NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

ARCHITECTURAL DRAWINGS & DOCUMENTS for proposed Restoration & Alteration of: 854 FIFTH AVENUE New York, NY 10065 Upper East Side Historic District



PETER PENNOYER ARCHITECTS

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136 Madison Ave, 11th Flr, NYC 10016 Telephone 212 779 9765

ISSUED TO LPC LPC & DCP PRE-APP. MTGS.

9/27/23 SS. 7/27/23

ISSUE:

DATE:

854 FIFTH AVE NEW YORK, NY 10065

TITLE SHEET

Seal and Signature:

05/11/23

1/16" = 1'-0"

Drawn By:
PPA

Drawing No.

LPC-00

Project No. 3760

PROJECT TEAM

Client Representative:

Thornham Residential Holdings Ltd. 10 Norwich Street London EC4A 1BD

Structural Engineer:

Silman 32 Old Slip 10th Floor New York, NY 10005 212.620.7970

Geotech & SOE Engineer:

Langan Engineering 360 West 31st Street 8th Floor New York, NY 10001 212.479.5400

Shoring & Demo Sequencing:

Plan B Engineering 475 Veit Road Huntingdon Valley, PA 19006 215.638.0767

MEP Engineer:

Consulting Engineering Services 216 East 45th Street 16th Floor New York, NY 10017 646.961.3999

Expediter:

Metropolis Group, Inc. 22 Cortlandt Street 10th Floor New York, NY 10007 212.233.6344

Development Manager & Project Manager:

Grafton (London) Limited 1-2 Hatfields London SE1 9PG

Architect:

Peter Pennoyer Architects 136 Madison Avenue 11th Floor New York, NY 10016 212.779.9765

Communications & Public Relations

Geto & de Milly, Inc. 276 5th Avenue Suite 806 New York, NY 10001 212.686.4551

Land Use Counsel:

Kramer Levin Naftalis & Frankel LLP 1177 Avenue of the Americas New York, NY 10036 212.715.9183

Environmental Services:

Langan Engineering 360 West 31st Street 8th Floor New York, NY 10001 212.479.5400

Preconstruction Services:

Sciame Construction, LLC 14 Wall Street New York, NY 10005 212.232.2200

DOCUMENTATION

- Pre-application drawings (PPA)
- Conservation report (PPA)
- Historical report (Anne Walker & PPA)
- Environmental study (Langan)
- Construction logistics plan (Sciame)
- Site safety & protection plan (Plan B)
- Vibration monitoring plan (Langan)
- Conceptual SOE plan (Langan)
- Builder's pavement plan (Langan)
- Preliminary MEP design (CES)
- Preliminary structural design (Silman)

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854 5TH AVENUE: EXISTING CONDITIONS

Upper East Side Historic District | LP-1051 854 5TH AVENUE -Historic District Boundary **Building Footprints**: New York City Tax Lots Upper East Side Historic District | LP-1051 Borough of Manhattan Public Hearing: June 19, 1979. Designated, May 19, 1981 Draphic Source: Map PSUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LOR Date: 3.28:2019

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INTRODUCTION

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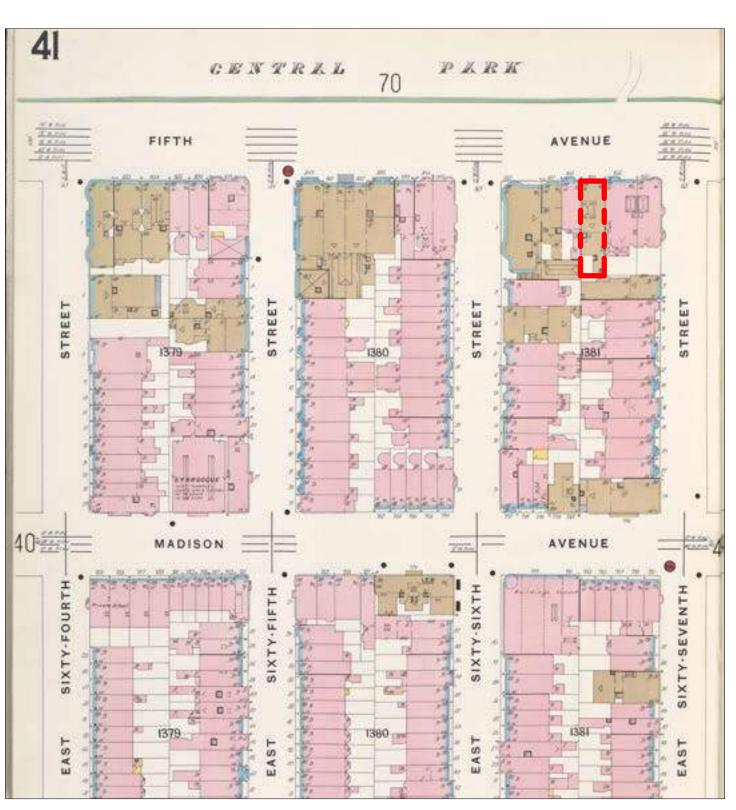
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854 5TH AVENUE - CIRCA 1910 (OUTER ENTRY DOORS OPEN - INTERIOR GLAZED ENTRY DOORS VISIBLE)



1907 SANBORN MAP

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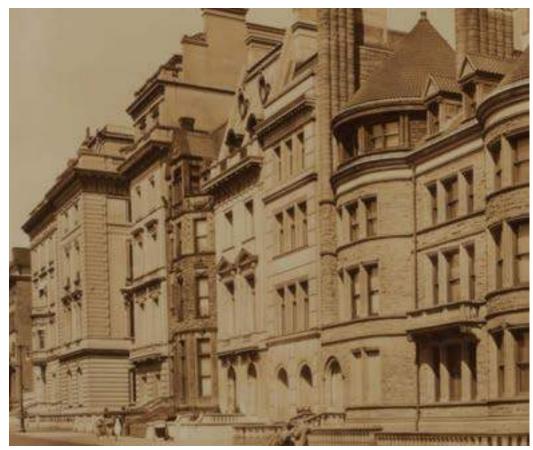
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LOOKING NORTHEAST AT 66TH & 5TH HAVEMEYER MANSION CIRCA 1901



LOOKING NORTH ALONG 5TH AVE BETWEEN 66TH & 67TH CIRCA 1925



853 5TH AVE: WEST FACADE CIRCA 1920 4TH FLOOR METAL RAILINGS VISIBLE AT 854 5TH AVE.

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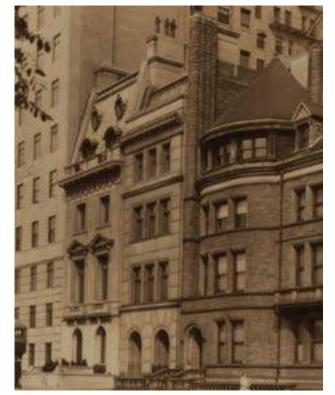
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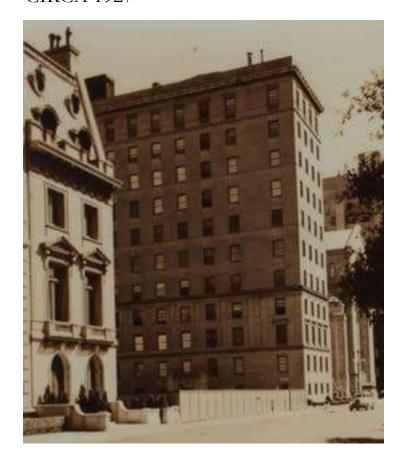
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DEMOLITION AT 5TH AVE & 67TH STREET EXPOSED SIDE OF 854 VISIBLE AT RIGHT CIRCA 1927



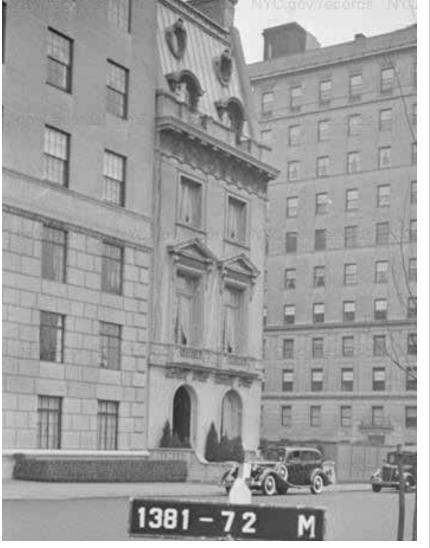
LOOKING NORTH ON 5TH AVE CIRCA 1930



LOOKING SOUTH ON 5TH AVE CIRCA 1937



LOOKING NORTH ON 5TH AVE CIRCA 1939



LOOKING SOUTH ON 5TH AVE 1940s NYC TAX PHOTO

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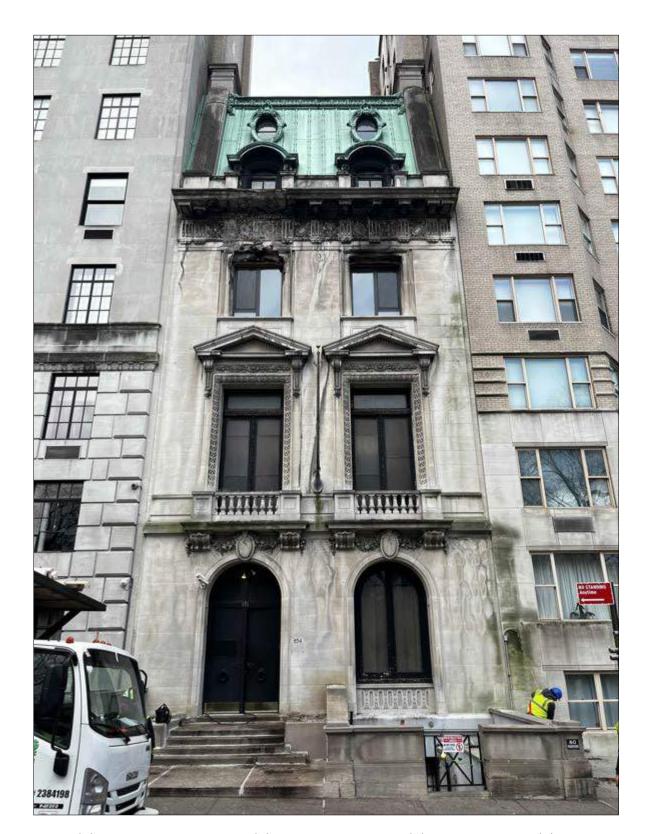
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854 5TH AVENUE: WEST FACADE EXISTING CONDITIONS

RESTORATION:

- CLEAN AND RESTORE ALL EXISTING FACADE MASONRY.
- REPAIR AREAS OF MINOR MASONRY DETERIORATION AND REPOINT FULL FACADE.
- PROVIDE NEW COPPER MANSARD, DORMERS, AND PARAPETS TO MATCH ORIGINAL EXACTLY.
- • RESTORE $2^{\rm ND}$ FLOOR BALCONIES, INCLUDING REPLACEMENT OF ALL DETERIORATED UNITS IN-KIND.
- RECONSTRUCT THE FIRE-DAMAGED LIMESTONE FAÇADE MASONRY FROM THE 3 $^{\rm RD}$ FLOOR WINDOW SILLS TO THE TOP OF THE CORNICE BALUSTRADE.
- REPLACE ALL DETERIORATED ORIGINAL AND NON-ORIGINAL WINDOW ASSEMBLIES TO MATCH ORIGINALS.

ALTERATIONS:

- RECONSTRUCT LIMESTONE ENTRY STAIR, AREAWAY WALLS, AND FULL BALUSTRADE RAIL TO RESTORE STONE, MEET CODE REQUIREMENTS AND EGRESS, AND INTEGRATE A CONCEALED ADA-LIFT.
- PROVIDE A PAINTED METAL GATE, CODE-COMPLIANT SECONDARY STAIR, LANDINGS, AND RAILINGS FROM THE SIDEWALK TO THE AREAWAY FLOOR AT CELLAR LEVEL.
- RESTORE THE AREAWAY FACADES AND PROVIDE A MODIFIED CELLAR ENTRY OPENING.
- PROVIDE NEW CELLAR ENTRY DOOR AND WINDOW ASSEMBLIES TO MATCH MAIN FACADE.
- REPLACE EXISTING SOLID MAIN ENTRY DOOR WITH A DECORATIVE METAL-AND-GLASS ENTRY DOOR AND TRANSOM ASSEMBLY.

REFER TO ELEVATION & SECTION SHEETS FOR DETAILED SCOPE OF WORK AT PRIMARY AND SECONDARY FACADES.

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RESTORATION SUMMARY

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1: VIEW OF ENTRY STAIR NORTH BALUSTRADE

LIMESTONE ENTRY
STAIR, BALUSTRADES,
AND ENTRYWAY
LARGELY UNCHANGED
FROM ORIGINAL
CONFIGURATION

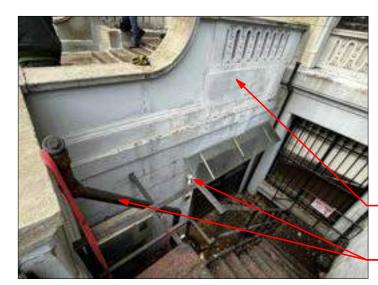
ENTRY STAIR AREA
VARIES IN
CONDITION DUE TO
EXPOSURE,
SETTLING, AND
PREVIOUS
MAINTENANCE/ALTE
RATION CAMPAIGNS



STONE GUILLOCHE DETAIL @ ENTRY BALUSTER



2: VIEW OF AREAWAY SOUTH BALUSTRADE



3: VIEW DOWN INTO AREAWAY FROM SIDEWALK LEVEL FACING ENTRY STAIR & CELLAR ENTRY

NOTE STONE
DISPLACEMENT AND
OPEN/WIDE JOINTS



4: VIEW DOWN INTO AREAWAY FROM SIDEWALK LEVEL

MATERIAL CONDITIONS OBSCURED BY LIGHT GRAY PAINT

INAPPROPRIATE UTILITY AND SECURITY
INSTALLATIONS MAR THE AREAWAY FACADES
AND ARE TO BE REMOVED

RETAINING WALL ADJ. TO NON-ORIGINAL STAIR IS IN POOR-TO-FAIR CONDITION, HORIZONTAL CRACKS SUGGEST MOVEMENT UNDER LOAD/DURESS, MAY CONCEAL FAILING BRICK OR LIMESTONE UNIT MASONRY, TO BE REPLACED WITH NEW BRICK

. ROTTING NON-ORIGINAL, NON-COMPLIANT STAIR DEEPENS APPEARANCE OF NEGLECT AND IS A SAFETY CONCERN, CONCEALS MODERN HVAC EQUIPMENT BENEATH

ALL STREET-LEVEL LIMESTONE MASONRY TO BE SALVAGED, UNITS REPLACED AS NECESSARY, WITH AIM OF RECONSTRUCTION OF ORIGINAL ASSEMBLIES

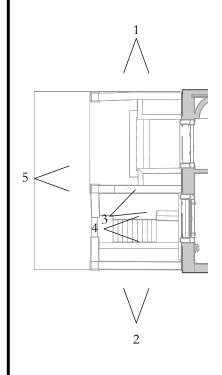
OBSERVE CRACKED & STAINED FRONT RAILING PLINTHS AND LANDING SLABS



5: EXISTING FRONT ENTRY STAIR & AREAWAY

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EXISTING CONDITIONS -ENTRY STAIR & AREAWAY

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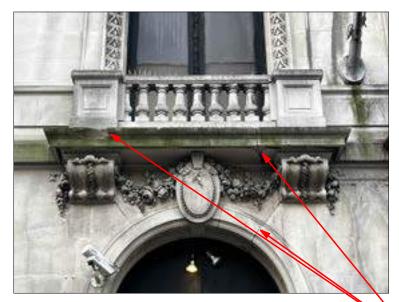
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1: WEST FACADE - 2ND FLOOR: NORTH BALCONY

NOTE CRACK IN BALCONY SLAB, MECHANICAL DAMAGE TO BALCONY EDGE, VOUSSOIR SLIPPAGE OVER ENTRY DOOR, AND GENERAL STAINING

EXISTING EXTERIOR ENTRY DOOR IS A REPLACEMENT THOUGH INTENDED TO EVOKE THE ORIGINAL

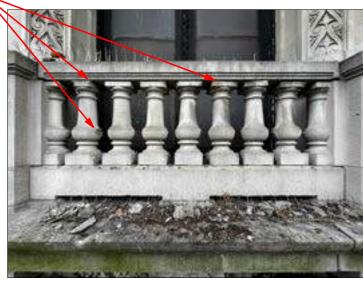


2: WEST FACADE - 1ST FLOOR ENTRY DOOR



3: WEST FACADE - 2ND FLOOR: SOUTH WINDOW

BALUSTERS ARE IN POOR CONDITION AND REQUIRE REPLACEMENT DUE TO MATERIAL FAILURE



4: WEST FACADE - 2ND FLOOR BALUSTRADE

VOUSSOIR SLIPPAGE PRESENT IN JACK ARCH OF BOTH 2ND STORY WINDOW SURROUNDS

WEATHERING AND STAINING DUE TO CONCENTRATED RUNOFF FROM PEDIMENT

EXISTING DOORS ARE IN POOR CONDITION;
REPLACEMENT UNIT WILL MATCH EXISTING IN ALL ASPECTS

GLAZING AND A/C MODIFICATIONS MAR THE APPEARANCE OF THE ORIGINAL 2ND FLOOR INSWING FRENCH DOORS

POOR CONDITION AND MATERIAL FAILURES EVIDENT IN BALCONY SLAB AND BALUSTERS

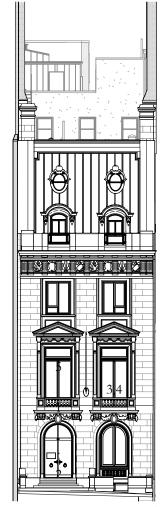
VOUSSOIR SLIPPAGE EVIDENT; ORIGINAL TRANSOM MULLION IS CHALKY AND • CHECKED



5: WEST FACADE - 2ND FLOOR: NORTH PEDIMENT

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EXISTING CONDITIONS - WEST FACADE

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1: CORNICE ABOVE 3RD FLOOR NORTH WINDOW



2: HEADER & CORNICE ABOVE 3RD FLOOR NORTH WINDOW



3: HEADER & CORNICE ABOVE 3RD FLOOR SOUTH WINDOW



4: 3RD FLOOR NORTH WINDOW

EXTENSIVE DAMAGE ON 3RD FLOOR FACADE TO CORNICE AND WINDOWS, PARTICULARLY OF NORTH SIDE

NON-ORIGINAL ALUMINUM WINDOWS ARE SET IN PLYWOOD BLOCKING WITH LARGE GAPS, NO BRICK MOULDING, AND POOR INTEGRATION INTO BOTH INTERIOR FINISHES AND EXTERIOR ENVELOPE

SIGNIFICANT SPALLS AT PIERS, BRONZE RAILINGS ARE LOOSE WITH MINIMAL ANCHORAGE AND MISSING ELEMENTS

WIDESPREAD STAINING DUE TO COPPER / BRONZE LEACHING INTO STONE AND MORTAR

TWO OF THE FOUR CARVED PANEL TYPES; THE OTHER TWO: CROSSED TORCH-AND-QUIVER AND PLAQUE-OVER-CROSSED SCEPTERS



5: 4TH FLOOR NORTH DORMER

NOTE PATINA, PATCHING, AND SOME MECHANICAL DAMAGE, AS WELL AS ADJACENT ROOF PATCHING OVER LIMESTONE BALUSTRADE



6: 5TH FLOOR NORTH OCULUS WINDOW

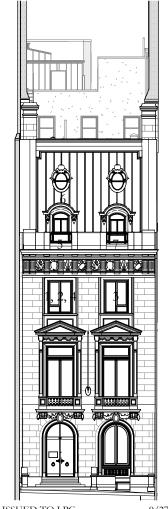
NON-ORIGINAL WINDOW WITH - INSWING HOPPER



7: 4TH FLOOR SOUTH DORMER

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EXISTING CONDITIONS - WEST FACADE

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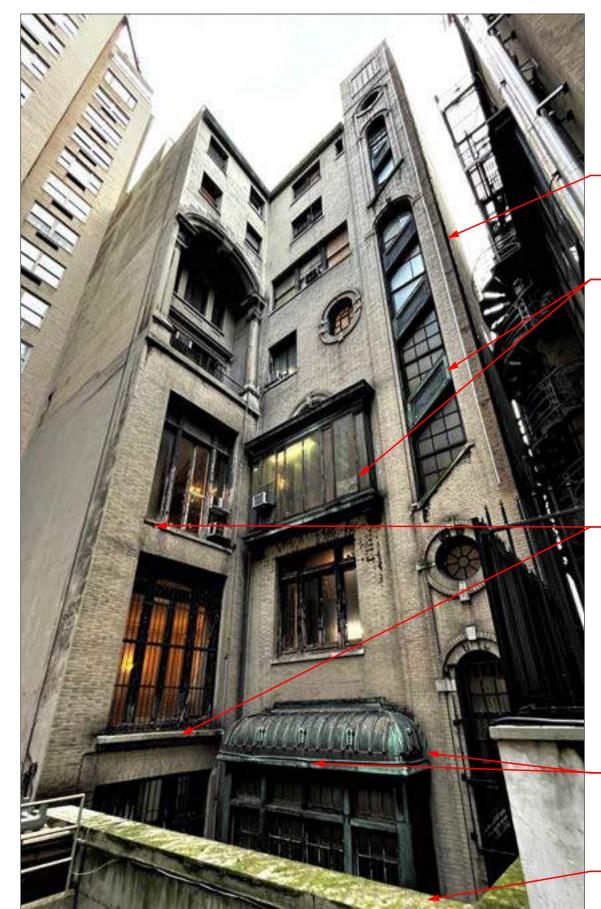
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SOUTHEAST SETBACK FACADES - OVERALL

DETERIORATED SAFETY RAILING AND COPPER GUTTER ON ROOF; DRAIN OUTLET IS UNDERSIZED

CRACKED, LOOSE, AND FAILING BRICK MASONY PRESENT ALONG SOUTHEAST CORNER; WIRE MESH IN PLACE

HEAVY CORROSION PRESENT ON STEEL AND SHEET METAL CLAD WINDOW ASSEMBLIES

VOUSSOIR DISPLACEMENT ALONG ARCH; RUST-STAINING AT ARCHITRAVE ABOVE COLUMN SUGGESTS CORRODING EMBEDDED STEEL

DAMAGE TO 2ND FLOOR LIMESTONE SILL; DELFECTION OF 1ST FLOOR SILL SUGGESTS CORROSION OF SPANDREL STEEL BELOW

MASONRY CRACKS IN SEVERAL LOCATIONS AROUND AND WITHIN THE LOGGIA; NON-ORIGINAL METAL RAILING IS LOOSE AND DEFLECTS EASILY UNDER LOAD

ORNAMENTAL COPPER ASSEMBLIES ARE IN POOR-TO-FAIR CONDITION WITH HEAVY PATINATION AND SOME ELEMENT LOSS, INTEGRATION WITH ADJACENT FACADE MATERIALS IS SUBJECT TO POTENTIAL LEAKAGE

COPING IS THE TOP OF THE 2-STORY RETAINING WALL AROUND THE REAR YARD



6TH FLOOR WINDOWS AND ROOF



3RD & 4TH FLOOR LOGGIA

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EXISTING CONDITIONS - SETBACK FACADES

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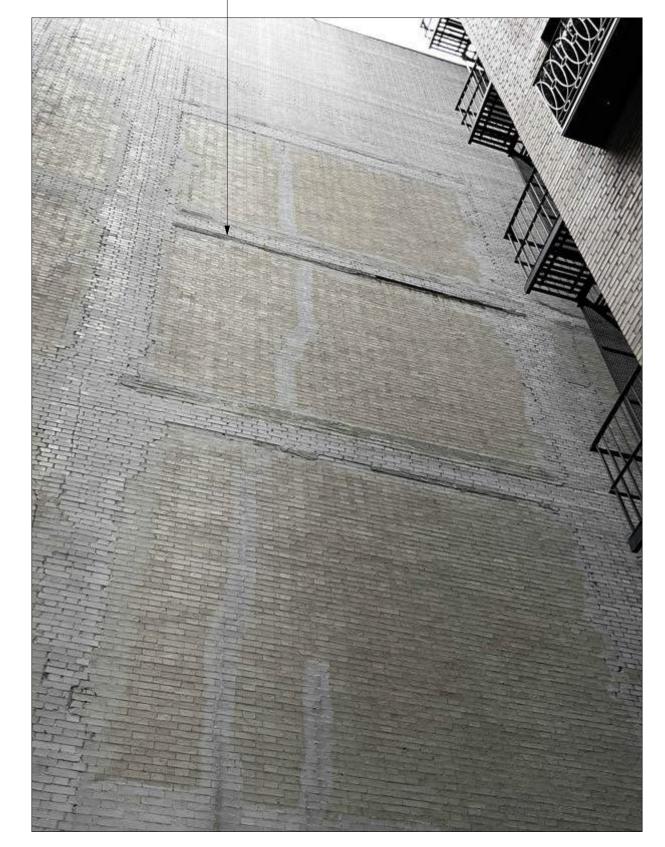
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o. 50 | 11 WIDESPREAD CRACKING, PATCHING, BRICK LOSS AND DISPLACEMENT AT EMBEDDED STRUCTURAL STEEL COLUMNS AND BEAMS INDICATES SEVERE CORROSION AND PACK-RUSTING. THESE CONDITIONS ARE A HIGH PRIORITY FOR STRUCTURAL INTEGRITY AND SAFETY



NORTH LOTLINE FACADE EAST LOTLINE FACADE

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EXISTING CONDITIONS -LOTLINE FACADES

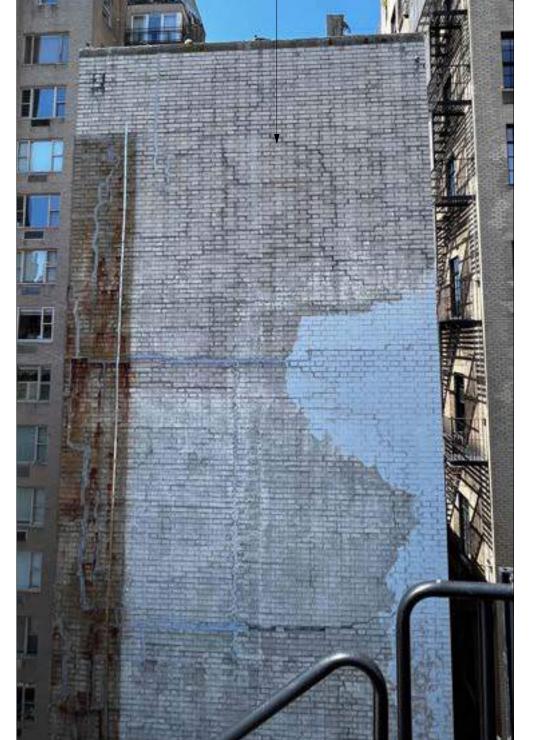
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1: ROOF BULKHEAD LEVEL - EXISTING PASSENGER ELEVATOR BULKHEAD

STEEL PIPE RAILING IS POORLY INTEGRATED WITH ROOF MEMBRANE, HEAVILY CORRODED, AND NOT SUFFICIENT PROTECTION

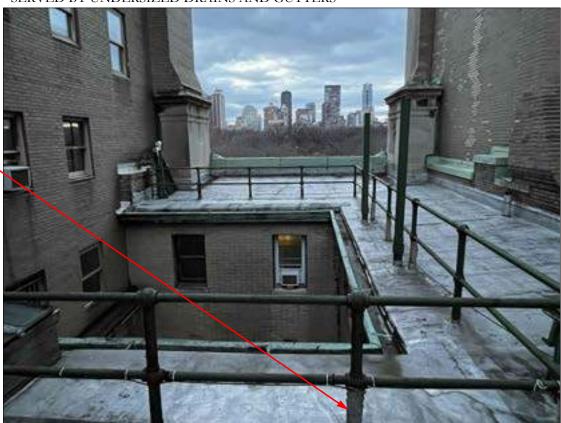


2: ROOF BULKHEAD LEVEL - COPPER CLAD BULKHEAD FOR REAR SERVICE STAIRWELL



3: 6TH FLOOR - EXISTING 6TH FLOOR WEST FACADE AND ADJACENT ROOF

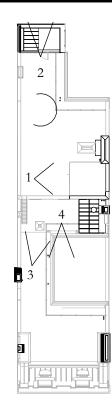
LOW-SLOPE ROOFING IN POOR CONDITION, EXHIBITING PONDING, AND ARE SERVED BY UNDERSIZED DRAINS AND GUTTERS



4: 6TH FLOOR - VIEW WEST OVER INTERIOR COURT TOWARD CENTRAL PARK

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EXISTING CONDITIONS - ROOFTOP AND BULKHEADS

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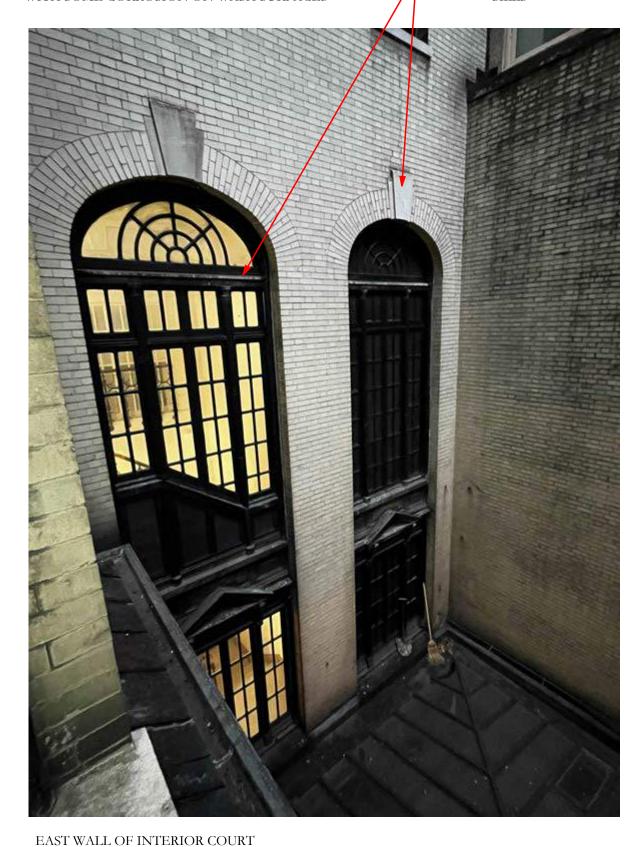
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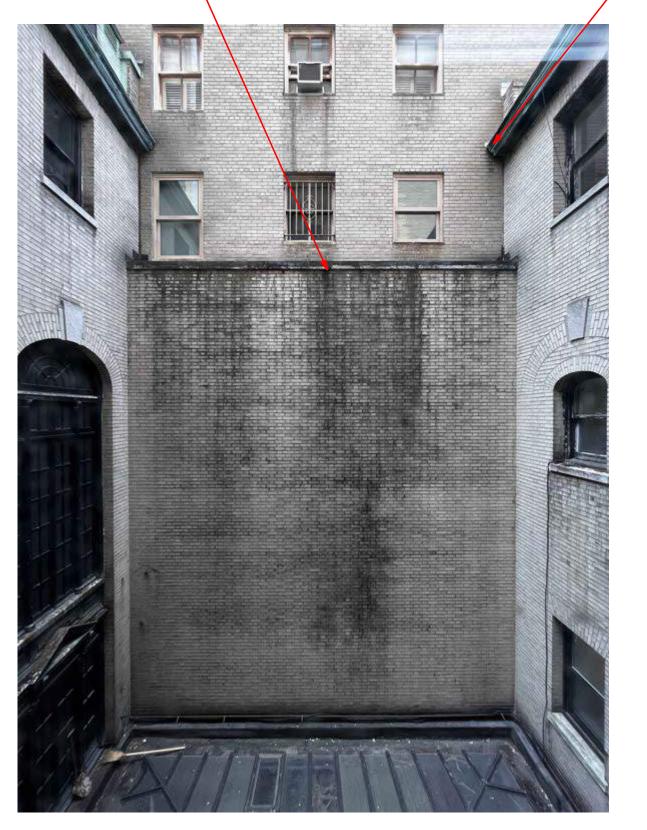
LIMESTONE KEY HAS SLIPPED SLIGHTLY FROM ORIGINAL LOCATION; PAINTED SHEET METAL CLAD WINDOWS EXHIBIT LIMITED MECHANICAL DAMAGE WITH SOME CORROSION ON WASH SURFACES MASONRY FACADES AT INTERIOR COURT EXHIBIT HEAVY SOLIING AND STAINING, PARTICULARLY IN — AREAS BELOW COPPER CORNICES AND LIMESTONE SILLS

PITCH AND DRAIN SIZE/LOCATION AT UPPER CORNICE GUTTER ARE INADEQUATE FOR ROOF SIZE LEADING TO -OVERFLOWS DURING RAIN EVENTS

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SOUTH WALL OF INTERIOR COURT

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EXISTING CONDITIONS -INTERIOR COURT

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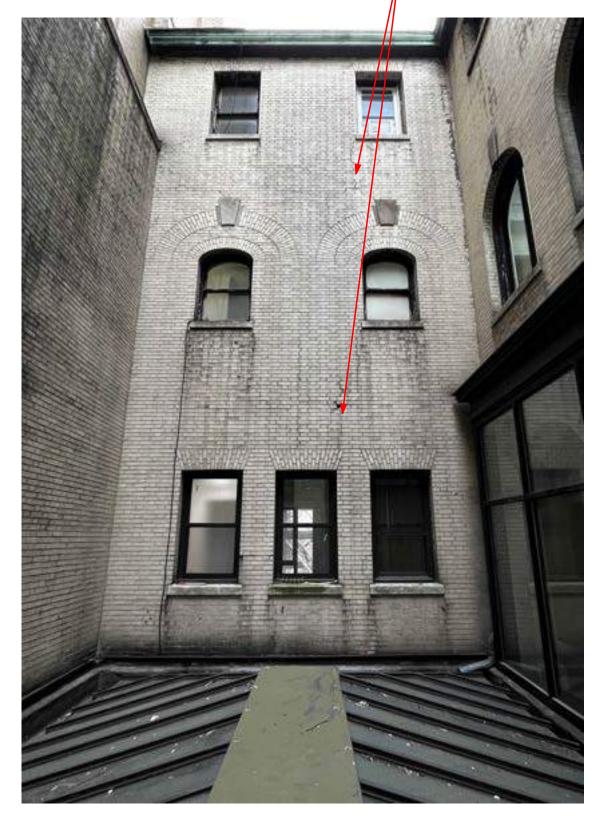
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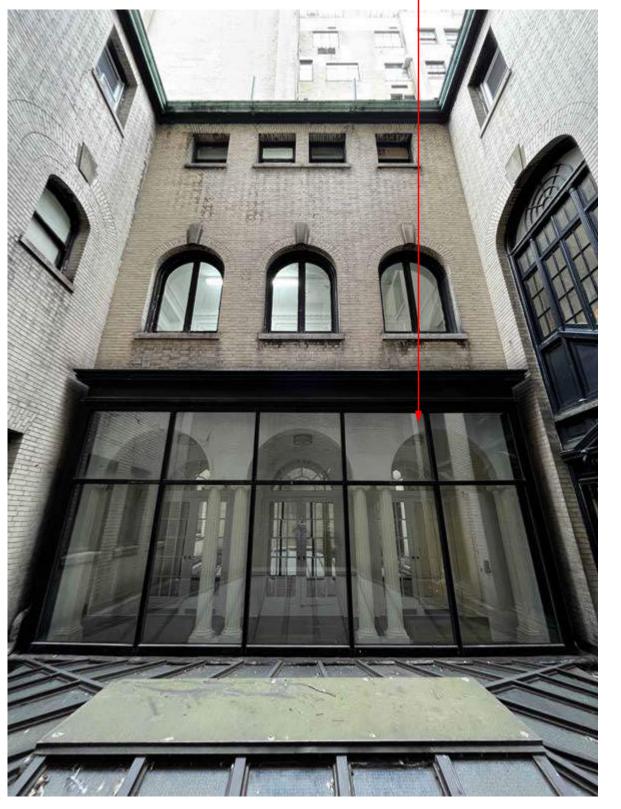
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MASONRY FACADES EXHIBIT EXTENSIVE VERTICAL CRACKS SUGGESTING DISPLACEMENT DURING ADJACENT EXCAVATION COMPOUNDED BY ONGOING SPANDREL BEAM CORROSION.



WEST WALL OF INTERIOR COURT

3RD FLOOR PROJECTING BAY IS HEAVILY ALTERED DUE TO FIRE DAMAGE; INADEQUATE DRAINAGE AND FAILING MAIN ROOF GUTTER CONTRIBUTE TO INTERIOR LEAKAGE, STRUCTURAL STEEL CORROSION AND WIDESPREAD STAINING OF THE MASONRY.



NORTH WALL OF INTERIOR COURT

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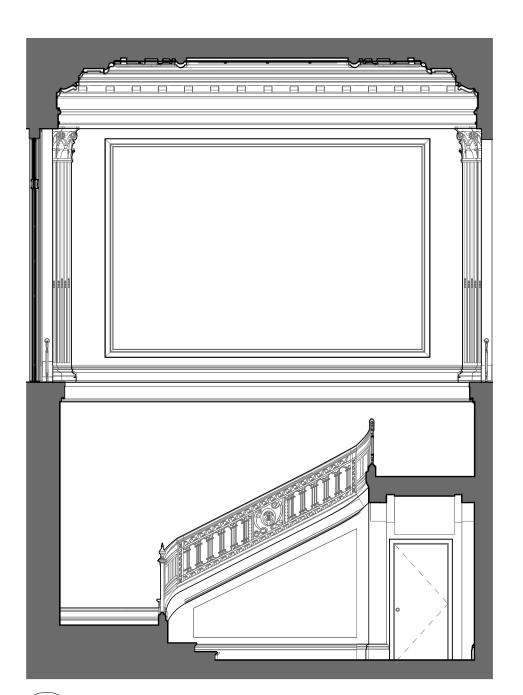
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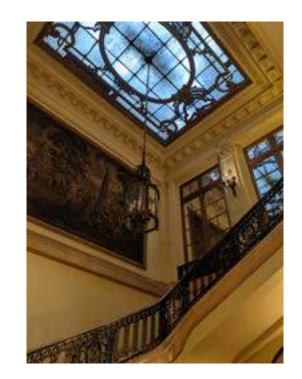
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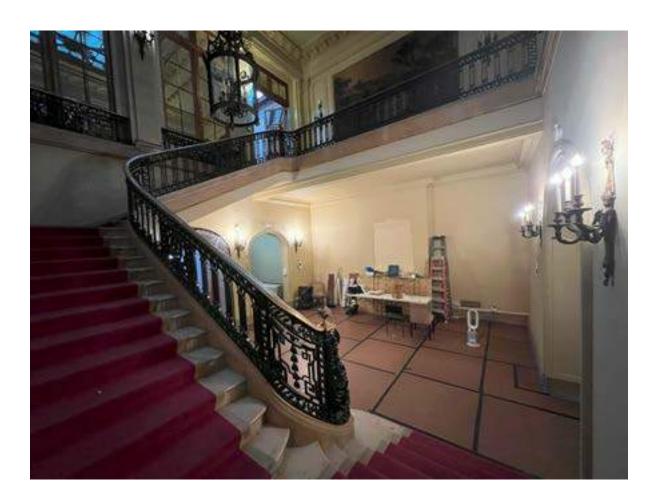




LPC-15 3/16" = 1'-0"







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STAIR HALL PRESERVATION

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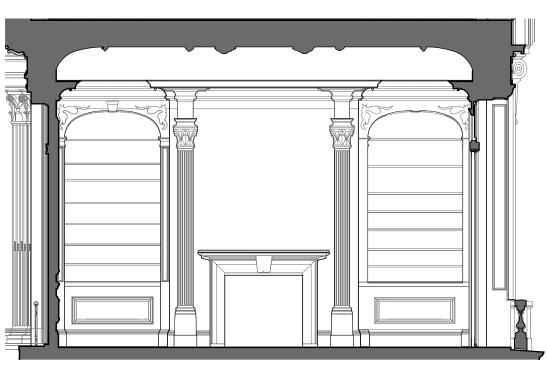
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PARLOR PRESERVATION

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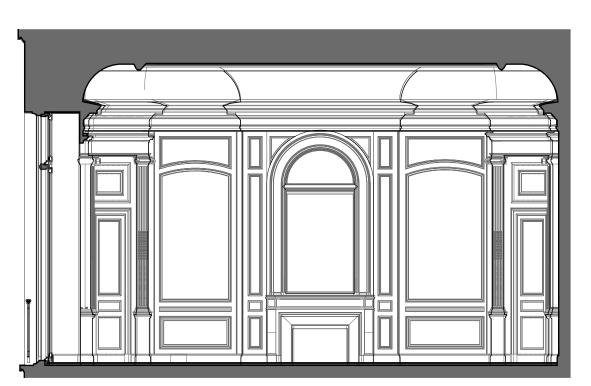
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Author

Drawing No. LPC-17

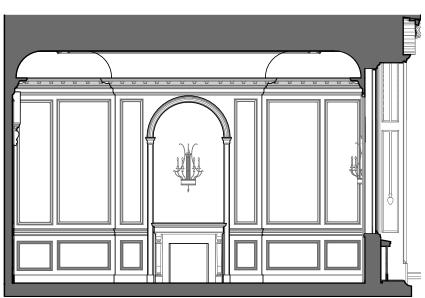
3760



PARLOR TO BE RESTORED AS DINING ROOM

LPC-17 3/16" = 1'-0"









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> RECEPTION ROOM PRESERVATION

Seal and Signature:

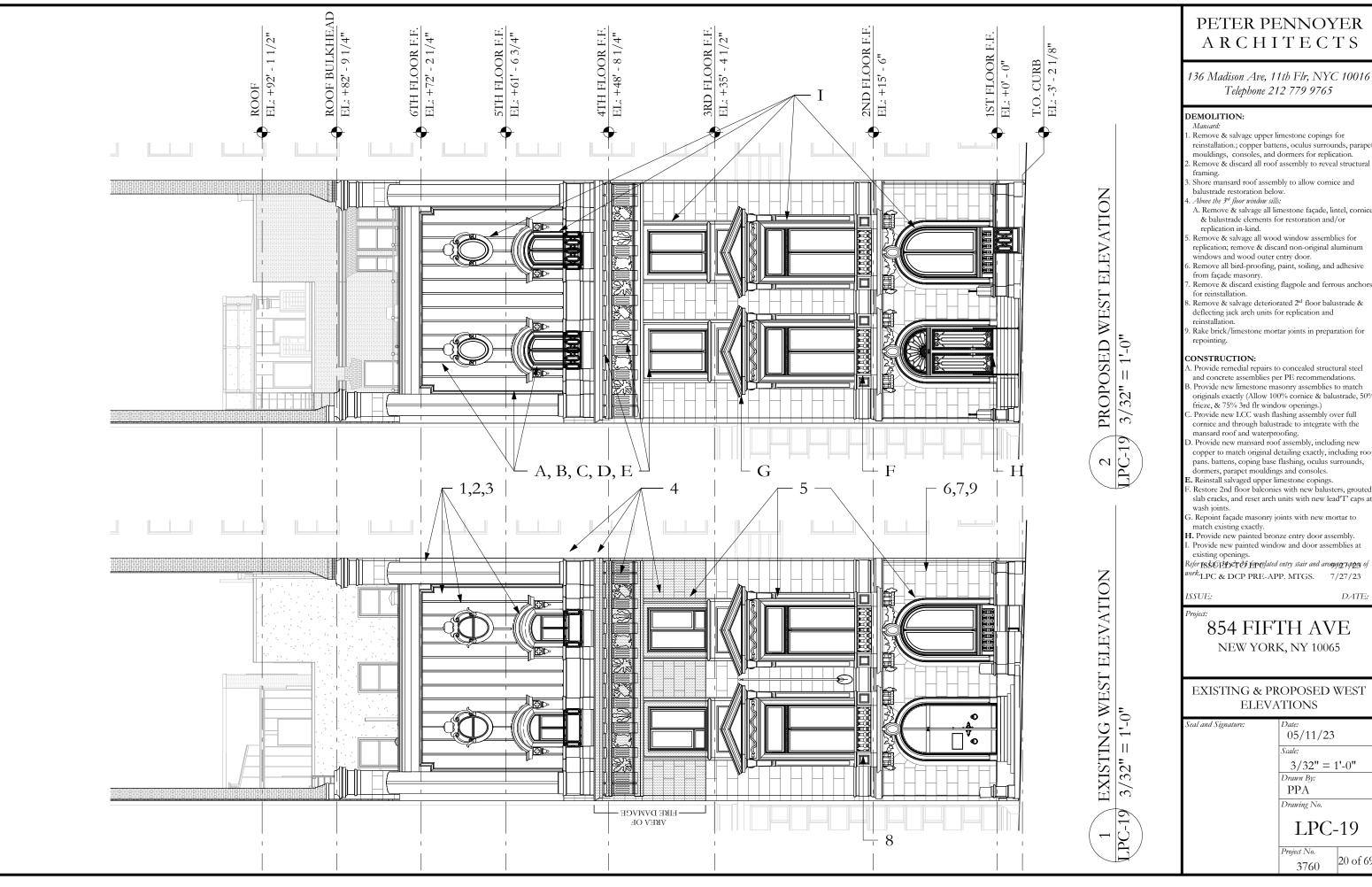
Date: 06/28/23

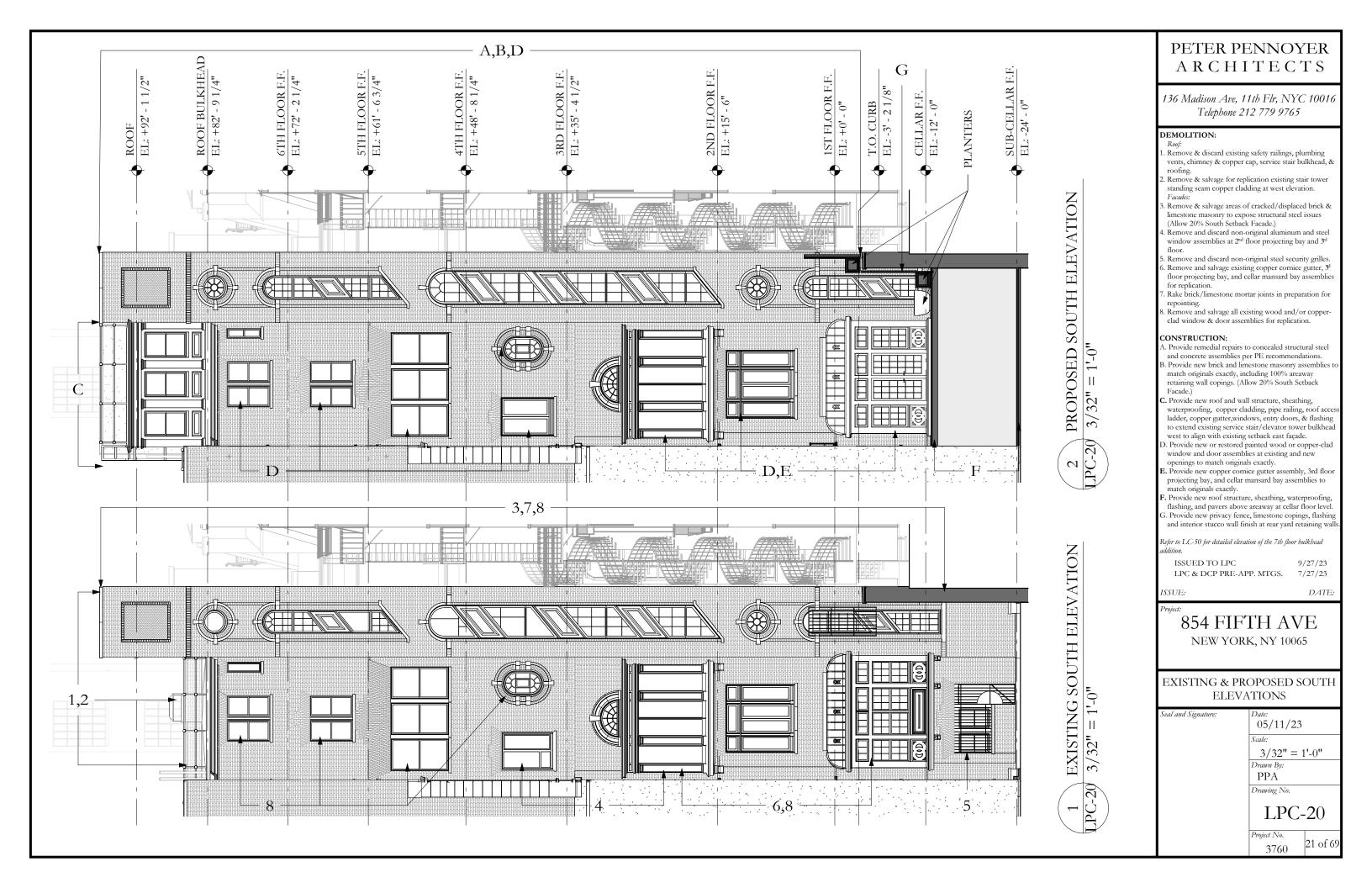
3/16" = 1'-0"

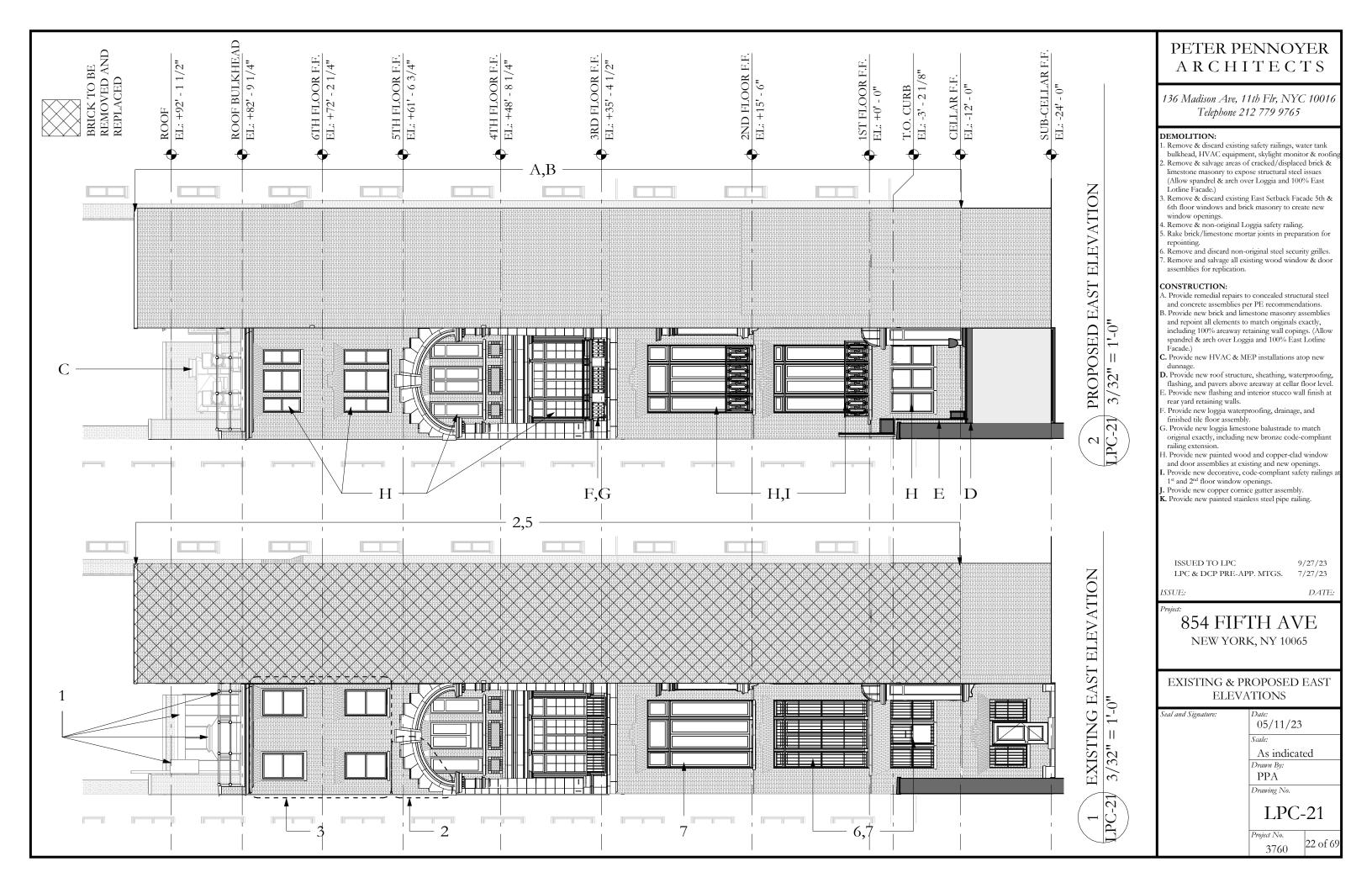
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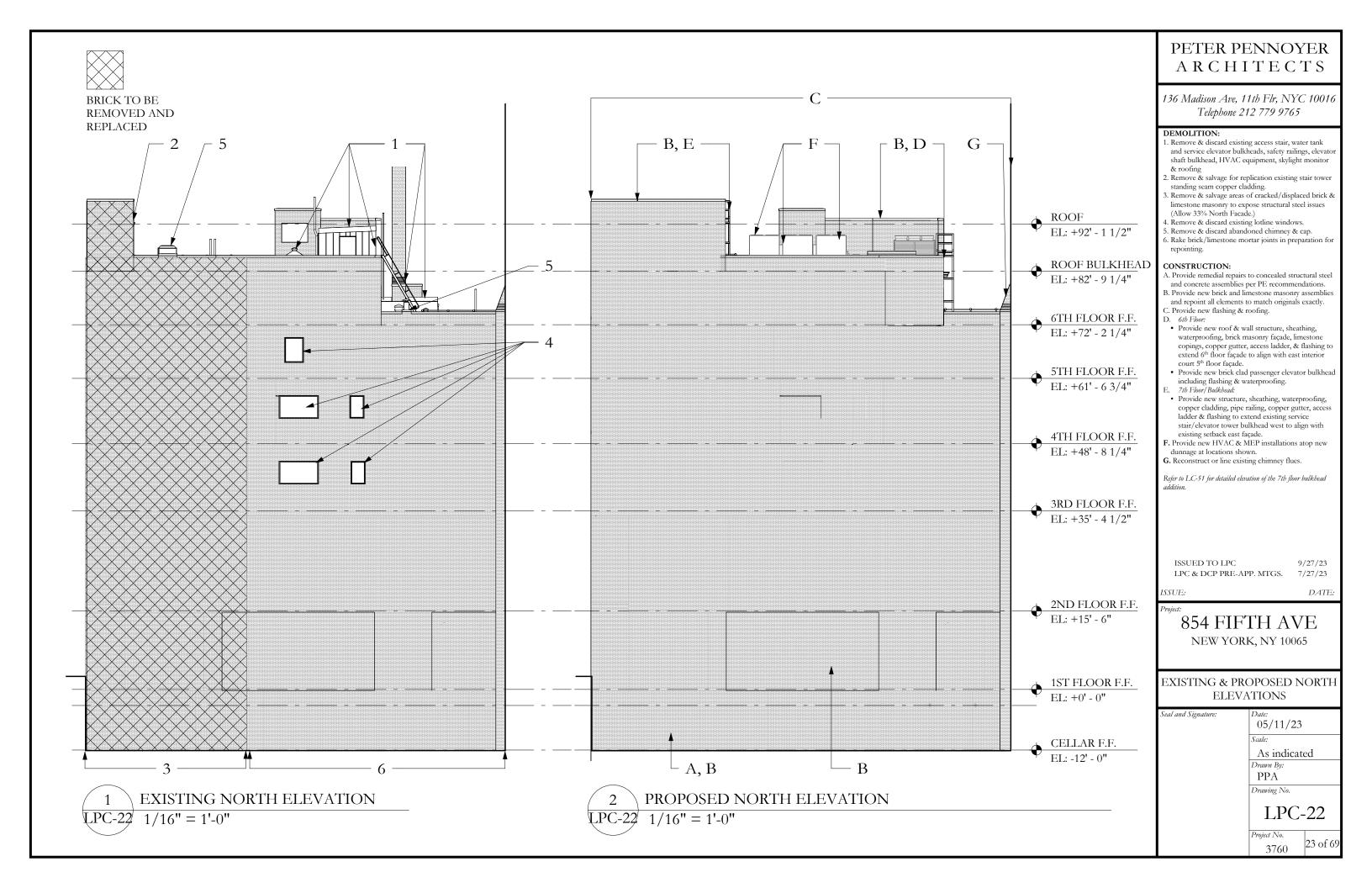
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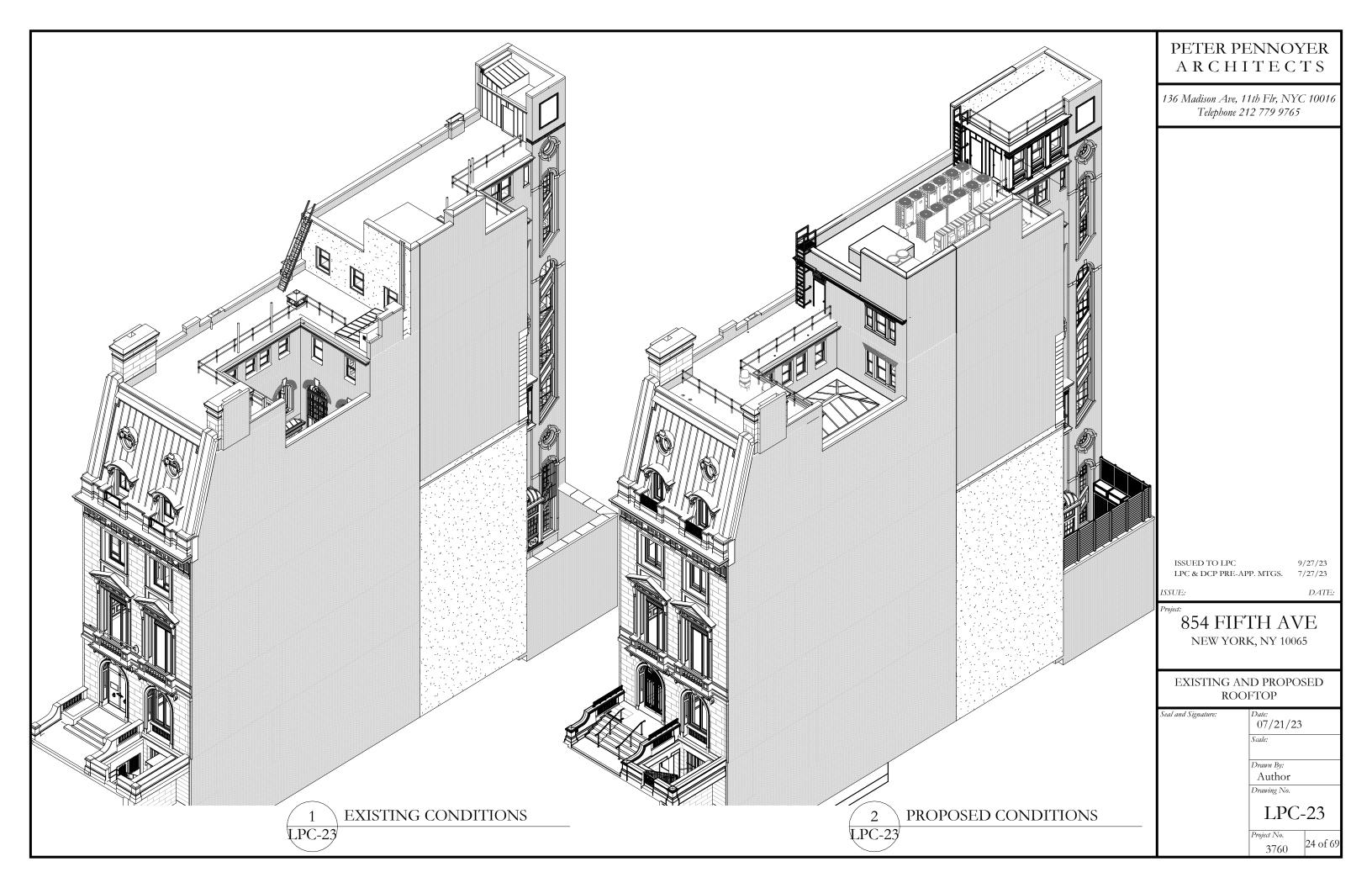
LPC-18











IMITIAL 3333333

EXISTING WEST FACADE (WITH REPAIRS & CLEANING COMPLETE)



WEST FACADE WITH PROPOSED ALTERATIONS

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RENDERINGS PAGE 1

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Date: 05/11/23

Drawn By: PPA

Drawing No.

LPC-24



PROPOSED VIEW FROM 66TH STREET

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RENDERINGS PAGE 2

Seal and Signature:

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Drawn By: PPA

Drawing No.

LPC-25

3760



EXISTING VIEW FROM 66TH STREET

EXISTING REAR UTILITY COURTYARD VIEW



PROPOSED REAR UTILITY COURTYARD VIEW

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RENDERINGS PAGE 3

Seal and Signature:

Date: 05/11/23

Drawn By: PPA

Drawing No.

LPC-26



EXISTING VIEW FROM 67TH STREET

PROPOSED VIEW FROM 67TH STREET

136 Madison Ave, 11th Flr, NYC 10016 Telephone 212 779 9765

ISSUED TO LPC LPC & DCP PRE-APP. MTGS.

DATE:

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RENDERINGS PAGE 4

Seal and Signature:

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Drawn By: PPA

Drawing No.

LPC-27

Project No. 3760

28 of 6

9/27/23

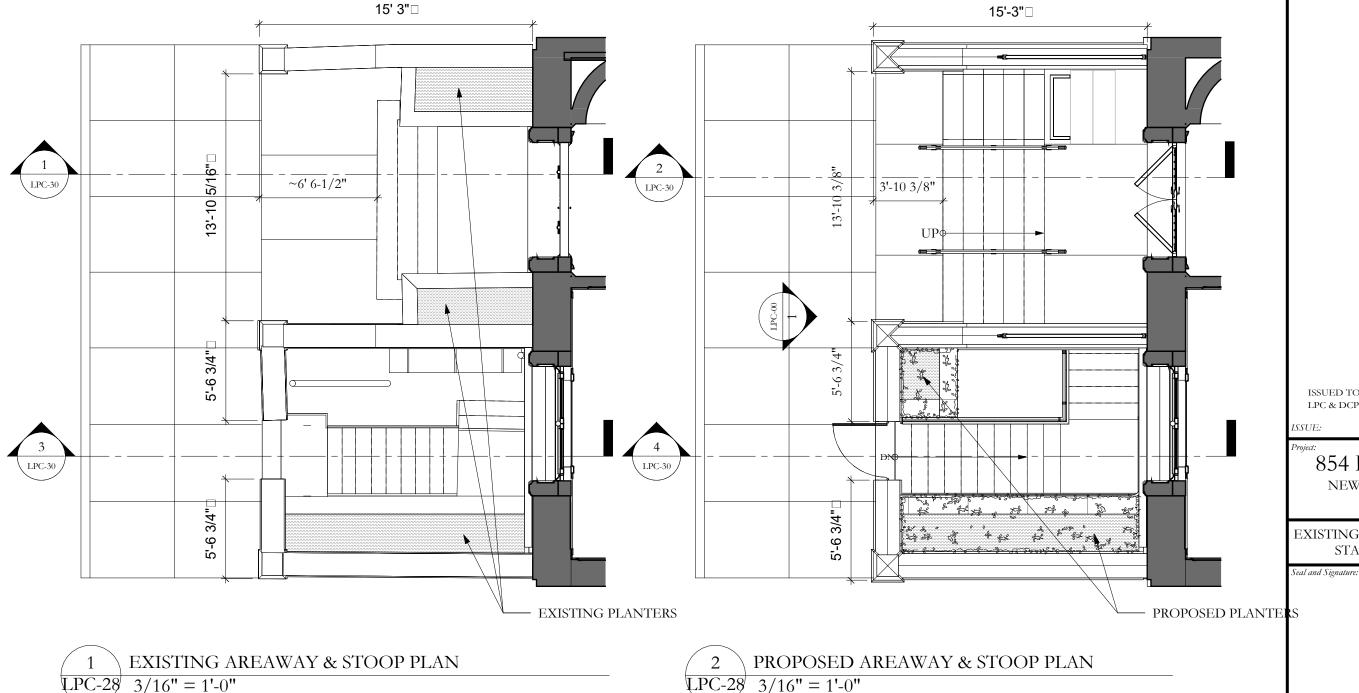
ENTRY STAIR & AREAWAY DEMOLITION/SALVAGE

- PROTECT EXISTING 1st FLOOR FACADE WALLS
- SHORE & BRACE AS REQUIRED
- REMOVE & SALVAGE ALL LIMESTONE BALUSTRADE, TREAD, PLANTER ELEMENTS FOR REINSTALLATION OR
- REPLACEMENT AS REQUIRED
- REMOVE & DISCARD EXISTING STAIR STRUCTURE DOWN TO CELLAR LEVEL

- PROTECT EXISTING CELLAR FACADE WALLS
- SHORE & BRACE AS REQUIRED
- REMOVE & DISCARD NON-COMPLIANT METAL SERVICE STAIR
- REMOVE & SALVAGE ALL LIMESTONE ASHLAR CHEEKWALL AND DOOR OPENING ELEMENTS FOR REINSTALLATION
- OR REPLACEMENT AS REQUIRED.
- REMOVE & DISCARD NON-ORIGINAL STUCCO FINISH AT SOUTH AREAWAY WALL TO EXPOSE MASONRY SUBSTRATE(S)
- REMOVE & DISCARD EXISTING NORTH CHEEKWALL STRUCTURE DOWN TO CELLAR LEVEL
- REMOVE & DISCARD EXISTING AREAWAY FLOOR FINISH TO STRUCTURAL SLAB

ENTRY STAIR & AREAWAY PROPOSED CONSTRUCTION

- · LOWER BOTTOM LANDING TO ALIGN WITH SIDEWALK, ADD TWO TREADS, & RAISE UPPER LANDING TO ALIGN WITH FIRST FLOOR
- PROVIDE NEW & RESTORED BALUSTRADE RAILS, PIERS, & POSTS TO REPLACE DAMAGED ELEMENTS.
- EXTEND UPPER STONE RAIL SEGMENT WEST TO CREATE CODE COMPLIANT RAIL HEIGHT RESET EXISTING RESTORED GUILLOCHE
- PROVIDE NEW BRONZE INTERMEDIATE HANDRAILS & RAIL EXTENSIONS AT STONE BALLUSTRADES.
- PROVIDE CONCEALED ADA ACCESS LIFT & CONTROL PADS MOUNTED AT RAILING AND ENTRY SURROUND
- PROVIDE NEW BRONZE GATE AT SERVICE STAIR UPPER LANDING
- PROVIDE NEW CODE-COMPLIANT METAL SERVICE STAIR
- PROVIDE SALVAGED & NEW AREAWAY LIMESTONE UNITS WITH REVISED CELLAR OPENING TO ACCOMMODATE NEW CODE COMPLIANT SERVICE STAIR
- PROVIDE NEW LIMESTONE-CLAD PLANTER IN NW CORNER OF AREAWAY
 CLEAN & RESTORE ALL LOWER FACADE & AREAWAY STONE TO REMOVE PAINT, COATINGS, & SEALANT
- · PROVIDE NEW AREAWAY FINISHED FLOOR



ARCHITECTS

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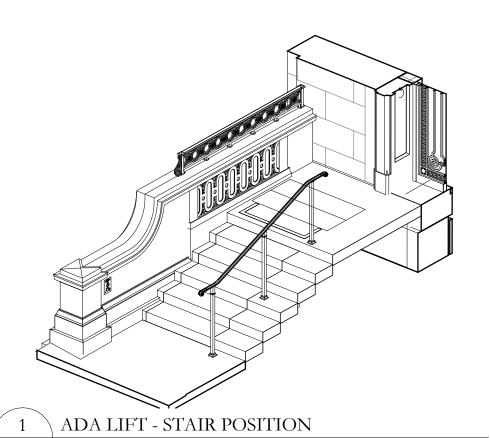
EXISTING & PROPOSED ENTRY STAIR & AREAWAY

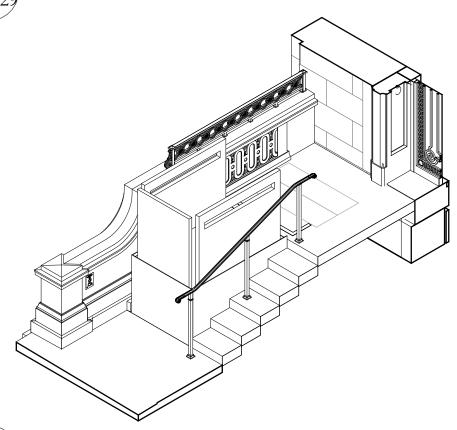
05/11/23

3/16" = 1'-0"Drawn By:

PPA Drawing No.

LPC-28





ADA LIFT - RAISED POSITION

ADA LIFT - LOWERED POSITION

TO VIEW A DEMONSTRATION OF THE SESAME LIFT:

https://www.sesameaccess.com/videos/sesame-access-lift-in-action

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CONCEALED ADA LIFT

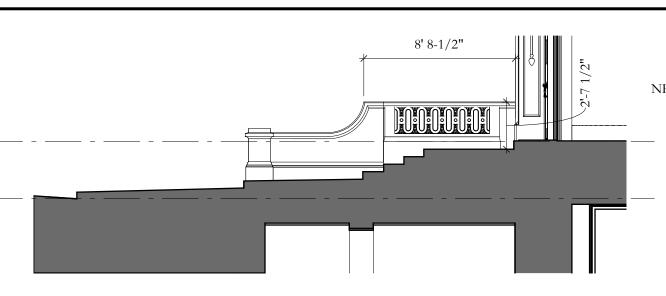
Seal and Signature:

07/21/23

Drawn By:

Author Drawing No.

LPC-29



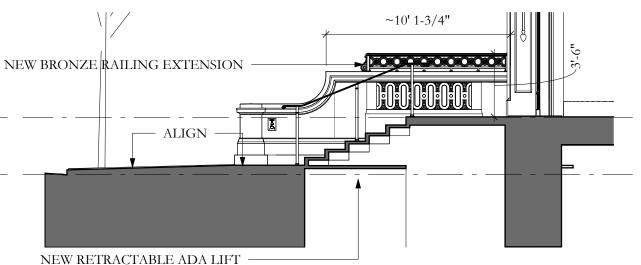
EXISTING SECTION AT ENTRY STAIR FACING NORTH LPC-30' 3/16" = 1'-0"

PROPOSED ENTRY STAIR:

- LOWER BOTTOM LANDING TO ALIGN WITH SIDEWALK, ADD TWO TREADS, & RAISE UPPER LANDING TO ALIGN WITH FIRST FLOOR
- EXTEND UPPER STONE RAIL SEGMENT WEST TO CREATE CODE COMPLIANT RAIL HEIGHT - RESET EXISTING RESTORED GUILLOCHE PANELS
- PROVIDE NEW BRONZE INTERMEDIATE HANDRAILS & RAIL EXTENSIONS AT STONE BALLUSTRADES.
- PROVIDE CONCEALED ADA ACCESS LIFT & CONTROL PADS MOUNTED AT RAILING AND ENTRY SURROUND



EXISTING SECTION AT AREAWAY FACING NORTH $LPC-30' \ 3/16'' = 1'-0''$

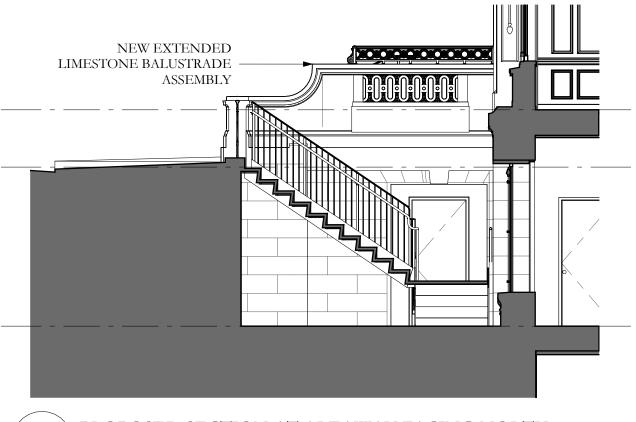


PROPOSED SECTION AT ENTRY STAIR FACING NORTH

LPC-30' 3/16" = 1'-0"

PROPOSED AREAWAY:

- PROVIDE NEW BRONZE GATE AT SERVICE STAIR UPPER LANDING
- PROVIDE NEW CODE-COMPLIANT METAL SERVICE STAIR
- PROVIDE SALVAGED & NEW AREAWAY LIMESTONE UNITS WITH REVISED CELLAR OPENING TO ACCOMMODATE NEW CODE COMPLIANT SERVICE STAIR
- PROVIDE NEW LIMESTONE-CLAD PLANTER IN NW CORNER OF AREAWAY
- CLEAN & RESTORE ALL LOWER FACADE & AREAWAY STONE TO REMOVE PAINT, COATINGS, & SEALANT
- PROVIDE NEW AREAWAY FINISHED FLOOR



PROPOSED SECTION AT AREAWAY FACING NORTH

 $LPC-30' \ 3/16'' = 1'-0''$

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854 FIFTH AVE

NEW YORK, NY 10065

EXISTING & PROPOSED ENTRY STAIR & AREAWAY

Seal and Signature:

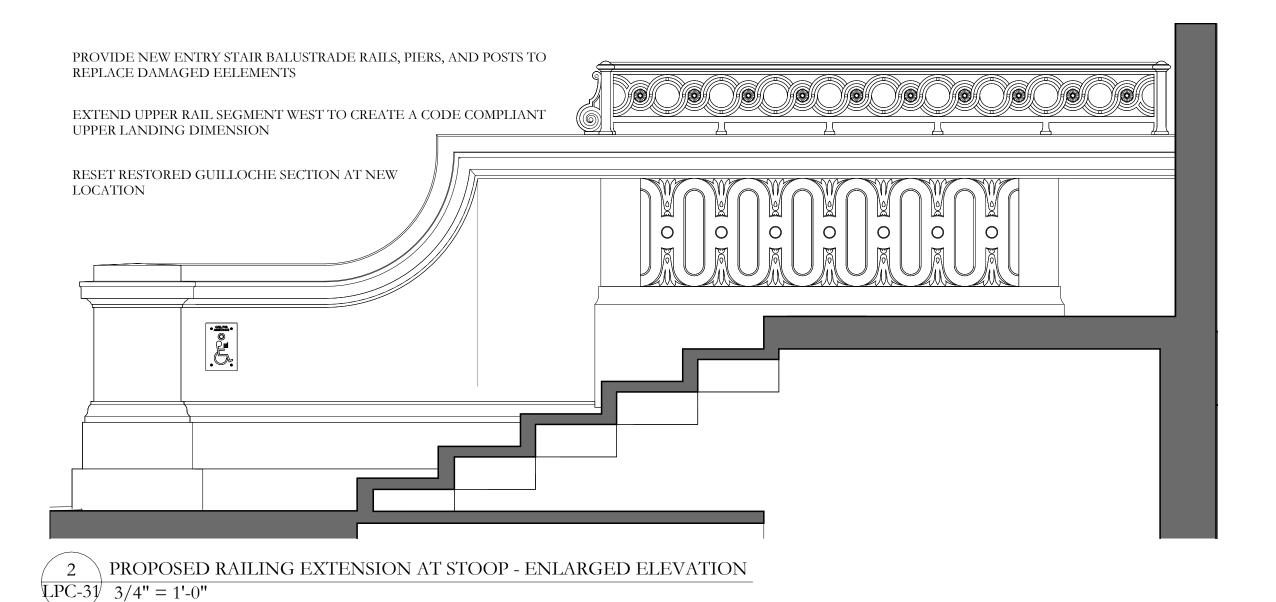
05/11/23

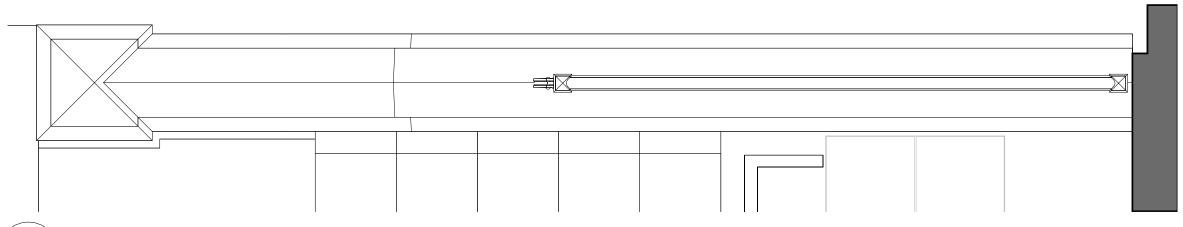
3/16" = 1'-0"

Drawn By: PPA

Orawing No.

LPC-30





1 PROPOSED RAILING EXTENSION AT STOOP - ENLARGED PLAN

LPC-31/3/4" = 1'-0"

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PROPOSED METAL STOOP RAILING EXTENSION

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3/4" = 1'-0"

Drawn By: PPA

Drawing No.

LPC-31

Project No.
3760

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9/27/23



9-11 East 84th St Warren & Wetmore 1901



115 East 73rd St Buchman & Fox 1908



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115 East 70th St P.J. Murray 1922



103 East 73rd St Grosvenor Atterbury 1903

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> > .

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METAL STOOP RAILING EXTENSION - PRECEDENTS

Seal and Signature:

Date: 05/11/23

Drawn By: PPA

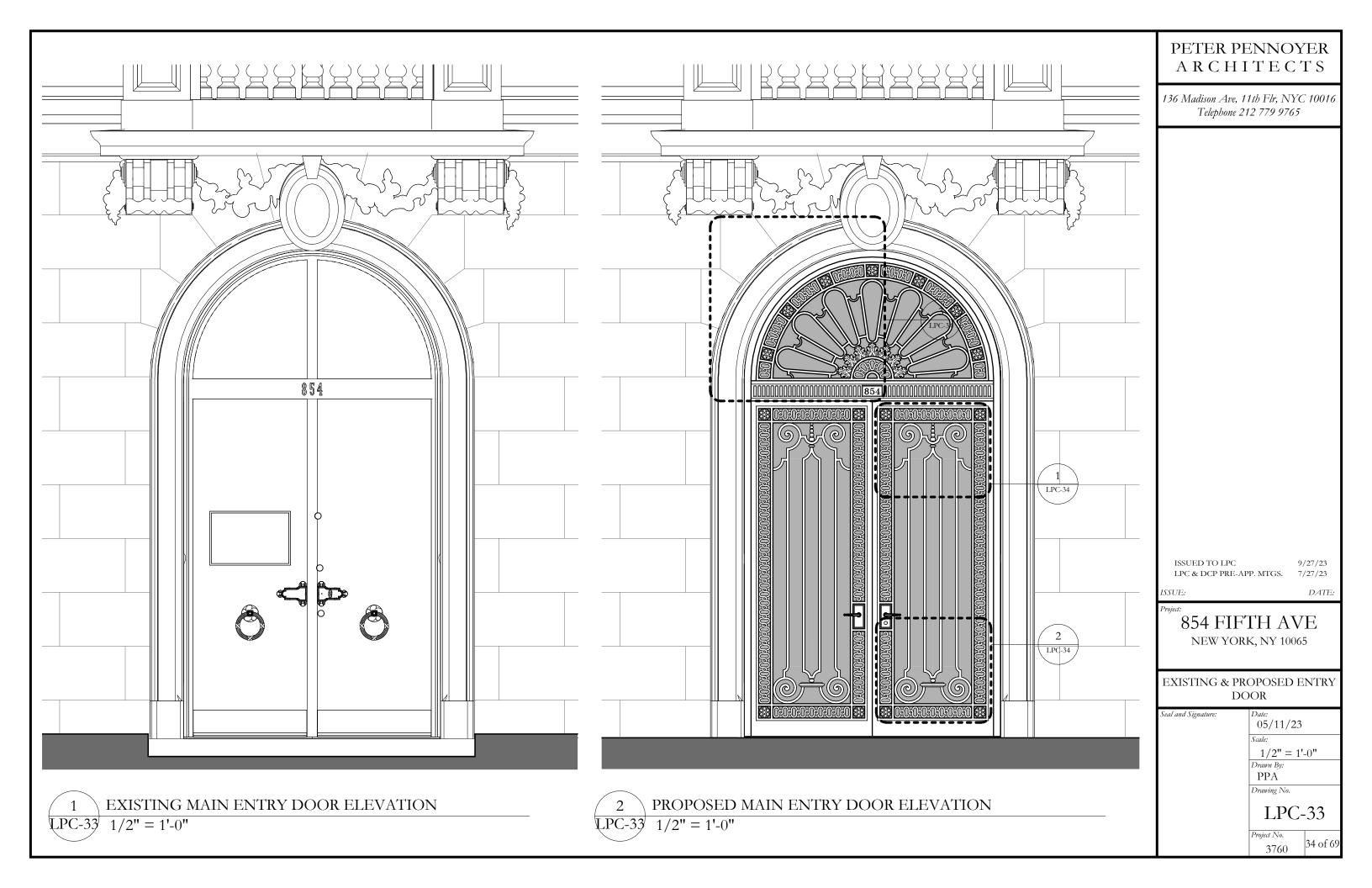
Drawing No.

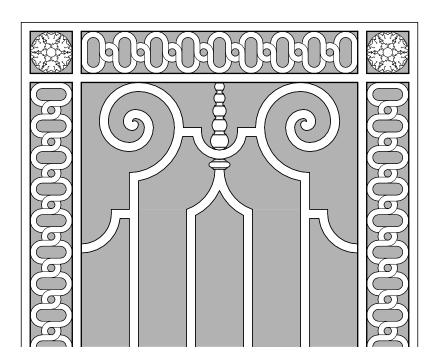
LPC-32

9/27/23

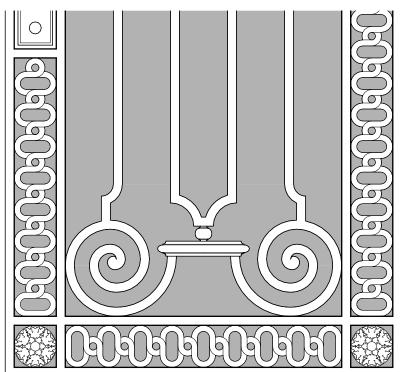
Project No. 3760

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TOP OF ENTRY DOOR LEAF LPC-34 11/2" = 1'-0"





BOTTOM OF ENTRY DOOR LEAF LPC-34 1 1/2" = 1'-0"

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854 FIFTH AVE

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NEW YORK, NY 10065

EXISTING & PROPOSED ENTRY DOOR DETAILS

Seal and Signature:

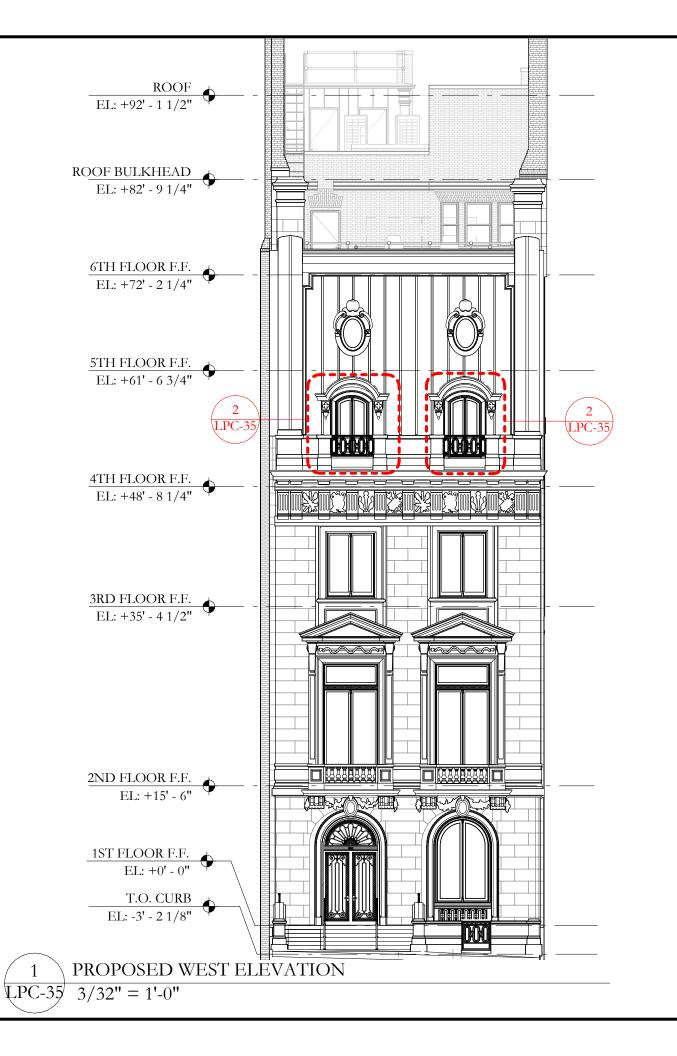
05/11/23

1 1/2" = 1'-0"

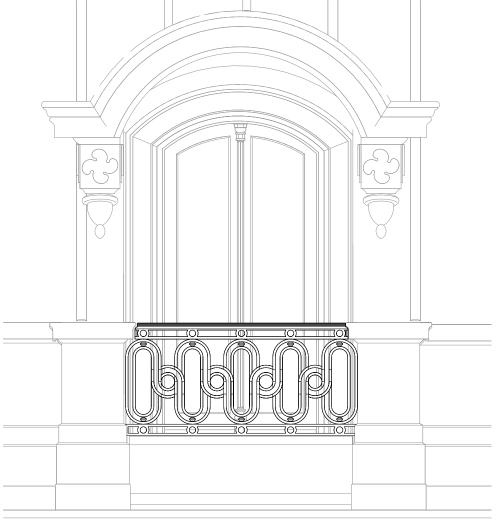
Drawn By: PPA

Drawing No.

LPC-34







2 4TH FLOOR - PROPOSED RAILING ELEVATION LPC-35 1/2" = 1'-0"

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9/27/23 APP. MTGS. 7/27/23

ISSUE:

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WEST FACADE - 4TH FLOOR RAILING

Seal and Signature:

05/11/23

As indicated

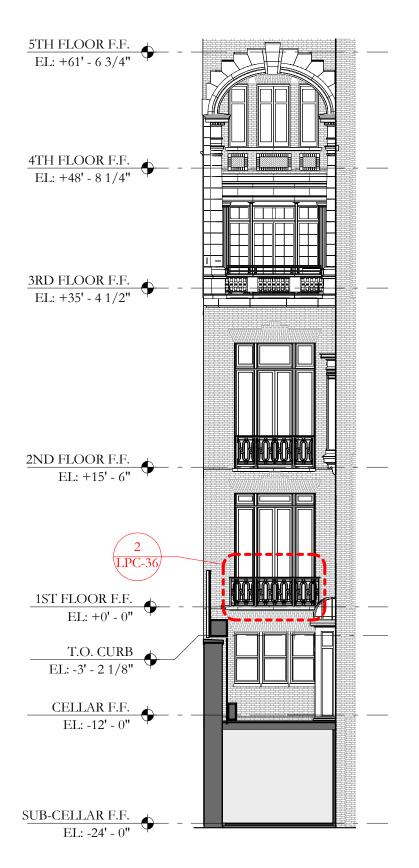
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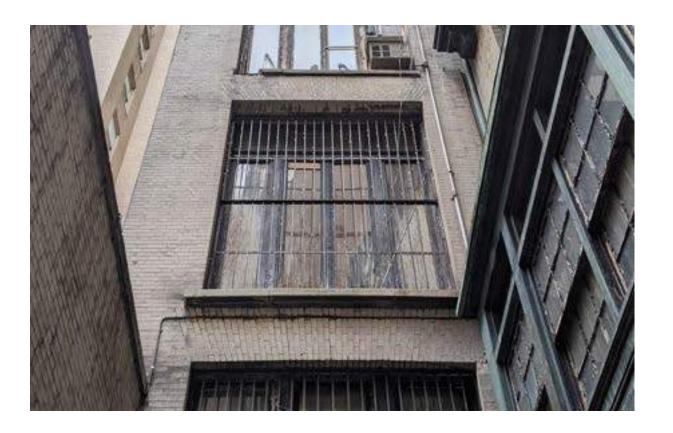
LPC-35

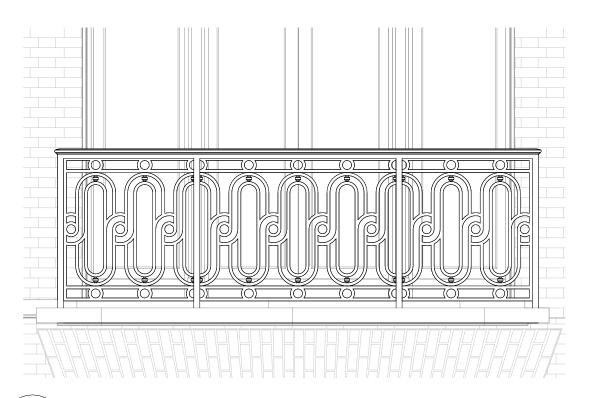
Project No. 3760

%. 50 36 of









2 1ST FLOOR - PROPOSED RAILING ELEVATION LPC-36 1/2" = 1'-0"

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EAST FACADE - 1ST FLOOR RAILING

Seal and Signature:

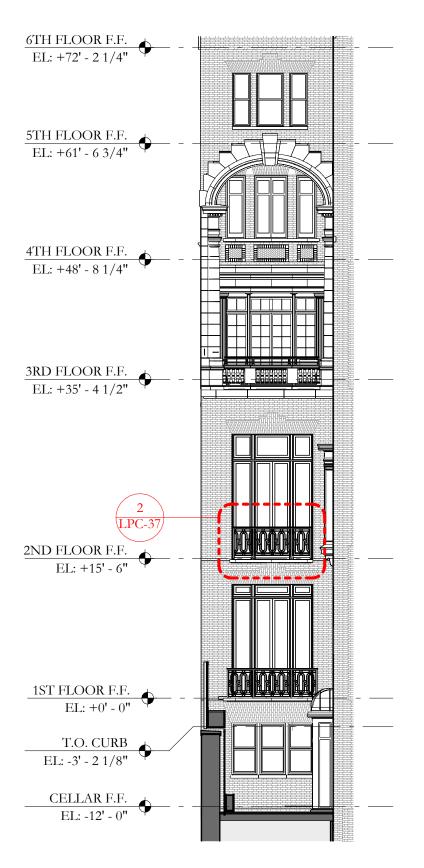
05/11/23

As indicated

Drawn By:
PPA
Drawing No.

LPC-36

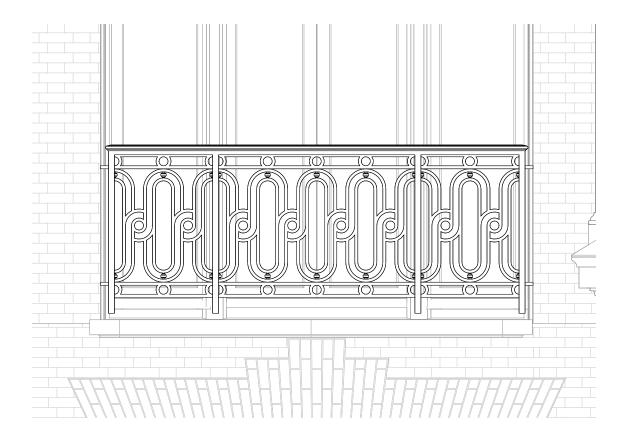
Project No. 3760



PROPOSED REAR ELEVATION

LPC-37/3/32" = 1'-0"





2 2ND FLOOR - PROPOSED RAILING ELEVATION LPC-37 1/2" = 1'-0"

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ISSUE:

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EAST FACADE - 2ND FLOOR RAILING

Seal and Signature:

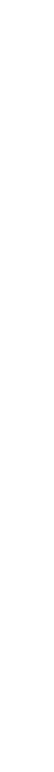
Date: 05/11/23

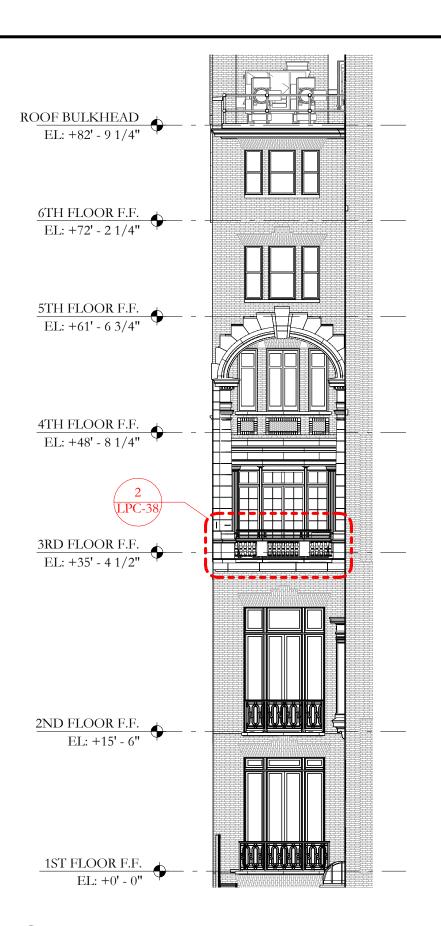
As indicated

Drawn By:
PPA
Drawing No.

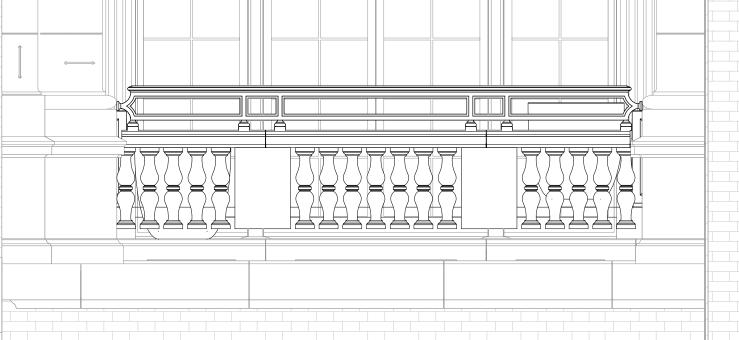
LPC-37

Project No. 3760









PROPOSED REAR ELEVATION
LPC-38 3/32" = 1'-0"

3RD FLOOR - PROPOSED RAILING ELEVATION

LPC-38 1/2" = 1'-0"

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EAST FACADE - 3RD FLOOR RAILING

Seal and Signature:

05/11/23

As indicated

Drawn By:
PPA
Drawing No.

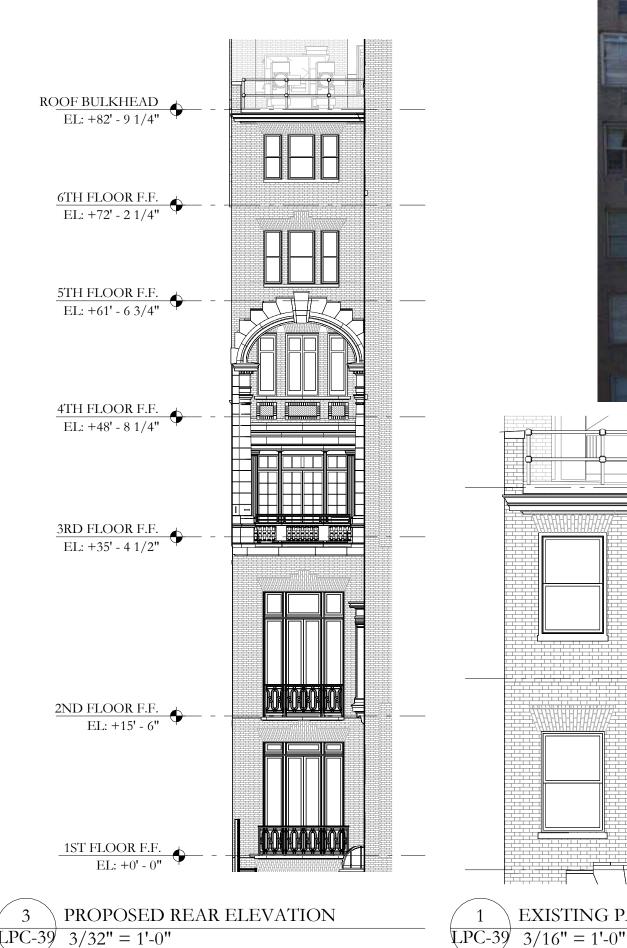
LPC-38

Project No. 3760

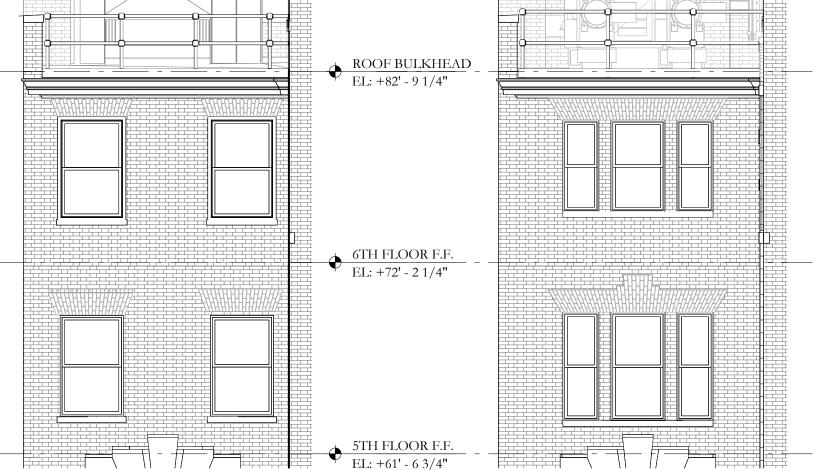
39 of (

9/27/23

7/27/23







1 EXISTING PARTIAL EAST ELEVATION

LPO

PROPOSED PARTIAL EAST ELEVATION

LPC-39 3/16" = 1'-0"

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9/27/23

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EAST FACADE - WINDOW REPLACEMENT

Seal and Signature:

05/11/23

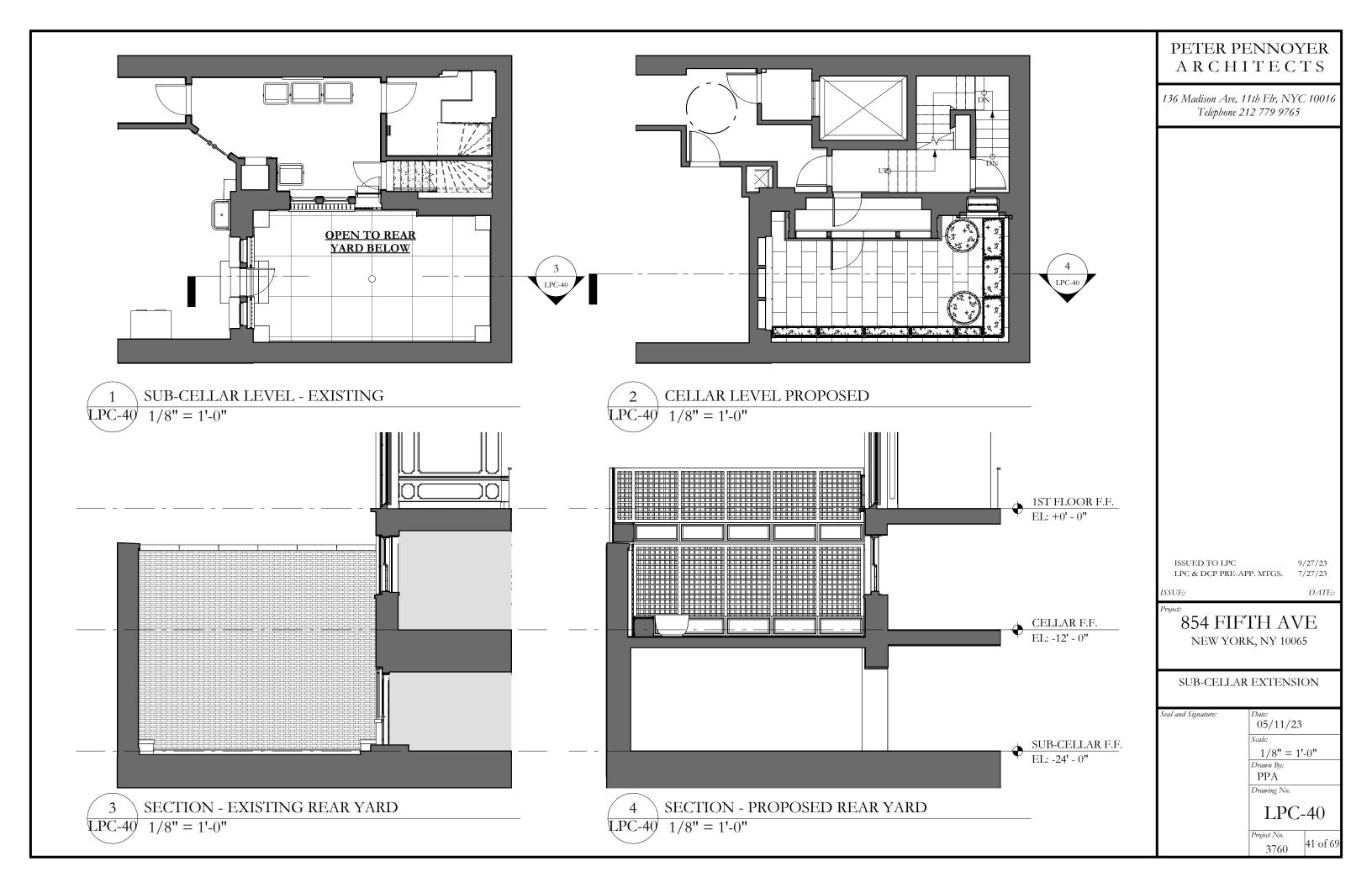
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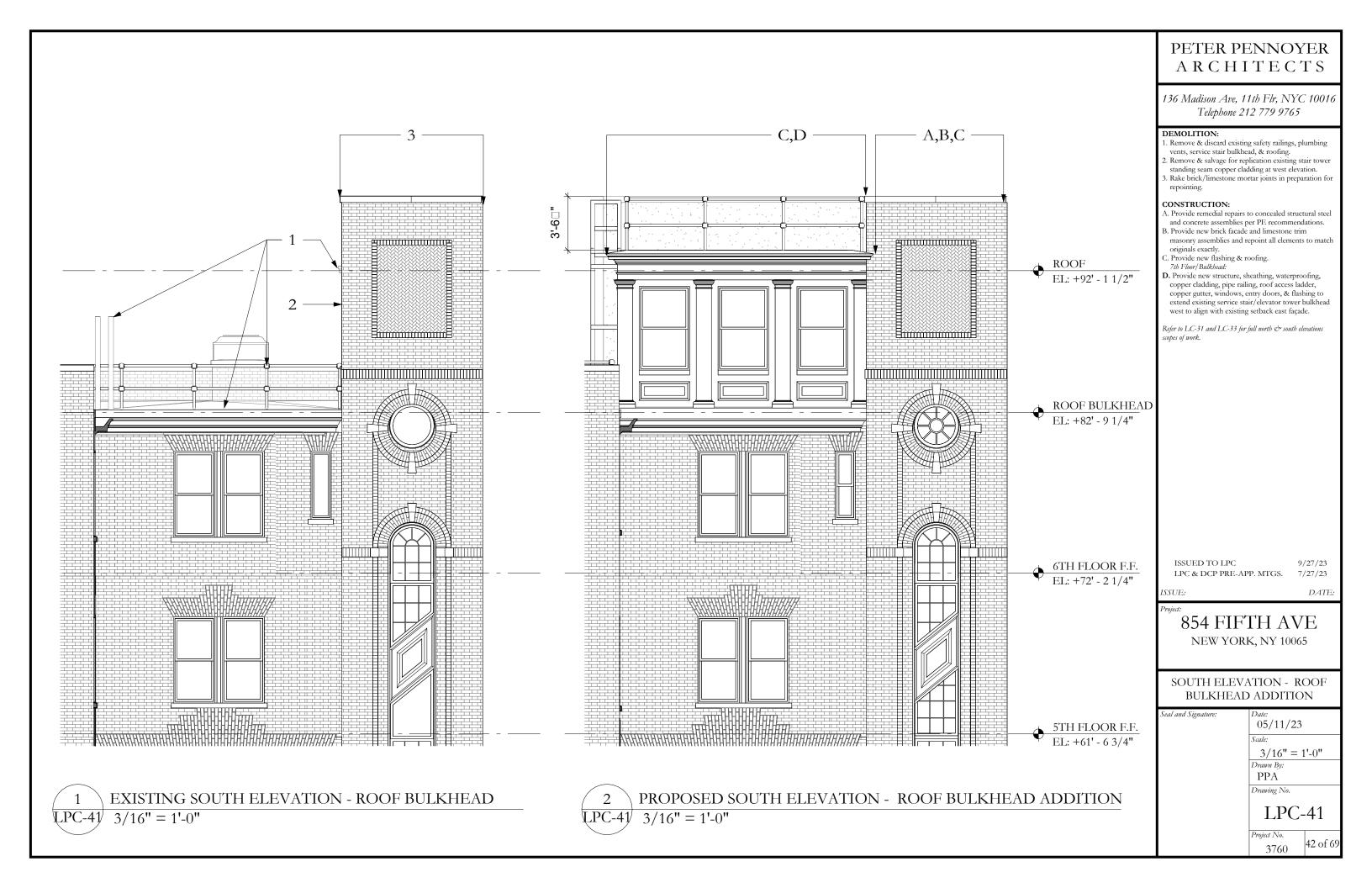
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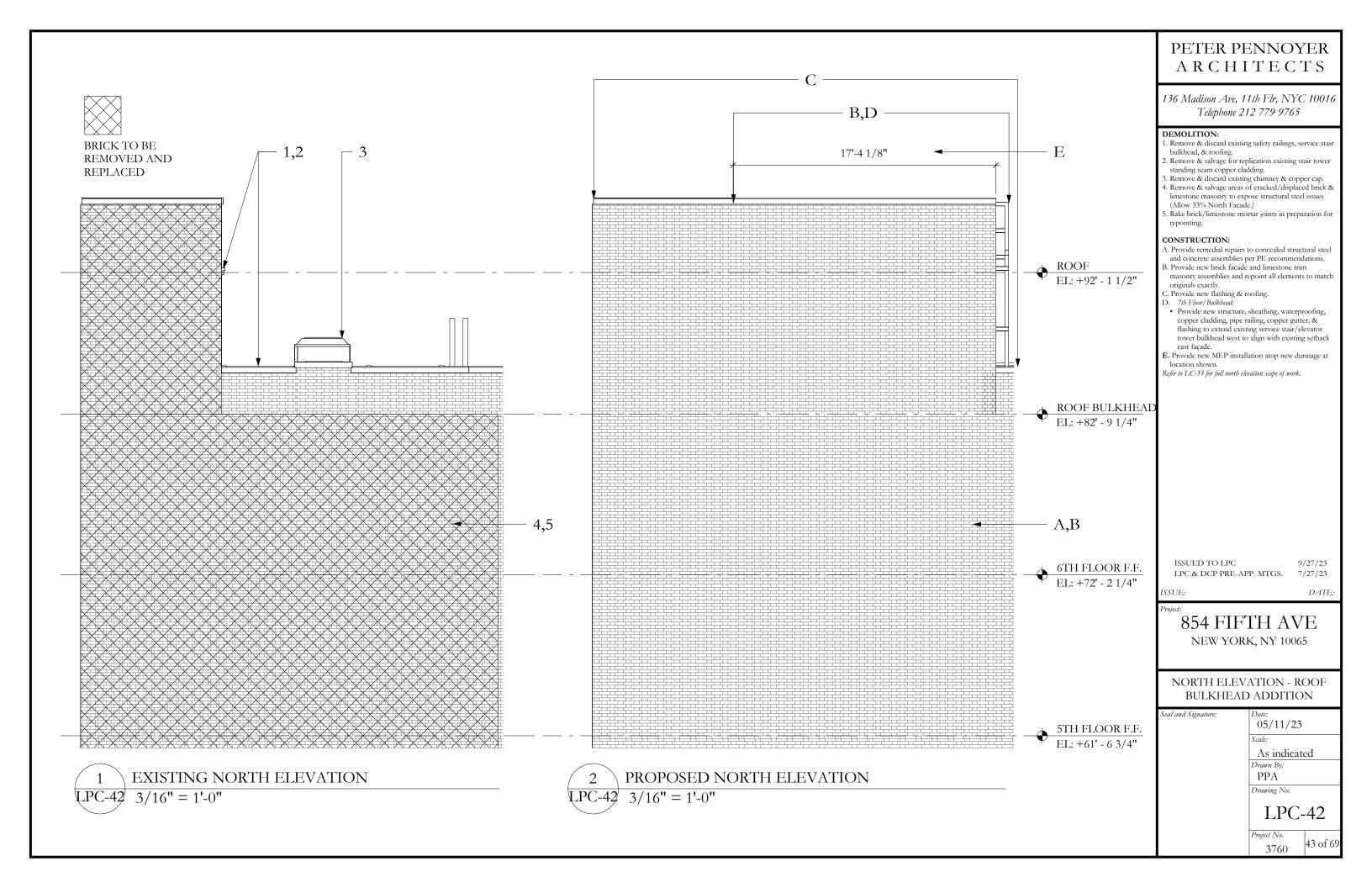
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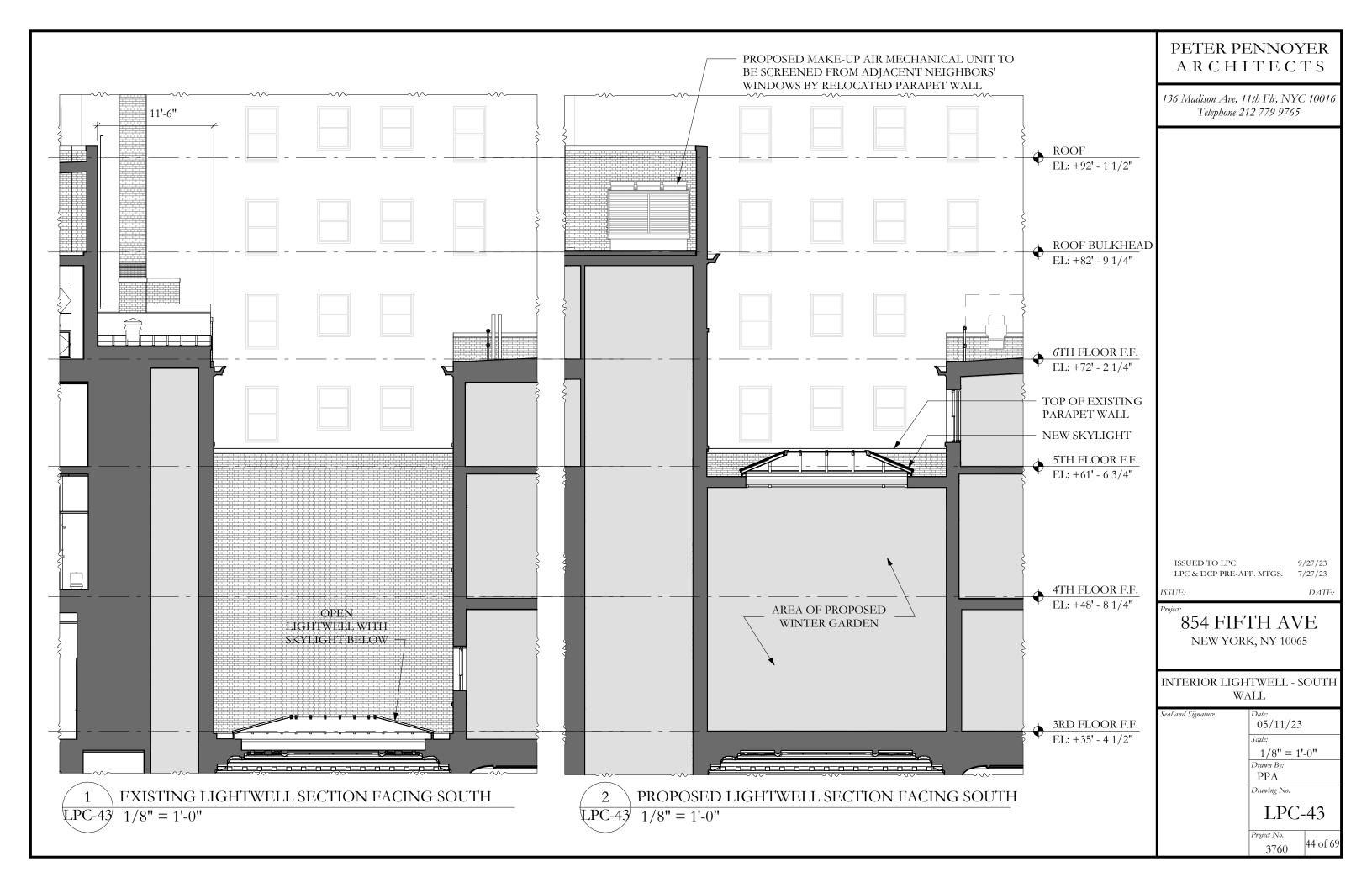
LPC-39

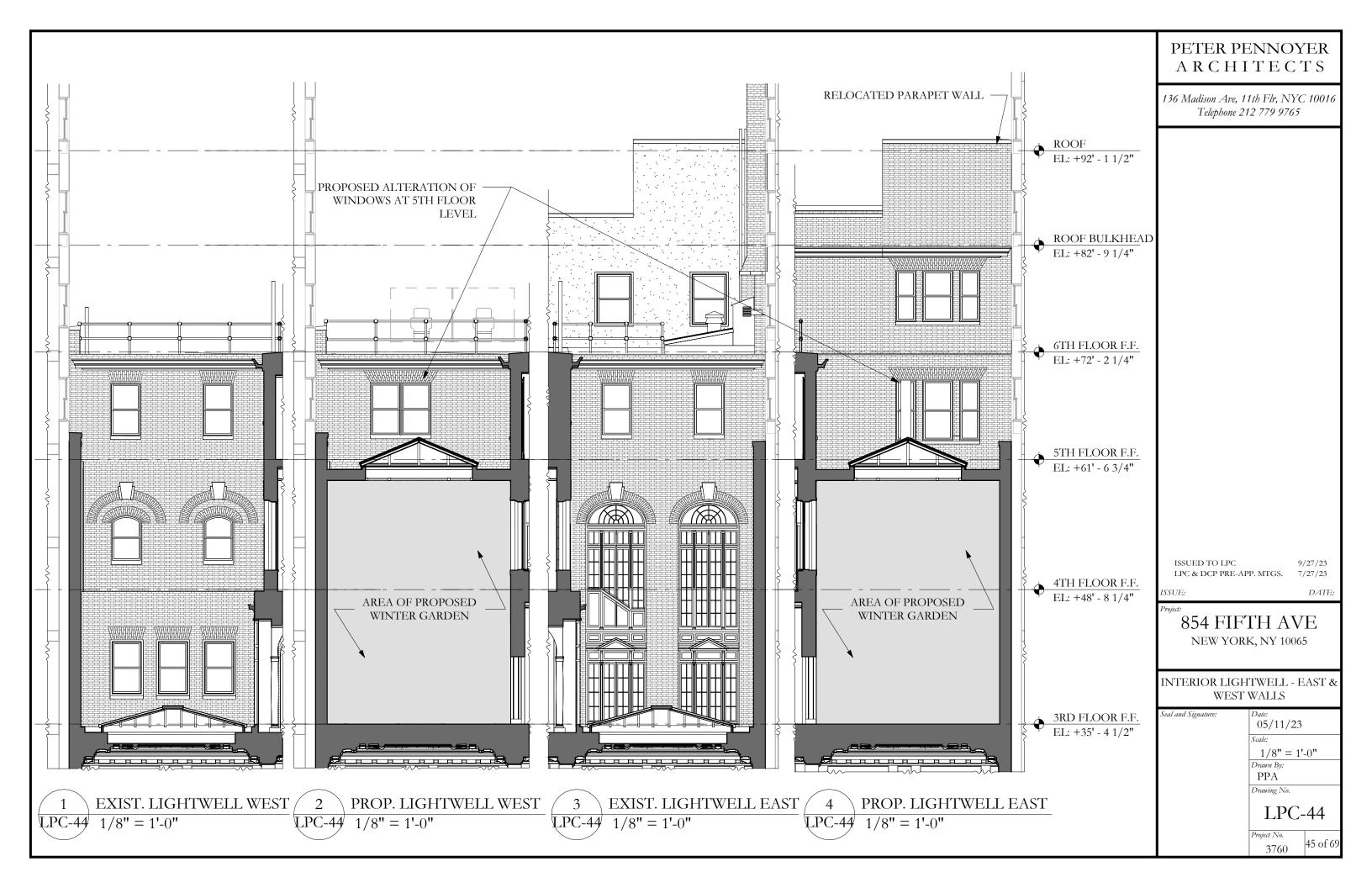
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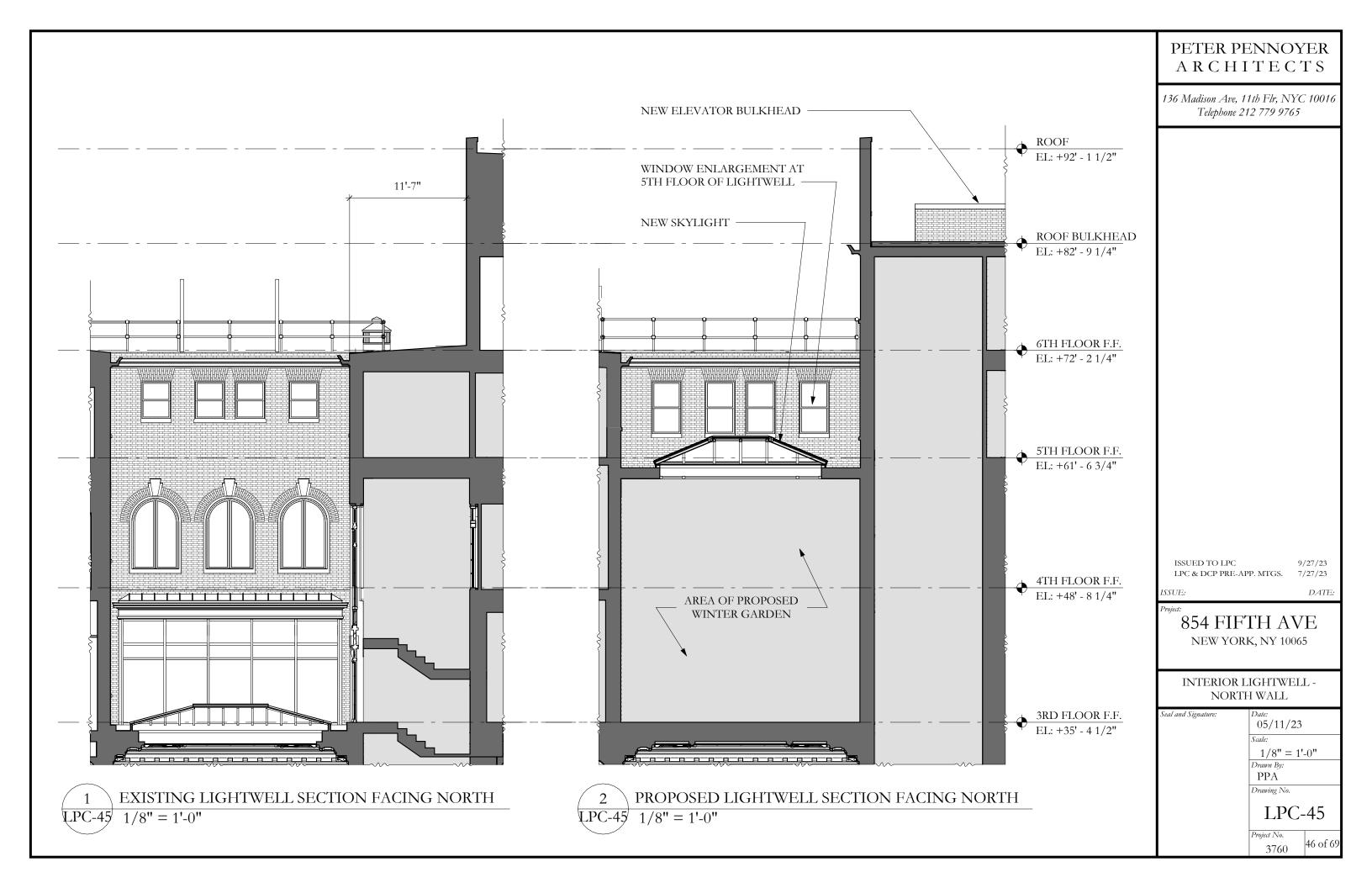










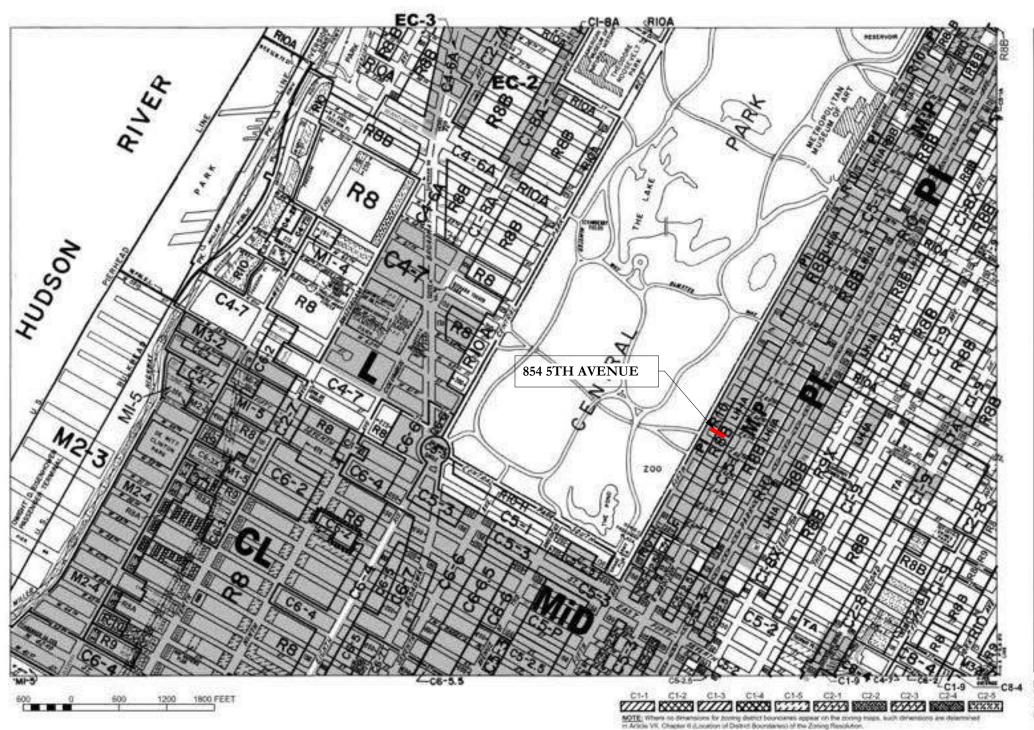


PROPERTY: 854 FIFTH AVENUE

NEW YORK, NY 10065

BLOCK: 1381 LOT: 72 ZONING DISTRICT: R10/PI MAP NUMBER:

30'-5" x 120'-0" = 3,650 SF LOT AREA:



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION.

Major Zoning Classifications: The number(s) and/or letter(s) that follows an R. Cor M. District designation indicates use, talk and after controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT The letter(s) within the shoold area designoses the special purpose district as described in the lext of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08-11-2022 C 220220 ZMM

Special Requirements:

For a list of lots subject to CEOR environmental requirements, see

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KET	é.	C
	5d	6b
8a	8c	9a
8b	8d	96
.g. Ceyrya	Clay the Chysia	line your

NOTE: Zoning information as shown on this map is extent to manage. For the most systematic apoint information for this map, shall the Zoning section of the Department of City Planning website; were eye, genglamening or contact the Zoning Information Desh at (2/12) 725-1281.

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ZONING MAP

Seal and Signature:

0

05/11/23

Drawn By: PPA

Drawing No.

LPC-46

3760

9/27/23

7/27/23

DATE:

BOROUGH:	MANHATTAN
BLOCK:	1381
LOT:	72
LOT TYPE:	INTERIOR LOT
ADRESS:	854 FIFTH AVENUE, NEW YORK, NY, 10065
EXISTING ZONING:	R10
SPECIAL DISTRICT:	SPECIAL PARK IMPROVEMENT DISTRICT (PI)
LANDMARK STATUS:	INDIVDUAL LANDMARK/U.E.S. HIST. DISTRICT
FLOOD ZONE:	NO
STREET TYPE:	WIDE STREET
COMMUNITY DISTRICT:	8
ZONING SECTION MAP #:	8c
LOT DIMENSIONS:	30'-5" x 120'-0"
LOT AREA:	3,650 SQ. FT.

FLOOR LEVEL	USE		GROSS FLOOR AREA		ZONING FLOOR AREA	
FLOOR LEVEL	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MEP SUB-CELLAR	USE GROUP 3	USE GROUP 6	0 SQ. FT.	1,086 SQ. FT.	0 SQ, FT.	0 SQ. FT.
SUB-CELLAR	USE GROUP 3	USE GROUP 6	3,539 SQ. FT.	3,919 SQ. FT.	0 SQ. FT.	0 SQ. FT.
CELLAR	USE GROUP 3	USE GROUP 6	3,303 SQ. FT.	3,303 SQ. FT.	0 SQ. FT.	0 SQ. FT.
FIRST FLOOR	USE GROUP 3	USE GROUP 6	3,278 SQ. FT.	3,278 SQ. FT.	3,278 SQ. FT.	3,278 SQ. FT.
SECOND FLOOR	USE GROUP 3	USE GROUP 6	3,296 SQ. FT.	3,296 SQ. FT.	3,296 SQ. FT.	3,296 SQ. FT.
THIRD FLOOR	USE GROUP 3	USE GROUP 6	2,745 SQ. FT.	3,183 SQ. FT.	2,745 SQ. FT.	3,183 SQ. FT.
FOURTH FLOOR	USE GROUP 3	USE GROUP 6	2,670 SQ. FT.	2,670 SQ. FT.	2,670 SQ. FT.	2,670 SQ. FT.
FIFTH FLOOR	USE GROUP 3	USE GROUP 5	2,710 SQ. FT.	2,710 SQ. FT.	2,710 SQ. FT.	2,710 SQ. FT.
SIXTH FLOOR	USE GROUP 3	USE GROUP 5	1,404 SQ. FT.	1,759 SQ. FT.	1,404 SQ. FT.	1,759 SQ. FT.
BULKHEAD	N/A	N/A	303 SQ. FT.	512 SQ. FT.	0 SQ. FT.	0 SQ. FT.
TOTAL COMMERCIAL			18,831 SQ. FT.	20,735 SQ. FT.	11,989 SQ. FT.	12,427 SQ. FT.
TOTAL RESIDENTIAL		=	4,114 SQ. FT.	4,469 SQ. FT.	4,114 SQ. FT.	4,469 SQ. FT.
TOTAL FA			23,248 SQ. FT.	25,716 SQ. FT.	16,103 SQ. FT.	16,896 SQ. FT.
FAR					4.41	4.63

	REQUEST SPECIAL PERM	IT PURSUANT TO SECTION ZR 74-711 TO MODIFY
1	ZR 22-10	USES PERMITTED AS-OF-RIGHT
1	ZR 24-36 & ZR 24-392	MINIMUM REQUIRED REAR YARD
	ZR 23-861 & ZR 24-672	MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALLS OR LOT LINES
3	ZR 24-641	MINIMUM DIMENSIONS OF INNER COURTS

ZD CECTIONS	ITEM DESCRIPTION	DEDMITTED / DEGLEDED	EVICTING		PROPOSED	COMPLIANCE (NOTES	
ZR SECTIONS	ITEM DESCRIPTION	PERMITTED / REQUIRED	EXISTING	EXISTING TO REMAIN	PROPOSED	TOTAL	COMPLIANCE/NOTES
	USE		7.				
ZR 22-10	USE REGULATIONS						DOES NOT COMPLY. REQUEST SPECIAL
	RESIDENTIAL	USE GROUP 1, 2		N/A	USE GROUP 5	USE GROUP 5	PERMIT PURSUANT TO SECTION ZR 74-71:
	COMMUNITY FACILITY	USE GROUP 3, 4	USE GROUP 3	N/A	USE GROUP 6	USE GROUP 6	TO MODIFY ZR 22-10.
Š.	FLOOR AREA						
ZR 24-11 & ZR 92-041	BULK REGULATION FOR R10 DISTRICT						
	FLOOR AREA RATIO	10.00	4.41	4.41	4.63	4.63	COMPLIES
	FLOOR AREA	36,500 SQ. FT.	16,103 SQ. FT.	16,103 SQ. FT.	16,896 SQ. FT.	16,896 SQ. FT.	COMPLIES
3	FLOOR AREA AND LOT COVERAGE						
ZR 24-11	MAX. FLOOR AREA RATIO AND PERCENTAGE OF LOT COVERAGE						in the second se
	RESIDENTIAL LOT COVERAGE	70.00%	91.95%	91.95%	91.95%	91.95%	EXISTING NON-COMPLIANCE
3	YARDS						
ZR 24-34	REQUIRED FRONT YARD	NONE REQUIRED	NONE	NONE	NONE	NONE	COMPLIES
ZR 24-35	REQUIRED SIDE YARD	NONE REQUIRED OR 8'-0" MIN. IF PROVIDED	NONE	NONE	NONE	NONE	COMPLIES
ZR 24-36 & ZR 24-392	REQUIRED REAR YARD ALONG SHORT DIMENSION OF BLOCK	NONE WITHIN 100' OF FRONT LOT LINE.	NONE	NONE	NONE	NONE	DOES NOT COMPLY. REQUEST SPECIAL
	Fig. appreciately active activ	20'-0" REAR YARD REQUIRED BEYOND 100'-0"	, 1 Marino (14 o c c	A STANCE OF THE		And the second second	PERMIT PURSUANT TO SECTION ZR 74-71
		OF LOT LINE.					TO MODIFY ZR 24-36 & ZR 24-392.
	HEIGHT AND SETBACK REGULATIONS						-
ZR 24-592 & ZR 23-69	HEIGHT LIMITATIONS FOR NARROW BUILDINGS/ENLARGEMENTS						
	BUILDING HEIGHT	100'-0"	74'-11"	74'-11"	74'-11"	74'-11"	COMPLIES
	MINIMUM DISTANCE BETWEEN RESIDENTIAL WINDOWS AND WA	LLS OR LOT LINE					
ZR 23-861 & ZR 24-67	DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALLS						DOES NOT COMPLY. REQUEST SPECIAL
	OR LOT LINE						PERMIT PURSUANT TO SECTION ZR 74-71:
	5TH FLOOR REAR	30'-0"	26'-2"	26'-2"	26'-2"	26'-2"	TO MODIFY ZR 24-672 & 24-641.
	6TH FLOOR REAR	30'-0"	26'-2"	26'-2"	26'-2"	26'-2"	
ZR 24-641	MINIMUM DIMENSIONS OF INNER COURTS						DOES NOT COMPLY. REQUEST SPECIAL
	5TH FLOOR FRONT	600 SQ. FT.	432 SQ. FT.	432 SQ. FT.	432 SQ. FT.	432 SQ. FT.	PERMIT PURSUANT TO SECTION ZR 74-71:
		MIN. DIMENSION NOT LESS THAN 20'-0"	19'-4"	19'-4"	19'-4"	19'-4"	TO MODIFY ZR 24-672 & 24-641.
ZR 24-651	DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALLS				(A. 1700-180)	V	
	OR LOT LINE						
	1ST AND 2ND FLOOR REAR	20'-0"	26'-2"	26'-2"	26'-2"	26'-2"	COMPLIES
	3RD AND 4TH FLOOR REAR	20'-0"	32'-7"		32'-7"	32'-7"	COMPLIES
	OFF-STREET PARKING AND LOADING REGULATIONS IN MANHATT		1 -				
ZR 13-10	PERMITTED OFF-STREET PARKING IN MANHATTAN CORE	NONE	NONE	NONE	NONE	NONE	COMPLIES
ZR 25-811a	ENCLOSED BICYCLE PARKING SPACES	REQUIREMENTS WAIVED FOR BUILDINGS	NONE	1 Lb/01001000	NONE	NONE	COMPLIES
stranger of 15 that the 10 h		CONTAINING < 10 DWELLING UNITS	705563547	0.000,680,030,580,0		CONTROL PROPERTY	
	STREET TREES IN RESIDENTIAL DISTRICTS		1			1	li.
	STREET TREE PLANTING IN RESIDENTIAL DISTRICTS	NONE FOR < 20% ENLARGEMENT	NONE	NONE	NONE	NONE	COMPLIES

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ZONING NOTES

Seal and Signature:

Date: 07/21/23

Drawn By: Author

Drawing No.

LPC-47

Member's Clubs in Community District 8 Member's Clubs 854 Fifth Avenue Colette Ooubles Harmonie Club Metropolitan Club Groiler Club @ Casa Cruz Knickerbocker Club Links Club @ Colony Club Fasano Fifth Avenue The Leash Club The Cosmopolitan Club DLotos Club Regency Whist Club Columbus Citizens Club Union Club Explorers Club CD8 Boundary ----

Members Clubs in Manhattan

Community District 8 Name	Address	Zoning District	Use Group	Guest Rooms
Colette	767 Fifth Ave	CS-3, CS-2.5, MID	6	N/A
Doubles	783 Fifth Ave	RIOH, PI	6, 30	
Harmonie Club	4 East 60th Street	C5-2.5, MID	no CO	N
Metropolitan Club	1 East 60th Street	R10H, C5-1, PI	4	44
Groiler Club	47 East 60th Street	C5-1	no CO	N
Casa Cruz	36 East 61st Street	CS-1	6	N
Knickerbocker Club	807 Fifth Avenue	R10, PI	4	24
Links Club	36 East 62nd Street	R8B	old CO	N
Colony Club	564 Park Avenue	R10, R8B, PI	old CO	25
Fasano Fifth Avenue	815 Fifth Avenue	R10, PI	2	5
Leash Club	41 East 63rd Street	R8B	4	N
The Cosmopolitan Club	122 East 66th Street	R8B	6E, E	24 (website), 28
Lotos Club	5 East 66th Street	R8B	4	14
Regency Whist Club	15 East 67th Street	R88	old CO	N
Columbus Citizens Club	8 East 69th Street	R88	4	N
Union Club	101 East 69th Street	R10, R8B, PI	old CO	21
Explorers Club	46 East 70th Street	R8B	4	N

Name	Address	Zoning District	Use Group	Guest Rooms
Casa Cipriani	10 South Street	C4-6, LM	5, 12	47
Nexus Club	100 Church Street	C5-3, LM	6	N
Zero Bond	670 Broadway	M1-5/R9A, SNX	6	N
Salmagundi Club	47 Fifth Avenue	R10, C6-1	old CO	N
Soho House	29 9th Avenue	M1-5	5, 6	44
Norwood Club	241 West 14th Street	C2-2A	6	500 I S 500 I I I
National Arts Club	15 Gramercy Park South	R78, R8B	no CO	Y (unspecified)
Players Club	16 Gramercy Park South	R78, R88	no CO	N
The Ned Nomad	1170 Broadway	M1-6	5, 6	167
The Union League Club	38 East 37th Street	R10, R8B	old CO	59
Columbia University Club	30 West 44th Street	C6-4.5, MID	4	39 (Penn Club)
Princeton Club	15 West 43rd Street	C6-4.5, MID	old CO	58
Century Club	7 West 43rd Street	C6-4.5, C5-3, MID	6	N
Cornell Club	6 East 44th Street	C5-2.5, MID	6	48
NY Yacht Club	37 West 44th Street	C6-4.5, MID	2	21
Harvard Club	27 West 44th Street	C6-4.5, MID	5	37
Yale Club	50 Vanderbilt Avenue	C5-3, MID	6	138
Lambs Club	3 West 51st Street	C5-2.5, MID	old CO	26
Racquet and Tennis Club	370 Park Avenue	C5-3	old CO	N
University Club	1 West 54th Street	C5-3, C-5P, MID	old CO	97
Brook Club	111 East 54th Street	CS-3, MID	5	10
CORE: Club	66 East 55th Street	C5-2.5, MID	6	74
Friars Club	57 East 55th Street	C5-2.5	9	N
NY Athletic Club	180 Central Park South	R10H, C5-1	6	187

Legend = Closed

Last Updated: 07/17/2023

ARCHITECTS

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MEMBER'S CLUBS IN COMMUNITY BOARD 8

Seal and Signature:

07/19/23 Scale:

Drawn By:
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LPC-48

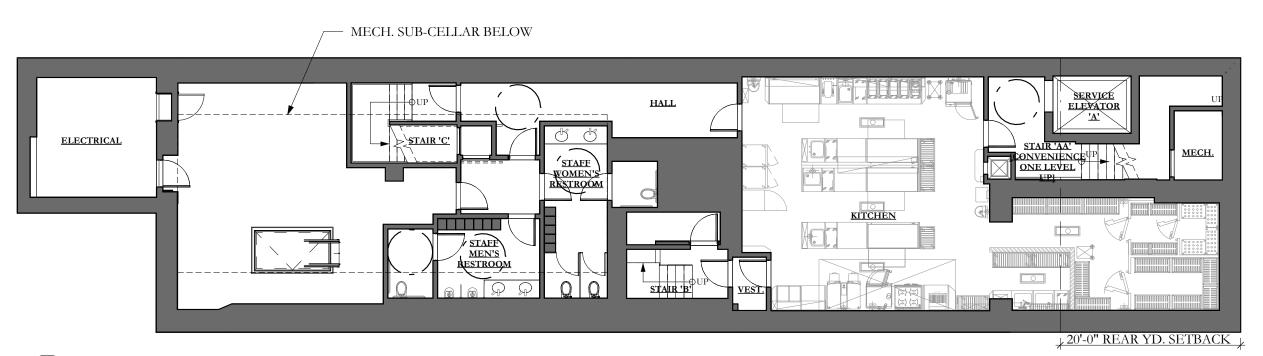
Project No. 3760

 $\frac{700}{3760}$ 49 of

20'-0" REAR YD. SETBACK

SUB-CELLAR LEVEL - EXISTING

 $LPC-49 \quad 3/32" = 1'-0"$



SUB-CELLAR LEVEL - PROPOSED

LPC-49 3/32" = 1'-0"

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EXISTING & PROPOSED SUB-CELLAR PLANS

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05/11/23

3/32" = 1'-0"

9/27/23

DATE:

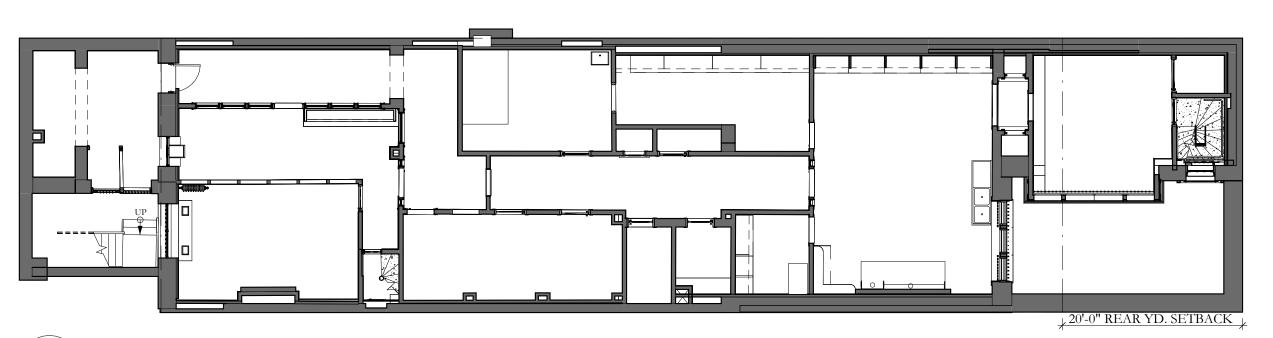
7/27/23

Drawn By: PPA

Drawing No. LPC-49

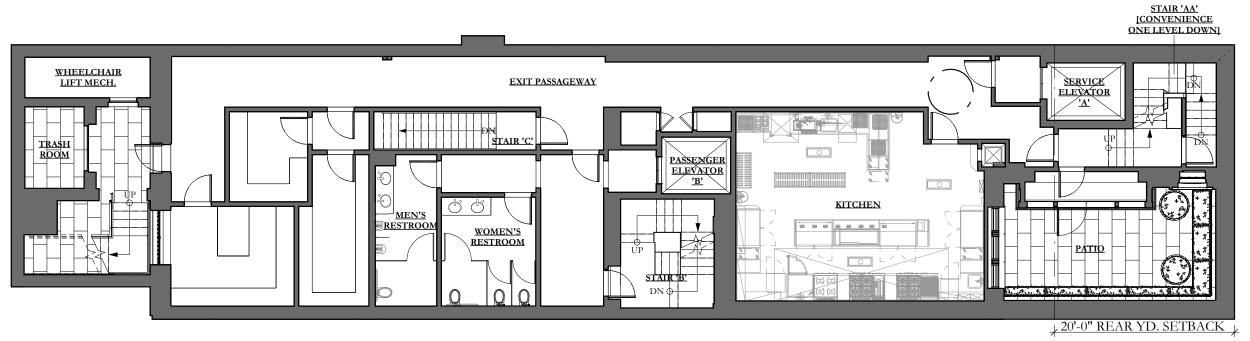
3760

3/32" = 1'-0"



1 CELLAR LEVEL - EXISTING

LPC-50 3/32" = 1'-0"



2 CELLAR LEVEL - PROPOSED

LPC-50 3/32" = 1'-0"

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EXISTING & PROPOSED CELLAR PLANS

Seal and Signature:

05/11/23 Scale:

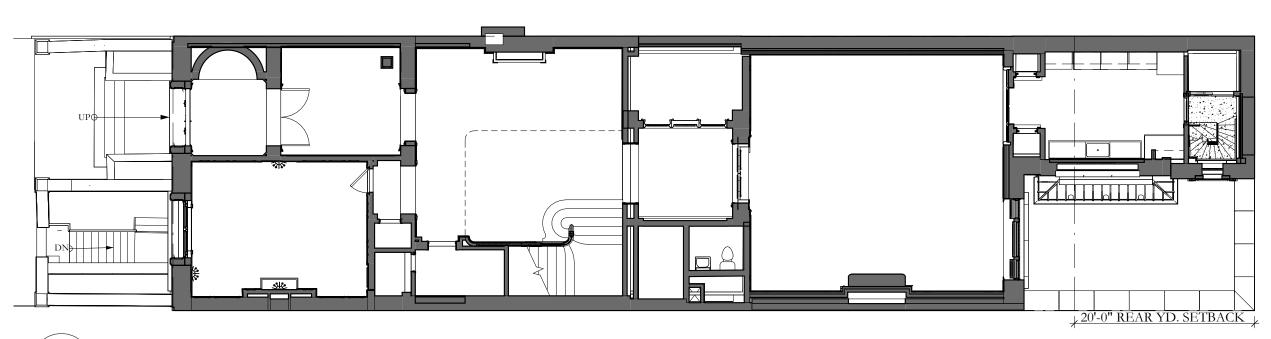
3/32'' = 1'-0''Drawn By:

PPA
Drawing No.

LPC-50

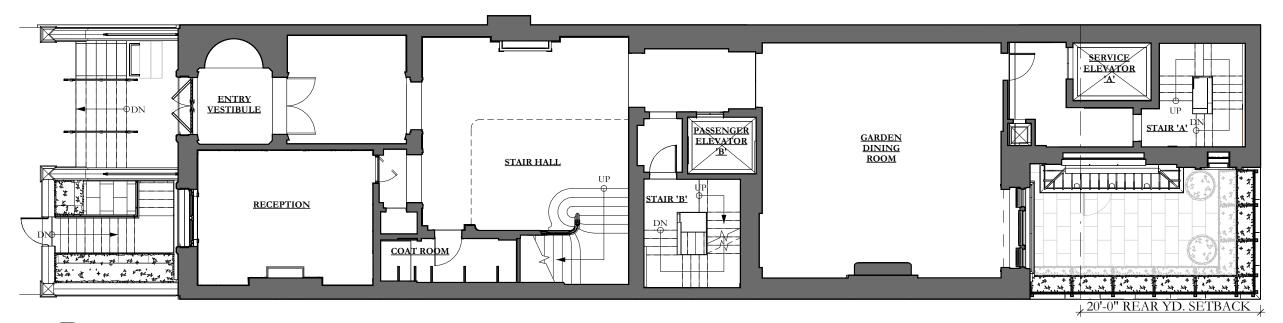
7760 51 of

 $\frac{1}{100} = \frac{1}{100} = \frac{1}$



1 FIRST FLOOR - EXISTING

LPC-51 3/32" = 1'-0"



 $\begin{array}{c|c}
2 & FIRST FLOOR - PROPOSED \\
\hline
LPC-51 & 3/32" = 1'-0"
\end{array}$

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EXISTING & PROPOSED FIRST FLOOR PLANS

Seal and Signature:

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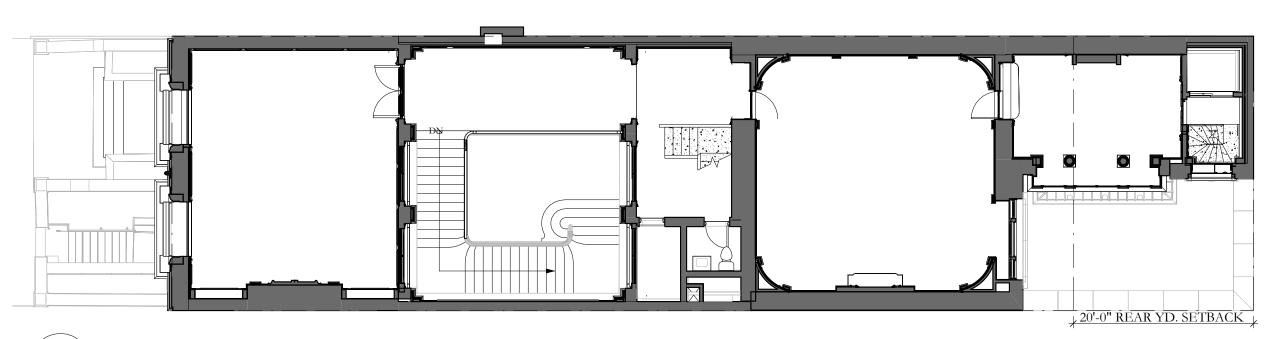
3/32" = 1'-0"

Drawn By: PPA

Drawing No.

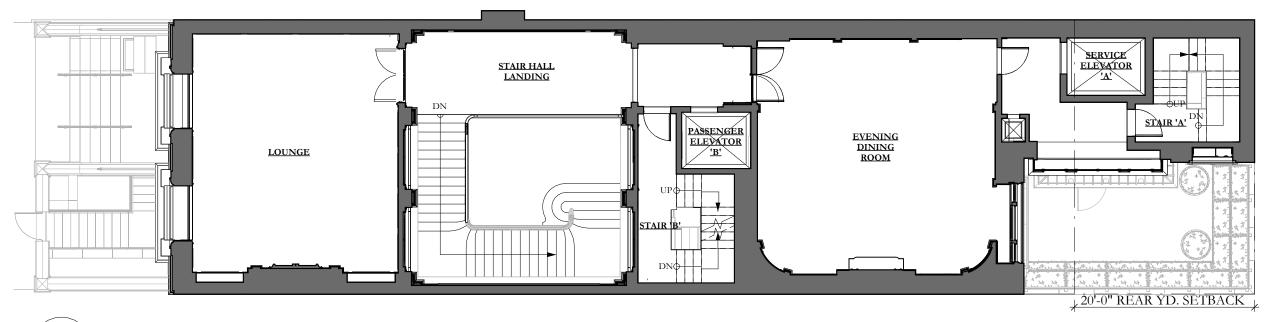
LPC-51

0ject No. 3760 52 o



1 \ SECOND FLOOR - EXISTING

LPC-52 3/32" = 1'-0"



 $\begin{array}{c|c} 2 & SECOND FLOOR - PROPOSED \\ LPC-52 & 3/32" = 1'-0" \end{array}$

0' 5' 10'
weet 10' 3/32" = 1'-0"

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EXISTING & PROPOSED SECOND FLOOR PLANS

Seal and Signature:

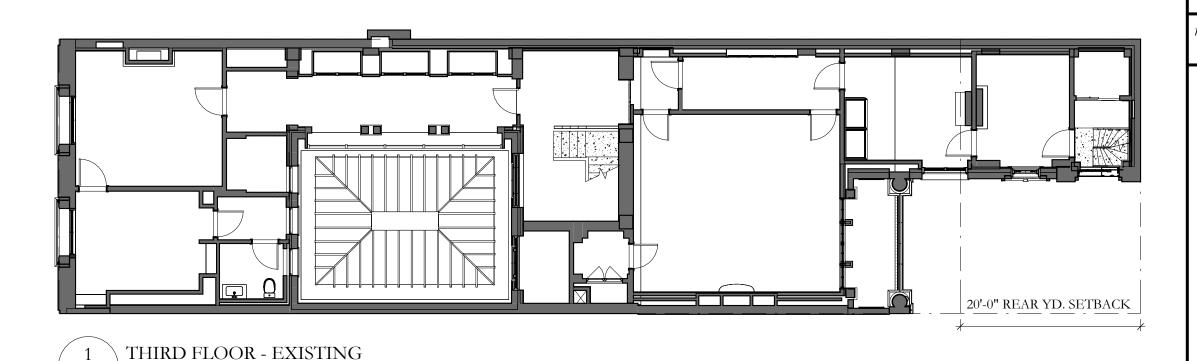
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3/32" = 1'-0"

Drawn By:
PPA
Drawing No.

LPC-52

Project No.



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EXISTING & PROPOSED THIRD FLOOR PLANS

Seal and Signature:

05/11/23

3/32" = 1'-0" Drawn By:

PPA Drawing No.

LPC-53

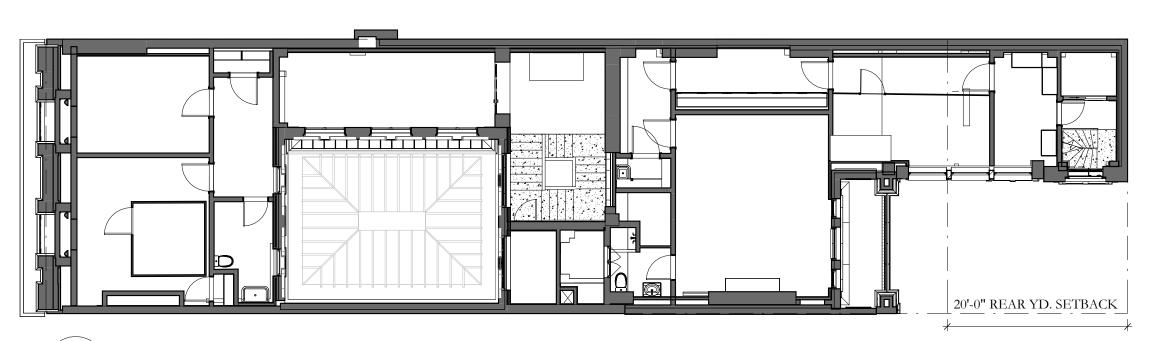
3760

SERVICE ELEVATOR PASSENGER MEN'S RESTROOM WOMEN'S WC WINTER GARDEN STAIR 'B' WOMEN'S RESTROOM [OPEN TO ABOVE] 20'-0" REAR YD. SETBACK

THIRD FLOOR - PROPOSED LPC-53/3/32" = 1'-0"

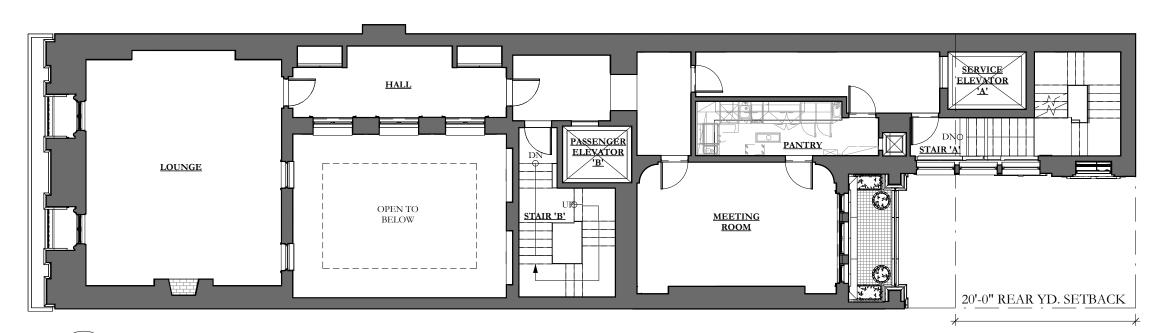
LPC-53 3/32" = 1'-0"

3/32" = 1'-0"



FOURTH FLOOR - EXISTING

LPC-54 3/32" = 1'-0"



2 FOURTH FLOOR - PROPOSED

LPC-54 3/32" = 1'-0"

60' 5' 10' feet 3/32" = 1'-0" PETER PENNOYER ARCHITECTS

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EXISTING & PROPOSED FOURTH FLOOR PLANS

Seal and Signature:

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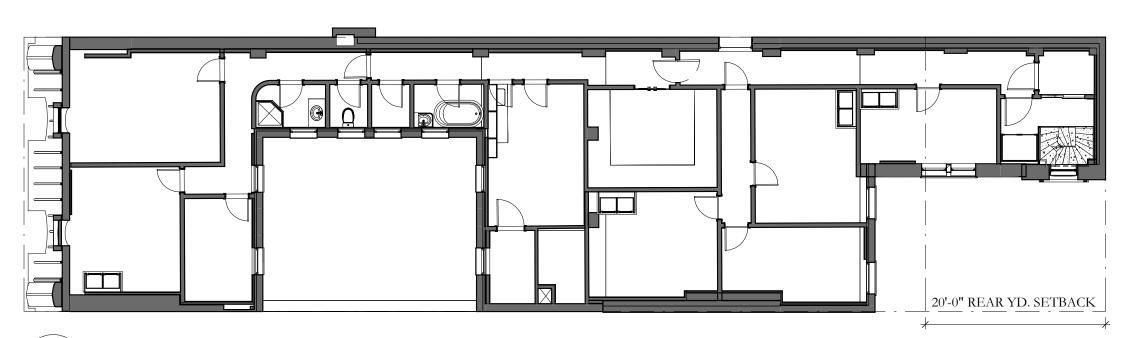
3/32" = 1'-0" Drawn By:

PPA
Drawing No.

LPC-54

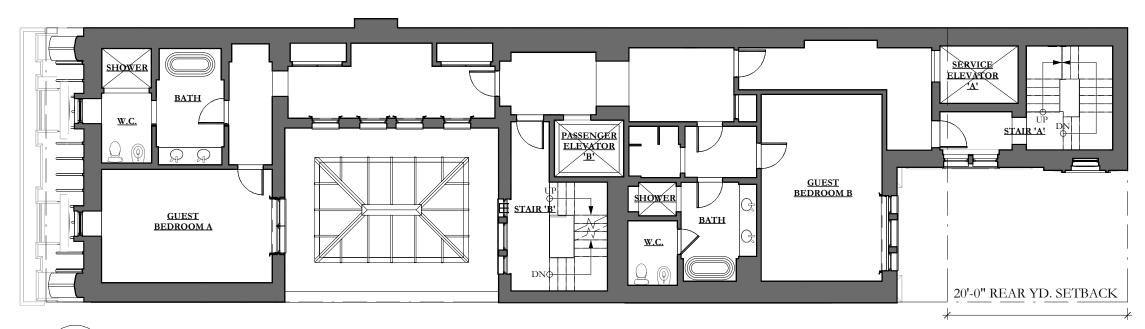
Project No.

oject No. 3760 55 of



FIFTH FLOOR - EXISTING

LPC-55 3/32" = 1'-0"



FIFTH FLOOR - PROPOSED LPC-55 3/32" = 1'-0"

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EXISTING & PROPOSED FIFTH FLOOR PLANS

Seal and Signature:

05/11/23

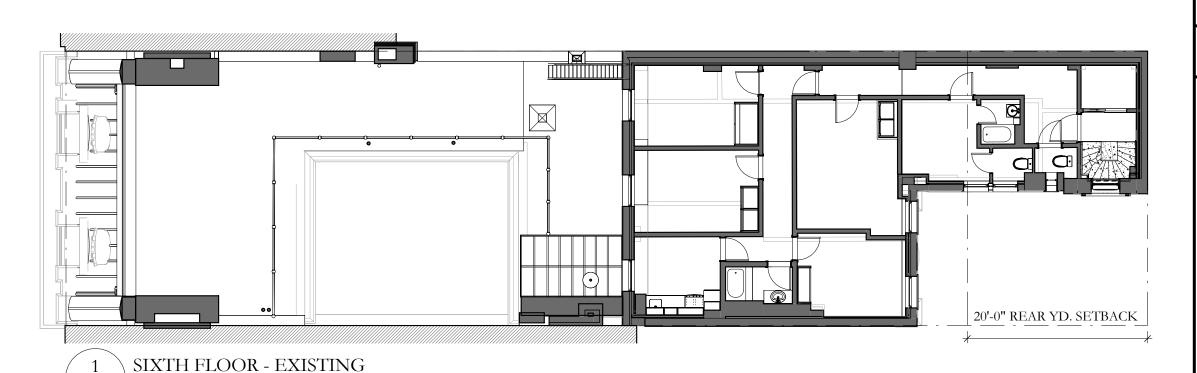
3/32" = 1'-0" Drawn By:

PPA Drawing No.

LPC-55

3760

3/32" = 1'-0"





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EXISTING & PROPOSED SIXTH FLOOR PLANS

Seal and Signature:

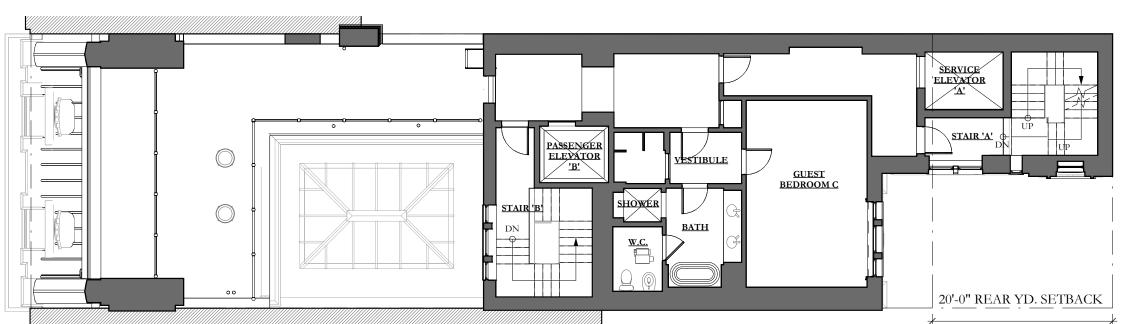
05/11/23 3/32" = 1'-0"

Drawn By: PPA

9/27/23

Drawing No.

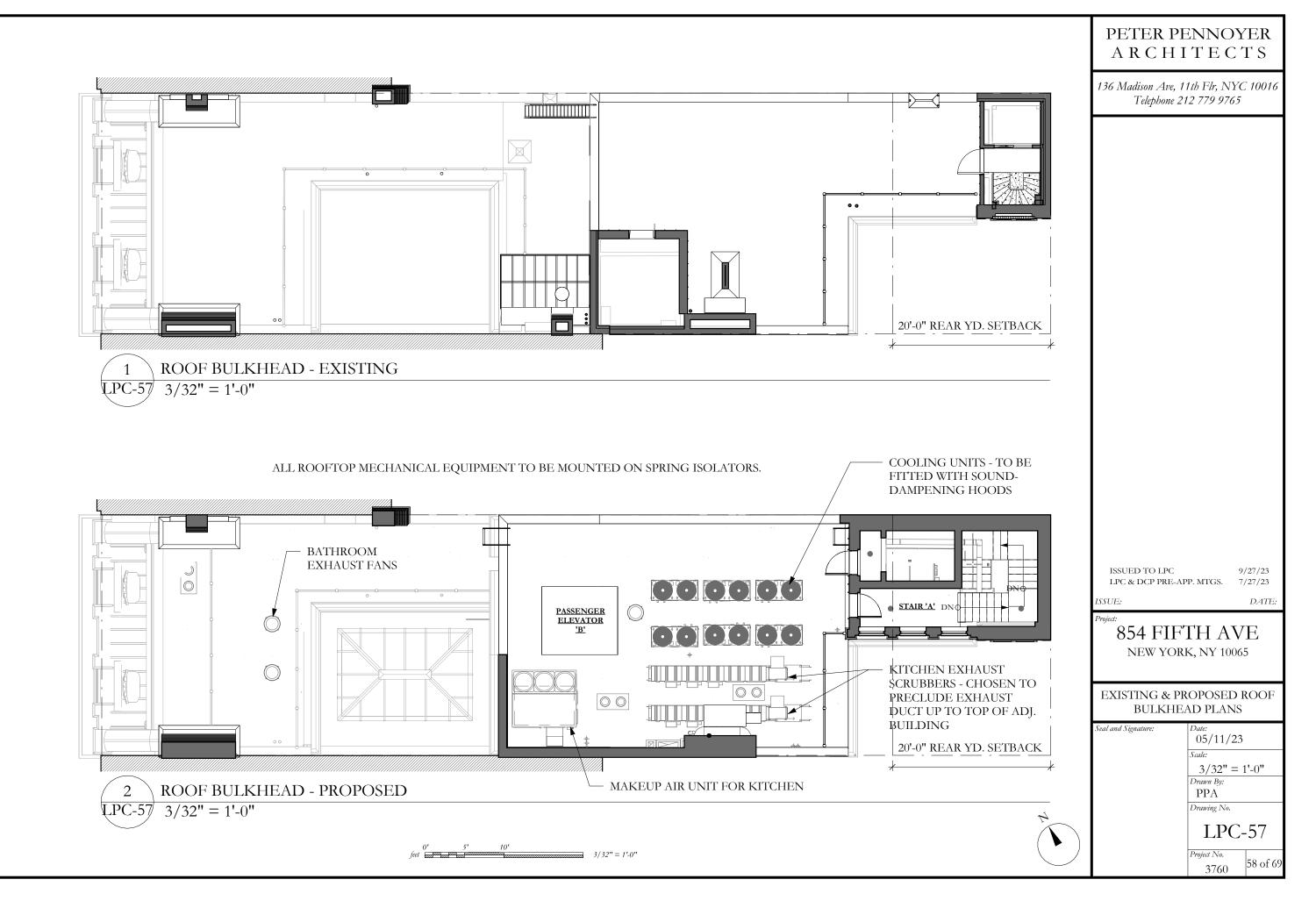
LPC-56 3760

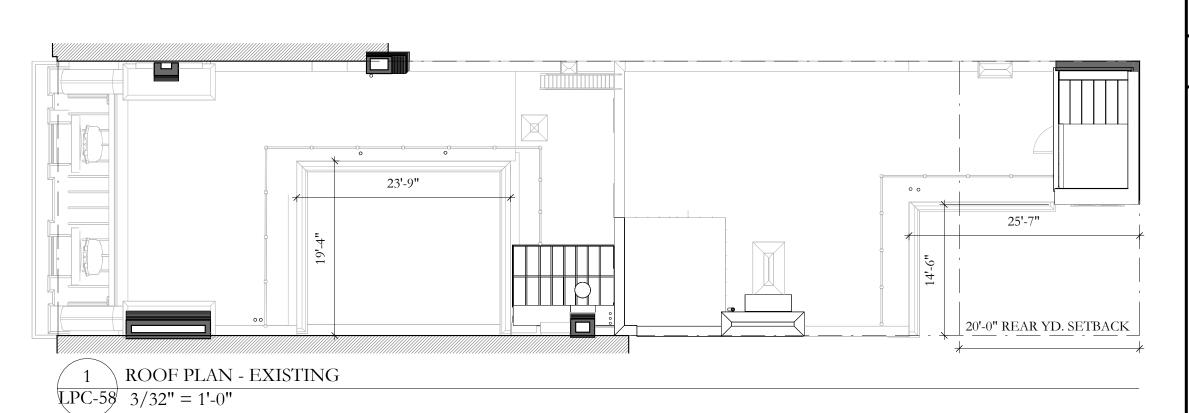


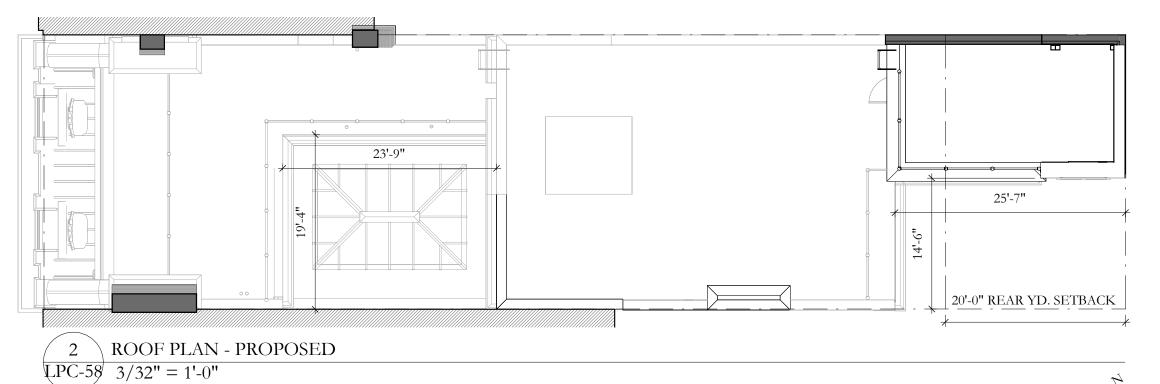
SIXTH FLOOR - PROPOSED

LPC-56 3/32" = 1'-0"

 $LPC-56 \quad 3/32" = 1'-0"$







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EXISTING & PROPOSED ROOF PLANS

Seal and Signature:

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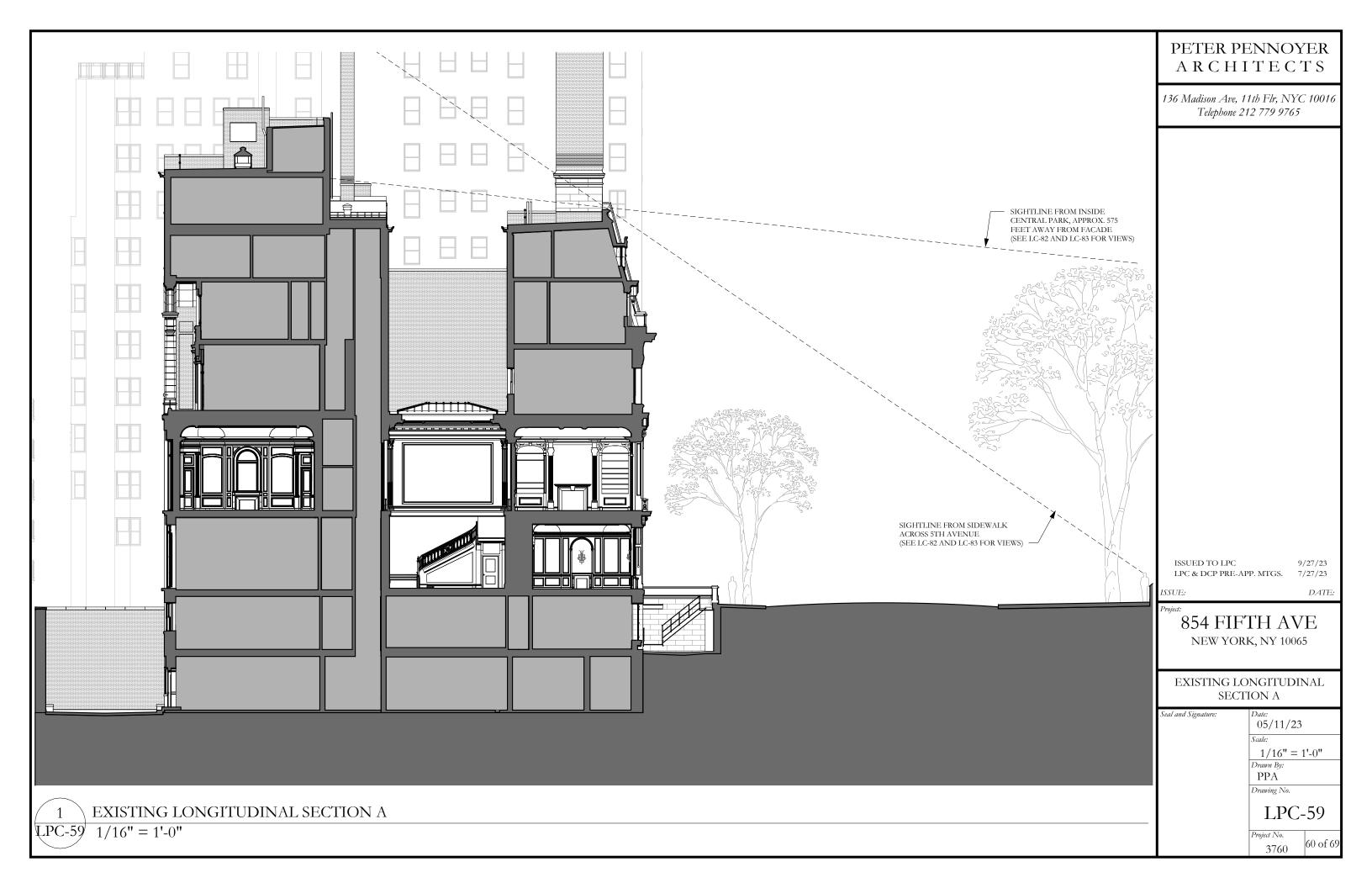
3/32" = 1'-0" Drawn By:

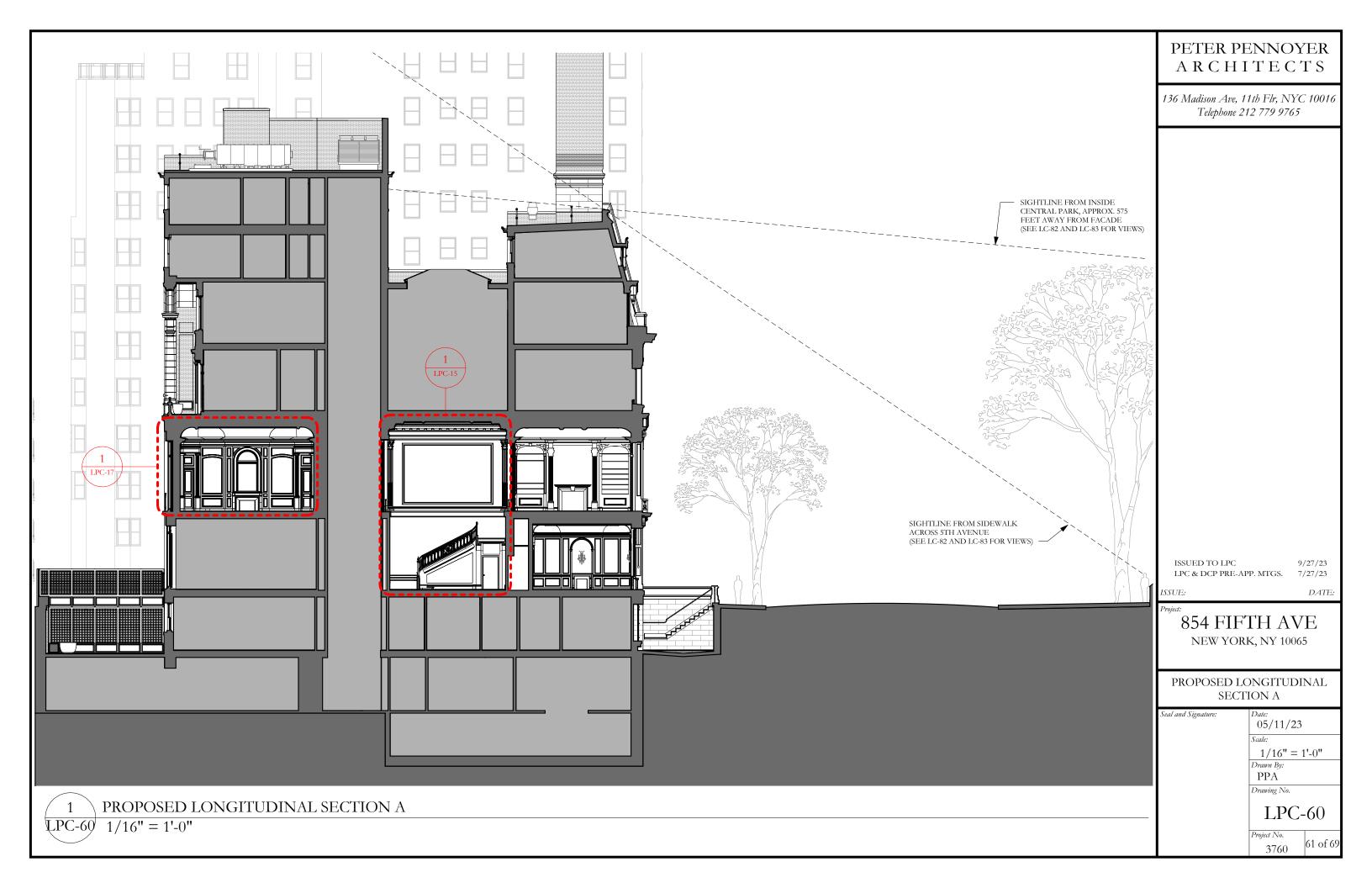
PPA Drawing No.

LPC-58

3760

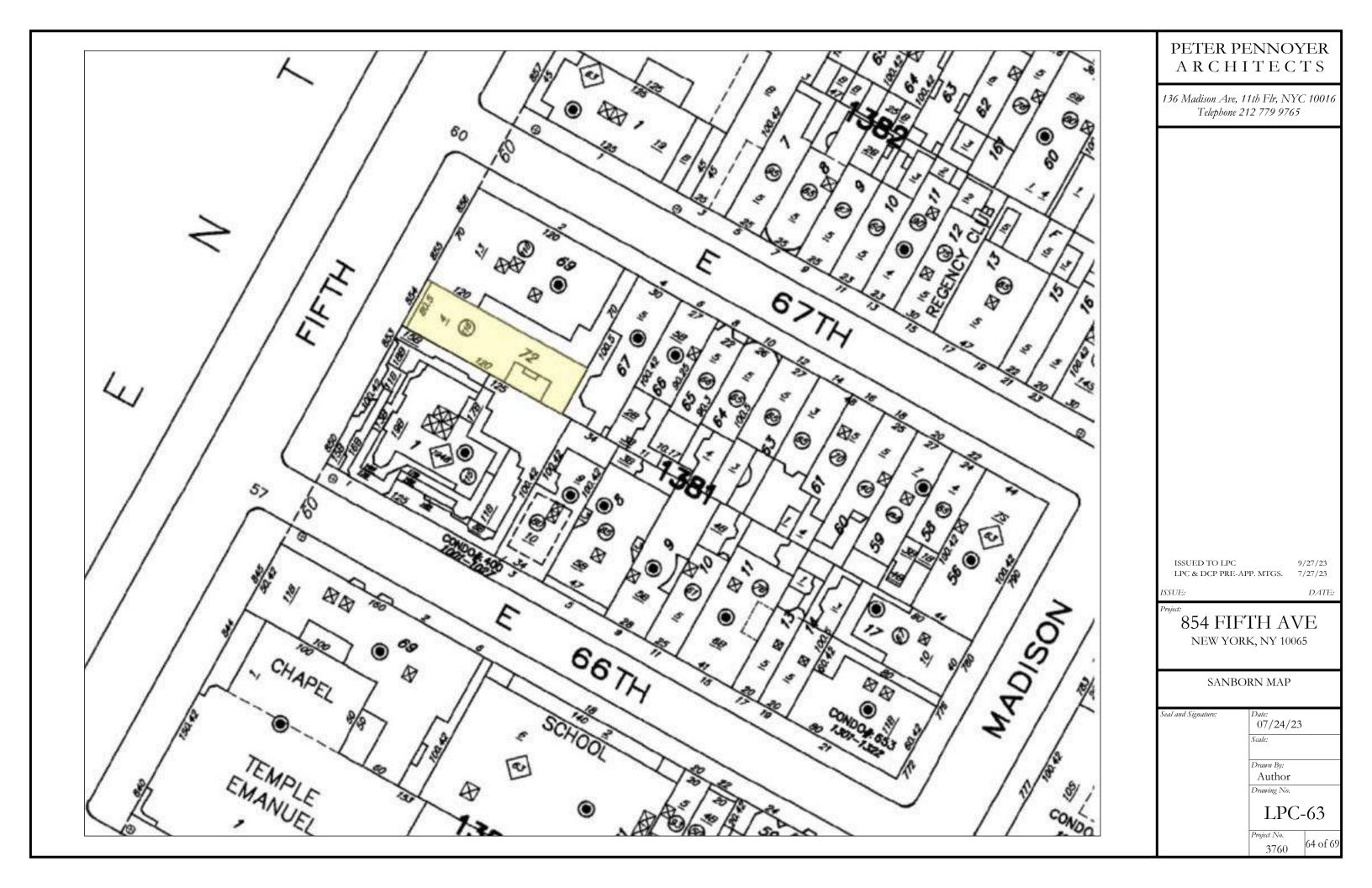
3/32" = 1'-0"









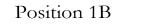






Position 1A







Position 1C

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SIGHTLINE VIEWS 1

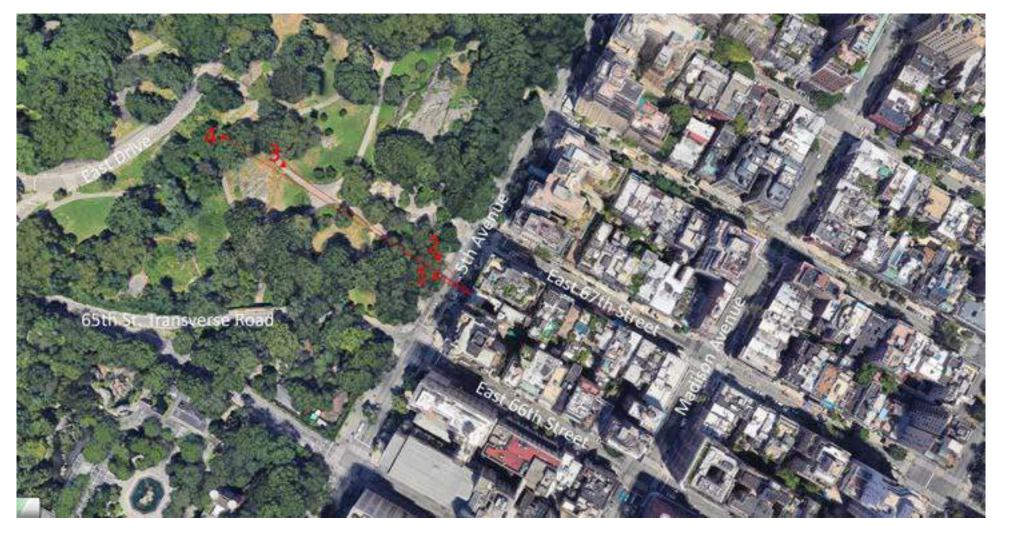
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Position 2A





Position 2B Position 2C

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SIGHTLINE VIEWS 2

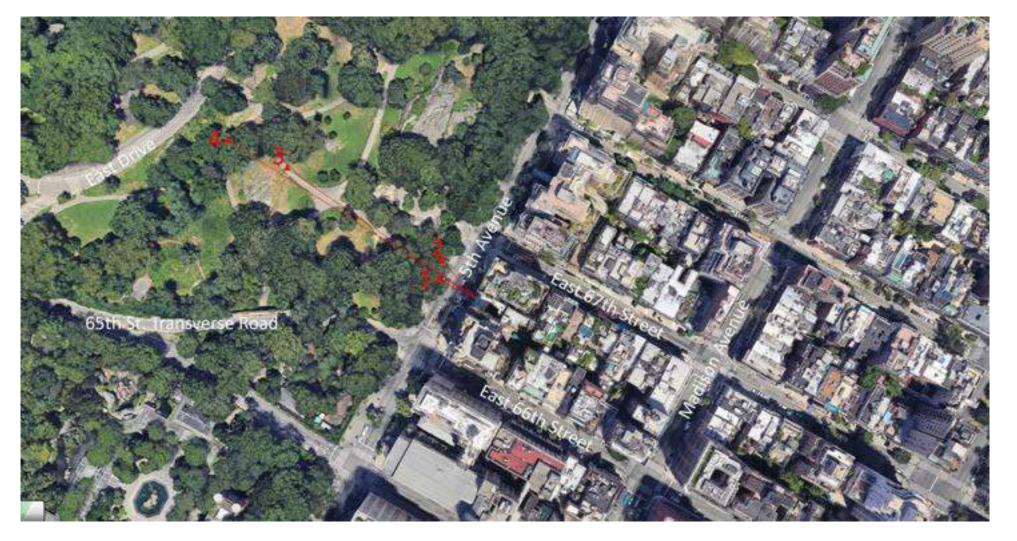
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Position 3A







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SIGHTLINE VIEWS 3

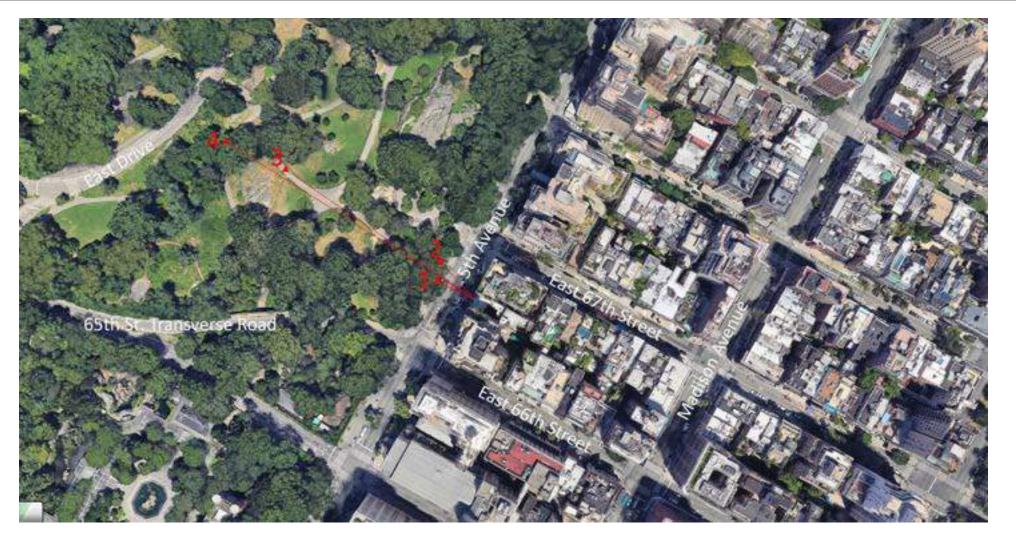
Seal and Signature:

Date: 05/11/23

Drawn By: PPA

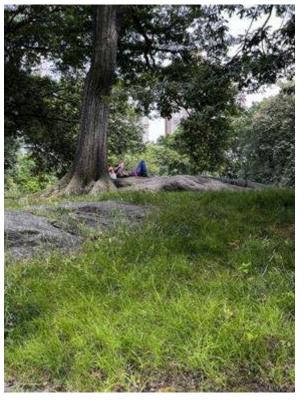
Drawing No.

LPC-66





Position 4A





Position 4C Position 4B

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SIGHTLINE VIEWS 4

Seal and Signature:

Date: 05/11/23

Drawn By: PPA

Drawing No. LPC-67



BLOCK ELEVATION ALONG 5TH AVENUE BETWEEN 66TH AND 67TH STREETS VIEWPOINT IS APPROX. 220 FEET AWAY FROM FACADE

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RENDERING FINAL PAGE

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Drawn By:

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LPC-68

Project No. 3760