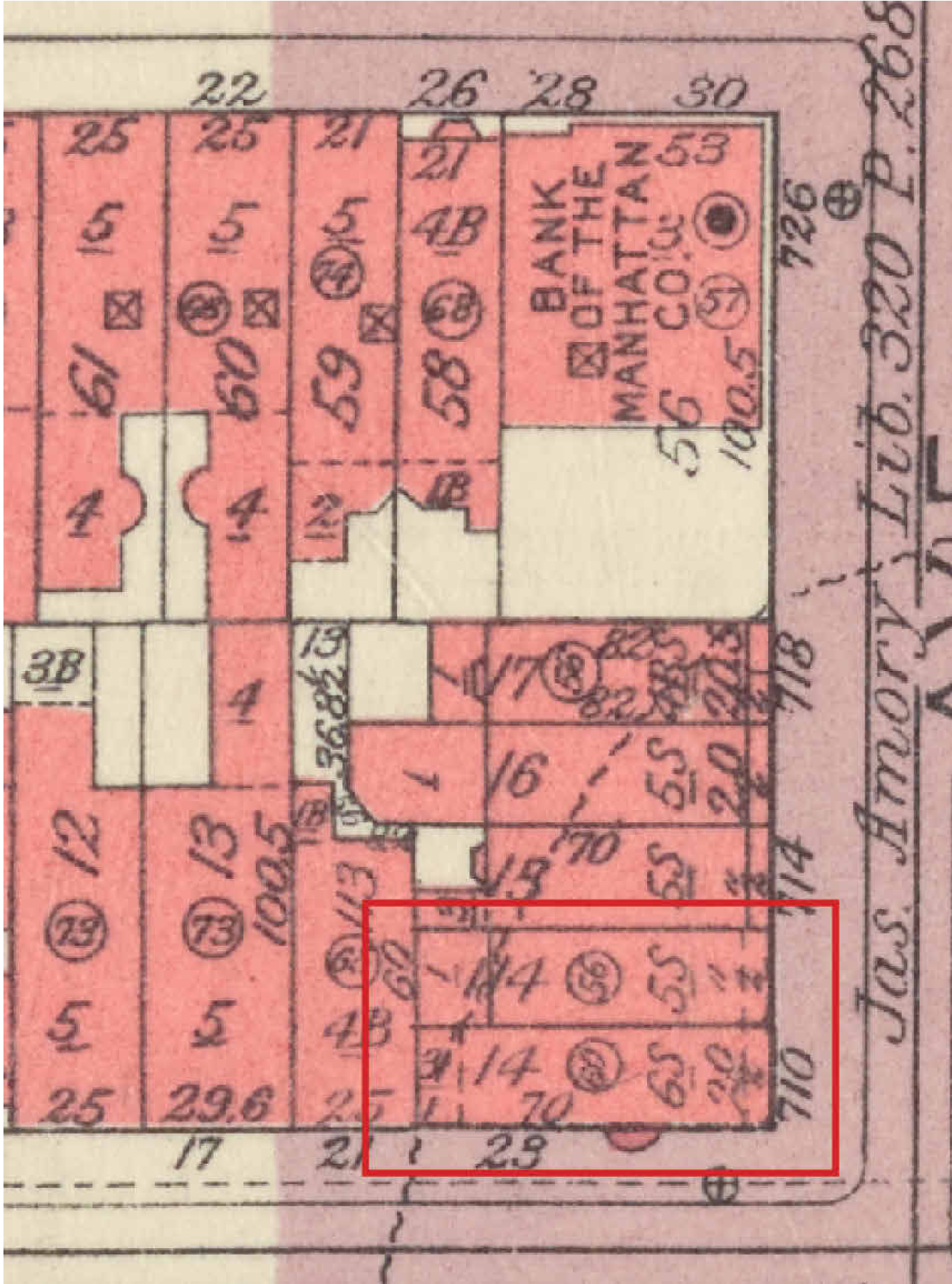




710-712 Madison Avenue, designed by Gage Inslee and built in 1871.



Bromley map, 1955. (NYPL)

OVERVIEW

Spacesmith

One New York Plaza, Suite 3400
New York, NY 10004
P: 212 620 5583

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G R A F F

701/712 MADISON AVENUE, NEW YORK, NY 10065

DATE: SEPTEMBER 30, 2025

DRAWING NO: L-002.00



1 EXISTING ELEVATION - MADISON AVE
1/4" = 1'-0"



2 PROPOSED ELEVATION - MADISON AVE
1/4" = 1'-0"

NO.	NOTE
L1	NEW FACADE AT RETAIL LEVELS L1-L2
L3	ALL EXISTING WINDOWS TO BE REPLACED WITH STEEL WINDOWS TO MATCH EXISTING CONFIGURATION AND PROFILES.
L4	AWNINGS TO BE REPLACED, TYPICAL.
L9	REPAINT MASONRY
L11	NEW STAIR ENCLOSURE ON ROOF TOP.
L12	NEW SIGNAGE
L14	NEW STONE CORNICE ON 712 TO MATCH EXISTING CORNICE ON 710 MADISON
L81	NEW ROOFTOP MECHANICAL UNITS & CURB- 710/712 MADISON

MADISON AVENUE ELEVATION

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One New York Plaza, Suite 3400
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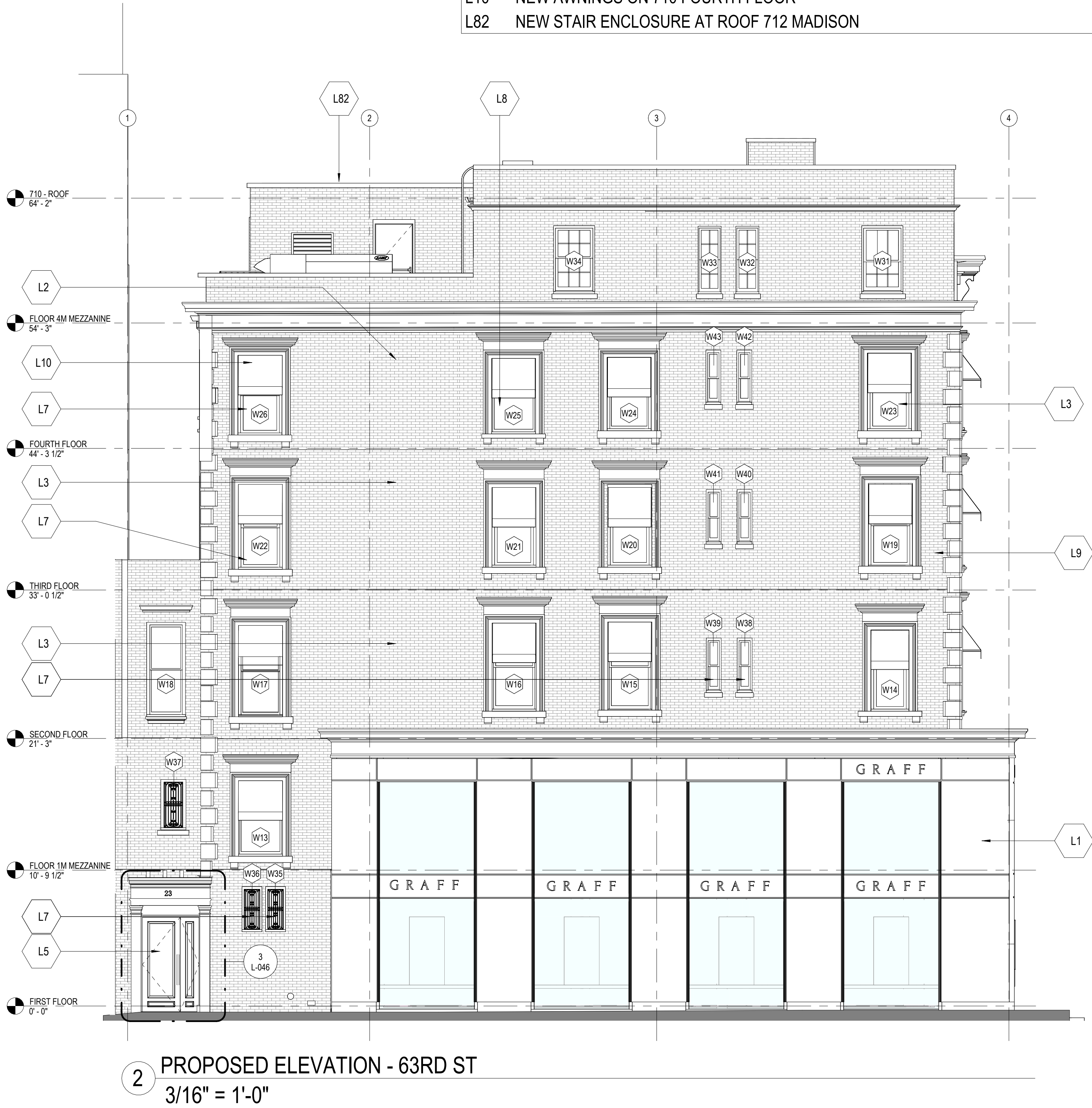
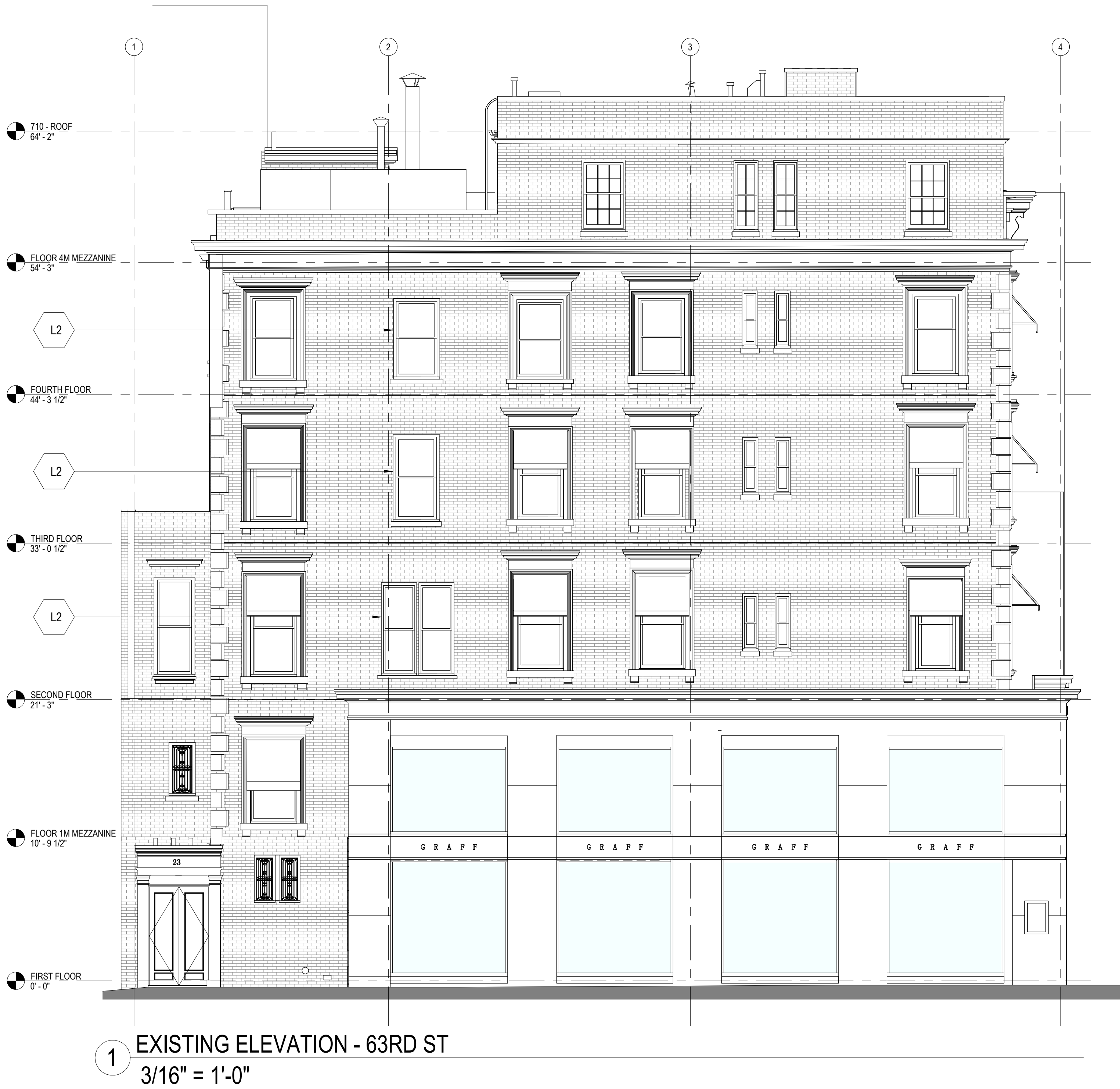
G R A F F

701/712 MADISON AVENUE, NEW YORK, NY 10065

DATE: SEPTEMBER 30, 2025

DRAWING NO: L-030.00

NO.	NOTE
L1	NEW FACADE AT RETAIL LEVELS L1-L2
L2	NON-HISTORICAL WINDOW OPENINGS TO BE INFILLED AT 710 MADISON.
L3	ALL EXISTING WINDOWS TO BE REPLACED WITH STEEL WINDOWS TO MATCH EXISTING CONFIGURATION AND PROFILES.
L5	REPLACE WITH NEW CODE-COMPLIANT DOOR FOR EGRESS
L7	OBSCURING INTERIOR-APPLIED WINDOW FILM- 710 MADISON
L8	STAIR LANDING AND GUARDRAIL SET BACK FROM WINDOW
L9	REPAINT MASONRY
L10	NEW AWNINGS ON 710 FOURTH FLOOR
L82	NEW STAIR ENCLOSURE AT ROOF 712 MADISON



EAST 63RD ST. ELEVATION