

19 EAST 70TH STREET

19 East 70th Street
New York, New York 11225

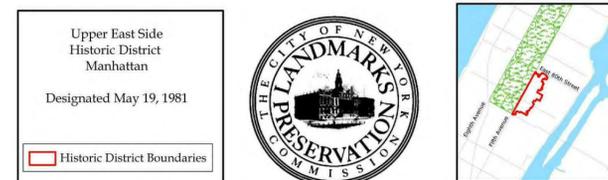
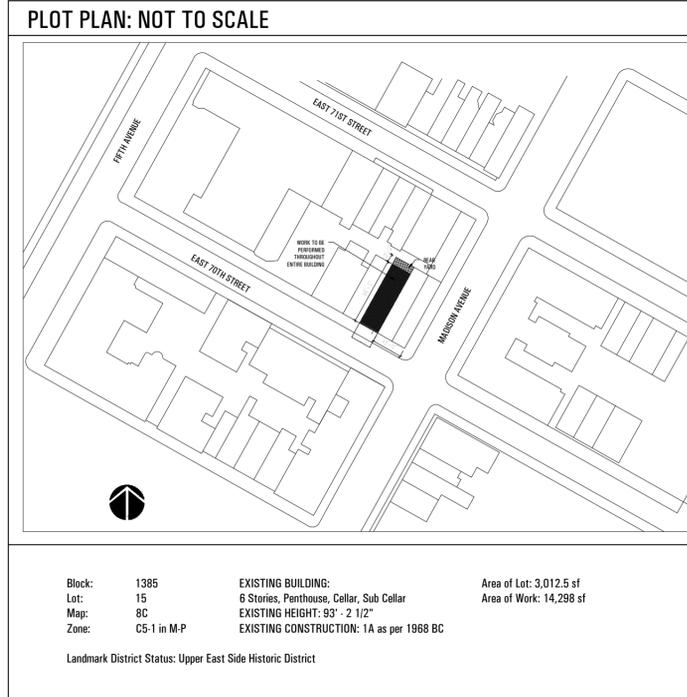
LANDMARKS PRESERVATION COMMISSION FILING SUBMISSION

JULY 7, 2015

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DRAWING LIST

- BLOCK PANORAMA PHOTOS - SITE LOCATION MAP
- TAX PHOTOS
- SITE PHOTOS - FRONT FAÇADE AND BUILDING ELEMENTS
- REAR FAÇADE BUILDING ELEMENTS
- REAR FAÇADE SETBACKS AND SKYLIGHT REFERENCE PHOTOS
- IMMEDIATE REAR YARD CONTEXT
- FRONT FAÇADE ELEVATION - EXISTING & PROPOSED
- REAR FAÇADE ELEVATION - EXISTING & PROPOSED
- REAR FAÇADE AXONOMETRIC VIEW - EXISTING & PROPOSED
- EAST ROOFTOP 3D VIEWS - EXISTING & PROPOSED
- WEST ROOFTOP 3D VIEWS - EXISTING & PROPOSED
- SITE PHOTOS OF MOCK-UP
- VIEW FROM ACROSS 70TH STREET - EXISTING & PROPOSED
- VIEW FROM CORNER OF 70TH STREET AT MADISON AVENUE
- VIEW FROM MADISON AVENUE - EXISTING & PROPOSED
- PROPOSED BUILDING SECTION - SKY EXPOSURE PLANE
- BUILDING SECTION - EXISTING & PROPOSED
- BUILDING ELEVATION EAST - EXISTING & PROPOSED
- BUILDING ELEVATION WEST - EXISTING & PROPOSED
- BUILDING PLANS
- BUILDING PLANS
- BUILDING PLANS
- BUILDING PLANS
- ROOF PLAN - PARTIAL ELEVATIONS
- FIRST FLOOR ENTRY PHOTOS
- FRONT ENTRY PLANS & ELEVATIONS - EXISTING & PROPOSED
- SIGNAGE - PARTIAL PLAN - ELEVATIONS
- REFERENCE IMAGES IN UPPER EAST SIDE HISTORIC LANDMARK DISTRICT



GENERAL NOTES:

- SCOPE OF WORK:
PROPOSED WORK TO INCLUDE PARTIAL DEMOLITION AND CONSTRUCTION OF REAR FAÇADE WALL, RE-FRAMING OF INTERIOR FLOORS, REPLACEMENT AND/OR RELOCATION OF EXISTING PLUMBING AND ELECTRICAL DISTRIBUTION BRANCH LINES, APPLIANCES, AND FIXTURES, INSTALLATION OF NEW INTERIOR PARTITIONS, FINISHES, FIXTURES, AND LIGHTING, REPLACEMENT OF ROOF STRUCTURE AND ASSEMBLIES, RE-FRAMING OF ROOF BULKHEAD AND ACCESS STAIR, INSTALLATION OF CELLAR LEVEL POOL AND EQUIPMENT.
- CONTRACTOR MUST BE EPA LEAD CERTIFIED TO PERFORM WORK IN THIS BUILDING.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR OWNER.
- THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED. CONTRACTOR IS TO PROVIDE A UL-RATED FIRESTOPPING SYSTEM AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENING IN CHASES, SHAFTS, DEMISING WALLS, OR STRUCTURAL ELEMENTS OPENED DURING CONSTRUCTION.

SPECIAL AND PROGRESS INSPECTIONS

SPECIAL INSPECTIONS REQUIRED BY THE LOCAL JURISDICTIONS SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS. THE TESTING AGENCY FOR THE INSPECTION SHALL FILE ALL APPROPRIATE FORMS WITH THE BUILDING DEPARTMENT.

- A. FRAME INSPECTION (B.C. 109.3.3)
 - B. STRUCTURAL STEEL - WELDING (B.C. 1704.3.1)
 - C. STRUCTURAL STEEL - ERECTION AND BOLTING (B.C. 1704.3.2, 1704.3.3)
 - D. CONCRETE - CAST-IN-PLACE (B.C. 1704.4)
 - E. MASONRY (B.C. 1704.5)
 - F. SOILS - SITE PREPARATION (B.C. 1704.7.1)
 - G. SOILS - FILLS PLACEMENT & IN-PLACE DENSITY (B.C. 1704.7.2, 1704.7.3)
 - H. UNDERPINNING (B.C. 1704.9.1)
 - I. STRUCTURAL SAFETY - STRUCTURAL STABILITY (B.C. 1704.19)
 - J. EXCAVATION - SHEETING, SHORING, AND BRACING (B.C. 1704.19, 3304.4.1)
 - K. CONCRETE TEST CYLINDERS - TR-3 (B.C. 1905.3)
 - L. CONCRETE DESIGN MIX - TR-3 (B.C. 1905.3)
 - M. ADHESIVE ANCHORAGE (B.B. 2009.019)
 - N. EXPANSION ANCHORAGE (B.B. 2010.005)
- MECHANICAL SYSTEMS
- FIRE RESISTIVE RATED CONSTRUCTION
- FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS
- ENERGY CODE COMPLIANCE INSPECTIONS:
 - A. INSULATION PLACEMENT AND R VALUES
 - B. HVAC AND SERVICE WATER HEATING EQUIPMENT
 - C. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
 - D. DUCT PLENUM AND PIPING INSULATION AND SEALING
 - E. DUCT LEAKAGE TESTING
 - F. INTERIOR LIGHTING POWER
 - G. LIGHTING CONTROLS
- FINAL INSPECTION

UNDERPINNING AND EXCAVATION SHEETING, SHORING AND BRACING SHALL BE FILED DIRECTLY WITH THE NYC DOB BY THE NEW YORK LICENSED PROFESSIONAL ENGINEER(S) RESPONSIBLE FOR THE DESIGN(S), UNDER SEPARATE APPLICATION(S) FROM DESIGN APPLICANT FILING FOR FINAL STRUCTURAL ASSEMBLY.

SOILS -SITE SEPARATION, SOILS - FILL PLACEMENT & IN-PLACE DENSITY, SHALL BE: (A) FILED DIRECTLY WITH NYC DOB BY THE GEOTECHNICAL ENGINEER RESPONSIBLE FOR THE SUBSURFACE INVESTIGATION AND GEOTECHNICAL RECOMMENDATIONS; OR (B) WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER, THESE ITEMS SHALL BE INCLUDED IN DESIGN APPLICANT FILING OR FINAL STRUCTURAL ASSEMBLY, WITH THE GEOTECHNICAL ENGINEER AS SPECIAL INSPECTOR FOR THOSE ITEMS.

SMOKE / CARBON MONOXIDE DETECTOR NOTES:

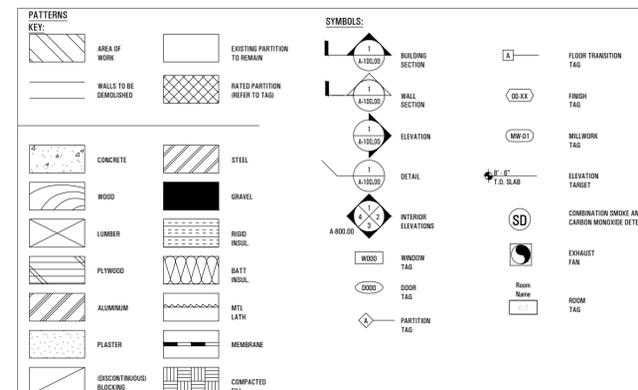
- SMOKE/CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ORDINANCE WITH THE HOUSING MAINTENANCE CODE, MULTIPLE DWELLING LAW, THE NEW YORK CITY BUILDING CODE, AND THE NEW YORK CITY ELECTRICAL CODE AND NFPA 72.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF TITLE 27 ADMINISTRATIVE CODE OF THE CITY OF NEW YORK AND ANY APPLICABLE RULES PROMULGATED THERE UNDER.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARD UL 2034 AND UL 2075 OF THE NEW YORK CITY BUILDING CODE.
- EACH SMOKE/CARBON MONOXIDE SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF WITHIN 15'-0" OF THE ENTRANCE TO A SLEEPING ROOM.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.
- DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL.
- CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
- WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4" TO A MAXIMUM OF 12" FROM THE CEILING.
- EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE/CARBON MONOXIDE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER NEW YORK CITY BUILDING CODE SEC. 907.7.10.2 THROUGH 907.210.4.
- EXISTING BUILDINGS THAT ARE NOT EQUIPPED WITH HARDWIRED CONNECTIONS SHALL BE SUPPLIED WITH BATTERY OPERATED DEVICES.
- SUCH SMOKE/CARBON MONOXIDE DETECTOR BE EITHER IONIZATION CHAMBER TYPE OF THE PHOTOELECTRIC DETECTOR TYPE AS PER NEW YORK CITY BUILDING CODE SEC.907 AND 908.
- A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D. 10 DAYS AFTER INSTALLATION.
- WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.
- IN MULTIPLE DWELLINGS (R-2), SMOKE ALARMS SHALL BE ABLE TO SUPPORT VISIBLE ALARM PER ANSI A117.1.

ENERGY STATEMENT:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2011 NEW YORK STATE ENERGY CONSERVATION CODE.

ABBREVIATIONS:

A/C	AIR CONDITIONER	NO	NUMBER
ACOU	ACOUSTIC	OC	ON CENTER
ACT	ACOUSTICAL CEILING TILE	PC	PRE-CAST CONCRETE
ADD	ADDITION OR ADDENDUM	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJUST OR ADJACENT	PTD	PAINTED
AFF	ABOVE FINISH FLOOR	PWR	POWER
ALUM	ALUMINUM	QTY	QUANTITY
ALT	ALTERNATE	R	RADIUS
ARCH	ARCHITECT	RAD	RADIATOR
ASPH	ASPHALT	RD	ROOF DRAIN
BD	BOARD	RO	ROUGH OPENING
BM	BEAM, BENCH MARK	REF	REFERENCE
BO	BOTTOM OF	REF	REFRIGERATOR
CAB	CABINET	REV	REVISION
CB	CATCH BASIN	RM	ROOM
CH	CHANNEL	RWC	RAIN WATER CONDUCTOR
CIP	CAST IN PLACE	SIM	SIMILAR
CL	CLOSET	SGNG	SIGNAGE-SEE SIGNAGE DRAWINGS
CLG	CEILING	SPEC	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	SF	SQUARE FEET
CO	CLEAN OUT	SI	SQUARE INCHES
COL	COLUMN	SS	STAINLESS STEEL
CONT	CONTINUOUS	STC	SOUND TRANSMISSION CLASS
CONTR	CONTRACTOR	STD	STANDARD
CONC	CONCRETE	STL	STEEL
CT	CERAMIC TILE	STR	STAIR
CD	CLOTHES DRYING MACHINE	SYS	SYSTEM
DS	DOWN SPOUT	THK	THICK
DEMO	DEMOLITION	T&G	TONGUE AND GROOVE
DIA	DIAMETER	TYP	TYPICAL
DIM	DIMENSION	UNON	UNLESS OTHERWISE NOTED
DN	DOWN	W	CLOTHES WASHING MACHINE
DR	DOOR	WDW	WINDOW
DT	DRAWING	WP	WEATHERPROOF
DWG	DISHWASHING MACHINE	WT	WEIGHT
EJ	EXPANSION JOINT	WD	WOOD
EL	ELEVATION		



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895 FIFTH AVE



11 EAST 70TH STREET



15 EAST 70TH STREET



17 EAST 70TH STREET



19 EAST 70TH STREET

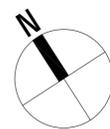


21 EAST 70TH STREET



856 MADISON AVE

EAST 71ST STREET





1940 TAX PHOTO



1980 TAX PHOTO



CURRENT PHOTO



FRONT FACADE



BUILDING FROM CORNER OF 70TH STREET AT MADISON AVENUE



SIXTH FLOOR FRONT TERRACE



FIFTH FLOOR FRONT TERRACE



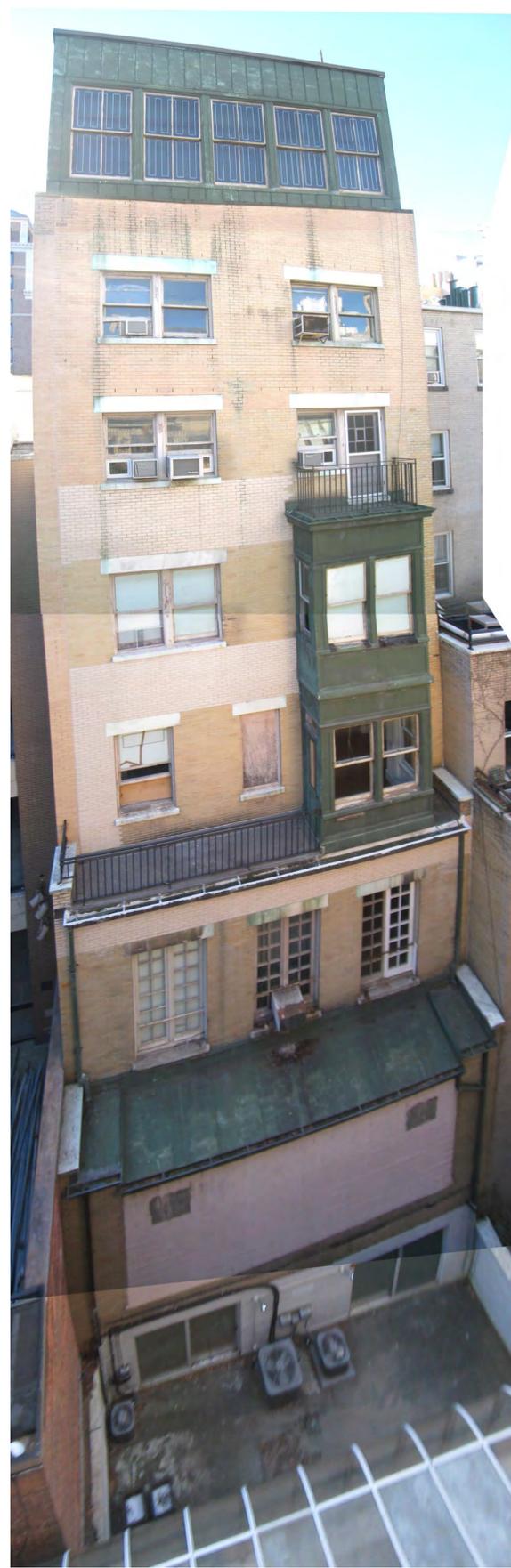
ROOFTOP ELEVATOR BULKHEAD



MASONRY CHIMNEY WITH METAL FLUES



REAR FACADE SEEN FROM MADISON AVENUE



REAR FACADE SEEN FROM 22E 71ST ST



REAR FACADE SEEN FROM 22E 71ST ST



REAR FACADE VIEW OF 17E 70TH ST (WEST NEIGHBOR)



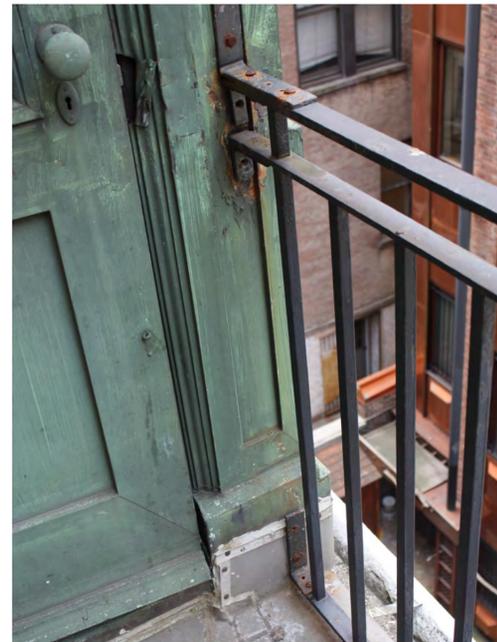
REAR FACADE BAY WINDOW DETAIL



REAR FACADE BAY WINDOW



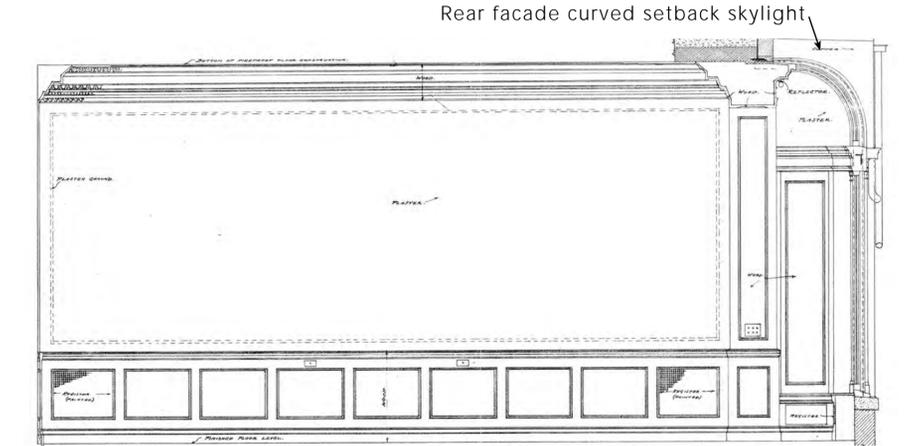
REAR FACADE THIRD FLOOR RAILING



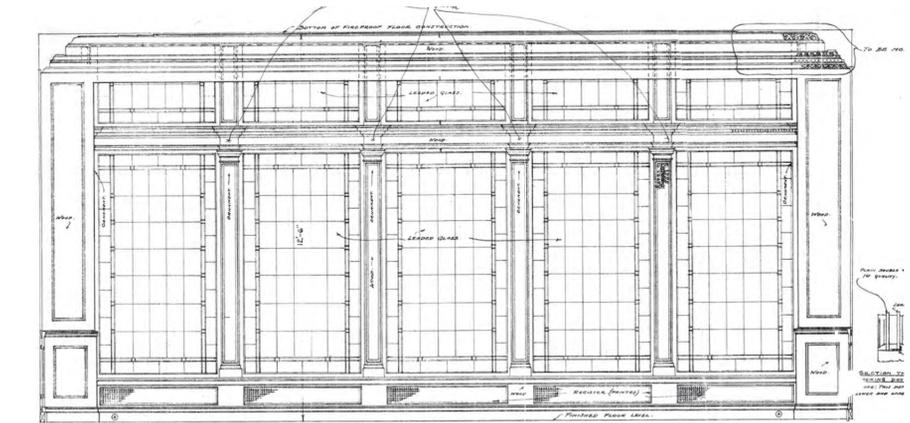
EXISTING CONDITIONS



19 EAST 70TH STREET, DINING ROOM AS PUBLISHED IN ARCHITECTURAL RECORD, JANUARY 1915



19 EAST 70TH STREET, DINING ROOM, WEST ELEVATION ORIGINAL DRAWINGS BY THORNTON CHARD ARCHITECT, CIRCA 1909



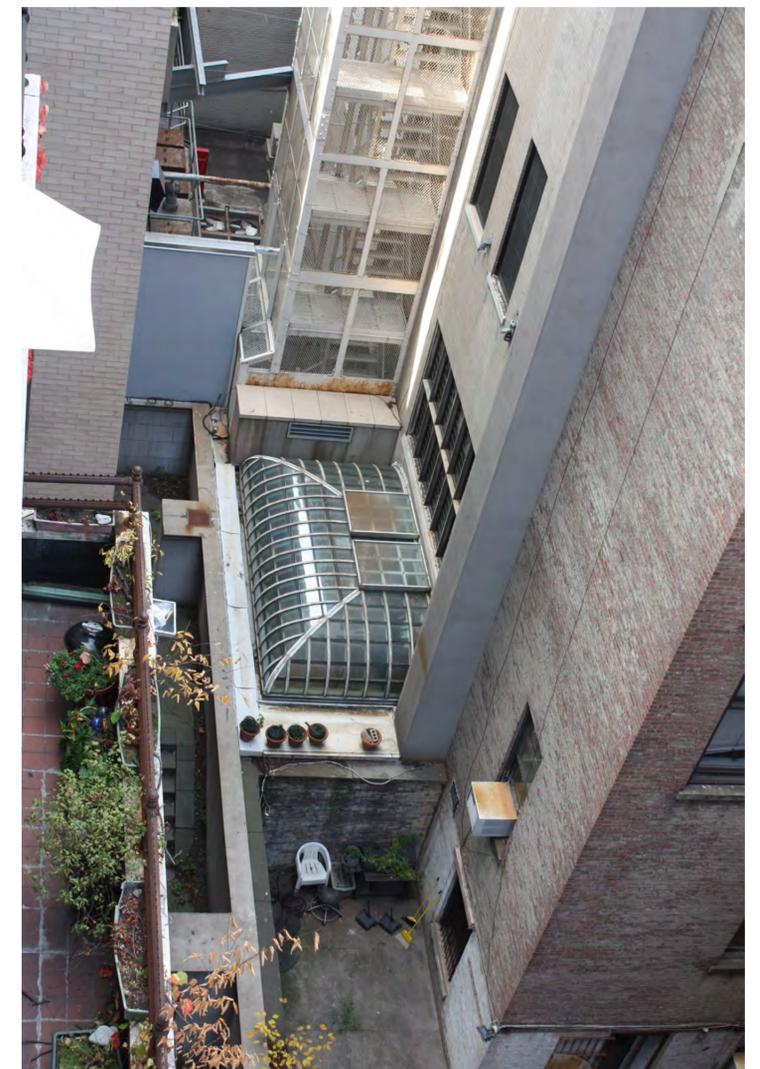
19 EAST 70TH STREET, DINING ROOM, NORTH ELEVATION ORIGINAL DRAWINGS BY THORNTON CHARD ARCHITECT, CIRCA 1909



856 MADISON AVE 21E 70TH ST 19E 70TH STREET



19E 70TH STREET 17E 70TH ST 15E 70TH ST



14E 71ST ST 16E 71ST ST



20E 71ST ST



20E 71ST ST



18E 71ST ST



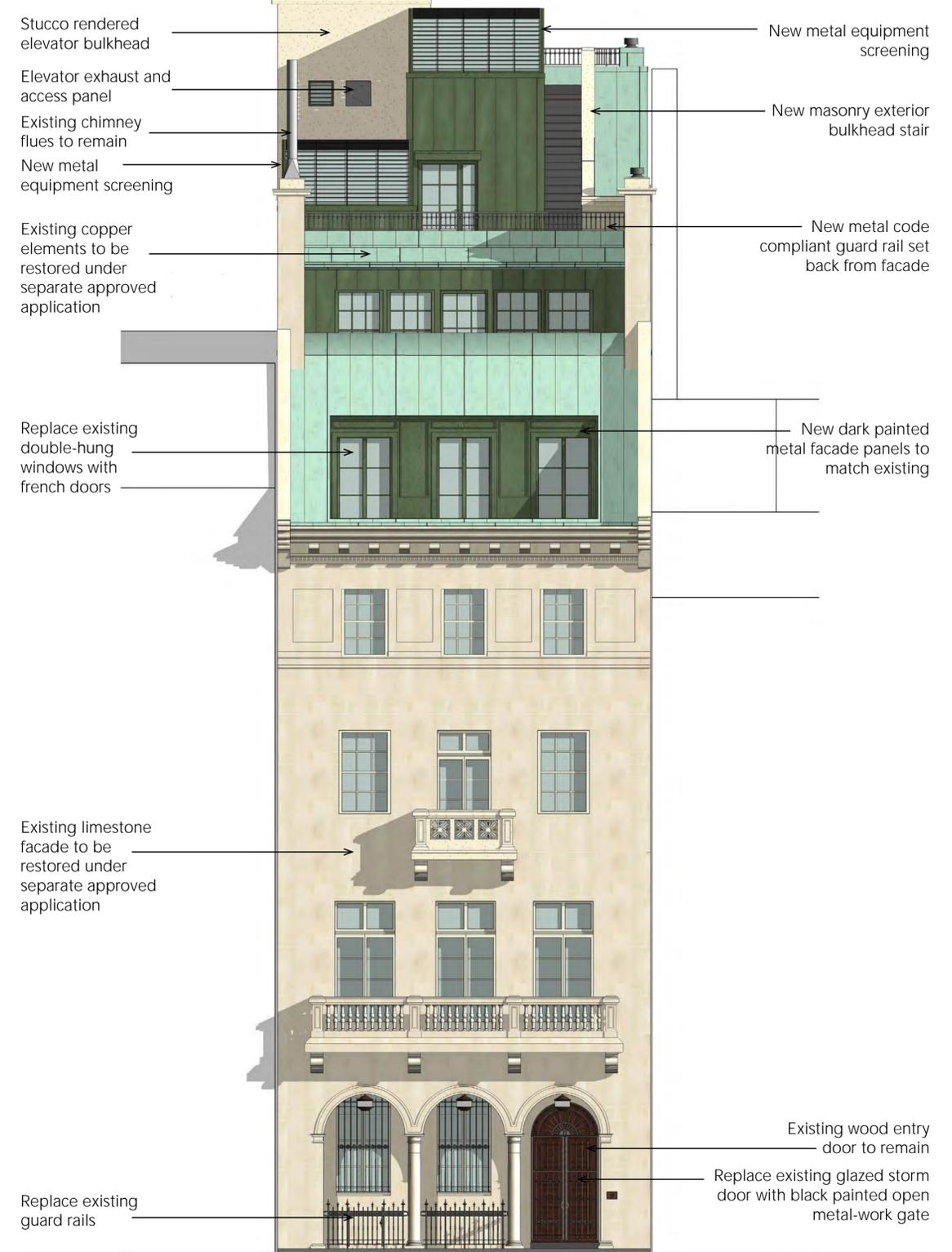
870 MADISON AVE

860 MADISON AVE

LINE OF TOP OF EXISTING ELEVATOR BULKHEAD



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

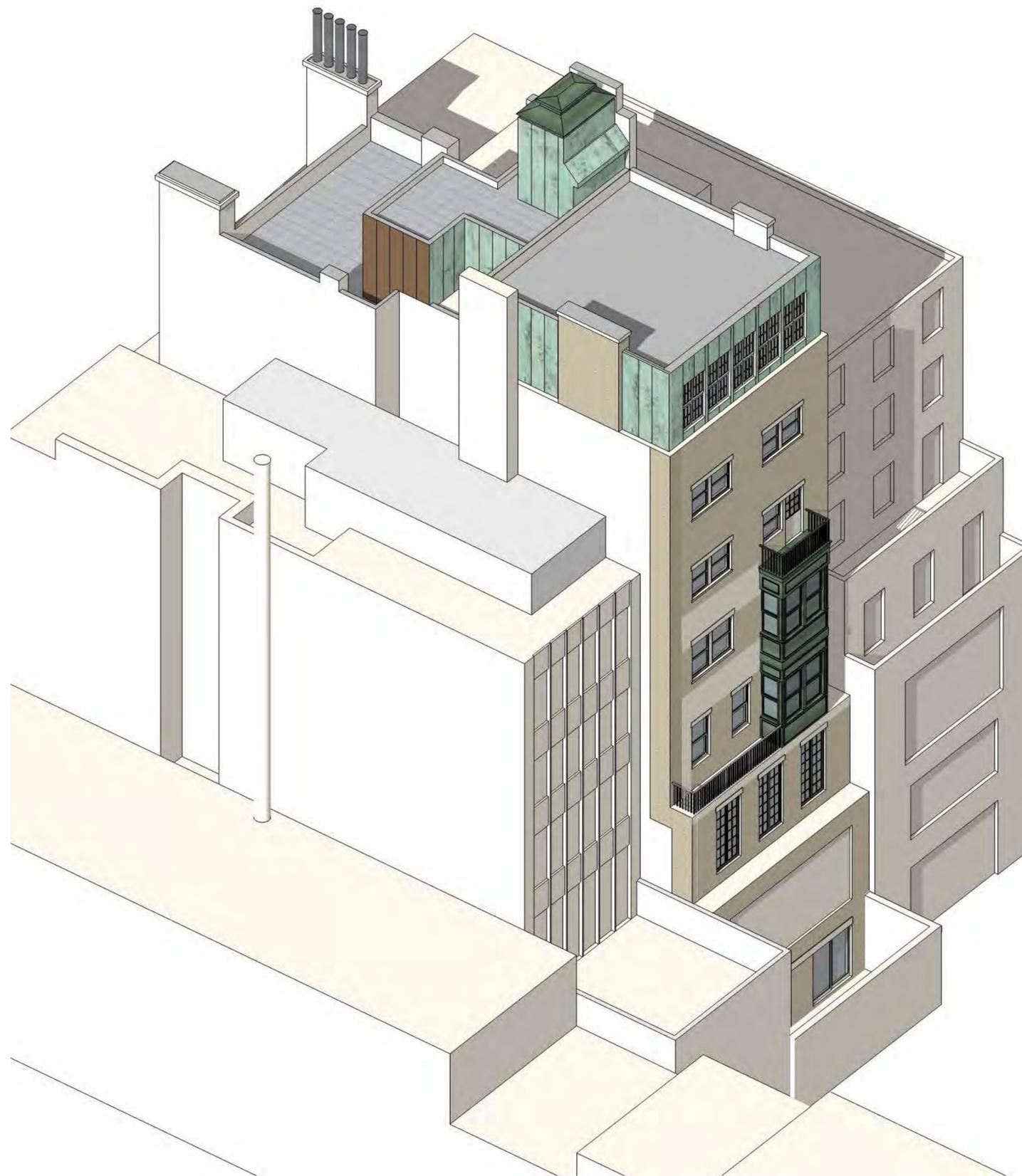


REAR FACADE ELEVATION EXISTING

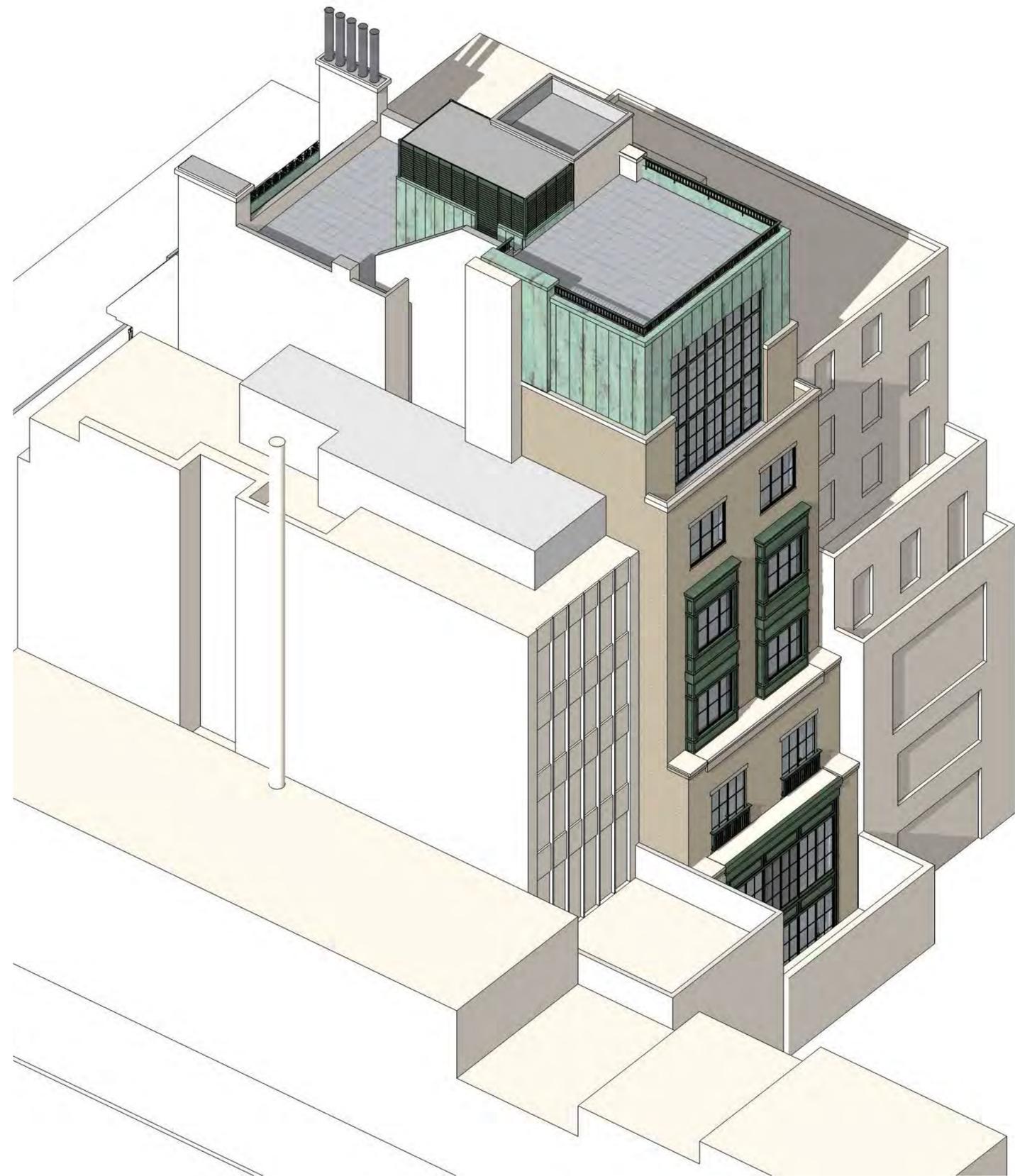
LINE OF TOP OF EXISTING ELEVATOR BULKHEAD



REAR FACADE ELEVATION PROPOSED



EXISTING REAR FACADE AXONOMETRIC



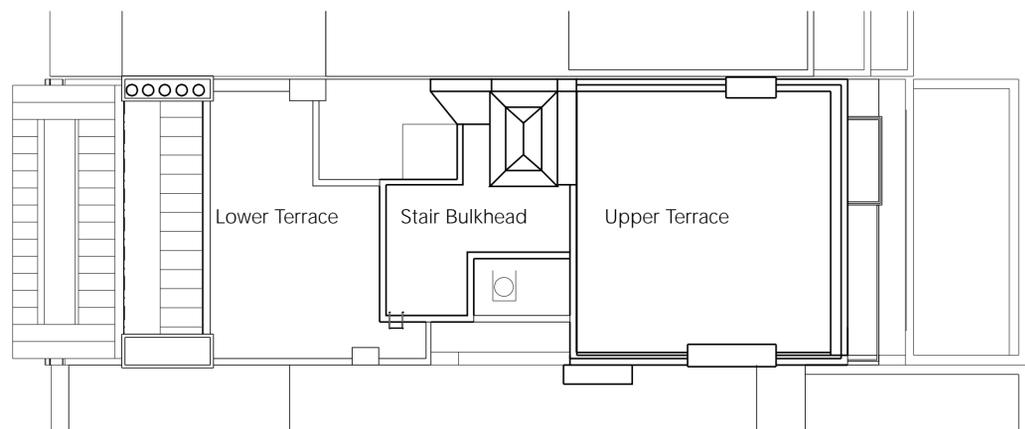
PROPOSED REAR FACADE AXONOMETRIC



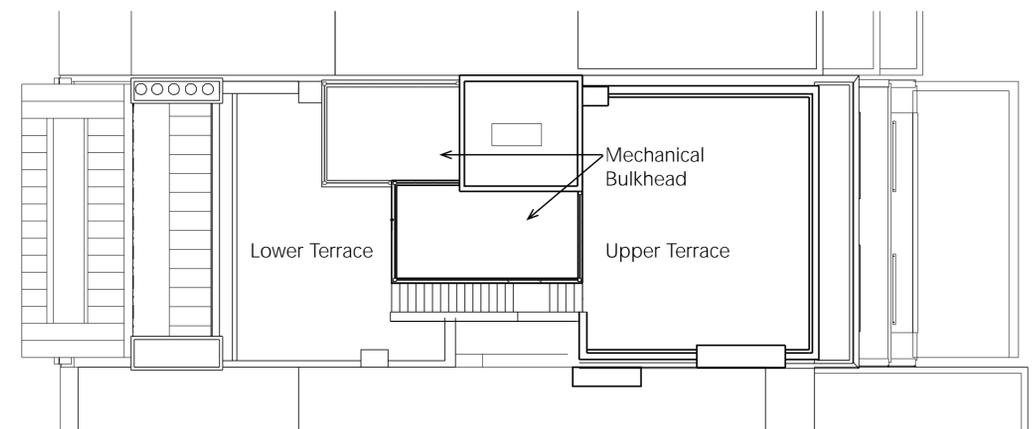
EXISTING 3D VIEW FROM EAST



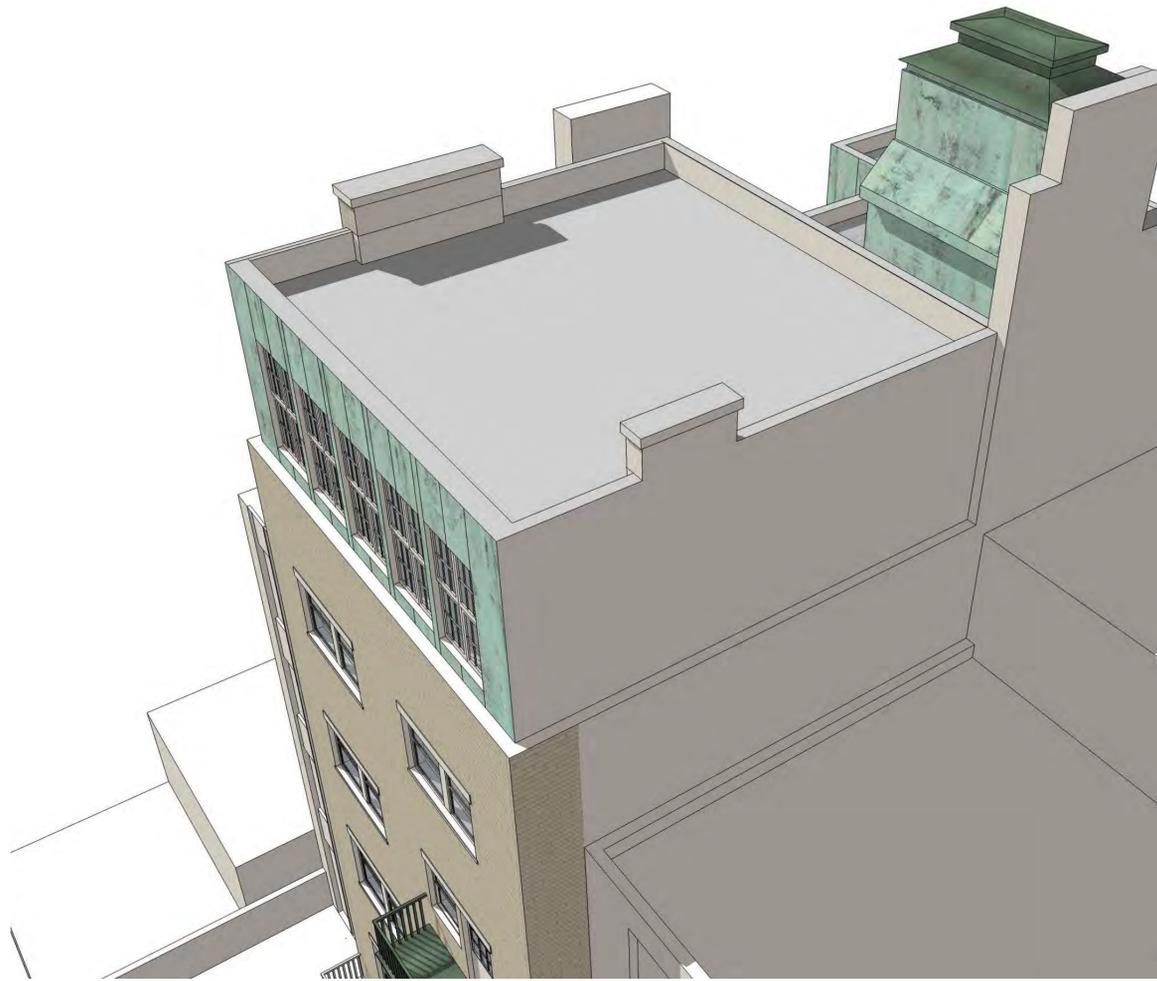
PROPOSED 3D VIEW FROM EAST



EXISTING ROOF PLAN



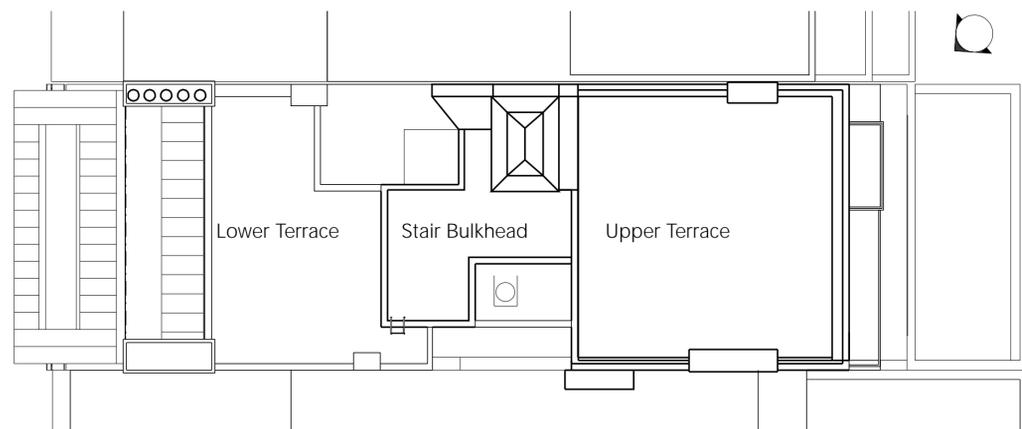
PROPOSED ROOF PLAN



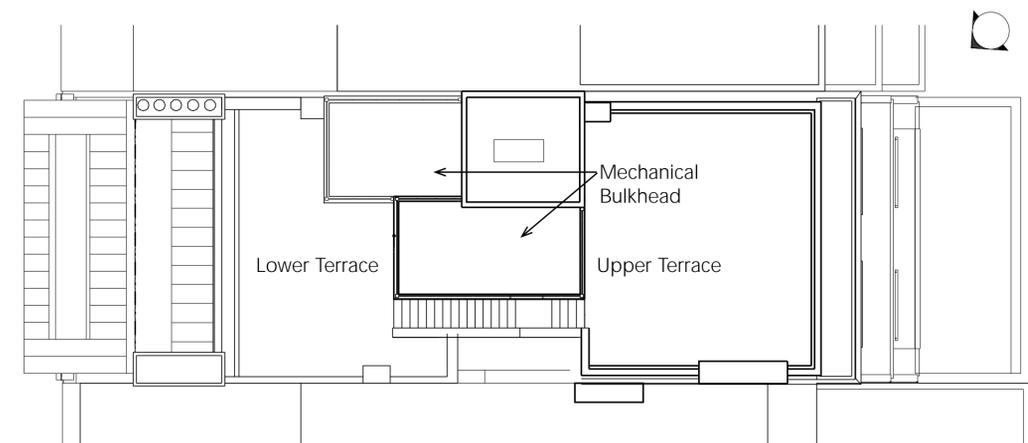
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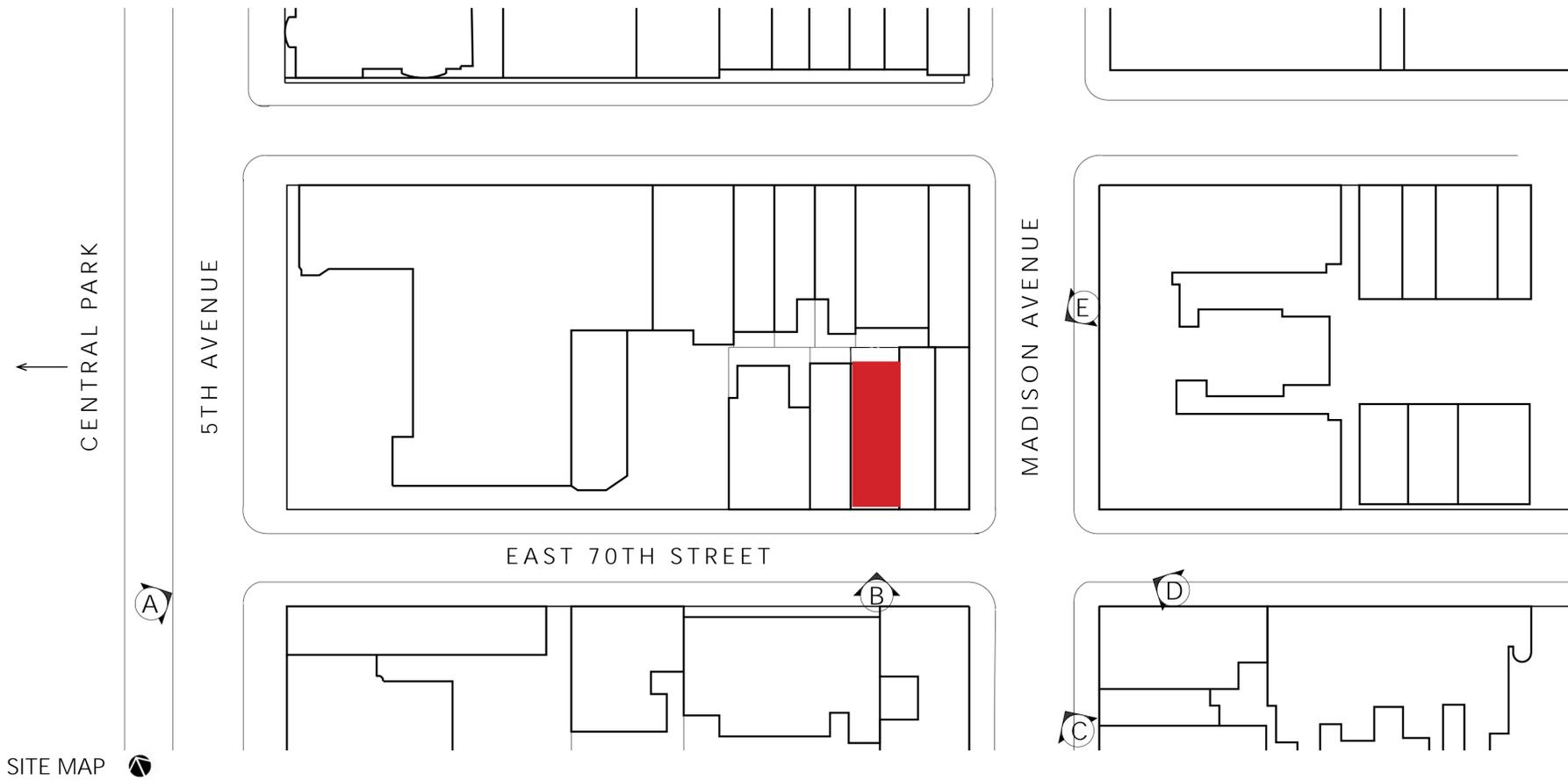
PROPOSED 3D VIEW FROM EAST



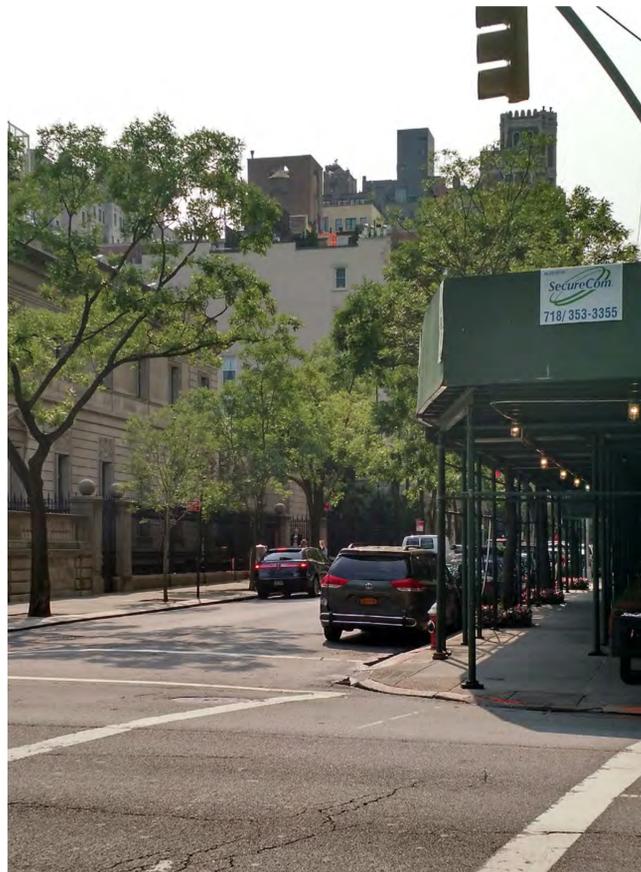
EXISTING ROOF PLAN



PROPOSED ROOF PLAN



E - VIEW FROM NORTHEAST ACROSS MADISON AVENUE



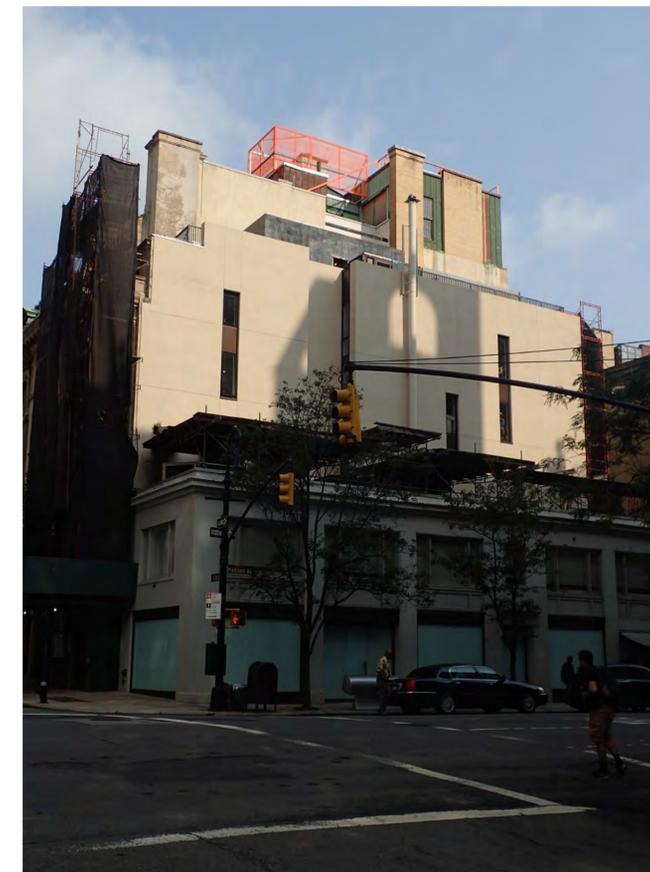
A - VIEW FROM SOUTHWEST ACROSS 5TH AVENUE



B - VIEW FROM SOUTH ACROSS EAST 70TH STREET



C - VIEW FROM SOUTHEAST ACROSS MADISON AVENUE



D - VIEW FROM EAST ALONG 70TH STREET



EXISTING VIEW FROM ACROSS 70TH STREET



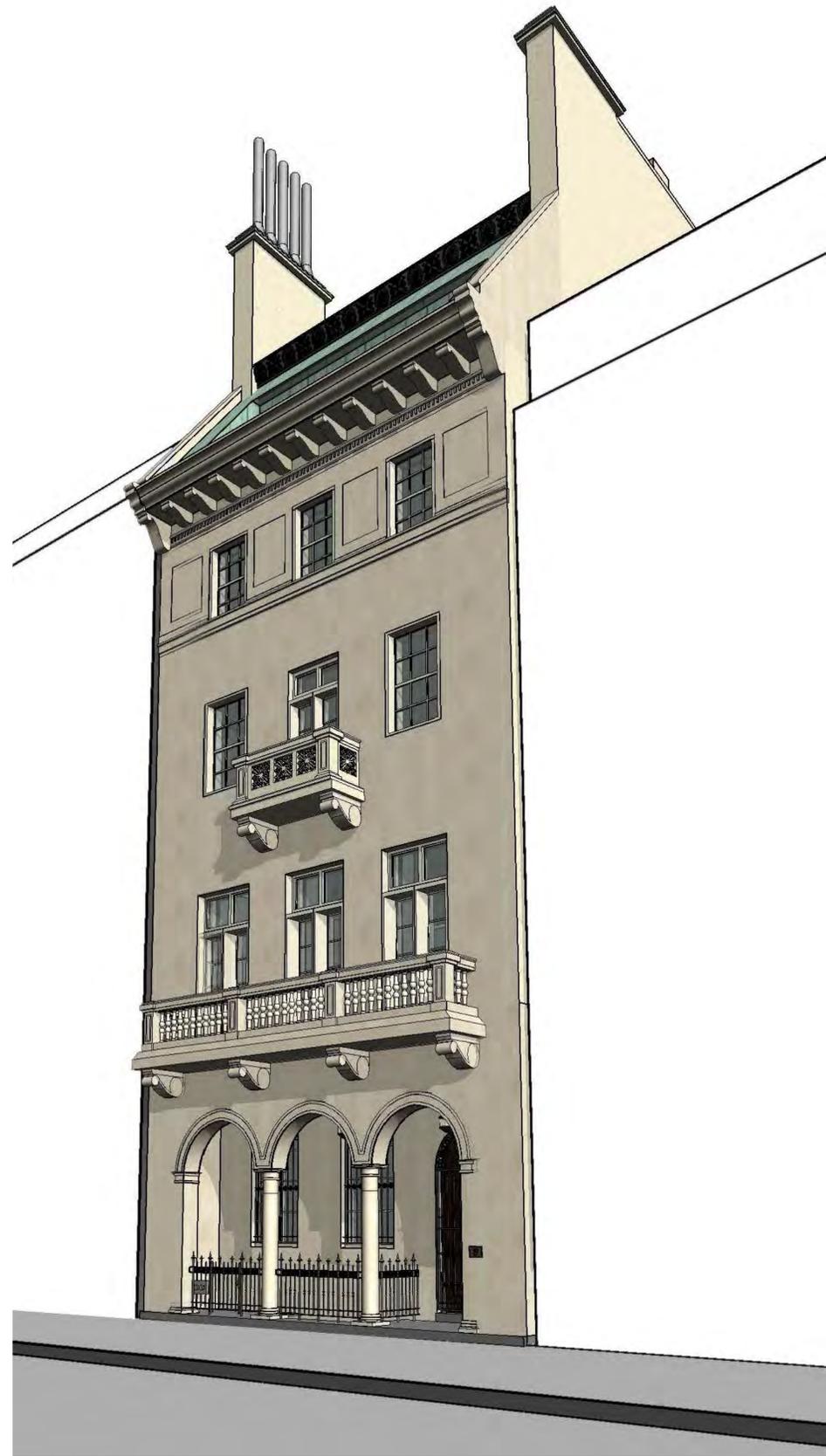
PROPOSED VIEW FROM ACROSS 70TH STREET



PHOTO OF MOCK-UP FROM ACROSS 70TH STREET



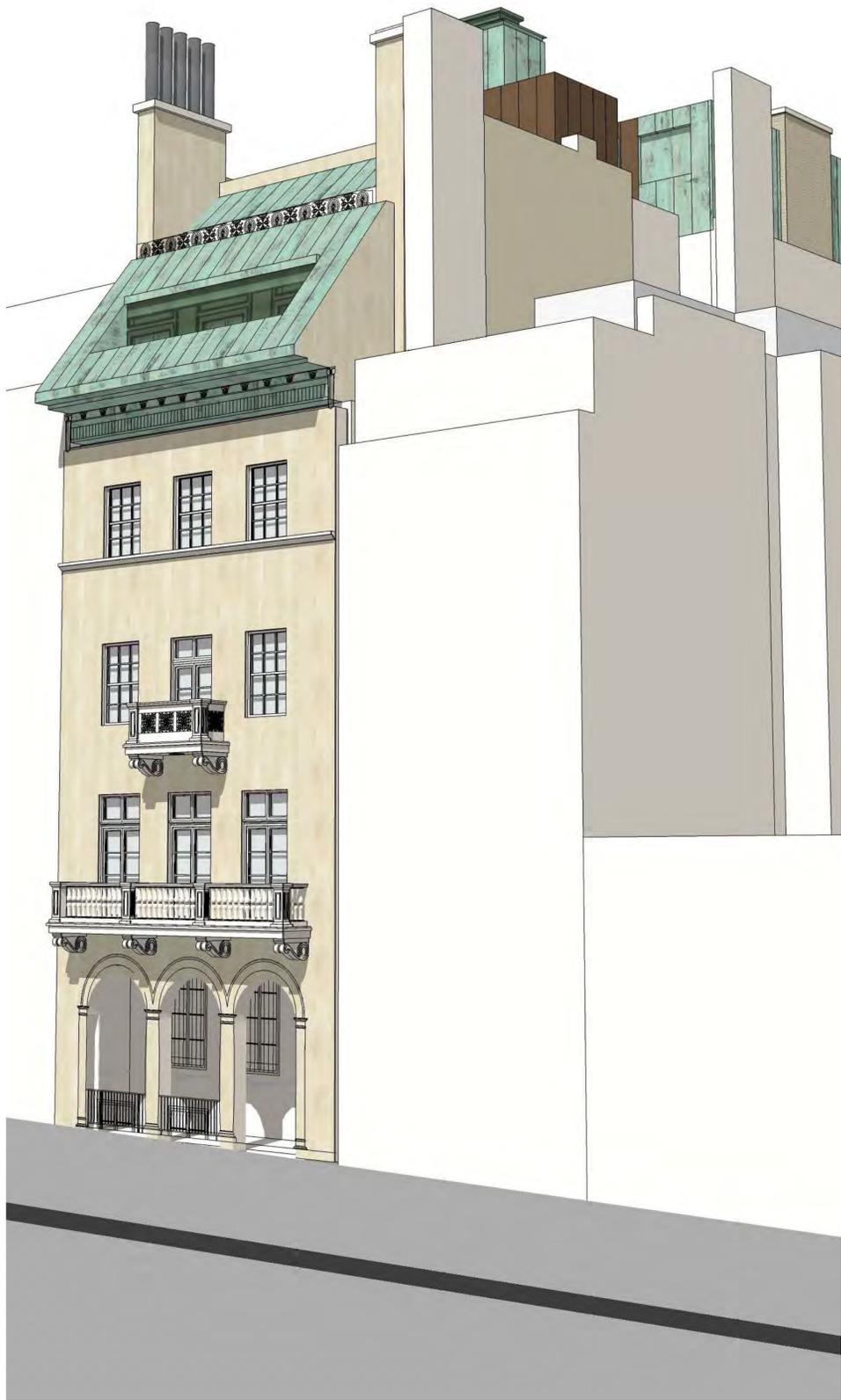
EXISTING VIEW FROM CORNER



PROPOSED VIEW FROM CORNER



PHOTO FROM CORNER



EXISTING VIEW ACROSS MADISON



PROPOSED VIEW ACROSS MADISON



PHOTO OF MOCK-UP ACROSS MADISON



EXISTING VIEW FROM MADISON AVENUE



PROPOSED VIEW FROM MADISON AVENUE

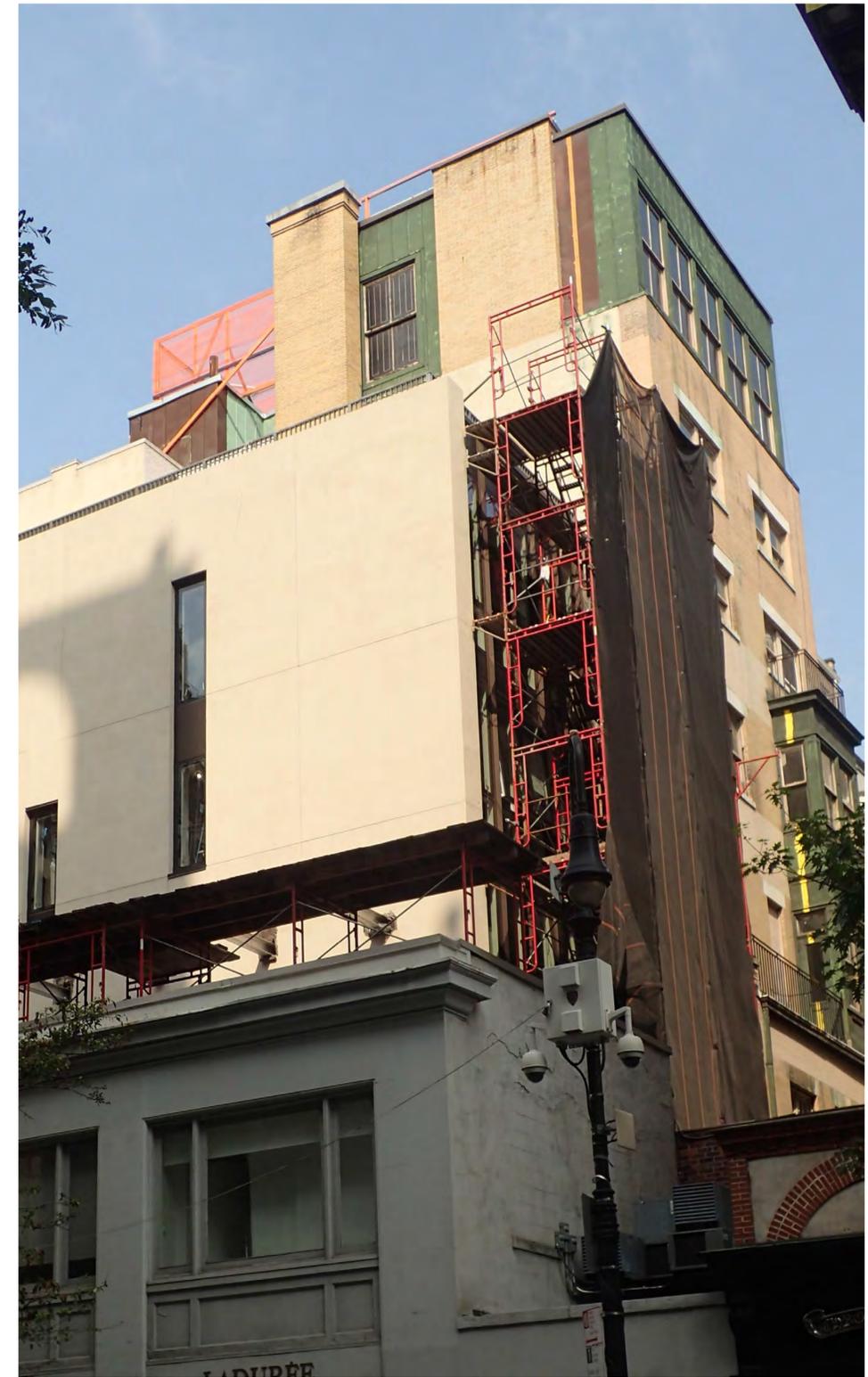
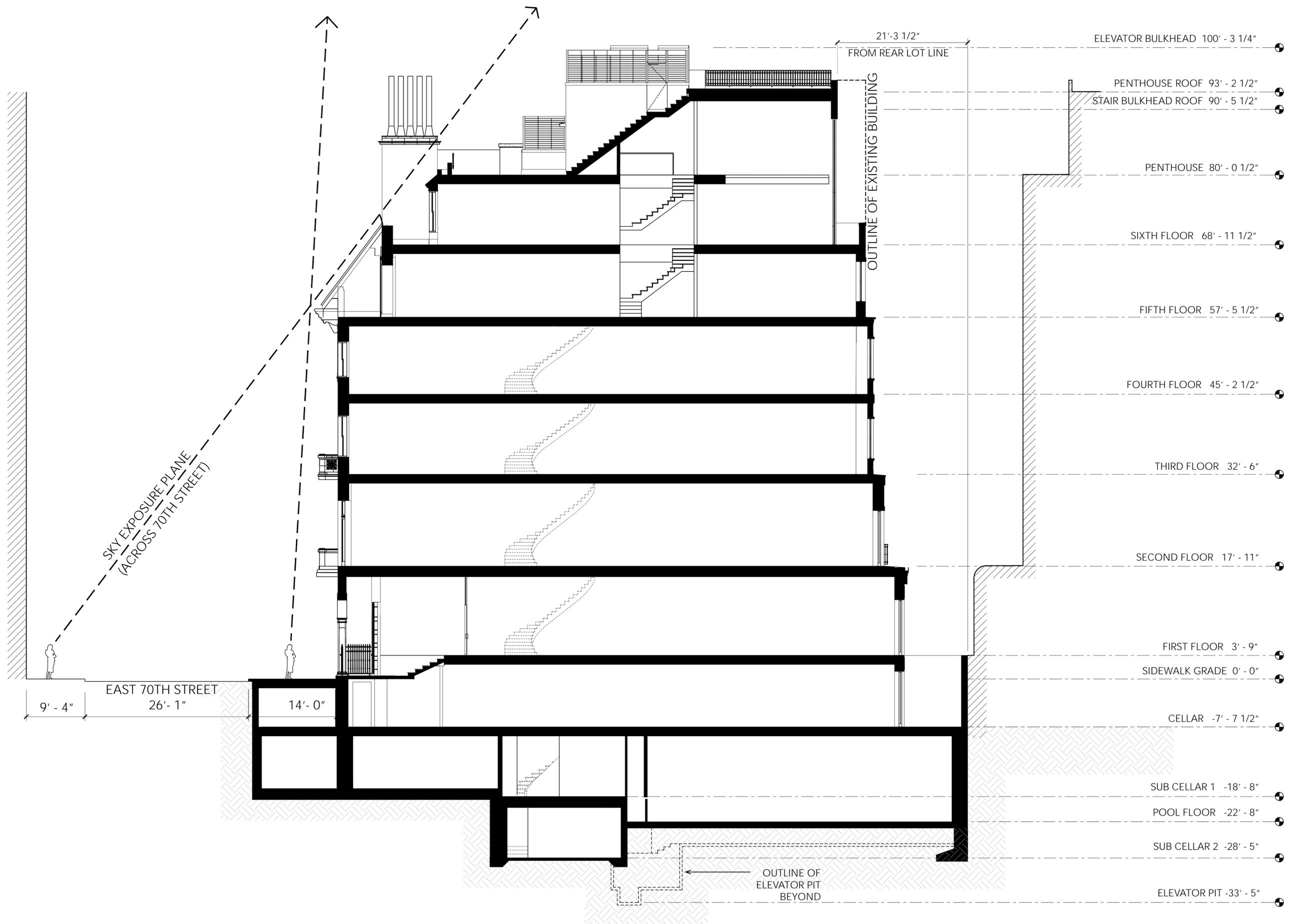
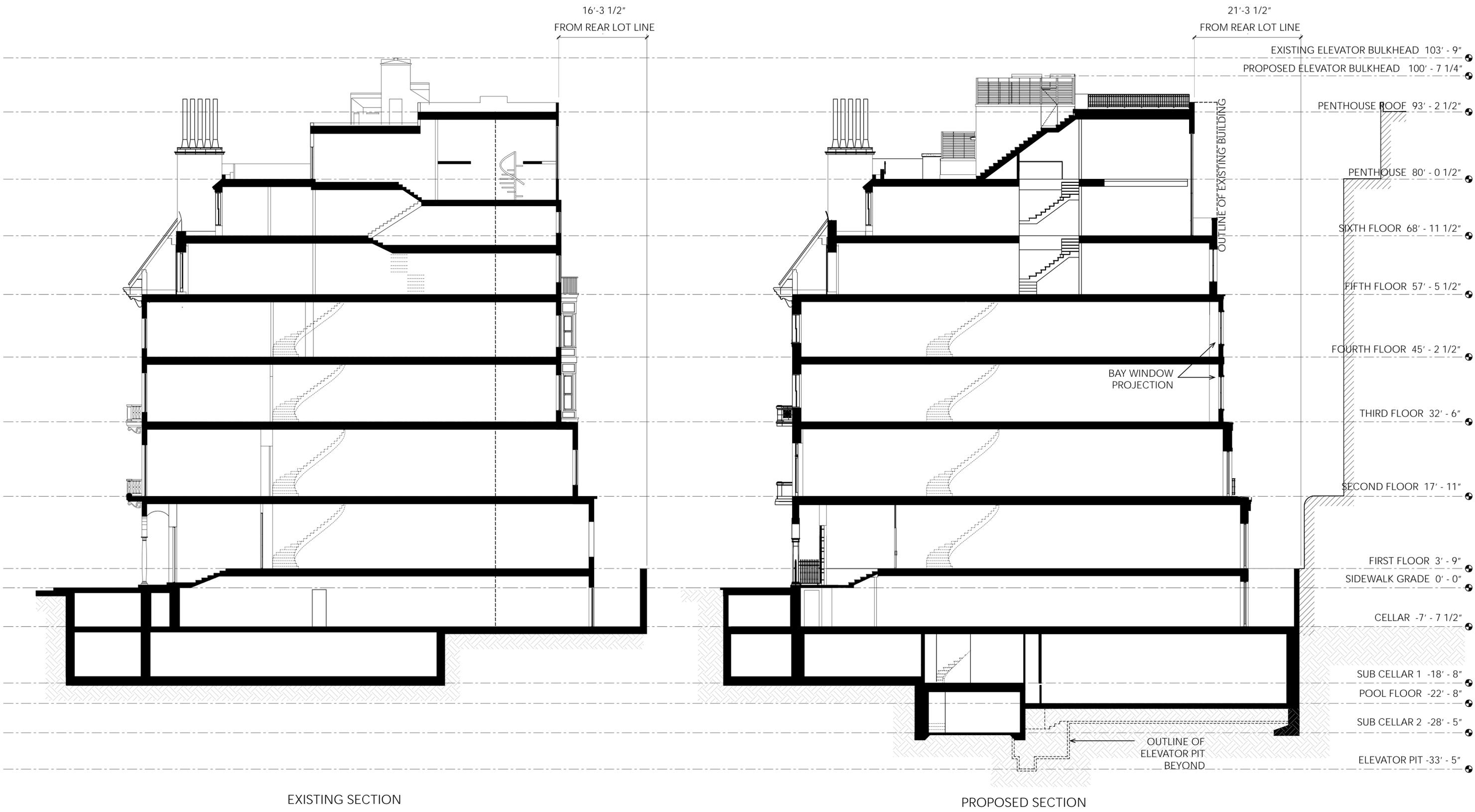
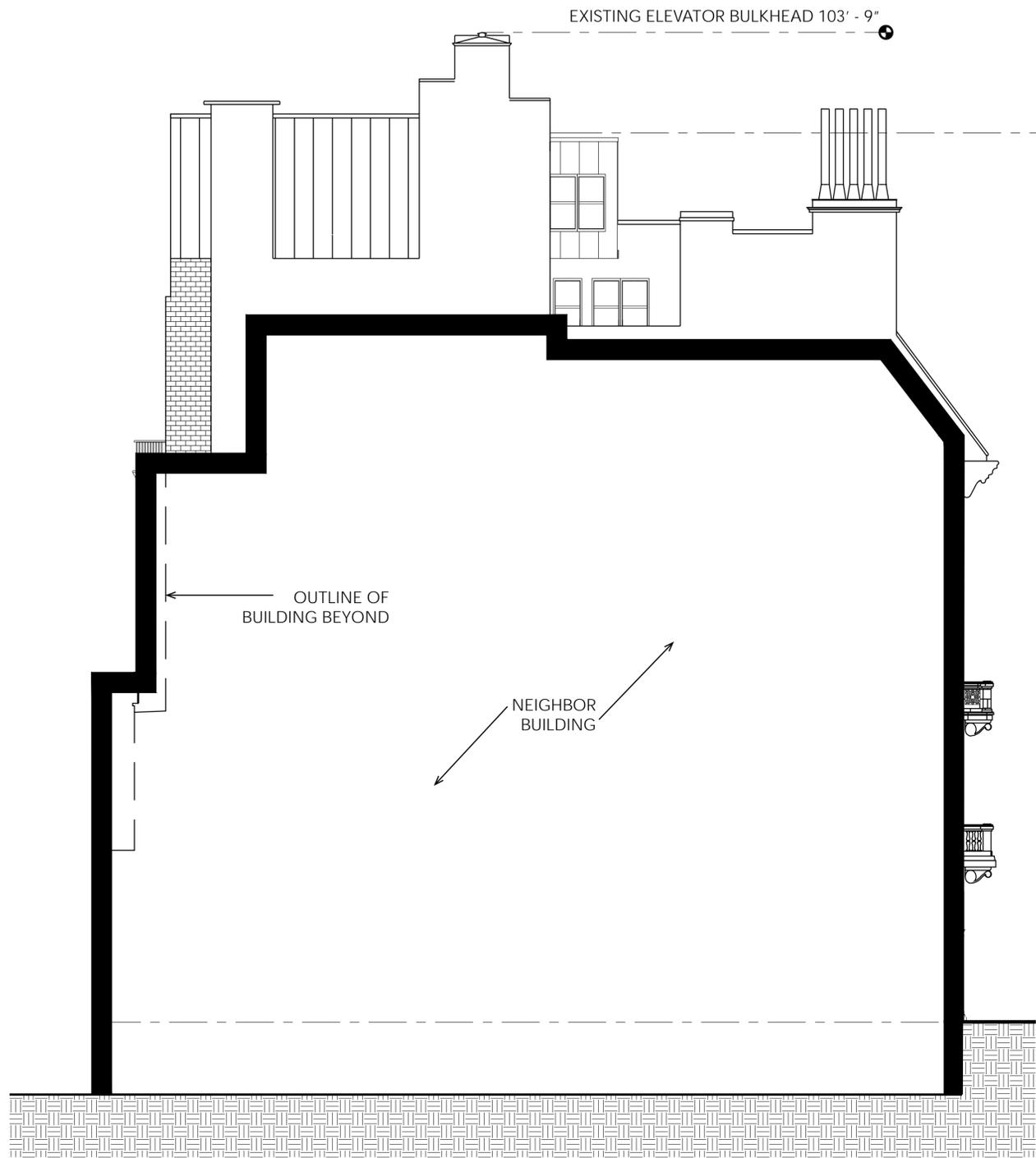


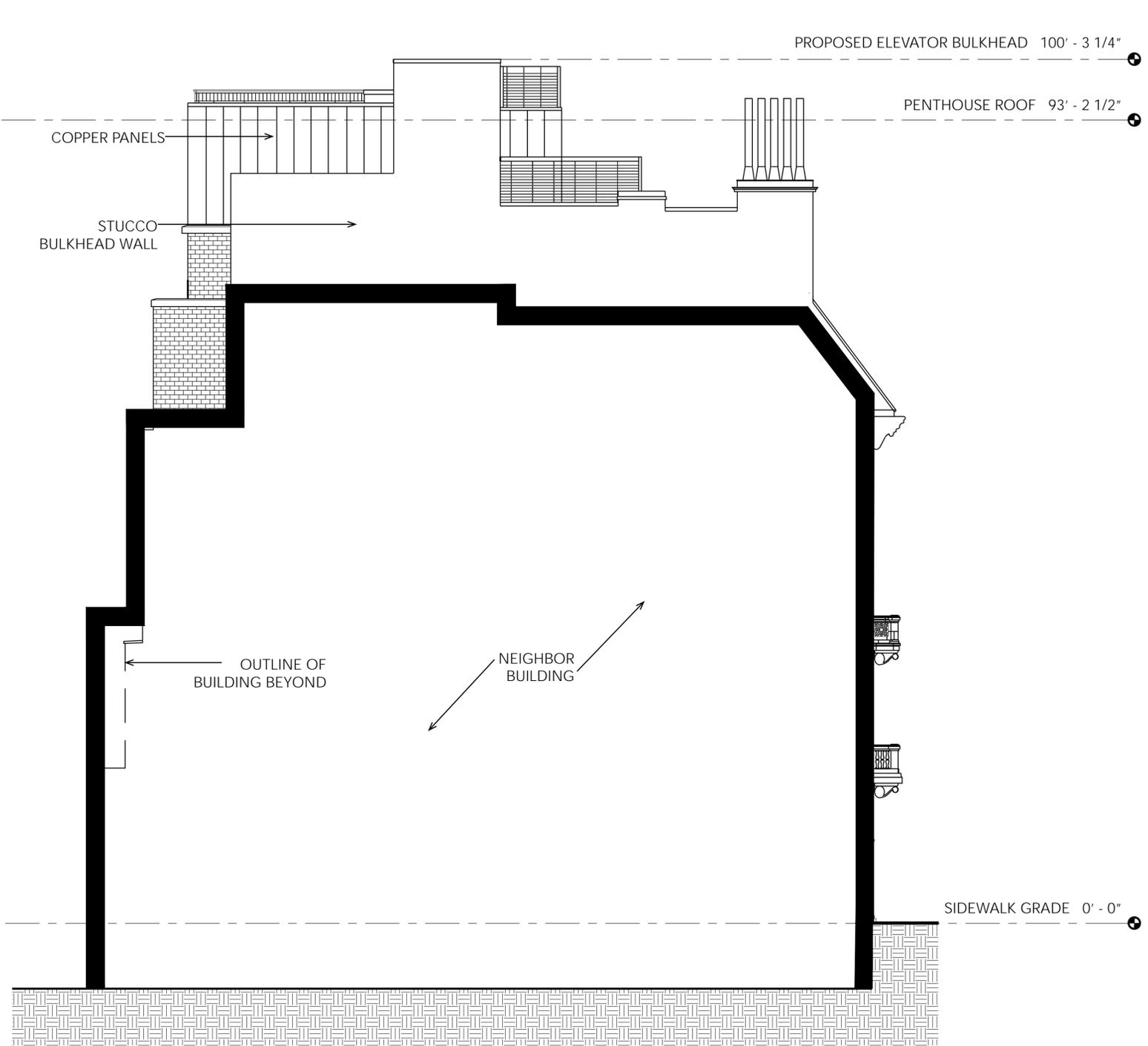
PHOTO OF MOCK-UP FROM MADISON AVENUE



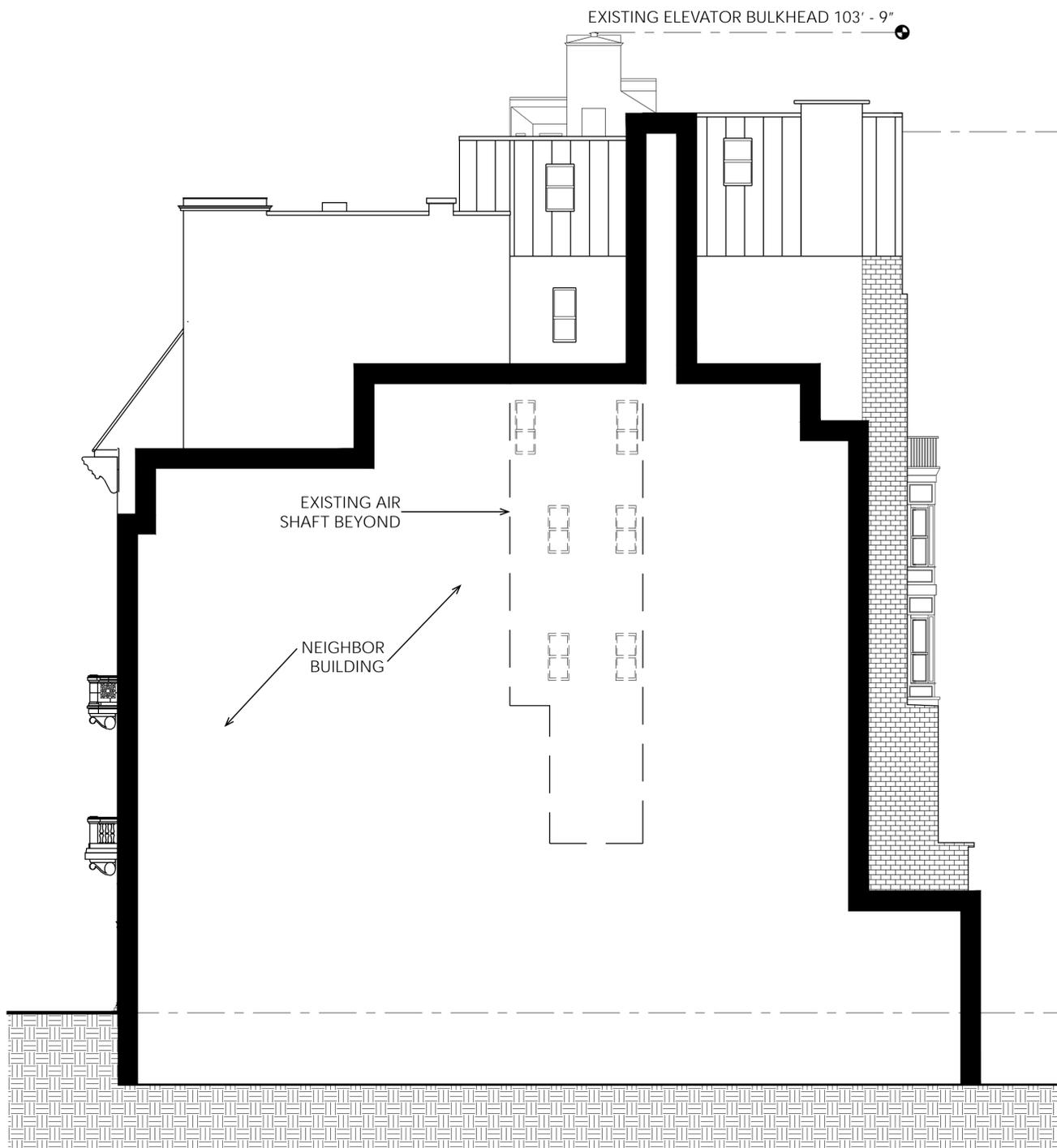




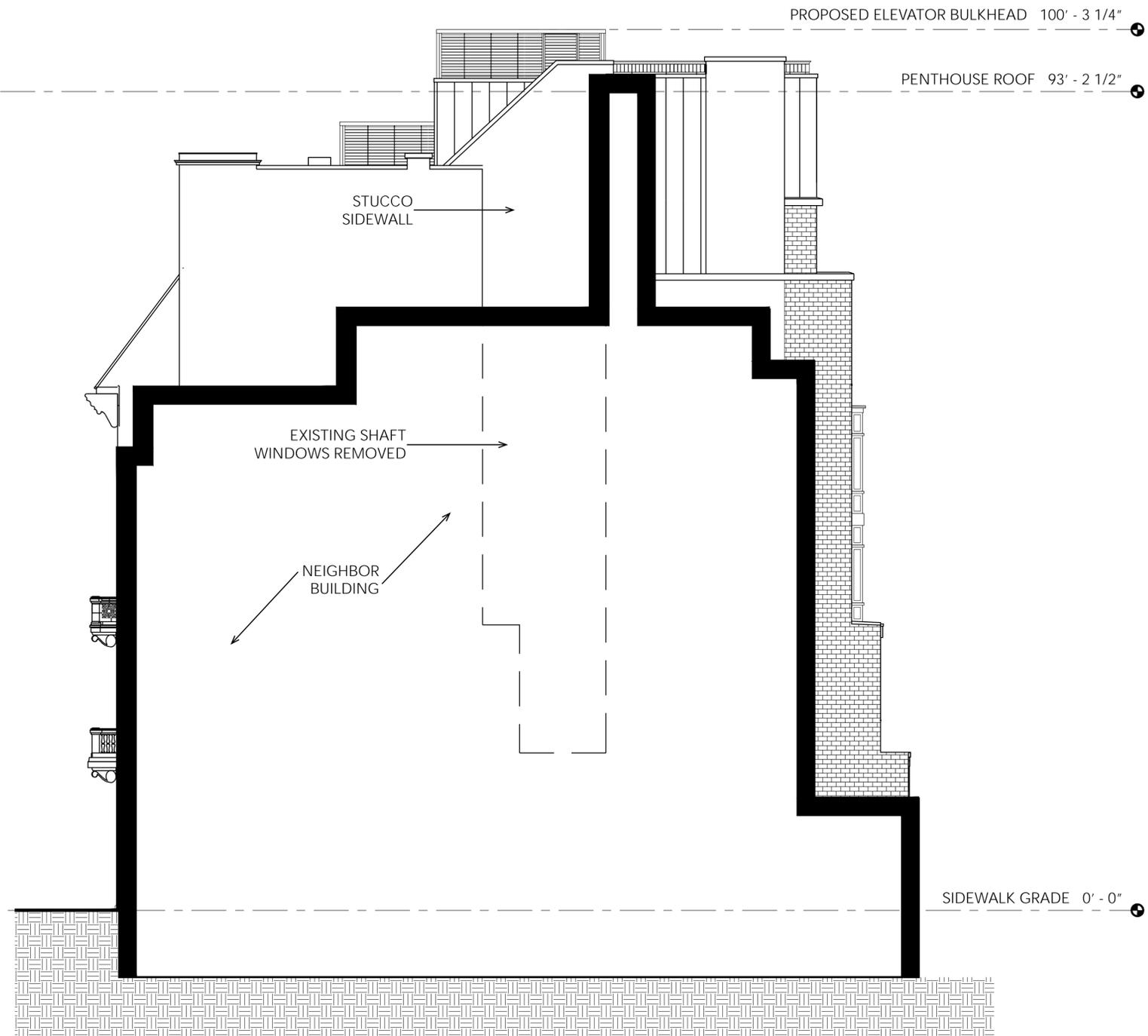
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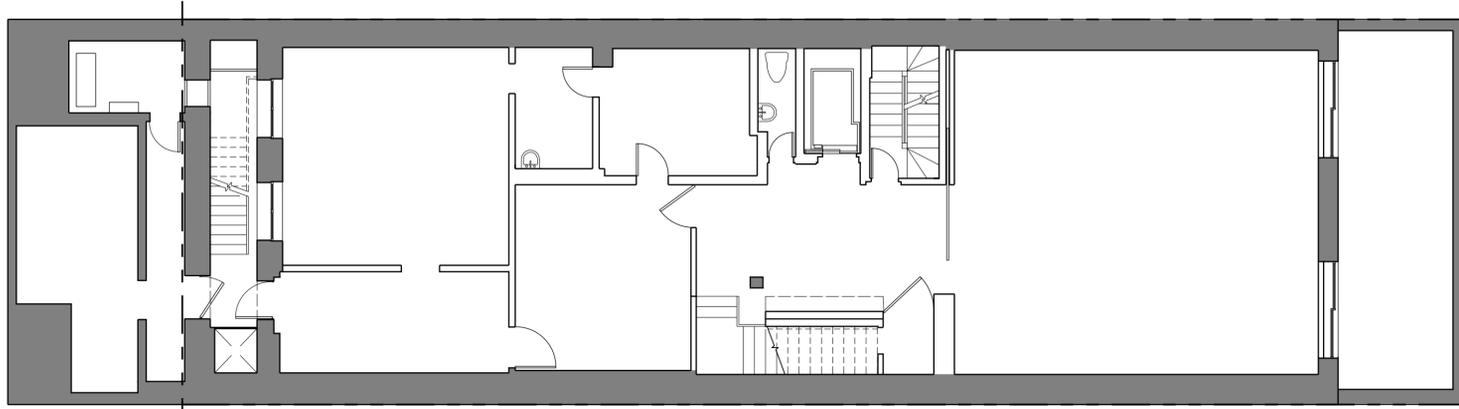
PROPOSED



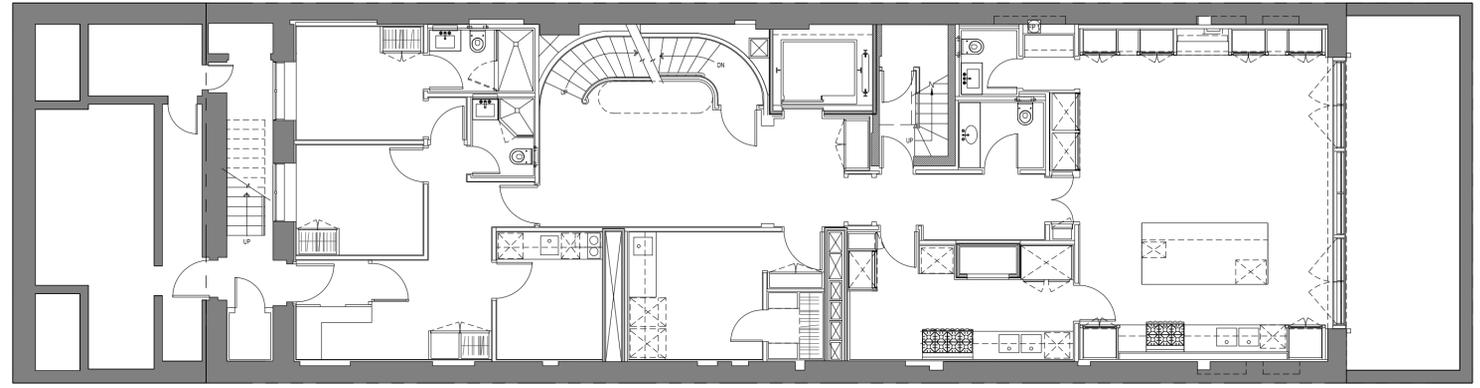
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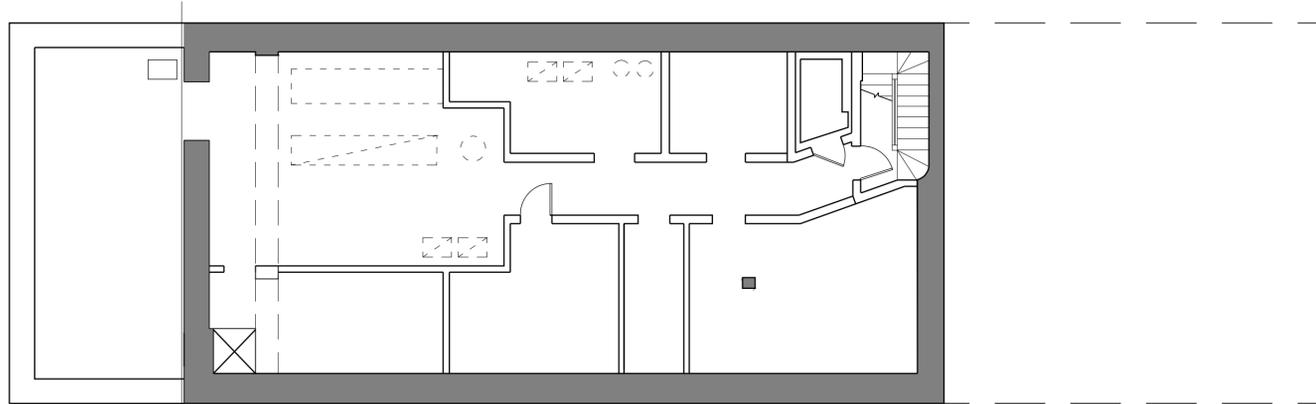
PROPOSED



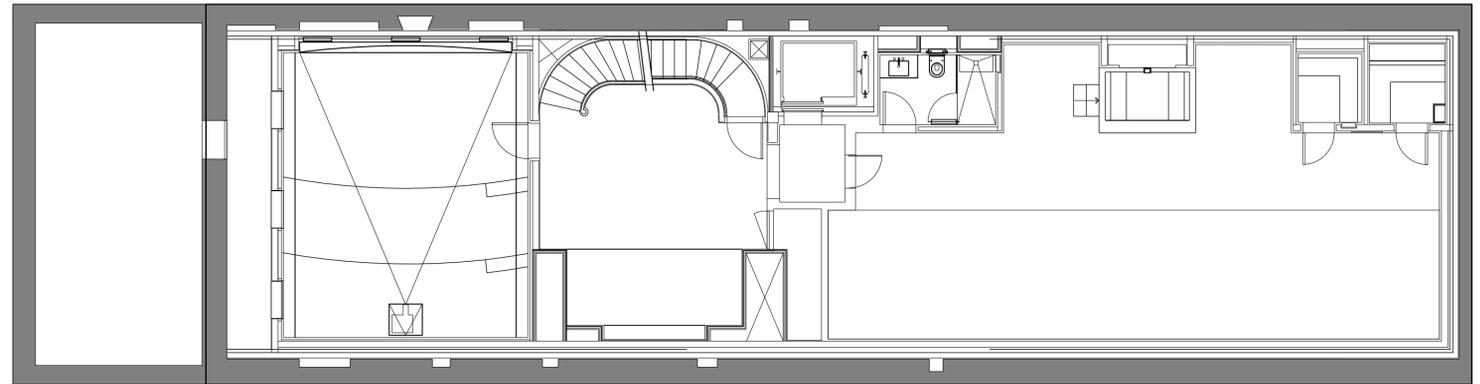
EXISTING CELLAR



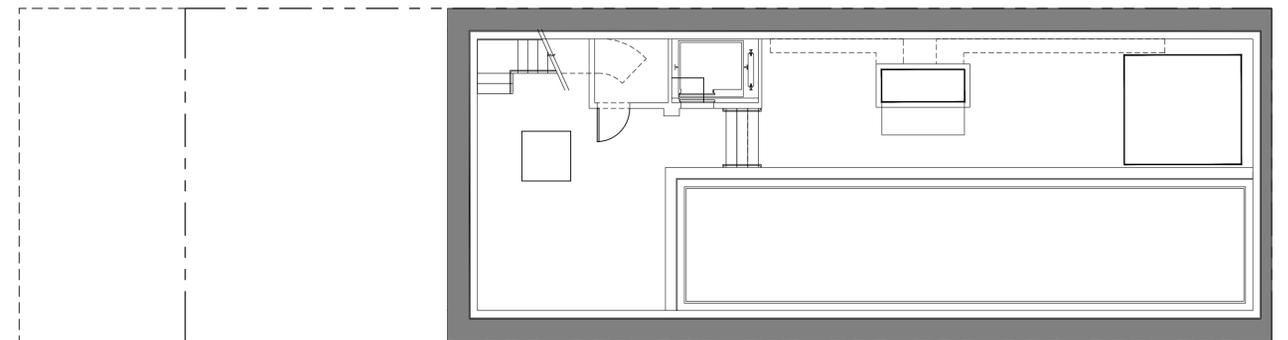
PROPOSED CELLAR



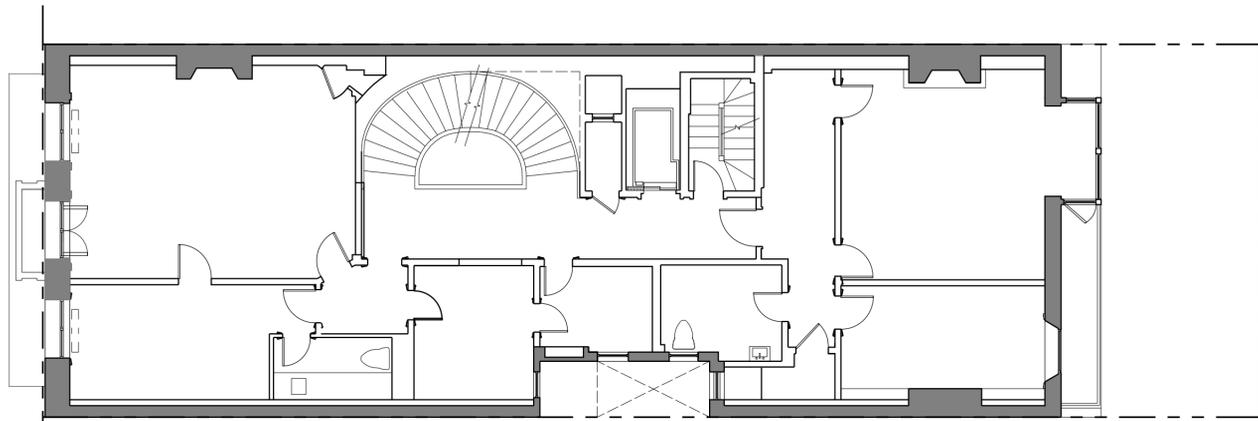
EXISTING SUB CELLAR 1



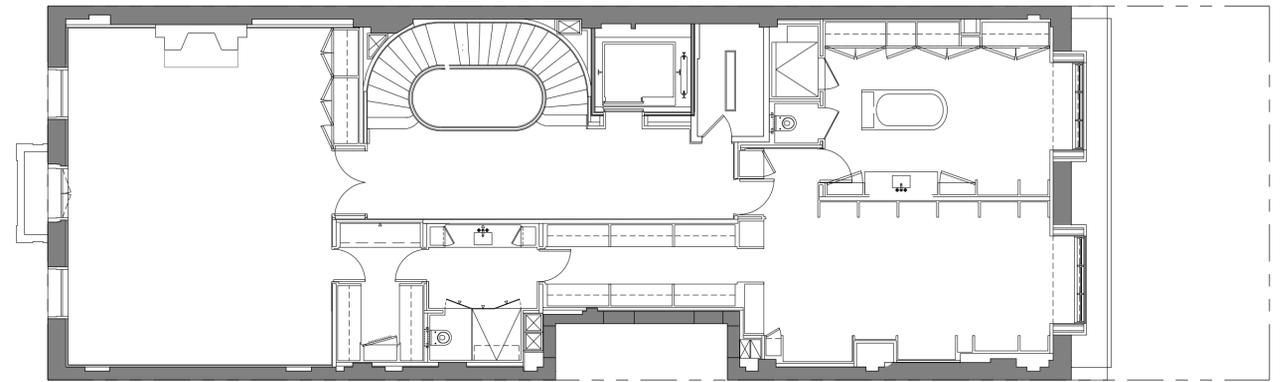
PROPOSED SUB CELLAR 1



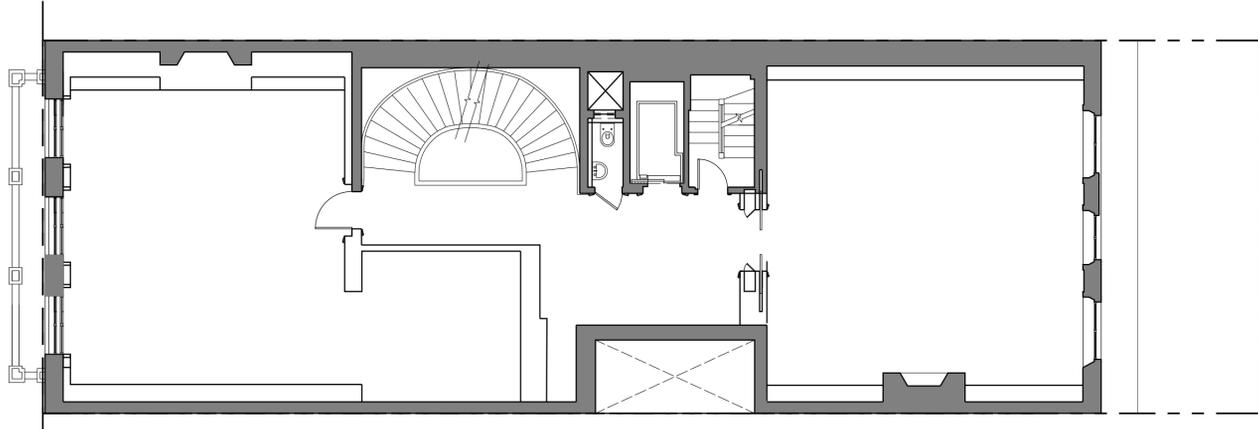
PROPOSED SUB CELLAR 2



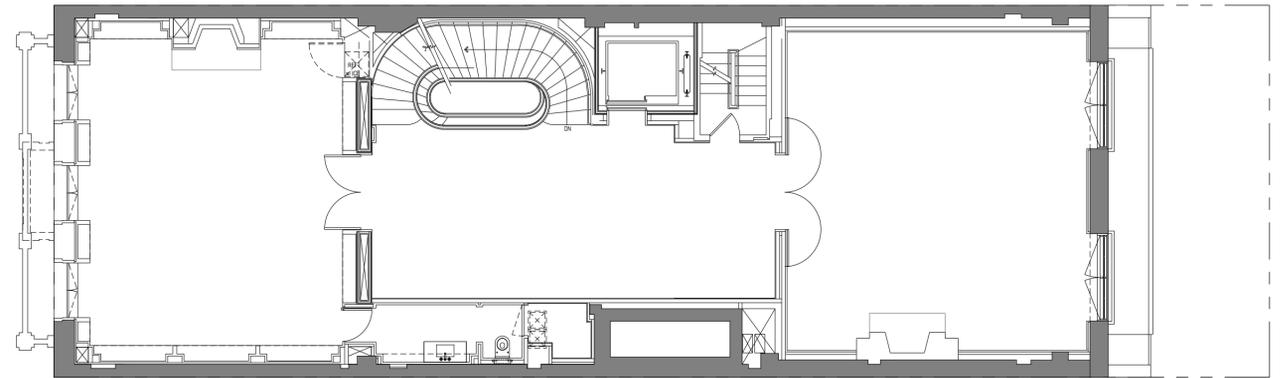
EXISTING THIRD FLOOR



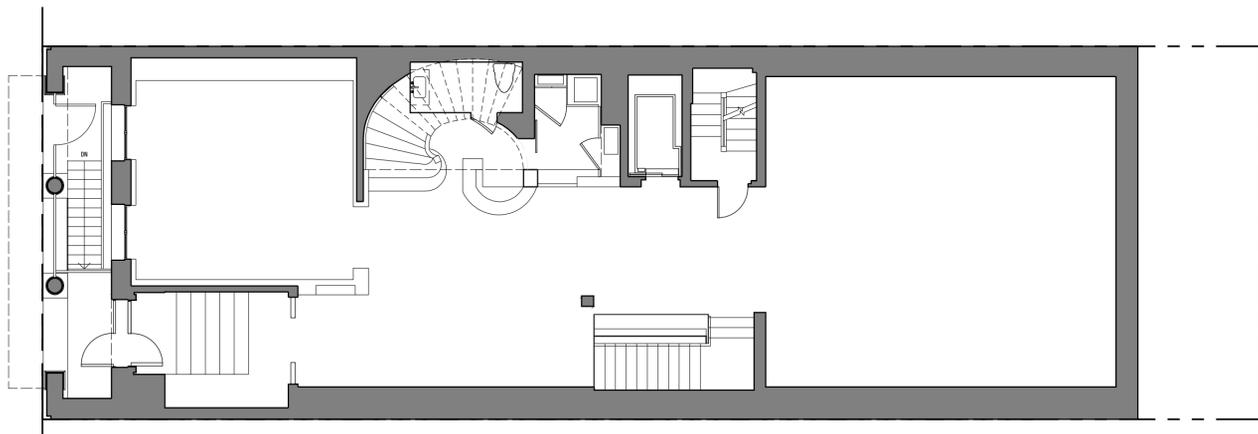
PROPOSED THIRD FLOOR



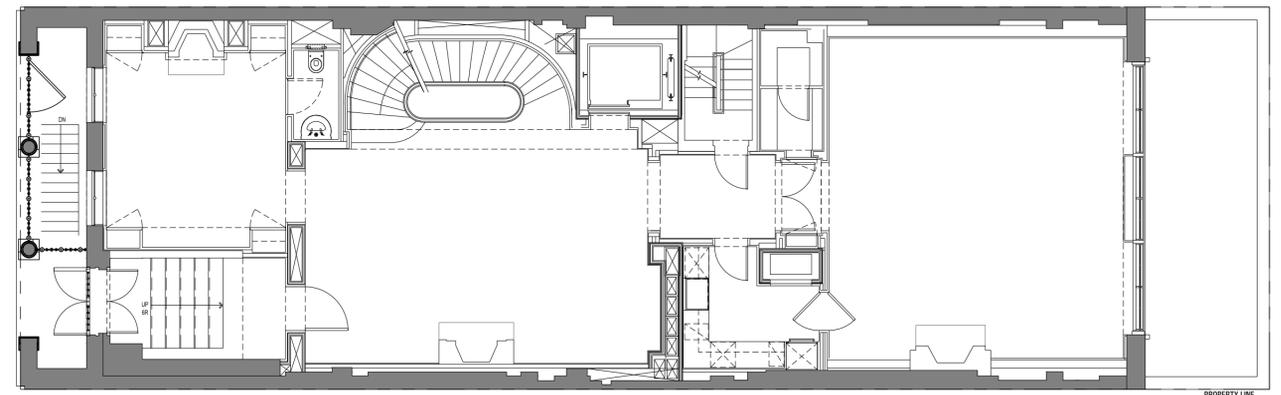
EXISTING SECOND FLOOR



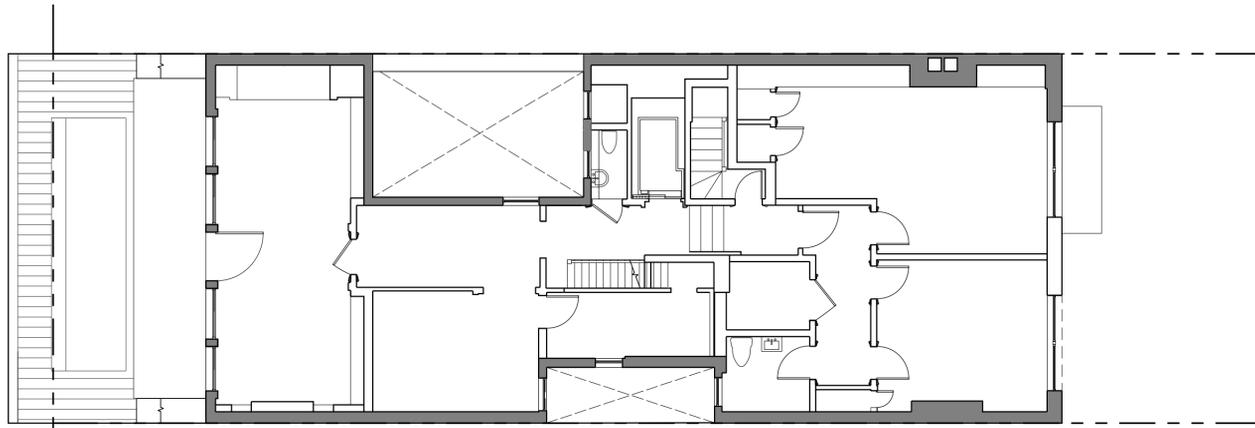
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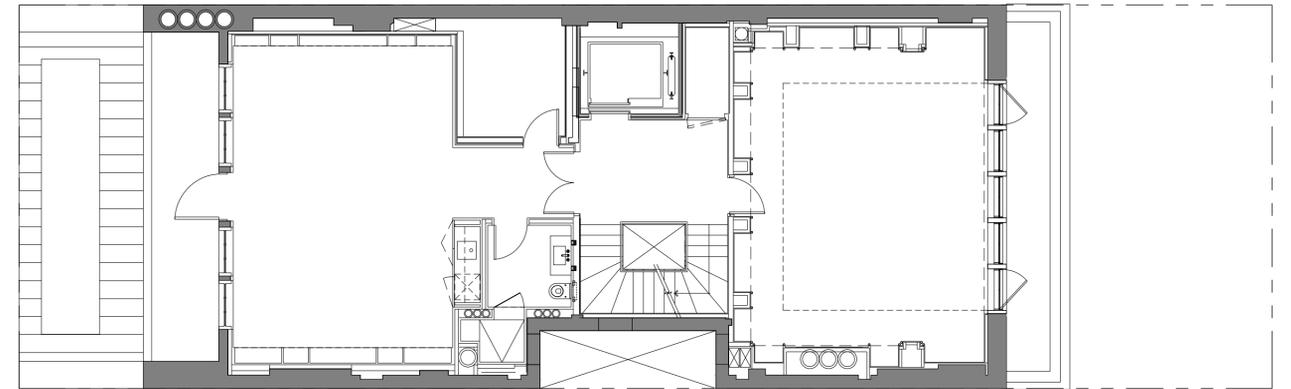
EXISTING FIRST FLOOR



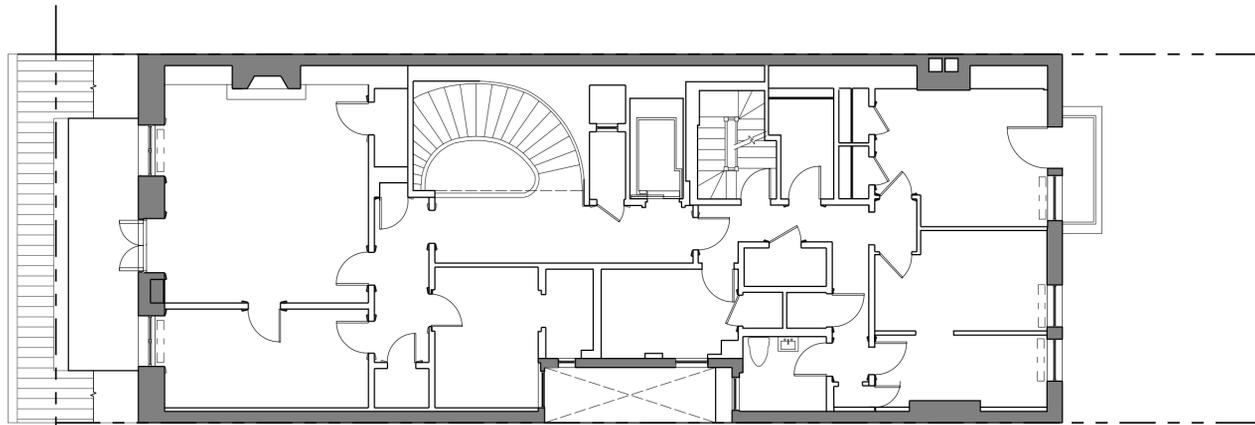
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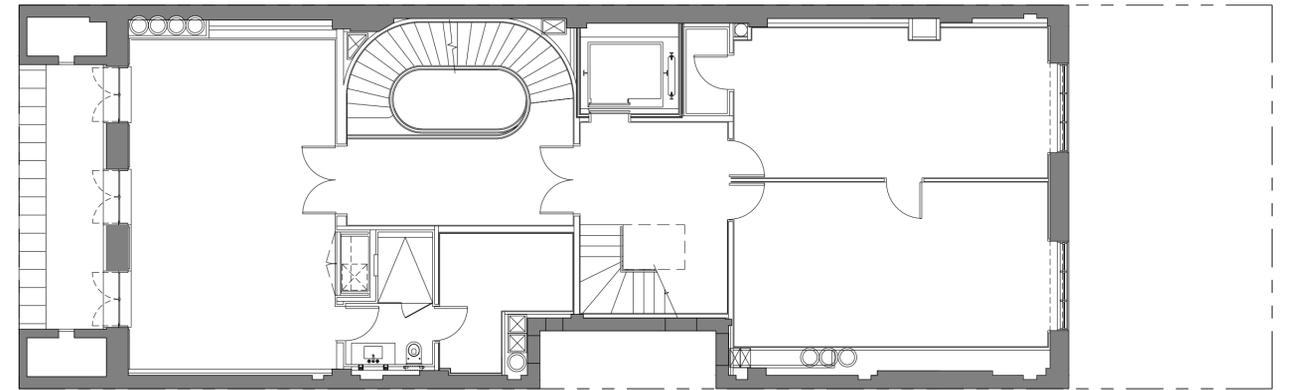
EXISTING SIXTH FLOOR



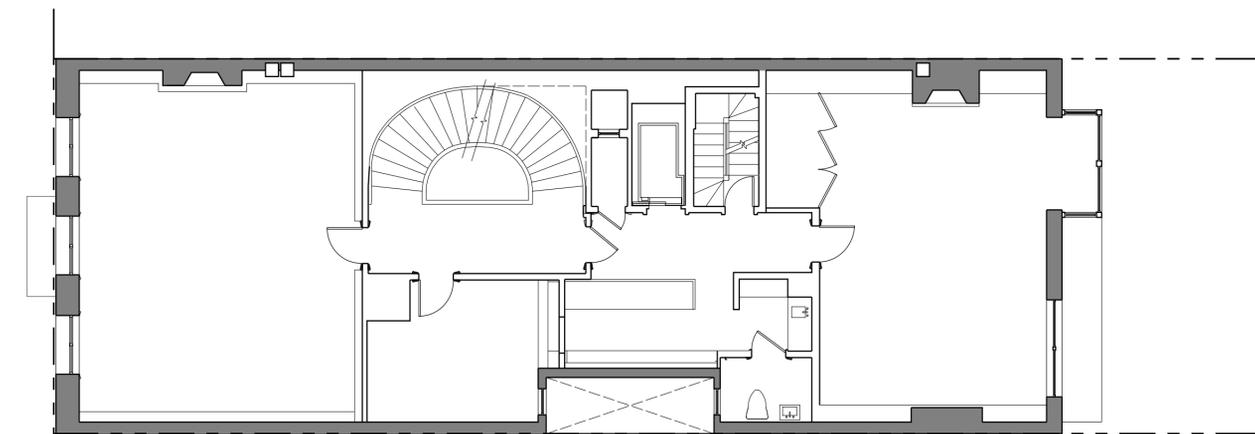
PROPOSED SIXTH FLOOR



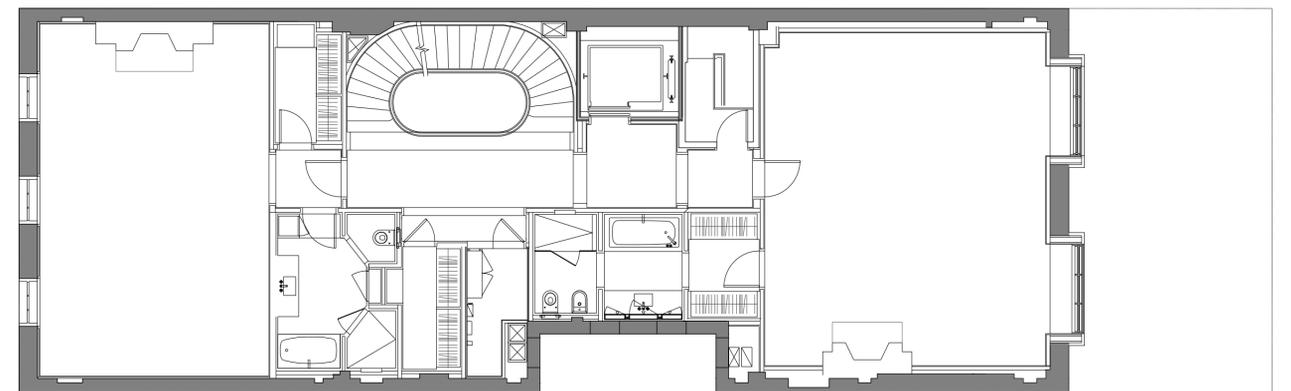
EXISTING FIFTH FLOOR



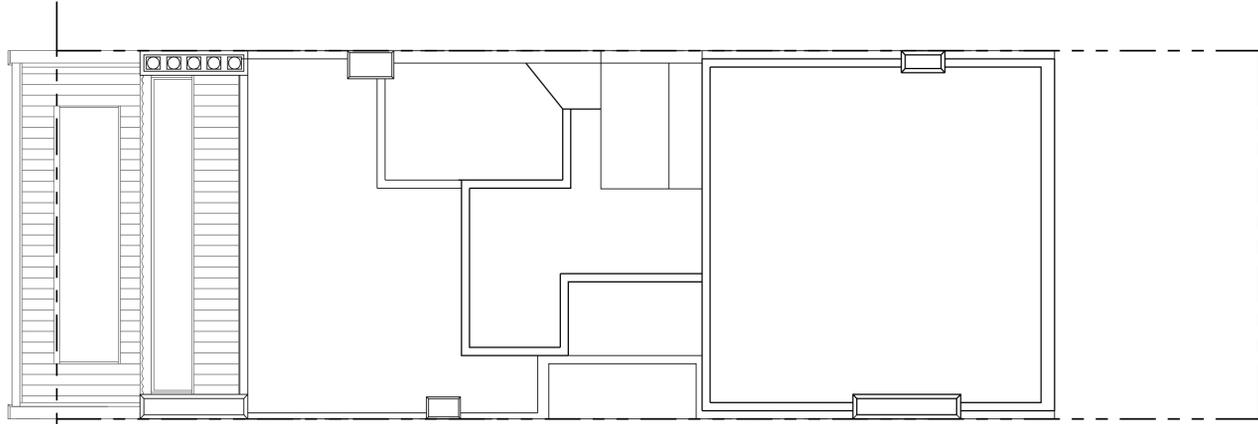
PROPOSED FIFTH FLOOR



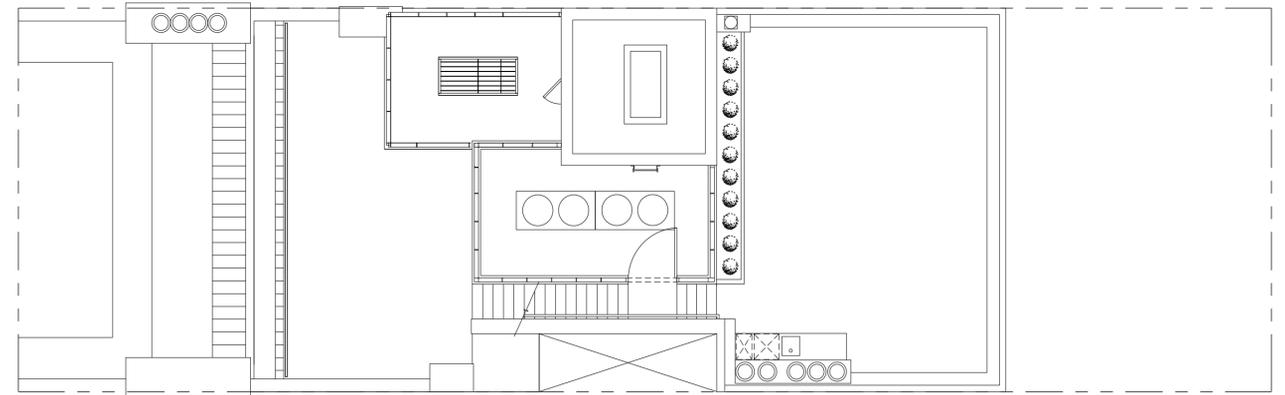
EXISTING FOURTH FLOOR



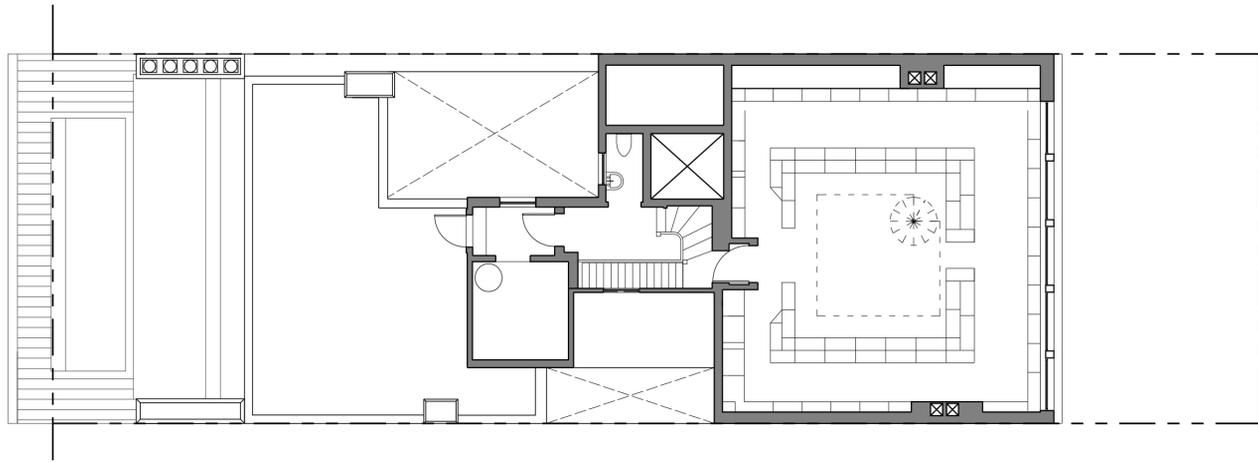
PROPOSED FOURTH FLOOR



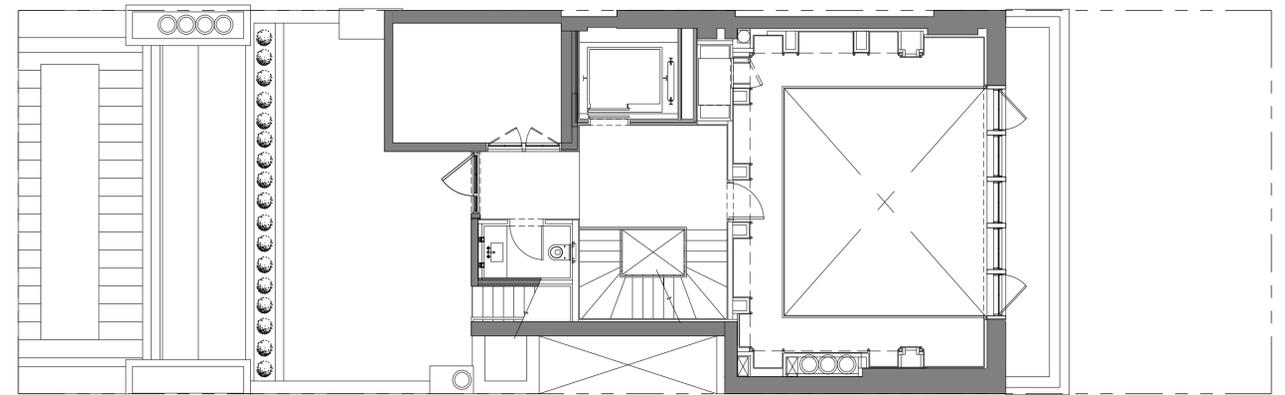
EXISTING PENTHOUSE ROOF



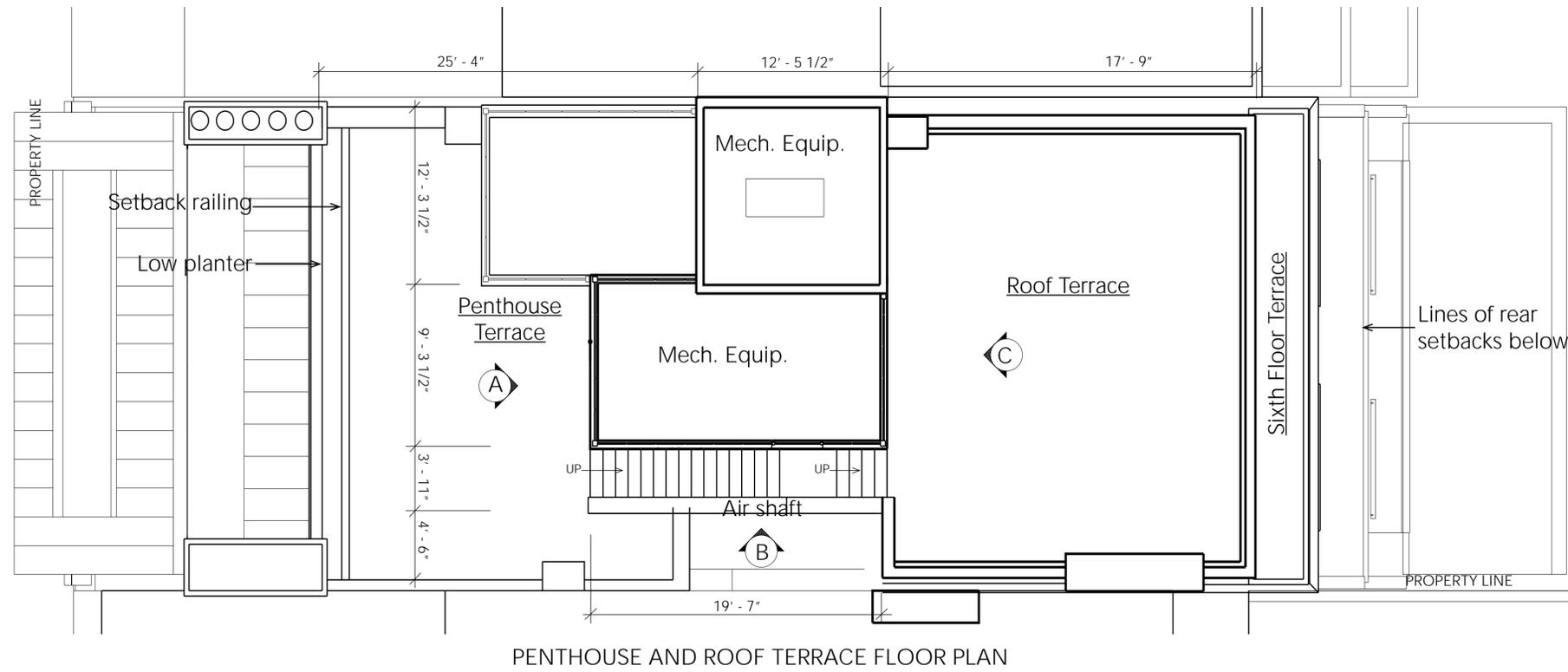
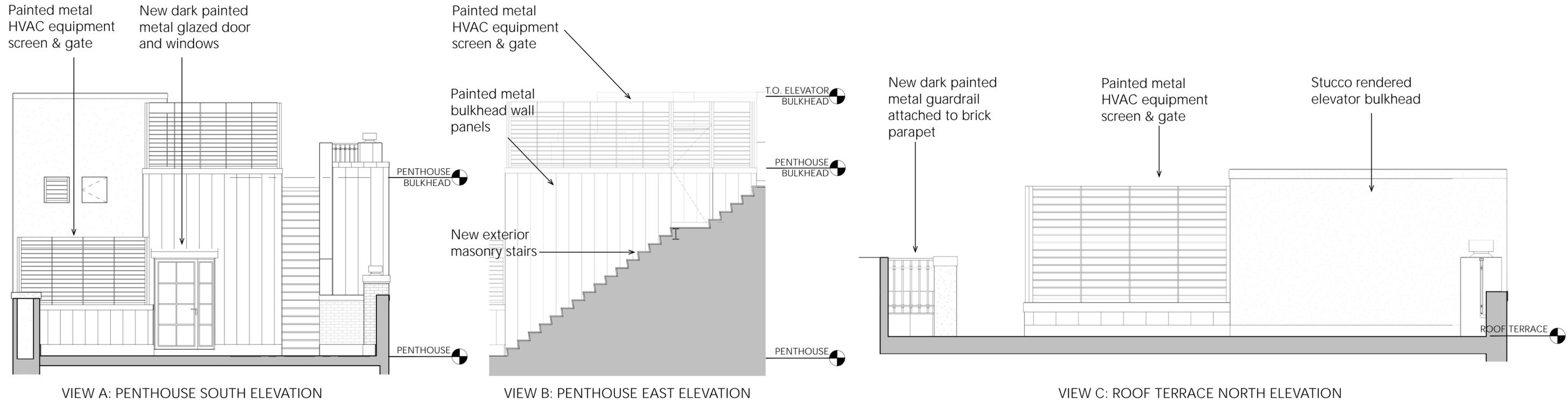
PROPOSED PENTHOUSE ROOF



EXISTING PENTHOUSE



PROPOSED PENTHOUSE





EXISTING LIGHT FIXTURE LOCATIONS



CURRENT FRONT WINDOW AND BARS



STORM DOORS IN FRONT OF SOLID WOOD ENTRY DOORS



PREVIOUS AWNING AND PLAQUE AT ENTRY



CURRENT FRONT FENCE AND SIAMESE CONNECTION



CURRENT FRONT FENCE



CURRENT ENTRY



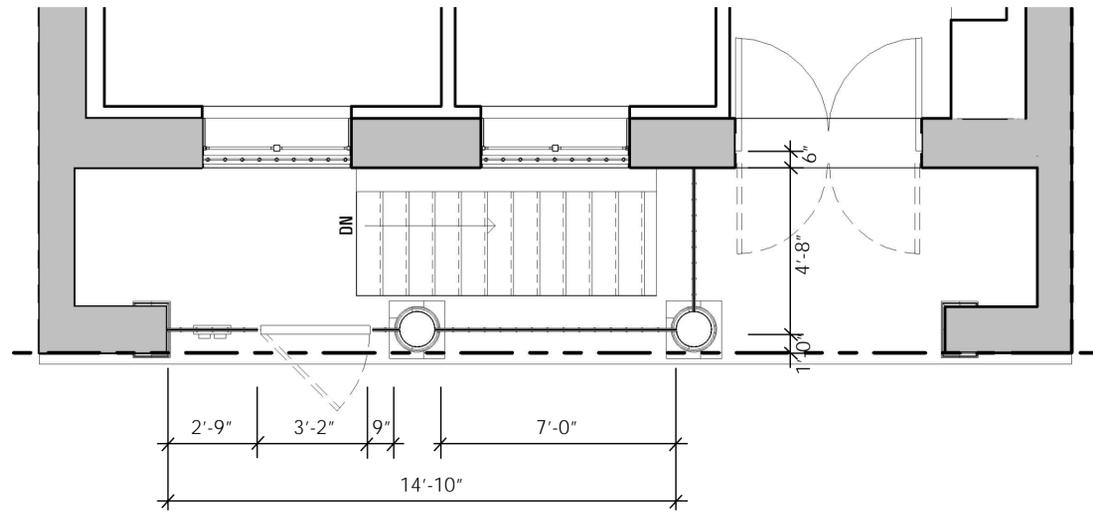
ORIGINAL ENTRY AND FENCE



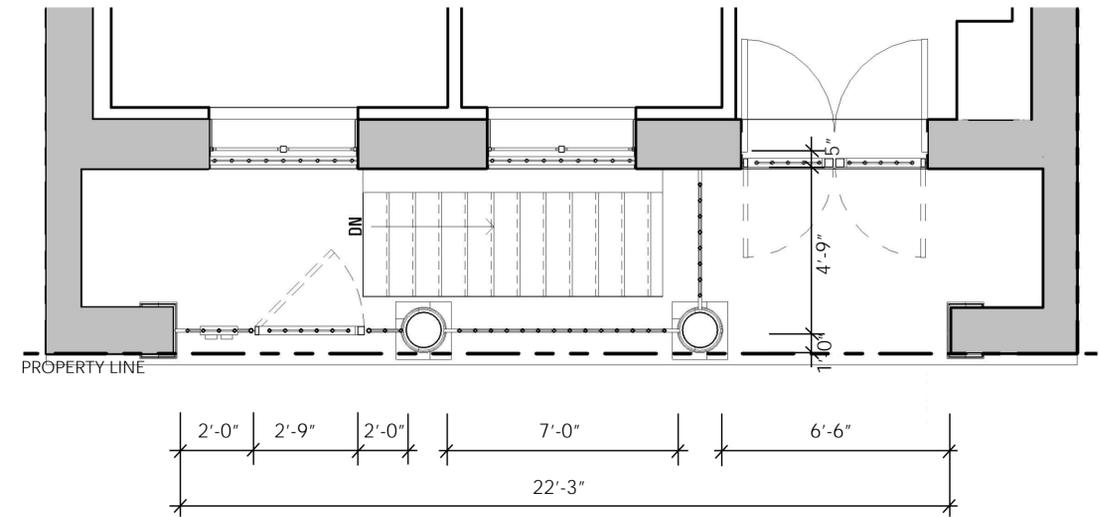
EXISTING FRONT ENTRY PARTIAL ELEVATION



PROPOSED FRONT ENTRY PARTIAL ELEVATION



EXISTING FRONT ENTRY PARTIAL PLAN



PROPOSED FRONT ENTRY PARTIAL PLAN



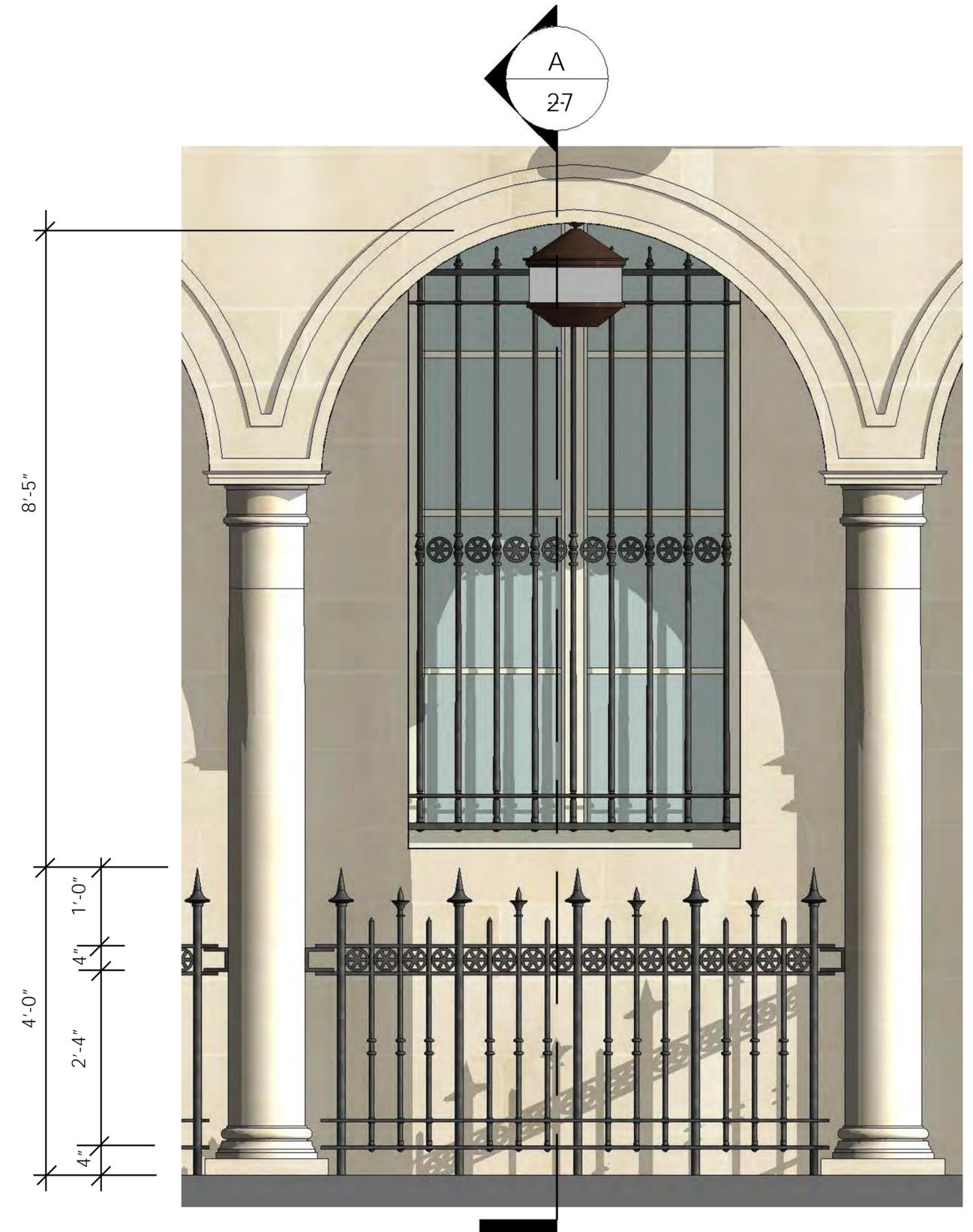
DETAIL OF PROPOSED LANTERN



DETAIL @ ADDRESS OVER DOOR



DETAIL @ ADDRESS PLAQUE



A - PROPOSED FRONT ENLARGED BAY



FULL GATES
11 EAST 73RD STREET



FULL GATES
16 EAST 68TH STREET



GLAZED ARCH
35 EAST 69TH STREET



PLAQUE
25 EAST 69TH STREET



FULL GATES
77 EAST 77TH STREET



FULL GATES
47 EAST 65TH STREET



GLAZED ARCH
22 EAST 67TH STREET



PLAQUE
20 EAST 65TH STREET