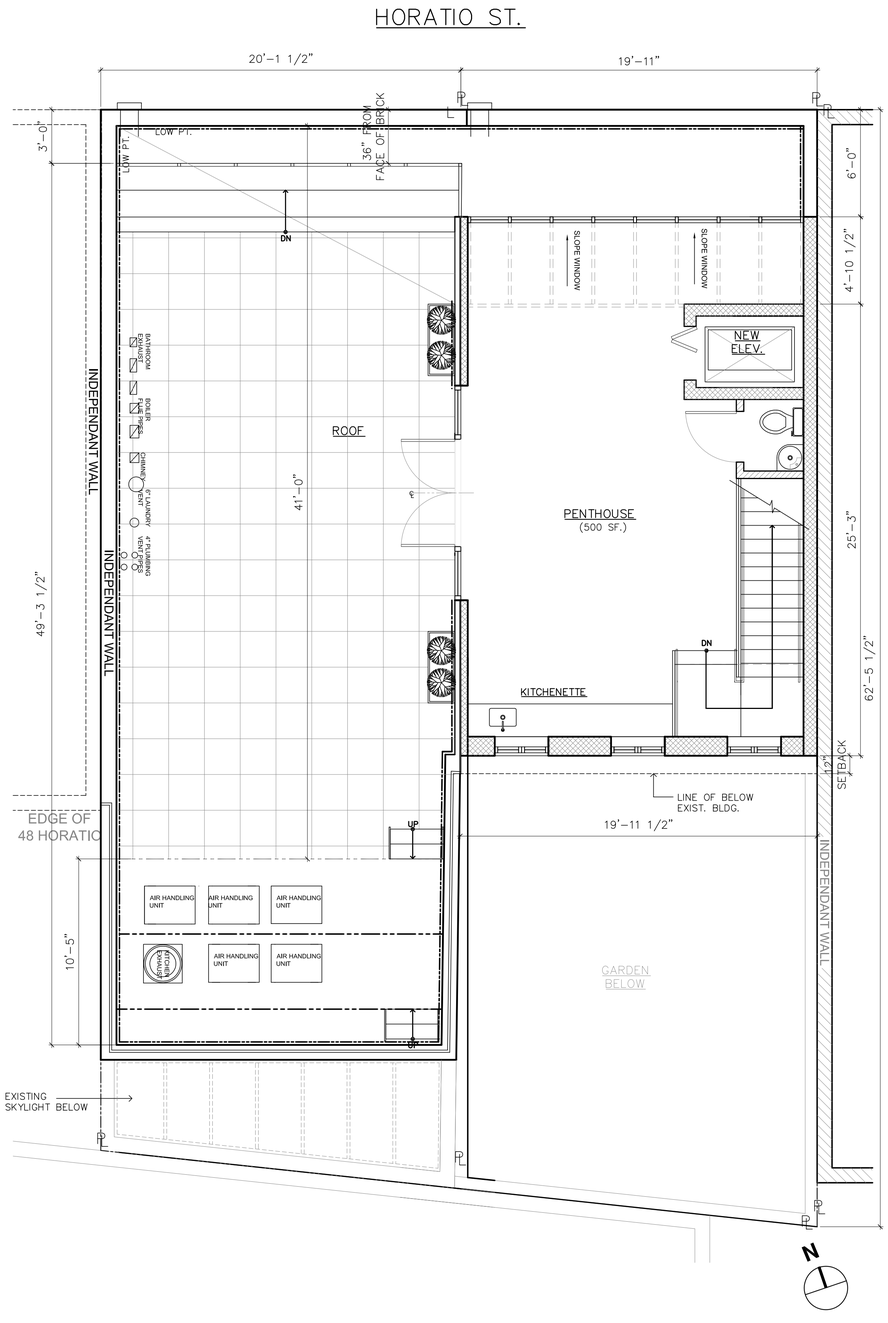
EXISTING CONDITION - 44&46 HORATIO STREET



PROPOSED PENTHOUSE /ROOF PLAN

44 & 46 HORATIO STREET , NEW YORK., N.Y.10014

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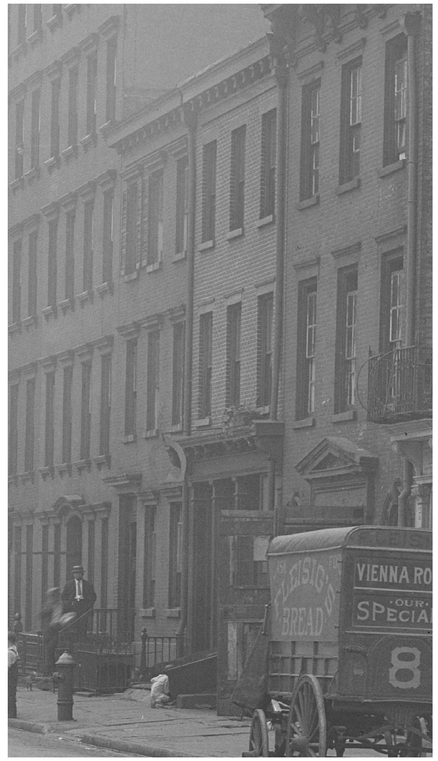
LPC-1

TAX PHOTO
44 HORATIO

TAX PHOTO
44 & 46 HORATIO

TAX PHOTO
44 & 46 HORATIO - 1940S



HISTORIC PHOTO
44 & 46 HORATIO - 1922

44 & 46 HORATIO STREET , NEW YORK., N.Y.10014

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LPC-2

DESIGNATION PHOTO
-1969C.

TAX PHOTO -1980C.
44 HORATIO

TAX PHOTO -1980C.
46 HORATIO

44 & 46 HORATIO STREET , NEW YORK., N.Y.10014

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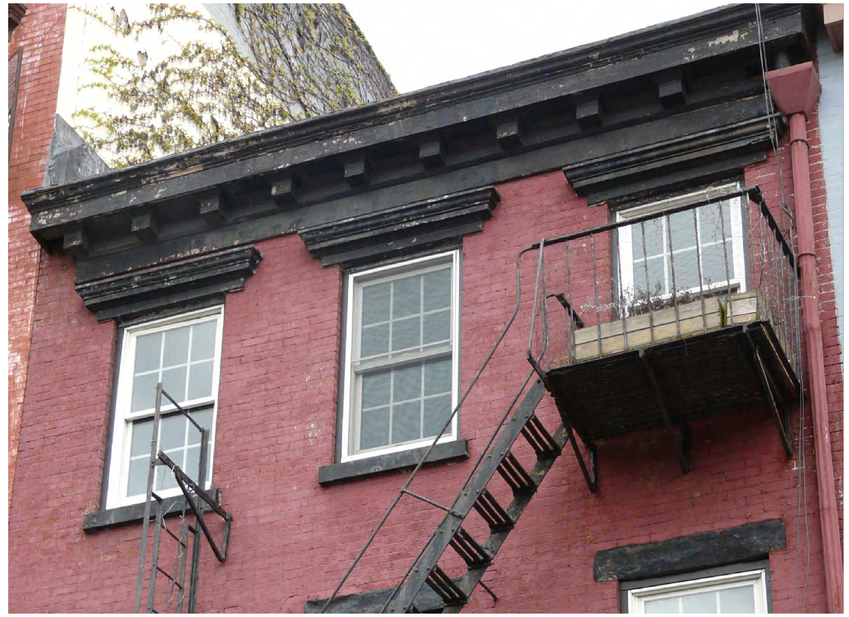
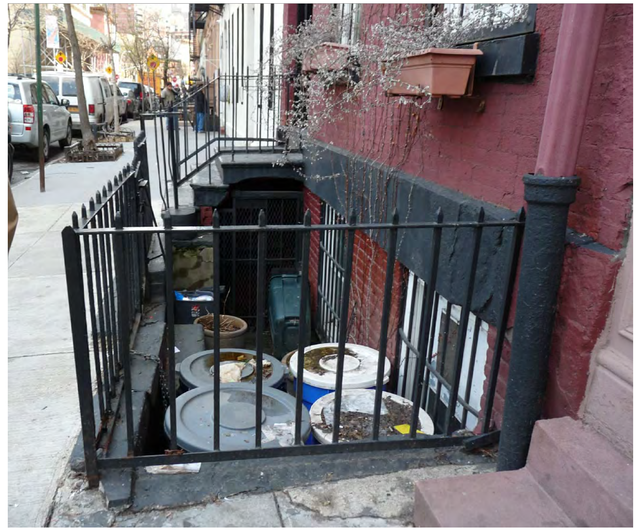
LPC-3

CURRENT CONDITIONS
-2015 PHOTO OF 44 HORATIO STREET



CURRENT UPPER FACADE VIEW



CURRENT AREAWAY VIEW

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LPC-4

CURRENT CONDITIONS
-2015 PHOTO OF 44 HORATIO STREET

DOOR LINTEL & WINDOW LINTEL

AREAWAY RAILING

44 & 46 HORATIO STREET , NEW YORK., N.Y.10014

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LPC-5

CURRENT CONDITIONS
-2015 PHOTO OF 46 HORATIO STREET

CURRENT LOWER FACADE VIEW

CURRENT SIDEWALK VIEW

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LPC-6

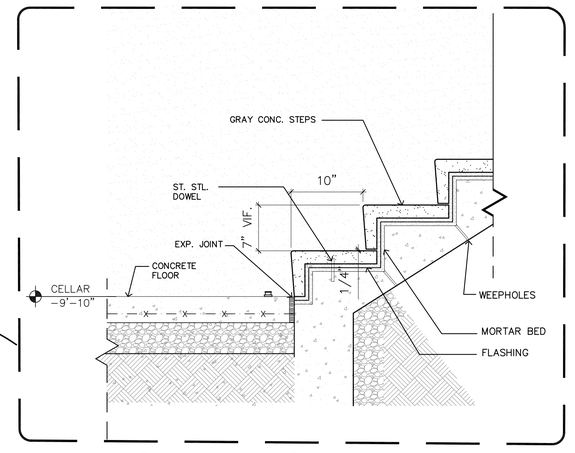
A ENLARGED EXIST. FRONT ELEVATION

SCALE : 3/8" = 1'-0"

*RESTORE BASE OF BUILDING BELOW 2ND STORY SILLS. NEW BRICK TO MATCH HISTORIC BRICK ABOVE & DETAILS TO MATCH EXISTING HISTORIC DETAILS AT 44 BUILDING.

B ENLARGED PROPOSED FRONT ELEVATION

SCALE : 3/8" = 1'-0"



C STEP DETAIL AT AREAWAY

NOT TO SCALE

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LPC-7

19 BETHUNE STREET.

62 WEST 9TH STREET

75 BEDFORD STREET

CONTEXT - STUDIO WINDOWS

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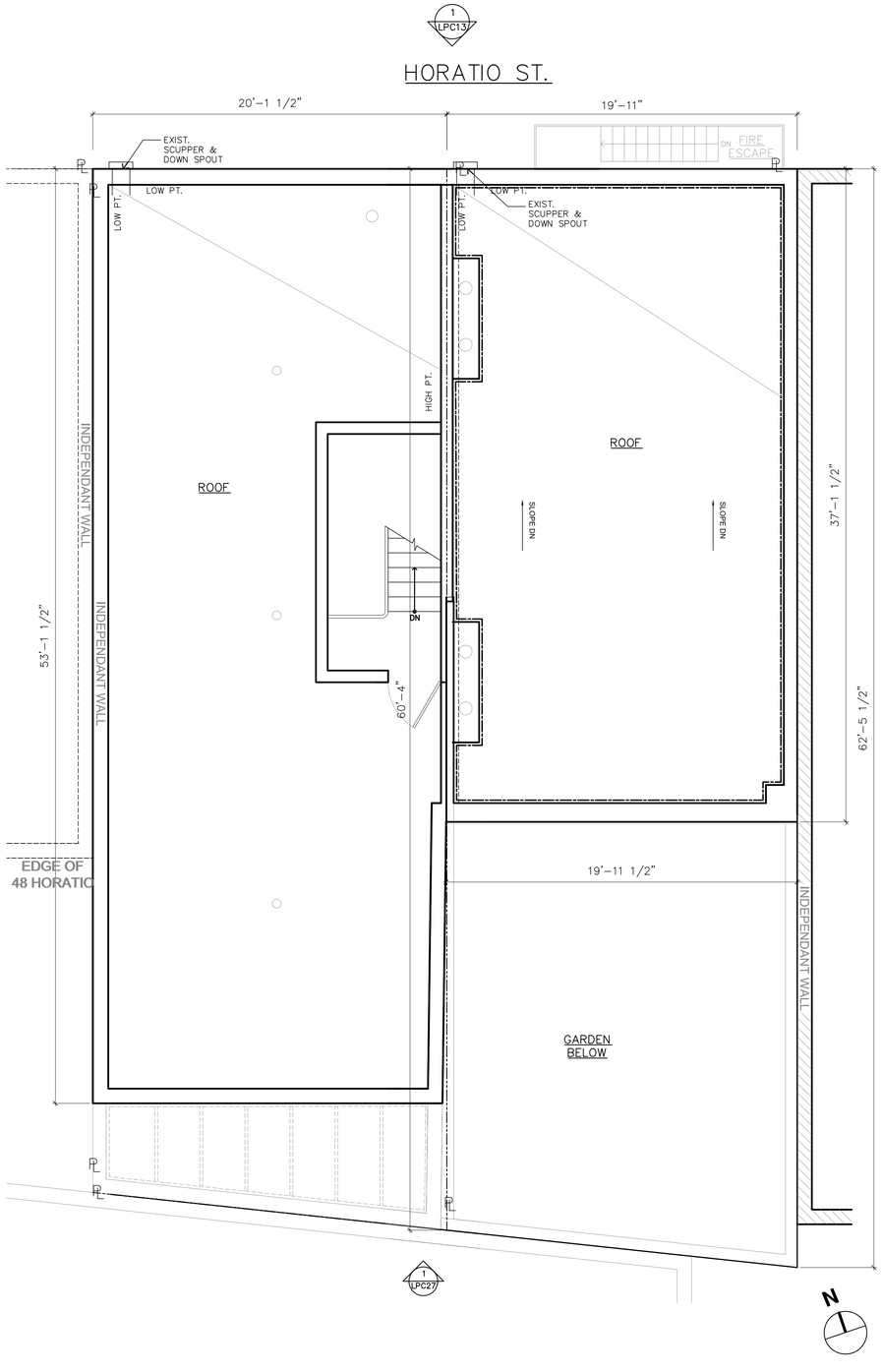
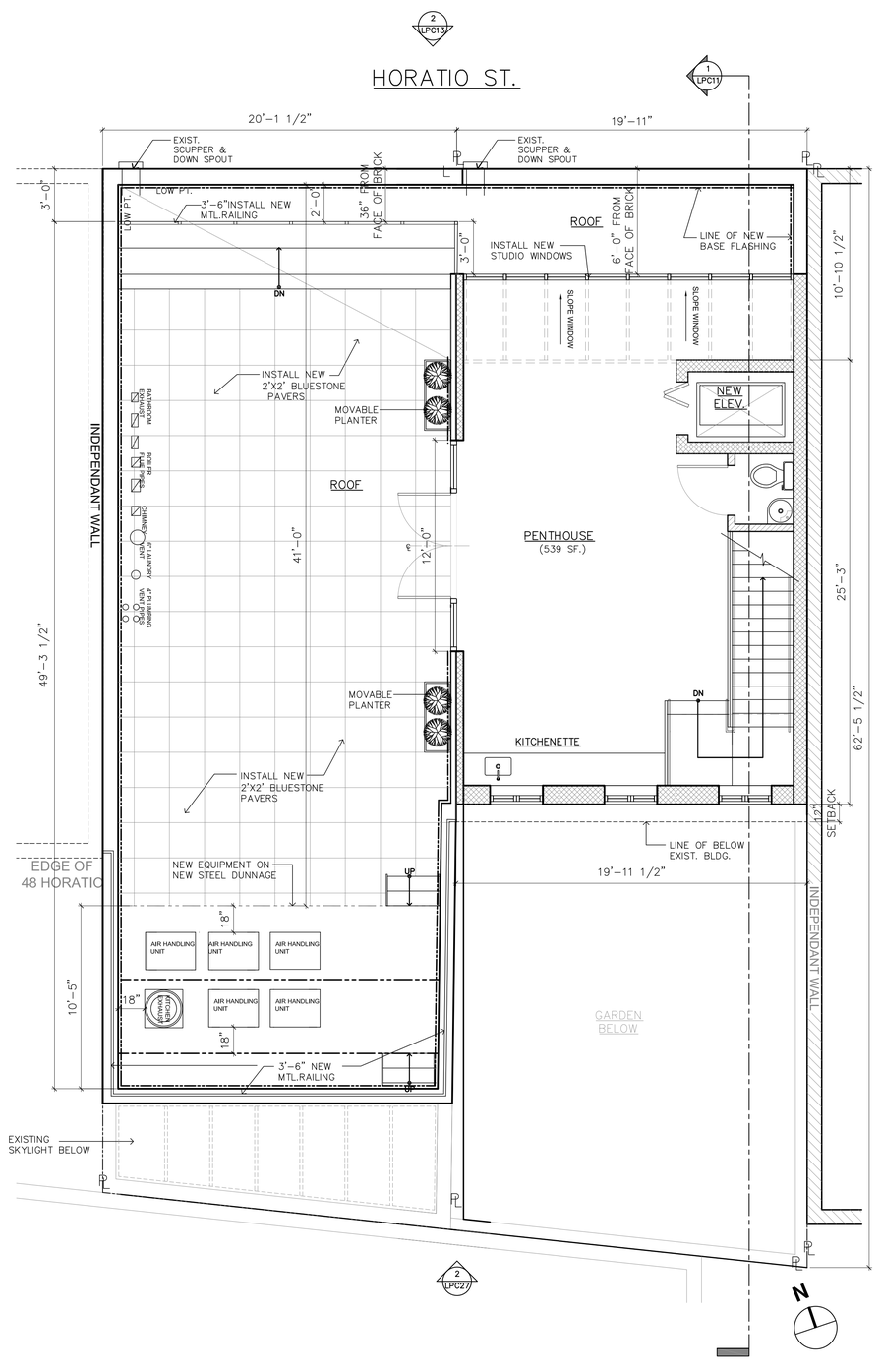
LPC-8



1 EXISTING FLOOR PLAN AT ROOF

SCALE : 1/4" = 1'-0"



2 PROPOSED PLAN AT PENTHOUSE (44) / ROOF (46)

SCALE : 1/4" = 1'-0"

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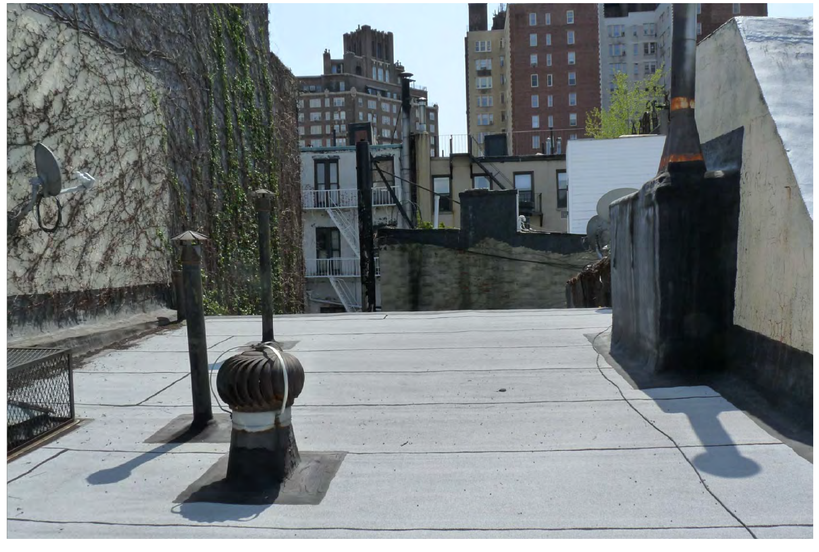
LPC-9

CURRENT ROOFTOP VIEW - NORTH
- 44 HORATIO STREET

CURRENT ROOFTOP VIEW - NORTH
- 46 HORATIO STREET



CURRENT ROOFTOP VIEW - SOUTH
- 44 HORATIO STREET

CURRENT ROOFTOP VIEW - SOUTH
- 46 HORATIO STREET

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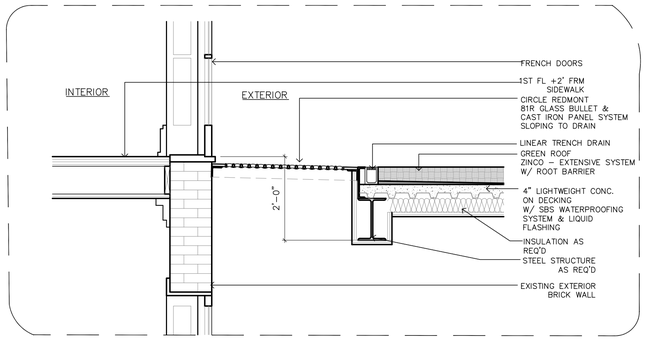
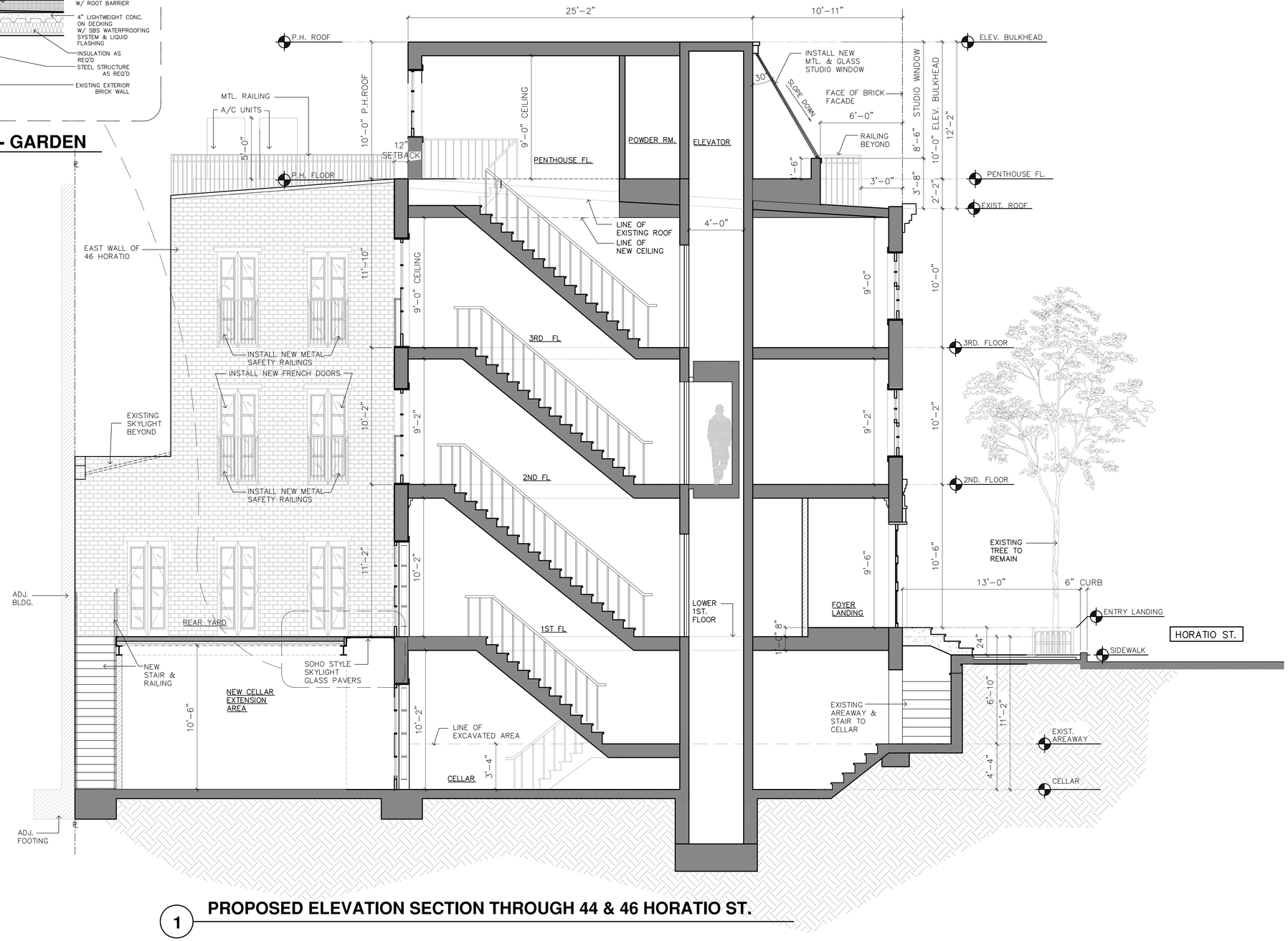
LPC-10



A **PARTIAL SECTION DETAIL - GARDEN**
NOT TO SCALE



1 **PROPOSED ELEVATION SECTION THROUGH 44 & 46 HORATIO ST.**

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LPC-11

ROOFTOP RENDERING

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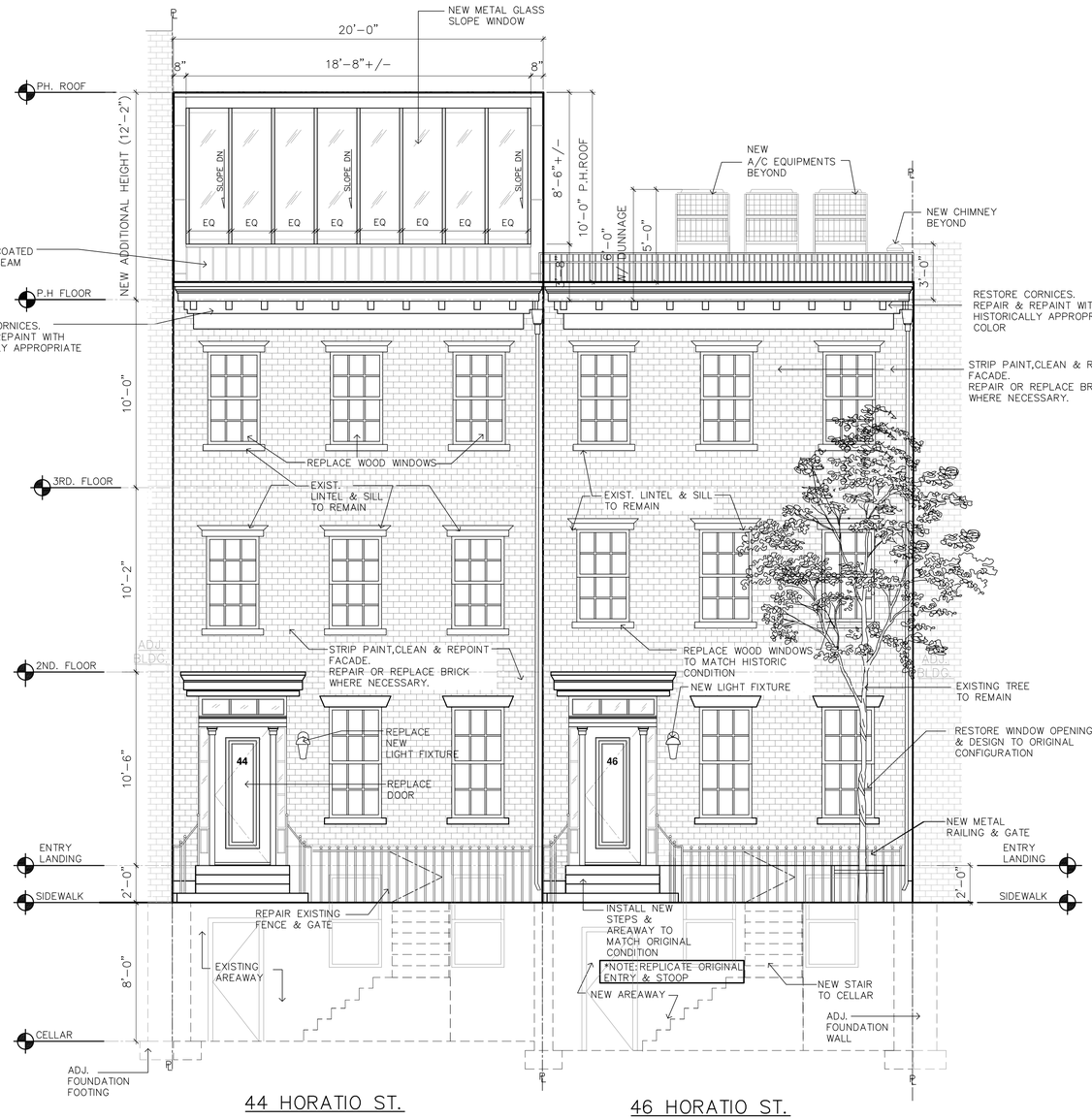
LPC-12

1 **EXISTING FRONT ELEVATION**



2 **PROPOSED FRONT ELEVATION**

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LPC-13

PROPOSED STREET ELEVATION

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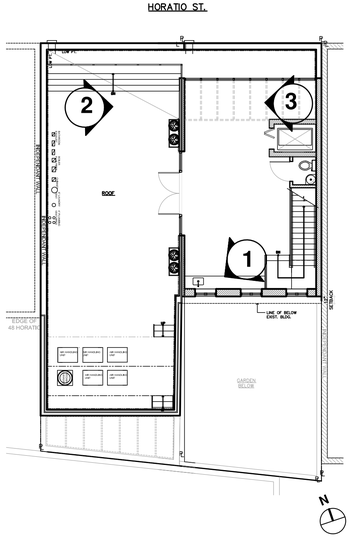
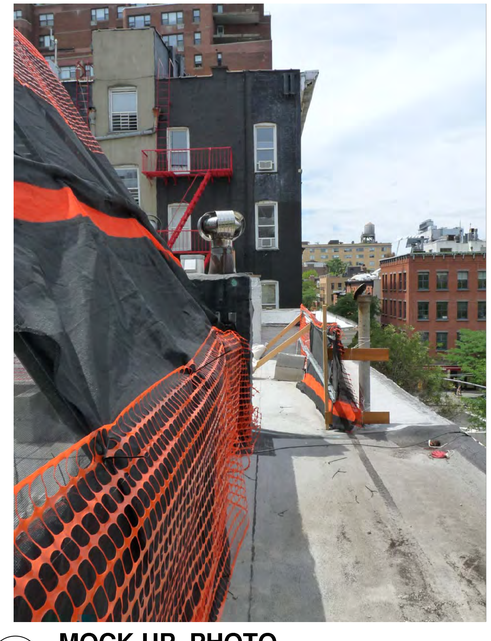
LPC-14

1 EXISTING ROOFSCAPE BEHIND BUILDING

2 MOCK UP PHOTO



KEY PLAN



3 MOCK UP PHOTO

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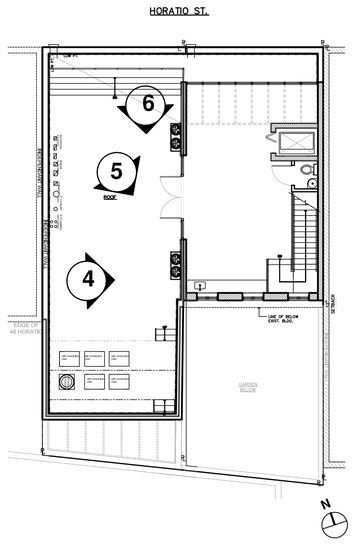
LPC-15

4 MOCK UP PHOTO

5 MOCK UP PHOTO



KEY PLAN

6 MOCK UP PHOTO

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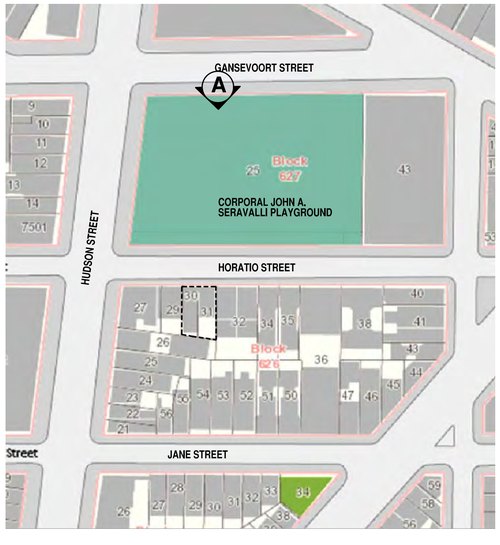
LPC-16

A VIEW FROM PLAYGROUND

A CLOSE UP VIEW



VIEWPOINT LOCATOR MAP

A RENDERED CLOSE UP

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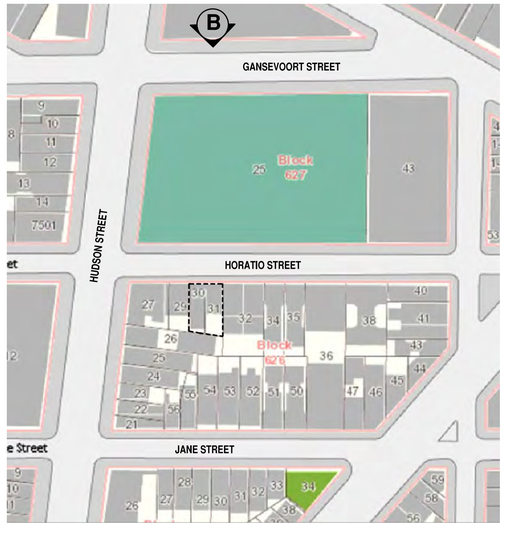
LPC-17

B VIEW FROM GANSEVOORT STREET

B CLOSE UP VIEW



VIEWPOINT LOCATOR MAP

B RENDERED CLOSE UP

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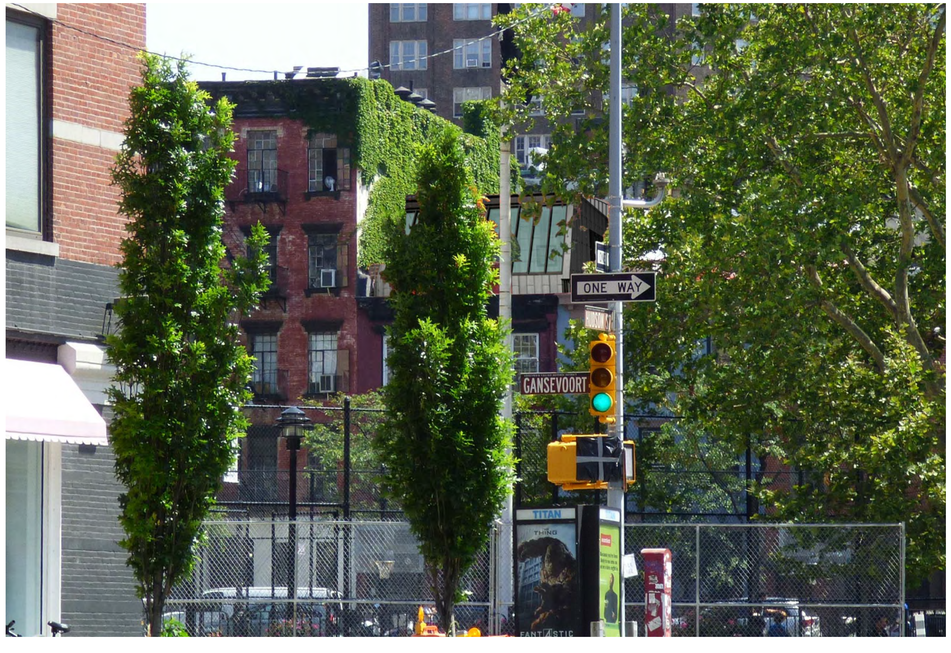
LPC-18

C VIEW FROM NORTHWEST CORNER OF W.13TH ST & HUDSON ST.

C CLOSE UP VIEW

VIEWPOINT LOCATOR MAP



C RENDERED CLOSE UP

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LPC-19

D VIEW FROM HUDSON ST & HORATIO ST.

D CLOSE UP VIEW

VIEWPOINT LOCATOR MAP

D RENDERED CLOSE UP

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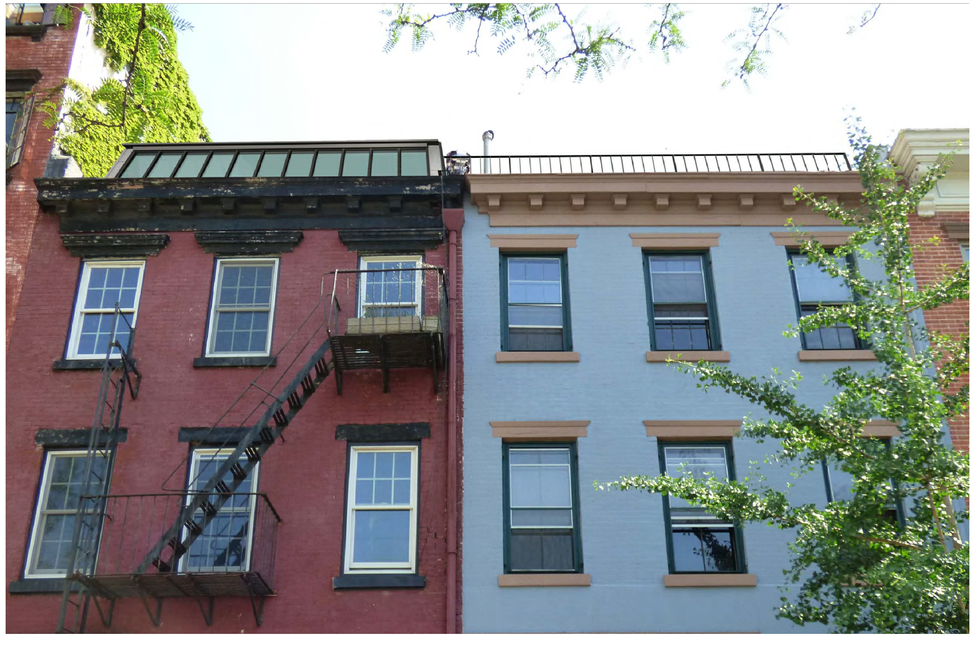
LPC-20

E VIEW FROM HORATIO ST.

E CLOSE UP VIEW

VIEWPOINT LOCATOR MAP



E RENDERED CLOSE UP

44 & 46 HORATIO STREET , NEW YORK., N.Y.10014

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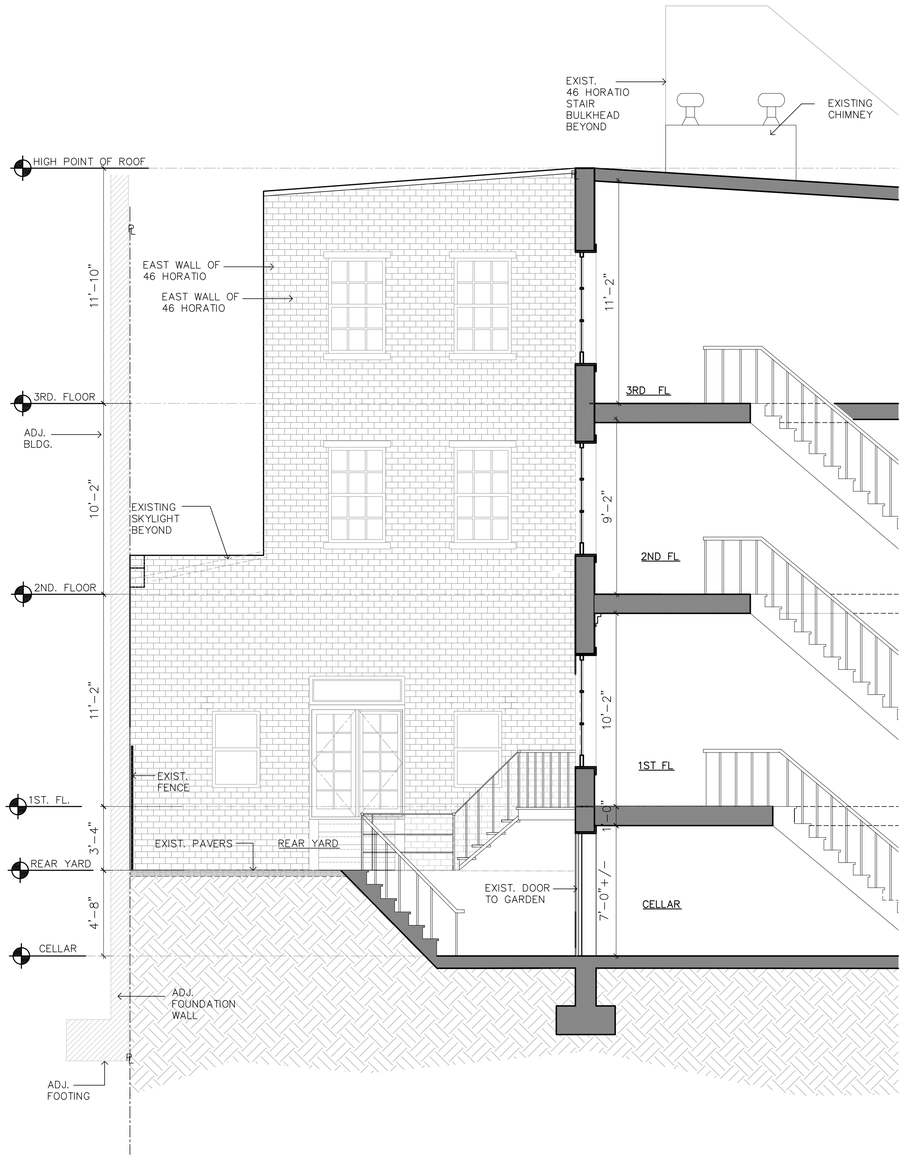
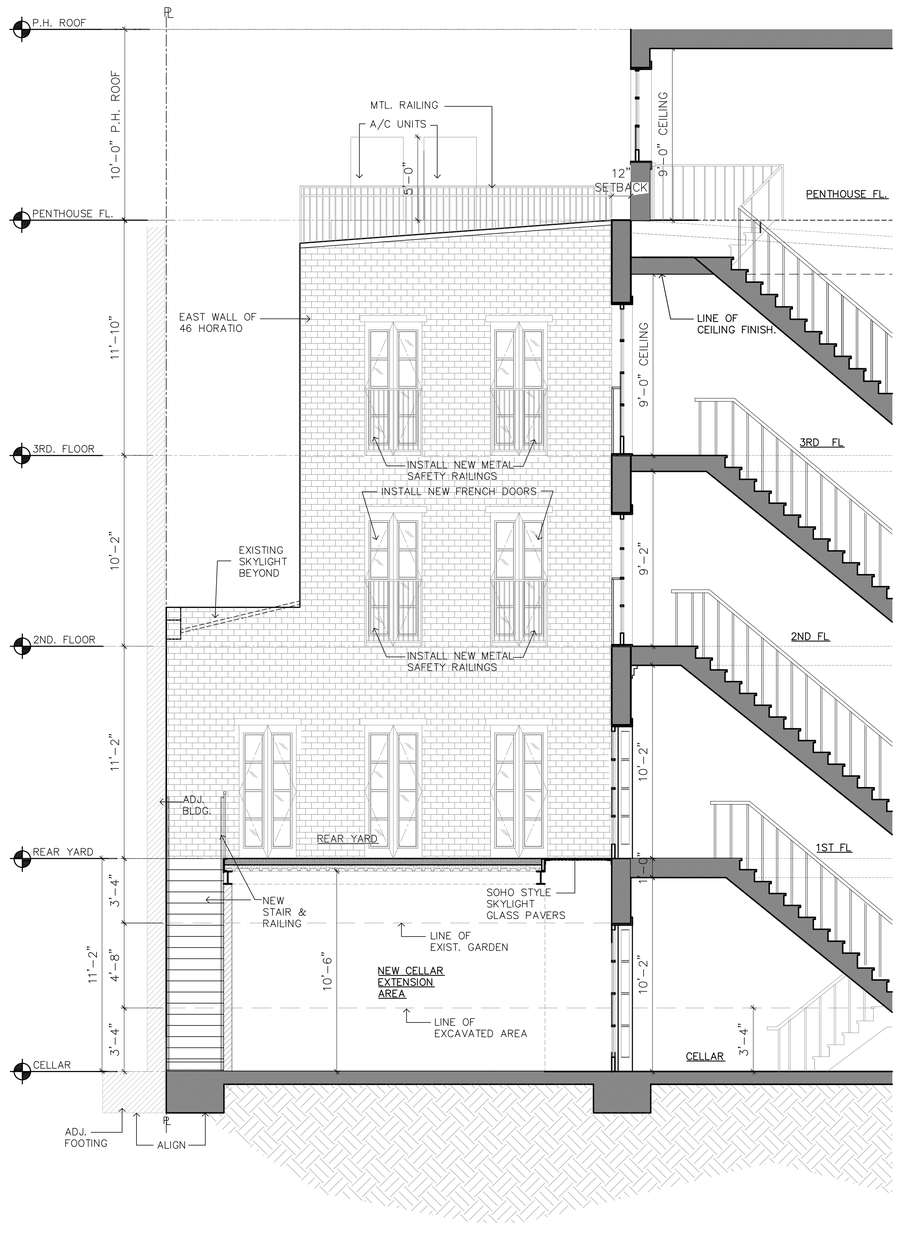
LPC-21



1 **EXIST. PARTIAL ELEVATION SECTION THROUGH 44 & 46 HORATIO ST.**



2 **PROPOSED PARTIAL ELEVATION SECTION THROUGH 44 & 46 HORATIO ST.**

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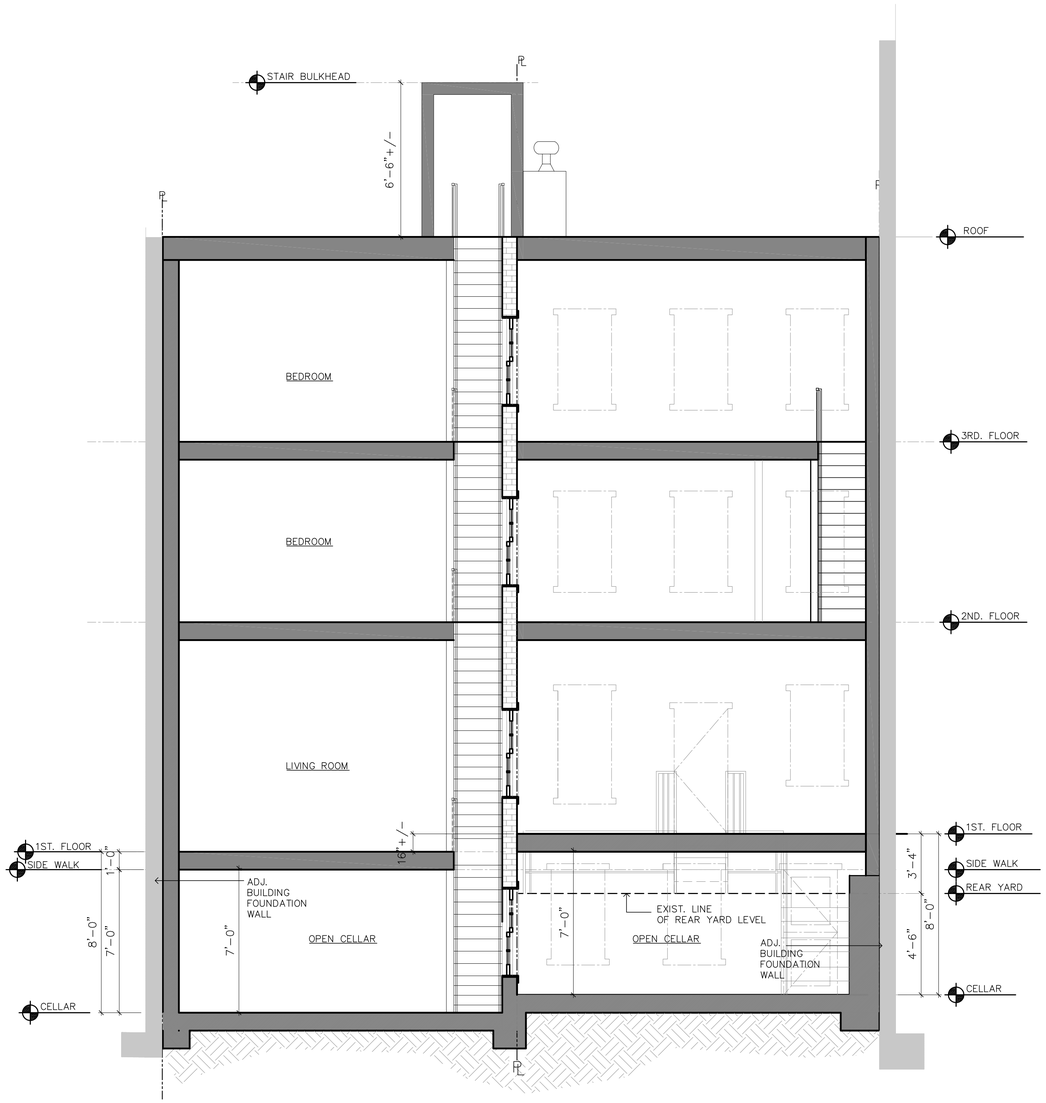
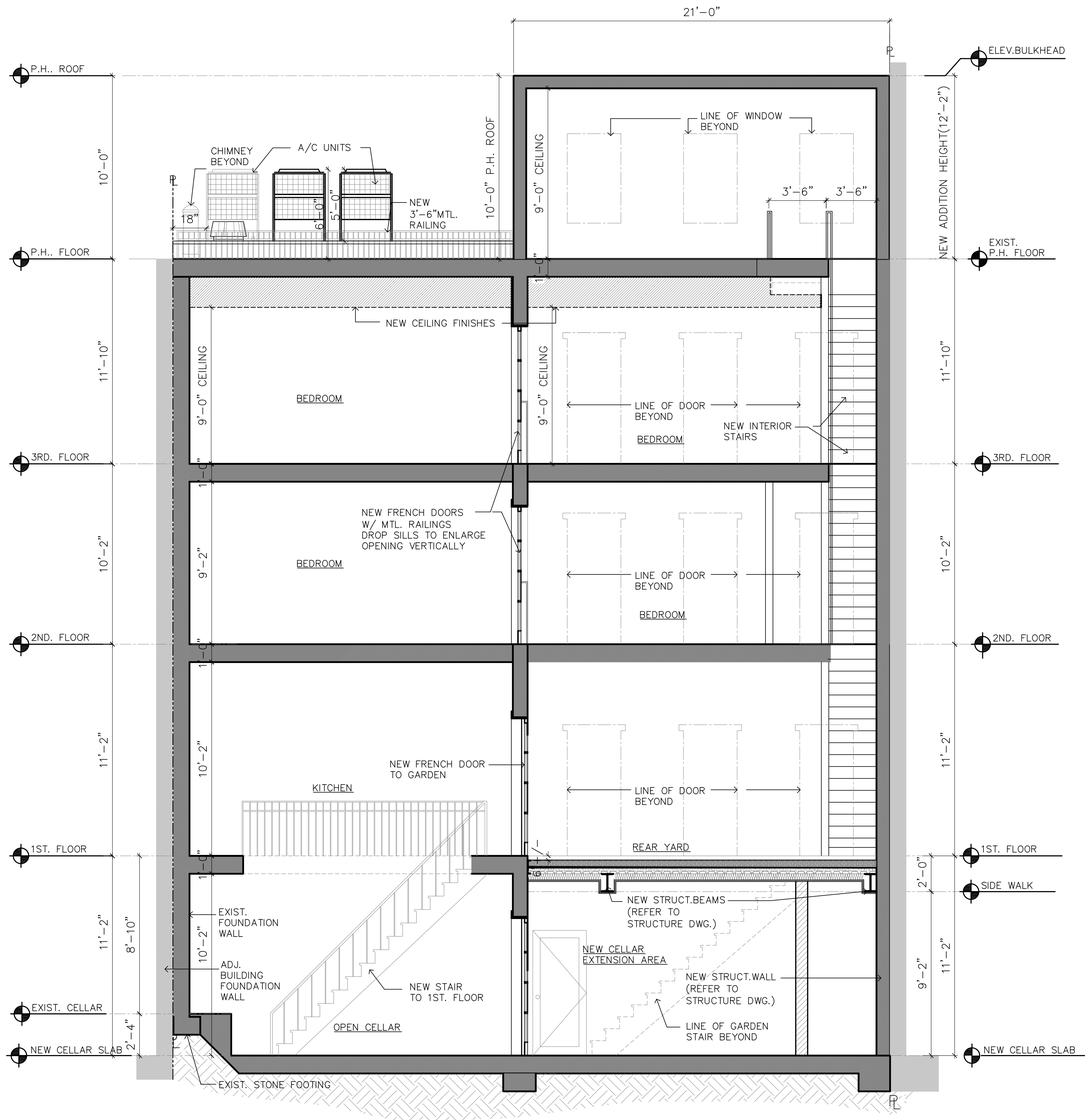
LPC-22



A EXIST. CROSS SECTION (EAST- WEST)

SCALE : 1/4" = 1'-0"



B PROPOSED CROSS SECTION(EAST- WEST)

SCALE : 1/4" = 1'-0"

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LPC-23

CURRENT REAR UPPER VIEW
- 46 HORATIO STREET

A

CURRENT REAR LOWER VIEW
- 44 HORATIO STREET

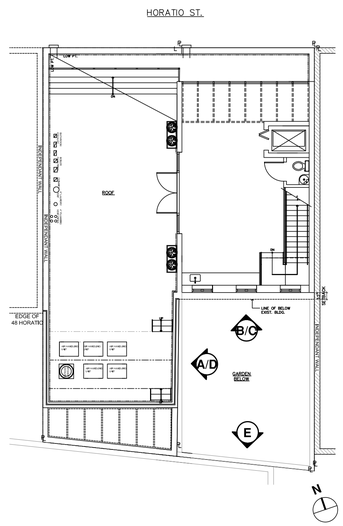
B

CURRENT REAR UPPER VIEW
- 44 HORATIO STREET

C

CURRENT REAR LOWER VIEW
- 46 HORATIO STREET

D



KEY PLAN

CURRENT REAR GARDEN VIEW
- 44 HORATIO STREET

E

44 & 46 HORATIO STREET , NEW YORK., N.Y.10014

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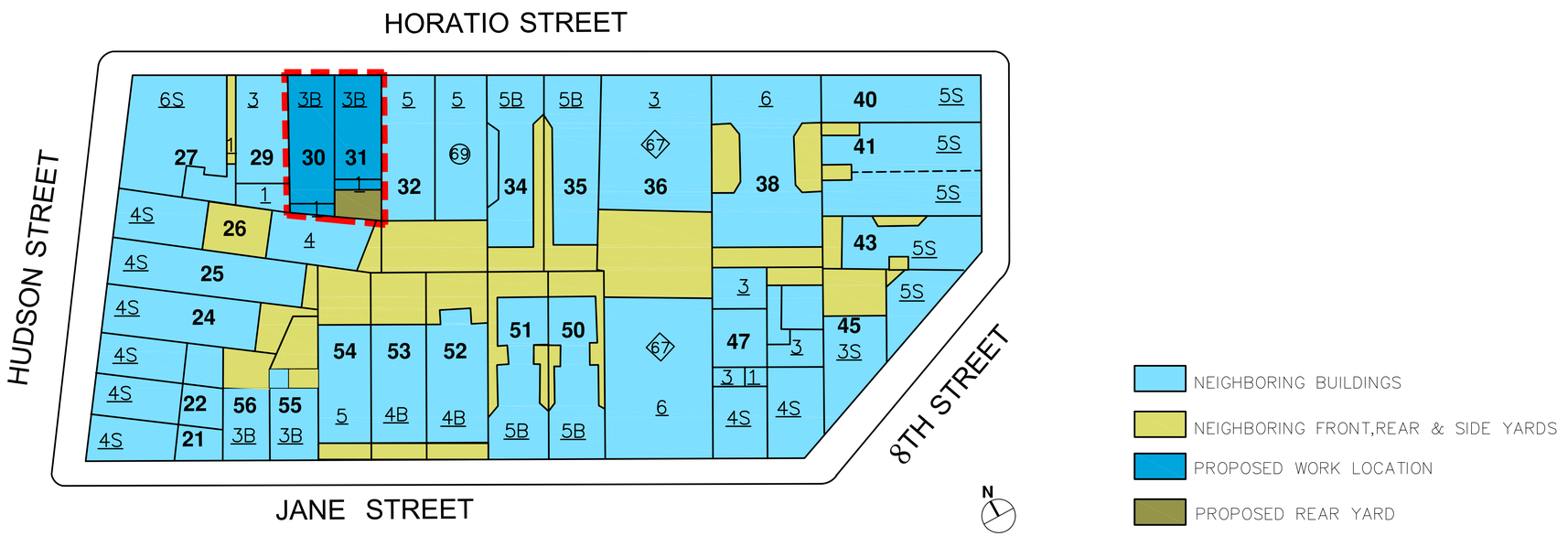
LPC-24

EXISTING REAR YARD CONDITION - 44 HORATIO

AERIAL PHOTO



BLOCK PLAN

44 & 46 HORATIO STREET , NEW YORK., N.Y.10014

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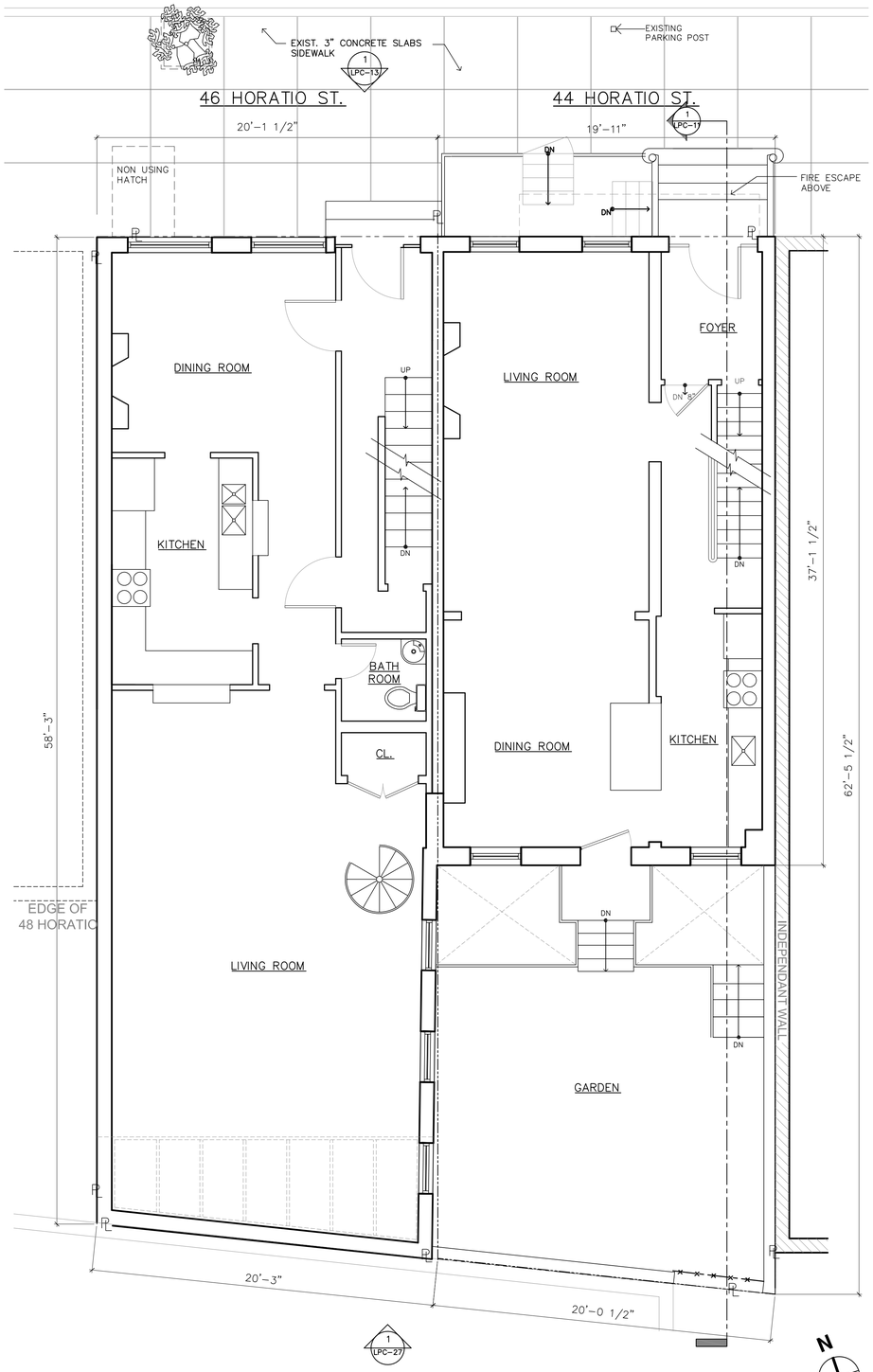
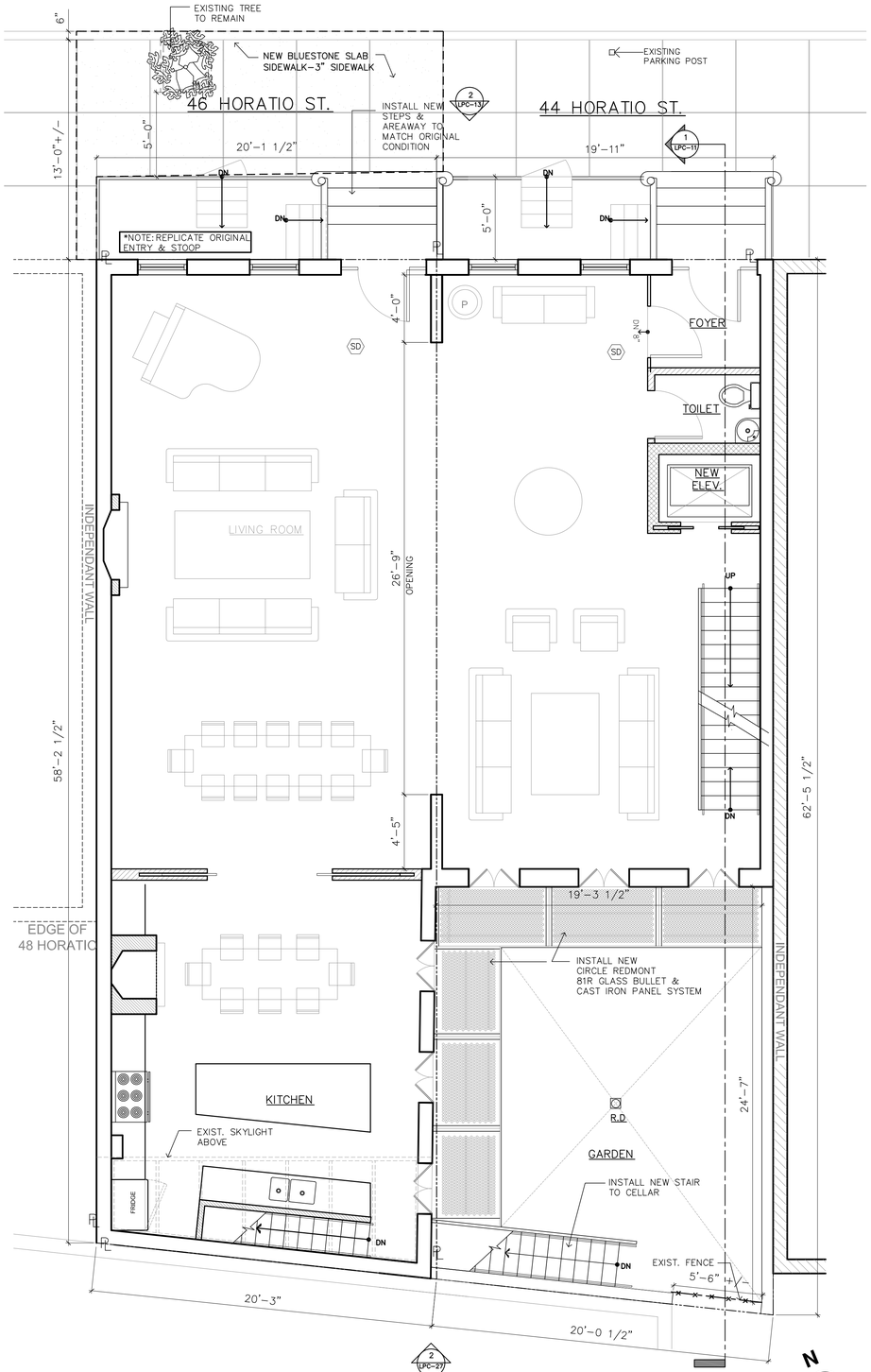
LPC-25



1 EXISTING PLAN AT 1ST. FLOOR

SCALE : 1/4" = 1'-0"



2 PROPOSED PLAN AT 1ST. FLOOR

SCALE : 1/4" = 1'-0"

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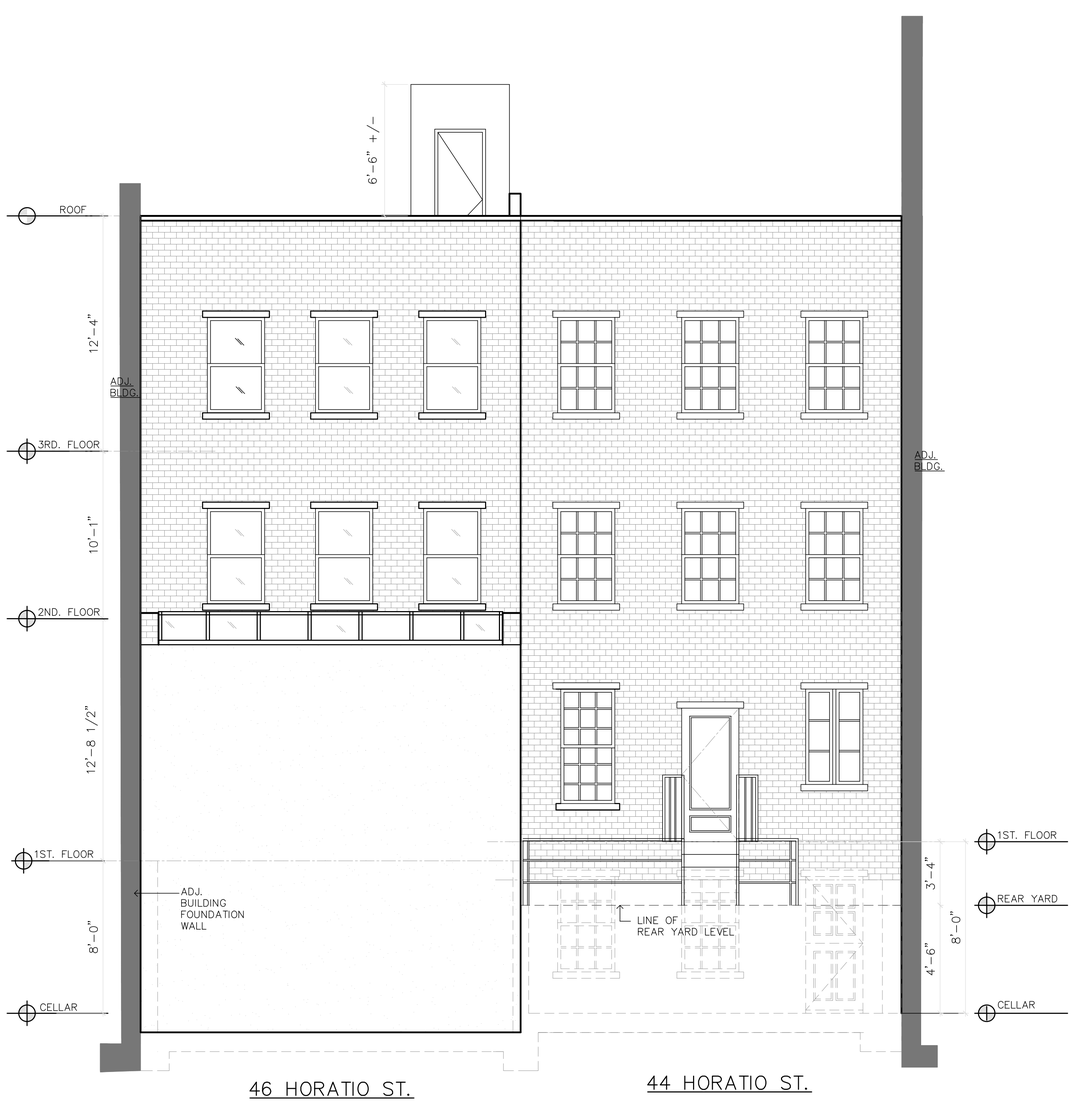
LPC-26



1 **EXISTING REAR ELEVATION**

2 **PROPOSED REAR ELEVATION**

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LPC-27

RENDERED REAR SIDE ELEVATION

RENDERED REAR ELEVATION

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LPC-28

PROPOSED FACADE RENDERING

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LPC-29