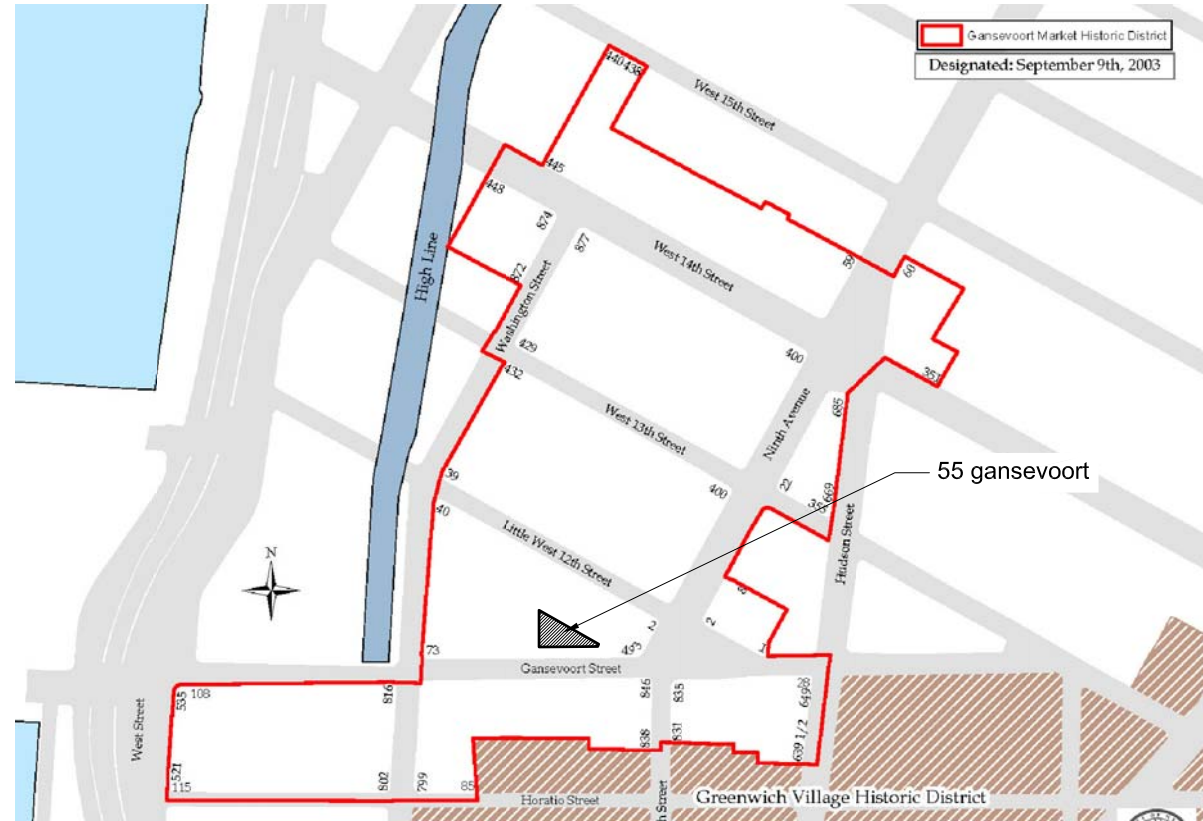


location and history

district map and historic photographs

legends



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.

drawing list

- A0.0 location and historic photographs
- A0.1 existing conditions photos
- A0.2 photos - neighborhood context
- A0.3 photos - neighborhood context
- A0.4 photos-precedents
- A1.0 exterior elevations
- A1.1 exterior elevations
- A1.2 exterior elevations
- A2.0 sections
- A3.0 roof plans - existing and proposed
- A3.1 floor plans - existing and proposed
- A4.0 proposed renderings
- A4.1 proposed renderings
- A4.2 proposed renderings
- A4.3 proposed renderings
- A4.4 proposed renderings
- A4.5 mock-up photos
- A5.0 exterior materials
- A5.1 roof landscaping
- A6.0 sidewalk - existing
- A6.1 sidewalk - proposed
- A6.2 sidewalk - sections
- A7.0 awning - photos - existing
- A7.1 awning - photos - existing
- A7.2 awning - plans
- A7.3 awning - details
- A8.0 north windows-photos
- A8.1 north windows-details
- A9.0 lighting elevation detail
- A9.1 lighting section
- A10.0 signage



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

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jim@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

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55 gansevoort street
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location and
historic photos
14 july 2016
scale n.t.s.
job 15.03

A0.0

existing conditions

exterior building views

legends



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



2 gansevoort street looking east
n.t.s.



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



4 east elevation - existing
n.t.s.



5 northeast elevation - existing
n.t.s.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jim@bgarch.com

structural engineer
gilsanz murray steffcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
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new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014

existing conditions
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scale n.t.s.
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A0.1

existing conditions

neighborhood context photos

legends



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.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014

neighborhood context
14 july 2016
scale n.t.s.
job 15.03

A0.2

existing conditions

neighborhood context photos

legends



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



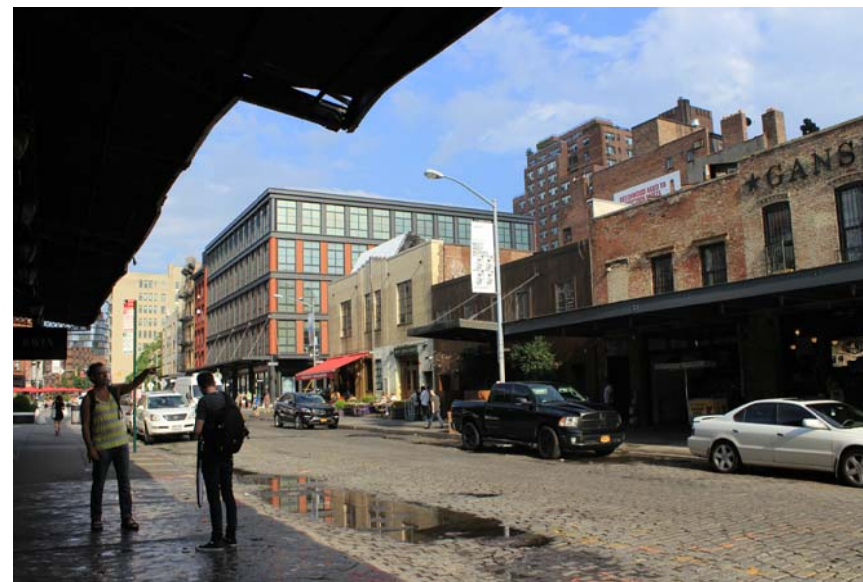
2 821 washington street
n.t.s.



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.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

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neighborhood context
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scale n.t.s.
job 15.03

A0.3

precedent images

district rooftop additions

legends



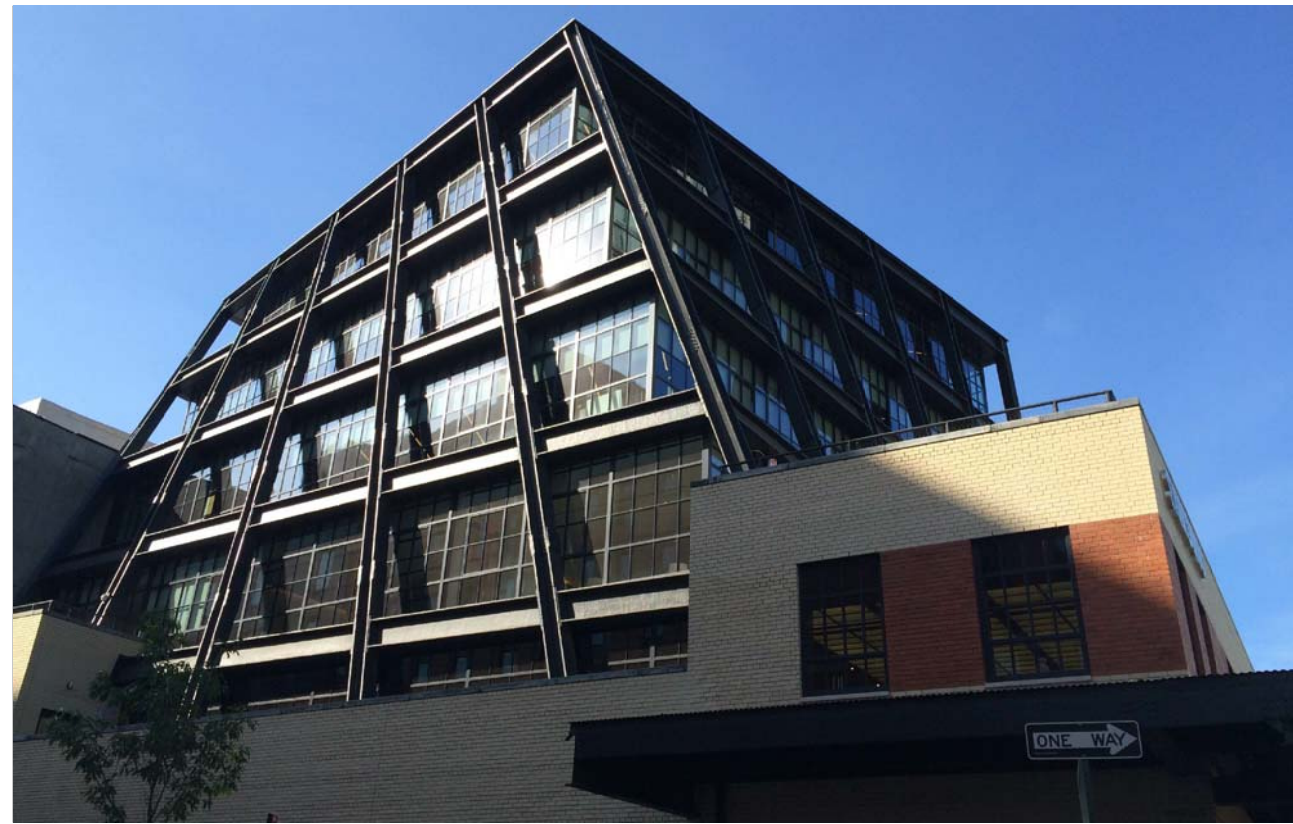
1 22-26 Little West 12th Street: Approved by LPC in 2012
n.t.s.



2 15 Little West 12th Street: new building approved by LPC in 2007
n.t.s.



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



6 874 Washington Street: Approved by LPC in 2005
n.t.s.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

landmarks set

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55 gansevoort street
new york, new york 10014

rooftop
precedent images
14 july 2016
scale n.t.s.
job 15.03

A0.3

architectural drawings

existing and proposed elevations

keyed notes

- 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 with new bluestone cap, brick to match existing
- ⑥ new penthouse brick veneer, painted: half slate
- ⑦ new acoustic enclosure, painted: half slate
- ⑧ new perforated screen, painted: half slate
- ⑨ new planters, 12'-0" max tree height

- ⑩ new fiberglass cornice to match original pressed metal cornice, painted: half slate
- ⑪ new pavilion with steel plate roof, brick veneer, painted: half slate
- ⑫ new cast iron column, painted: half slate
- 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: slate
- ⑰ new steel plate awning on steel angles, painted: slate

- ⑱ new exterior lighting, refer to A9.0

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

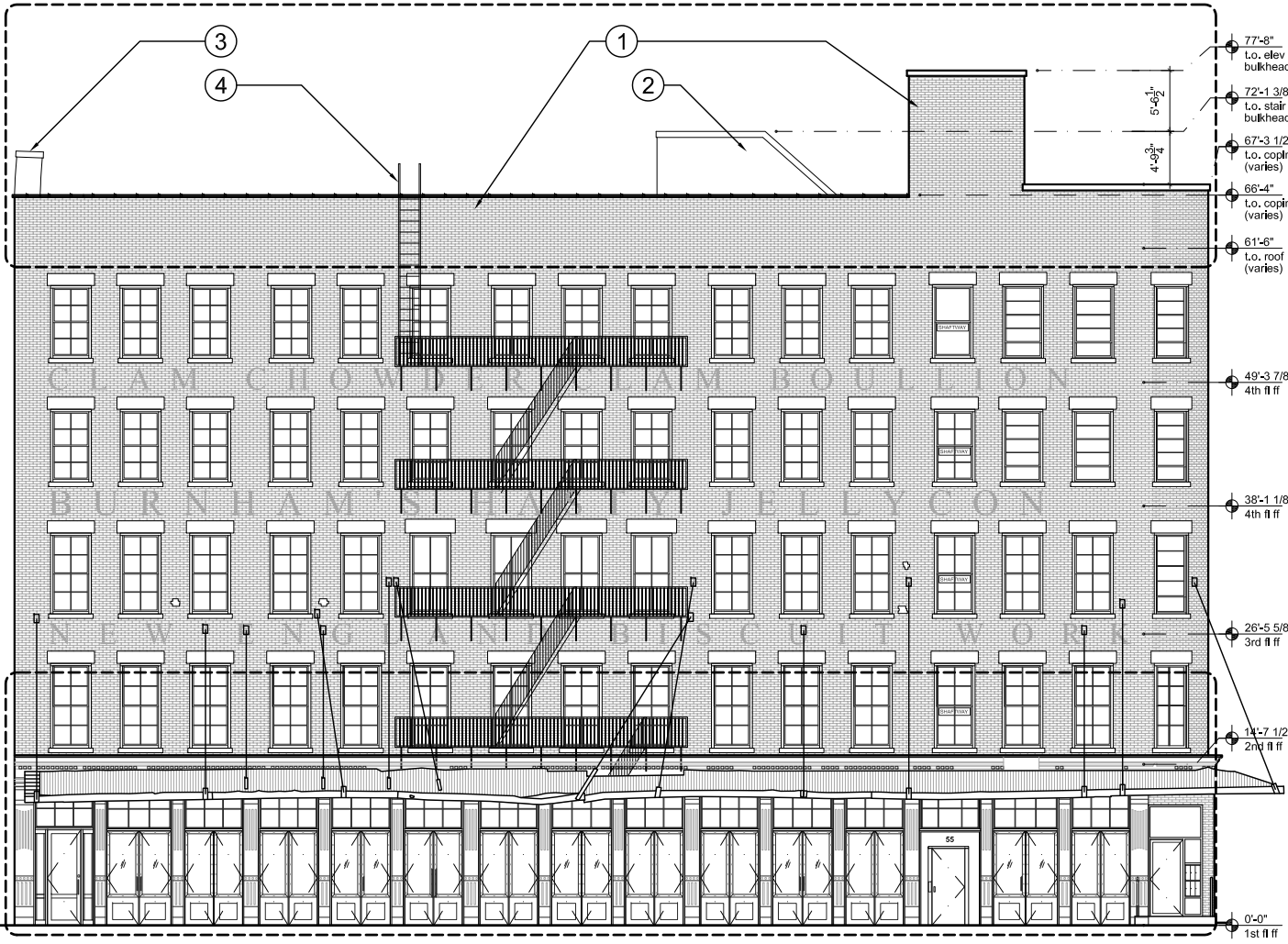
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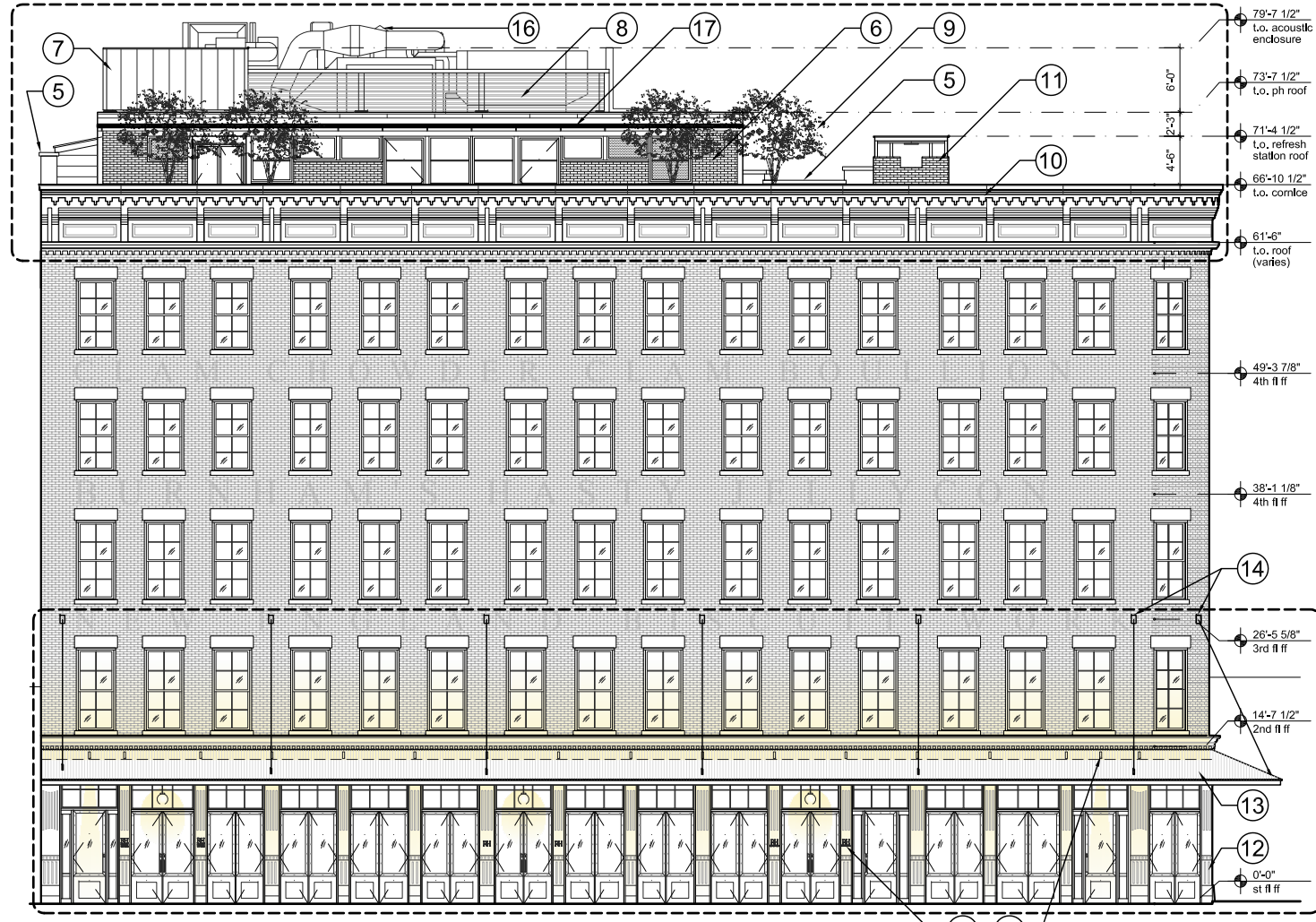
RH GUESTHOUSE
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new york, new york 10014
exterior elevations

14 july 2016
scale 1/8" = 1'-0"
job 15.03

A1.0



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



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

architectural drawings

existing and proposed elevations

keyed notes

- area of work
- ① demolish existing elevator bulkhead
- ② demolish existing stair bulkhead
- ③ demolish existing parapet to roof
- ④ new 3-wythe, parapet with bluestone cap, brick to match existing
- ⑤ new penthouse metal cladding, natural
- ⑥ new perforated screen, painted: half slate
- ⑦ new fiberglass cornice to match original pressed metal cornice; painted: half slate
- ⑧ new pavilion with steel plate roof; brick veneer, painted: half slate
- ⑨ new steel plate awning on steel angles, painted: half slate
- ⑩ mechanical equipment; painted: slate
- ⑪ protect all ghost signs

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

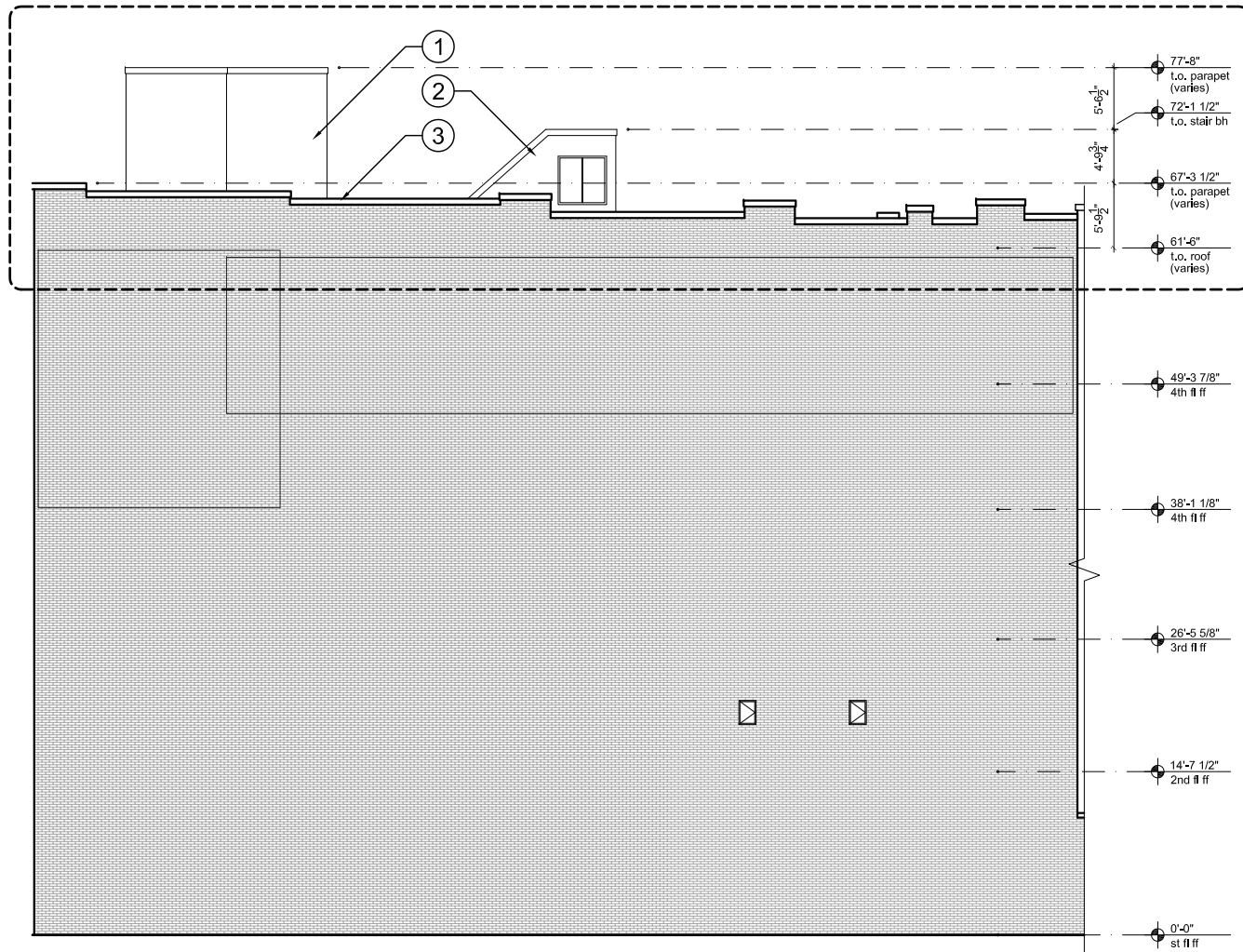
expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

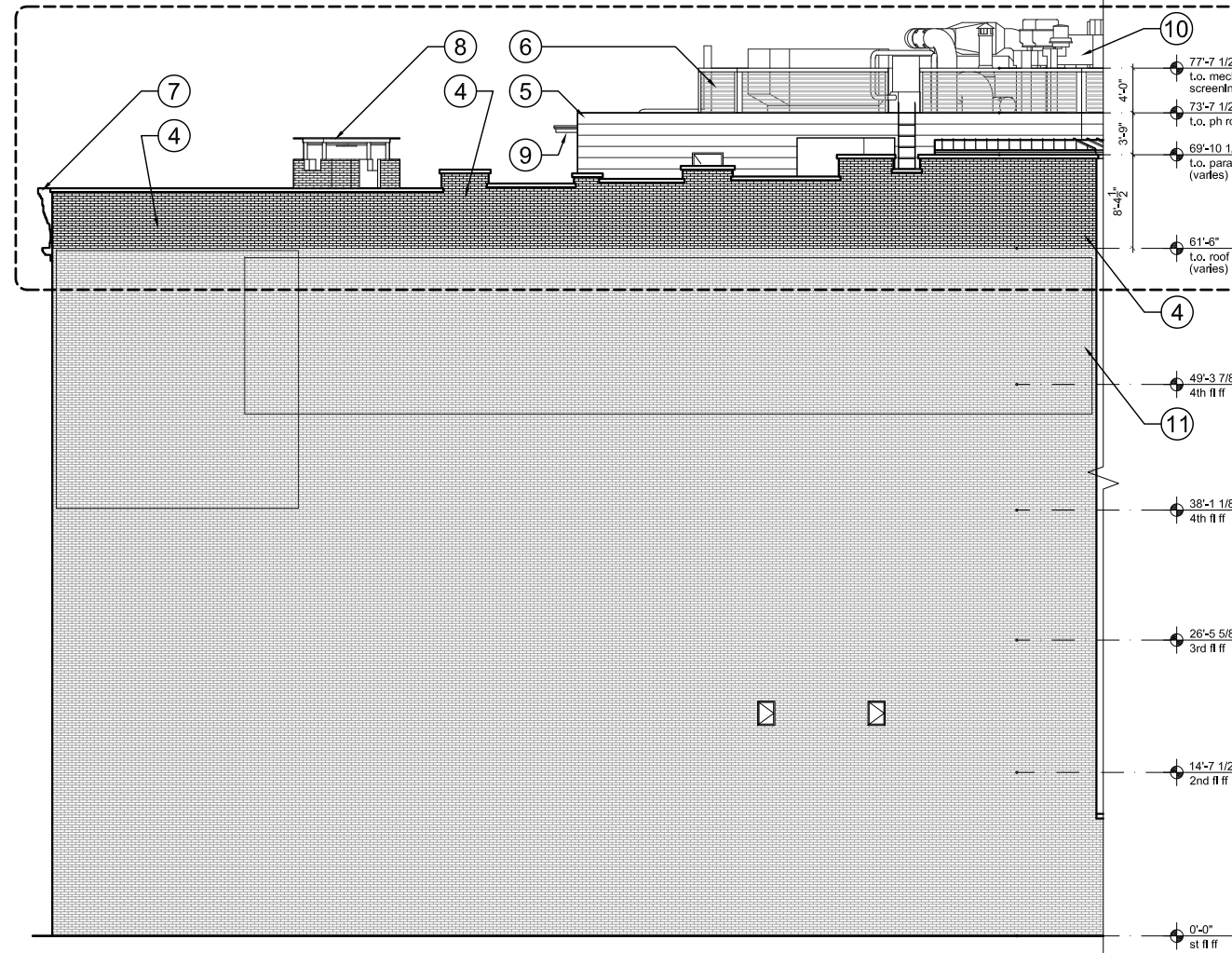
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landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
exterior elevations
existing and proposed
14 july 2016
scale 1/8" = 1'-0"
job 15.03



5 existing elevation - northeast
1/8" = 1'-0"



6 proposed elevation - northeast
1/8" = 1'-0"

architectural drawings

existing and proposed elevations

keyed notes

- area of work
- ① demolish existing elevator bulkhead and parapet
- ② demolish existing stair bulkhead
- ③ demolish existing chimney new 3-wythe parapet with bluestone cap, brick to match existing
- ④

- ⑤ new penthouse; metal cladding, natural zinc color
- ⑥ new perforated screen; painted, half slate
- ⑦ new fiberglass cornice to match original pressed metal cornice; painted, half slate
- ⑧ new pavilion with steel plate roof; brick veneer, painted half slate

- ⑨ steel plate awning on steel angles, painted half slate
- ⑩ new acoustic enclosure; painted, half slate
- ⑪ remove mechanical ducts and connections
- ⑫ protect all ghost signs
- ⑬ opaque panel behind windows, painted dark gray, refer to A8.0

- ⑭ new mechanical balcony
- ⑮ dismantle existing fire escape
- ⑯ new awning anchor points
- ⑰ new corrugated wire glass awning, trusses painted slate, refer to A7.0
- ⑱ dismantle existing awning and anchor points

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

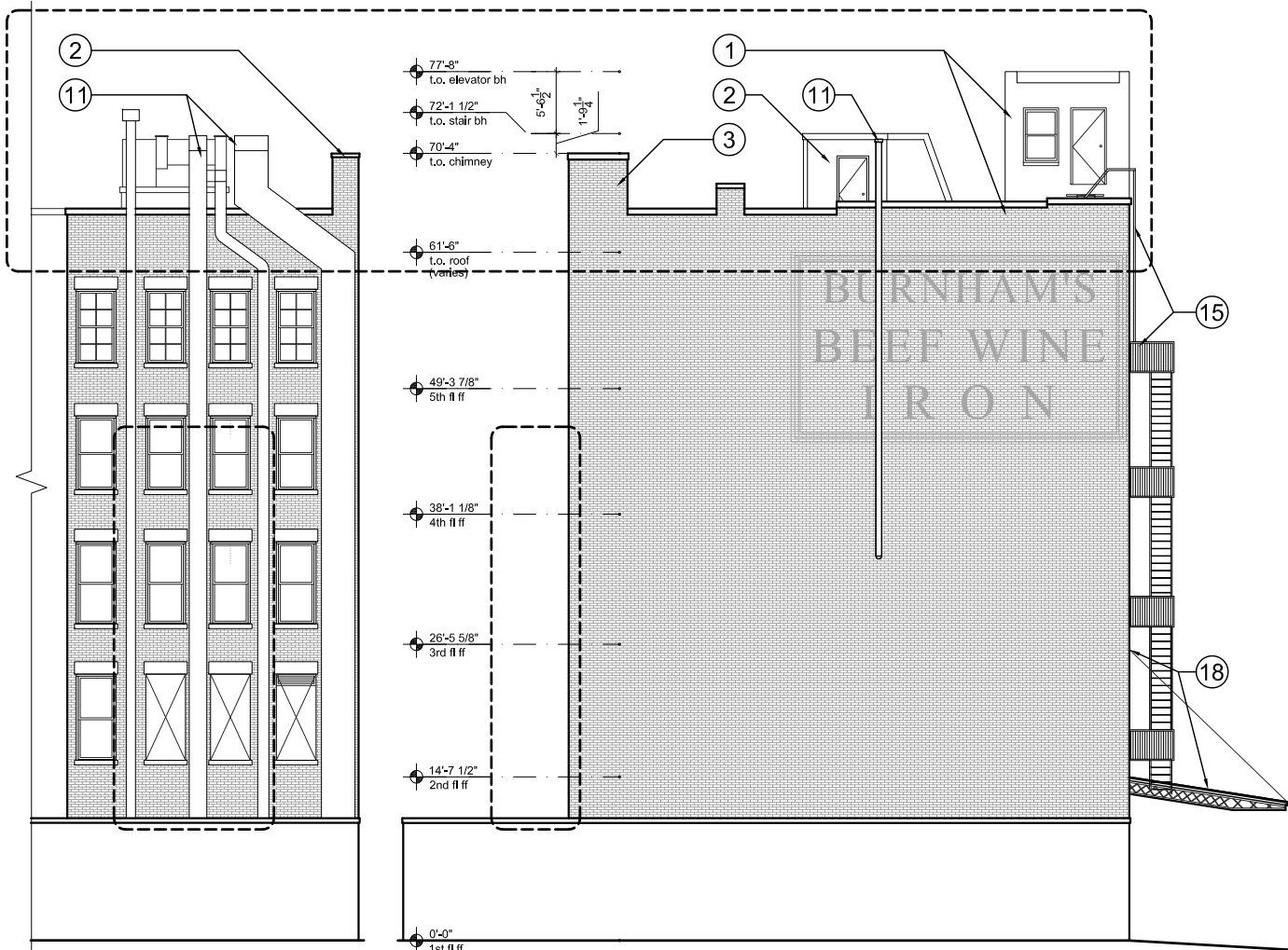
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

landmarks set

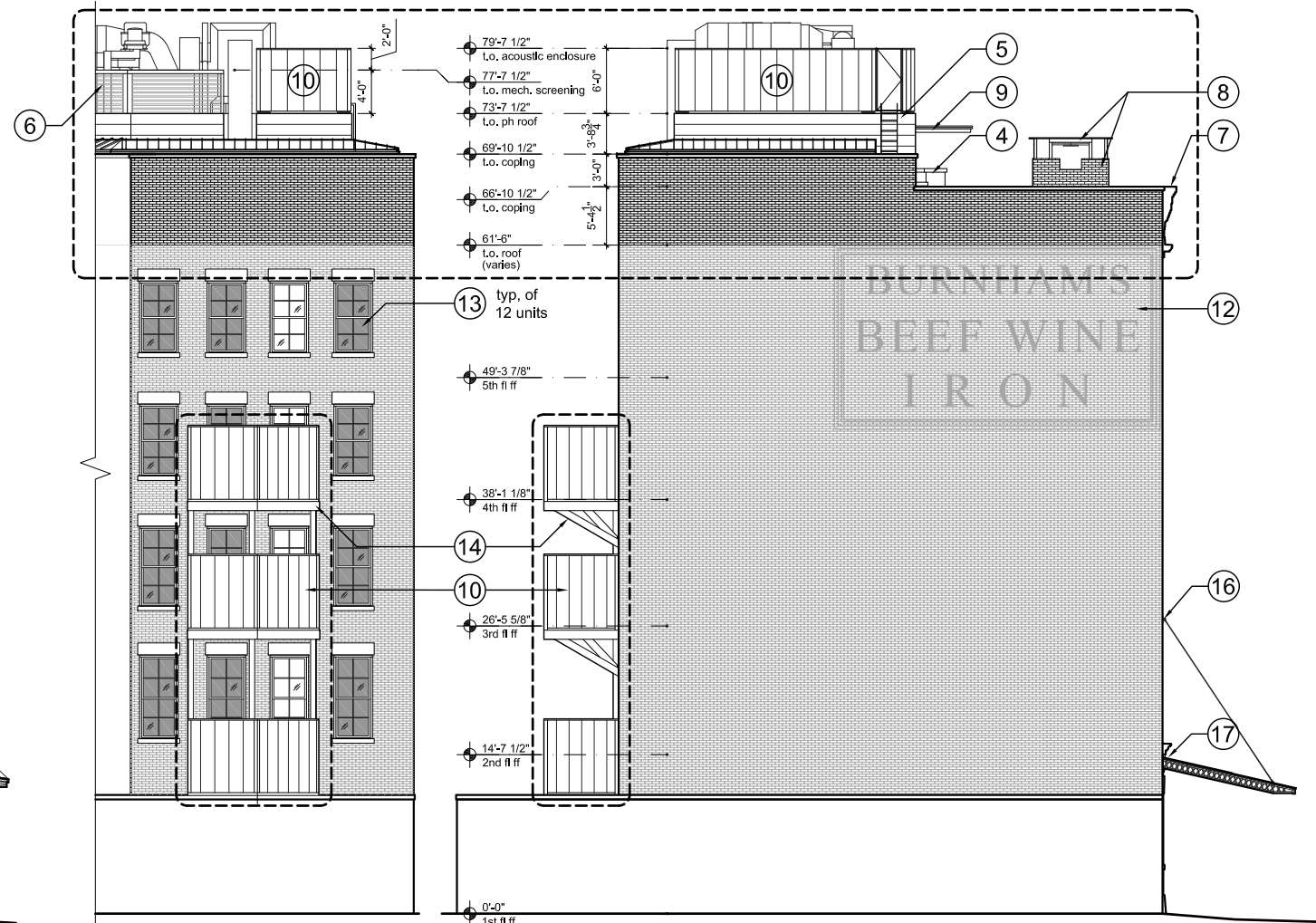
RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
exterior elevations
proposed and existing
14 july 2016
scale 1/8" = 1'-0"
job 15.03

A1.2



5 existing elevation - north
1/8" = 1'-0"

6 existing elevation - west
1/8" = 1'-0"



7 proposed elevation - north
1/8" = 1'-0"

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

architectural drawings

existing and proposed sections

keyed notes

- scope of work
- ① demolish existing elevator bulkhead and parapet
- ② demolish existing stair bulkhead
- ③ new perforated screen, painted half slate
- ④ new planters, 12'-0" max tree height
- ⑤ new fiberglass cornice to match original pressed metal cornice, painted half slate
- ⑥ new 3-wythe parapet with bluestone cap, brick to match existing
- ⑦ new pavilion with steel plate roof; brick veneer, painted half slate
- ⑧ new granite flags and curb, refer to A6.0
- ⑨ dismantle existing awning and connection points
- ⑩ new corrugated wire glass awning, trusses painted dark gray, refer to A7.0
- ⑪ new awning anchor points

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jim@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

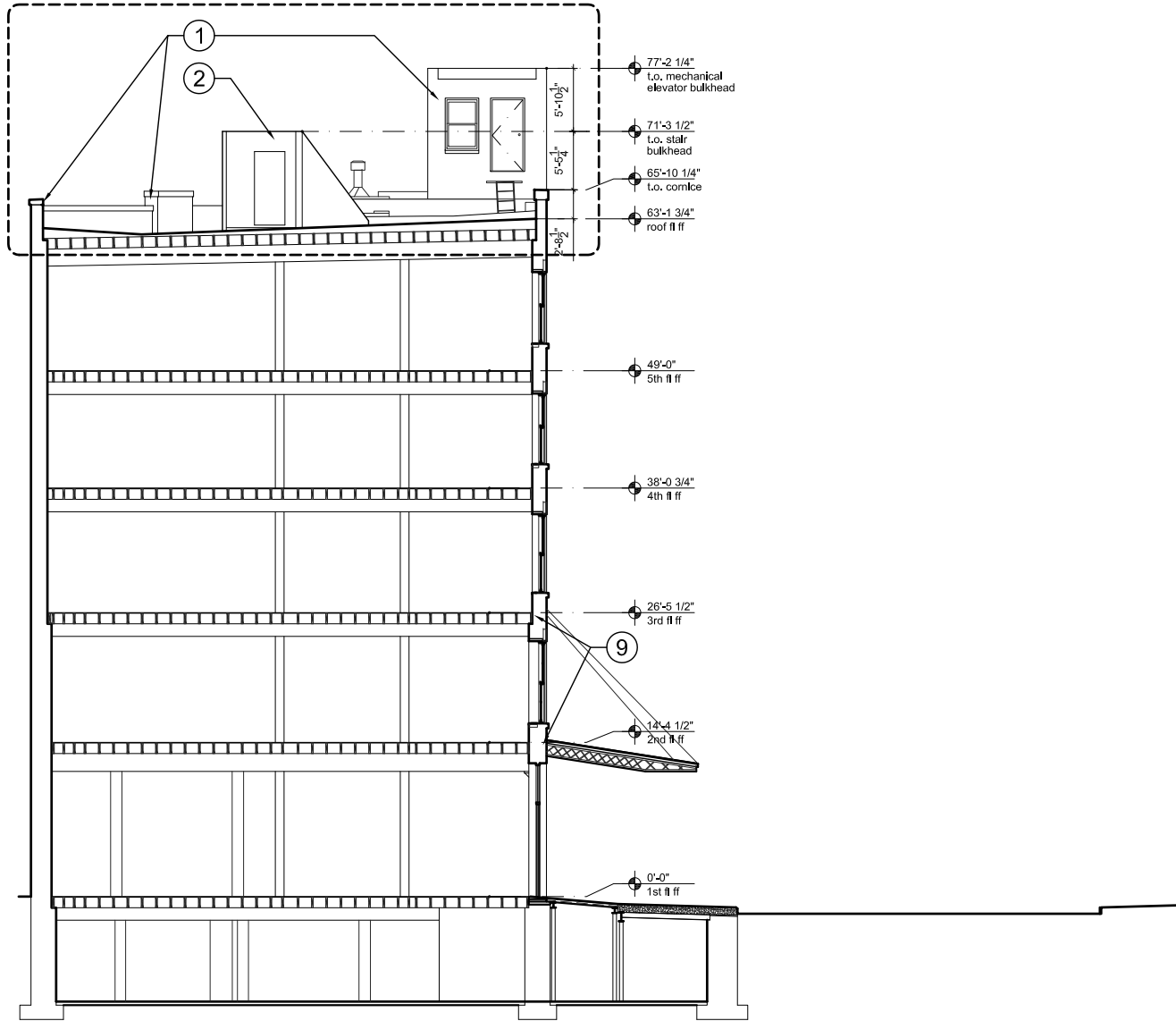
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

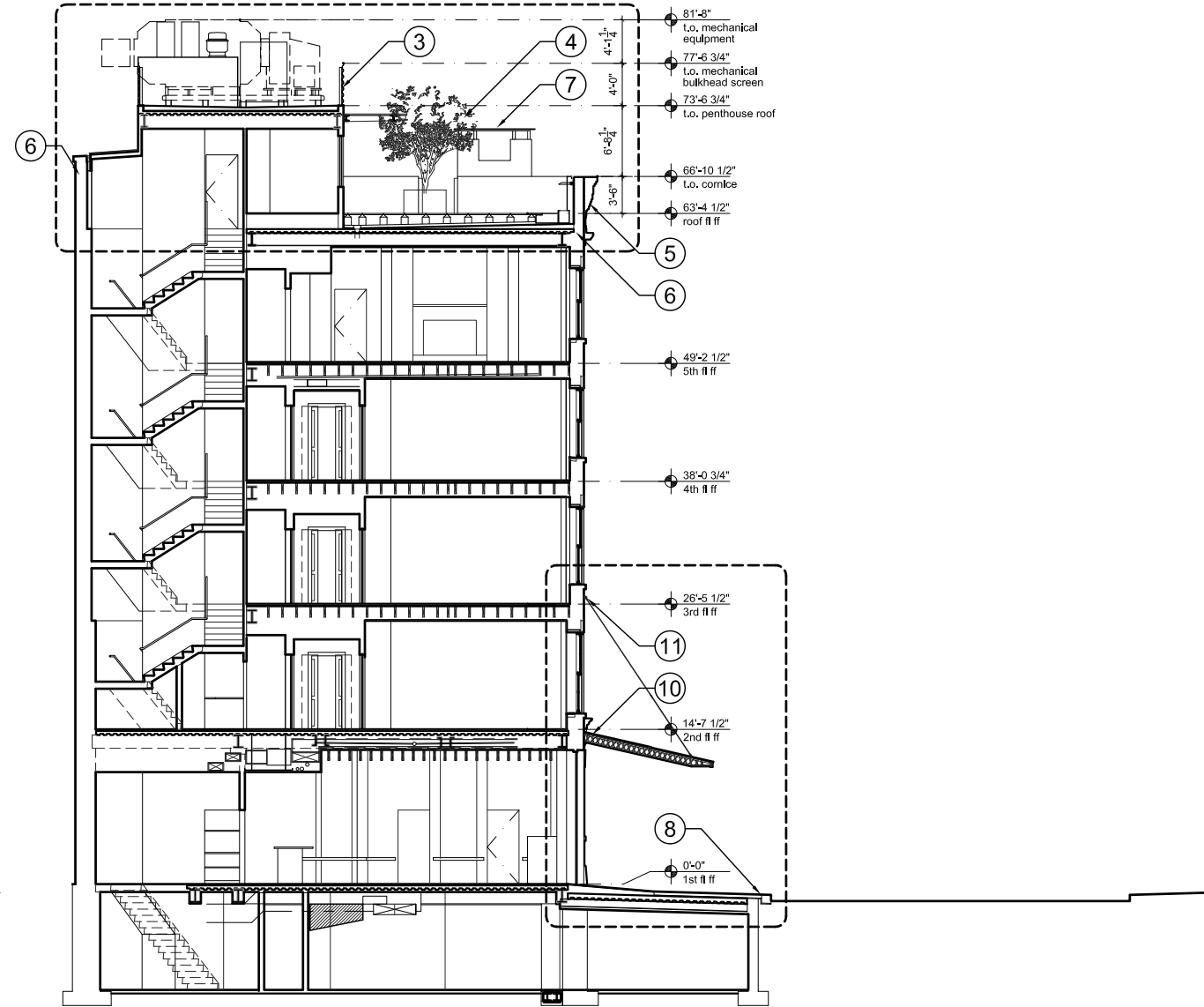
landmarks set

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new york, new york 10014

sections
existing and proposed
14 july 2016
scale 1/8" = 1'-0"
job 15.03



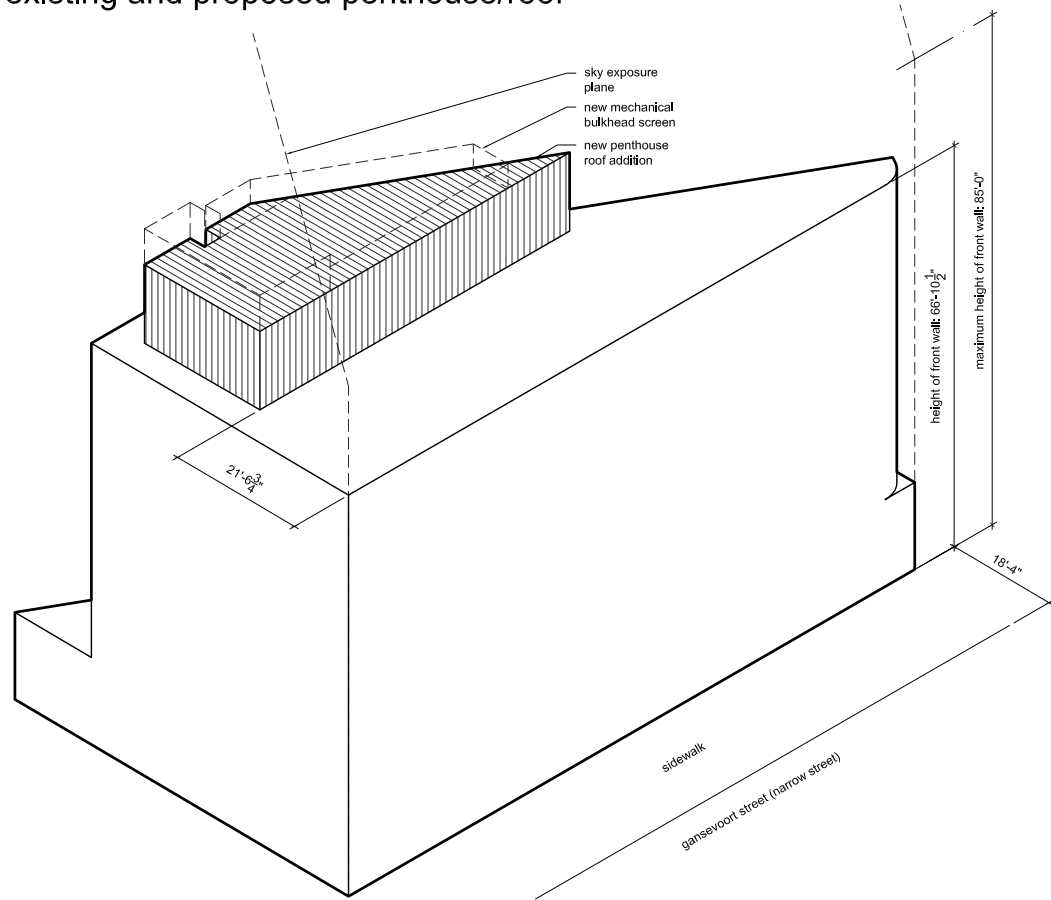
1 existing section
1/8" = 1'-0"



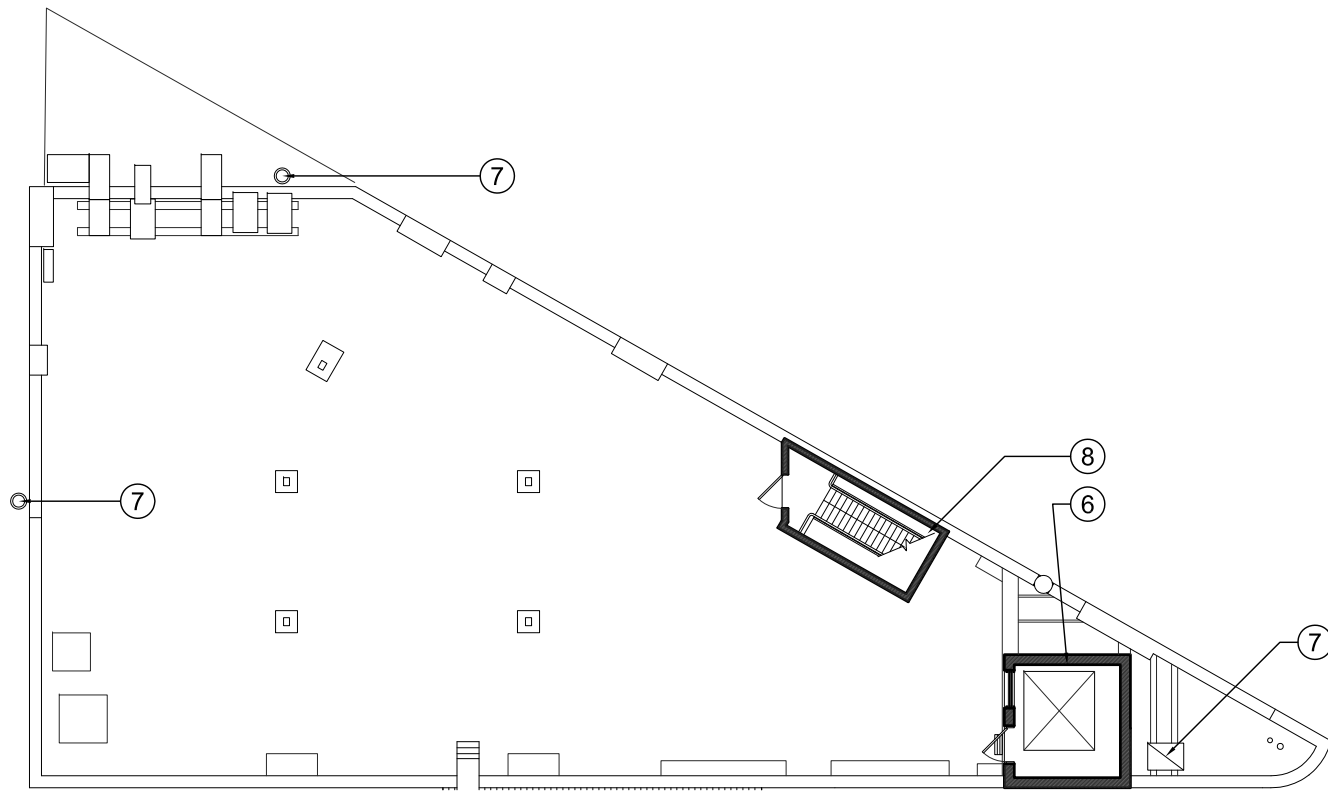
2 proposed section
1/8" = 1'-0"

rooftop addition

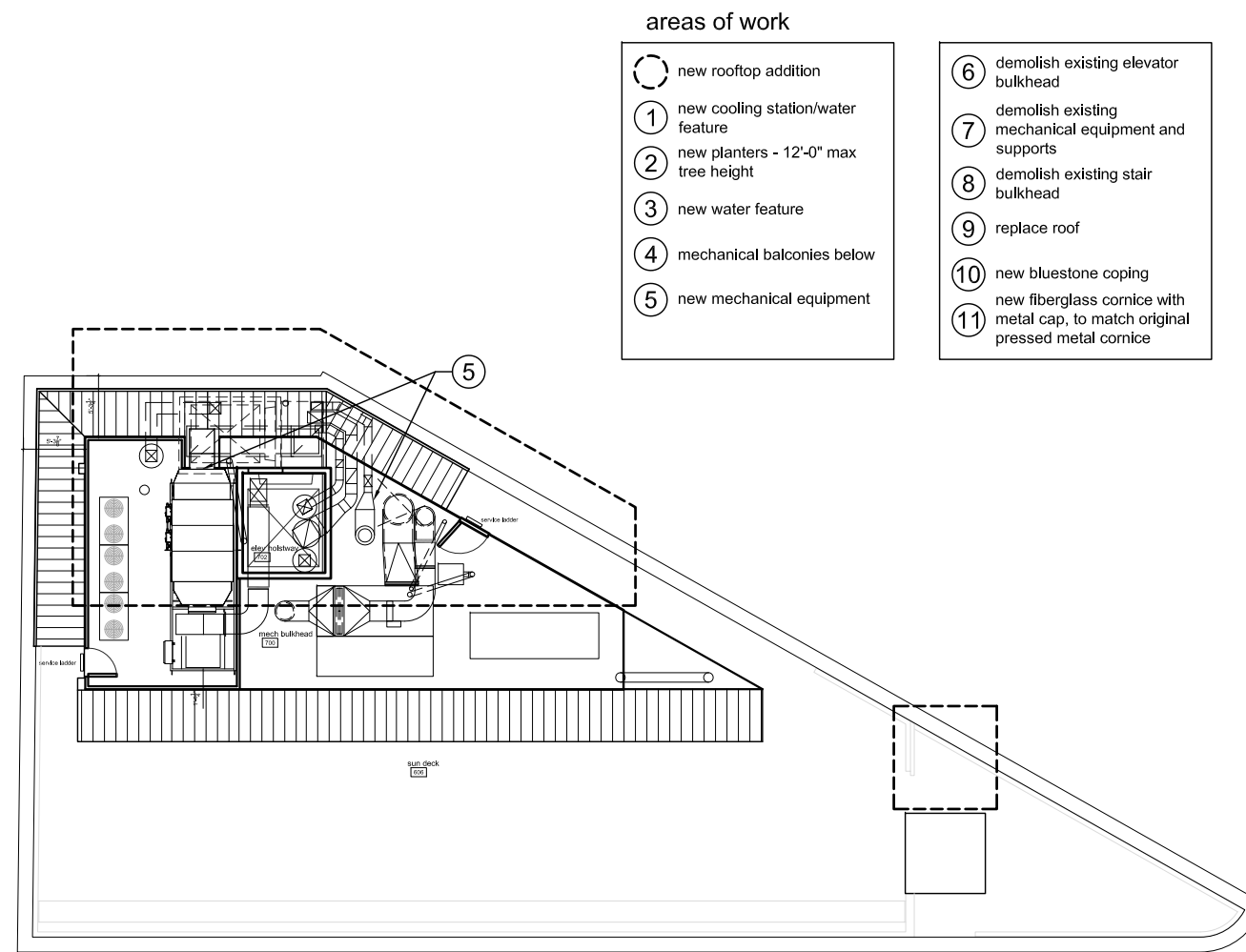
existing and proposed penthouse/roof



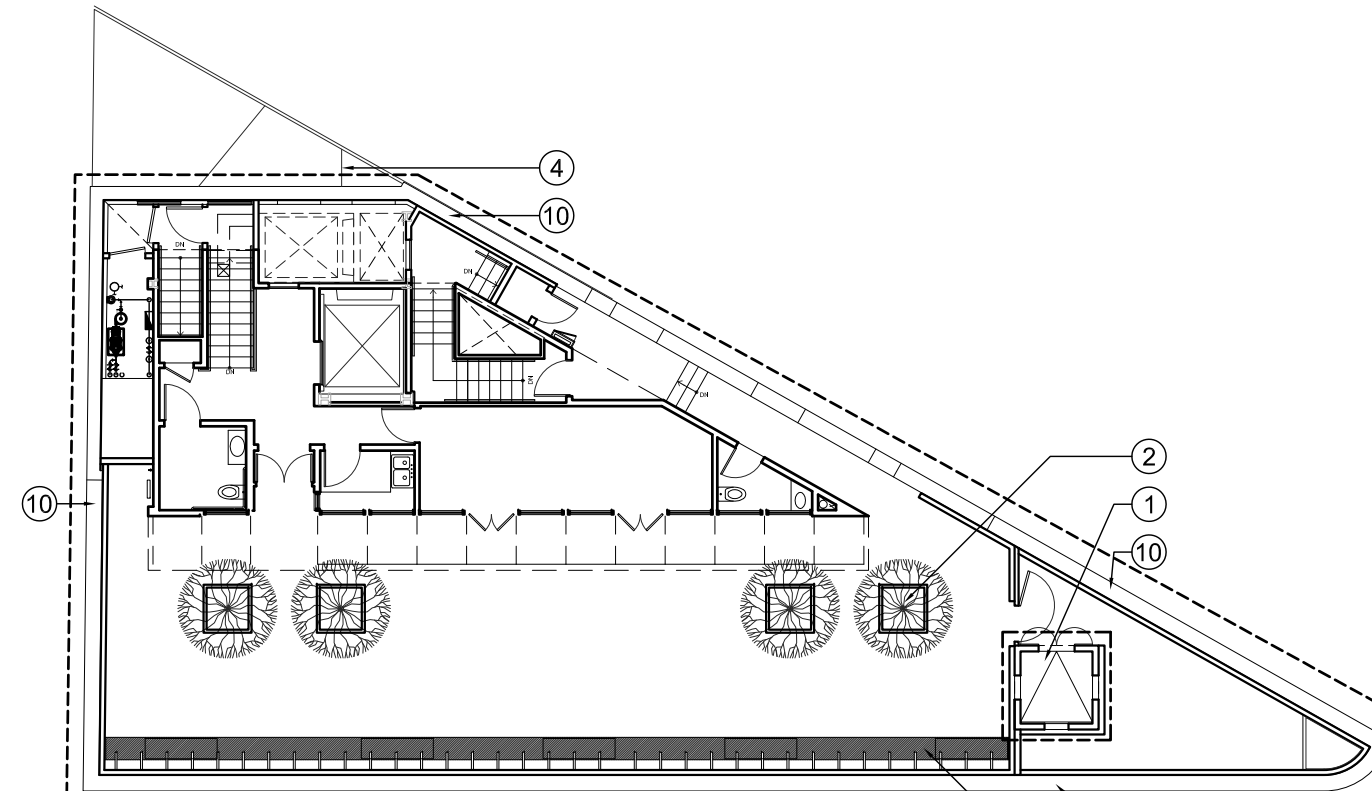
1 isometric view
n.t.s.



1 existing roof plan
1/8" = 1'-0"



2 proposed mechanical bulkhead plan, floor 7
1/8" = 1'-0"



3 proposed penthouse plan, floor 6
1/8" = 1'-0"

areas of work

- new rooftop addition
- ① new cooling station/water feature
- ② new planters - 12'-0" max tree height
- ③ new water feature
- ④ mechanical balconies below
- ⑤ new mechanical equipment
- 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

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jim@gbarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

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

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new york, new york 10014
penhouse/roof plans
existing and proposed
14 july 2016
scale 1/8" = 1'-0"
job 15.03

A3.0

mechanical balconies

existing and proposed floor plans

areas of work

-  area of work
-  1 new mechanical balcony anchored to building
-  2 acoustic enclosure
-  3 new mechanical equipment
-  4 dismantle fire escape

legends

consultants

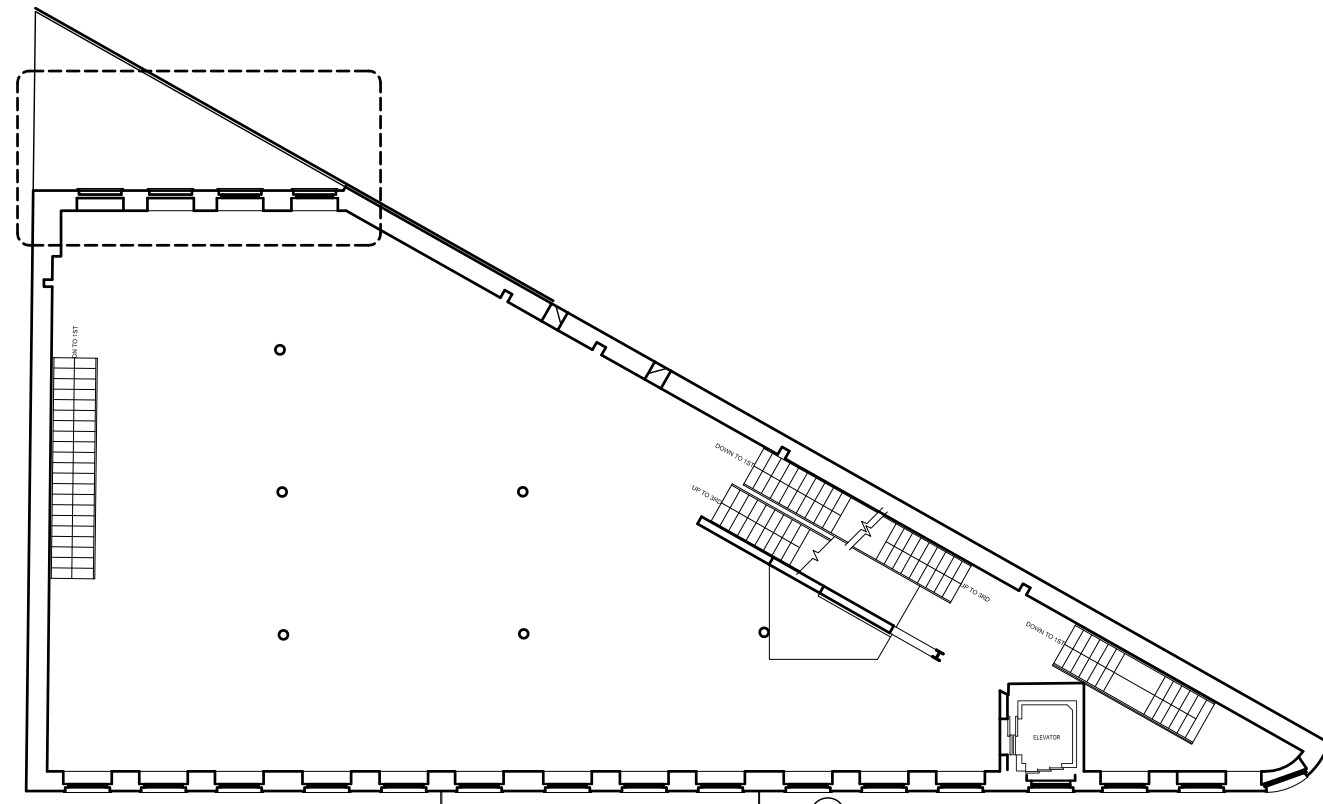
design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

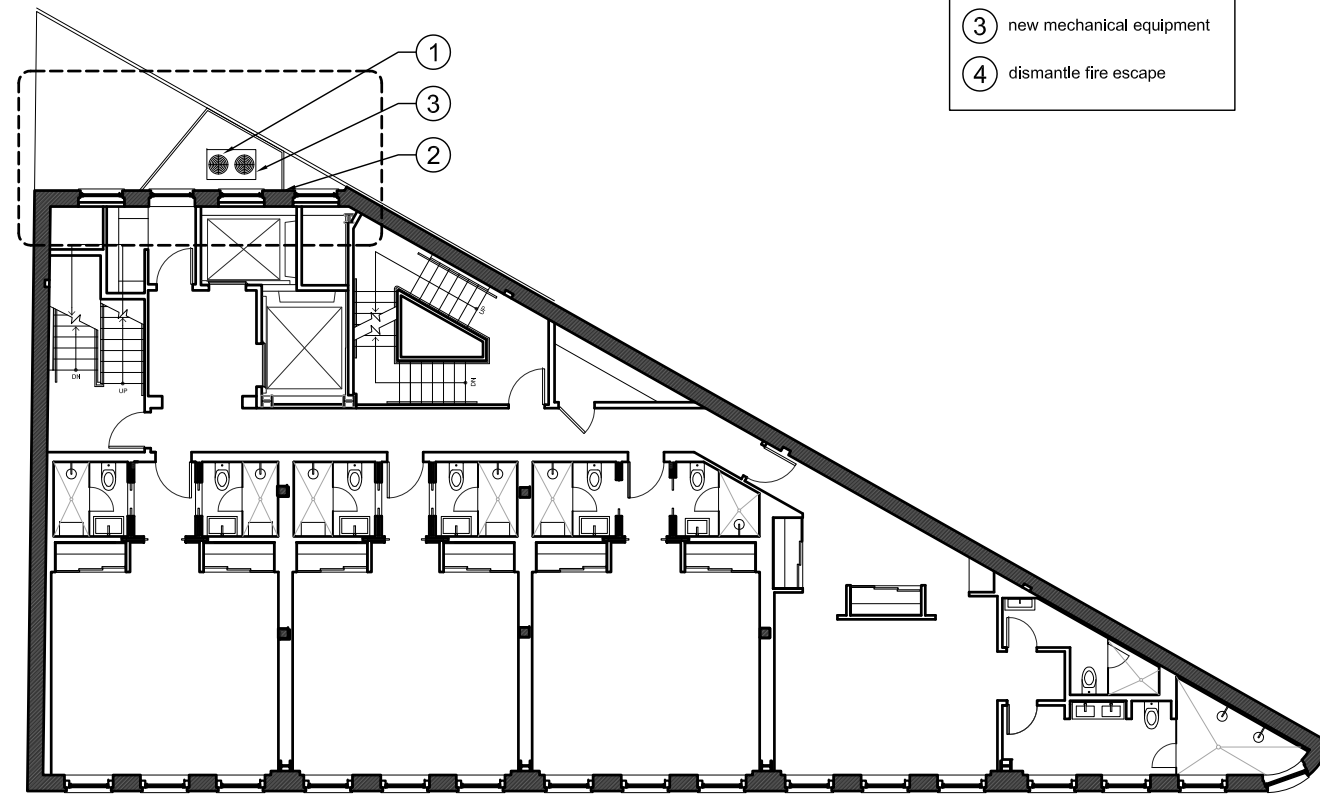
mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

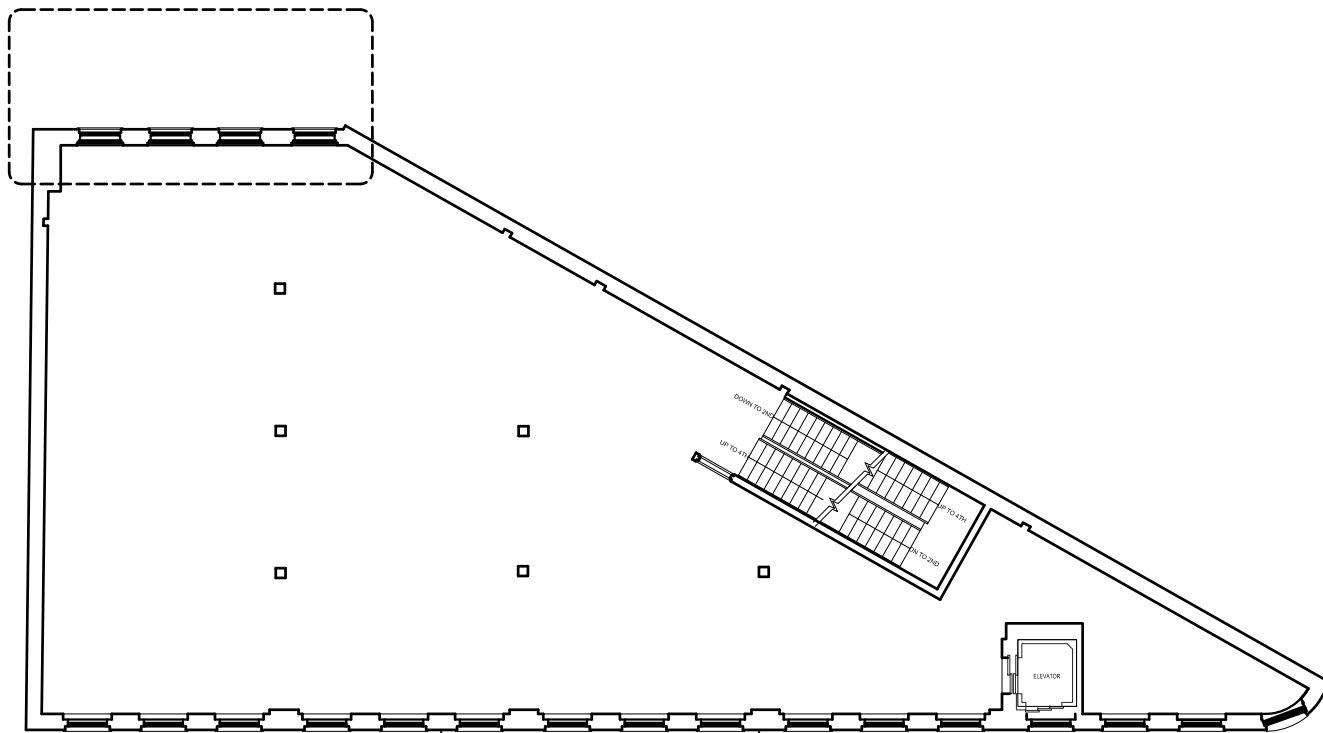
expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com



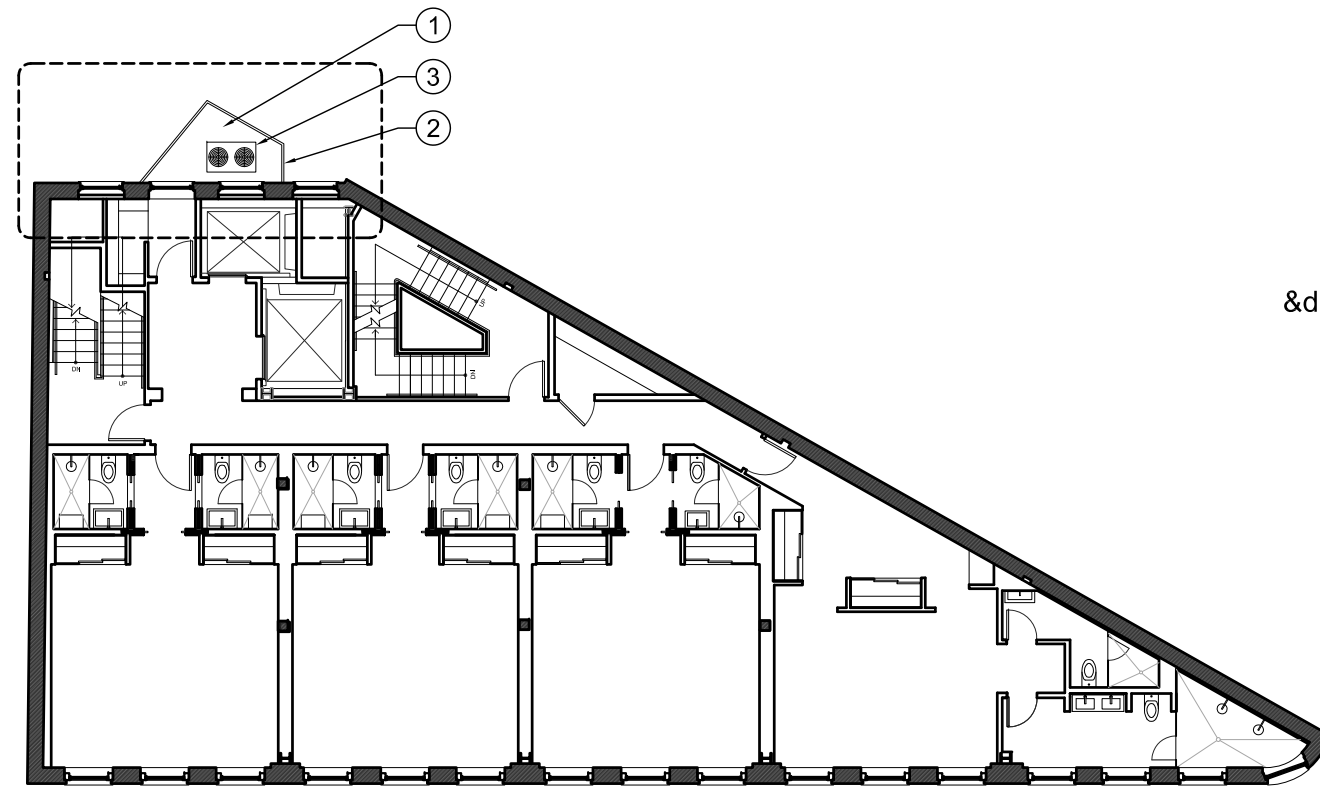
1 existing second floor plan
1/8" = 1'-0"



2 proposed second floor plan
1/8" = 1'-0"



3 existing third and fourth floor plan
1/8" = 1'-0"



4 proposed third and fourth floor plan
1/8" = 1'-0"

&erson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
mechanical balconies
existing and proposed
14 july 2016
scale 1/8" = 1'-0"
job 15.03

A3.1

renderings

existing and proposed views of rooftop addition and new parapet



0 camera view key
n.t.s.



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



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



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



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



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



6 proposed rendering from gansevoort st at 9th ave
n.t.s.

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

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landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
renderings
rooftop addition
14 july 2016
scale n.t.s.
job 15.03

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



0 camera view key
n.t.s.



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



4 proposed rendering from gansevoort st between 9th ave and hudson st
n.t.s.

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
rooftop addition
renderings
14 july 2016
scale n.t.s.
job 15.03

renderings

existing and proposed views of rooftop addition and new parapet



0 camera view key
n.t.s.



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.



3 existing view from 9th ave and w 13th st
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.



6 proposed rendering from 9th ave and w 13th st
n.t.s.

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jim@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
rooftop addition
renderings
14 july 2016
scale n.t.s.
job 15.03

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.



0 camera view key
n.t.s.



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



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

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

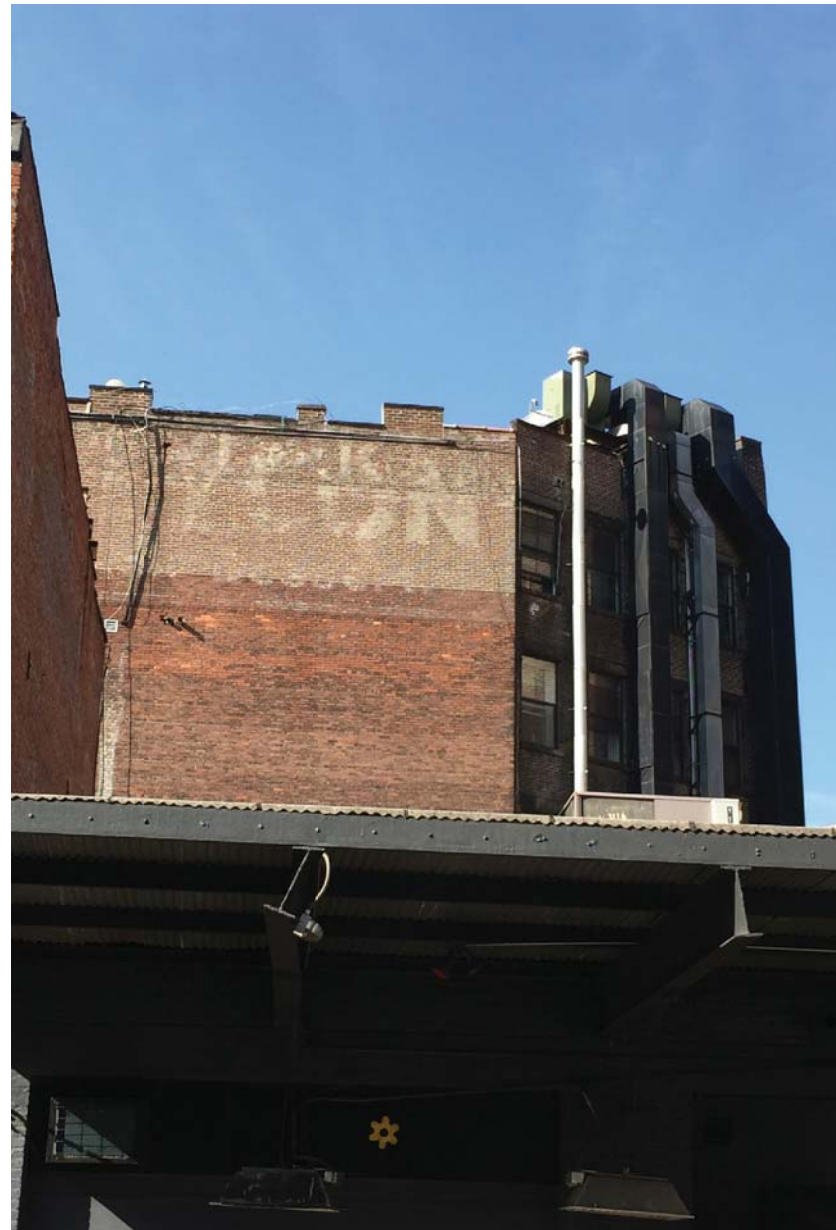
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rooftop addition
renderings
14 july 2016
scale n.t.s.
job 15.03

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.



0 camera view key
n.t.s.



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



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

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

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RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
rooftop addition
renderings
14 july 2016
scale n.t.s.
job 15.03

mock-up photos

rooftop addition

legends



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.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jim@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

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rosini engineering p.e.
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new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
rooftop addition
mock-up photos
14 july 2016
scale n.t.s.
job 15.03

A4.5

exterior materials

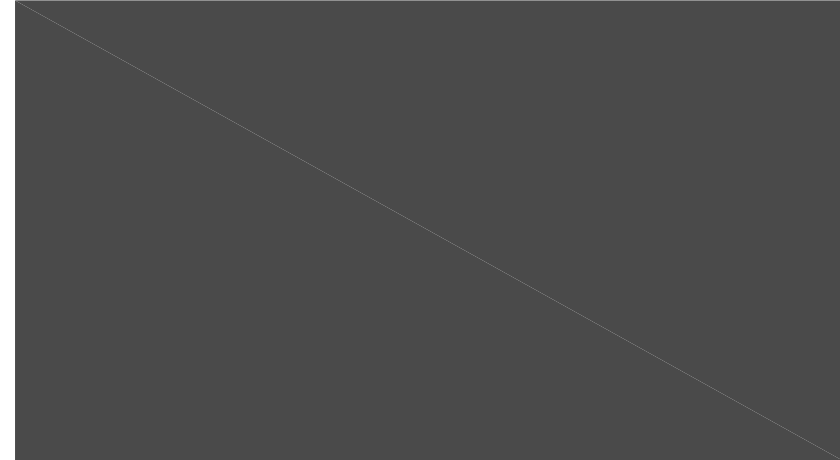
images



1 latex paint - half slate (sherwin williams custom color)
n.t.s.



2 latex paint - slate (sherwin williams custom color)
n.t.s.



3 latex paint - darker gray (benjamin moore hc-166 chelsea grey)
n.t.s.



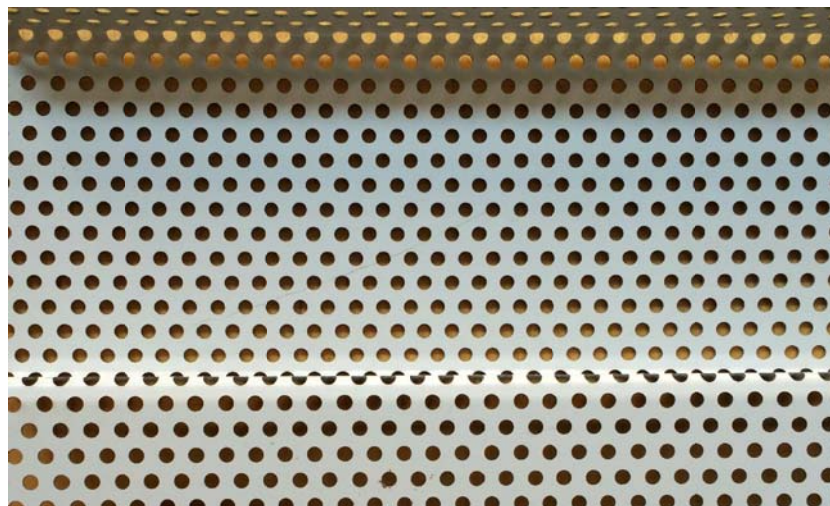
4 acoustic enclosures - painted half slate
n.t.s.



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



6 brick veneer - painted half slate
n.t.s. note: brick dimension to match existing



7 perforated metal panel - factory finished
n.t.s.



8 awning - obscure corrugated wire glass
n.t.s. note: proposed awning glass will be translucent not transparent



9 parapet coping - bluestone
n.t.s.

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects

467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

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55 gansevoort street
new york, new york 10014

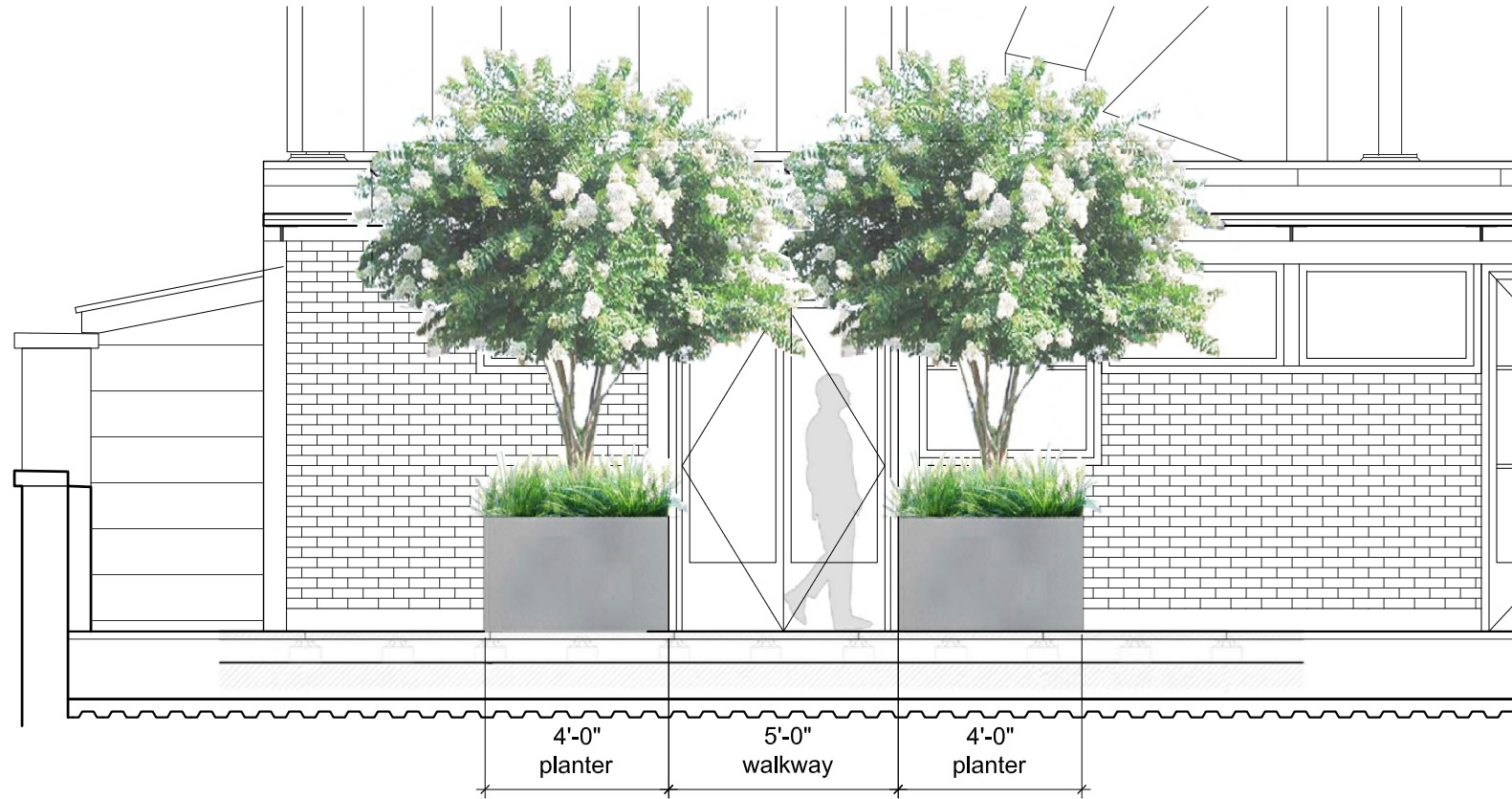
materials

14 july 2016
scale n.t.s.
job 15.03

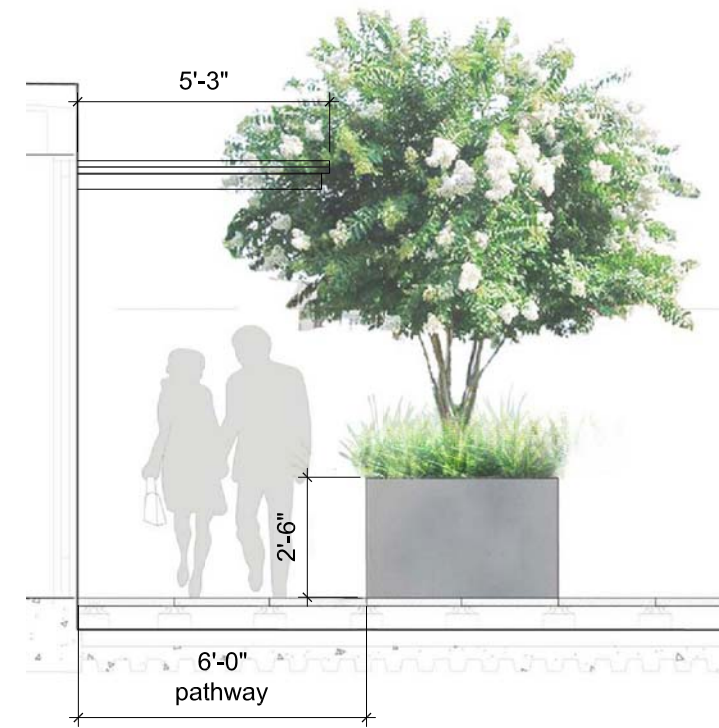
A5.0

landscaping sections

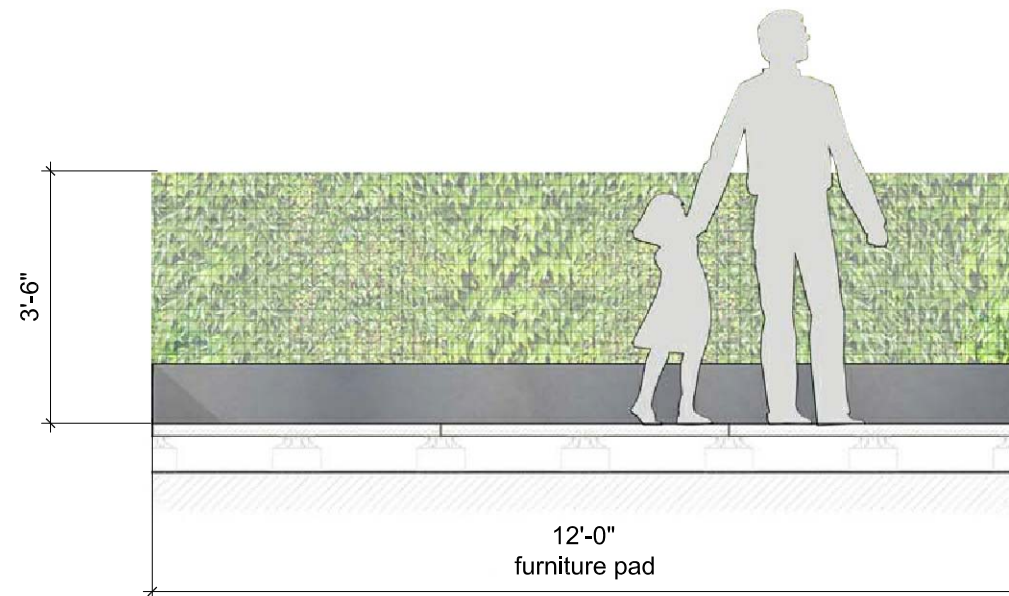
legends



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



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



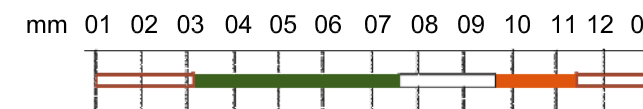
3 roof terrace interior parapet wall
3/4" = 1'-0"



species: *lagerstroemia indica*
height: 6'-15' (to be maintained at 12')
shade: 5'-15'

upright wide-spreading tree character: long bloom period, exfoliating bark, fall color

calendar of bloom time and color



4 landscaping info
n.t.s.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

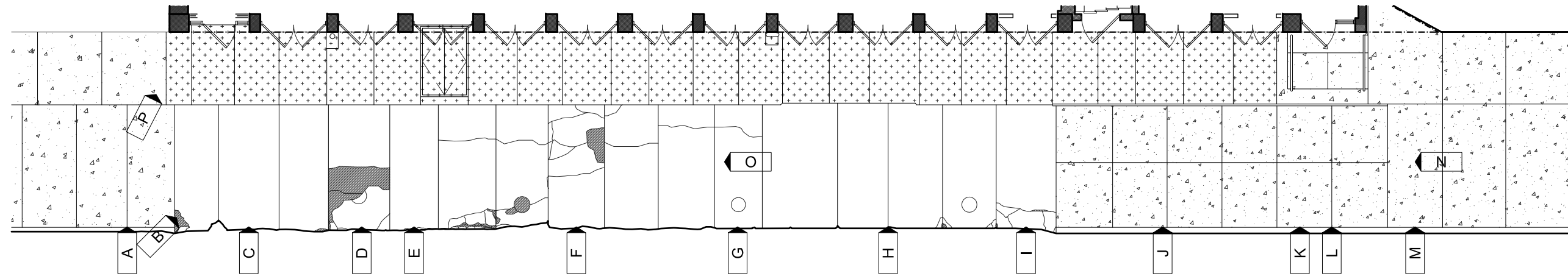
landmarks set

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new york, new york 10014

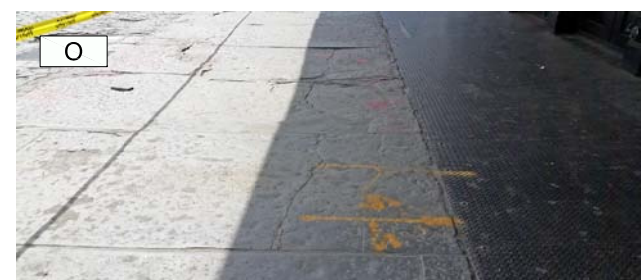
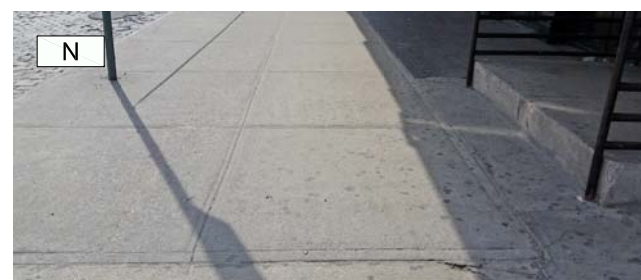
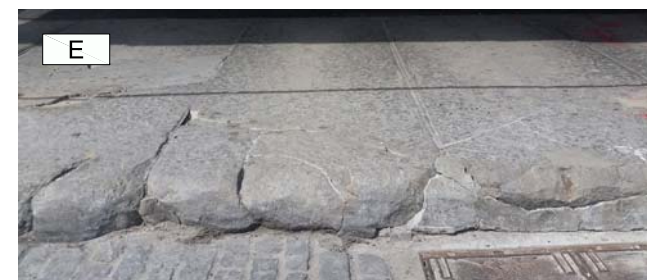
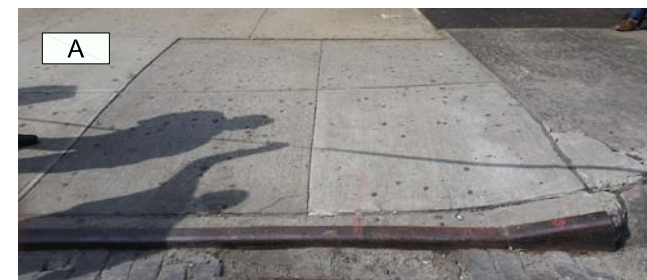
landscaping
14 july 2016
scale n.t.s.
job 15.03

sidewalk restoration

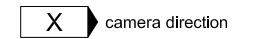
existing conditions photos



1 key plan - camera views
3/16"=1'-0"



legends



consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jim@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
existing conditions
photographs
14 july 2016
scale as noted
job 15.03

A6.0

sidewalk restoration

existing conditions survey and proposed restoration

keyed notes

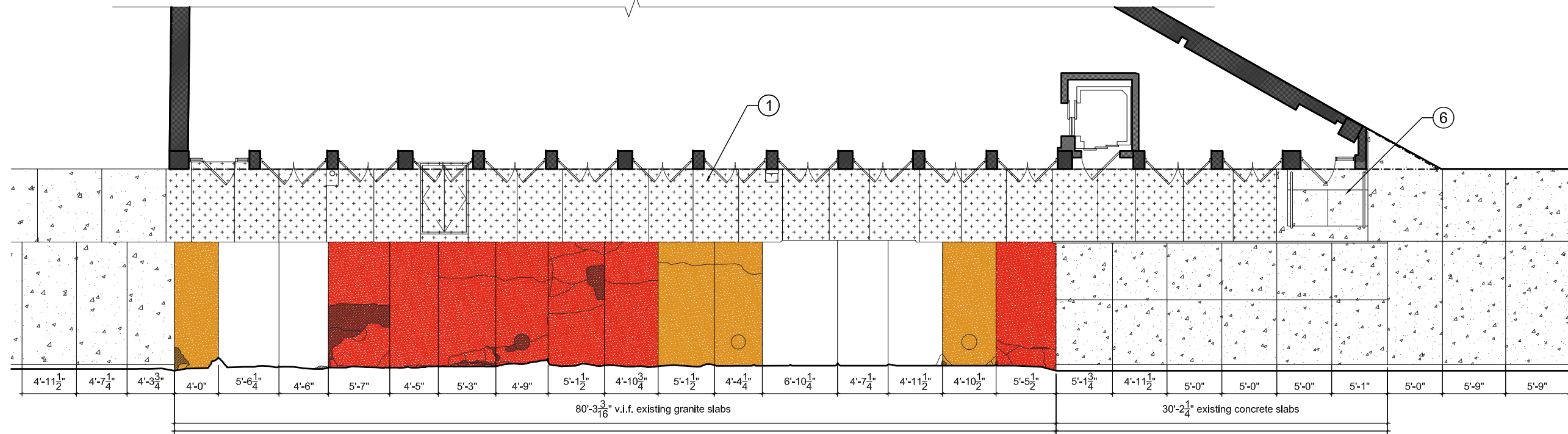
- ① remove existing diamond plate, typ.
- ② salvage existing granite slabs per survey for use as curb
- ③ new diamond plate panels and hatch, painted to match existing
- ④ replace granite flags w/ 3" thick granite flags, joints to match existing
- ⑤ new granite curb salvaged from existing flags
- ⑥ demolish concrete stoop and handrail
- ⑦ new sloped concrete paver to meet existing level
- ⑧ remove and replace existing concrete pavers w/ 3" thick granite flags, joints to match existing
- ⑨ new joint to align with edge of building
- ⑩ existing concrete paver saw cut to accommodate level change

legends

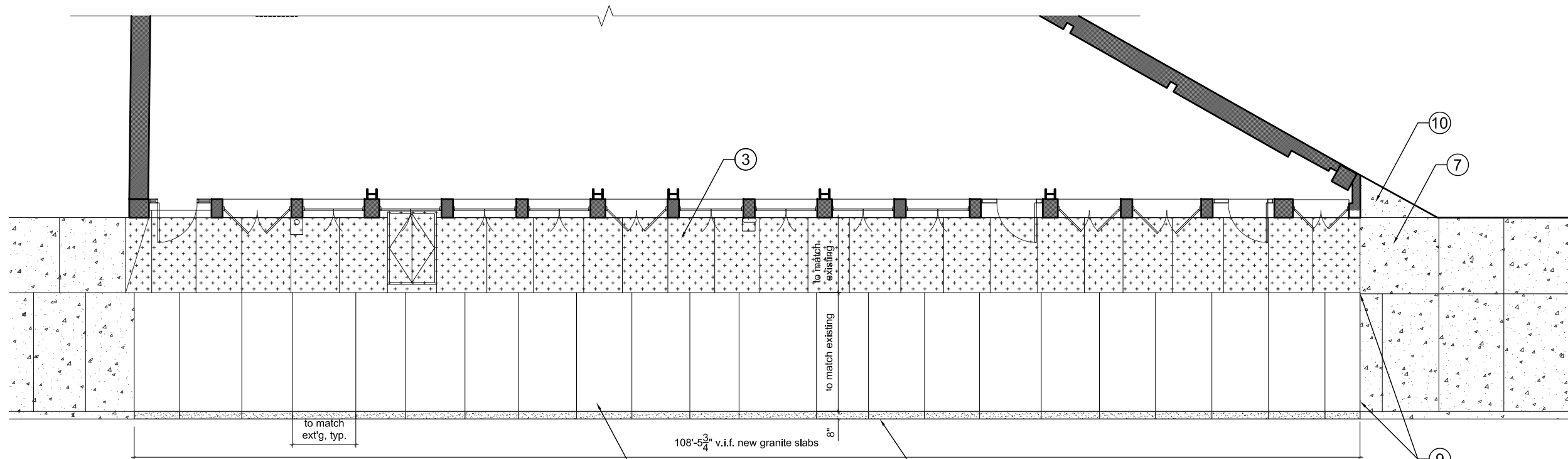
- replace damaged flag salvage not viable
- salvage portion of flag for use as curb
- minor damage, reuse flag as curb
- concrete paver
- diamond plate

consultants

- design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com
- structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com
- mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com
- landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com
- expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com



1 plan detail - existing sidewalk
3/16"=1'-0"



2 plan detail - proposed sidewalk restoration
3/16"=1'-0"

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

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landmarks set

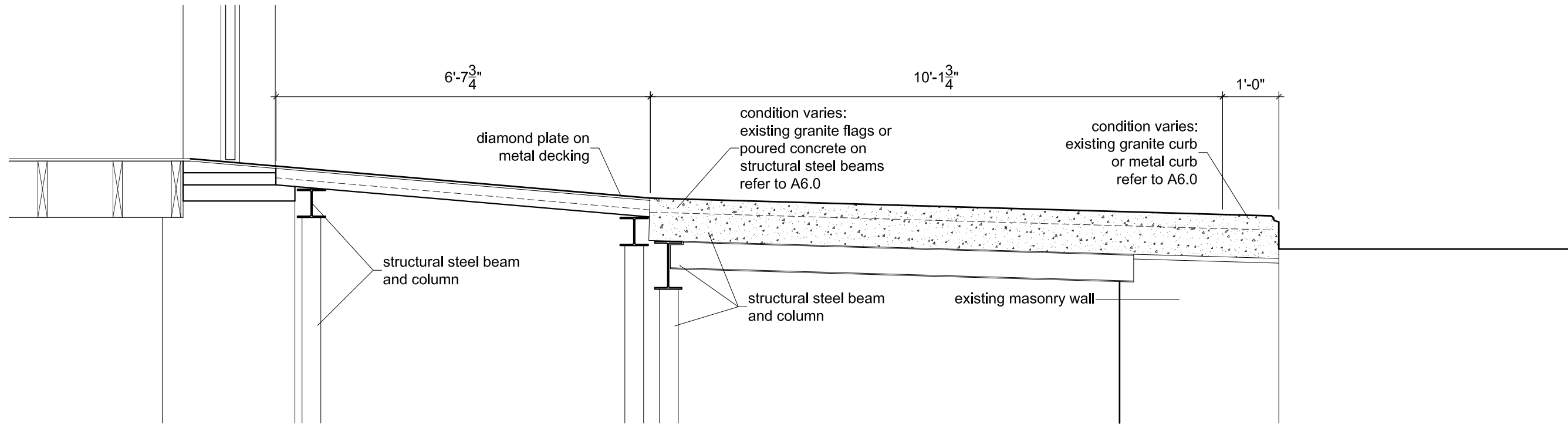
RH GUESTHOUSE
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sidewalk plan
existing and proposed
14 july 2016
scale 3/16" = 1'-0"
job 15.03

A6.1

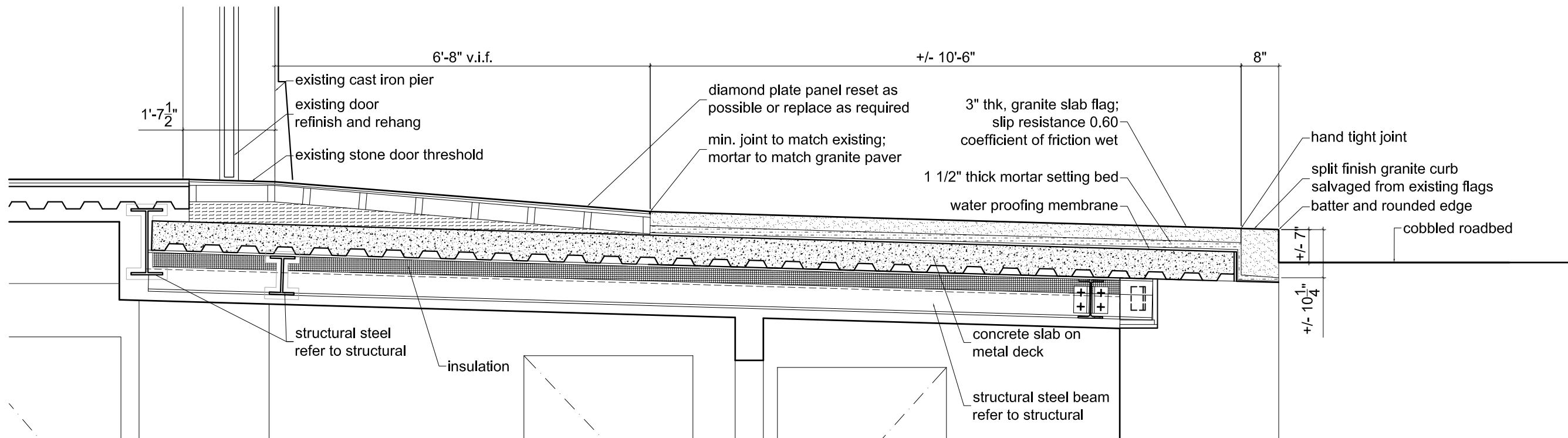
sidewalk restoration

existing and proposed section details

legends



1 section detail - existing sidewalk
1"=1'-0"



2 section detail - proposed sidewalk @ concrete replacement
1"=1'-0"

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
section details
existing and proposed
14 july 2016
scale 1" = 1'-0"
job 15.03

A6.2

awning replacement

existing conditions photos

legends



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.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steffcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

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landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
existing conditions
photos
14 july 2016
scale n.t.s.
job 15.03

awning replacement

existing conditions photos

legends



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.

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects

467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

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55 gansevoort street
new york, new york 10014

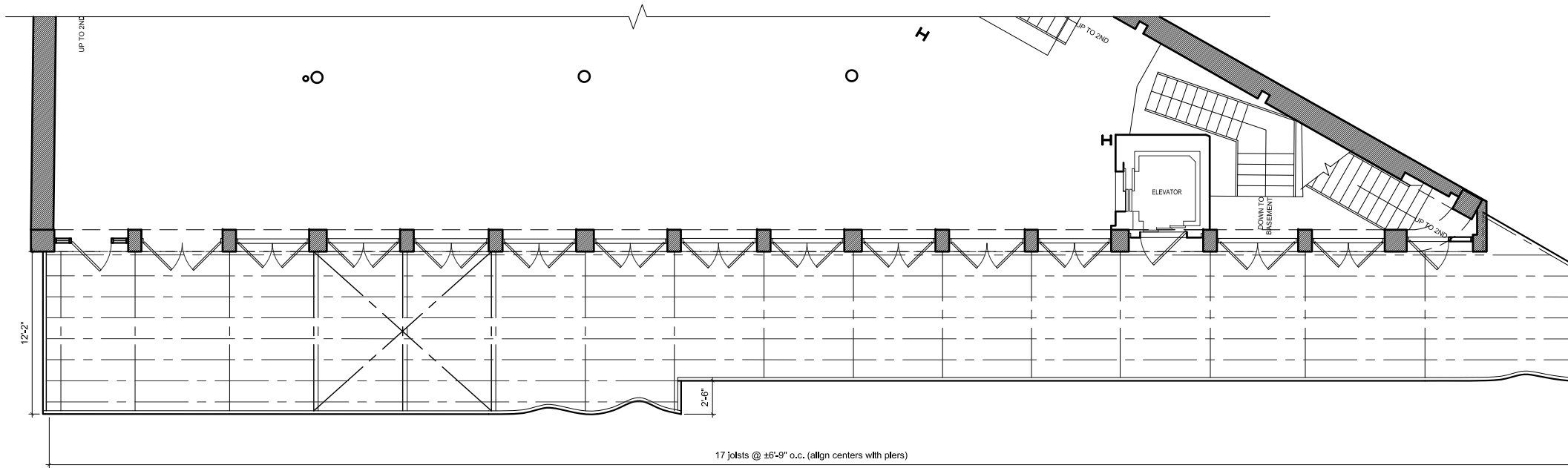
existing conditions photos

14 july 2016
scale n.t.s.
job 15.03

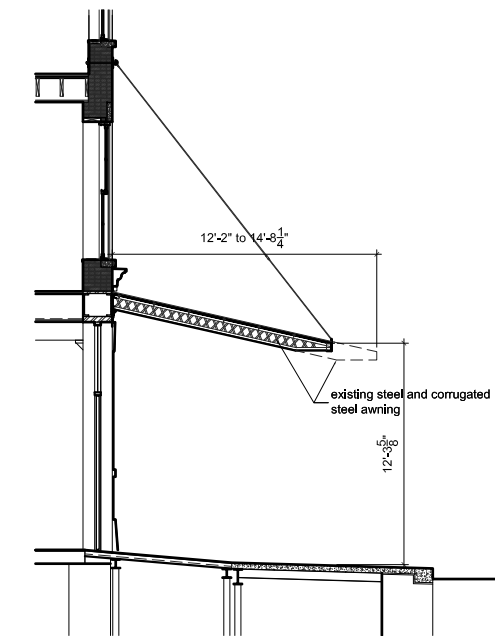
awning replacement

existing and proposed plans and sections

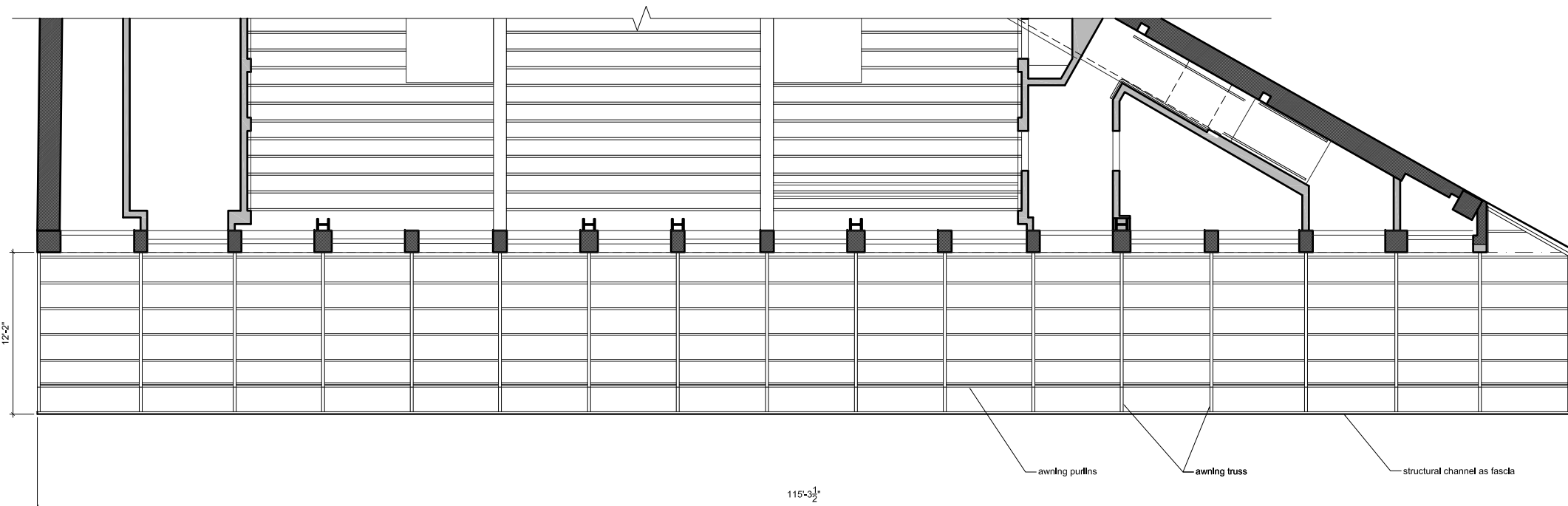
legends



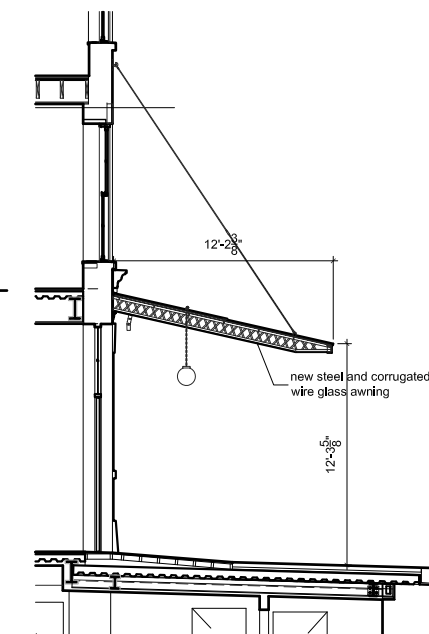
1 partial plan - existing awning
3/16"=1'-0"



3 section - existing awning
3/16"=1'-0"



2 partial plan - proposed awning
3/16"=1'-0"



4 section - proposed awning
3/16"=1'-0"

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

landmarks set

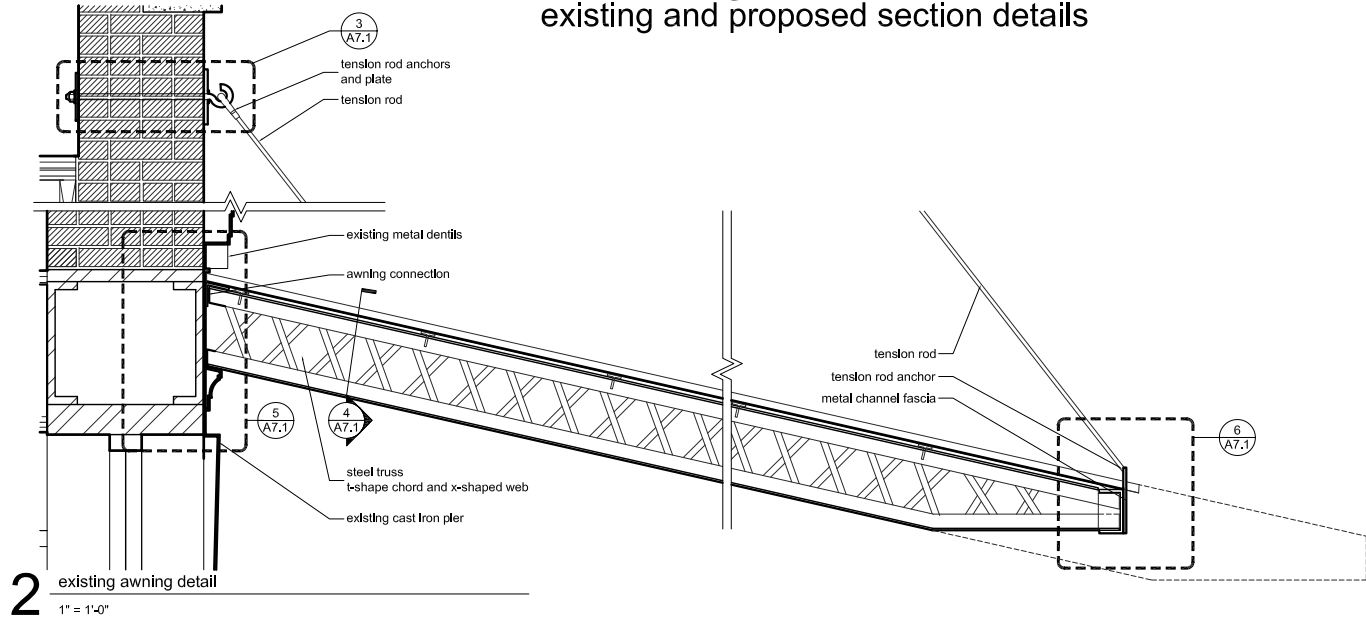
RH GUESTHOUSE
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new york, new york 10014

awning plans
existing and proposed
14 july 2016
scale varies
job 15.03

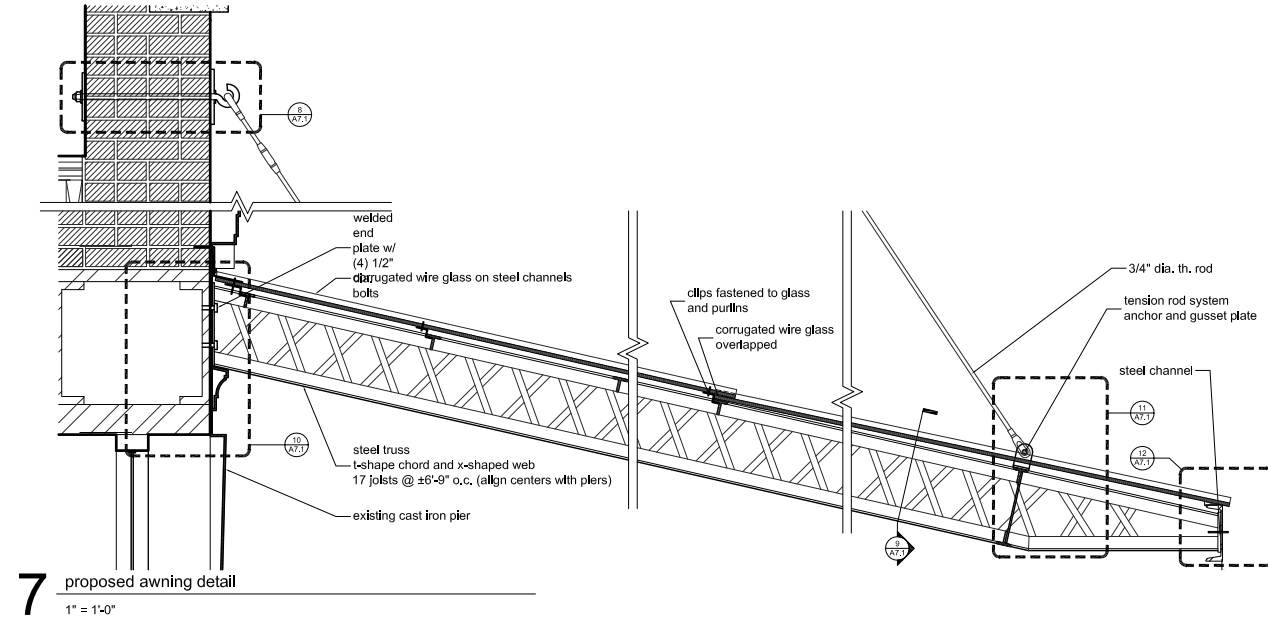
awning replacement

existing and proposed section details

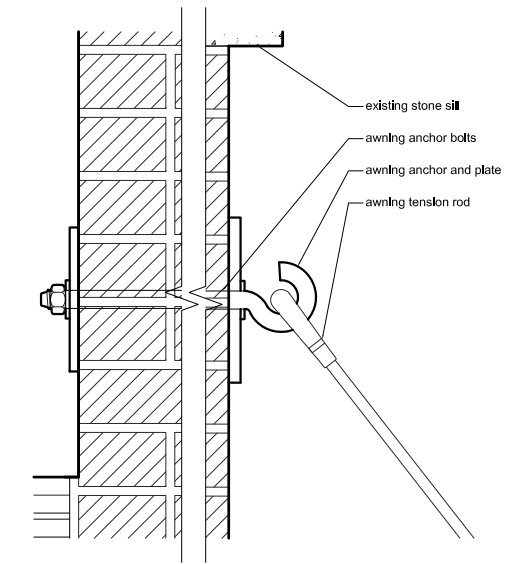
legends



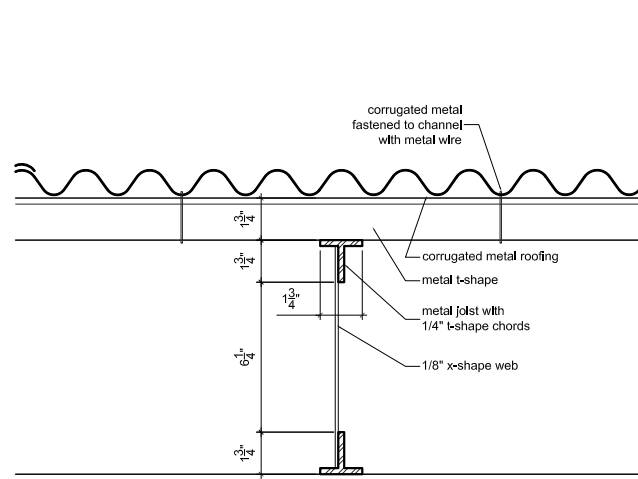
2 existing awning detail
1" = 1'-0"



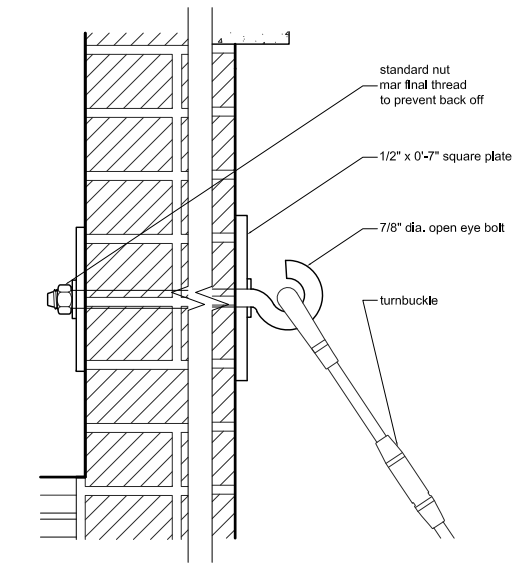
7 proposed awning detail
1" = 1'-0"



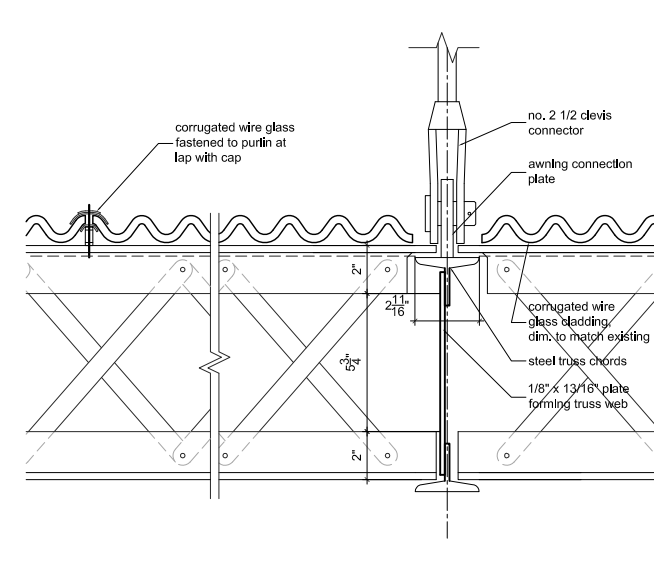
3 existing awning detail
3" = 1'-0"



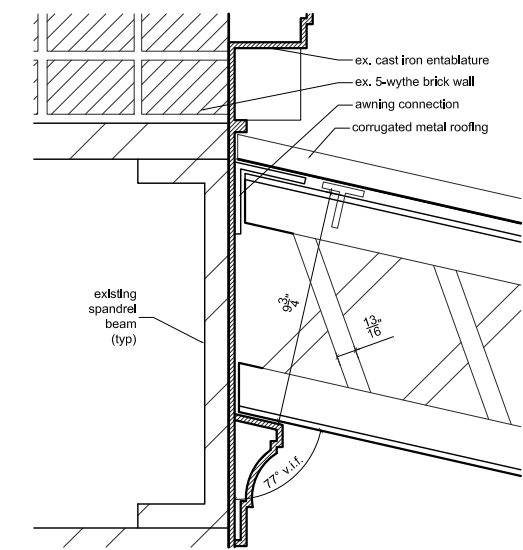
4 existing awning detail
3" = 1'-0"



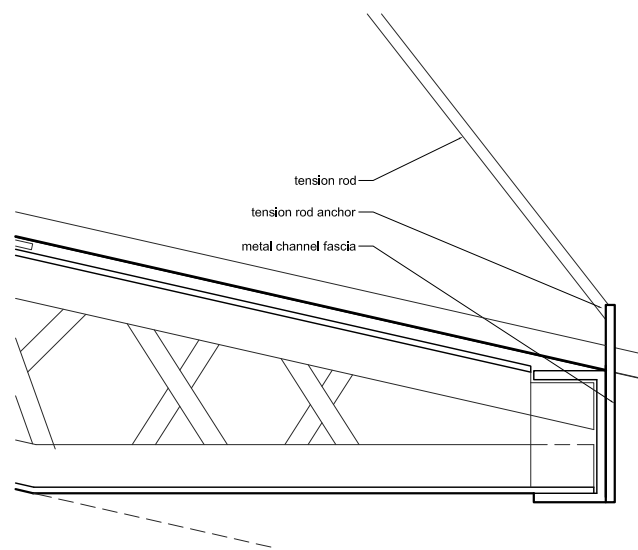
8 proposed awning detail
3" = 1'-0"



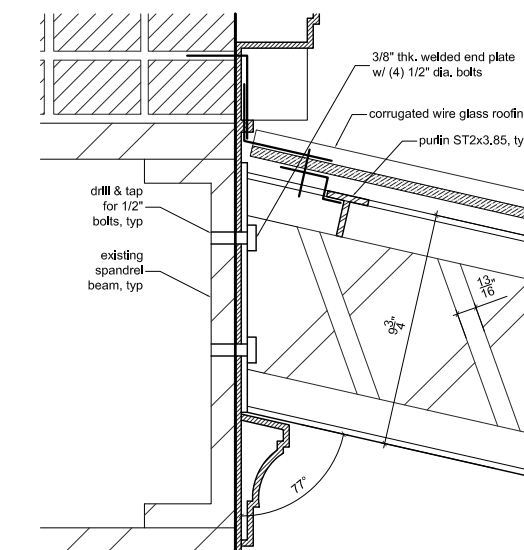
9 proposed awning detail
3" = 1'-0"



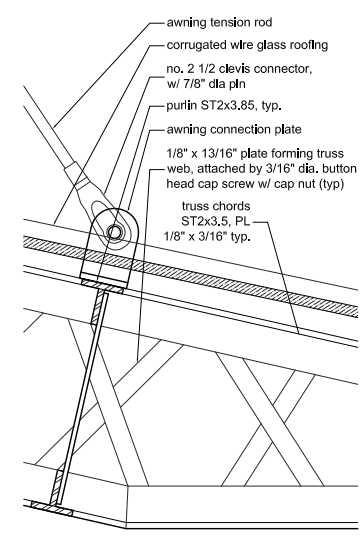
5 existing awning detail
3" = 1'-0"



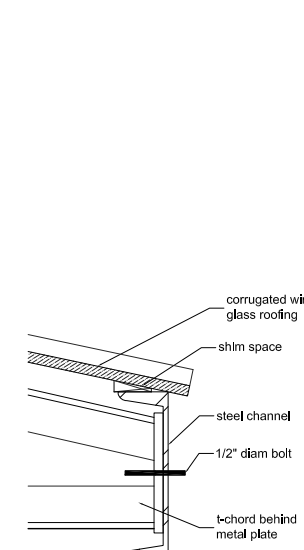
6 existing awning detail
3" = 1'-0"



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



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



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

consultants
design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

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landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014

awning details
existing and proposed
14 july 2016
scale as noted
job 15.03

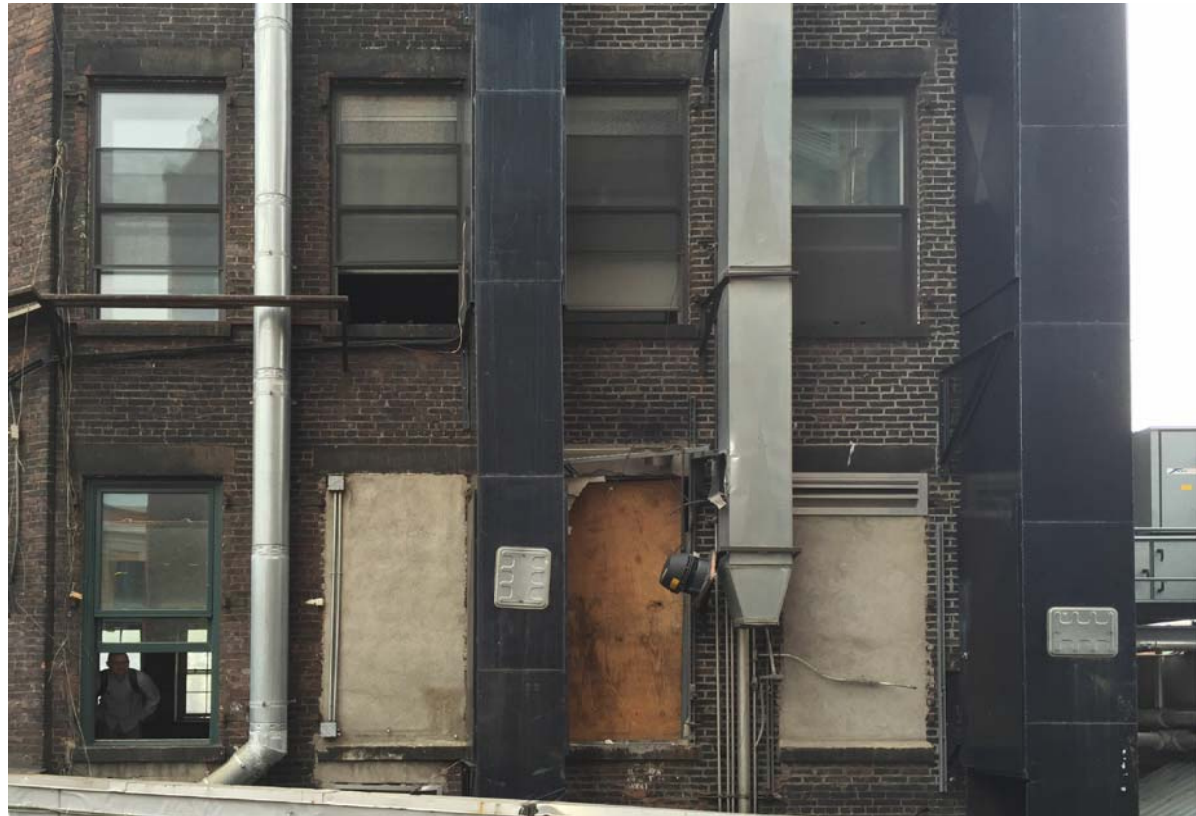
A7.3

blind windows

existing conditions photos and elevations



1 existing windows - 3rd thru 5th floors
n.t.s.



2 existing windows - 2nd and 3rd floors
n.t.s.

keyed notes

- areas of work
- ① typical of 12 windows on north facade
- ② outline of mechanical balconies

legends

consultants

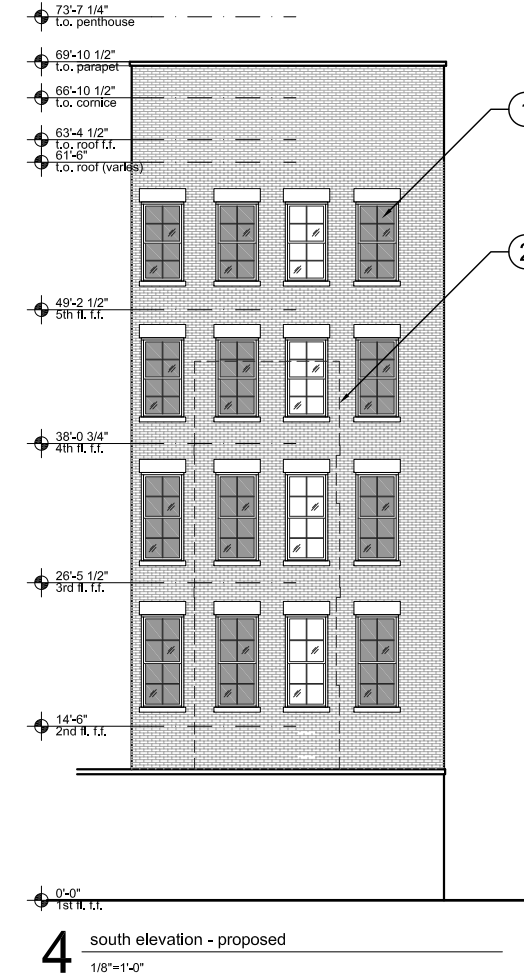
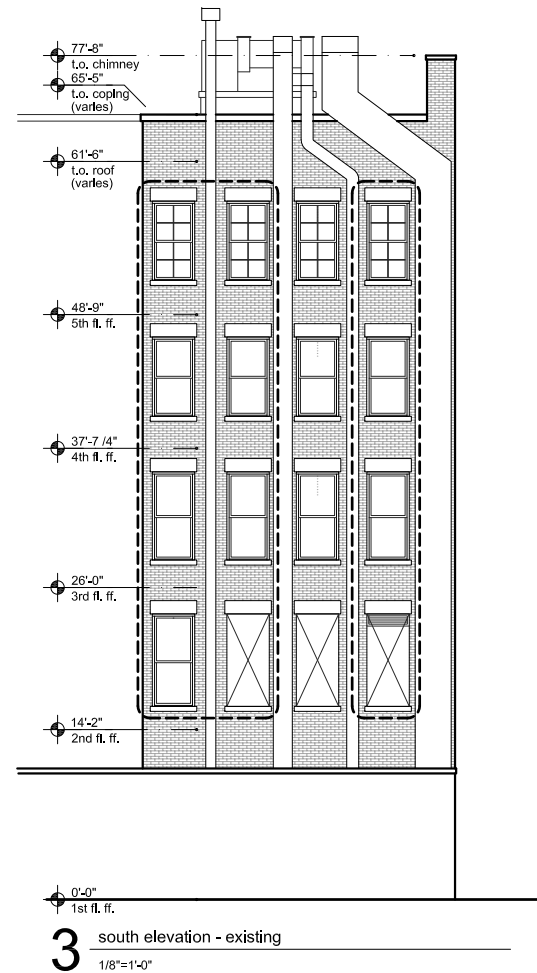
design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com



anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&erson

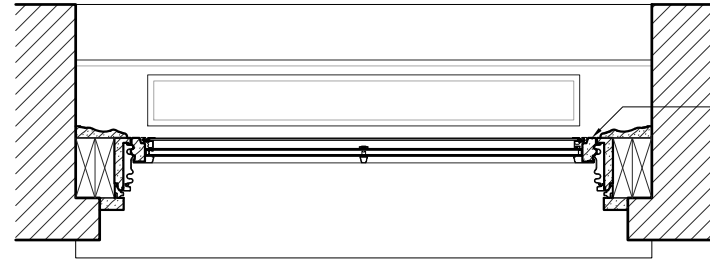
landmarks set

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55 gansevoort street
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existing conditions
photos and elevations
14 july 2016
scale n.t.s.
job 15.03

A8.0

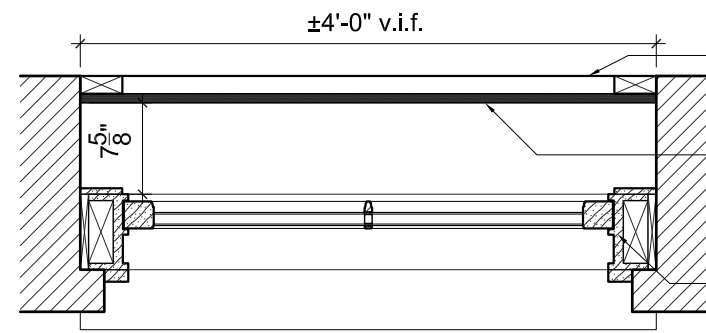
blind windows

existing and proposed details



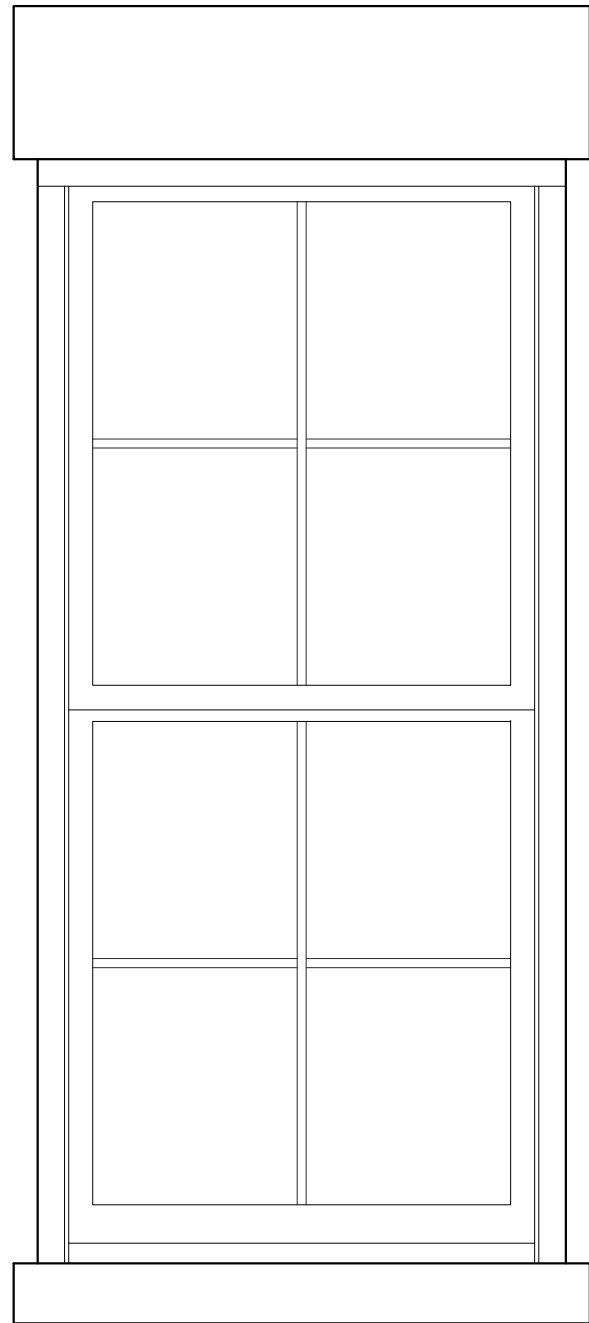
existing aluminum-clad wood window

1 existing window plan detail - type a, aluminum-clad wood
1-1/2" = 1'-0"

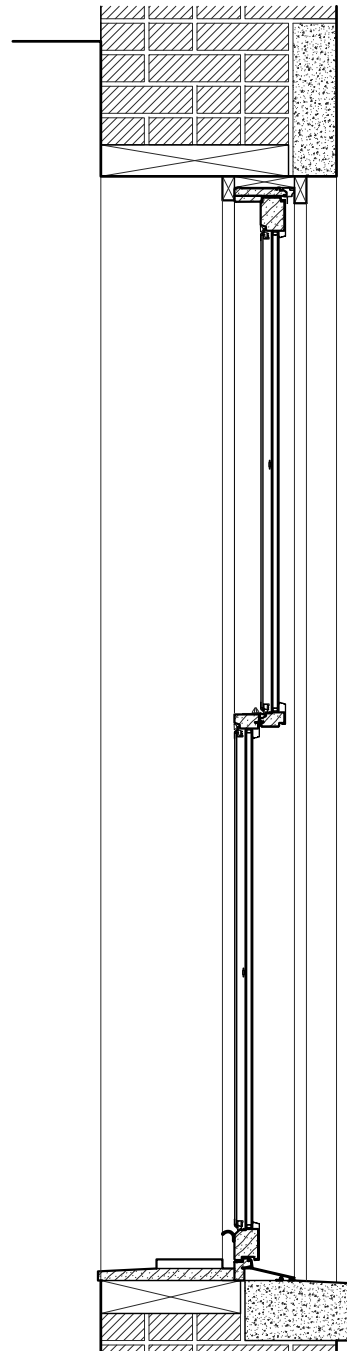


interior liner to align with finished wall
new plywood panel on wood studs, exterior face painted: charcoal
replacement windows

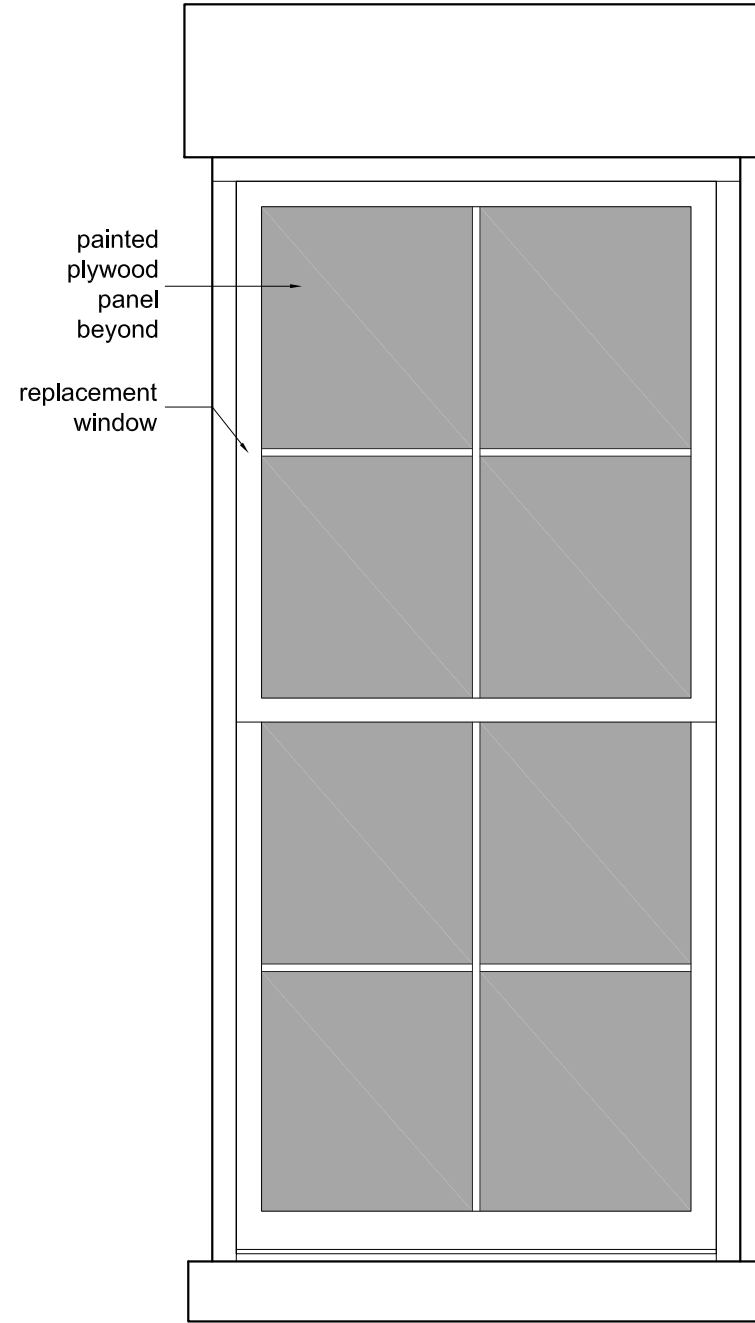
4 proposed window panel
1-1/2" = 1'-0"



2 existing window elevation - type a, aluminum-clad wood
1-1/2" = 1'-0"

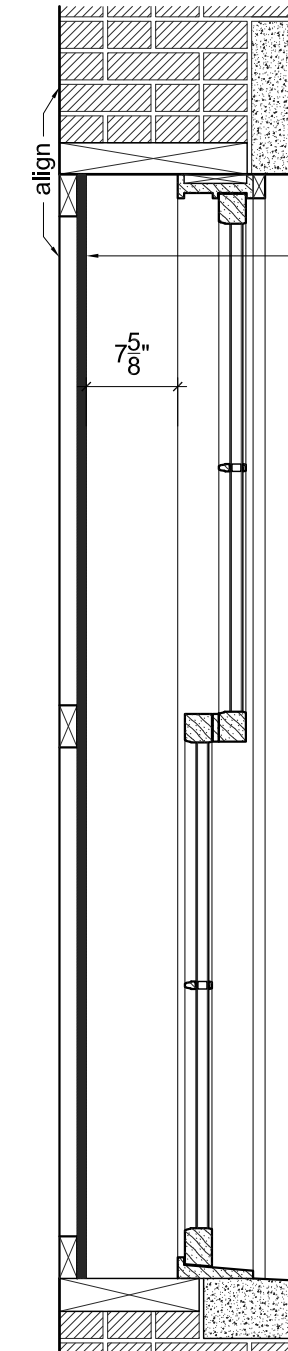


3 existing window section - type a, aluminum-clad wood
1 1/2" = 1'-0"



painted plywood panel beyond
replacement window

5 proposed window panel elevation
1-1/2" = 1'-0"



plywood panel painted: chelsea gray

6 proposed window panel section
1 1/2" = 1'-0"

legends

consultants
design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014
north facade windows
typical details
14 july 2016
scale varies
job 15.03

A8.1

exterior lighting

existing and proposed elevation details

keyed notes

- ① shielded strip led to highlight architectural features
- ② surface mounted monopoint fixtures concealed under awning, emergency/ egress illumination

- ③ surface mounted monopoint fixtures concealed under awning, for egress at doorways
- ④ pendant hung fixtures emergency/ egress illumination
- ⑤ new signage, refer to A10.0

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray stefcek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

landmarks set

RH GUESTHOUSE
55 gansevoort street
new york, new york 10014

elevation details

14 july 2016
scale 1/4" = 1'-0"
job 15.03



2 existing storefront elevation
1/4" = 1'-0"



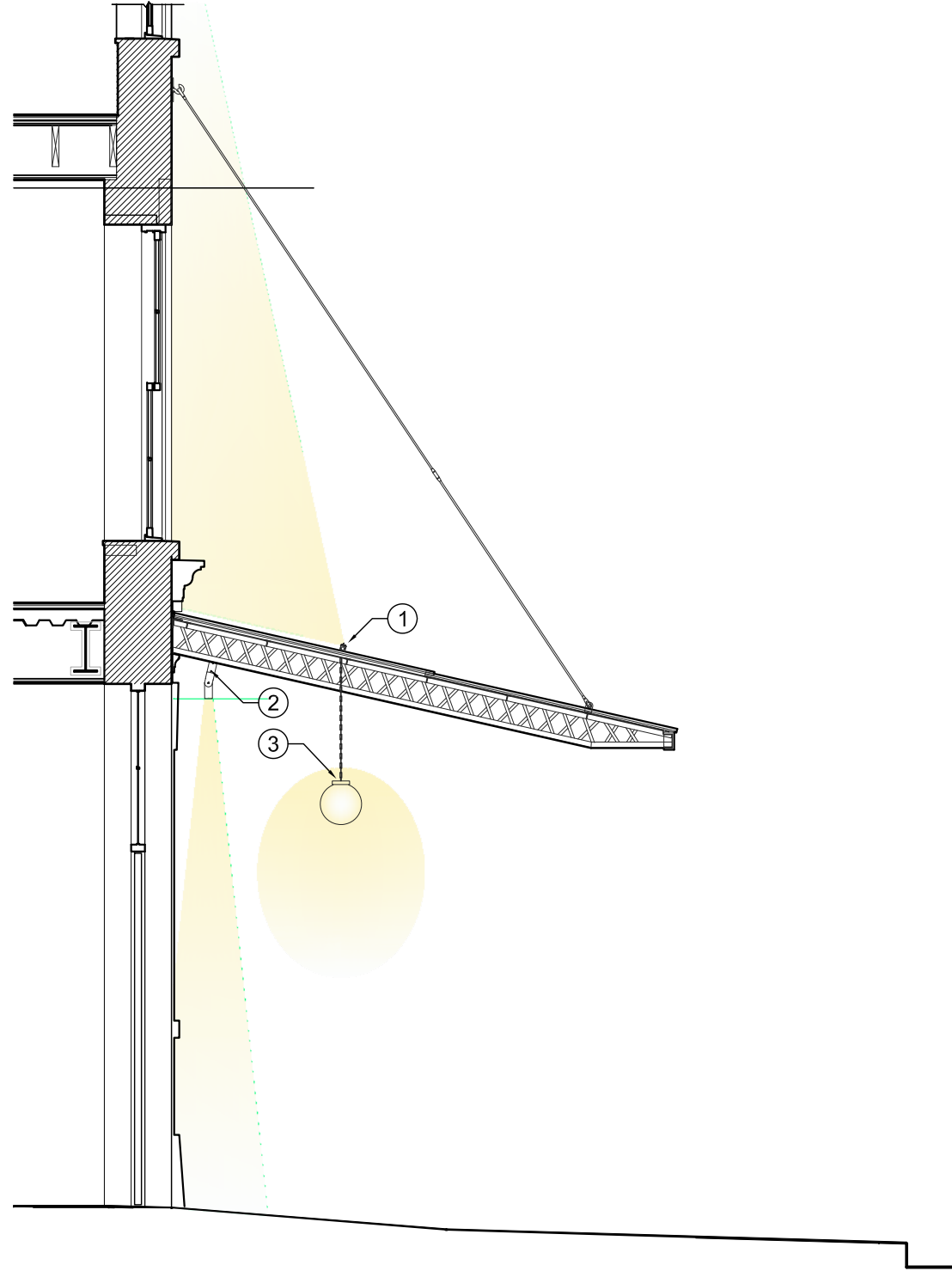
3 proposed storefront elevation
1/4" = 1'-0"

⑤ new vinyl signage applied to glass at transom behind pendant fixture, typ

A9.0

exterior lighting

section detail



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

keyed notes

- 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

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steficek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com



1 strip led light - black - 18.64" x 1.64" x 1.43"
n.t.s.



2 surface mounted floodlight - black 7.5" x 2.25" x 2.25"
n.t.s.



3 milk glass pendant - aged steel - 16" x 16" x 17.5"
n.t.s.

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

&derson

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55 gansevoort street
new york, new york 10014

section detail
lighting images

14 july 2016
scale varies
job 15.03

A9.1

exterior signage

proposed signage sizes and locations

keyed notes

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

legends

consultants

design architect
backen, gillam & kroeger
2352 marinship way
sausalito, ca 94965
(415) 289 3860
jimg@bgarch.com

structural engineer
gilsanz murray steffek
129 west 27th street, 5th floor
new york, ny 10001
(212) 254 0030
philip.murray@gmsllp.com

mechanical engineer
rosini engineering p.e.
142 west 36th street, 17th floor
new york, ny 10018
(212) 904 0422
drosini@rosiniengineering.com

landmark consultant
jacqueline peu-duvallon
historic preservation consulting
40 east 89th street apt 5d
new york, ny 10128
(917) 612 2909
jackie@jpdpreservation.com

expediter
km associated of new york
158 west 29th street, 7th floor
new york, ny 10001
(212) 563 6760
amatty@kmaofny.com

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299
info@andersonarch.com

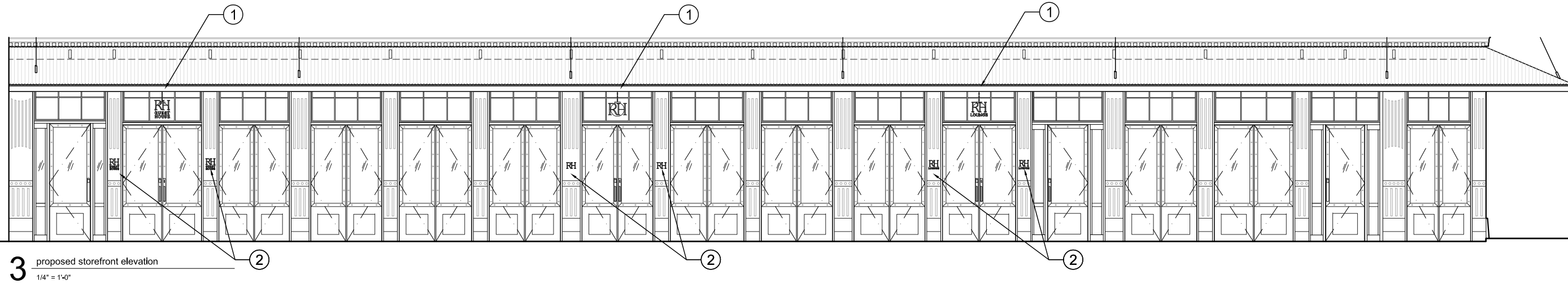
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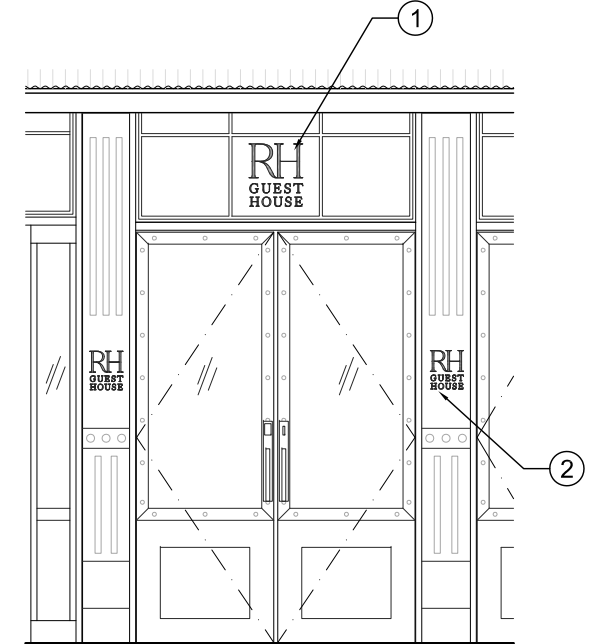
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55 gansevoort street
new york, new york 10014

signage details

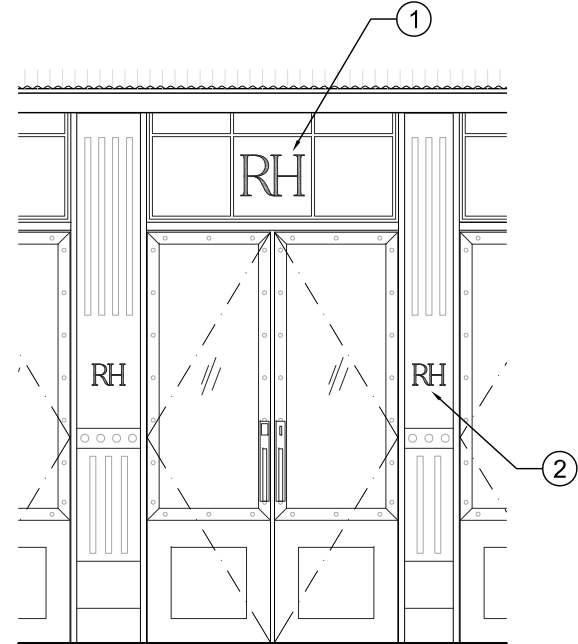
14 july 2016
scale 1/4" = 1'-0"
job 15.03



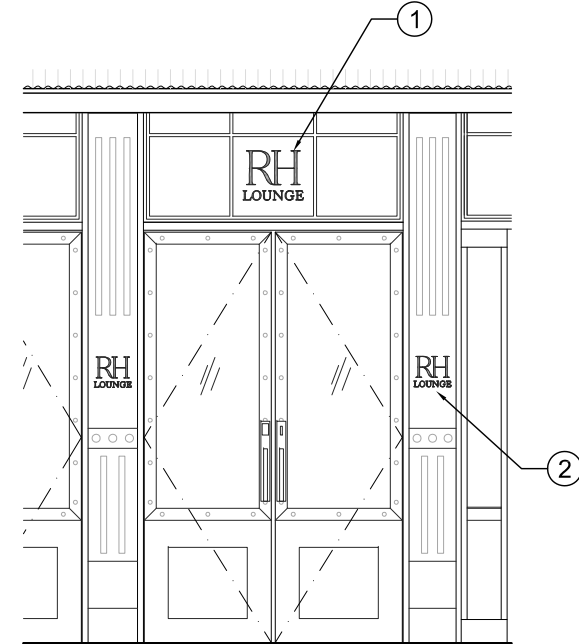
3 proposed storefront elevation
1/4" = 1'-0"



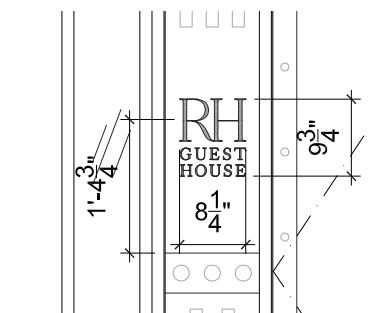
2 proposed signage at hotel entry
1/2" = 1'-0"



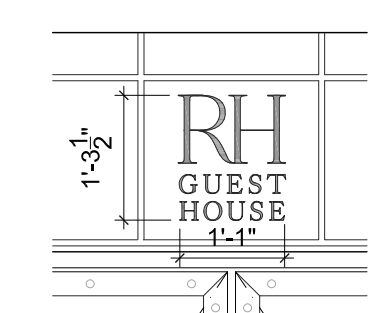
3 proposed signage at restaurant entry
1/2" = 1'-0"



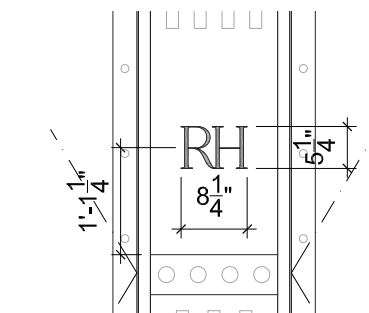
4 proposed signage at lounge entry
1/2" = 1'-0"



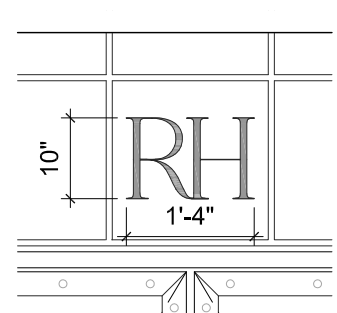
5 proposed signage at hotel entry
1" = 1'-0"



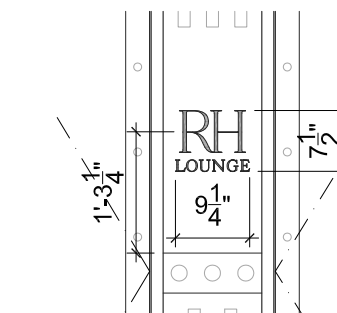
6 proposed signage at hotel entry
1" = 1'-0"



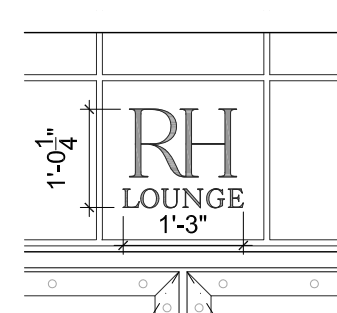
7 proposed signage at restaurant entry
1" = 1'-0"



8 proposed signage at restaurant entry
1" = 1'-0"



9 proposed signage at lounge entry
1" = 1'-0"



10 proposed signage at lounge entry
1" = 1'-0"