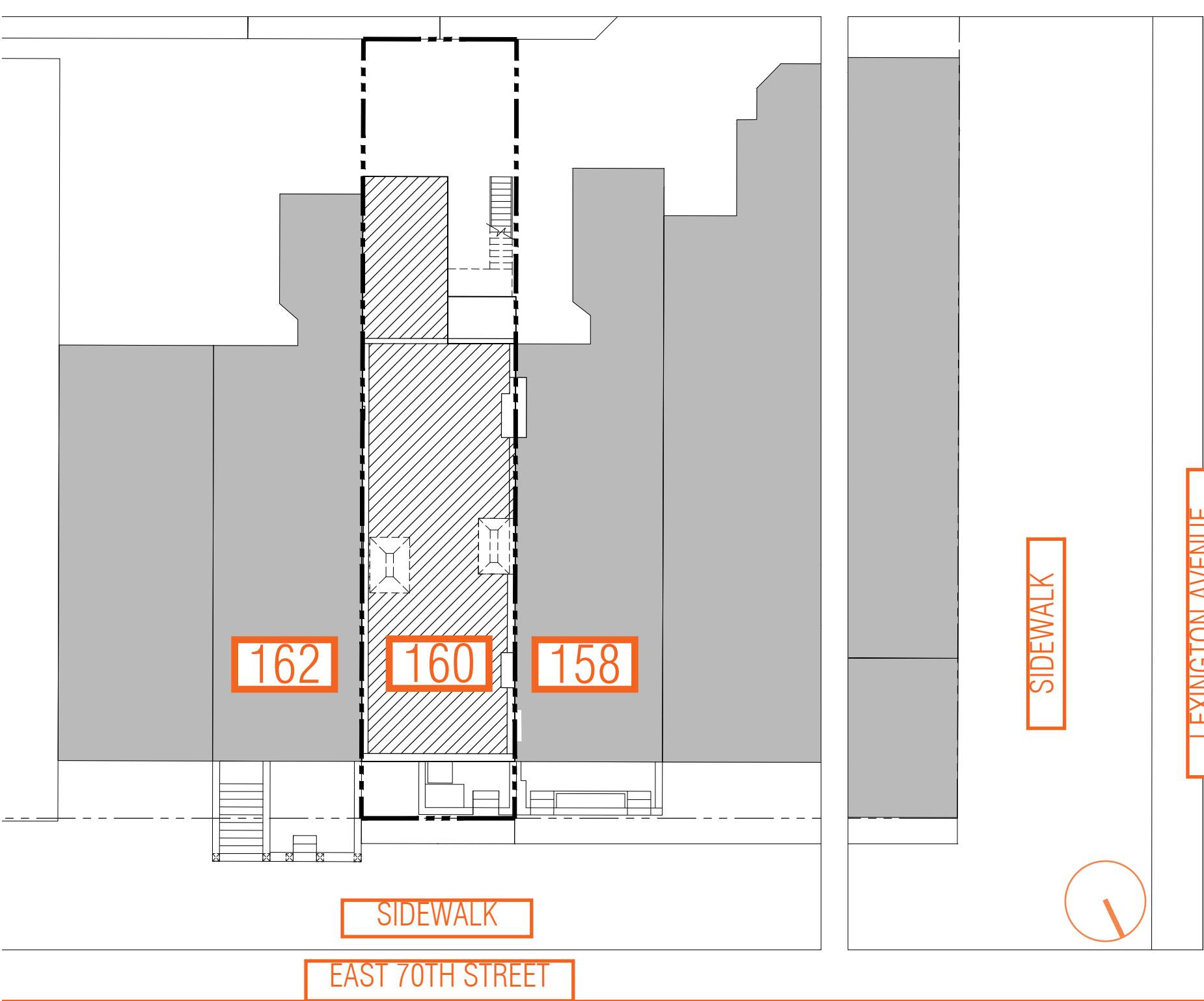
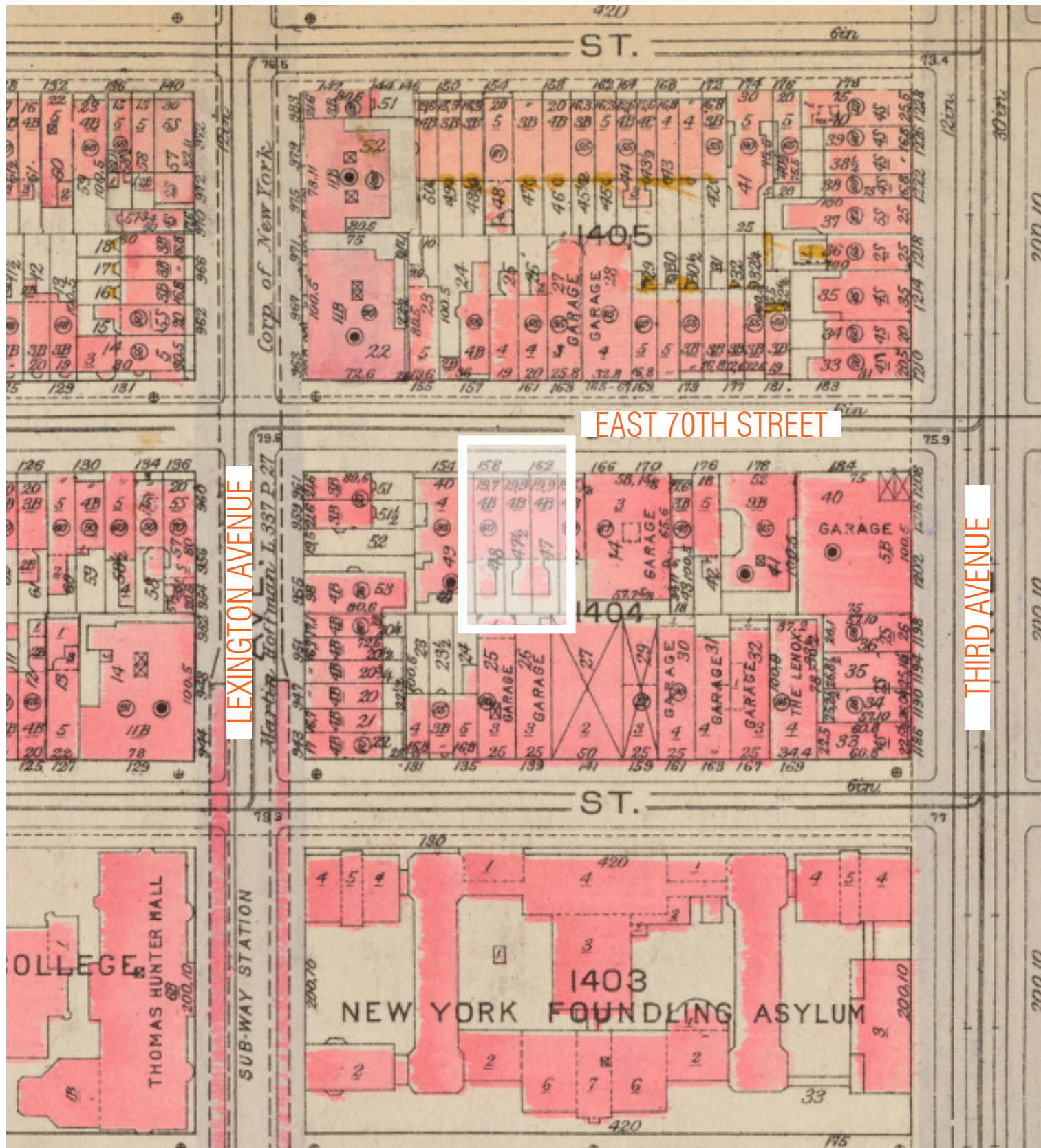


NYC TAX PHOTO: 1940
160 EAST 70TH STREET | BLOCK 1404 LOT 147

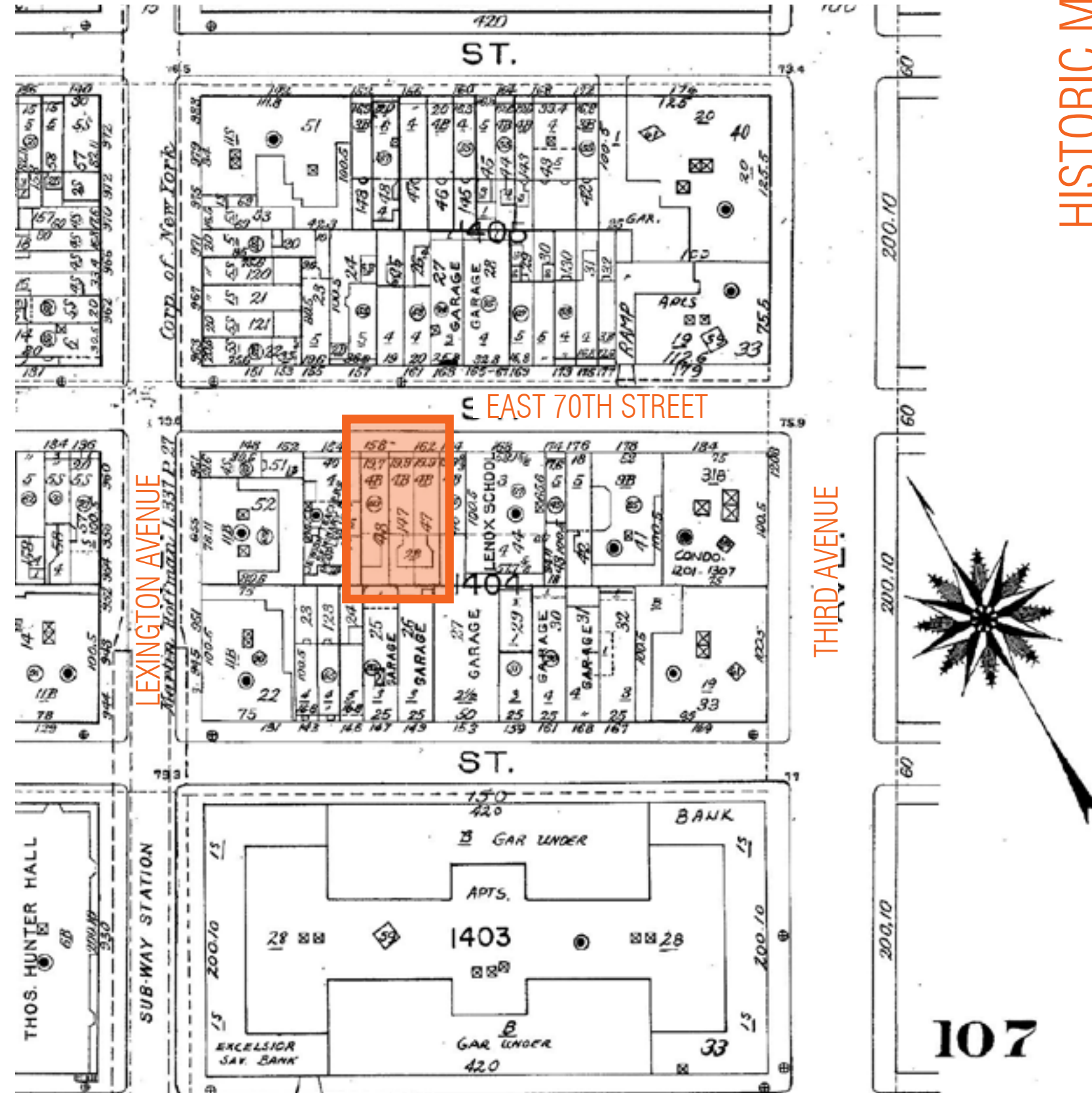


PLOT PLAN: EXISTING
160 EAST 70TH STREET

SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



BROMLEY MAP: PLATE 106
1921-1923



SANBORN MAP: PLATE 106
2006

SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



NYC TAX PHOTO: 1940

160 EAST 70TH STREET | BLOCK 1404 LOT 147



LPC DESIGNATION PHOTO: 1981



LPC DESIGNATION PHOTO: 1981

SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



160 EAST 70TH STREET

EAST 70TH STREET PANORMA:
VIEW SOUTH



EAST 70TH STREET PANORMA:
VIEW NORTH

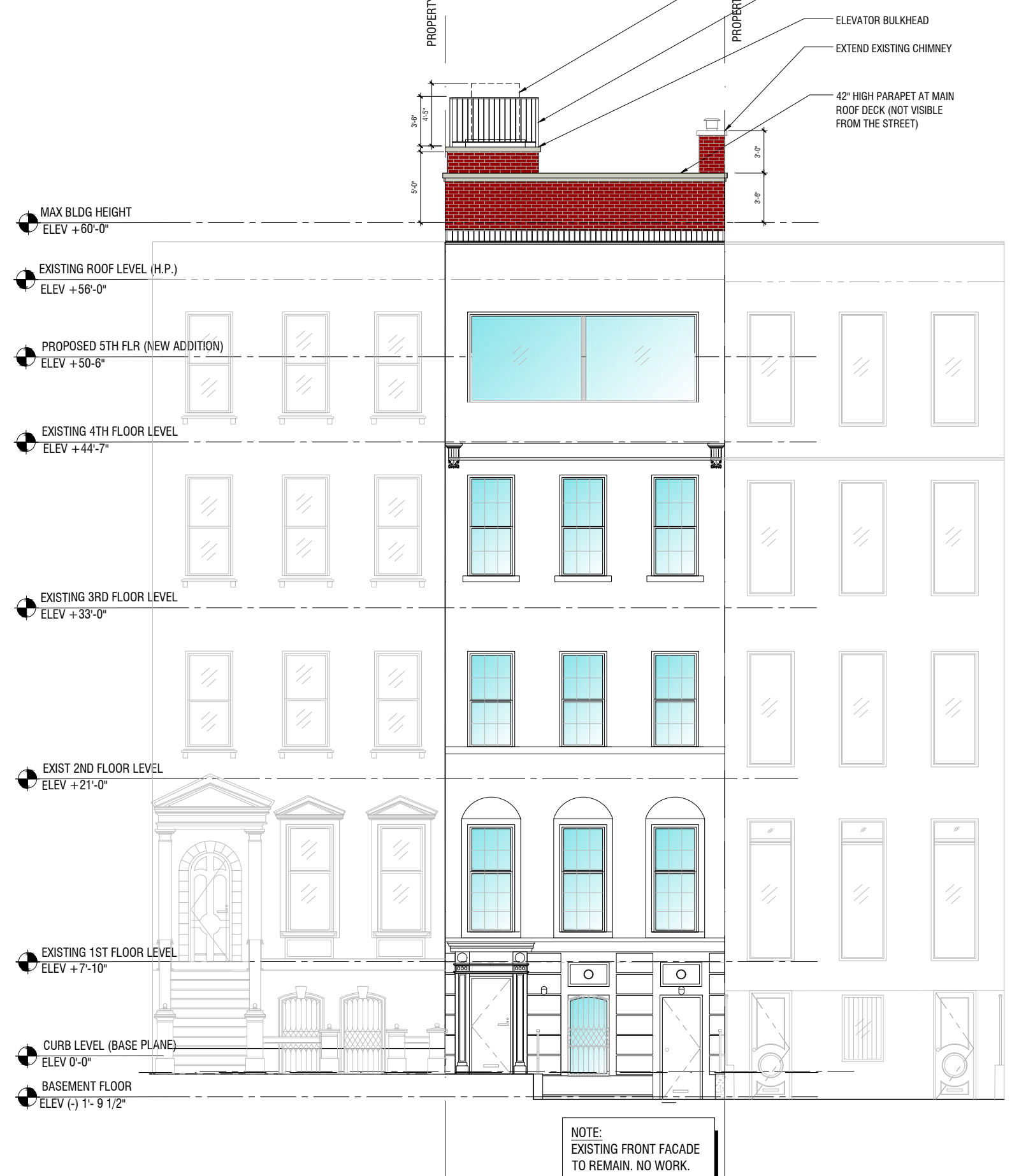
SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



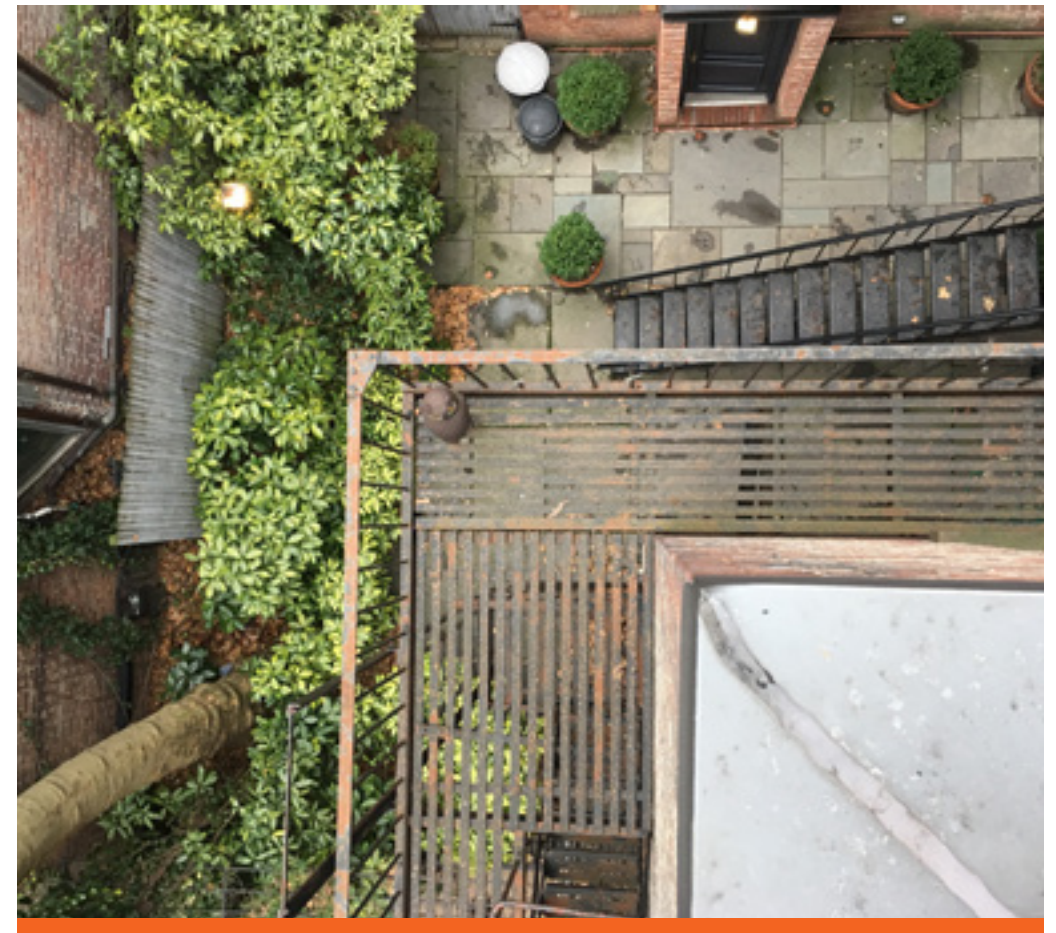
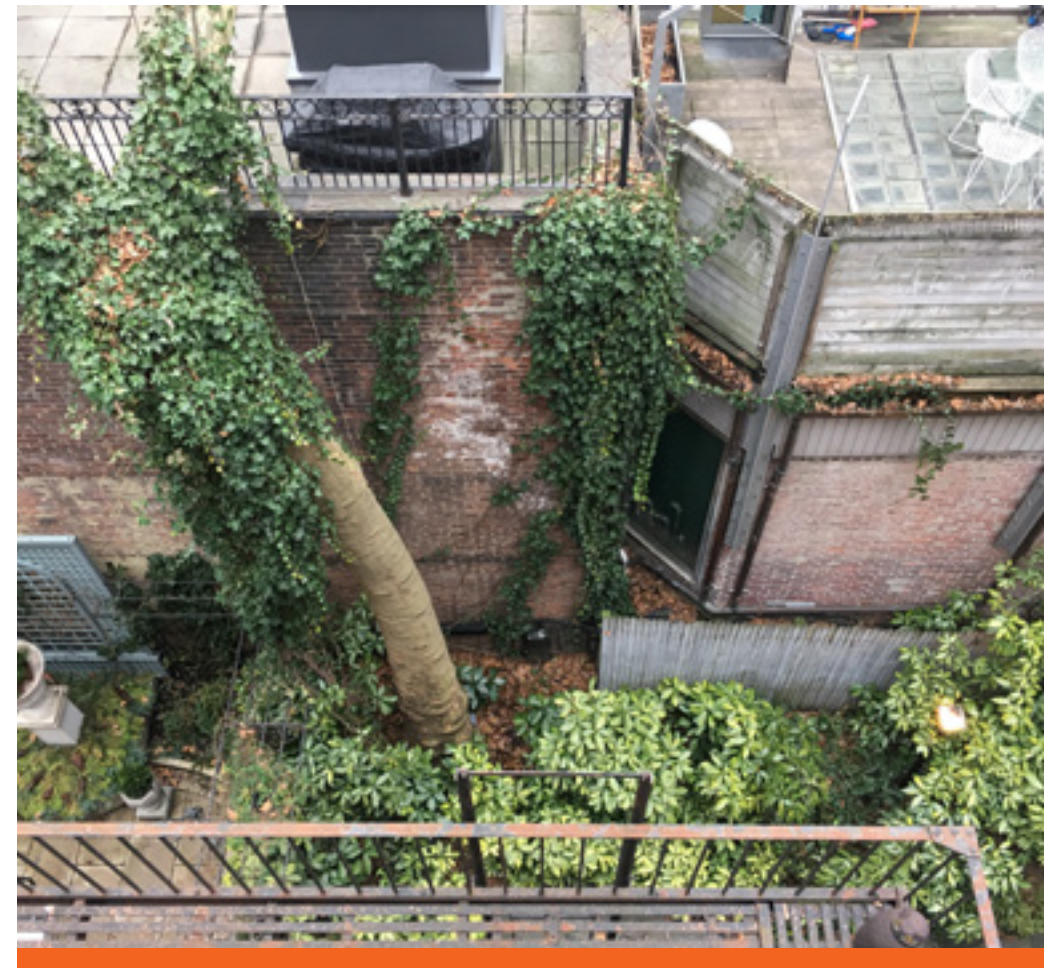
FRONT ELEVATION: EXISTING
160 EAST 70TH STREET
SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



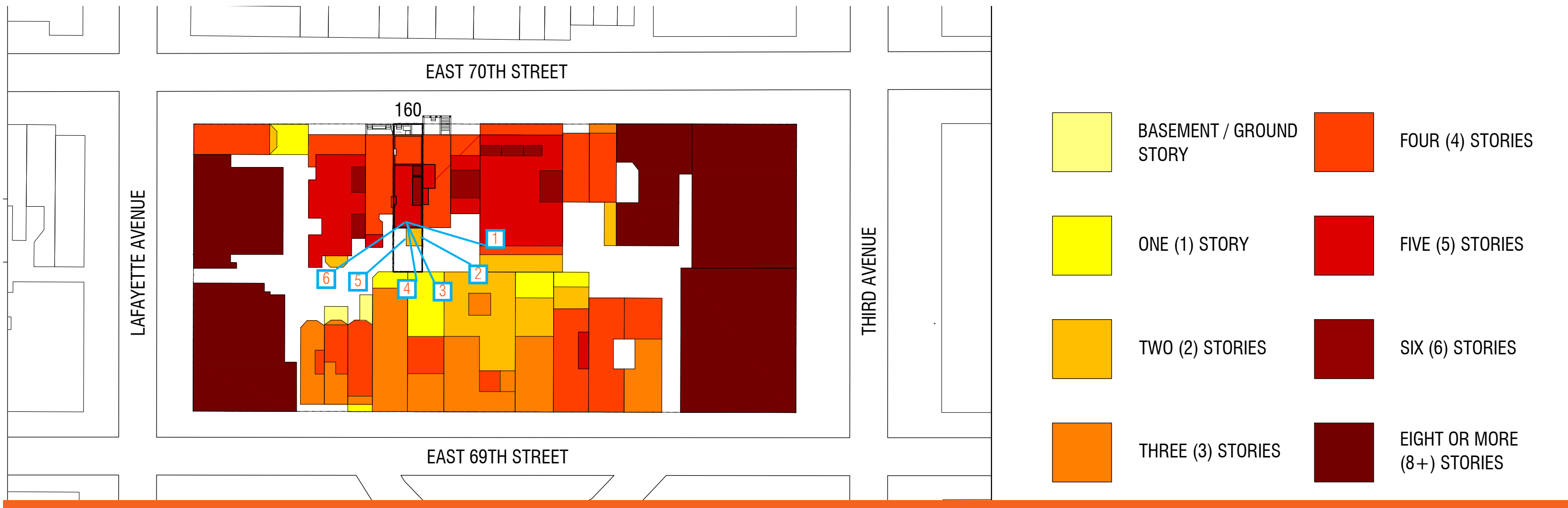
FRONT ELEVATION: PROPOSED
160 EAST 70TH STREET



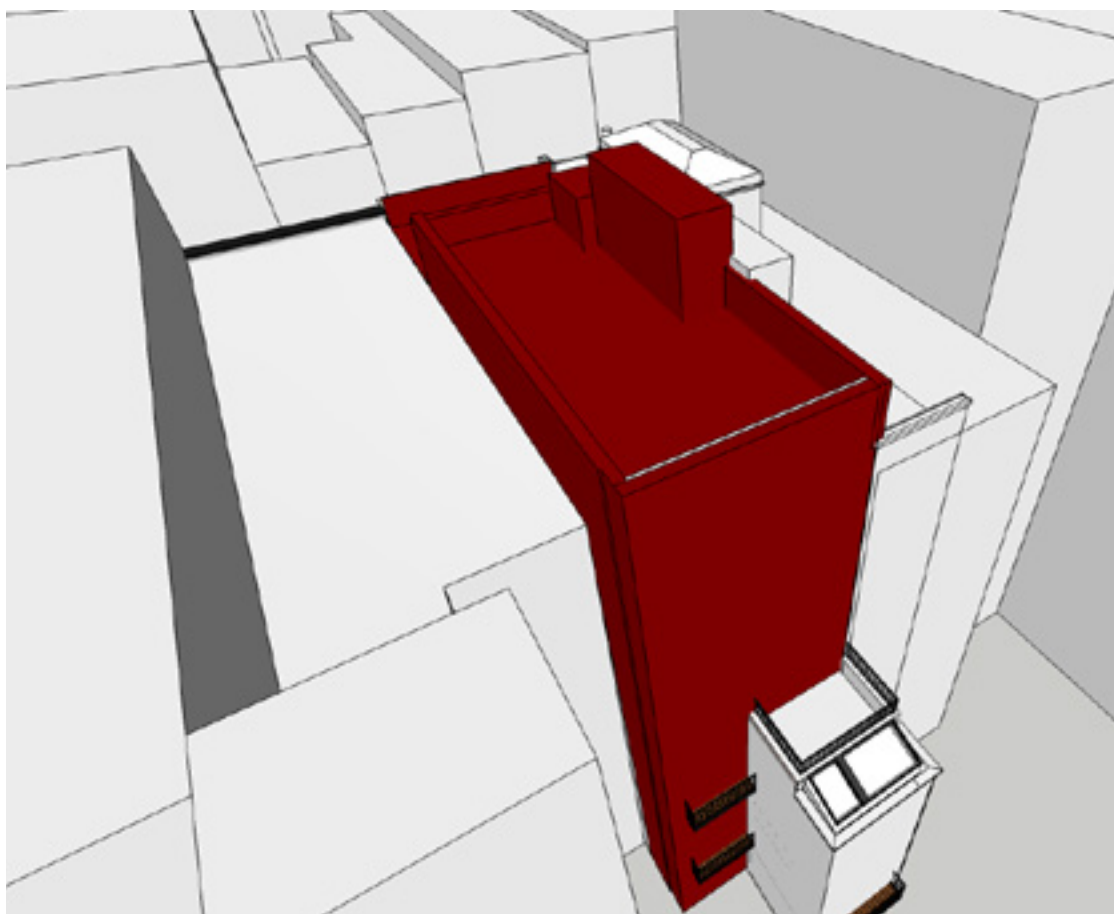
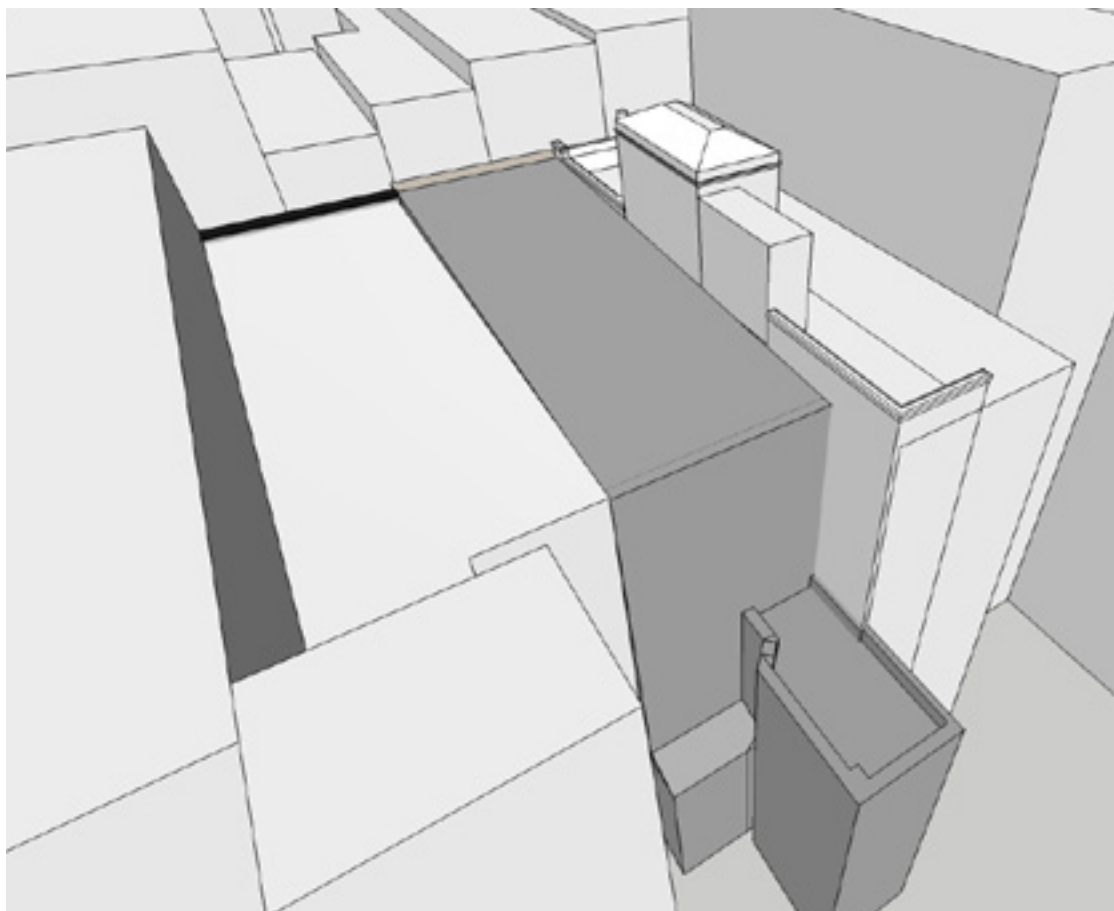
SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



REAR FACADE:
158 EAST 70TH STREET



EXISTING REAR FACADE:
160 EAST 70TH STREET



REAR FACADE:
162 EAST 70TH STREET



EXISTING BUILDING MASSING
- 160 EAST 70TH STREET

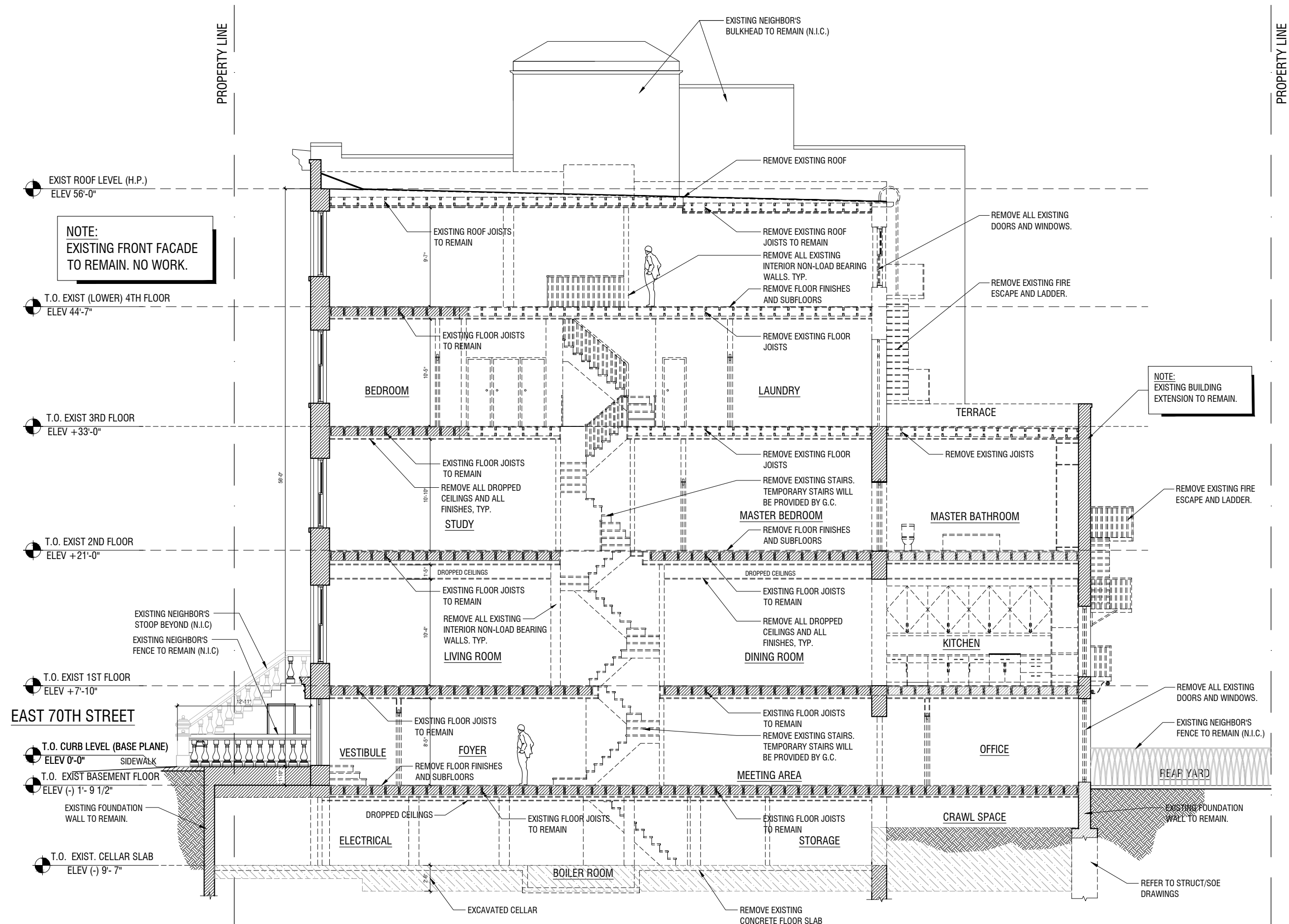


PROPOSED BUILDING MASSING
- 160 EAST 70TH STREET

SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



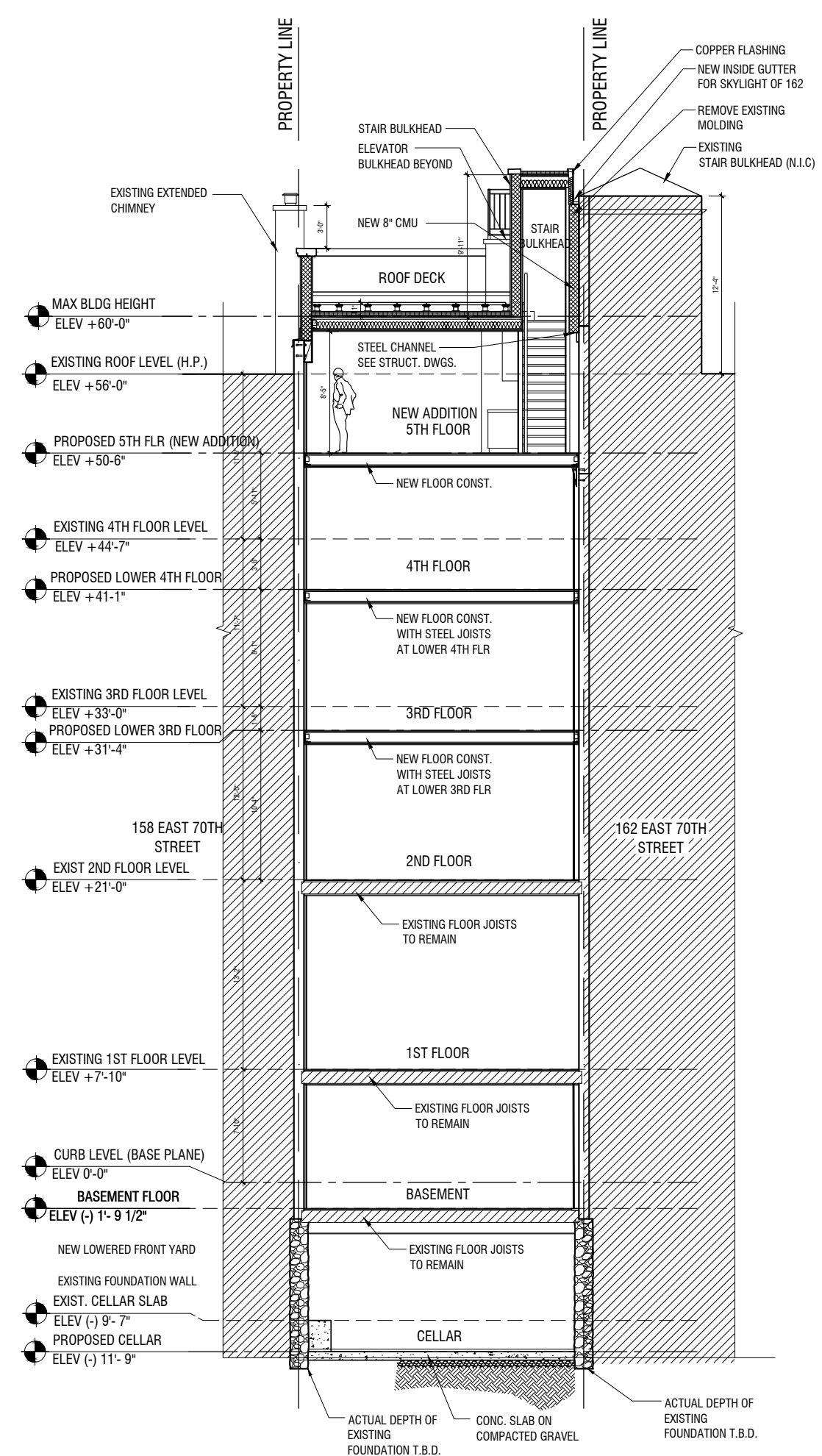
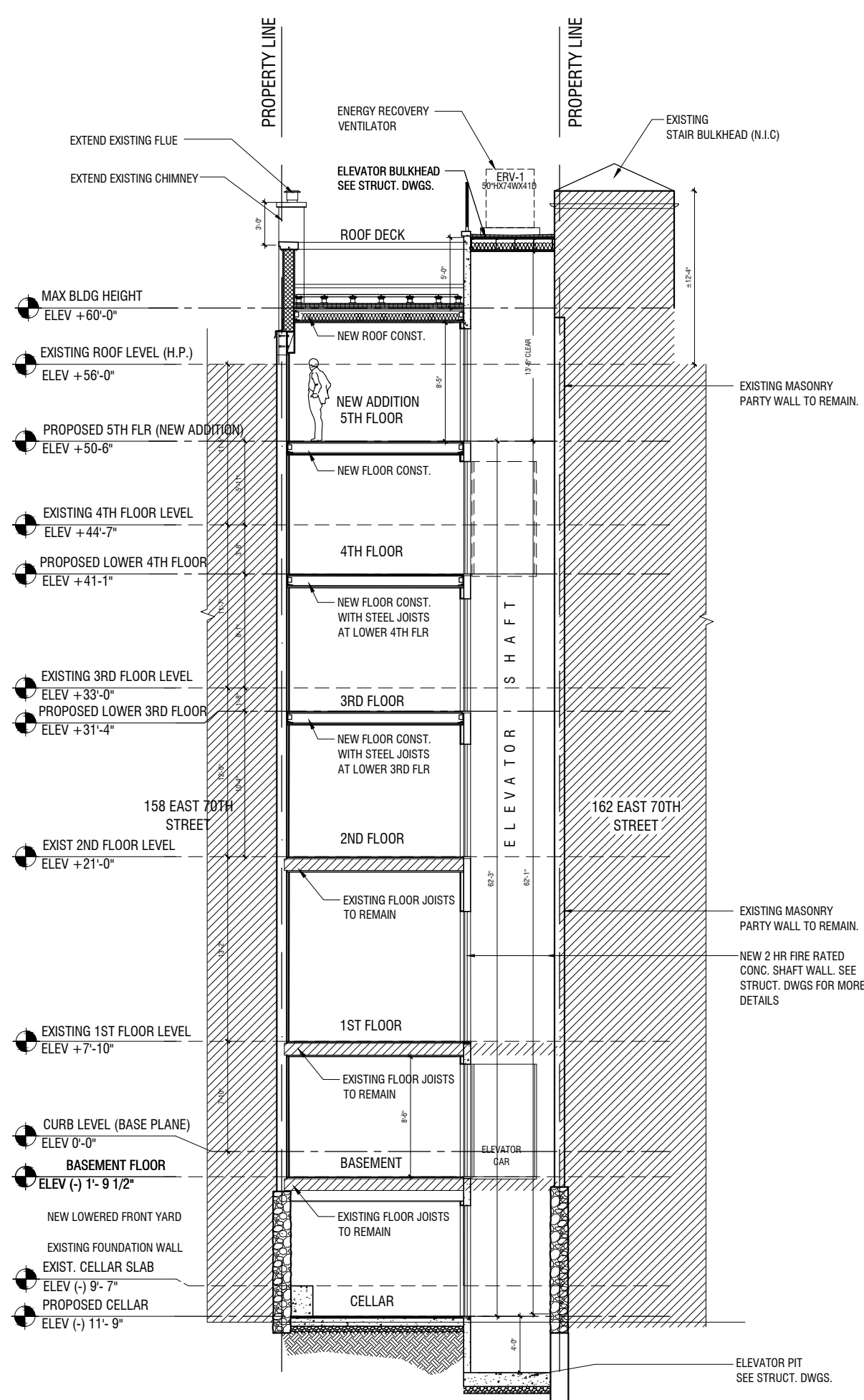
SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021

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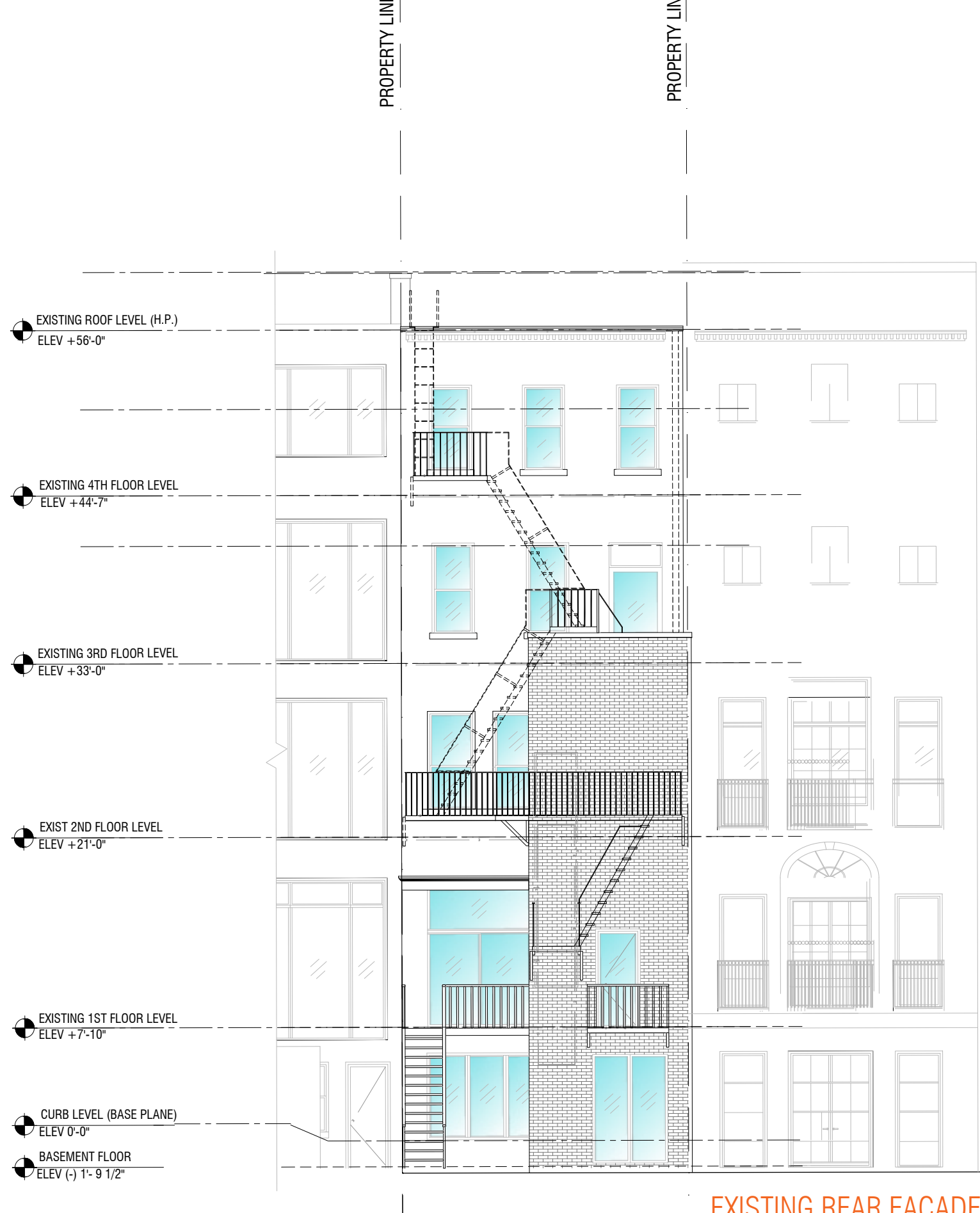


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SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



EXISTING REAR FACADE:
160 EAST 70TH STREET



PROPOSED REAR FACADE:
160 EAST 70TH STREET

SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



BELDEN BRICK:
RED BRICK : AMHERST BLEND

REAR FACADE FINISH: BRICK
BULKHEAD FINISH: BRICK



BENJAMIN MOORE
BLACK 2132-10

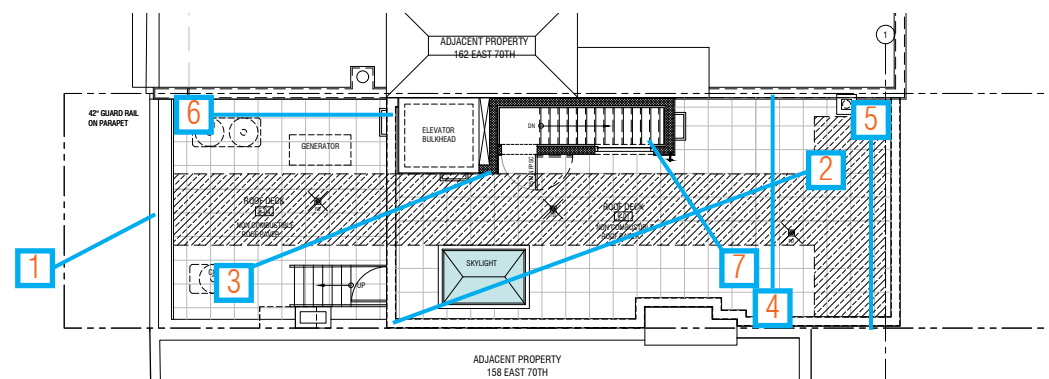
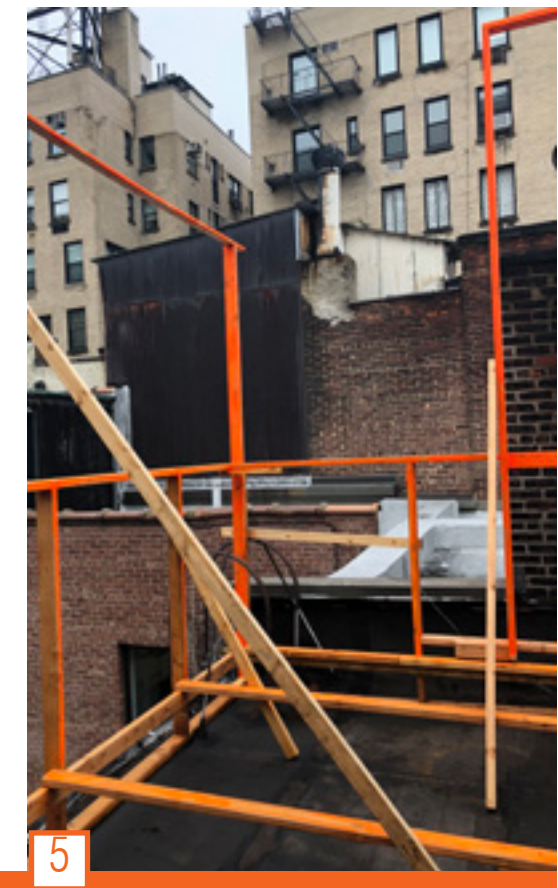
REAR FACADE WINDOWS: PAINT
COLOR



RIVIERA BRONZE
DARK BRONZE

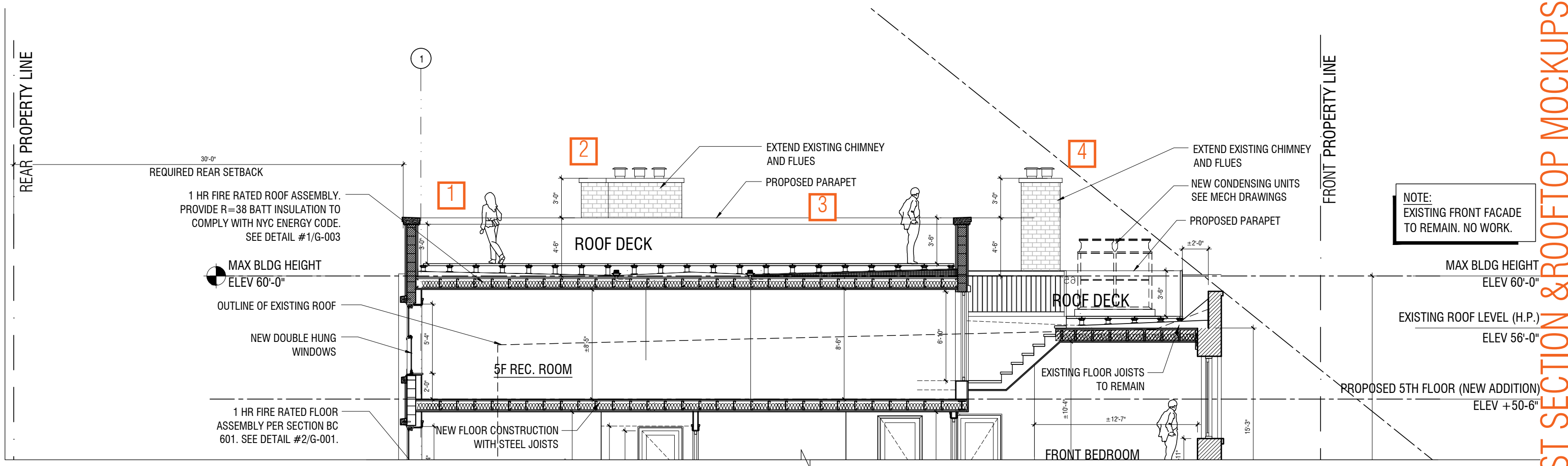
REAR FACADE LOWER DOORS:
STEEL FINISH

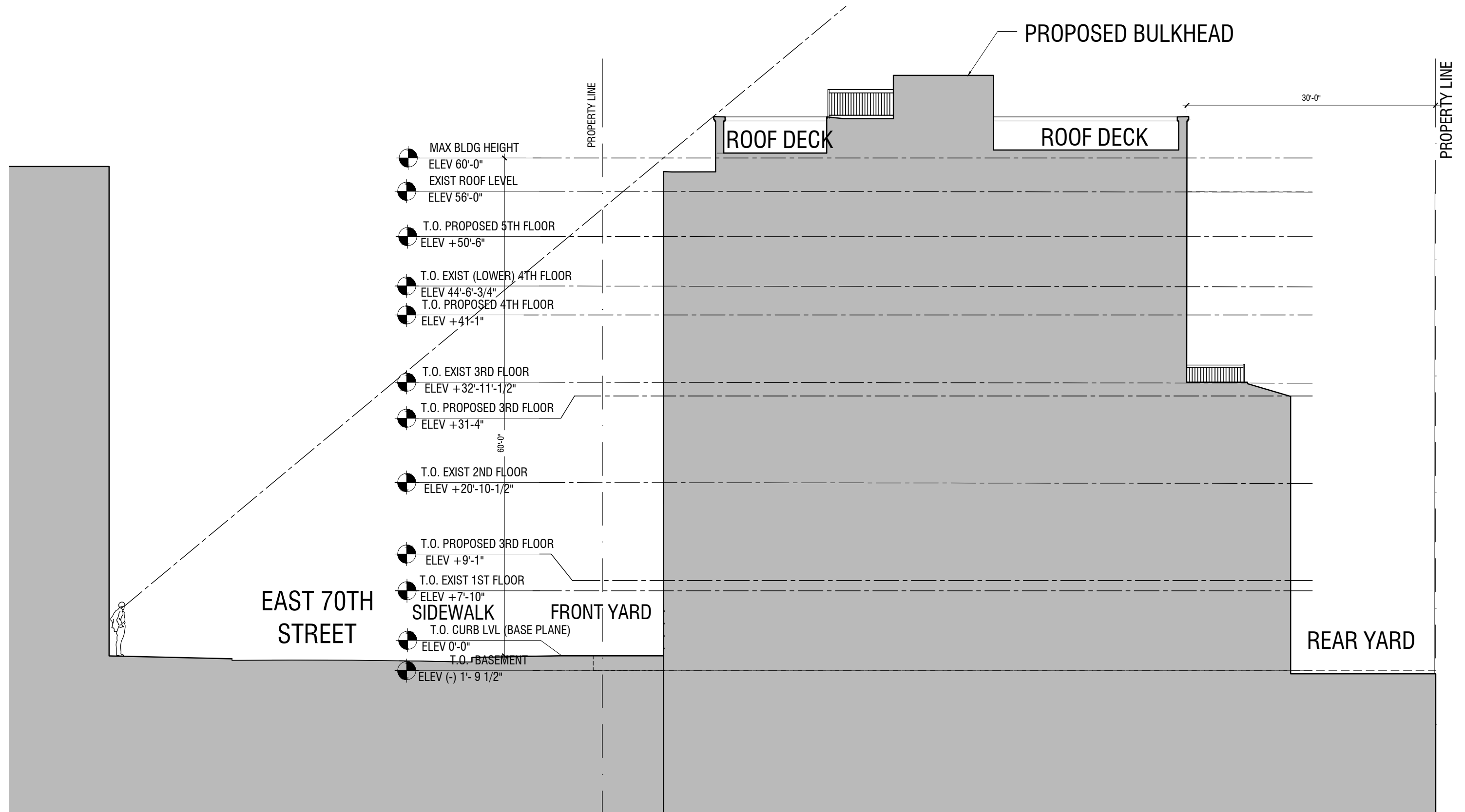
SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021



KEY PLAN:
ROOFTOP BULKHEAD MOCKUP







SIGHTLINE SECTION: PROPOSED
160 EAST 70TH STREET

SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021

ADJACENT PROPERTY
162 EAST 70TH

MECH RM
C-03

ELEV. MECH
C-04
MIN SIZE 5W X 4D

CAB = 48"x48"
HOISTWAY =
69"W X 52"D
ELEV

STACKED
WASHER/
DRYER
LAUNDRY
C-07
24" SINK
30" REF

STO.
C-13

RECREATION ROOM
C-10

CRAWL SPACE
TO BE
EXCAVATED

STAIR HALL
C-01
90 MIN FRSC
15 Rs
UP
DN

AV CLOSET
C-09

STO.
C-10

BATH
C-08

STO.
C-11

STORAGE
C-12

FUTURE WINE RM
C-06

NOT EXCAVATED

STRUCT. CONC. SHELF BELOW

CLOSET

STRUCT. CONC. SHELF BELOW

CLOSET

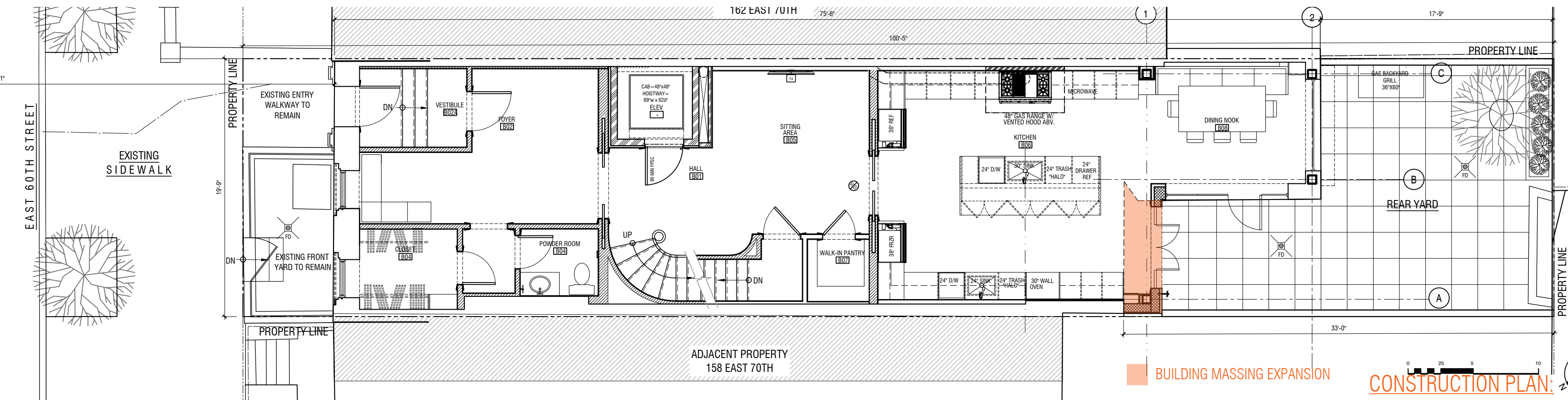
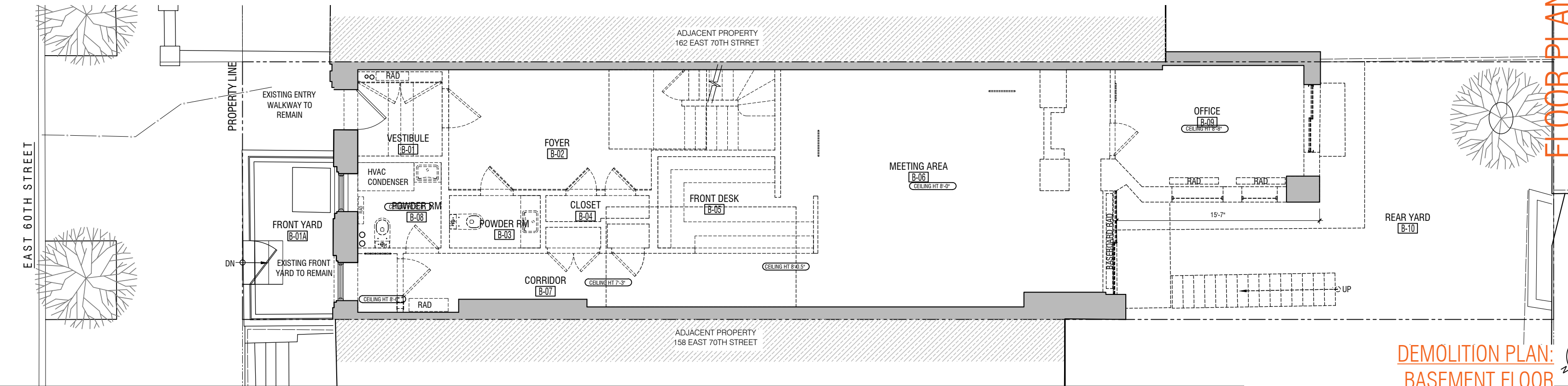
ASSUMED WALL THICKNESS

ADJACENT PROPERTY
158 EAST 70TH

1

A

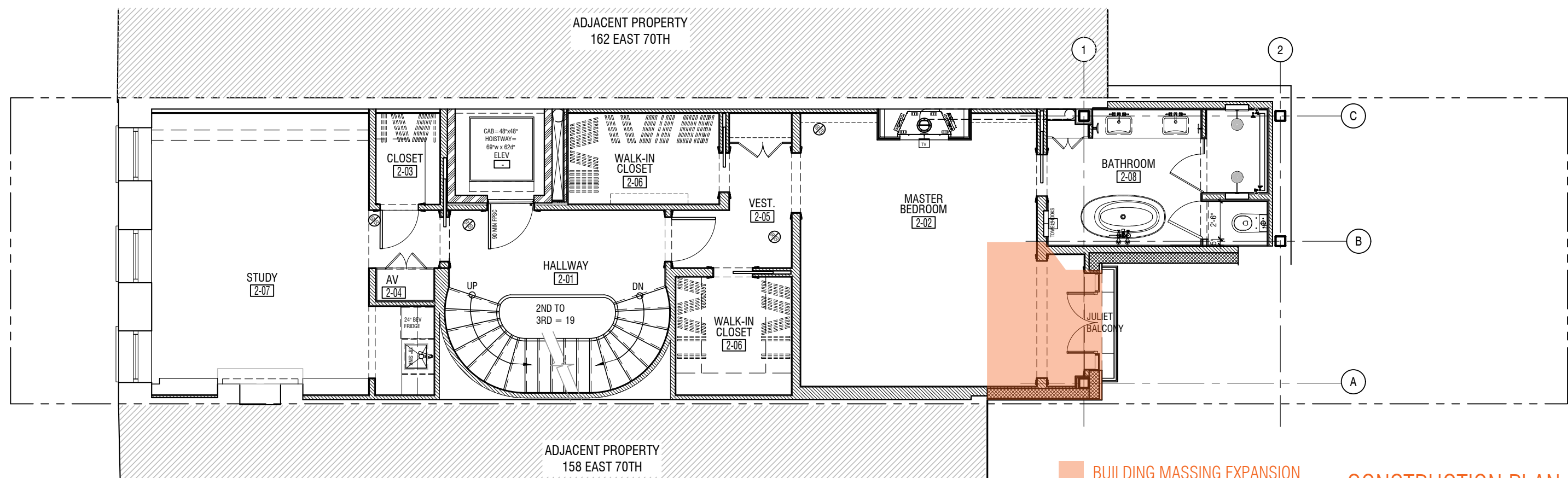
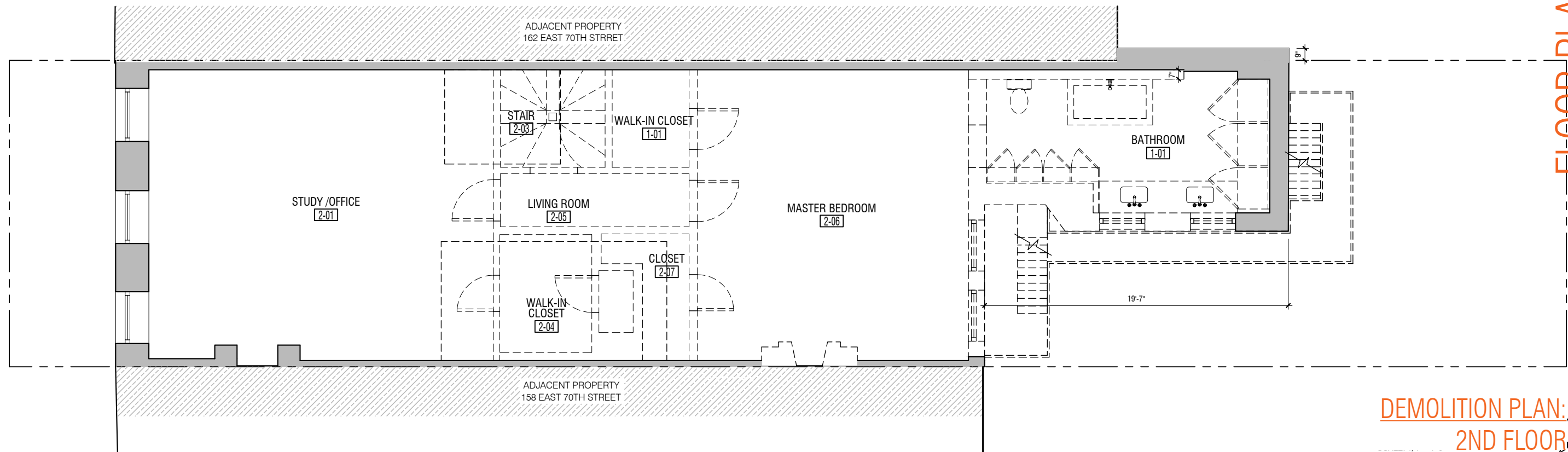
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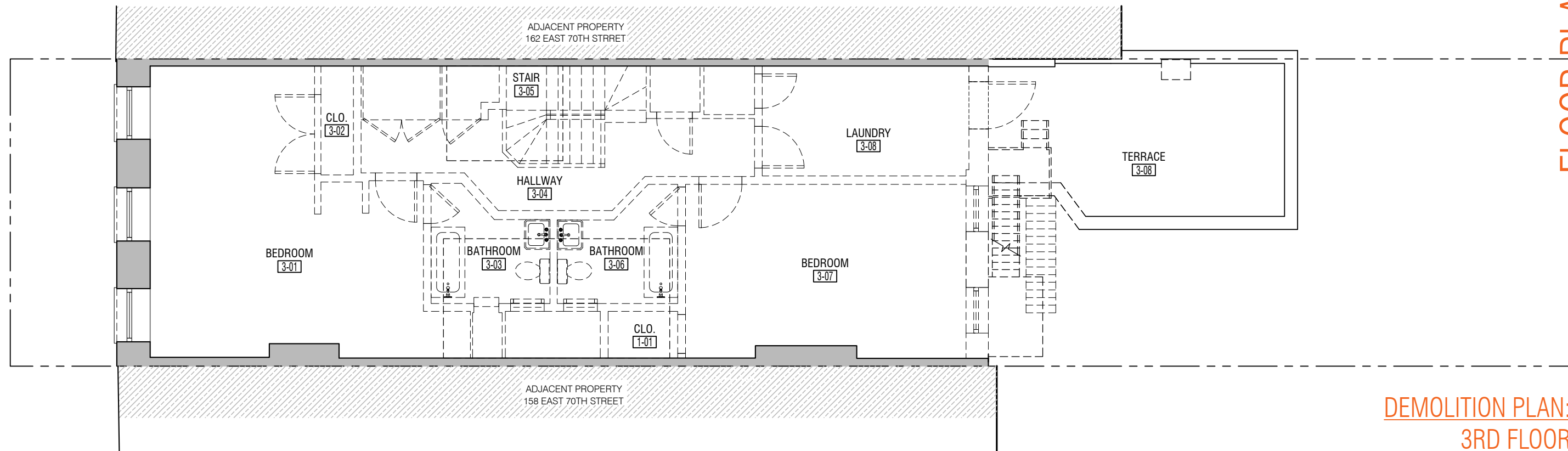




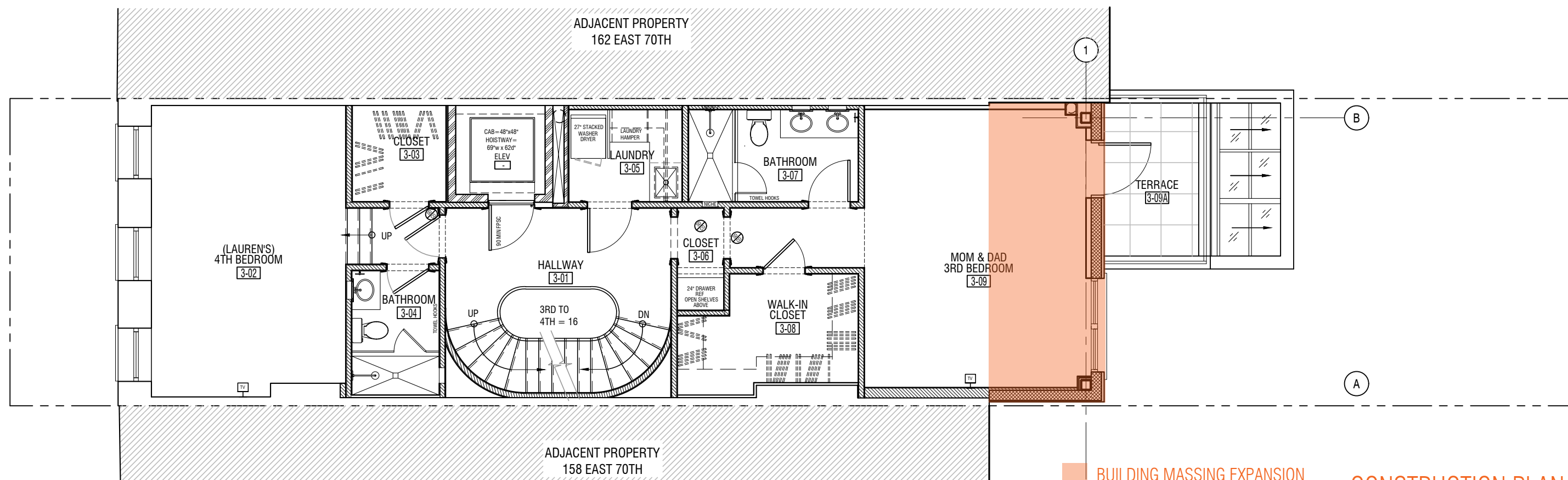
1ST FLOOR

23



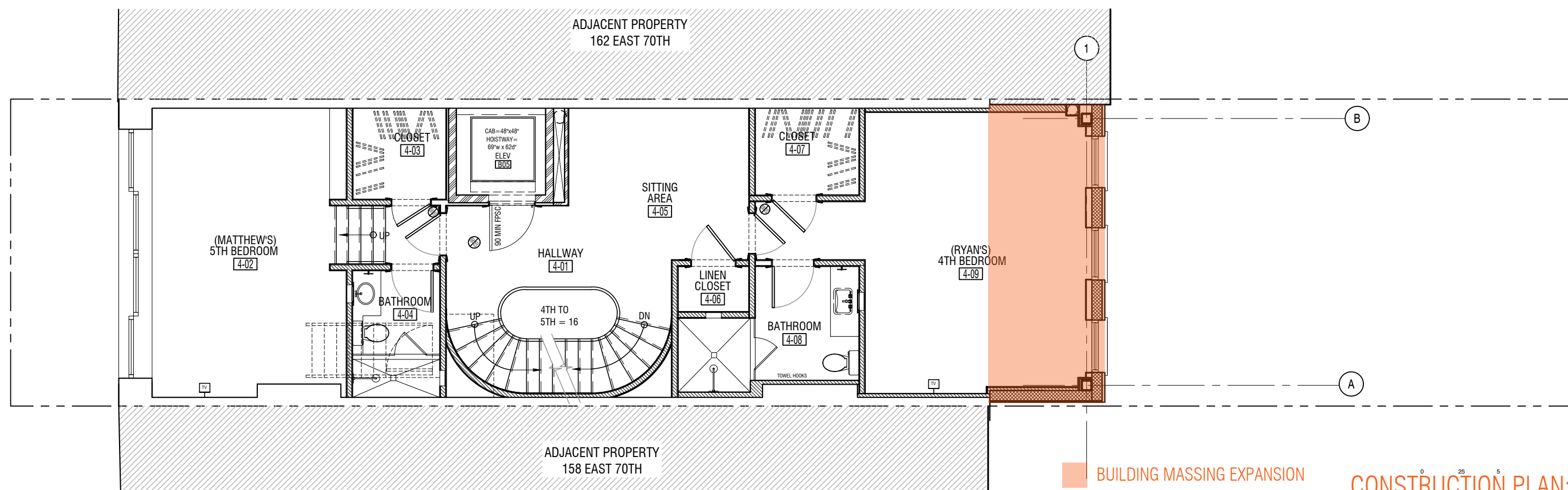
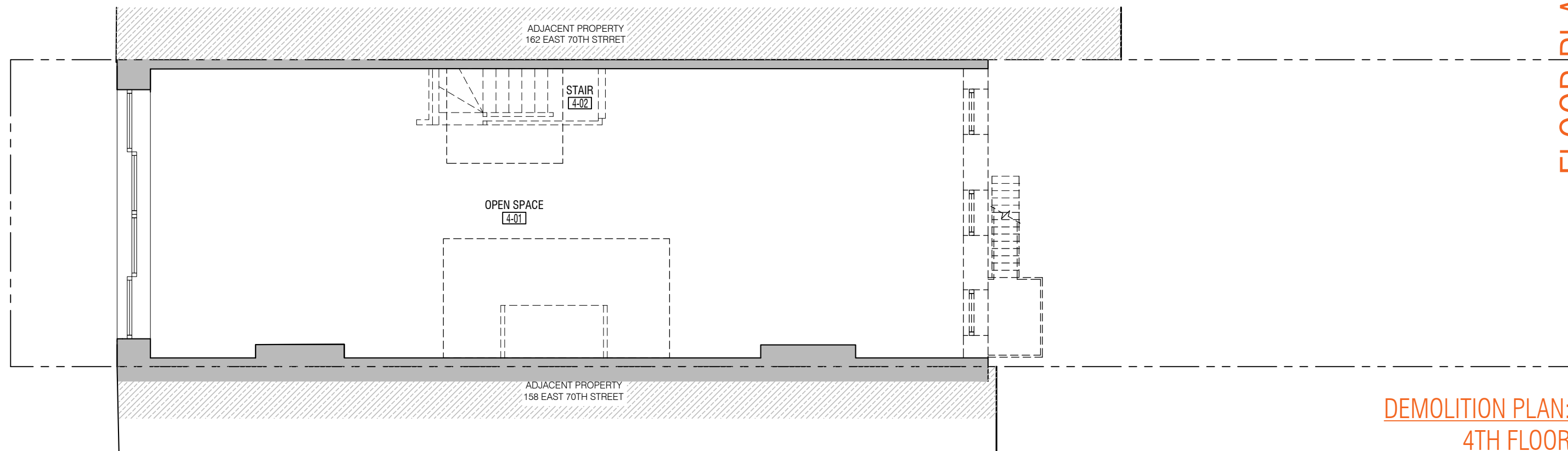


DEMOLITION PLAN:
3RD FLOOR



CONSTRUCTION PLAN:
3RD FLOOR

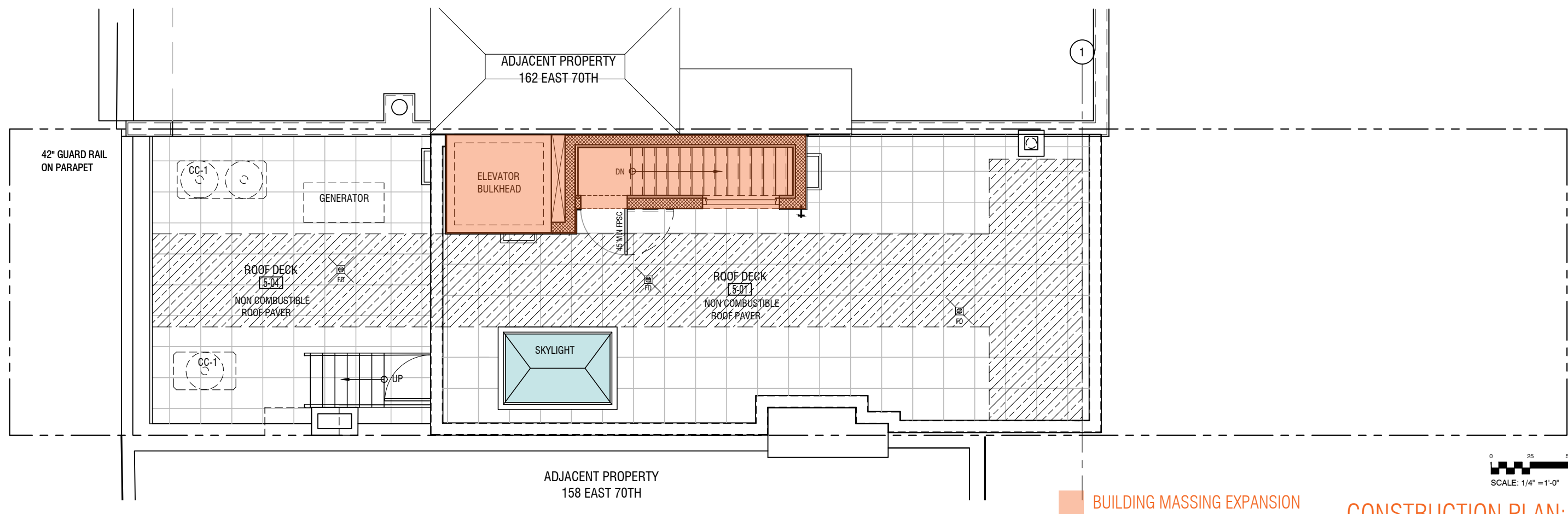
SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021





CONSTRUCTION PLAN: 5TH FLOOR

ARCHETYPE 224 W. 79TH ST. • NEW YORK, NEW YORK, 10024 • ALAN BERMAN, R.A. PLLC



0 25 5
SCALE: 1/4" = 1'-0"

BUILDING MASSING EXPANSION

CONSTRUCTION PLAN:
BULKHEAD ROOF

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SUBJECT PROPERTY: 160 EAST 70th STREET, NEW YORK, NEW YORK, 10021