

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being erected and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes

|                                                                                                       |                                                                                                    |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Expeditor:                                                                                            | General Contractor:                                                                                |
| <b>Municipal Building Consultants</b><br>233 Broadway Ste. 2050<br>New York, NY 10279<br>212 791 9390 | <b>Reis Contracting</b><br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                                  | MEP Engineer:                                                                                      |
| <b>Silman</b><br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | <b>Consulting Engineering Services</b><br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                                  | Landscape Architect:                                                                               |
| <b>Radiance Lighting</b><br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                                    |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



Scale: Not to Scale  
Date: September 3, 2026  
Drawn By: Bates Masi + Architects

Cover Sheet

L000.00

54 SAA LLC  
AWNINGS

22-24 Downing Street  
New York, NY 10014

Issued for Landmarks Preservation Commission Review

| DRAWING LIST |                             |            | DATE       |            |
|--------------|-----------------------------|------------|------------|------------|
|              |                             |            | ISSUE      | DATE       |
|              |                             |            | LPC REVIEW | LPC REVIEW |
| SHEET NO.    | DRAWING NAME                | DATE       |            |            |
| L000.00      | COVER SHEET                 | 06.09.2026 | X          | X          |
| L001.00      | SITE PLANS & HISTORIC INFO. | 06.09.2026 | X          | X          |
| L002.00      | EXISTING SITE PHOTOS        | 06.09.2026 | X          | X          |
| L003.00      | EXISTING CONDITIONS         | 06.09.2026 | X          | X          |
| L004.00      | WINDOWS & DOORS             | 06.09.2026 | X          | X          |
| L005.00      | EXTERIOR DETAILS            | 06.09.2026 | X          | X          |
| L101.00      | PLANS                       | 06.09.2026 | X          | X          |
| L201.00      | ELEVATIONS                  | 06.09.2026 | X          | X          |
| L301.00      | SECTIONS & SIGHTLINES       | 06.09.2026 | X          | X          |

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being erected and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

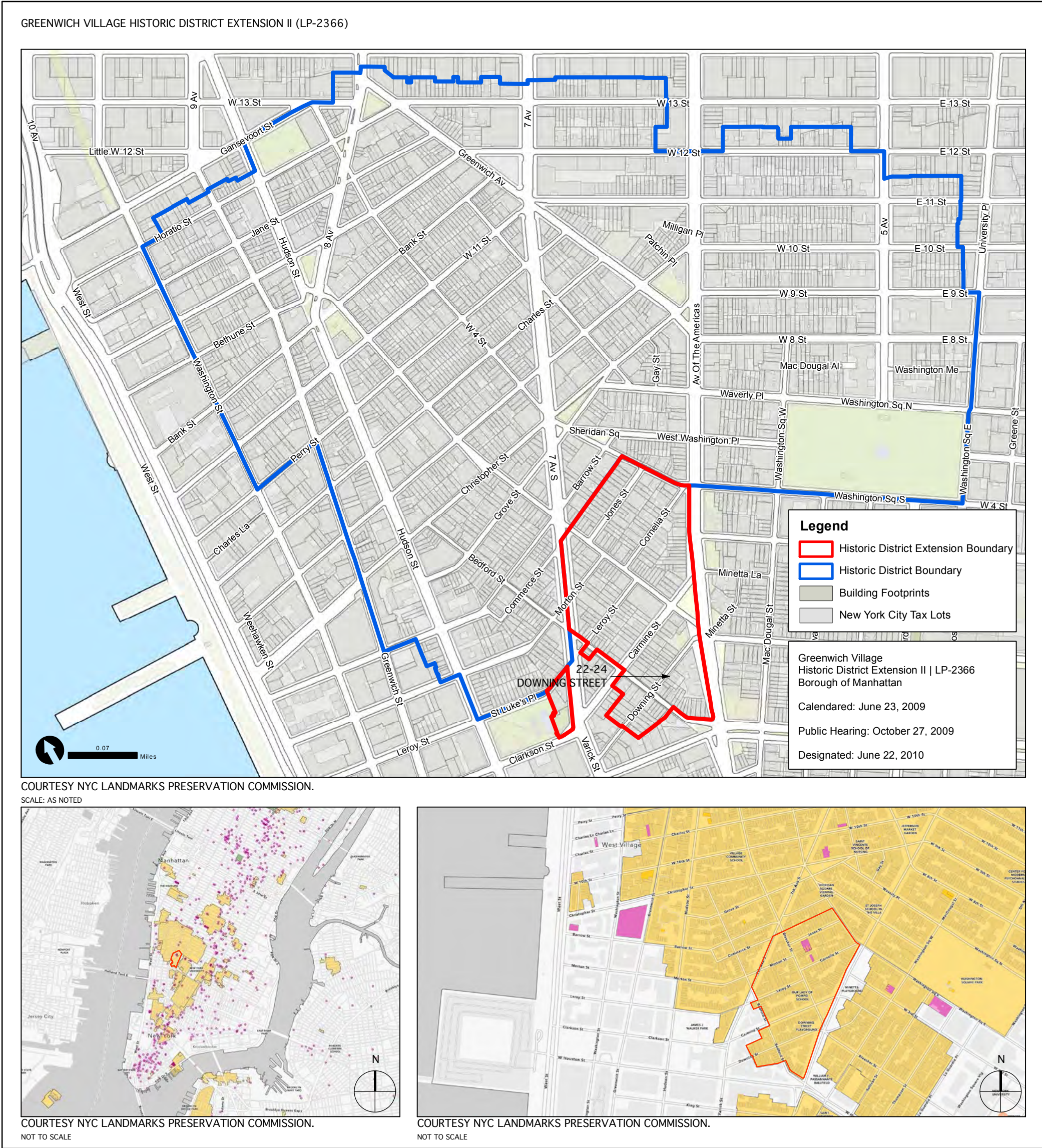
Architect's Internal Notes



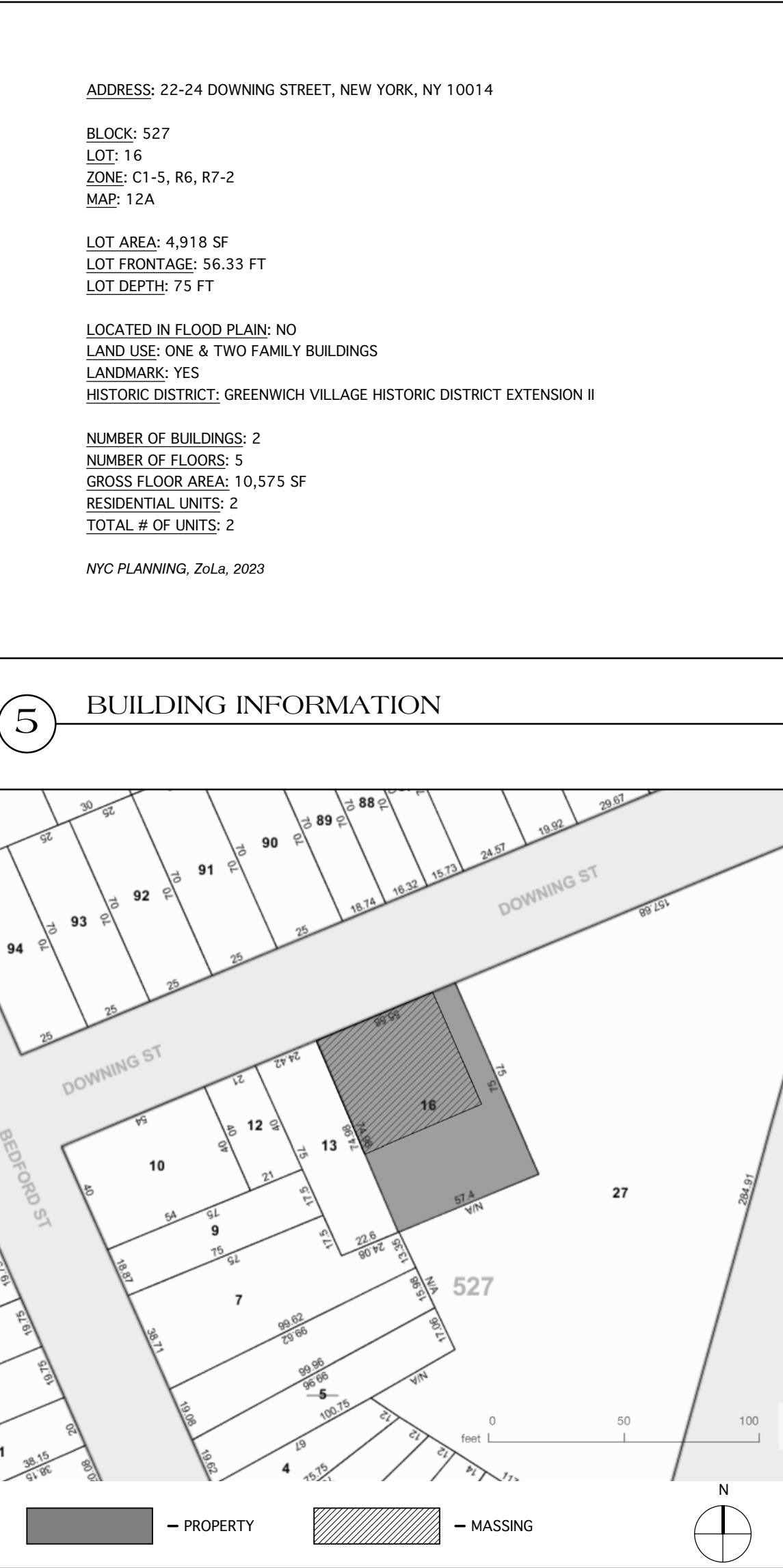
4 HISTORIC TAX PHOTO - 1940



3 HISTORIC TAX PHOTO - 1940



2 HISTORIC DISTRICT MAPS  
SCALE: AS NOTED



1 PLOT PLAN  
SCALE: AS NOTED

|                                                                                                |                                                                                      |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Expeditor:                                                                                     | General Contractor:                                                                  |
| Municipal Building Consultants<br>233 Broadway Ste. 2050<br>New York, NY 10027<br>212 791 9390 | Reis Contracting<br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015 |
| Structural Engineer:                                                                           | MEP Engineer:                                                                        |
| Silman<br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | Consulting Engineering Services<br>216 East 45th Street<br>New York, NY 10017        |
| Lighting Consultant:                                                                           | Landscape Architect:                                                                 |
| Radiance Lighting<br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                      |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



Scale: As Noted  
Date: September 3, 2026  
Drawn By: Bates Masi + Architects  
Site Plans & Historic Info.

LOO1.00

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being erected and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes



8 PHOTO  
EXISTING CONDITION



7 PHOTO  
EXISTING CONDITION



6 PHOTO  
EXISTING CONDITION



5 PHOTO  
EXISTING CONDITION



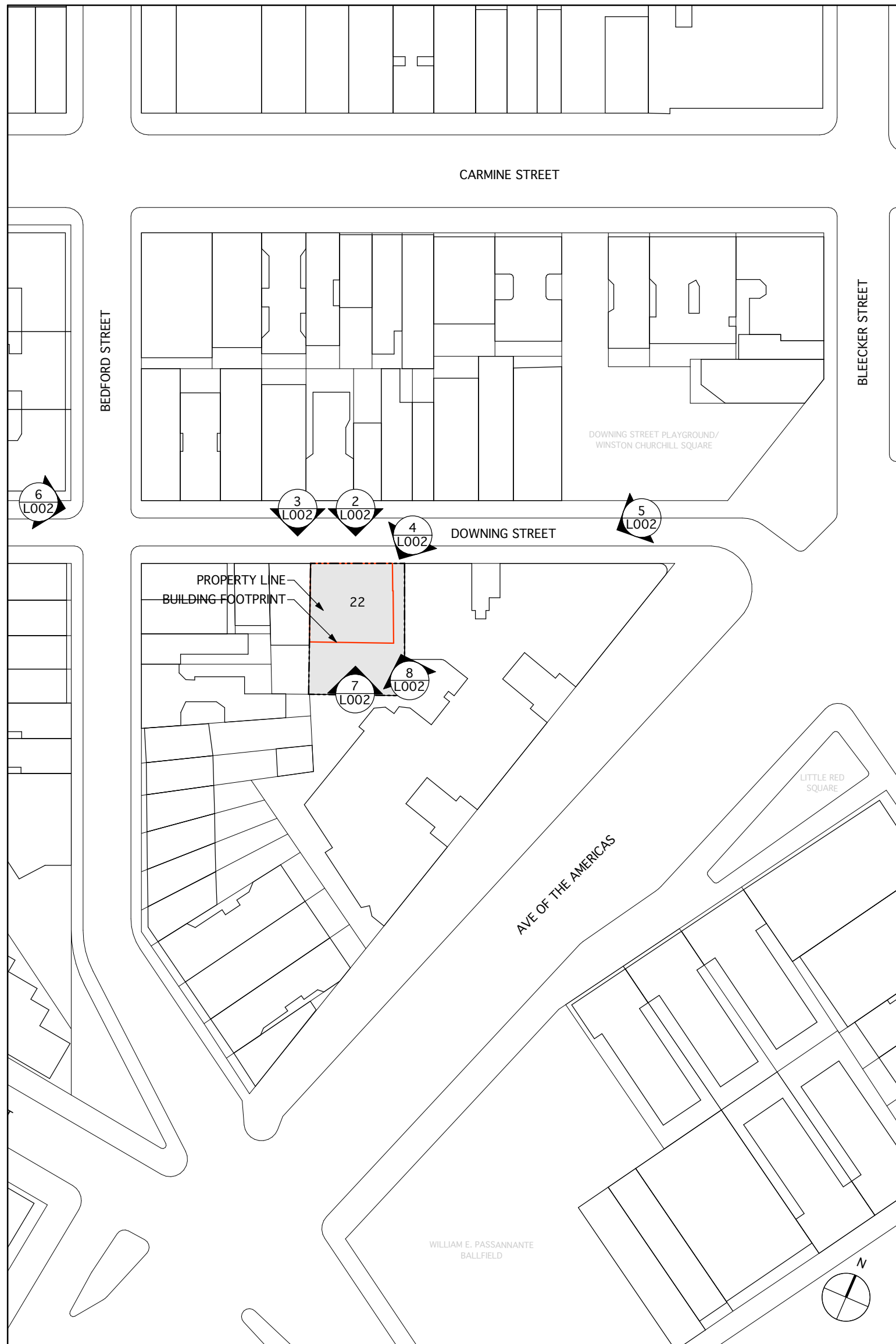
4 PHOTO  
EXISTING CONDITION



3 PHOTO  
EXISTING CONDITION



2 PHOTO  
EXISTING CONDITION



1 BLOCK PLAN  
1/8" = 1'-0"

|                                                                                                |                                                                                             |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Expeditor:                                                                                     | General Contractor:                                                                         |
| Municipal Building Consultants<br>233 Broadway Ste. 2050<br>New York, NY 10079<br>212 791 9390 | Reis Contracting<br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                           | MEP Engineer:                                                                               |
| Silman<br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | Consulting Engineering Services<br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                           | Landscape Architect:                                                                        |
| Radiance Lighting<br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                             |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



Scale: 1/64" = 1'-0"  
Date: September 3, 2026  
Drawn By: Bates Masi + Architects

Existing Site Photos

L002.00

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being noted and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes

|                                                                                                |                                                                                             |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Expeditor:                                                                                     | General Contractor:                                                                         |
| Municipal Building Consultants<br>233 Broadway Ste. 2050<br>New York, NY 10079<br>212 791 9390 | Reis Contracting<br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                           | MEP Engineer:                                                                               |
| Silman<br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | Consulting Engineering Services<br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                           | Landscape Architect:                                                                        |
| Radiance Lighting<br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                             |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



Scale: Not to Scale  
Date: September 3, 2026  
Drawn By: Bates Masi + Architects  
Existing Conditions



4 PHOTO  
EXISTING CONDITION



3 PHOTO  
EXISTING CONDITION



2 PHOTO  
EXISTING CONDITION



1 PHOTO  
EXISTING CONDITION

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being erected and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes

|                                                                                                |                                                                                             |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Expeditor:                                                                                     | General Contractor:                                                                         |
| Municipal Building Consultants<br>233 Broadway Ste. 2050<br>New York, NY 10079<br>212 791 9390 | Reis Contracting<br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                           | MEP Engineer:                                                                               |
| Silman<br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | Consulting Engineering Services<br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                           | Landscape Architect:                                                                        |
| Radiance Lighting<br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                             |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



Scale: Not to Scale

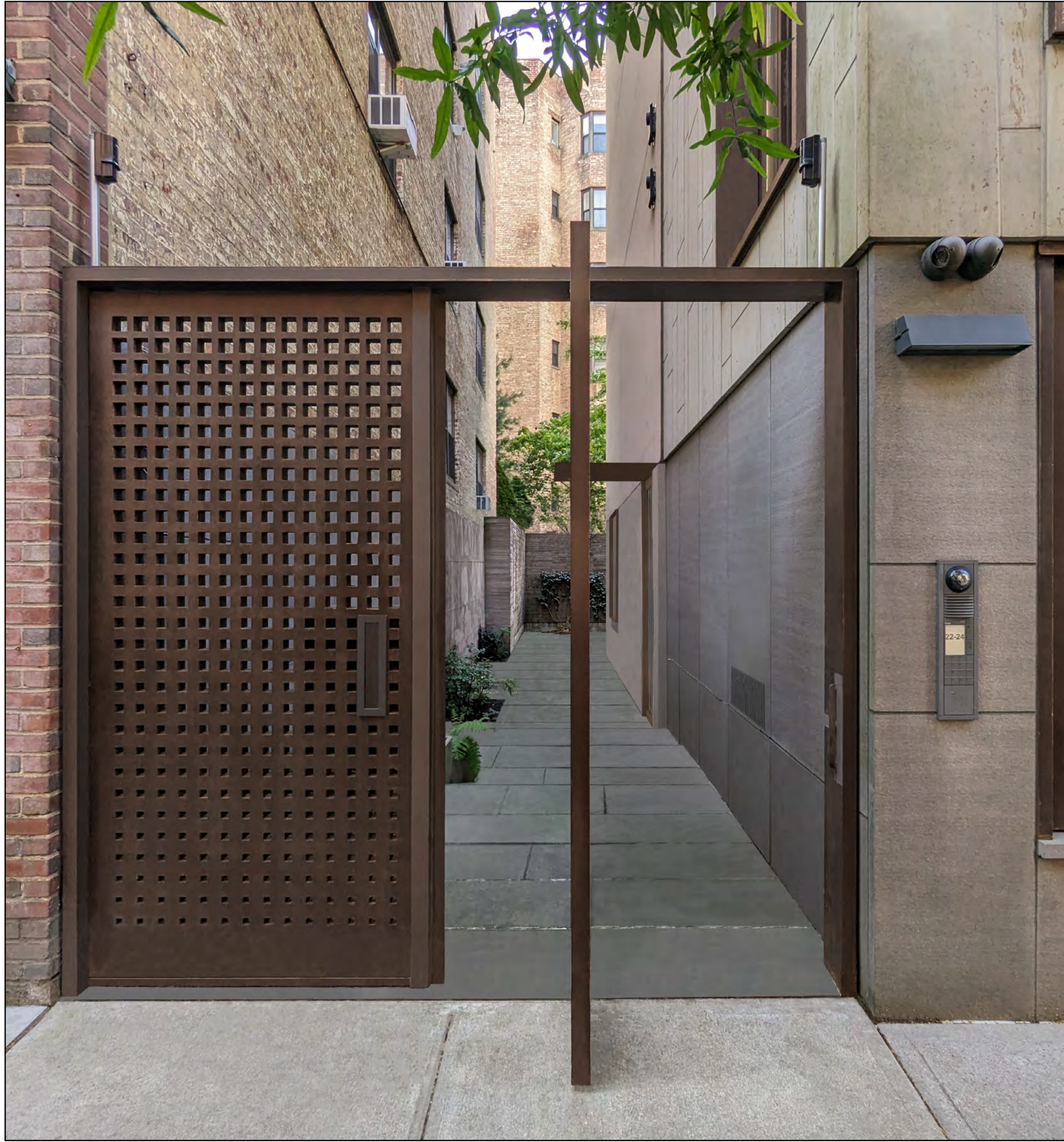
Date: September 3, 2026

Drawn By: Bates Masi + Architects

Windows & Doors



3 COLLAGED PHOTO  
PROPOSED FRONT DOOR AWNING



4 COLLAGED PHOTO  
PROPOSED SIDE DOOR AWNING



2 RENDERING/COLLAGED PHOTO  
PROPOSED ELEVATION



1 PHOTO  
EXISTING ELEVATION

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being noted and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes

|                                                                                                       |                                                                                                    |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Expeditor:                                                                                            | General Contractor:                                                                                |
| <b>Municipal Building Consultants</b><br>233 Broadway Ste. 2050<br>New York, NY 10029<br>212 791 9390 | <b>Reis Contracting</b><br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                                  | MEP Engineer:                                                                                      |
| <b>Silman</b><br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | <b>Consulting Engineering Services</b><br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                                  | Landscape Architect:                                                                               |
| <b>Radiance Lighting</b><br>1850 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                                    |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



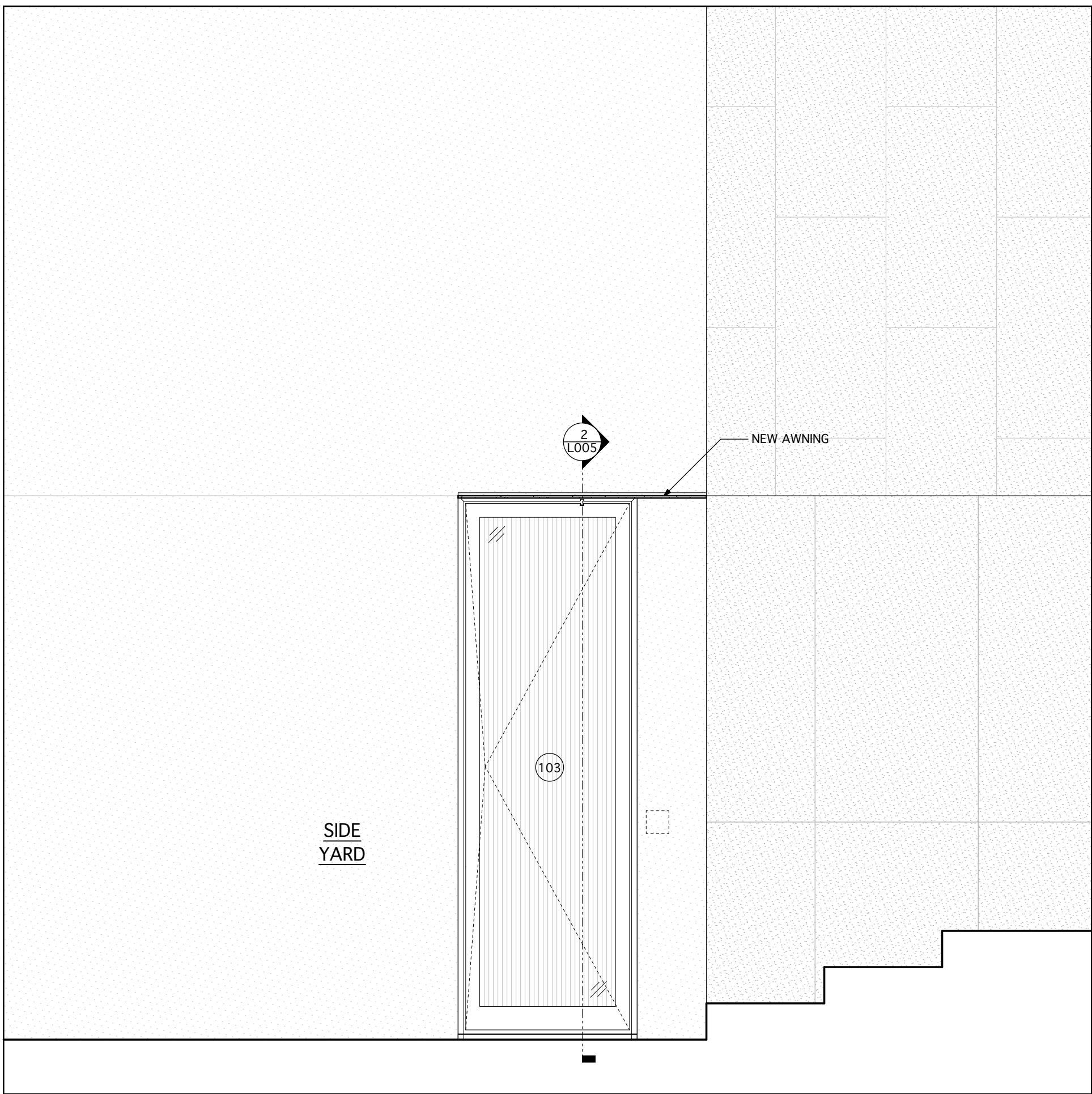
Scale: As Noted

Date: September 3, 2026

Drawn By: Bates Masi + Architects

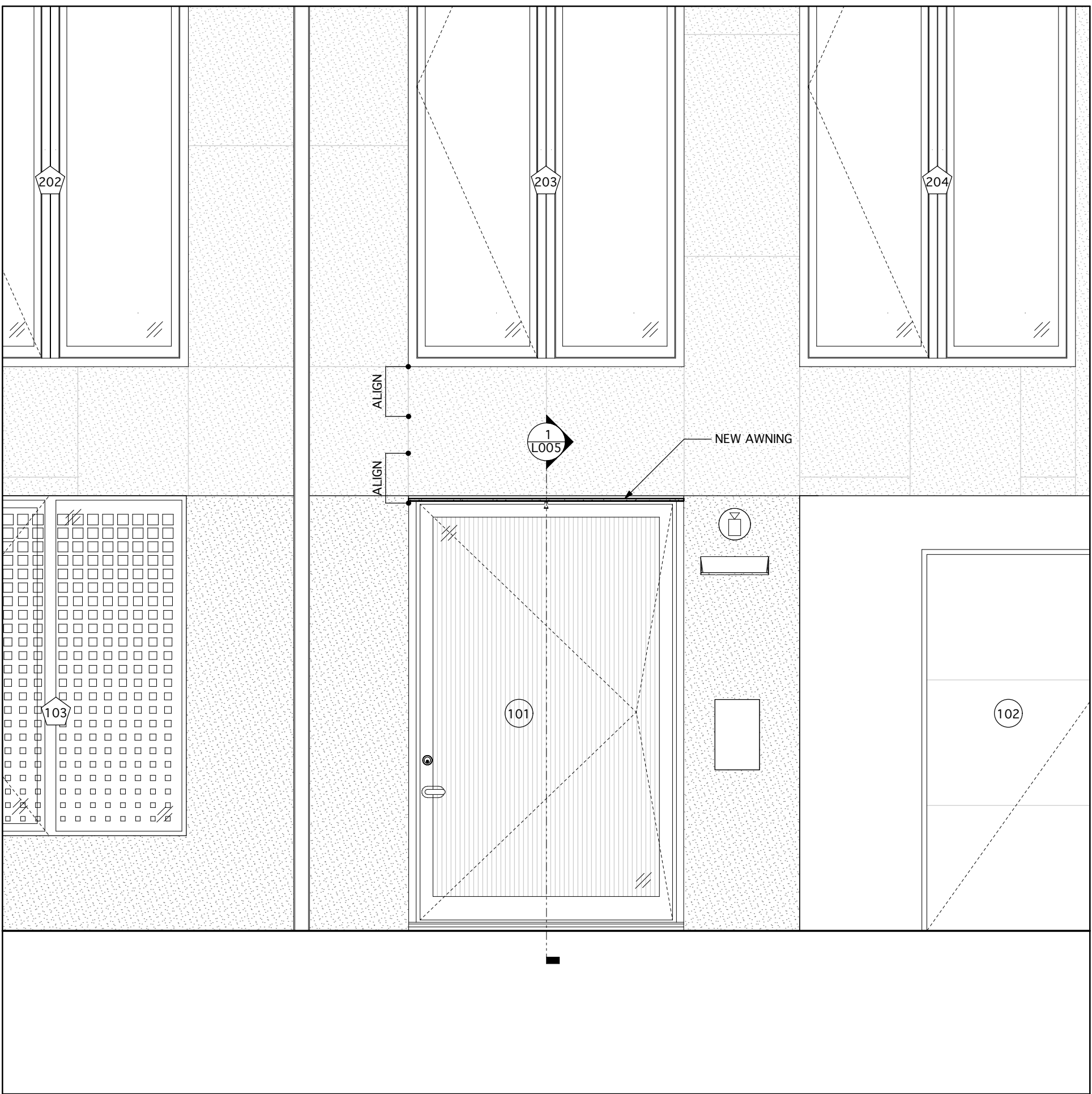
Exterior Details

L005.00



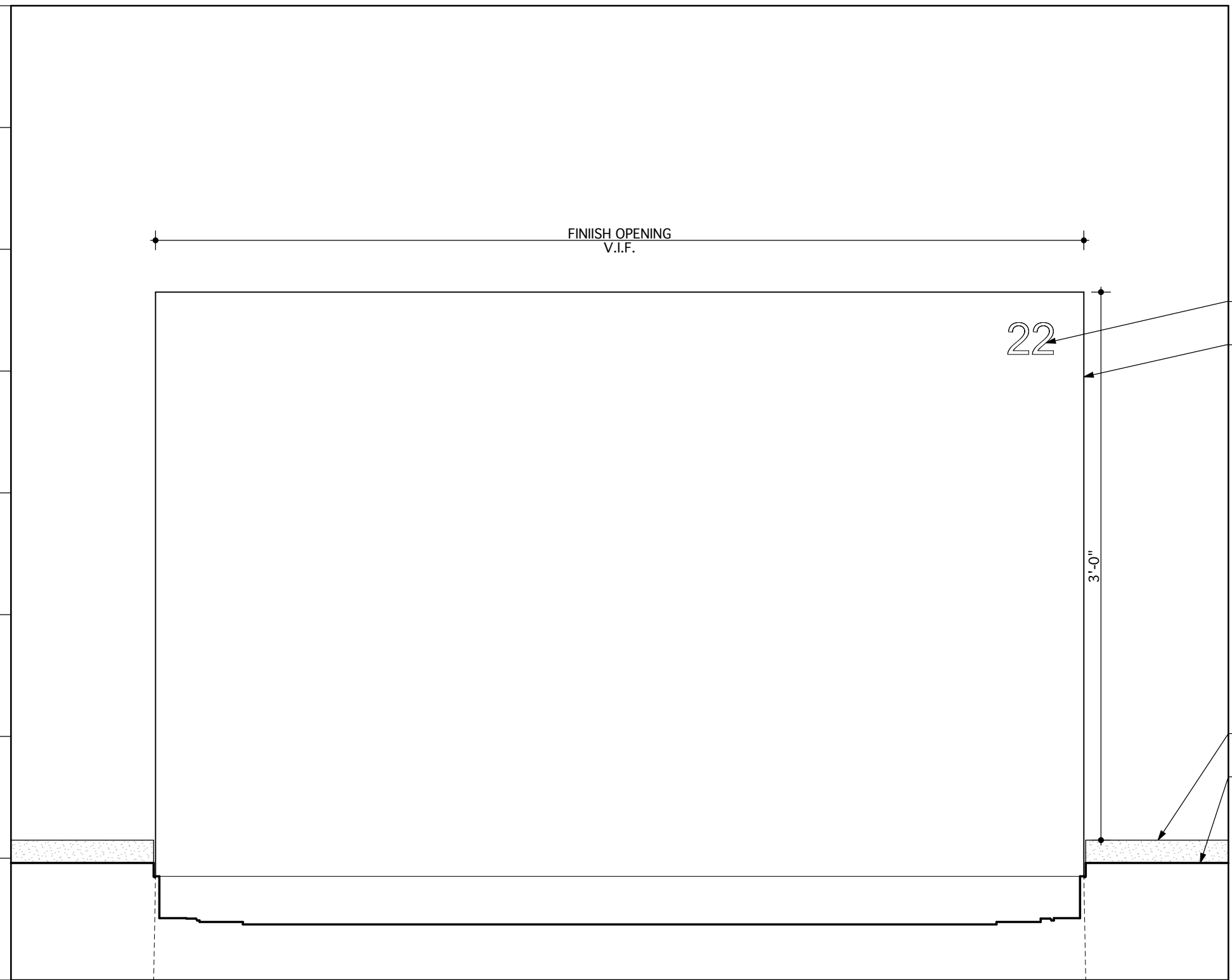
6 ENLARGED SIDE ELEVATION

SCALE: 1/2" = 1'-0"



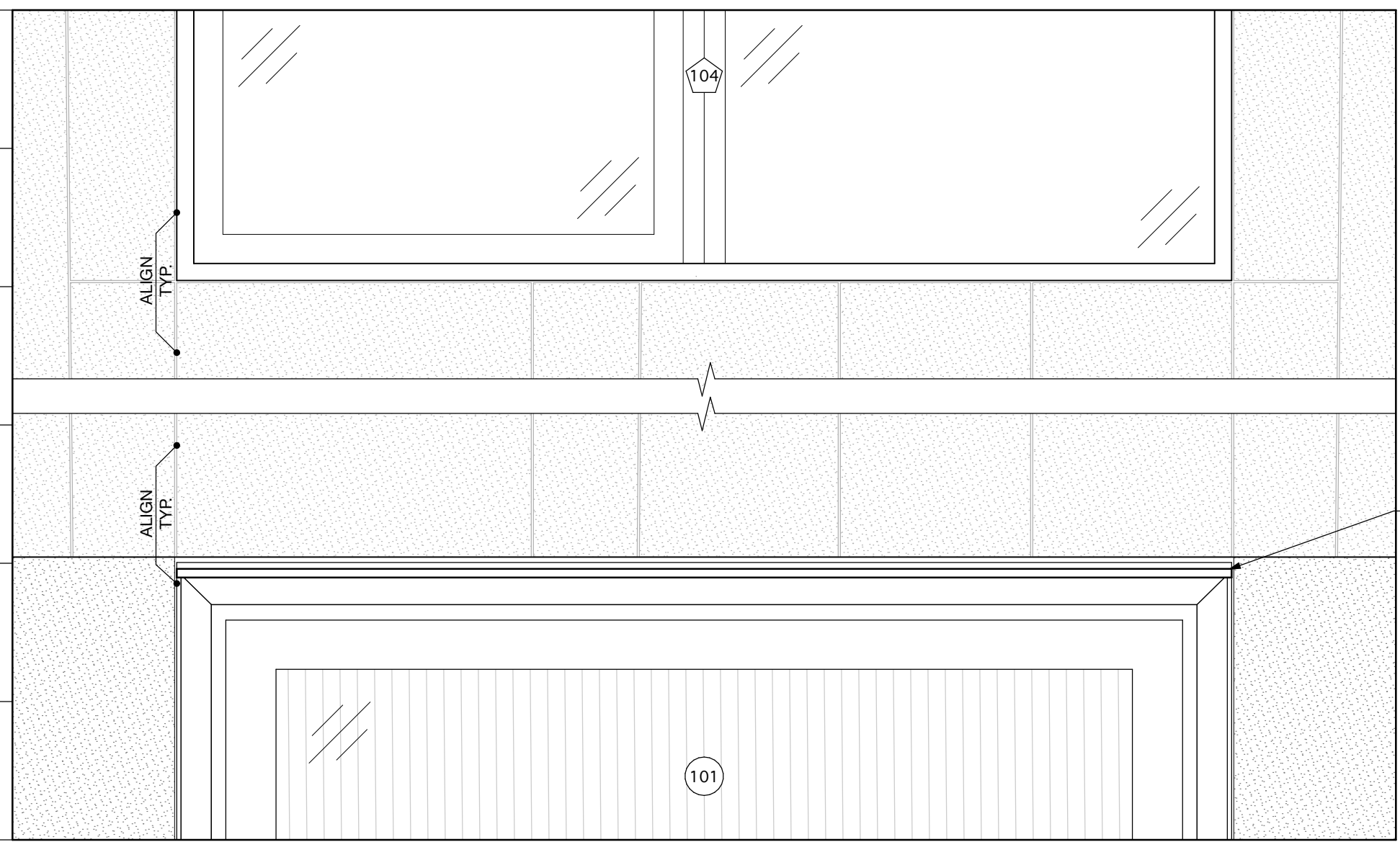
5 ENLARGED FRONT ELEVATION

SCALE: 1/2" = 1'-0"



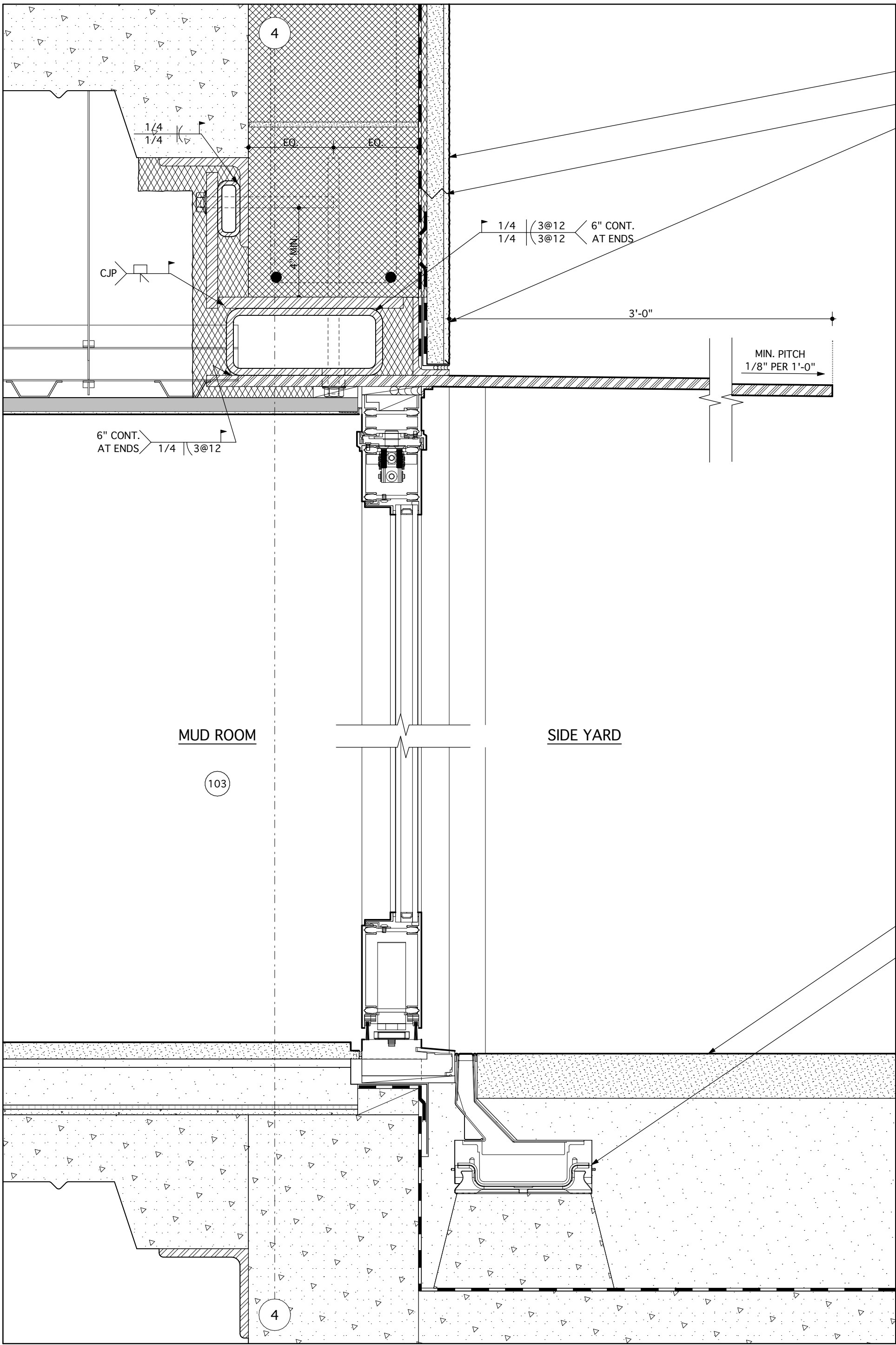
4 AWNING RCP DETAIL

1 1/2" = 1'-0"



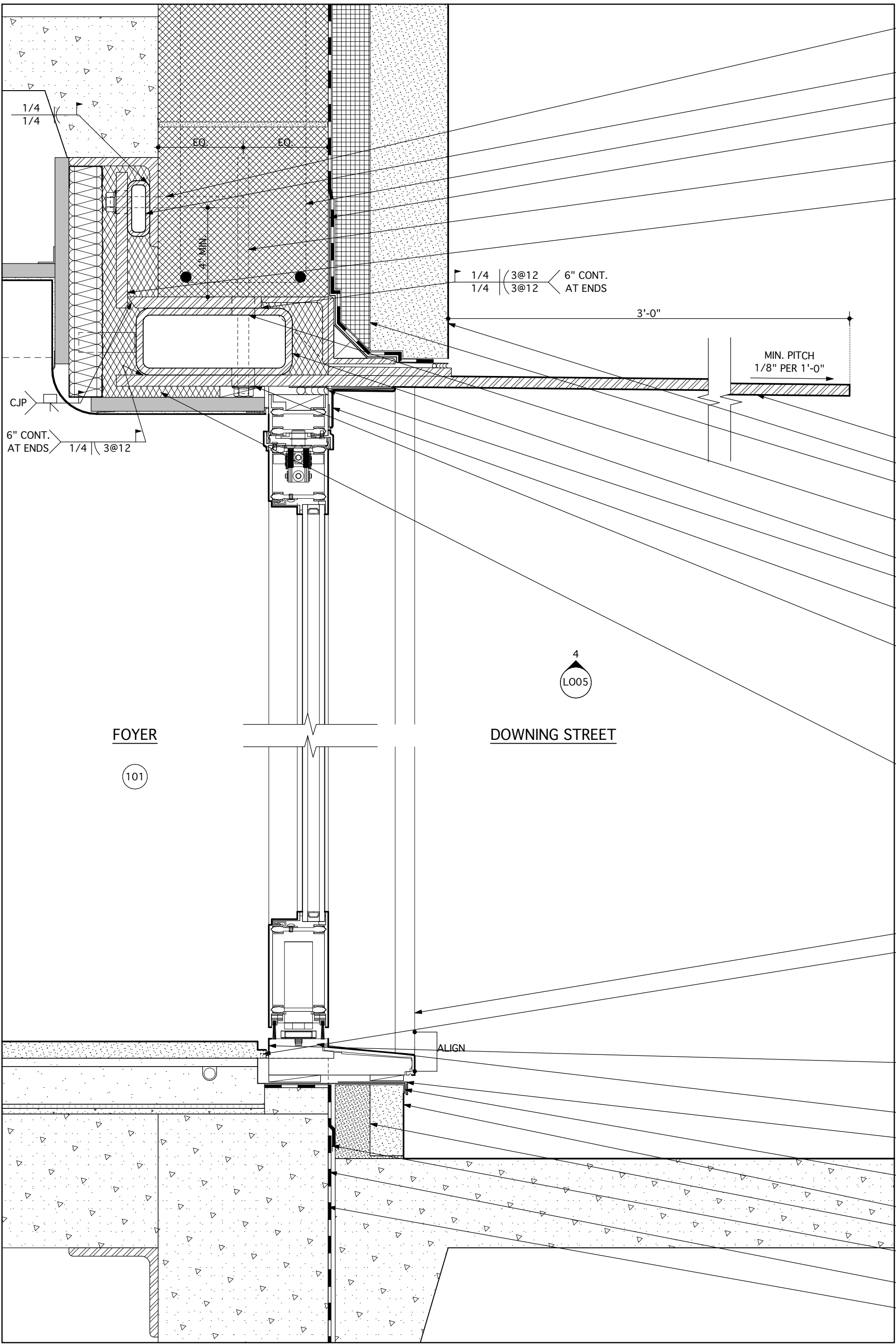
3 AWNING ELEVATION DETAIL

1 1/2" = 1'-0"



2 MUDROOM DOOR HEAD/SILL DETAIL

3" = 1'-0"



1 FOYER DOOR HEAD/SILL DETAIL

3" = 1'-0"

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being erected and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes

|                                                                                                |                                                                                             |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Expeditor:                                                                                     | General Contractor:                                                                         |
| Municipal Building Consultants<br>233 Broadway Ste. 2050<br>New York, NY 10079<br>212 791 9390 | Reis Contracting<br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                           | MEP Engineer:                                                                               |
| Silman<br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | Consulting Engineering Services<br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                           | Landscape Architect:                                                                        |
| Radiance Lighting<br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                             |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



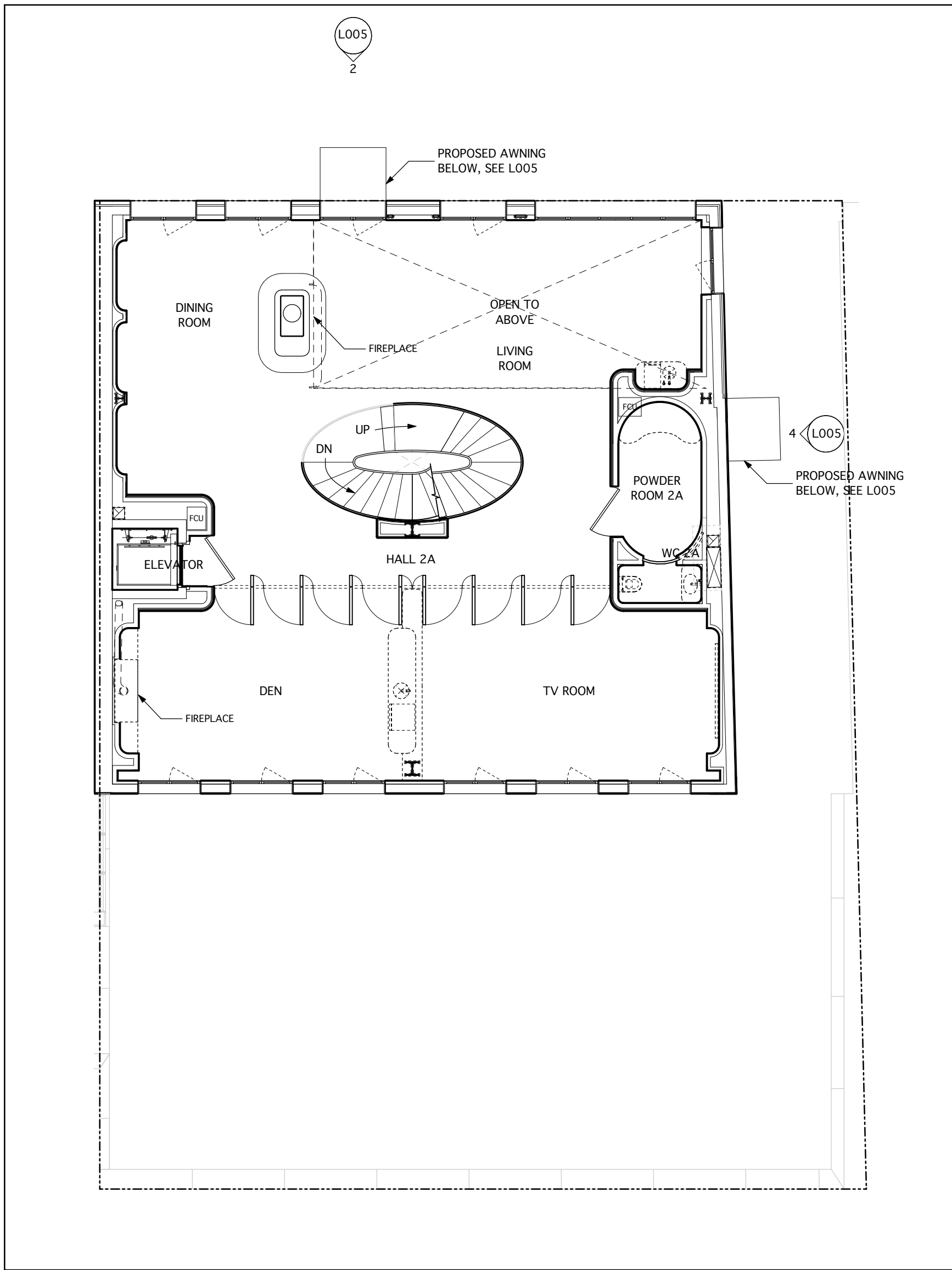
Scale: 1/8" = 1'-0"

Date: September 3, 2026

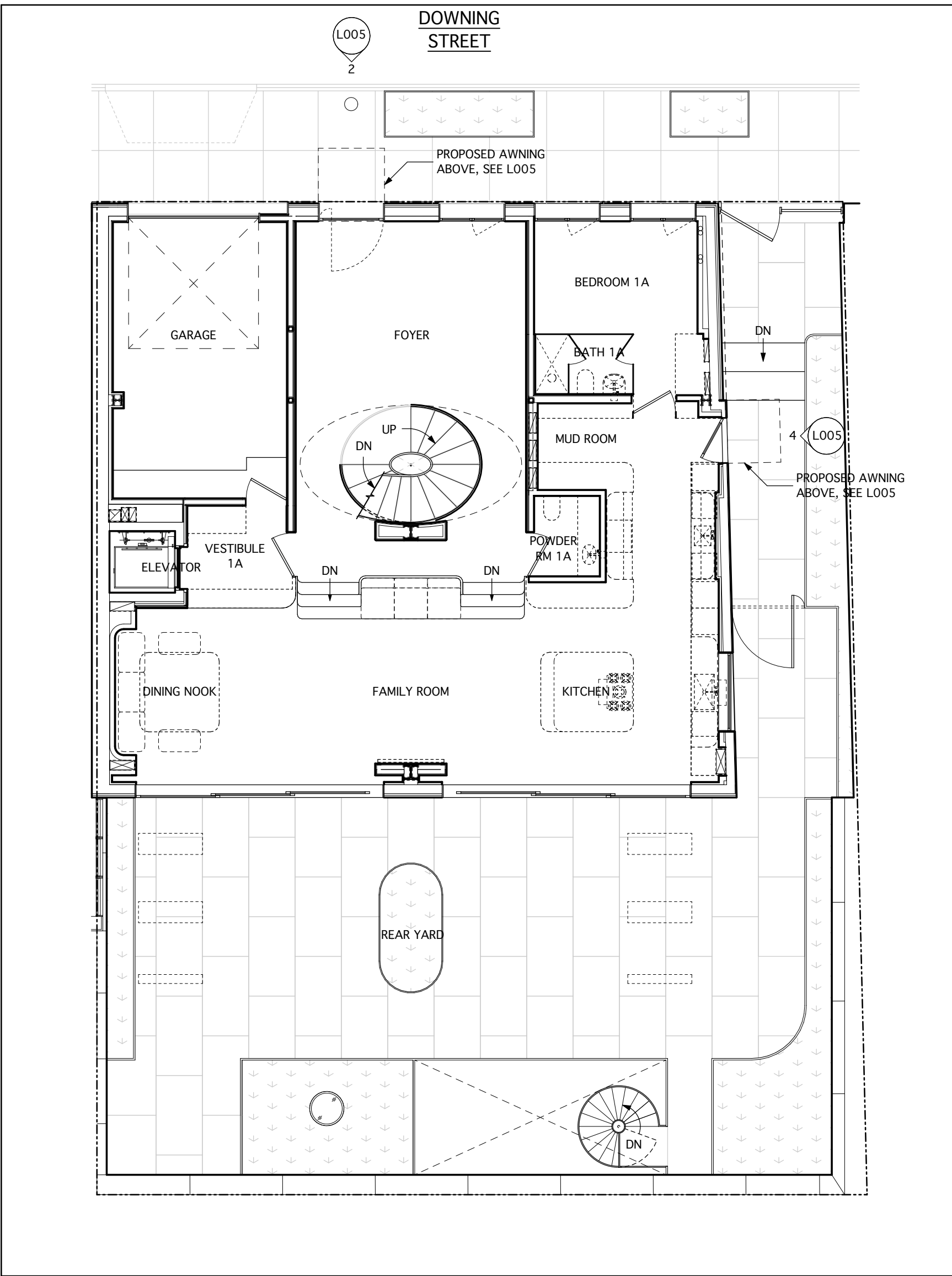
Drawn By: Bates Masi + Architects

Plans

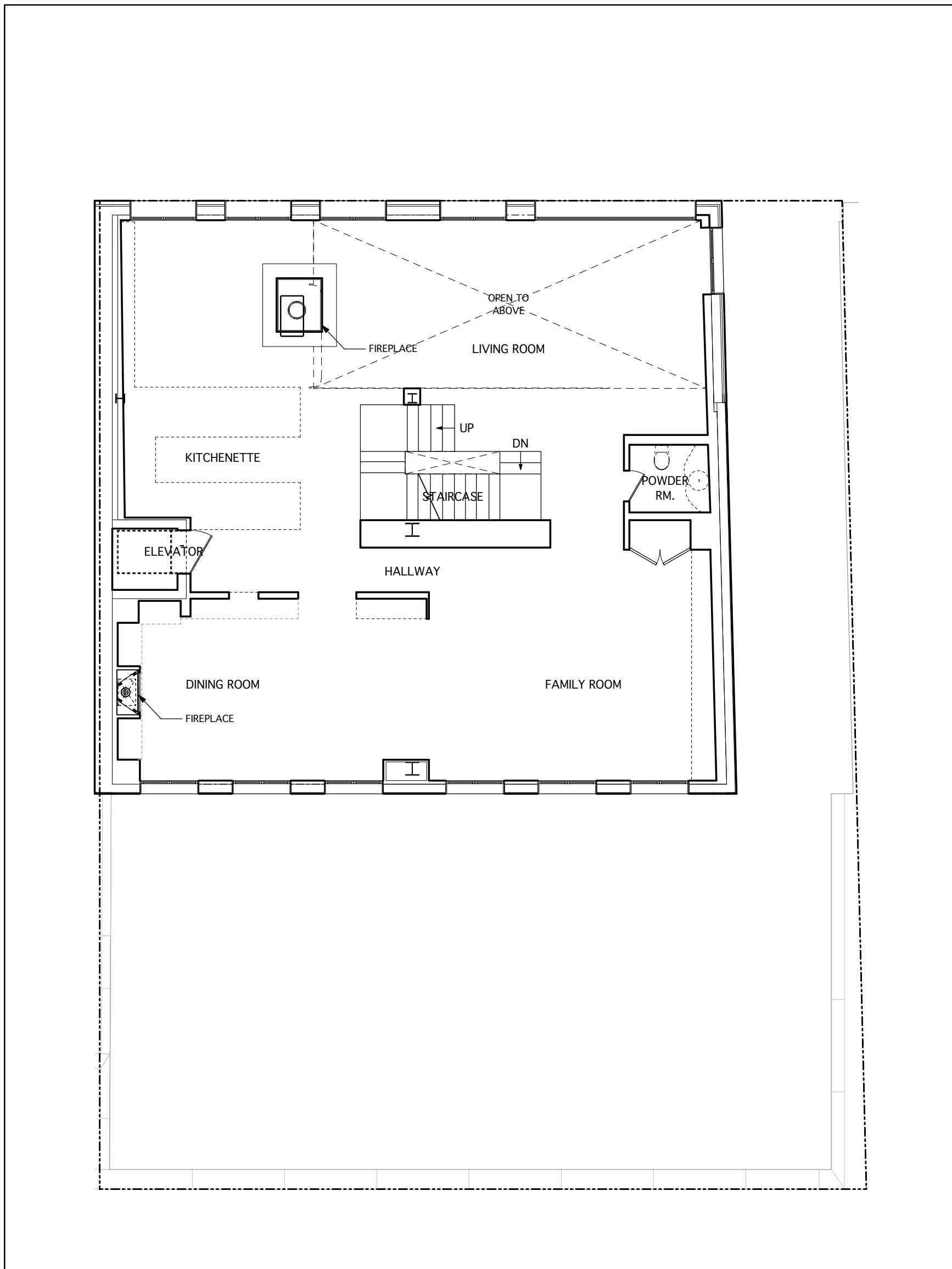
L101.00



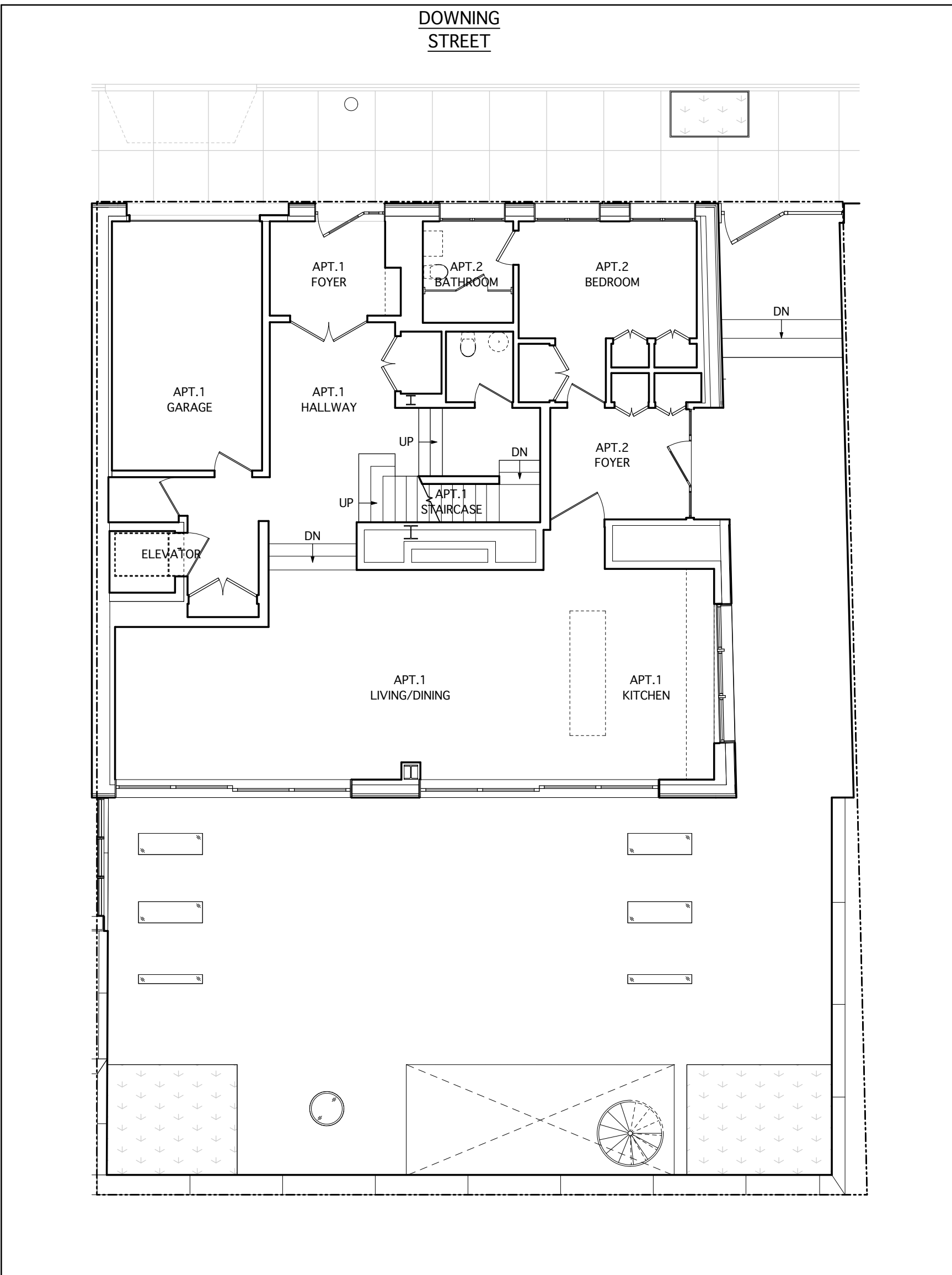
4 PROPOSED - 2ND FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED - 1ST FLOOR PLAN  
1/8" = 1'-0"



3 EXISTING - 2ND FLOOR PLAN  
1/8" = 1'-0"



1 EXISTING - 1ST FLOOR PLAN  
1/8" = 1'-0"

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being noted and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes

|                                                                                                |                                                                                             |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Expeditor:                                                                                     | General Contractor:                                                                         |
| Municipal Building Consultants<br>233 Broadway Ste. 2050<br>New York, NY 10079<br>212 791 9390 | Reis Contracting<br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                           | MEP Engineer:                                                                               |
| Silman<br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | Consulting Engineering Services<br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                           | Landscape Architect:                                                                        |
| Radiance Lighting<br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                             |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



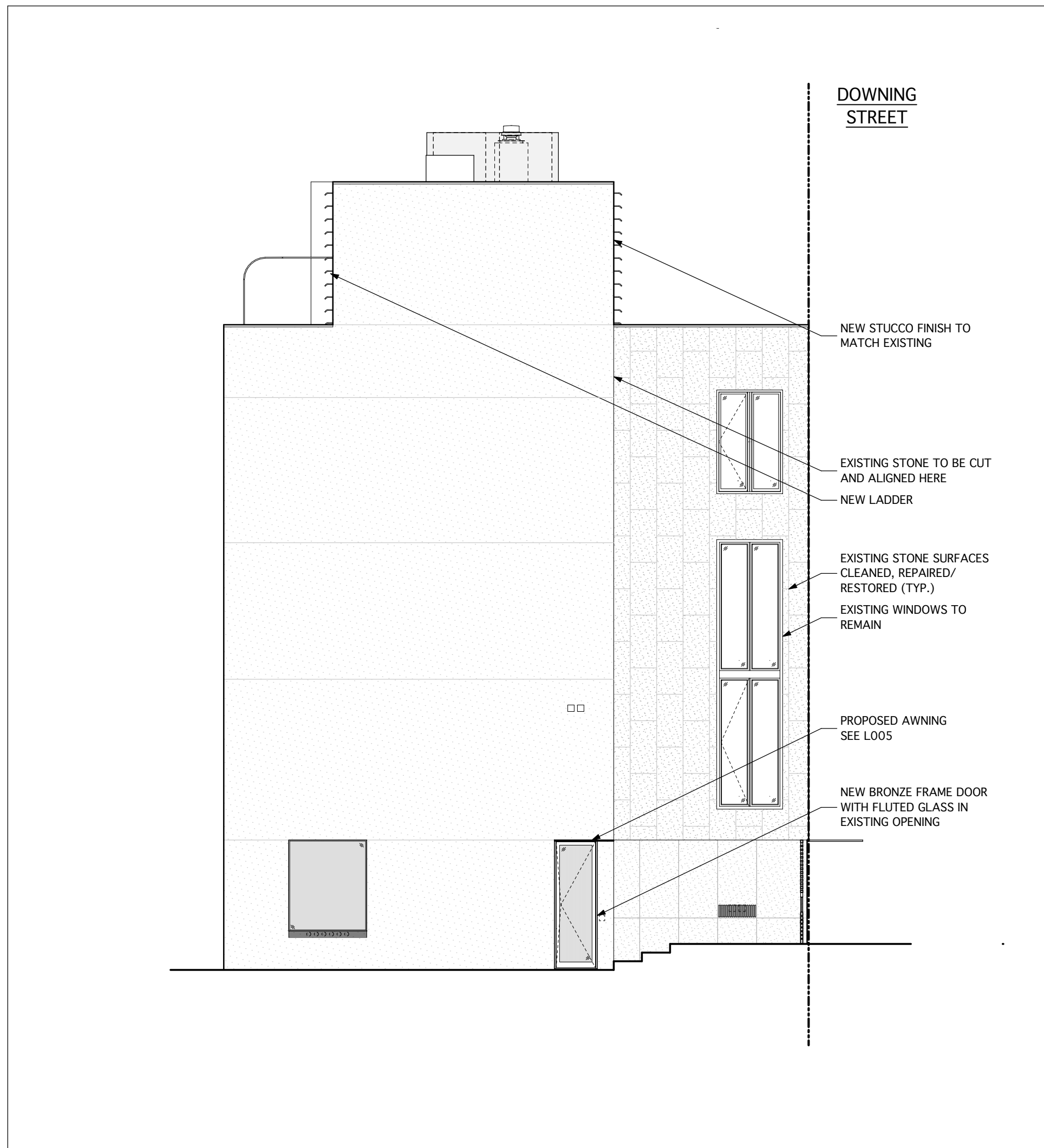
Scale: 1/8" = 1'-0"

Date: September 3, 2026

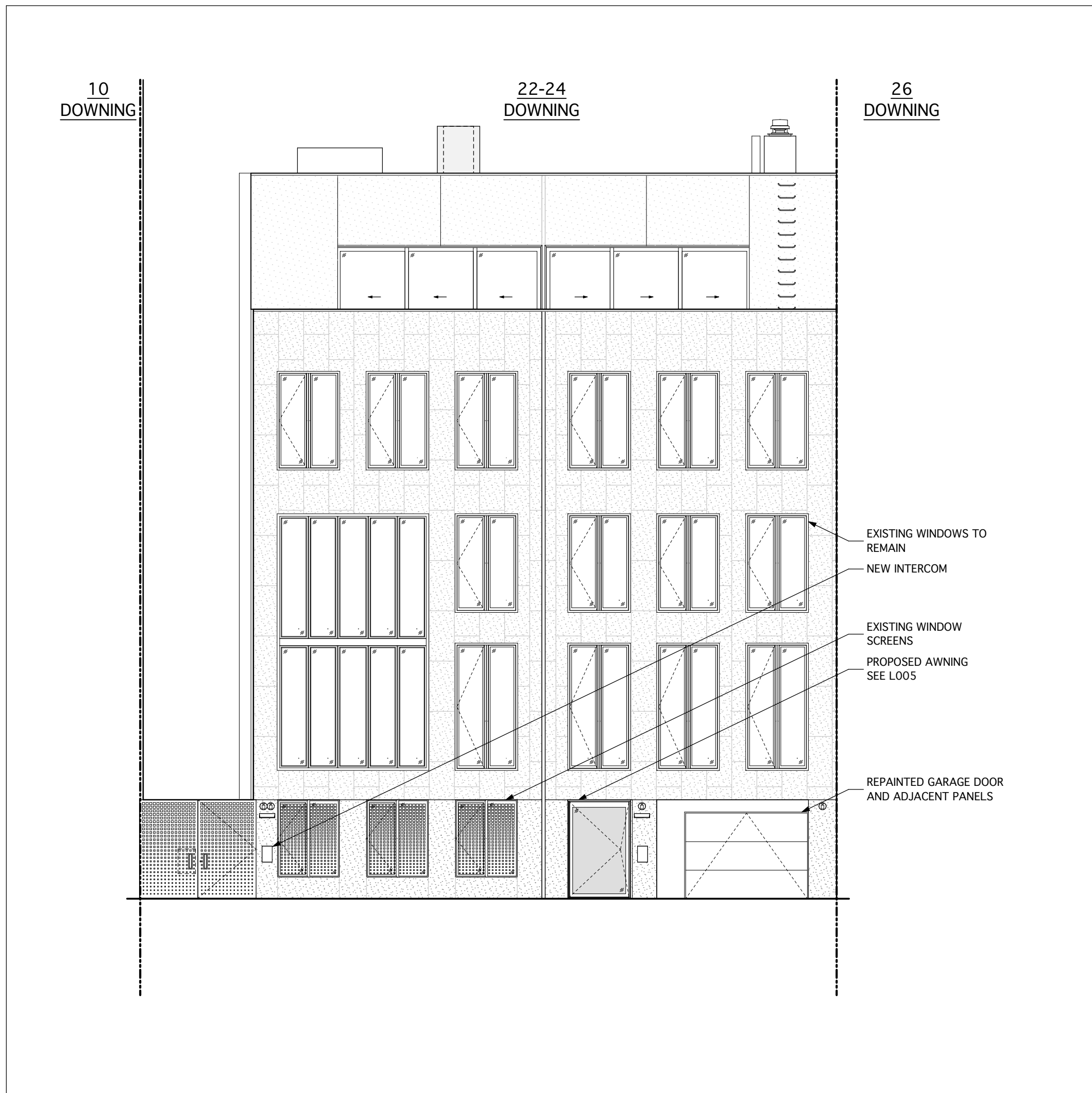
Drawn By: Bates Masi + Architects

Elevations

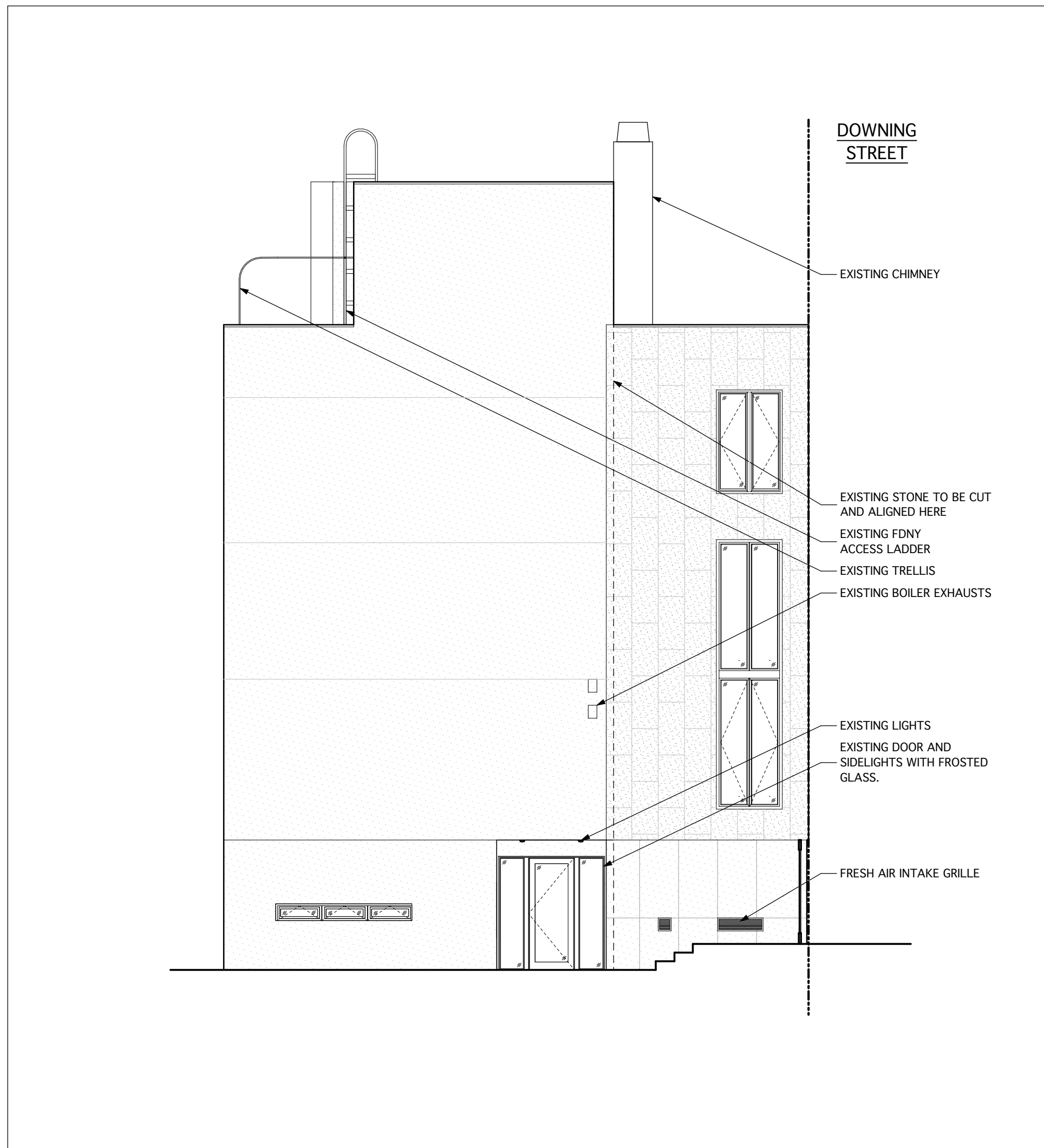
L201.00



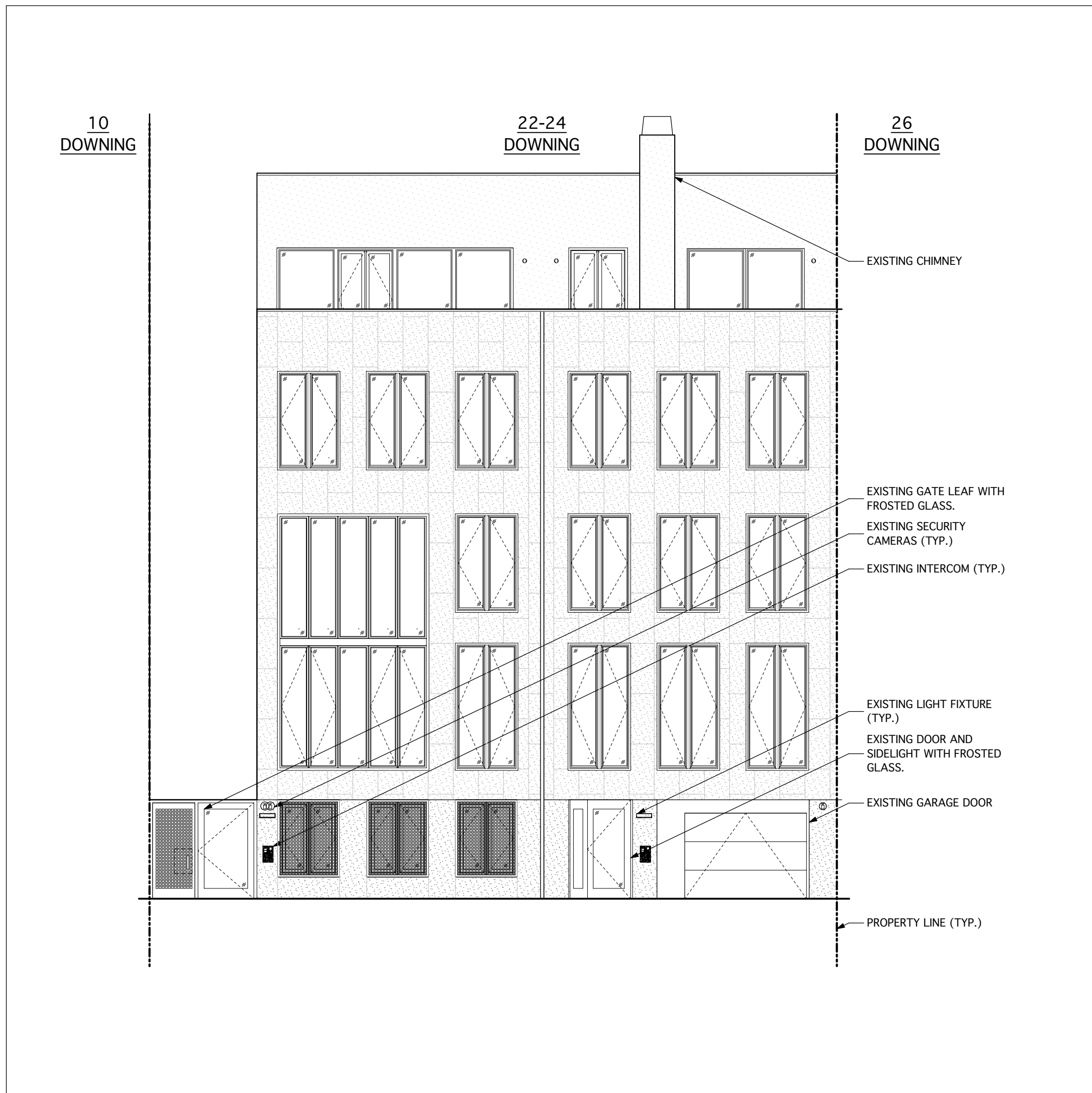
4 PROPOSED - SIDE ELEVATION  
1/8" = 1'-0"



2 PROPOSED - FRONT ELEVATION  
1/8" = 1'-0"



3 EXISTING - SIDE ELEVATION  
1/8" = 1'-0"



1 EXISTING - FRONT ELEVATION  
1/8" = 1'-0"

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being erected and/or monetary compensation to BATES MASI + ARCHITECTS.

| No. | Issue      | Date       |
|-----|------------|------------|
| 01  | LPC Review | 06.09.2026 |
| 02  | LPC Review | 09.03.2026 |

Architect's Internal Notes

|                                                                                                |                                                                                             |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Expeditor:                                                                                     | General Contractor:                                                                         |
| Municipal Building Consultants<br>233 Broadway Ste. 2050<br>New York, NY 10029<br>212 791 9390 | Reis Contracting<br>286 Madison Ave 21st Floor<br>New York, NY 10017<br>646 918 7015        |
| Structural Engineer:                                                                           | MEP Engineer:                                                                               |
| Silman<br>32 Old Slip, 10th Floor<br>New York, NY 10005<br>212 620 7970                        | Consulting Engineering Services<br>216 East 45th Street<br>12th Floor<br>New York, NY 10017 |
| Lighting Consultant:                                                                           | Landscape Architect:                                                                        |
| Radiance Lighting<br>1680 Michigan Avenue, Suite 735<br>Miami Beach, FL 33139<br>305 397 8052  |                                                                                             |

54 SAA LLC

22-24 Downing Street  
New York, NY 10014

Block 527  
Lot 16



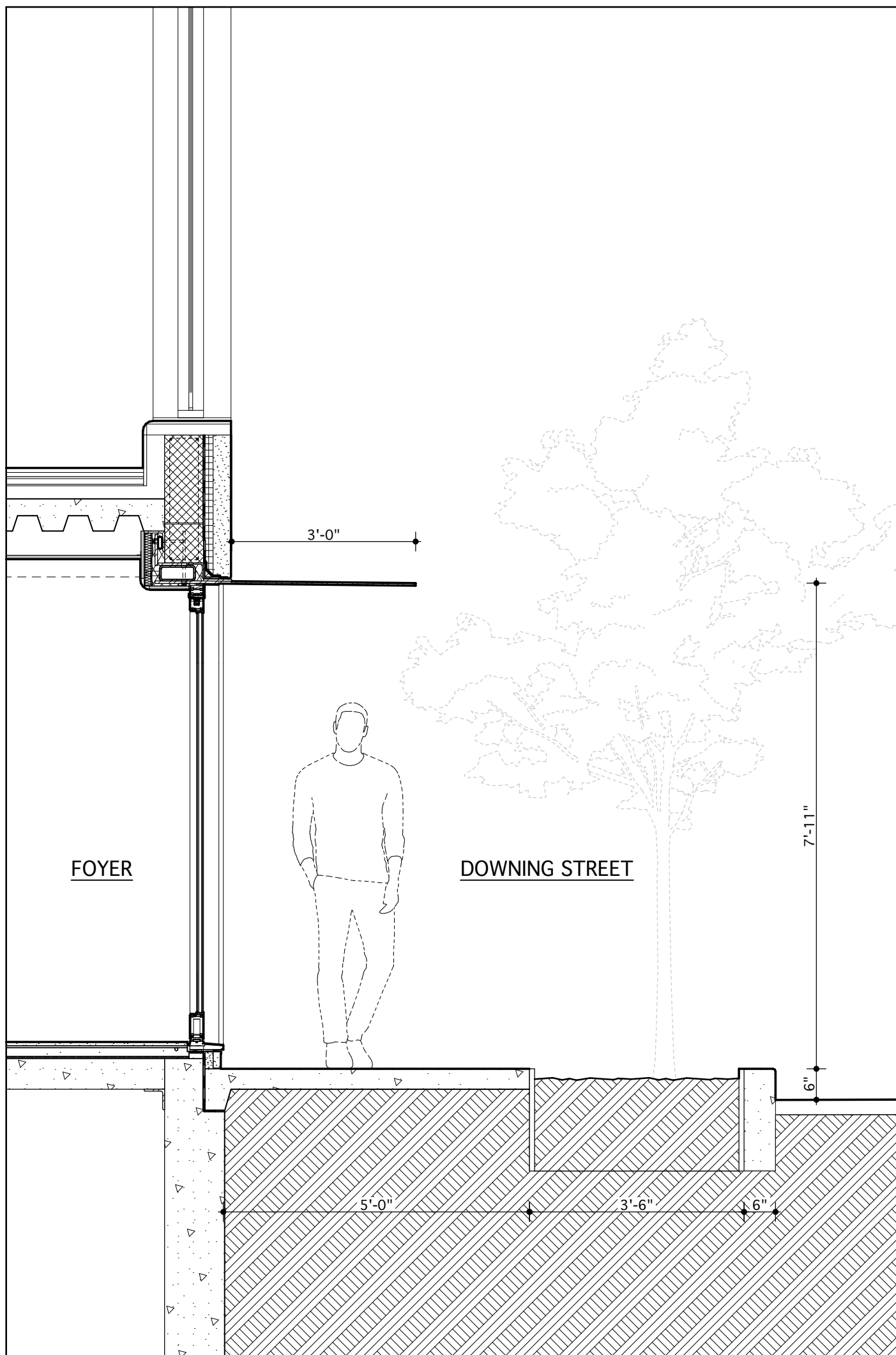
Scale: 1/8" = 1'-0"

Date: September 3, 2026

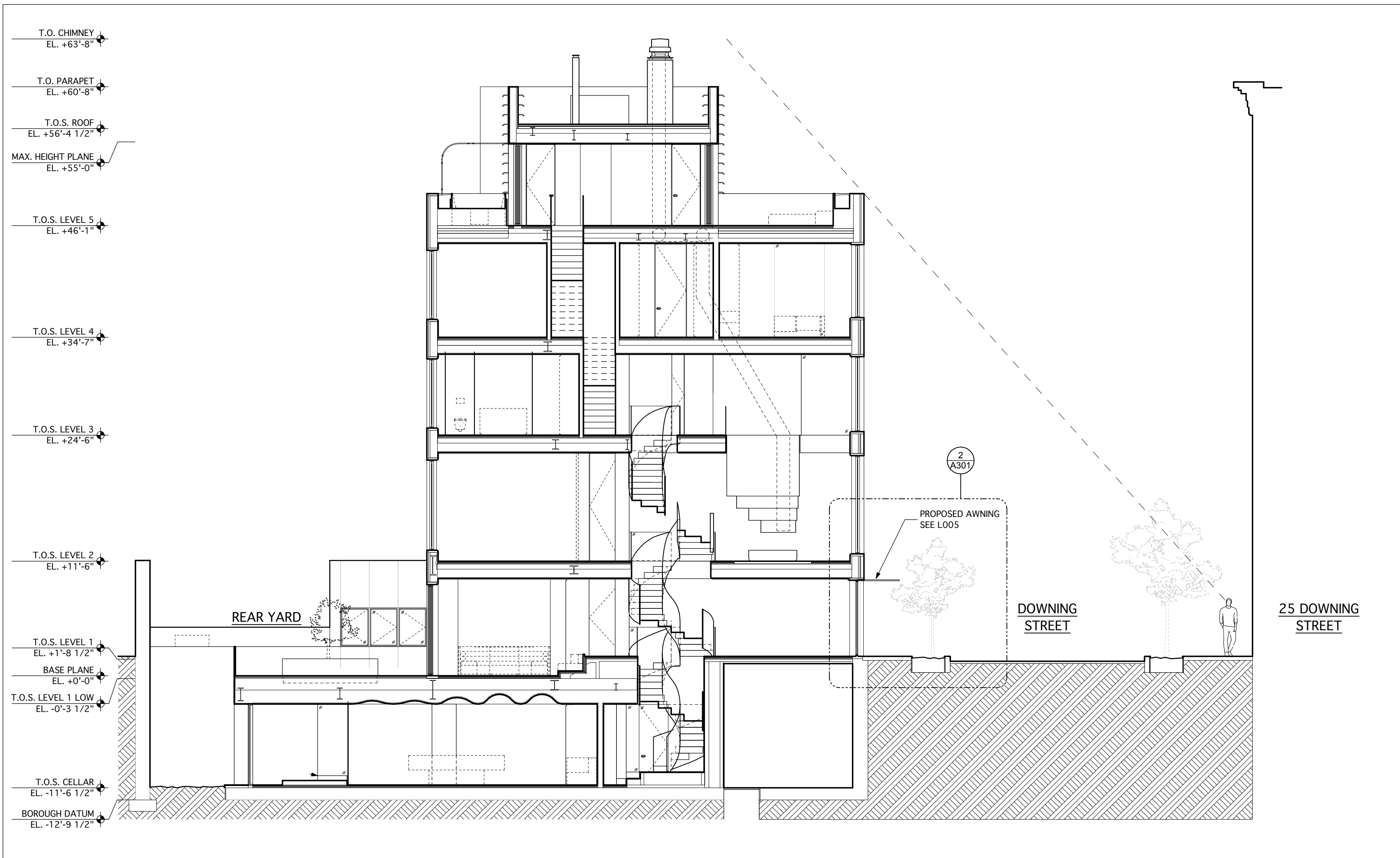
Drawn By: Bates Masi + Architects

Sections &  
Sightlines

L301.00



② PROPOSED - FOYER DOOR SECTION  
1/2" = 1'-0"



① PROPOSED - SECTION WITH SIGHTLINES  
1/8" = 1'-0"