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Front Facade

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E3 PHOTOGRAPH - FRONT FACADE (SOUTH)



C3 PHOTOGRAPH - FRONT FACADE (SOUTH)

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Front Facade
(South)
Photographs

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E1 GROUND FLOOR @ 75 WASHINGTON PLACE

C1 VIEW OF GROUND FLOOR FROM 73
WASHINGTON PLACE

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GROUND FLOOR -
EXISTING

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E2 TAX PHOTO - 1940s



C1 TAX PHOTO - 1980s



A2 HISTORICAL PHOTO - 1934

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TAX PHOTOS

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E1 EXISTING ELEVATION - FRONT FACADE (SOUTH)

1/4" = 1'-0"



C1 PROPOSED ELEVATION - FRONT FACADE (SOUTH)

1/4" = 1'-0"

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Existing &
Proposed
Elevations, Front
Facade (South)

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CONTEXT

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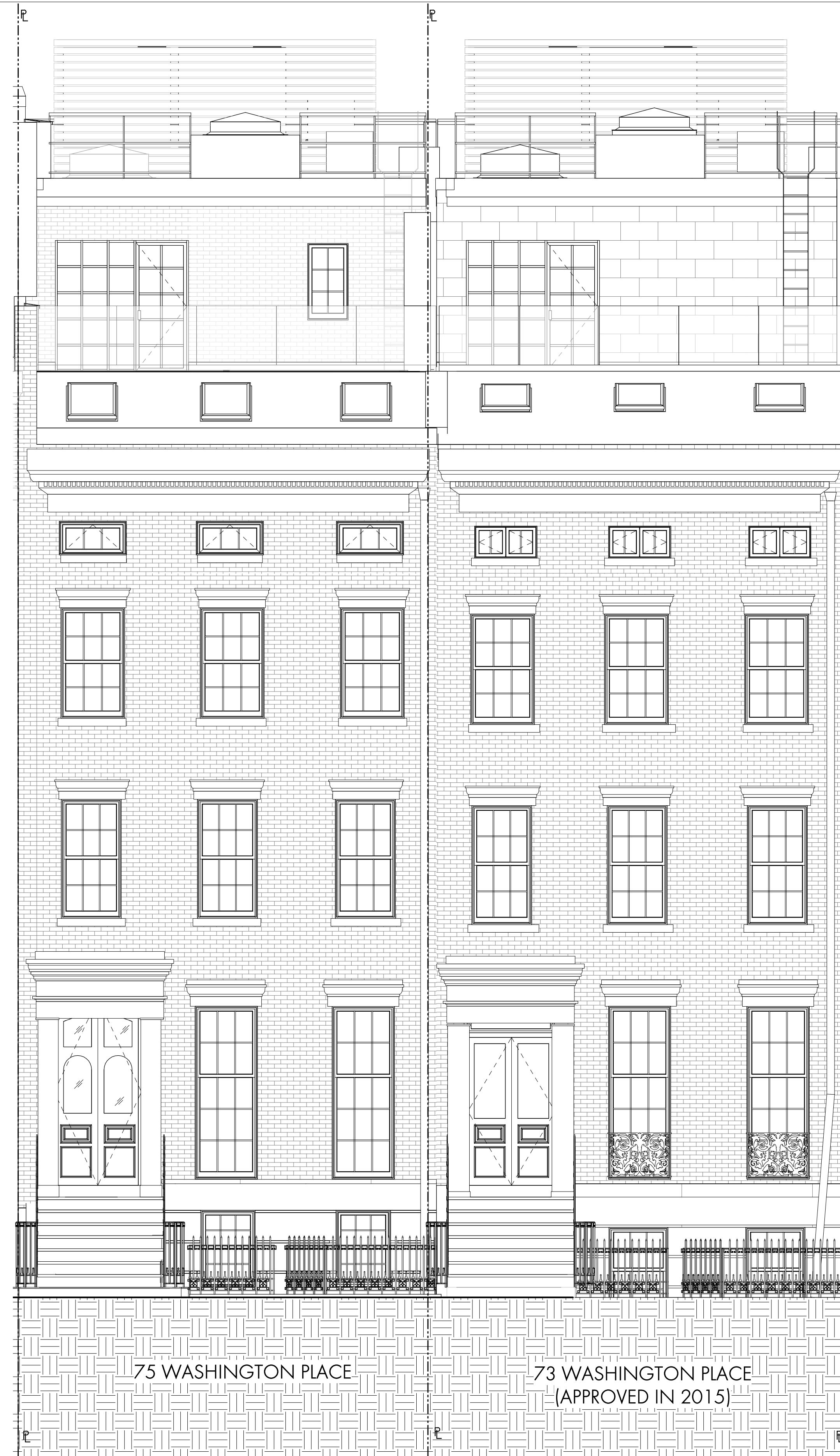
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E1

EXISTING ELEVATION - FRONT FACADE - 73&75 WASHINGTON PL.

1/4" = 1'-0"

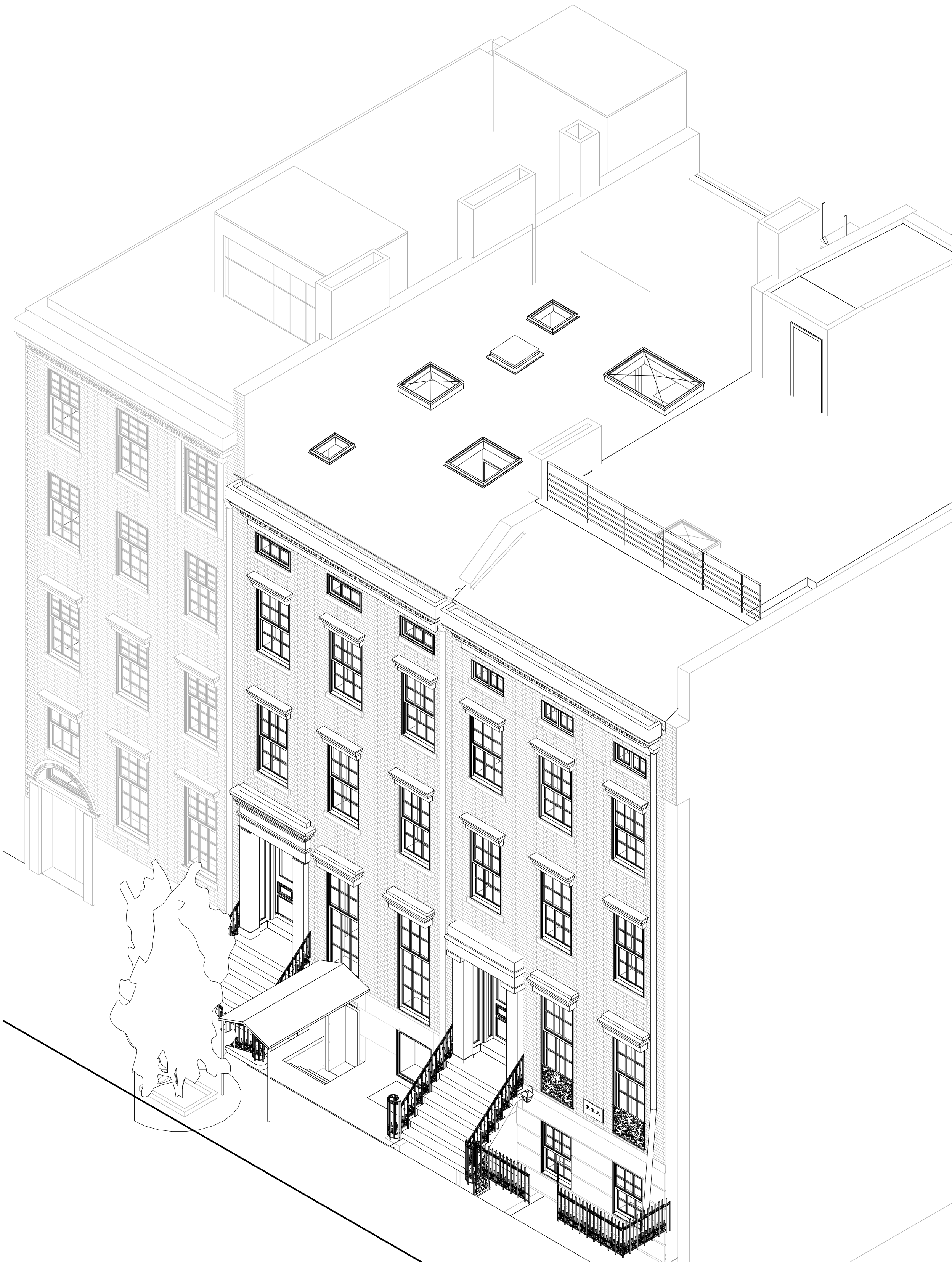


C1

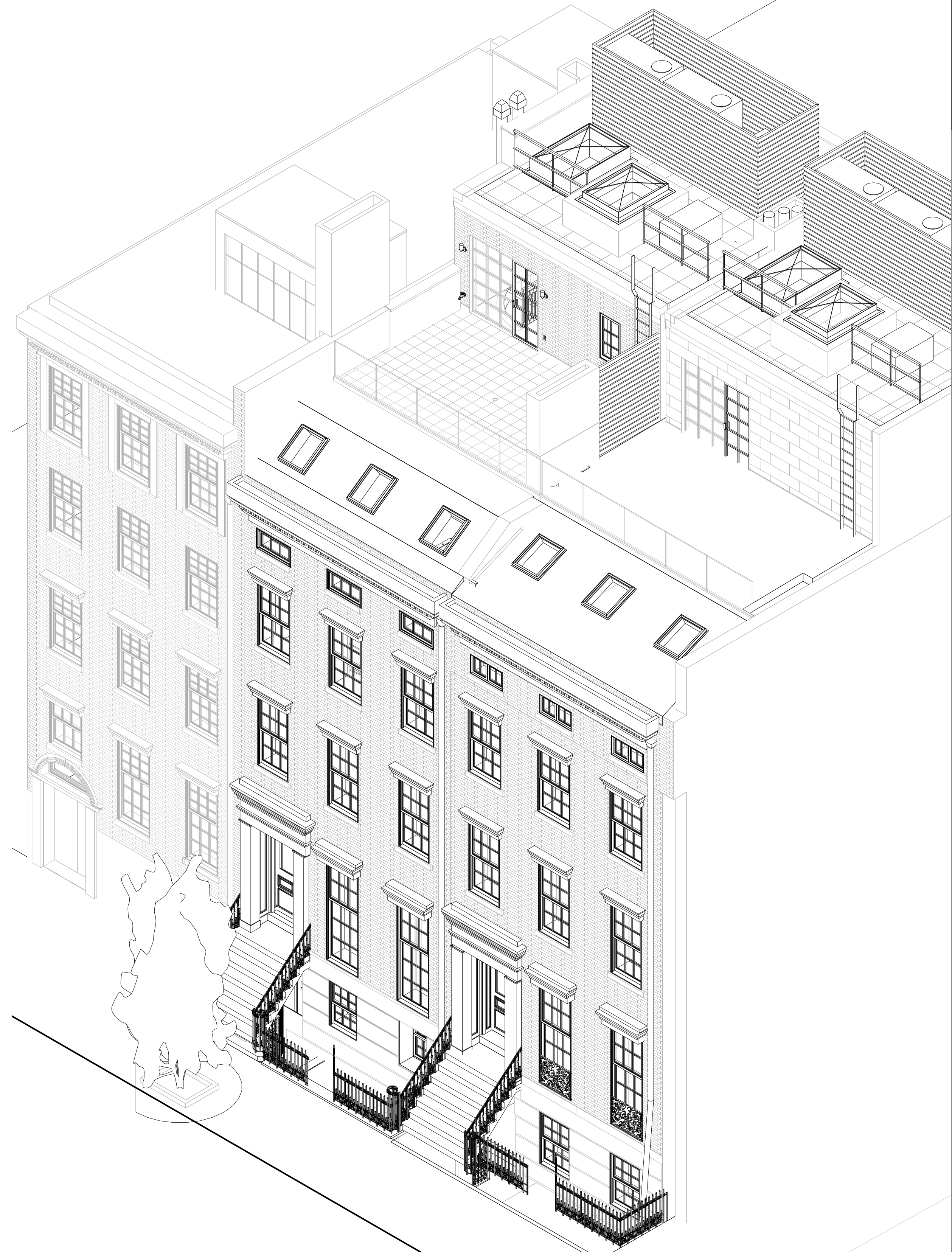
PROPOSED ELEVATION - FRONT FACADE - 73&75 WASHINGTON PL.

1/4" = 1'-0"

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E1 3D VIEW - EXISTING FRONT FACADE (SOUTH)



C1 3D VIEW - FRONT FACADE (SOUTH)

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3D Views - Front
Facade

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North Facade
Photographs

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E1 PHOTOGRAPH - REAR FACADE (NORTH)

C1 PHOTOGRAPH - REAR FACADE



E3 PHOTOGRAPH - BIRD'S EYE VIEW OF REAR FACADES



C3 PHOTOGRAPH - VIEW OF REAR FACADES



E1 PHOTOGRAPH - BIRD'S EYE VIEW OF REAR YARD



C1 MAP - AREA 4 FROM THE LPC DESIGNATION REPORT (DETAIL)

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Surrounding
Buildings

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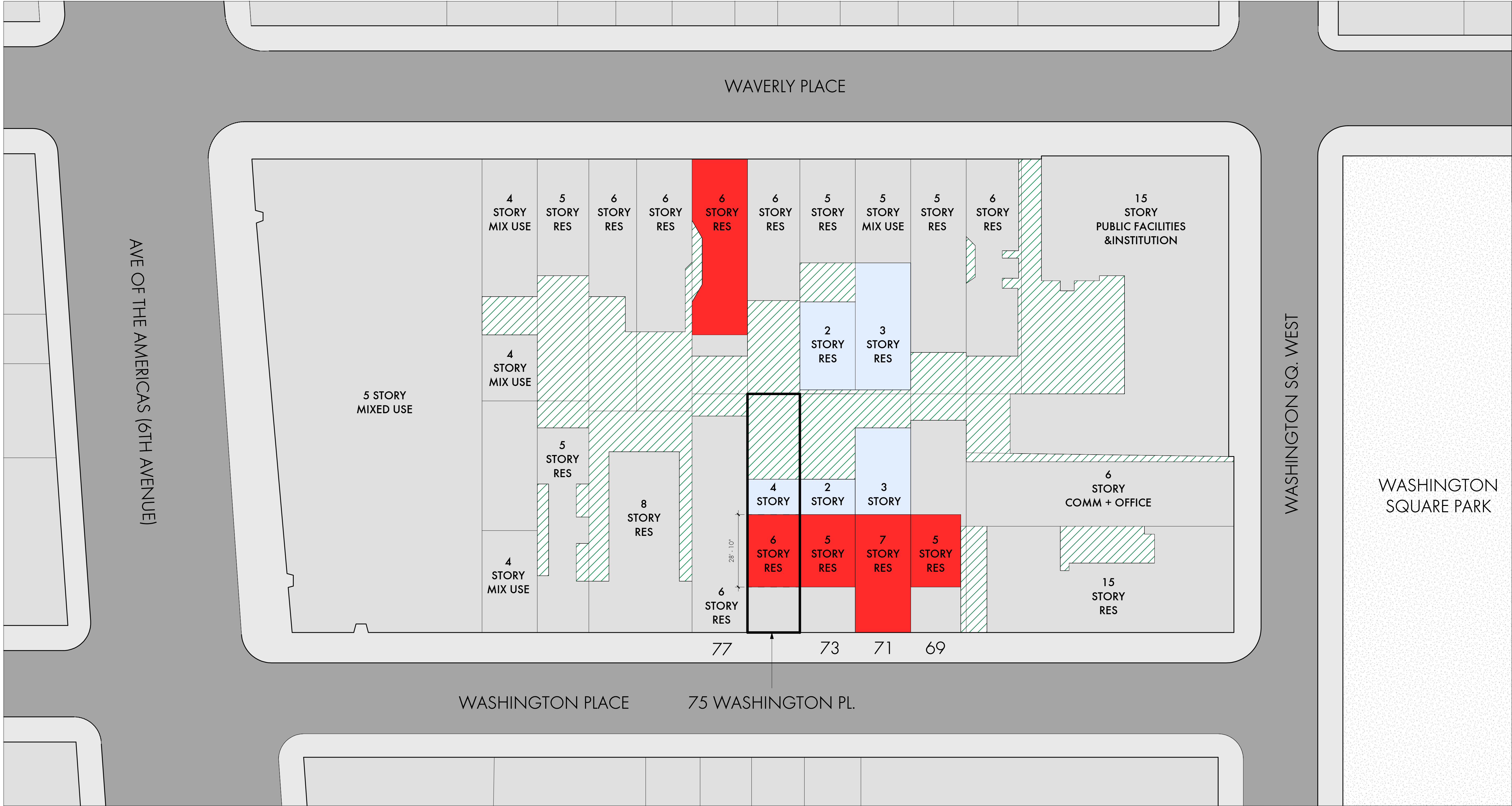
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Block Plan

Date 11 December 2017

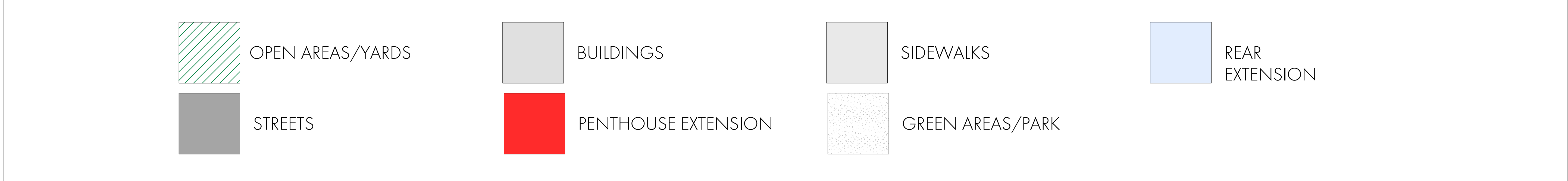
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E1 EXISTING ELEVATION - REAR FACADE (NORTH)

1/4" = 1'-0"



C1 PROPOSED ELEVATION - REAR FACADE (NORTH)

1/4" = 1'-0"

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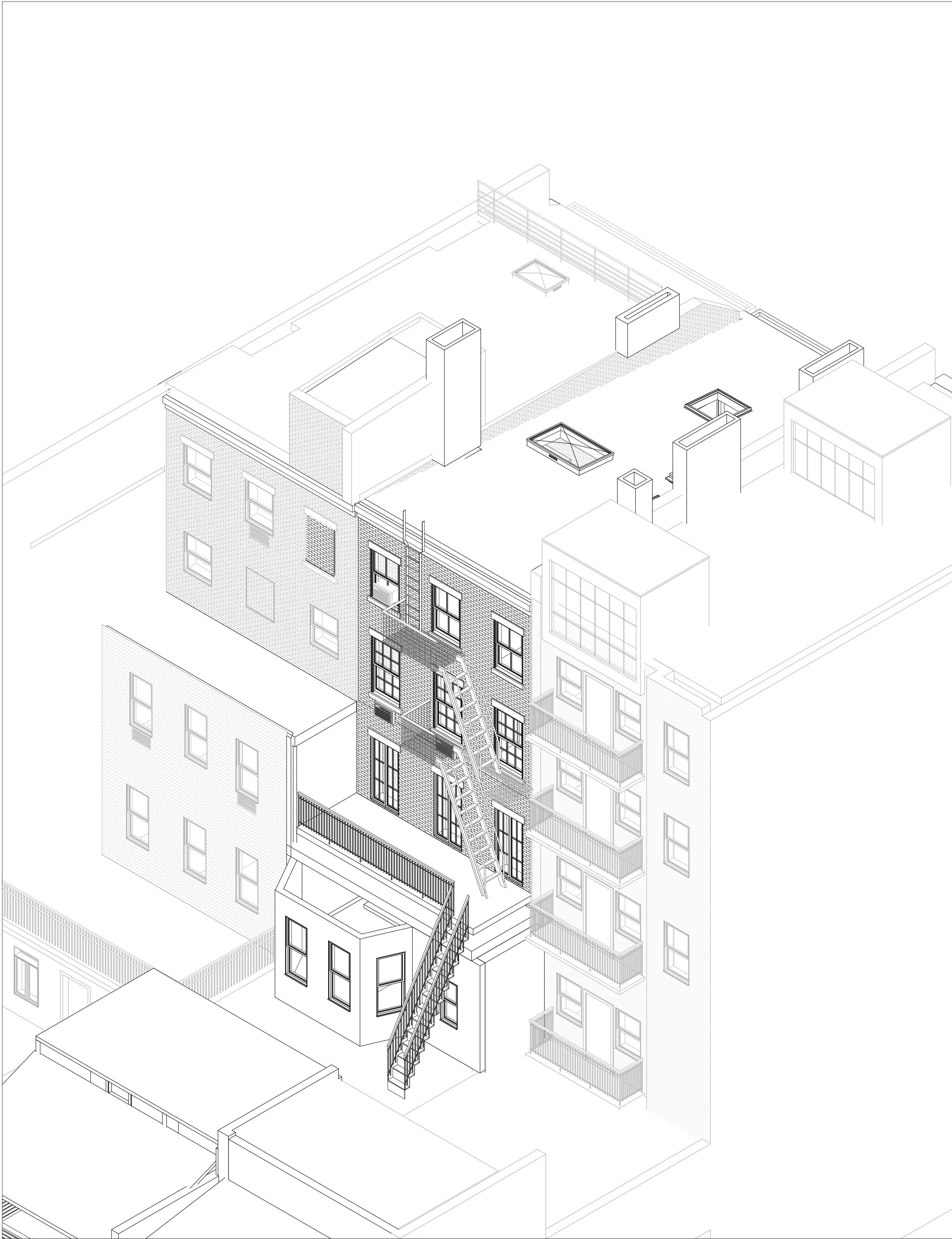
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LPC
Existing &
Proposed
Elevations, Rear
Facade (North)

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E1 3D VIEW - EXISTING REAR FACADE (NORTH)



C1 3D VIEW - REAR FACADE (NORTH)

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3D Views - Rear
Facade

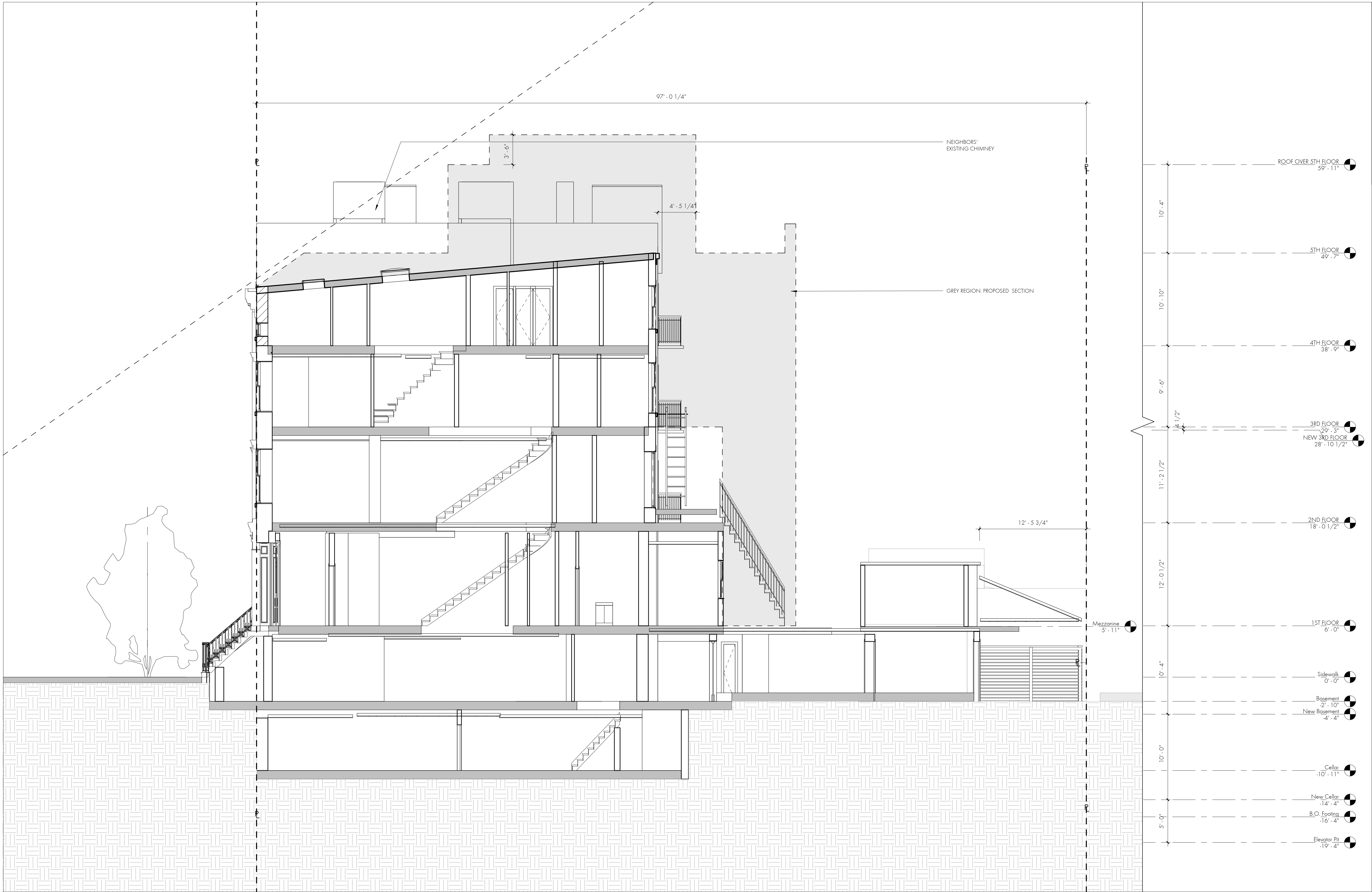
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E1 EXISTING - BUILDING SECTION

3/16" = 1'-0"

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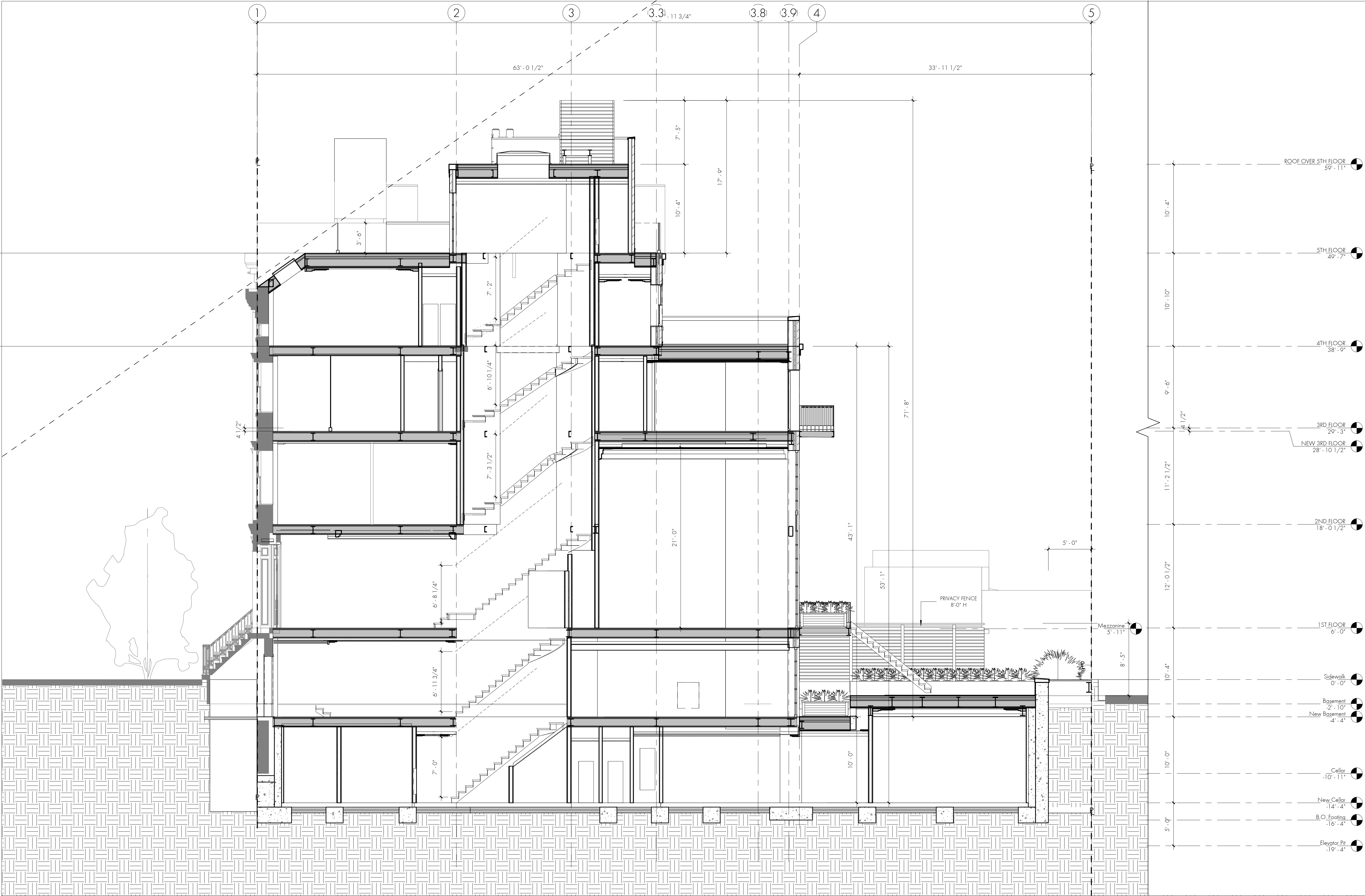
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Existing Building
Section

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ROOF OVER 5TH FLOOR
59'-11"

5TH FLOOR
49'-7"

4TH FLOOR
38'-9"

3RD FLOOR
29'-3"

NEW 3RD FLOOR
28'-10 1/2"

2ND FLOOR
18'-0 1/2"

1ST FLOOR
6'-0"

Sidewalk
0'-0"

Basement
-2'-10"

New Basement
-4'-4"

Cellar
-10'-11"

New Cellar
-14'-4"

B.O. Footing
-16'-4"

Elevator Pit
-19'-4"

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Proposed Building
Section

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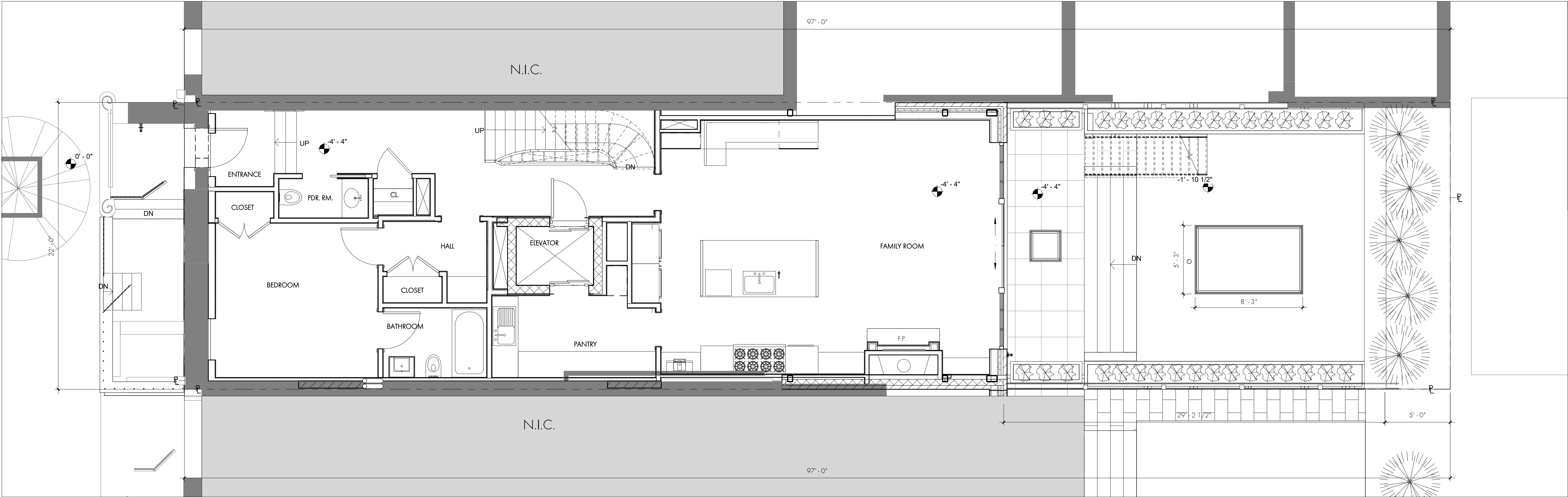
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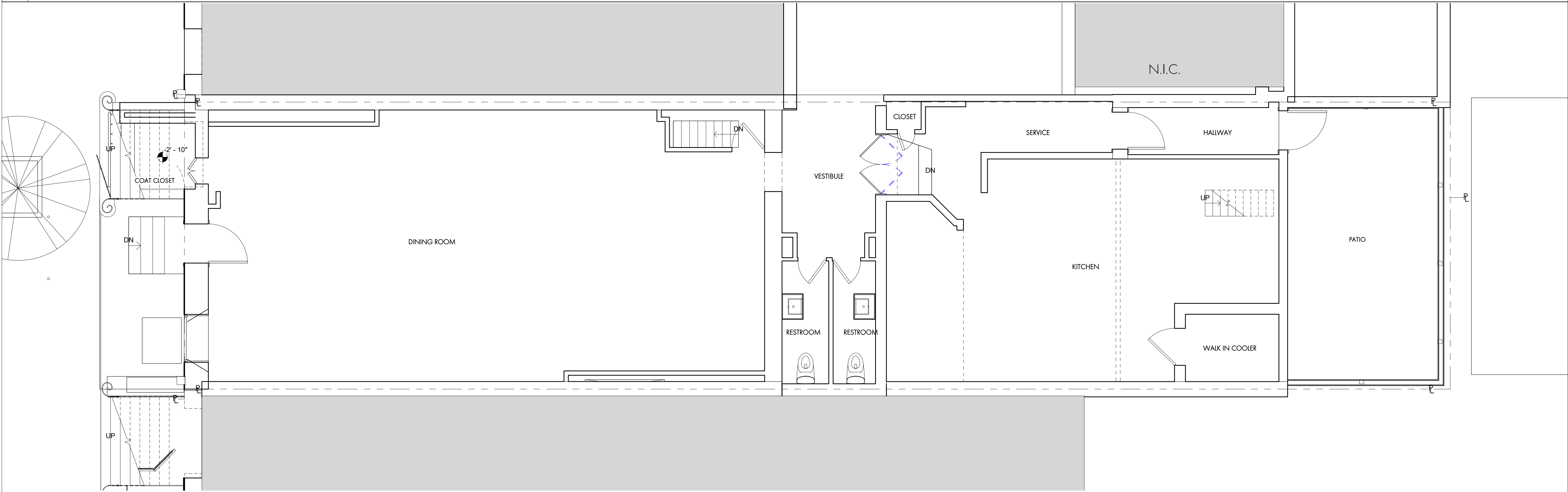
E1 PROPOSED - BUILDING SECTION

3/16" = 1'-0"

12/11/2017 10:44 AM



E3 PROPOSED PLAN - NEW BASEMENT 1/4" = 1'-0"



E1 EXISTING PLAN - BASEMENT 1/4" = 1'-0"

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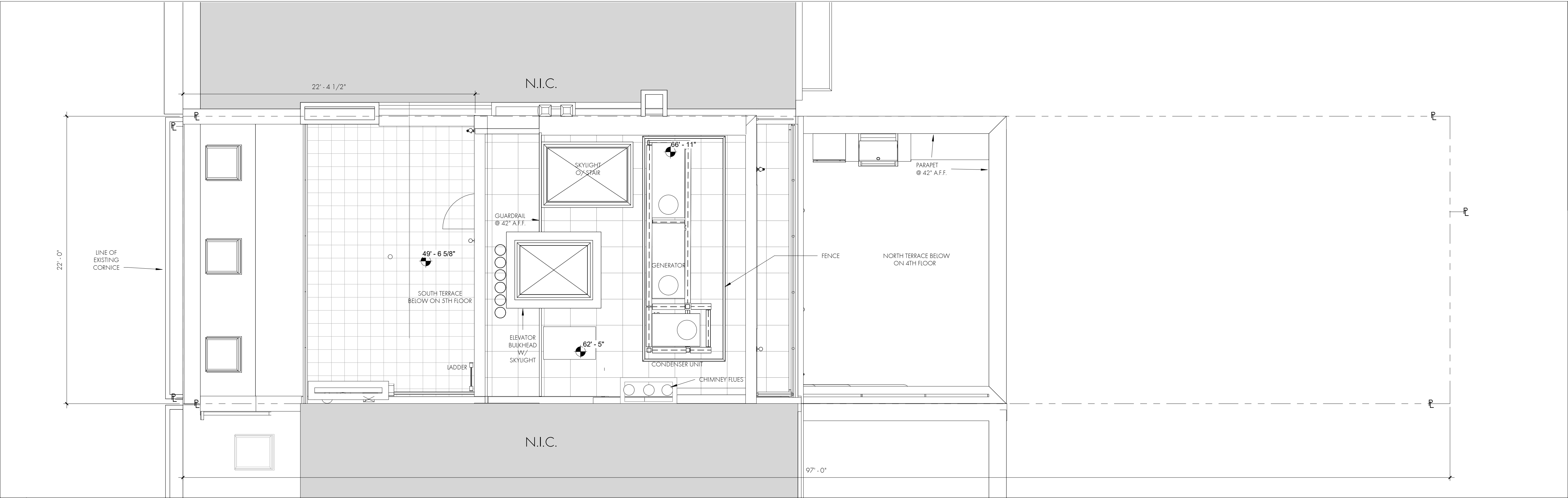
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Existing &
Proposed
Basement Level

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E3 PROPOSED PLAN - ROOF OF PENTHOUSE 1/4" = 1'-0"

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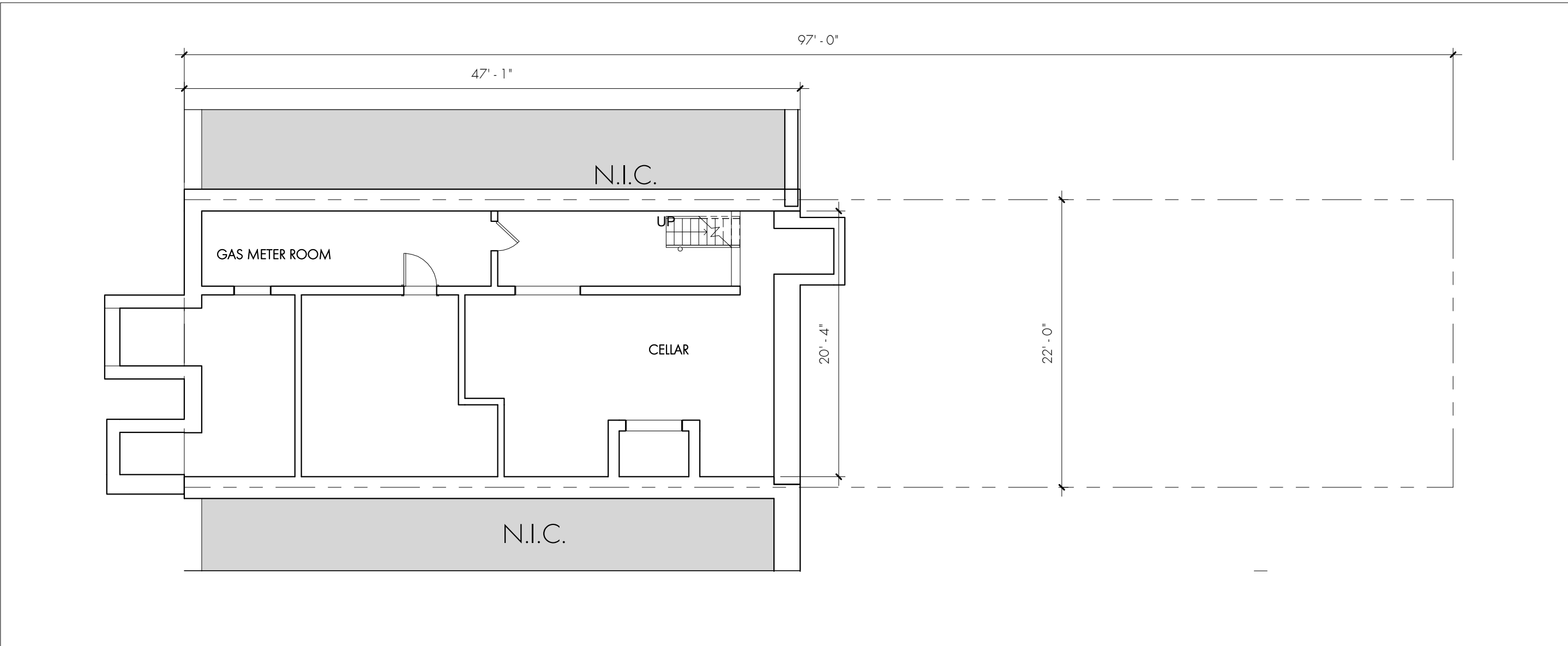
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Proposed Roof
Plan

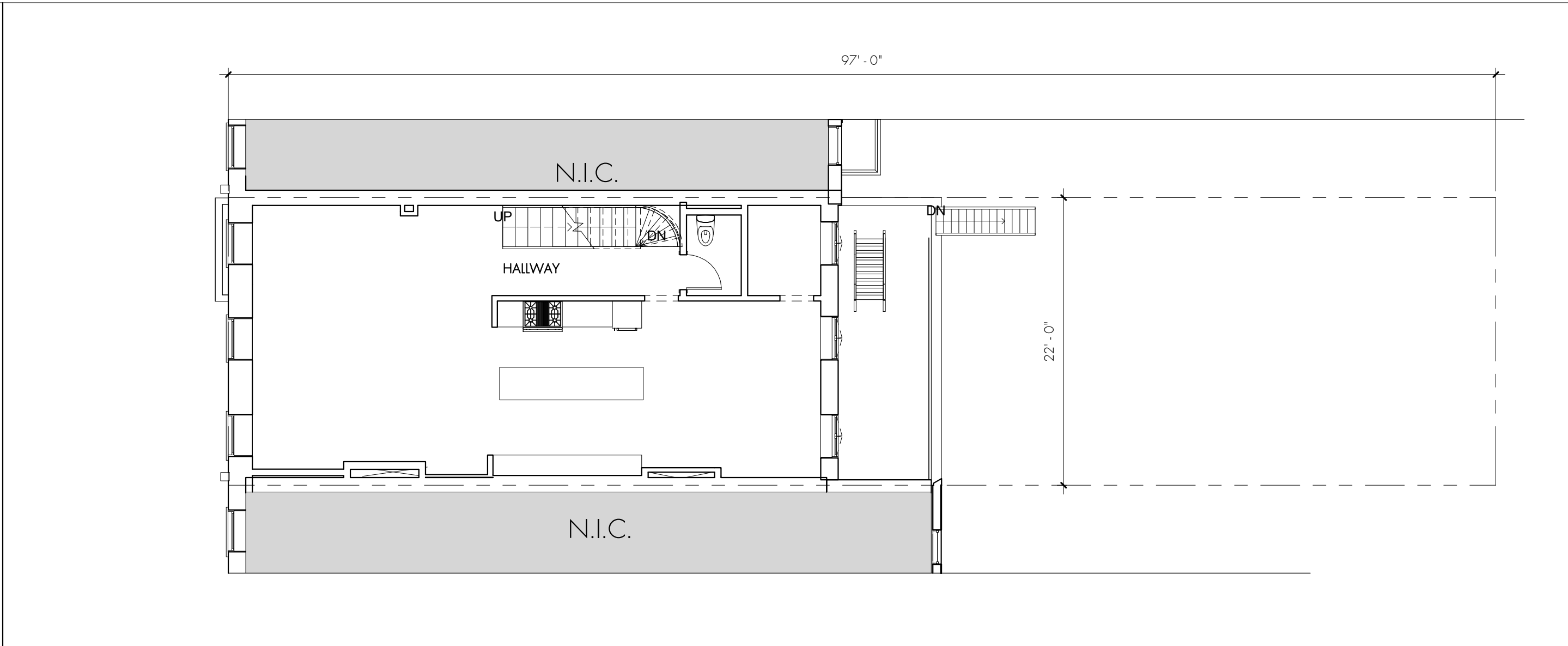
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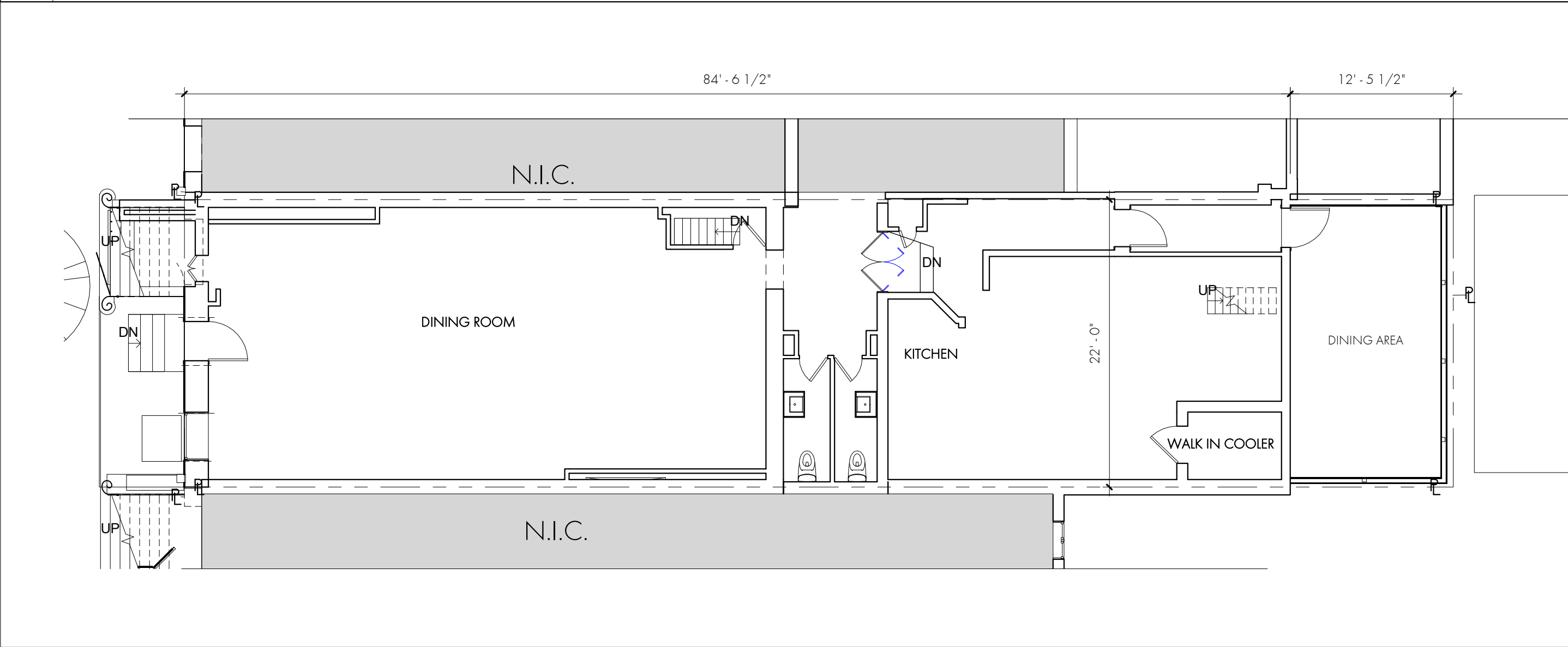
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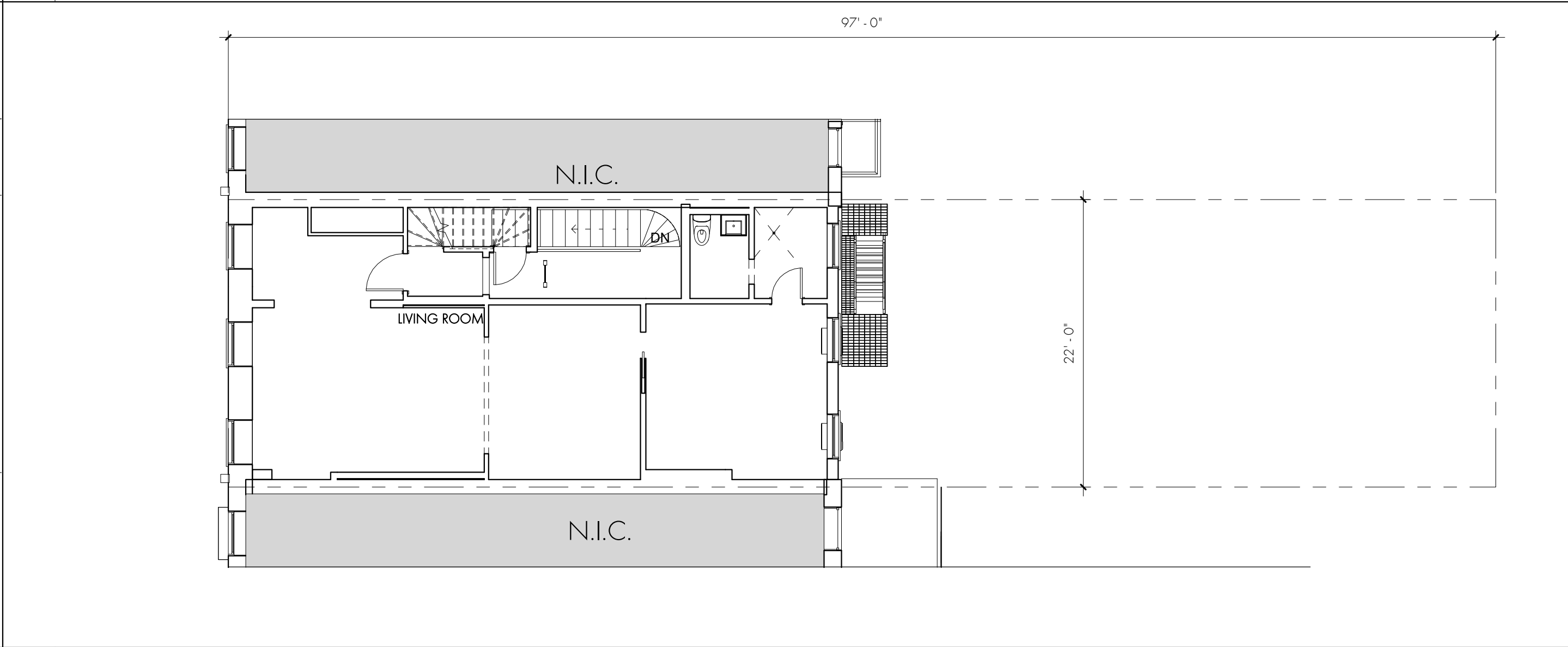
E5 EXISTING PLAN - CELLAR 1/8" = 1'-0"



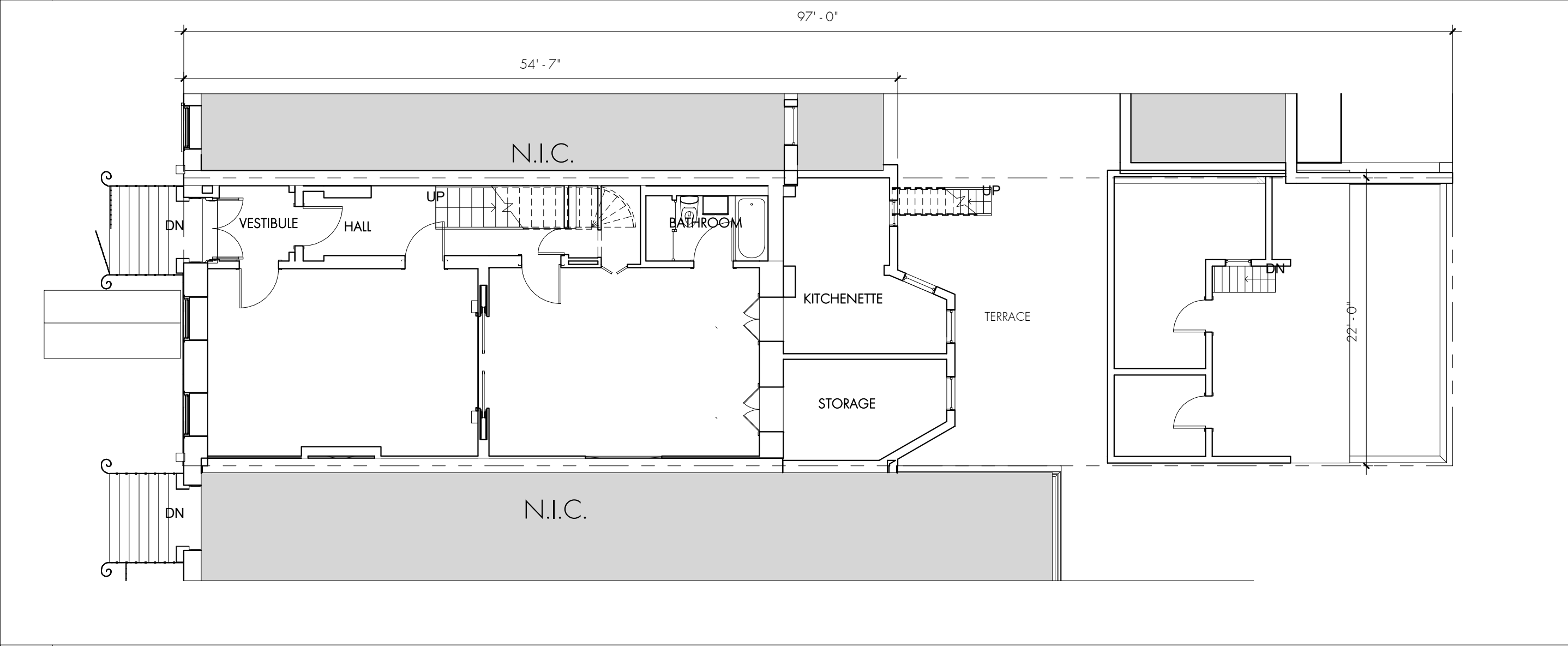
C5 EXISTING PLAN - LEVEL 2 1/8" = 1'-0"



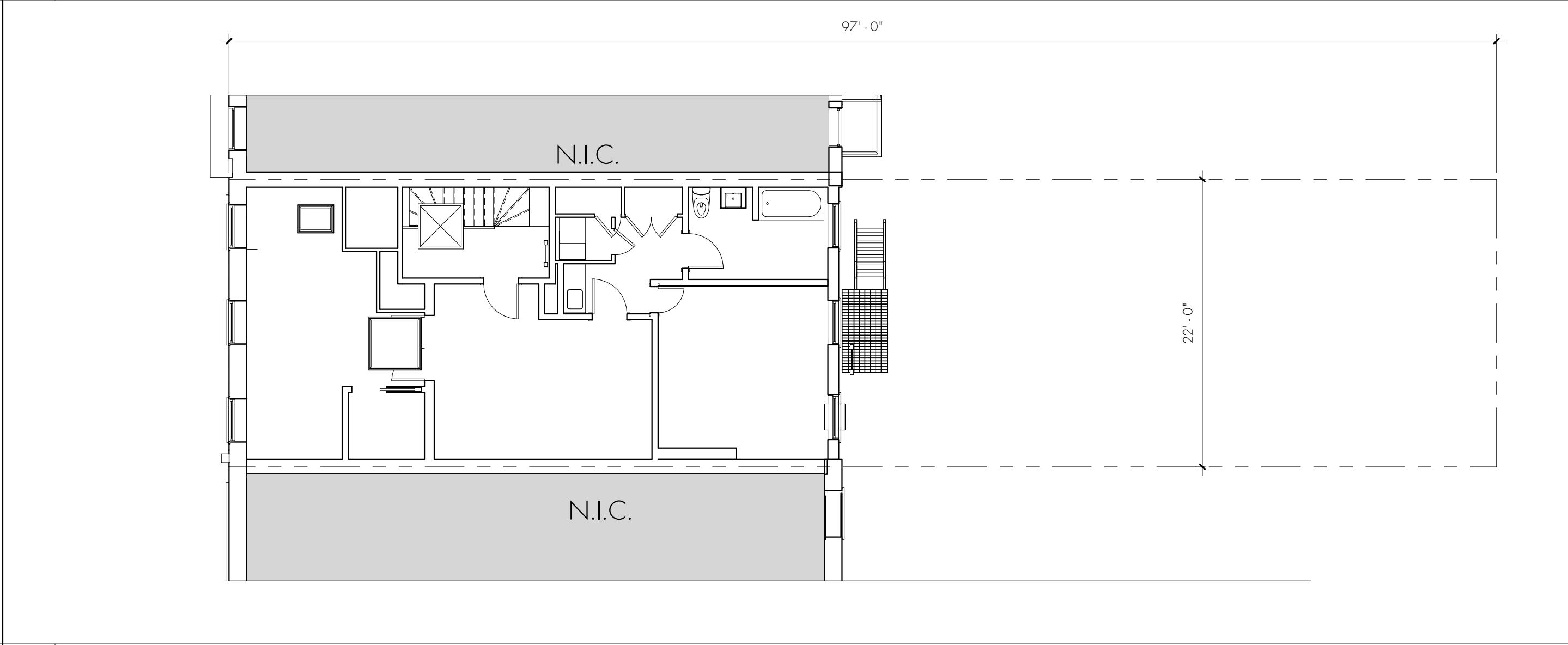
E3 EXISTING PLAN - BASEMENT 1/8" = 1'-0"



C3 EXISTING PLAN - LEVEL 3 1/8" = 1'-0"



E1 EXISTING PLAN - LEVEL 1 1/8" = 1'-0"



C1 EXISTING PLAN - LEVEL 4 1/8" = 1'-0"

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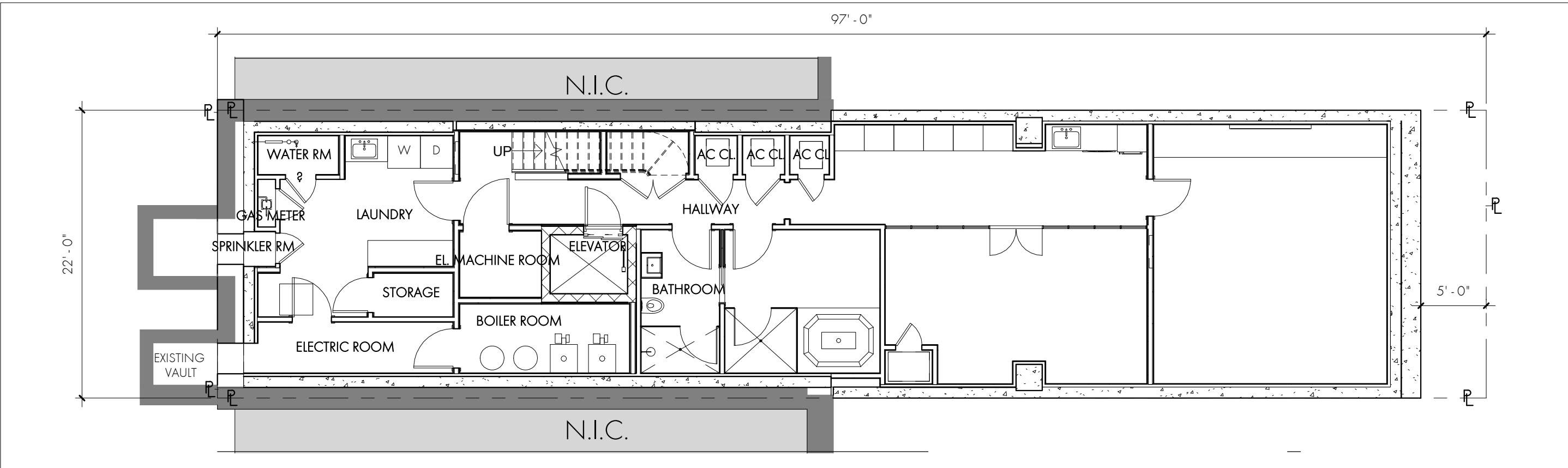
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Existing Plans

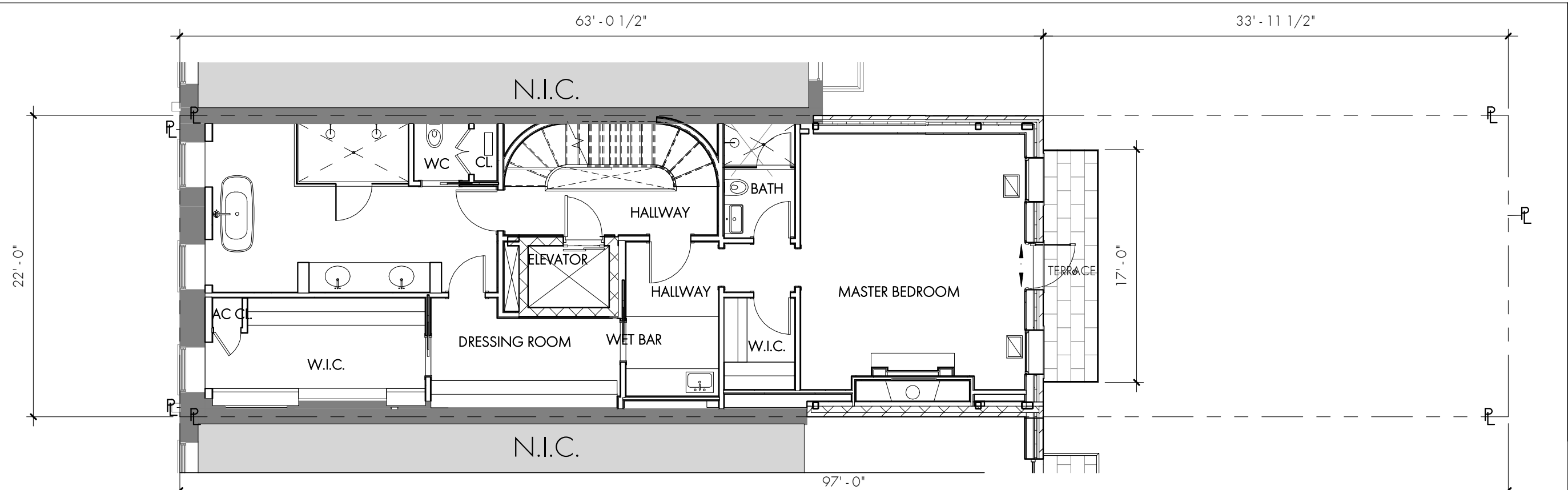
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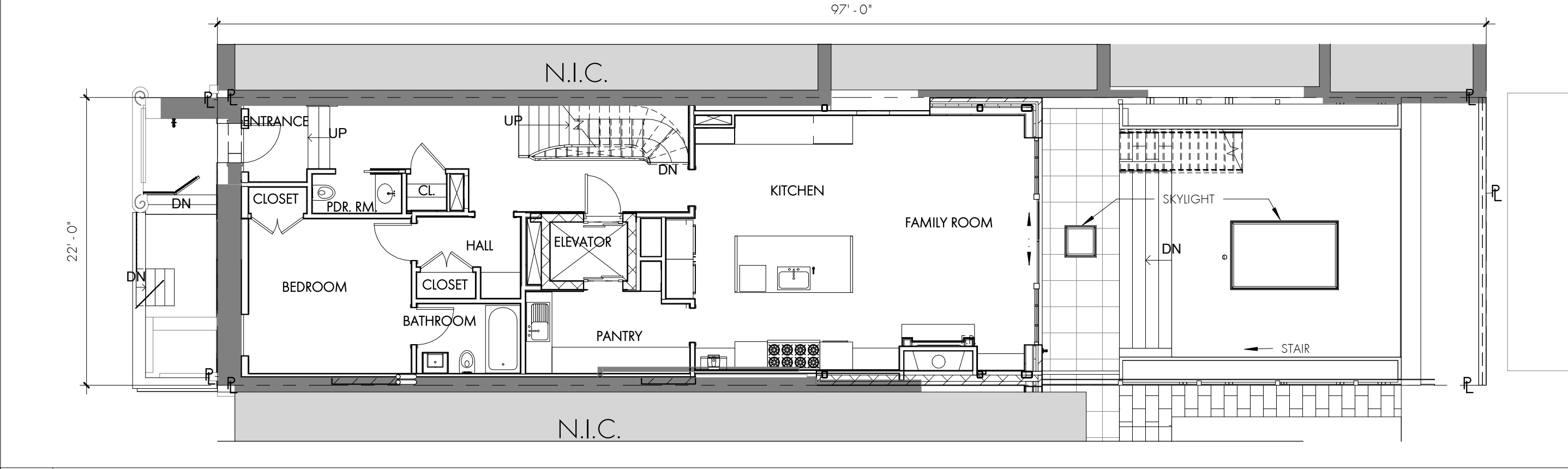
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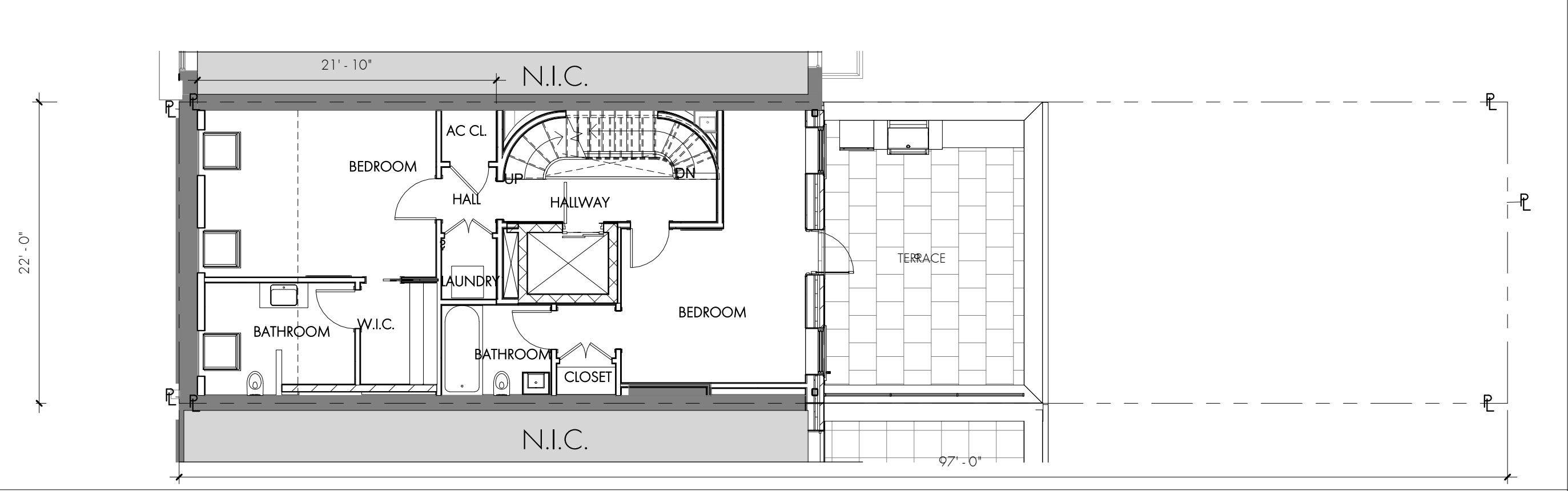
E4 PROPOSED PLAN - NEW CELLAR 1/8" = 1'-0"



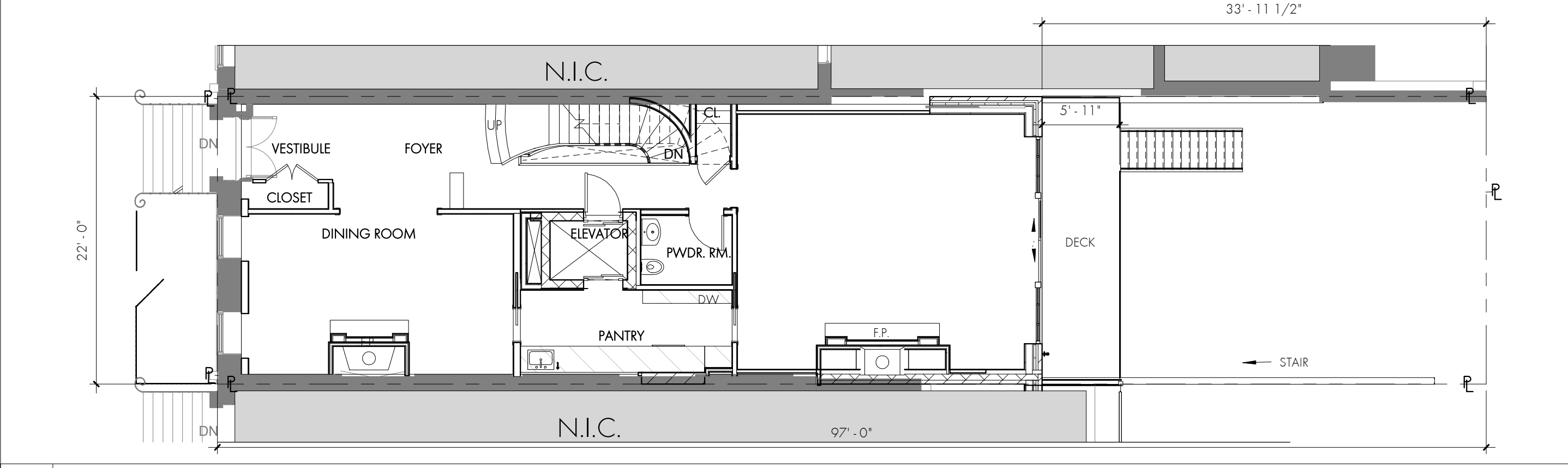
C4 PROPOSED PLAN - NEW LEVEL 3 1/8" = 1'-0"



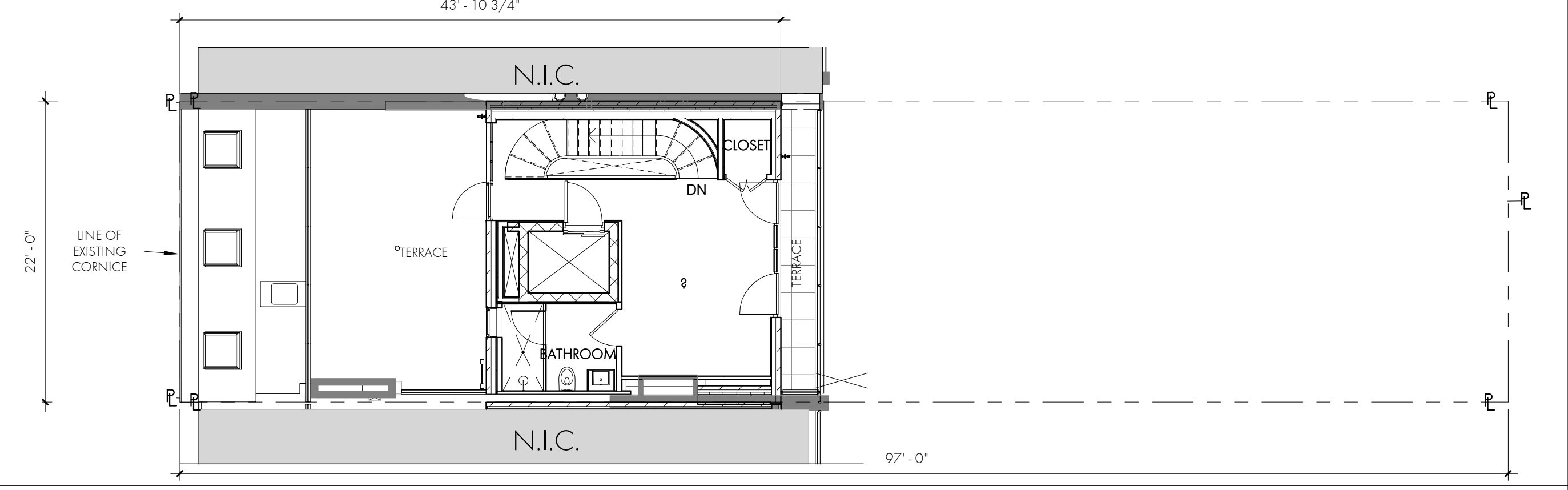
E3 PROPOSED PLAN - NEW BASEMENT 1/8" = 1'-0"



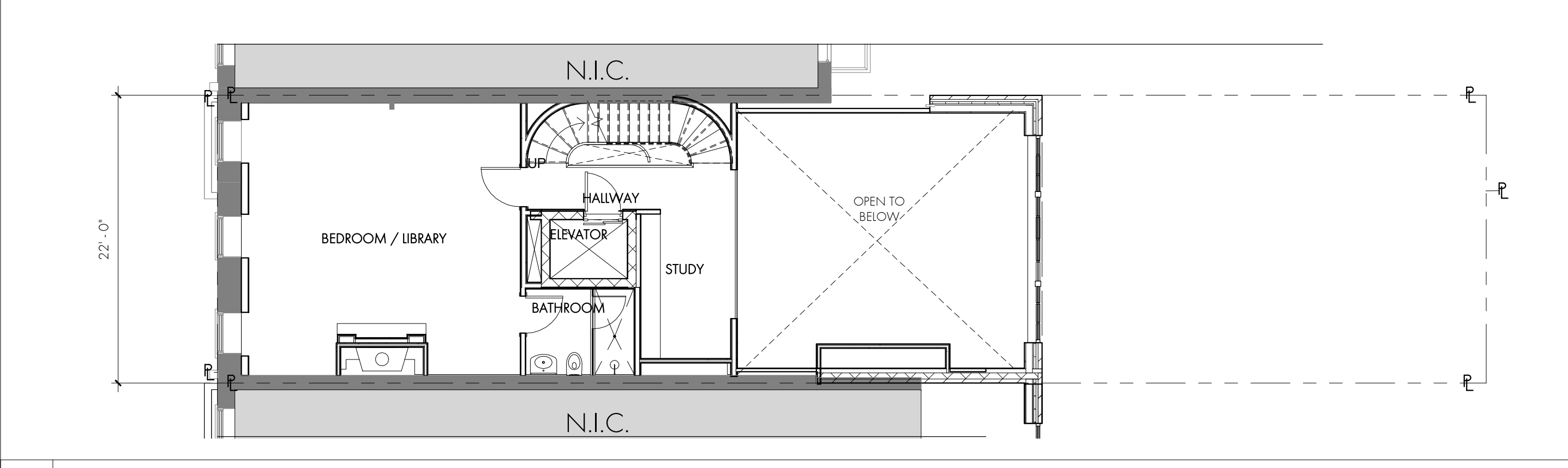
C3 PROPOSED PLAN - LEVEL 4 1/8" = 1'-0"



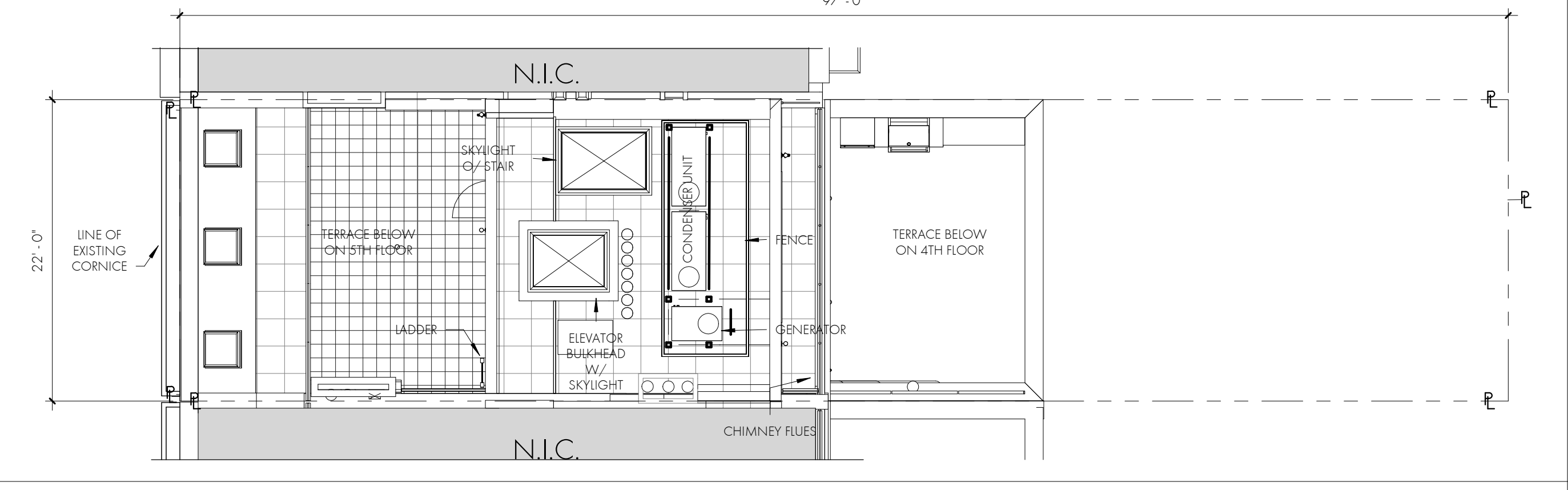
E2 PROPOSED PLAN - LEVEL 1 1/8" = 1'-0"



C2 PROPOSED PLAN - PENTHOUSE 1/8" = 1'-0"



E1 PROPOSED PLAN - LEVEL 2 1/8" = 1'-0"



C1 PROPOSED PLAN - ROOF OF PENTHOUSE 1/8" = 1'-0"

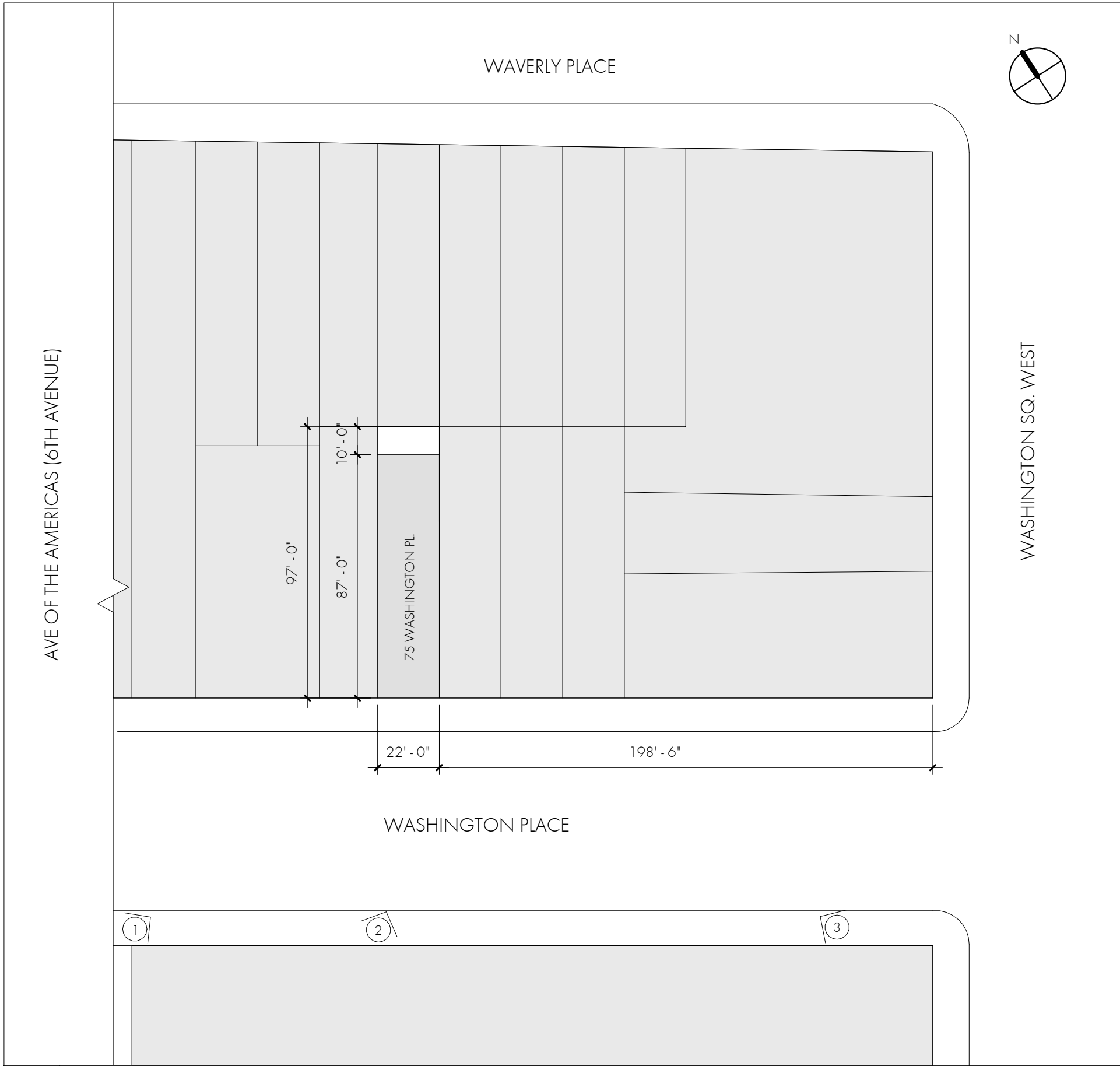
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E3 PLOT PLAN - PHOTO KEY 1" = 40'-0"

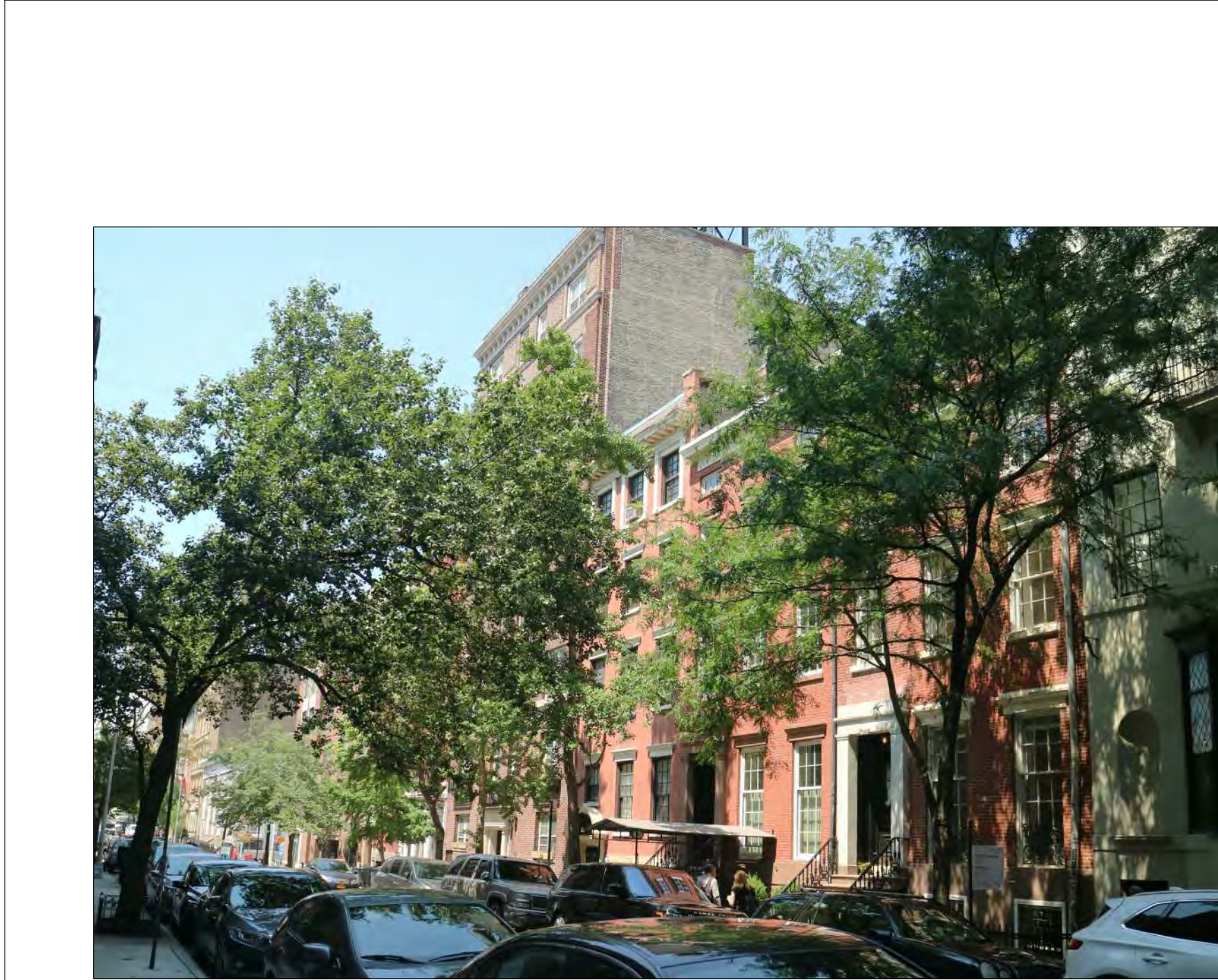


C3 PHOTO # 1

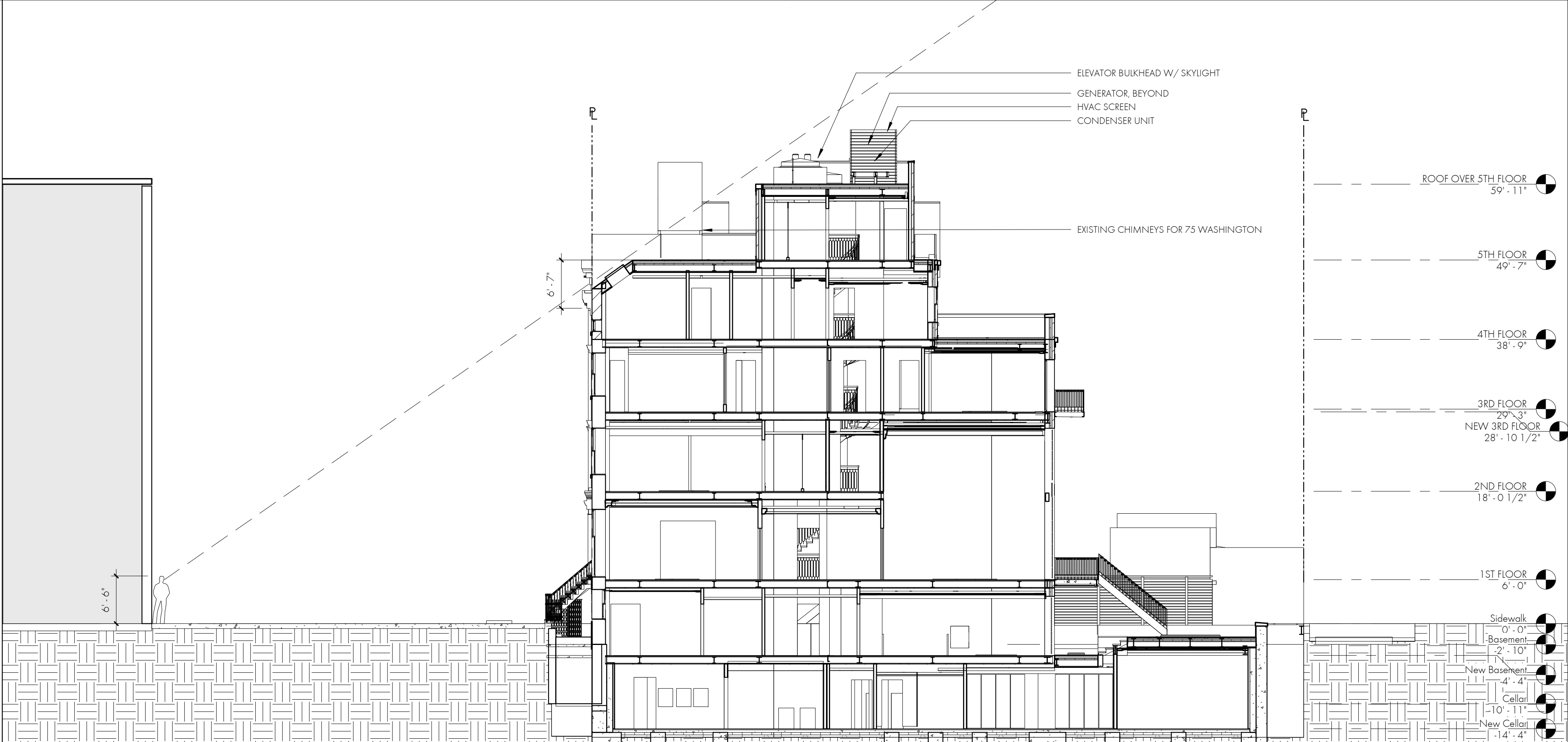


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E1 PHOTO # 3



C1 DIAGRAM - SIGHT LINE

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Sight Line
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E3 PHOTO 1 - MOCK UP

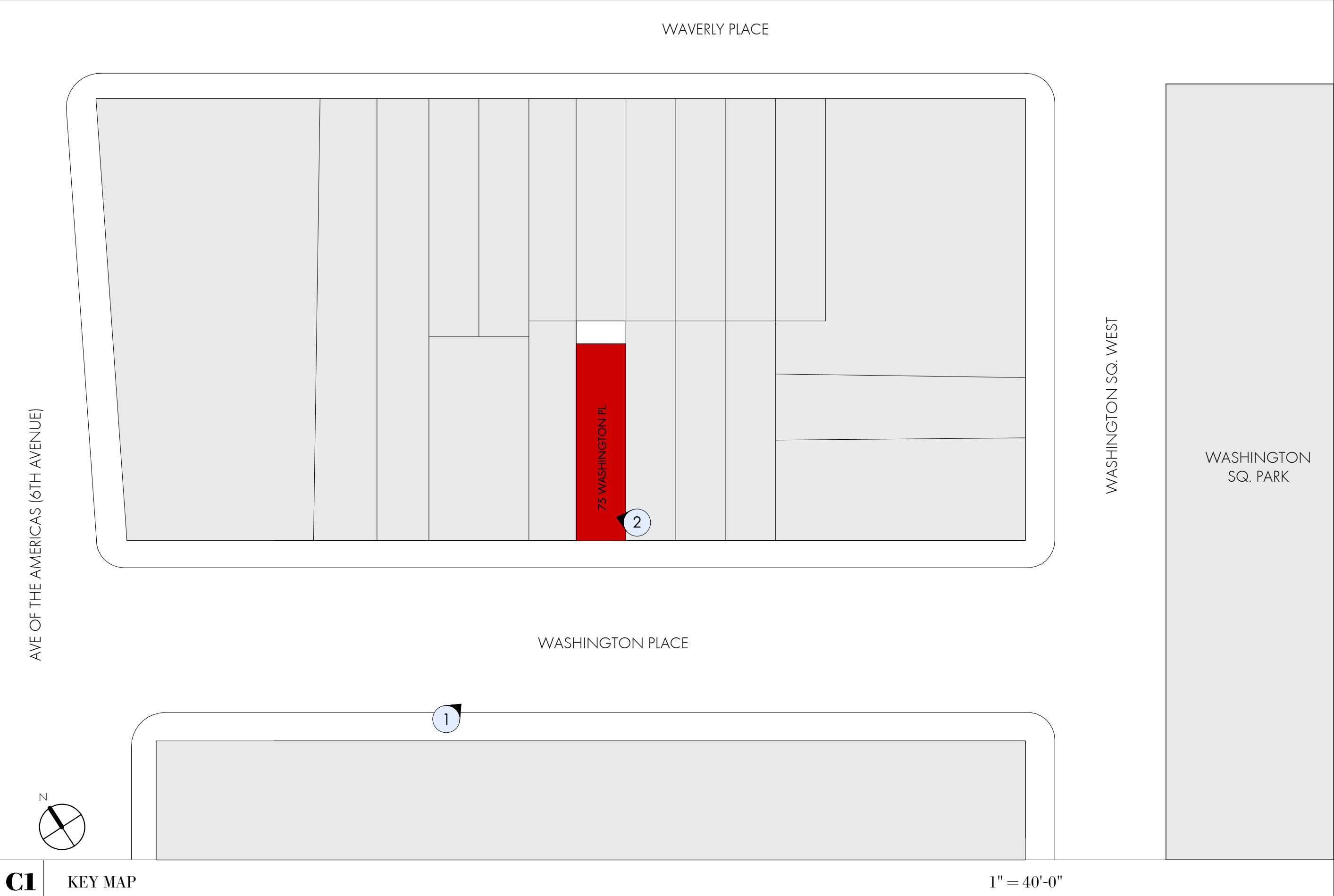


C3 PHOTO 1 - MOCK UP RENDERING

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E1 PHOTO 2 - MOCK UP



C1 KEY MAP

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Photos - Mock Up

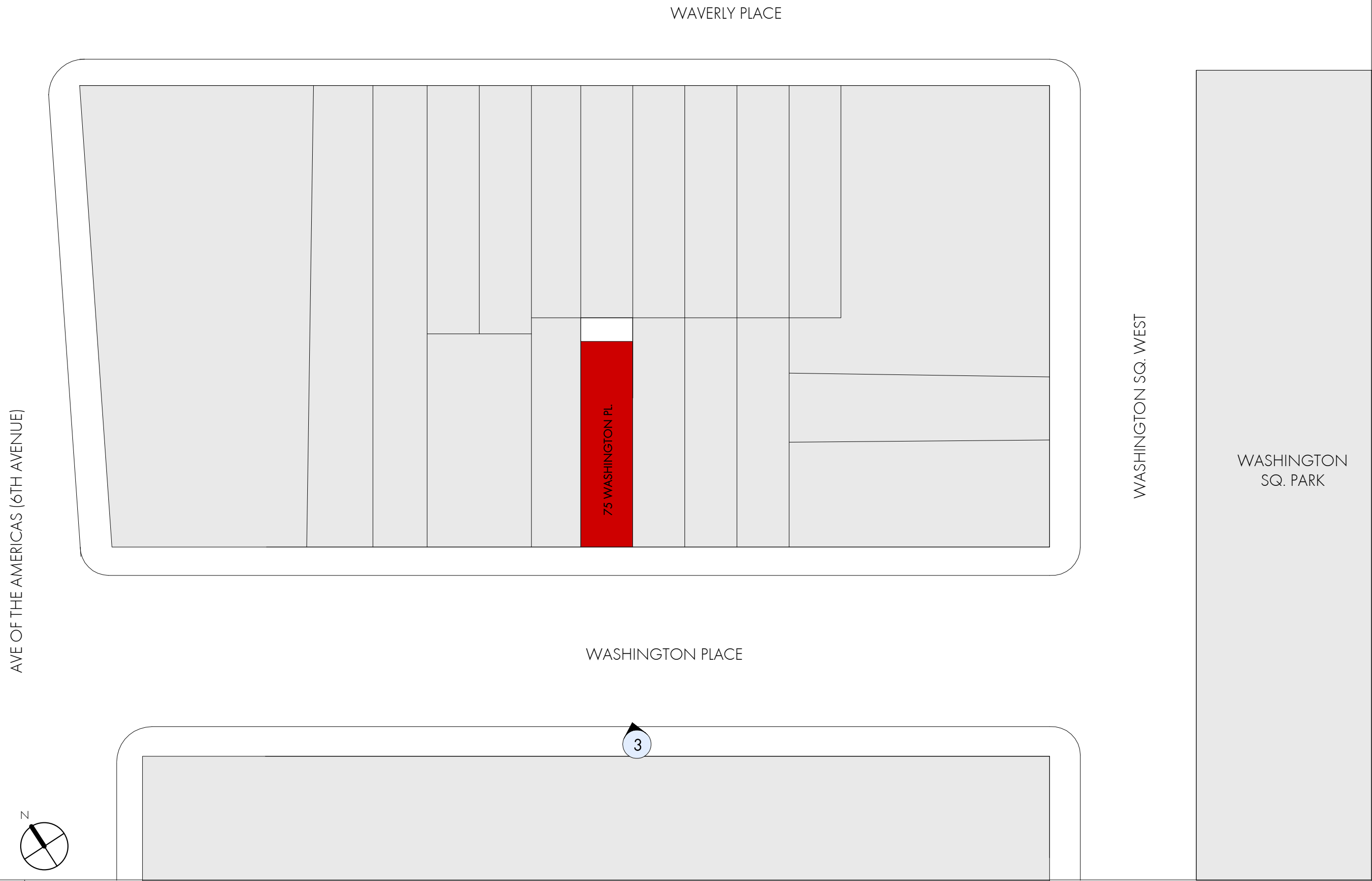
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E3 PHOTO 3 - MOCK UP 1/8" = 1'-0"

C3 PHOTO 3 - MOCK UP RENDERING



C1 KEY MAP

1" = 40'-0"

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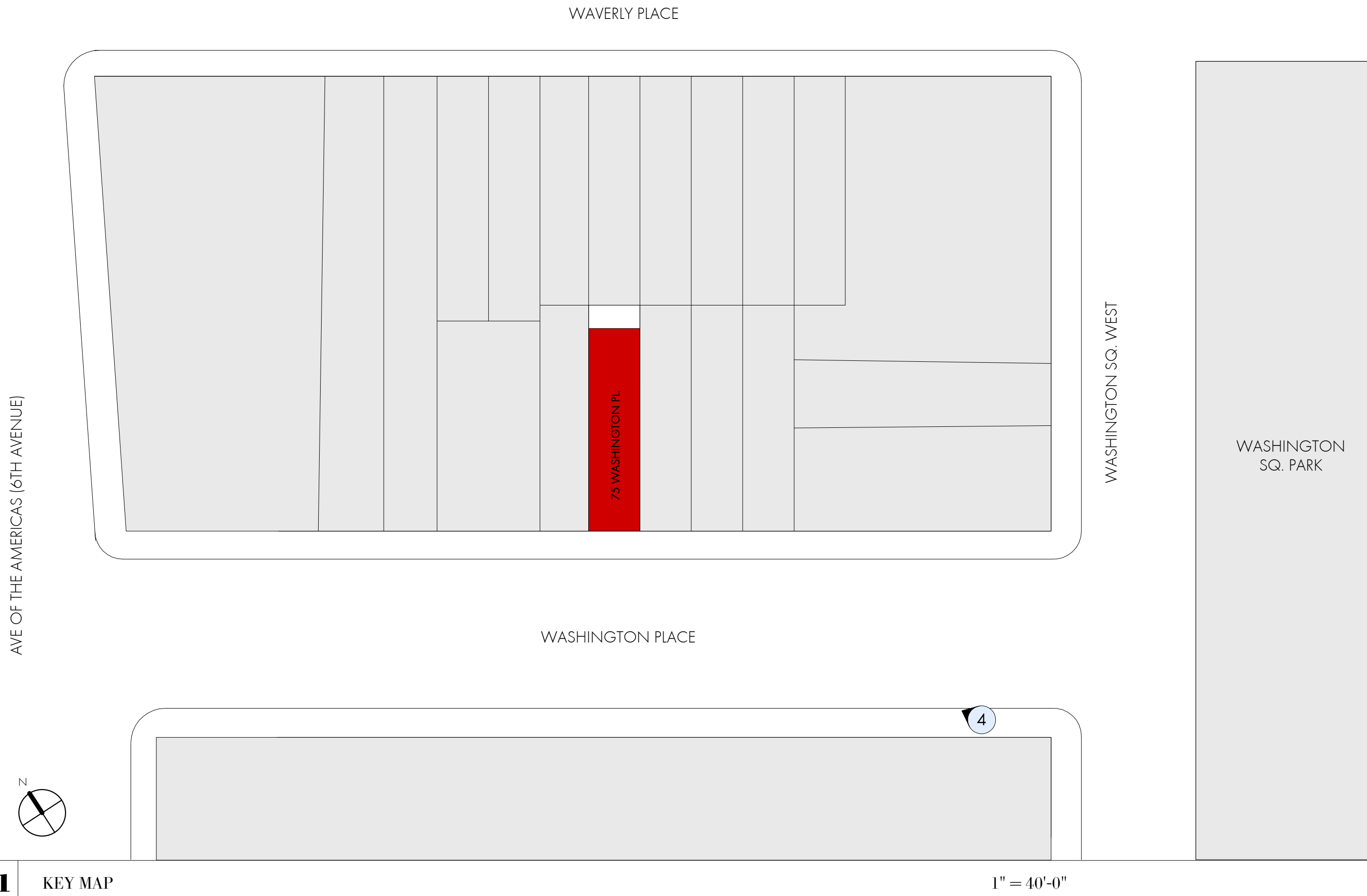


E3 PHOTO 4 - MOCK UP



C3 PHOTO 4 - MOCK UP RENDERING

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C1 KEY MAP

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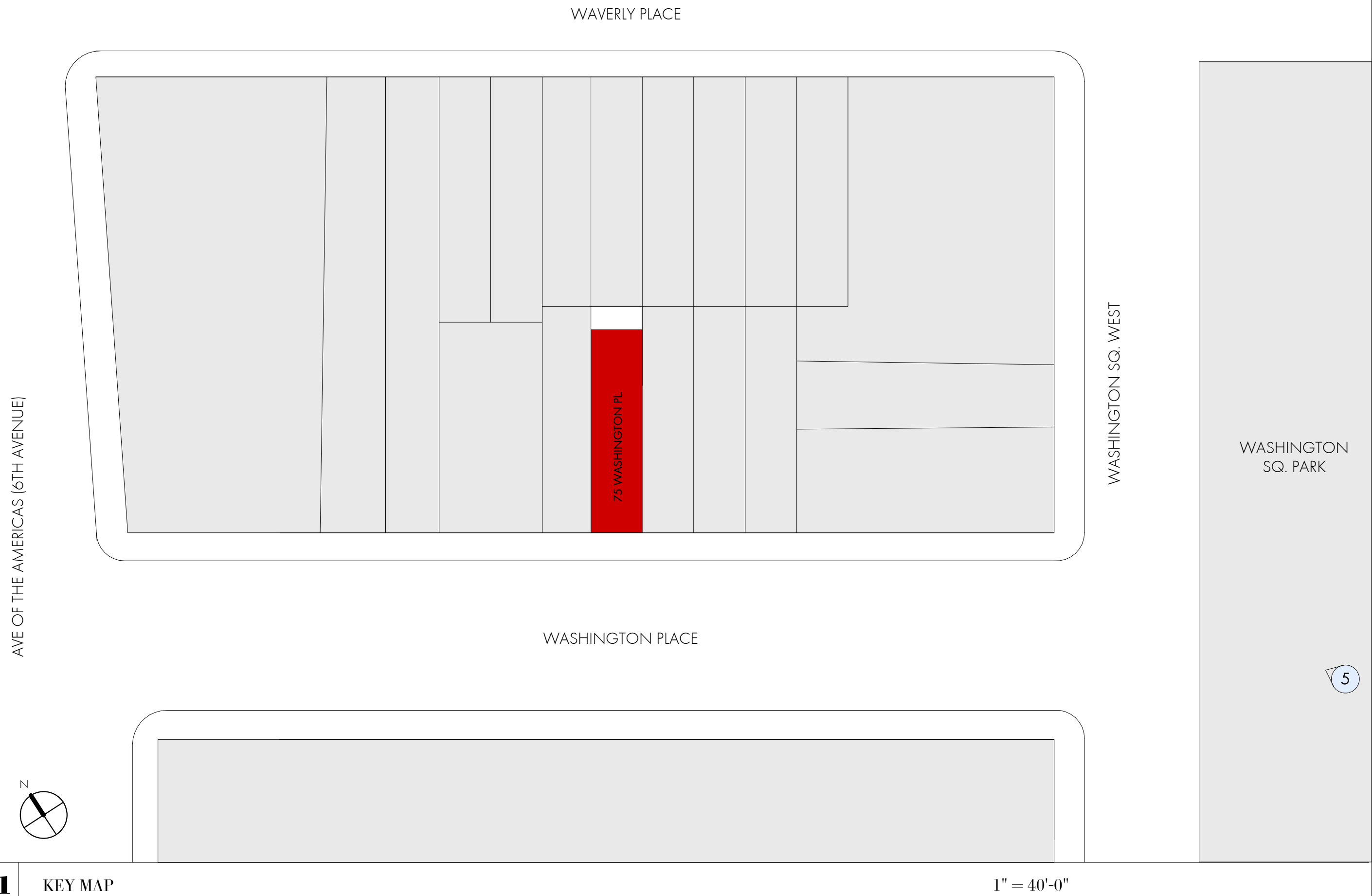


E3 PHOTO 5 - MOCK UP



C3 PHOTO 5 - MOCK UP RENDERING

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C1 KEY MAP

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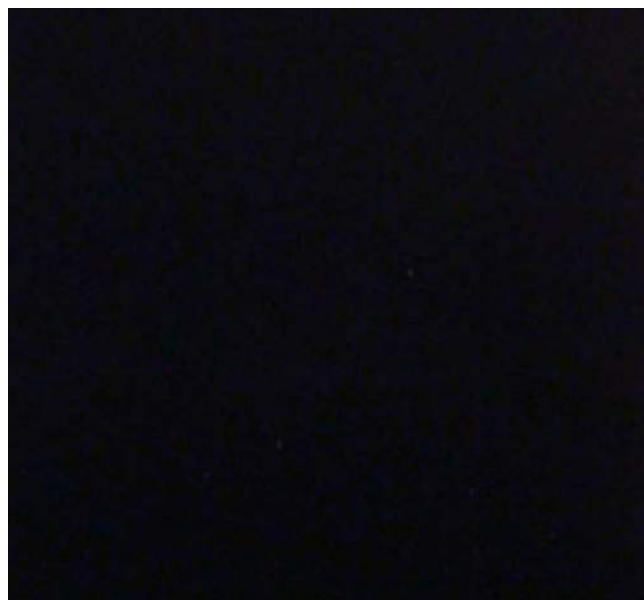
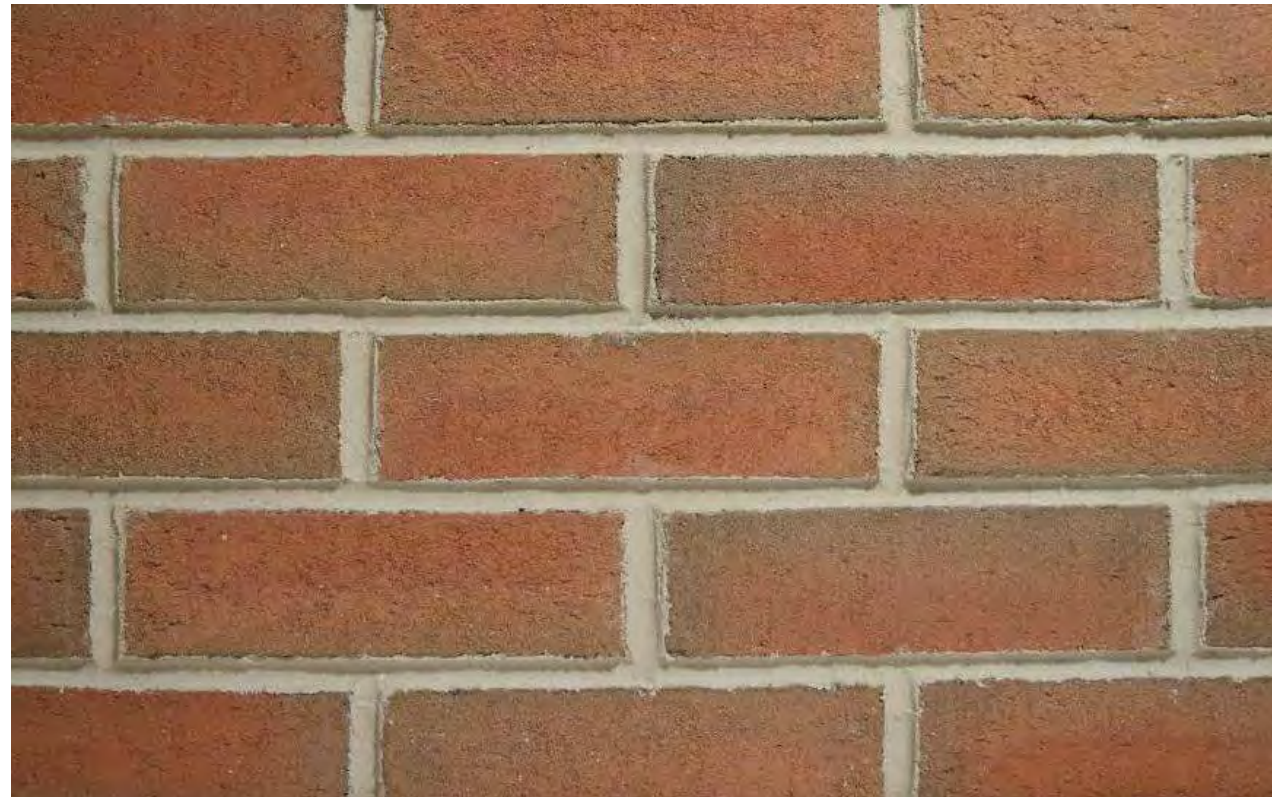
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E5	COPING STONE			B5	BLACK PAINT	A5	CORNICE PAINT	
								
E3	BACKYARD STONE PAVERS	C3	BLACK METAL	B3	RAILING PAINT	A3	WINDOW FRAME COLOR	SUK DESIGN GROUP LLP 232 Madison Avenue Suite 510 New York, NY 10016 t: 212.300.4194 www.sukdesign.com LPC Exterior Finish Materials Date 11 December 2017 Scale As Noted Project Number 17012 24 OF 24 LPC-24 © 2011 Suk Design Group All Rights Reserved.
								
E1	PENTHOUSE CLADDING - ZINC SHINGLES	D1	BRICK	B1	BROWNSTONE	A1	DOOR PAINT	