



GIORGIO ARMANI

GIORGIO ARMANI

GIORGIO ARMANI

# 760 MADISON AVE

NEW YORK, NY

MARCH 26, 2019

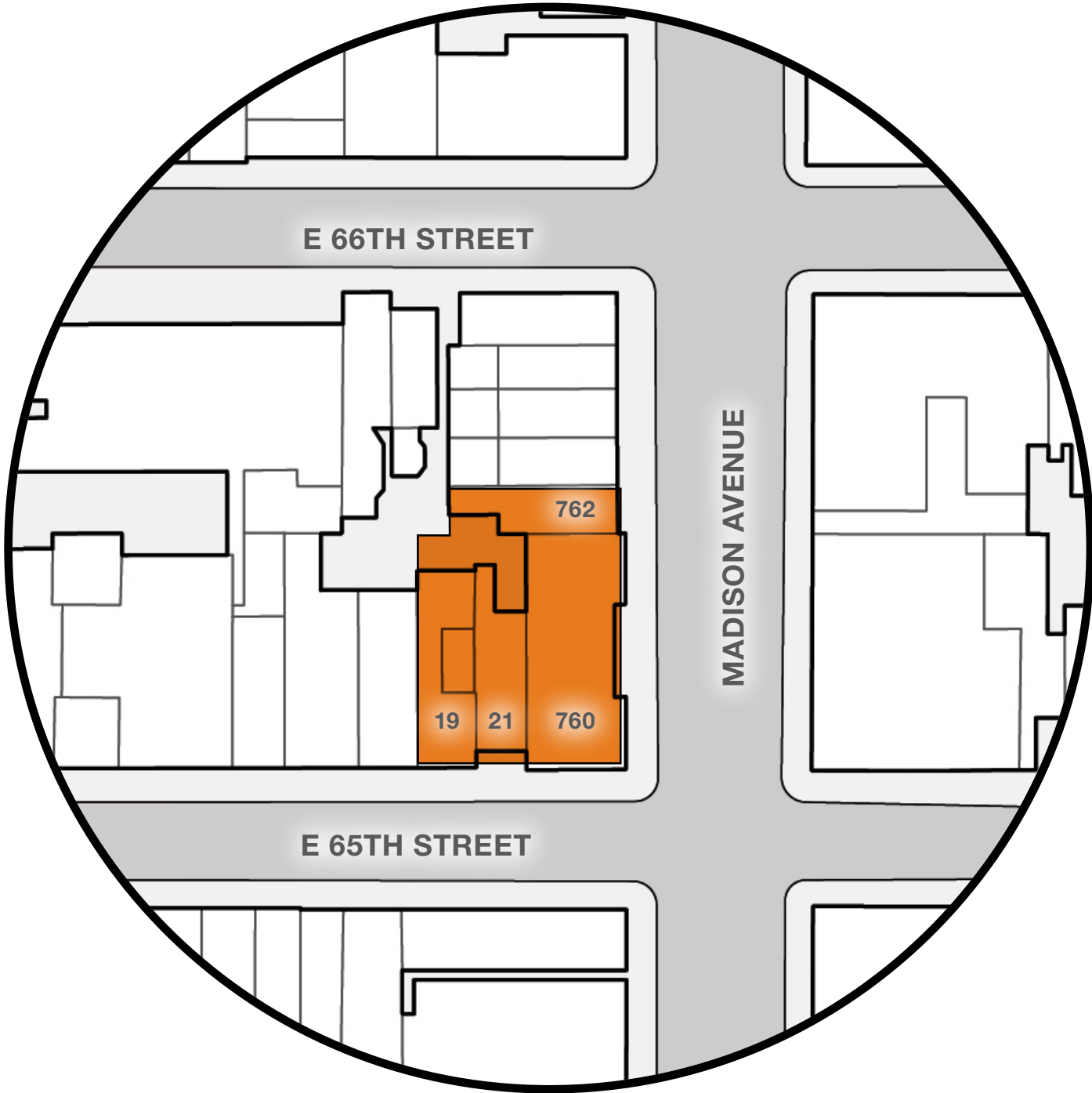
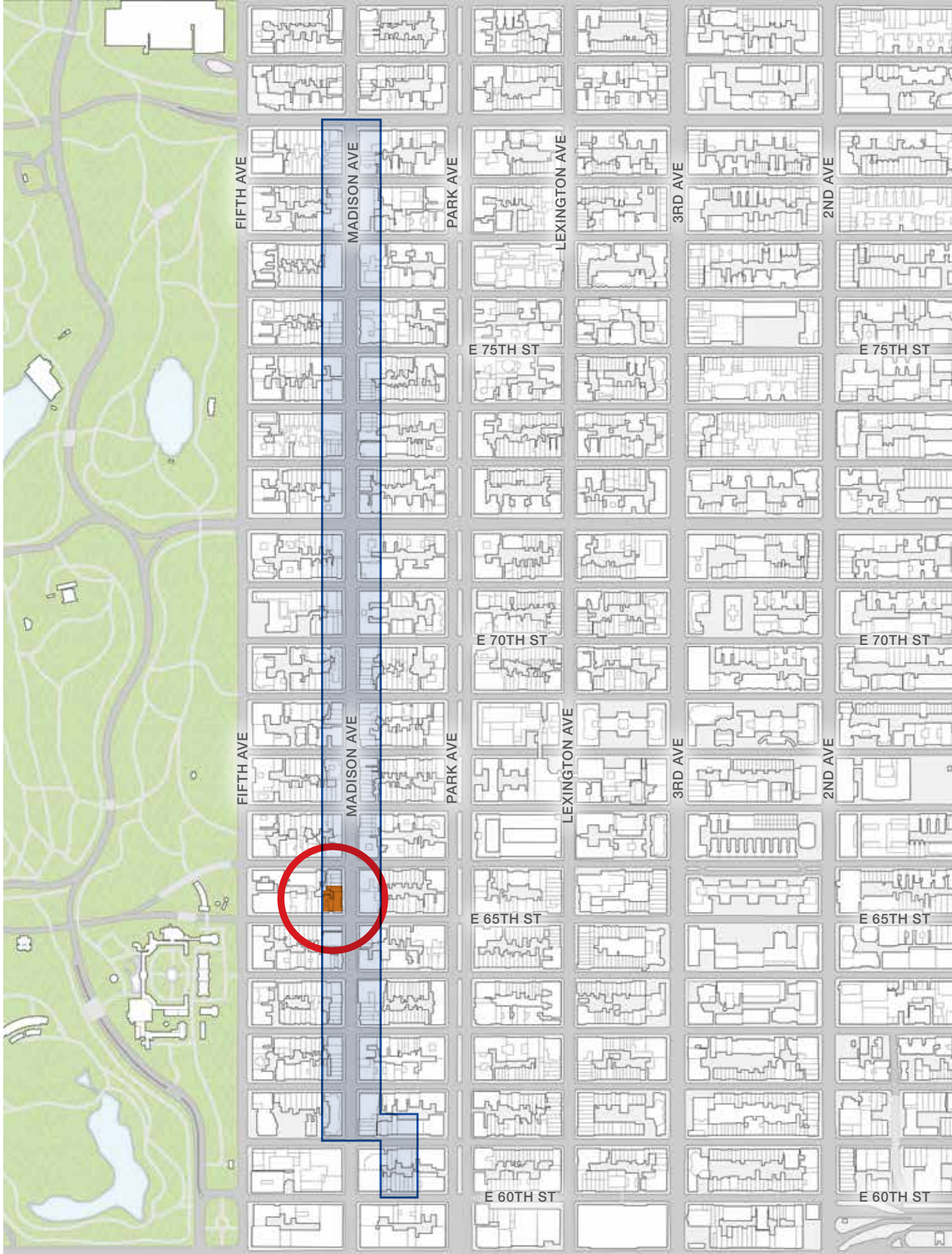
COOKFOX ARCHITECTS





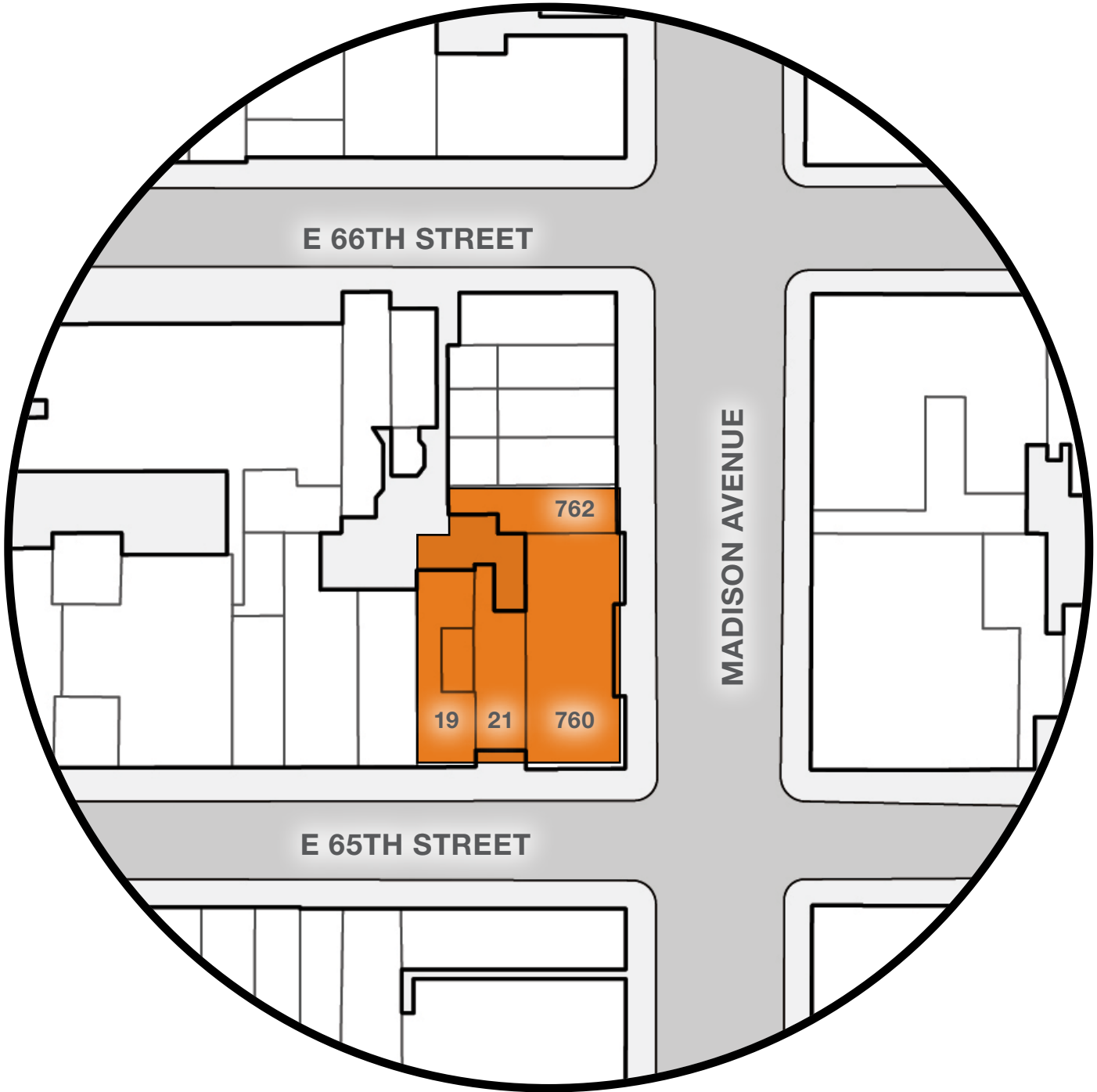
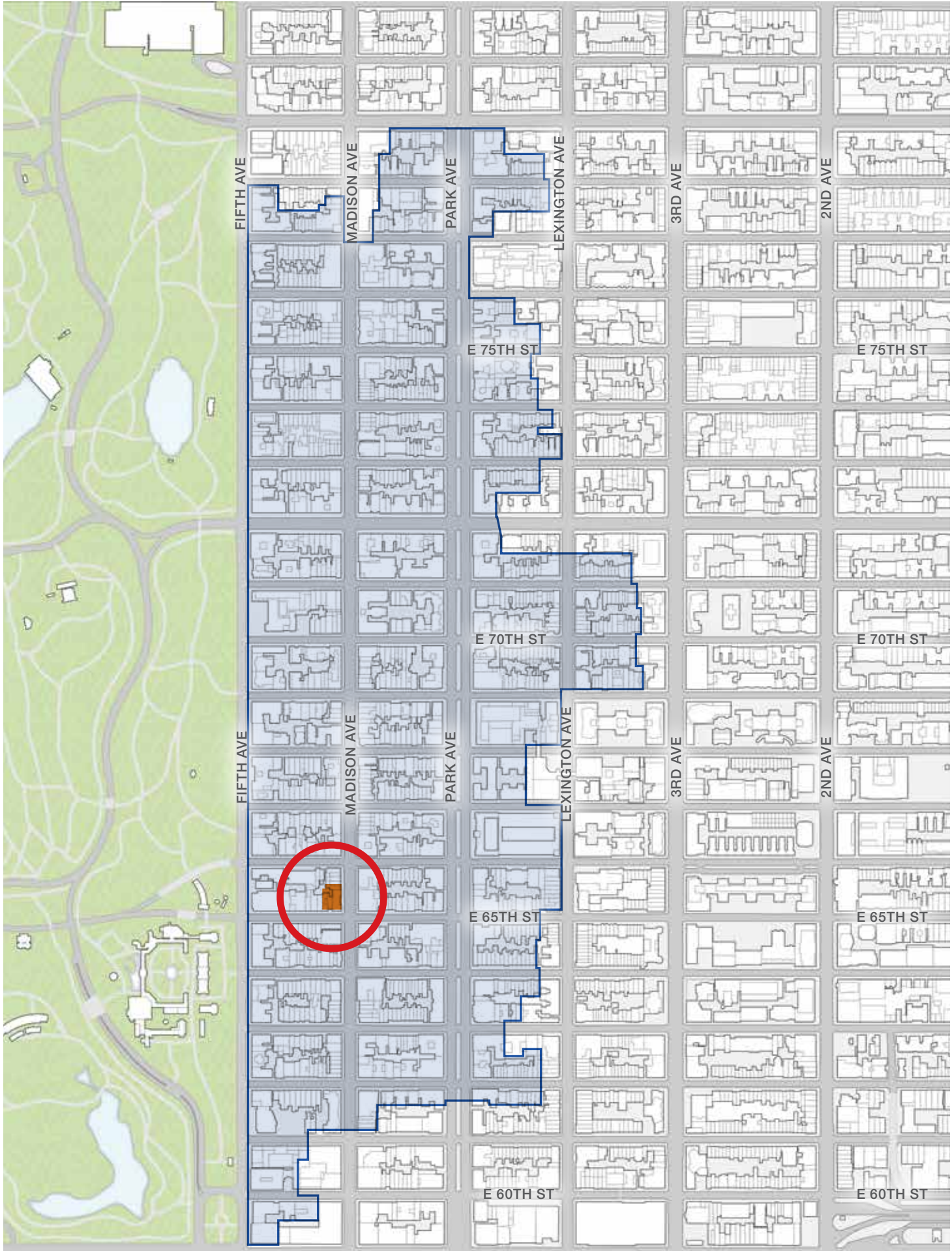
# SPECIAL MADISON AVENUE PRESERVATION DISTRICT

ZONING DISTRICT  
DECEMBER 20, 1973

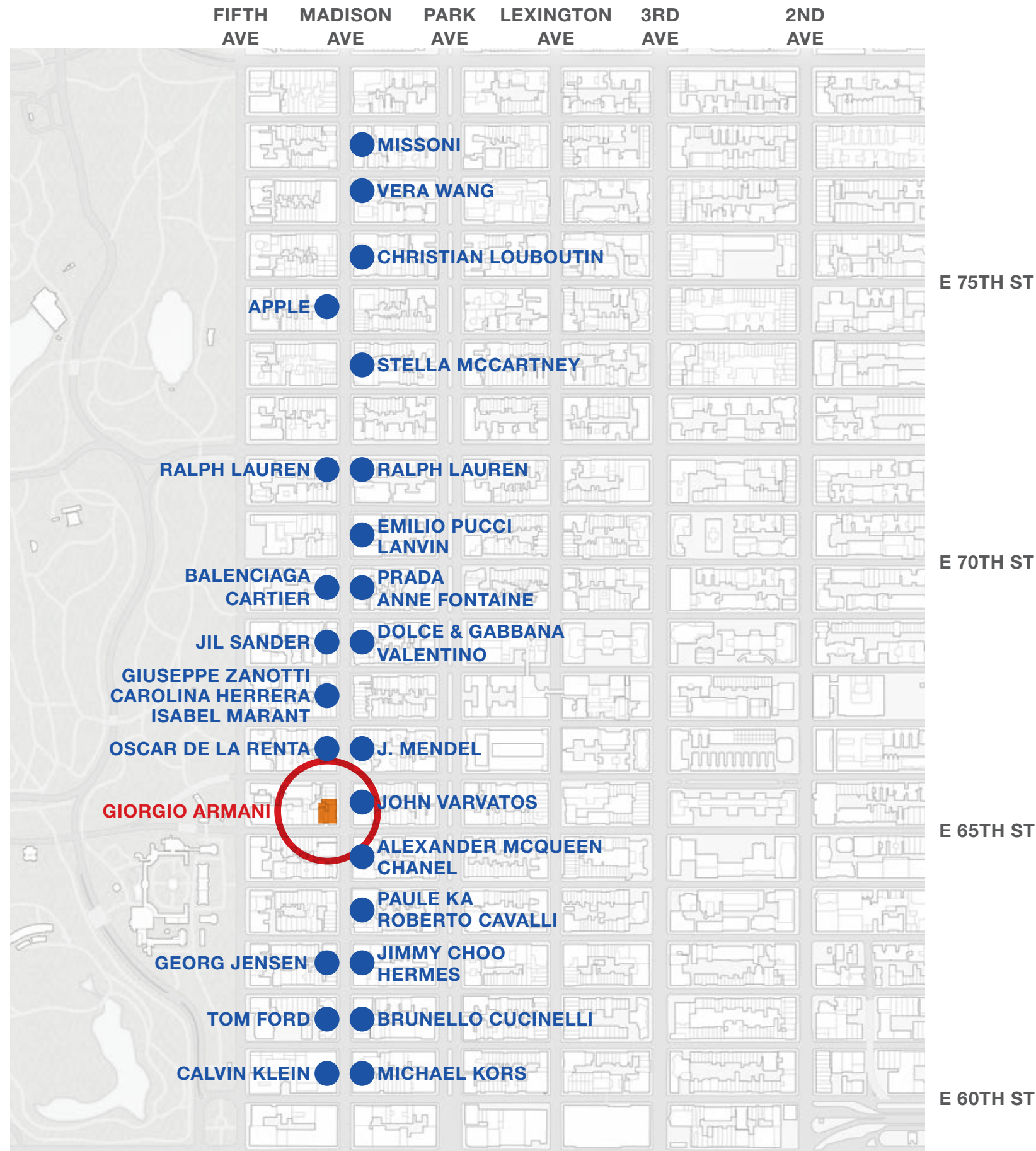


# UPPER EAST SIDE HISTORIC DISTRICT

LANDMARK DISTRICT  
DESIGNATED MAY 19, 1981

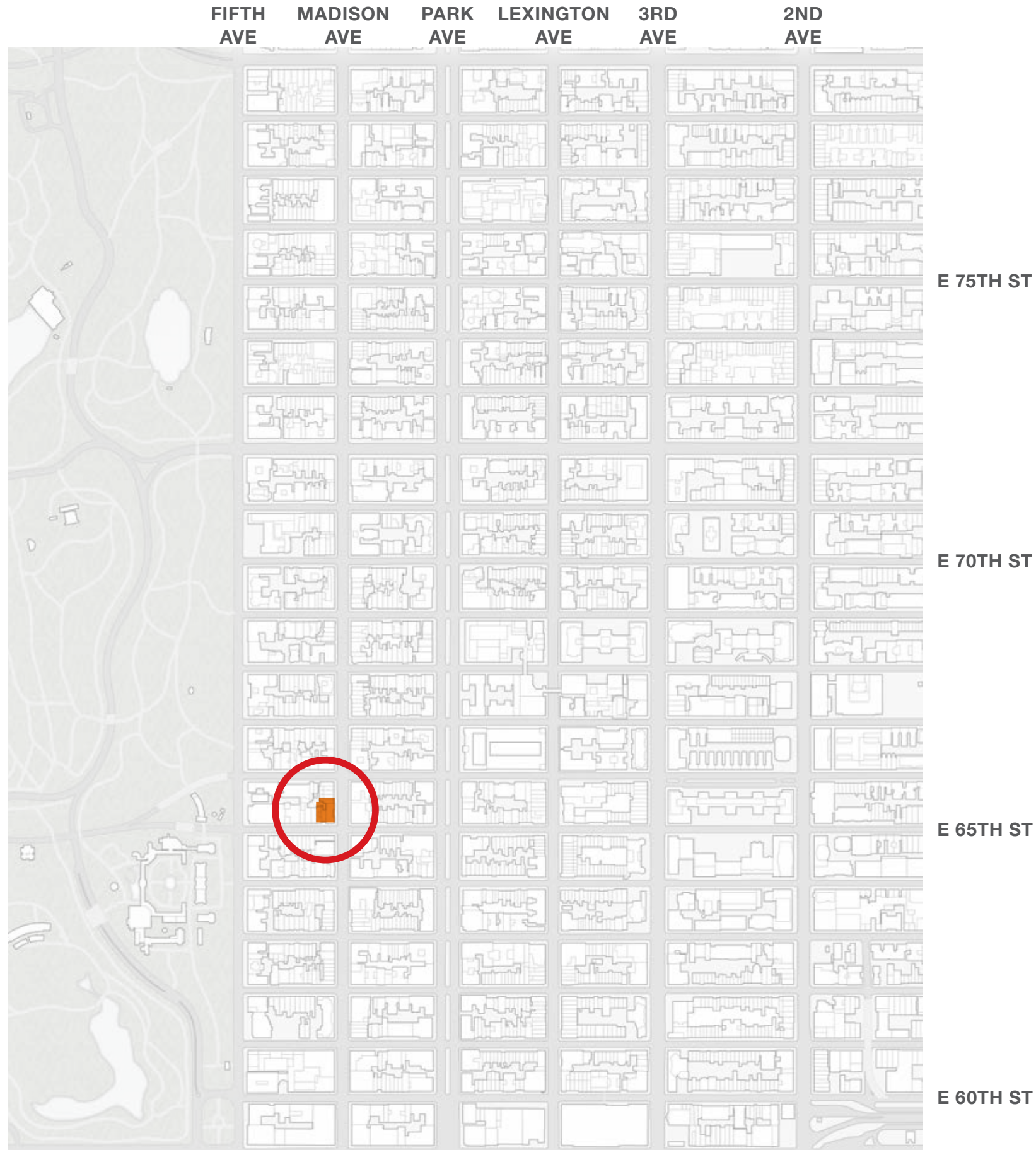


# MADISON AVENUE LUXURY RETAIL



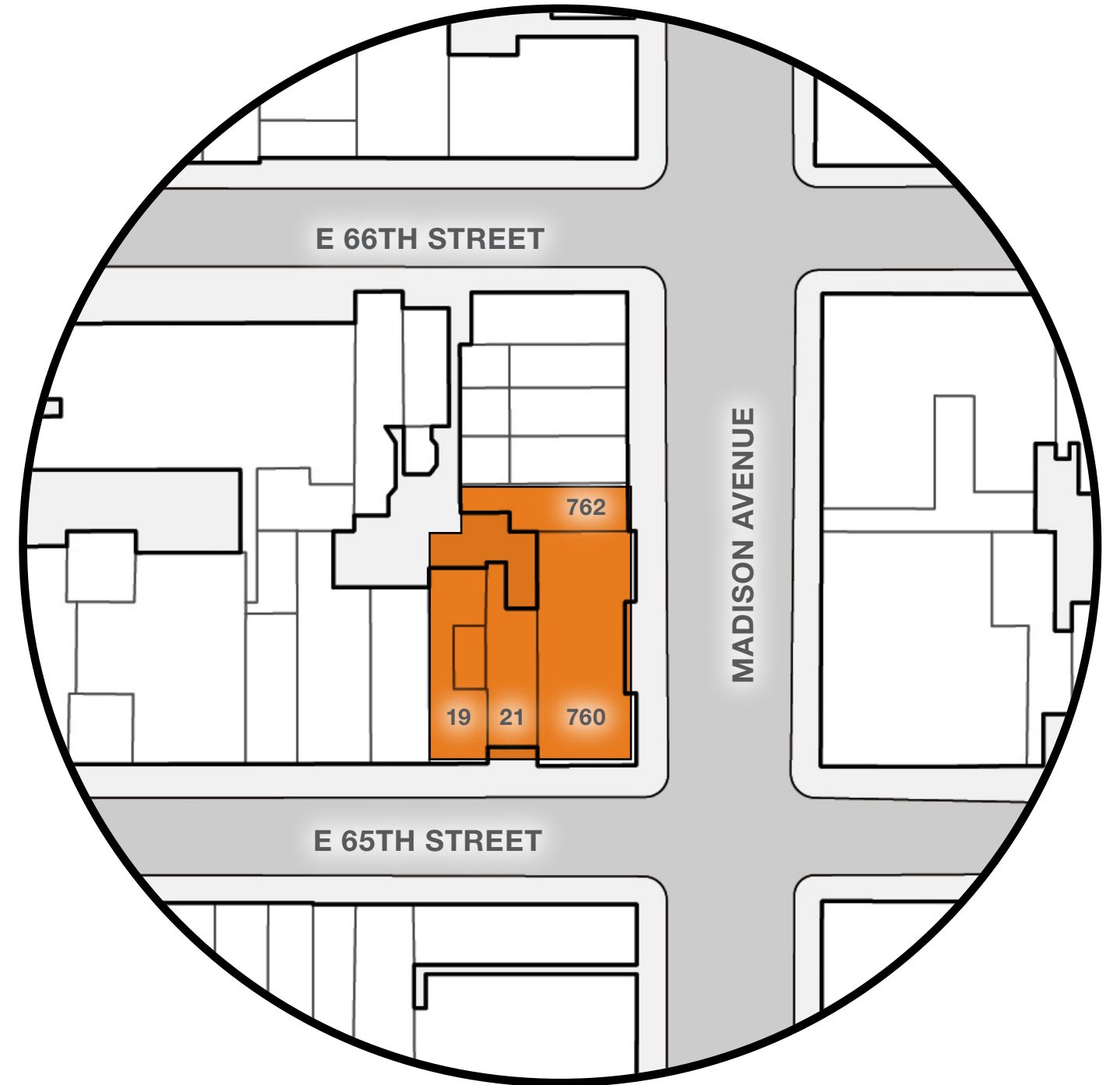
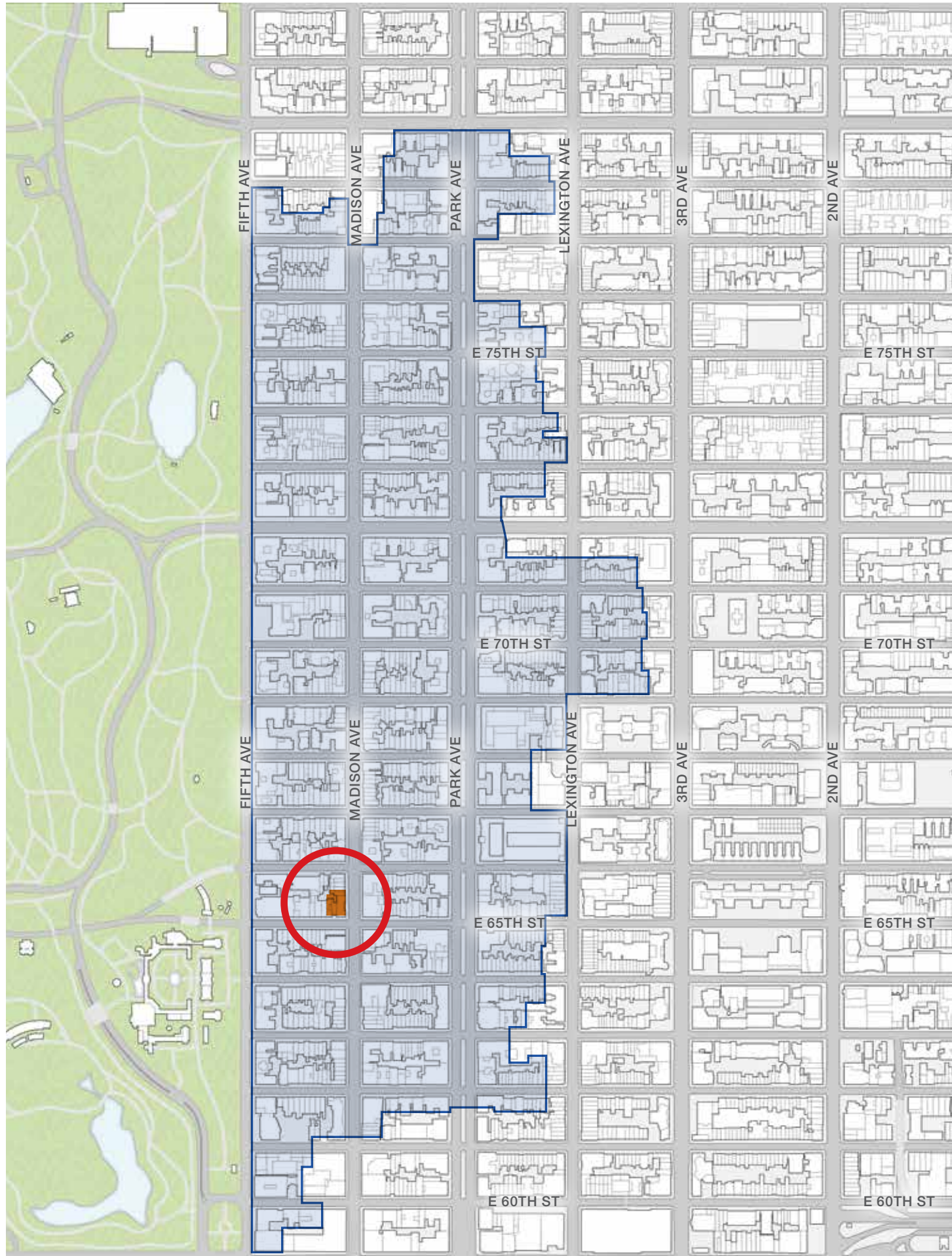
- MISSONI
- VERA WANG
- CHRISTIAN LOUBOUTIN
- APPLE
- STELLA MCCARTNEY
- RALPH LAUREN
- EMILIO PUCCI
- LANVIN
- PRADA
- ANNE FONTAINE
- BALENCIAGA
- CARTIER
- DOLCE & GABBANA
- VALENTINO
- JIL SANDER
- LA PERLA
- GIUSEPPE ZANOTTI
- CAROLINA HERRERA
- ISABEL MARANT
- J. MENDEL
- OSCAR DE LA RENTA
- JOHN VARVATOS
- GIORGIO ARMANI
- ALEXANDER MCQUEEN
- CHANEL
- PAULE KA
- ROBERTO CAVALLI
- JIMMY CHOO
- HERMÈS
- GEORG JENSEN
- BRUNELLO CUCINELLI
- TOM FORD
- MICHAEL KORS
- CALVIN KLEIN

# MADISON AVENUE LUXURY RETAIL



GIORGIO ARMANI

# UPPER EAST SIDE HISTORIC DISTRICT DESIGNATED MAY 19, 1981



# TAX PHOTOS

## 1940'S



19 EAST 65TH

1928-29 BY SCOTT & PRESCOTT



21 EAST 65TH

1881 BY UNKNOWN  
PRESENT FACADE 1929 BY SCOTT & PRESCOTT



25 EAST 65TH / 760 MADISON

1929 BY WILLIAM L. ROUSE



762 MADISON

1876 BY UNKNOWN



TAX PHOTOS  
1940'S



19 EAST 65TH

1928-29 BY SCOTT & PRESCOTT



21 EAST 65TH

1881 BY UNKNOWN  
PRESENT FACADE 1929 BY SCOTT & PRESCOTT



25 EAST 65TH / 760 MADISON

1929 BY WILLIAM L. ROUSE



762 MADISON

1876 BY UNKNOWN

# MADISON HOUSE

PROPOSED AT 25 EAST 65TH STREET

APPROVED AT LPC: JANUARY 24, 1989

FLOORS: 15

HISTORIC DISTRICTS COUNCIL

December 18, 1988

“[...] we find the proposal generally favorable and are pleased that the materials and massing appear appropriate [...]”

- Ed Kirkland  
Chairman

Certification of Appropriateness Committee

HISTORIC DISTRICTS COUNCIL  
The Urban Center  
457 Madison Avenue  
New York, NY 10022

December 18, 1988

Mr. Gene A. Norman  
Chairman  
Landmarks Preservation Commission  
225 Broadway  
New York, NY 10007

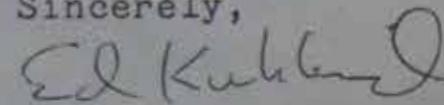
Re: 754-760 Madison Avenue

Dear Mr. Norman:

The Historic Districts Council wishes to add its comments to the public testimony regarding the proposed demolition of a building at 754-760 Madison Avenue in the Upper East Side Historic District and its replacement with a new, fifteen story building.

While we are generally opposed to the demolition of buildings within historic districts, in this case we find the proposal generally favorable and are pleased that the materials and massing appear appropriate. As a result, we wish to register our support for the proposal as currently presented.

Sincerely,



Ed Kirkland *by Director*  
Chairman  
Certificate of Appropriateness Committee

## MADISON HOUSE II

PROPOSED AT 25 EAST 65TH STREET

APPROVED AT LPC: SEPTEMBER 25, 1990 (FINAL)

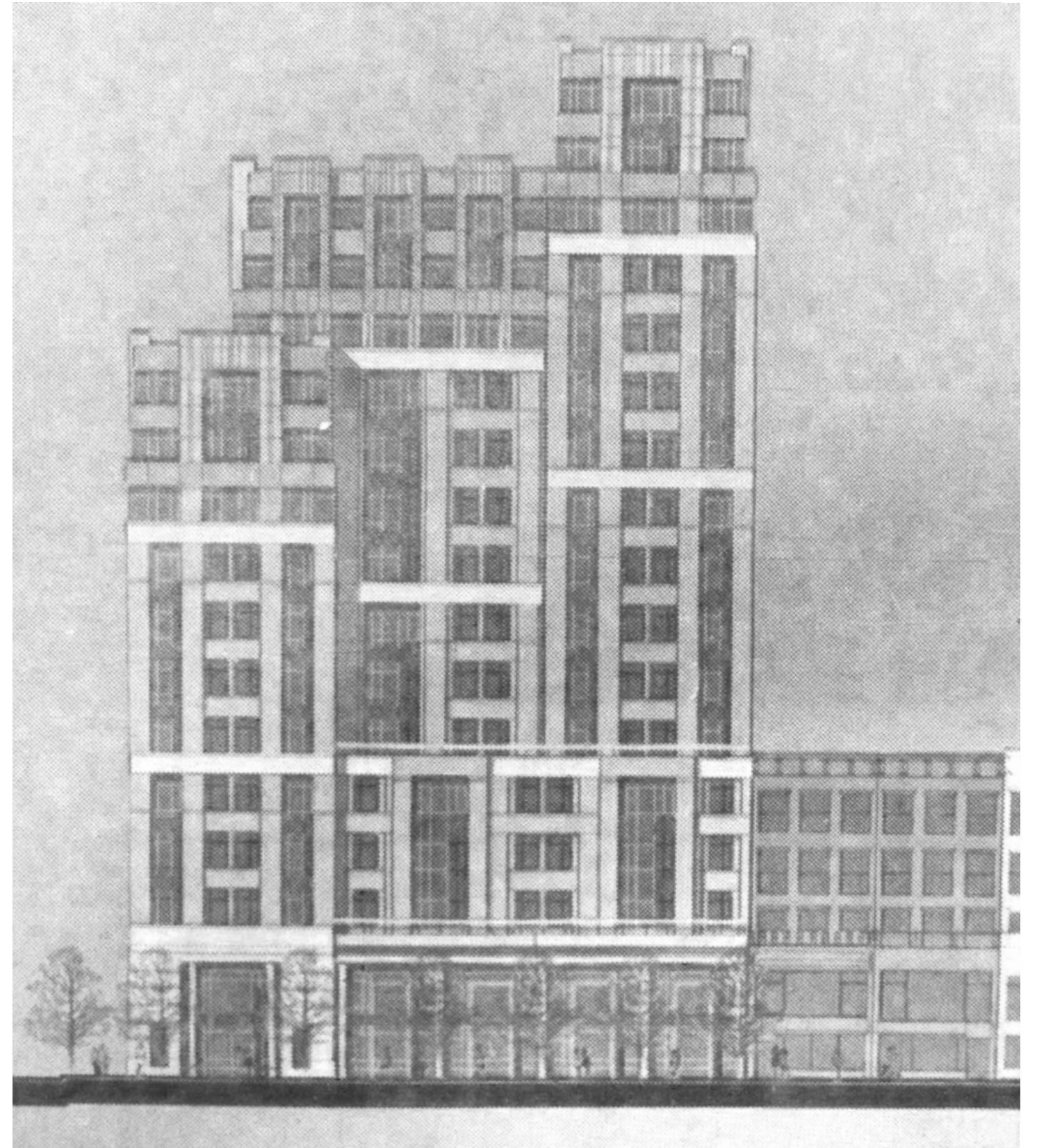
FLOORS: 16

HARDY HOLZMAN PFEIFFER ASSOCIATES

December 20, 1988

“The proposed Madison House II, at East 65th Street and Madison Avenue, respects the essential quality and spirit of Madison Avenue and the Upper East Side Historic District in general. [...] Madison House II is consistent with the type of development cited in the UESHD Report. It makes a positive contribution to the Avenue’s character [...].”

- Hugh Hardy



MADISON HOUSE

PROPOSED AT 25 EAST 65TH STREET

APPROVED ON JANUARY 24, 1989

# 760 MADISON EXISTING CONDITIONS



65TH STREET - LOOKING EAST

2017

# 760 MADISON AVENUE 1996 BY PETER MARINO ARCHITECT

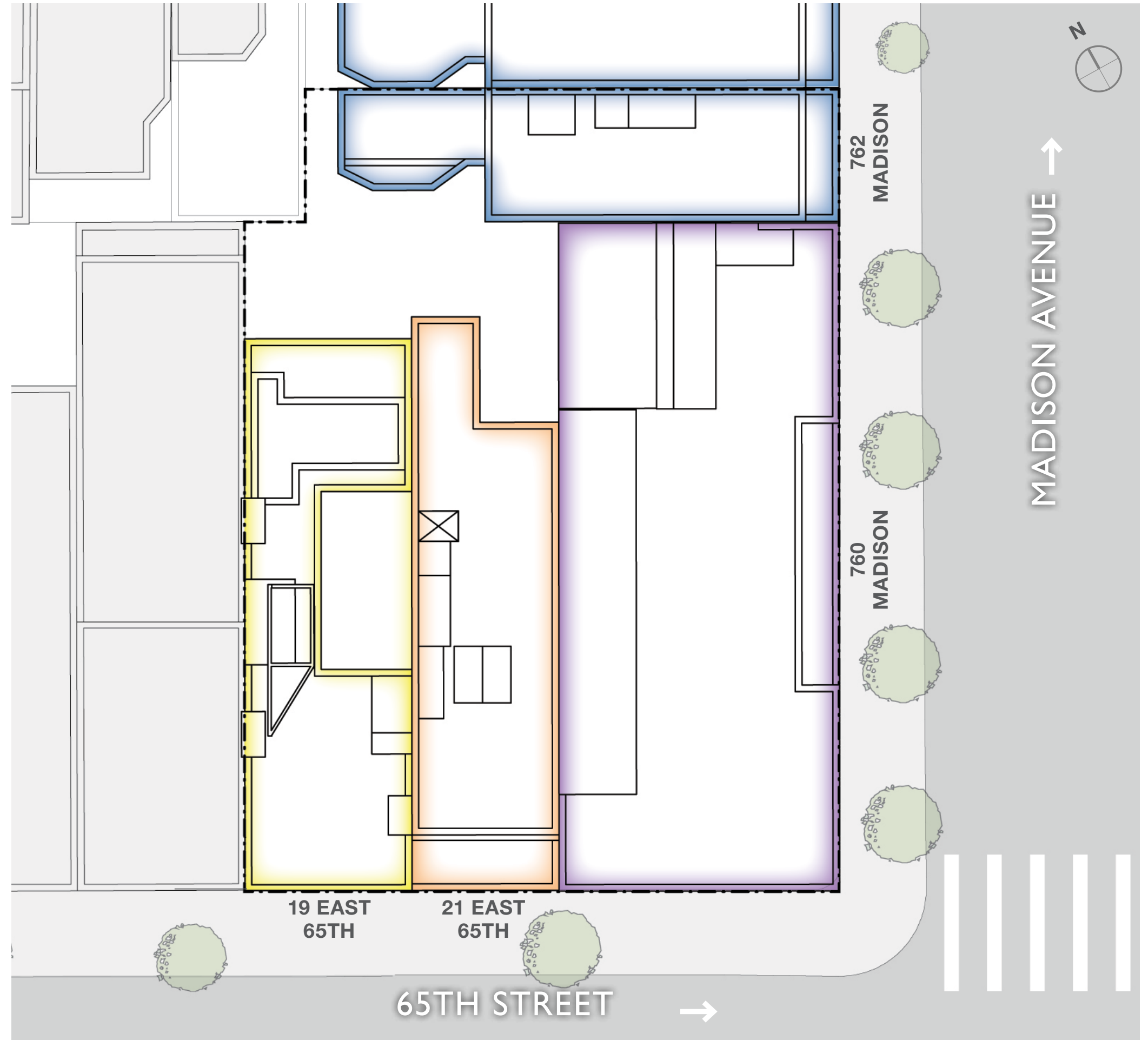
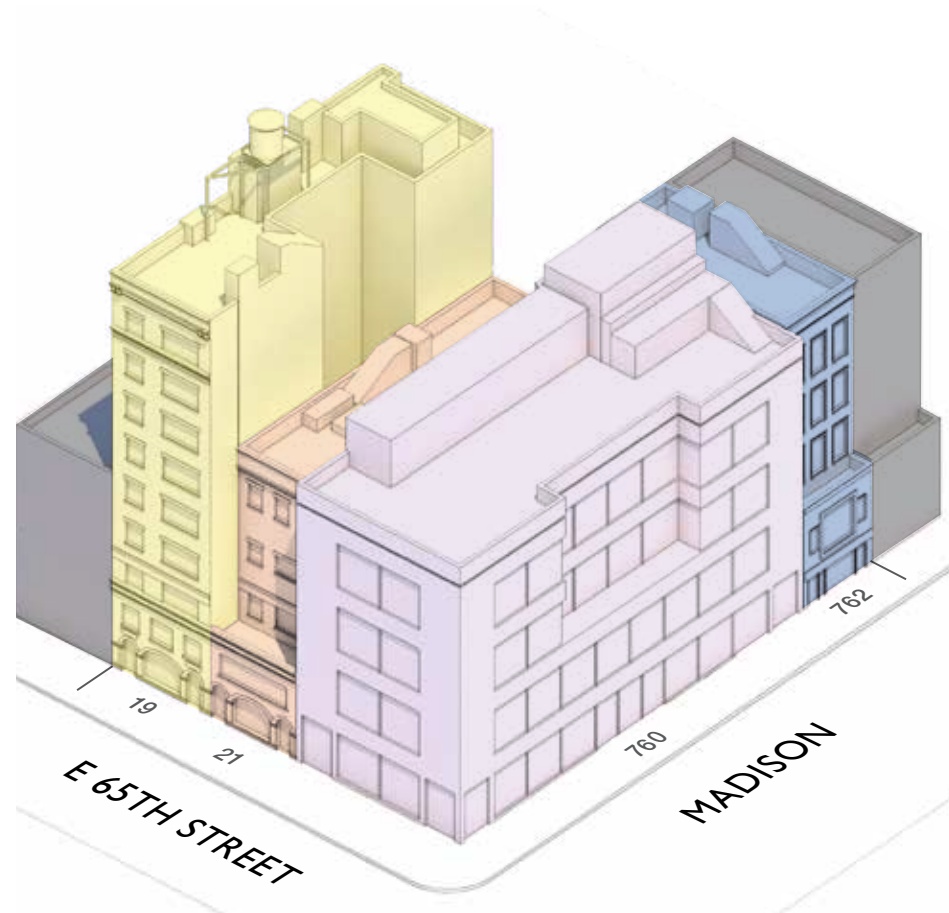


MADISON AVENUE - LOOKING NORTH

2017

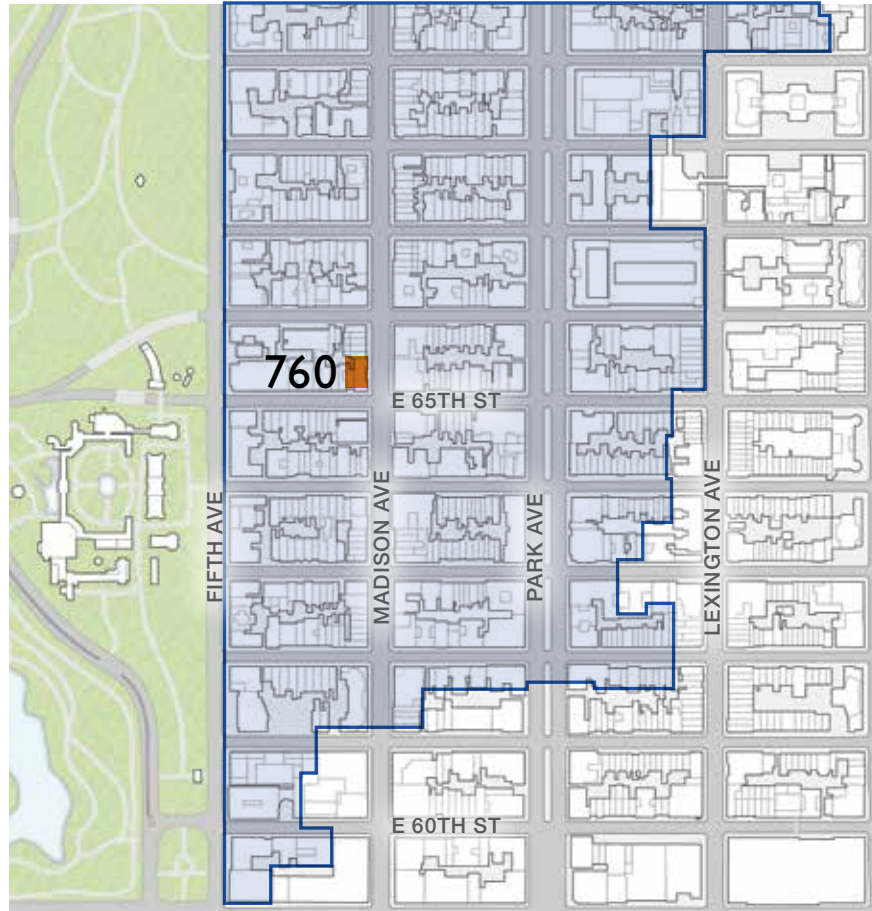
# 760 MADISON EXISTING CONDITIONS

- 19 E 65TH STREET  
1928-29 BY SCOTT & PRESCOTT
  
- 21 E 65TH STREET  
1881 BY UNKNOWN  
PRESENT FACADE 1929 BY SCOTT & PRESCOTT
  
- 760 MADISON AVENUE  
1996 BY PETER MARINO ARCHITECT
  
- 762 MADISON AVENUE  
1876 BY UNKNOWN



# “IRREGULAR SKYLINE”

- (A) 13 E 65th Street, Temple Emanu-El  
1927-29 by Robert D. Kohn, Clarence Stein & Charles Butler
- (B) 13 E 65th Street  
1882-83 by Thom & Wilson
- (C) 15 E 65th Street  
1916-17 by Harry Allan Jacobs
- (D) 17 E 65th Street  
1940-41 by Wm. Hamby & Geo. Nelson  
Present facade 1980-81 by Michael Graves
- (E) 19 E 65th Street  
1928-29 by Scott & Prescott
- (F) 21 E 65th Street  
1881 by Unknown  
Present facade 1929 by Scott & Prescott



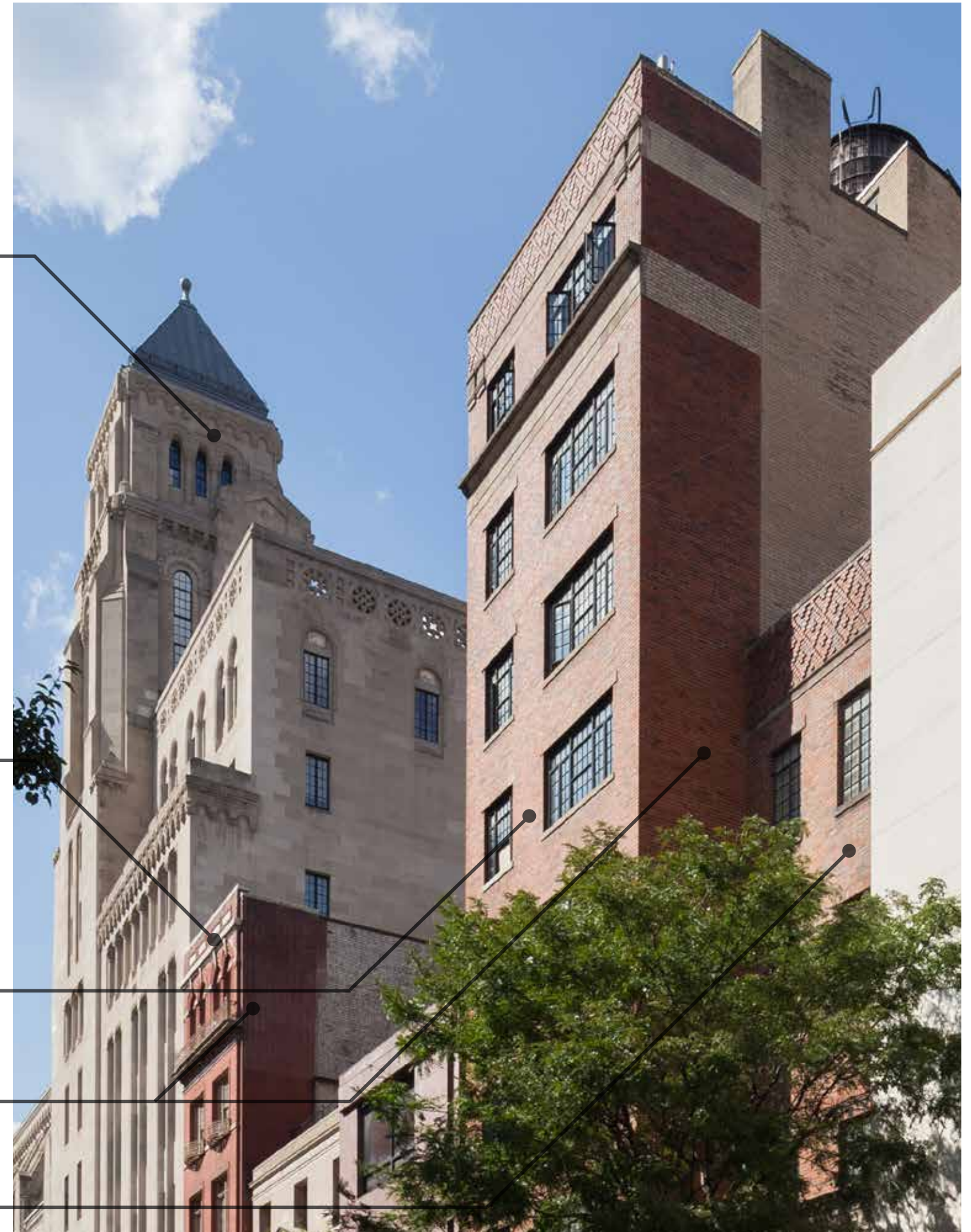
(A) TALLER BUILDING  
BEYOND

(B)(C)(D) MIDBLOCK  
FACADES

(E) PRIMARY FACADE

(E) SECONDARY FACADE

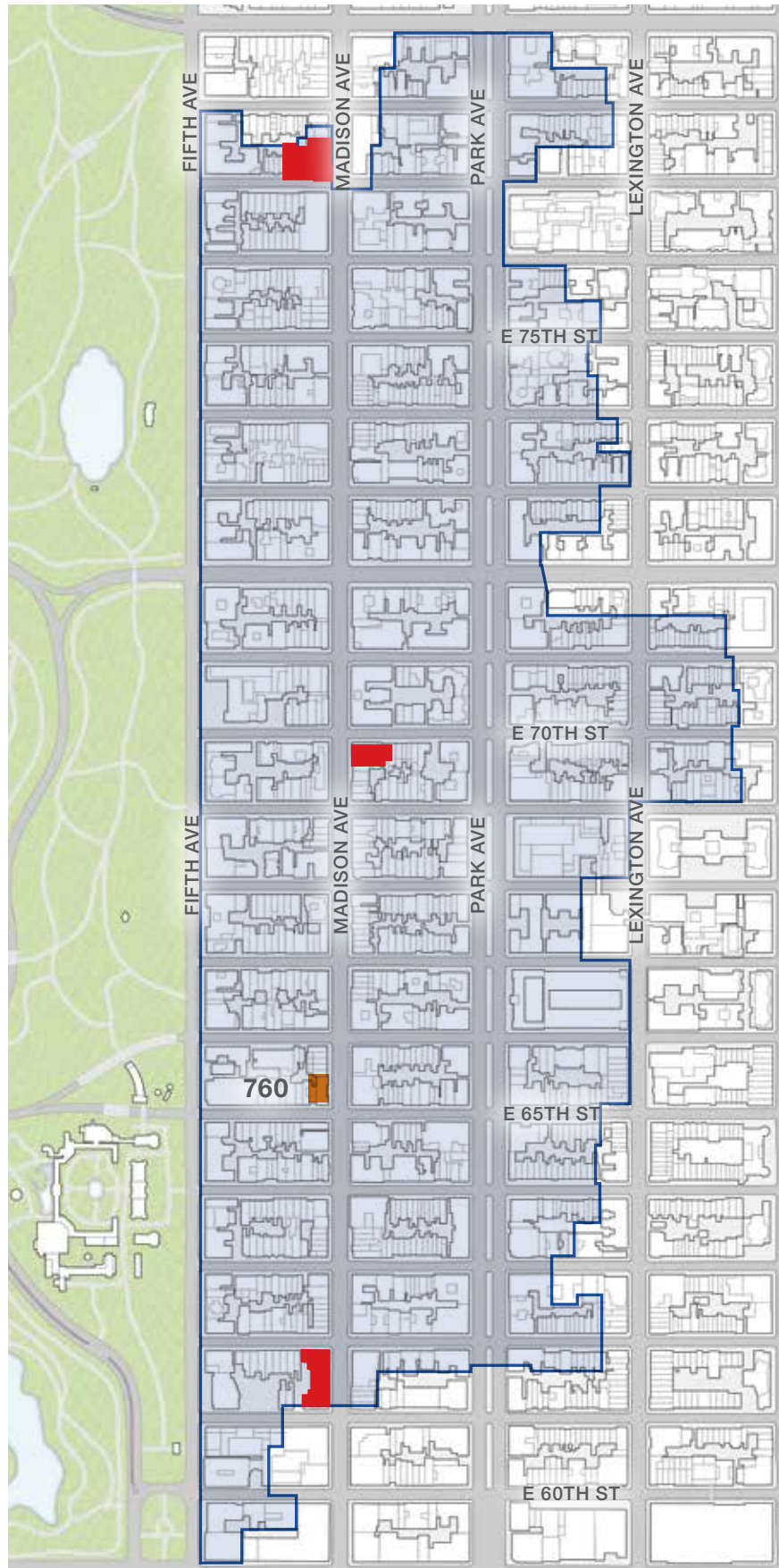
(F) MIDBLOCK FACADE



“As a result of the development patterns on Madison Avenue, the vistas up and down the avenue are characterized by an irregular skyline caused by the combination of tall apartment houses and low row houses and commercial buildings.”

- Upper East Side Designation Report  
May 19, 1981

# “IRREGULAR SKYLINE” ALONG MADISON AVENUE



**THE MARK, 25 E 77TH**  
SCHWARTZ & GROSS, 1927

STREET WALL HEIGHT: 120 FEET  
 BUILDING HEIGHT: 190 FEET  
 BUILDING FRONTAGE: 100 FEET  
 (ALONG MADISON AVENUE)



**HAMPTON HOUSE, 28 E 70TH**  
EMERY ROTH, 1926-27

STREET WALL HEIGHT: 130 FEET  
 BUILDING HEIGHT: 165 FEET  
 BUILDING FRONTAGE: 50 FEET  
 (ALONG MADISON AVENUE)



**CARLTON HOUSE, 21 E 61ST**  
KENNETH B. NORTON, 1951

STREET WALL HEIGHT: 107 FEET  
 BUILDING HEIGHT: 185 FEET  
 BUILDING FRONTAGE: 200 FEET  
 (ALONG MADISON AVENUE)

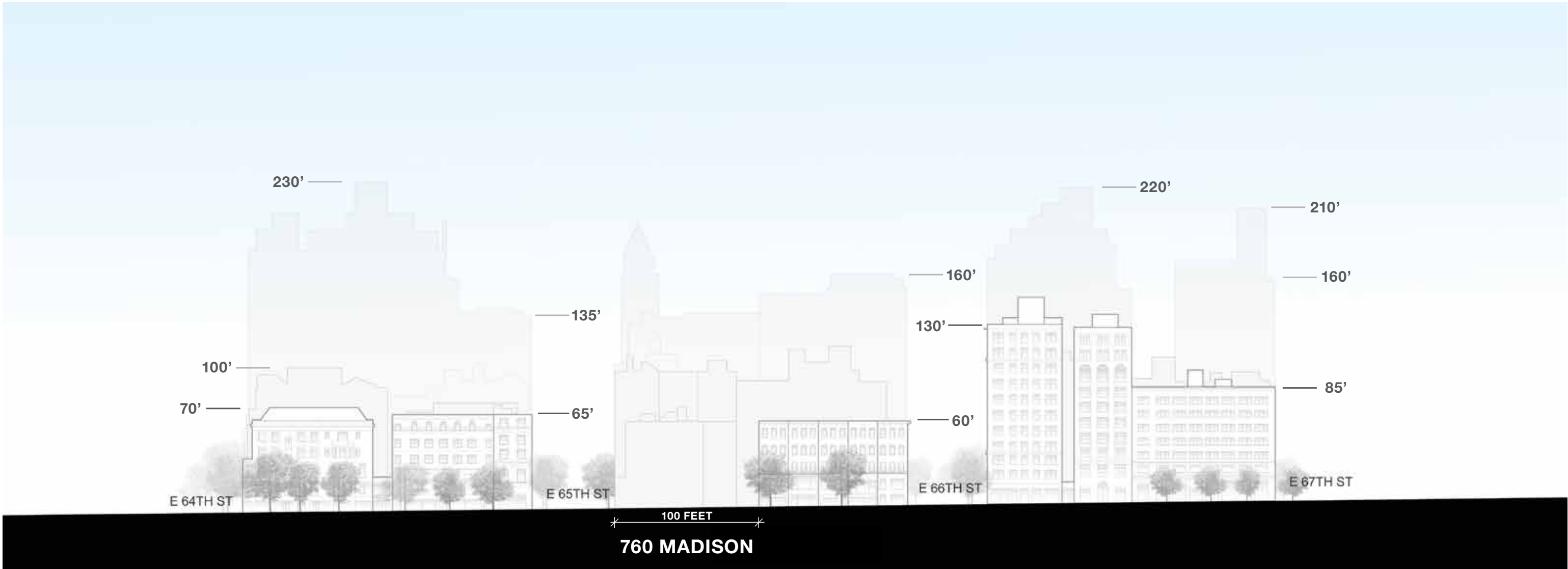
“As a result of the development patterns on Madison Avenue, the vistas up and down the avenue are characterized by an irregular skyline caused by the combination of tall apartment houses and low row houses and commercial buildings.”

- Upper East Side Designation Report  
 May 19, 1981



# MADISON AVENUE ELEVATION

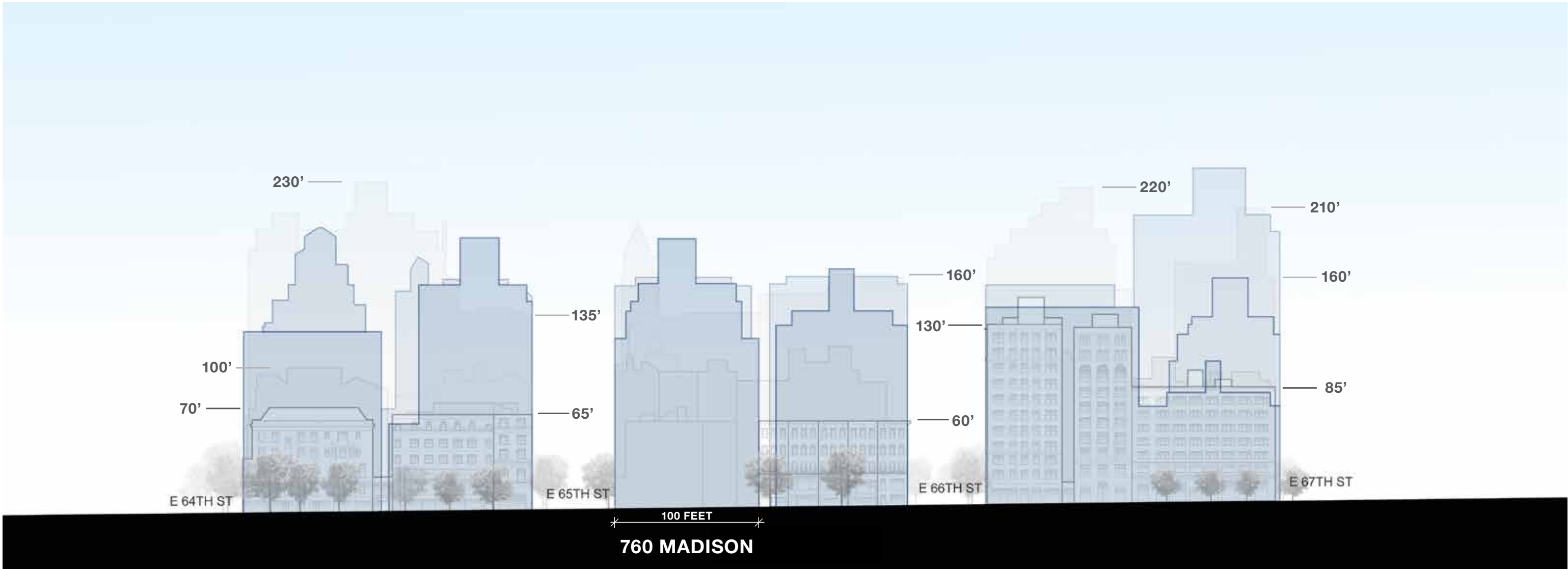
LOOKING WEST



# MADISON AVENUE ELEVATION

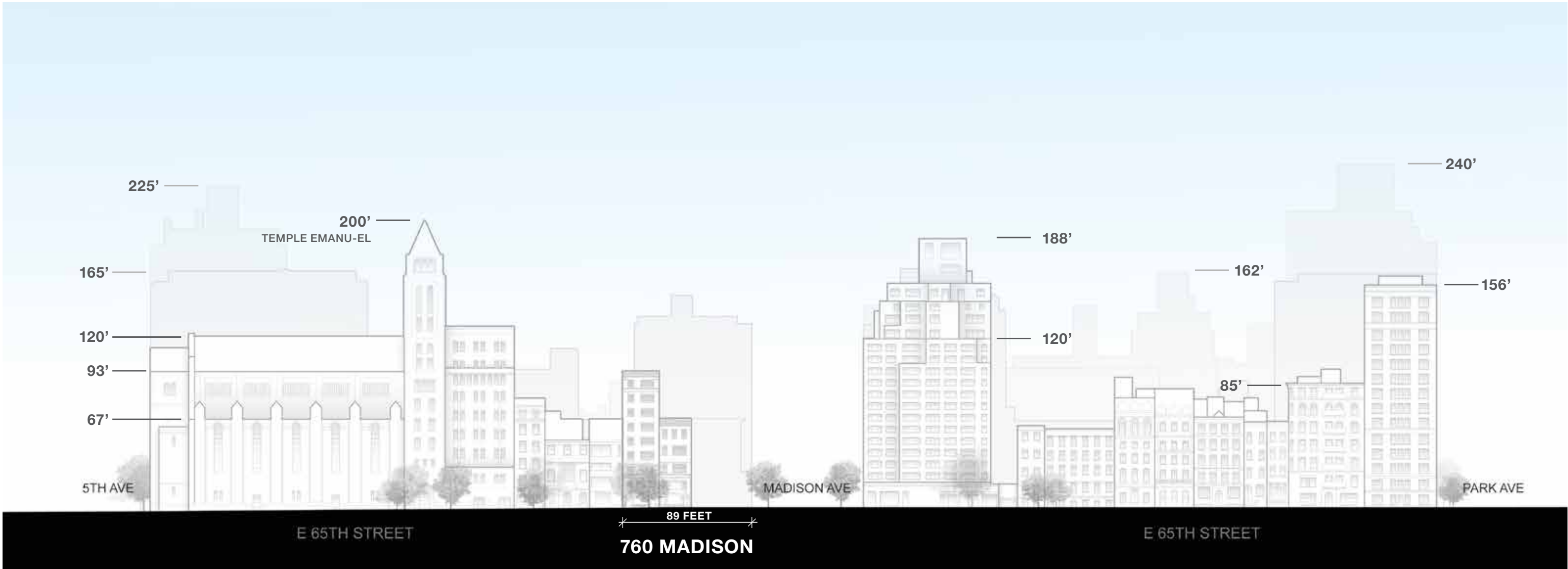
LOOKING WEST

COMPOSITE WITH EAST SIDE OF THE STREET



# 65TH STREET ELEVATION

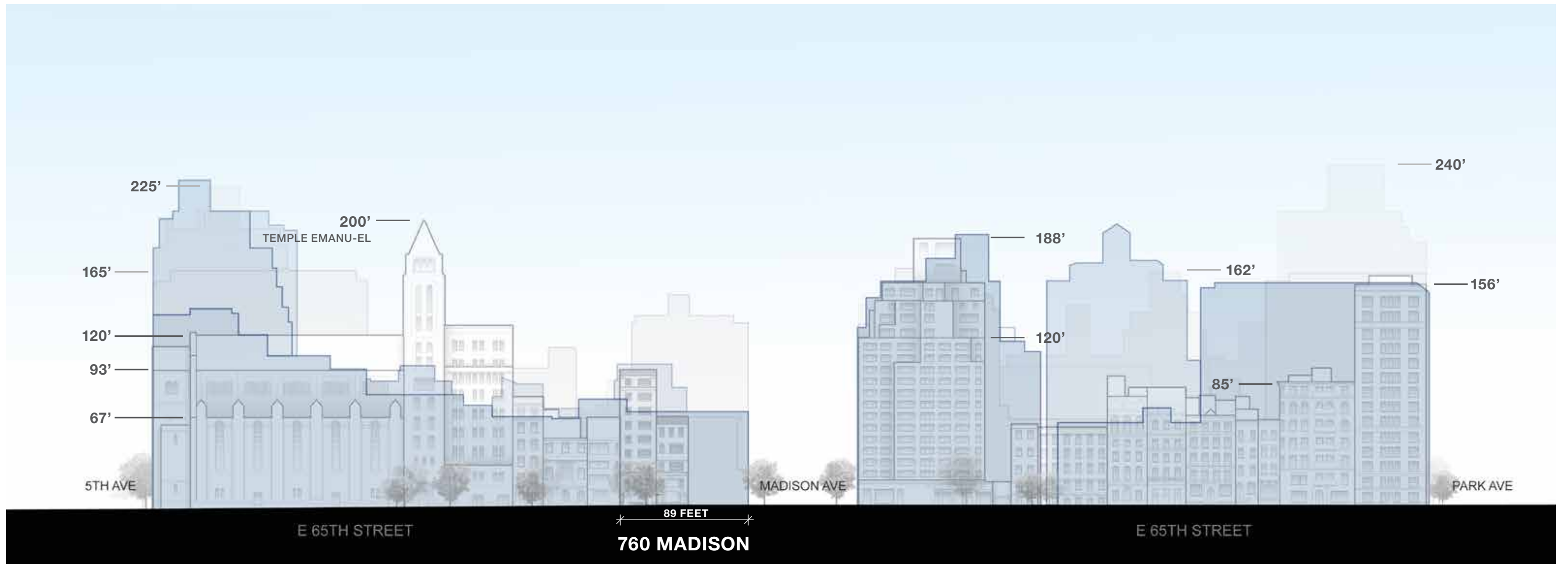
LOOKING NORTH



# 65TH STREET ELEVATION

## LOOKING NORTH

COMPOSITE WITH SOUTH SIDE OF THE STREET



# UPPER EAST SIDE HEIGHT VARIATION

65TH STREET  
BETWEEN MADISON AVE AND PARK AVE



# UPPER EAST SIDE HEIGHT VARIATION

65TH STREET  
BETWEEN MADISON AVE AND PARK AVE



# UPPER EAST SIDE HEIGHT VARIATION

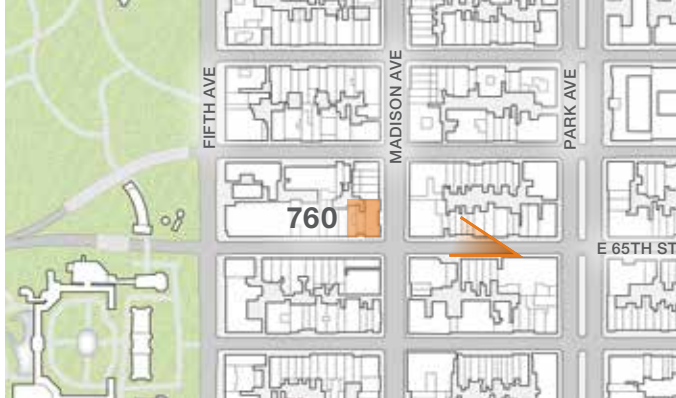
## 65TH STREET

BETWEEN MADISON AVE AND PARK AVE



# UPPER EAST SIDE HEIGHT VARIATION

65TH STREET  
BETWEEN MADISON AVE AND PARK AVE





# UPPER EAST SIDE HEIGHT VARIATION

66TH STREET  
BETWEEN MADISON AVE AND PARK AVE



# UPPER EAST SIDE HEIGHT VARIATION

66TH STREET  
BETWEEN MADISON AVE AND PARK AVE



# UPPER EAST SIDE HEIGHT VARIATION

66TH STREET  
BETWEEN MADISON AVE AND FIFTH AVE



# UPPER EAST SIDE HEIGHT VARIATION

66TH STREET  
BETWEEN MADISON AVE AND FIFTH AVE



# UPPER EAST SIDE HEIGHT VARIATION

66TH STREET  
BETWEEN MADISON AVE AND FIFTH AVE



# UPPER EAST SIDE HEIGHT VARIATION

66TH STREET  
BETWEEN MADISON AVE AND FIFTH AVE



# UPPER EAST SIDE HEIGHT VARIATION

65TH STREET  
BETWEEN MADISON AVE AND FIFTH AVE



# UPPER EAST SIDE HEIGHT VARIATION

65TH STREET  
BETWEEN MADISON AVE AND FIFTH AVE

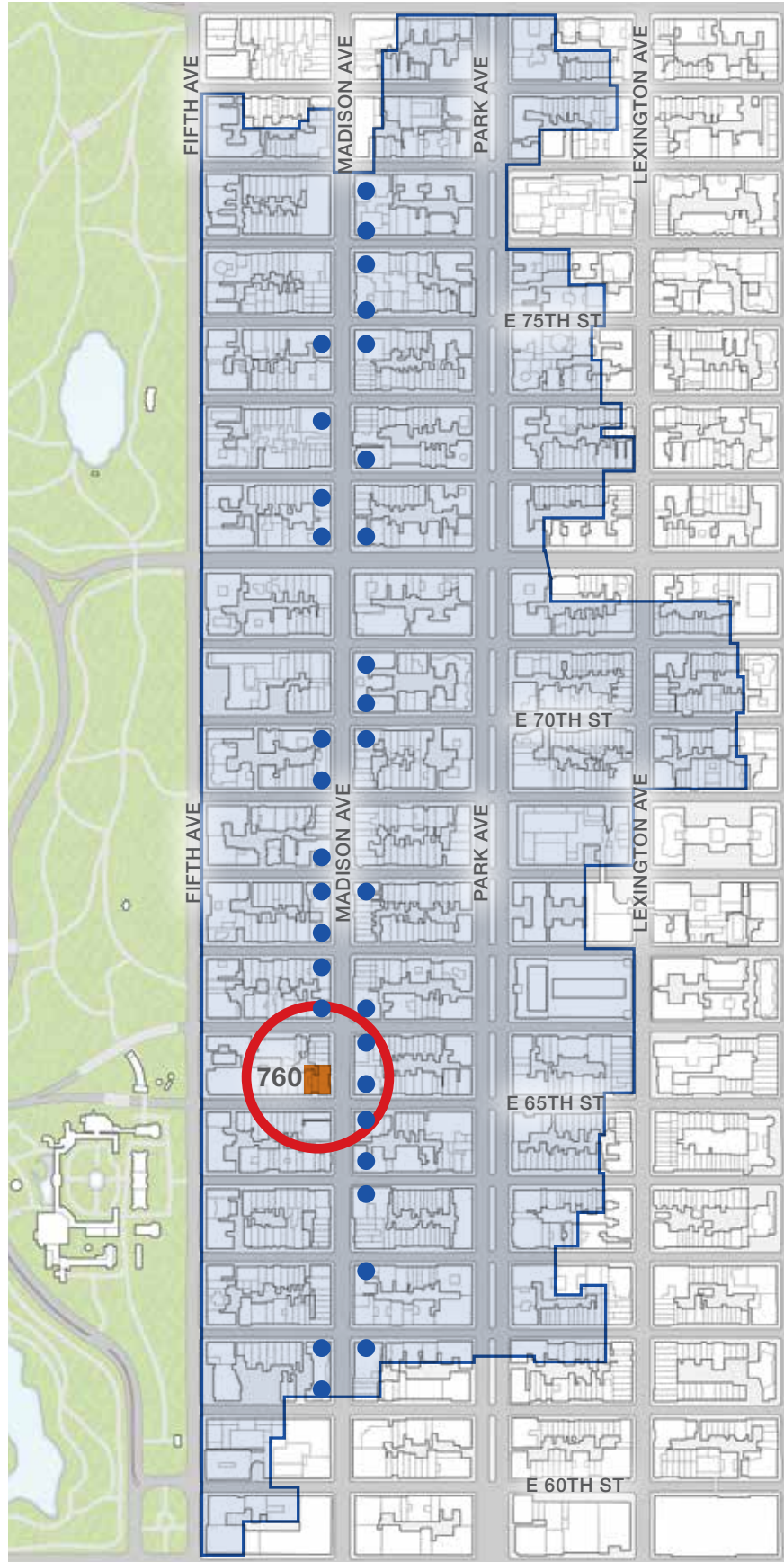




# UPPER EAST SIDE HISTORIC DISTRICT

## CORNER BUILDINGS WITH OVERALL BUILDING HEIGHT TALLER THAN 89 FT

(61ST TO 69TH STREET SHOWN IN MAP BELOW)



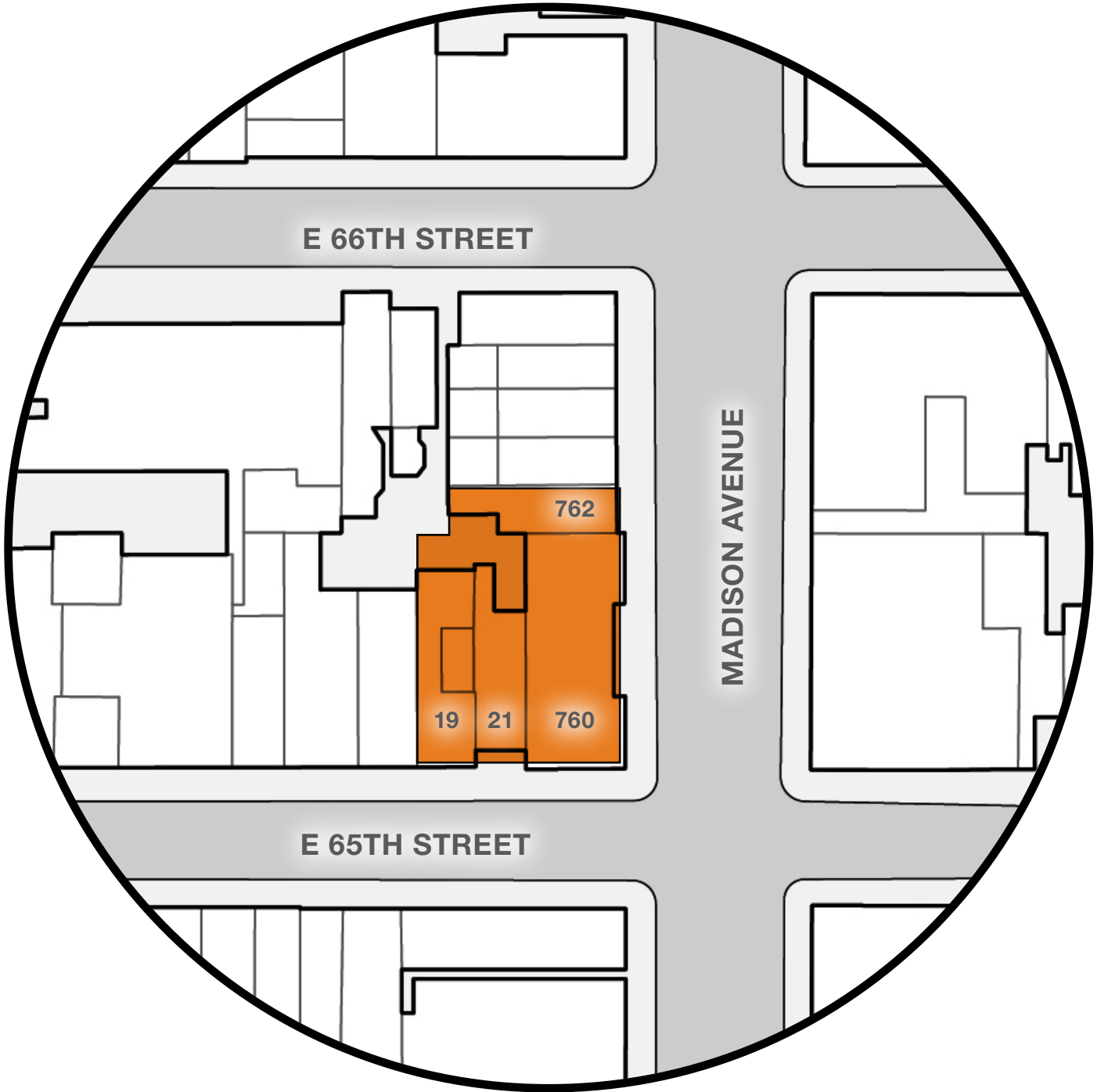
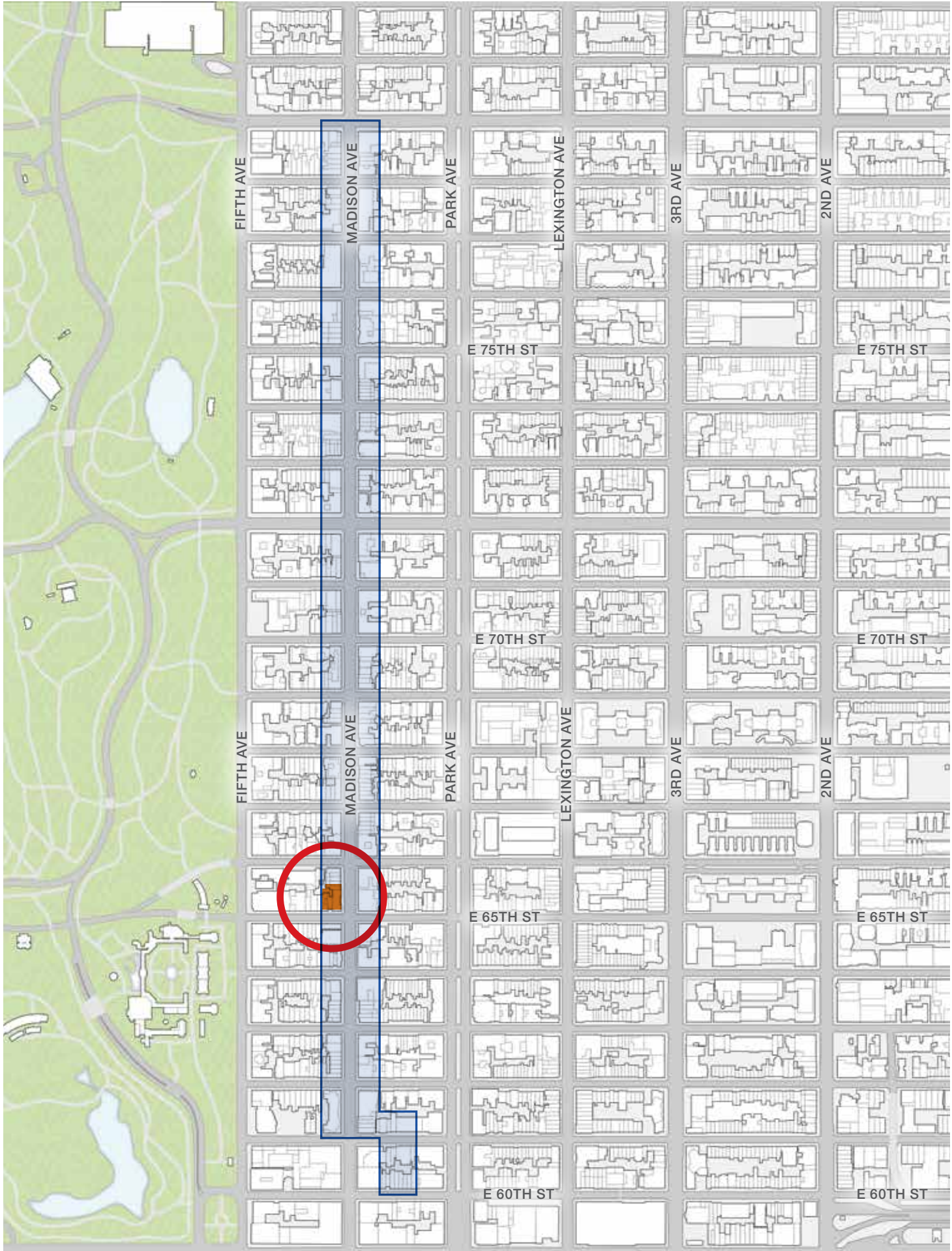
### NOTES

- AVERAGE STREET WALL HEIGHT OF CORNER BUILDINGS ALONG MADISON AVE IS 89 FT.
- Average Overall Height of Corner Buildings along Madison Ave is 119 ft.
- Average Overall Street Wall Width of Highlighted Corner Buildings along Madison Ave is 100 ft.
- 94% of all intersections along Madison Ave have at least one building taller than 150 ft.
- 35% of all intersections along Madison Ave have at least two buildings taller than 150 ft.

HEIGHT ANALYSIS - 61ST TO 69TH STREET	
AVERAGE STREET WALL HEIGHT	118 FT
AVERAGE OVERALL HEIGHT	169 FT

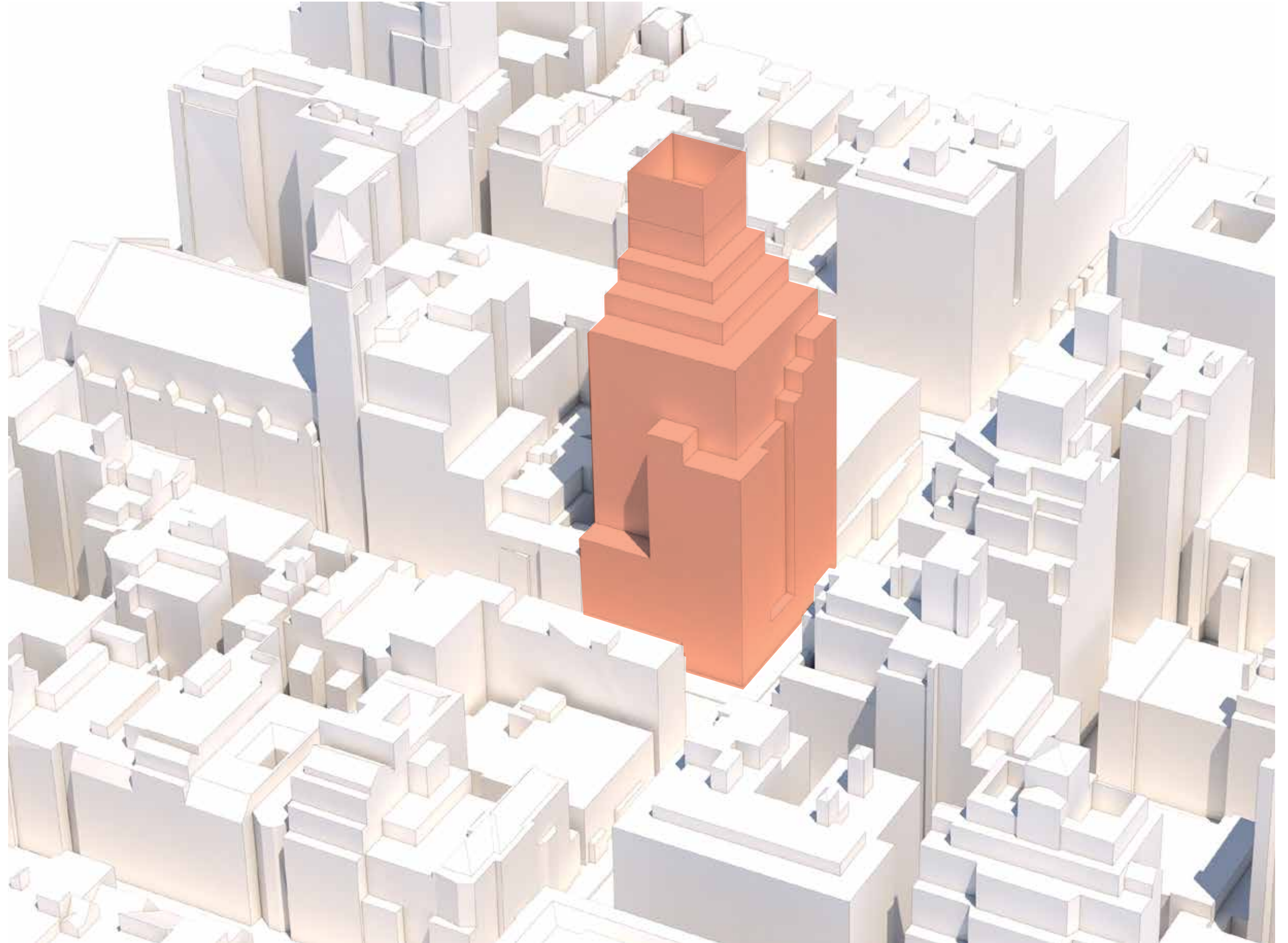
# SPECIAL MADISON AVENUE PRESERVATION DISTRICT

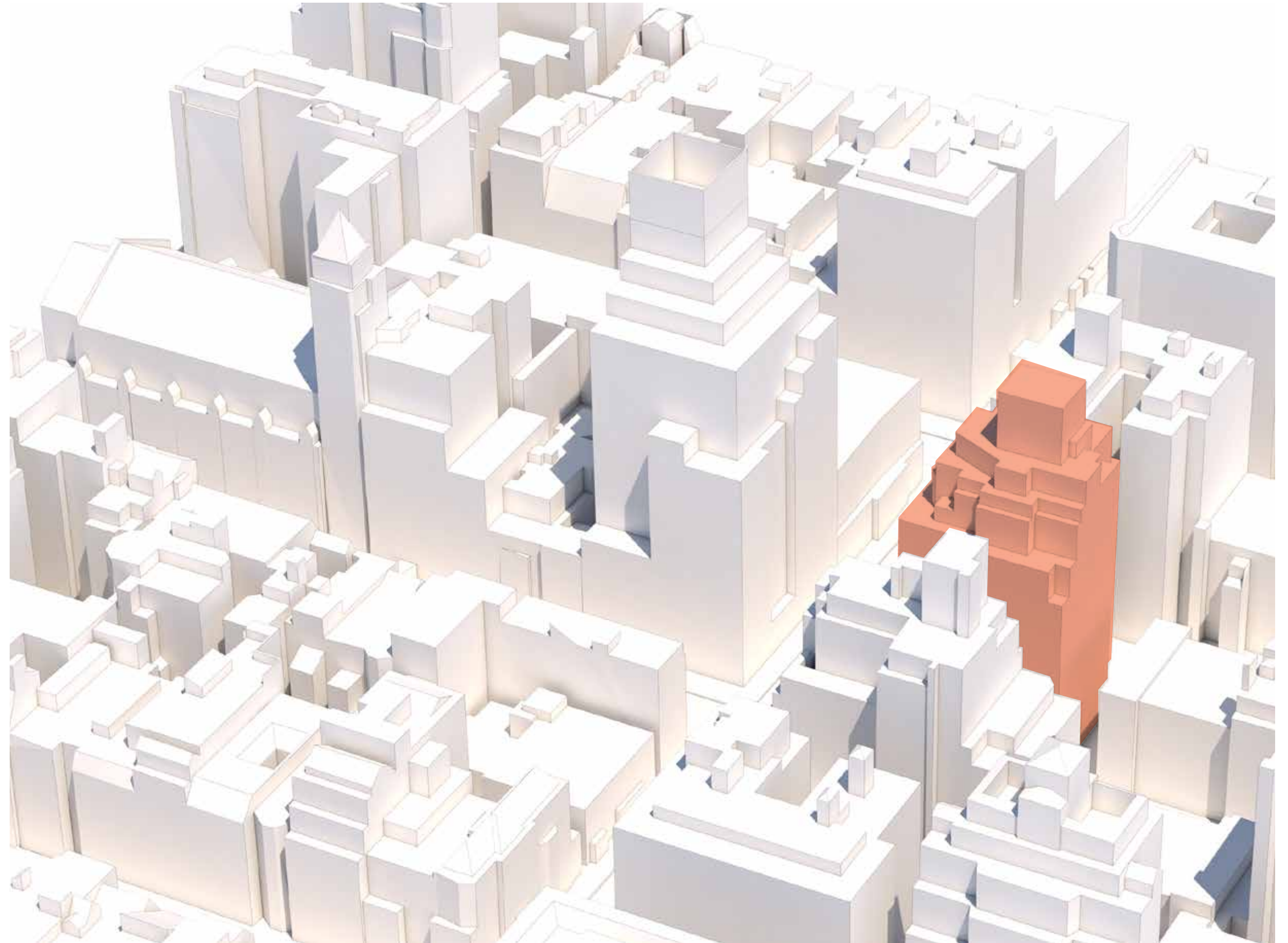
ZONING DISTRICT  
DECEMBER 20, 1973



### MAXIMUM ZONING ENVELOPE AS OF RIGHT

- C5-1
- R-10 Equivalent
- MAX FAR : 10.0
- MIN 110' - MAX 120' street wall along Madison
- 60' Maximum street wall on side street
- 210' Maximum building height
- If located in a historic district, the minimum street wall height may vary between the street wall height of an adjacent building before setback up to the minimum street wall height
- Recessed required above 20' and at least 25% of the street wall length
- Dormers shall be a vertical extension of the street wall and within required setbacks.
  - Dormers shall not exceed 60% of the street wall width.
  - For each foot of height, the width shall be decreased by one percent of the street wall width.

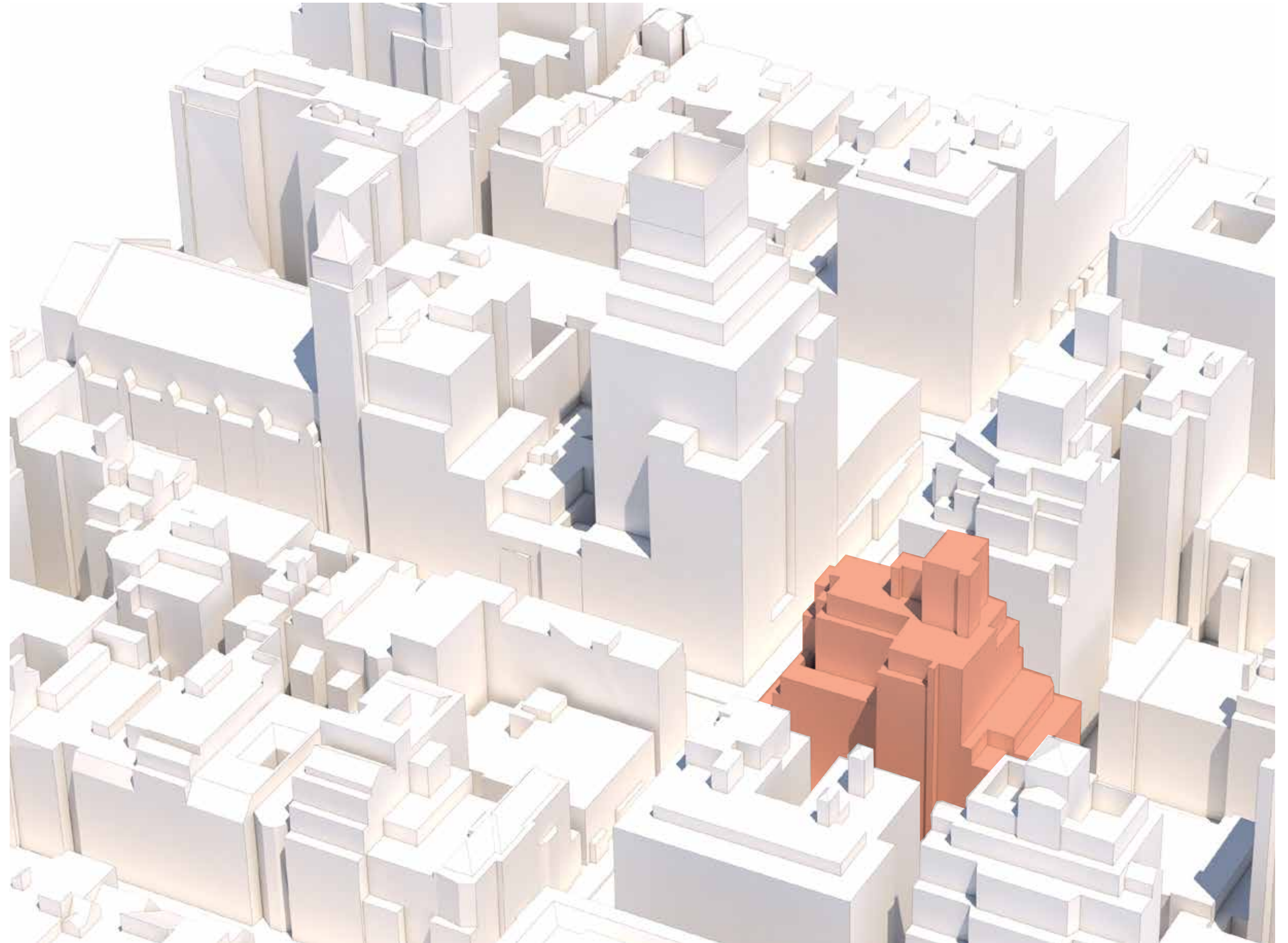




**27 EAST 65TH STREET**

Antony M. Pavia, 1959

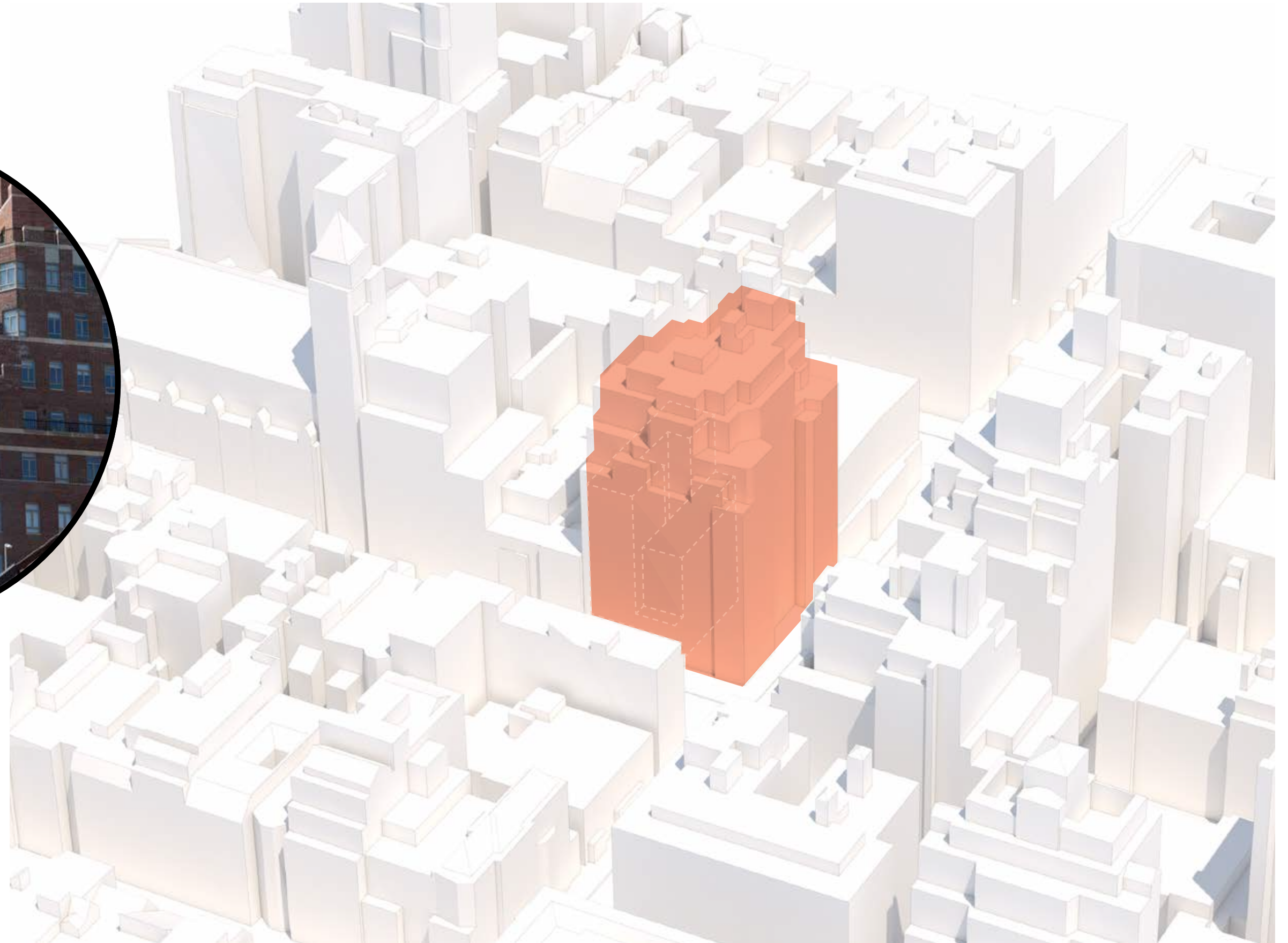
OVERALL HEIGHT (OH)	160 FT
STREET WALL HEIGHT (SW)	118 FT
SW/OH RATIO	74%
STREET WALL FRONTAGE	100 FT



**30 EAST 65TH STREET**

Kokkins & Lyras, 1959

OVERALL HEIGHT (OH)	160 FT
STREET WALL HEIGHT (SW)	110 FT
SW/OH RATIO	69%
STREET WALL FRONTAGE	65 FT

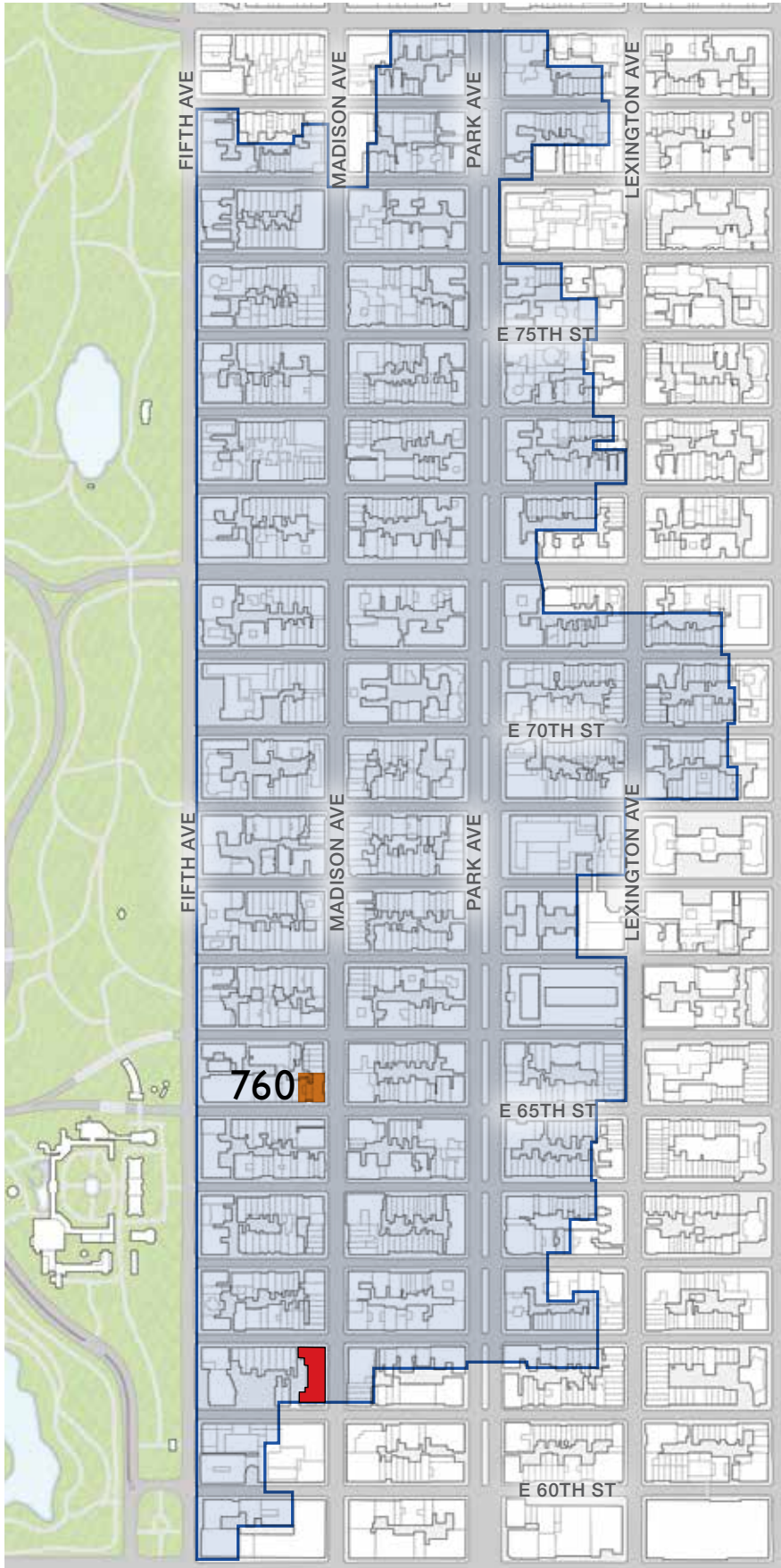


**CARLTON HOUSE**

Kenneth B. Nornton, 1951

OVERALL HEIGHT (OH)	185 FT
STREET WALL HEIGHT (SW)	107 FT
SW/OH RATIO	58%
STREET WALL FRONTAGE (ALONG MADISON AVENUE)	200 FT

# INSPIRATION IN THE DISTRICT

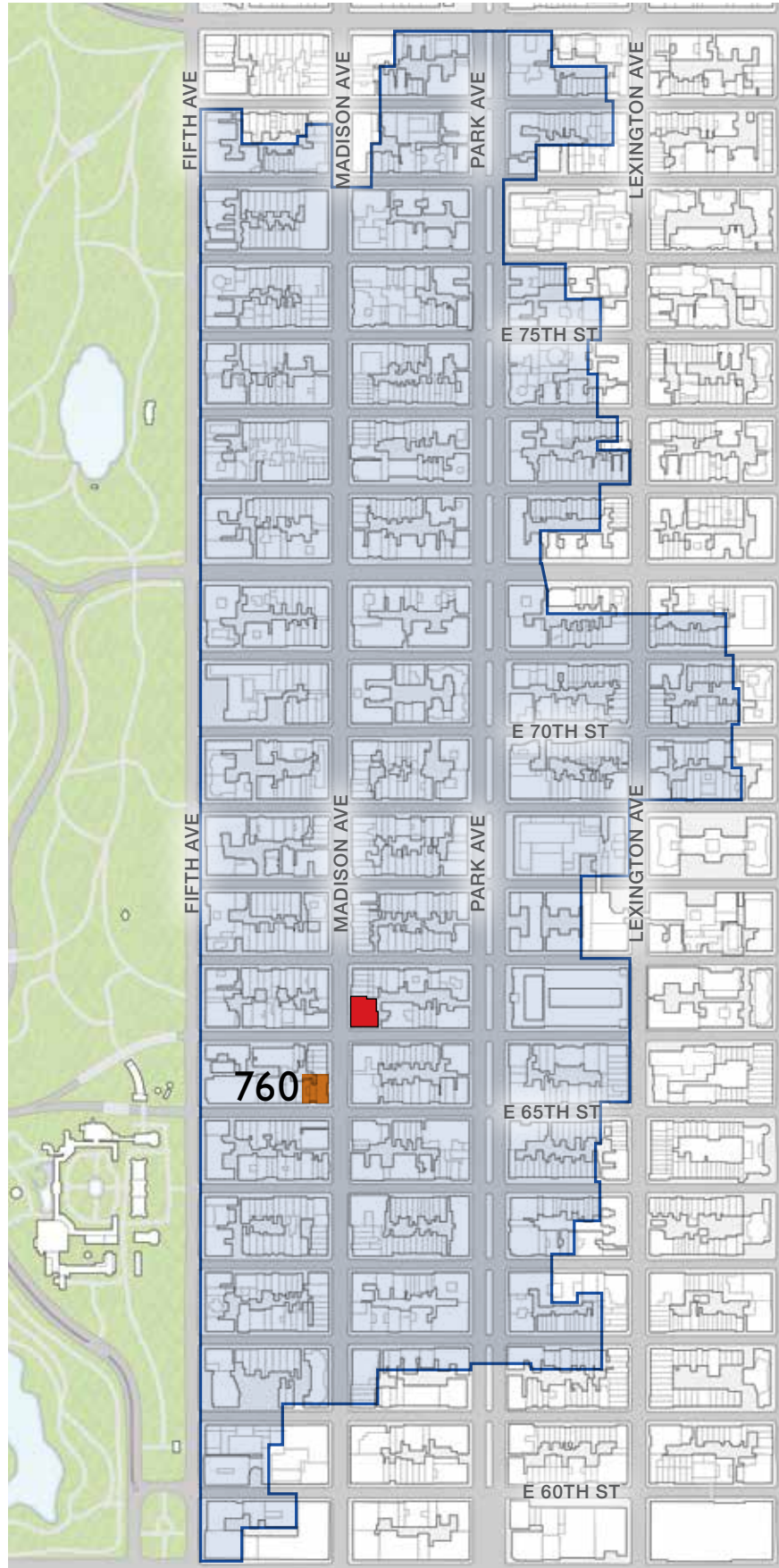


## THE CARLTON HOUSE Kenneth B. Norton, 1951

STREET WALL HEIGHT: 107 FEET  
BUILDING HEIGHT: 185 FEET  
BUILDING FRONTAGE: 200 FEET  
(ALONG MADISON AVENUE)



# INSPIRATION IN THE DISTRICT



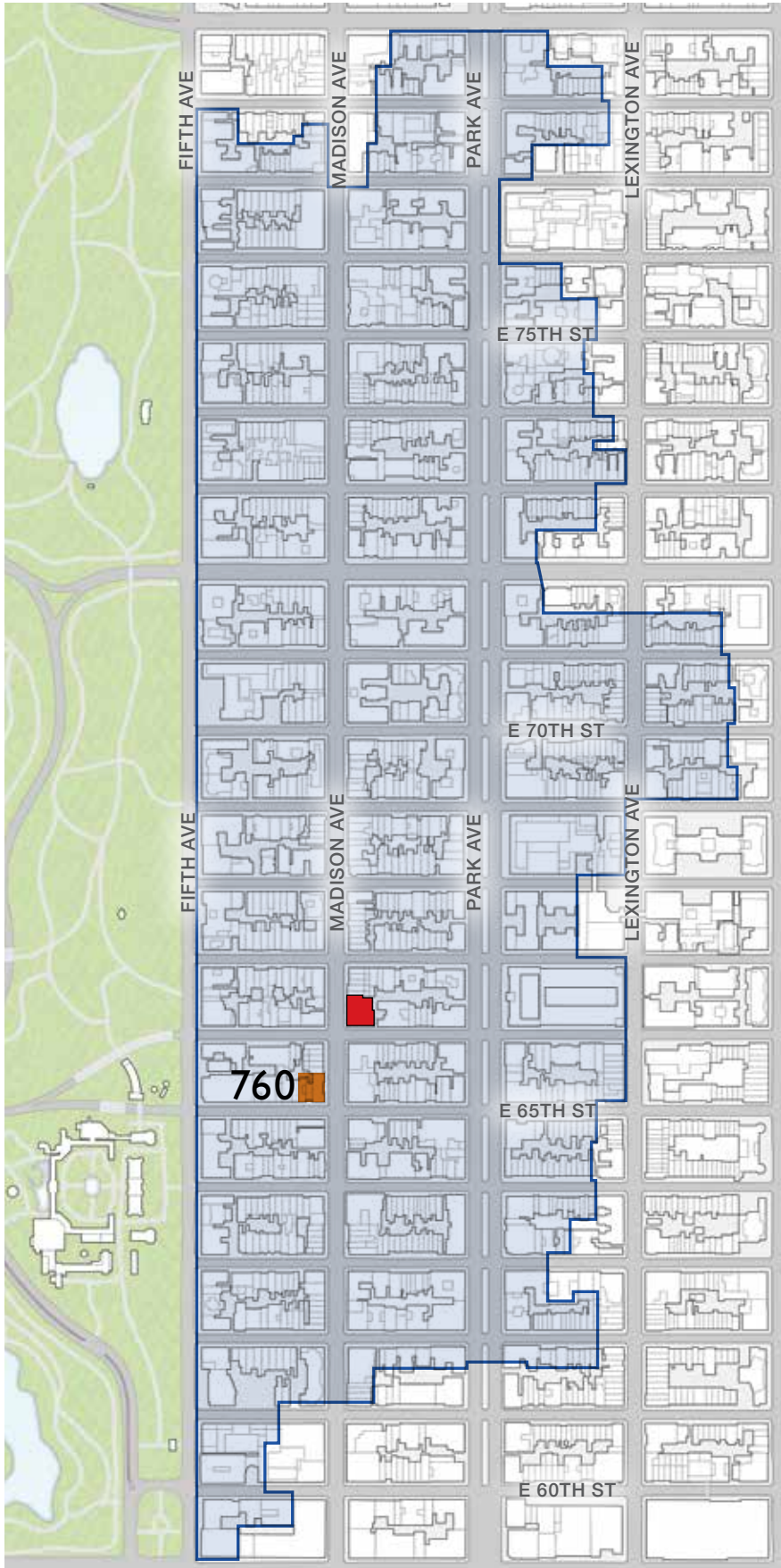
**45 E 66TH STREET**  
Harde & Short, 1908

STREET WALL HEIGHT: 150 FEET  
BUILDING HEIGHT: 150 FEET  
BUILDING FRONTAGE: 100 FEET  
(ALONG MADISON AVENUE)





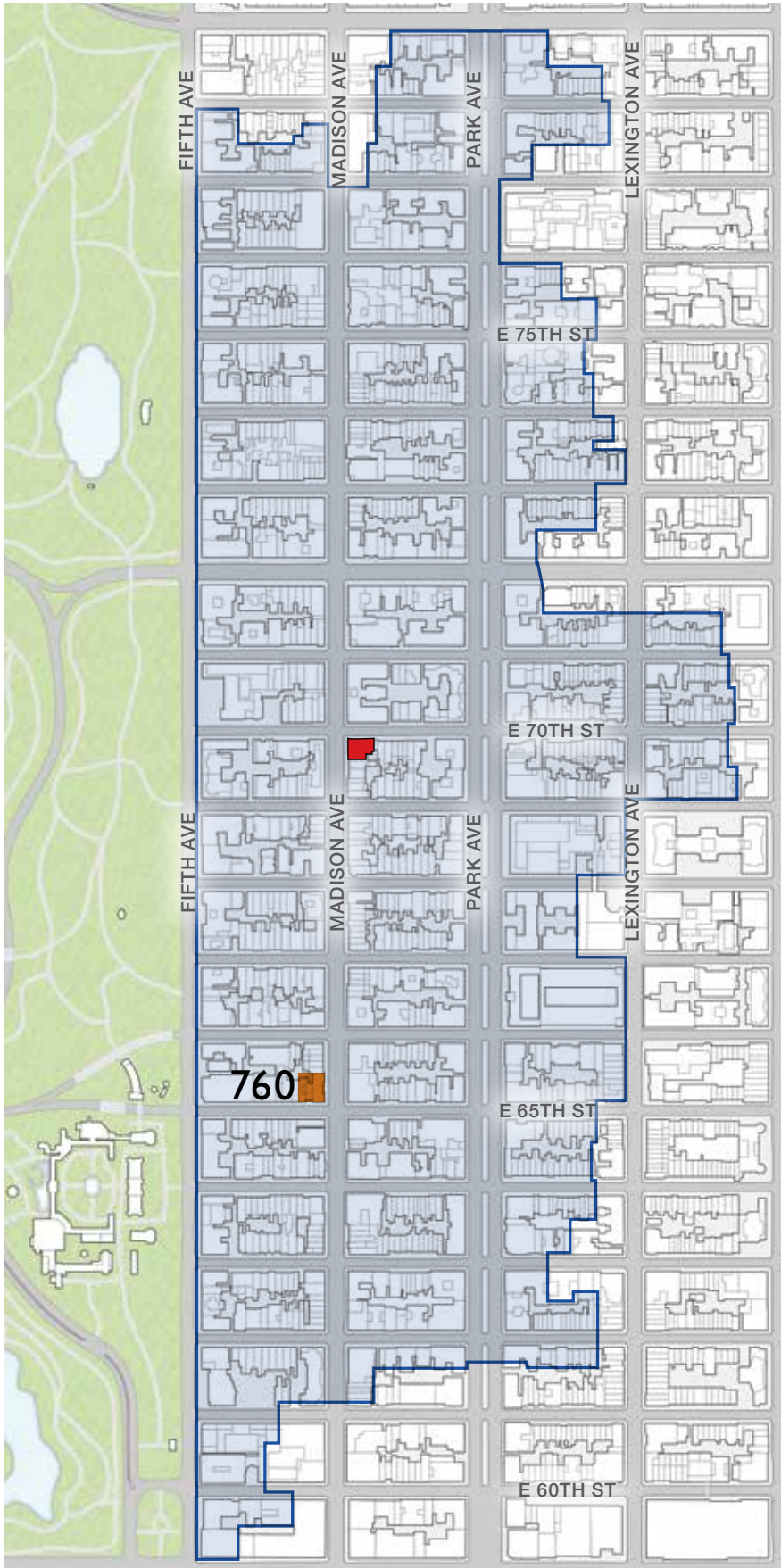
# INSPIRATION IN THE DISTRICT



**45 EAST 66TH STREET**  
Harde & Short, 1908



# INSPIRATION IN THE DISTRICT



**841 MADISON AVENUE**  
Emory Roth, 1926



INSPIRATION  
IN THE DISTRICT



39 EAST 67TH STREET  
1876-77 BY D. & J. JARDINE



22 EAST 64TH STREET  
1880-81 BY JAMES E. WARE

INSPIRATION  
IN THE DISTRICT



740 PARK AVENUE  
1929-1930 BY ROSARIO CANDELA & ARTHUR LOOMIS HARMON



740 PARK AVENUE  
1929-1930 BY ROSARIO CANDELA & ARTHUR LOOMIS HARMON

PROPOSED  
DESIGN



PROPOSED  
DESIGN



39 EAST 67TH STREET



COOKFOX PROPOSAL FOR 760 MADISON AVE



740 PARK AVE

PROPOSED  
DESIGN



THE CARLTON HOUSE



COOKFOX PROPOSAL FOR 760 MADISON AVE



45 EAST 66TH STREET

PROPOSED  
DESIGN





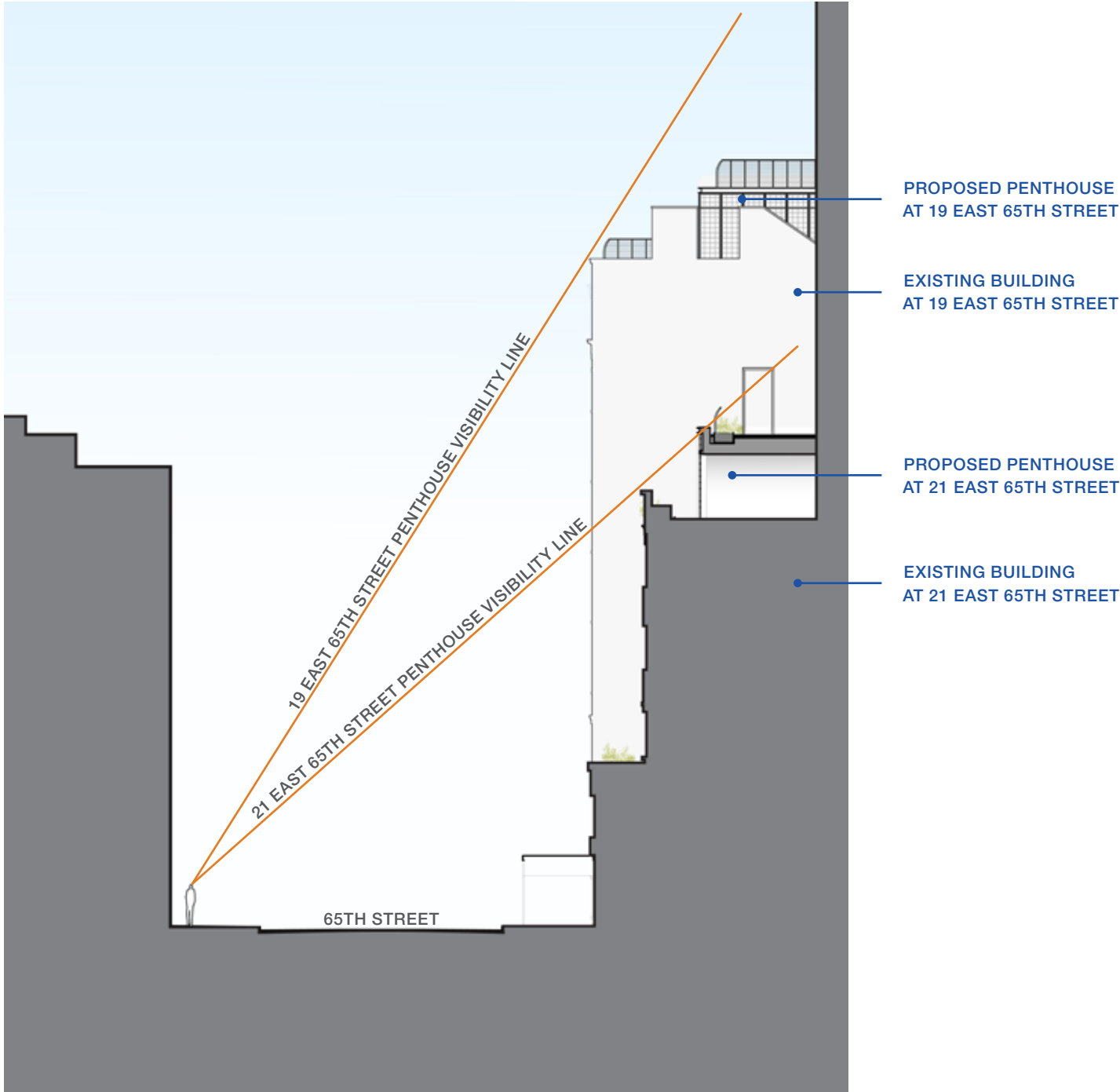
PROPOSED  
DESIGN



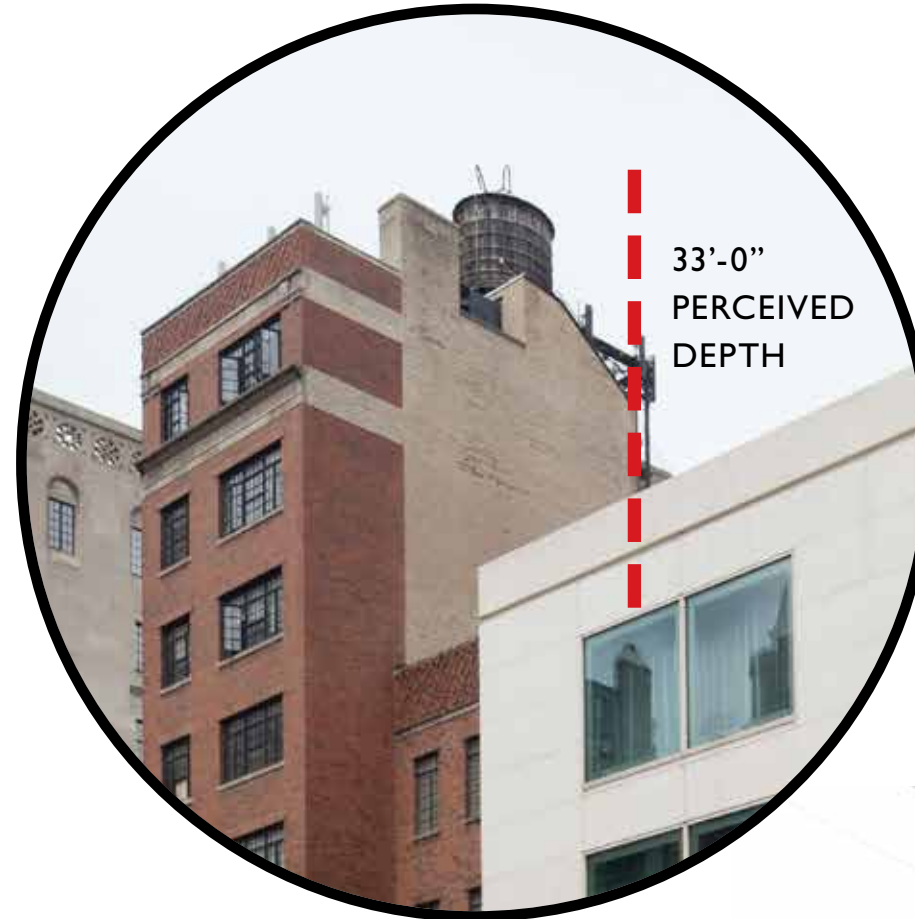
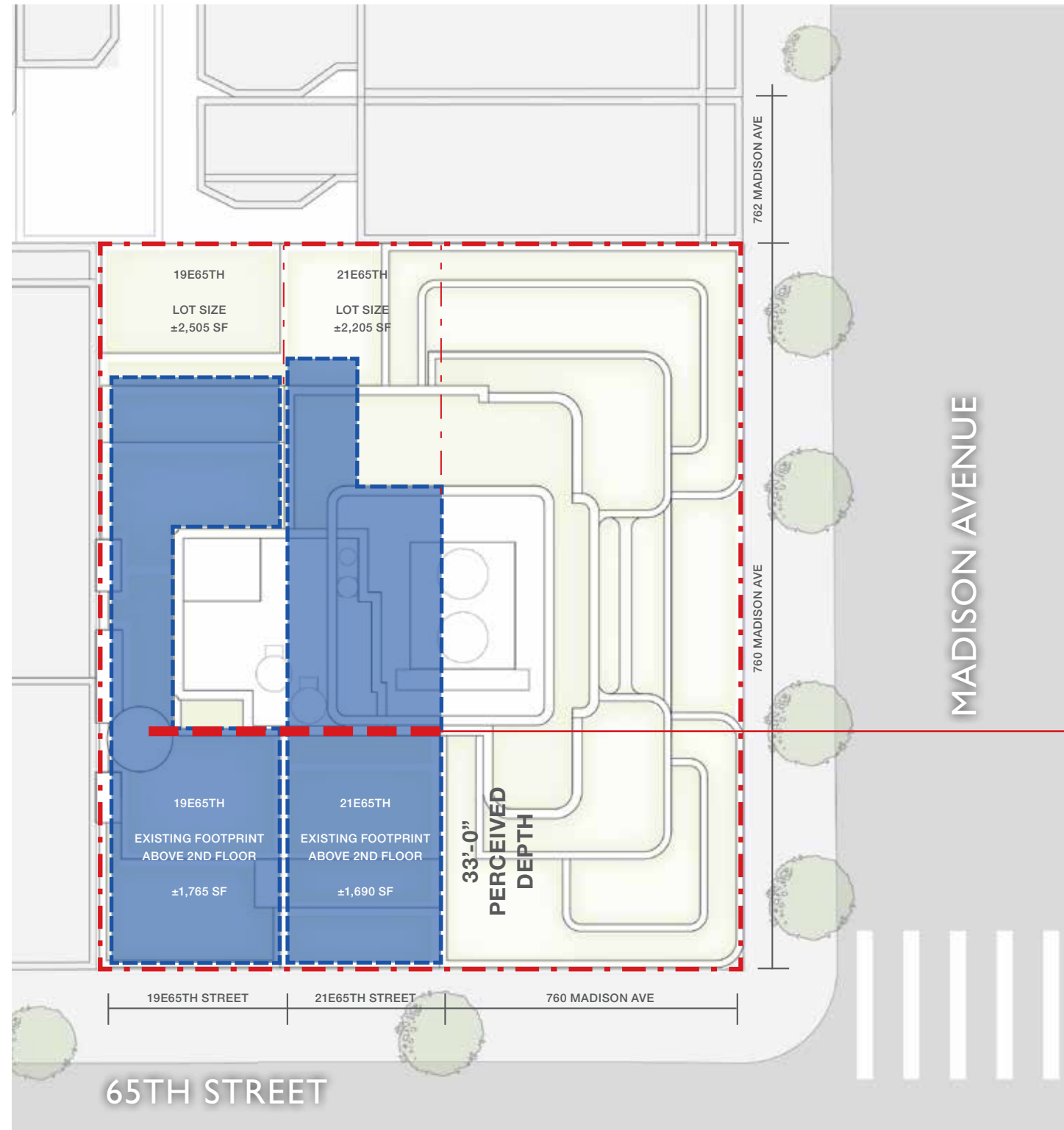
# PROPOSED DESIGN



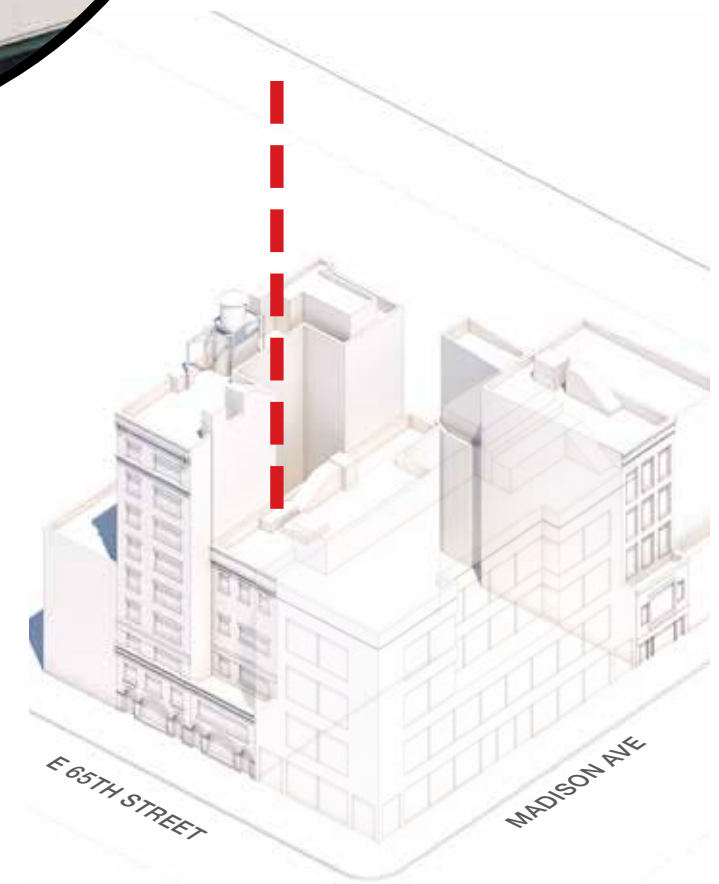
# PROPOSED DESIGN



# PRESERVE PERCEIVED DEPTH AND LOT LINE EXPRESSION OF 19E 65TH STREET



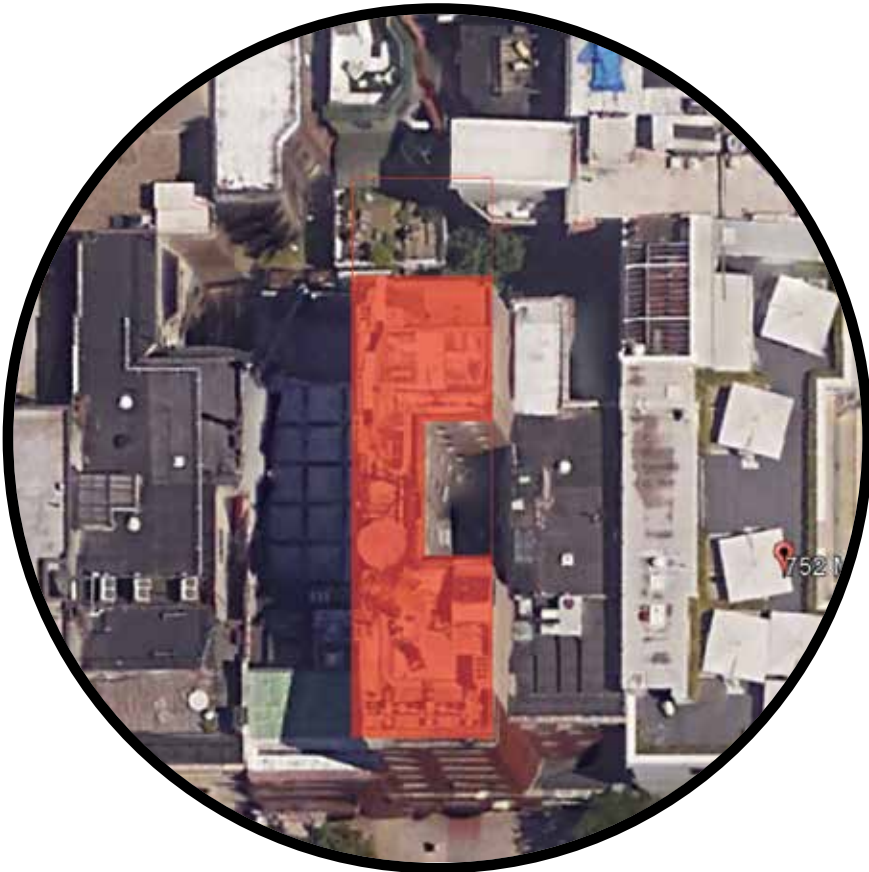
ALIGNED "BACKGROUND FACADE"  
TO MAINTAIN THE LOT LINE  
EXPRESSION OF 19 E 65TH STREET  
AND ITS PERCEIVED DEPTH



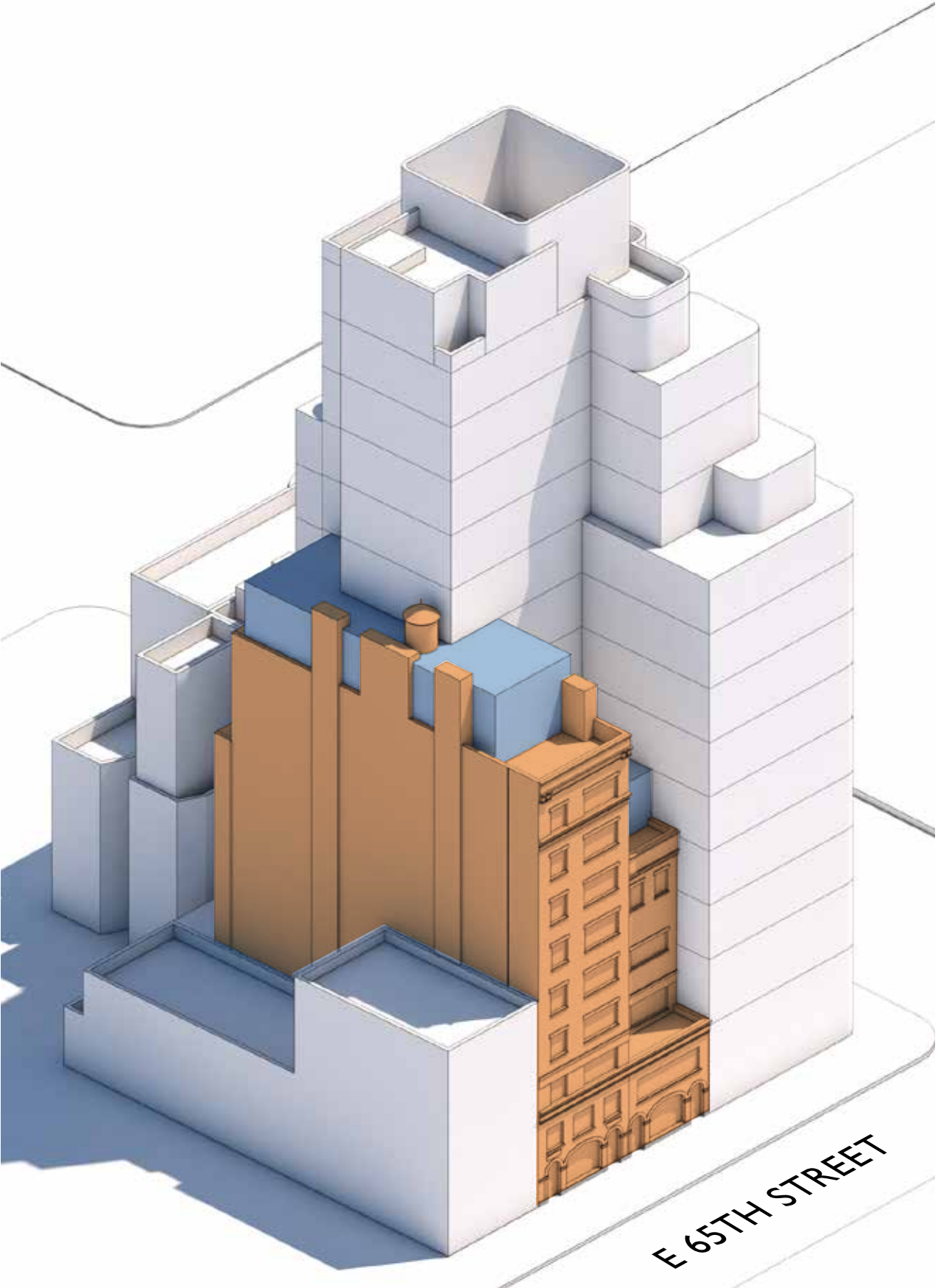
SOUTH-EAST EXISTING BUILDINGS

# PRESERVE/RESTORE FACADES AND MASSING OF 19 & 21 E 65TH STREET - SOUTHWEST VIEW

21 E 65TH STREET  
1881 BY UNKNOWN  
PRESENT FACADE 1929 BY SCOTT & PRESCOTT

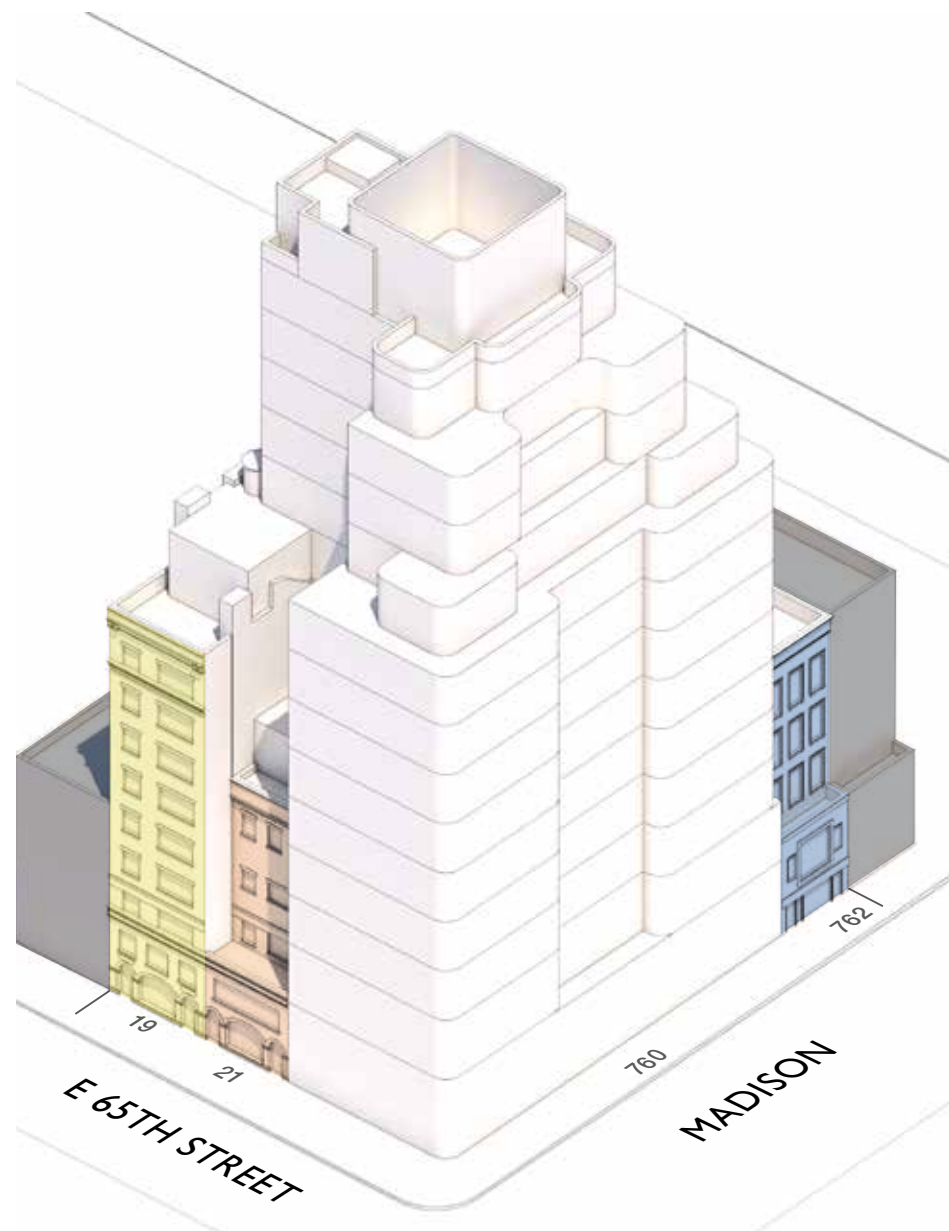


19 E 65TH STREET  
1928-29 BY SCOTT & PRESCOTT



# FACADE RESTORATION

- (A)** FACADE RESTORATION: CLEAN AND RE-POINT BRICK, PATCH DAMAGED STONE, CLEAN AND REPAIR STONE DETAILING
- (B)** REMOVAL OF WINDOW AC UNITS & GLAZING REPLACEMENT/ REPAIR AS REQUIRED
- (C)** REPAIR DAMAGED PARAPET SECTIONS
- (D)** RESTORATION OF EXISTING STOREFRONT, NEW RESIDENTIAL, AND SERVICE ENTRY FENESTRATION
- (E)** CORNICE AND PARAPET RESTORATION



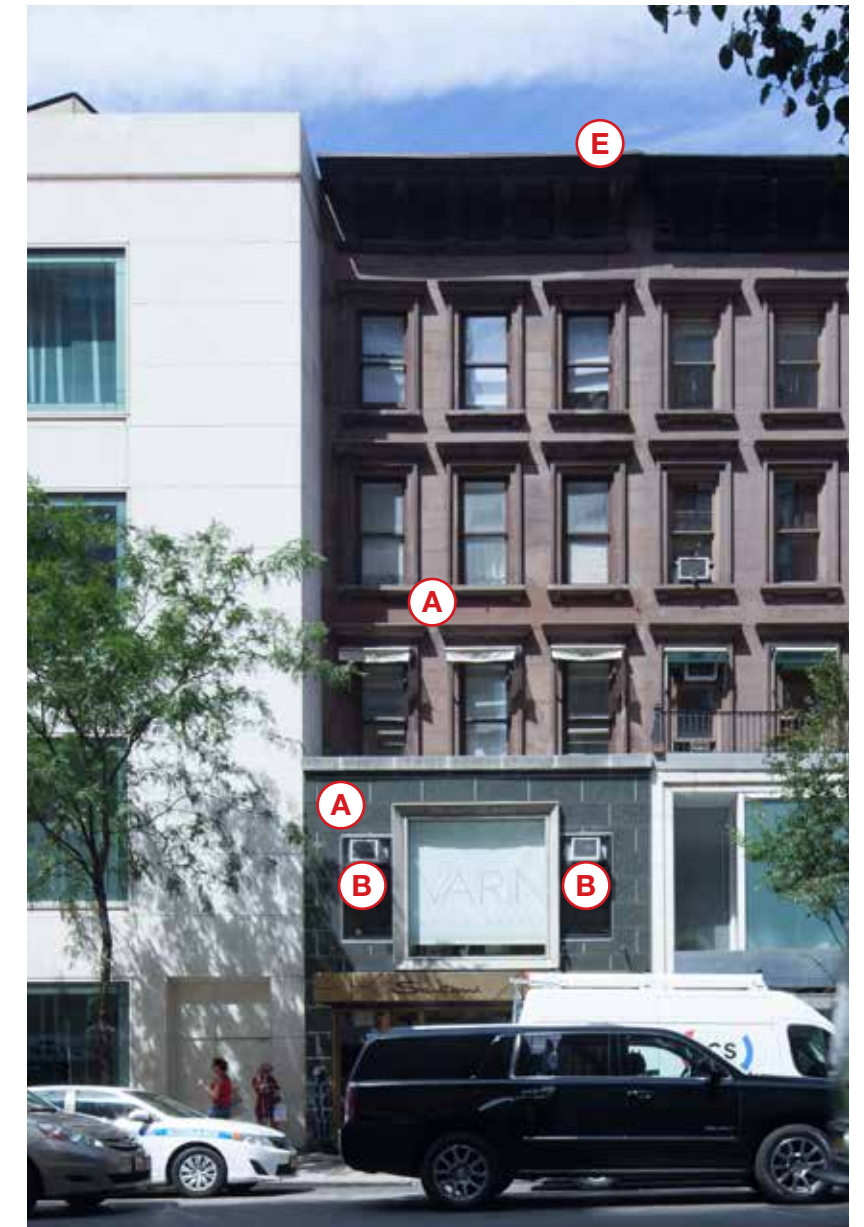
19 EAST 65TH

21 EAST 65TH

19 E 65TH STREET  
1928-29 BY SCOTT & PRESCOTT

21 E 65TH STREET  
1881 BY UNKNOWN  
PRESENT FACADE 1929 BY SCOTT & PRESCOTT

762 MADISON AVENUE  
1876 BY UNKNOWN



762 MADISON  
AVENUE

EXISTING CONDITION  
LOOKING NORTH-WEST



PROPOSED DESIGN  
LOOKING NORTH-WEST



EXISTING CONDITION  
LOOKING NORTH



PROPOSED DESIGN  
LOOKING NORTH





EXISTING CONDITION  
LOOKING NORTH-EAST



PROPOSED DESIGN  
LOOKING NORTH-EAST



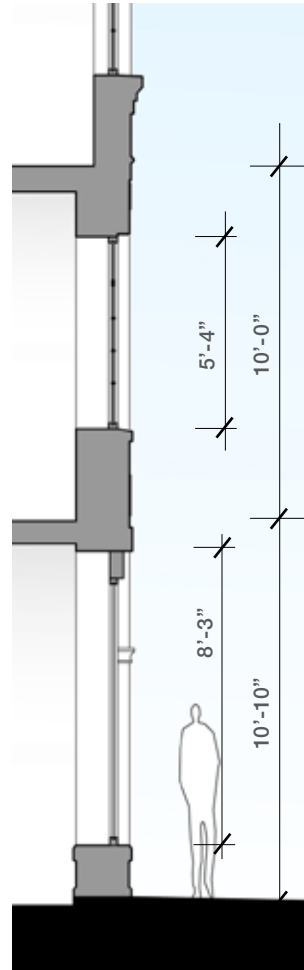
# PROPOSED DESIGN



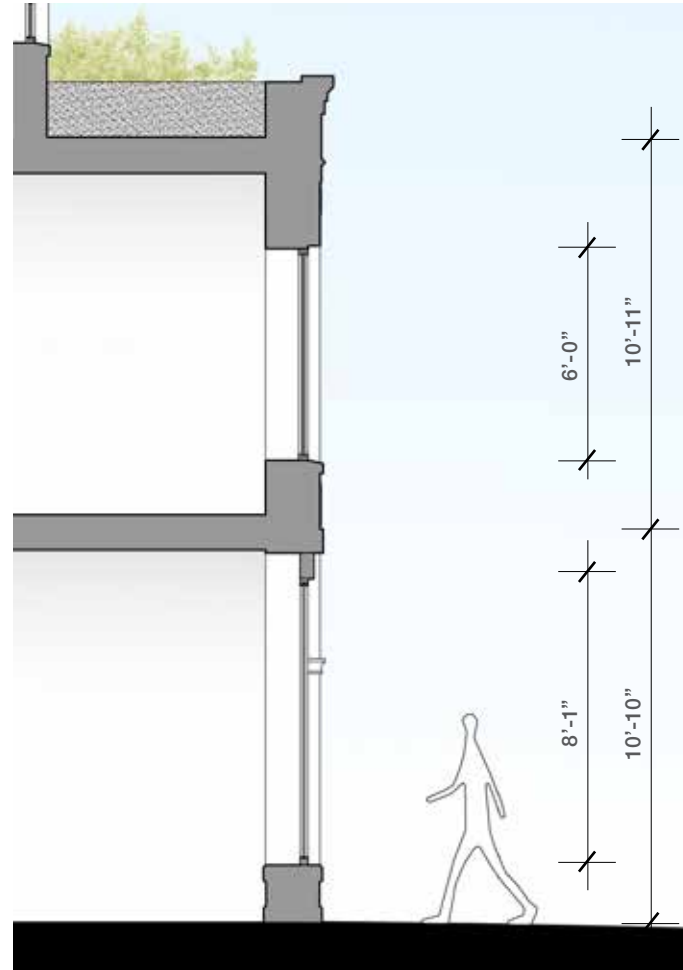
PROPOSED  
DESIGN



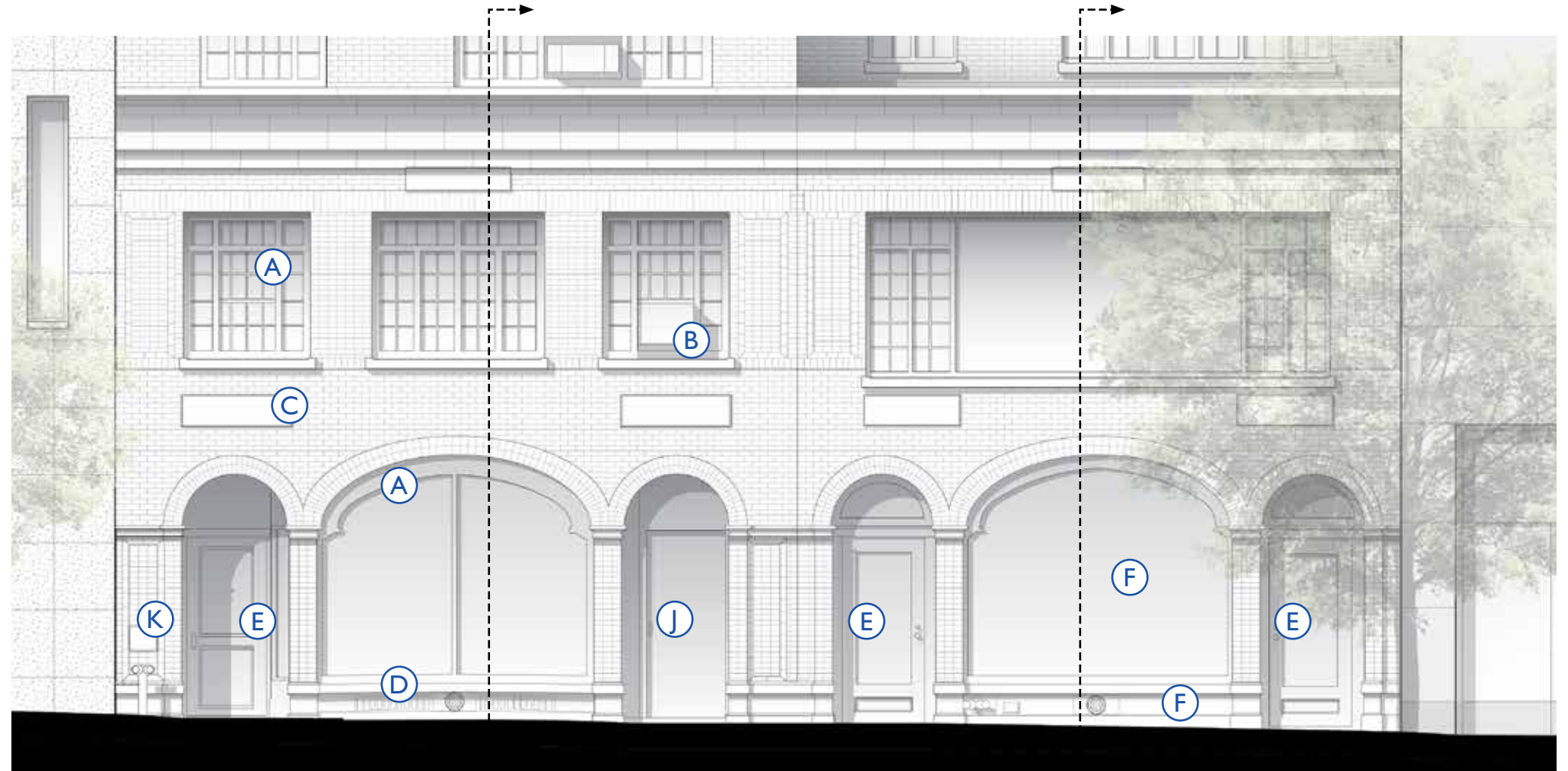
# 65TH STREET STOREFRONT & STREETScape - EXISTING



3 PARTIAL WALL SECTION



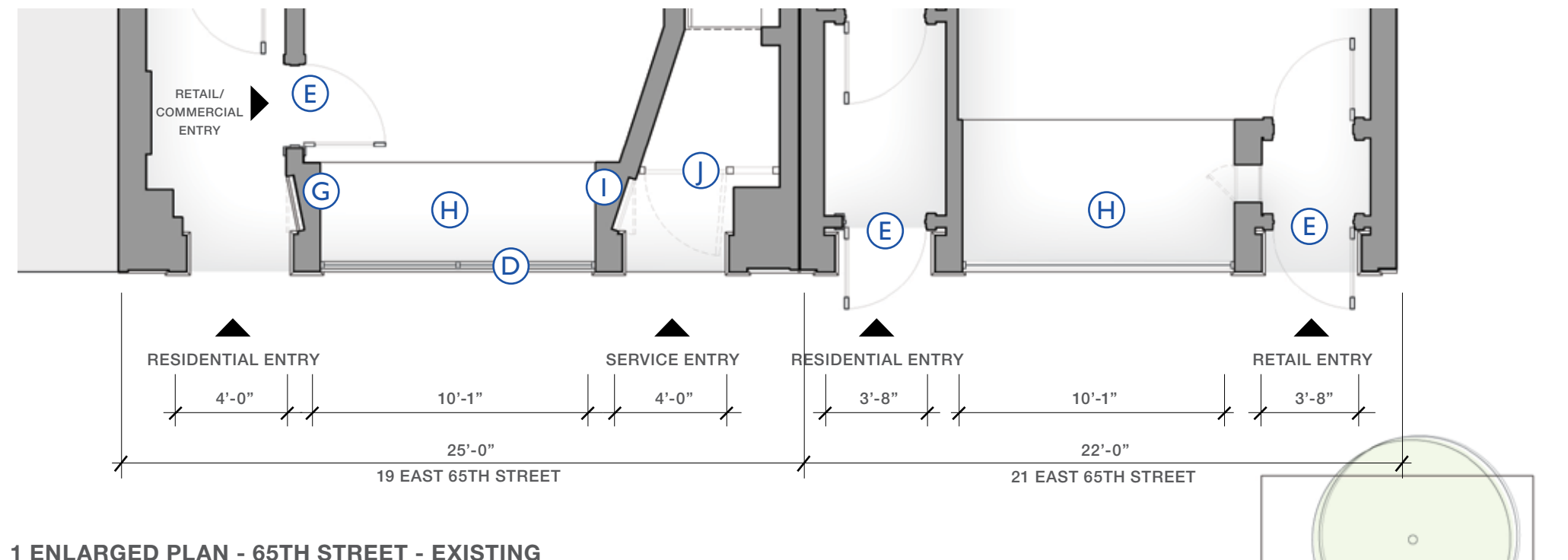
4 PARTIAL WALL SECTION



2 65TH STREET ELEVATION - EXISTING

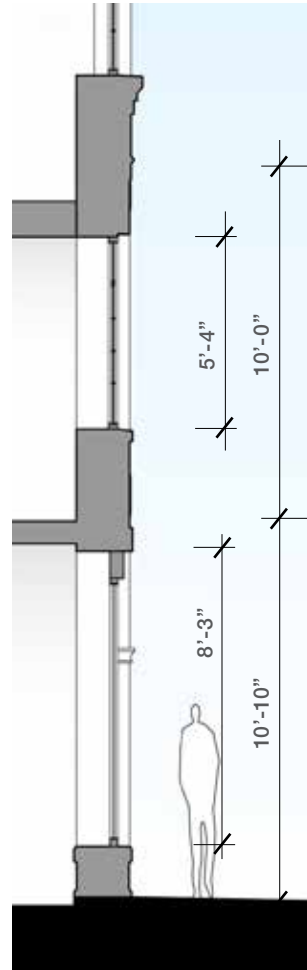
## NOTES

- A - ALL RESTORED WINDOW AND STOREFRONT METALWORK PAINT TO MATCH EXISTING
- B - REMOVE EXISTING A/C SLEEVE & RESTORE LOWER STEEL SASH TO ORIGINAL CONDITION
- C - EXISTING STONE PLAQUE TO BE CLEANED TYP ALL CONDITIONS
- D - EXISTING GLASS, STOREFRONT, STONE BASE TO REMAIN
- E - EXISTING WOOD/GLASS DOOR & FRAME TO BE REMOVED
- F - EXISTING GLASS STOREFRONT & STONE BASE TO BE REMOVED
- G - EXISTING DISPLAY TO REMAIN, RESTORE, AND REUSE
- H - EXISTING RAISED DISPLAY PLATFORM TO BE REMOVED
- I - EXISTING DISPLAY CABINET & PARTITION TO BE REMOVED
- J - EXISTING WROUGHT IRON SERVICE GATE TO BE REMOVED
- K - EXISTING FIRE DEPARTMENT CONNECTION AND SIGNAGE LOCATION TO REMAIN

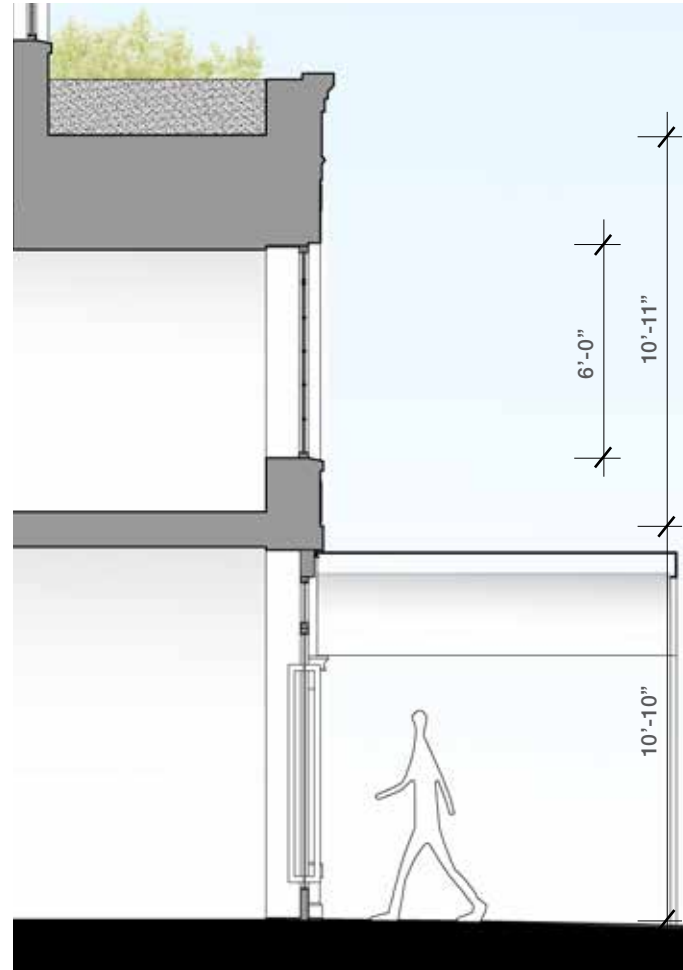


1 ENLARGED PLAN - 65TH STREET - EXISTING

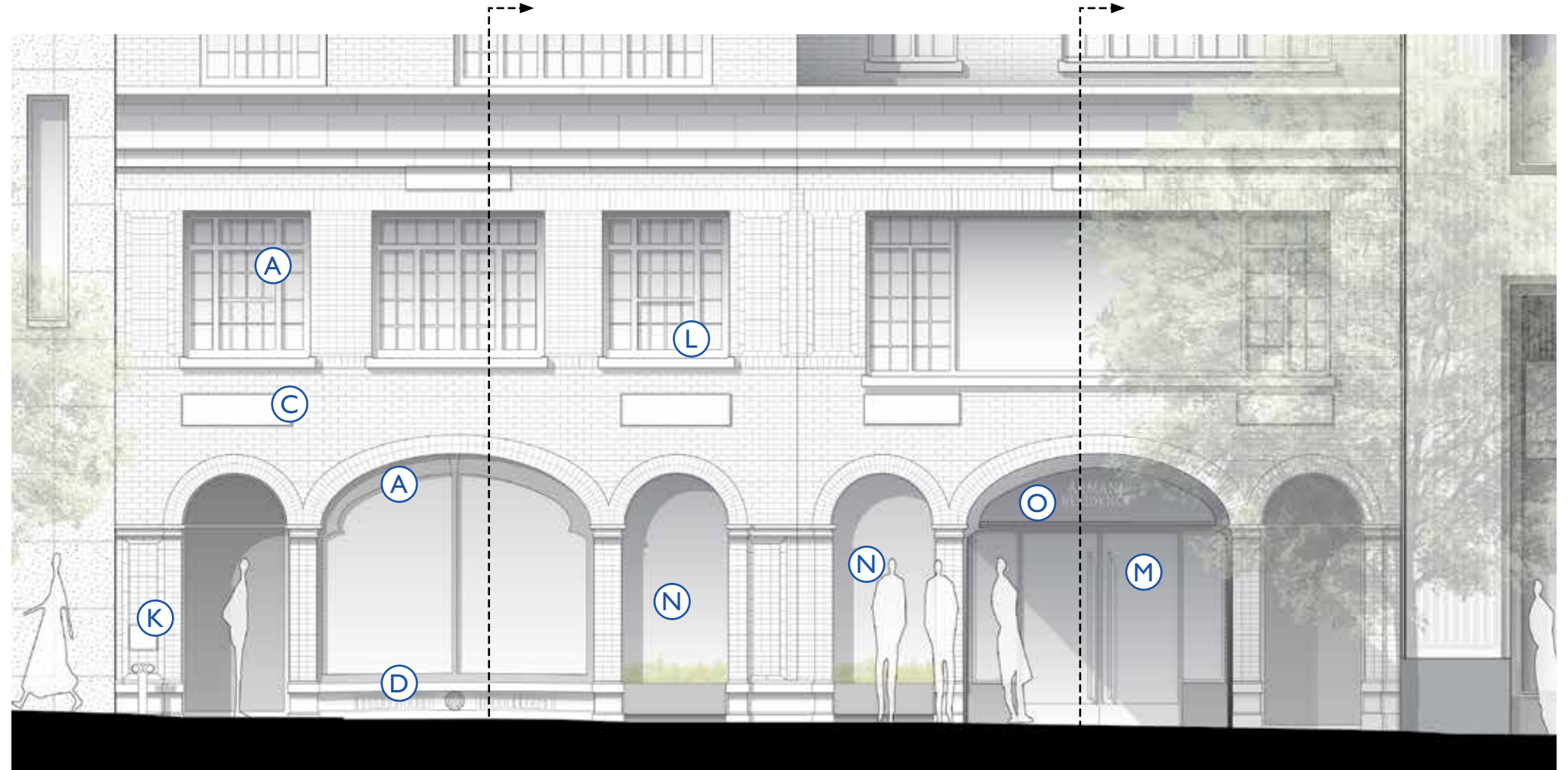
# 65TH STREET STOREFRONT & STREETScape - PROPOSED



3 PARTIAL WALL SECTION



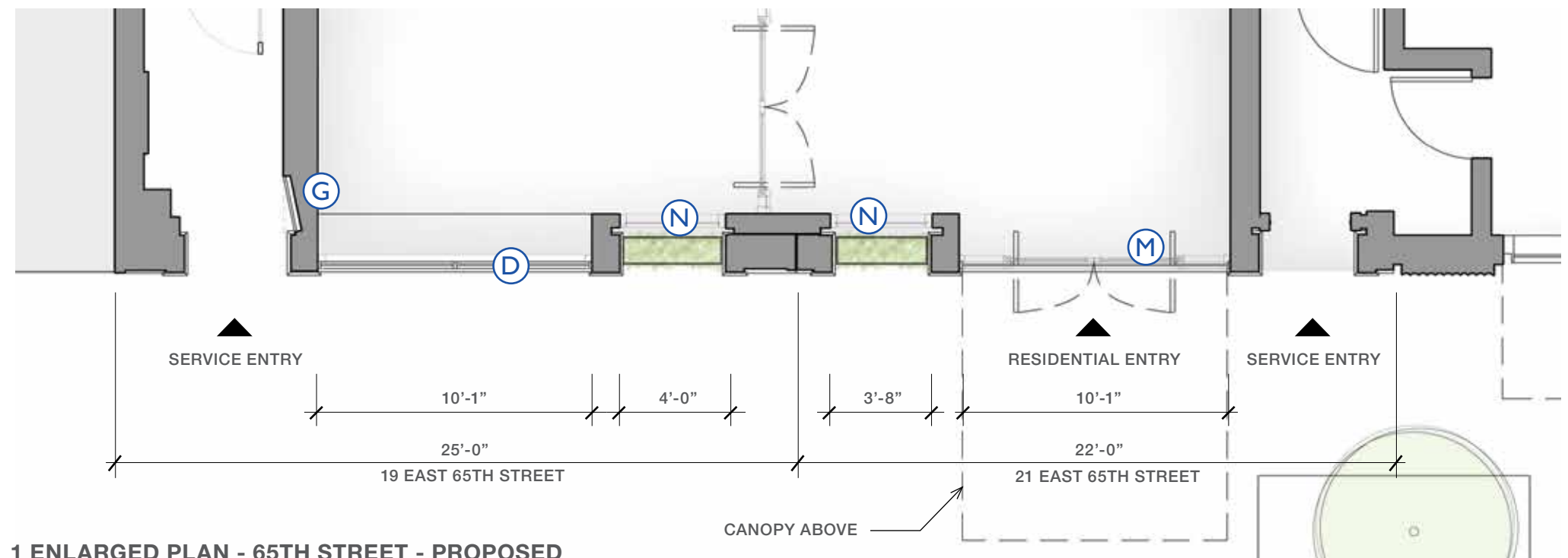
4 PARTIAL WALL SECTION



2 65TH STREET ELEVATION - PROPOSED

## NOTES

- A - ALL RESTORED WINDOW AND STOREFRONT METALWORK PAINT TO MATCH EXISTING
- B - REMOVE EXISTING A/C SLEEVE & RESTORE LOWER STEEL SASH TO ORIGINAL CONDITION
- C - EXISTING STONE PLAQUE TO BE CLEANED TYP ALL CONDITIONS
- D - EXISTING GLASS, STOREFRONT, STONE BASE TO REMAIN
- E - EXISTING WOOD/GLASS DOOR & FRAME TO BE REMOVED
- F - EXISTING GLASS STOREFRONT & STONE BASE TO BE REMOVED
- G - EXISTING DISPLAY TO REMAIN, RESTORE, AND REUSE
- H - EXISTING RAISED DISPLAY PLATFORM TO BE REMOVED
- I - EXISTING DISPLAY CABINET & PARTITION TO BE REMOVED
- J - EXISTING WROUGHT IRON SERVICE GATE TO BE REMOVED
- K - EXISTING FIRE DEPARTMENT CONNECTION AND SIGNAGE LOCATION TO REMAIN
- L - LOWER STEEL SASH & MULLIONS RESTORED
- M - NEW ARMANI RESIDENCE DOORS & FABRIC CANOPY
- N - NEW STOREFRONT GLAZING AND PLANTER
- O - SIGNAGE COMPLYING WITH ZR22-30. ONE IDENTIFICATION SIGN WITH AN AREA NOT EXCEEDING 12 SQUARE FEET



1 ENLARGED PLAN - 65TH STREET - PROPOSED

PROPOSED  
DESIGN

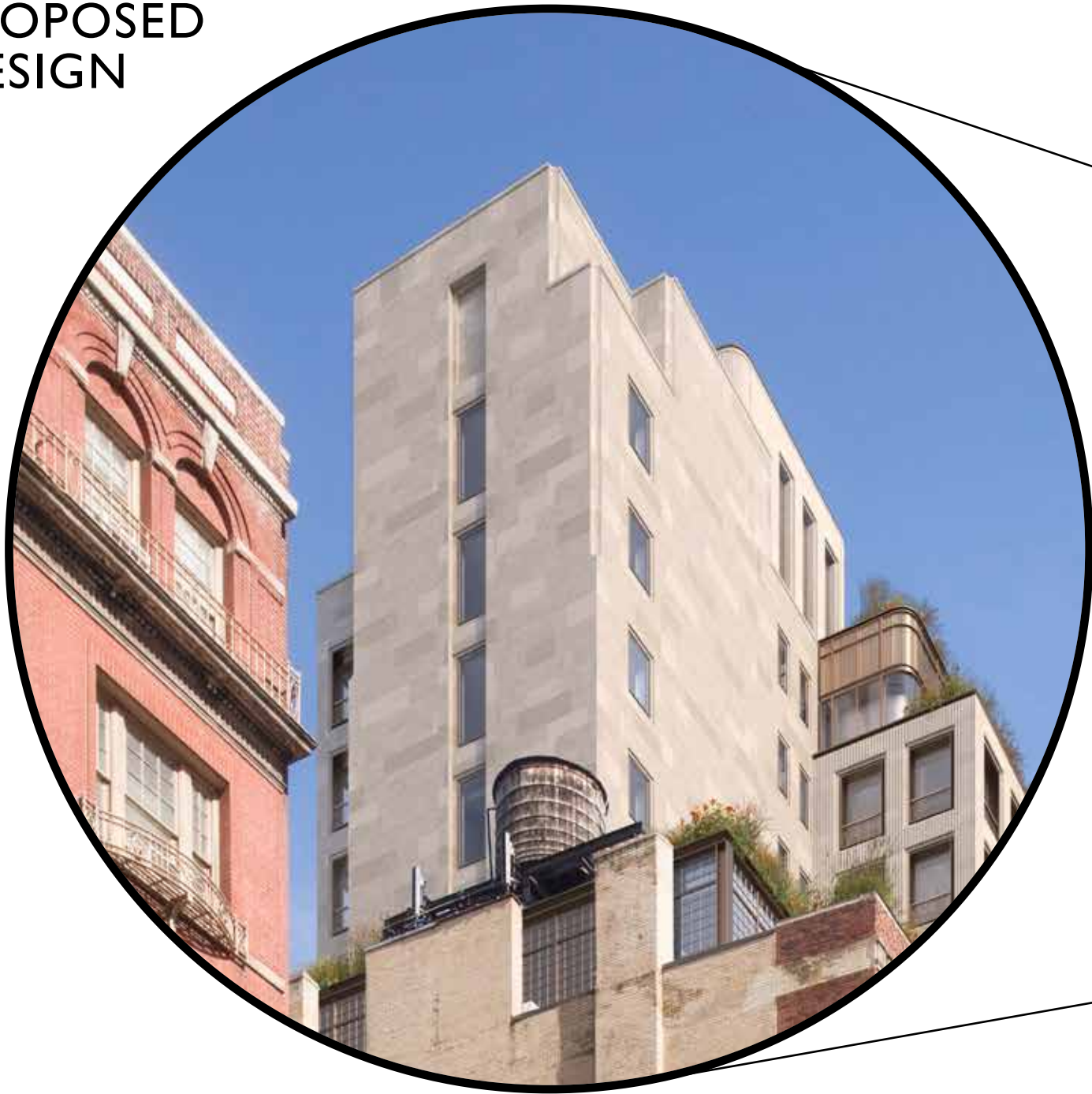


740 PARK AVENUE

1929-1930 BY ROSARIO CANDELA & ARTHUR LOOMIS HARMON



PROPOSED  
DESIGN



# PROPOSED DESIGN





PROPOSED  
DESIGN



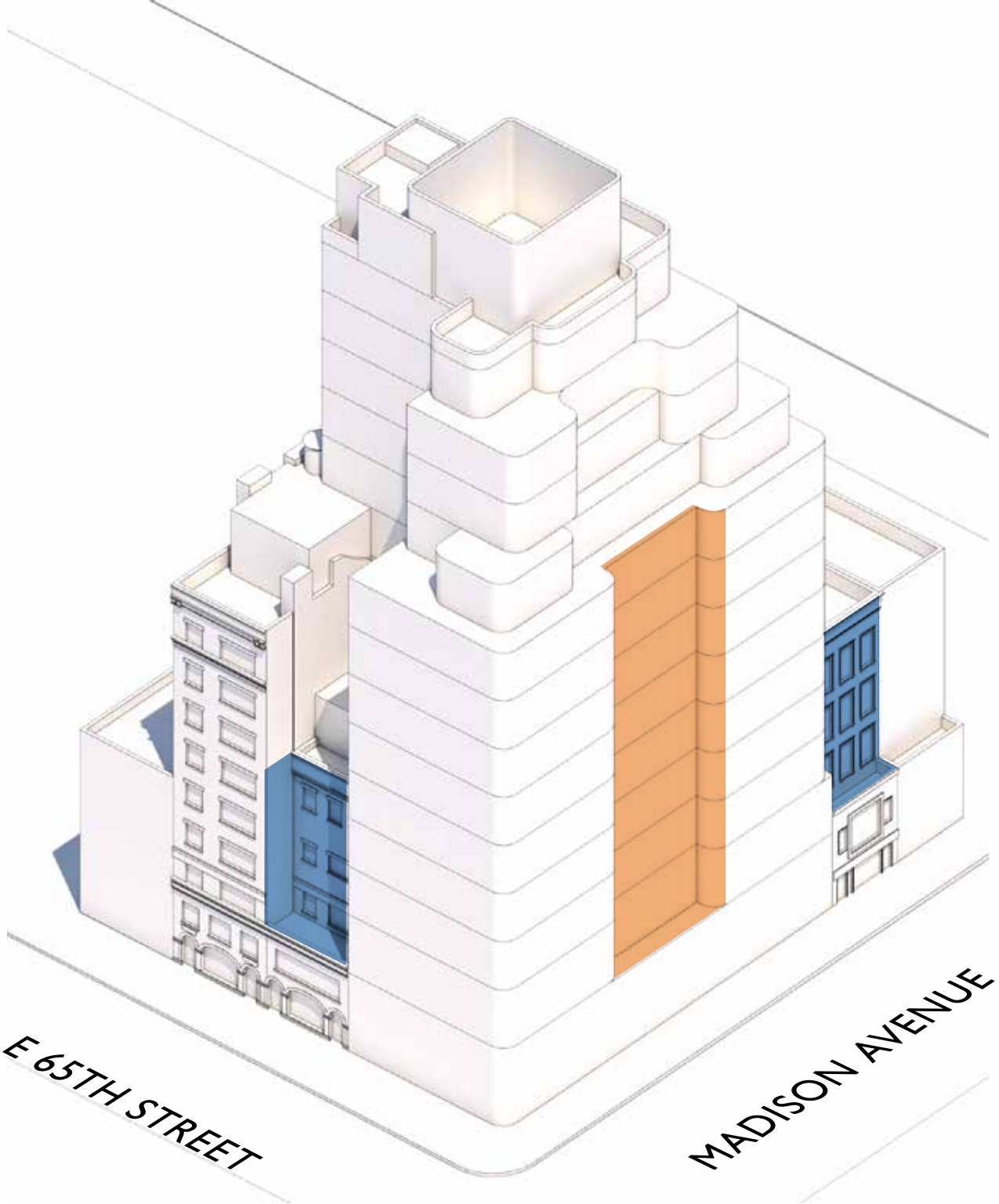
PROPOSED  
DESIGN



841 MADISON AVENUE  
Emory Roth, 1926

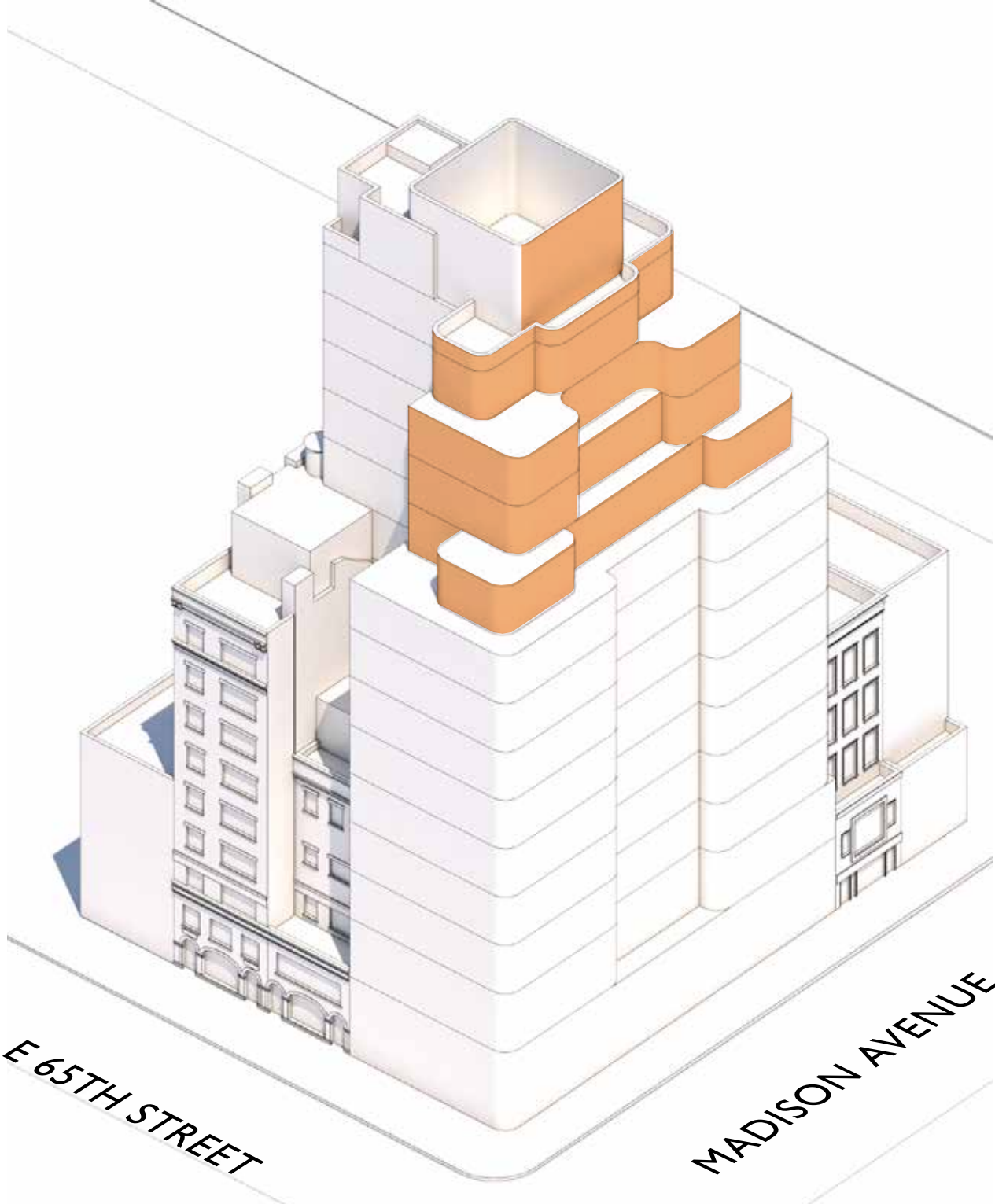


RECESS TO RECALL 762 MADISON AVE AND 21 E 65TH STREET, PER ZR 99-052(A)(3)(I) - SOUTHEAST VIEW



762 MADISON AVENUE

# BUILDING MASSING & SETBACKS THAT SPEAK TO THE DIVERSITY OF THE LOCATION - SOUTHEAST VIEW



**CARLTON HOUSE**

OVERALL HEIGHT (TOP OF BULKHEAD)	185 FT
STREET WALL HEIGHT	107 FT
STREET WALL TO OVERALL HEIGHT RATIO	58%

**760 MADISON AVENUE - PROPOSED MASSING**

OVERALL HEIGHT (TOP OF BULKHEAD)	189 FT
STREET WALL HEIGHT	118 FT
STREET WALL TO OVERALL HEIGHT RATIO	60%

PROPOSED  
DESIGN



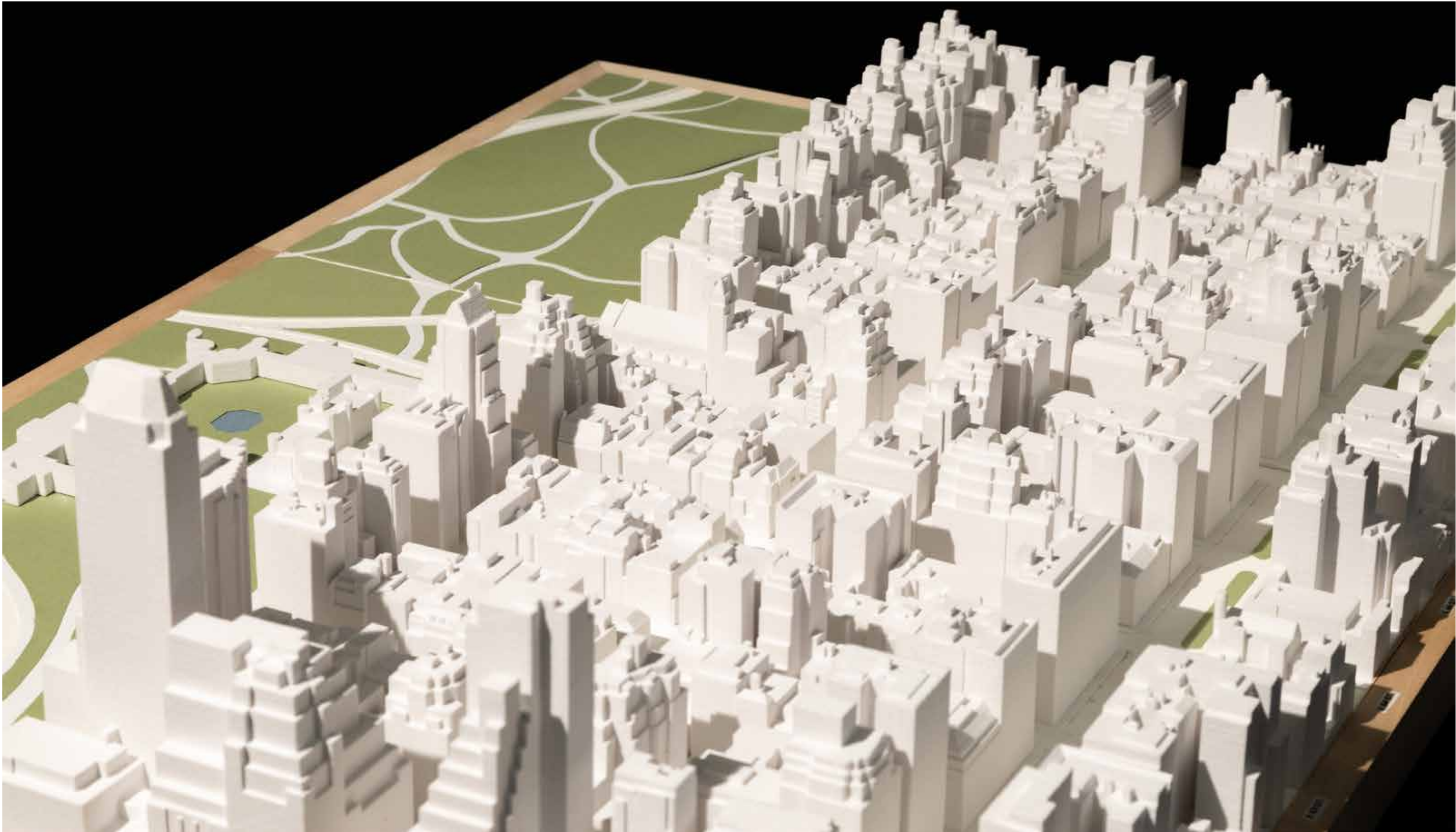
PROPOSED  
DESIGN



PROPOSED  
DESIGN



PHYSICAL MODEL OF PROPOSED BUILDING  
VIEWED FROM SOUTH-EAST

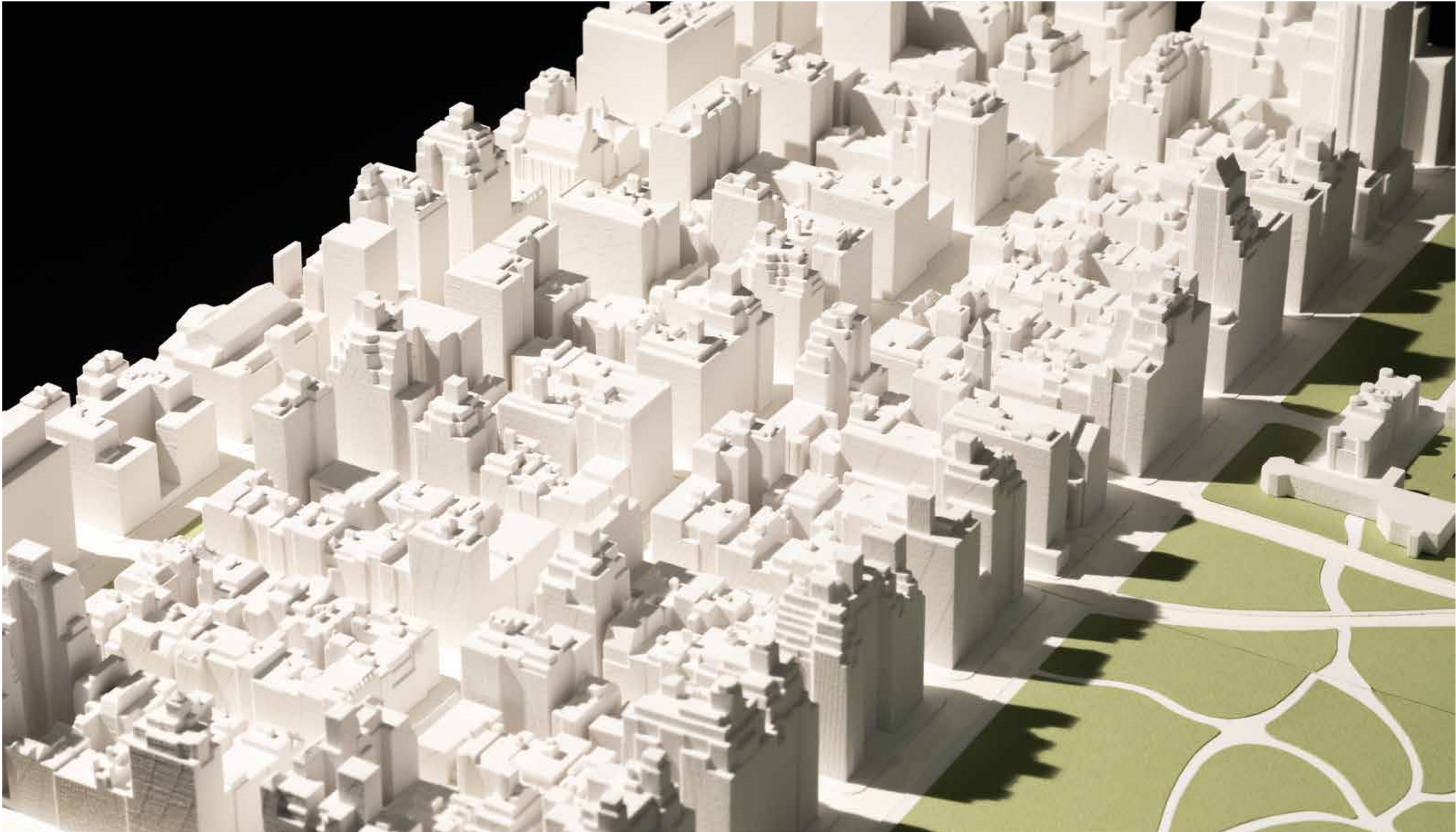




PHYSICAL MODEL OF PROPOSED BUILDING  
VIEWED FROM SOUTH-EAST



PHYSICAL MODEL OF PROPOSED BUILDING  
VIEWED FROM NORTH-WEST

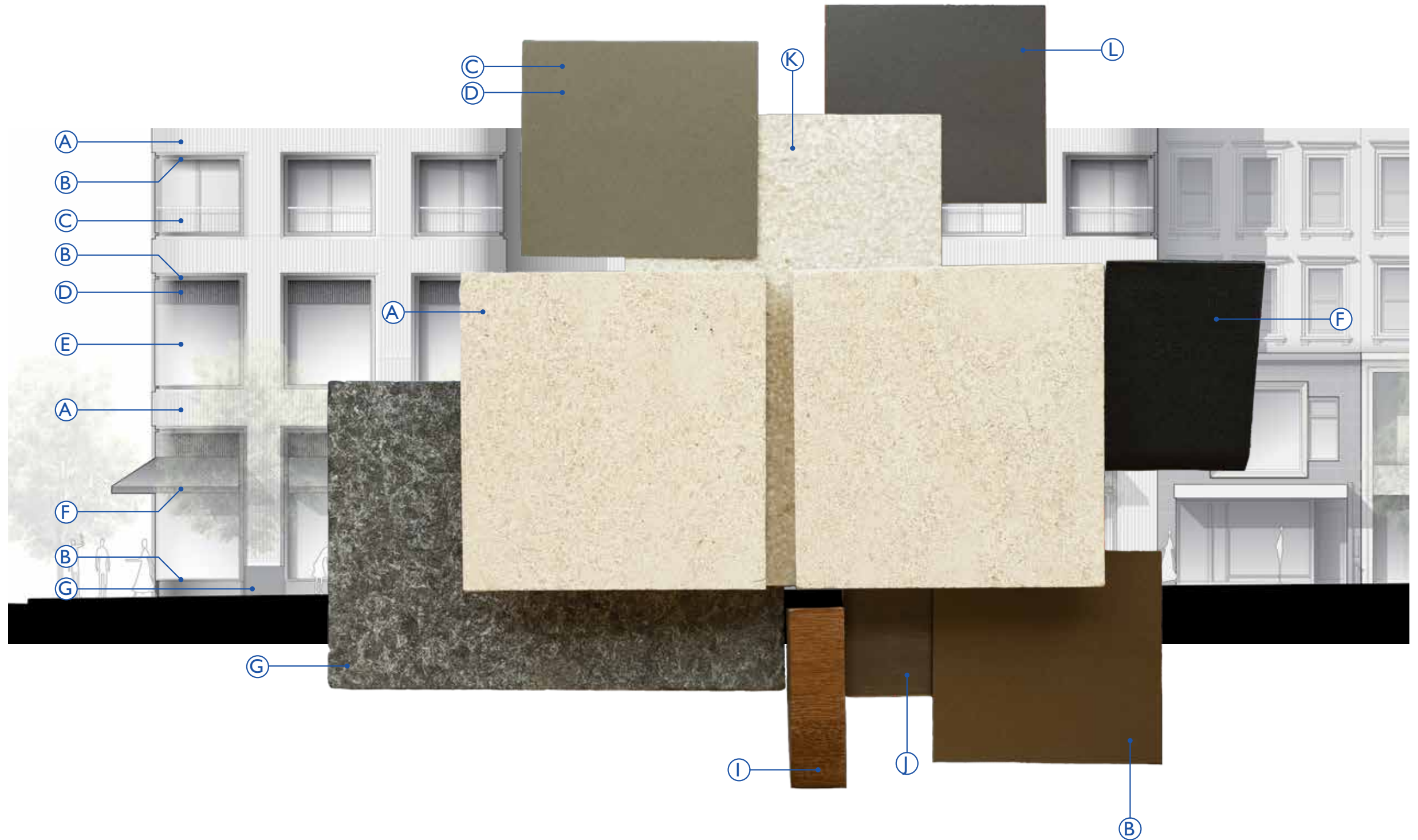


PHYSICAL MODEL OF PROPOSED BUILDING  
VIEWED FROM NORTH-WEST



# EXTERIOR MATERIALS

- Ⓐ SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- Ⓑ CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- Ⓒ CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- Ⓓ CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- Ⓔ CURVED LOW-IRON/LOW-E IGU
- Ⓕ BLACK FABRIC ON RETRACTABLE AWNING
- Ⓖ PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- Ⓗ PLANTED TERRACE (NOT SHOWN)
- Ⓘ TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- Ⓝ BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- Ⓚ SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- Ⓛ CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS





GIORGIO ARMANI

GIORGIO ARMANI

GIORGIO ARMANI

GIORGIO ARMANI

GIORGIO ARMANI

GIORGIO ARMANI

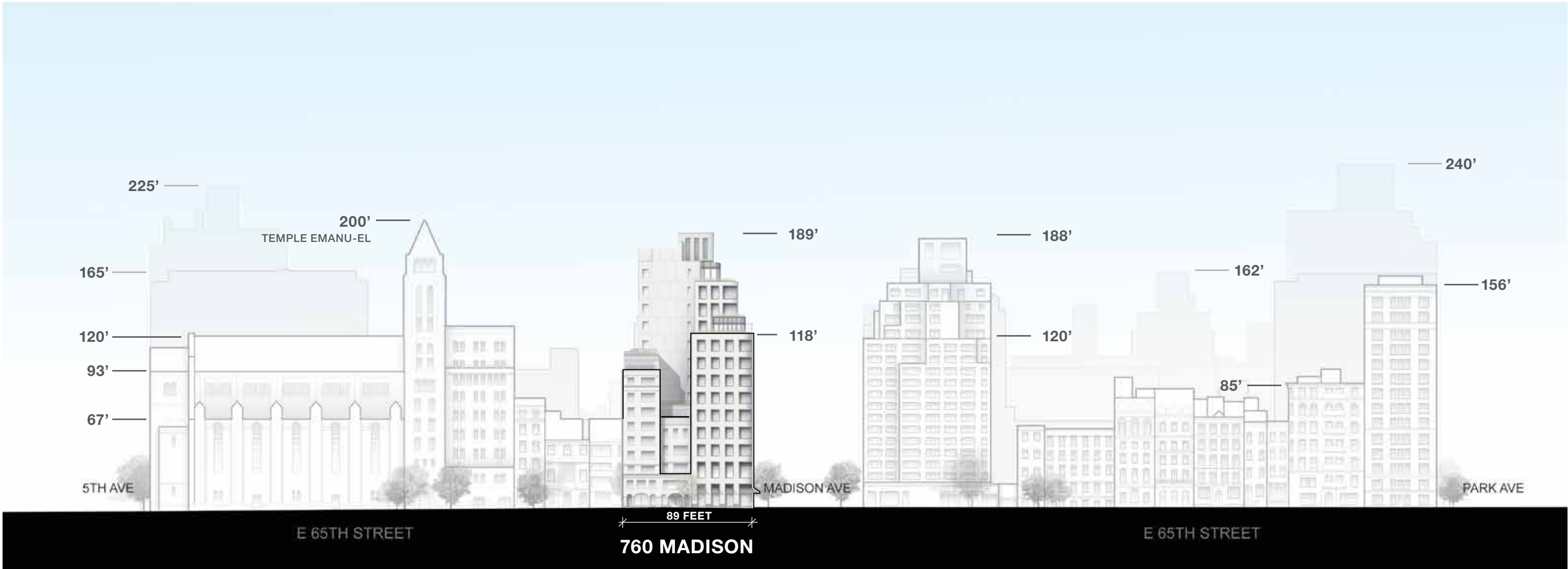
GI

# APPENDIX

## Elevations, Sections, Plans

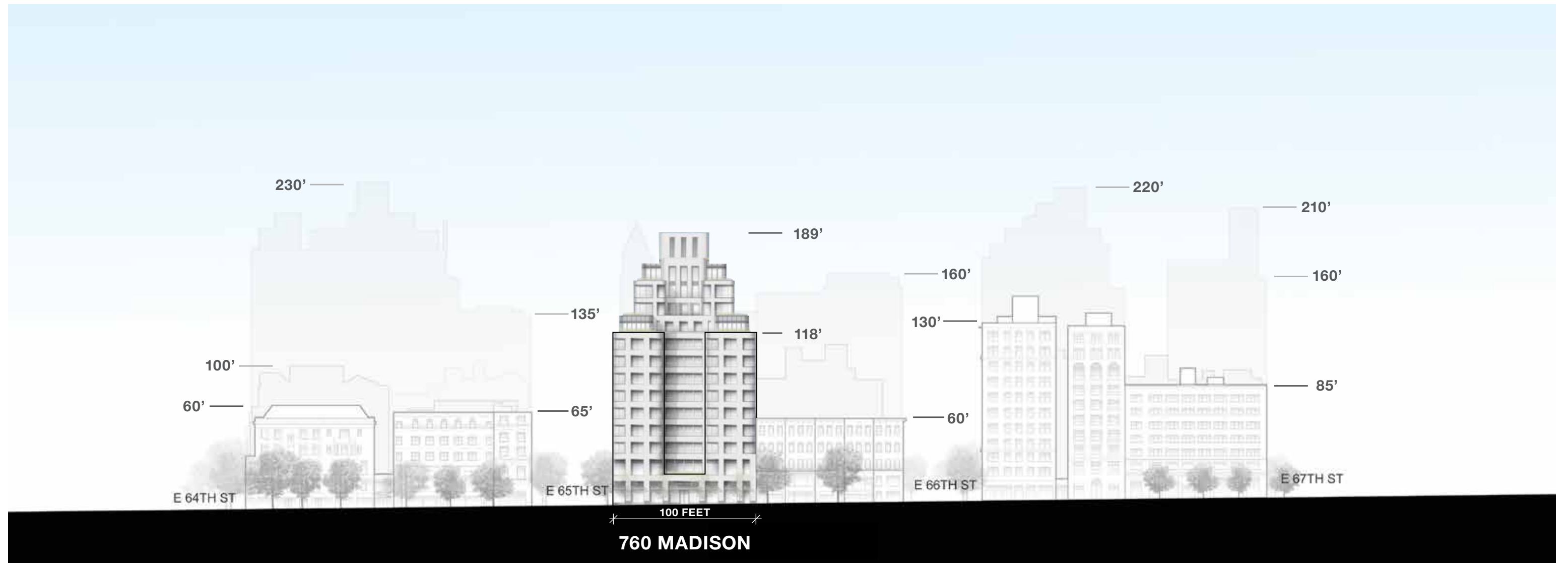
# SOUTH ELEVATION

## 65TH STREET - PROPOSED DESIGN



# EAST ELEVATION

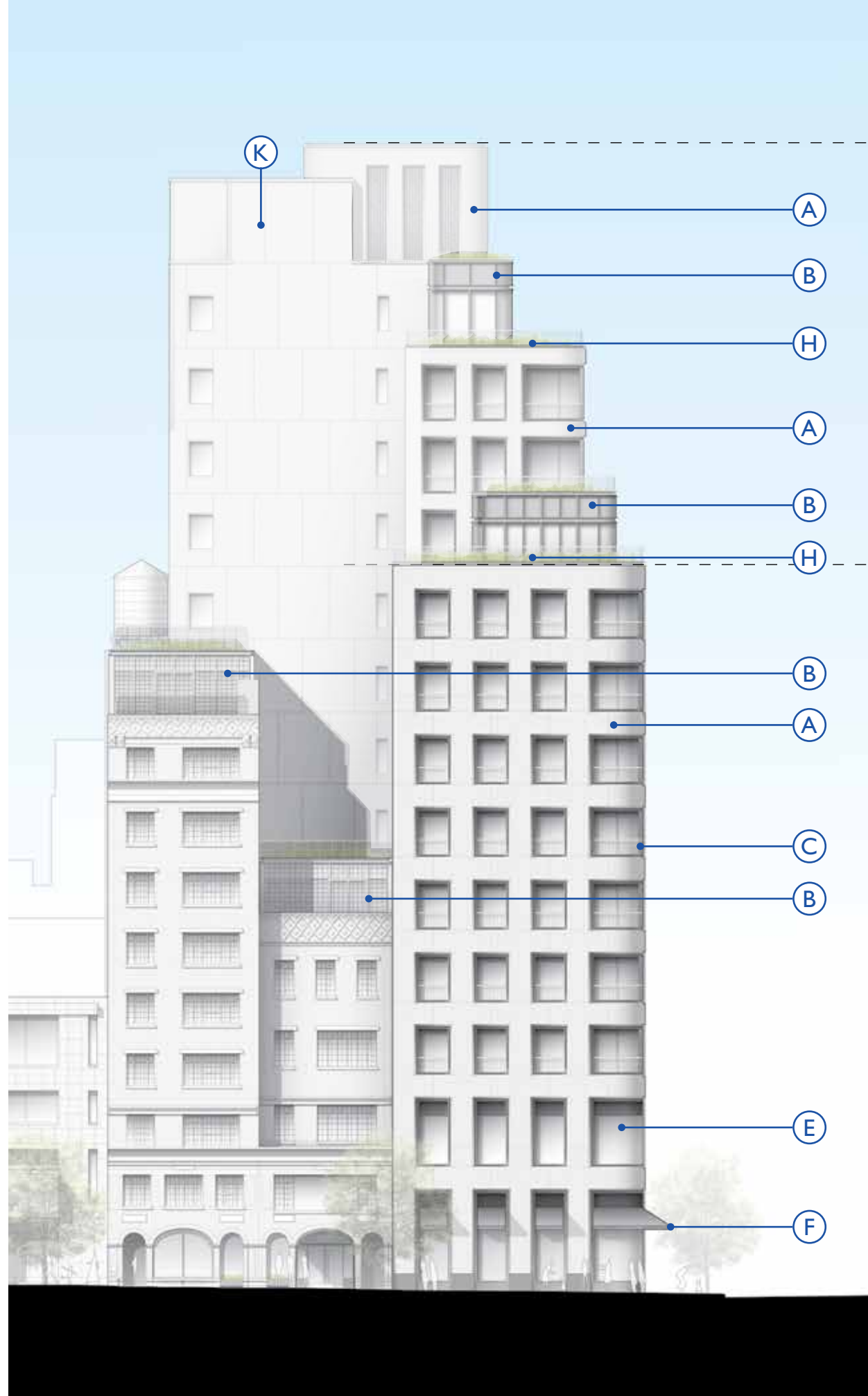
## MADISON AVENUE - PROPOSED DESIGN





# ELEVATION EAST 65TH STREET

<b>MECH SCREEN</b>	189'-0"
<b>BH ROOF</b>	178'-0"
<b>MAIN ROOF</b>	166'-0"
<b>MECHANICAL</b>	154'-0"
<b>12<sup>TH</sup> FLOOR</b>	142'-0"
<b>11<sup>TH</sup> FLOOR</b>	130'-0"
<b>10<sup>TH</sup> FLOOR</b>	118'-0"
<b>9<sup>TH</sup> FLOOR</b>	106'-0"
<b>8<sup>TH</sup> FLOOR</b>	94'-0"
<b>7<sup>TH</sup> FLOOR</b>	82'-0"
<b>6<sup>TH</sup> FLOOR</b>	70'-0"
<b>5<sup>TH</sup> FLOOR</b>	58'-0"
<b>4<sup>TH</sup> FLOOR</b>	46'-0"
<b>3<sup>TH</sup> FLOOR</b>	34'-0"
<b>2<sup>TH</sup> FLOOR</b>	19'-6"
<b>1<sup>ST</sup> FLOOR</b>	0'-0"



**T.O. MECH SCREEN**  
±189'-0"

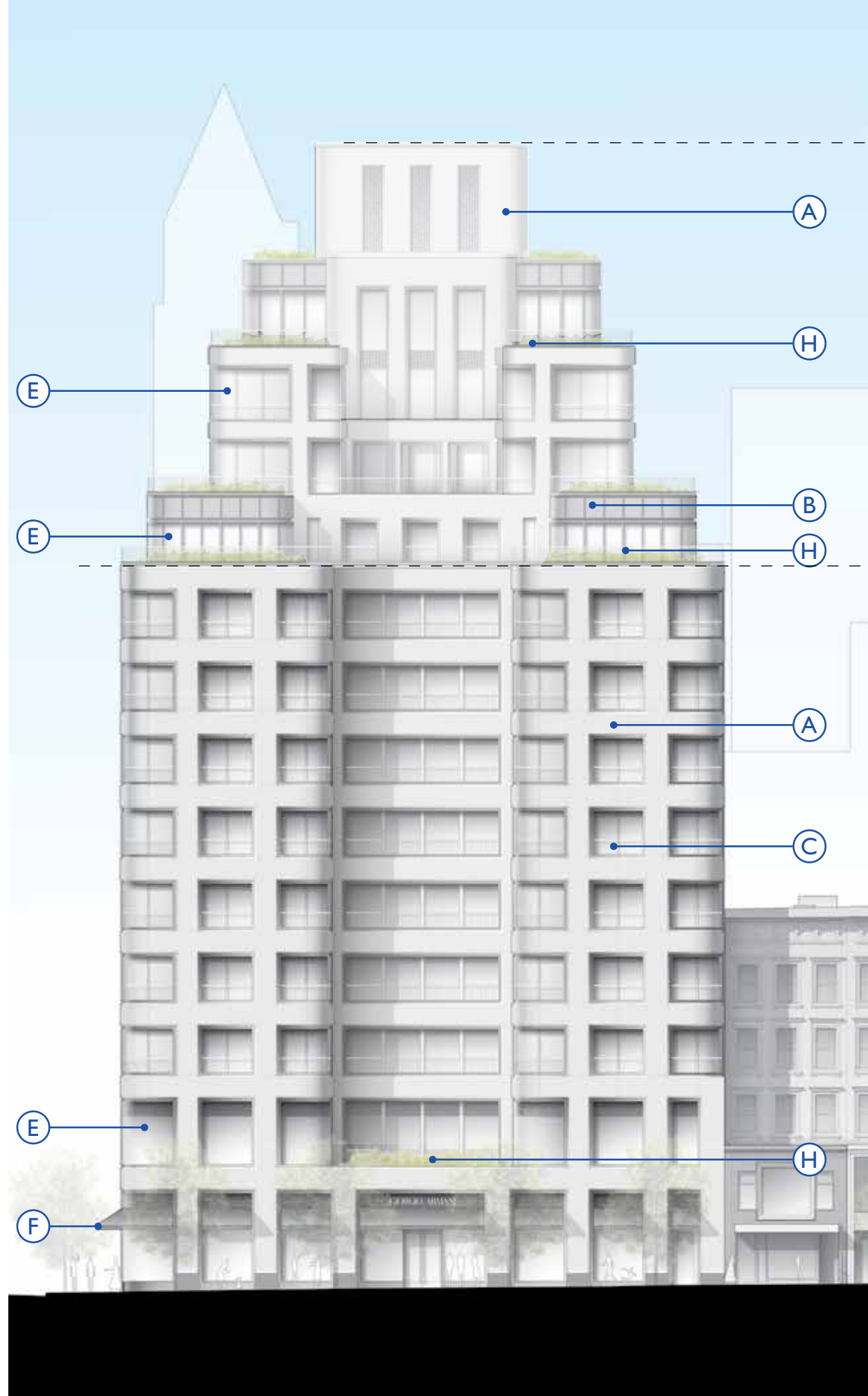
**T.O. STREET WALL**  
±118'-0"

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS

# ELEVATION MADISON AVENUE

<b>MECH SCREEN</b>	189'-0"
<b>BH ROOF</b>	178'-0"
<b>MAIN ROOF</b>	166'-0"
<b>MECHANICAL</b>	154'-0"
<b>12<sup>TH</sup> FLOOR</b>	142'-0"
<b>11<sup>TH</sup> FLOOR</b>	130'-0"
<b>10<sup>TH</sup> FLOOR</b>	118'-0"
<b>9<sup>TH</sup> FLOOR</b>	106'-0"
<b>8<sup>TH</sup> FLOOR</b>	94'-0"
<b>7<sup>TH</sup> FLOOR</b>	82'-0"
<b>6<sup>TH</sup> FLOOR</b>	70'-0"
<b>5<sup>TH</sup> FLOOR</b>	58'-0"
<b>4<sup>TH</sup> FLOOR</b>	46'-0"
<b>3<sup>TH</sup> FLOOR</b>	34'-0"
<b>2<sup>TH</sup> FLOOR</b>	19'-6"
<b>1<sup>ST</sup> FLOOR</b>	0'-0"



**T.O. MECH SCREEN**  
±189'-0"

**T.O. STREET WALL**  
±118'-0"

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS

# ENLARGED ELEVATION - EAST 65TH STREET

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING

- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS

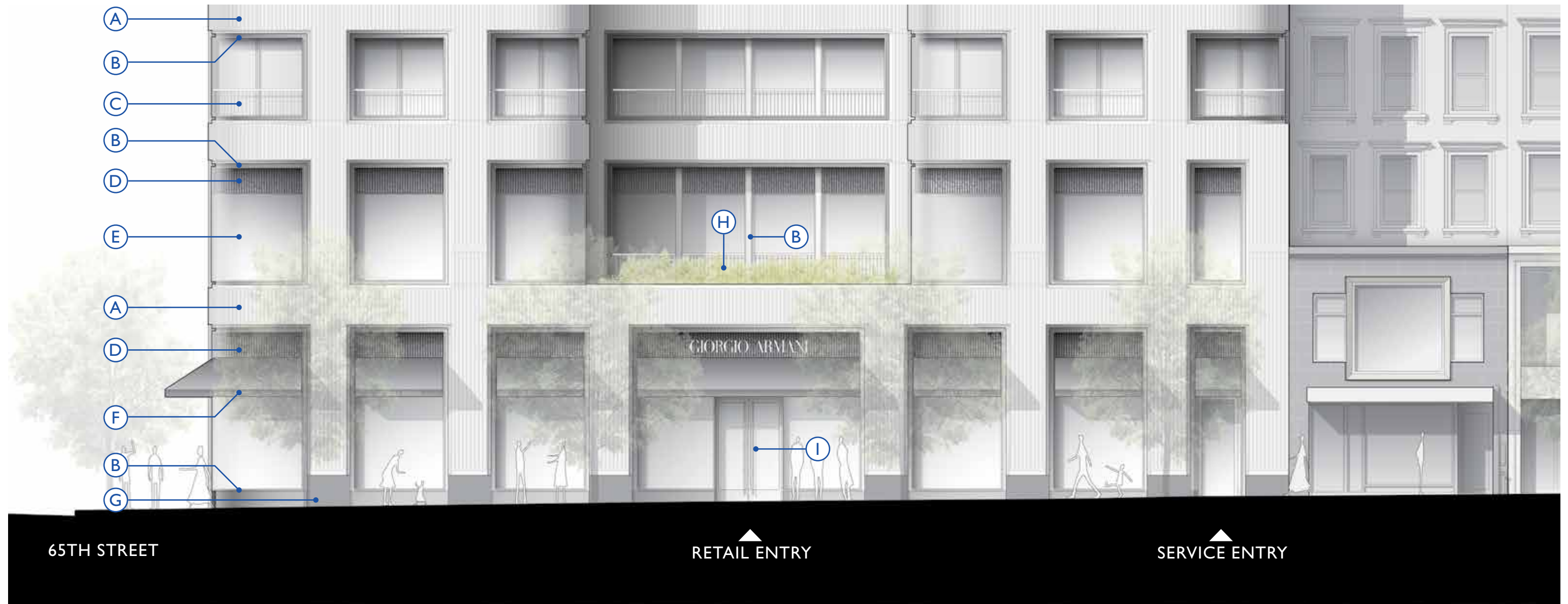


# ENLARGED ELEVATION - MADISON AVENUE

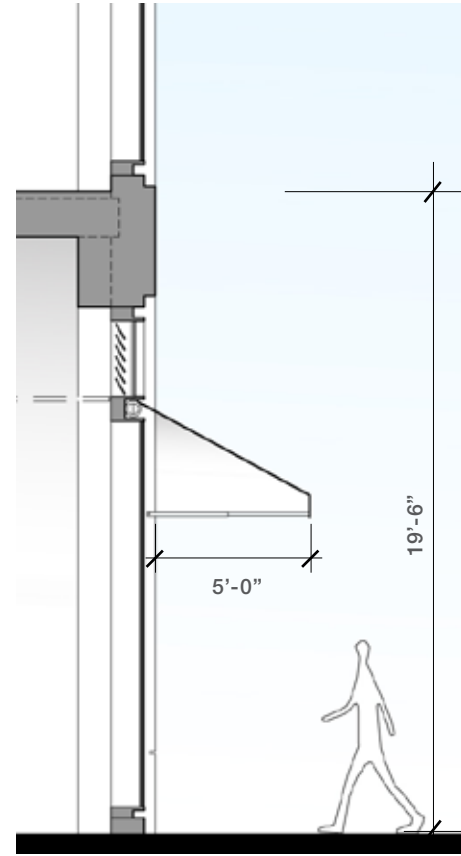
## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING

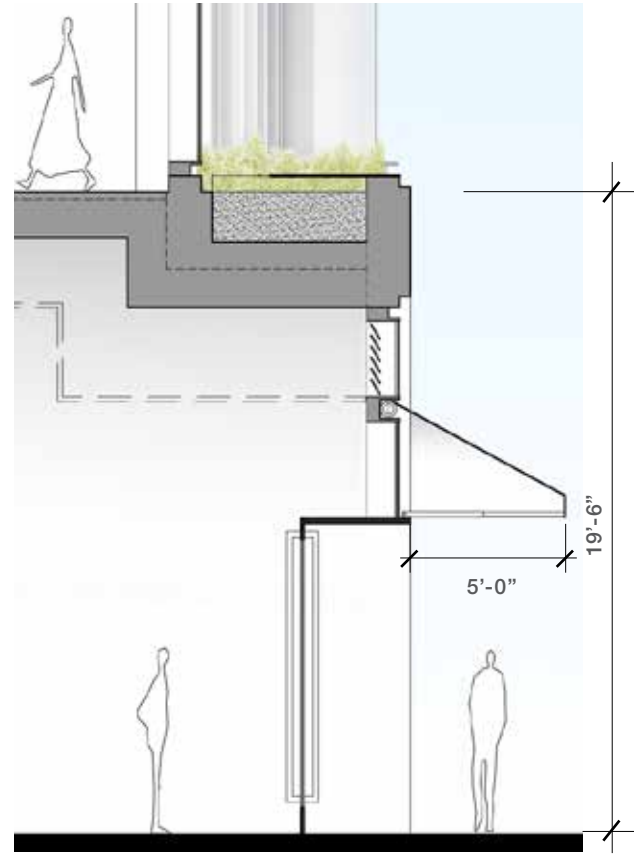
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS



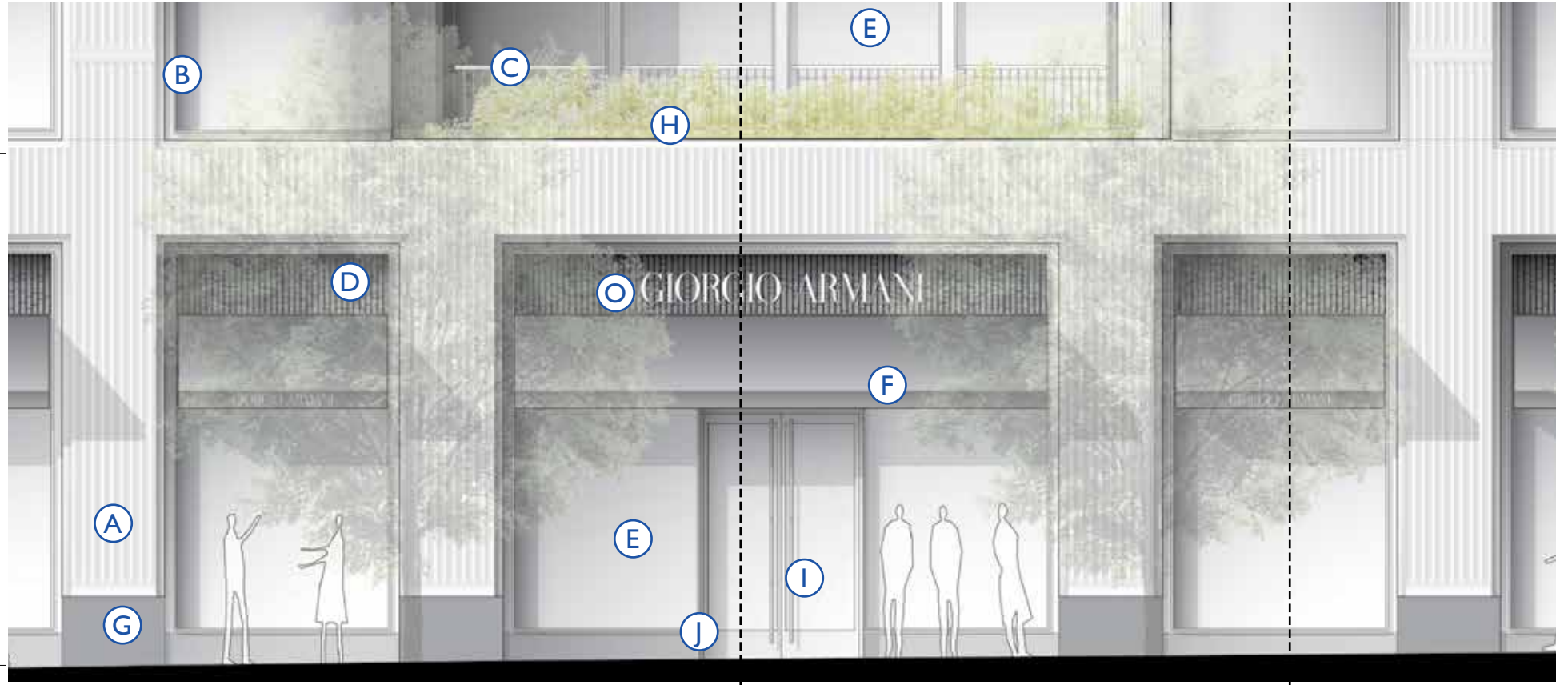
# MADISON AVENUE STOREFRONT & STREETScape



3 PARTIAL WALL SECTION



4 PARTIAL WALL SECTION



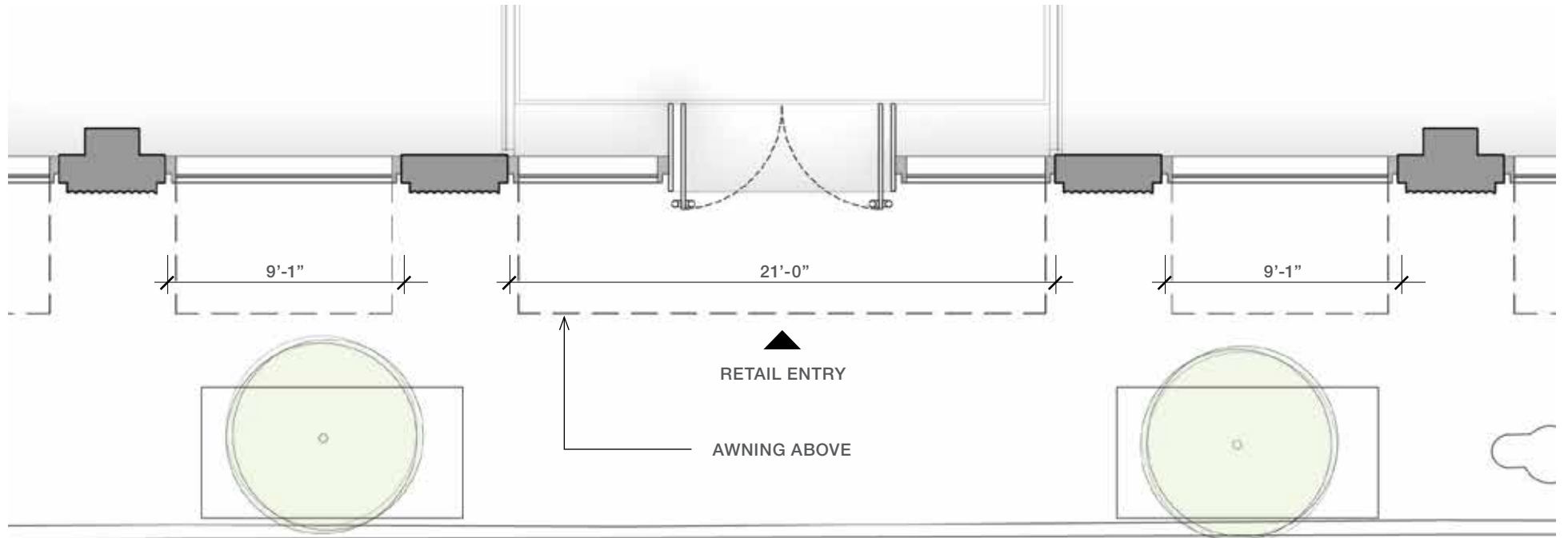
2 MADISON AVENUE ELEVATION

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS

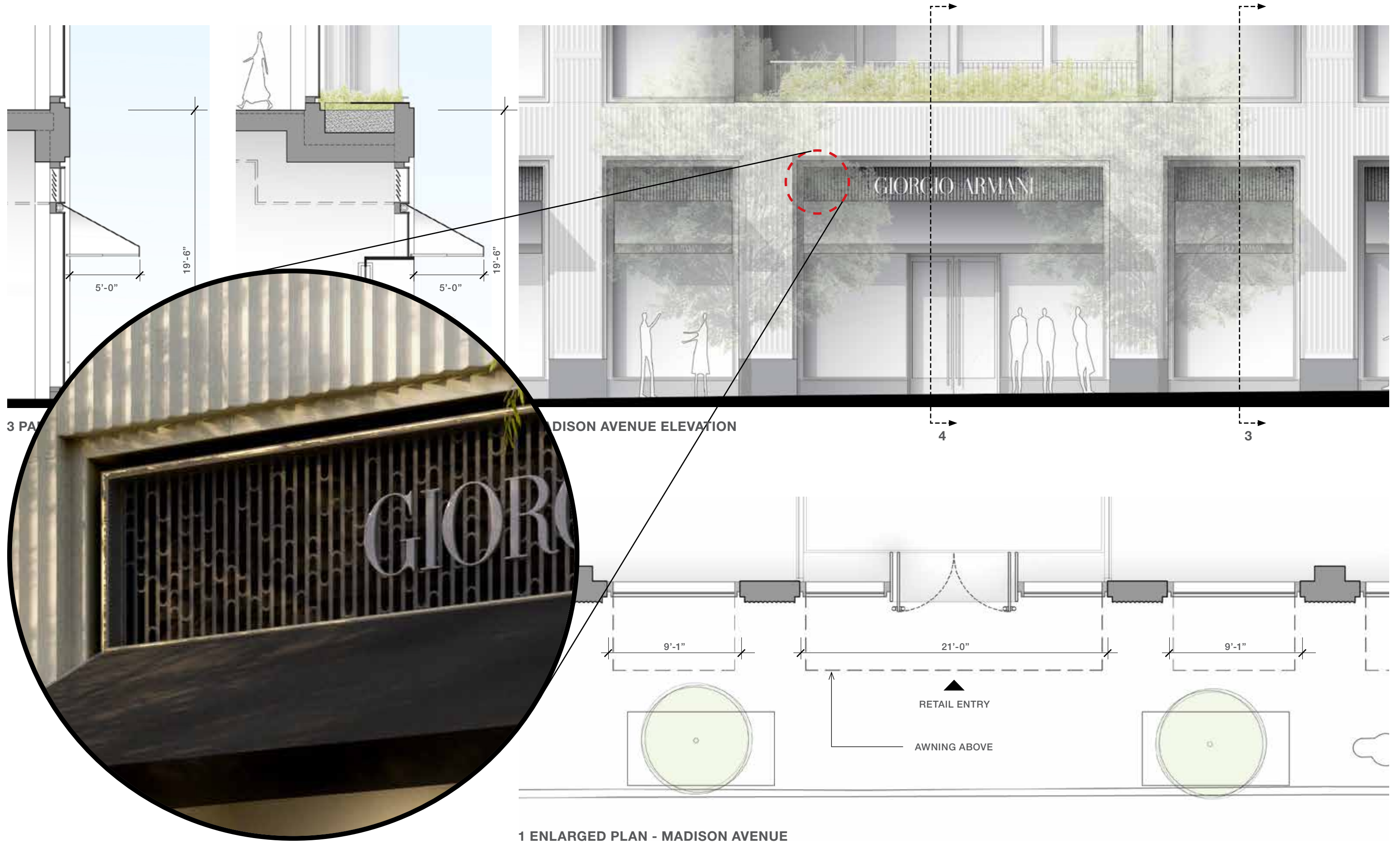
## NOTES

- O - SIGNAGE COMPLYING WITH ZR22-30. ONE IDENTIFICATION SIGN WITH AN AREA NOT EXCEEDING 12 SQUARE FEET

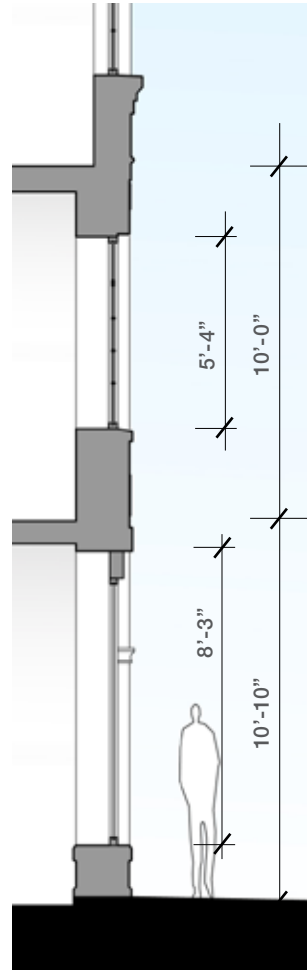


1 ENLARGED PLAN - MADISON AVENUE

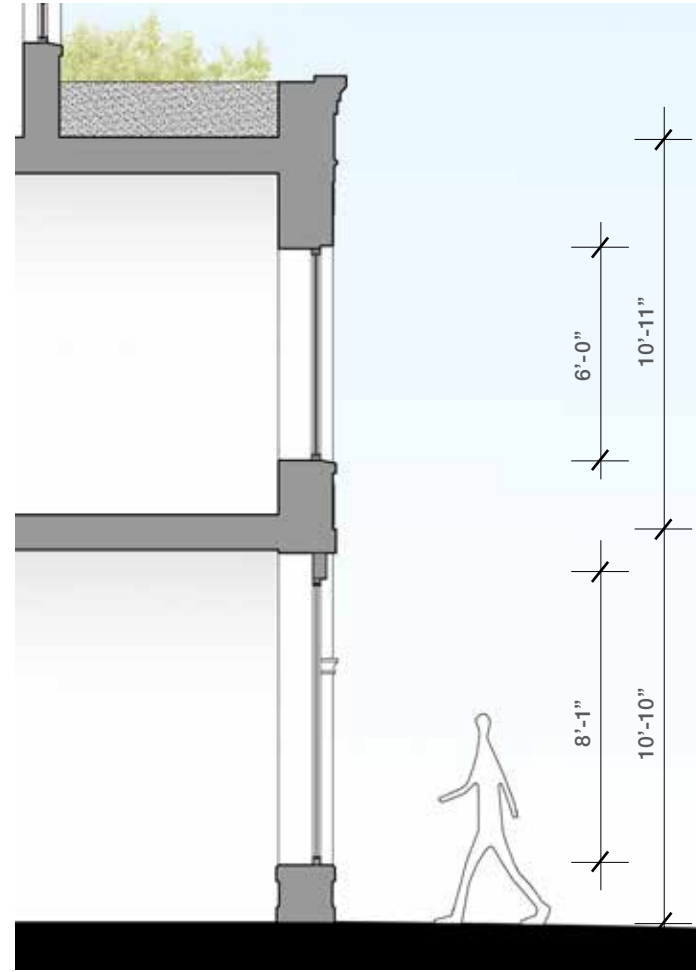
# MADISON AVENUE STOREFRONT & STREETScape - DETAIL RENDERING



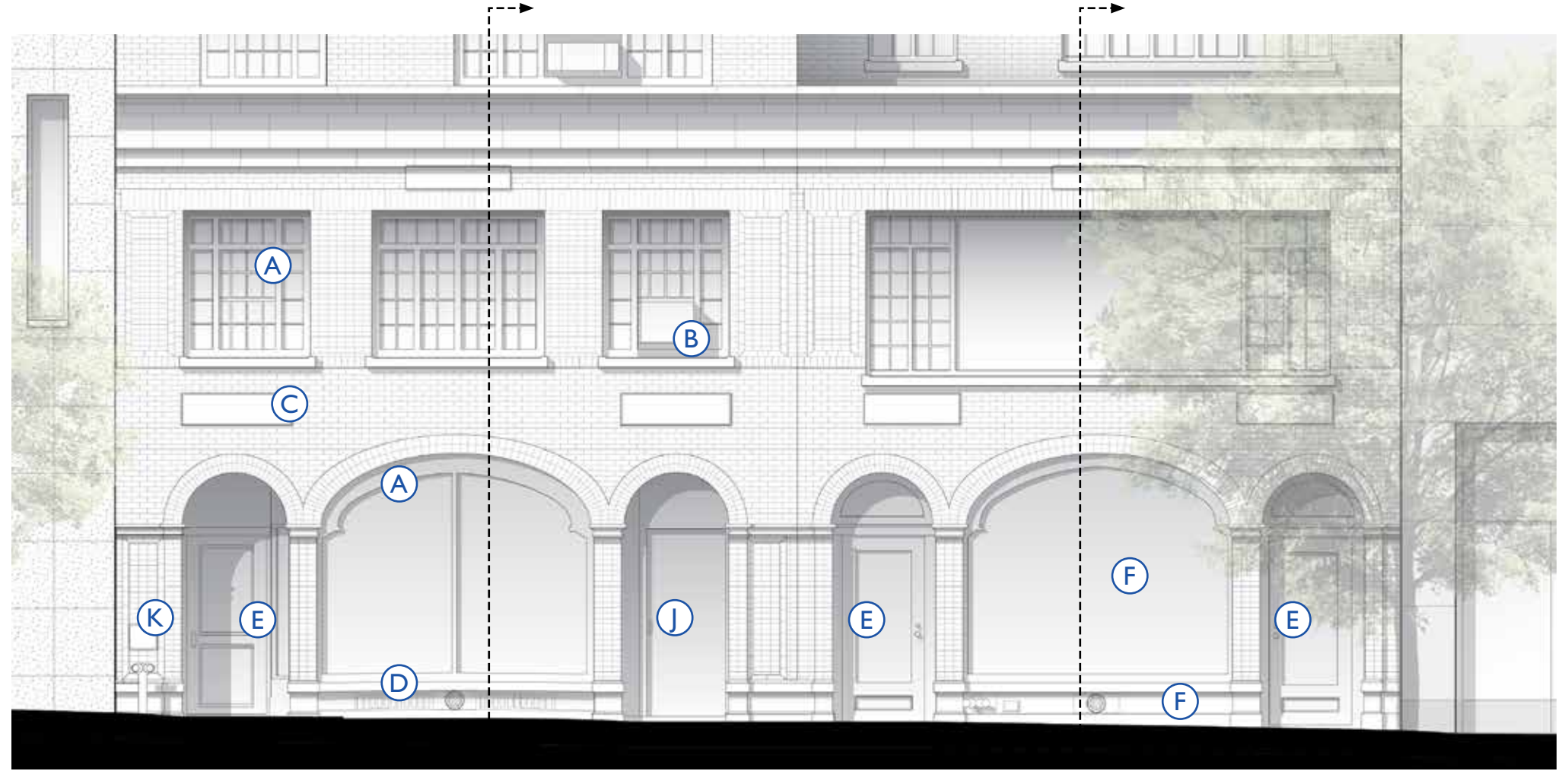
# 65TH STREET STOREFRONT & STREETScape - EXISTING



3 PARTIAL WALL SECTION



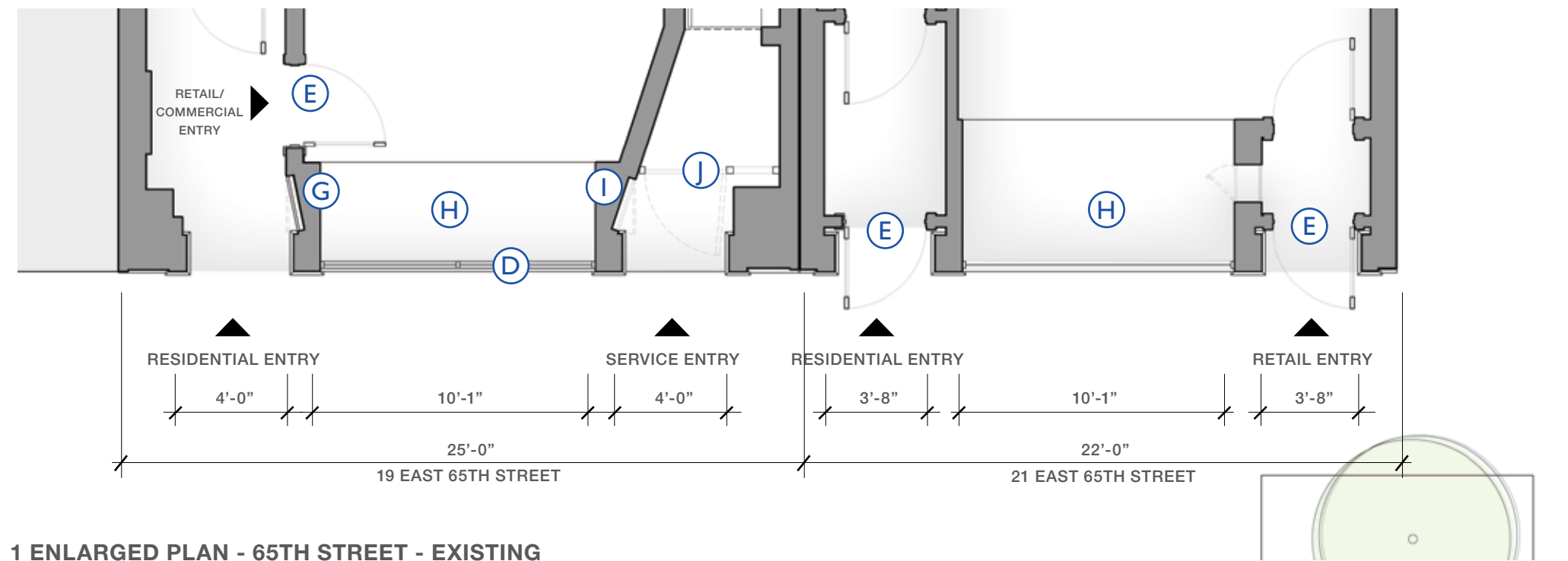
4 PARTIAL WALL SECTION



2 65TH STREET ELEVATION - EXISTING

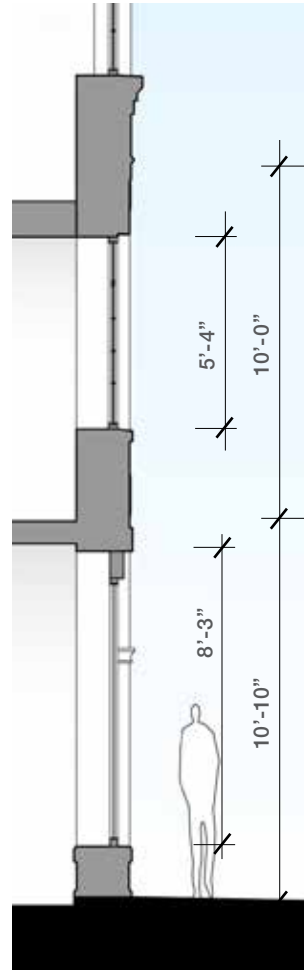
## NOTES

- A - ALL RESTORED WINDOW AND STOREFRONT METALWORK PAINT TO MATCH EXISTING
- B - REMOVE EXISTING A/C SLEEVE & RESTORE LOWER STEEL SASH TO ORIGINAL CONDITION
- C - EXISTING STONE PLAQUE TO BE CLEANED TYP ALL CONDITIONS
- D - EXISTING GLASS, STOREFRONT, STONE BASE TO REMAIN
- E - EXISTING WOOD/GLASS DOOR & FRAME TO BE REMOVED
- F - EXISTING GLASS STOREFRONT & STONE BASE TO BE REMOVED
- G - EXISTING DISPLAY TO REMAIN, RESTORE, AND REUSE
- H - EXISTING RAISED DISPLAY PLATFORM TO BE REMOVED
- I - EXISTING DISPLAY CABINET & PARTITION TO BE REMOVED
- J - EXISTING WROUGHT IRON SERVICE GATE TO BE REMOVED
- K - EXISTING FIRE DEPARTMENT CONNECTION AND SIGNAGE LOCATION TO REMAIN

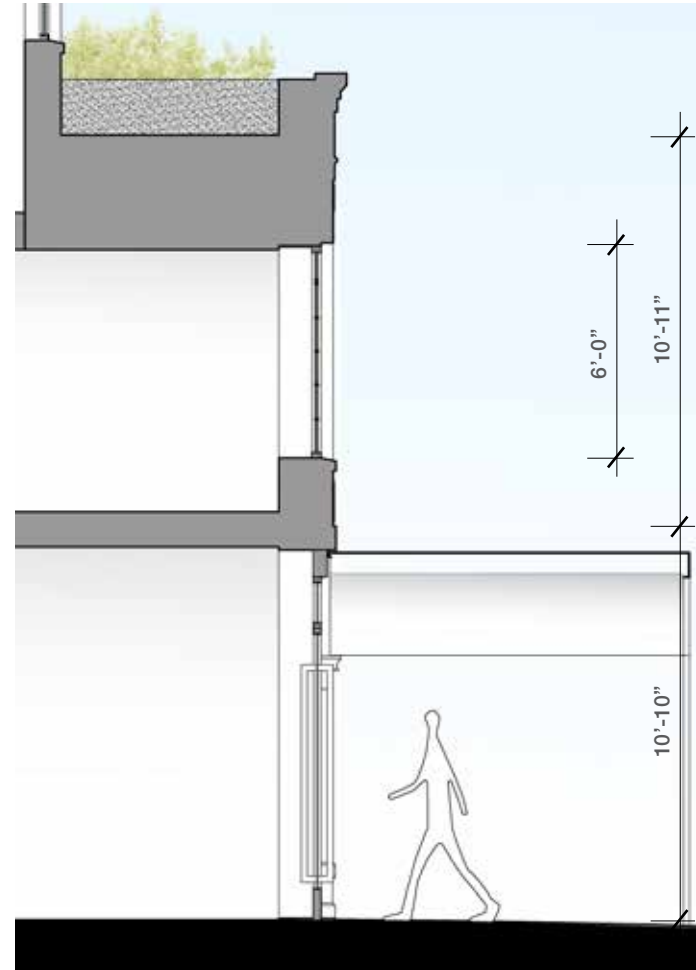


1 ENLARGED PLAN - 65TH STREET - EXISTING

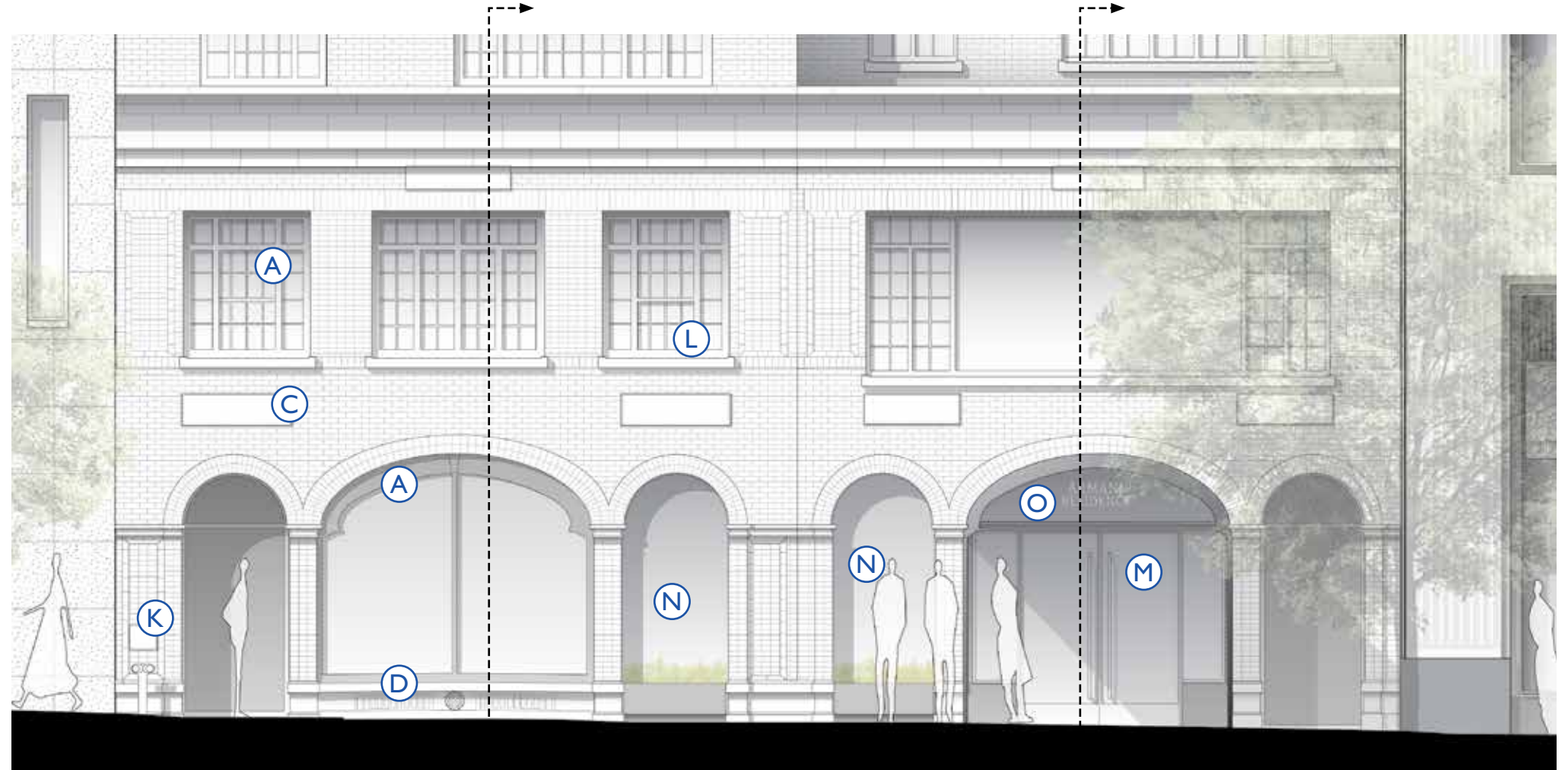
# 65TH STREET STOREFRONT & STREETScape - PROPOSED



3 PARTIAL WALL SECTION



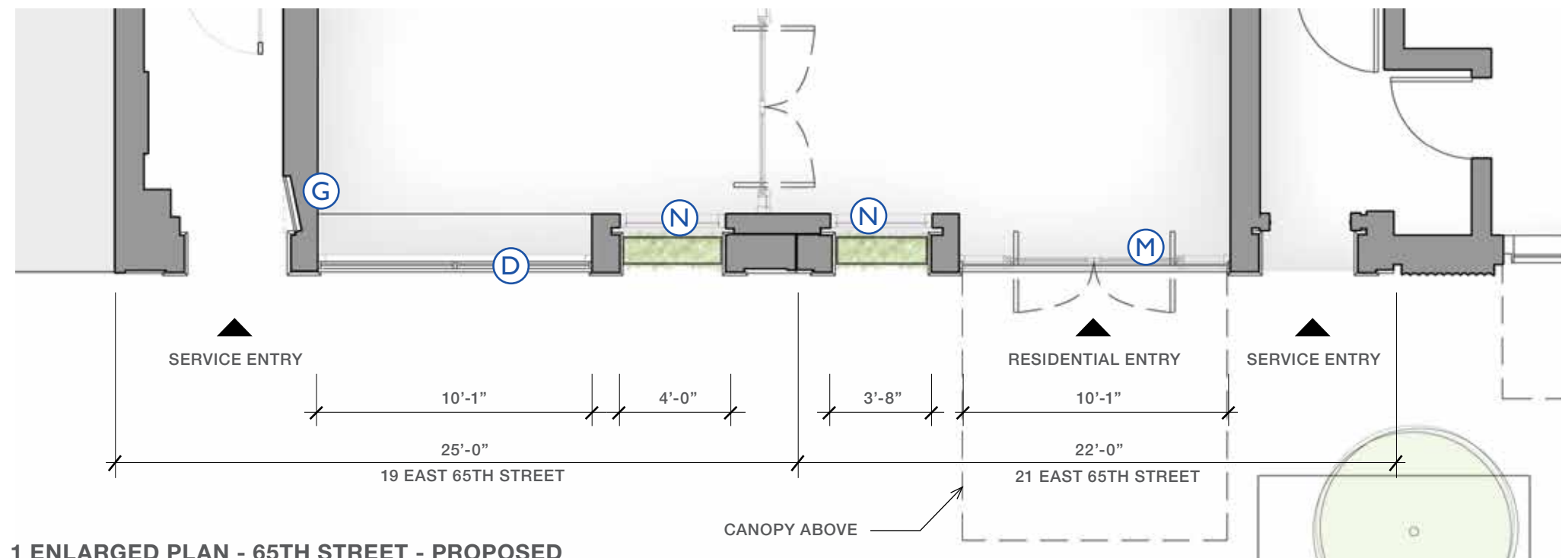
4 PARTIAL WALL SECTION



2 65TH STREET ELEVATION - PROPOSED

## NOTES

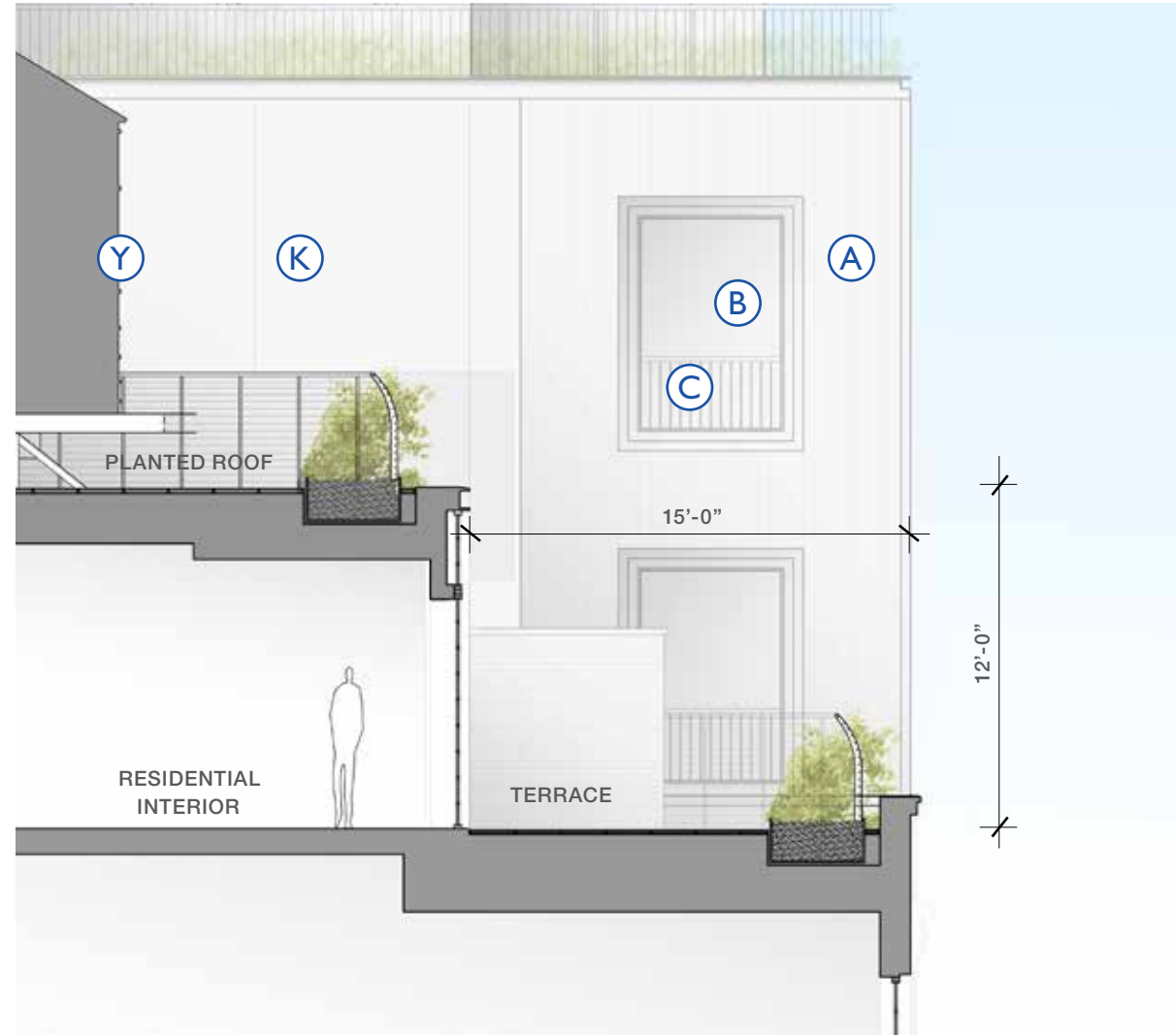
- A - ALL RESTORED WINDOW AND STOREFRONT METALWORK PAINT TO MATCH EXISTING
- B - REMOVE EXISTING A/C SLEEVE & RESTORE LOWER STEEL SASH TO ORIGINAL CONDITION
- C - EXISTING STONE PLAQUE TO BE CLEANED TYP ALL CONDITIONS
- D - EXISTING GLASS, STOREFRONT, STONE BASE TO REMAIN
- E - EXISTING WOOD/GLASS DOOR & FRAME TO BE REMOVED
- F - EXISTING GLASS STOREFRONT & STONE BASE TO BE REMOVED
- G - EXISTING DISPLAY TO REMAIN, RESTORE, AND REUSE
- H - EXISTING RAISED DISPLAY PLATFORM TO BE REMOVED
- I - EXISTING DISPLAY CABINET & PARTITION TO BE REMOVED
- J - EXISTING WROUGHT IRON SERVICE GATE TO BE REMOVED
- K - EXISTING FIRE DEPARTMENT CONNECTION AND SIGNAGE LOCATION TO REMAIN
- L - LOWER STEEL SASH & MULLIONS RESTORED
- M - NEW ARMANI RESIDENCE DOORS & FABRIC CANOPY
- N - NEW STOREFRONT GLAZING AND PLANTER
- O - SIGNAGE COMPLYING WITH ZR22-30. ONE IDENTIFICATION SIGN WITH AN AREA NOT EXCEEDING 12 SQUARE FEET



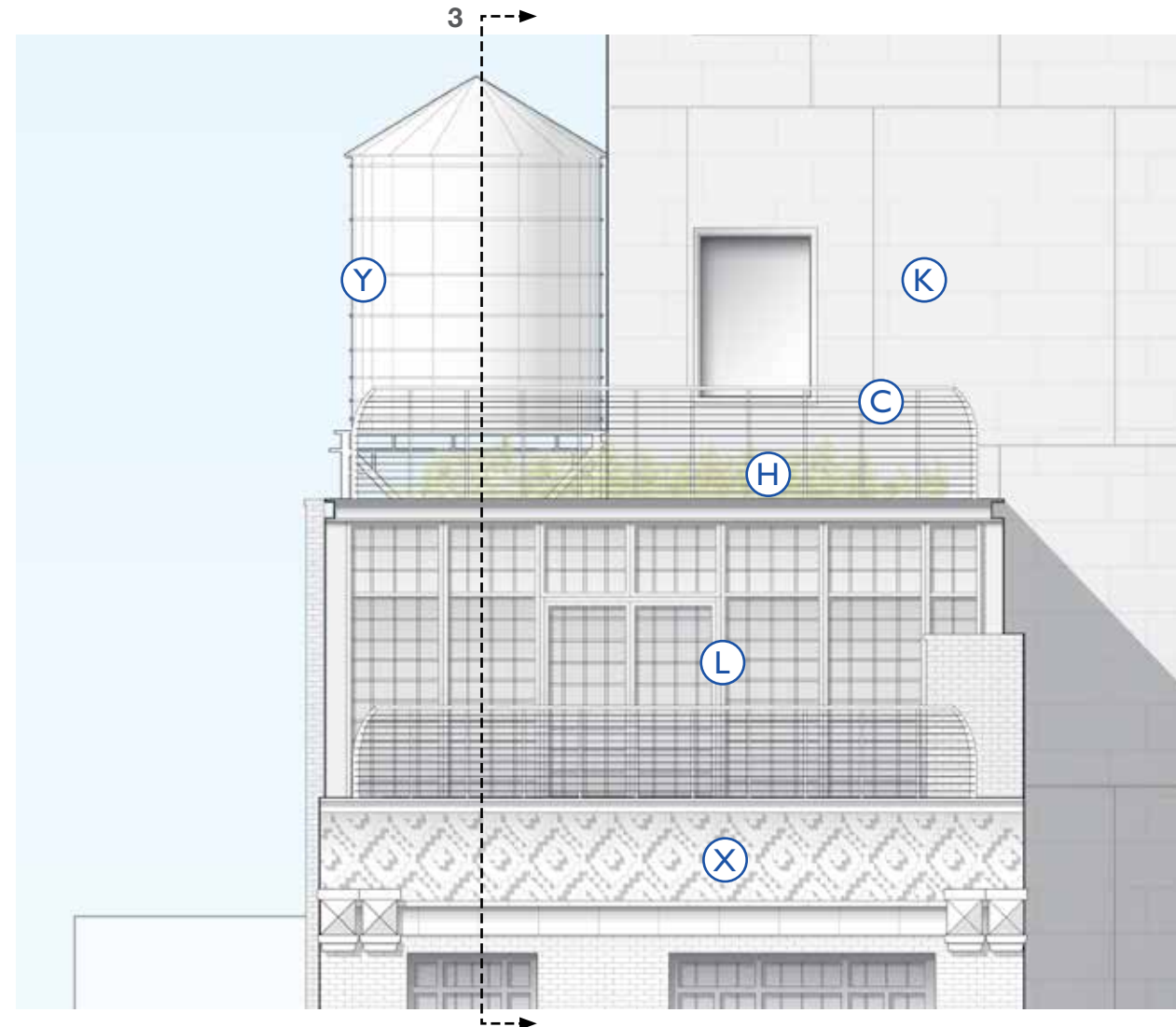
1 ENLARGED PLAN - 65TH STREET - PROPOSED



# ENLARGED PLAN, SECTION, ELEVATION AT 19 EAST 65TH STREET PENTHOUSE



3 PARTIAL WALL SECTION - PENTHOUSE AT 19 EAST 65TH STREET



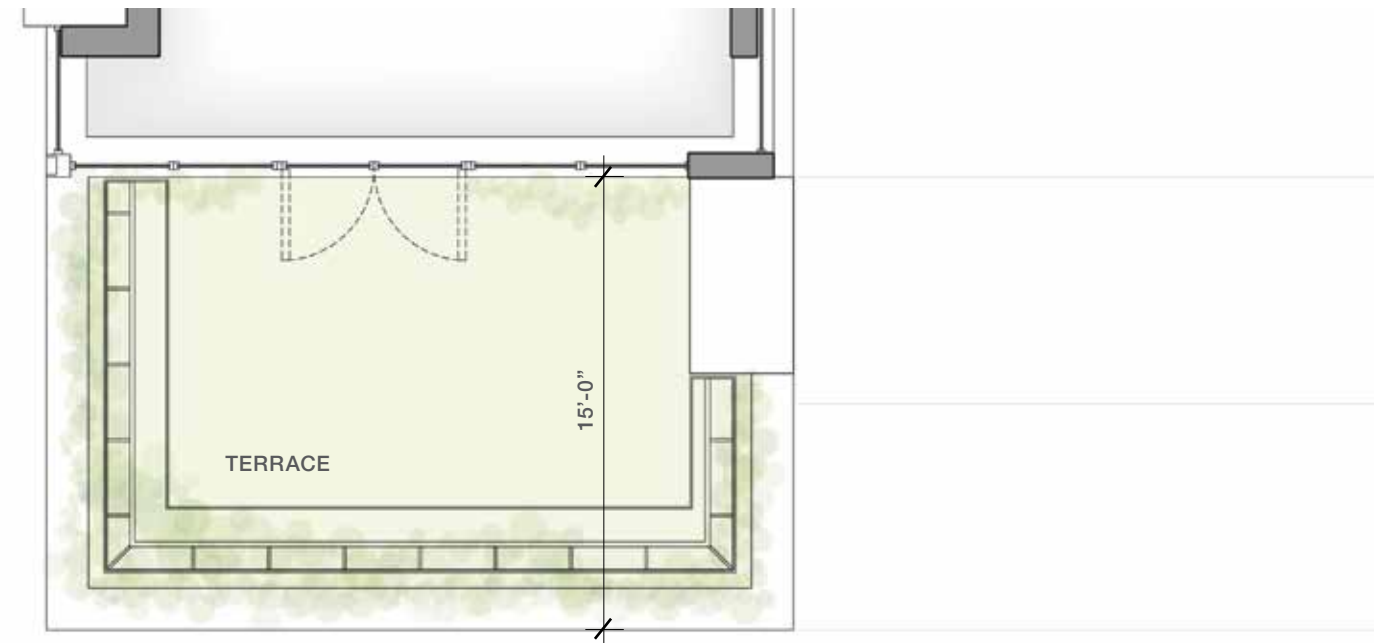
2 PARTIAL ELEVATION - PENTHOUSE AT 19 EAST 65TH STREET

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS

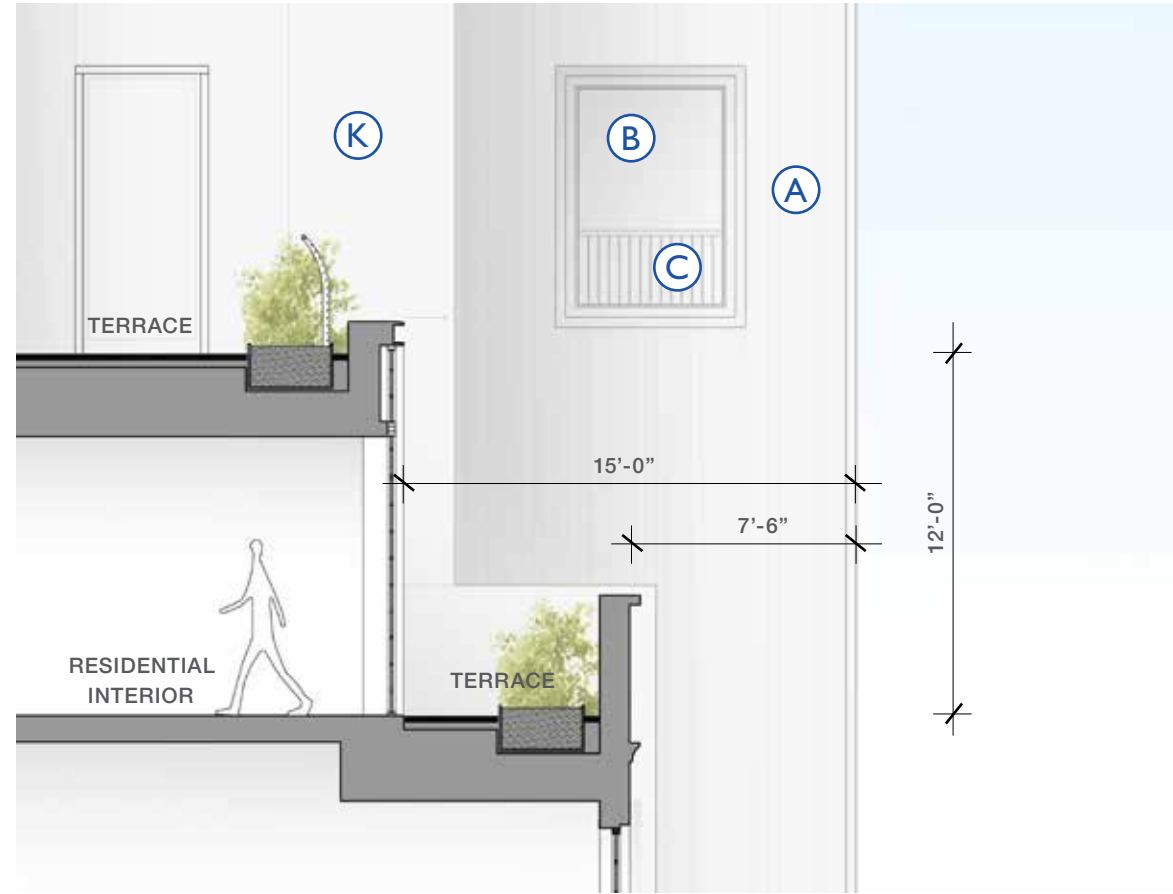
## NOTES

- Y - HOUSE TANK TO REMAIN IN EXISTIING LOCATION
- X - CORNICE AND PARAPET TO BE CLEANED AND RESTORED

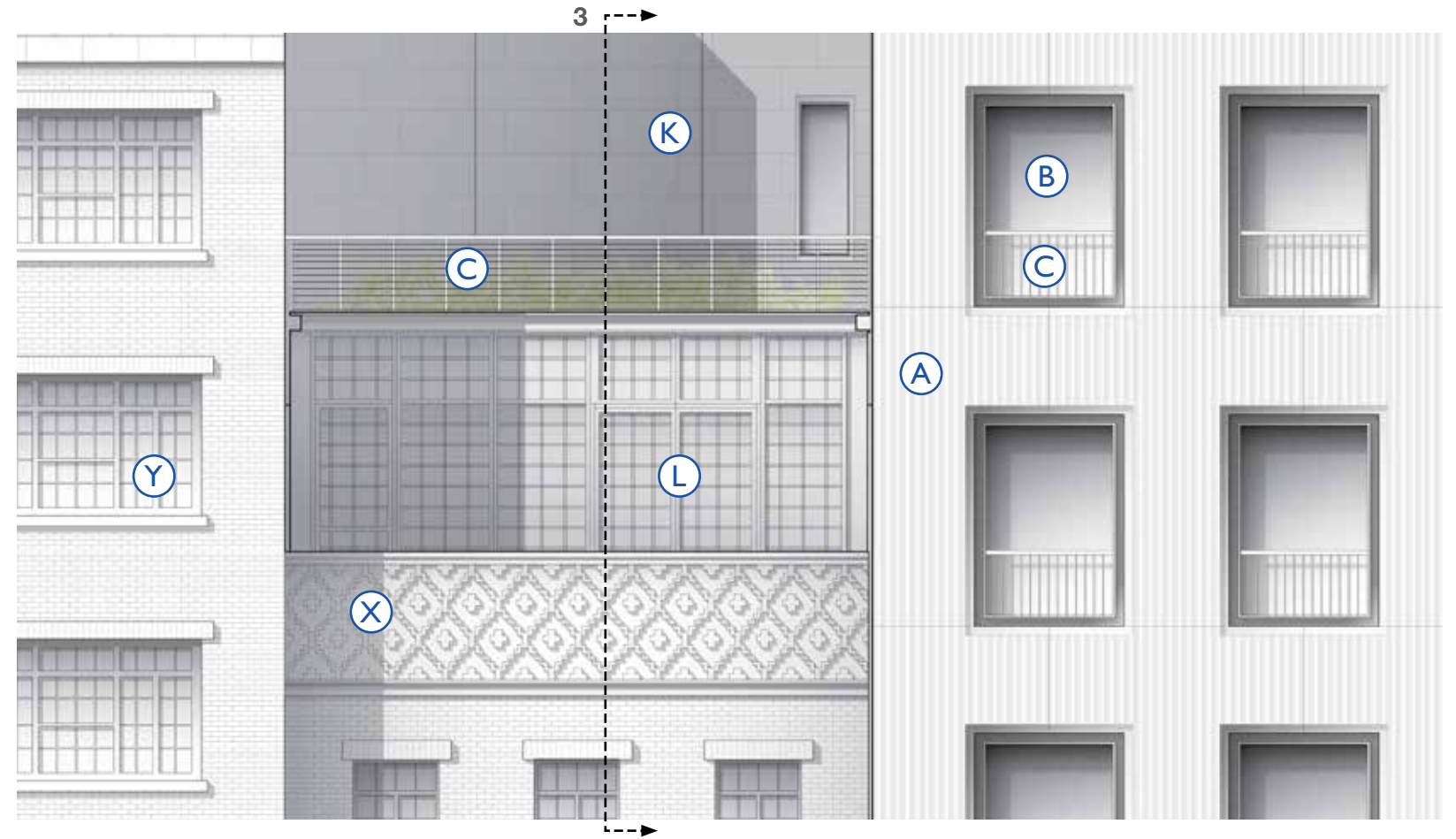


1 ENLARGED PLAN - PENTHOUSE AT 19 EAST 65TH STREET

# ENLARGED PLAN, SECTION, ELEVATION AT 21 EAST 65TH STREET PENTHOUSE



3 PARTIAL WALL SECTION - PENTHOUSE AT 21 EAST 65TH STREET



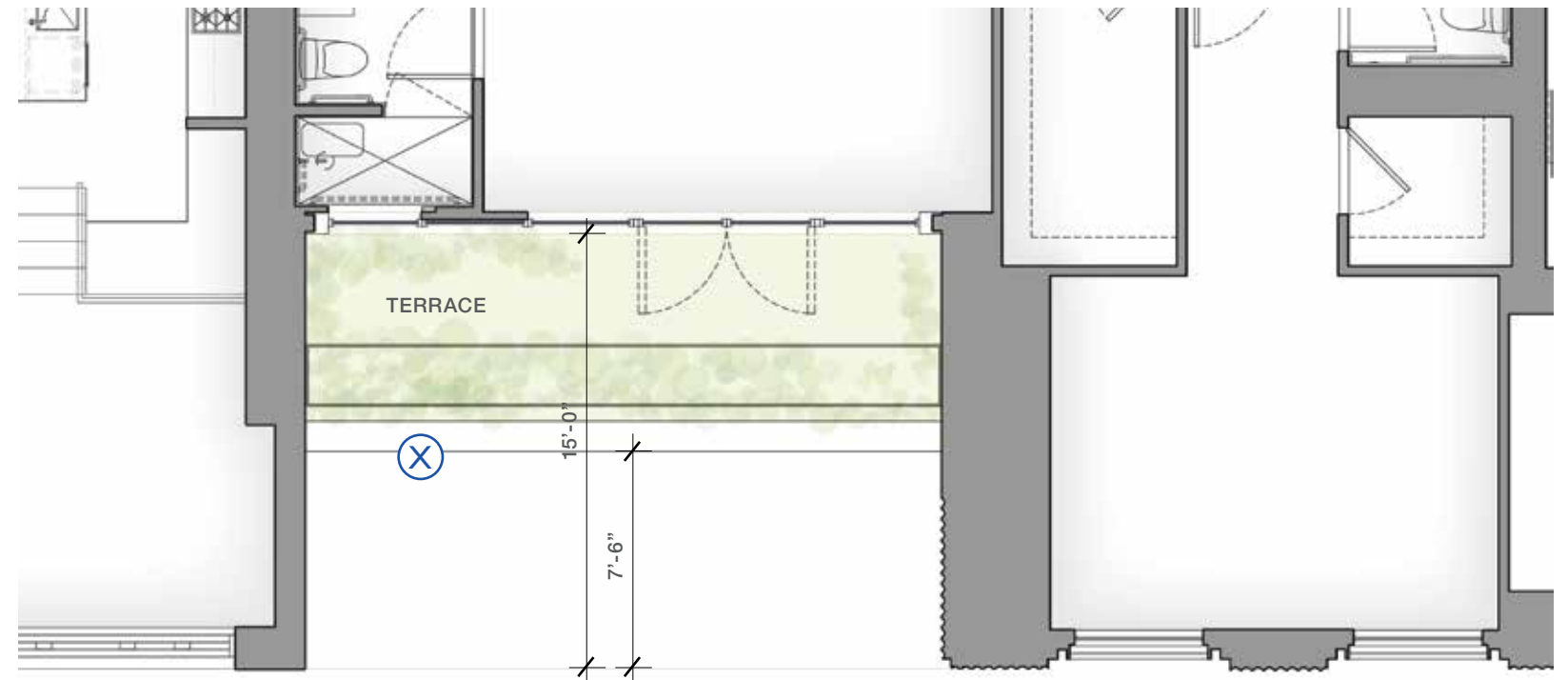
2 PARTIAL ELEVATION - PENTHOUSE AT 21 EAST 65TH STREET

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS

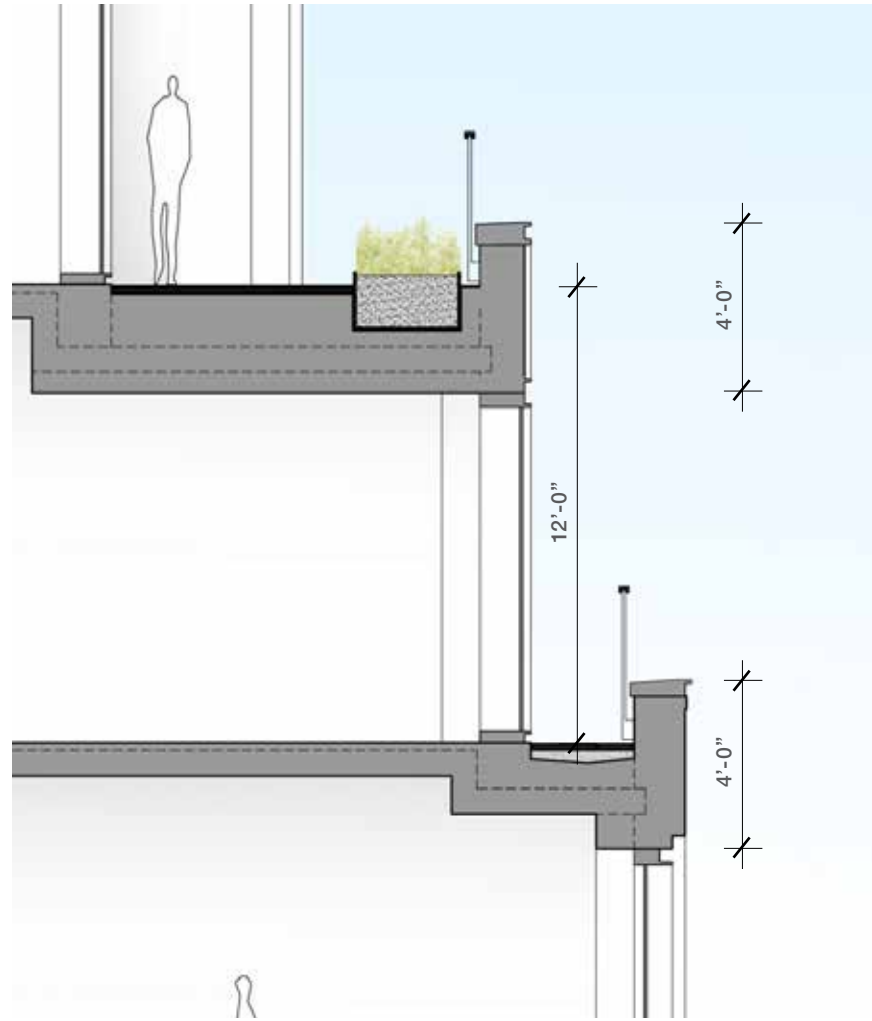
## NOTES

- Y - ALL RESTORED WINDOW AND STOREFRONT METALWORK PAINT TO MATCH EXISTING
- X - CORNICE AND PARAPET TO BE CLEANED AND RESTORED



1 ENLARGED PLAN - PENTHOUSE AT 21 EAST 65TH STREET

# ENLARGED ELEVATION AT TYPICAL LANDSCAPED SETBACK AND TERRACE



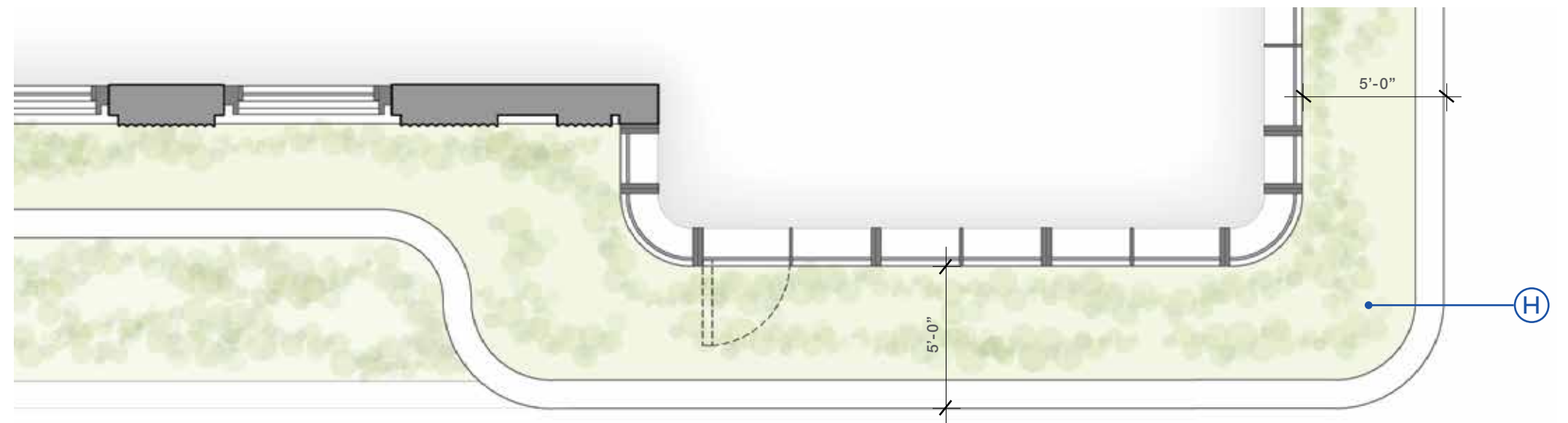
3 PARTIAL WALL SECTION



2 PARTIAL ELEVATION - MADISON AVENUE

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS



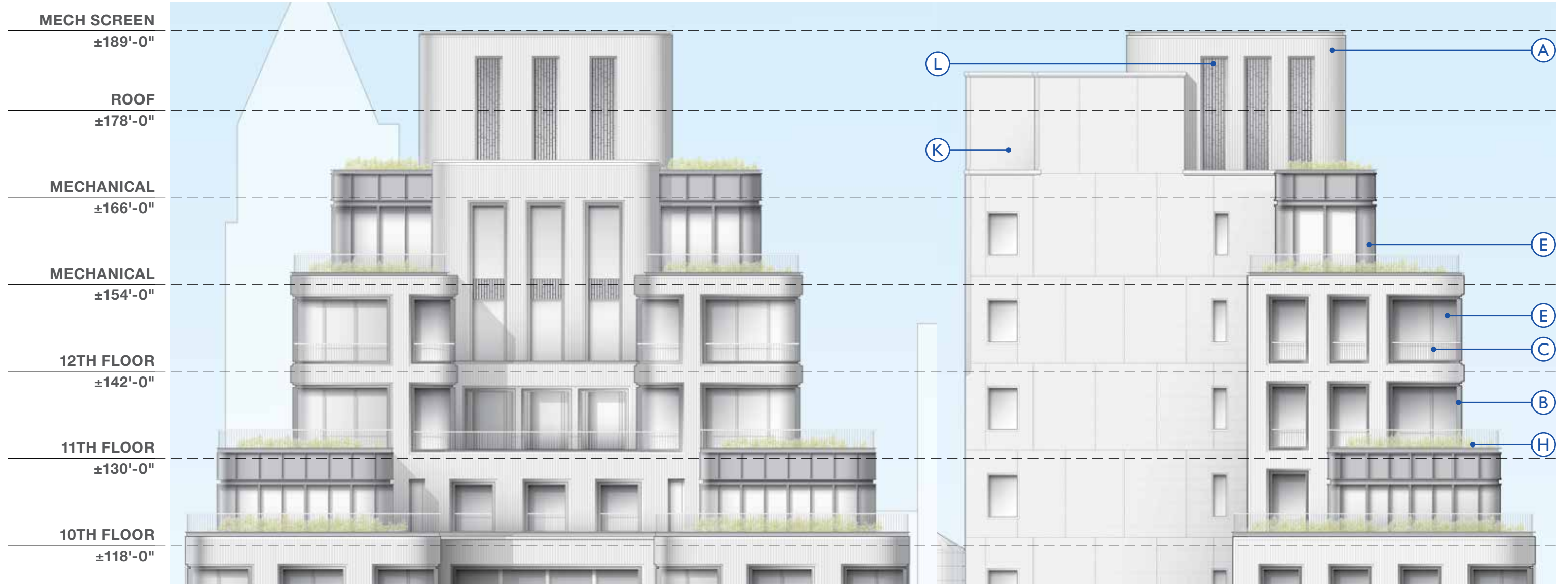
1 ENLARGED PLAN - MADISON AVENUE

# ENLARGED ELEVATIONS AT PENTHOUSE & BULKHEAD

## EXTERIOR MATERIALS

- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - CURVED LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING

- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FACADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS



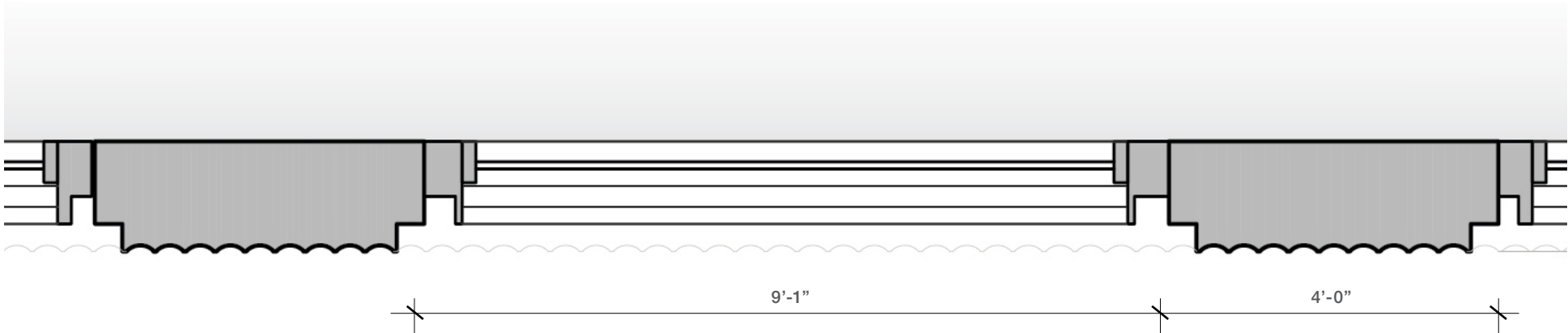
MADISON AVENUE ELEVATION

65TH STREET ELEVATION

# TYPICAL WINDOW DETAILS- DETAIL RENDERING

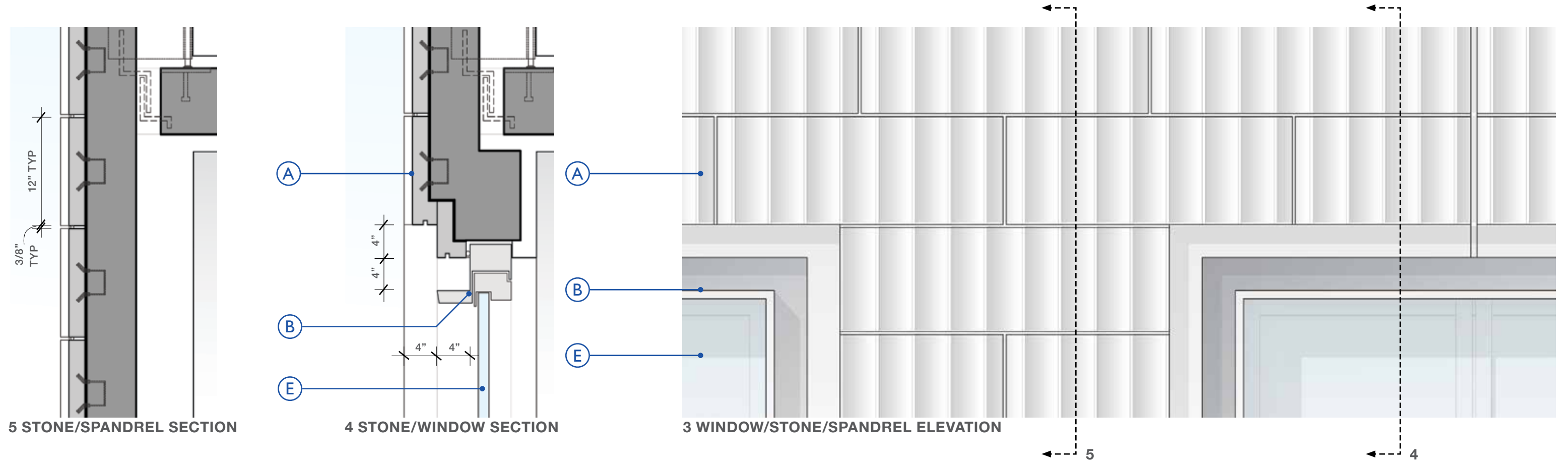


2 TYPICAL WINDOW ELEVATION



1 ENLARGED WINDOW PLAN

# TYPICAL STONE AND WINDOW DETAILS- DETAIL RENDERING

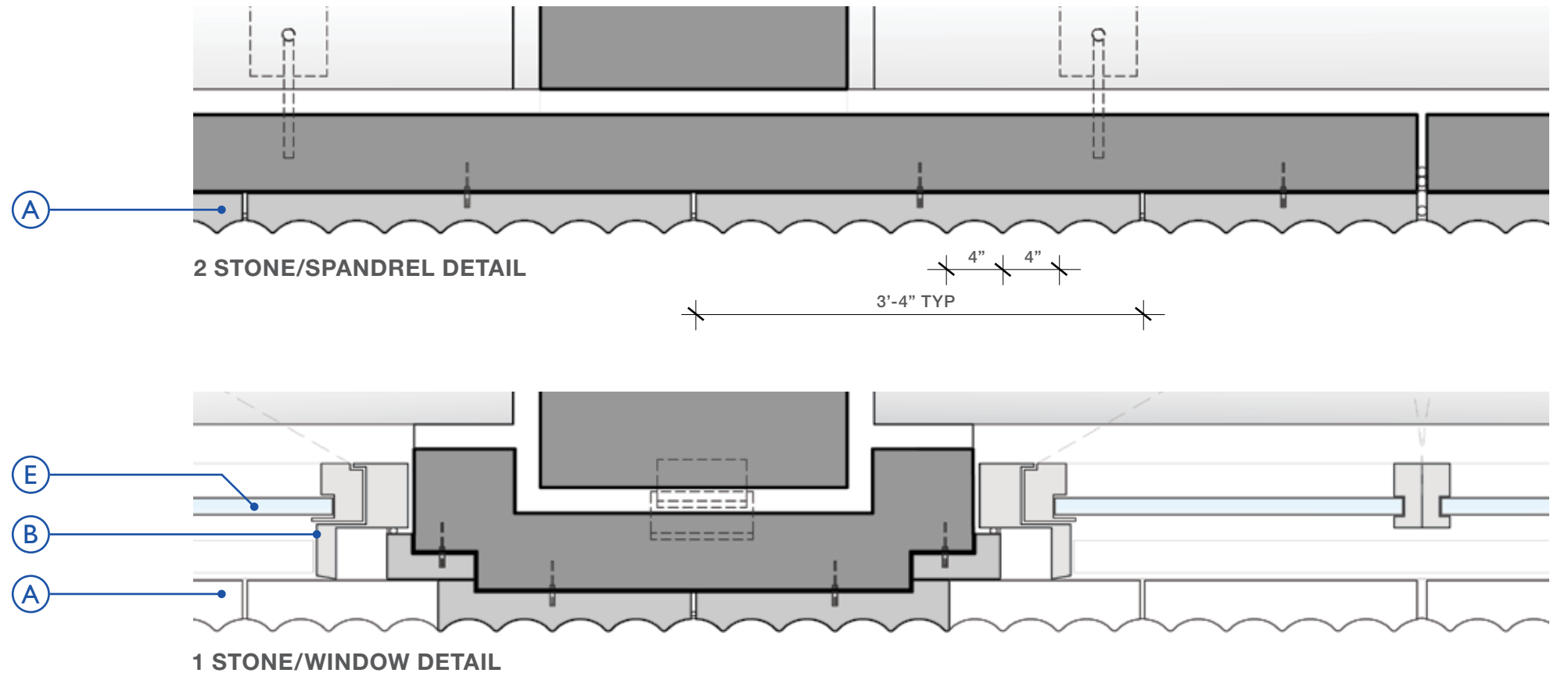


## EXTERIOR MATERIALS

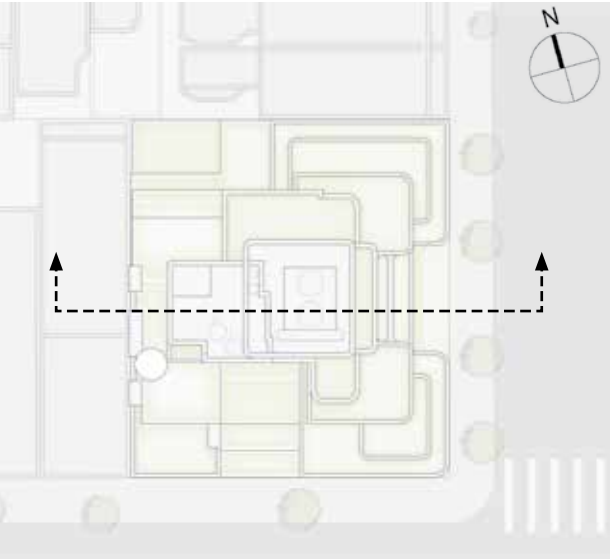
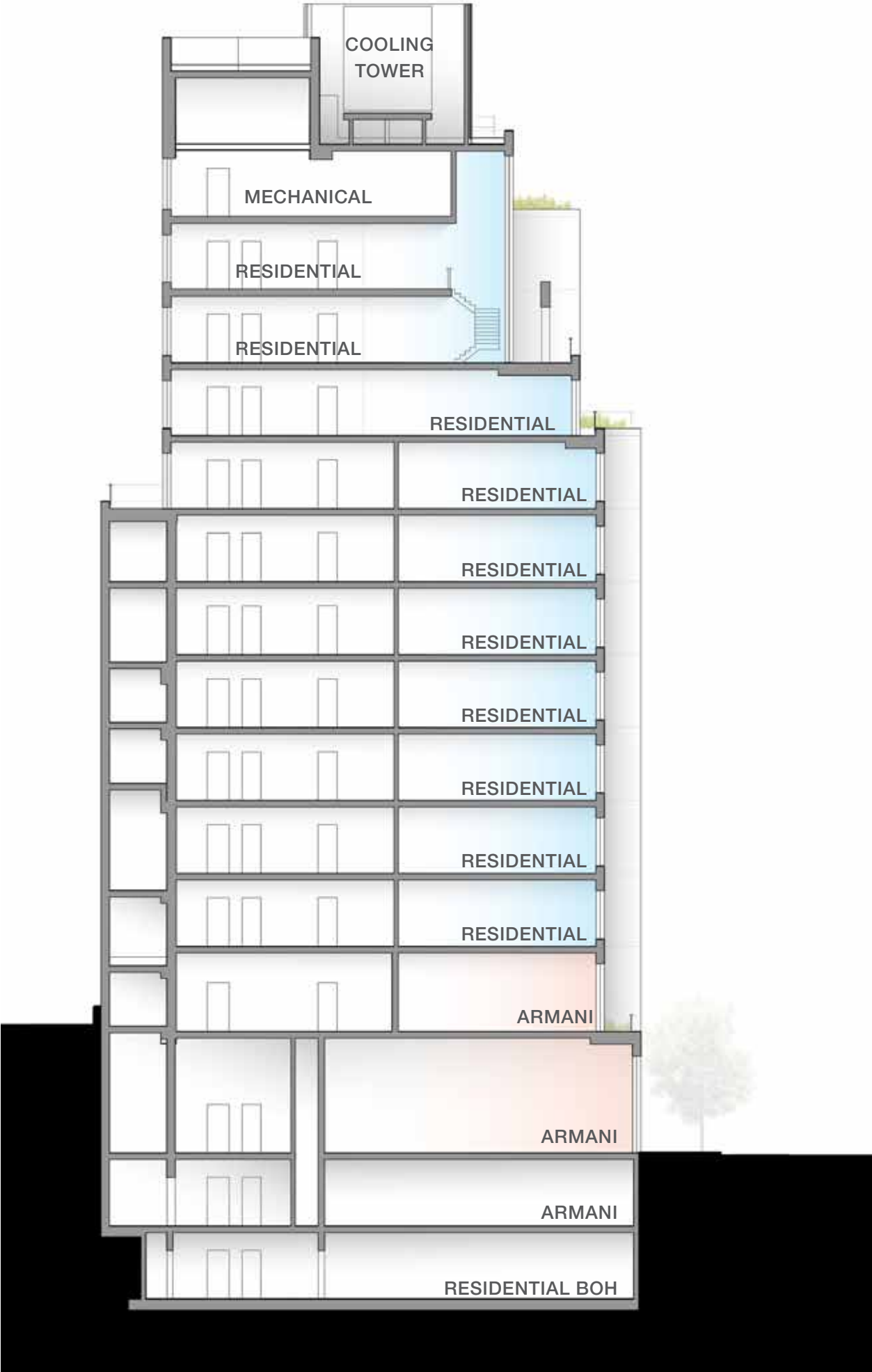
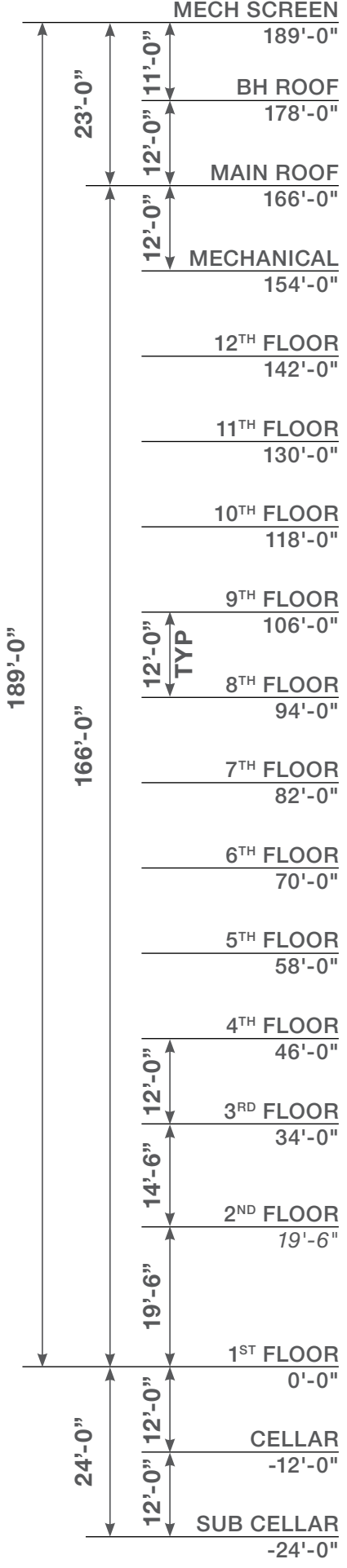
- A - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS - HONED AND SCALLOPED FINISH
- B - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE I) ON EXTRUDED ALUMINUM WINDOWS AND STOREFRONT
- C - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON RAILING
- D - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE II) ON PERFORATED VENTILATION GRILLE
- E - LOW-IRON/LOW-E IGU
- F - BLACK FABRIC ON RETRACTABLE AWNING
- G - PIETRA LUNA GRANITE AT COLUMN AND BUILDING BASE
- H - PLANTED TERRACE
- I - TEAK DOOR HANDLE ON BRONZE STOREFRONT ENTRY
- J - BRONZE ENTRY DOOR AND STOREFRONT DETAILING
- K - SAINTENOY LIMESTONE ON PRECAST CONCRETE PANELS. BUSH HAMMERED FINISH AT LOT LINE AND REAR FAÇADE
- L - CUSTOM PAINTED BRONZE FINISH (COLOR TYPE III) ON SETBACK ALUMINUM AND GLASS WINDOW WALL AND MECHANICAL BULKHEAD ELEMENTS

## NOTES

- 1 - LIMESTONE WILL BE SET AGAINST CONCRETE WITH A CLOSED-CELL ETHAFOAM PAD AND MECHANICALLY ATTACHED VIA ANCHOR FASTENERS WITH RESILIENT COLLARS
- 2 - THE FULL PRECAST PANELS WILL RANGE FROM 4' TO 12' TALL DEPENDING UPON LOCATION AND STRUCTURAL REQUIREMENTS.
- 3 - THE LIMESTONE PANELS THEMSELVES WILL BE APPROXIMATELY +/- 15" TALL WITH VARYING WIDTHS DEPENDING UPON LOCATION ON THE FAÇADE

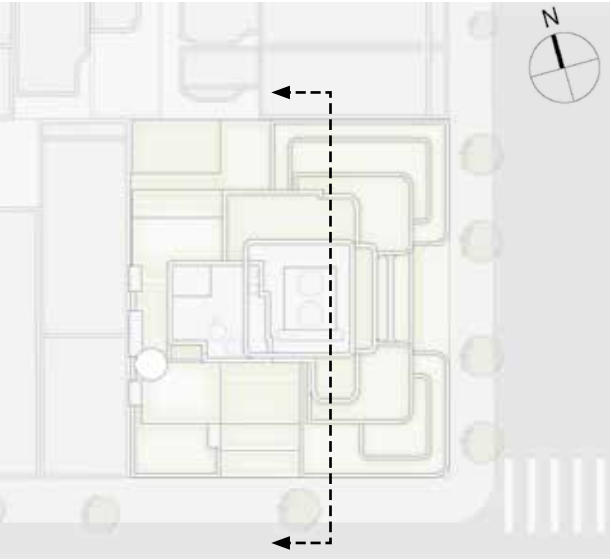
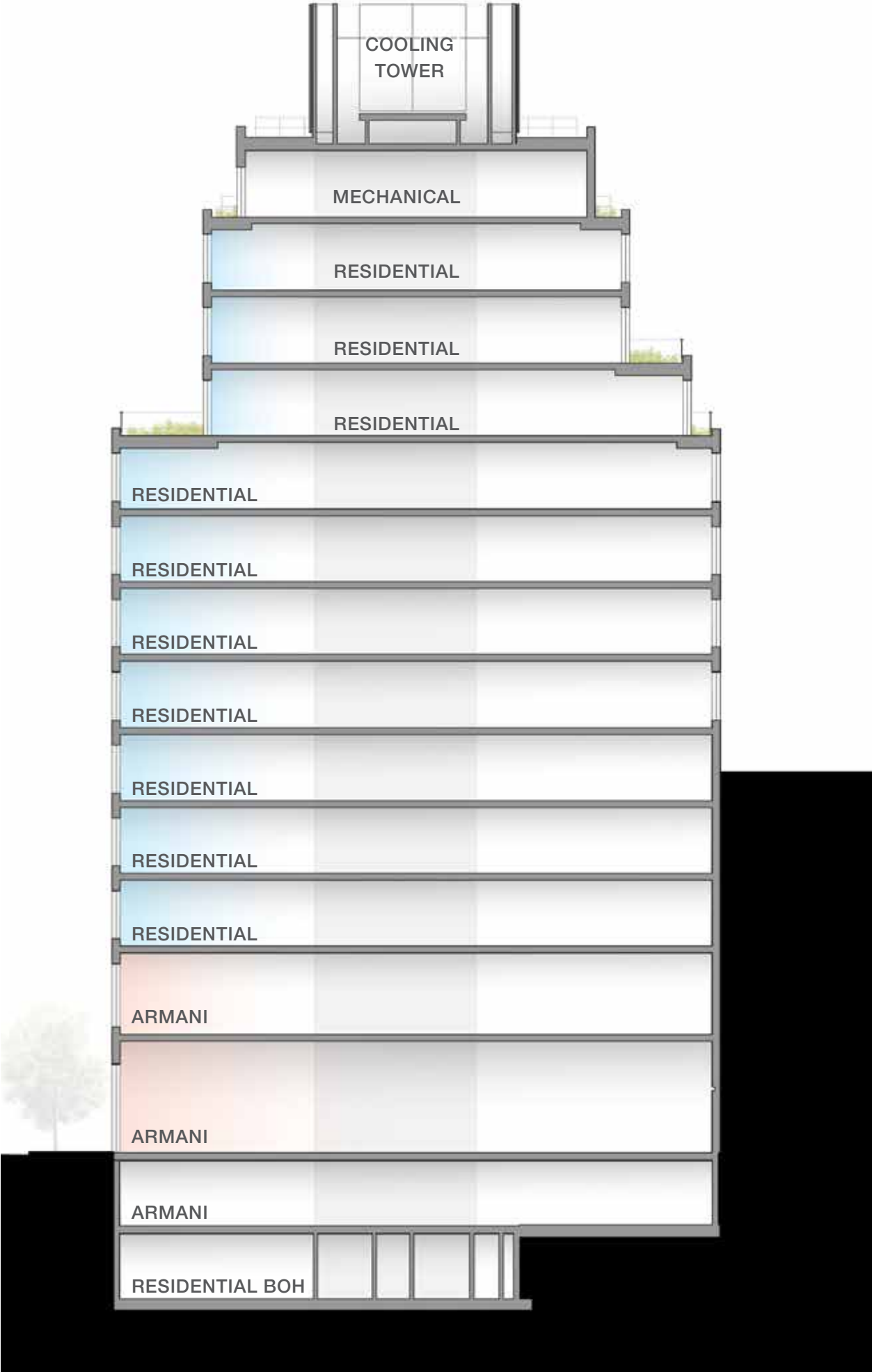
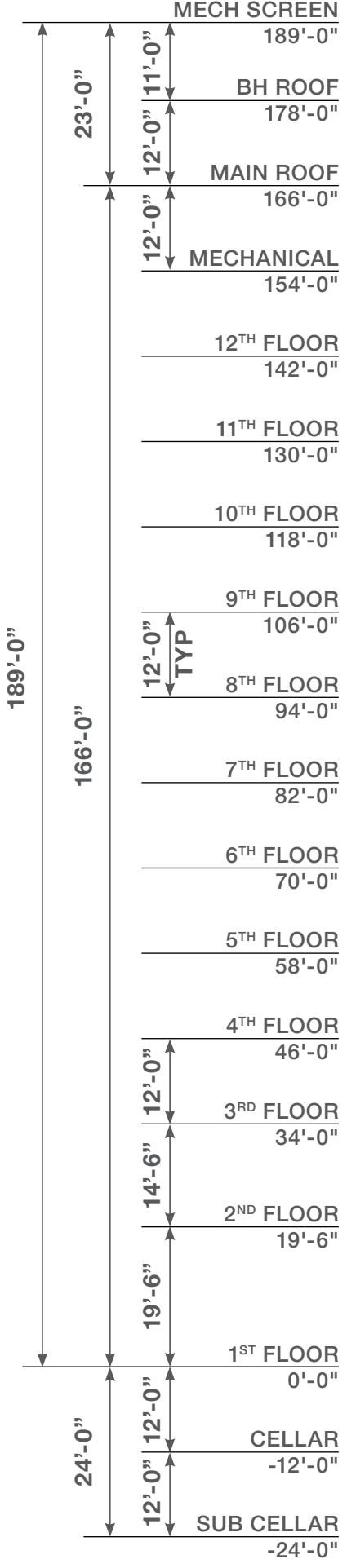


# SECTION EAST - WEST



KEYPLAN

# SECTION NORTH - SOUTH



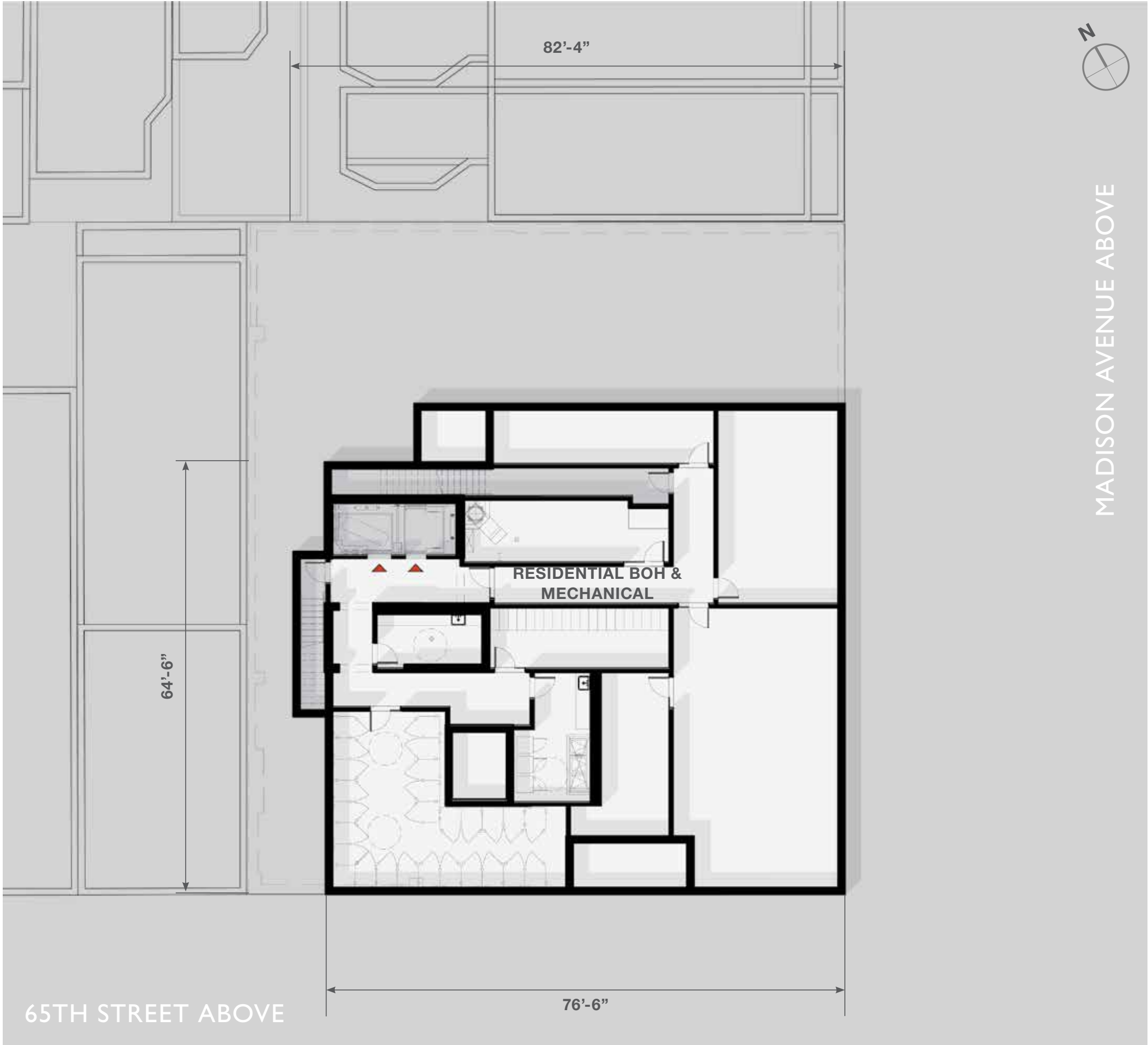
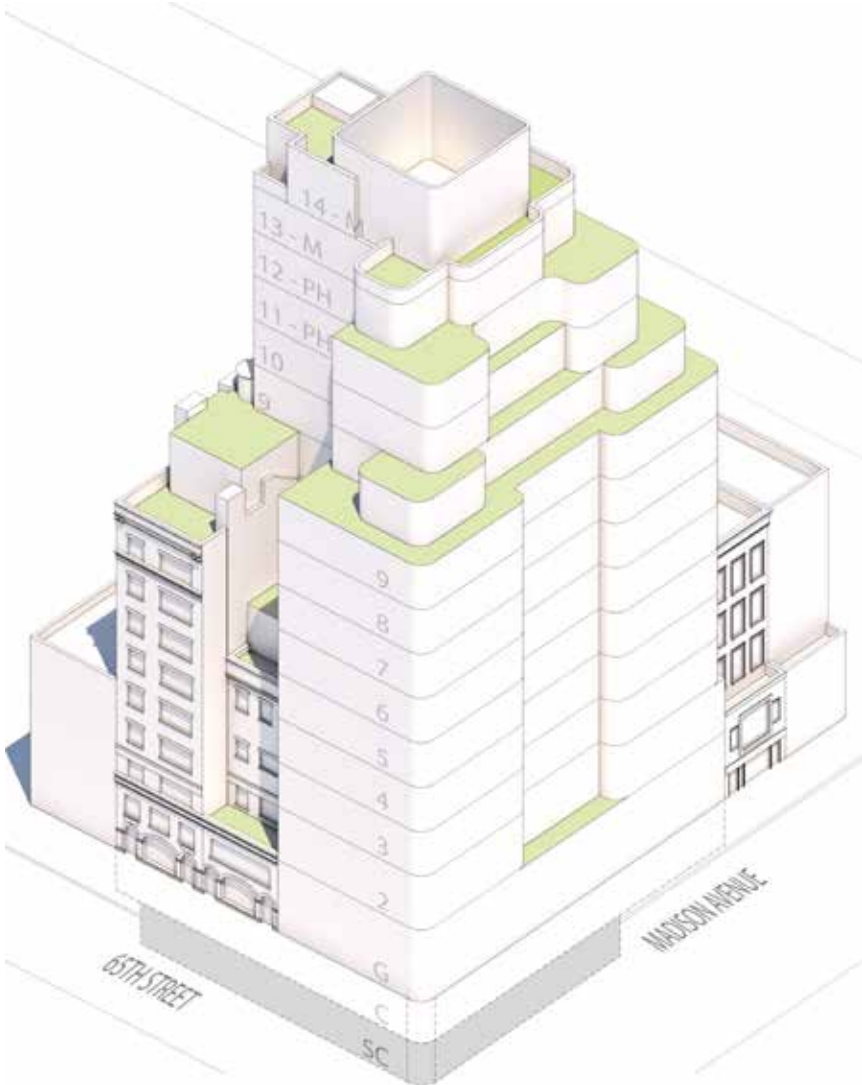
KEYPLAN



# SUB-CELLAR LEVEL BOH & MECHANICAL

TOTAL AREA: 5,685 GSF  
ELEVATION: -24'-0"  
FLOOR TO FLOOR HEIGHT: 12'-0"

**NOTE**  
INTERIOR PARTITION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY



MADISON AVENUE ABOVE

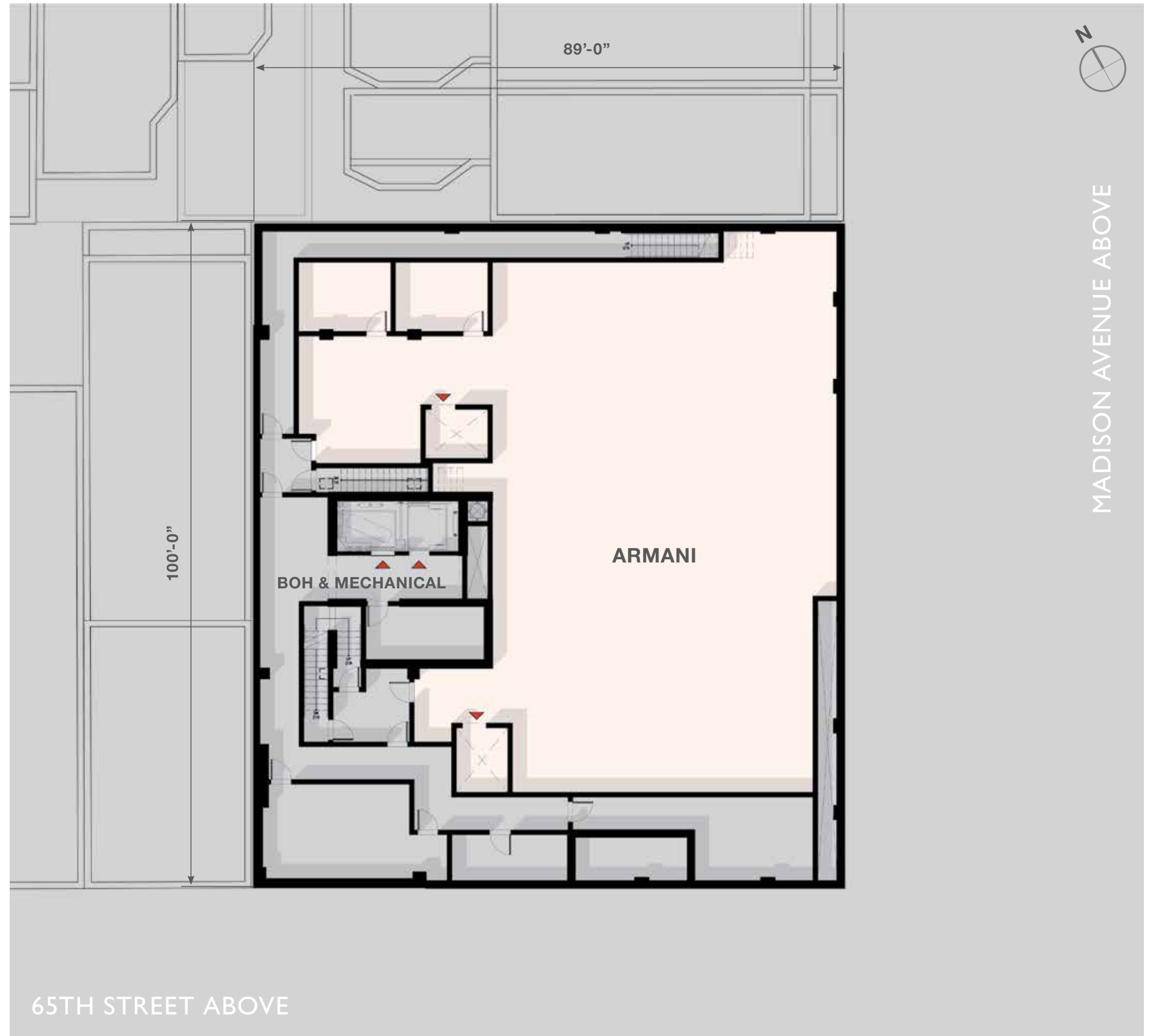
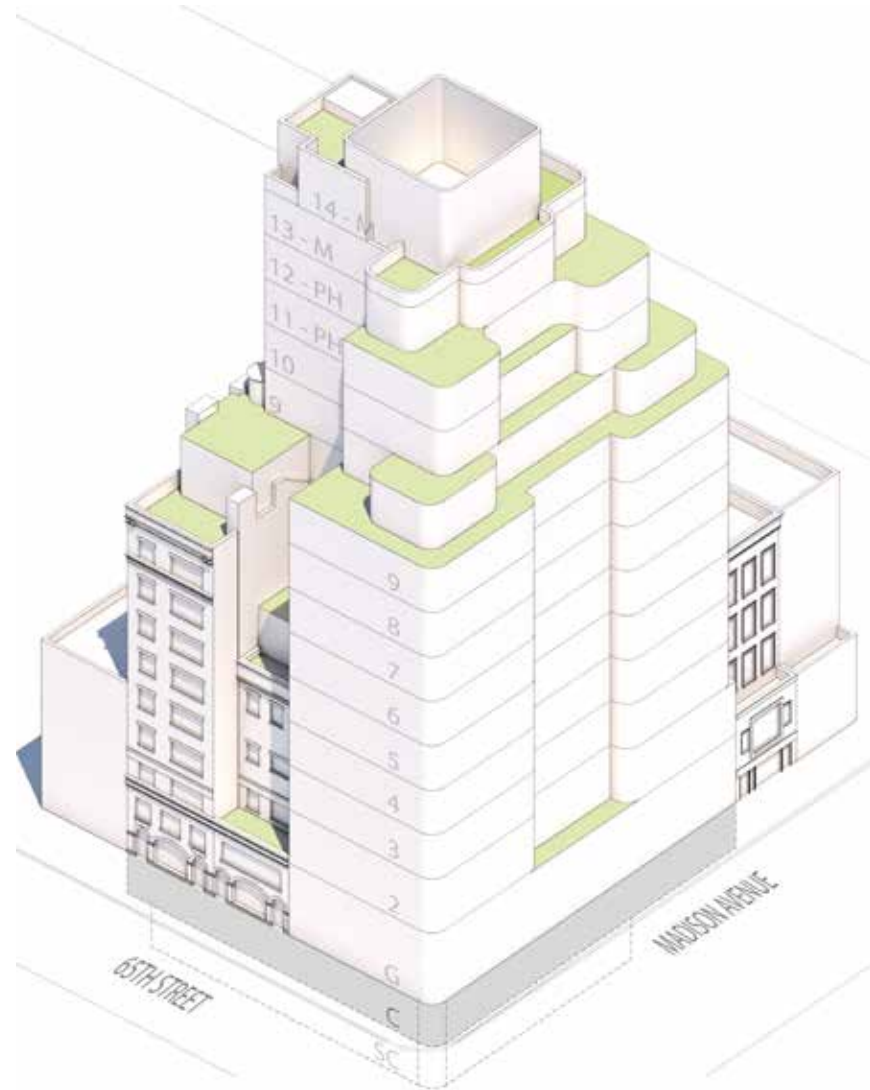
65TH STREET ABOVE

76'-6"

**CELLAR LEVEL**  
**ARMANI BOUTIQUE**  
**RESIDENCE BOH & MECHANICAL**

TOTAL AREA: 8,895 GSF  
ELEVATION: -12'-0"  
FLOOR TO FLOOR HEIGHT: 12'-0"

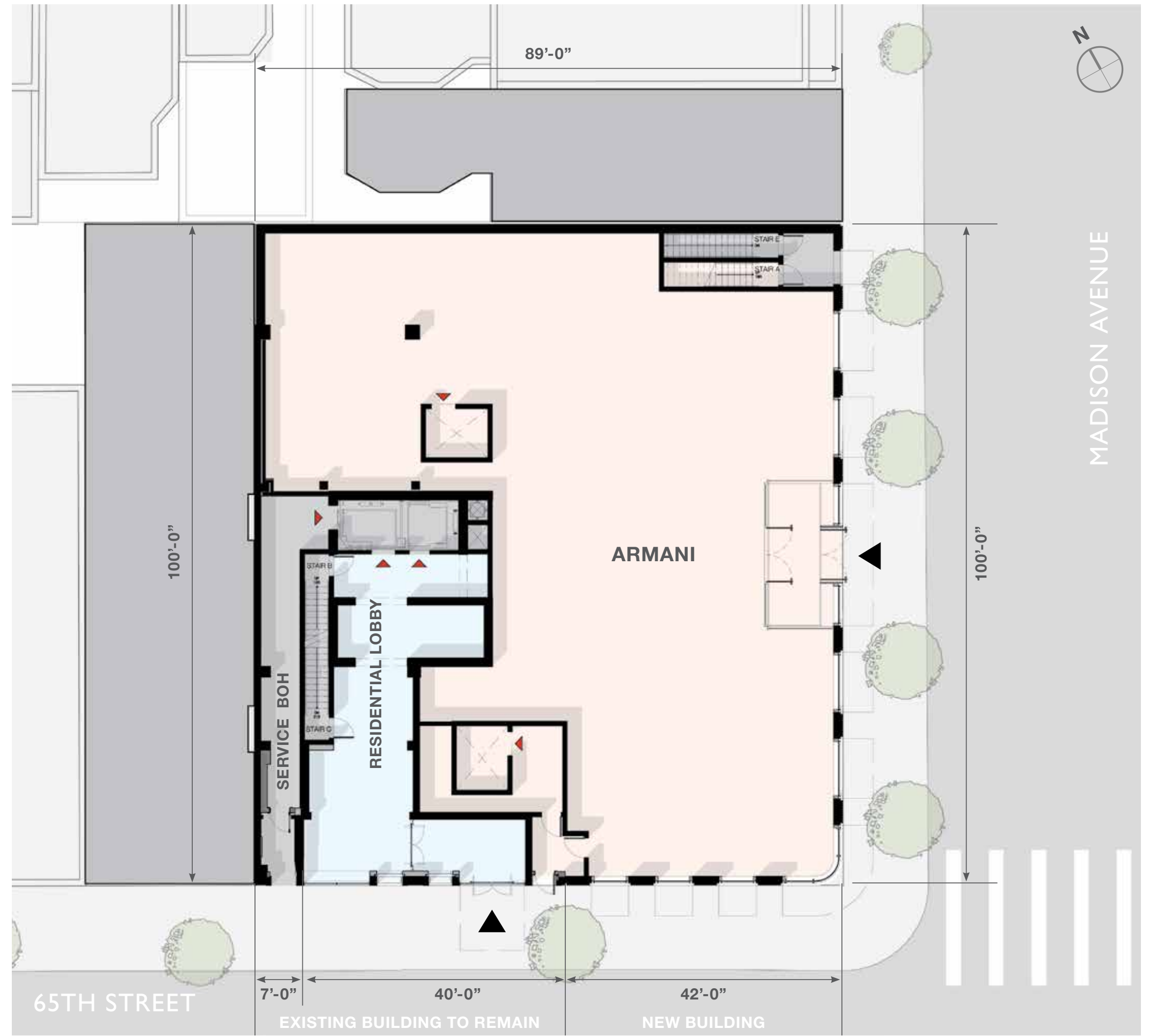
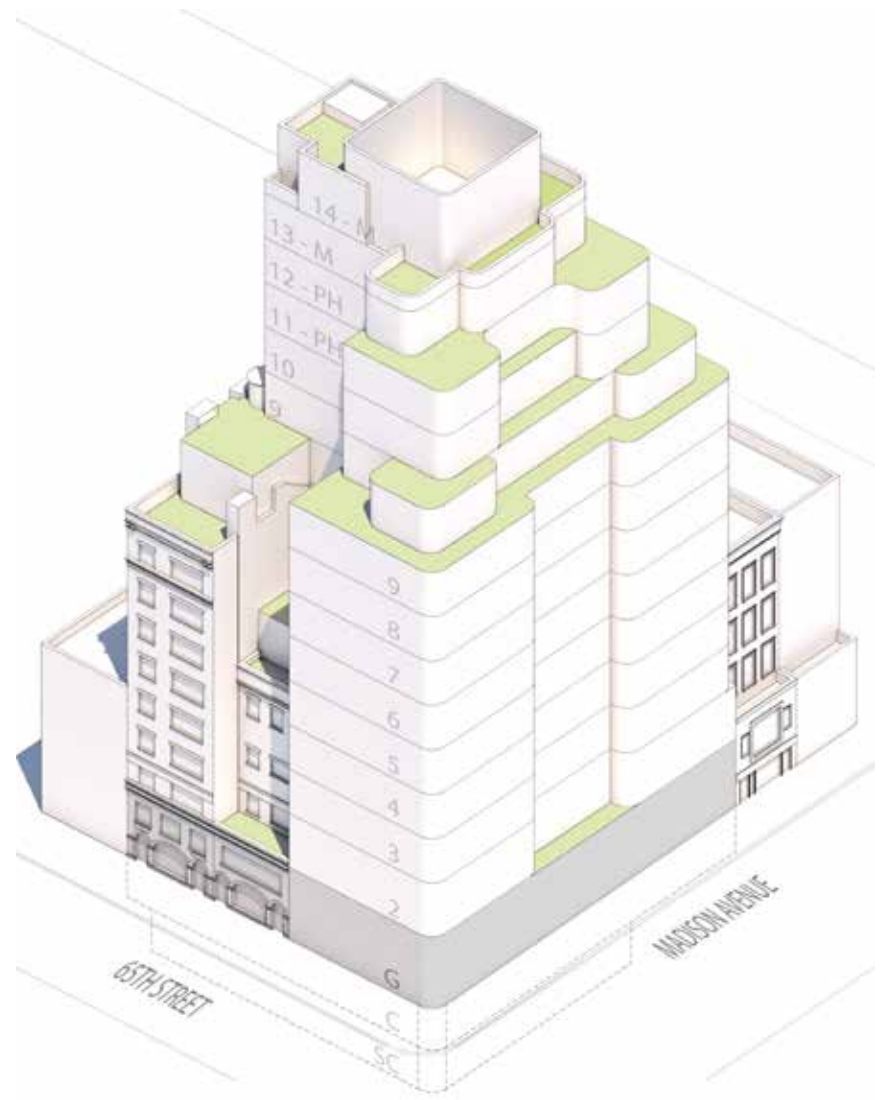
NOTE  
INTERIOR PARTITION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY



# GROUND FLOOR ARMANI BOUTIQUE & RESIDENCE LOBBY

TOTAL AREA: 8,895 GSF  
ELEVATION: +0'-0"  
FLOOR TO FLOOR HEIGHT: 19'-6"

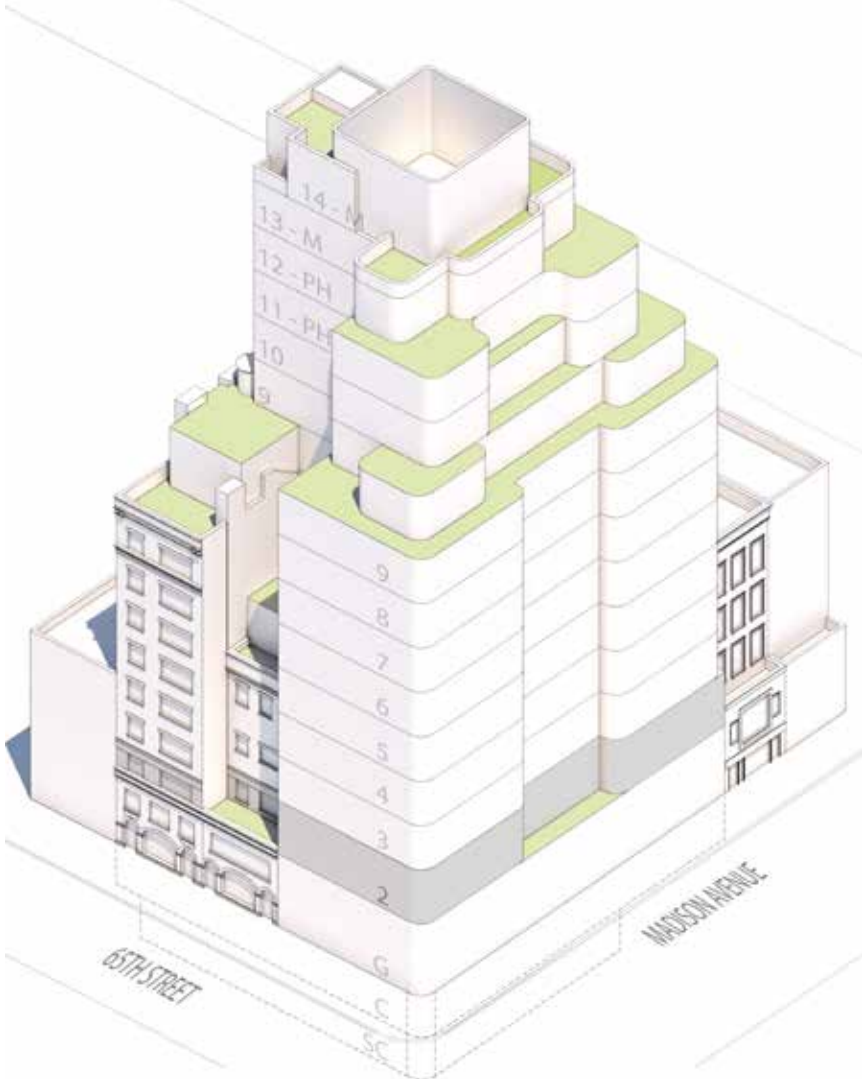
NOTE  
INTERIOR PARTITION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY



# 2ND FLOOR ARMANI BOUTIQUE

TOTAL AREA: 8,170 GSF  
 ELEVATION: +19'-6"  
 FLOOR TO FLOOR HEIGHT: 14'-6"

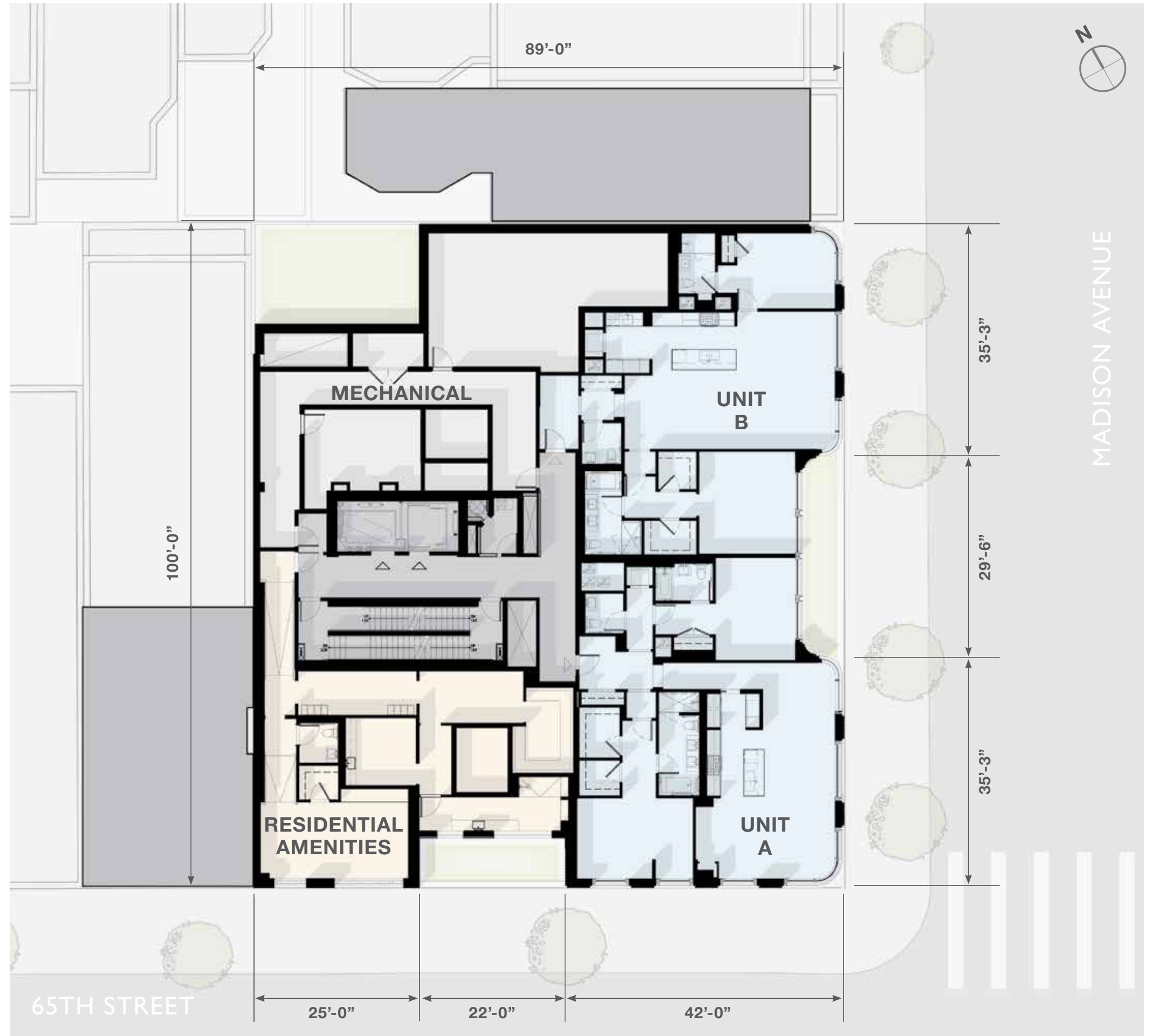
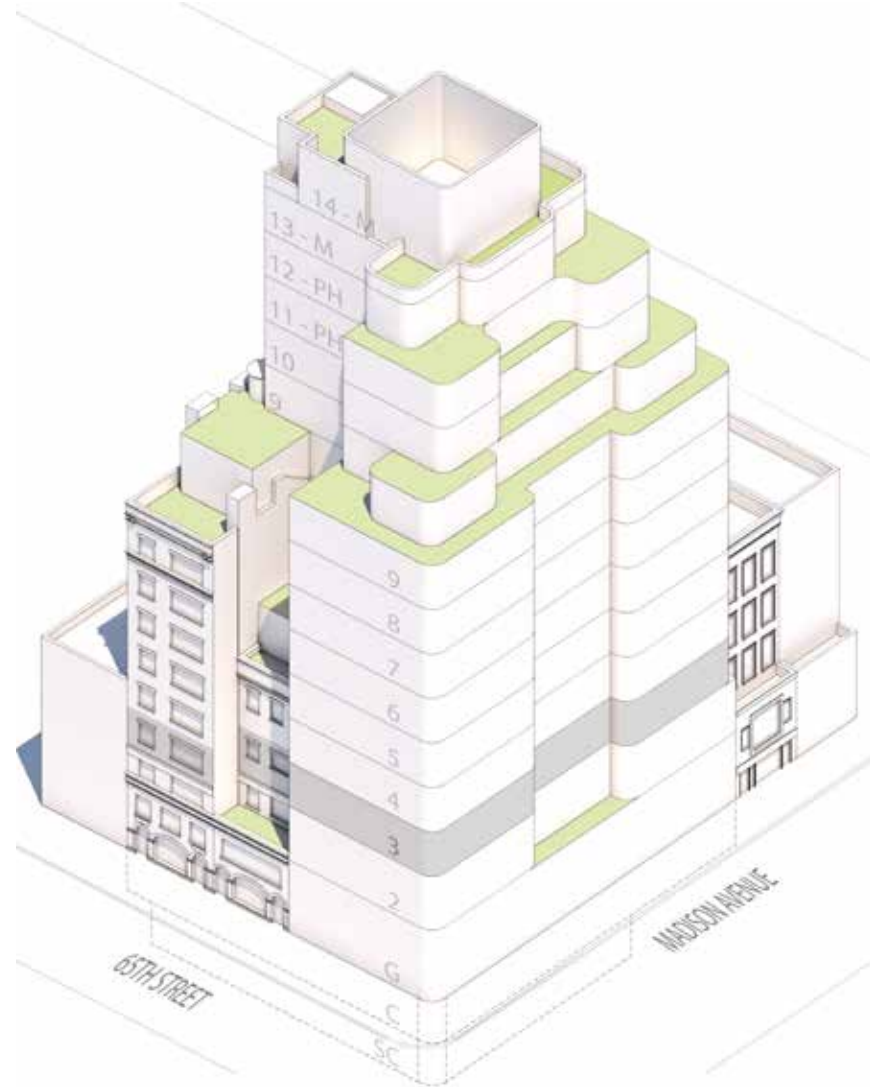
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# 3RD FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 8,170 GSF  
 ELEVATION: + 34'-0"  
 FLOOR TO FLOOR HEIGHT : 12'-0"

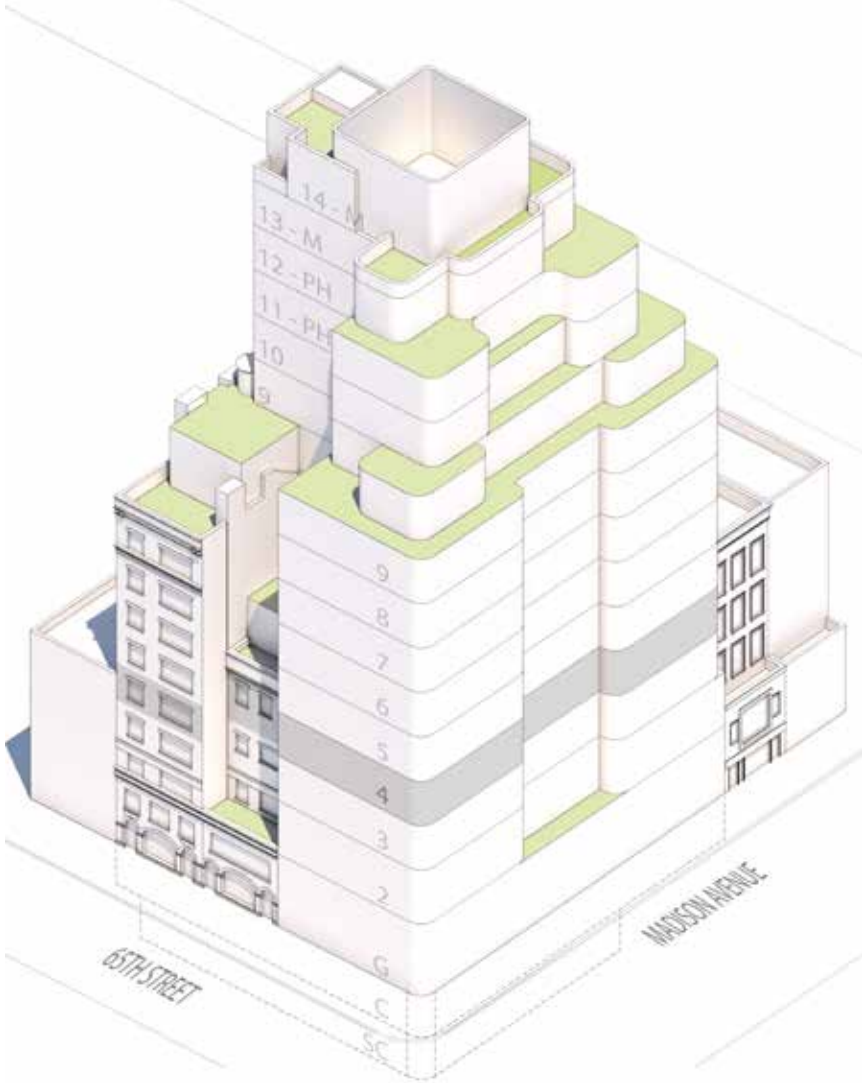
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# 4TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 8,170 GSF  
 ELEVATION: + 46'-0"  
 FLOOR TO FLOOR HEIGHT : 12'-0"

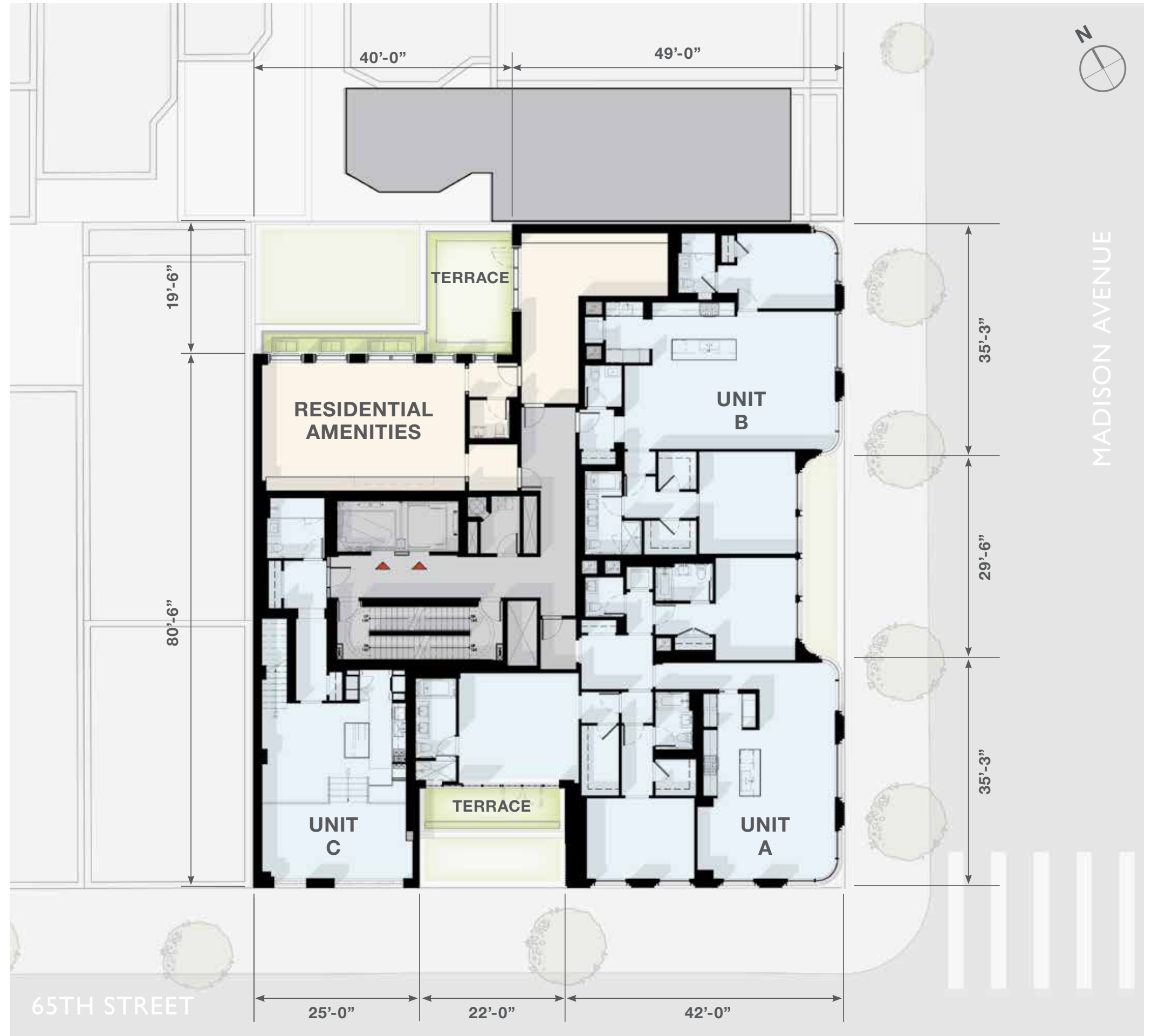
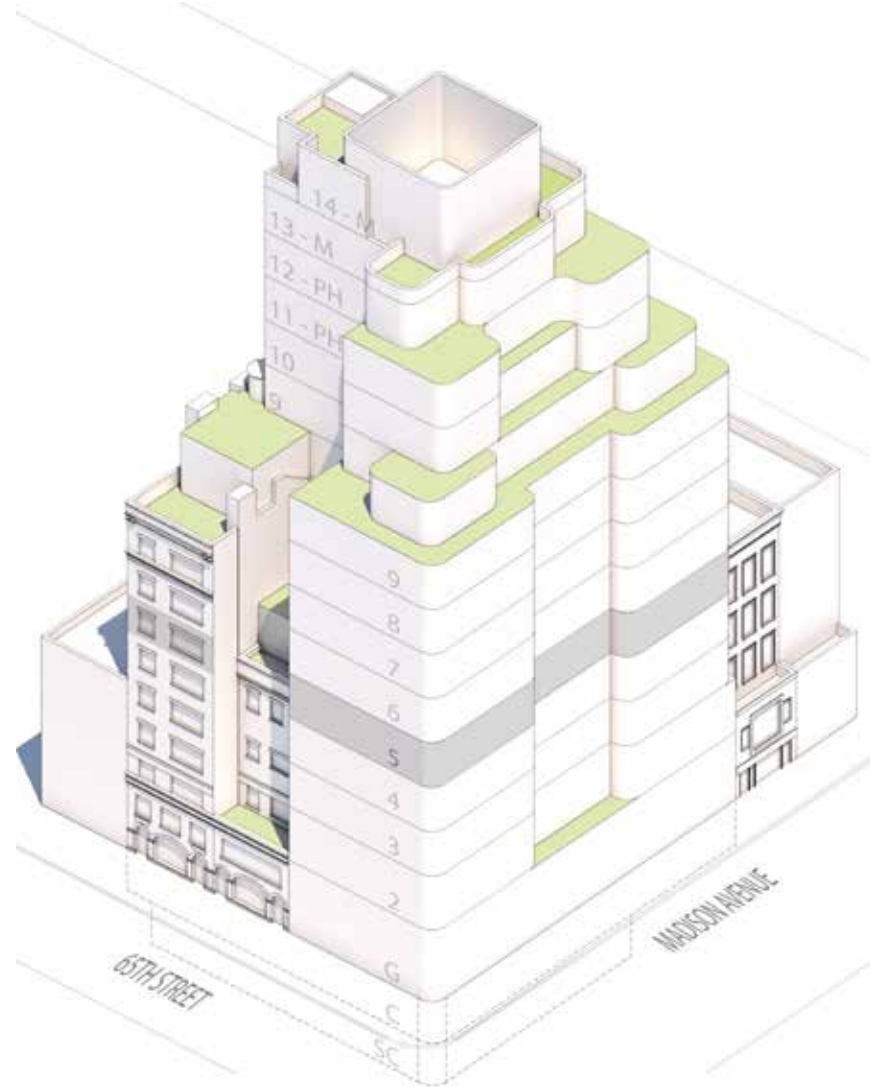
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# 5TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 7,610 GSF  
 ELEVATION: +58'-0"  
 FLOOR TO FLOOR HEIGHT: 12'-0"

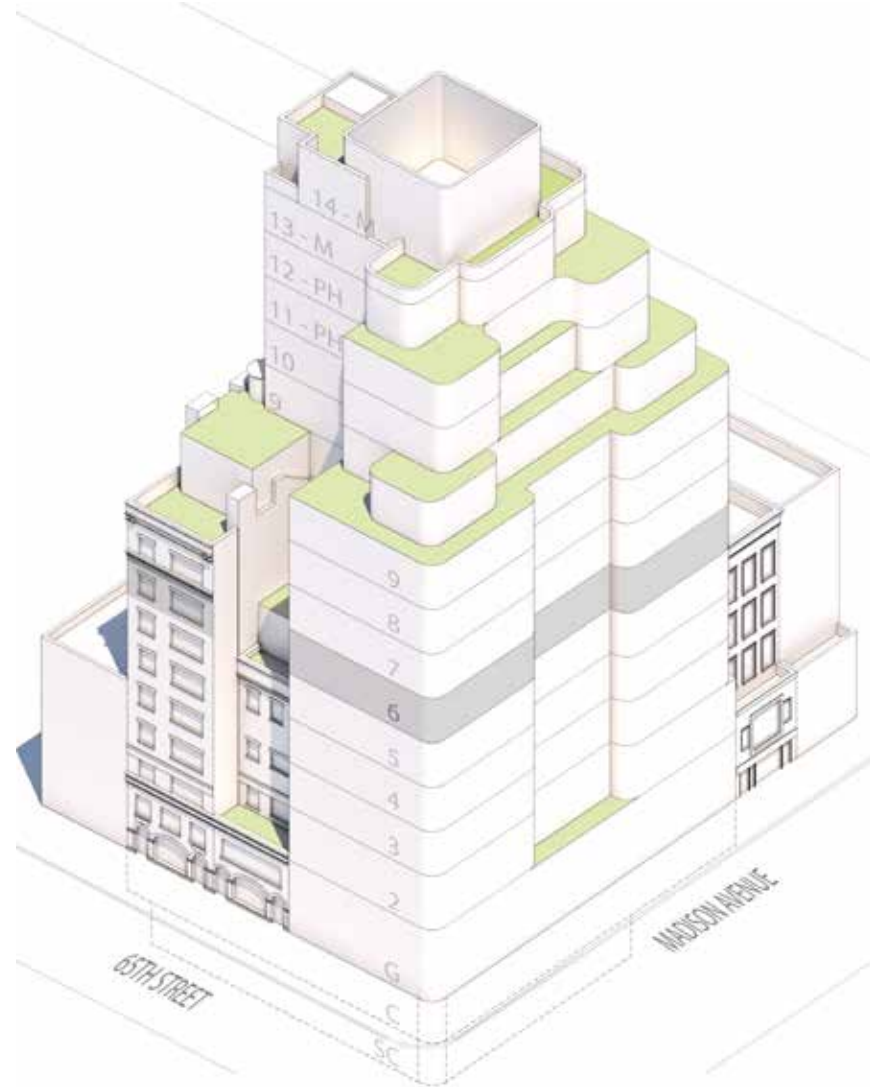
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# 6TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 7,245 GSF  
ELEVATION: +70'-0"  
FLOOR TO FLOOR HEIGHT: 12'-0"

NOTE  
INTERIOR PARTITION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY

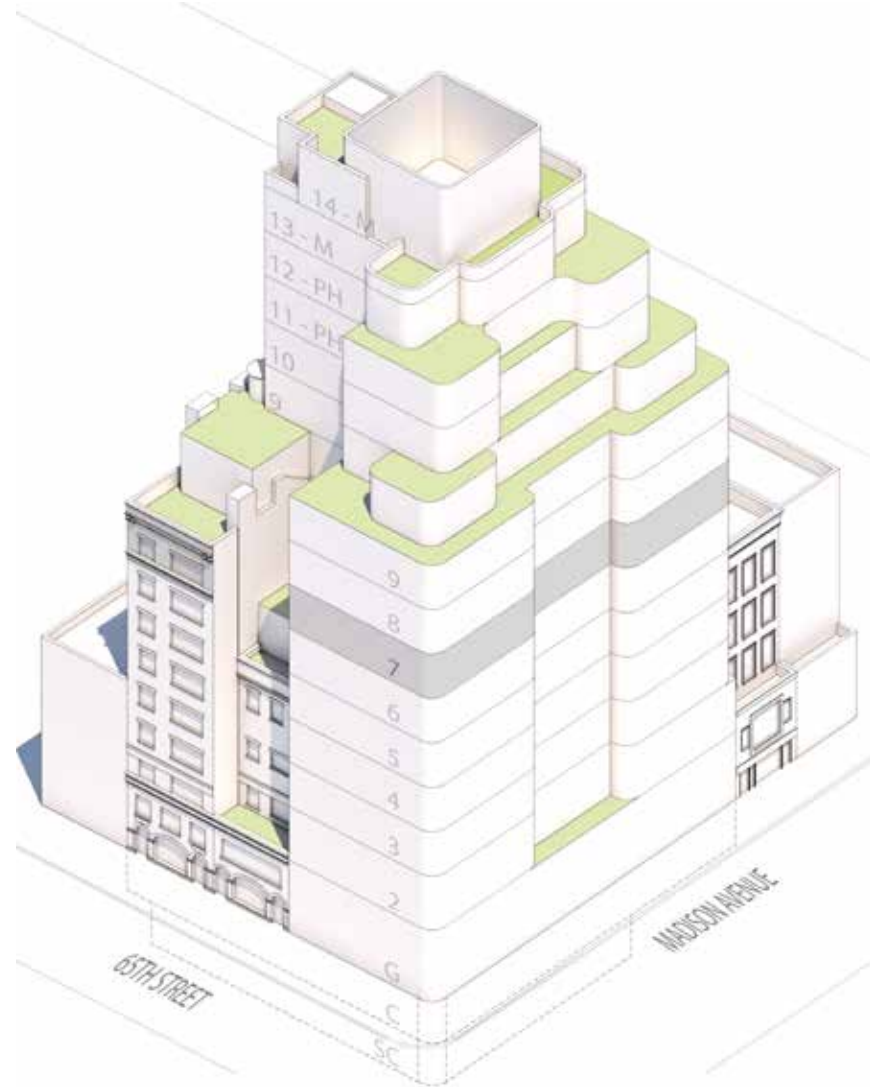




# 7TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 7,245 GSF  
 ELEVATION: +82'-0"  
 FLOOR TO FLOOR HEIGHT: 12'-0"

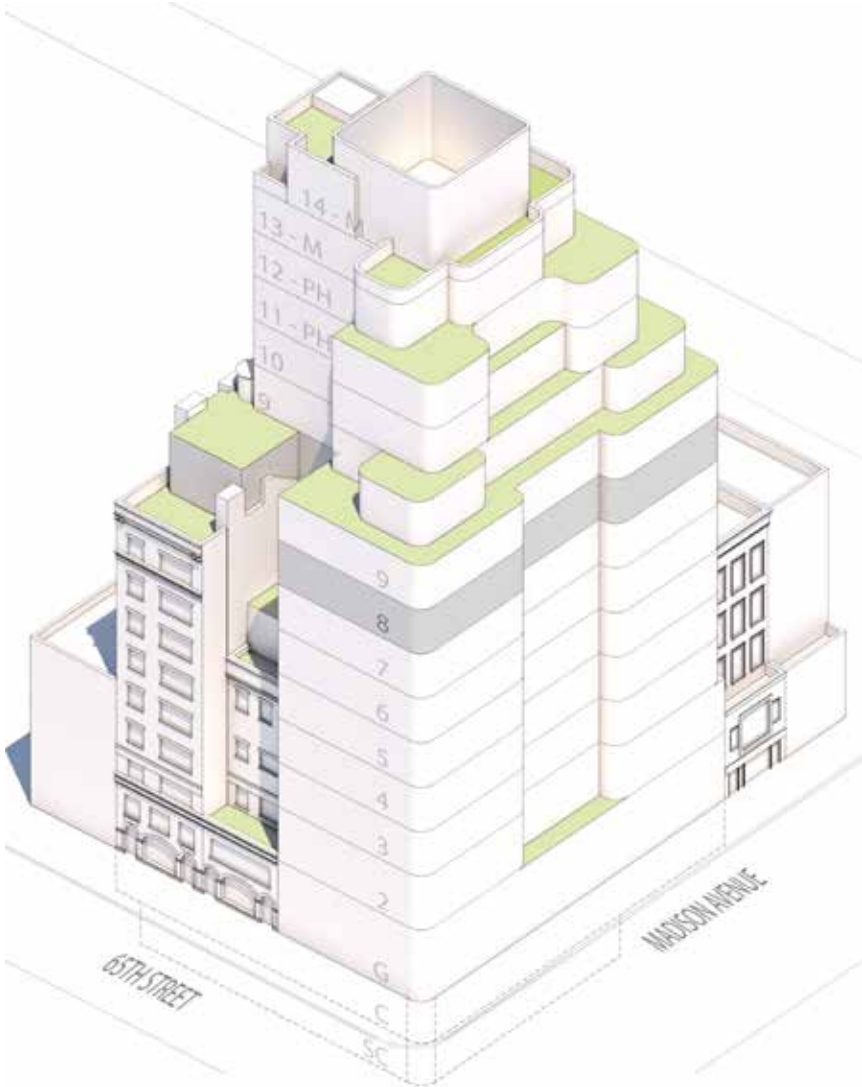
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# 8TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 6,755 GSF  
 ELEVATION: +94'-0"  
 FLOOR TO FLOOR HEIGHT: 12'-0"

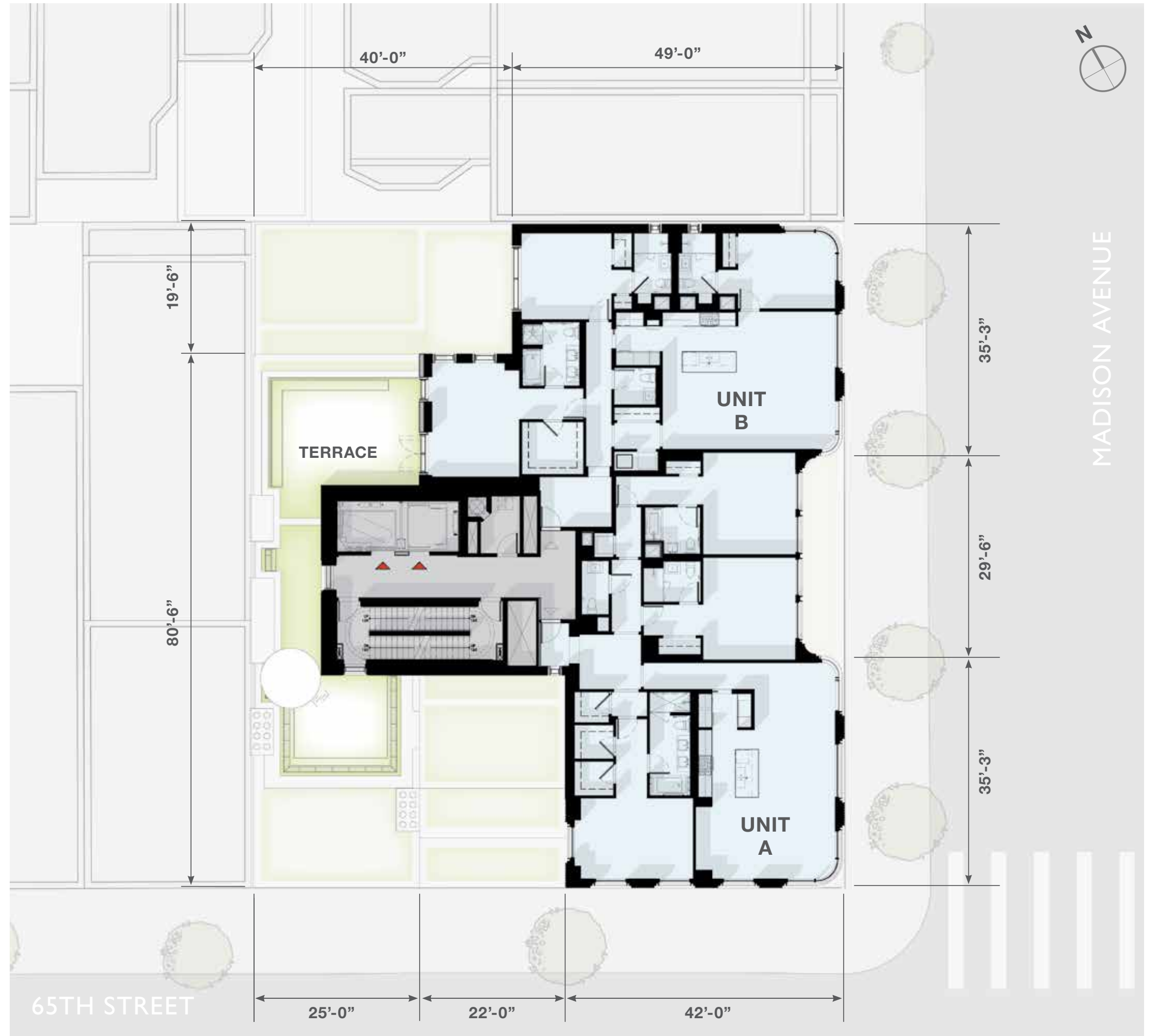
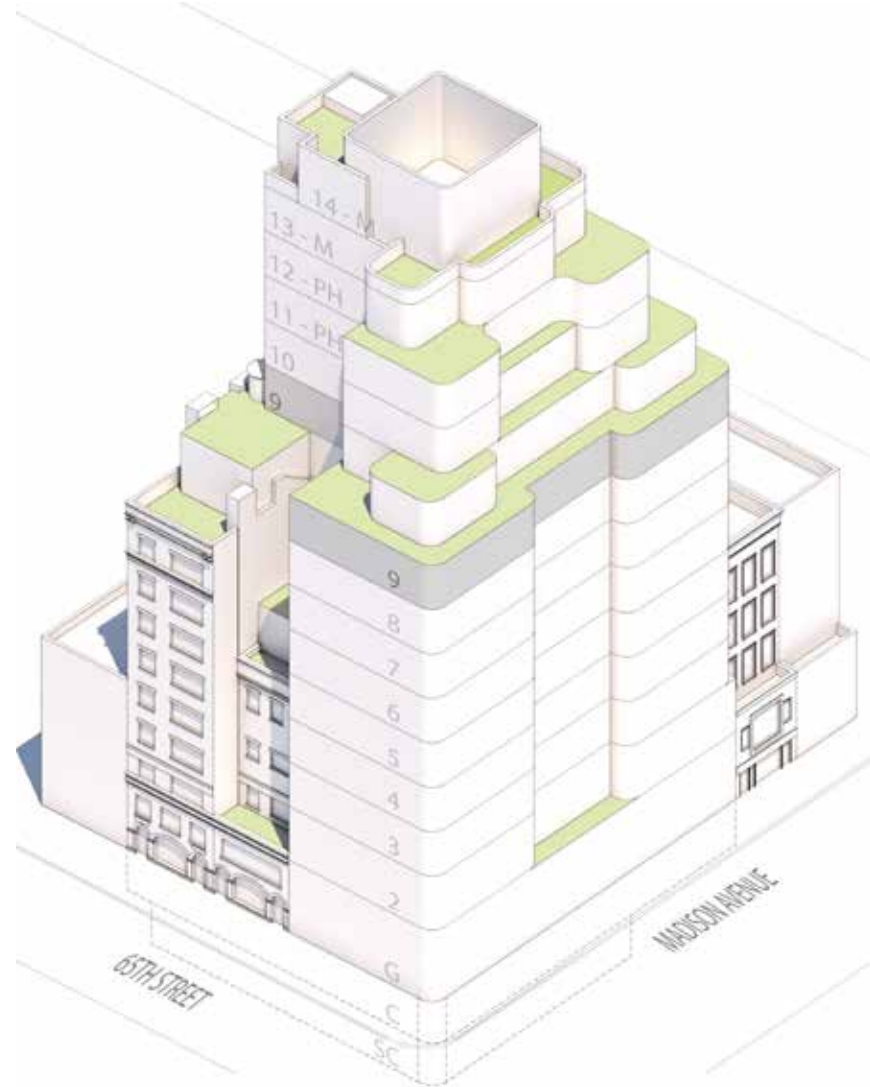
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# 9TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 5,655 GSF  
ELEVATION: +106'-0"  
FLOOR TO FLOOR HEIGHT: 12'-0"

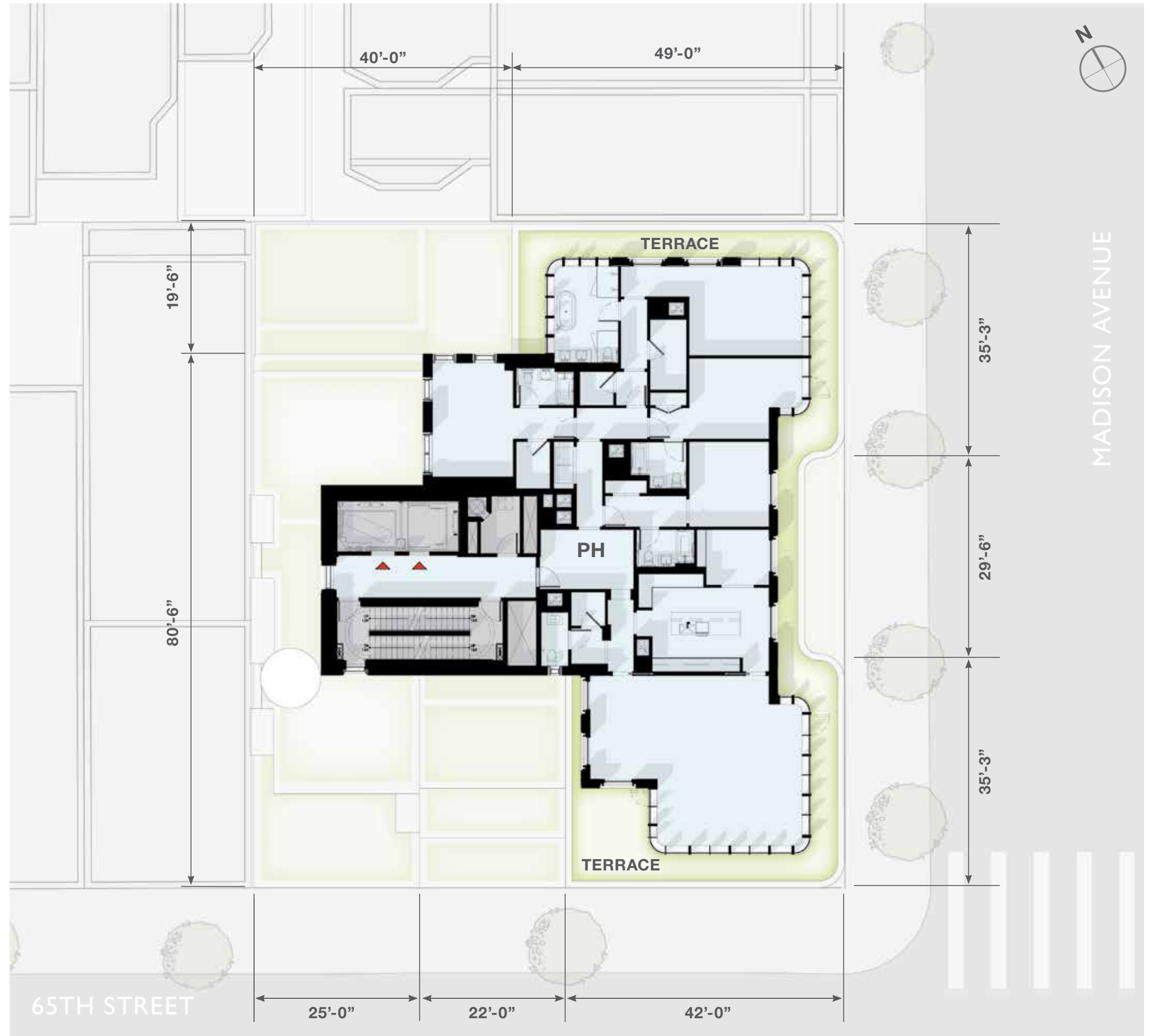
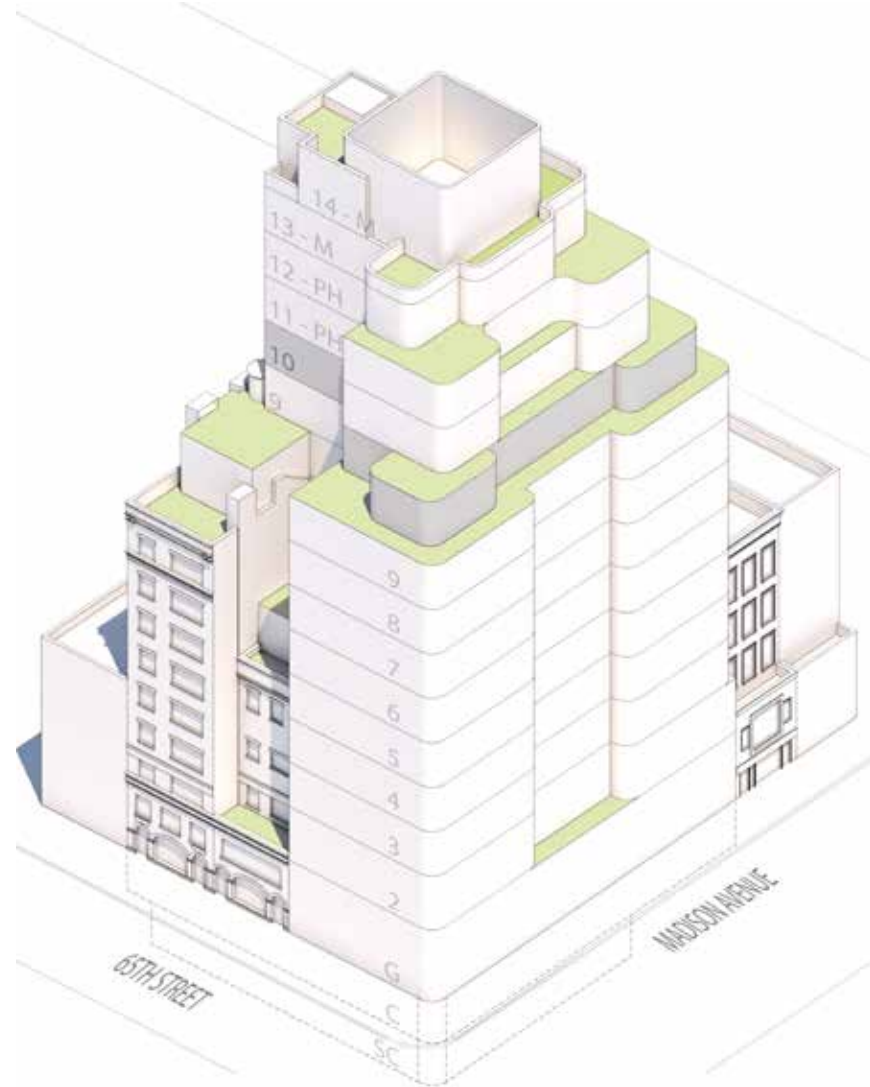
NOTE  
INTERIOR PARTITION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY



# 10TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 4,390 GSF  
 ELEVATION: +118'-0"  
 FLOOR TO FLOOR HEIGHT: 12'-0"

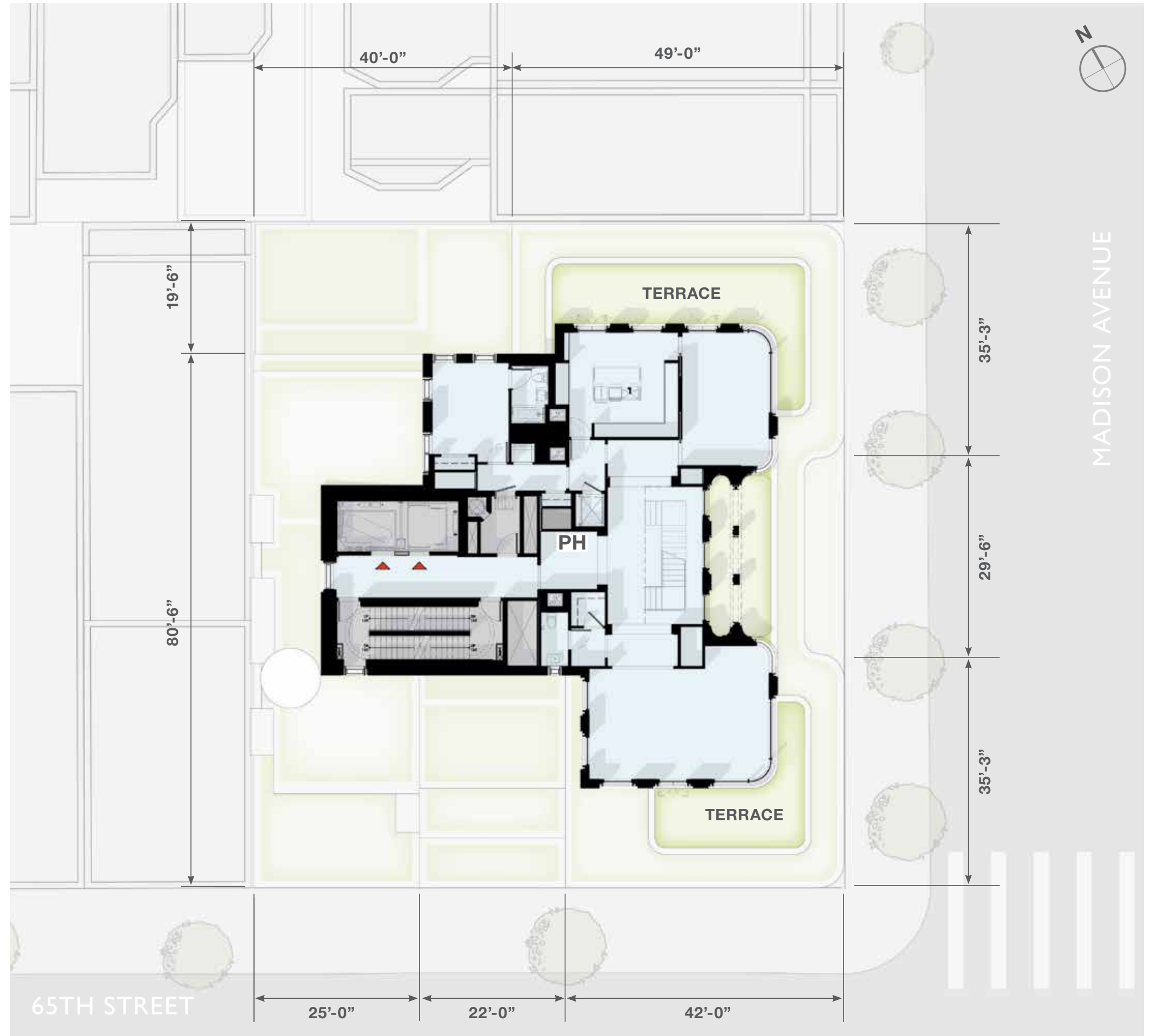
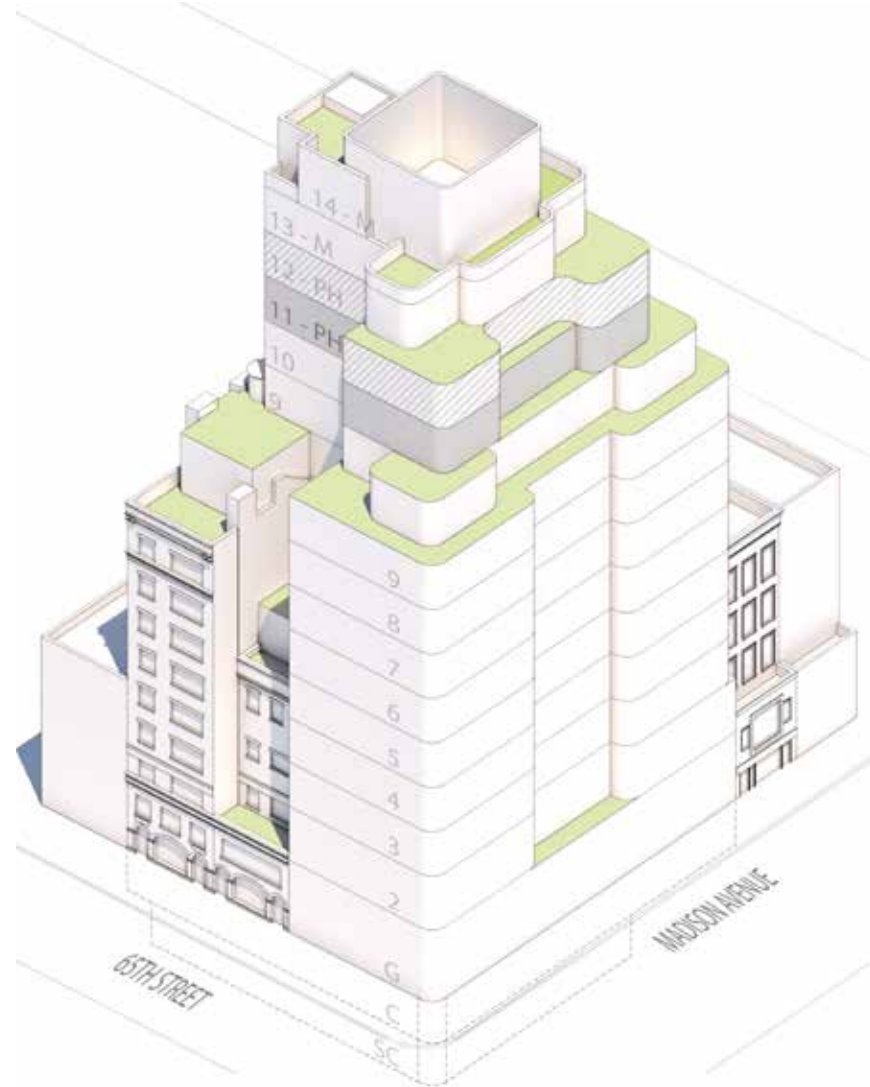
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# I1TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 3,385 GSF  
ELEVATION: +130'-0"  
FLOOR TO FLOOR HEIGHT: 12'-0"

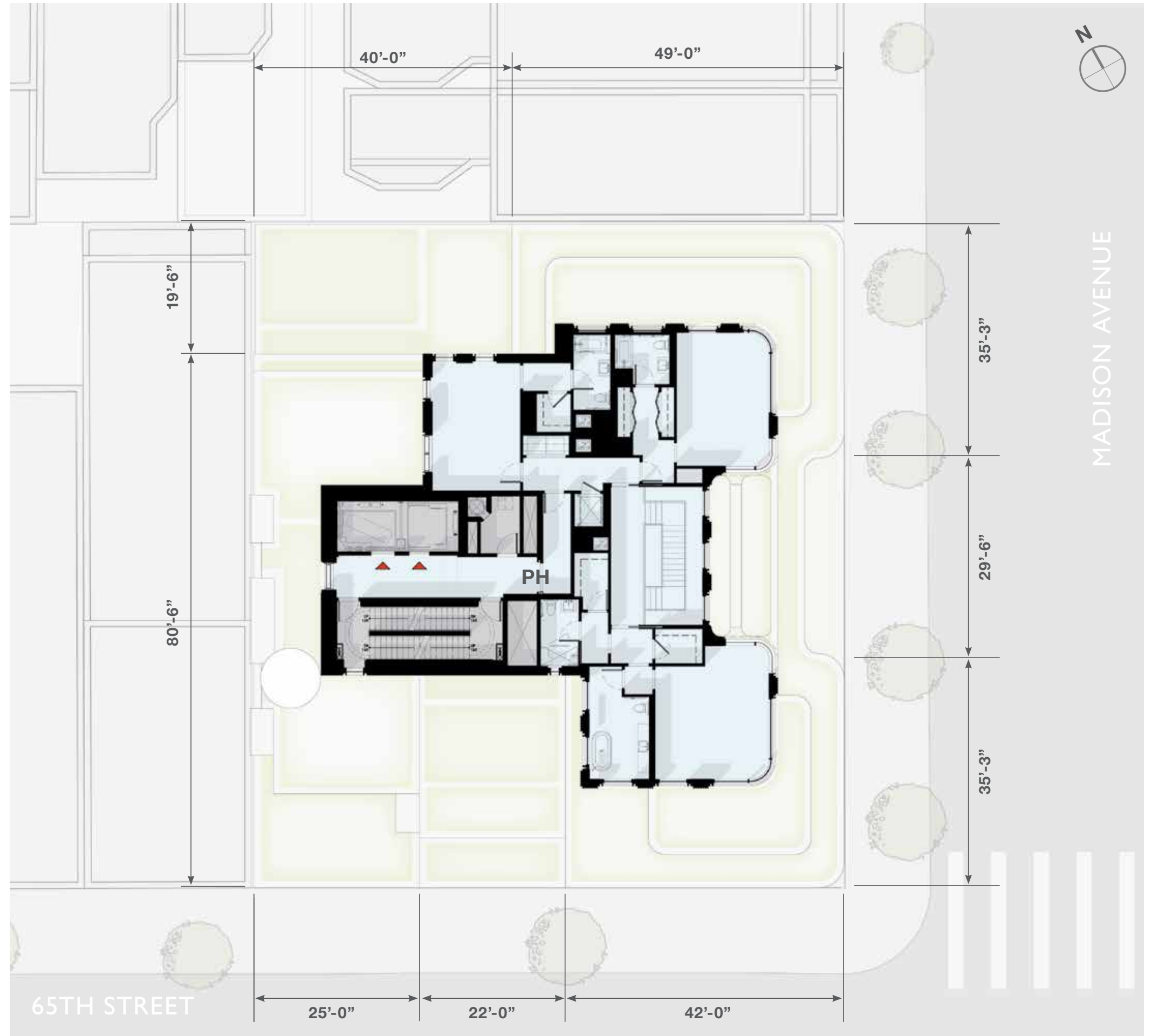
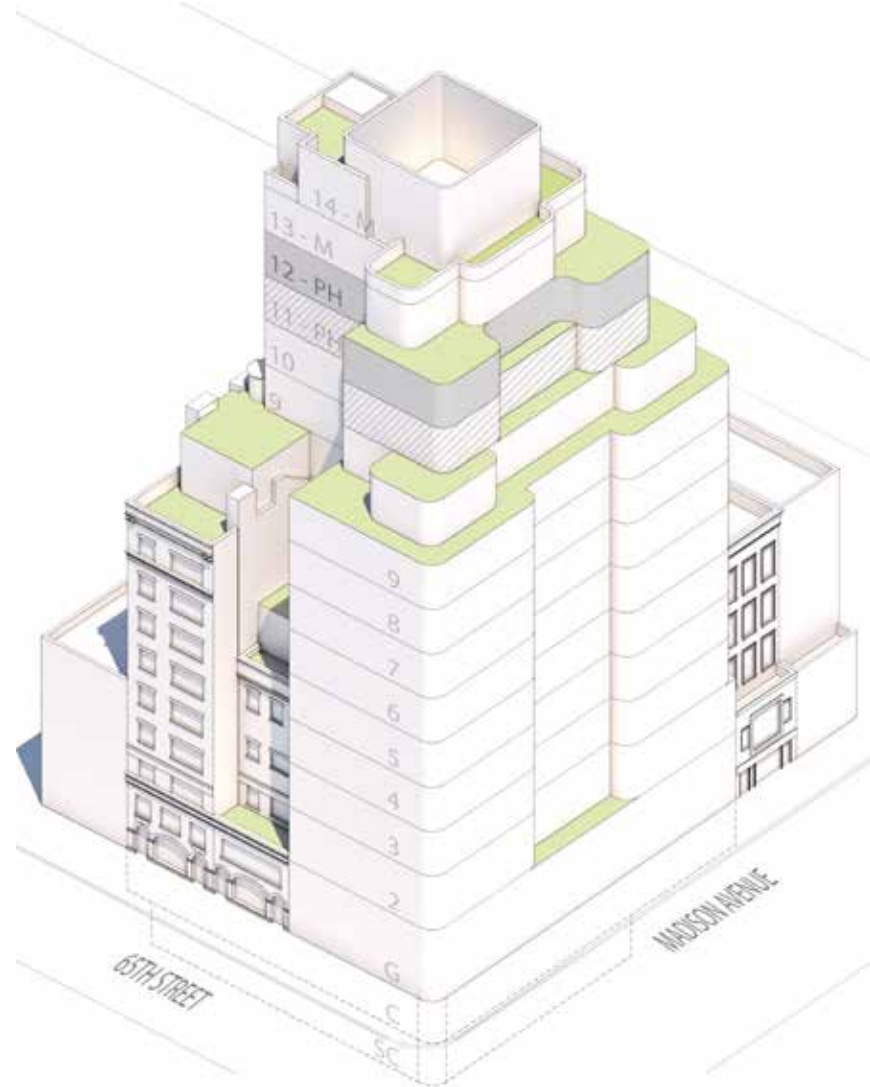
NOTE  
INTERIOR PARTITION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY



# 12TH FLOOR RESIDENTIAL FLOOR

TOTAL AREA: 3,385 GSF  
 ELEVATION: +142'-0"  
 FLOOR TO FLOOR HEIGHT: 12'-0"

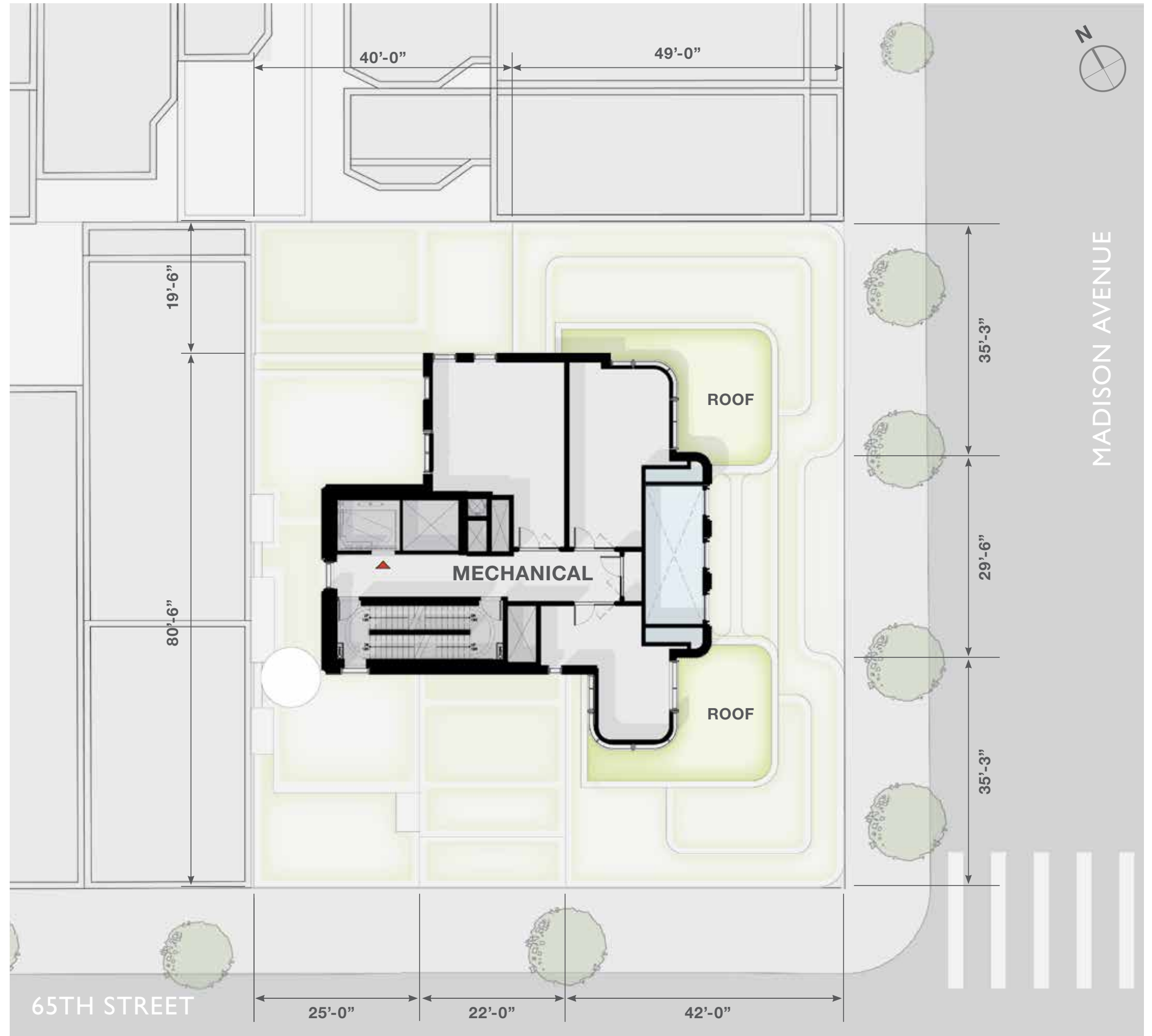
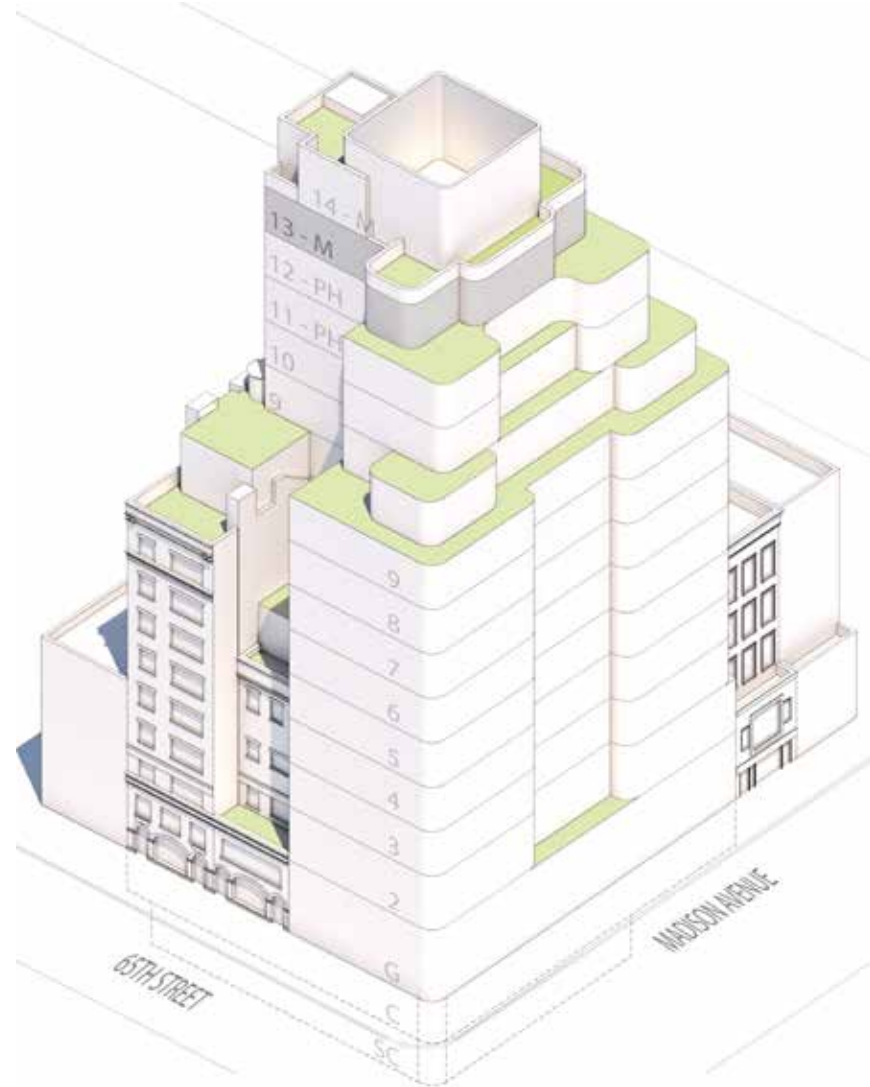
NOTE  
 INTERIOR PARTITION SHOWN FOR  
 ILLUSTRATIVE PURPOSES ONLY



# 13TH FLOOR MECH FLOOR

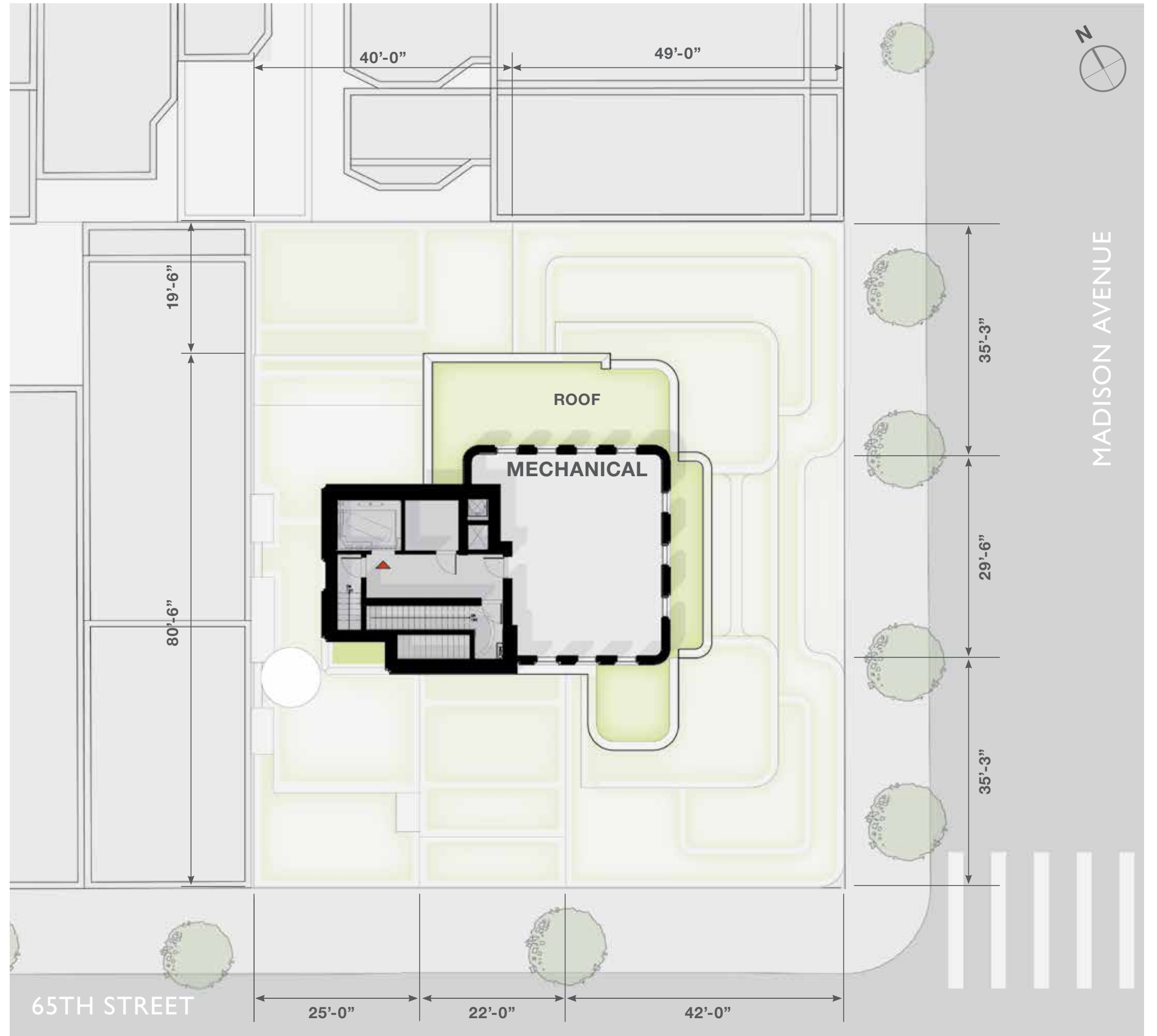
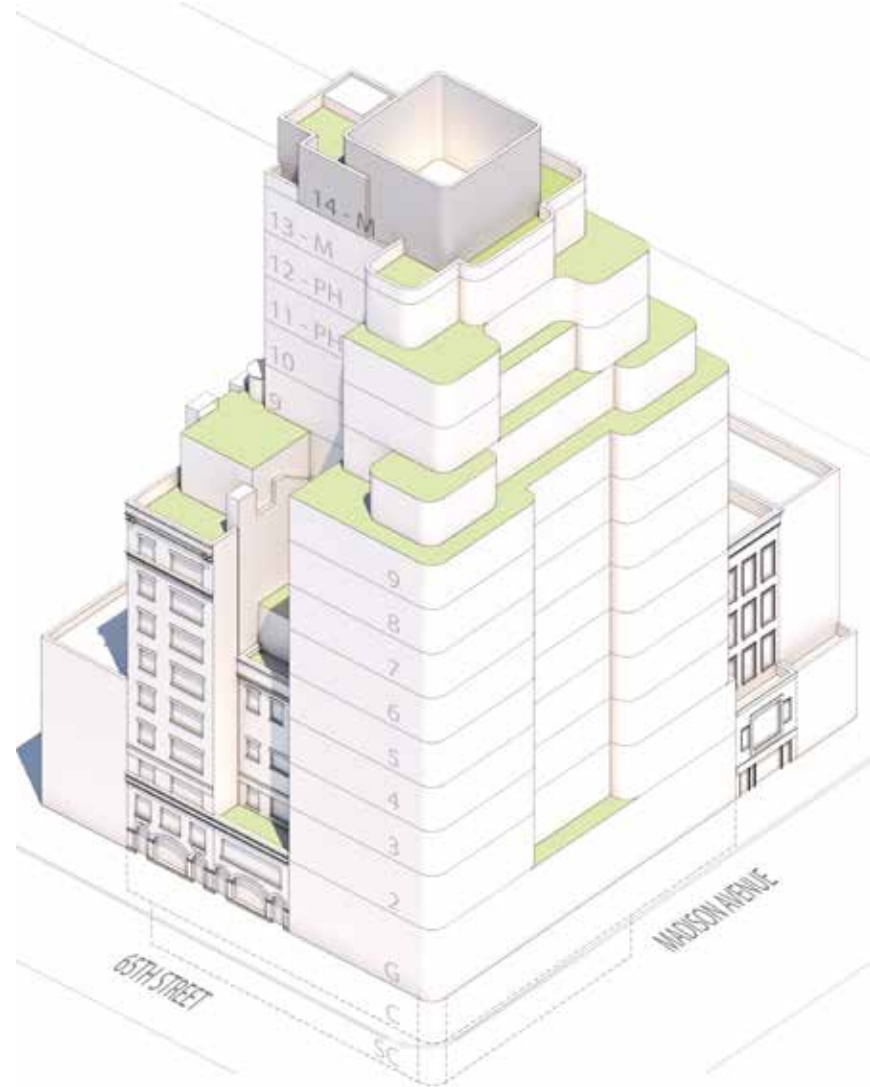
TOTAL AREA: 2,600 GSF  
ELEVATION: +154'-0"  
FLOOR TO FLOOR HEIGHT: 12'-0"

NOTE  
INTERIOR PARTITION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY



# MAIN ROOF MECH FLOOR

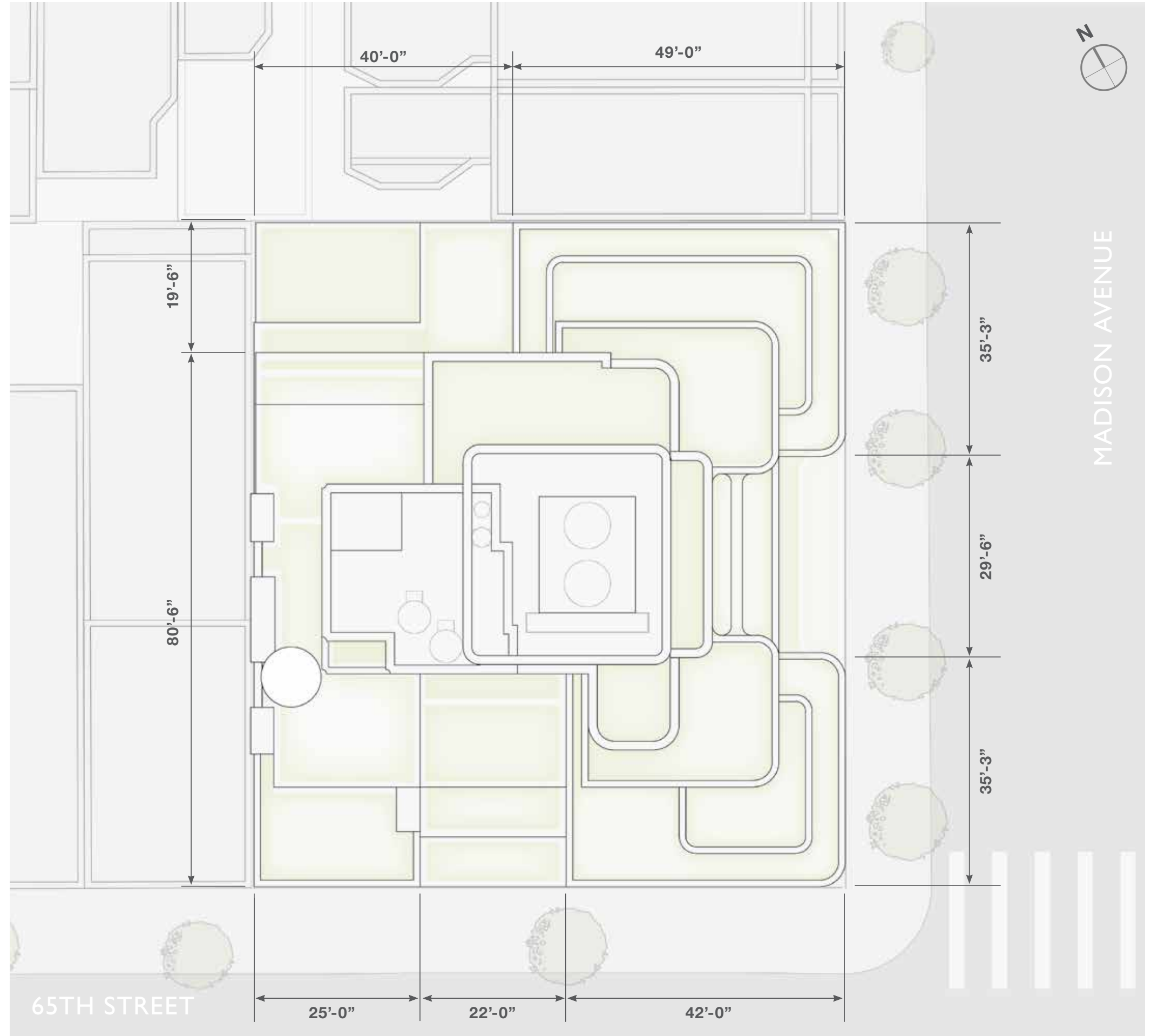
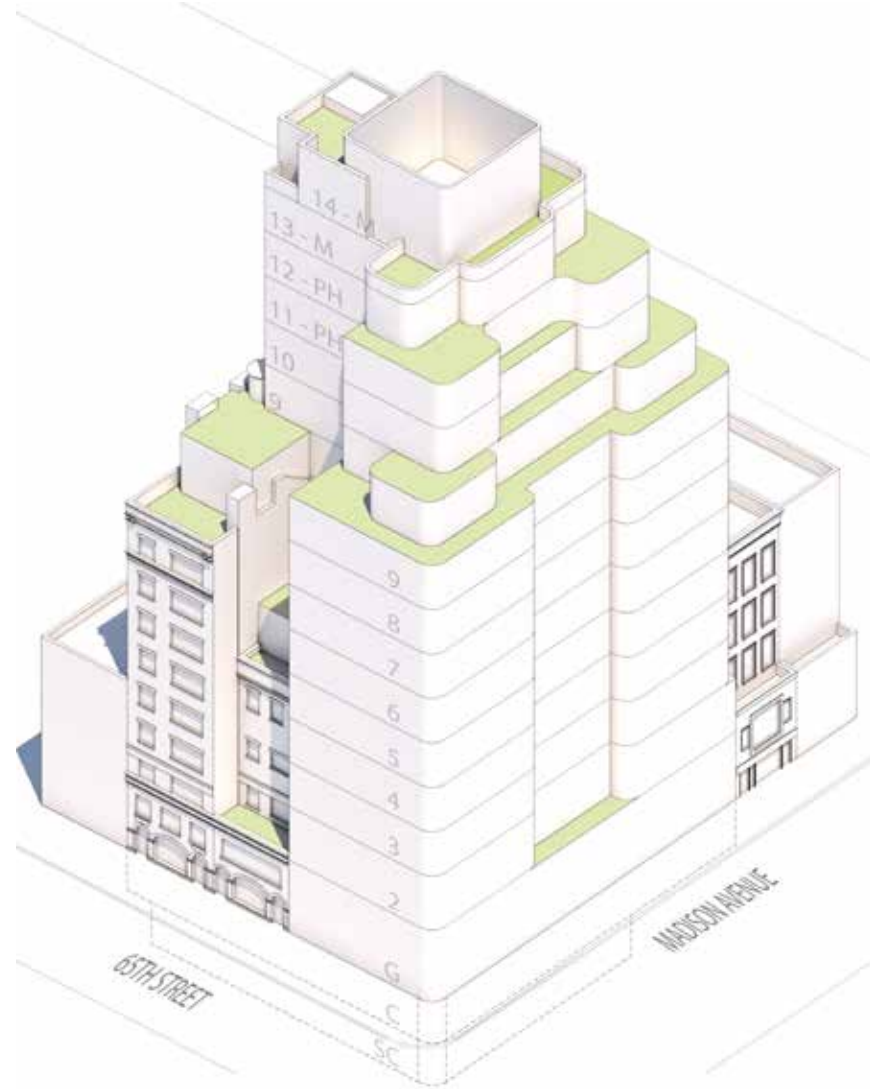
TOTAL AREA: 760 GSF  
ELEVATION: +166'-0"  
SCREEN WALL HEIGHT: 23'-0"





# BULKHEAD ROOF MECH FLOOR

TOP OF SCREEN WALL  
ELEVATION: +189'-0"



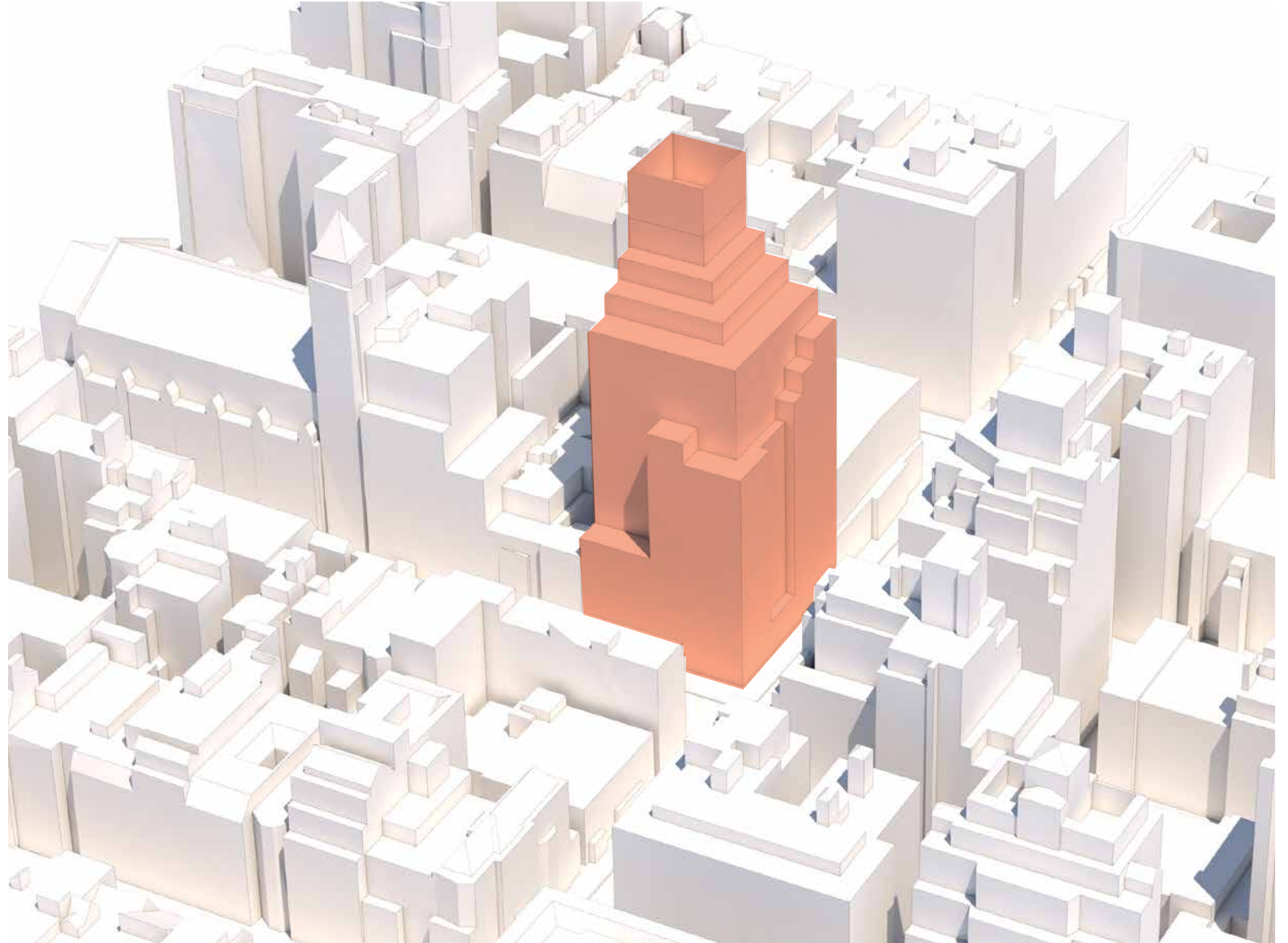
# APPENDIX

## Zoning & Massing



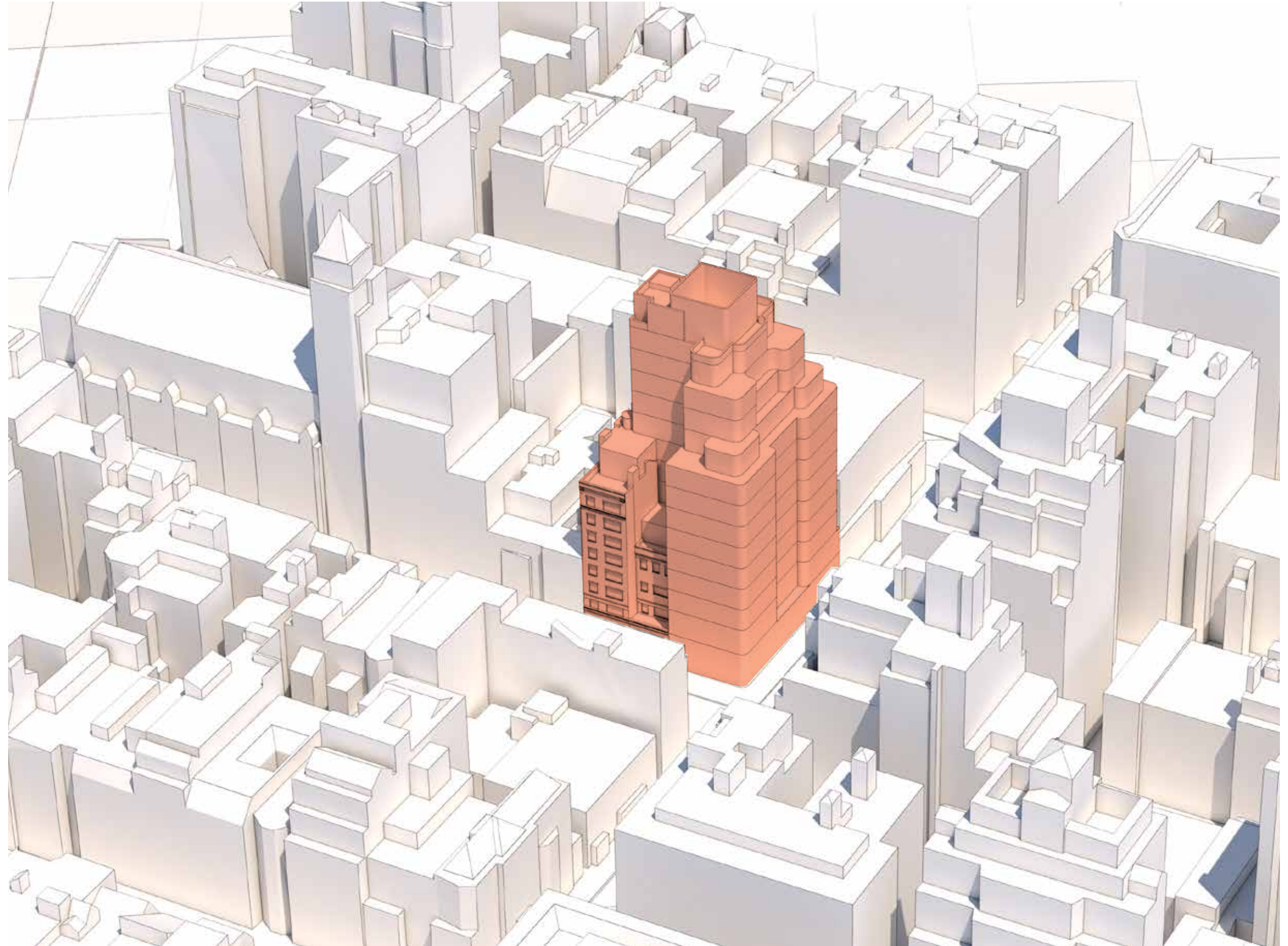
### MAXIMUM ZONING ENVELOPE AS OF RIGHT

- C5-1
- R-10 Equivalent
- MAX FAR : 10.0
- MIN 110' - MAX 120' street wall along Madison
- 60' Maximum street wall on side street
- 210' Maximum building height
- If located in a historic district, the minimum street wall height may vary between the street wall height of an adjacent building before setback up to the minimum street wall height
- Recessed required above 20' and at least 25% of the street wall length
- Dormers shall be a vertical extension of the street wall and within required setbacks.
  - Dormers shall not exceed 60% of the street wall width.
  - For each foot of height, the width shall be decreased by one percent of the street wall width.



### PROPOSED MASSING

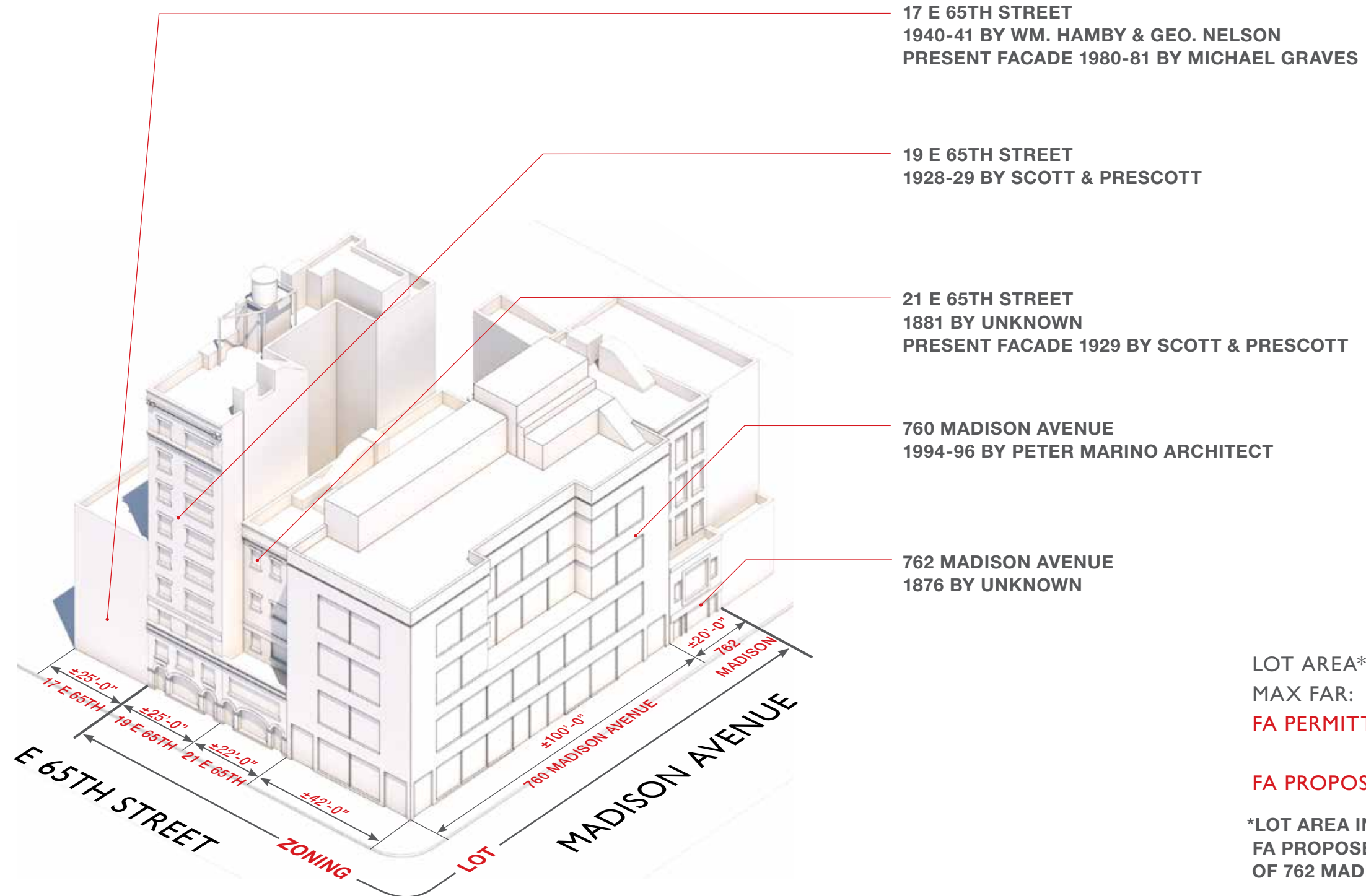
- C5-1
- R-10 Equivalent
- MAX FAR : 10.0
- MIN 110' - MAX 120' street wall along Madison
- 60' Maximum street wall on side street
- 210' Maximum building height
- If located in a historic district, the minimum street wall height may vary between the street wall height of an adjacent building before setback up to the minimum street wall height
- Recessed required above 20' and at least 25% of the street wall length
- Dormers shall be a vertical extension of the street wall and within required setbacks.
  - Dormers shall not exceed 60% of the street wall width.
  - For each foot of height, the width shall be decreased by one percent of the street wall width.



# 760 MADISON

## EXISTING CONDITIONS

C5-1  
 R-10 EQUIVALENT  
 SPECIAL MADISON AVENUE PRESERVATION DISTRICT

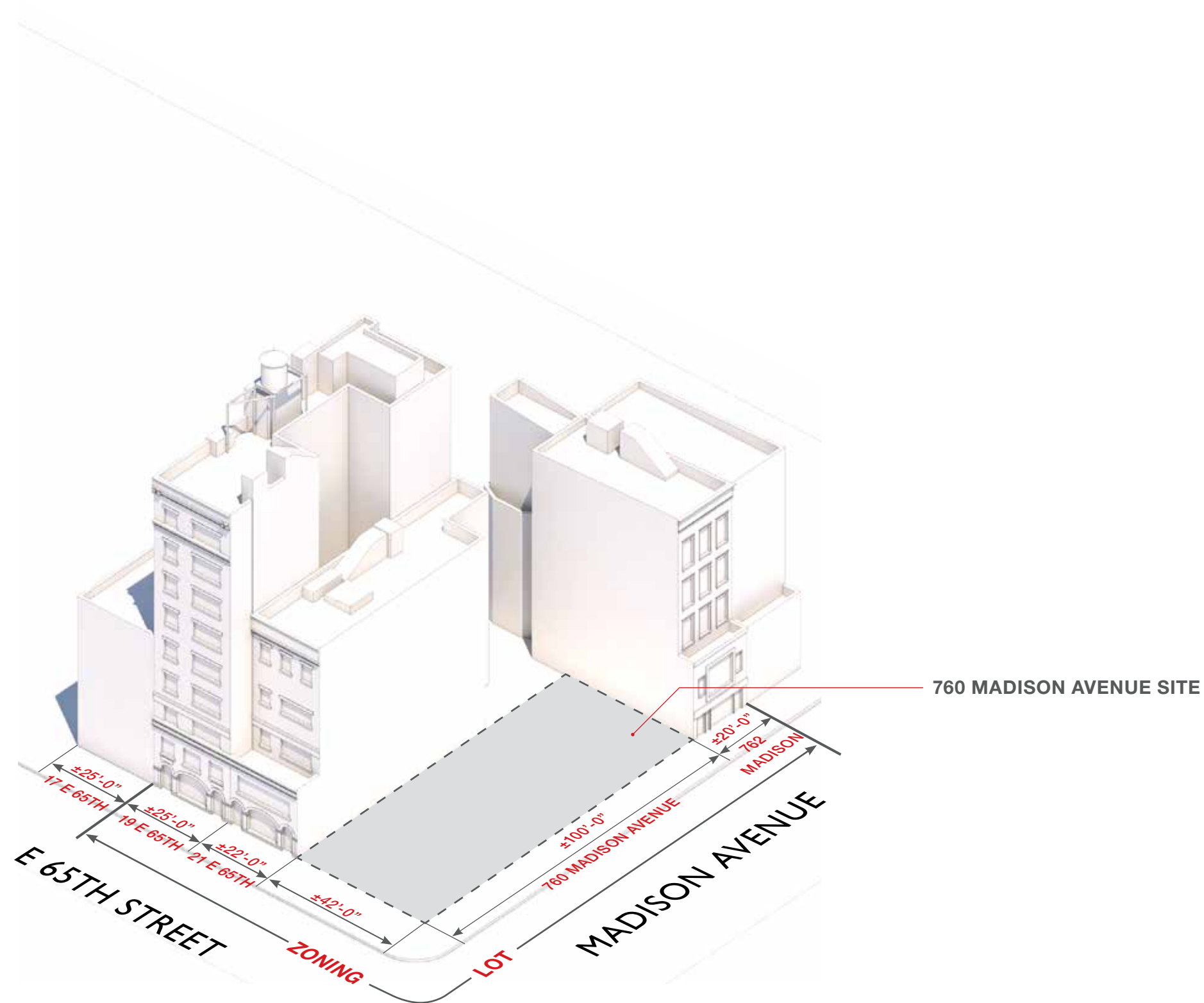


LOT AREA*:	10,537 SF
MAX FAR:	10.0
<b>FA PERMITTED</b>	<b>105,370 ZFA</b>
<b>FA PROPOSED</b>	<b>±83,178 ZFA</b>

\*LOT AREA INCLUDES 762 MADISON.  
 FA PROPOSED EXCLUDES 6,547 ZFA  
 OF 762 MADISON

760 MADISON  
EXISTING CONDITIONS

C5-1  
R-10 EQUIVALENT  
SPECIAL MADISON AVENUE PRESERVATION DISTRICT

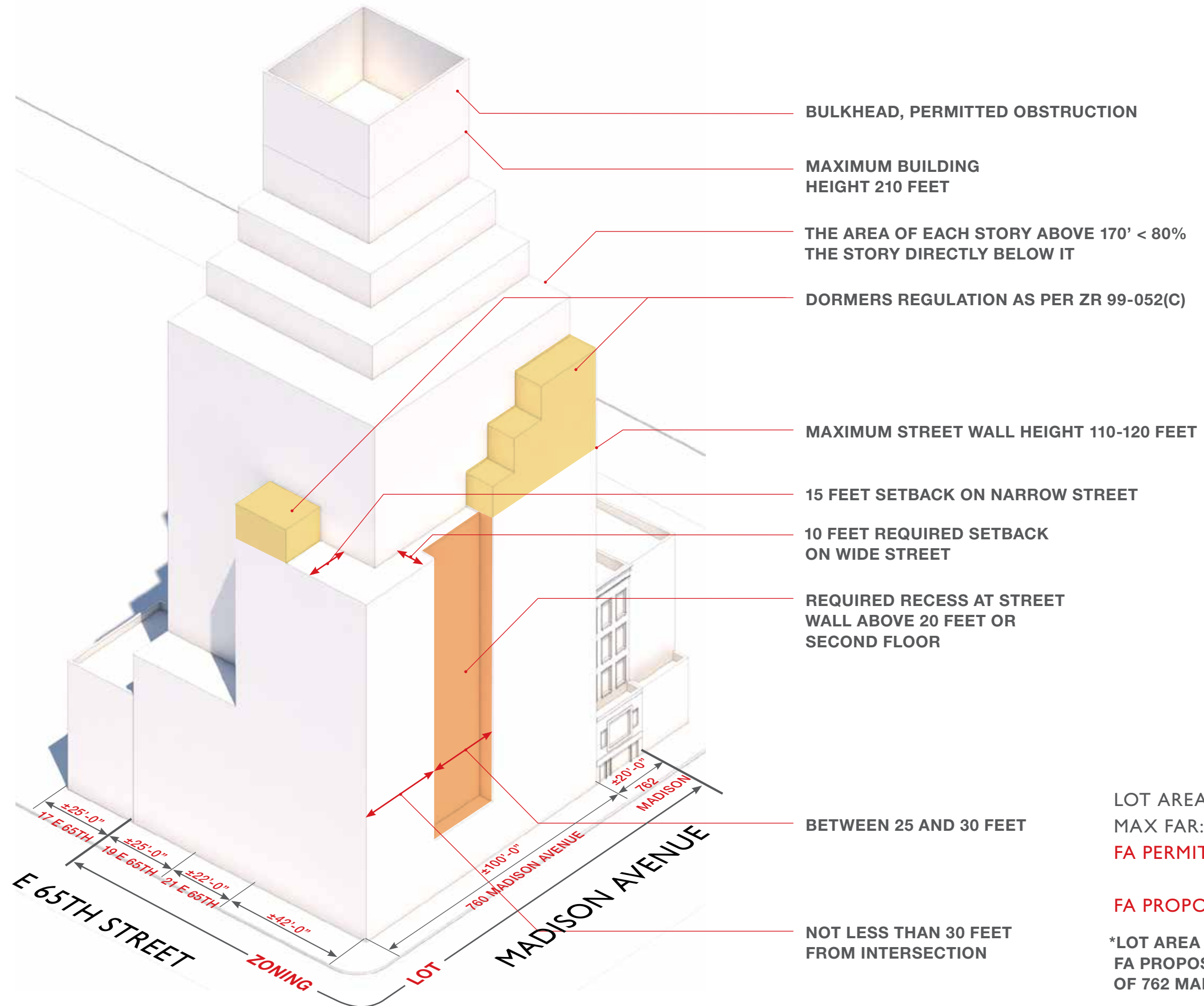


LOT AREA*:	10,537 SF
MAX FAR:	10.0
<b>FA PERMITTED</b>	<b>105,370 ZFA</b>
<b>FA PROPOSED</b>	<b>±83,178 ZFA</b>

\*LOT AREA INCLUDES 762 MADISON.  
FA PROPOSED EXCLUDES 6,547 ZFA  
OF 762 MADISON

# 760 MADISON MAXIMUM ZONING ENVELOPE

C5-1  
R-10 EQUIVALENT  
SPECIAL MADISON AVENUE PRESERVATION DISTRICT



LOT AREA*:	10,537 SF
MAX FAR:	10.0
<b>FA PERMITTED</b>	<b>105,370 ZFA</b>

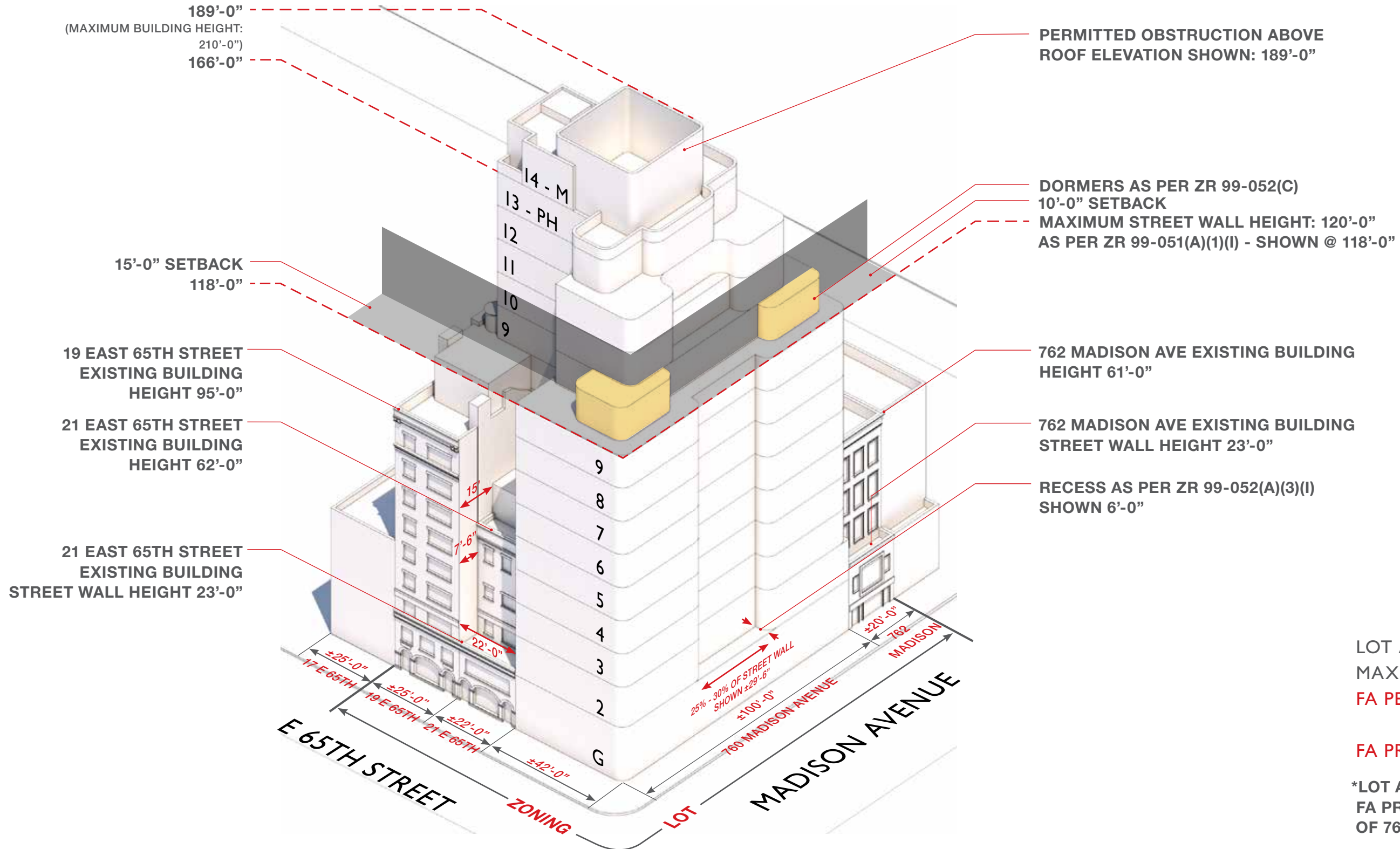
**FA PROPOSED ±83,178 ZFA**

\*LOT AREA INCLUDES 762 MADISON.  
FA PROPOSED EXCLUDES 6,547 ZFA OF 762 MADISON



# 760 MADISON CURRENT MASSING

C5-1  
R-10 EQUIVALENT  
SPECIAL MADISON AVENUE PRESERVATION DISTRICT



LOT AREA*:	10,537 SF
MAX FAR:	10.0
<b>FA PERMITTED</b>	<b>105,370 ZFA</b>
<b>FA PROPOSED</b>	<b>±83,178 ZFA</b>

\*LOT AREA INCLUDES 762 MADISON.  
FA PROPOSED EXCLUDES 6,547 ZFA  
OF 762 MADISON

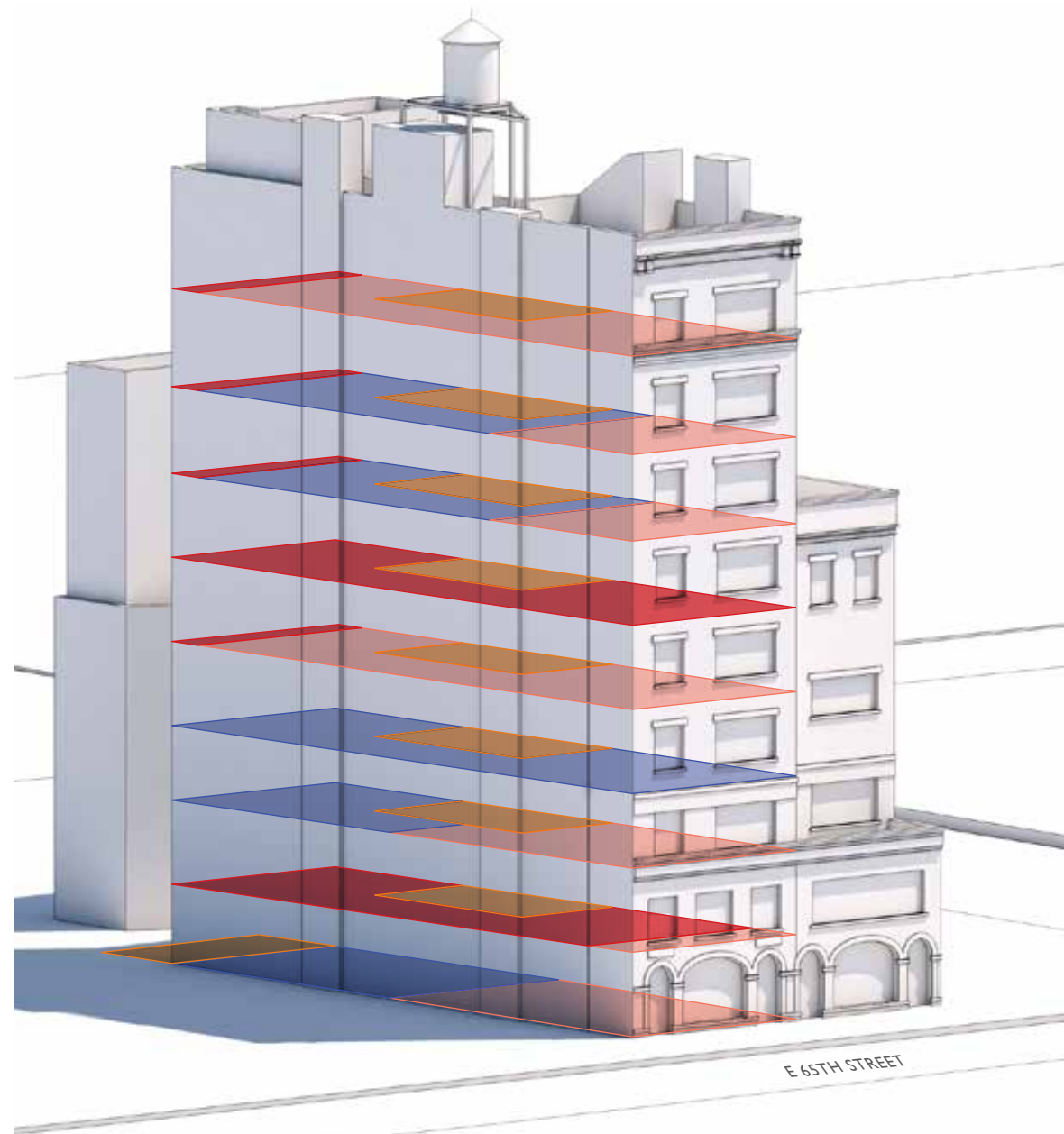
# APPENDIX

## Area Diagrams

# 19 & 21 EAST 65TH STREET - AREA ANALYSIS DIAGRAMS

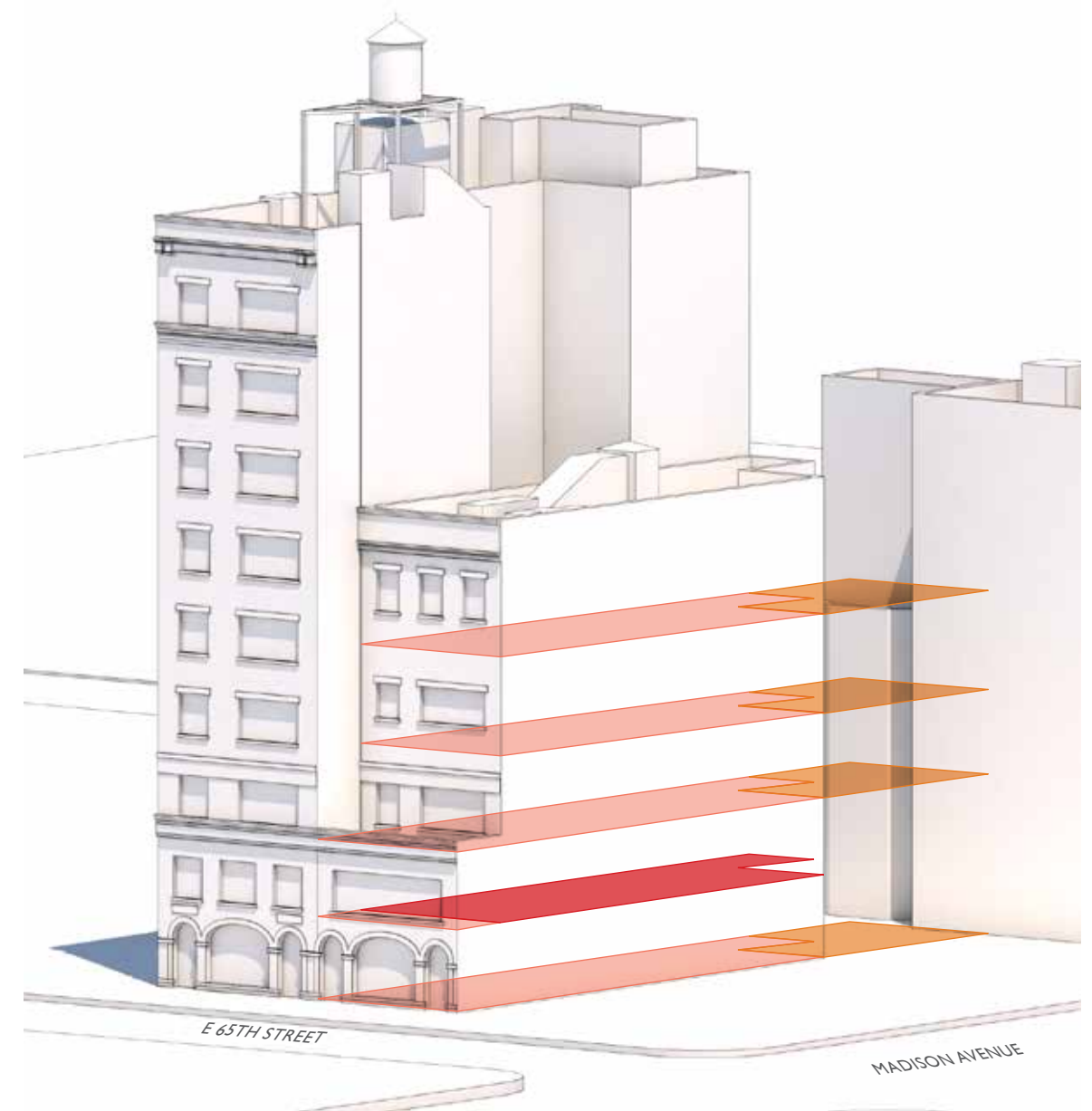
19 EAST 65TH STREET  
±16,065 GSF ABOVE GRADE

<span style="color: blue;">■</span> EXISTING AREA TO REMAIN:	±6,185 GSF	38%
<span style="color: red;">■</span> EXISTING AREA TO BE REMOVED:	±4,015 GSF	25%
<span style="color: orange;">■</span> EXISTING AREA TO BE REBUILT:	±5,865 GSF	<u>37%</u>
		100%
<span style="color: brown;">■</span> NEW CONSTRUCTION:	±3,400 GSF	21%



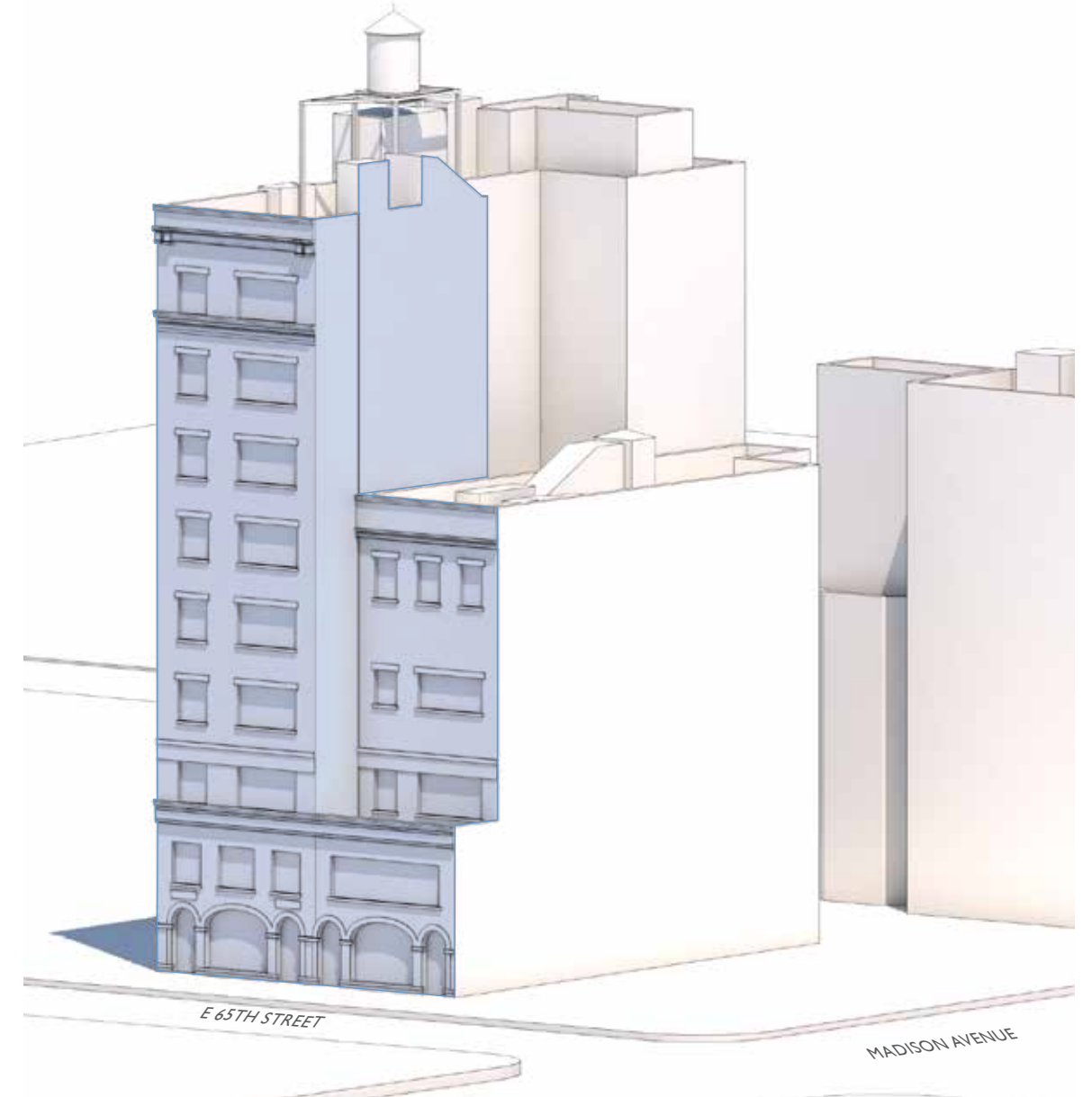
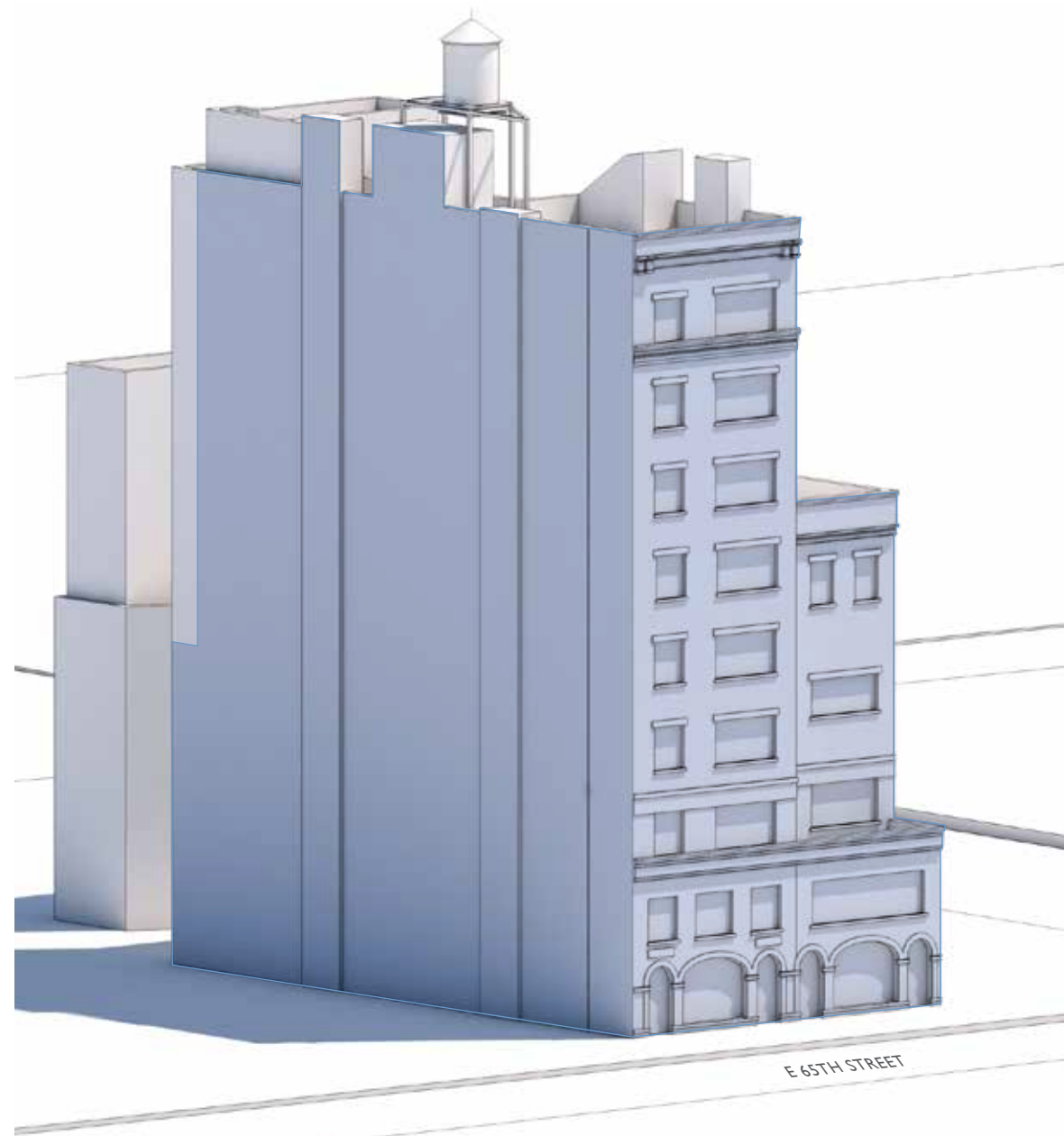
21 EAST 65TH STREET  
±7,970 GSF ABOVE GRADE

<span style="color: blue;">■</span> EXISTING AREA TO REMAIN:	0 GSF	0%
<span style="color: red;">■</span> EXISTING AREA TO BE REMOVED:	±1,695 GSF	21%
<span style="color: orange;">■</span> EXISTING AREA TO BE REBUILT:	±6,280 GSF	<u>79%</u>
		100%
<span style="color: brown;">■</span> NEW CONSTRUCTION:	±2,055 GSF	26%



# 19 & 21 EAST 65TH STREET - WALL/FACADE DIAGRAMS

EXISTING WALLS/FACADES TO REMAIN





GIORGIO ARMANI

GIORGIO ARMANI

GIORGIO ARMANI

GIORGIO ARMANI