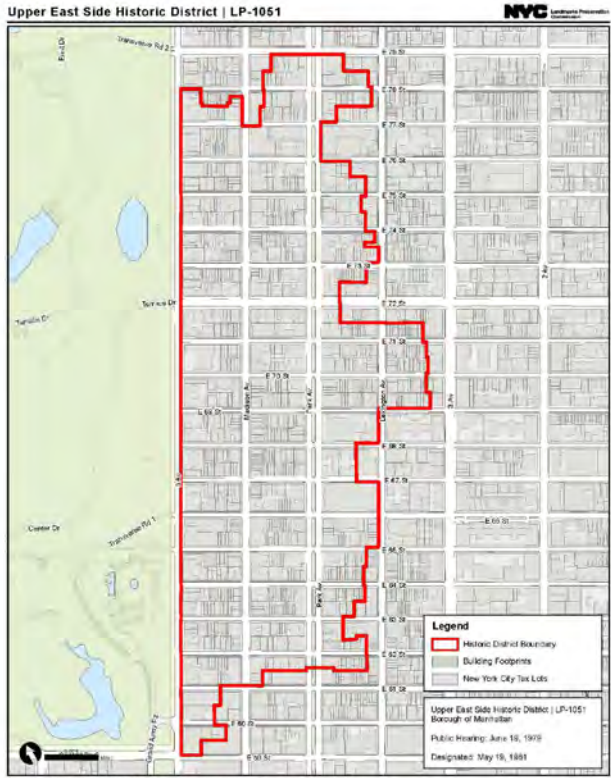


SINGLE FAMILY RESIDENCE RENOVATION
140 E 74TH ST, NEW YORK, 10021



O'NEIL LANGAN
ARCHITECTS, P.C.

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION
140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111
DATE: 2025.04.07
SCALE: AS NOTED

LPC-01



1 EXISTING FACADE PHOTO
SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, PC

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111
DATE: 2025.04.07
SCALE: AS NOTED

LPC-02



1 c.1940 (MUNICIPAL ARCHIVES) PHOTO
SCALE: NTS

2 1980 (MUNICIPAL ARCHIVES) PHOTO
SCALE: NTS



1

1981 (LPC) PHOTO
SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, P.C.

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

2

CURRENT FRONT VIEW OF 140 EAST 74TH STREET
SCALE: NTS

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111

DATE: 2025.04.07

SCALE: AS NOTED

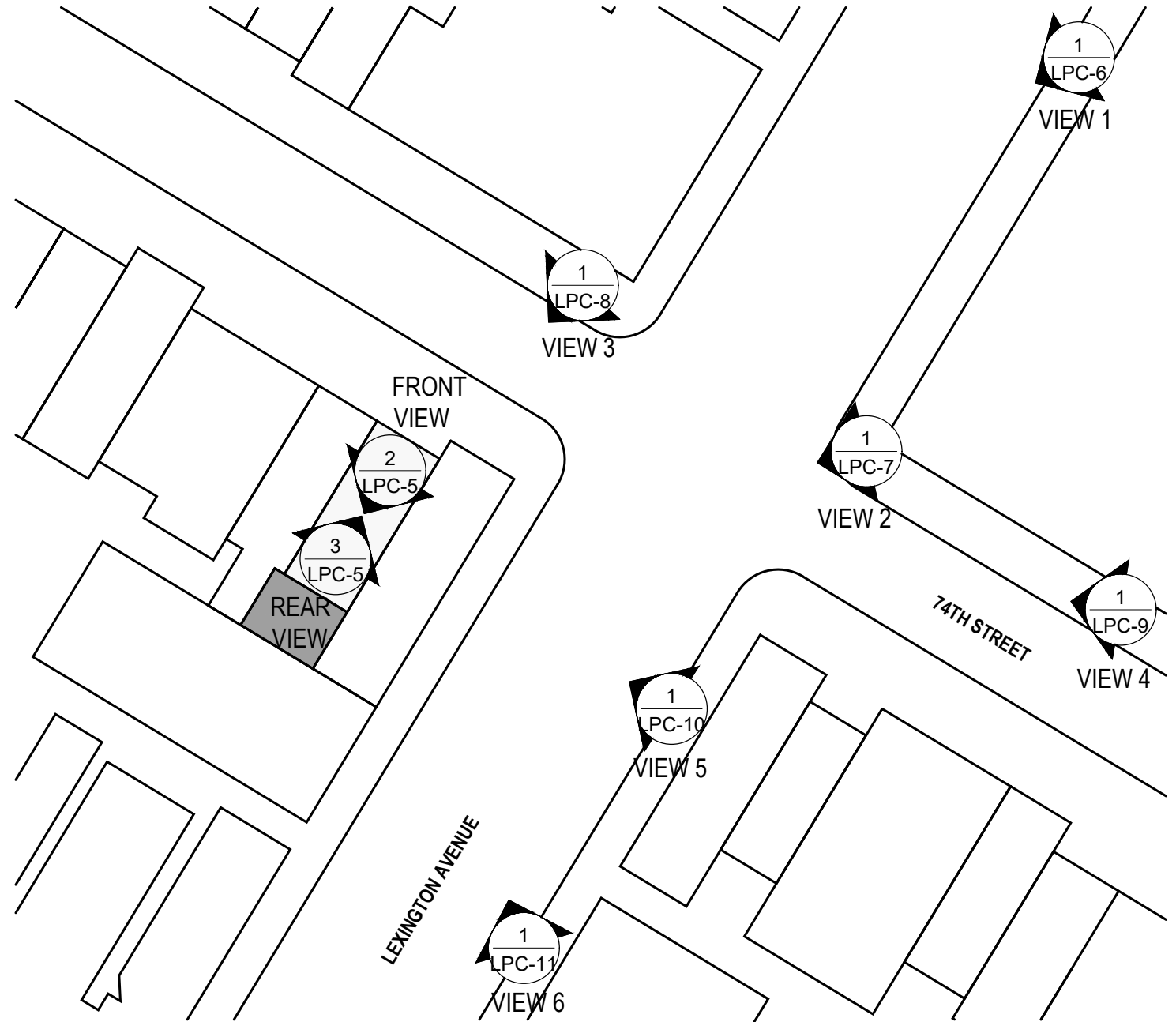
LPC-04



2 PROPOSED UNIT MOCKUP ON ROOFTOP - FRONT VIEW
SCALE: NTS



3 PROPOSED UNIT MOCKUP ON ROOFTOP - REAR VIEW
SCALE: NTS



1 SITE PLAN DIAGRAM
SCALE: NTS

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

LPC-05



PROPOSED ROOF BULKHEAD



1

STREET VIEW 1 - S/E CORNER OF LEXINGTON AVE & 75TH ST
SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, P.C.

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

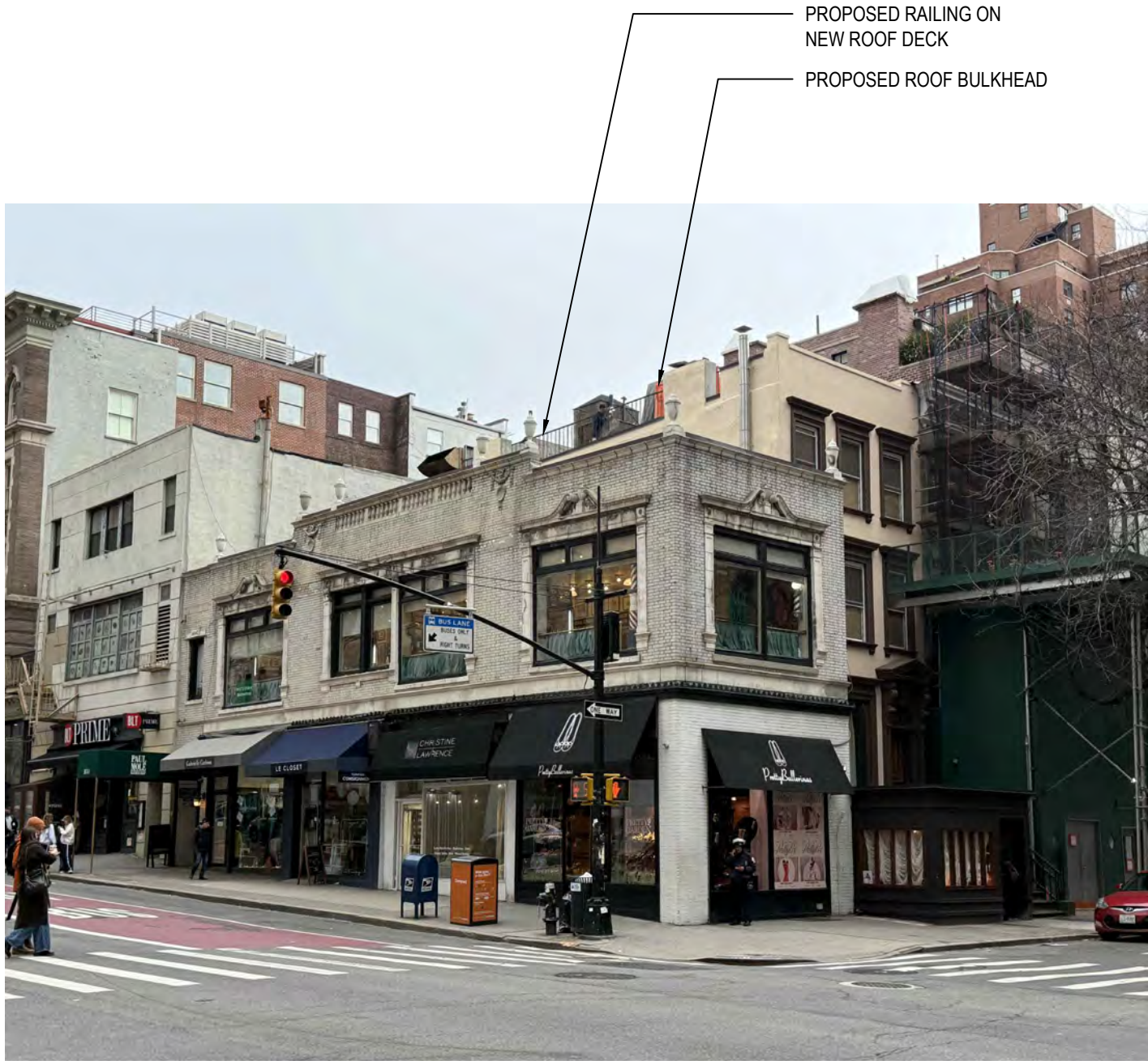
140 E 74TH ST, NEW YORK, NY

2

CLOSEUP VIEW 1 - S/E CORNER OF LEXINGTON AVE & 74TH ST
SCALE: NTS

PROJECT NO.: 224111
DATE: 2025.04.07
SCALE: AS NOTED

LPC-06



1 STREET VIEW 2 - N/E CORNER OF LEXINGTON AVE & 74TH ST
SCALE: NTS

2 CLOSEUP VIEW 2 - N/E CORNER OF LEXINGTON AVE & 74TH ST
SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, PC

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111
DATE: 2025.04.07
SCALE: AS NOTED

LPC-07



PROPOSED RAILING ON
NEW ROOF DECK



1

STREET VIEW 3 - N/W CORNER OF LEXINGTON AVE & 74TH ST
SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, P.C.

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

2

CLOSEUP VIEW 3 - N/W CORNER OF LEXINGTON AVE & 74TH ST
SCALE: NTS

PROJECT NO.: 224111

DATE: 2025.04.07

SCALE: AS NOTED

LPC-08



1 STREET VIEW 4 - 74TH ST
SCALE: NTS

2 CLOSEUP VIEW 4 - 74TH ST
SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, PC

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111
DATE: 2025.04.07
SCALE: AS NOTED

LPC-09



1

STREET VIEW 5 - LEXINGTON AVE
SCALE: NTS

2

CLOSEUP VIEW 5 - LEXINGTON AVE
SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, PC

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111

DATE: 2025.04.07

SCALE: AS NOTED

LPC-10



1

STREET VIEW 6 - N/E CORNER OF LEXINGTON AVE & 73RD ST

SCALE: NTS

O'NEIL LANGAN
ARCHITECTS, PC

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

2

CLOSEUP VIEW 6 - N/E CORNER OF LEXINGTON AVE & 73RD ST

SCALE: NTS

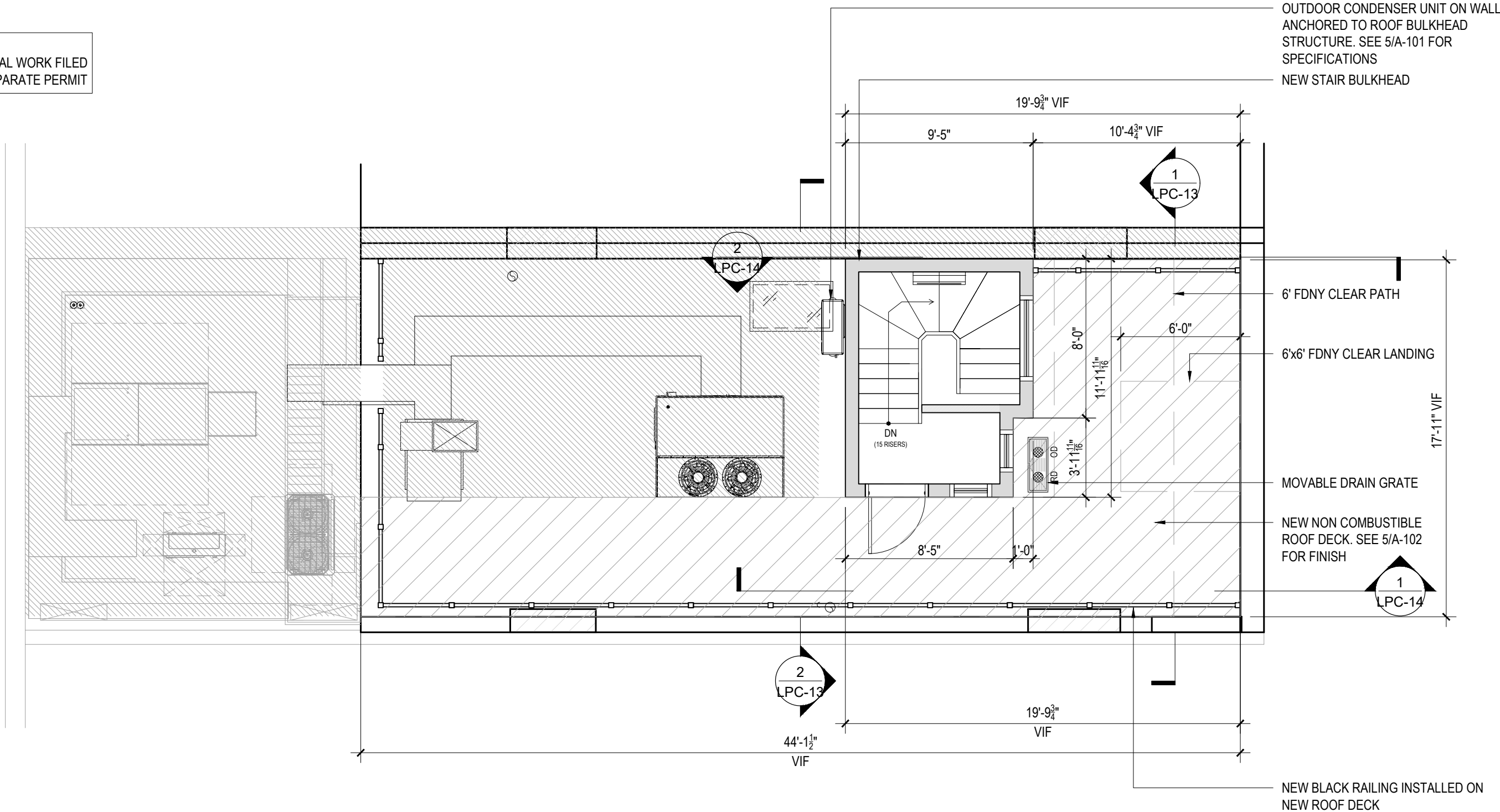
PROJECT NO.: 224111

DATE: 2025.04.07

SCALE: AS NOTED

LPC-11

NOTE:
STRUCTURAL WORK FILED
UNDER SEPARATE PERMIT



1

ROOFTOP NEW WORK PLAN
SCALE: 3/16"=1'-0"

O'NEIL LANGAN
ARCHITECTS, P.C.

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

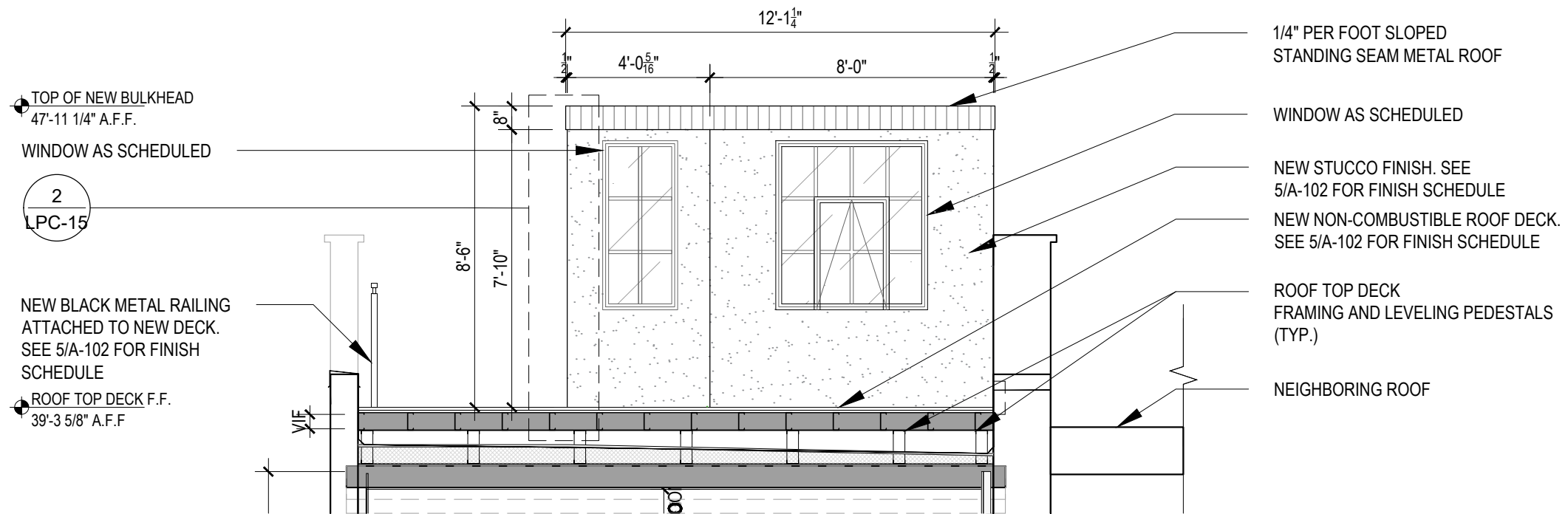
140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111

DATE: 2025.04.07

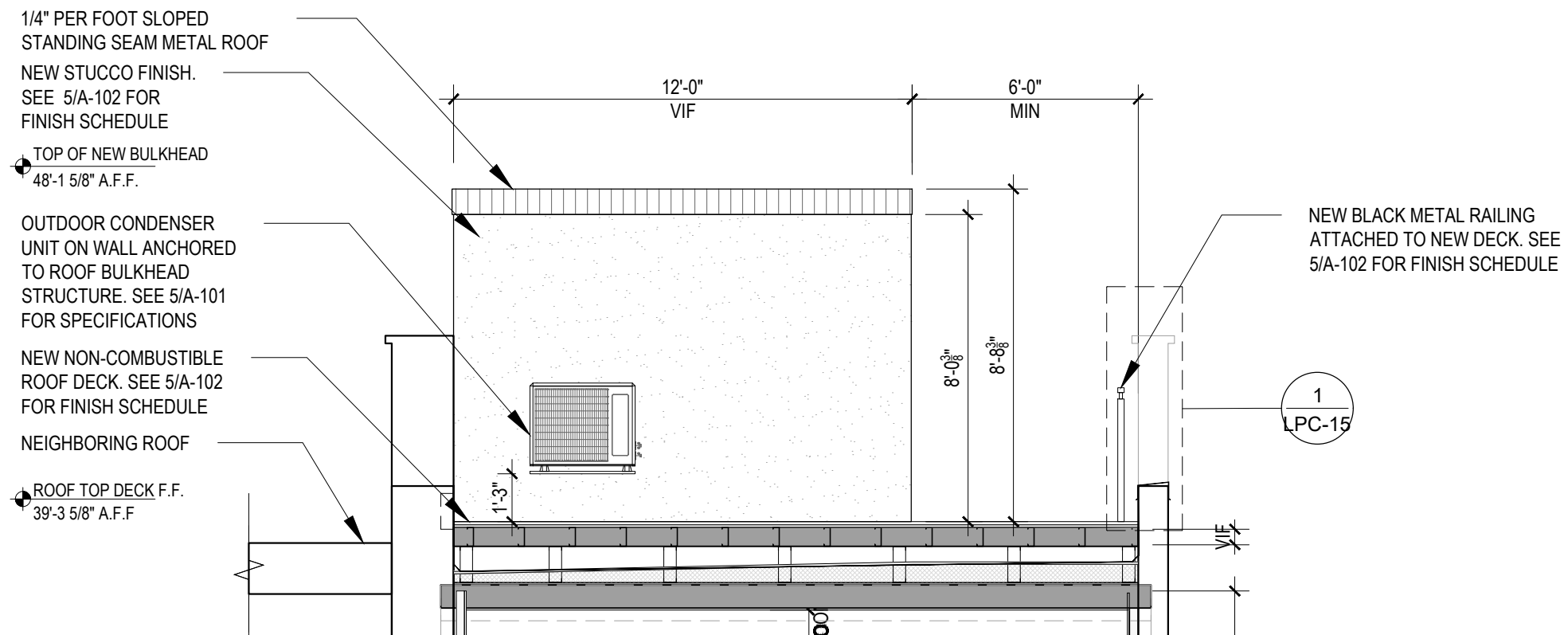
SCALE: AS NOTED

LPC-12



1

ROOF DECK SECTION - NORTH
SCALE: 1/4"=1'-0"



2

ROOF DECK SECTION - SOUTH
SCALE: 1/4"=1'-0"

O'NEIL LANGAN
ARCHITECTS, P.C.

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

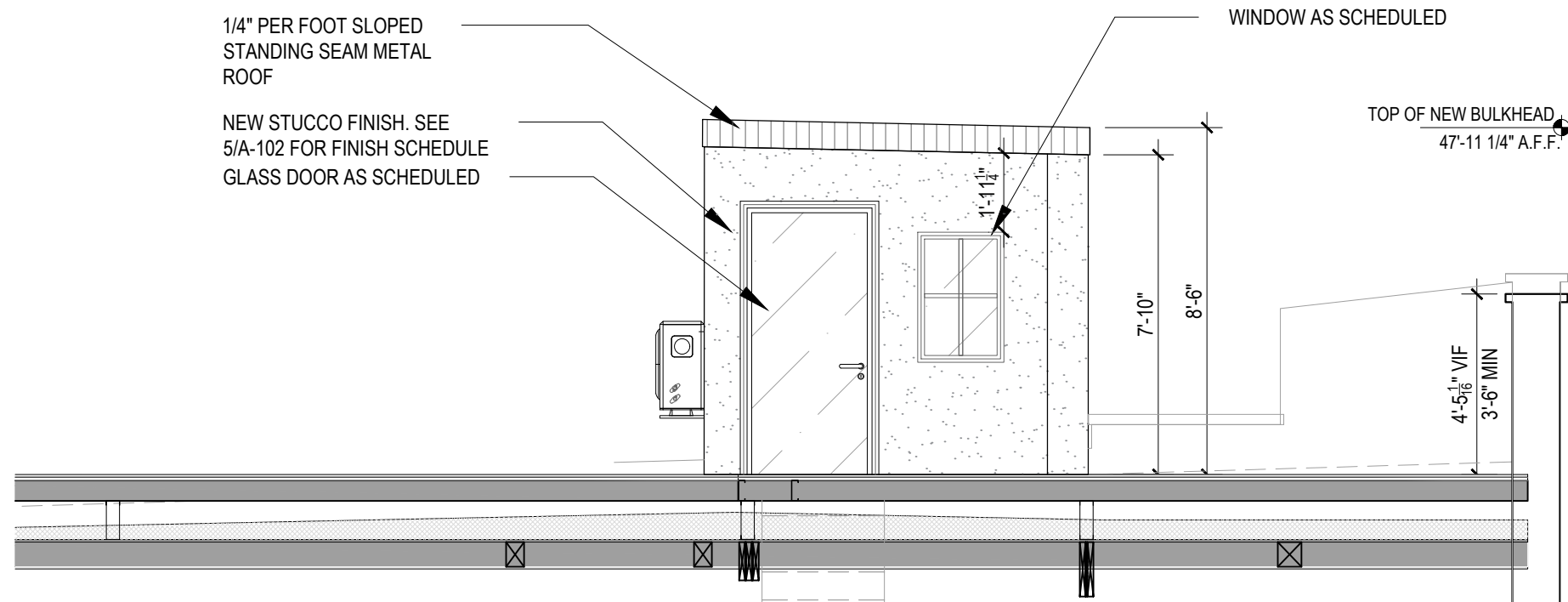
140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111

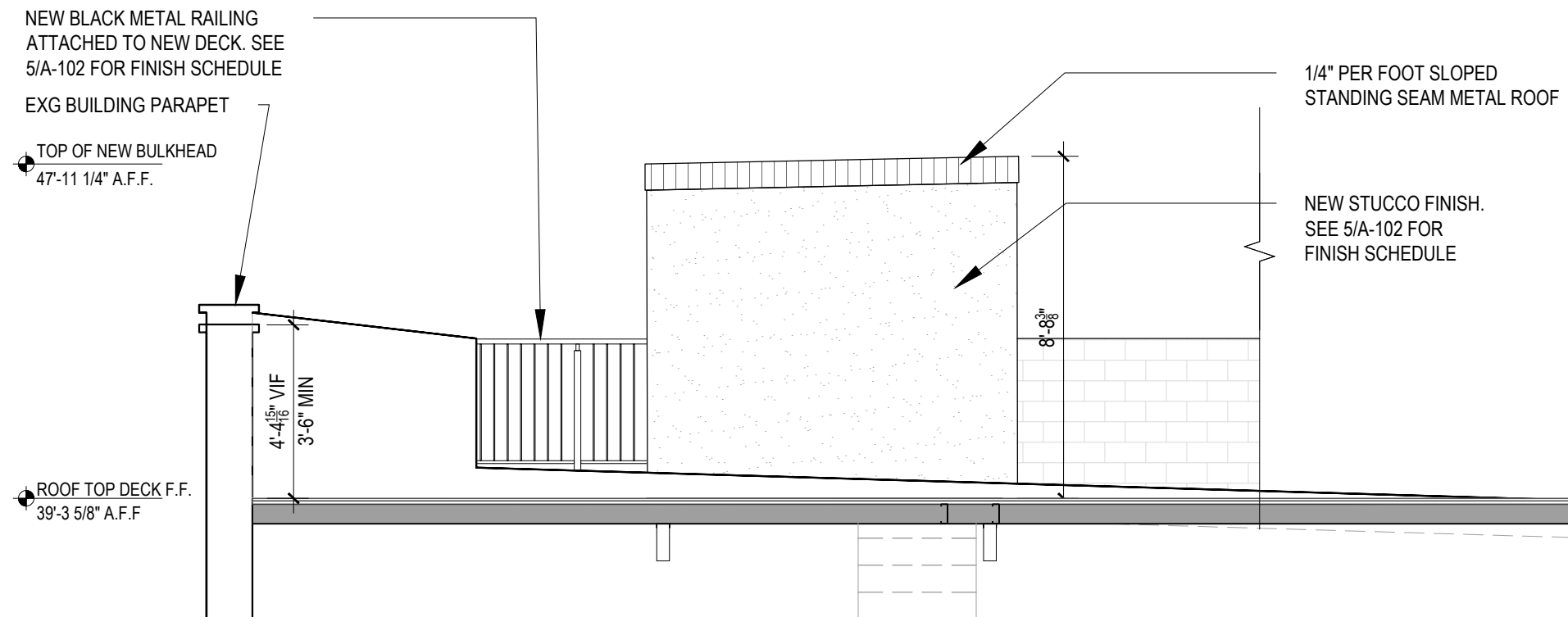
DATE: 2025.04.07

SCALE: AS NOTED

LPC-13



1 ROOF DECK SECTION - EAST
SCALE: 1/4"=1'-0"



2 ROOF DECK SECTION - WEST
SCALE: 1/4"=1'-0"

O'NEIL LANGAN
ARCHITECTS, P.C.

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

SINGLE FAMILY RESIDENCE RENOVATION

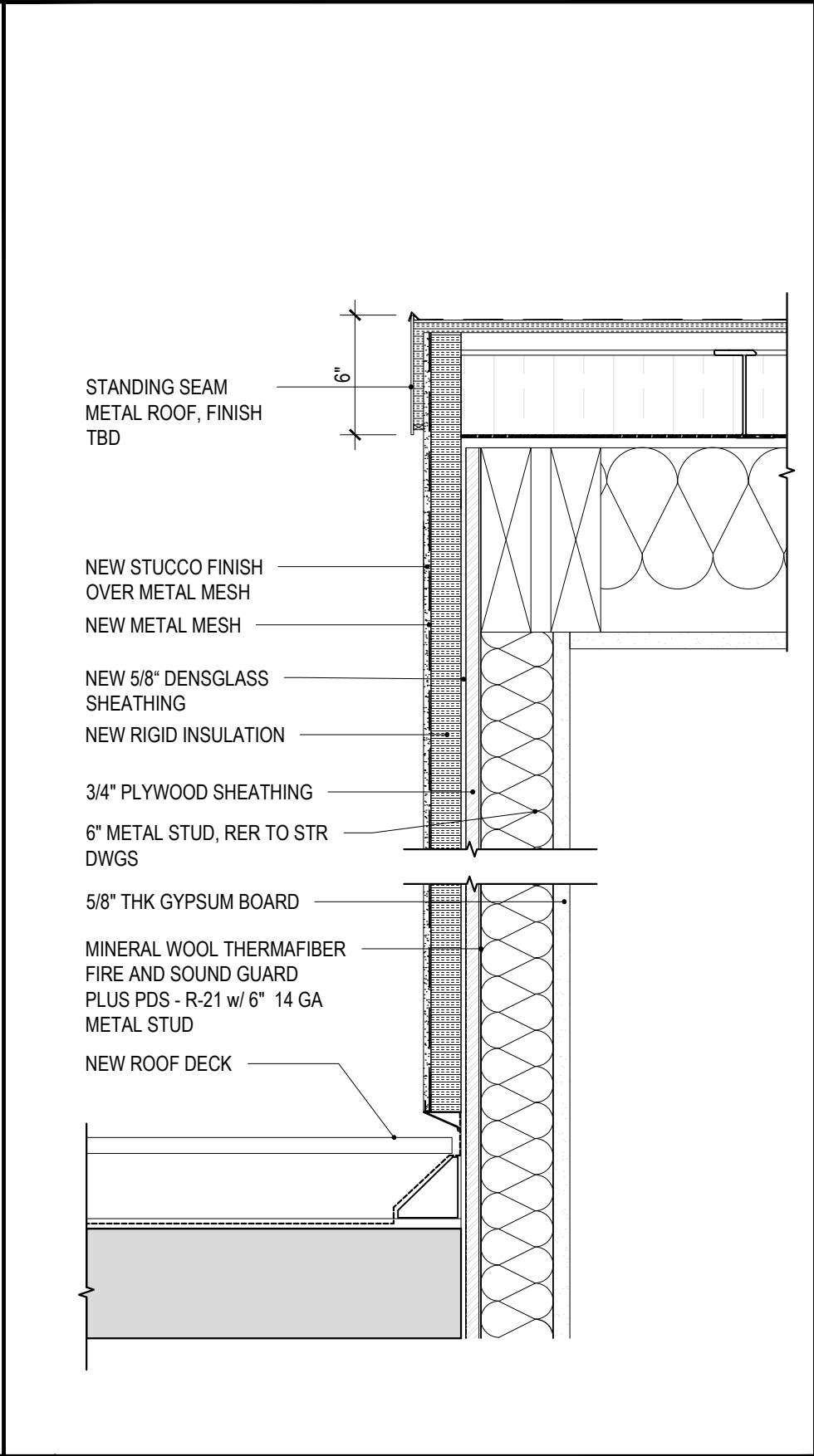
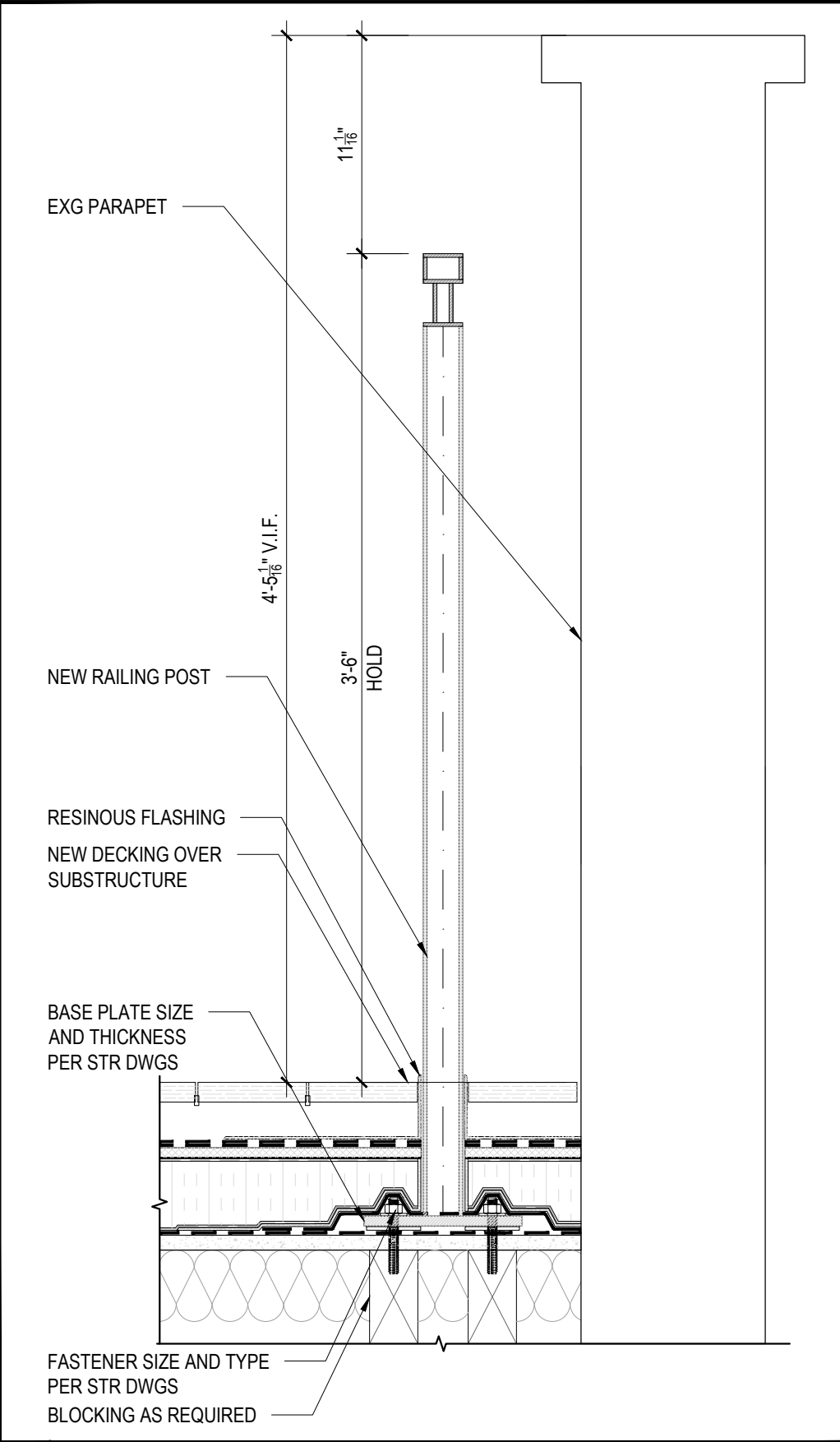
140 E 74TH ST, NEW YORK, NY


PROJECT NO.: 224111

DATE: 2025.04.07

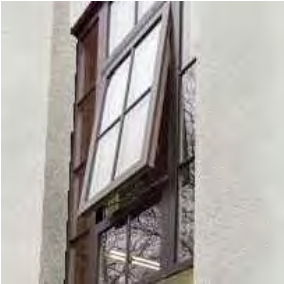
SCALE: AS NOTED

LPC-14

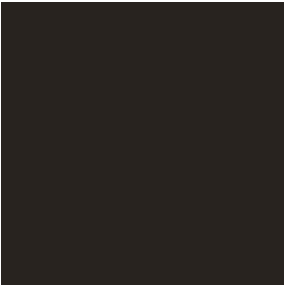





STU-01 | BULKHEAD FACADE FINISH
LAHABRA STUCCO P-525 NAVAJO
WHITE | TEXTURE 20/30



PROPOSED BULKHEAD WINDOW



PT-06 | BULKHEAD FASCIA FINISH
MATT DARK CHOCOLATE
POWDER COAT



PROPOSED ROOF RAILING

PAINT AND FINISH				
NUMBER	DESCRIPTION LOCATION	MANUFACTURER	SPEC	REMARKS
PT-06	RAILING, BULKHEAD FASCIA DARK CHOCOLATE POWDER COAT PAINT	GC	DARK CHOCOLATE POWDER COAT PAINT MATT FINISH	
STU-01	BULKHEAD FACADE FINISH	LAHABRA	FASTWALL300 WATERMASTER HE STUCCO P525 NAVAJO WHITE TEXTURE 20/30	
DECKING SYSTEM				
NUMBER	DESCRIPTION LOCATION	MANUFACTURER	SPEC	REMARKS
DK-01	NON-COMBUSTIBLE DECKING	MYDEK	LUXURA DECK 200WG NATURAL TEXTURED WOODGRAIN FINISH NATURAL HICKORY	
RAILING				
NUMBER	DESCRIPTION LOCATION	MANUFACTURER	SPEC	REMARKS
R-01	ROOF DECK BLACK RAILING	TBD	TBD	
DOOR				
NUMBER	DESCRIPTION LOCATION	MANUFACTURER	SPEC	REMARKS
D-01	GLASS DOOR EAST BULKHEAD WALL	TBD	TBD	
WINDOW				
NUMBER	DESCRIPTION LOCATION	MANUFACTURER	SPEC	REMARKS
W-01	BULKHEAD WINDOW NORTH BULKHEAD WALL	CRITTALL	'CRITTALL' FIRE RATED STEEL FRAME WIDOW	
W-02	BULKHEAD WINDOW NORTH BULKHEAD WALL	CRITTALL	'CRITTALL' FIRE RATED STEEL FRAME WIDOW	
W-03	BULKHEAD WINDOW EAST BULKHEAD WALL	CRITTALL	'CRITTALL' FIRE RATED STEEL FRAME WIDOW	