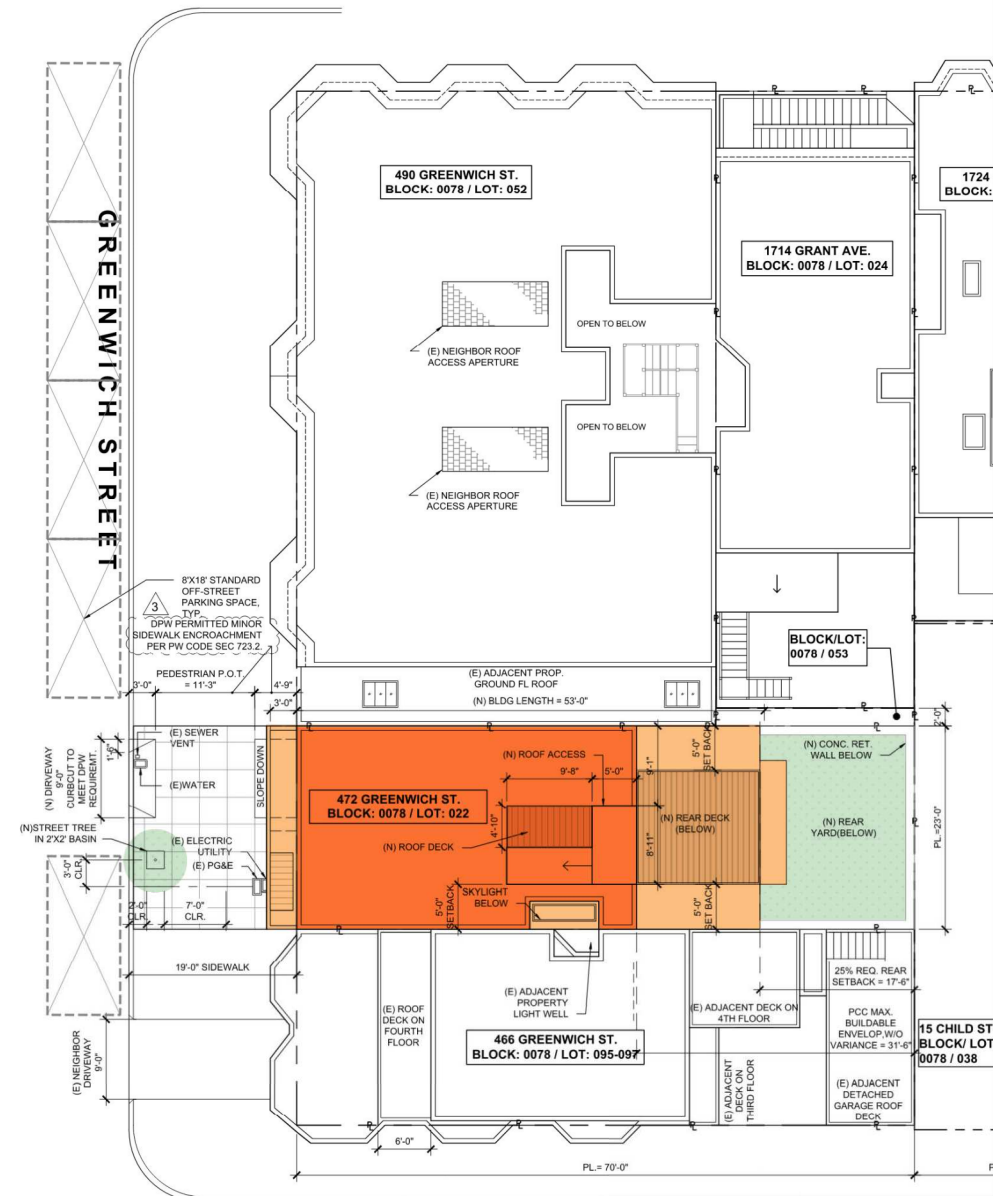


PLANING NOTES :
1. REQ. OPEN SPACE PER SFPC SEC. 135:
125 SF OPEN SPACE PER UNIT
PROVIDE (N) REAR YARD=
(17.5 x 23)=402.5 SF > 250 SF (REQ. = 125X2) -- OK

GRANT AVENUE



2 (N) SITE PLAN

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



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

LOWER UNIT

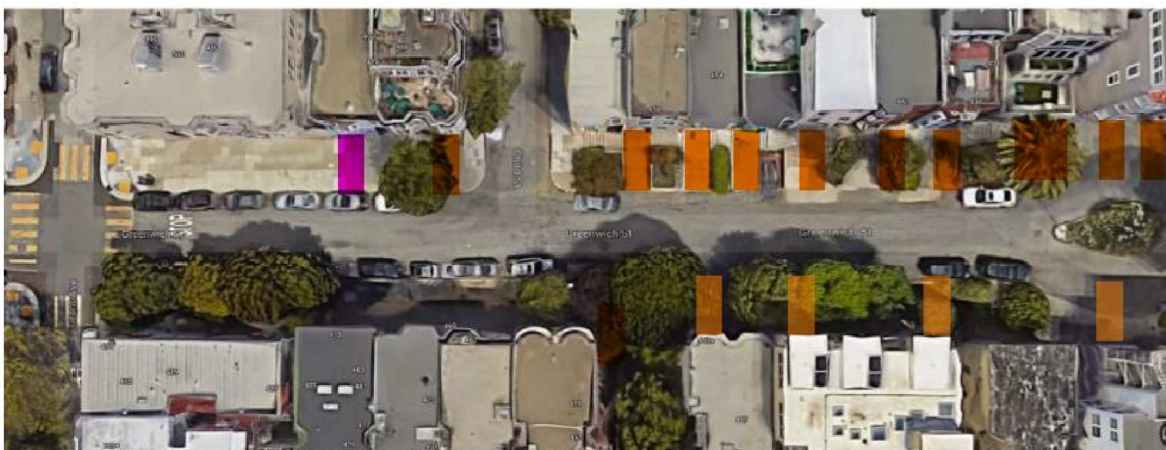


(IV) SECOND FLOOR PLAN (1122 SF)

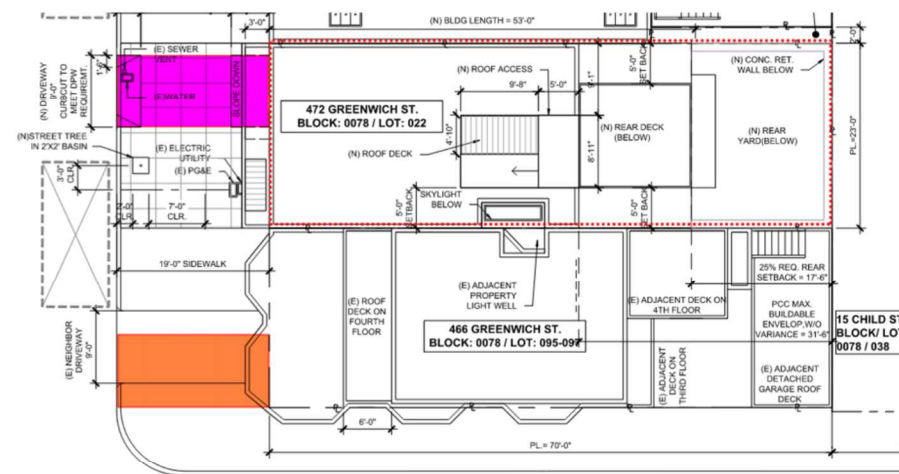
472 GREENWICH STREET – 1-CAR GARAGE



GREENWICH STREET LOOKING UP TOWARDS COIT TOWER – POPULAR WALKING PATH TO THE MONUMENT



GREENWICH STREET GARAGE SURVEY BETWEEN GRANT AV. A & TELEGRAPH RD.



2 (N) SITE PLAN

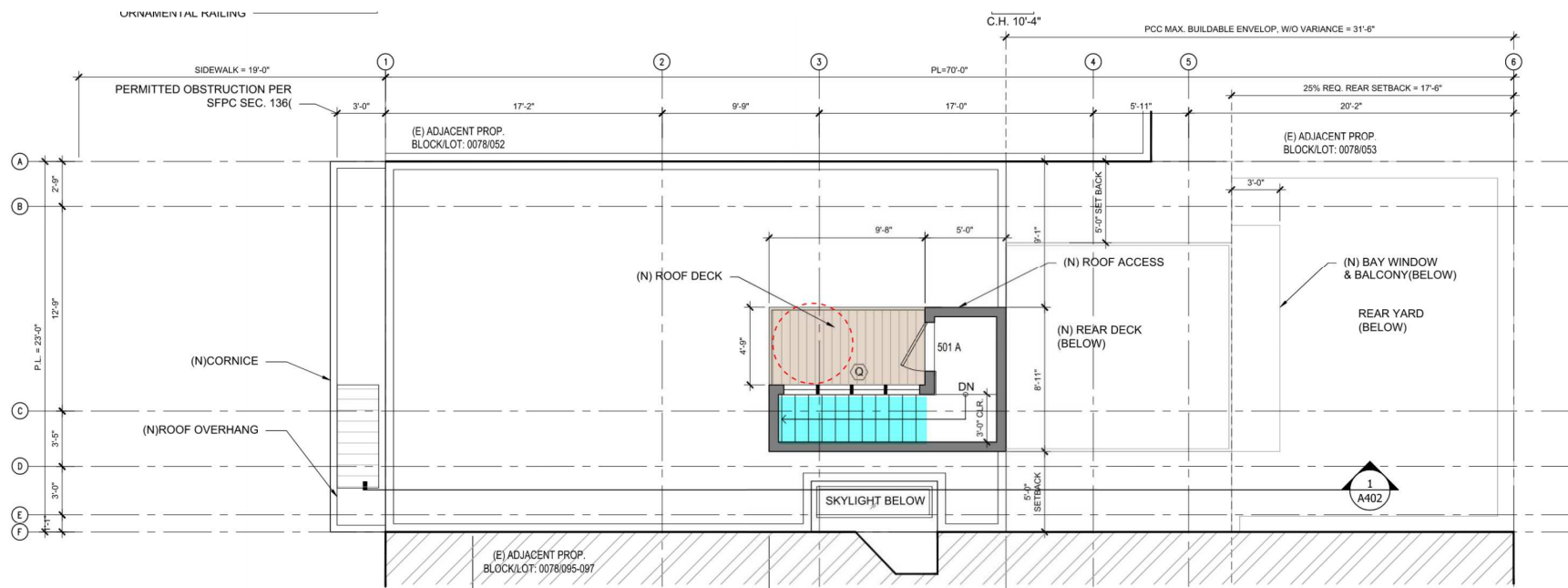
Scale: 1/8"=1'-0"

UPPER UNIT

4 (N) FOURTH FLOOR PLAN (1113 SF) PER SF PL. SEC. 136(c)(3)

Scale: 1/4"=1'-0" PERMITTED OBSTRUCTION PER
SFPC SEC. 136(c)(3) METAL
ORNAMENTAL RAILING

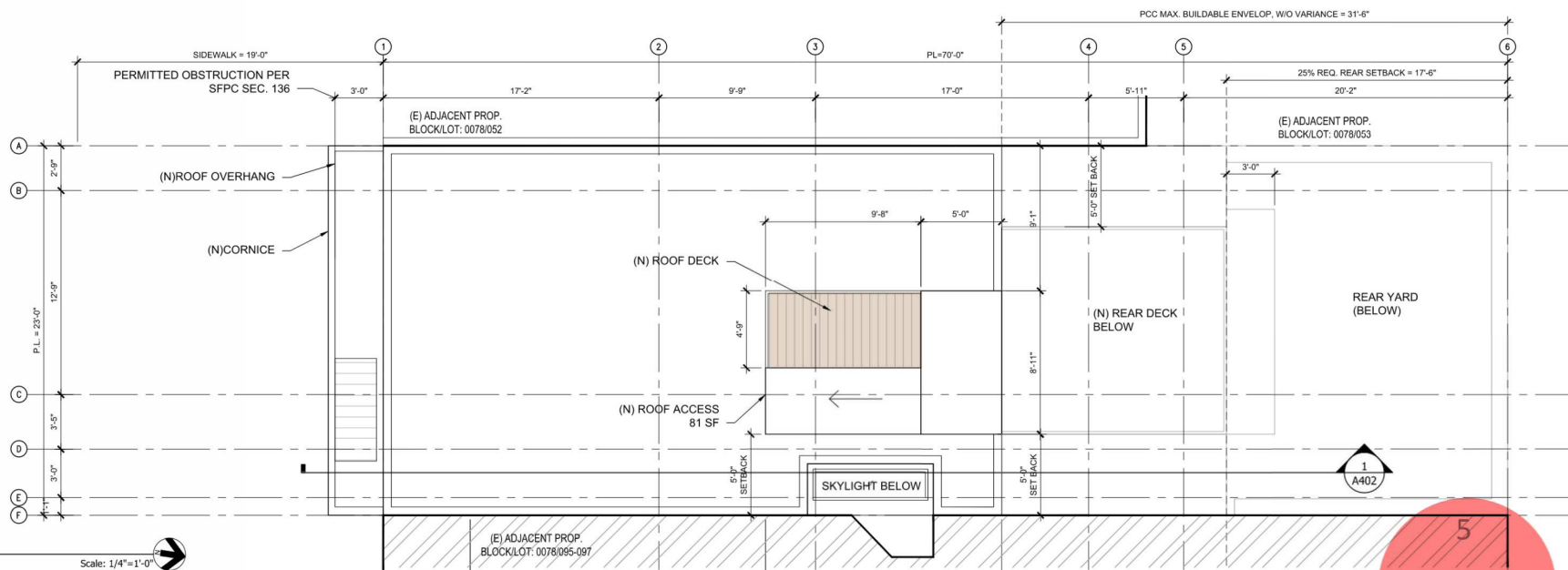
472 GREENWICH STREET – ROOF DECK PLAN & ROOF PLANS



5 (N) ROOF DECK PLAN

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

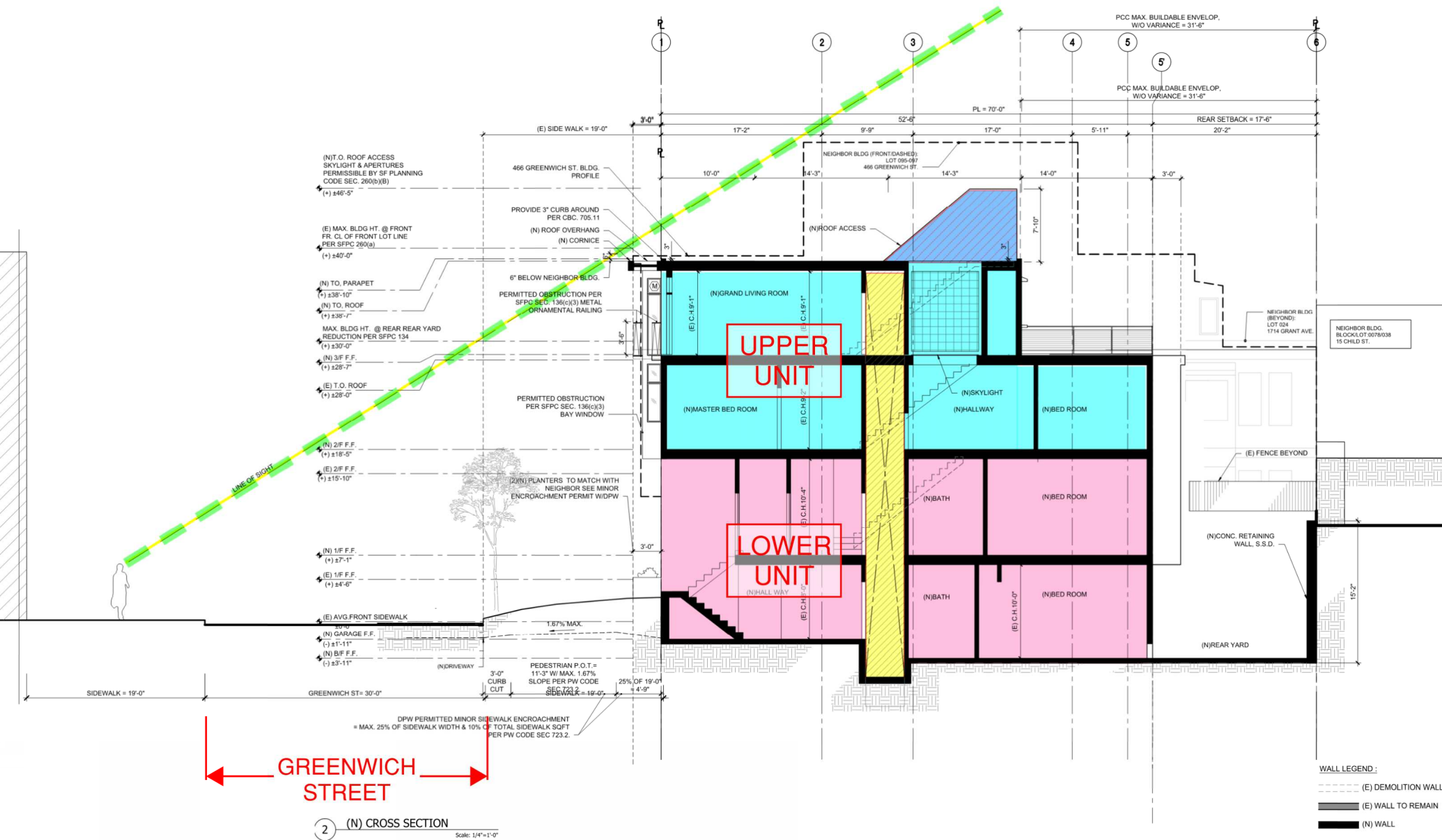
UPPER UNIT



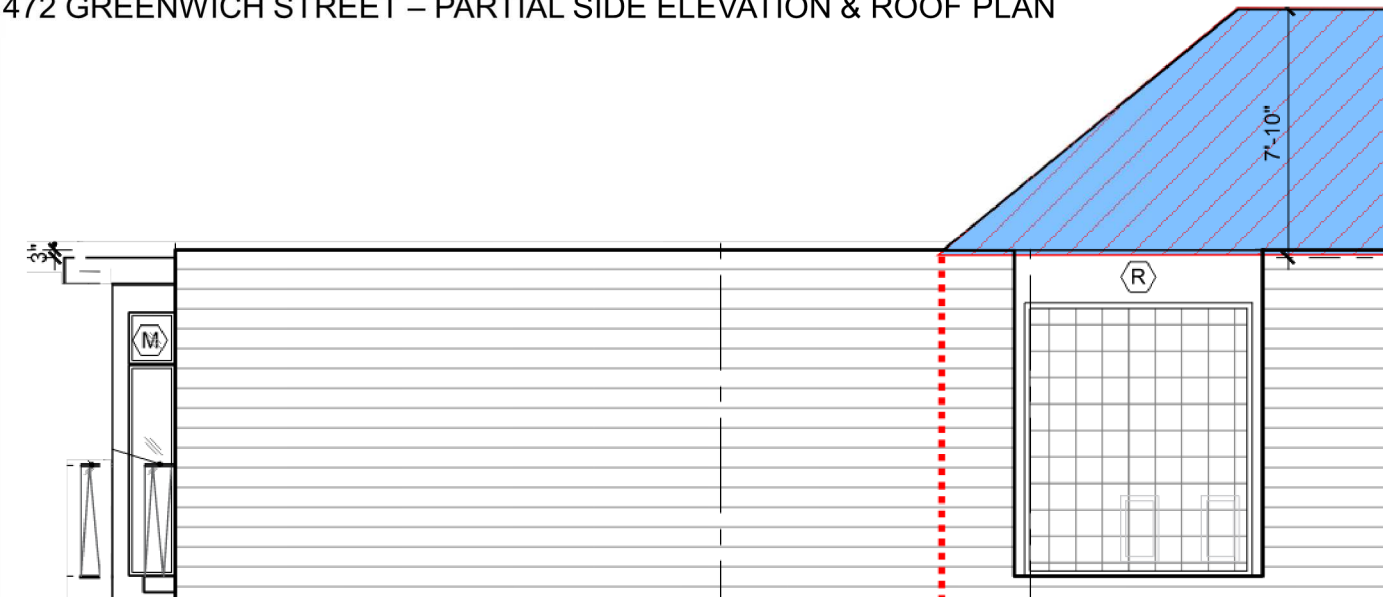
6 (N) ROOF PLAN

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

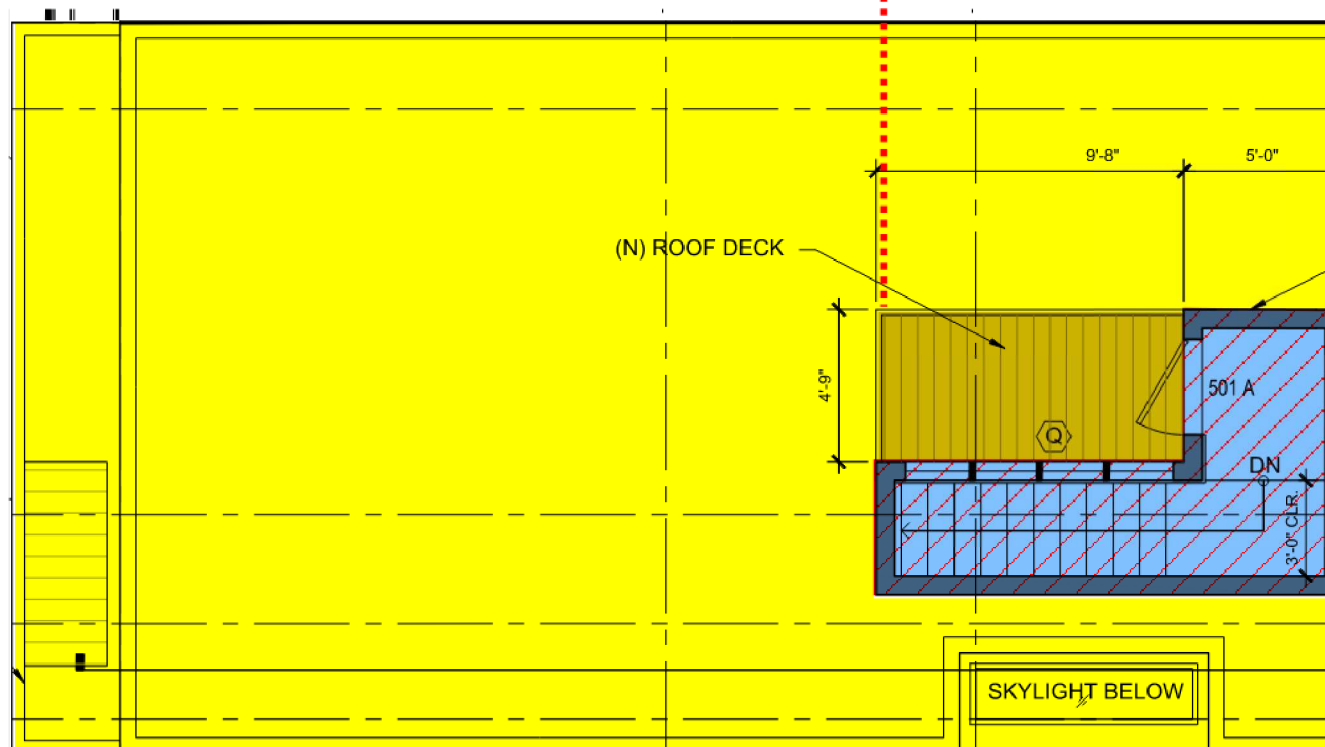
472 GREENWICH STREET – SIDE ELEVATION_LINE OF SIGHT



472 GREENWICH STREET – PARTIAL SIDE ELEVATION & ROOF PLAN



PARTIAL SIDE ELEVATION



ROOF PLAN

472 GREENWICH STREET- ROOF PENTHOUSE SURVEY

(E) Root Stairs
 Penthouse around
 474 Greenwich St

Google Maps

31-33 CHILD ST
 2-UNITS

45 TELEGRAPH PL
 2-UNITS

55 CHILD ST
 3-UNITS

373 CHILD ST

17508 GRANT AV
 5-UNITS

1724-1728 GRANT AV
 3-UNITS

480-490
 GREENWICH
 9-UNITS

SUBJECT
 PROPERTY

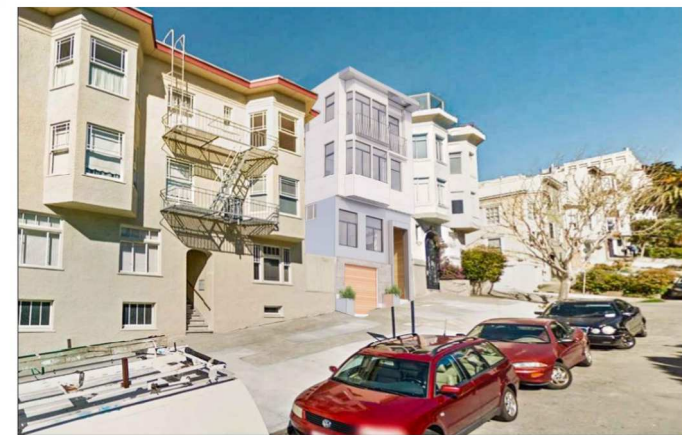
26-28 CHILD ST
 2-UNITS

Imagery ©2021 Google, Map data ©2021

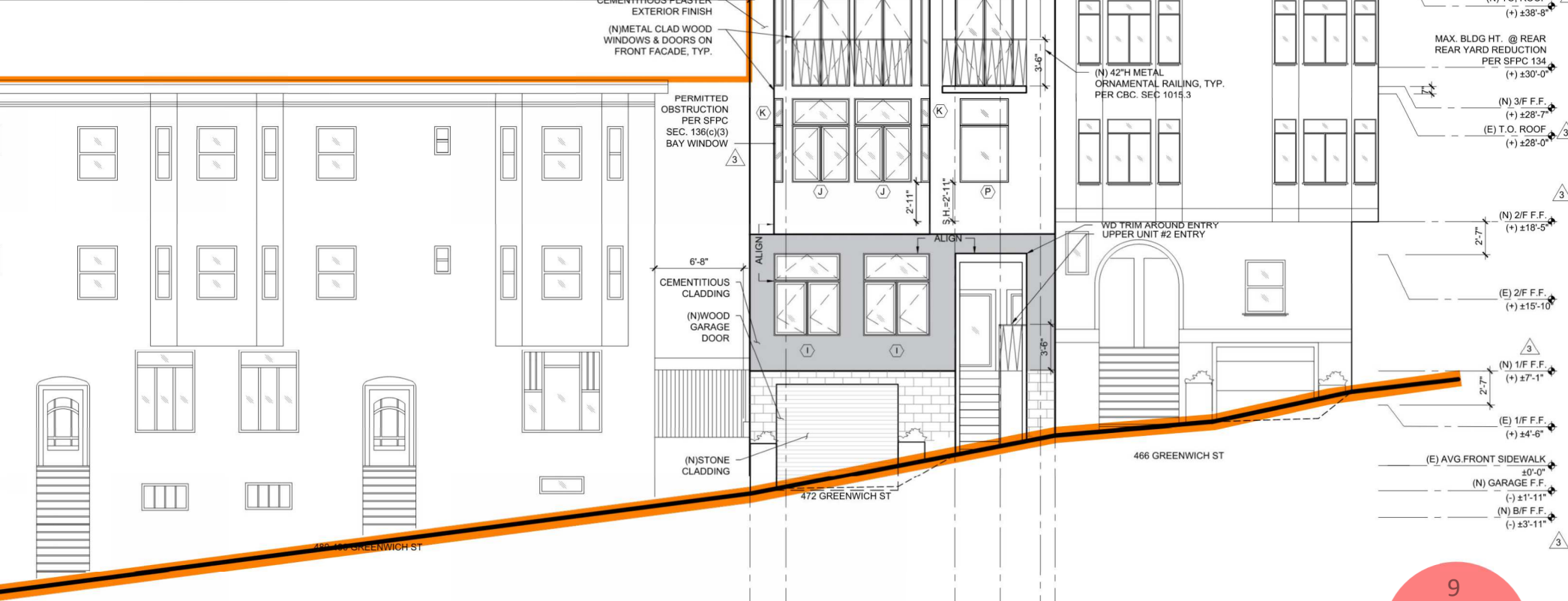


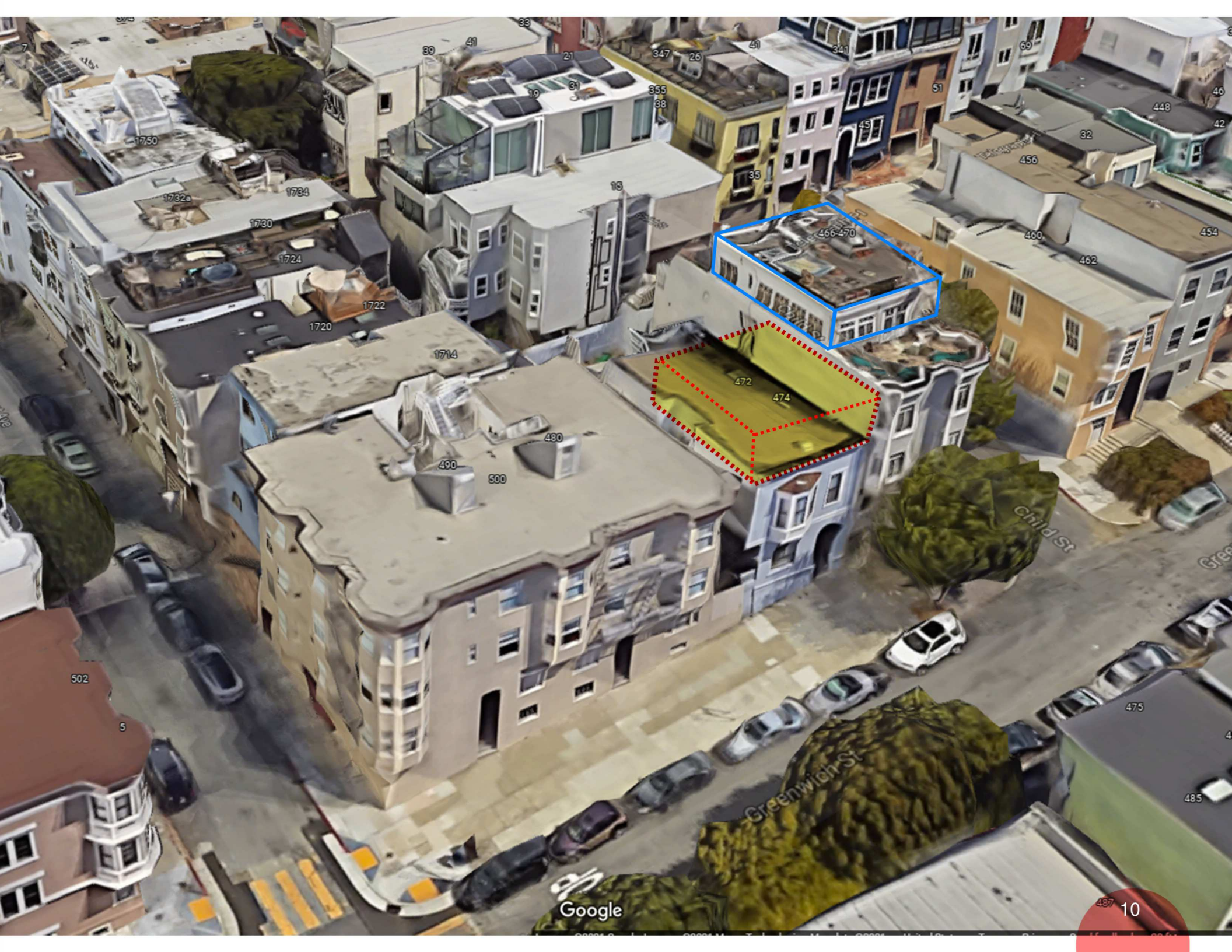
BLOCK MAP:
 6 out of 14 buildings
 has roof penthouse

472 GREENWICH STREET- FRONT ELEVATION



2 (N) FRONT ELEVATION RENDERING
 Scale: N.T.S.

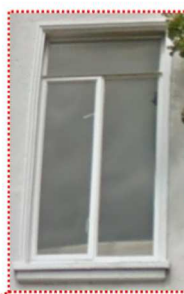




Google

10

472 GREENWICH STREET – NEIGHBOR FAÇADE SURVEY



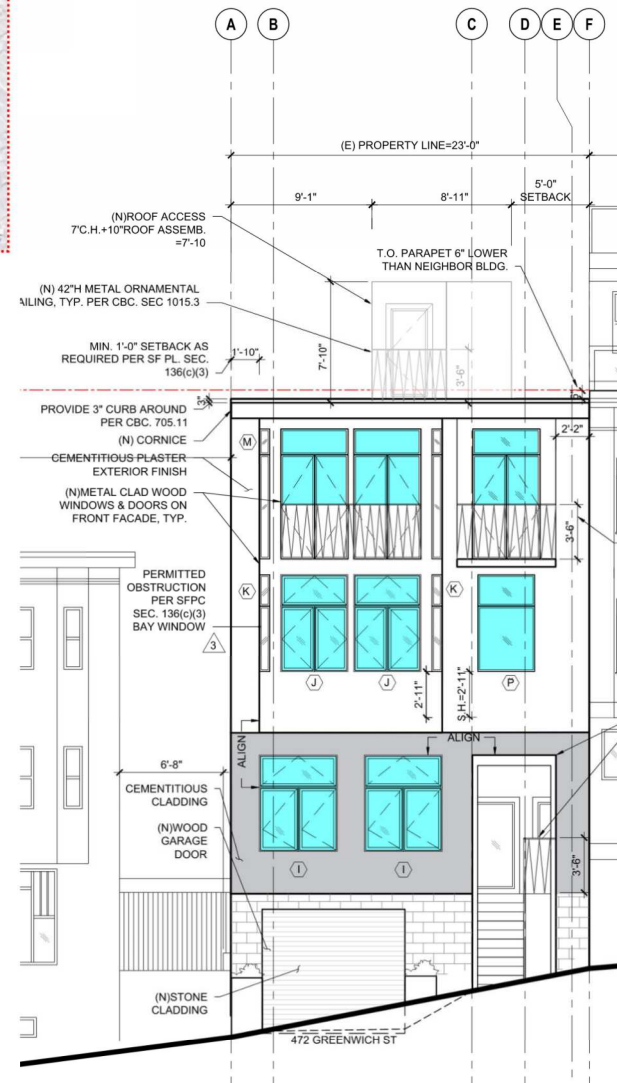
GREENWICH STREET - WEST ELEVATION



GREENWICH STREET - EAST ELEVATION

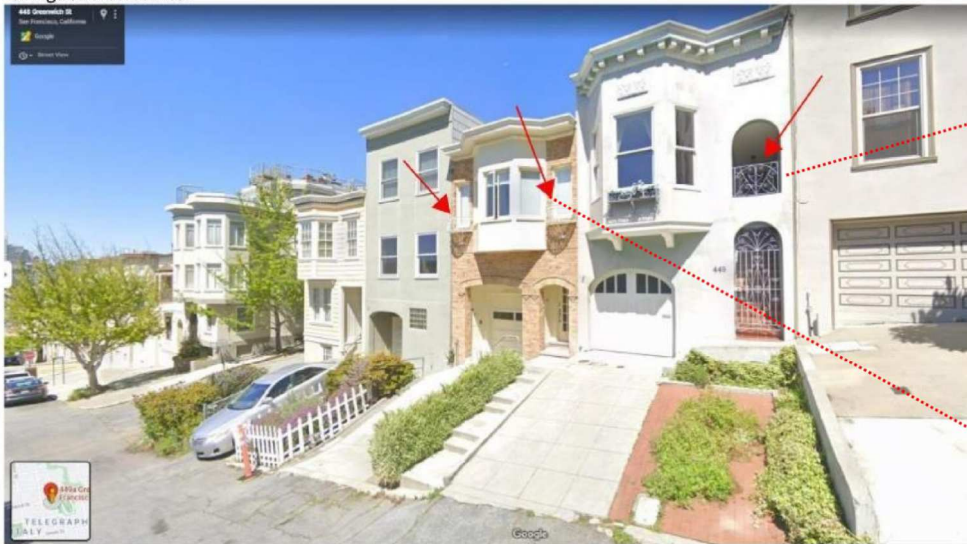


GRANT AVE.



472 GREENWICH STREET – NEIGHBOR ORNAMENTAL RAILINGS & BALCONY SURVEY

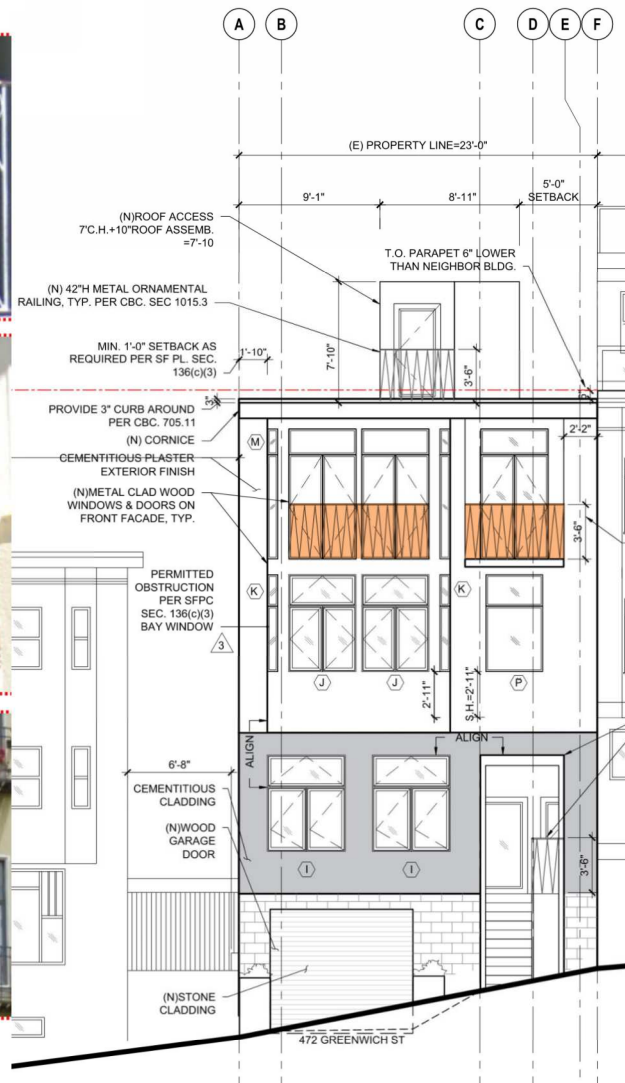
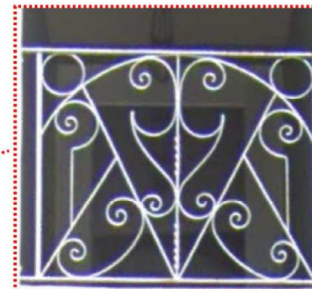
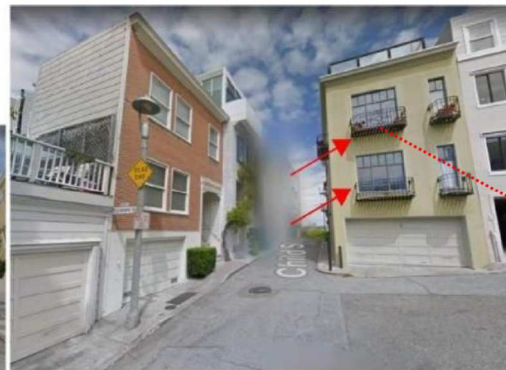
Upon surveying the block between Grant and Telegraph Road, there are several buildings with metal ornamental railings and balconies.



Metal ornamental railings and balcony at 454 and 448 Greenwich Street



Metal ornamental railings and balcony at 26 Child Street (around the corner)



472 GREENWICH STREET – NEIGHBOR FAÇADE SURVEY

New windows design is appropriate to the building's architectural character, and it's also compatible with the windows on other buildings in the neighborhood.

Window Features
GUIDELINE: Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood. (From Page 45 • Residential Design Guidelines 2003)

480 GREENWICH 470 GREENWICH



472 GREENWICH

470 GREENWICH

Simple cornice is provided to bring visual richness while serving a purpose. It also make the building more compatible with other building elevations on the block.



470 GREENWICH

Architectural Details
GUIDELINE: Design the placement and scale of architectural details to be compatible with the building and the surrounding area. (From Page 43 • Residential Design Guidelines 2003)



465 GREENWICH



473 GREENWICH



ELEVATION

PLAN VIEW

The length, height and type of bay window are designed be compatible with patterns and modulations that are prevalent in the area.

Bay Windows
GUIDELINE: Design the length, height and type of bay windows to be compatible with those on surrounding buildings. (From Page 34 • Residential Design Guidelines 2003)

The location and design of entrance portal is based on the (e) building, respecting the street scape entrances design of neighbors in the block.

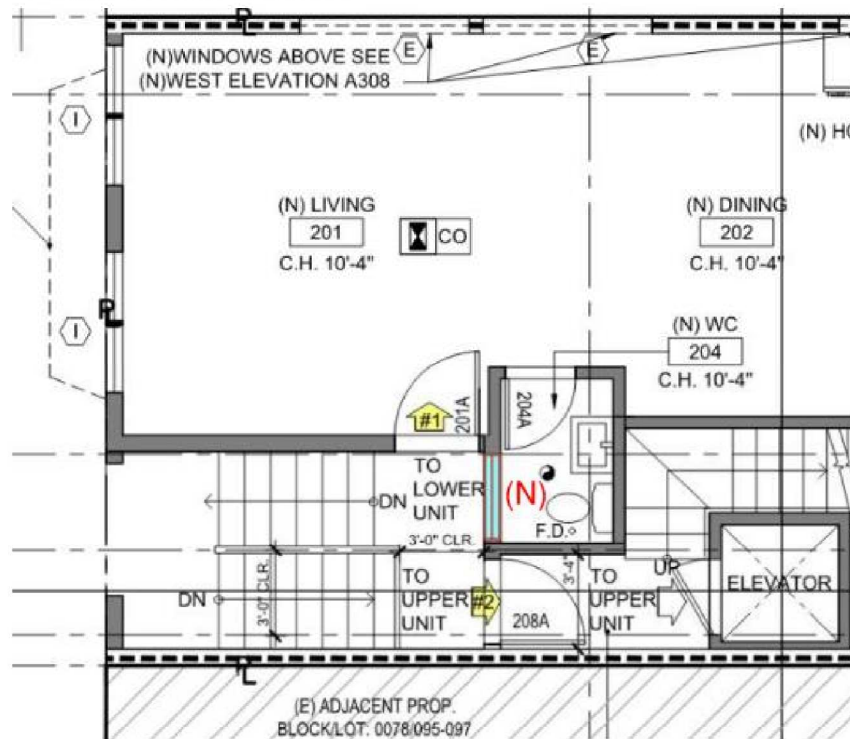


480 GREENWICH 472 GREENWICH 470 GREENWICH

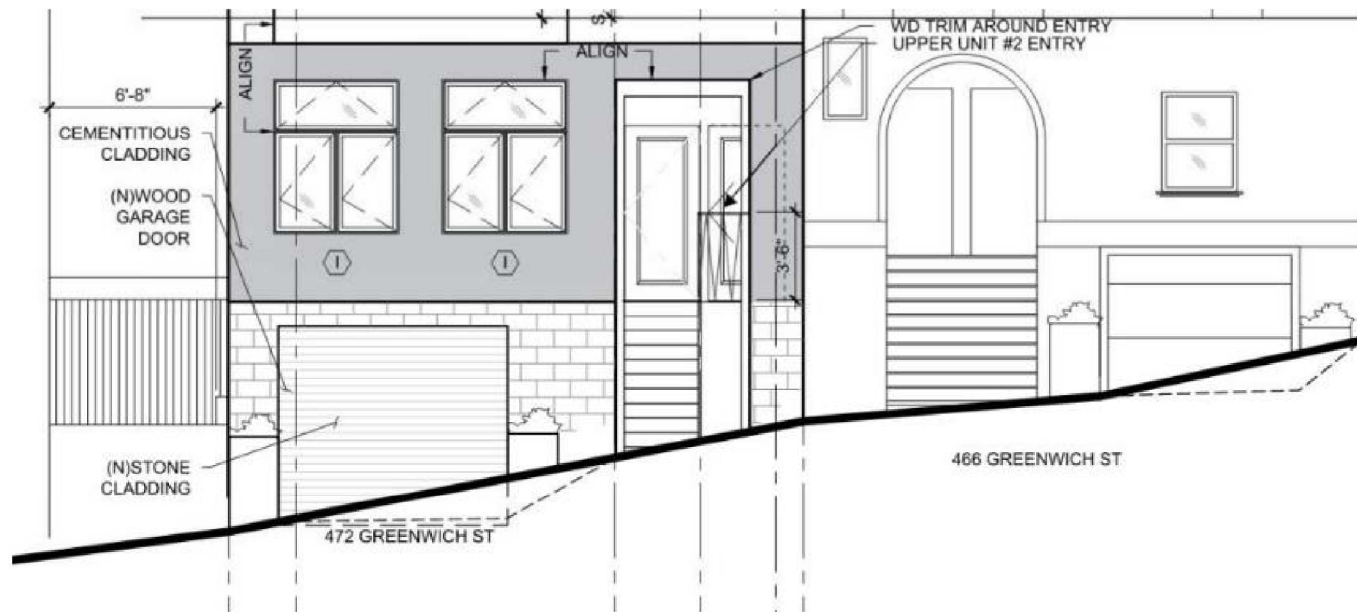
Location of Building Entrances
GUIDELINE: Respect the existing pattern of building entrances. (From Page 32 • Residential Design Guidelines 2003)

Building Entrance Design
GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building. (From Page 31 • Residential Design Guidelines 2003)

472 GREENWICH STREET – FIRST FLOOR ENTRY

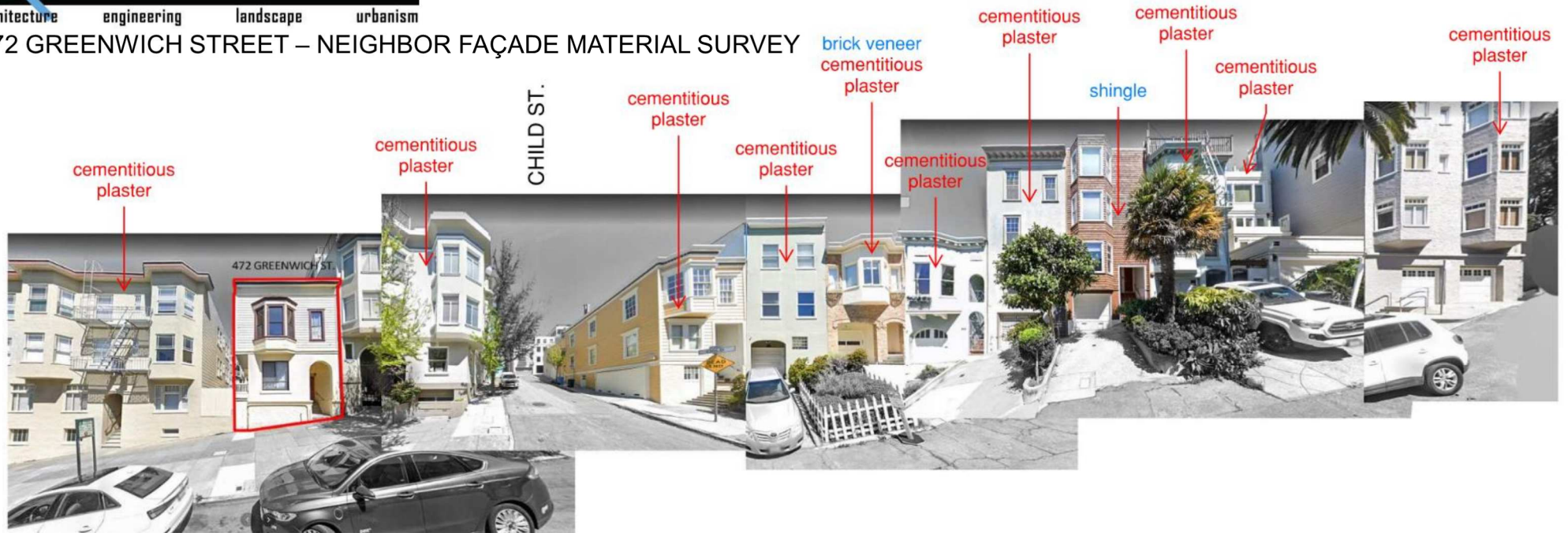


PARTIAL FIRST FLOOR PLAN @ ENTRY



FRONT ELEVATION (See Attachment "B")

472 GREENWICH STREET – NEIGHBOR FAÇADE MATERIAL SURVEY



GREENWICH STREET - WEST ELEVATION

