

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-03586

**1130 Grand Concourse – Grand Concourse Historic District
Borough of Bronx**

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP FP engineer

Robert Dector Associates
19W 44th St, 12th Floor
New York, NY 10036
www.dector.com

structural engineer

TYLin (Silman)
32 Old Slip, 10th & 17th Flloors
New York, NY 10005
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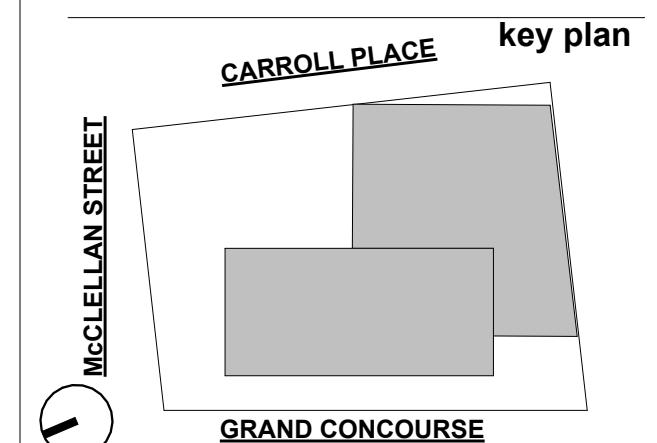
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New York, NY 10001
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revision date



drawing title
COVER SHEET

project number
2414

date
12/24/2025

scale

LPC-00.00

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EXISTING MAIN FAÇADE CONDITION - PHOTOGRAPHED NOV. 2024

SCOPE OF WORK:

- STONE RESTORATION AT WEST ELEVATION
- REPAIR/REPLACEMENT AT DETERIORATED STEPS & LANDINGS
- RAILING REPAIR & WATERPROOFING
- EXTERIOR SIGNAGE/LIGHTING
- NEW HVAC SHAFT AT PLAYROOF ALONG EAST ELEVATION
- NEW HVAC ROOFTOP DUCTWORK ON 5TH FLOOR ROOF

NEW HVAC ROOFTOP UNITS AND STEEL DUNNAGE ON 5TH FLOOR ROOF FILED UNDER DOCKET # LPC-26-05478

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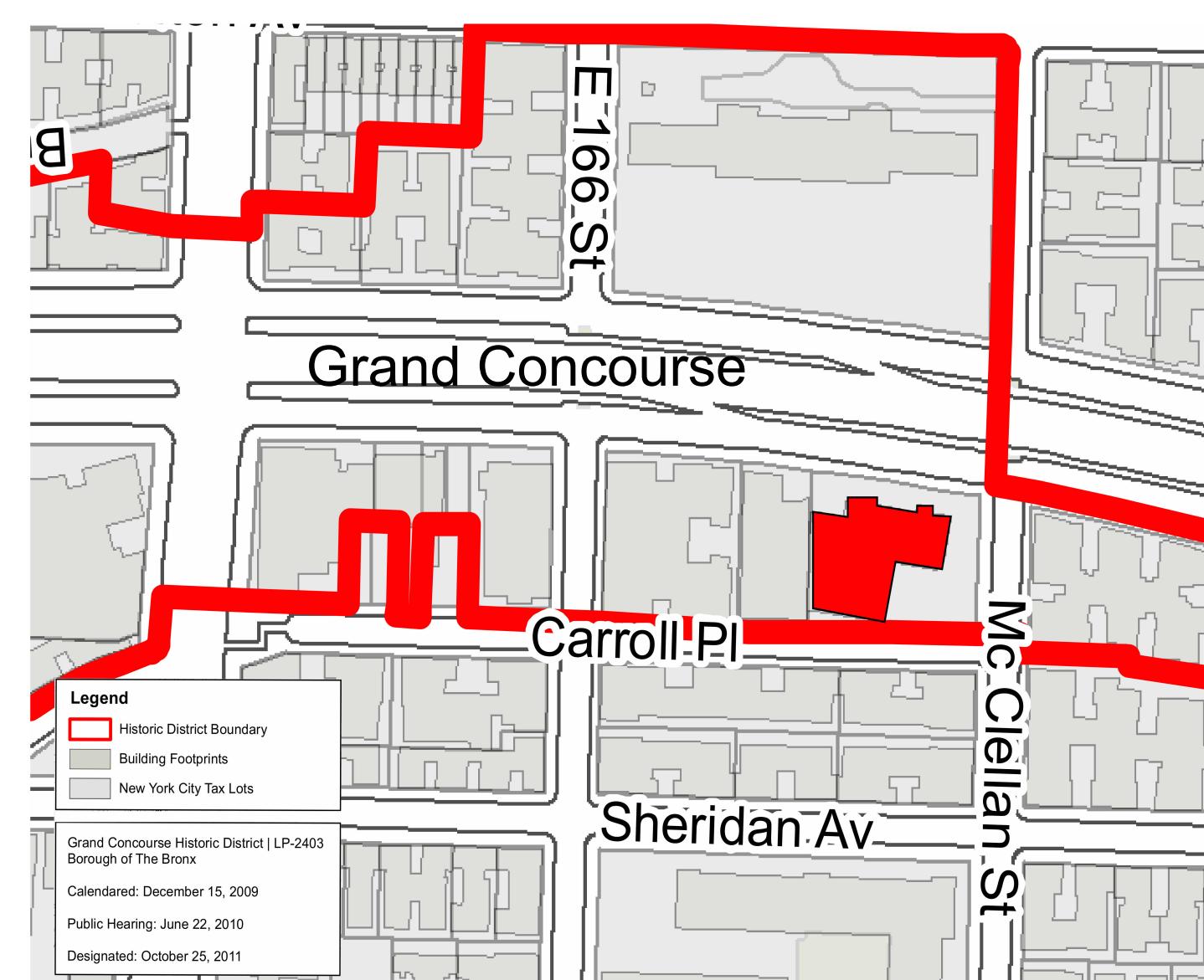
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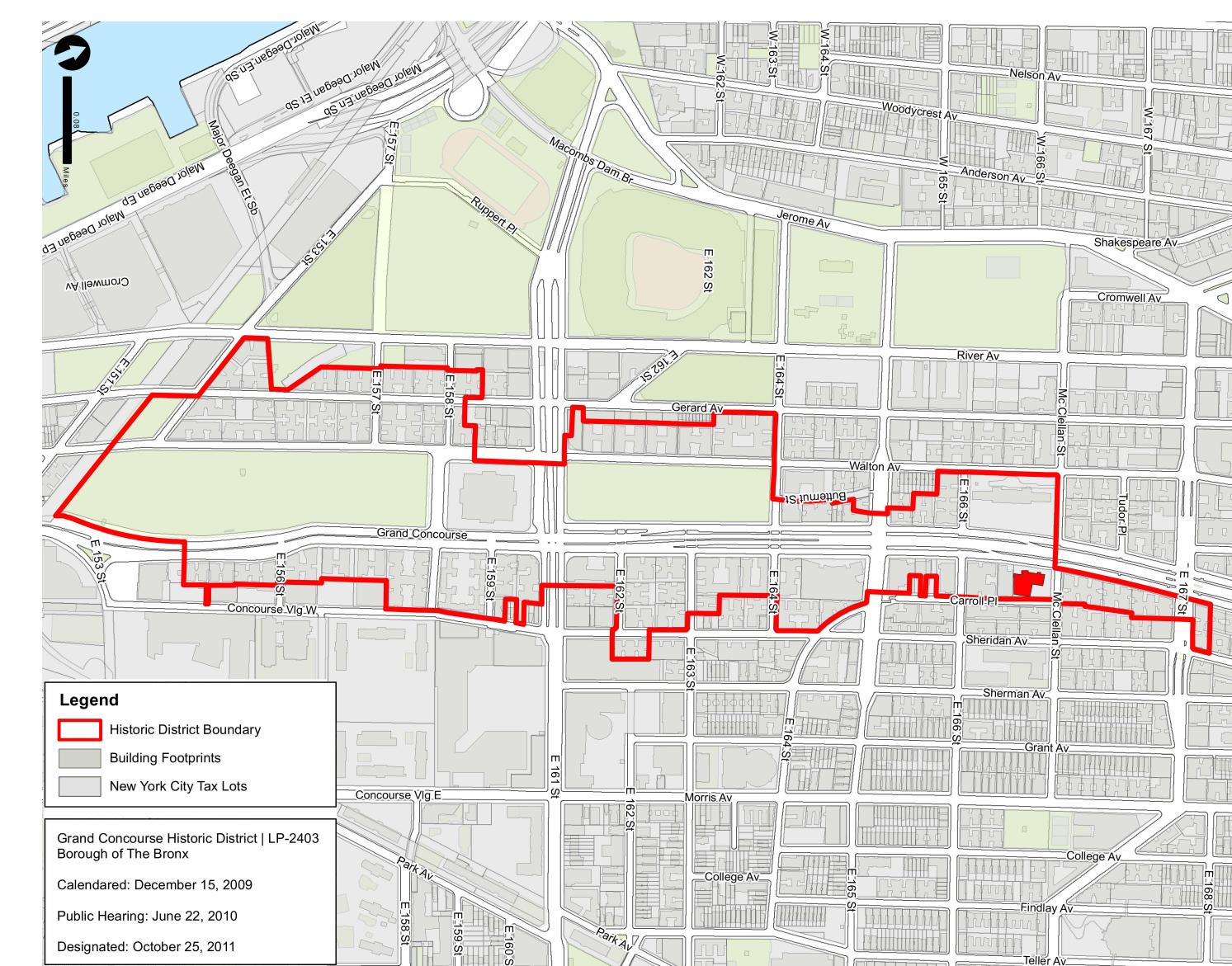
HISTORIC PHOTO OF BUILDING - 1925-1926



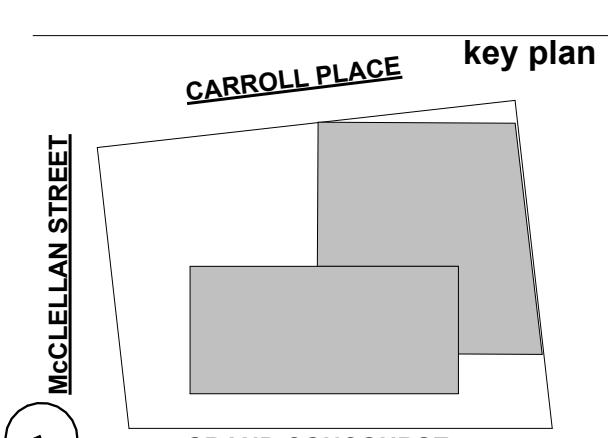
HISTORIC PHOTO OF BUILDING - 1940s



SITE PLAN



LOCATION WITHIN GRAND CONCOURSE HISTORIC DISTRICT



drawing title
MAPS, HISTORIC PHOTO, & EXISTING

project number

2414

date

12/24/2025

scale

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9 of

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architect

MAD

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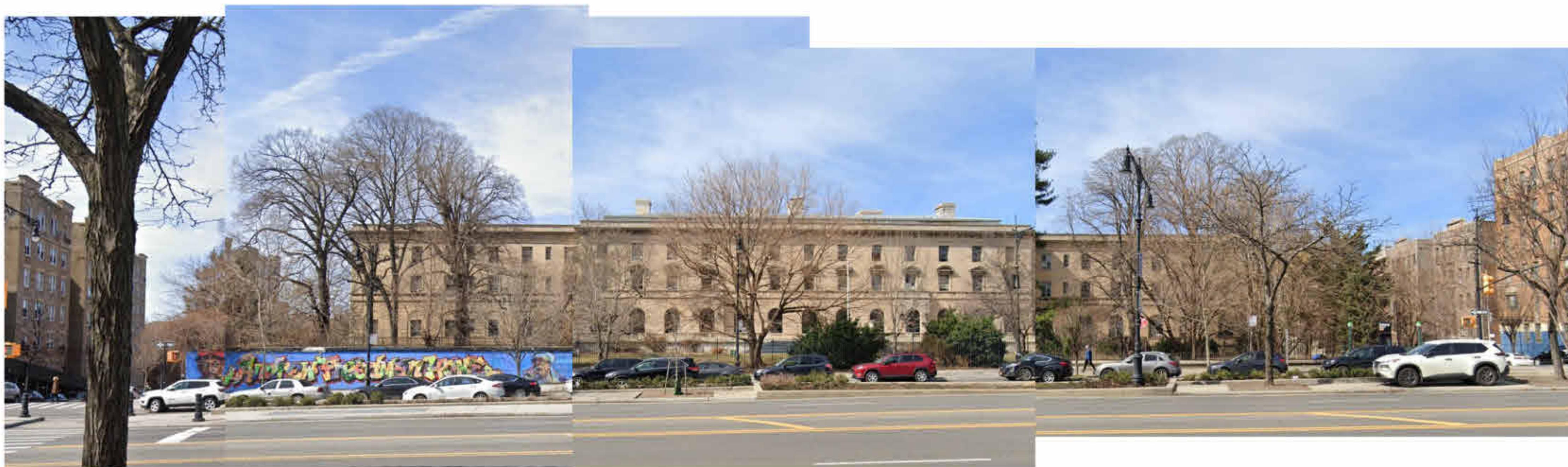
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GRAND CONCOURSE PHOTO MONTAGE ELEVATION - EAST SIDE

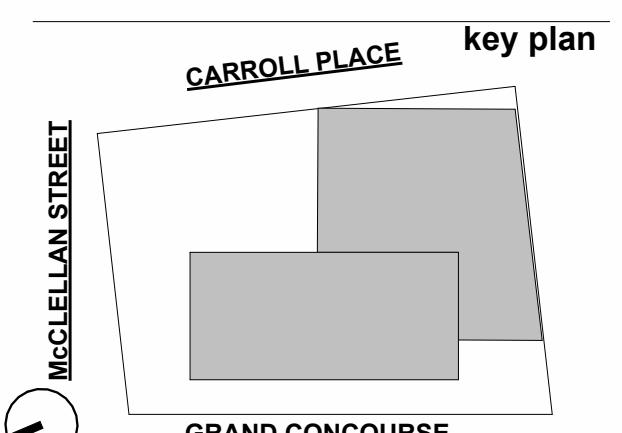


GRAND CONCOURSE PHOTO MONTAGE ELEVATION - WEST SIDE

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drawing title
STREET CONTEXT ELEVATIONS

project number

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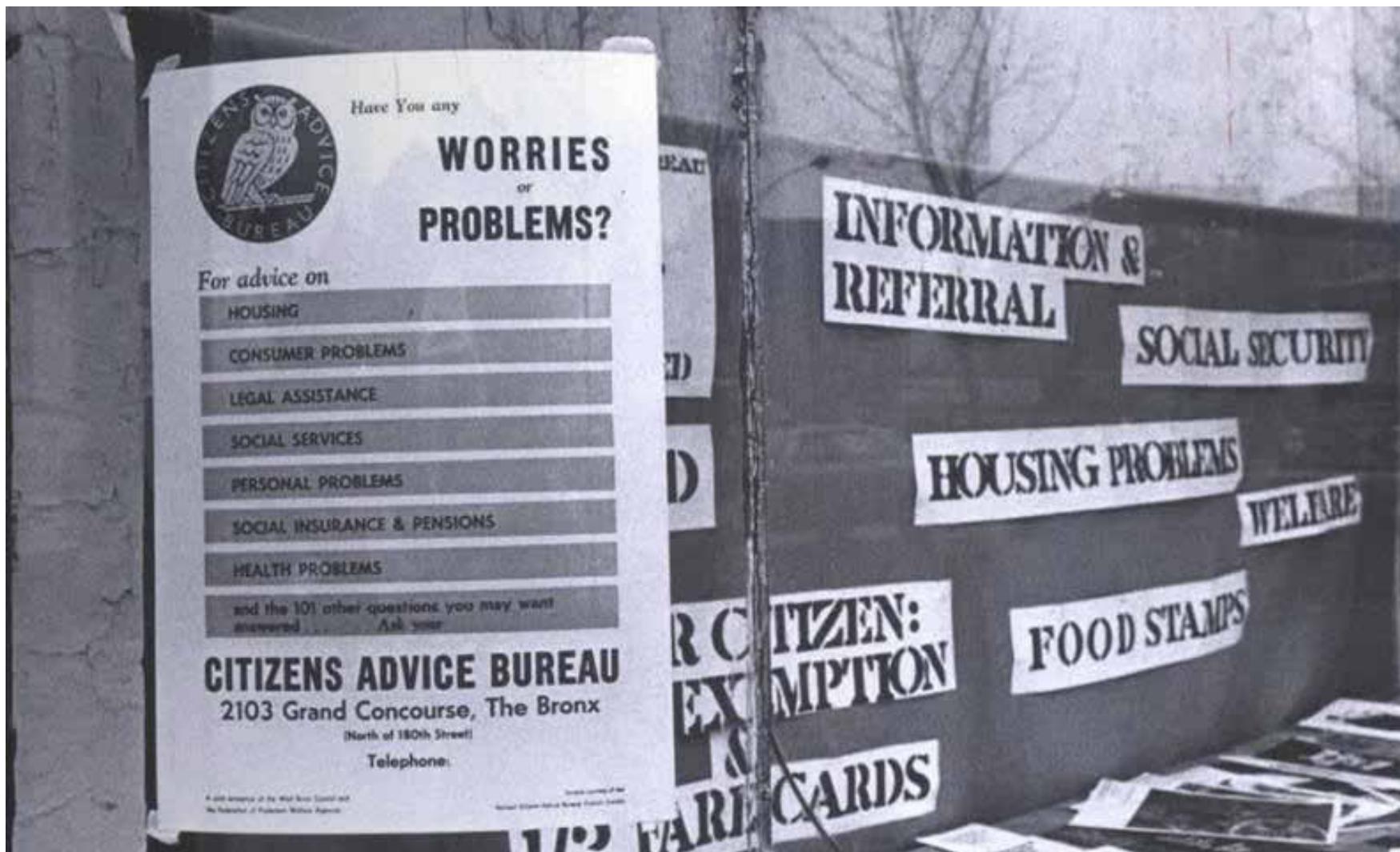
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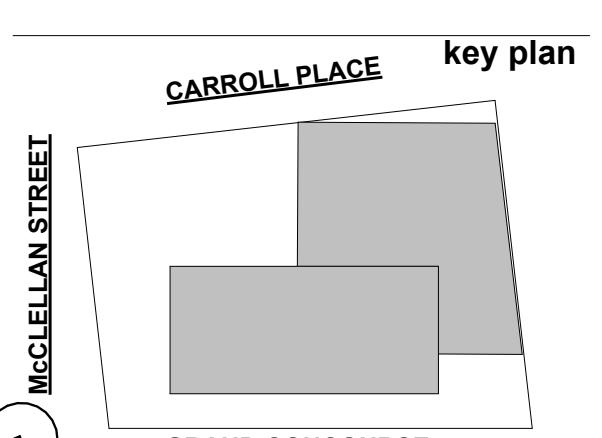
Our History



Our Mission

Bronxworks helps individuals and families improve their economic and social well-being. From toddlers to seniors, we feed, shelter, teach, and support our neighbors to build a stronger Bronx community.

In all aspects of our work, Bronxworks strives for the highest ethical and performance standards. We are guided by the belief that people must be treated with dignity and respect, regardless of their present situation or past experiences.


 drawing title
 ABOUT BRONXWORKS

project number

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21 EXISTING WEST ELEVATION EXTERIOR VIEW

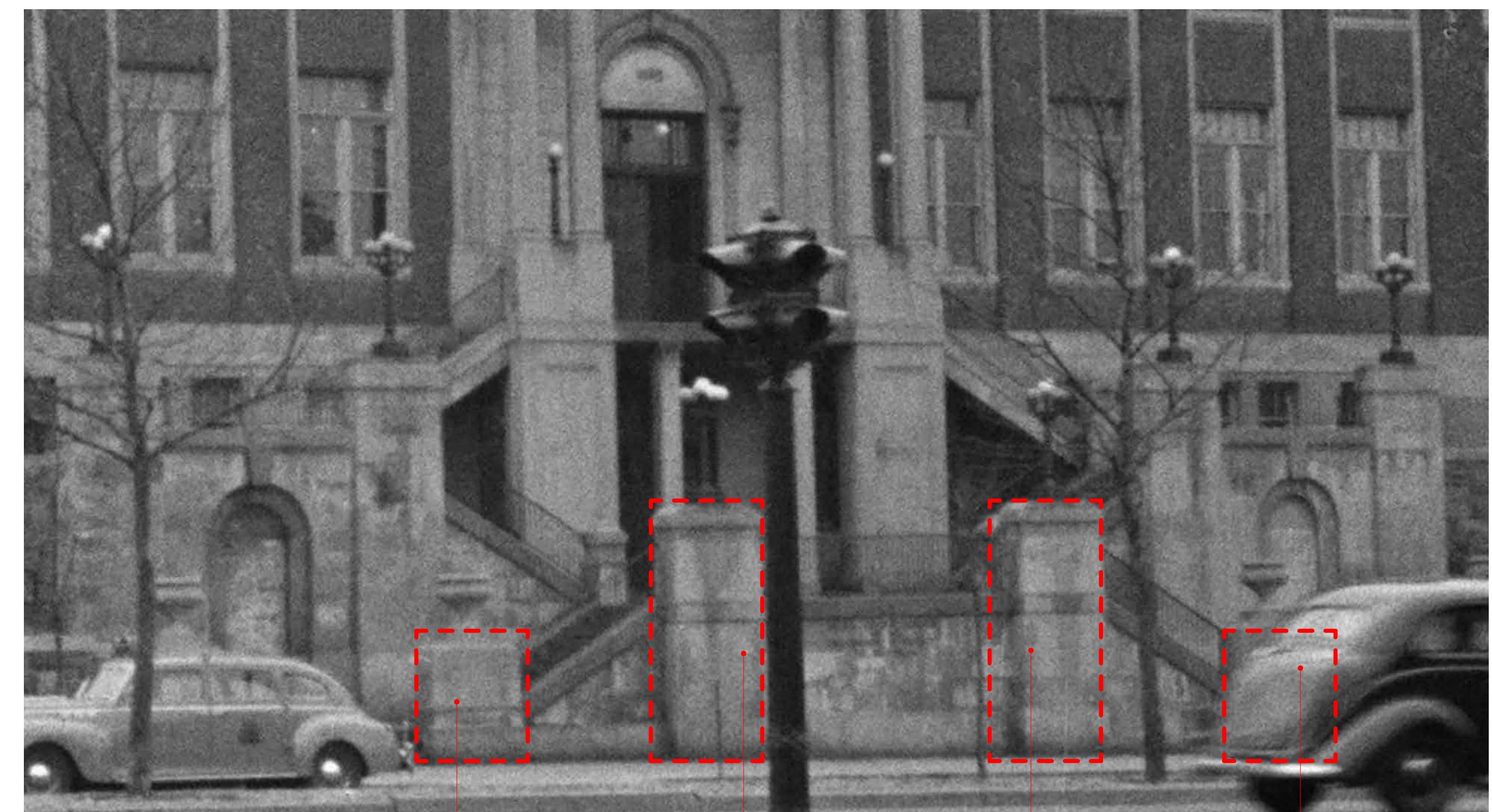


20 EXISTING WEST ELEVATION EXTERIOR VIEW



SEE CLOSE UP

11 HISTORIC WEST ELEVATION EXTERIOR VIEW

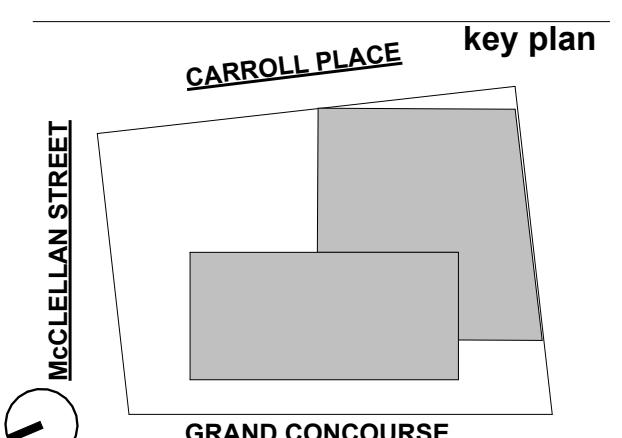


ARCHITECTURAL
ELEMENTS TO BE
REPLICATED

ARCHITECTURAL
ELEMENTS TO BE
REPLICATED

10 CLOSE UP PHOTO OF HISTORIC ELEMENTS TO REPLICATE

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key plan
drawing title
EXISTING AND HISTORIC ELEMENTS

project number
2414

date
12/24/2025

scale
1/4" = 1'-0"

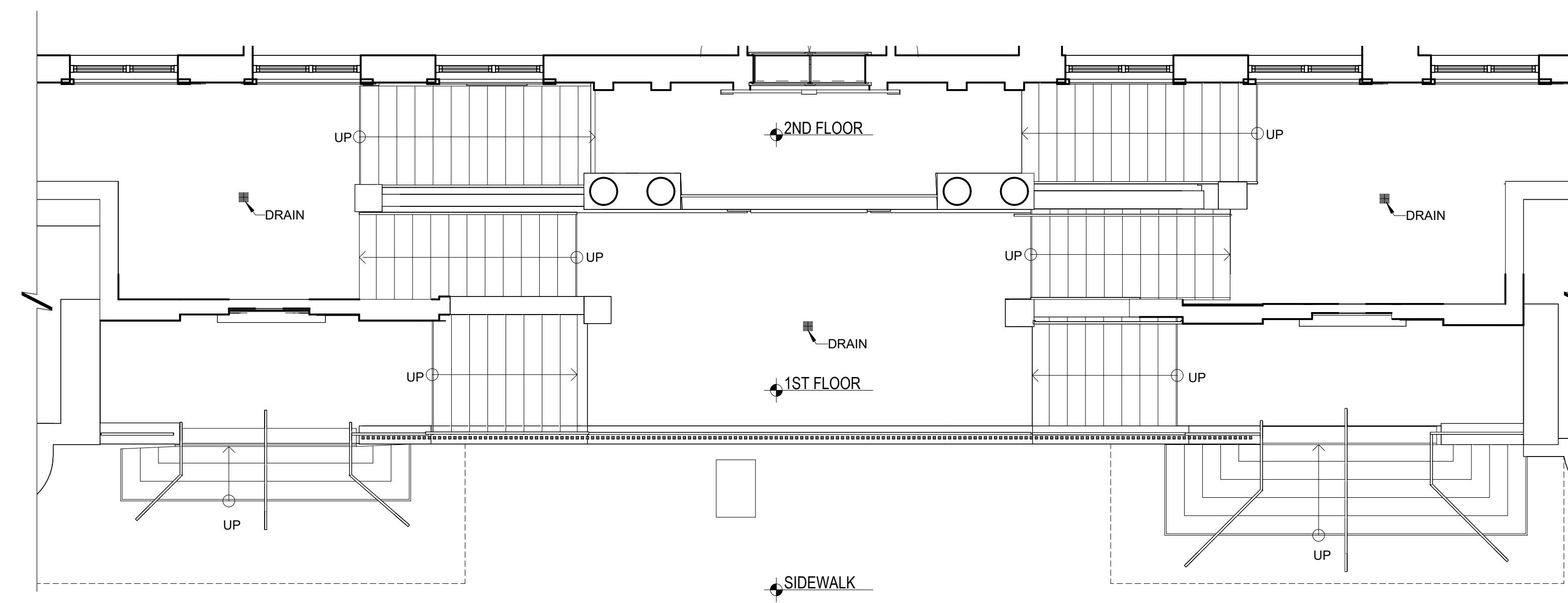
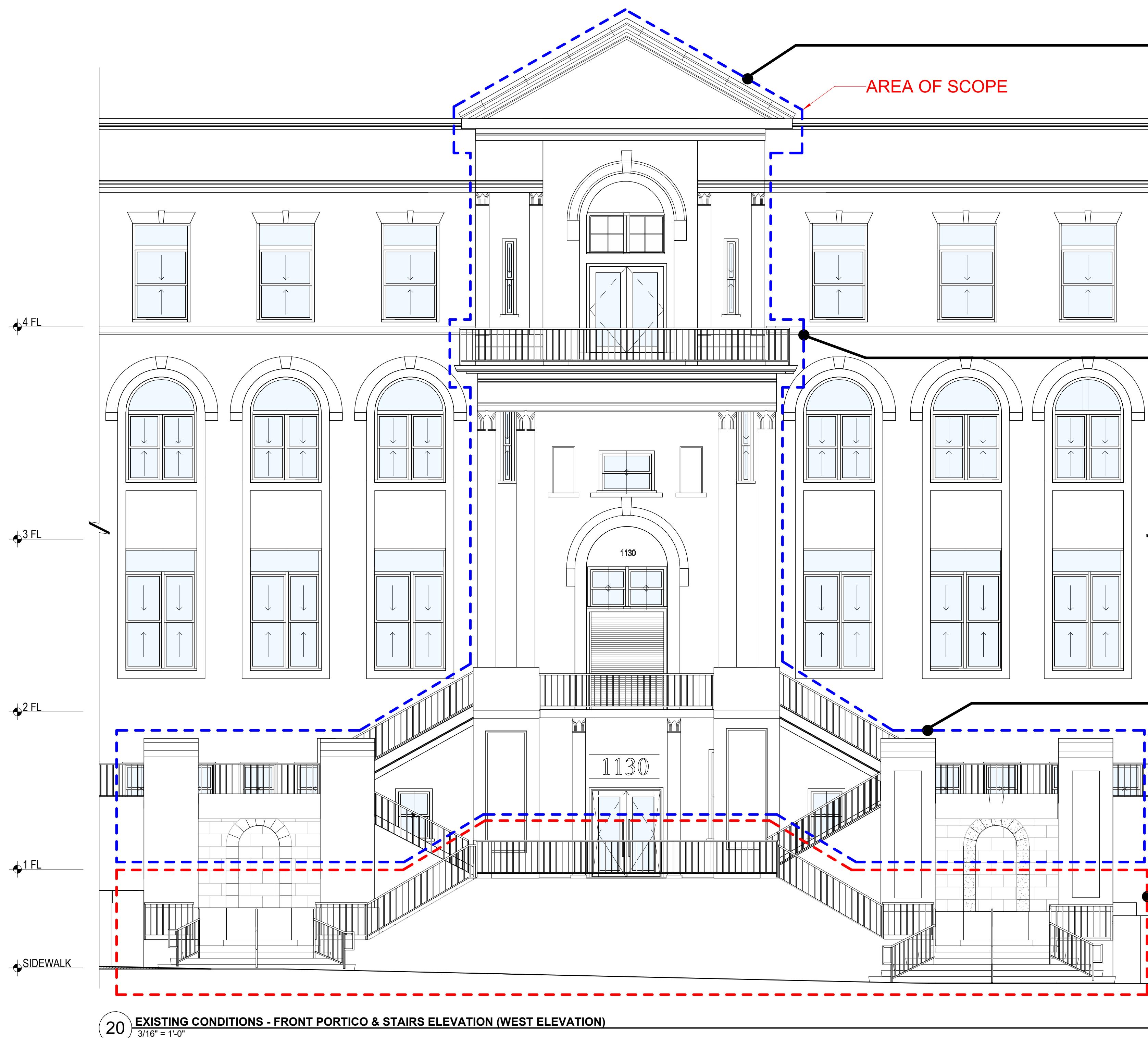
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PORTICO & STEPS RESTORATION:

FOCUSING ON THE STONEWORK AND THE CONDITION OF THE SURFACING TO ADDRESS EXISTING DETERIORATION OF THE STONE ELEMENTS.

- REMOVING COATING AND CLEANING STONE UNDERNEATH
- IMPROVING CONDITIONS WHERE WATER HAS CAUSED SURFACE DETERIORATION, AND WILL LEAD TO FURTHER DETERIORATION BY IMPROVING EDGE CONDITIONS FOR PRECIPITATION FLOW, AND RESTORING THE DIGNITY OF THE ORIGINAL DETAILING.
- REPAIRING, RESLOPING AND RESETTING AREAS OF THE STONE STEPS TO IMPROVE DRAINAGE, AND TO LIMIT FUTURE DETERIORATION.
- REPLACEMENT/REPAIRING/EXTENSION OF STEEL HANDRAILS FOR ADA COMPLIANCE, AND FOR DIRECTING PEOPLE AT THE LANDINGS.

4TH FL BALCONY RESTORATION

- 50 SF PATCHING AT STONE ABOVE DOOR AND TRANSOM
- RAILING SECUREMENT
- REPLACEMENT OF DOORS
- NEW BRONZE PIN-MOUNTED LETTERS STATING "COMMUNITY CENTER" AT ENTABLATURE

2ND FLOOR LANDING & 3RD FLOOR PORTICO

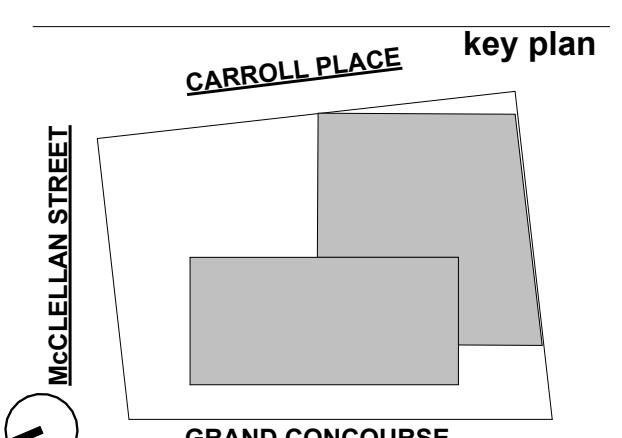
- PROVIDE STEEL LINTEL TO SUPPORT A/C UNIT
- REMOVE OVERHANG GATE, FRAME, AND ANCHORS
- CLEAN METAL DOORS AND PROVIDE NEW BRONZE COLOR TRIM
- APPLY LIQUID MEMBRANE AT BALCONY AND STEPS

EXTERIOR STAIRS & BASE AREA

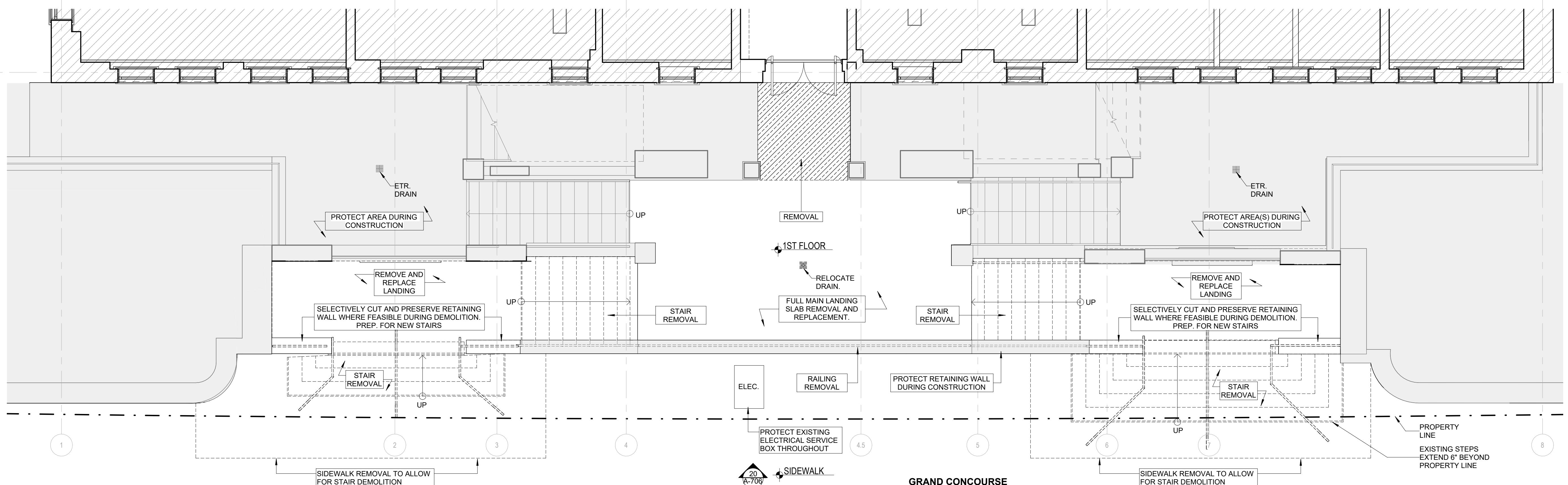
- REFERENCE A-705A FOR SCOPE



10 WEST ELEVATION EXTERIOR VIEW

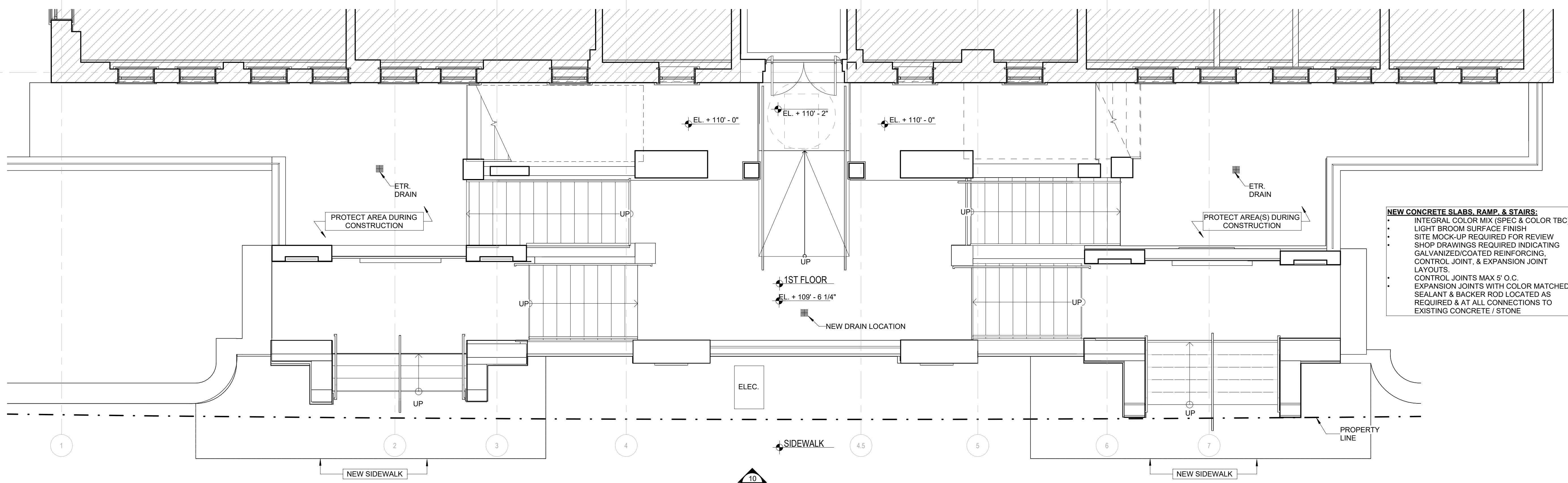


drawing title
EXTERIOR STAIRS AND PORTICO
OVERALL SCOPE



20 EXISTING 1ST FL DEMOLITION PLAN - FRONT STEPS AND PORTICO

1/4" = 1'-0"

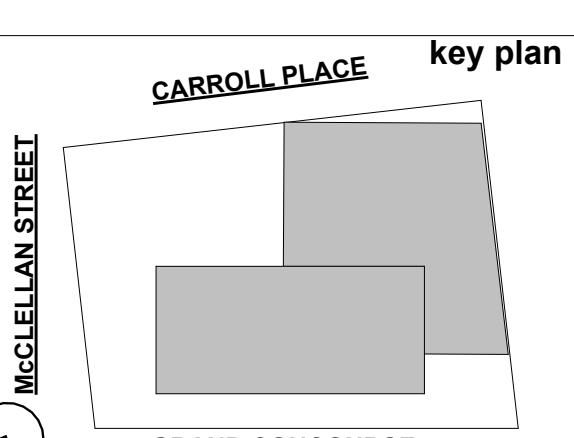


10 1ST FL PROPOSED PLAN -- FRONT STEPS AND PORTICO

1/4" = 1'-0"

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revision date



key plan
drawing title
EXTERIOR STAIRS AND PORTICO PLAN

project number
2414

date
12/24/2025

scale
1/4" = 1'-0"

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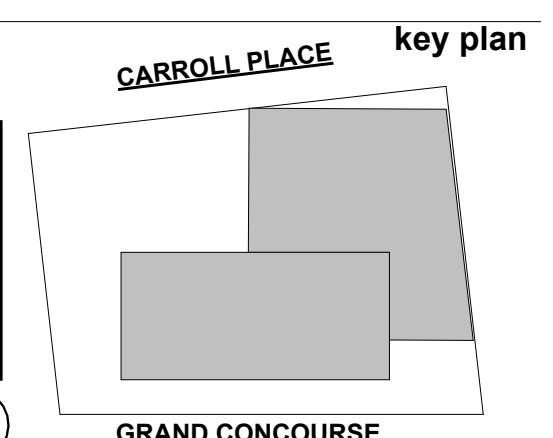


20 EXISTING - WEST ELEVATION STEPS & ENTRANCE AREA NOT USED
1/4" = 1'-0"



10 PROPOSED - WEST ELEVATION STEPS & ENTRANCE AREA
1/4" = 1'-0"

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key plan
CARROLL PLACE
GRAND CONCOURSE
McCLELLAN STREET

drawing title
2ND FL - EXTERIOR STAIRS AND PORTICO - ELEVATION

project number

2414

date

12/24/2025

scale

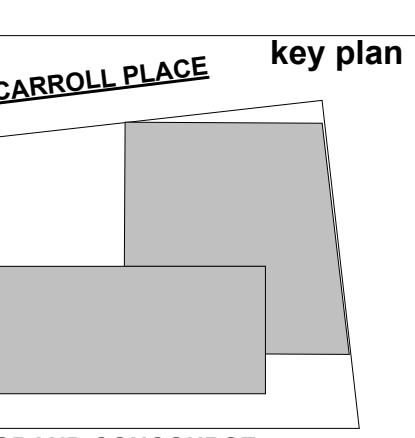
1/4" = 1'-0"

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drawing title
2ND FL - EXTERIOR STAIRS AND
PORTICO - ELEVATION WITH
CALLOUTS

project number

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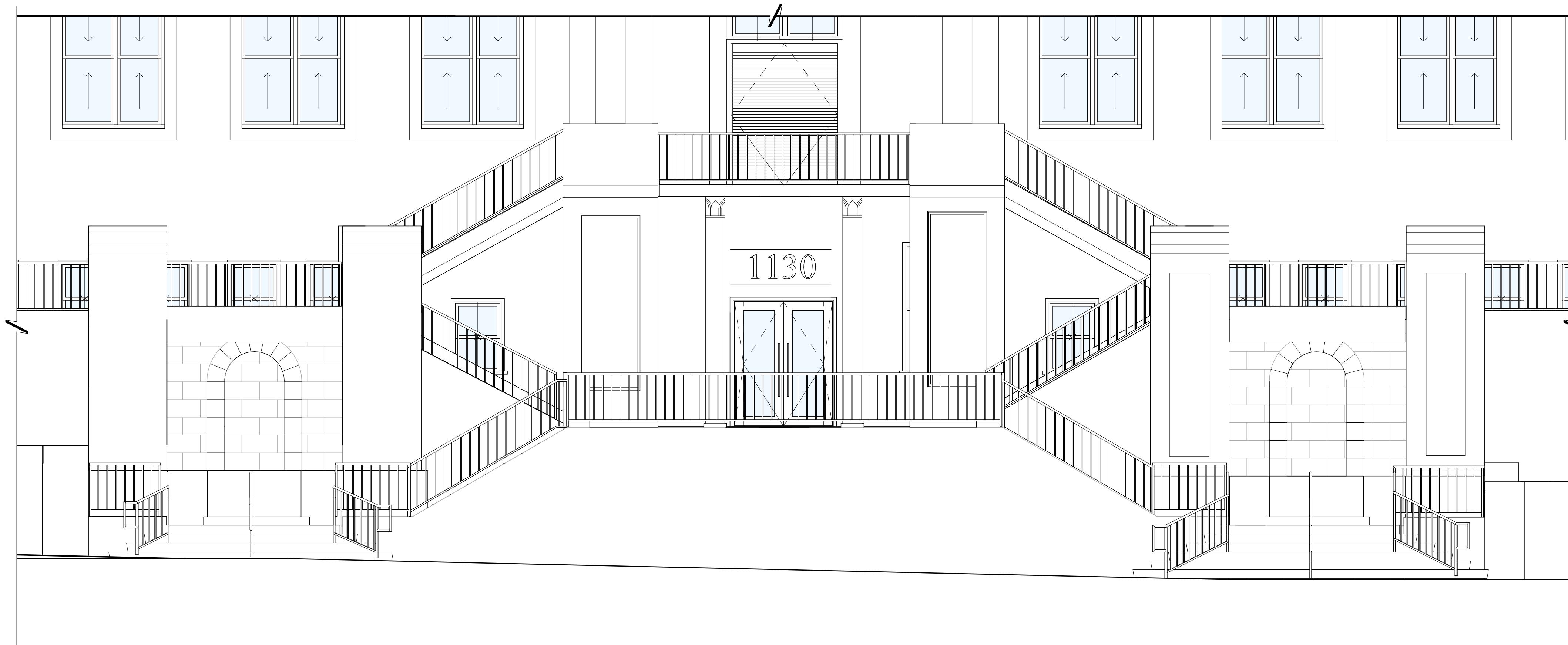
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1/4" = 1'-0"

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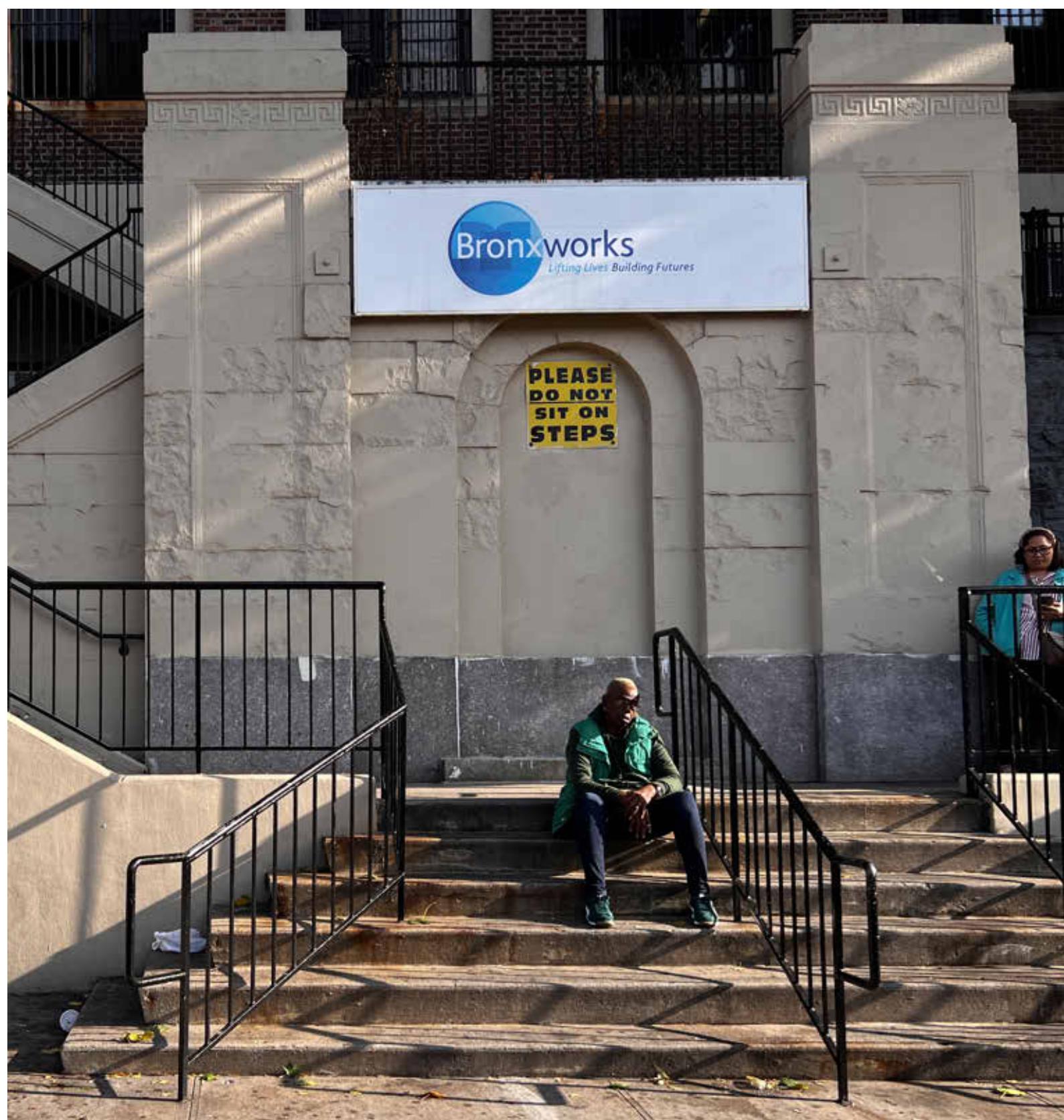
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20 EXISTING - WEST ELEVATION STEPS & ENTRANCE AREA
1/4" = 1'-0"



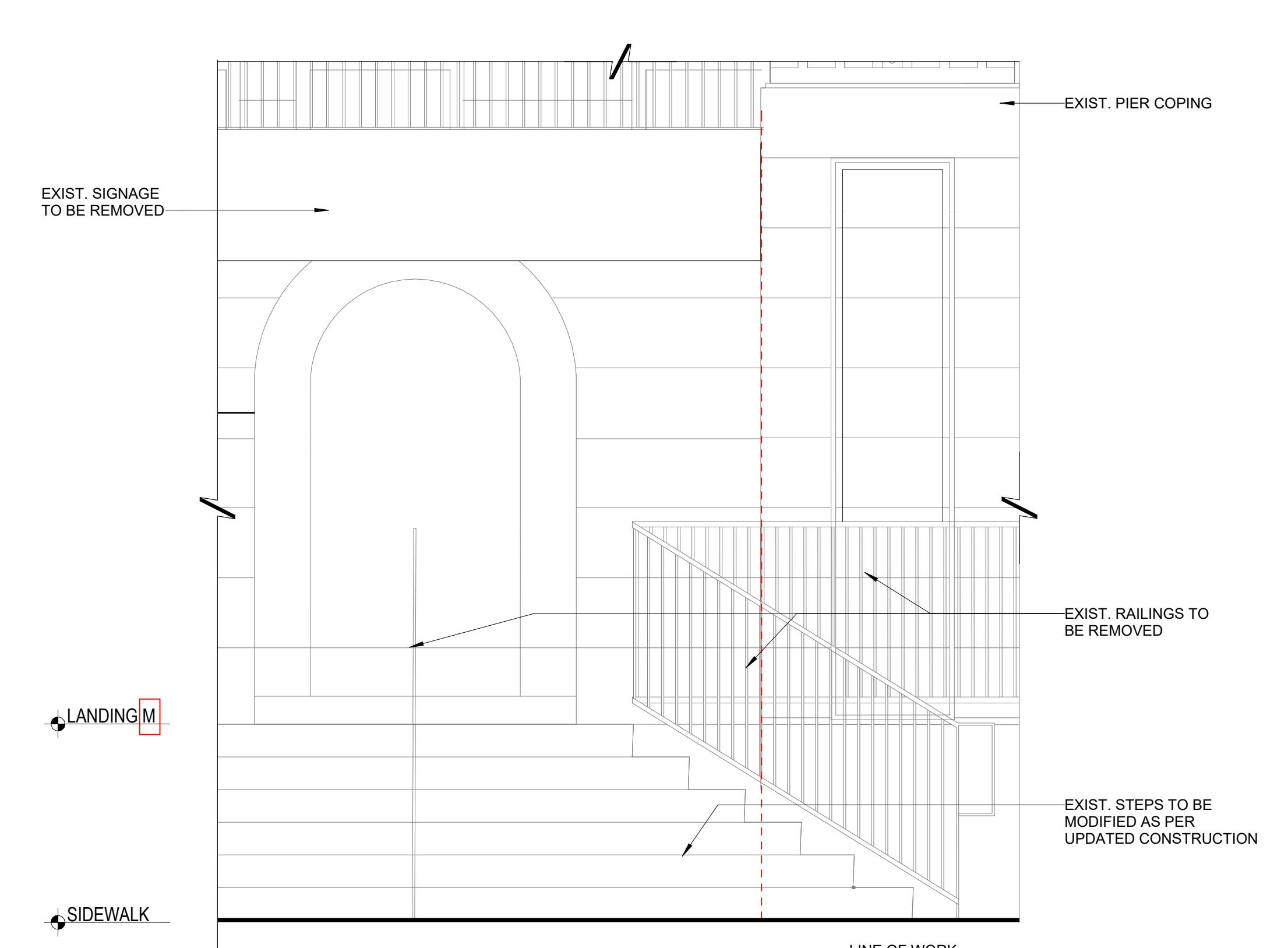
10 PROPOSED - WEST ELEVATION STEPS & ENTRANCE AREA (EXISTING STONE ELEMENTS NOT DRAWN)
1/4" = 1'-0"



22 EXIST. FRONT STEPS - PHOTO

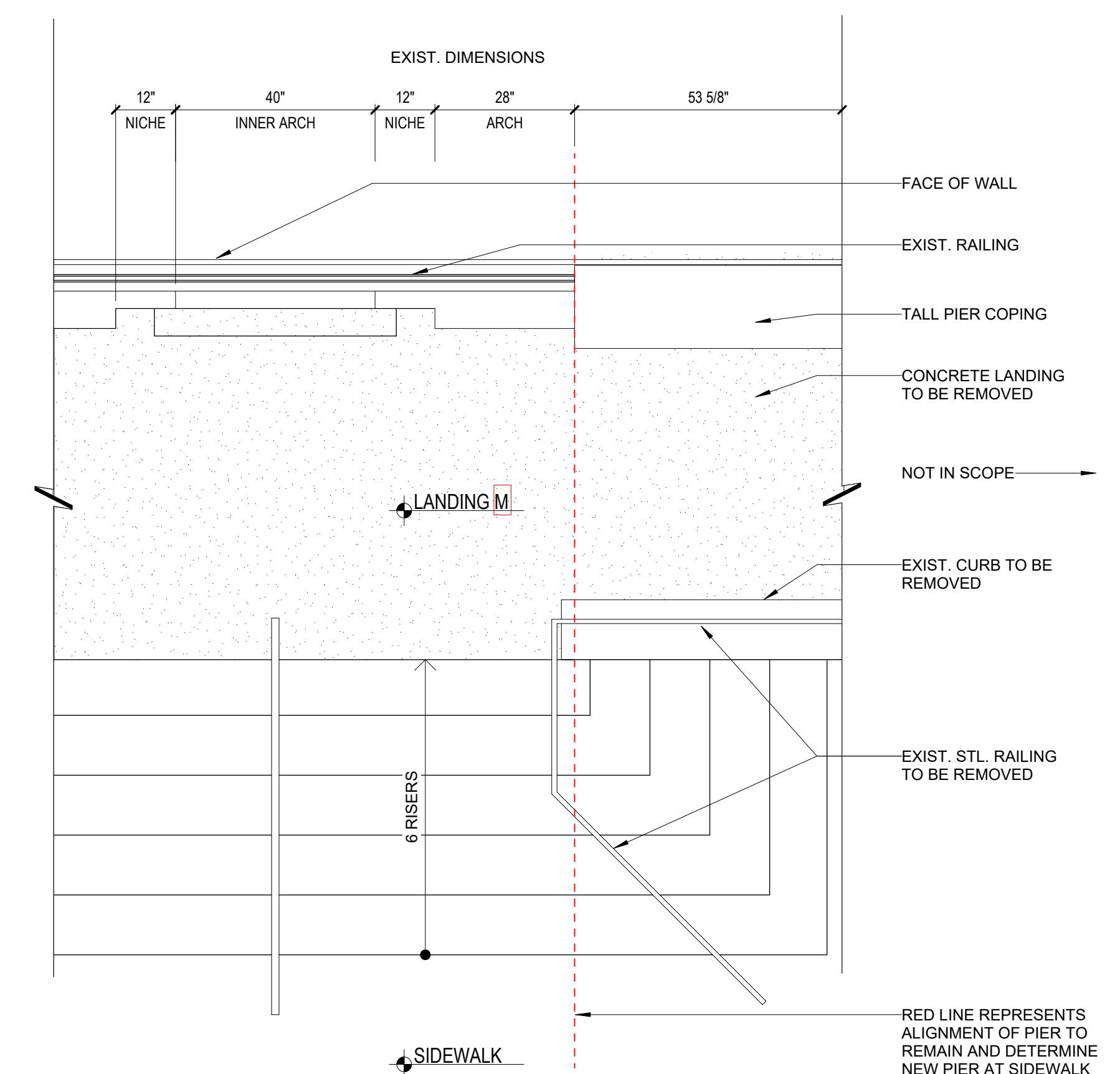


12 HISTORICAL FRONT STEPS - PHOTO



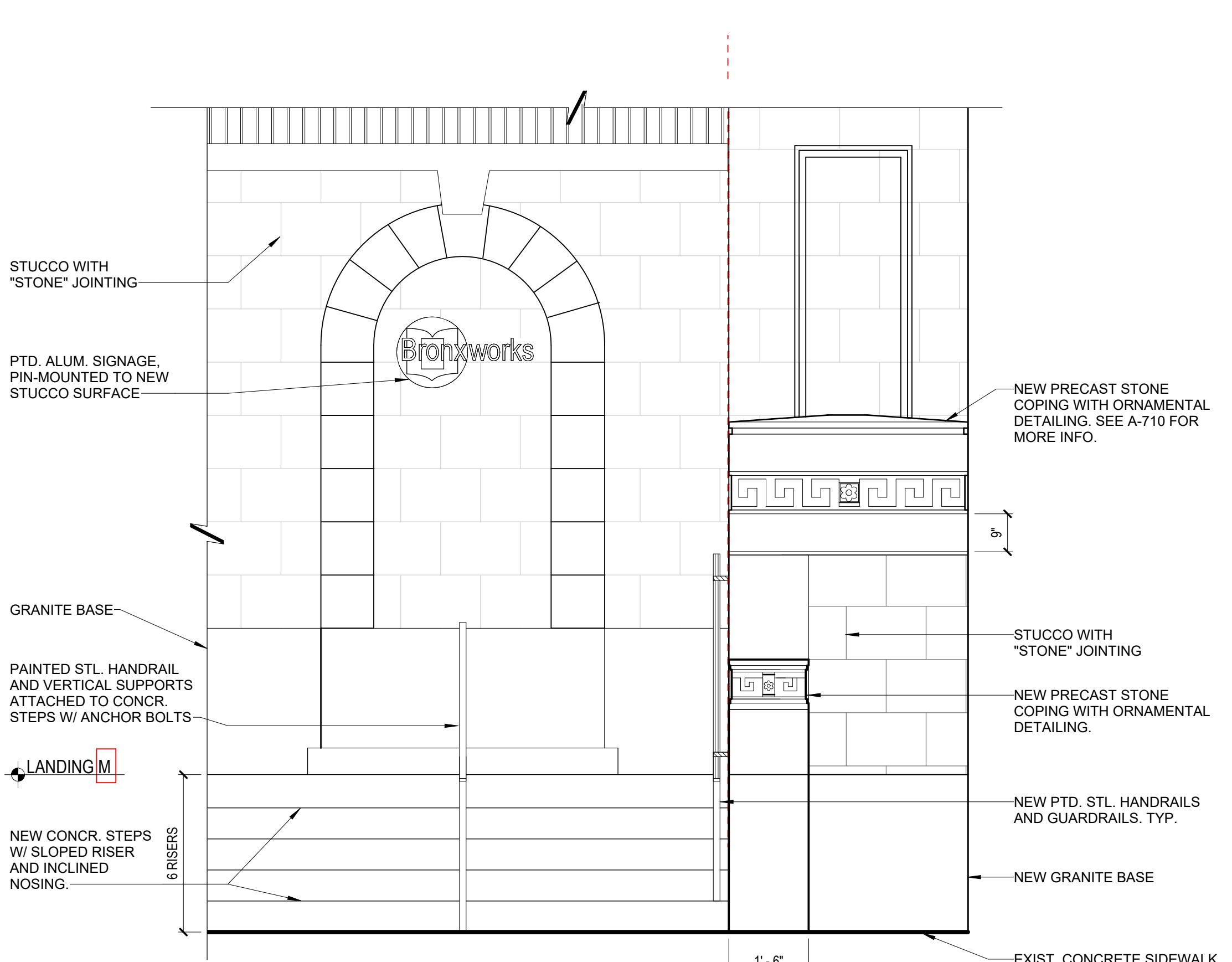
21 EXISTING SOUTH SIDEWALK STAIR (STAIR F ELEV.)

$1/2'' = 1'-0''$



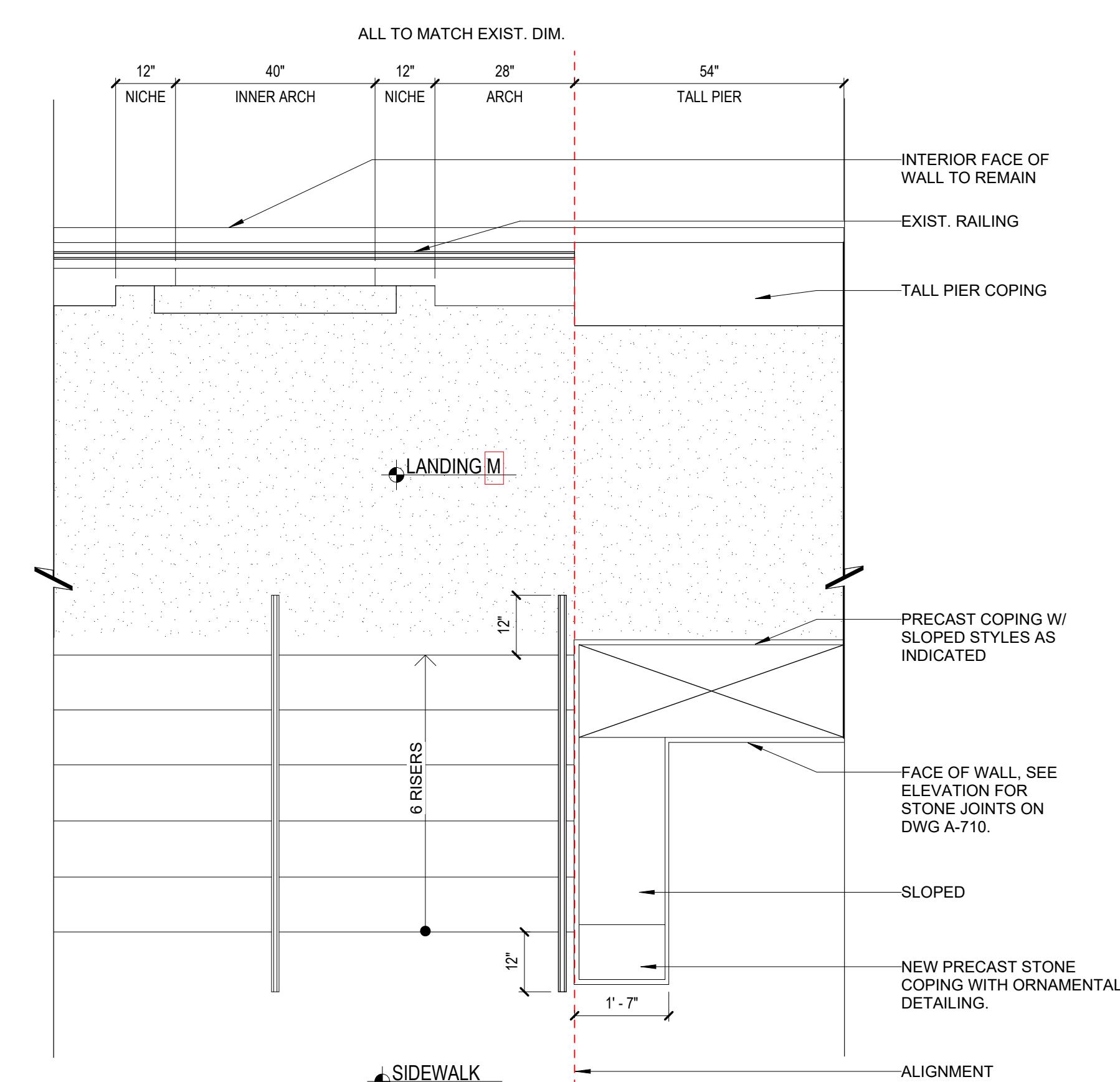
20 EXISTING SOUTH SIDEWALK STAIR (STAIR F PLAN)

$1/2'' = 1'-0''$



11 PROPOSED SOUTH SIDEWALK STAIR (STAIR F ELEV.)

$1/2'' = 1'-0''$



10 PROPOSED SOUTH SIDEWALK (STAIR F PLAN)

$1/2'' = 1'-0''$

CAROLYN MC LAUGHLIN
COMMUNITY CENTER
location
BronxWorks - CMCC
1130 Grand Concourse
Bronx, NY 10456

architect
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CARROLL PLACE key plan
McCLELLAN STREET
GRAND CONCOURSE

drawing title
PROPOSED STAIRCASE RAILING-ENLARGED

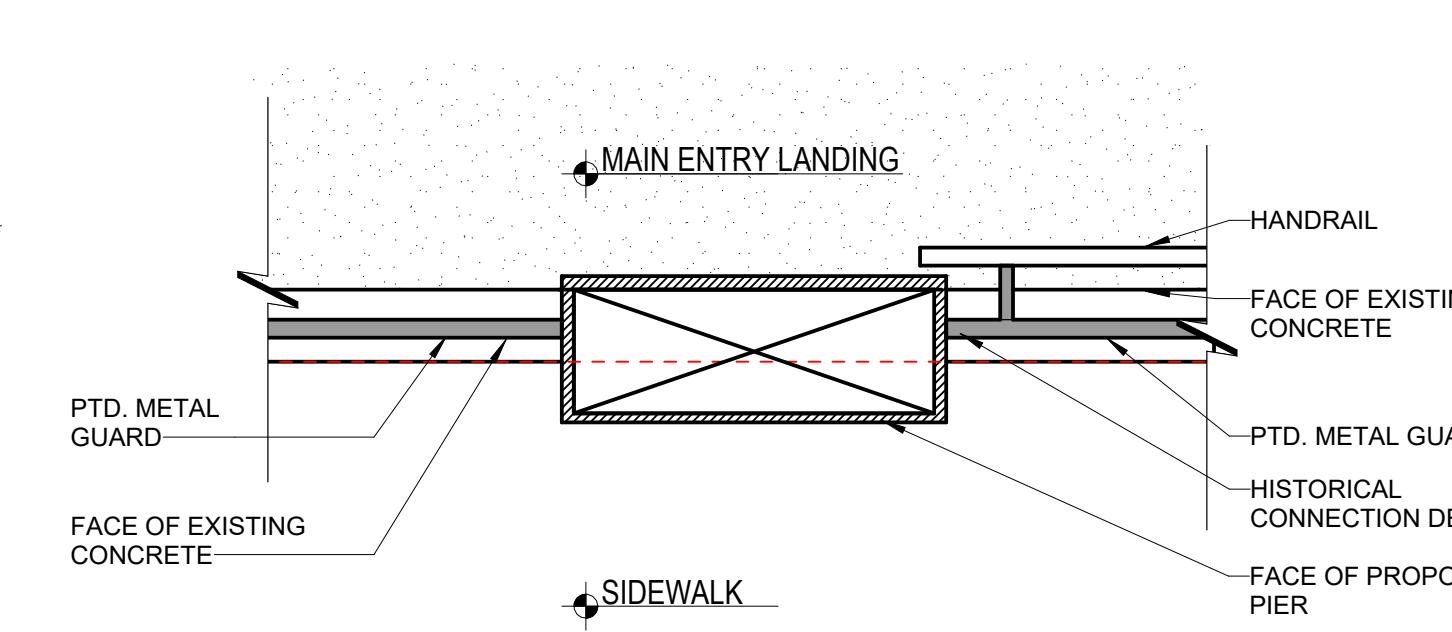
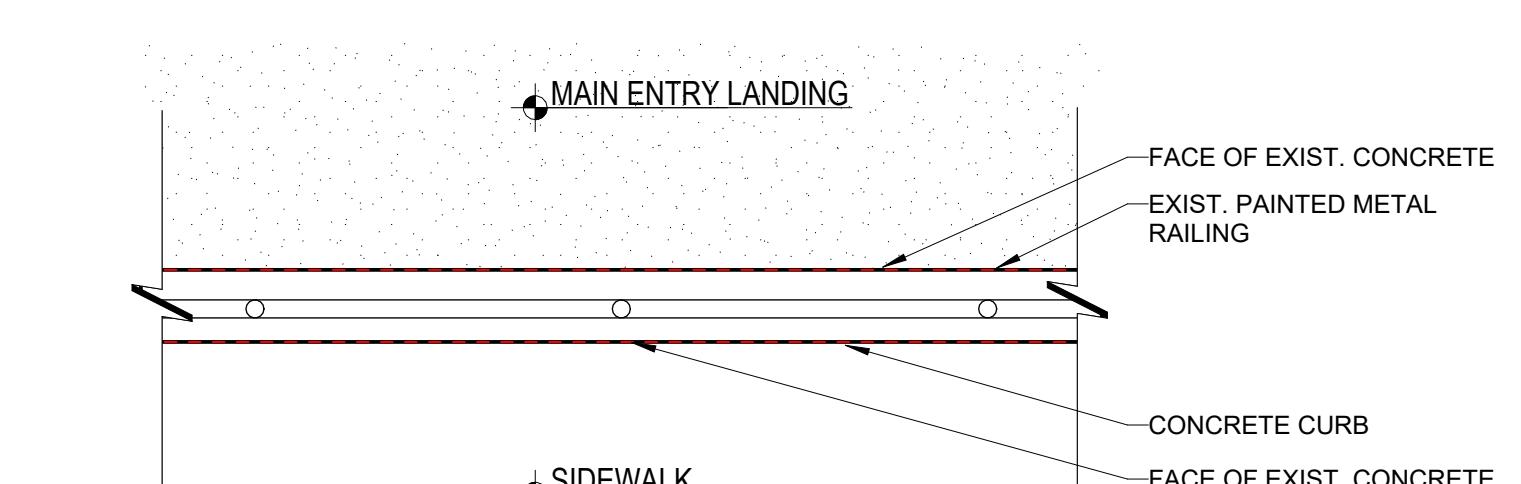
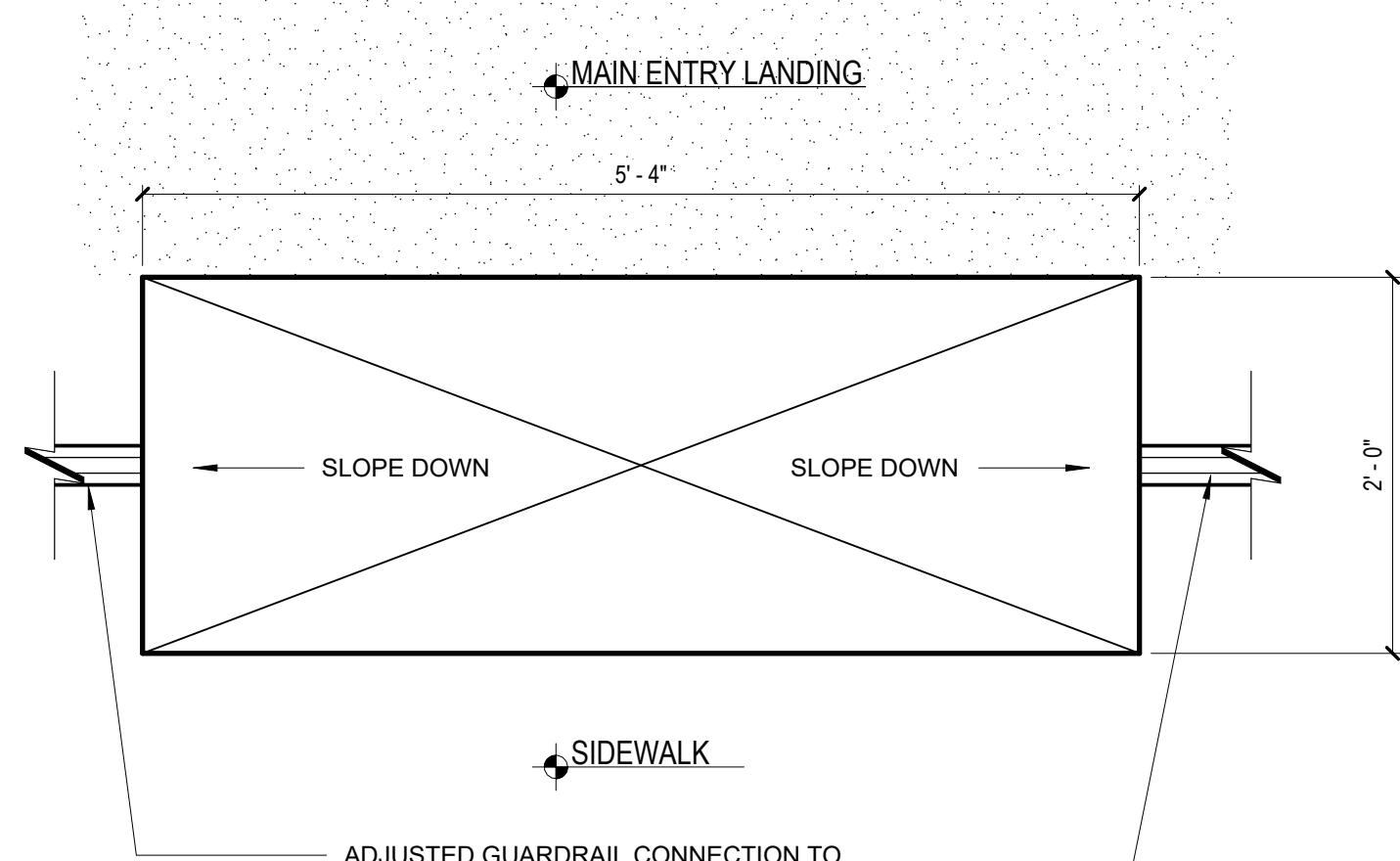
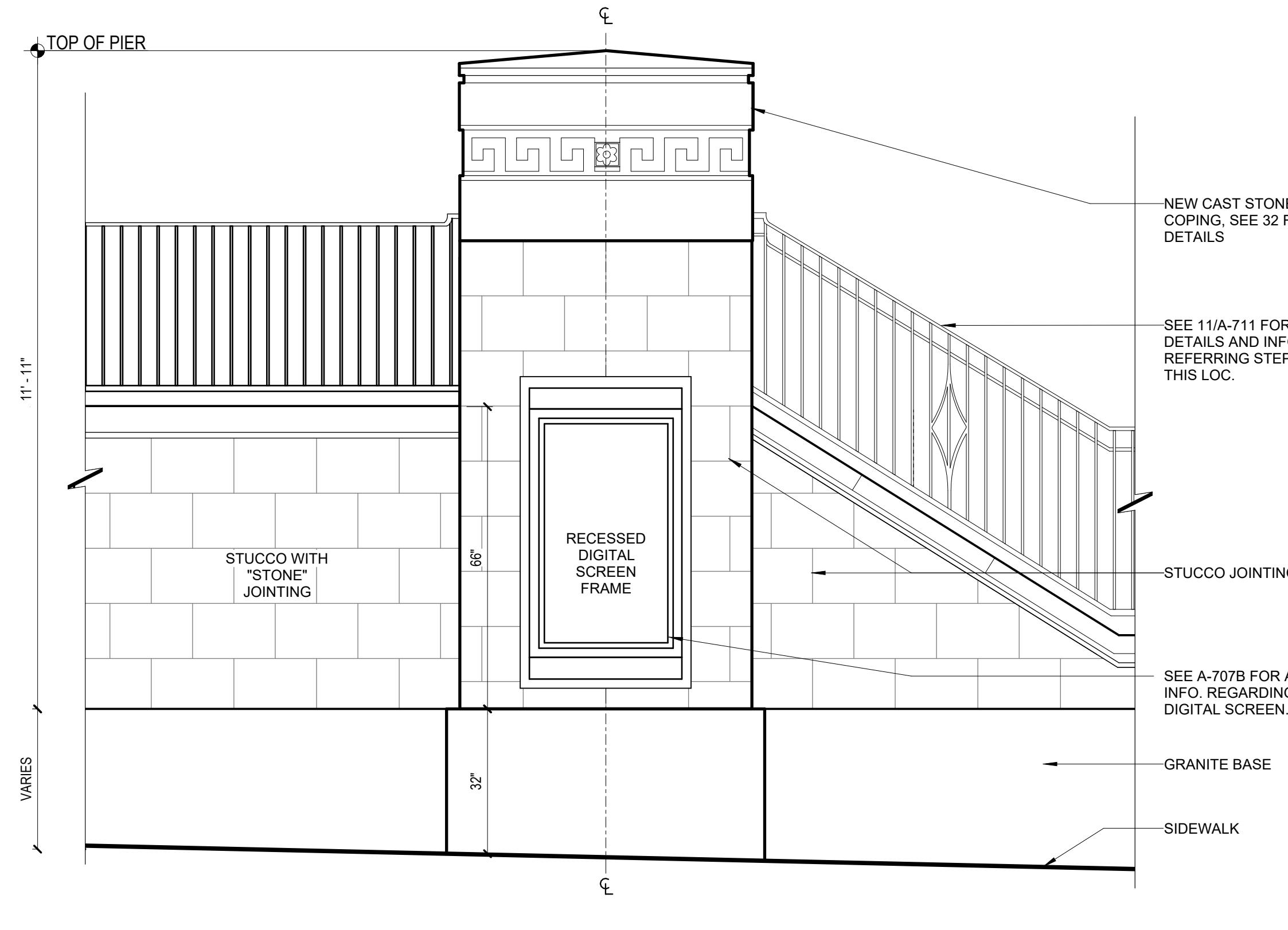
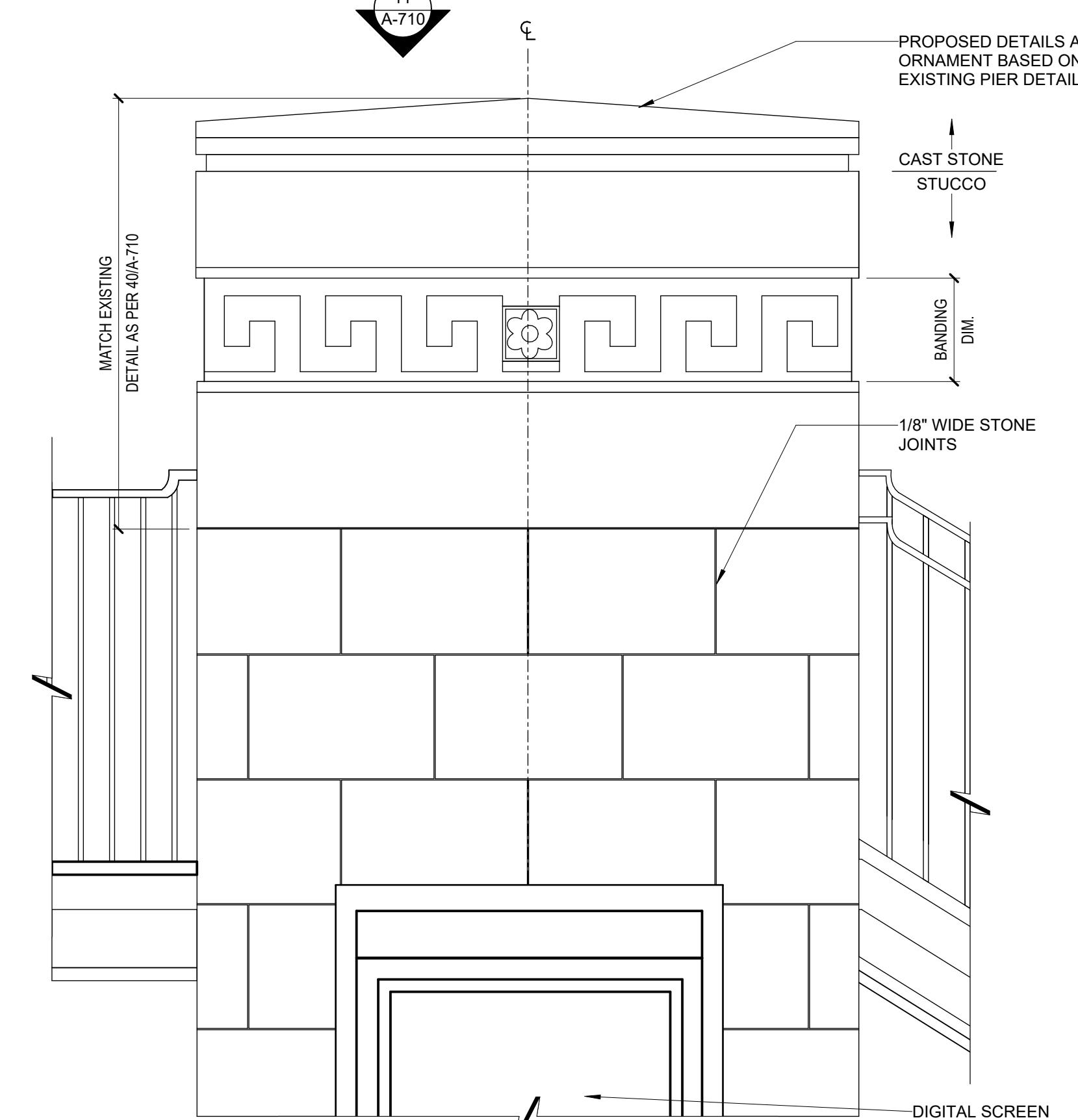
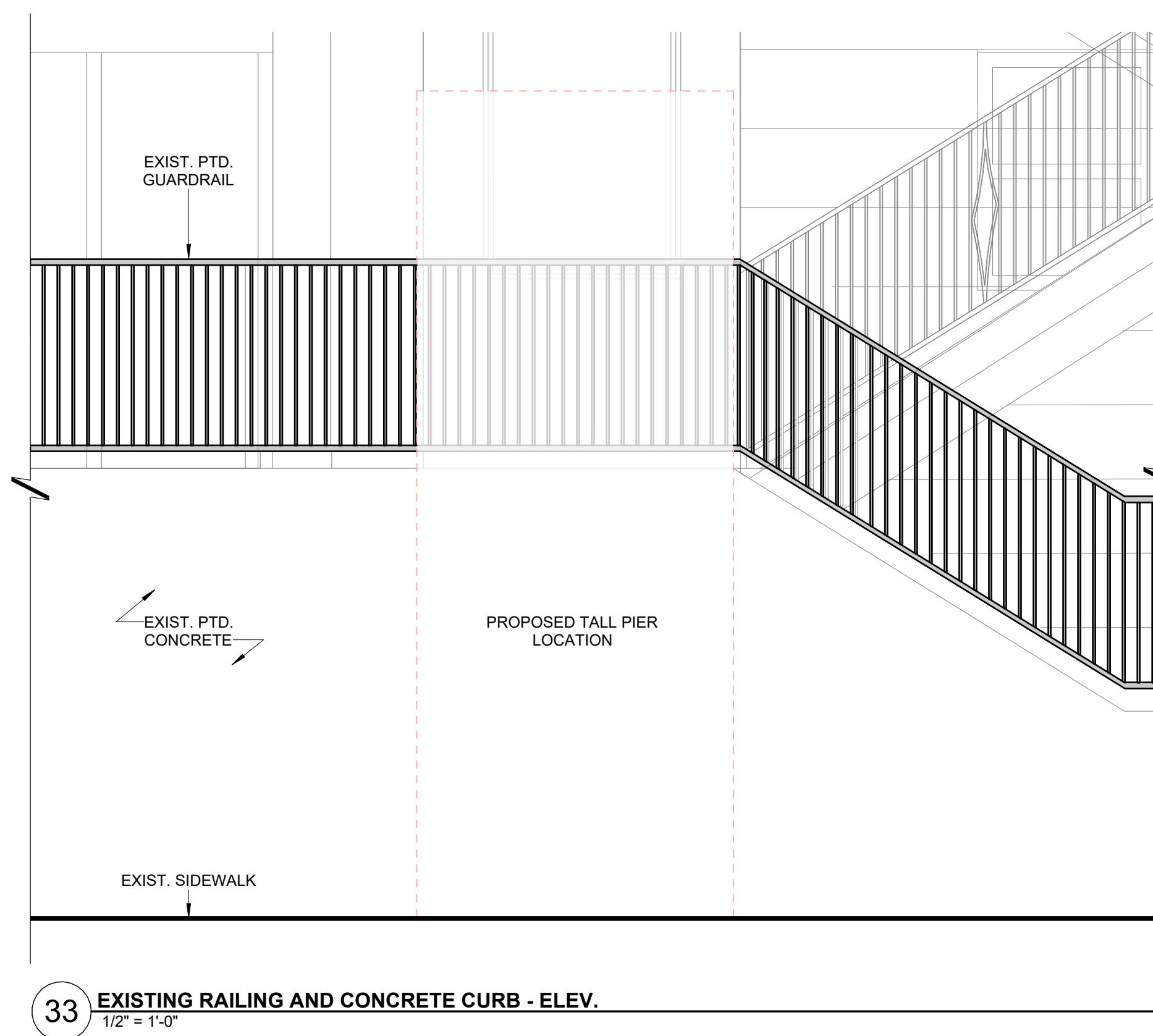
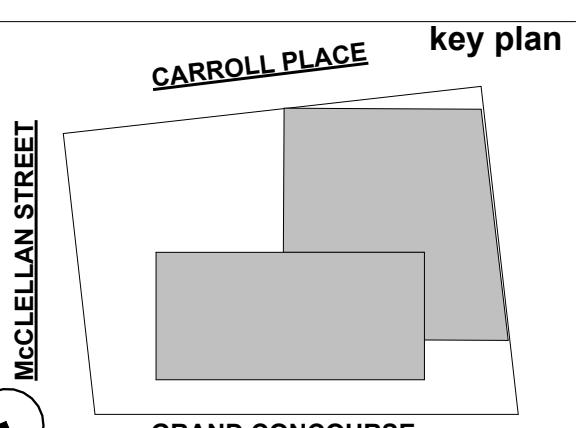
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 $1/2'' = 1'-0''$

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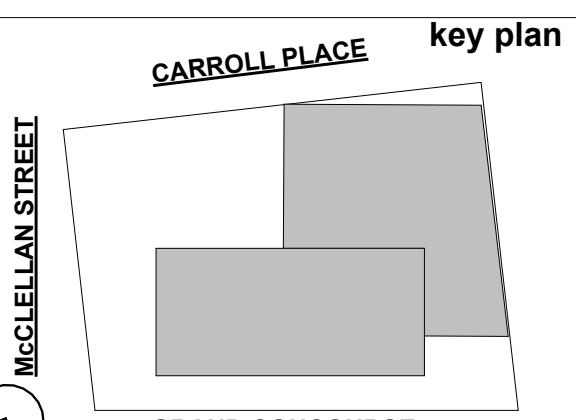
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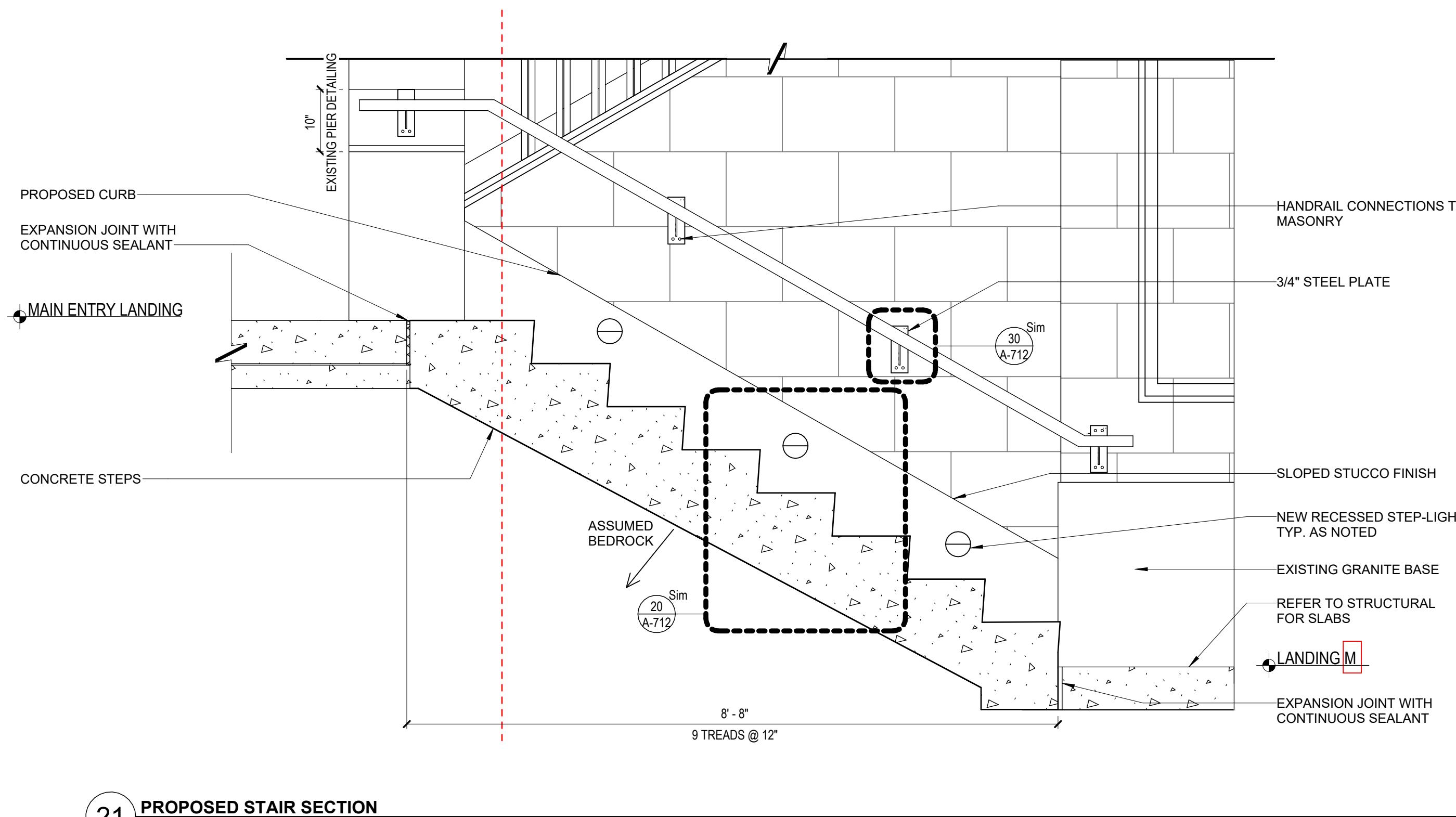


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PROPOSED STAIRCASE-ENLARGED

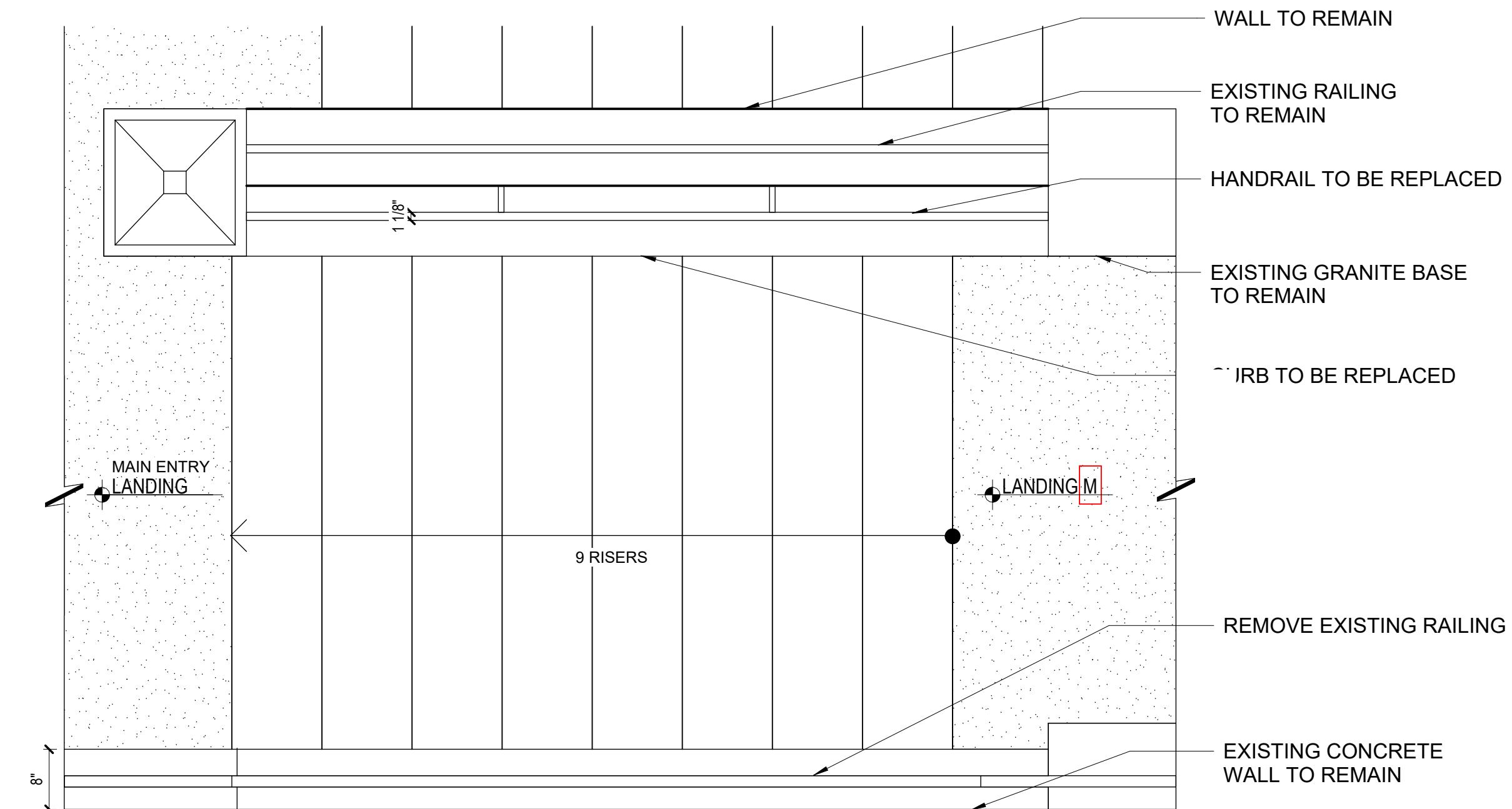
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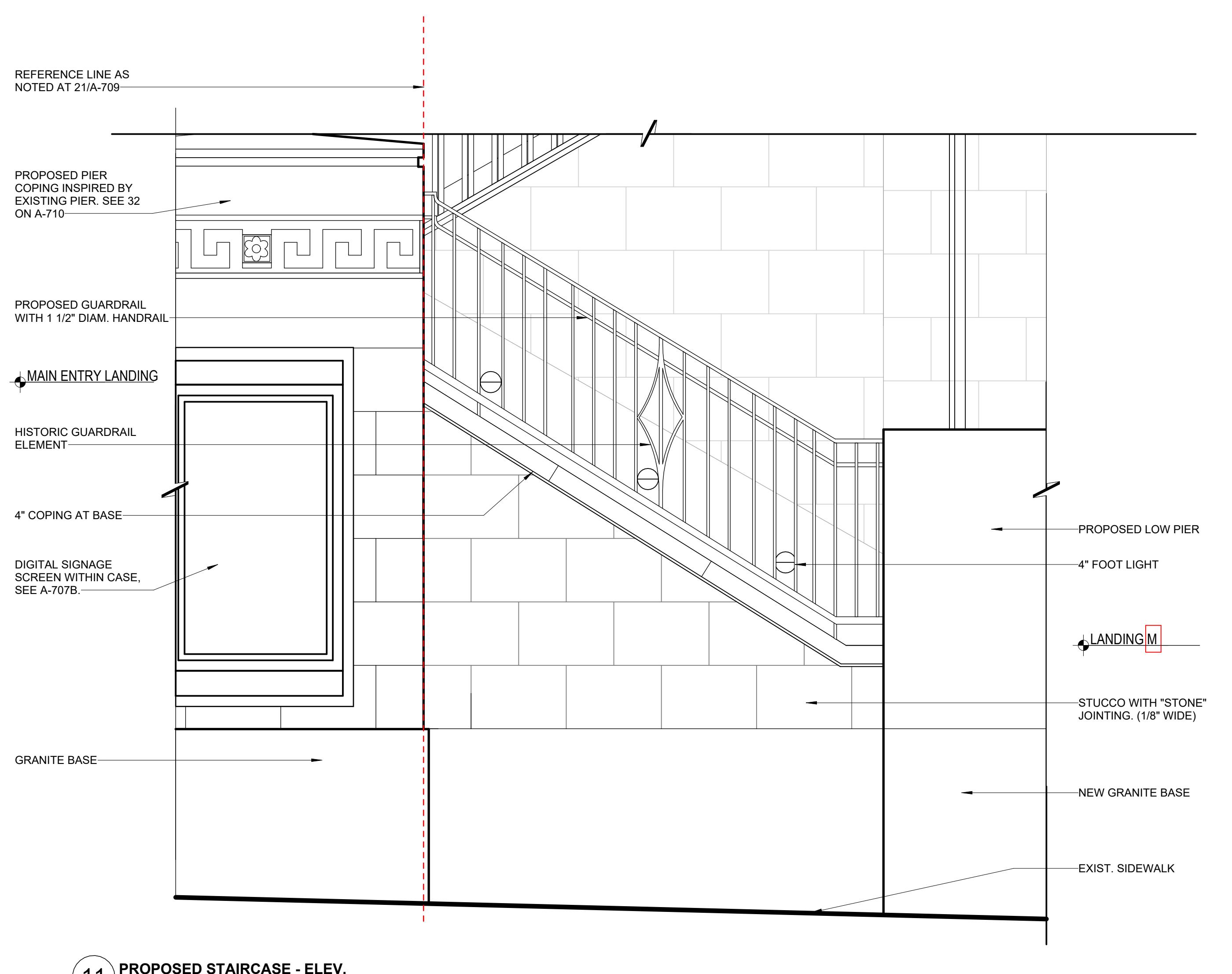
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3/4" = 1'-0"



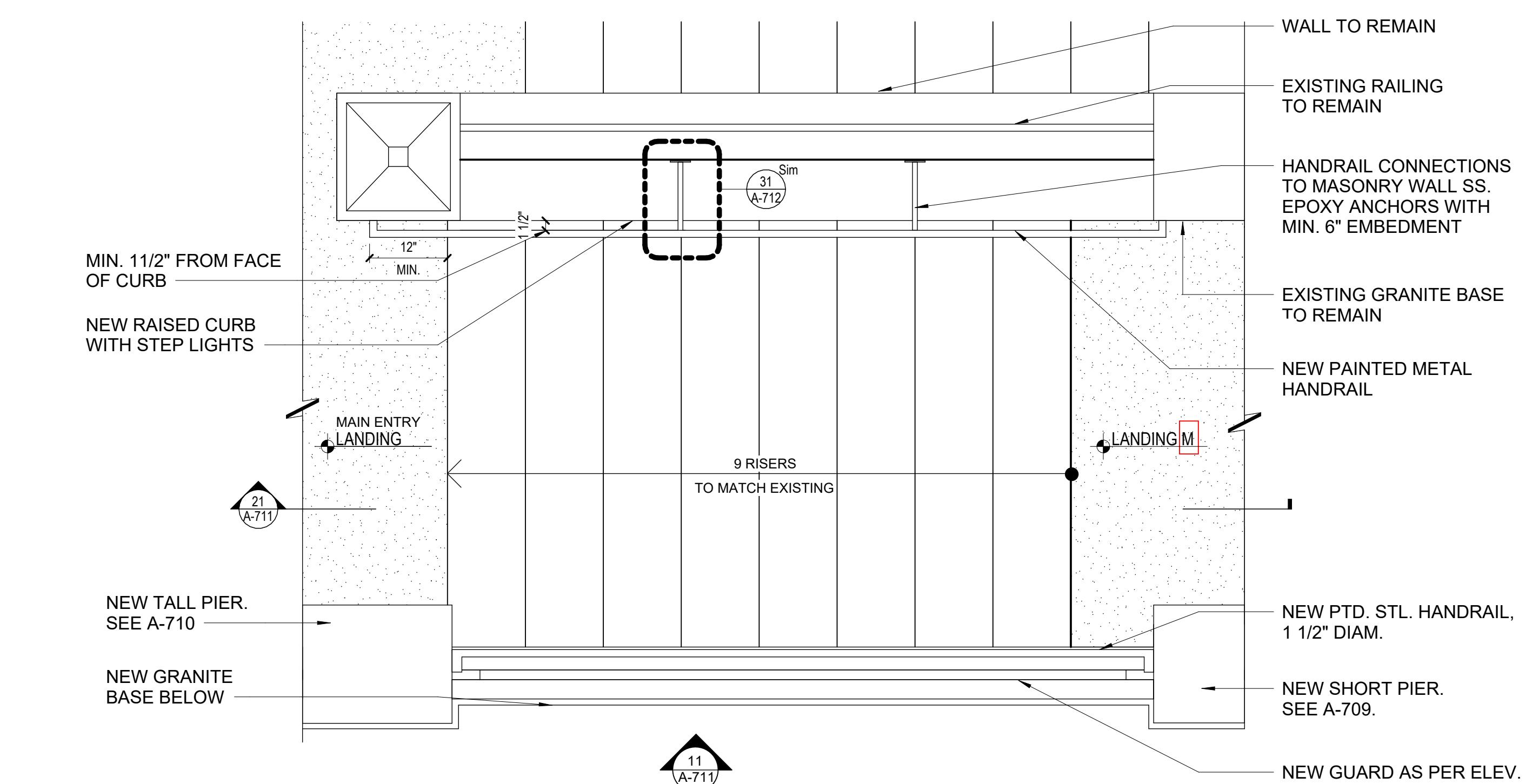
21 PROPOSED STAIR SECTION
3/4" = 1'-0"



20 EXISTING STAIRCASE PLAN
3/4" = 1'-0"

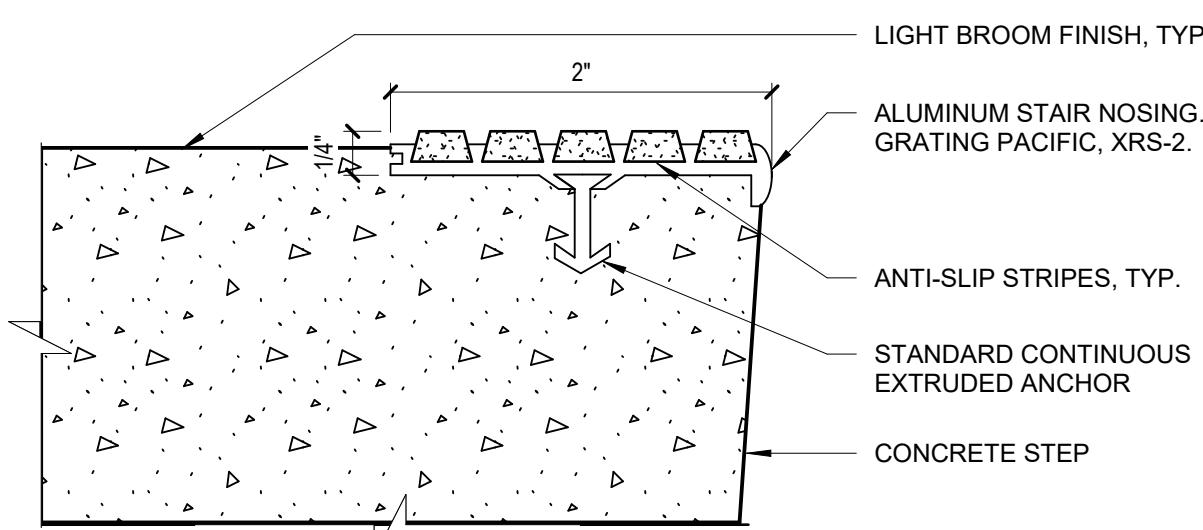
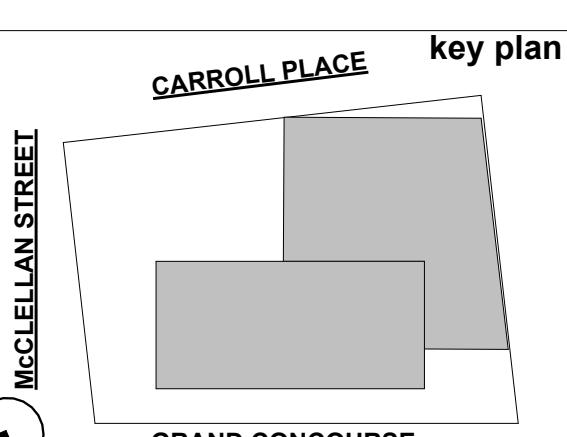


11 PROPOSED STAIRCASE - ELEV.
3/4" = 1'-0"



10 PROPOSED STAIRCASE - PLAN
3/4" = 1'-0"

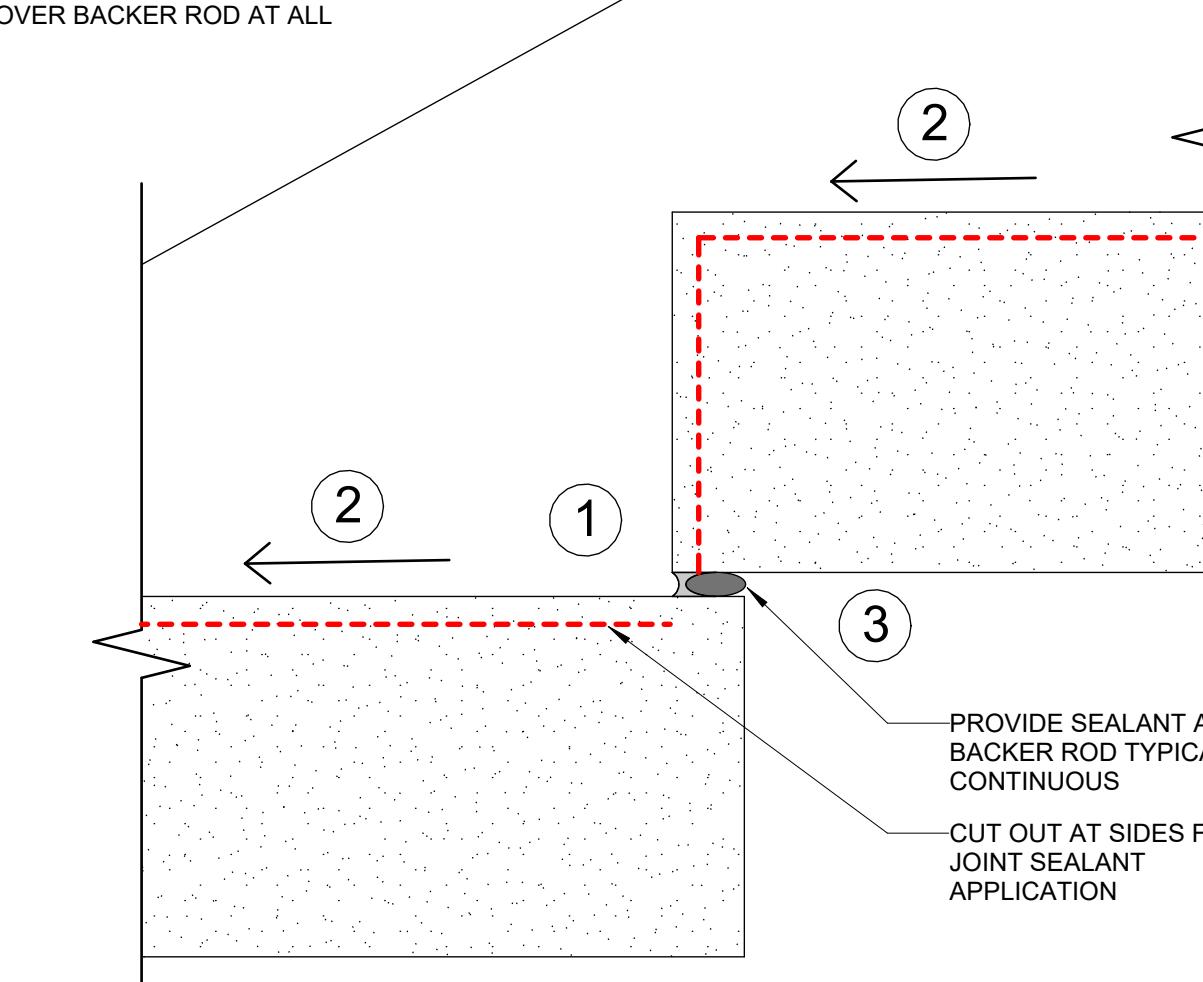
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21 STAIR A&F, B&G NOSING DETAIL
12" = 1'-0"

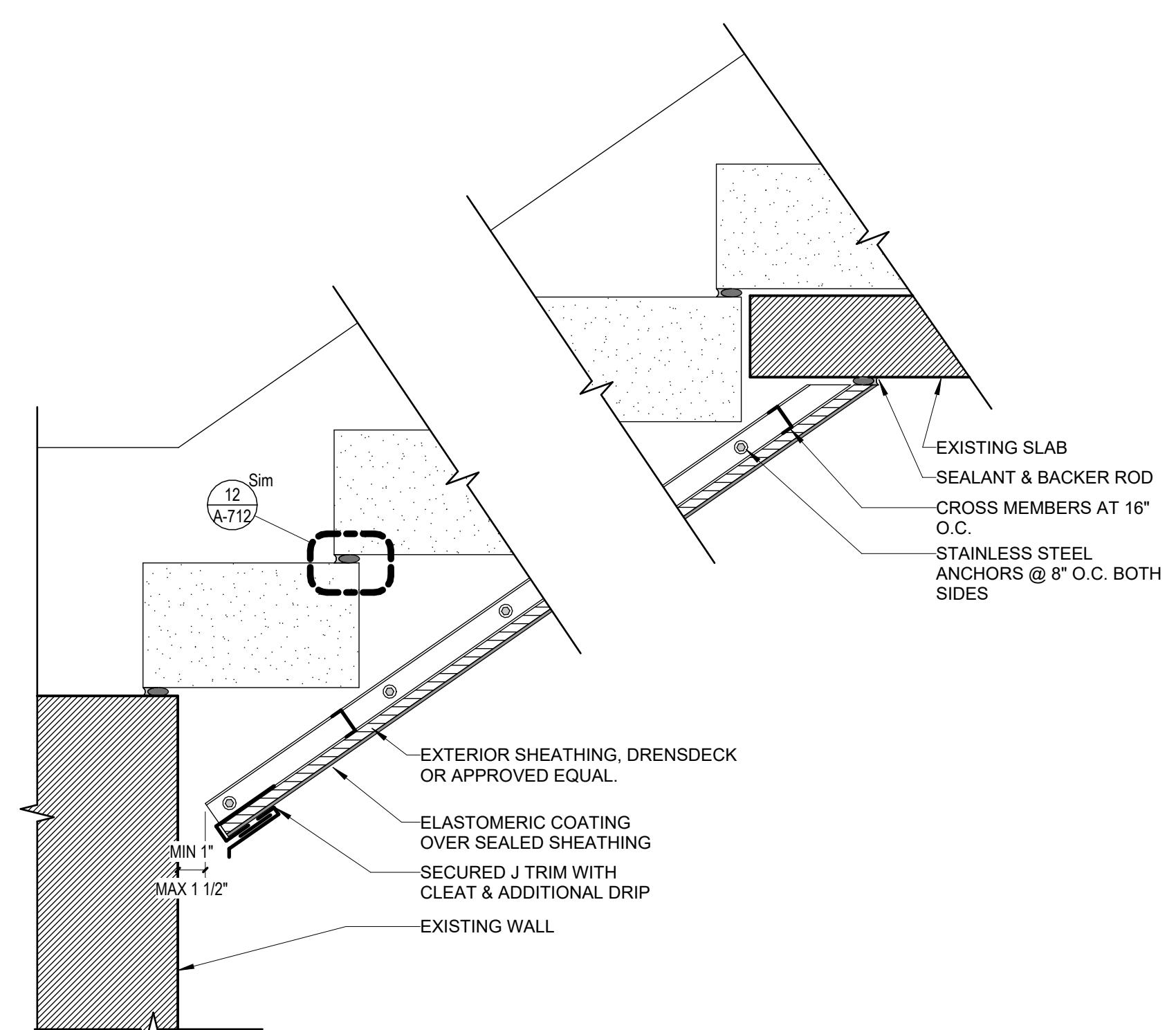
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FOR STAIR C, H, J & D, C H J D
-STAIR SEALER FROM ABOVE
STONE TREADS TO BE SEALED WITH
TESTED PENETRATING SEALER
-TESTING OF MATERIALS TO BE PART
OF APPLICATION PROCESS, AND TO BE
APPROVED BY LPC, TYP. FOR ALL
TREADS, LANDINGS AND TERRACE.

-CUT, REMOVE, AND CLEAN OUT ALL
JOINTS AT STAIRS: SIDEWALLS FOR
INSTALL OF NEW WATERTIGHT
SEALANT OVER BACKER ROD AT ALL
JOINTS

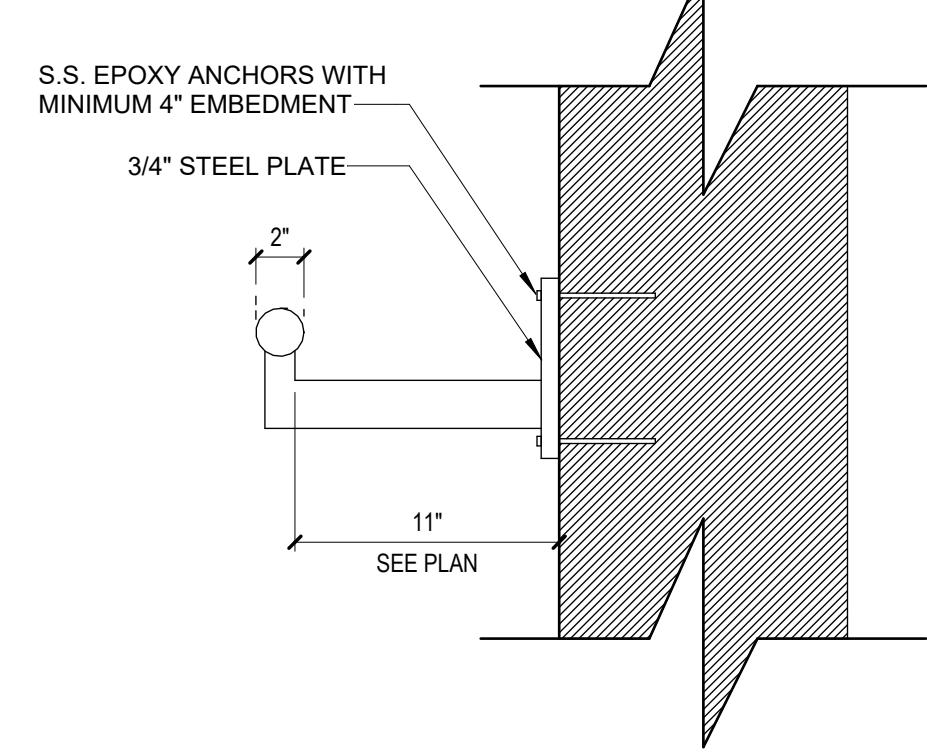


12 STAIR C, H, J & D SEALING DETAIL
3" = 1'-0"

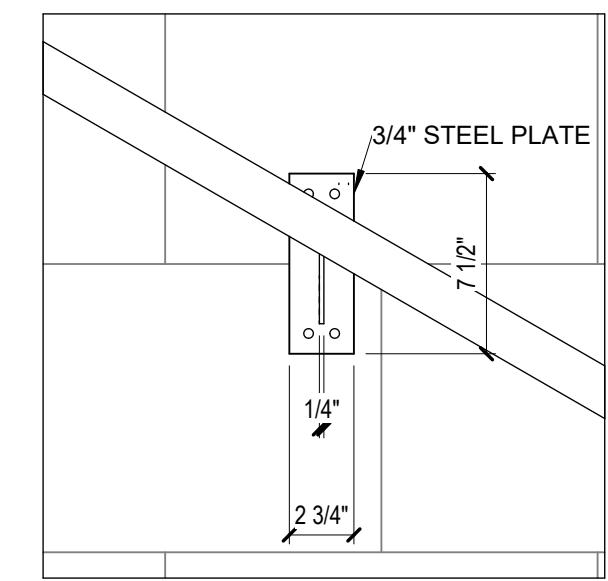
20 CONC. STAIR A&F, B&G DETAIL
1 1/2" = 1'-0"



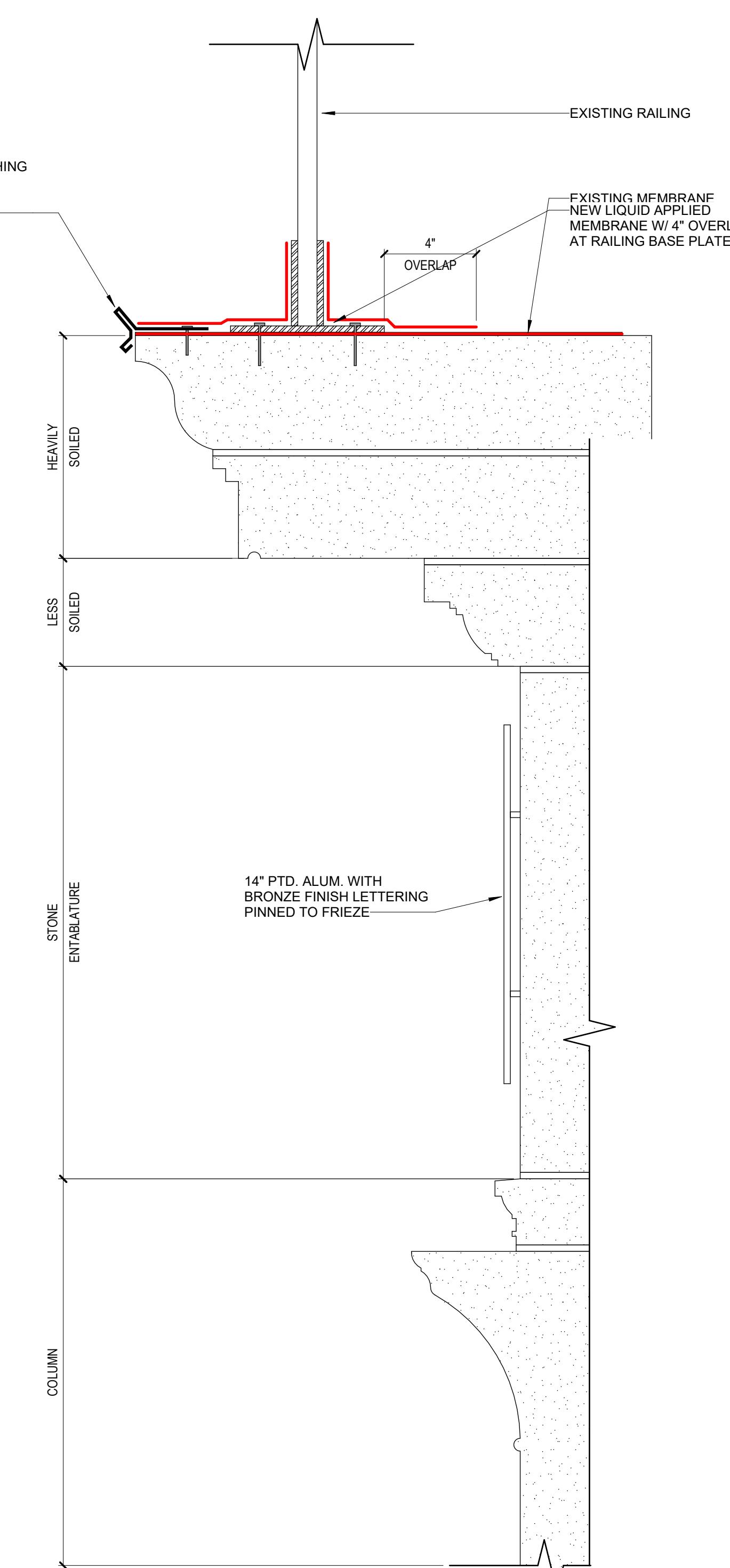
11 STAIR D & J UNDERSIDE DETAIL
1 1/2" = 1'-0"



31 HAND RAIL DETAIL
1 1/2" = 1'-0"



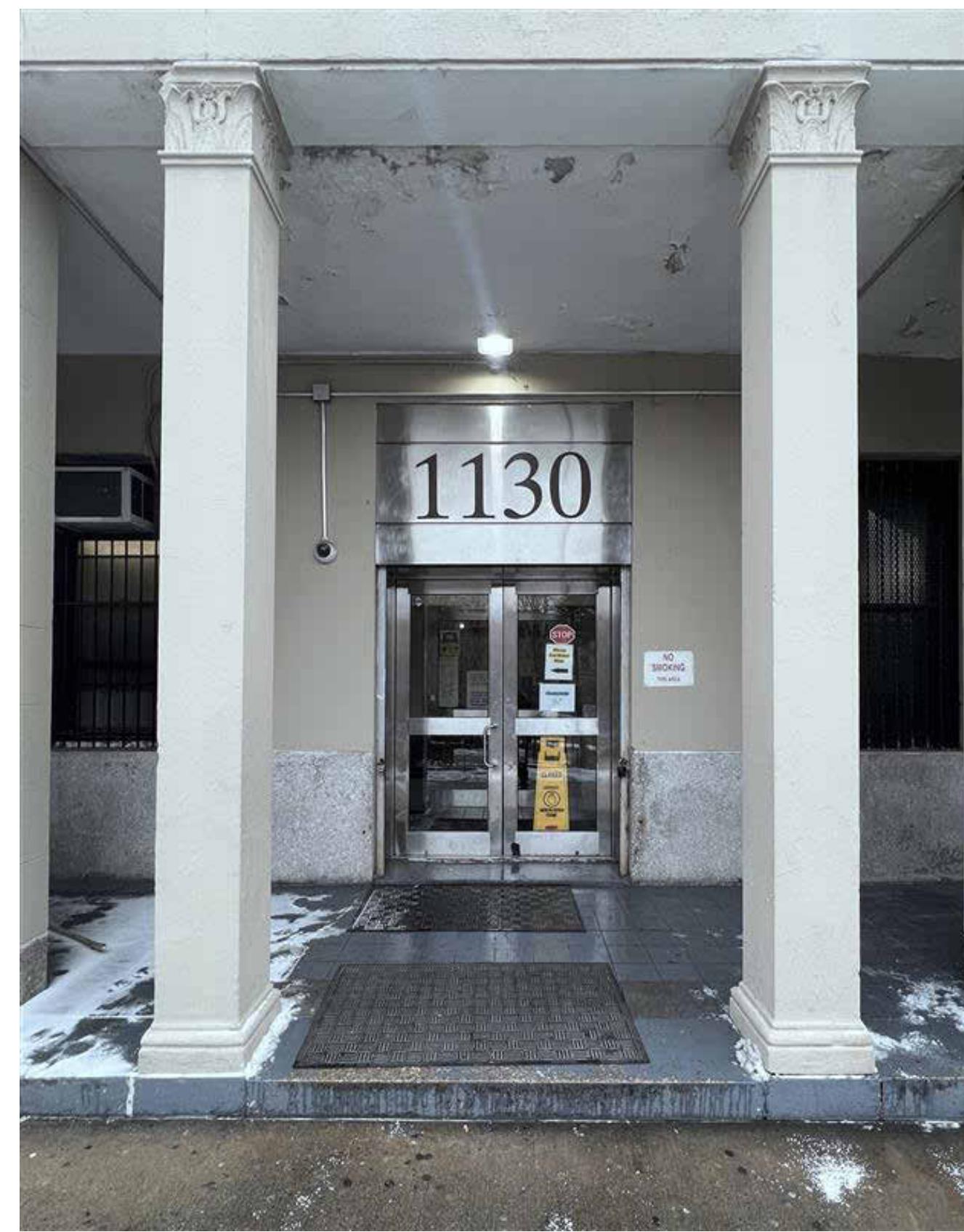
30 HANDRAIL CONNECTION TO MASONRY
1 1/2" = 1'-0"



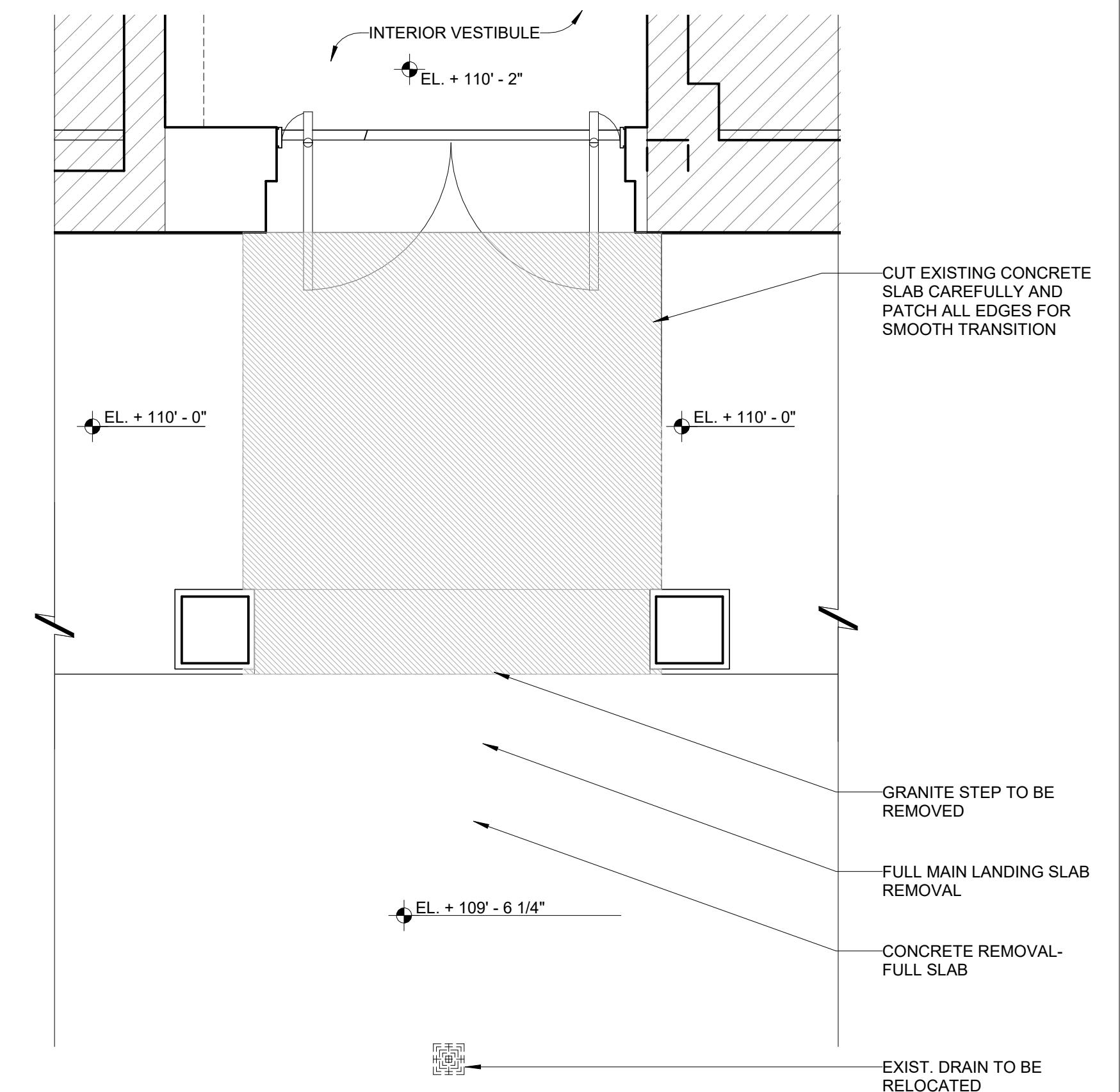
10 4TH FLOOR BALCONY
3" = 1'-0"



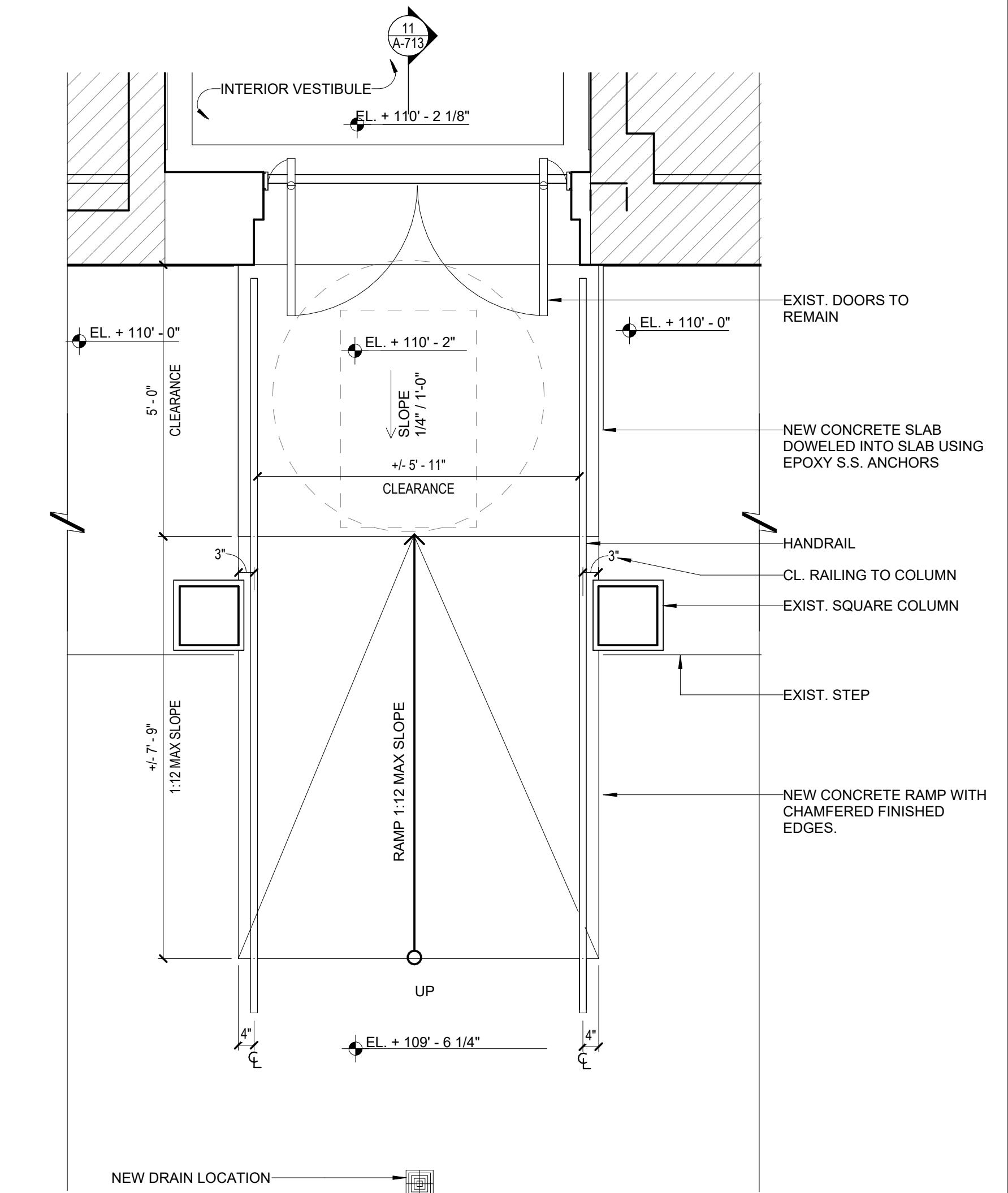
22 MAIN ENTRY LANDING AND STEP TO INTERIOR VESTIBULE



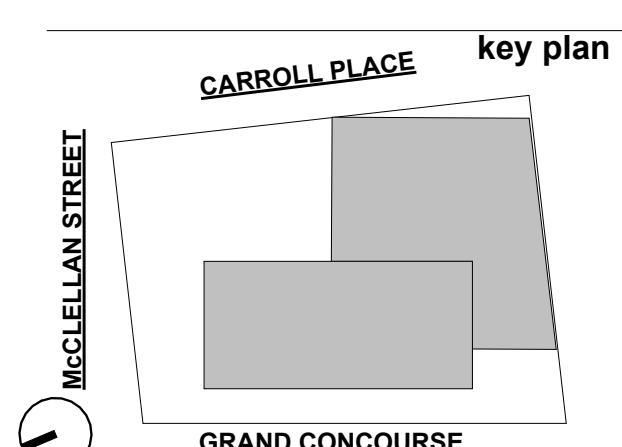
21 EXIST. FRONT ENTRANCE CONDITIONS



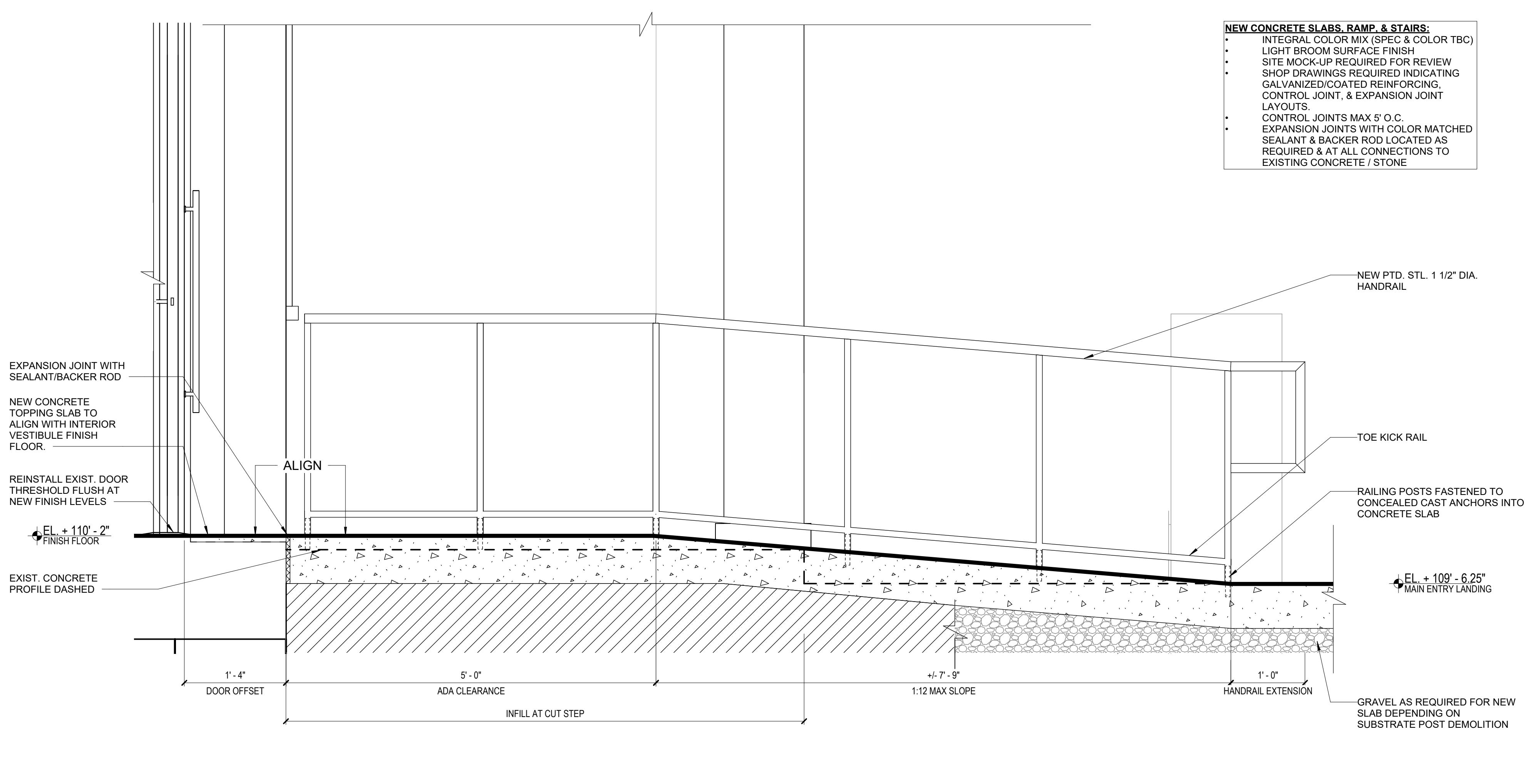
20 EXISTING MAIN ENTRANCE



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revision	date	



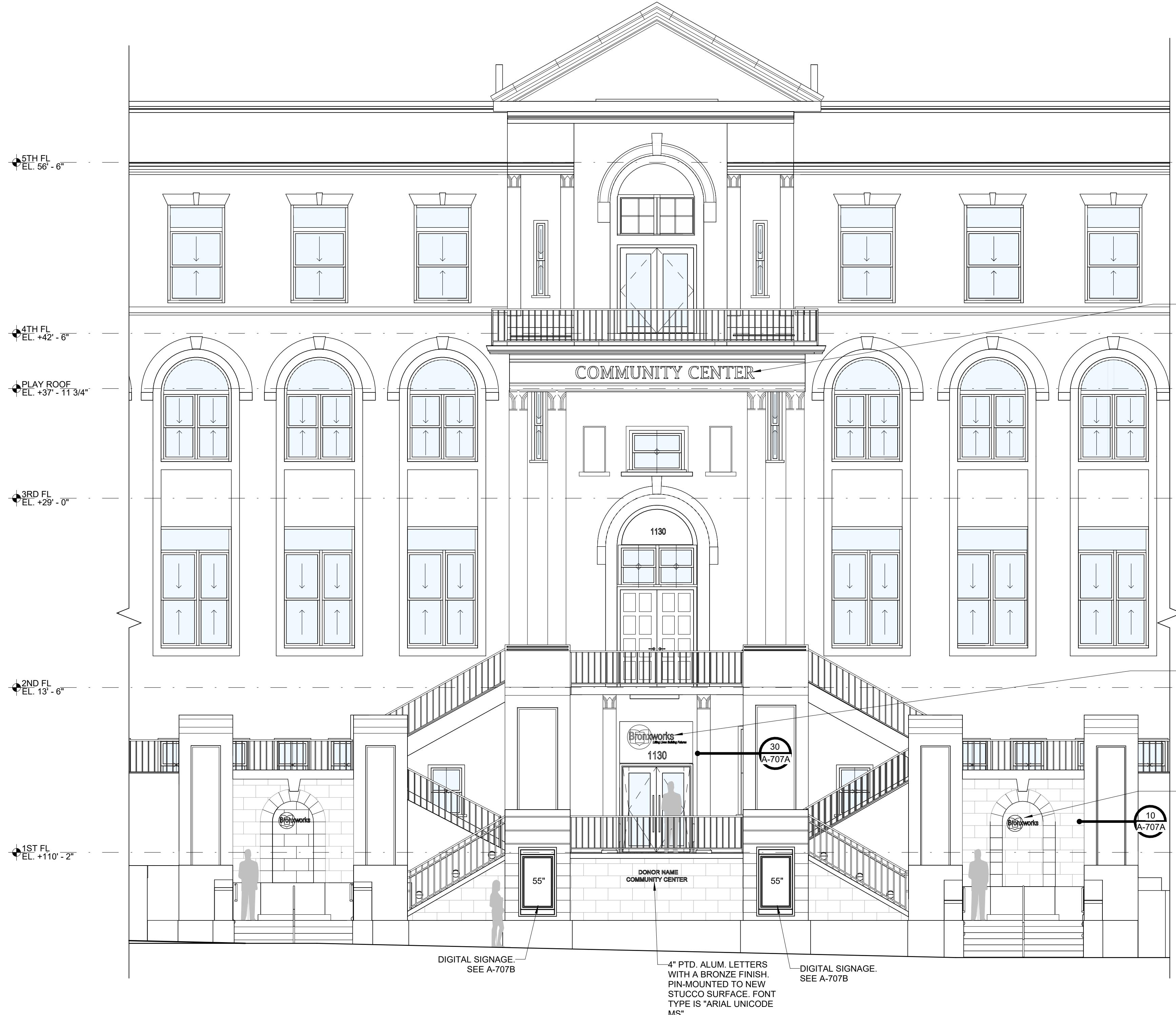
key plan



11 PROPOSED ADA RAMP AT MAIN ENTRANCE - SECTION

10 PROPOSED ADA RAMP AT MAIN ENTRANCE - PLAN

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revision
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22 PROPOSED - WEST ELEV SIGNAGE

3/16" = 1'-0"



13 HISTORIC WEST ELEVATION EXTERIOR VIEW (1940's)



12 EXISTING FRONT STEPS AND PORTICO



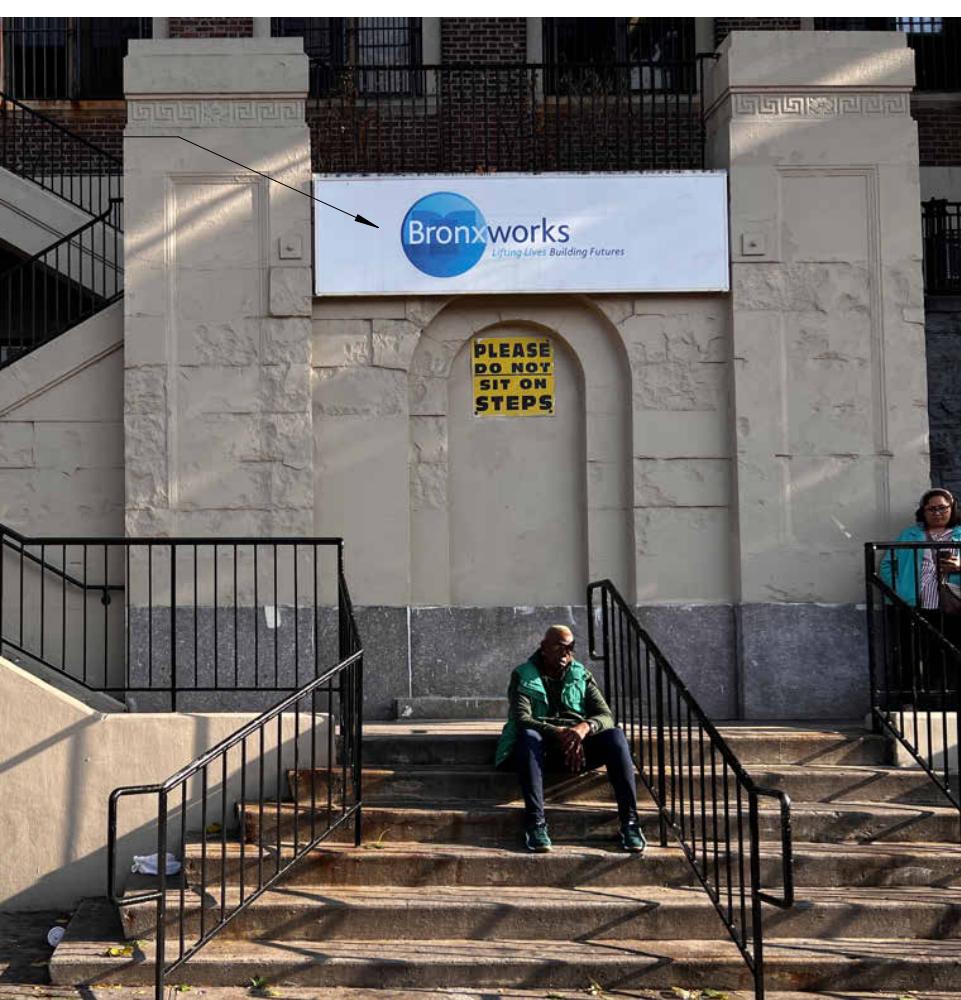
41 HISTORICAL PINNED BRONZE "CHILDRENS SHELTER" LETTERS



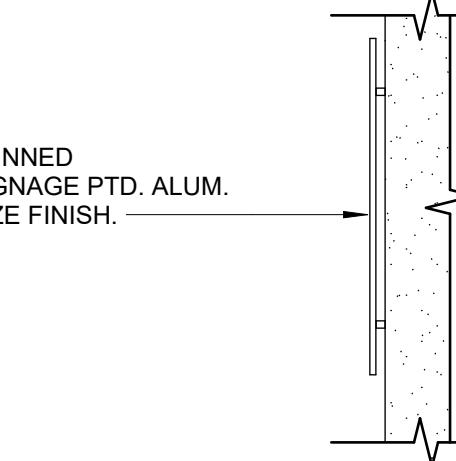
31 EXISTING SIGNAGE AT 1ST FL LOBBY ENTRY



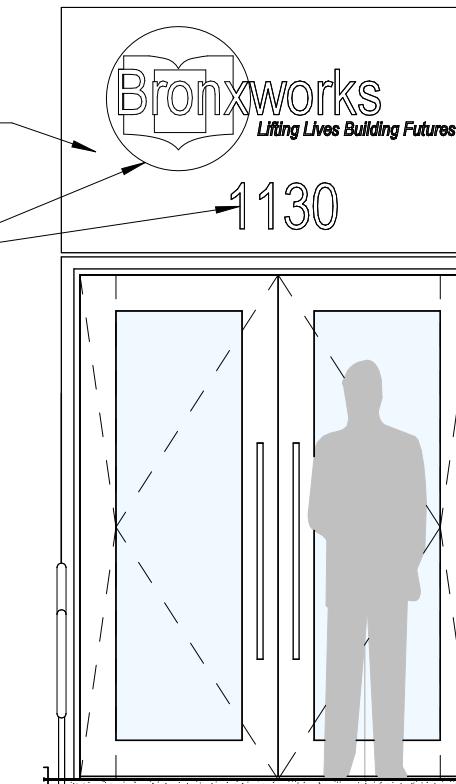
21 HISTORICAL KEYSTONE IMAGE



11 EXISTING SIGNAGE AT LOWER LANDING



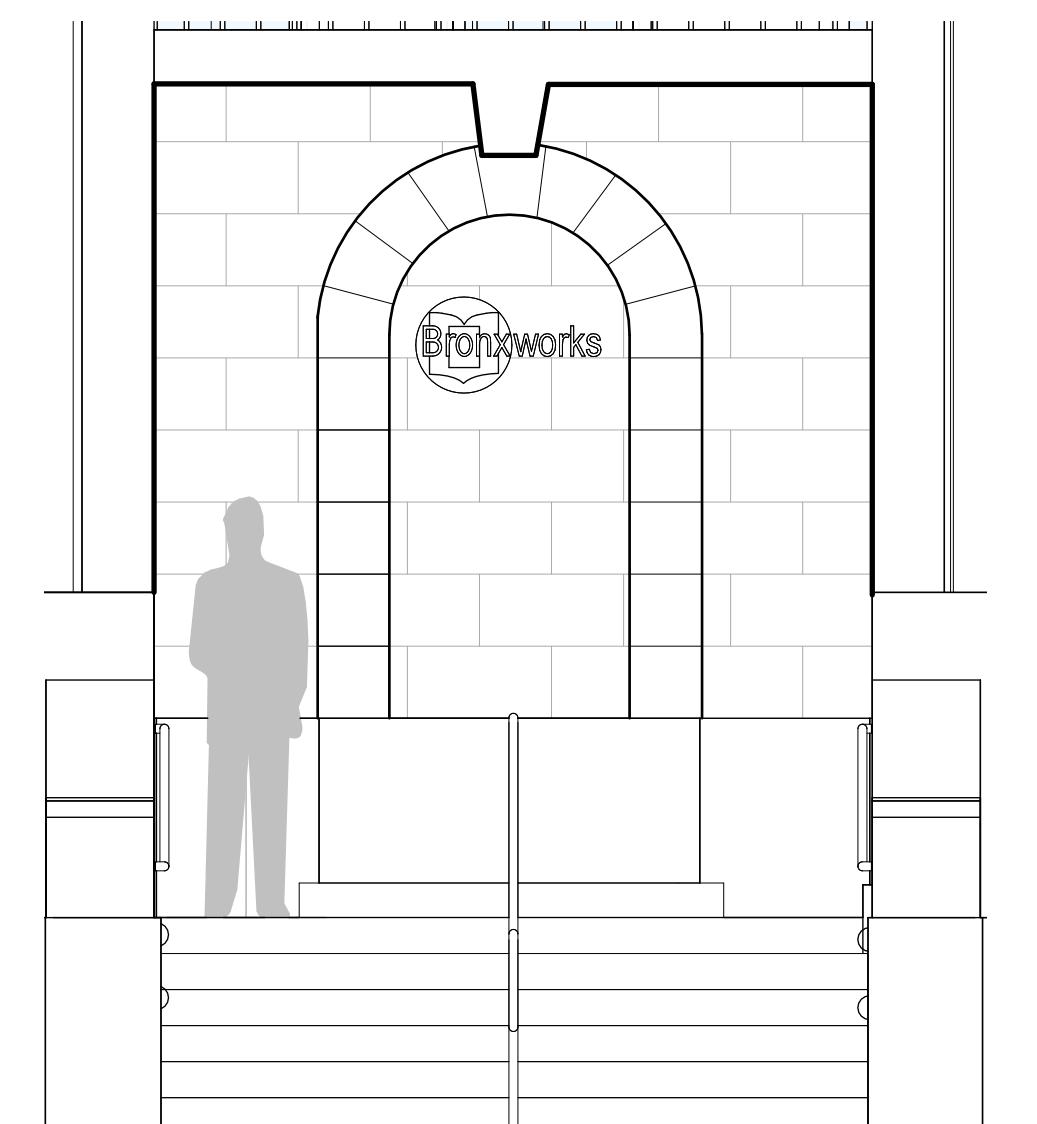
40 TYP. PINNED SIGNAGE DETAIL



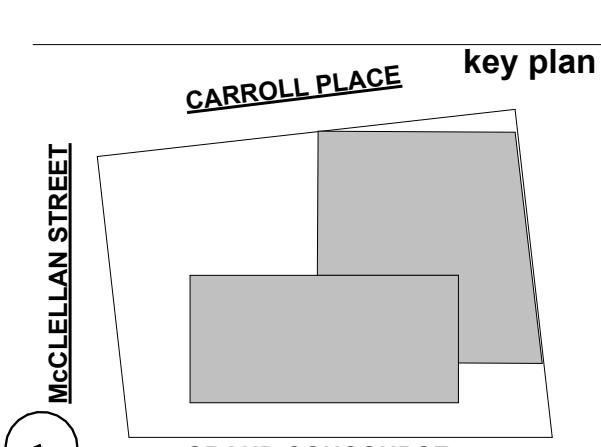
30 PROPOSED SIGNAGE AT 1ST FL LOBBY ENTRY



20 PROPOSED METAL SIGNAGE - DARK BRONZE FINISH

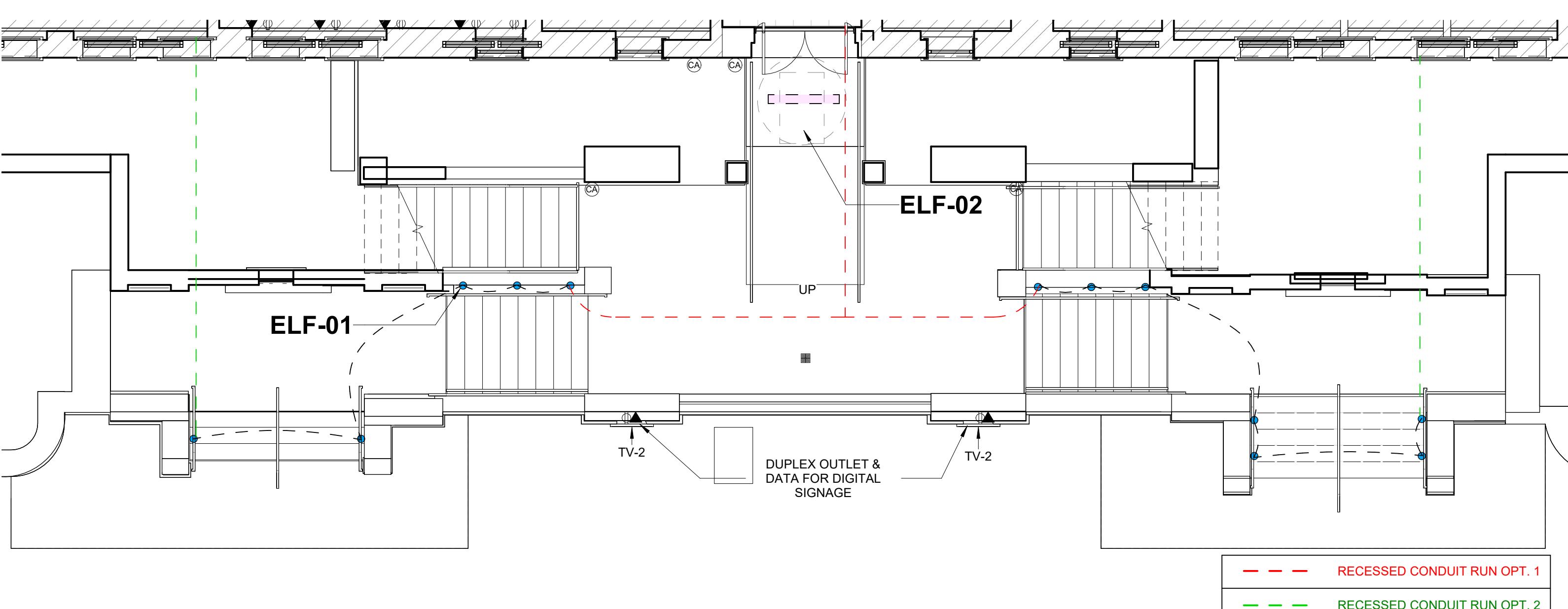


10 PROPOSED SIGNAGE AT LOWER LANDING





20 PROPOSED - W. ELEV. LIGHTING

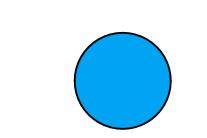
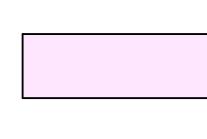
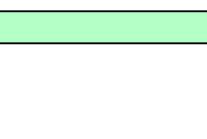


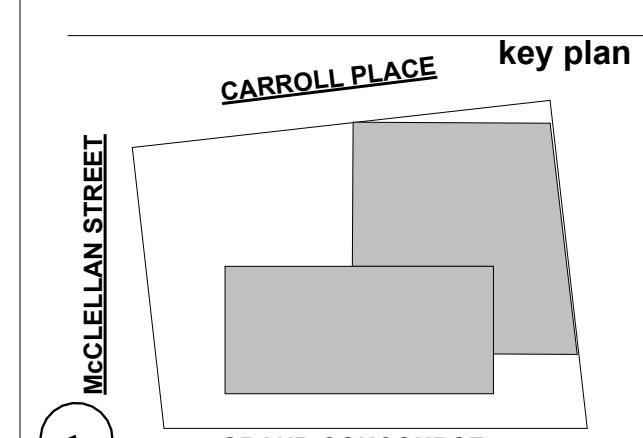
10 1ST FL PROPOSED PLAN - LIGHTING

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	DIMENSION	MANUF.	MODEL	REMARKS
ELF-01	EXT. STEP LIGHT		IGUZZINI	ILU080-MO-830-WL-REM-13X1	3" ROUND RECESSED WALL MOUNT LIGHT WITH COMFORT WALL 95-02/2015-2016-KIT9583/4443- (FLOOR) WASH OPTIC - 3000K - 0-10V DIMMING 0500-027-UNV-ED10
ELF-02	EXT. LINEAR SURFACE	4FT	METALUMEN	RM4DOD-1L30K-LENGTH-PC-FI 4'	LINEAR FIXTURE FOR EXTERIOR USE - SURFACE MOUNTED - IK10 NISH-L3-CIRCUIT-W-4- VH-90 POLYCARBONATE LENS - 3000K - 90 CRI
ELF-03	EXT. COLUMN & WALL WASHER		FUSION	SW-15-930-B-15x15-[CABLE]-	5' LINEAR FIXTURE ARM MOUNTED FOR EXTERIOR USE - 15X15 AJX-1783mm-IP67 / 10000608-0250-SCH
ELF-04	EXT. LINEAR Grazier		FUSION	SW-10-930-B-20x20-[CABLE]-	5' LINEAR FIXTURE SURFACE MOUNTED FOR EXTERIOR USE - 20X20 AJX-1783mm-IP67 / 10000608-0250-SCH

EXTERIOR LIGHTING

TAG & SYMBOL	FIXTURE	IMAGE
ELF-01	STEP LIGHTS MANUF: IGUZZINI Fixture Type: LIGHT UP ORBIT QTY: (12)	 FITS WITHIN STAIR SIDE WALL
ELF-02	LOBBY EXTERIOR ENTRY LIGHT MANUF: METALUMEN Fixture Type: RM4DOD-1L30K-LENGTH-PC-FINISH-L3-CIRCUIT-W-4- VH-90 QTY: (1) 4FT LIGHT FIXTURE	 3.8" x 4.0"
ELF-03	COLUMN/WALL WASHER MANUF: FUSION Fixture Type: LED LINEAR QTY: (6)	 684 mm (26 1/2 in) x 29 mm (1 1/8 in)
ELF-04	TRIANGULAR PEDIMENT MANUF: FUSION Fixture Type: LED LINEAR QTY: (1)	 GRAZER 1.7"

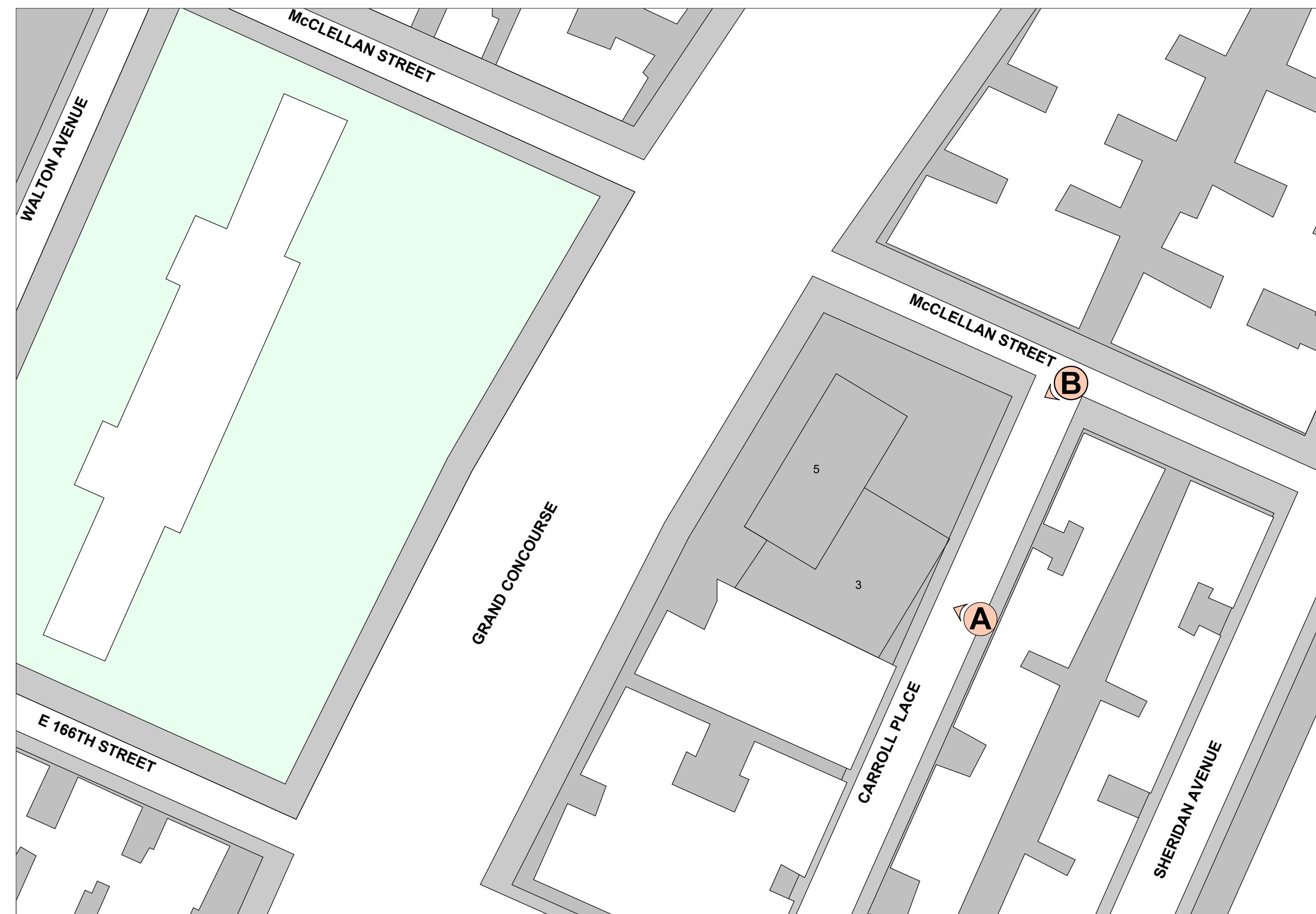


drawing title
PROPOSED LIGHTING

project number
2414

date
12/24/2025

scale
As indicated



10 SITE PLAN - CARROLL STREET VISIBILITY
1/64" = 1'-0"

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2	CB 4 CMTE. MTG. 11/03/2025
1	LPC FILING 10/03/2025
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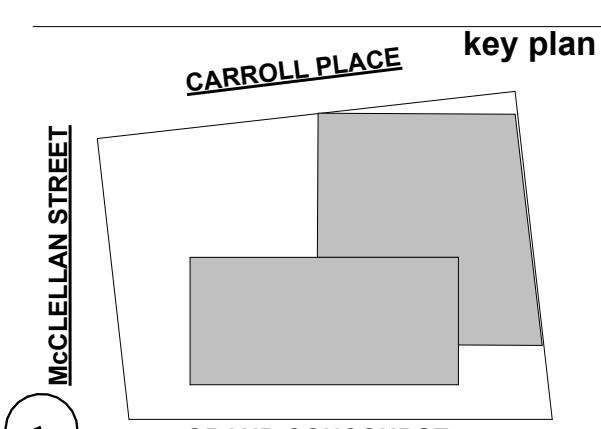


A CARROLL STREET VIEW

HVAC & SHAFT AREA OF SCOPE NOT VISIBLE FROM STREET



B CARROLL STREET AND McCLELLAN STREET CORNER VIEW



drawing title
STREET CONTEXT

project number
2414

date
12/24/2025

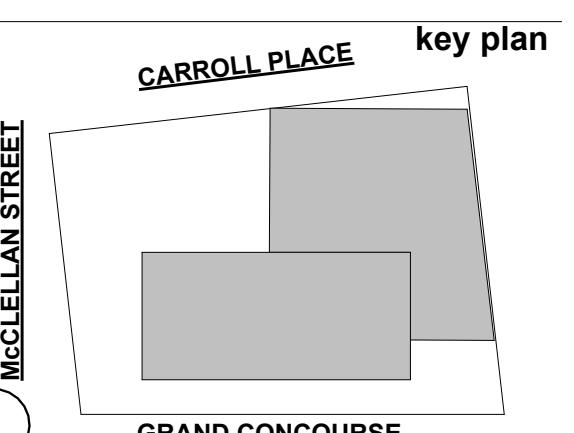
scale
1/64" = 1'-0"

LPC-51.00

9 of

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2	CB 4 CMTE. MTG.	11/03/2025
1	LPC FILING	10/03/2025



11 EXISTING - 4TH FLOOR PLAN
3/32" = 1'-0"

10 PROPOSED - 4TH FLOOR PLAN
3/32" = 1'-0"

architect

MAD

Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP FP engineer

Robert Derector Associates
19W 44th St, 12th Floor
New York, NY 10036
www.derector.com

structural engineer

TYLin (Silman)
32 Old Slip, 10th & 17th Floors
New York, NY 10005
www.tylin.com

expeditor / code consultant

RPO Incorporated
146 West 29th Street, Suite 2E
New York, NY 10001
www.rpoinc.com

DOB STAMP

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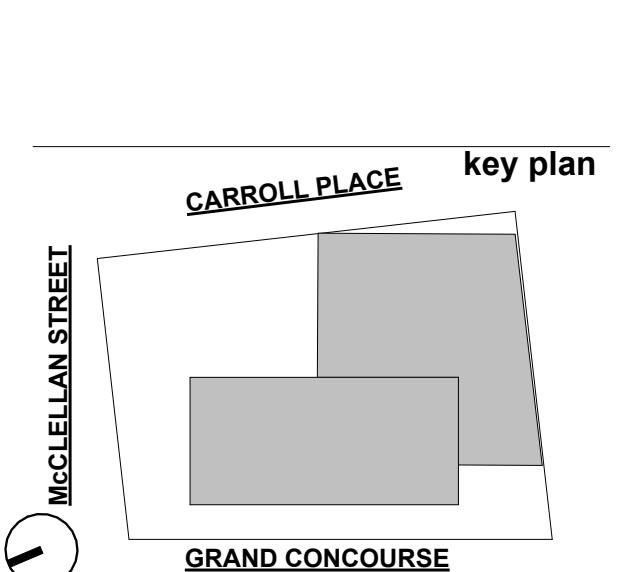
revision date

3 LPC FILING UPDATE 12/24/2025

2 CB 4 CMTE. MTG. 11/03/2025

1 LPC FILING 10/03/2025

key plan



drawing title
EXISTING AND PROPOSED ROOF PLAN

project number
2414

date

12/24/2025

scale

3/32" = 1'-0"



10 PROPOSED - ROOF PLAN
3/32" = 1'-0"

11 EXISTING - MAIN ROOF PLAN



20 EXISTING - WEST ELEVATION FROM GRAND CONCOURSE

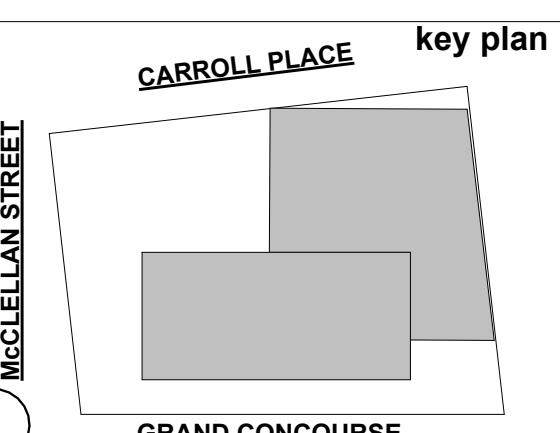
3/32" = 1'-0"



10 PROPOSED - WEST ELEVATION FROM GRAND CONCOURSE

3/32" = 1'-0"

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2	CB 4 CMTE. MTG. 11/03/2025
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key plan
CARROLL PLACE
GRAND CONCOURSE
McCLELLAN STREET

drawing title
WEST ELEVATION

project number
2414

date
12/24/2025

scale
3/32" = 1'-0"

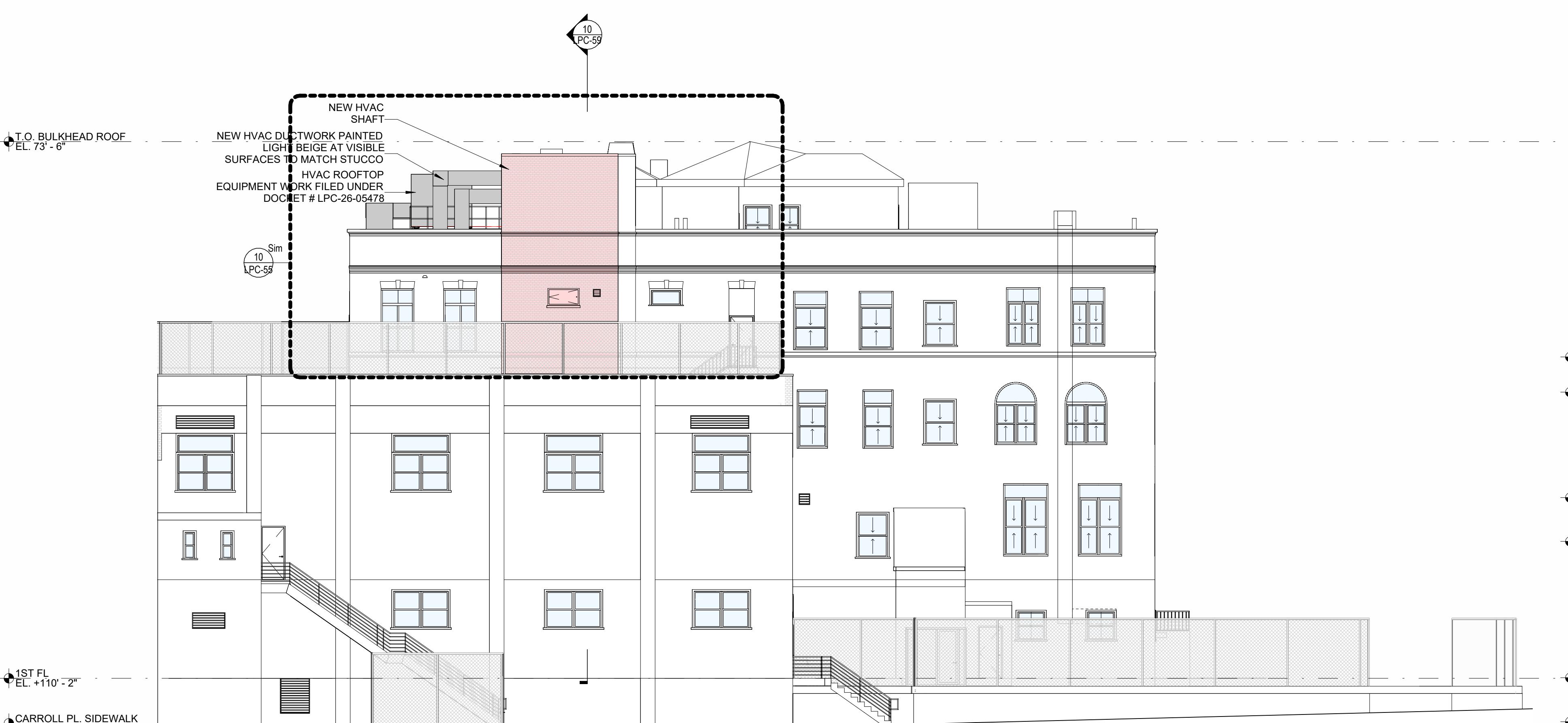
LPC-54.00

4 of 9

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4	LPC FILING UPDATE	12/24/2025
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revision	date	



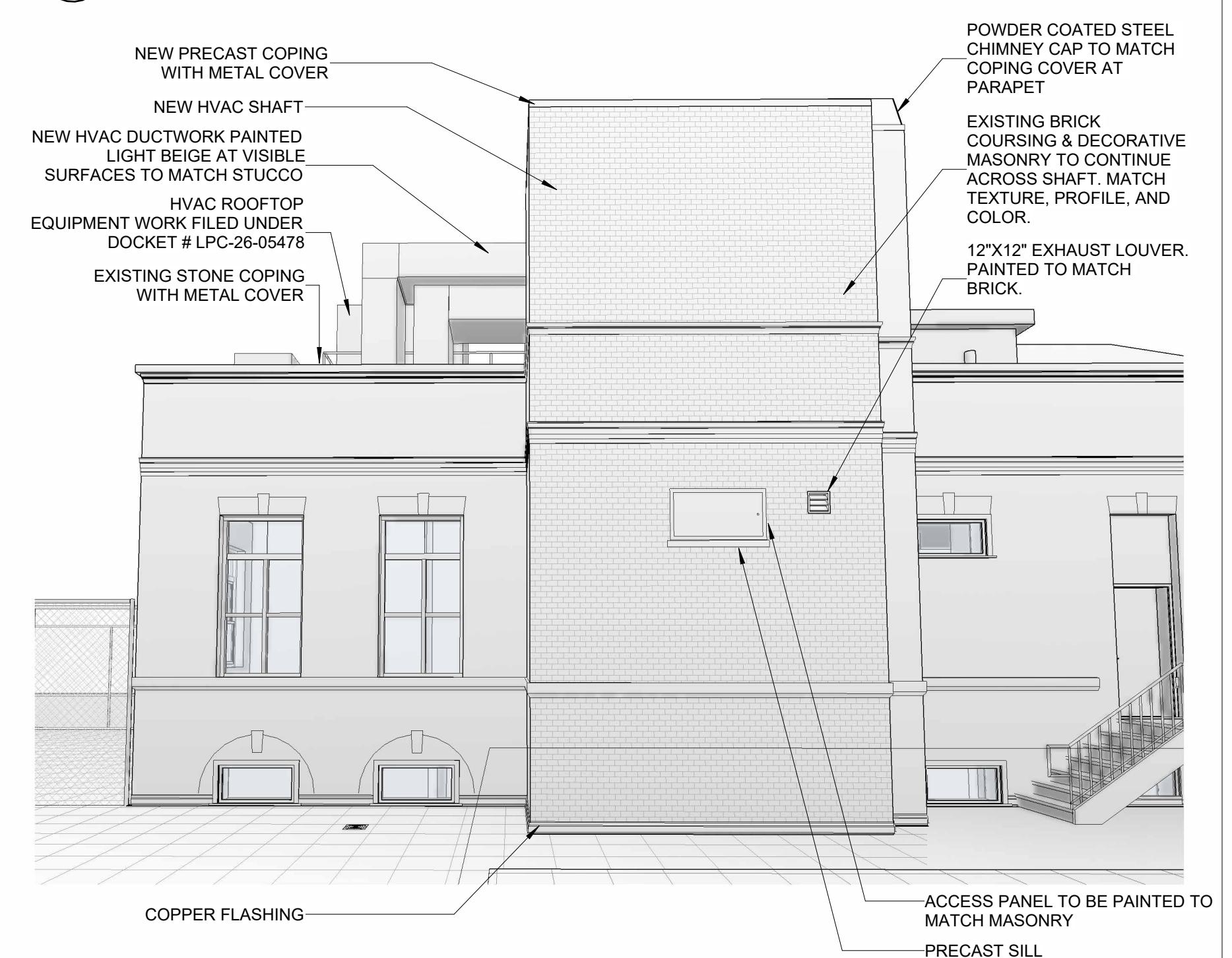
21 EXISTING - EAST ELEVATION FROM CARROLL PLACE



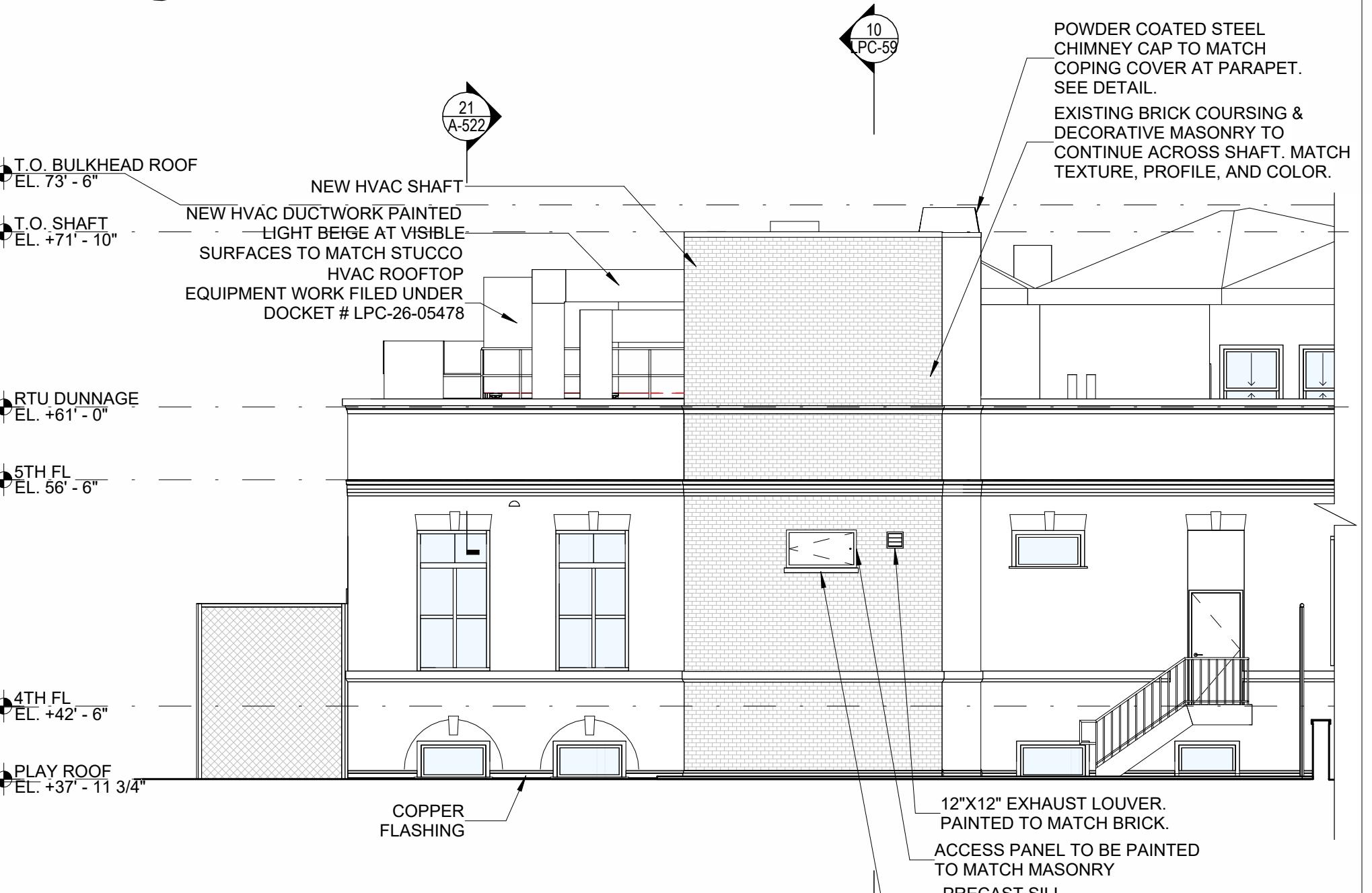
11 PROPOSED - EAST ELEVATION FROM CARROLL PLACE



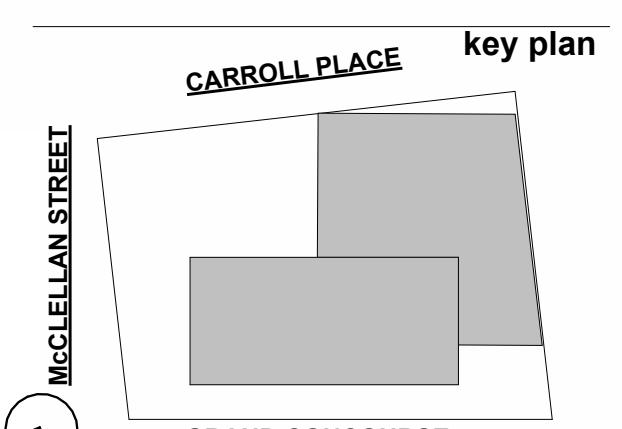
30 EXISTING - PLAYROOM EAST VIEW



20 PROPOSED - PLAYROOM EAST VIEW/PERSPECTIVE

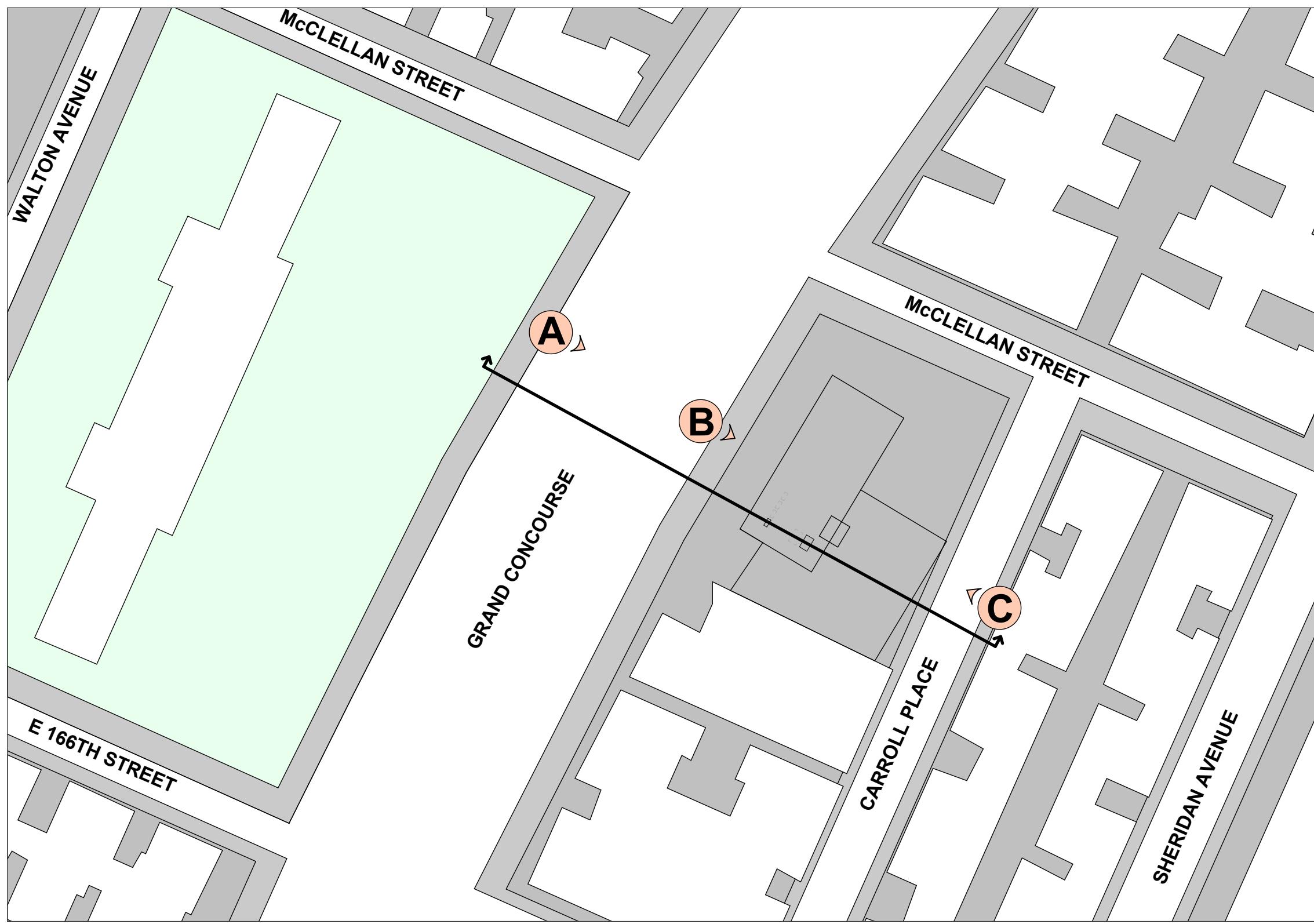


10 PROPOSED - HVAC SHAFT EAST ELEV.

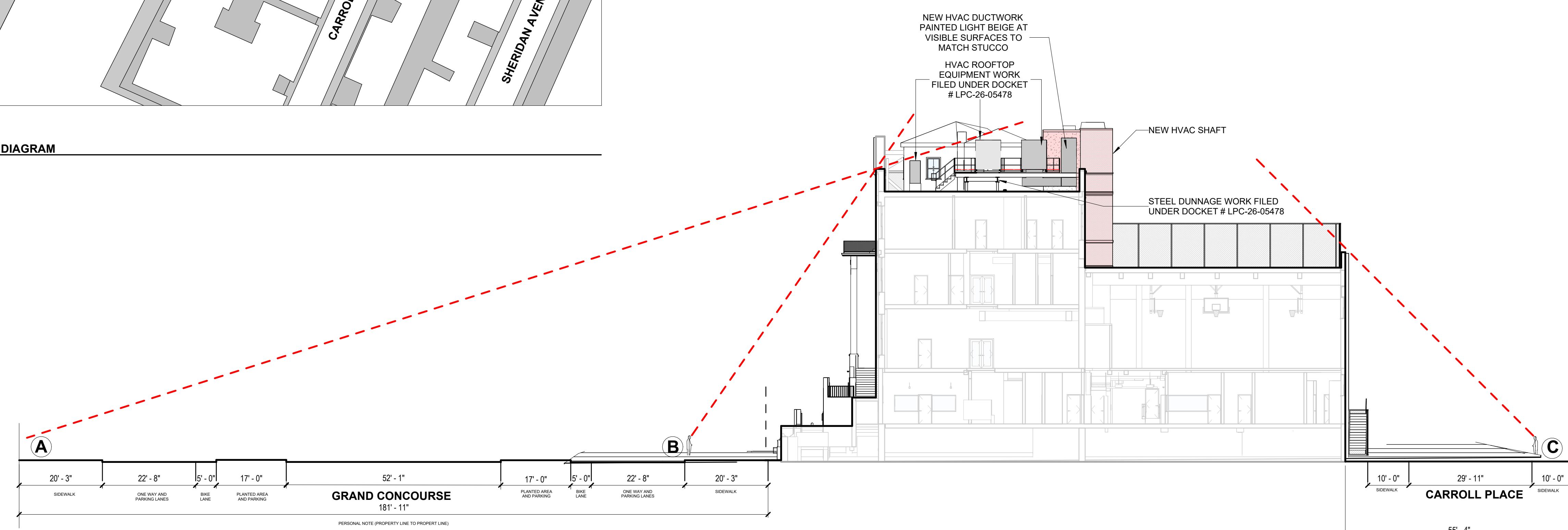


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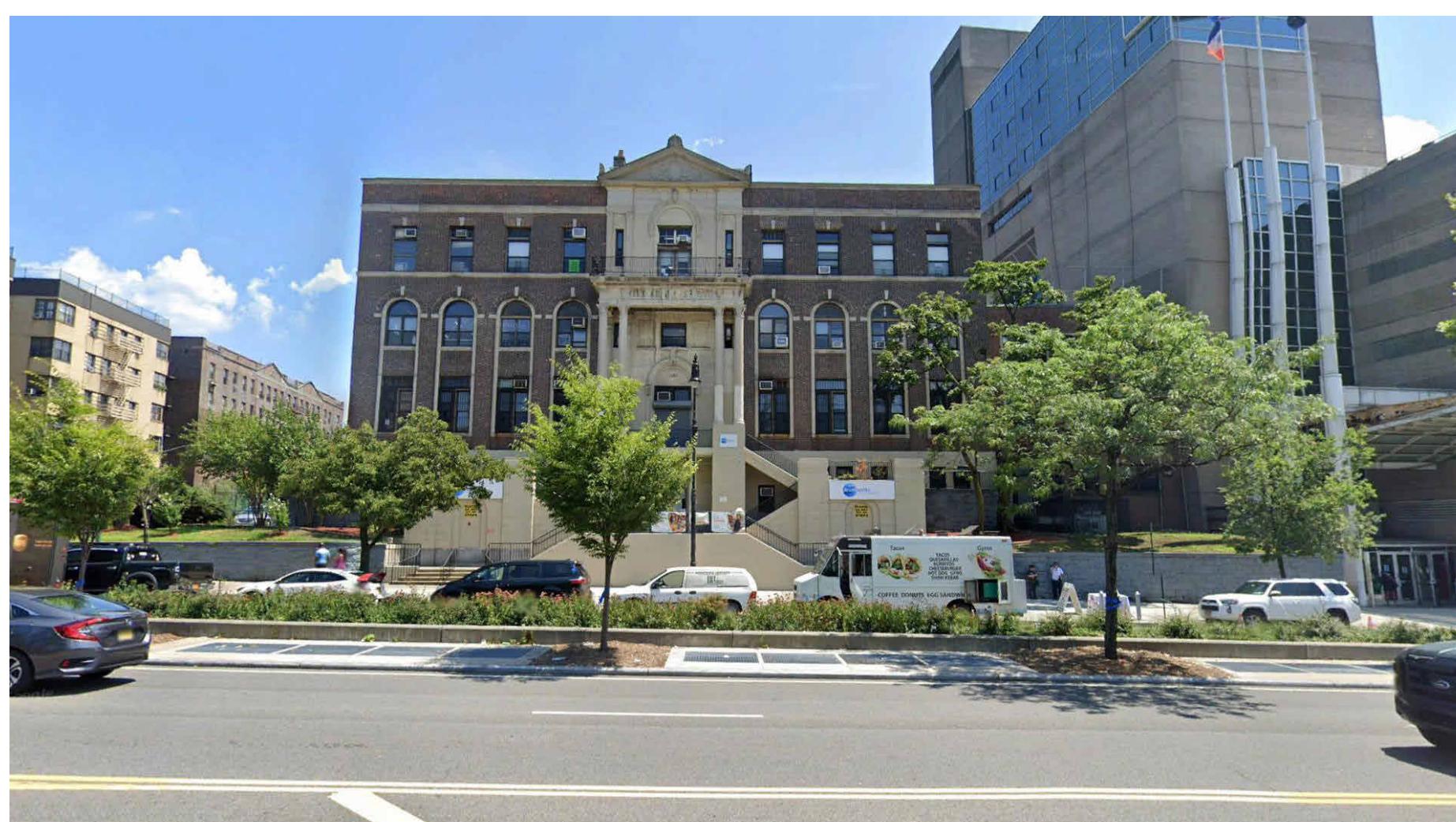
LPC FILING UPDATE 12/24/2025
CB 4 CMTE. MTG. 11/03/2025
LPC FILING 10/03/2025



20 SITE PLAN FOR VISIBILITY DIAGRAM
1" = 80'-0"



10 EAST ELEVATION - VISIBILITY DIAGRAM
1/16" = 1'-0"



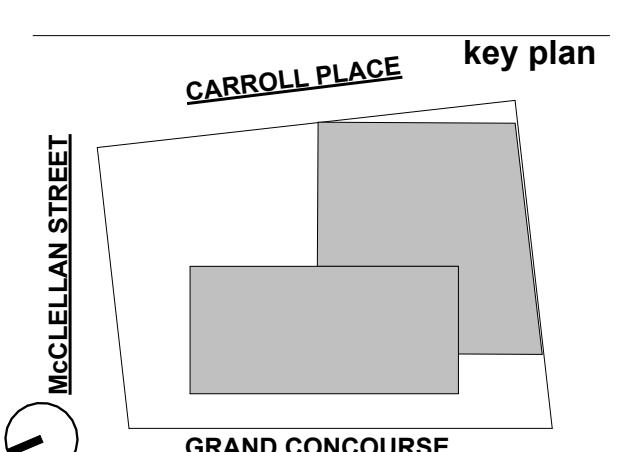
A GRAND CONCOURSE FROM ACROSS STREET

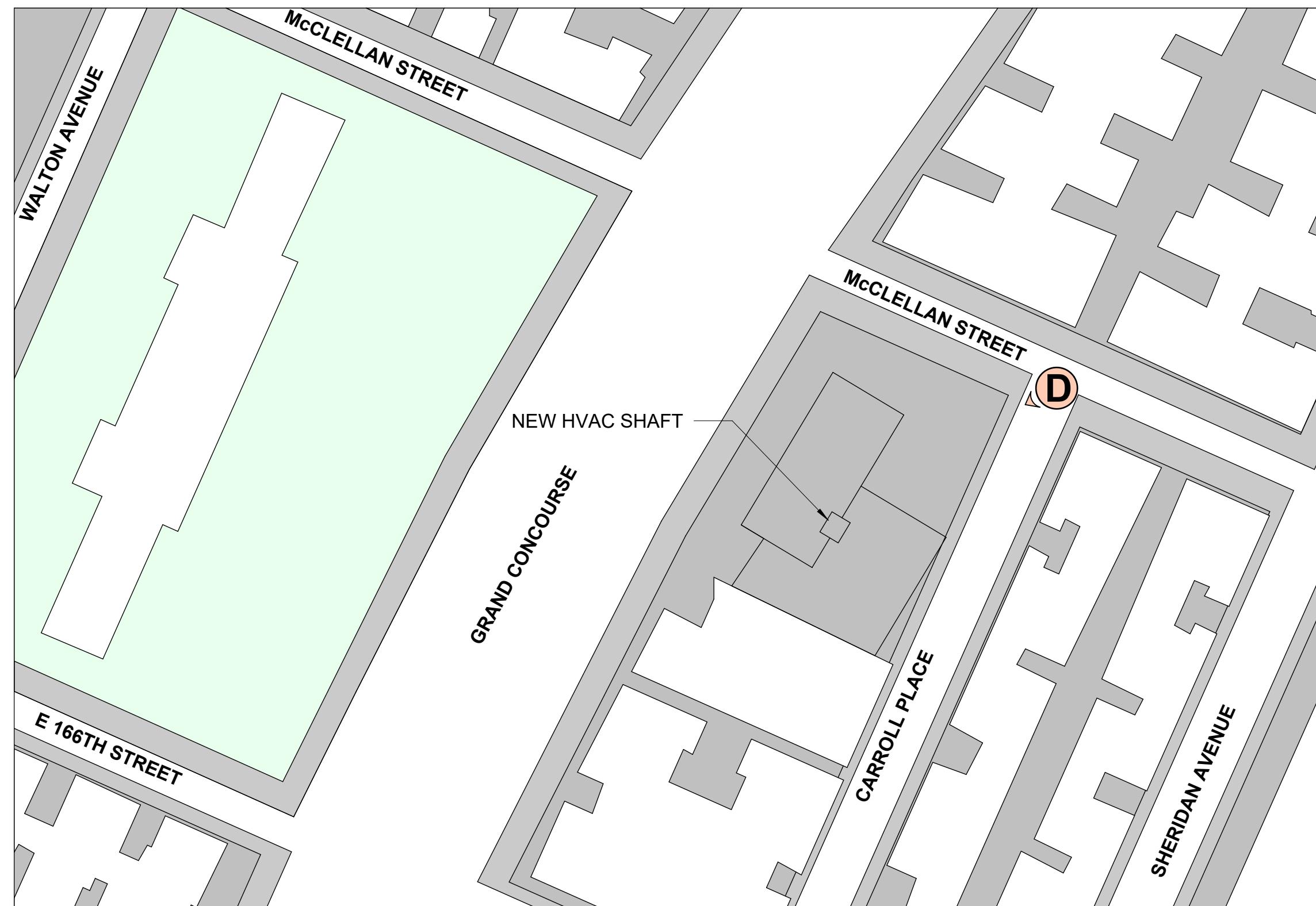


B GRAND CONCOURSE FROM SIDEWALK



C CARROLL PLACE VIEW
AREA OF SCOPE NOT VISIBLE FROM STREET





20 SITE PLAN - CARROLL STREET VISIBILITY PLAN
1' = 80'-0"

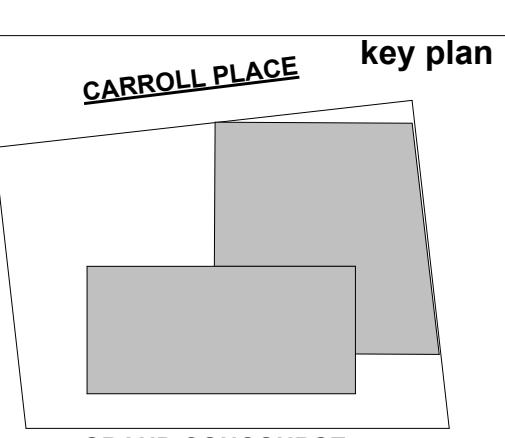


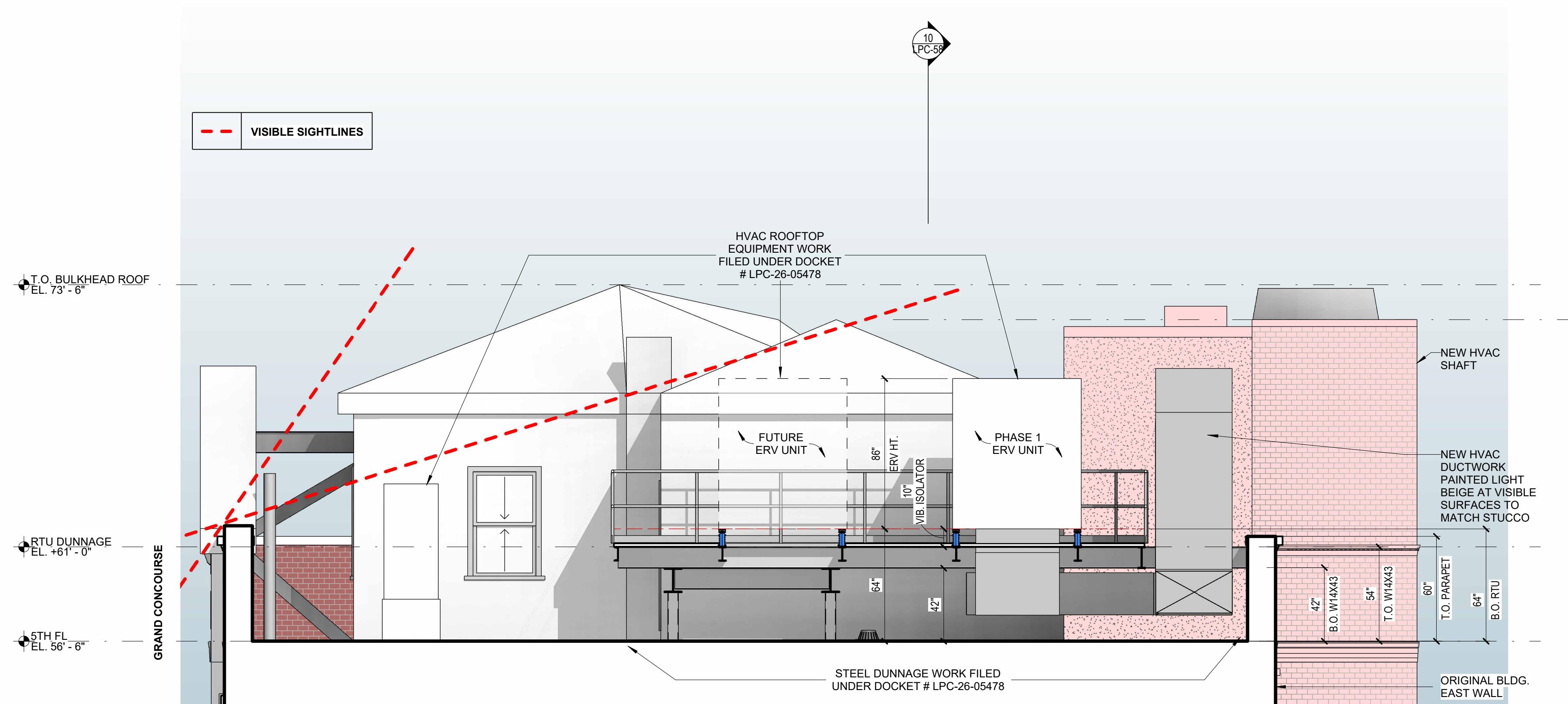
D CARROLL STREET AND McCLELLAN STREET CORNER VIEW - EXISTING



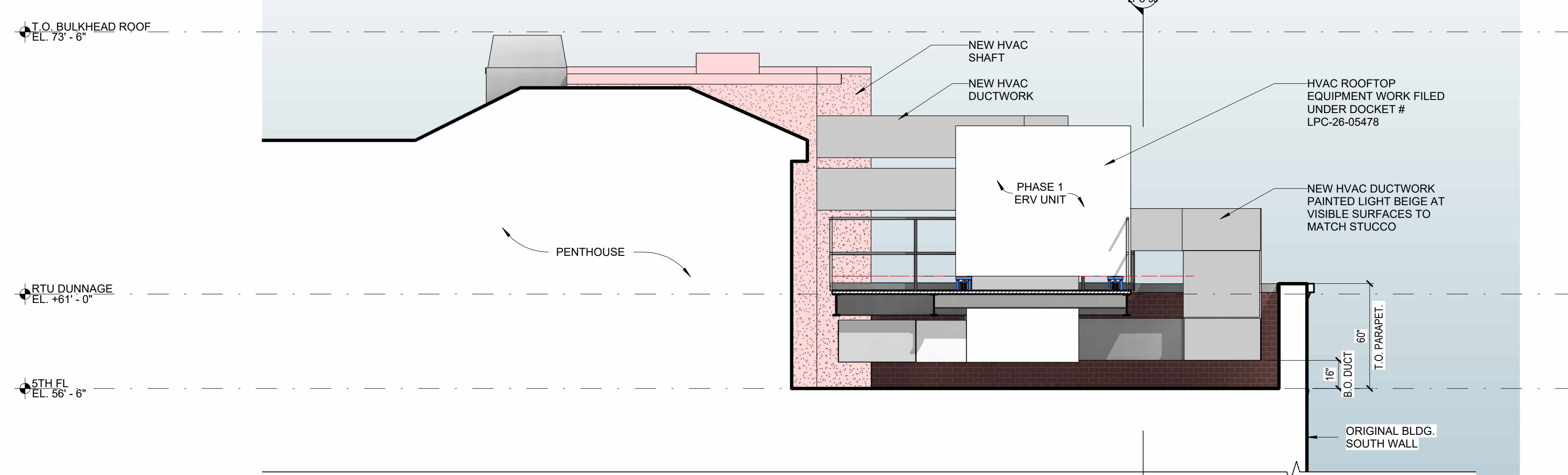
D CARROLL STREET AND McCLELLAN STREET CORNER VIEW - NEW HVAC SHAFT PHOTO MONTAGE

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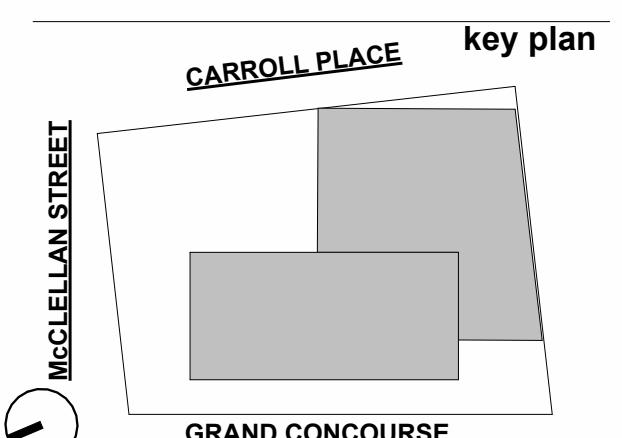
20 RTU DUNNAGE - S. SECTION
1/4" = 1'-0"



10 RTU DUNNAGE - N. SECTION
1/4" = 1'-0"

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1 LPC FILING UPDATE 12/24/2025
revision date



key plan
drawing title
RTU DUNNAGE DETAIL SECTION

project number 2414
date 12/24/2025
scale 1/4" = 1'-0"

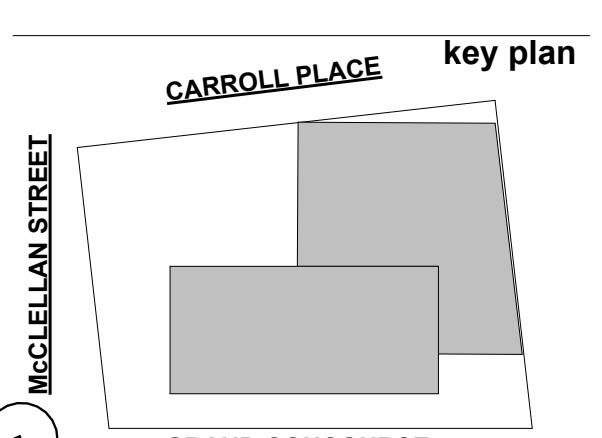
LPC-58.00

9 of

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revision date



drawing title
HVAC SHAFT ENLARGED PLAN & SECTION

project number

2414

date

12/24/2025

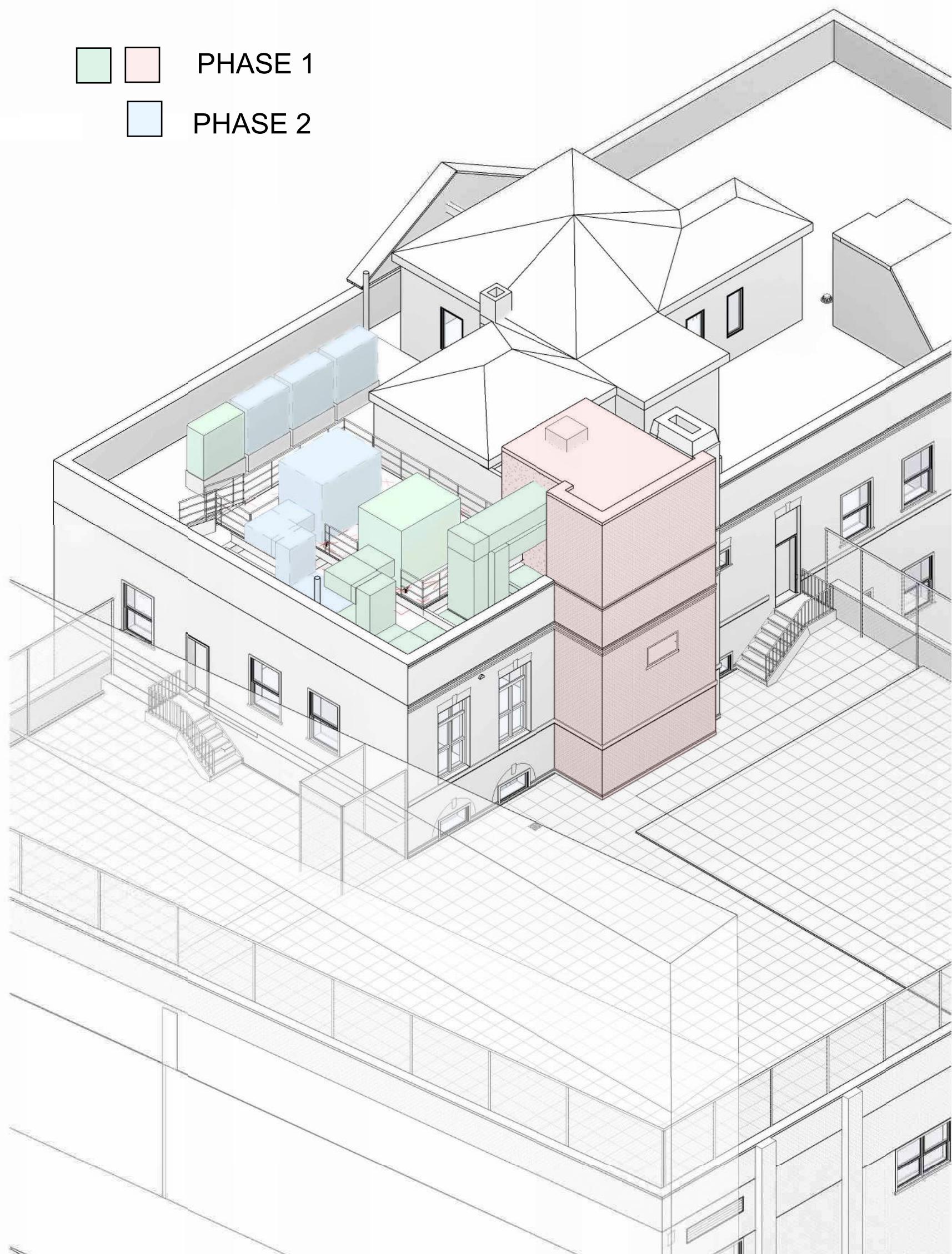
scale

1/4" = 1'-0"

LPC-59.00

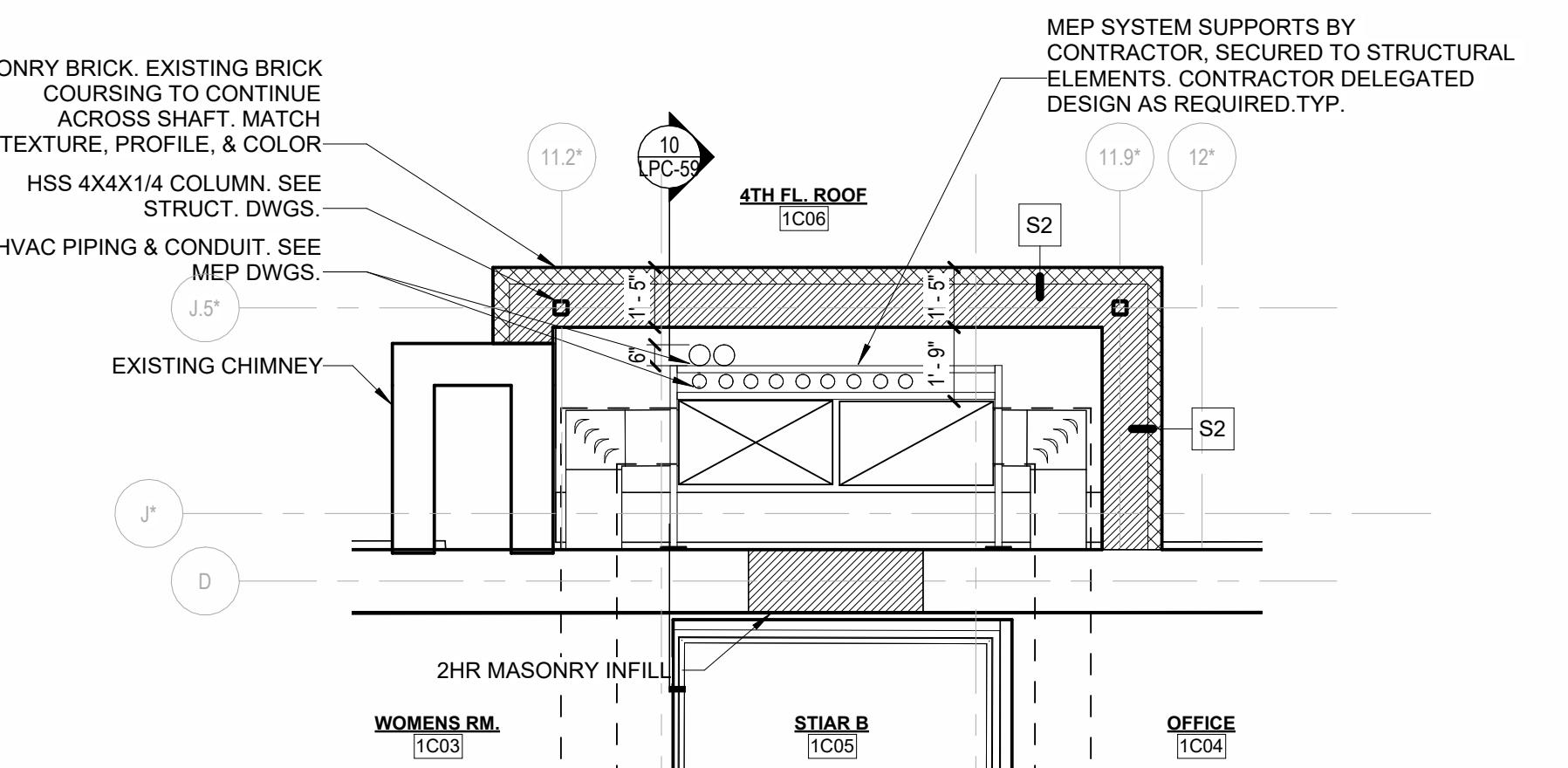
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■ PHASE 1
□ PHASE 2

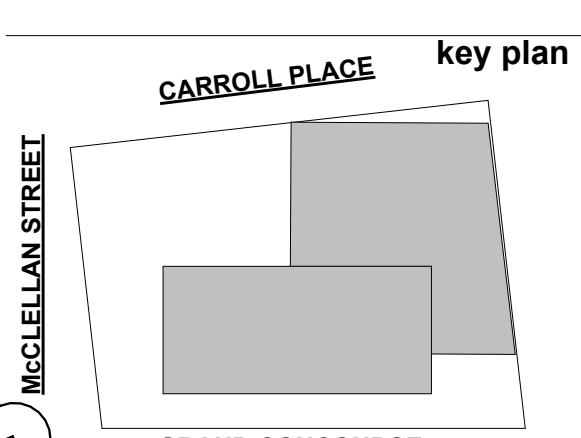
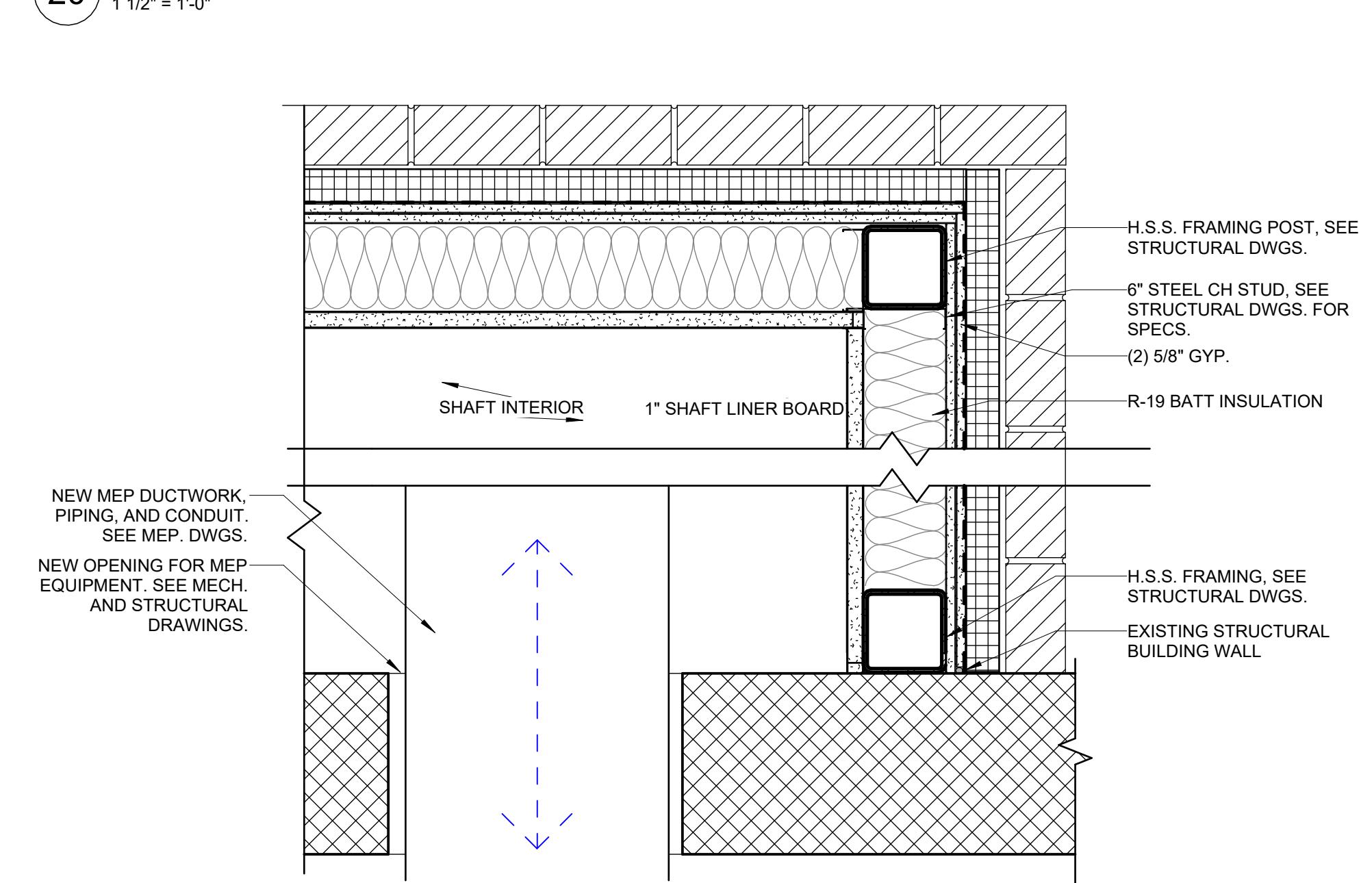
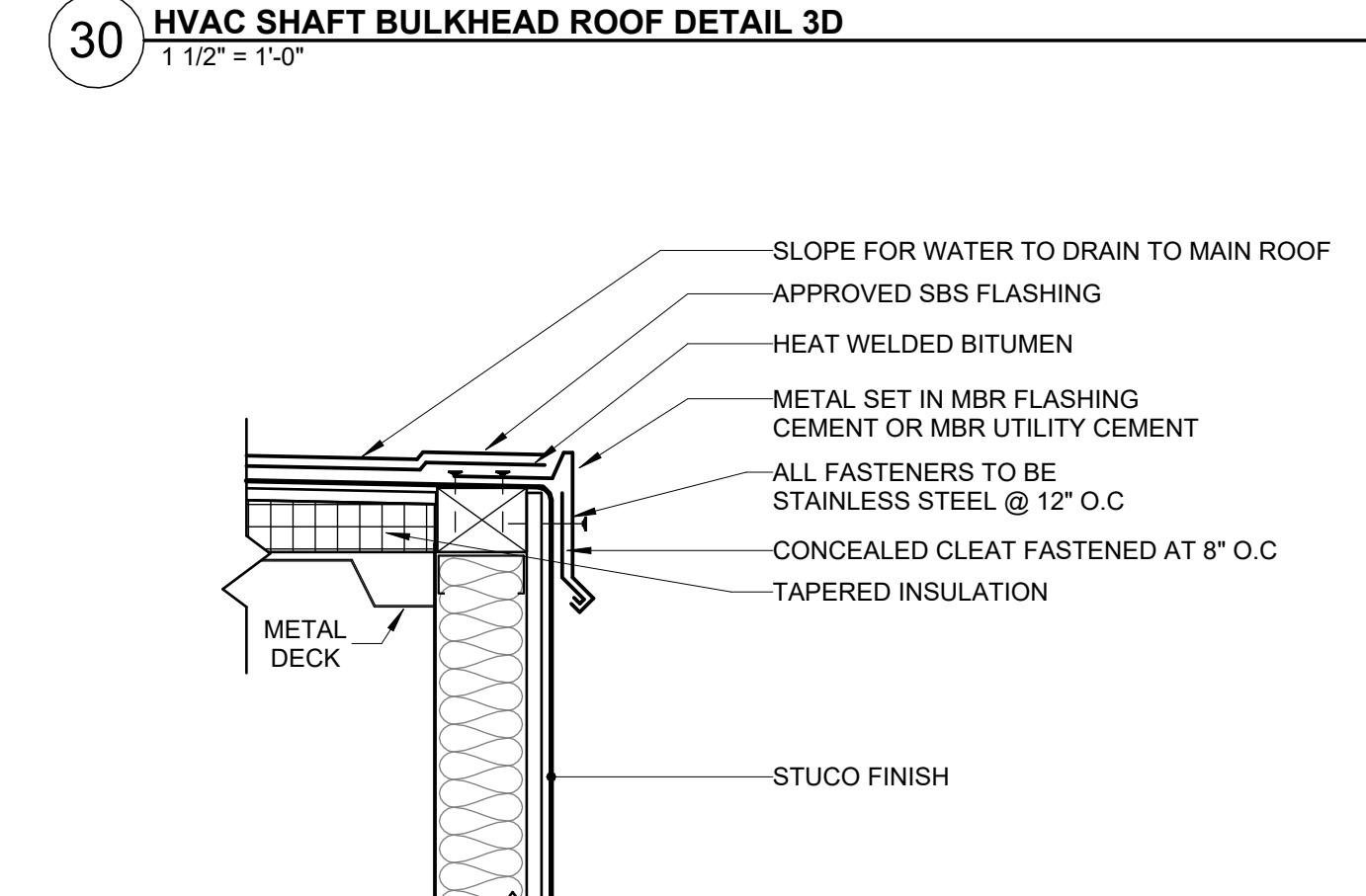
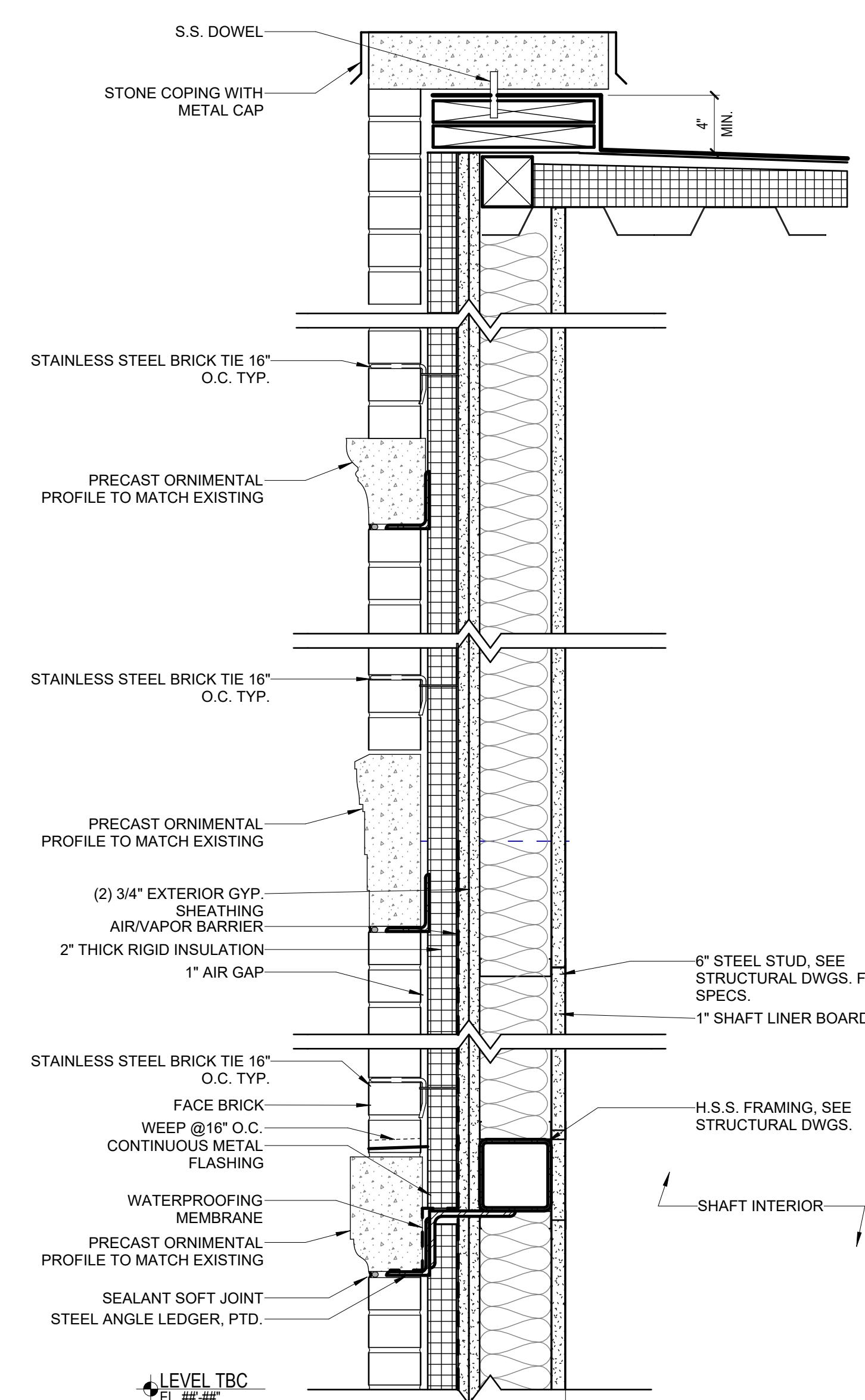
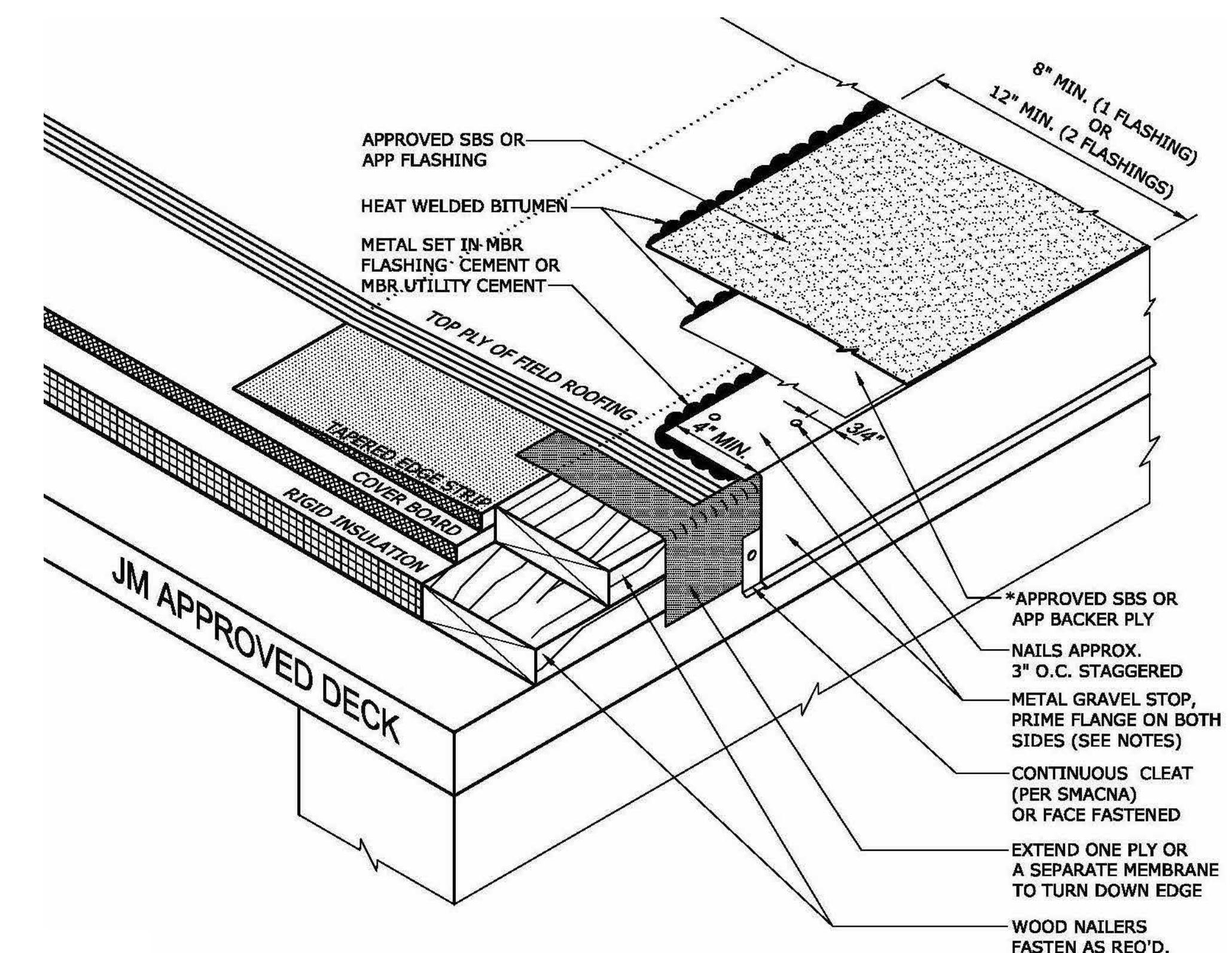
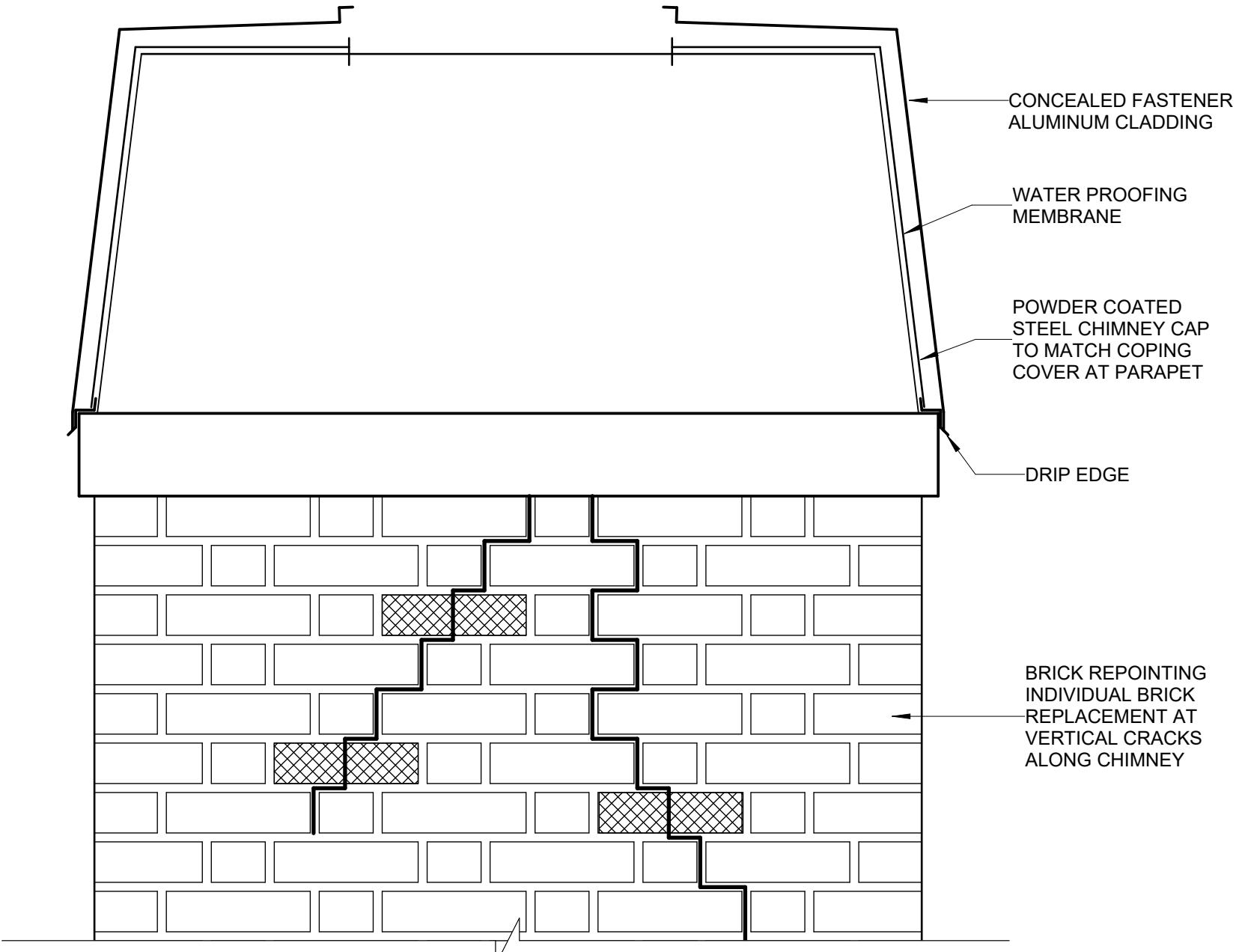


12 HVAC SHAFT AXON VIEW FROM SOUTHEAST

21 ROOF - SHAFT CONSTRUCTION



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2	CB 4 CMTE. MTG. 11/03/2025
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	revision date



drawing title
DETAILS

project number
2414

date
12/24/2025

scale
1 1/2" = 1'-0"

LPC-60.00

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January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-03586

**1130 Grand Concourse – Grand Concourse Historic District
Borough of Bronx**

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.