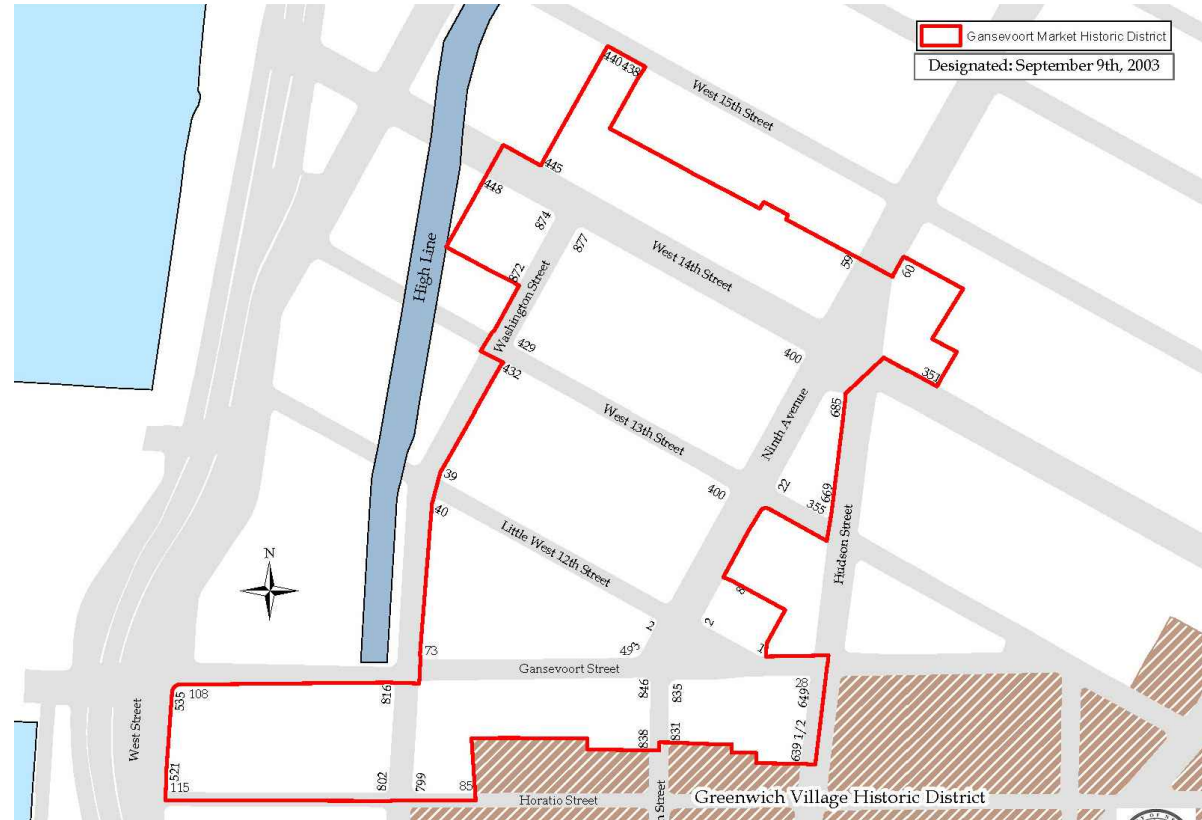


location and history

district map and historic photographs



1 location plan
n.t.s.



2 gansevoort street historic photo - b. abbott 1936
n.t.s.



3 gansevoort street historic photo - designation photo, 2003
n.t.s.



4 gansevoort street historic photo - 1940 tax photo
n.t.s.



5 gansevoort street historic photo - 1980 tax photo
n.t.s.

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location and
historic photos

job 15.03
scale n.t.s.

A0.0

existing conditions

exterior building views



1 gansevoort street elevation - existing
n.t.s.



2 gansevoort street looking east
n.t.s.



3 west elevation - existing
n.t.s.



4 east elevation - existing
n.t.s.



5 northeast elevation - existing
n.t.s.

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existing conditions

job 15.03
scale n.t.s.

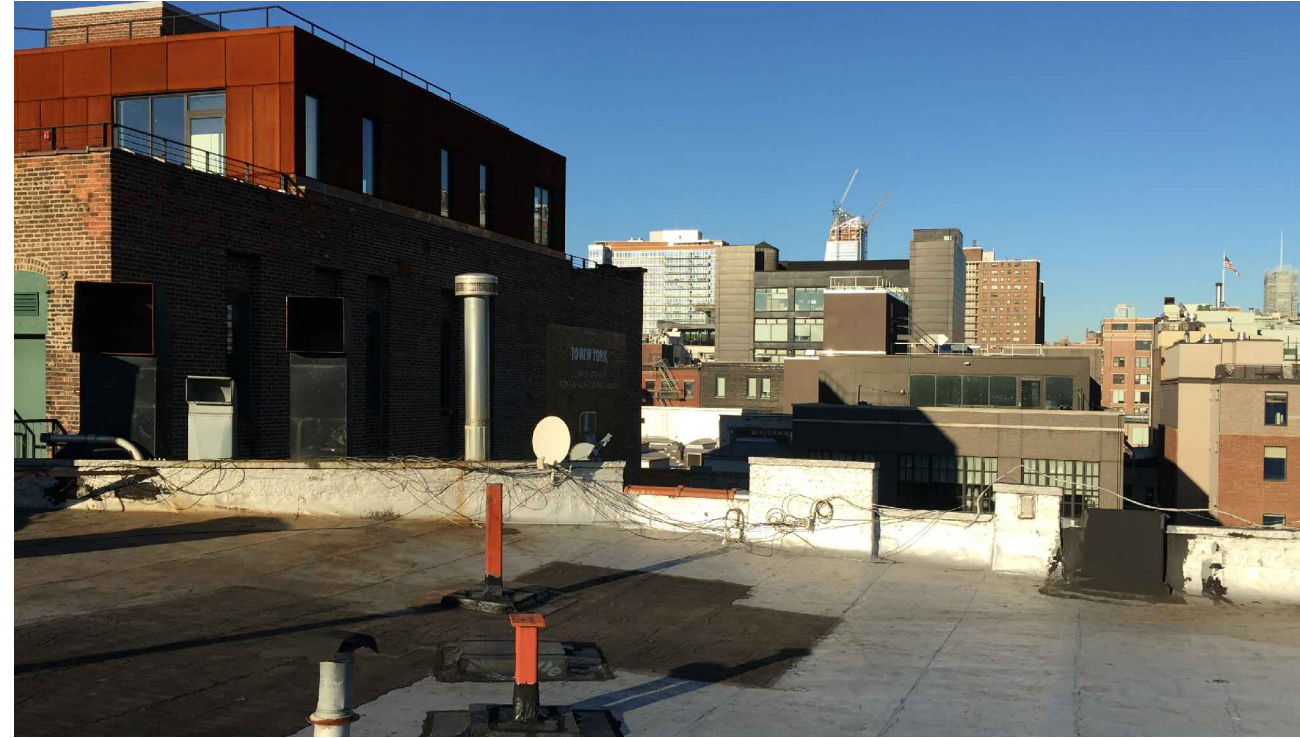
A0.1

existing conditions

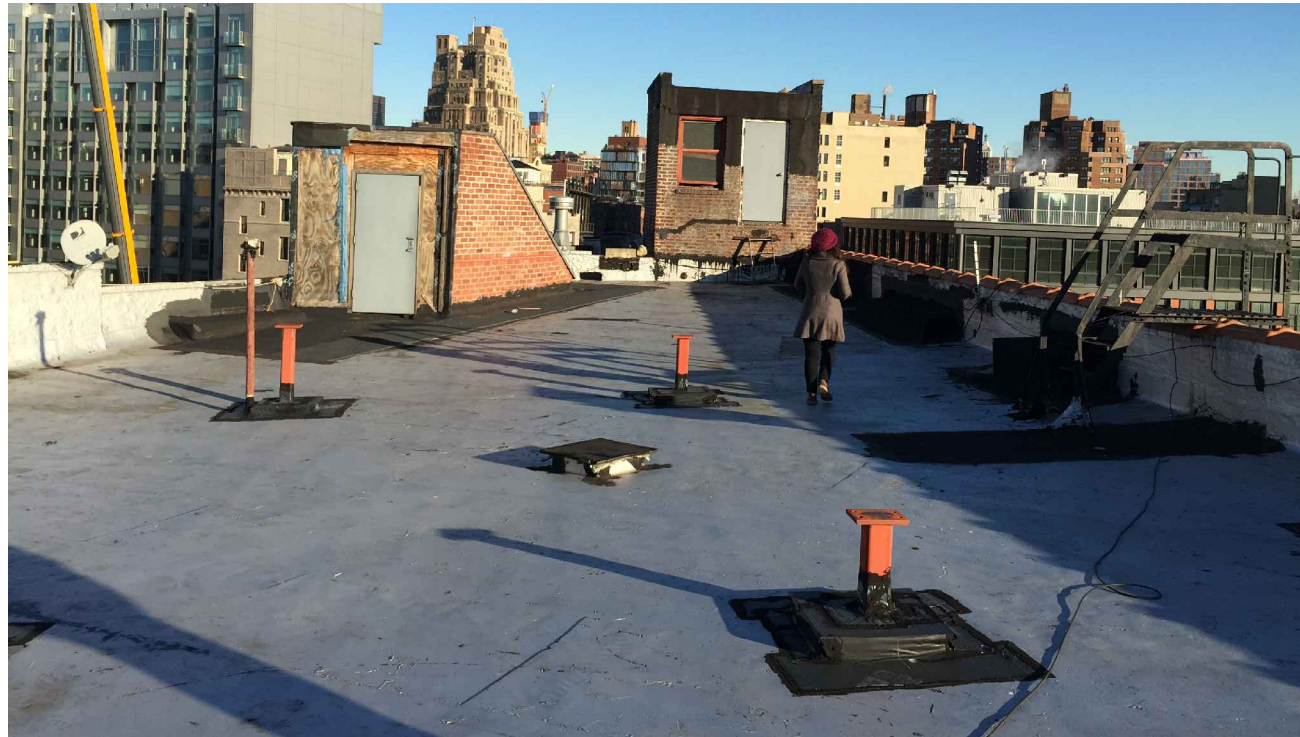
roof



1 roof - view from east corner
n.t.s.



2 roof - view from south
n.t.s.



3 roof - view from west corner
n.t.s.



4 roof - view from east
n.t.s. (soft demo for mock-up)

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existing conditions

job 15.03
scale n.t.s.

A0.2

existing conditions

neighborhood context photos



1 51 gansevoort street looking west
n.t.s.



2 40 gansevoort street
n.t.s.



3 52 gansevoort street
n.t.s.



4 60 gansevoort street
n.t.s.



5 74 gansevoort street
n.t.s.



6 80 gansevoort street
n.t.s.

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neighborhood context

job 15.03
scale n.t.s.

A0.3

existing conditions

neighborhood context photos



1 highline corner of gansevoort st and washington st
n.t.s.



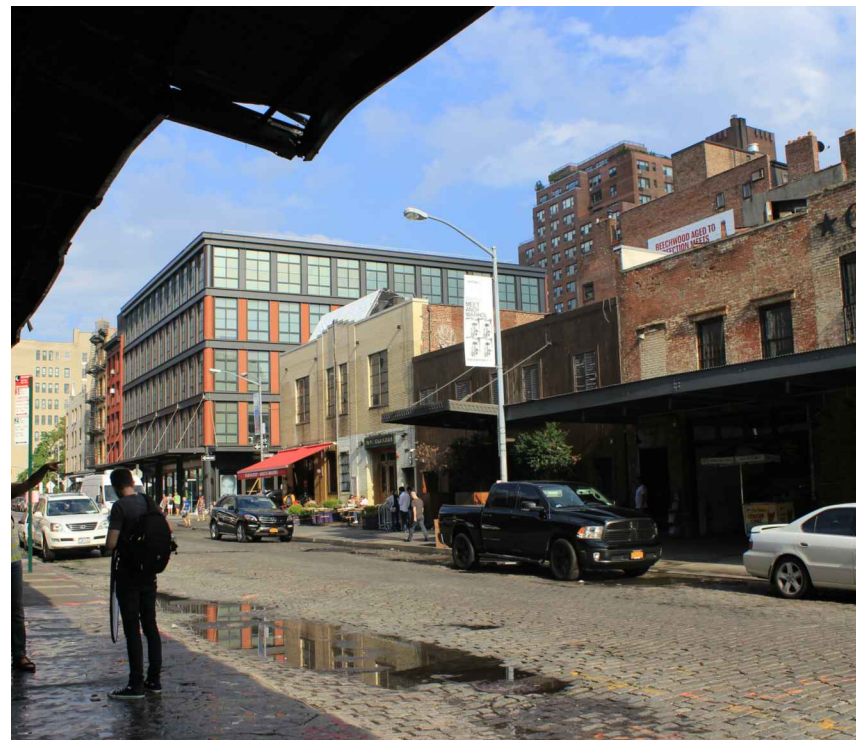
2 821 washington street
n.t.s.



3 69 gansevoort street
n.t.s.



4 63 gansevoort street
n.t.s.



5 south side of gansevoort street looking east
n.t.s.



6 south side of gansevoort street looking west
n.t.s.

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neighborhood context

job 15.03
scale n.t.s.

A0.4

precedent images

district rooftop additions



1 21-27 Ninth Avenue: Approved by LPC in 2009
n.t.s.



2 21-27 Ninth Avenue: Approved by LPC in 2009
n.t.s.



3 21-27 Ninth Avenue: Approved by LPC in 2009
n.t.s.

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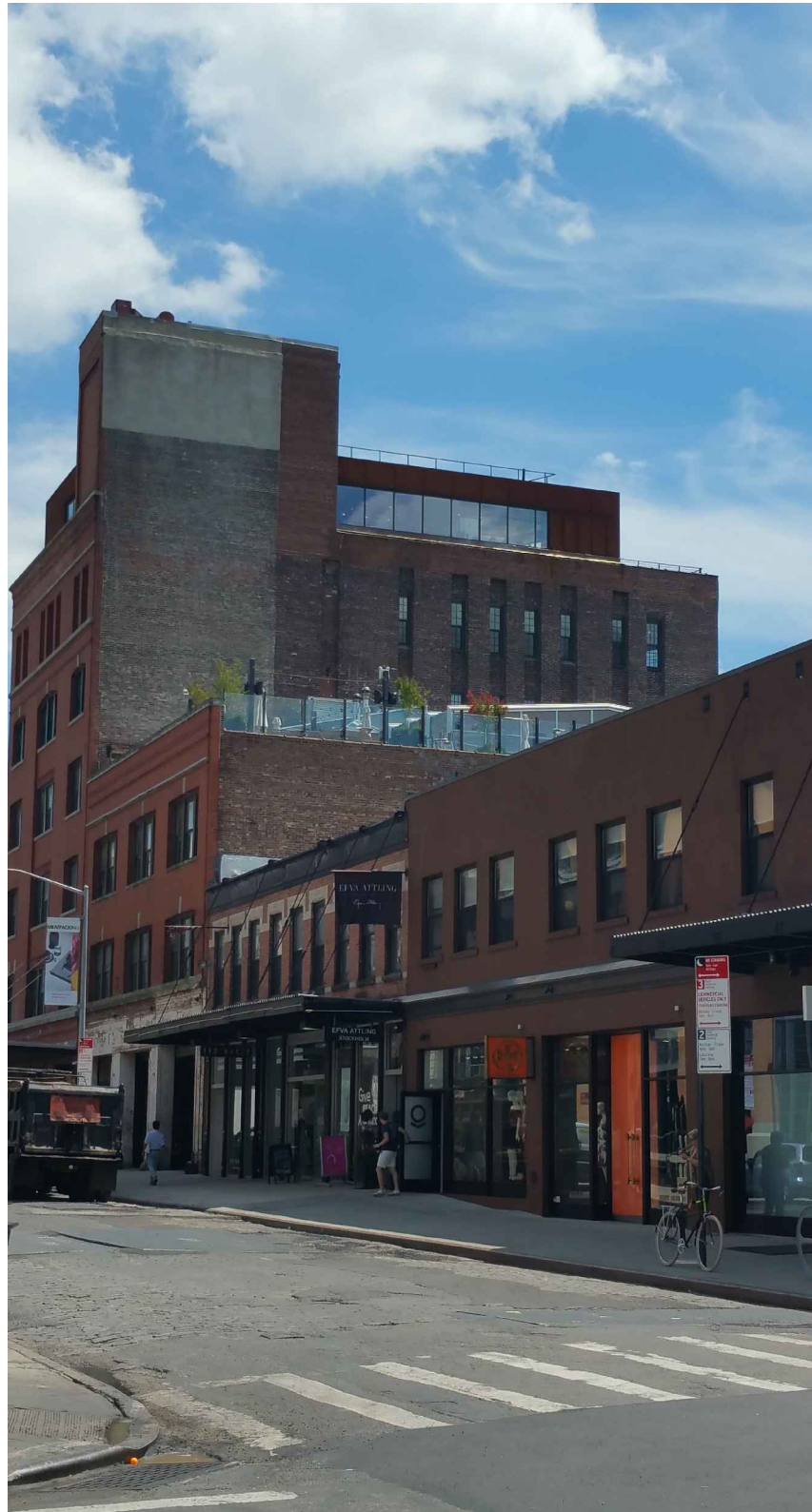
rooftop
precedent images

job 15.03
scale n.t.s.

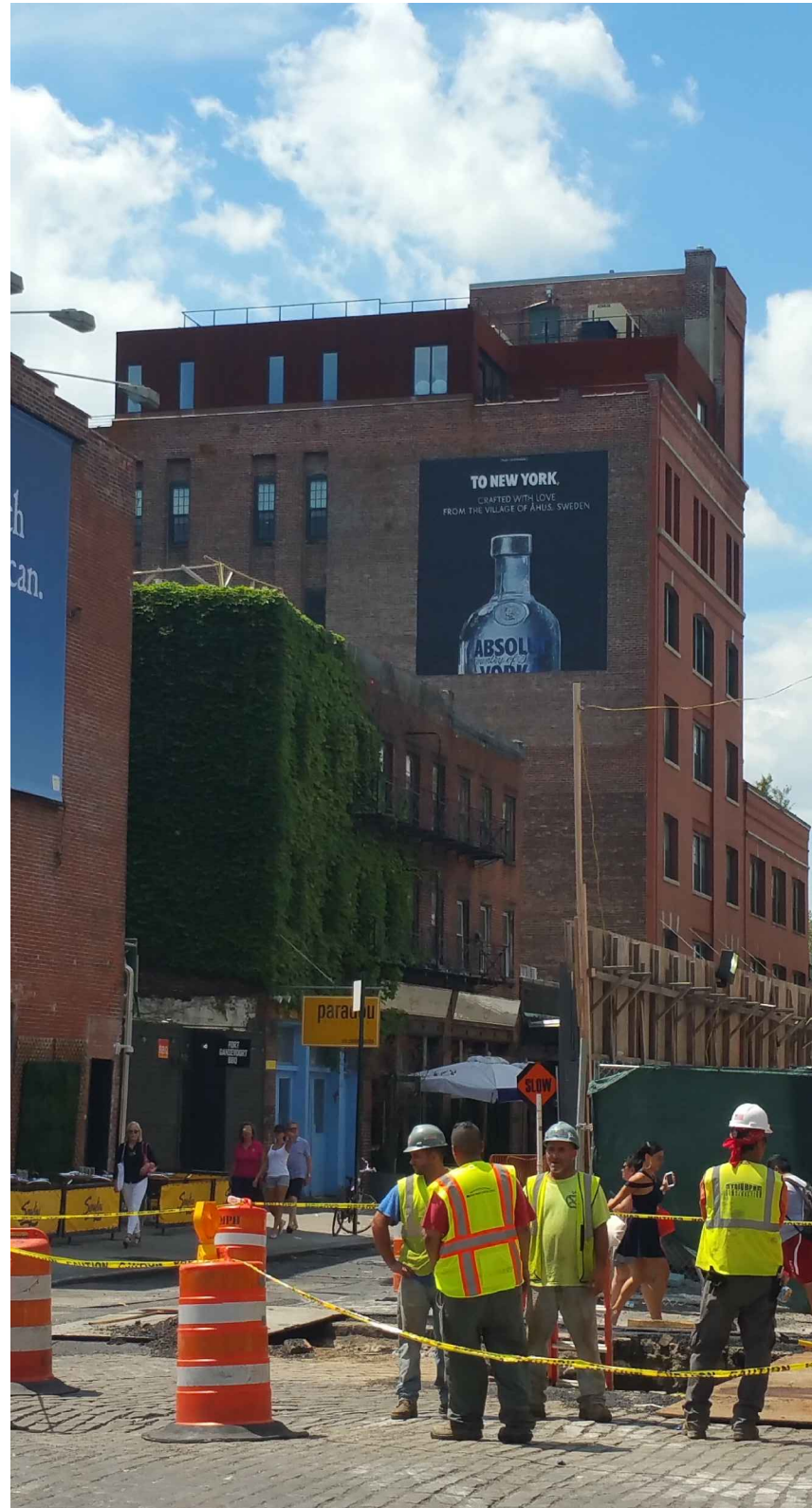
A0.5

precedent images

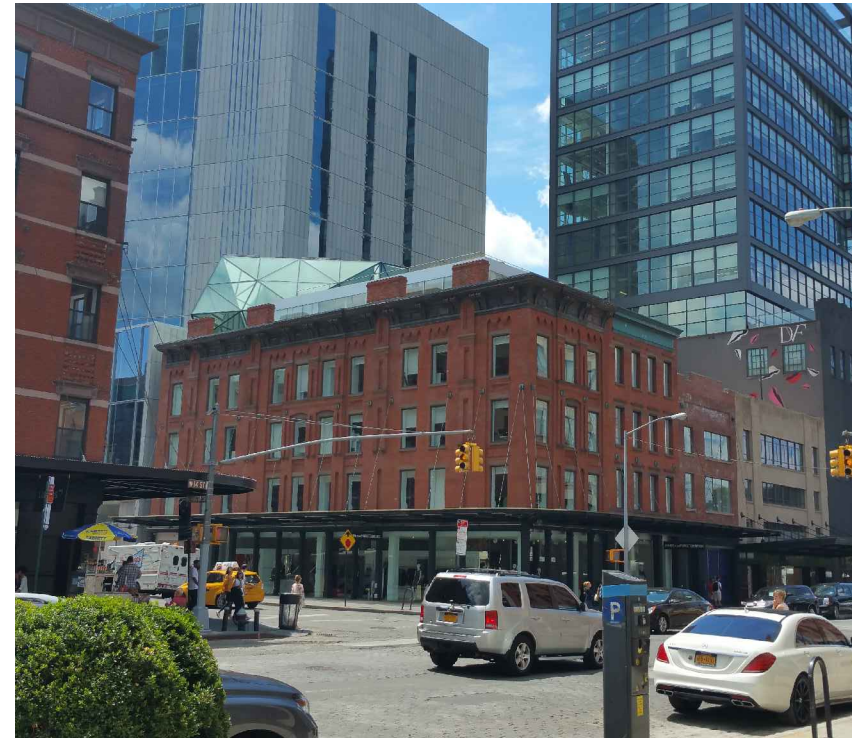
district rooftop additions



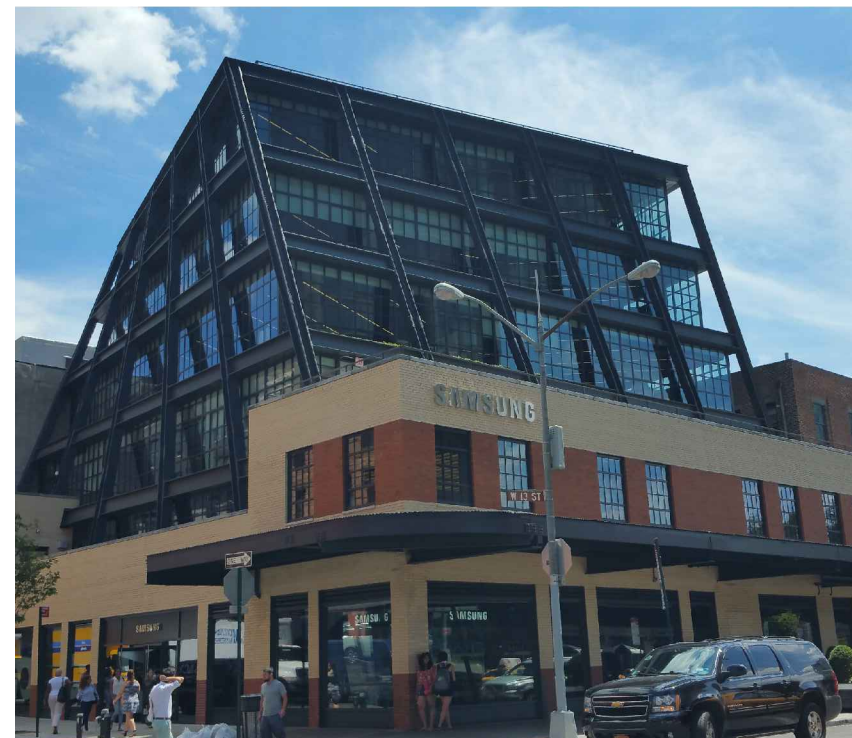
1 22-26 little west 12th street - west elevation
n.t.s.



2 22-26 little west 12th street - east elevation
n.t.s.



3 440-442 west 14th street
n.t.s.



4 837 washington street
n.t.s.

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rooftop addition
precedent images

job 15.03
scale n.t.s.

A0.6

precedent images

district awnings



1 75 9th Ave. - Chelsea Market
n.t.s.



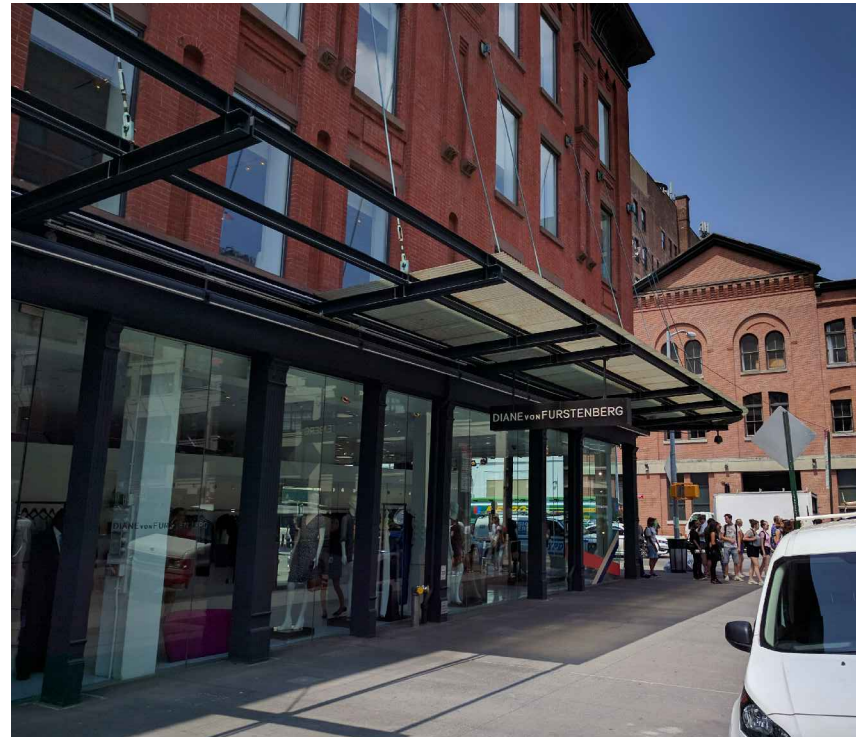
2 440 West 14th Street - Diane von Furstenberg
n.t.s.



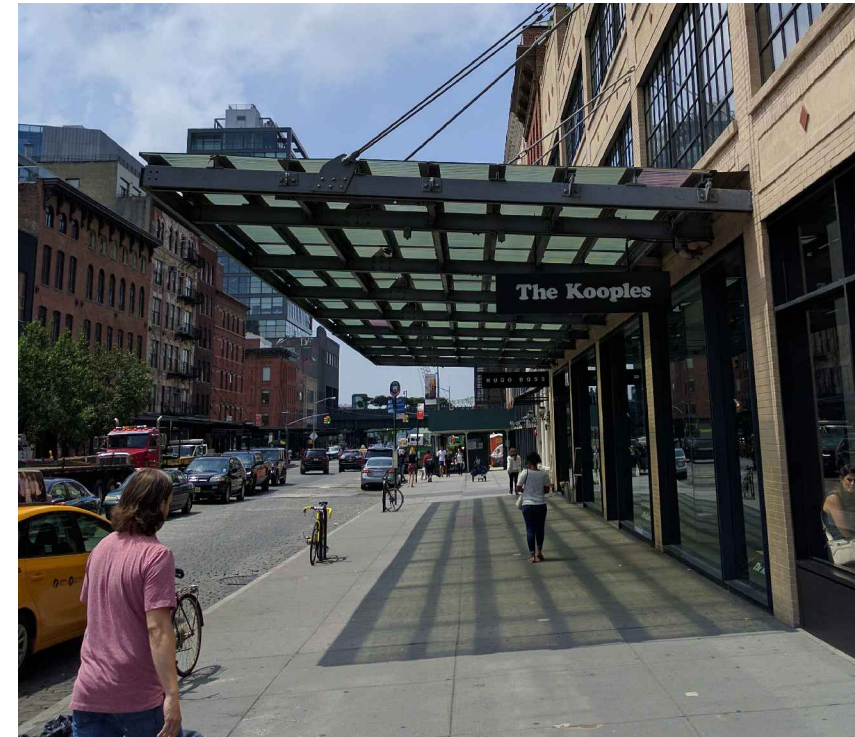
3 440 West 14th Street - Diane von Furstenberg
n.t.s.



4 75 9th Ave. - Chelsea Market
n.t.s.



5 401 West 14th Street - Boss Store
n.t.s.



6 401 West 14th Street - Boss Store
n.t.s.

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awning
precedent images

job 15.03
scale n.t.s.

A0.7

precedent images

district glass windscreens



1 29-35 9th avenue - soho house
n.t.s.



2 29-35 9th avenue - soho house
n.t.s.



3 29-35 9th avenue - soho house
n.t.s.

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glass windscreen
precedent images

job 15.03
scale n.t.s.

A0.8

architectural drawings

existing and proposed elevations

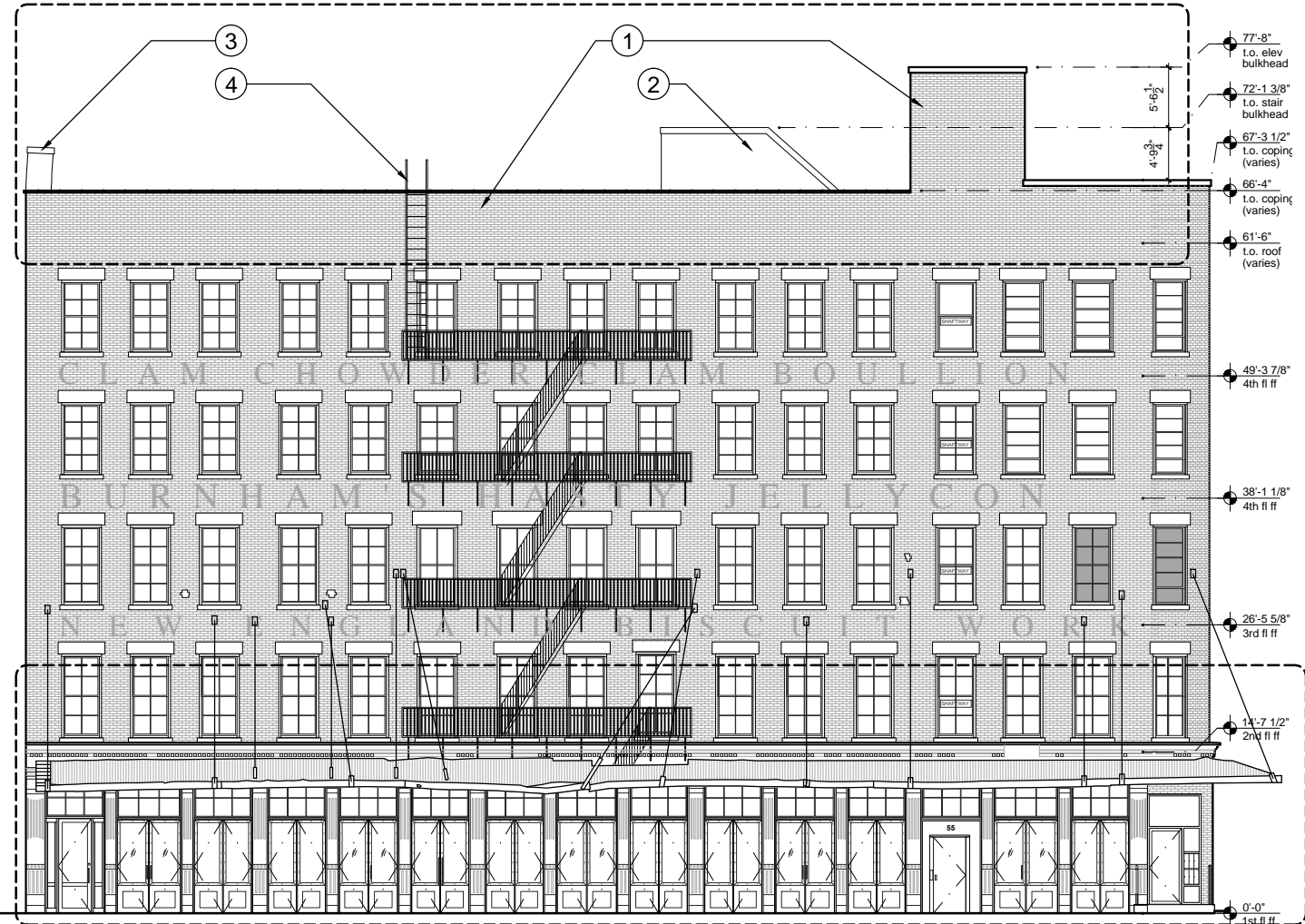
- areas of work
- ① demolish existing elevator bulkhead and parapet
- ② demolish existing stair bulkhead
- ③ demolish existing chimney

- ④ dismantle fire escape and connections
- ⑤ new 3-wythe parapet, brick to match existing
- ⑥ new penthouse, concrete panels
- ⑦ new acoustic enclosure, dark gray

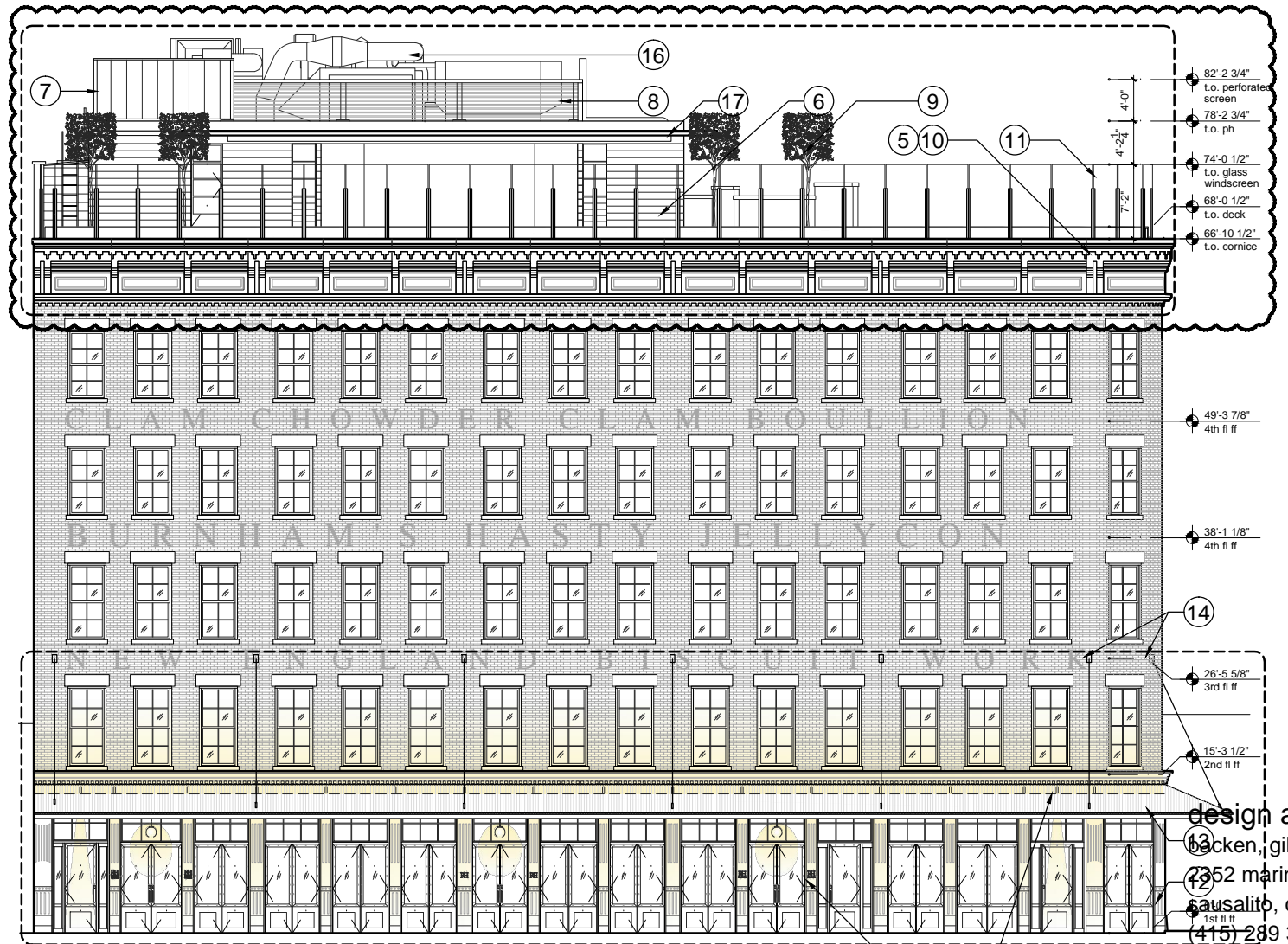
- ⑧ new perforated screen, factory finish: taupe
- ⑨ new tree planter, 11'-0" high
- ⑩ new fiberglass cornice to match original pressed metal cornice, painted: light gray
- ⑪ new glass windscreen

- ⑫ new cast iron column, painted: dark gray
- ⑬ new corrugated wire glass awning, trusses painted: dark gray. refer to A7.2
- ⑭ new tension rod awning anchor points
- ⑮ new signage: 1/4" depth, brushed and oxidized, brass lettering; adhered to pier

- ⑯ new mechanical equipment, painted: dark gray
- ⑰ new steel plate awning on steel angles, painted: dark gray
- ⑱ new exterior lighting, refer to A9.0



1 existing elevation - south
1/16" = 1'-0"



2 proposed elevation - south
1/16" = 1'-0"

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exterior elevations

job 15.03
scale 1/16" = 1'-0"

A1.0

architectural drawings

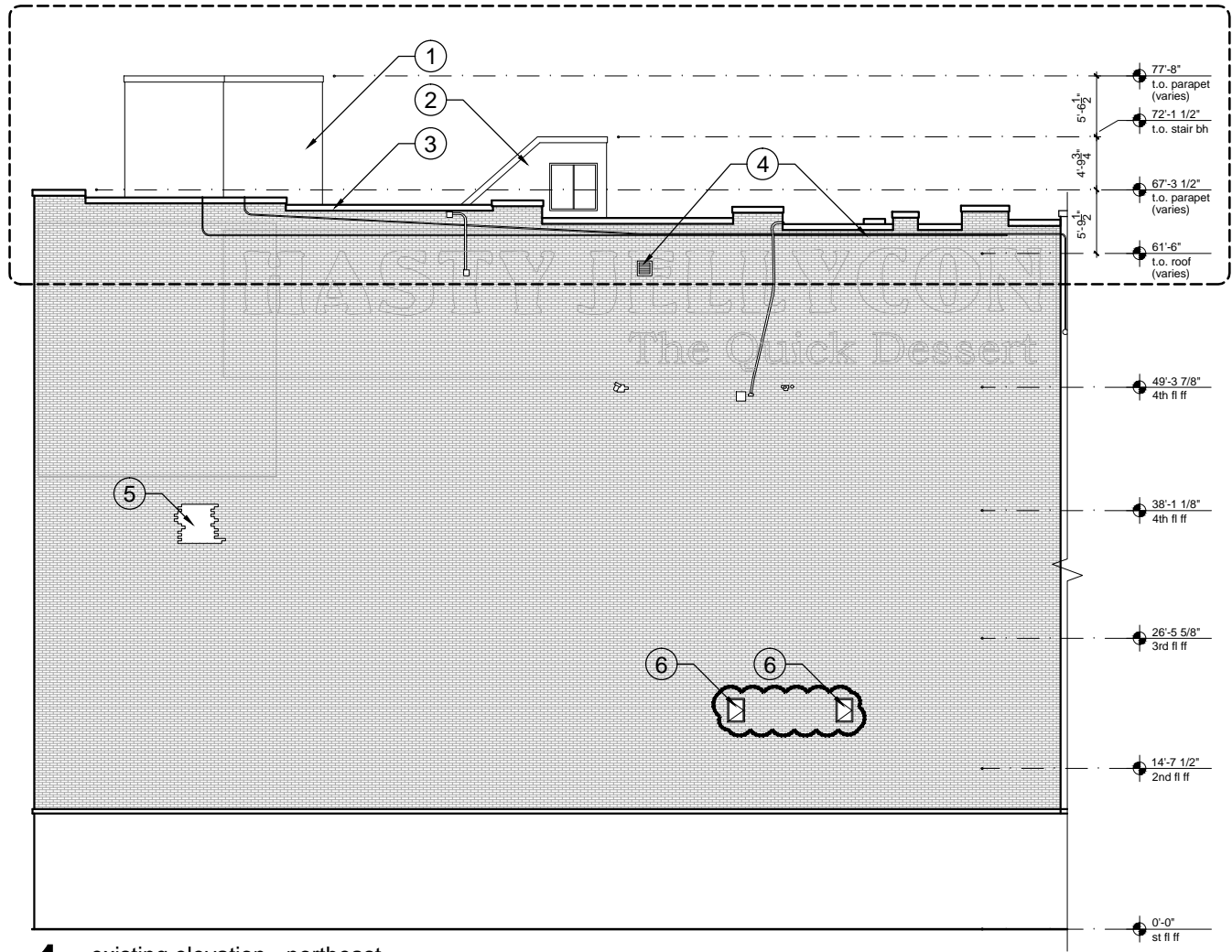
existing and proposed elevations

- area of work
- ① demolish existing elevator bulkhead
- ② demolish existing stair bulkhead
- ③ demolish existing parapet to roof

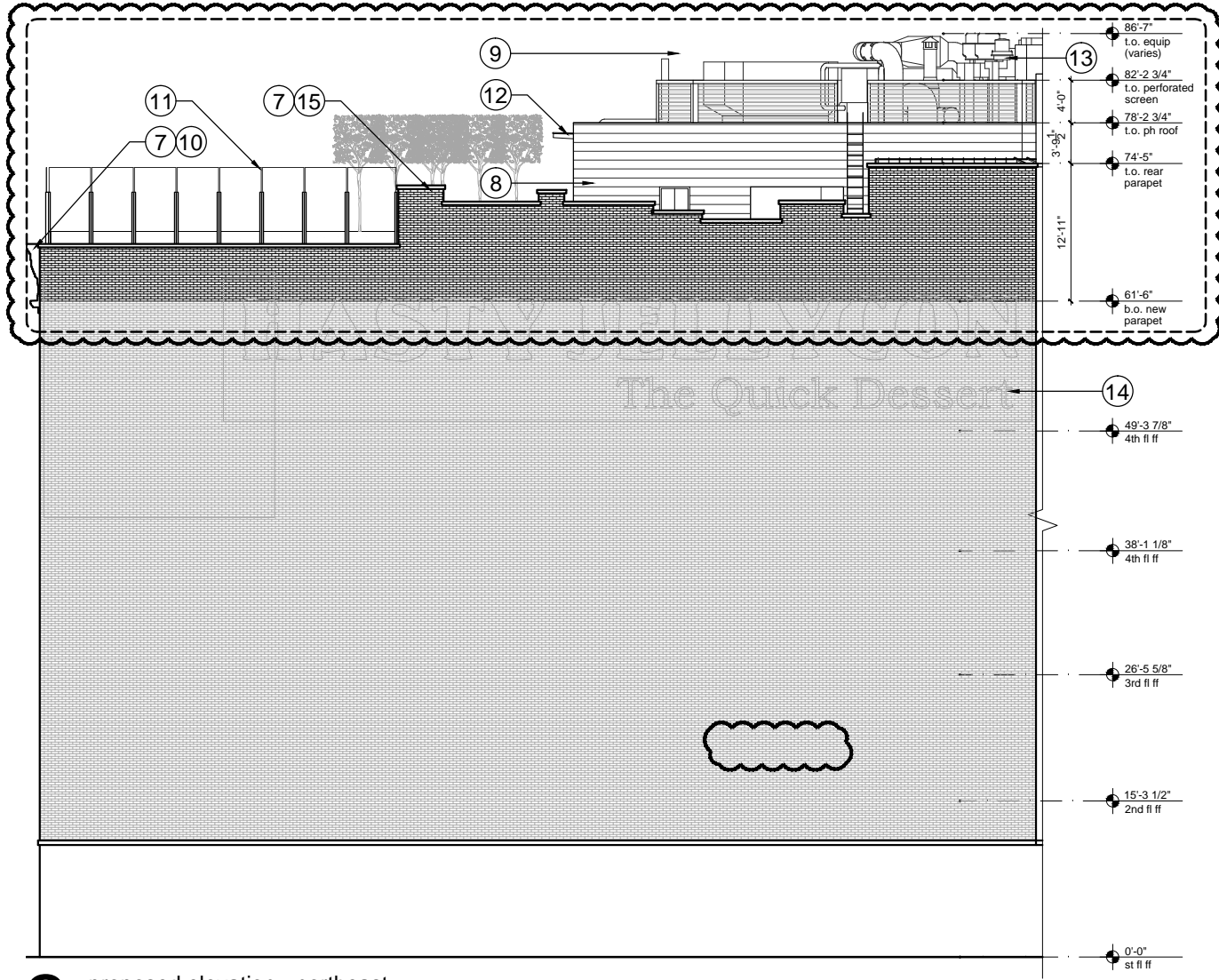
- ④ dismantle existing equipment
- ⑤ replace or repair missing or damaged brick
- ⑥ demolish window and infill opening
- ⑦ new 3-wythe parapet, brick to match existing

- ⑧ new penthouse zinc cladding, natural
- ⑨ new perforated screen, factory finish: taupe
- ⑩ new fiberglass cornice to match original pressed metal cornice; painted: light gray
- ⑪ new glass windscreen

- ⑫ new steel plate awning on steel angles, painted: dark gray
- ⑬ mechanical equipment; painted: drak gray
- ⑭ protect all ghost signs
- ⑮ new bluestone coping



1 existing elevation - northeast
1/16" = 1'-0"



2 proposed elevation - northeast
1/16" = 1'-0"

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exterior elevations
existing and proposed

job 15.03
scale 1/16" = 1'-0"

architectural drawings

existing and proposed elevations

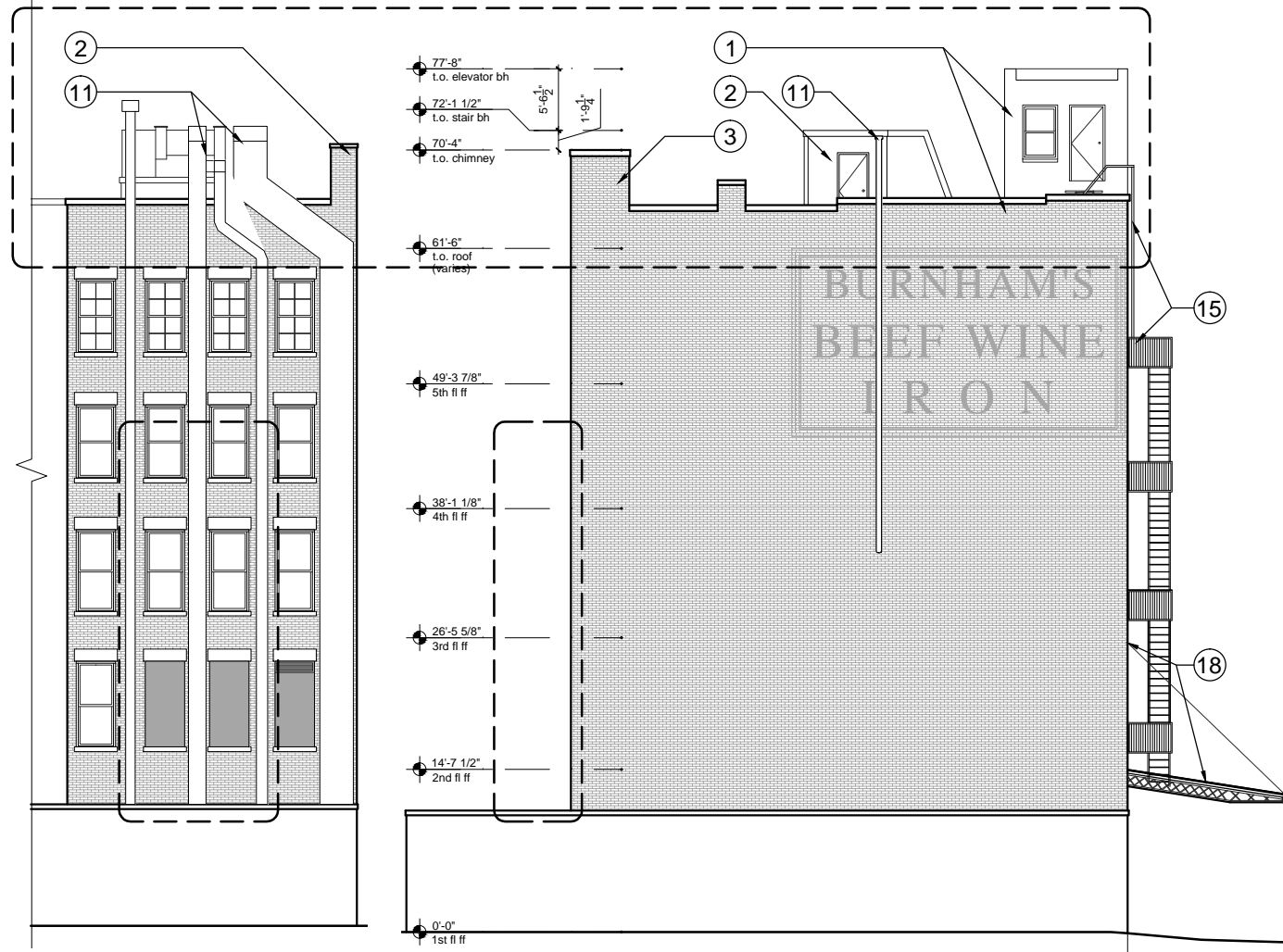
- ⊖ area of work
- ① demolish existing elevator bulkhead and parapet
- ② demolish existing stair bulkhead
- ③ demolish existing chimney

- ④ new 3-wythe parapet, brick to match existing
- ⑤ new penthouse; zinc cladding, natural color
- ⑥ new perforated screen; factory finish, taupe
- ⑦ new fiberglass cornice to match original pressed metal cornice; painted, light gray

- ⑧ new glass windscreen
- ⑨ steel plate awning on steel angles, painted dark gray
- ⑩ new acoustic enclosure; painted dark gray
- ⑪ remove mechanical ducts and connections

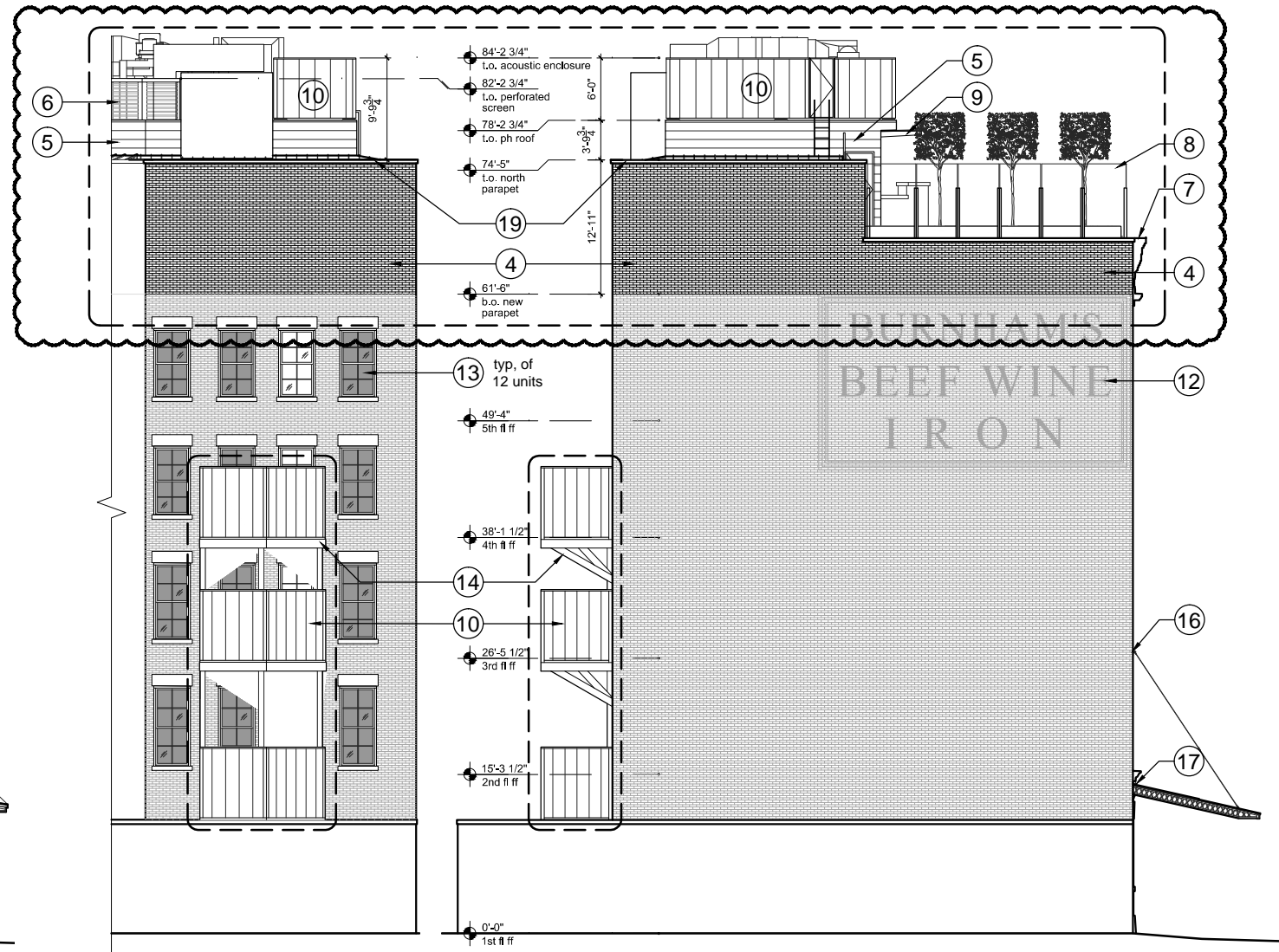
- ⑫ protect all ghost signs
- ⑬ opaque panel behind windows, painted dark gray
- ⑭ new mechanical balcony
- ⑮ dismantle existing fire escape

- ⑯ new awning anchor points
- ⑰ new corrugated wire glass awning, trusses painted dark gray
- ⑱ dismantle existing awning and anchor points
- ⑲ new bluestone coping



1 existing elevation - north
1/16" = 1'-0"

2 existing elevation - west
1/16" = 1'-0"



3 proposed elevation - north
1/16" = 1'-0"

4 proposed elevation - west
1/16" = 1'-0"

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exterior elevations
proposed and existing

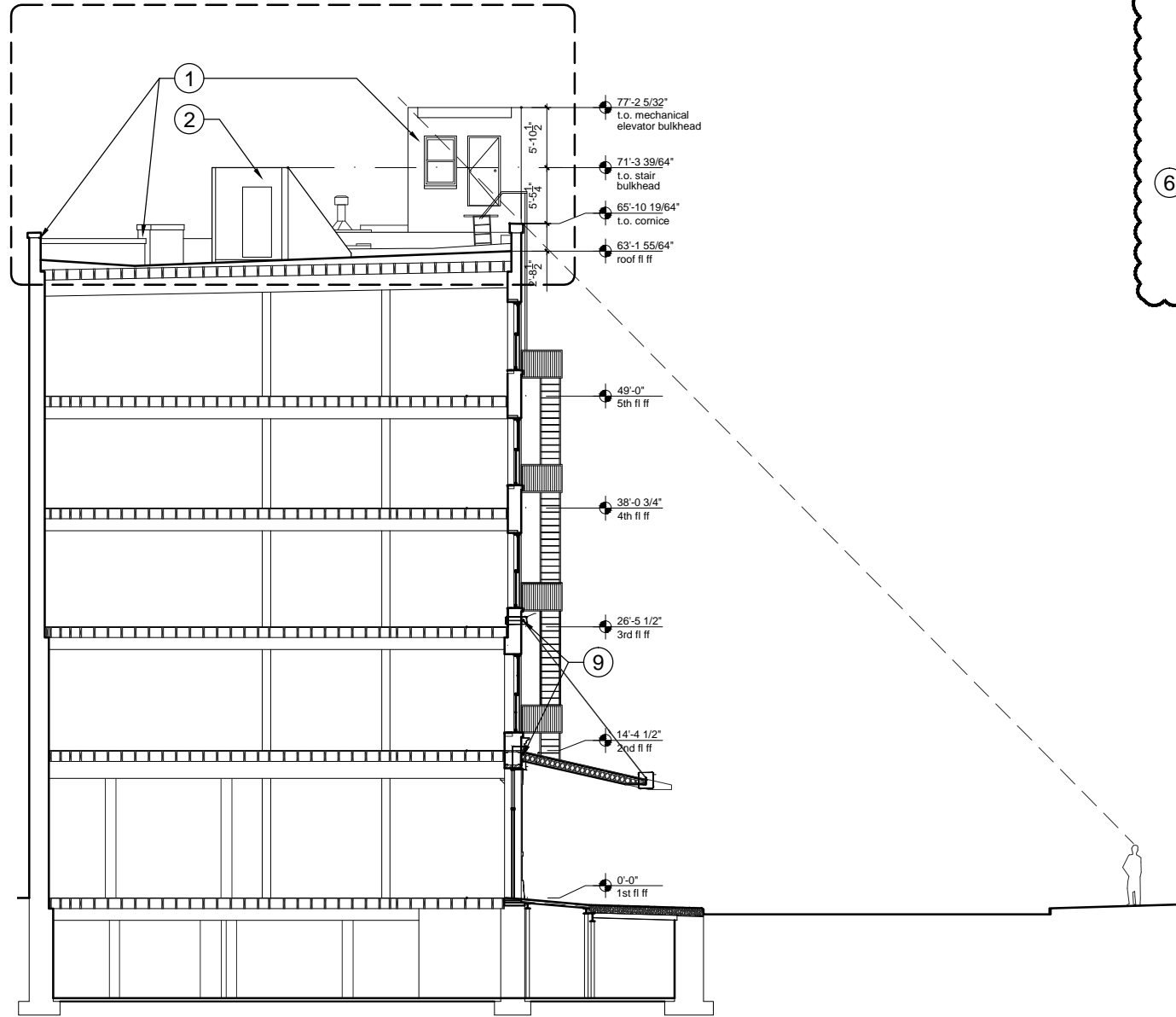
job 15.03
scale 1/16" = 1'-0"

A1.2

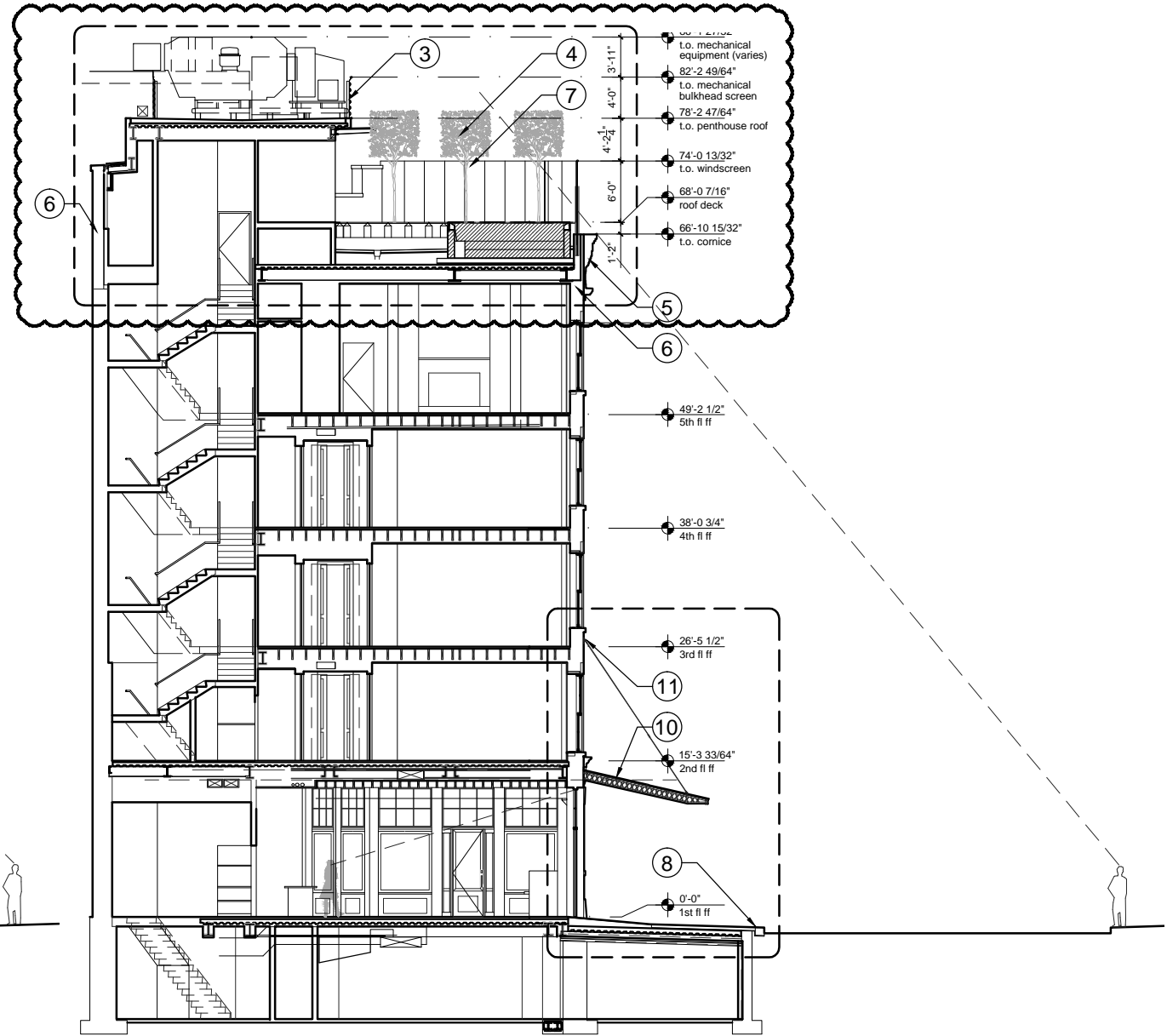
architectural drawings

existing and proposed sections

- Ⓒ area of work
- ① demolish existing elevator bulkhead and parapet
- ② demolish existing stair bulkhead
- ③ new perforated screen, factory finish, taupe
- ④ new planters, 11'-0" max tree height (beyond)
- ⑤ new fiberglass cornice to match original pressed metal cornice, painted light gray
- ⑥ new 3-wythe parapet, brick to match existing
- ⑦ new glass windscreen
- ⑧ new granite flags and curb, (separate application)
- ⑨ dismantle existing awning and connection points
- ⑩ new corrugated wire glass awning, trusses painted dark gray
- ⑪ new awning anchor points



1 existing section
1/16" = 1'-0"



2 proposed section
1/16" = 1'-0"

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sections
existing and proposed

job 15.03
scale 1/16" = 1'-0"

A2.0

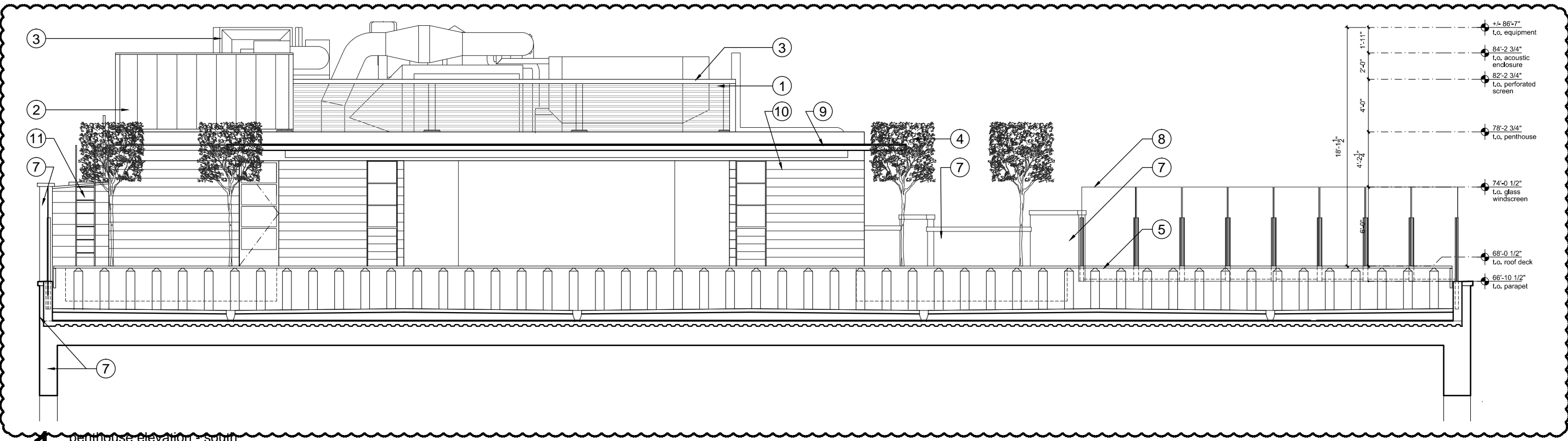
penthouse elevations

proposed rooftop addition

- ① new perforated screen, factory finish taupe
- ② new acoustic enclosure, painted dark gray
- ③ new mechanical equipment, painted dark gray
- ④ new planters, 11'-0" max tree height

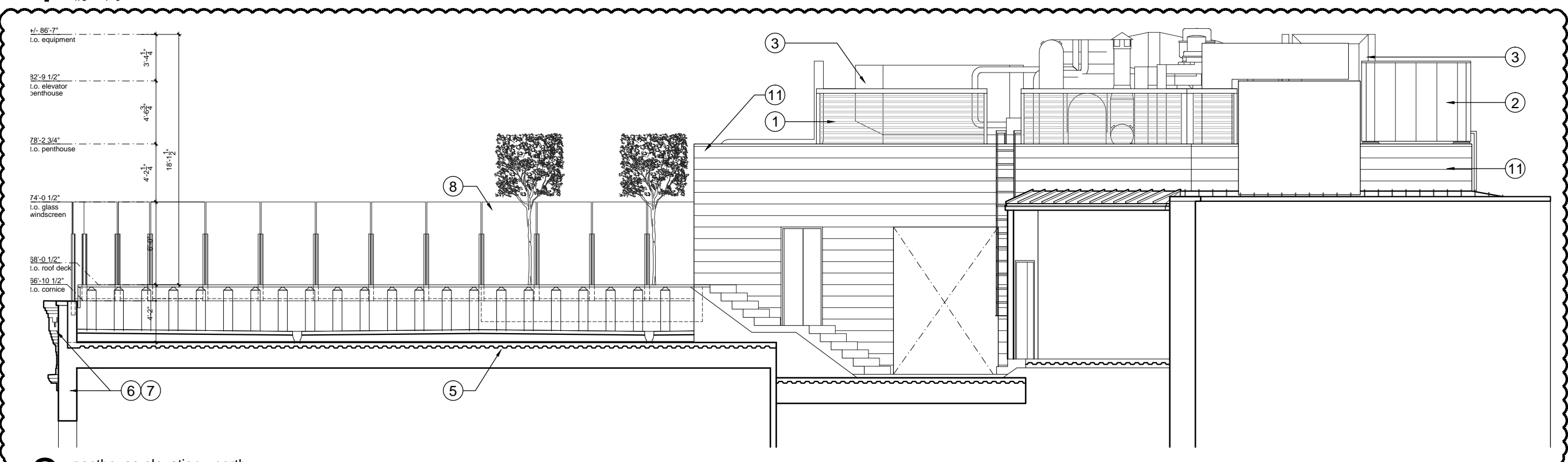
- ⑤ new built-up roof
- ⑥ new fiberglass cornice to match original pressed metal cornice, painted light gray
- ⑦ new 3-wythe parapet, brick to match existing
- ⑧ new glass windscreen

- ⑨ new steel plate awning on angles, painted: dark gray
- ⑩ new penthouse board-formed concrete panels
- ⑪ new penthouse zinc cladding, natural color



penthouse elevation - south

1/8" = 1'-0"



penthouse elevation - north

1/8" = 1'-0"

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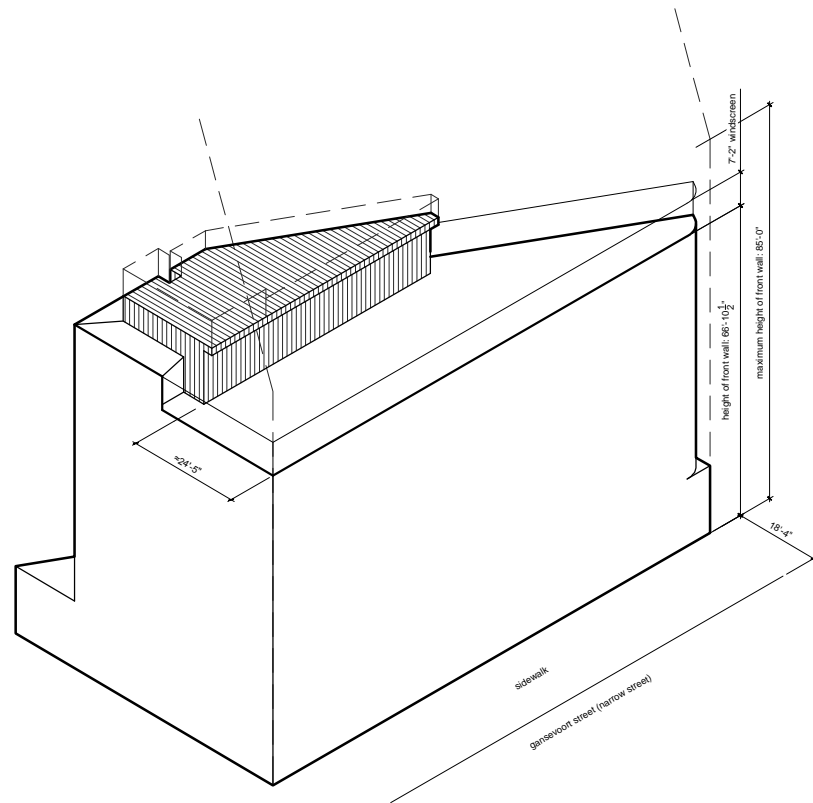
rh guesthouse
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rooftop addition
penthouse elevations

job 15.03
scale 1/8" = 1'-0"

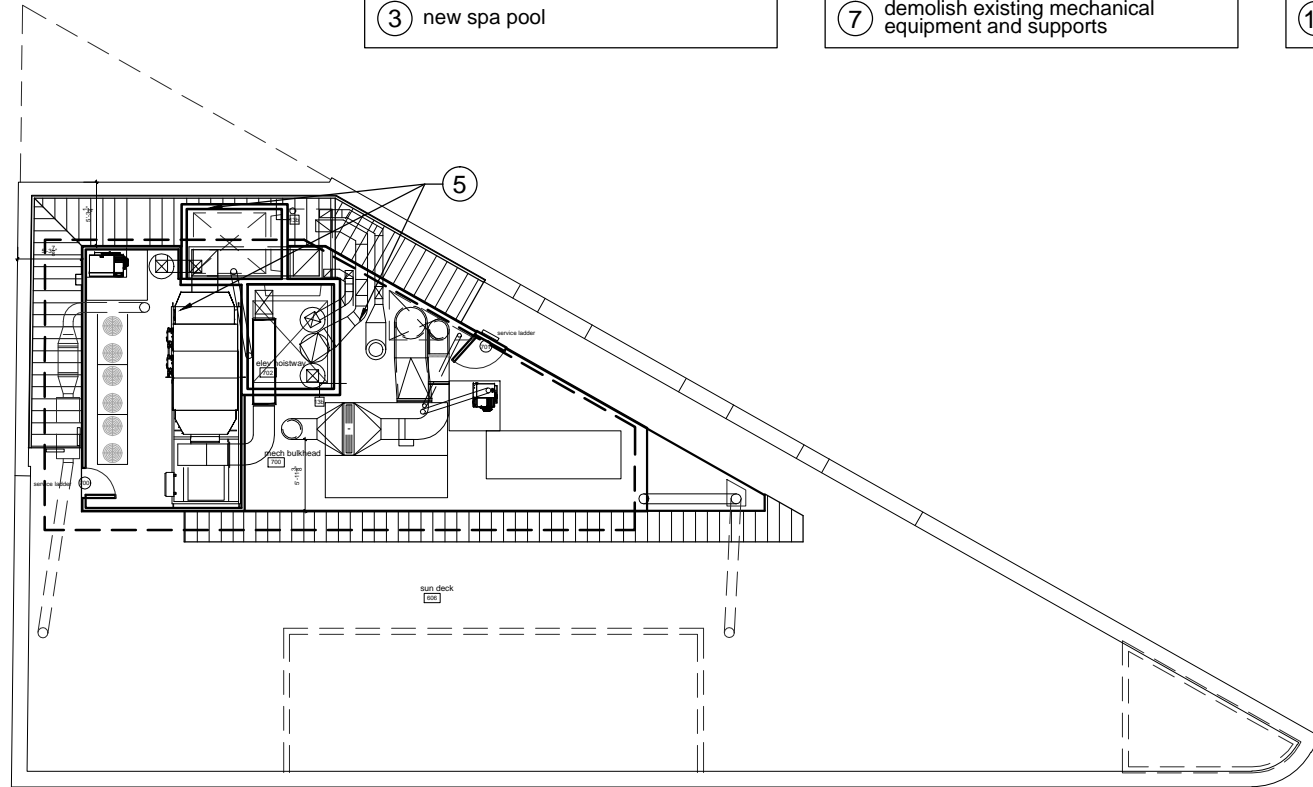
rooftop addition

existing and proposed penthouse/roof

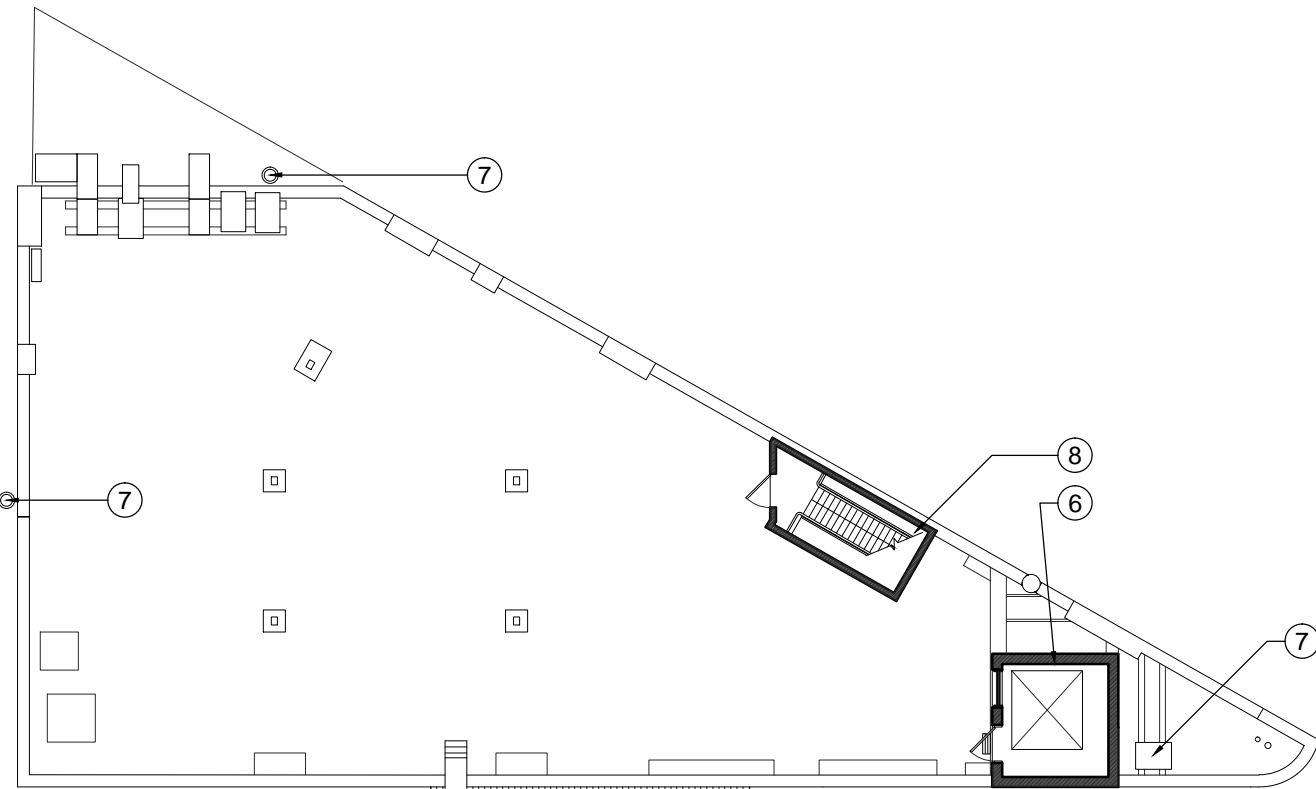


1 isometric view
n.t.s.

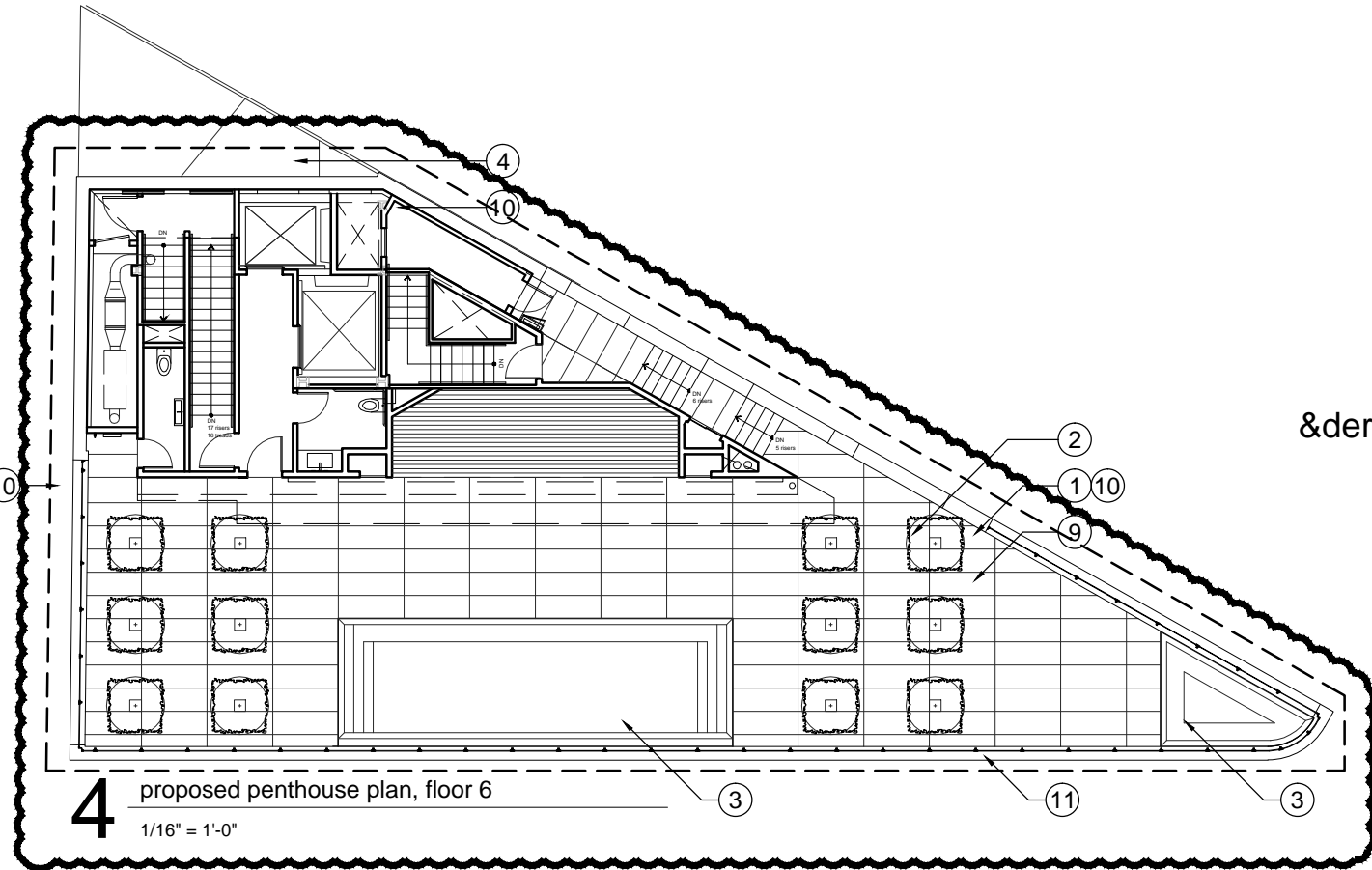
- new rooftop addition
- 1 new glass windscreen
- 2 new planters - 11'-0" max tree height
- 3 new spa pool
- 4 mechanical balconies below enclosure painted dark gray
- 5 new mechanical equipment and elevator penthouse
- 6 demolish existing elevator bulkhead
- 7 demolish existing mechanical equipment and supports
- 8 demolish existing stair bulkhead
- 9 replace roof
- 10 new bluestone coping
- 11 new fiberglass cornice with metal cap, to match original pressed metal cornice



2 proposed mechanical bulkhead plan, floor 7
1/16" = 1'-0"



3 existing roof plan
1/16" = 1'-0"



4 proposed penthouse plan, floor 6
1/16" = 1'-0"

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penthouse/roof plans
existing and proposed



job 15.03
scale 1/16" = 1'-0"

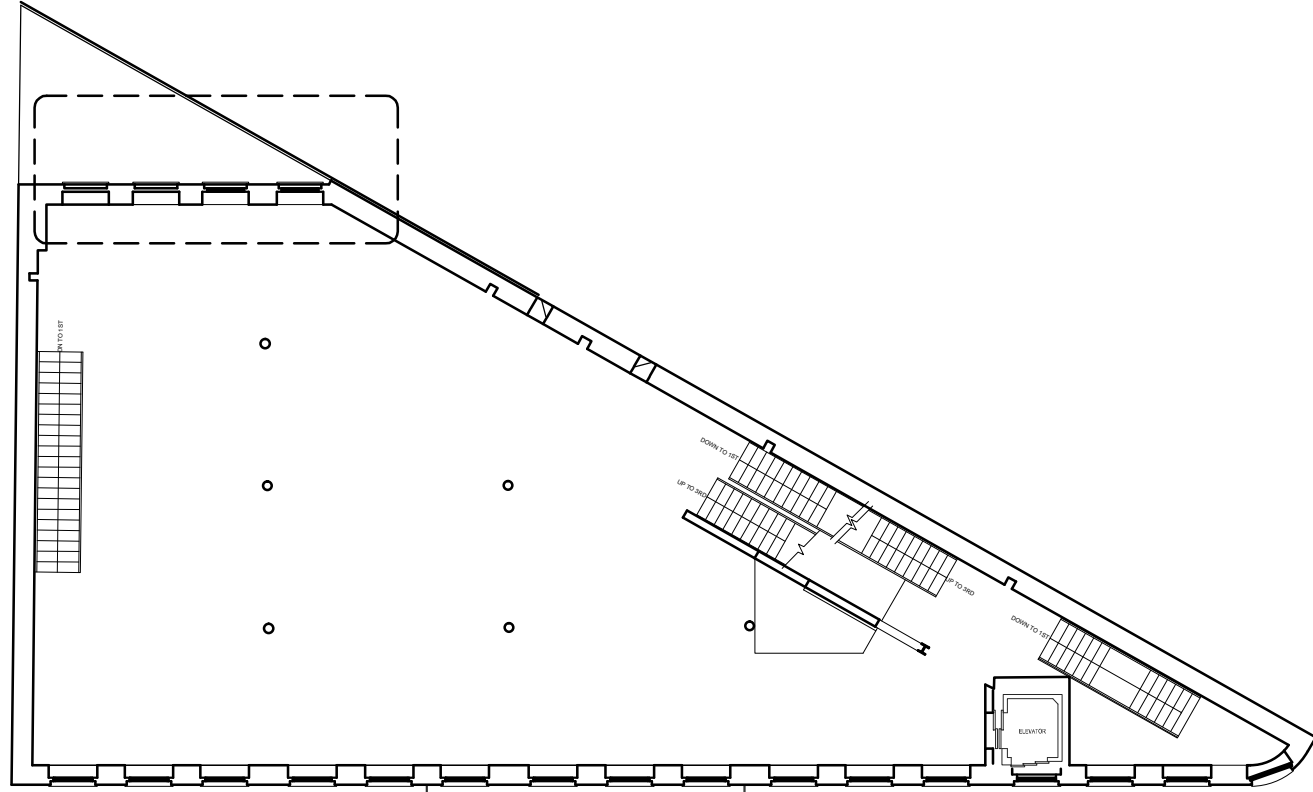
A3.0

mechanical balconies

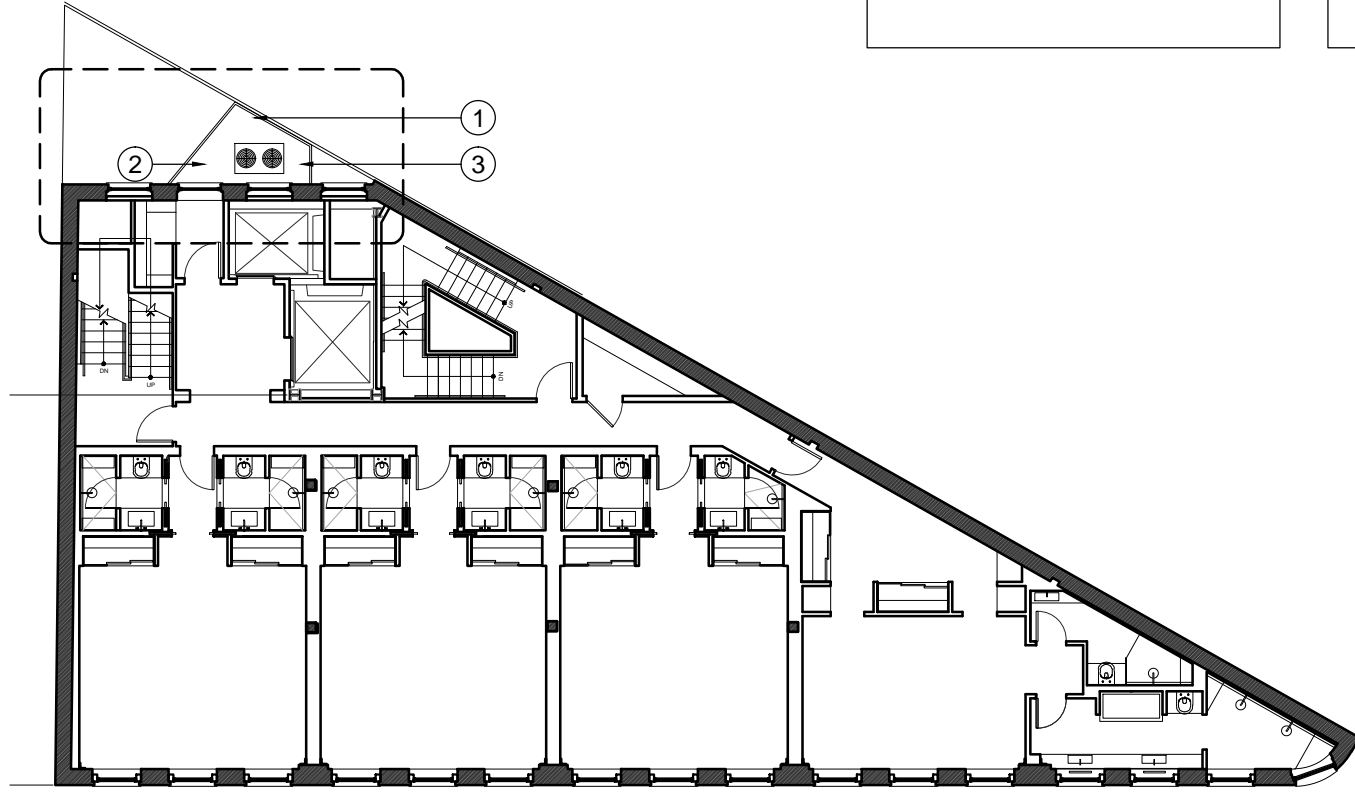
existing and proposed floor plans

-  area of work
-  1 new mechanical balcony anchored to building
-  2 acoustic enclosure

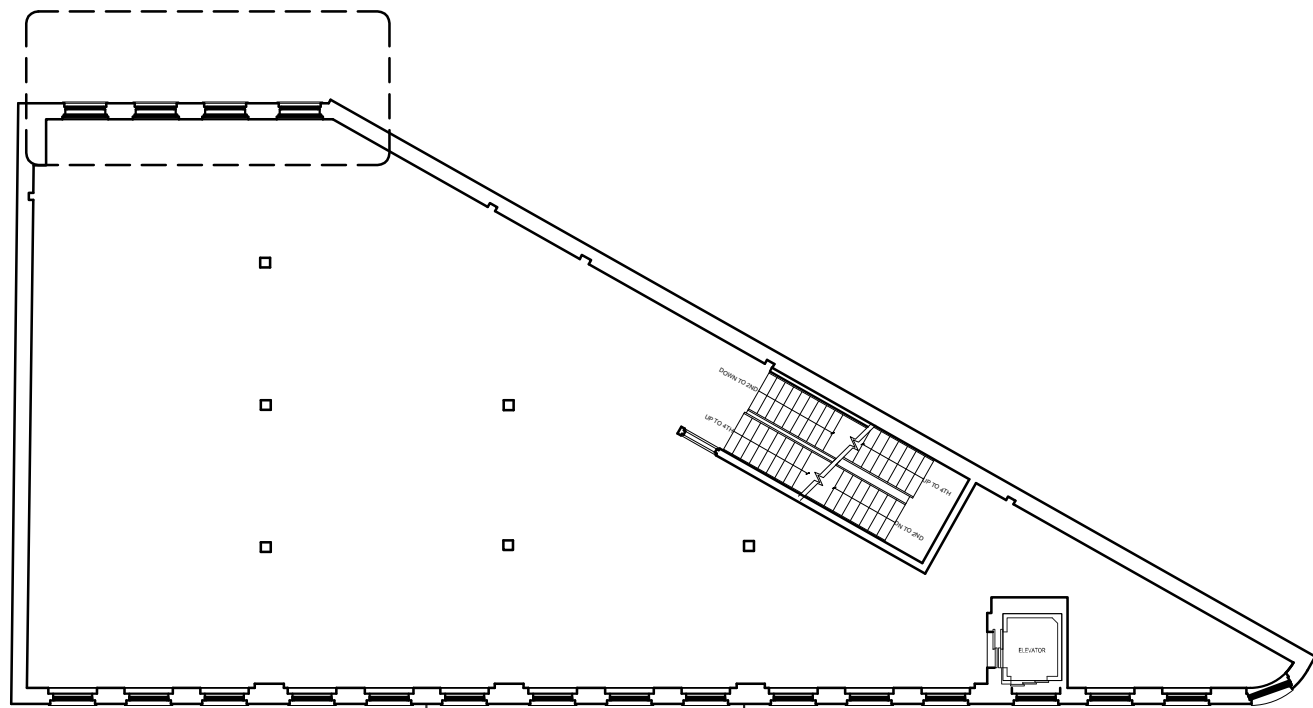
-  3 new mechanical equipment
-  4 dismantle fire escape



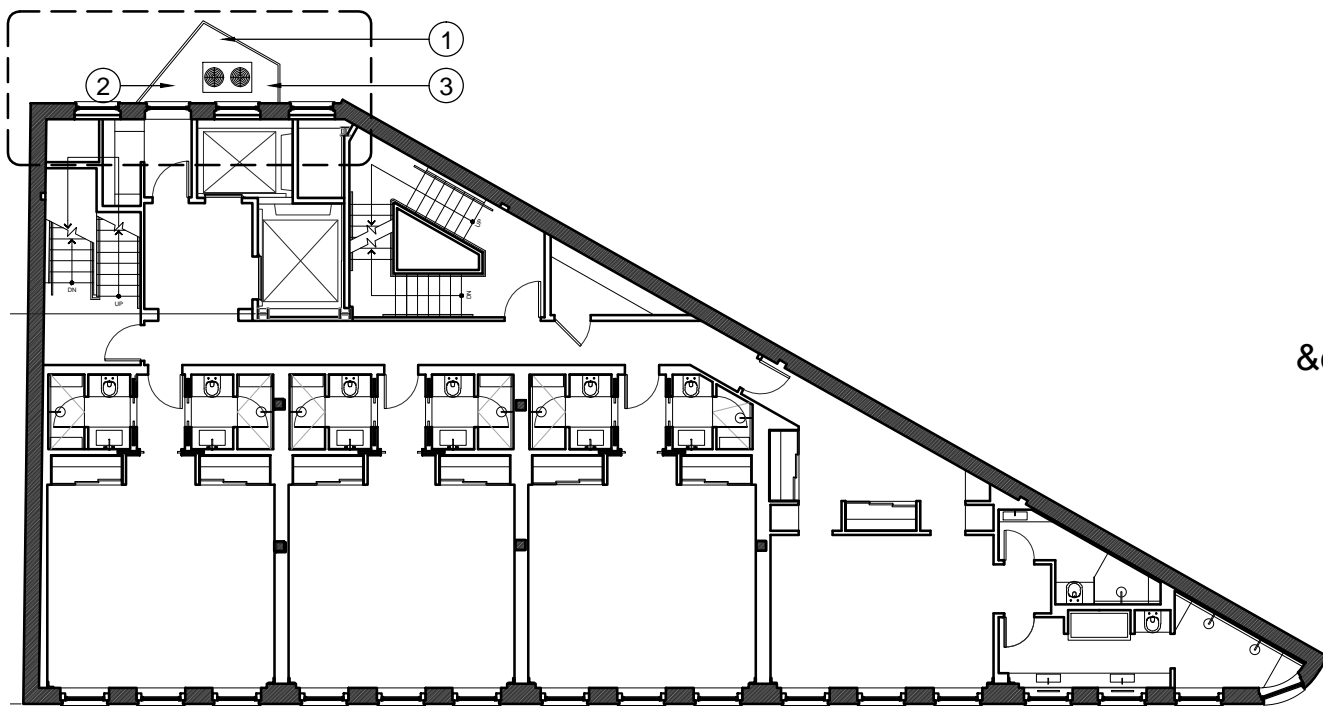
1 existing second floor plan
1/16" = 1'-0"



2 proposed second floor plan
1/16" = 1'-0"



3 existing third/fourth floor plan
1/16" = 1'-0"



4 proposed third/ fourth floor plan
1/16" = 1'-0"

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mechanical balconies
existing and proposed

job 15.03
scale 1/16" = 1'-0"

renderings

existing and proposed views of rooftop addition and new parapet



1 existing view from corner of gansevoort st and washington st
n.t.s.



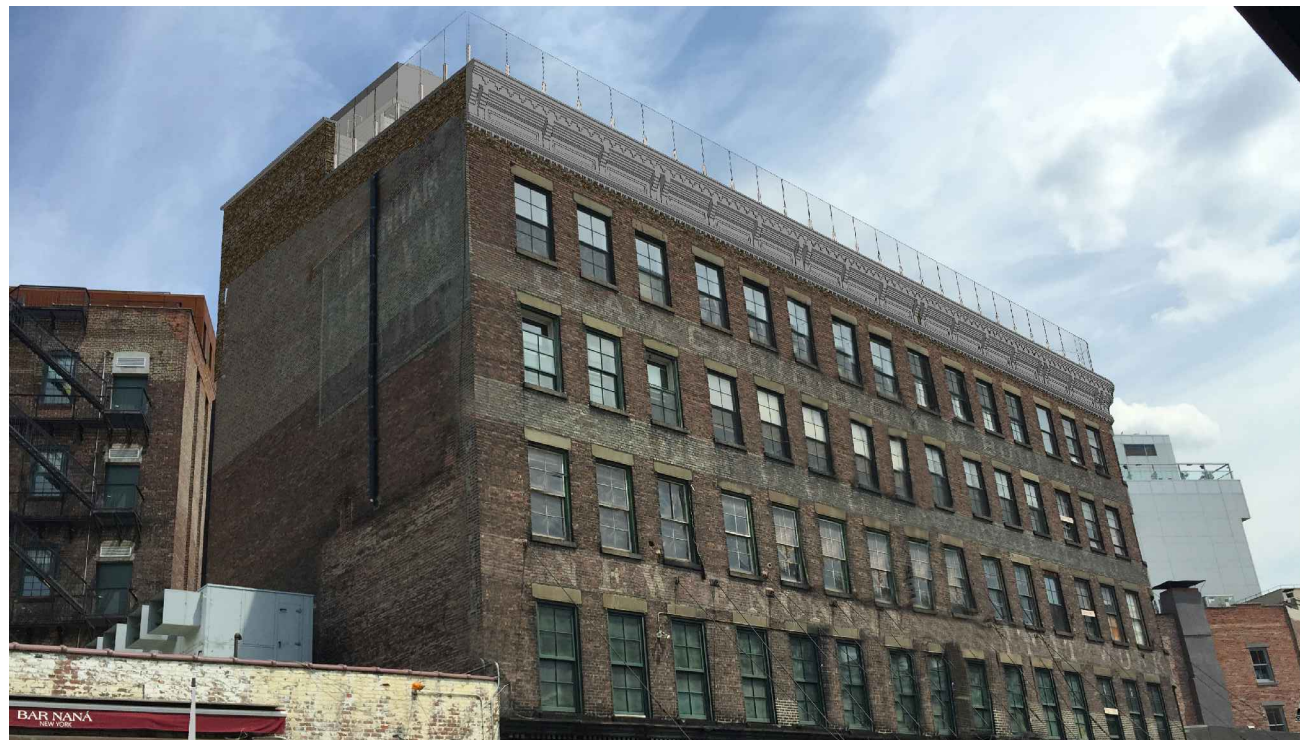
2 existing view from gansevoort st
n.t.s.



camera view key
n.t.s.



3 proposed rendering from corner of gansevoort st and washington st
n.t.s.



4 proposed rendering - view from gansevoort st
n.t.s.

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renderings
rooftop addition

job 15.03
scale n.t.s.

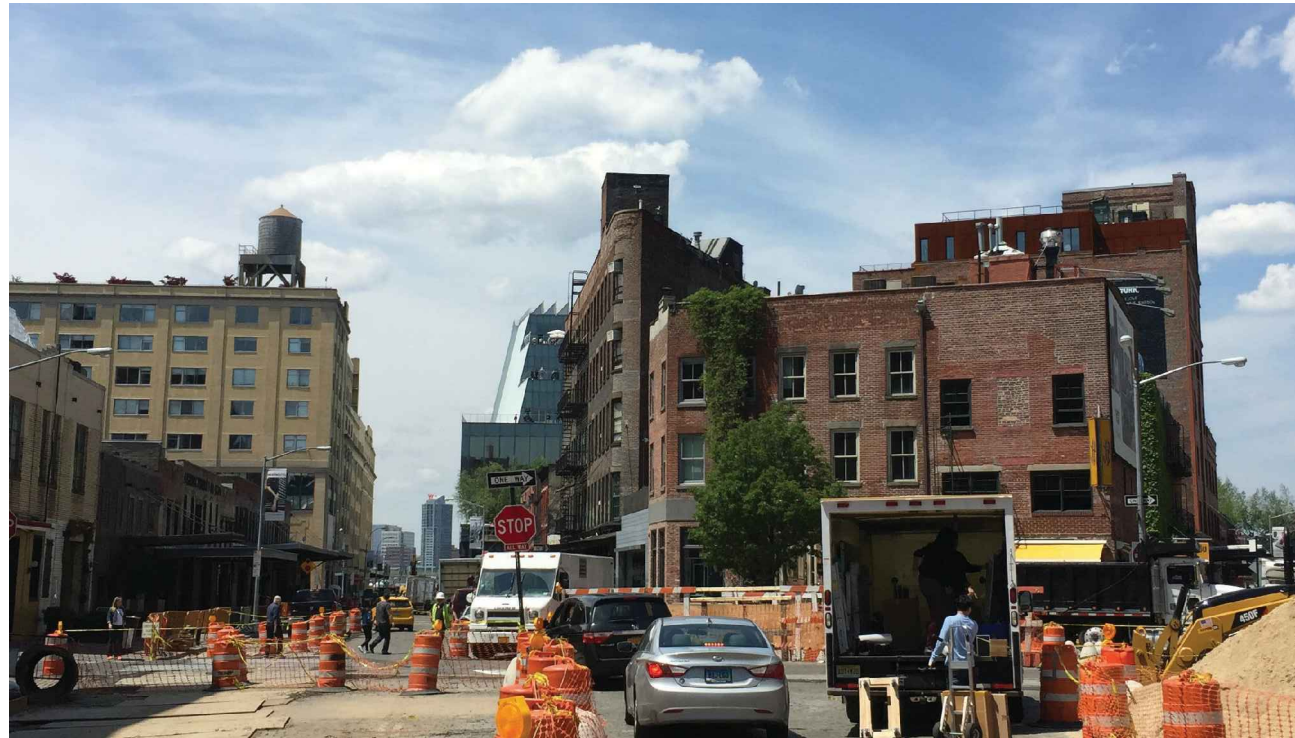
A4.0

renderings

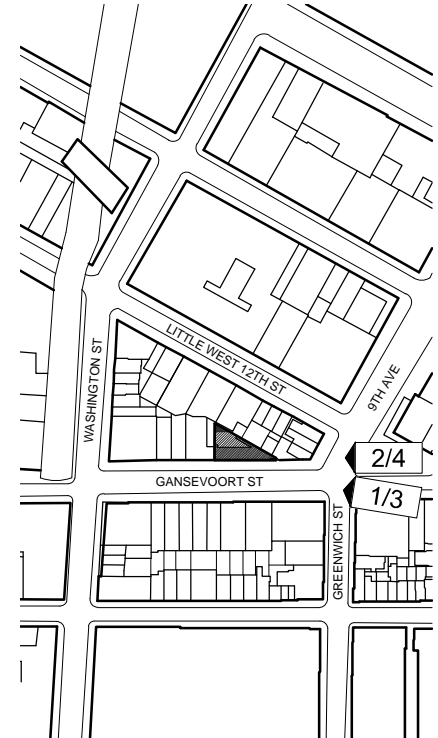
existing and proposed views of rooftop addition and new parapet



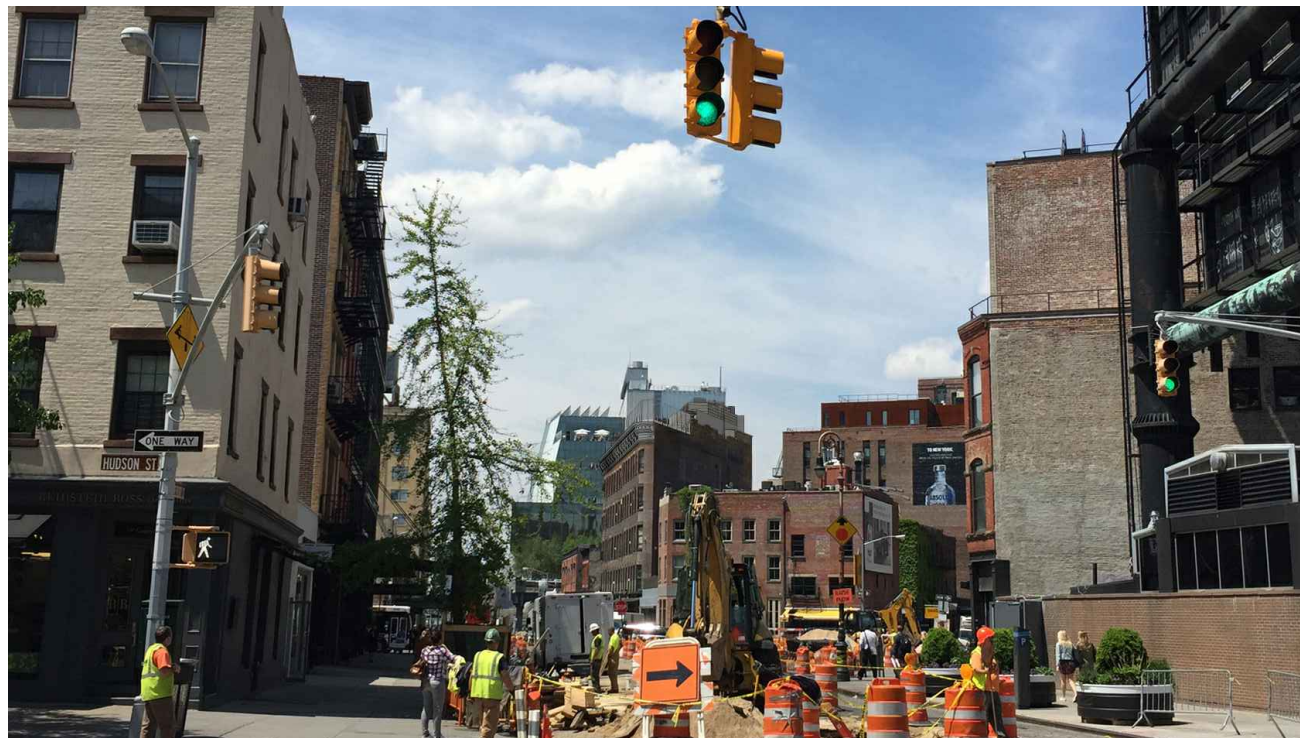
1 existing view from gansevoort st at 9th ave
n.t.s.



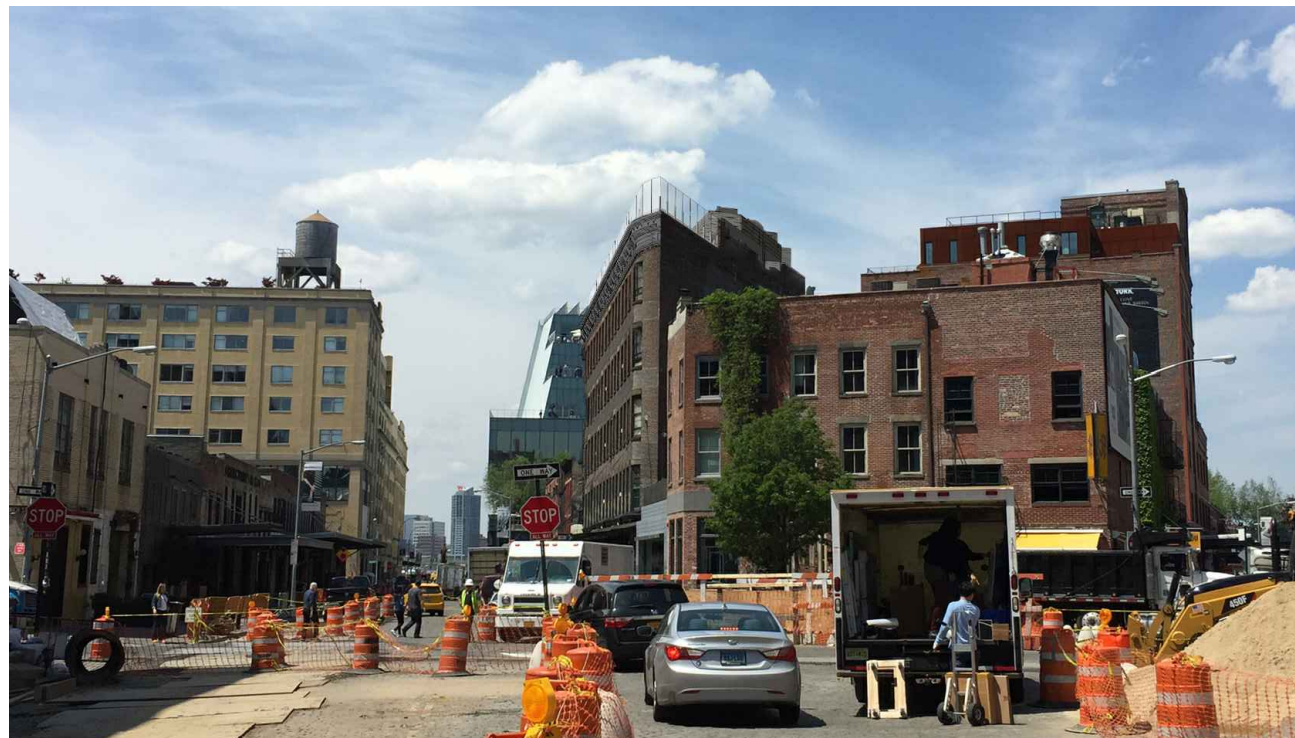
2 existing view from gansevoort st between 9th ave and hudson st
n.t.s.



camera view key
n.t.s.



3 existing view from gansevoort st at 9th ave
n.t.s.



4 existing view from gansevoort st between 9th ave and hudson st
n.t.s.

design architect
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renderings
rooftop addition

job 15.03
scale n.t.s.

A4.1

renderings

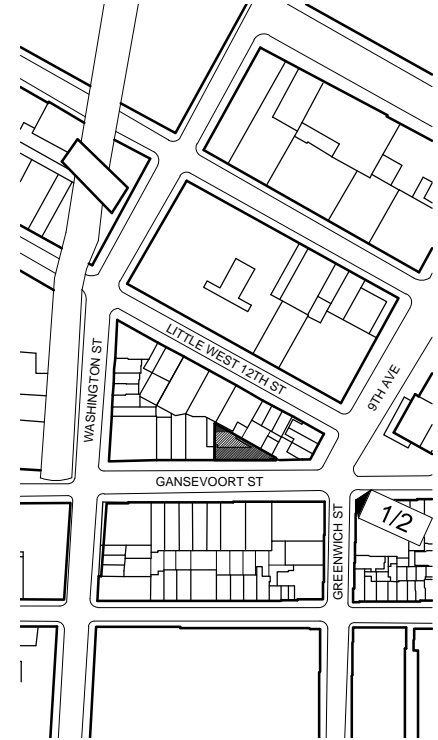
existing and proposed views of rooftop addition and new parapet



1 existing view from gansevoort st at 9th ave
n.t.s.



2 from gansevoort st at 9th ave
n.t.s.



camera view key

n.t.s.

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rooftop addition
renderings

job 15.03
scale n.t.s.

A4.2

renderings

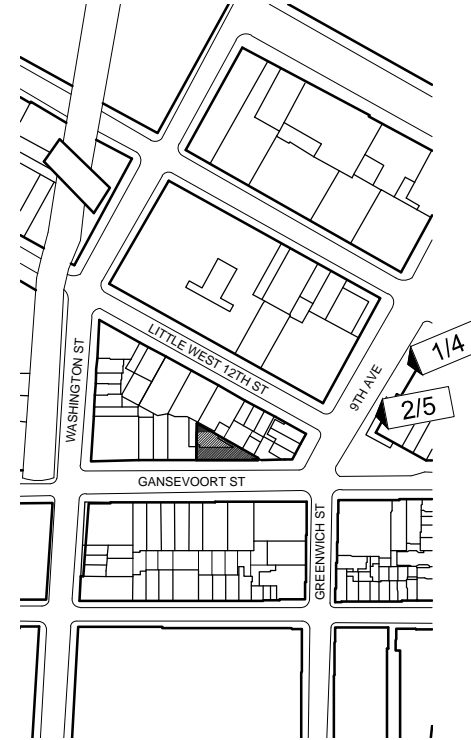
existing and proposed views of rooftop addition and new parapet



1 existing view from 9th ave north of little w 12th st
n.t.s.



2 existing view from 9th ave between little w 12th st and w 13th st
n.t.s.



camera view key
n.t.s.



4 proposed rendering from 9th ave north of little w 12th st
n.t.s.



5 proposed rendering from 9th ave between little w 12th st and w 13th st
n.t.s.

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rooftop addition
renderings

job 15.03
scale n.t.s.

A4.3

renderings

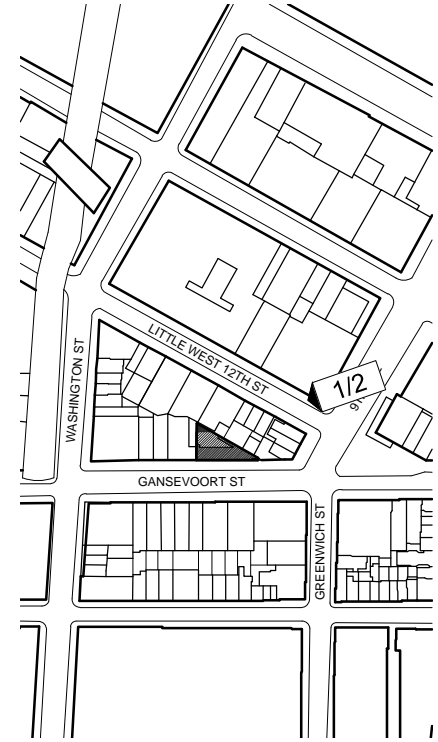
existing and proposed views of rooftop addition and new parapet



1 existing view of east corner from little w 12th st
n.t.s.



2 proposed rendering of east corner from little w 12th st
n.t.s.



camera view key

n.t.s.

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rooftop addition
renderings

job 15.03
scale n.t.s.

A4.4

renderings

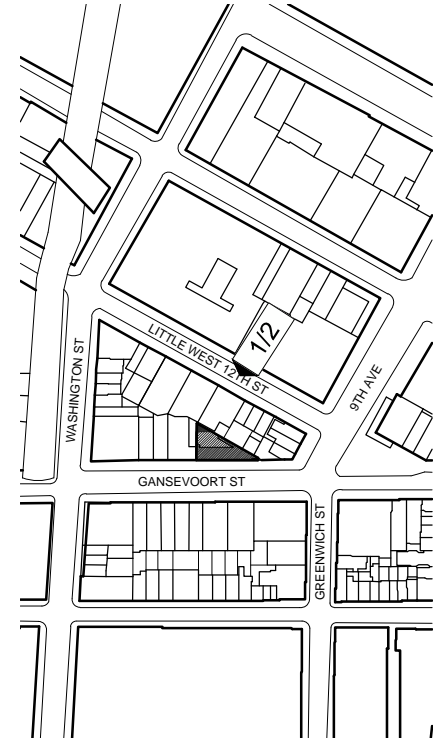
existing and proposed views of rooftop addition and new parapet



1 existing view of west end from little w 12th st
n.t.s.



2 proposed rendering of west end from little w 12th st
n.t.s.



camera view key

n.t.s.

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new york, new york 10014

rooftop addition
renderings

job 15.03
scale n.t.s.

A4.5

renderings

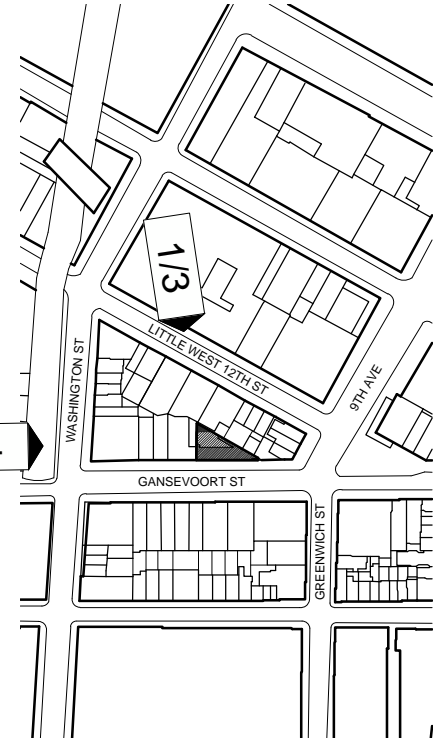
existing and proposed views of rooftop addition and new parapet



1 existing view from little w 12th st
n.t.s.



2 existing view from the highline
n.t.s.



camera view key
n.t.s.



3 proposed rendering from little w 12th st
n.t.s.



4 proposed rendering from the highline
n.t.s.

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rooftop addition
renderings

job 15.03
scale n.t.s.

A4.6

mock-up photos

rooftop addition



1 view from 9th ave. north of little w 12th street
n.t.s.



2 view from west end of little w 12th street
n.t.s.



3 view from the highline
n.t.s.



4 view from the corner of gansevoort st and washington st
n.t.s.



5 view from gansevoort st
n.t.s.



6 view from the gansevoort st between 9th ave and hudson st
n.t.s.

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rooftop addition
mock-up photos

job 15.03
scale n.t.s.

A4.7

mock-up photos

rooftop addition



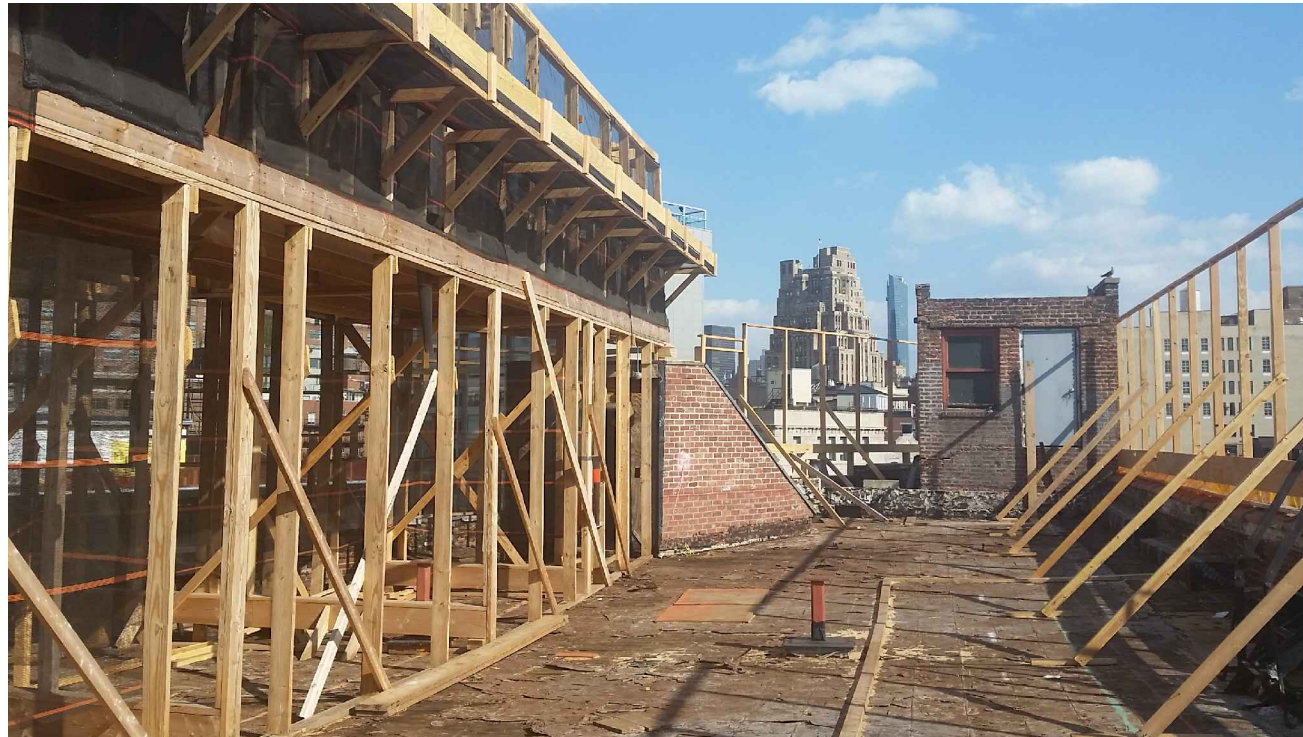
1 view from southeast corner
n.t.s.



2 view from west, looking east
n.t.s.



3 along west face side of bldg, looking north
n.t.s.



4 view from south west corner, looking east
n.t.s.



5 along north west side, looking east
n.t.s.



6 along north east side, looking west
n.t.s.

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rooftop addition
mock-up photos

job 15.03
scale n.t.s.

A4.8

penthouse rendering

proposed rooftop addition



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rooftop addition
penthouse rendering

job 15.03
scale n.t.s.

A4.9

exterior materials

images



1 latex paint - light gray
benjamin moore hc-168 chelsea gray



2 latex paint - medium gray
benjamin moore hc-167 amherst gray



3 latex paint - dark gray
benjamin moore hc-166 kendall charcoal



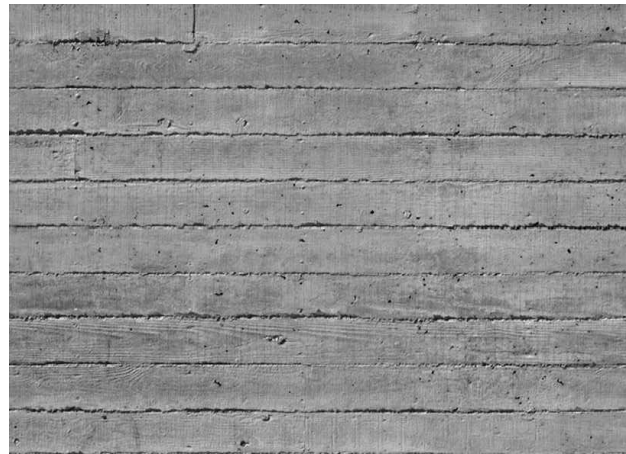
4 factory finish - taupe
metal sales mistique plus w31



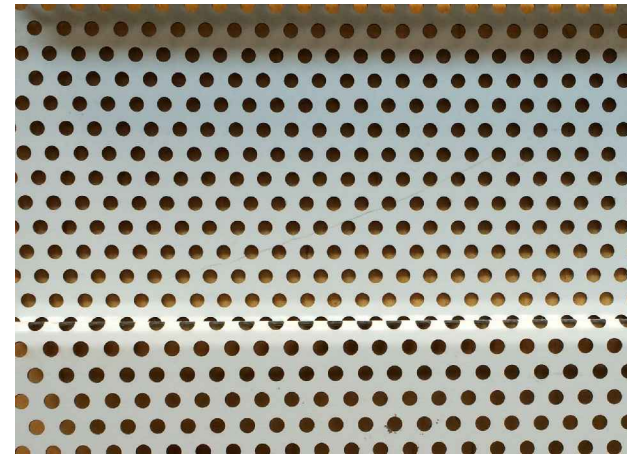
5 acoustic enclosure - painted dark gray
n.t.s.



6 zinc cladding - VMZinc Quart-Zinc
n.t.s.



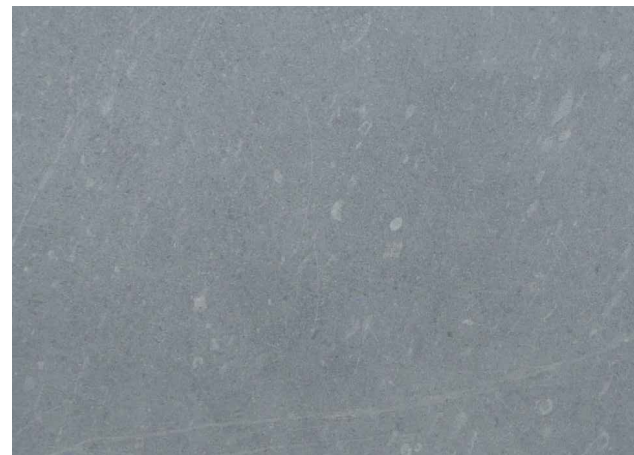
7 board-formed concrete - painted light gray
n.t.s. note: brick dimension to match existing



8 perforated metal panel - taupe
n.t.s.



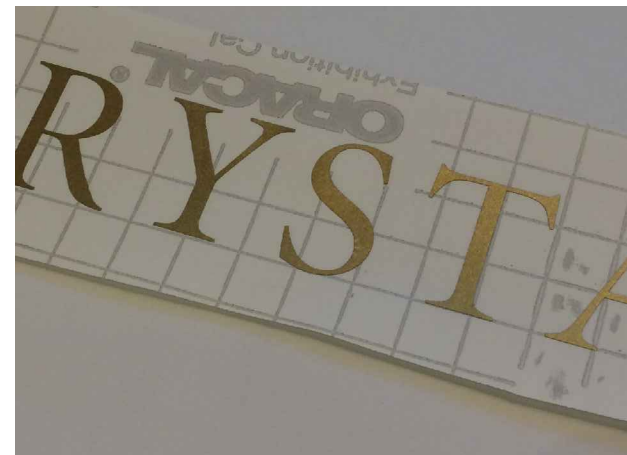
9 awning - obscure corrugated wire glass
n.t.s. note: proposed awning glass to be translucent



10 parapet coping - bluestone
n.t.s.



11 brass lettering, brushed and oxidized, 1/4" depth
n.t.s.



12 vinyl brass-colored lettering, adhered to glass
n.t.s.

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exterior materials

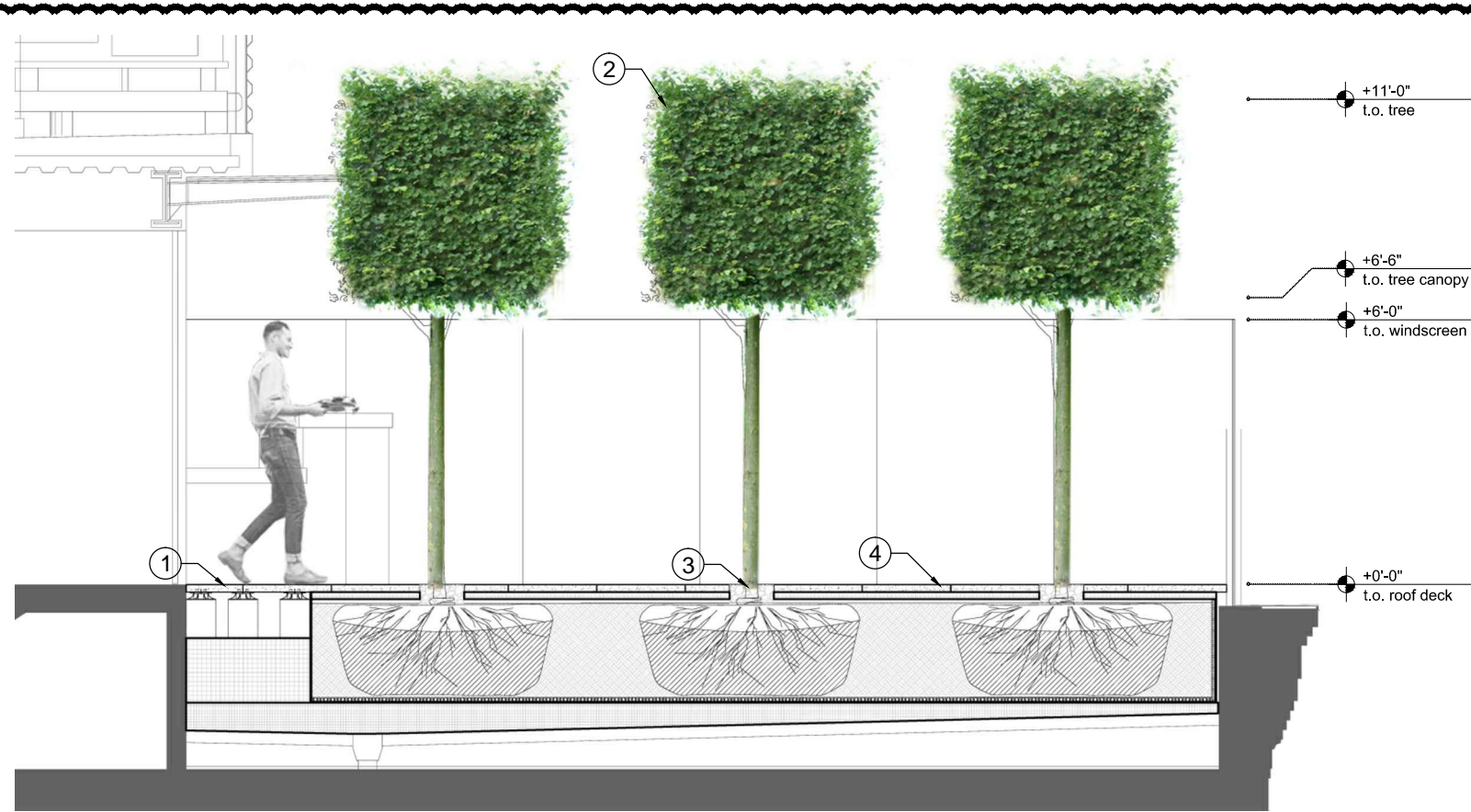
job 15.03
scale n.t.s.

A5.0

landscape design

materials and vegetation

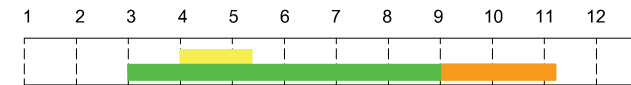
- ① stone pavers on pedestals
- ② pleached tree
- ③ decorative gravel
- ④ stone pavers on fibergrate



Acer campestre
hedge maple

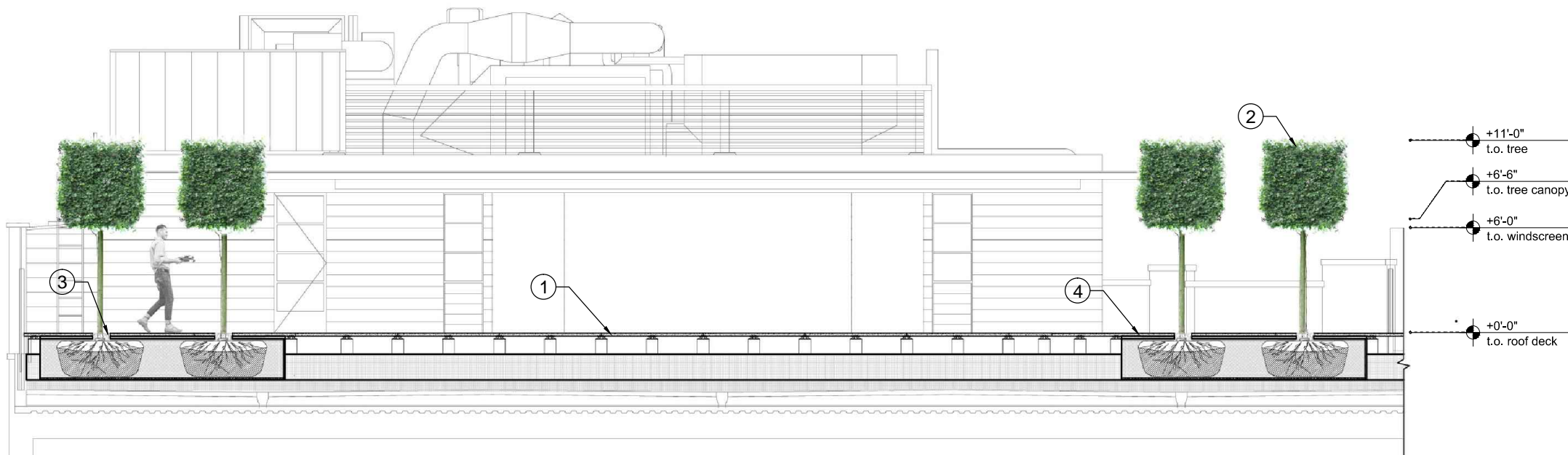
height: tree shall be pleached to maintain headroom of 6'-6" minimum, and maximum height of 10'-6" this is a small, low-branched, dense, rounded, deciduous tree that may be pruned to form a tall hedge.

calendar of bloom time and color:



1 roof terrace section
1/4" = 1' - 0"

3 tree species and bloom schedule
n.l.s.



2 roof terrace section
1/8" = 1' - 0"

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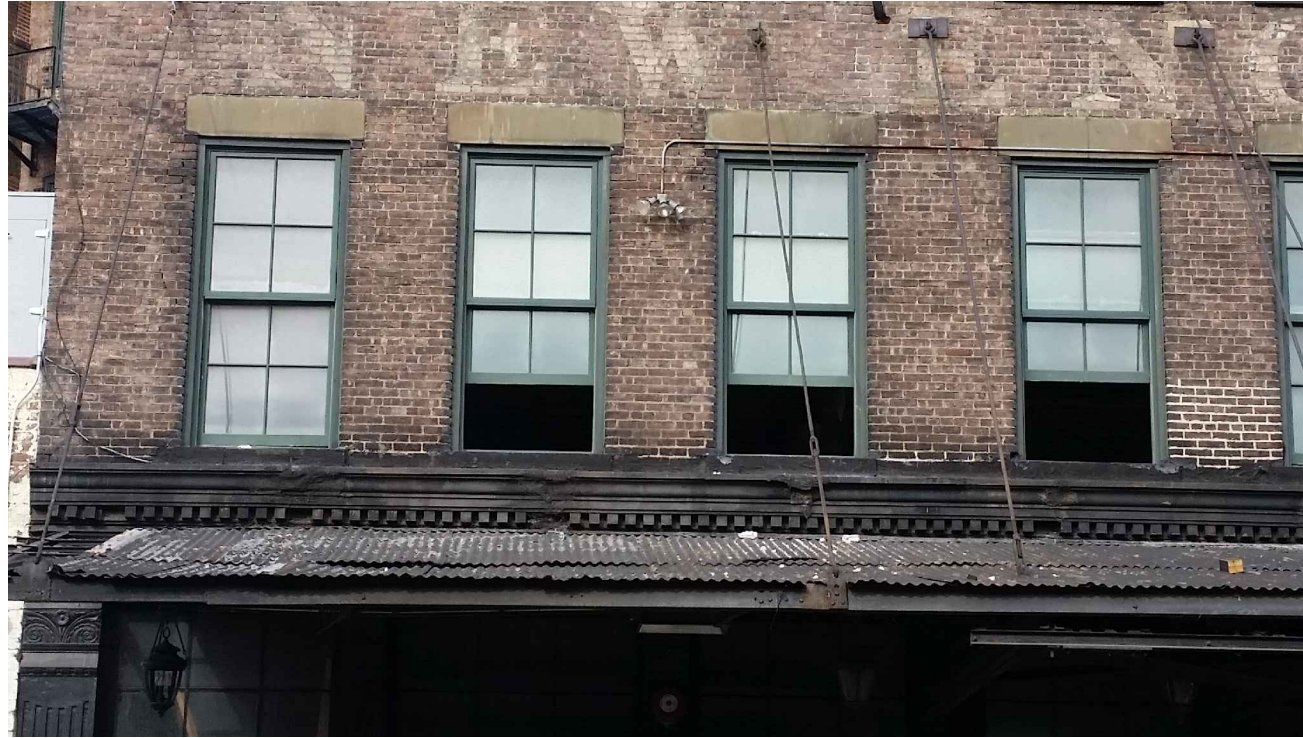
landscape design

job 15.03
scale as noted

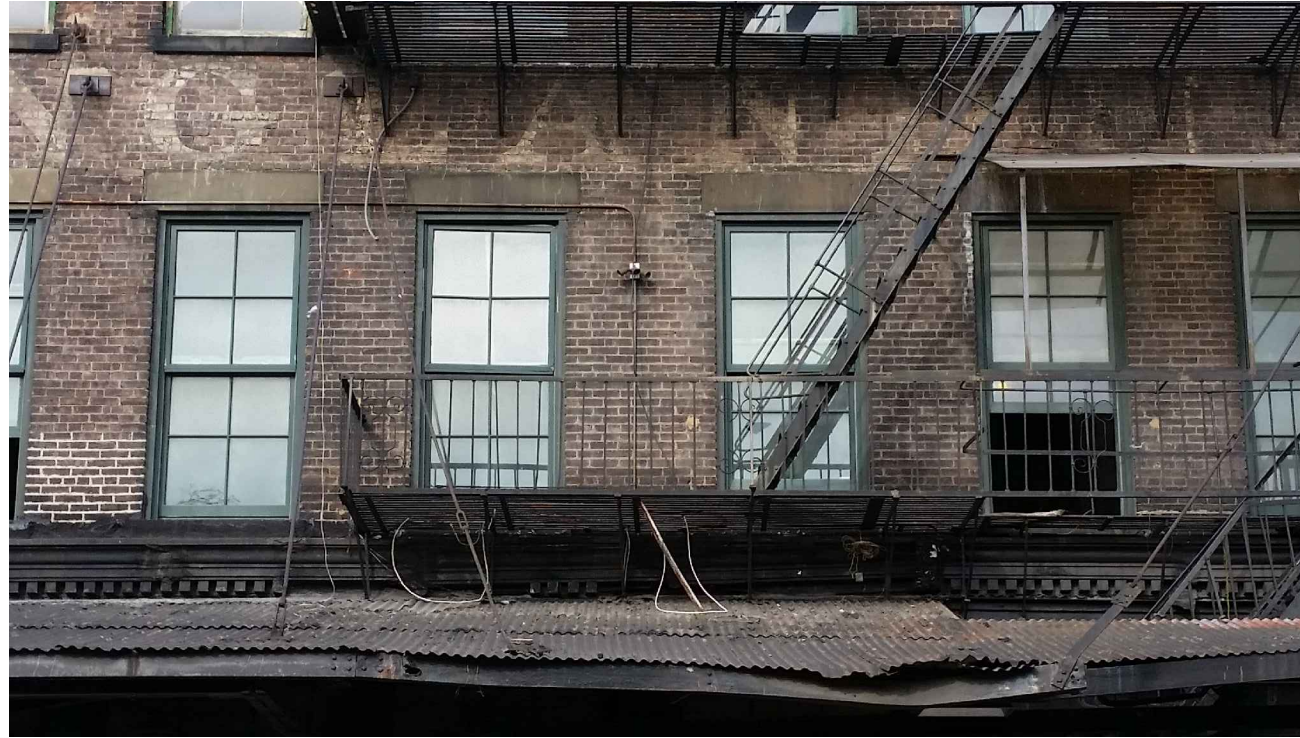
A5.1

awning replacement

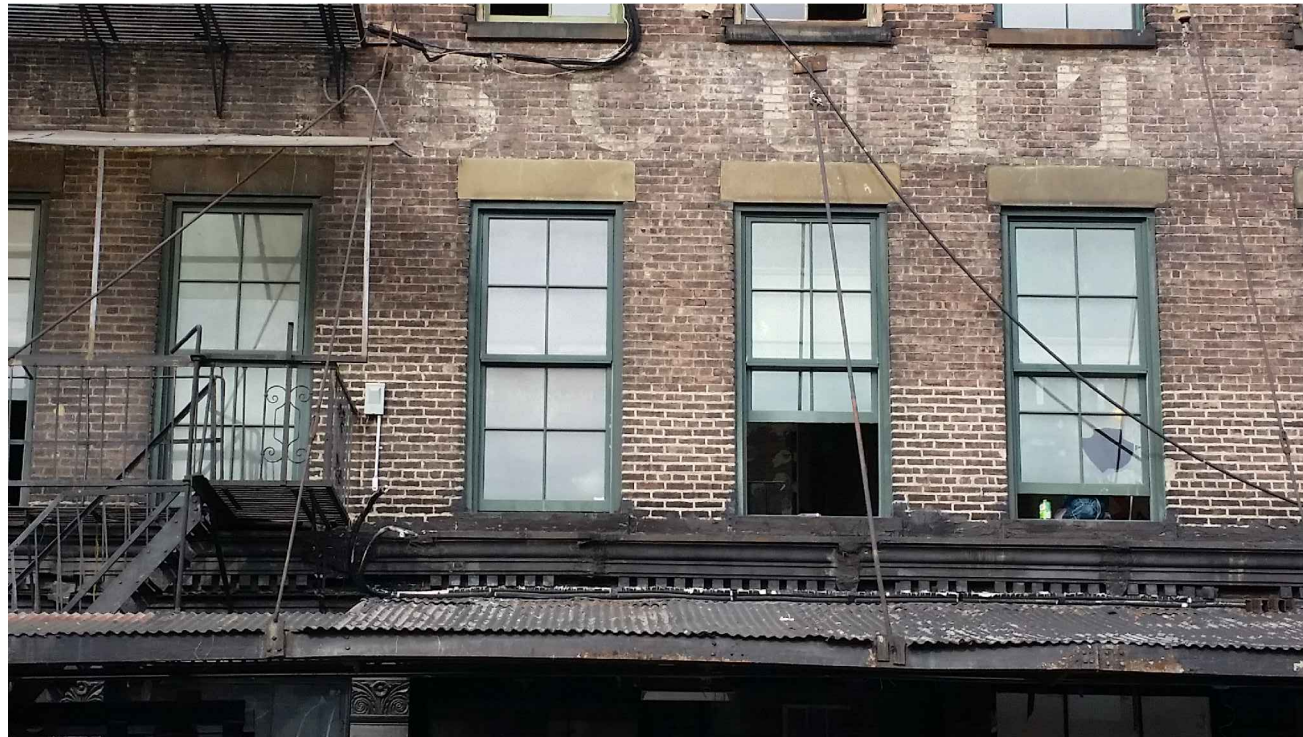
existing conditions photos



1 gansevoort street existing awning detail
n.t.s.



2 gansevoort street existing awning detail
n.t.s.



3 gansevoort street existing awning detail
n.t.s.



4 gansevoort street existing awning detail
n.t.s.



5 gansevoort street existing awning detail
n.t.s.

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existing conditions
photos

job 15.03
scale n.t.s.

A7.0

awning replacement

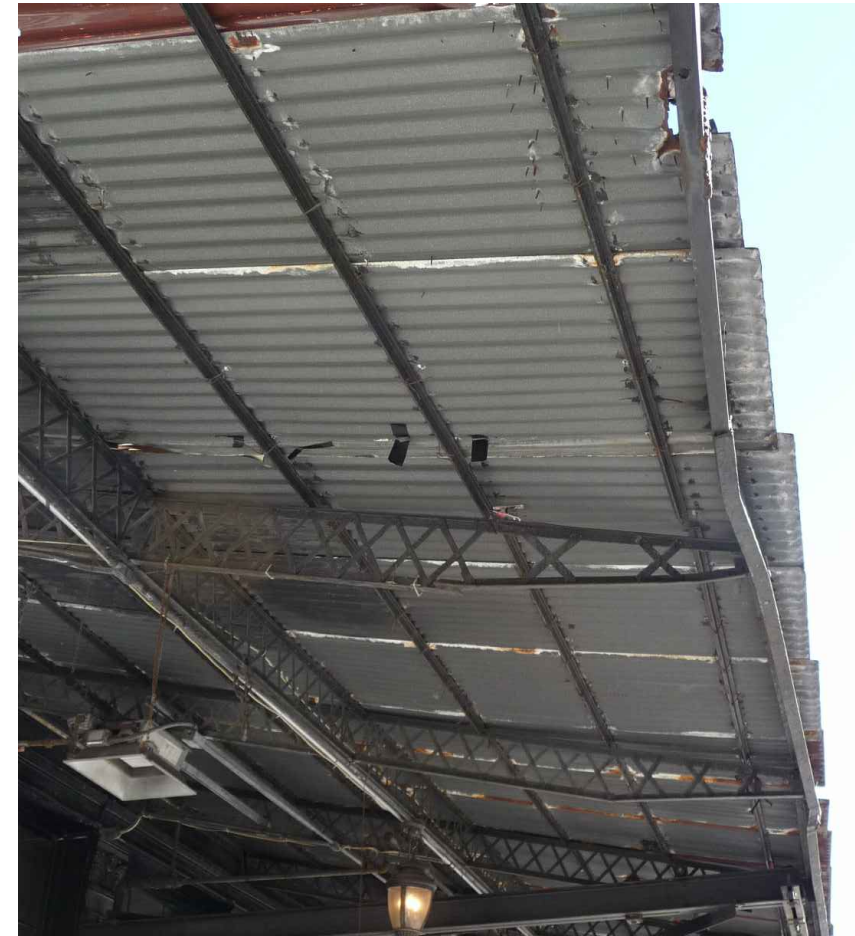
existing conditions photos



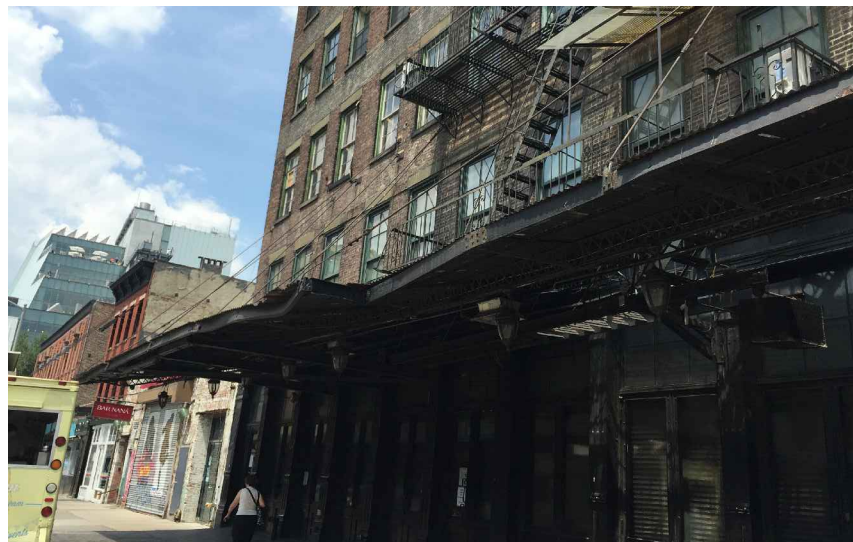
1 gansevoort street, view toward east with existing lighting
n.t.s.



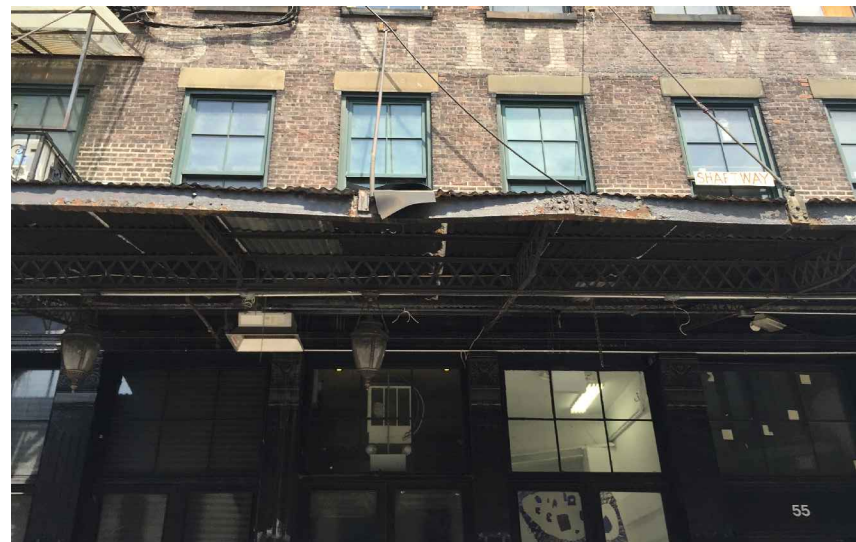
2 gansevoort street, view toward west with existing signage and lighting
n.t.s.



3 gansevoort street, west end of awning
n.t.s.



4 gansevoort street existing awning detail
n.t.s.



5 gansevoort street existing awning detail
n.t.s.



6 gansevoort street existing awning detail
n.t.s.

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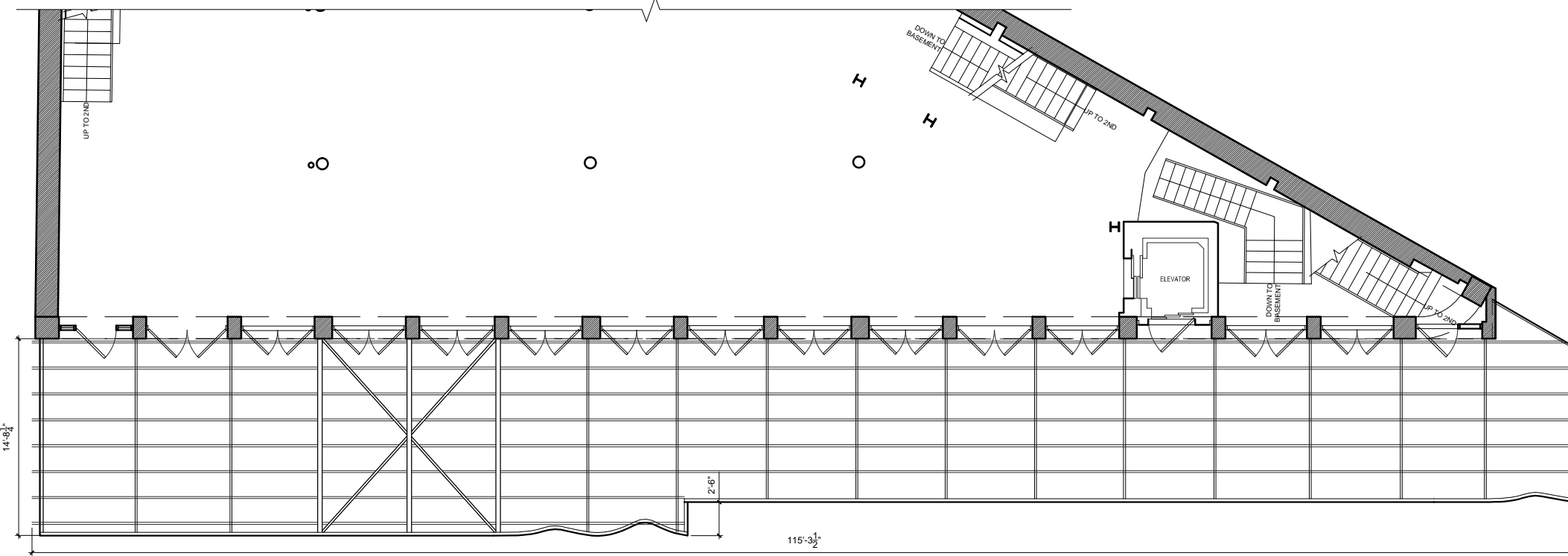
existing conditions
photos

job 15.03
scale n.t.s.

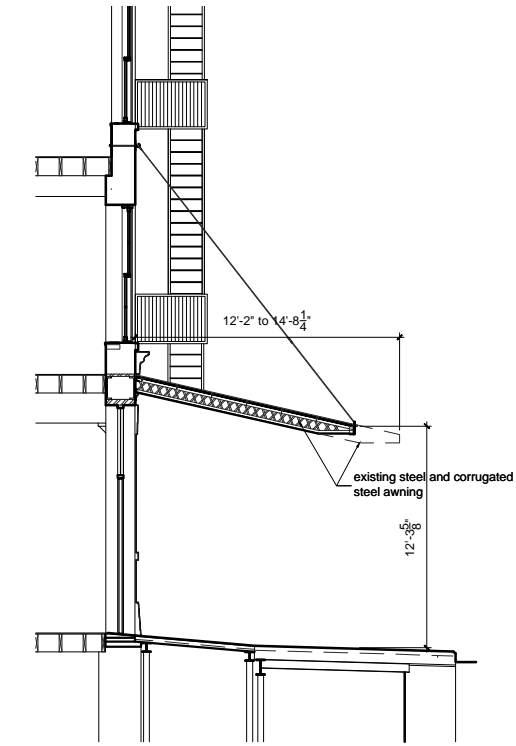
A7.1

awning replacement

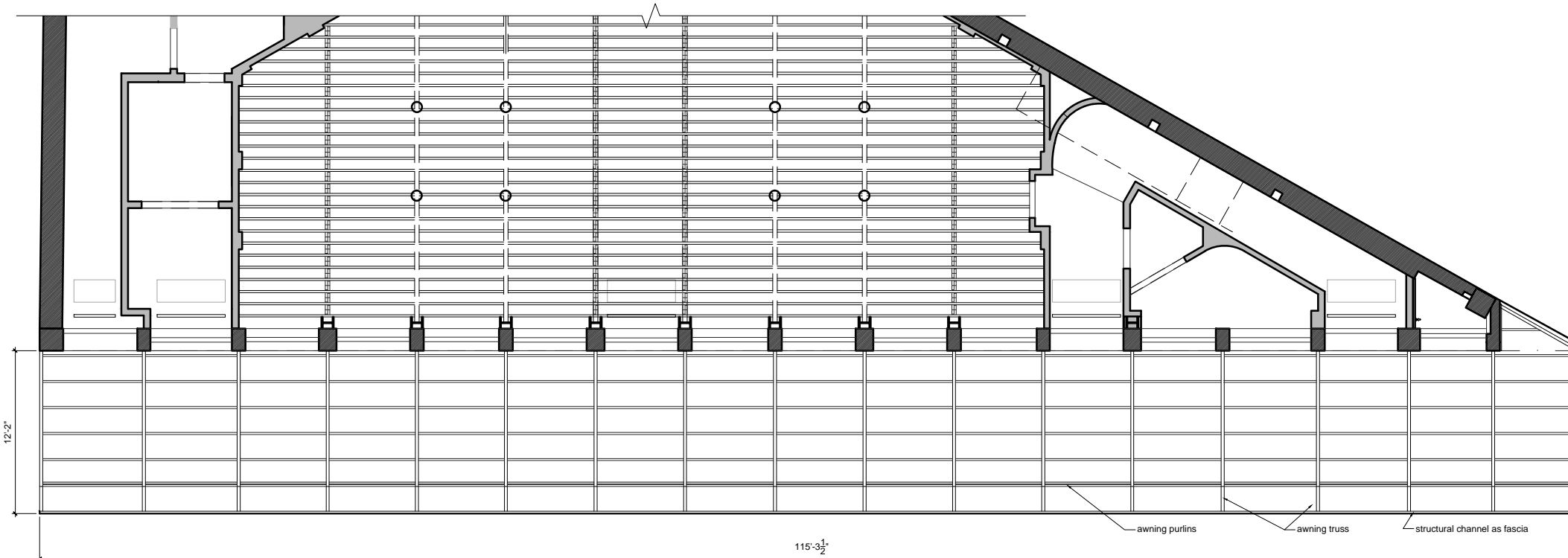
existing and proposed plans and sections



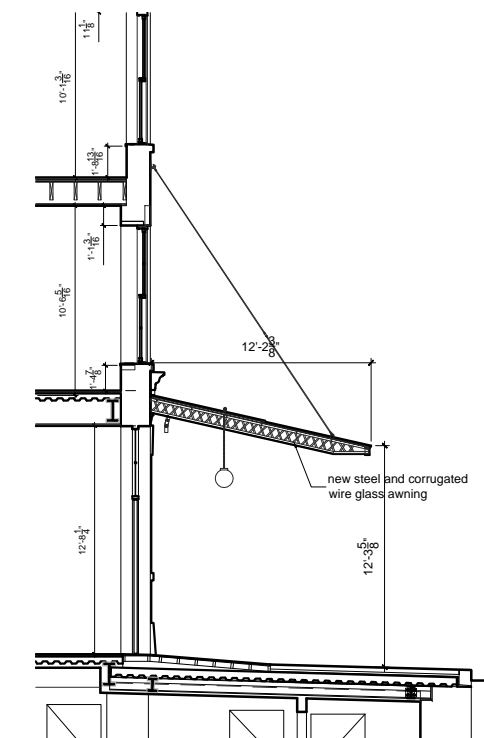
1 partial plan - existing awning
3/32" = 1'-0"



3 section - existing awning
3/32" = 1'-0"



2 partial plan - proposed awning
3/32" = 1'-0"



4 section - proposed awning
3/32" = 1'-0"

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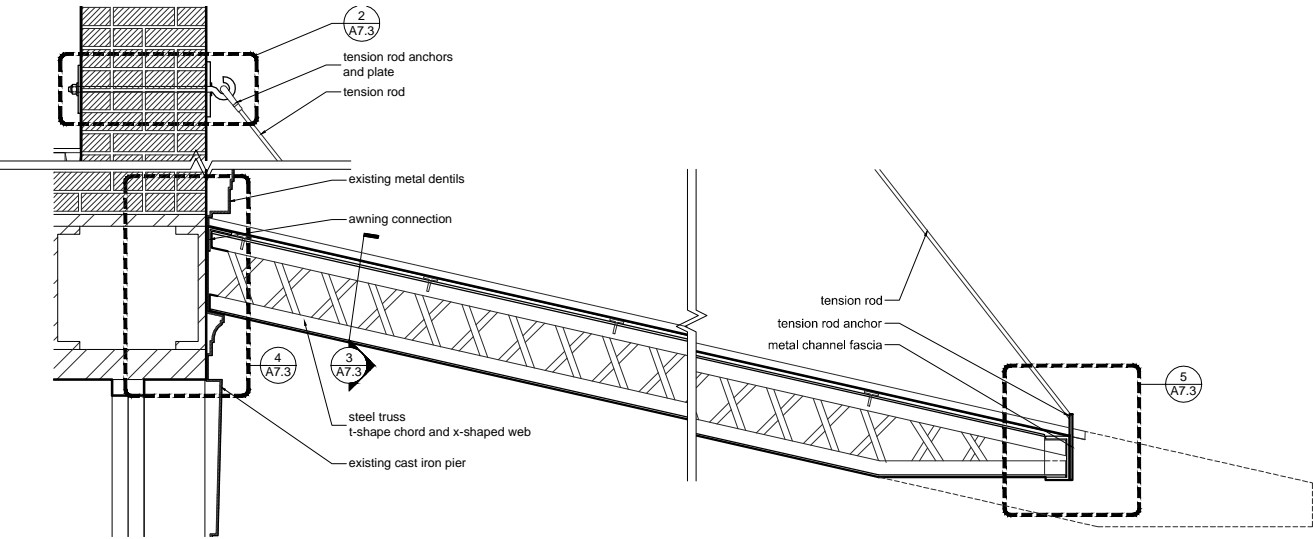
awning plans
existing and proposed

job 15.03
scale 3/32" = 1'-0"

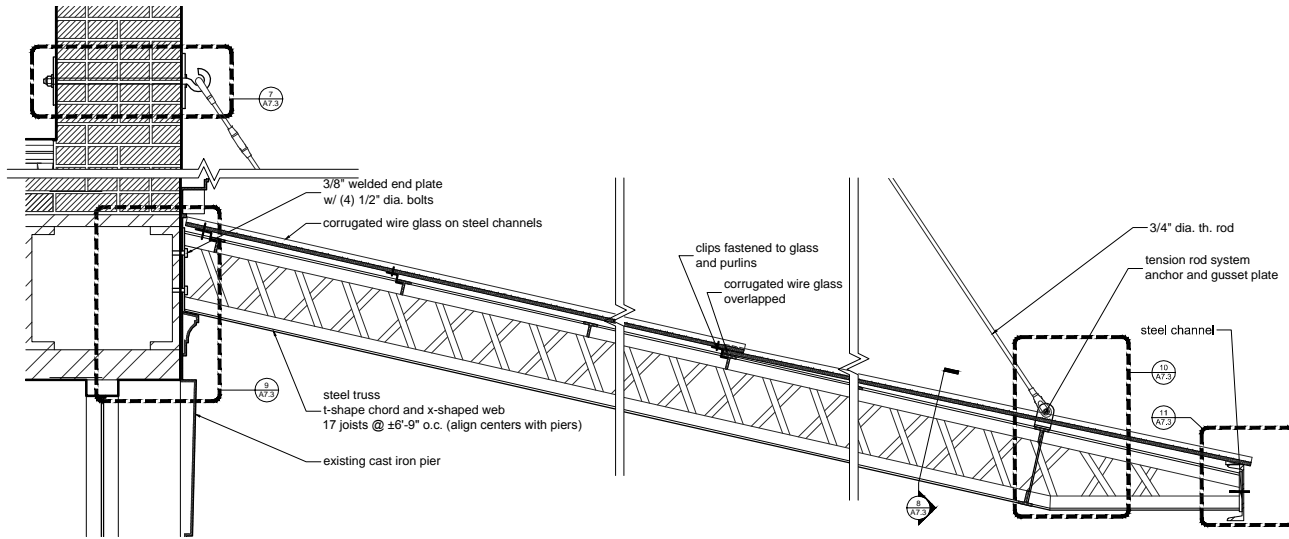
A7.2

awning replacement

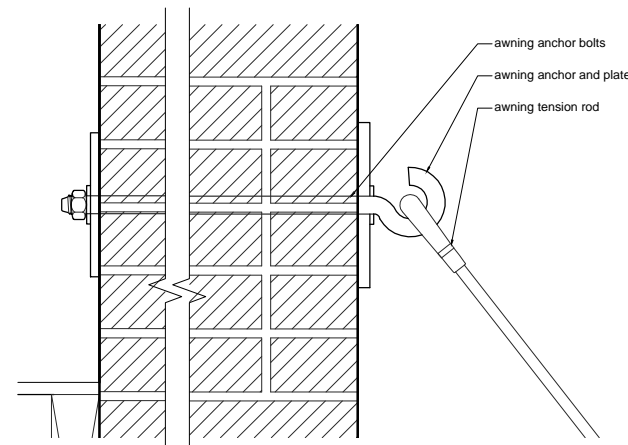
existing and proposed section details



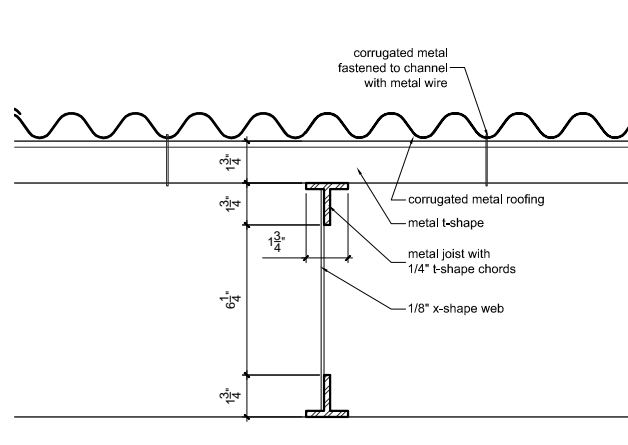
1 existing awning detail
1" = 1'-0"



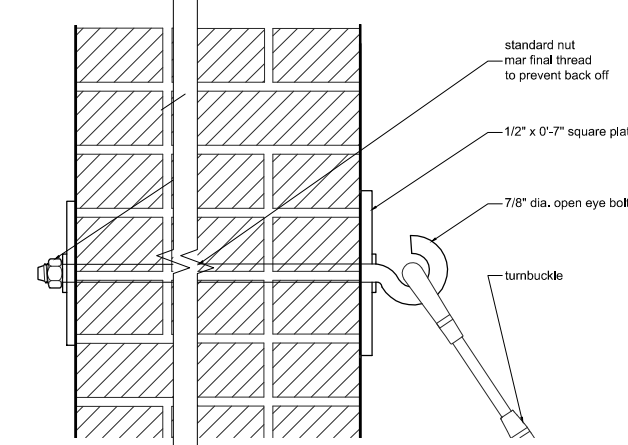
6 proposed awning detail
1" = 1'-0"



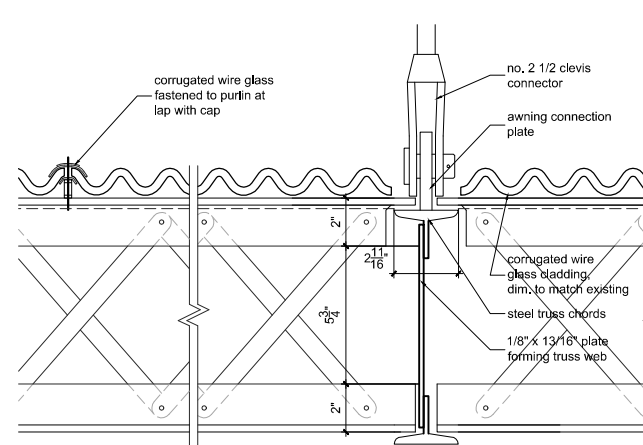
2 existing awning detail
3" = 1'-0"



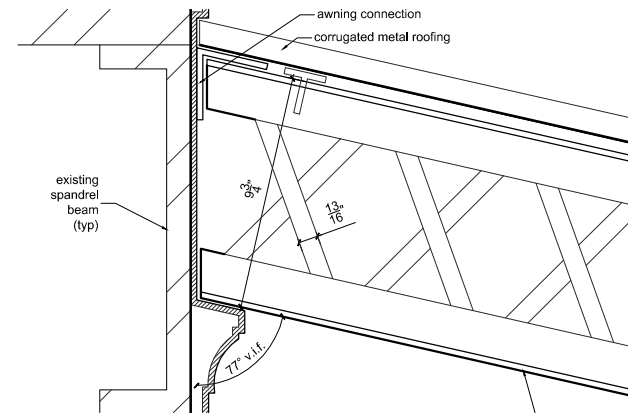
3 existing awning detail
3" = 1'-0"



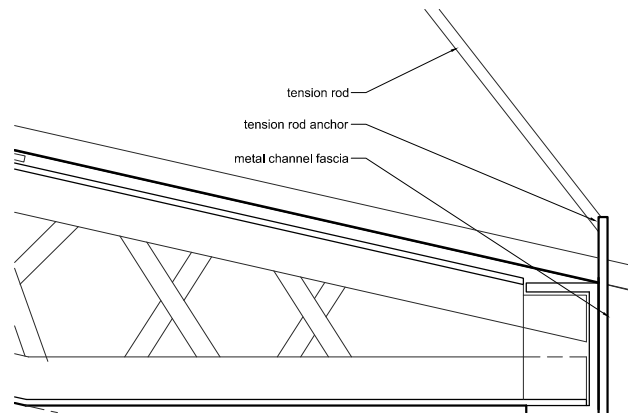
7 proposed awning detail
3" = 1'-0"



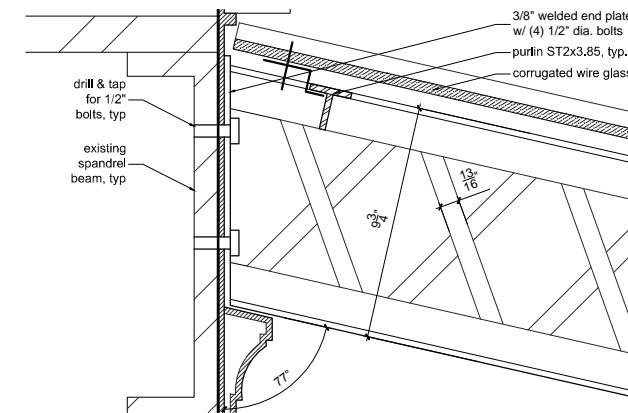
8 proposed awning detail
3" = 1'-0"



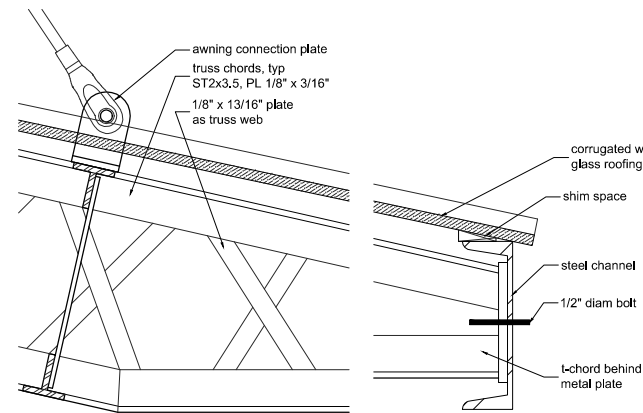
4 existing connection at masonry
3" = 1'-0"



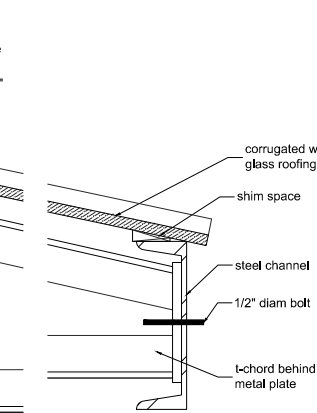
5 existing fascia
3" = 1'-0"



9 proposed connection at masonry
3" = 1'-0"



10 rod connection
3" = 1'-0"



11 proposed fascia
3" = 1'-0"

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awning details
existing and proposed

job 15.03
scale as noted

A7.3

storefront details

signage, lighting, and door modifications

- (C) area of work: modified doors
- 1 shielded strip led to highlight architectural features
- 2 surface-mounted monopoint fixtures concealed under awning, architectural illumination
- 3 new signage, refer to A9.3

- 4 pendant-hung fixtures, emergency/egress illumination
- 5 surface-mounted, monopoint fixtures concealed under awning, for egress at doorways
- 6 demolish existing concrete pad and handrail
- 7 demolish existing door, transom, and mailbox

- 8 demolish existing door, transom, and mailbox
- 9 new cast iron pier to match existing
- 10 new door with sidelites and transom to match existing
- 11 new double door with transom to match existing



1 existing storefront elevation
1/8" = 1'-0"



2 proposed storefront elevation
1/8" = 1'-0"

3 new vinyl signage applied to glass at transom behind pendant fixture, typ

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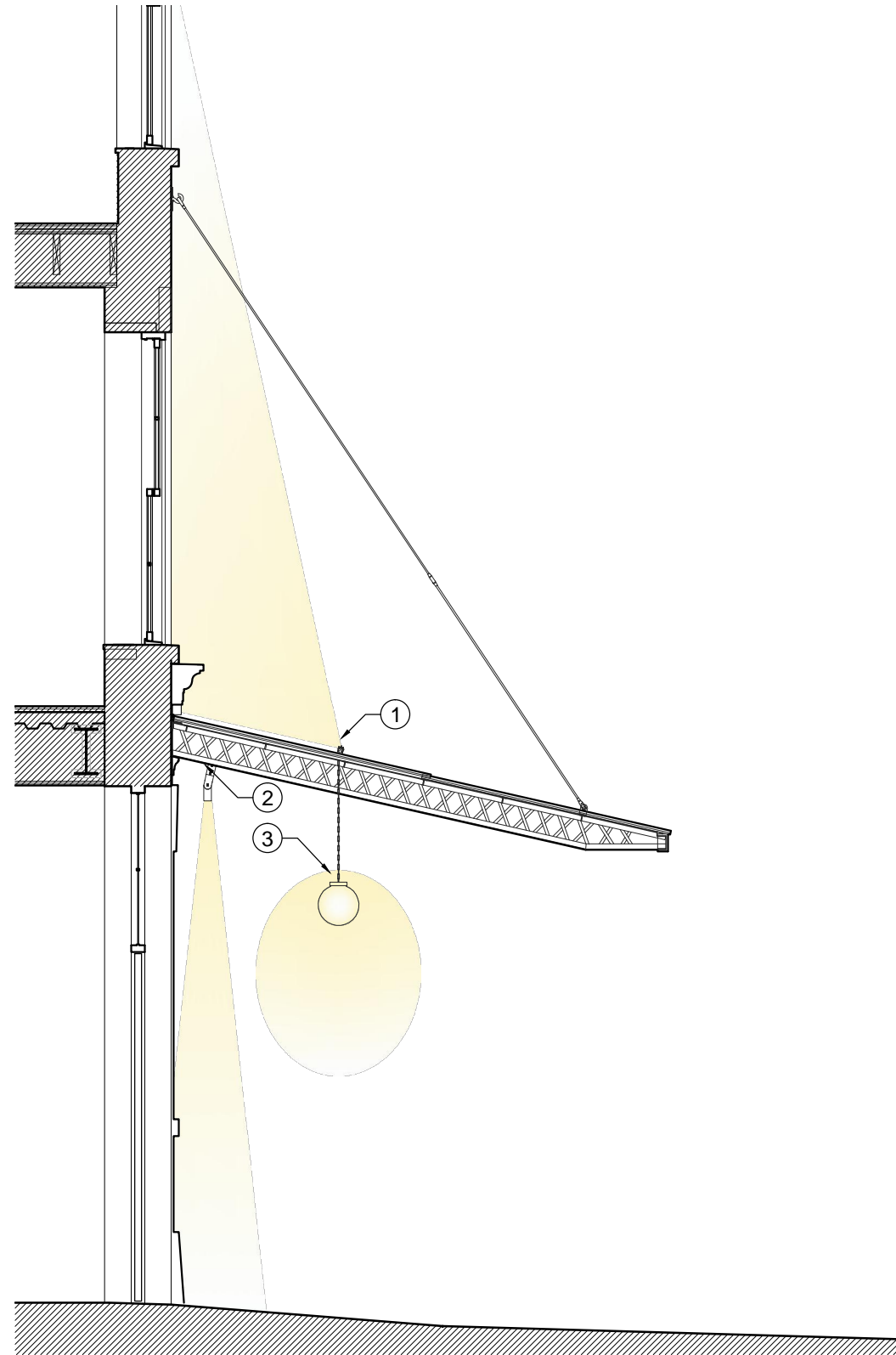
storefront details

job 15.03
scale 1/8" = 1'-0"

A9.0

exterior lighting

section detail



1 section
1/4" = 1'-0"



2 elevation detail
1/4" = 1'-0"

- () areas of work
- ① concealed strip led to highlight architectural features
- ② surface-mounted monopoint fixtures concealed under awning
- ③ 16" pendant-hung fixtures emergency/ egress illumination



3 strip led light - black
18.64" x 1.64" x 1.43"



4 surface mounted floodlight - black
7.5" x 2.25" x 2.25"



5 milk glass pendant - aged steel
16" x 16" x 17.5"

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exterior lighting
section and images

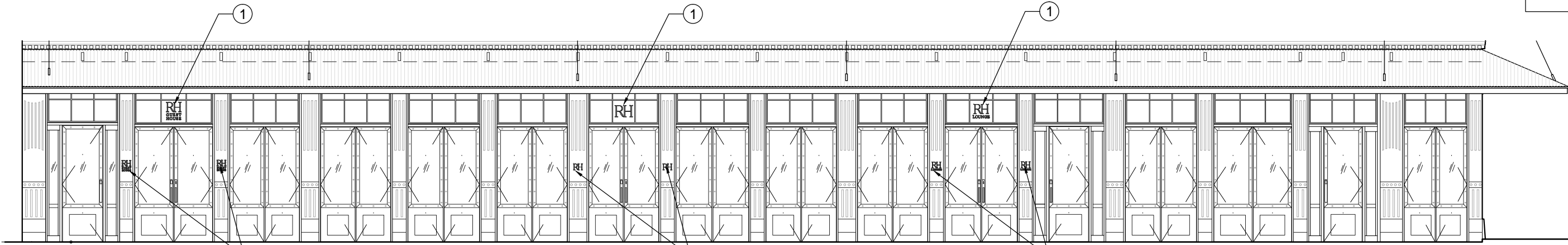
job 15.03
scale as noted

A9.1

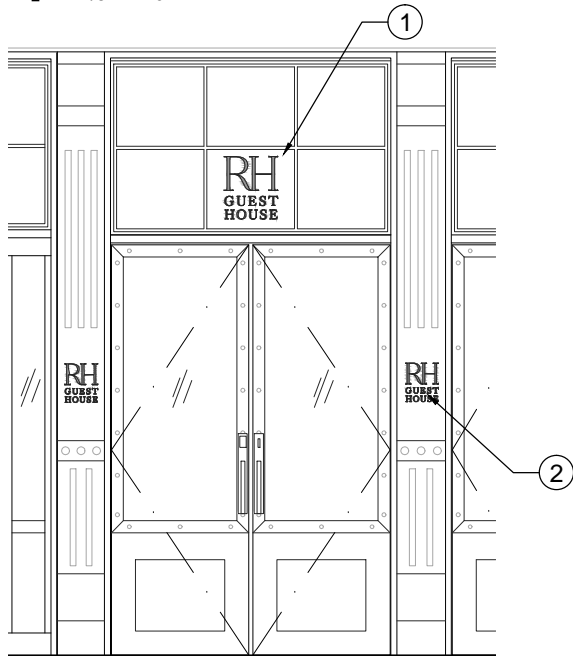
exterior signage

proposed signage sizes and locations

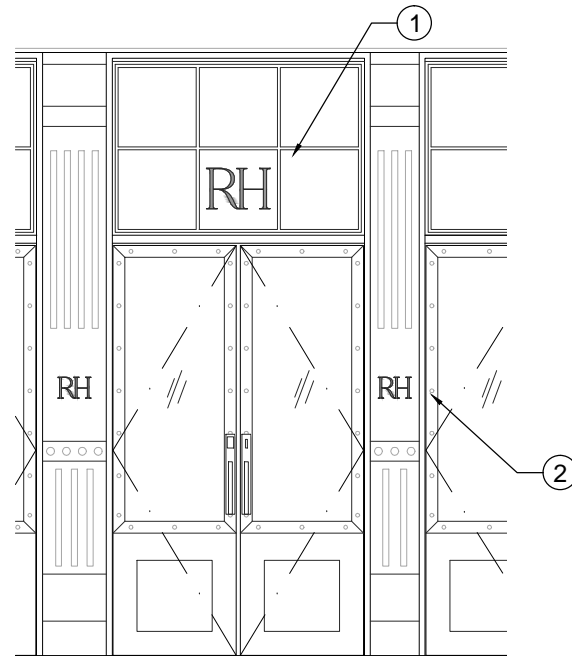
- ① signage: vinyl letters on glass
- ② signage: 1/4" depth, brushed and oxidized, brass lettering; adhered to pier



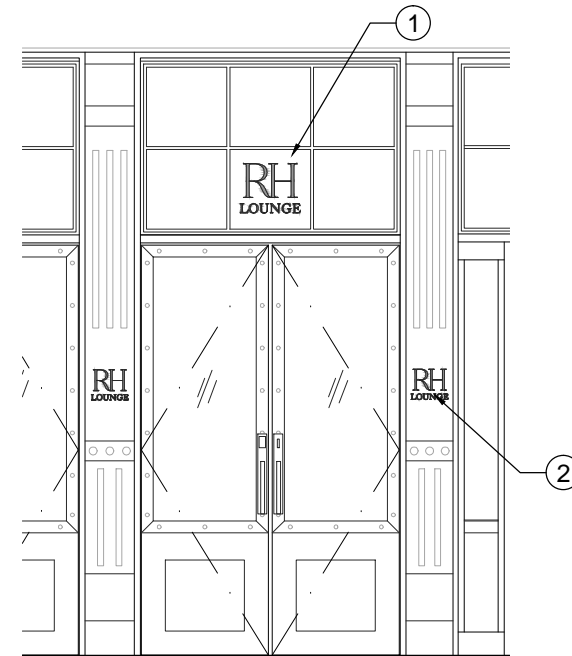
1 proposed storefront elevation
1/8" = 1'-0"



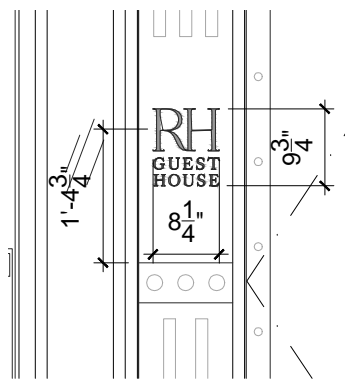
2 proposed signage at hotel entry
1/4" = 1'-0"



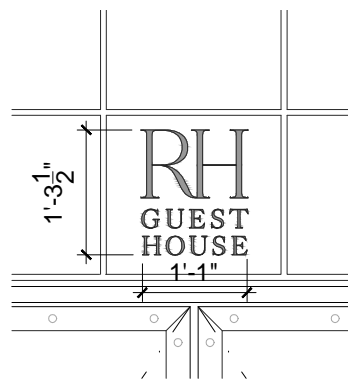
3 proposed signage at restaurant entry
1/4" = 1'-0"



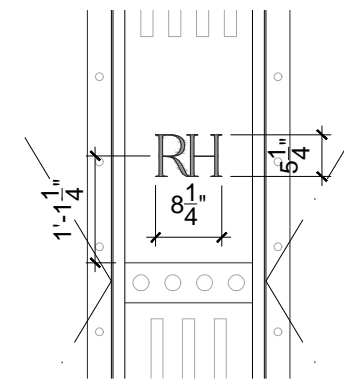
4 proposed signage at lounge entry
1/4" = 1'-0"



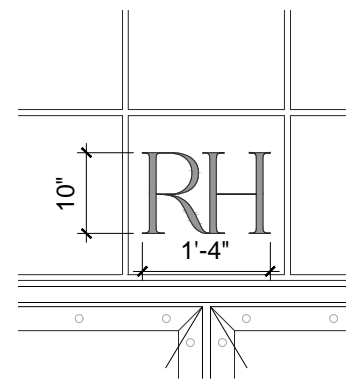
5 proposed - hotel entry
1/2" = 1'-0"



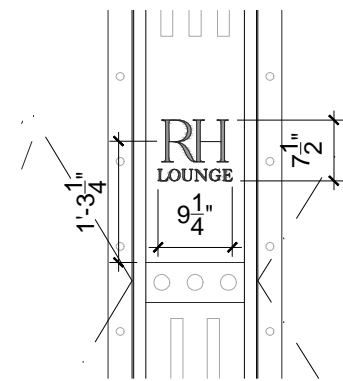
6 proposed - hotel entry
1/2" = 1'-0"



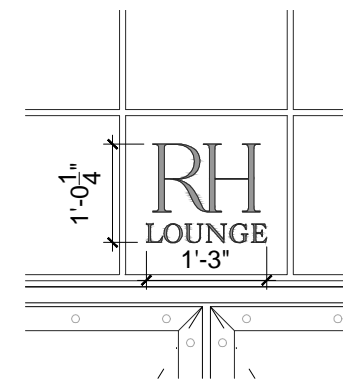
7 proposed - restaurant entry
1/2" = 1'-0"



8 proposed restaurant entry
1/2" = 1'-0"



9 proposed - lounge entry
1/2" = 1'-0"



10 proposed - lounge entry
1/2" = 1'-0"

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signage details

job 15.03
scale as noted

A9.2