

84 2nd AVENUE  
NEW YORK, NY, 10003

LPC DOCKET #19-27371  
07/03/18

SHEET 1 OF 51



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84 2nd AVENUE

84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

COVER SHEET

date	07/03/18
scale	
project no.	18-02
drawing no.	01



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project title

84 2nd AVENUE

84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

PROPOSED 84 2ND AVE - MASSING ELEVATION

date

07/03/18

scale

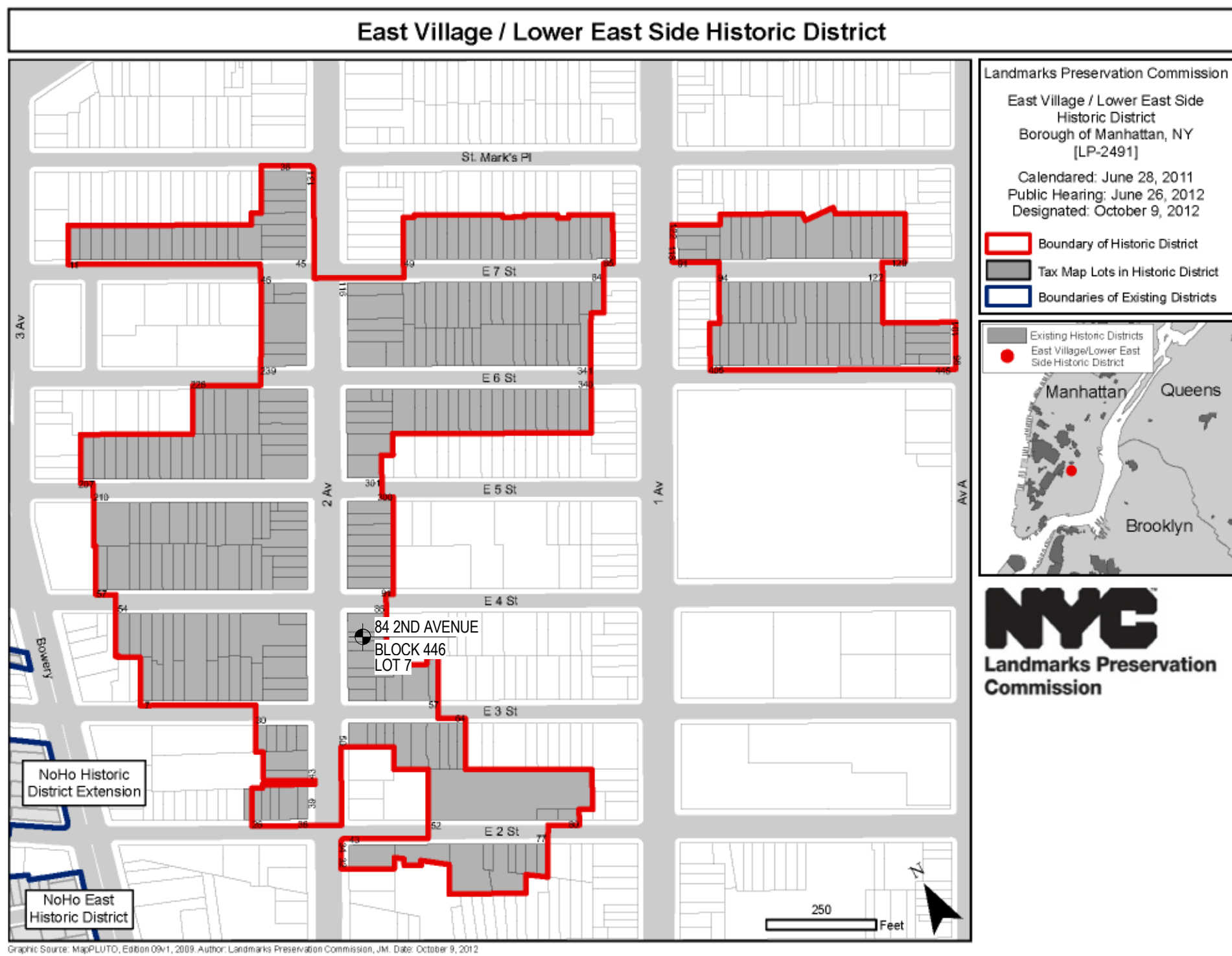
project no.

18-02

drawing no.

02





1 HISTORIC DISTRICT MAP



2 SANBORN C.2018 - STORIES, HEIGHTS & ADDITIONS



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PROJECT LOCATION & BACKGROUND

date  
07/03/18  
scale  
12" = 1'-0"  
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**1** CURRENT STREETScape PHOTOGRAPH 2018



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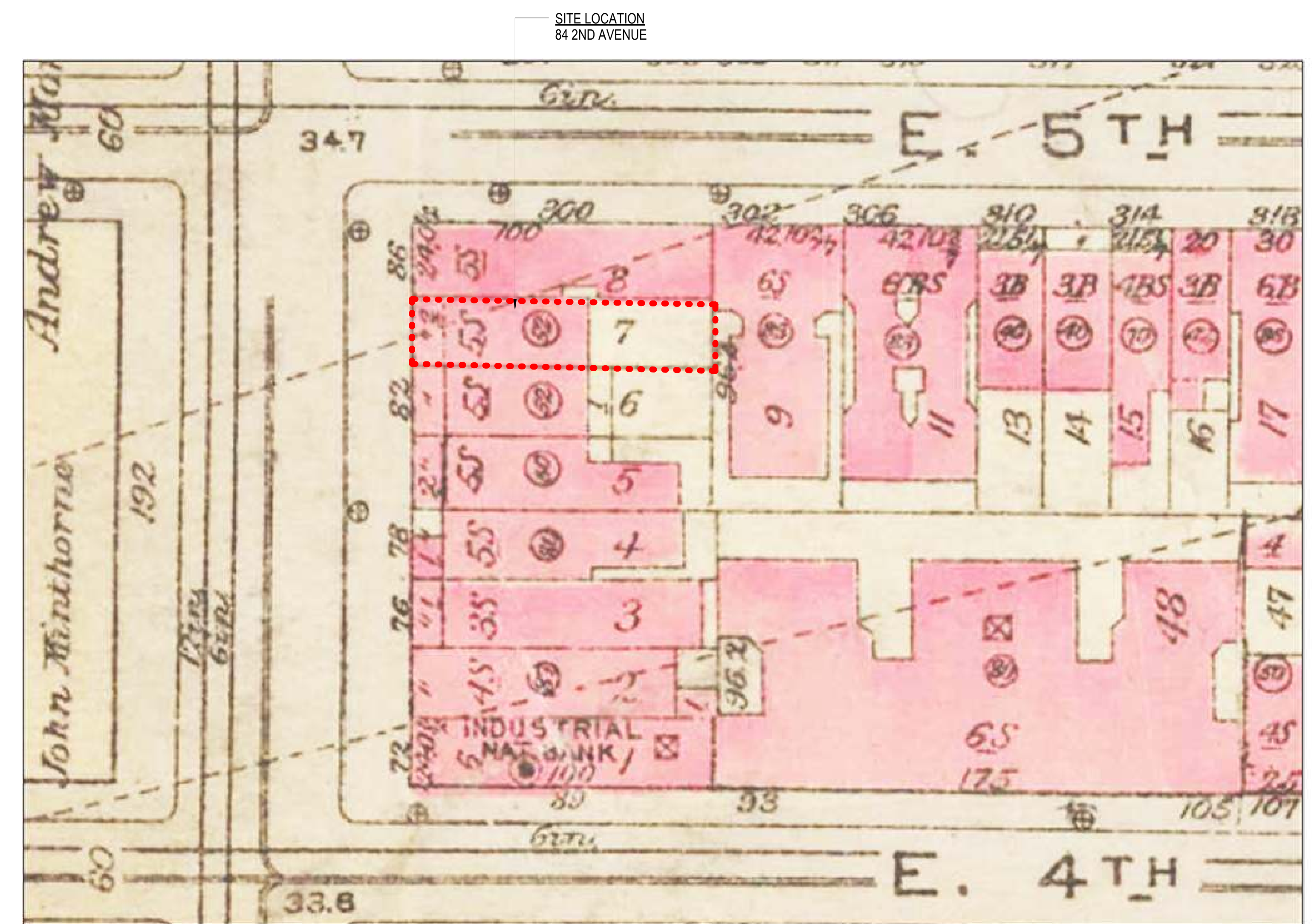
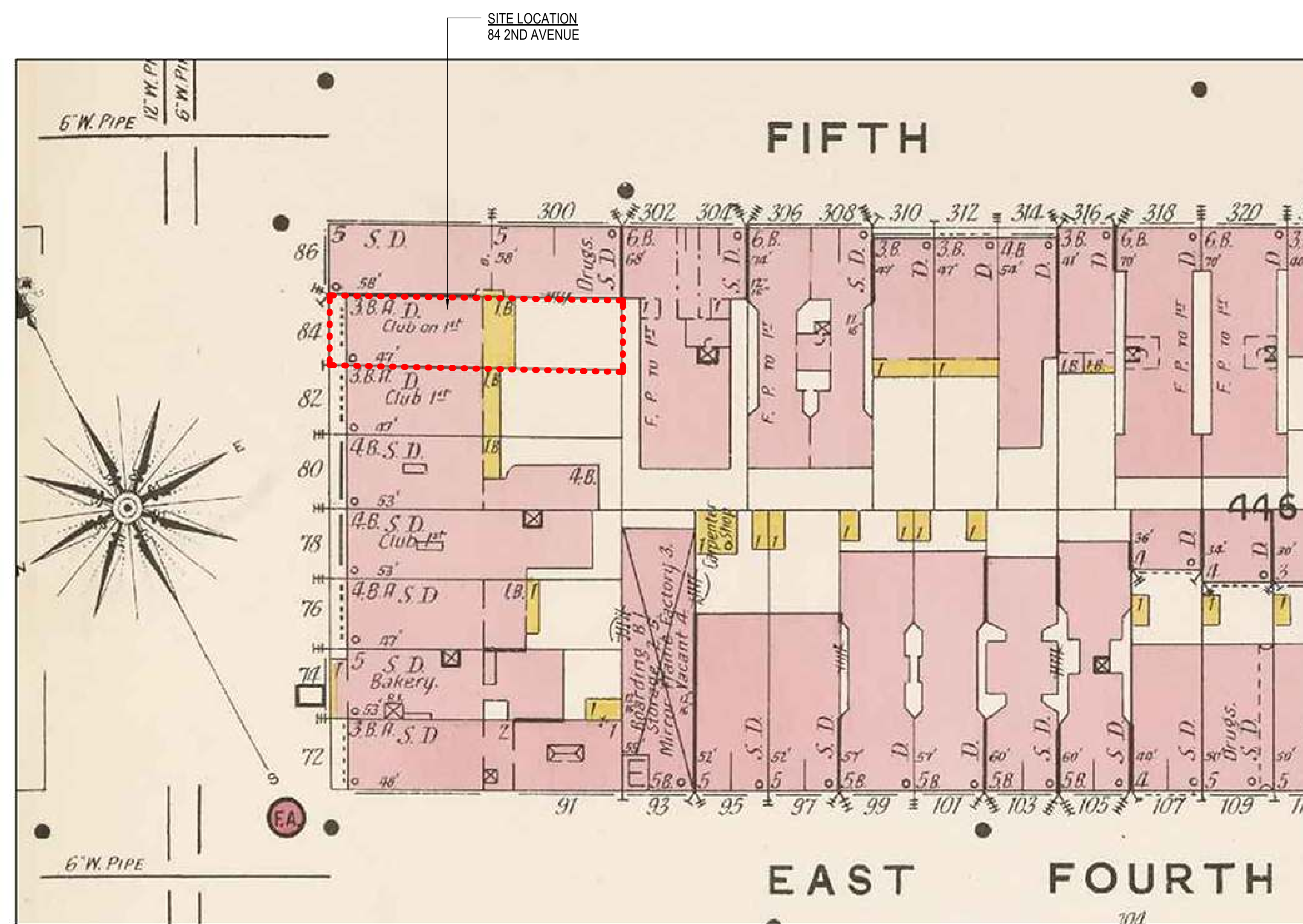
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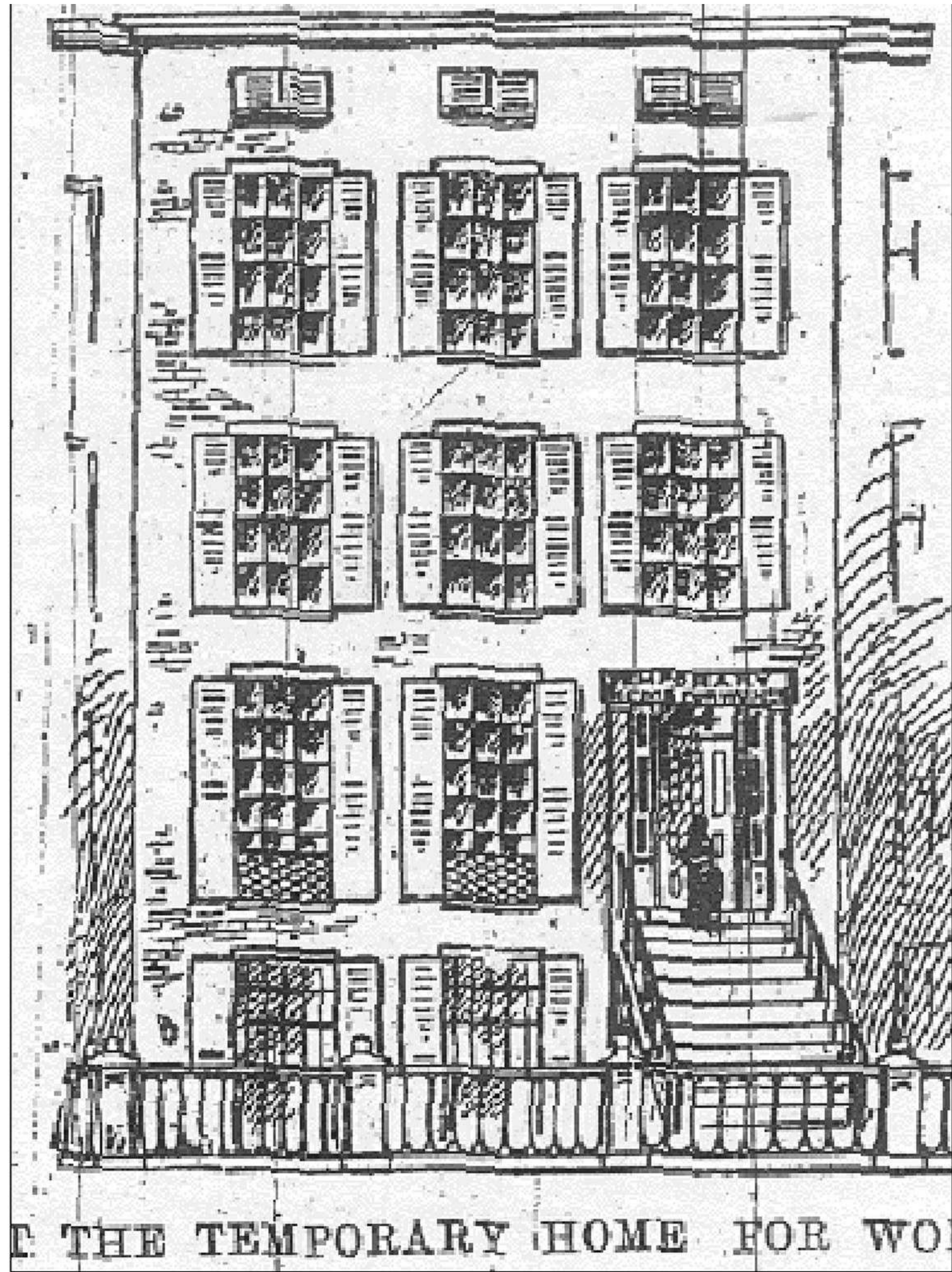
CURRENT STREETScape PHOTOGRAPH

date  
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project no.  
18-02  
drawing no.









**1** HISTORIC DRAWING CA. 1886



**2** C.1934



**3** TAX PHOTO C.1940



**4** C.1970





**1** C.1980

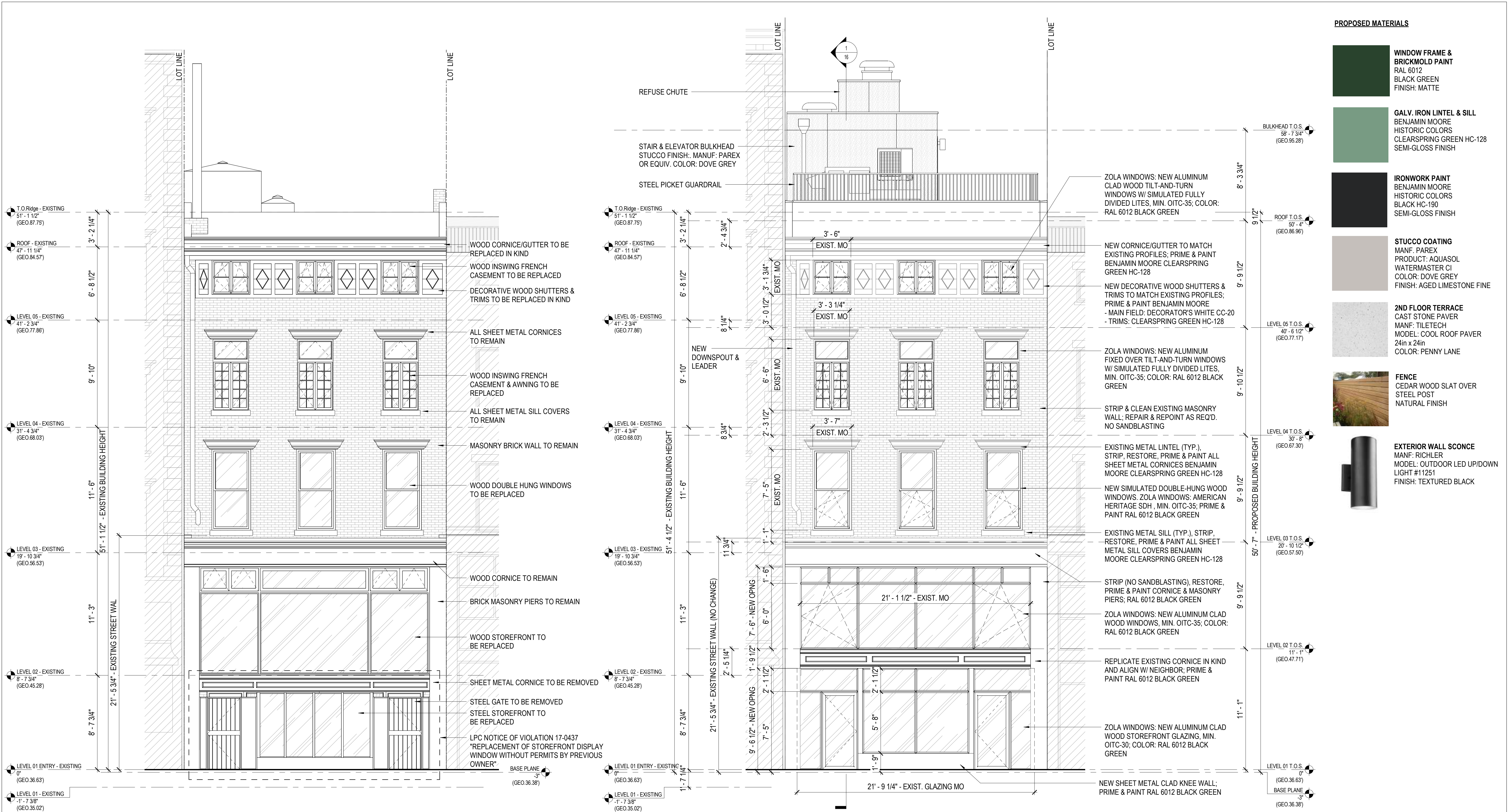


**2** CURRENT PHOTOGRAPH C.2018



**3** CURRENT STOREFRONT - LPC NOTICE OF VIOLATION TO PREVIOUS OWNER





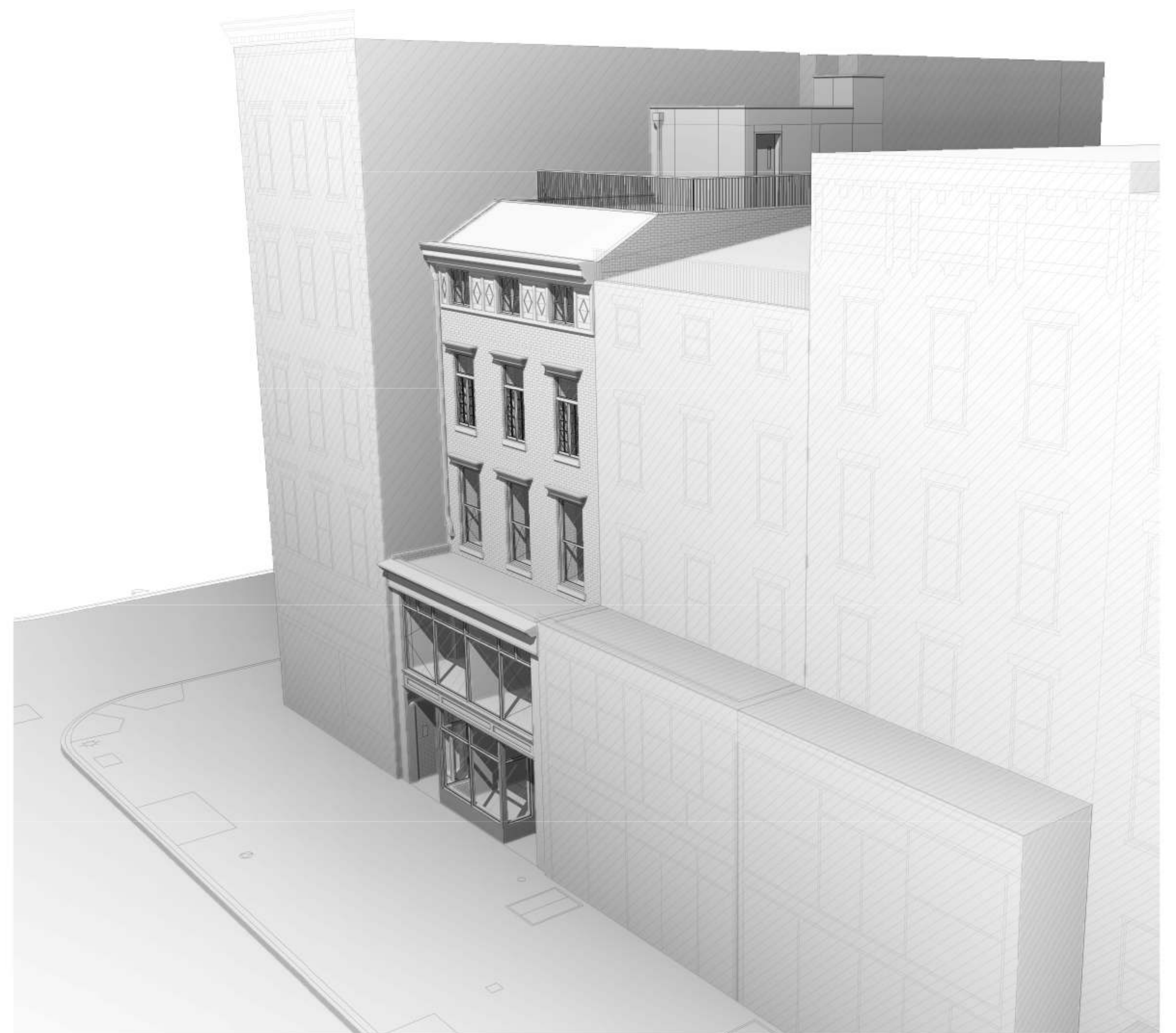
**1 EXTERIOR ELEVATION - EXISTING FRONT FACADE**  
SCALE: 1/4" = 1'-0" ?

**2 EXTERIOR ELEVATION - PROPOSED FRONT FACADE**  
SCALE: 1/4" = 1'-0" (REF: 2/ 45)





**1** EXISTING MASSING VIEWED FROM 2ND AVE



**2** PROPOSED MASSING VIEWED FROM 2ND AVE



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2ND AVE MASSING PERSPECTIVE

date  
07/03/18

scale

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18-02

drawing no.

09



PIPE RAILING

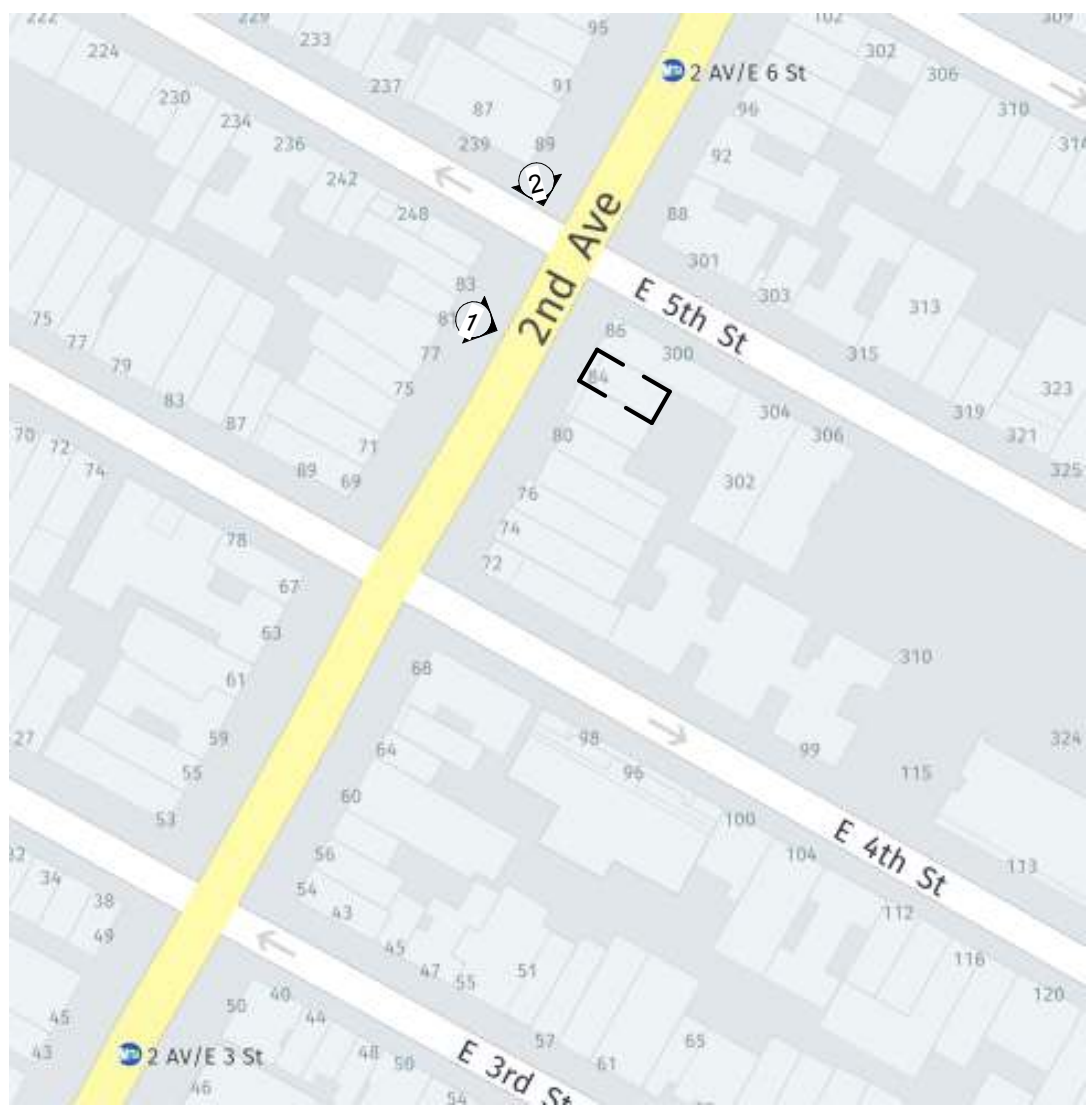


1 VIEW ACROSS 84 2ND AVE

PIPE RAILING



2 VIEW FROM 2ND AVE & E5TH ST - NW CORNER



KEY PLAN



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ROOF MOCK-UP PHOTOS - JUNE 14, 2018

date

07/03/18

scale

As indicated

project no.

18-02

drawing no.



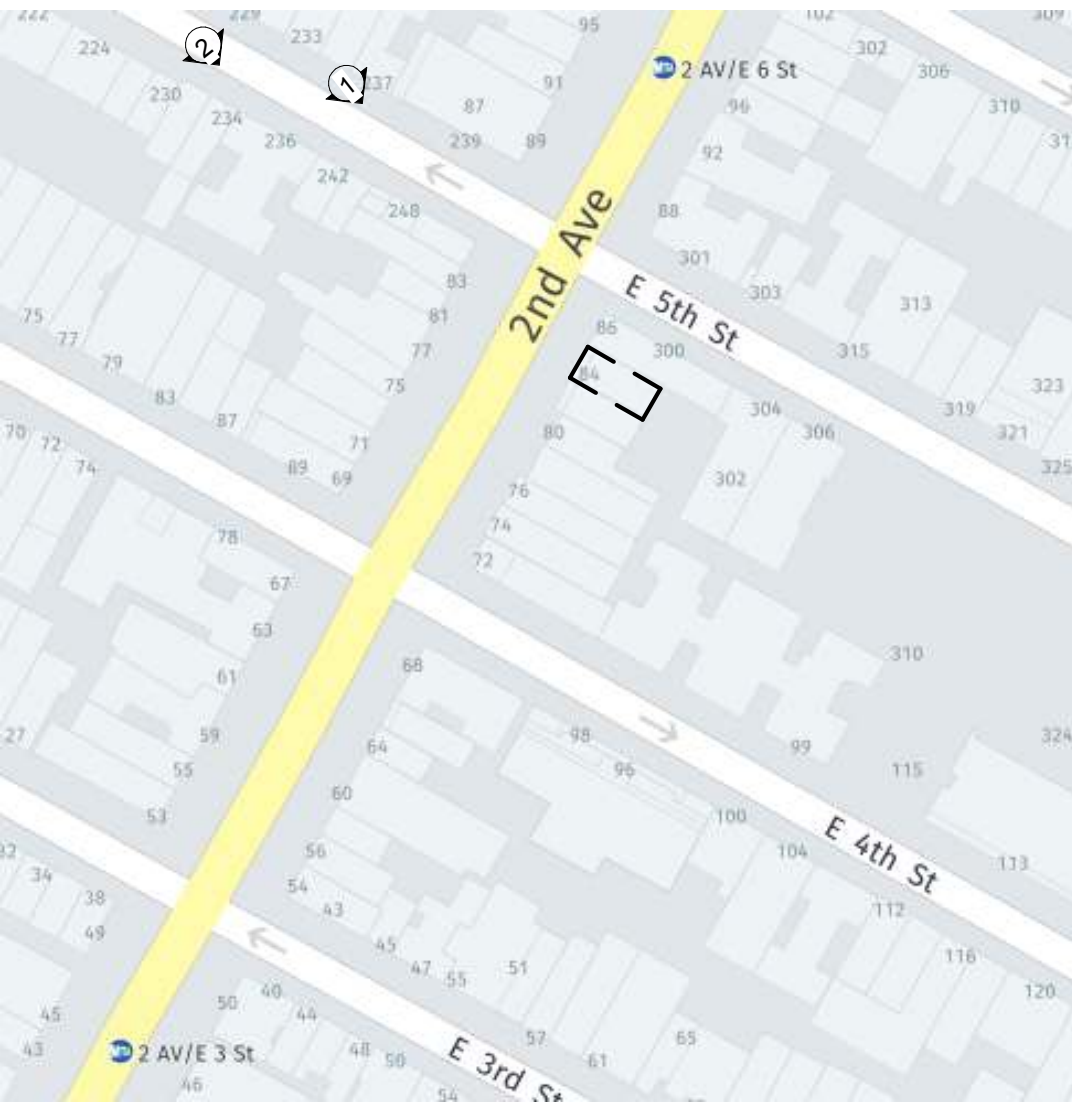
STAIR & ELEVATOR BULKHEAD      ROOF LINE      PIPE RAILING



1 LOOKING EAST FROM E5TH ST



2 LOOKING EAST FROM E5TH ST



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84 2ND AVE



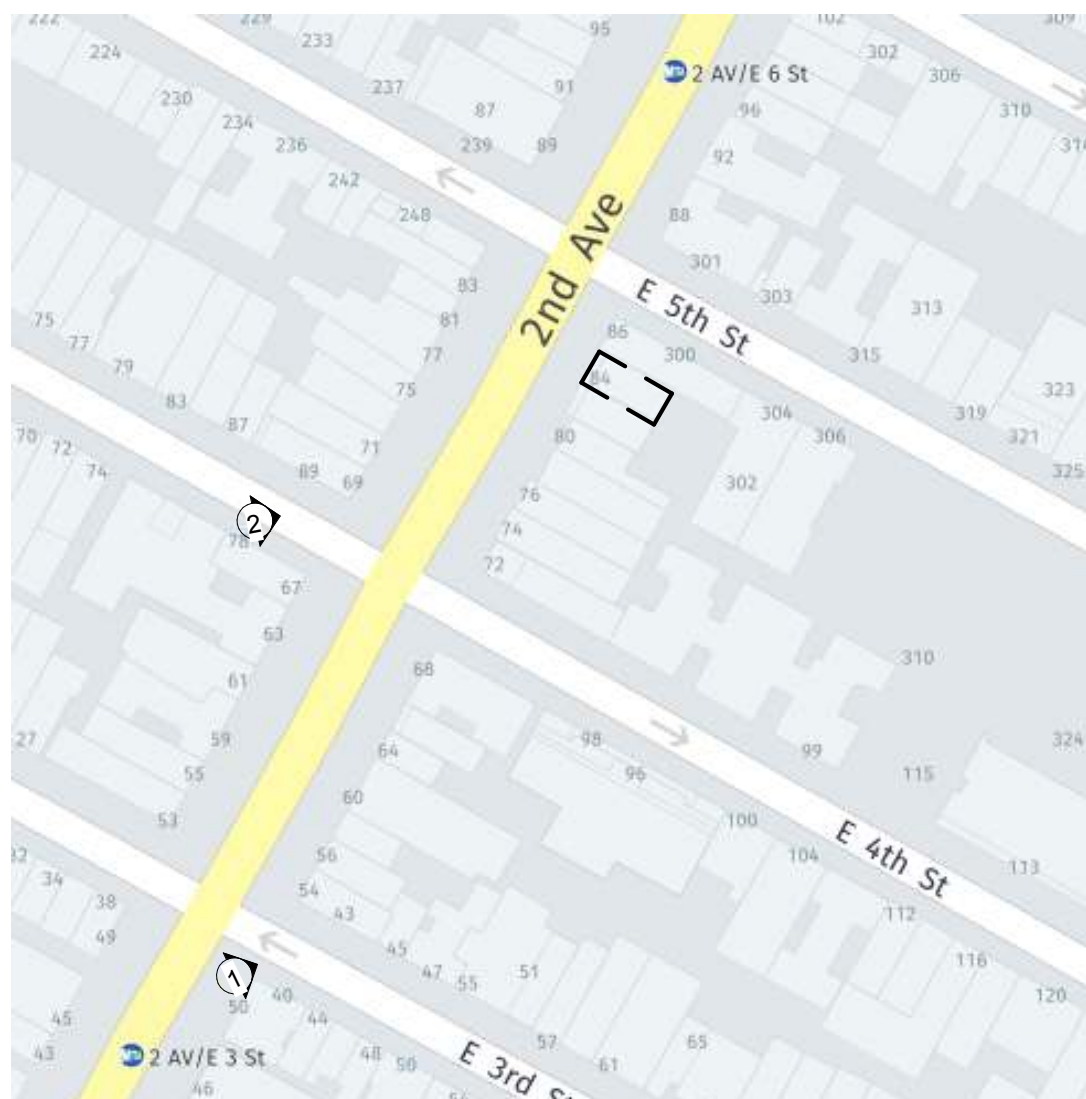
1 VIEW FROM 2ND AVE & E3RD ST - SW CORNER

PIPE RAILING

BULKHEAD



2 VIEW FROM E4TH ST



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drawing no.



PIPE RAILING  
STAIR & ELEVATOR BULKHEAD  
ROOF LINE



1 VIEW FROM 2ND AVE & E4TH ST - SW CORNER

PIPE RAILING  
ROOF LINE



2 SOUTH VIEW FROM 2ND AVE



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1 LOOKING WEST FROM E5TH



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**1** 5TH FLOOR - INTERIOR VIEW LOOKING TOWARD 2ND AV



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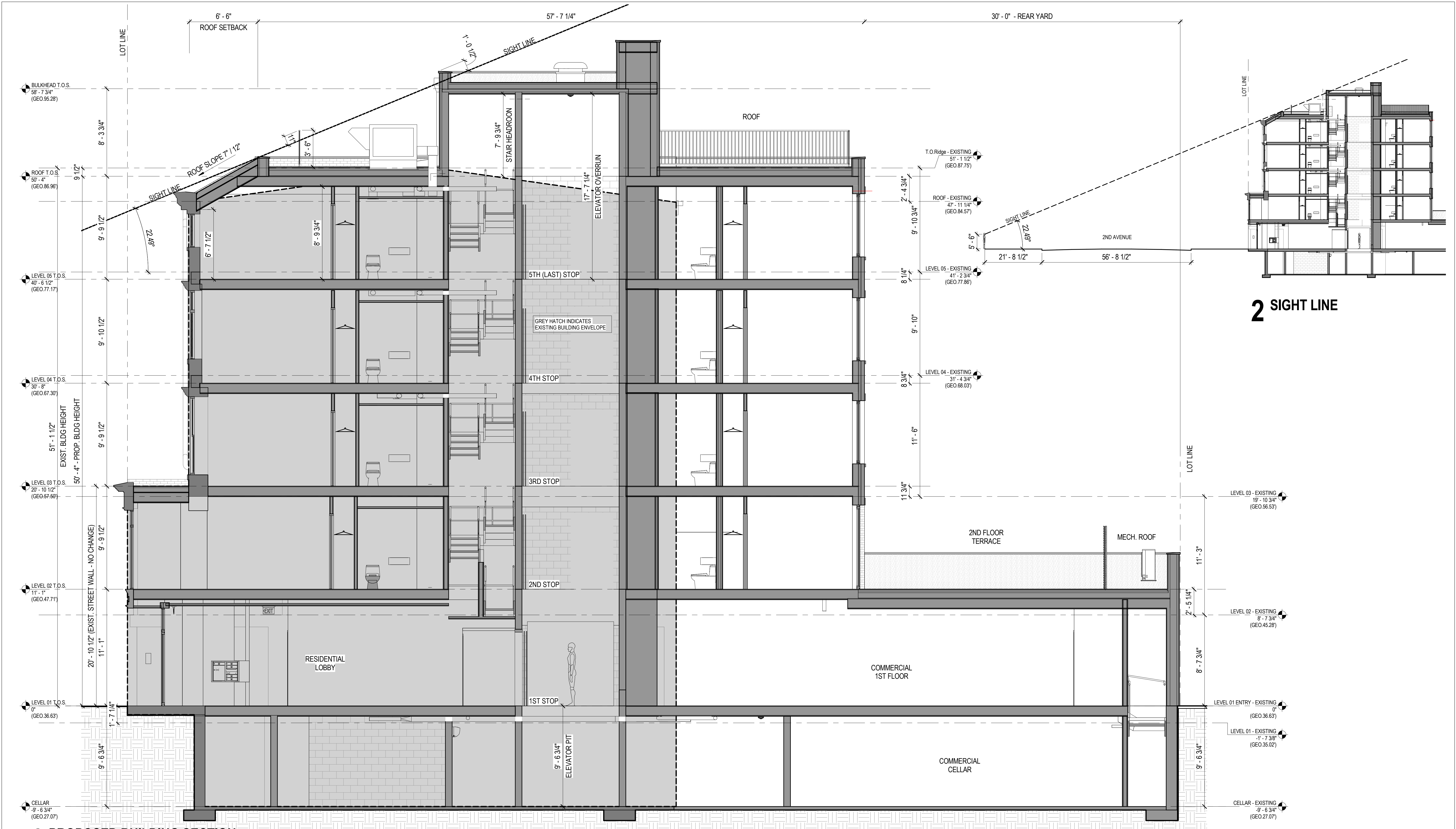
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EXISTING PHOTOGRAPH

date  
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# 1 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0" (REF: 2/08)



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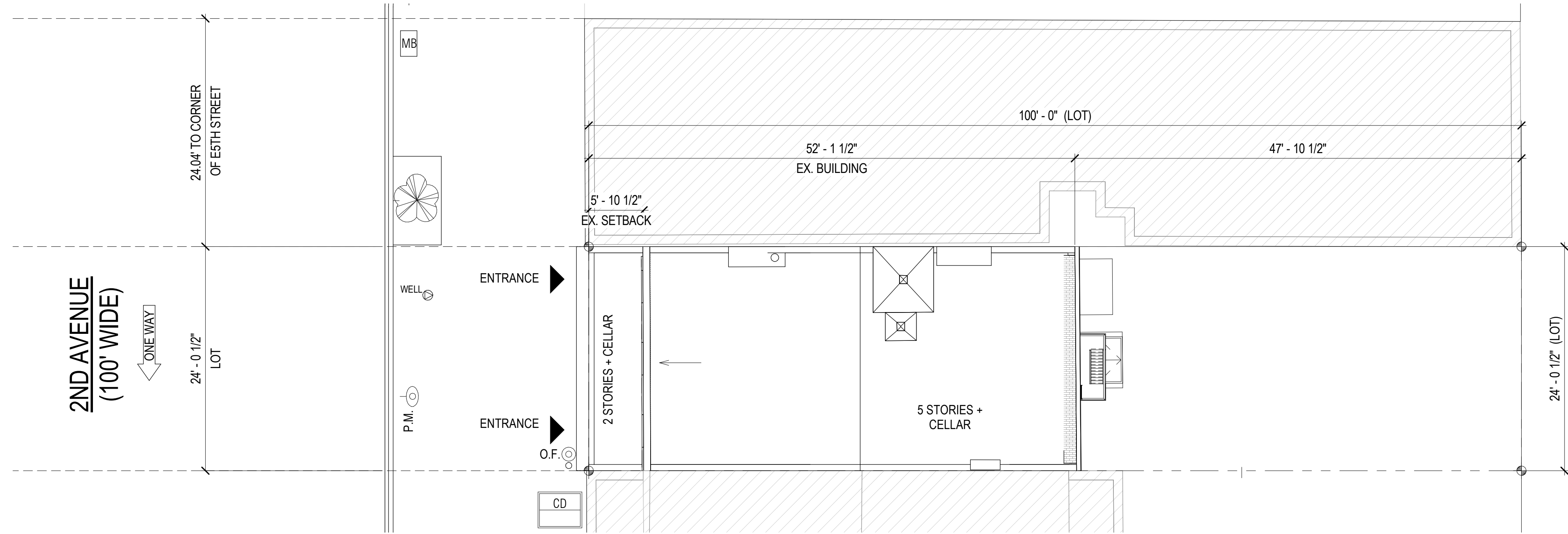
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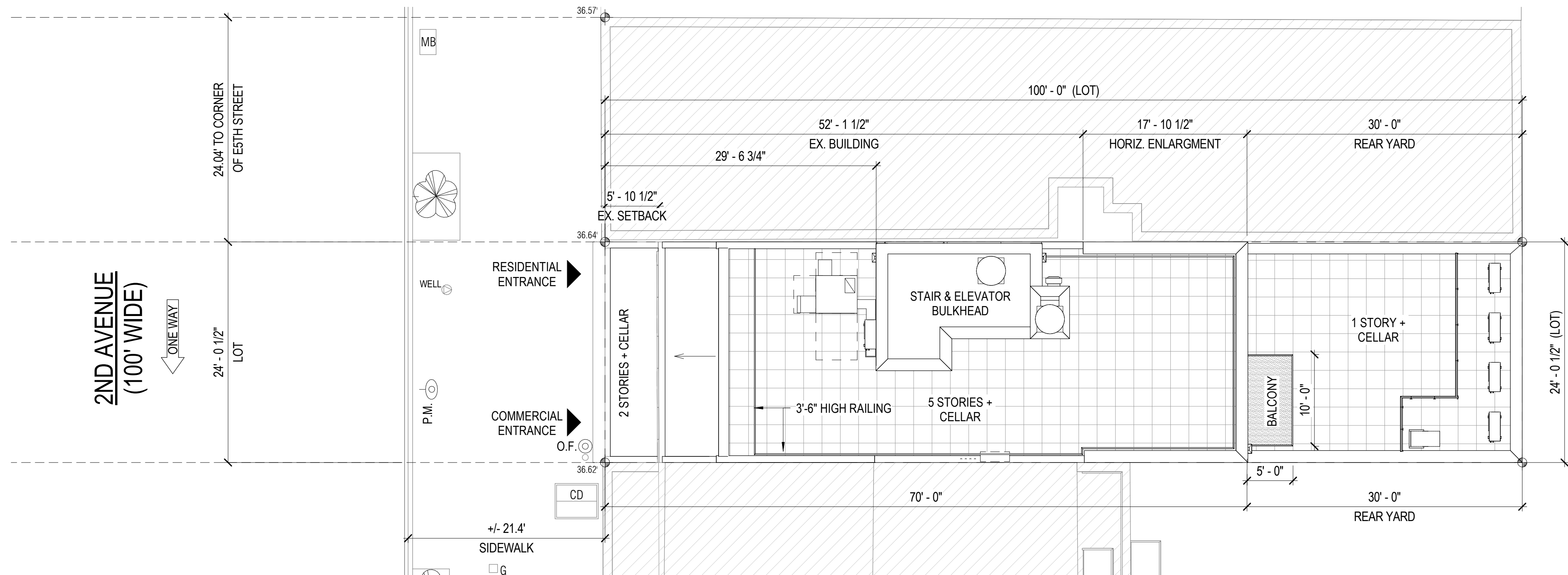
PROPOSED BUILDING SECTION & SIGHT LINE

date  
07/03/18  
scale  
As indicated  
project no.  
18-02  
drawing no.





1 SITE PLAN - EXISTING



2 SITE PLAN - PROPOSED

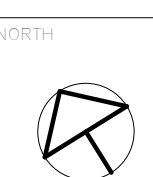


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SITE PLAN



date  
07/03/18  
scale  
1/8" = 1'-0"  
project no.  
18-02  
drawing no.





**1 82 2ND AVE - REAR FACADE**

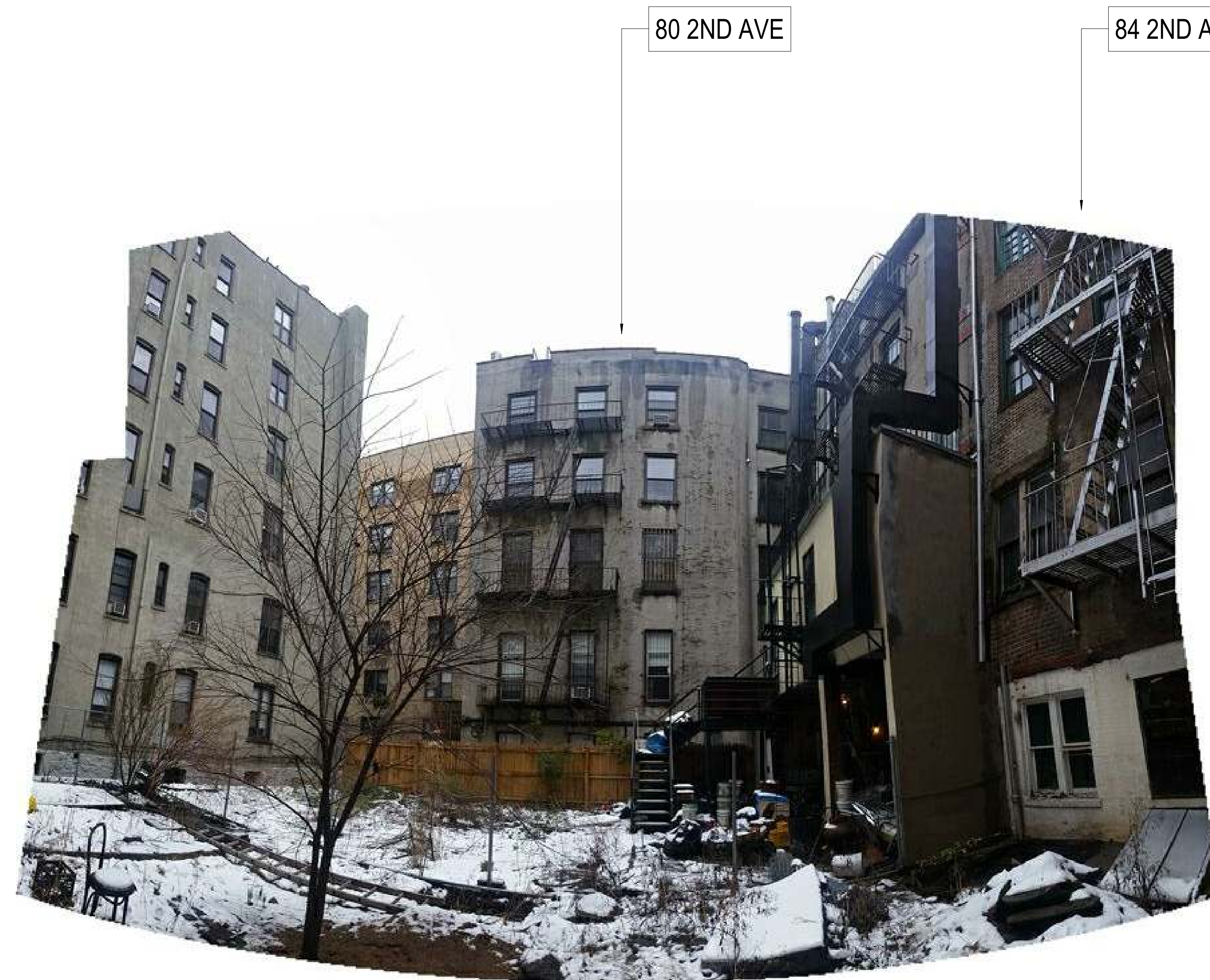


**2 84 2ND AVE - REAR FACADE**



**3 KEY**





**1 REAR YARD LOOKING NE**

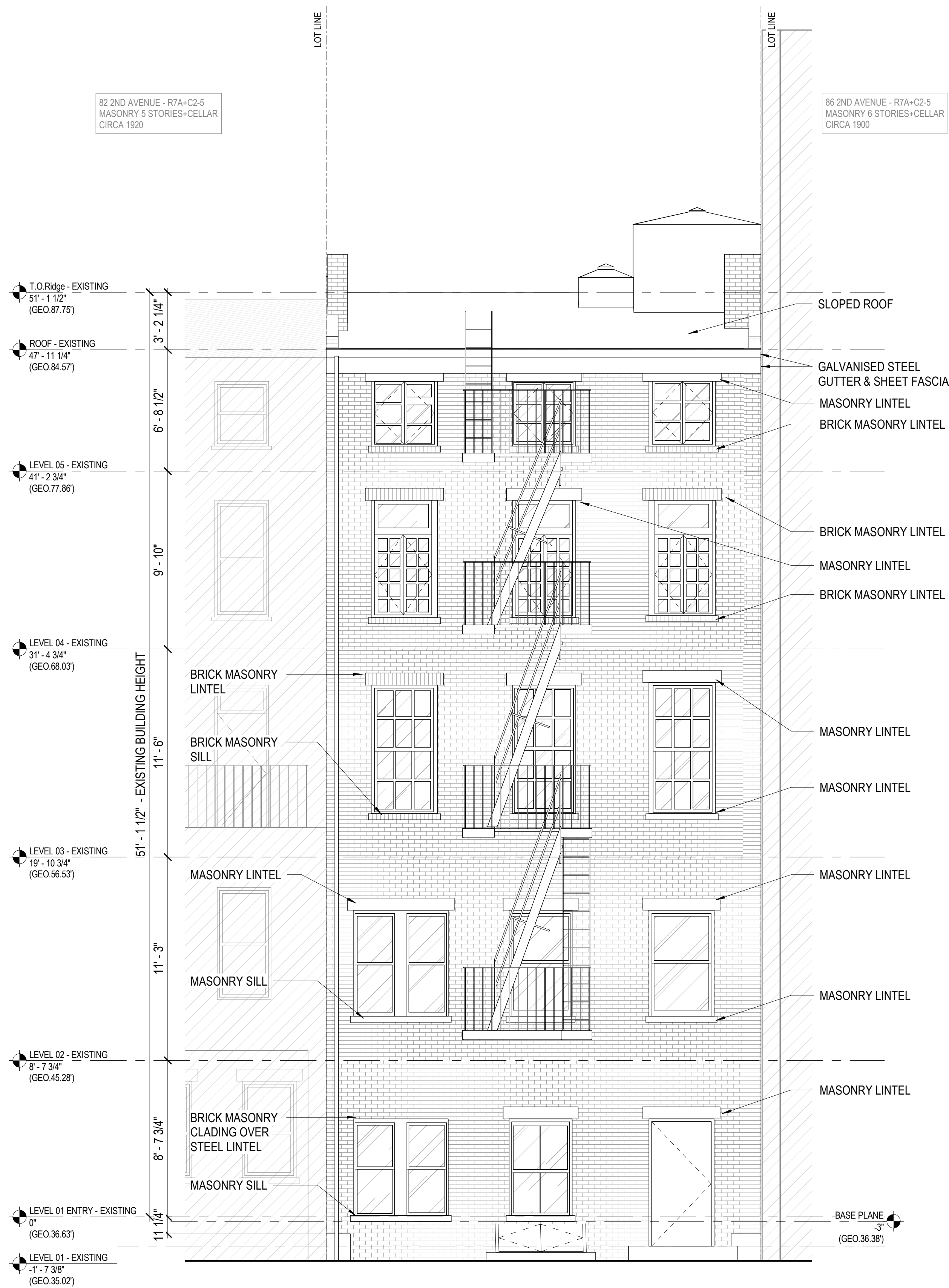


**2 REAR YARD LOOKING SE**

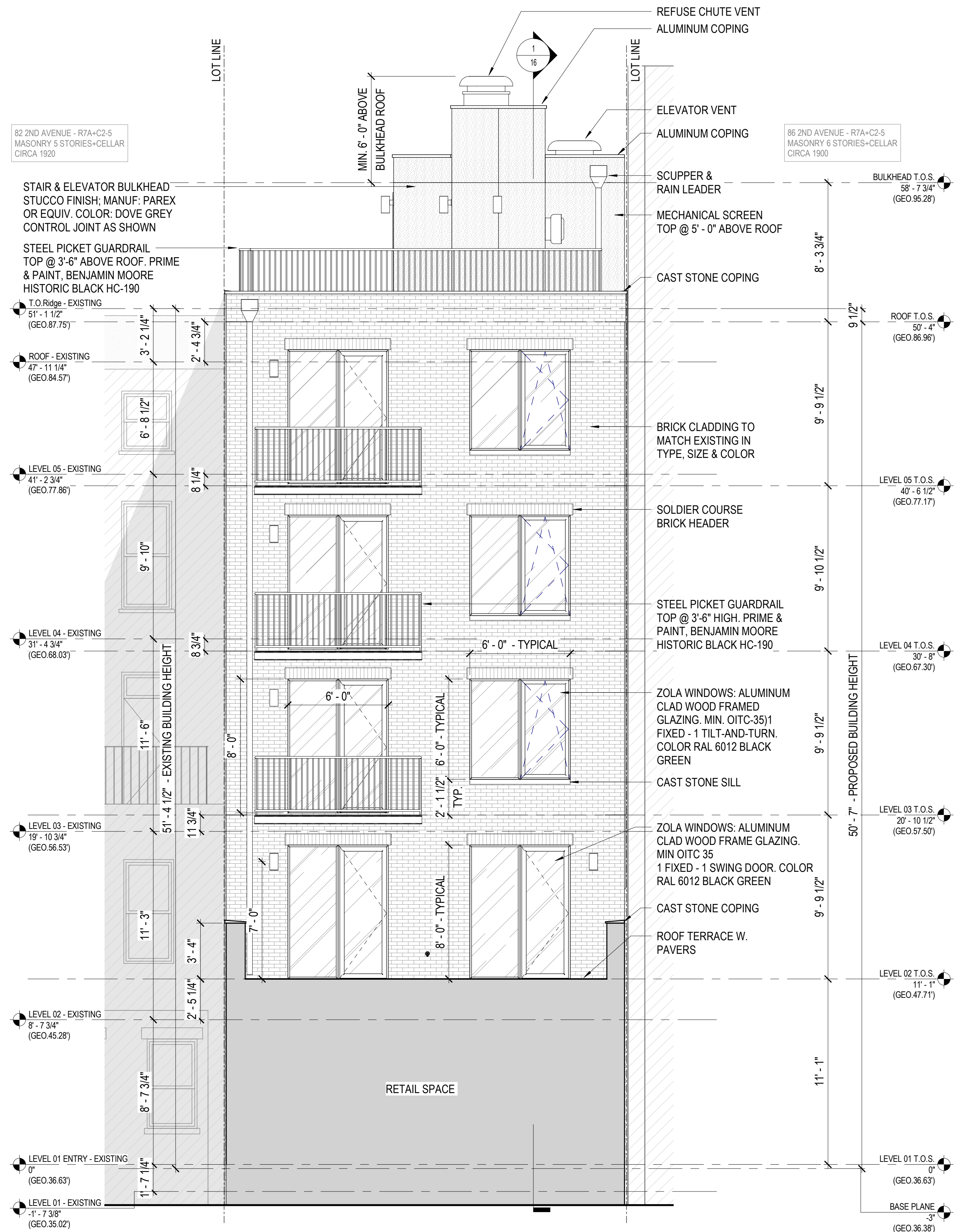


**3 KEY**





**1 EXTERIOR ELEVATION - EXISTING REAR**  
SCALE: 1/4" = 1'-0" (REF: 1/ 46)



**2 EXTERIOR ELEVATION - PROPOSED REAR**  
SCALE: 1/4" = 1'-0" (REF: 2/ 47)

**PROPOSED MATERIALS**

**WINDOW FRAME & BRICKMOLD PAINT**  
RAL 6012  
BLACK GREEN  
FINISH: MATTE

**GALV. IRON LINTEL & SILL**  
BENJAMIN MOORE  
HISTORIC COLORS  
CLEARSRING GREEN HC-128  
SEMI-GLOSS FINISH

**IRONWORK PAINT**  
BENJAMIN MOORE  
HISTORIC COLORS  
BLACK HC-190  
SEMI-GLOSS FINISH

**STUCCO COATING**  
MANF. PAREX  
PRODUCT: AQUASOL  
WATERMASTER CI  
COLOR: DOVE GREY  
FINISH: AGED LIMESTONE FINE

**2ND FLOOR TERRACE**  
CAST STONE PAVER  
MANF: TILETECH  
MODEL: COOL ROOF PAVER  
24in x 24in  
COLOR: PENNY LANE

**FENCE**  
CEDAR WOOD SLAT OVER  
STEEL POST  
NATURAL FINISH

**EXTERIOR WALL SCONCE**  
MANF: RICHLER  
MODEL: OUTDOOR LED UP/DOWN  
LIGHT #11251  
FINISH: TEXTURED BLACK



LEVEL 03 T.O.S.  
20' - 10 1/2"  
(GEO.57.50')

LEVEL 02 T.O.S.  
11' - 1"  
(GEO.47.71')

LEVEL 01 T.O.S.  
0'  
(GEO.36.63')

BASE PLANE  
5'  
(GEO.36.38')



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EXISTING & PROPOSED REAR ELEVATIONS

date  
07/03/18  
scale  
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**1 PROPOSED MASSING - 2ND AVENUE**



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**2ND AVE MASSING PERSPECTIVE**

date

07/03/18

scale

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18-02

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# 84 2nd AVENUE NEW YORK, NY, 10003

## APPENDIX



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APPENDIX

date

07/03/18

scale

project no.

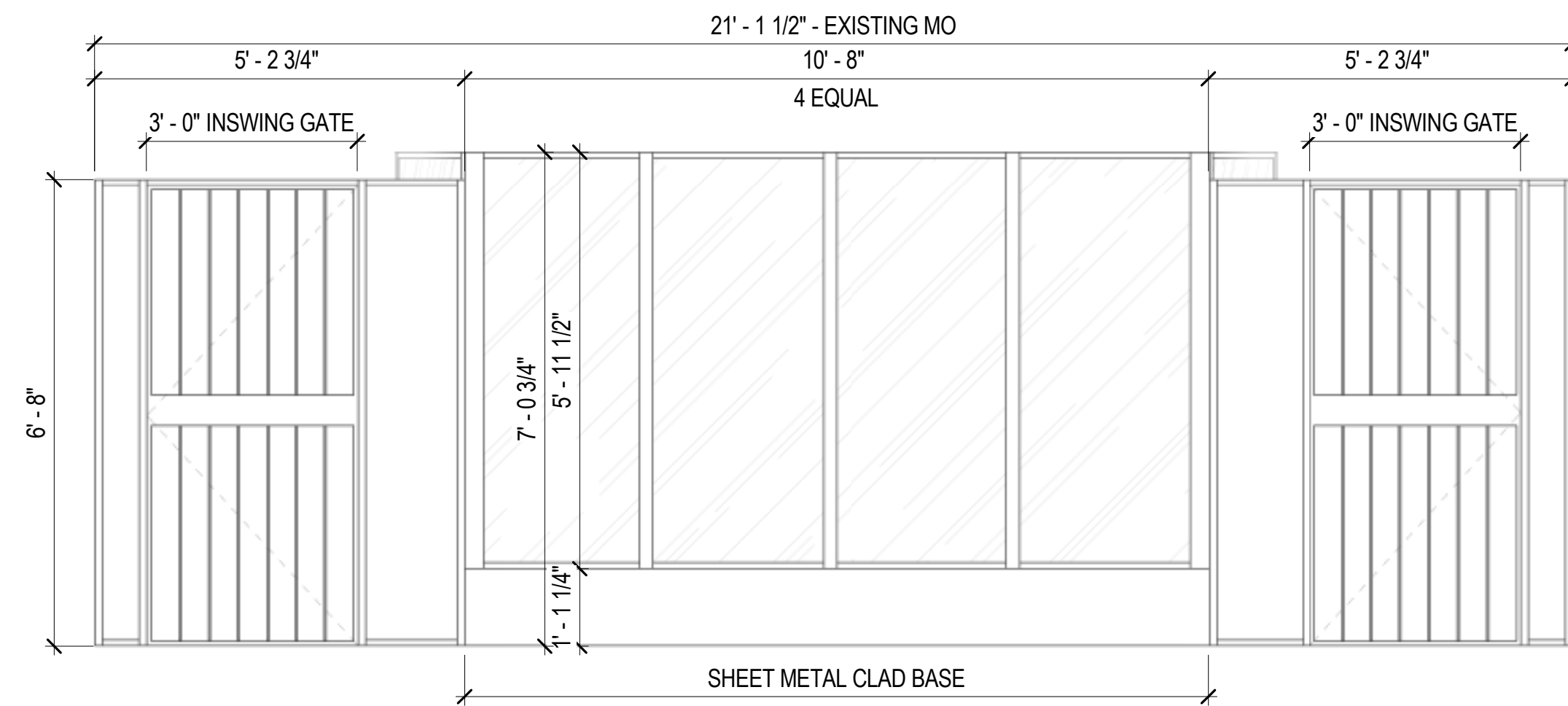
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drawing no.

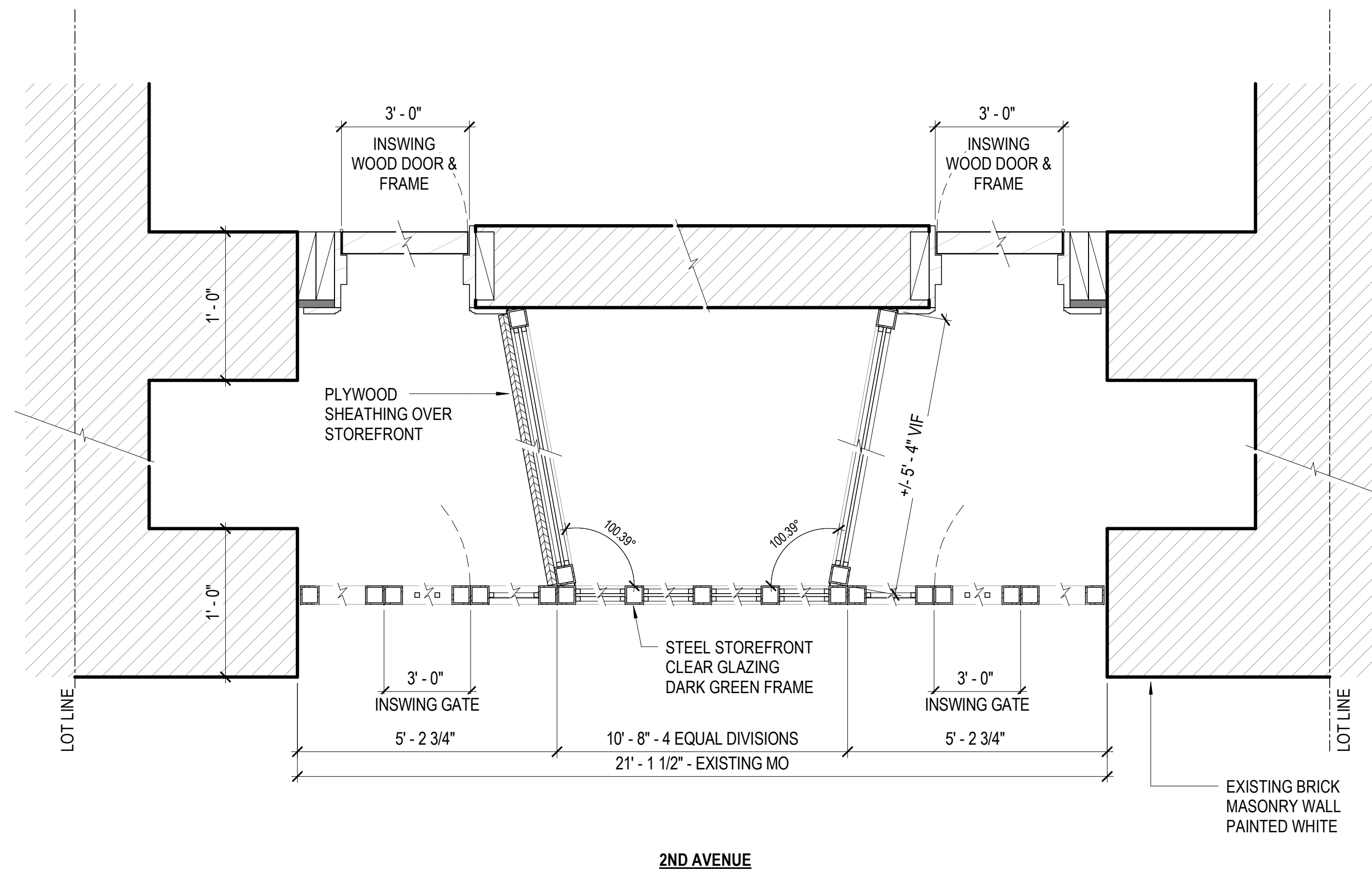




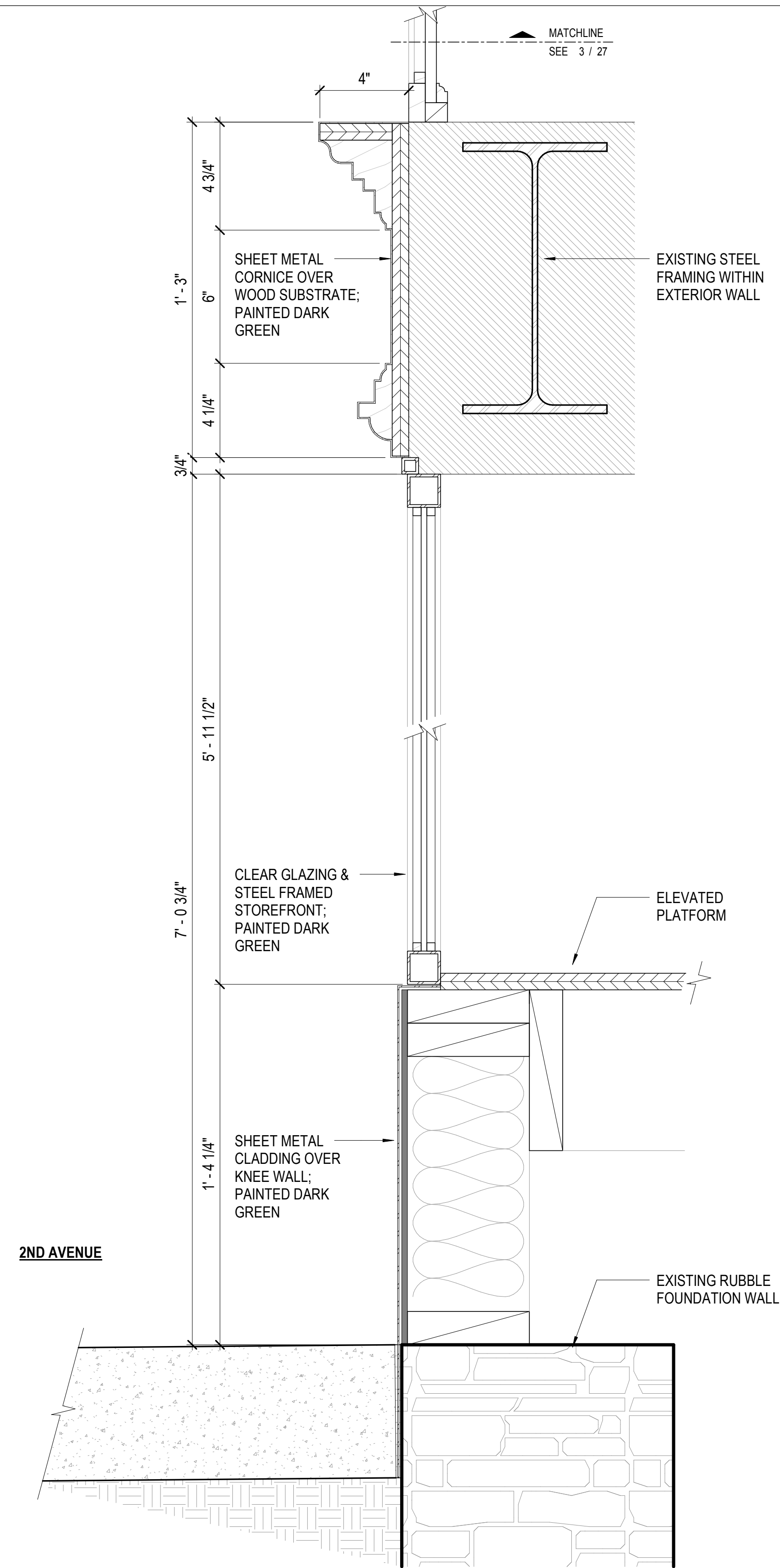




**1 ELEVATION - EXISTING 1ST FLOOR STOREFRONT**  
SCALE: 1/2" = 1'-0"



**2 PLAN - EXISTING 1ST FLOOR STOREFRONT**  
SCALE: 1 1/2" = 1'-0"



**3 SECTION - EXISTING 1ST FLOOR STOREFRONT**  
SCALE: 3" = 1'-0"



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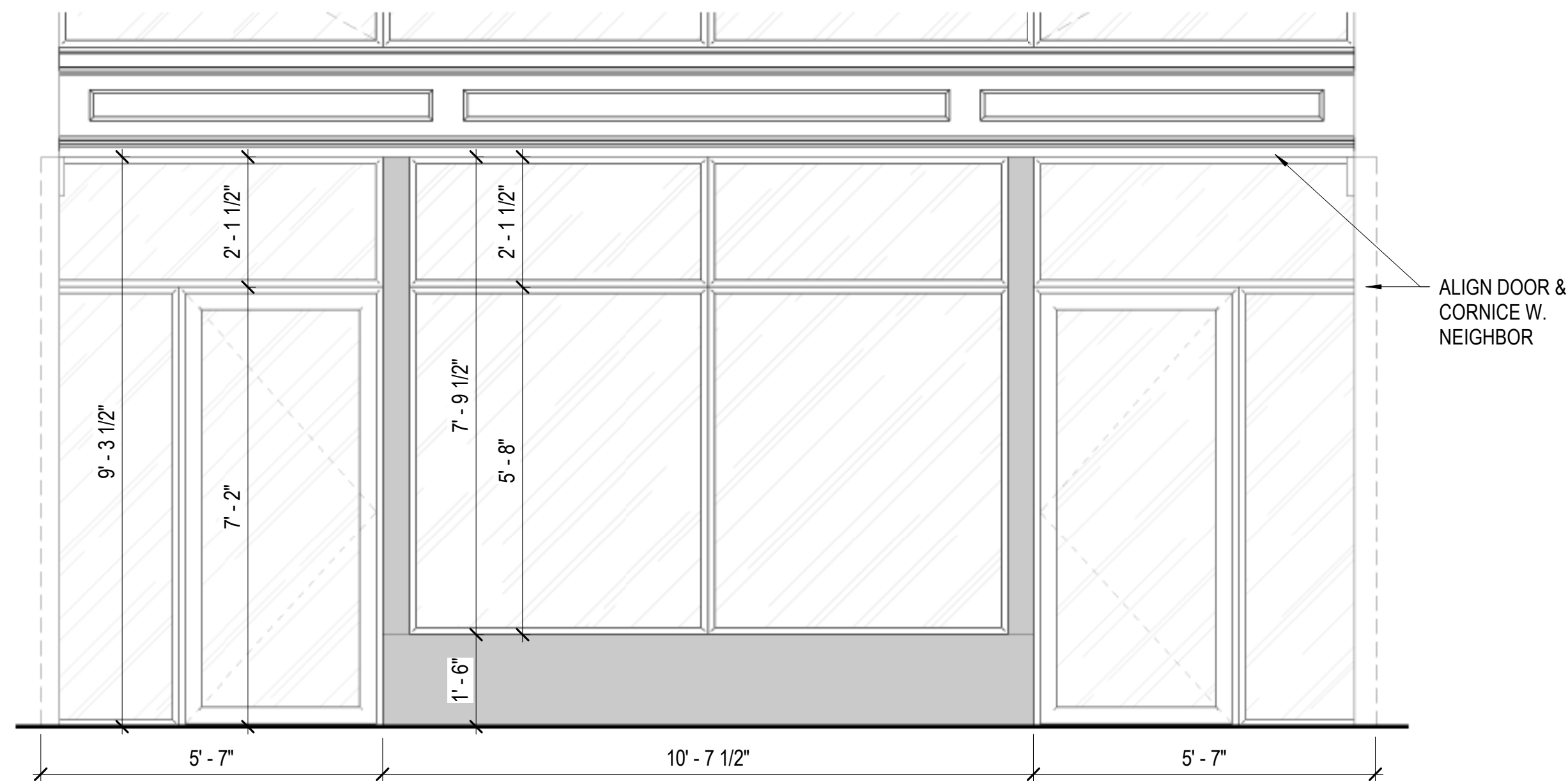
84 2nd AVENUE

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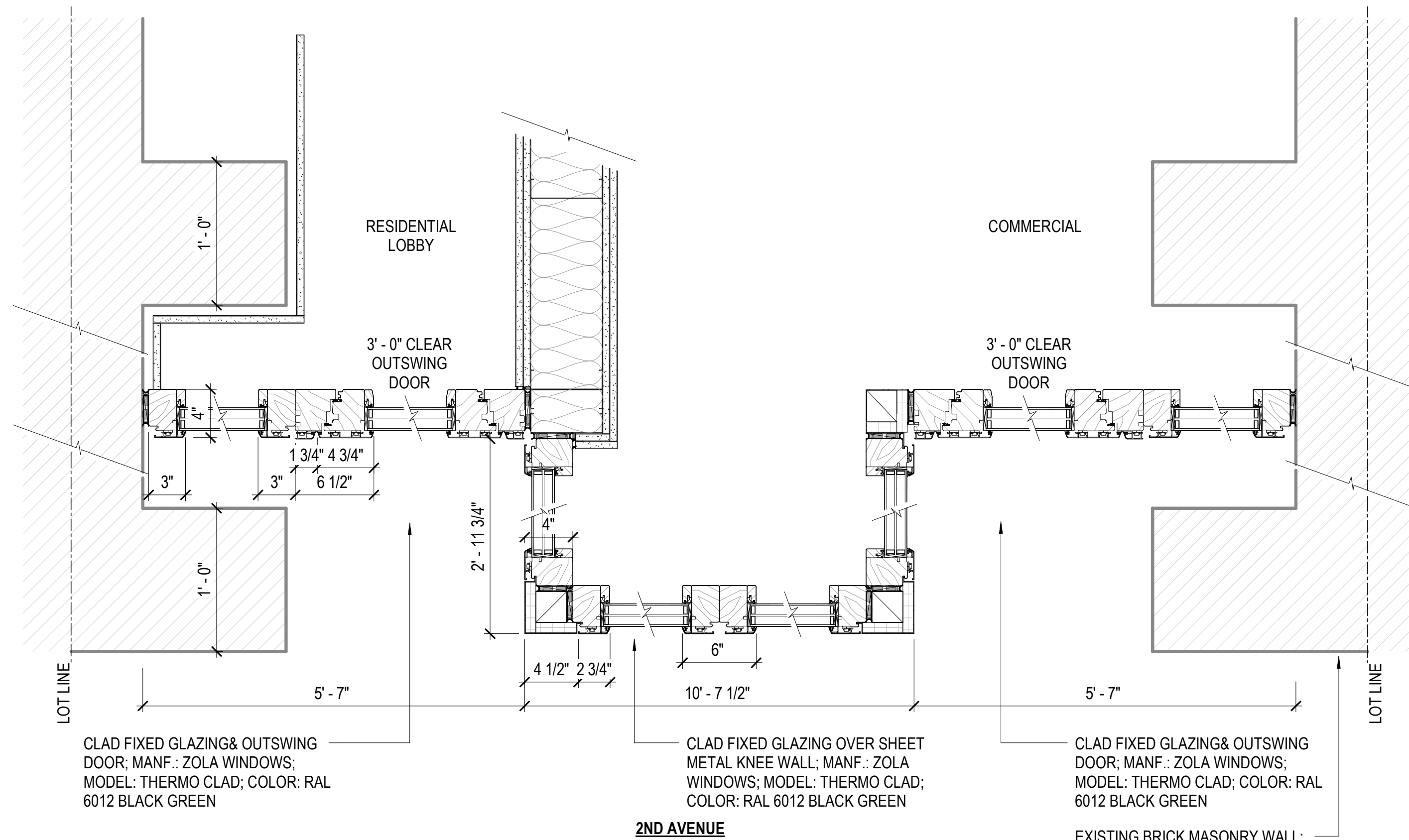
EXISTING GLAZING DETAILS - 1ST FLOOR STOREFRONT

date  
07/03/18  
scale  
As indicated  
project no.  
18-02  
drawing no.

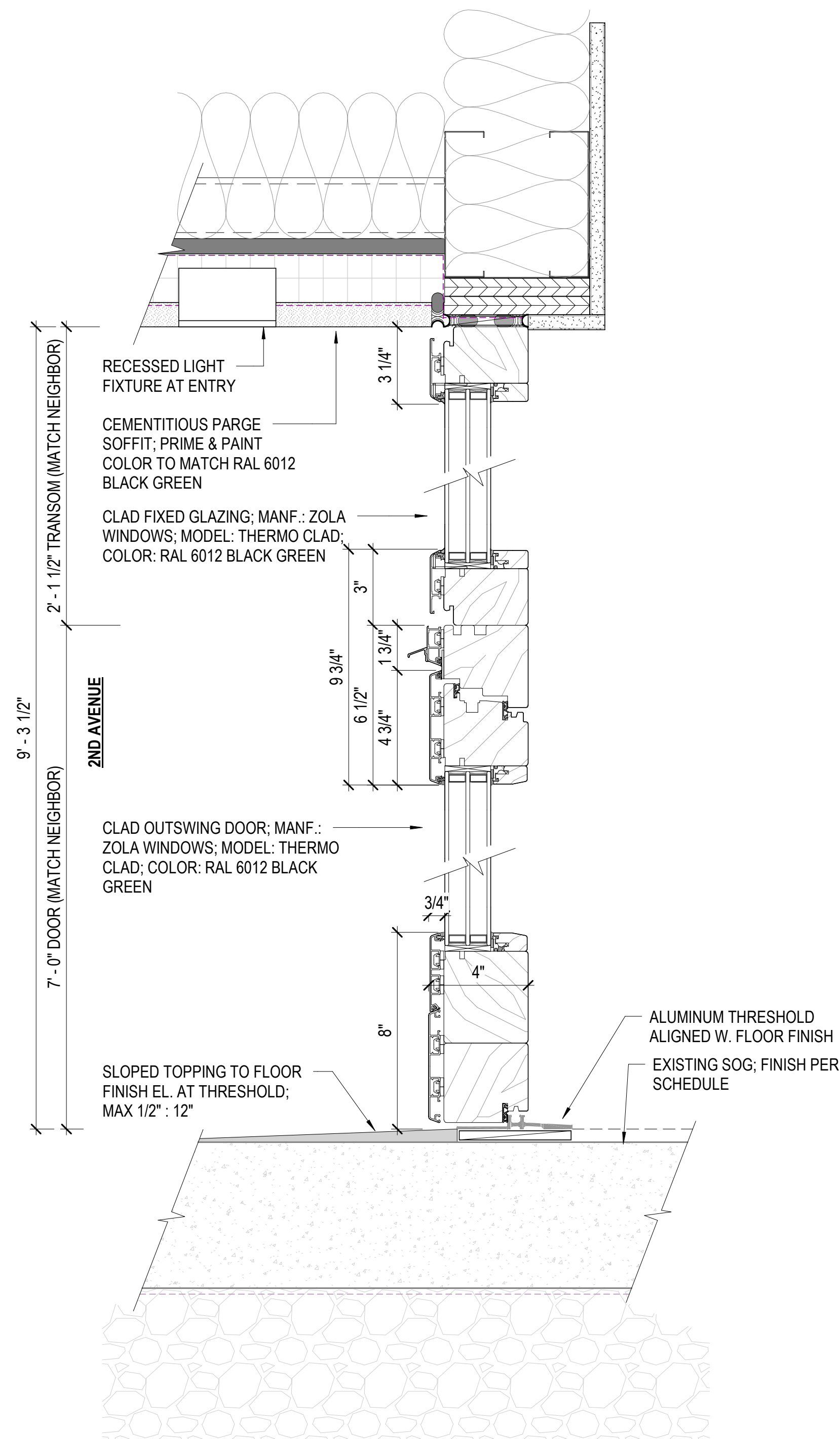




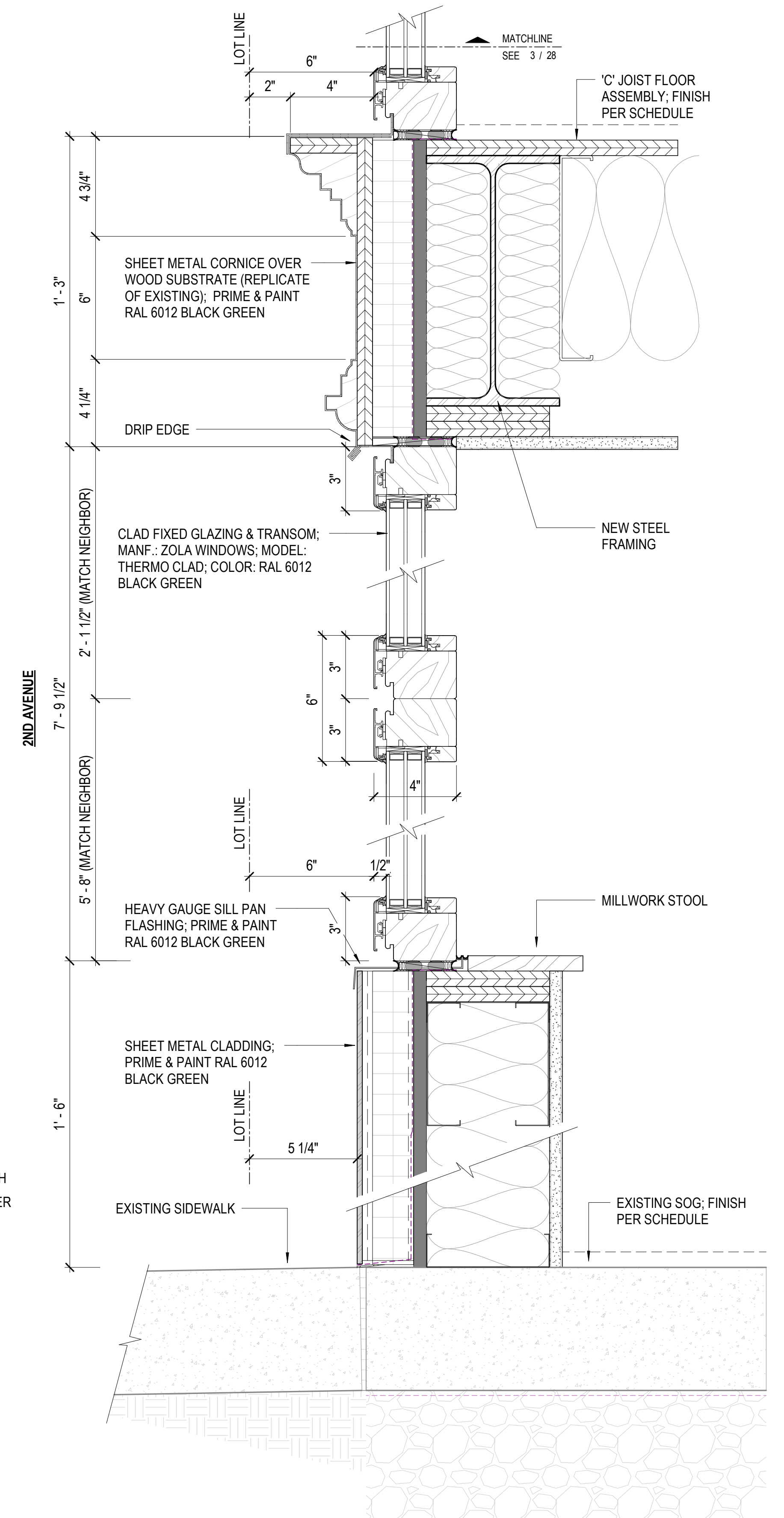
**1 ELEVATION - PROPOSED 1ST FLOOR STOREFRONT**  
SCALE: 1/2" = 1'-0"



**2 PLAN - PROPOSED 1ST FLOOR STOREFRONT**  
SCALE: 1 1/2" = 1'-0"



**3 SECTION - PROPOSED 1ST FLOOR SWING DOOR**  
SCALE: 3" = 1'-0"



**4 SECTION - PROPOSED 1ST FLOOR GLAZING**  
SCALE: 3" = 1'-0"



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PROPOSED GLAZING DETAILS - 1ST FLOOR STOREFRONT

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EXISTING FRONT FACADE WINDOW PHOTOS - 2ND FLOOR

date

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scale

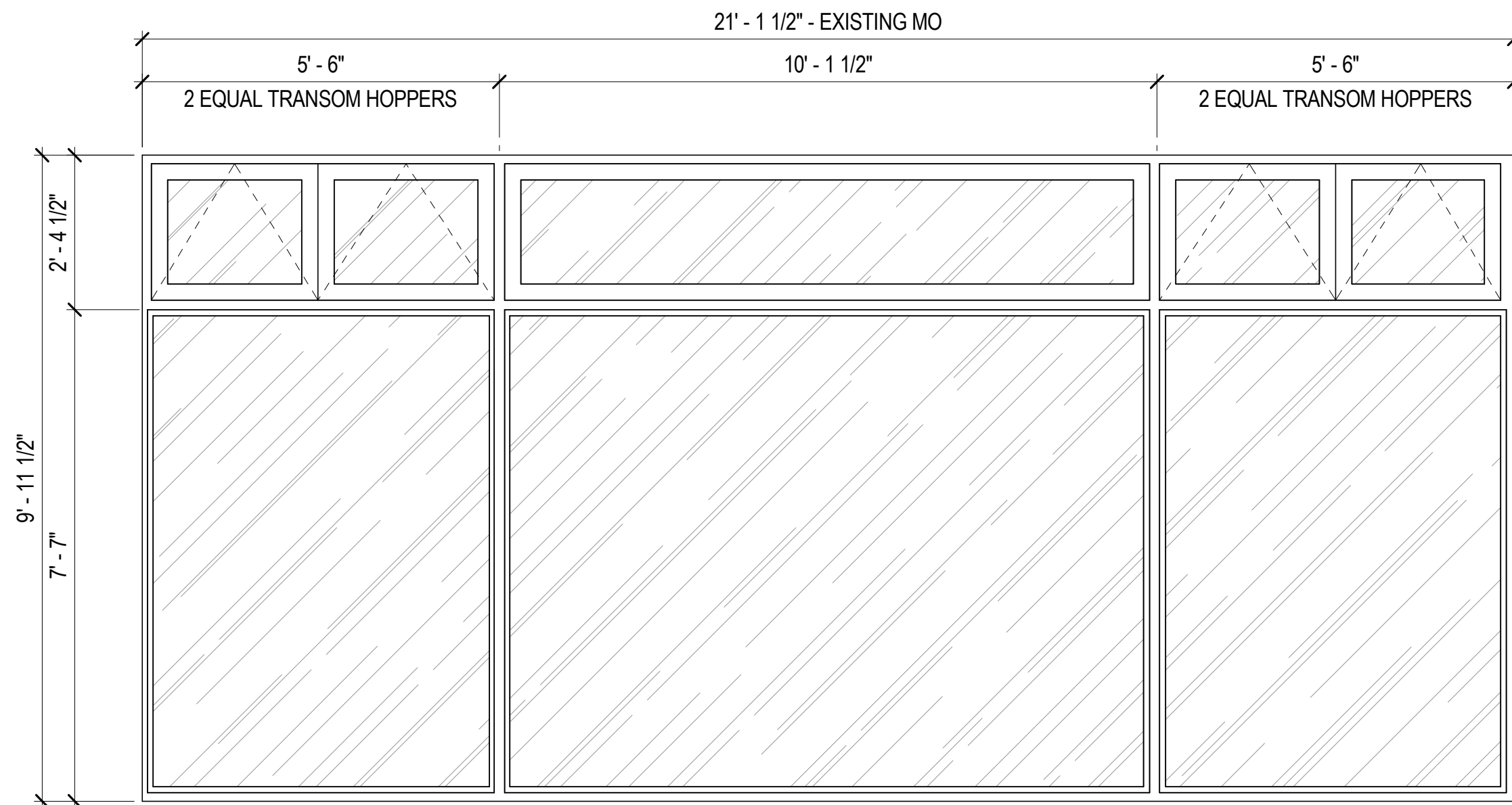
12" = 1'-0"

project no.

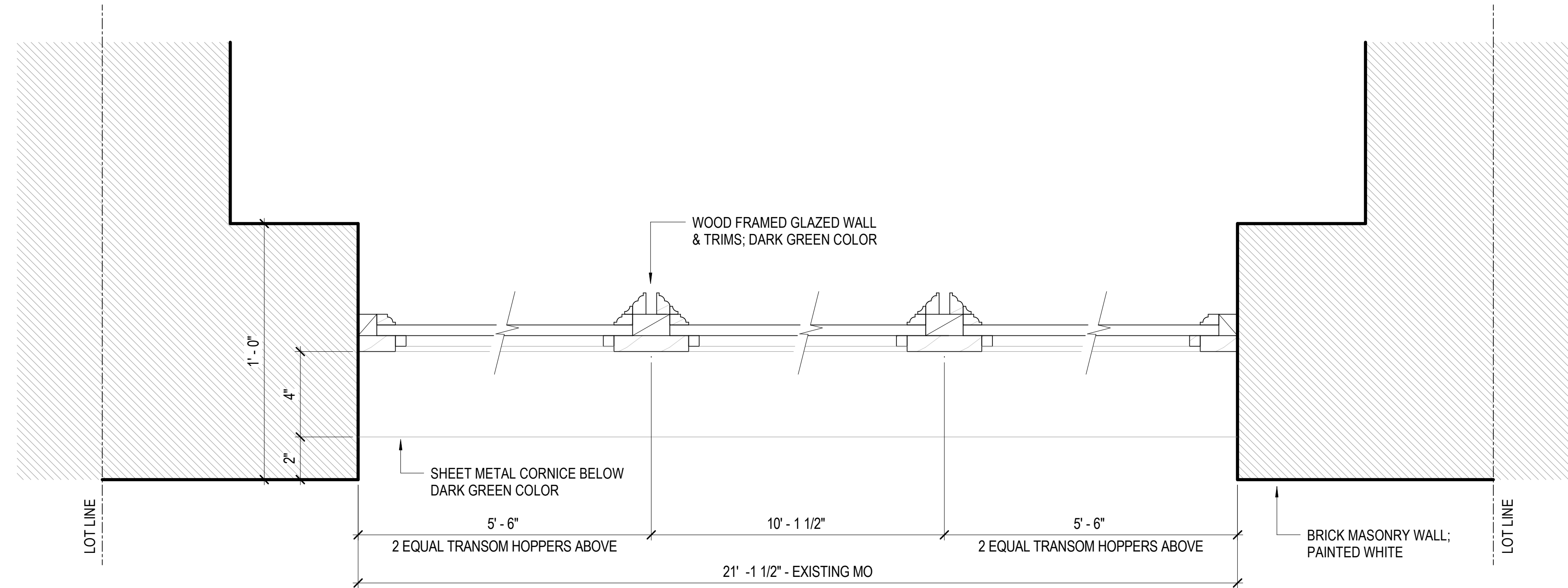
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drawing no.

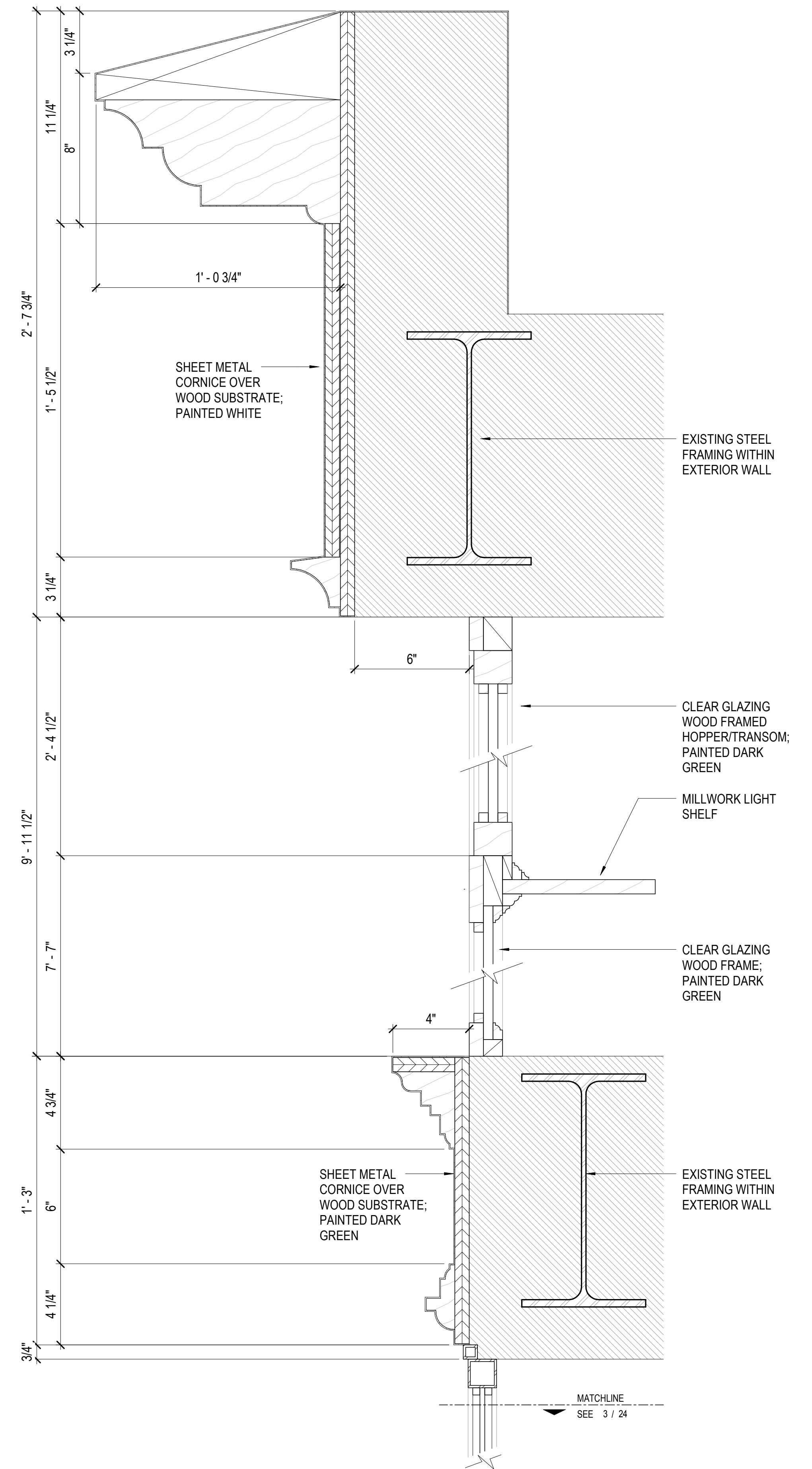




**1 ELEVATION - EXISTING 2ND FLOOR STOREFRONT**  
SCALE: 1/2" = 1'-0"



**2 PLAN - EXISTING 2ND FLOOR STOREFRONT**  
SCALE: 3" = 1'-0"



**3 SECTION - EXISTING 2ND FLOOR STOREFRONT**  
SCALE: 3" = 1'-0"



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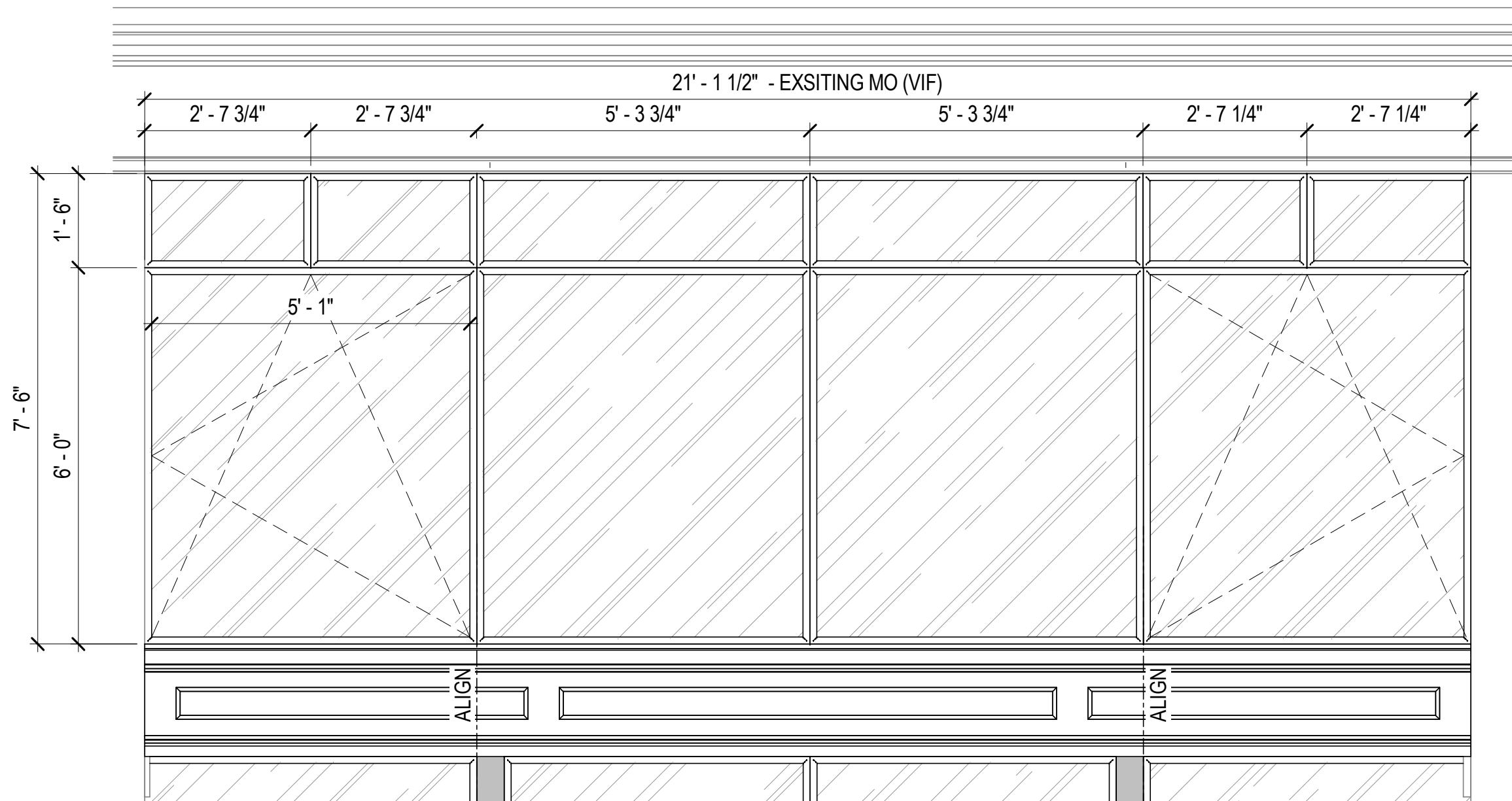
84 2nd AVENUE

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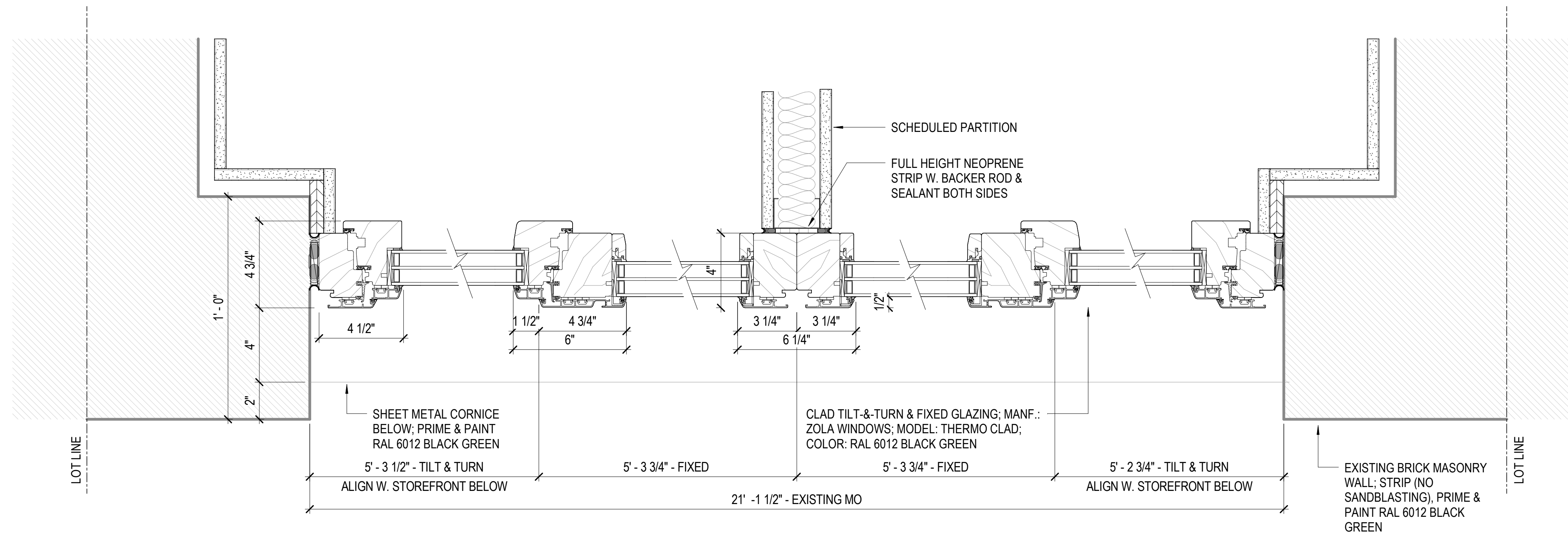
EXISTING GLAZING DETAILS - 2ND FLOOR STOREFRONT

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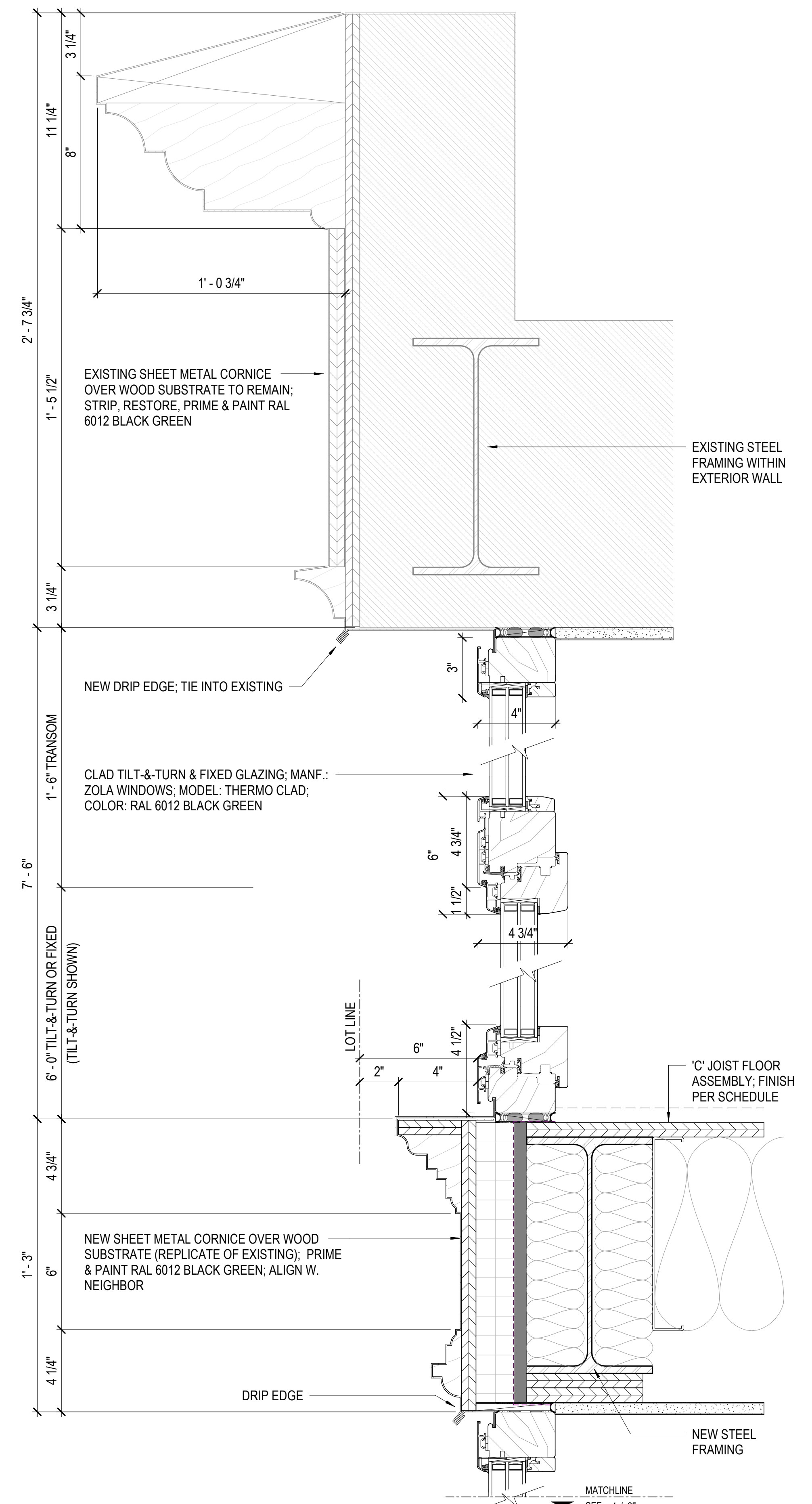




**1 ELEVATION - PROPOSED 2ND FLOOR GLAZING STREET FACADE**  
SCALE: 1/2" = 1'-0"



**2 PLAN - PROPOSED 2ND FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



**3 SECTION - PROPOSED 2ND FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



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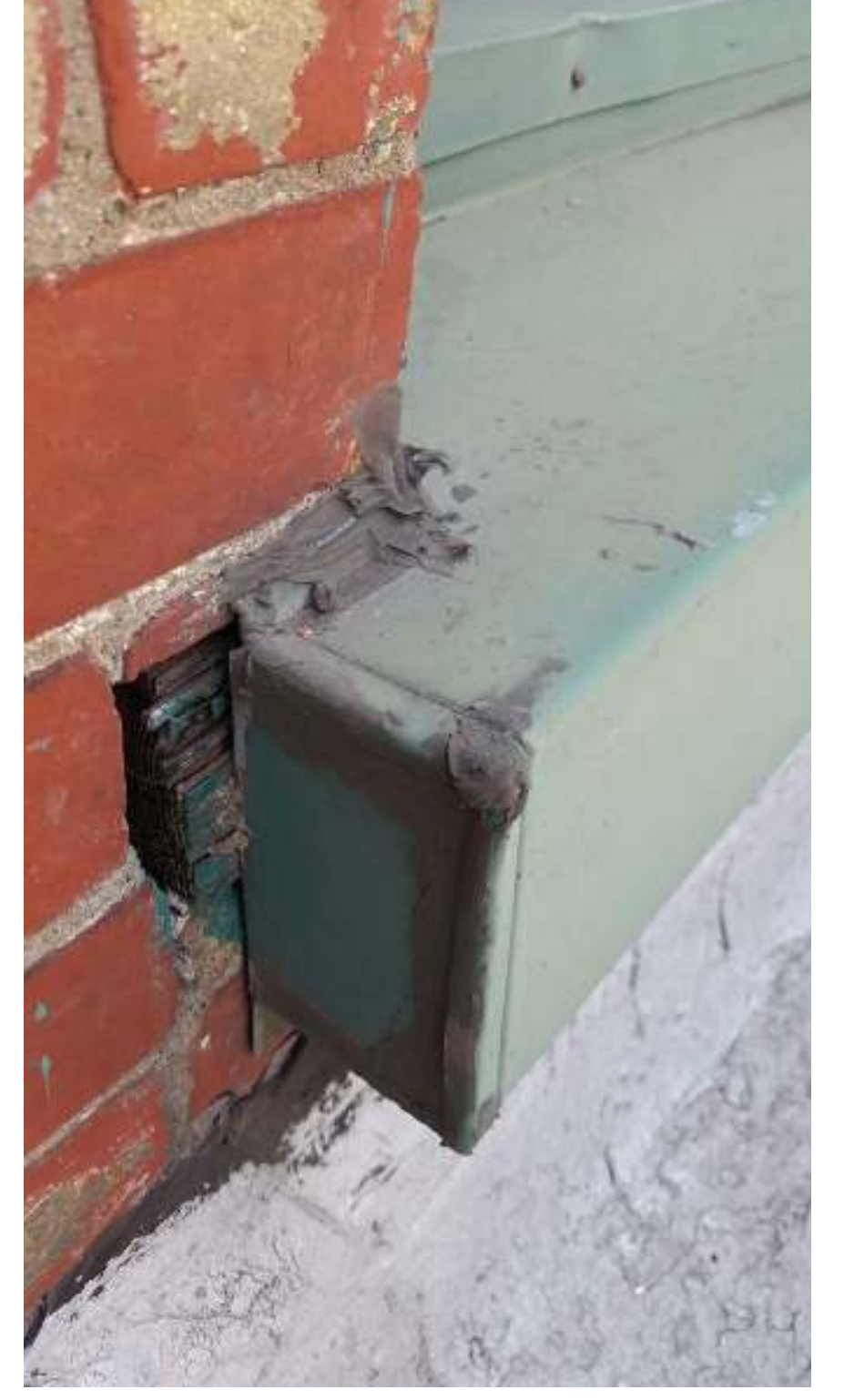
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PROPOSED GLAZING DETAILS - 2ND FLOOR STOREFRONT

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drawing no.





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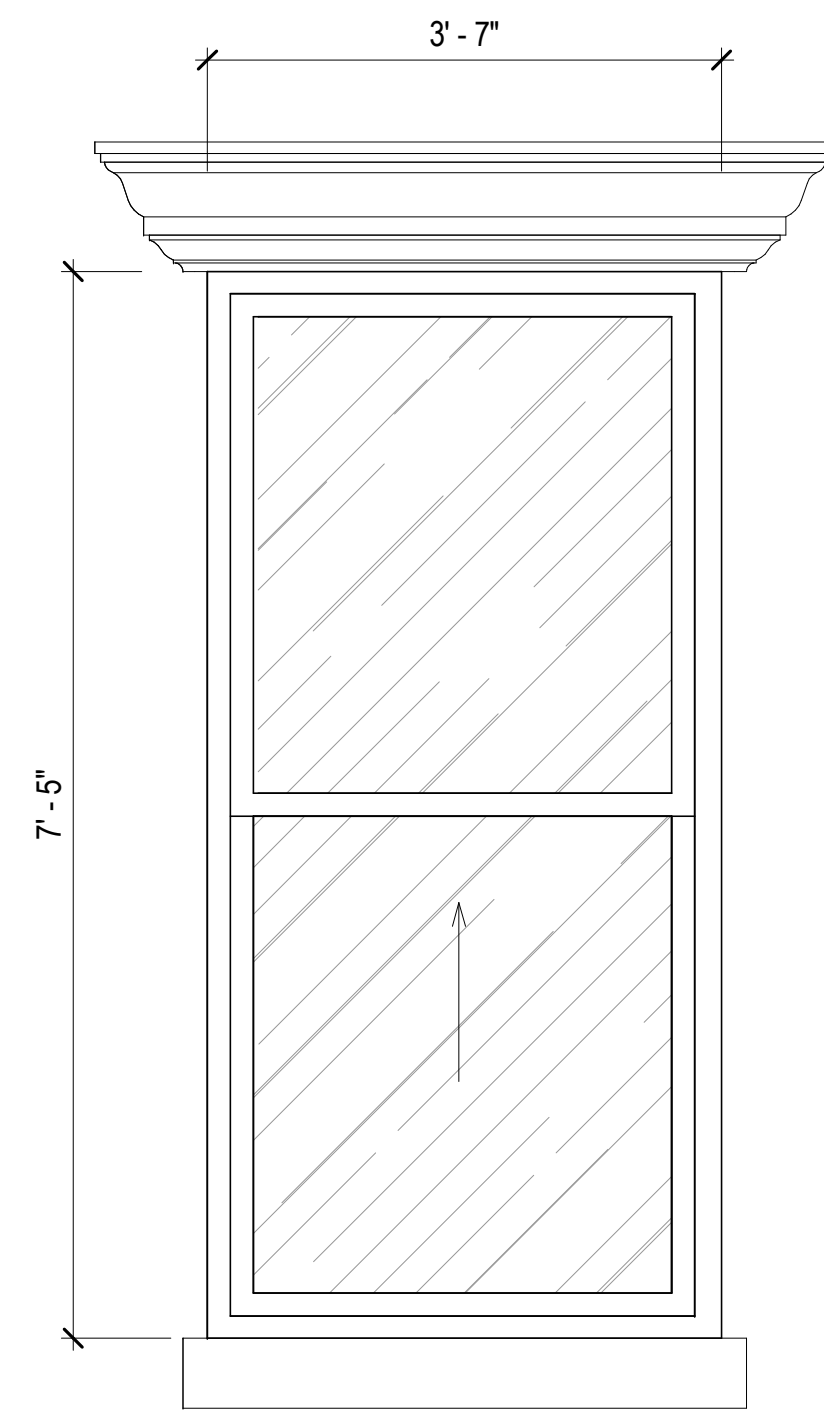
84 2nd AVENUE

84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

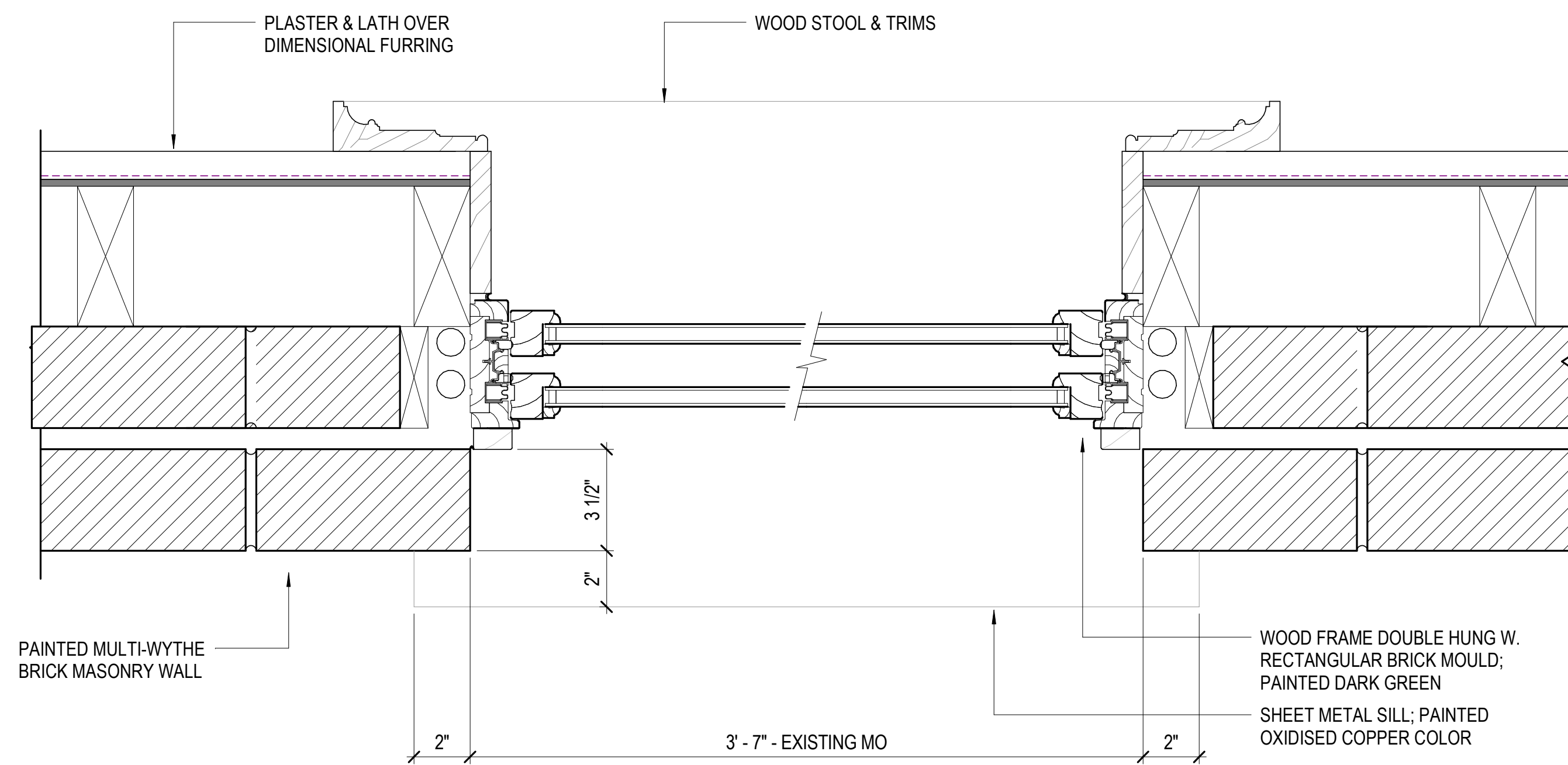
EXISTING FRONT FACADE WINDOW PHOTOS - 3RD FLOOR

date  
07/03/18  
scale  
12" = 1'-0"  
project no.  
18-02  
drawing no.

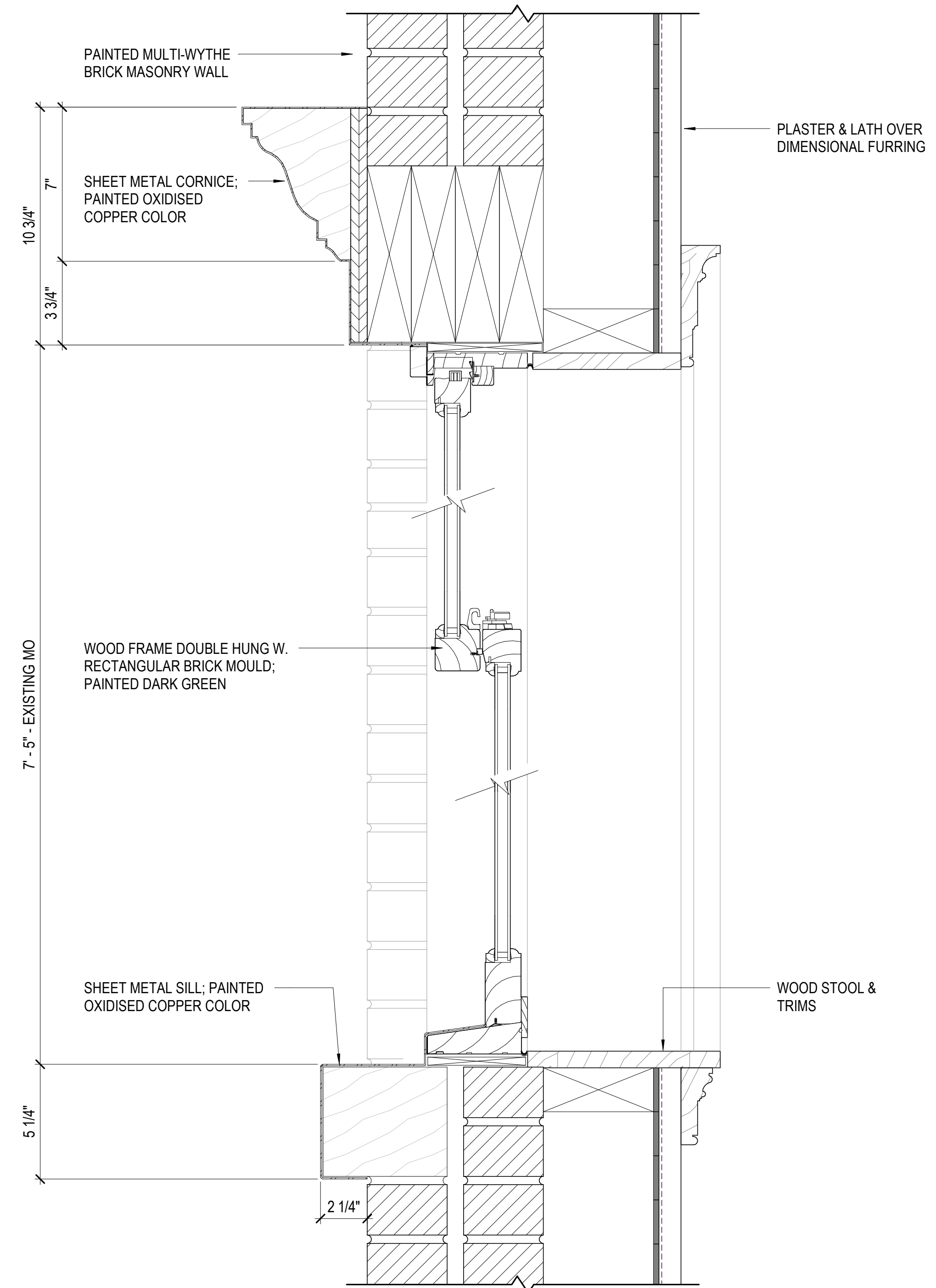




**1 ELEVATION - EXISTING 3RD FLOOR GLAZING STREET FACADE**  
SCALE: 3/4" = 1'-0"



**2 PLAN - EXISTING 3RD FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



**3 SECTION - EXISTING 3RD FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



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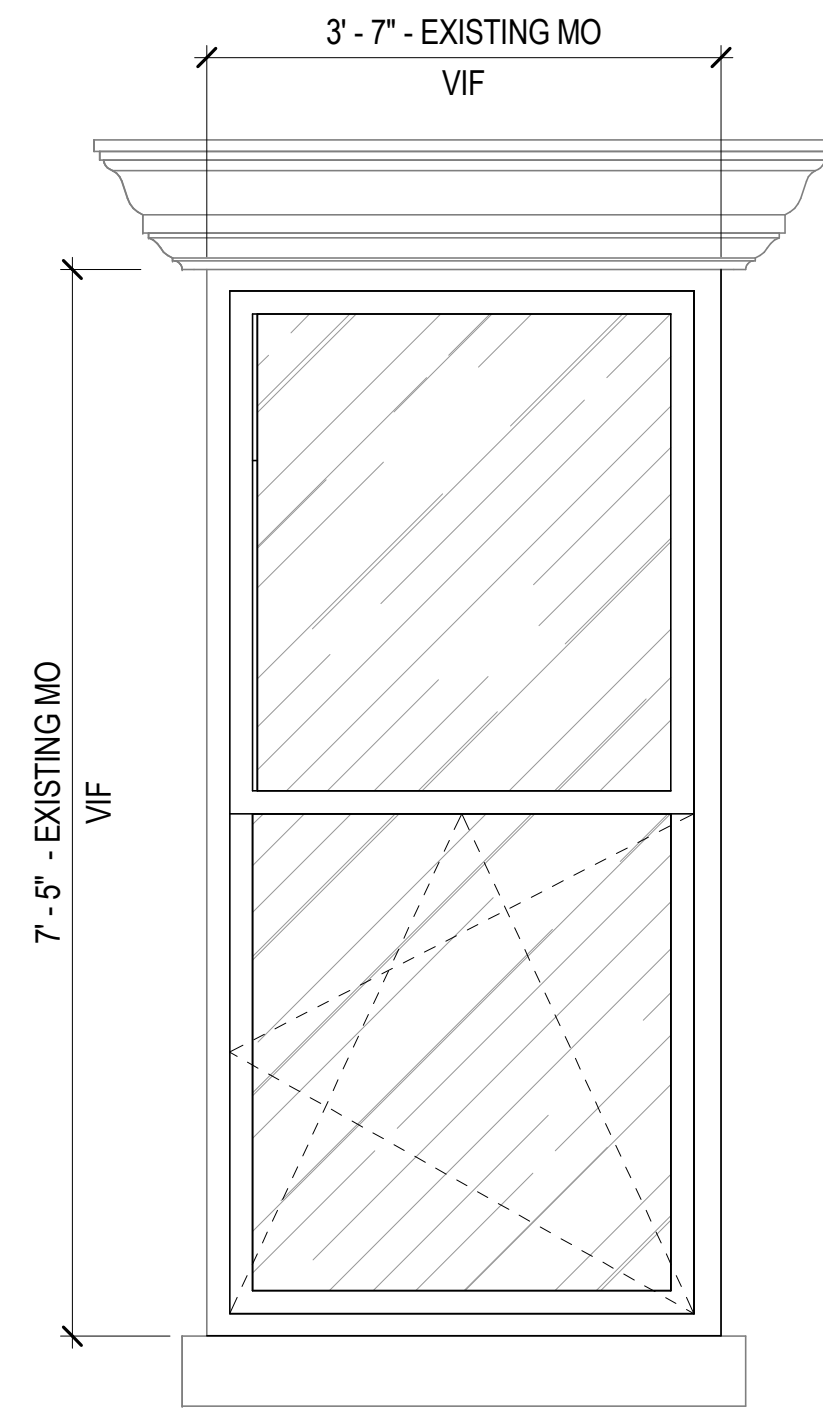
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84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

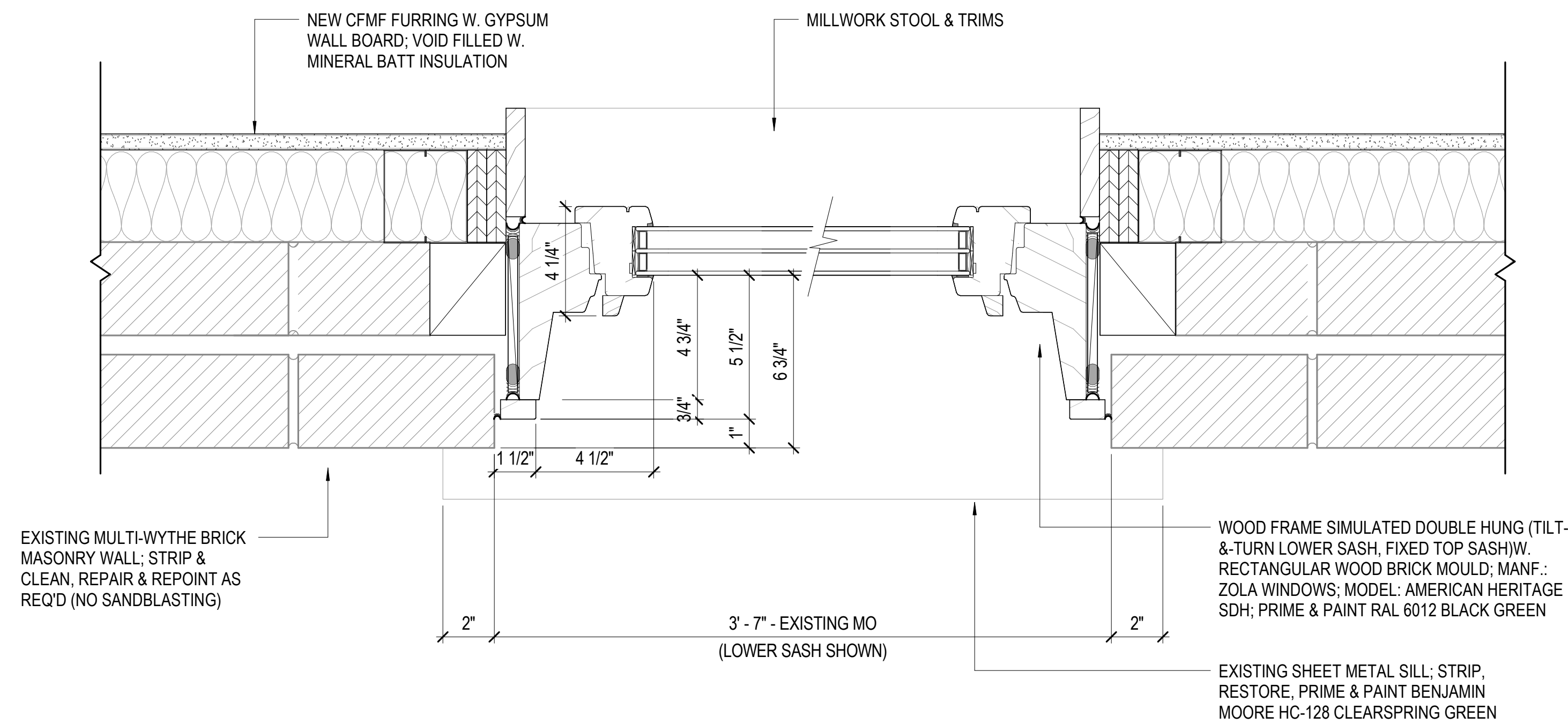
EXISTING GLAZING DETAILS - 3RD FLOOR STREET FACADE

date  
07/03/18  
scale  
As indicated  
project no.  
18-02  
drawing no.

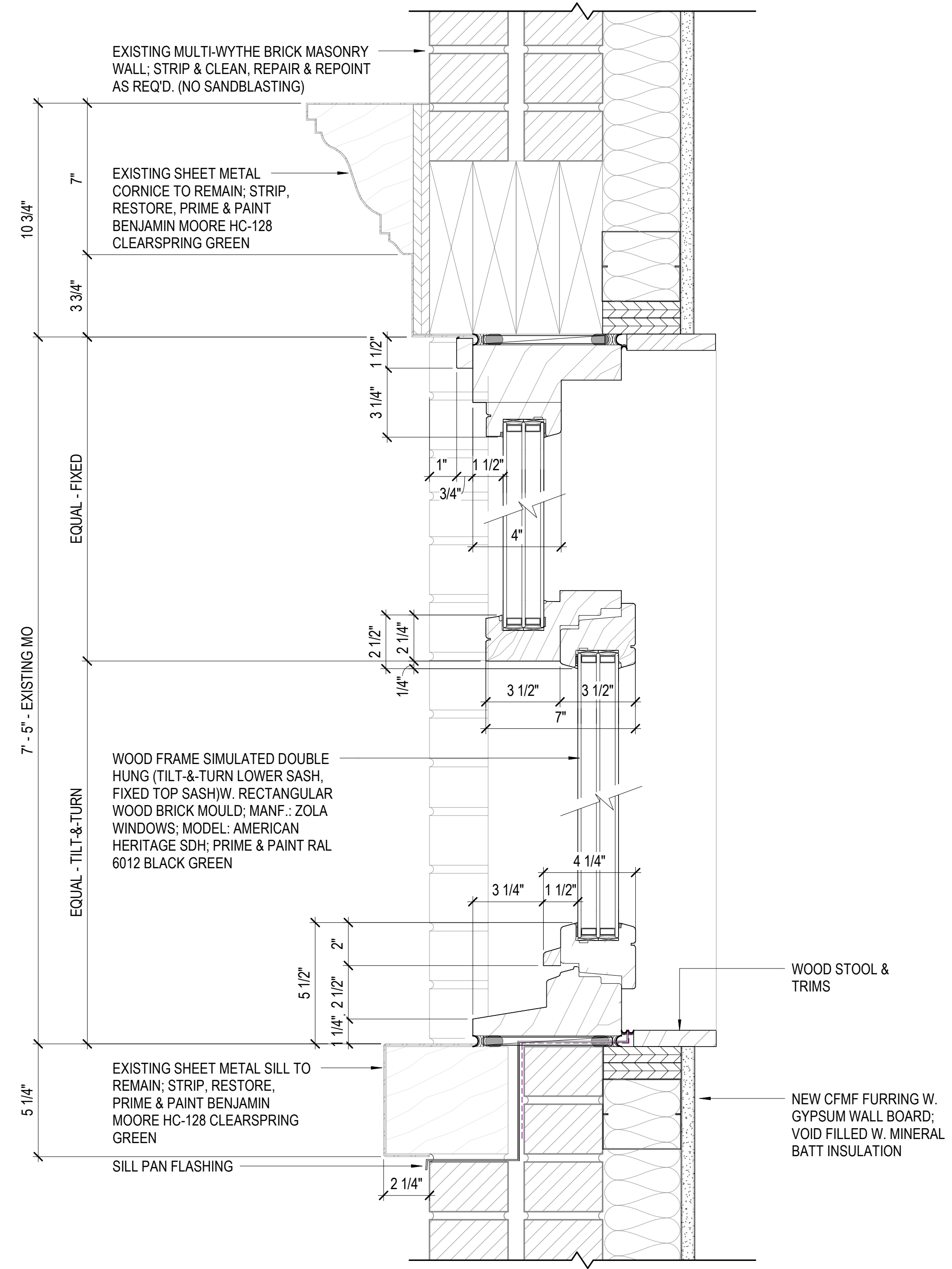




**1 ELEVATION - PROPOSED 3RD FLOOR GLAZING STREET FACADE**  
SCALE: 3/4" = 1'-0"



**2 PLAN - PROPOSED 3RD FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



**3 SECTION - PROPOSED 3RD FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



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PROPOSED GLAZING DETAILS - 3RD FLOOR STREET FACADE

date  
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EXISTING FRONT FACADE WINDOW PHOTOS - 4TH FLOOR

date

07/03/18

scale

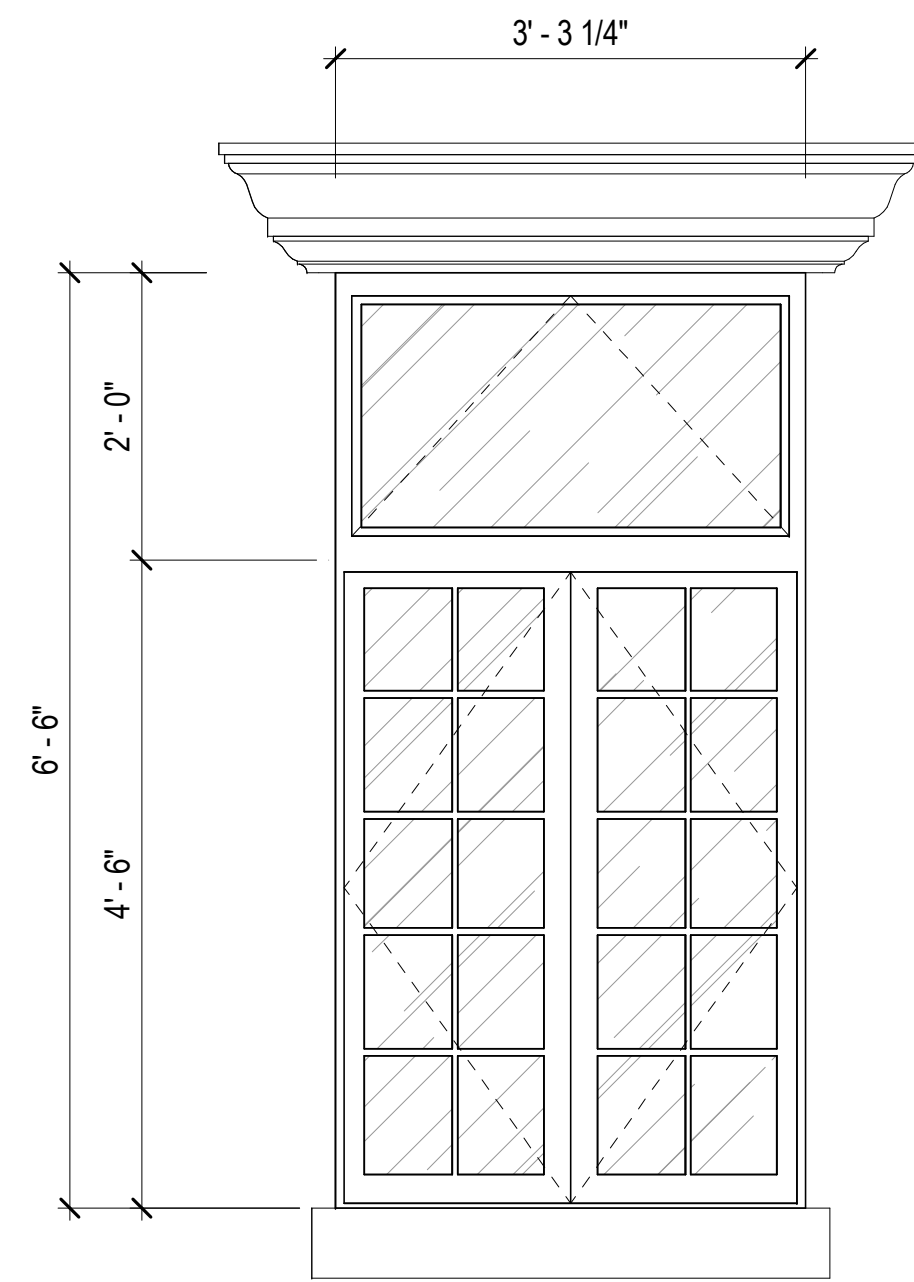
12" = 1'-0"

project no.

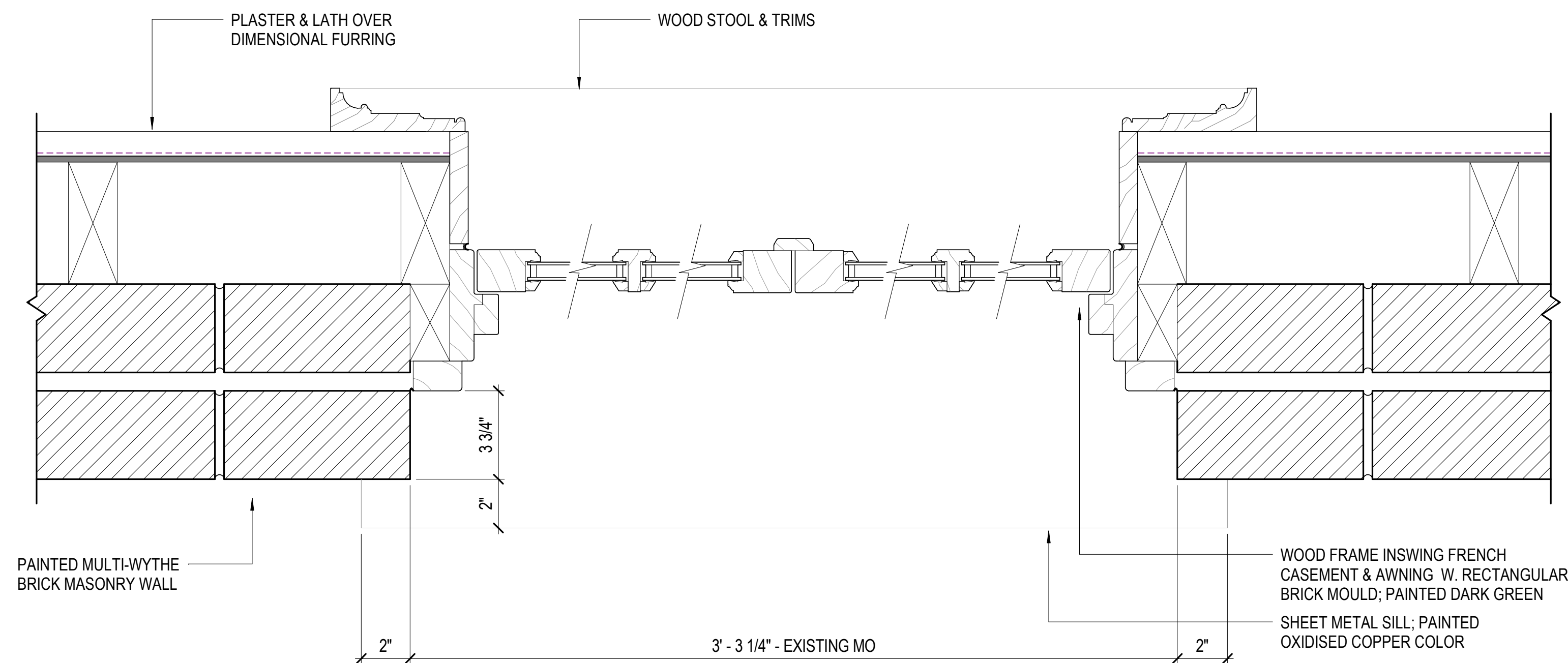
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drawing no.

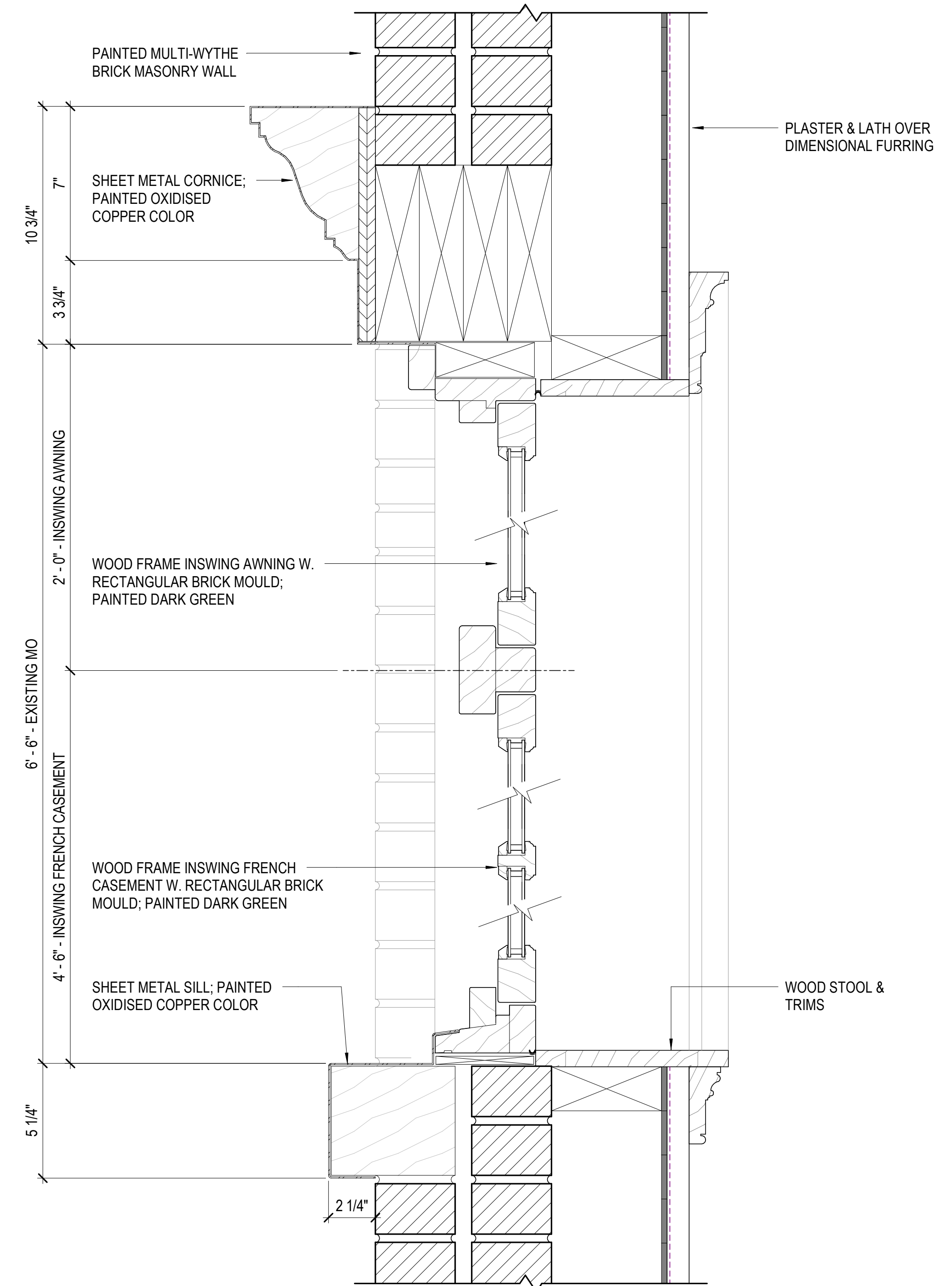




**1 ELEVATION - EXISTING 4TH FLOOR GLAZING STREET FACADE**  
SCALE: 3/4" = 1'-0"



**2 PLAN - EXISTING 4TH FLOOR GLAZING STREET FACADE**  
SCALE: 3\"/>



**3 SECTION - EXISTING 4TH FLOOR GLAZING STREET FACADE**  
SCALE: 3\"/>



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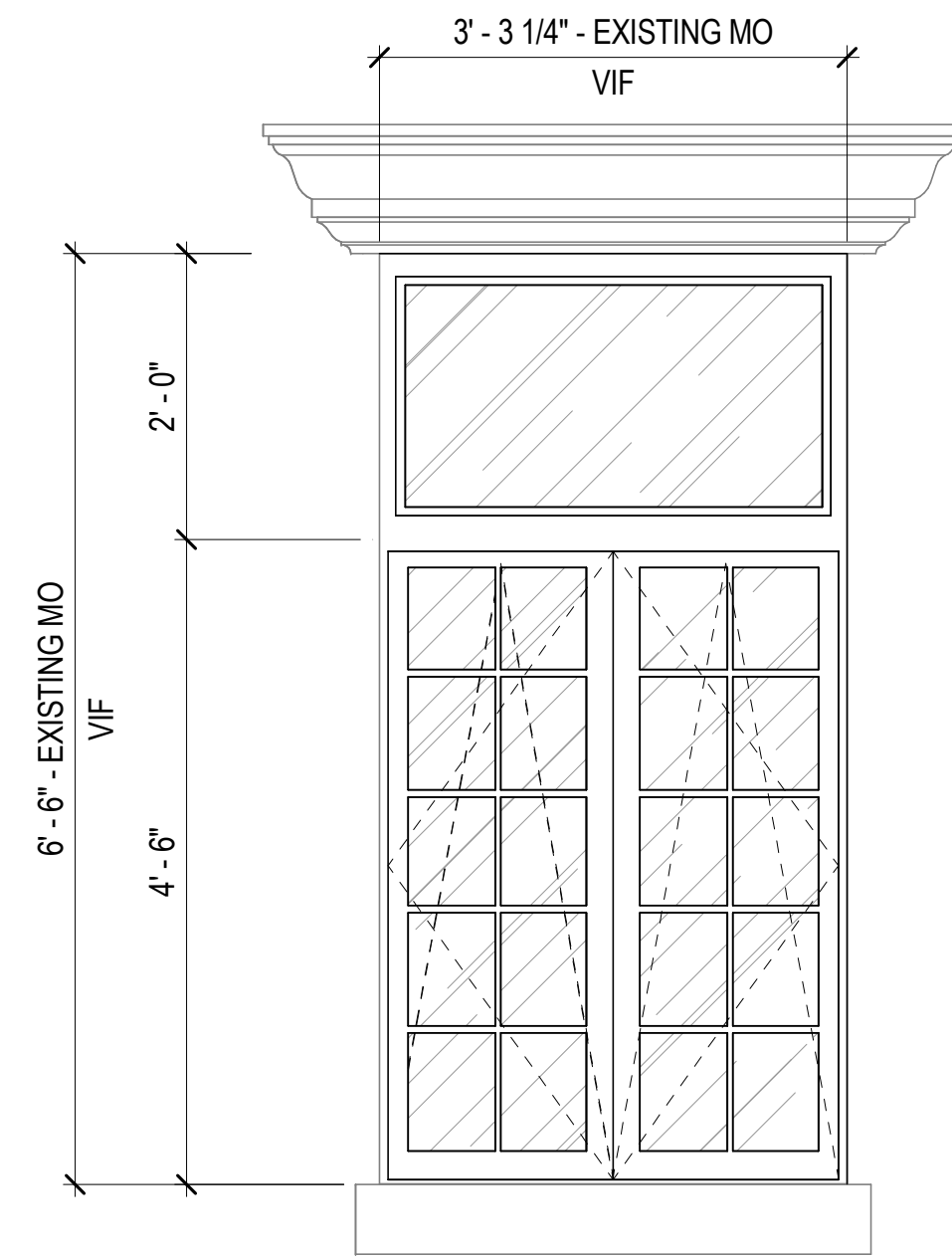
84 2nd AVENUE

84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

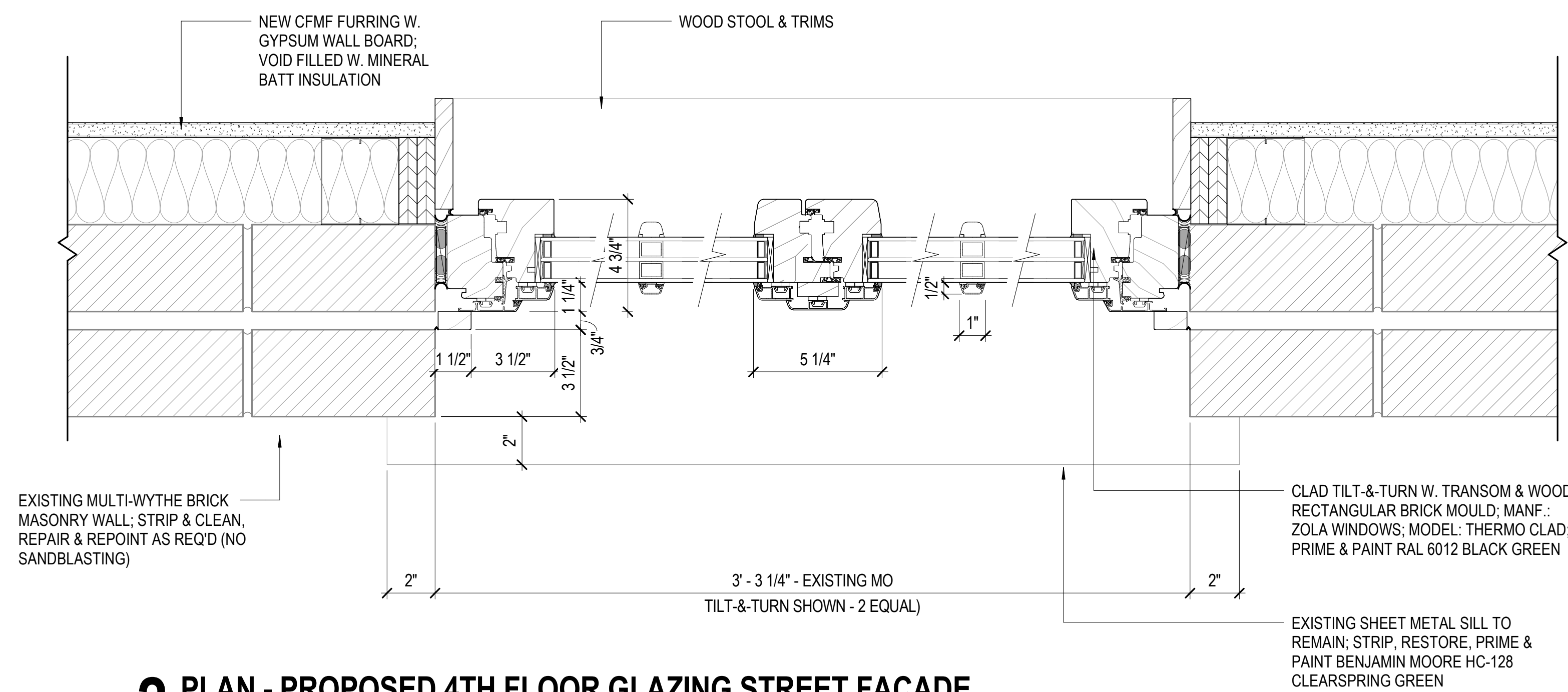
EXISTING GLAZING DETAILS - 4TH FLOOR STREET FACADE

date  
07/03/18  
scale  
As indicated  
project no.  
18-02  
drawing no.

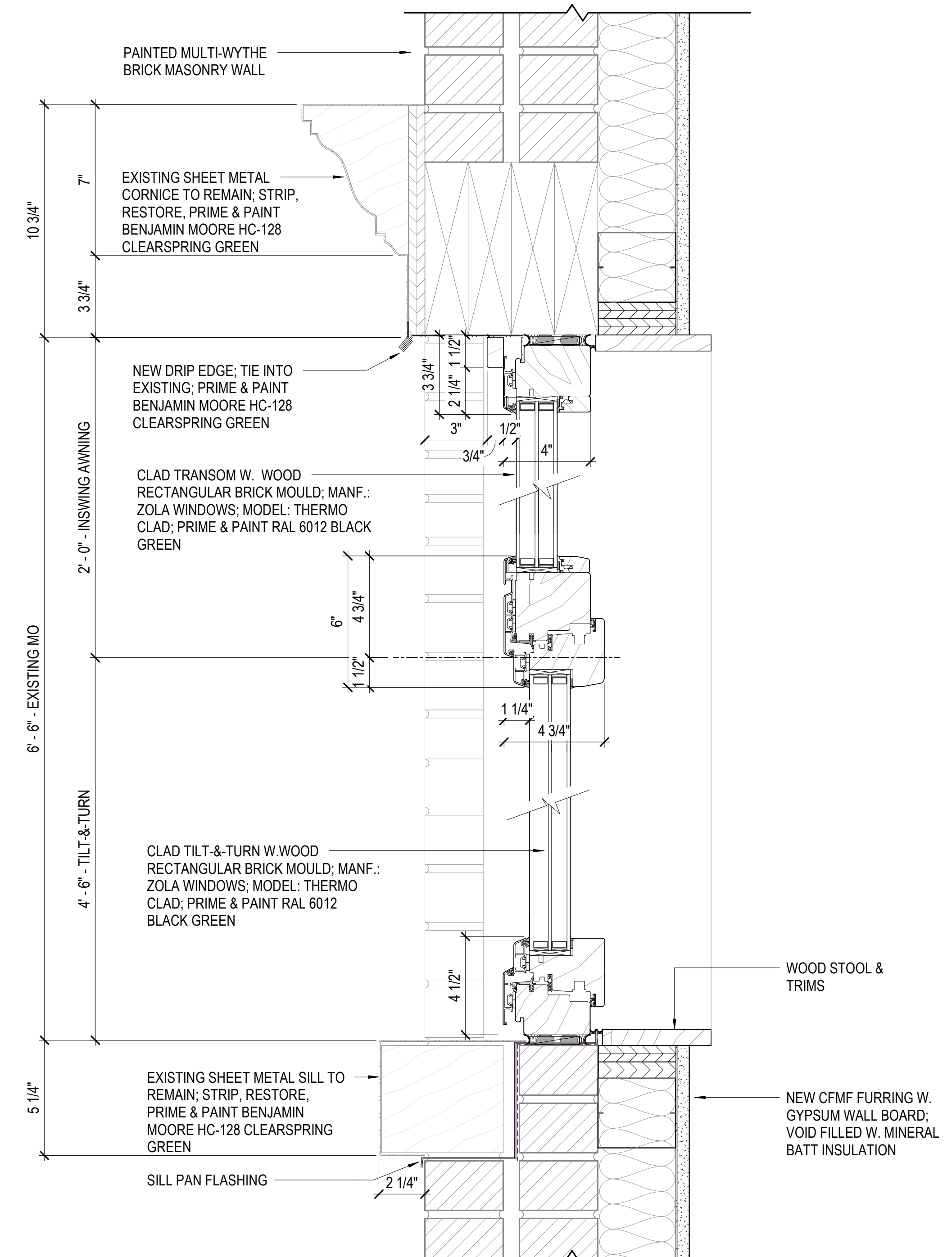




**1 ELEVATION - PROPOSED 4TH FLOOR GLAZING STREET FACADE**



**2 PLAN - PROPOSED 4TH FLOOR GLAZING STREET FACADE**



**3 SECTION - PROPOSED 4TH FLOOR GLAZING STREET FACADE**



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PROPOSED GLAZING DETAILS - 4TH FLOOR STREET FACADE

date  
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INTERIOR VIEW FROM 5FL FLOOR



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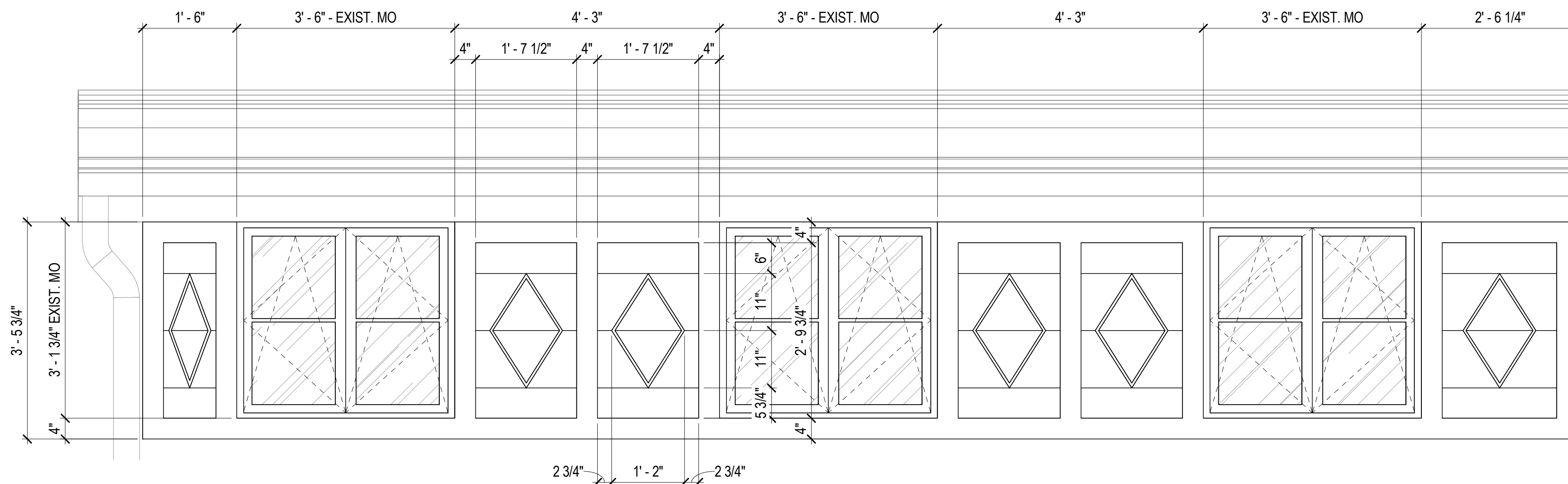
84 2nd AVENUE

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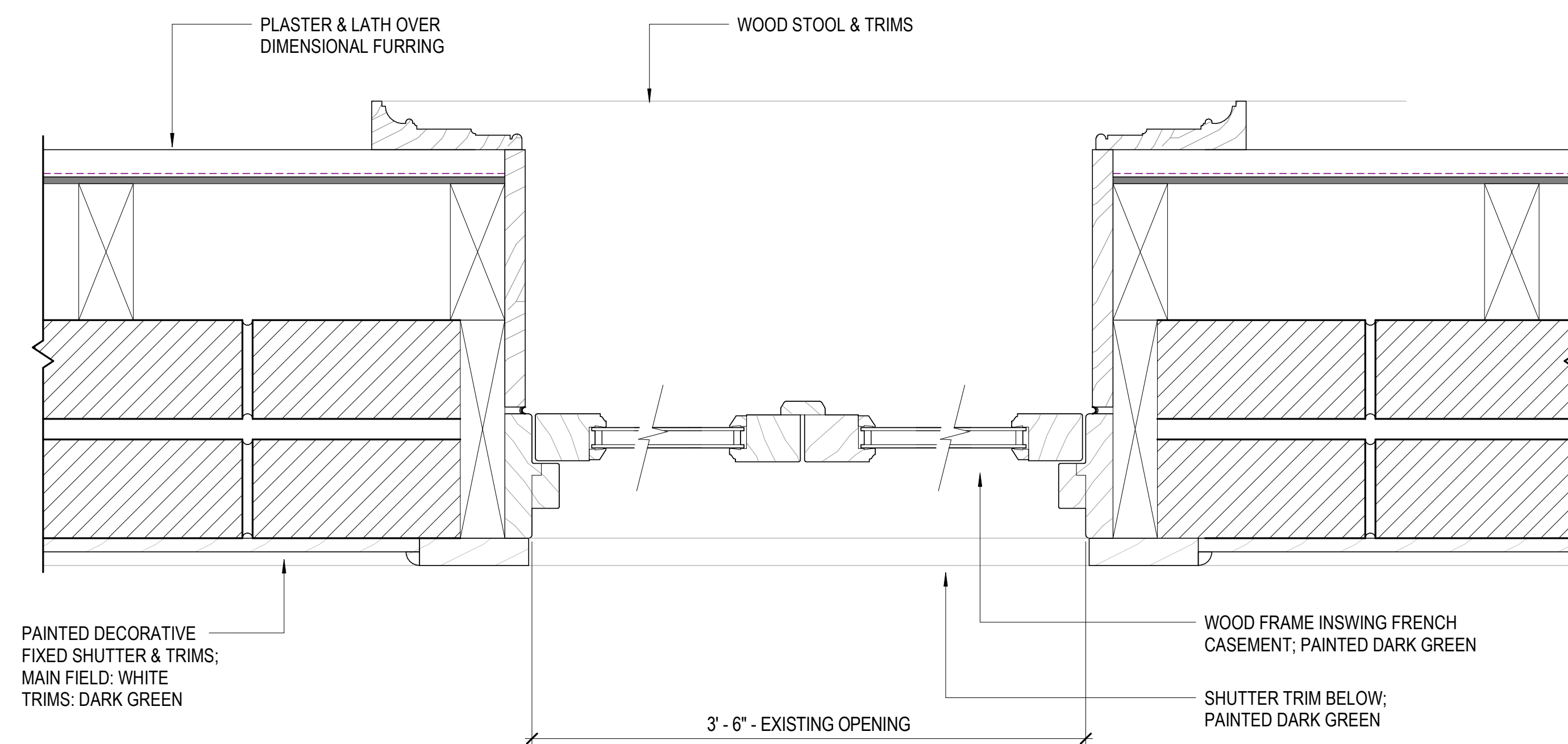
EXISTING FRONT FACADE WINDOW PHOTOS - 5TH FLOOR

date  
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scale  
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18-02  
drawing no.

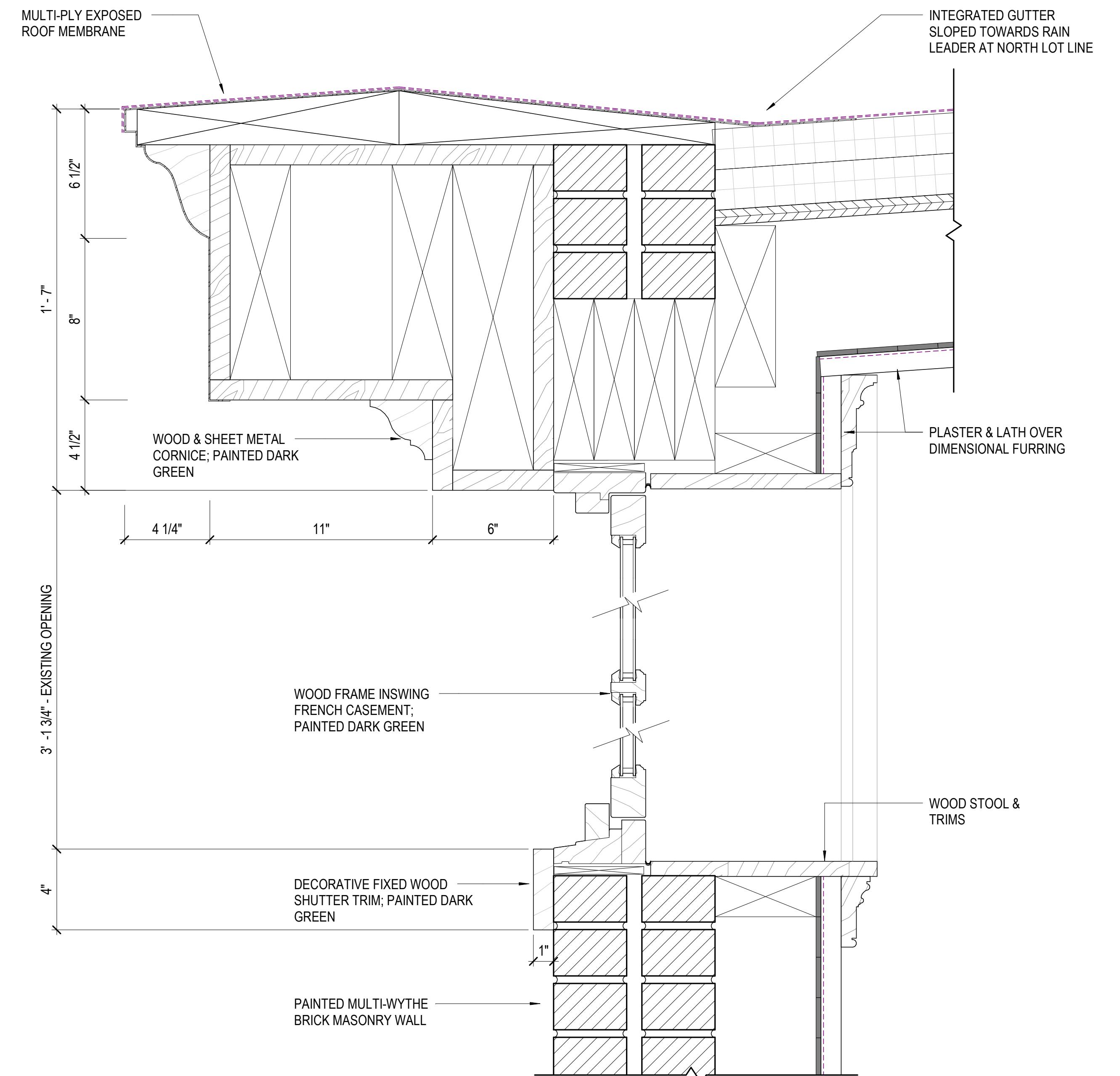




**1 ELEVATION - EXISTING 5TH FLOOR GLAZING STREET FACADE**  
SCALE: 3/4" = 1'-0"



**2 PLAN - EXISTING 5TH FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



**3 SECTION - EXISTING 5TH FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



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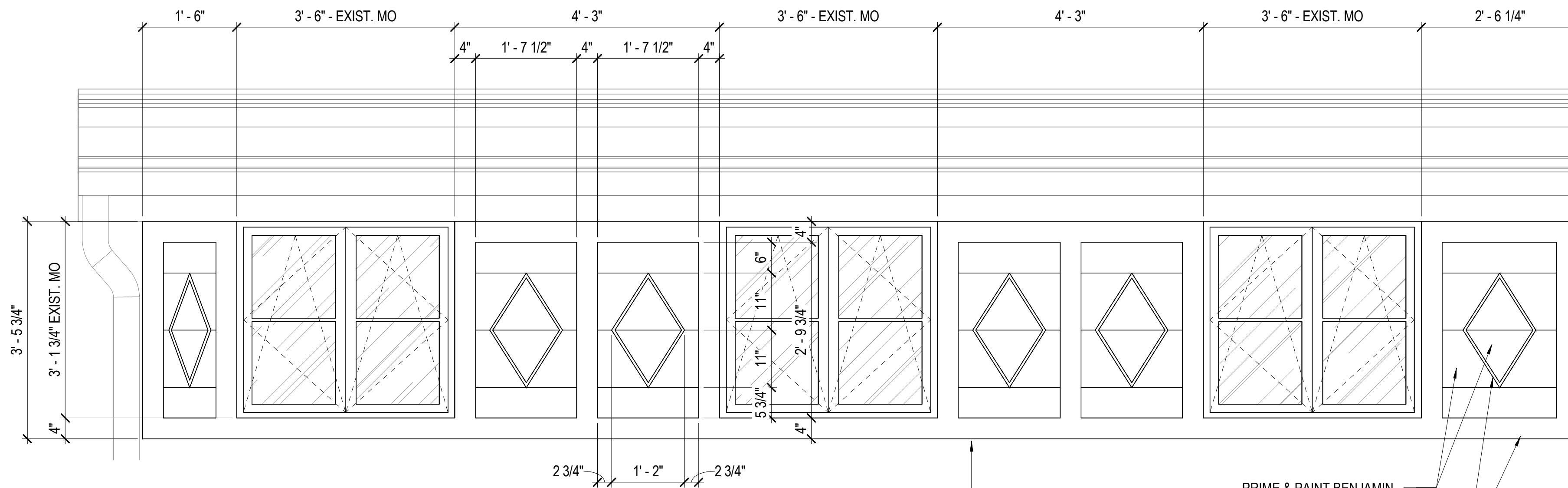
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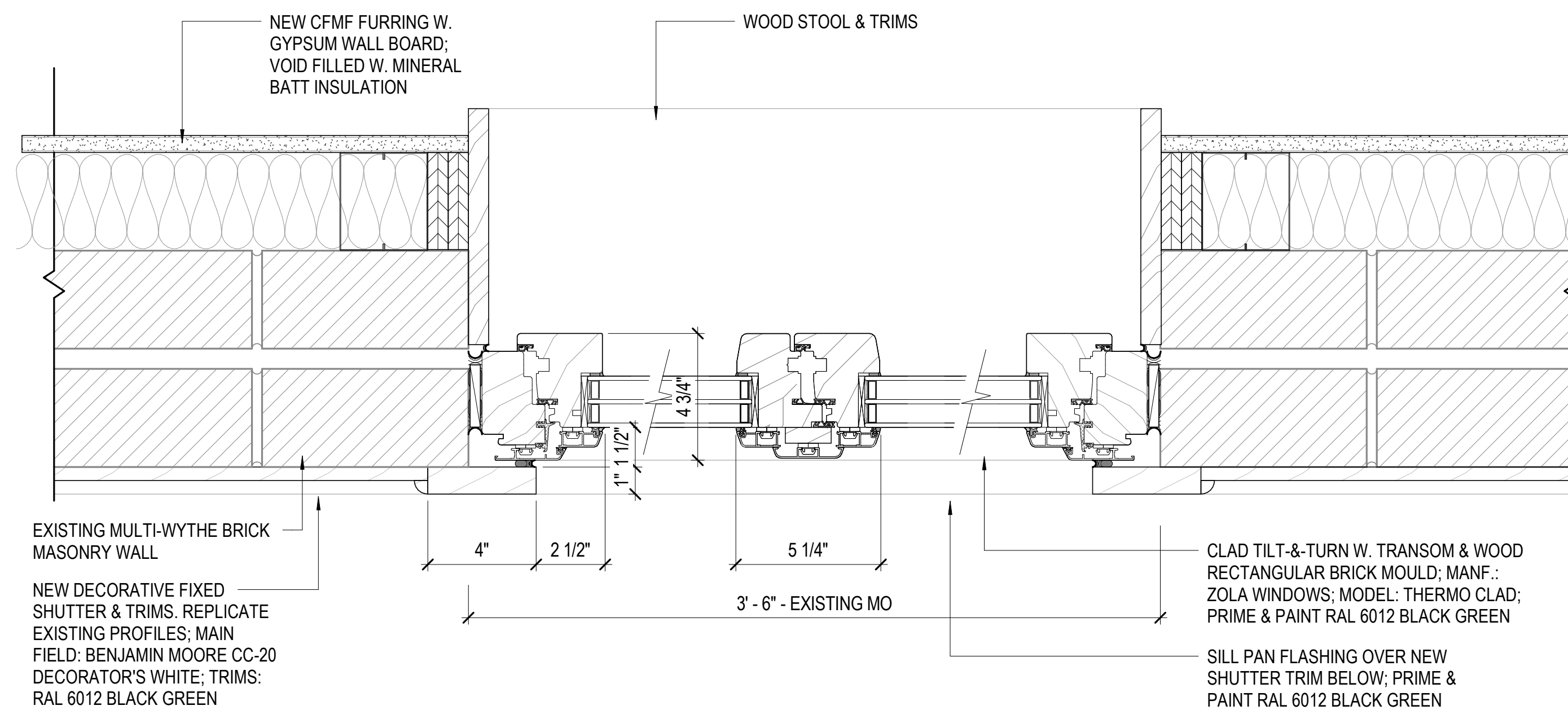
EXISTING GLAZING DETAILS - 5TH FLOOR STREET FACADE

date  
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scale  
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project no.  
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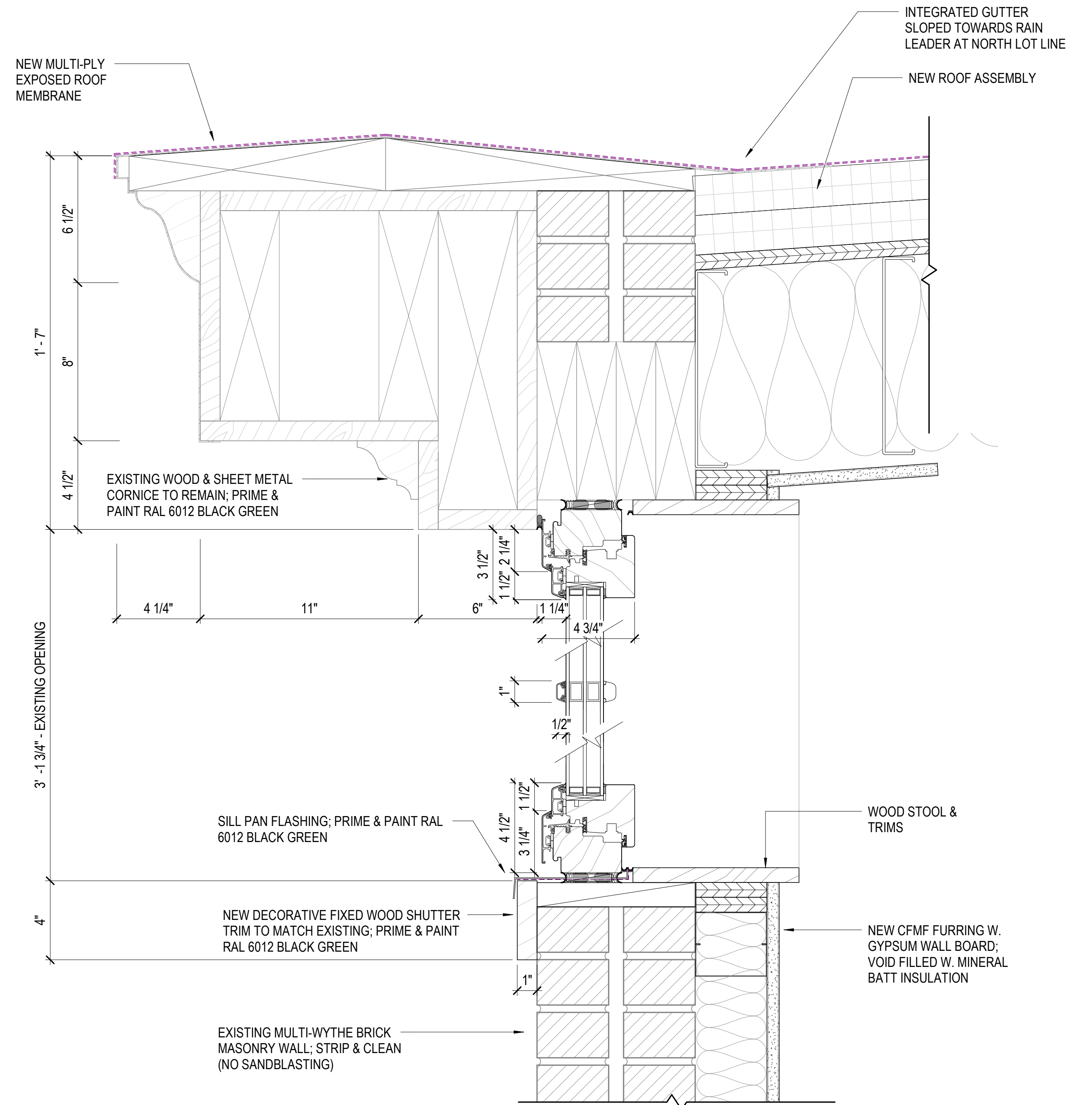




**1 ELEVATION - PROPOSED 5TH FLOOR GLAZING STREET FACADE**  
SCALE: 3/4" = 1'-0"



**2 PLAN - PROPOSED 5TH FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



**3 SECTION - PROPOSED 5TH FLOOR GLAZING STREET FACADE**  
SCALE: 3" = 1'-0"



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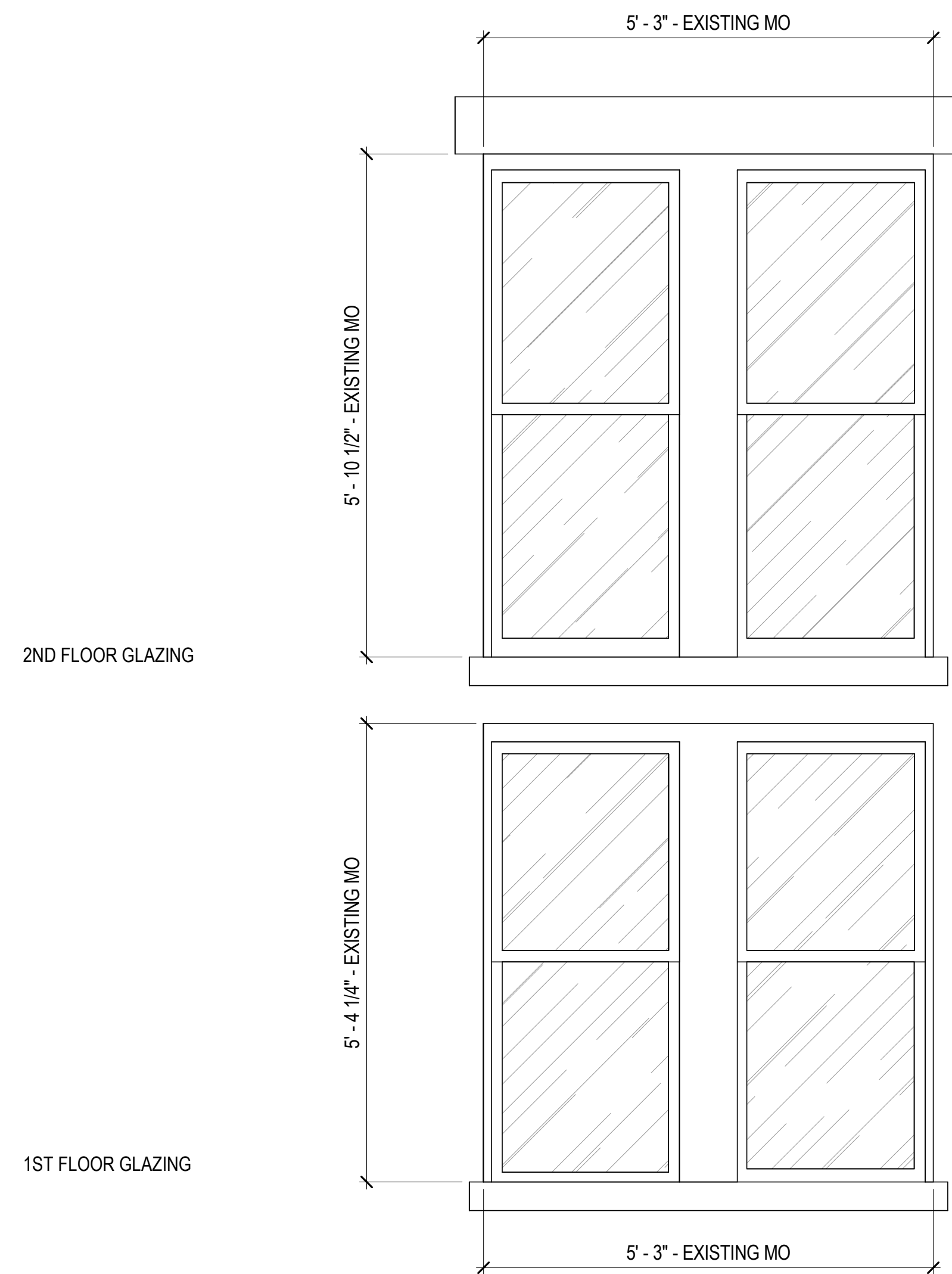
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84 2nd AVENUE, NEW YORK, NY, 10003  
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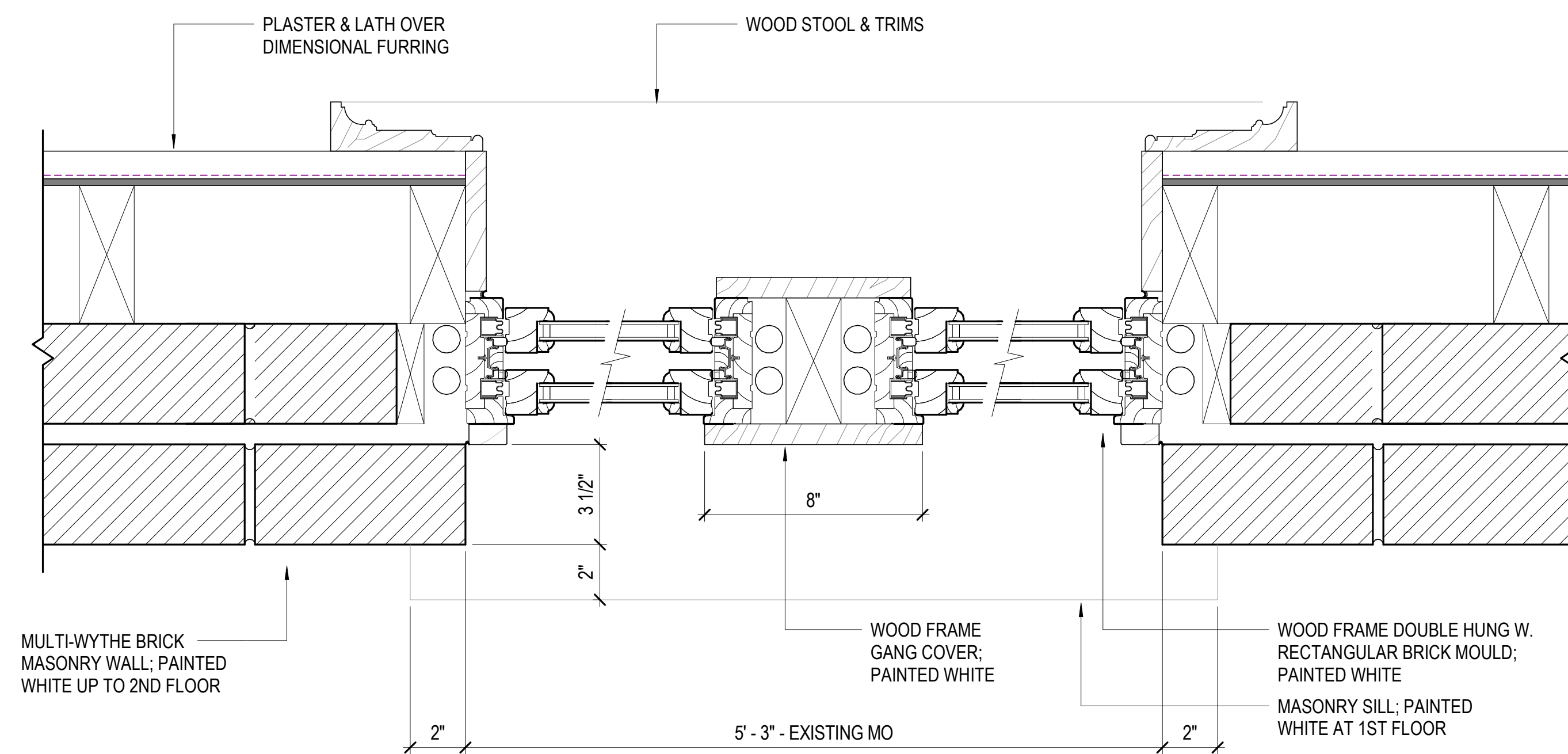
PROPOSED GLAZING DETAILS - 5TH FLOOR STREET FACADE

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07/03/18  
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As indicated  
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18-02  
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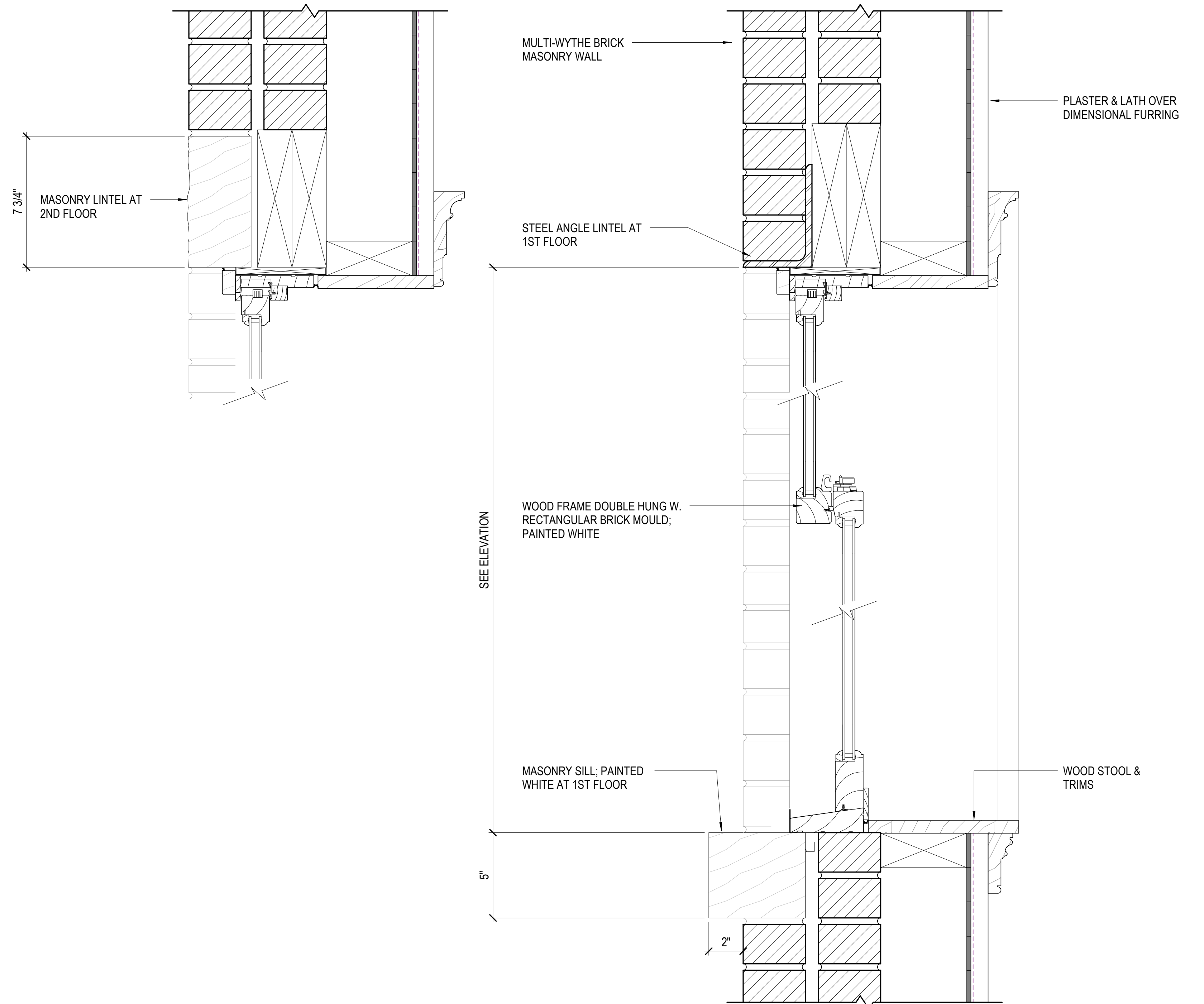




**1 ELEVATION - EXISTING 1ST & 2ND FLOOR GANG GLAZING REAR FACADE**  
SCALE: 3/4" = 1'-0"



**2 PLAN - EXISTING 1ST & 2ND FLOOR GANG GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"



**3 SECTION - EXISTING 1ST & 2ND FLOOR GANG GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"



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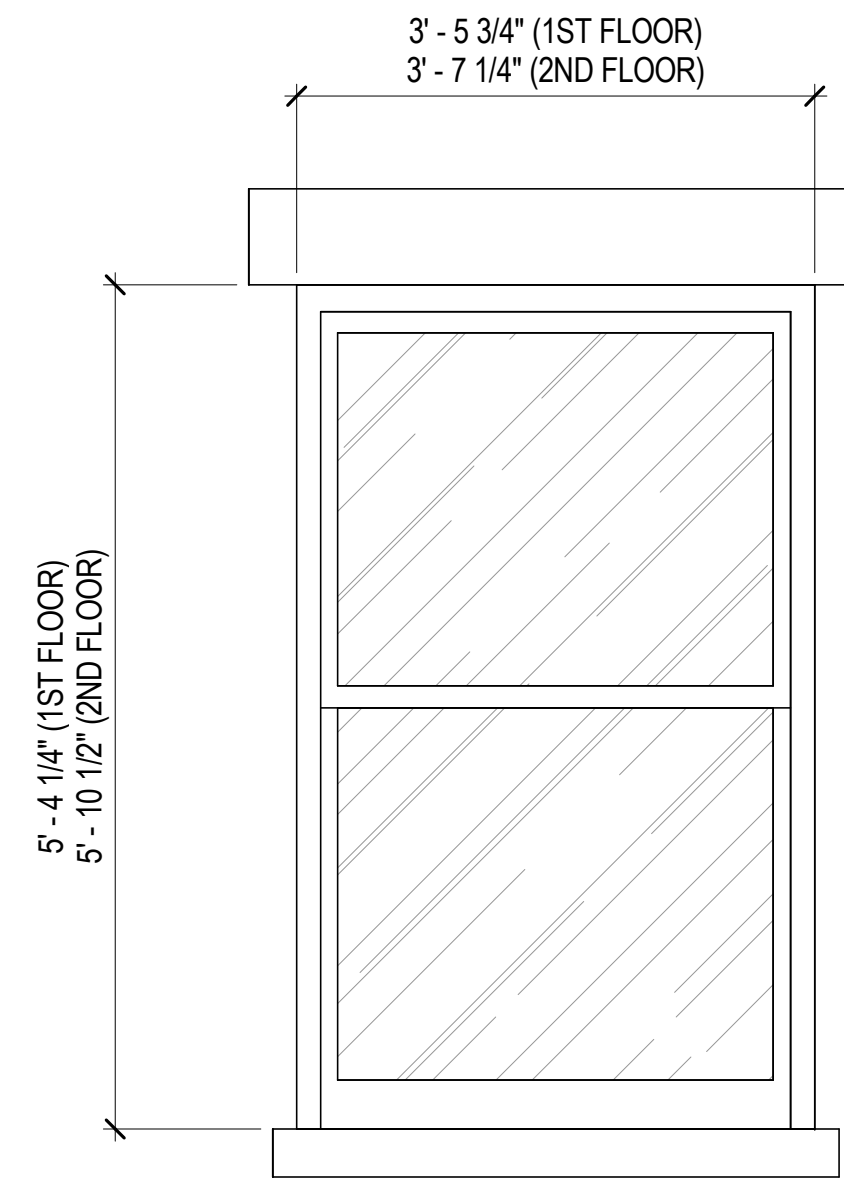
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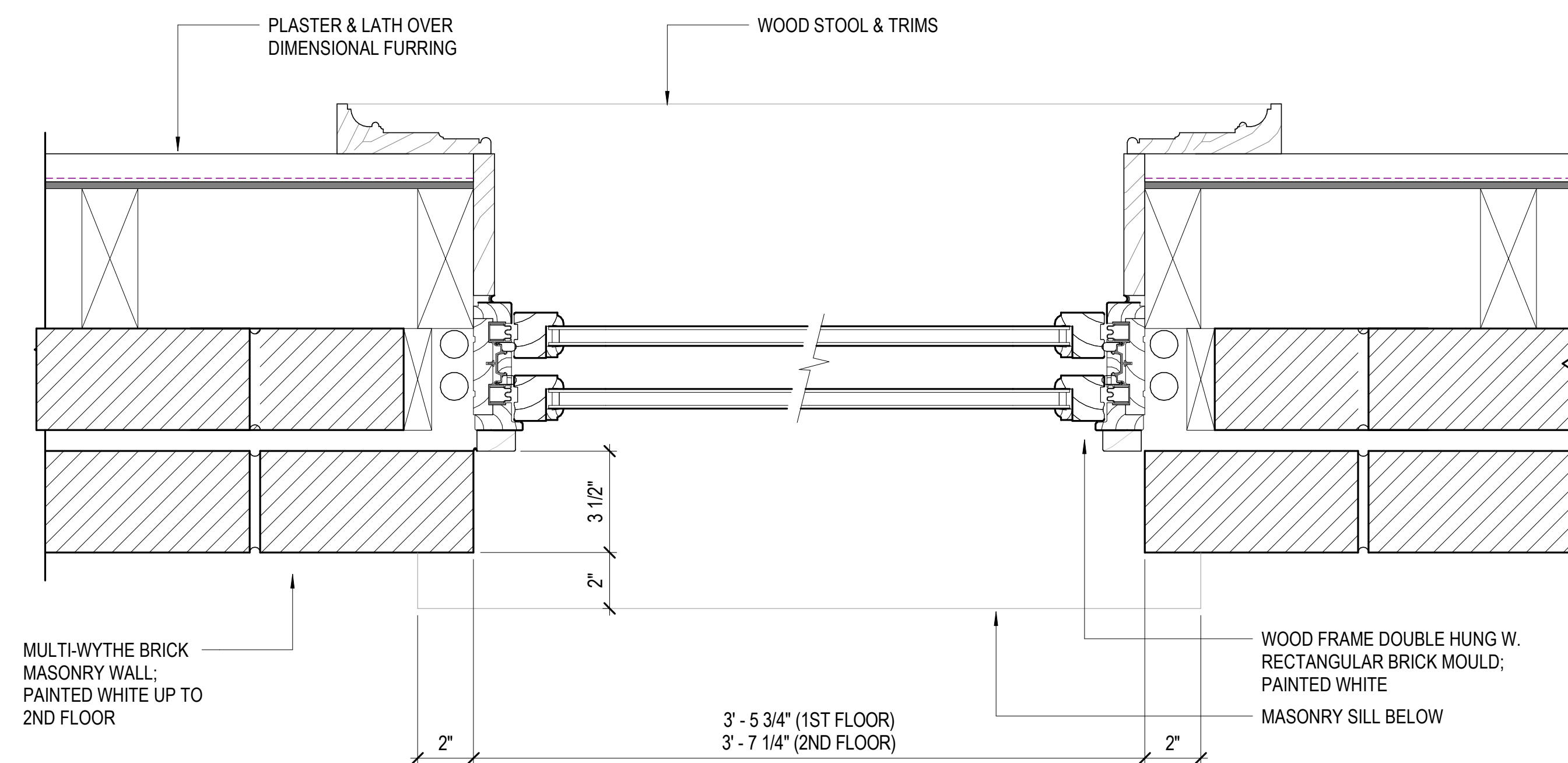
EXISTING GLAZING DETAILS - GANG DOUBLE HUNG REAR FACADE

date  
07/03/18  
scale  
As indicated  
project no.  
18-02  
drawing no.

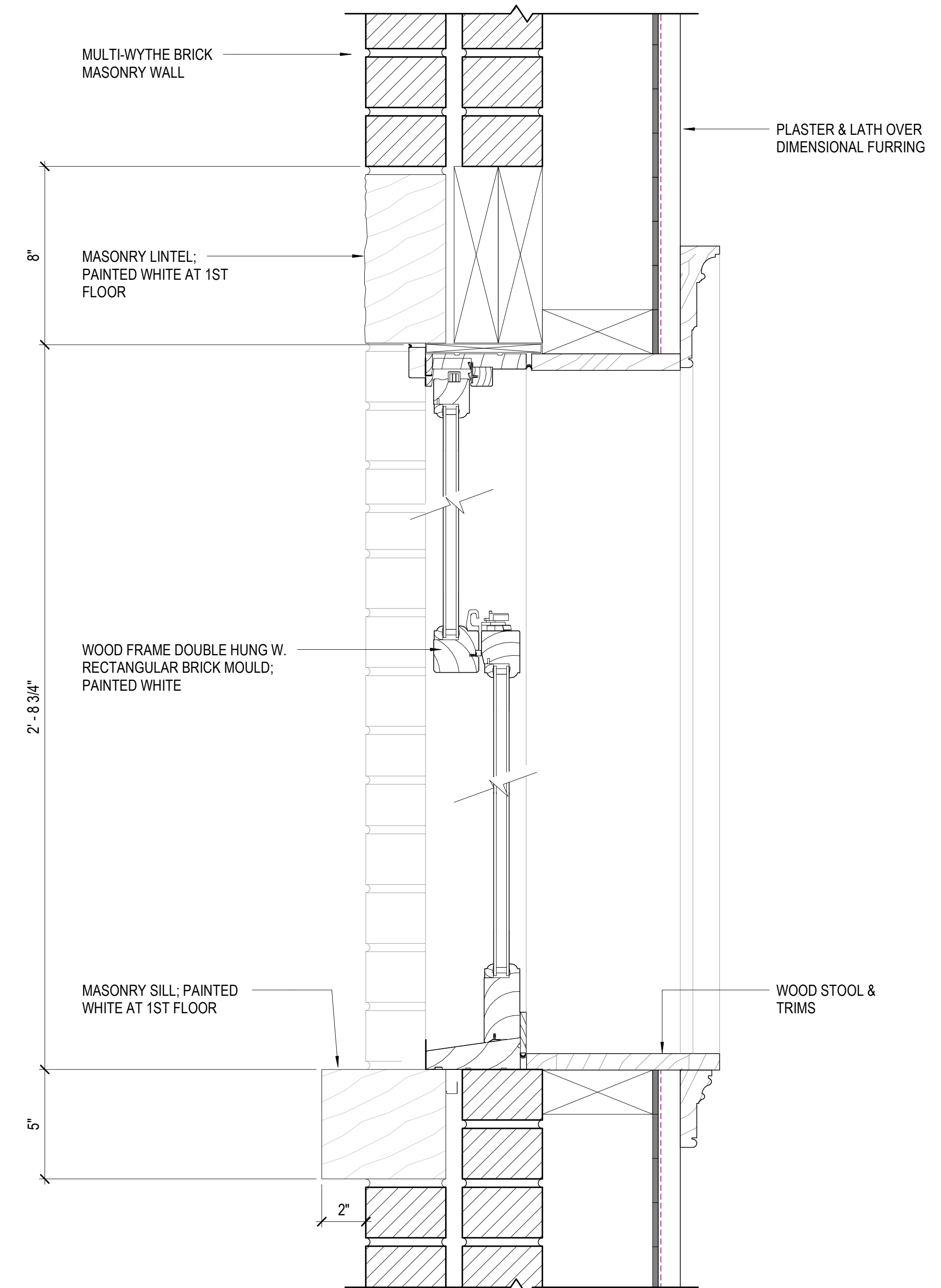




**1 ELEVATION - EXISTING 1ST & 2ND FLOOR GLAZING REAR FACADE**

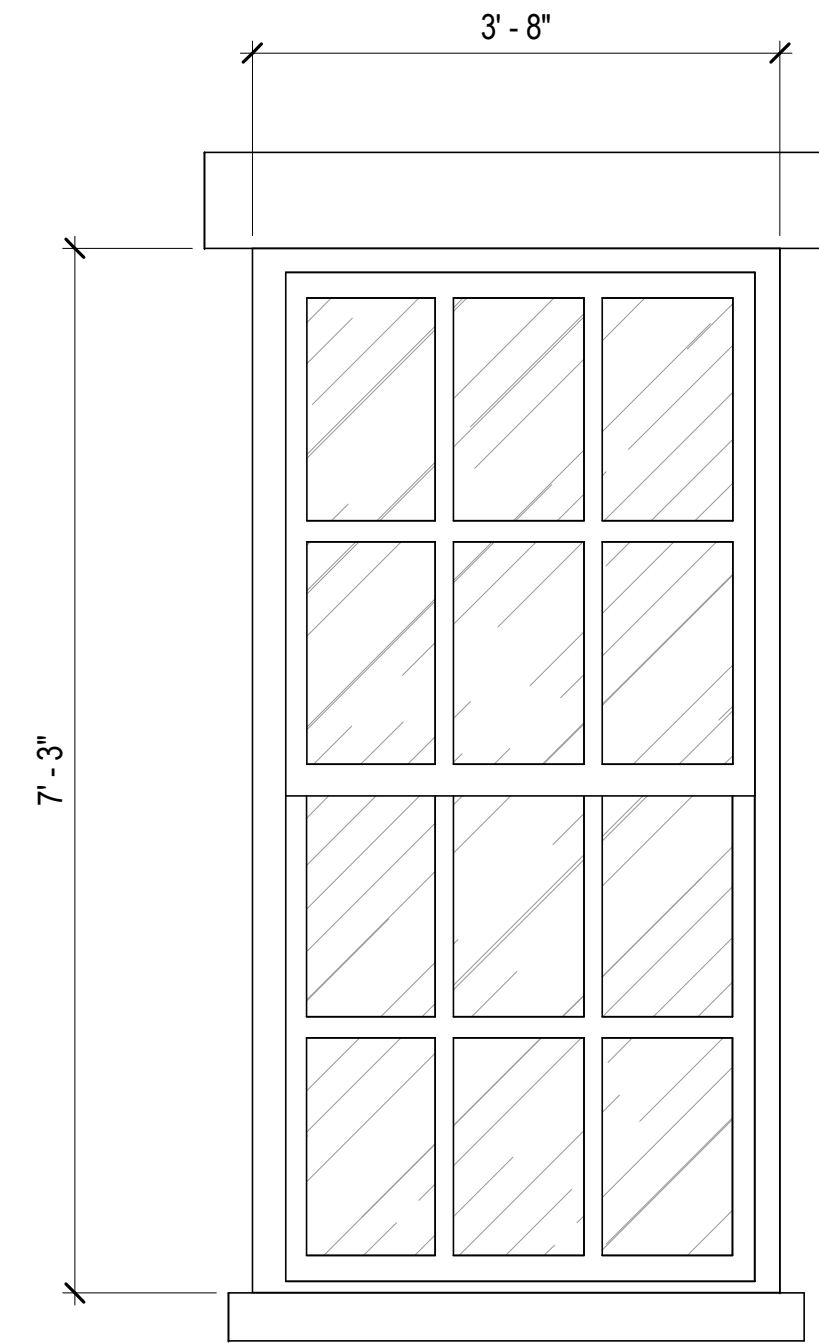


**2 PLAN - EXISTING 1ST & 2ND FLOOR GLAZING REAR FACADE**

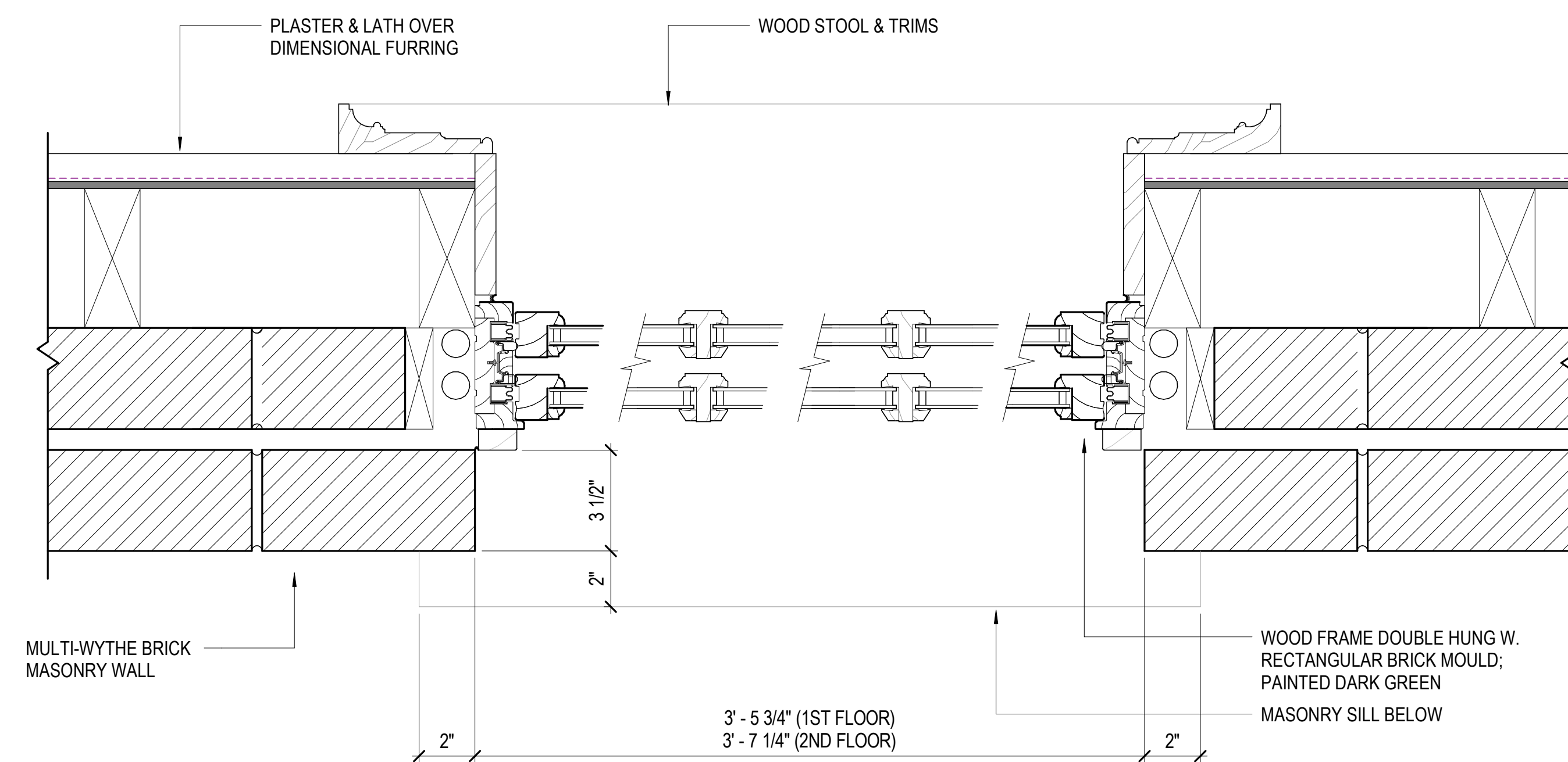


**3 SECTION - EXISTING 1ST & 2ND FLOOR GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"

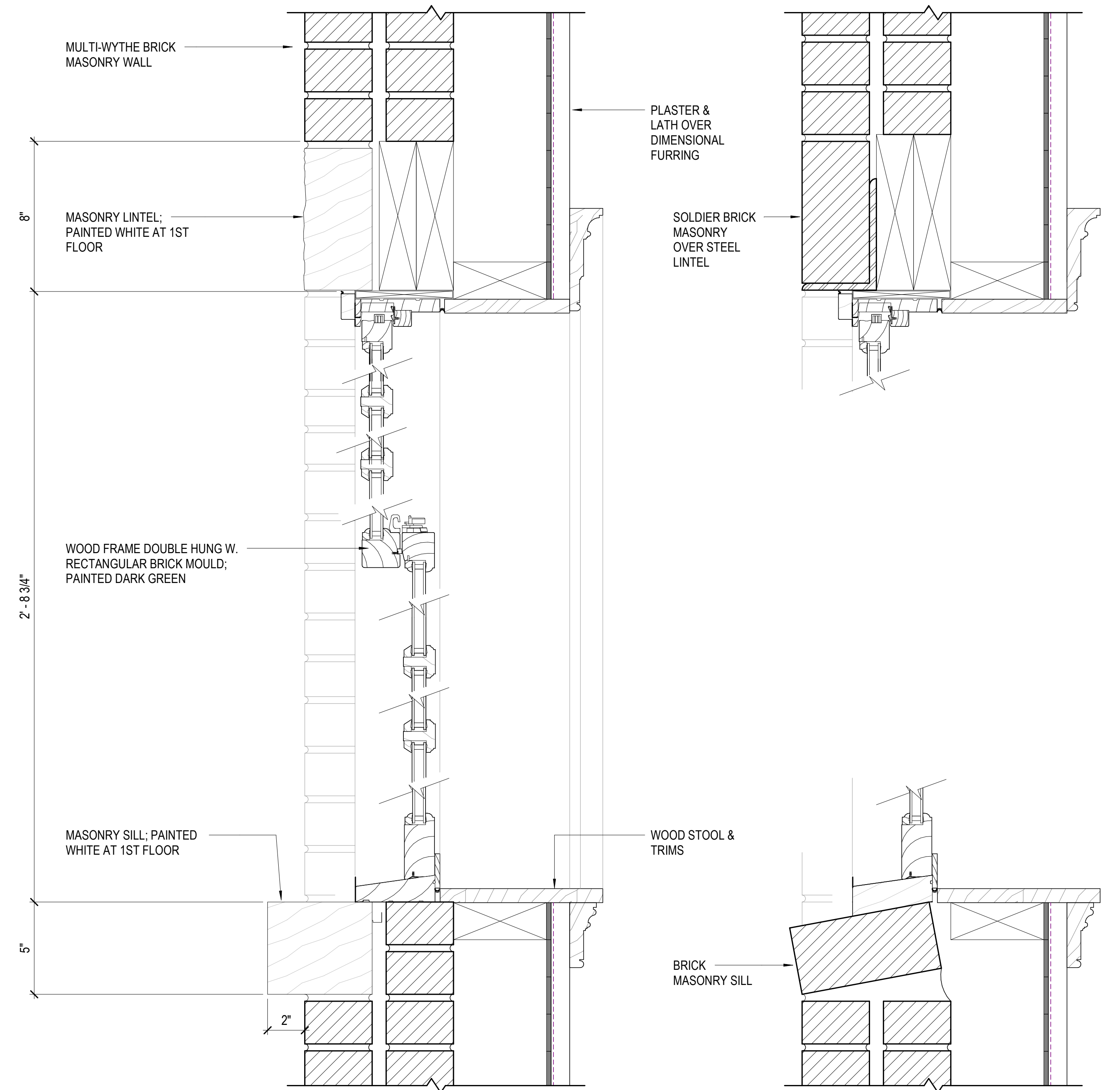




**1 ELEVATION - EXISTING 3RD FLOOR GLAZING REAR FACADE**  
SCALE: 3/4" = 1'-0"



**2 PLAN - EXISTING 3RD FLOOR GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"



**3 SECTION - EXISTING 3RD FLOOR GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"



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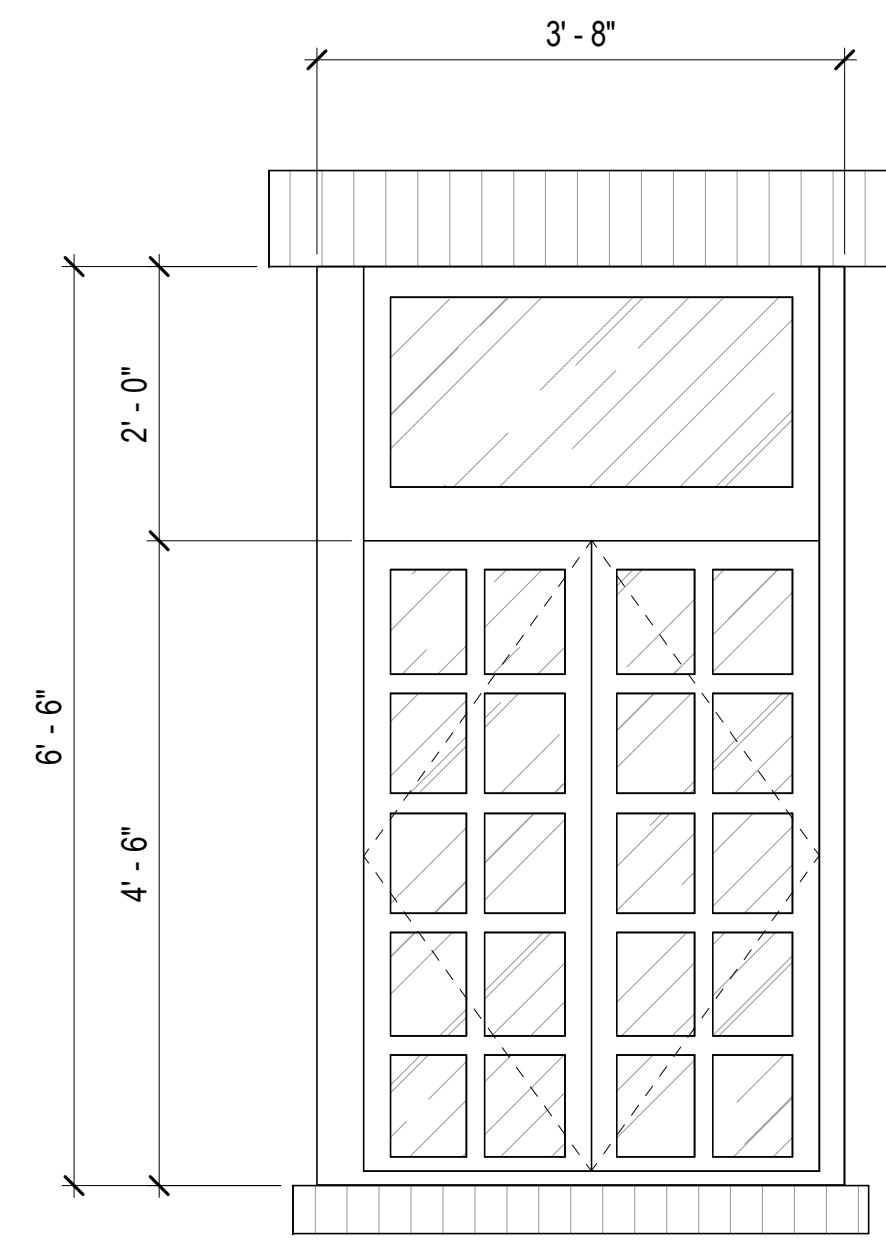
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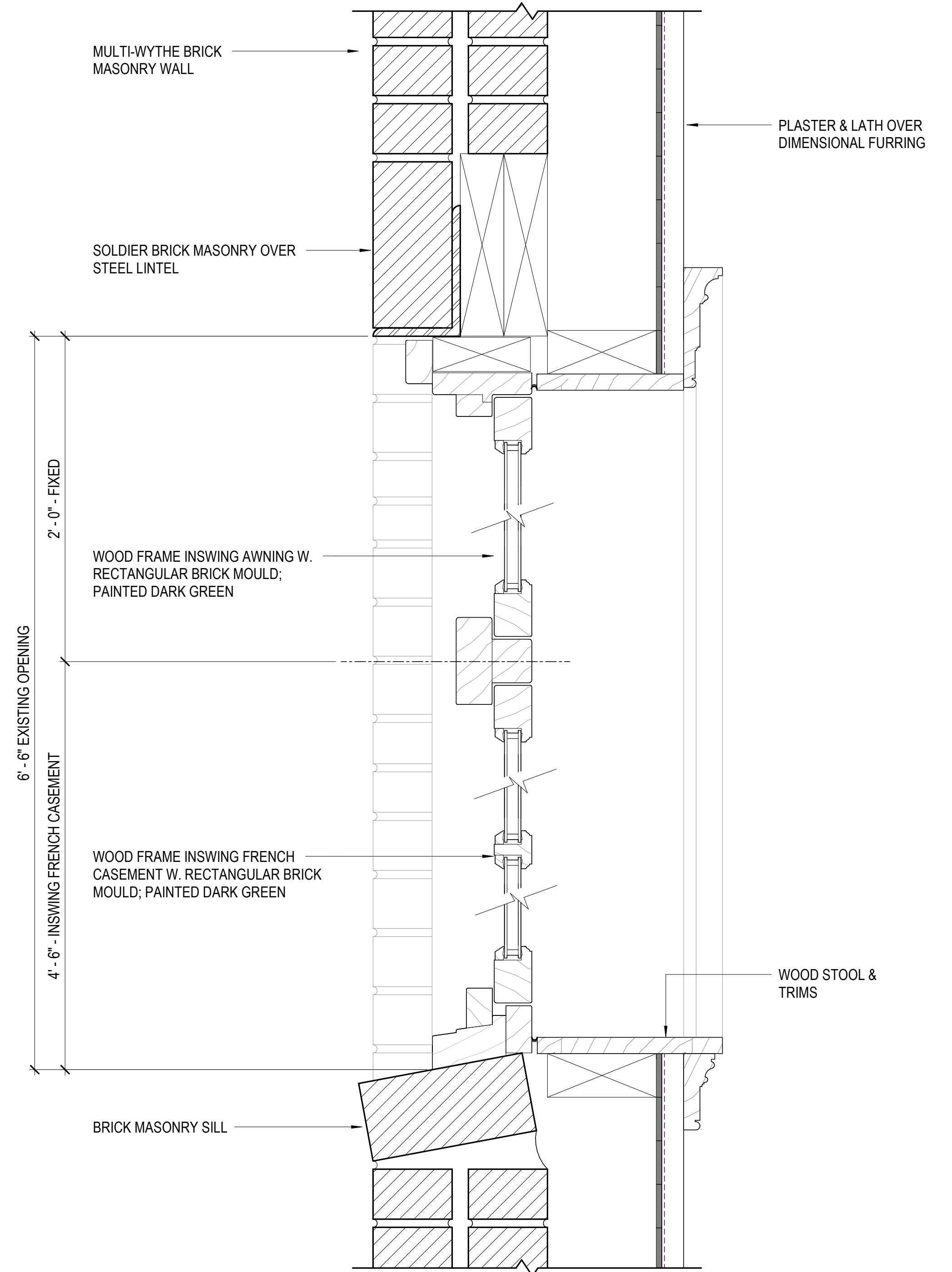
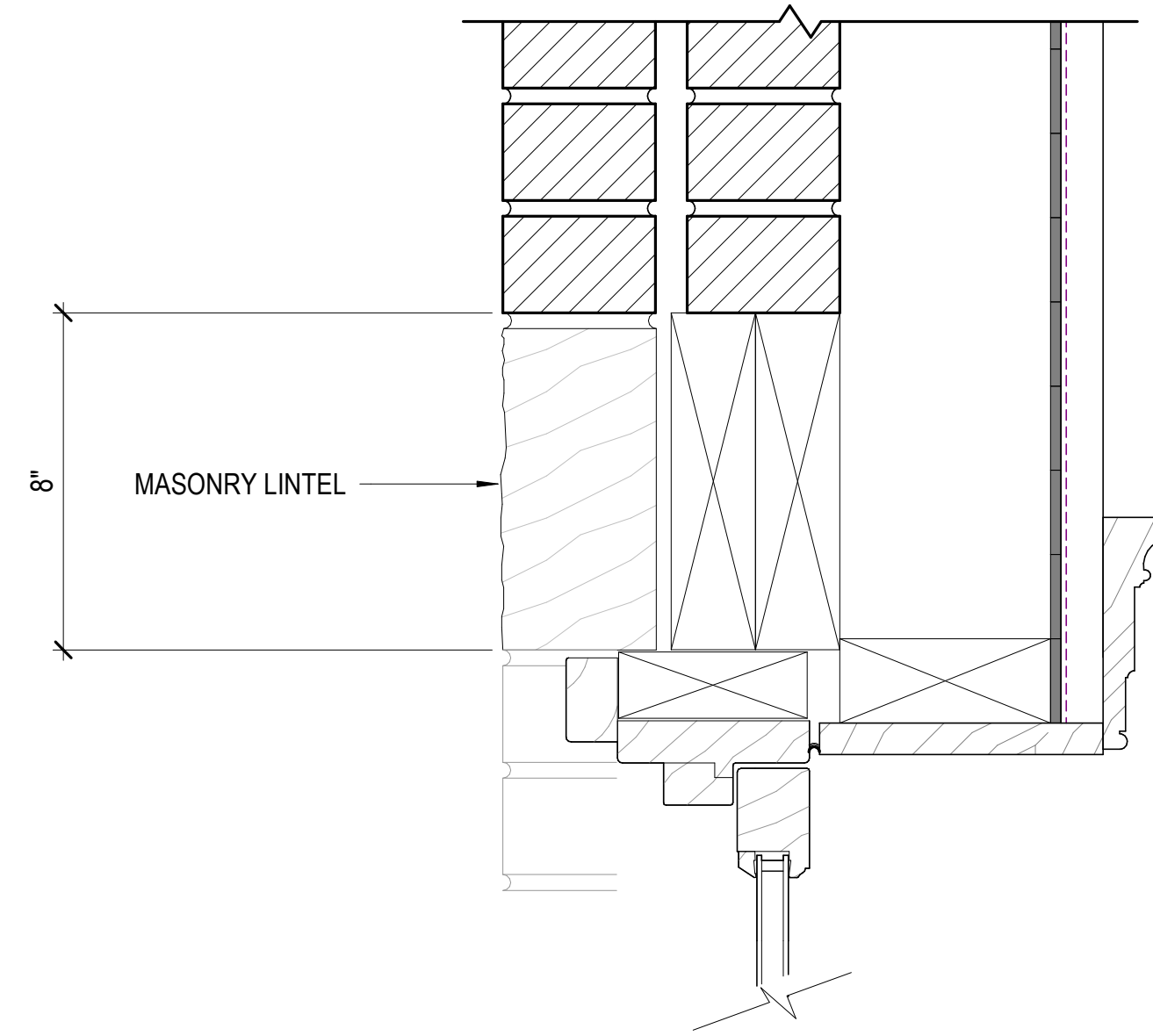
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date  
07/03/18  
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project no.  
18-02  
drawing no.

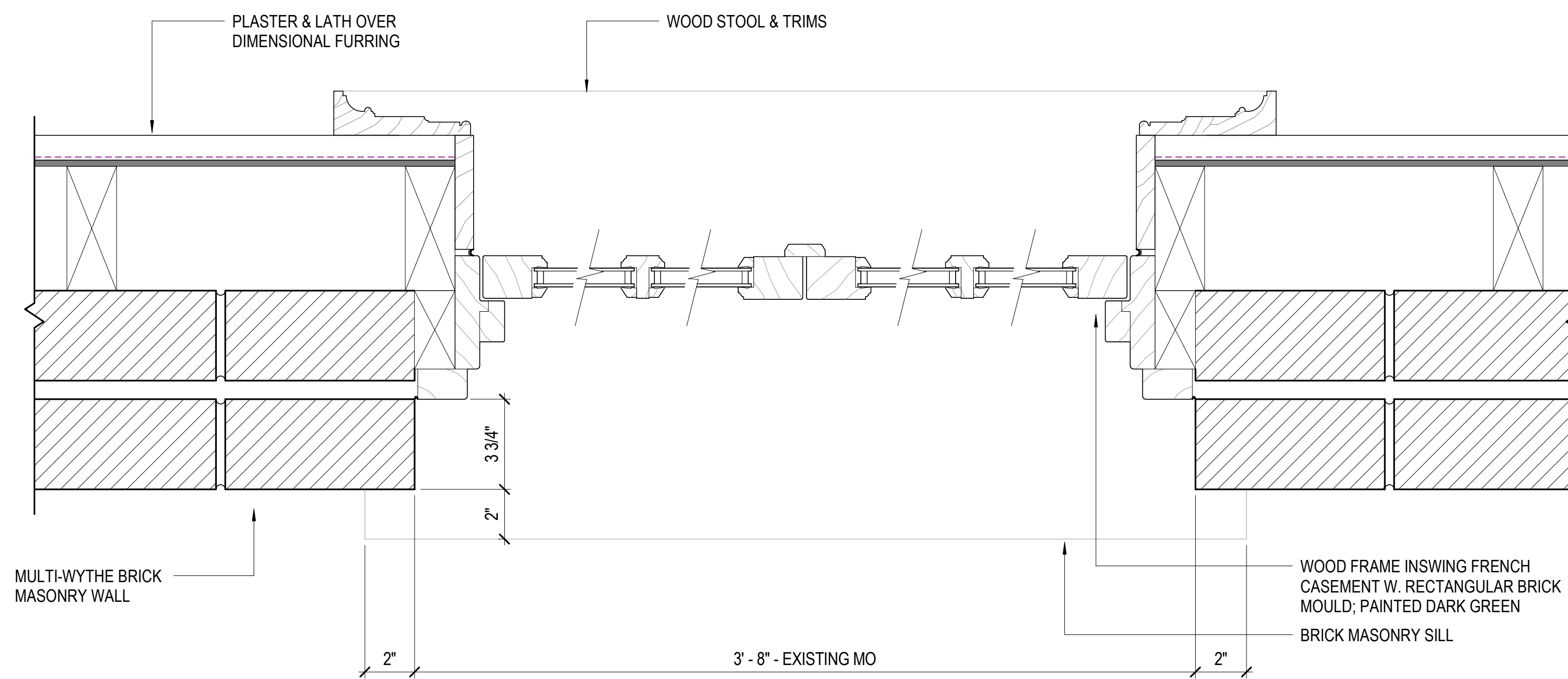




**1 ELEVATION - EXISTING 4TH FLOOR GLAZING REAR FACADE**  
SCALE: 3/4" = 1'-0"



**3 SECTION - EXISTING 4TH FLOOR GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"



**2 PLAN - EXISTING 4TH FLOOR GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"



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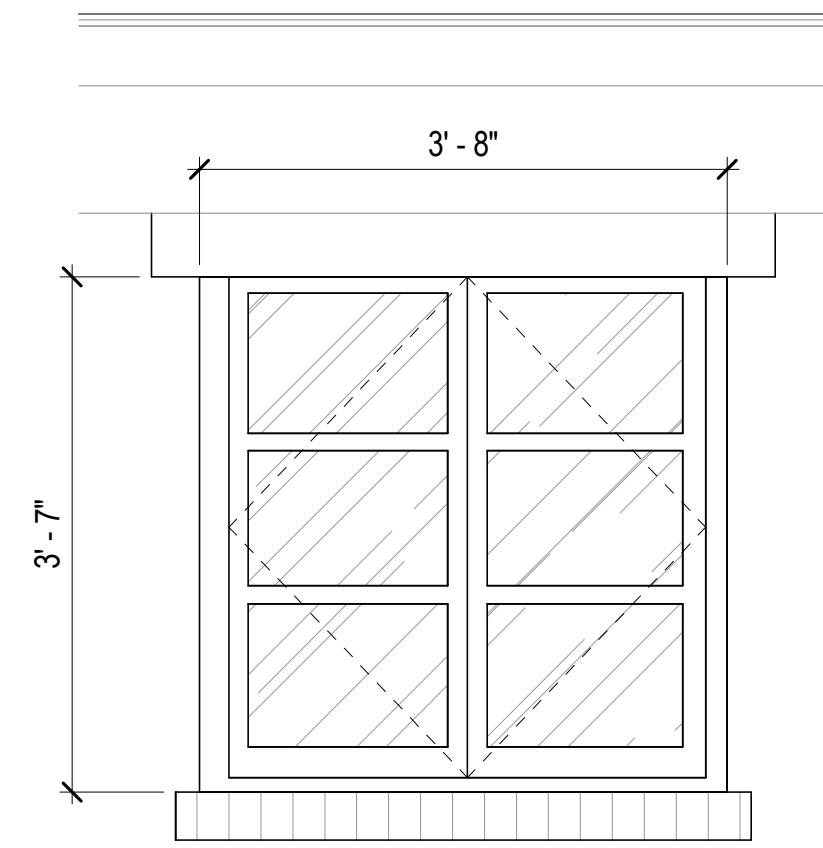
84 2nd AVENUE

84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

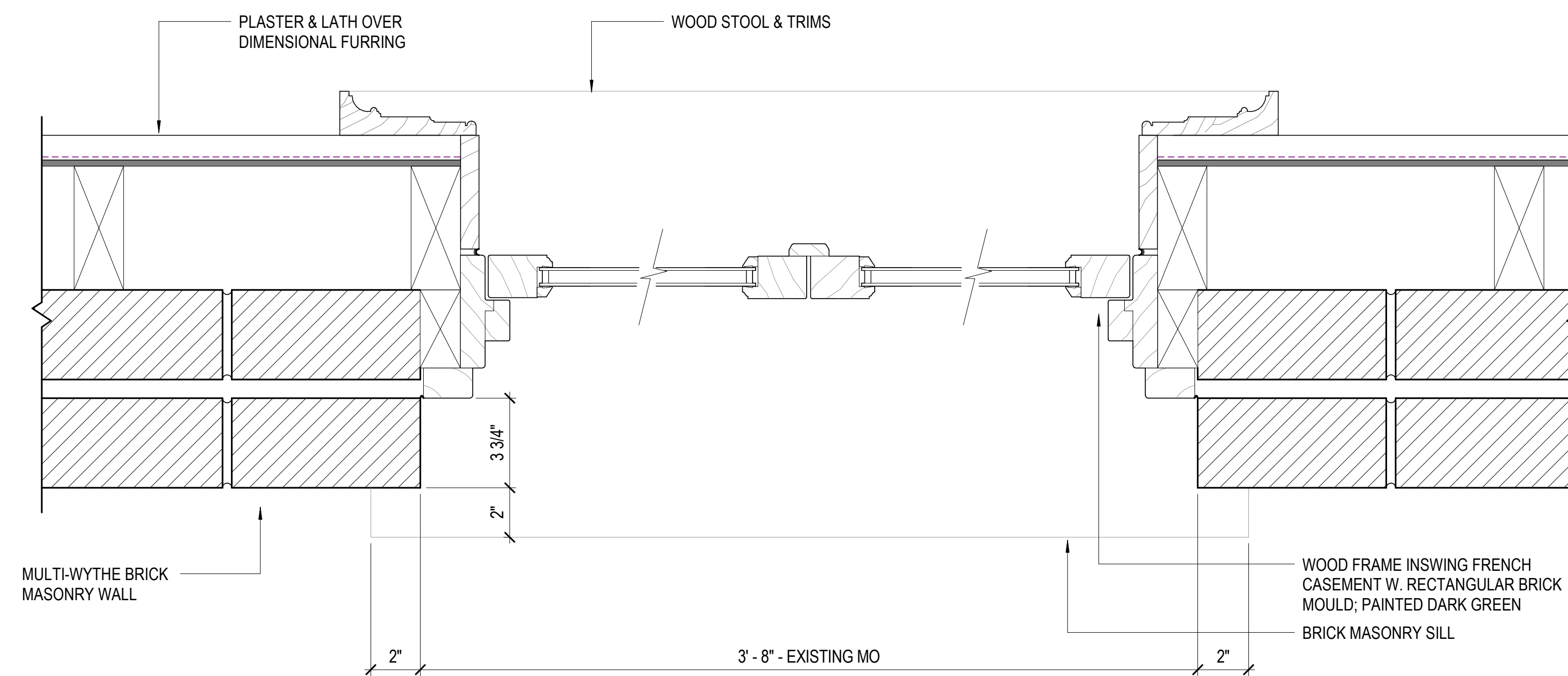
EXISTING GLAZING DETAILS - 4TH FLOOR REAR FACADE

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07/03/18  
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18-02  
drawing no.

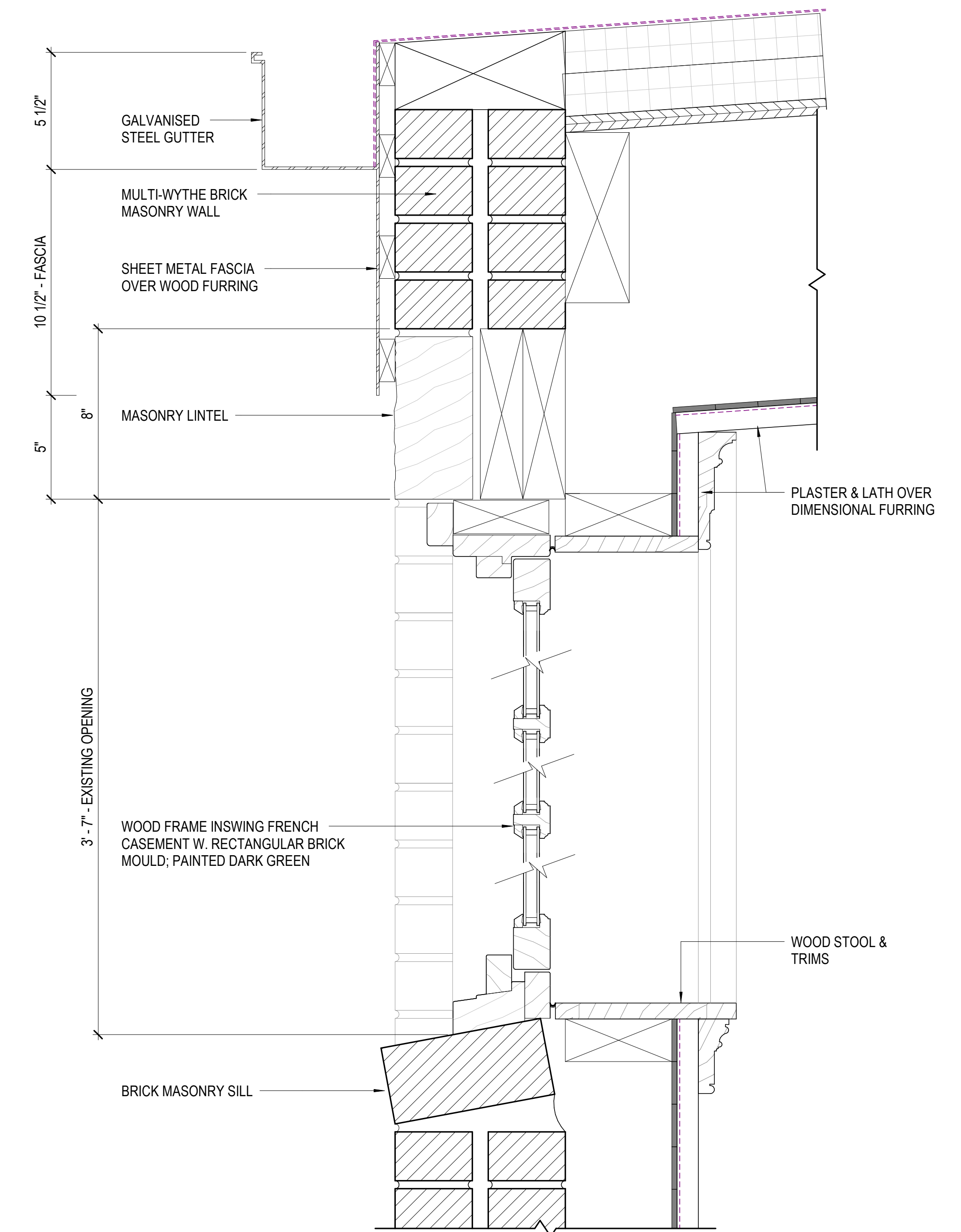




**1 ELEVATION - EXISTING 5TH FLOOR GLAZING REAR FACADE**  
SCALE: 3/4" = 1'-0"

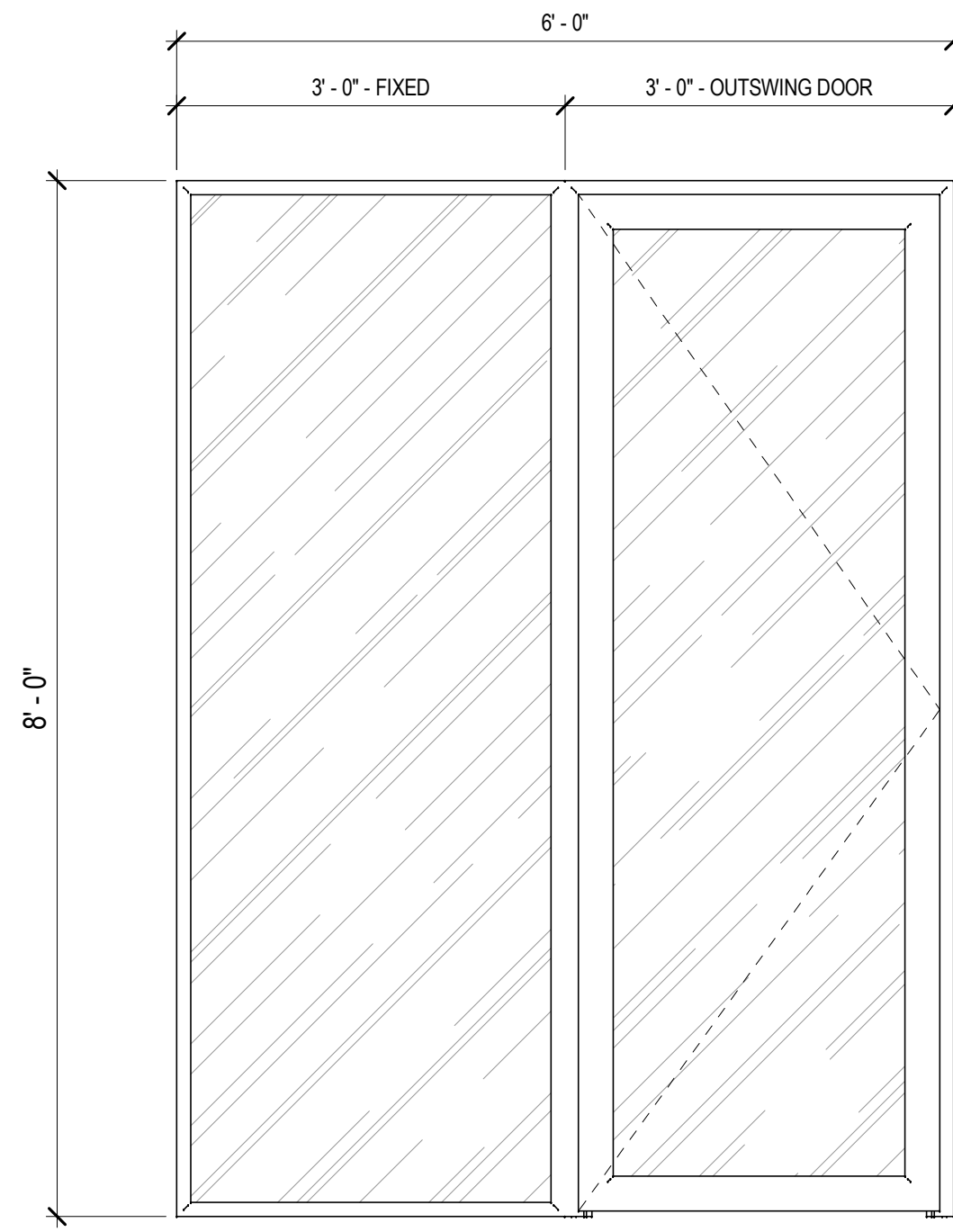


**2 PLAN - EXISTING 5TH FLOOR GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"

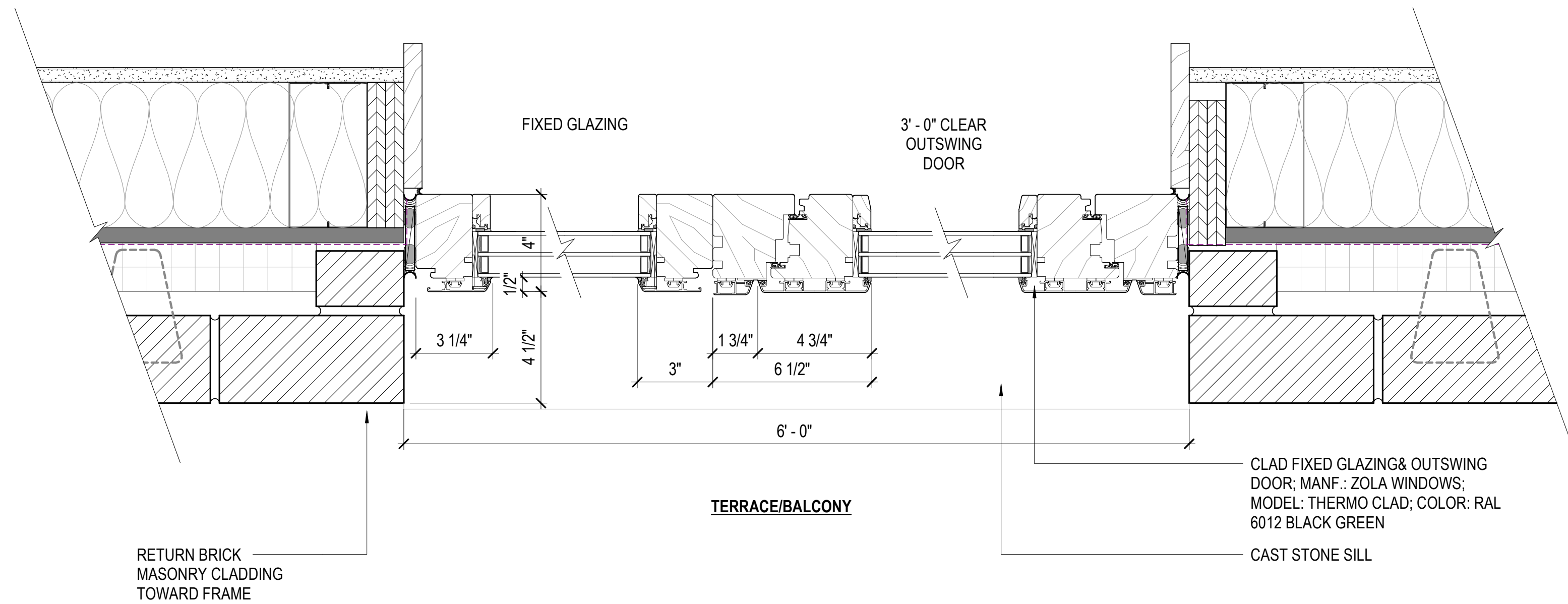


**3 SECTION - EXISTING 5TH FLOOR GLAZING REAR FACADE**  
SCALE: 3" = 1'-0"

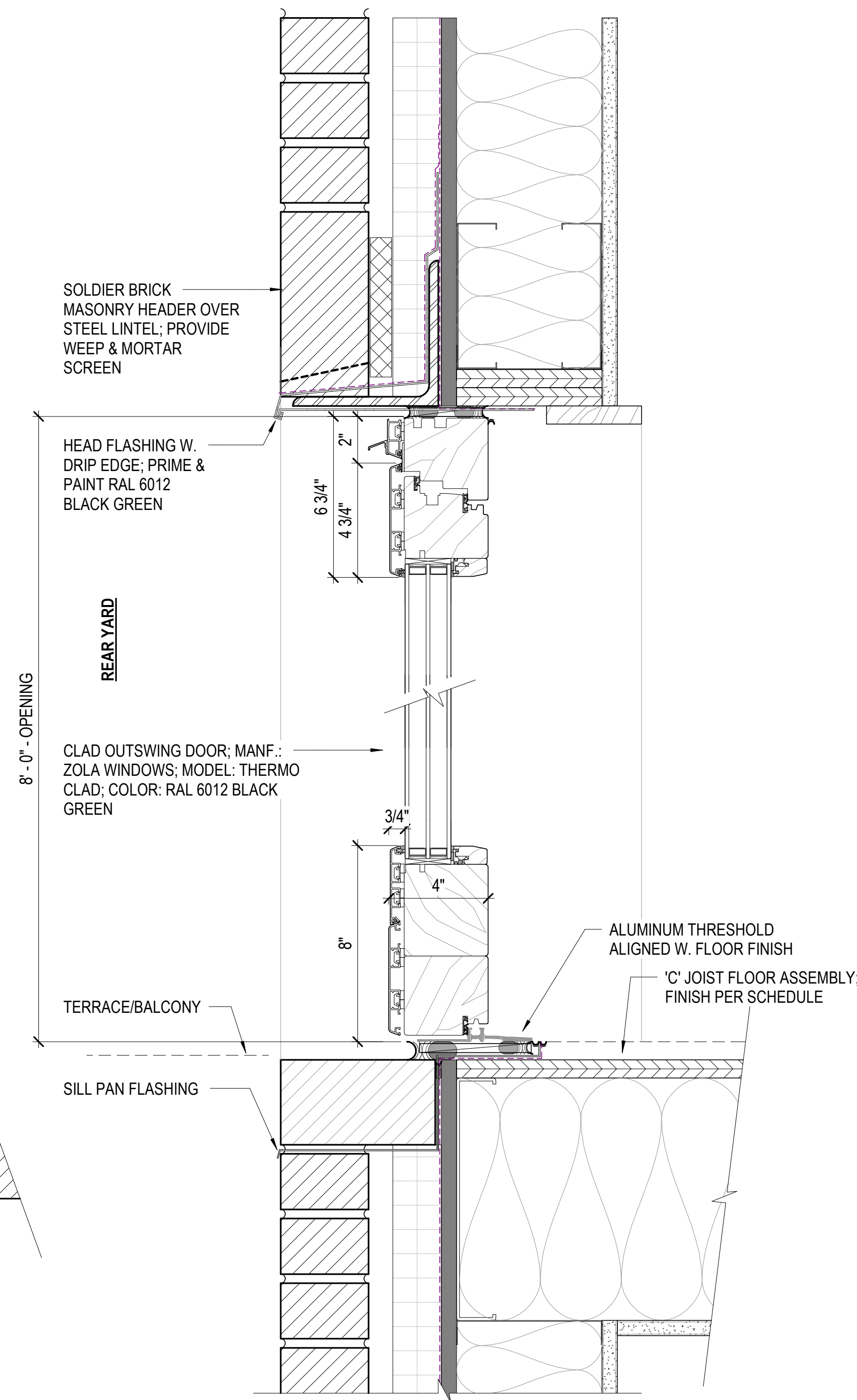




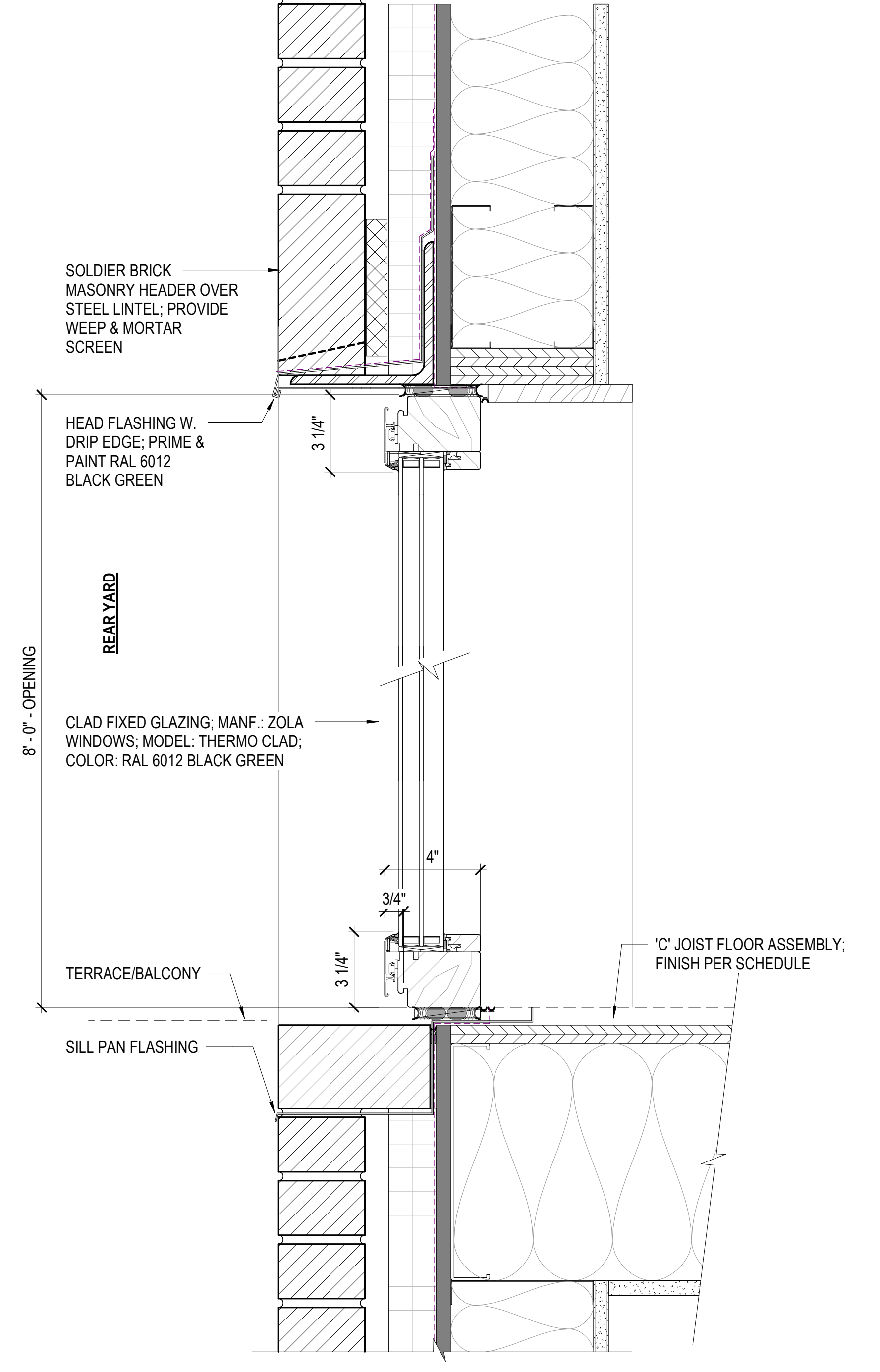
**1 ELEVATION - PROPOSED TERRACE DOOR**  
SCALE: 3/4" = 1'-0"



**2 PLAN - PROPOSED TERRACE DOOR**  
SCALE: 3" = 1'-0"



**3 SECTION - PROPOSED TERRACE DOOR**  
SCALE: 3" = 1'-0"



**4 SECTION - PROPOSED FIXED GLAZING**  
SCALE: 3" = 1'-0"



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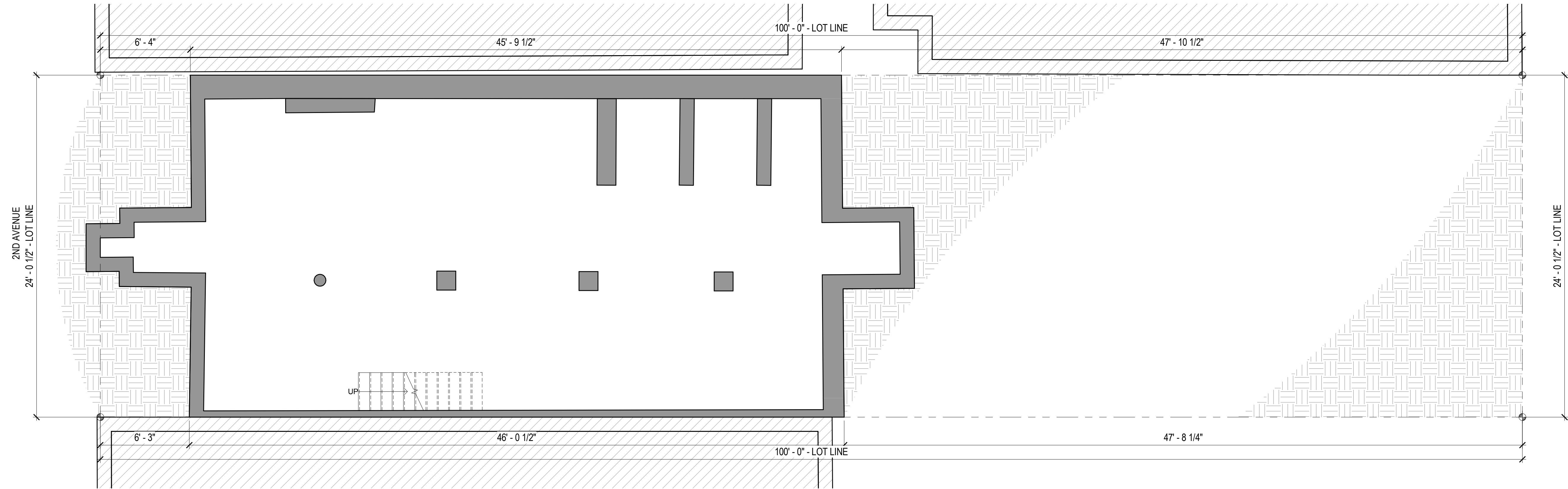
PROPOSED GLAZING DETAILS - REAR FACADE TERRACE DOOR

date  
07/03/18  
scale  
As indicated  
project no.  
18-02  
drawing no.

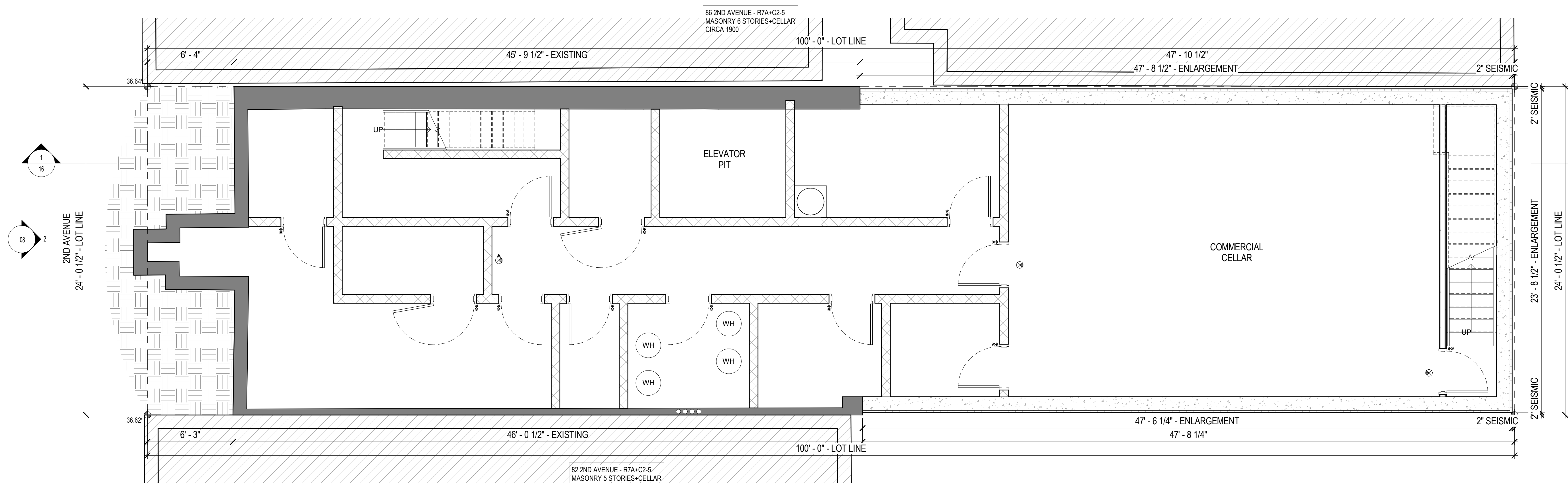








**1 FLOOR PLAN - EXISTING CELLAR FLOOR**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - PROPOSED CELLAR FLOOR**  
SCALE: 1/4" = 1'-0"



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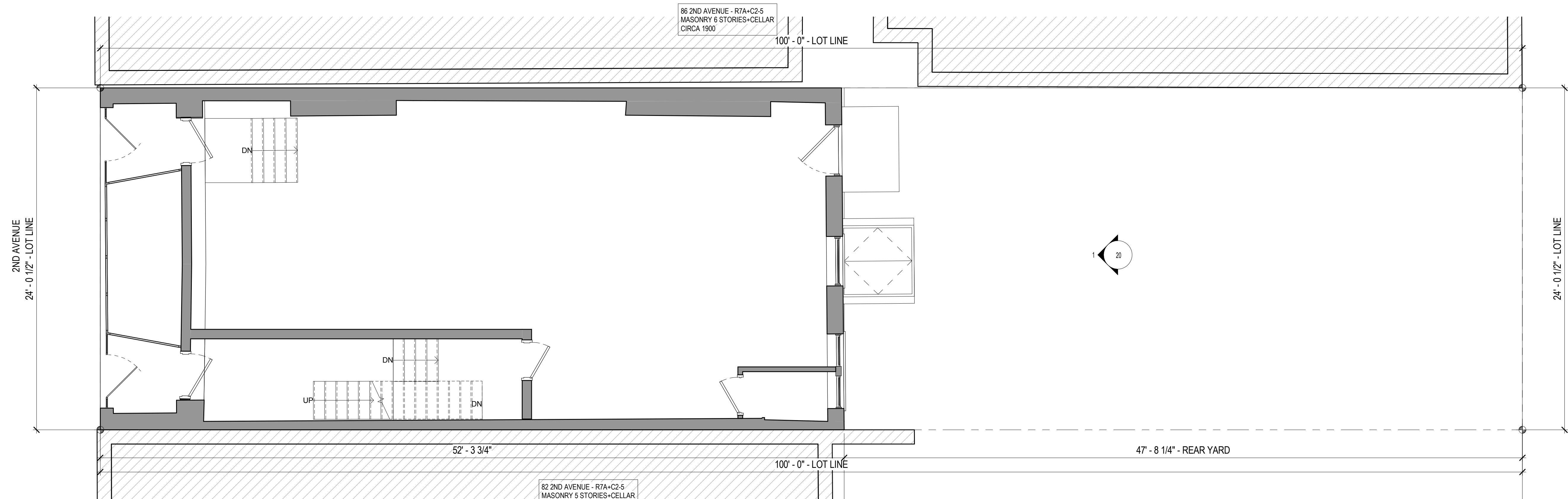
EXISTING & PROPOSED CELLAR FLOOR PLANS

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07/03/18  
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project no.  
18-02  
drawing no.

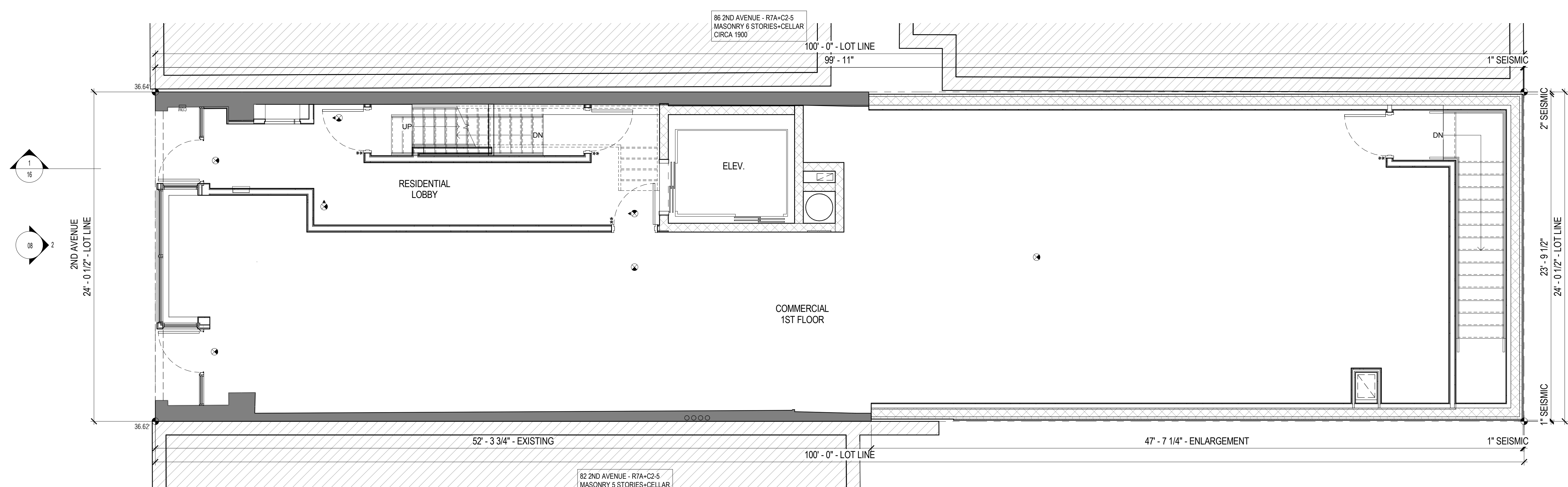


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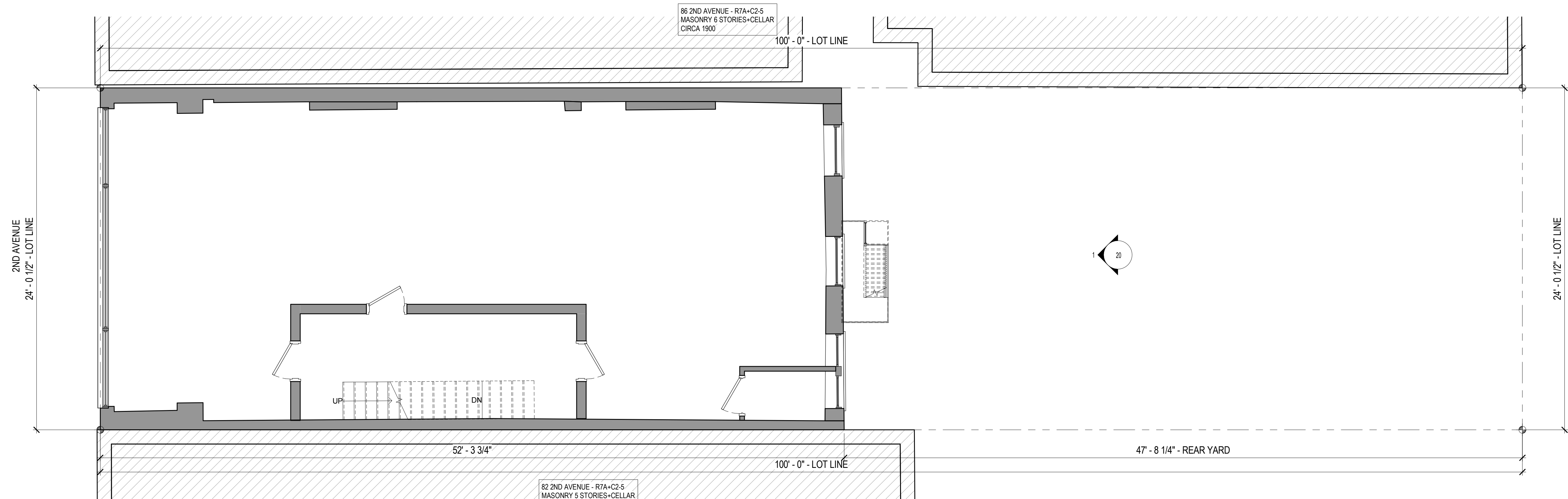
**1 FLOOR PLAN - EXISTING LEVEL 01**  
SCALE: 1/4" = 1'-0"



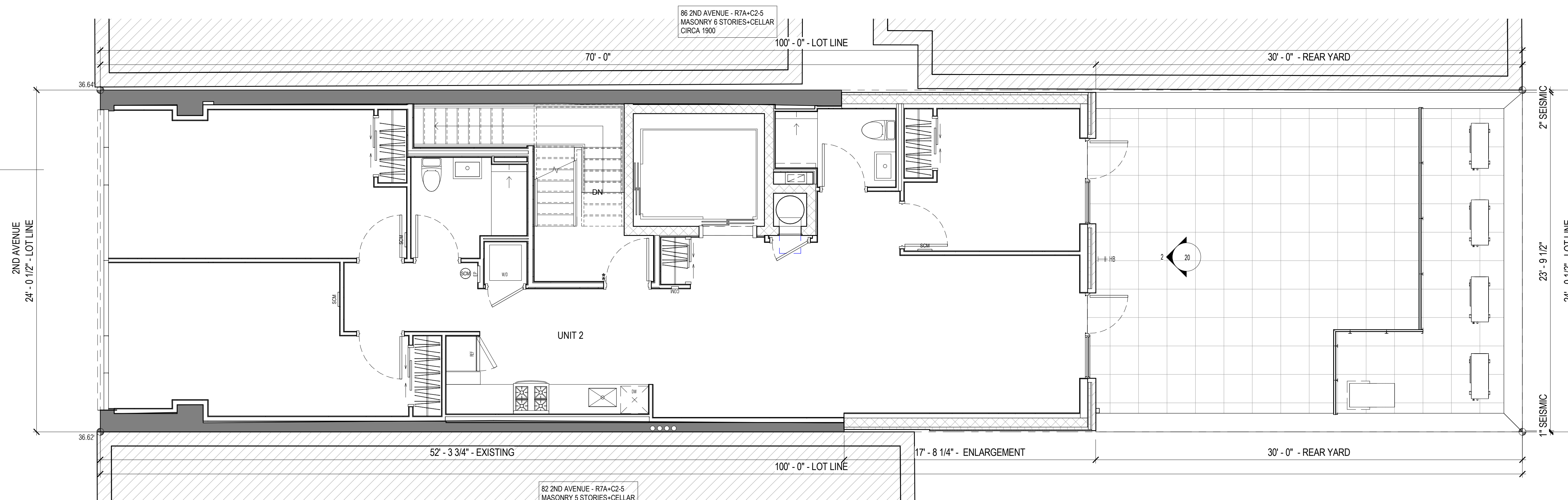
**2 FLOOR PLAN - PROPOSED LEVEL 01**  
SCALE: 1/4" = 1'-0"

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**1 FLOOR PLAN - EXISTING LEVEL 02**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - PROPOSED LEVEL 02**  
SCALE: 1/4" = 1'-0"



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84 2nd AVENUE

84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

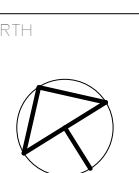
EXISTING & PROPOSED LEVEL 02 FLOOR PLANS

date  
07/03/18

scale  
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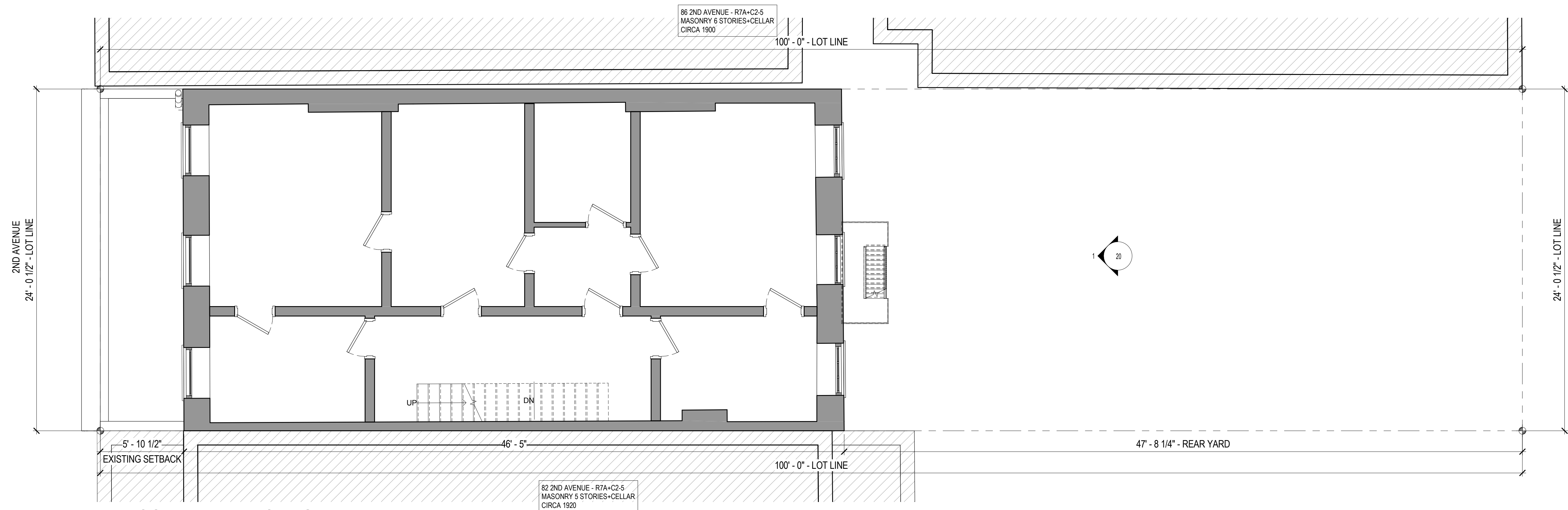
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18-02

drawing no.

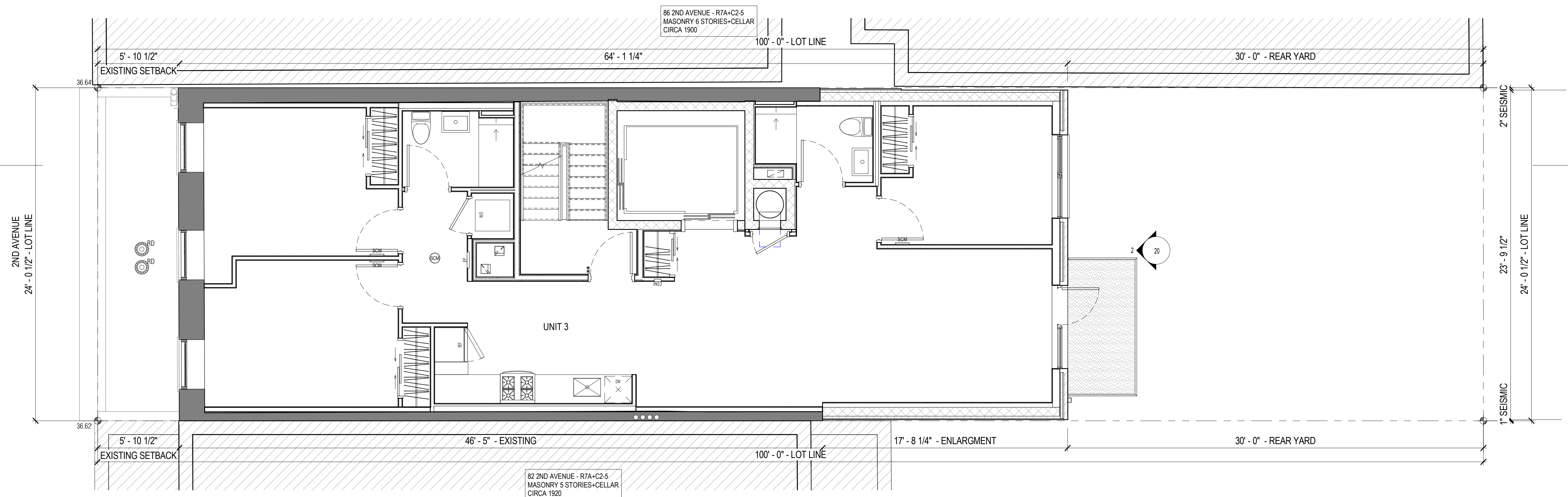


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**1 FLOOR PLAN - EXISTING LEVEL 03**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - PROPOSED LEVEL 03**  
SCALE: 1/4" = 1'-0"



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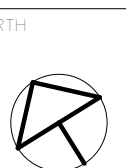
project title

84 2nd AVENUE

84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

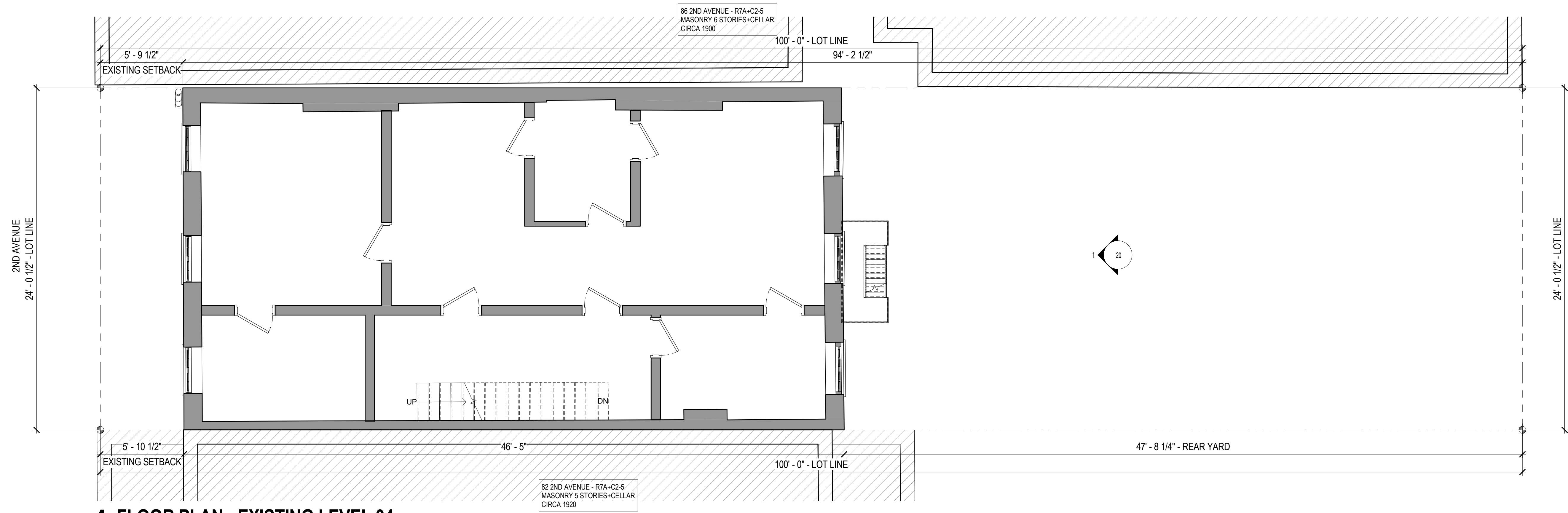
EXISTING & PROPOSED LEVEL 03 FLOOR PLANS

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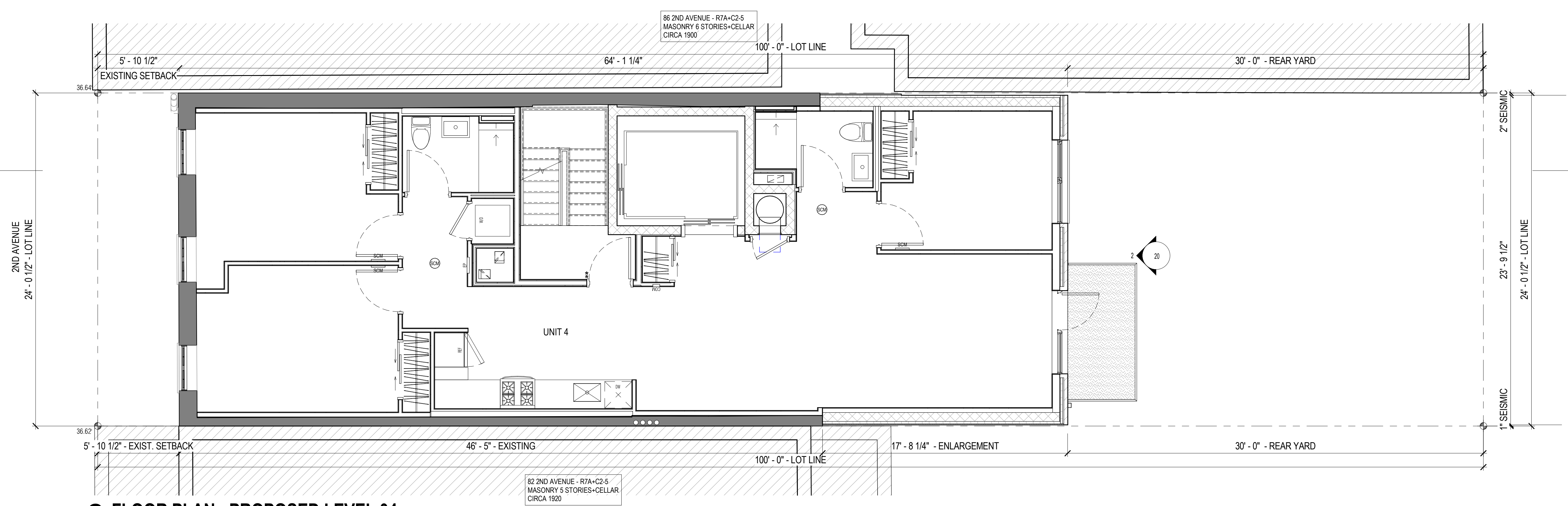


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**1 FLOOR PLAN - EXISTING LEVEL 04**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - PROPOSED LEVEL 04**  
SCALE: 1/4" = 1'-0"



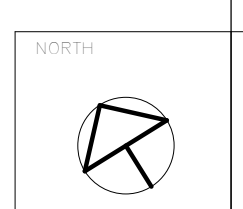
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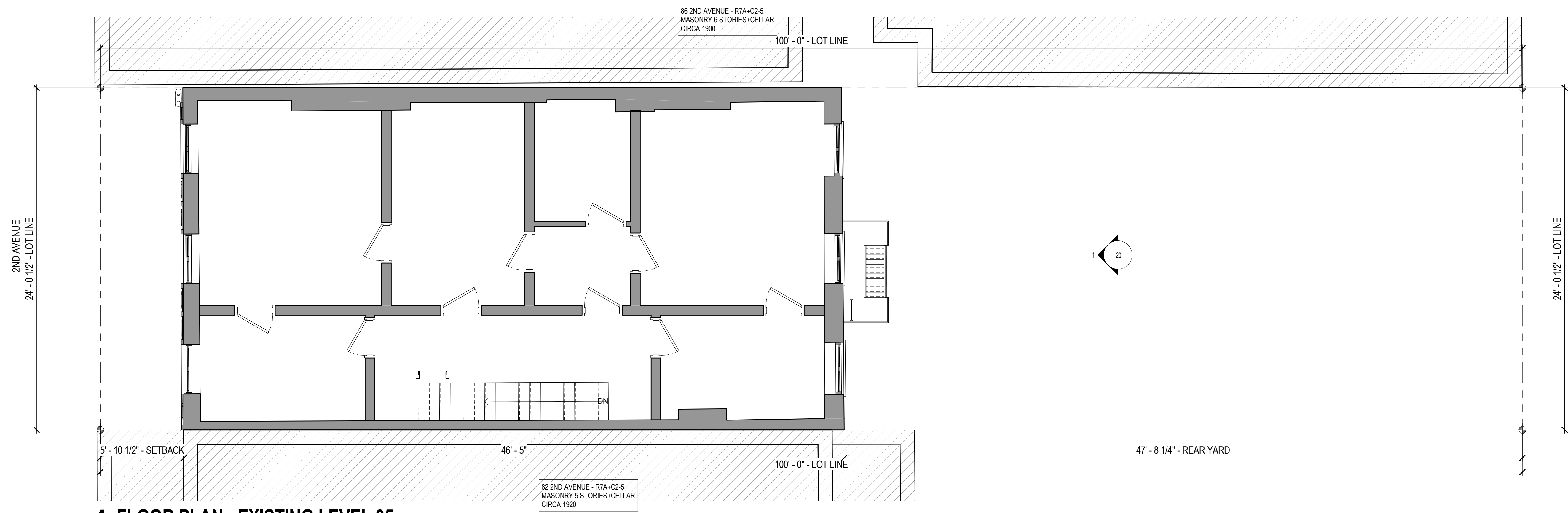
project title  
**84 2nd AVENUE**  
84 2nd AVENUE, NEW YORK, NY, 10003  
BLOCK 446 LOT 7

**EXISTING & PROPOSED LEVEL 04 FLOOR PLANS**

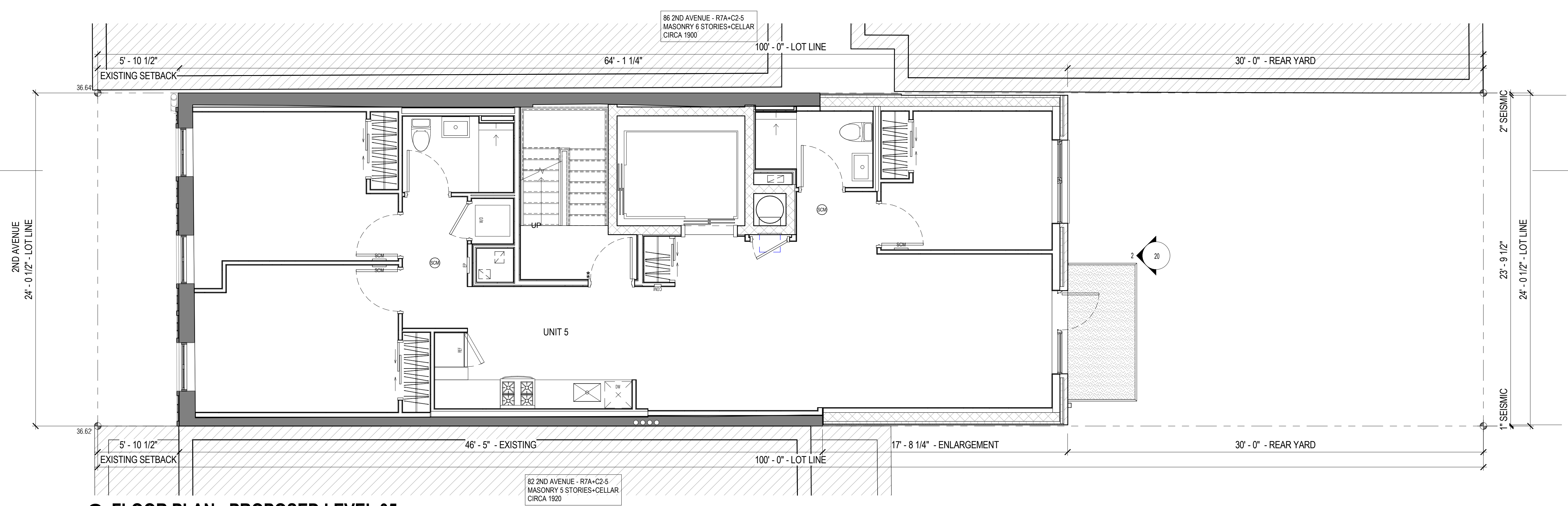


date  
07/03/18  
scale  
1/4" = 1'-0"  
project no.  
18-02  
drawing no.





**1 FLOOR PLAN - EXISTING LEVEL 05**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - PROPOSED LEVEL 05**  
SCALE: 1/4" = 1'-0"



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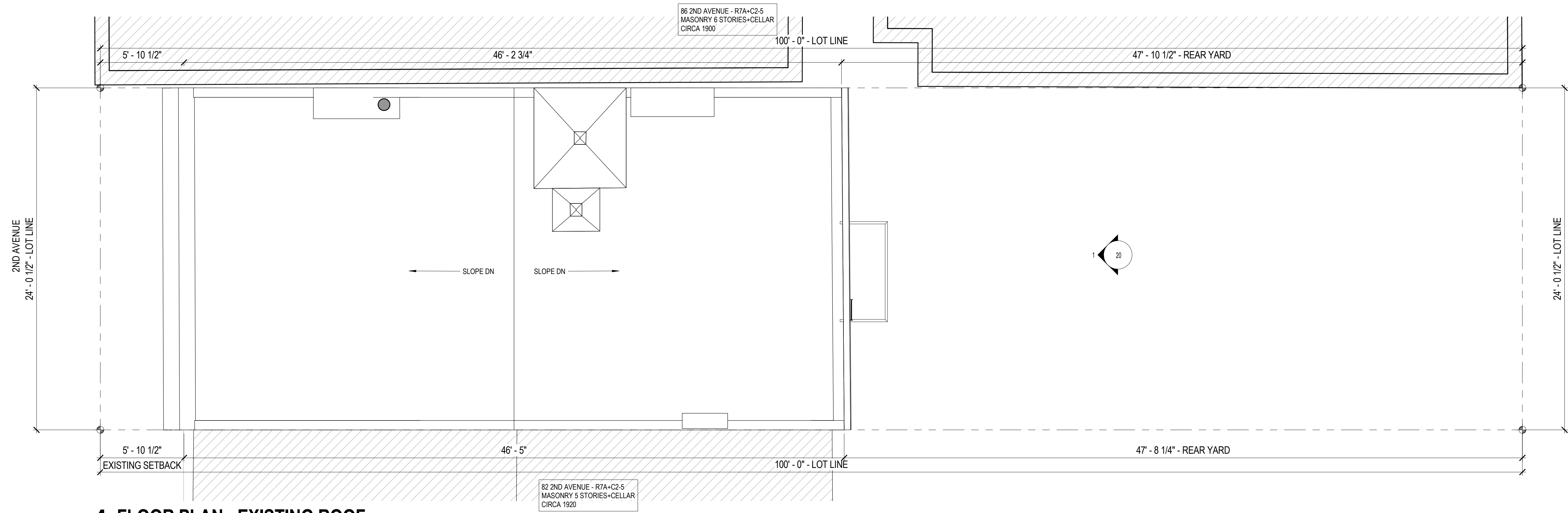
project title  
**84 2nd AVENUE**  
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EXISTING & PROPOSED LEVEL 05 FLOOR PLANS

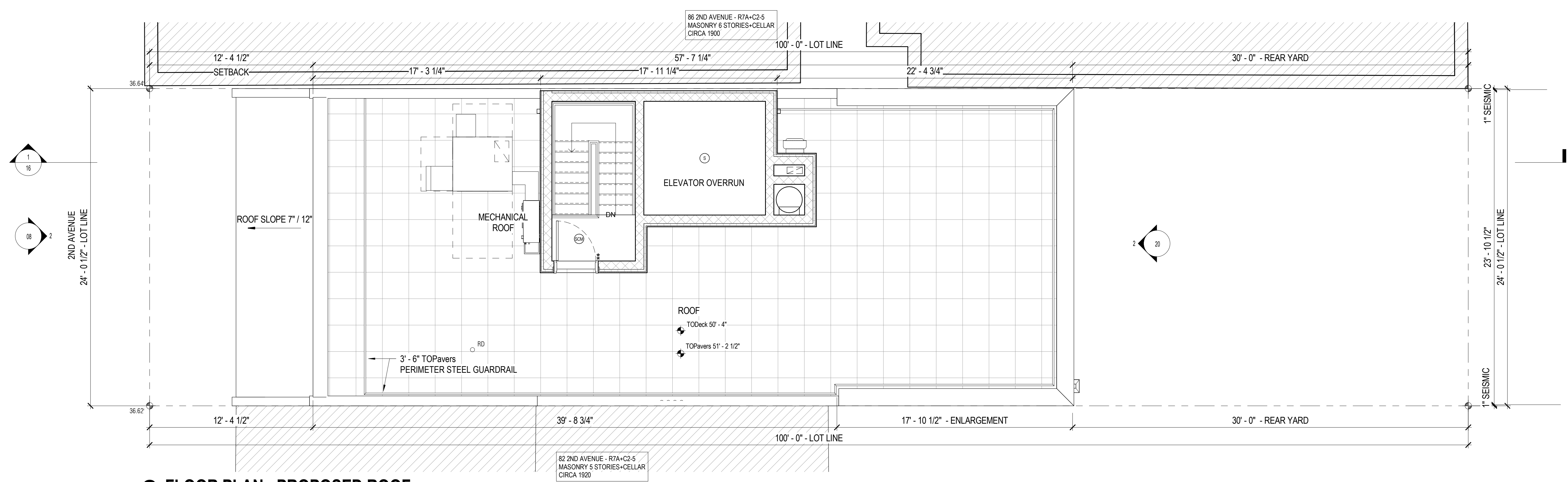


date  
07/03/18  
scale  
1/4" = 1'-0"  
project no.  
18-02  
drawing no.





**1 FLOOR PLAN - EXISTING ROOF**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - PROPOSED ROOF**  
SCALE: 1/4" = 1'-0"