348 LAFAYETTE STREET

NEW YORK, NEW YORK 10012

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1	2015.10.22	LPC SUBMISSION	MR
2	2016.01.06	LPC SUBMISSION	MR
3	2016.01.28	LPC SUBMISSION	MR

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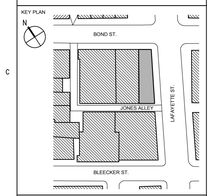
KEY PLAN



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348 LAFAYETTE
NEW YORK, NY 10012

COVER SHEET

PROJECT NO.
1428BO

DRAWN BY
RR/JT

SCALE (22x34)
N.T.S.

LPC-001

PAGE NO.

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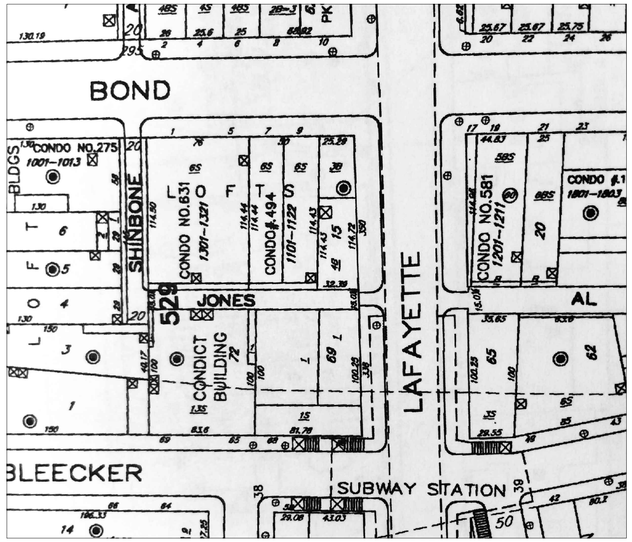
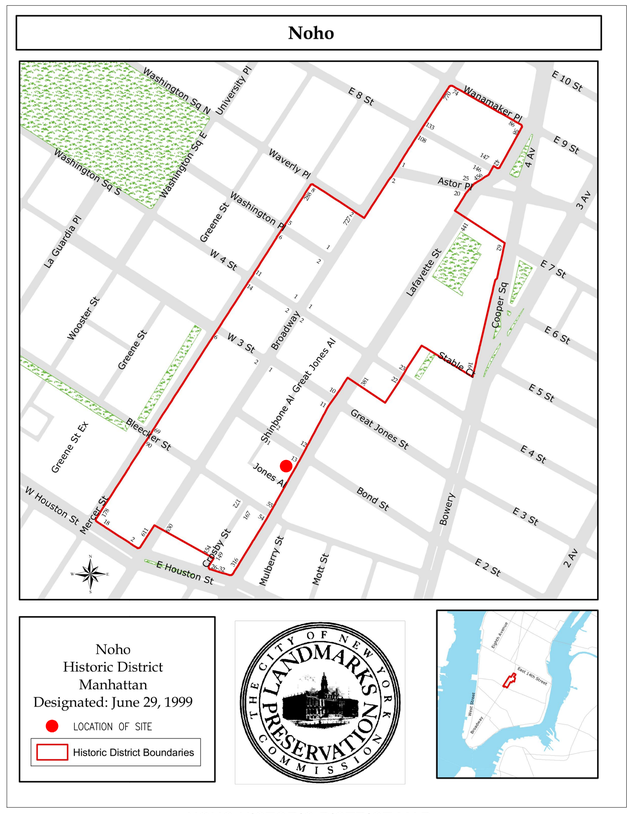


SANBORN MAP
N.T.S.

BLOCK PLAN
$\frac{1}{64}$" = 1'-0"



NOHO HISTORIC DISTRICT MAP
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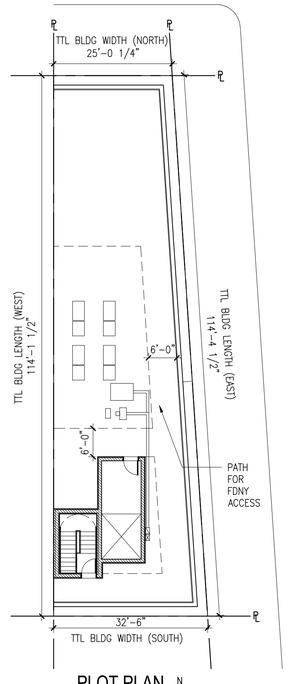

PLOT PLAN
$\frac{1}{16}$" = 1'-0"

DRAWING LIST:

ARCHITECTURAL:

LPC-001	COVER SHEET
LPC-002	GENERAL NOTES AND PLOT PLAN
LPC-003	STREETSCAPES
LPC-004	HISTORICAL AND PRESENT-DAY PHOTOGRAPHS
LPC-005	EXISTING & PROPOSED LAFAYETTE ST RENDERINGS
LPC-006	EXISTING & PROPOSED LAFAYETTE ST ELEVATIONS
LPC-007	EXISTING & PROPOSED BUILDING SECTIONS
LPC-008	EXISTING & PROPOSED BOND ST/ALLEY RENDERINGS & ELEVATIONS
LPC-009	EXISTING & PROPOSED BUILDING ENTRANCE
LPC-010	EXISTING & PROPOSED STOREFRONT WINDOWS
LPC-011	EXISTING & PROPOSED STOREFRONT WINDOWS-PLAN
LPC-012	EXISTING & PROPOSED ARCHED WINDOW
LPC-013	EXISTING & PROPOSED ARCHED WINDOW-PLAN
LPC-014	EXISTING & PROPOSED DOUBLE-HUNG WINDOWS
LPC-015	PERSPECTIVE VIEWS
LPC-016	ROOFTOP PHOTOGRAPHS
LPC-017	ROOFTOP MOCKUP PHOTOGRAPHS
LPC-018	ROOFTOP BULKHEAD ELEVATIONS & PLAN
LPC-019	PROPOSED SIGNAGE DETAILS
LPC-020	BUILDING SIGHTLINES
LPC-021	PROPOSED MATERIAL PALETTE
LPC-022	EXISTING & PROPOSED PLANS: CELLAR/BASEMENT
LPC-023	EXISTING & PROPOSED PLANS: LEVEL 1
LPC-024	EXISTING & PROPOSED PLANS: LEVEL 2
LPC-025	EXISTING & PROPOSED PLANS: LEVEL 3
LPC-026	EXISTING & PROPOSED PLANS: LEVEL 4
LPC-027	EXISTING & PROPOSED PLANS: ROOF
LPC-028	CONTEXT ELEVATIONS

BUILDING AND ZONING INFORMATION:

ADDRESS:	348 LAFAYETTE ST. NEW YORK, NY 10012
BLOCK:	529
LOT:	15
ZONING DISTRICT:	M1-5B
MAP:	12C
EX. LOT DIMENSIONS:	115' x 25'
LOT AREA:	3260 SF
EX. FLOOR AREA:	14,925 SF
USE:	
PRIMARY EXISTING USE:	PUBLIC
PROPOSED USE:	M/B

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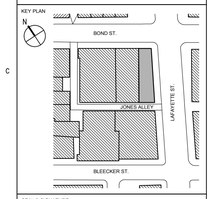

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GENERAL NOTES AND PLOT PLAN

PROJECT NO. 1428BO
DRAWN BY RRJT
SCALE (22x34) AS NOTED
PAGE NO.

LPC-002

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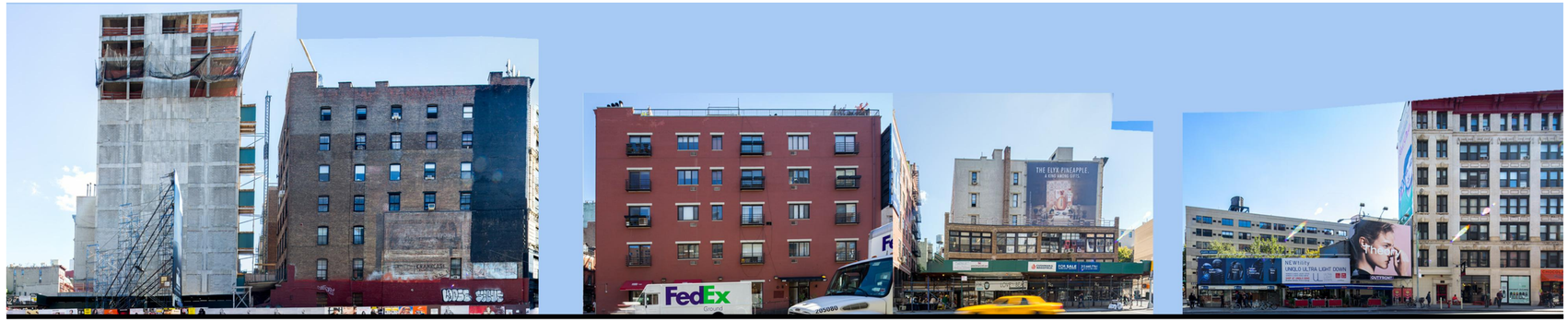
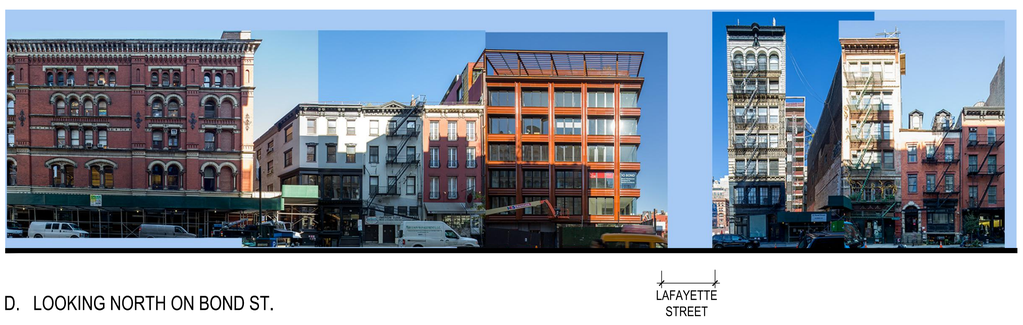


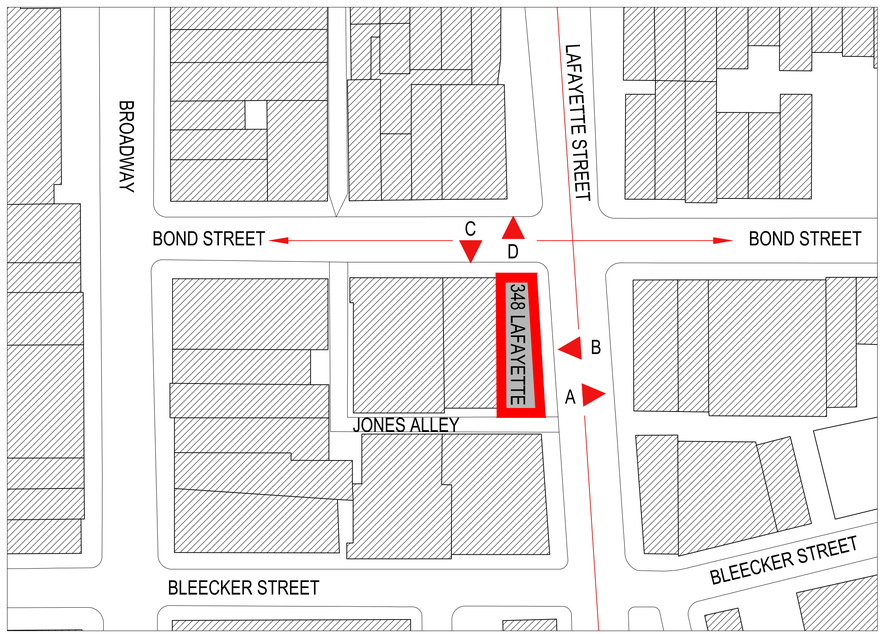
A. LOOKING EAST ON LAFAYETTE ST.

B. LOOKING WEST ON LAFAYETTE ST.

C. LOOKING SOUTH ON BOND ST.



D. LOOKING NORTH ON BOND ST.



E. BLOCK PLAN: $\frac{1}{64}$"= 1'-0"

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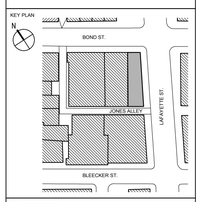
KEY PLAN



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EXISTING STREETSCAPE

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) AS NOTED
PAGE NO.

LPC-003

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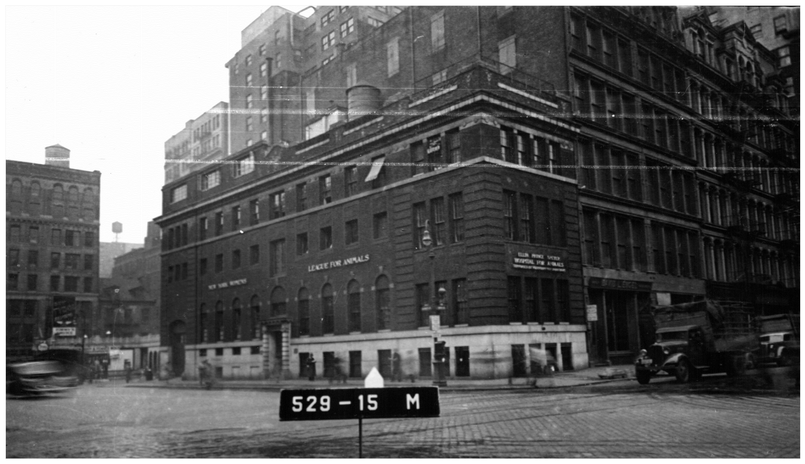
PHOTOGRAPH LOOKING NORTH ON LAFAYETTE STREET
CIRCA 1914

PRESENT-DAY PHOTOGRAPH LOOKING NORTH ON LAFAYETTE STREET
2015



TAX PHOTO
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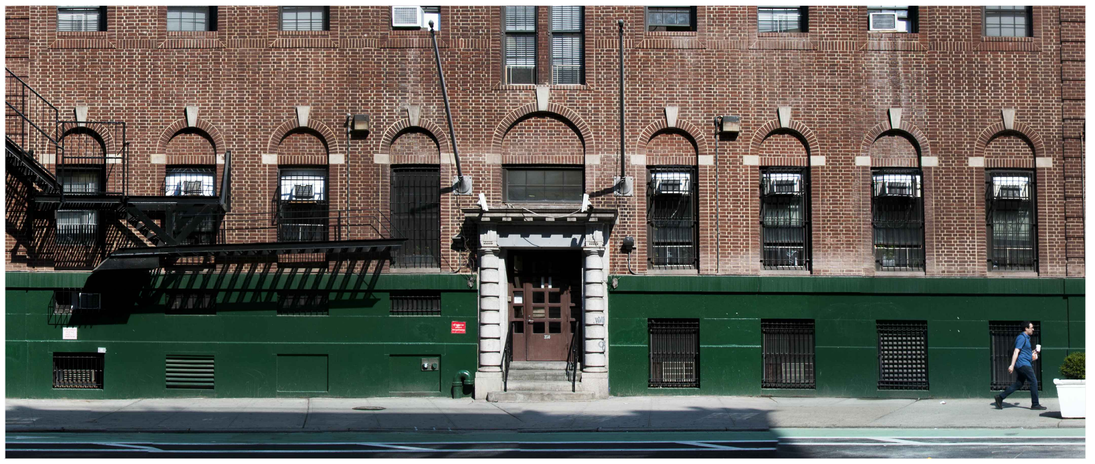

PRESENT-DAY EAST ELEVATION (LAFAYETTE STREET)
2015

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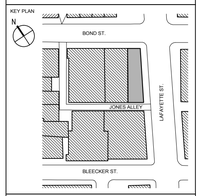
KEY PLAN



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HISTORICAL AND PRESENT DAY PHOTOS

PROJECT NO. 1428BO
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SCALE (22x34) AS NOTED
PAGE NO.

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EXISTING PHOTOGRAPH: LAFAYETTE STREET FACADE

PROPOSED RENDERING: LAFAYETTE STREET FACADE

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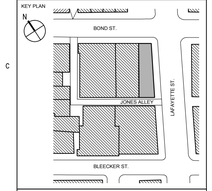

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EXG PHOTO & PROPOSED RENDERING: LAFAYETTE ST

PROJECT NO. 1428BO
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SCALE (22x34) N.T.S.

LPC-005

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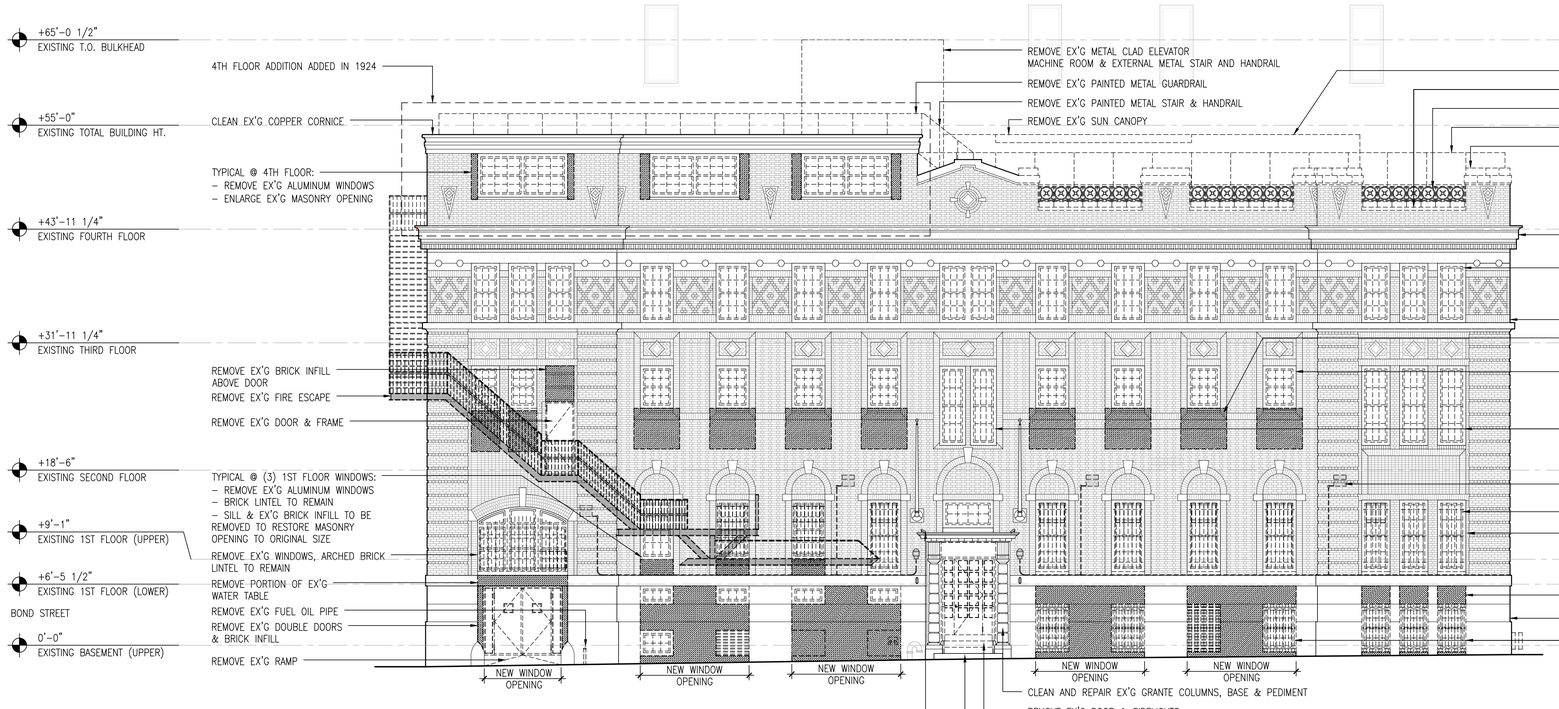
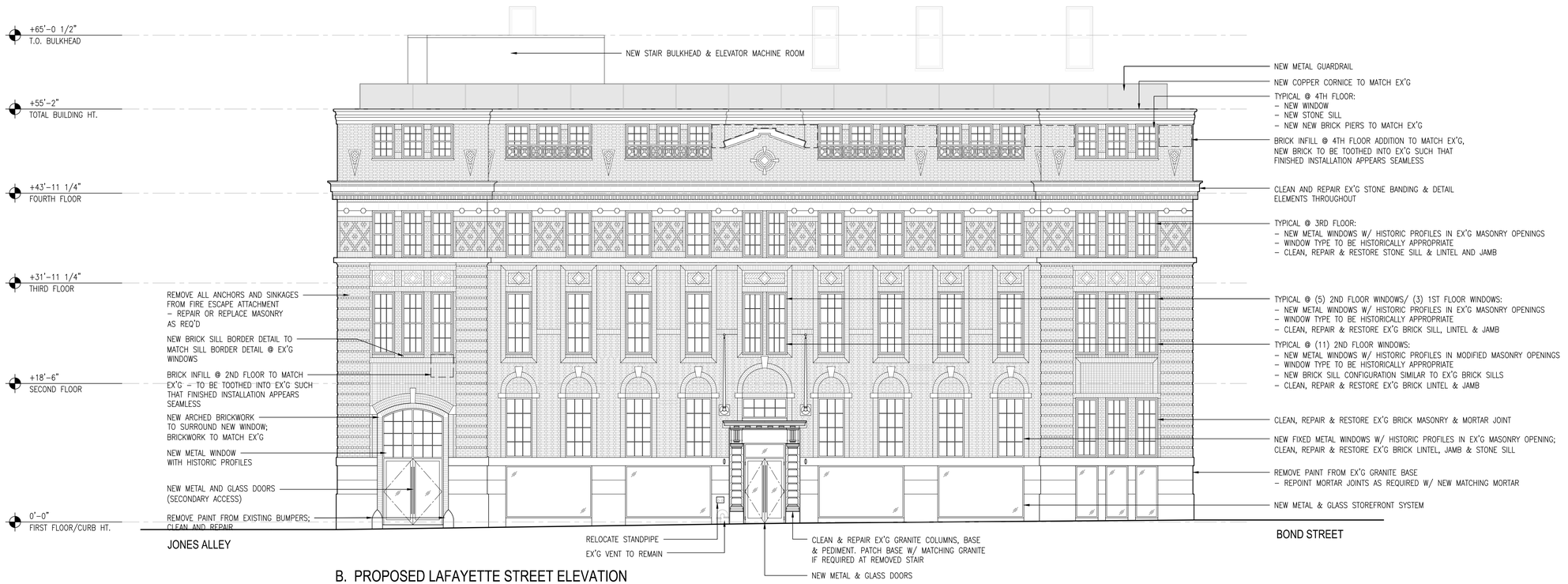


A. EXISTING LAFAYETTE STREET ELEVATION



B. PROPOSED LAFAYETTE STREET ELEVATION

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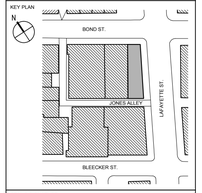
KEY PLAN



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EXISTING AND PROPOSED ELEVATIONS: LAFAYETTE ST

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/8" = 1'-0"

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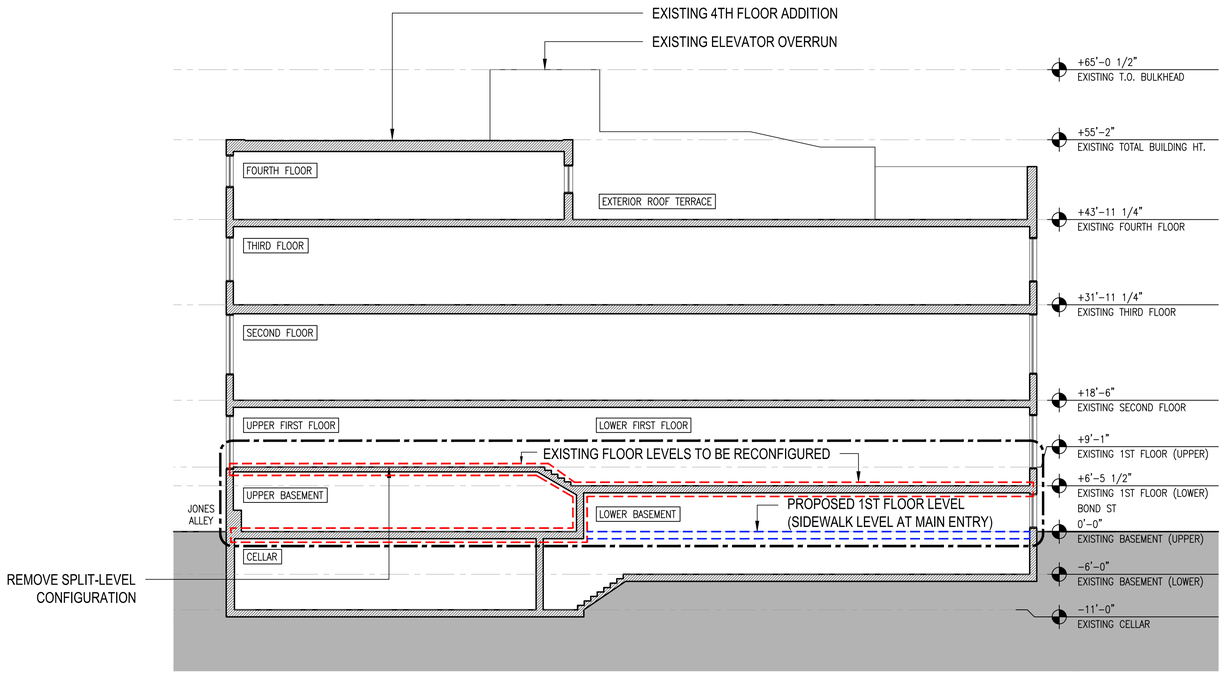
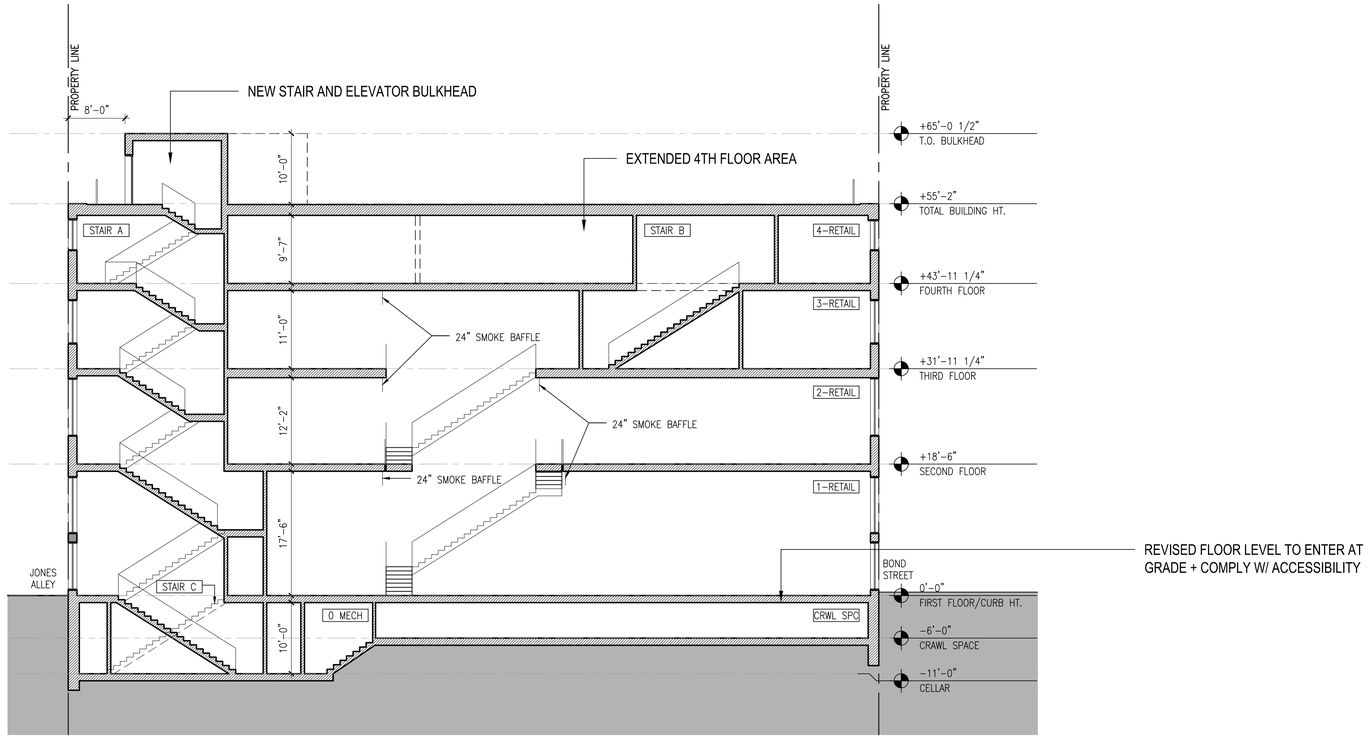


A. EXISTING LONGITUDINAL BUILDING SECTION



B. PROPOSED LONGITUDINAL BUILDING SECTION

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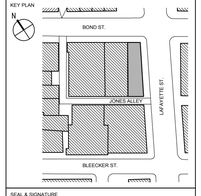
KEY PLAN



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EXISTING + PROPOSED BUILDING SECTIONS

PROJECT NO.
1428BO

DRAWN BY
RR/JT

SCALE (22x34)
3/32"=1'-0"

LPC-007

PAGE NO.

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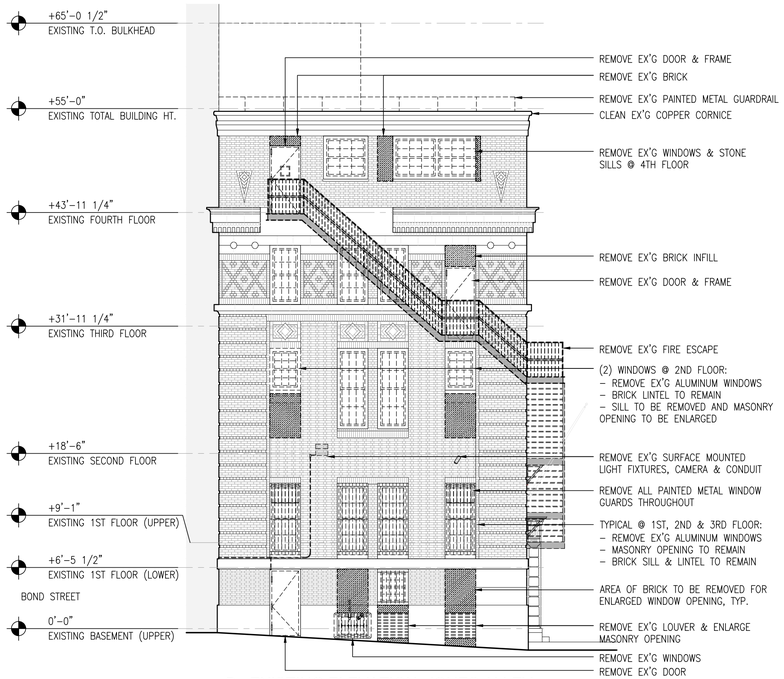
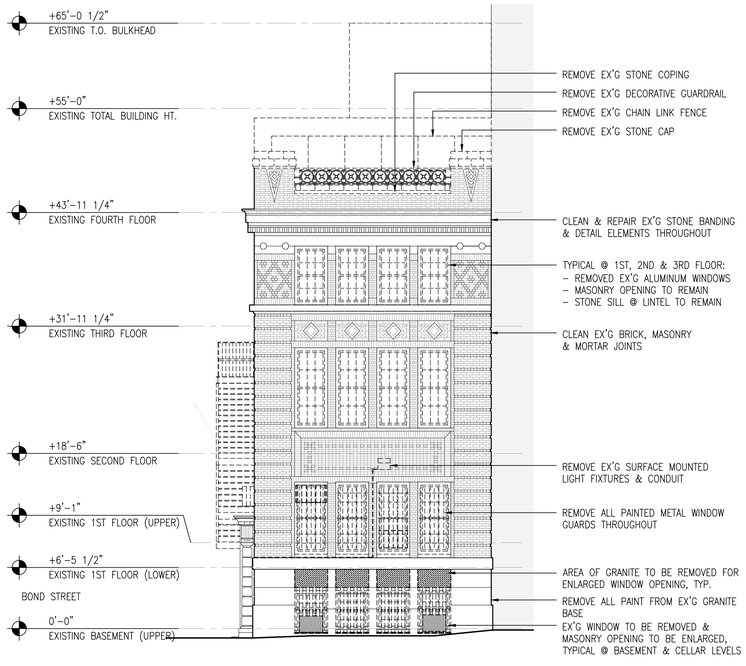
A. EXISTING PHOTOGRAPH: JONES ALLEY



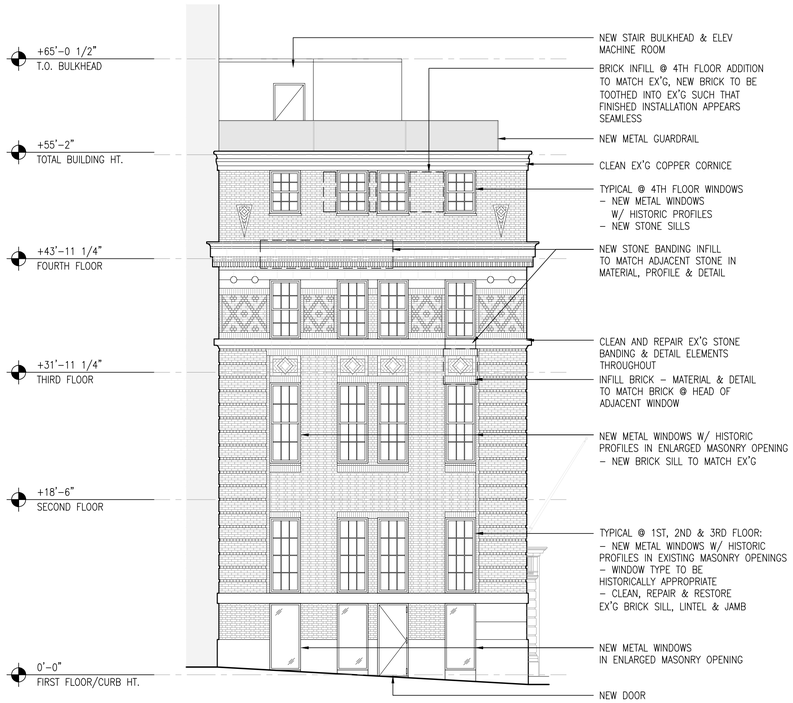
B. EXISTING ELEVATION: JONES ALLEY

C. EXISTING PHOTOGRAPH: BOND ST.



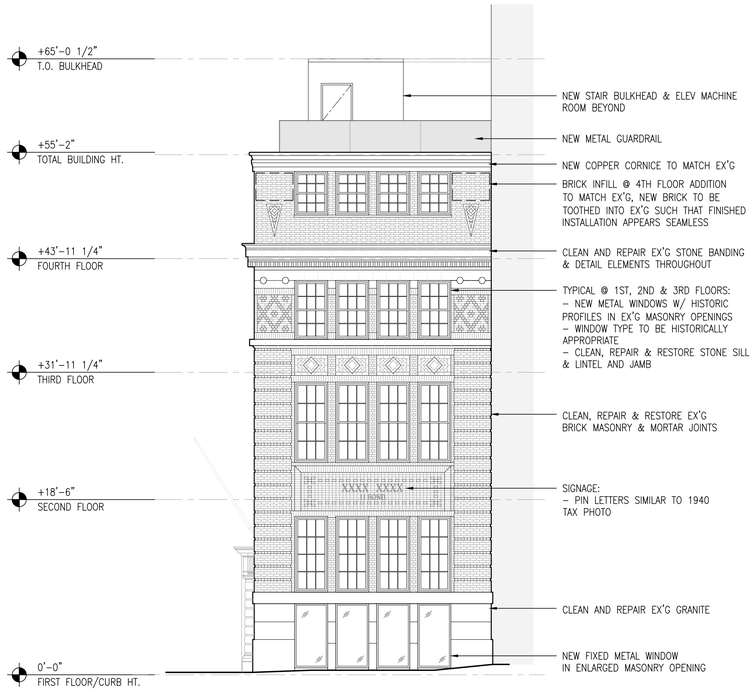
D. EXISTING ELEVATION: BOND ST

E. PROPOSED RENDERING: JONES ALLEY



F. PROPOSED ELEVATION: JONES ALLEY

G. PROPOSED RENDERING: BOND ST.



H. PROPOSED ELEVATION: BOND ST.

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3	2016.01.28	LPC SUBMISSION	MR

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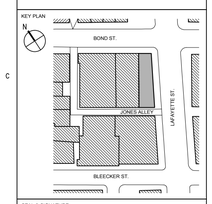

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EXG & PROPOSED ELEVS BOND ST & JONES ALLEY

PROJECT NO.
1428BO

DRAWN BY
RR/JT

SCALE (22x34)
1/8" = 1'-0"

LPC-008

PAGE NO.

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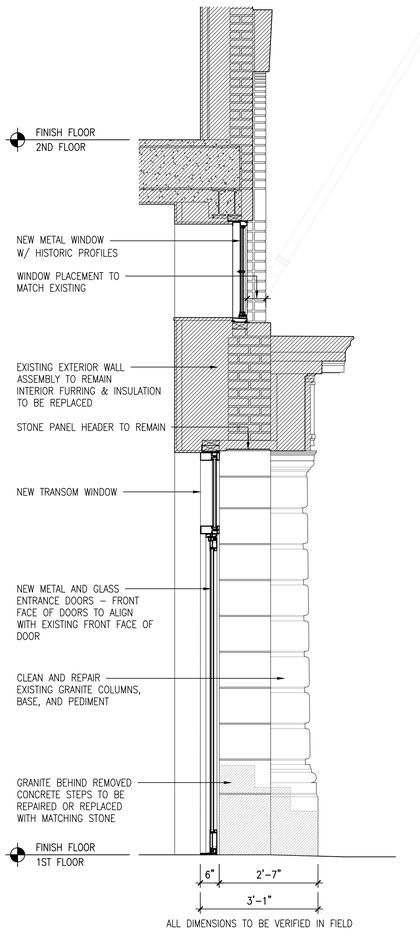
NOTE: ALL DIMENSIONS TO BE VERIFIED IN FIELD



ALL DIMENSIONS TO BE VERIFIED IN FIELD

A. PROPOSED BUILDING ENTRANCE SECTION

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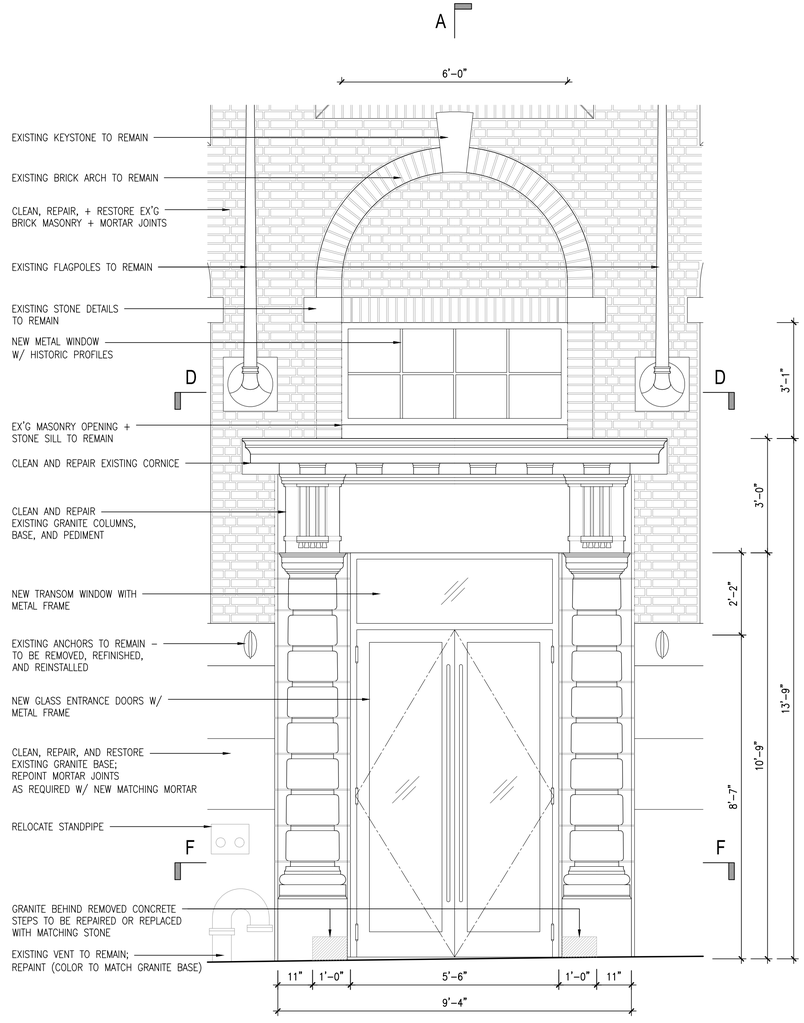

B. PROPOSED BUILDING ENTRANCE ELEVATION

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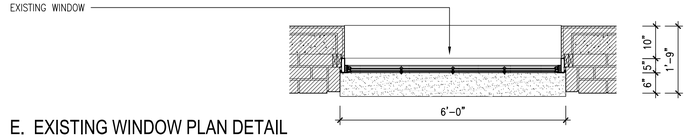
C. EXISTING BUILDING ENTRANCE PHOTOGRAPH

D. PROPOSED WINDOW PLAN DETAIL



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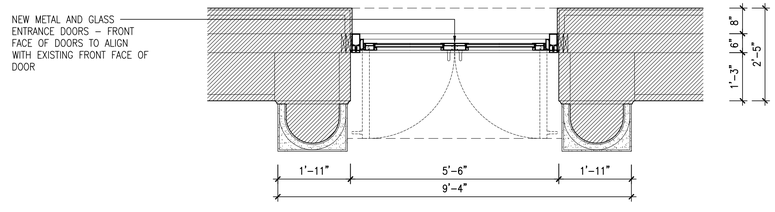

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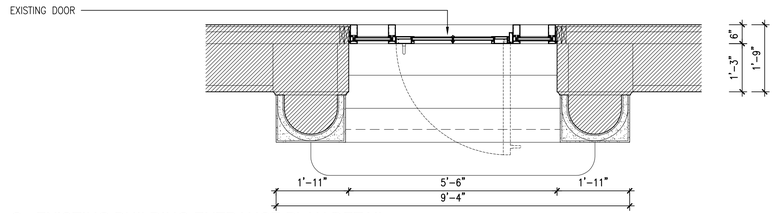

G. EXISTING BUILDING ENTRANCE PLAN DETAIL

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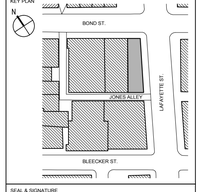
KEY PLAN



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EXISTING & PROPOSED BUILDING ENTRANCE

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/2"=1'-0"
PAGE NO.

LPC-009

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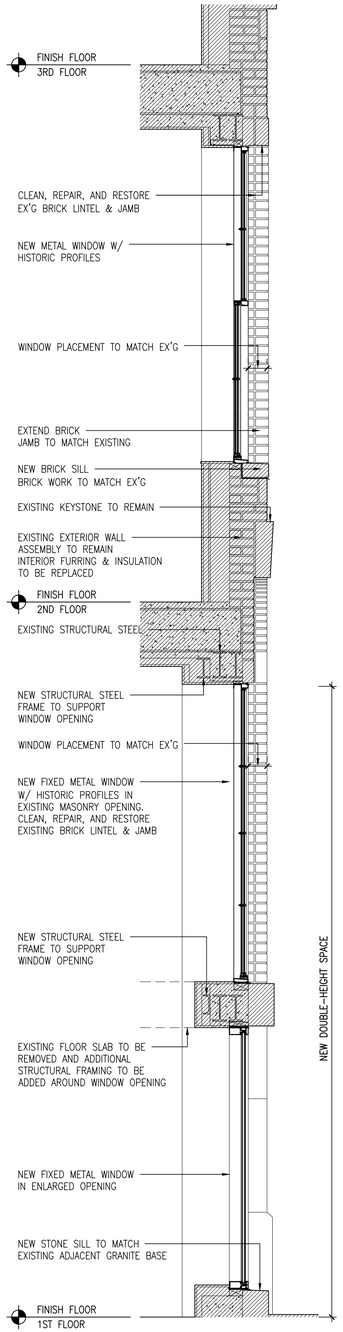
NOTE: ALL DIMENSIONS TO BE VERIFIED IN FIELD



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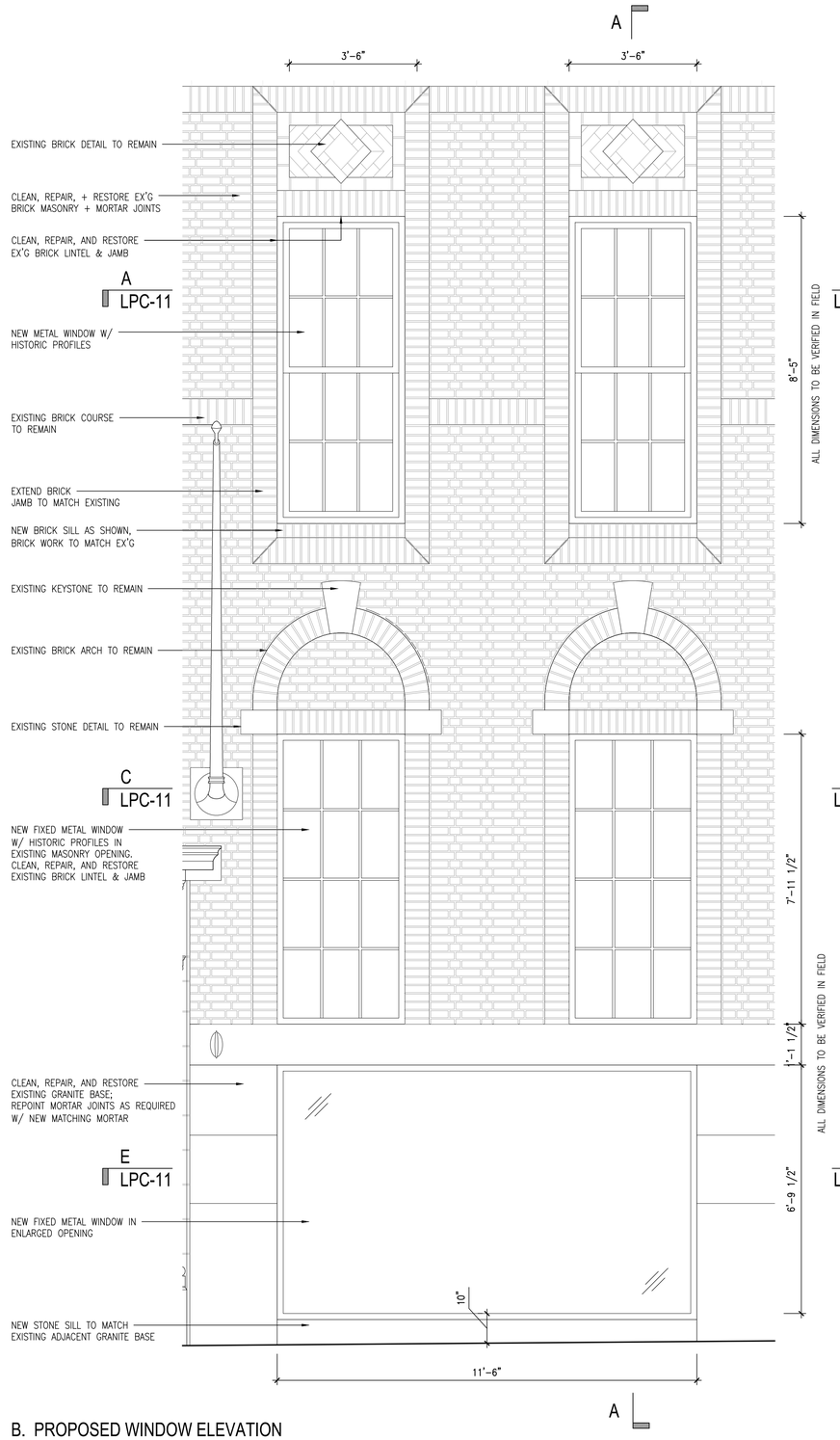

B. PROPOSED WINDOW ELEVATION

C. EXISTING WINDOW PHOTOGRAPH

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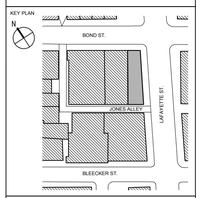
KEY PLAN



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EXISTING & PROPOSED WINDOWS: STOREFRONT

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/2" = 1'-0"

LPC-010

PAGE NO.

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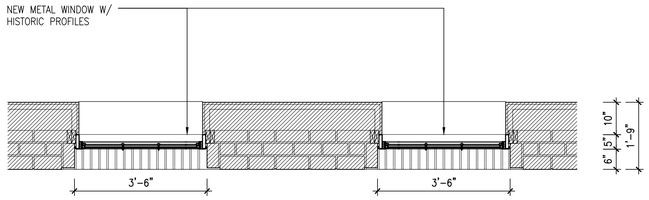
NOTE: ALL DIMENSIONS TO BE VERIFIED IN FIELD



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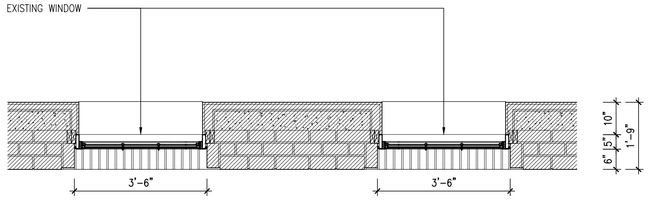

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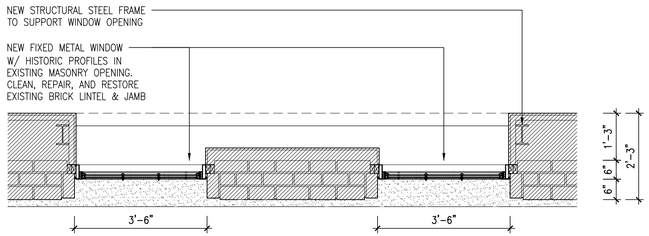

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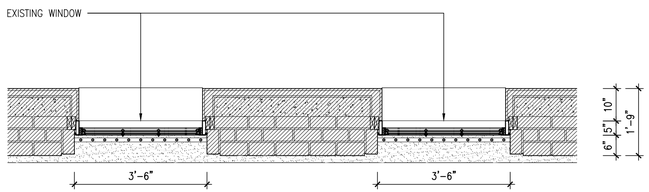

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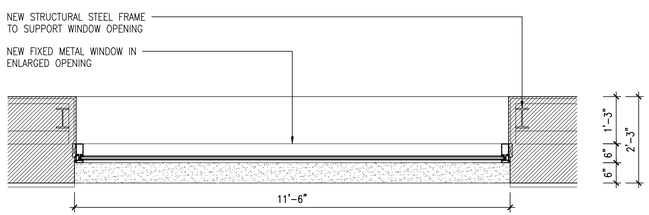
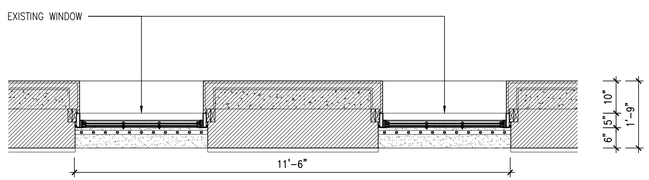


E. PROPOSED WINDOW PLAN DETAIL



F. EXISTING WINDOW PLAN DETAIL

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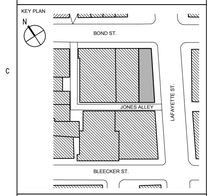

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EXISTING AND PROPOSED WINDOW PLAN DETAILS

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/2" = 1'-0"
PAGE NO.

LPC-011

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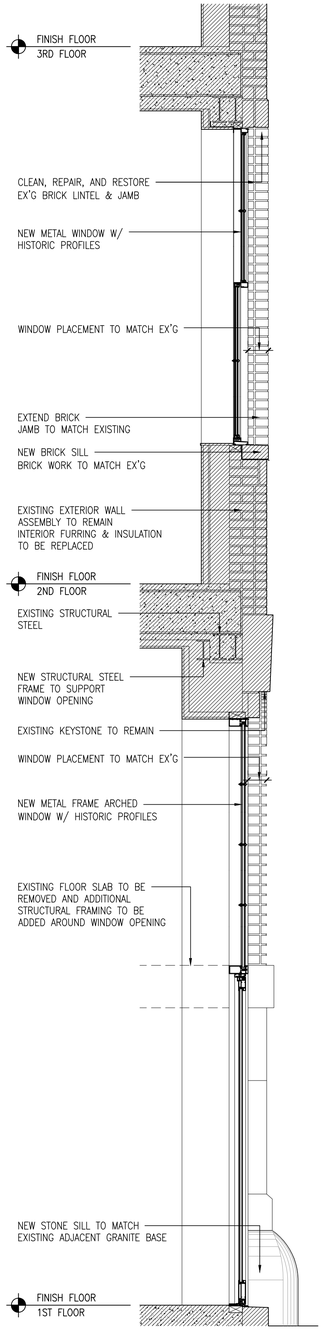

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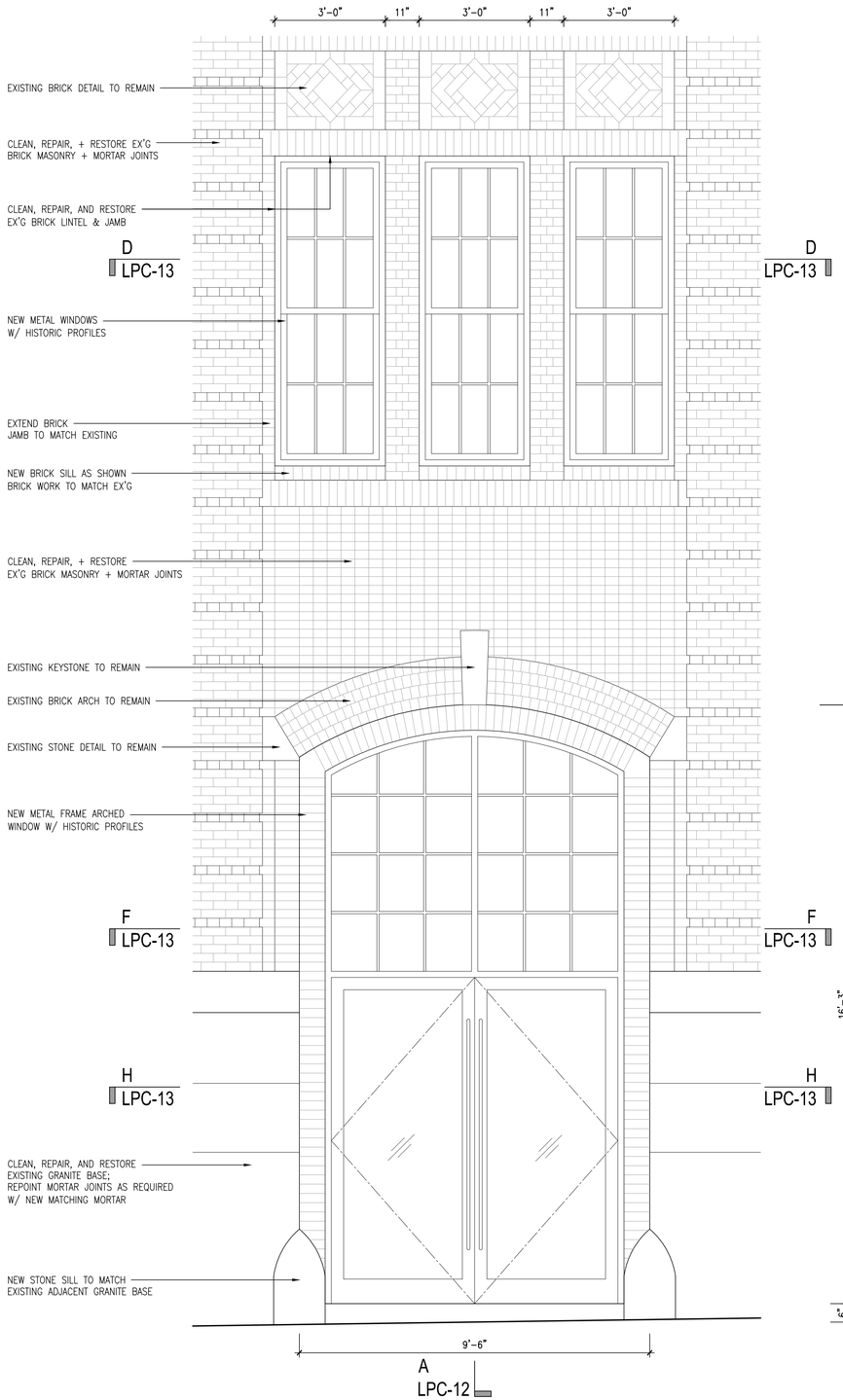
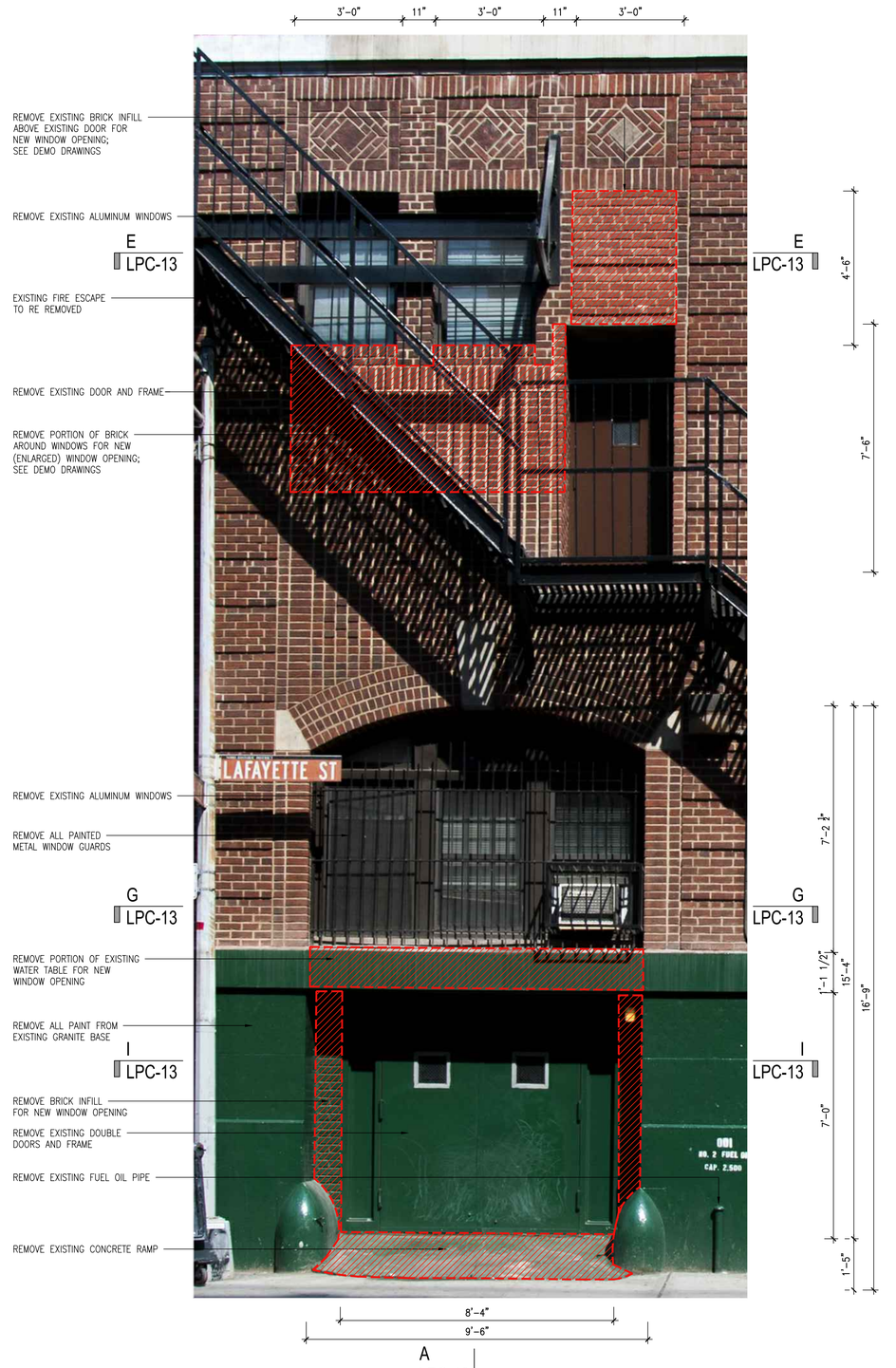


B. PROPOSED WINDOW ELEVATION



C. EXISTING WINDOW PHOTOGRAPH

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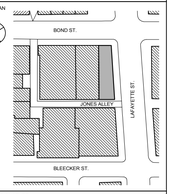

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EXISTING & PROPOSED WINDOWS

PROJECT NO. 1428BO
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PAGE NO.

LPC-012

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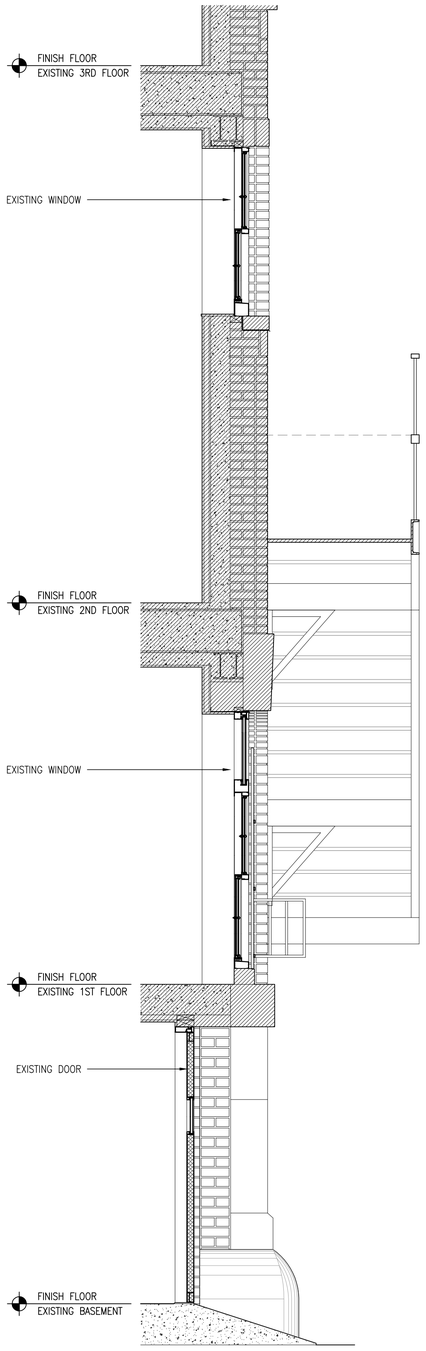

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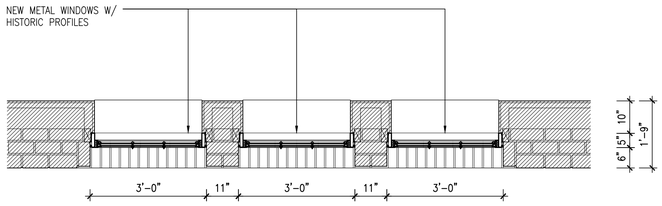
B. PHOTOGRAPH OF EXISTING CONDITION

C. PHOTOGRAPH OF ORIGINAL CONDITION



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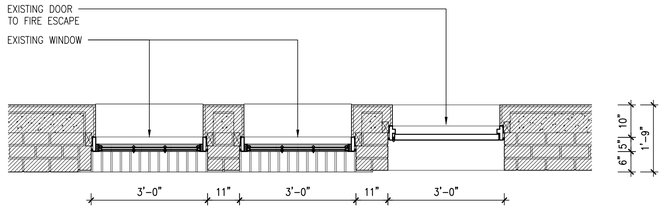
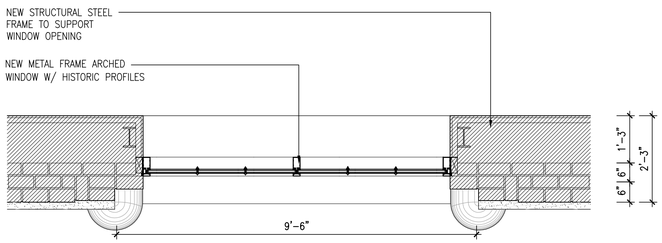


E. EXISTING WINDOW/DOOR PLAN DETAIL



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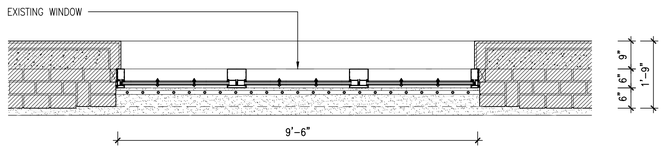

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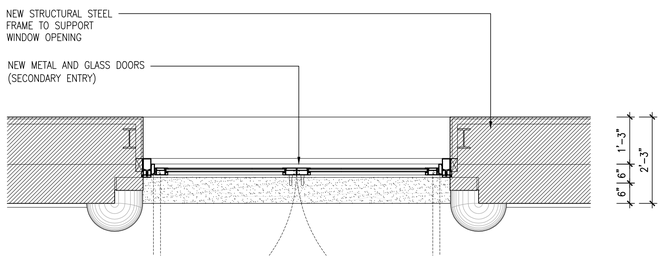

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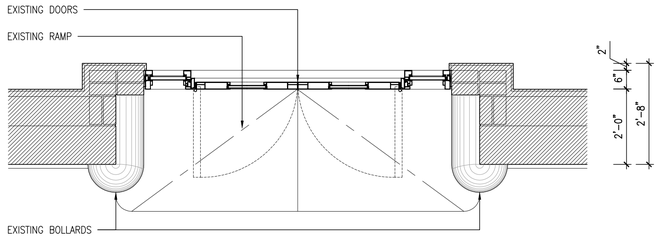

I. EXISTING DOOR PLAN DETAIL

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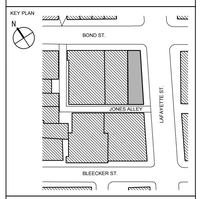

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EXISTING AND PROPOSED WINDOW PLAN DETAILS

PROJECT NO. 1428BO
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PAGE NO.

LPC-013

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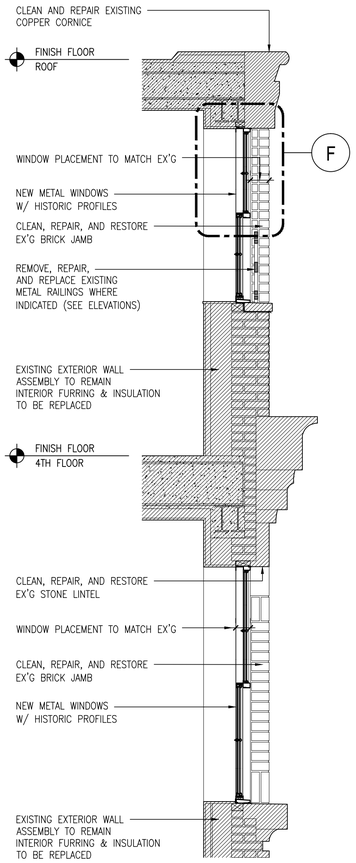
NOTE: ALL DIMENSIONS TO BE VERIFIED IN FIELD



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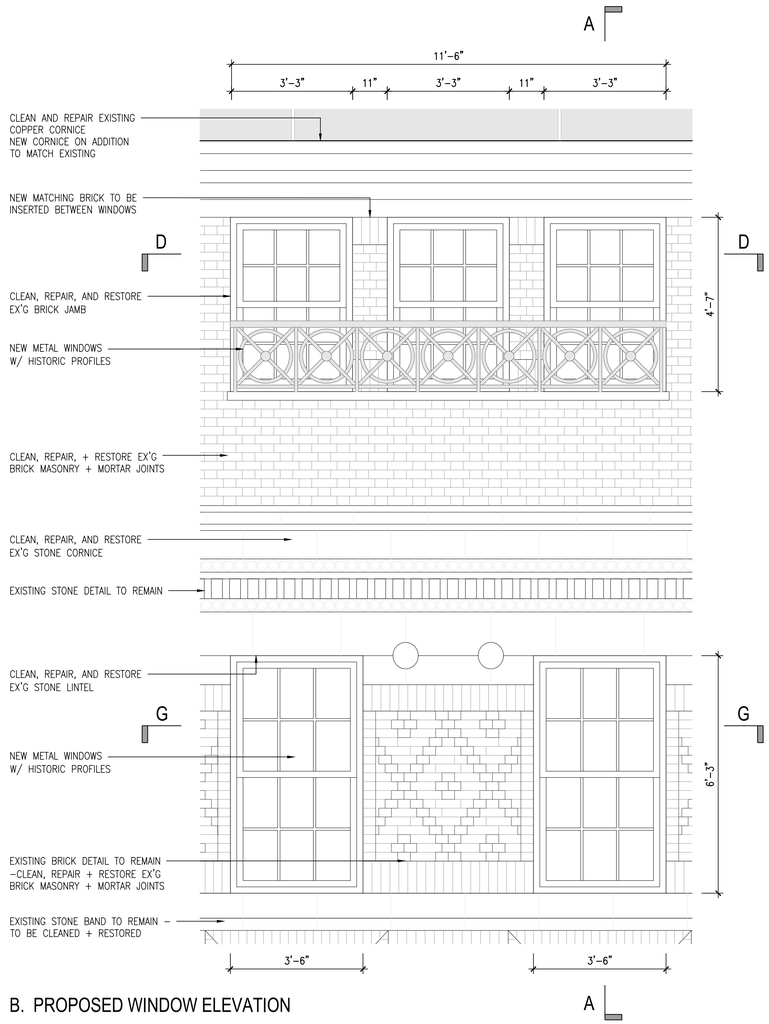
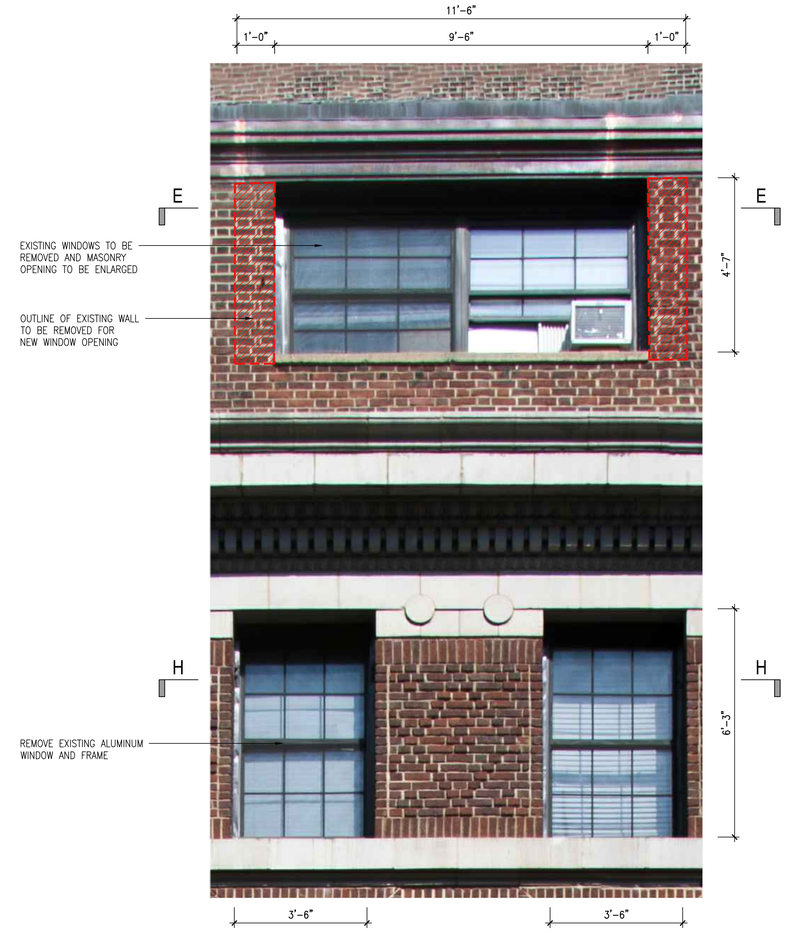
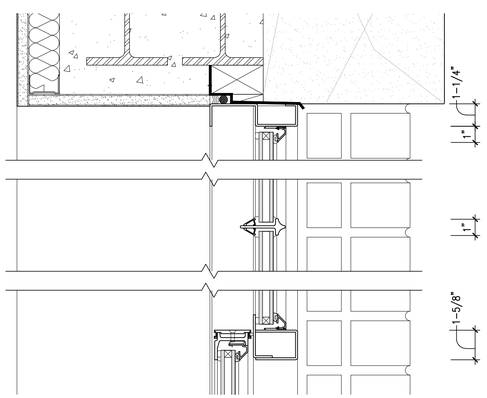


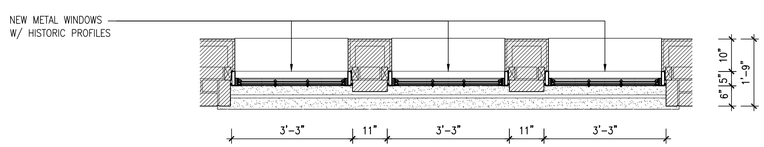
B. PROPOSED WINDOW ELEVATION



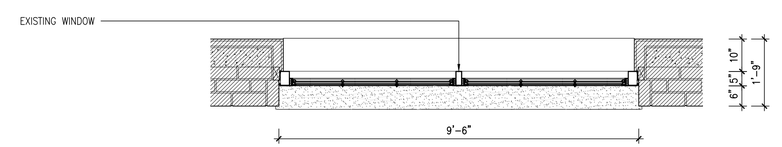
C. EXISTING WINDOW PHOTOGRAPH



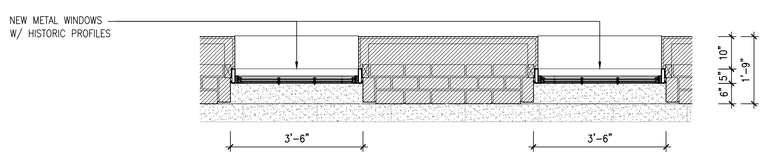
F. PROPOSED WINDOW SECTION DETAIL: 3" = 1'-0"



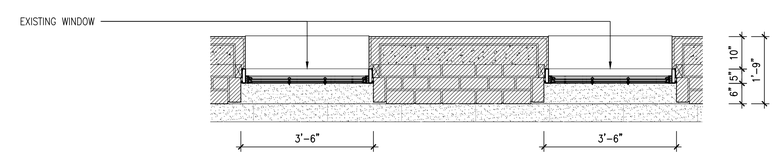
D. PROPOSED WINDOW PLAN DETAIL



E. EXISTING WINDOW PLAN DETAIL



G. PROPOSED WINDOW PLAN DETAIL



H. EXISTING WINDOW PLAN DETAIL

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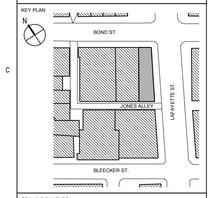
KEY PLAN



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EXISTING & PROPOSED WINDOWS

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/2" = 1'-0"

LPC-014

PAGE NO.

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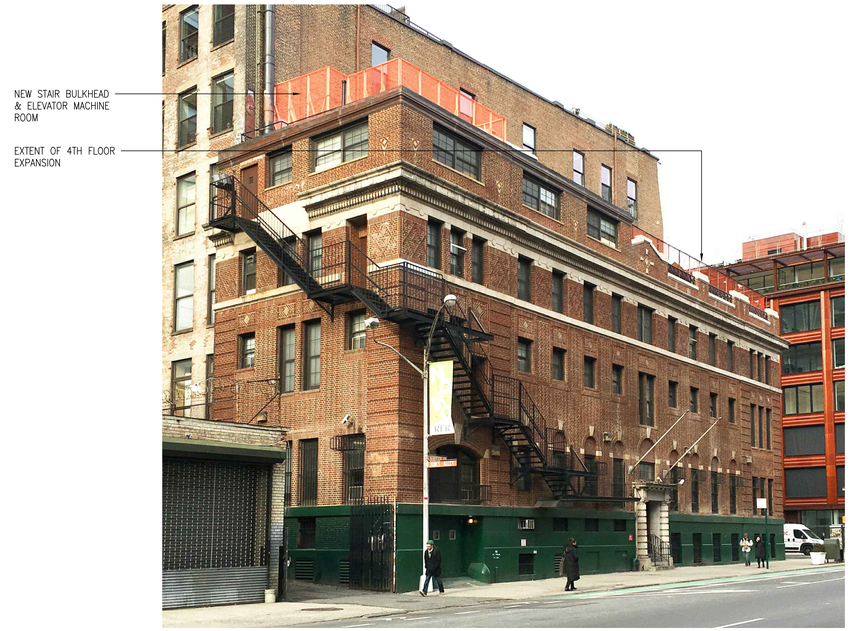
EXISTING PHOTOGRAPH LOOKING SOUTH ON LAFAYETTE STREET

EXISTING PHOTOGRAPH LOOKING NORTH ON LAFAYETTE STREET

PROPOSED ADDITION AND BULKHEAD MOCKUP



PROPOSED ADDITION AND BULKHEAD MOCKUP

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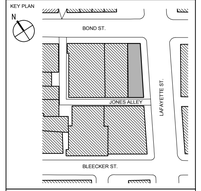
KEY PLAN



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PERSPECTIVE VIEWS ROOFTOP MOCKUP

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) AS NOTED
PAGE NO.

LPC-015

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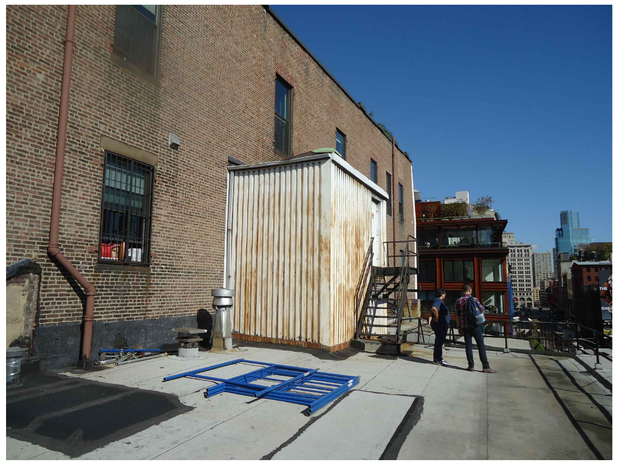
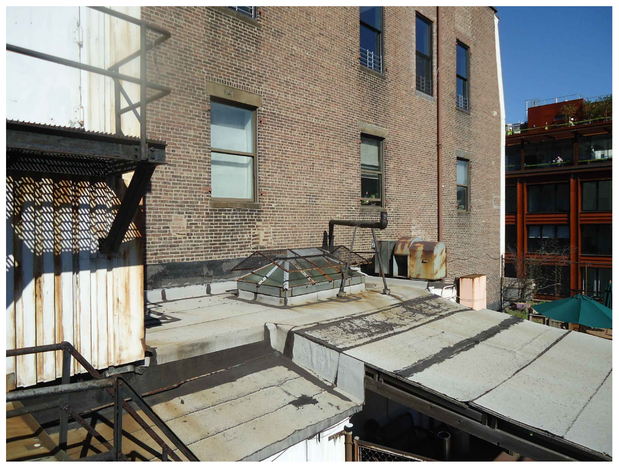
A. EXISTING ROOF - LOOKING SOUTH



B. EXISTING ROOF - LOOKING NORTH



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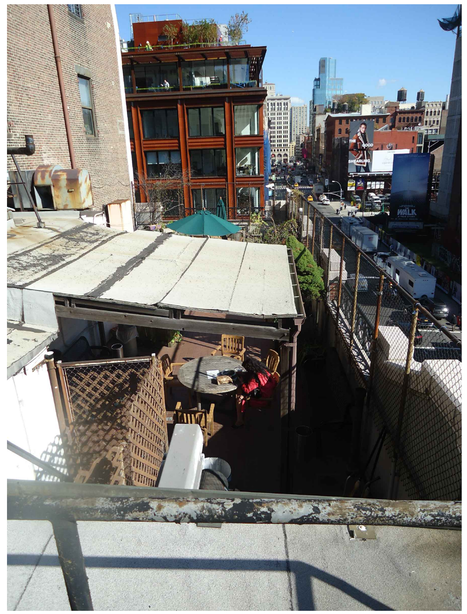
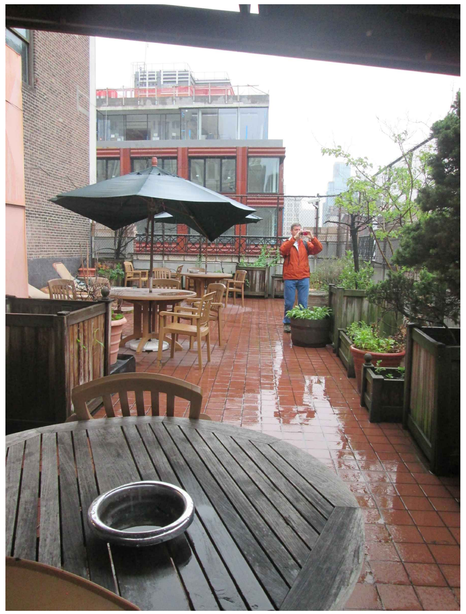


D. EXISTING ROOF - LOOKING NORTH

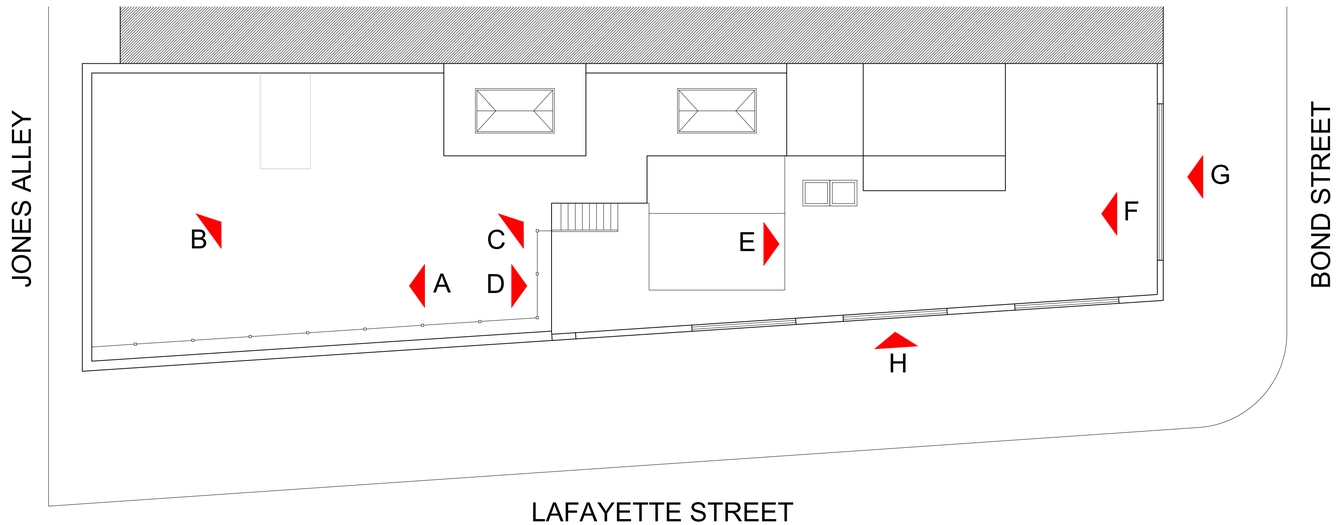


E. EXISTING ROOF - LOOKING NORTH

F. EXISTING ROOF - LOOKING SOUTH

G. PHOTOGRAPH OF EXISTING METAL RAILINGS - BOND STREET

H. PHOTOGRAPH OF EXISTING METAL RAILINGS - LAFAYETTE ST.



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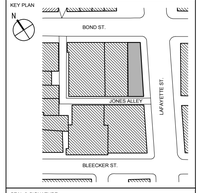
KEY PLAN



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ROOFTOP PHOTOGRAPHS

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/4" = 1'-0"
PAGE NO.

LPC-016

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A. ROOF MOCKUP - LOOKING SOUTH

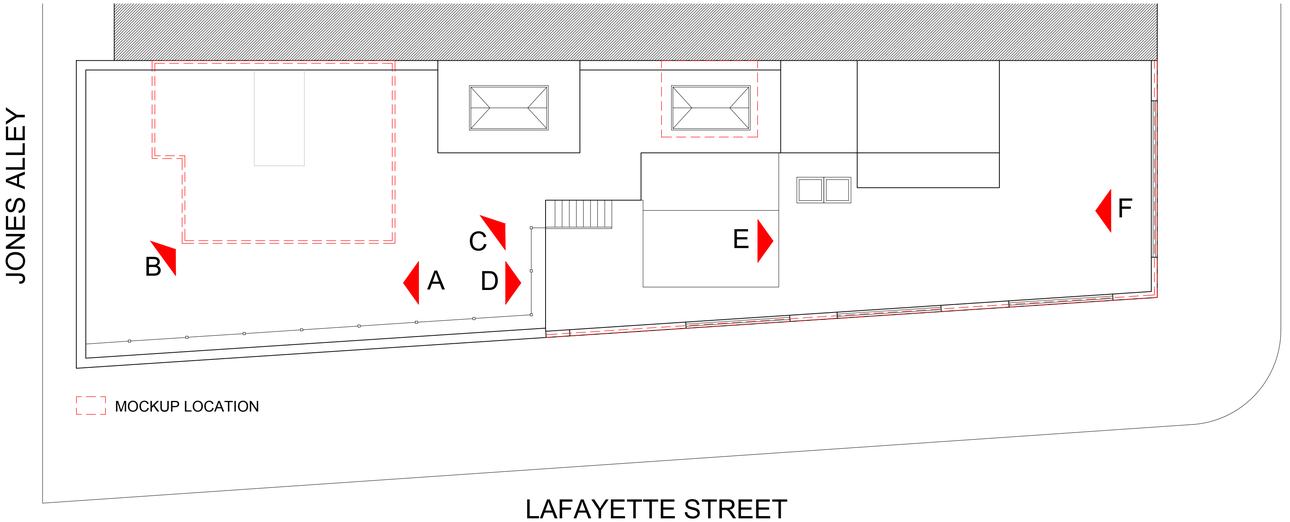
B. ROOF MOCKUP - LOOKING NORTH

C. ROOF MOCKUP - LOOKING NORTH

D. ROOF MOCKUP - LOOKING NORTH

E. ROOF MOCKUP - LOOKING NORTH

F. ROOF MOCKUP - LOOKING SOUTH



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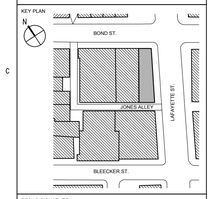
KEY PLAN



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ROOFTOP MOCKUP PHOTOGRAPHS

PROJECT NO.	
1428BO	**LPC-017**
DRAWN BY	
RR/JT	
SCALE (22x34)	
1/4" = 1'-0"	

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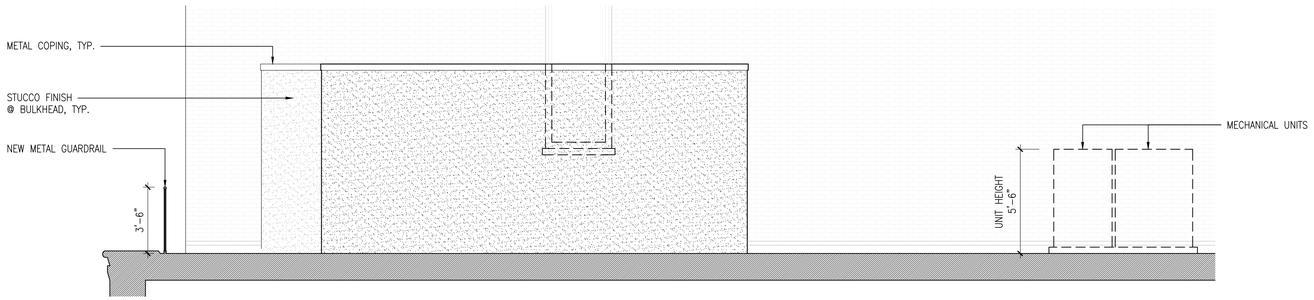
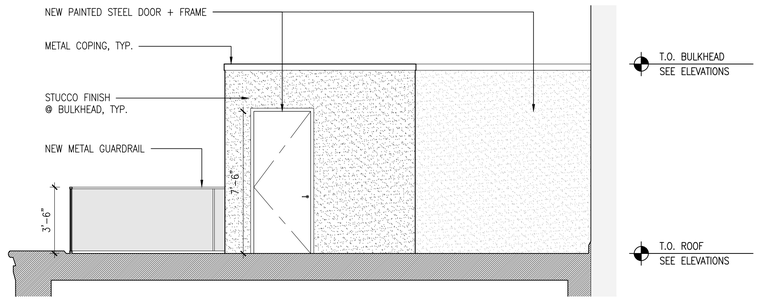
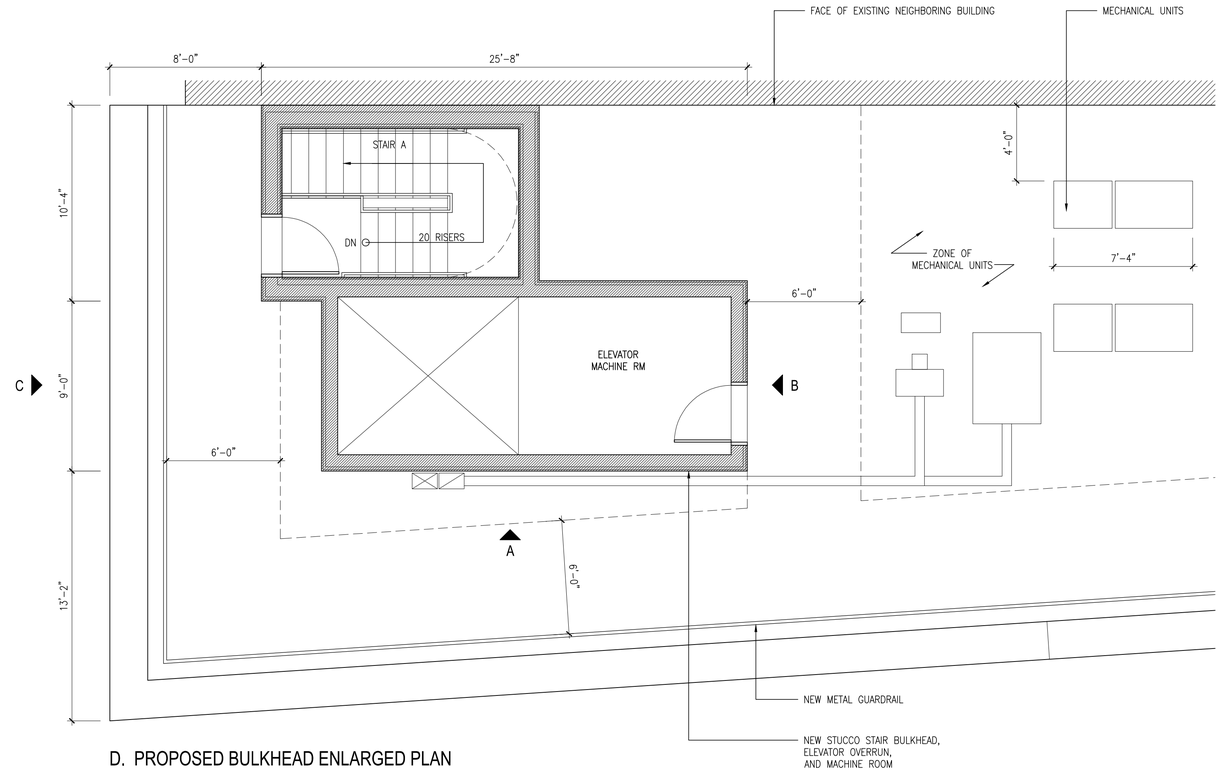


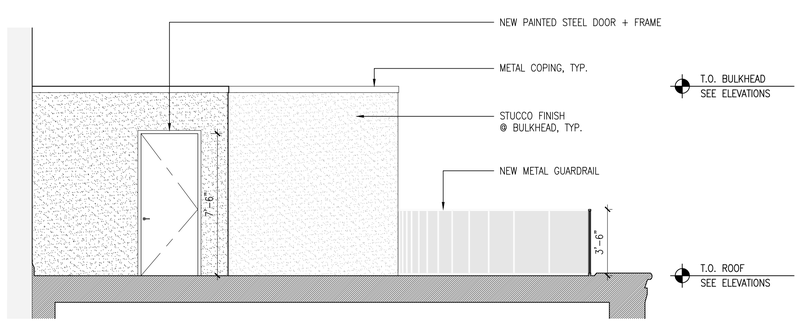
A. PROPOSED BULKHEAD EAST ELEVATION



B. PROPOSED BULKHEAD NORTH ELEVATION



D. PROPOSED BULKHEAD ENLARGED PLAN



C. PROPOSED BULKHEAD SOUTH ELEVATION

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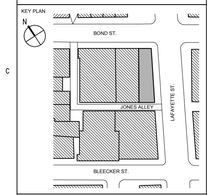

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ROOFTOP BULKHEAD ELEVATIONS + PLAN

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/4" = 1'-0"

LPC-018

PAGE NO.

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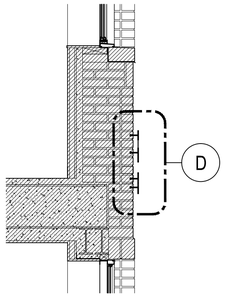
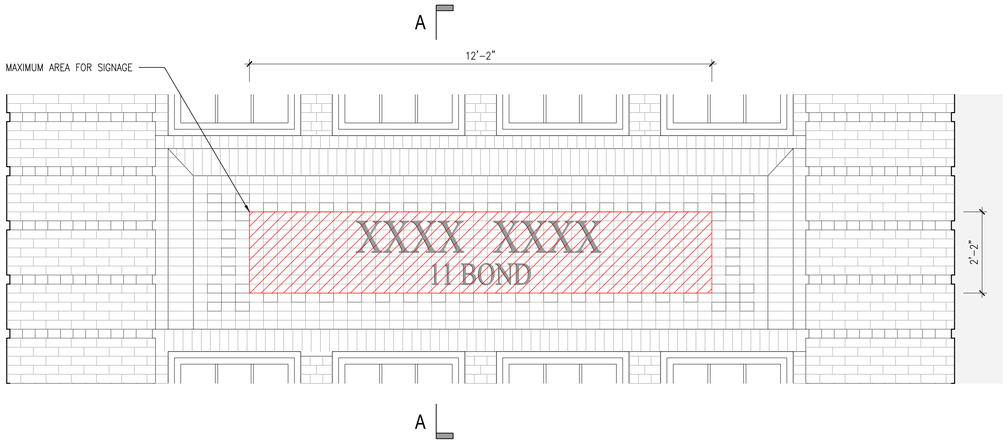
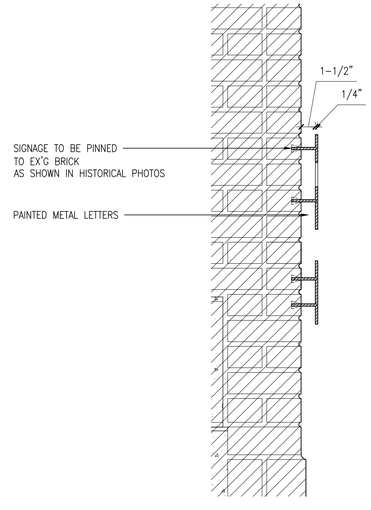


A. PROPOSED SIGNAGE SECTION DETAIL
$\frac{1}{2}$" = 1'-0"



B. PROPOSED SIGNAGE ENLARGED ELEVATION - BOND STREET
$\frac{1}{2}$" = 1'-0"

C. EXAMPLE IMAGE OF PROPOSED SIGNAGE



D. SECTION DETAIL AT PROPOSED SIGNAGE
1-1/2" = 1'-0"

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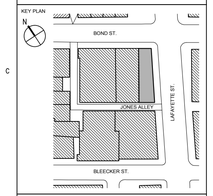

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NEW YORK, NY 10012

SIGNAGE DETAILS

PROJECT NO.
1428BO

DRAWN BY
RR/JT

SCALE (22x34)
AS NOTED

LPC-019

PAGE NO.

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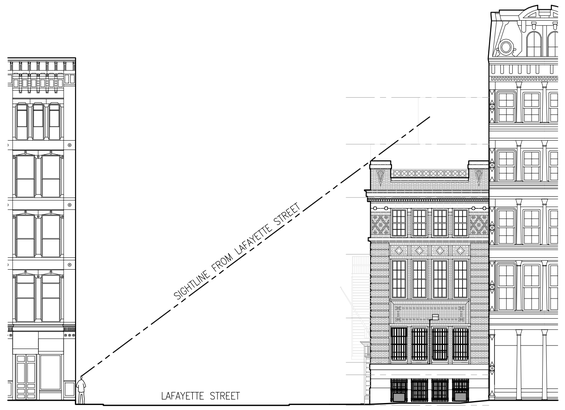
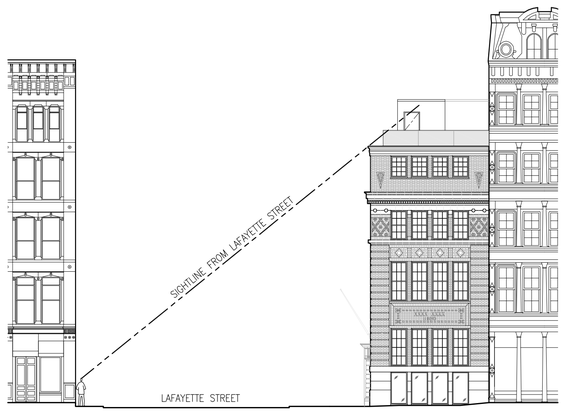


EXISTING SIGHTLINE DIAGRAM - BOND STREET ELEVATION

EXISTING SIGHTLINE DIAGRAM - LAFAYETTE STREET ELEVATION



PROPOSED SIGHTLINE DIAGRAM - BOND STREET ELEVATION

PROPOSED SIGHTLINE DIAGRAM - LAFAYETTE STREET ELEVATION

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3	2016.01.28	LPC SUBMISSION	MR

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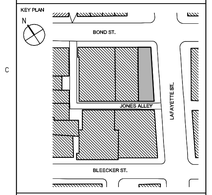
KEY PLAN



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BUILDING SIGHTLINE DIAGRAMS

PROJECT NO. 1428BO
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SCALE (22x34) 1/16" = 1'-0"

LPC-020

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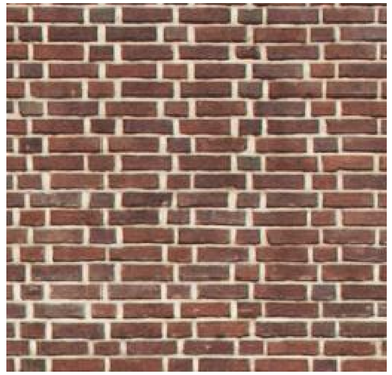
DARK METAL WINDOW FRAMES



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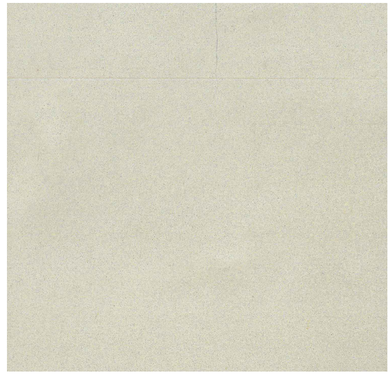

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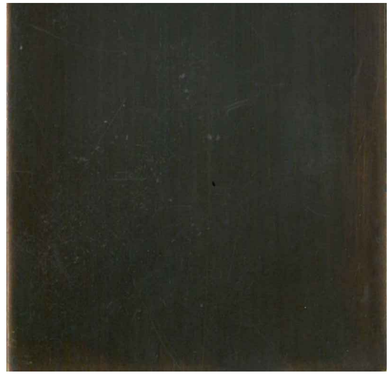

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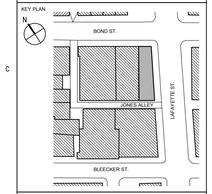

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MATERIAL PALETTE

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) N.T.S.

LPC-021

PAGE NO.

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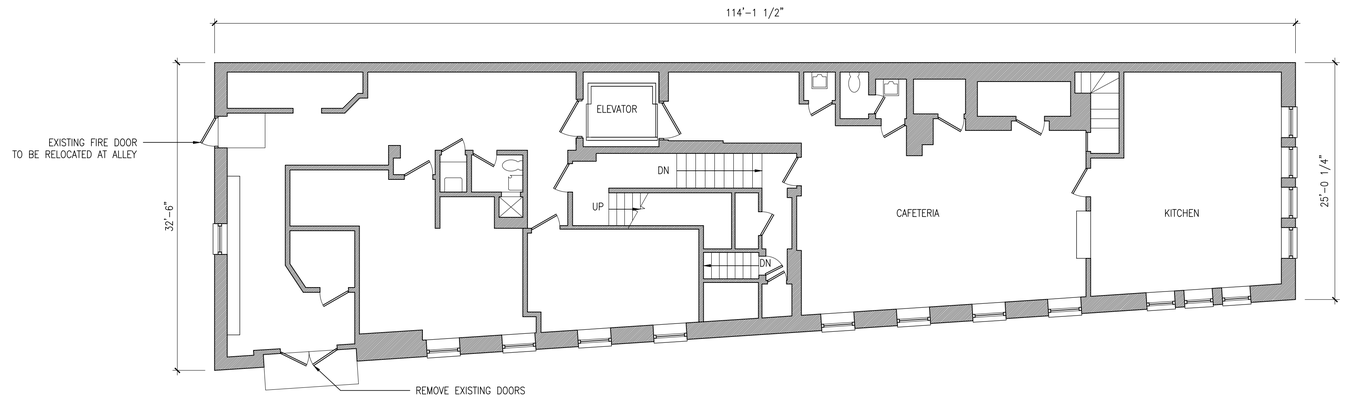
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- 2 HR FIRE RATED WALL CONSTRUCTION



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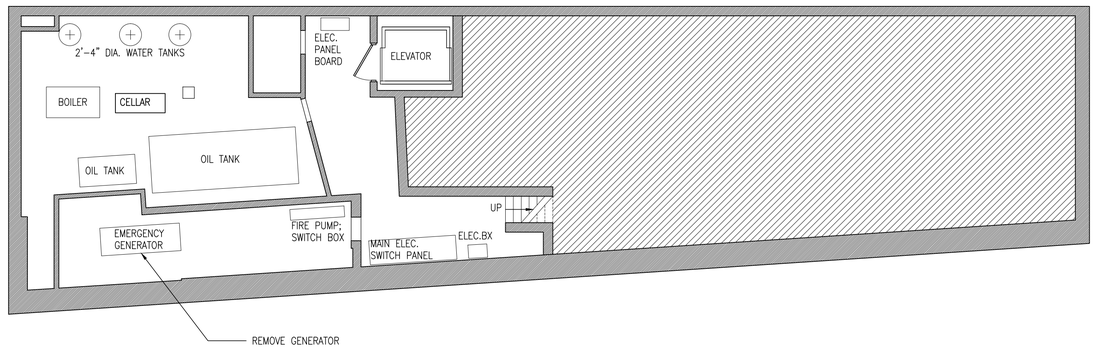
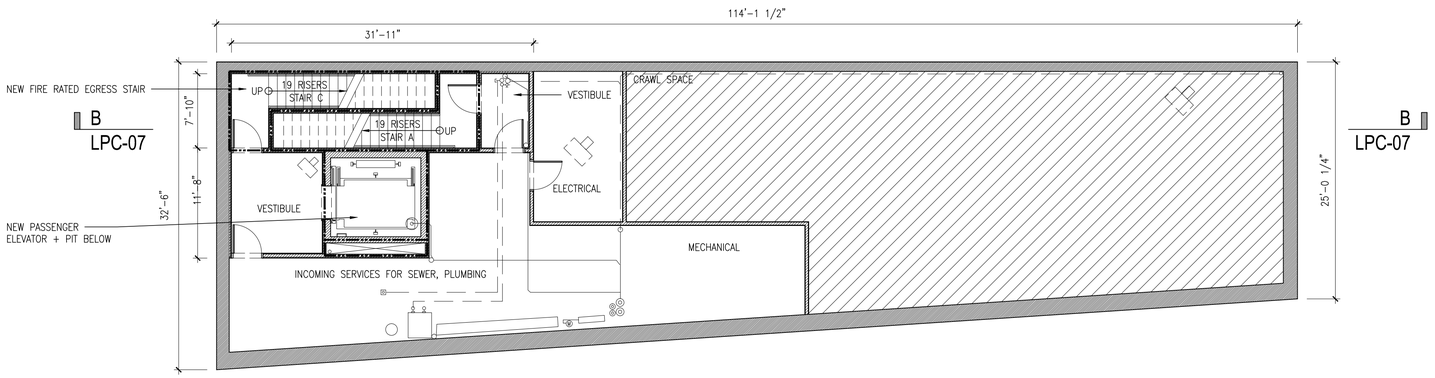


EXISTING CELLAR PLAN



PROPOSED CELLAR PLAN

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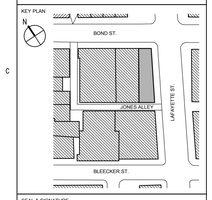

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EXISTING & PROPOSED BASEMENT/CELLAR PLANS

PROJECT NO. 1428BO

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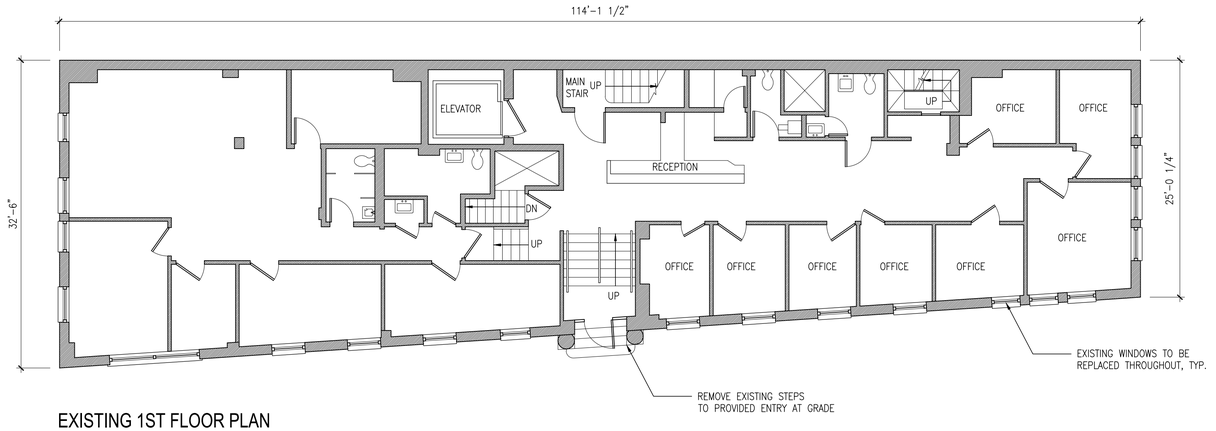
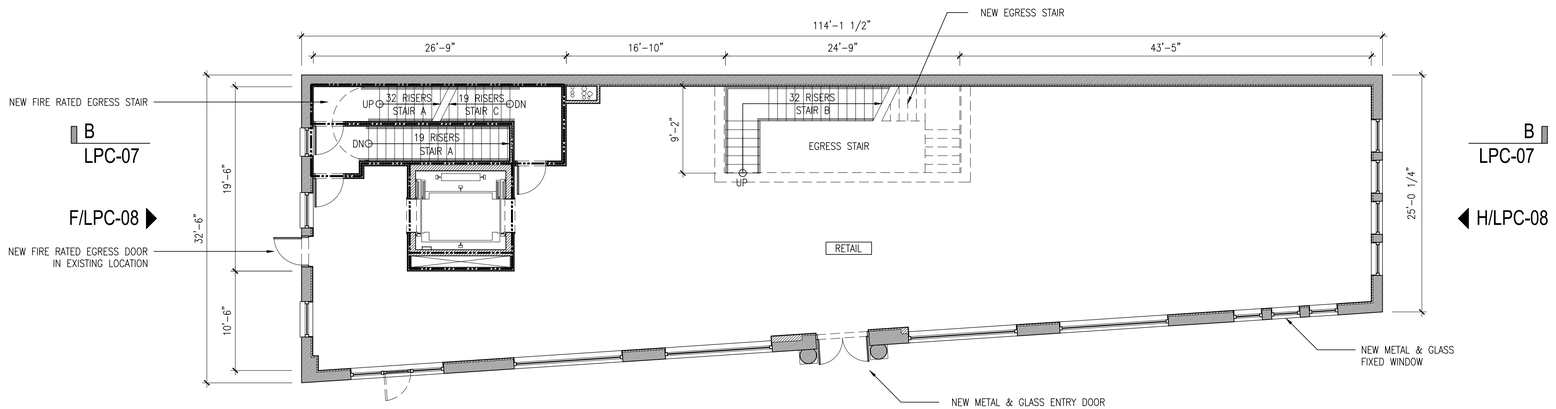
- NEW CONSTRUCTION
- 2 HR FIRE RATED WALL CONSTRUCTION



EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

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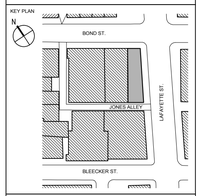

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EXISTING & PROPOSED 1ST FLOOR PLANS

PROJECT NO. 1428BO
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SCALE (22x34) 1/8" = 1'-0"

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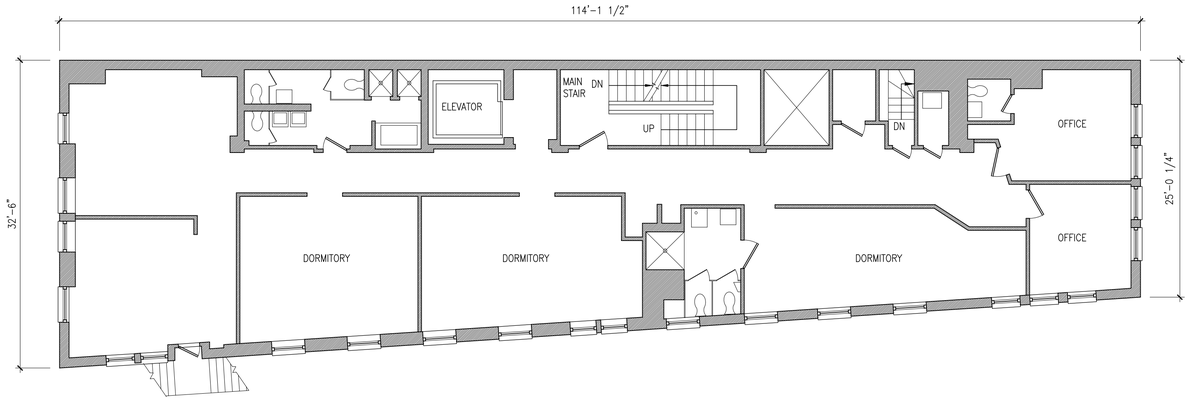
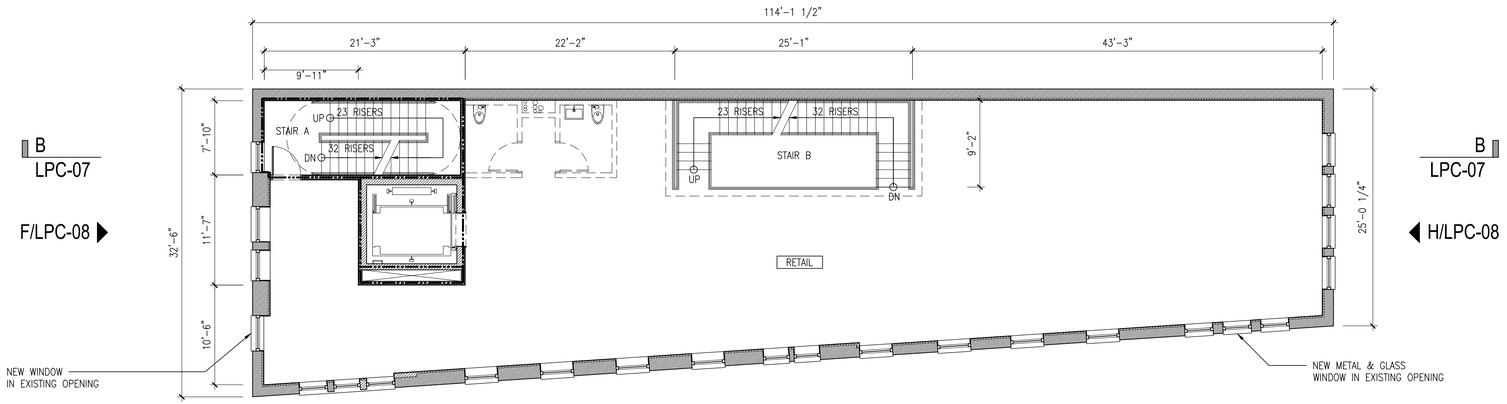


EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

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- 2 HR FIRE RATED WALL CONSTRUCTION

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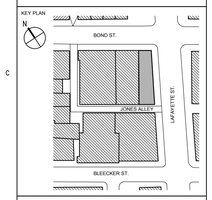

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EXISTING & PROPOSED 2ND FLOOR PLANS

PROJECT NO.: 1428BO
DRAWN BY: RR/JT
SCALE (22x34): 1/8" = 1'-0"

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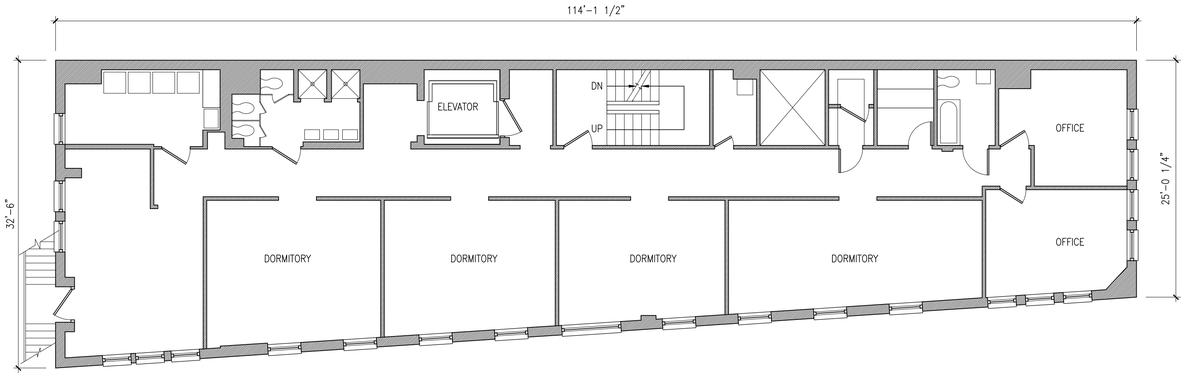
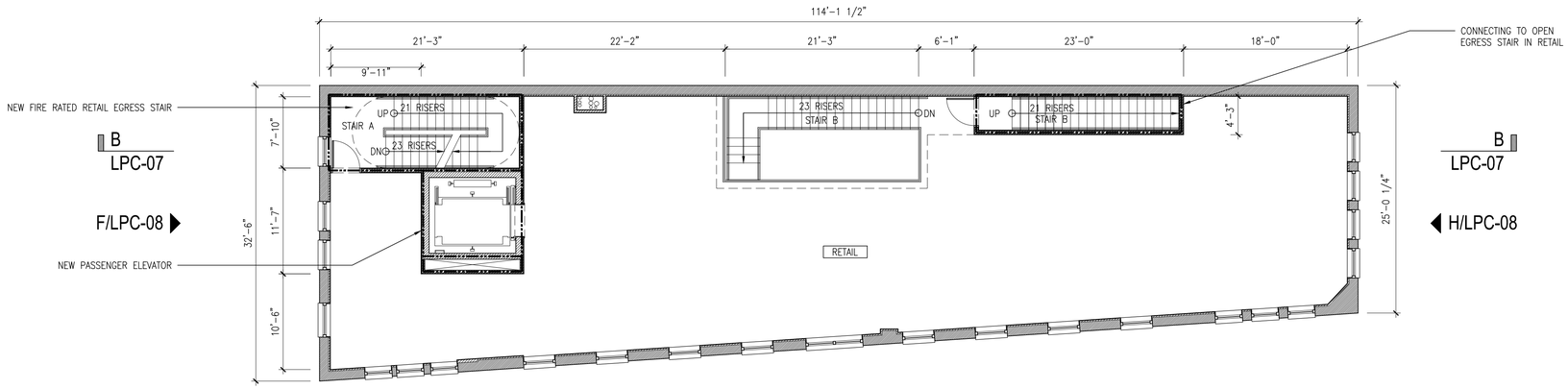
- NEW CONSTRUCTION
- 2 HR FIRE RATED WALL CONSTRUCTION



EXISTING 3RD FLOOR PLAN



PROPOSED 3RD FLOOR PLAN

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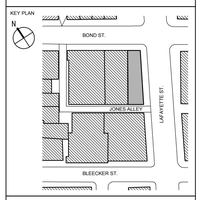

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EXISTING & PROPOSED 3RD FLOOR PLANS

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LEGEND:

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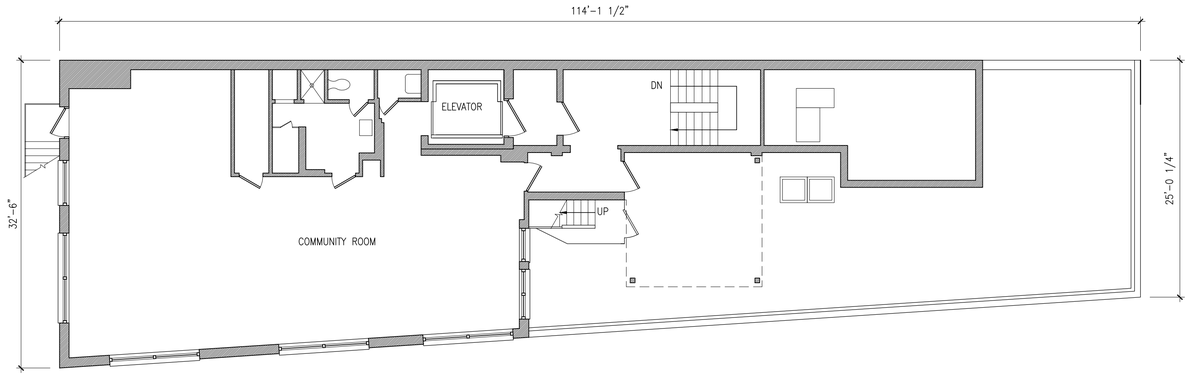

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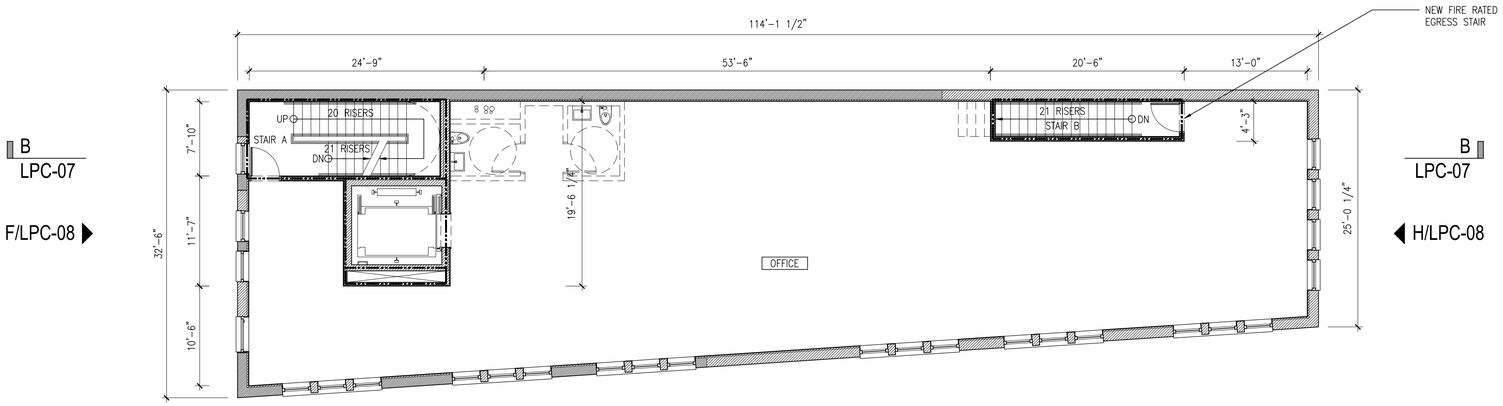

PROPOSED 4TH FLOOR PLAN

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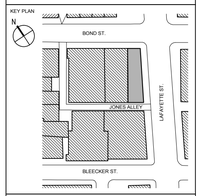

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EXISTING & PROPOSED 4TH FLOOR PLANS

PROJECT NO. 1428BO

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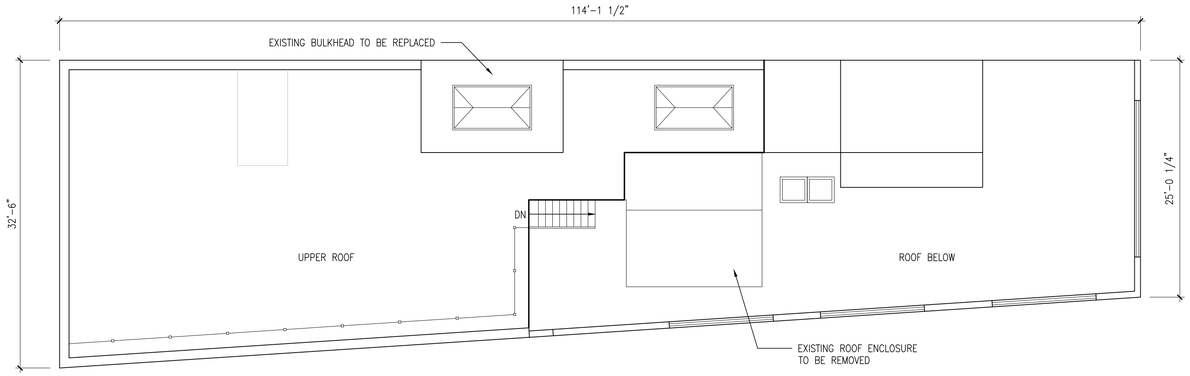
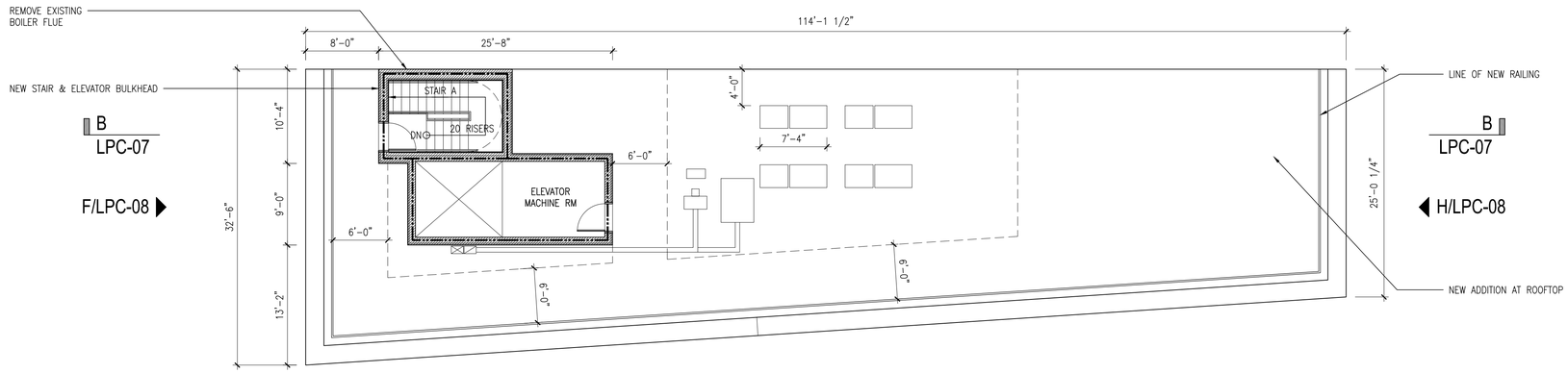
- 2 HR FIRE RATED WALL CONSTRUCTION



EXISTING ROOF PLAN



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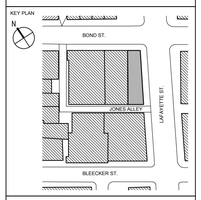
KEY PLAN



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EXISTING & PROPOSED ROOF PLANS

PROJECT NO. 1428BO
DRAWN BY RR/JT
SCALE (22x34) 1/8" = 1'-0"

LPC-027

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PROPOSED LAFAYETTE STREET ELEVATION

PROPOSED BOND STREET ELEVATION

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#	DATE	DESCRIPTION	CHK
1	2015.10.22	LPC SUBMISSION	MR
2	2016.01.06	LPC SUBMISSION	MR
3	2016.01.28	LPC SUBMISSION	MR

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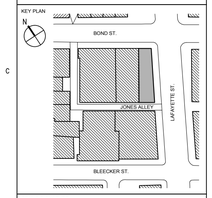

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CONTEXT ELEVATIONS

PROJECT NO. 1428BO
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