12 EAST 69TH STREET

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PROJECT 2306

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
COVER SHEET

DATE
9/10/24

SCALE
N/A

AUTHOR
PS, MV

SHEET NUMBER
LPC-1

EXISTING FACADE

BLOCK PLAN

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
EXISTING FRONT FACADE PHOTO AND BLOCK PLAN

DATE
9/10/24

SCALE
1/64" = 1'-0"

AUTHOR
PS, MV

SHEET NUMBER
LPC-2

1915 FACADE

1945 FACADE

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
FRONT FACADE HISTORIC PHOTOS

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-3

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

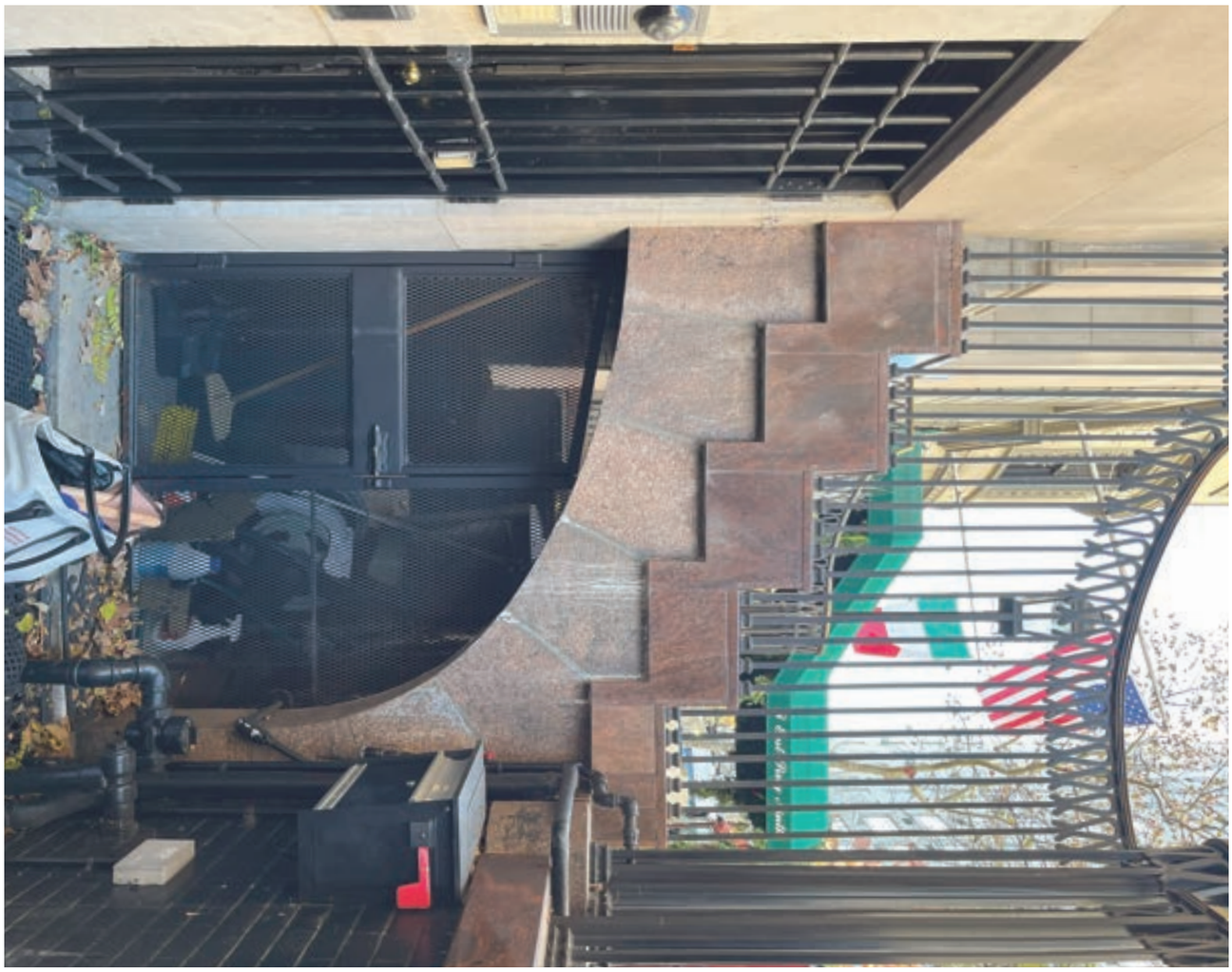
SHEET TITLE
FRONT FACADE SITE PHOTOS

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-4



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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

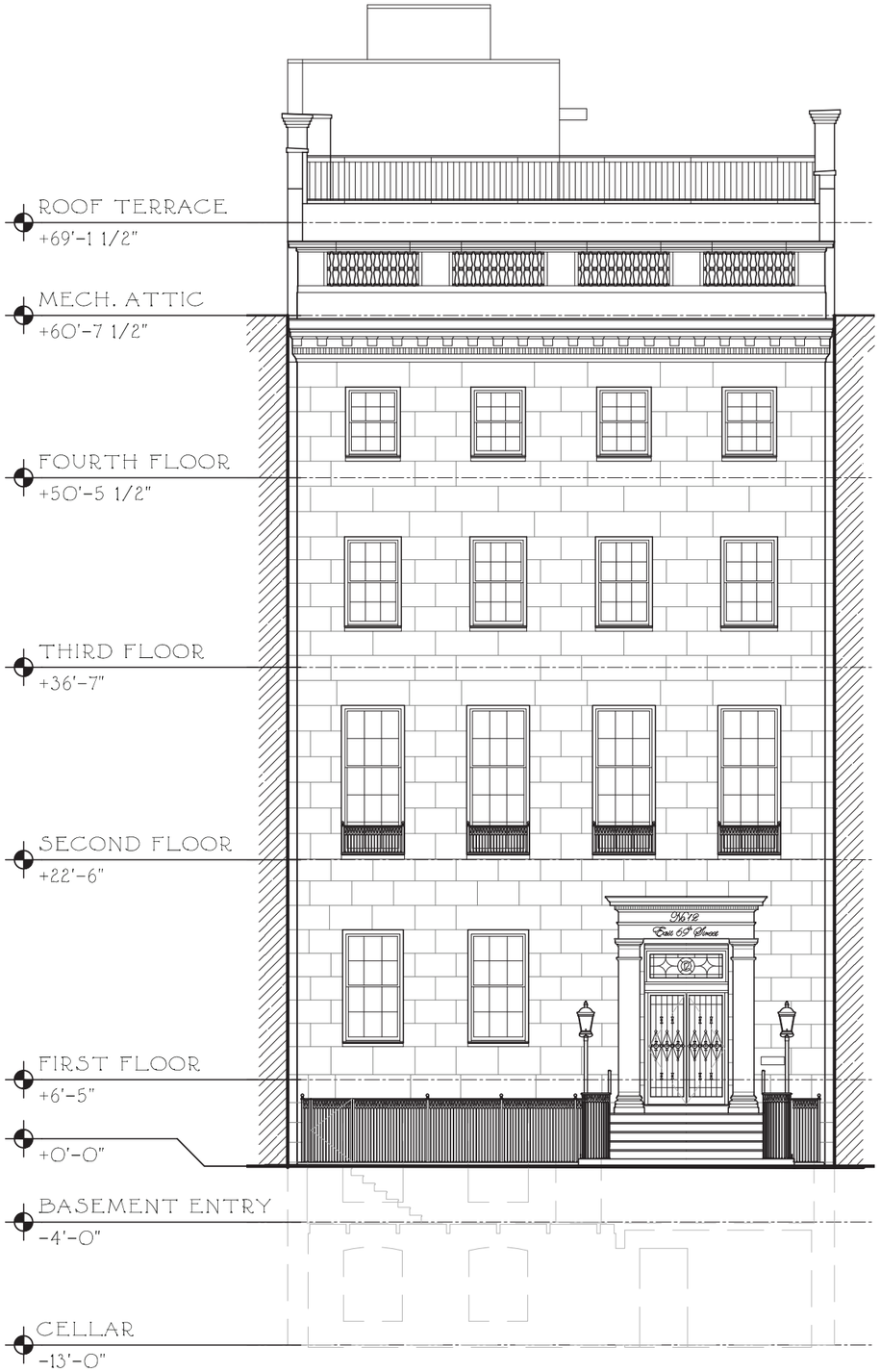
SHEET TITLE
FRONT FACADE SITE PHOTOS

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-5



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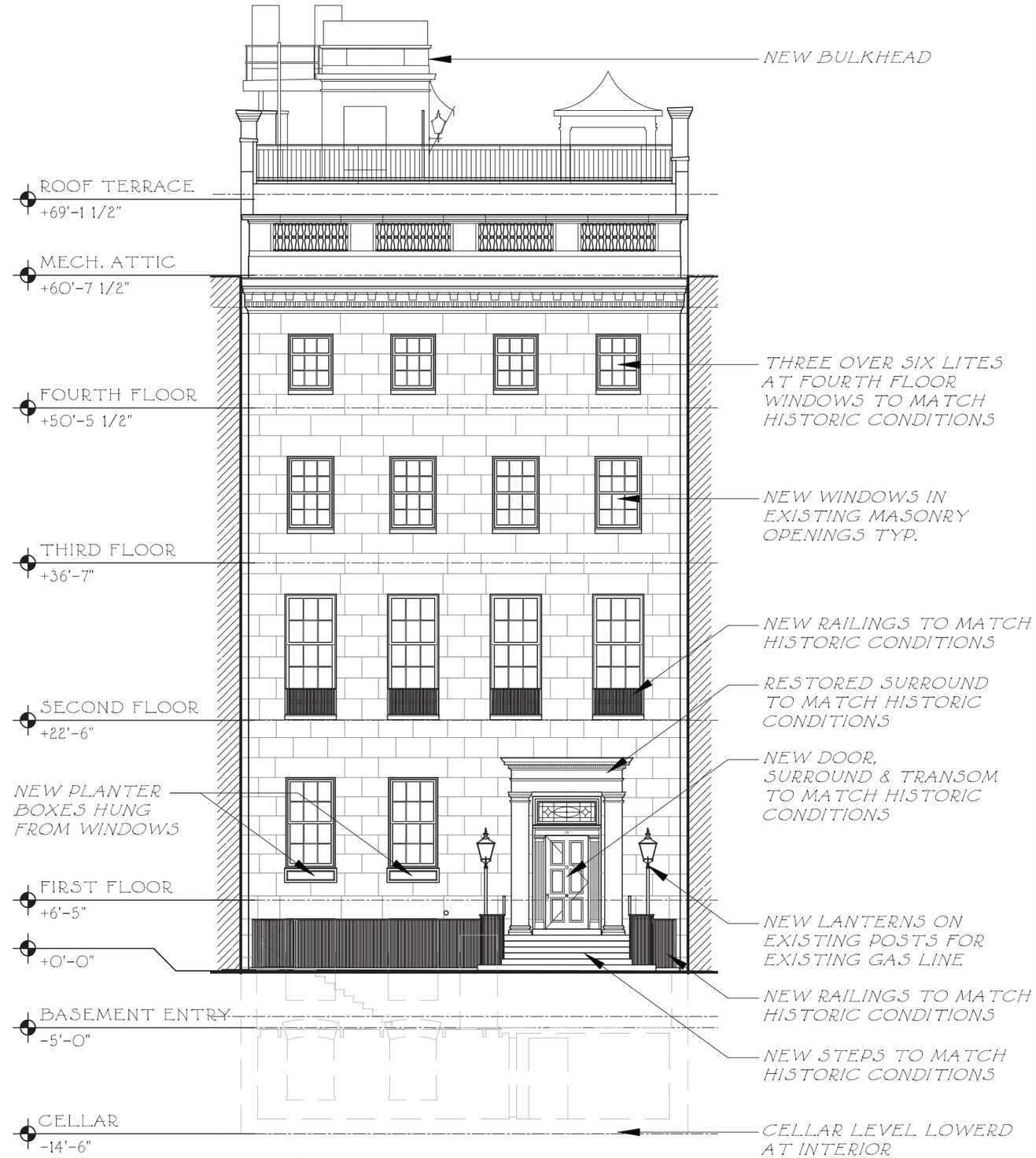

PROPOSED

SHEET NUMBER
LPC-6

DATE
9/10/24

SCALE
3/32"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
FRONT ELEVATION COMPARISON

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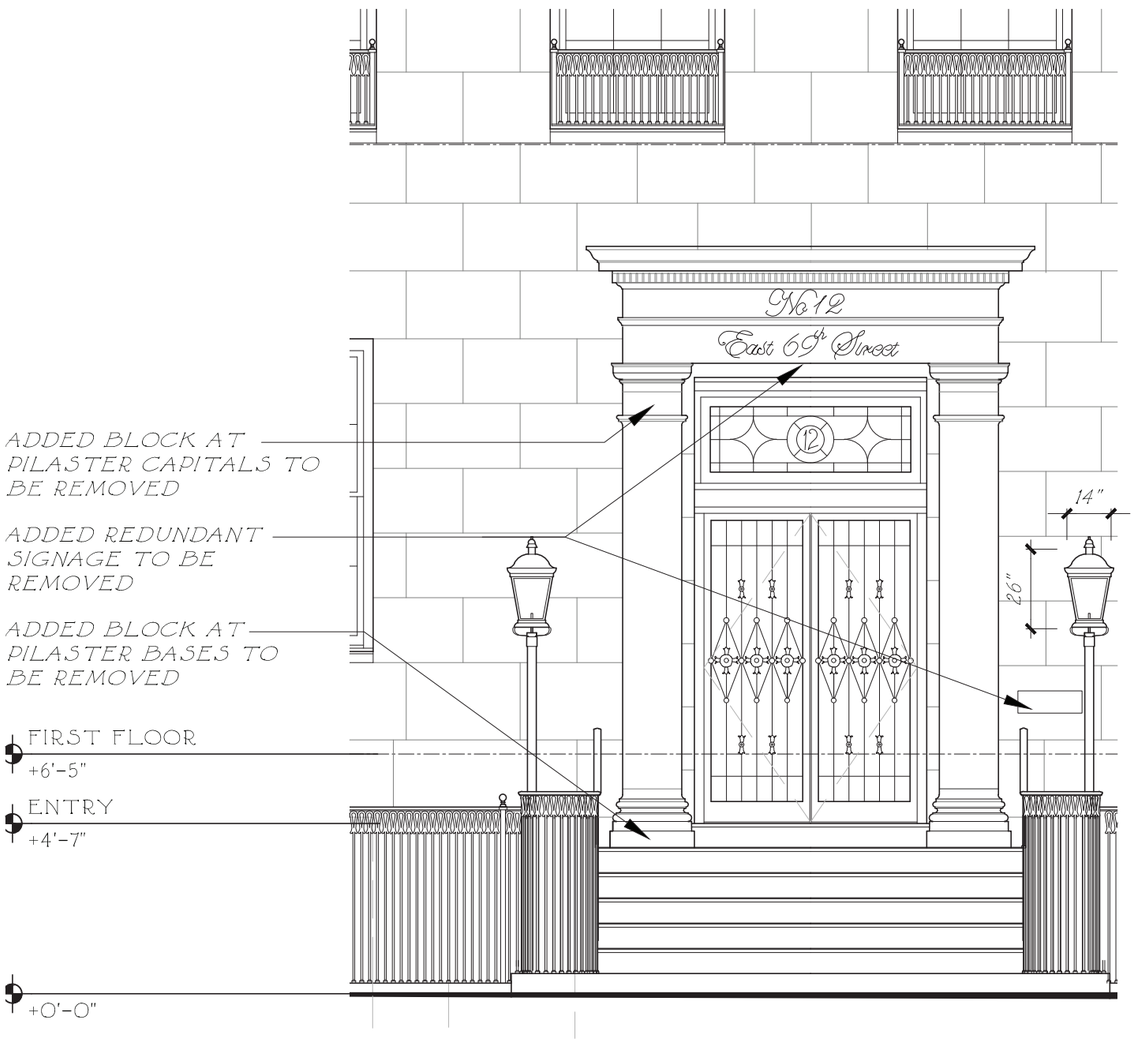

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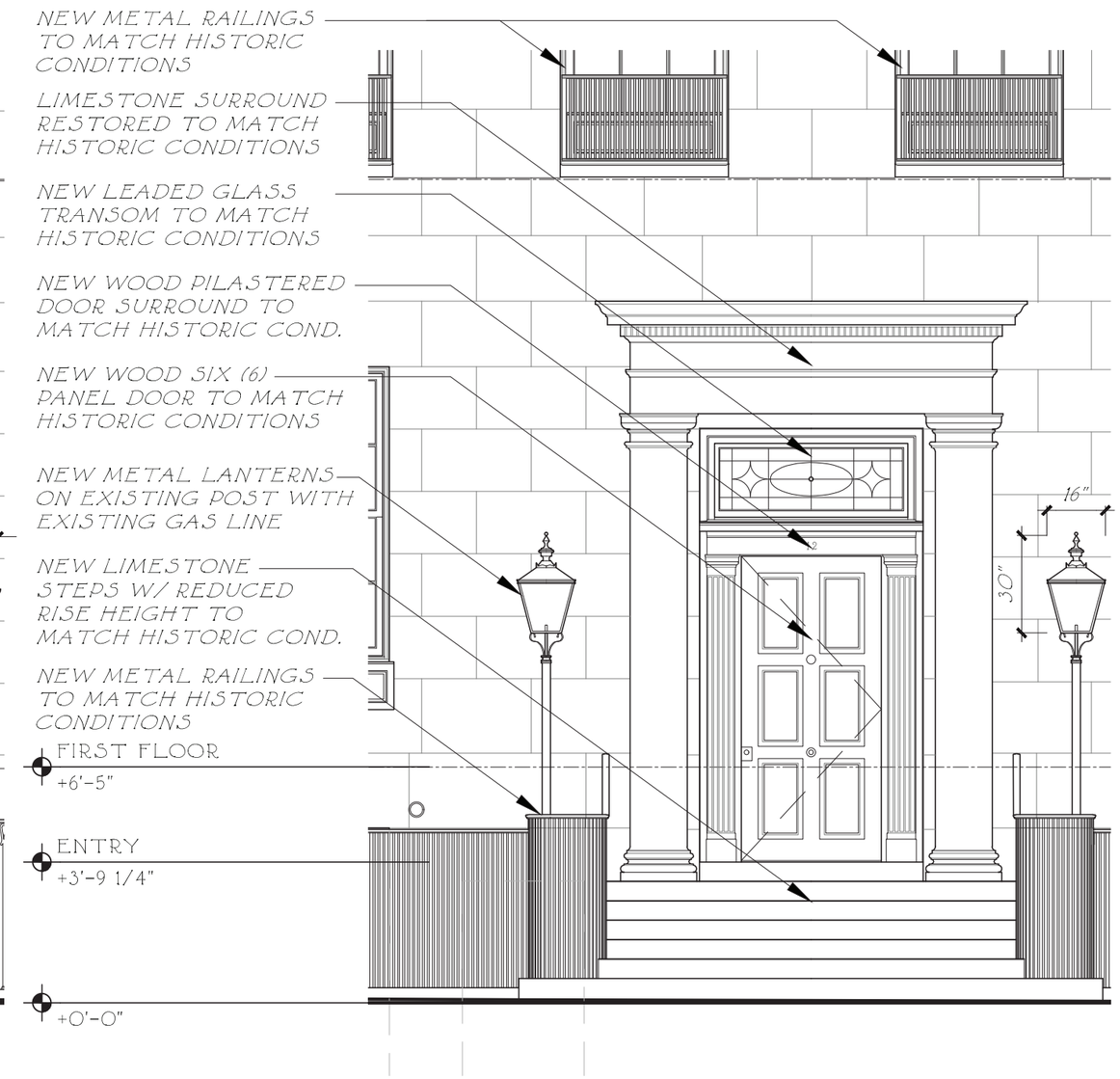

PROPOSED

SHEET NUMBER
LPC-7

DATE
9/10/24

SCALE
1/8"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
ENTRY ELEVATION COMPARISON

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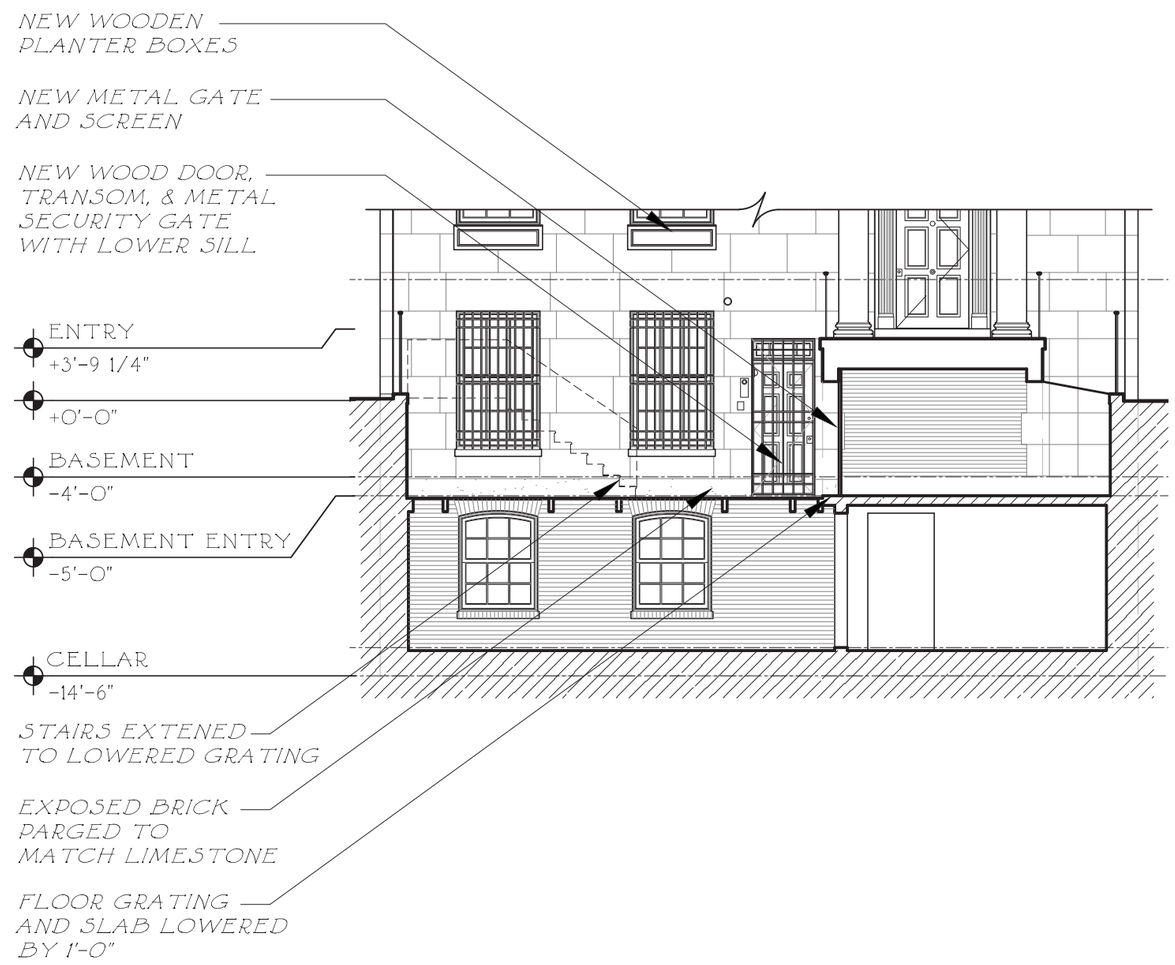
EXISTING



PROPOSED

SHEET NUMBER
LPC-8

DATE
9/10/24

SCALE
1/4"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
ENTRY ELEVATION COMPARISON

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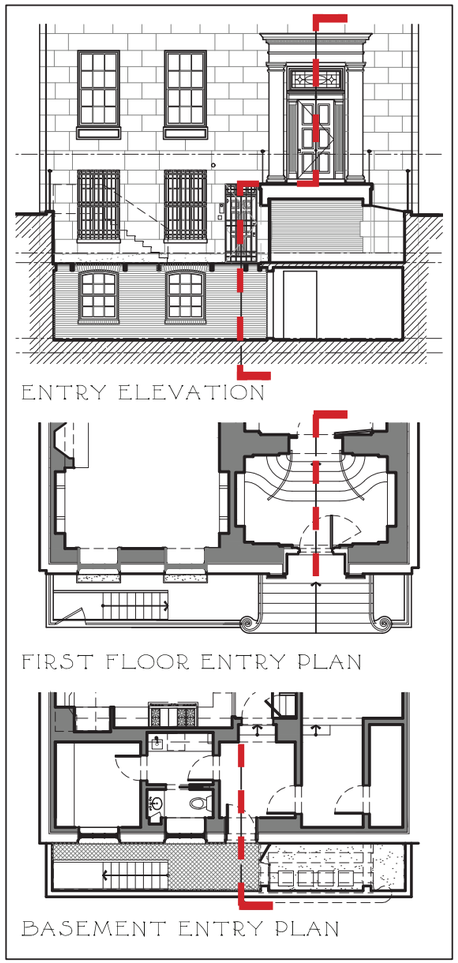
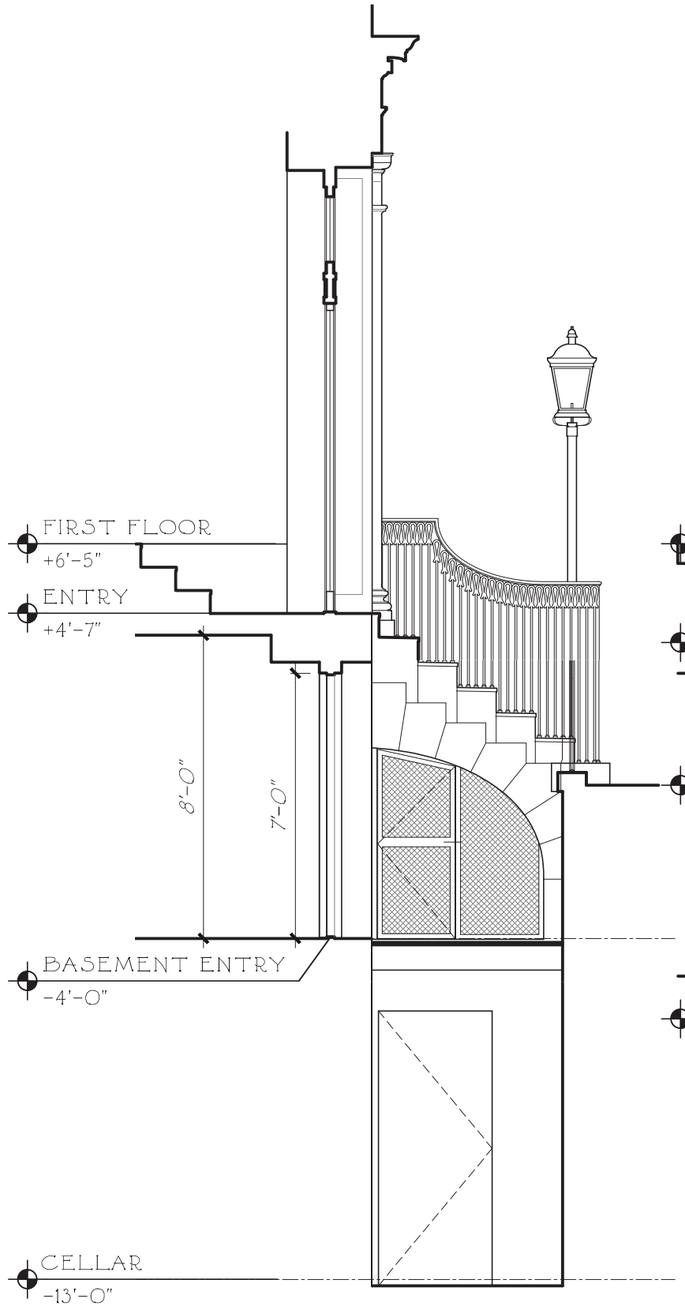


KEY SECTION & PLANS



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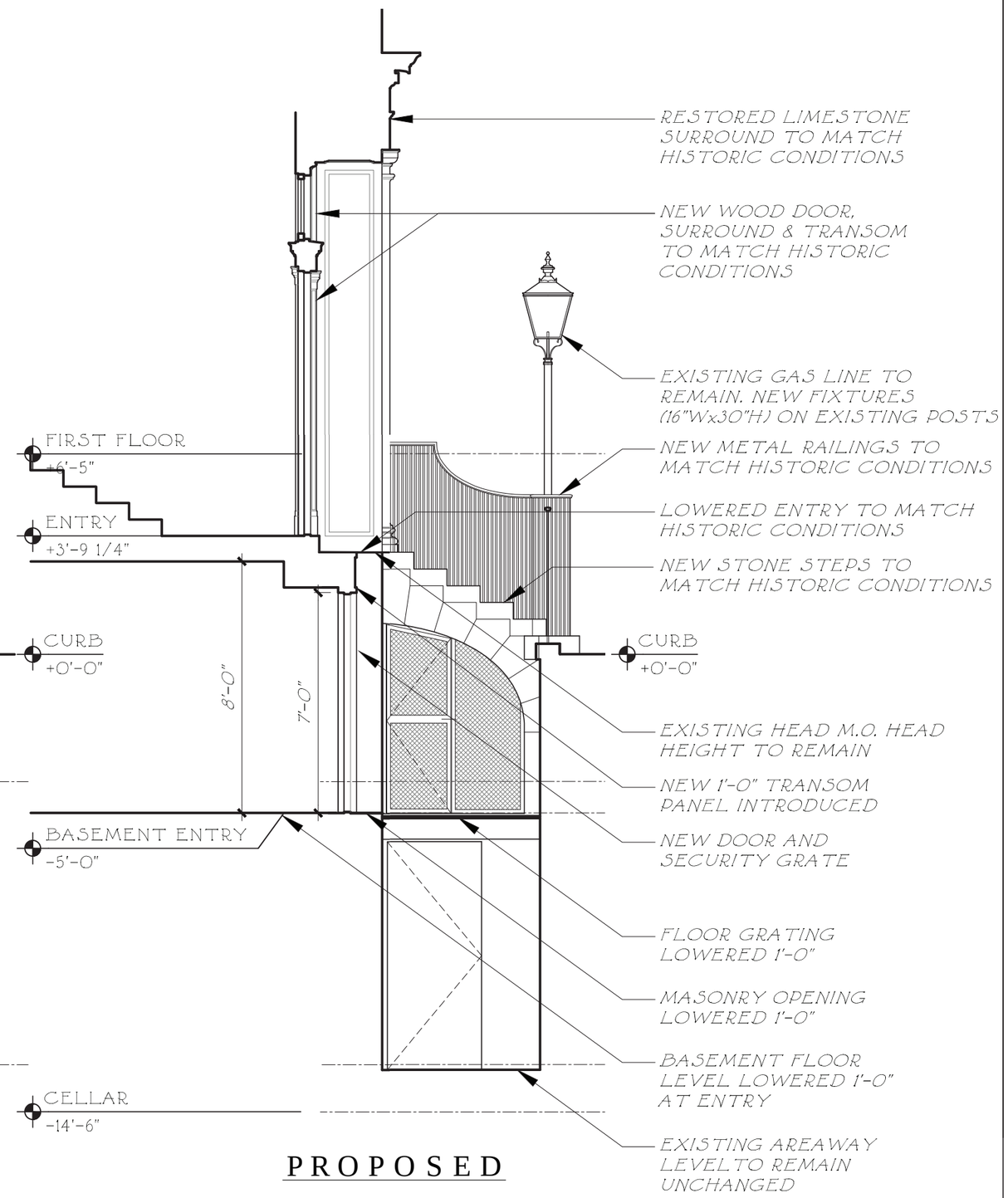

PROPOSED

SHEET NUMBER
LPC-9

DATE
9/10/24

SCALE
1/4"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
SPLICED ENTRY SECTION COMPARISON

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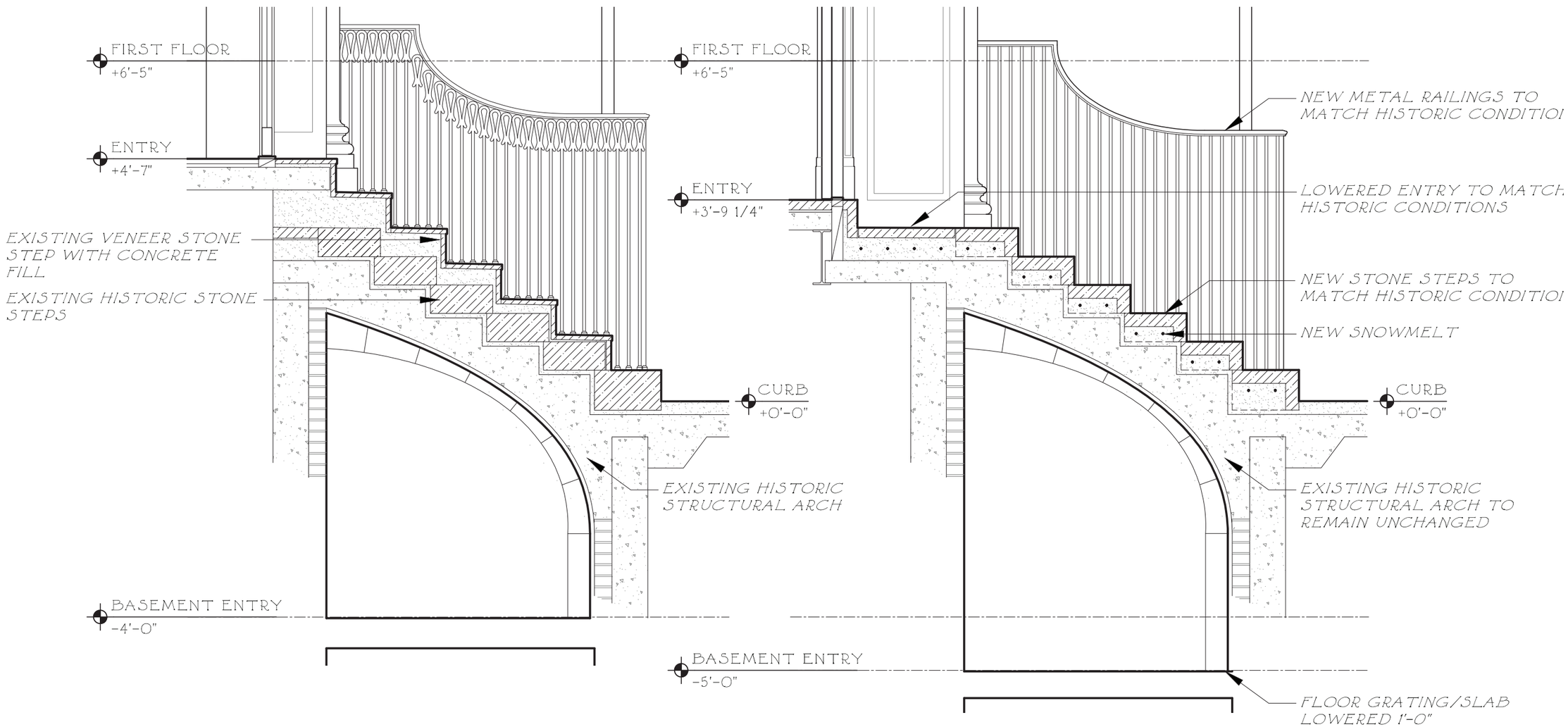

SHEET NUMBER
LPC-10

DATE
9/10/24

SCALE
1/2"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
MAIN ENTRY STEPS SECTION COMPARISON

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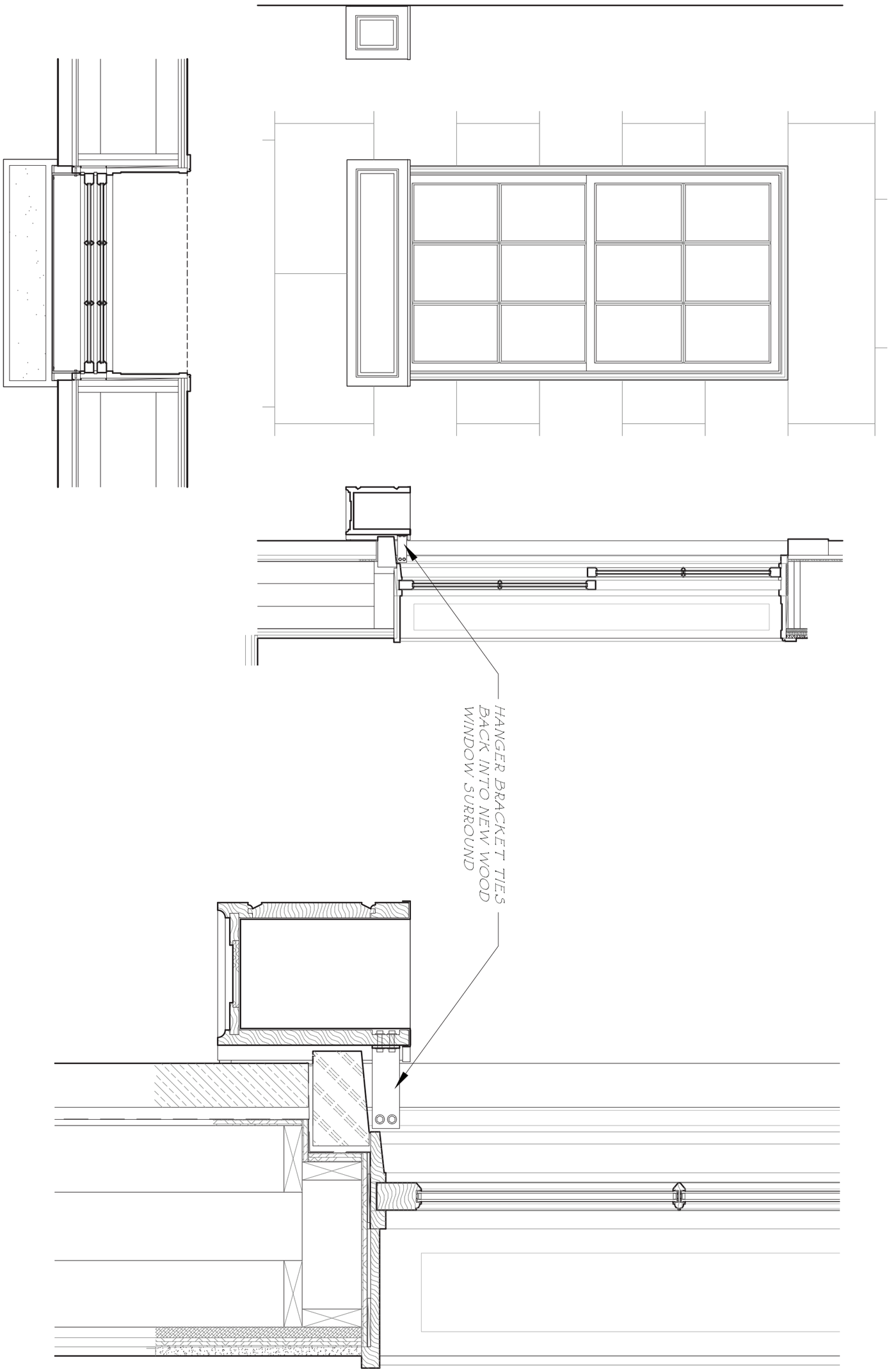

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
PLANTER BOX DETAIL

DATE
9/10/24

SCALE
1/2"=1'-0", 1 1/2"=1'-0"

AUTHOR
PS, MV

SHEET NUMBER
LPC-11

EXISTING

NEW WOOD PLANTER BOXES

PROPOSED

SHEET NUMBER
LPC-12

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
FRONT FACADE MASSING MODEL COMPARISON

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SHEET TITLE
FRONT FACADE MASSING MODEL COMPARISON

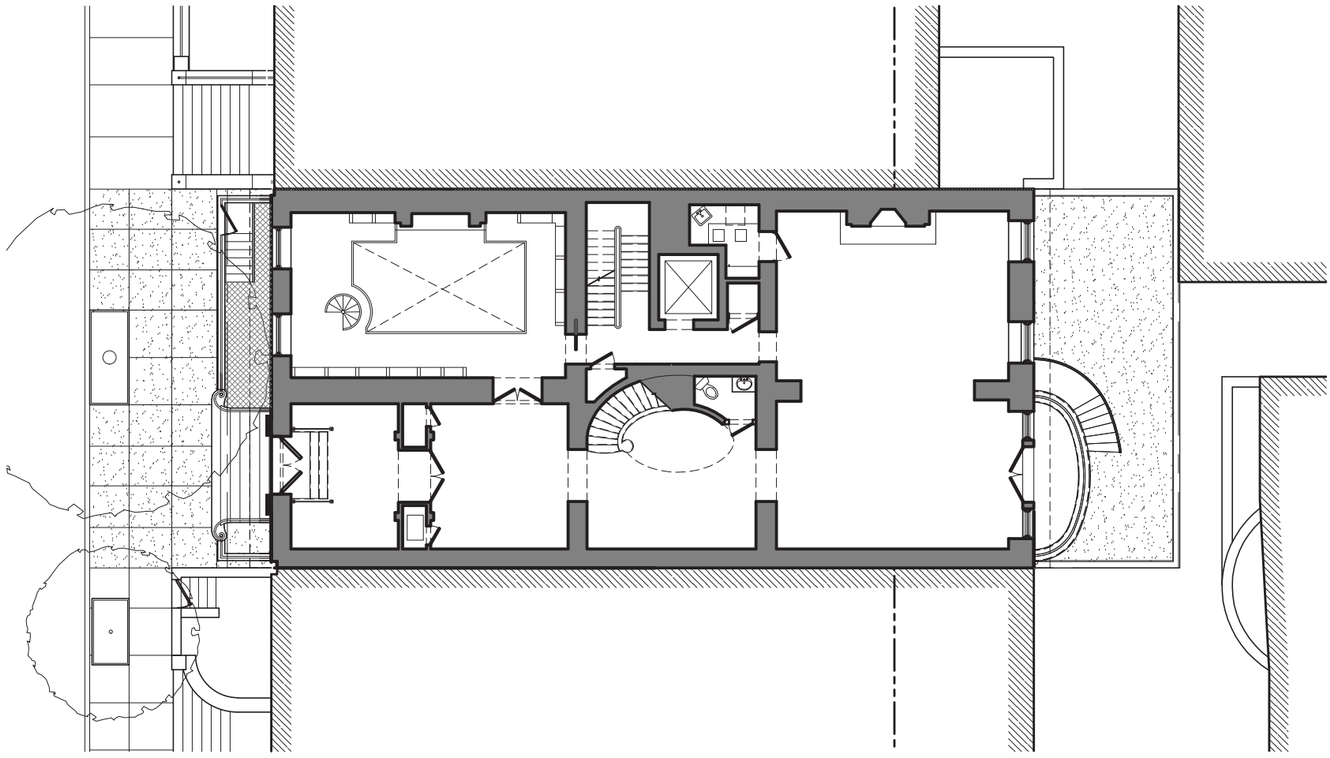
DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-13

EXISTING



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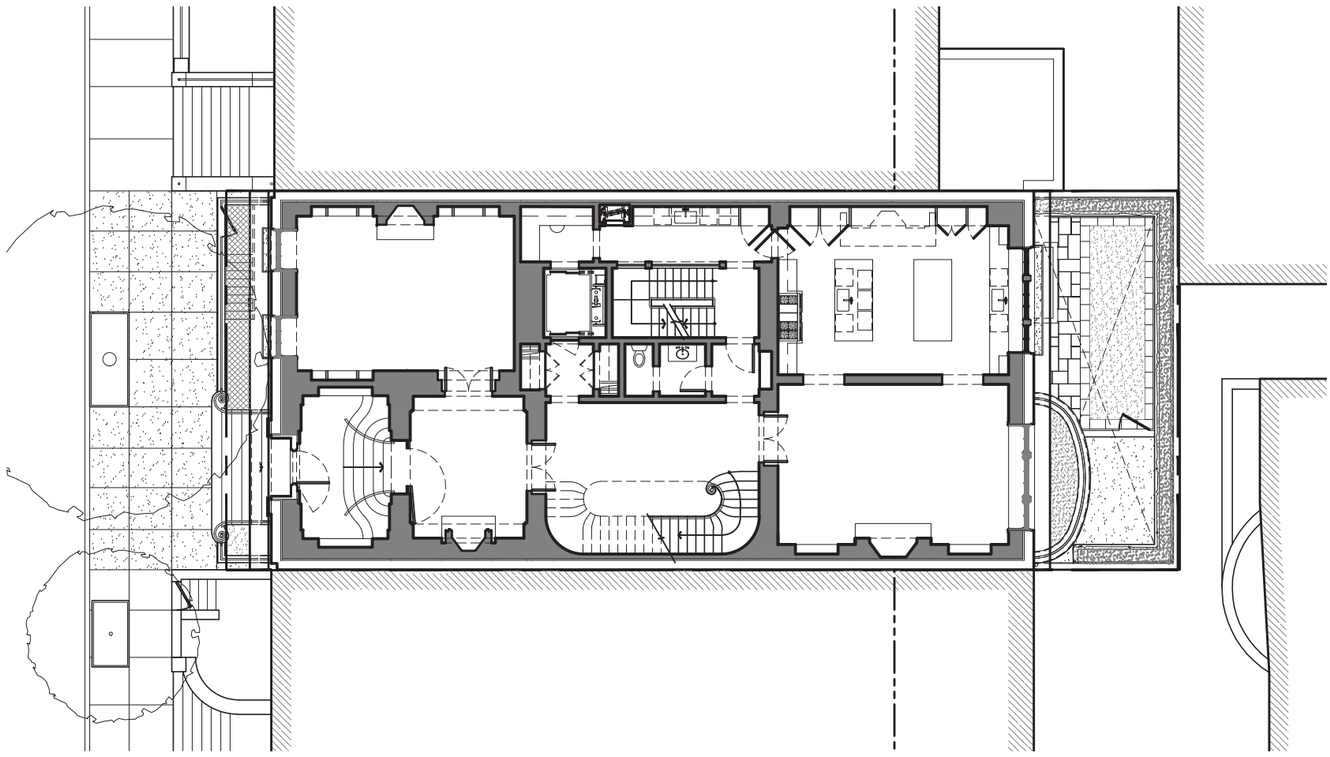

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PROJECT TITLE
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SHEET TITLE
FIRST FLOOR PLAN COMPARISON

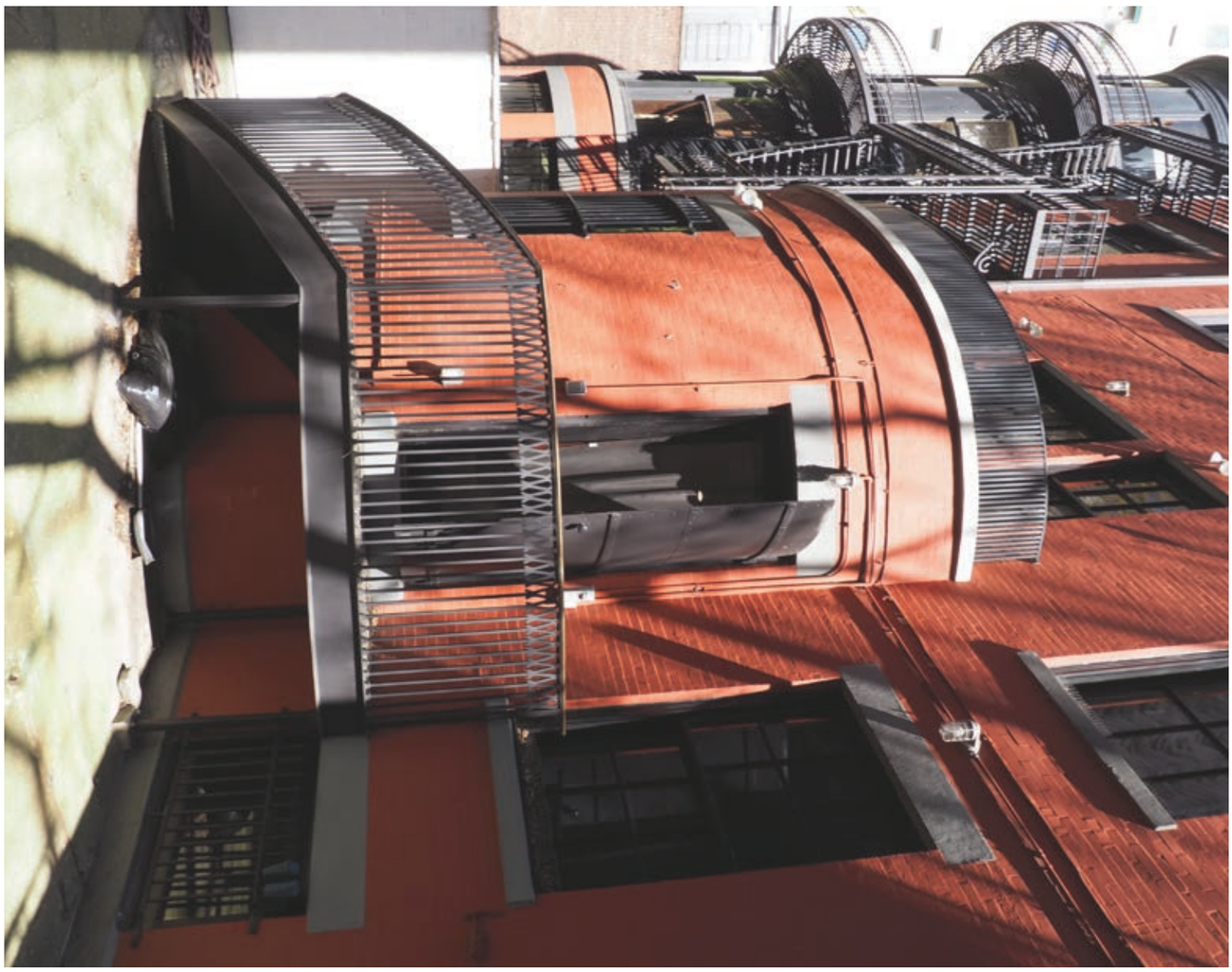
DATE
9/10/24

SCALE
1/8"=1'-0"

AUTHOR
PS, MV

SHEET NUMBER
LPC-14

FROM GARDEN LEVEL



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SHEET TITLE
REAR FACADE SITE PHOTOS

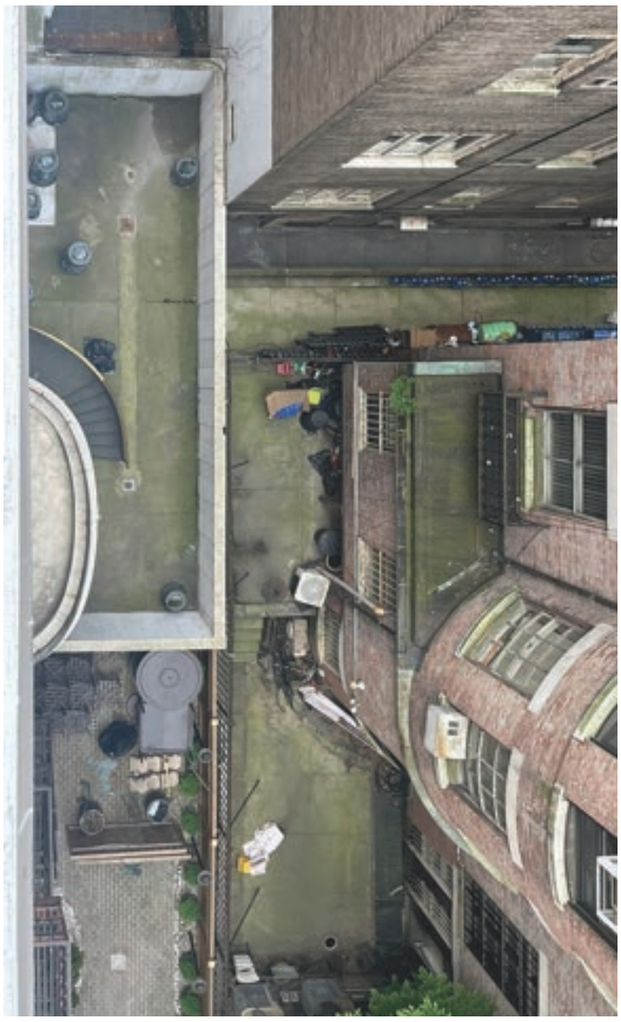
DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-15

FROM ABOVE



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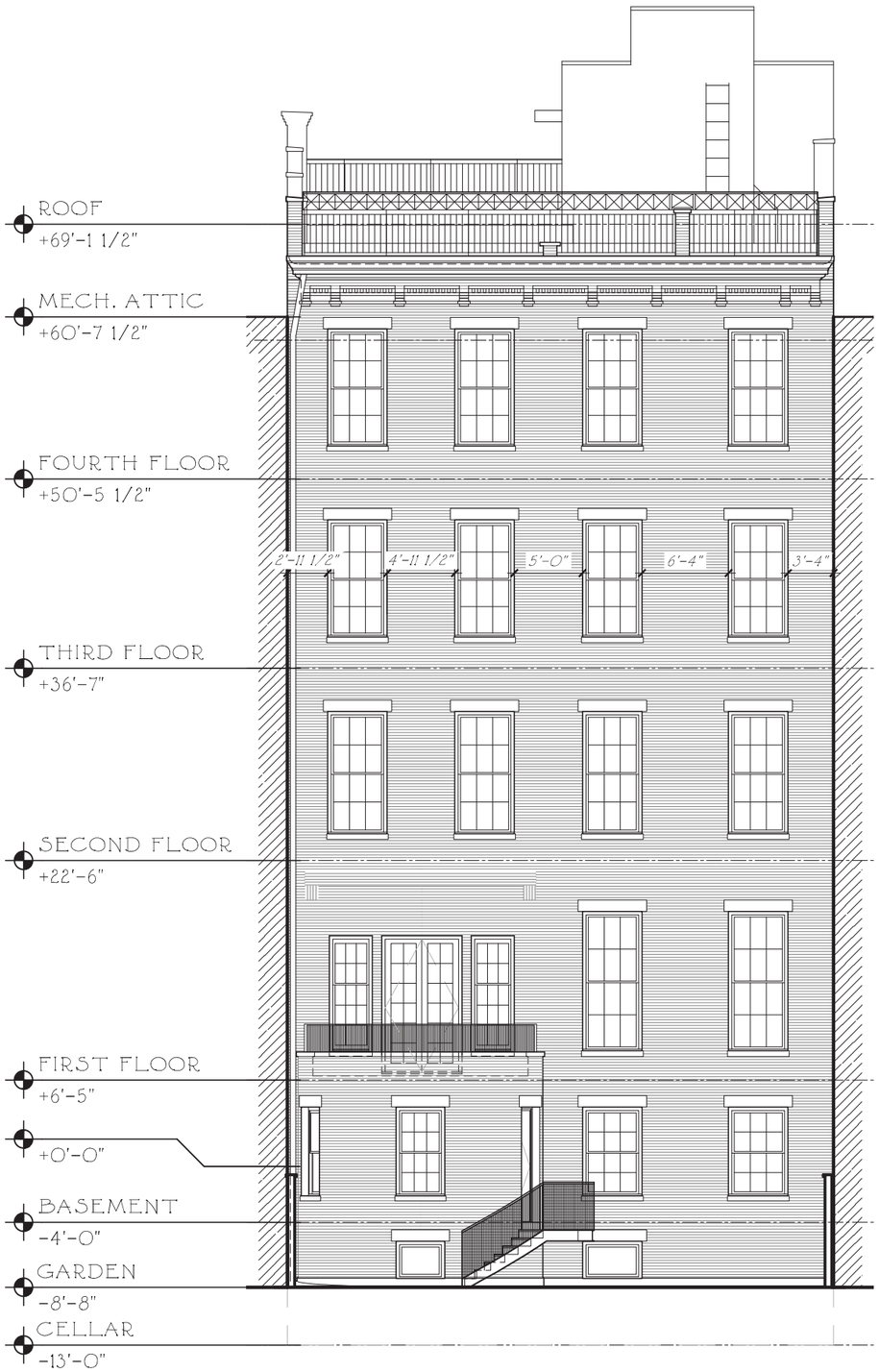
SHEET TITLE
REAR GARDEN SITE PHOTOS

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-16



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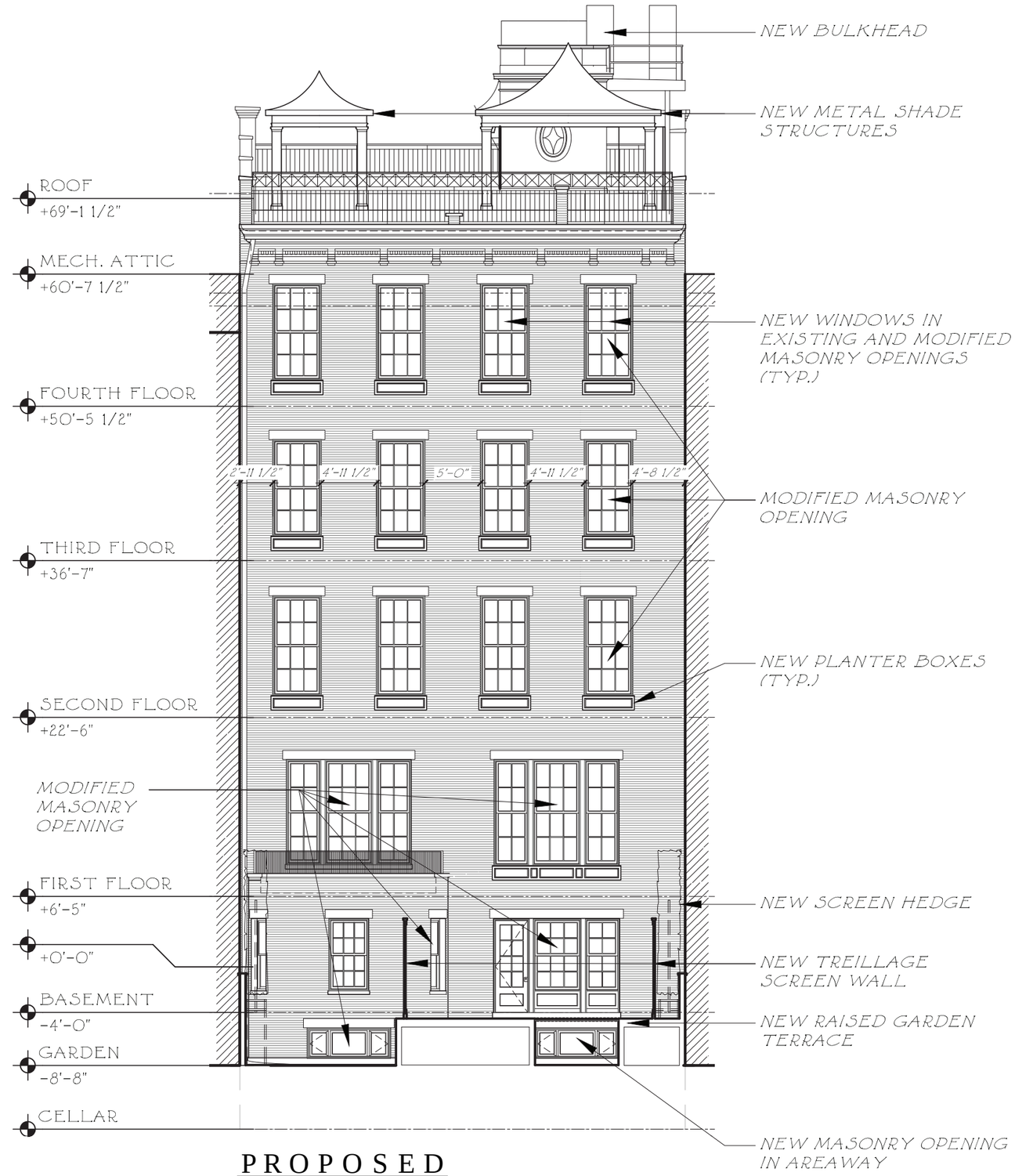

PROPOSED

SHEET NUMBER
LPC-17

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
REAR ELEVATION COMPARISON

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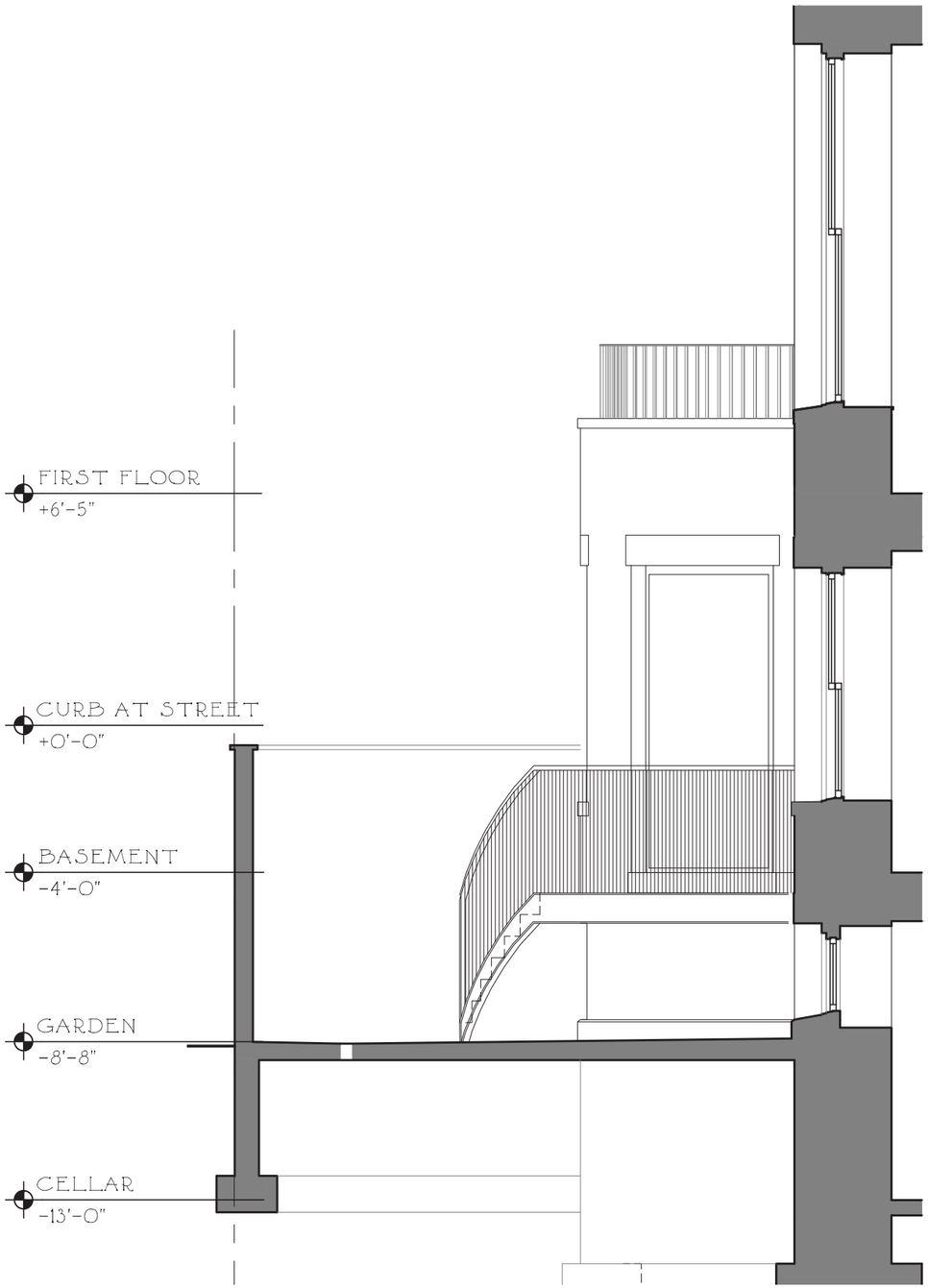

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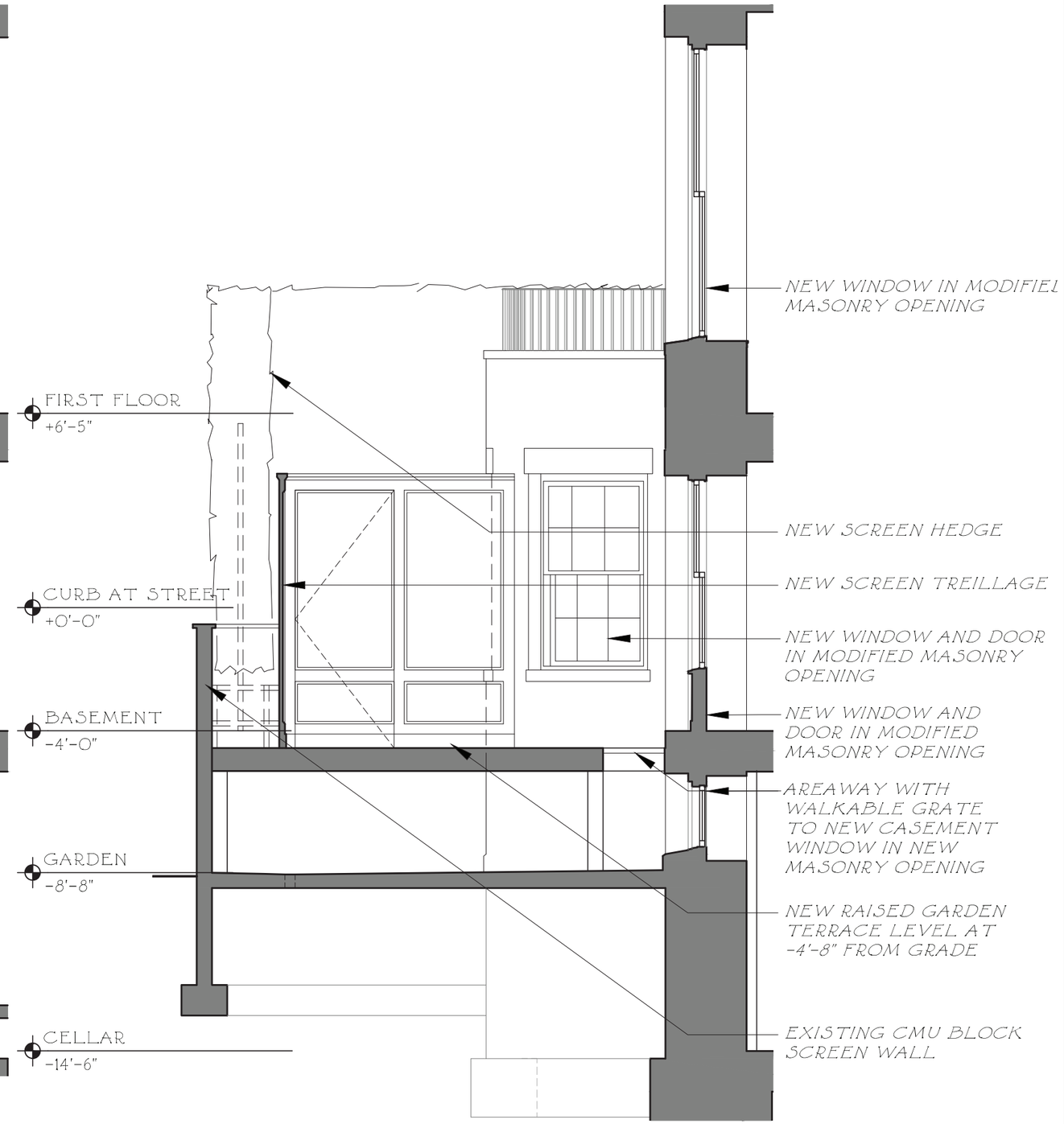

PROPOSED

SHEET NUMBER
LPC-18

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
GARDEN SECTION COMPARISON

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LOOKING SOUTH

KEY PLAN

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
ROOF SITE PHOTO

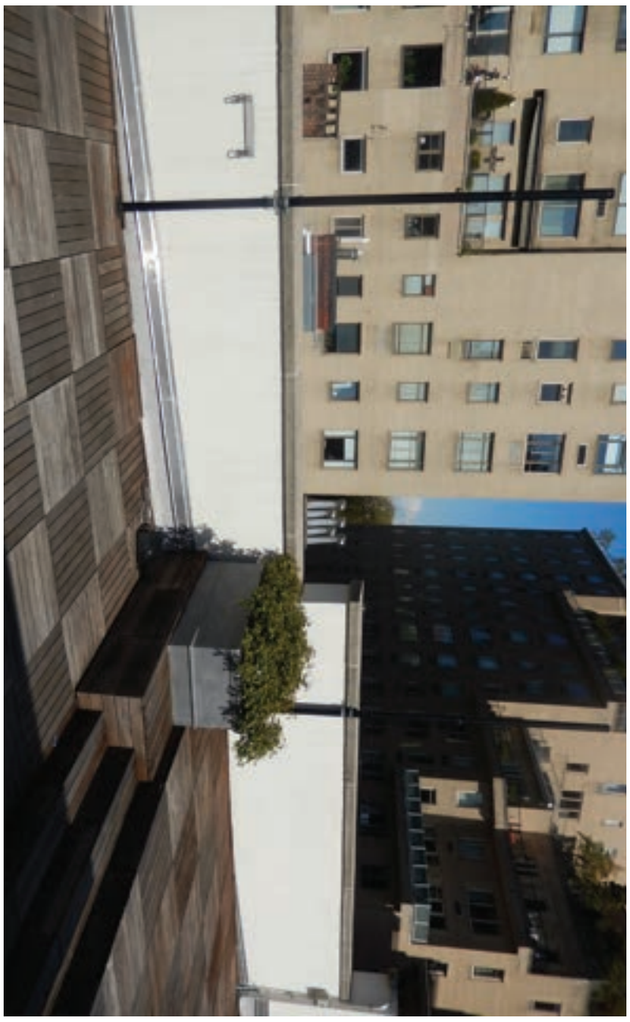
DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-19

LOOKING WEST & NORTH WEST



LOOKING NORTH EAST & EAST

KEY PLAN

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
ROOF SITE PHOTOS

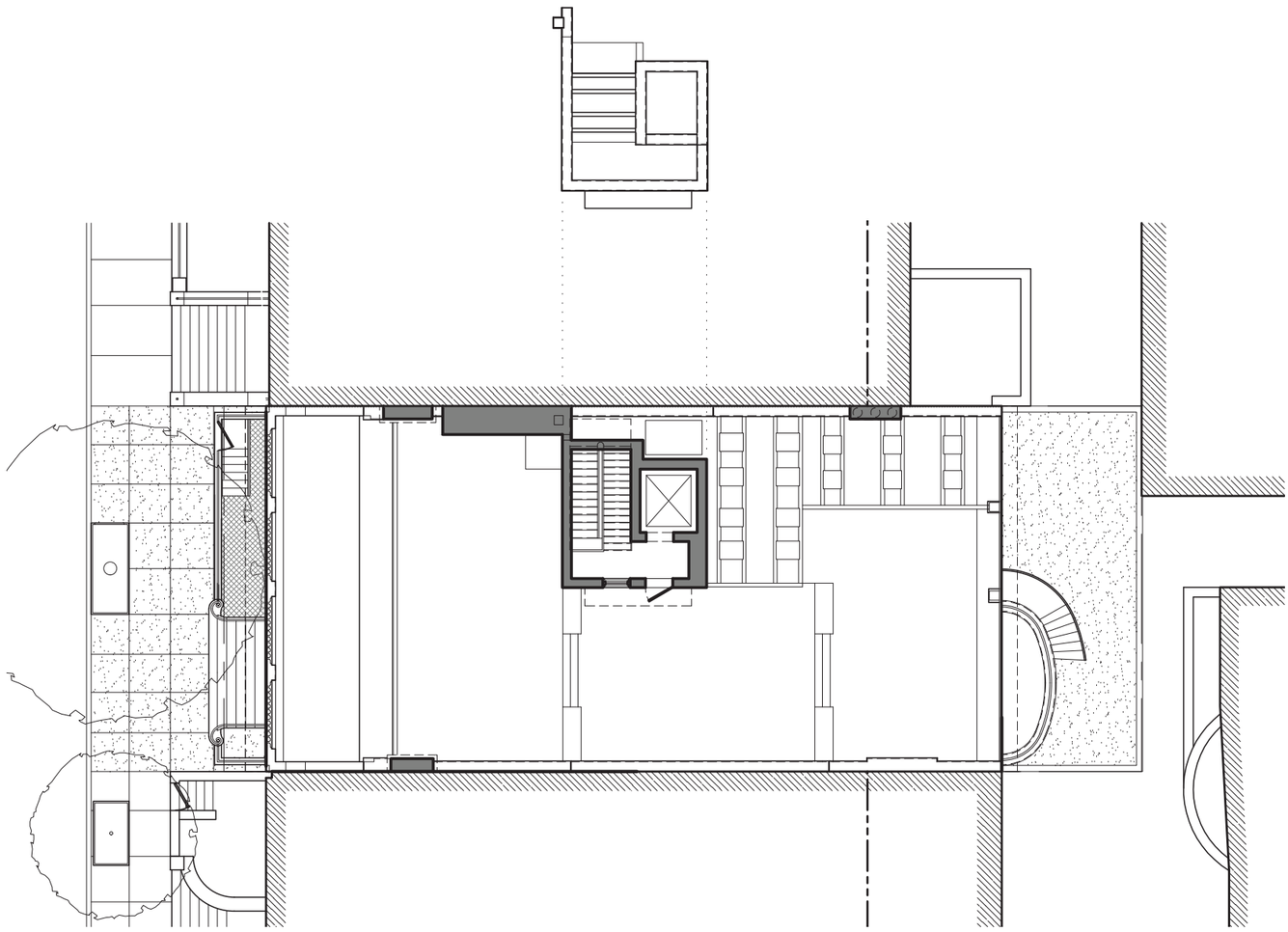
DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-20

EXISTING



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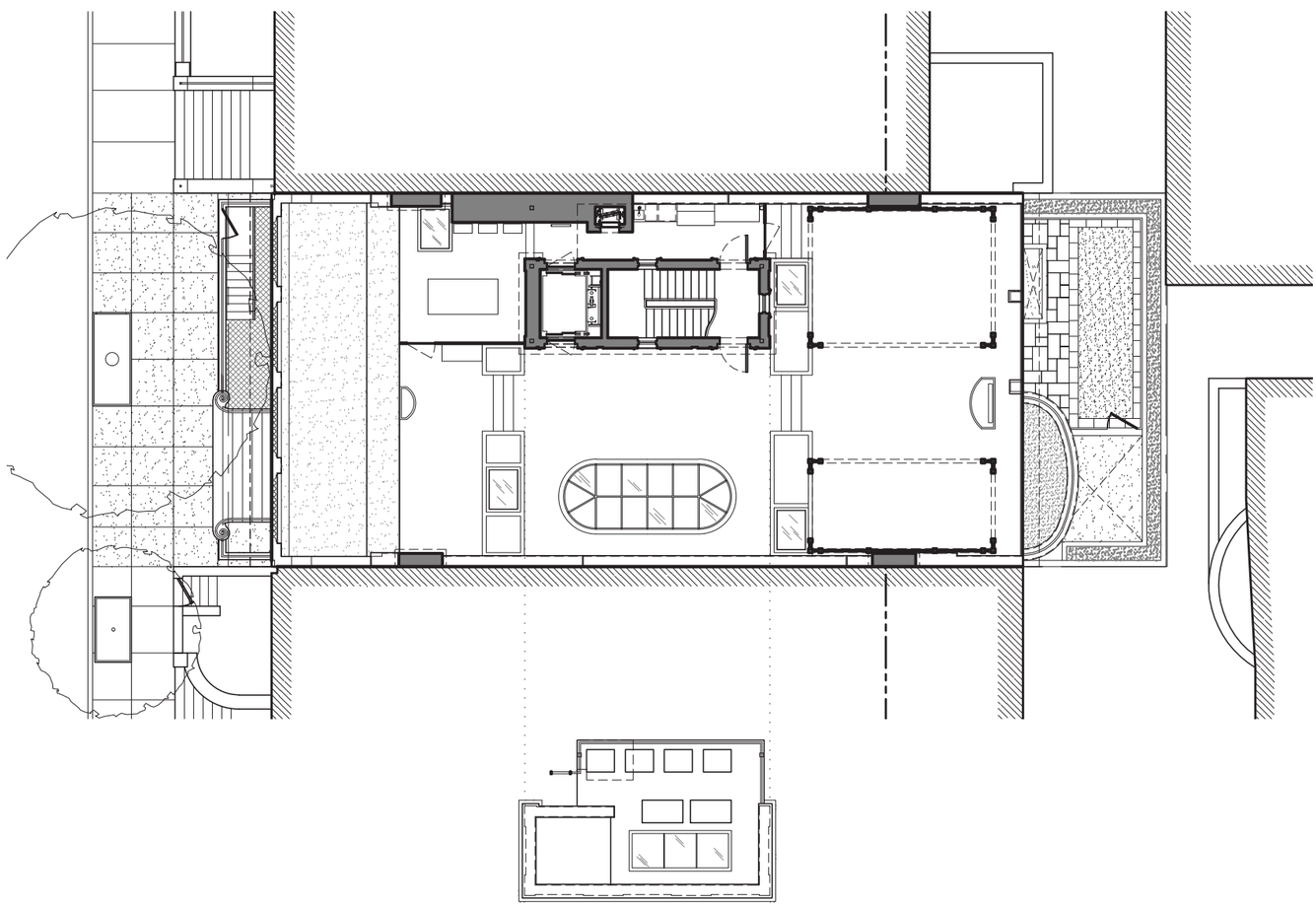

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

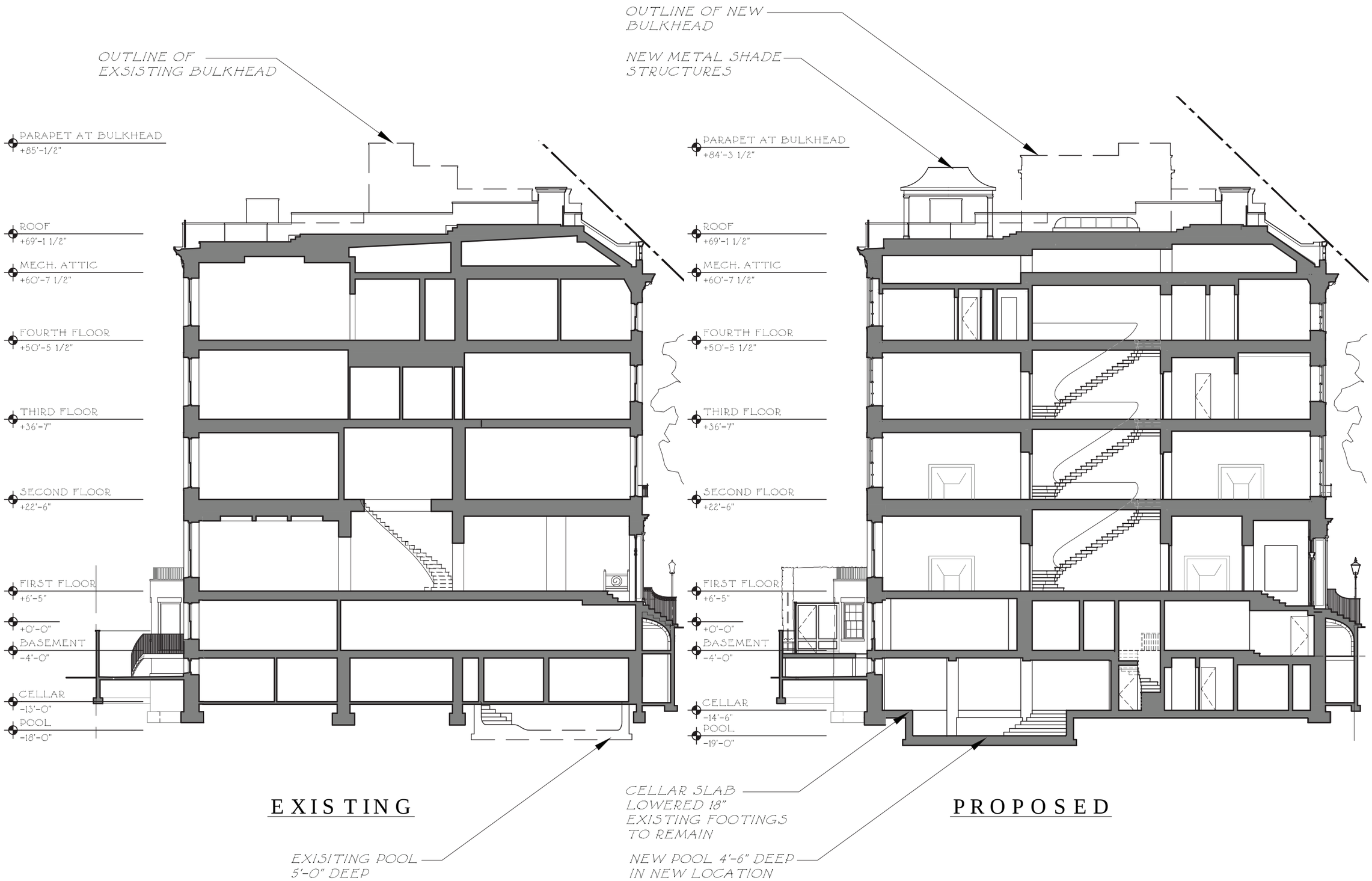
SHEET TITLE
ROOF PLAN COMPARISON

DATE
9/10/24

SCALE
1/8"=1'-0"

AUTHOR
PS, MV

SHEET NUMBER
LPC-25



SHEET NUMBER
LPC-26

DATE
9/10/24

SCALE
1/8"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
BUILDING SECTION COMPARISON

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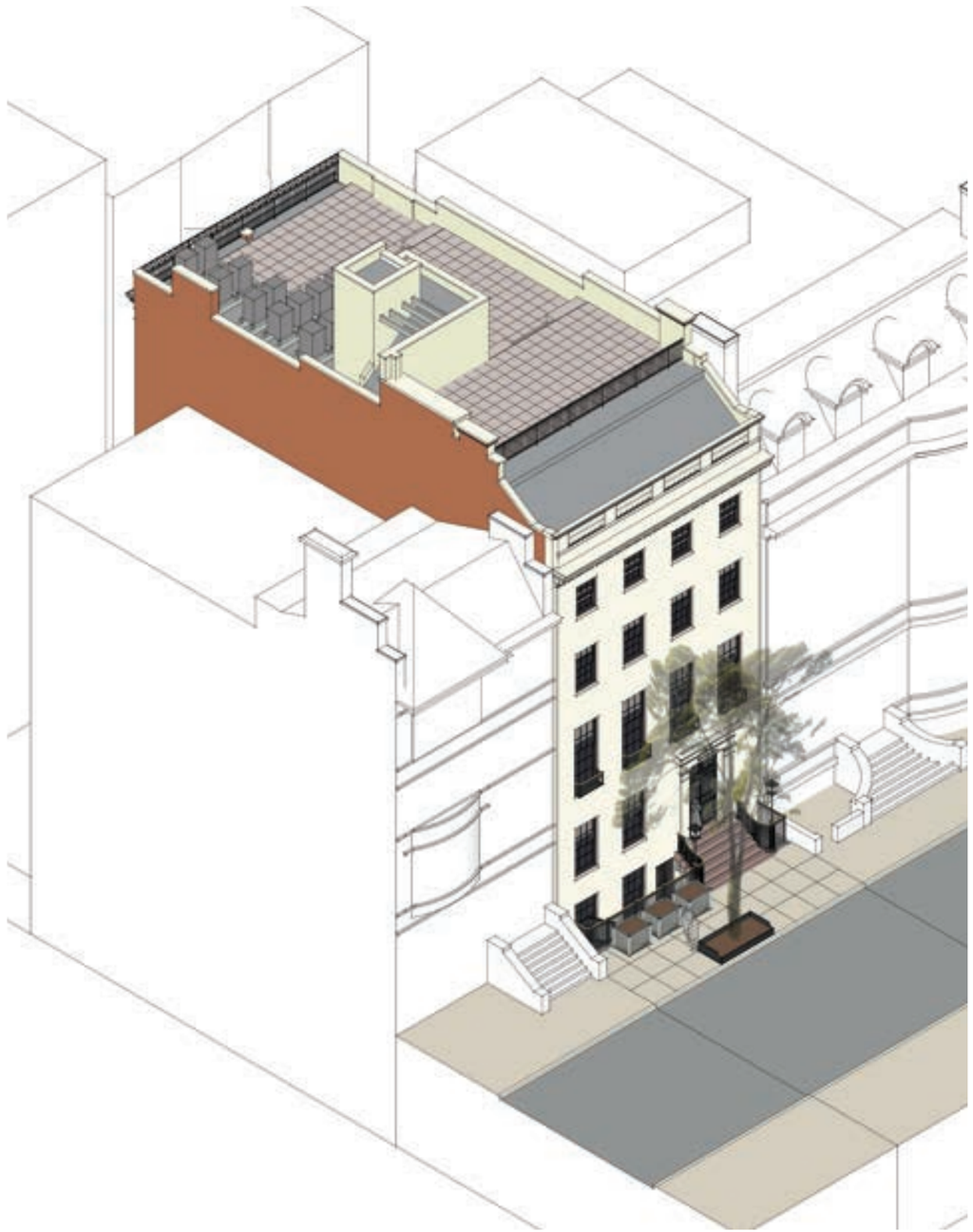
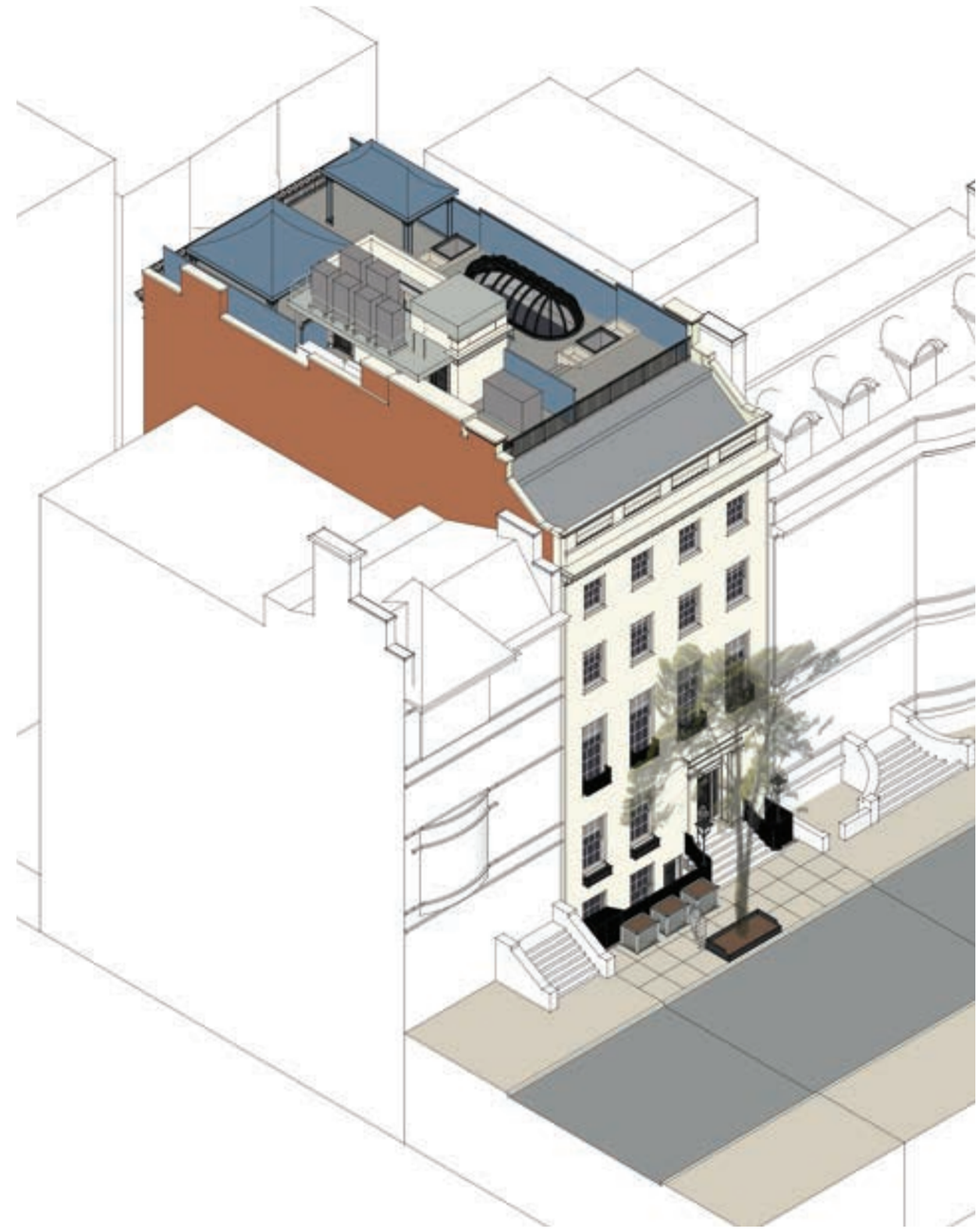


EXISTING AXON LOOKING S.W.



PROPOSED AXON LOOKING S.W.

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
AXONOMETRIC COMPARISON

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-27

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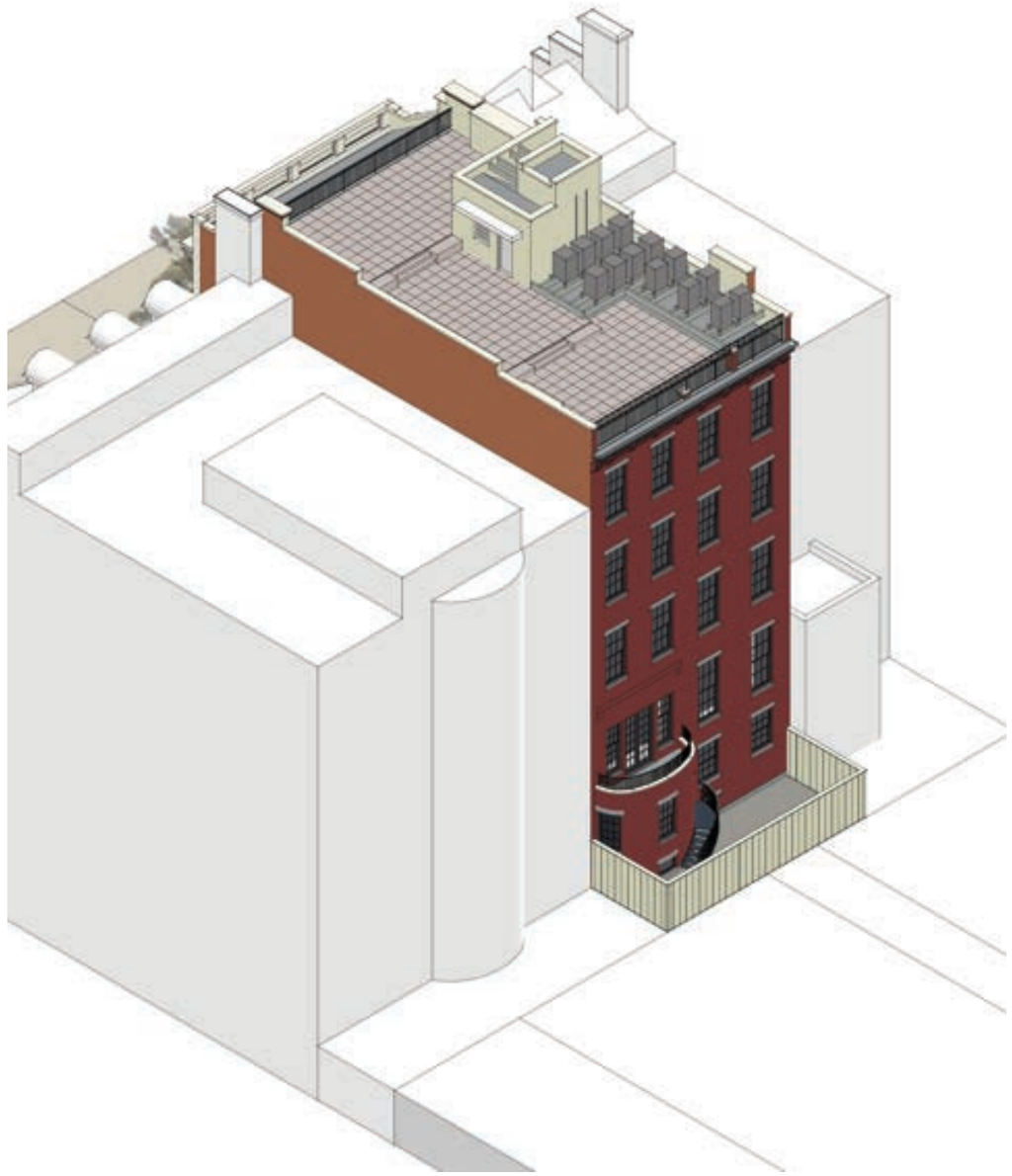
PROJECT 2396



EXISTING AXON LOOKING N.E.

PROPOSED AXON LOOKING N.E.

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
AXONOMETRIC COMPARISON

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-28

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VIEW FROM 69TH STREET

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

DATE
9/10/24

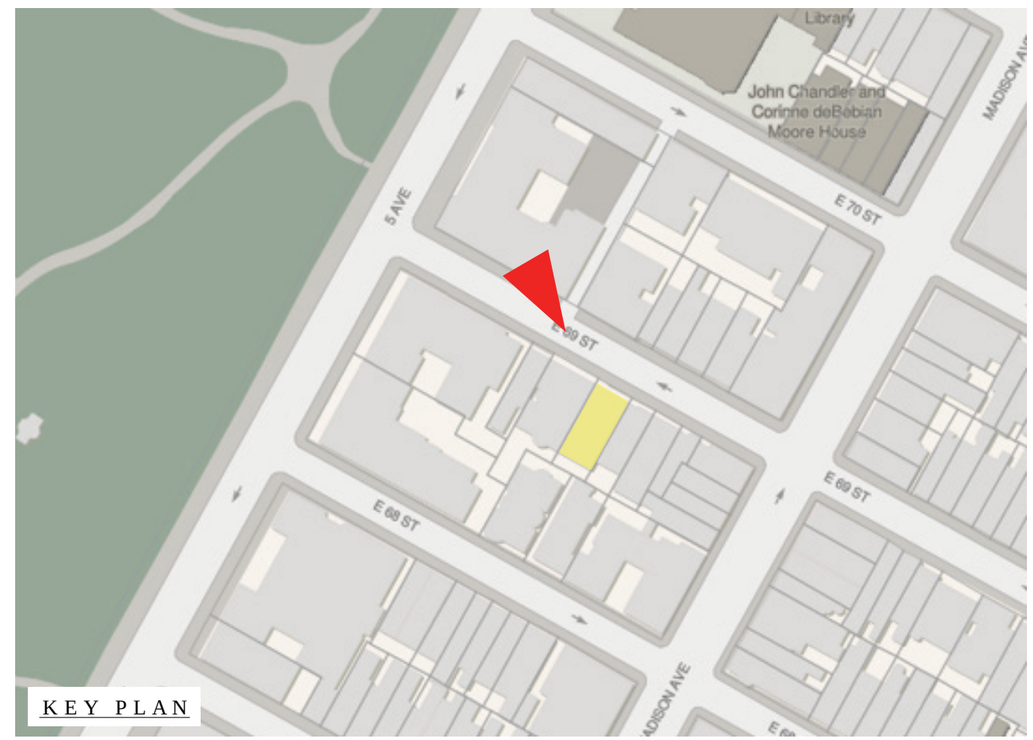
SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-29

MOCKUP ENLARGED PHOTO

RENDERED TRELLIAGE WALL



KEY PLAN

RENDERRED TRELLIAGE FROM 69TH STREET LOOKING WEST

SHEET NUMBER
LPC-30

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

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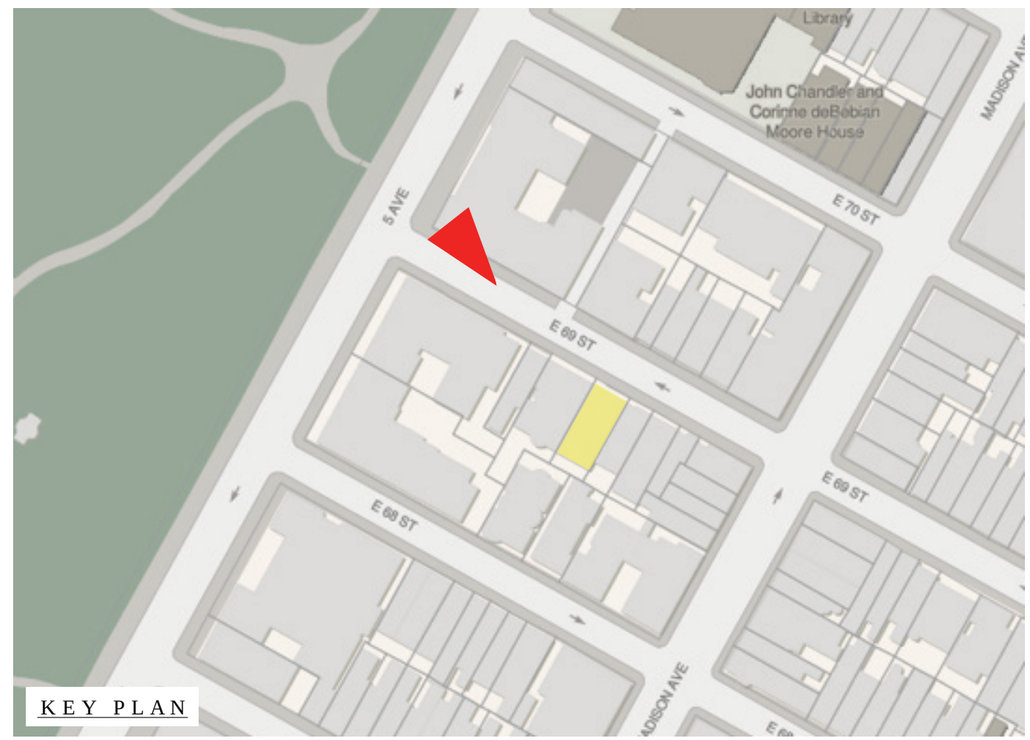
RENDERRED TRELLIAGE FROM 69TH STREET LOOKING WEST

MOCKUP ENLARGED PHOTO

RENDERED TRELLIAGE WALL



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Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

DATE
9/10/24

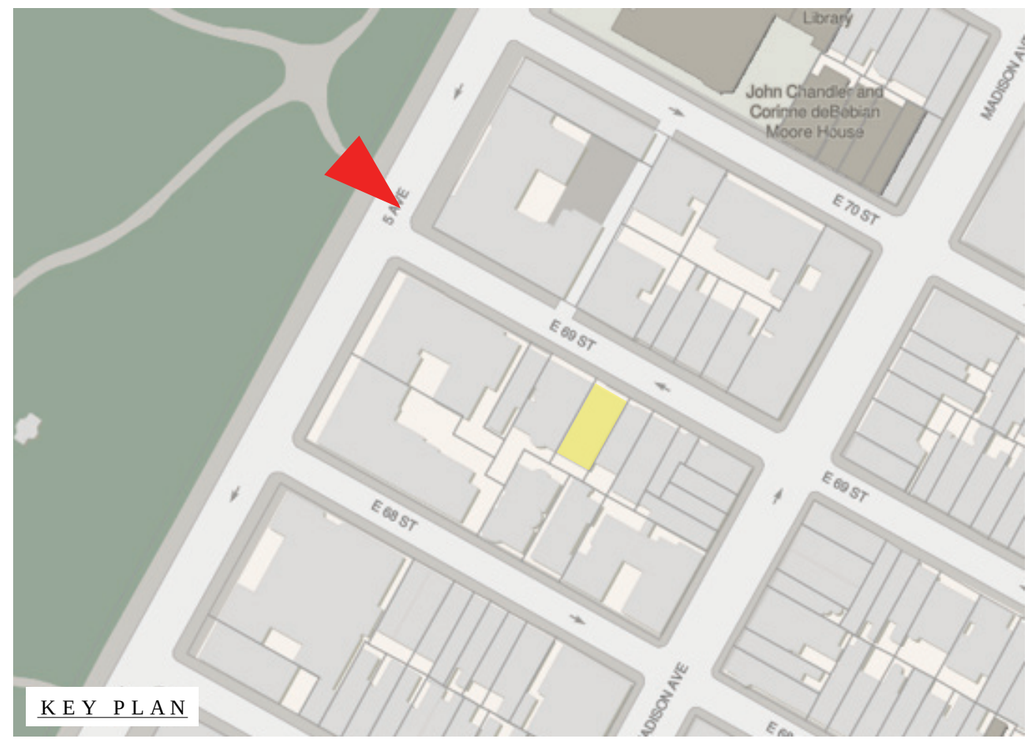
SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-31

MOCKUP ENLARGED PHOTO

RENDERED BULKHEAD



KEY PLAN

RENDERRED TRELLIAGE & BULKHEAD FROM 5TH AVENUE LOOKING WEST

SHEET NUMBER
LPC-32

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
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SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

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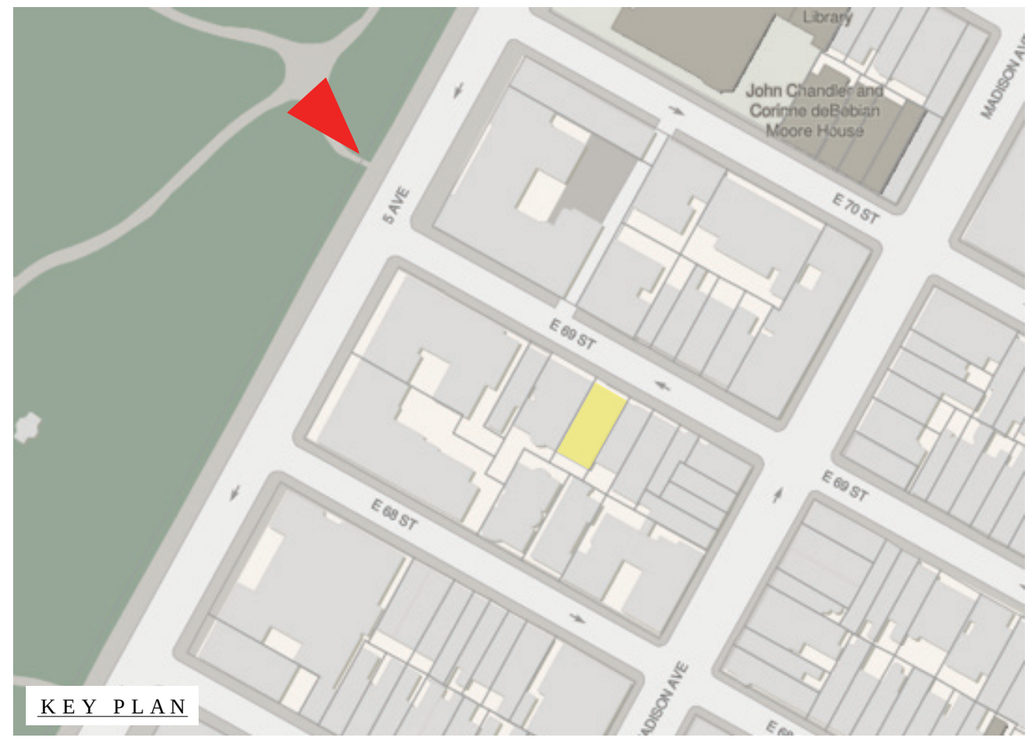
RENDERRED BULKHEAD FROM CENTRAL PARK

MOCKUP ENLARGED PHOTO

RENDERED BULKHEAD



KEY PLAN

SHEET NUMBER
LPC-33

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
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SHEET TITLE
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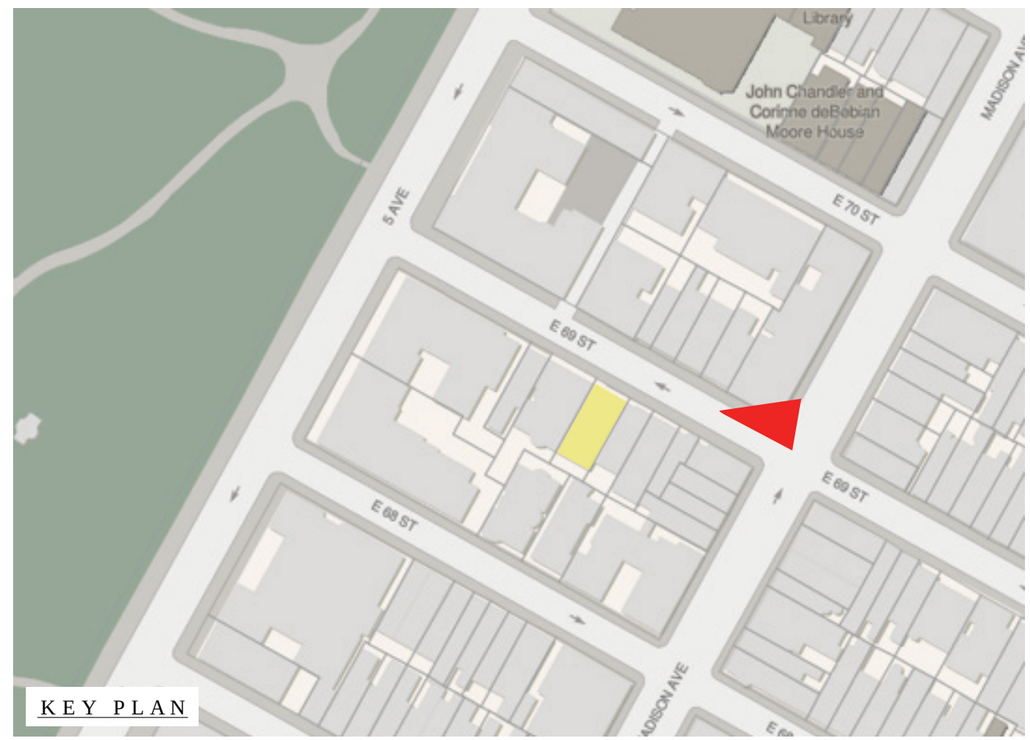
RENDERRED TRELLIAGE FROM 69TH STREET LOOKING WEST

MOCKUP ENLARGED PHOTO

RENDERED TRELLIAGE WALL



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SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

DATE
9/10/24

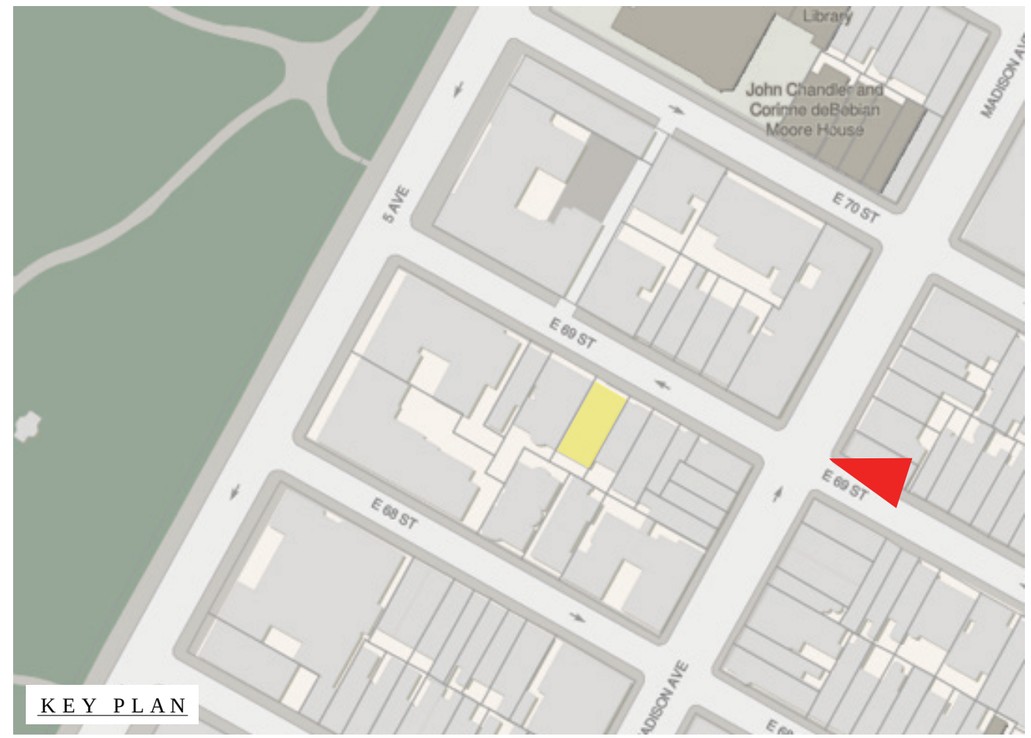
SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-34

MOCKUP ENLARGED PHOTO

RENDERED TRELLIAGE WALL



KEY PLAN

RENDERRED TRELLIAGE & CHIMNEYS FROM 69TH STREET LOOKING WEST

SHEET NUMBER
LPC-35

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

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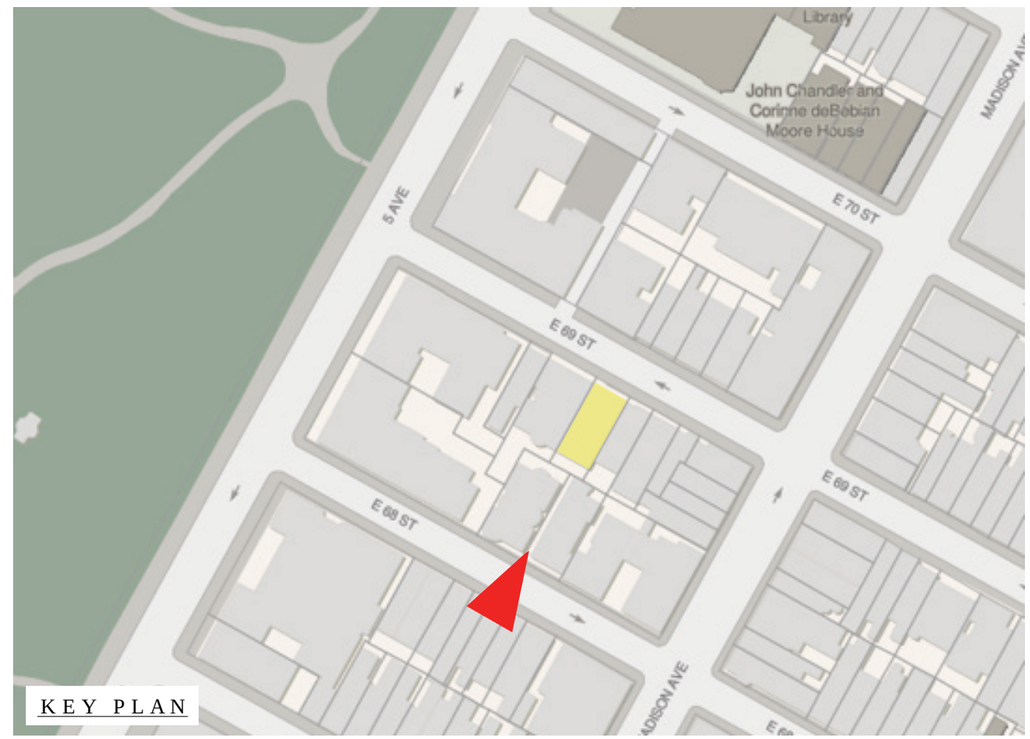
MOCKUP ENLARGED PHOTO

RENDERED SHADE STRUCTURE



KEY PLAN

RENDERRED TRELLIAGE, WINDOWS, & SHADE STRUCTURE FROM 68TH STREET

SHEET NUMBER
LPC-36

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

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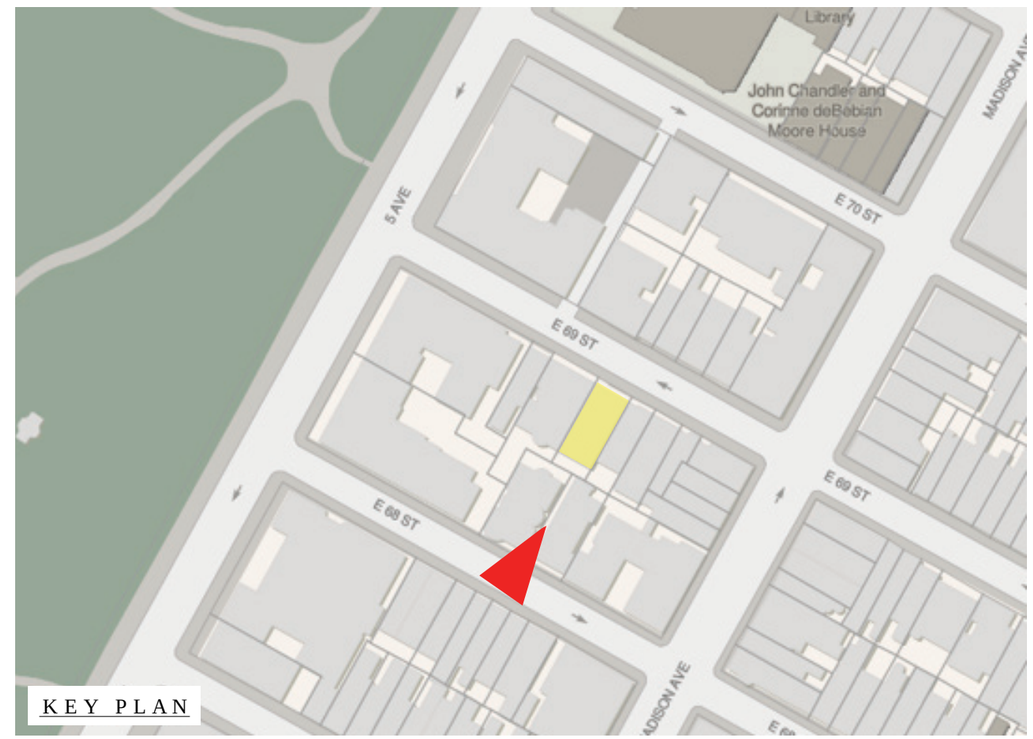
MOCKUP ENLARGED PHOTO

RENDERED SHADE STRUCTURE



KEY PLAN

RENDERRED TRELLIAGE, WINDOWS, & SHADE STRUCTURE FROM 68TH STREET

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
VISIBILITY MOCKUP SITE PHOTOS

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-37

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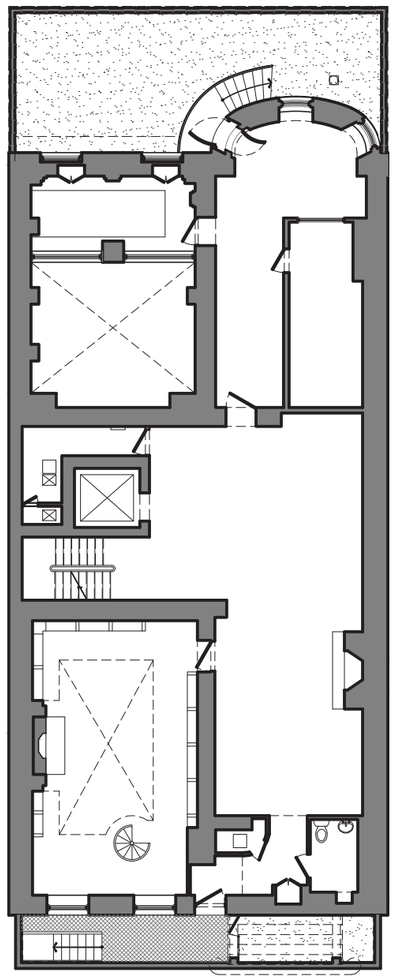

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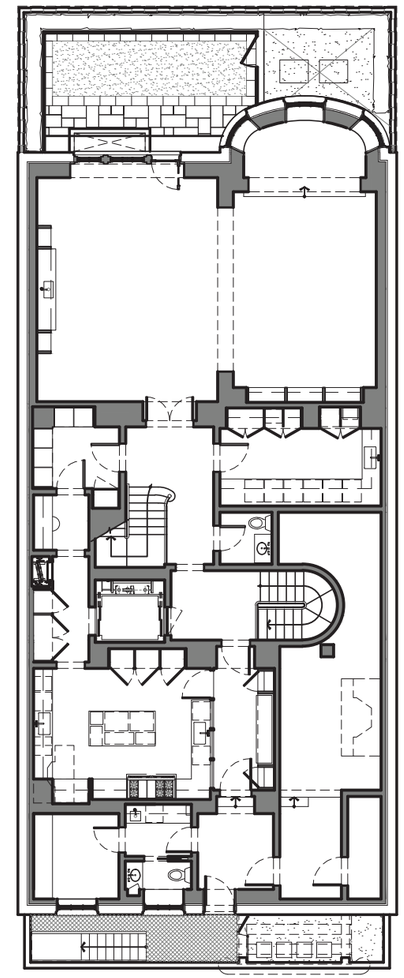

PROPOSED

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
BASEMENT PLAN COMPARISON

DATE
9/10/24

SCALE
1/8"=1'-0"

AUTHOR
PS, MV

SHEET NUMBER
LPC-38

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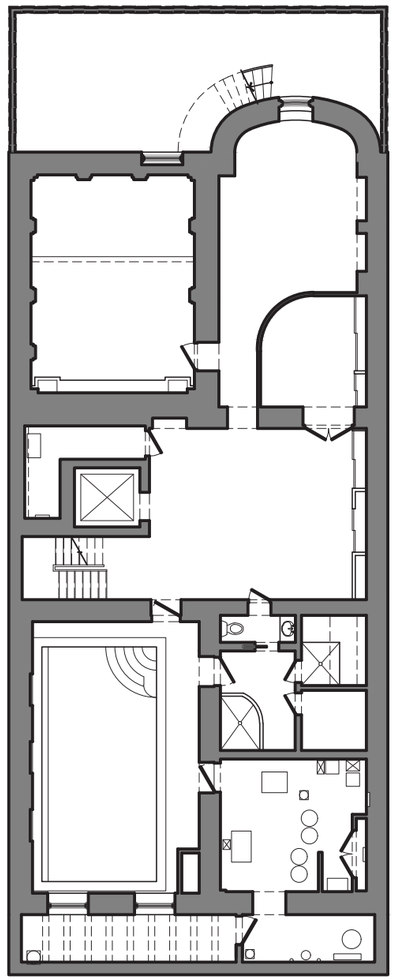

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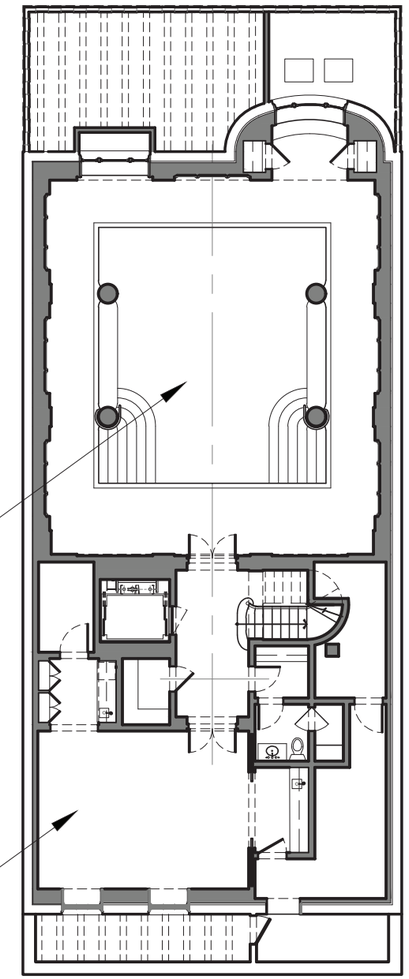

PROPOSED

SHEET NUMBER
LPC-39

DATE
9/10/24

SCALE
1/8"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
CELLAR PLAN COMPARISON

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CONCLUSION

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SHEET TITLE
CONCLUSION

DATE
9/10/24

SCALE
N/A

AUTHOR
PS, MV

SHEET NUMBER
LPC-40

APPENDIX

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SHEET TITLE
APPENDIX

DATE
9/10/24

SCALE
N/A

AUTHOR
PS, MV

SHEET NUMBER
LPC-41

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PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

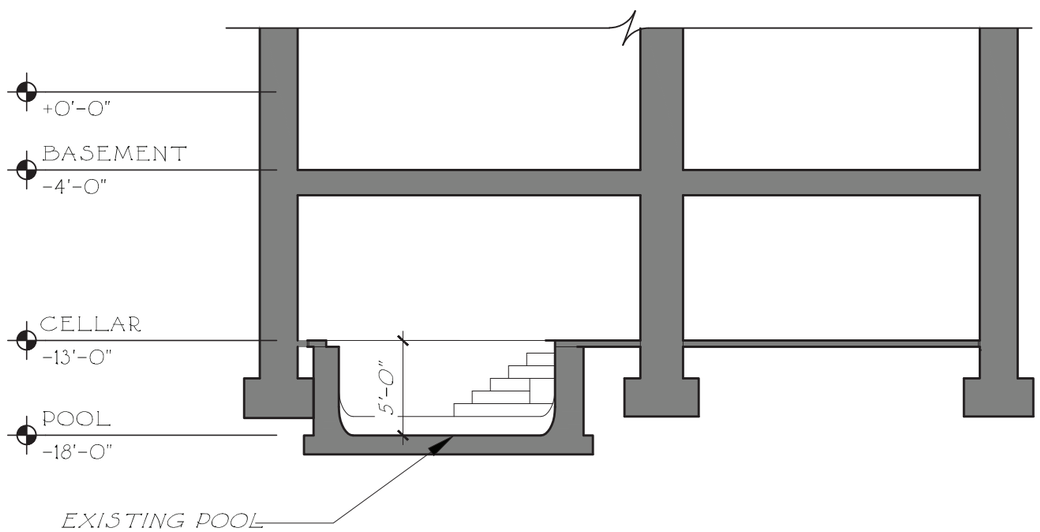
SHEET TITLE
FRONT STEP PROBE - SITE PHOTOS

DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-42



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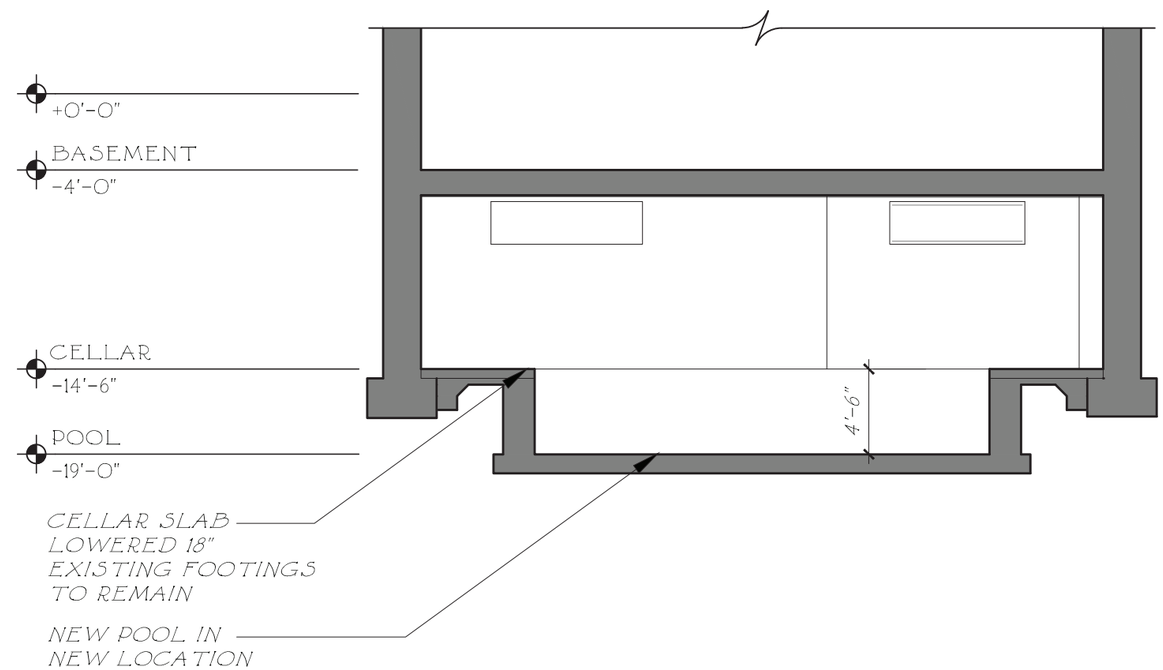

PROPOSED

SHEET NUMBER
LPC-43

DATE
9/10/24

SCALE
1/8"=1'-0"

AUTHOR
PS, MV

PROJECT TITLE
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE
CELLAR POOL SECTION S COMPARISON

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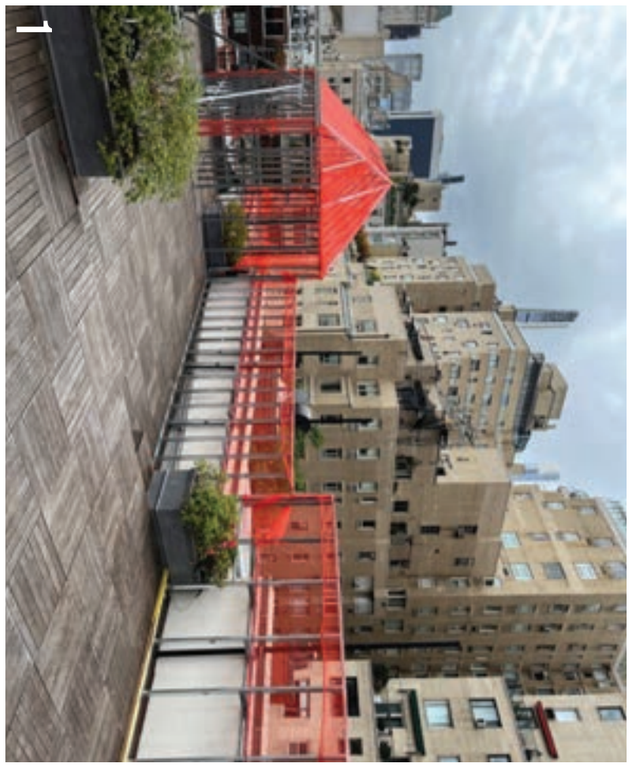
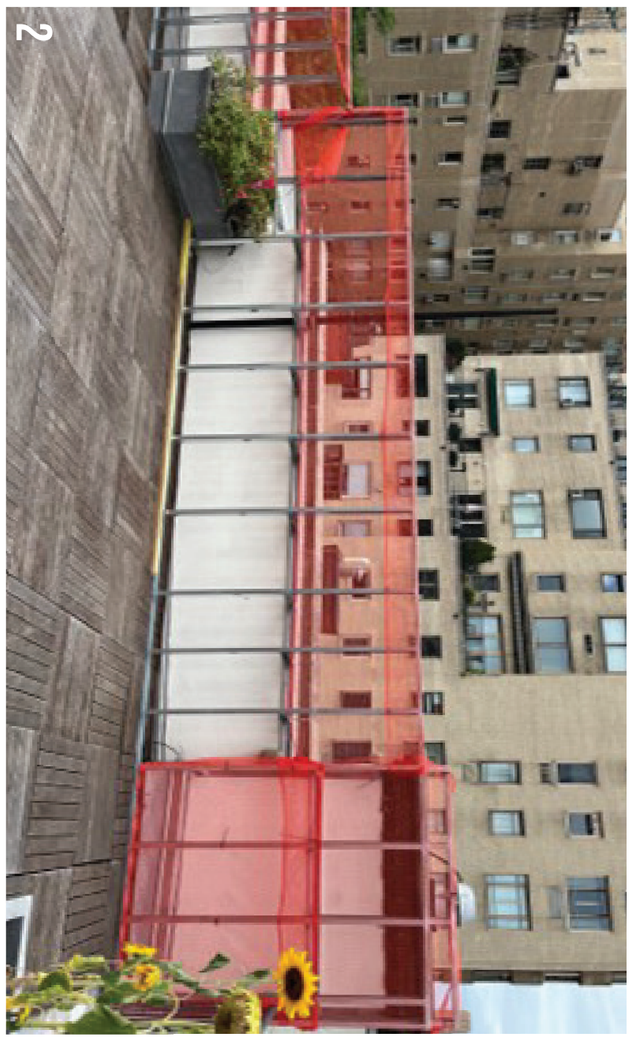
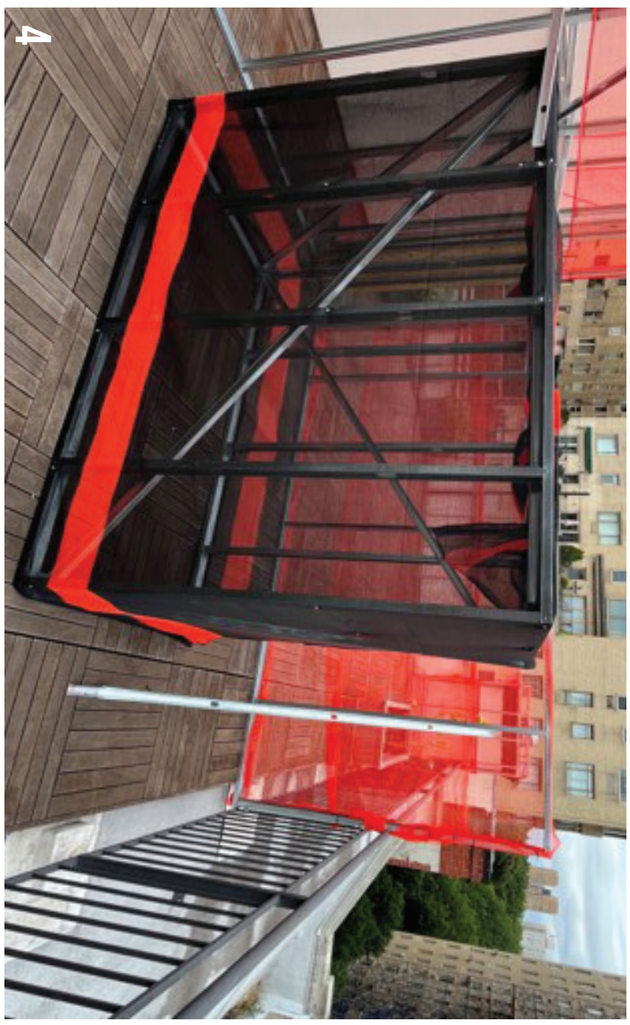
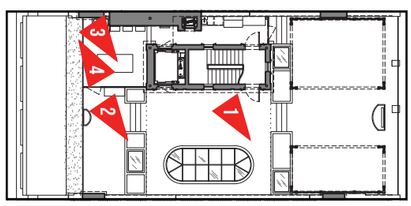






KEY PLAN



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SHEET TITLE
ROOF MOCKUP - SITE PHOTS

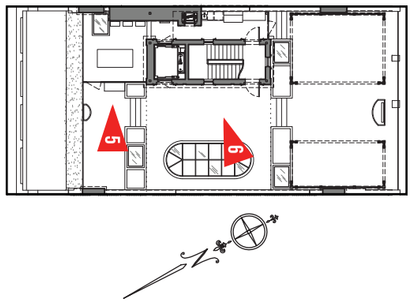
DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-21

KEY PLAN



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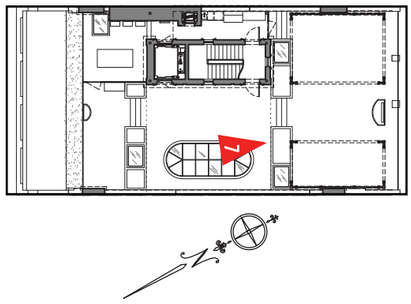
DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-22

KEY PLAN



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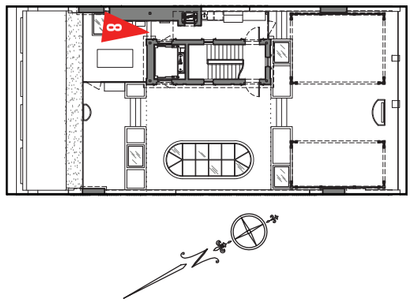
DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-23

KEY PLAN



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DATE
9/10/24

SCALE
NTS

AUTHOR
PS, MV

SHEET NUMBER
LPC-24