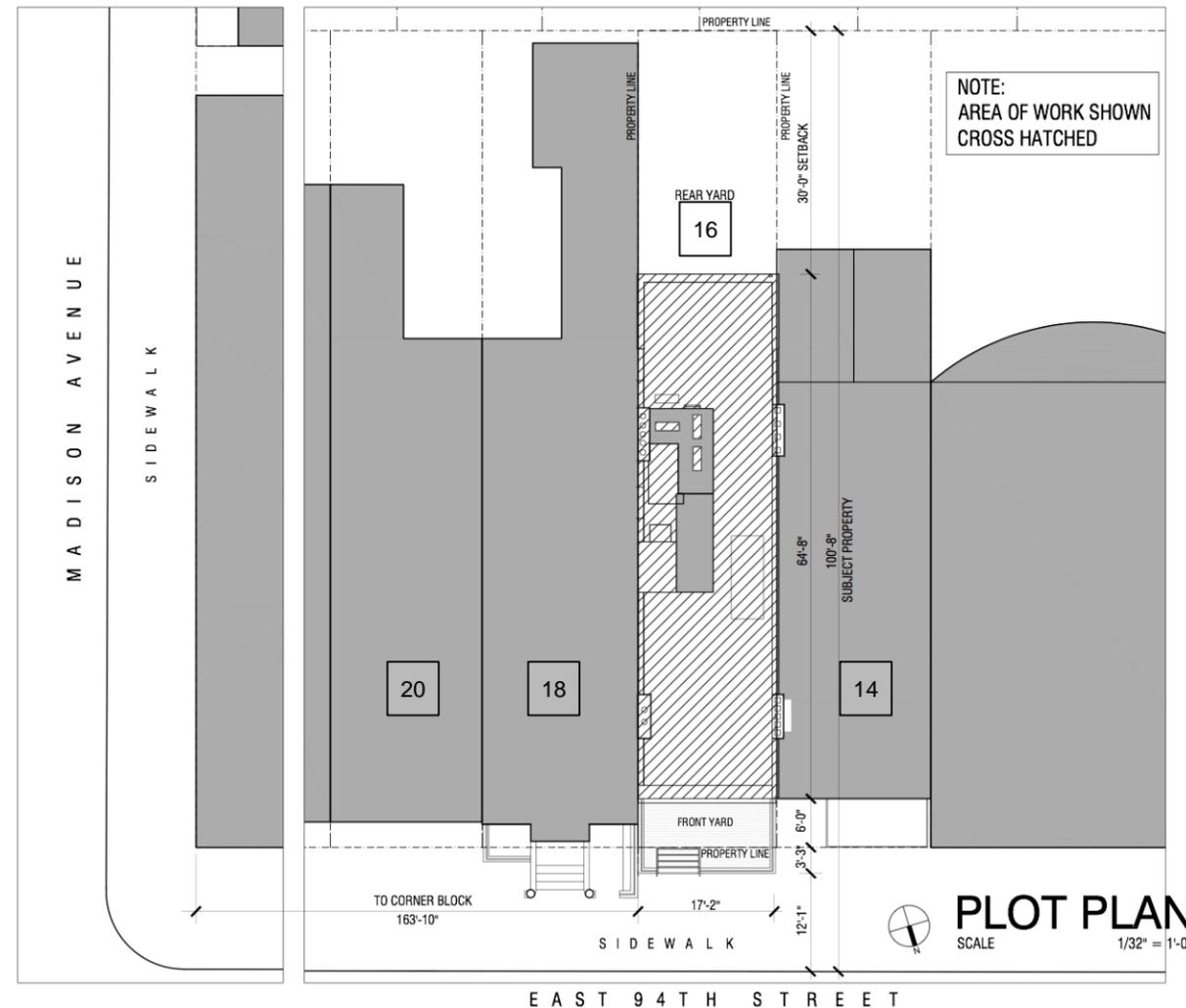


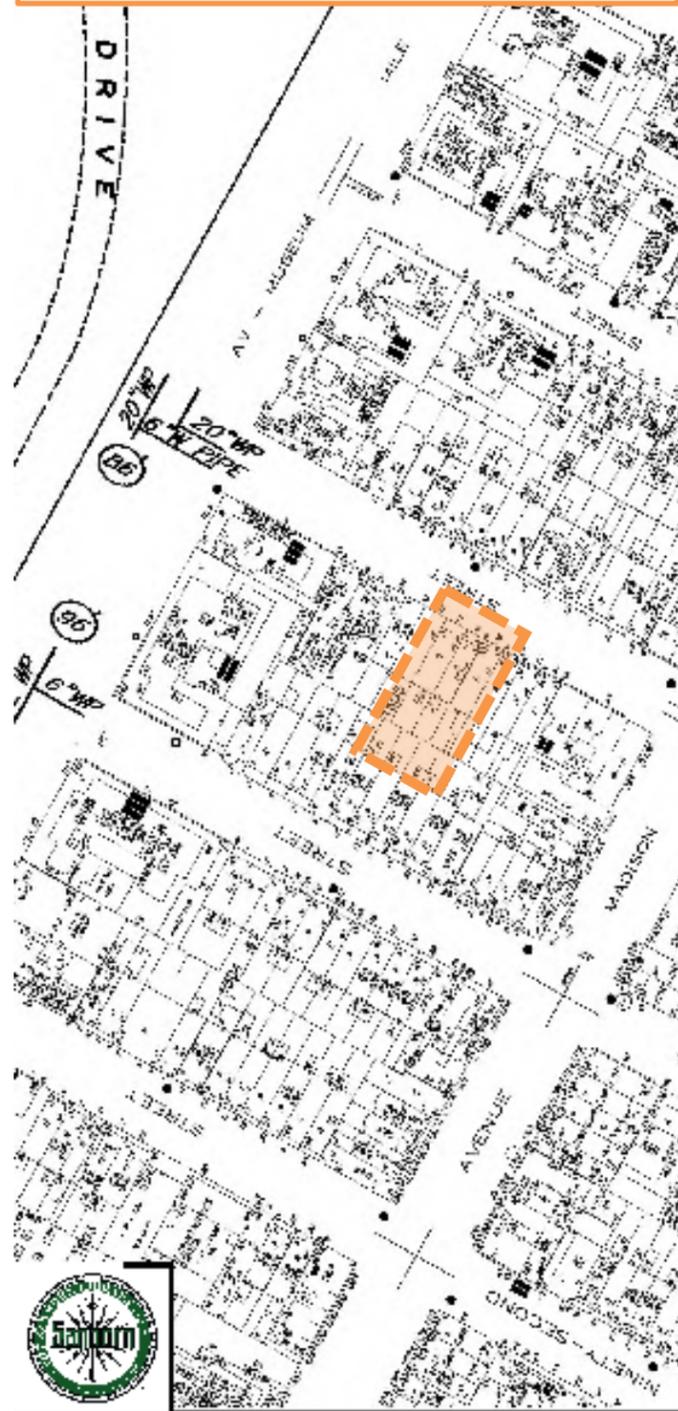
ALTERATION TO:
16 EAST 94TH STREET
 NEW YORK, NY 10128



DRAWING LIST

COVER	LPC-00
SANBORN MAPS	LPC-01
BLOCK PLAN	LPC-02
REAR FACADE EXISTING CONDITIONS	LPC-03
EXISTING DETAILS (REAR) EXISTING DETAILS (REAR YARD)	LPC-04 LPC-05
REAR ELEVATIONS	LPC-06
EXISTING SECTION	LPC-07
PROPOSED SECTION	LPC-08
MASSING STUDY	LPC-09
EXISTING PHOTOS (NEIGHBORS)	LPC-10
EXISTING PHOTOS (NEIGHBORS)	LPC-11
EXISTING PHOTOS (NEIGHBORS)	LPC-12
FRONT FACADE EXISTING CONDITIONS	LPC-13
EXISTING DETAILS (FRONT)	LPC-14
EXISTING DETAILS (STOOP)	LPC-15
STREET ELEVATION PANORAMA	LPC-16
FRONT ELEVATIONS	LPC-17
STOOP DETAILS	LPC-18
CORNICE DETAILS	LPC-19
ADDITIONAL BUILDING DETAILS	LPC-20
NEIGHBOR PRECEDENTS	LPC-21
CELLAR PLANS	LPC-22
BASEMENT PLANS	LPC-23
1ST FLOOR PLANS	LPC-24
2ND FLOOR PLANS	LPC-25
3RD FLOOR PLANS	LPC-26
4TH FLOOR PLANS	LPC-27
BULKHEAD PLANS	LPC-28
ROOF PLAN	LPC-29
MOCKUP PHOTOS	LPC-30
MOCKUP PHOTOS	LPC-31
SIGHTLINE SECTION	LPC-32
MATERIALS AND FINISHES	LPC-33

2005 SANBORN MAP

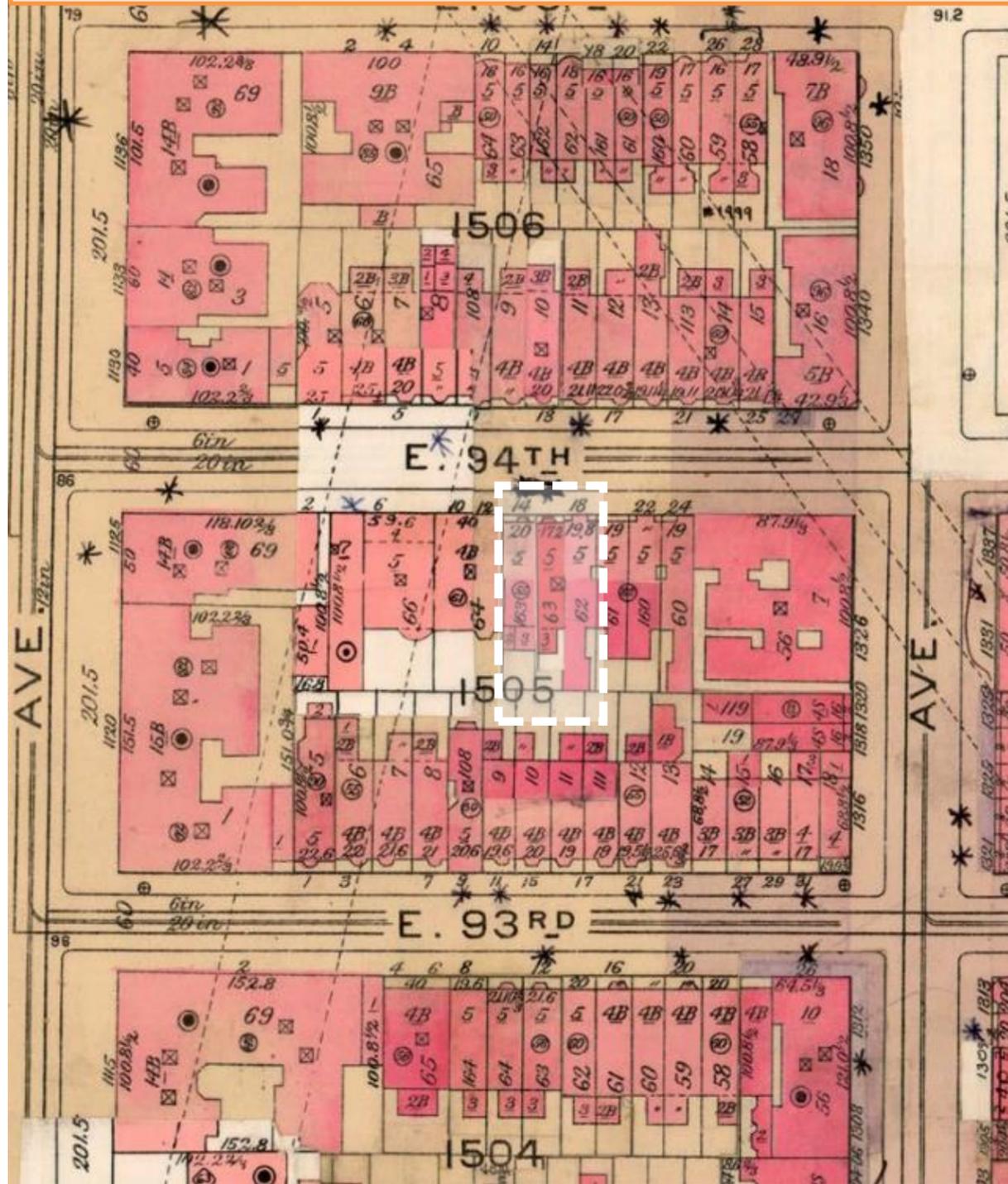


Map combines the following sheets.
Map sheets within the collection.

0 Feet 150

Volume 85, Sheet 32
Volume 85, Sheet 31
Volume 75, Sheet 107

1930 BROMLEY MAP

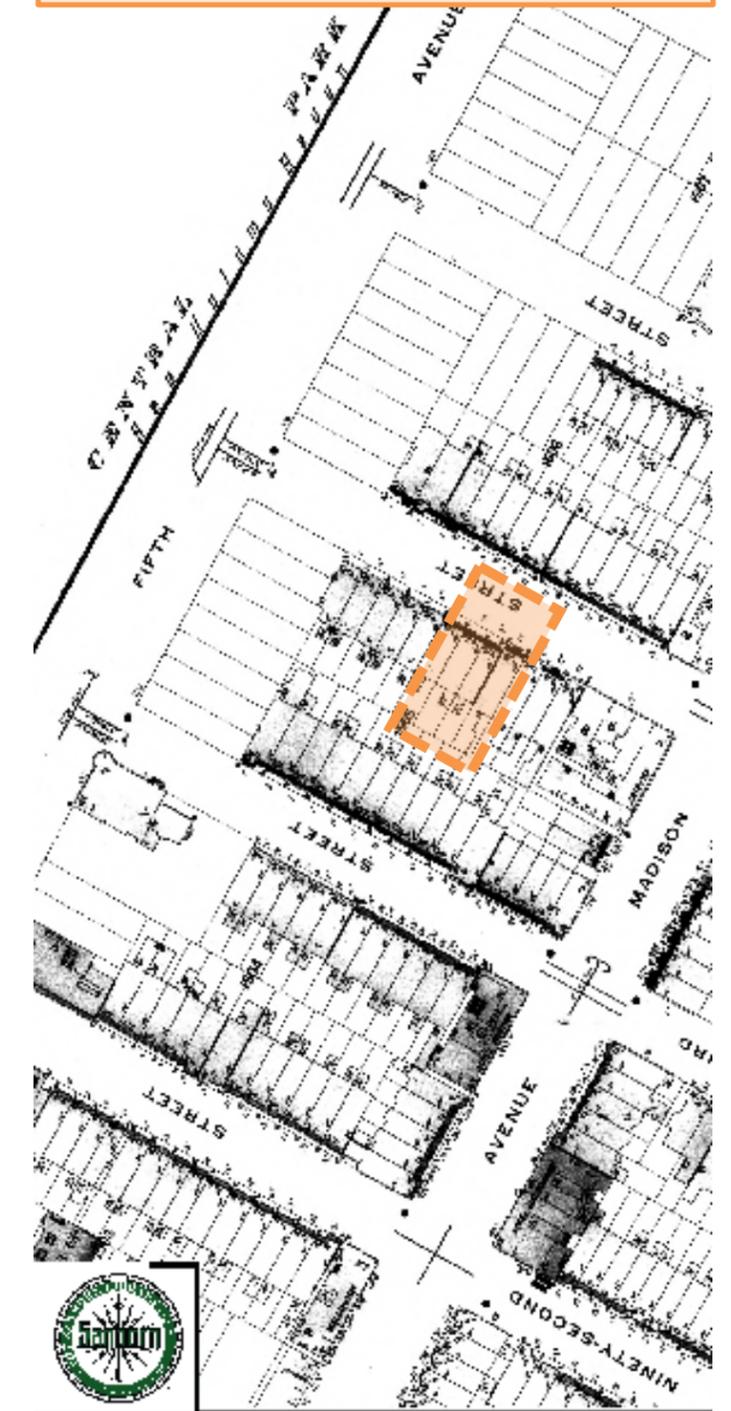


Map combines the following sheets.
Map sheets within the collection.

0 Feet 150

Volume 85, Sheet 31
Volume 85, Sheet 32

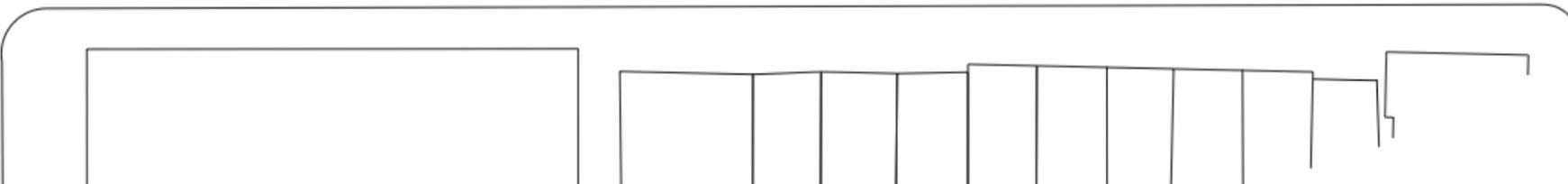
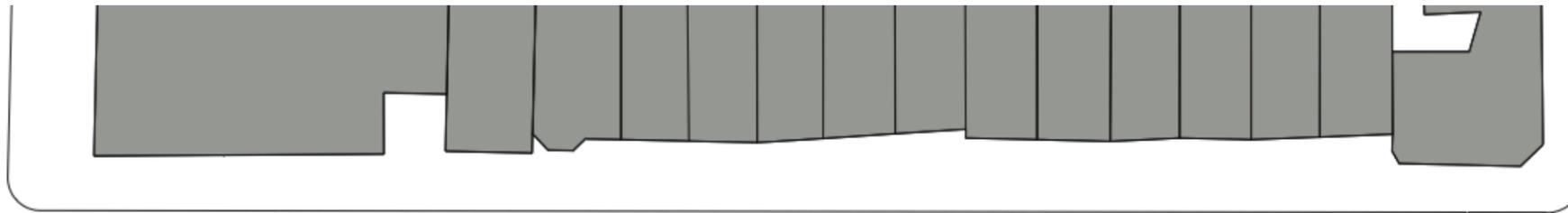
1911 SANBORN MAP

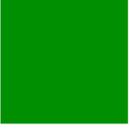
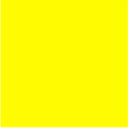


Map combines the following sheets.
Map sheets within the collection.

0 Feet 150

Volume 85, Sheet 31
Volume 85, Sheet 32



-  ONE STORY
-  TWO STORIES
-  THREE STORIES
-  FOUR STORIES
-  FIVE STORIES
-  SIX STORIES
-  SEVEN STORIES
-  8+ STORIES



14 EAST 94TH ST.

16 EAST 94TH ST.

18 EAST 94TH ST.



REAR YARD VIEW



REAR YARD VIEW



REAR FACADE VIEW

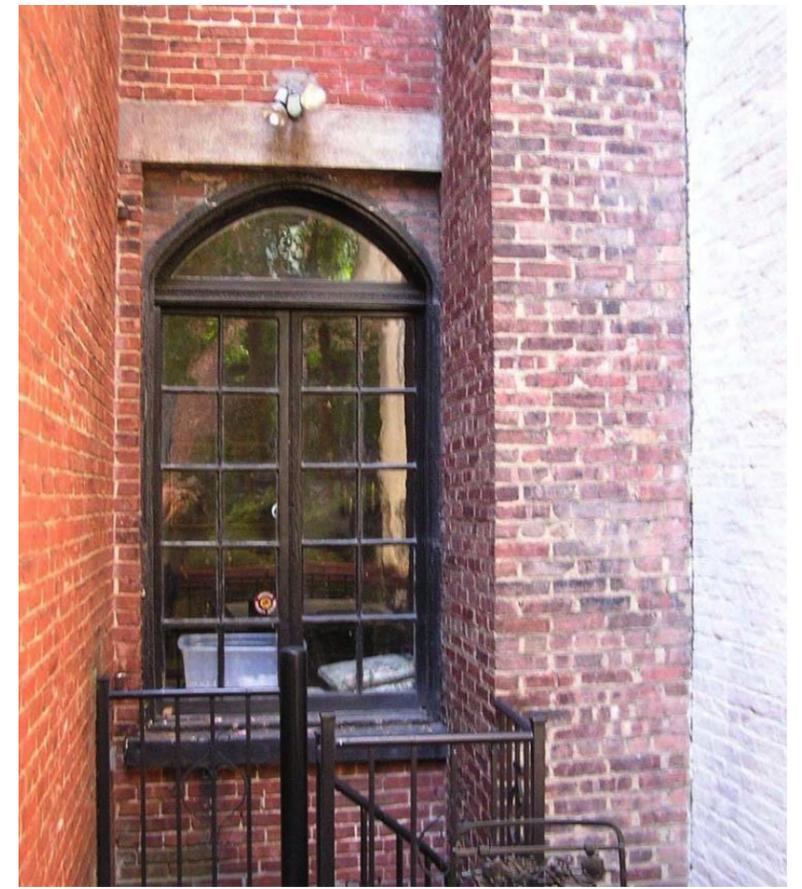
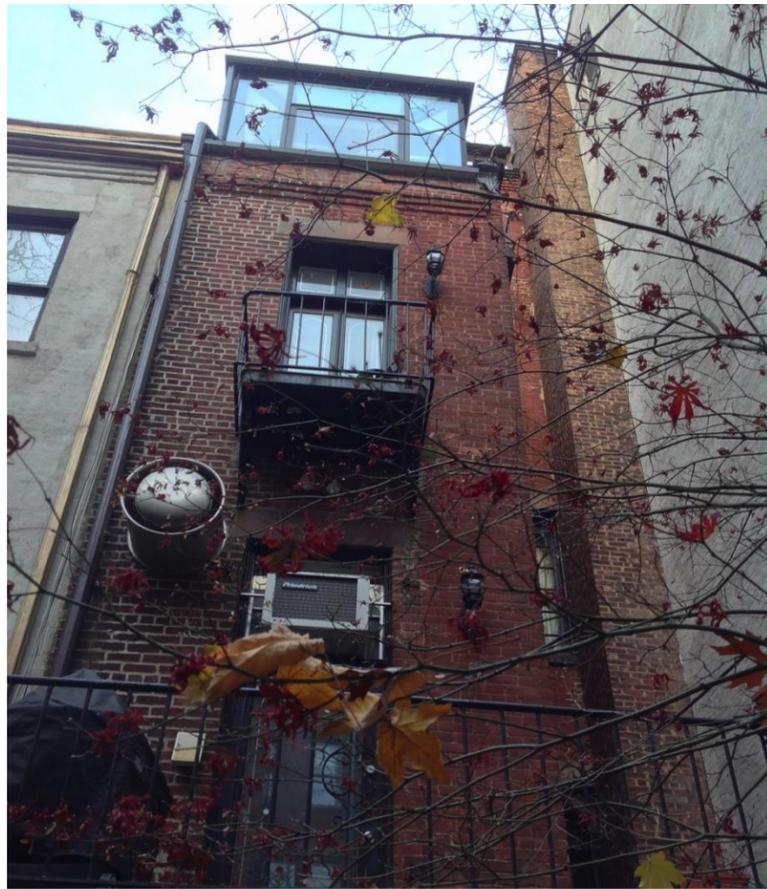
REAR FACADE EXISTING CONDITIONS | LPC-03



ARCHETYPE DESIGN STUDIO

224 WEST 79TH STREET NEW YORK, NY 10024

212-580-6087



ARCHETYPE DESIGN STUDIO

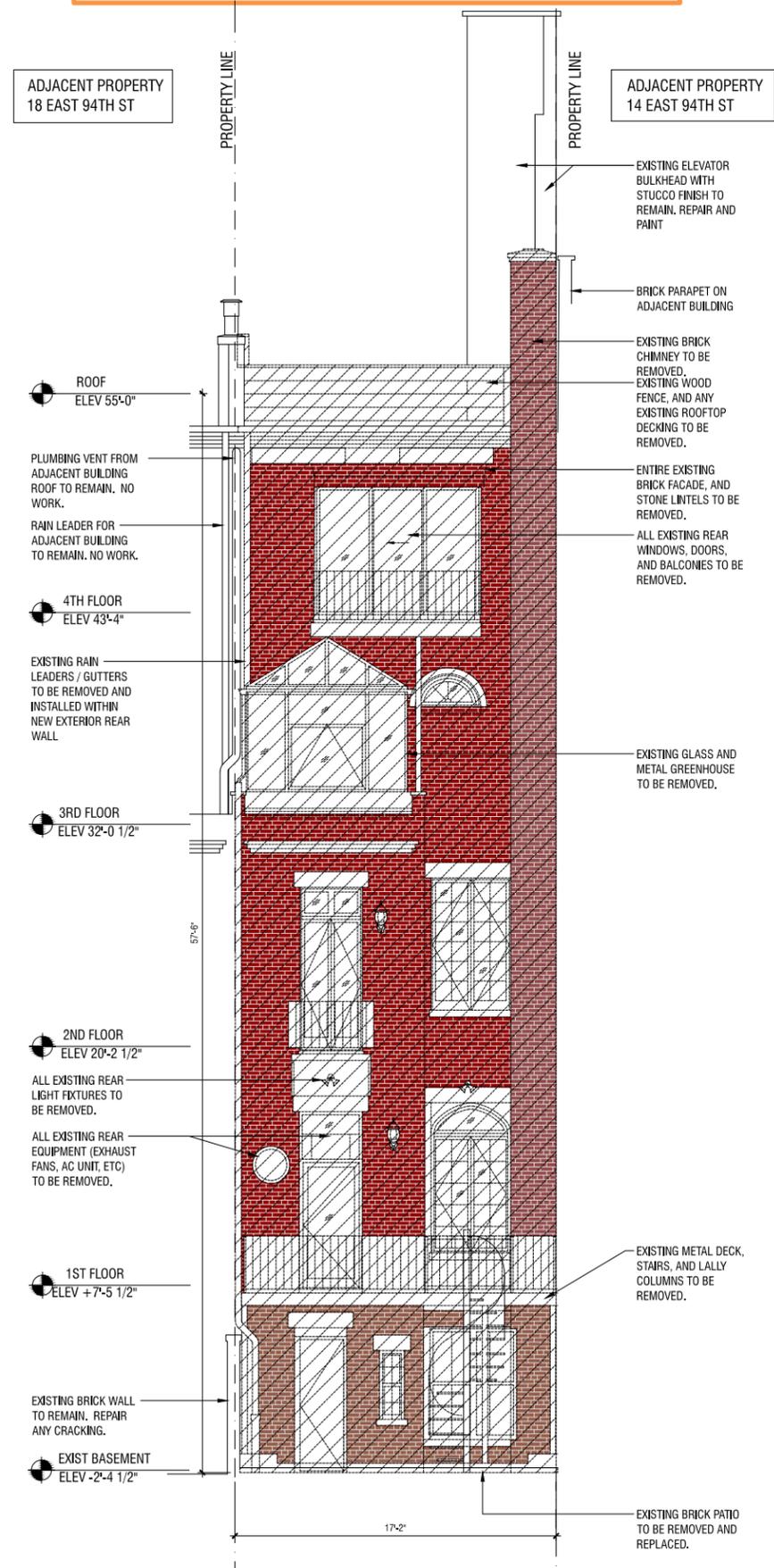
EXISTING DETAILS (REAR) | LPC-04



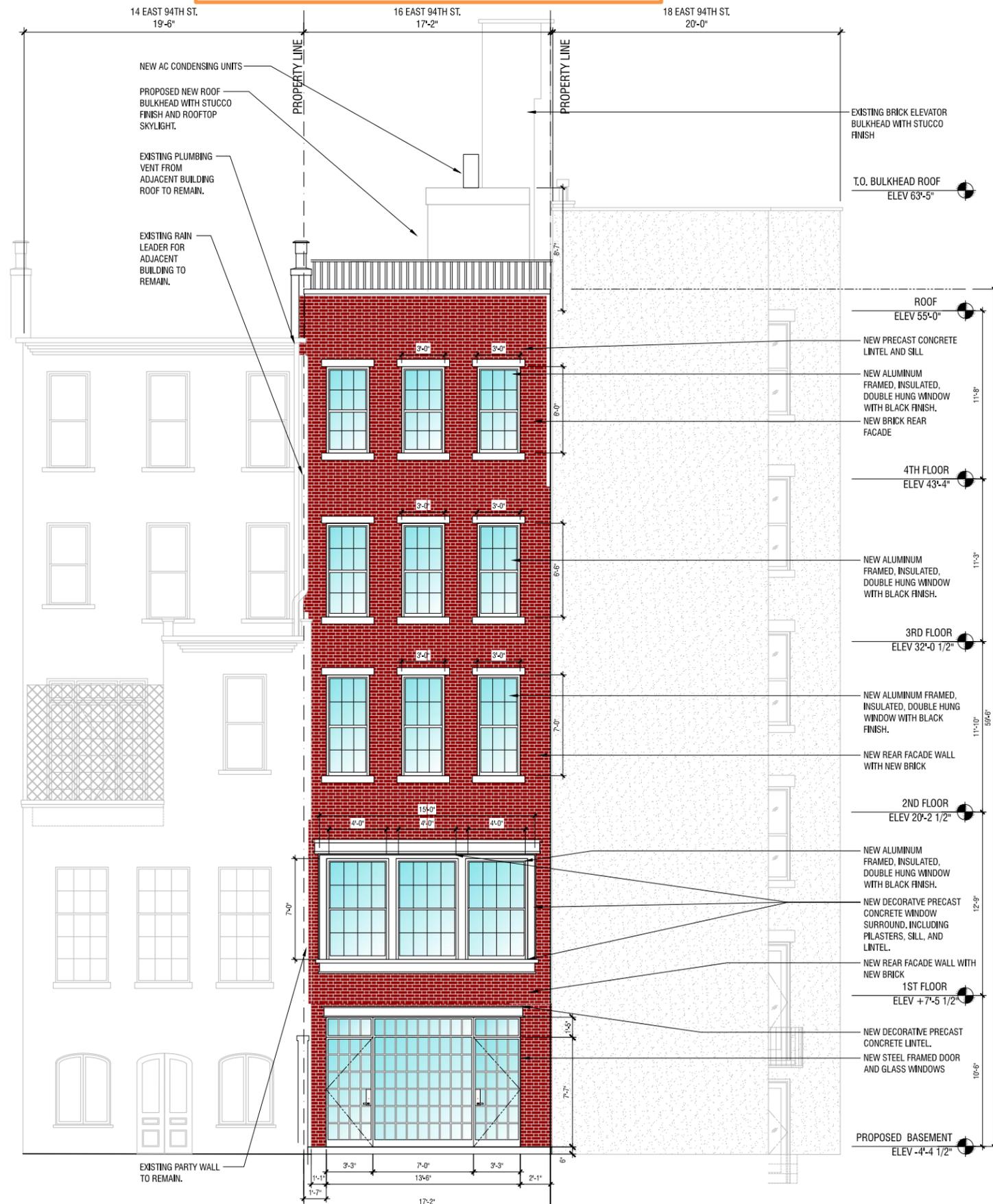
VIEW FROM ABOVE

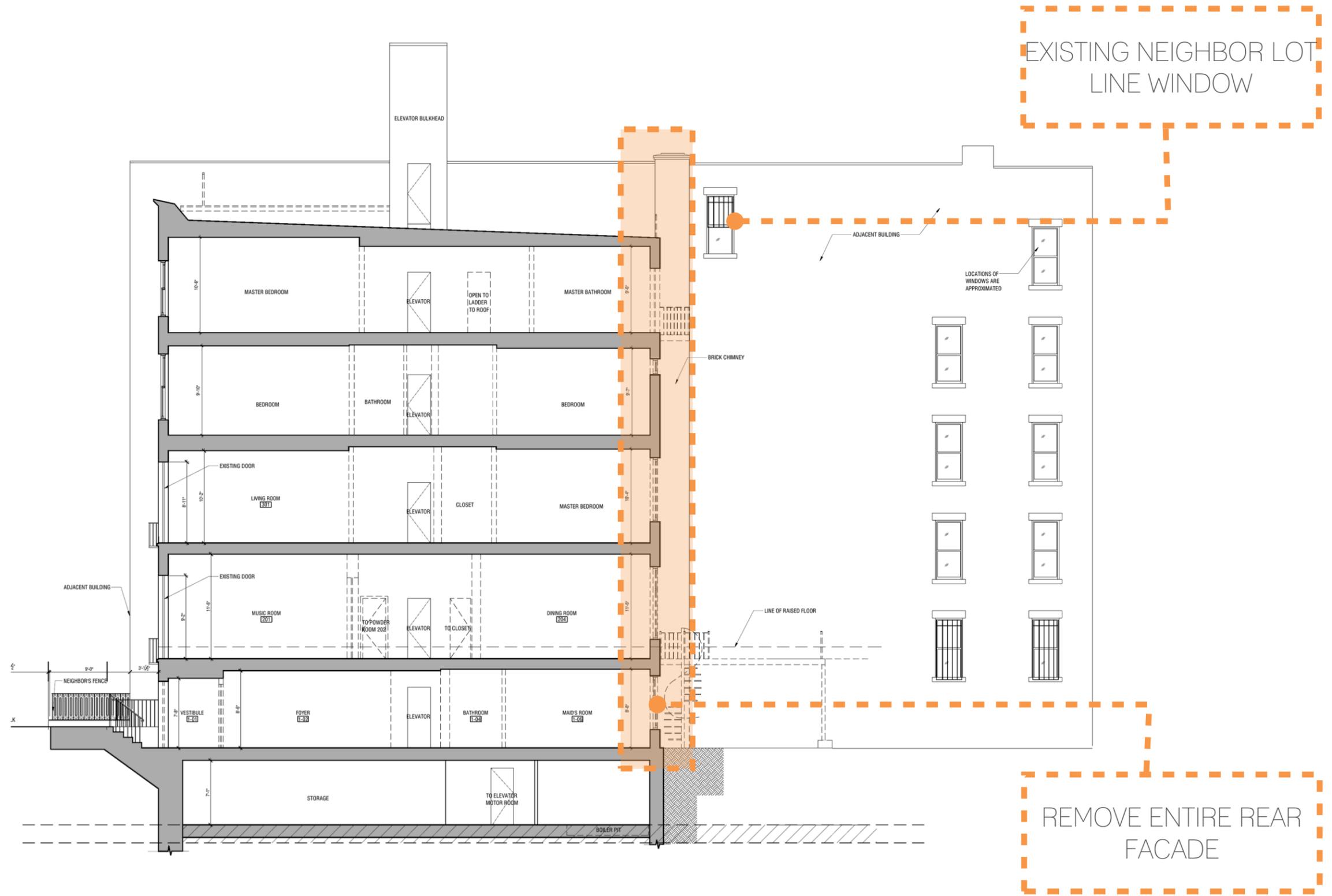


EXISTING ELEVATION



PROPOSED ELEVATION





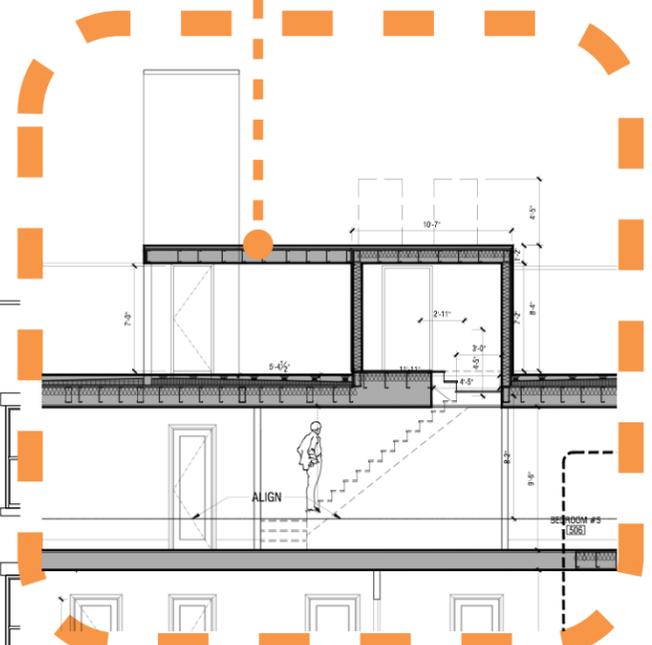
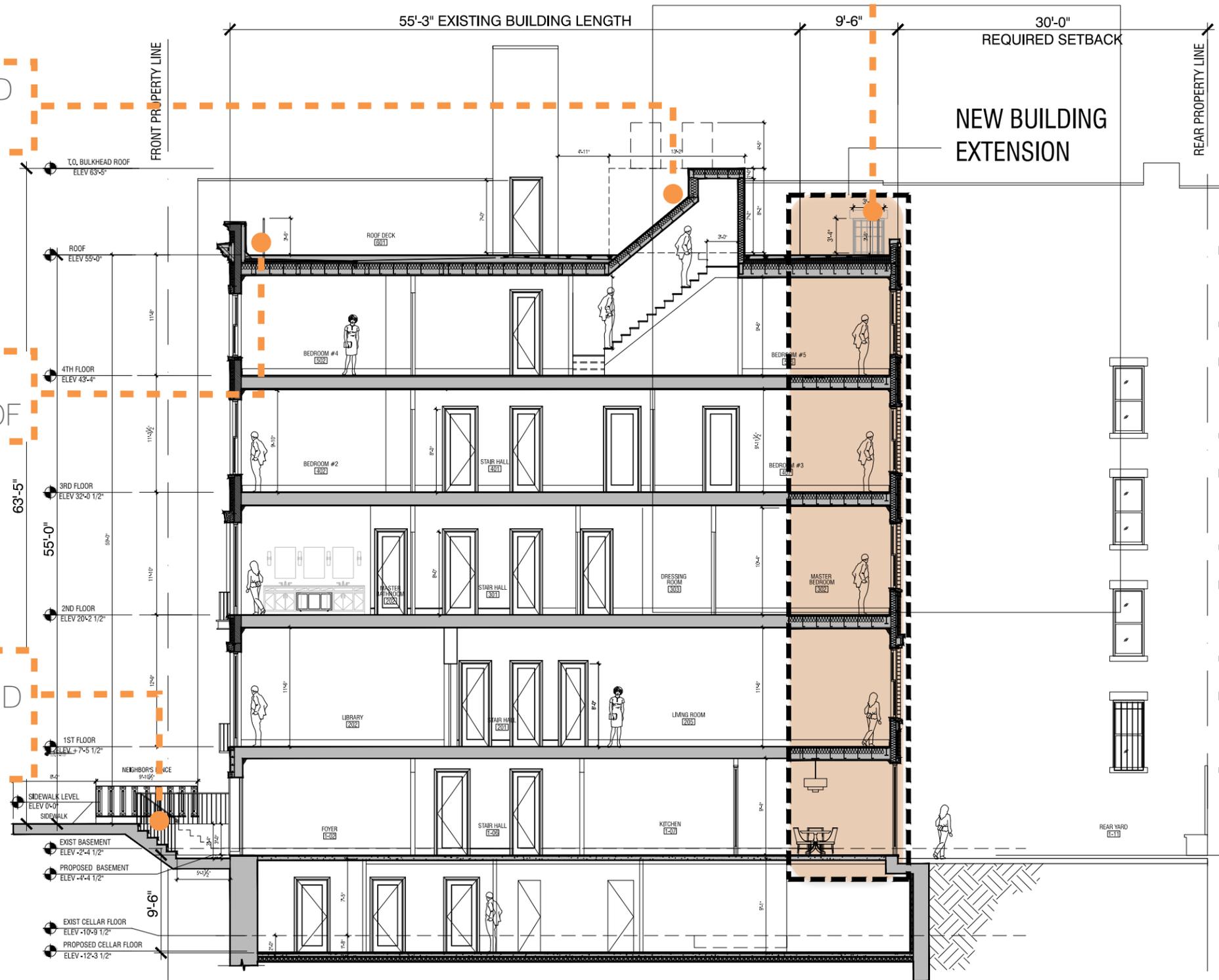
EXISTING NEIGHBOR LOT LINE
WINDOW TO BE BLOCKED UP

NEW ROOF SUPPORTED ON
COLUMNS FOR BULKHEAD AND
ELEVATOR EXITS

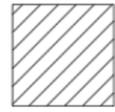
NEW STAIR BULKHEAD
ON ROOF

NEW BELT COURSE,
GUARDRAIL, AND ROOF

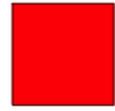
EXCAVATE AND EXPAND
STOOP AND STAIR



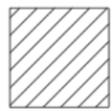
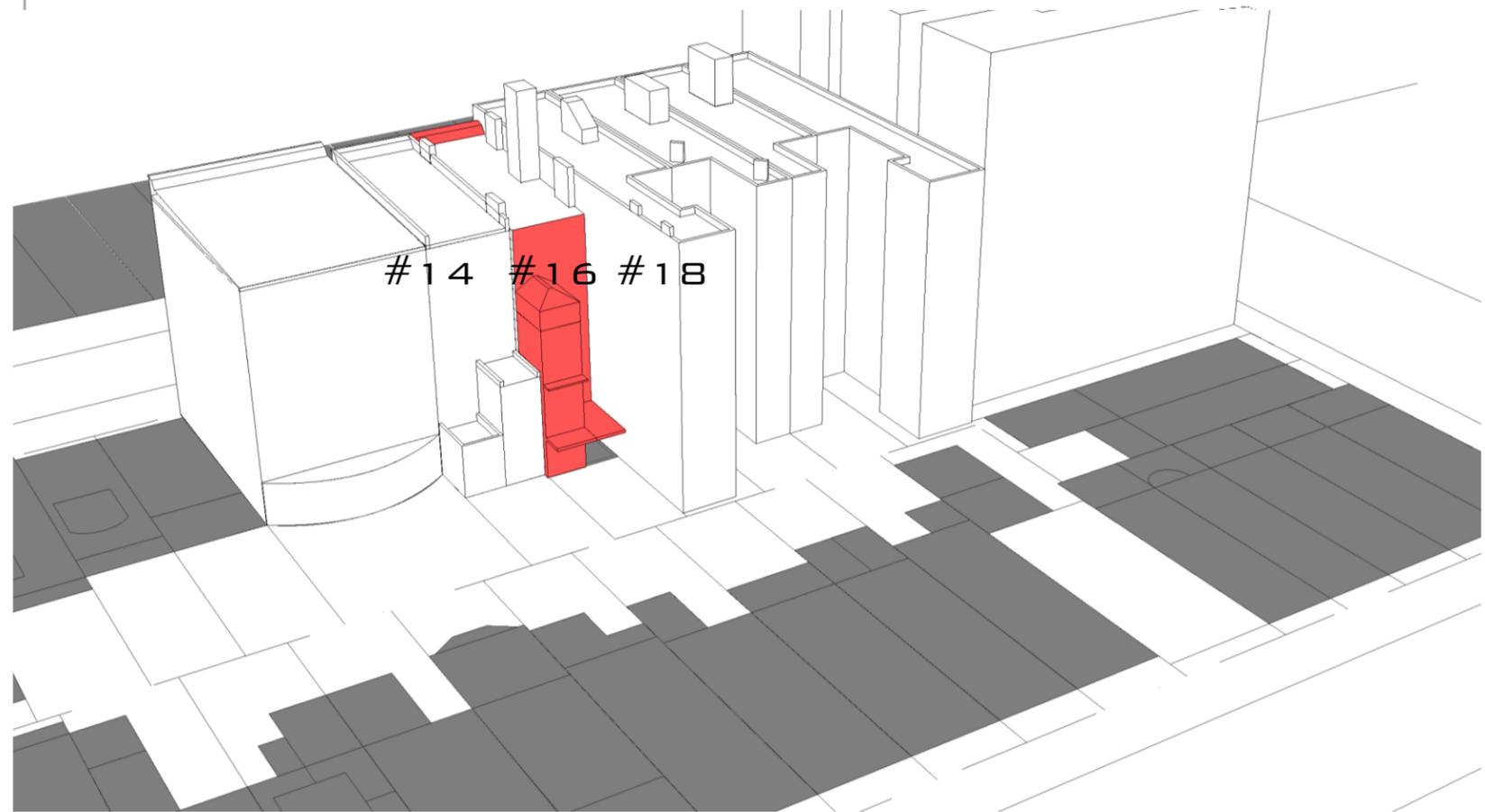
ADDITIONAL BULKHEAD
SECTION THROUGH ROOF
LANDING



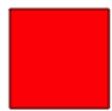
EXISTING BUILDING



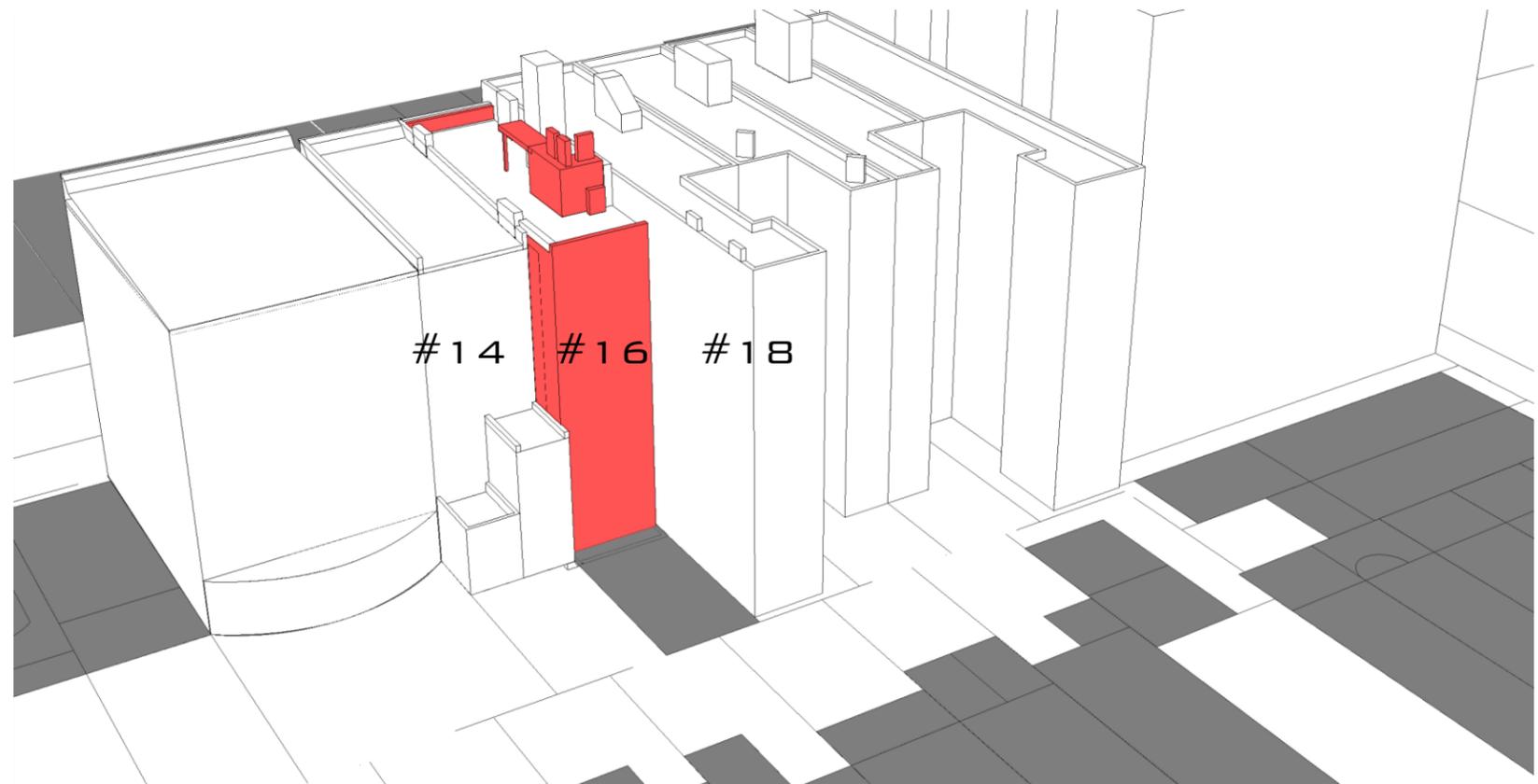
REAR EXTENSION TO BE DEMOLISHED, ROOF TO BE REPLACED, PATIO TO BE LOWERED



EXISTING BUILDING



NEW ADDITION TO EXISTING BUILDING, ROOF BULKHEAD AND HVAC COMPRESSOR UNITS.



RCHETYPE

DESIGN STUDIO

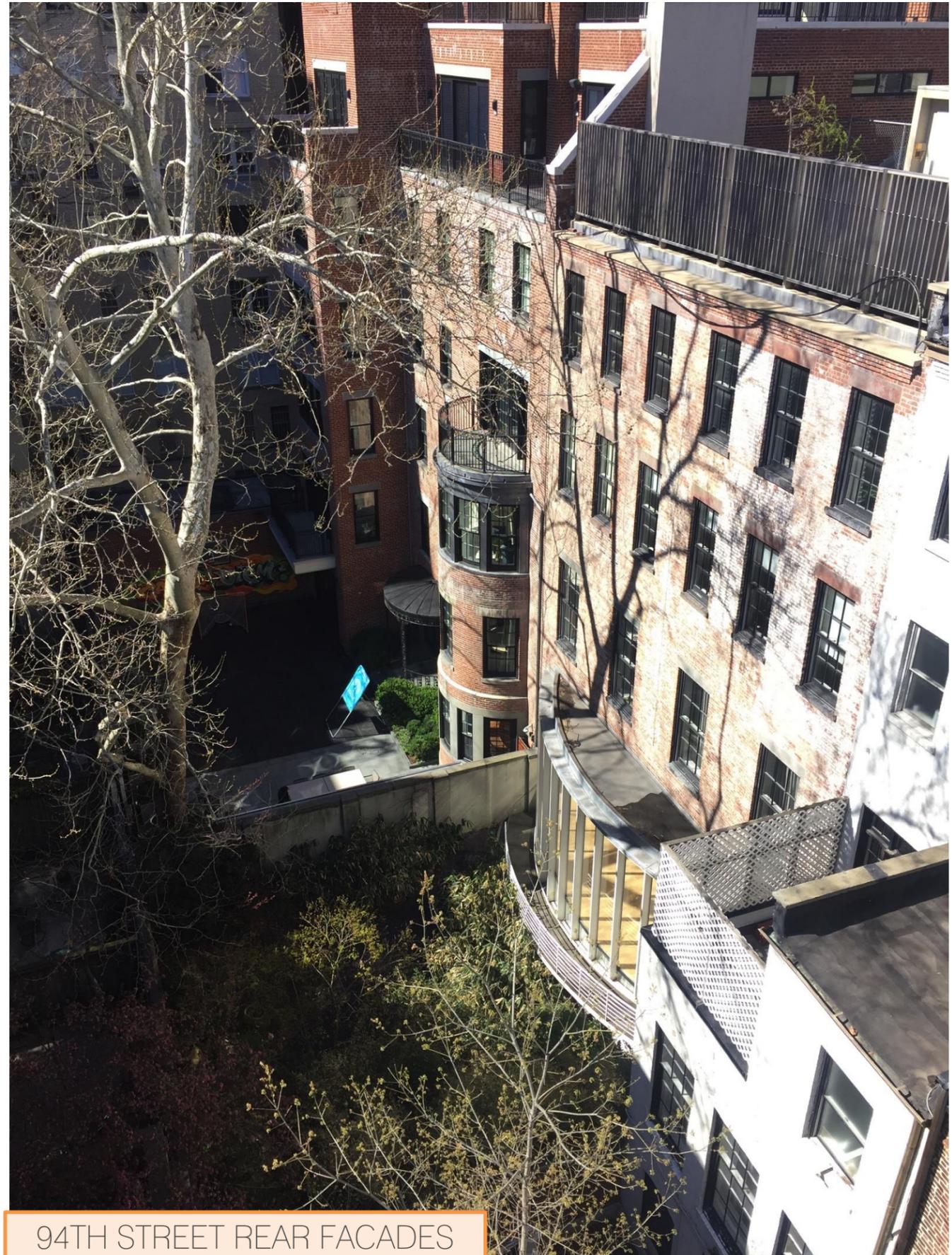
MASSING STUDY | LPC-09



93RD STREET REAR FACADES



94TH STREET REAR FACADES

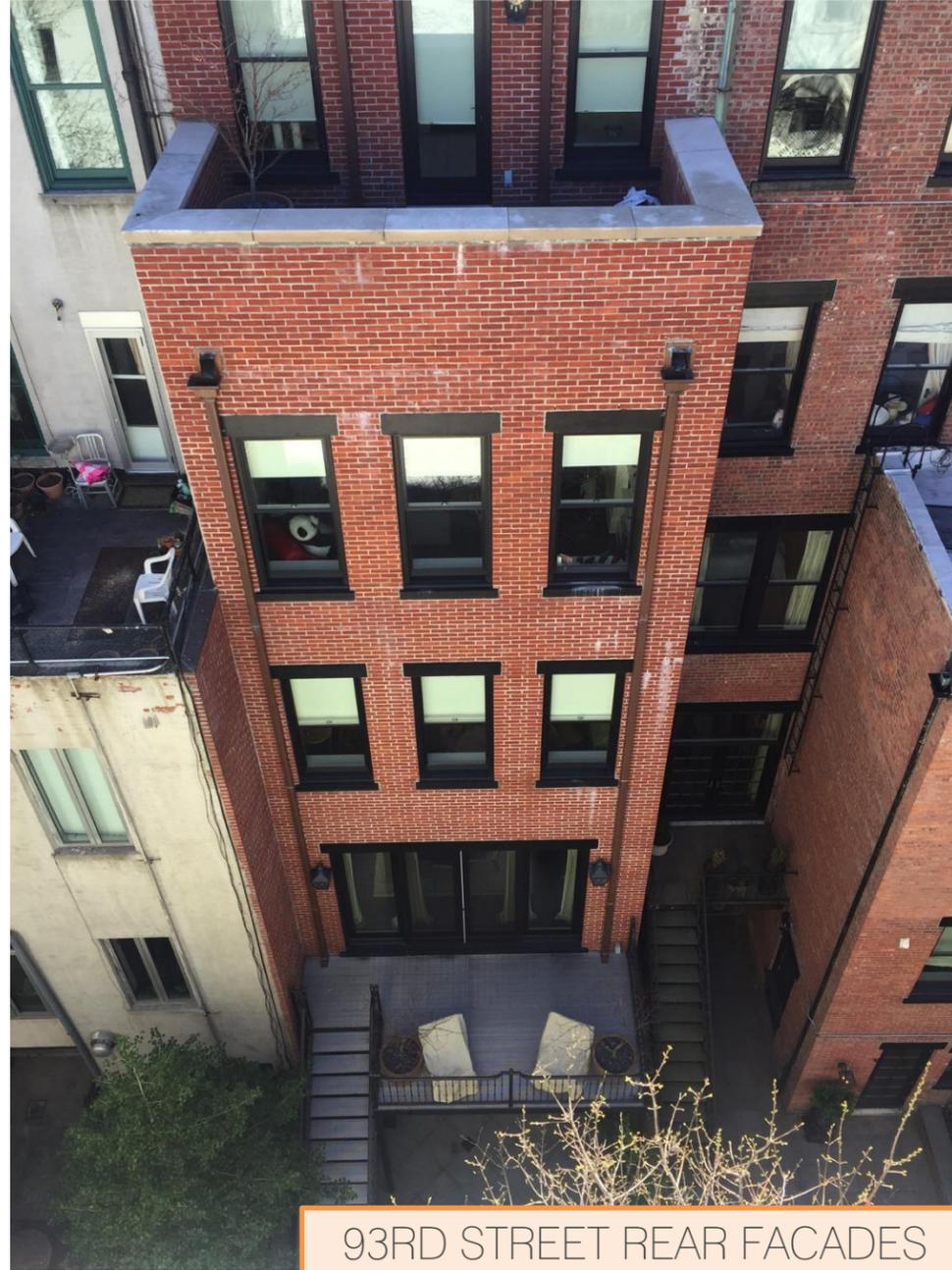


94TH STREET REAR FACADES





93RD STREET REAR FACADES



93RD STREET REAR FACADES



93RD STREET REAR FACADES



93RD STREET REAR FACADES



MADISON AVE REAR FACADES



18 EAST 94TH REAR FACADE

FACADE AT EDGE OF PROPERTY LINE, FULL HEIGHT WITH NO WINDOWS.

LOOKING DOWN



ARCHETYPE DESIGN STUDIO

EXISTING PHOTOS (NEIGHBORS) | LPC-12



SIDEWALK APPROACH



SIDEWALK APPROACH

18 EAST 94TH ST.

16 EAST 94TH ST.

14 EAST 94TH ST.



EAST 94TH STREET VIEW



ARCHETYPE DESIGN STUDIO

224 WEST 79TH STREET NEW YORK, NY 10024

212-580-6087

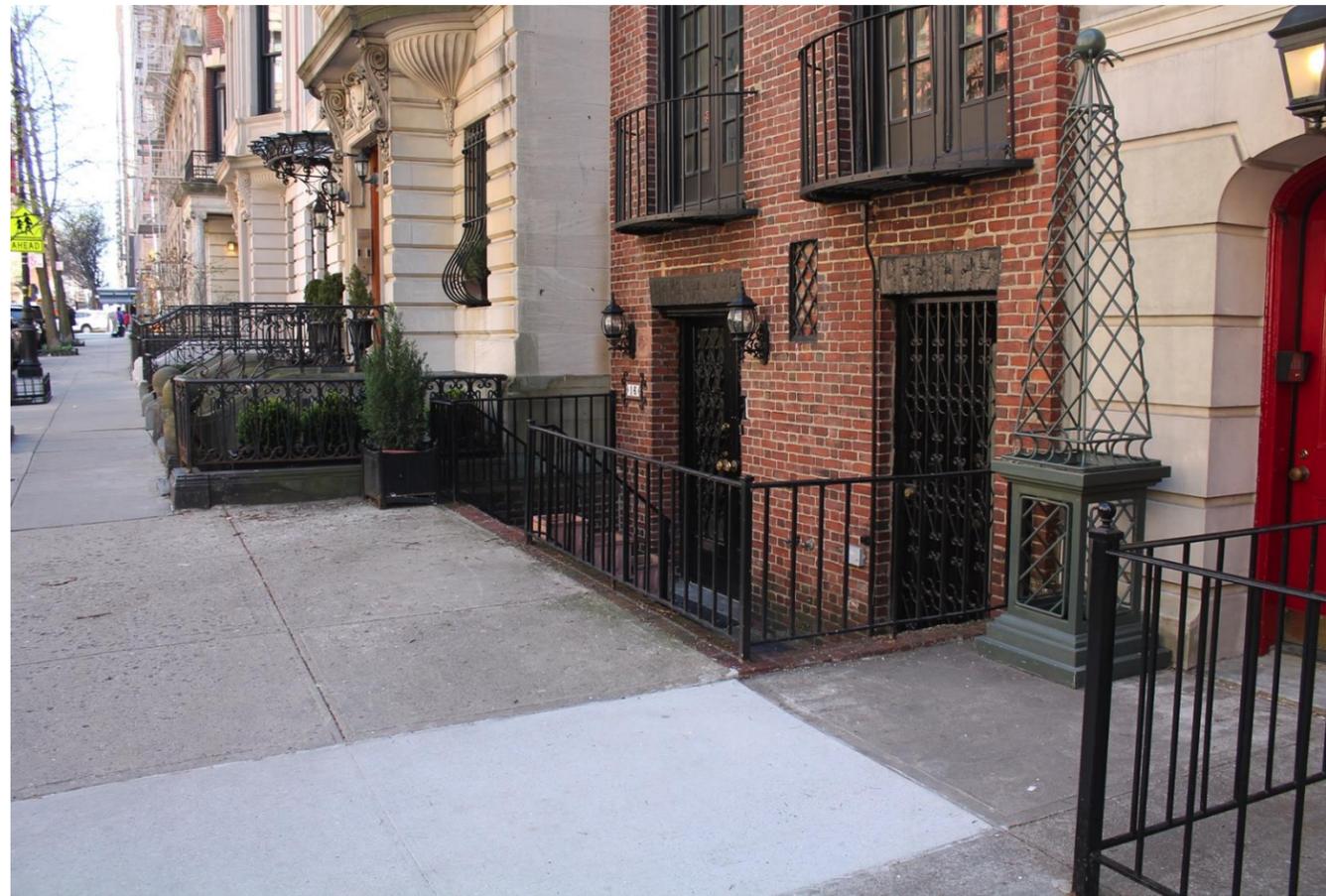
FRONT FACADE EXISTING CONDITIONS | LPC-13



ARCHETYPE DESIGN STUDIO

EXISTING DETAILS (FRONT) | LPC-14

224 WEST 79TH STREET NEW YORK, NY 10024 212-580-6087



ARCHETYPE DESIGN STUDIO

EXISTING DETAILS (STOOP) | LPC-15

224 WEST 79TH STREET NEW YORK, NY 10024

212-580-6087



EAST 94TH STREET

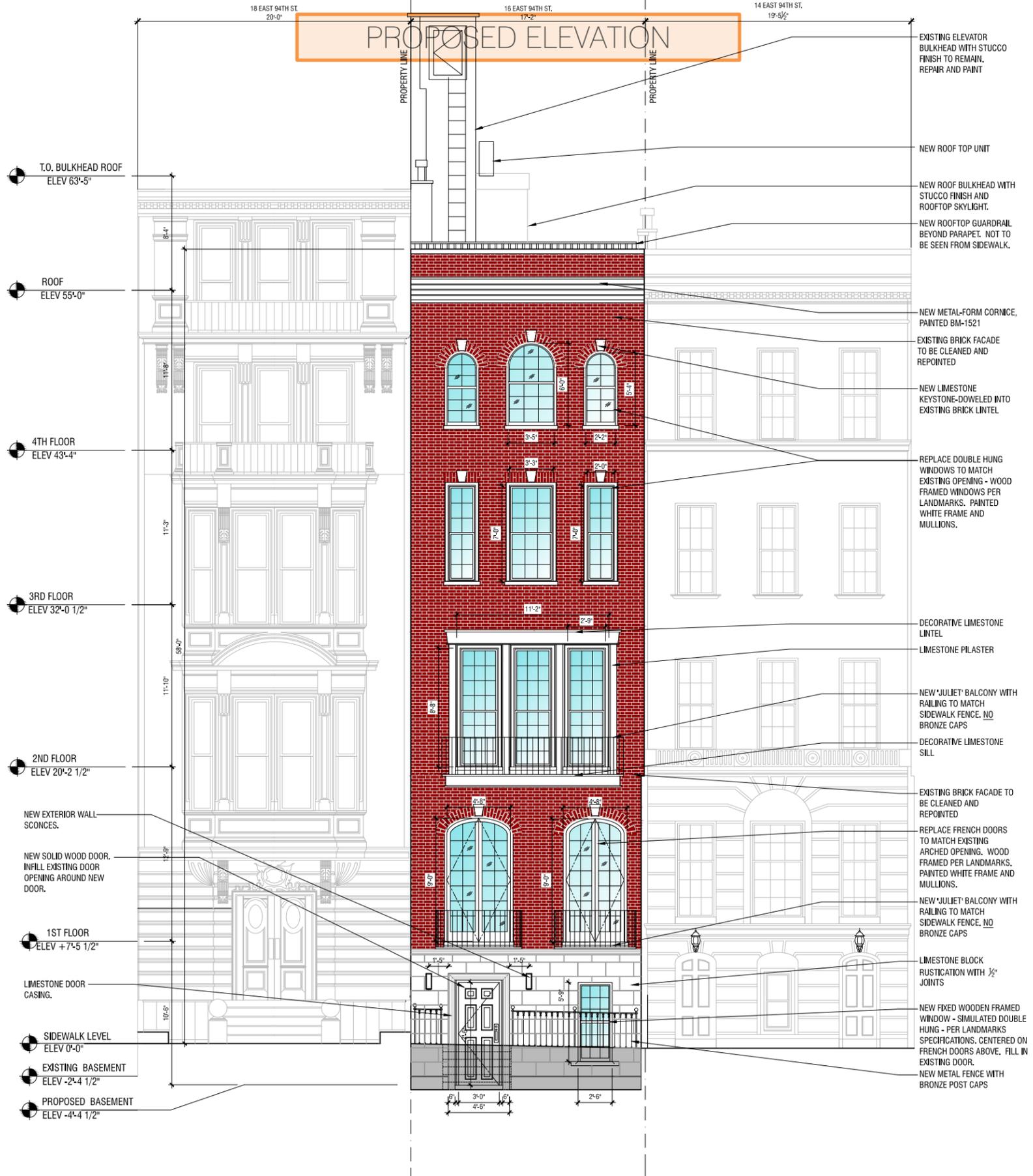
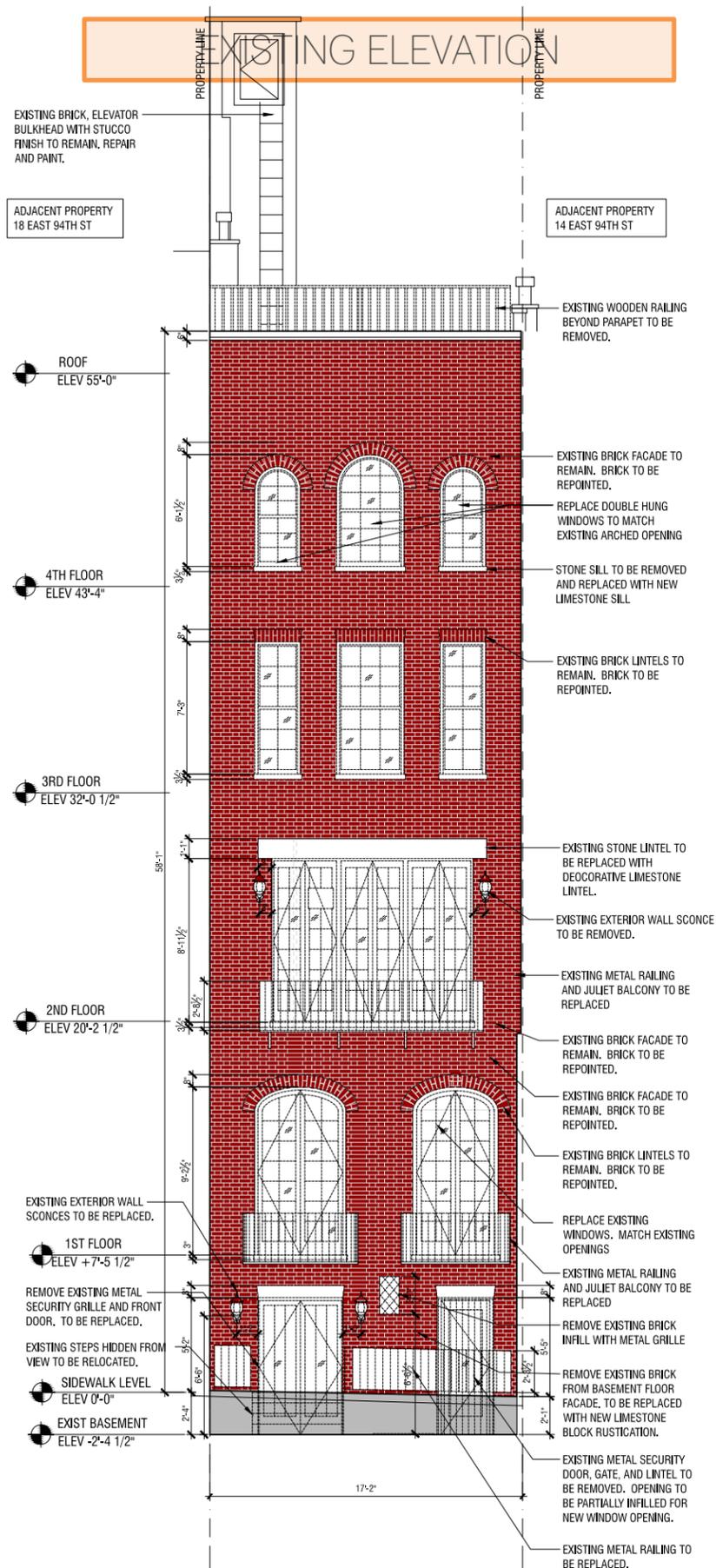
16 East 94th Street

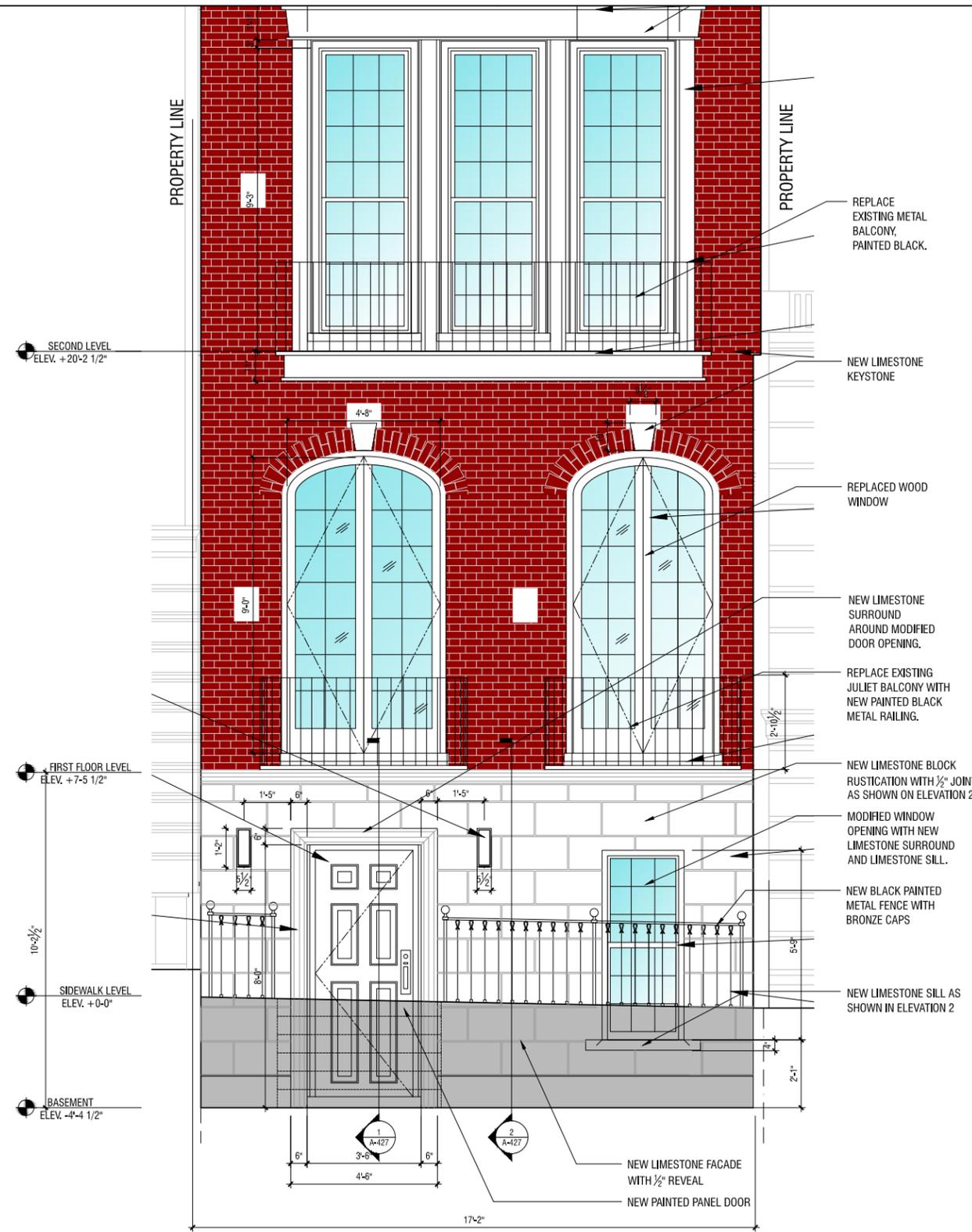


ARCHETYPE DESIGN STUDIO

STREET ELEVATION PANORAMA | LPC-16

224 WEST 79TH STREET NEW YORK, NY 10024 212-580-6087

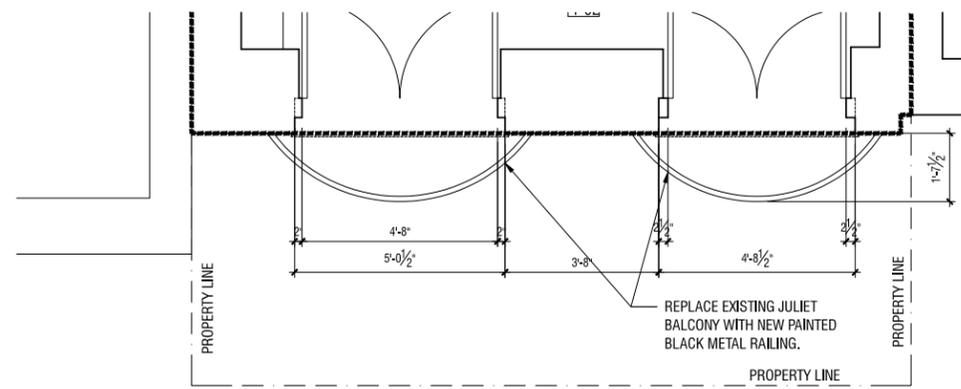




ENLARGED ELEVATION
PROPOSED

SCALE
1/2" = 1'-0"

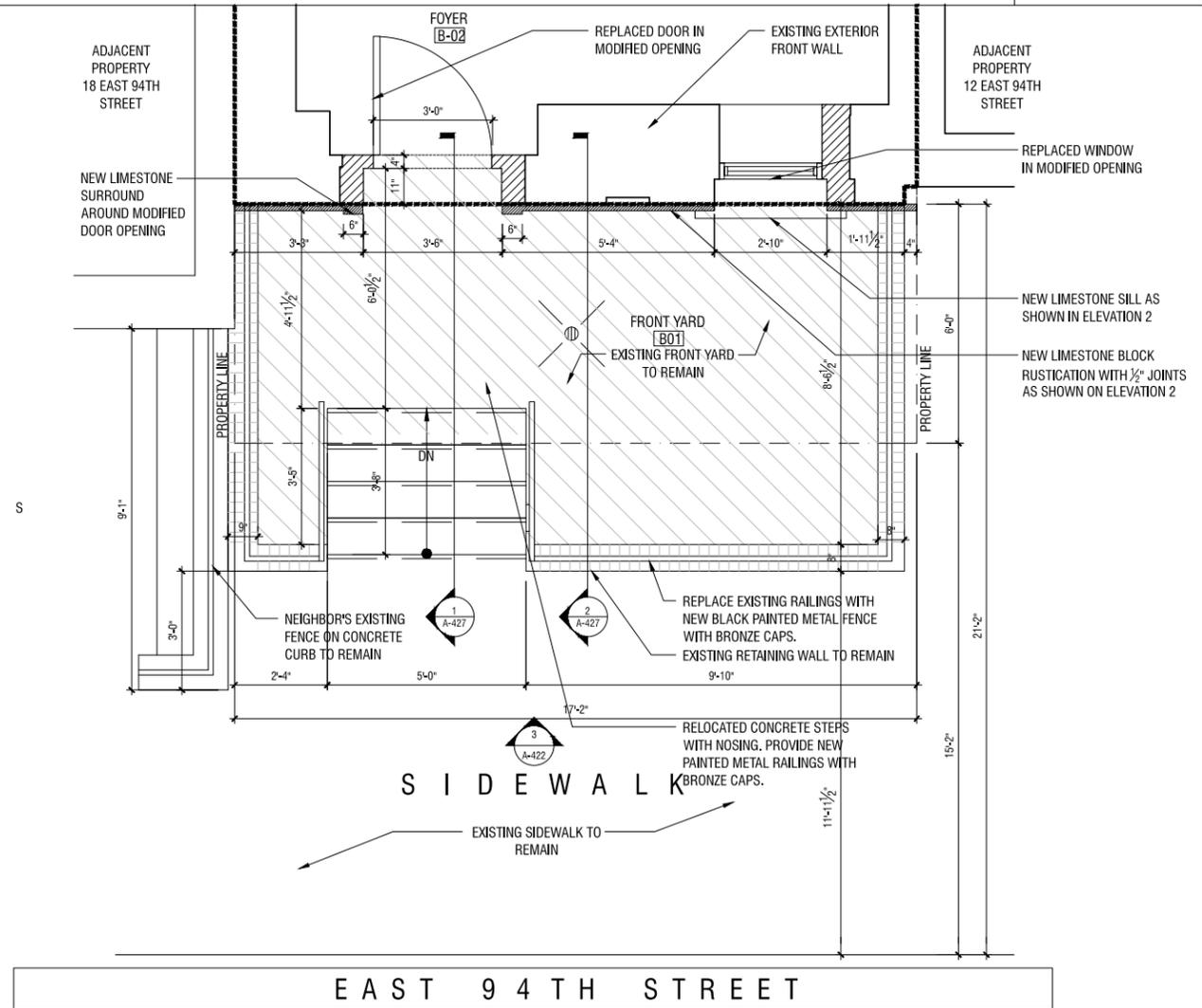
2



ENLARGED 1ST FLOOR PLAN
16TH EAST 94TH STREET

SCALE
1/4" = 1'-0"

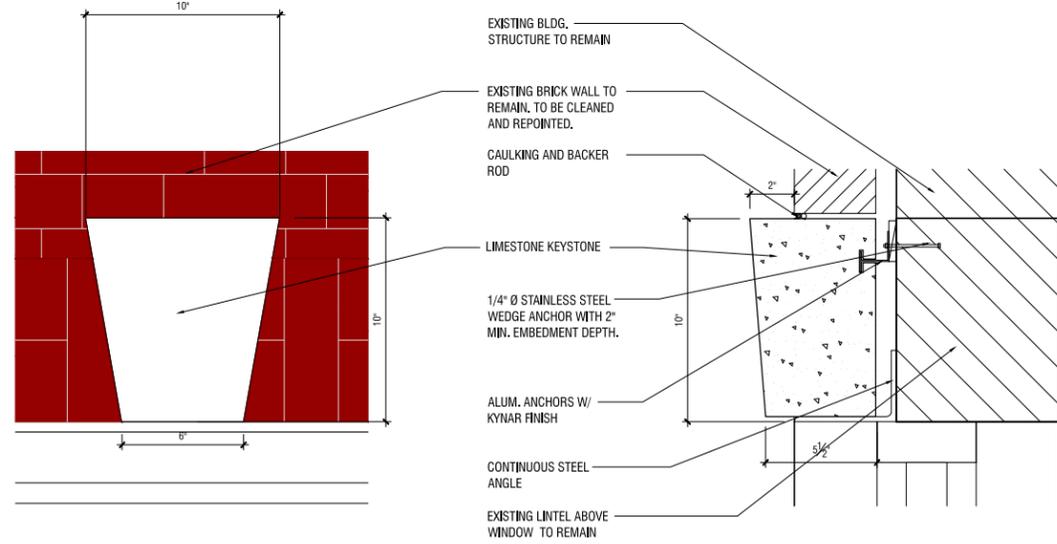
3



ENLARGED FRONT YARD PLAN
PROPOSED

SCALE
1/2" = 1'-0"

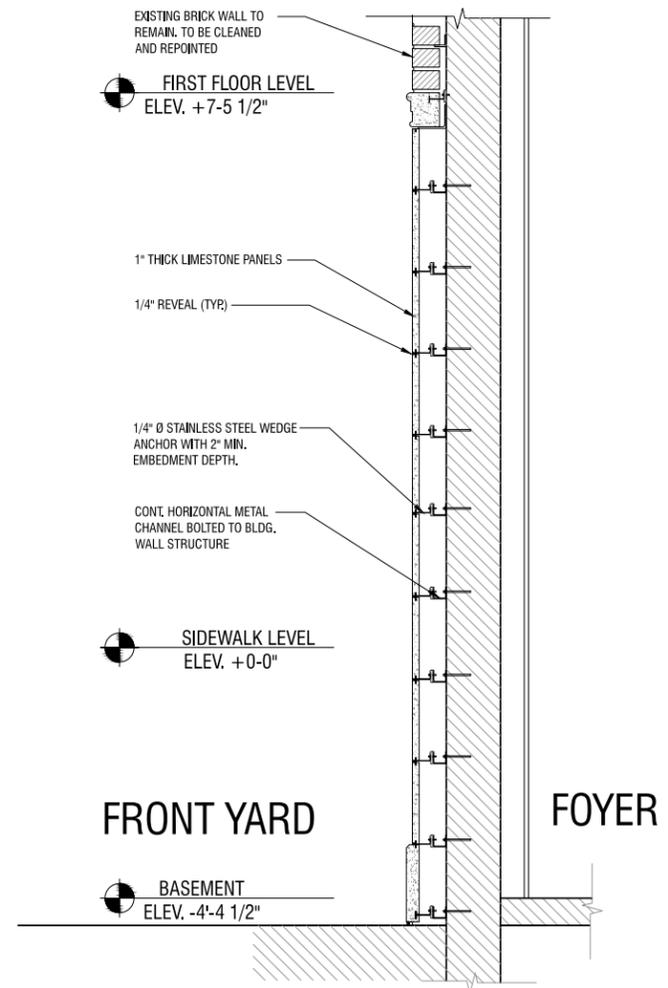
1



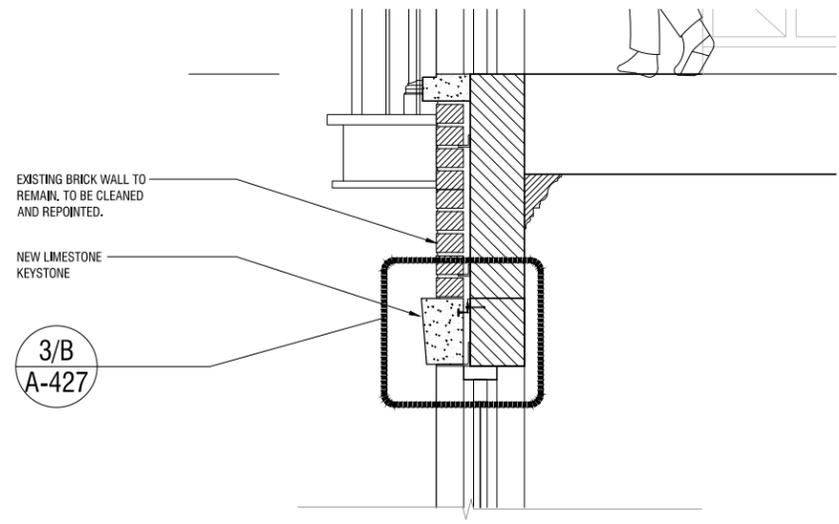
A. ELEVATION

B. SECTION

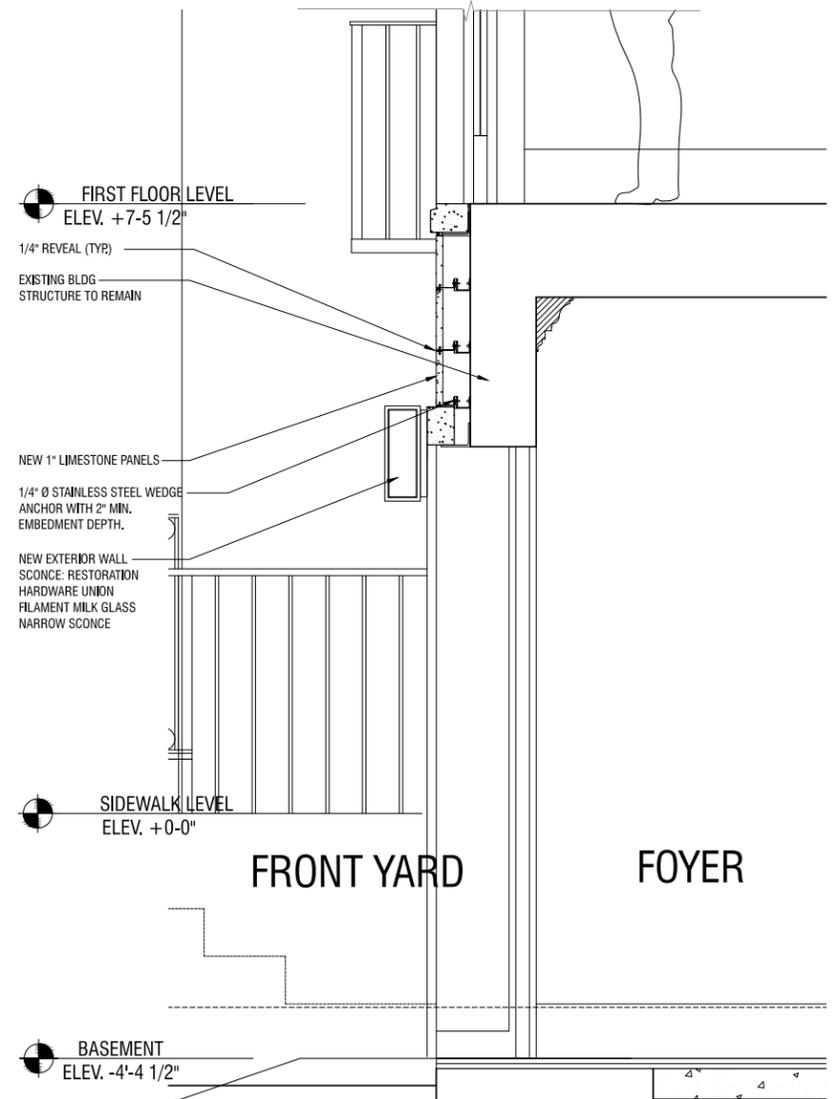
TYPICAL KEYSTONE DETAIL
16TH EAST 94TH STREET
SCALE 3"=1'-0" **3**



SECTION DETAIL
16TH EAST 94TH STREET
SCALE 1"=1'-0" **2**



3/B
A-427



SECTION DETAIL
16TH EAST 94TH STREET
SCALE 1"=1'-0" **1**





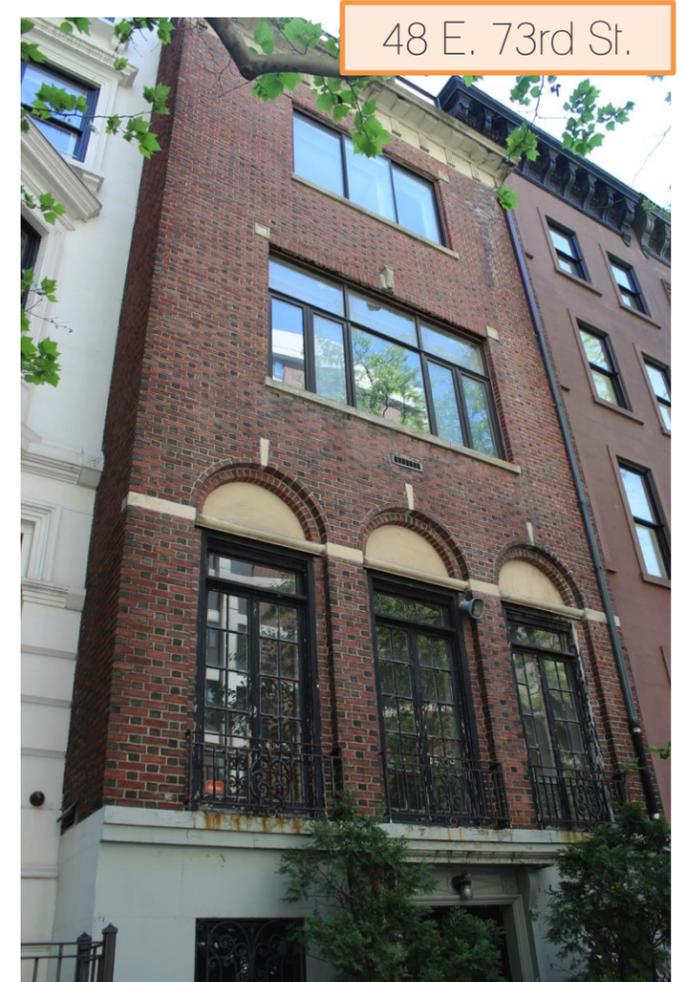
16 E. 64th St.



173 E. 64th St.

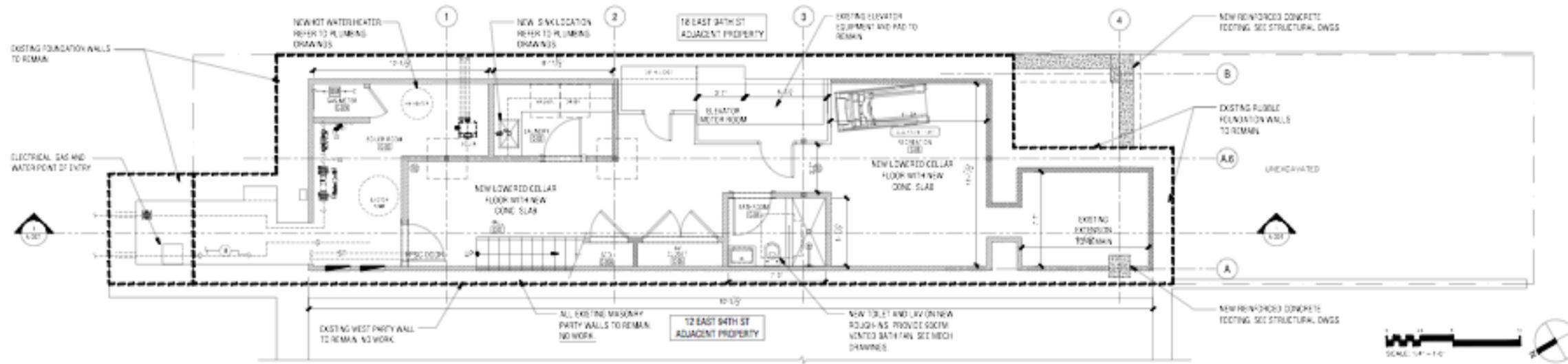


121 E. 62nd St.

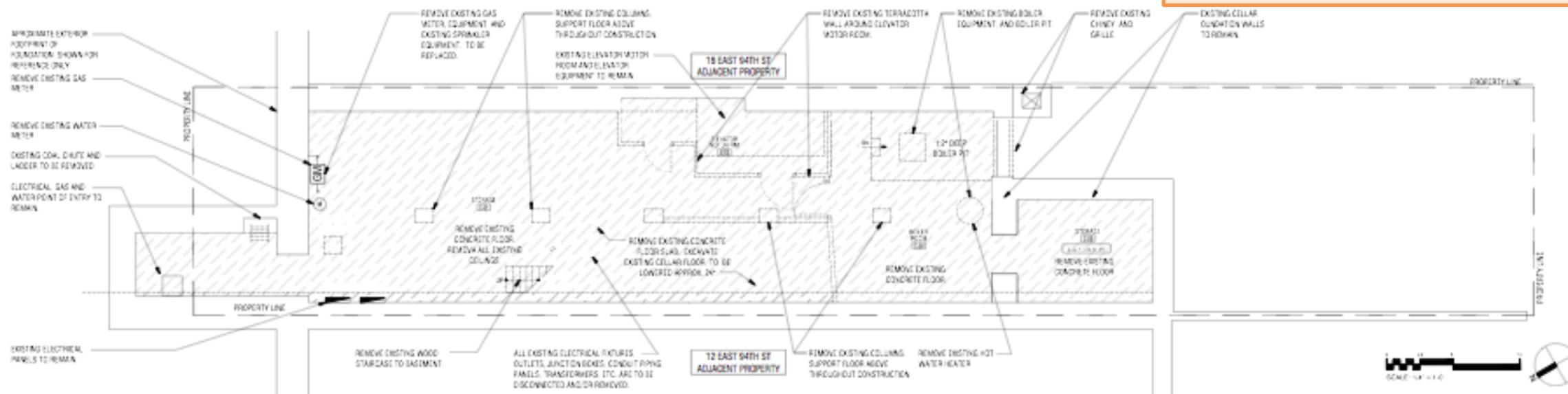


48 E. 73rd St.

LIMESTONE RUSTICATION
&
LIMESTONE KEYSTONES IN LINTELS



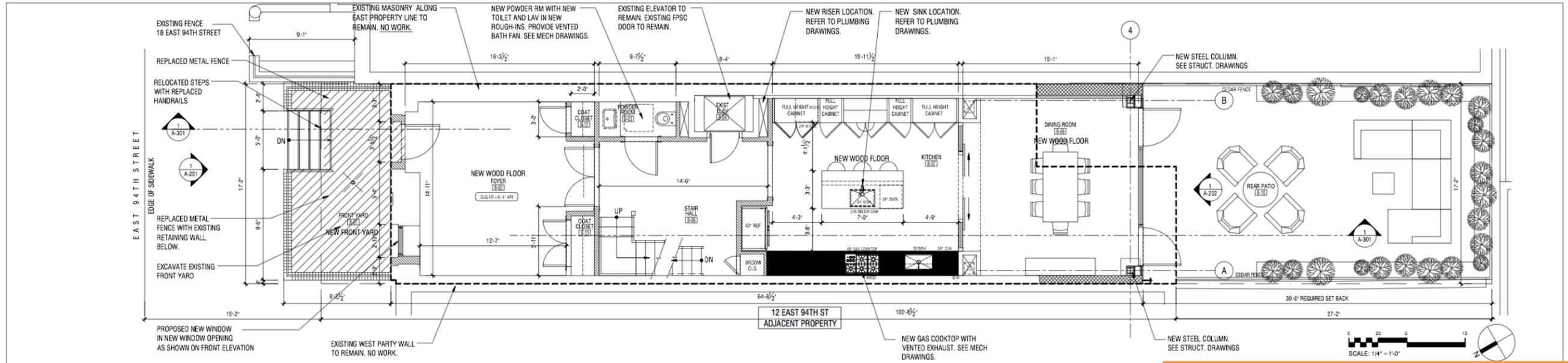
PROPOSED PLAN



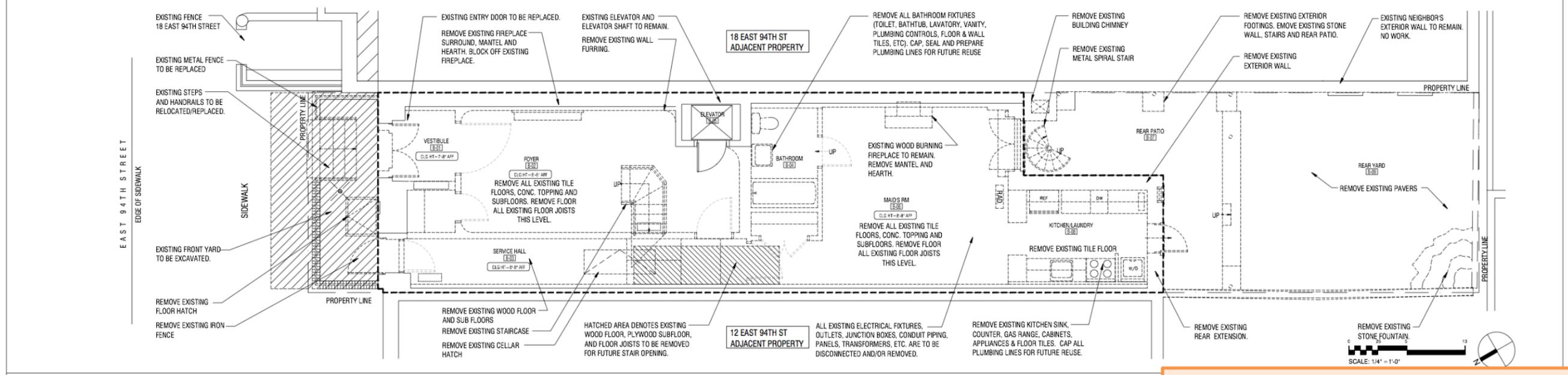
DEMOLITION PLAN

	EXISTING BUILDING STRUCTURE, WALLS OR ELEMENTS TO REMAIN		WOOD FLOOR OPENING FOR FUTURE STAIR
	EXISTING INTERIOR WALLS OR ELEMENTS TO BE REMOVED		ELECTRICAL PANEL
	CELLAR FLOOR AREA TO BE EXCAVATED 18 INCHES BELOW EXISTING CELLAR FLOOR LEVEL		GAS METER
			DOMESTIC WATER METER

LEGEND



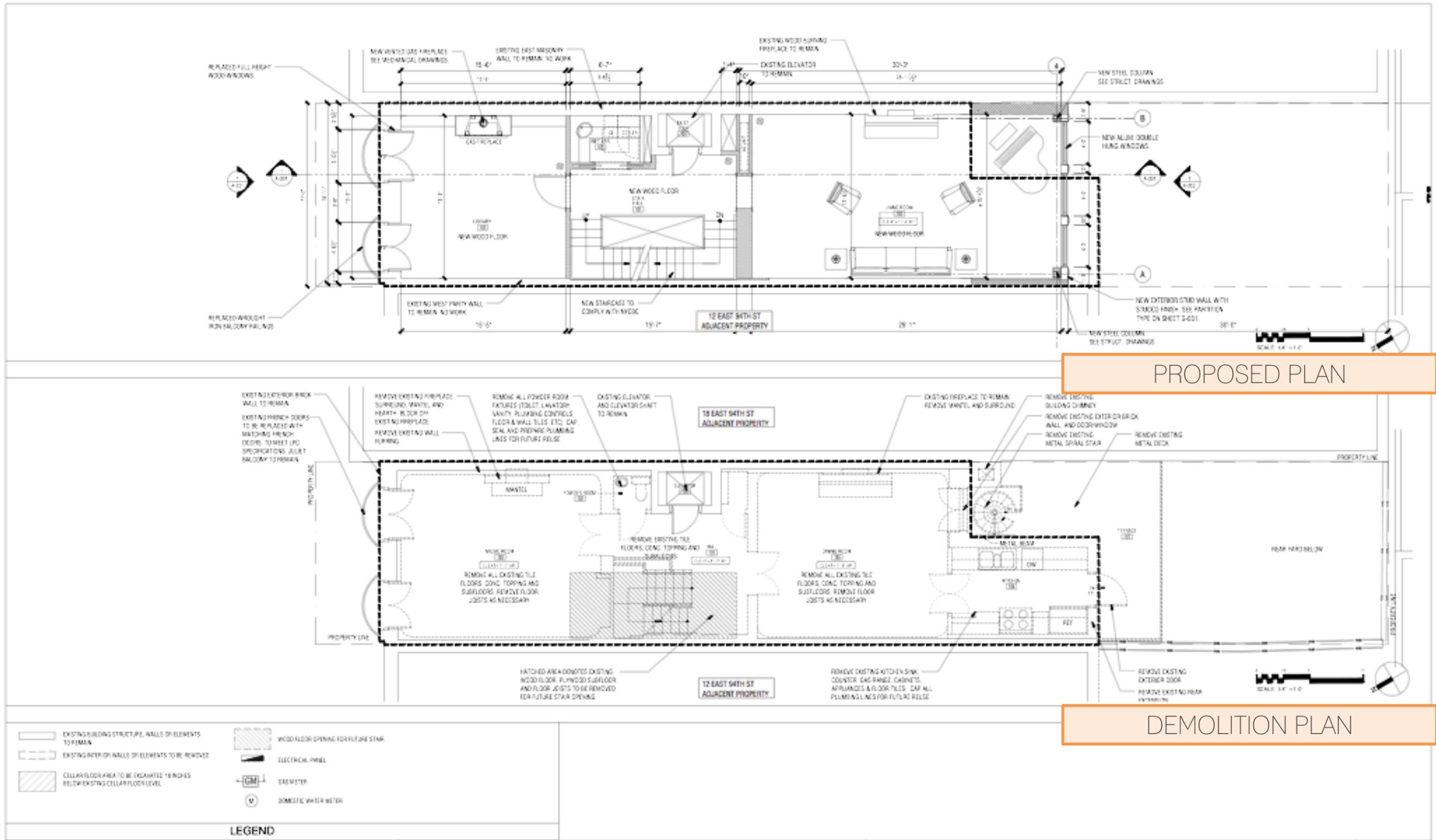
PROPOSED PLAN

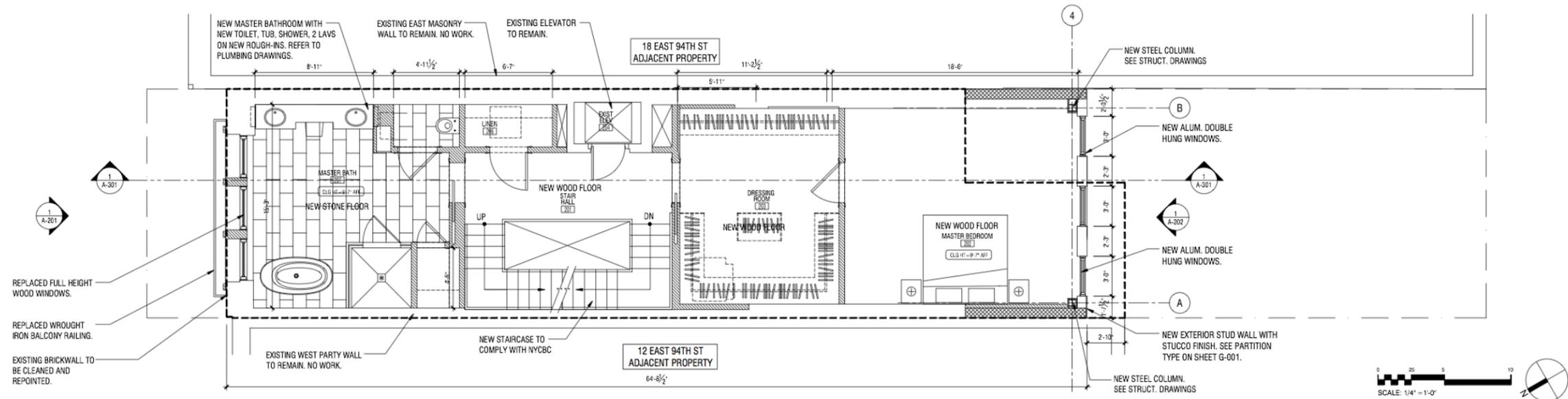


DEMOLITION PLAN

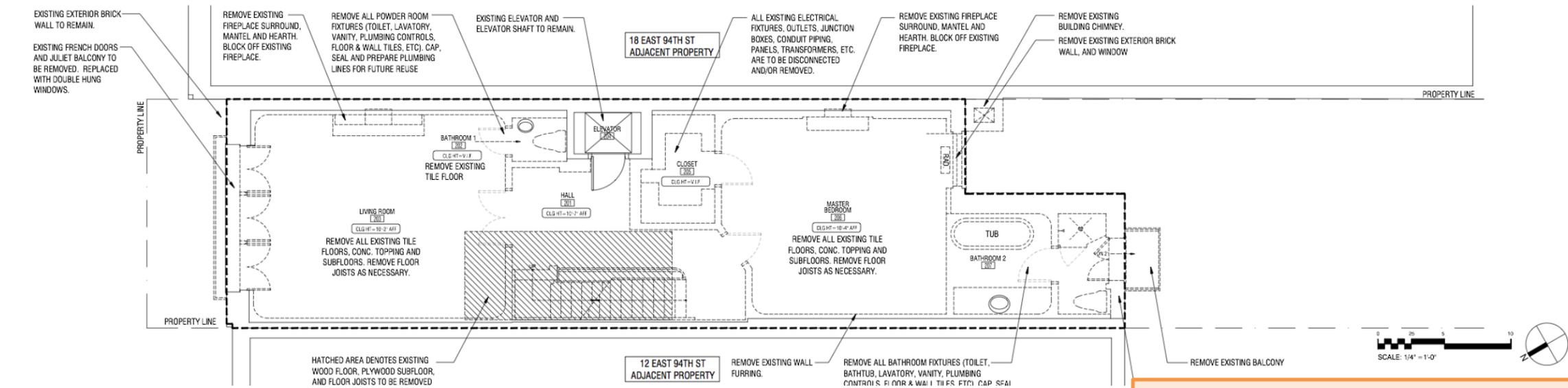
LEGEND

	EXISTING BUILDING STRUCTURE, WALLS OR ELEMENTS TO REMAIN		WOOD FLOOR OPENING FOR FUTURE STAIR
	EXISTING INTERIOR WALLS OR ELEMENTS TO BE REMOVED		ELECTRICAL PANEL
	CELLAR FLOOR AREA TO BE EXCAVATED 18 INCHES BELOW EXISTING CELLAR FLOOR LEVEL		GAS METER
			DOMESTIC WATER METER





PROPOSED PLAN

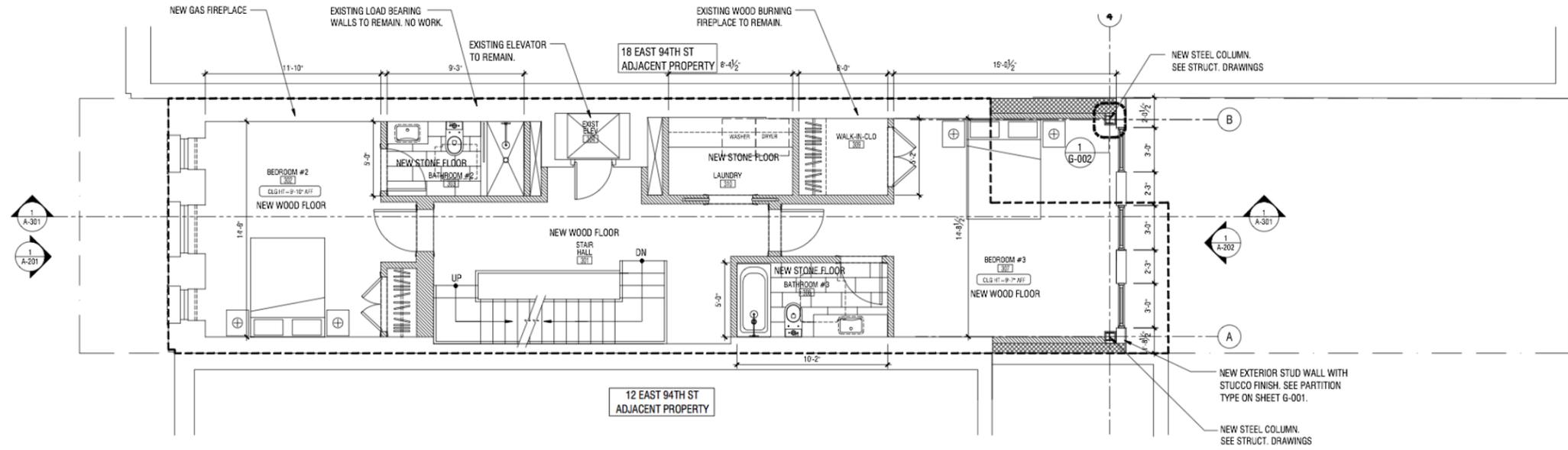


DEMOLITION PLAN

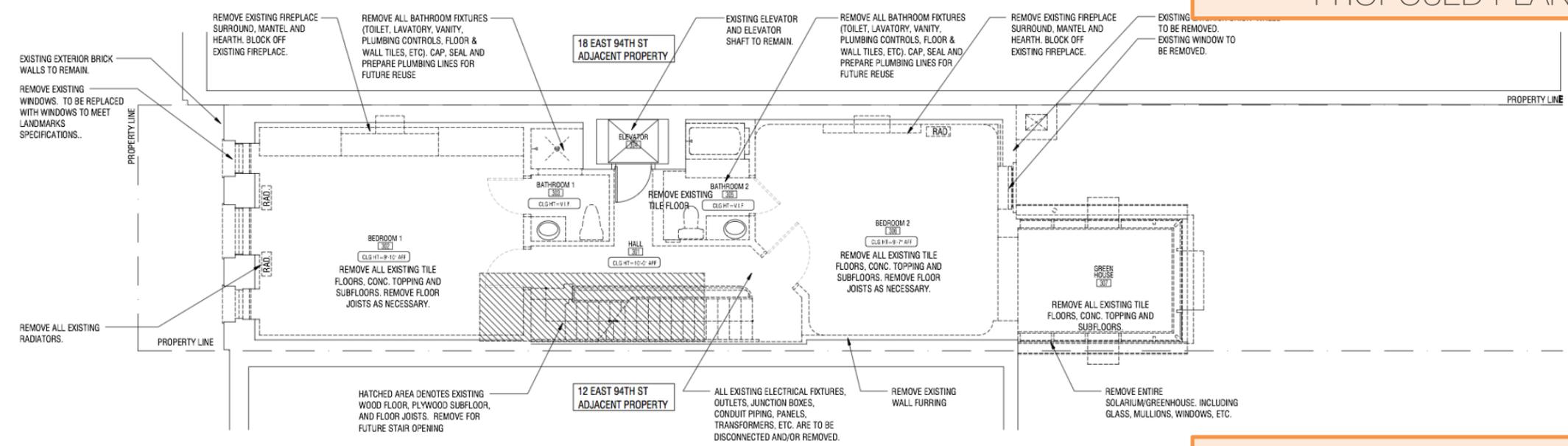
SYMBOLS OR ELEMENTS	DESCRIPTION
	WOOD FLOOR OPENING FOR FUTURE STAIR
	ELECTRICAL PANEL
	GAS METER
	DOMESTIC WATER METER

LEGEND





PROPOSED PLAN

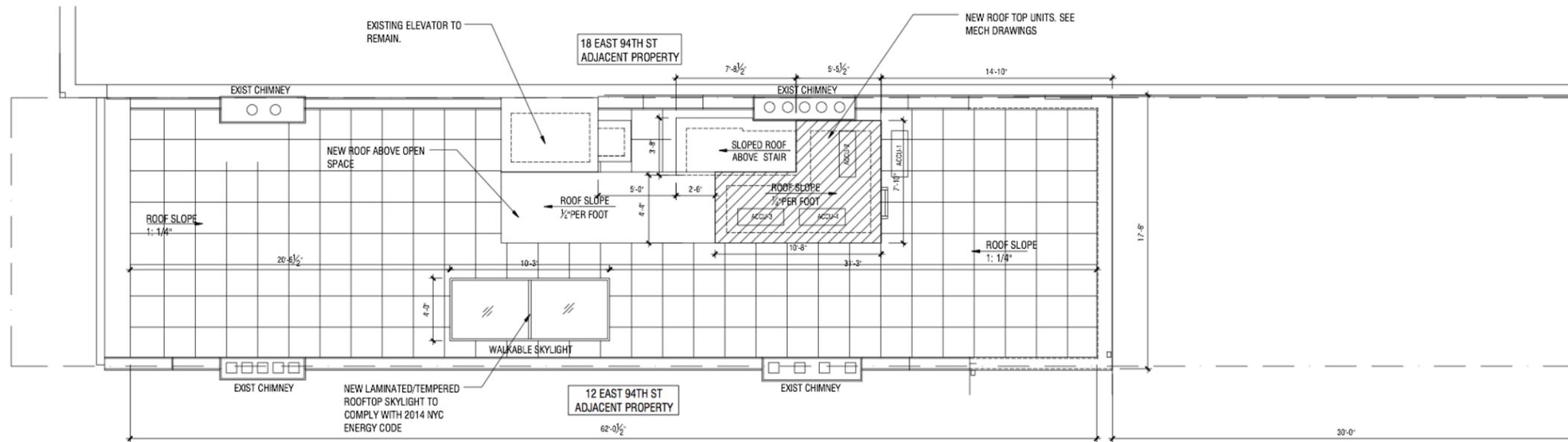


DEMOLITION PLAN

SYMBOLS OR ELEMENTS	DESCRIPTION
	WOOD FLOOR OPENING FOR FUTURE STAIR
	ELECTRICAL PANEL
	GAS METER
	DOMESTIC WATER METER

LEGEND





PROPOSED PLAN



NEW GUARDRAIL MOCKUP - 42" FROM NEW ROOF



MOCKUPS NOT VISIBLE FROM STREET



STAIR BULKHEAD MOCKUP WITH ADDITIONAL ROOF OVER ELEVATOR DOOR





ARCHETYPE DESIGN STUDIO

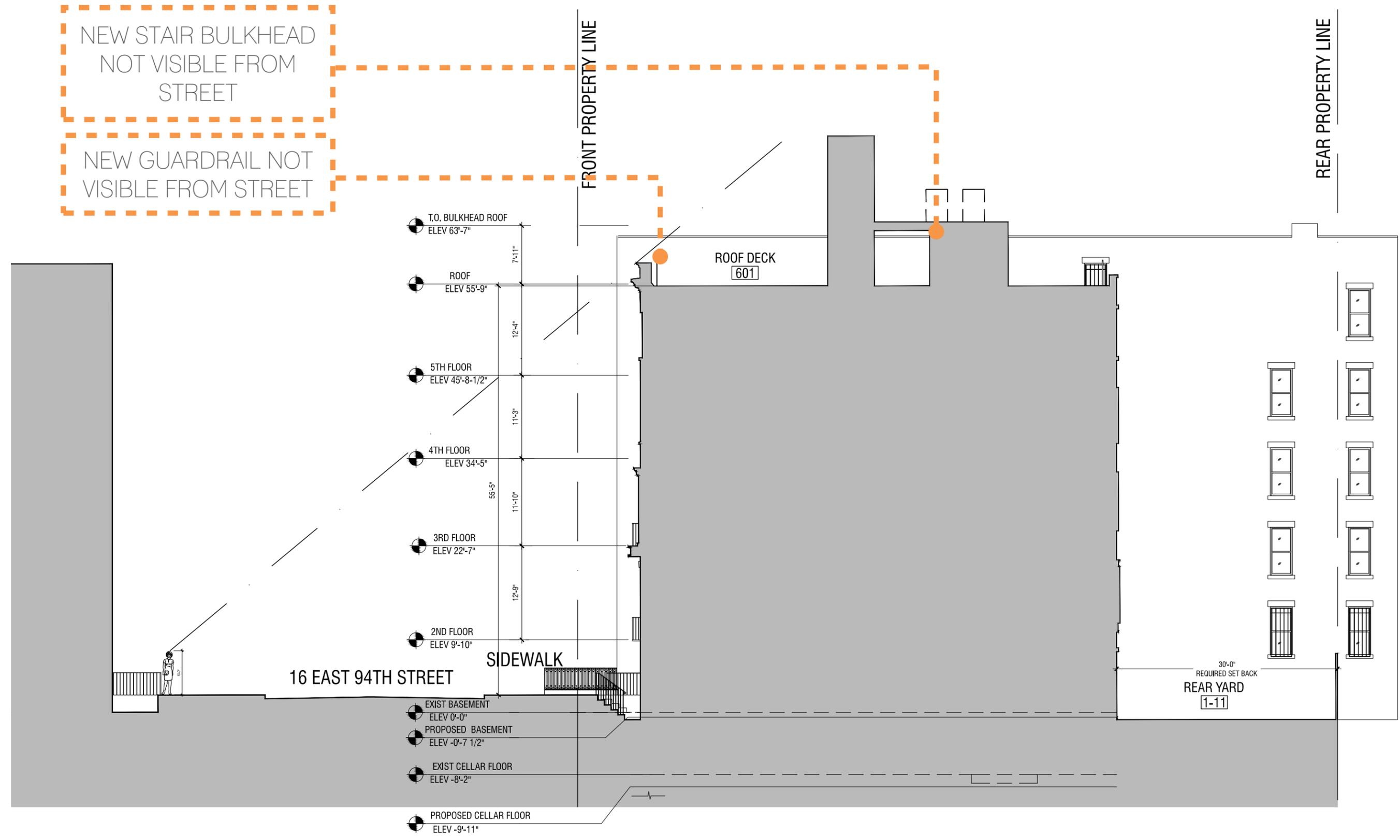
224 WEST 79TH STREET NEW YORK, NY 10024

212-580-6087

MOCKUP PHOTOS | LPC-31

NEW STAIR BULKHEAD
NOT VISIBLE FROM
STREET

NEW GUARDRAIL NOT
VISIBLE FROM STREET





RESTORATION
HARDWARE UNION
FILAMENT MILK GLASS
NARROW SCONCE

FRONT STOOP LIGHTING



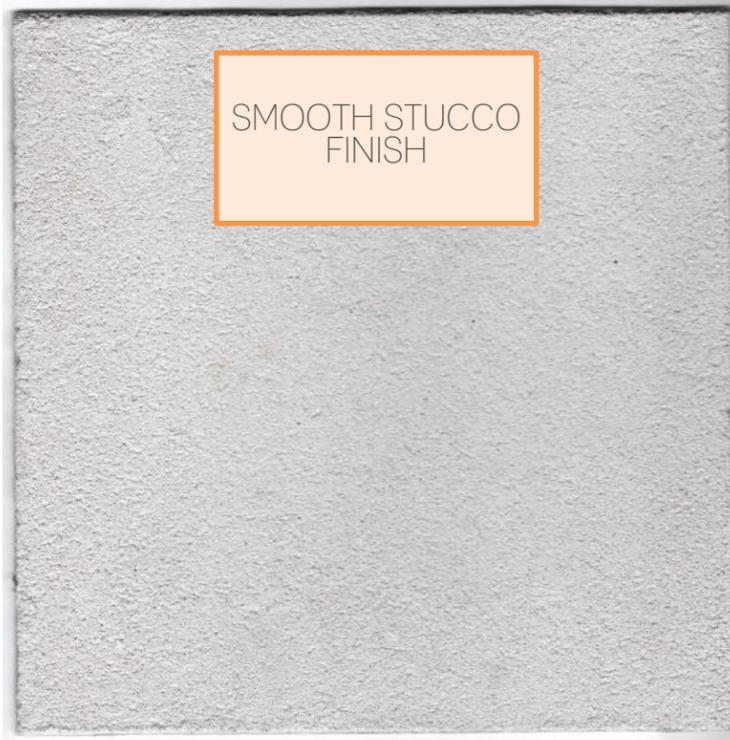
UNKNOWN LOCATION



BM HC-154
FRONT DOOR
COLOR



BM-1521
STUCCO COLOR



SMOOTH STUCCO
FINISH

STAIR BULKHEAD FINISHES



15 EAST 93RD STREET

FRONT RAILING WITH BRONZE POST CAPS



Thank you!

Presentation For:
16 East 94th Street
New York, NY 10128

Presentation by:
Archetype
224 West 79th Street
Alan Berman RA AIA
Steven Gaddis
Eve Claros-Corrubia
Ahmed Madbouli

