ARCHITECT OF RECORD:

SPaCe
architectureplanning**interiors**

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DESIGNER:

raad
5 White Street 4B
New York, NY . 10013
212.254.5490
www.raadstudio.com

STRUCTURAL ENGINEER:

ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS
32 OLD SLIP, 10TH FLOOR
NEW YORK, NY 10005
T: 212.620.7970

MEP ENGINEER:

D'ANTONIO CONSULTING ENGINEERS, P.C.
30 W. WALKENA AVE.
OCEANSIDE, NY 11572
T 516 594 4284 F 516 594 4287
(JOB # 1420)

TAX PHOTO 1948-1940
(LEFT)

EXIST. CONDITIONS
(RIGHT)

43 TO 31 76TH STREET
(LEFT)

33 TO 49 76TH STREET
(RIGHT)

39 TO 41 76TH STREET
(LEFT)

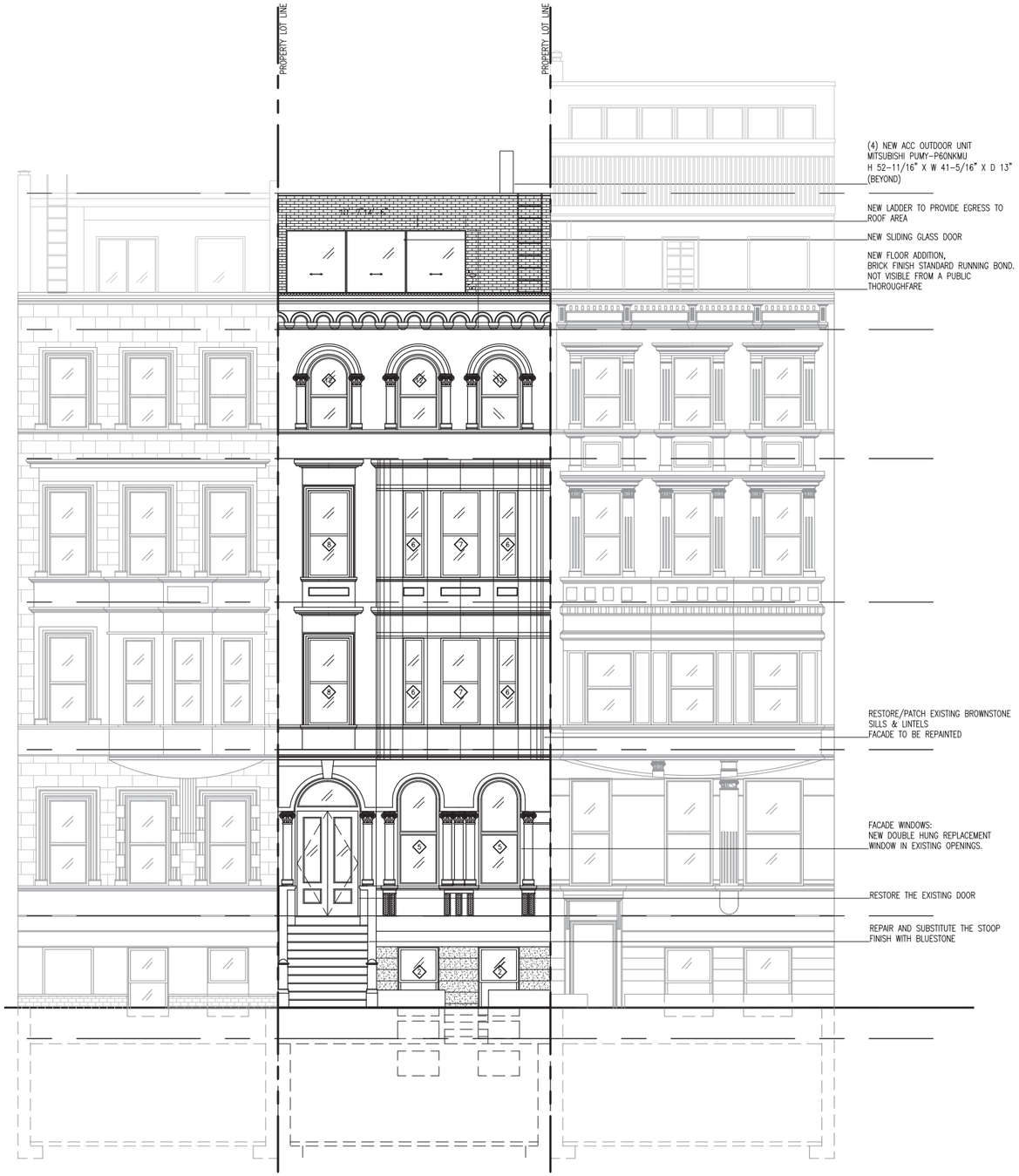
35 TO 39 76TH STREET
(RIGHT)

50 TO 52 76TH STREET
(LEFT)

52 TO 38 76TH STREET
(RIGHT)

1 EXISTING FRONT FACADE

N.T.S.



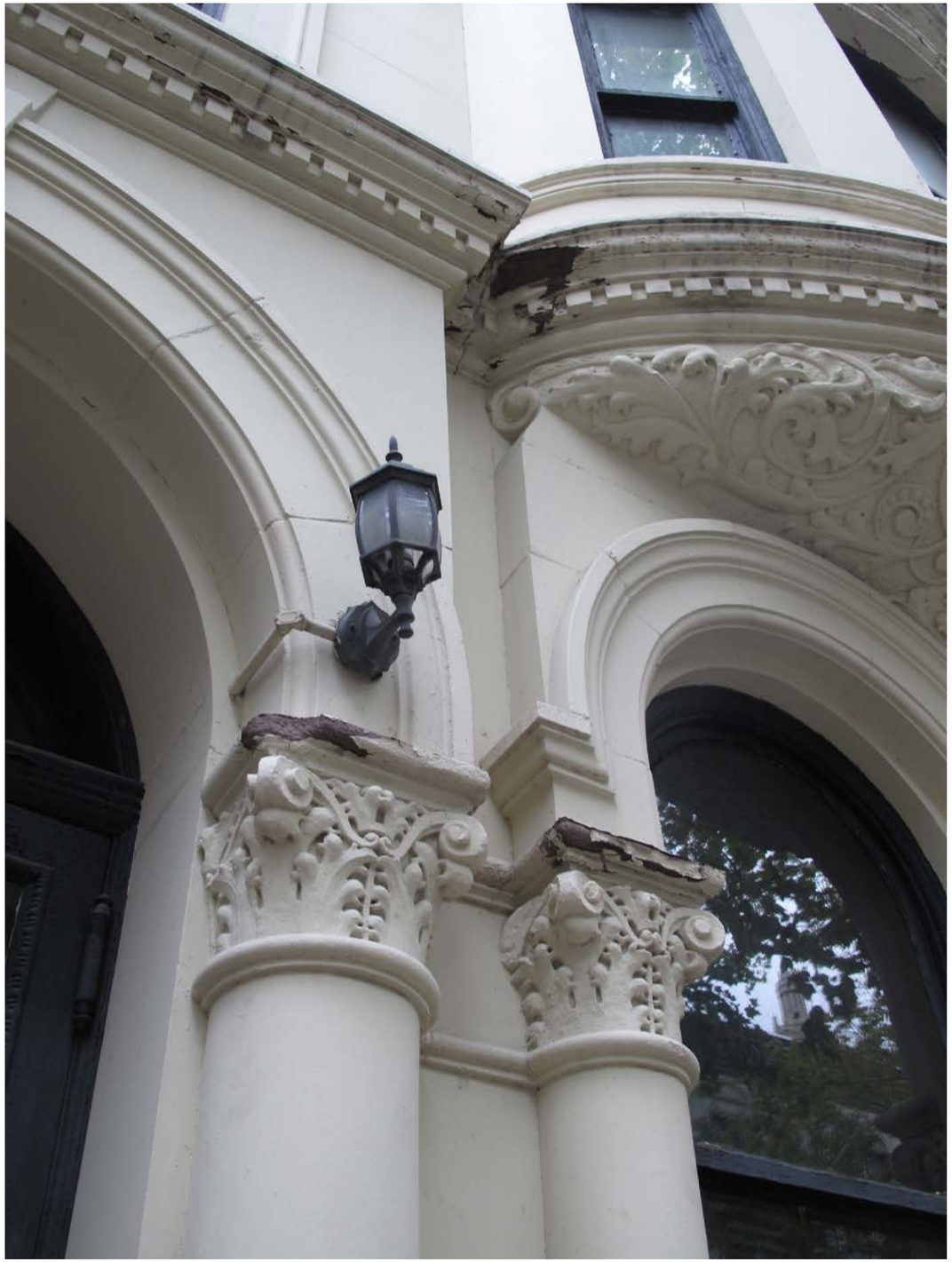
2 PROPOSED FRONT FACADE

N.T.S.

1 | EXISTING
(LEFT)

2 | PROPOSED
(RIGHT)

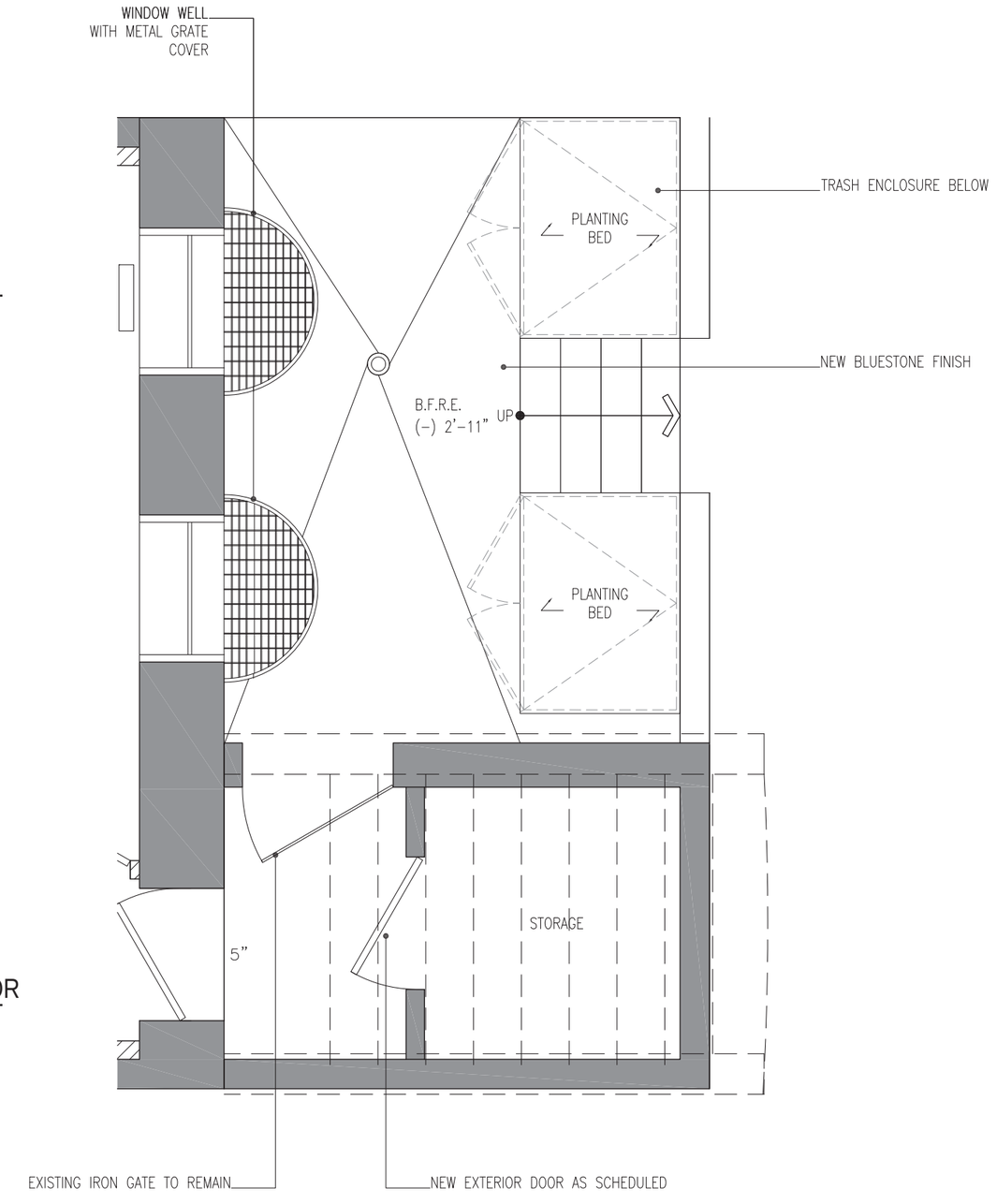
1. FACADE: REPAINTING
2. NEW REPLACEMENT WINDOWS IN EXISTING OPENING, WHITE FRAME.
3. STOOP: BLUESTONE FINISH
4. AREAWAY: NEW PLANTING BEDS.



1 | EXIST. STOOP (LEFT)

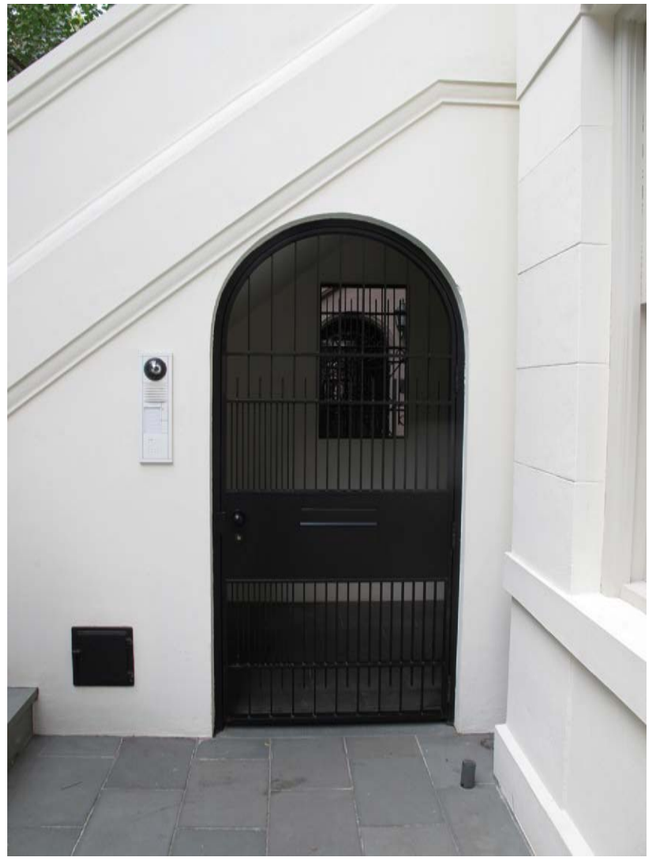
2 | EXIST. WINDOW (RIGHT)

1 | EXIST. AREAWAY (LEFT)



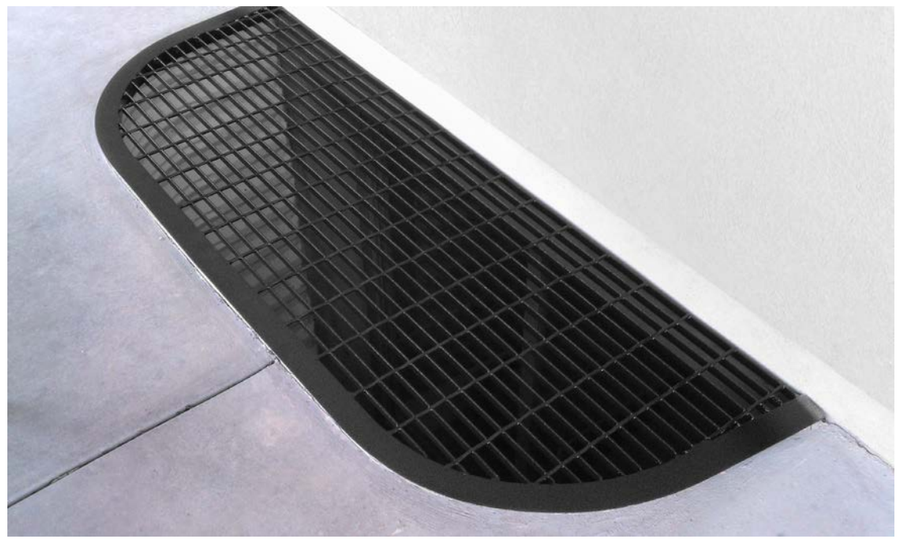
2 | PROPOSED FLOOR PLAN (RIGHT)

1 | REFERENCE LANDSCAPE AND PAVERS (LEFT)



2 | REFERENCE REFINISH METAL GATE (RIGHT TOP)

3 | REFERENCE FOR PROPOSED WINDOW WELL (RIGHT LEFT)



1 EXISTING REAR FACADE

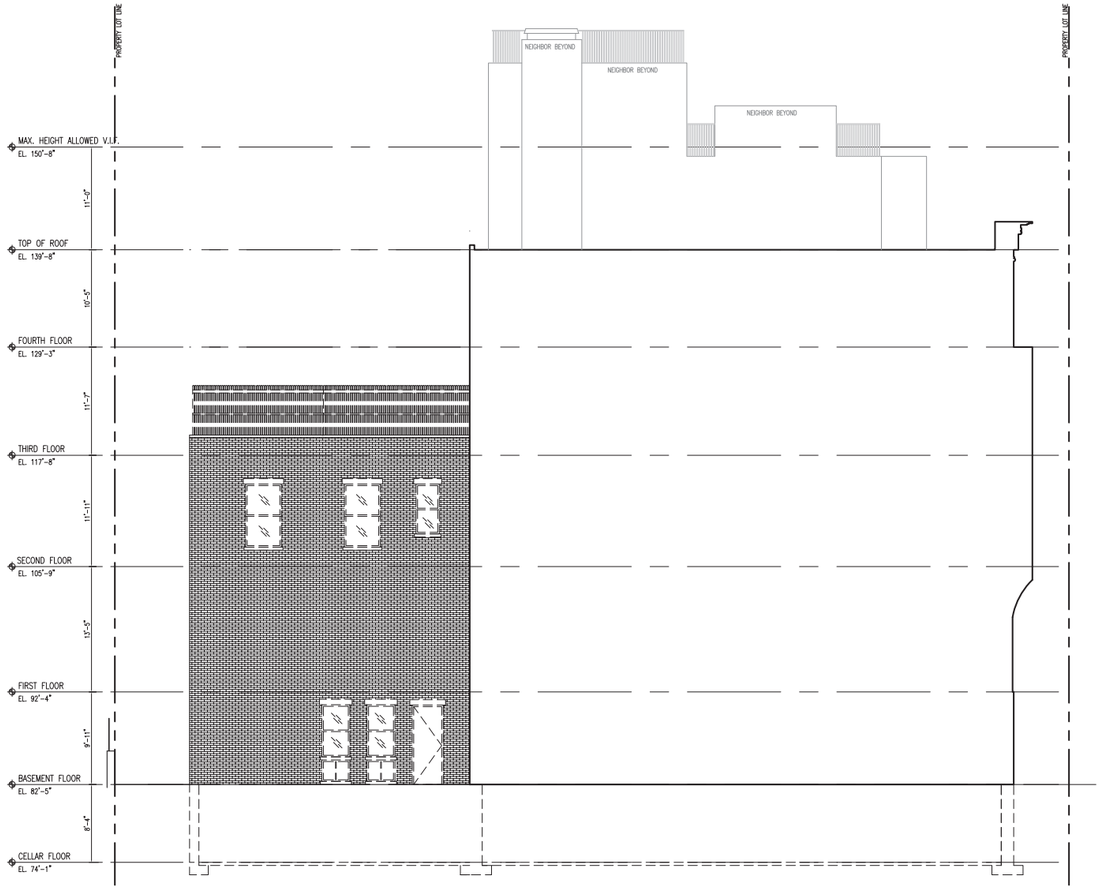
N.T.S.

2 PROPOSED REAR FACADE

N.T.S.

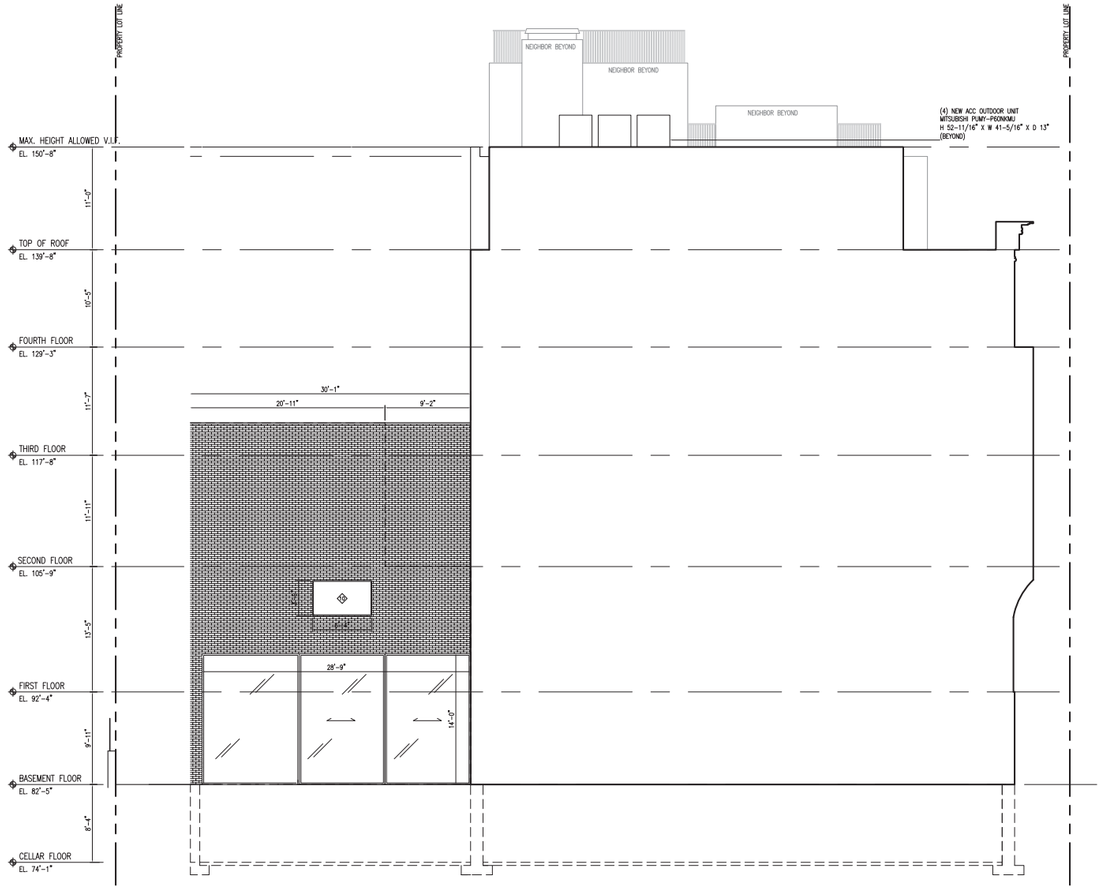
Upper West Side Townhouse
41 West 76th Street, New York, NY 10023

EXISTING AND PROPOSED REAR FACADE ELEVATIONS



1 EXISTING SIDE FACADE

N.T.S.



2 PROPOSED SIDE FACADE

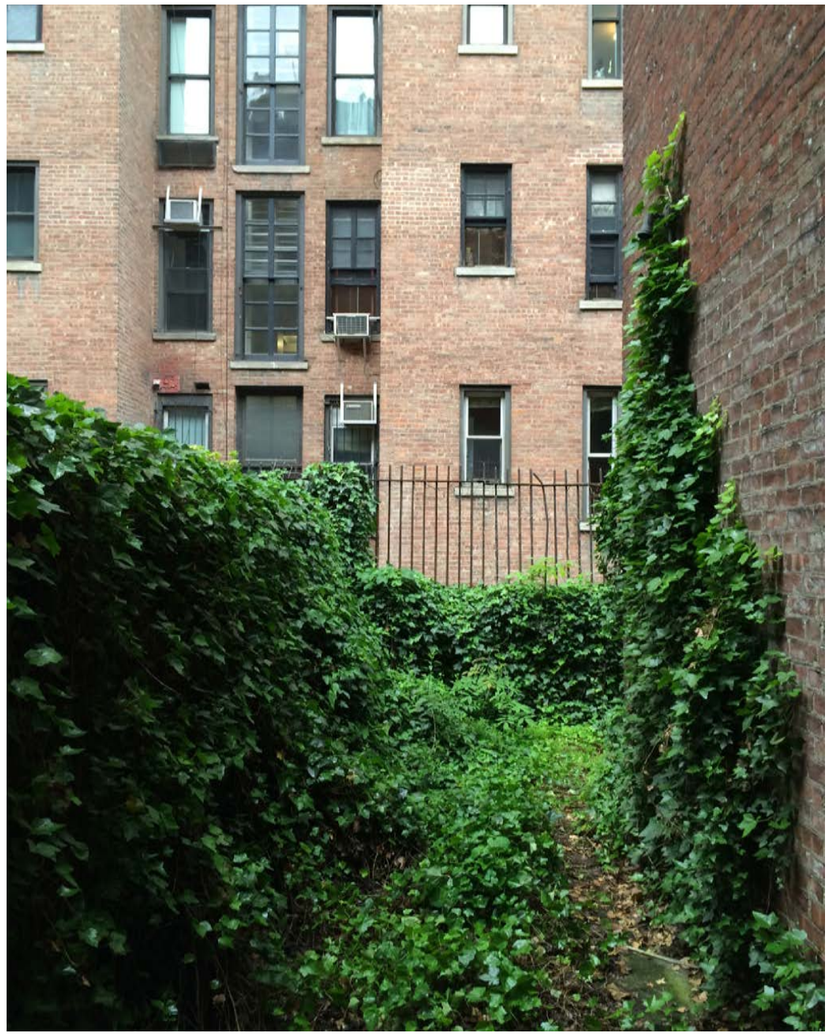
N.T.S.

Upper West Side Townhouse
41 West 76th Street, New York, NY 10023

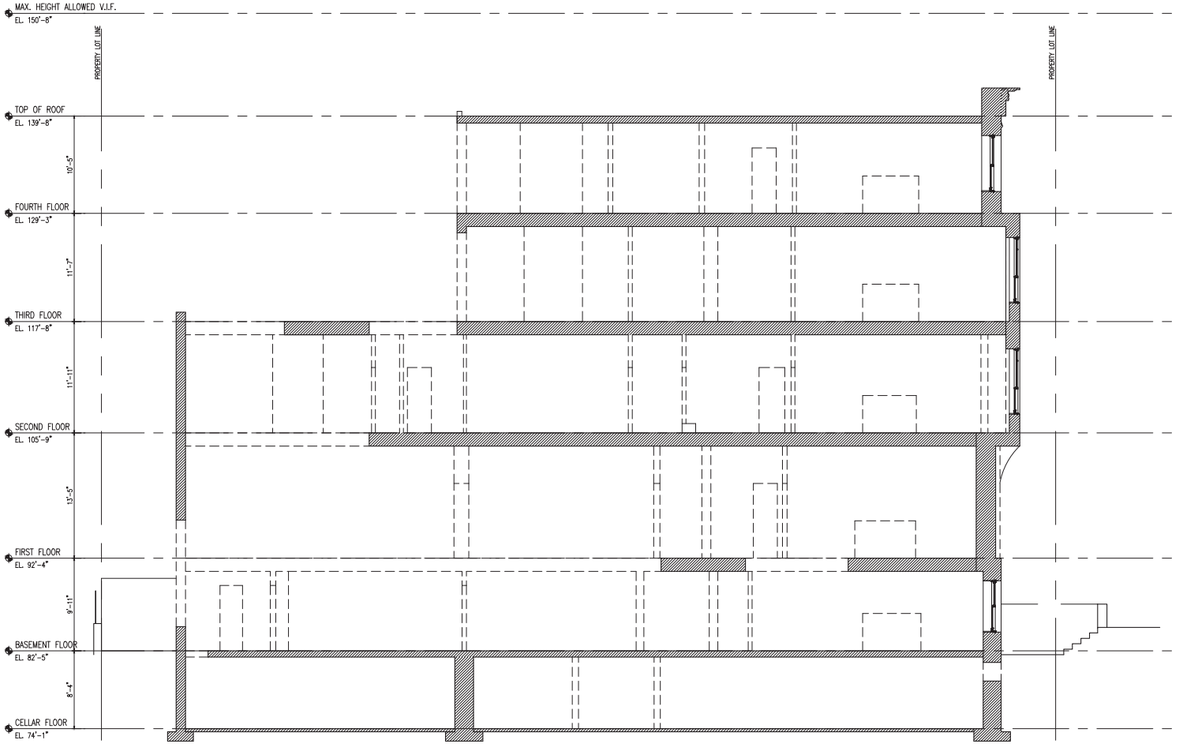
REAR FACADE - EXISTING CONDITIONS VIEW FROM BUILDINT AT 44 W 77TH STREET

VIEW LOOKING WEST

VIEW LOOKING EAST

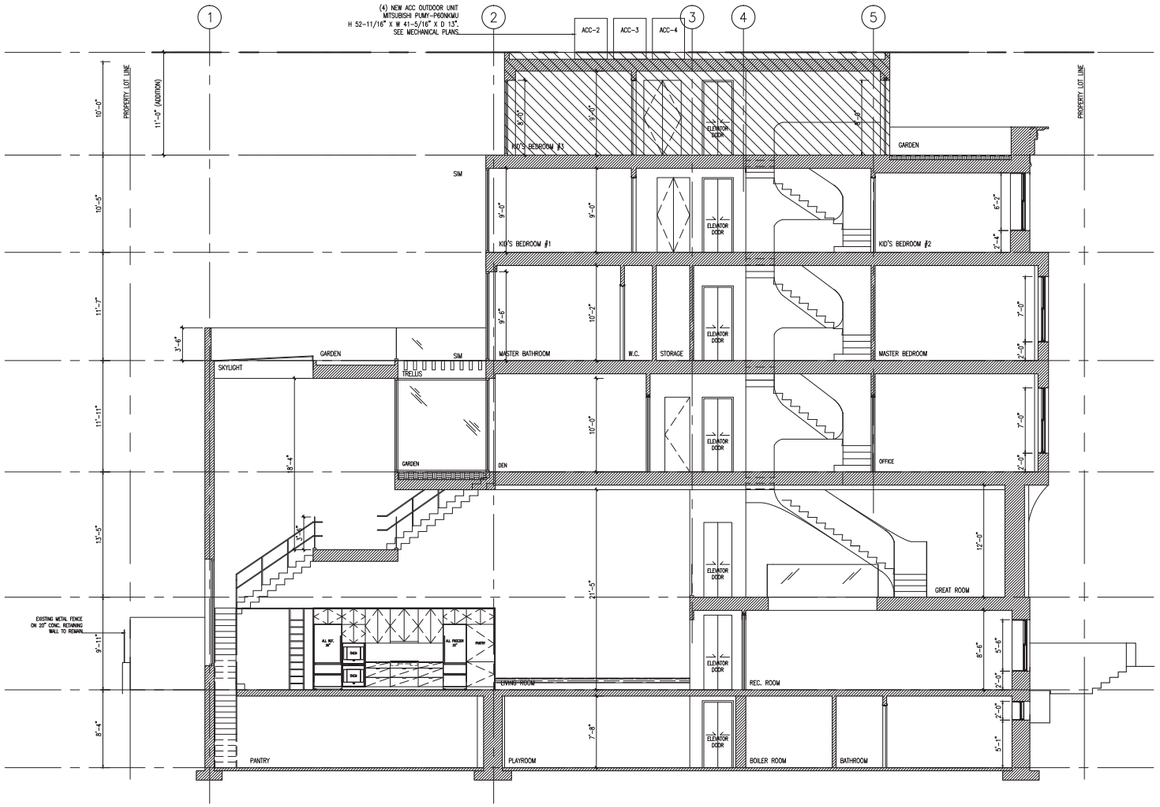


VIEW LOOKING SOUTH



1 EXISTING SECTION

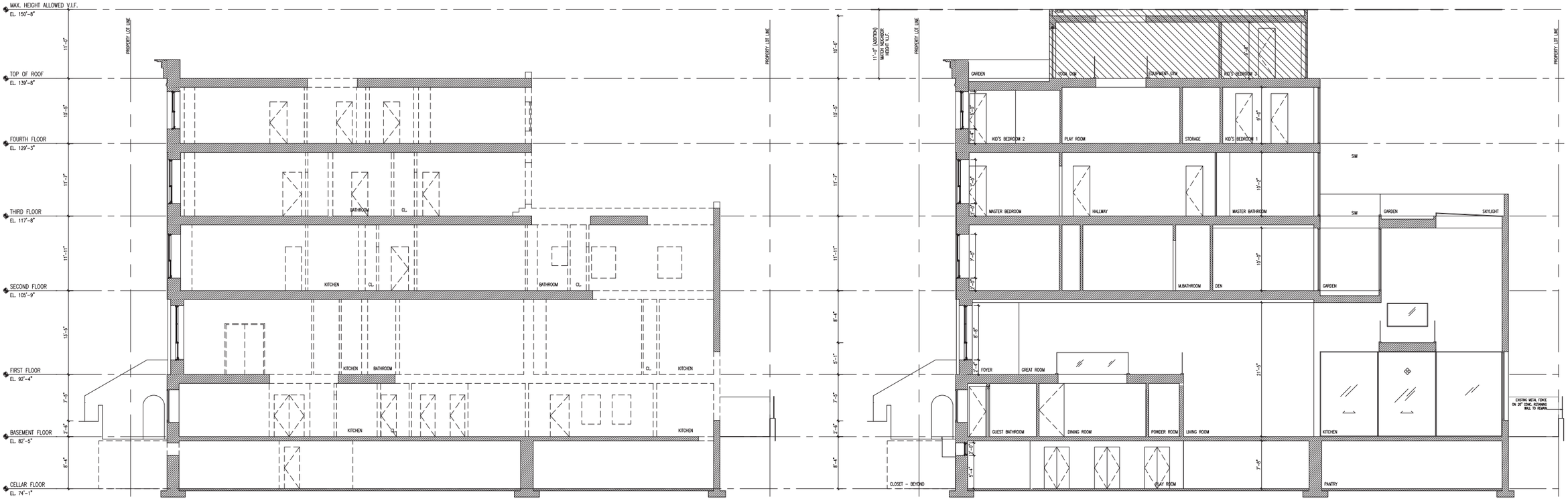
N.T.S.



2 PROPOSED SECTION

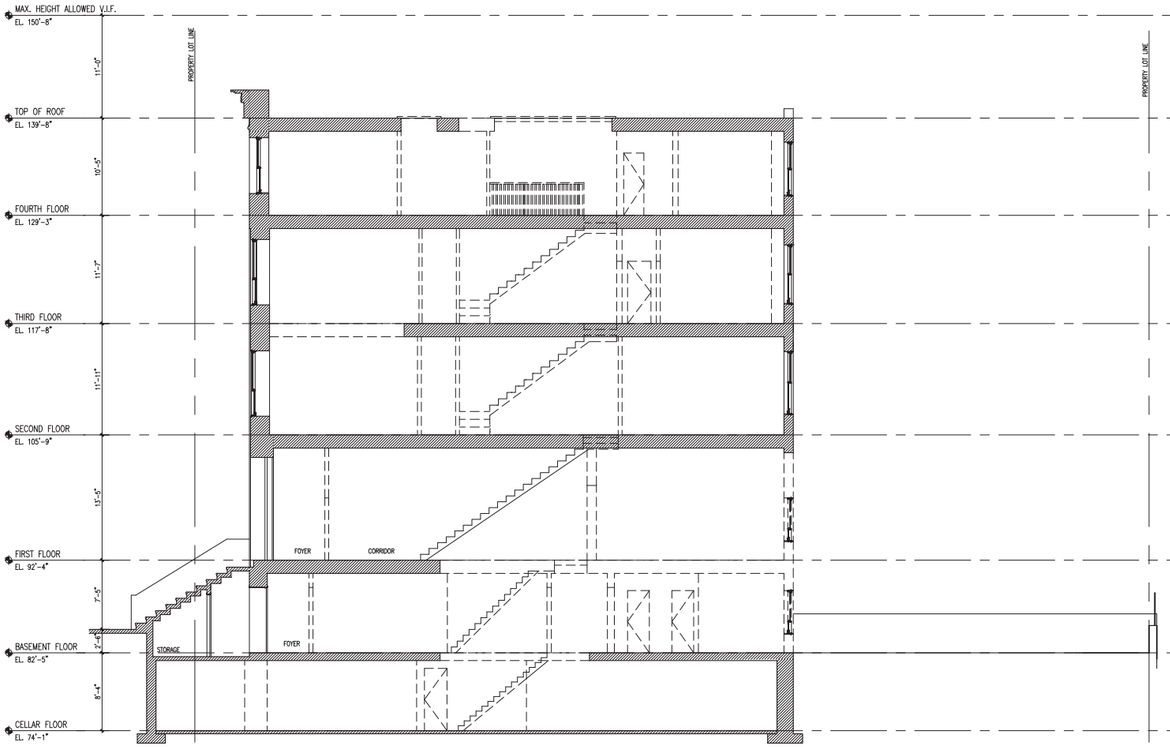
N.T.S.

EXISTING AND PROPOSED EXTERIOR ELEVATIONS



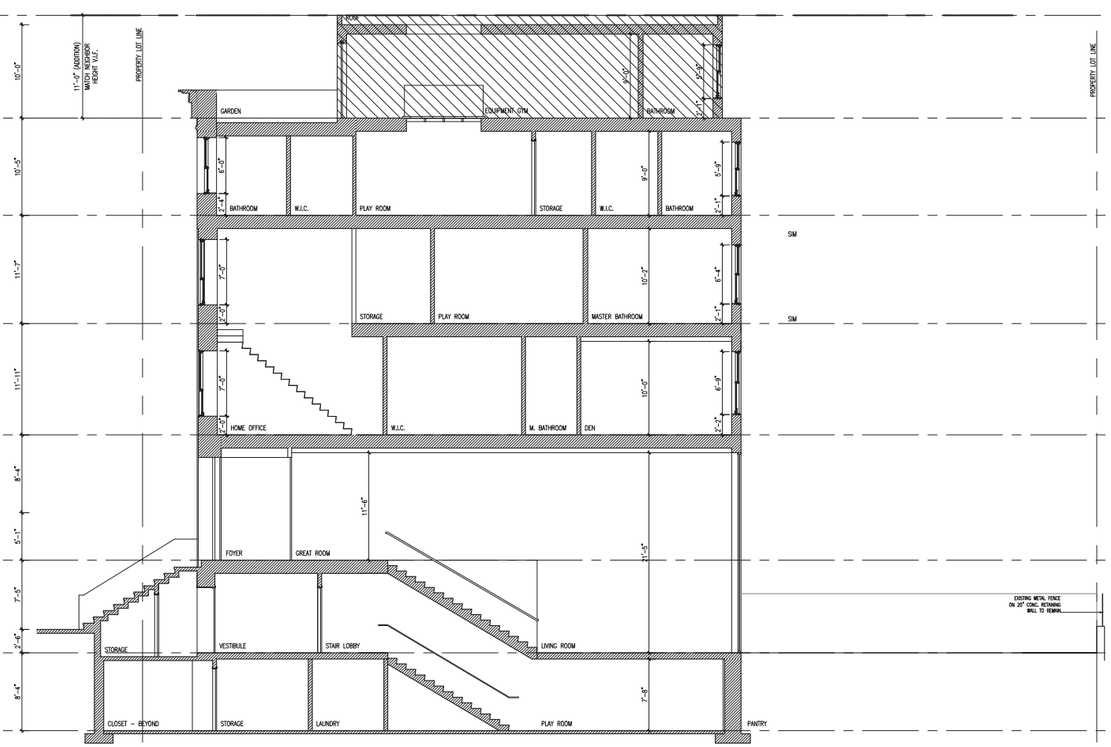
1 EXISTING SECTION
N.T.S.

2 PROPOSED SECTION
N.T.S.



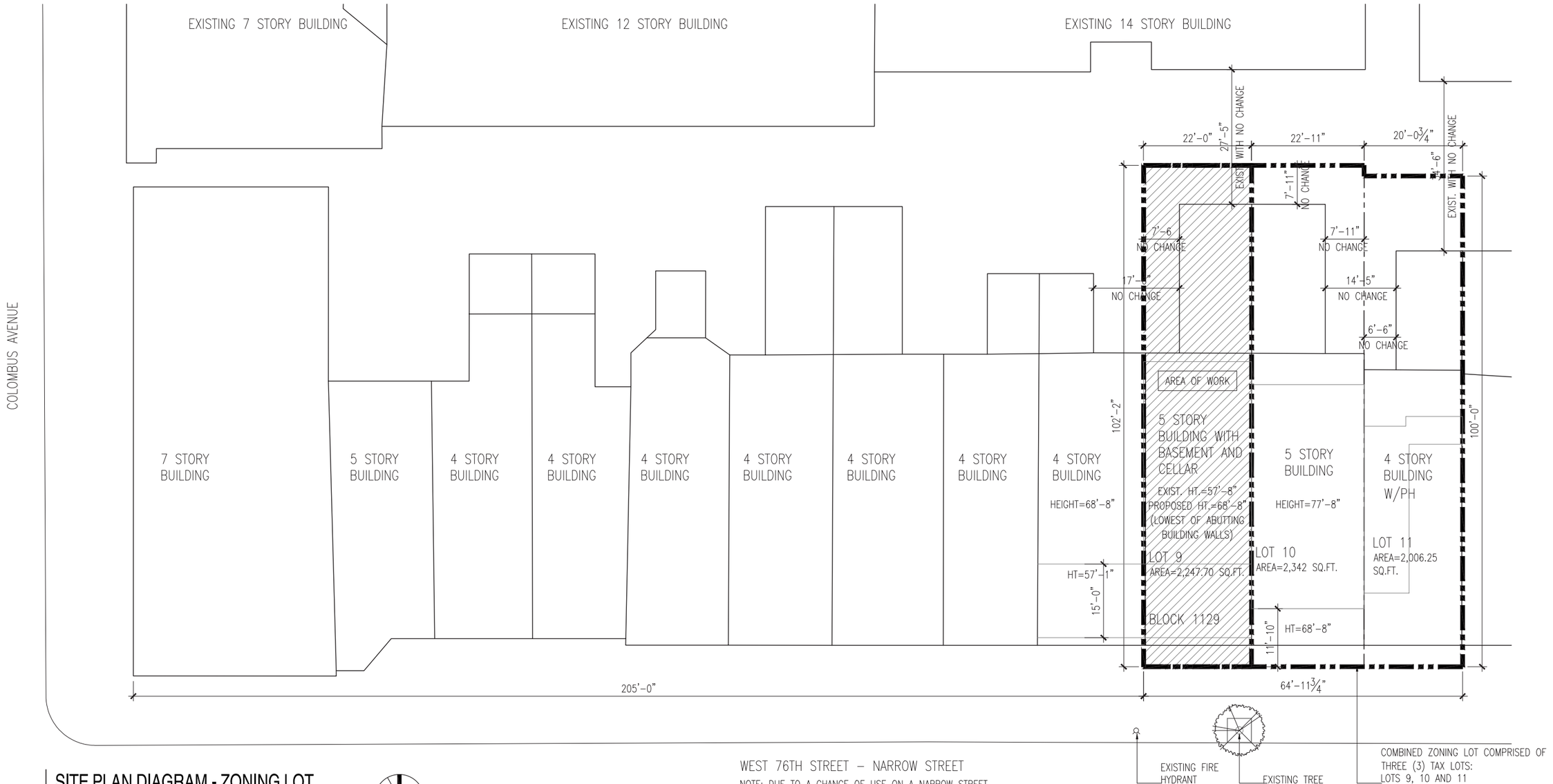
1 EXISTING SECTION

N.T.S.



2 PROPOSED SECTION

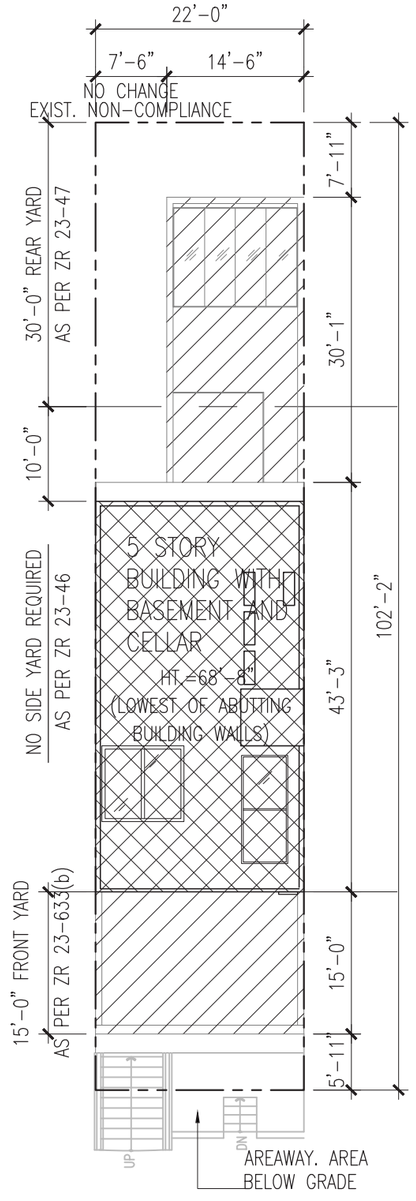
N.T.S.



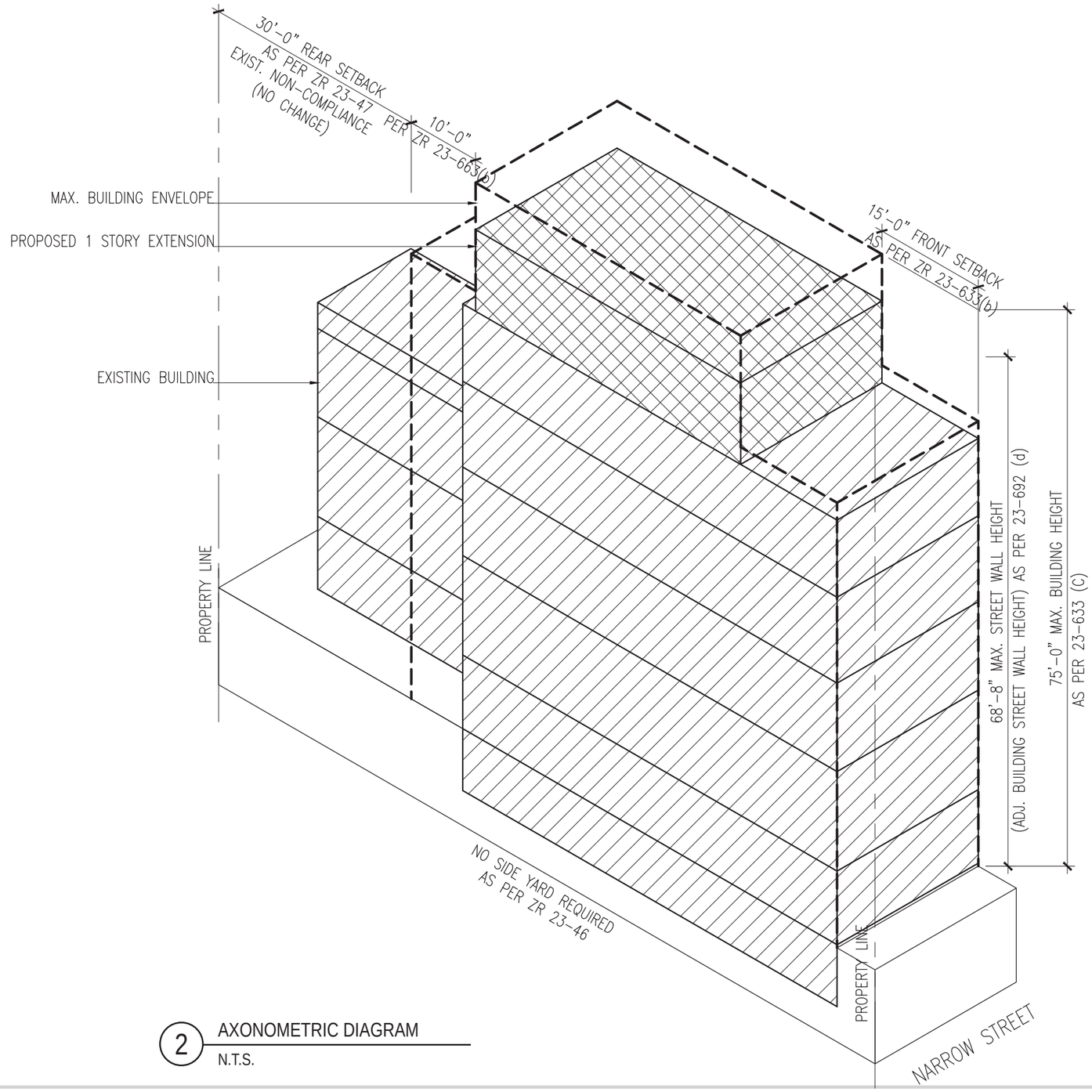
NOTE: DUE TO A CHANGE OF USE ON A NARROW STREET A SPRINKLER APPLICATION JOB#140274236 HAS BEEN FILED SEPARATELY.

1 SITE PLAN DIAGRAM - ZONING LOT

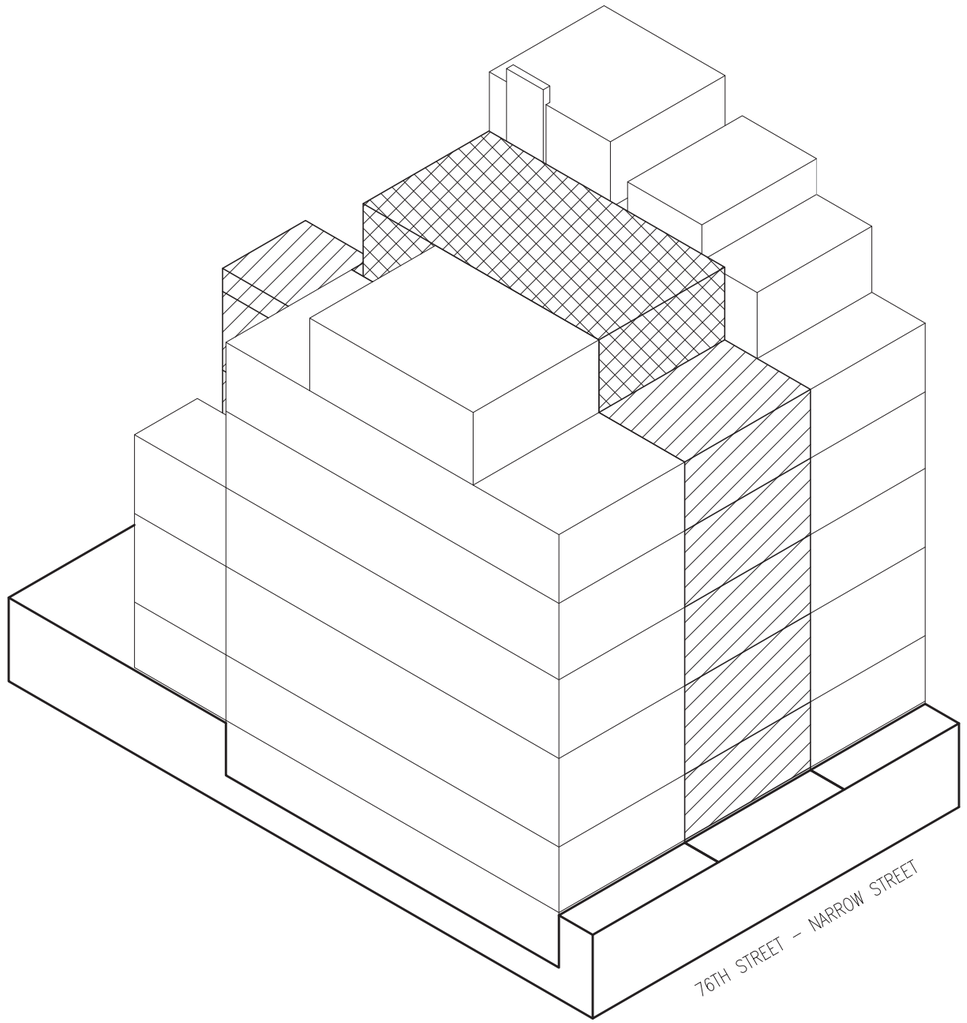
N.T.S.



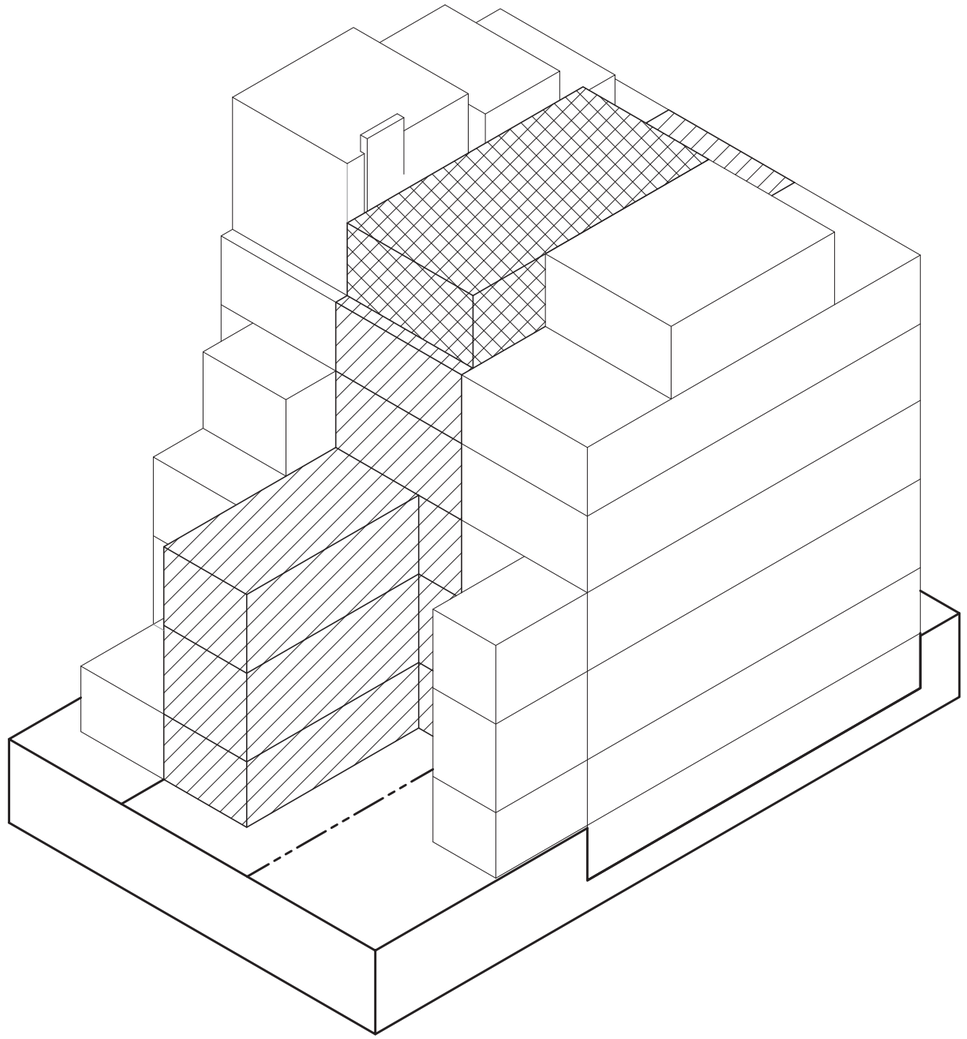
1 SITE PLAN DIAGRAM - LOT 9
N.T.S.



2 AXONOMETRIC DIAGRAM
N.T.S.



1 AXONOMETRIC DIAGRAM - PROPOSED FRONT FACADE IN CONTEXT
N.T.S.



2 AXONOMETRIC DIAGRAM - PROPOSED REAR FACADE IN CONTEXT
N.T.S.

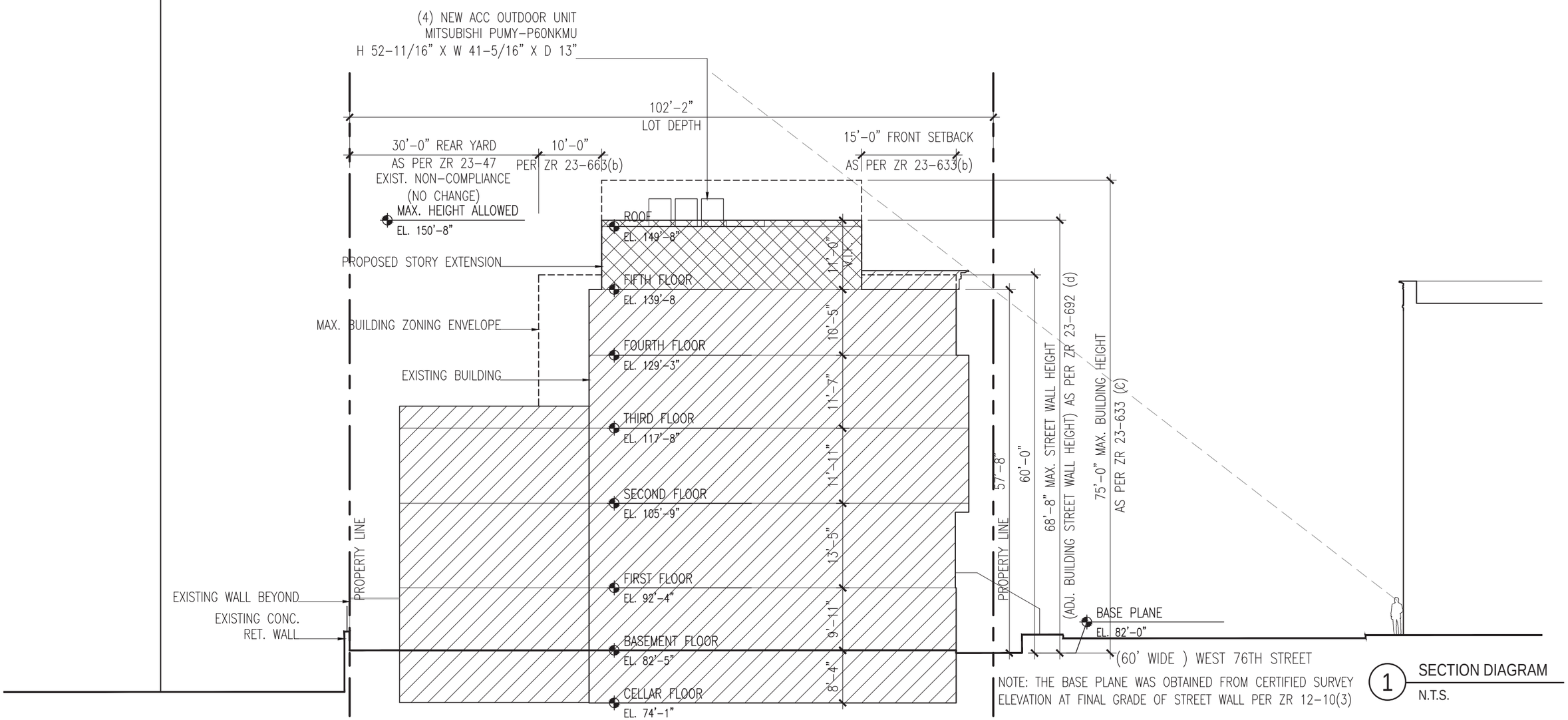
LEGEND

EXISTING BUILDING

PROPOSED EXTENSION/ADDITION

PROPERTY LINES

MAXIMUN BUILDABLE AREA



NOTE: THE BASE PLANE WAS OBTAINED FROM CERTIFIED SURVEY ELEVATION AT FINAL GRADE OF STREET WALL PER ZR 12-10(3)

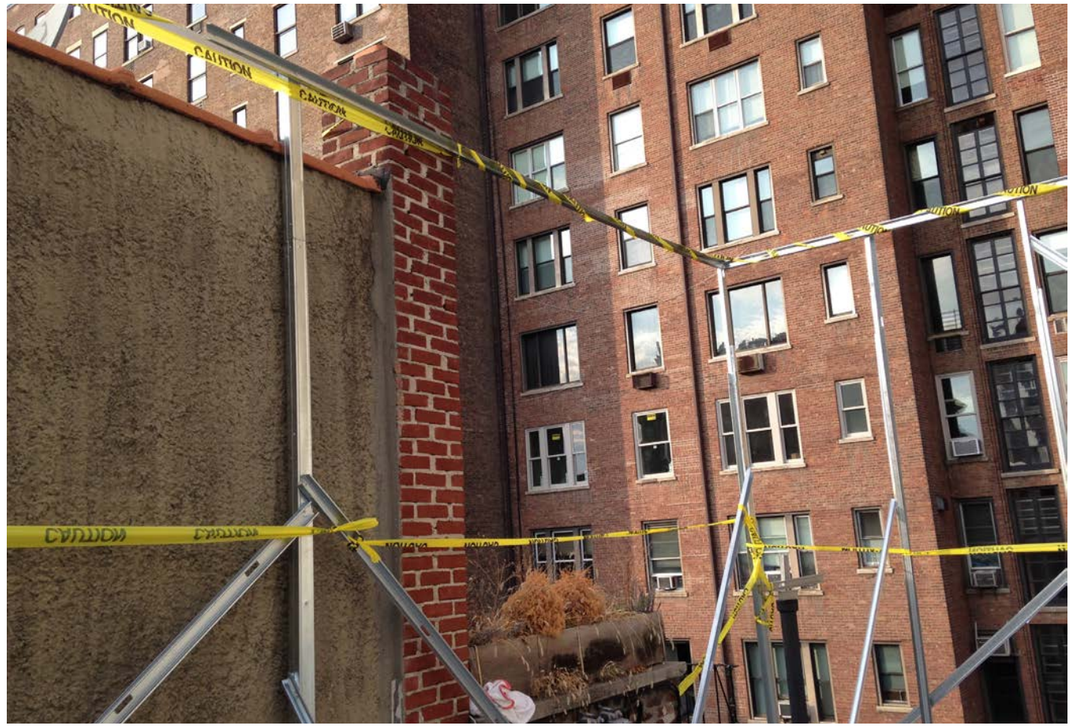
1 SECTION DIAGRAM
N.T.S.

1 | SOUTH VIEW

2 | NORTH VIEW

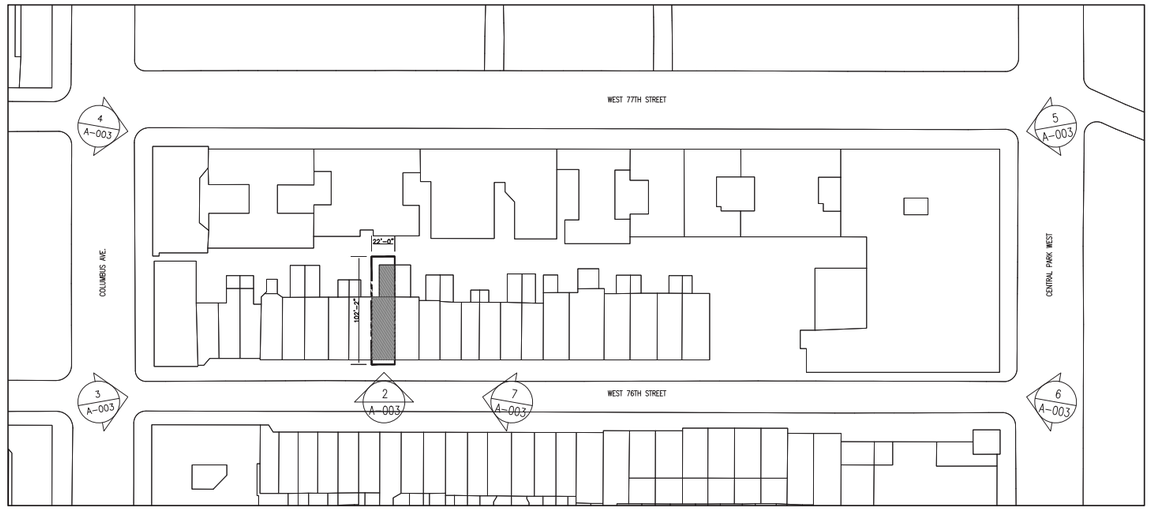
1 | SW VIEW
(TOP LEFT)

2 | SE VIEW
(TOP RIGHT)



3 | NW VIEW
(BOTTOM LEFT)

4 | NE VIEW
(BOTOOM RIGHT)



1 KEY PLAN
1"=60'

2 PUBLIC THOROUGHFARE - NOT VISIBLE
N.T.S.

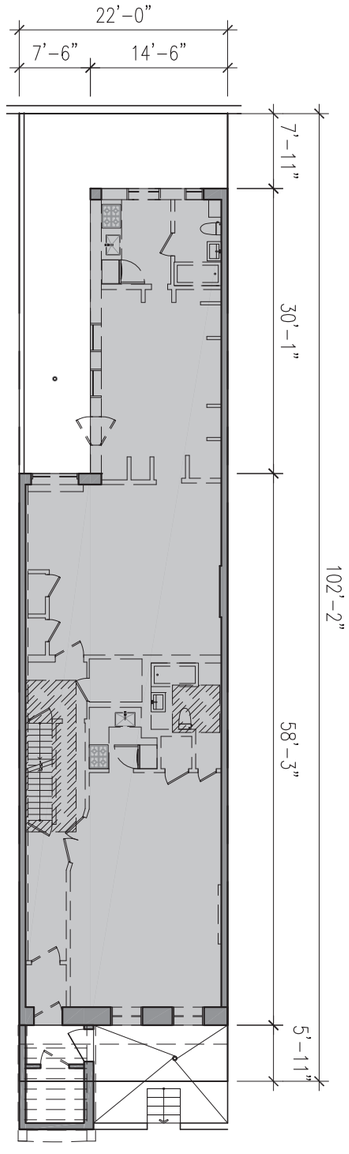
3 PUBLIC THOROUGHFARE - NOT VISIBLE
N.T.S.

4 PUBLIC THOROUGHFARE - NOT VISIBLE
N.T.S.

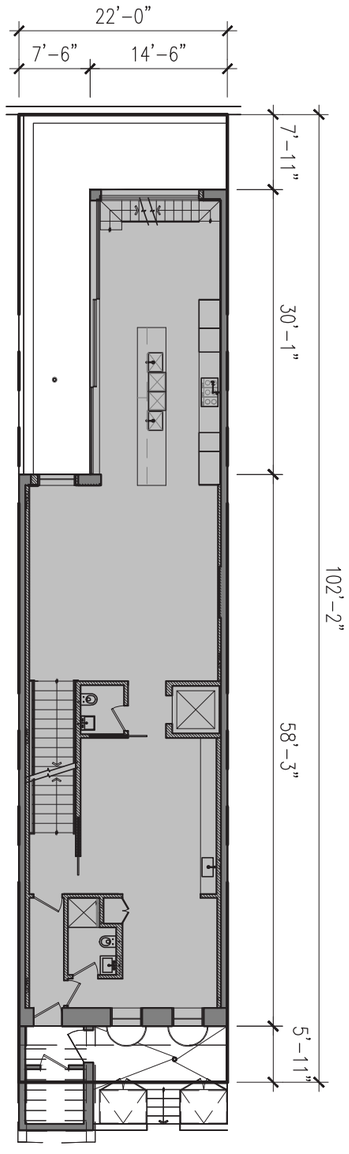
5 PUBLIC THOROUGHFARE - NOT VISIBLE
N.T.S.

6 PUBLIC THOROUGHFARE - NOT VISIBLE
N.T.S.

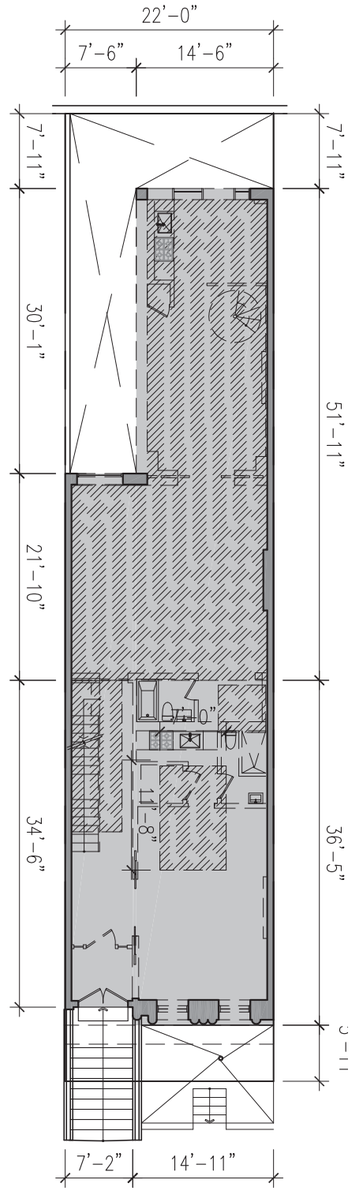
7 PUBLIC THOROUGHFARE - NOT VISIBLE
N.T.S.



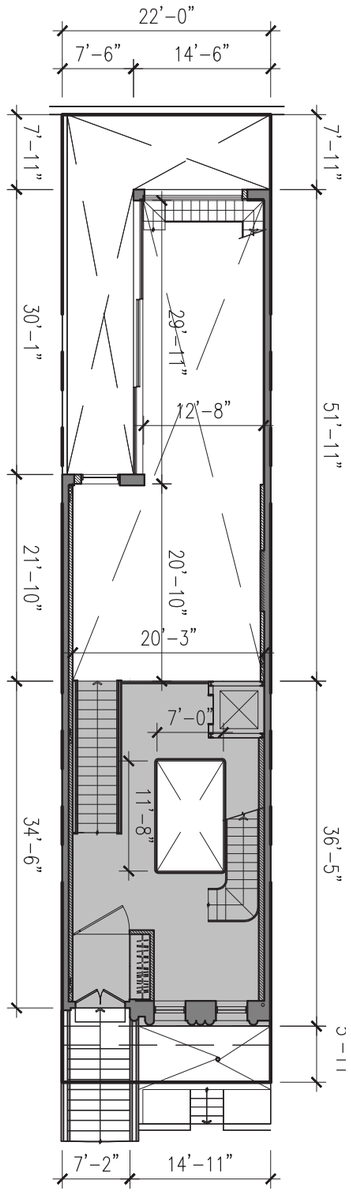
1 EXISTING BASEMENT
N.T.S.



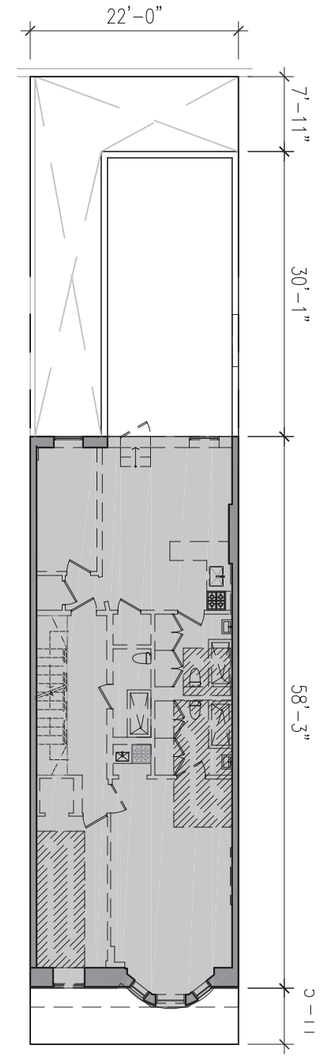
2 PROPOSED BASEMENT
N.T.S.



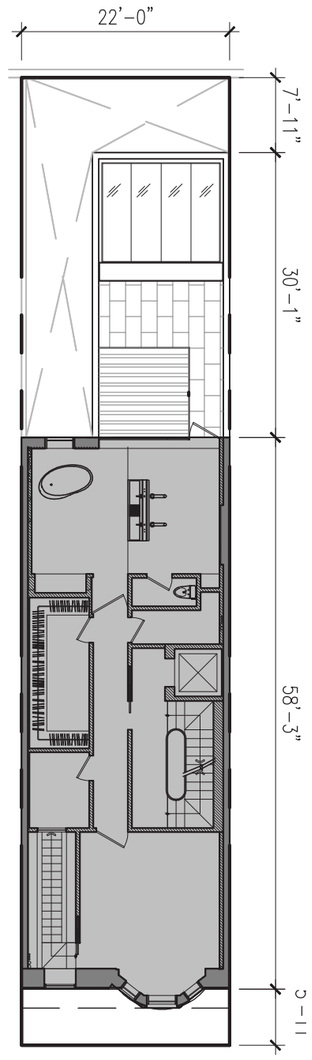
3 EXISTING 1ST. FLOOR
N.T.S.



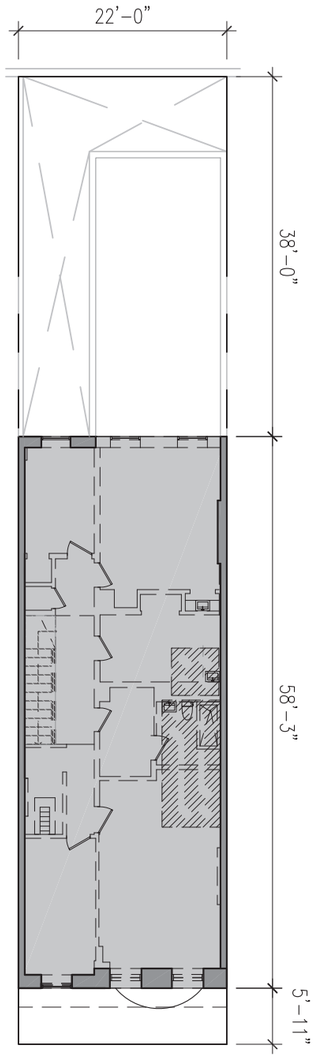
4 PROPOSED 1ST. FLOOR
N.T.S.



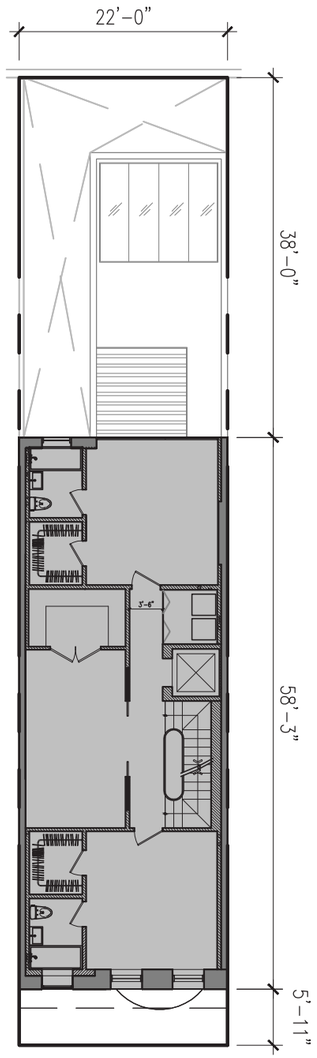
5 EXISTING 3RD FLOOR
N.T.S.



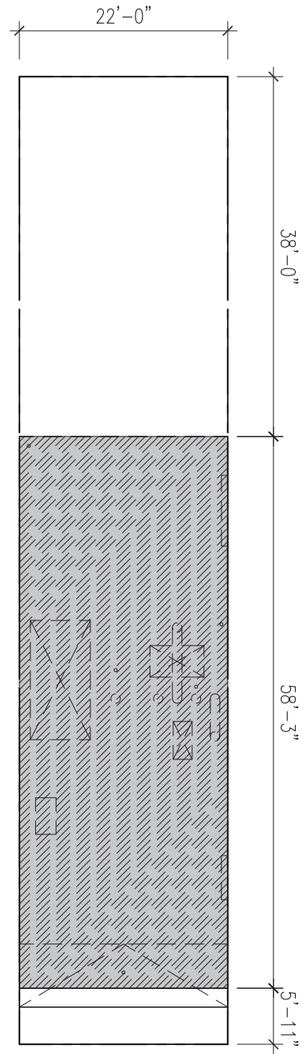
6 PROPOSED 3RD. FLOOR
N.T.S.



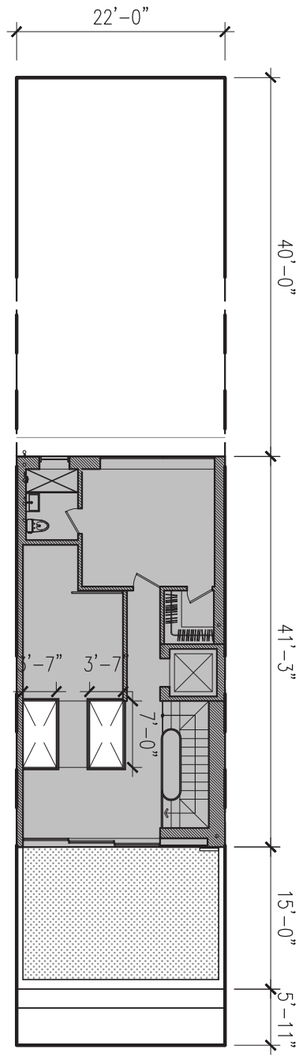
1 EXISTING 4TH FLOOR
N.T.S.



2 PROPOSED 4TH FLOOR
N.T.S.



3 EXISTIING ROOF
N.T.S.



4 PROPOSED FIFTH FLOOR
N.T.S.