

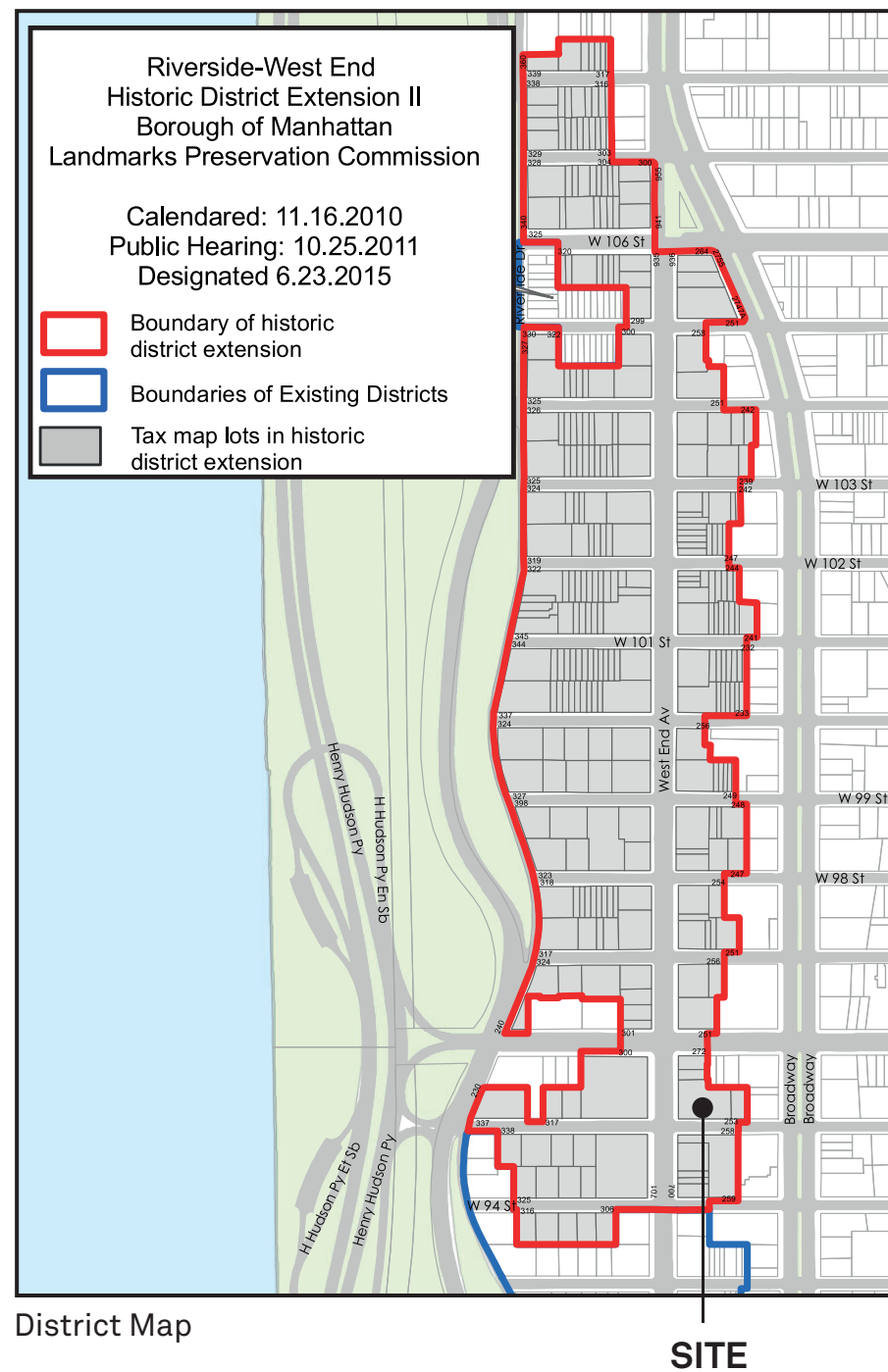
NYC Landmarks Preservation Commission Public Hearing

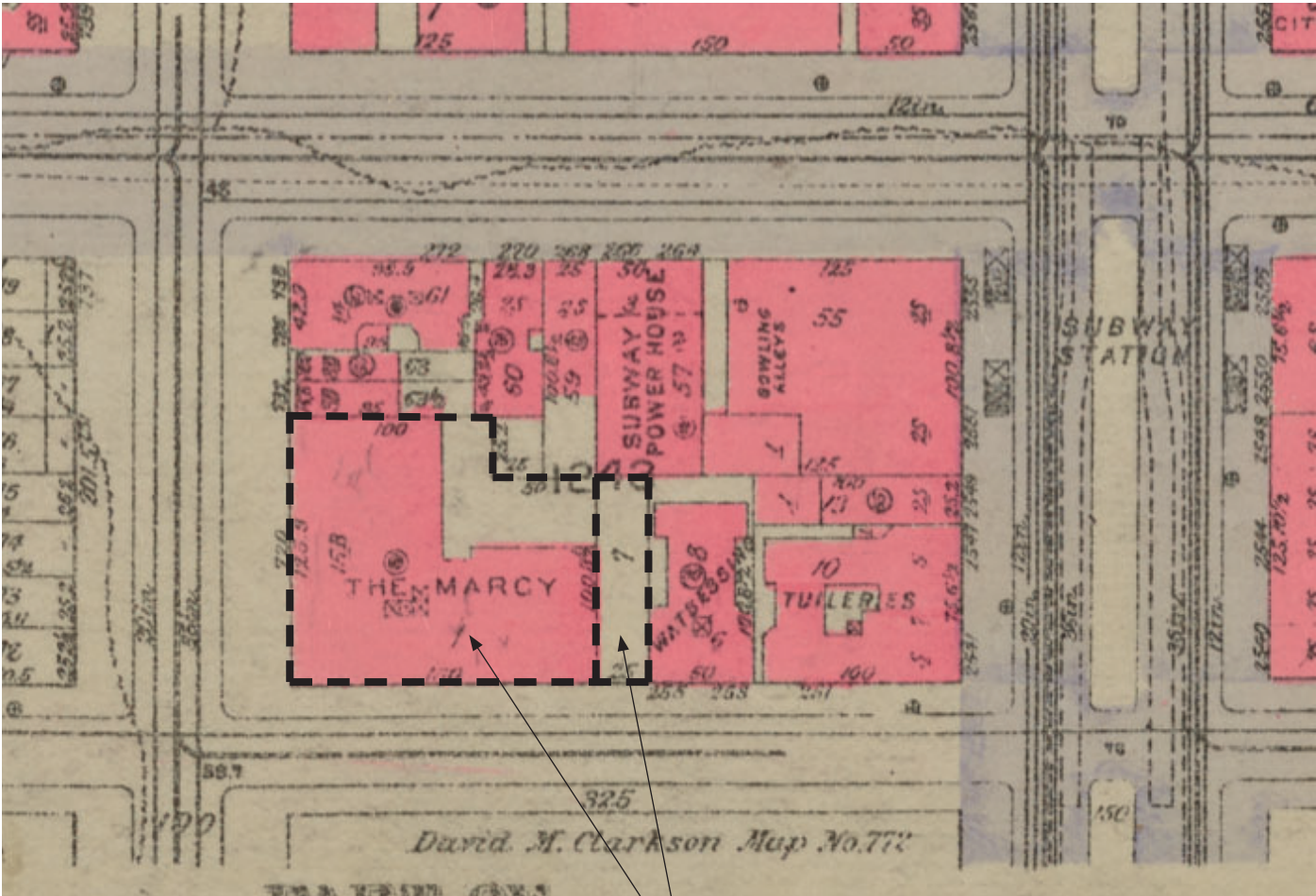
16 October 2018

720 West End Avenue
New York, NY 10025
Brack Capital Real Estate



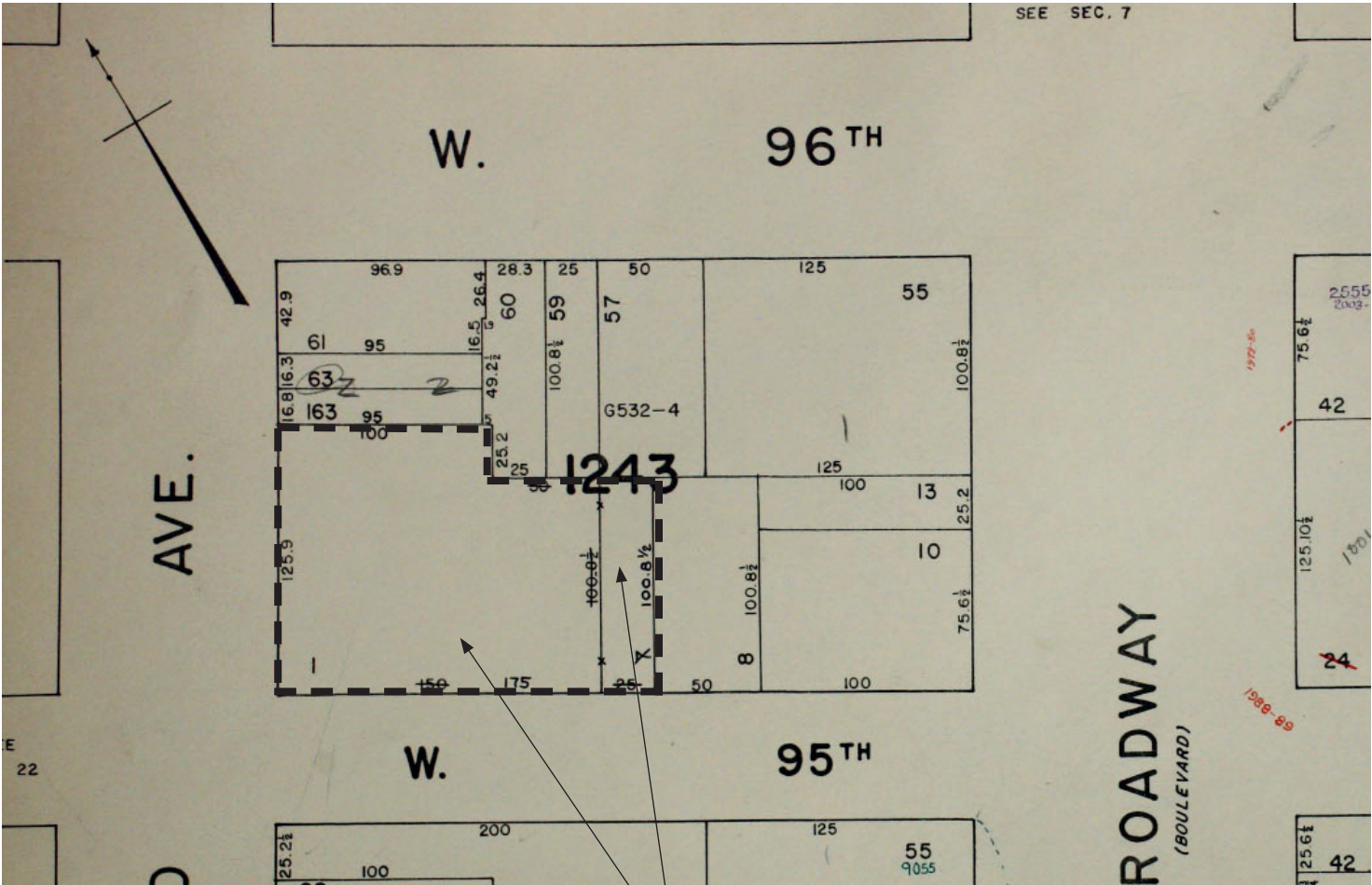
Morris Adjmi Architects
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1930 Bromley Map

LOT 1 AND LOT 7 AS SEPARATE LOTS

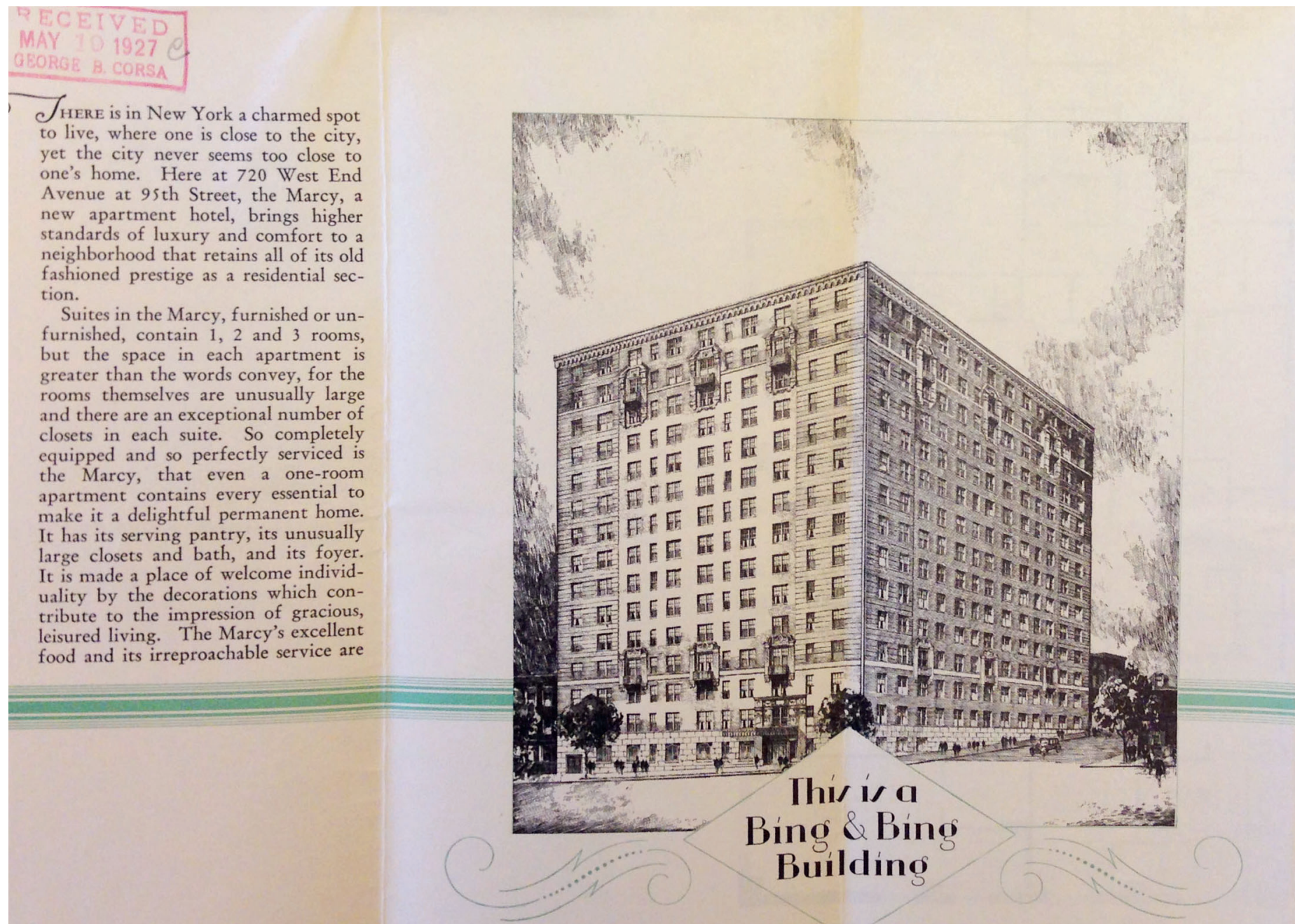


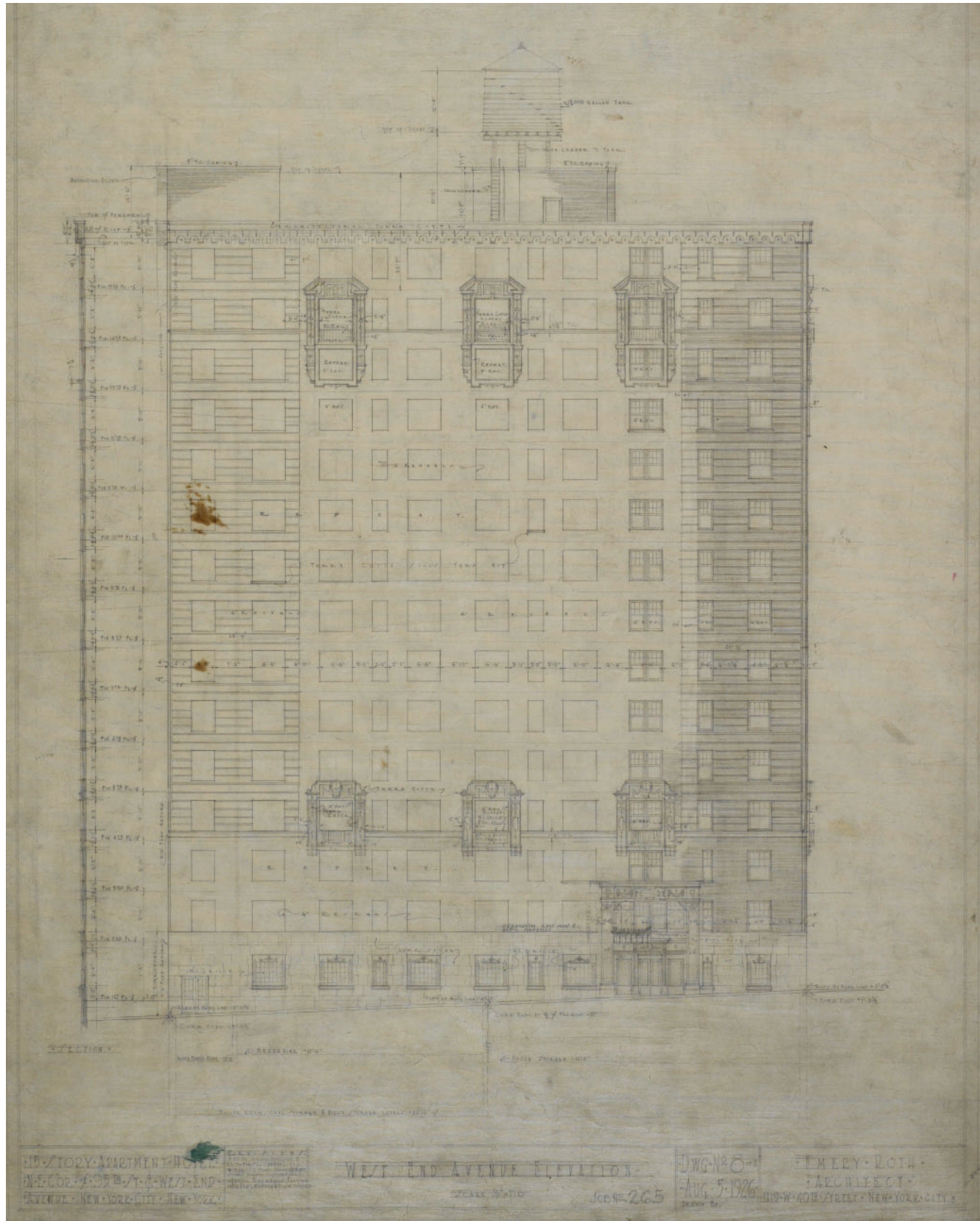
1968 Tax Map

LOT 1 AND LOT 7 AS ONE MERGED LOT

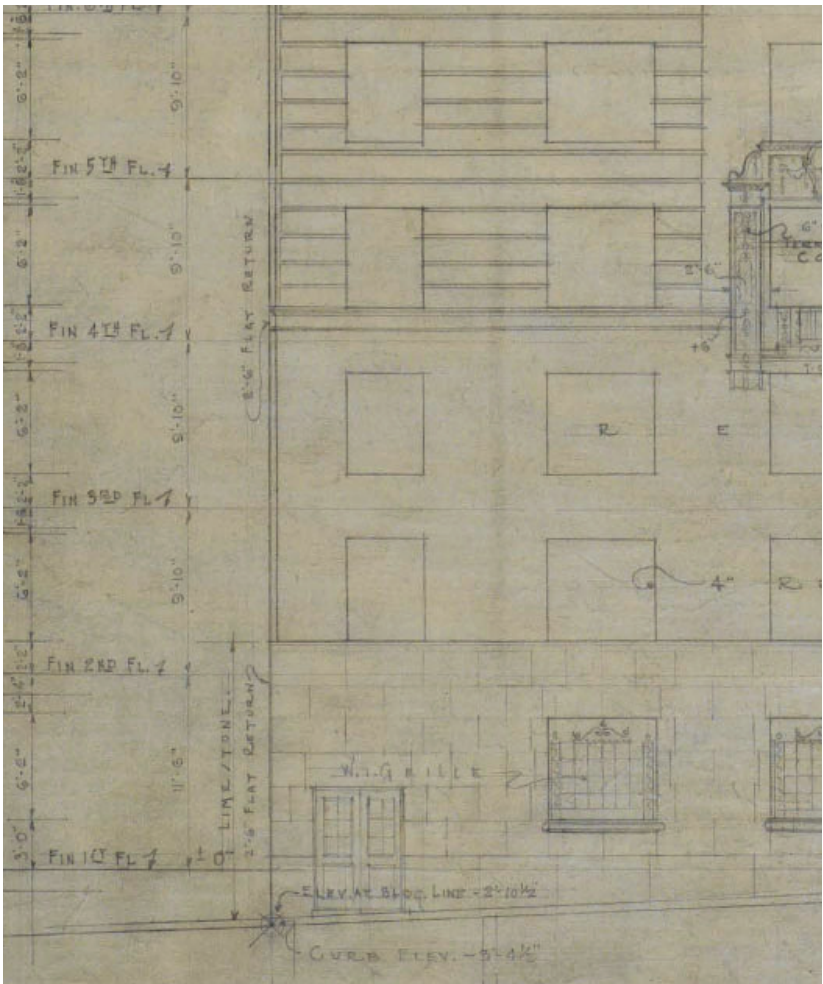


The Hotel Marcy Brochure 1927

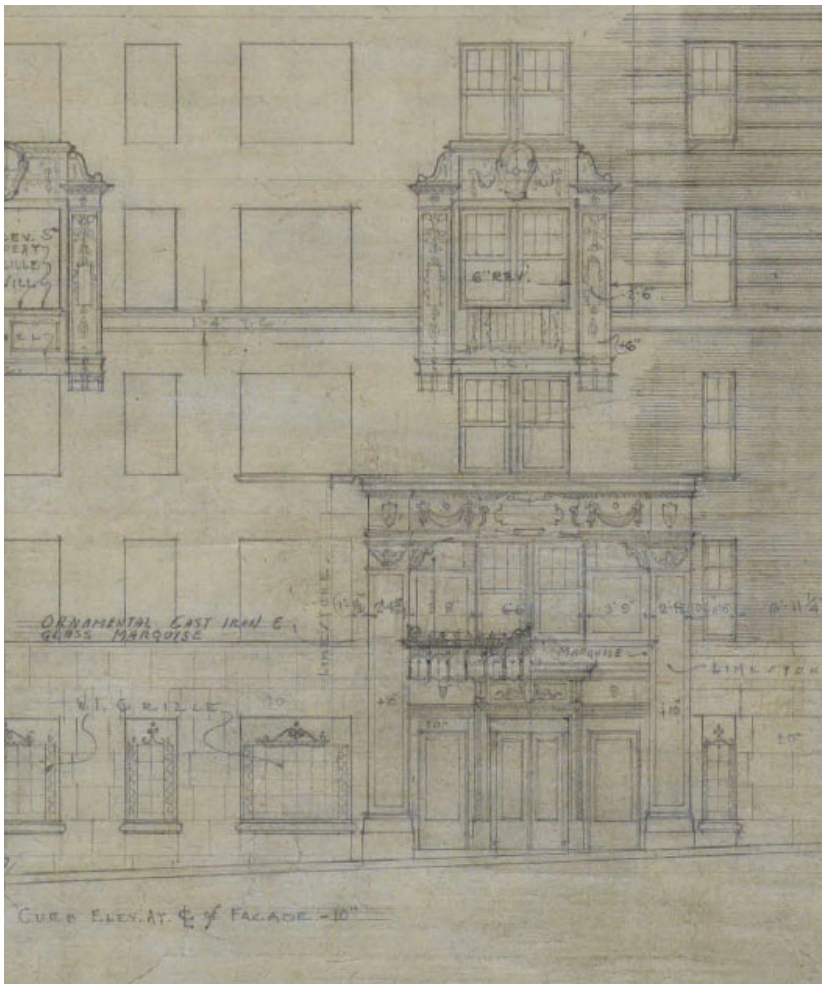




West End Avenue Elevation by Emery Roth Architect 1926



Enlarged Partial West End Avenue Elevation by Emery Roth Architect 1926





1940's Acker Photo



1940's Tax Lot Photo of W. 95th Street



1980's Tax Lot Photo of 720 West End Avenue



Corner of West End Avenue and W. 95th Street



W. 95th Street Looking West



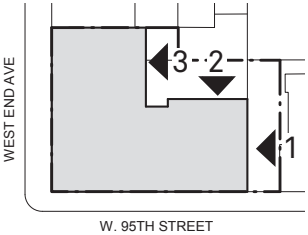
1. East Facade



2. Rear Facade



3. Rear Facade Looking West





Entry Marquee on West End Avenue



Entry Detail



Entry Marquee on West End Avenue



Entry Detail



Base at West End Avenue



Windows at Base



Base at corner of West End Avenue and W. 95th Street



W. 95th Street Side Entrance and Parking Entry



417 Park Avenue, historic photo



417 Park Avenue, existing condition



1190 Madison Avenue



841 Madison Avenue, historic photo



841 Madison Avenue



310 West End Avenue



EXISTING PHOTO



RENDERING OF PROPOSED



CENTRAL PARK WEST EXISTING CONIDTION & PROPOSED CONDITION

360 CENTRAL PARK WEST, NEW YORK, NEW YORK

DWG NO: LPC-08
BLOCK: 1209
LOT: 33
DATE: 01/13/2015
SCALE: N/A

360 Central Park West



12TH STREET ELEVATION: EXISTING REISS BUILDING
WEST VILLAGE RESIDENCES
REISS BUILDING RENOVATION

1/16" = 1'
24 APRIL 2012
FX FOWLE
2020 FOWLE ARCHITECTS LLP ALL RIGHTS RESERVED



12TH STREET ELEVATION: PROPOSED REISS BUILDING RENOVATION
WEST VILLAGE RESIDENCES
REISS BUILDING RENOVATION

1/16" = 1'
24 APRIL 2012
FX FOWLE
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Window Enlargement at Primary Facade

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101 W 57th St 1924, MCNY



Mayflower-Plymouth (demolished) at W 62nd St & CPW
1928, MCNY



221 W 82nd St and 228 W 83rd St
c. 1930, MCNY



101 W 57th St, existing view looking West



210 W 101st St



Devonshire Apartments, E 10th St & University Place



View from Broadway at W 96th St looking southwest



View from Broadway at W 82nd St looking northwest



View from Broadway at W 74th St looking west



View from Broadway at W 84th St looking southwest



View from Broadway at W 79th St looking northwest



View from Broadway at W 72nd St looking northwest



314 West 77th Street



308 West 82nd Street



324 West 84th Street



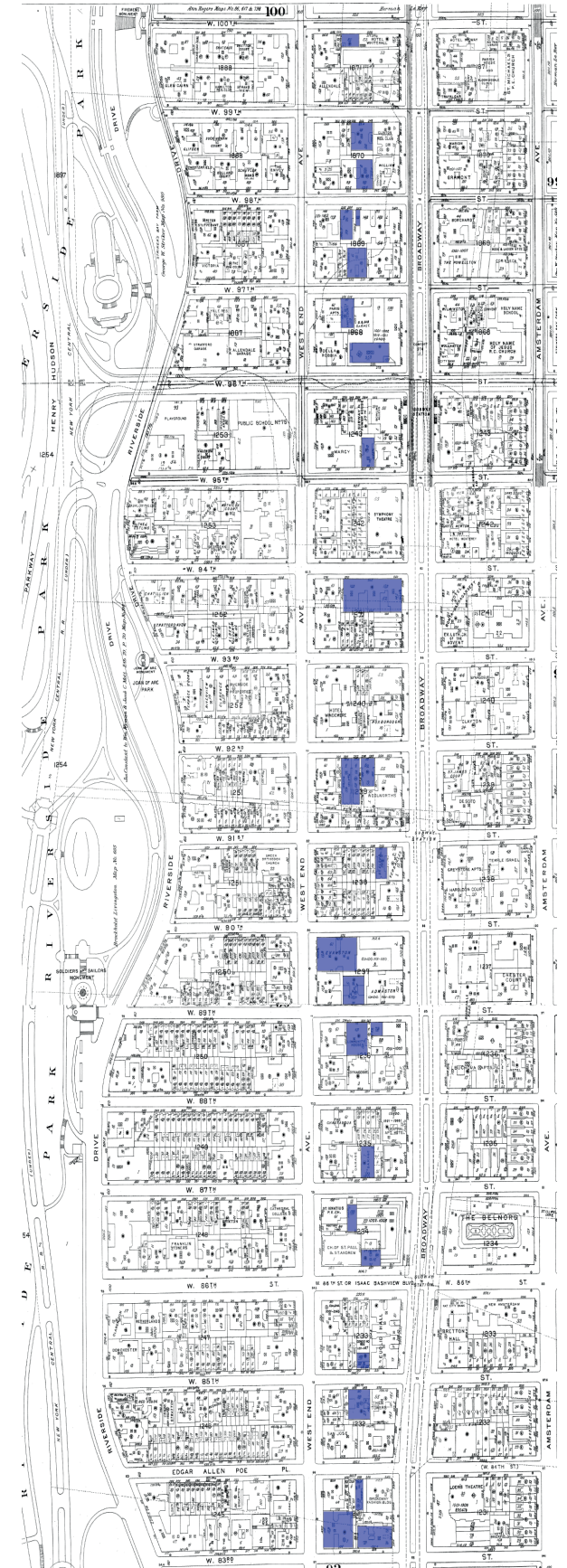
309 West 86th Street



599 West End Avenue (not infill)

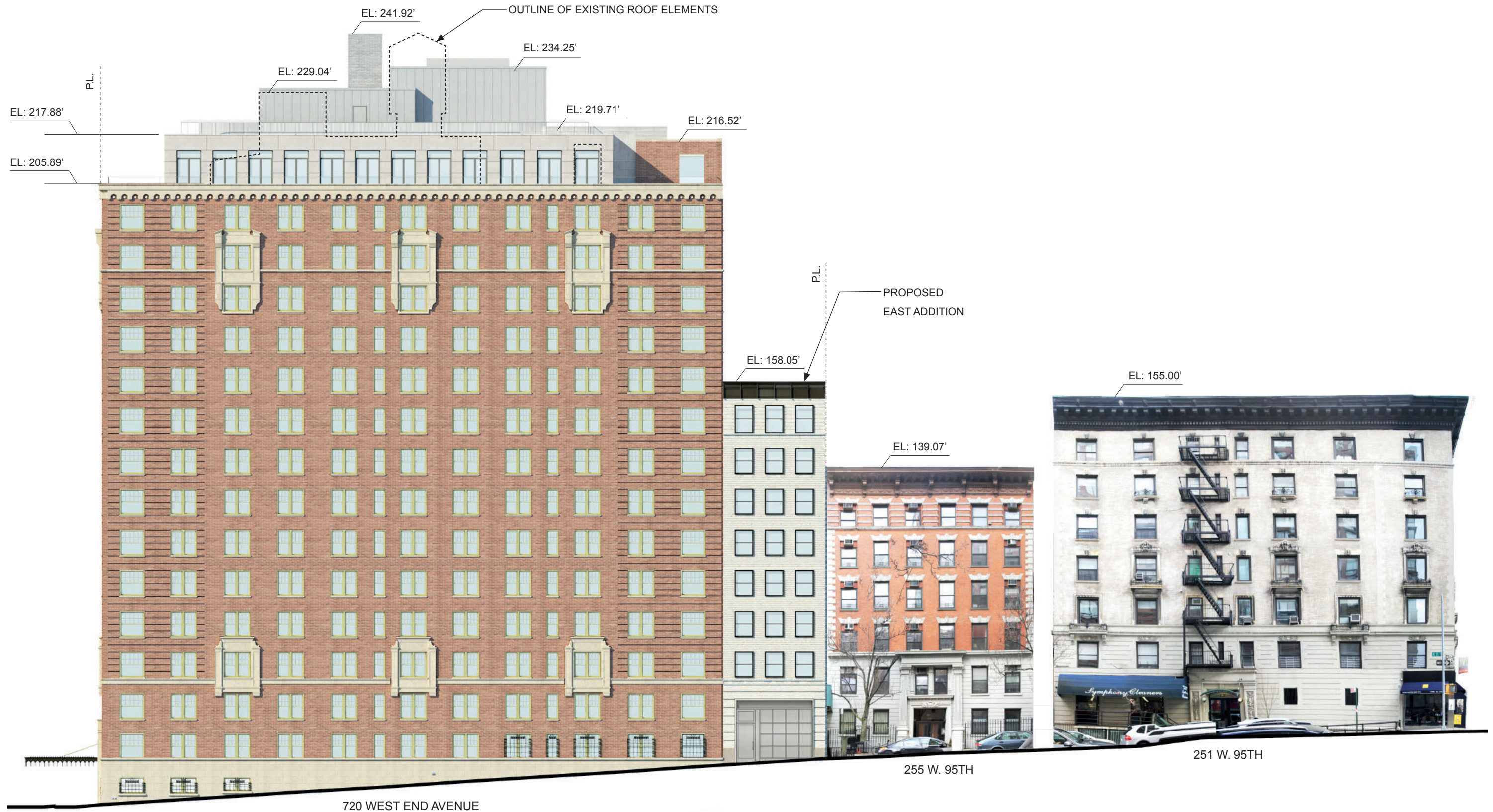


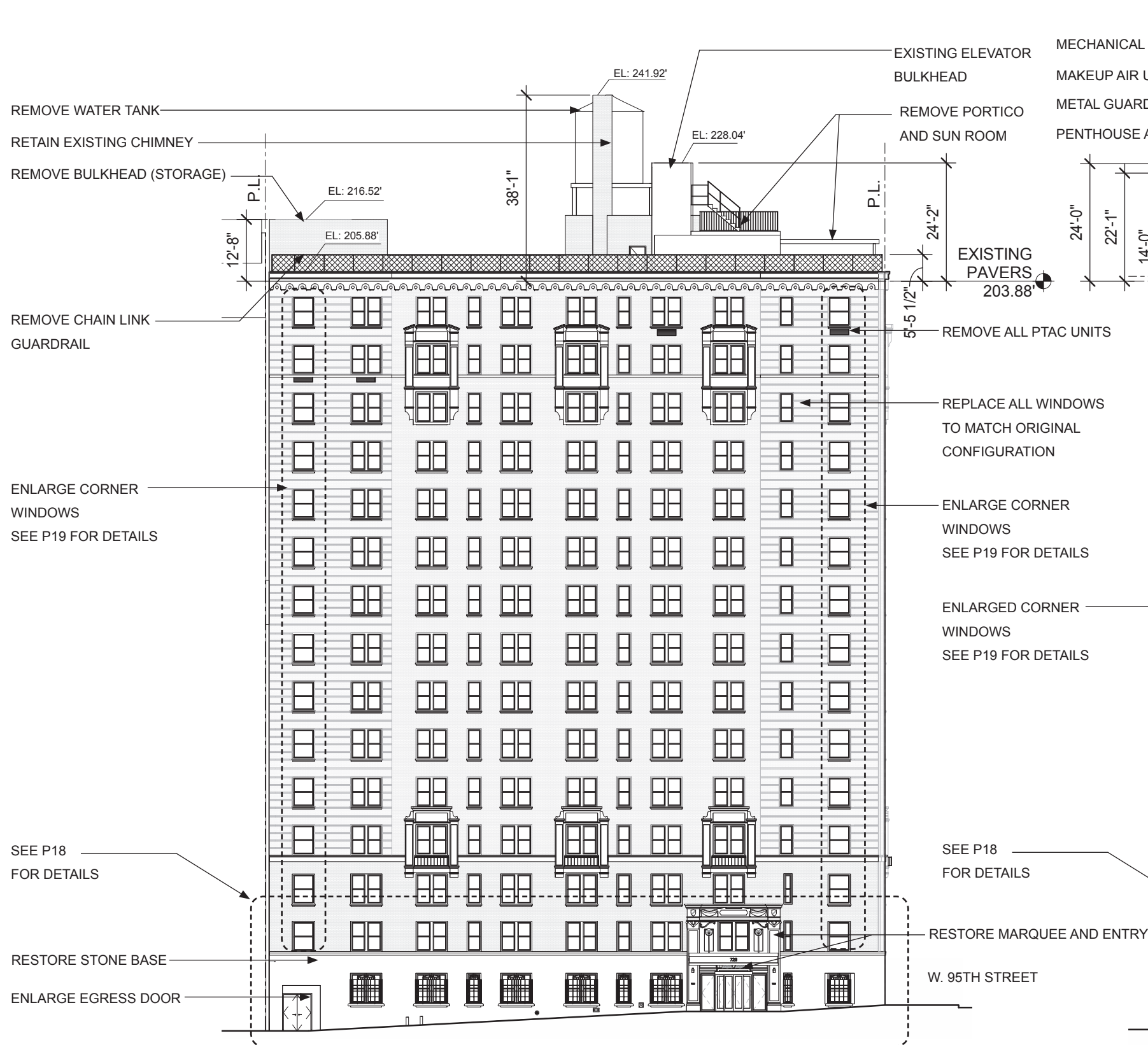
239 West 103rd Street



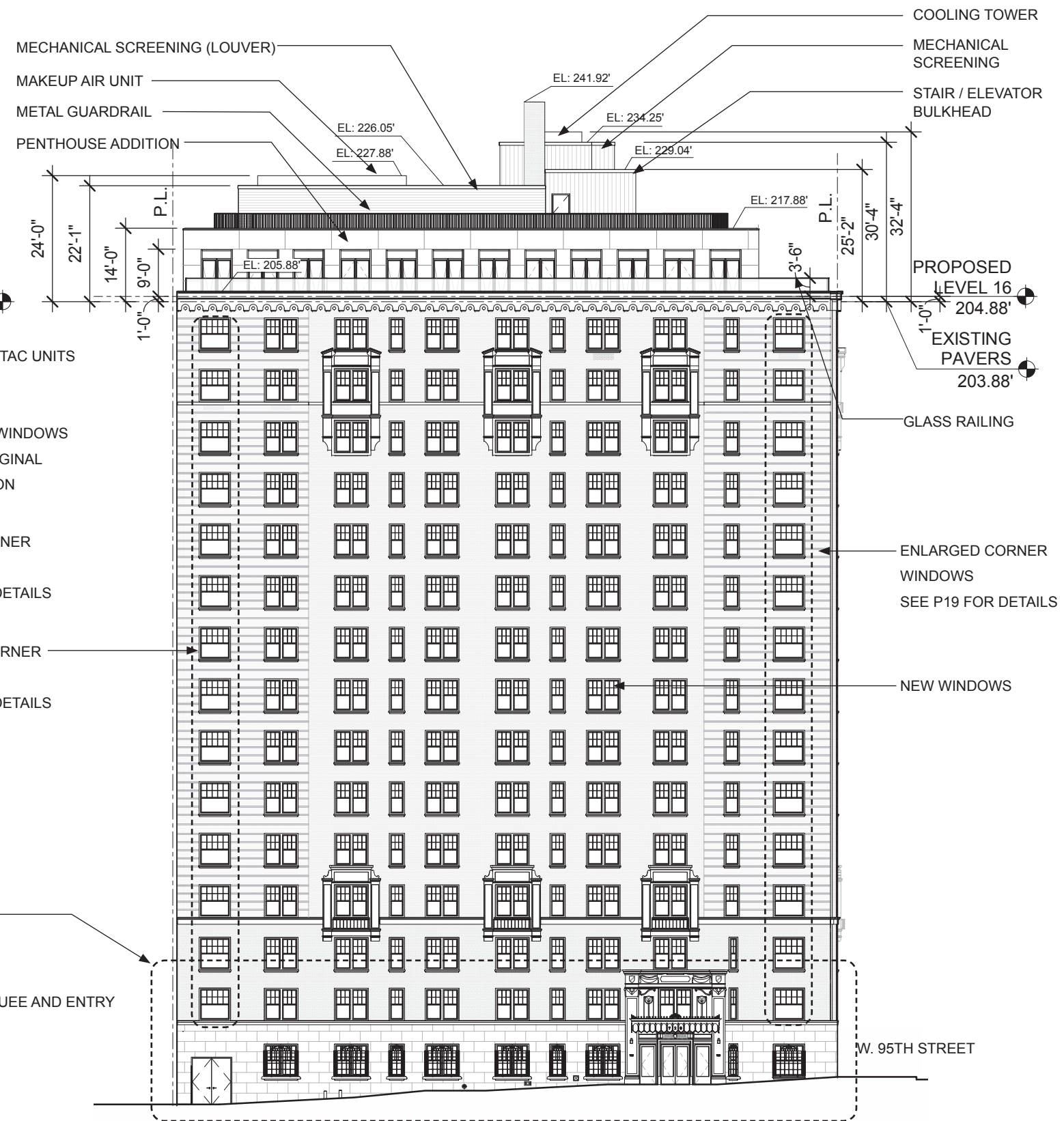
Map of 6+ story buildings in block between Broadway and WEA







West End Avenue Elevation - Existing



West End Avenue Elevation - Proposed



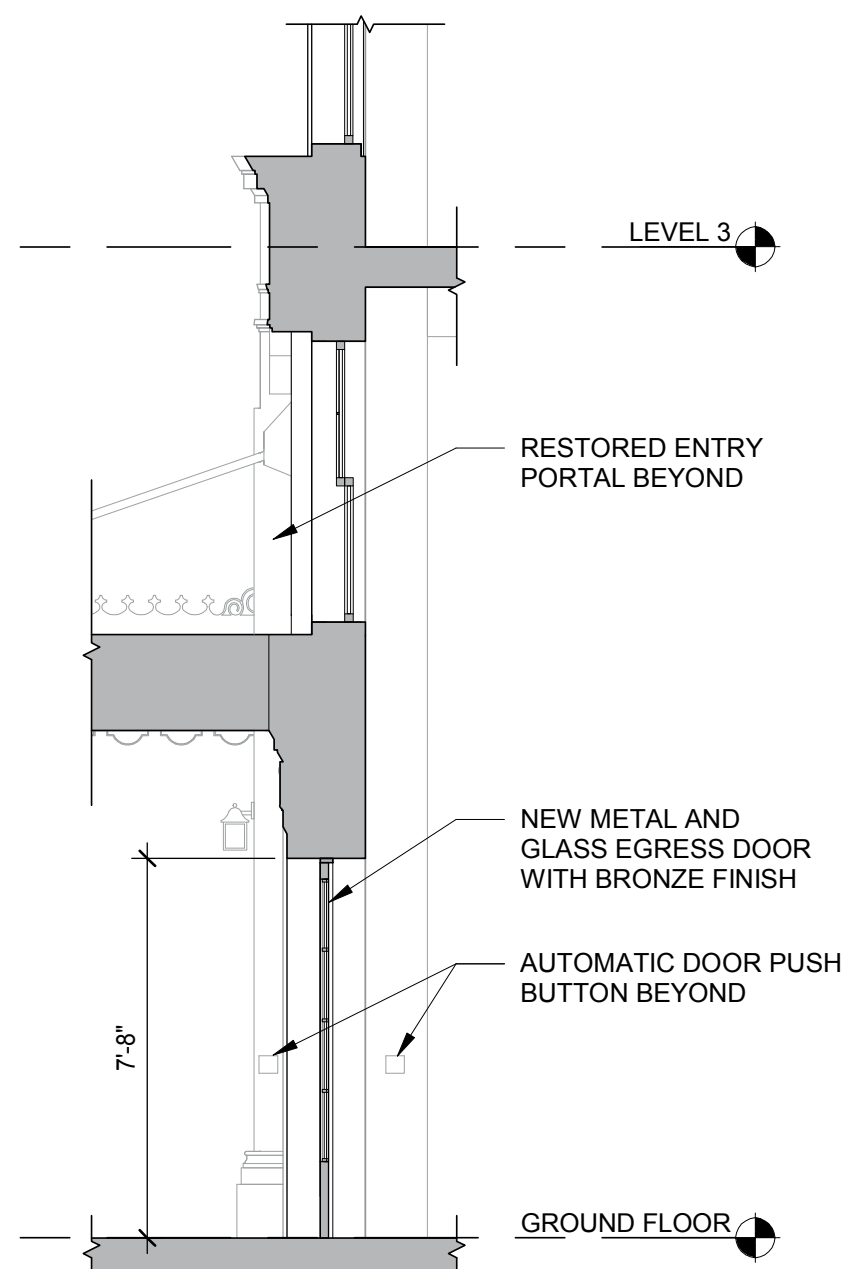
West End Avenue Enlarged Base Elevation - Existing



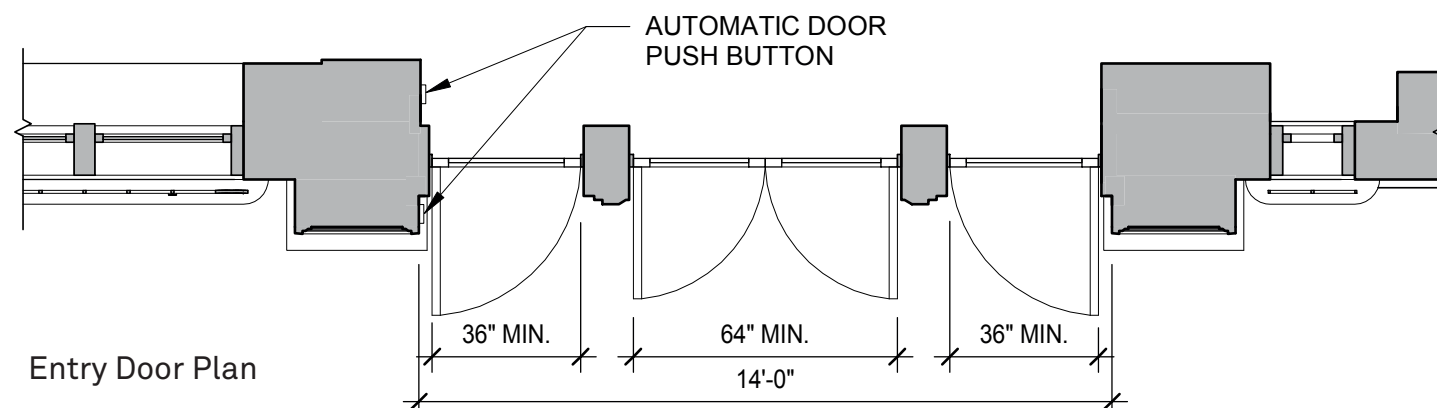
West End Avenue Enlarged Base Elevation - Proposed



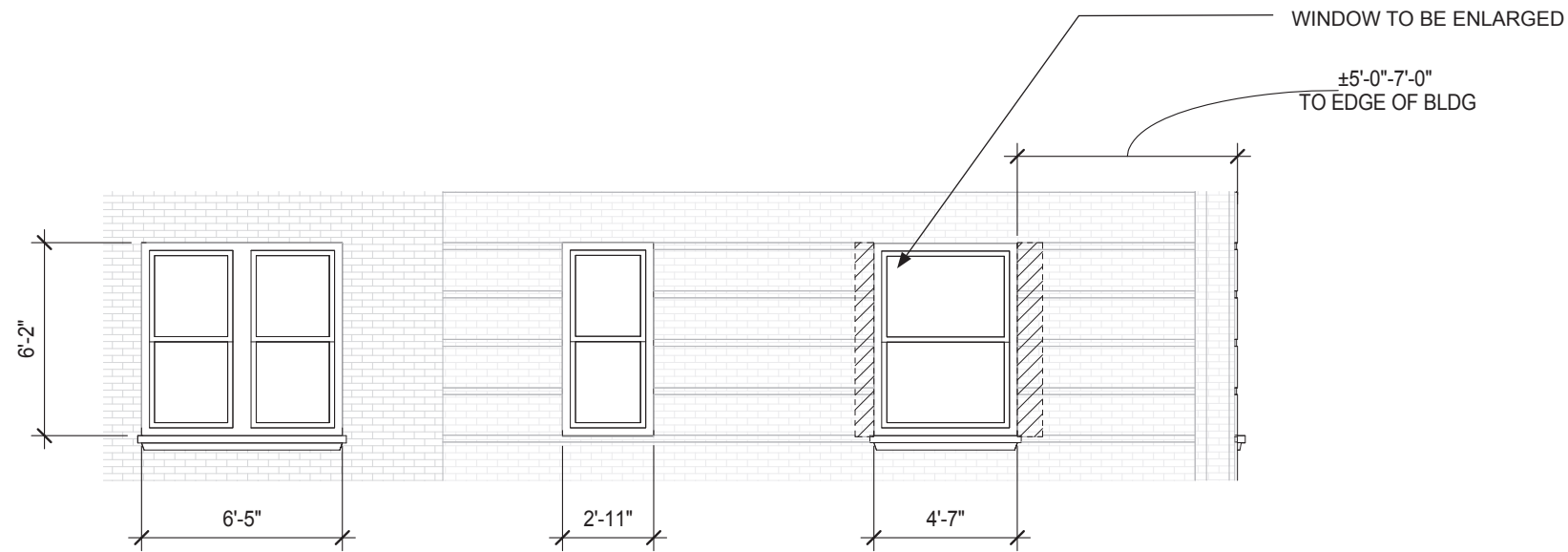
Entry Door Enlarged Elevation



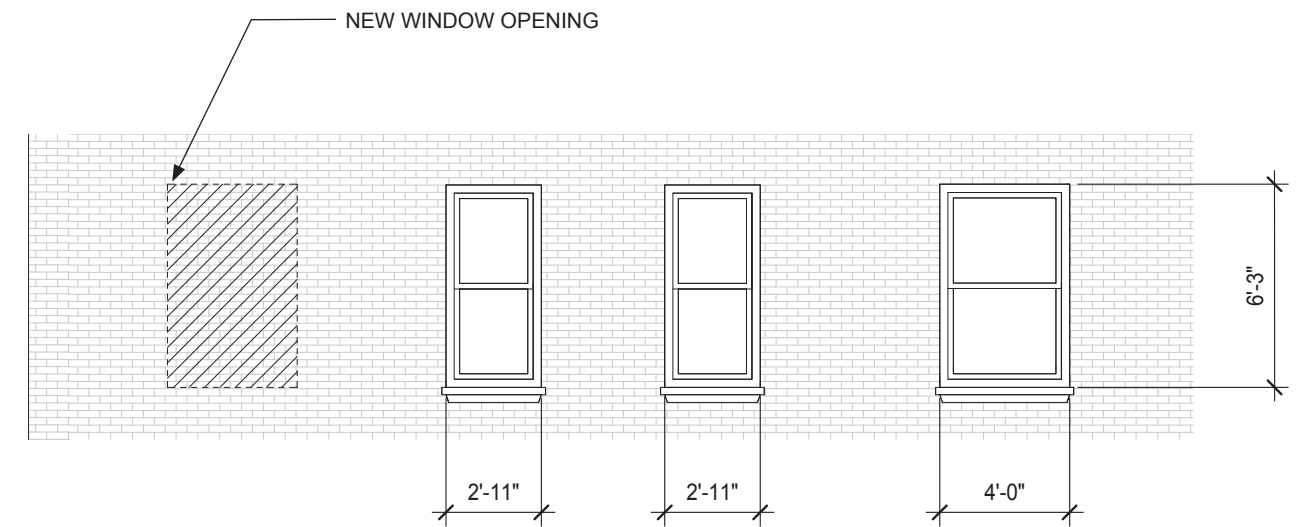
Entry Door Section



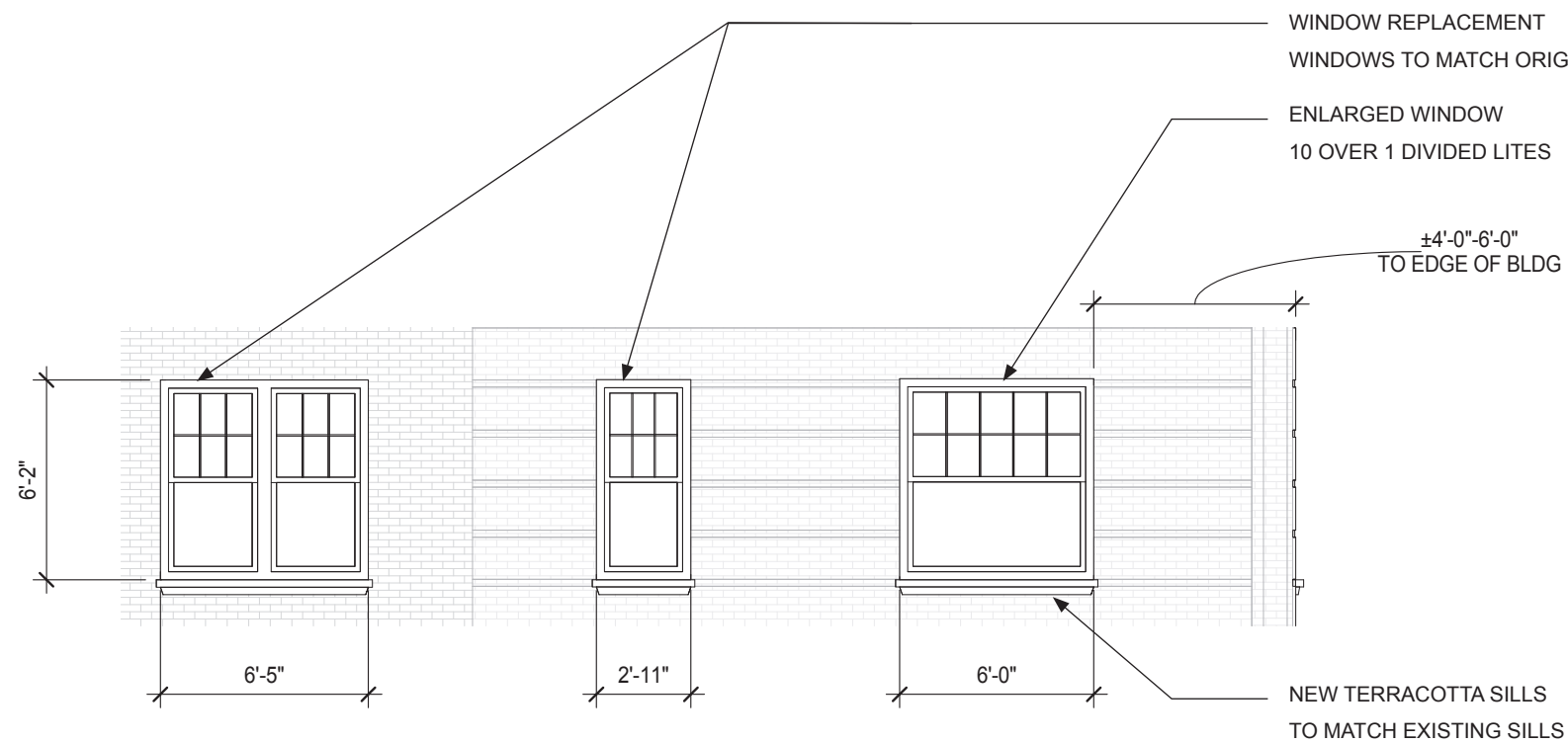
Entry Door Plan



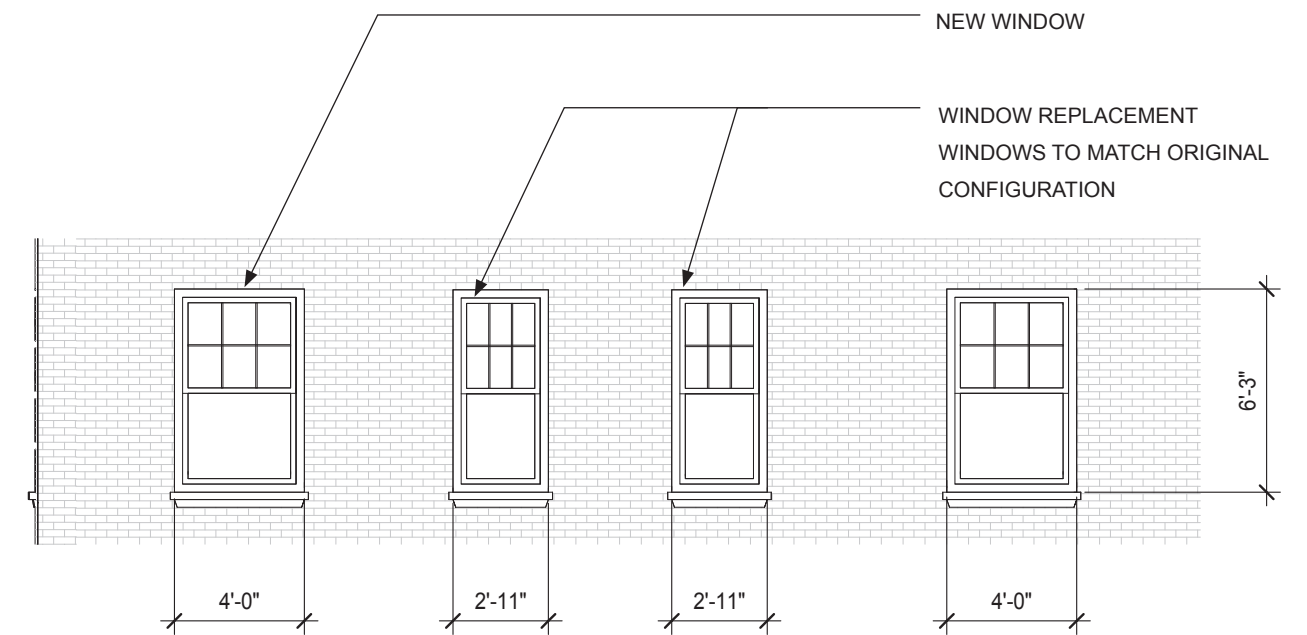
1A Corner Windows - Existing
(Typical to West End Ave. and W. 95th Street Elevations)



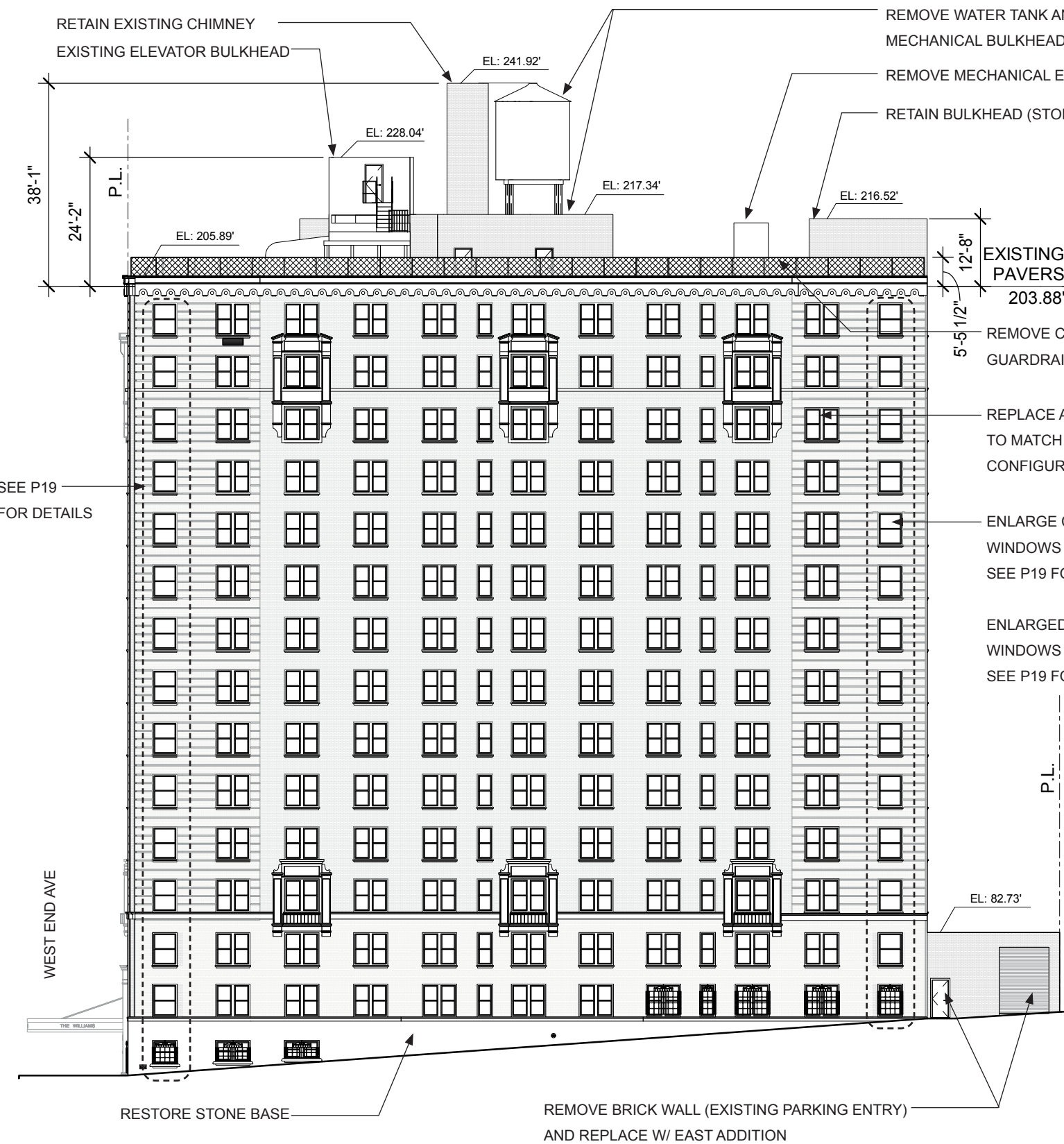
2A East Elevation Windows - Existing



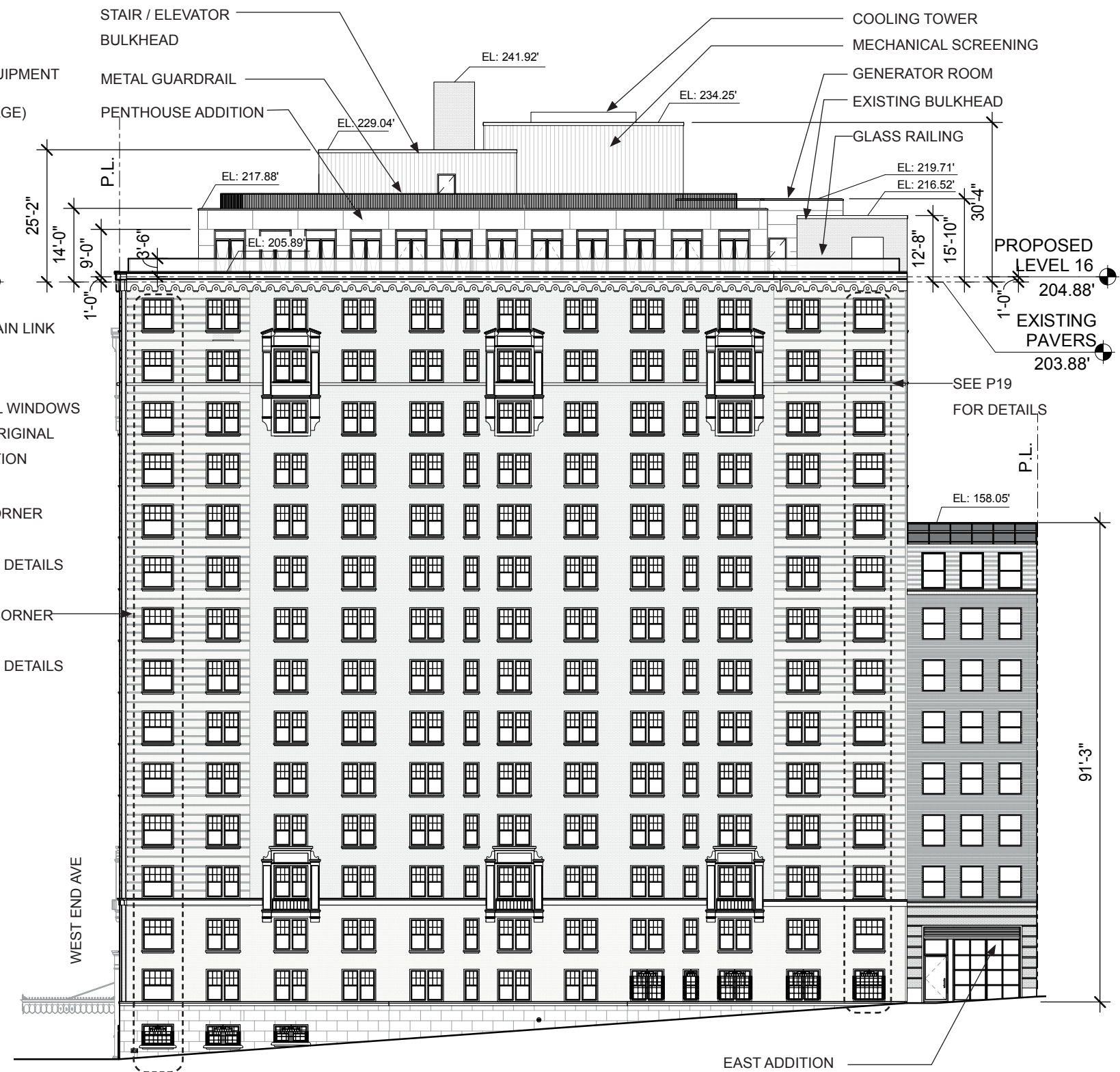
1B Corner Windows - Proposed
(Typical to West End Ave. and W. 95th Street Elevations)



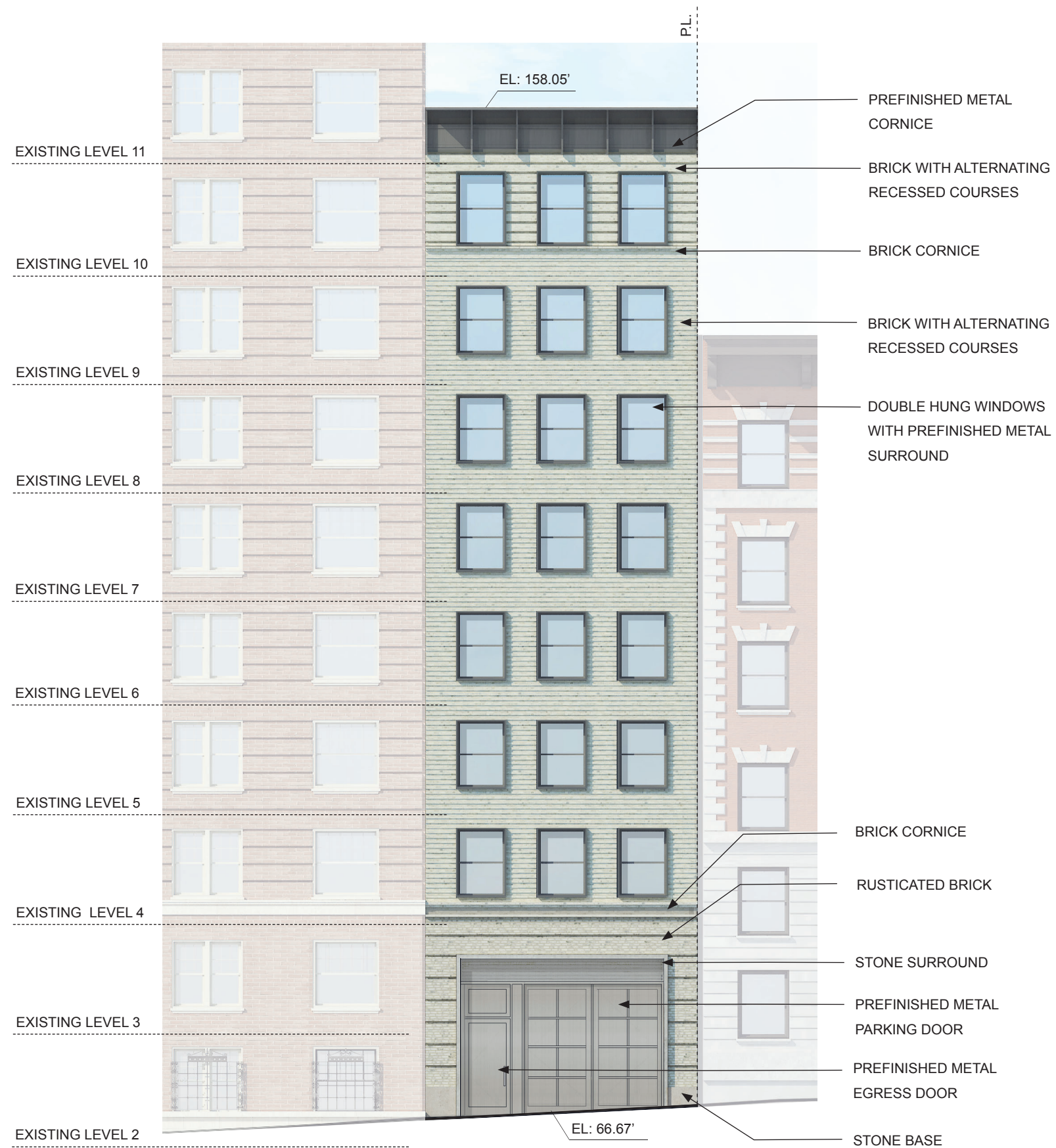
2B East Elevation Windows - Proposed



W. 95th Street Elevation - Existing

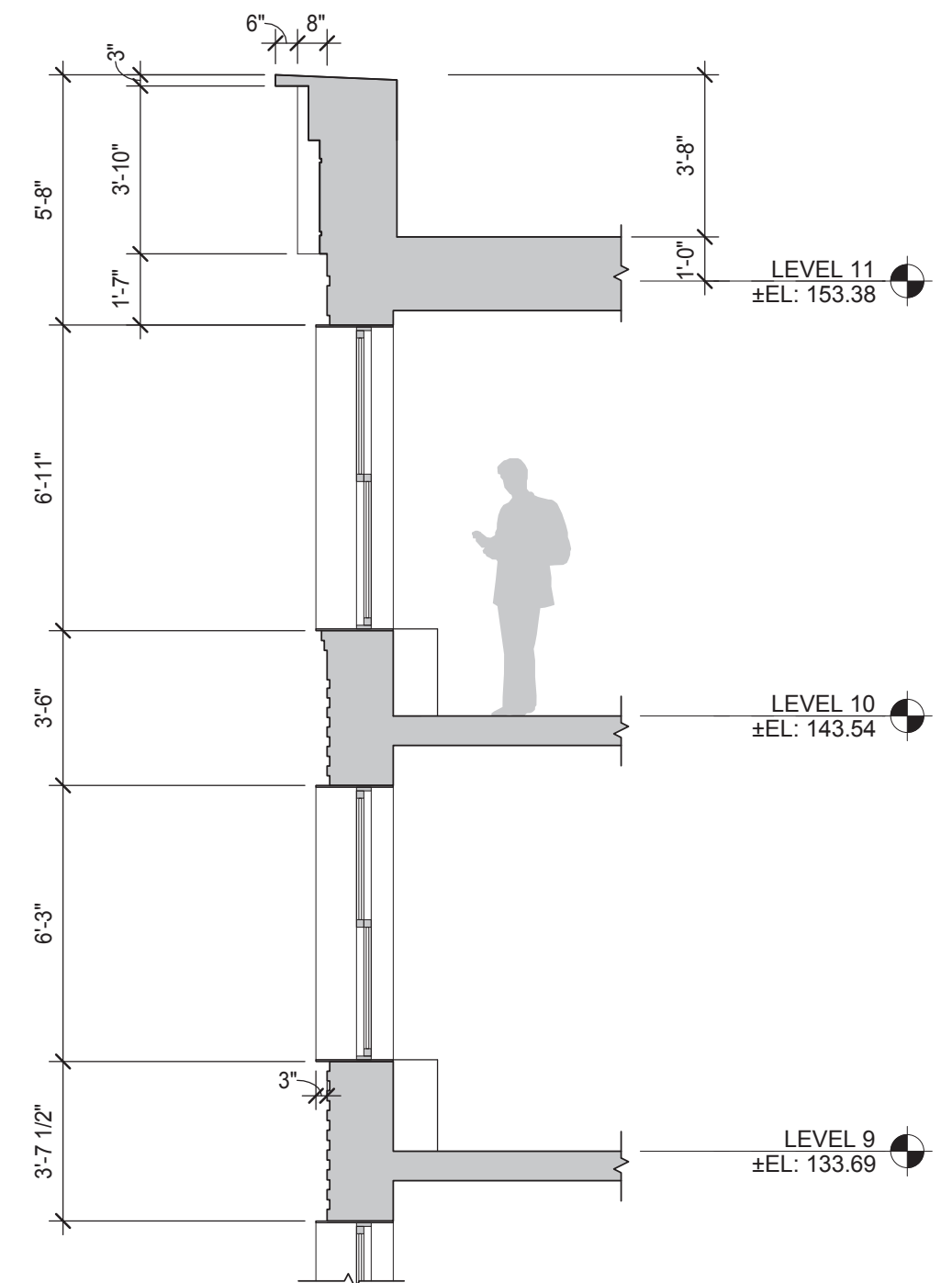


W. 95th Street Elevation - Proposed





Enlarged Elevation

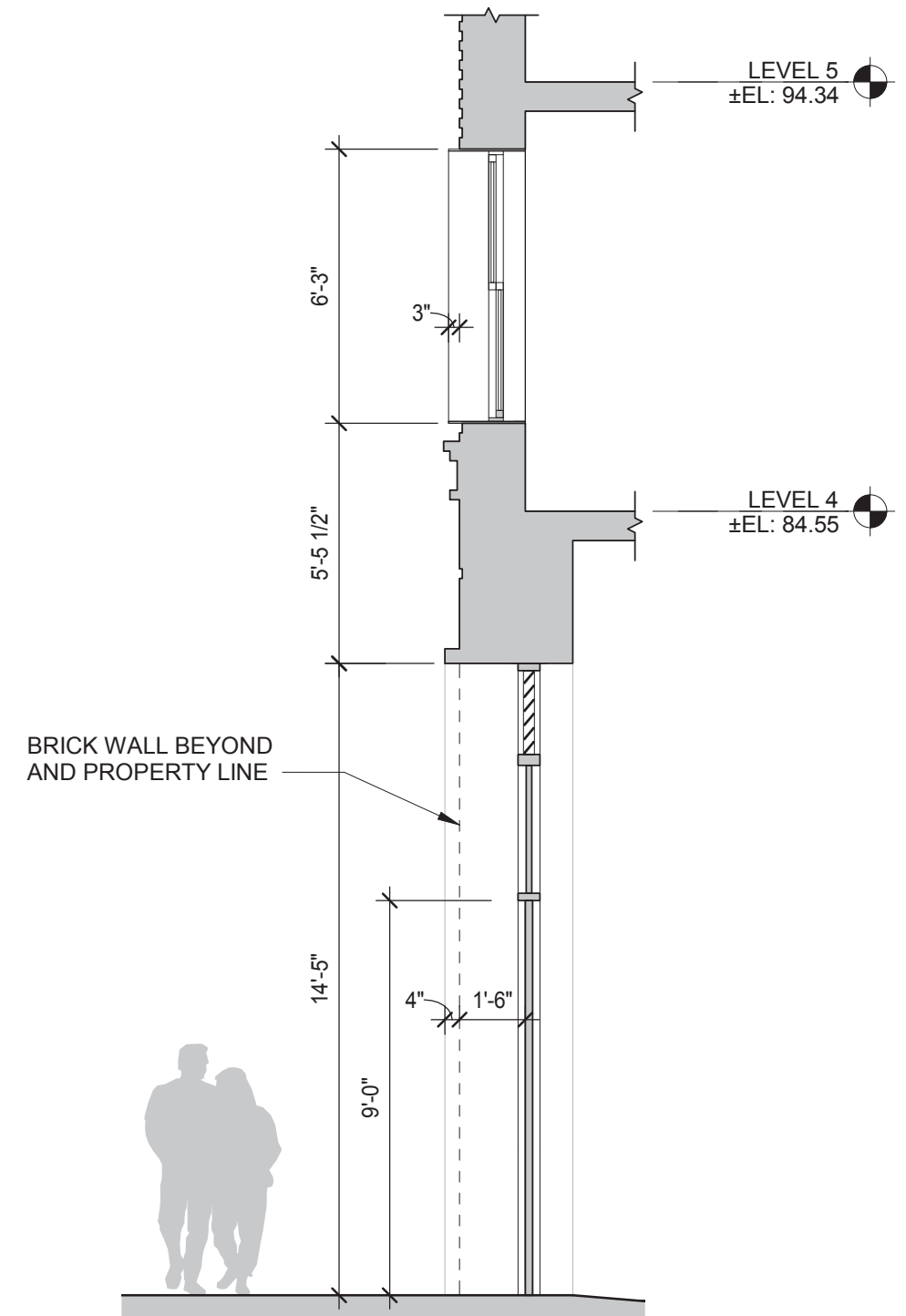


Section

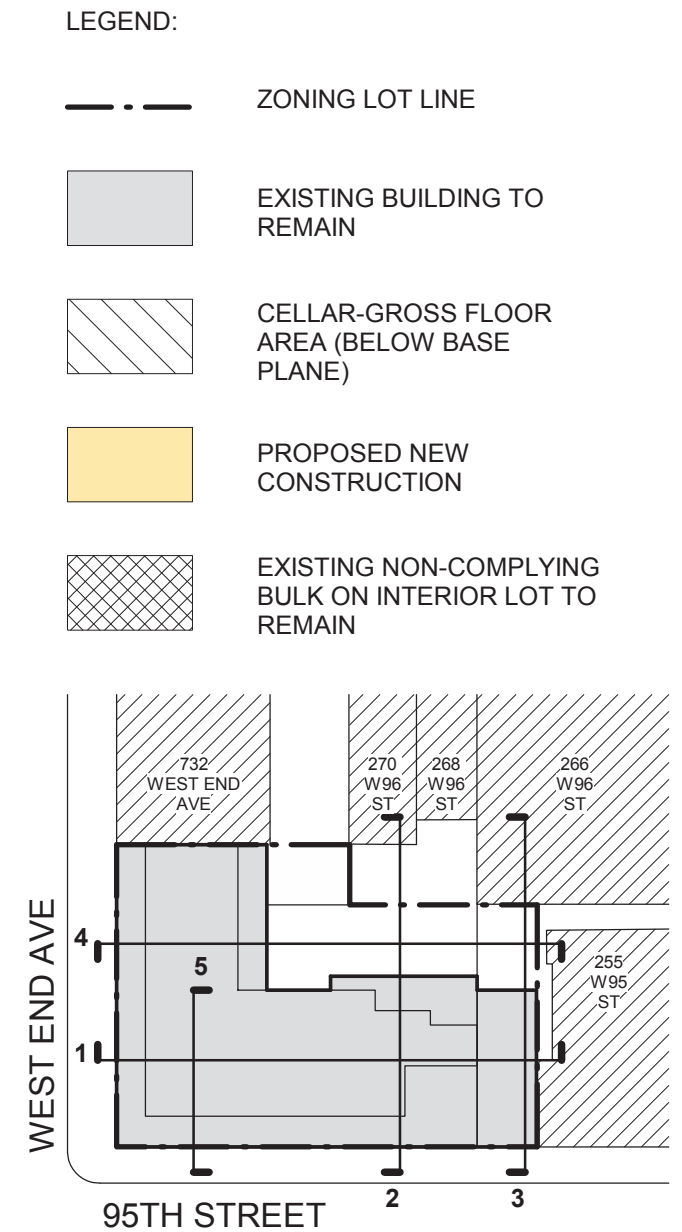


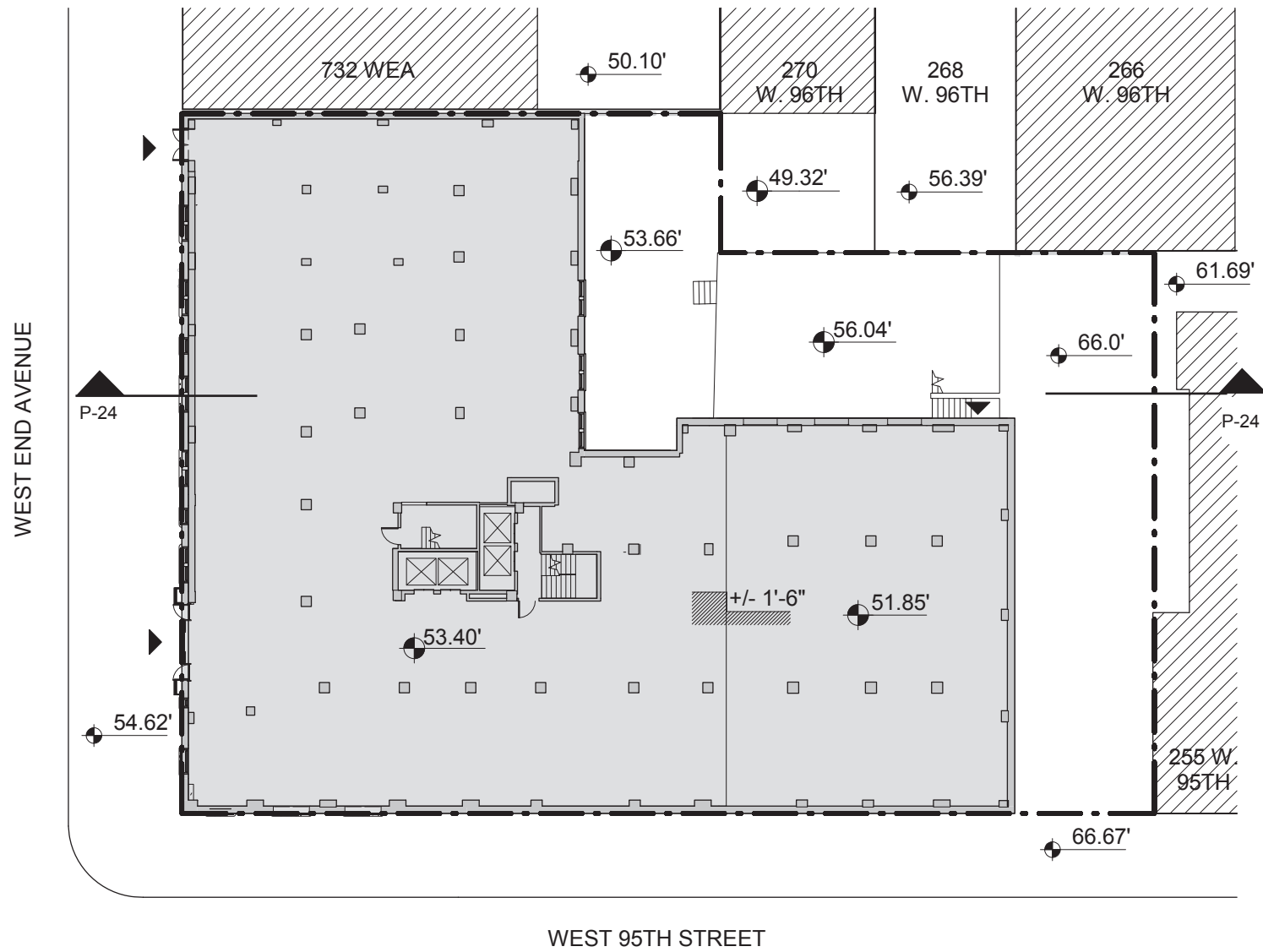
- BRICK CORNICE
- RUSTICATED BRICK
- PREFINISHED METAL LOUVER
- STONE SURROUND
- PREFINISHED METAL PARKING DOOR
- PREFINISHED METAL EGRESS DOOR
- STONE BASE

Enlarged Elevation

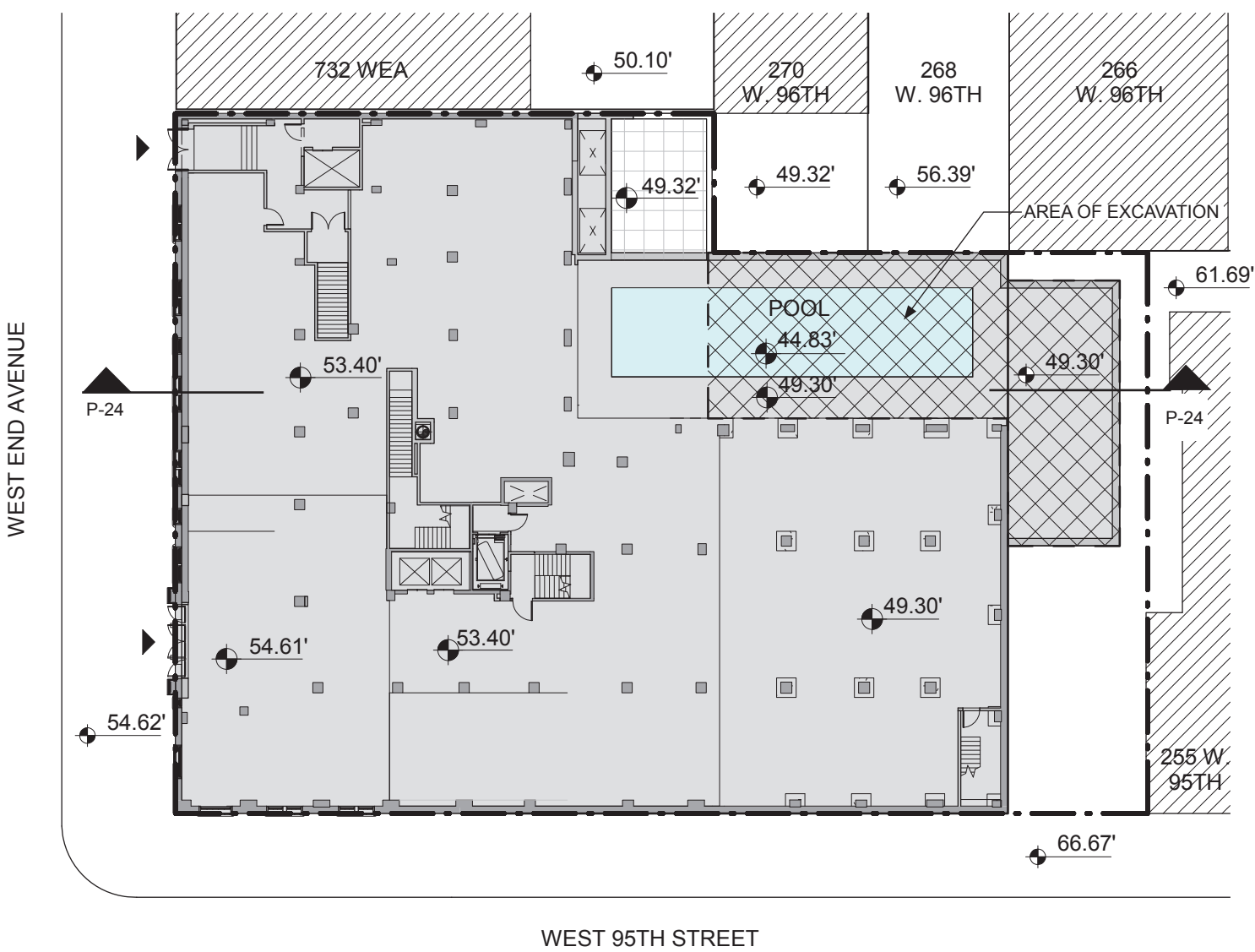


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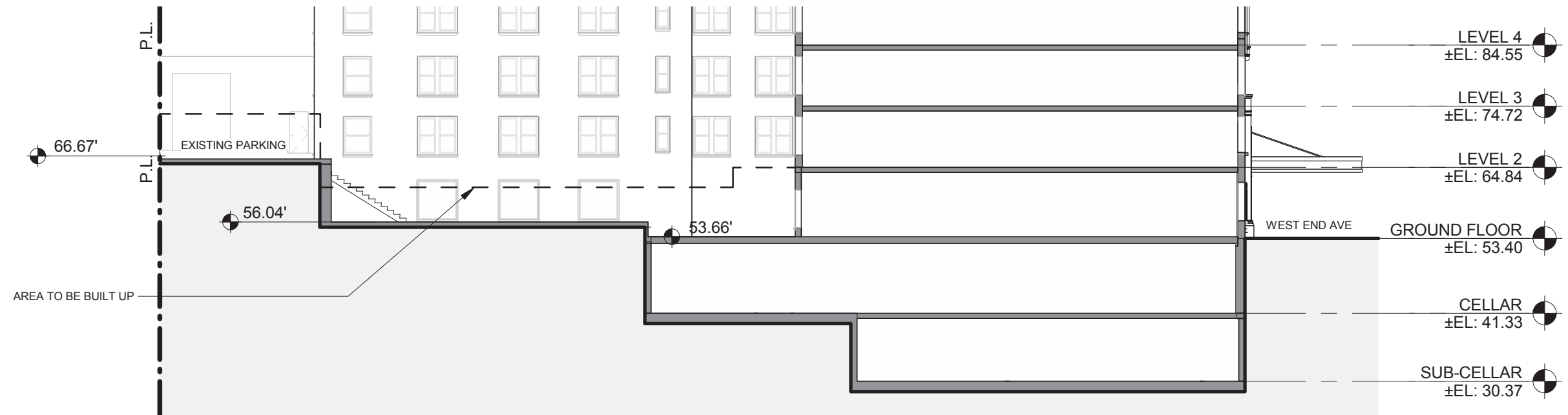




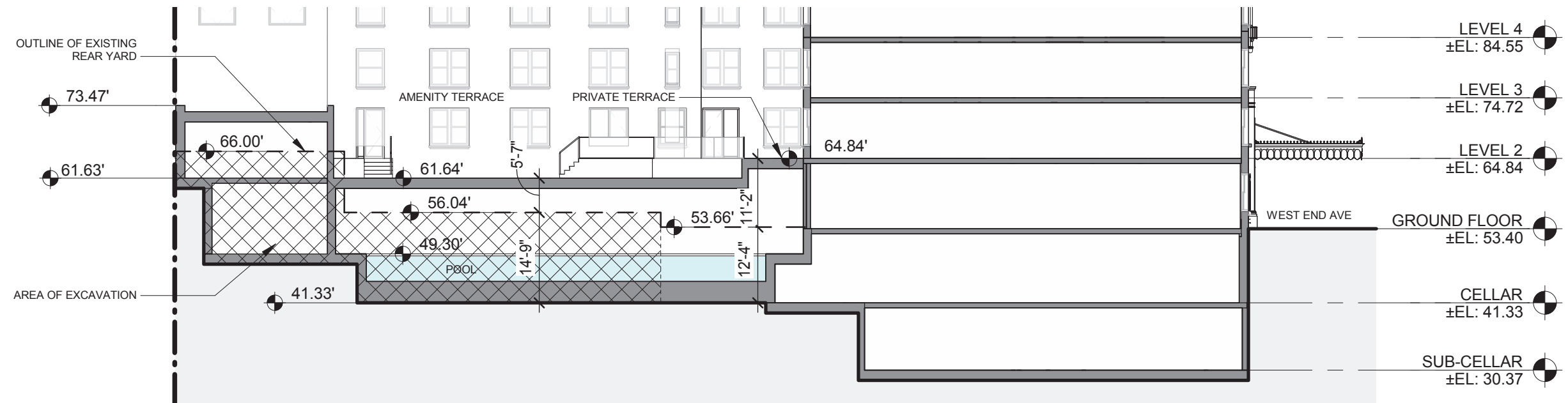
Ground Floor Plan - Existing



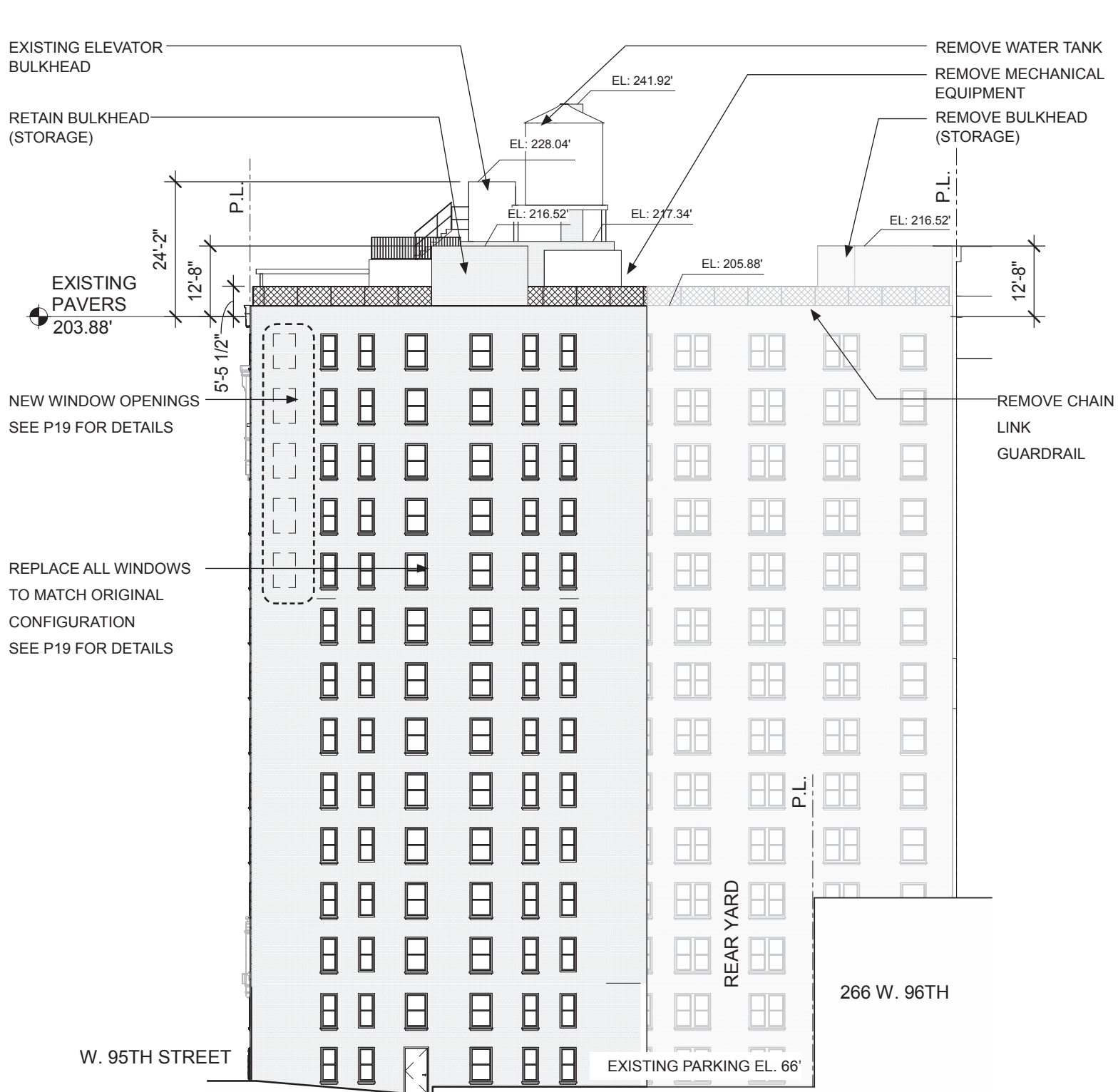
Ground Floor Plan - Proposed



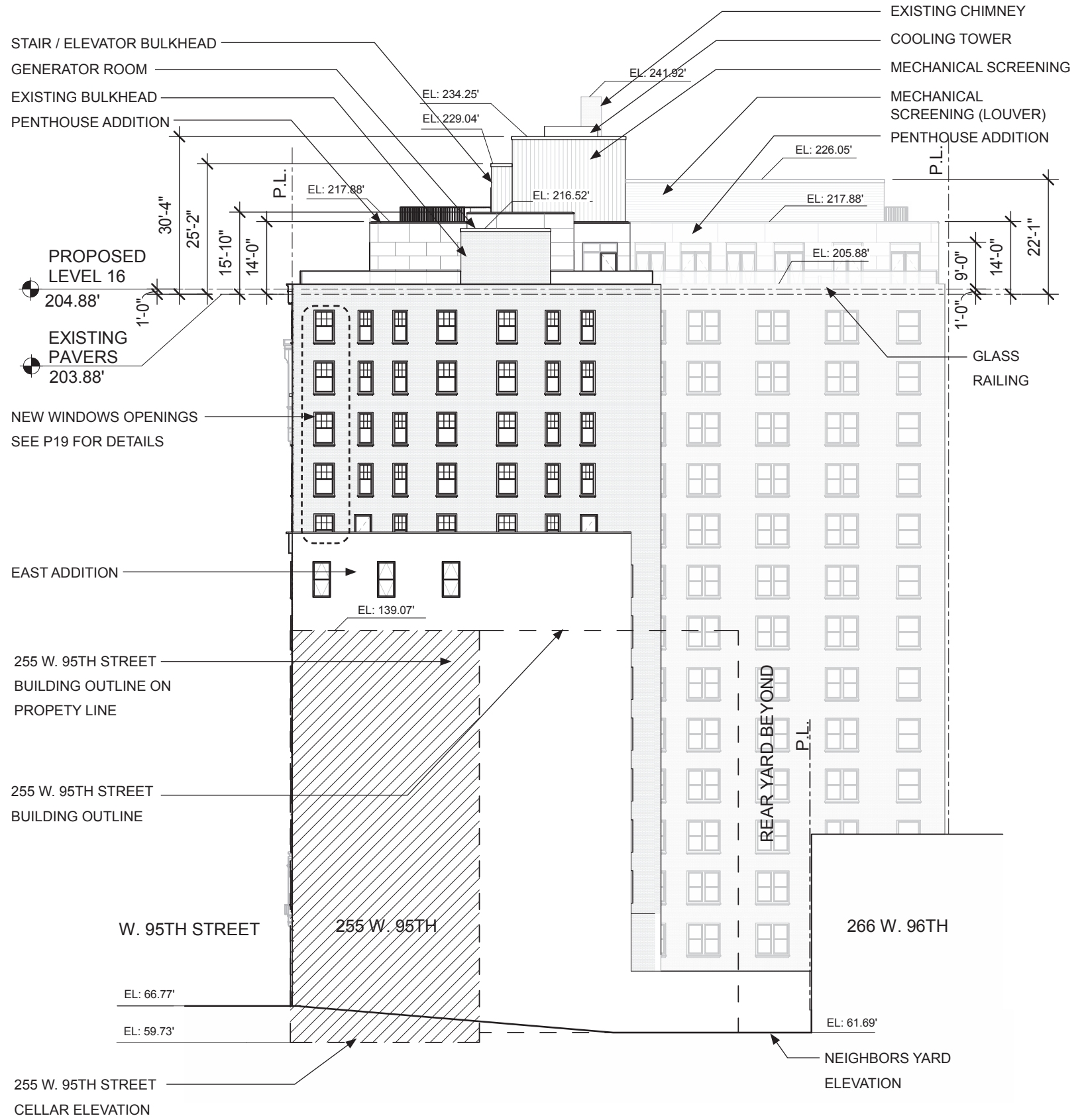
Enlarged Section - Existing



Enlarged Section - Proposed



East Elevation - Existing



East Elevation - Proposed



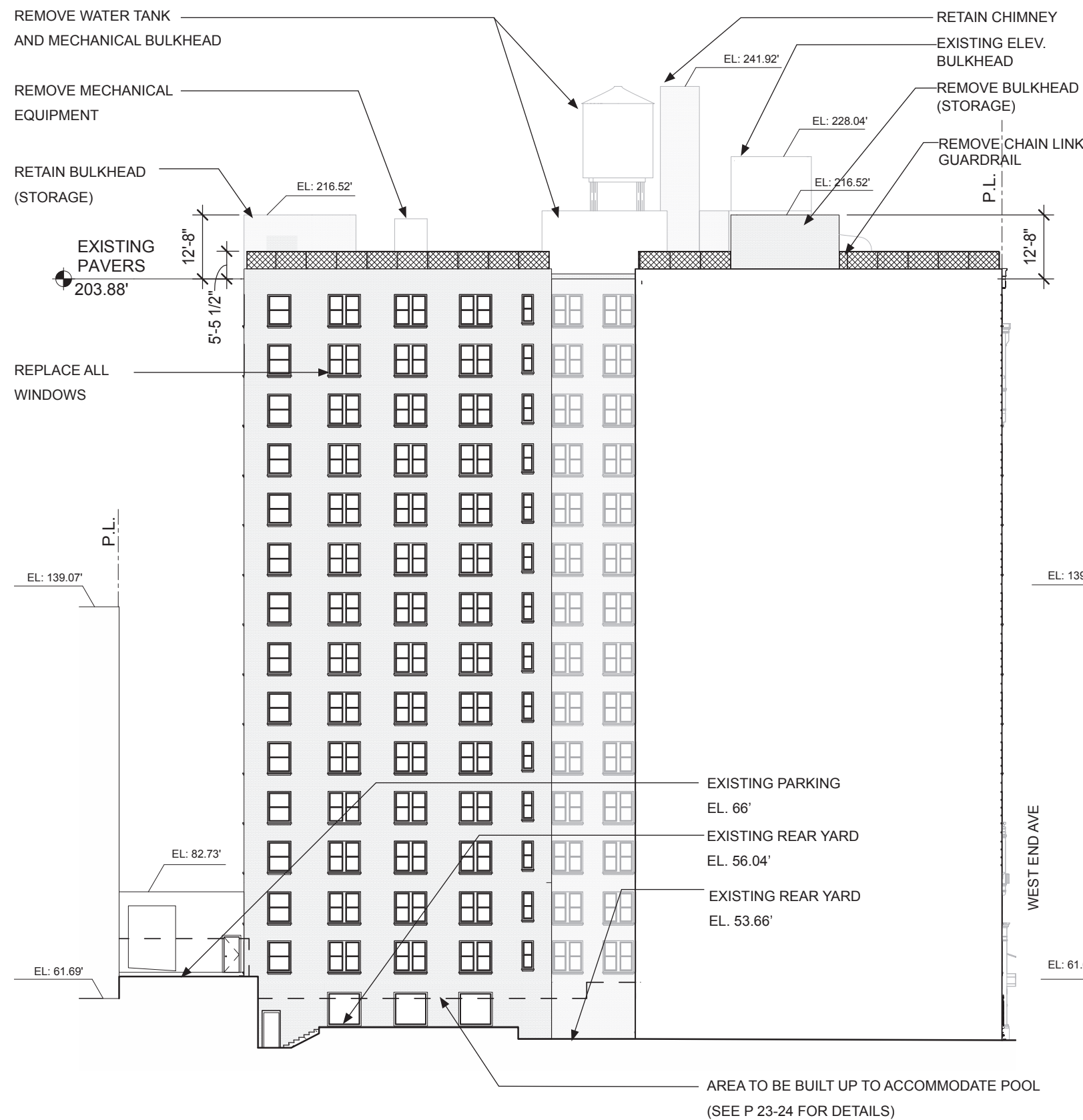
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Brack Capital Real Estate

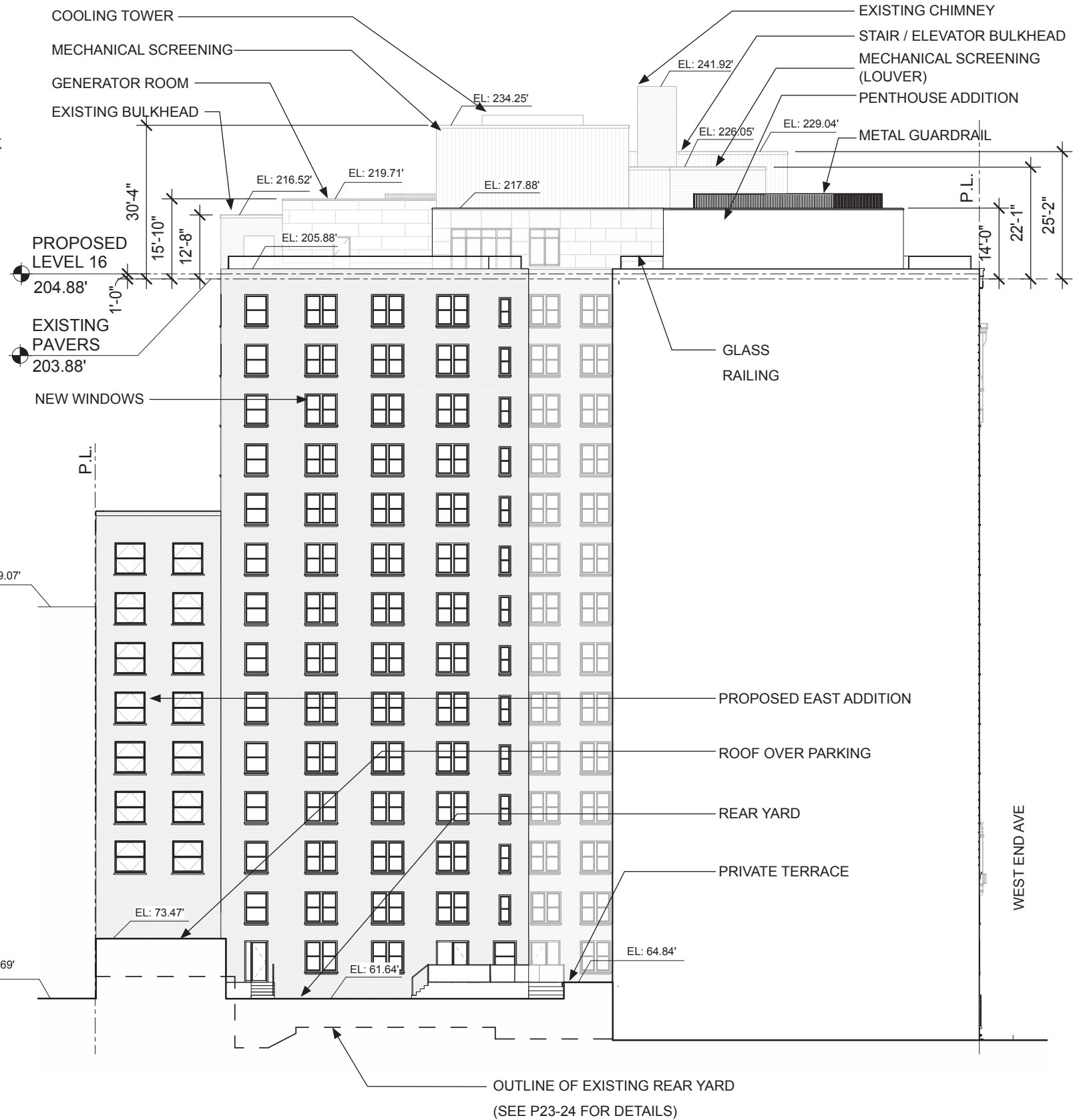
Proposed Lot Line Coverage of 255 W. 95th Street

NYC Landmarks Preservation Commission / Public Hearing / 16 October 2018

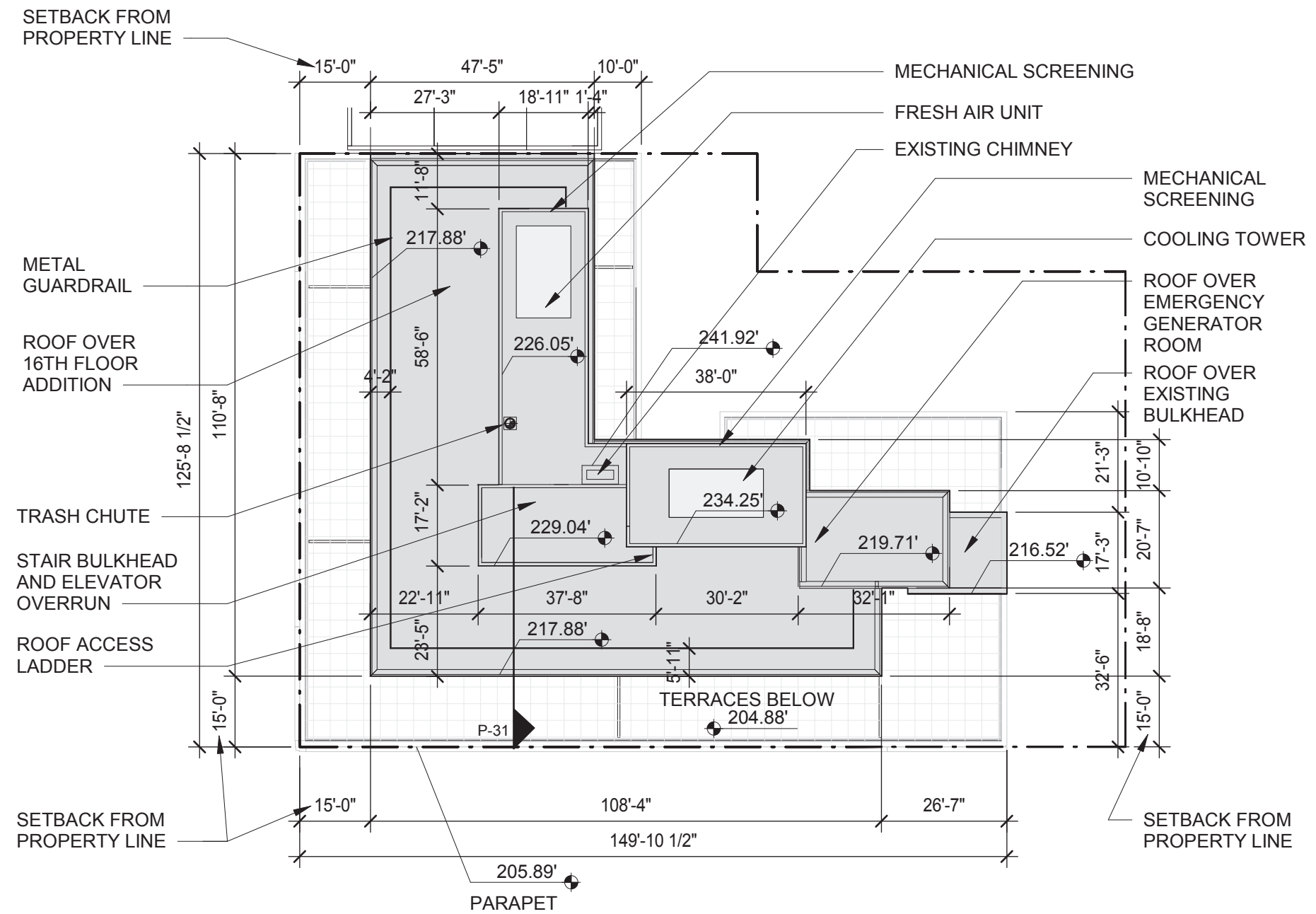
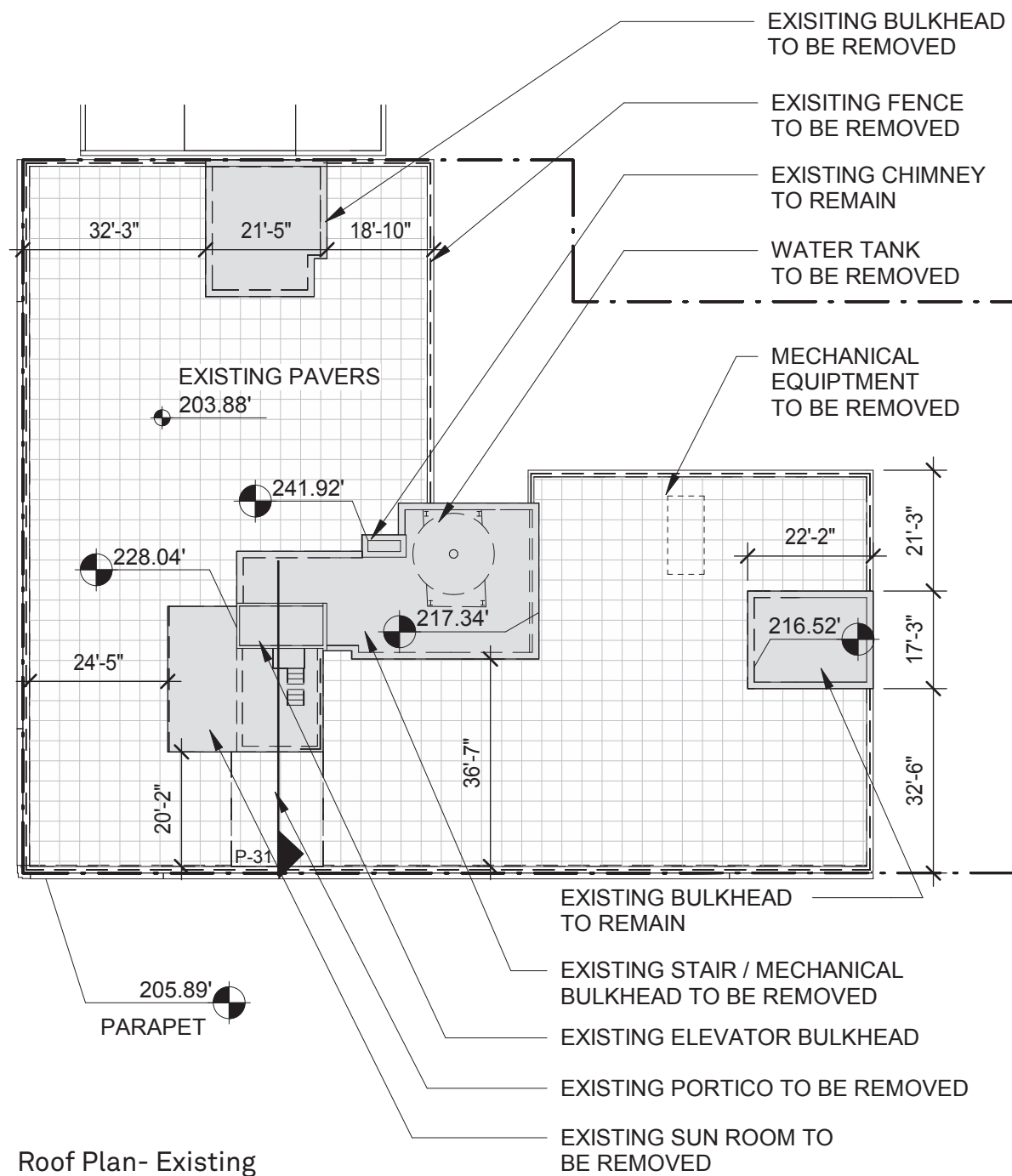


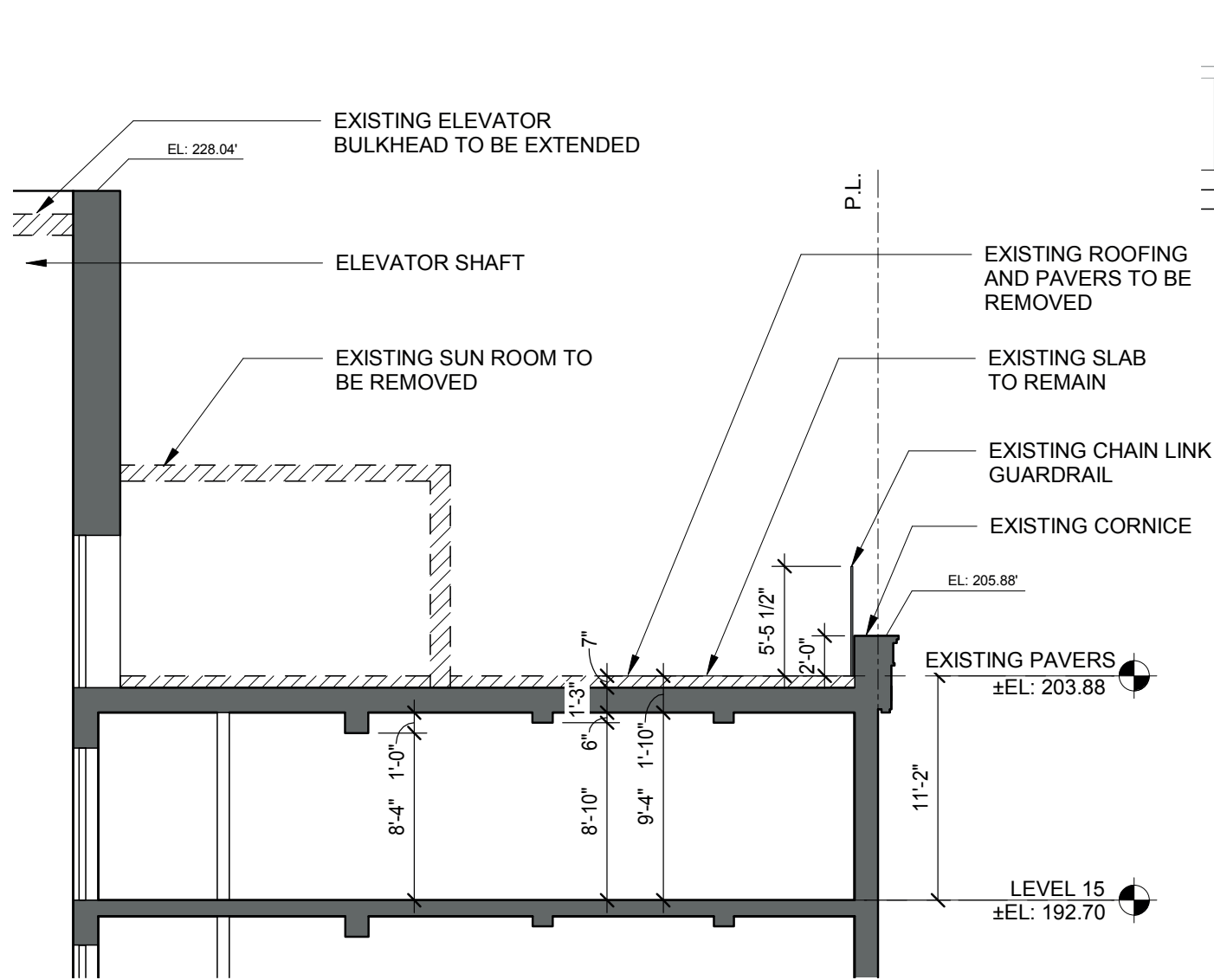


North Elevation - Existing

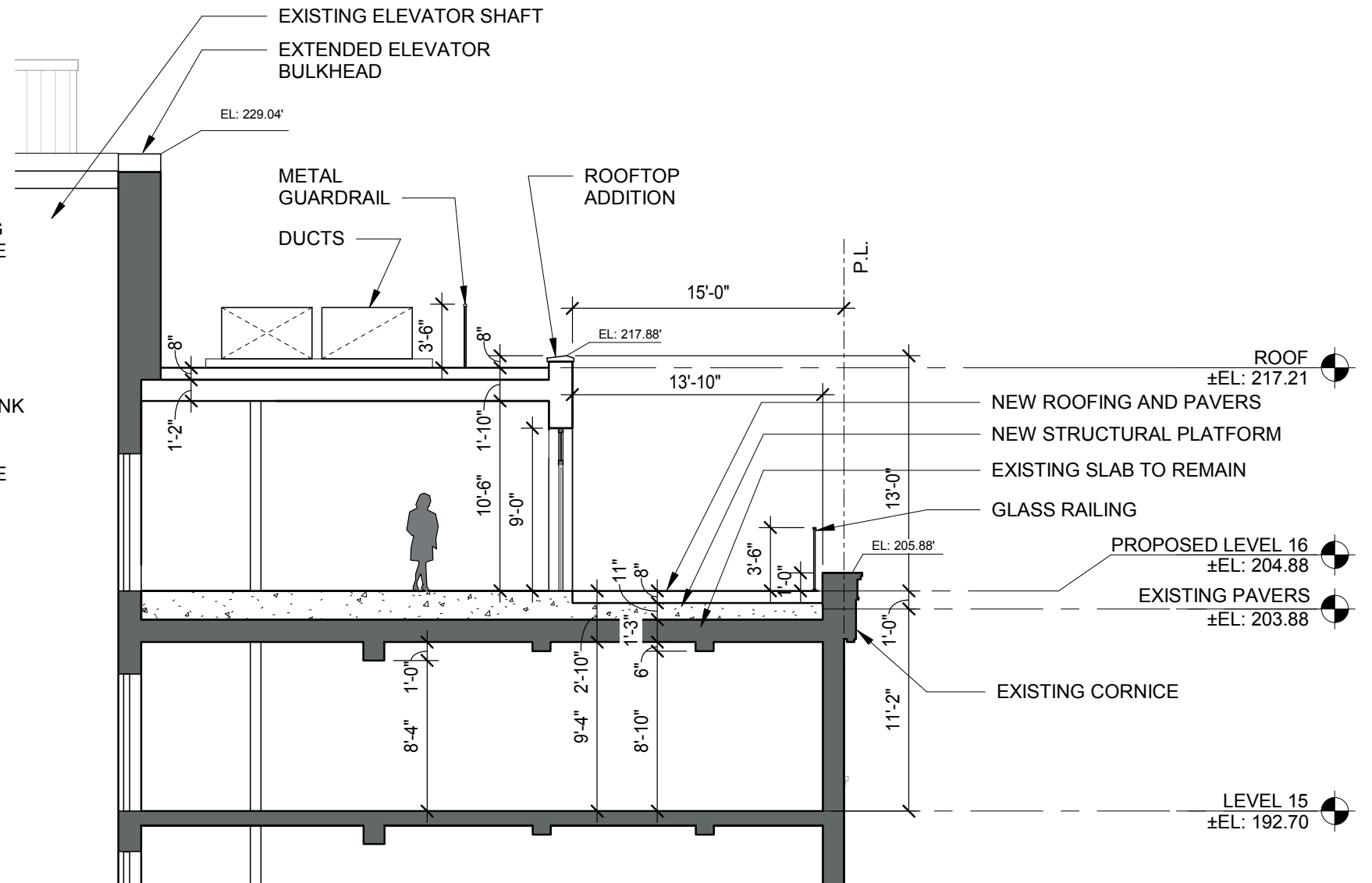


North Elevation - Proposed

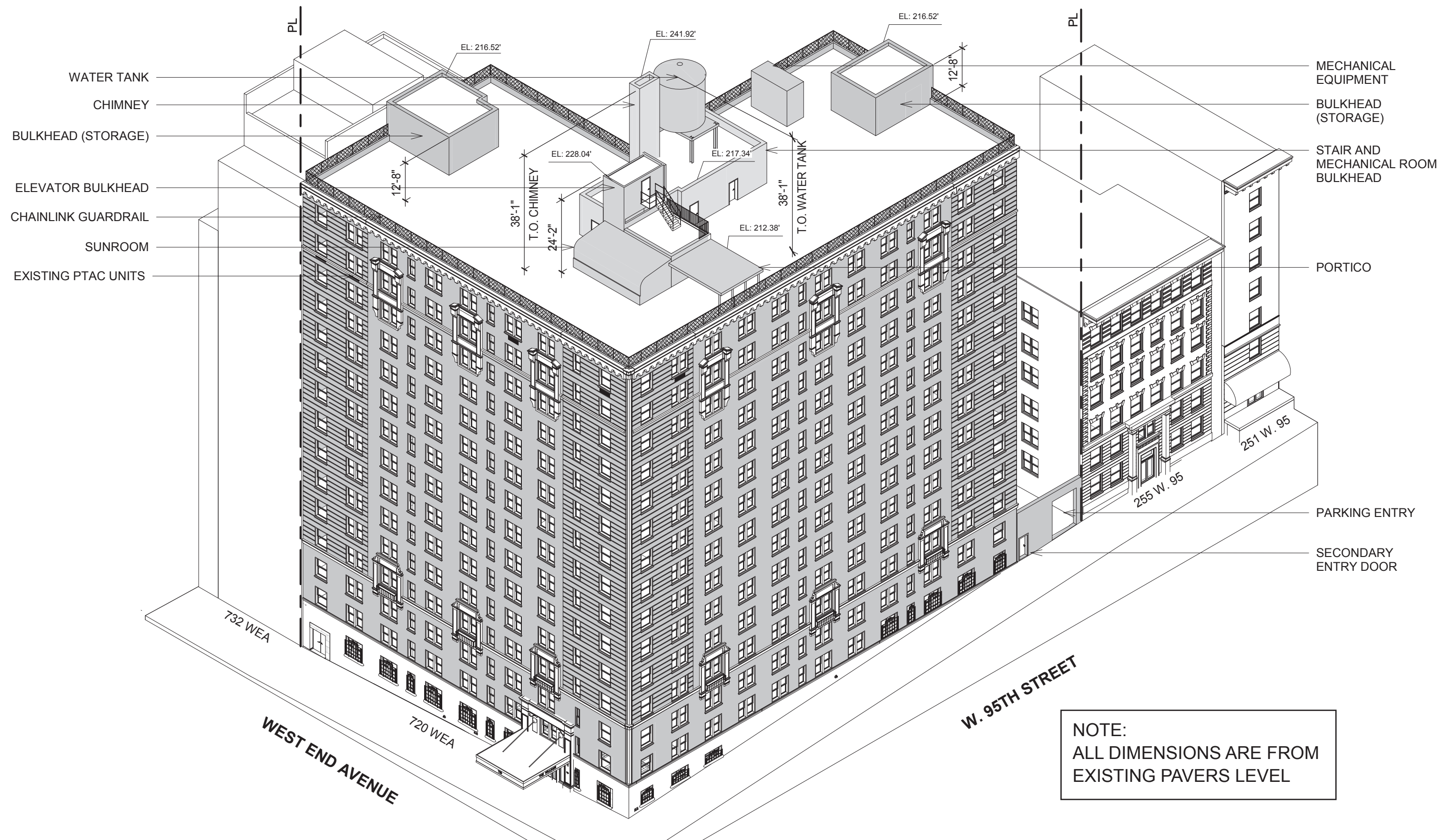


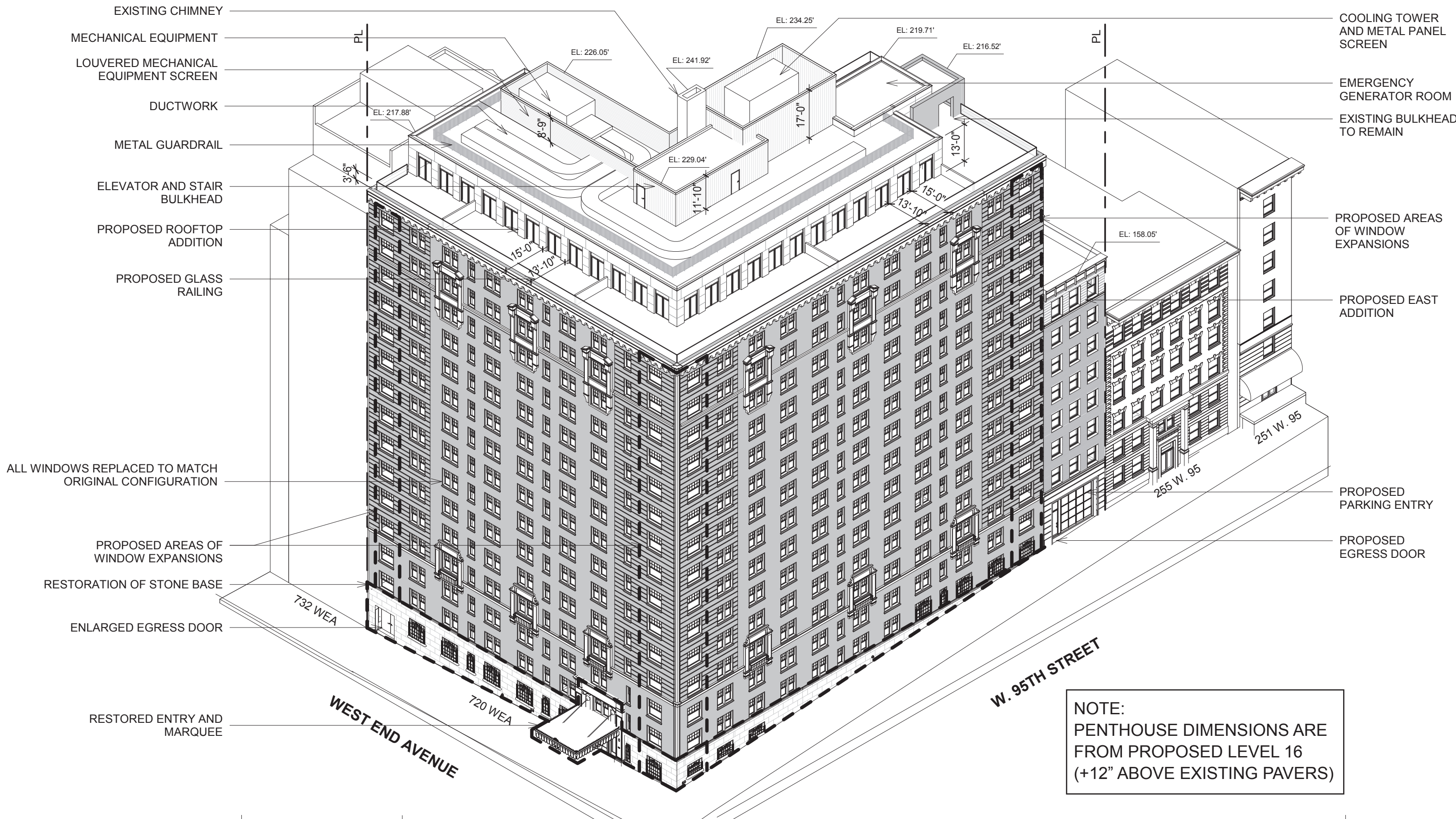


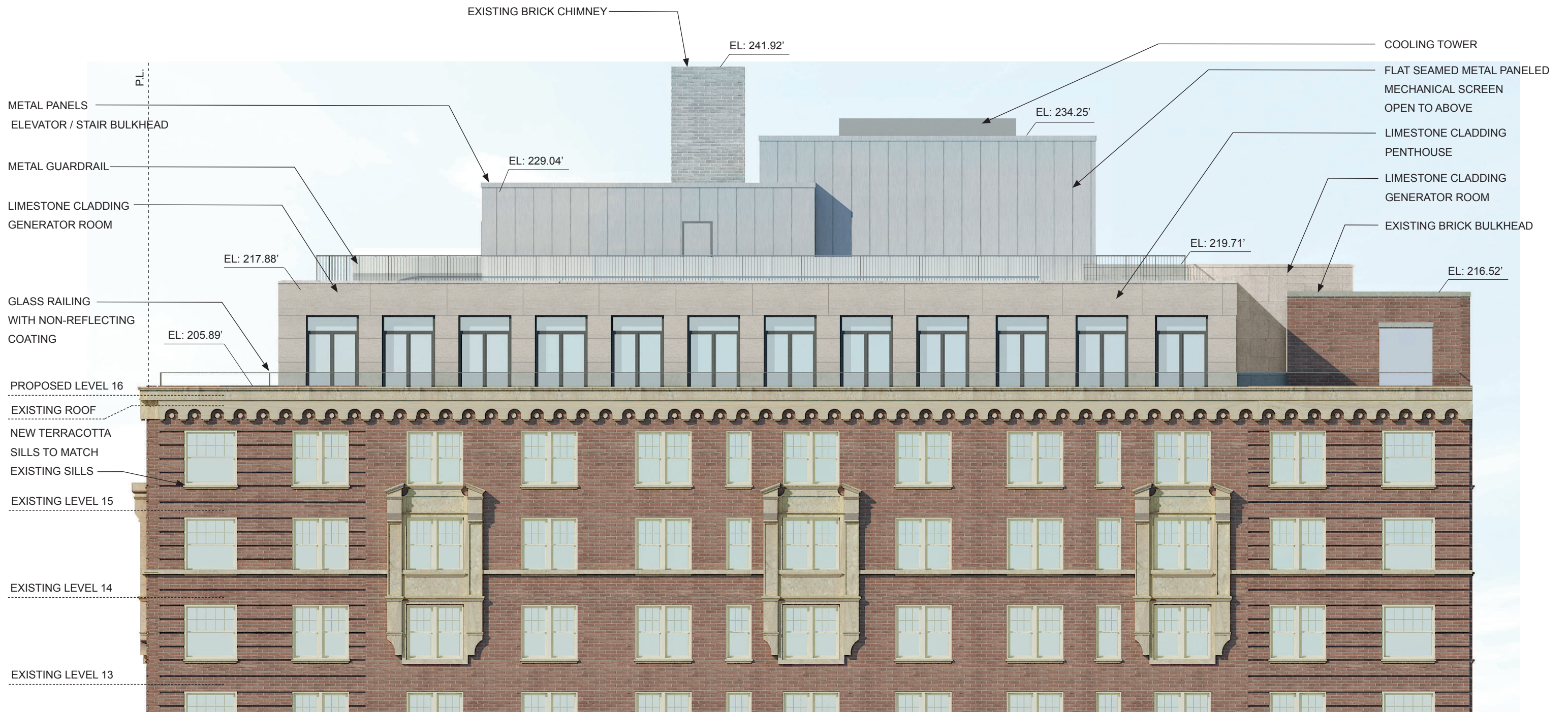
Roof Section - Existing

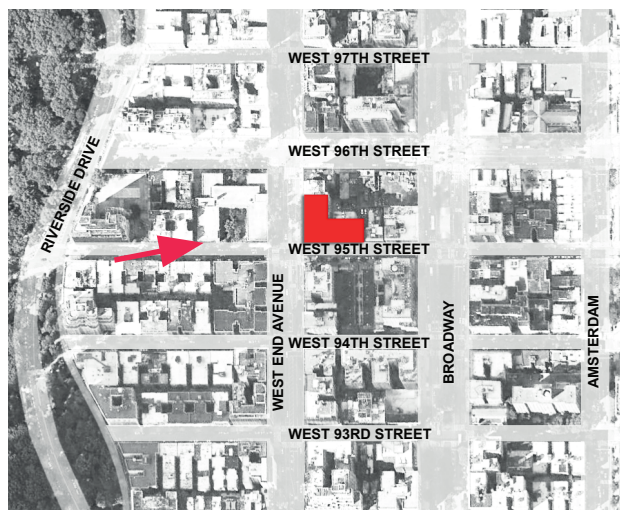


Roof Section - Proposed





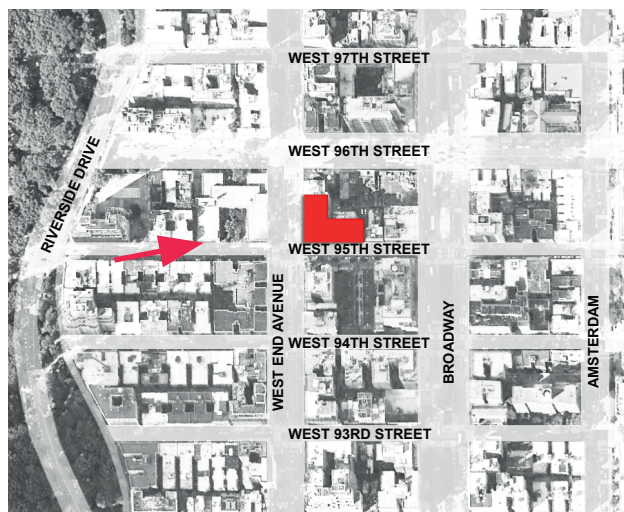




Key Plan



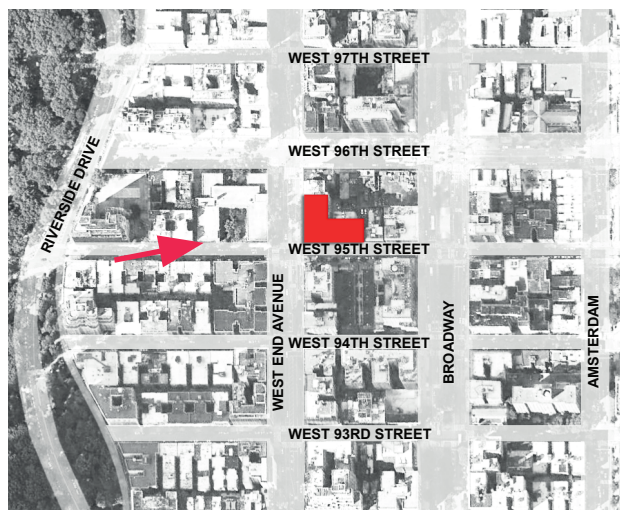
Existing



Key Plan



Mock-up of Proposed



Key Plan



Proposed



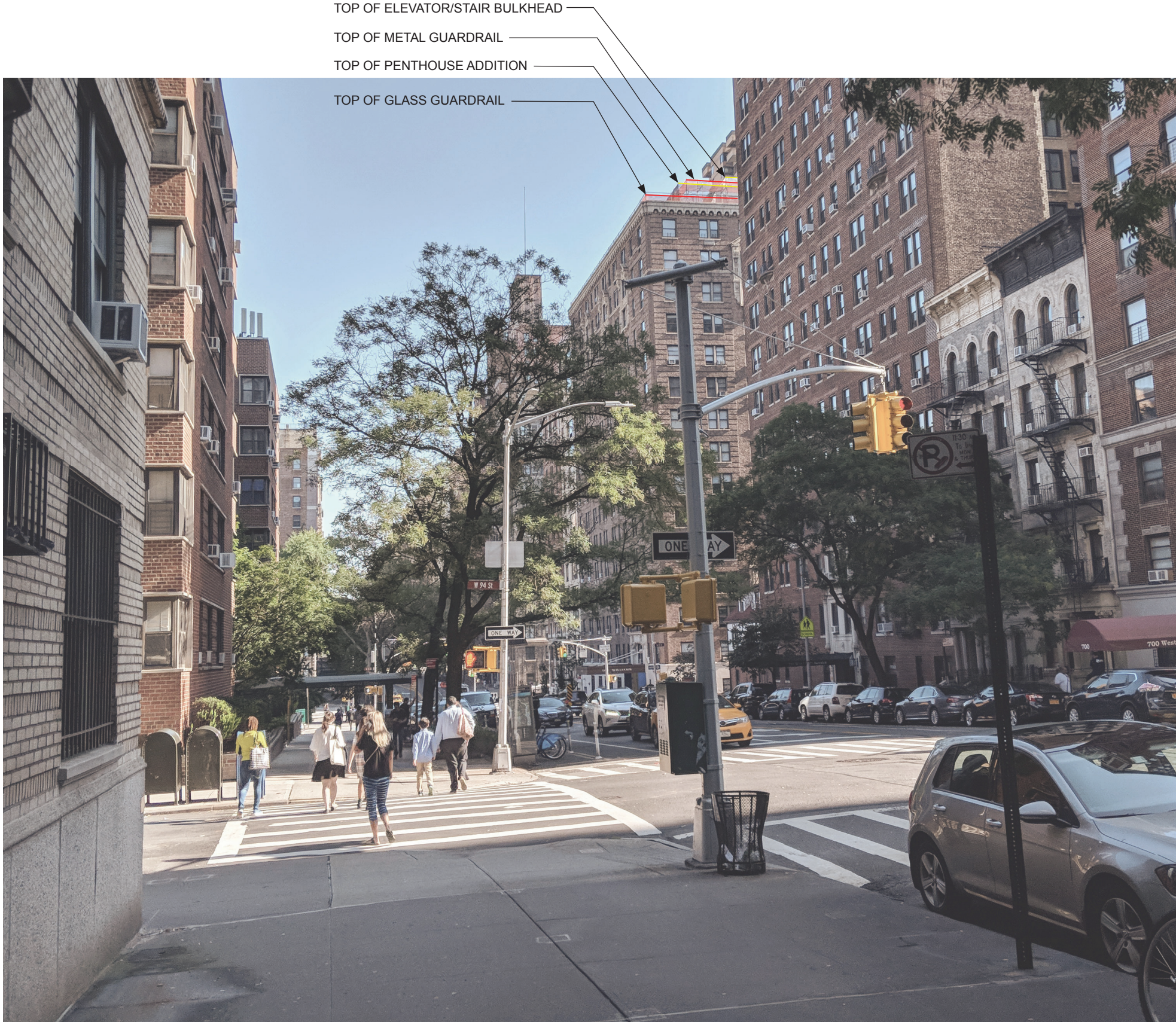
Key Plan



Existing



Key Plan



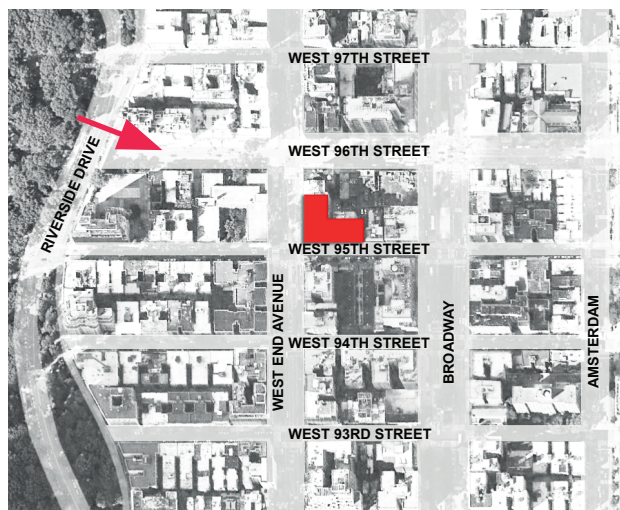
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Key Plan



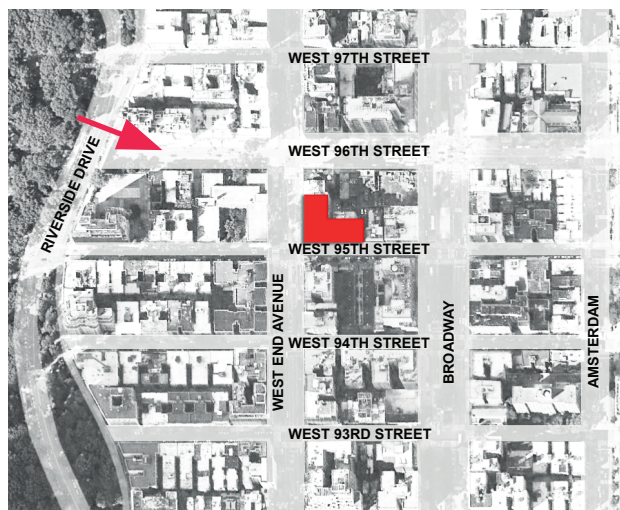
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Key Plan



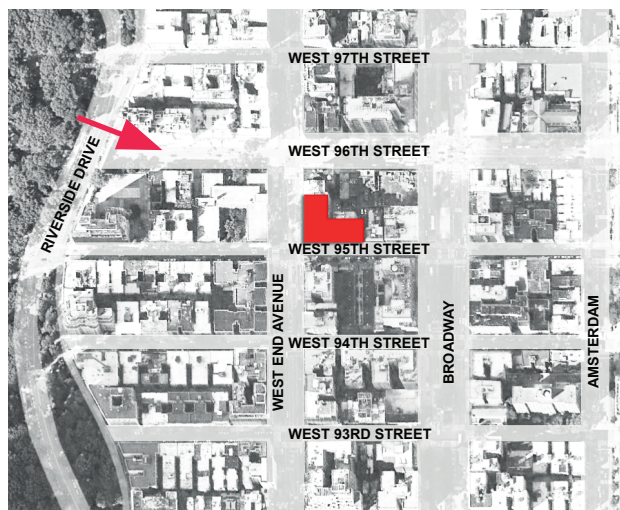
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Key Plan



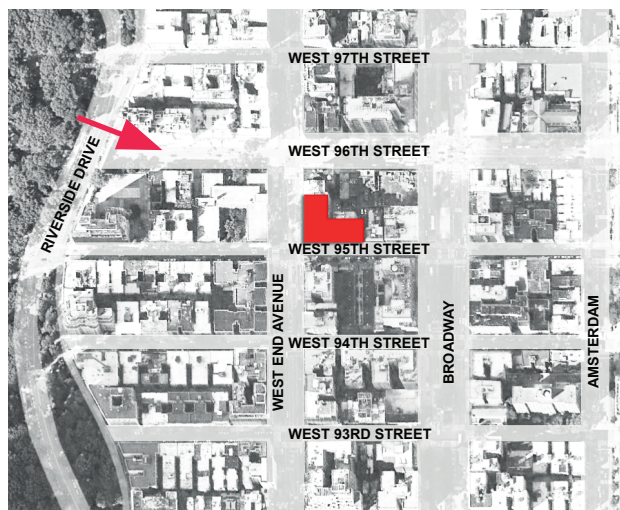
Mock-up of Proposed



Key Plan



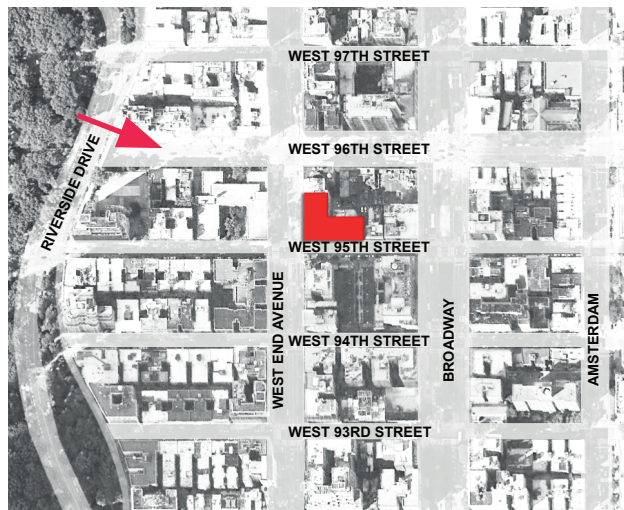
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Key Plan



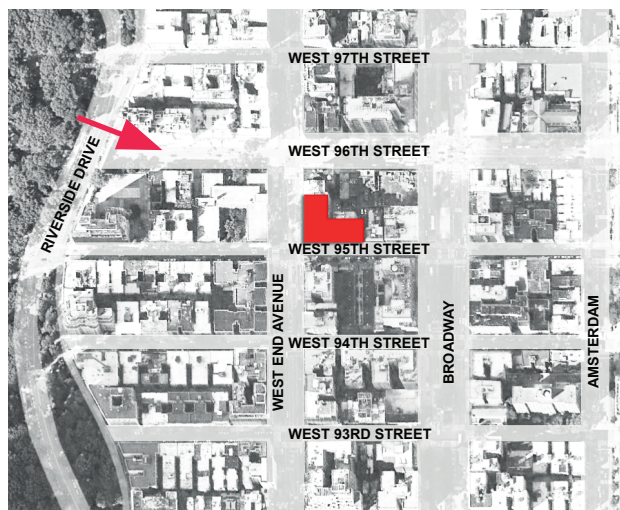
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Key Plan



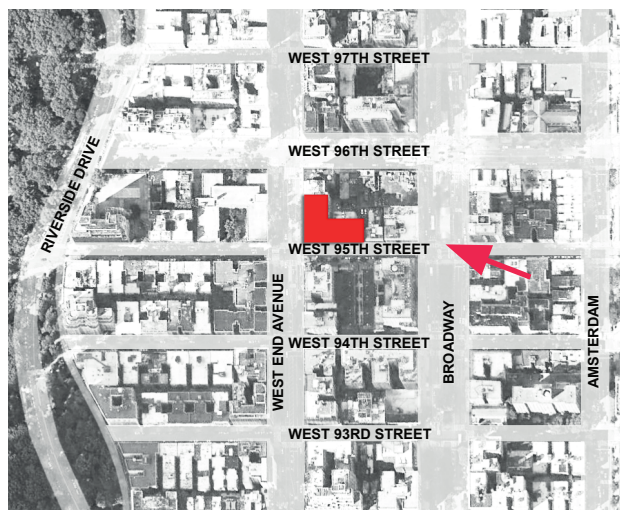
Mock-up of Proposed



Key Plan



Proposed

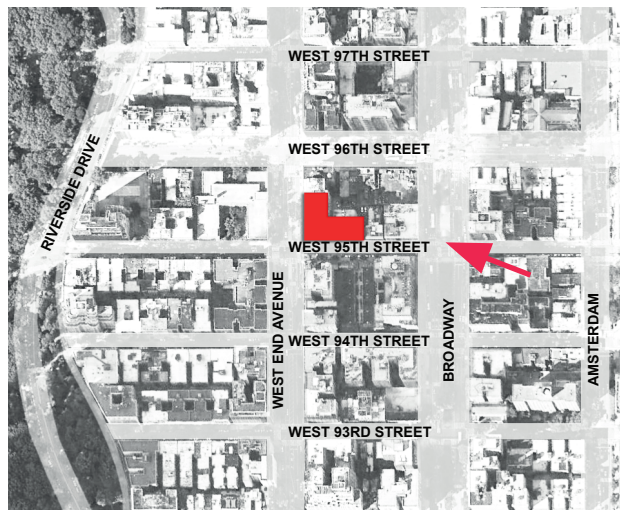


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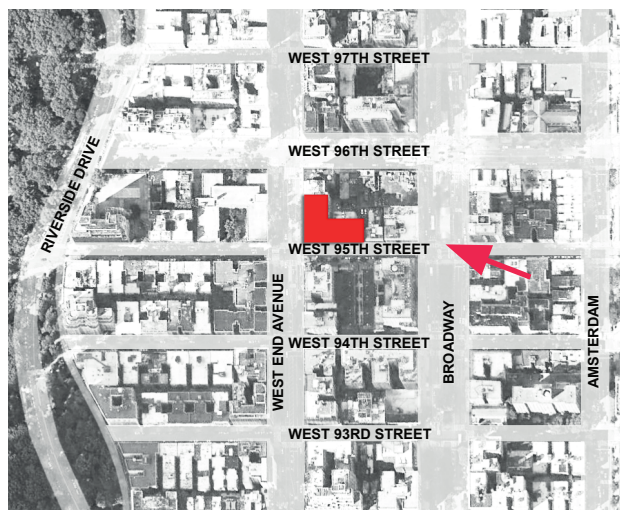
Existing

TOP OF METAL PANEL SCREEN
 TOP OF EMERGENCY GENERATOR ROOM
 TOP OF METAL GUARDRAIL
 TOP OF PENTHOUSE ADDITION (BEYOND)
 TOP OF GLASS GUARDRAIL



Key Plan

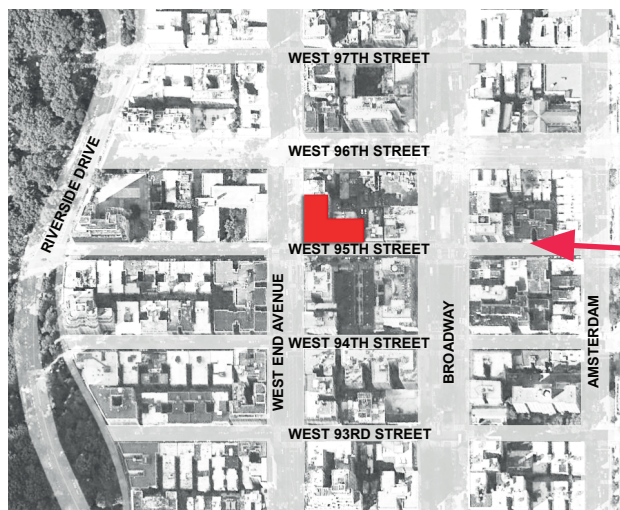
Mock-up of Proposed



Key Plan



Proposed



Key Plan



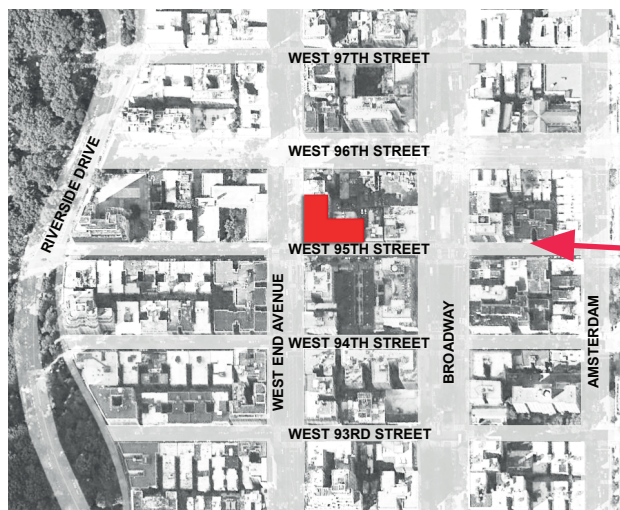
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Key Plan



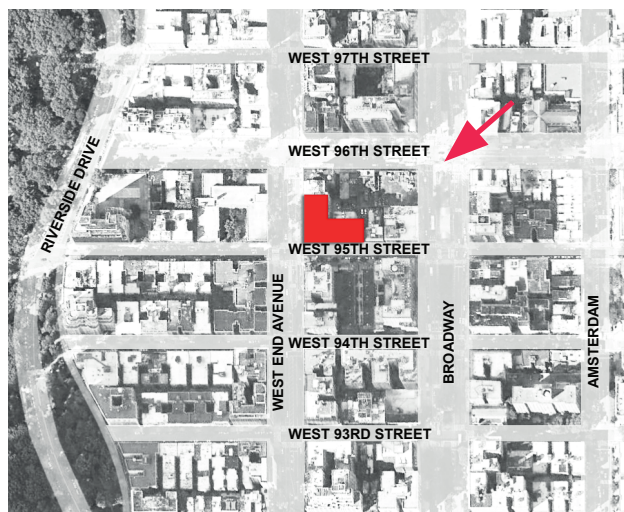
Mock-up of Proposed



Key Plan



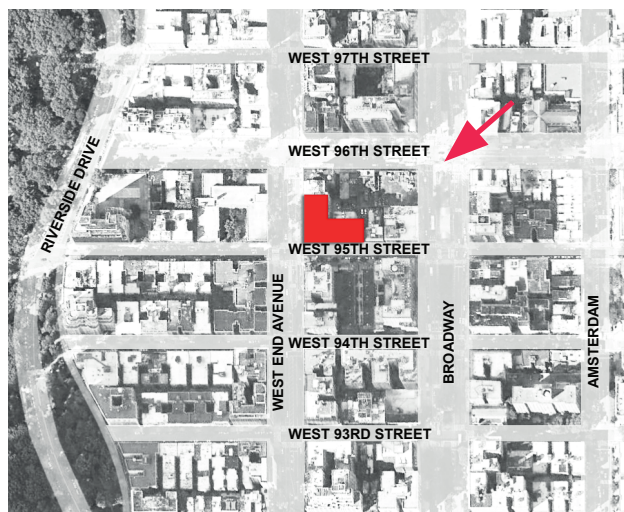
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Key Plan



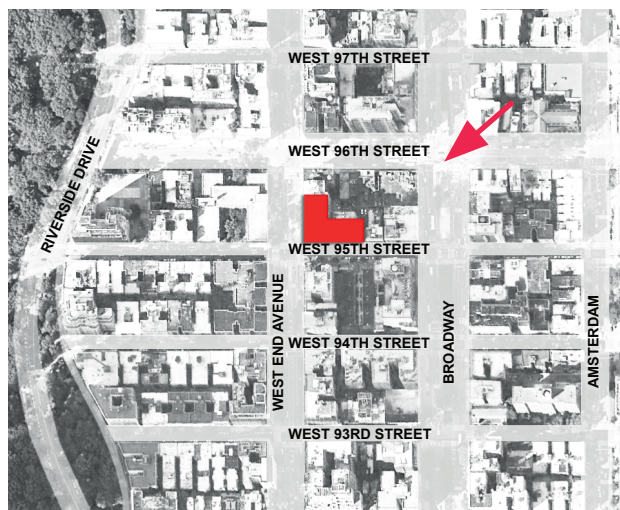
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Key Plan



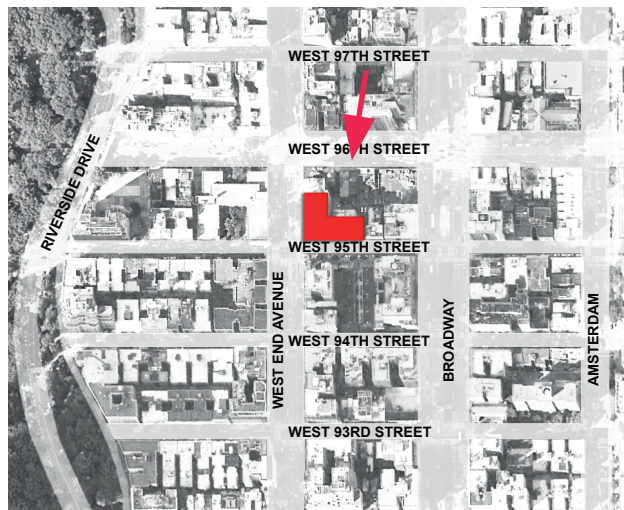
Mock-up of Proposed



Key Plan



Proposed



Key Plan



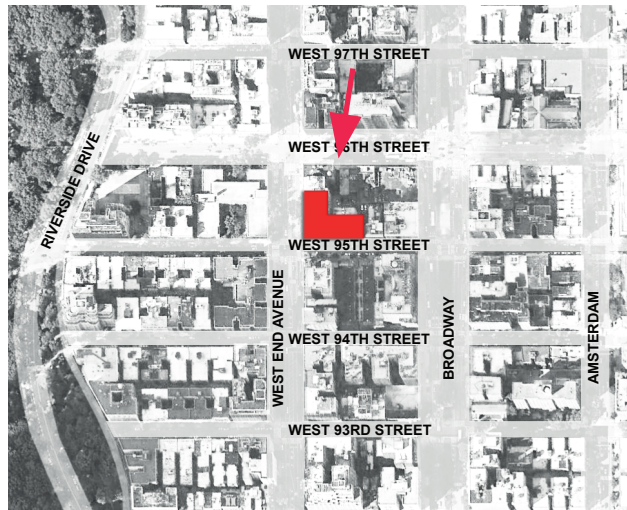
Existing



Mock-up of Proposed



Proposed



Key Plan



Mock-up of Proposed



Proposed



Key Plan



Mock-up of Proposed



Proposed



Key Plan



Existing



Proposed



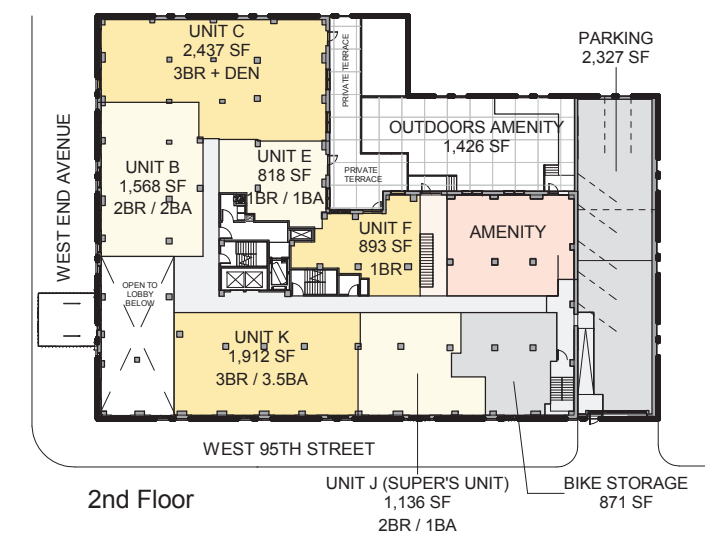
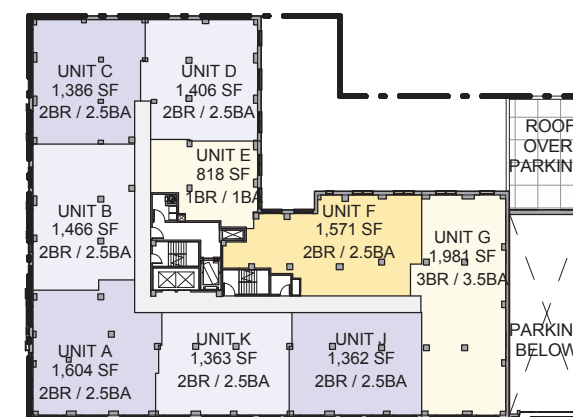
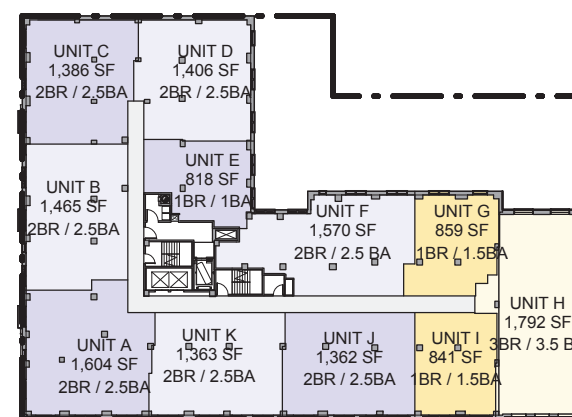
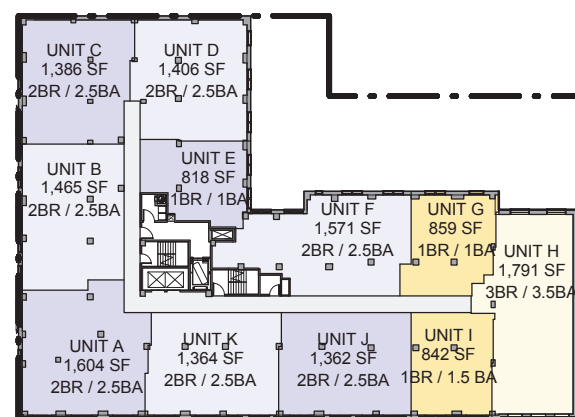
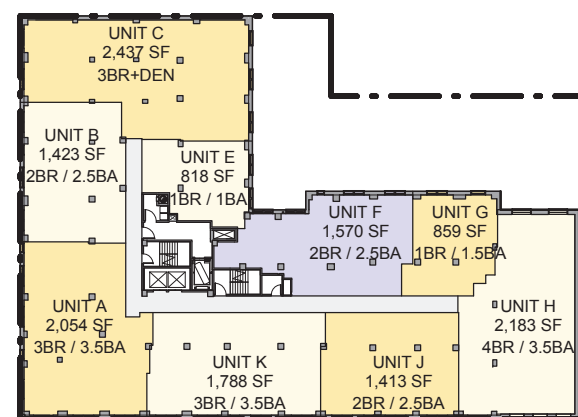
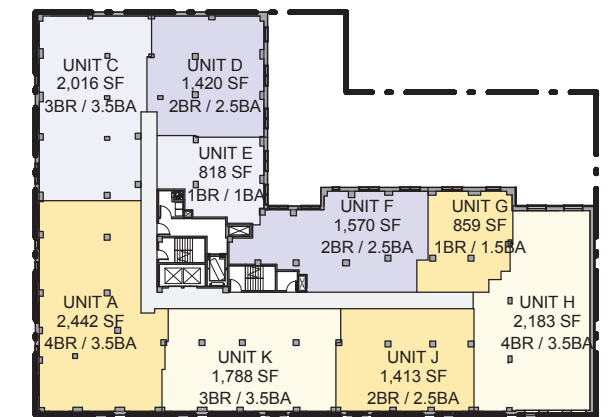
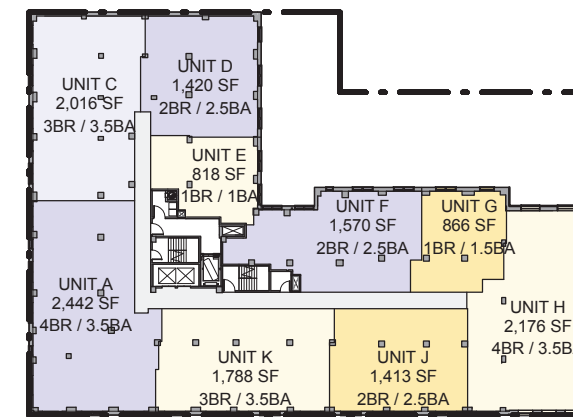
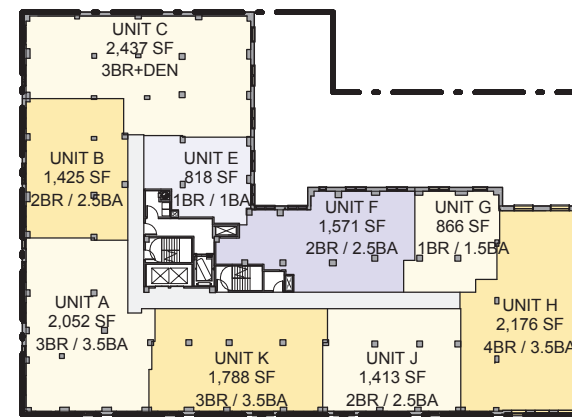
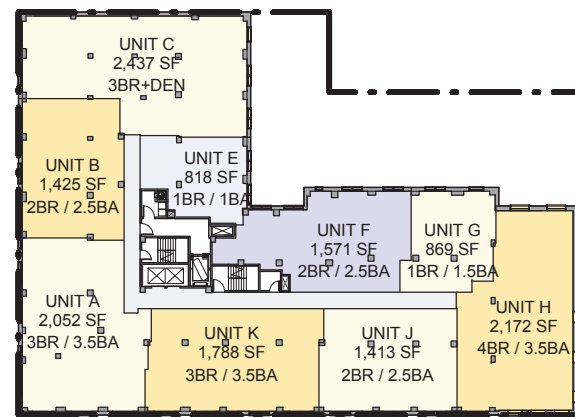
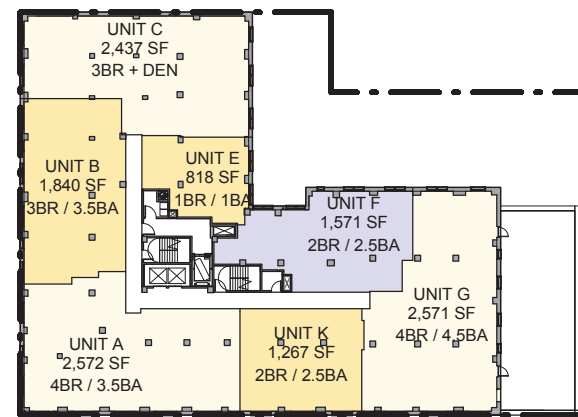
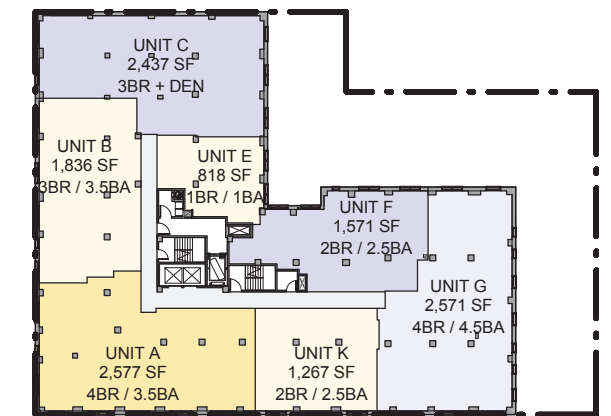
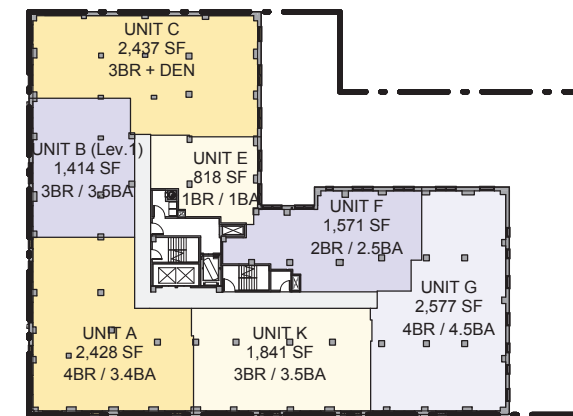
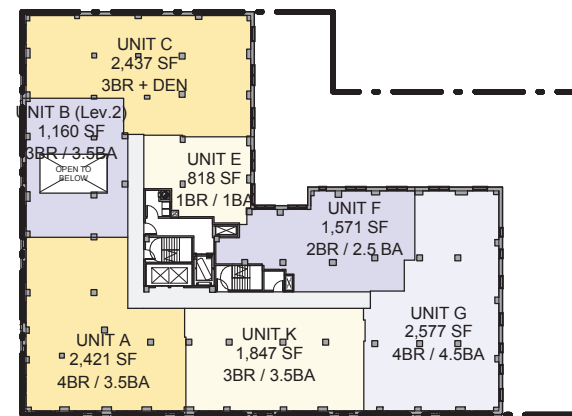
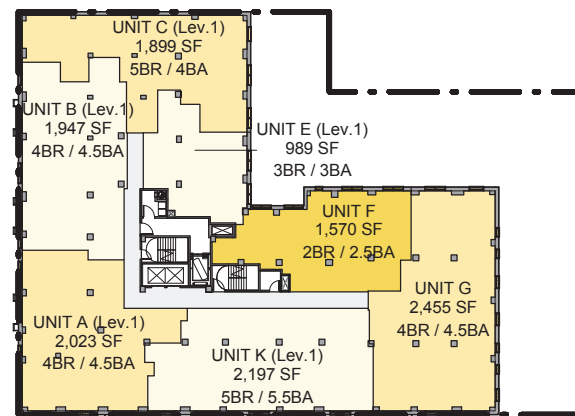
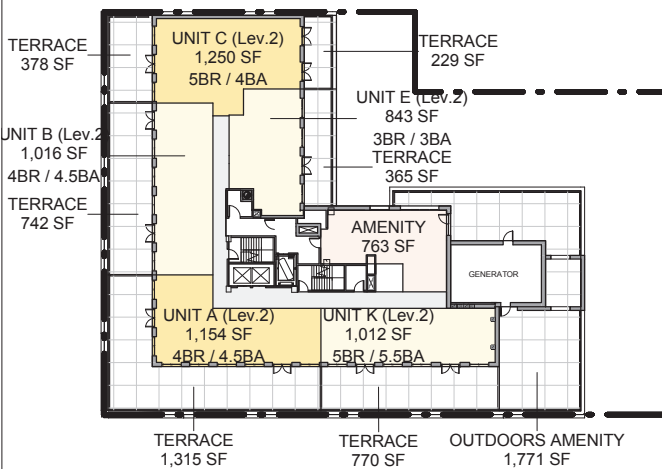
NYC Landmarks Preservation Commission Public Hearing - Appendix

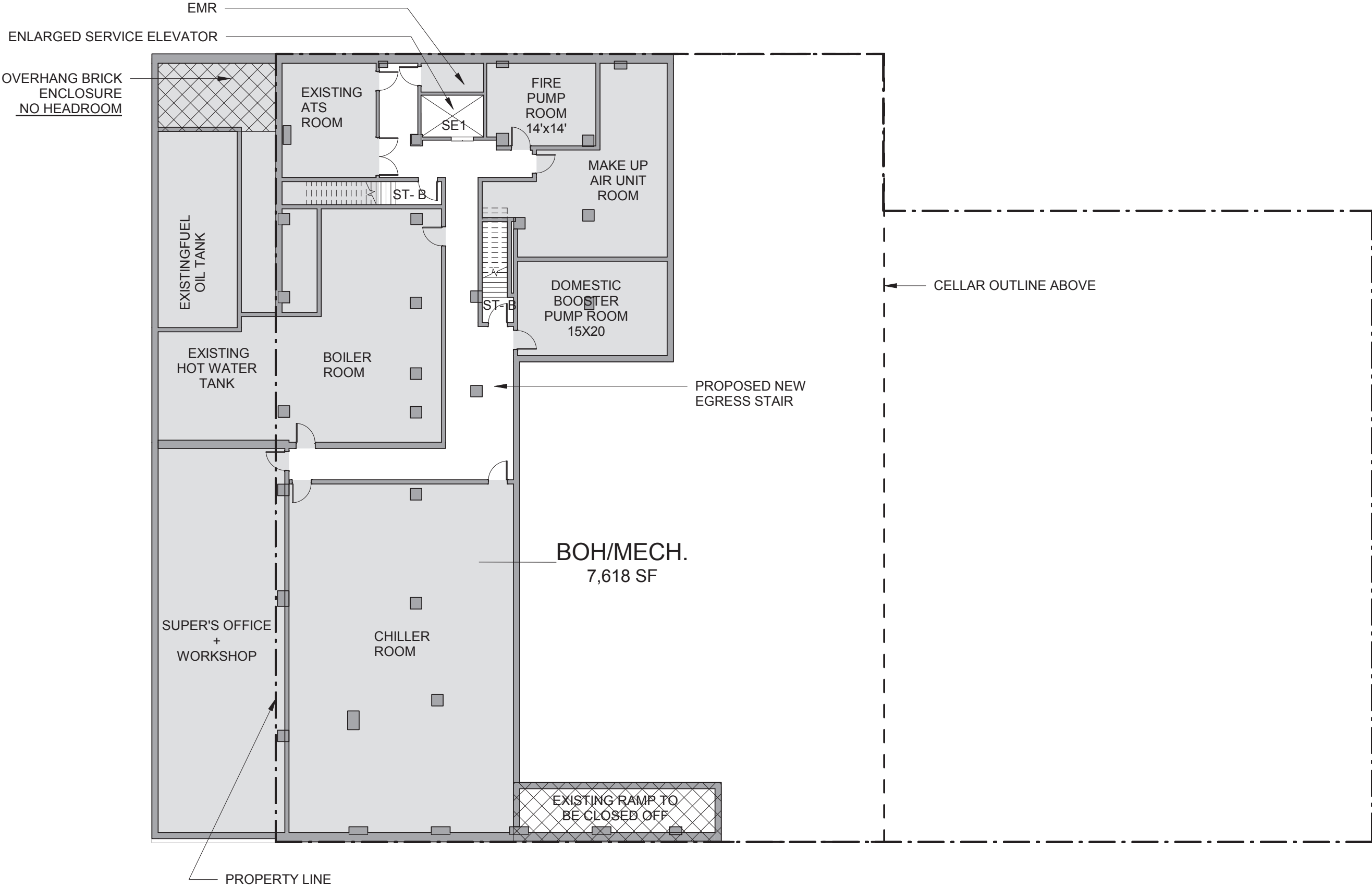
16 October 2018

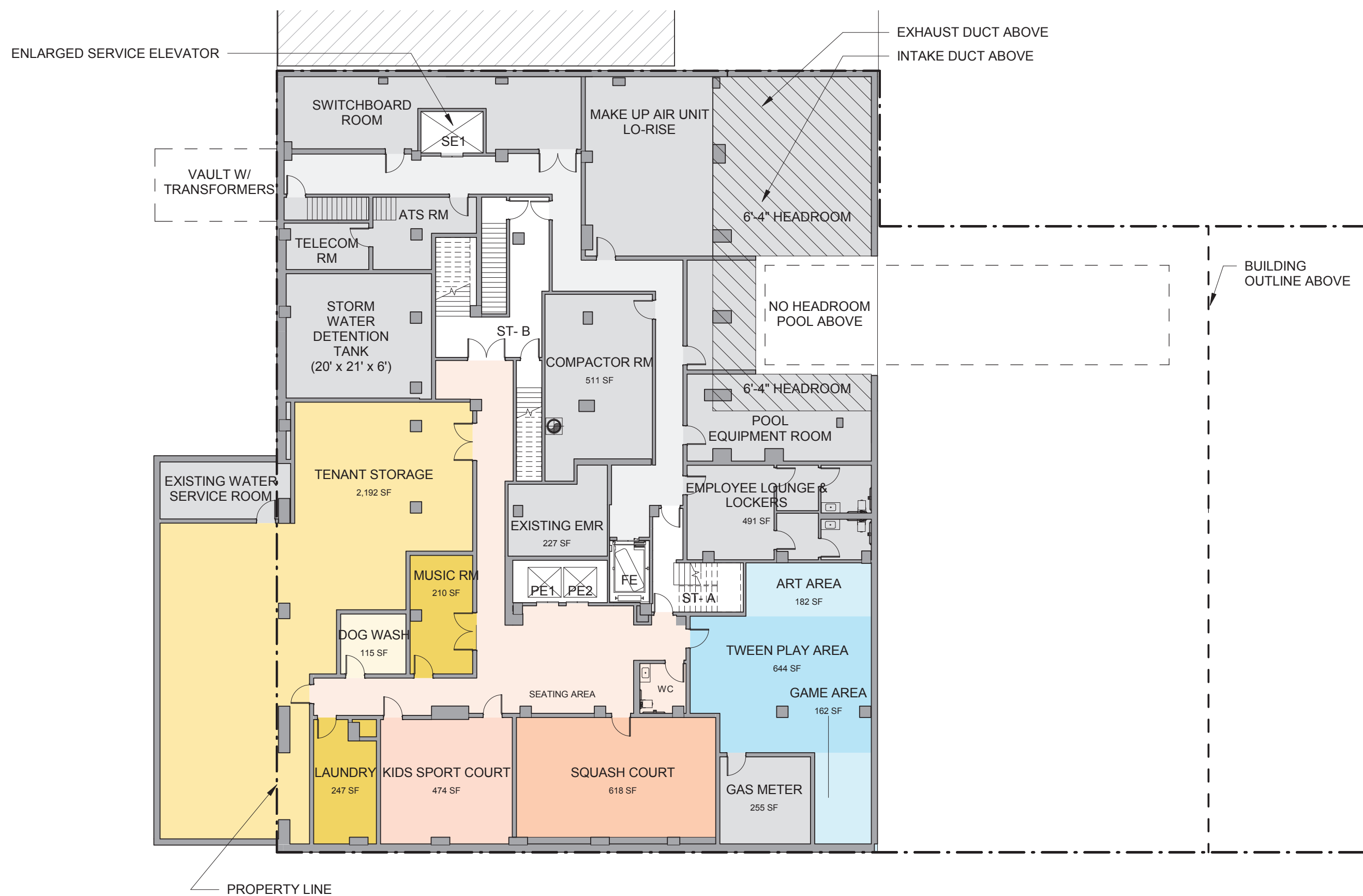
720 West End Avenue
New York, NY 10025
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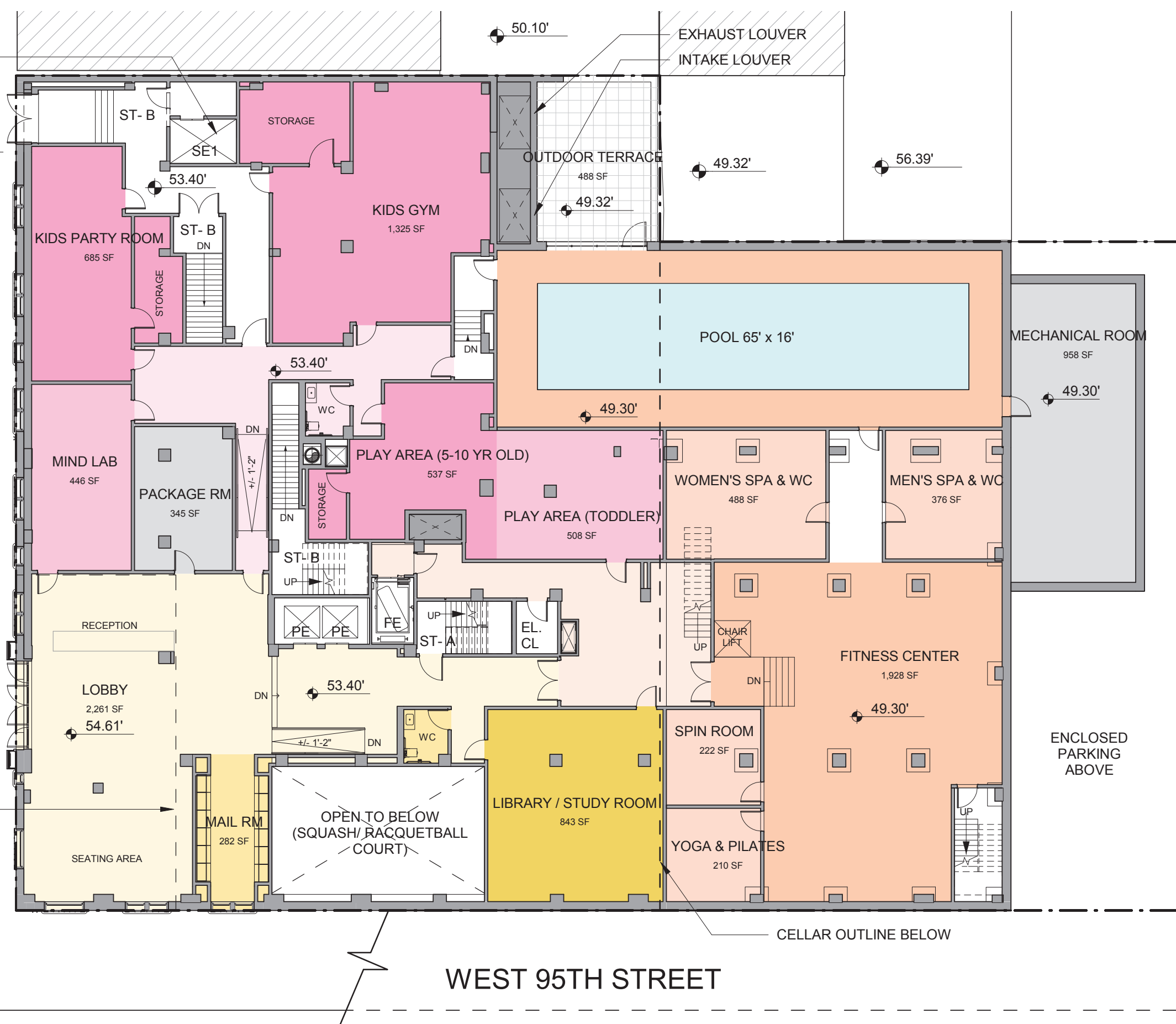




ENLARGED SERVICE ELEVATOR

WEST END AVENUE

DOUBLE HEIGHT LOBBY



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Ground Floor Plan

NYC Landmarks Preservation Commission / Public Hearing / Appendix / 16 October 2018



A5

WEST END AVENUE

UNIT C
2,437 SF
3BR + DEN / 3.5 BA
LIVING / DINING
13'-0" x 28'-2"
DEN
12'-0" x 12'-6"
BEDROOM 2
12'-8" x 10'-8"
LIVING ROOM
20'-4" x 20'-4"

UNIT B
1,568 SF
2 BR / 2 BA
MASTER BEDROOM
14'-0" x 15'-5"

MARQUEE
OPEN TO LOBBY BELOW

WEST 95TH STREET

MASTER BEDROOM 14'-0" x 14'-0" BEDROOM 3 11'-3" x 13'-1" LIVING ROOM 19'-0" x 21'-5" BEDROOM 2 11'-2" x 11'-6" MASTER BEDROOM 13'-3" x 13'-0" LIVING ROOM 15'-0" x 20'-0" BEDROOM 2 10'-5" x 10'-8"

UNIT K
1,912 SF
3 BR / 3.5 BA

UNIT J (SUPER'S UNIT)
1,136 SF
2 BR / 1 BA

MASTER BEDROOM 15'-0" x 13'-1" PRIVATE TERRACE OPEN TO BELOW BEDROOM 2 11'-7" x 11'-4" BEDROOM 3 12'-0" x 12'-3"

UNIT E
818 SF
1 BR / 1 BA

UNIT F
893 SF
1 BR / 1 BA

OUTDOORS AMENITY
1,426 SF

ADULT LOUNGE 760 SF
PANTRY 94 SF WINE CELLAR 198 SF WC 94 SF

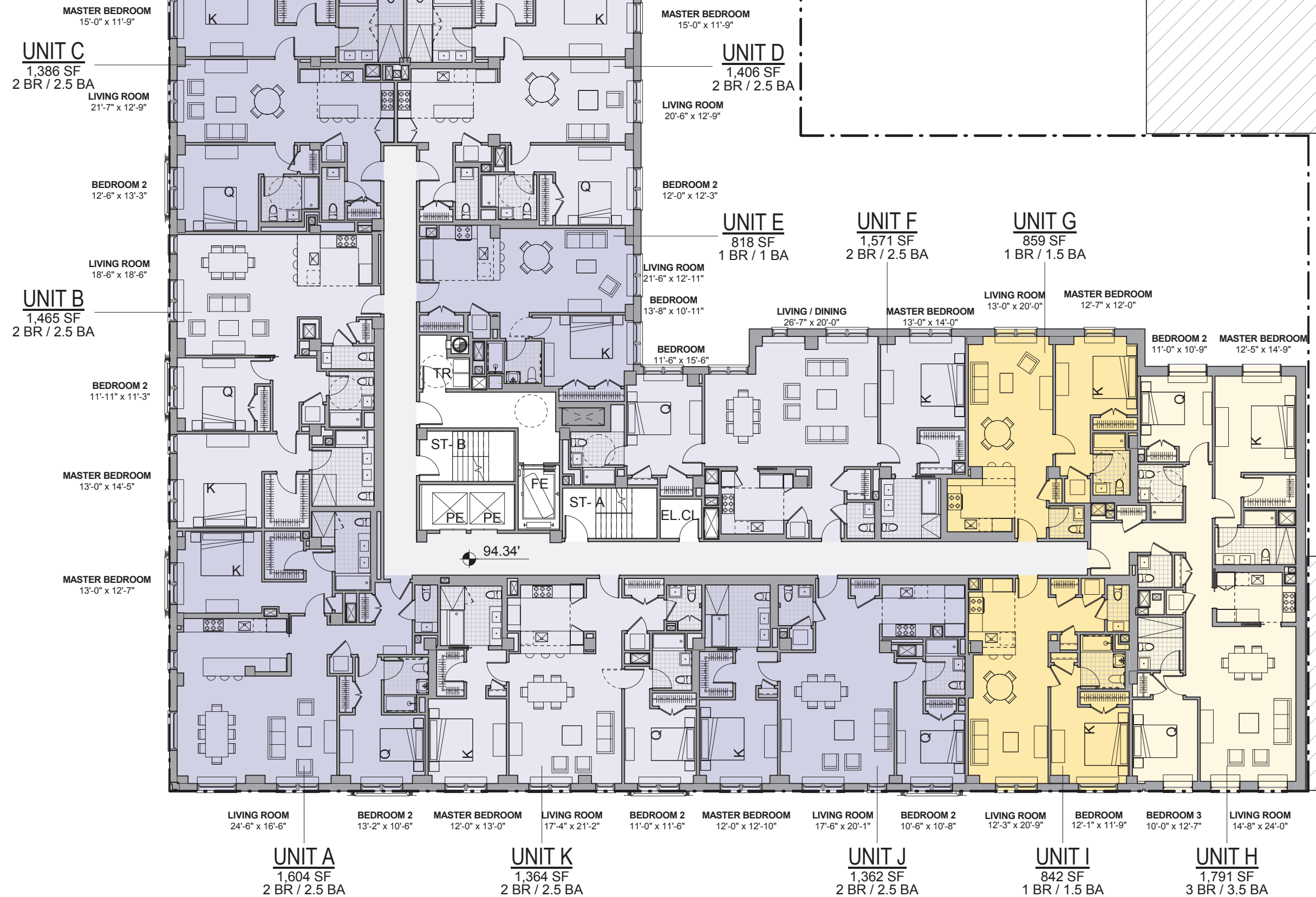
BIKE STORAGE
871 SF
1 per 2 Dwelling Units
116 / 2 = 58 Bike Spaces
58 x 15 SF = 870 SF

PARKING
2,327 SF

SECONDARY ENTRY / EGRESS 24'-8" 2" 3" 25'-1"

PROPERTY LINE
INFILL ABOVE

PARKING ENTRY



UNIT C
2,437 SF
3BR + DEN / 3.5 BA
LIVING / DINING
13'-0" x 28'-2"

UNIT B
1,840 SF
3 BR / 3.5 BA
LIVING ROOM
20'-4" x 18'-6"

BEDROOM 1
11'-4" x 12'-6"

MASTER BEDROOM
14'-8" x 13'-9"

MASTER BEDROOM
14'-9" x 13'-6"

MASTER BEDROOM
15'-0" x 13'-1"

BEDROOM 2
11'-7" x 11'-4"

BEDROOM 3
12'-0" x 12'-3"

UNIT E
818 SF
1 BR / 1 BA
LIVING ROOM
21'-6" x 12'-11"

BEDROOM
13'-8" x 10'-11"

BEDROOM
11'-6" x 15'-6"

UNIT F
1,571 SF
2 BR / 2.5 BA
LIVING / DINING
26'-7" x 20'-0"

MASTER BEDROOM
13'-0" x 14'-0"

BEDROOM 2
12'-3" x 11'-3"

UNIT G
2,571 SF
4 BR / 4.5 BA
MASTER BEDROOM
13'-4" x 15'-0"

PRIVATE TERRACE

BEDROOM 3
12'-6" x 11'-0"

LIVING ROOM
26'-7" x 16'-2"

BEDROOM 2
13'-6" x 11'-6"

BEDROOM 3
12'-3" x 13'-2"

BEDROOM 4
13'-6" x 13'-2"

LIVING ROOM
13'-2" x 20'-7"

BEDROOM 2
11'-6" x 11'-10"

MASTER BEDROOM
12'-0" x 13'-0"

BEDROOM 4
10'-1" x 14'-0"

LIVING ROOM
17'-8" x 20'-1"

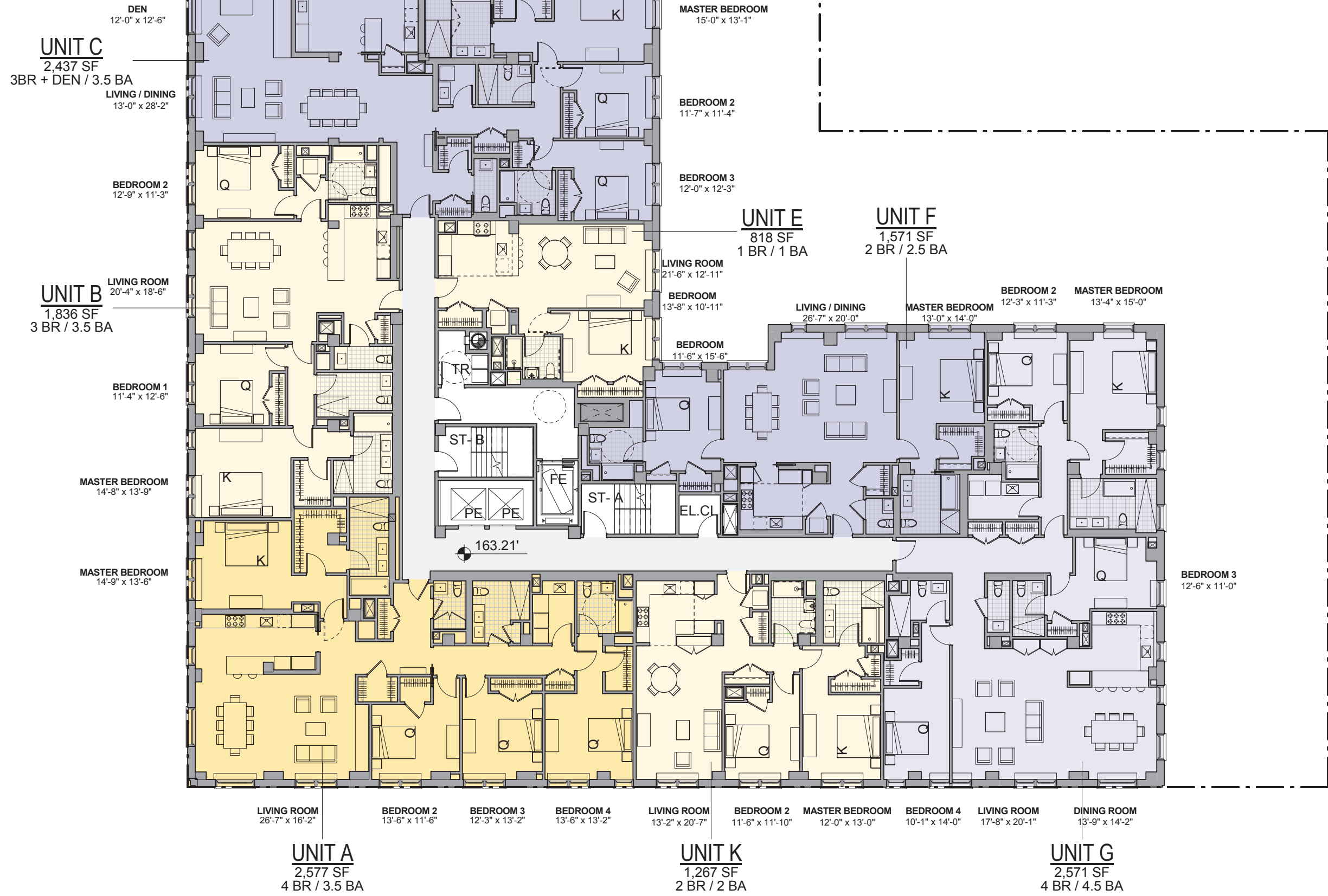
DINING ROOM
13'-9" x 14'-2"

UNIT A
2,572 SF
4 BR / 3.5 BA

UNIT K
1,267 SF
2 BR / 2 BA

UNIT G
2,571 SF
4 BR / 4.5 BA

153.38'



UNIT C (Lev.2)

1,250 SF
5 BR / 4 BA
(TOTAL 3,149 SF)

UNIT B (Lev.2)

1,016 SF
4 BR / 4.5 BA
(TOTAL 2,963 SF)

UNIT A (Lev.2)

1,154 SF
4 BR / 4.5 BA
(TOTAL 3,177 SF)

UNIT E (Lev.2)

843 SF
3 BR / 3 BA
(TOTAL 1,832 SF)

UNIT K (Lev.2)

1,012 SF
5 BR / 5.5 BA
(TOTAL 3,209 SF)

OUTDOORS AMENITY

1,771 SF

AMENITY

757 SF
204.88'

EMERGENCY GENERATOR

617 SF
204.88'

LIVING ROOM
16'-0" x 26'-1"

KITCHEN
13'-7" x 14'-11"

LIVING ROOM
17'-2" x 26'-2"

LIVING ROOM
17'-2" x 26'-11"

TERRACE
229 SF

DEN
12'-0" x 9'-4"

FAMILY ROOM
13'-2" x 8'-8"

LIVING ROOM
13'-9" x 21'-9"

MECH. RM.

KITCHEN
21'-10" x 13'-2"

KITCHEN
14'-2" x 12'-9"

LIVING ROOM
24'-10" x 16'-4"

TERRACE
378 SF

TERRACE
742 SF

TERRACE
1,315 SF

TERRACE
365 SF

TERRACE
770 SF

EXISTING BULKHEAD

