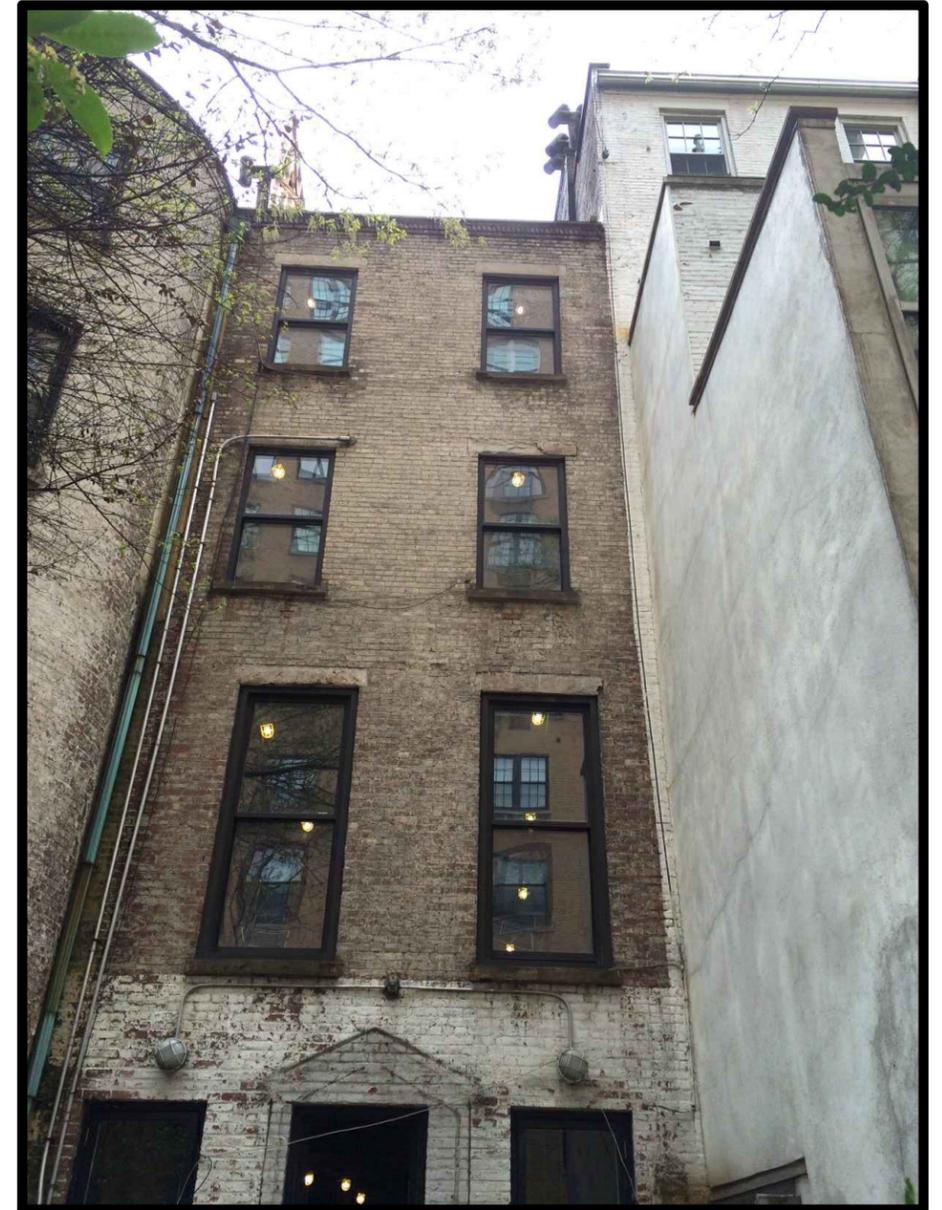




FRONT ELEVATIONS



REAR ELEVATION

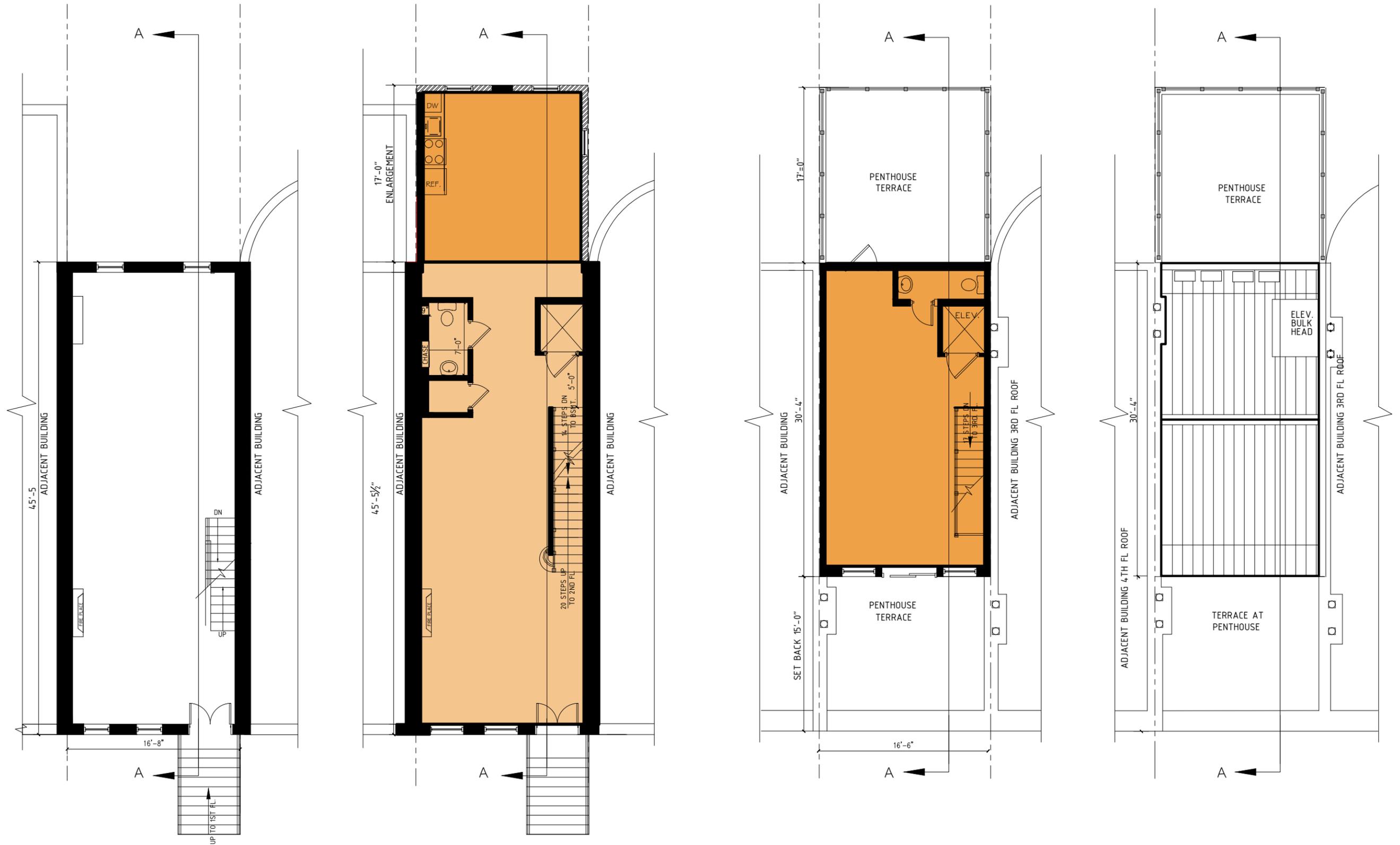


- 169 EAST 71ST STREET
- OPEN SPACE



BLOCK AND OPEN SPACE PLAN
SCALE: NTS

PROPOSED EXISTING

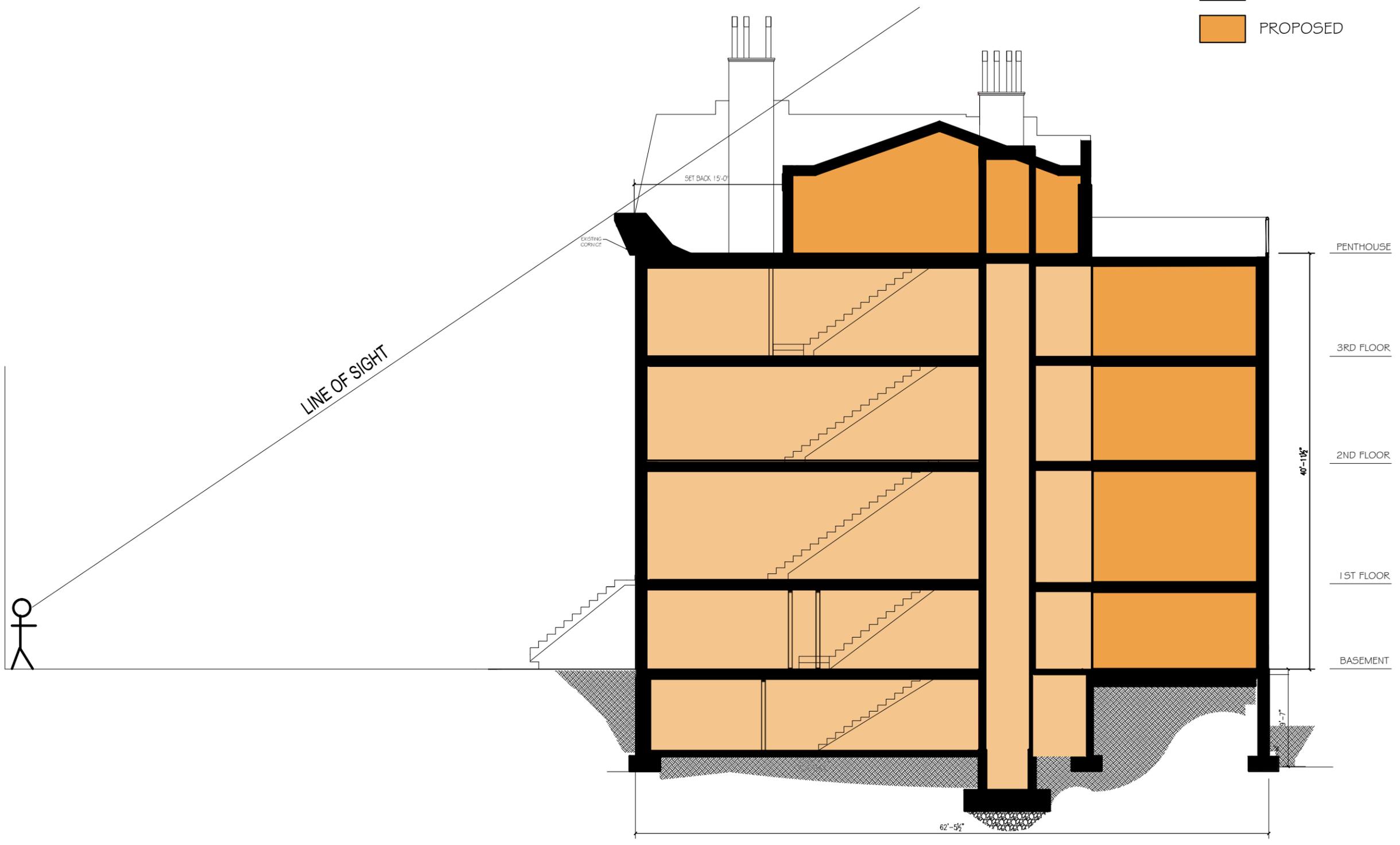


EXISTING FIRST THRU THIRD FLOOR

PROPOSED FIRST THRU THIRD FLOOR

PROPOSED PENTHOUSE AND ROOF PLAN

- EXISTING
- PROPOSED



SECTION A-A

EXISTING FRONT ELEVATION



3RD FLOOR
2ND FLOOR
1ST FLOOR
BASEMENT

PROPOSED FRONT ELEVATION



PENTHOUSE
3RD FLOOR
2ND FLOOR
1ST FLOOR
BASEMENT



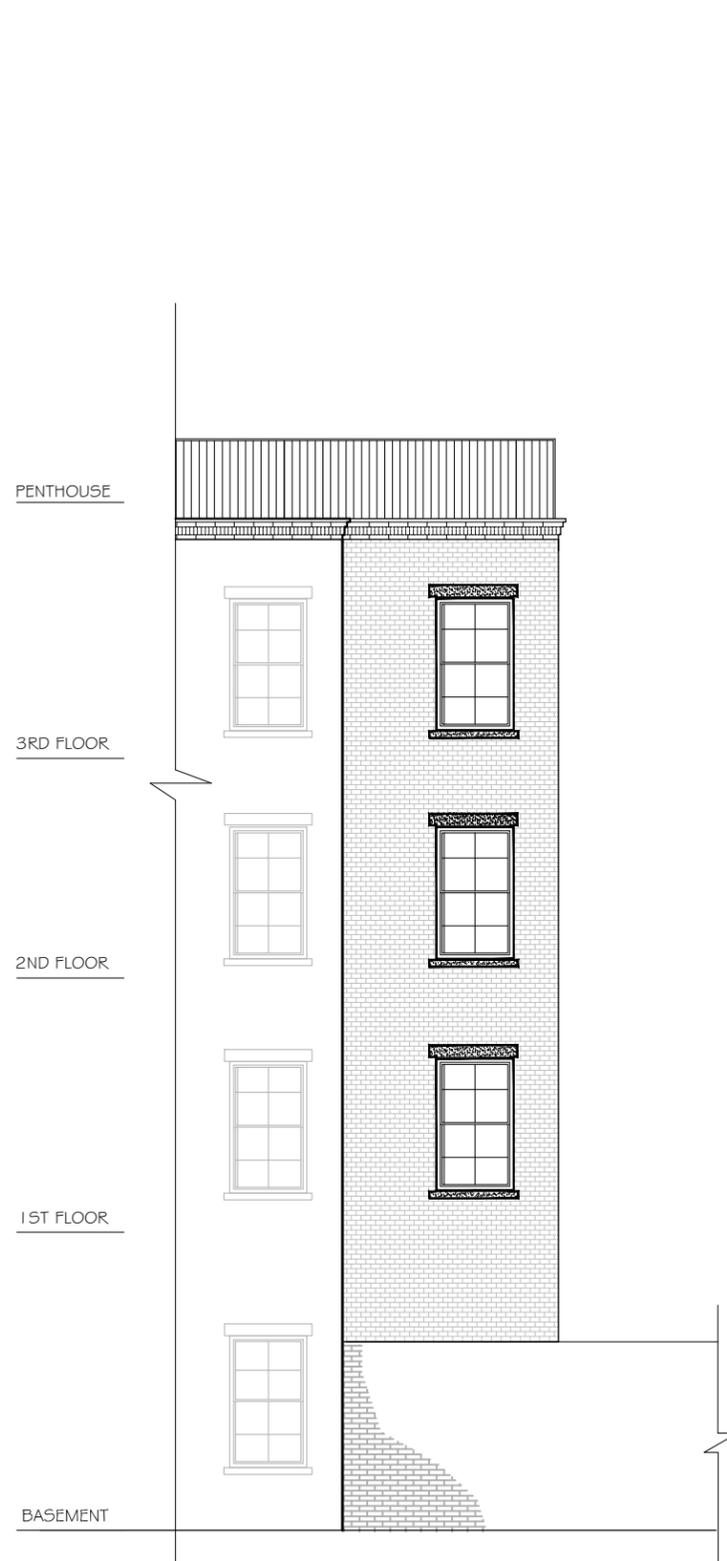
PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

EXISTING REAR ELEVATION

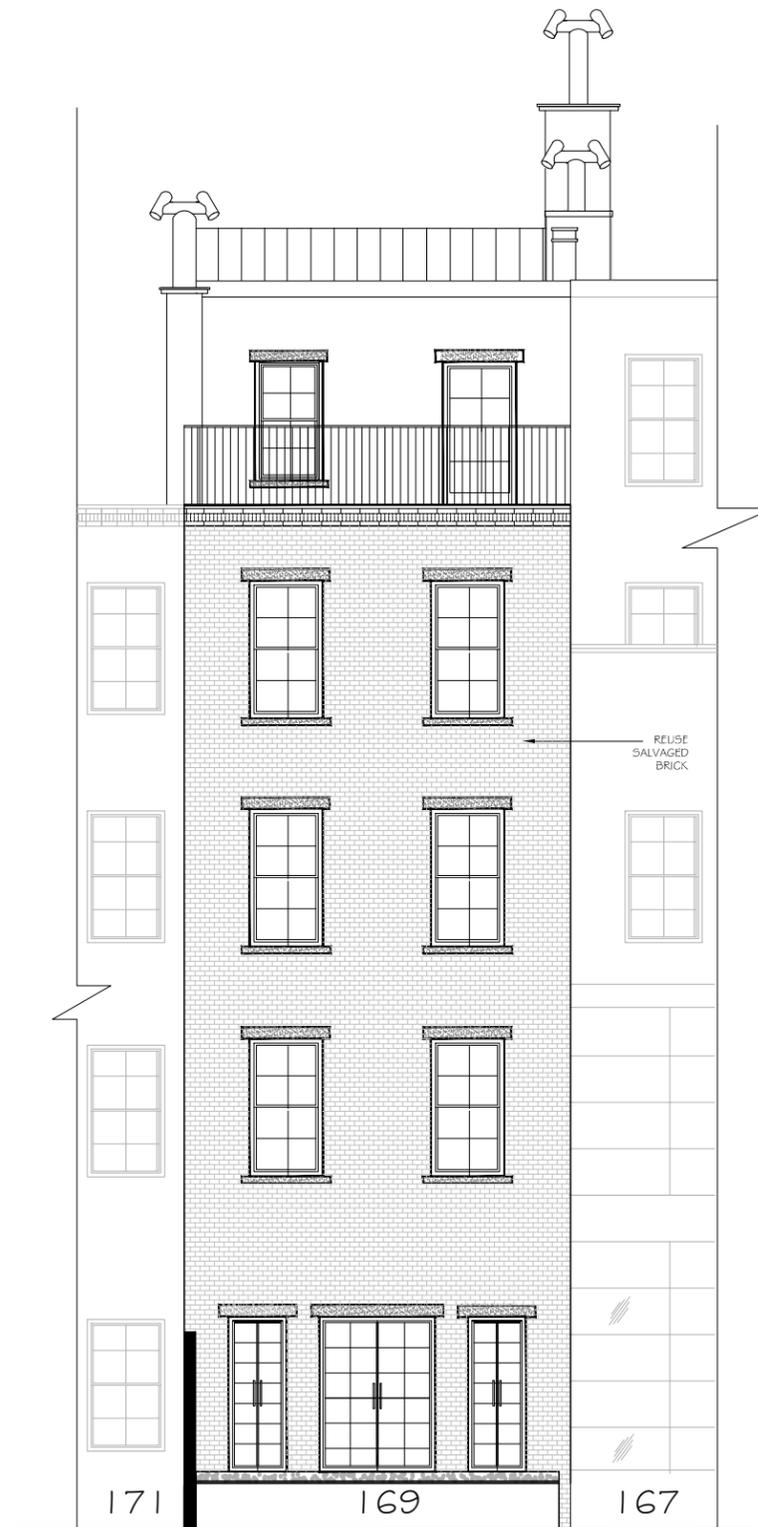


PROPOSED REAR ELEVATION

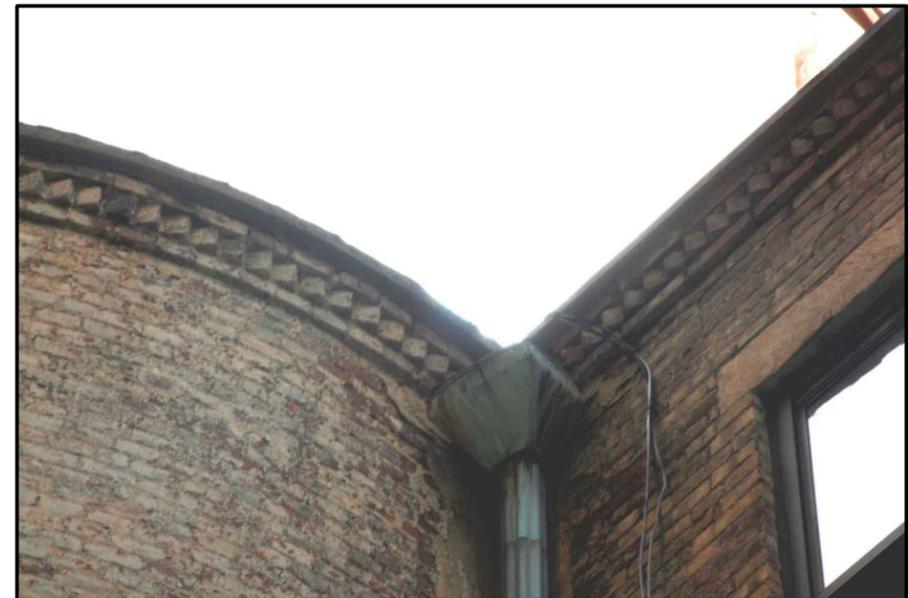




PROPOSED EAST RETURN ELEVATION



PROPOSED REAR ELEVATION



PHOTOS OF CORNICE



REAR RENDERING



BLOCK PLAN WITH CONE OF VISION



MOCK UP - NORMAL VIEW



MOCK UP - ZOOMED IN VIEW



MOCK UP VIEW OF PENTHOUSE REAR YARD



MOCK UP - ZOOMED IN VIEW



MOCK UP - ZOOMED WITH VOLUME INDICATED