1 GREEENWICH VILLAGE HISTORIC DISTRICT

Scale: NTS

2 OASISNYC.NET/MAP

Scale: NTS

NORTH

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: HISTORIC DISTRICT + OASIS SITE MAP

Scale: AS NOTED

Drawn by: VS

Checked by:

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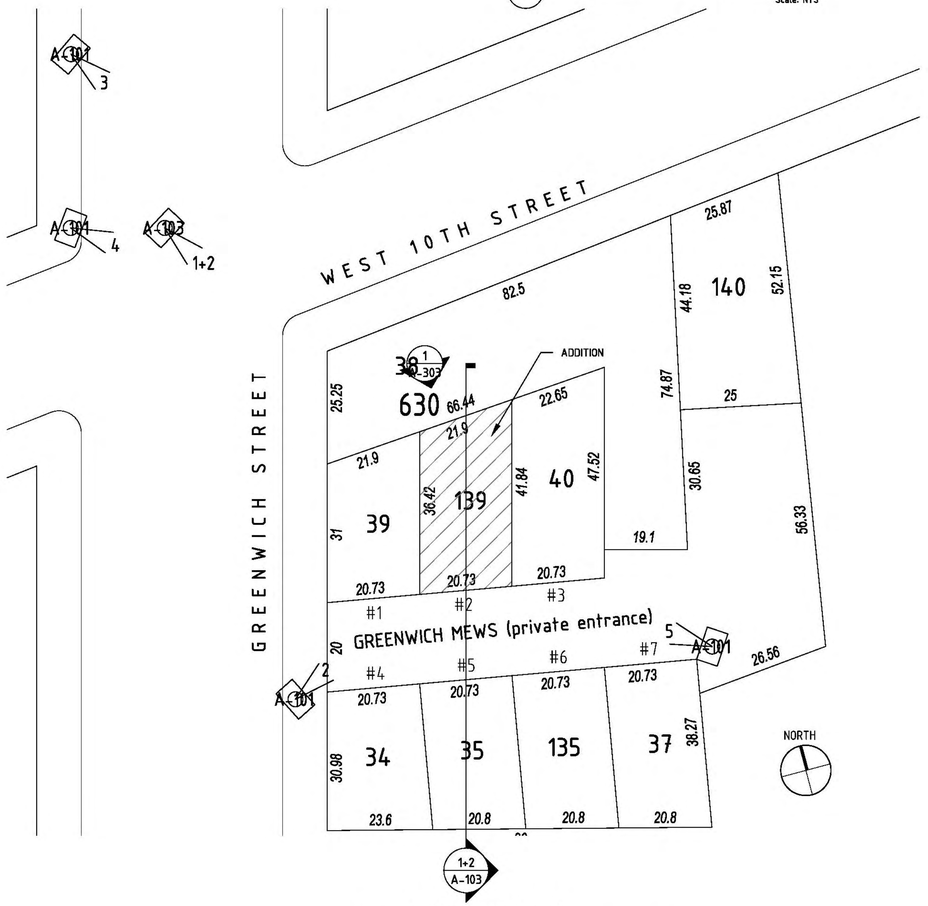
3 VIEW SOUTH FROM THE PUBLIC WAY
Scale: NTS

4 VIEW FROM THE PUBLIC WAY
Scale: NTS

2 VIEW FROM THE PUBLIC WAY
Scale: NTS



1 SITE PLAN
Scale: 1" = 16'

5 VIEW OF FRONT FACADE
Scale: NTS

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: SITE PLAN + VIEWS FROM PUBLIC WAY
Scale: AS NOTED
Drawn by: VS
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A-101.00

6 GREENWICH STREET - Charles to West 10th

Scale: NTS

or Schwartz Architect
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ork, N.Y. 10014
12.727.9644
e 917.913.8227

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: STREET ELEVATION

Scale: NONE

Drawn by: VS

Checked by:

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7 GREENWICH STREET - West 10th to Christopher

Scale: NTS

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: STREET ELEVATION
Scale: NONE
Drawn by: VS
Checked by:

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1 ROOF LOOKING SOUTH
Scale: NTS

2 ROOF LOOKING WEST
Scale: NTS

3 ROOF LOOKING NORTH
Scale: NTS

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: HISTORIC DISTRICT + OASIS SITE MAP

Scale: AS NOTED

Drawn by: VS

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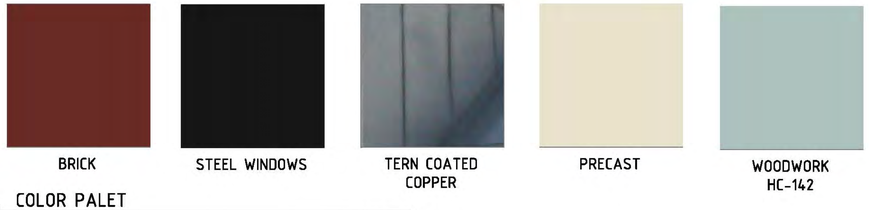
1 VIEW FROM 10th + GREENWICH STREETS

Scale: none

2 PHOTOMONTAGE - NORTH/WEST ELEVATIONS

Scale: none



3 COLOR PALET

Scale: none

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: NORTH ELEVATION: PROPOSED

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

Drawn by: VS

Checked by:

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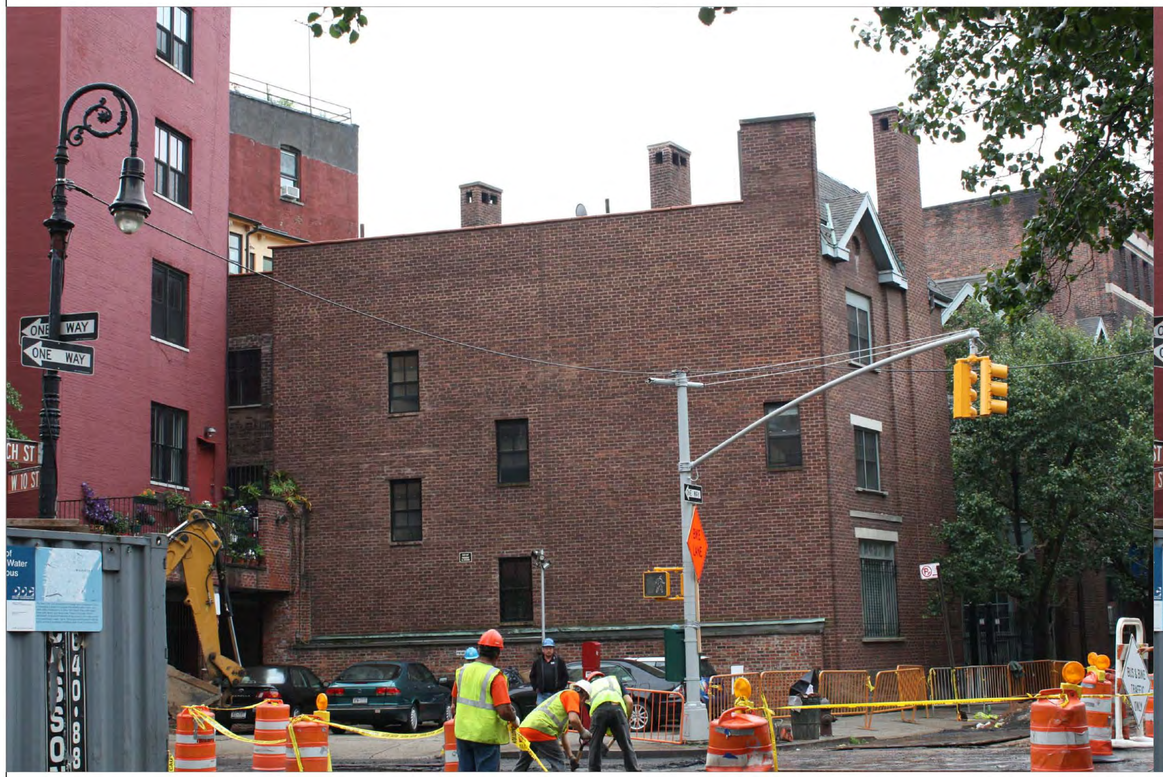

1 VIEW FROM 10th + GREENWICH STREETS

Scale: none

2 PHOTOMONTAGE - NORTH/WEST ELEVATIONS

Scale: none

BRICK | STEEL WINDOWS | TERN COATED COPPER | PRECAST | WOODWORK HC-142

3 COLOR PALET

Scale: none

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: NORTH ELEVATION: PROPOSED

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

Drawn by: VS

Checked by:

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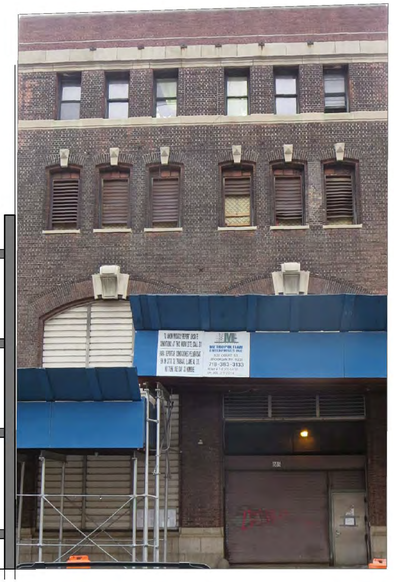


WEST 10TH STREET

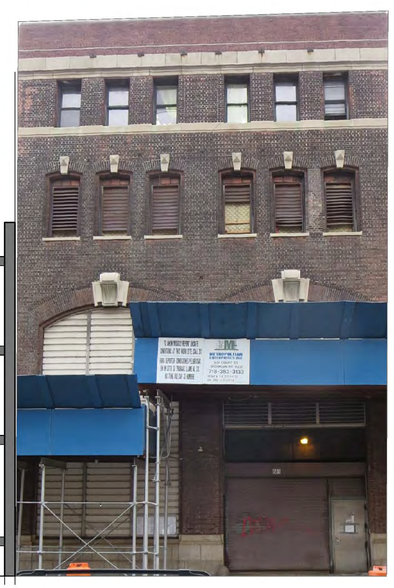
TOP OF CHIMNEY ±46'-2-3/4"
TOP OF MANSARD ±41'-2"
ROOF T.O.S. ±31'-8"
THIRD FLOOR ±21'-4"
SECOND FLOOR ±11'-4"
FIRST FLOOR T.O.S. 0'-0"
CELLAR T.O. SLAB - 9'-4"

5'-0 3/4" | 9'-6" | 10'-0" | 11'-4" | 9'-4"

UNIT #2 UNIT #5

2 SITE SECTION - PROPOSED

Scale: 1/8" = 1'-0"



WEST 10TH STREET

TOP OF CHIMNEY ±46'-2-3/4"
TOP OF MANSARD ±41'-2"
ROOF T.O.S. ±31'-8"
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FIRST FLOOR T.O.S. 0'-0"
CELLAR T.O. SLAB - 9'-4"

5'-0 3/4" | 9'-6" | 10'-0" | 11'-4" | 9'-4"

UNIT #2 UNIT #5

1 SITE SECTION - EXISTING

Scale: 1/8" = 1'-0"

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: SITE SECTIONS
Scale: 1/8" = 1'-0"
Drawn by: VS
Checked by:

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CONTRACTOR NOTES:

1. Deconstruction work shall not commence until all permits and insurance certificates have been submitted to the Managing Agent.
2. Deconstruction work shall conform with the General Conditions and Tenant Safety Notes covered on drawing A-001 + A-101, the Project Manual and the Building Alteration Agreement.

DEMOLITION NOTES

1. All demolition work to be executed in a safe and efficient manner by experienced workmen.
2. All rubbish shall be removed from the premises daily.
3. Care shall be taken to protect existing structural members, decorative moldings and pipes.
4. The contractor shall not damage or endanger any portion of the work, or the work of the owner by cutting, patching or otherwise altering any work without written consent of the owner.
5. Provide temporary protection as required to preserve existing items indicated to remain, restore damaged work to the condition existing prior to the start of work, unless otherwise directed.
6. Demolish and remove from the premises partitions, doors and frames, built-in work, and any other work which must be removed in order to complete the work shown on the drawings and noted in the specifications.
7. Salvage and store at a location in the premises selected by the owner items noted to be saved.
8. Disconnect existing service lines, seal or cap as required before starting deconstruction operations.
9. Verify requirements with building owner regarding control of dust and dirt in public areas, removal of debris and noise, and conform to these requirements.

SCOPE OF WORK

REMOVALS

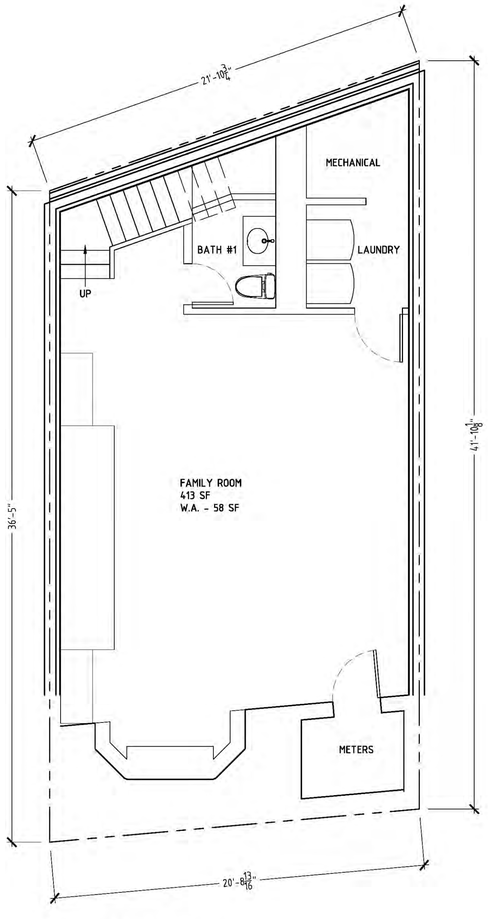
1. Limit removals to that required to construct the new work.
2. Maintain separation between the occupied floors until the new roof is weather tight.

PROTECT AND SALVAGE

3. Existing mansard construction.
4. All chimneys
5. All masonry walls including but not limited to: demising walls, core walls, utility walls shall be maintained undisturbed, unless otherwise noted.
6. Save and protect existing electrical service panel in the unit.

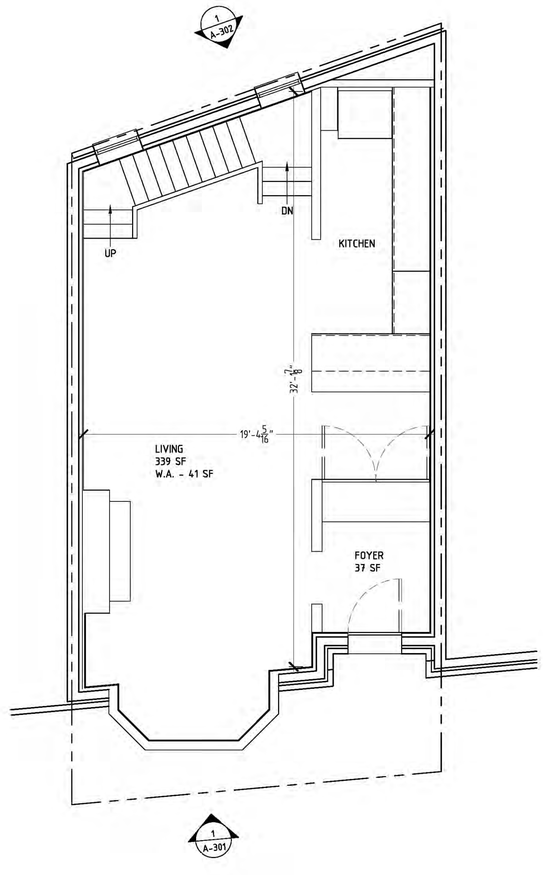
TENANT SAFETY NOTES: PER 2008 NYC BUILDING CODE

1. WORK TO BE PERFORMED IN A BUILDING WHERE DWELLING UNITS ARE OCCUPIED DURING CONSTRUCTION.
2. THERE WILL BE NO ONE OCCUPYING THE SPACE/APARTMENT TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.
3. DEMISING WALLS AND DOORS SERVING THIS WORK AREA ARE TO REMAIN IN PLACE DURING THE WORK.
4. EGRESS WITHIN THE WORK AREA SHALL BE MAINTAINED DURING THE WORK. DEBRIS SHALL BE REMOVED PROMPTLY. THE CONTRACTOR SHALL NOT PLACE OR STORE MATERIALS IN PUBLIC HALLS, STAIRS OR ELEVATORS. EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
5. FIRE SAFETY – ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
6. HEALTH REQUIREMENTS – THE CONTRACTOR SHALL PREPARE A PLAN FOR THE CONTROL OF DUST, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES INCLUDING LIMITATION OF NOISE LEVELS. ALL HOUSE RULES SHALL BE COMPLIED WITH PER THE ALTERATION AGREEMENT.
7. NOTHING IN THE WORK SHALL CONFLICT WITH NYC HOUSING MAINTENANCE CODE OR THE NYS MULTIPLE DWELLING LAW.
8. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS OR THE BUILDING.
9. ALL WORK SHALL BE CONTAINED WITH THE DESIGNATED WORK AREA.
10. CONSTRUCTION HOURS SHALL BE FROM 8:00AM TO 5:00PM, MONDAY THROUGH FRIDAY. THERE SHALL BE NO CONSTRUCTION WORK DURING EVENING HOURS OR ON WEEKENDS OR ON HOLIDAYS.
11. IF ANY SERVICES SUCH AS HOT OR COLD WATER WILL BE TURNED OFF FOR A PERIOD OF TIME, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE MANAGING AGENT OF SUCH WORK IN ADVANCE.



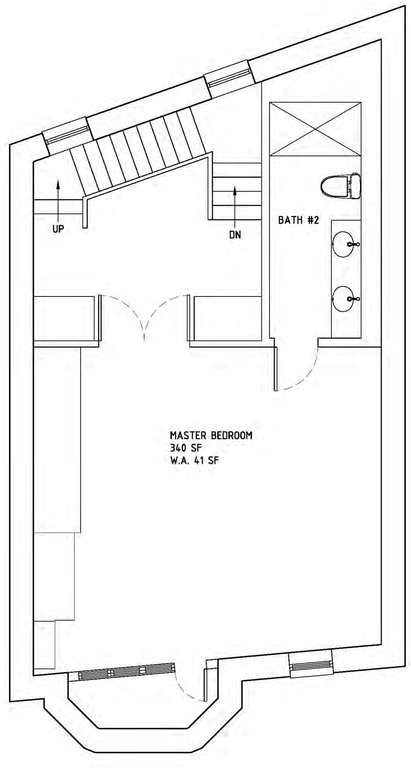
1 CELLAR PLAN

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



2 FIRST FLOOR PLAN

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



3 SECOND FLOOR PLAN

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

LEGEND

- PROPERTY LINE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- B — WALL TYPE
- 11 — WINDOW TAG
- 22 — DOOR TAG
- 4 / 2 / A-1 — INTERIOR ELEVATION KEY

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: EXISTING CONDITION PLANS

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

Drawn by: VS

Checked by:

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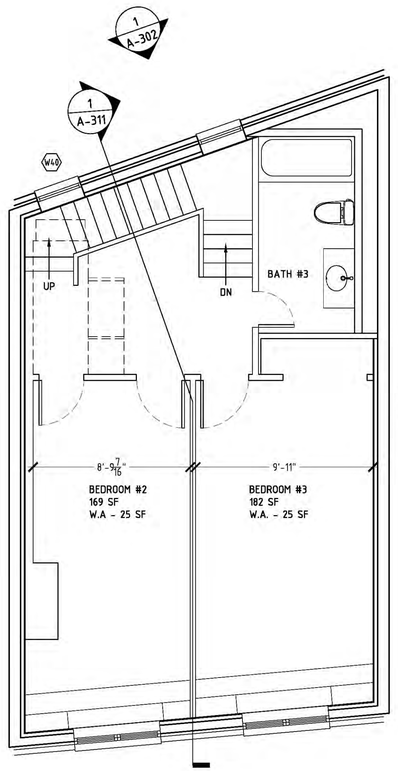
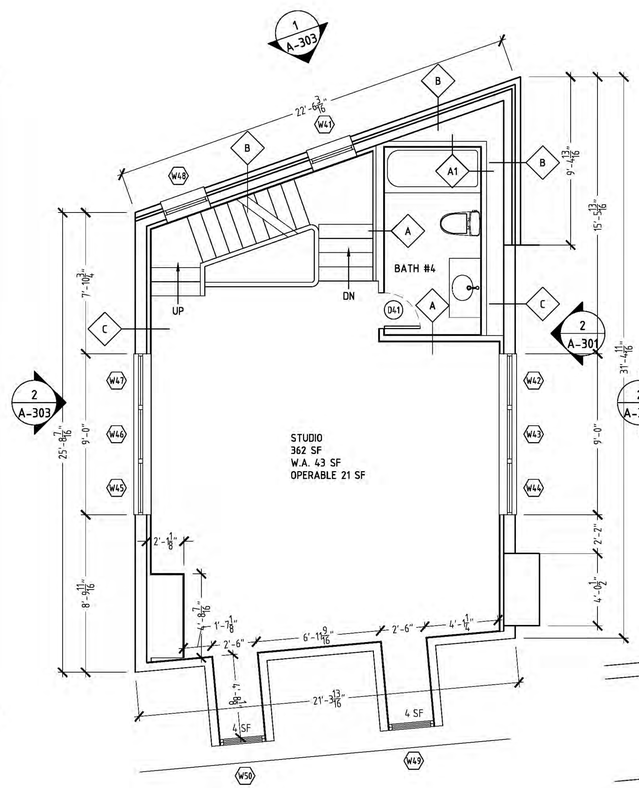


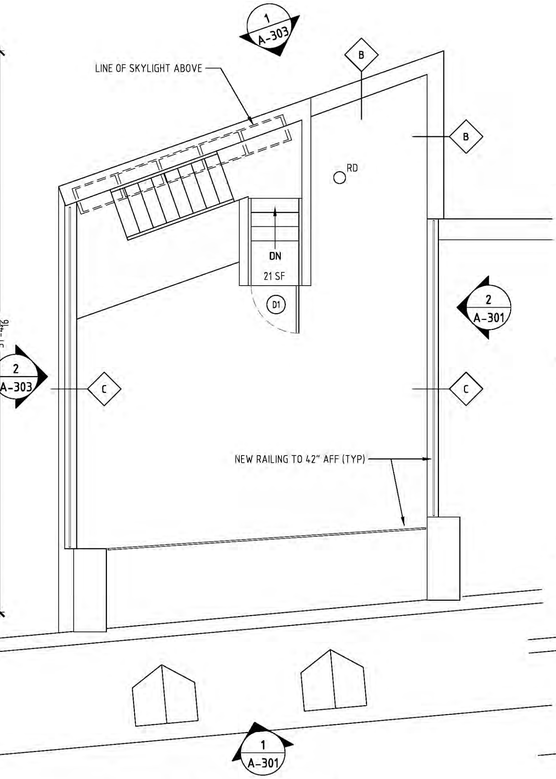
1 THIRD FLOOR PLAN - EXISTING

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



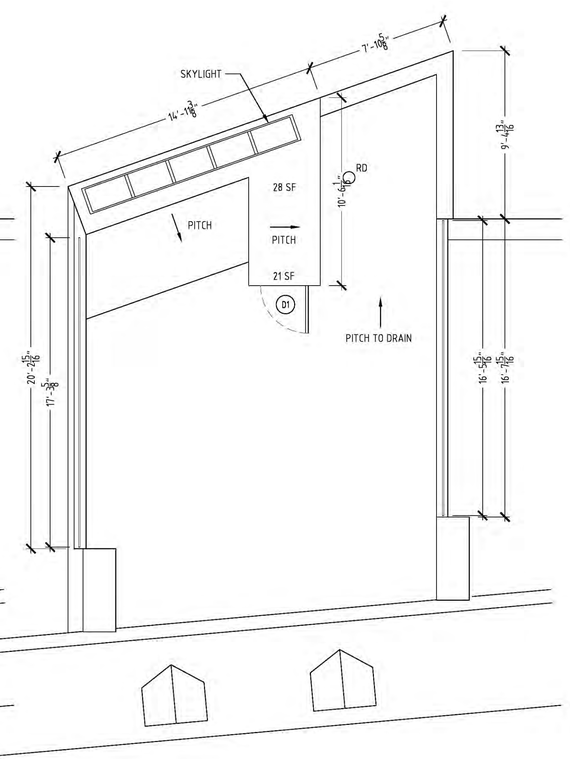
2 FOURTH FLOOR PLAN - CONSTRUCTION

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



3 ROOF PLAN - CONSTRUCTION

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



4 BULKHEAD PLAN

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

LEGEND

- PROPERTY LINE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- B — WALL TYPE
- W1 — WINDOW TAG
- D5 — DOOR TAG
- 4 / A-2 — INTERIOR ELEVATION KEY

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: CONSTRUCTION PLANS

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

Drawn by: VS

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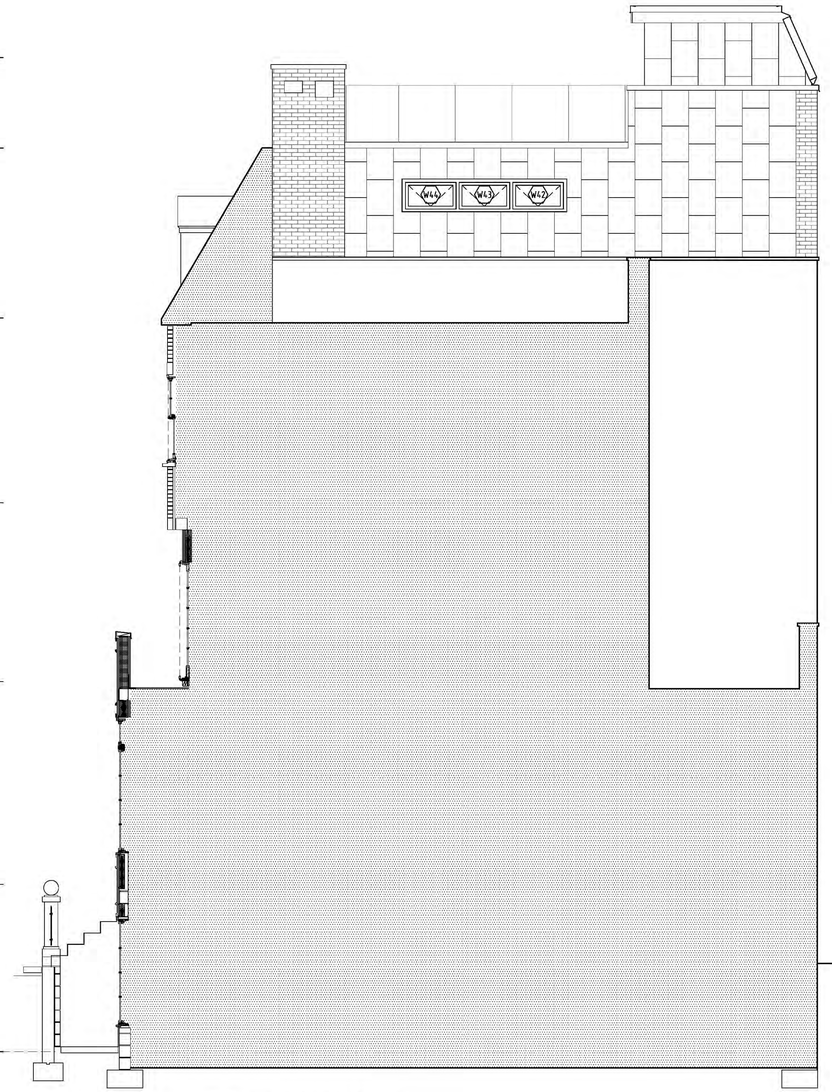
1 EXTERIOR ELEVATION MEWS LOOKING NORTH

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



2 EAST ELEVATION

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

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: FRONT + EAST ELEVATIONS

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

Drawn by: VS

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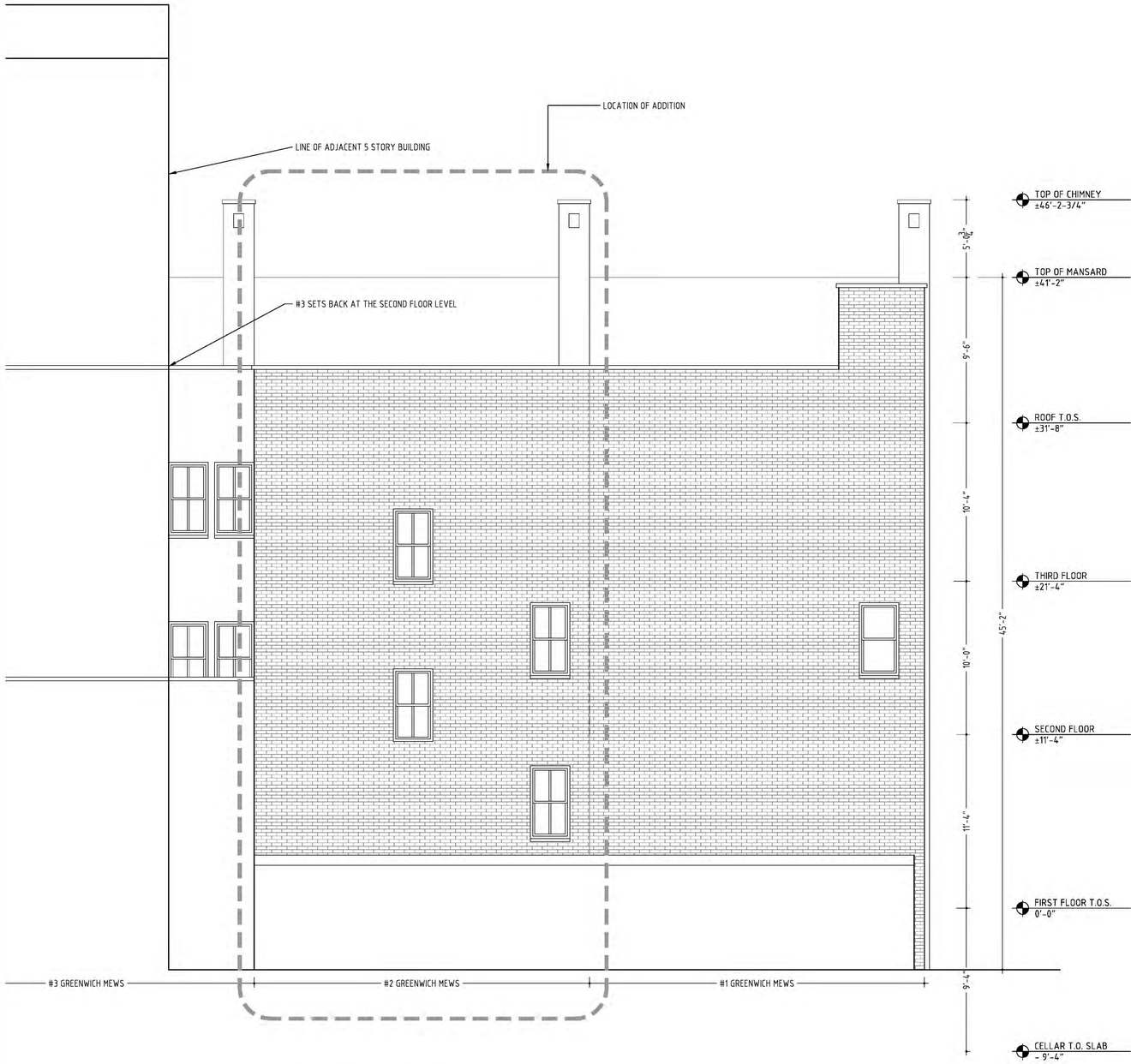
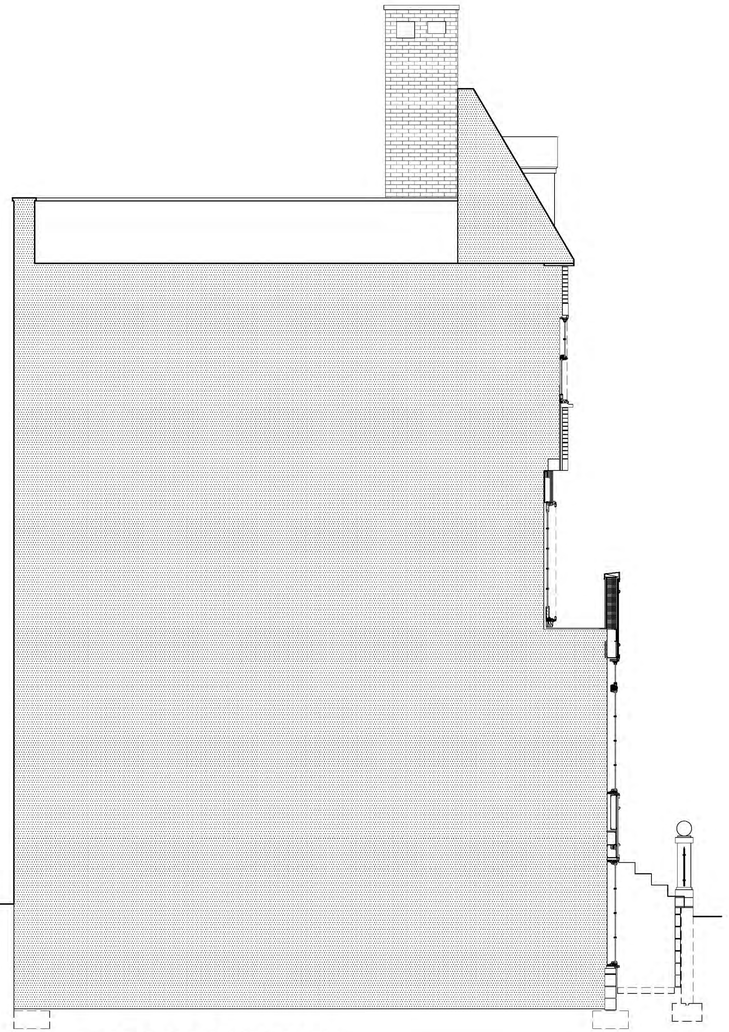


1 NORTH ELEVATION: EXISTING

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



2 WEST ELEVATION: EXISTING

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

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: NORTH + WEST ELEVATIONS: EXISTING CONDITIONS

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

Drawn by: VS

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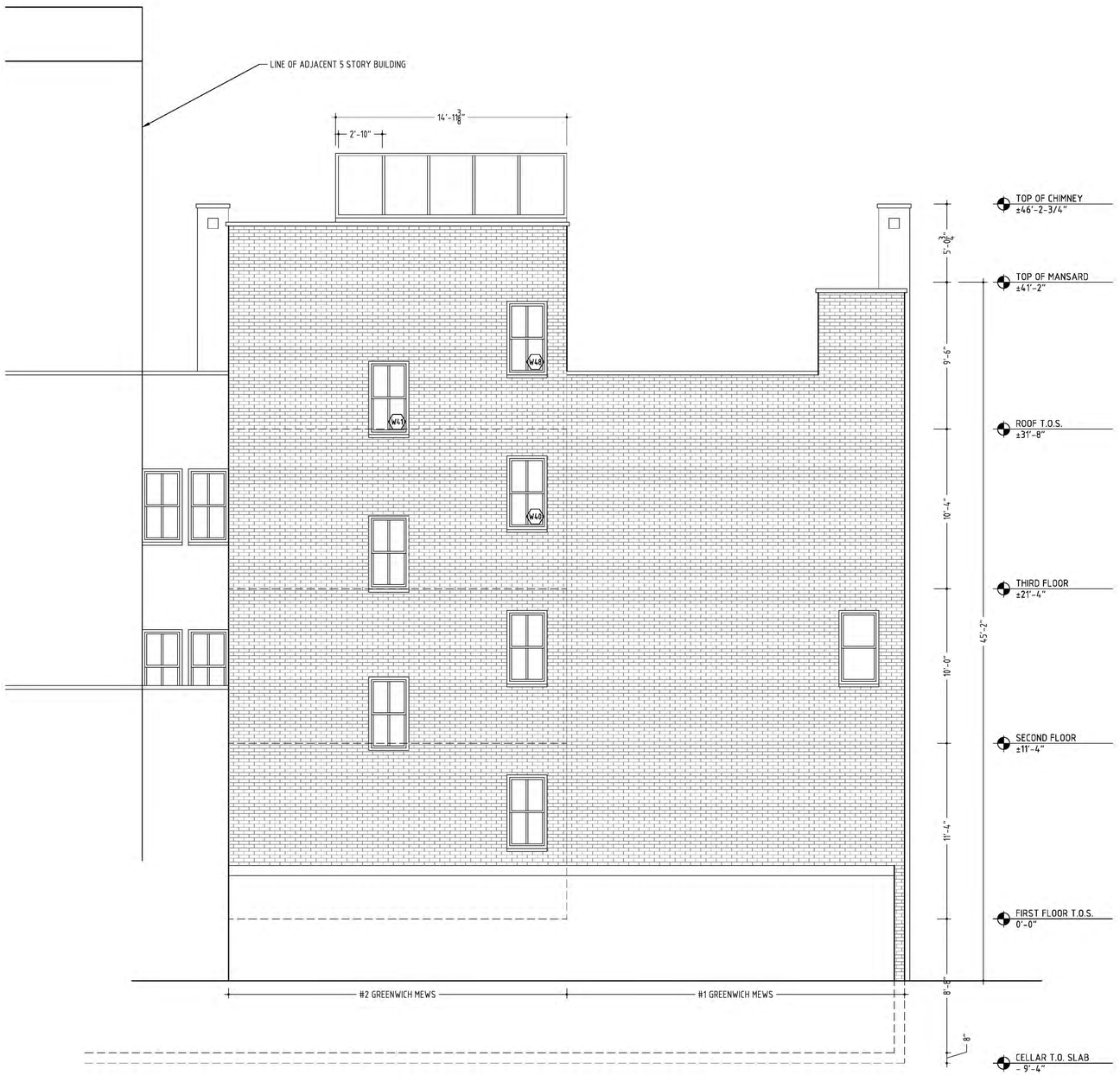
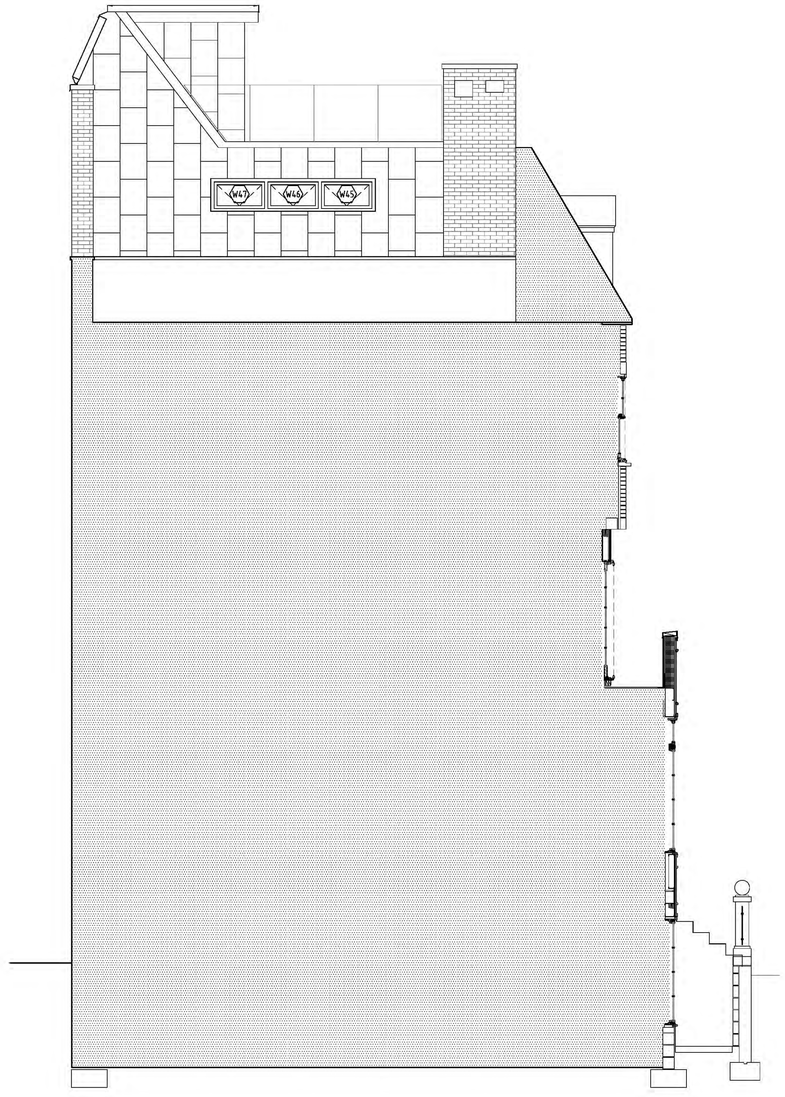


1 NORTH ELEVATION: PROPOSED

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



2 WEST ELEVATION

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

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: NORTH + WEST ELEVATIONS

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

Drawn by: VS

Checked by:

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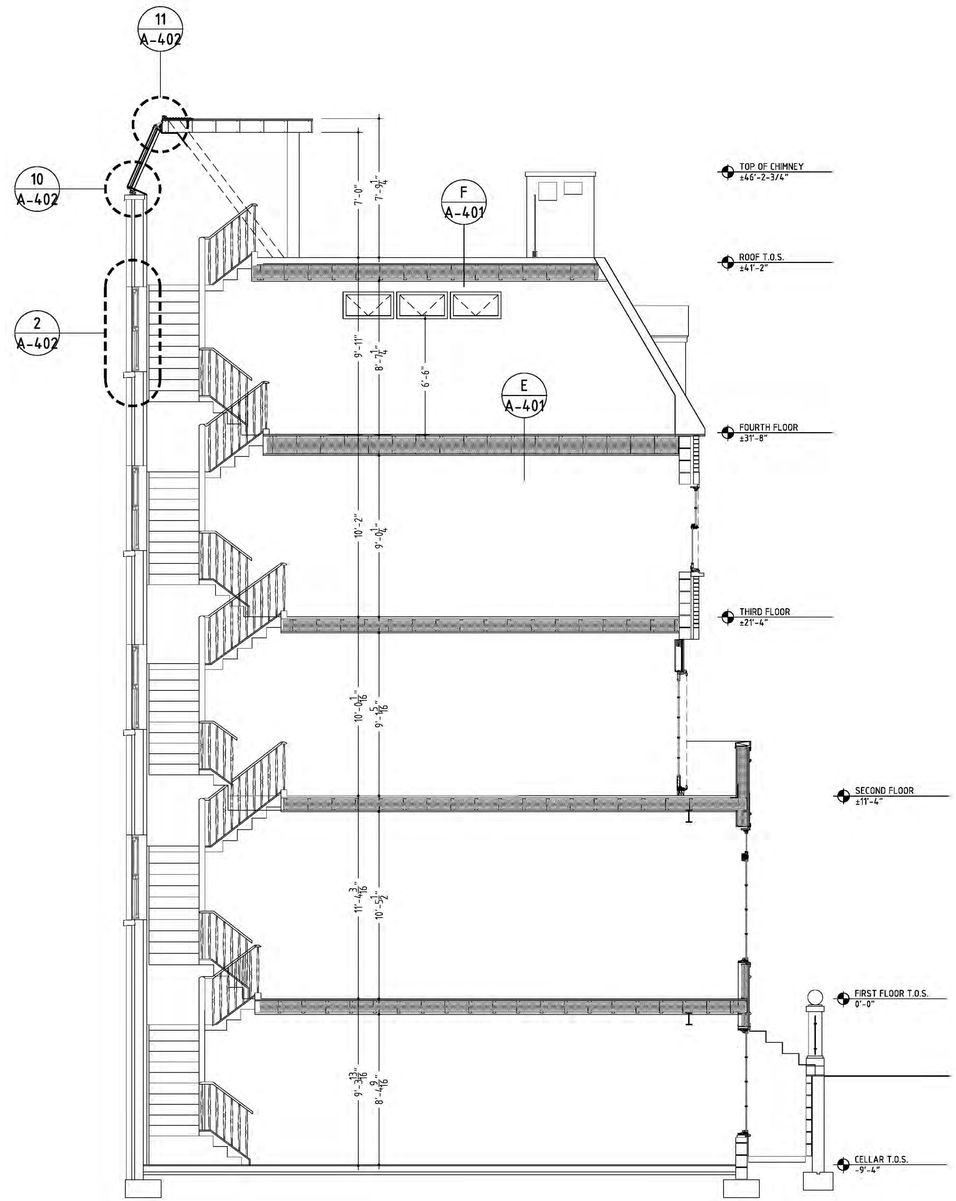

1 BUILDING SECTION

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

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HABERMAN RESIDENCE - 687B Greenwich Street - New York, NY 10014

Drawing Name: BUILDING SECTION

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

Drawn by: VS

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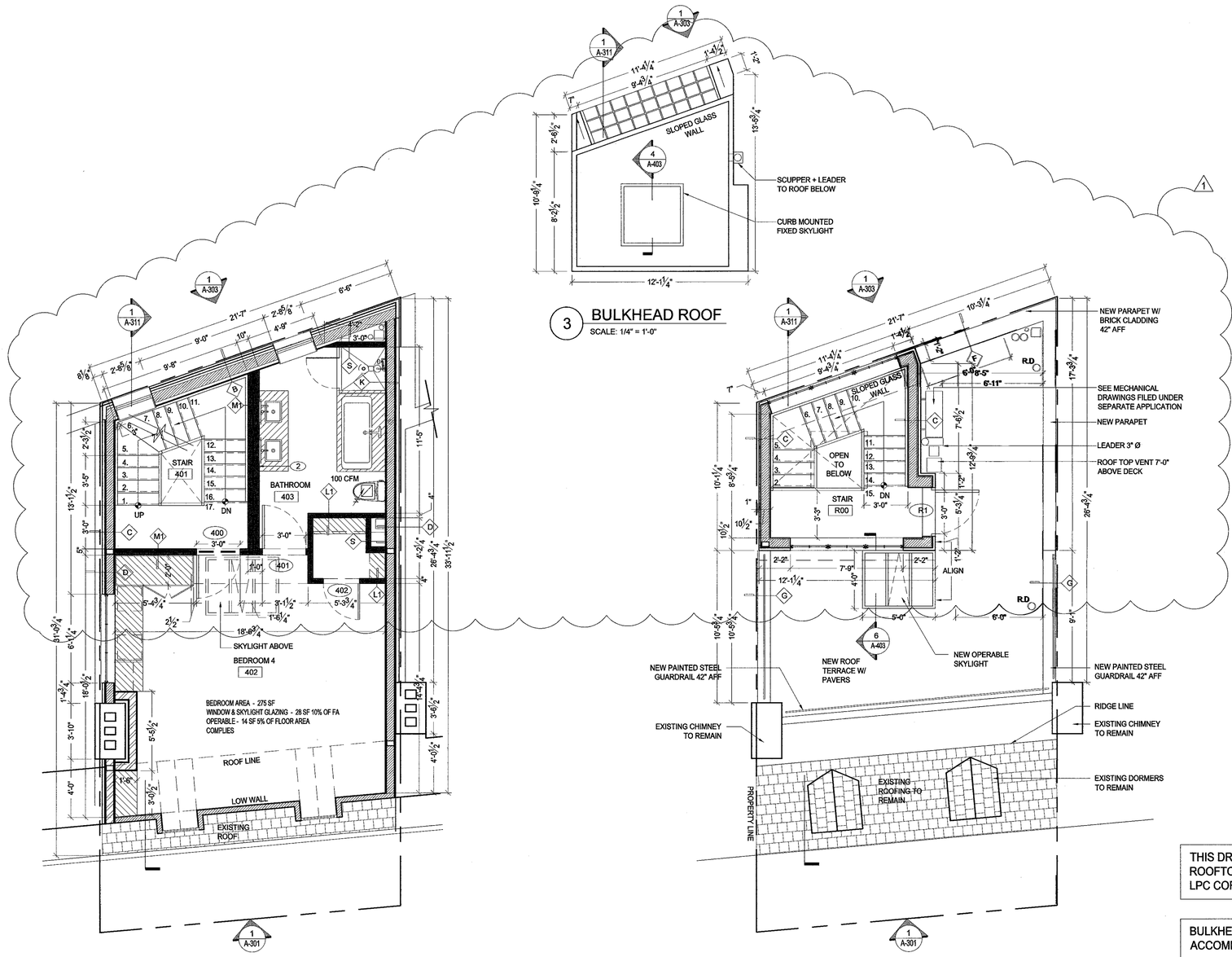

3 BULKHEAD ROOF
SCALE: 1/4" = 1'-0"

1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 BULKHEAD FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIS DRAWING MODIFIES THE ROOFTOP ADDITION FILED AND APPROVED LPC COFA 16-7971 + DOB ALT #121954260

BULKHEAD HAS BEEN REDUCED TO ACCOMMODATE NYFD ACCESS PATH

LEGEND					
	EXISTING LOAD BEARING WALL TO REMAIN	0'-0" F.F.R.	INDICATES FINISHED HEIGHT	F.D	INDICATES FLOOR DRAIN
	NEW PARTITION	1	PLUMBING FIXTURE SYMBOL	R.D	INDICATES ROOF DRAIN
	MILLWORK	A 1	INDICATES DOOR TYPE INDICATES HARDWARE TYPE		
	INDICATES OVERHEAD SOFFITS AND / OR OPENINGS	ALIGN	ALIGN SURFACES		
	NEW GLAZING	XX XXXX	DETAIL MARKER - DRAWING NUMBER/SHEET NUMBER		
1	FLOOR PLAN SHEET NOTE NUMBER.SEE NOTES ON THIS DRAWING.		EXHAUST FAN 100 CFM		
A	INDICATES PARTITION TYPES (REFER DETAILS)	G-209	DOOR TAG		
	2-HOUR FIRE-RATED PARTITION		1-HOUR FIRE-RATED PARTITION		
	INDICATES ELEVATION MARKER				
XX XXXX	INDICATES SECTION MARKER				

NOTES
1 MECHANICAL + STRUCTURAL WORK UNDER SEPARATE APPLICATIONS
2 LOCATION OF PROPOSED 12" STEEL BEAM
3 EXISTING FIREPLACE TO REMAIN (CLEAN + INSPECT ONLY)
4 NEW STONE HEARTH
5 NEW SLOP SINK

PARTITION NOTES
1. PROVIDE ADDITIONAL BRACING AND/OR HEAVIER GAUGE STUDS AT SPANS EXCEEDING THOSE RECOMMENDED BY MANUFACTURER TO PREVENT EXCESSIVE DEFLECTION
2. AT WET AREAS TO RECEIVE TILE OR STONE, REPLACE GYPSUM BOARD WITH CEMENT BACKER BOARD
3. ALL GYPSUM BOARD ON THE PROJECT TO BE M OLD + MOISTURE RESISTANT TYPE
4. UNLESS OTHERWISE NOTED ALL FIRE RATED GYPSUM BOARD PARTITIONS SHALL BE TYPE H
5. UNLESS OTHERWISE NOTED ALL NON-RATED GYPSUM BOARD FURRING SHALL BE TYPE C
6. PROVIDE PLYWOOD BACKING AS REQUIRED FOR WALL HUNG MILLWORK AND OTHER EQUIPMENT
7. ALL PARTY OR CHASE WALLS & CEILINGS MUST BE INSTALLED WITH SOUNDPROOF INSULATION AND PROPER ACOUSTICAL FIRE STOPPING SEALANT AT THE FLOOR AND CEILING.
8. ALL ELECTRICAL OUTLETS, FIXTURES AND RELATED ITEMS BEING INSTALLED IN PUBLIC / PARTY /CHASE WALLS AND / OR CEILINGS MUST BE INSTALLED WITH SOUNDPROOF HOUSINGS AND / OR GASKETS
9. ALL PARTITION TYPES ON DWG A-401

MARKZEFF

PROJECT:
687 Greenwich Street
Unit # 2
NEW YORK, NY 10014

KEYPLAN:
NORTH

ARCHITECT OF RECORD:
VICTOR SCHWARTZ ARCHITECT
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TEL. 212.727.9644

PROJECT DESIGNER:
MARK ZEFF
20 JOHN STREET
BROOKLYN, NY 11201
TEL. 646.883.1781

MEP ENGINEER:
NY ENGINEERS
275 WEST 39TH STREET, NEW YORK, NY 10018
TEL: 212 575 5300

STRUCTURAL ENGINEER:
RODNEY D. GIBBLE CONSULTING ENGINEERS
18 EAST 21ST STREET, 3RD FLOOR, NY, NY 10010
TEL: 212 989 2853

PHASE:
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ▨ PERMIT DOCUMENT
- ☐ BID DOCUMENT
- ☐ CONSTRUCTION DOCUMENT
- ☐ PROGRESS / REVIEW DOCUMENT
- ☐ PRESENTATION

NO.	DATE	ISSUE
1	2.12.2018	LPC Approval

DEPT BLDGS Job No. 121954260
Scan Code ESHS9754510

REGISTERED ARCHITECT
VICTOR SCHWARTZ
014673
STATE OF NEW YORK

4TH FLR, BULKHEAD & ROOF PLANS

DRAWING TITLE:

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

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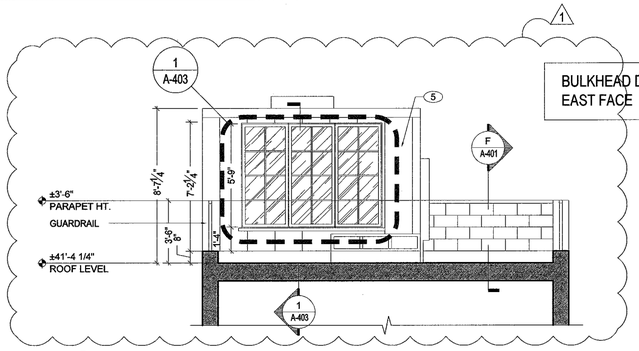
A-202.01

SHEET NO: 5 OF 14

DATE: 09-08-2017

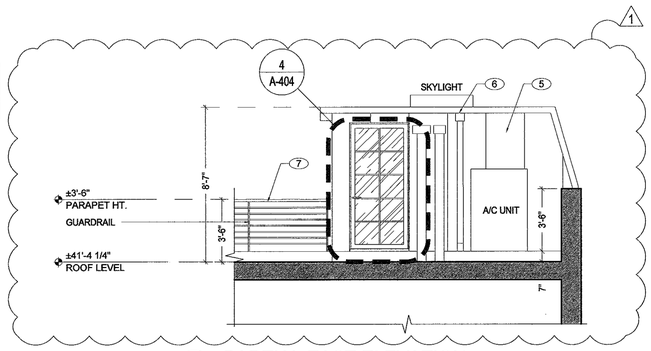
DRAWN BY: JS CHECKED BY: MZ, VS



BULKHEAD DOOR HAS BEEN RELOCATED TO THE EAST FACE

3 PARTIAL SOUTH ELEVATION

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



BULKHEAD DOOR HAS BEEN RELOCATED TO THE EAST FACE, MECHANICAL EQUIPMENT ADDED

KEY:

1. RELOCATE EXISTING WINDOW
2. INSTALL NEW WINDOW TO MATCH EXISTING
3. PROPOSED BRICK INFILL TO MATCH EXISTING BRICK + COURSING
4. PROPOSED BRICK TO MATCH EXISTING BRICK + COURSING
5. PROPOSED RHEINZINK SIDING GRAPHITE GRAY
6. PROPOSED LEADER + SCUPPER
7. PAINTED STEEL GUARDRAIL
8. PROPOSED STUCCO
9. EXISTING BLOCK PARAPET
10. EXISTING DORMER TO REMAIN

4 PARTIAL EAST ELEVATION

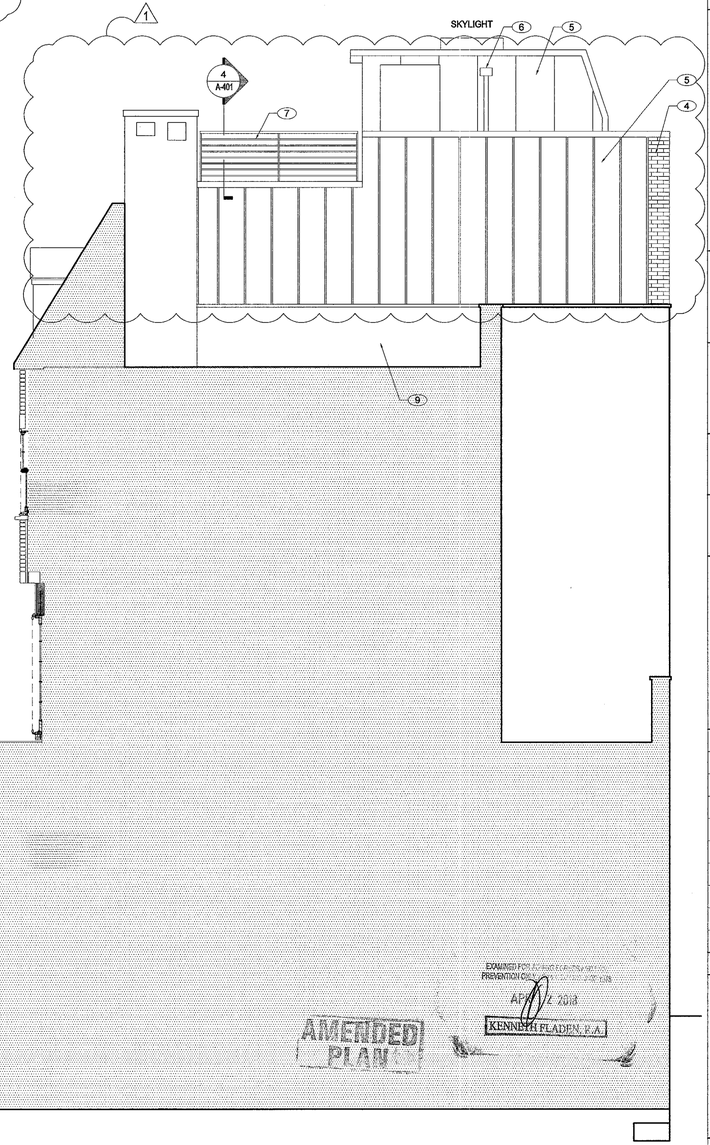
SCALE: 1/4"=1'-0"

1 SOUTH ELEVATION

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

WINDOW REPLACEMENT ON THE PRIMARY FACADE APPROVED UNDER LPC CNE 13-4558

CHANGE TO THE SOUTH ELEVATION IS LIMITED TO ADDITION OF SECOND FRENCH DOOR ON THE SECOND FLOOR TERRACE



2 EAST ELEVATION PROPOSED

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

CHANGE TO THE EAST ELEVATION IS LIMITED TO ELIMINATION OF THE WINDOWS AT THE FOURTH FLOOR

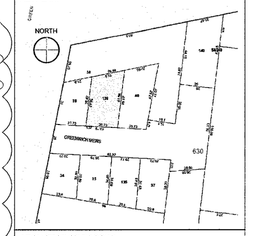
DEPT BLDGS Job No. 121954260
Scan Code ESHS1827984

REGISTERED ARCHITECT VICTOR SCHWARTZ 014673 STATE OF NEW YORK

MARKZEFF

PROJECT:
687 Greenwich Street
Unit # 2
NEW YORK, NY 10014

KEYPLAN:



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PHASE:

- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ▨ PERMIT DOCUMENT
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NO.	DATE	ISSUE
1	2.12.2018	LPC Approval

SOUTH + EAST ELEVATIONS

DRAWING TITLE:

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

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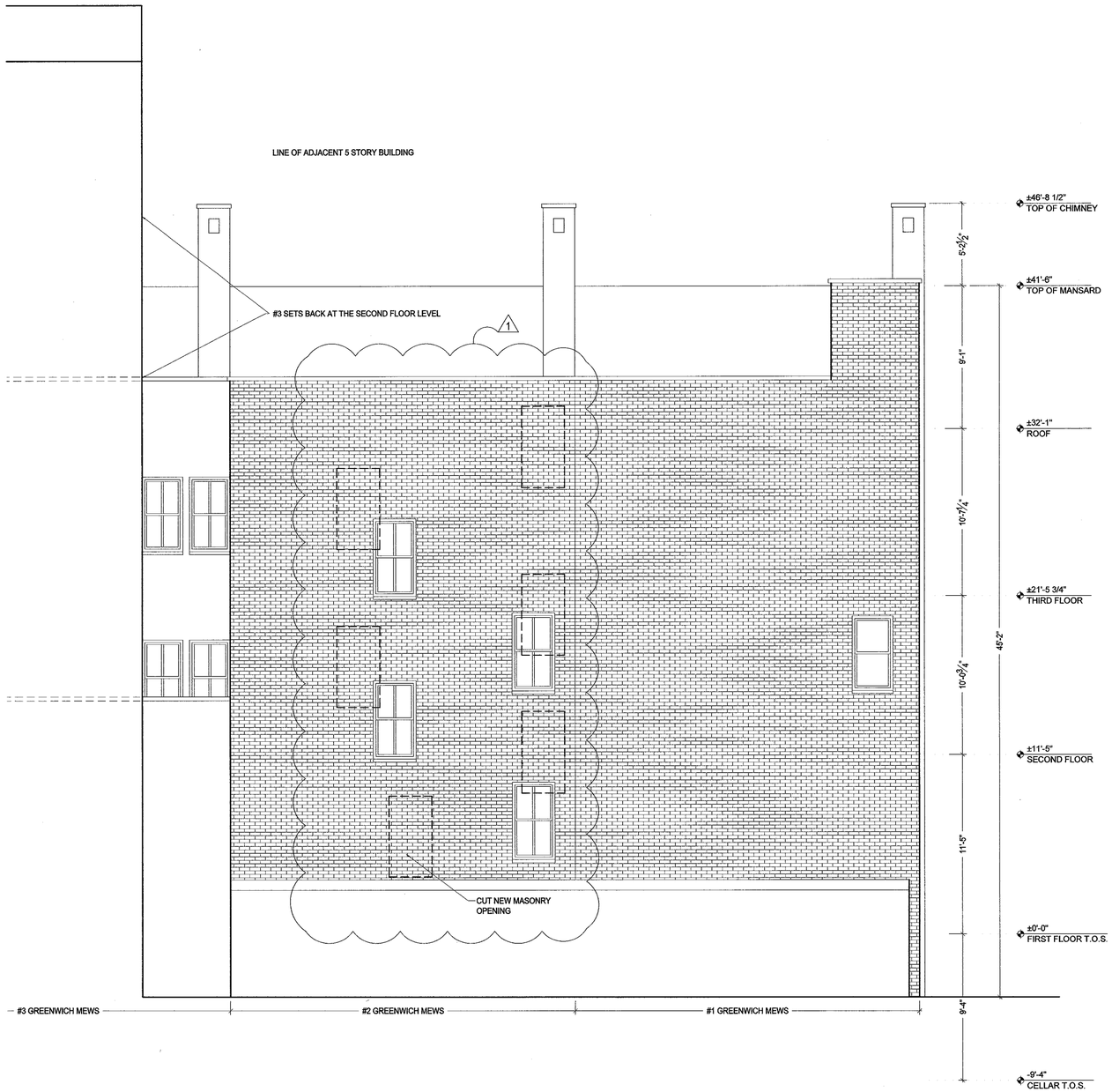
A-301.01

SHEET NO: 7 OF 14

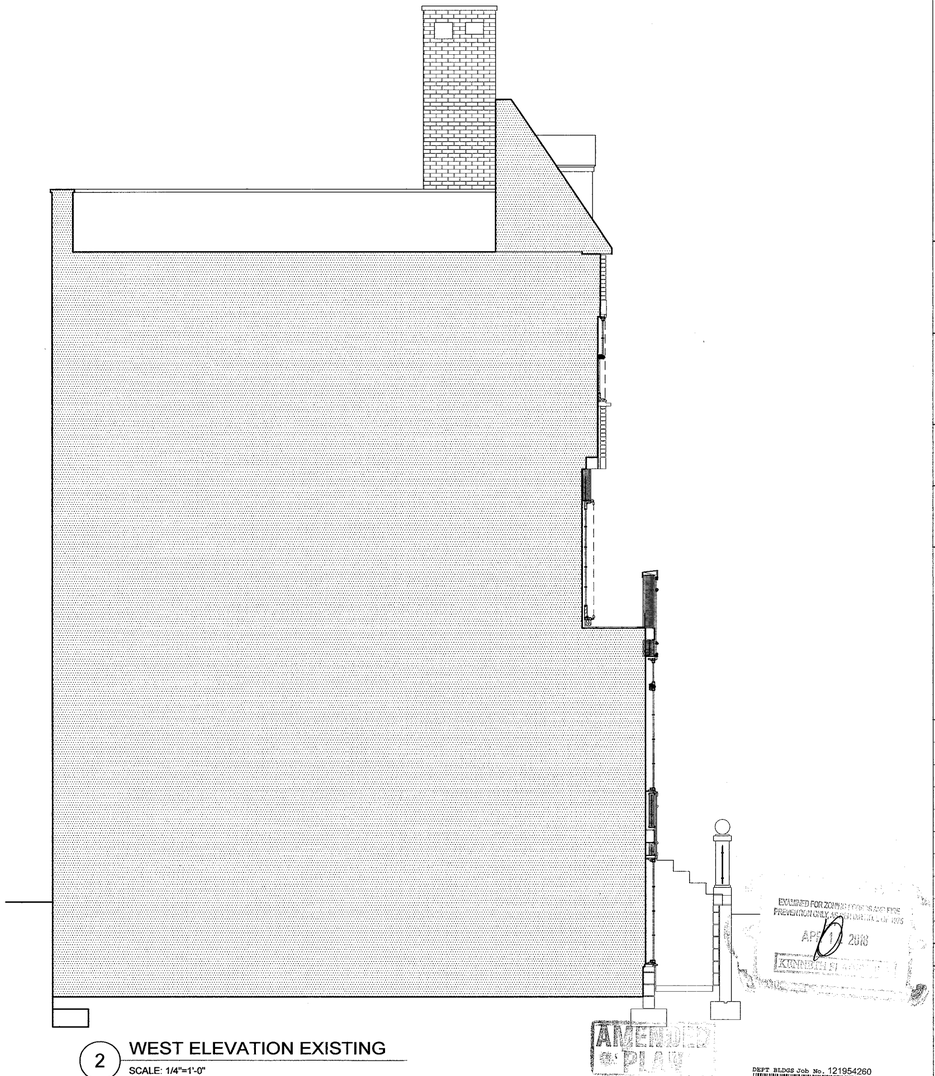
DATE: 09-08-2017

DRAWN BY: JS CHECKED BY: MZ, VS



1 NORTH ELEVATION EXISTING
SCALE: 1/4"=1'-0"

NORTH WALL WINDOWS ON FLOORS 1 -3 ARE BEING REVISED TO COORDINATE WITH NEW PLANS APPROVED UNDER LPC CNE 19-16721 AND DOB ALTERATION 121289319



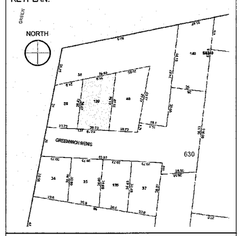
2 WEST ELEVATION EXISTING
SCALE: 1/4"=1'-0"

DEPT BLDGS Job No. 121954260
Scan Code ESMS3398717

MARKZEFF

PROJECT:
687 Greenwich Street
Unit # 2
NEW YORK, NY 10014

KEYPLAN:



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NO.	DATE	ISSUE
1	2.12.2018	LPC Approval

EXISTING
NORTH + WEST
ELEVATIONS

DRAWING TITLE:

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

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A-302.01

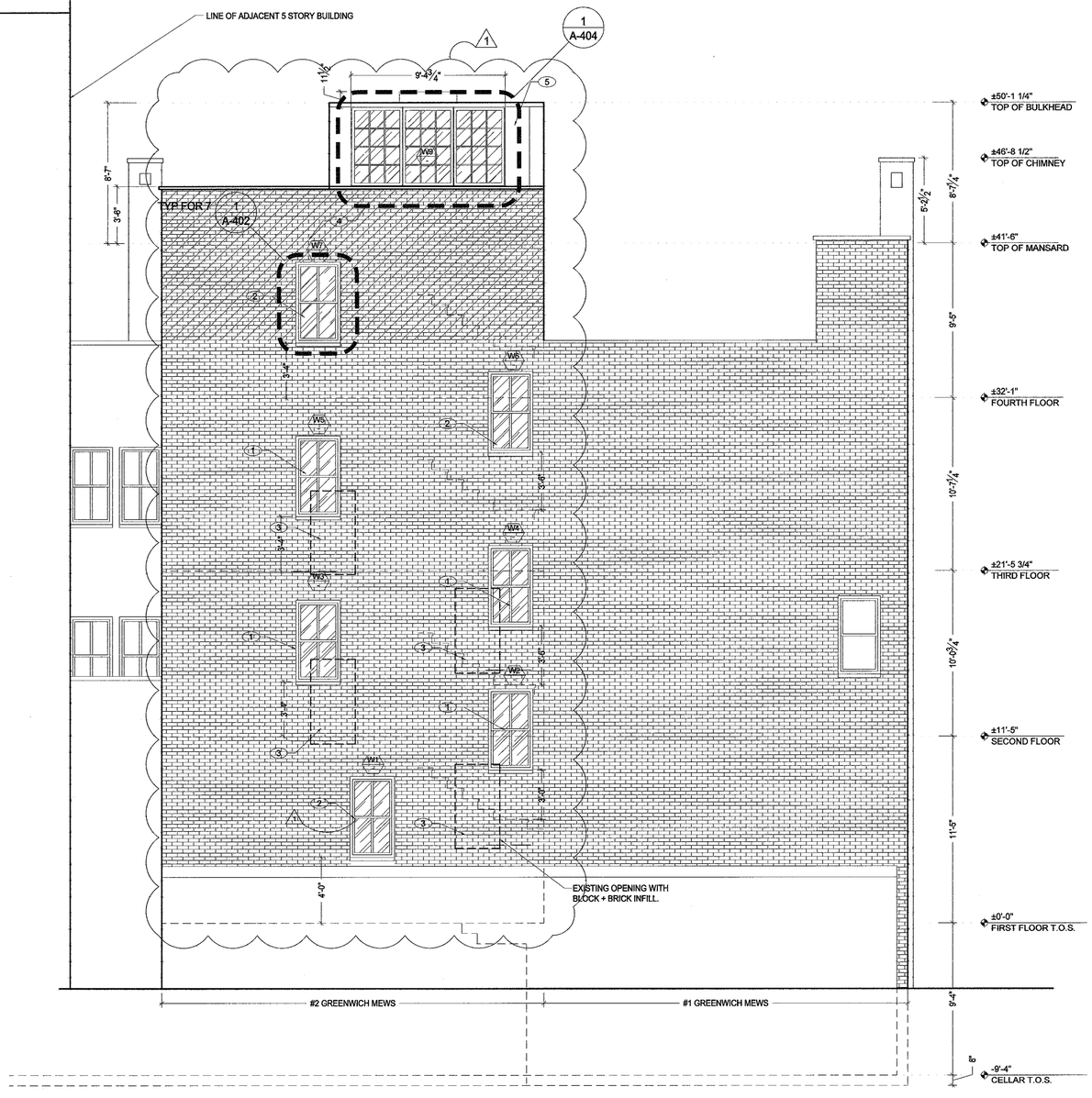
SHEET NO: 8 OF 14

DATE: 09-08-2017

DRAWN BY: JS CHECKED BY: MZ, VS

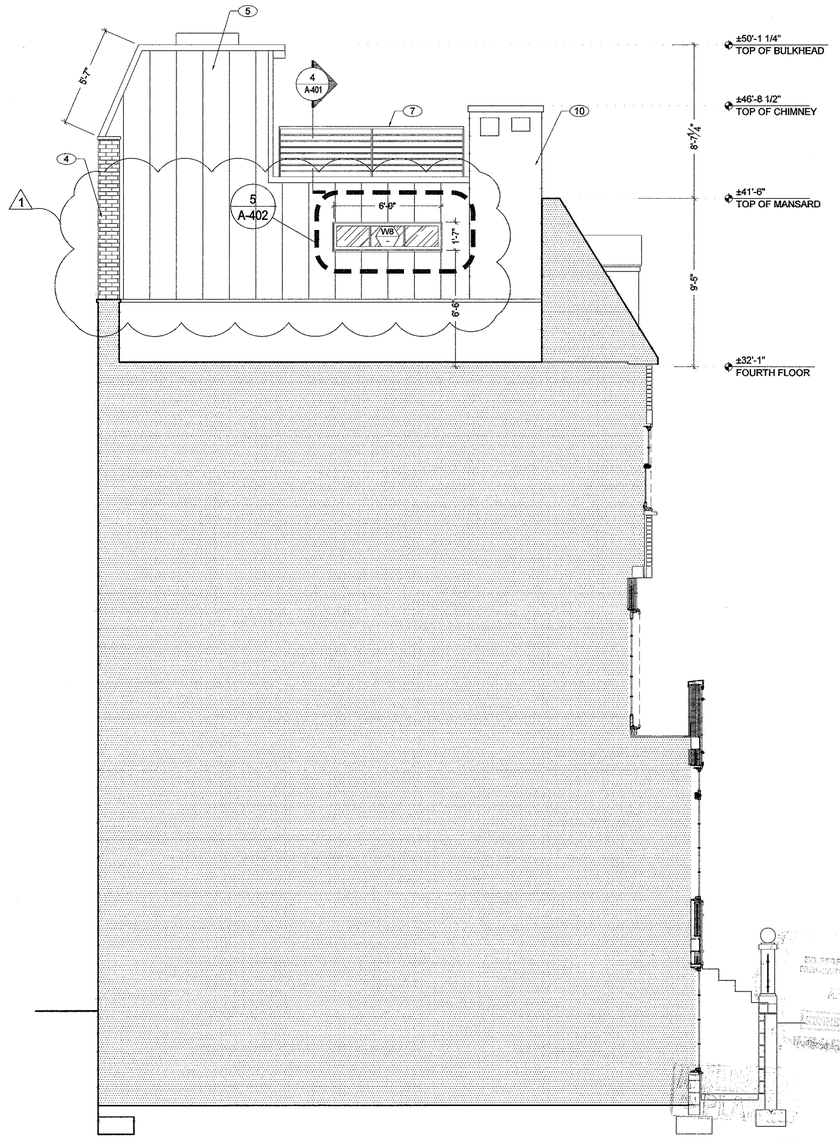
KEY:

1. RELOCATE EXISTING WINDOW
2. INSTALL NEW WINDOW TO MATCH EXISTING
3. PROPOSED BRICK INFILL TO MATCH EXISTING BRICK + COURSING
4. PROPOSED BRICK TO MATCH EXISTING BRICK + COURSING
5. PROPOSED RHEINZINK SIDING GRAPHITE GRAY
6. PROPOSED LEADER + SCUPPER
7. PAINTED STEEL HAND RAIL
8. PROPOSED STUCCO
9. EXISTING BLOCK PARAPET
10. EXISTING CHIMNEY TO REMAIN



1 NORTH ELEVATION PROPOSED
SCALE: 1/4"=1'-0"

CHANGES TO THE NORTH ELEVATION INCLUDE RELOCATING LOT LINE WINDOWS AND REDUCING THE STAIR BULKHEAD WIDTH TO ACCOMMODATE NYFD ACCESS PATH



2 WEST ELEVATION PROPOSED
SCALE: 1/4"=1'-0"

CHANGE TO THE WEST ELEVATION IS A MODIFICATION OF THE WINDOW CONFIGURATION AT THE FOURTH FLOOR

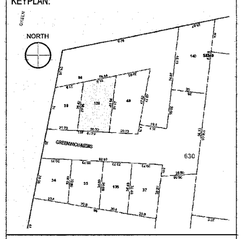
DEPT BLDGS Job No. 121954260
Scan Code ESHS4127567

REGISTERED ARCHITECT VICTOR SCHWARTZ 014673 STATE OF NEW YORK

MARKZEFF

PROJECT:
687 Greenwich Street
Unit # 2
NEW YORK, NY 10014

KEYPLAN:



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NO.	DATE	ISSUE
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NORTH AND WEST ELEVATIONS - PROPOSED

DRAWING TITLE:

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

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SHEET NO: 9 OF 14

DATE: 09-08-2017

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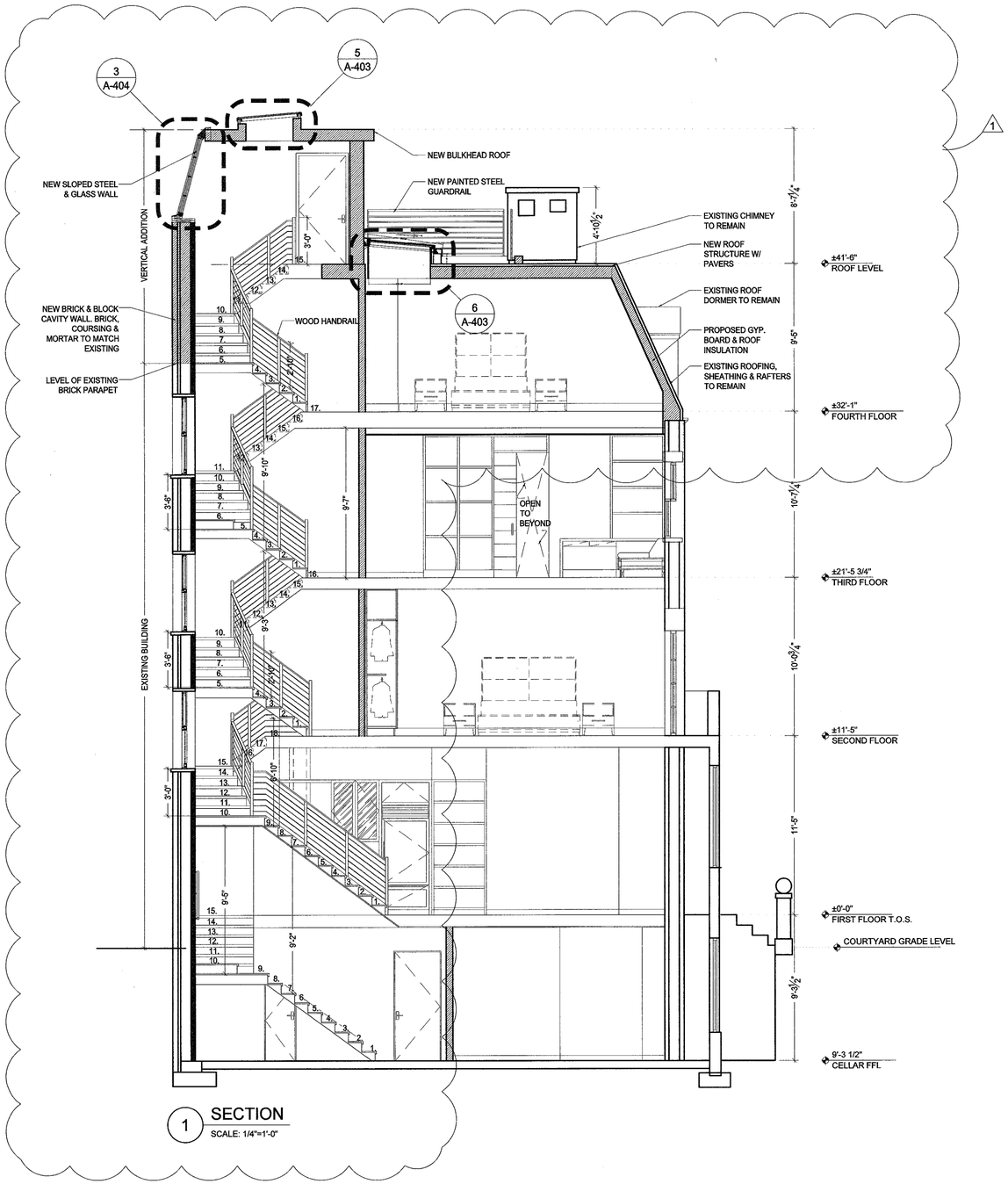


1 SECTION
SCALE: 1/4"=1'-0"

AMENDED PLAN

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY, AS PLANNED NO. 2 OF 1975
APR 1 2018
KENNETH FLADEN, R.A.

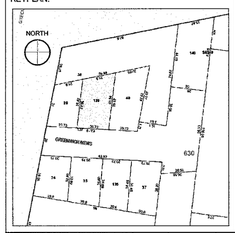
DEPT BLDGS Job No. 121954260
Scan Code ESHS1883914

REGISTERED ARCHITECT
VICTOR SCHWARTZ
014673
STATE OF NEW YORK

MARKZEFF

PROJECT:
687 Greenwich Street
Unit # 2
NEW YORK, NY 10014

KEYPLAN:



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PHASE:
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BUILDING SECTION

DRAWING TITLE:

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

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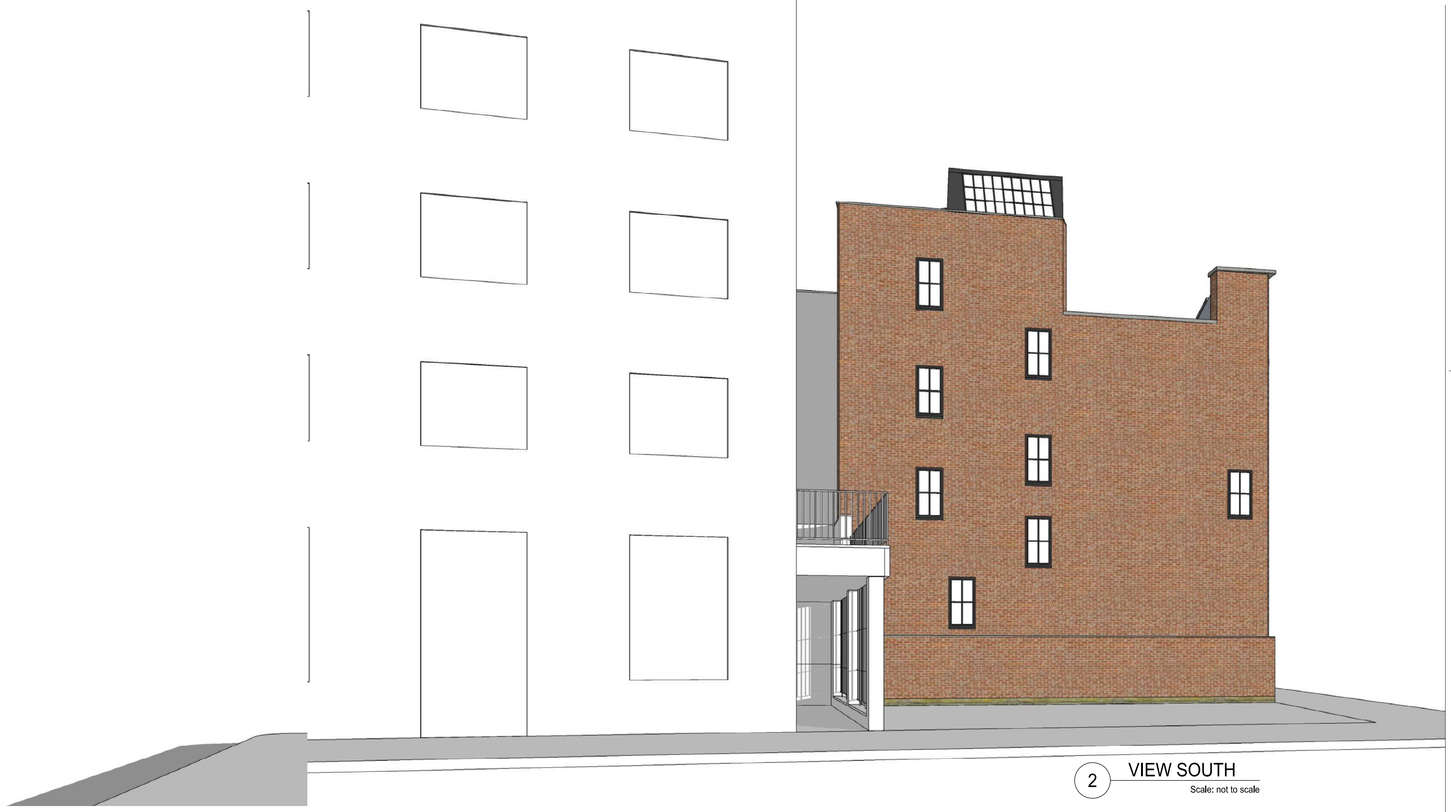
A-311.01

SHEET NO: 10 OF 14

DATE: 09-08-2017

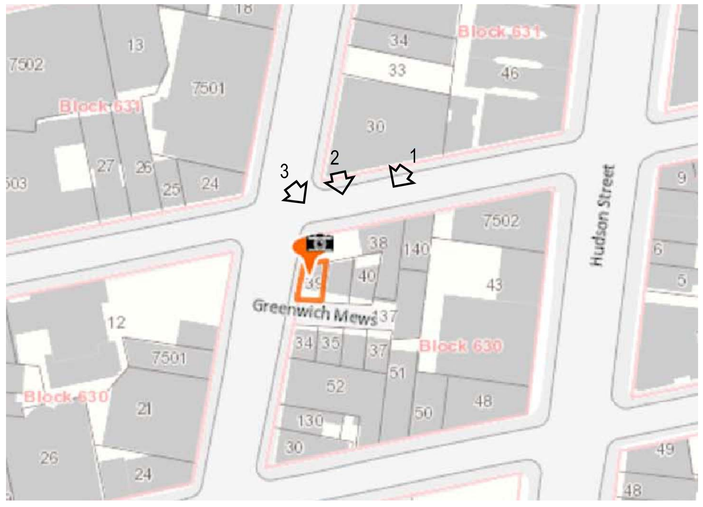
DRAWN BY: JS CHECKED BY: MZ, VS

1 VIEW SOUTHWEST
Scale: not to scale



2 VIEW SOUTH
Scale: not to scale

3 VIEW SOUTHEAST
Scale: not to scale



4 SITE PLAN
Scale: not to scale

NORTH

ARCH
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New York, N.Y. 10014
Tel. 212.727.9644
Mobile 917.913.8227

STRUCT

MECH

HABERMAN RESIDENCE - 687B Greenwich Street, New York, NY 10014

TITLE: RENDERING VIEWS FROM WEST 10TH STREET

Scale: NO SCALE
Drawn by: VS
Checked by:

ISSUE #	TYPE	DATE
1	LPC Approval	12.20.2022

REV. #	TYPE	DATE

REGISTERED ARCHITECT VICTOR SCHWARTZ 034073 STATE OF NEW YORK

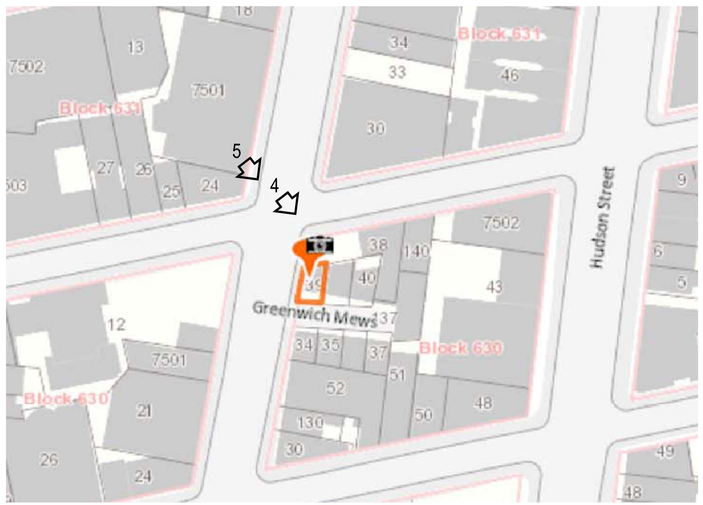
G-003.00

NYC DOB Number Sheet 4 of 16

121954260

4 VIEW SOUTHEAST
Scale: not to scale

5 VIEW SOUTHEAST
Scale: not to scale



6 SITE PLAN
Scale: not to scale

NORTH

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Mobile 917.913.8227

ARCH | STRUCT | MECH

HABERMAN RESIDENCE - 687B Greenwich Street, New York, NY 10014

TITLE: RENDERING VIEWS
Scale: NO SCALE
Drawn by: VS
Checked by:

ISSUE #	TYPE	DATE
1	LPC Approval	12.20.2022

REV. #	TYPE	DATE

REGISTERED ARCHITECT VICTOR SCHWARTZ 026873 STATE OF NEW YORK

G-004.00

NYC DOB Number 121954260