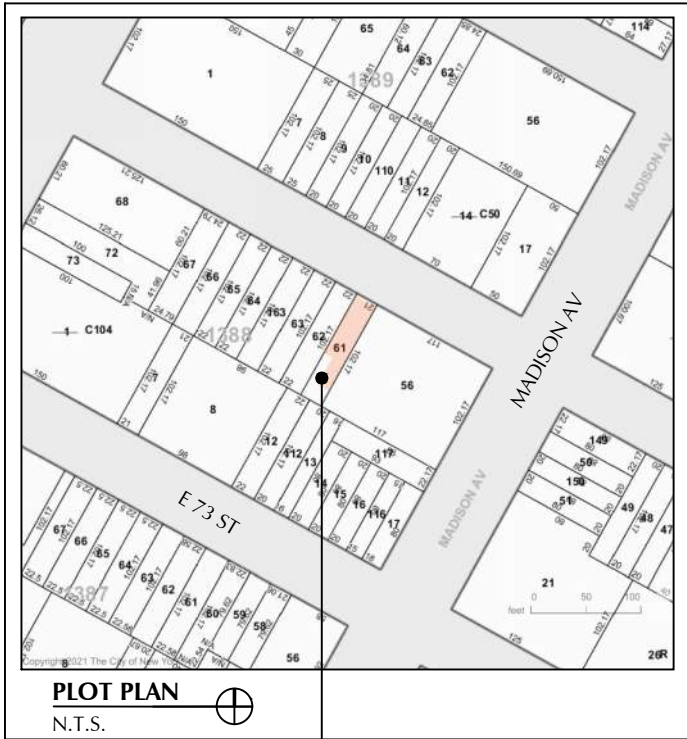


18 East 74th Street

New York, NY



BLOCK: 1388
LOT: 61
CONSTRUCTION CLASS: 2-B
BUILDING OCC GROUP CLASS: R-3
ZONING MAP: 8C
BIN: 1041516
ZONING DISTRICT: R8B
NO. OF STORIES: 6
NO. OF DWELLING UNITS: 1
CO NUMBER: 102522003F

AREA OF WORK
18 East 74th Street,
New York, NY 10021

HISTORIC DATA:
Date built 1871
Façade altered 1921

Tax maps here
Z:\Projects\2021\2021-114 18 East 74th Street, NY\Data\LPC

Bromley maps
1879 shows a building, no footprint
1921 shows building, no rear yard extension
1925 shows the extension

EAST 74TH STREET South Side No. 18 (1388/61)

Date:
c.1871, Architect unknown. Renovated 1921 by A. Wallace McCrea for Owner James A. Mrs. Leon.

Style:
Italianate neo-Italian Renaissance. Four-story residence; limestone front; rusticated base with large, central entrance and cartouche with building address; double doors with egg and dart frieze; service door and window with iron grilles; three round-arched windows with faux balcony on second floor; balustrade parapet at roof. 1921 - new facade. House originally built as one of a row of seven (Nos. 6-18).

Sources:
New York City, Department of Buildings, Manhattan, Plans, Permits and Doc New York County, Office of the Register, Liber Deeds and Mortgages.



1934 TAX PHOTO



CURRENT

NOTE, THESE DRAWINGS ARE PENDING COORDINATION WITH STRUCTURAL, MEP, IS, LIGHTING, SECURITY, A/V, & GEOTECHNICAL CONSULTANTS. DRAWINGS ARE PENDING APPROVAL BY MUNICIPAL AGENCIES AND ARE NOT FOR CONSTRUCTION.

MICHAEL ZENREICH, PC
ARCHITECT
149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

18 EAST 74TH STREET
NEW YORK, NY 10021
TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER:
Hamood Maalik
HHF Design Consulting, Ltd.
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212.876.5341

GEOTECH ENGINEER:
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POOL DESIGN & ENGINEERING:
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Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
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90 Broad Street, 15th Floor
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212.244.4546 x 302

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LPC Review Set	02.22.2022
DOB Amendment 1	03.24.2021
LPC Review Set - Updated	04.08.2022

Drawn By: KR
Checked By: MW/MR

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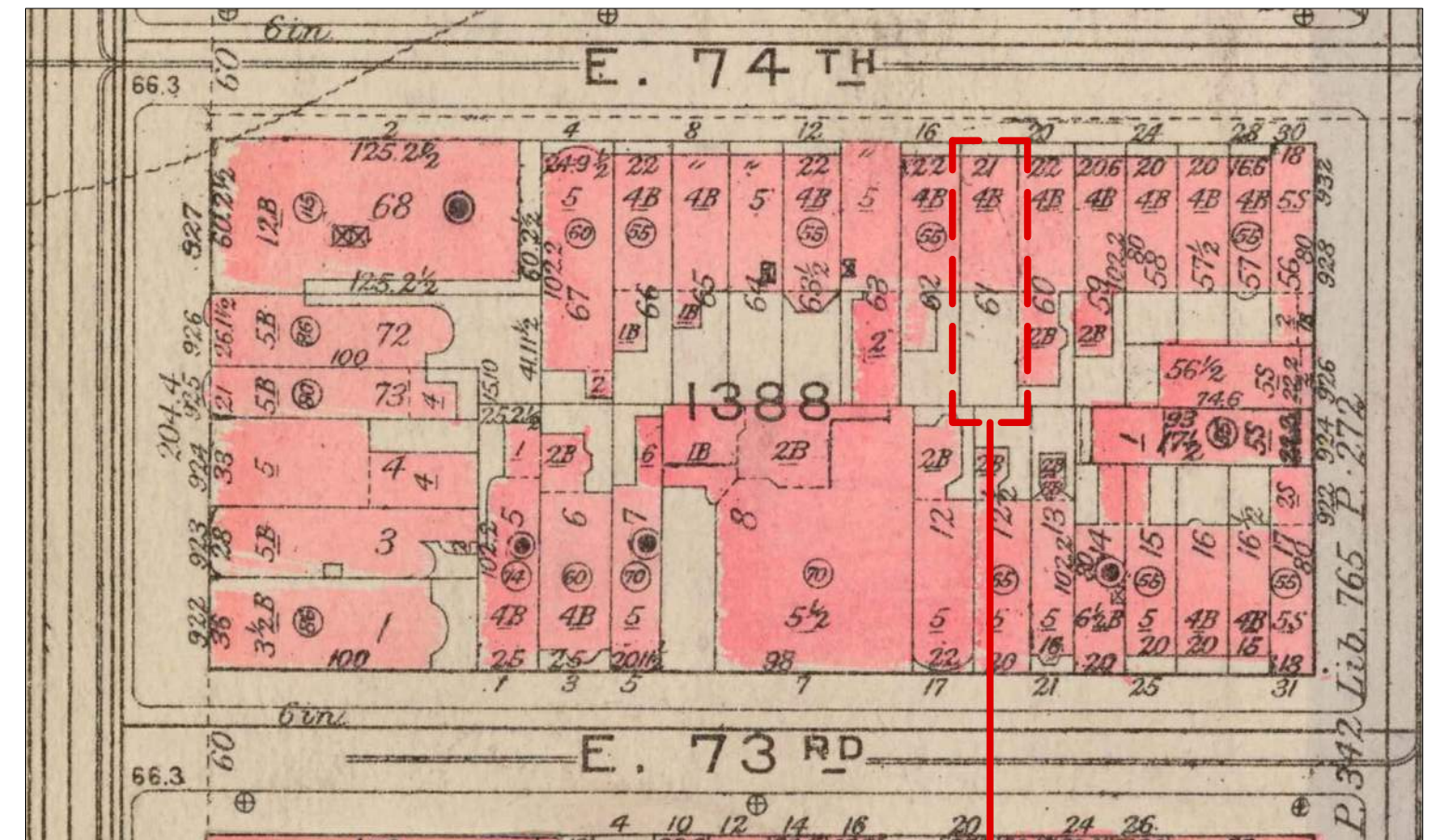
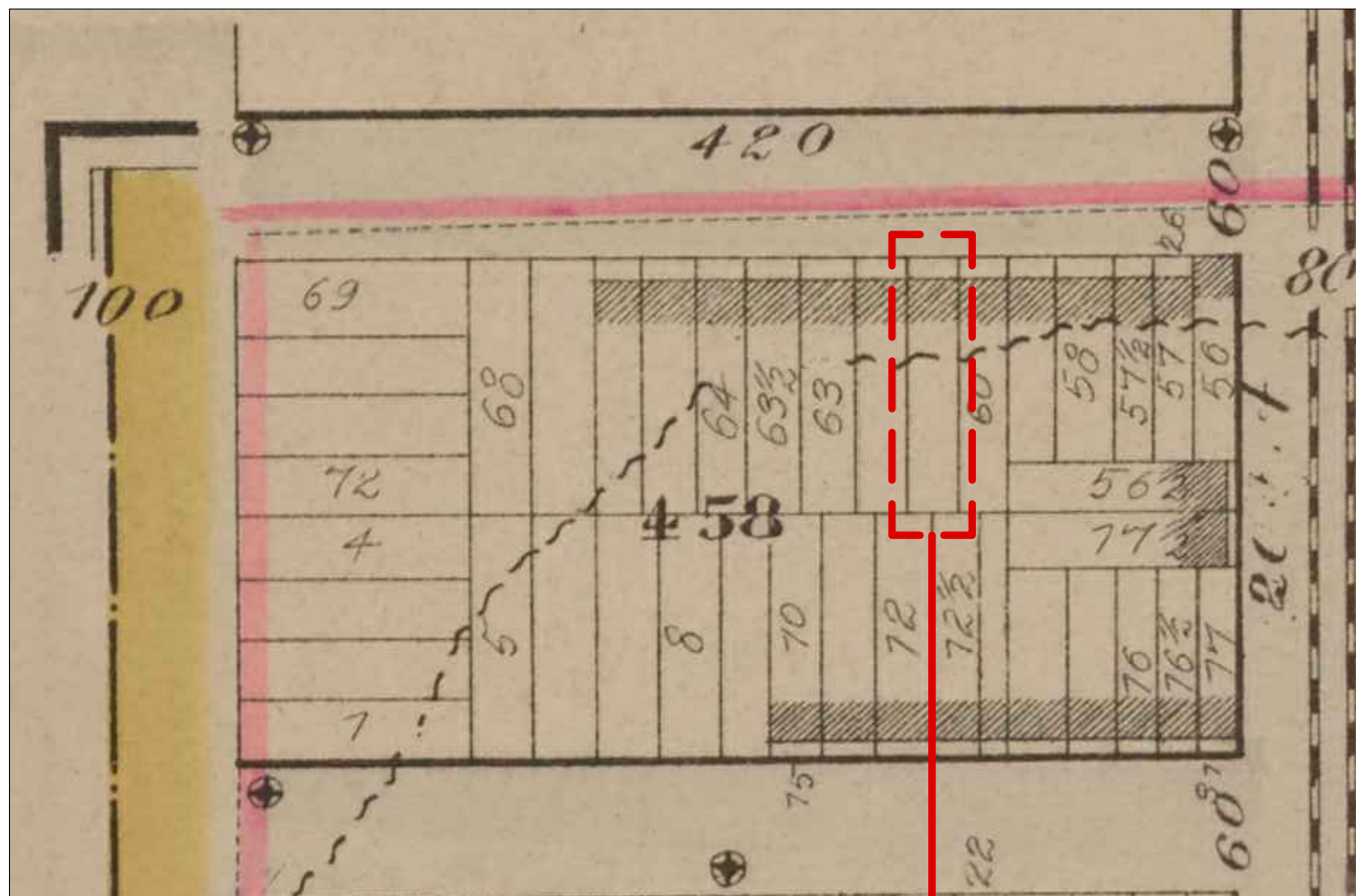
Location :
18 East 74th Street
New York, NY 10021

Title:
COVER

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

DOB Job#: 1 OF 21

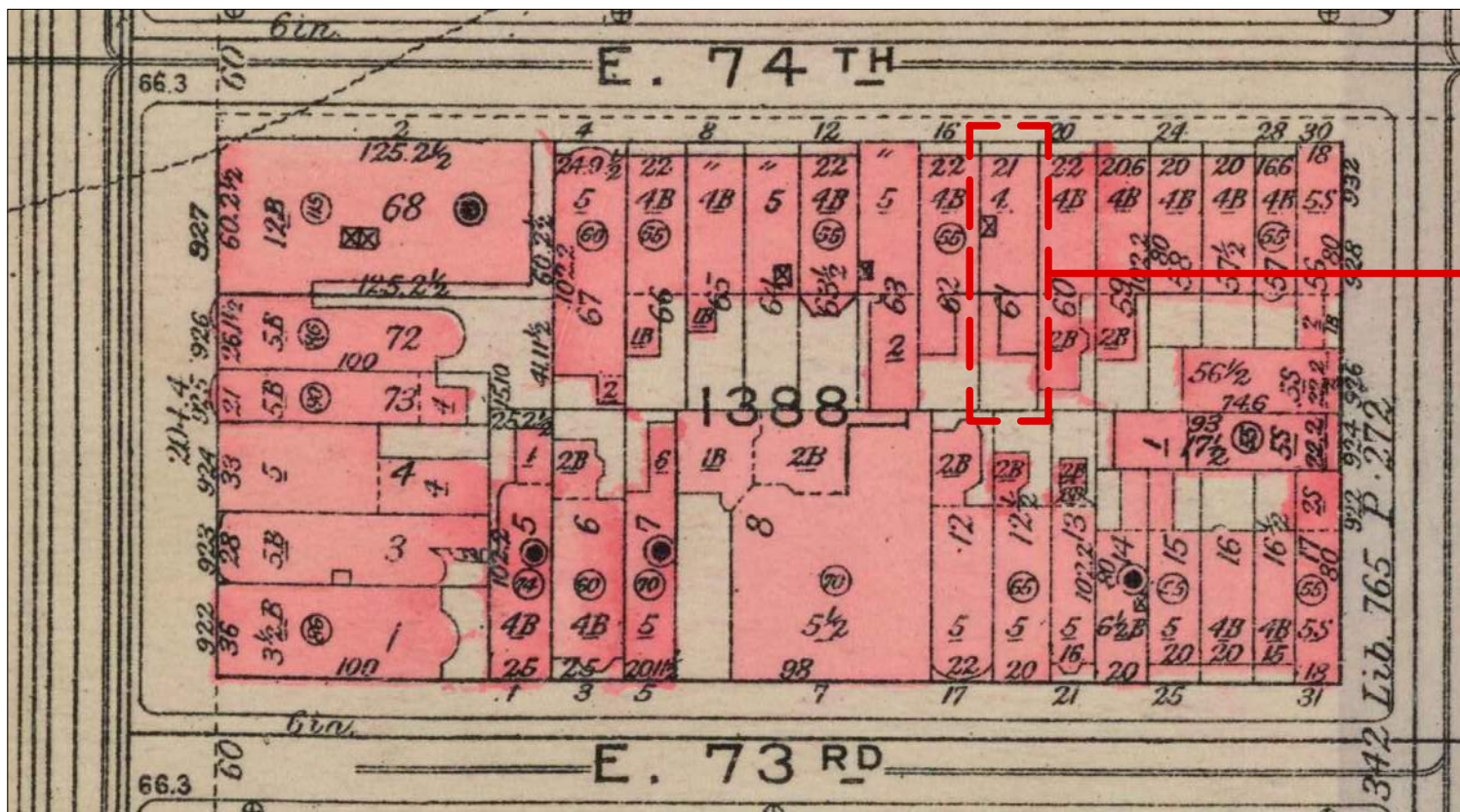
LPC-01



1879 Bromley Tax Map

18 East 74th Street

1921-1923 Bromley Tax Map



18 East 74th Street

1925 Bromley Tax Map

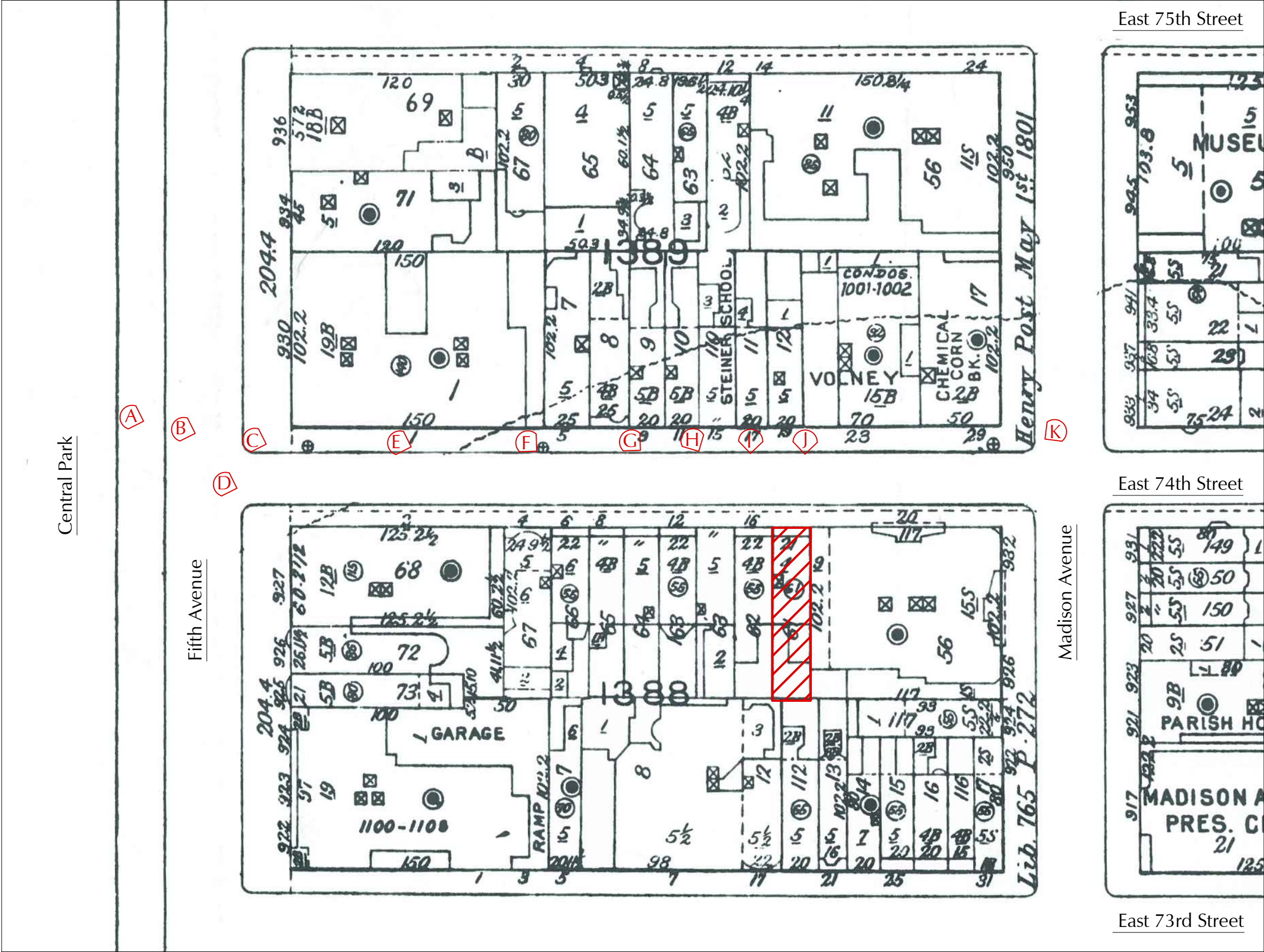
East 74th Street



East 73rd Street

Full Block Plan

18 East 74th Street, New York, NY





Photographs of Mockup
Structure on Roof

Mockup
Partially Visible



Photograph - A



Photograph - A - Rendered

Mockup
Partially Visible



Photograph - B



Photograph - B - Rendered

Mockup Not Visible



Photograph - C



Photograph - D



Photograph - E

Mockup Not Visible



Photograph - F



Photograph - G



Photograph - H

Mockup Not Visible



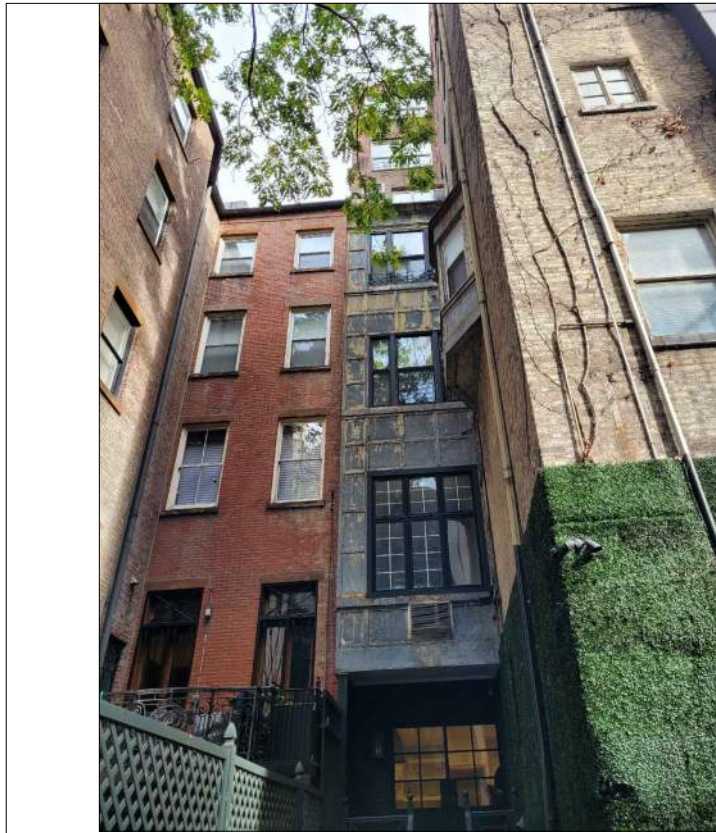
Photograph - I



Photograph - J



Photograph - K



Michael Zenreich Architect, P.C.
149 West 36th Street, New York, N.Y. 10018
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18 E. 74th St.
REAR AND WEST FACADES - EXISTING

NYC Landmarks Preservation
Commission Approval Package
2022.04.11



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 149 West 36th Street, New York, N.Y. 10018
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18 E. 74th St.
 REAR YARD - EXISTING

NYC Landmarks Preservation
 Commission Approval Package
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DESIGNER:
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212.785.0392

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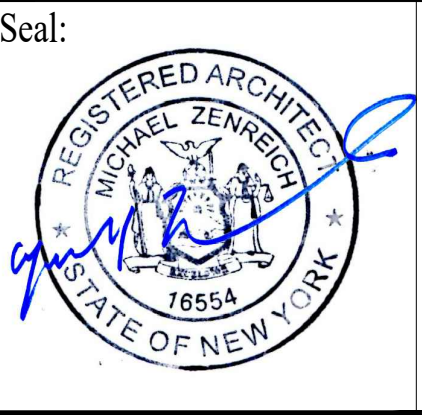
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LPC Review Set	02.22.2022
DOB Amendment 1	03.24.2021

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Checked By: MW/MR

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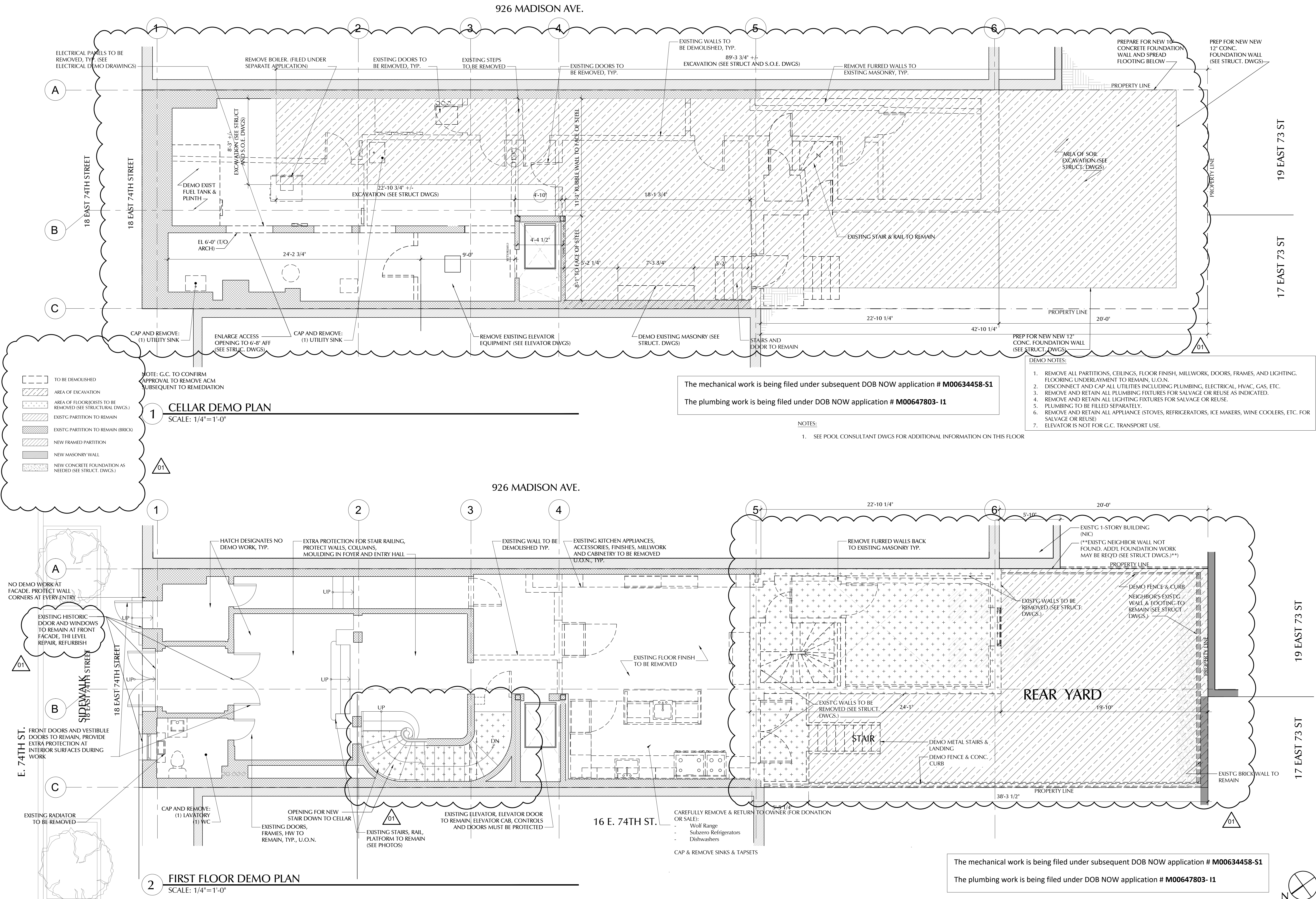
Location :
18 East 74th Street
New York, NY 10021

Title:
CELLAR & FIRST FL
PROPOSED PLANS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

DM-101.02

DOB Job#: 6 OF 26



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 DOB Amendment 1	03.24.2014

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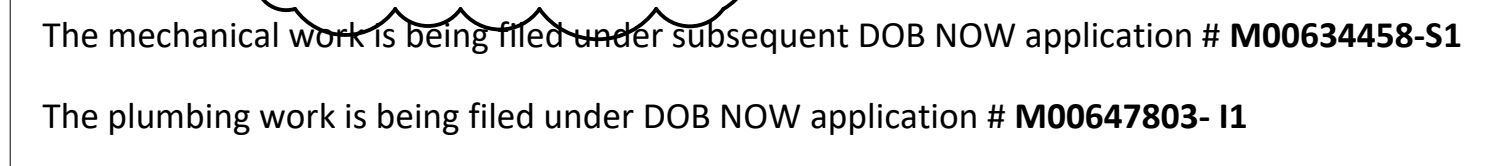
Location :
18 East 74th Street
New York, NY 10021

Title:
SECOND & THIRD FL
PROPOSED PLANS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

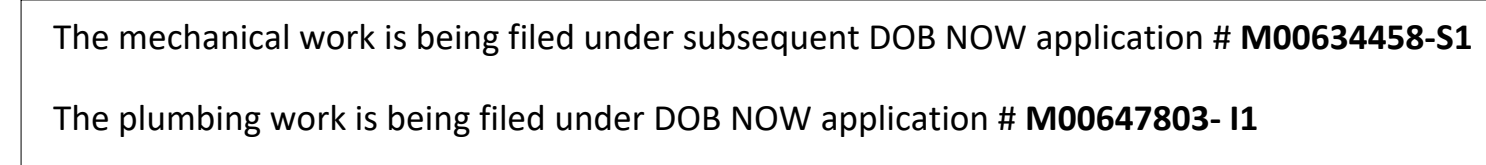
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DOB Job#: 7 OF 26



- DEMO NOTES:**
1. REMOVE ALL PARTITIONS, CEILINGS, FLOOR FINISH, MILLWORK, DOORS, FRAMES, AND LIGHTING. FLOORING UNDERLAYMENT TO REMAIN, U.O.N.
 2. DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.
 3. REMOVE AND RETAIN ALL PLUMBING FIXTURES FOR SALVAGE OR REUSE AS INDICATED.
 4. REMOVE AND RETAIN ALL LIGHTING FIXTURES FOR SALVAGE OR REUSE.
 5. PLUMBING TO BE FILLED SEPARATELY.
 6. REMOVE AND RETAIN ALL APPLIANCE (STOVES, REFRIGERATORS, ICE MAKERS, WINE COOLERS, ETC. FOR SALVAGE OR REUSE)
 7. ELEVATOR IS NOT FOR G.C. TRANSPORT USE.

01



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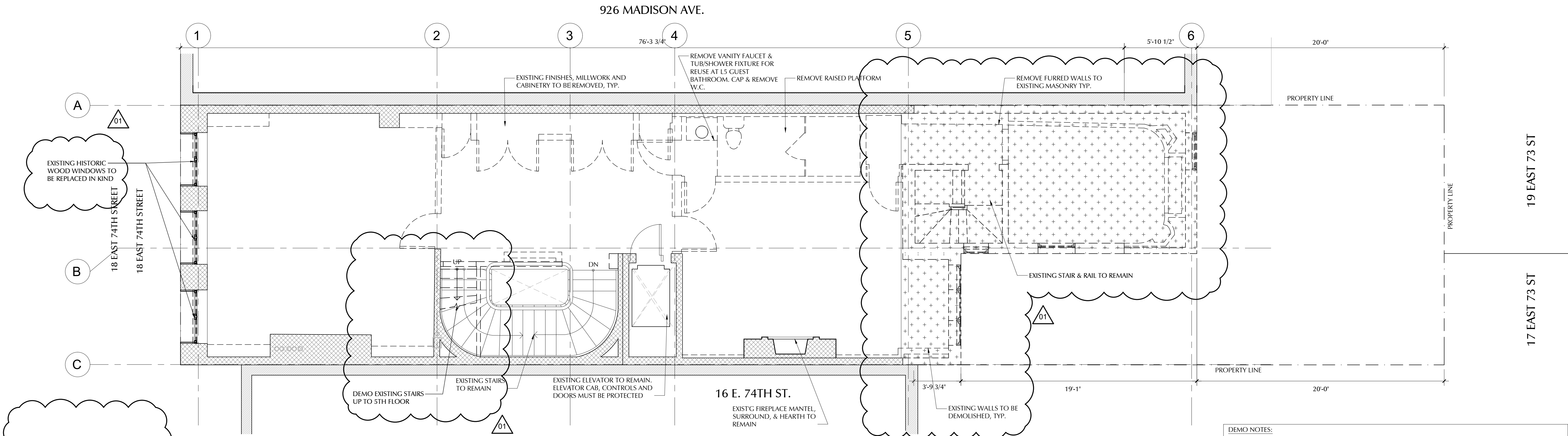
Location:
**18 East 74th Street
New York, NY 10021**

Title:
**FOURTH & FIFTH FL
PROPOSED PLANS**

Date: **03.16.2022**
Scale: **As Noted**
Project #: 2021 - 114
Drawing No.:

DM-103.02

DOB Job#: 8 OF 26



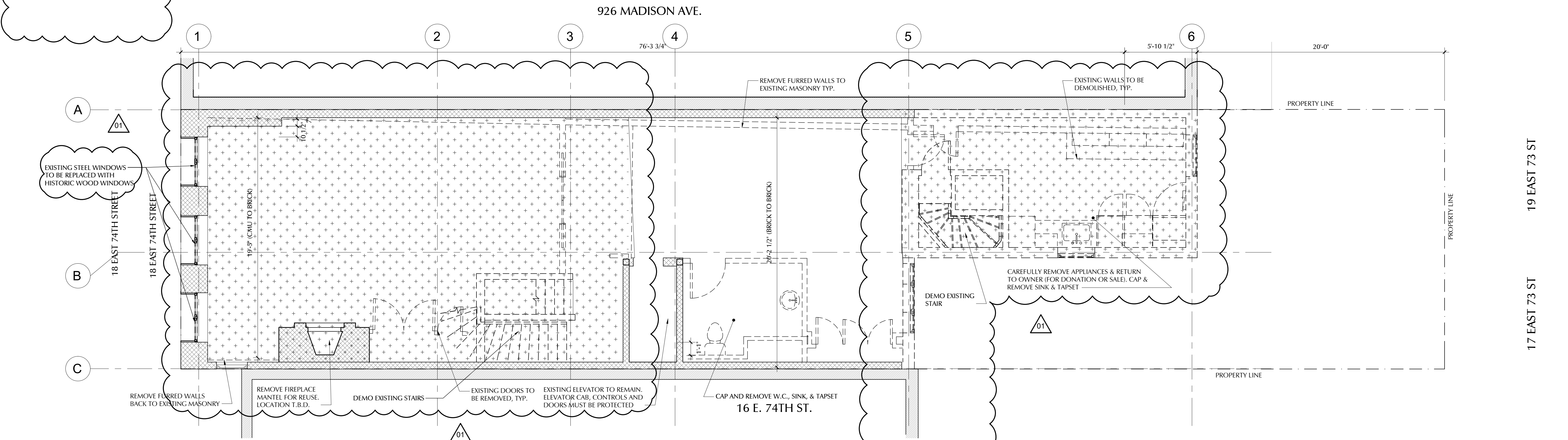
1 FOURTH FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**

The plumbing work is being filed under DOB NOW application # **M00647803-11**

DEMO NOTES:

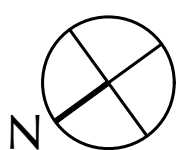
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2. FLOORING UNDERLAYMENT TO REMAIN, U.O.N.
3. DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.
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2 FIFTH FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

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The plumbing work is being filed under DOB NOW application # **M00647803-11**



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149 West 36th Street, 7 Fl.
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18 EAST 74TH STREET
NEW YORK, NY 10021

TOWNHOUSE RENOVATION

DESIGNER:
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155 East 56th Street, 3rd Flr
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212.785.0392

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HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
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DOB Amendment 1	03.24.2021

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Location :

18 East 74th Street
New York, NY 10021

Title:

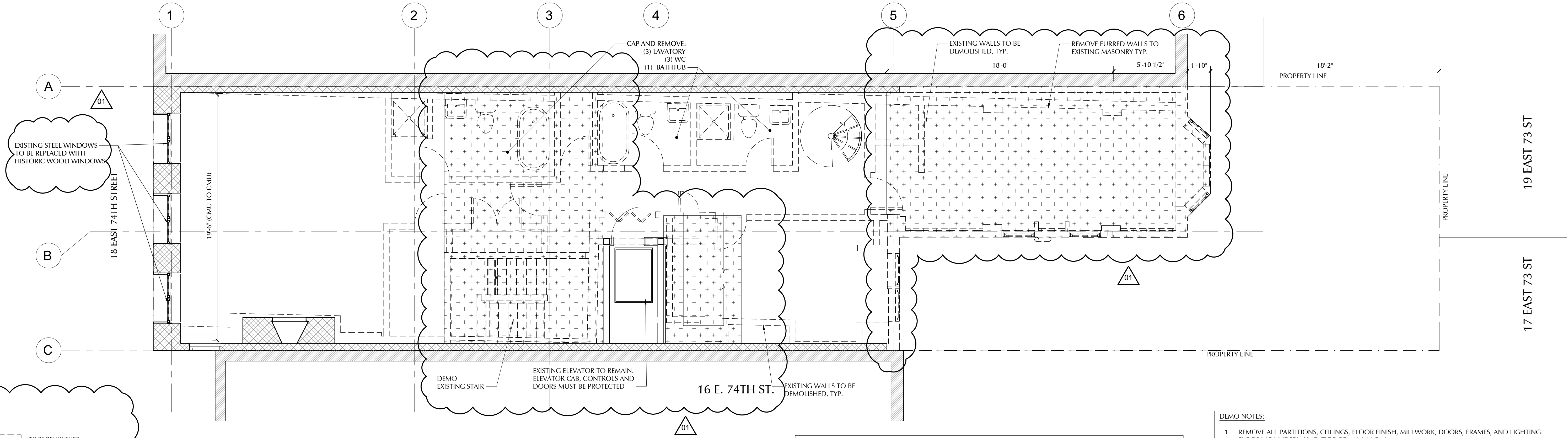
SIXTH & PENTHOUSE FL
PROPOSED PLANS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

DM-104.02

DOB Job#: 9 OF 26

926 MADISON AVE.



1 SIXTH FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

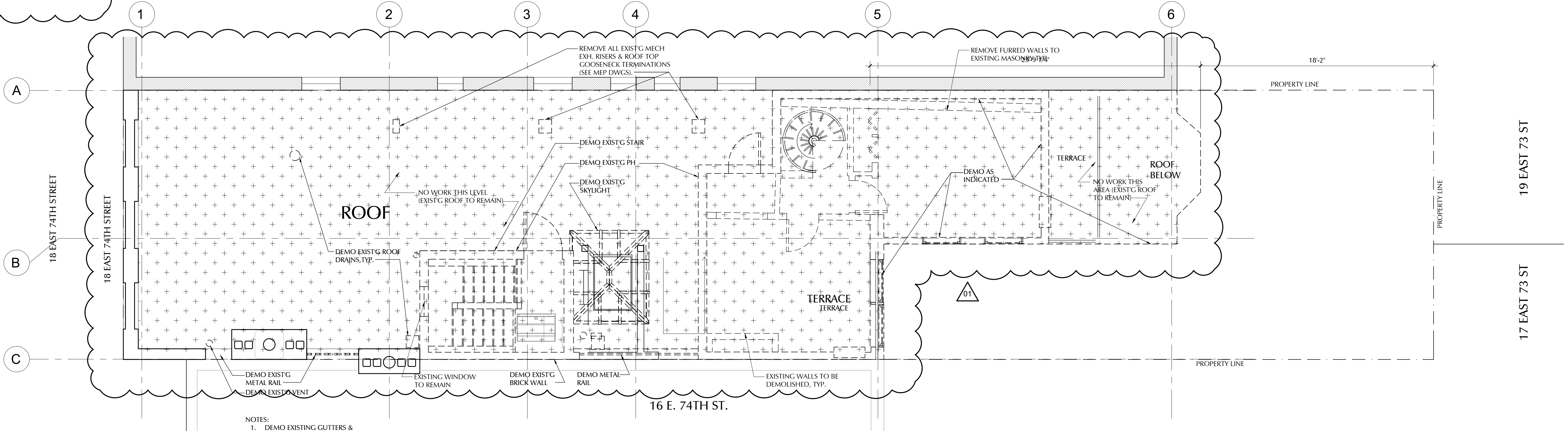
The mechanical work is being filed under subsequent DOB NOW application # M00634458-S1

The plumbing work is being filed under DOB NOW application # M00647803- I1

DEMO NOTES:

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926 MADISON AVE.



2 PENTHOUSE / ROOF DEMO PLAN
SCALE: 1/4"=1'-0"

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The plumbing work is being filed under DOB NOW application # M00647803- I1

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18 EAST 74TH STREET
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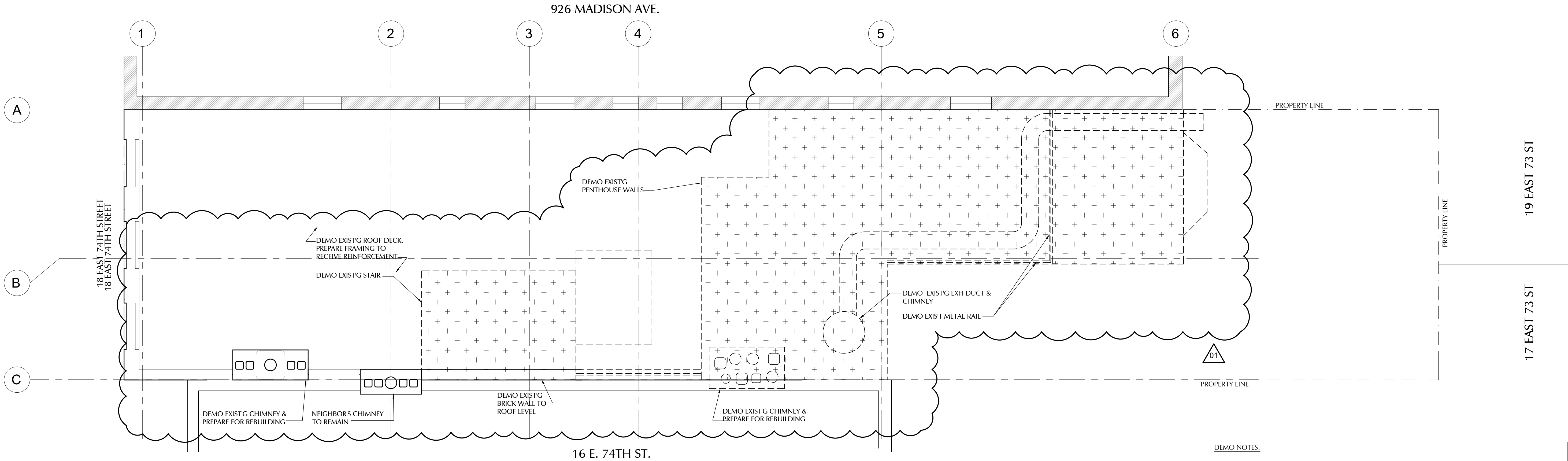
Location :
18 East 74th Street
New York, NY 10021

Title:
ROOF
PROPOSED PLAN

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

DM-105.02

DOB Job#: 10 OF 26



1 ROOF PROPOSED PLAN

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

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The plumbing work is being filed under DOB NOW application # **M00647803- I1**

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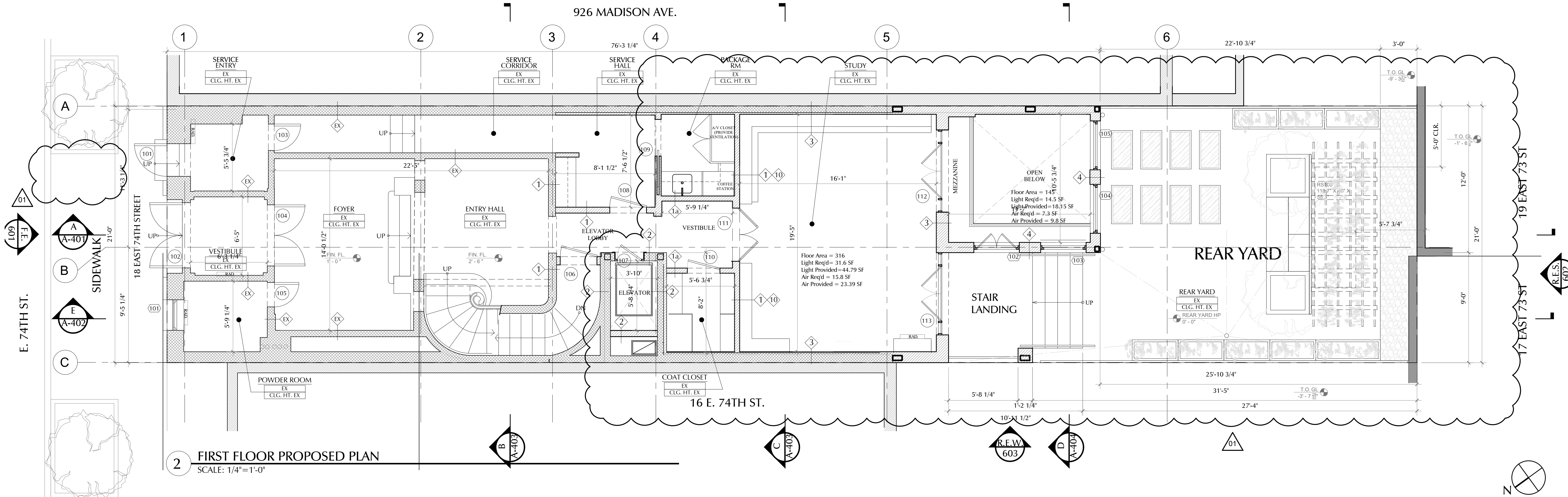
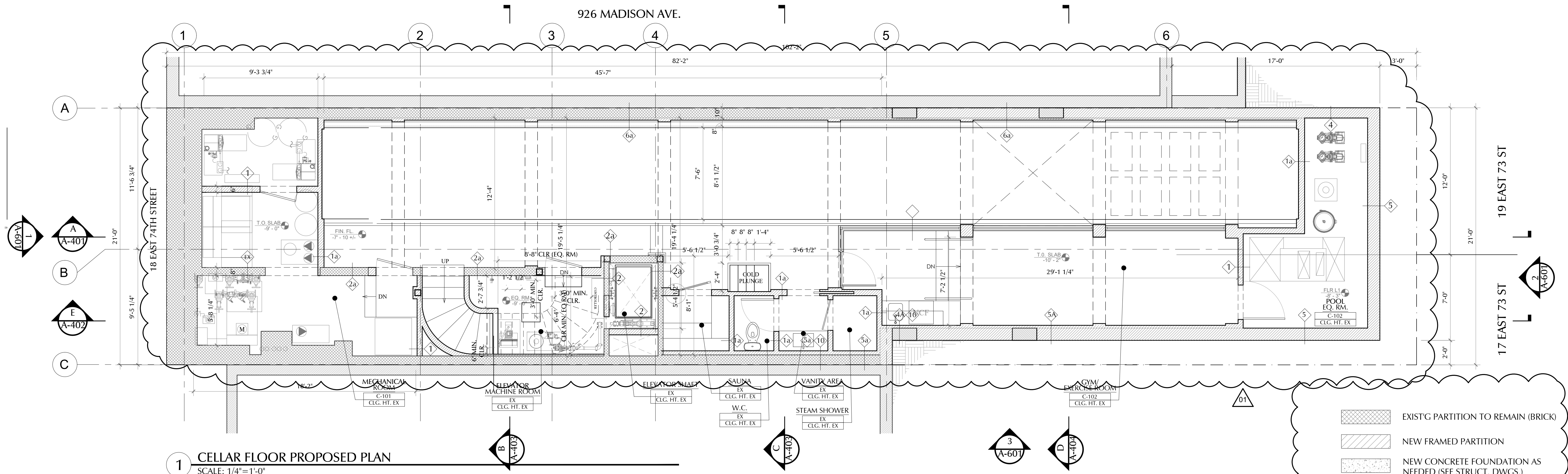
Location :
18 East 74th Street
New York, NY 10021

Title:
CELLAR & FIRST FL
PROPOSED PLANS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

A-101.01

DOB Job#: 11 OF 26



MICHAEL ZENREICH, PC
ARCHITECT
149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

18 EAST 74TH STREET
NEW YORK, NY 10021

TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER:
Hamood Maslik
HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
New York, NY 10128
212.876.5341

GEOTECH ENGINEER:
CZA GeoEnvironmental of NY
104 West 29th Street, 10th Flr
New York, NY 10001
212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

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Issue Name	Issue Date
Issued for Demo 1 (Filing/LPC)	11.22.2021
Issued for Demo 1 (Bid)	11.30.2021
Re-Issued for LPC	12.23.2021
Issued for Demo 1 (DOB)	12.29.2021
LPC Review Set	02.22.2022
DOB Amendment 1	03.24.2021

Drawn By: KR
Checked By: MW/MR

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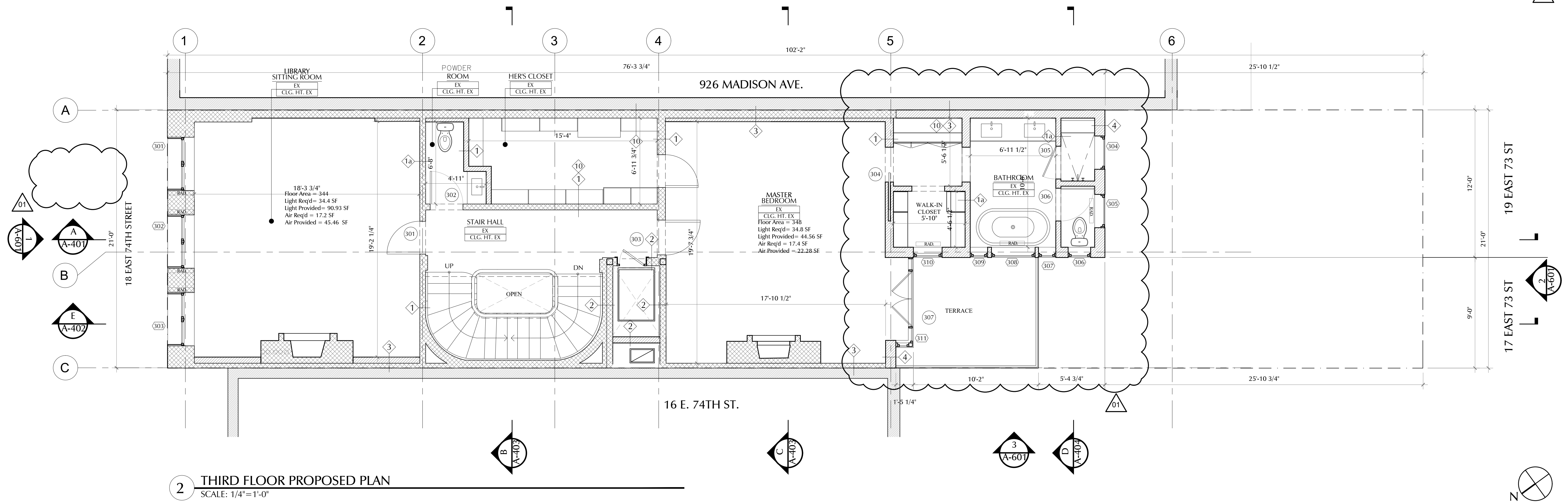
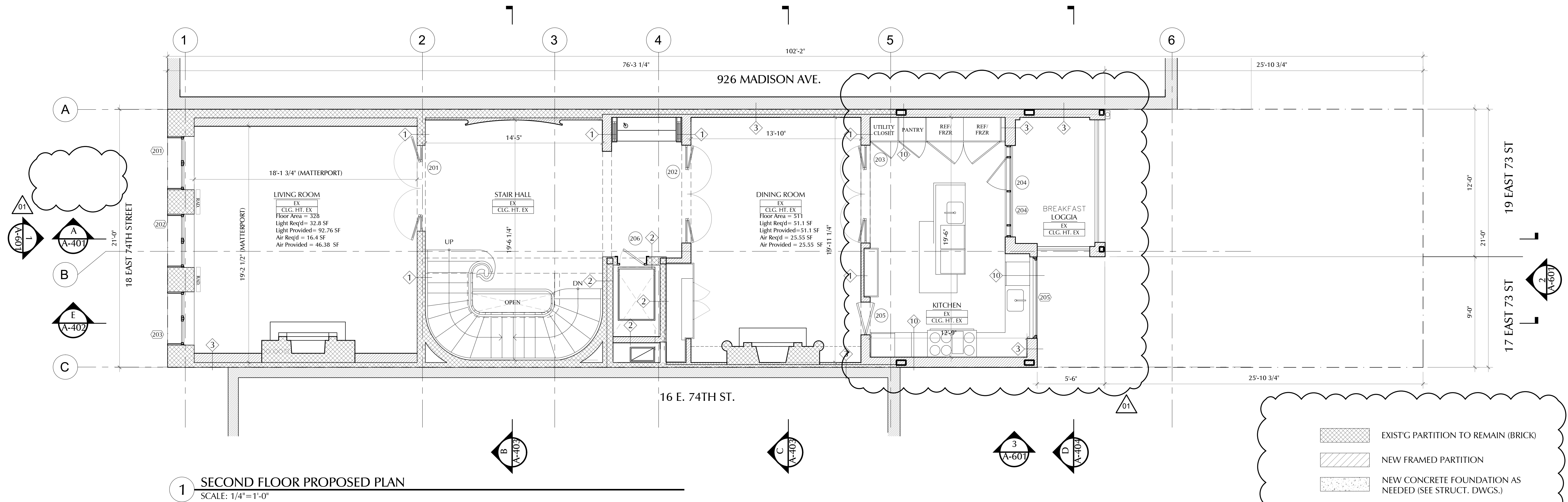
Location :
18 East 74th Street
New York, NY 10021

Title:
SECOND & THIRD FL
PROPOSED PLANS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

A-102.02

DOB Job#: 12 OF 26



DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER:
Hamood Maslik
HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
New York, NY 10128
212.876.5341

GEOTECH ENGINEER:
CZA GeoEnvironmental of NY
104 West 29th Street, 10th Flr
New York, NY 10001
212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

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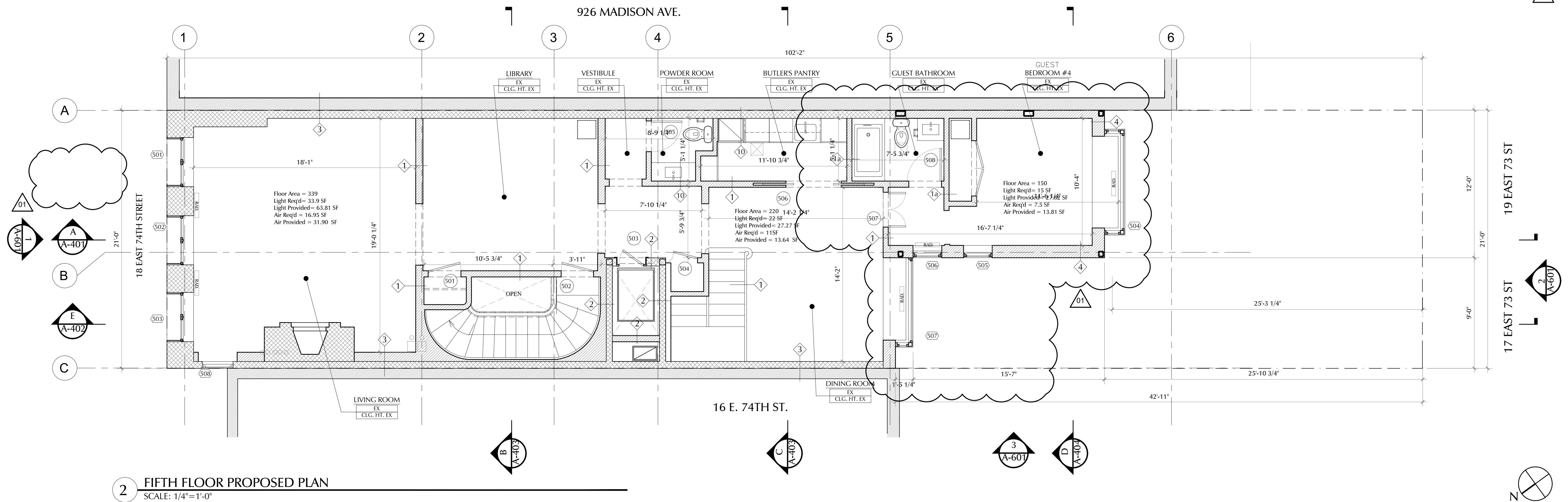
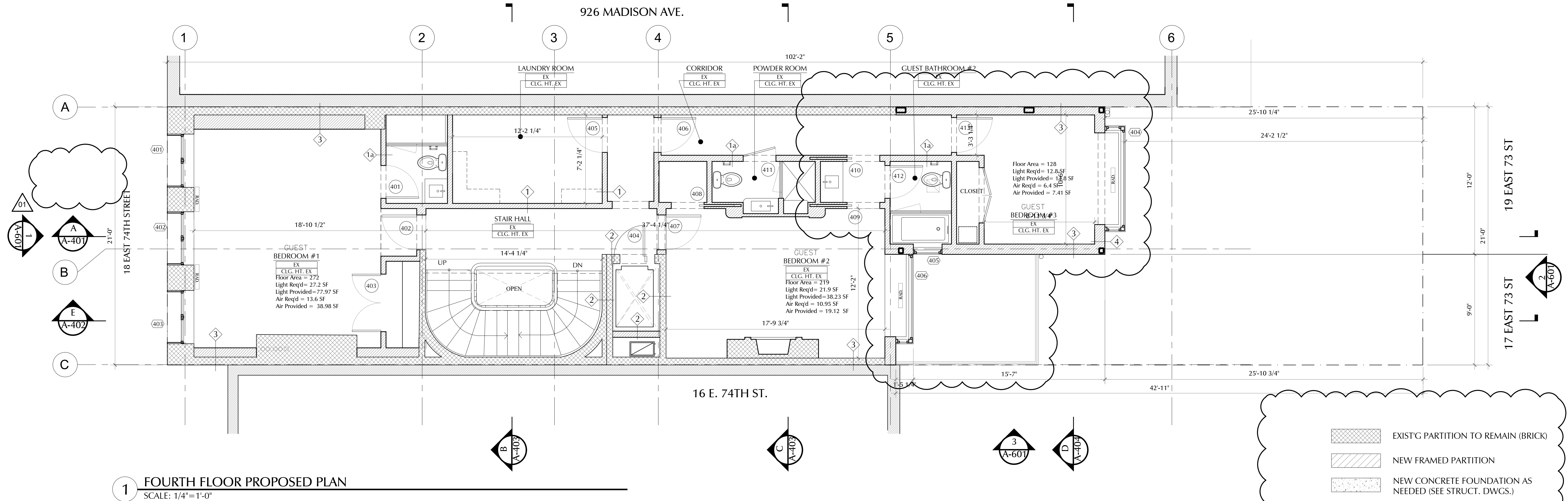
Location :
18 East 74th Street
New York, NY 10021

Title:
FOURTH & FIFTH FL
PROPOSED PLANS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

A-103.02

DOB Job#: 13 OF 26



DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER:
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HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
New York, NY 10128
212.876.0341

GEOTECH ENGINEER:
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104 West 29th Street, 10th Flr
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212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
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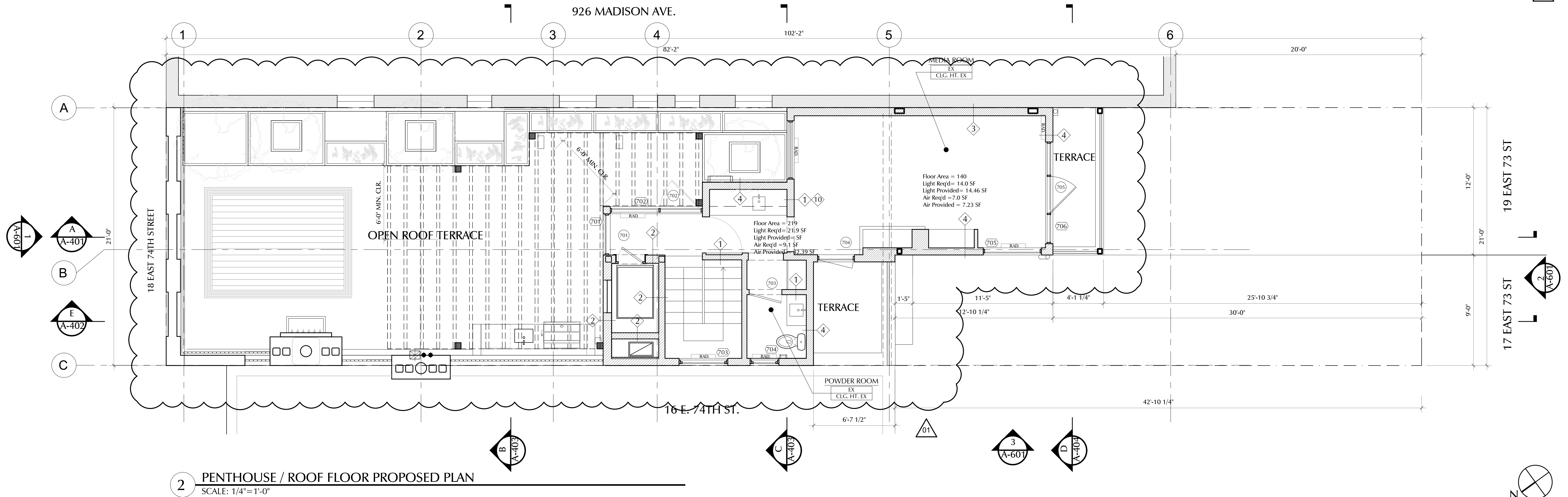
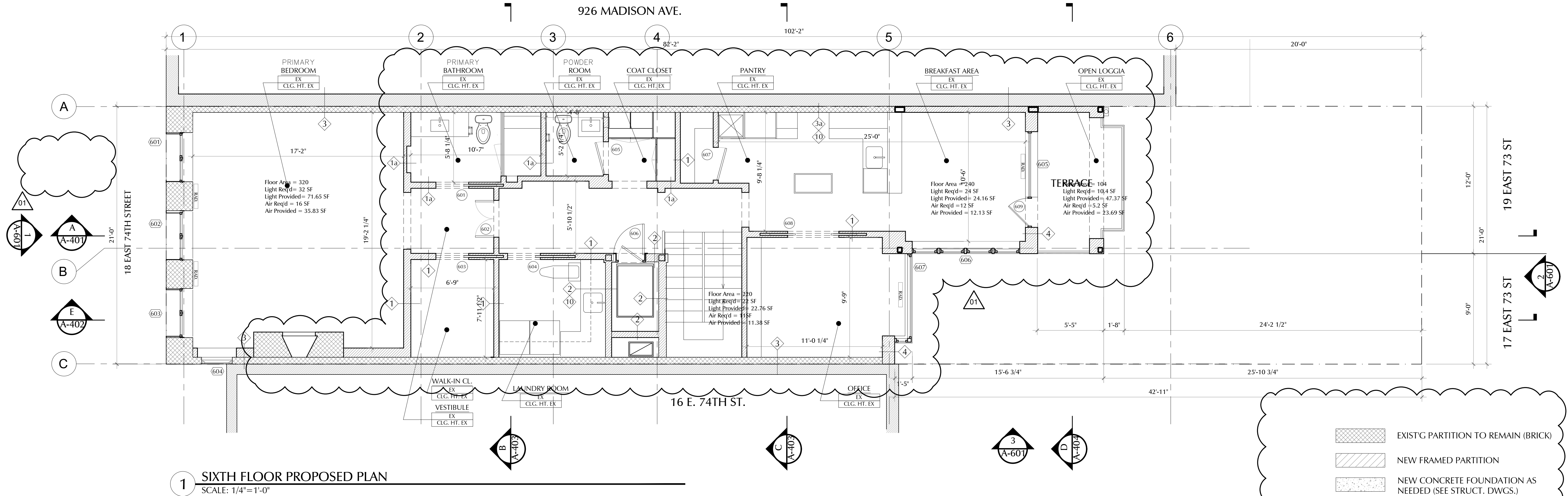
Location:
18 East 74th Street
New York, NY 10021

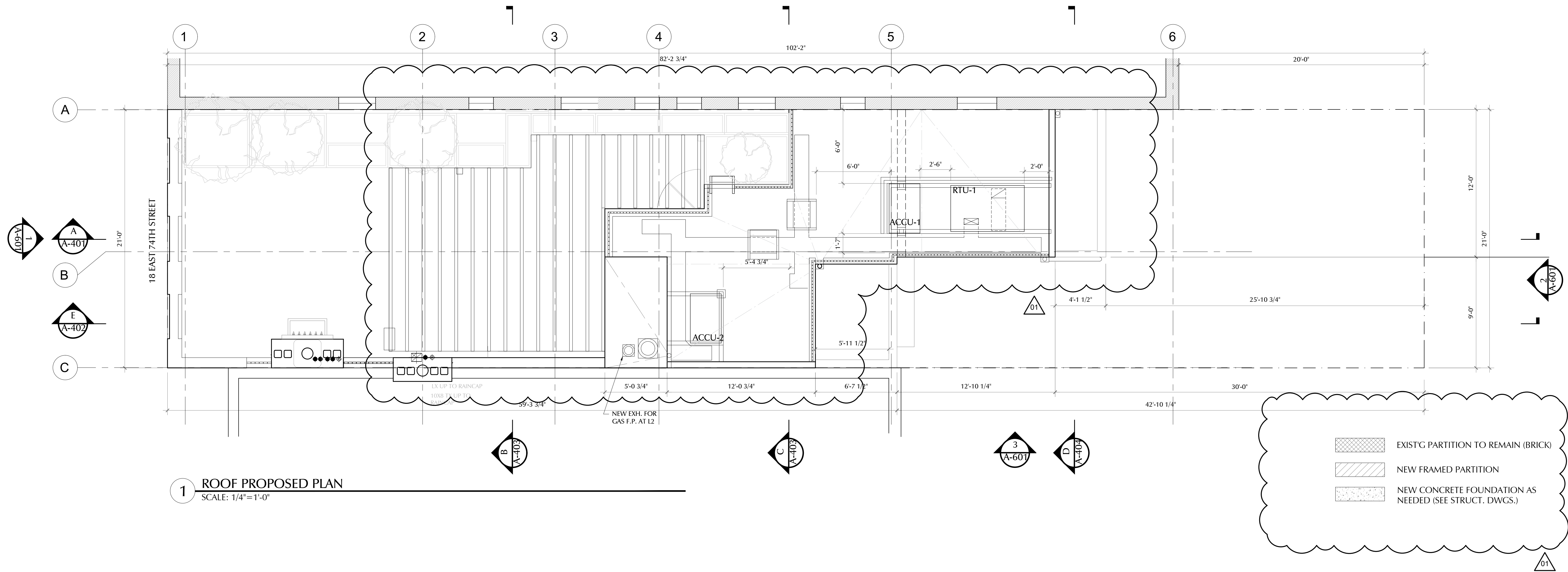
Title:
SIXTH & PENTHOUSE FL
PROPOSED PLANS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

A-104.02

DOB Job#: 14 OF 26





MICHAEL ZENREICH, PC
ARCHITECT
149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

18 EAST 74TH STREET
NEW YORK, NY 10021

TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER:
Hamood Maslik
HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
New York, NY 10128
212.876.5341

GEOTECH ENGINEER:
CZA GeoEnvironmental of NY
104 West 29th Street, 10th Flr
New York, NY 10001
212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

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DOB Amendment 1	03.24.2021

Drawn By: KR
Checked By: MW/MR

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Location :
18 East 74th Street
New York, NY 10021

Title:

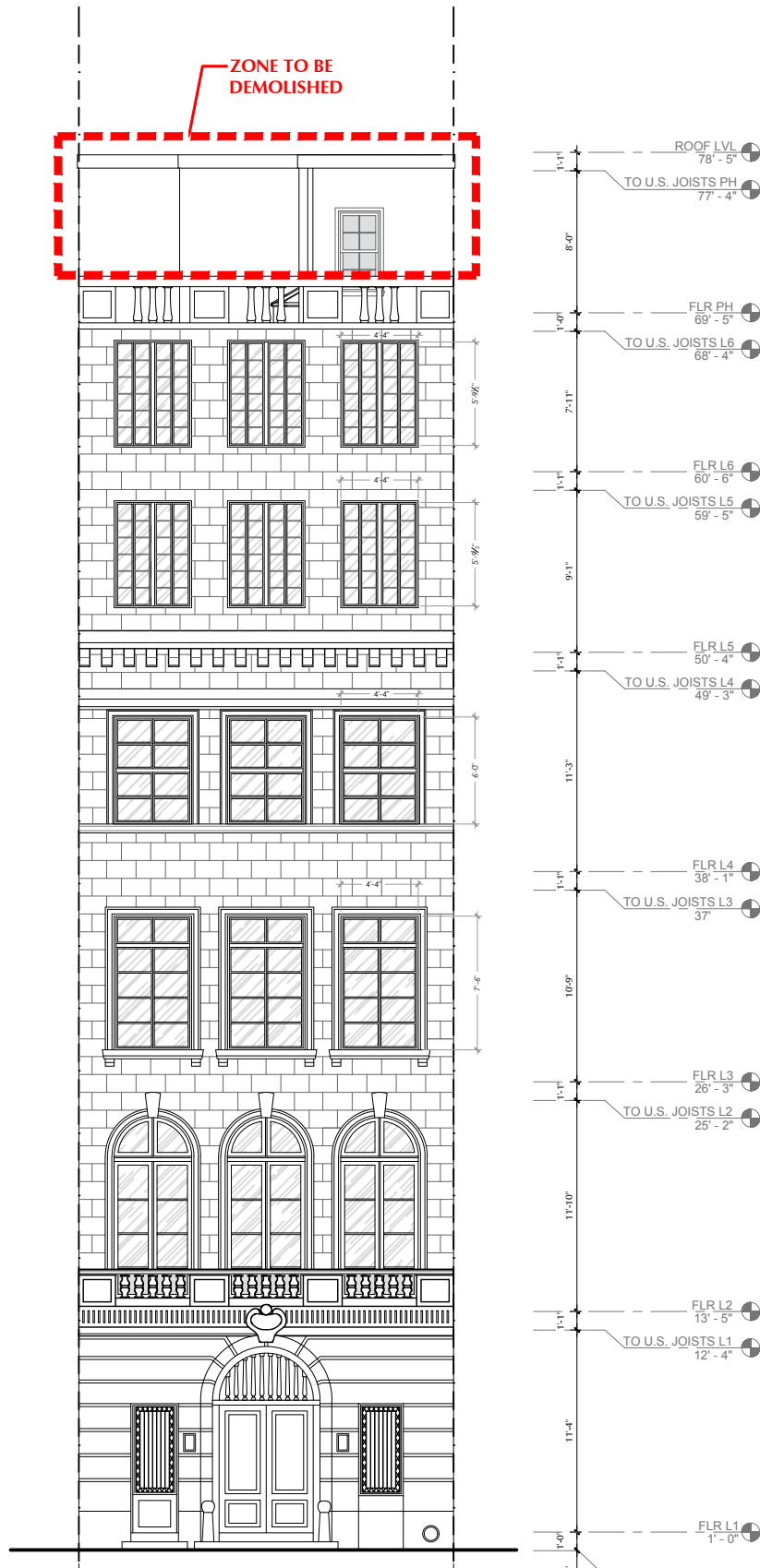
ROOF
PROPOSED PLAN

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

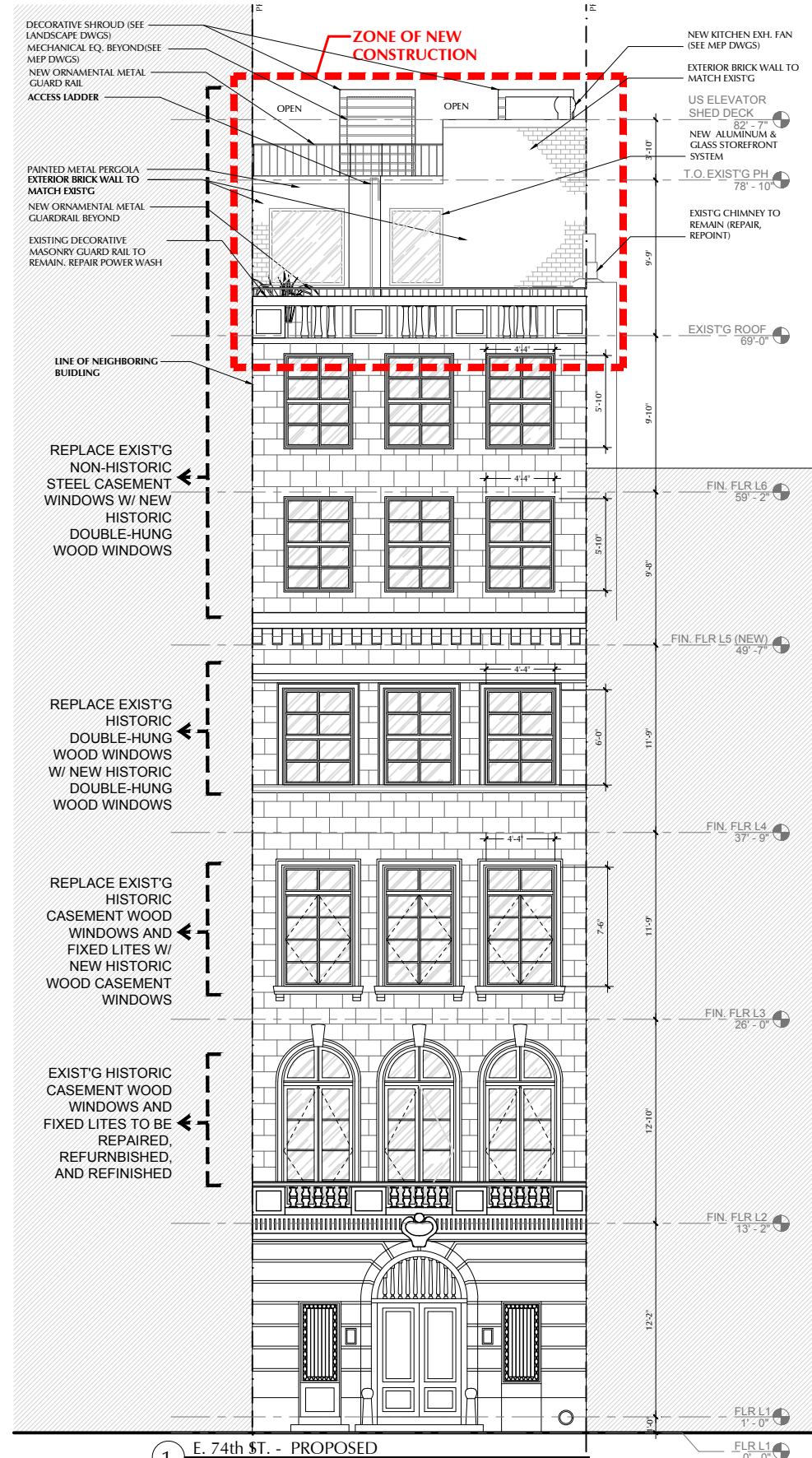
A-105.02

DOB Job#: 15 OF 26

1 E. 74th ST. - EXISTING
SCALE: 3/32"=1'-0"



1 E. 74th ST. - PROPOSED
SCALE: 3/32"=1'-0"



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MICHAEL ZENREICH, PC
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18 EAST 74TH STREET
NEW YORK, NY 10021
TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Fl.
New York, NY 10022
212.785.0392

MEP ENGINEER:
Hamood Maalik
HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
New York, NY 10128
212.876.3341

GEOTECH ENGINEER:
CZA Geoenvironmental of NY
104 West 29th Street, 10th Fl.
New York, NY 10001
212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

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LPC Review Set - Updated	04.08.2022

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Checked By: MW/MR

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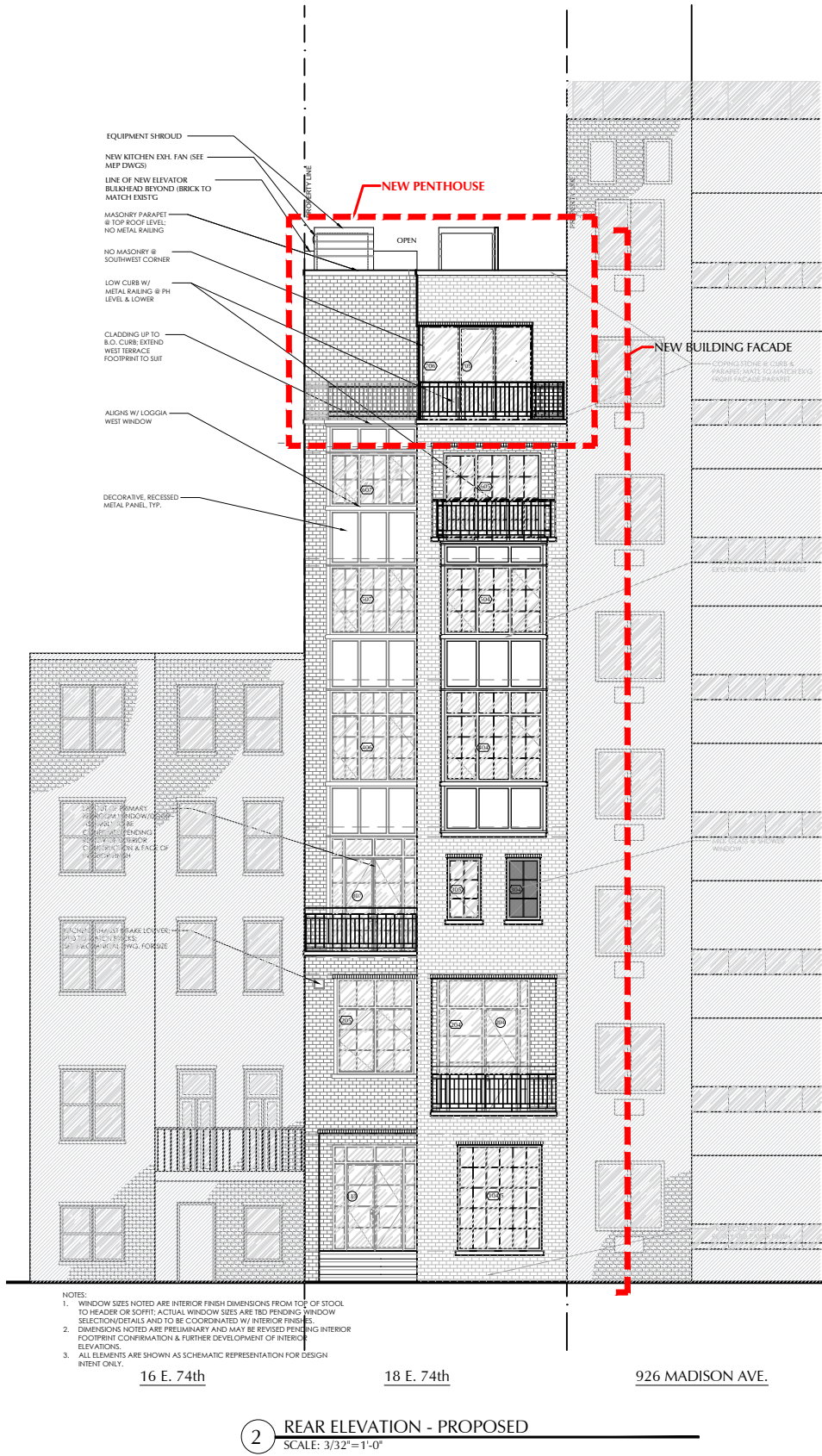
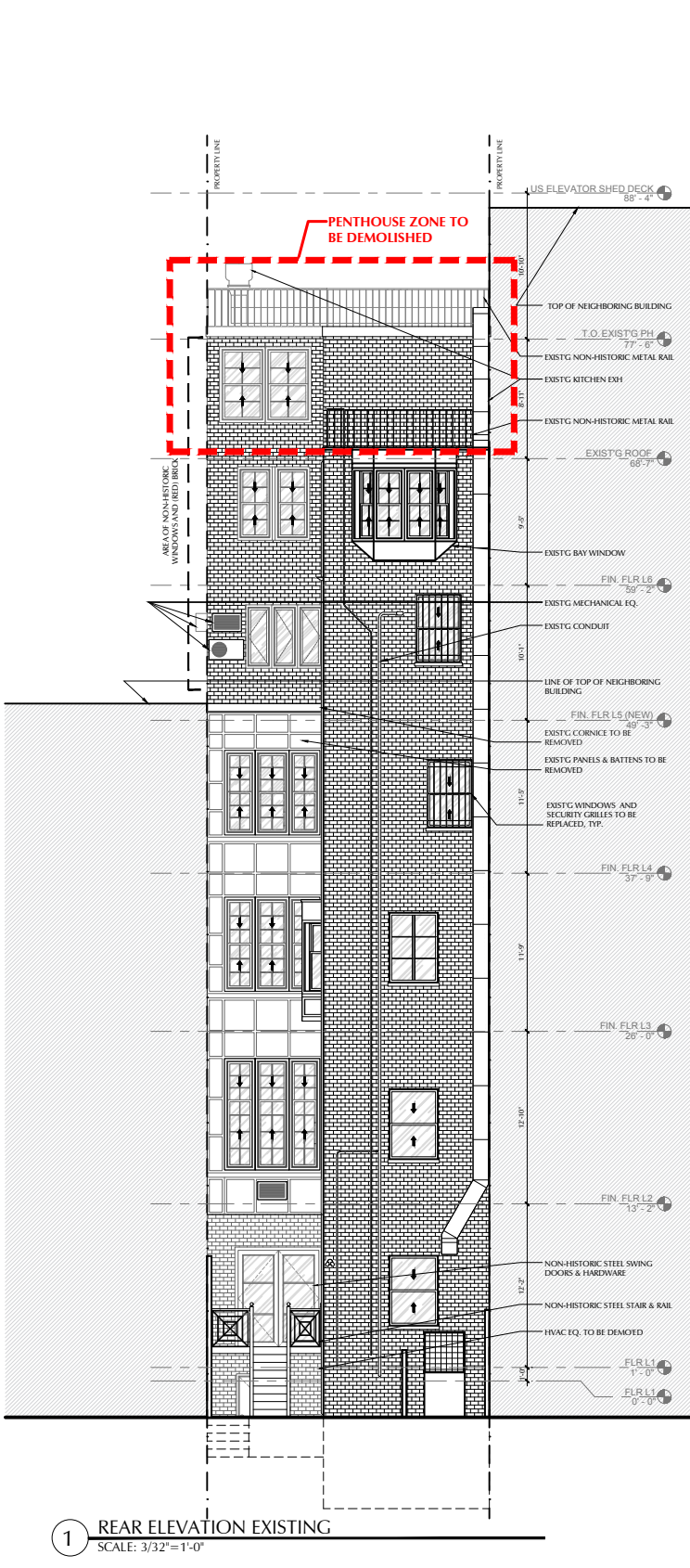


Location:
18 East 74th Street
New York, NY 10021

Title:
FRONT ELEVATION

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

DOB Job#: 1 OF



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MICHAEL ZENREICH, PC
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149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

18 EAST 74TH STREET
NEW YORK, NY 10021
TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Fl.
New York, NY 10022
212.785.0392

MEP ENGINEER:
Hamood Maalik
HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
New York, NY 10128
212.876.5341

GEOTECH ENGINEER:
CZA GeoEnvironmental of NY
104 West 29th Street, 10th Fl.
New York, NY 10001
212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

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LPC Review Set - Updated	04.08.2022

Drawn By: KR
Checked By: MW/MR

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Seal:



Location:

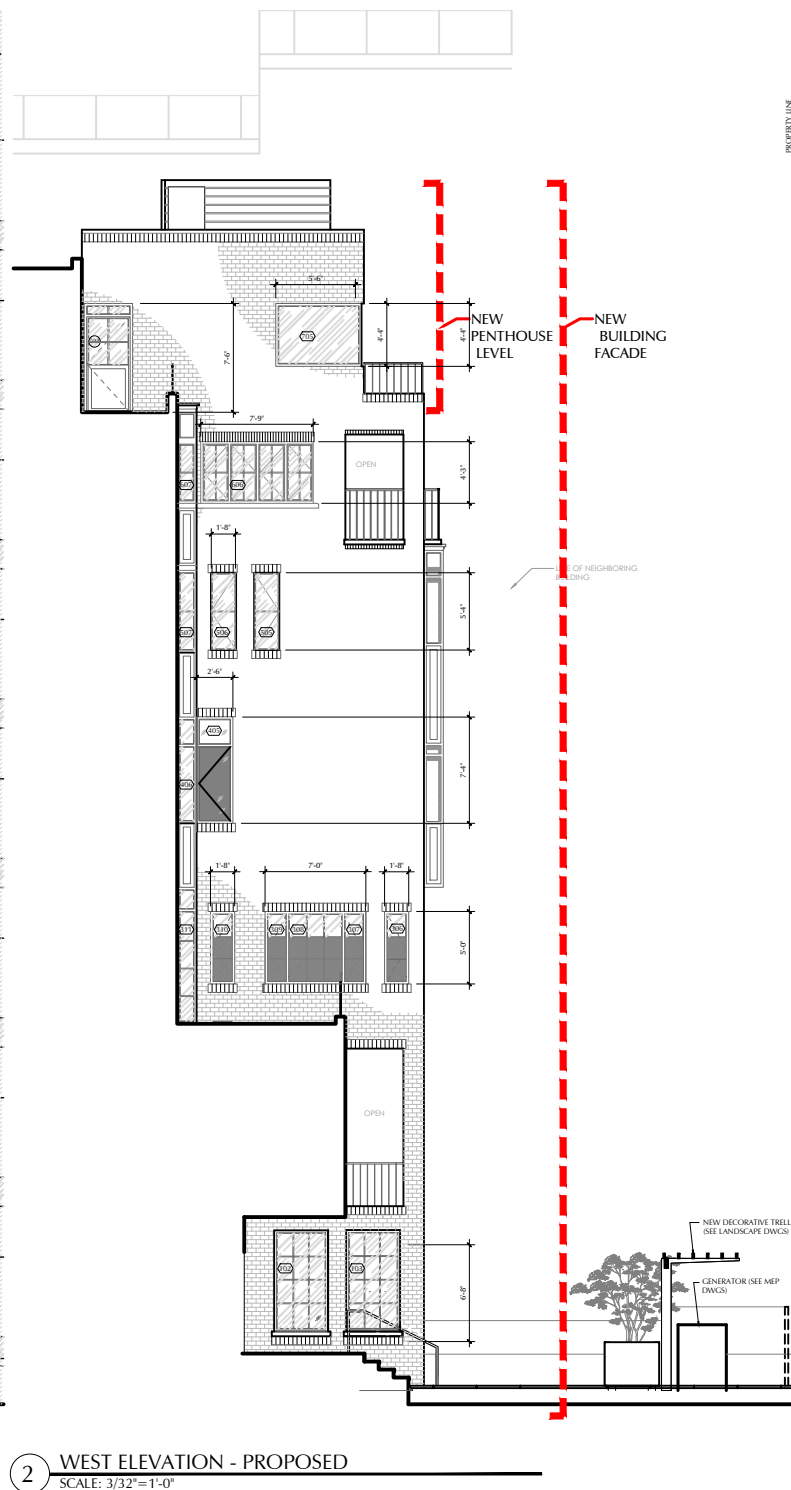
18 East 74th Street
New York, NY 10021

Title:

REAR ELEVATION

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

DOB Job#: 1 OF



DOB Job#: 1 OF

MICHAEL ZENREICH, PC
ARCHITECT
149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

18 EAST 74TH STREET
NEW YORK, NY 10021
TOWNHOUSE RENOVATION

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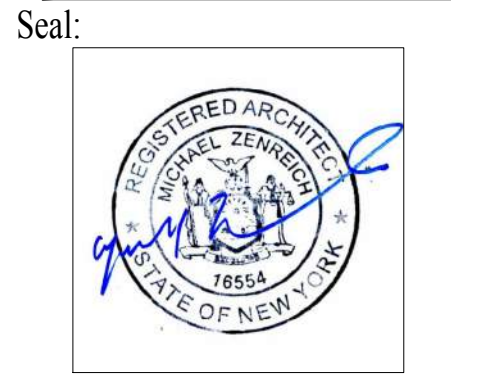
POOL DESIGN & ENGINEERING:
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
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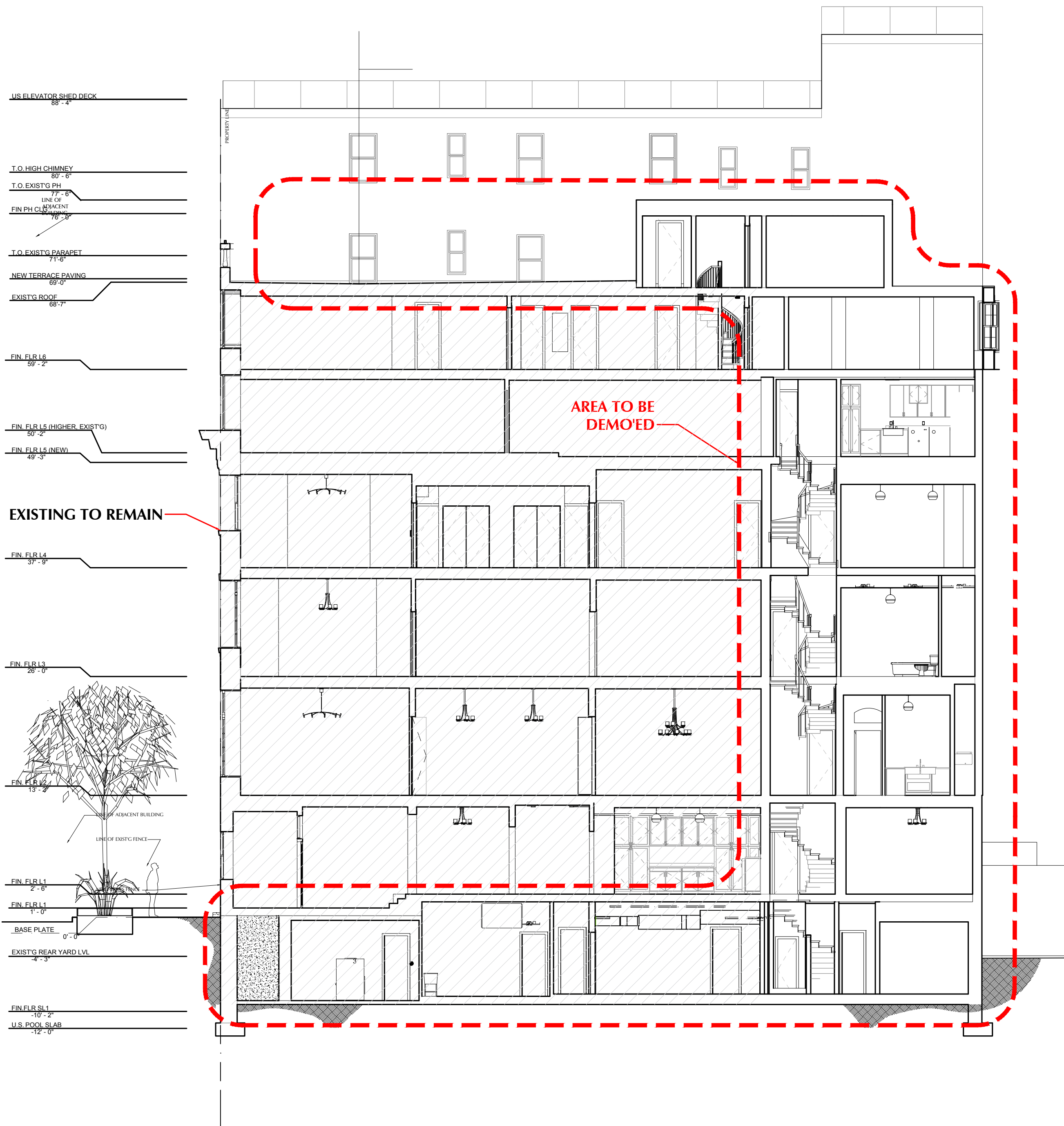
Location :
18 East 74th Street
New York, NY 10021

Title:
SECTION

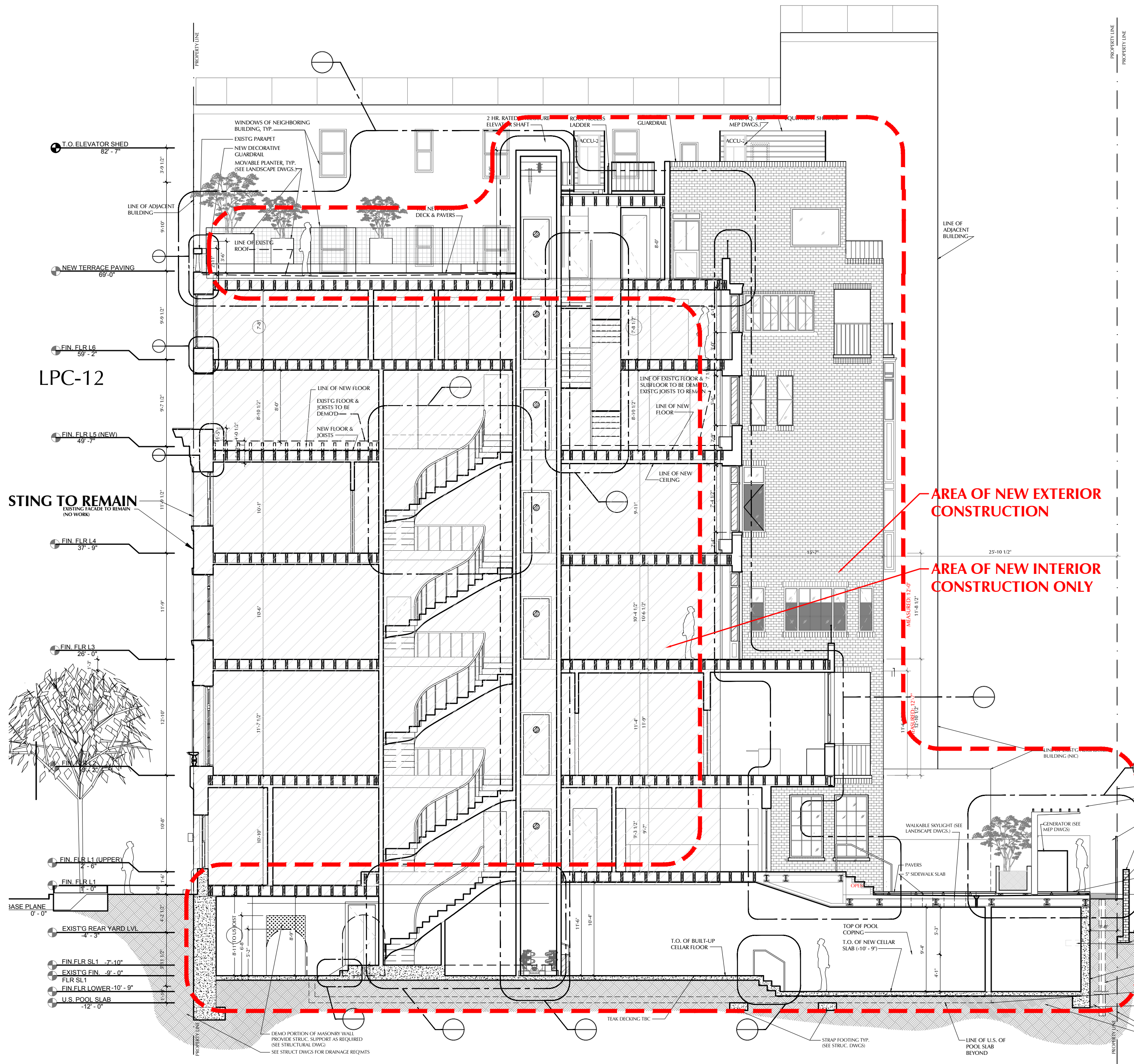
Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

DOB Job#: 1 OF

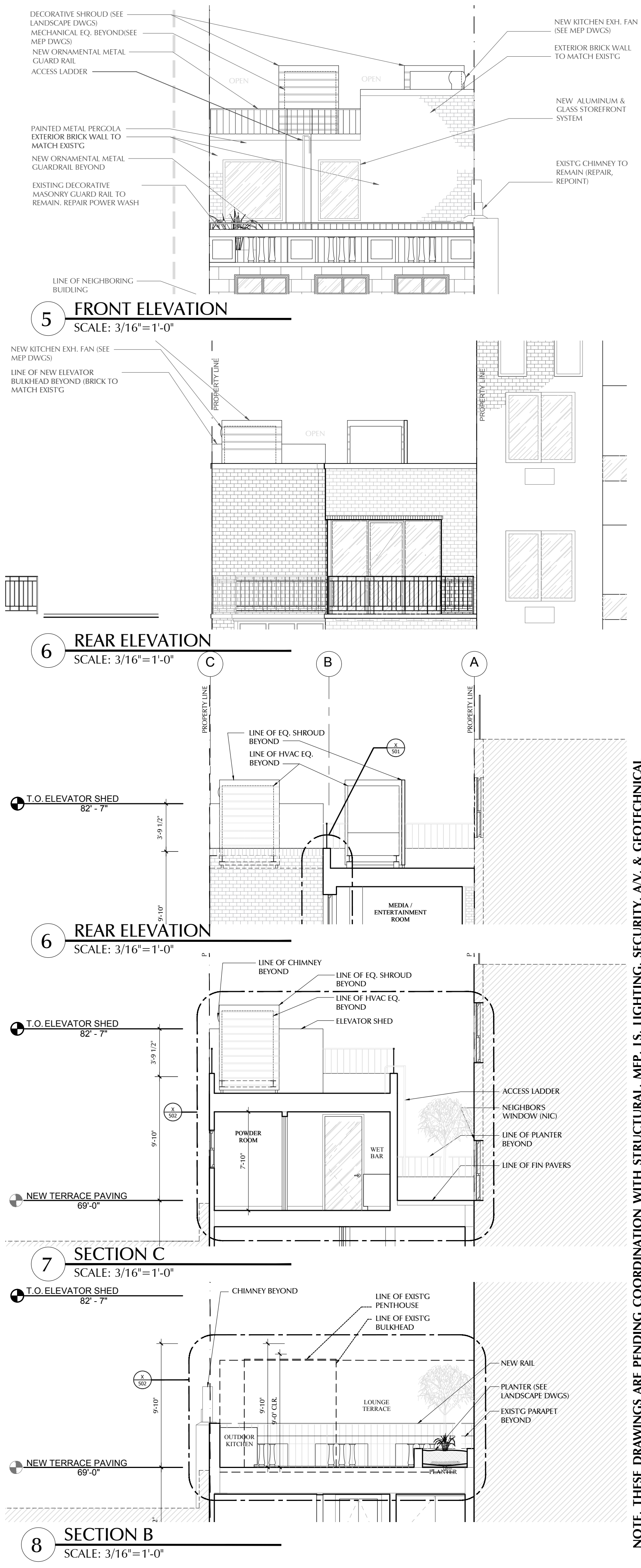
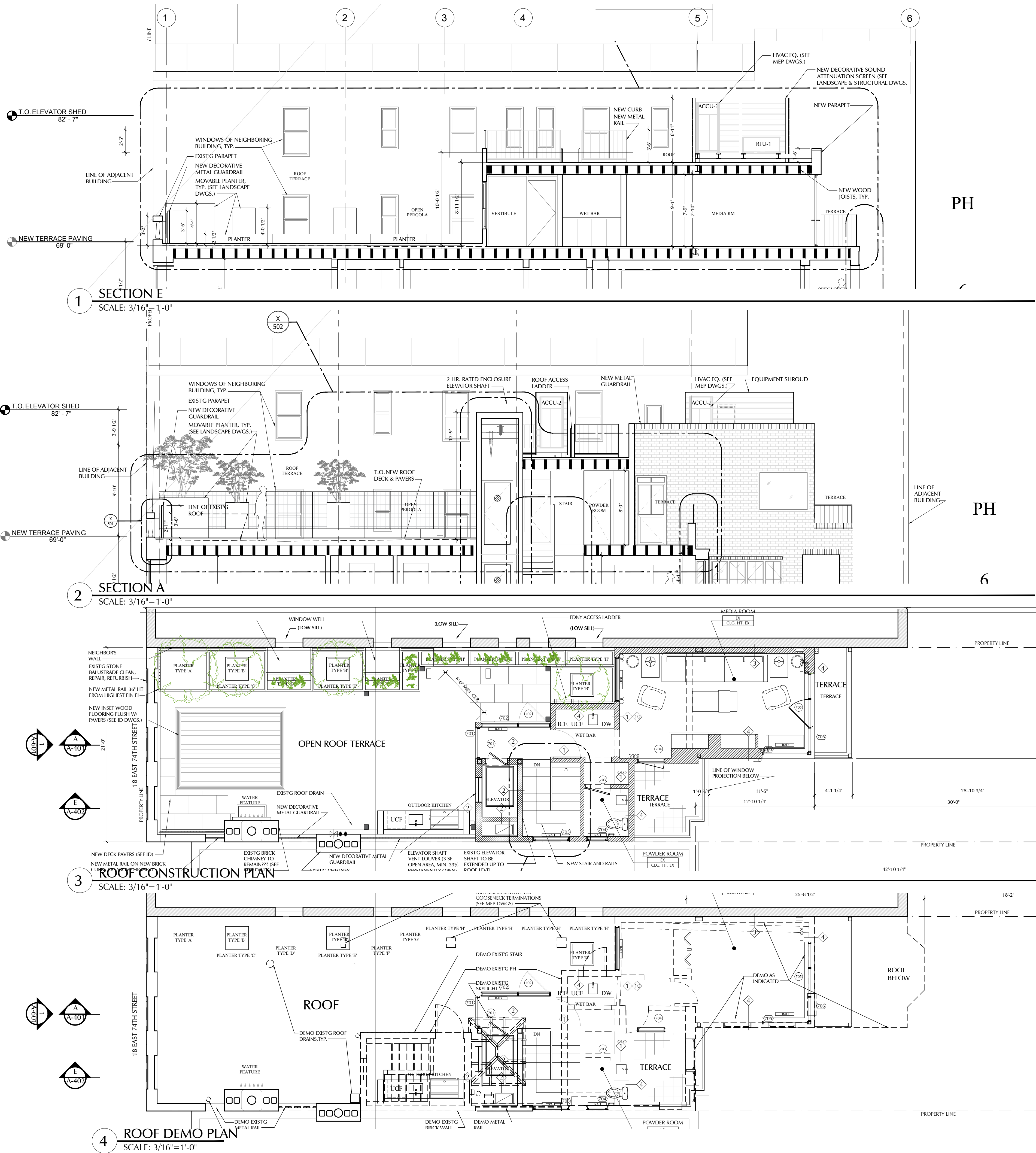
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1 SECTION EXISTING
SCALE: 3/32"=1'-0"



2 SECTION PROPOSAL
SCALE: 3/32"=1'-0"



MICHAEL ZENREICH, PC
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149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

18 EAST 74TH STREET
TOWNHOUSE RENOVATION

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Seal:



Location:

18 East 74th Street
New York, NY 10021

Title:

NEW PENTHOUSE

Date: 03.16.2022

Scale: As Noted

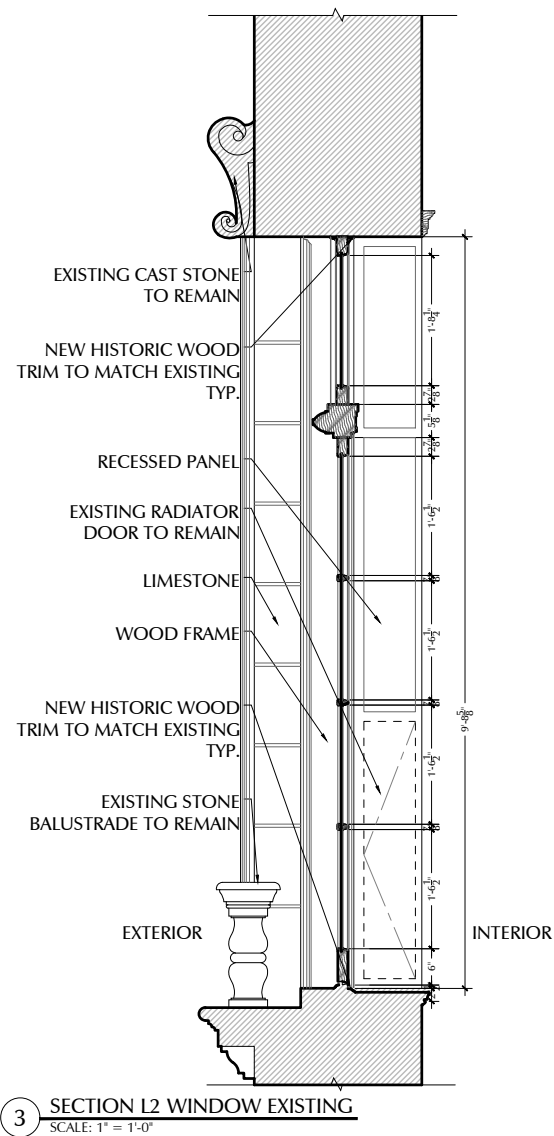
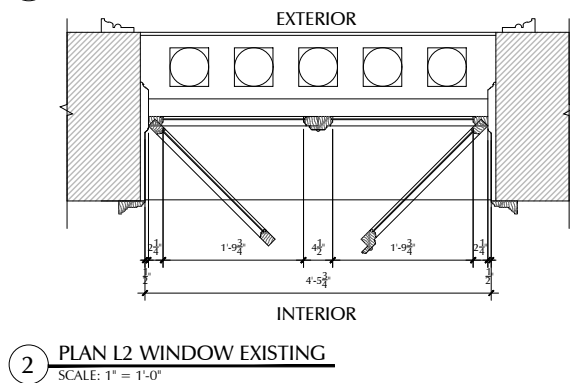
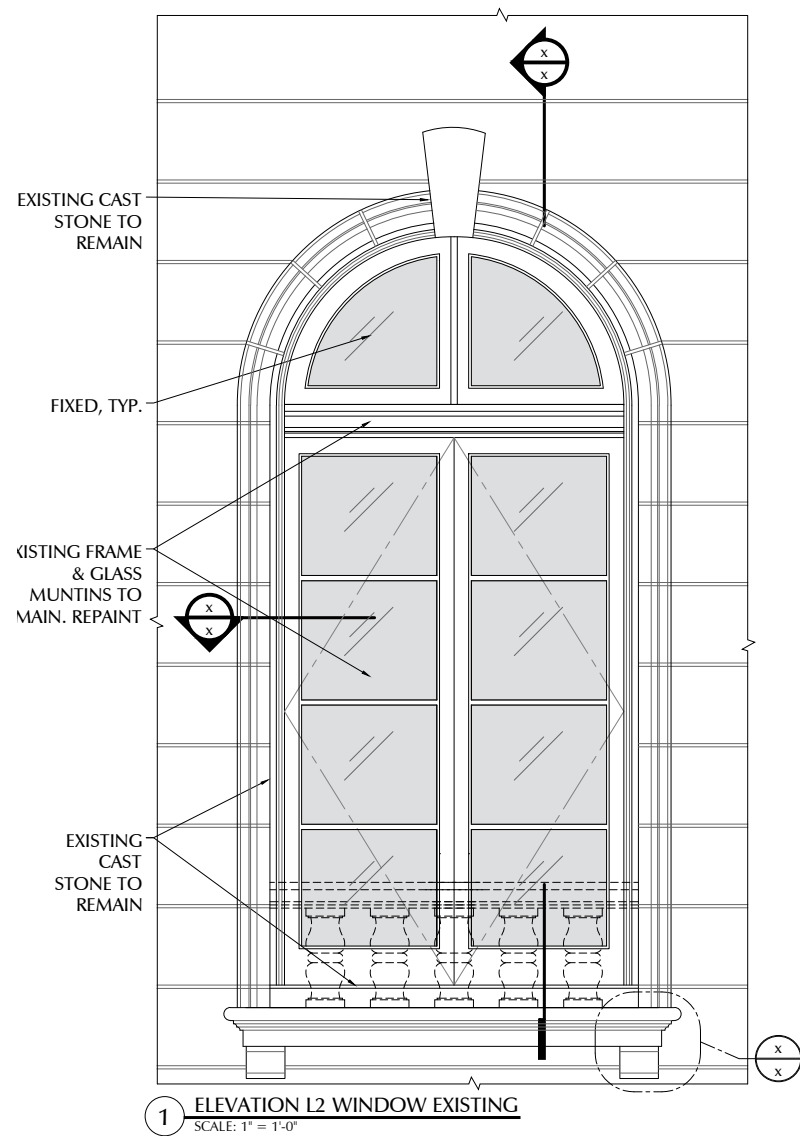
Project #: 2021 - 114

Drawing No.:

A-405

DOB Job#: 21 OF 21

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NOTE: EXISTING L2 HISTORIC CASEMENT WINDOWS, FIXED ARCHED LITES, FRAMES & HARDWARE TO REMAIN, TO BE REPAIRED, REFURBISHED & REFINISHED.



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18 EAST 74TH STREET
NEW YORK, NY 10021
TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
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New York, NY 10022
212.785.0392

MEP ENGINEER:
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HHF Design Consulting, Ltd.
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New York, NY 10128
212.876.5341

GEOTECH ENGINEER:
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212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
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Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
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90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

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Checked By: MW/MR

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Seal:



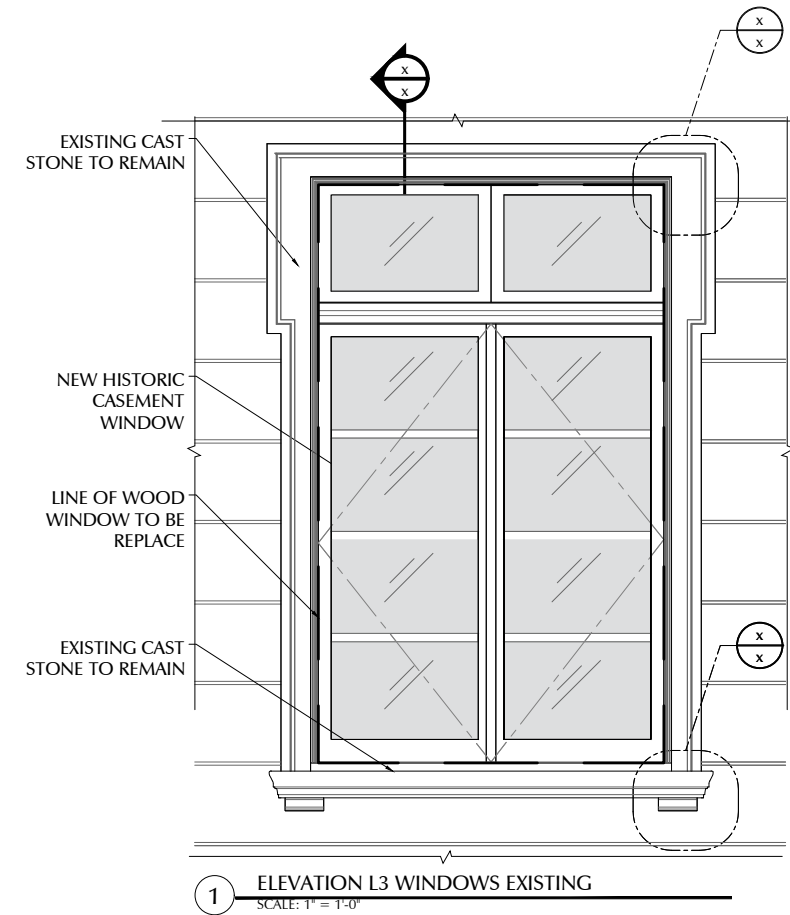
Location :
18 East 74th Street
New York, NY 10021

Title:
WINDOWS
FRONT FACADE

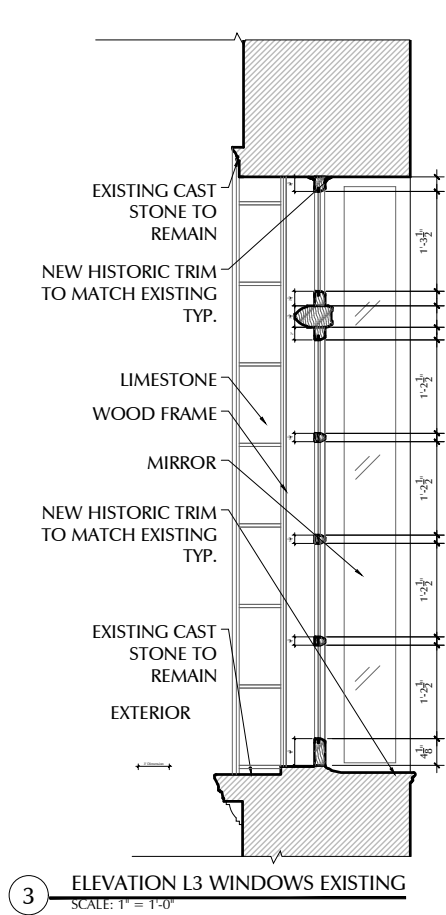
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Project #: 2021 - 114
Drawing No.:

A-314.00

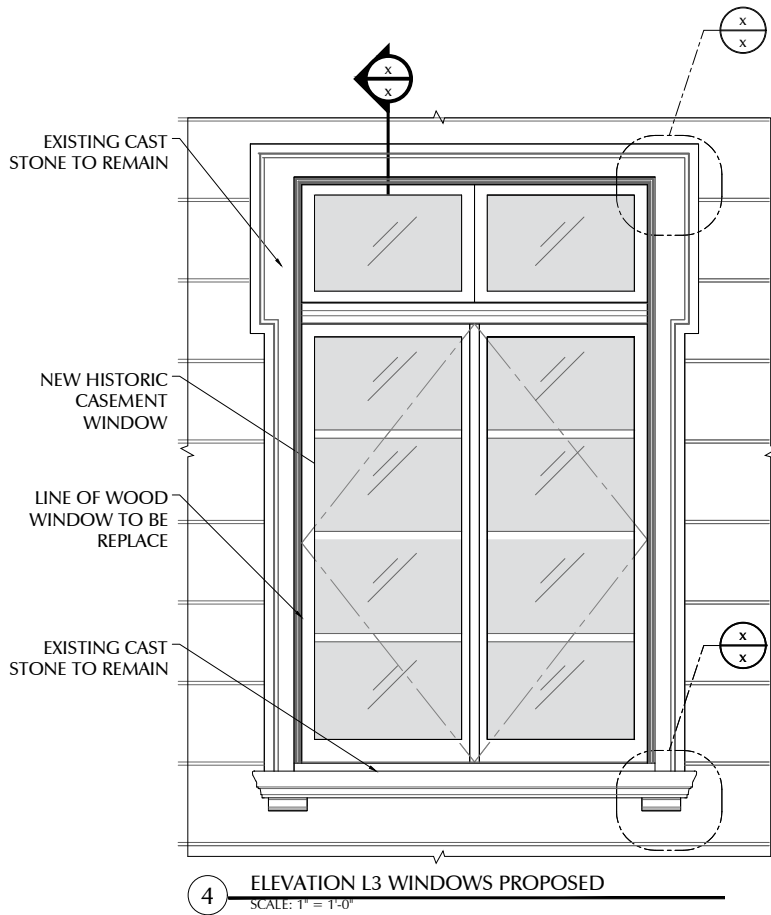
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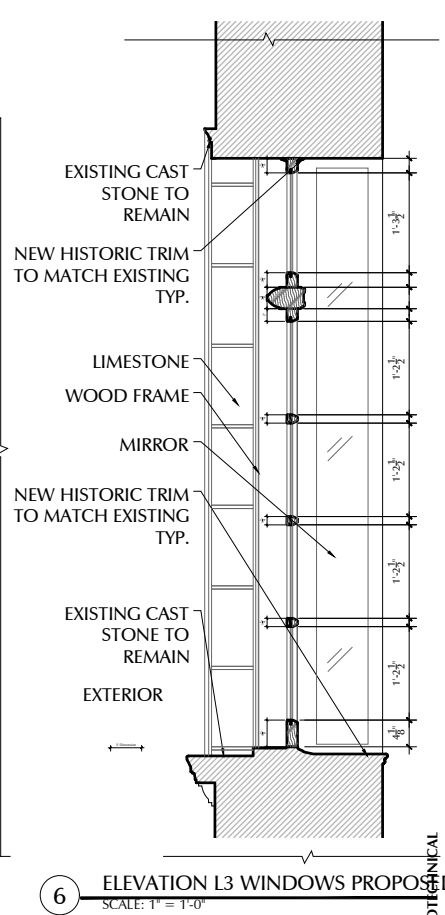
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SCALE: 1" = 1'-0"



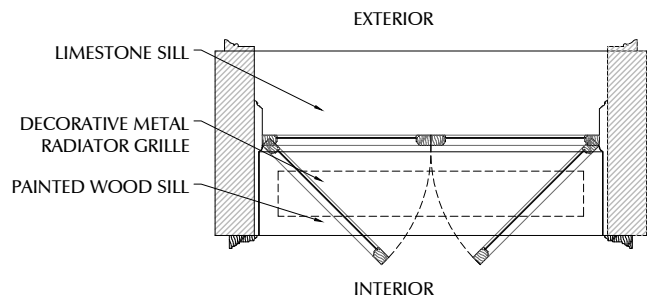
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SCALE: 1" = 1'-0"



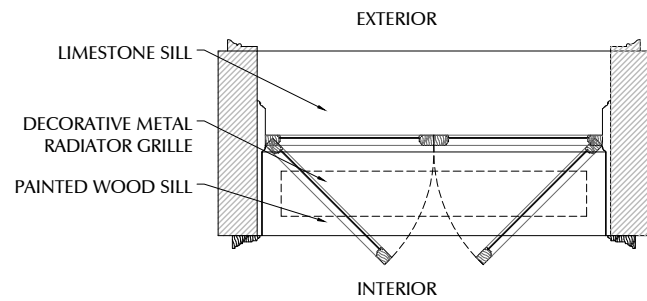
4 ELEVATION L3 WINDOWS PROPOSED
SCALE: 1" = 1'-0"



6 ELEVATION L3 WINDOWS PROPOSED
SCALE: 1" = 1'-0"



2 PLAN L3 WINDOWS EXISTING
SCALE: 1" = 1'-0"



5 PLAN L3 WINDOWS PROPOSED
SCALE: 1" = 1'-0"



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New York, NY 10021

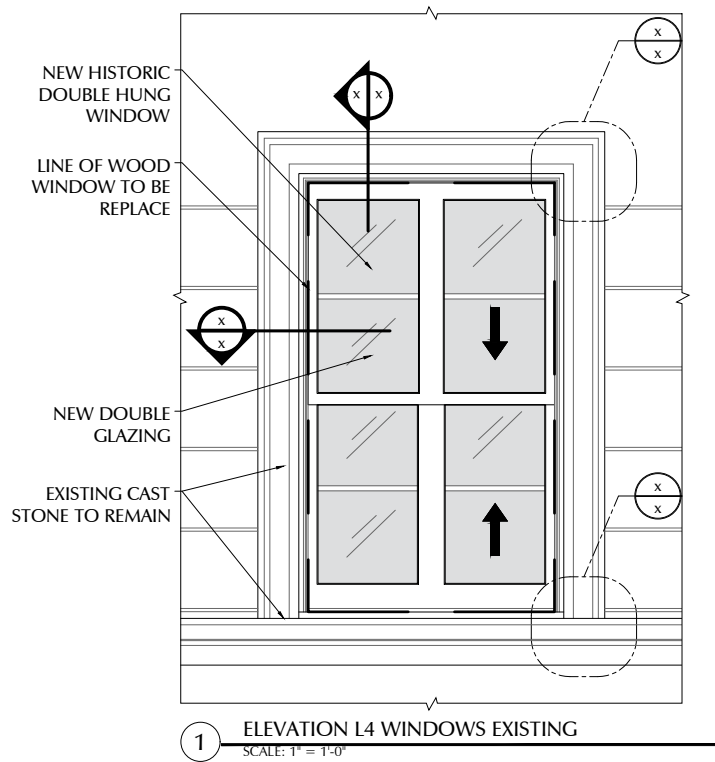
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WINDOWS
FRONT FACADE

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

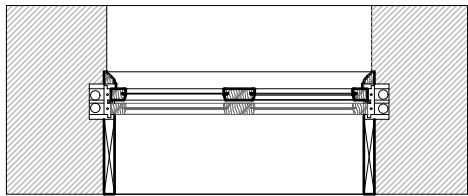
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DOB Job#: - OF -

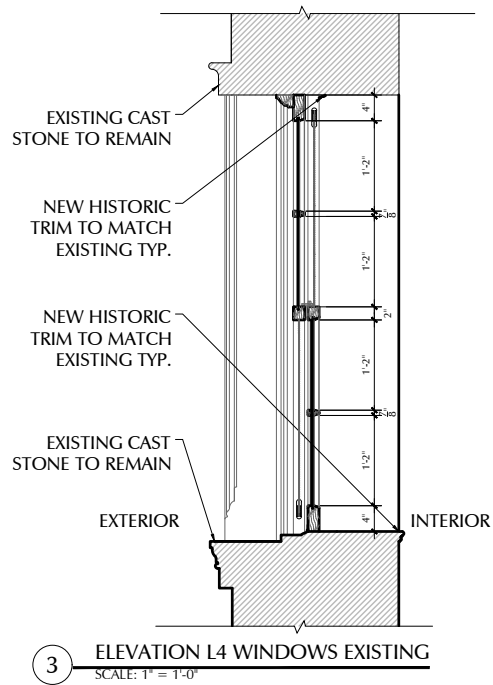
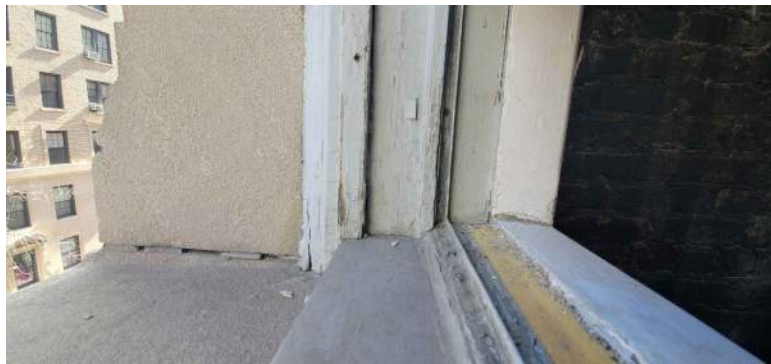
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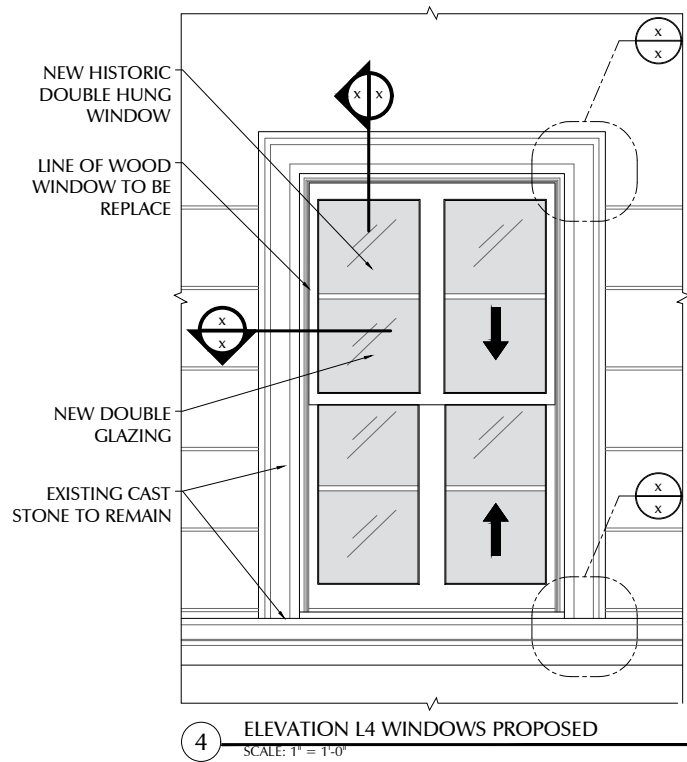
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SCALE: 1" = 1'-0"



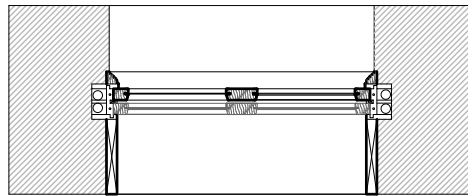
2 PLAN L4 WINDOWS EXISTING
SCALE: 1" = 1'-0"



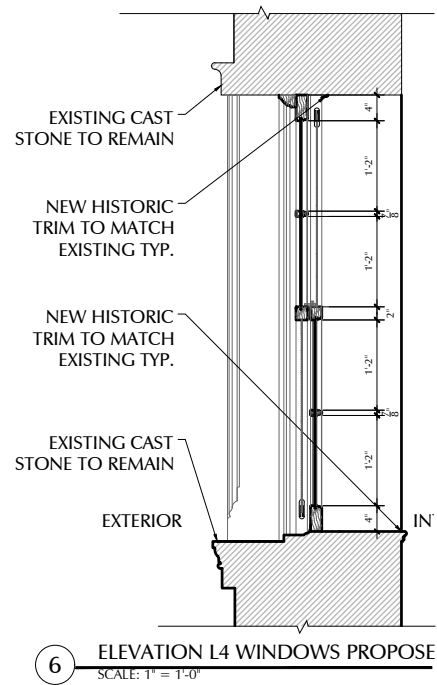
3 ELEVATION L4 WINDOWS EXISTING
SCALE: 1" = 1'-0"



4 ELEVATION L4 WINDOWS PROPOSED
SCALE: 1" = 1'-0"



5 PLAN L4 WINDOWS PROPOSED
SCALE: 1" = 1'-0"



6 ELEVATION L4 WINDOWS PROPOSED
SCALE: 1" = 1'-0"

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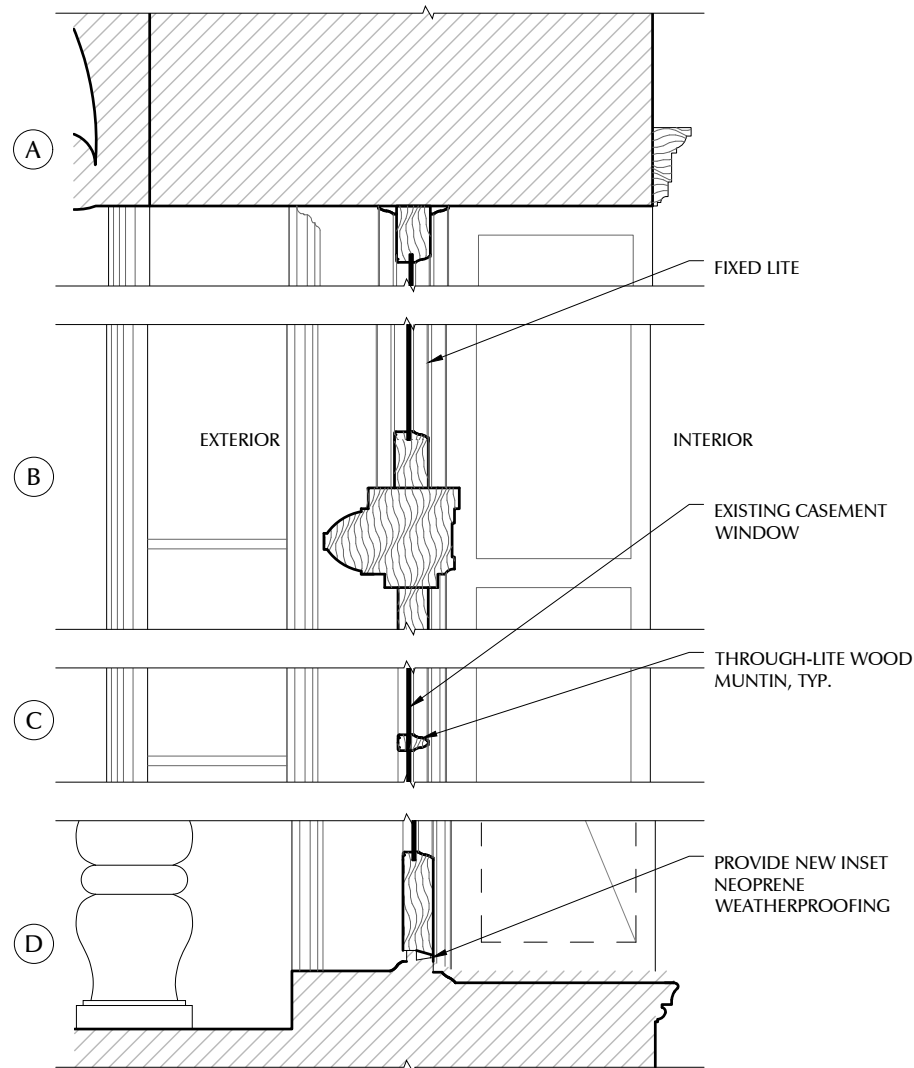
Title:
WINDOWS
FRONT FACADE

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

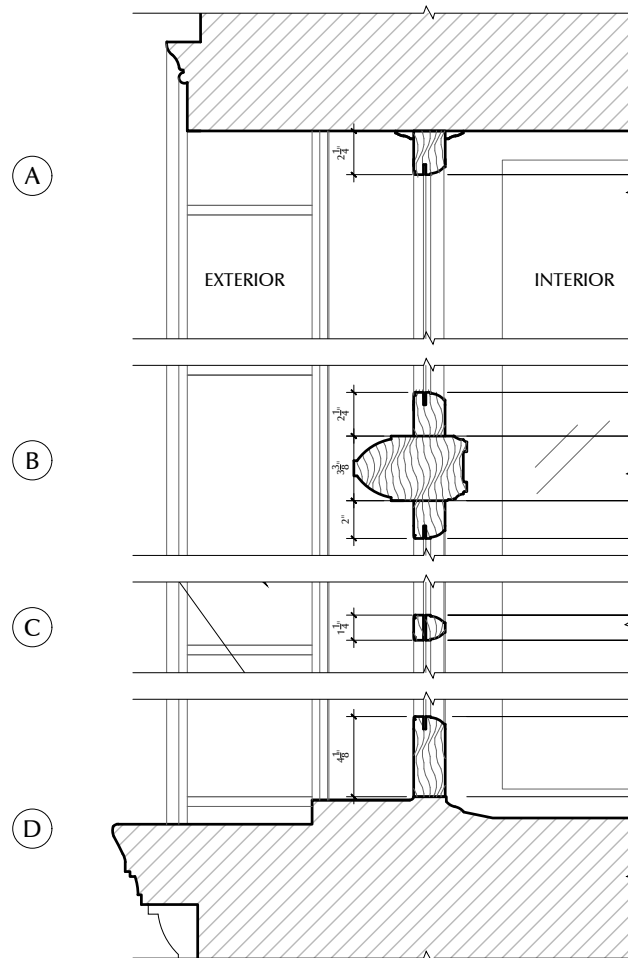
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DOB Job#: - OF -

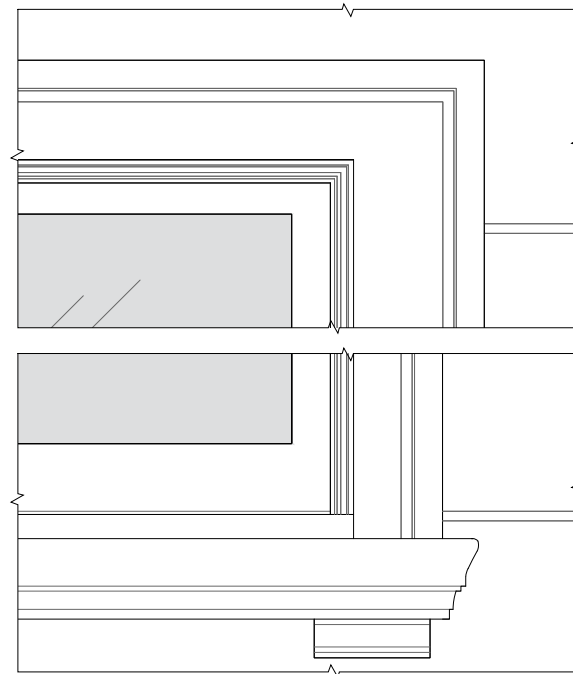
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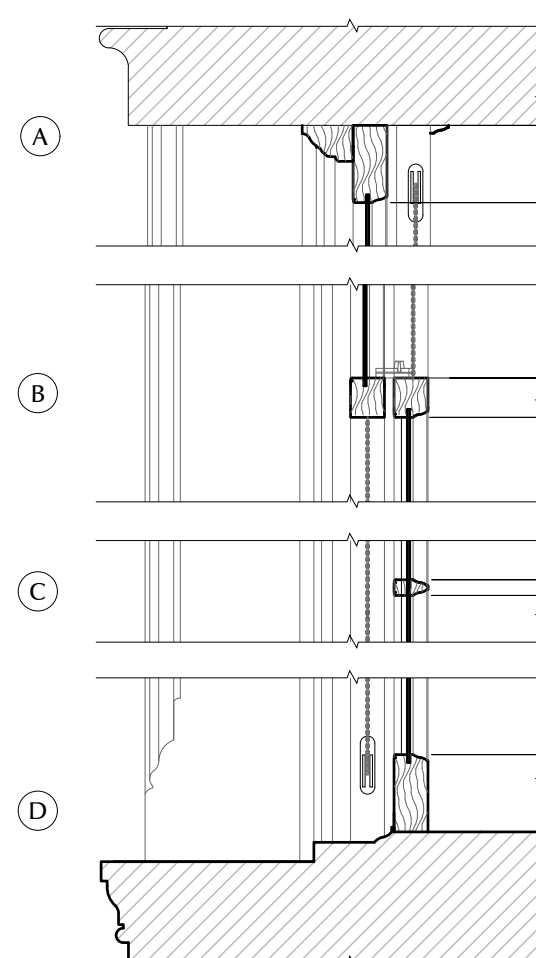
1 DETAIL L2 WINDOWS
SCALE: 3" = 1'-0"



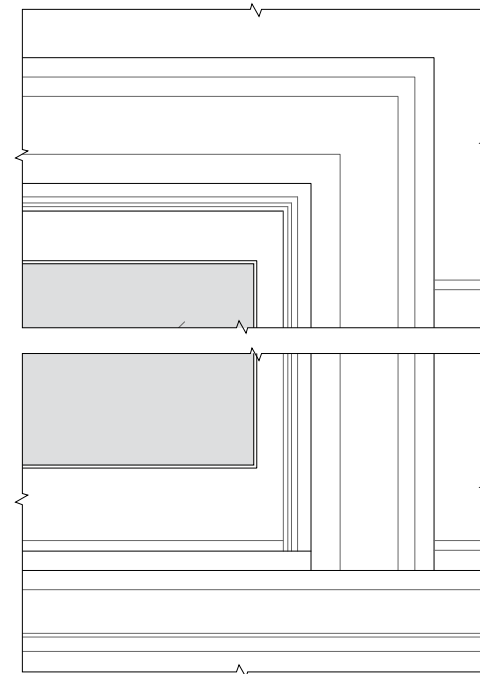
2 DETAIL L3 WINDOWS
SCALE: 3" = 1'-0"



4 DETAIL L3 WINDOWS
SCALE: 3" = 1'-0"



3 DETAIL L4 WINDOWS
SCALE: 3" = 1'-0"



5 DETAIL L4 WINDOWS
SCALE: 3" = 1'-0"

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Location :

18 East 74th Street
New York, NY 10021

Title:

WINDOWS
FRONT FACADE

Date: 03.16.2022

Scale: As Noted

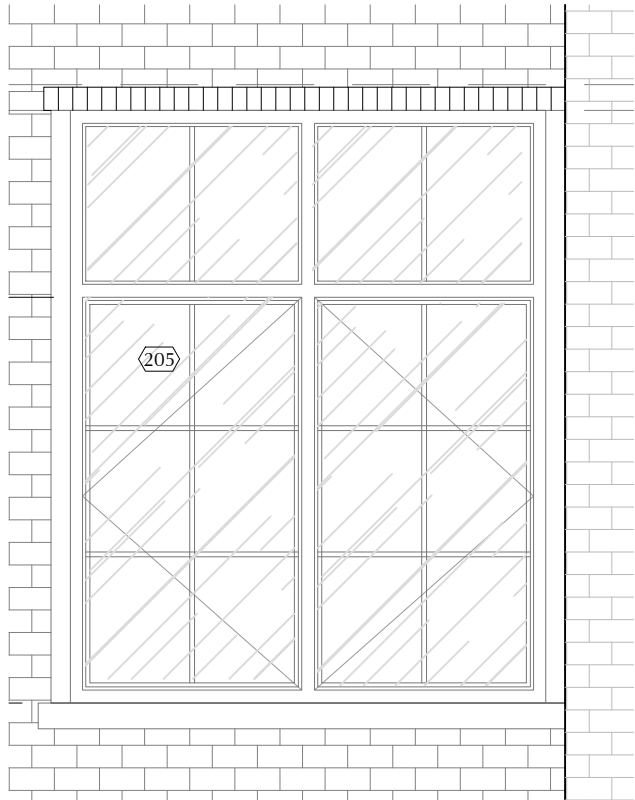
Project #: 2021 - 114

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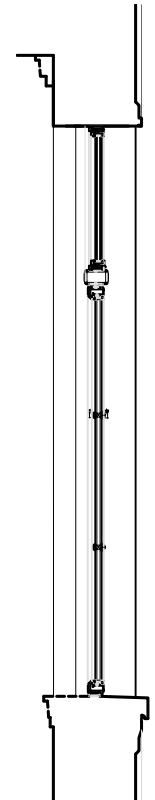
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DOB Job#:

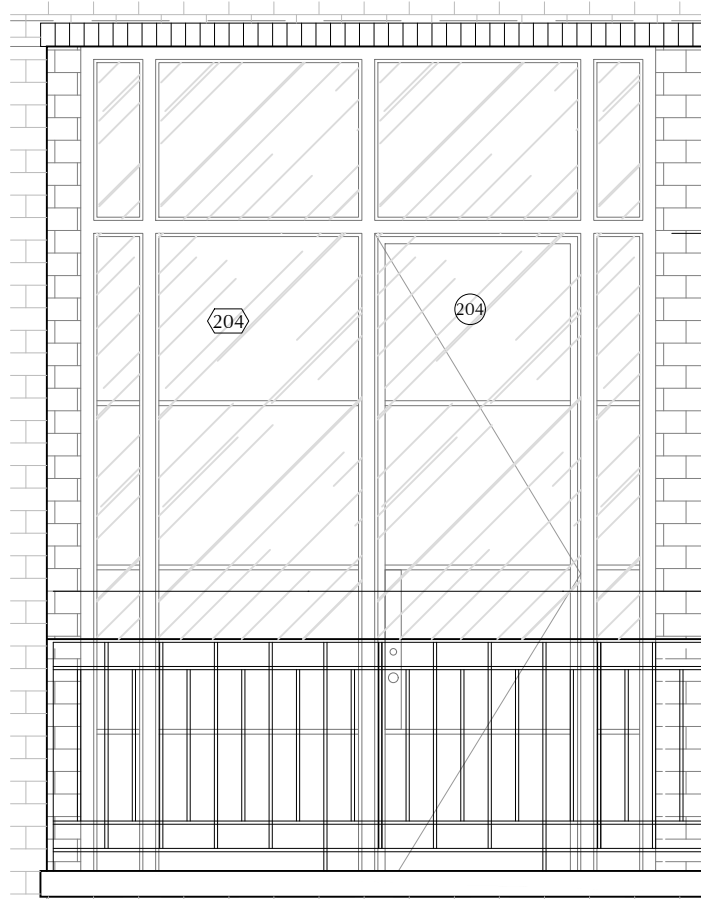
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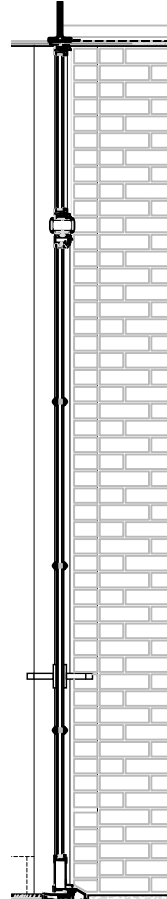
4 NEW STEEL-FRAMED WINDOW - SOUTH (REAR) FACADE
SCALE: 1" = 1'-0"



5 SECT. DTL
SCALE: 1" = 1'-0"



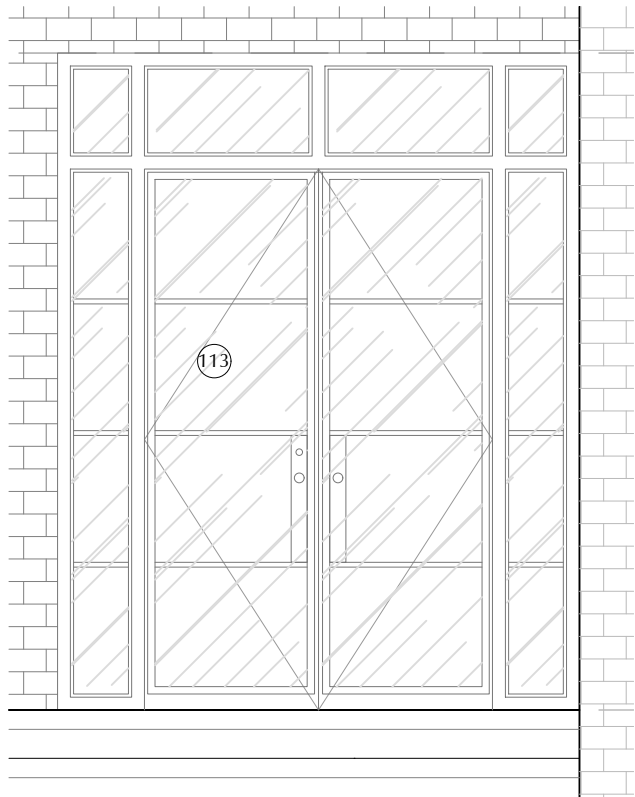
6 NEW STEEL-FRAMED DOOR - SOUTH (REAR) FACADE
SCALE: 1" = 1'-0"



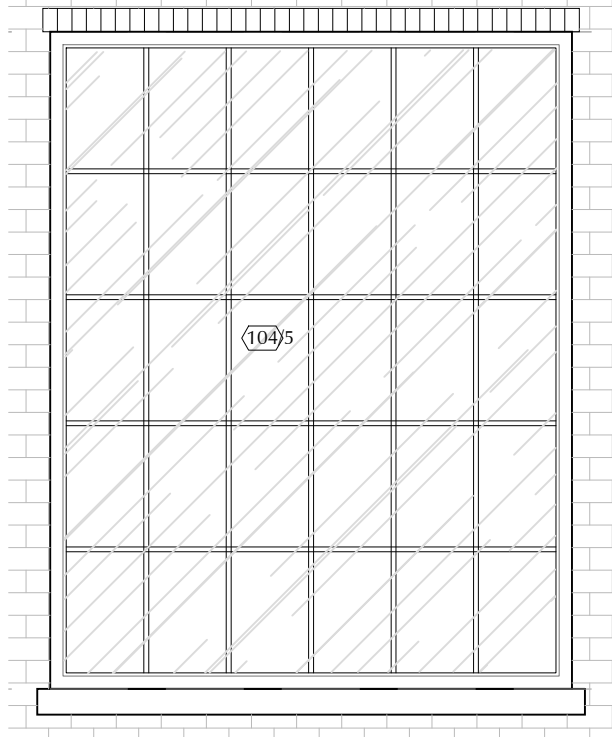
7 SECT. DTL
SCALE: 1" = 1'-0"



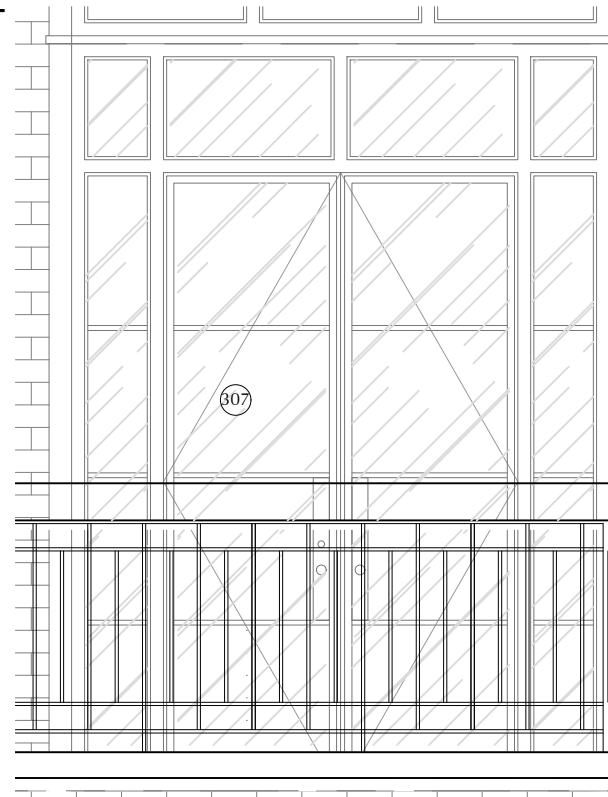
8 NEW STEEL-FRAMED WINDOW - S. (REAR) FACADE
SCALE: 1" = 1'-0"



1 NEW STEEL-FRAMED DOOR - SOUTH (REAR) FACADE
SCALE: 1" = 1'-0"



2 NEW STEEL-FRAMED WINDOW - SOUTH (REAR) FACADE
SCALE: 1" = 1'-0"



3 NEW STEEL-FRAMED WINDOW SOUTH (REAR) FACADE
SCALE: 1" = 1'-0"

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Seal:

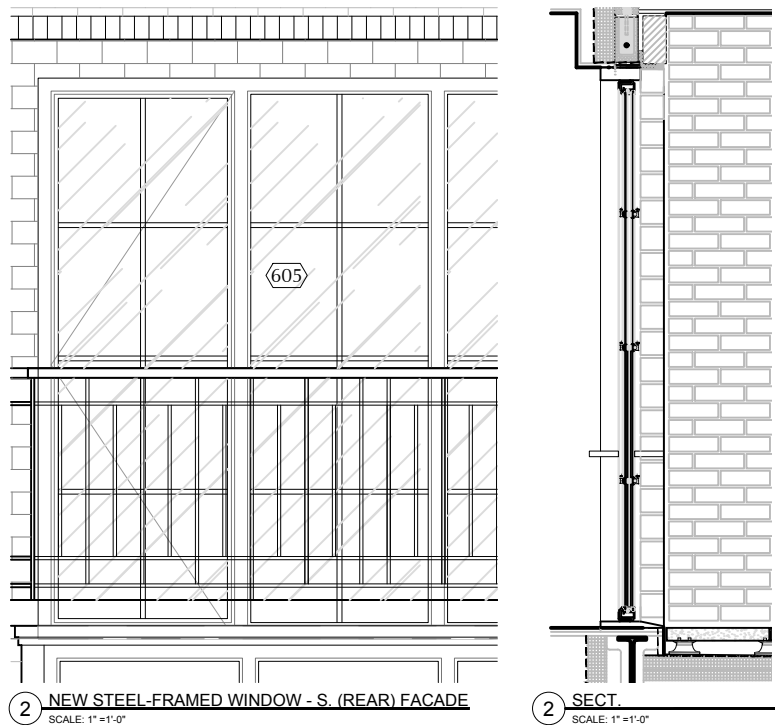
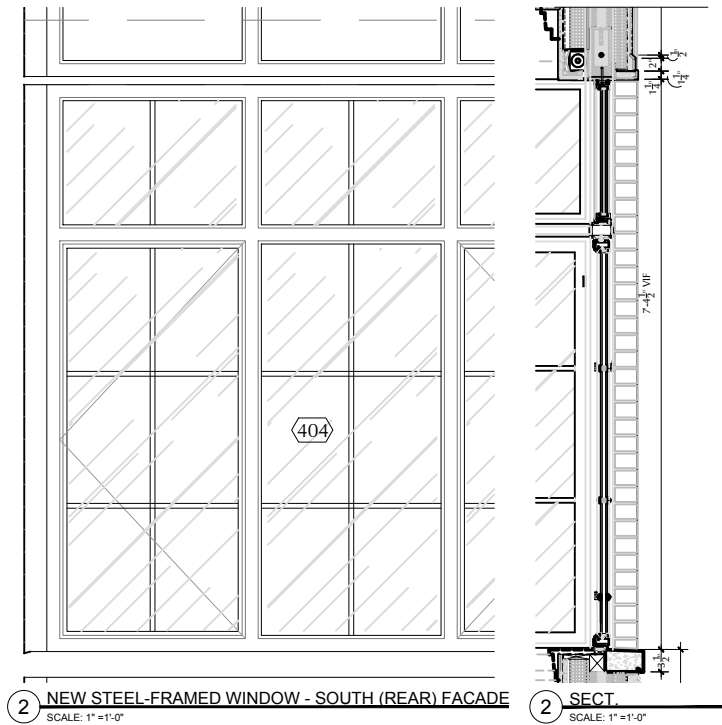
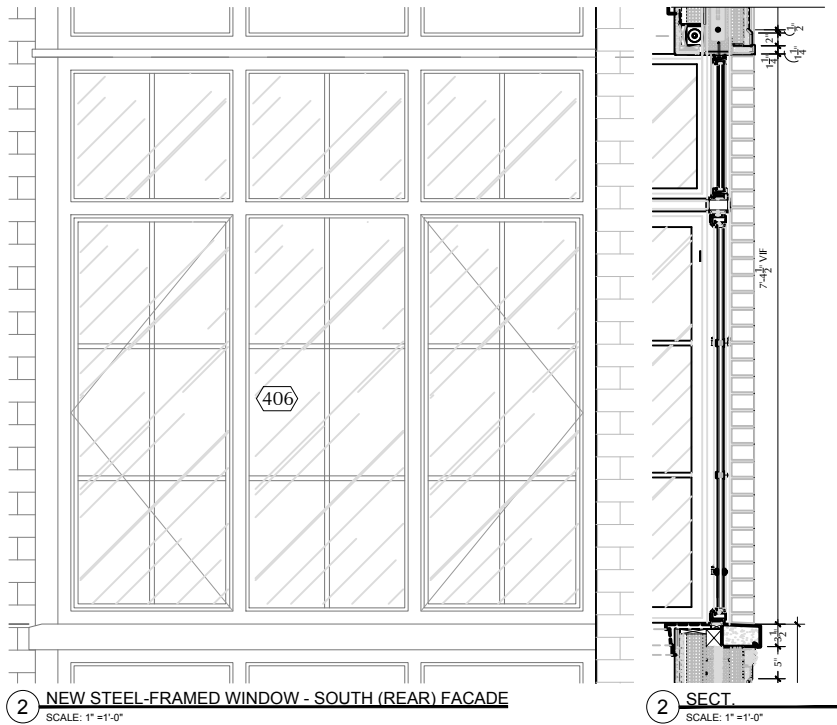
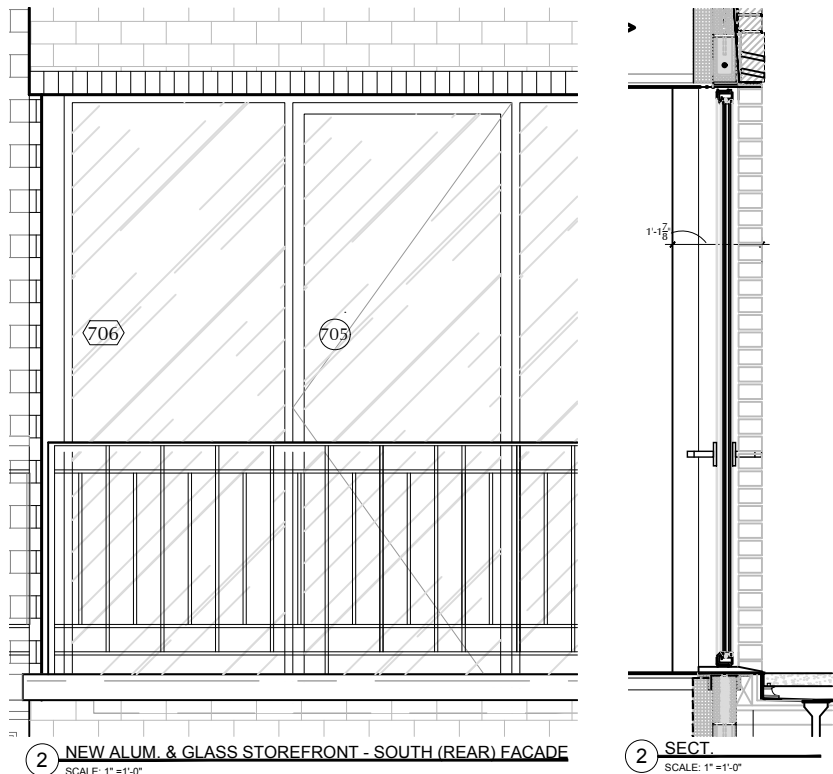
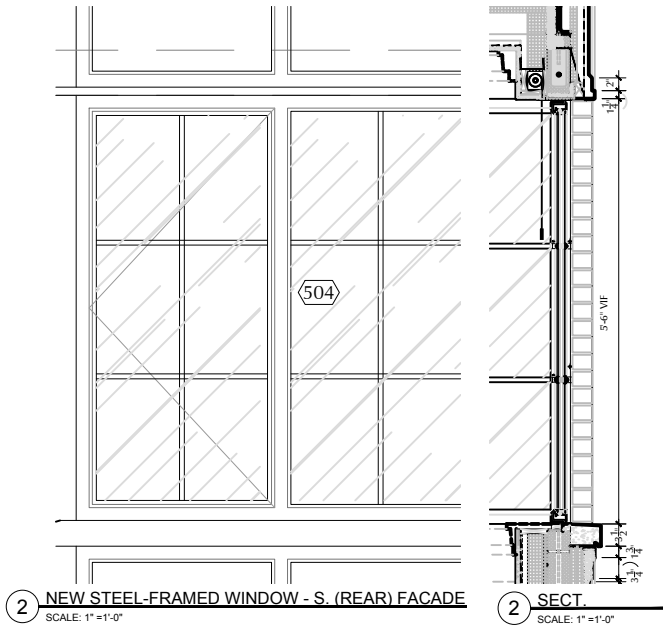
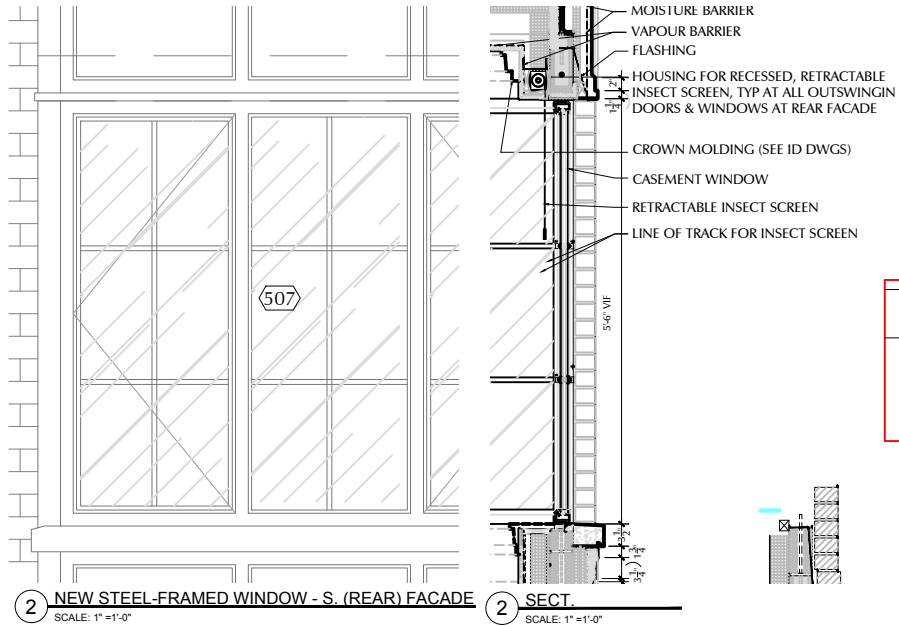
Location :
18 East 74th Street
New York, NY 10021

Title:
SOUTH (REAR)
ELEVATION - DOORS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:
A-320.00

DOB Job#: 27 OF 40

LPC-22



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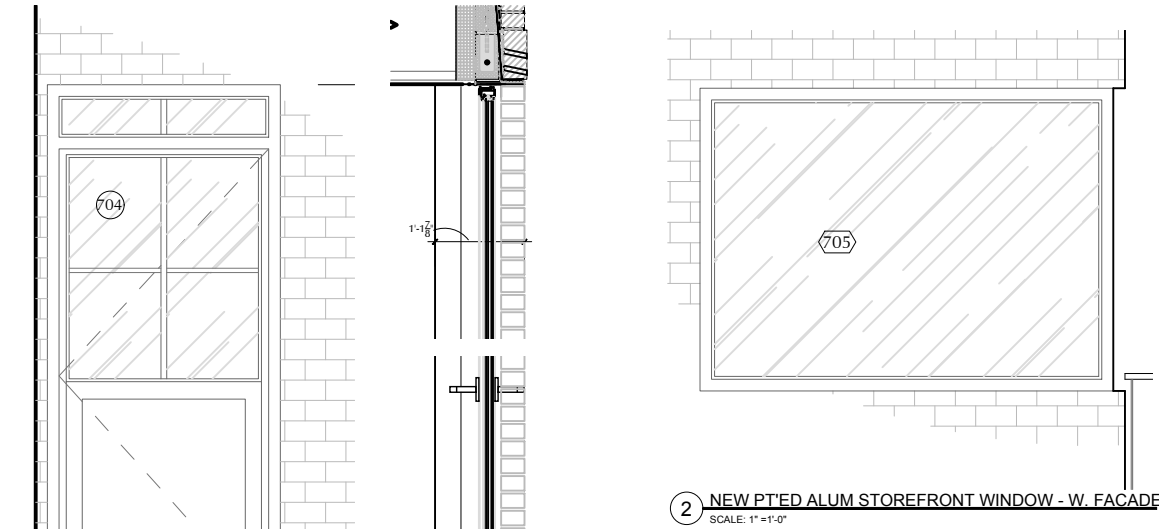
Title:
SOUTH (REAR)
ELEVATION - WINDOWS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

A-321.00

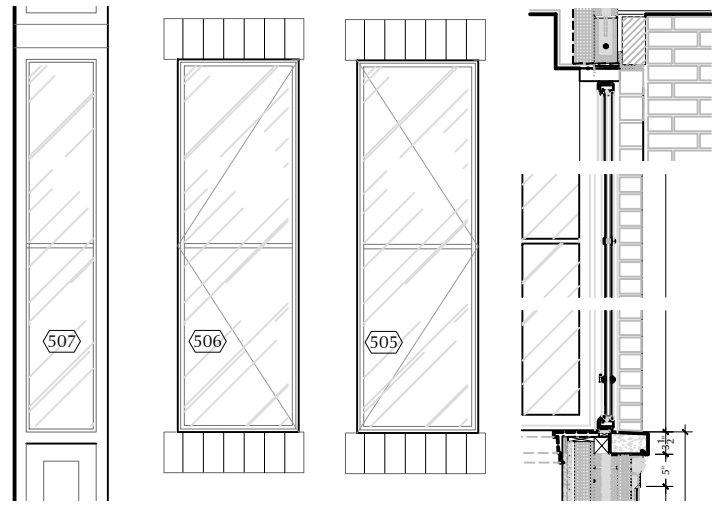
DOB Job#: 27 OF 40

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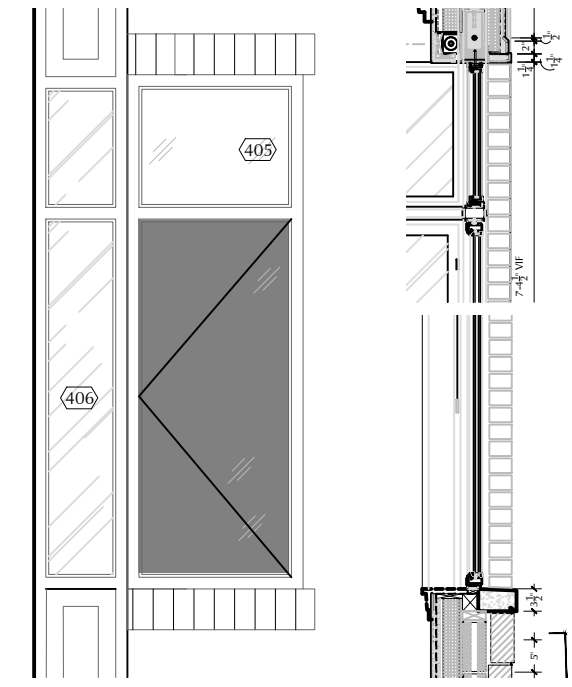
2 NEW STEEL-FRAMED DOOR - W. FACADE
SCALE: 1" = 1'-0"

2 SECT.
SCALE: 1" = 1'-0"



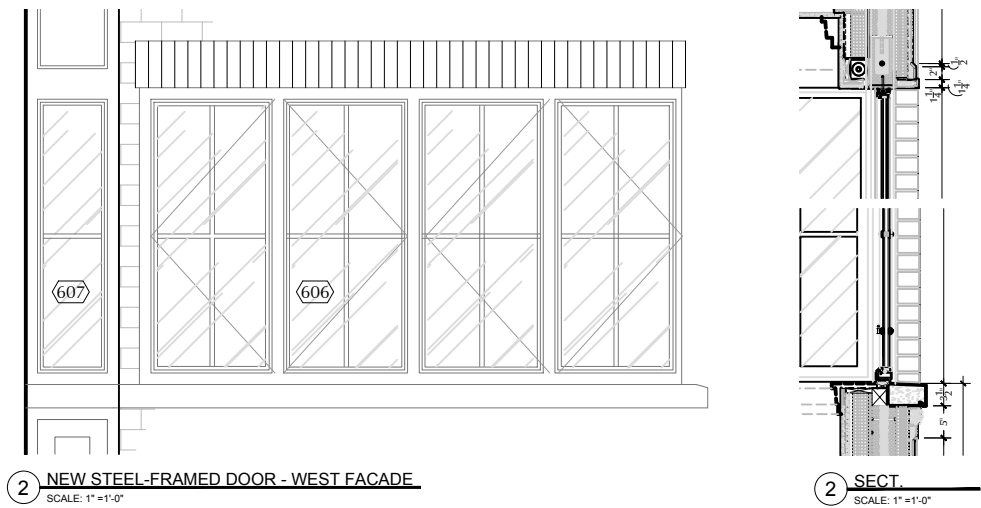
2 NEW STEEL-FRAMED WINDOWS - W. FACADE
SCALE: 1" = 1'-0"

2 SECT.
SCALE: 1" = 1'-0"



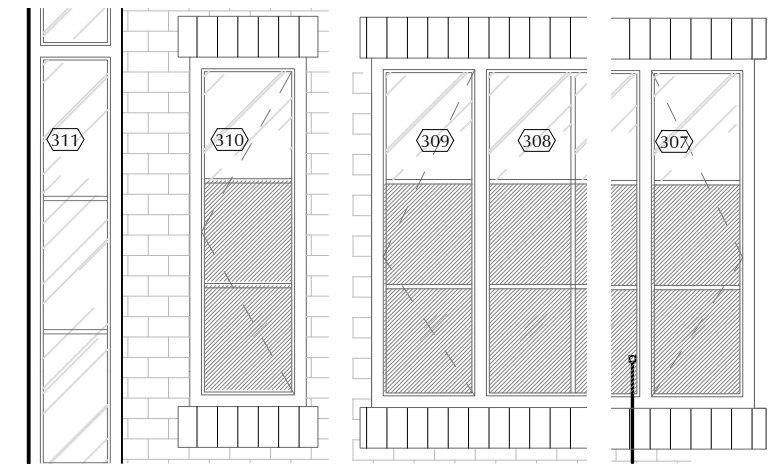
2 NEW STEEL-FRAMED WINDOWS - W. FACADE
SCALE: 1" = 1'-0"

2 SECT.
SCALE: 1" = 1'-0"



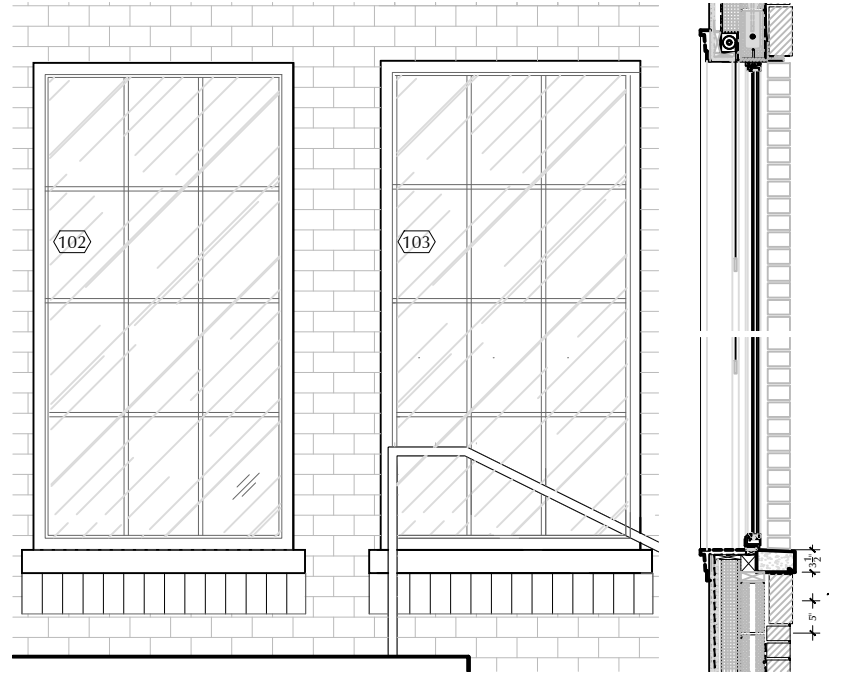
2 NEW STEEL-FRAMED DOOR - WEST FACADE
SCALE: 1" = 1'-0"

2 SECT.
SCALE: 1" = 1'-0"



2 NEW STEEL-FRAMED WINDOWS - W. FACADE
SCALE: 1" = 1'-0"

2 SECT.
SCALE: 1" = 1'-0"



2 NEW STEEL-FRAMED WINDOWS - W. FACADE
SCALE: 1" = 1'-0"

2 SECT.
SCALE: 1" = 1'-0"

MICHAEL ZENREICH, P.C.
ARCHITECT
149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

18 EAST 74TH STREET
NEW YORK, NY 10021
TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER:
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HHF Design Consulting, Ltd.
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212.876.5341

GEOTECH ENGINEER:
CZA GeoEnvironmental of NY
104 West 29th Street, 10th Flr
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212.594.8140 x 8901

POOL DESIGN & ENGINEERING:
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Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER:
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Issue Name	Issue Date
Issued for Demo 1 (Filing/LPC)	11.22.2021
Issued for Demo 1 (Bid)	11.30.2021
Re-Issued for LPC	12.23.2021
Issued for Demo 1 (DOB)	12.29.2021
LPC Review Set	02.22.2022
DOB Amendment 1	03.24.2021
LPC Review Set - Updated	04.08.2022

Drawn By: KR
Checked By: MW/MR

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS ARE TO BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



Location :
18 East 74th Street
New York, NY 10021

Title:

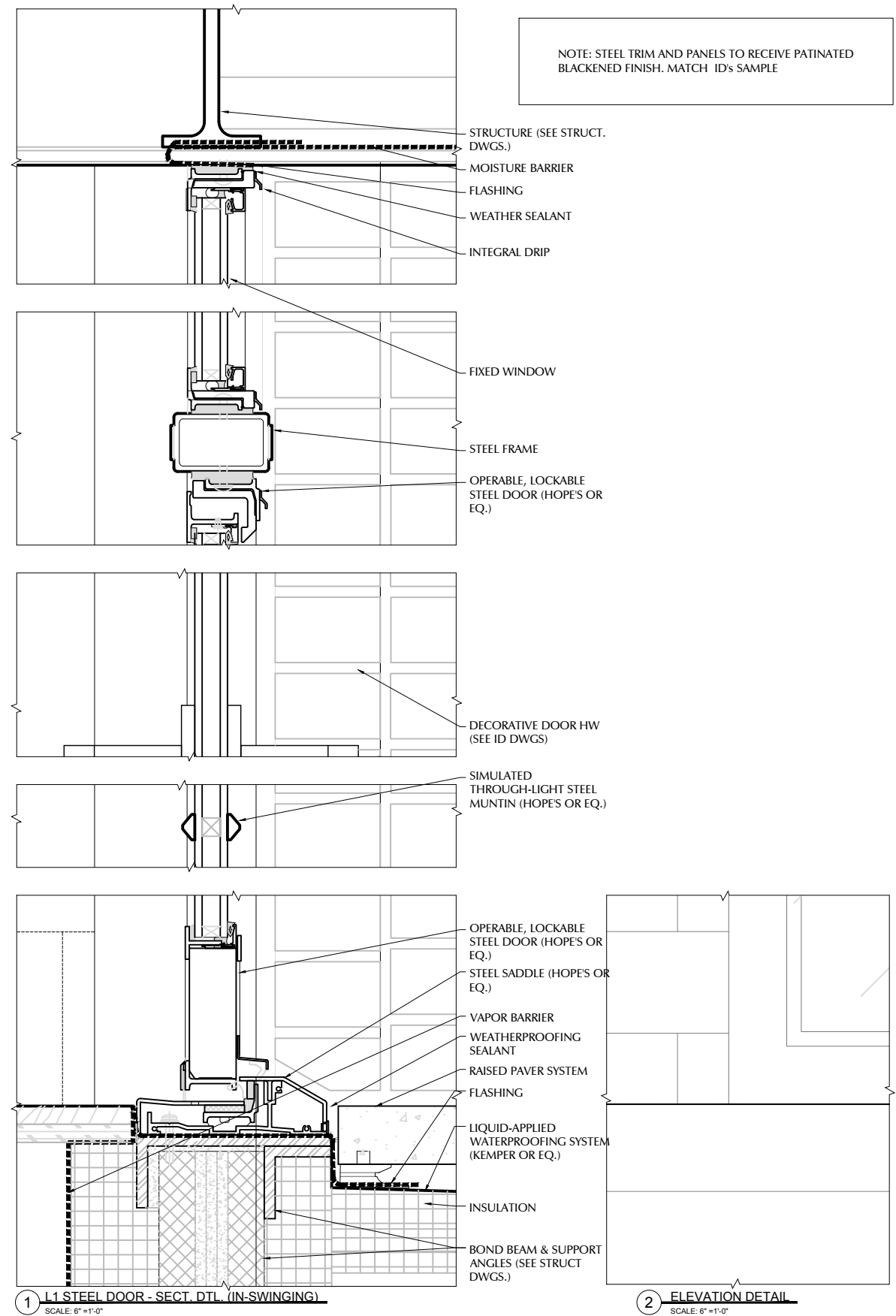
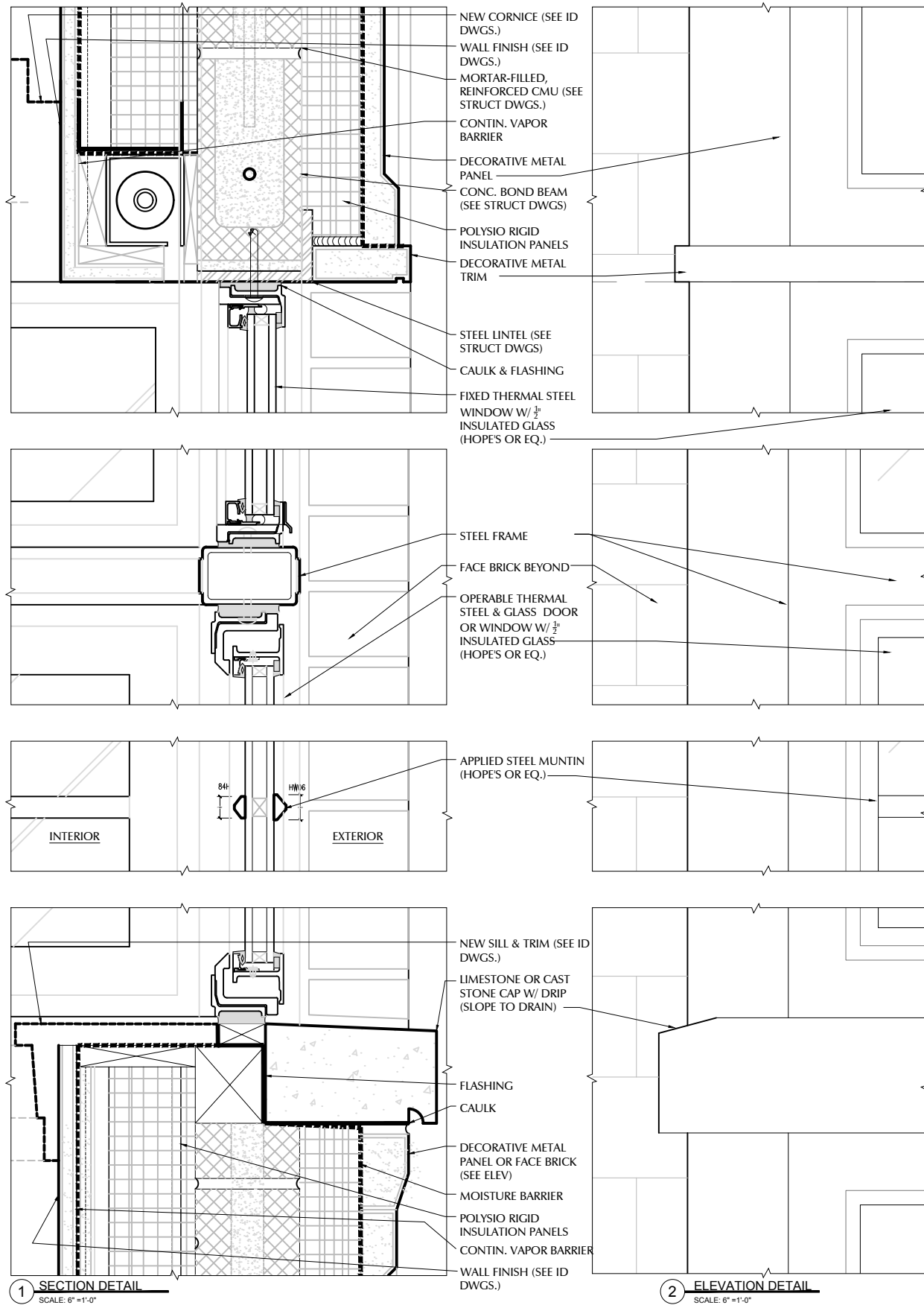
WEST
ELEVATION -WINDOWS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:

A-322.00

DOB Job#: 27 OF 40

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Seal:

Location :
18 East 74th Street
New York, NY 10021

Title:
SOUTH (REAR)
ELEVATION -WINDOWS

Date: 03.16.2022
Scale: As Noted
Project #: 2021 - 114
Drawing No.:
A-323.00

DOB Job#: 27 OF 40

LPC-25



EXISTING BRICK L1 - L5



EXISTING BRICK L6 - PH



EXISTING RAILS



SILLS AND TREADS: LIMESTONE TO MATCH FRONT FACADE



EXIST'G (NON-HISTORIC) STEEL DOOR



PROPOSED BRICK: GLEN GARY, ELK CREEK



PROPOSED STEEL WINDOW AND DOORS



METAL PATINA



TEAK



PROPOSED PAVERS: MIRAGE QUARZITI 2.0 - MOUNTAINS

