

LPC Meeting

20 January 2017

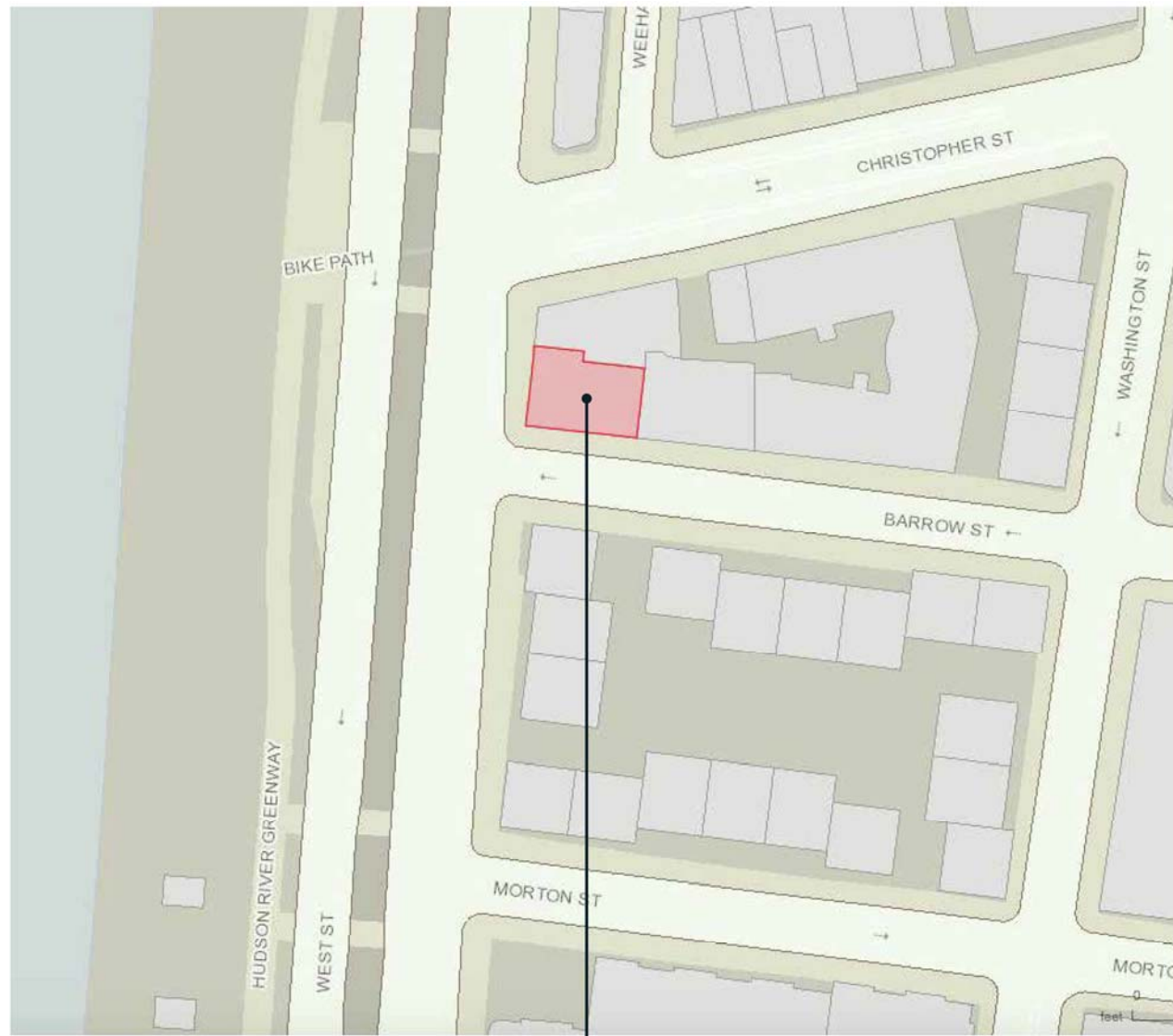
The Keller Hotel

150 Barrow Street,

New York, NY 10014

William Gottlieb Real Estate





SITE



SITE

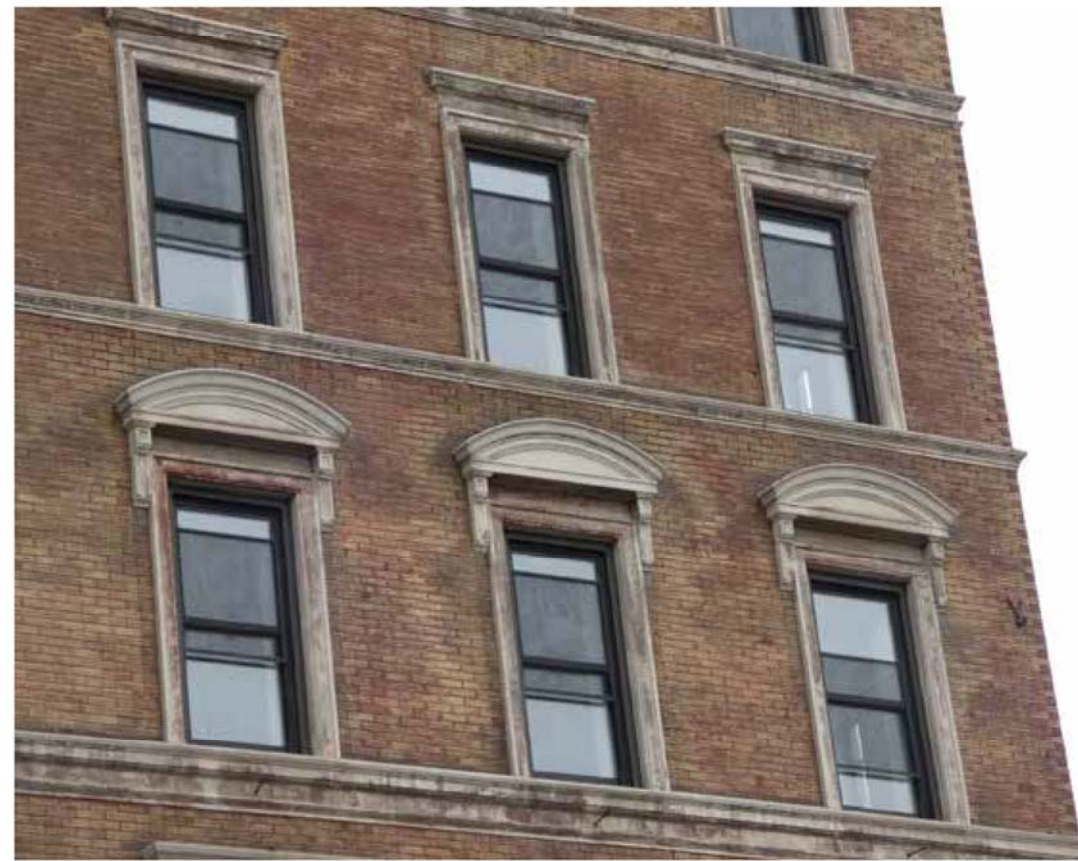


Morris Adjmi Architects
www.ma.com

The Keller Hotel
150 Barrow St, New York

Existing Conditions, Corner of Barrow St. & West St.

LPC Meeting / 20 January 2017



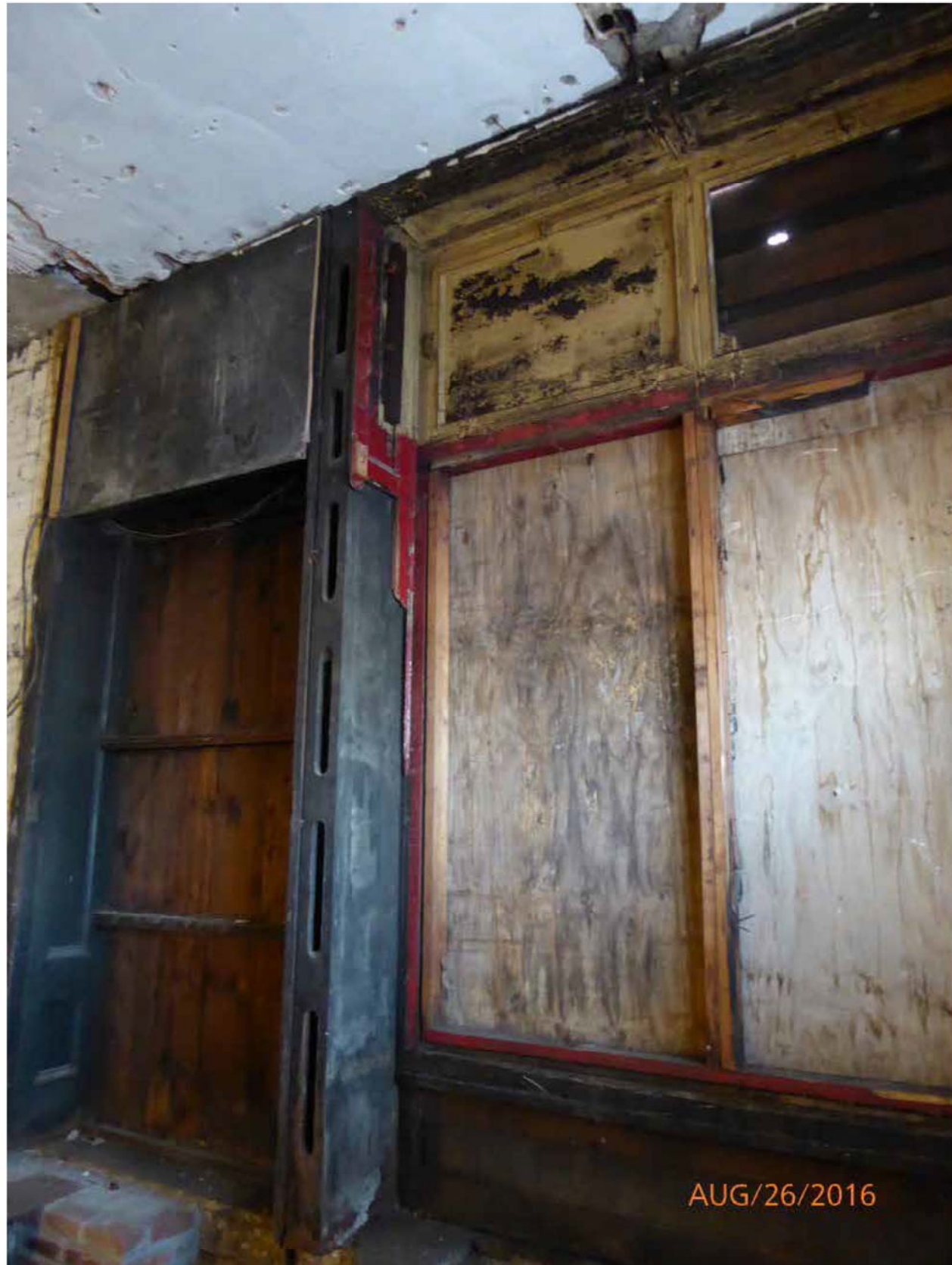














1900, Source: NYPL



1918, Source: NYPL



1929, Source: NYPL



1940, Source: NYPL

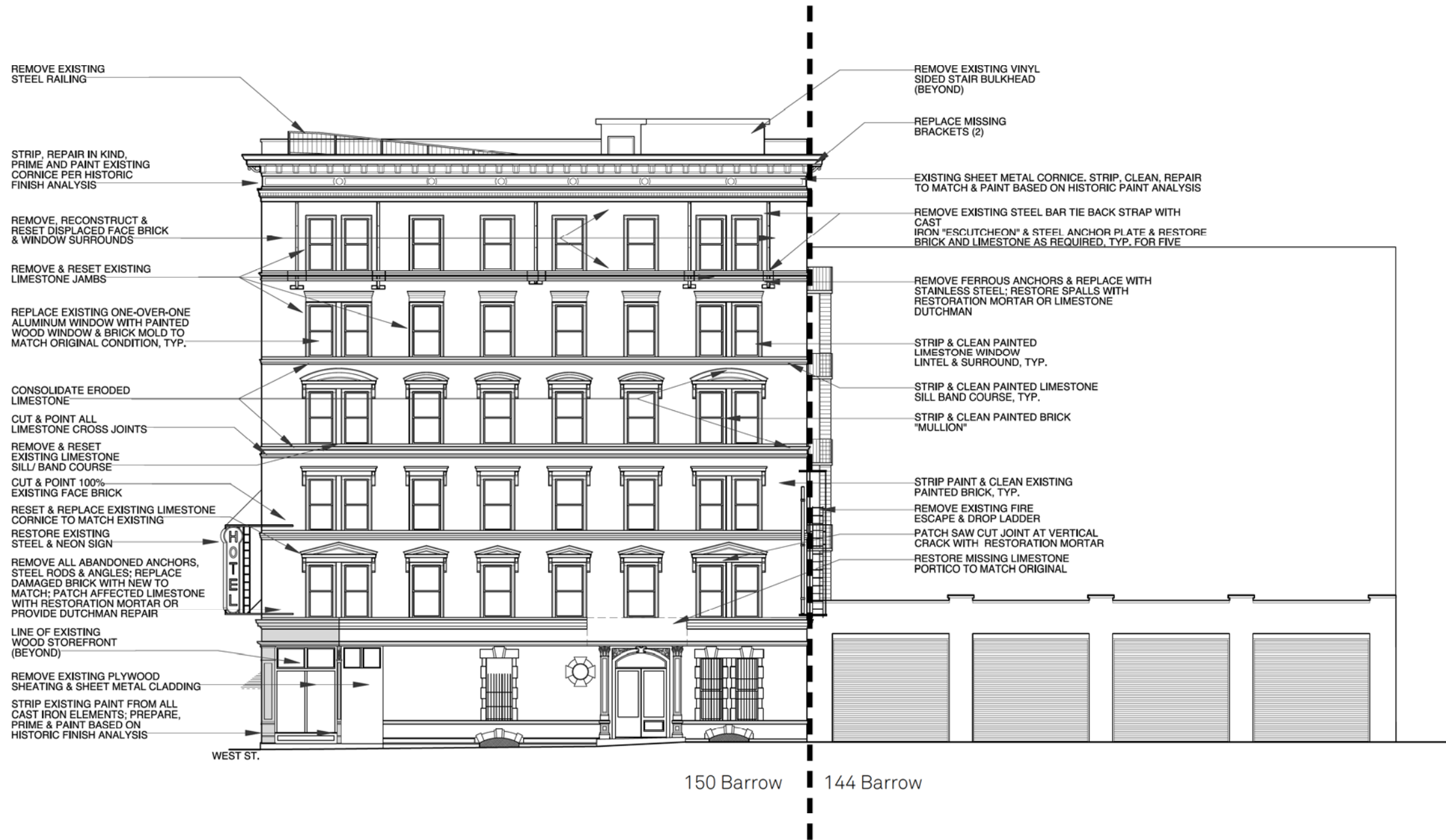




Ca. 1940 NYC Tax Photo



Ca. 1985 NYC Tax Photo



Barrow Street

NEW TRASH CHUTE
FLUE
NEW MECHANICAL SCREEN
NEW SAFETY RAILING

NEW ROOFTOP
ADDITION WITH SLIDING
CURTAIN WALL PANEL
DOORS

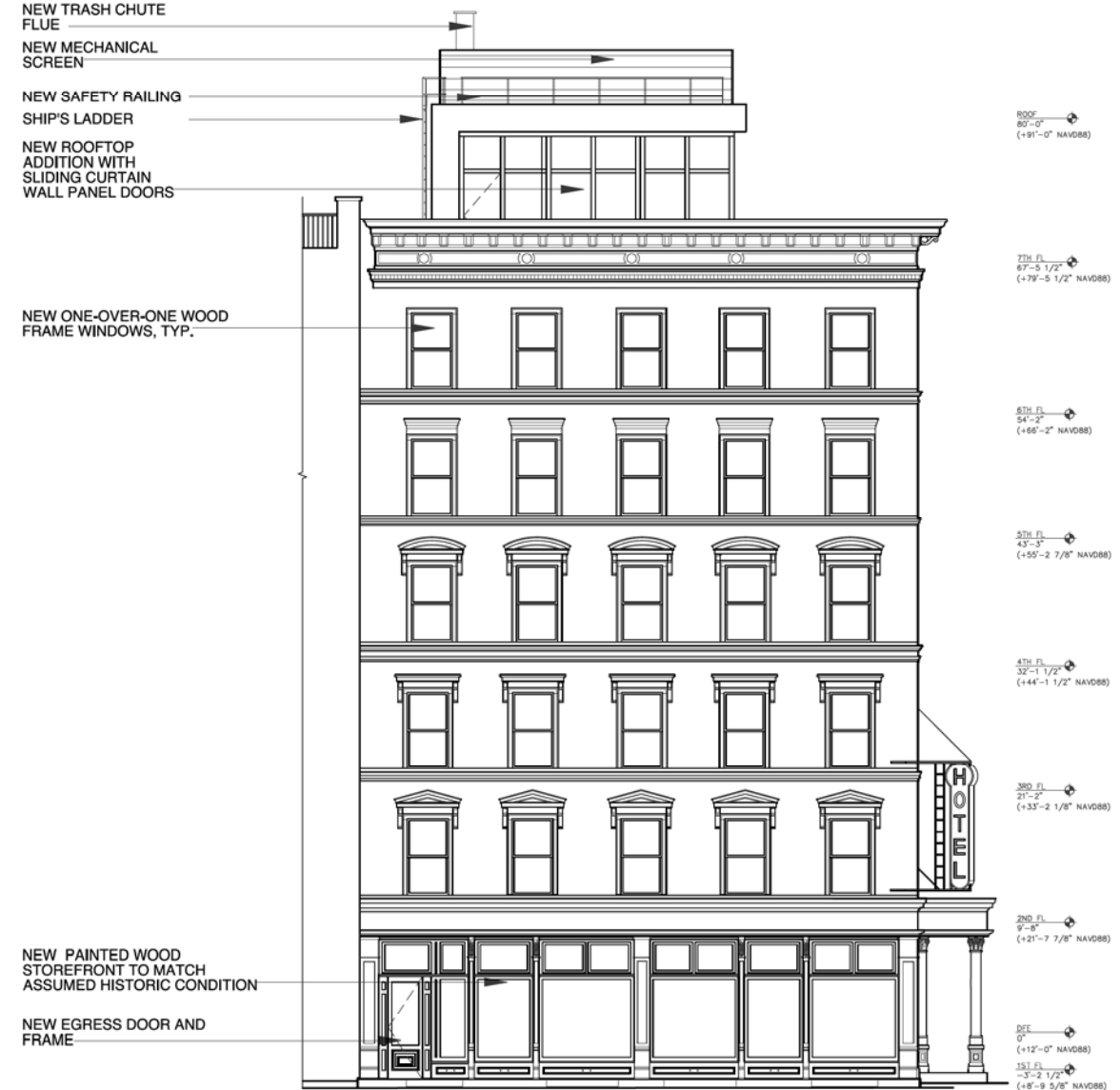
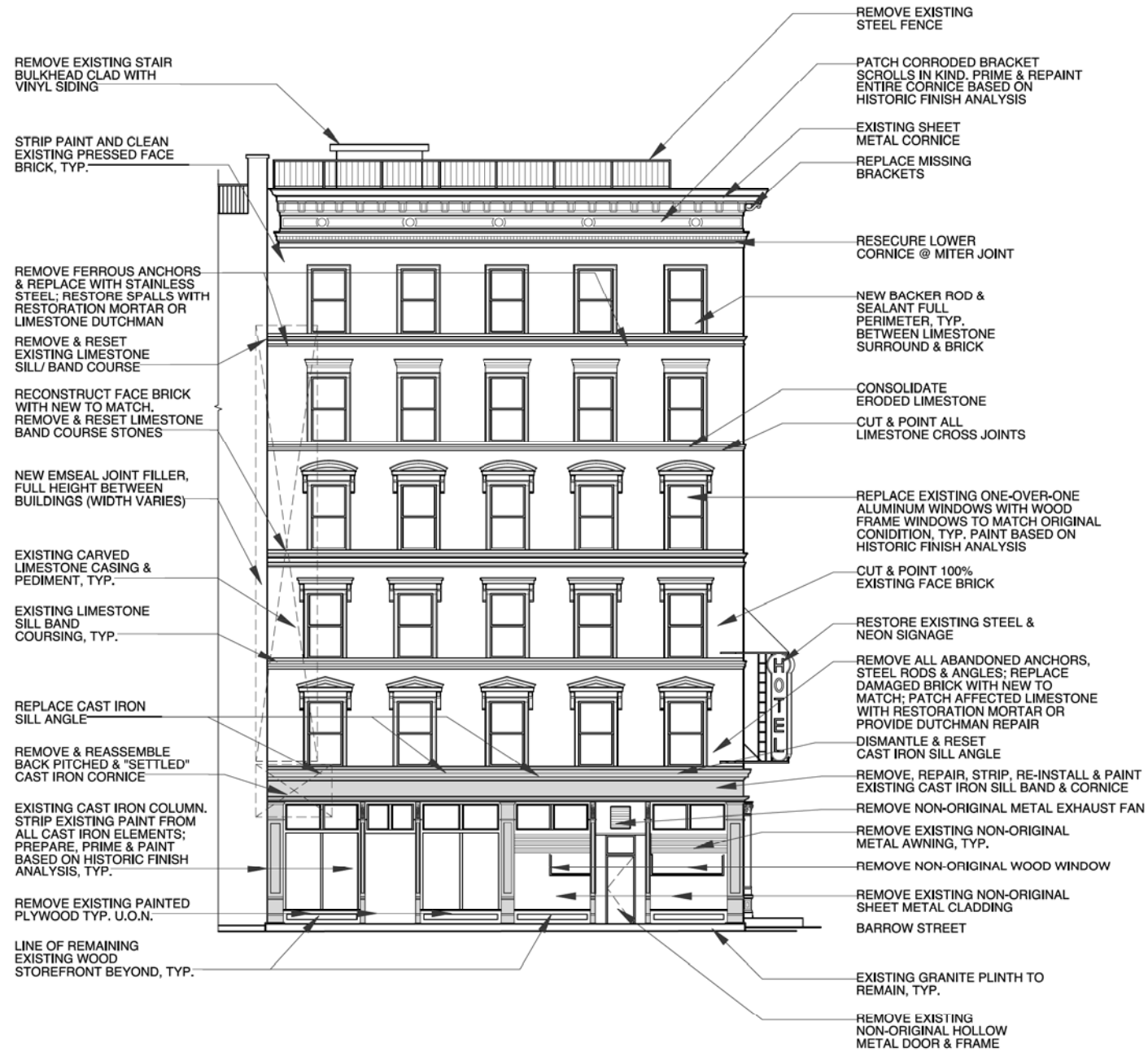
NEW ONE-OVER-ONE WOOD
FRAME WINDOWS TO
MATCH ORIGINAL
CONDITION, TYP.

NEW LIMESTONE PORTICO
TO MATCH ASSUMED
HISTORIC CONDITION

NEW STOREFRONT TO
MATCH ASSUMED
HISTORIC CONDITION
NEW EGRESS DOOR IN CASE OF
FLOOD EMERGENCY
NEW ENTRY DOOR
NEW RAMP

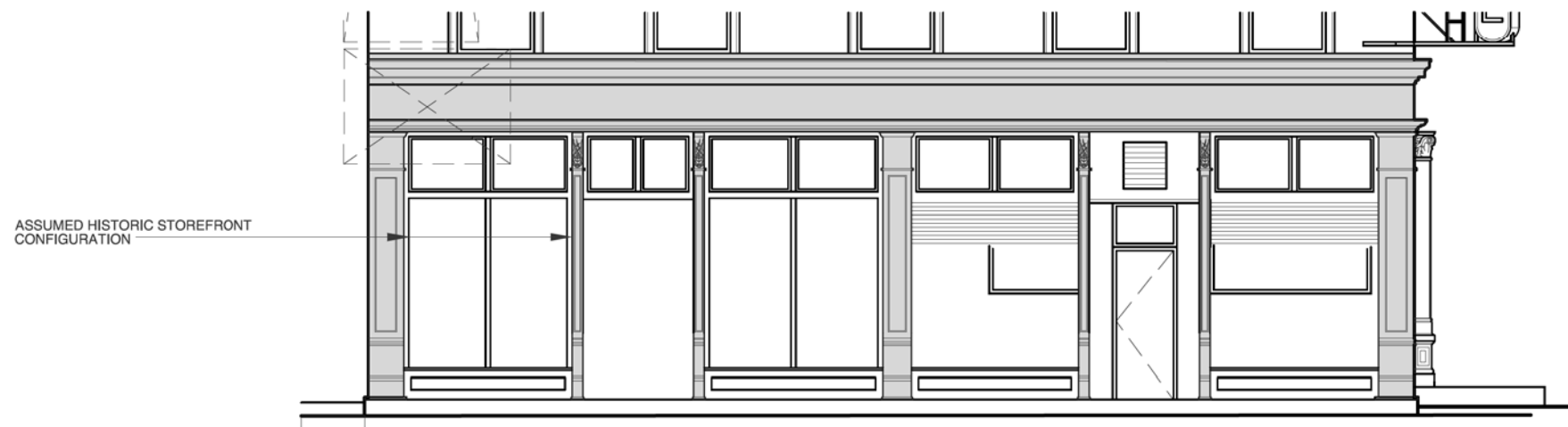


Barrow Street



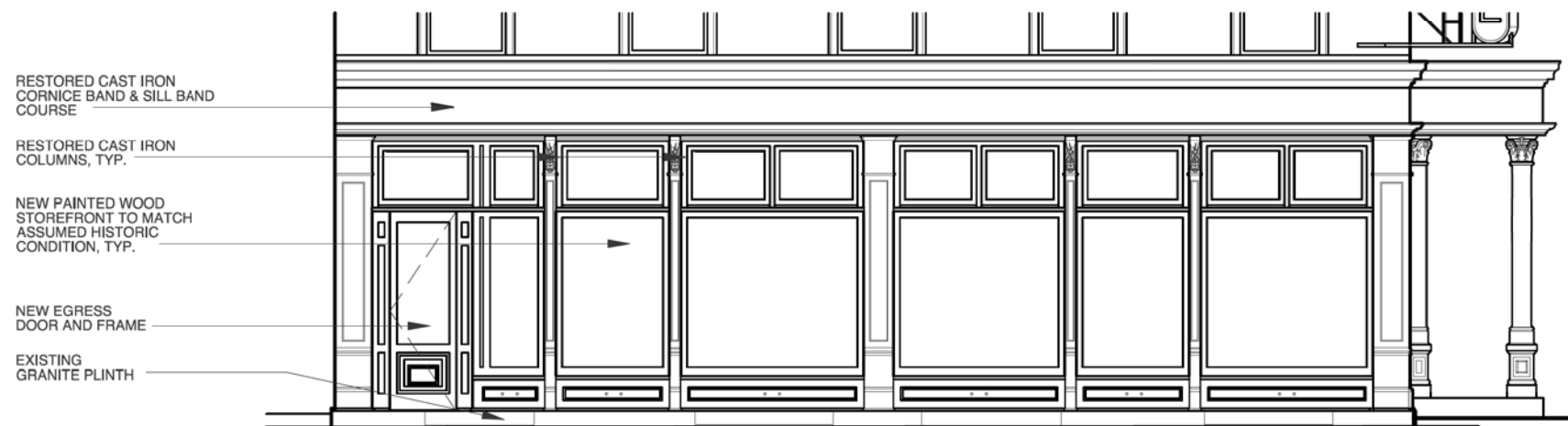
West Street

West Street



ASSUMED HISTORIC STOREFRONT CONFIGURATION

Existing Storefront Elevation West Street



RESTORED CAST IRON
CORNICE BAND & SILL BAND
COURSE

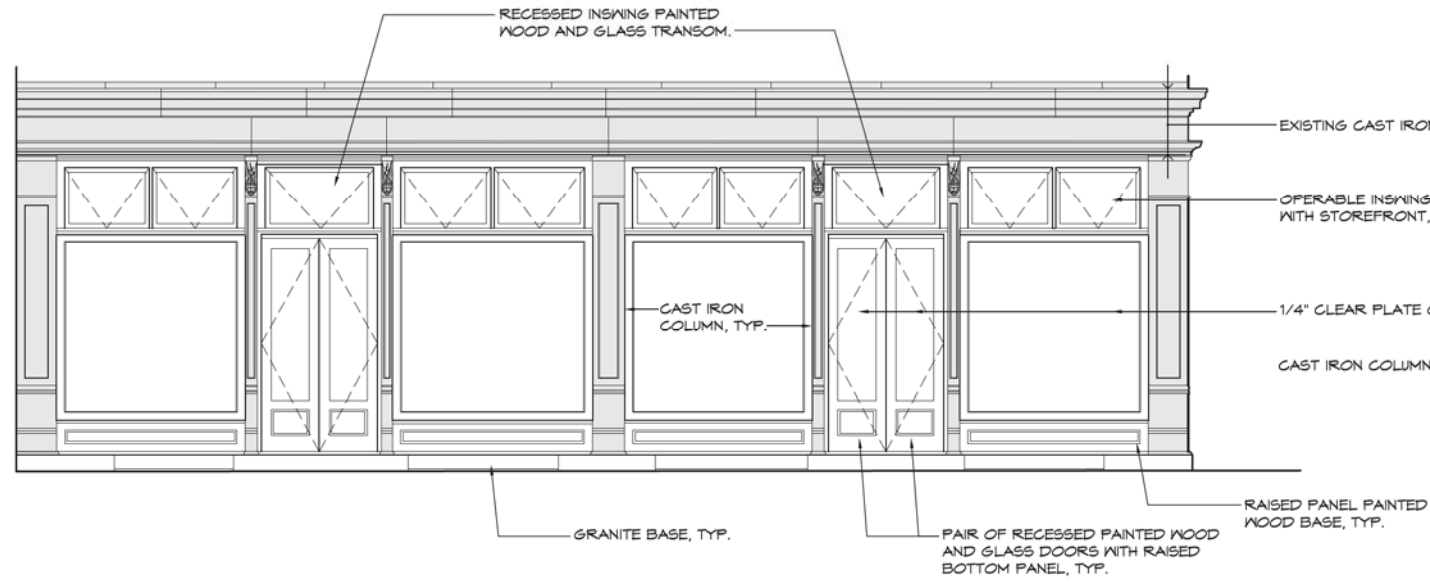
RESTORED CAST IRON
COLUMNS, TYP.

NEW PAINTED WOOD
STOREFRONT TO MATCH
ASSUMED HISTORIC
CONDITION, TYP.

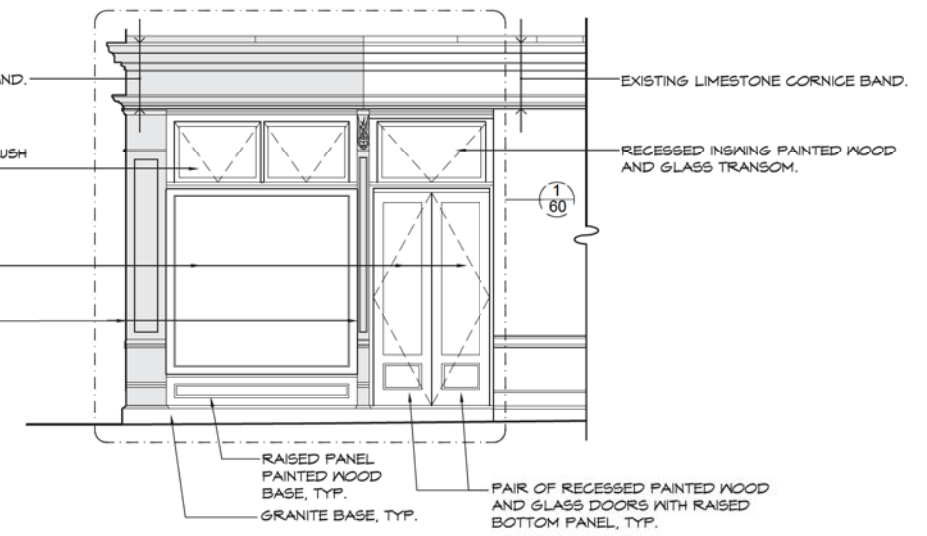
NEW EGRESS
DOOR AND FRAME

EXISTING
GRANITE PLINTH

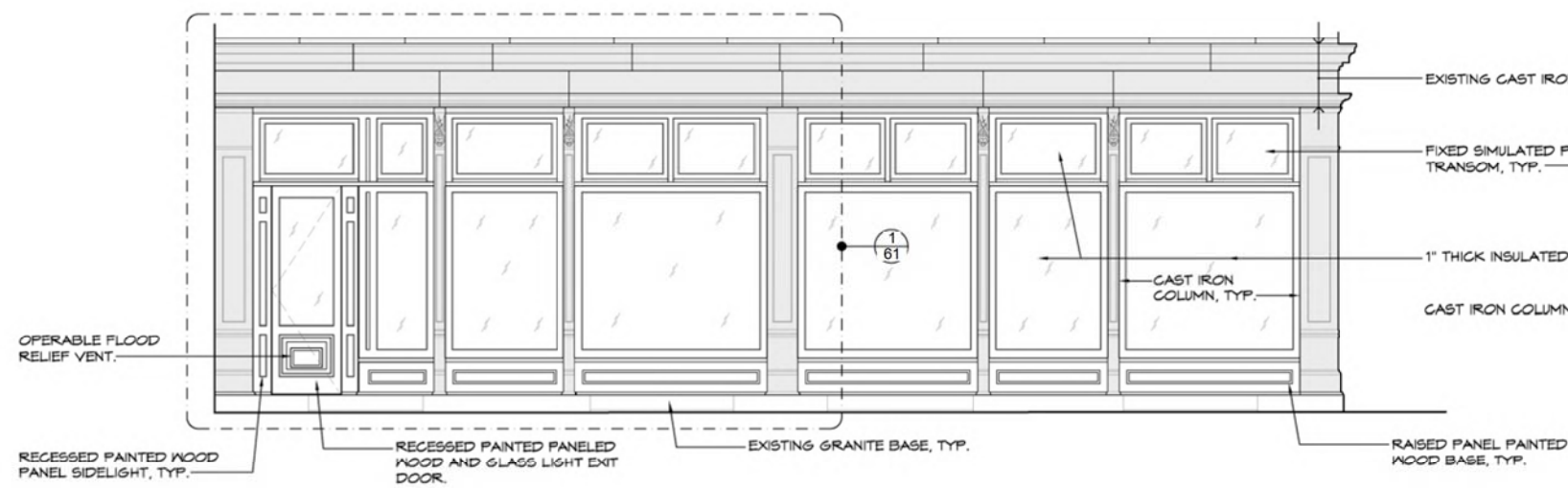
Proposed Storefront Elevation West Street



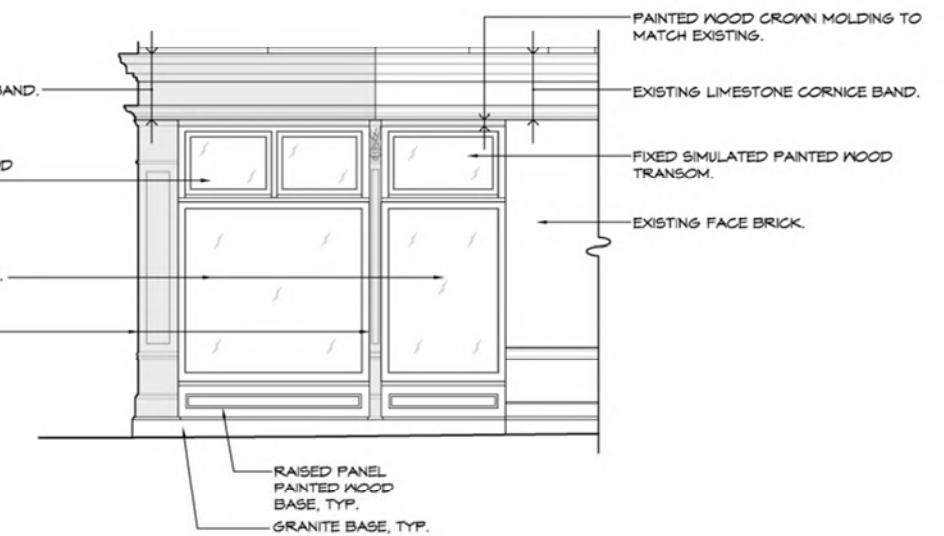
Assumed Historic West Elevation



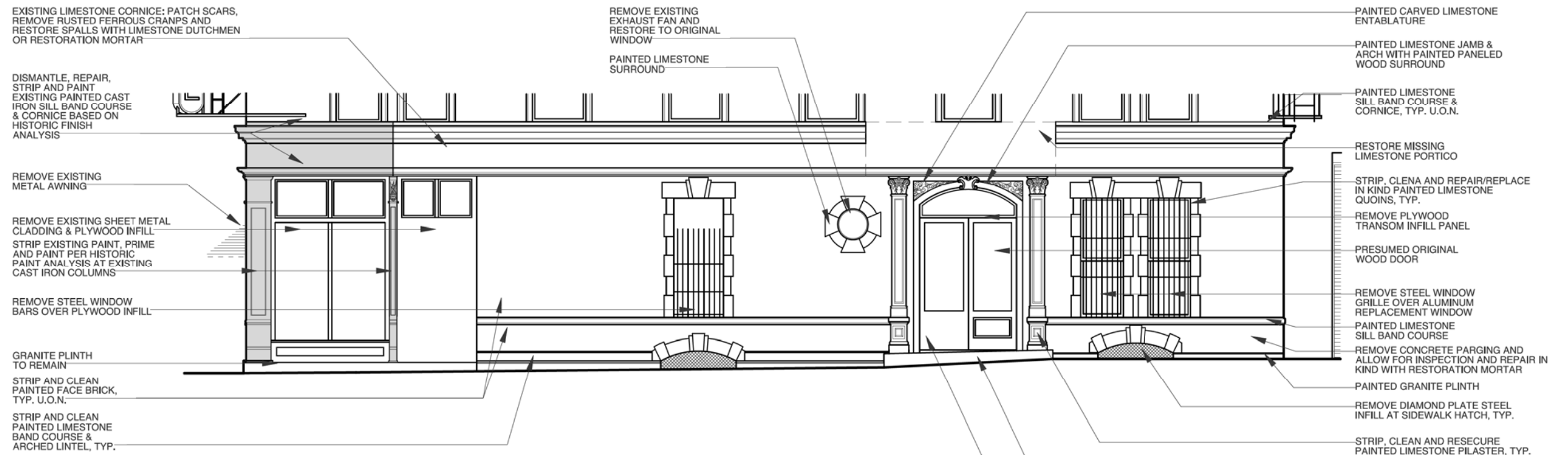
Assumed Historic South Elevation



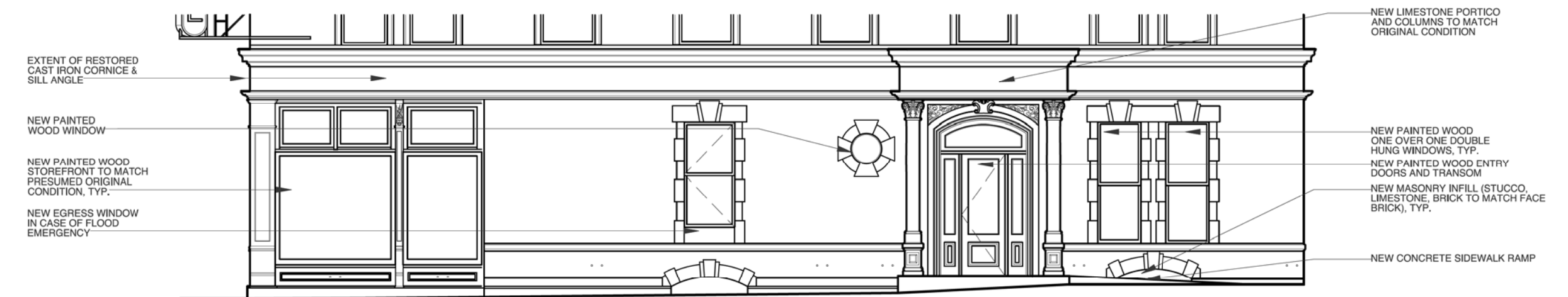
Proposed West Elevation



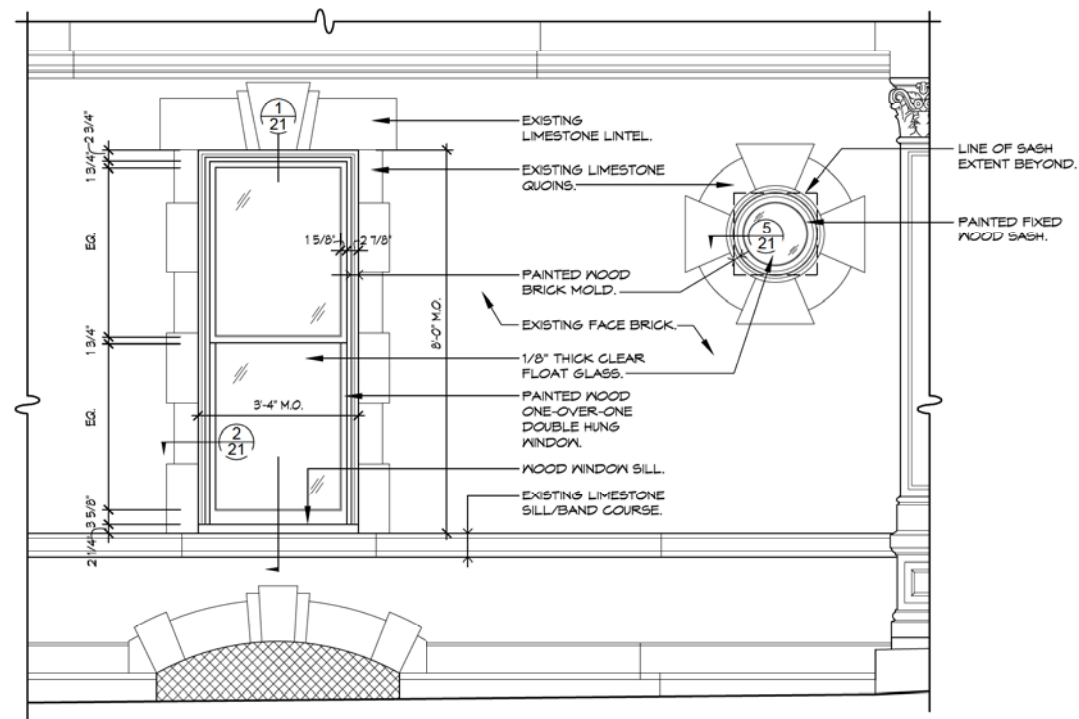
Proposed South Elevation



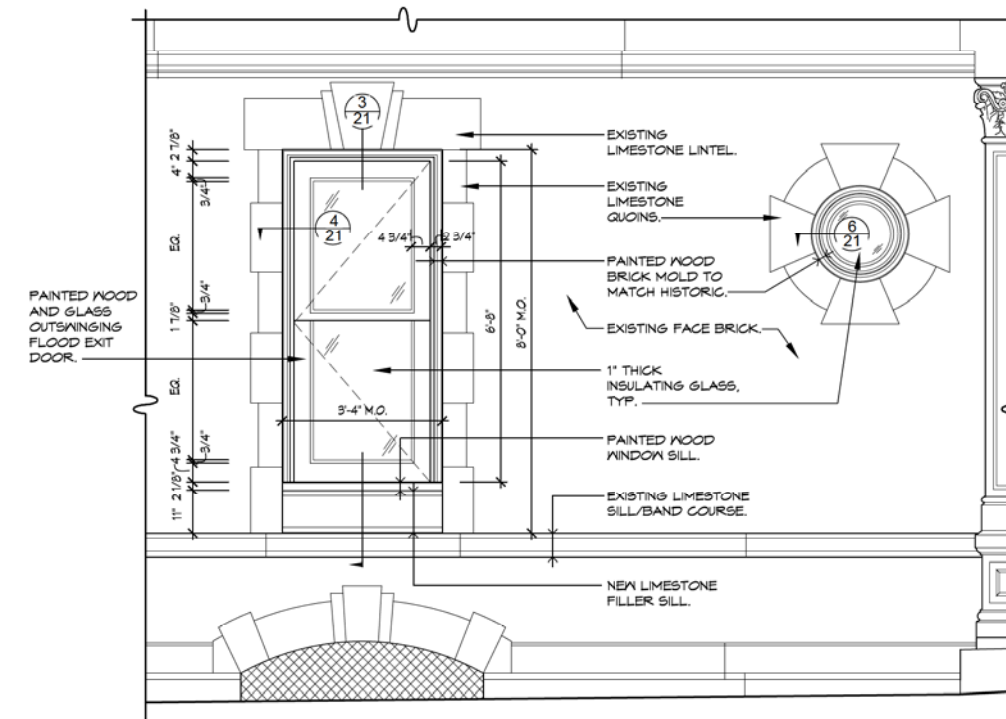
Existing Storefront Elevation Barrow Street



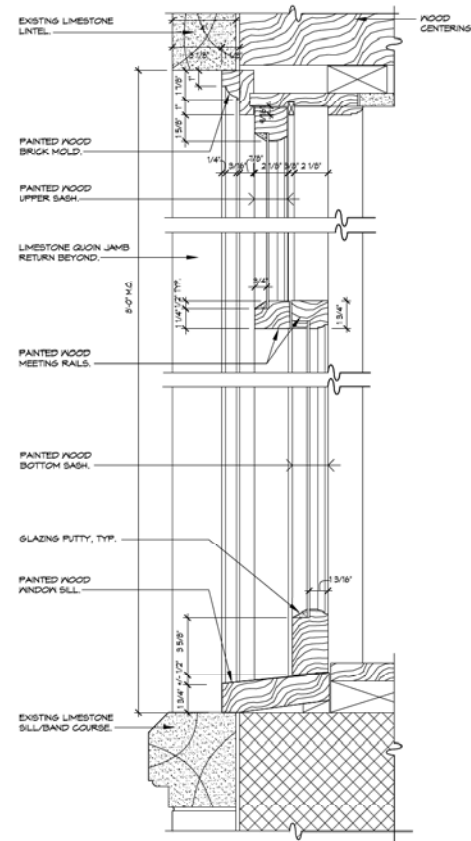
Proposed Storefront Elevation Barrow Street



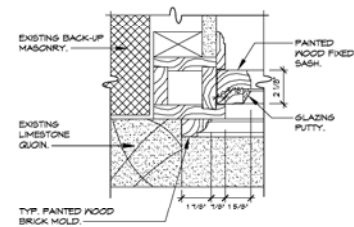
1 Assumed Historic Elevation at Floor Exit and Round Window



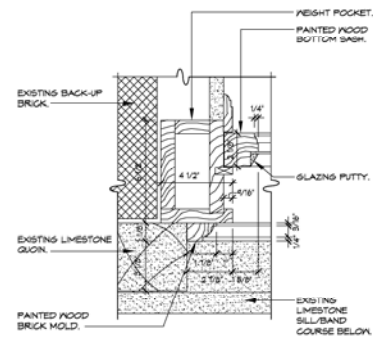
2 Proposed Elevation at Floor Exit and Round Window



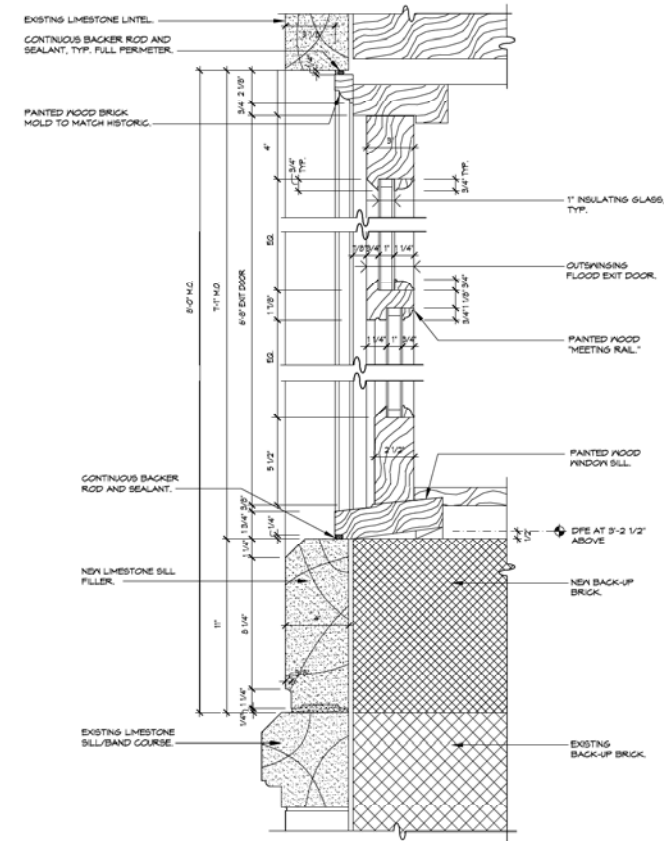
1 Assumed Historic Section at 1st Floor Window



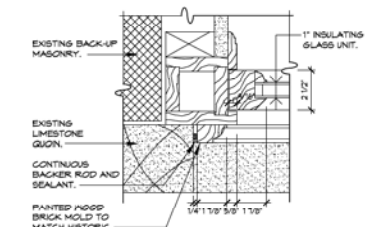
5 Assumed Historic Plan Detail at Round Window



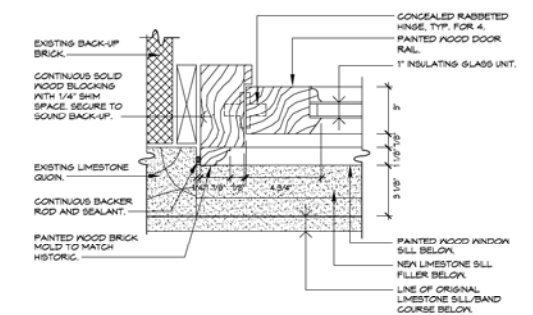
2 Assumed Historic Plan Detail at Window Jamb



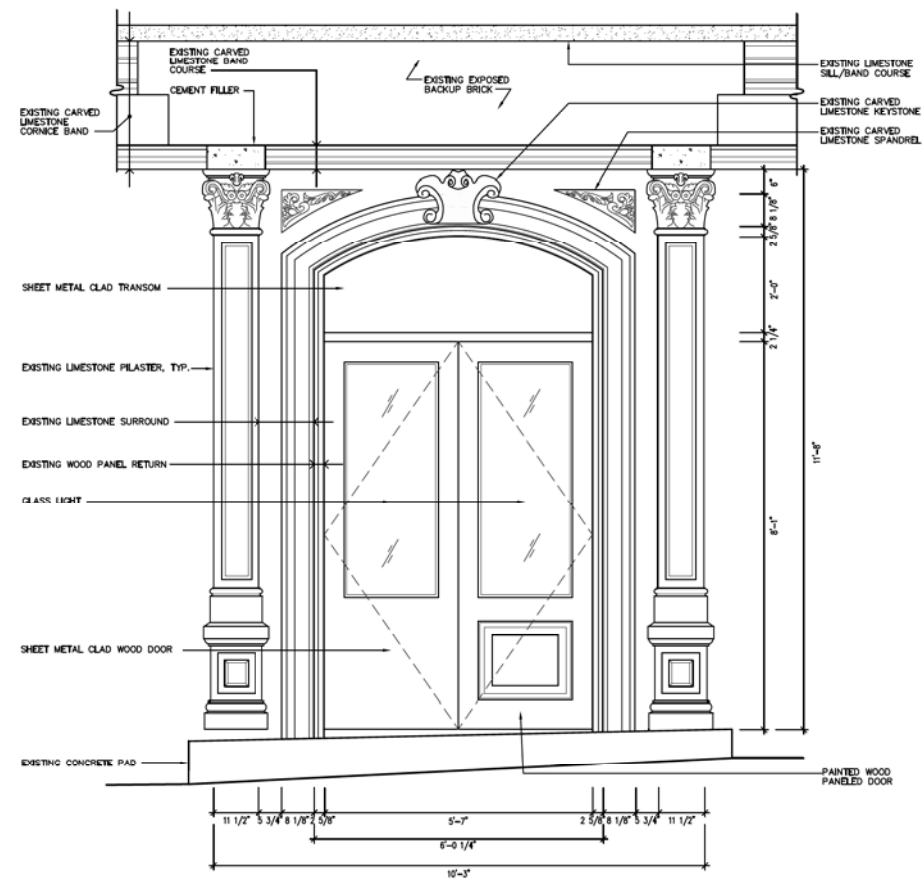
3 Proposed Section at 1st Floor Flood Exit Window



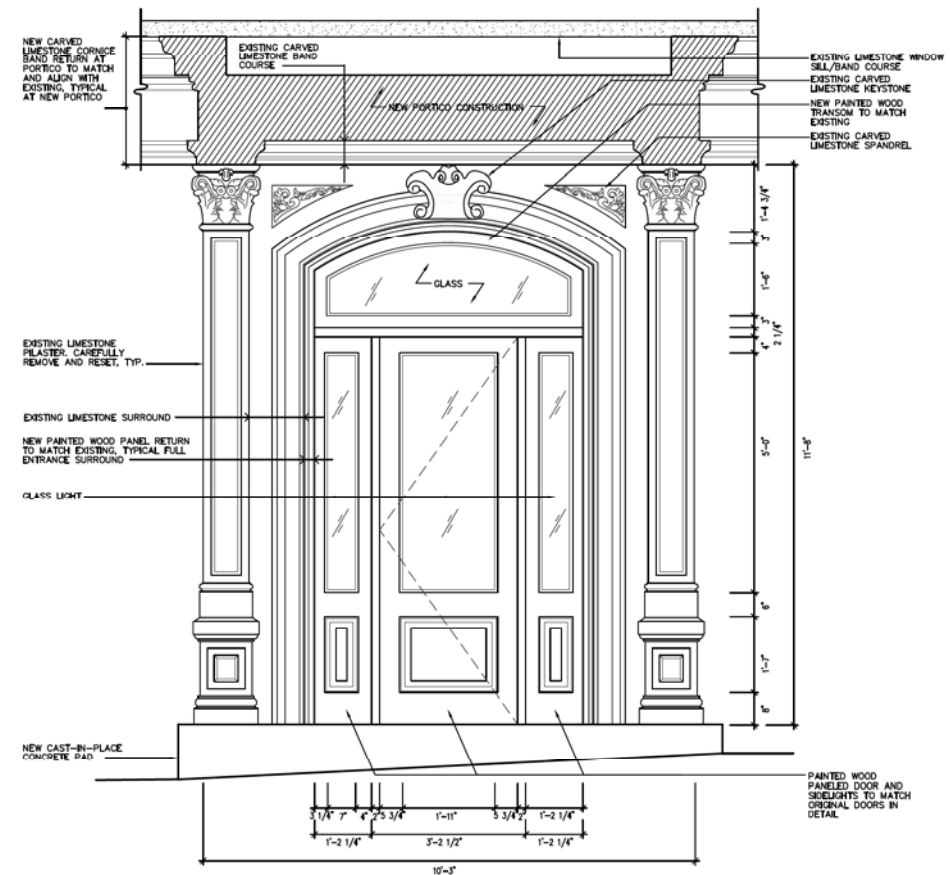
6 Proposed Plan Detail at Round Window



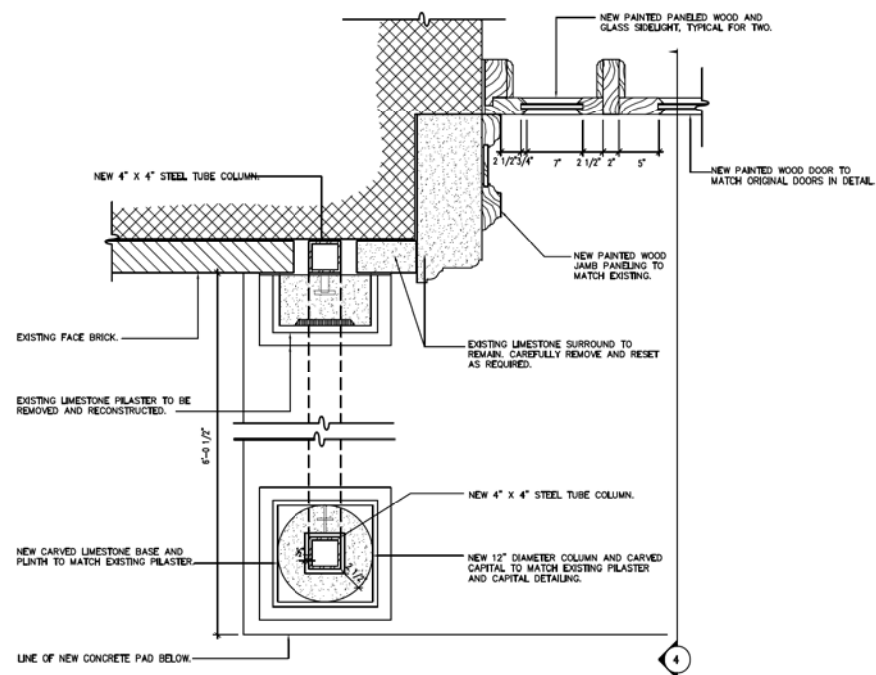
4 Proposed Plan Detail at Window Jamb



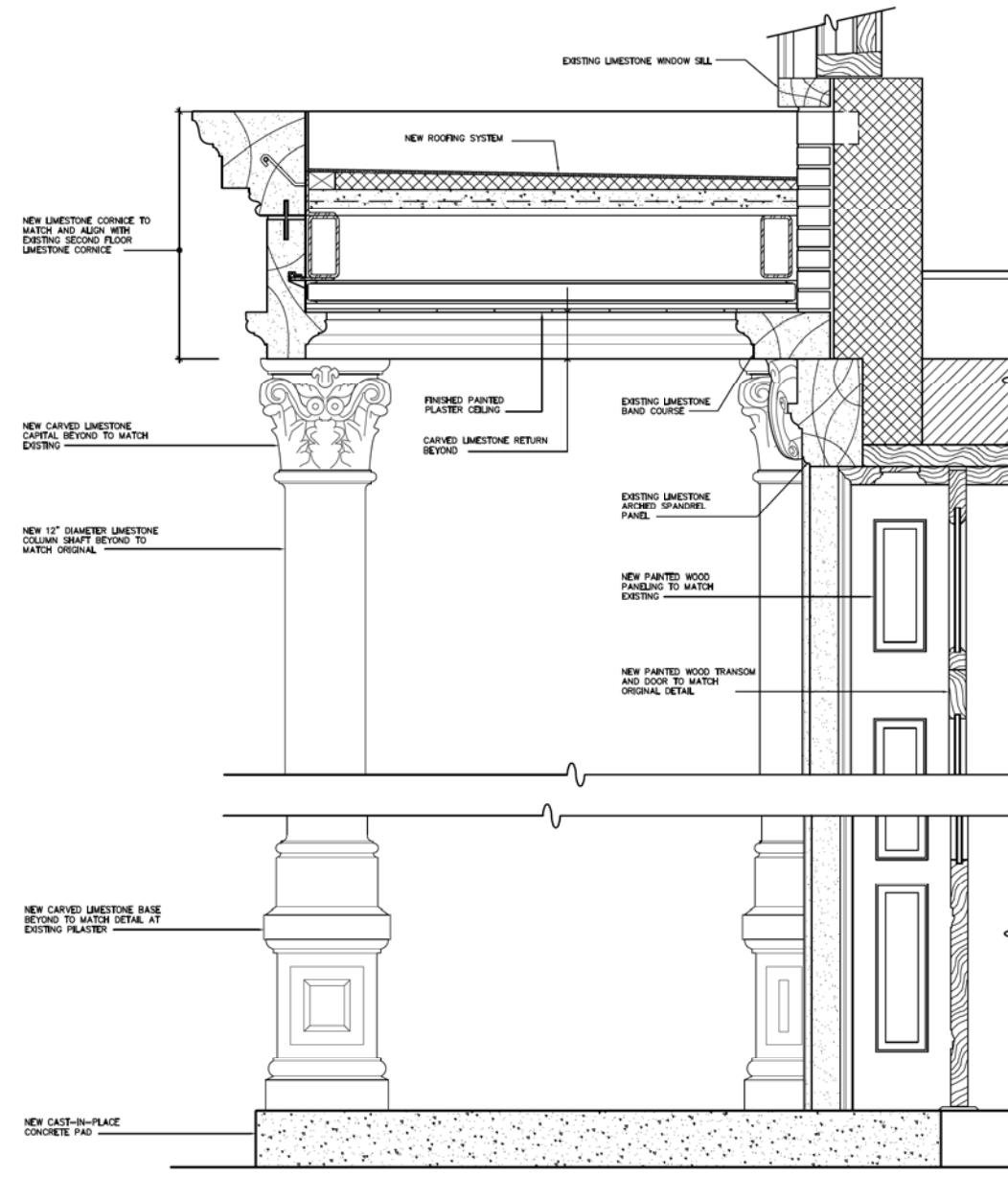
Existing Portico Elevation Barrow Street



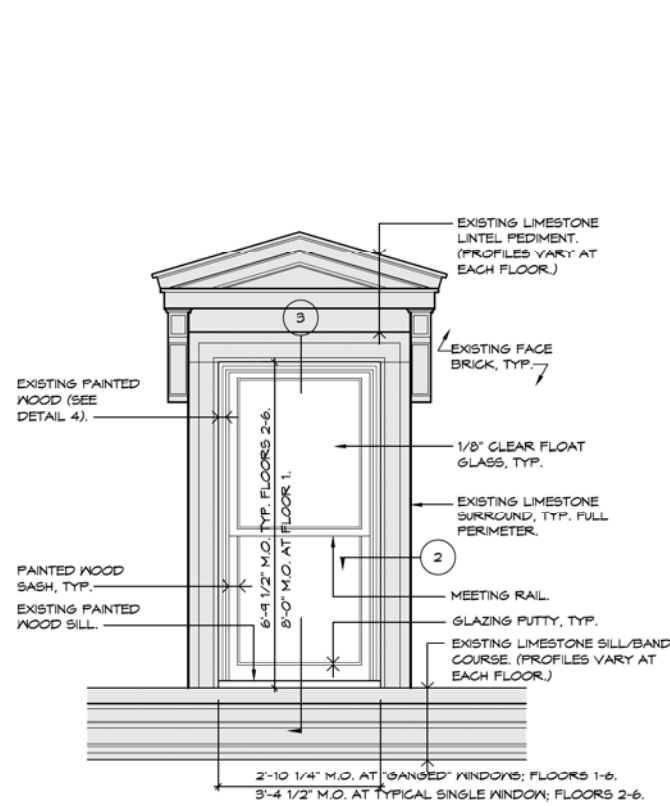
Proposed Portico Elevation Barrow Street



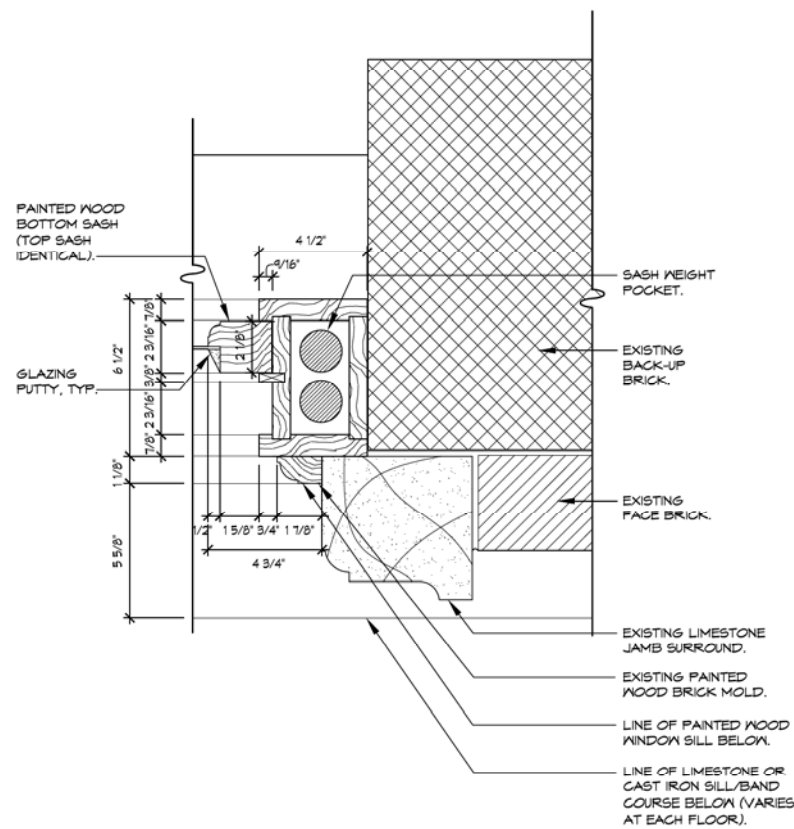
Plan Detail at Portico



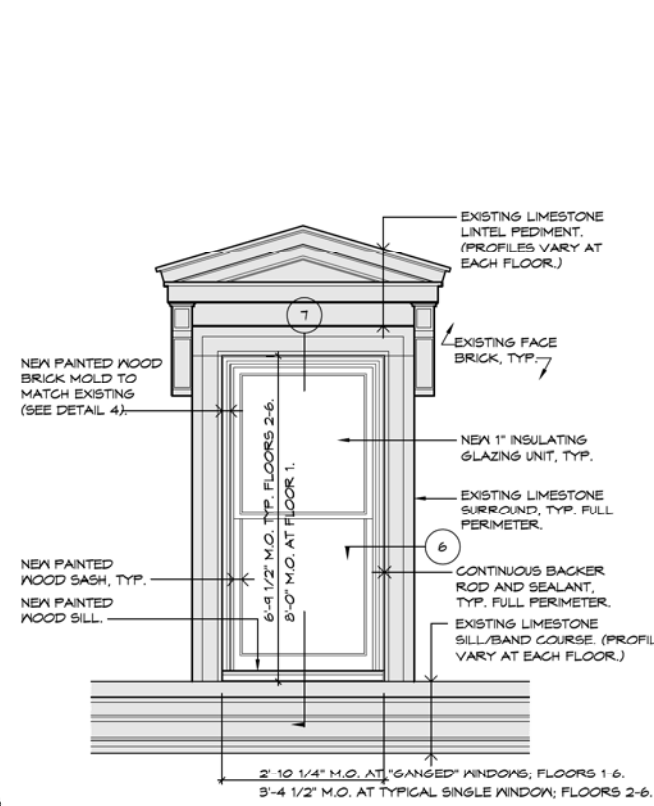
Section Detail at Portico



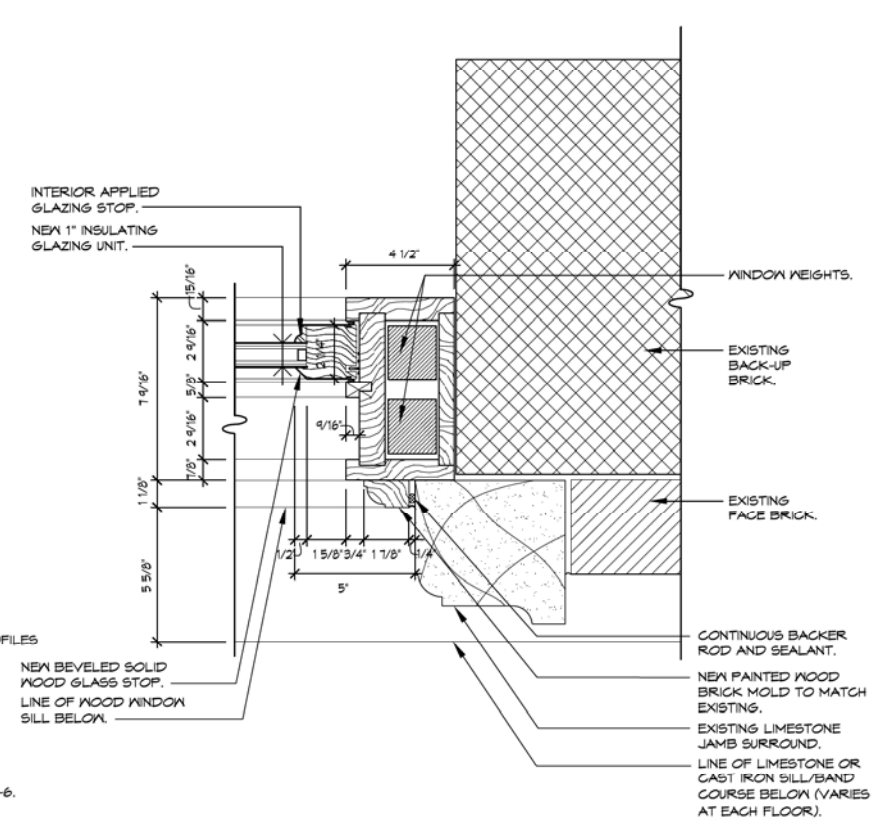
1 Assumed Typical Historic Double Hung Window Elevation (2nd Floor Shown)
Scale 1/4" = 1'-0"



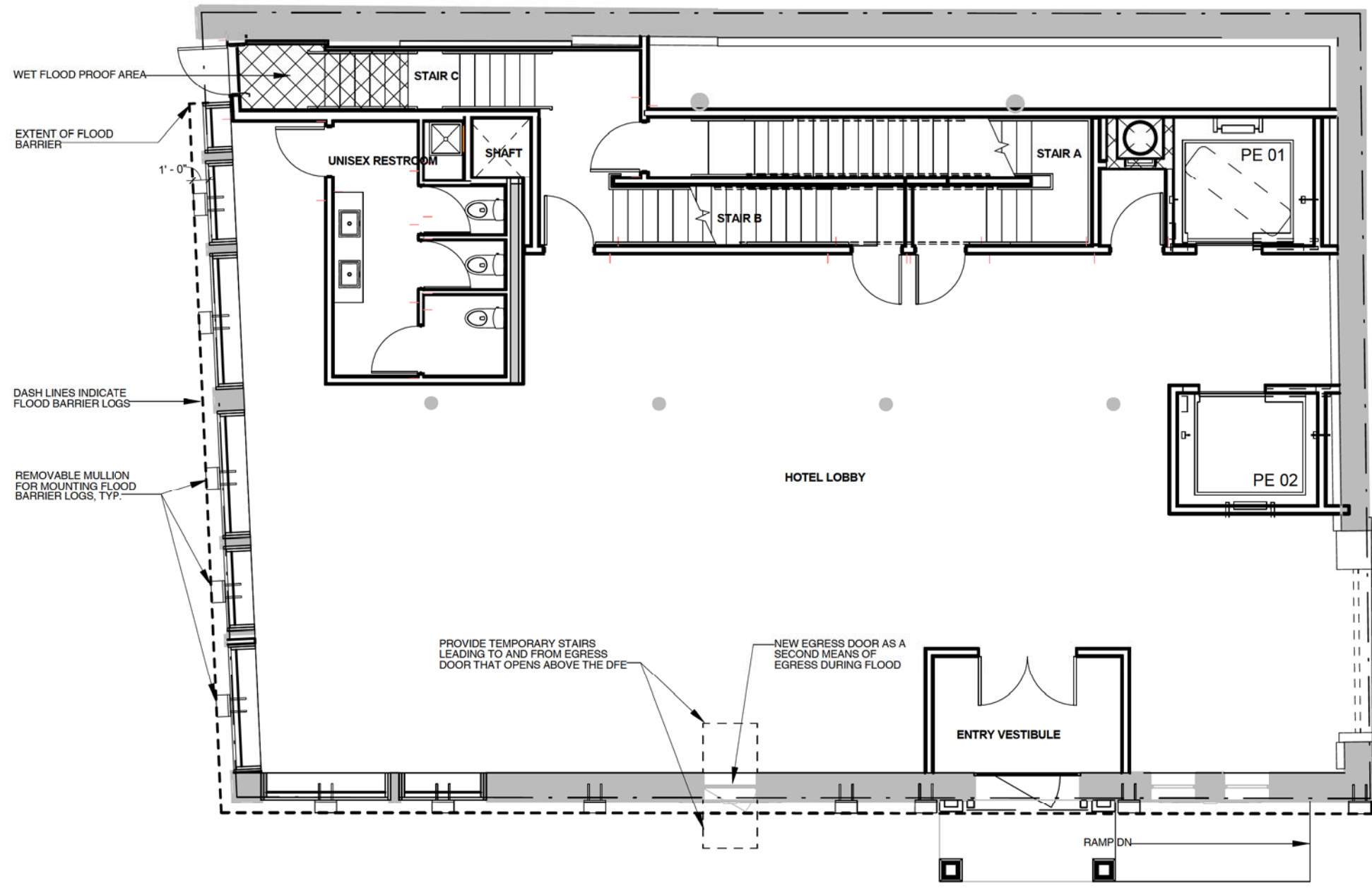
2 Plan Detail at Assumed Typical Historic Window Jamb
Scale 1 1/2" = 1'-0"



5 Proposed Typical Double Hung Window Elevation (2nd Floor Shown)
Scale 1/4" = 1'-0"



6 Plan Detail at Proposed Typical Window Jamb
Scale 1 1/2" = 1'-0"

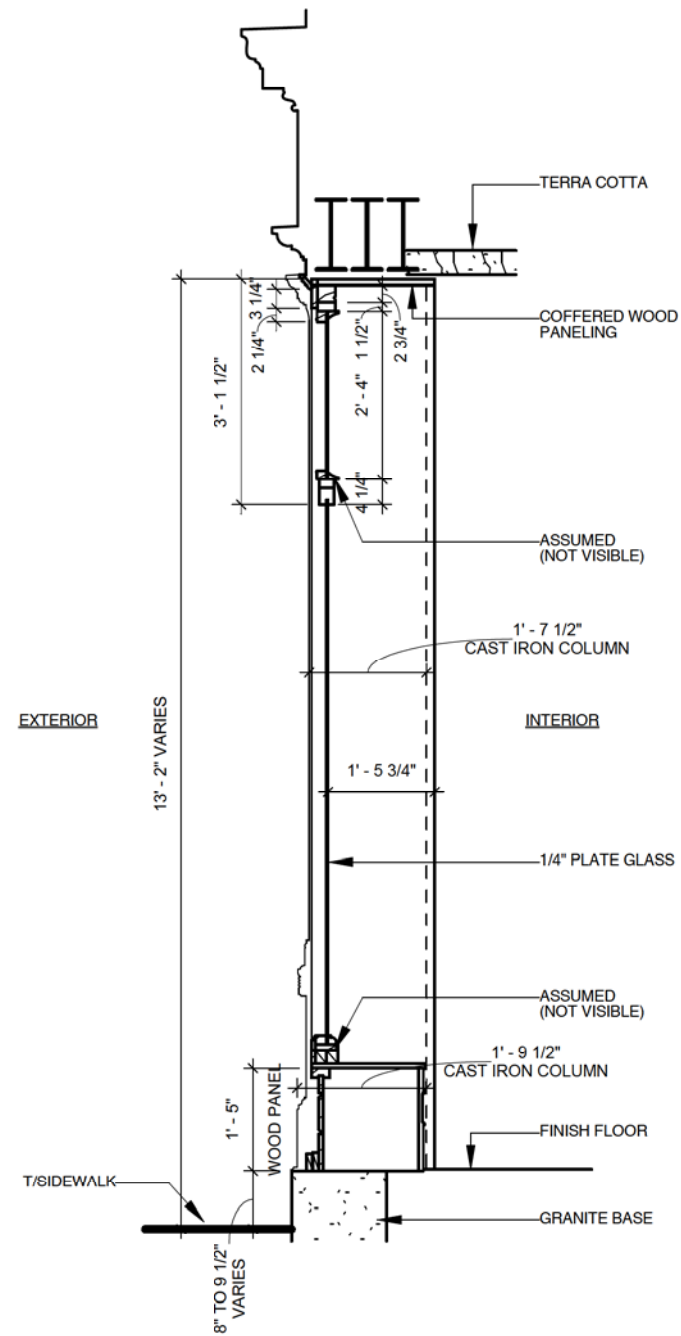


Proposed Flood Barrier Locations

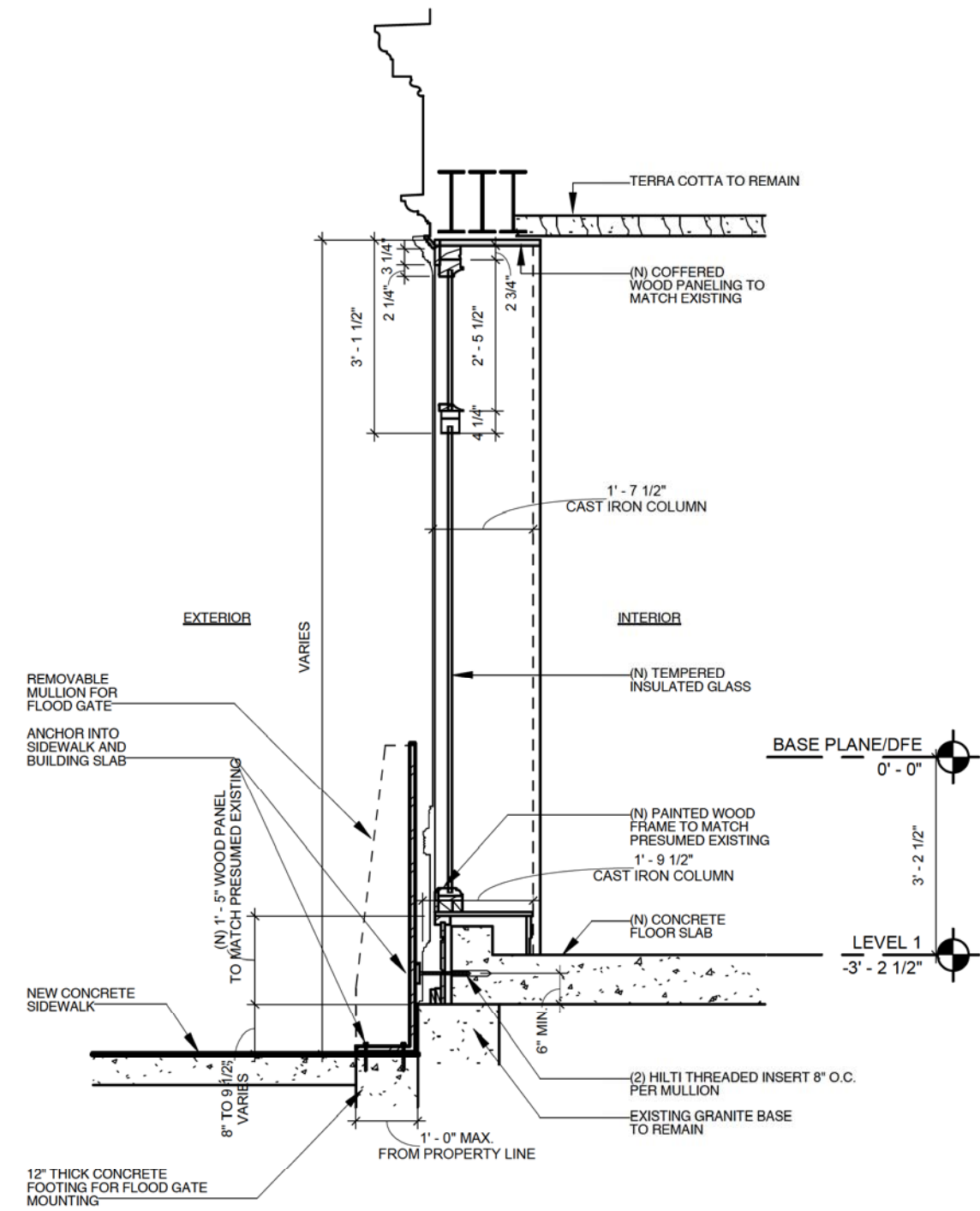
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1/16" = 1'-0"

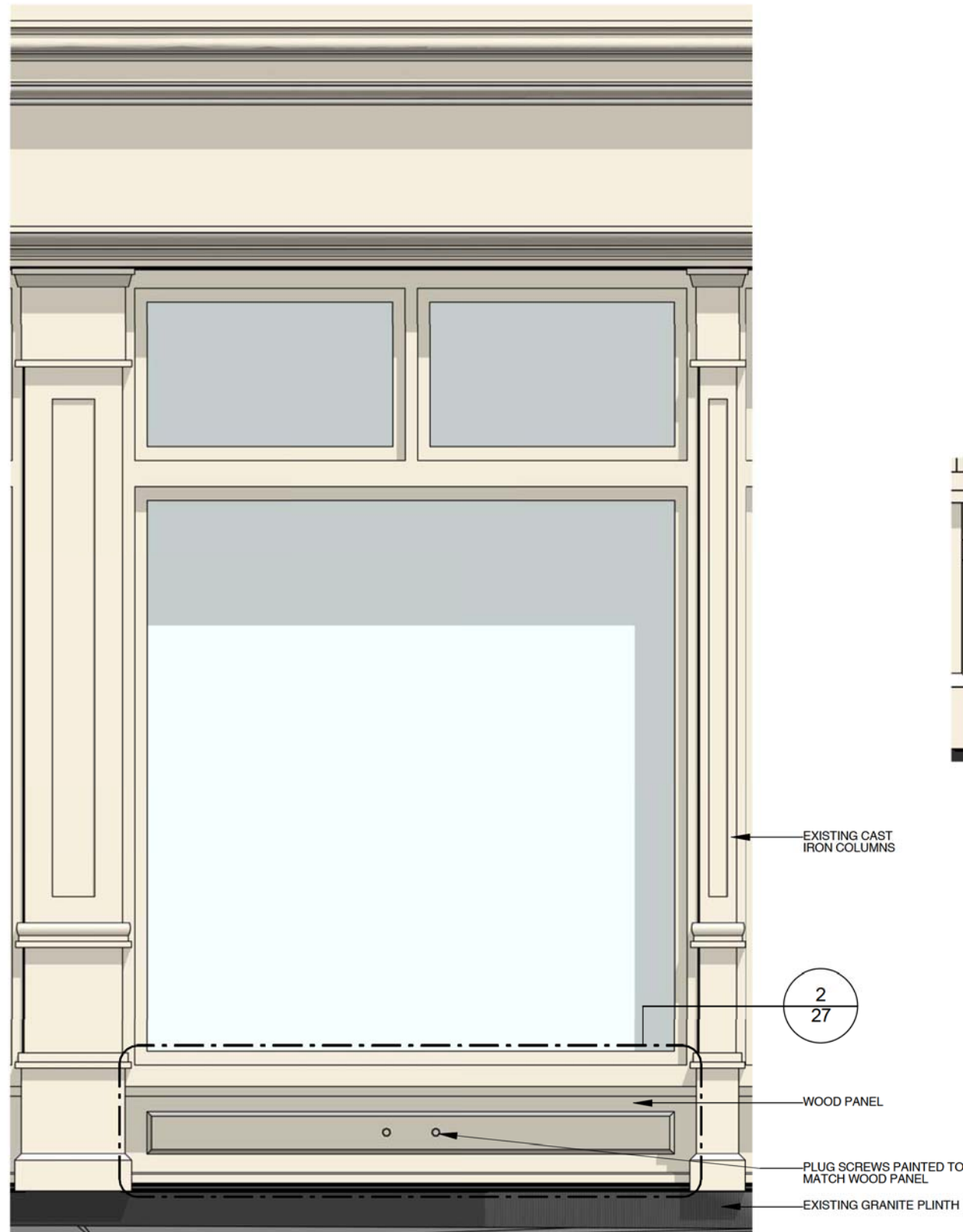




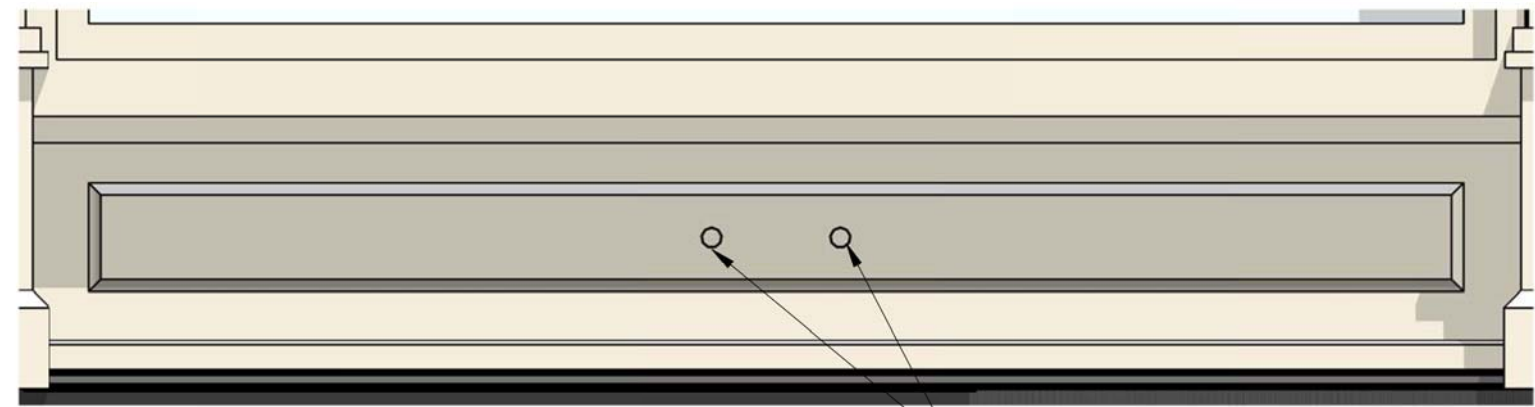
Assumed Typical Historic Storefront Detail
(Based on existing fragments)



Proposed Typical Storefront Detail

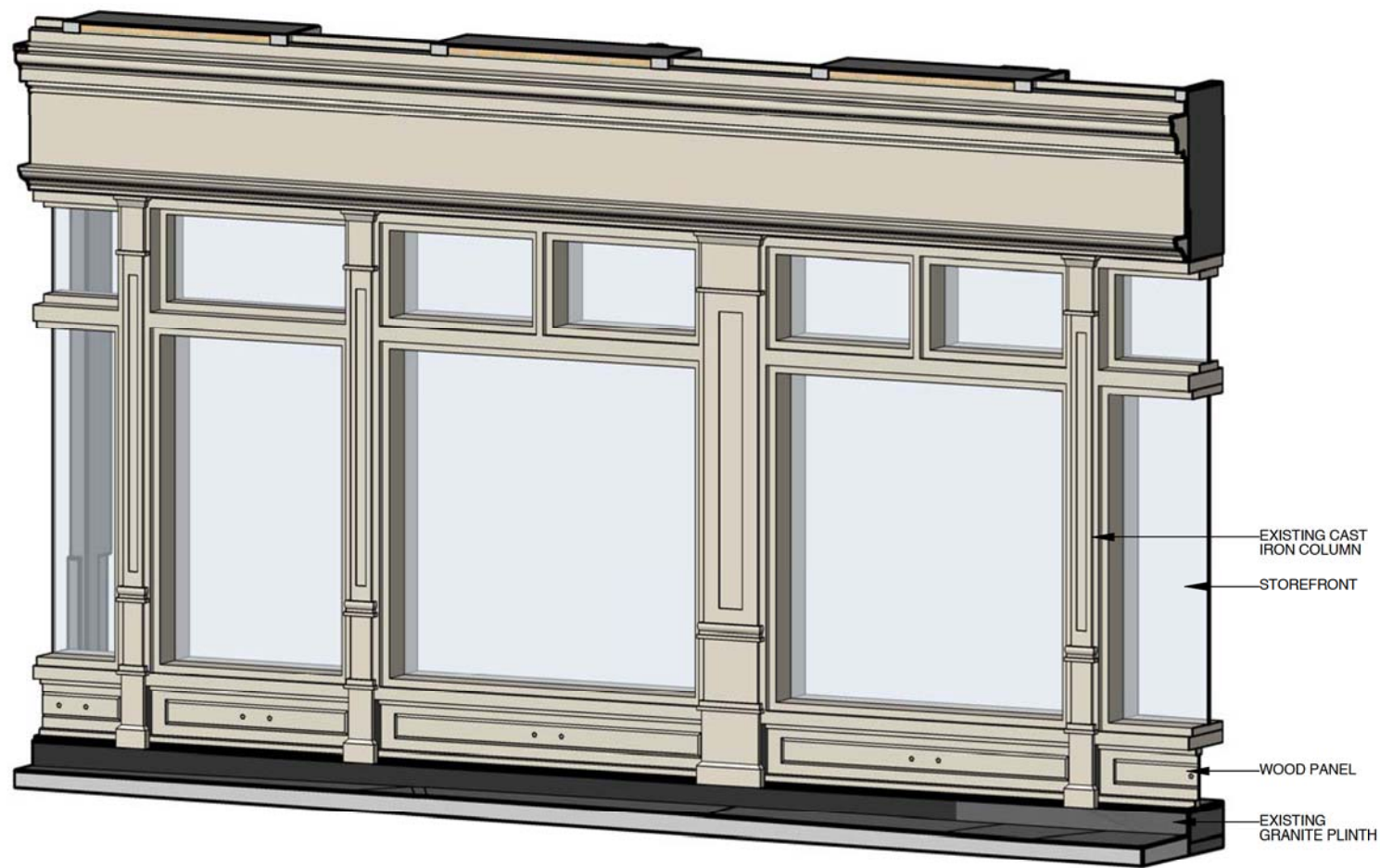


1 Typical Storefront Elevation Detail
Scale 1/2" = 1'-0"

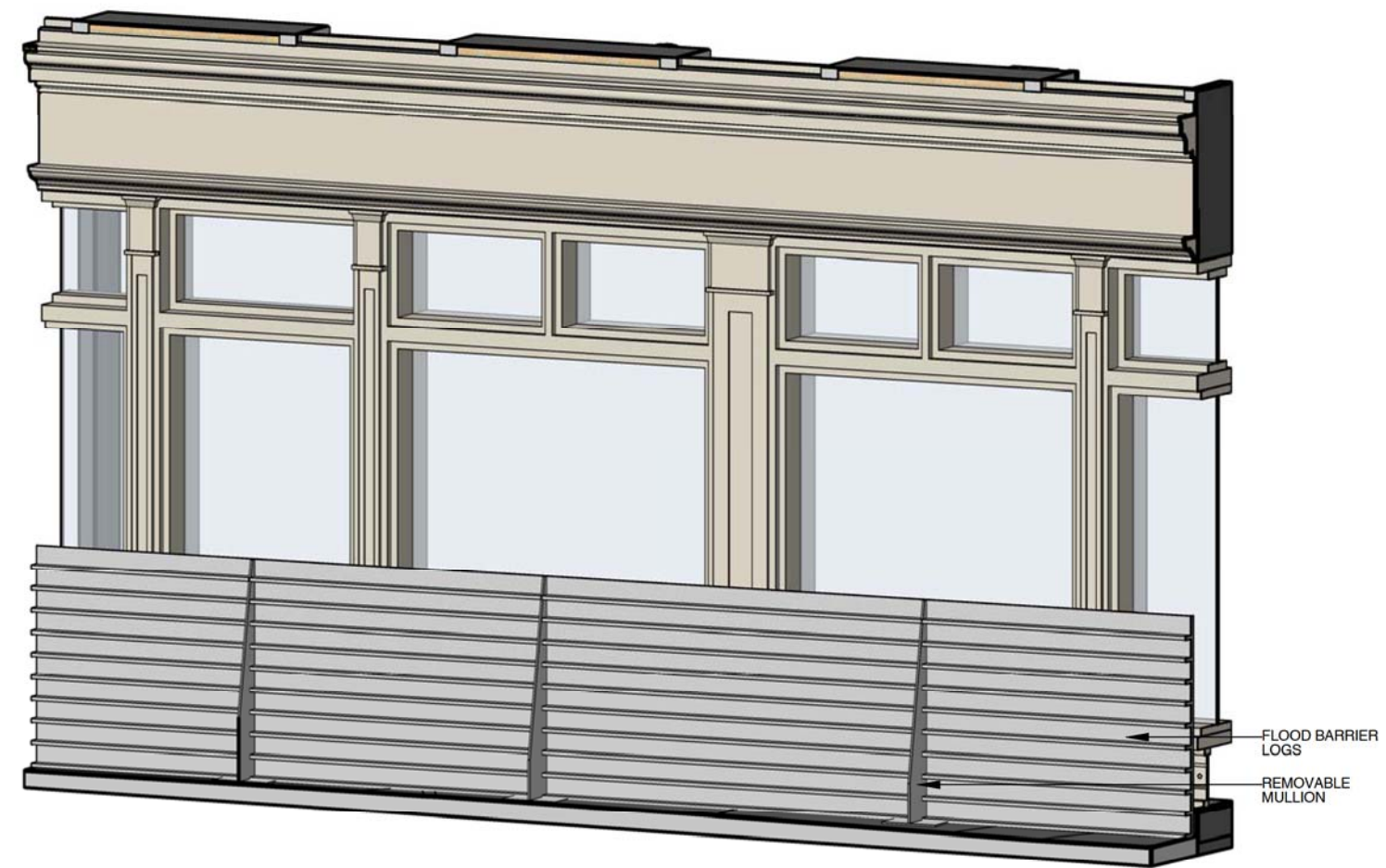


2 Enlarged Storefront Elevation Detail
Scale 1" = 1'-0"

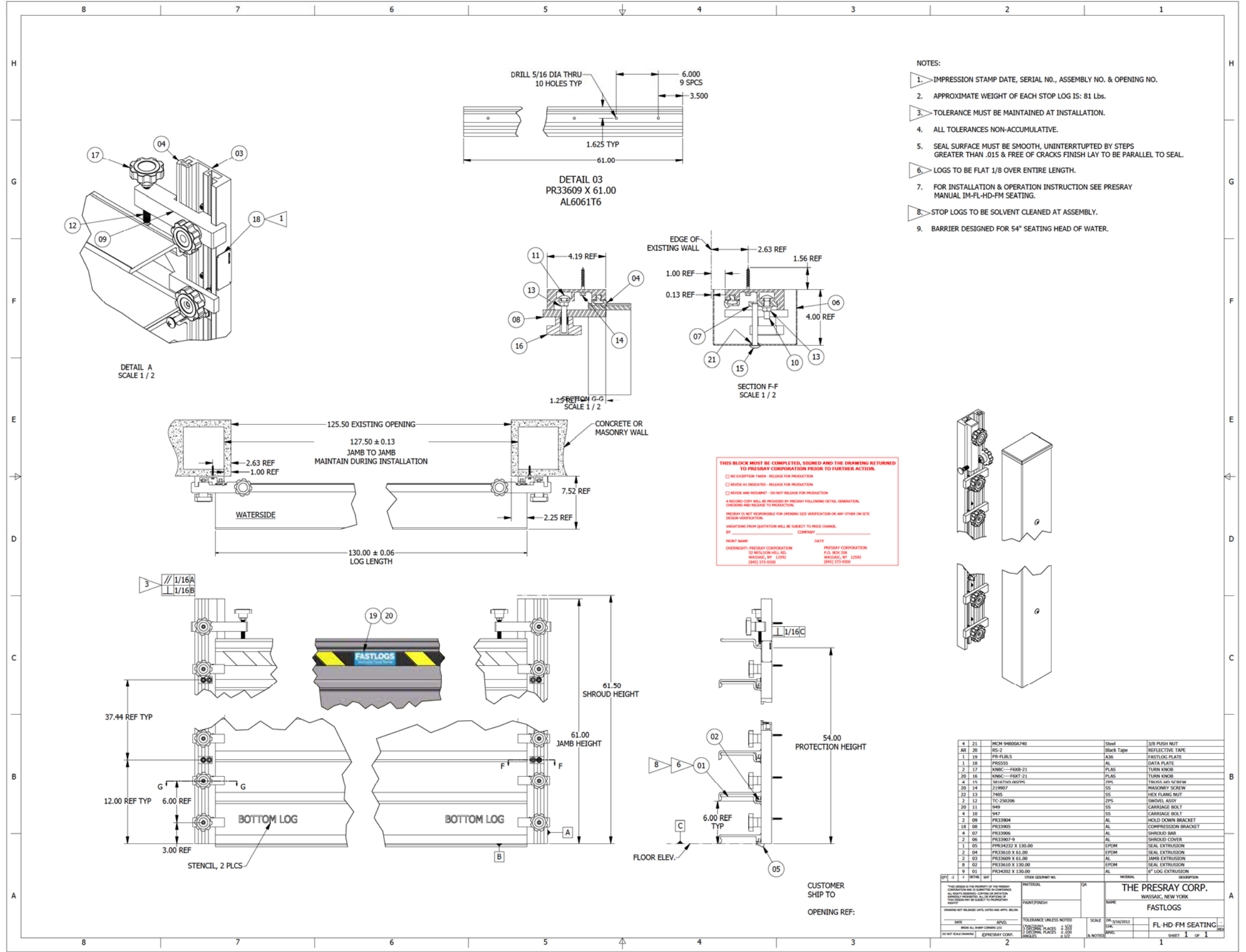
1 1/4" DIA PLUG SCREWS PAINTED TO MATCH WOOD PANEL FOR FLOOD BARRIERS ATTACHMENT - CENTERED AT WOOD PANEL, TYP.



Perspective View of Typical Storefront



Perspective View of Typical Storefront
Flood Barriers Deployed



THIS BLOCK MUST BE COMPLETED, SIGNED AND THE DRAWING RETURNED TO PRESRAY CORPORATION PRIOR TO FURTHER ACTION.

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PRINT NAME: _____ DATE: _____
 CHECKED BY: PRESRAY CORPORATION 32 NICHOLSON HILL RD. P.O. BOX 208 WASSIC, NY 12582 (845) 373-8000
 CHECKED BY: PRESRAY CORPORATION 32 NICHOLSON HILL RD. P.O. BOX 208 WASSIC, NY 12582 (845) 373-8000

QTY	DESCRIPTION	UNIT	MATERIAL	DESCRIPTION
4	21	MCM 94800A740	Steel	3/8" PUSH NUT
1	20	80-2	Blank Tape	REFLECTIVE TAPE
1	19	PS-FL18LS	AL	FASTLOG PLATE
1	18	PR5555	AL	DATA PLATE
2	17	KNBC-F60B-21	PLAS	TURN KNOB
20	16	KNBC-E6ET-21	PLAS	TURN KNOB
4	15	18161418L00PS	ZPS	TUBULAR HEX SCREW
20	14	219807	SS	MASONRY SCREW
22	13	7405	SS	HEX FLANG NUT
2	12	TC-250206	ZPS	SWIVEL ASSY
20	11	949	SS	CARRIAGE BOLT
4	10	947	SS	CARRIAGE BOLT
2	09	PR33904	AL	HOLD DOWN BRACKET
18	08	PR33905	AL	COMPRESSION BRACKET
4	07	PR33906	AL	SHROUD BAR
2	06	PR33907	AL	SHROUD COVER
1	05	PPR34232 X 130.00	EPDM	SEAL EXTRUSION
2	04	PR33610 X 61.00	EPDM	SEAL EXTRUSION
2	03	PR33609 X 61.00	AL	JAMB EXTRUSION
8	02	PR33610 X 130.00	EPDM	SEAL EXTRUSION
9	01	PR34202 X 130.00	AL	8" LOG EXTRUSION

DATE	APPROVED	SCALE	TOLERANCE UNLESS NOTED	SCALE	DATE	APPROVED	SCALE	TOLERANCE UNLESS NOTED
			±.0000	1/8"				±.0000
			±.0000	1/8"				±.0000

CUSTOMER SHIP TO OPENING REF:

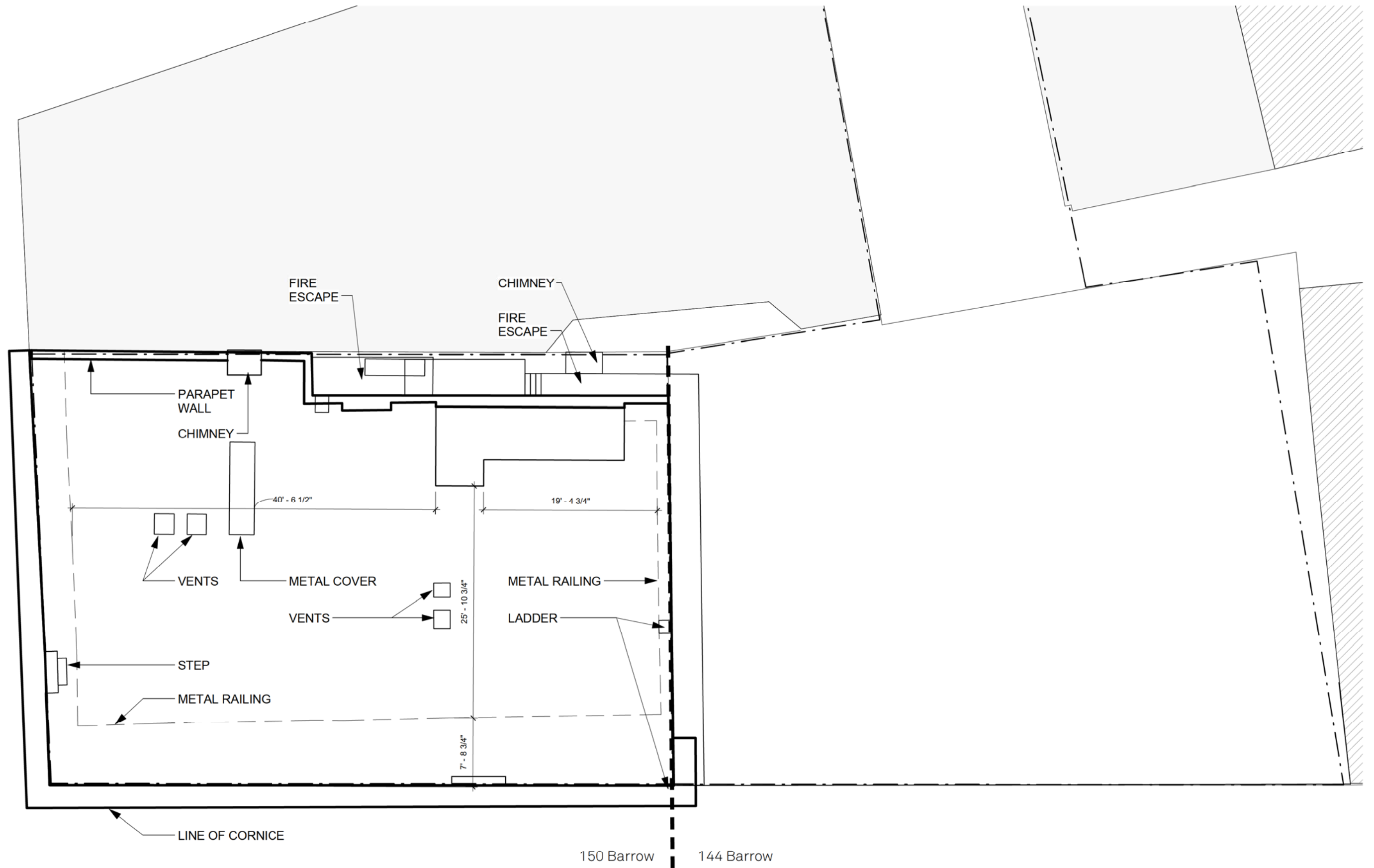
THE PRESRAY CORP.
 WASSIC, NEW YORK
 FASTLOGS
 FL-HD-FM SEATING

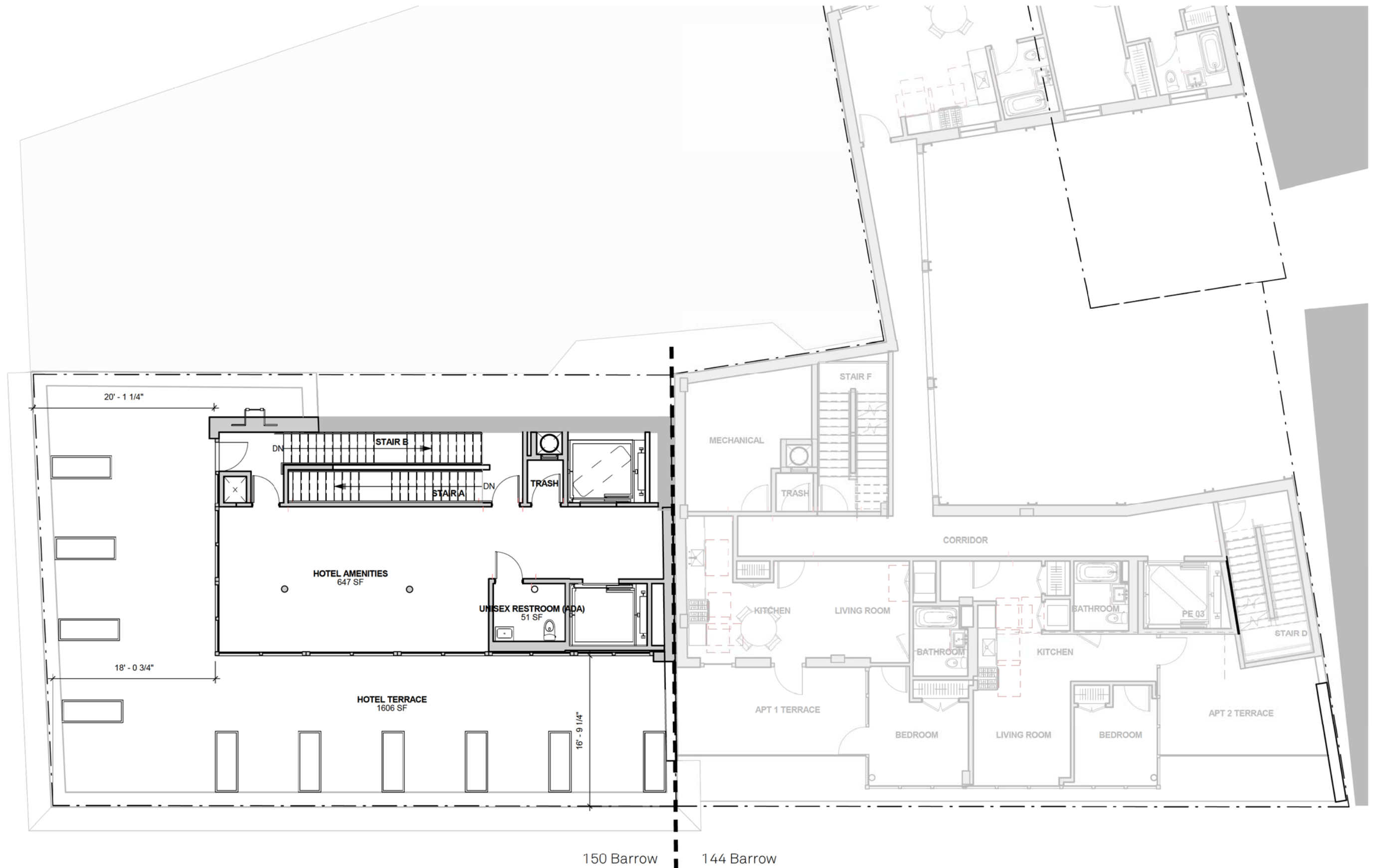


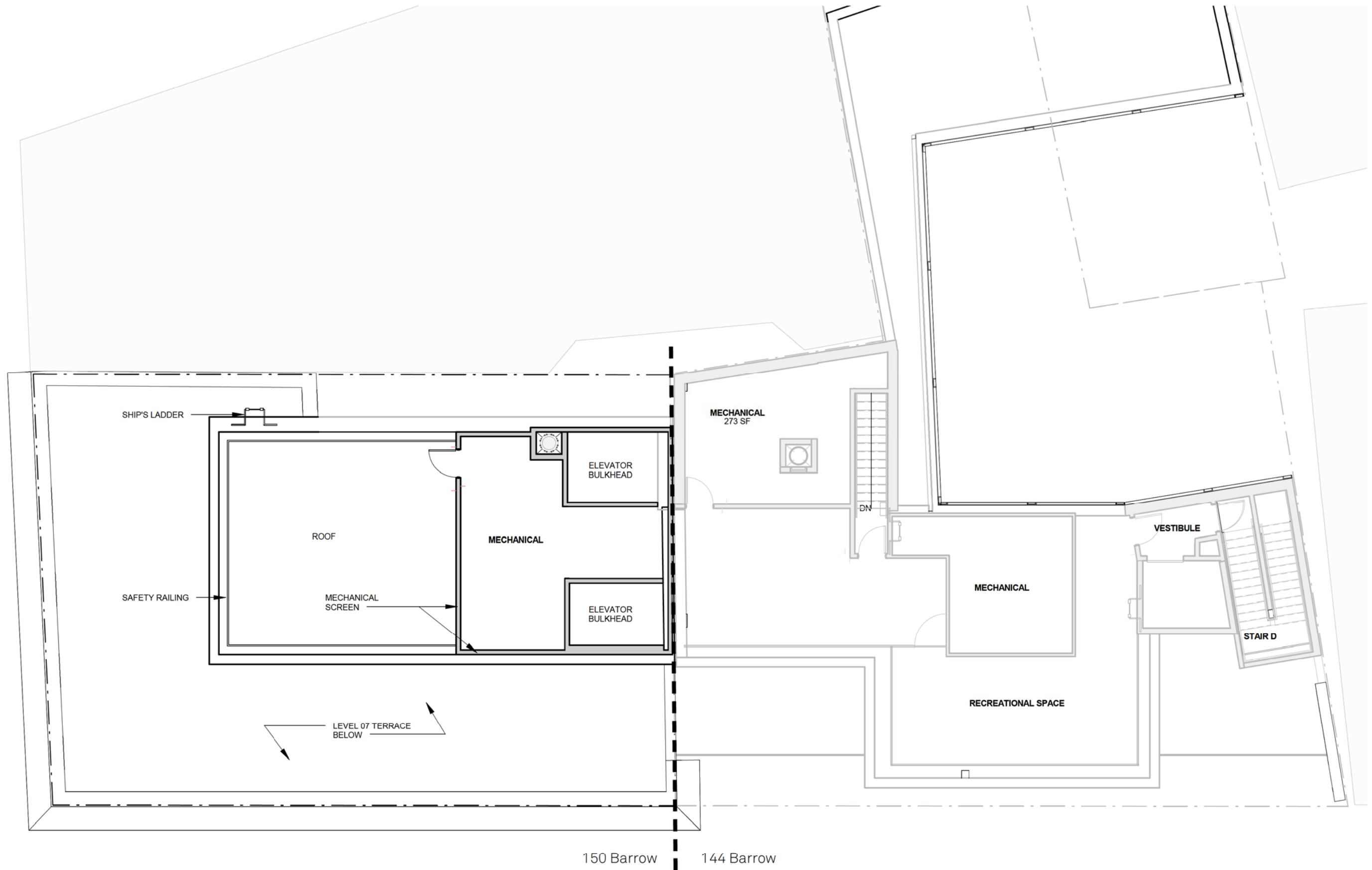
West Street

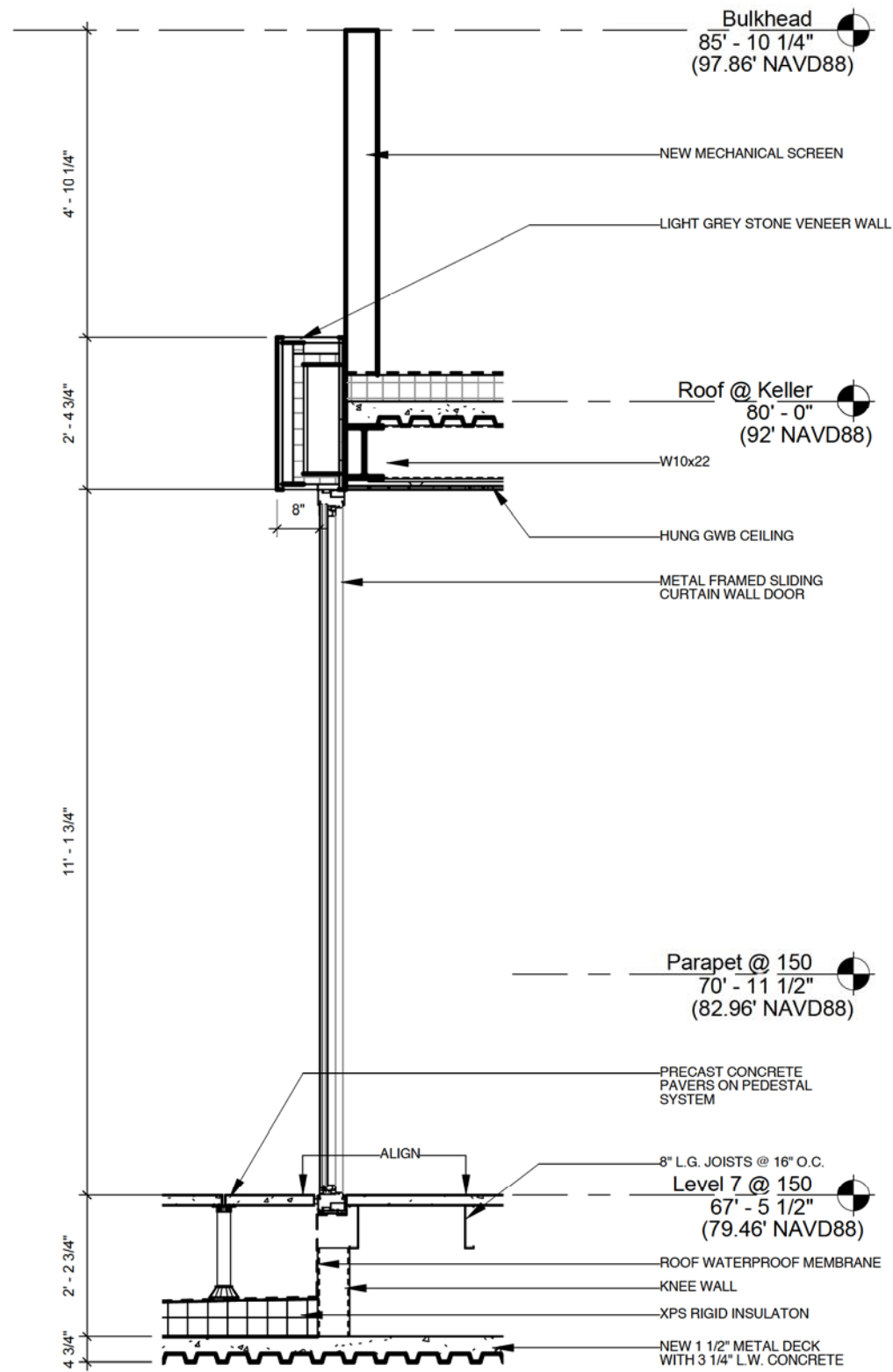


Barrow Street

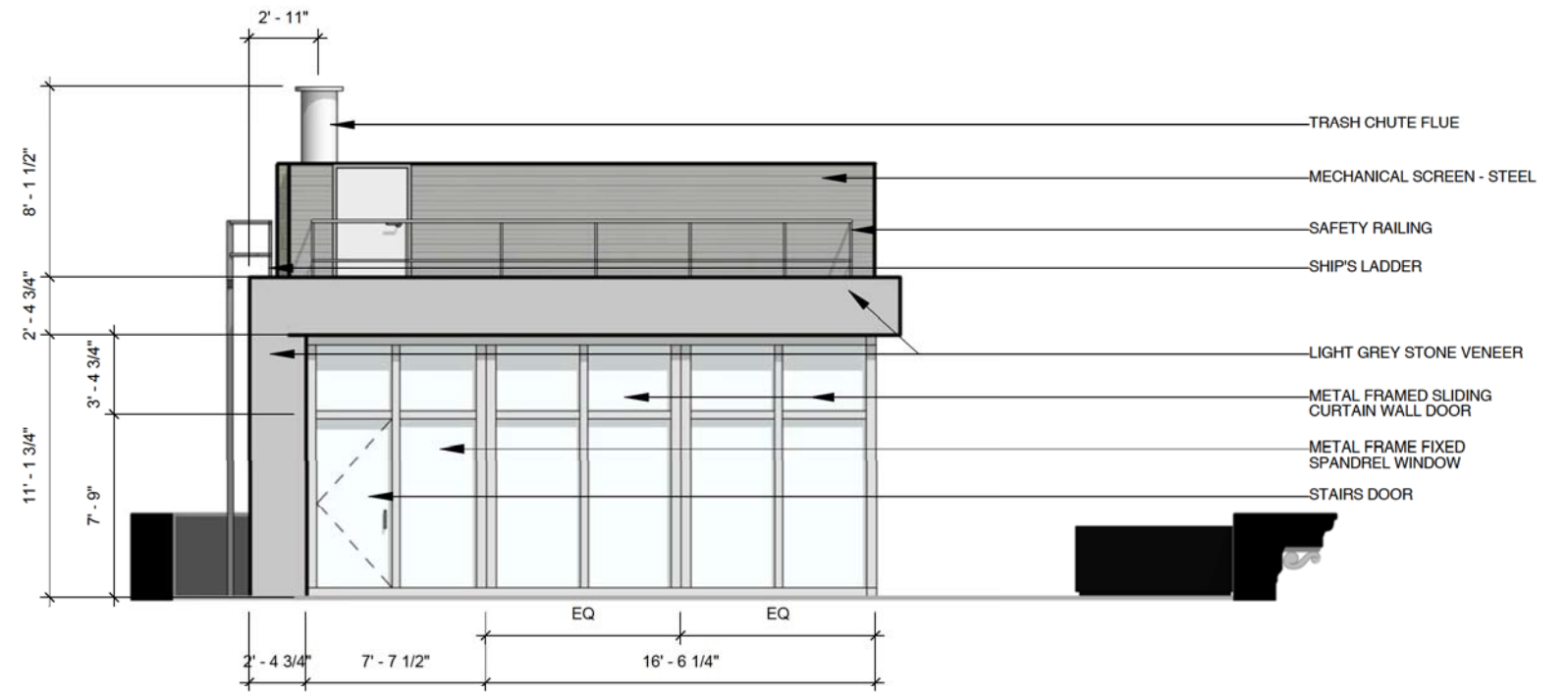




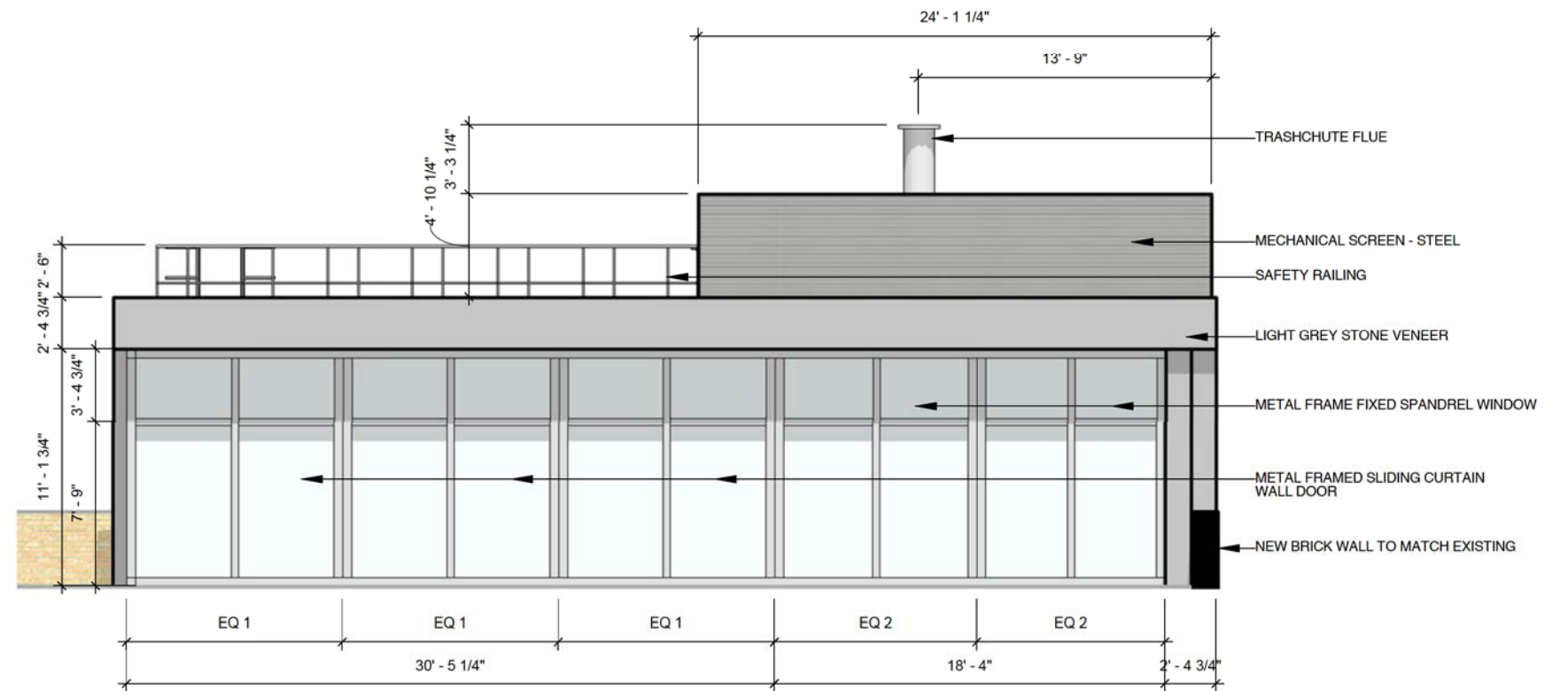




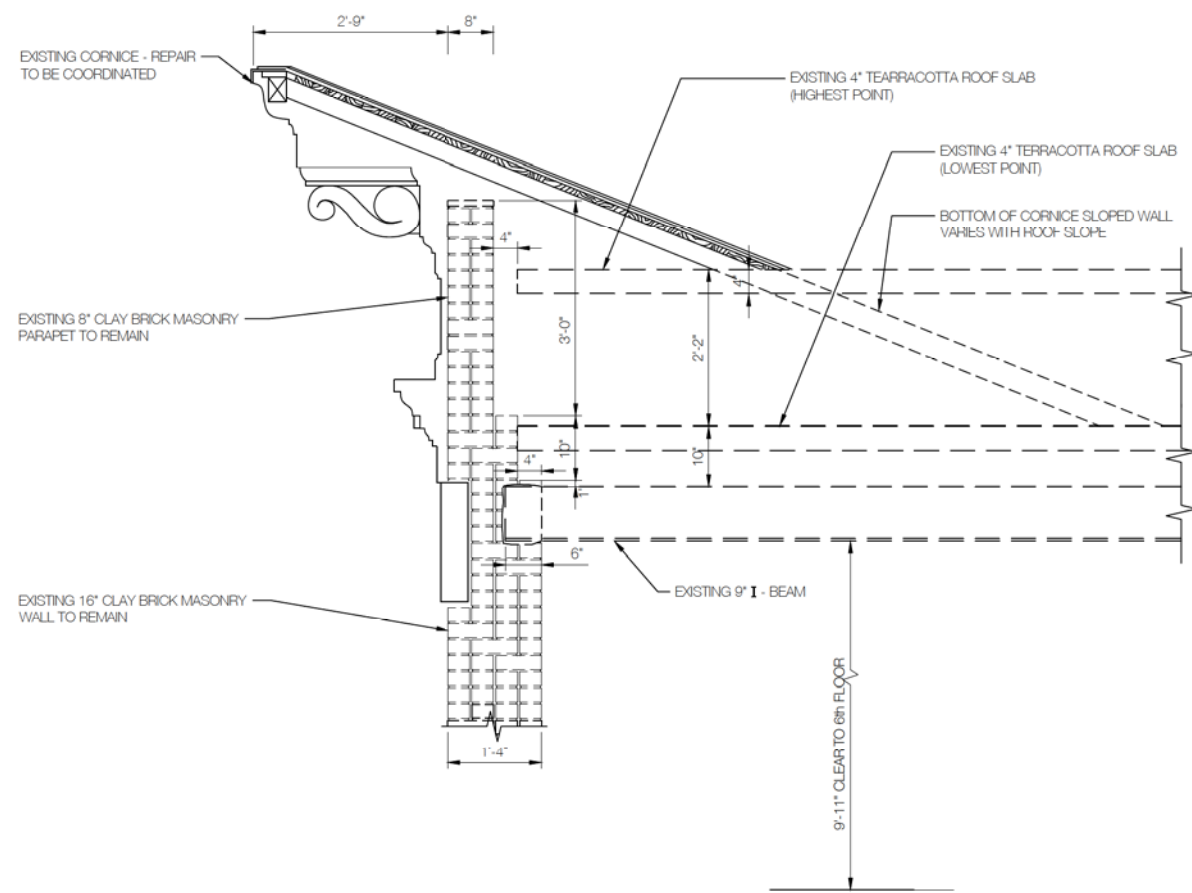
Section Detail



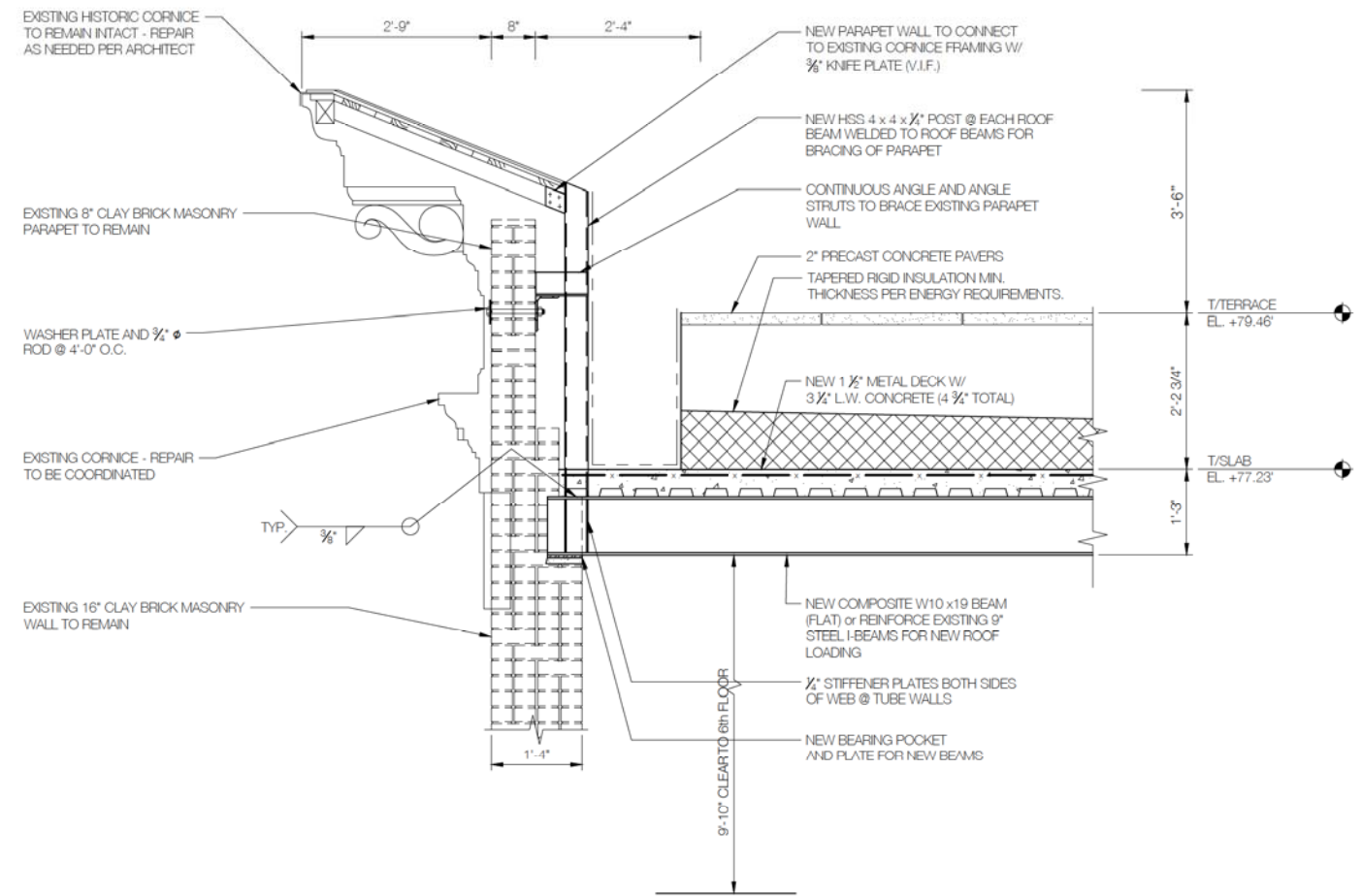
Proposed West Elevation



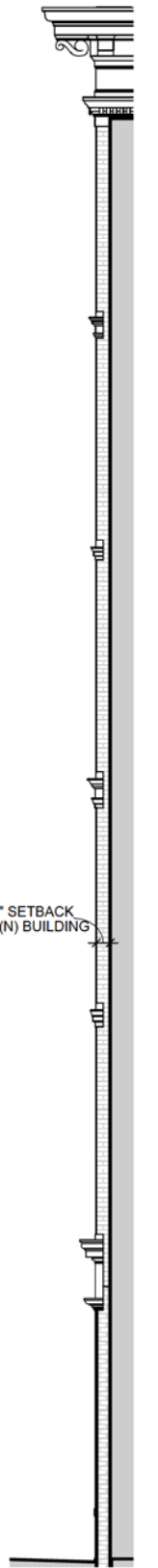
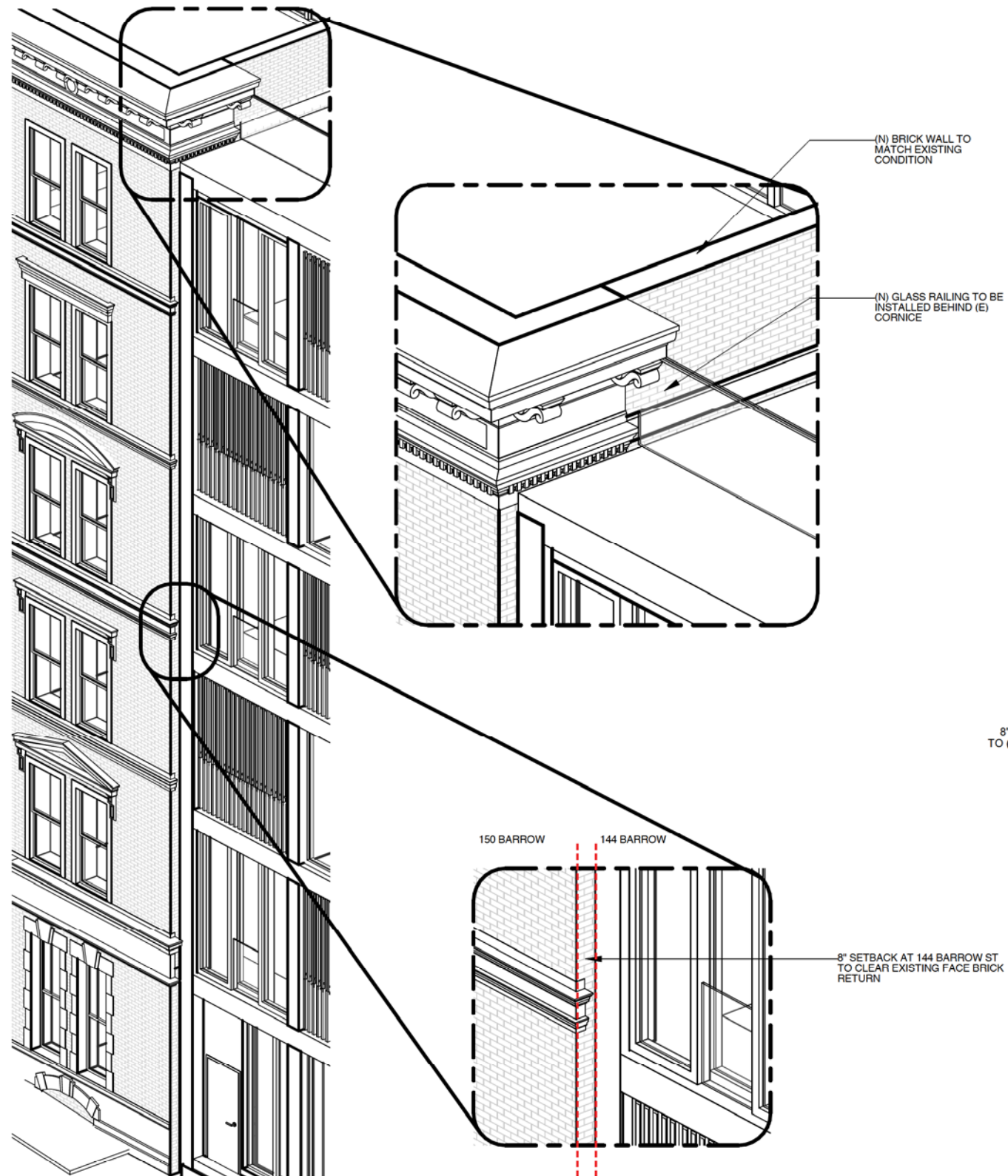
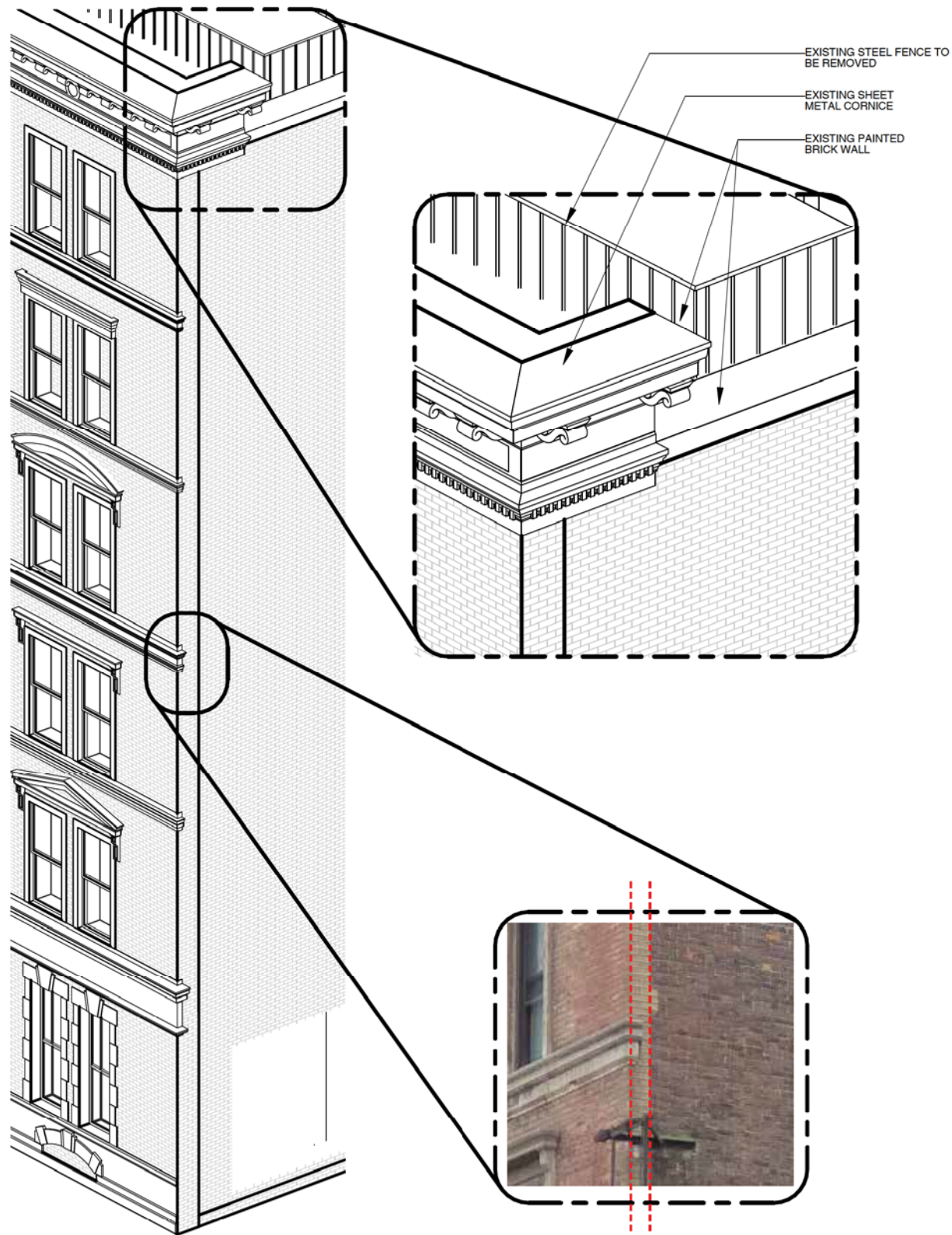
Proposed South Elevation



Existing Parapet



Proposed Parapet

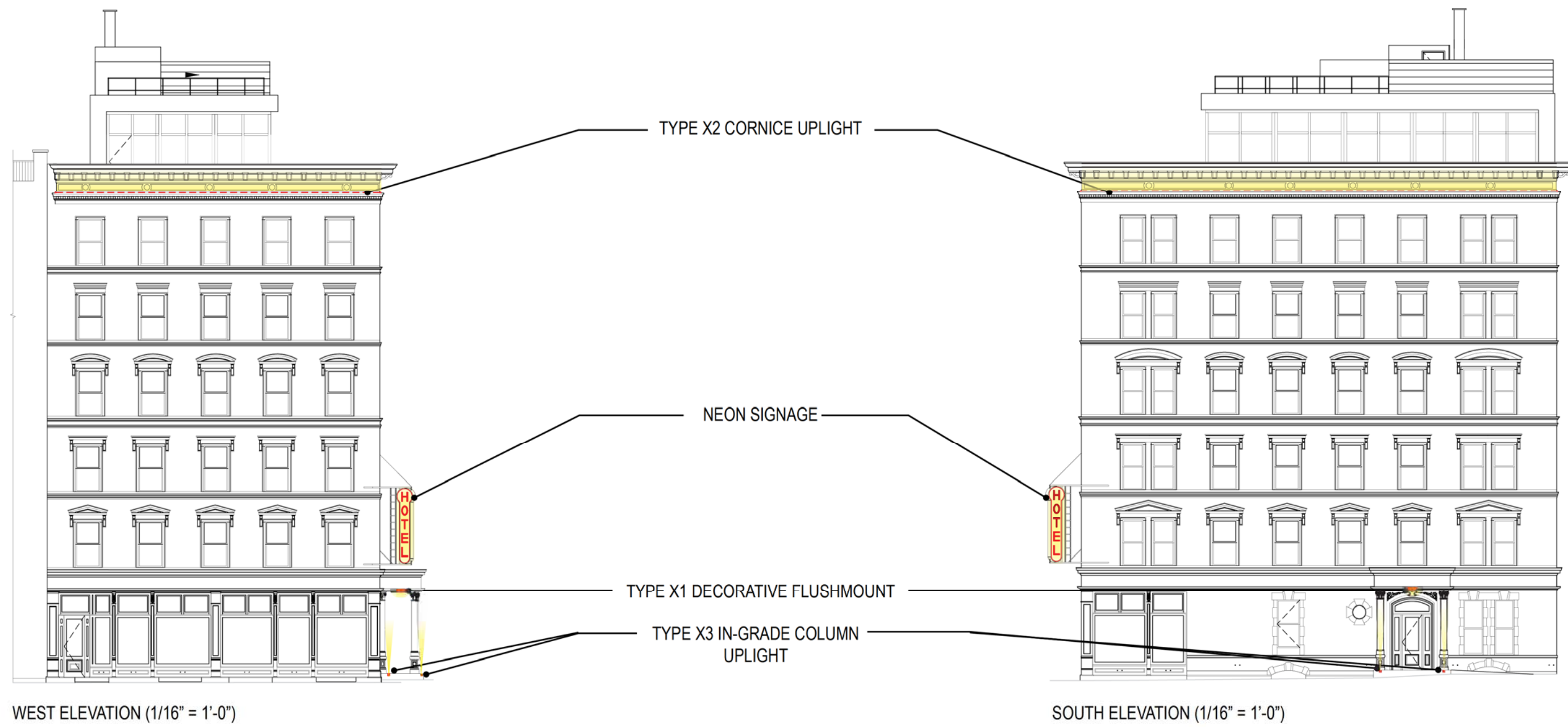


Existing

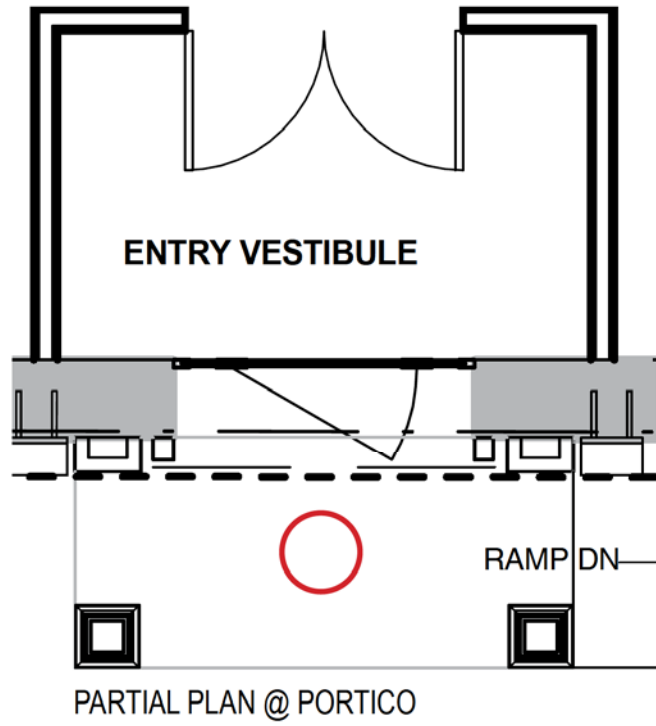
Proposed

East Elevation

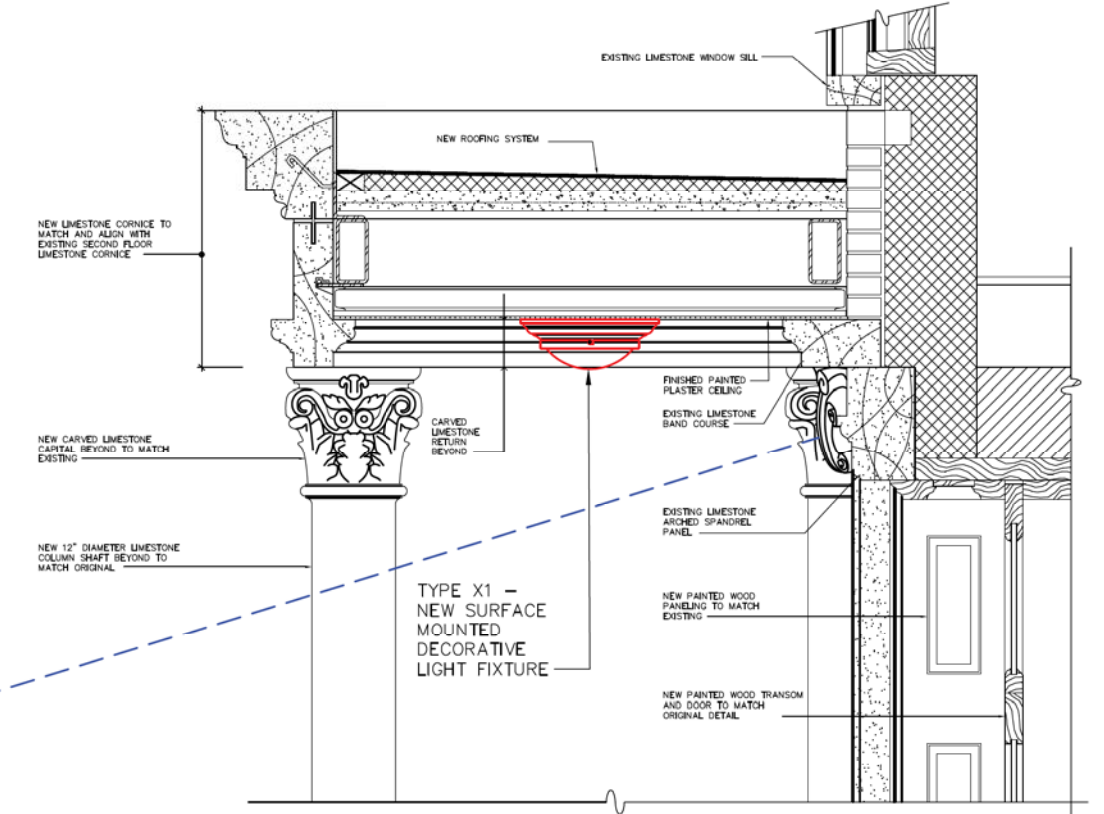
ELEVATIONS



PORTICO



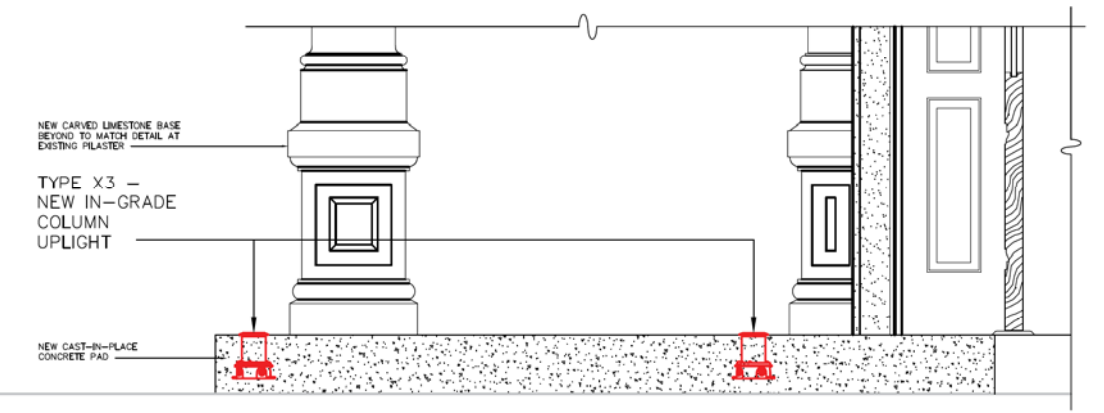
PROPOSED LIGHTING FIXTURE 'TYPE X1'



SIGHTLINE TO KEYSTONE



SECTION DETAIL @ PORTICO (1/2" = 1'-0")

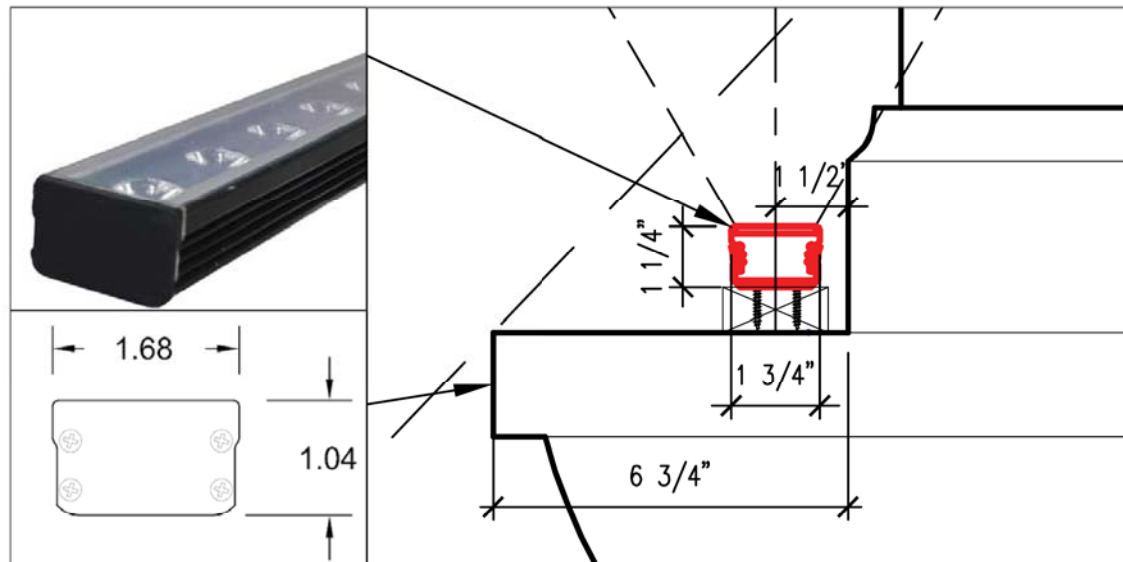


SIDEWALK

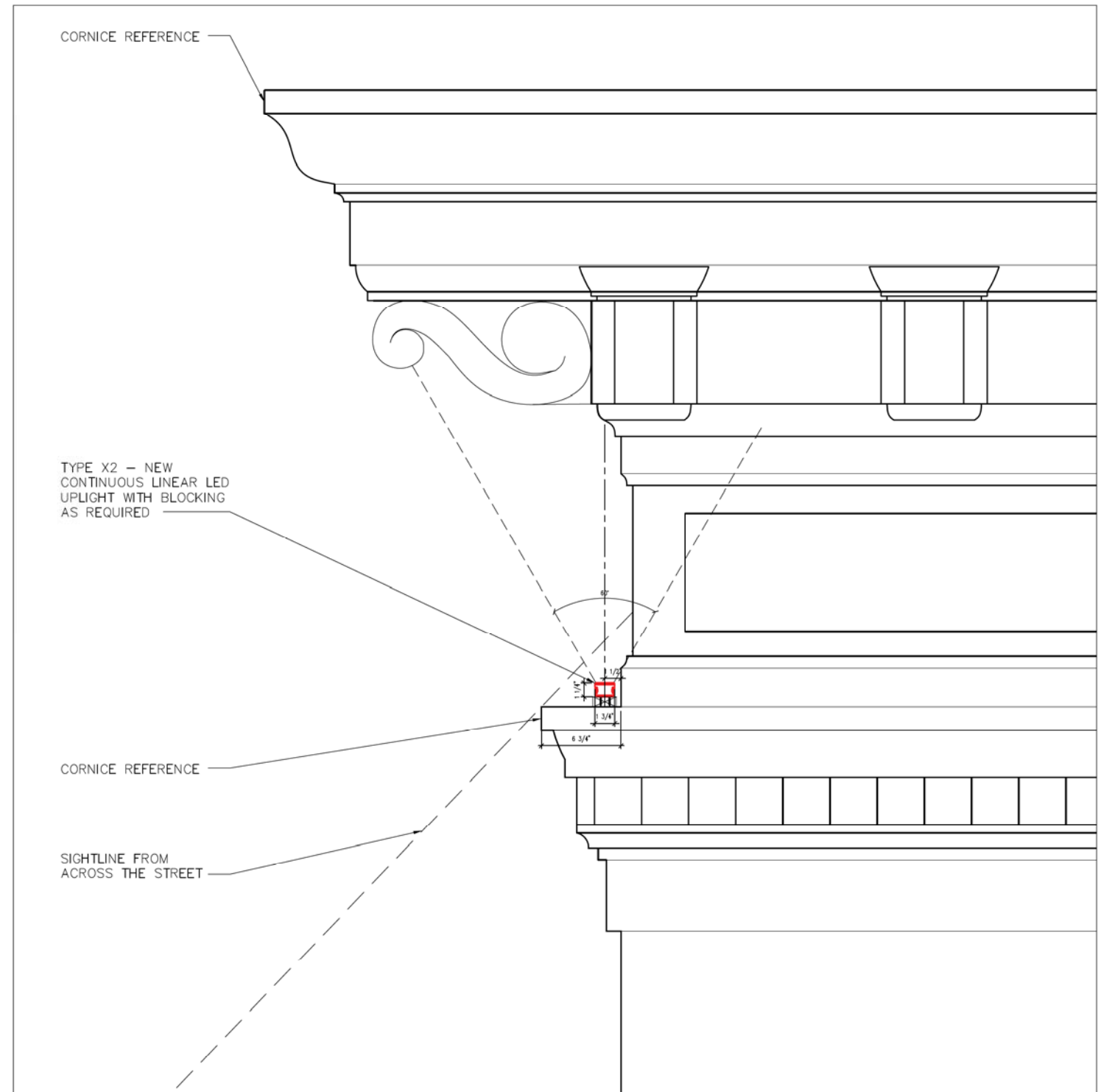
PARAPET



EXISTING CORNICE



PROPOSED LIGHTING FIXTURE 'TYPE X2'



CORNICE DETAIL @ PARAPET (1" = 1'-0")

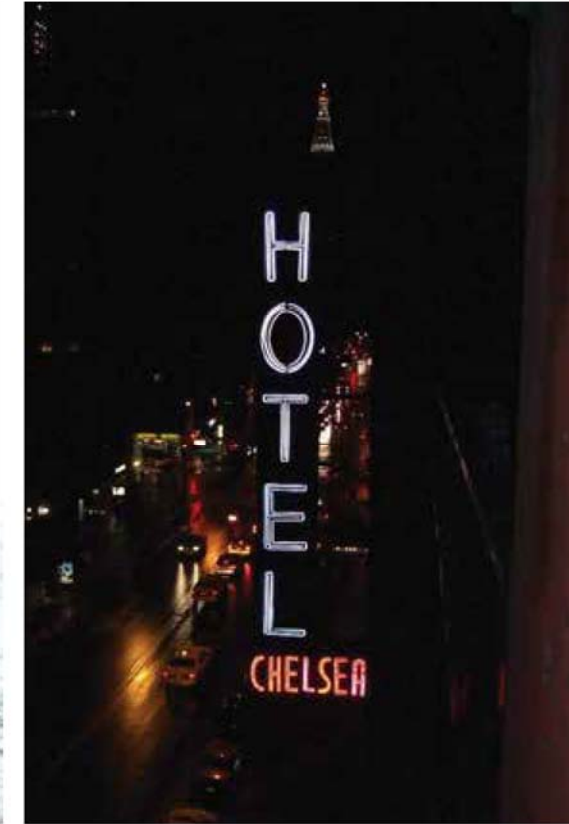
SIGNAGE



EXISTING SIGNAGE



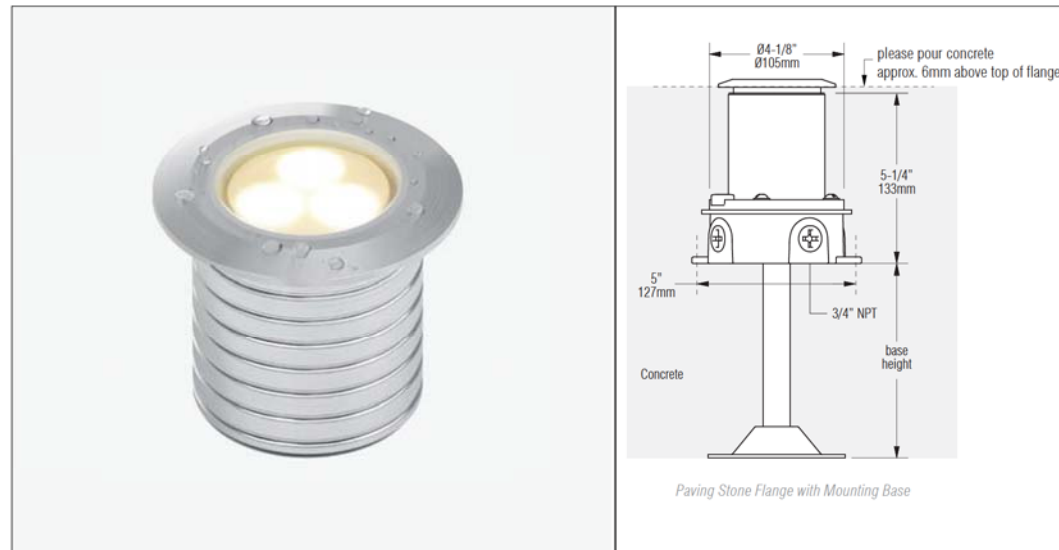
REFERENCE IMAGES



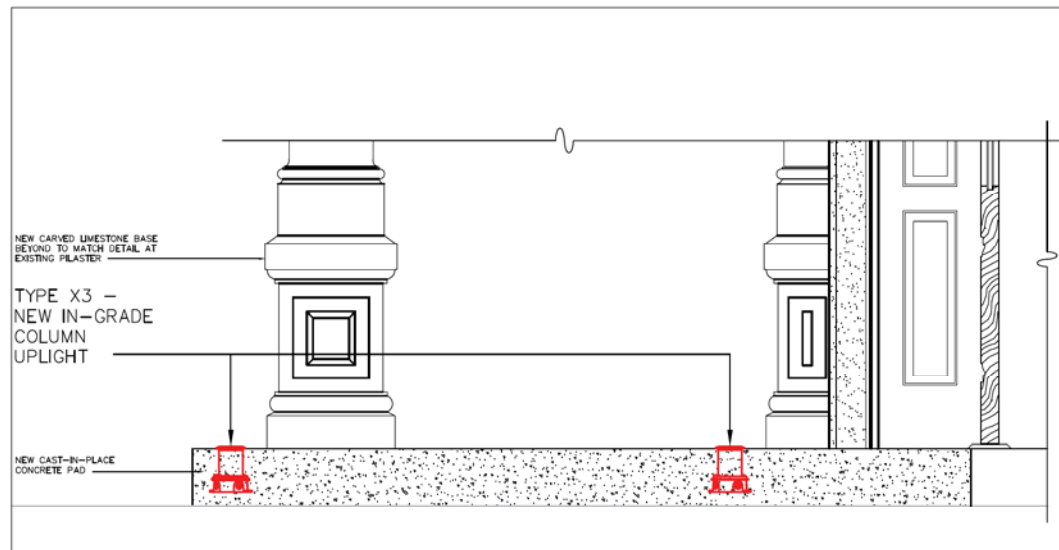
CUSTOM NEON RESTORATION BY 'LITE BRITE NEON'

232 3rd St # C102, Brooklyn, NY 11215
inquire@litebriteneon.com
718-855-6082

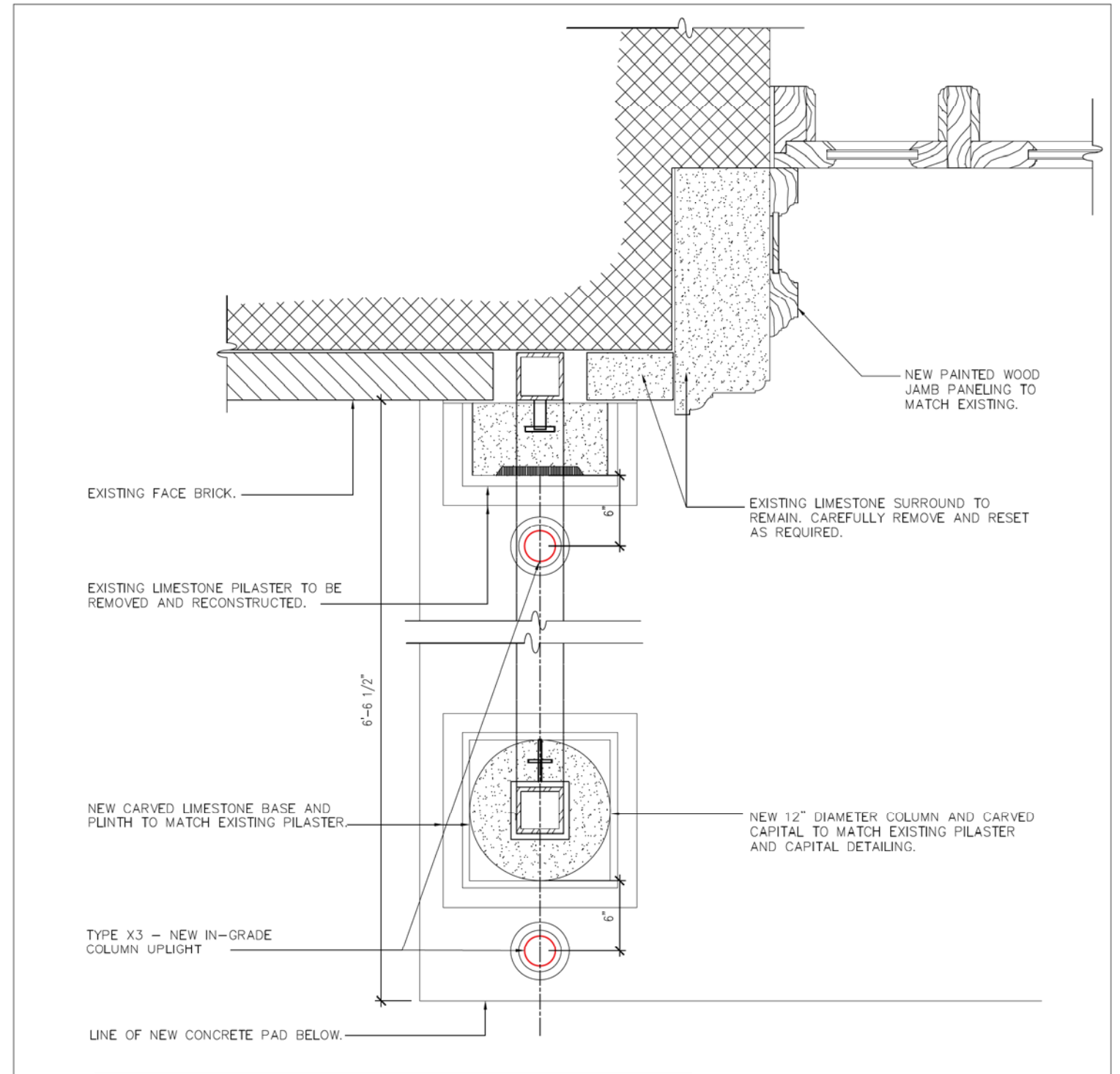
PORTICO



PROPOSED LIGHTING FIXTURE 'TYPE X3'



SECTION DETAIL @ PORTICO (1/2" = 1'-0")



COLUMN UPLIGHT PLAN DETAIL @ PORTICO (1" = 1'-0")











Existing View from SE



Morris Adjmi Architects
www.ma.com

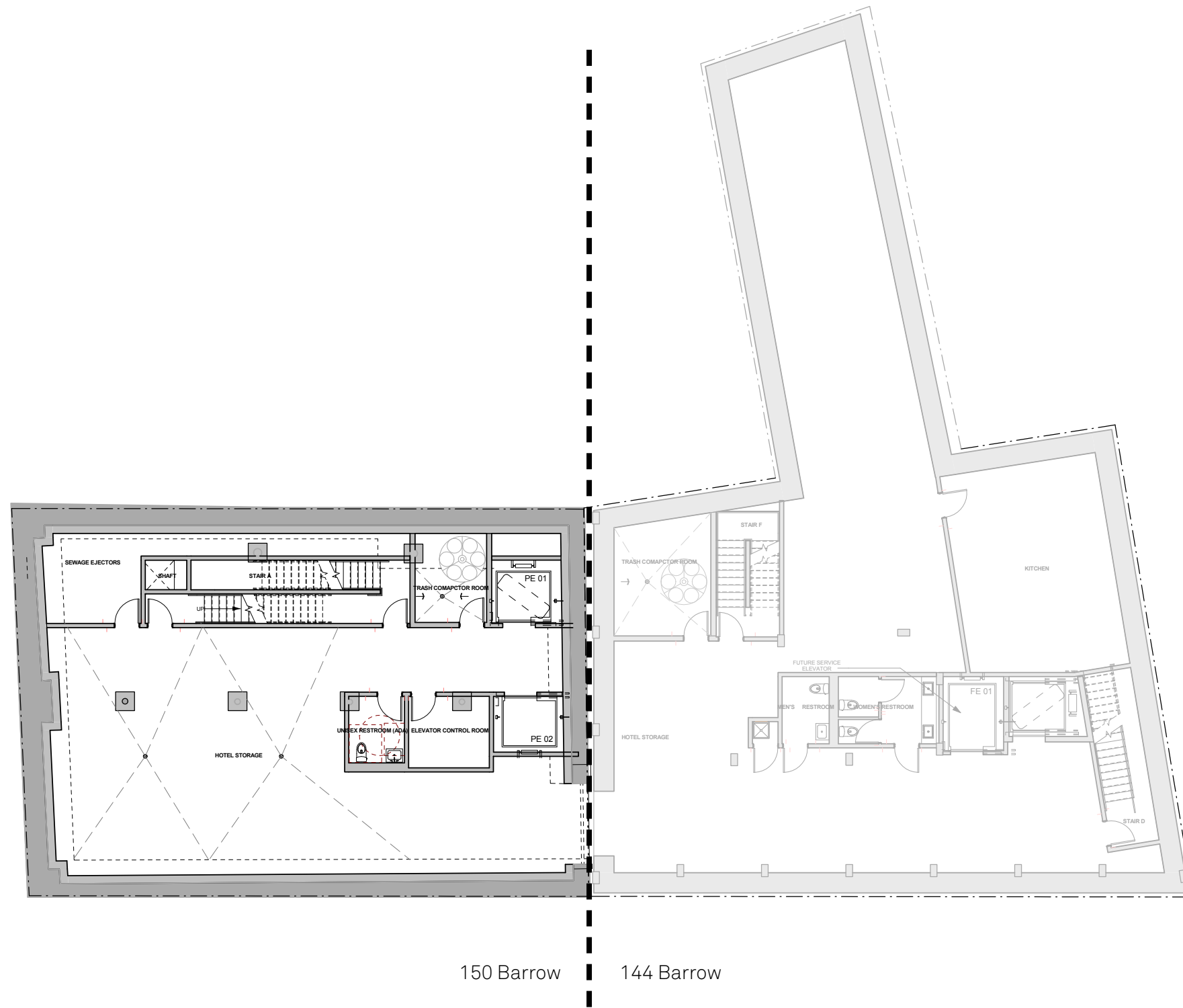
The Keller Hotel
150 Barrow St, New York

Proposed View from SE

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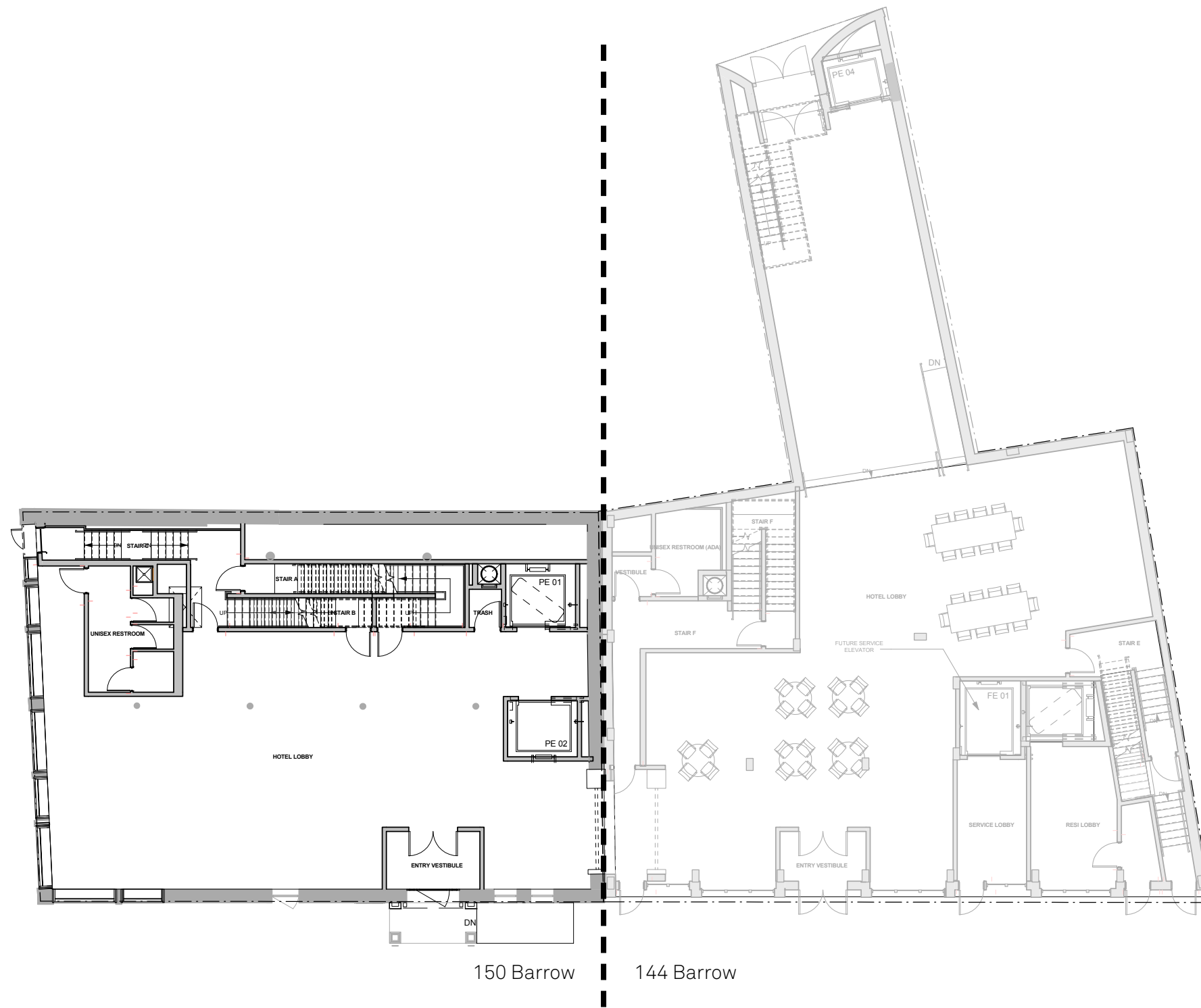


Appendix



150 Barrow | 144 Barrow

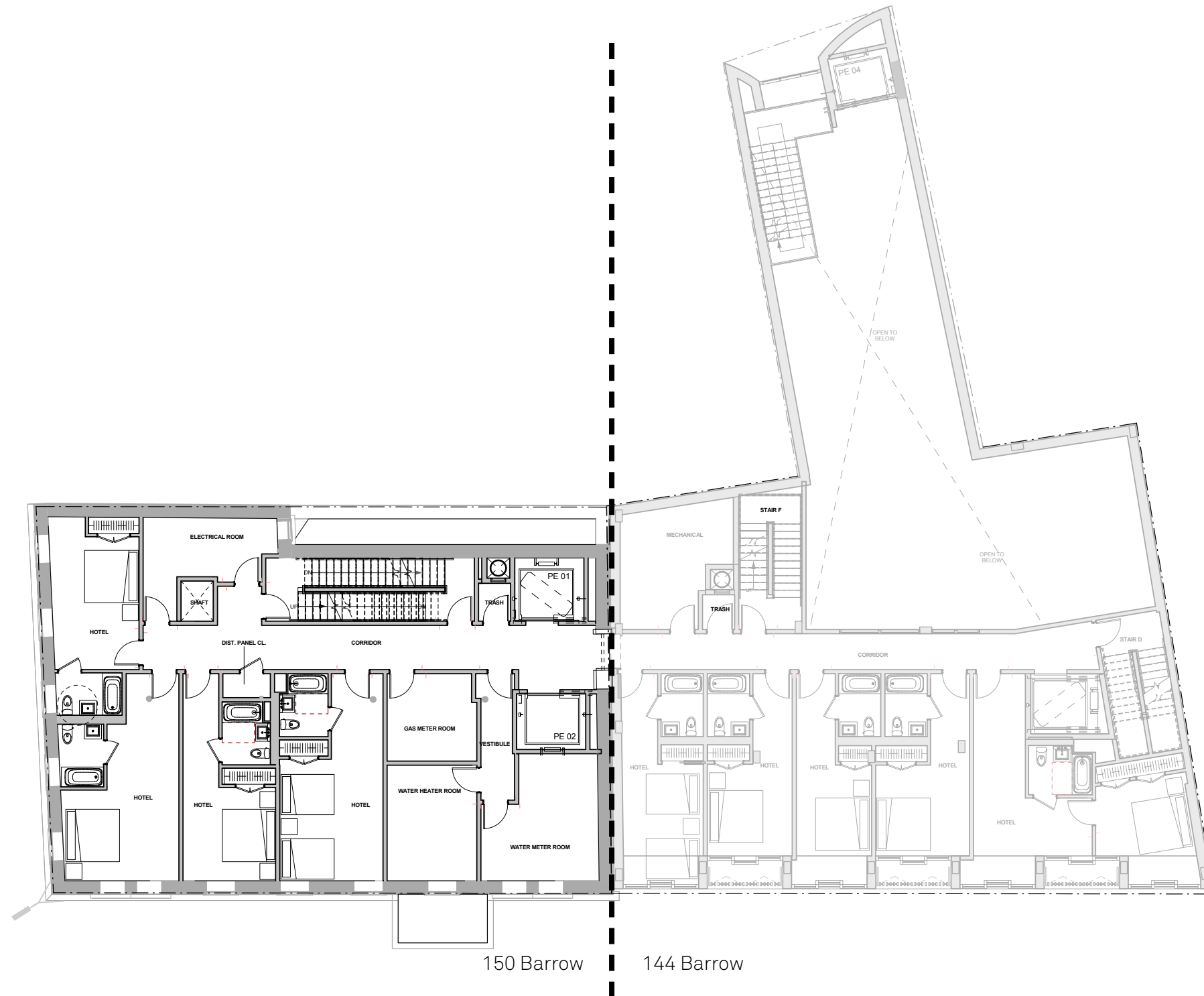


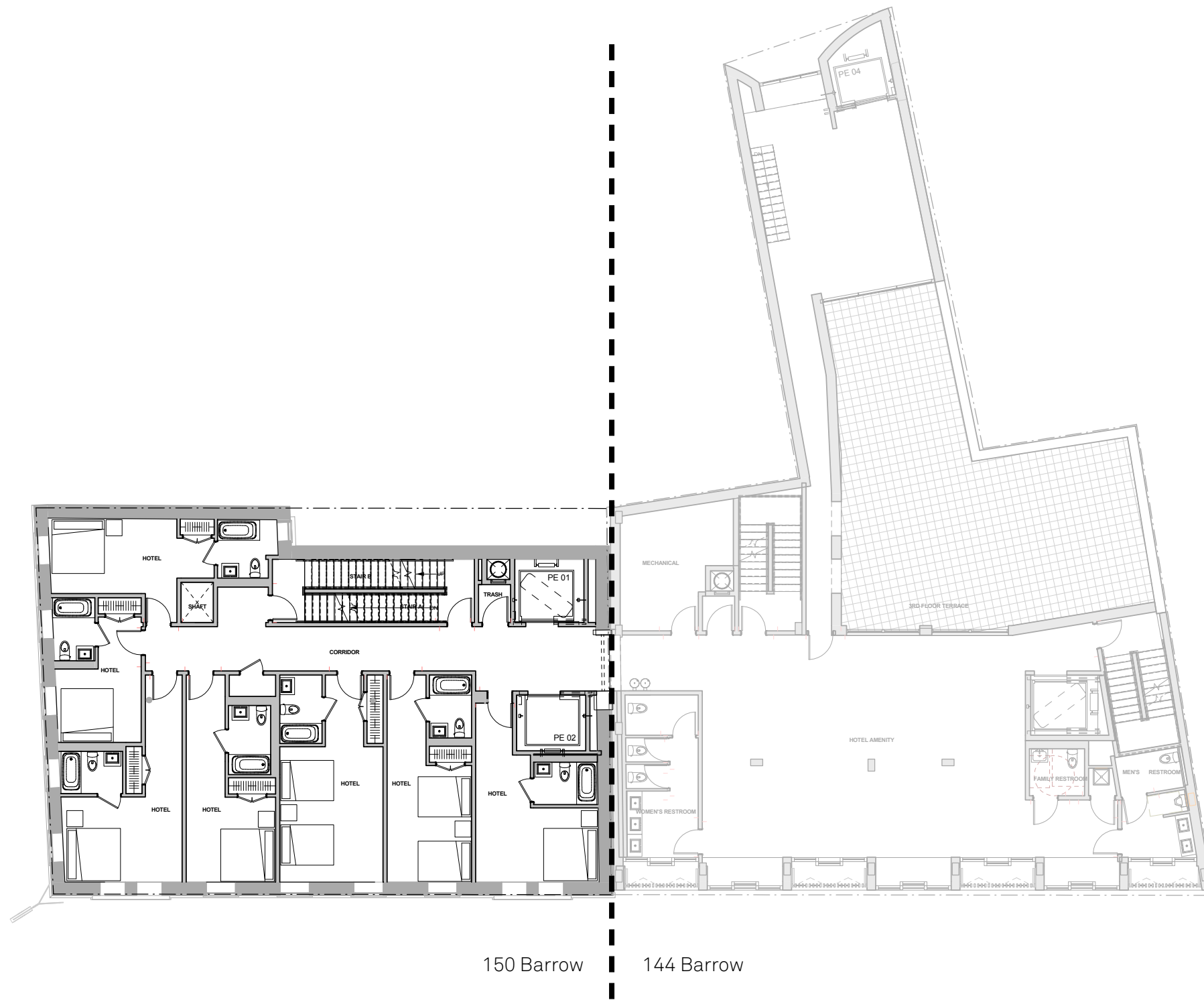


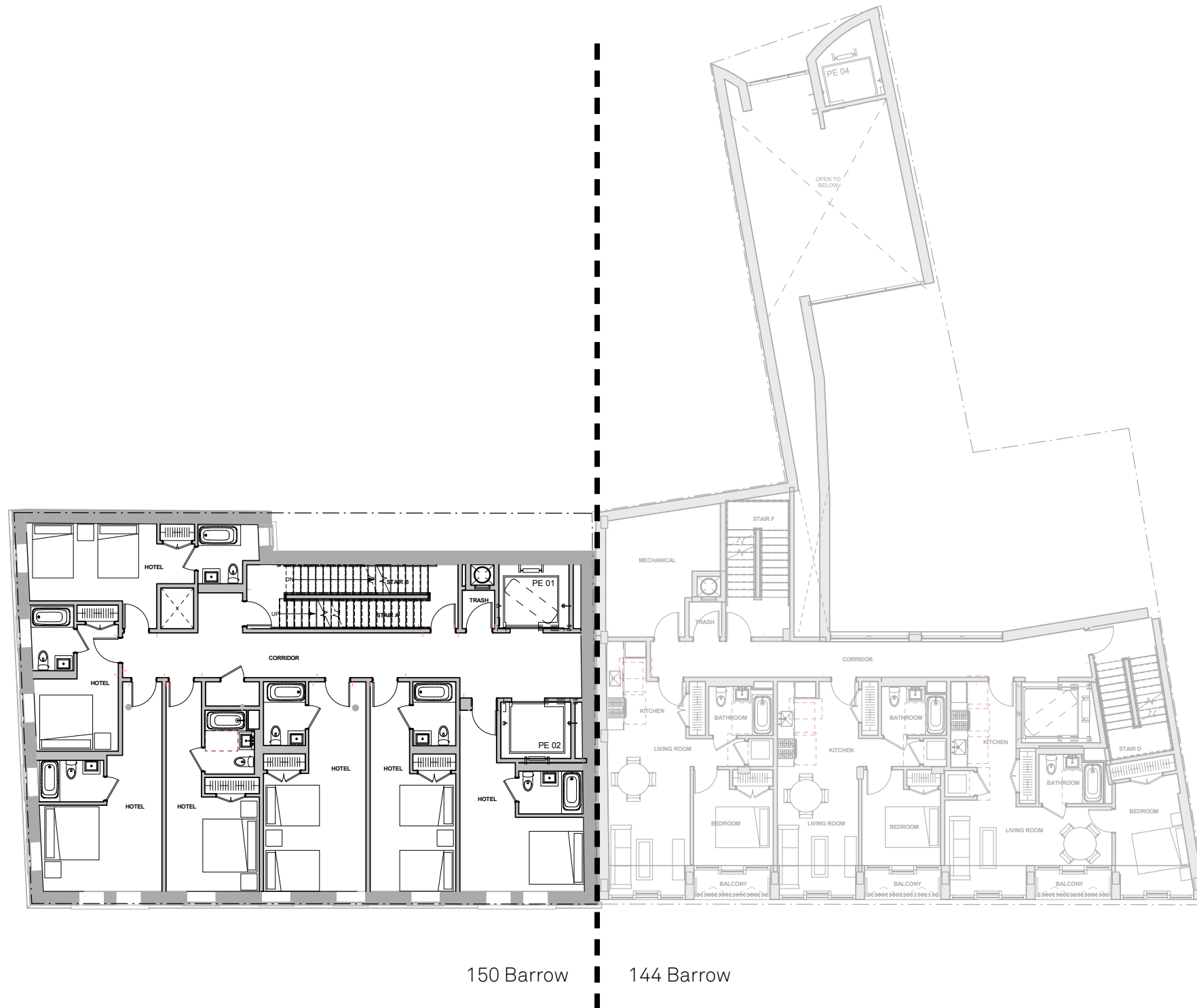
Ground Floor Plan

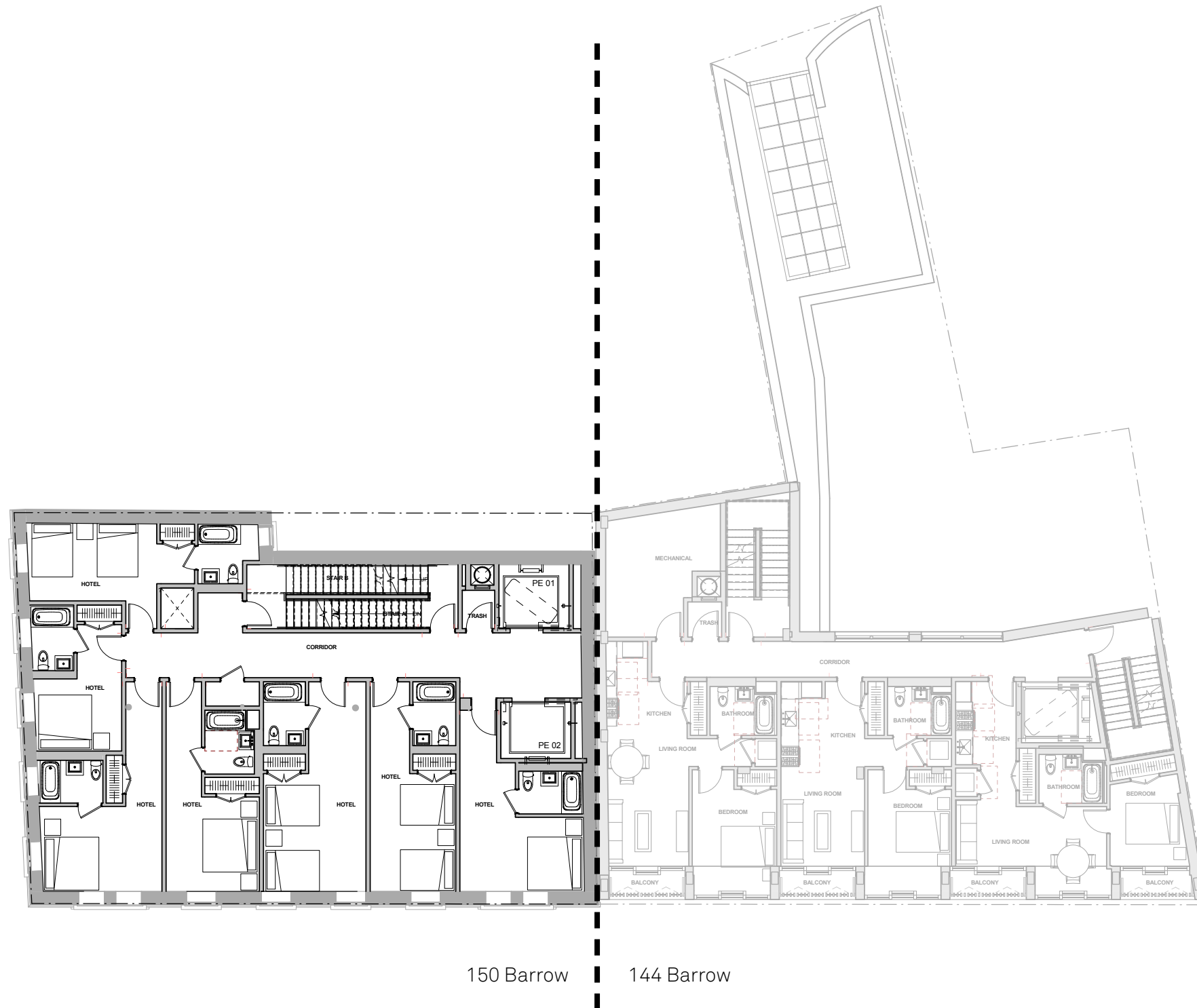
LPC Meeting / 20 January 2017





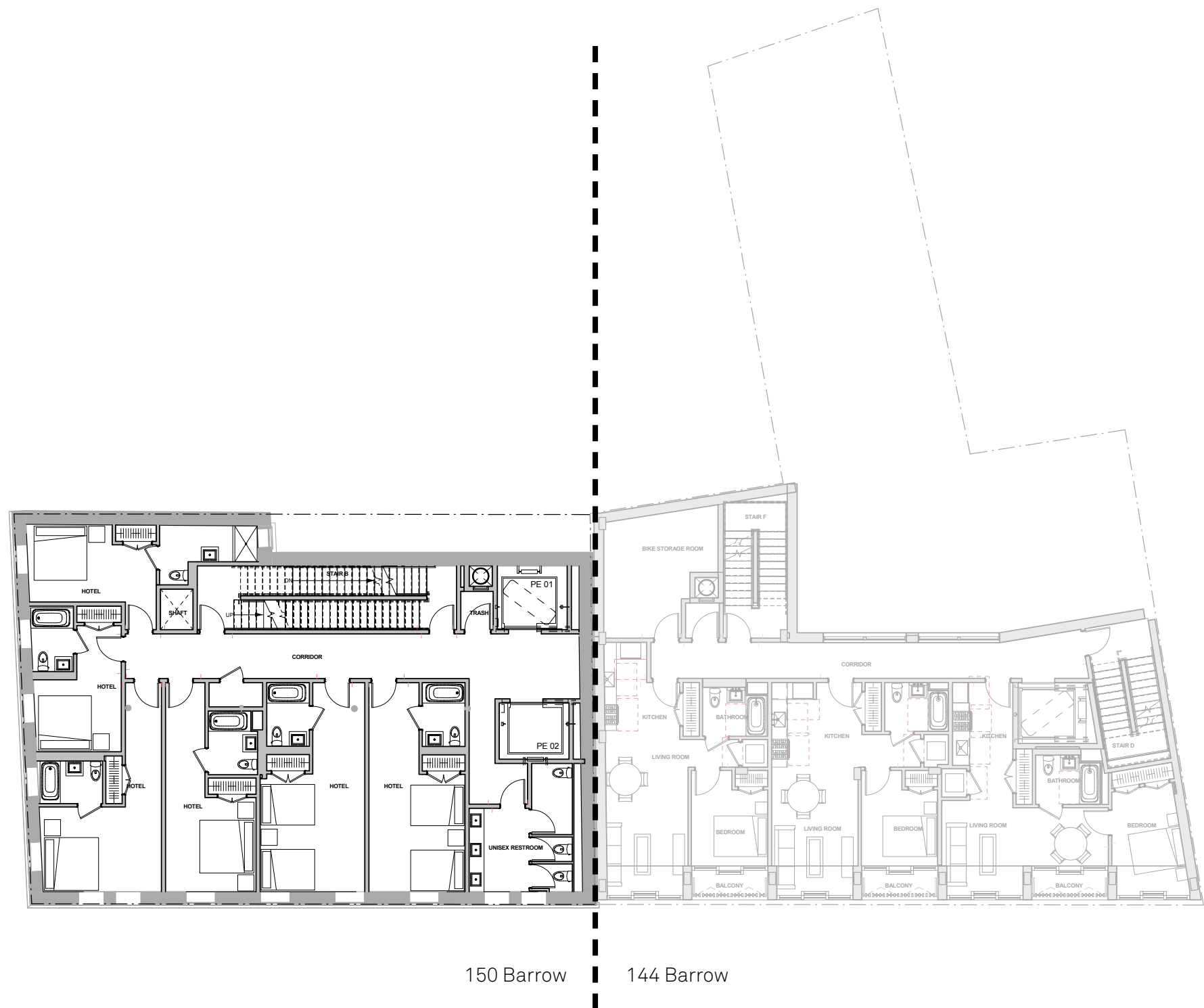


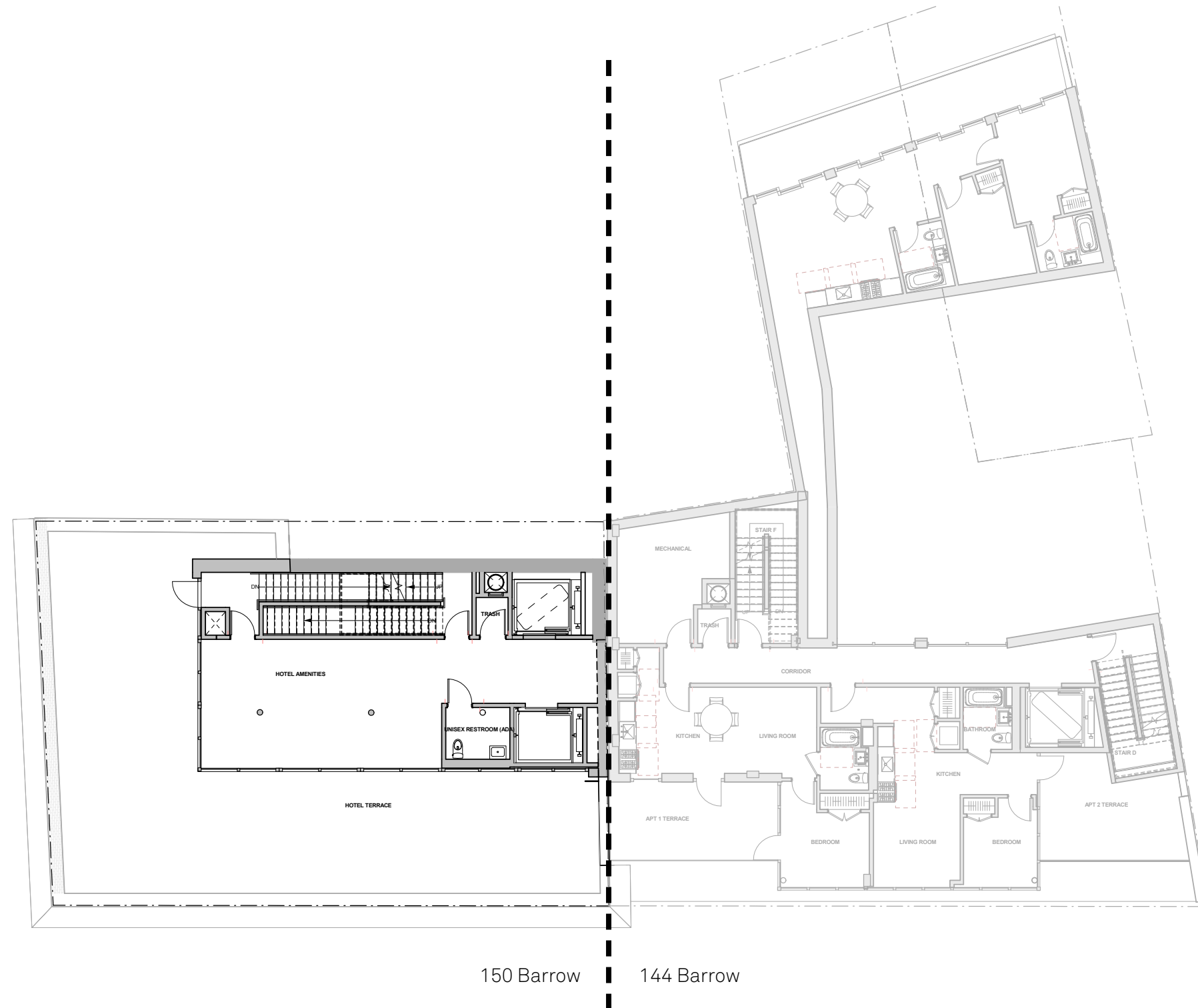




150 Barrow | 144 Barrow

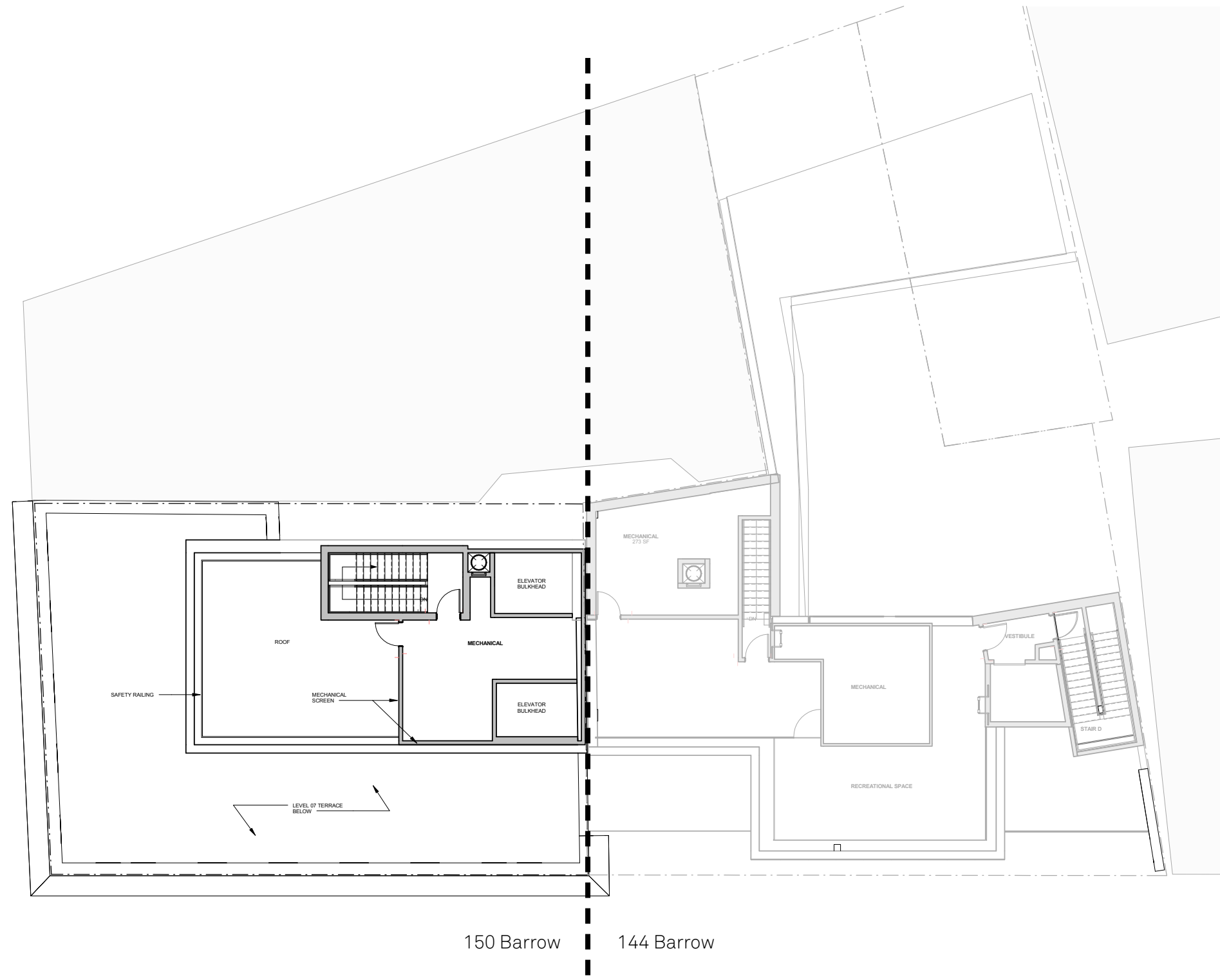


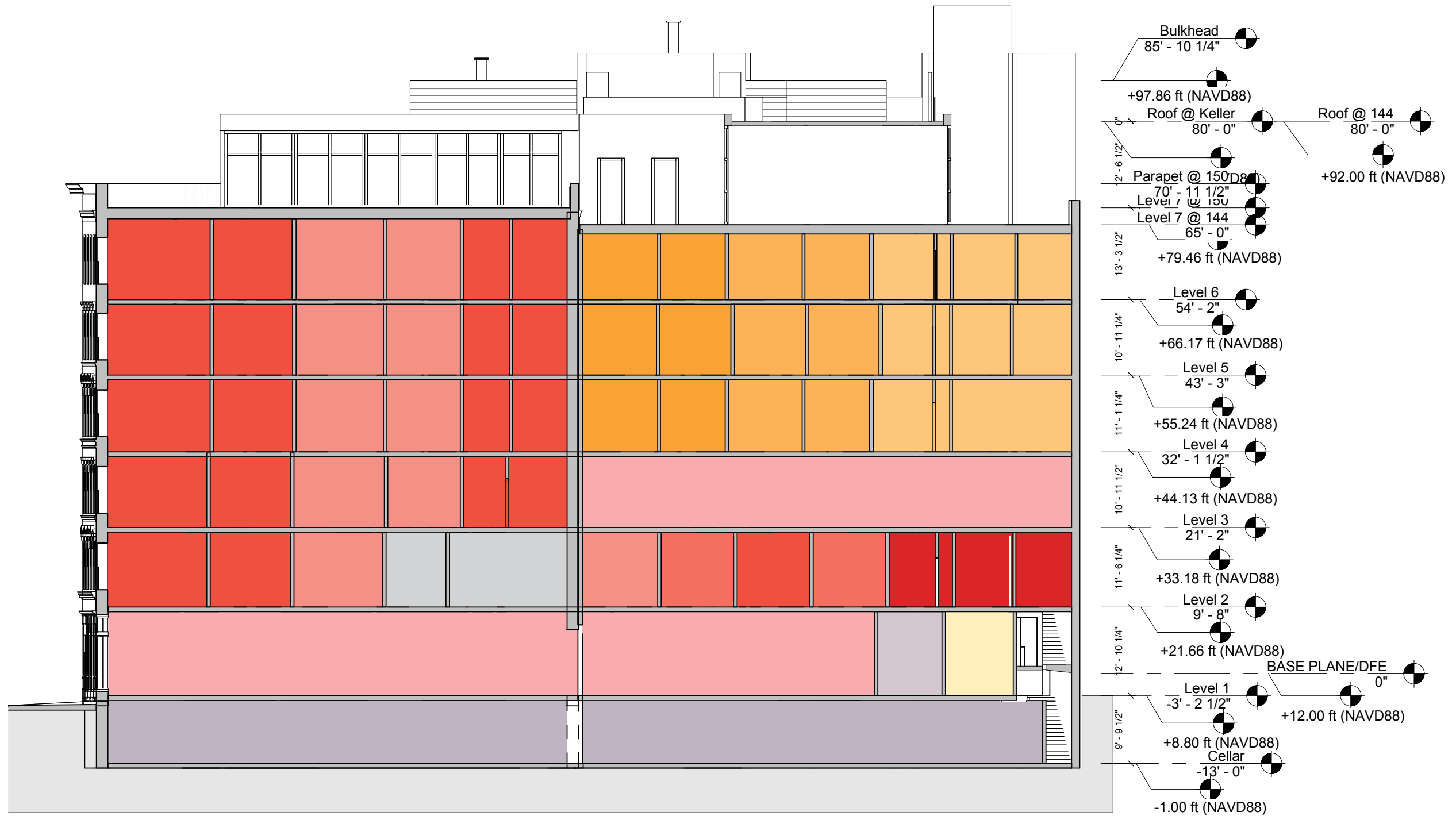


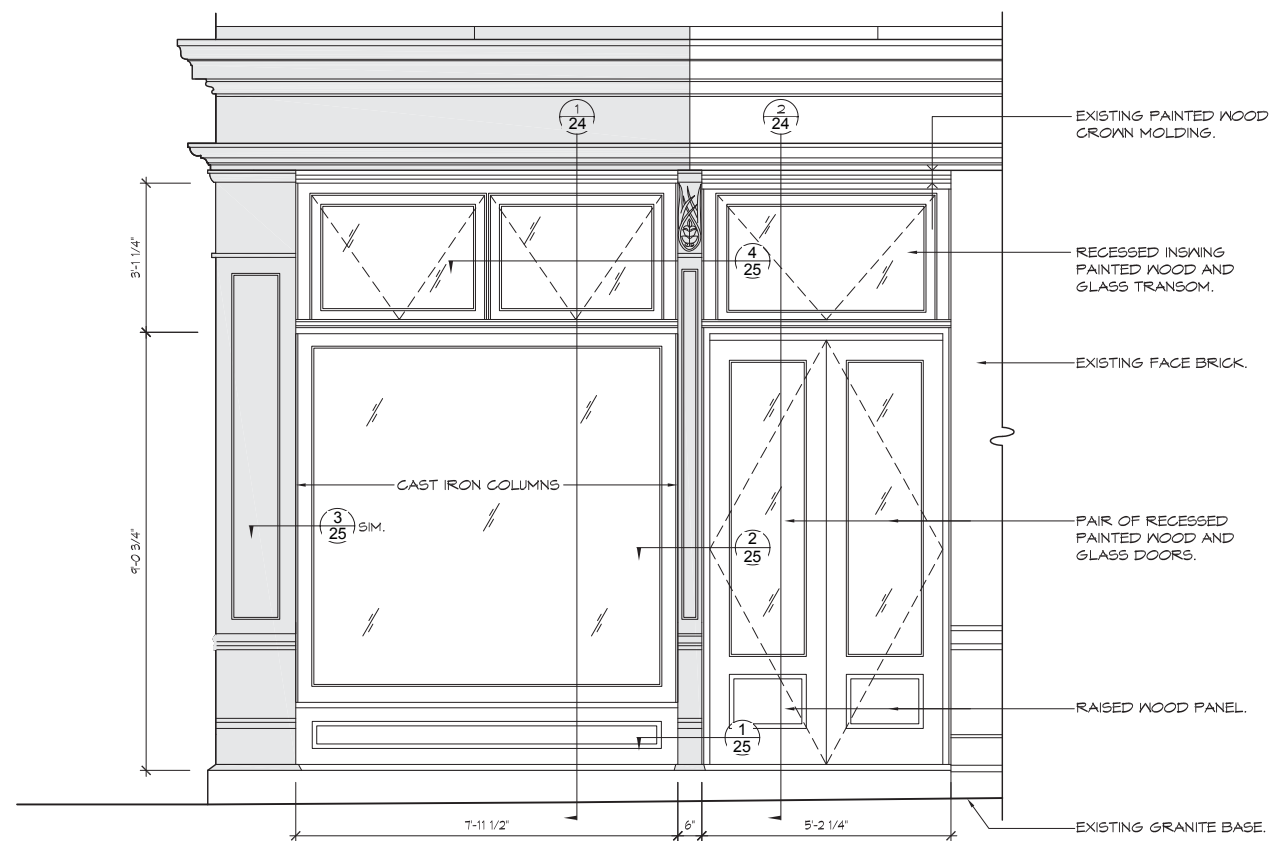


150 Barrow | 144 Barrow





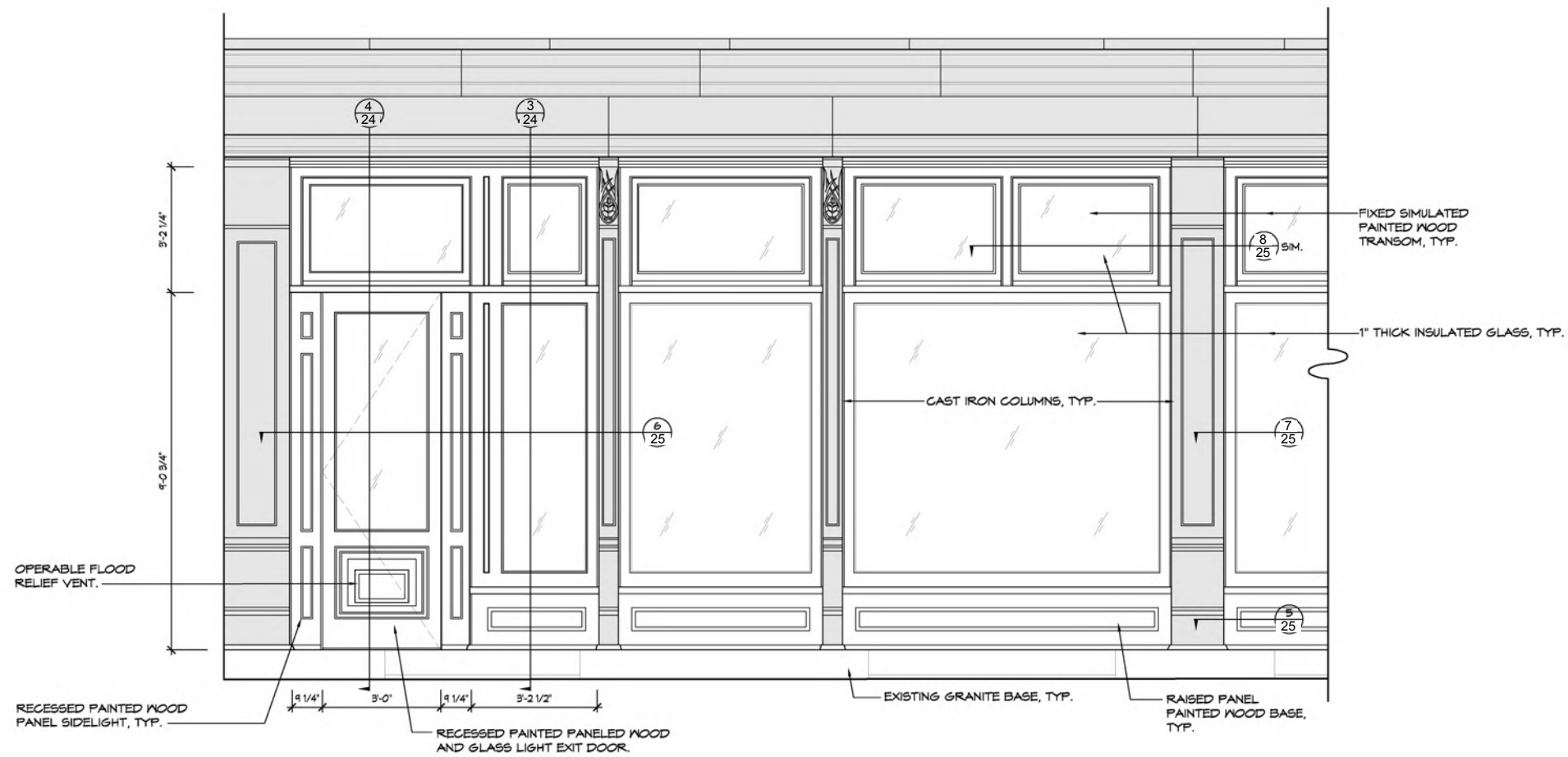


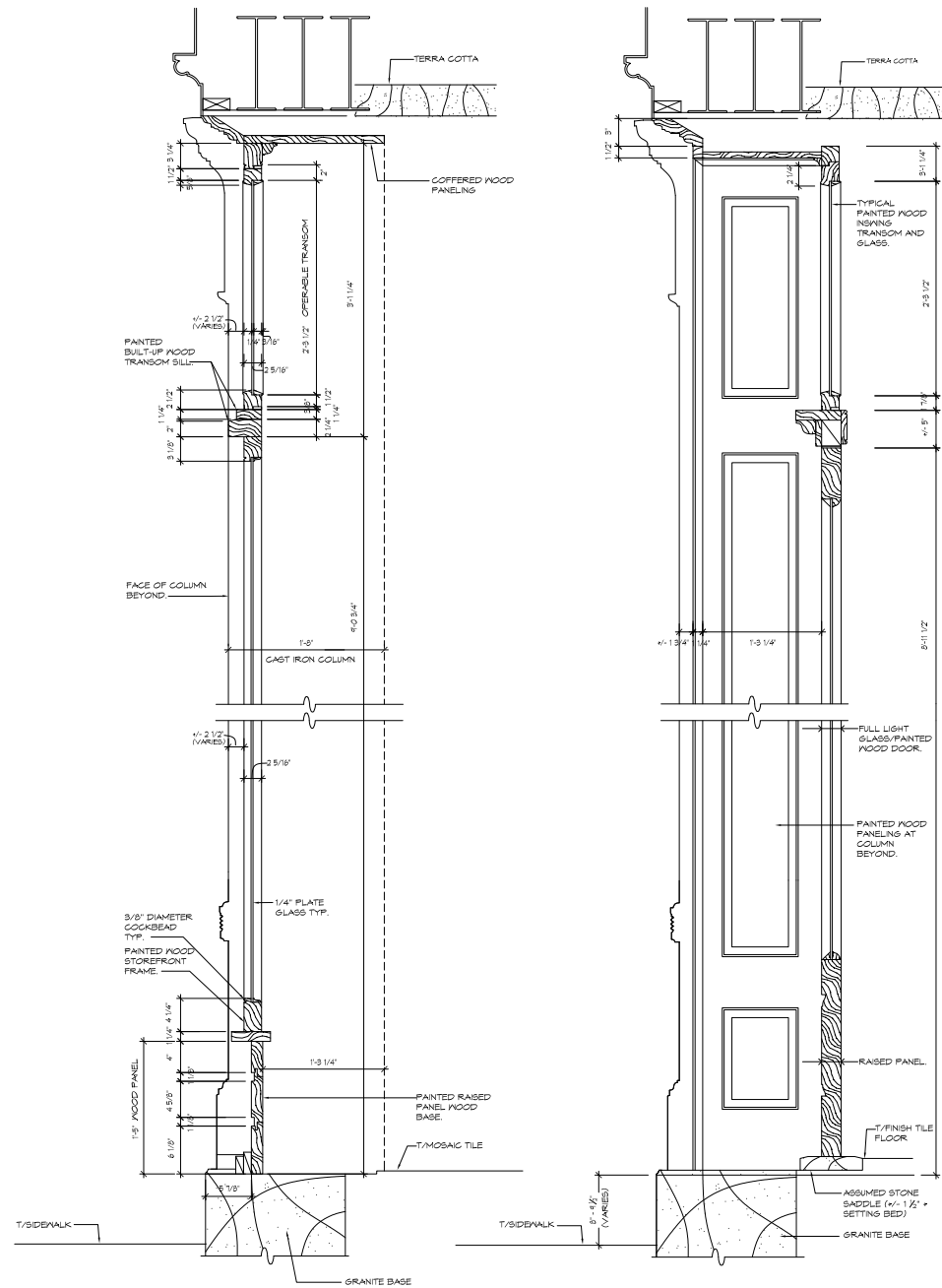


Assumed Historic Enlarged South Elevation @ Storefront



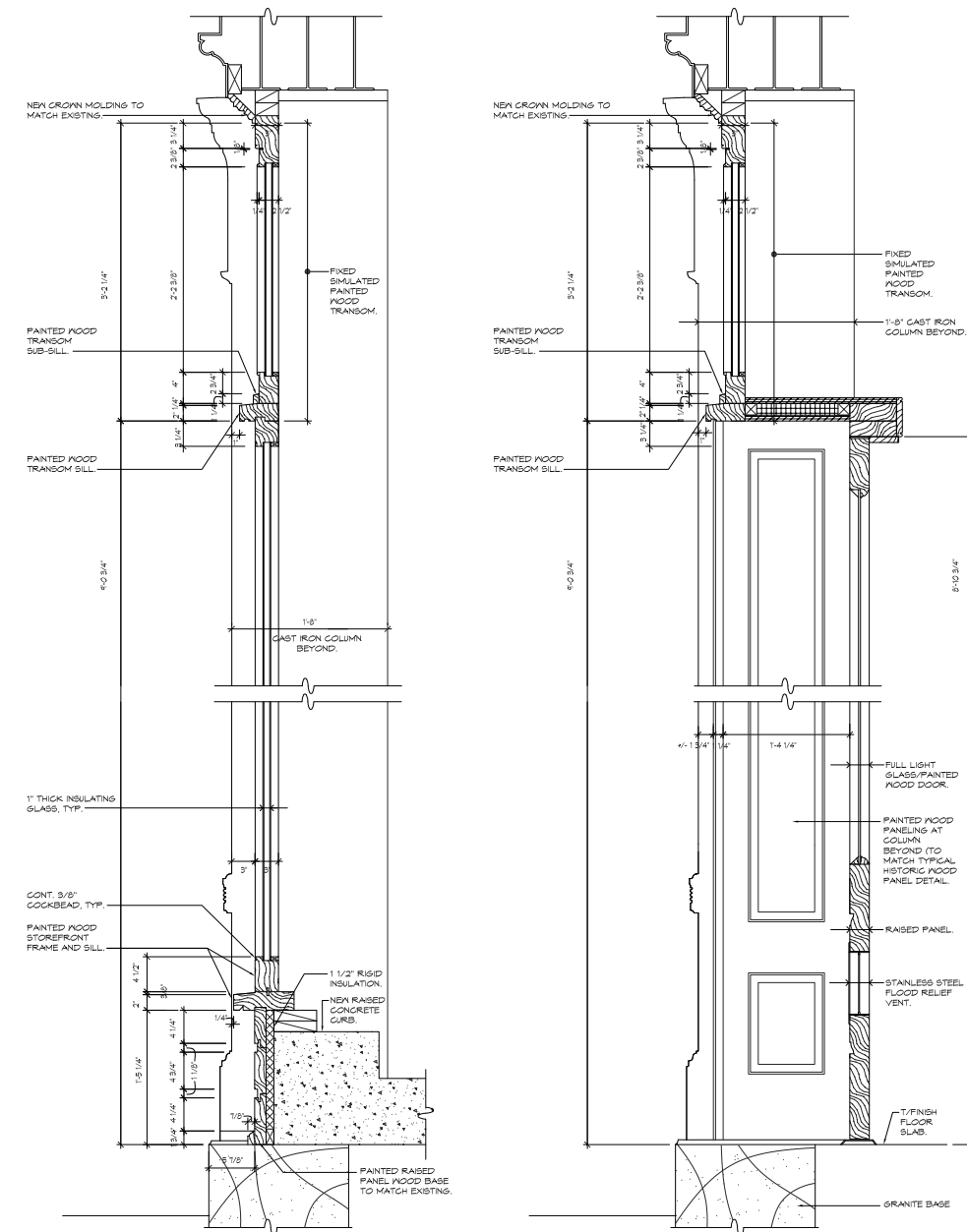
Tax Photograph (CA. 1940)





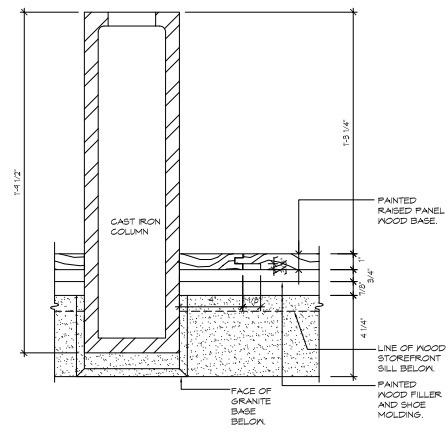
1 Assumed Historic Section at Storefront

2 Assumed Historic Section at Storefront Entrance

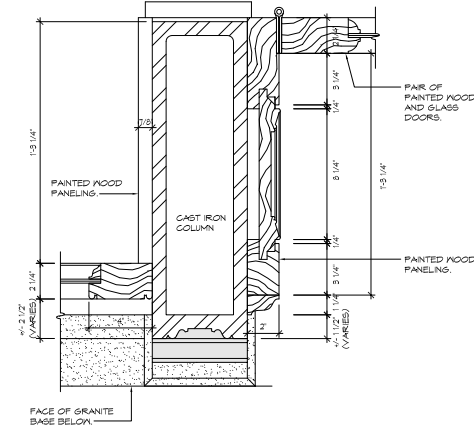


3 Proposed Section at Storefront

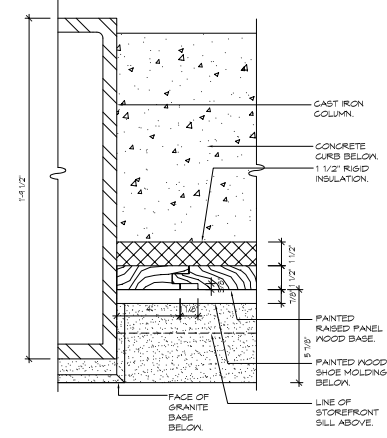
4 Proposed Section at Fire Stair Exit



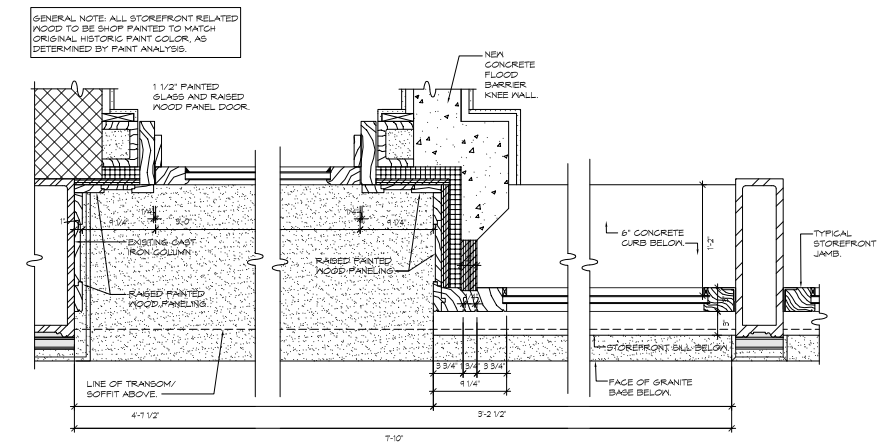
1 Plan at Assumed Historic Base Panel



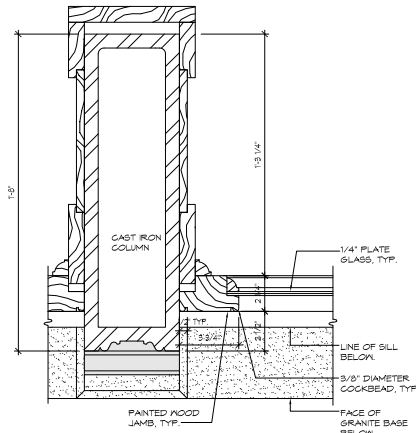
2 Plan at Assumed Historic Storefront Entrance



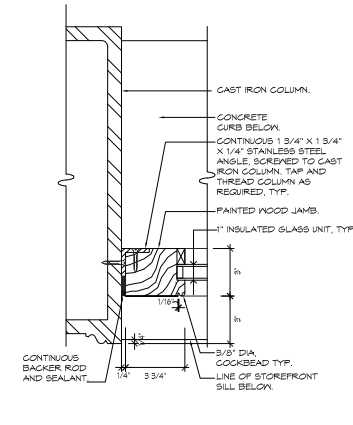
5 Plan at Proposed Base Panel



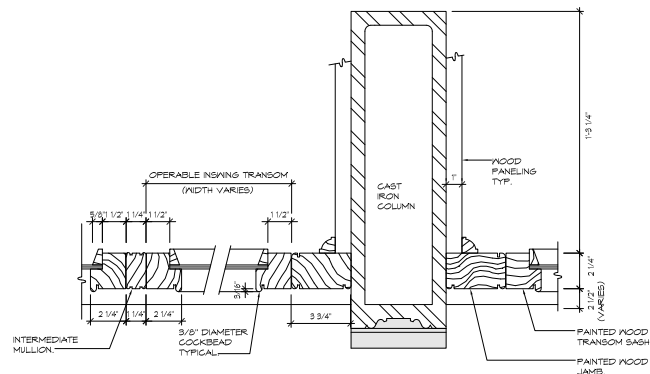
6 Plan at Proposed Fire Stair Exit Door n.t.s.



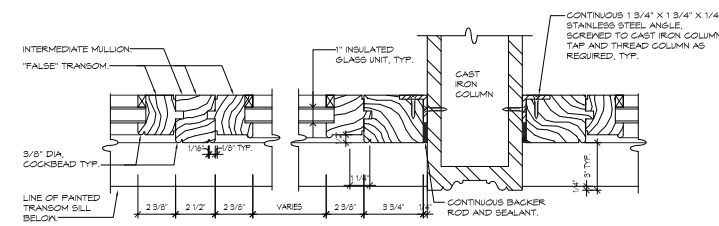
3 Plan at Assumed Historic Storefront Fixed Window



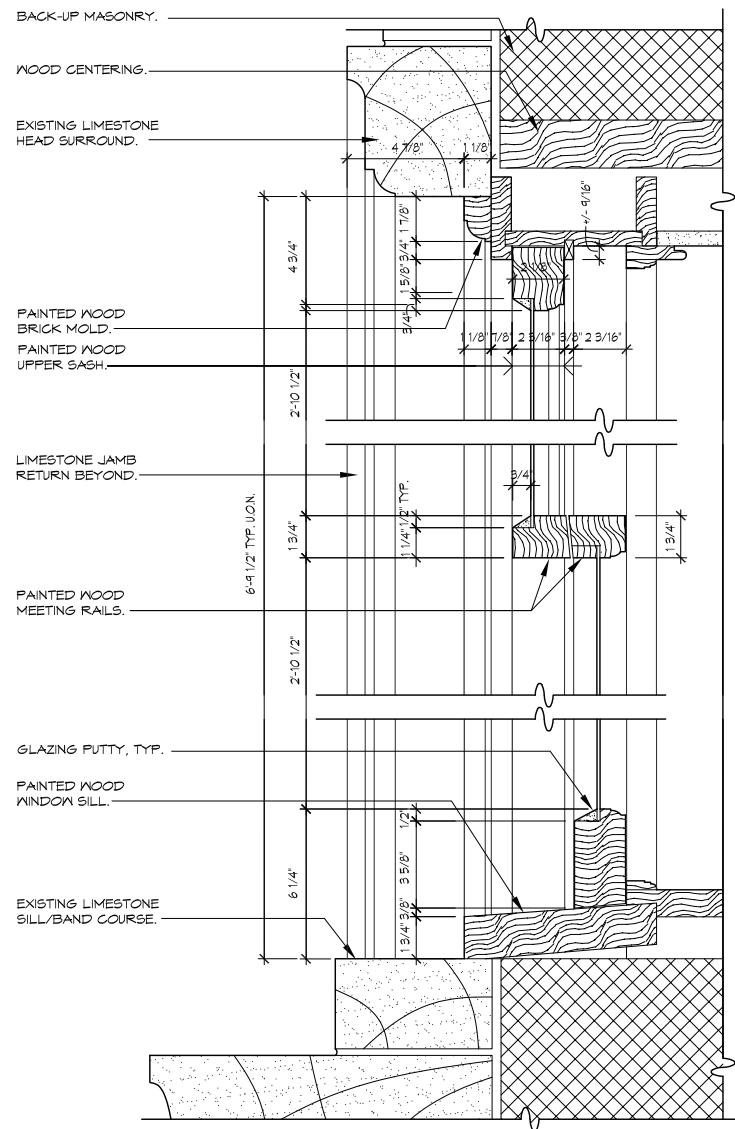
7 Plan at Proposed Storefront



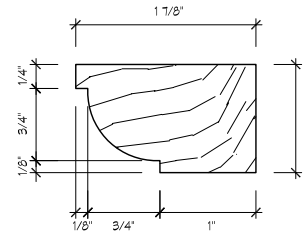
4 Plan at Assumed Historic Transom Window



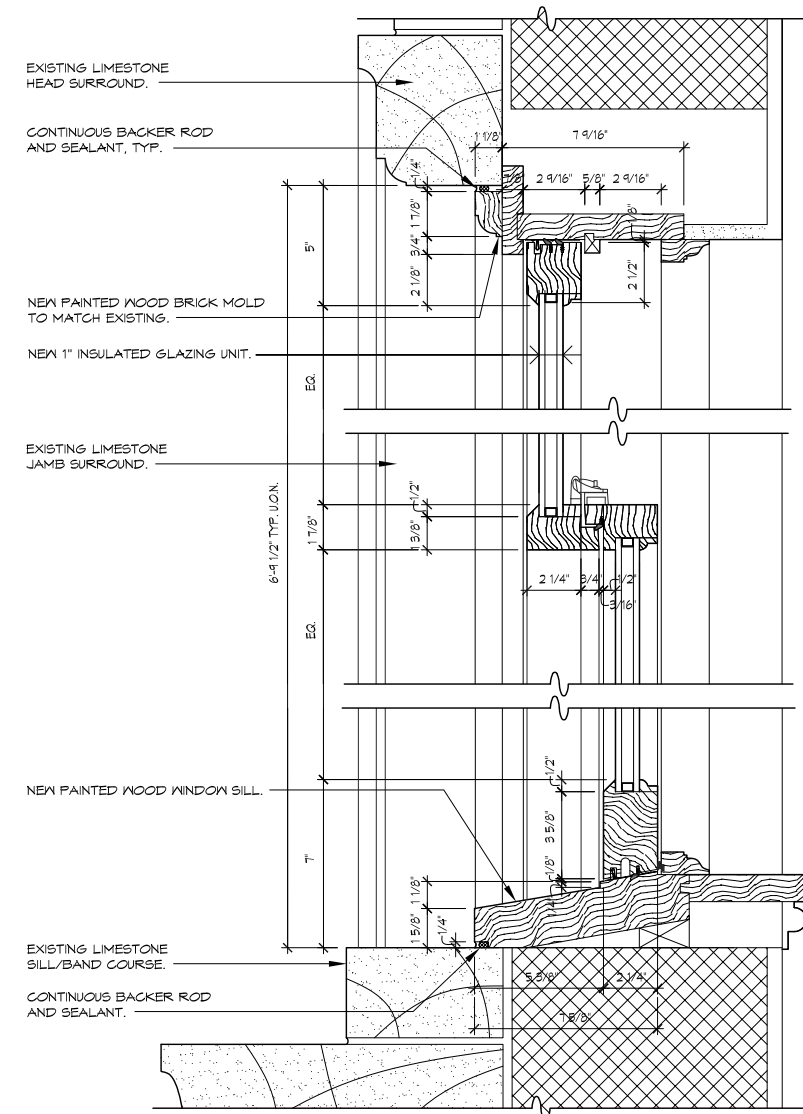
8 Plan at Proposed Transom Window



3 Assumed Typical Historic Window Vertical Section
Scale 1 1/2" = 1'-0"



4 Plan Detail at Historic and Proposed Brick Mold



7 Proposed Typical Window Vertical Section
Scale 1 1/2" = 1'-0"



urban ARCHAEOLGY

INTERIOR LIGHTING FLUSHMOUNT



17" Semi-Dome

Incandescent UA0752-17 F
Fluorescent UA0752-F17-F

Incand.	Fluor.	
\$695	\$870	Polished Brass
\$880	\$1,060	Polished Nickel Green Patina*, Brown Patina*
\$975	\$1,145	Polished Chrome, Antique Brass* Satin Nickel*, Light Pewter* Statuary Brown [gloss or matte]* Statuary Black [gloss or matte]* Powder Coated Colors ❖ FINISH PER ARCHITECT

❖ Custom finishes not returnable

❖ \$350 setup fee will be added per color

Note: Our metals are living finishes; they will change over time and will never rust

💡 Incandescent **PROVIDE RETROFIT MEDIUM SCREW 75w x 2**
Fluorescent **BASE LED A-LAMP**

Note: For exterior use, install fixture (incandescent only) under overhang. Do not expose to driving rain.

🔌 Fluorescent 13w/G24q-1 bulb

🏠 Listed for use in DAMP environments

Options: Shade is available in frosted or opal glass. Please specify.

Replacement 17" Glass Semi-Dome Shade

\$145 Opal [shown] UA5519-17 RG
\$145 Frosted UA5519-17 FRG


Related Items: 11" Semi-Dome
Incandescent UA0752-11 F
Incandescent Cutdown UA0752-C11 F
Fluorescent UA0752-F11 F
Fluorescent Cutdown UA0752-FC11 F



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REV 08.11.18



LED Lighting Systems, Technologies & Manufacturing

HPNFC-HO
SPECIFICATION SHEET



Shallow Profile Linear LED Strip Fixture

Dimmable solid color line voltage fixture fabricated with a variety of options.

The Boca HPNFC-HO is a shallow profile fixture well suited for many lighting situations where space is a concern. This line voltage version* eliminates the need for secondary transformers, making installation contractor friendly. Boca's patented CleanDim® technology ensures even dimming from 0-100%. The HPNFC-HO can be fabricated with a range of optics and color temperature choices, affording a multitude of distribution and effect options. The housing is anodized aluminum with a durable finish making it weather and abrasion resistant. It is UL Listed for dry or damp location (model dependent).

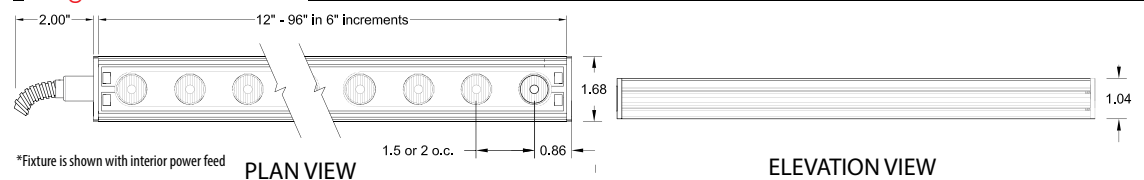
Rendering is of HO6 version. * Patent Pending

DATE: [] TYPE: []

PROJECT: []

CUSTOMER: []

Diagrams & Dimensions



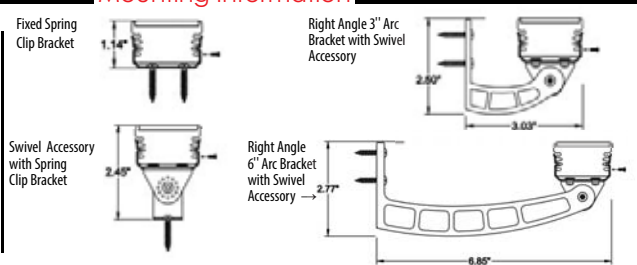
PLAN VIEW: 2.00" width, 12" - 96" in 6" increments length, 1.68" height, 1.5 or 2 o.c. spacing, 0.86" end offset.

ELEVATION VIEW: 1.04" height.

Key Features

- Compact, variable light fixture for dry, damp or wet location use
- Fixture comes in 6" increments (12" minimum)
- Many options in optics, color temperature, and accessories to suit a range of projects
- Call factory for additional options
- Three different types of lenses
- EMI Filter integral
- Uses standard line voltage dimmers
- Fixture dims with both forward and reverse phase dimming systems
- Clear anodized aluminum or black finish
- Contact Boca Flasher for tips with custom installations
- Total linear foot per power feed: HO6 = 80ft, HO8 = 65ft

Mounting Information



Technical Specifications

WATTAGE	INPUT VOLTAGE	INPUT CURRENT	CONTROL	POWER CABLE	LED SPACING	LENGTH
6 or 8 watts per linear ft	90-120VAC or 230-277 VAC	model dependent	standard line voltage dimming	UL Standard 6ft	2" on center for HO6 1.5" on center for HO8	6" increments (12" minimum), allow 1/4" for each end cap and 2" for power feed cable
TOTAL WIDTH	TOTAL HEIGHT	MOUNTING	COLOR OPTIONS	OPTICS AVAILABLE	RATING	COLOR RENDERING INDEX (CRI)
1.68"	not including clip 1.04"	fixed, swivel, 3" arc OR 6" ARC	2700K, 3000K, 3500K, 4000K, 5000K, amber, red, green, blue	10°, 30°, 60°, 10° x 60°, 30° x 60°, 120°	IP65, IP68	90+ CRI

Project Specifications

HPNFC - [] - [] - [] - [] - [] - [] - [] - [] - []

HO6 = 6 LED's per linear ft. (6 watts)
HO8 = 8 LED's per linear ft. (8 watts)

Color Option: 2700K, 3000K, 3500K, 4000K, 5000K, amber, red, green, blue

Optic: 10°, 30°, 60°, 10°x60°, 30°x60°, 120°

Voltage: 90-120VAC = 120V
230-277VAC = 277V
PER EE

Finish: Clear Anodized Aluminum = A
Black = B
POWDER COAT FINISH TO MATCH PARAPET

Location: Interior = I
Exterior (IP65) = E
Wet (IP68) = W

Mounting: Fixed = F
Swivel = S
3" Arc Swivel = 3Arc
6" Arc Swivel = 6Arc

Lens: Clear = C
Diffused Lens = D
Satin Ice White = SI*
*Interior Use Only

Options: Hexcell Louver = HL*
Square Baffle = SB
Slanted Baffle = SSB
Kicker Baffle = SKB
* Cannot be used with Satin Ice White Lens Or 120° optic

PROVIDE LENGTHS PER PLANS - CONTRACTOR TO VERIFY WITH FIELD DIMENSIONS

IP65 DAMPLISTING | IP68 WET LISTING | CE | UL | RoHS

We are constantly improving our fixtures and reserve the right to change options and specifications. For specific requirements, contact your Boca Flasher sales representative. This product complies with IES LM-79-08 testing procedures and relevant standards. Nanolum 6W-3500K-120V-W-S-C, Test No. 366148. HPNFC-HO Lighting System meets or exceeds Title 24 Compliance. >45 Lumens per Watt. For additional information and details visit our website at www.bocaflasher.com. All products proudly manufactured in the USA. Boca Flasher, Inc. 508 South Military Trail, Deerfield Beach, Florida 33442 USA Phone: 561.989.5338 Fax: 561.982.8323 © 2016 Boca Flasher, Inc. All rights reserved. All names and trademarks are property of their respective owners. REV 06292016_lr

LIGHTING CUTSHEETS

Specification Sheet / In-grade / L05



L05

Application: Application: Exterior/interior directional in-grade light for lighting walls, columns, architectural features or landscape features. Applicable for mounting into floors, walls, ceilings or other surfaces where a non-obtrusive luminaire is required.

Electrical: 3 x 1W, 350mA or 3 x 2.5W, 700mA LEDs.

LED Input Voltage: 12V DC or 12V AC

Power Consumption: 4W / 9W

Power Supply: DC - Powered by remote 120V, 350mA (3W) or 700mA (7.5W) 12V DC driver. Recommended TLDAV60W12. Dimmable with dimming controller, 0-10V dimming. Consult factory.

AC - Recommended TLW120MT050-01 / TLW277MT050 magnetic transformer (not included). Consult factory for dimming option.

Weight: 2.56lbs (1.16kg) (base extra).

Material: Solid anodized aluminum or stainless steel 316 with 3/8" (10mm) thick tempered glass lens, suitable for walk-over and drive-over applications. RoHS compliant.

Mounting: Comes with splice box, aluminum flange and level gauge. Can be buried in earth/gravel or cast into concrete/paving stone with or without mounting base.

IP rating: 68

Approval: Wet and dry locations. Approved to US and Canadian standards by CSA.



Emergency Driver options (remote):

MP Lighting Emergency Backup Unit.
Input: 100-277V, 50/60Hz / Output: 11-36V, 16W

Bodine Emergency Micro Inverter
Input: 120/277V, 50/60Hz / Output: 120/277V, 60Hz, 20W

Type:

Project:

Modified:

Quantity:

Notes: PLEASE READ - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

Code	Wattage	Color	Beam	Lens	Option	Angle Bracket*	Input Voltage	Base Height	Finish
L05	-	-	-	-	-	-	-	-	-

3 = 3 x 1W
7 = 3 x 2.5W

W27S = 2700K, std CRI
W30S = 3000K, std CRI
W35S = 3500K, std CRI
W41S = 4100K, std CRI
W20H = 2000K, high CRI
W30H = 3000K, high CRI

* Note: W20H has consistent binning that falls within 1.5 MacAdam ellipse.

S = spot (12°)
N = narrow flood (30°)
F = flood (60°)

C = clear
F = frosted

HM = hex louver, matte anodized
HB = hex louver, black anodized
* Louver not available with angle bracket

0 = no angle
30 = 30° angle
* Internal angle bracket factory set. Cannot be field adjusted.

A = 12V AC
D = DC
PER EE

0 = no base
2 = 2" (51mm)
6 = 6" (152mm)

MA = matte clear anodized
BA = black anodized
BZ = bronze
S6 = stainless steel 316
PER ARCHITECT

- PROVIDE REMOTE TRANSFORMER TO BE LOCATED IN A NEARBY, ACCESSIBLE, SECURE, DRY LOCATION.
- INSTALLATION PER MANUFACTURER RECOMMENDATIONS

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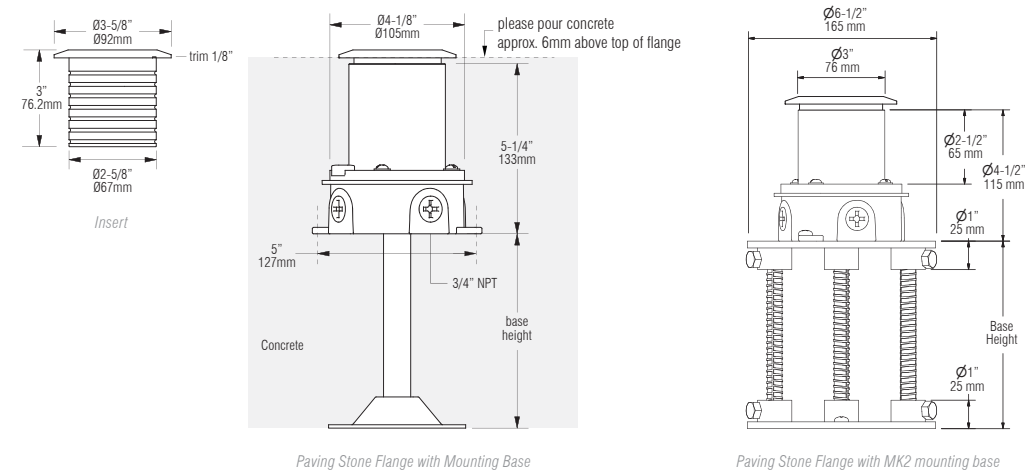
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TVDF V2

Specification Sheet / In-grade / L05



DIMENSION:



LIGHT DISTRIBUTION:

3Watt



12° (Spot Beam), Clear lens, Matte clear anodized



30° (Narrow Flood Beam), Clear lens, Matte clear anodized



60° (Wide Flood Beam), Clear lens, Matte clear anodized

7Watt



12° (Spot Beam), Clear lens, Matte clear anodized



30° (Narrow Flood Beam), Clear lens, Matte clear anodized



60° (Wide Flood Beam), Clear lens, Matte clear anodized

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Mock-Up Photos (add pages as needed)

