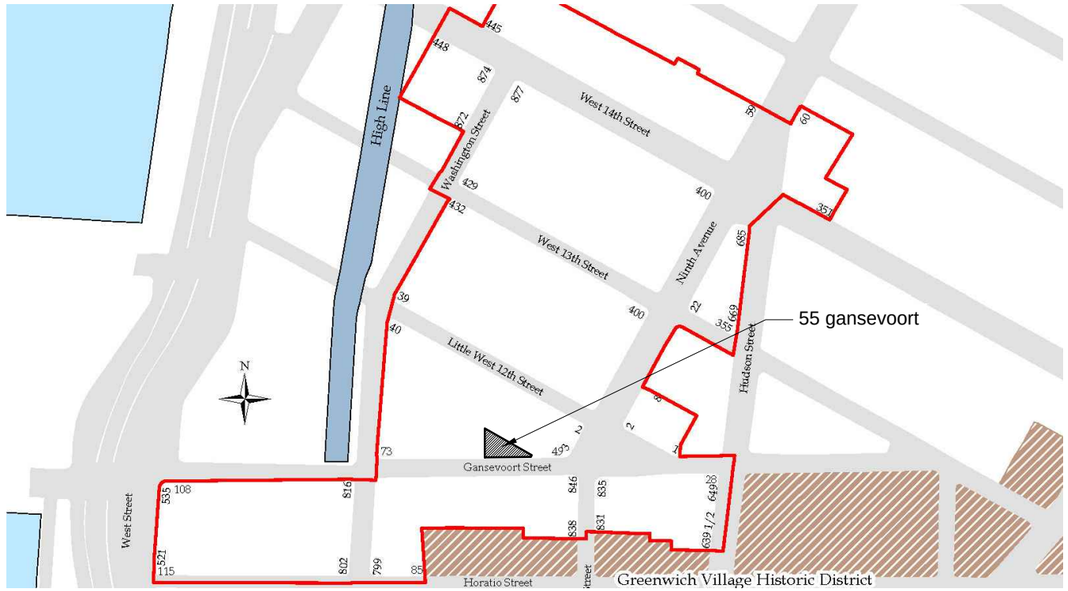
location and history

district map and historic photographs



1 location plan - gansevoort market historic district

2 gansevoort street historic photo - b. abbott 1936

3 gansevoort street historic photo - designation photo, 2003

4 gansevoort street historic photo - 1940 tax photo

5 gansevoort street historic photo - 1980 tax photo

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A0.0

existing conditions
exterior building views

1 gansevoort street elevation - existing

2 gansevoort street looking east - existing

3 west elevation - existing

4 east elevation - existing

5 northeast elevation - existing

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

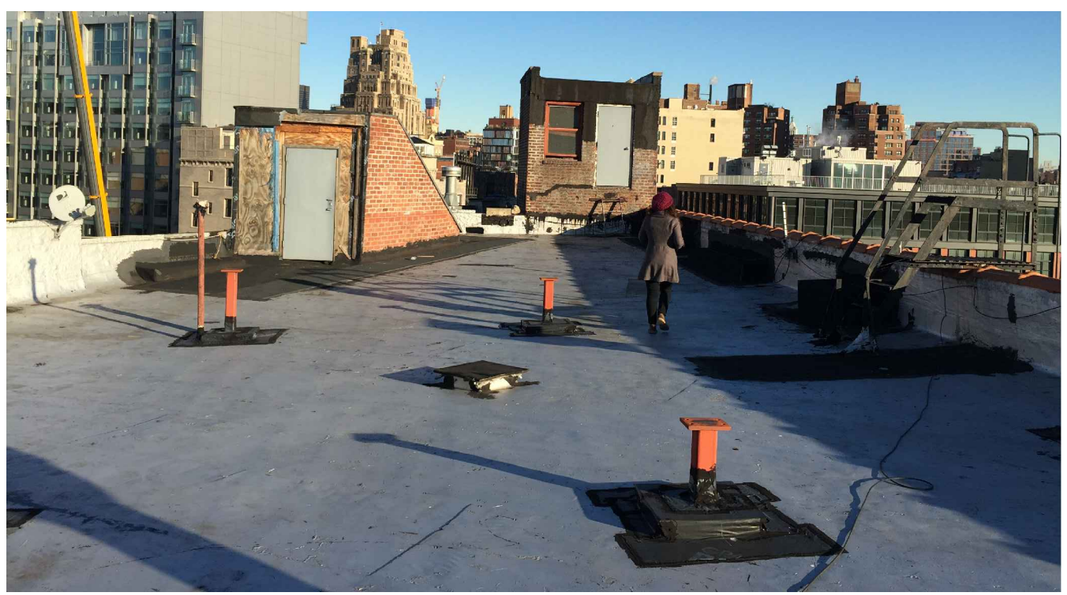
landmarks preservation
commission meeting submission
07 march 2017

A0.1

existing conditions
roof

1 roof - view from east corner

2 roof - view from south



3 roof - view from west corner

4 roof - view from east

(soft demo for mock-up)

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A0.2

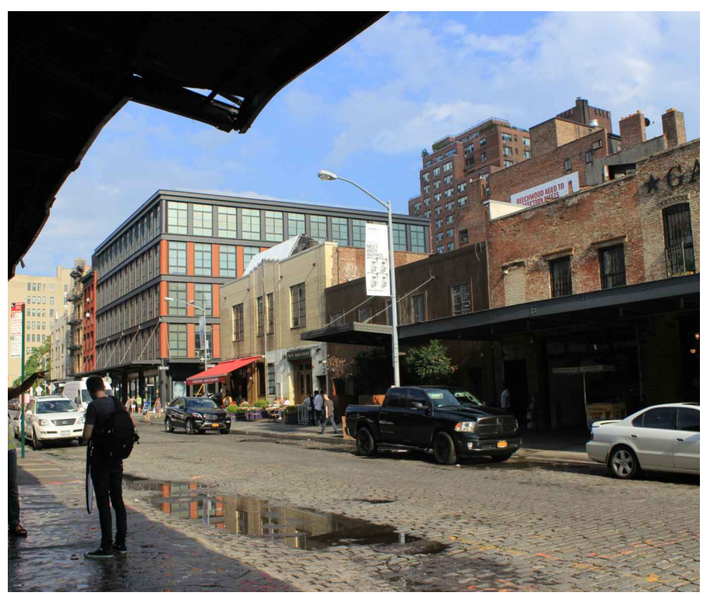
existing conditions
neighborhood context photos

1 highline corner of gansevoort st and washington st

2 821 washington street

3 69 gansevoort street

4 63 gansevoort street



5 south side of gansevoort street looking east

6 south side of gansevoort street looking west

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A0.3

existing conditions

neighborhood context photos

1 51 gansevoort street looking west

2 40 gansevoort street

3 52 gansevoort street

4 60 gansevoort street

5 74 gansevoort street

6 80 gansevoort street

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

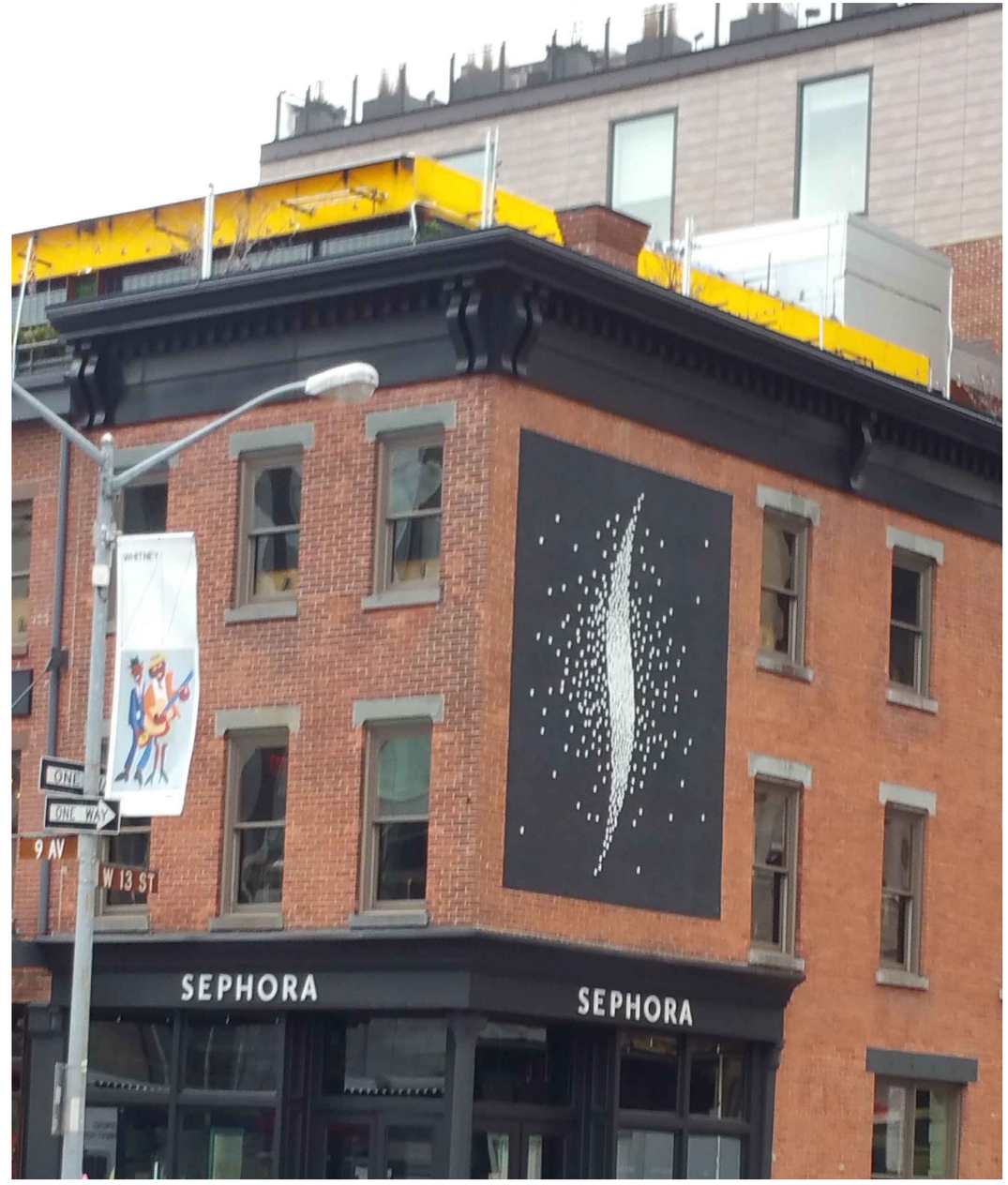
landmarks preservation
commission meeting submission
07 march 2017

A0.4

precedent images
district rooftoop additions

1 21-27 Ninth Avenue: Approved by LPC in 2009

2 21-27 Ninth Avenue: Approved by LPC in 2009



3 21-27 Ninth Avenue: Approved by LPC in 2009

&derson

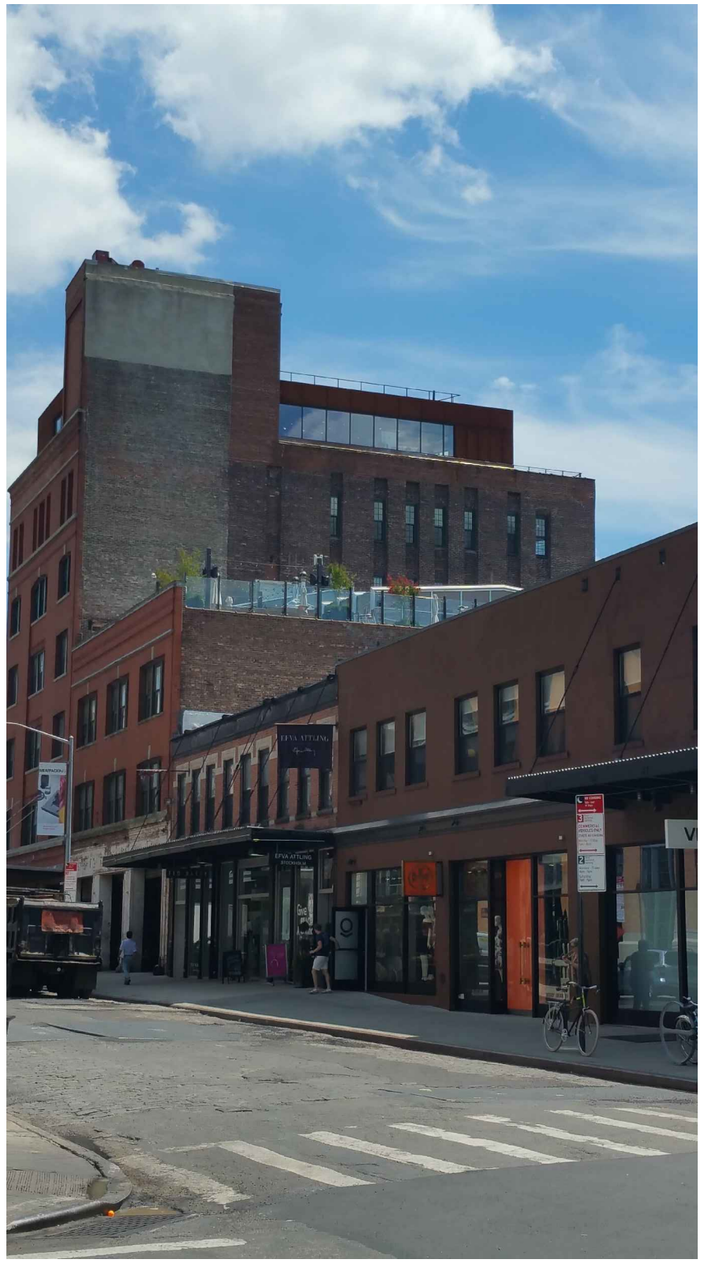
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

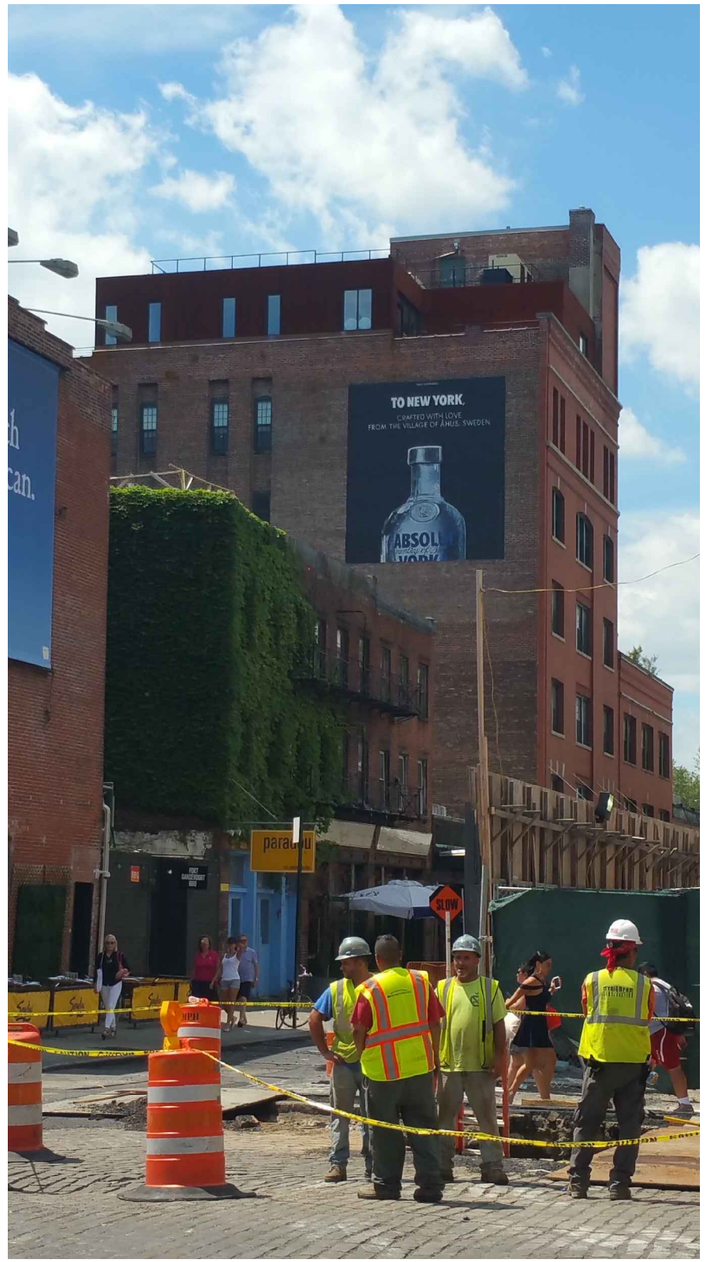
landmarks preservation
commission meeting submission
07 march 2017

A0.5

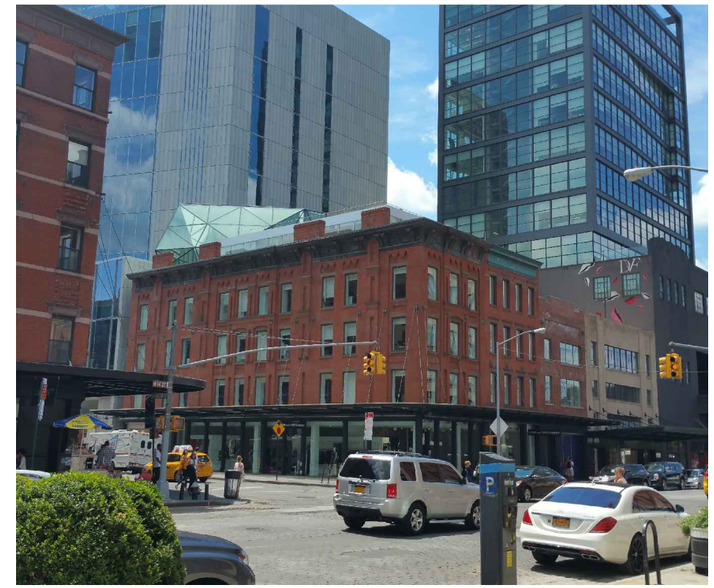
precedent images
district rooftoop additions



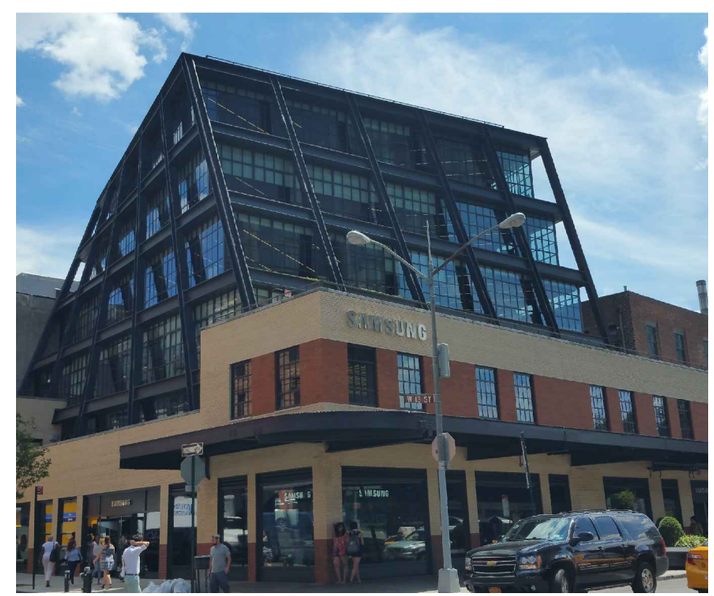
1 22-26 little west 12th street - west elevation



2 22-26 little west 12th street - east elevation



3 440-442 west 14th street



4 837 washington street

&derson

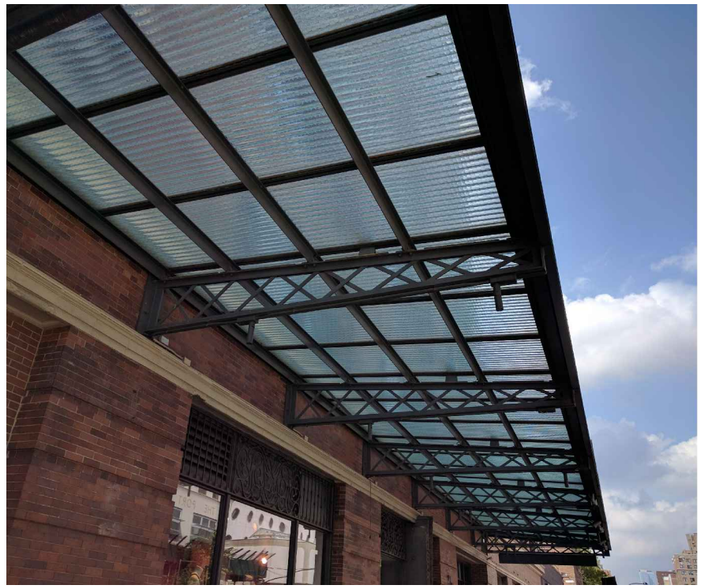
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

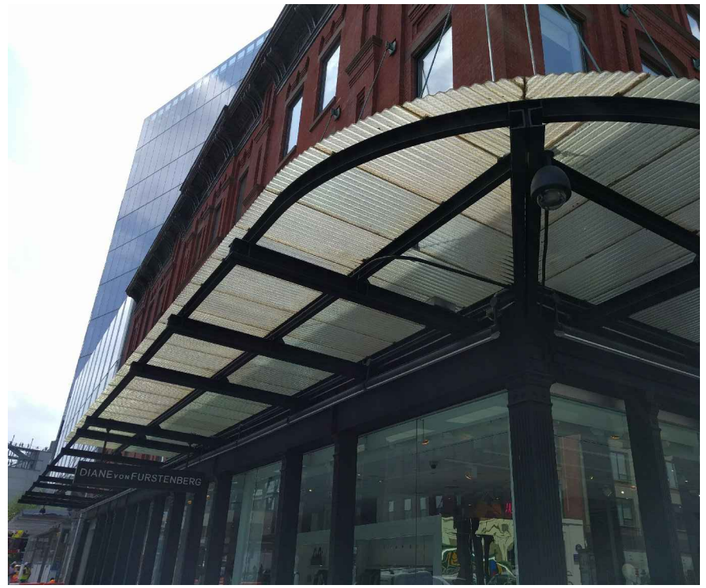
landmarks preservation
commission meeting submission
07 march 2017

A0.6

precedent images
district awnings



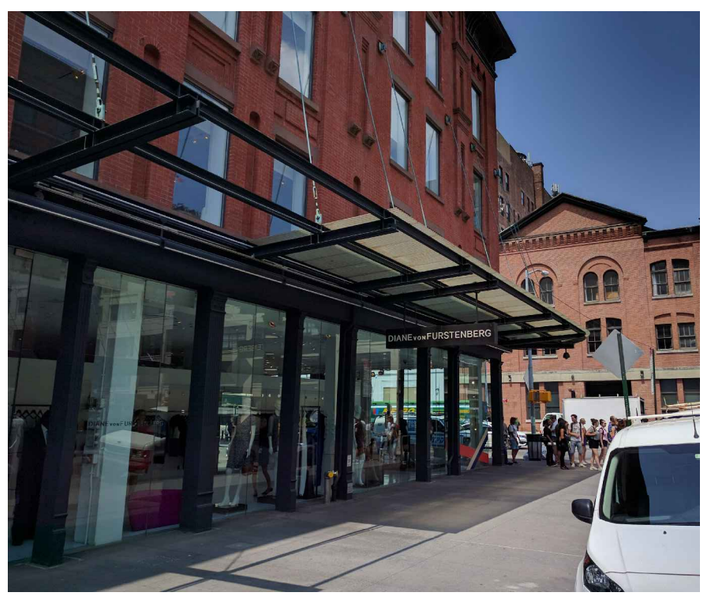
1 75 9th Ave. - Chelsea Market



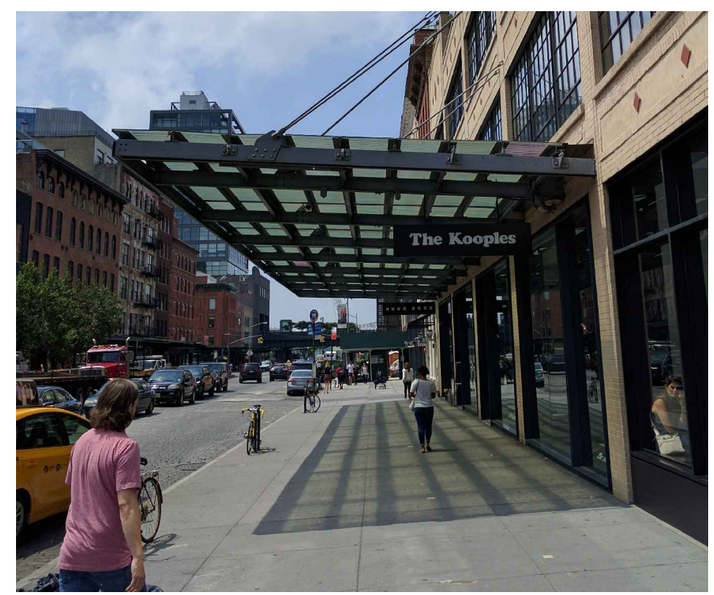
2 440 West 14th Street - Diane von Furstenberg

3 440 West 14th Street - Diane von Furstenberg

4 75 9th Ave. - Chelsea Market



5 401 West 14th Street - Boss Store



6 401 West 14th Street - Boss Store

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

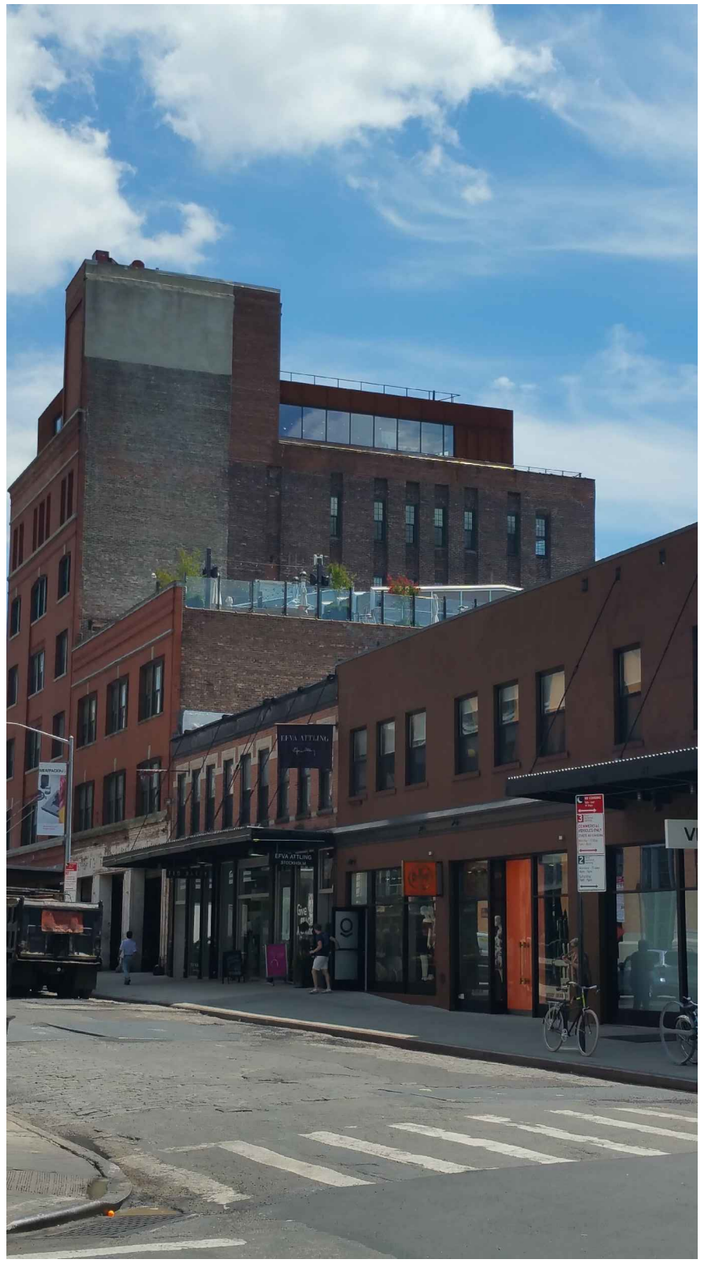
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A0.7

precedent images

district glass windscreens



1 22-26 little west 12th street - west elevation

2 29-35 9th avenue - soho house

3 29-35 9th avenue - soho house

&derson

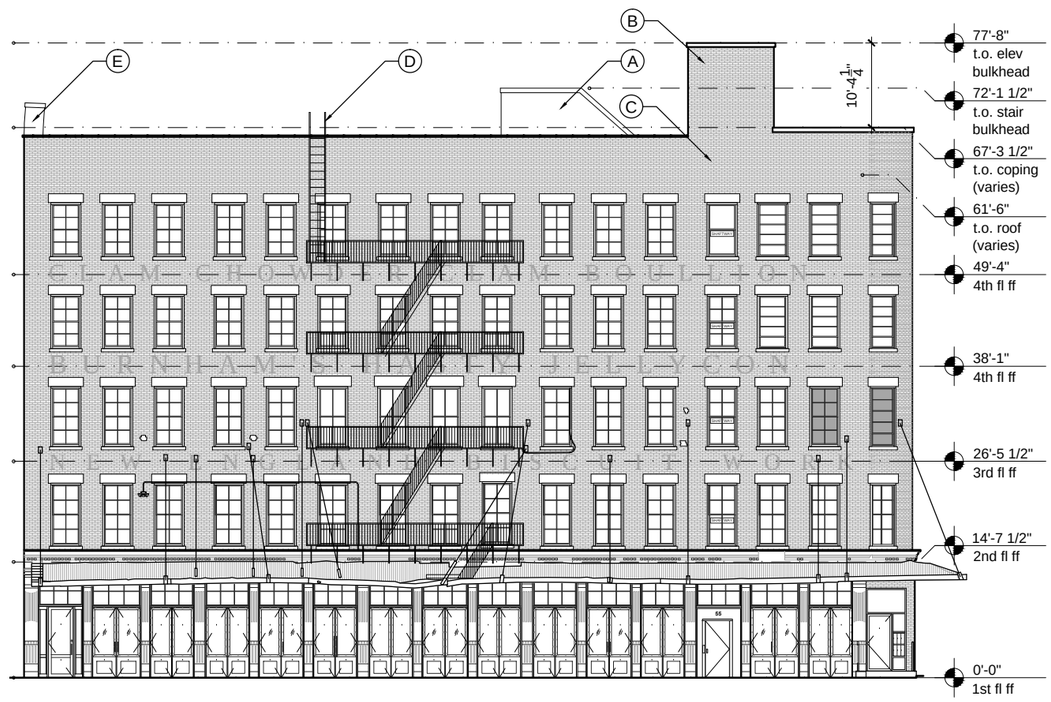
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A0.8

rooftop addition
exterior elevations



1 south elevation - existing

n.t.s.

keyed notes

- (A) demolish stair bulkhead
- (B) demolish elevator bulkhead
- (C) demolish parapet
- (D) dismantle fire escape and connections
- (E) demolish chimney

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

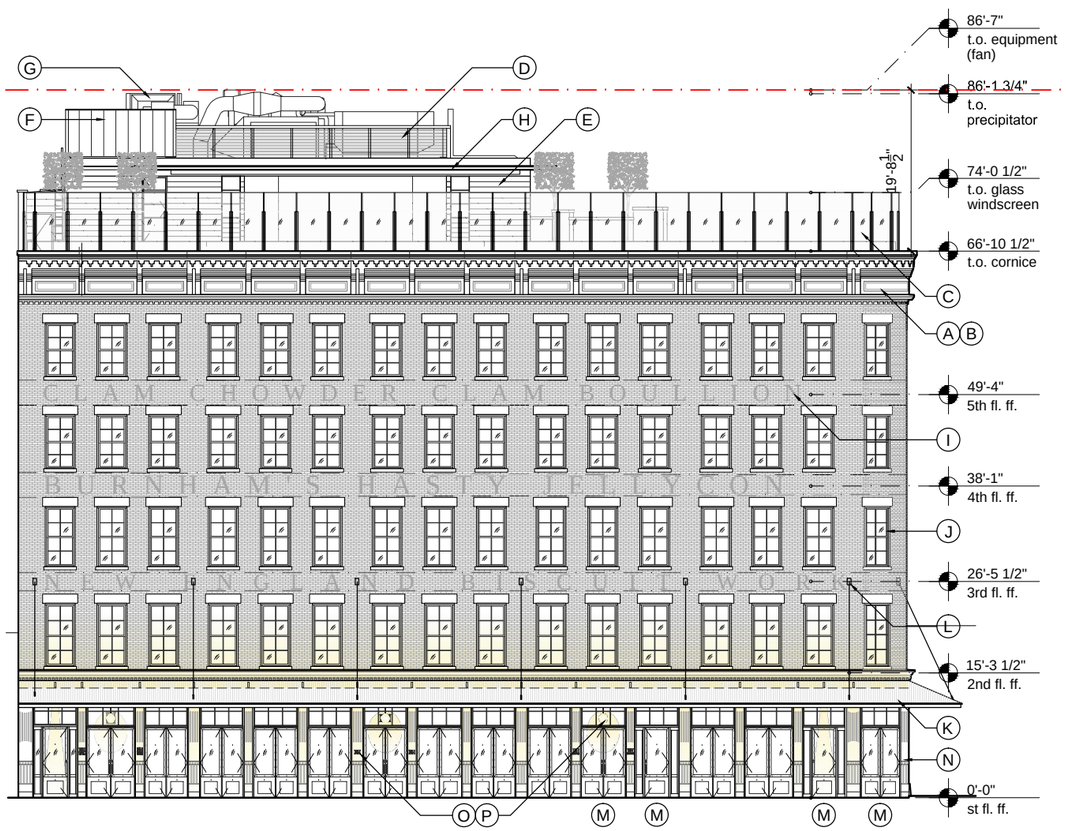
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A1.0

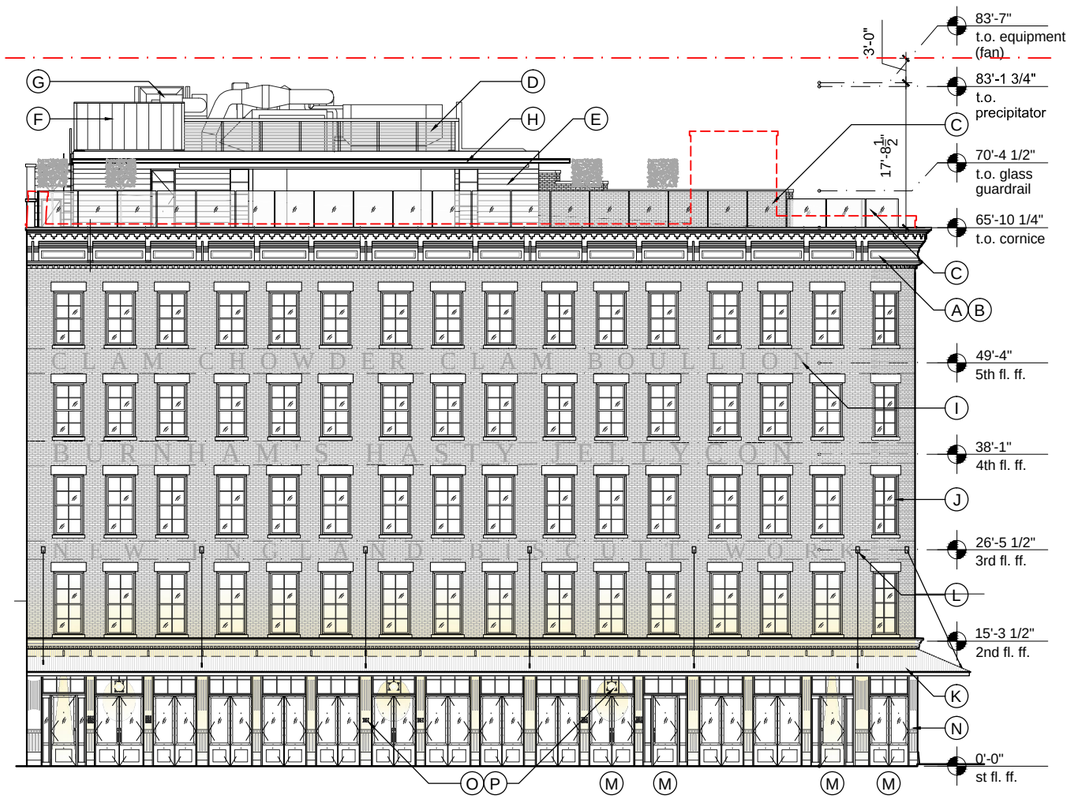
rooftop addition

exterior elevations



1 south elevation - previous 12.6.16 lpc submission

n.t.s.



2 south elevation - currently proposed

n.t.s.

keyed notes - rooftop

- (A) new 3-wythe parapet, brick to match existing
- (B) install new fiberglass cornice with metal coping
  previous: dark gray, 6'-6" h
  current: black, 5'-0" h
- (C) glass rail
  previous: 72" h
  current: 12" h, 54" h, 42" h
- (D) new perforated screen,
  previous: taupe
  current: dark grey
- (E) new penthouse, concrete panels
- (F) new acoustic enclosure, painted: dark gray
- (G) new mechanical equipment, painted: dark gray
- (H) new steel plate awning on steel angles

keyed notes - façade

- (I) protect all ghost signs
- (J) window frames and sashes
- (K) new corrugated wire glass awning, trusses
- (L) new tension rod awning anchor points, typ. of 7
- (M) new door configurations
- (N) new cast iron column,
- (O) new signage: 1/4" depth, brushed and oxidized, brass lettering; adhered to pier
- (P) new exterior lighting

legend

- existing brick
- profile of existing parapet

&derson

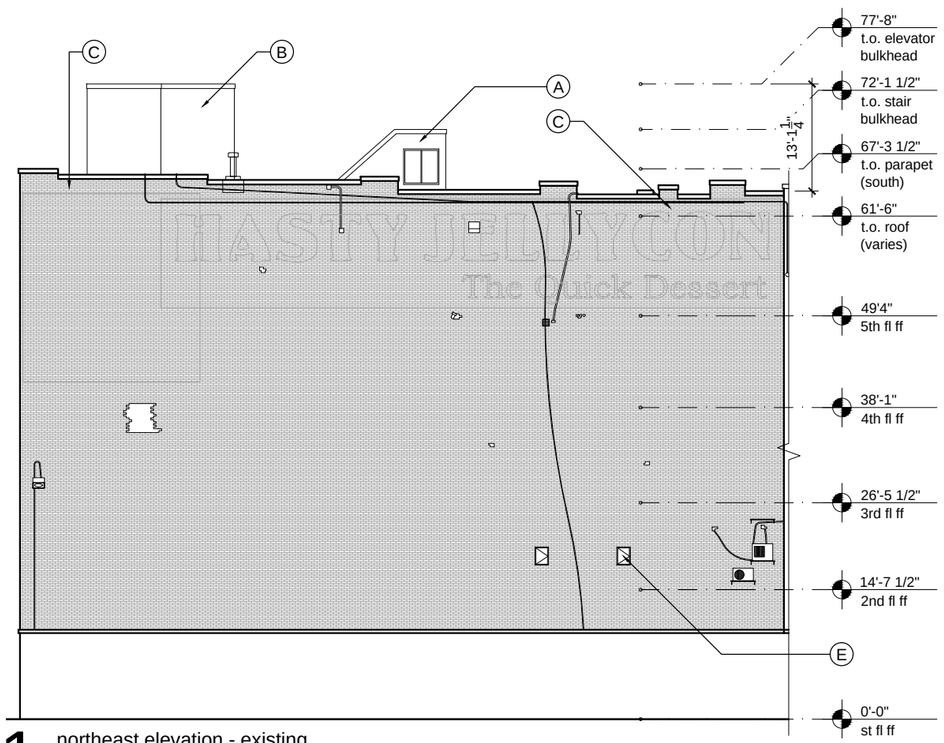
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation commission meeting submission
07 march 2017

A1.1

rooftop addition
exterior elevations



1 northeast elevation - existing

n.t.s.

keyed notes

- (A) demolish stair bulkhead
- (B) demolish elevator bulkhead
- (C) demolish parapet
- (D) dismantle fire escape and connections
- (E) demolish windows and infill openings

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

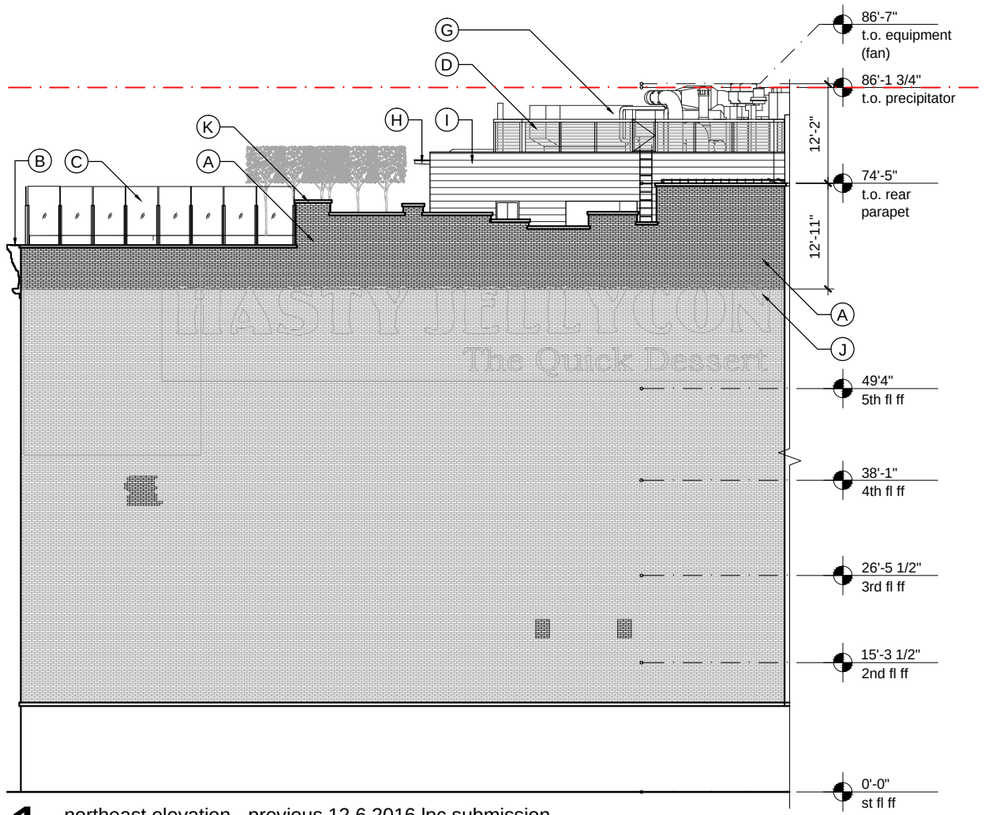
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation commission meeting submission
07 march 2017

A1.2

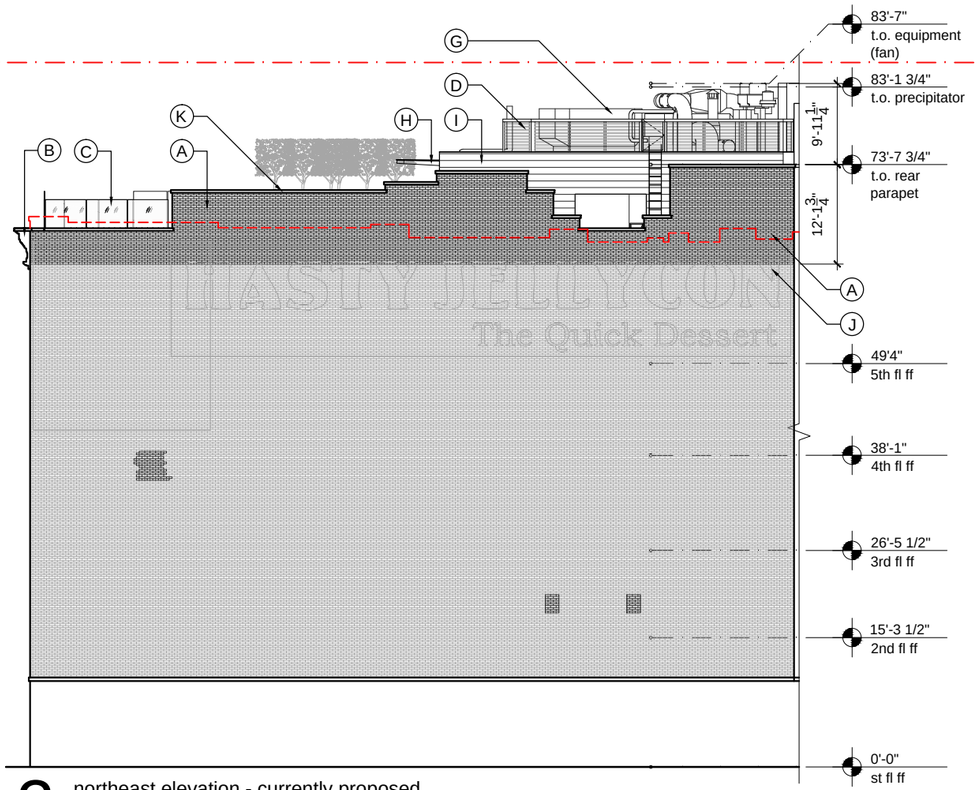
rooftop addition

exterior elevations



1 northeast elevation - previous 12.6.2016 lpc submission

n.t.s.



2 northeast elevation - currently proposed

n.t.s.

keyed notes

- (A) new 3-wythe parapet brick to match existing
- (B) install new fiberglass cornice with metal coping *previous: dark gray, 6'-6" h current: black, 5'-0" h*
- (C) glass screen/rail *previous: 72" h windscreen current: 42" h, 54" h guardrail*
- (D) new perforated screen, factory finish: taupe
- (E) new penthouse, concrete panels
- (F) not used
- (G) new mechanical equipment, painted: dark gray
- (H) new steel plate awning on steel angles
- (I) zinc panels
- (J) protect all ghost signs
- (K) new bluestone coping

legend

- new brick
- existing brick
- profile of existing parapet

&derson

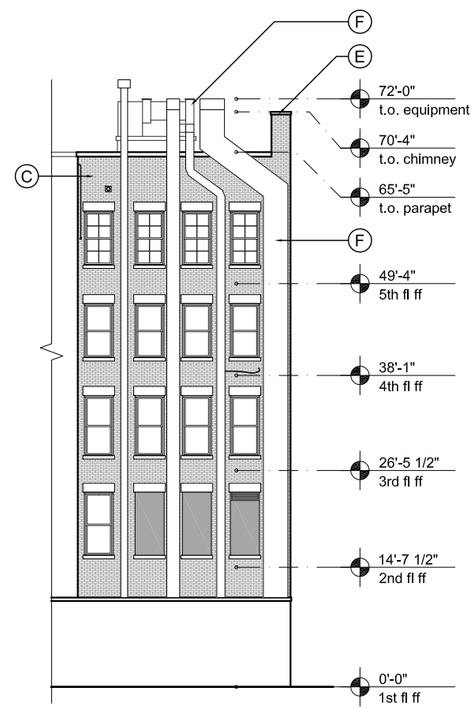
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A1.3

rooftop addition
exterior elevations



1 north elevation - existing

n.t.s.

keyed notes - existing

- (A) not used
- (B) not used
- (C) demolish parapet
- (D) not used
- (E) demolish chimney
- (F) remove mechanical ducts and connections

&derson

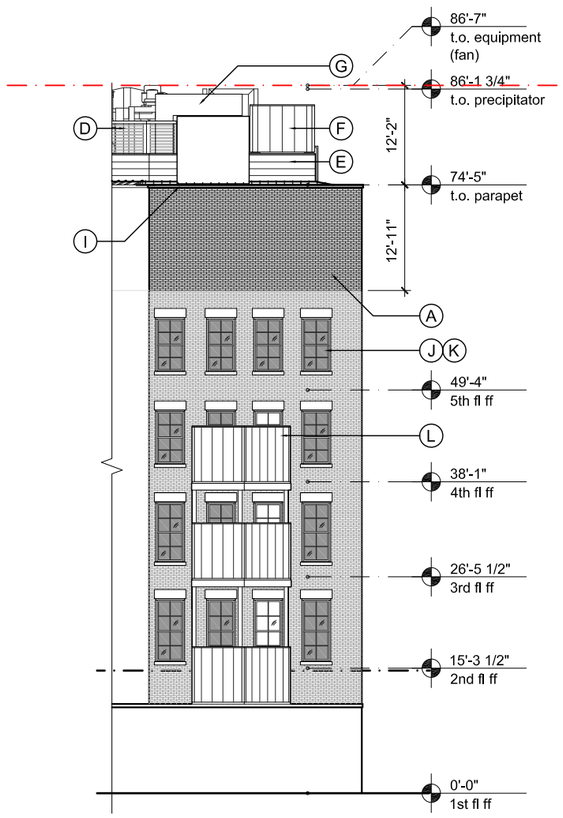
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

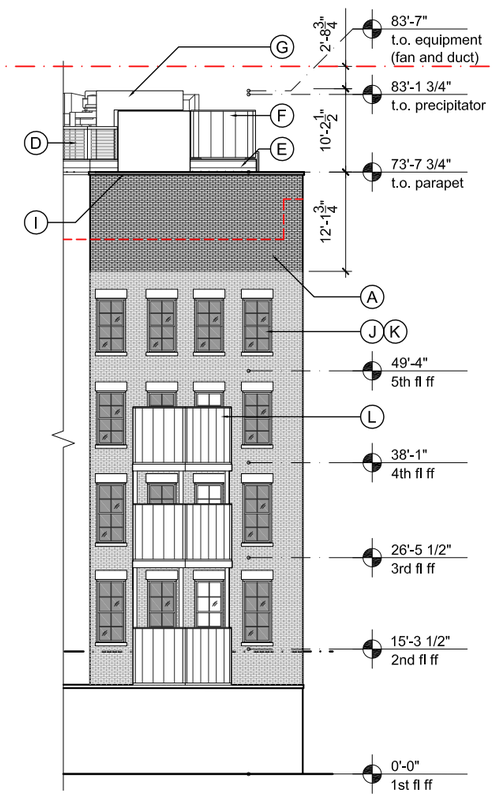
A1.4

rooftop addition
exterior elevations



1 north elevation - previous 12.6.2016 lpc submission

n.t.s.



2 north elevation - currently proposed

n.t.s.

keyed notes

- (A) new 3-wythe parapet with bluestone coping brick to match existing
- (B) not used
- (C) not used
- (D) new perforated screen, factory finish: taupe
- (E) zinc panels, natural color
- (F) new acoustic enclosure, painted: dark gray
- (G) new mechanical equipment, painted: dark gray
- (H) not used
- (I) new bluestone coping
- (J) window frames and sashes *previous: painted dark gray* *proposed: painted black*
- (K) opaque panel behind windows *previous: painted dark gray* *current: painted black*
- (L) new mechanical balcony painted black

legend

- new brick
- existing brick
- profile of existing parapet

&derson

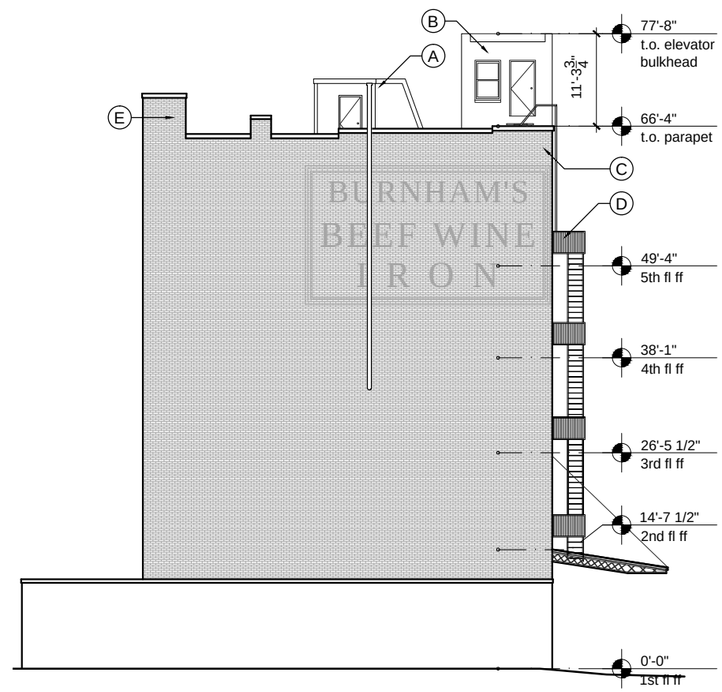
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A1.5

rooftop addition
exterior elevations



1 west elevation - existing

n.t.s.

keyed notes

- (A) demolish stair bulkhead
- (B) demolish elevator bulkhead
- (C) demolish parapet
- (D) dismantle fire escape and connections
- (E) demolish chimney

&derson

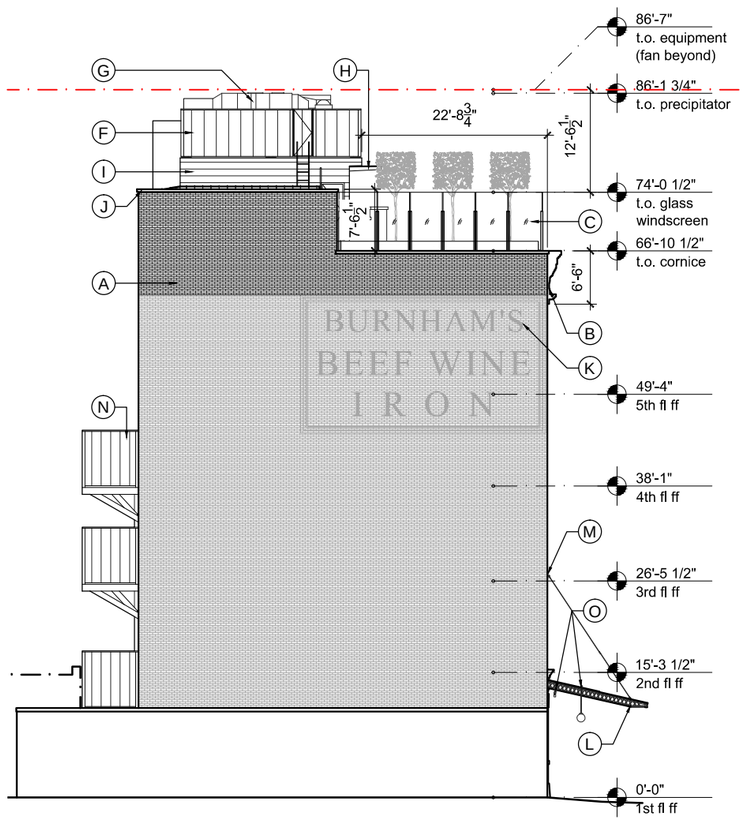
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation commission meeting submission
07 march 2017

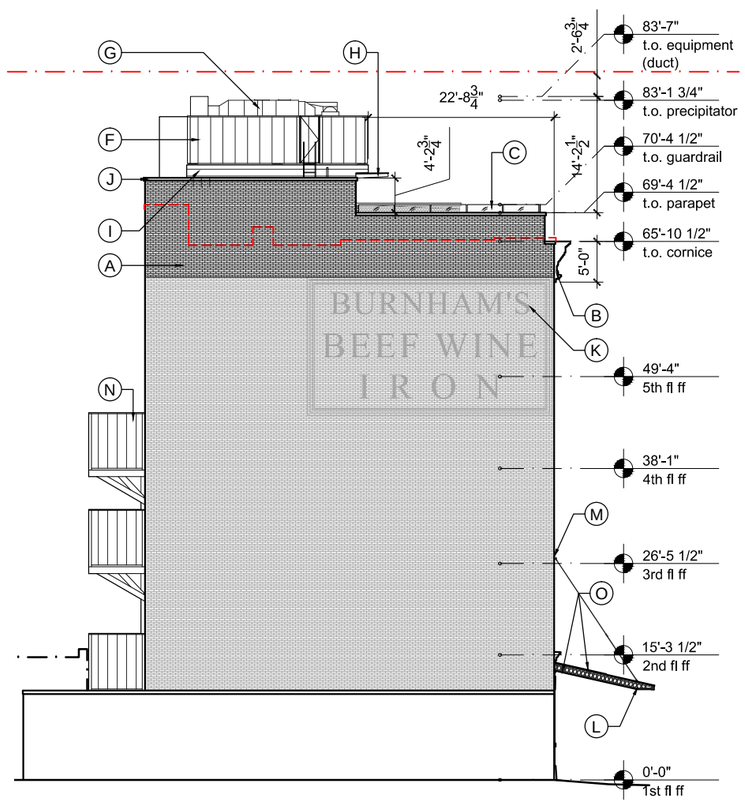
A1.6

rooftop addition
exterior elevations



1 west elevation - previous 12.6.2016 lpc submission

n.t.s.



2 west elevation - current proposal

n.t.s.

keyed notes - rooftop

- (A) new 3-wythe parapet brick to match existing
- (B) install new fiberglass cornice with metal coping *previous: dark gray, 6'-6" h current: black, 5'-0" h*
- (C) glass screen/rail *previous: 72" h windscreen proposed: 54" h guardrail*
- (D) not used
- (E) not used
- (F) new acoustic enclosure, painted: dark gray
- (G) new mechanical equipment, painted: dark gray
- (H) new steel plate awning on steel angles
- (I) zinc panels, natural color
- (J) new bluestone coping

keyed notes - façade

- (K) protect all ghost signs
- (L) new corrugated wire glass awning, trusses
- (M) new tension rod awning anchor points
- (N) new mechanical balconies with acoustic enclosure painted black
- (O) new exterior lighting

legend

- new brick
- existing brick
- profile of existing parapet

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

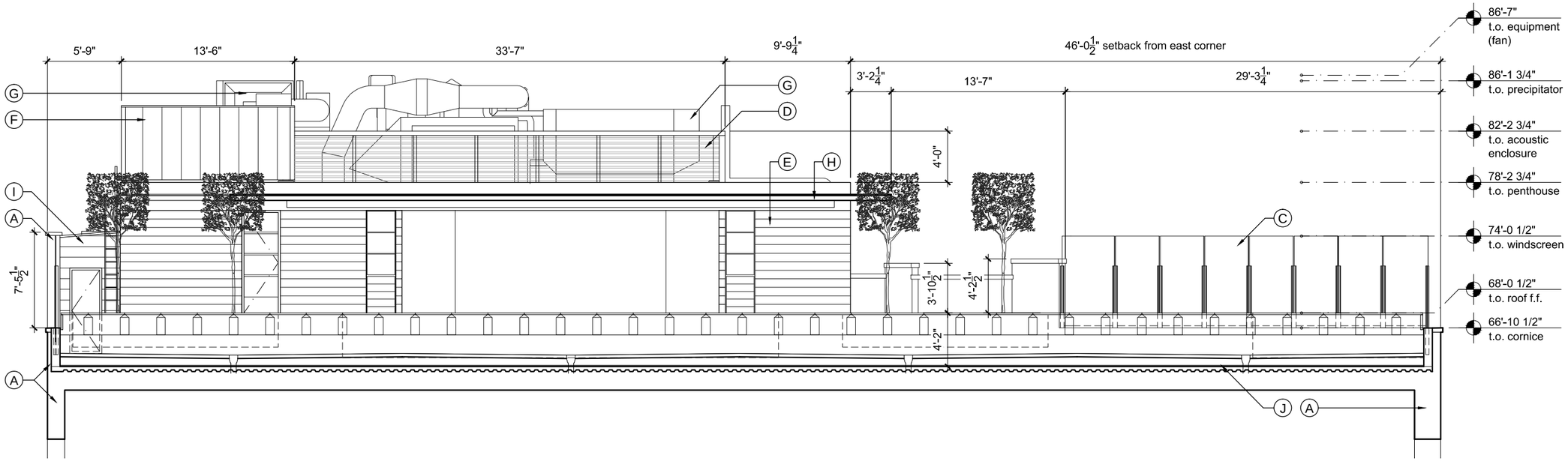
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A1.7

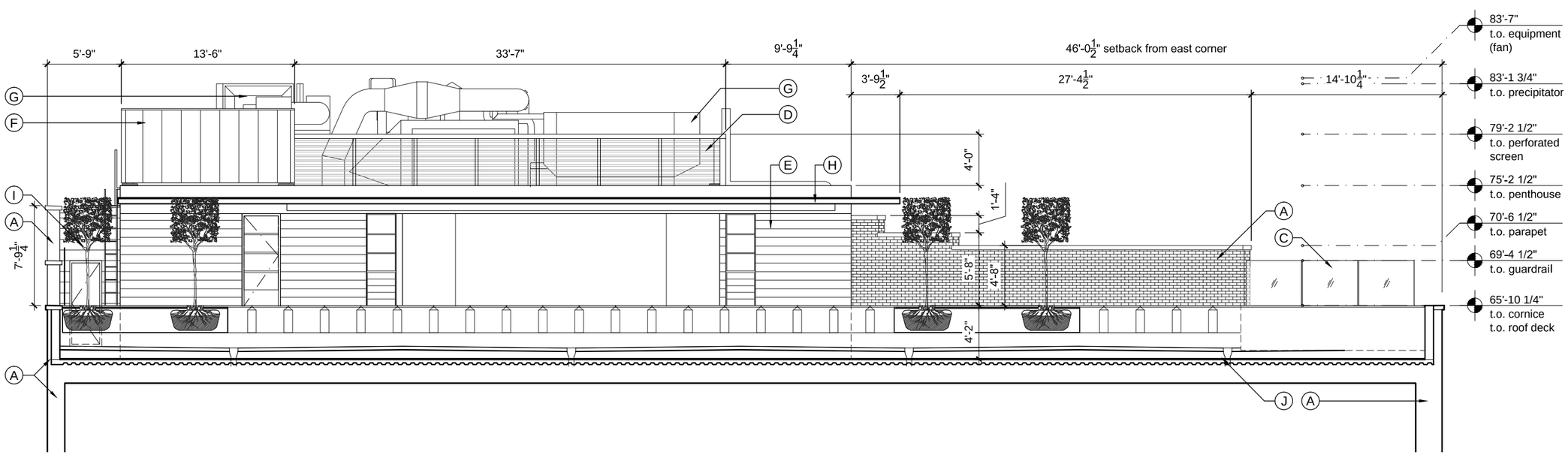
rooftop addition

penthouse elevations



1 south penthouse elevation - previous 12.6.2016 lpc submission

n.t.s.



2 north penthouse elevation - currently proposed

n.t.s.

keyed notes

- (A) new 3-wythe parapet, brick to match existing
- (B) install new fiberglass cornice with metal coping
  previous: dark gray, 6'-6" h
  current: black, 5'-0" h
- (C) glass rail
  previous: 72" h
  current: 12" h, 54" h, 42" h
- (D) new perforated screen,
  previous: taupe
  current: dark grey
- (E) new penthouse, concrete panels
- (F) new acoustic enclosure, painted: dark gray
- (G) new mechanical equipment, painted: dark gray
- (H) new steel plate awning on steel angles
- (I) zinc panels, natural color
- (J) new built-up roof

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

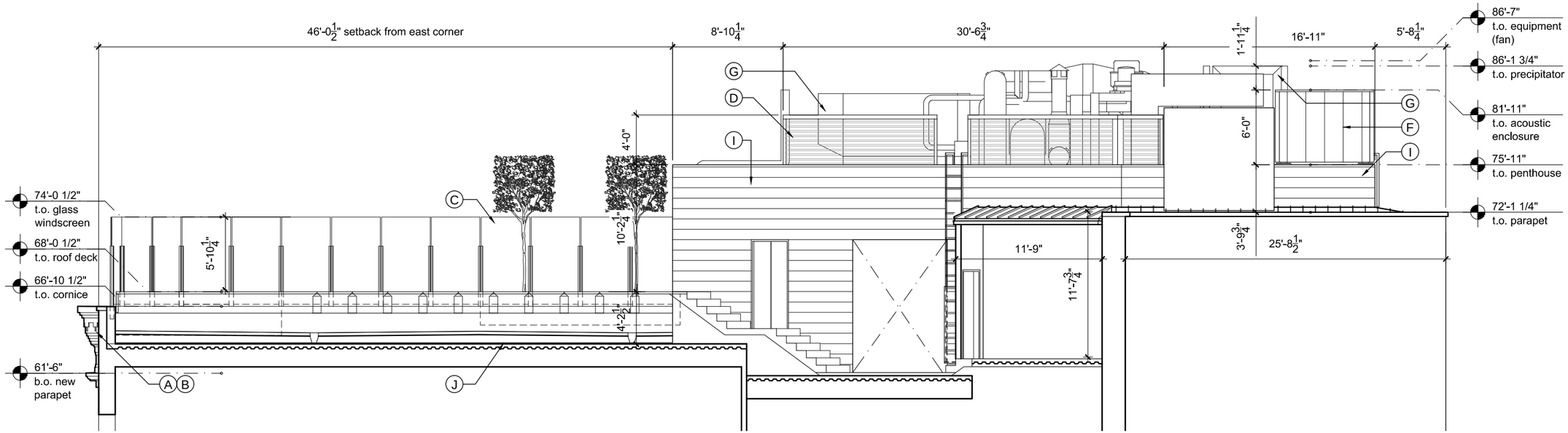
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation commission meeting submission
07 march 2017

A1.8

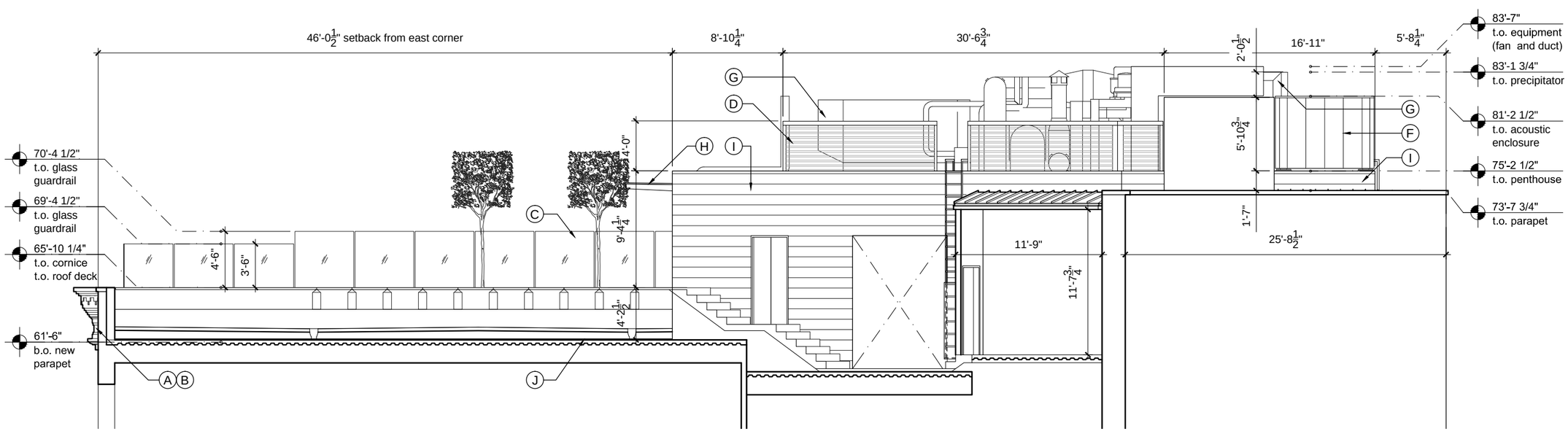
rooftop addition

penthouse elevations



1 north penthouse elevation - previous 12.6.2016 lpc submission

n.t.s.



2 north penthouse elevation - currently proposed

n.t.s.

keyed notes

- (A) new 3-wythe parapet, brick to match existing
- (B) install new fiberglass cornice with metal coping
  previous: dark gray, 6'-6" h
  current: black, 5'-0" h
- (C) glass screen/rail
  previous: 72" h
  current: 12" h, 54" h, 42" h
- (D) new perforated screen,
  previous: taupe
  current: dark grey
- (E) not used
- (F) new acoustic enclosure, painted: dark gray
- (G) new mechanical equipment, painted: dark gray
- (H) new steel plate awning on steel angles
- (I) zinc panels, natural color
- (J) new built-up roof

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

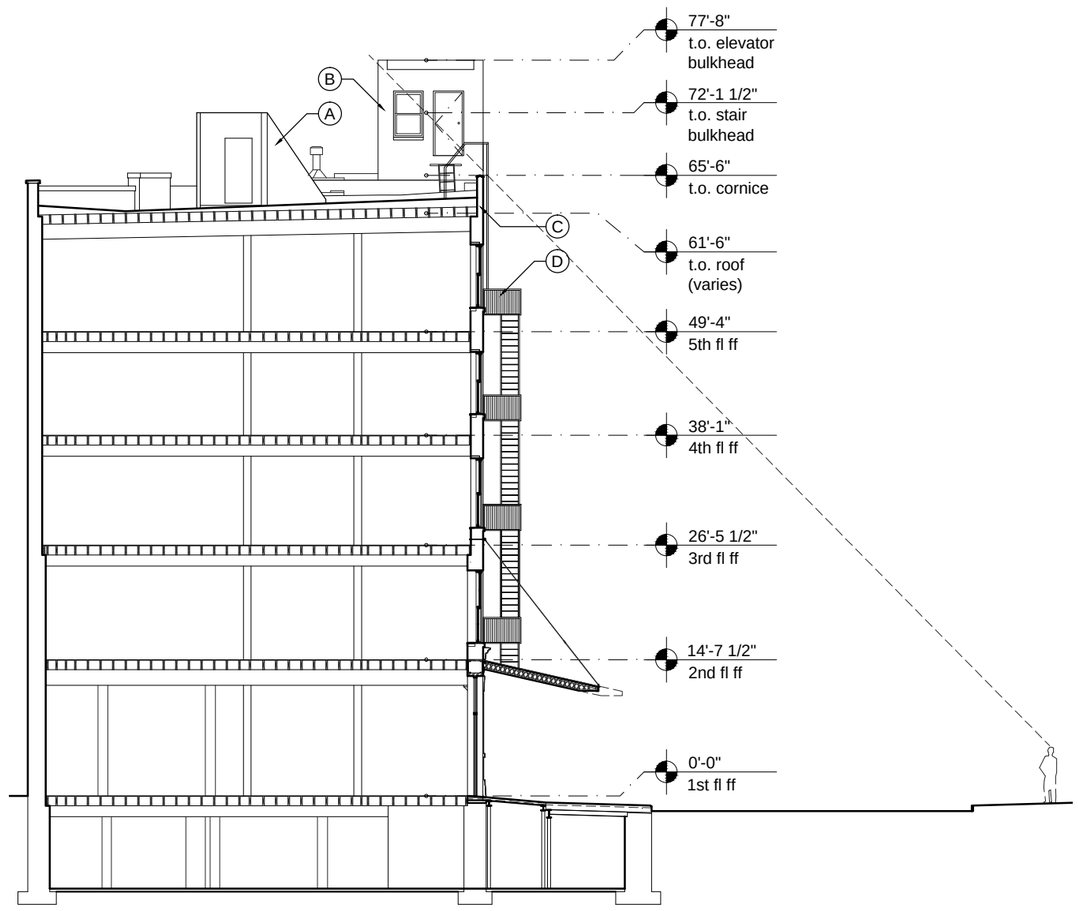
landmarks preservation commission meeting submission
07 march 2017

A1.9

rooftop addition
building sections

keyed notes

- (A) demolish stair bulkhead
- (B) demolish elevator bulkhead
- (C) demolish parapet
- (D) dismantle fire escape and connections



1 section - existing

1/16" = 1'-0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

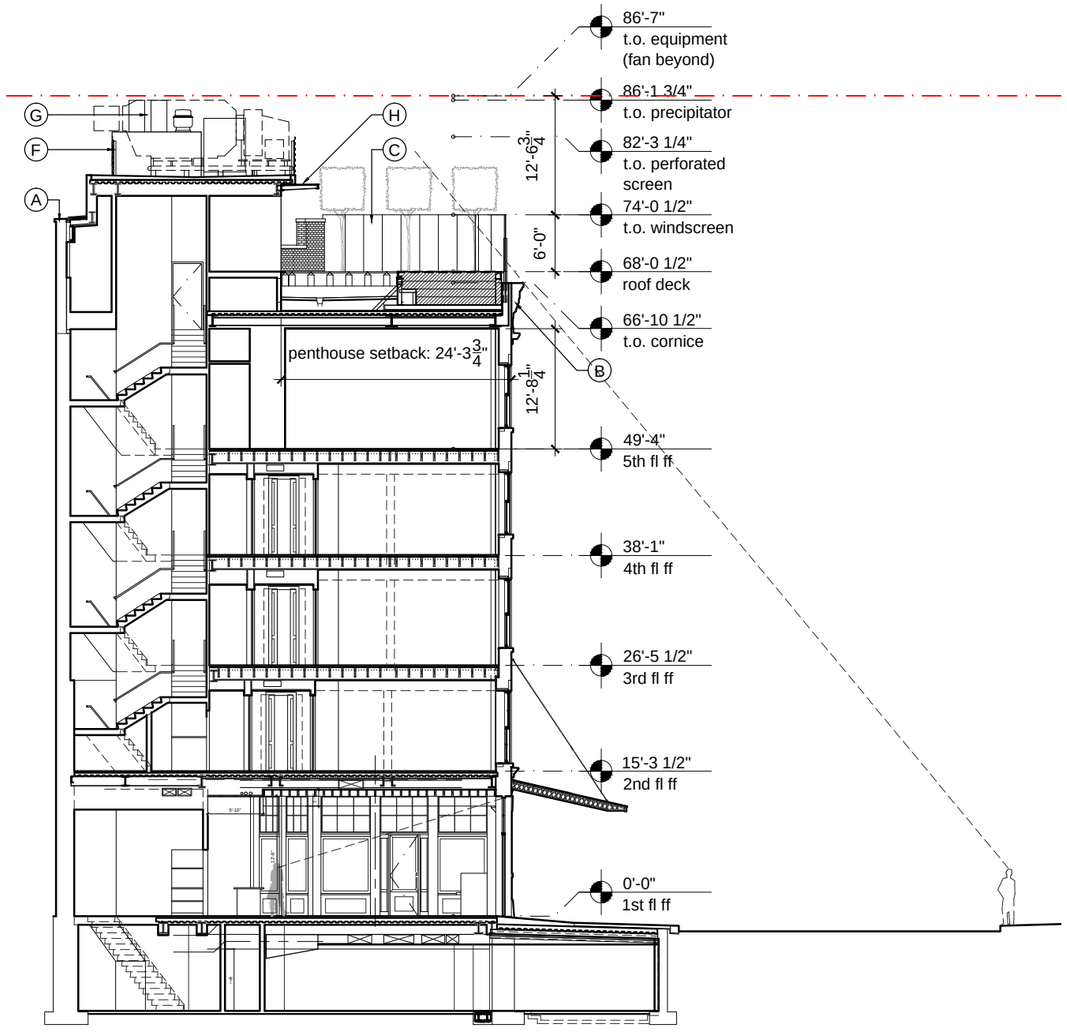
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A2.0

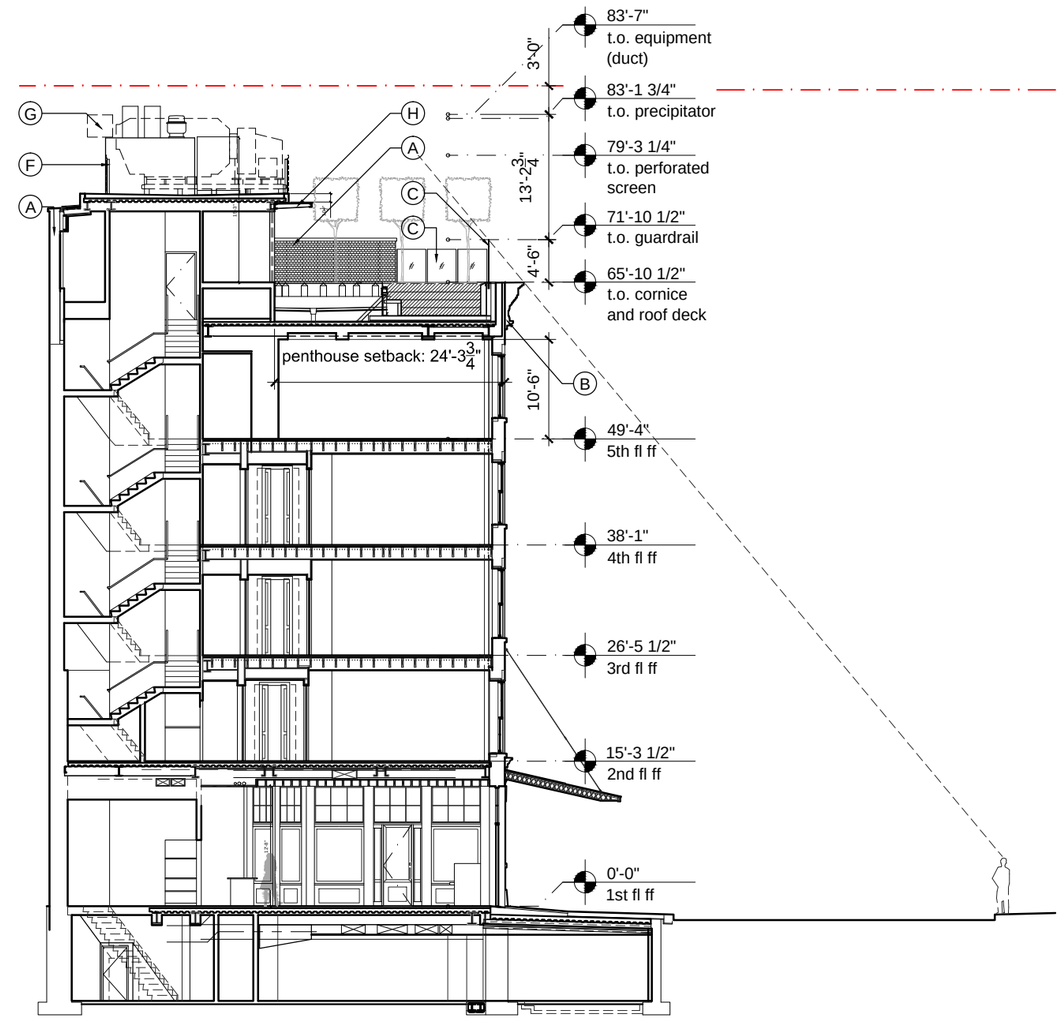
rooftop addition

building sections



1 section - previous 12.6.2016 lpc submission

1/16" = 1'-0"



2 section - currently proposed

1/16" = 1'-0"

keyed notes

- (A) new 3-wythe parapet with bluestone coping
  brick to match existing
- (B) install new fiberglass cornice with metal coping
  previous: dark gray, 6'-6"
  current: black
- (C) glass guardrail
  previous: 72" h
  current: 42" h, 54" h
- (D) not used
- (E) not used
- (F) new acoustic enclosure, painted: dark gray
- (G) new mechanical equipment, painted: dark gray
- (H) new steel plate awning on steel angles

&derson

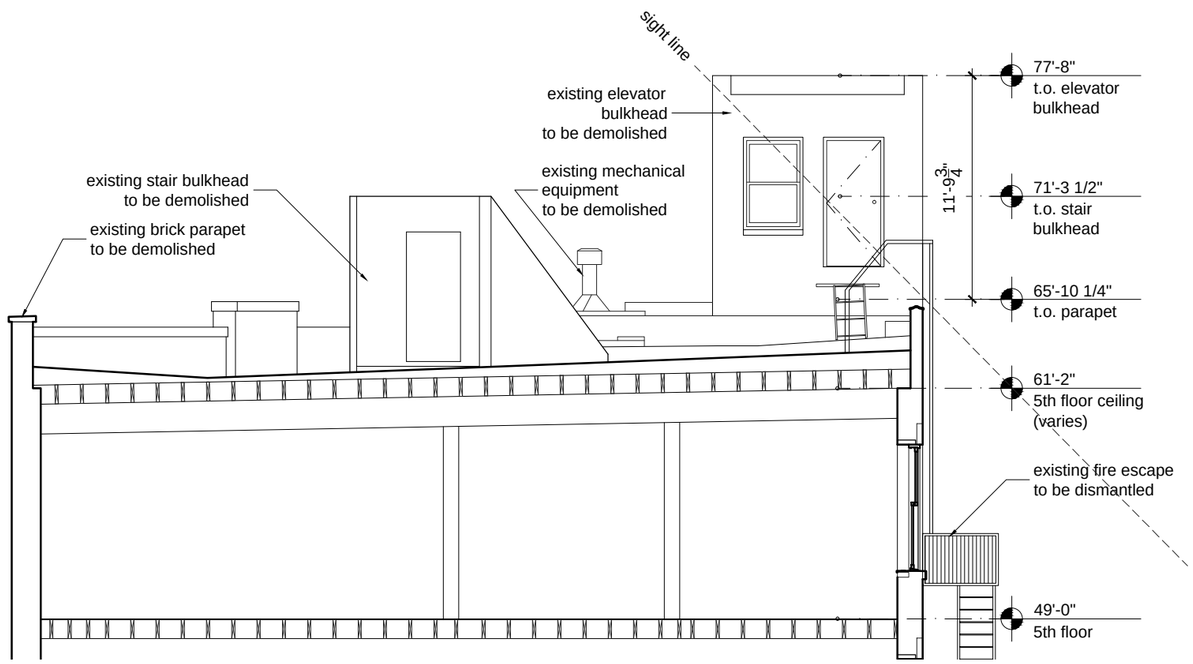
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A2.1

rooftop addition
building sections



1 rooftop section - exisitng

1/8" = 1'-0"

&derson

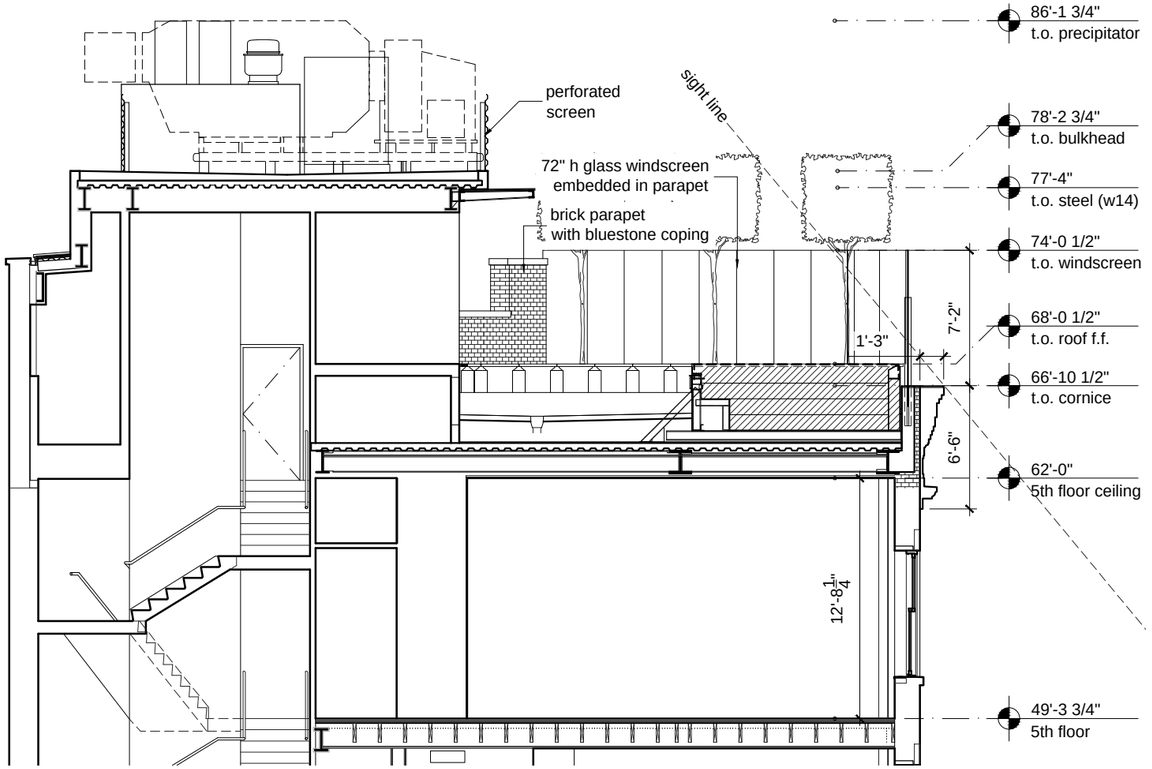
anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

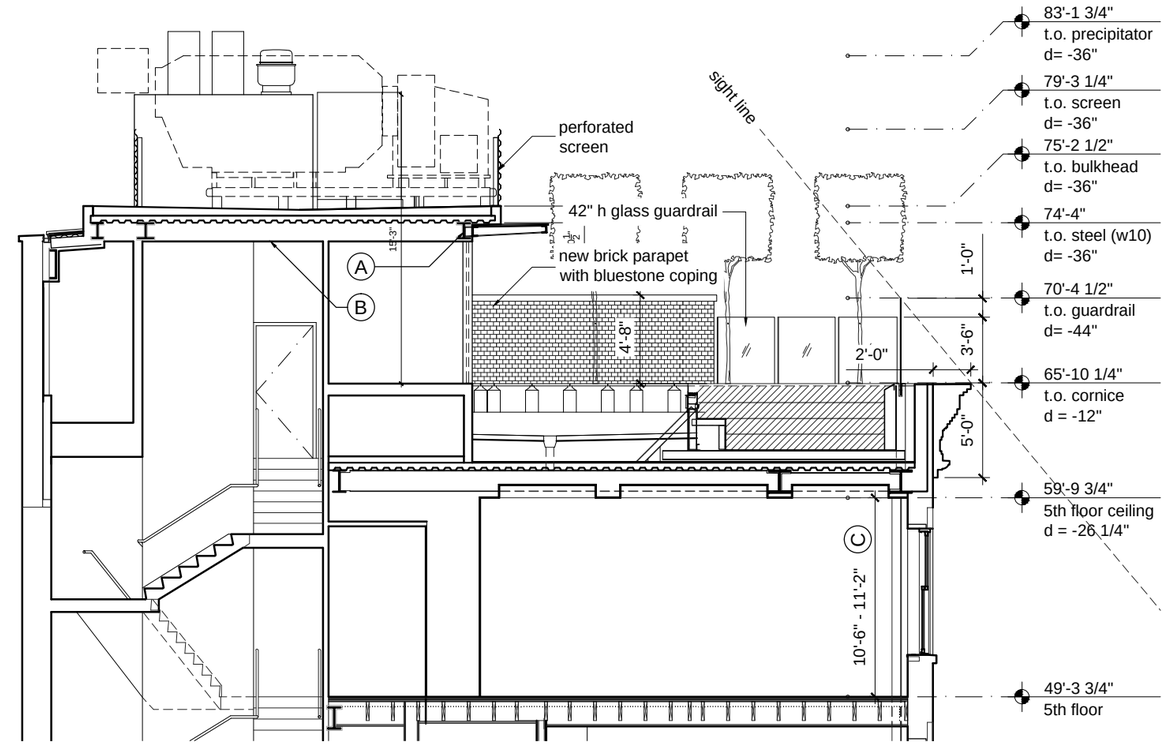
A2.2

rooftop addition
building sections



1 rooftop section - previous 12.6.2016 lpc submission

1/8" = 1'-0"



2 rooftop section - currently proposed

1/8" = 1'-0"

total reduction in overall height: 36"

- (A) -4" penthouse roof structural framing
- (B) -6" penthouse ceiling height
- (C) -26 1/4" fifth floor suite ceiling height

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

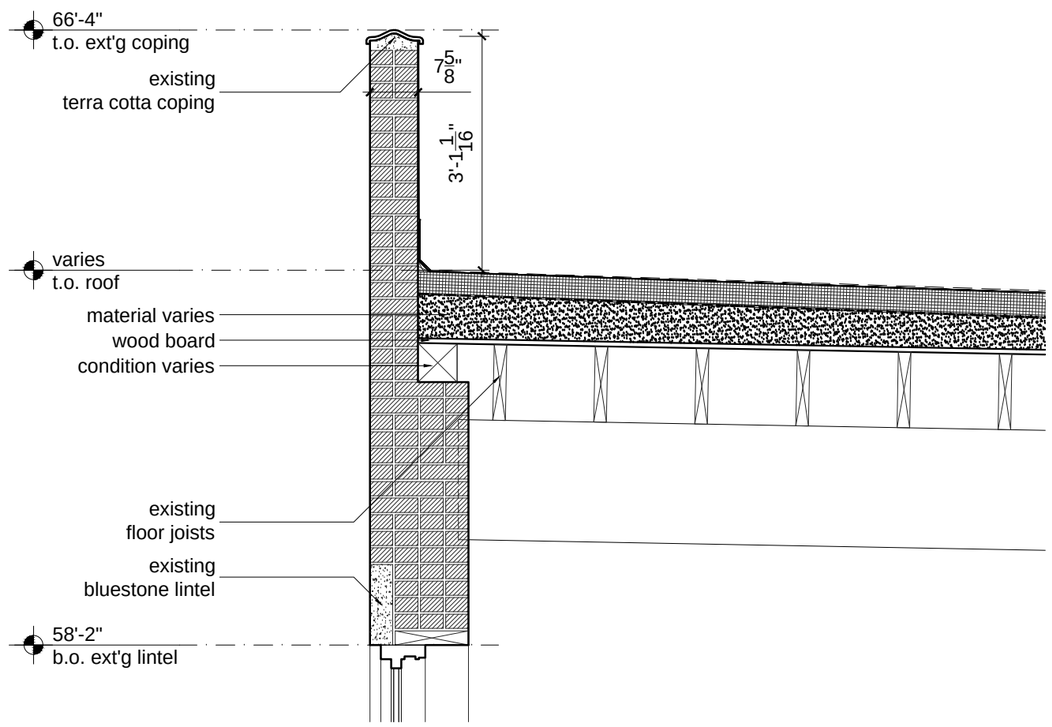
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A2.3

rooftop addition

building sections: parapet/cornice details



1 south parapet section detail - existing

1/2" = 1'-0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

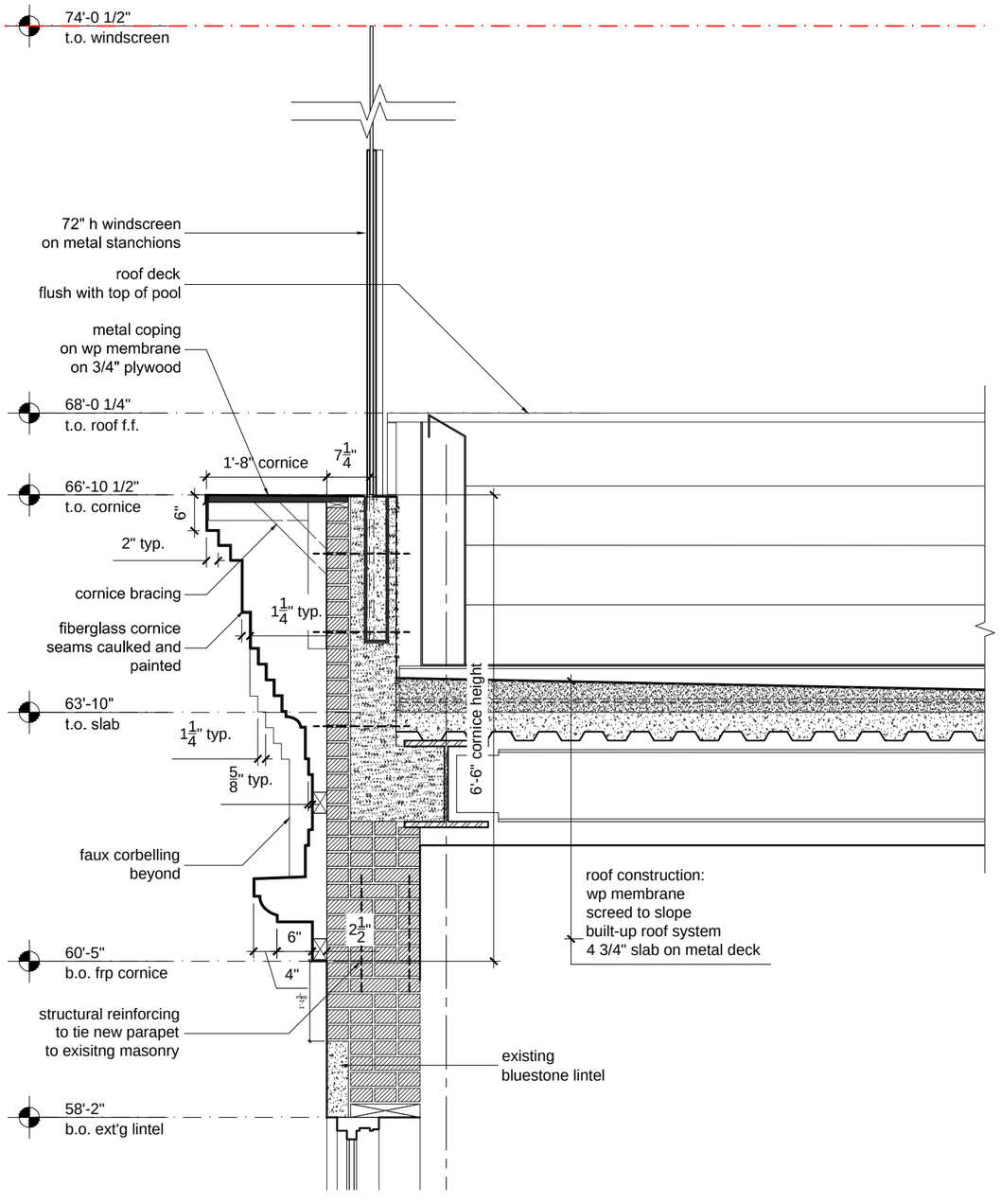
A2.4

rooftop addition

building sections: parapet/cornice details

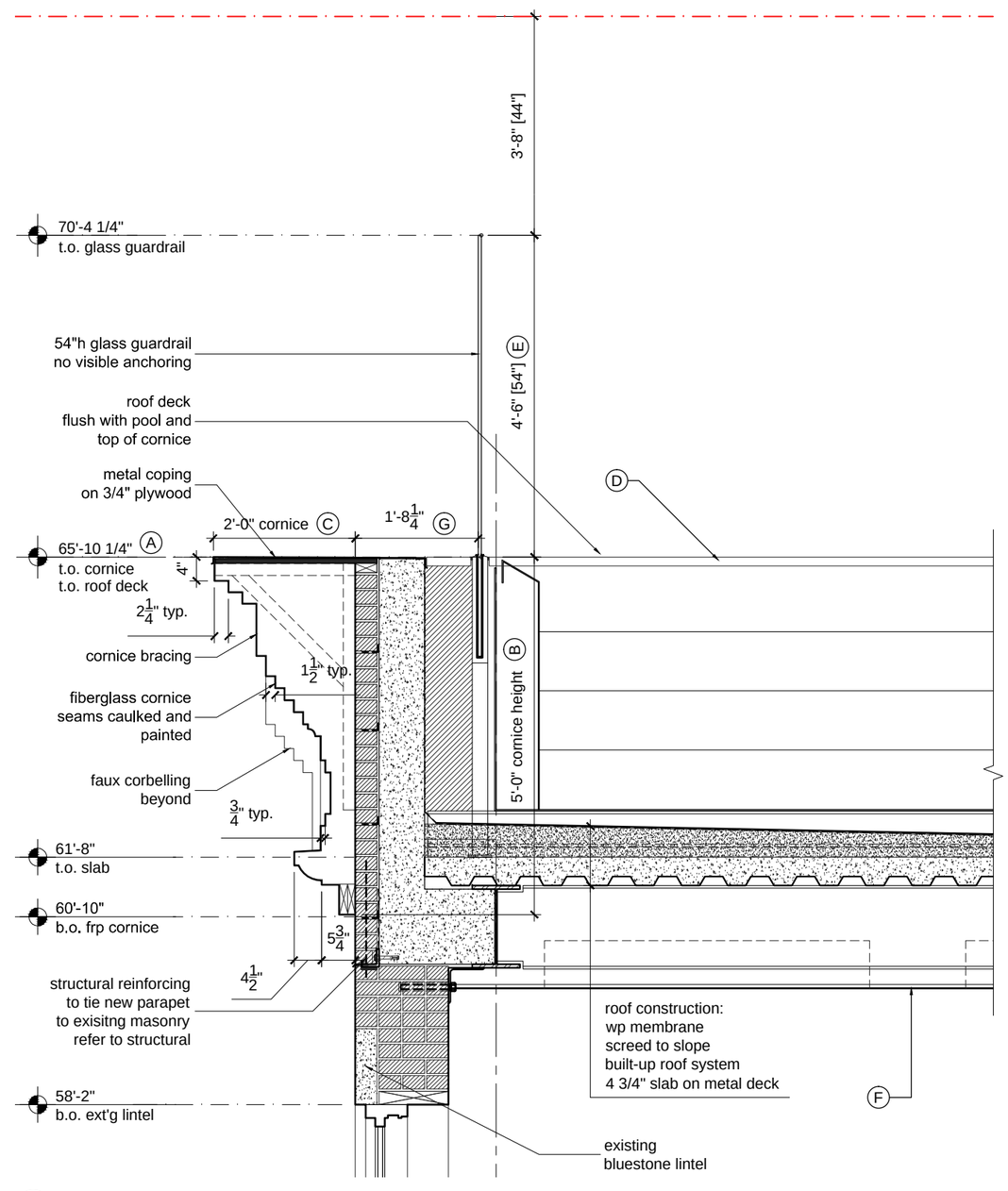
keyed notes - proposed

- (A) cornice elevation: -12"
- (B) cornice height: -18"
- (C) cornice depth: +4"
- (D) roof finished floor: -14"
- (E) glass height: -44"
- (F) fifth floor ceiling: -26 1/4"
- (G) glass setback from face of parapet: +13"



1 south parapet section detail - previous 12.6.2016 lpc submission

1/2" = 1'-0"



2 south parapet section detail - currently proposed

1/2" = 1'-0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

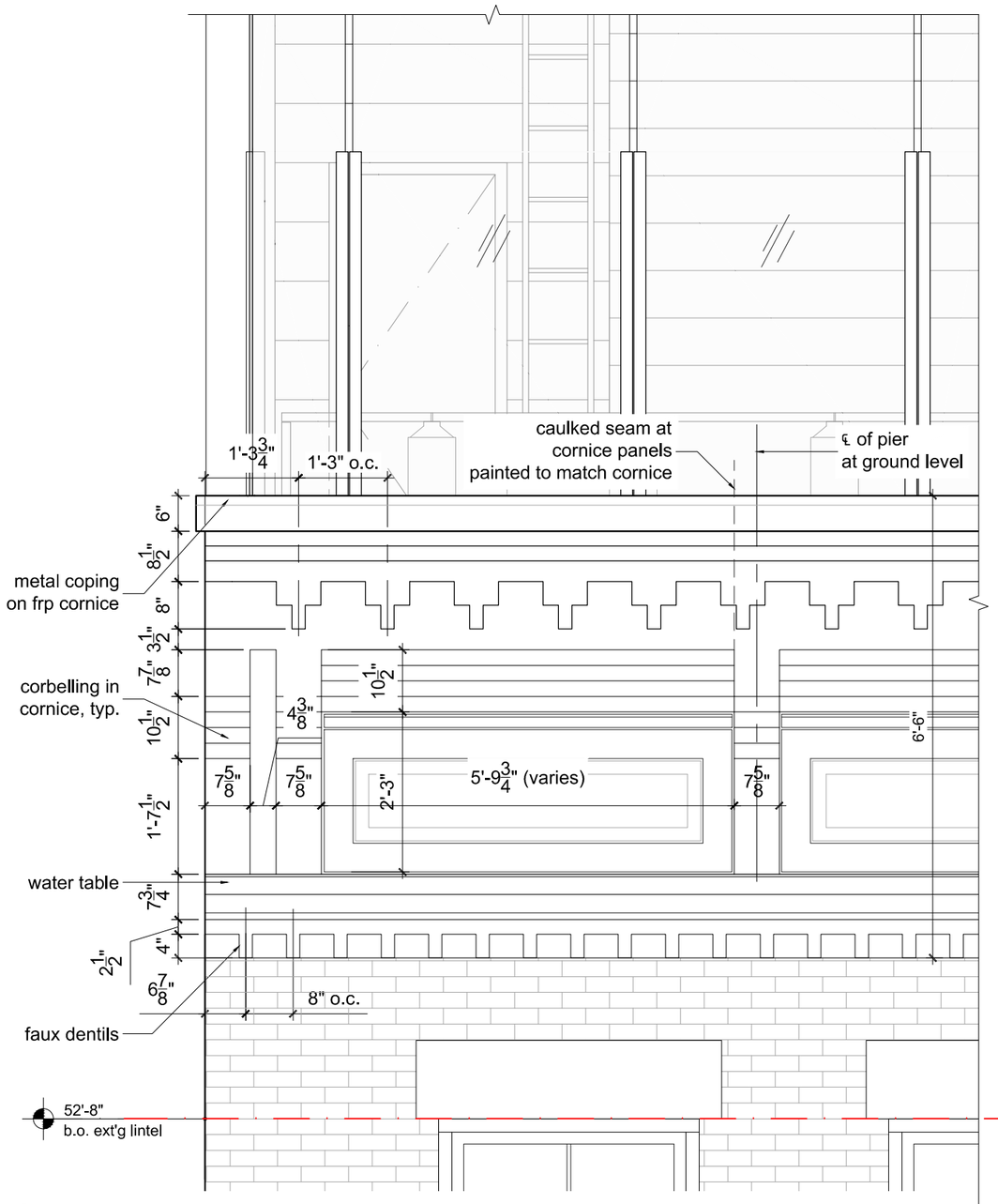
A2.5

rooftop addition

building sections: parapet/cornice details

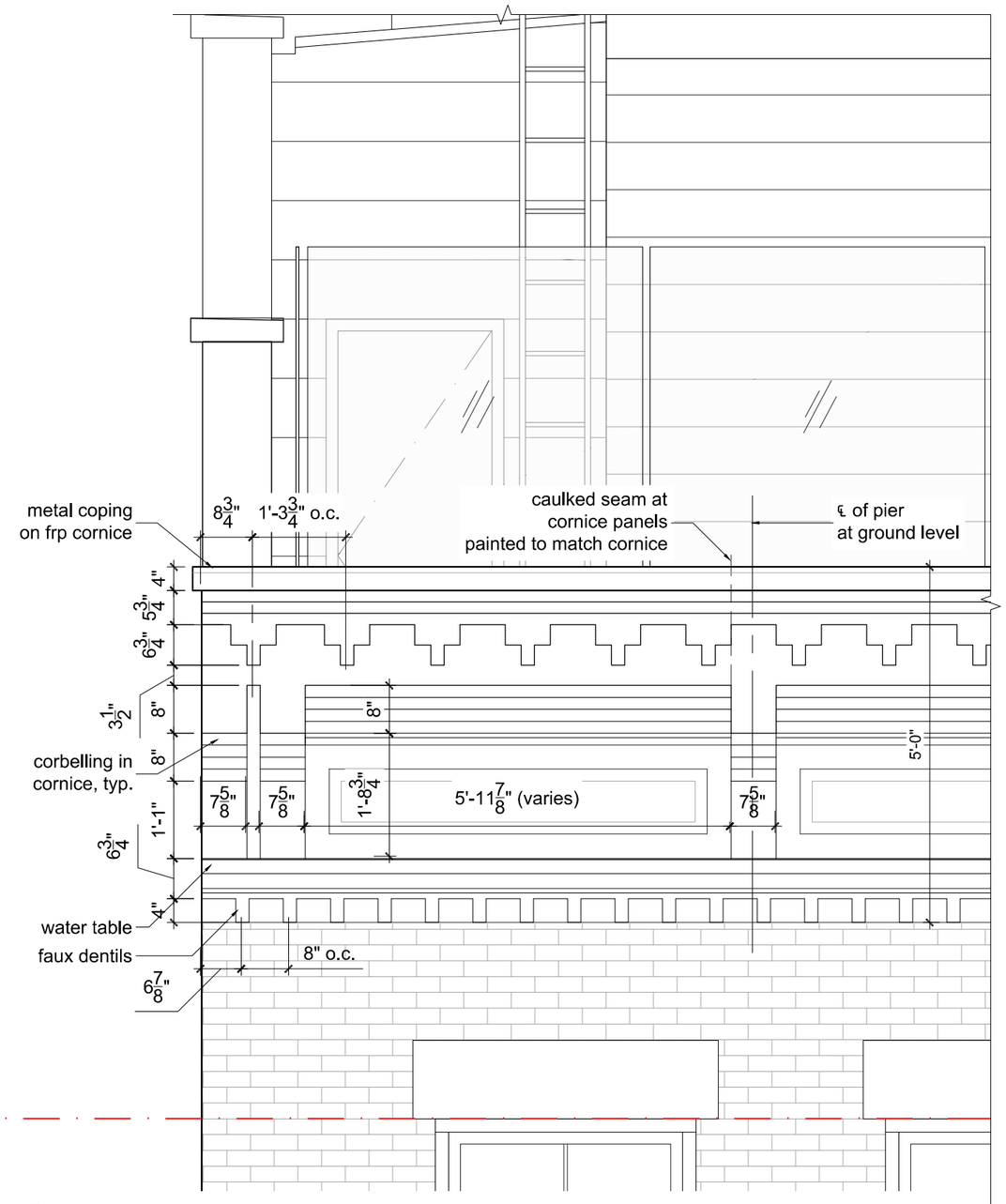
proposed color

benjamin moore
hc-190 black



1 cornice elevation - previous 12.6.2016 lpc submission

1/2" = 1'-0"



2 cornice elevation - currently proposed

1/2" = 1'-0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

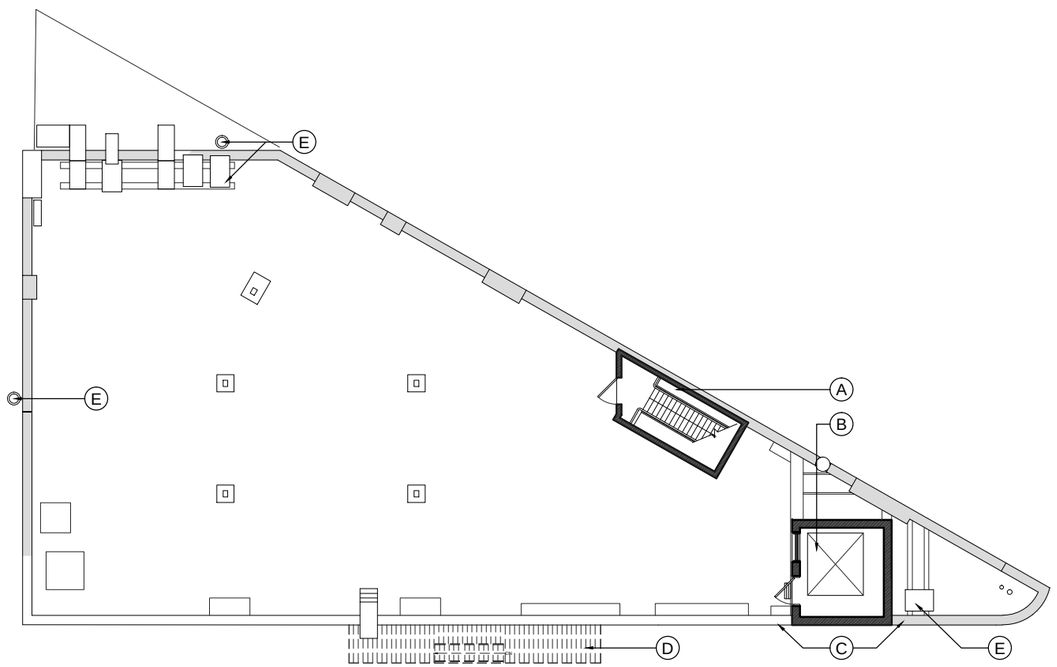
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A2.6

rooftop addition

existing and proposed roof plans



1 roof plan - existing

1/16" high = 1'-0" high

keyed notes

- (A) demolish stair bulkhead
- (B) demolish elevator bulkhead
- (C) demolish parapet
- (D) dismantle fire escape and connections
- (E) demolish mechanical and electrical equipment (staff)

legend

- bluestone coping
- terra cotta coping

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A3.0

rooftop addition

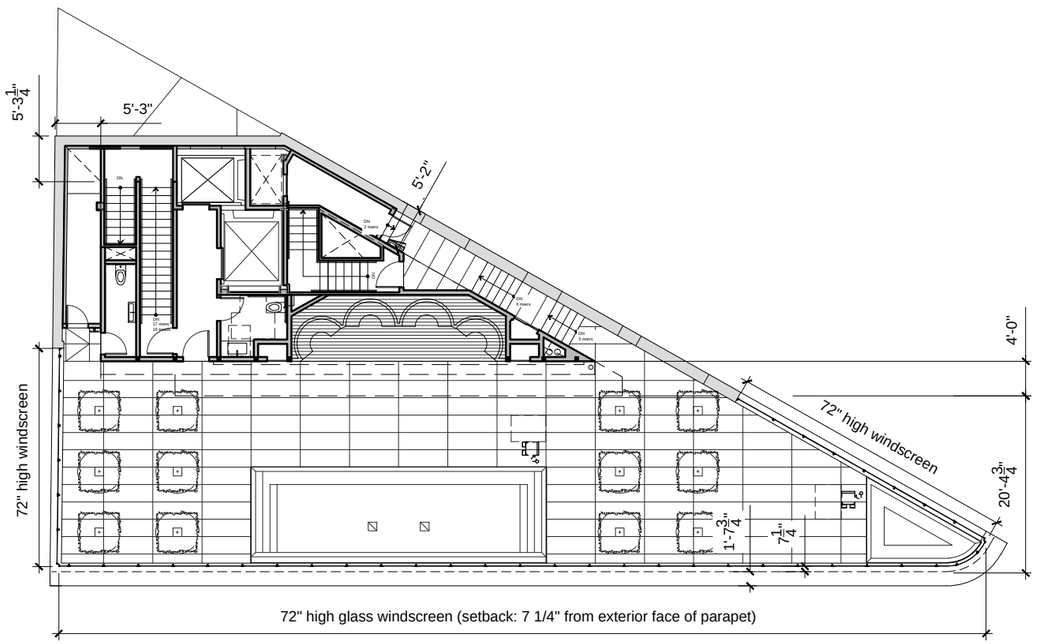
existing and proposed roof plans

keyed notes

- (A) glass guardrail (south): -18"
- (B) glass guardrail (east): -30"
- (C) guardrail setback: +13"
- (D) cornice depth: +4"
- (E) extend brick parapet

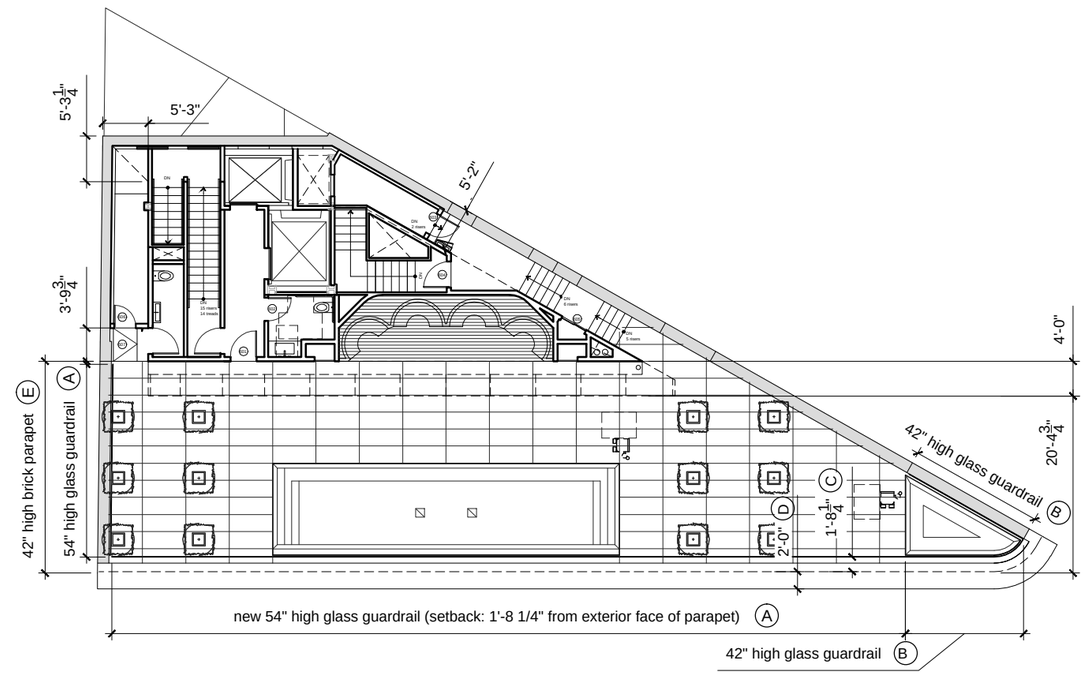
legend

- bluestone coping
- metal coping



1 roof plan - previous 12.6.2016 lpc submission

n.t.s.



2 roof plan - currently proposed

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

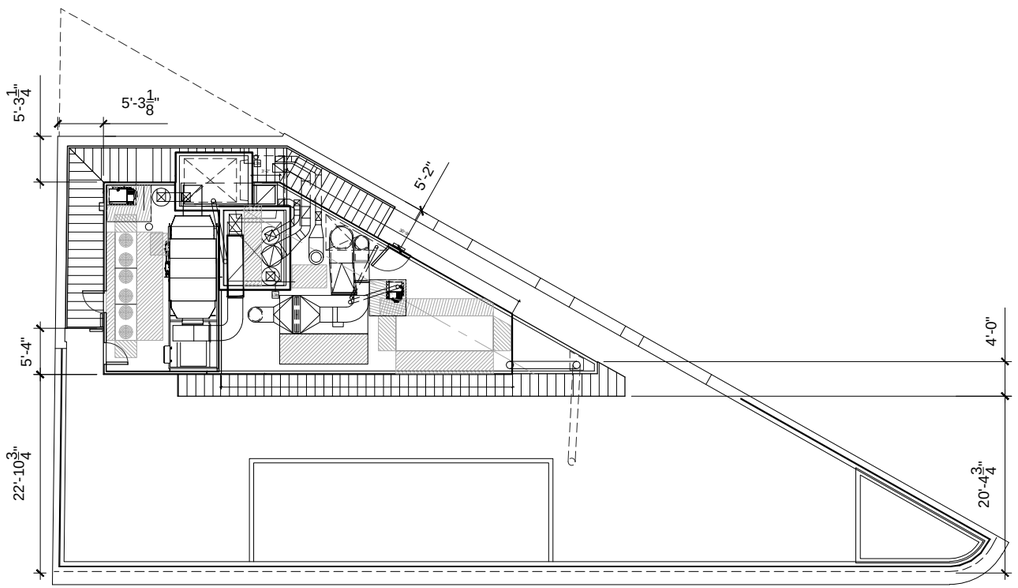
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A3.1

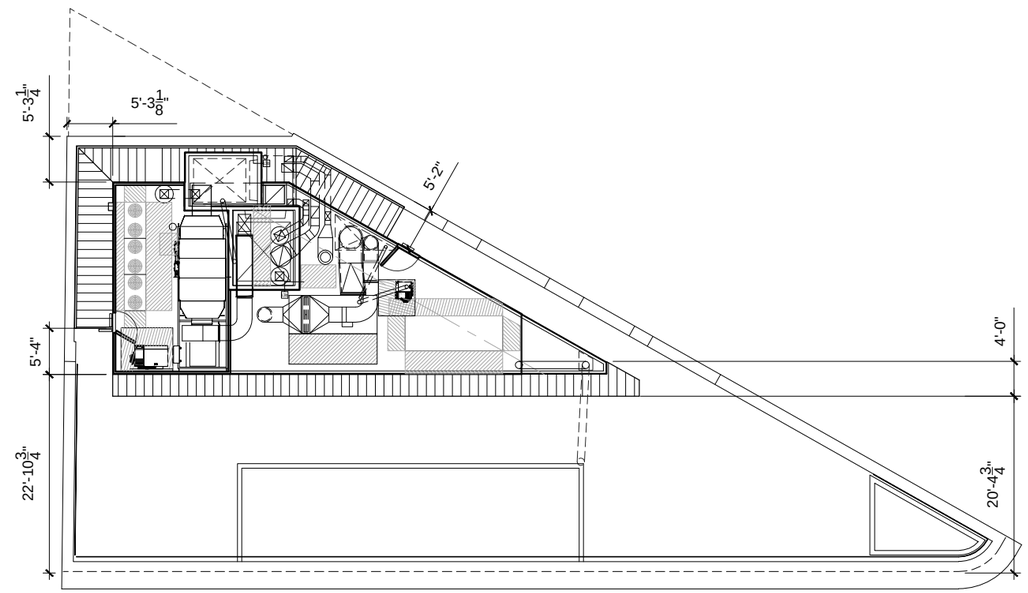
rooftop addition

existing and proposed roof plans



1 mechanical bulkhead plan - previous 12.6.2016 lpc submission

n.t.s.



2 mechanical bulkhead plan - currently proposed

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

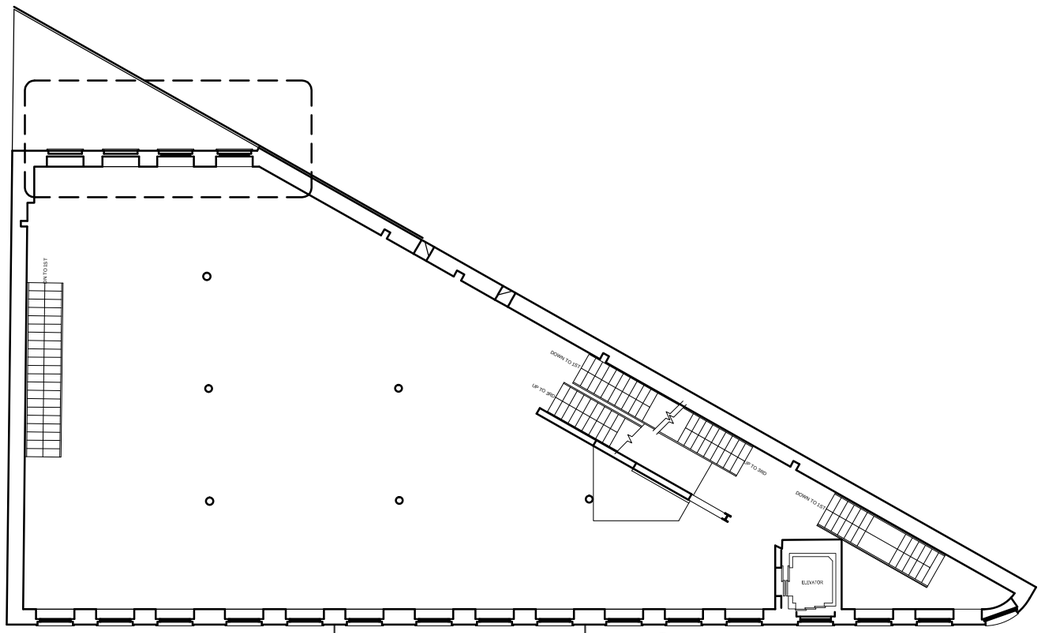
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A3.2

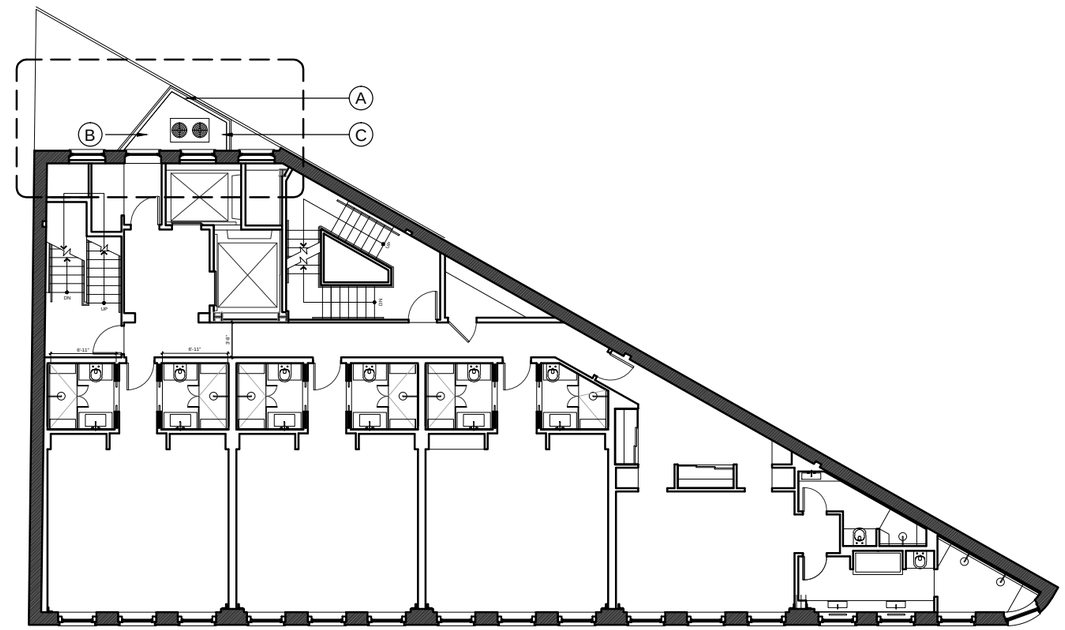
mechanical balconies

existing and proposed floor plans



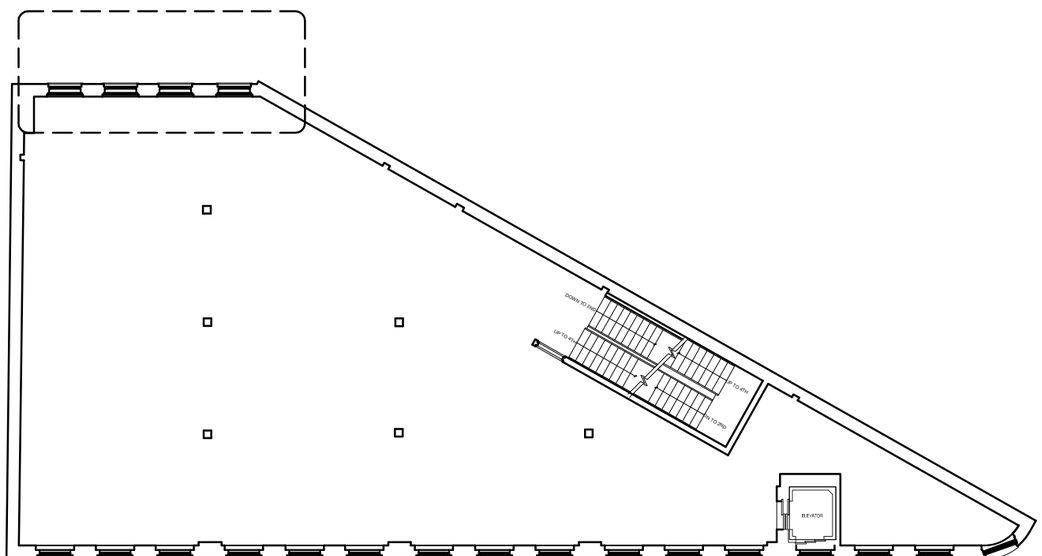
1 second floor plan - existing

1/16" = 1'-0"



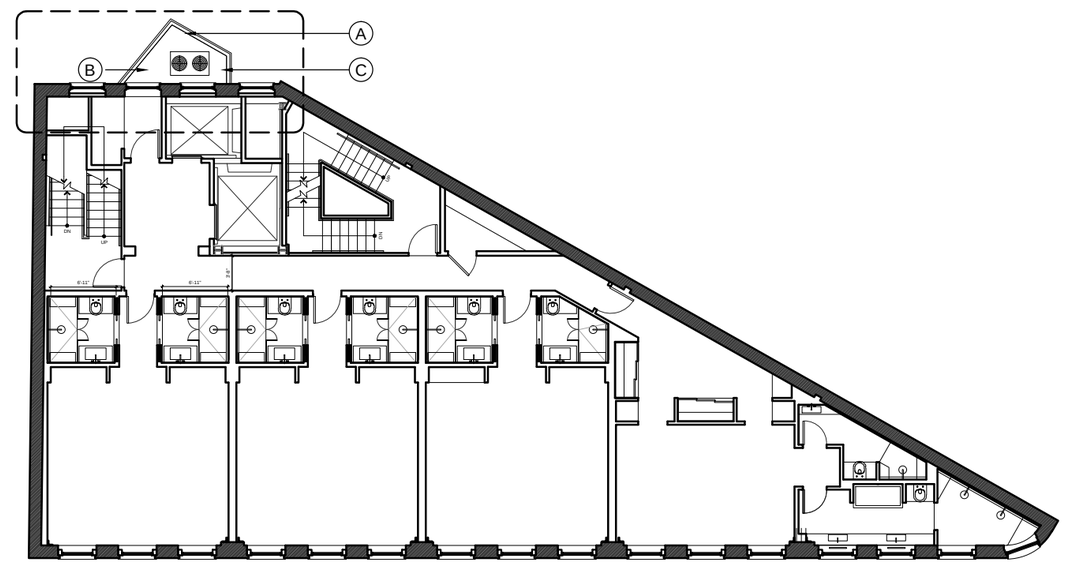
2 second floor plan - currently proposed

1/16" = 1'-0"



3 third/fourth floor plan - existing

1/16" = 1'-0"



4 third/ fourth floor plan - currently proposed

1/16" = 1'-0"

keyed notes

- (A) new mechanical balcony anchored to building
- (B) acoustic enclosure painted black
- (C) new mechanical equipment
- (D) dismantle fire escape

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

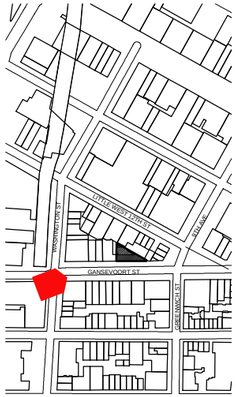
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation commission meeting submission
07 march 2017

A3.3

rooftop addition
existing images and rendered views

1 existing view from corner of gansevoort st and washington st



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

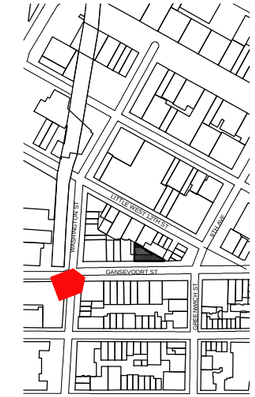
A4.0a

rooftop addition

existing images and rendered views

1 rendering from corner of gansevoort st and washington st - previous 12.6.2016 lpc submission

2 rendering from corner of gansevoort st and washington st - currently proposed



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

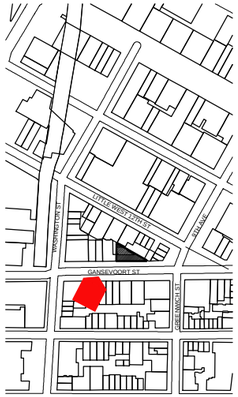
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.0b

rooftop addition
existing images and rendered views

1 existing view from gansevoort st



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

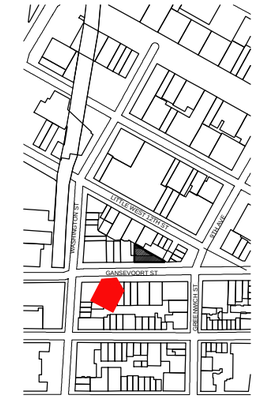
A4.1a

rooftop addition

existing images and rendered views

1 rendering from gansevoort st - previous 12.6.2016 lpc submission

2 rendering from gansevoort st - currently proposed



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

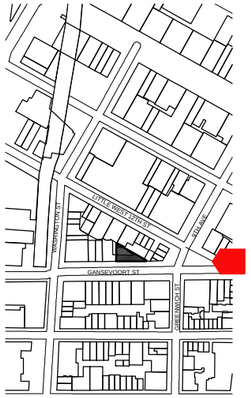
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.1b

rooftop addition
existing images and rendered views

1 existing view from gansevoort st at hudson street



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

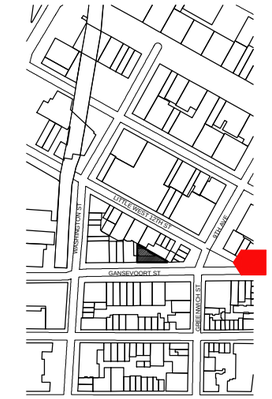
landmarks preservation
commission meeting submission
07 march 2017

A4.2a

rooftop addition
existing images and rendered views

1 rendering from gansevoort st at hudson street - previous 12.6.2016 lpc submission

2 rendering from gansevoort st at hudson street - currently proposed



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

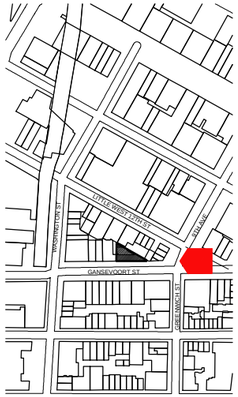
landmarks preservation
commission meeting submission
07 march 2017

A4.2b

rooftop addition
existing images and rendered views

1 existing view from gansevoort st at 9th ave

n.t.s.



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.3a

rooftop addition
existing images and rendered views

1 rendering from gansevoort st between 9th ave and hudson st - previous 12.6.2016 lpc submission

n.t.s.

2 rendering from gansevoort st between 9th ave and hudson st - currently proposed

n.t.s.

camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

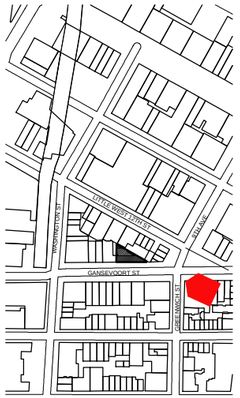
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.3b

rooftop addition
existing images and rendered views

1 existing view from gansevoort st at 9th ave



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

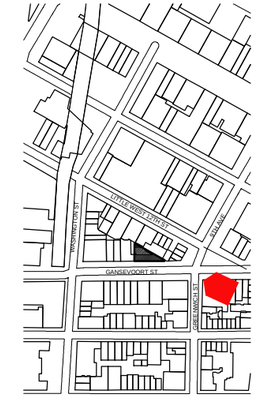
landmarks preservation
commission meeting submission
07 march 2017

A4.4a

rooftop addition
existing images and rendered views

1 rendering from gansevoort st at 9th ave - previous 12.6.2016 lpc submission

2 rendering from gansevoort st at 9th ave - currently proposed



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

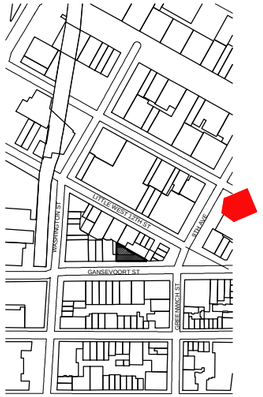
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.4b

rooftop addition
existing images and rendered views

1 existing view from 9th ave north of little w 12th st



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

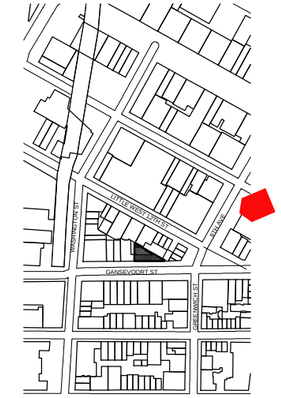
A4.5a

rooftop addition

existing images and rendered views

1 rendering from 9th ave north of little w 12th st - previous 12.6.2016 lpc submission

2 rendering from 9th ave north of little w 12th st - currently proposed



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

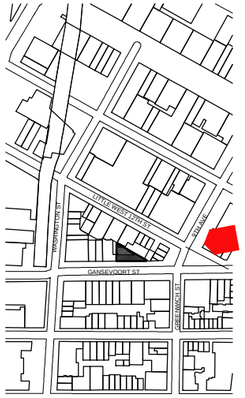
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.5b

rooftop addition
existing images and rendered views

1 existing view from 9th ave between little w 12th st and w 13th st



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

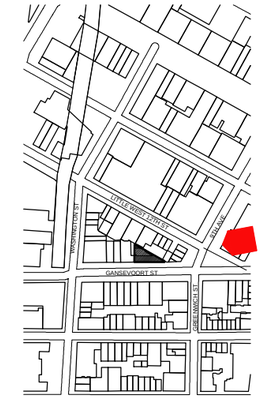
A4.6a

rooftop addition

existing images and rendered views

1 rendering from 9th ave between little w 12th st and w 13th st - previous 12.6.2016 lpc submission

2 rendering from 9th ave between little w 12th st and w 13th st - currently proposed



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

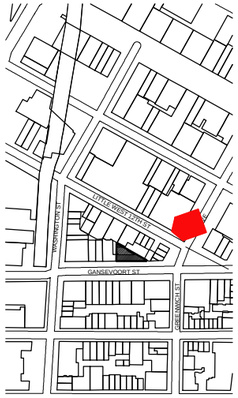
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.6b

rooftop addition
existing images and rendered views

1 existing view of east corner from little w 12th st



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

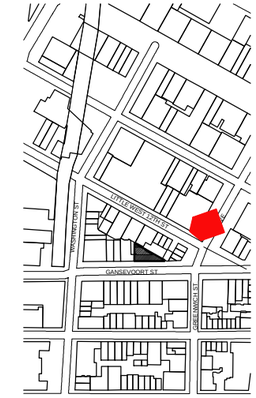
A4.7a

rooftop addition

existing images and rendered views

1 rendering of east corner from little w 12th st - previous 12.6.2016 lpc submission

2 rendering of east corner from little w 12th st - currently proposed



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

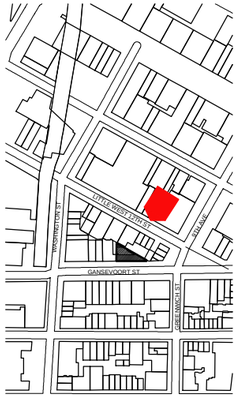
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.7b

rooftop addition
existing images and rendered views

1 existing view of west end from little w 12th st



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.8a

rooftop addition
existing images and rendered views

1 rendering of west end from little w 12th st - previous 12.6.2016 lpc submission

2 rendering of west end from little w 12th st - currently proposed

camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

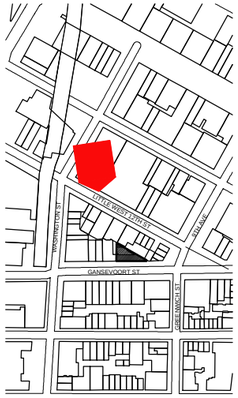
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.8b

rooftop addition
existing images and rendered views

1 existing view from little w 12th st



camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.9a

rooftop addition
existing images and rendered views

1 rendering from little w 12th st - previous 12.6.2016 lpc submission

2 rendering from little w 12th st - currently proposed

camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.9b

rooftop addition
existing images and rendered views

1 existing view from the highline

camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.10a

rooftop addition

existing images and rendered views

1 rendering from the highline - previous 12.6.2016 lpc submission

2 rendering from the highline - currently proposed

camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

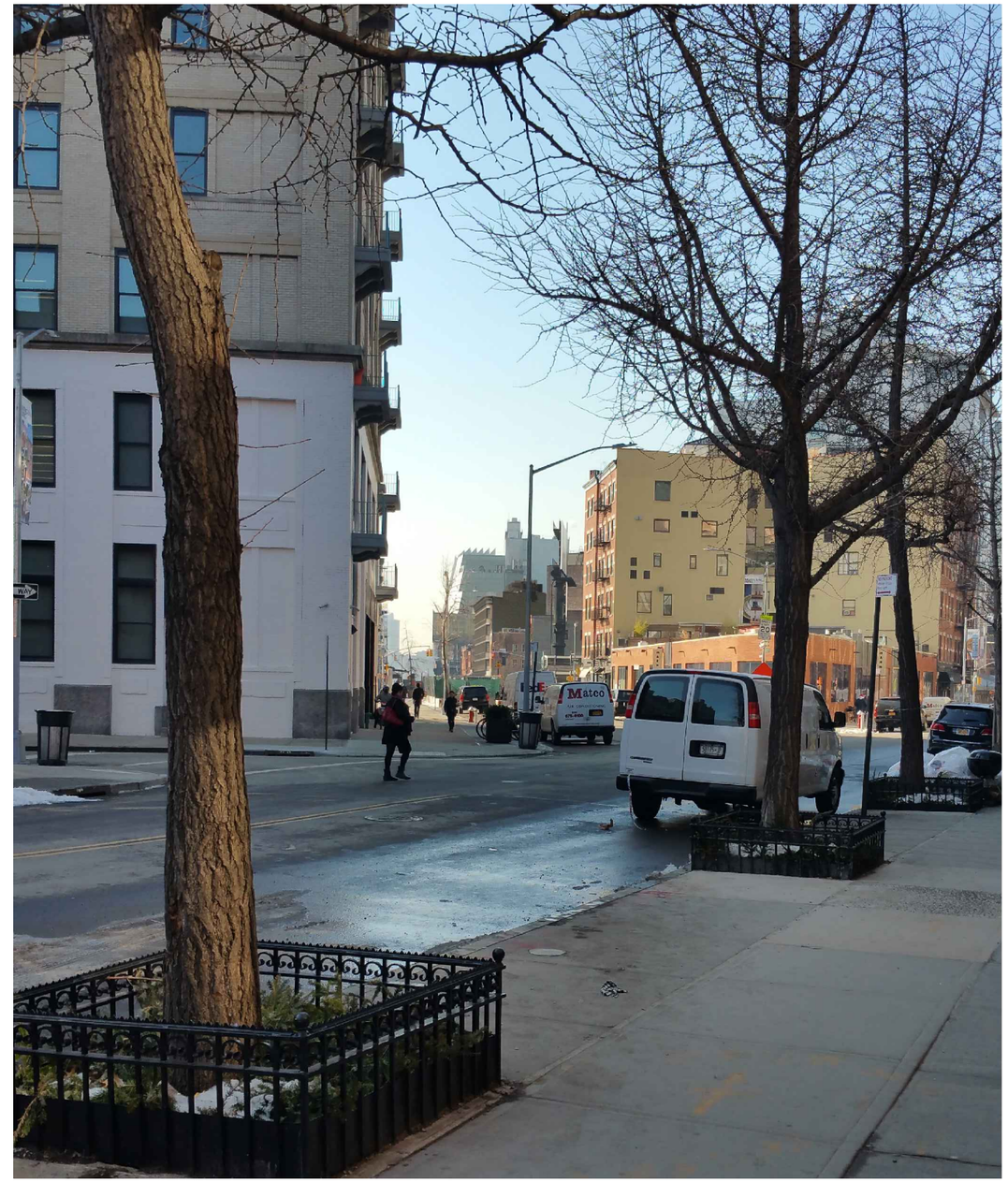
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.10b

rooftop addition
existing images and rendered views

1 existing view from west 13th street



2 rendering from west 13th street

camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

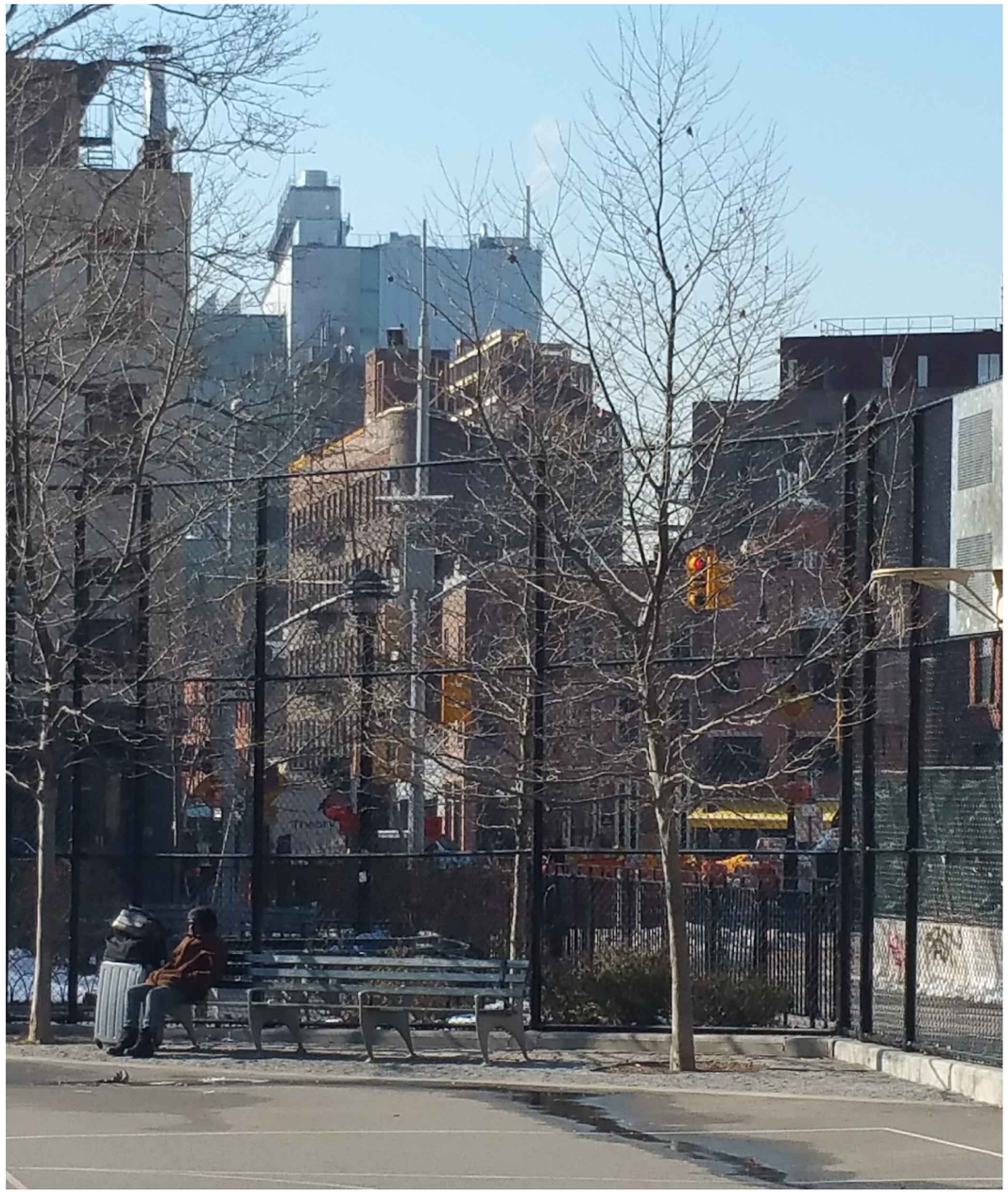
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

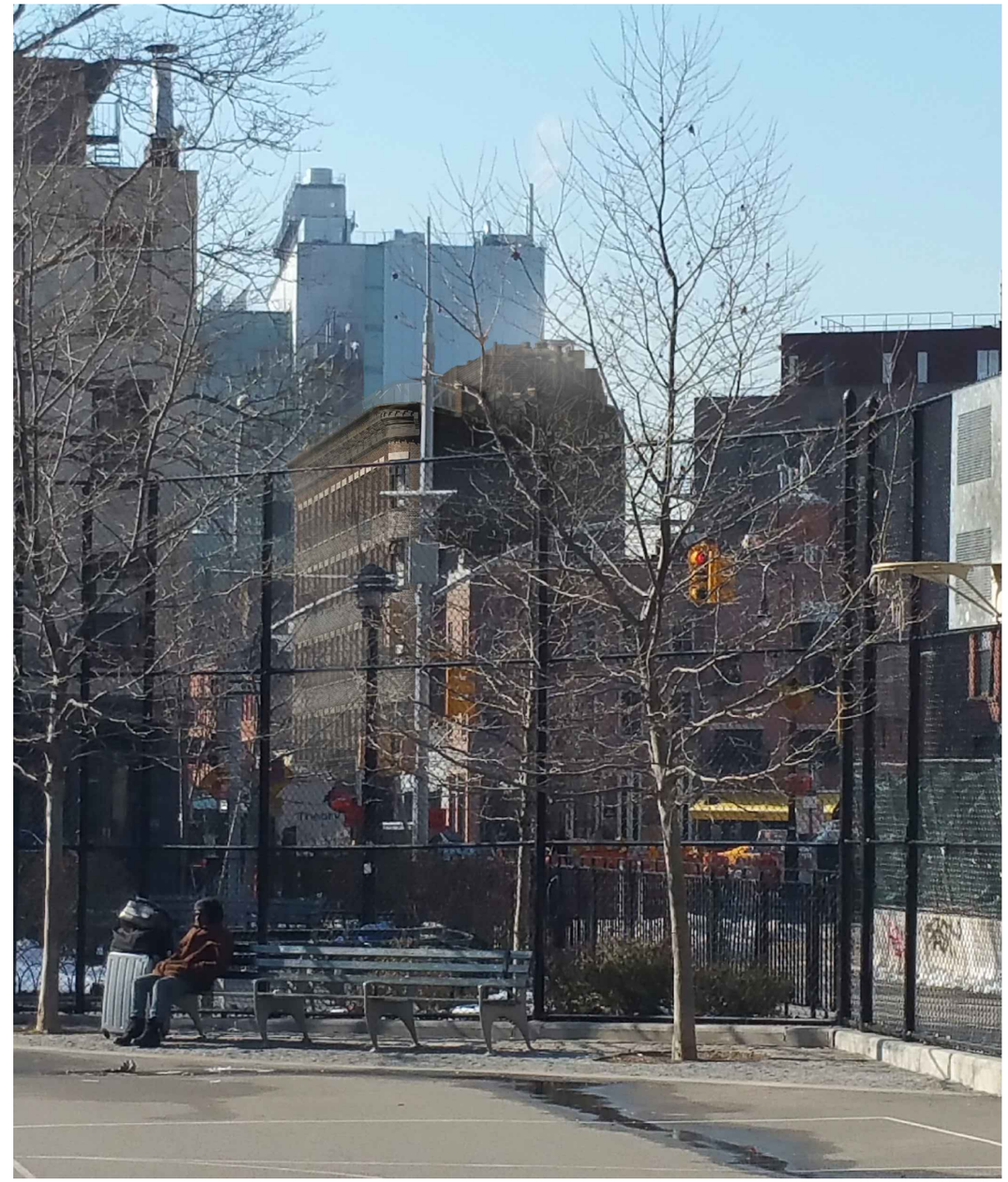
A4.11

rooftop addition

existing images and rendered views



1 existing view from seravelli playground



2 rendering from seravelli playground

camera view key

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.12

rooftop addition

mock-up photos - previous 12.6.2016 lpc submission

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

2 view from west end of little w 12th street

3 view from the highline

4 view from the corner of gansevoort st and washington st

5 view from gansevoort st

6 view from the gansevroot st between 9th ave and hudson st

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.13a

rooftop addition

mock-up photos - currently proposed

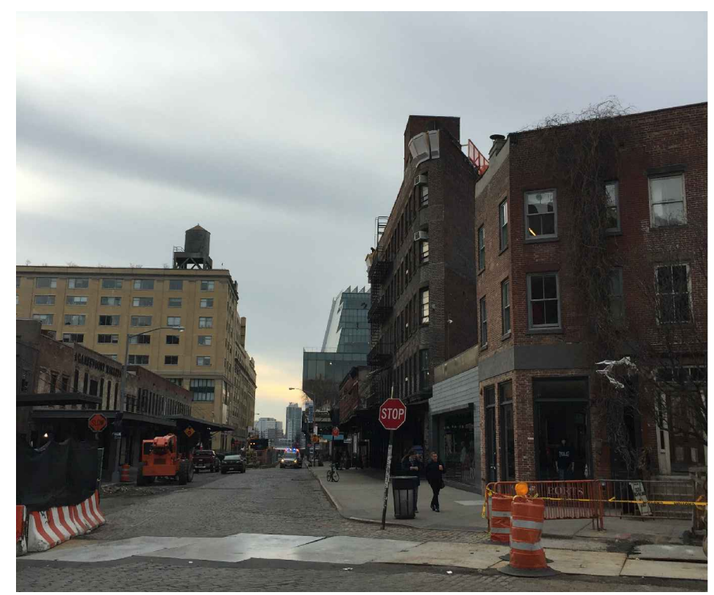
1 view from 9th ave. north of little w 12th street

2 view from west end of little w 12th street

3 view from the highline

4 view from the corner of gansevoort st and washington st

5 view from gansevoort st



6 view from the gansevroot st between 9th ave and hudson st

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

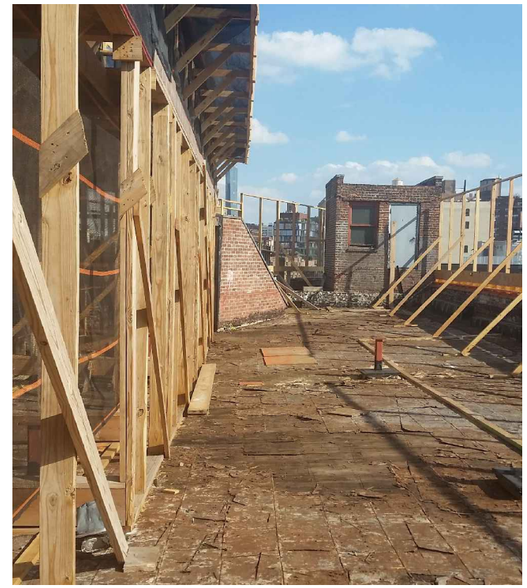
A4.13b

rooftop addition

mock-up photos - previous 12.6.2016 lpc submission

1 view from southeast corner

n.t.s.



2 view from west, looking east

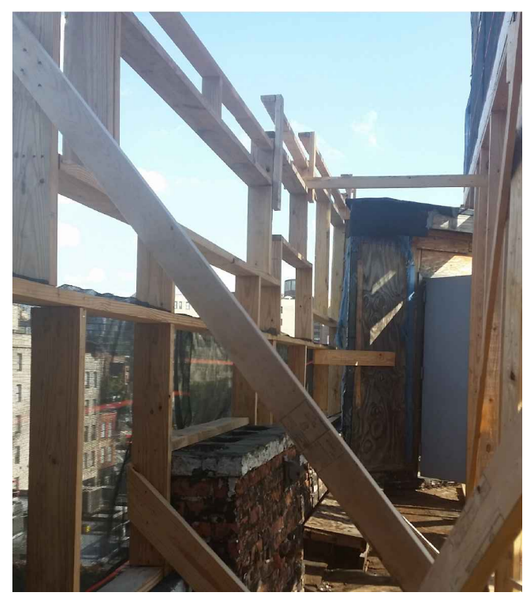
n.t.s.

3 along west face side of bldg, looking north

n.t.s.

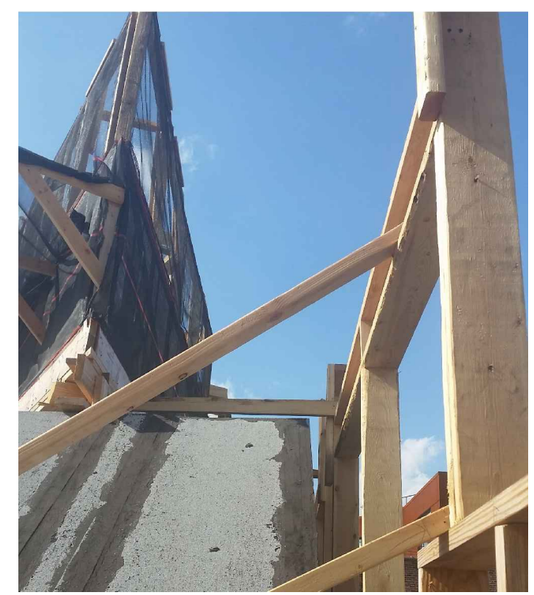
4 view from south west corner, looking east

n.t.s.



5 along northeast side, looking east

n.t.s.



6 along north east side, looking west

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

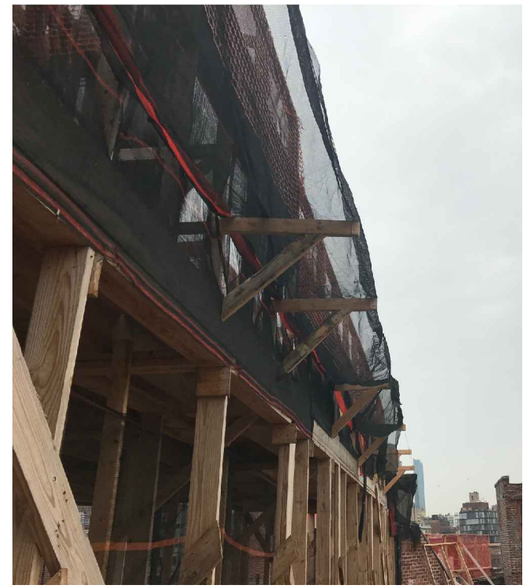
A4.14a

rooftop addition

mock-up photos - currently proposed

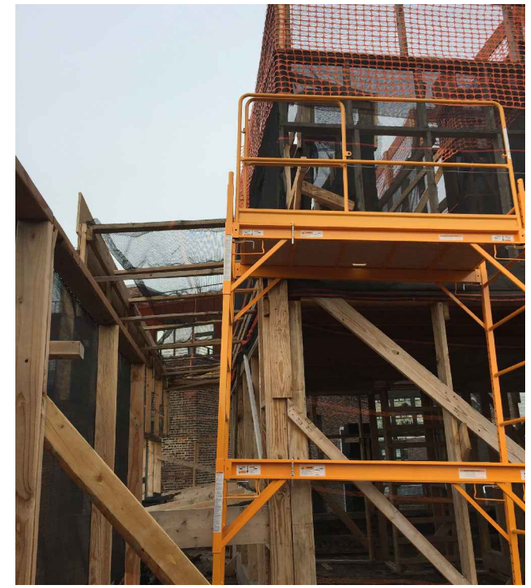
1 view from southeast corner

n.t.s.



2 view from west, looking east

n.t.s.

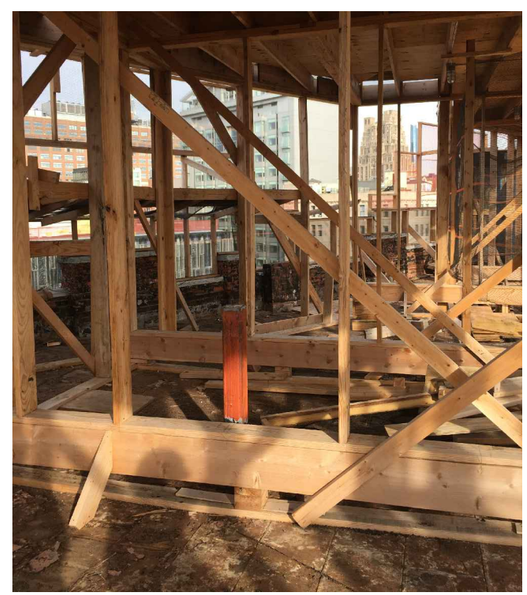


3 along west face side of bldg, looking north

n.t.s.

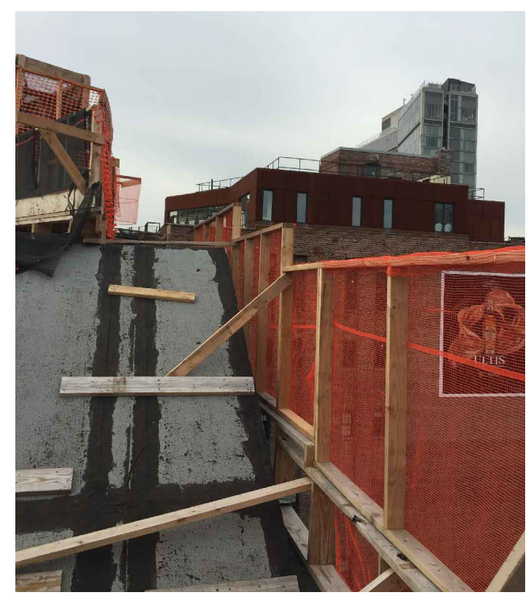
4 view from south west corner, looking east

n.t.s.



5 along northeast side, looking east

n.t.s.



6 along north east side, looking west

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.14b

rooftop addition

aerial penthouse rendering - previous 12.6.2016 lpc submission

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.15a

rooftop addition

aerial penthouse rendering - currently proposed

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.15b

rooftop addition
south facade rendering - currently proposed

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A4.16

exterior finishes

1 latex paint - black

benjamin moore hc-190 black

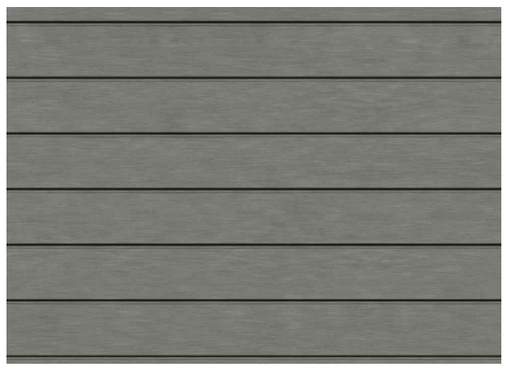
2 latex paint - dark gray

benjamin moore hc-166 kendall charcoal

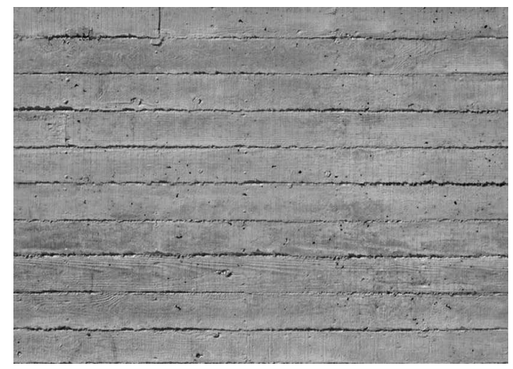
3 factory finish - taupe

metal sales mistique plus w31

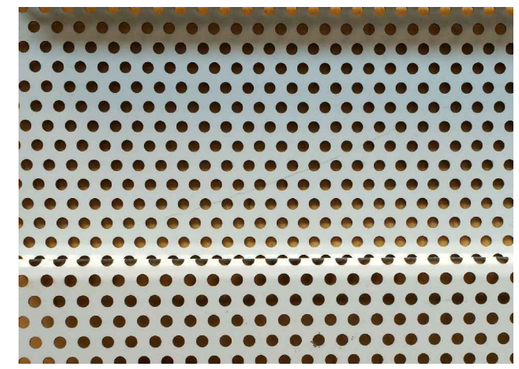
4 acoustic enclosure - painted dark gray



5 zinc cladding - VMZinc Quart-Zinc



6 board-formed concrete



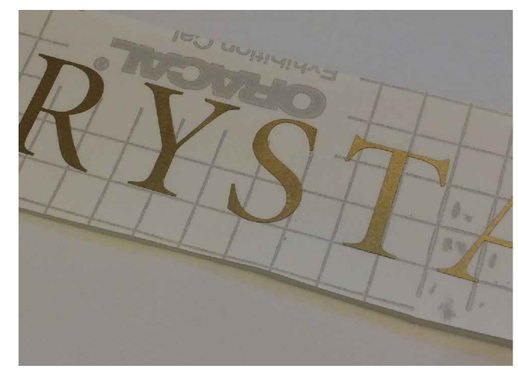
7 perforated metal panel - taupe

8 awning - obscure corrugated wire glass

note: proposed awning glass to be translucent

9 parapet coping - bluestone

10 brass lettering, brushed and oxidized, 1/4" depth



11 vinyl brass-colored lettering, adhered to glass

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

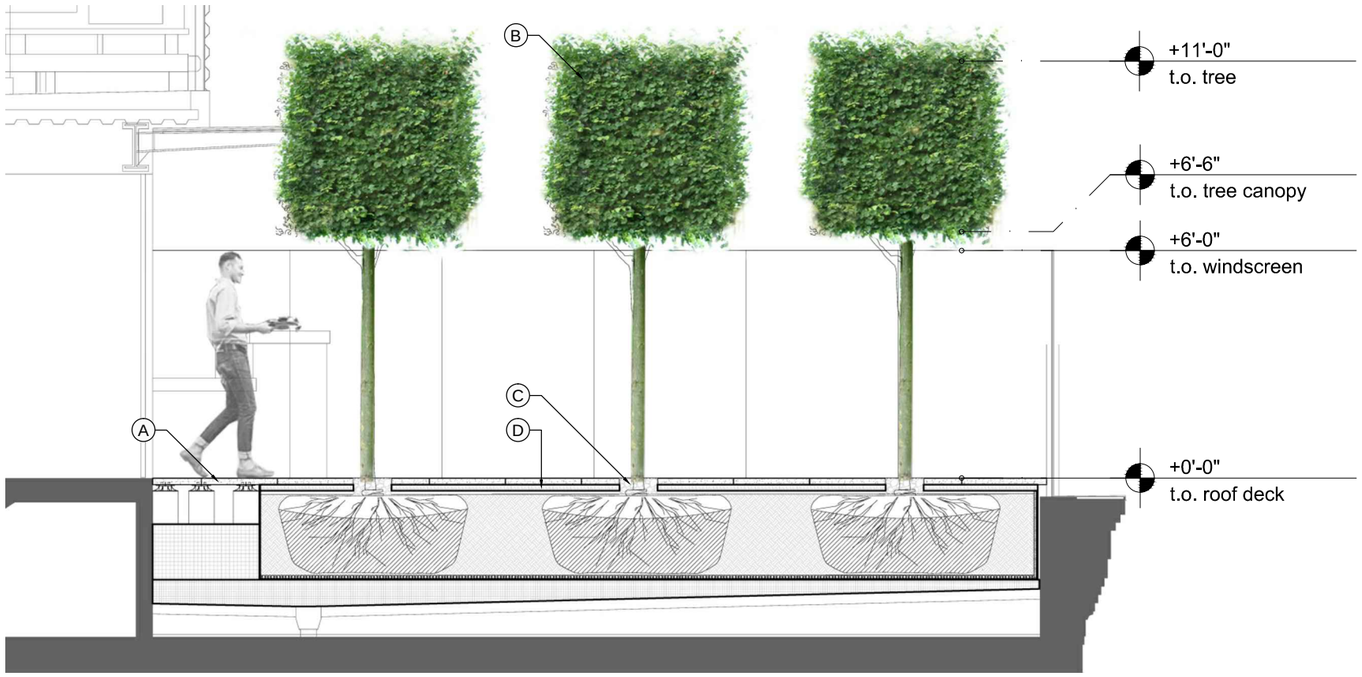
A5.0

rooftop addition

landscape design - previous 12.6.2016 lpc submission

keyed notes - rooftop

- (A) stone pavers on pedestals
- (B) pleached tree
- (C) decorative gravel
- (D) stone pavers on fibergrate



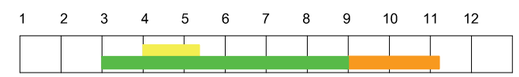
1 roof terrace section

1/4" = 1' - 0"

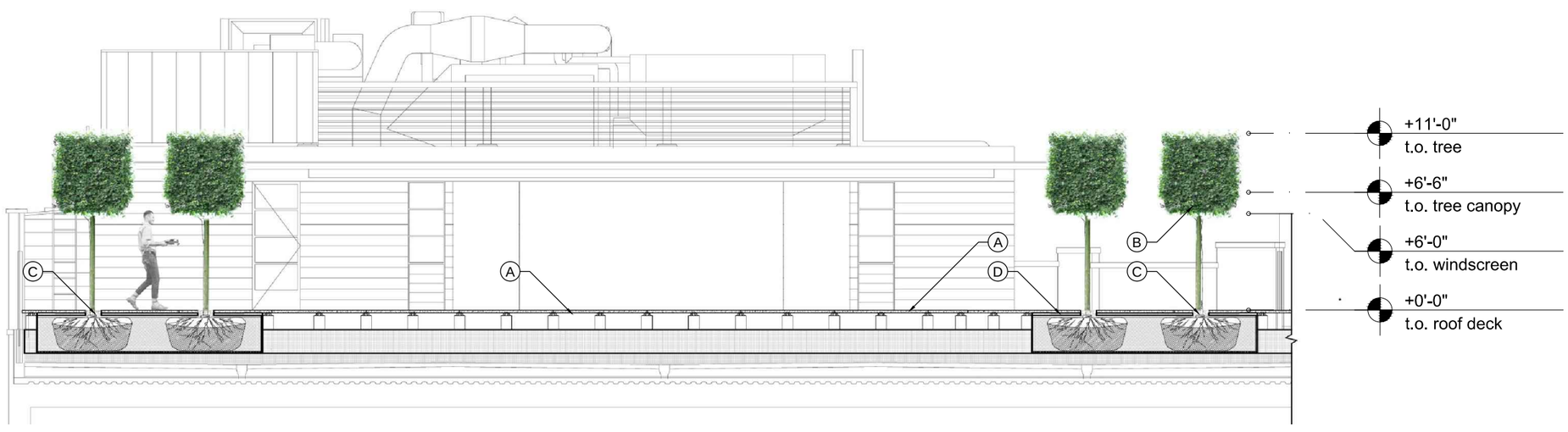
Acer campestre
hedge maple

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:



3 tree species and bloom schedule



2 roof terrace section

1/8" = 1' - 0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

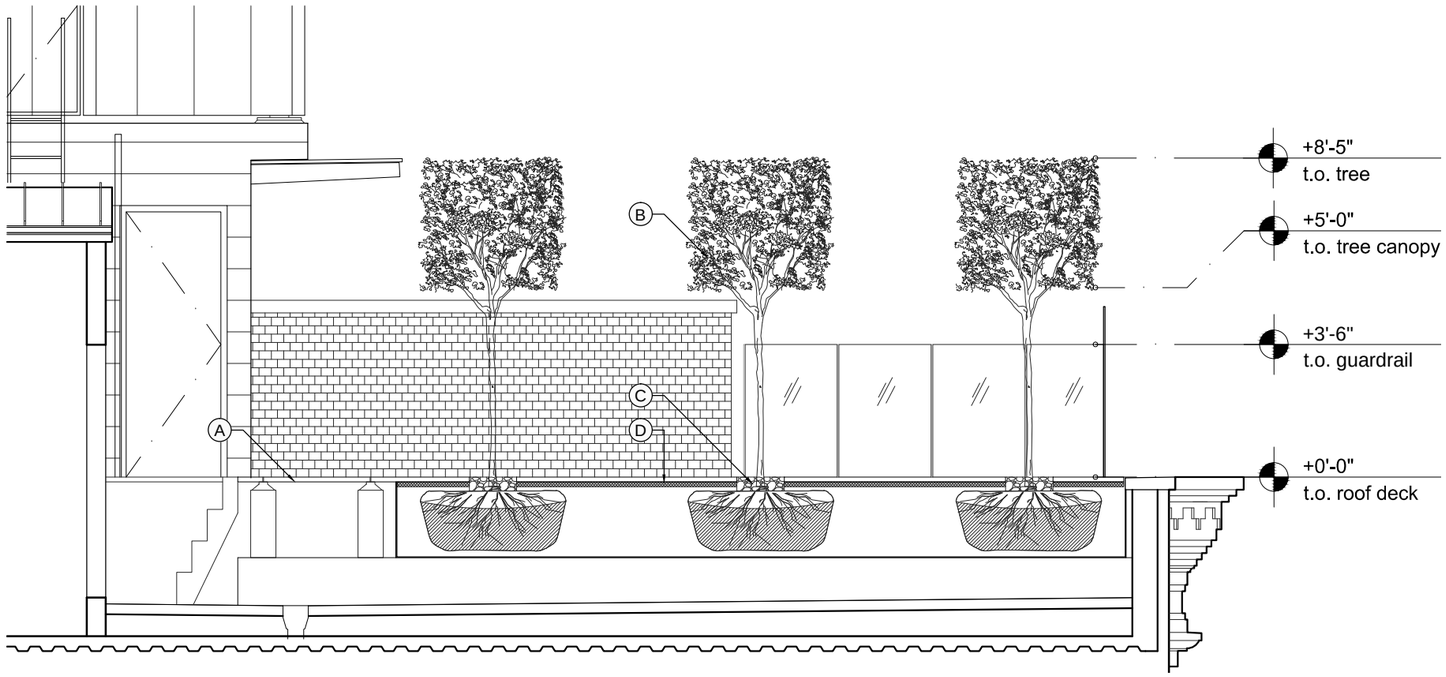
A5.1a

rooftop addition

landscape design - currently proposed

keyed notes - rooftop

- (A) stone pavers on pedestals
- (B) pleached tree
- (C) decorative gravel
- (D) stone pavers on fibergrate



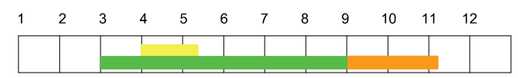
1 roof terrace section

1/4" = 1' - 0"

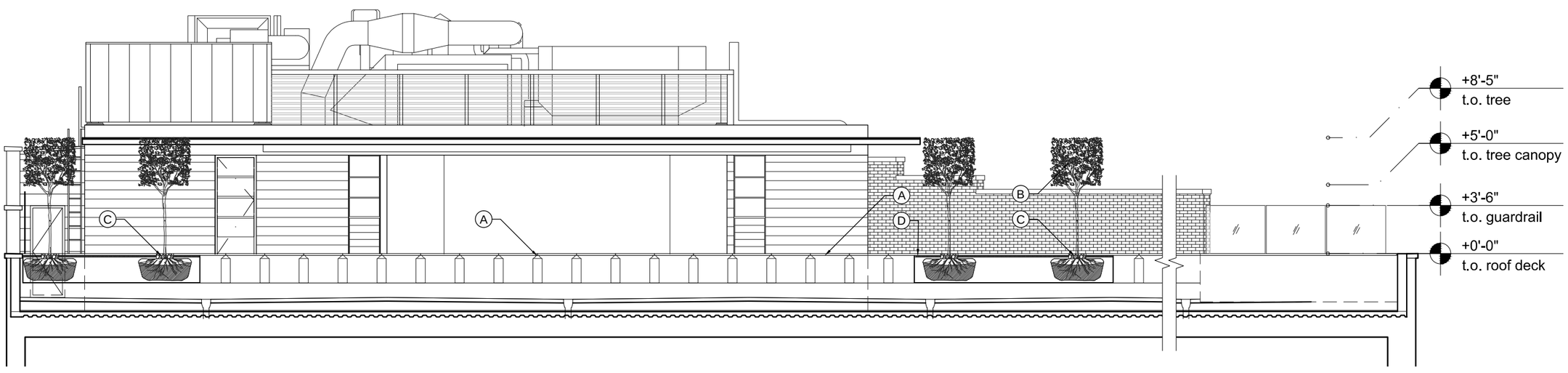
Acer campestre
hedge maple

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:



3 tree species and bloom schedule



2 roof terrace section

1/8" = 1' - 0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

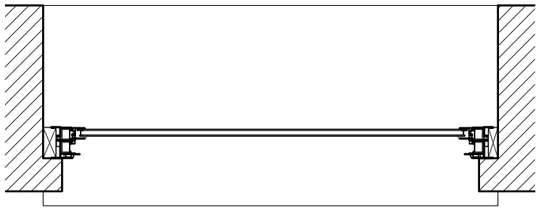
rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A5.1b

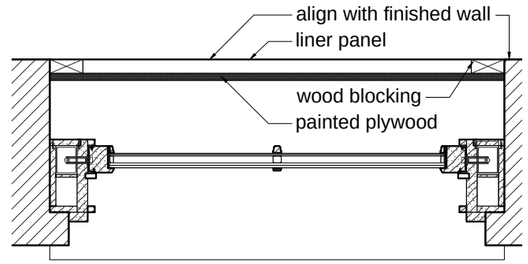
blocked windows

existing and proposed drawings



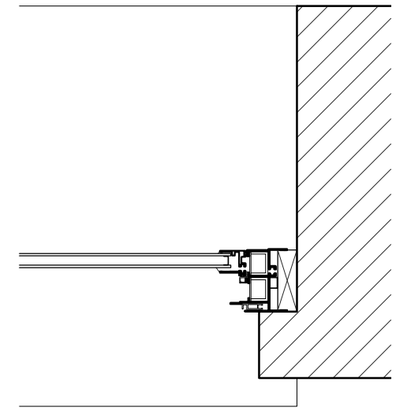
1 existing window plan - aluminum

3/4" = 1'-0"



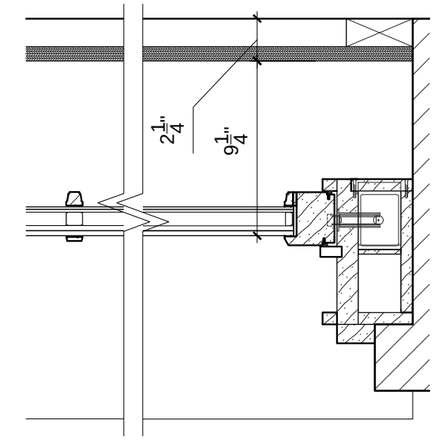
2 proposed window plan - wood

3/4" = 1'-0"



5 existing plan detail - aluminum

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

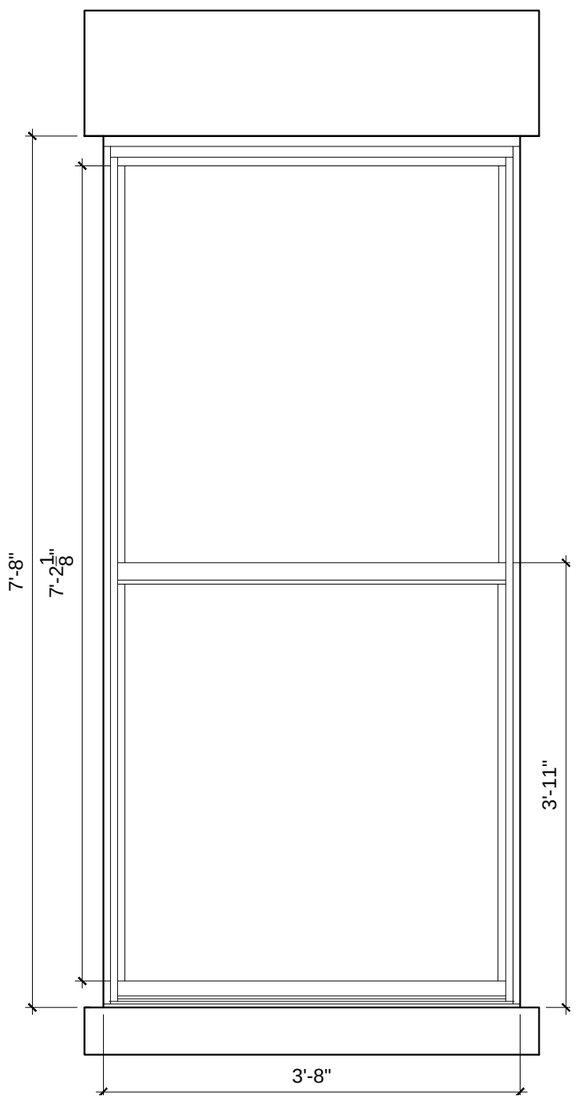


6 proposed plan detail - wood

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

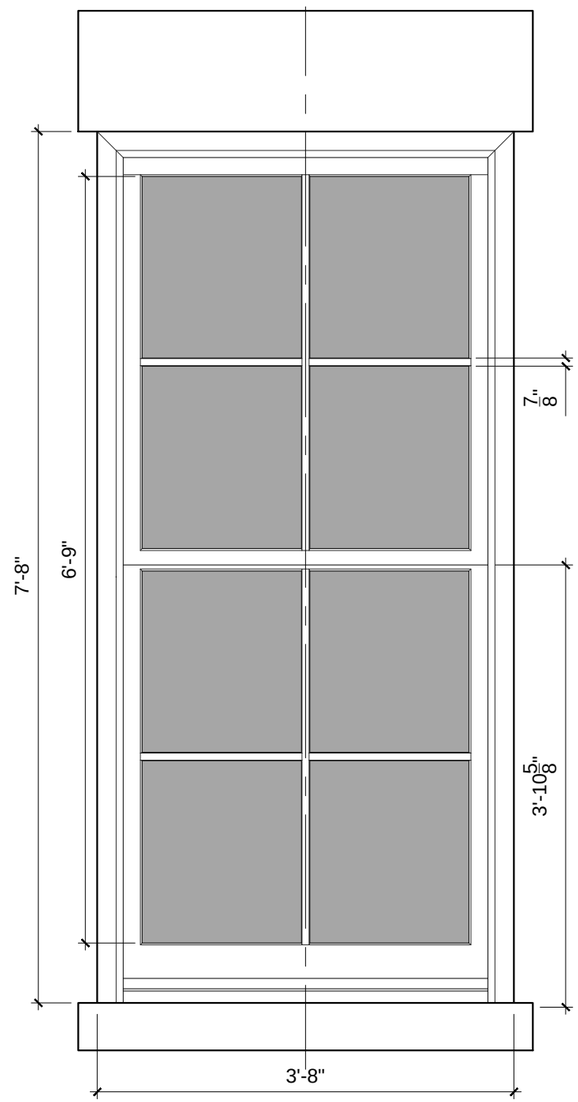
proposed color

benjamin moore
hc-190 black



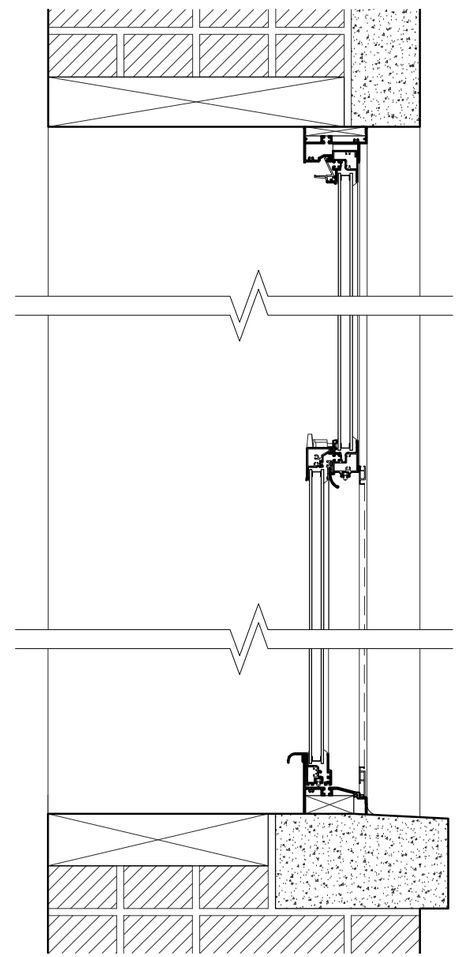
3 existing window elevation - aluminum

3/4" = 1'-0"



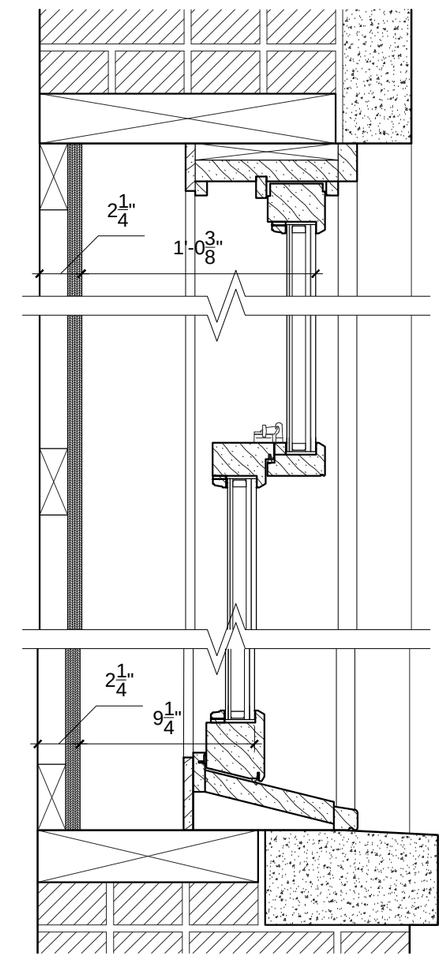
4 proposed window elevation - wood

3/4" = 1'-0"



7 existing window section - aluminum

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



8 proposed window section - wood

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

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

windows - north
second floor

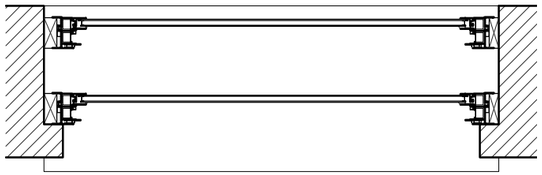
landmarks preservation
commission meeting submission
07 march 2017

A6.0

no change from 12/6 submission

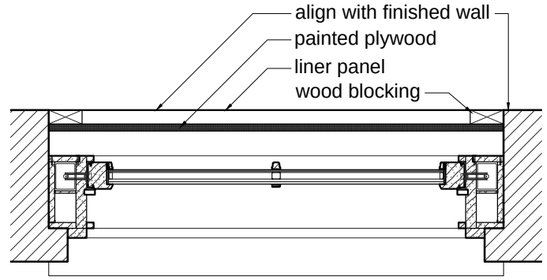
blocked windows

existing and proposed drawings



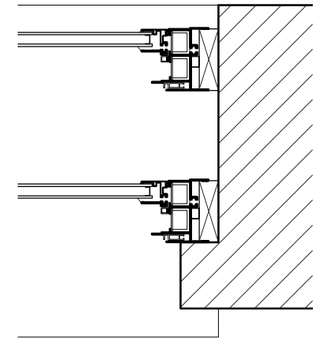
1 existing window plan - aluminum

3/4" = 1'-0"



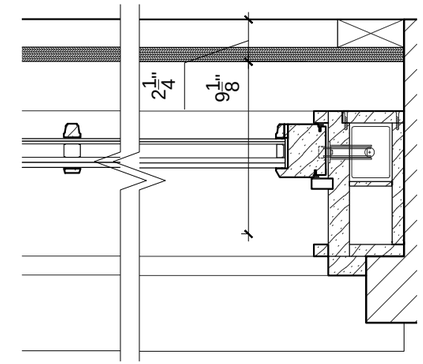
2 proposed window plan - wood

3/4" = 1'-0"



5 existing plan detail - aluminum

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

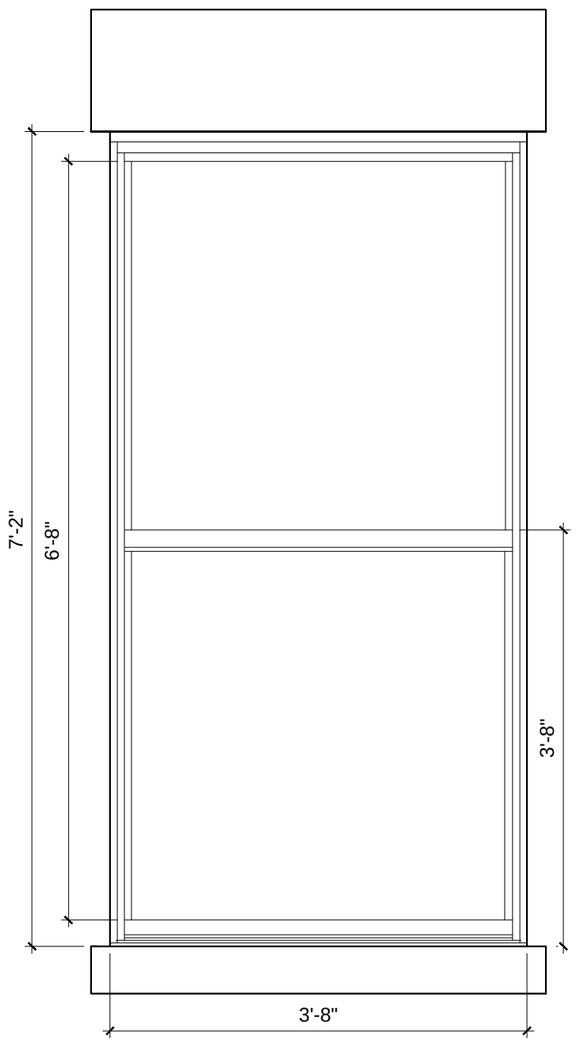


6 proposed plan detail - wood

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

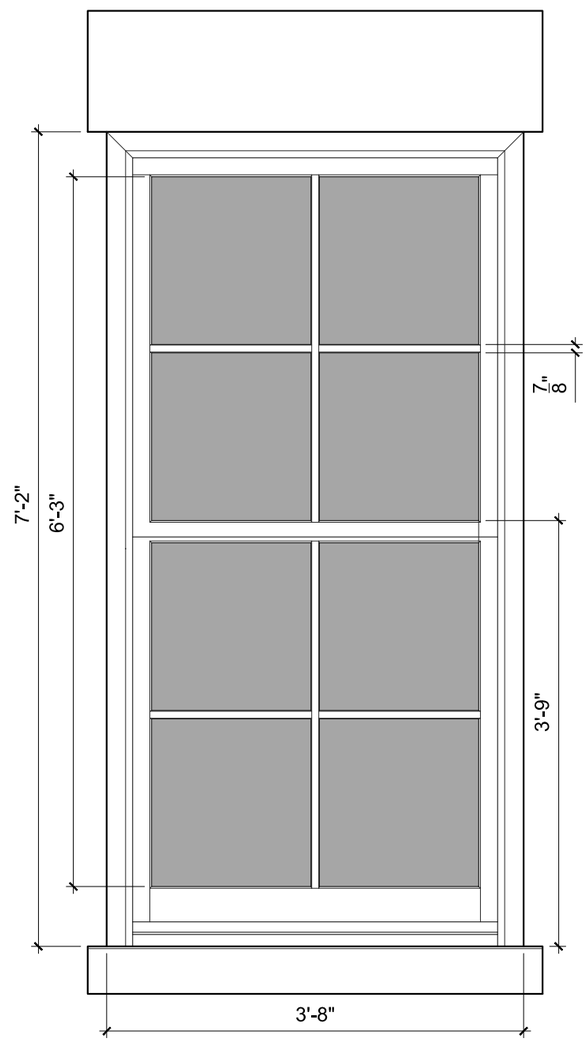
proposed color

benjamin moore
hc-190 black



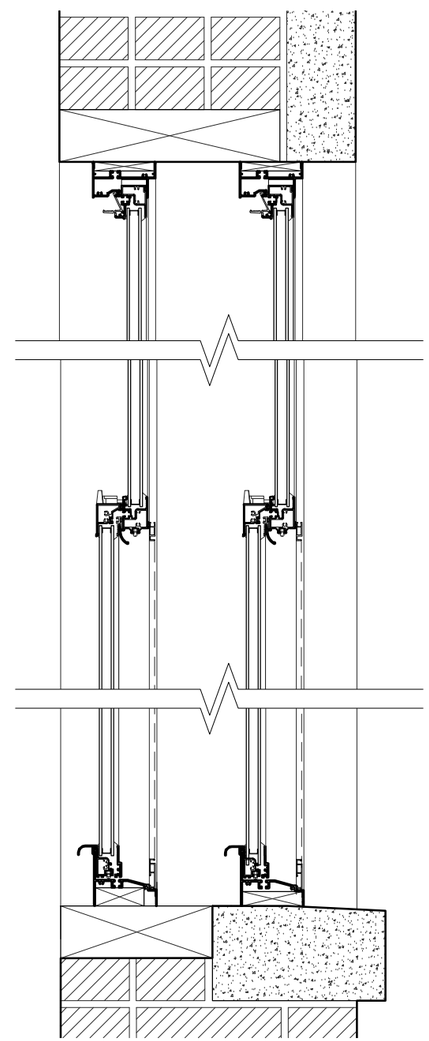
3 existing window elevation - aluminum

3/4" = 1'-0"



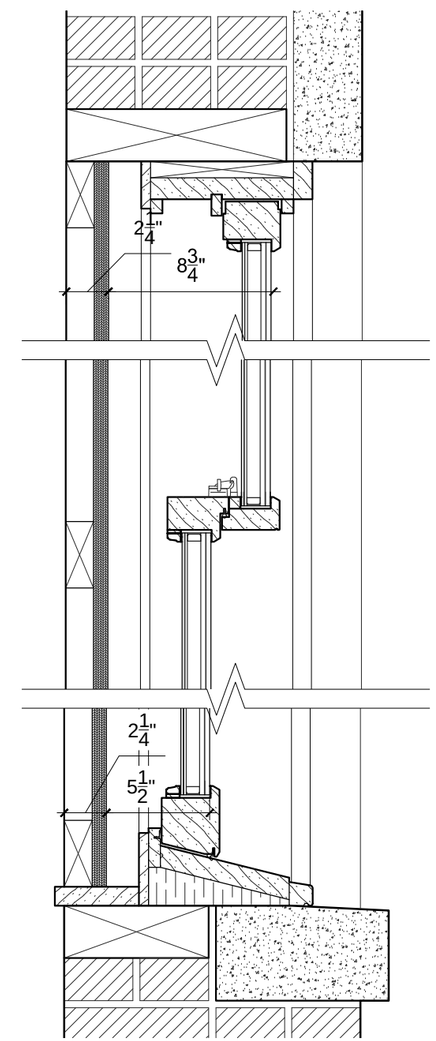
4 proposed window elevation - wood

3/4" = 1'-0"



7 existing window section - aluminum

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



8 proposed window section - wood

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

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

windows - north
third floor

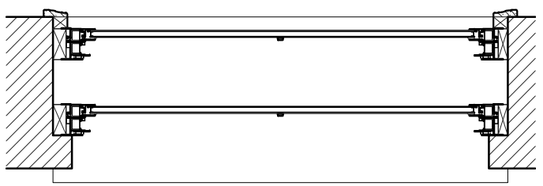
landmarks preservation
commission meeting submission
07 march 2017

A6.1

no change from 12/6 submission

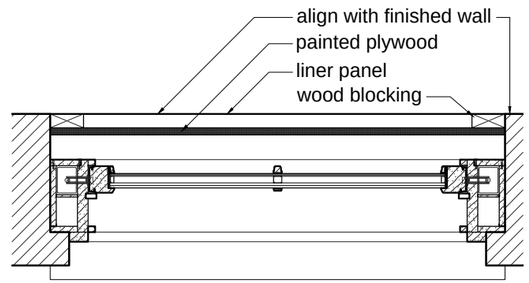
blocked windows

existing and proposed drawings



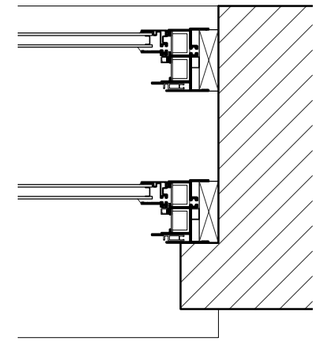
1 existing window plan - aluminum

3/4" = 1'-0"



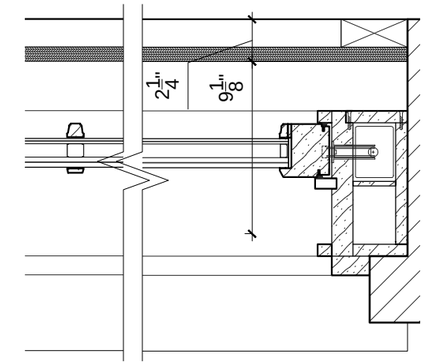
2 proposed window plan - wood

3/4" = 1'-0"



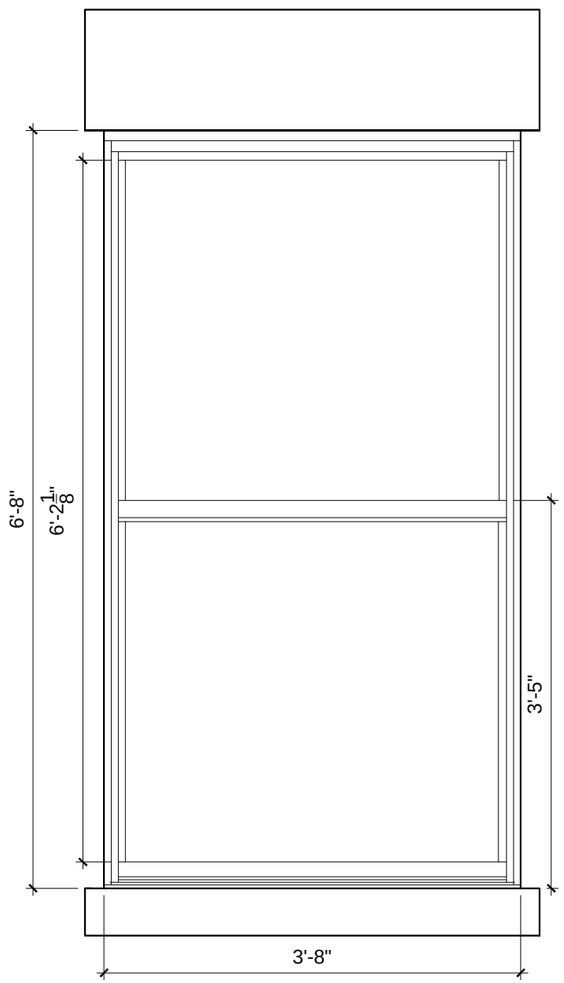
5 existing plan detail - aluminum

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



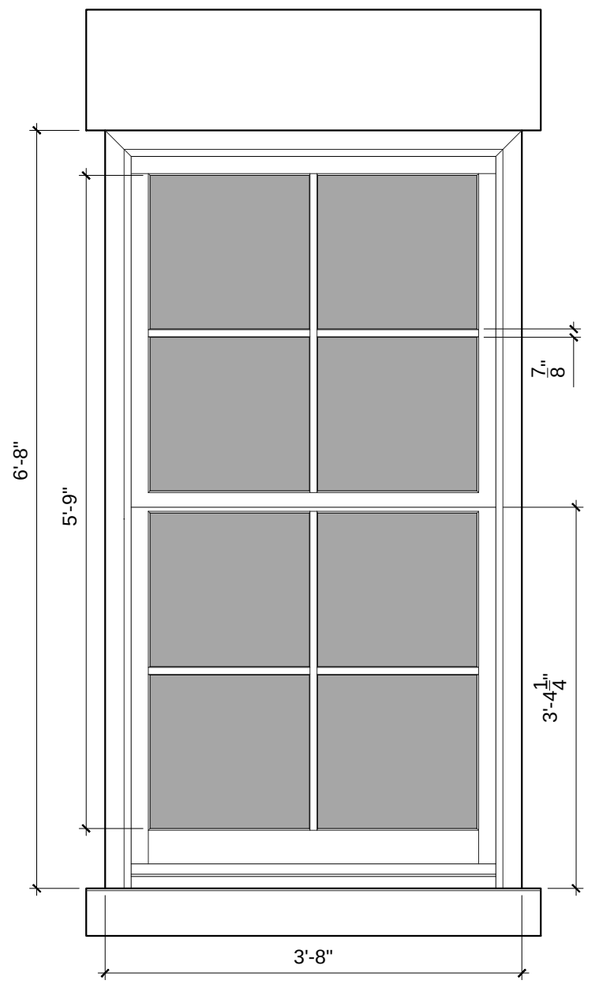
6 proposed plan detail - wood

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



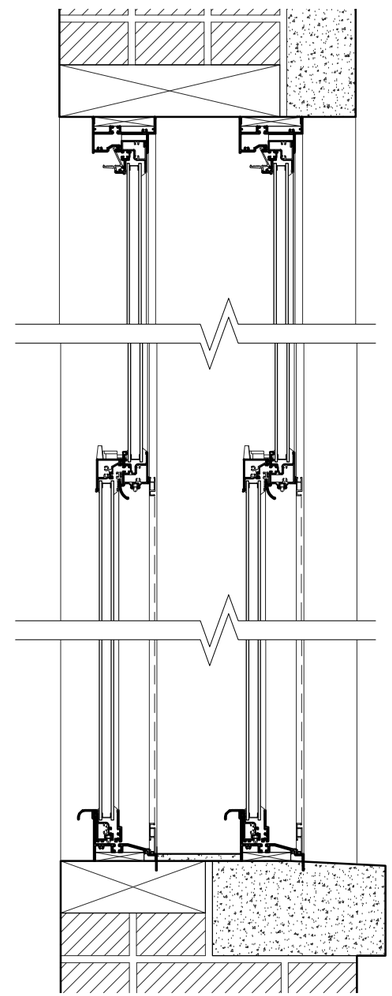
3 existing window elevation - aluminum

3/4" = 1'-0"



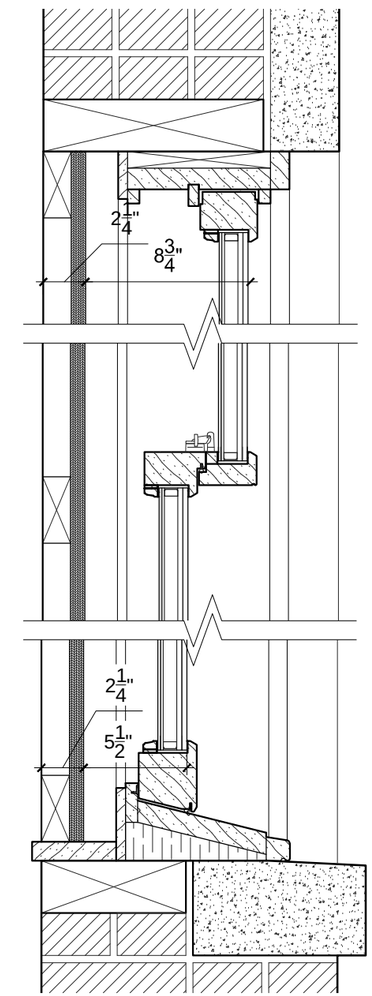
4 proposed window elevation - wood

3/4" = 1'-0"



7 existing window section - aluminum

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



8 proposed window section - wood

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

proposed color

benjamin moore
hc-190 black

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

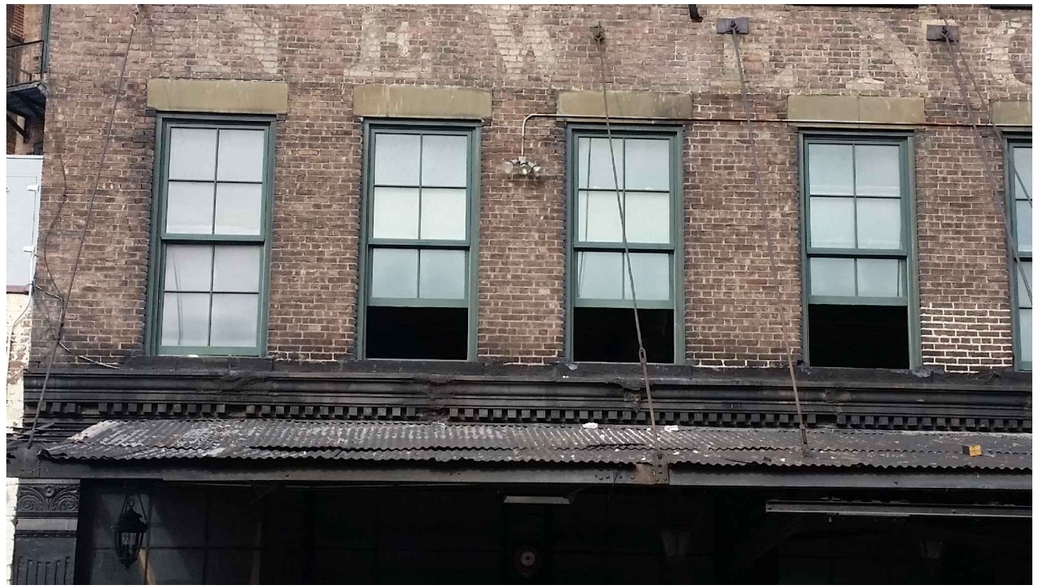
windows - north
fourth and fifth floors

landmarks preservation
commission meeting submission
07 march 2017

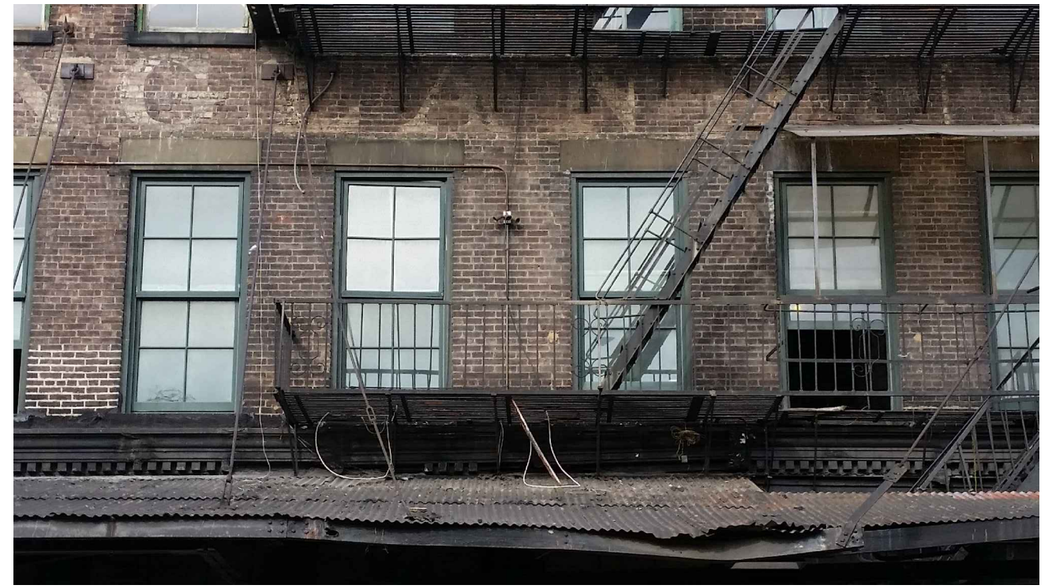
A6.2

no change from 12/6 submission

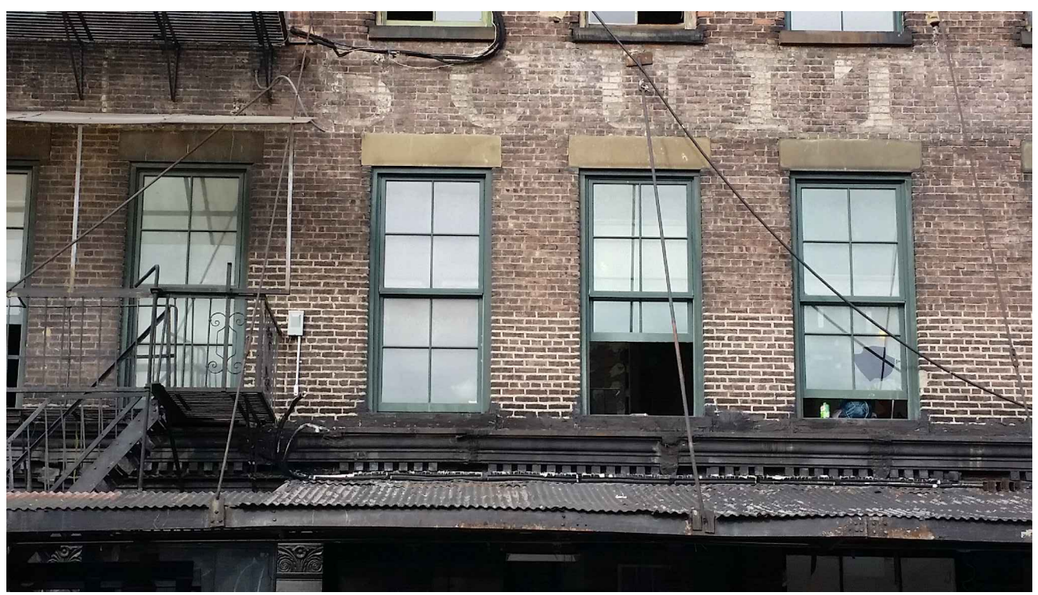
awning replacement
existing conditions photos



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

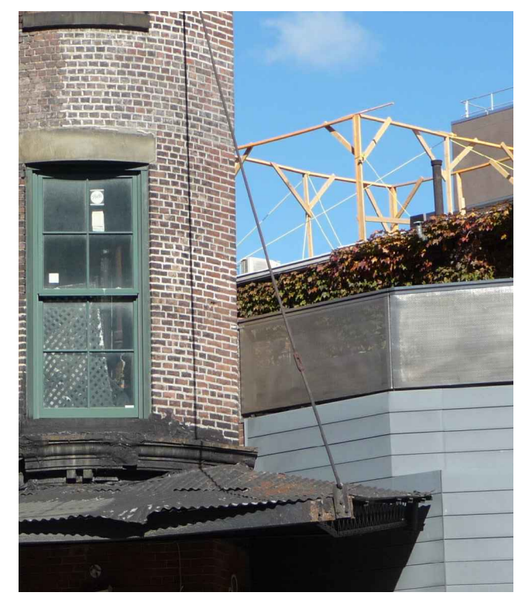


2 gansevoort street existing awning detail
n.t.s.



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.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A7.0

no change from 12/6 submission

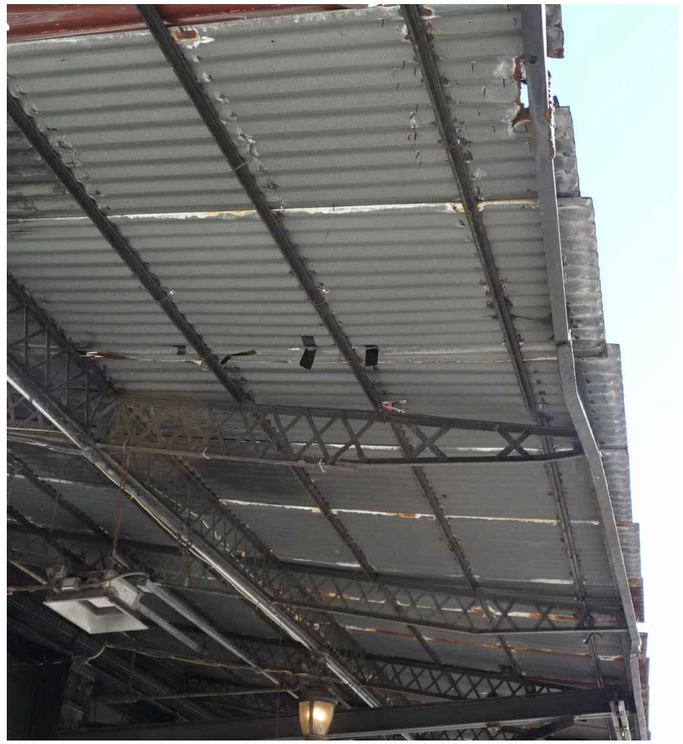
awning replacement
existing conditions photos

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.

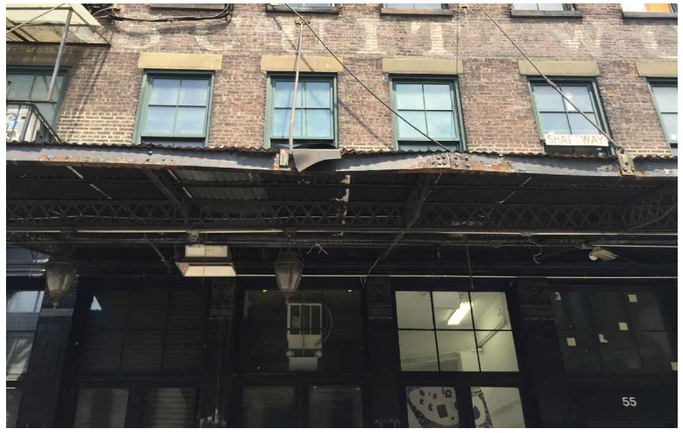


3 gansevoort street, west end of awning

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.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

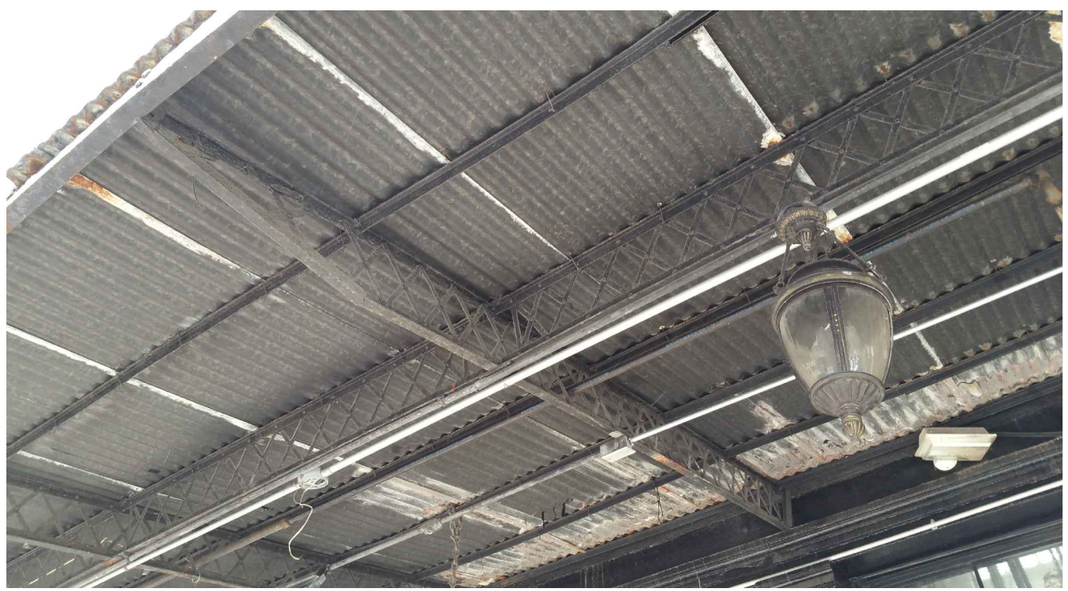
A7.1

no change from 12/6 submission

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.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

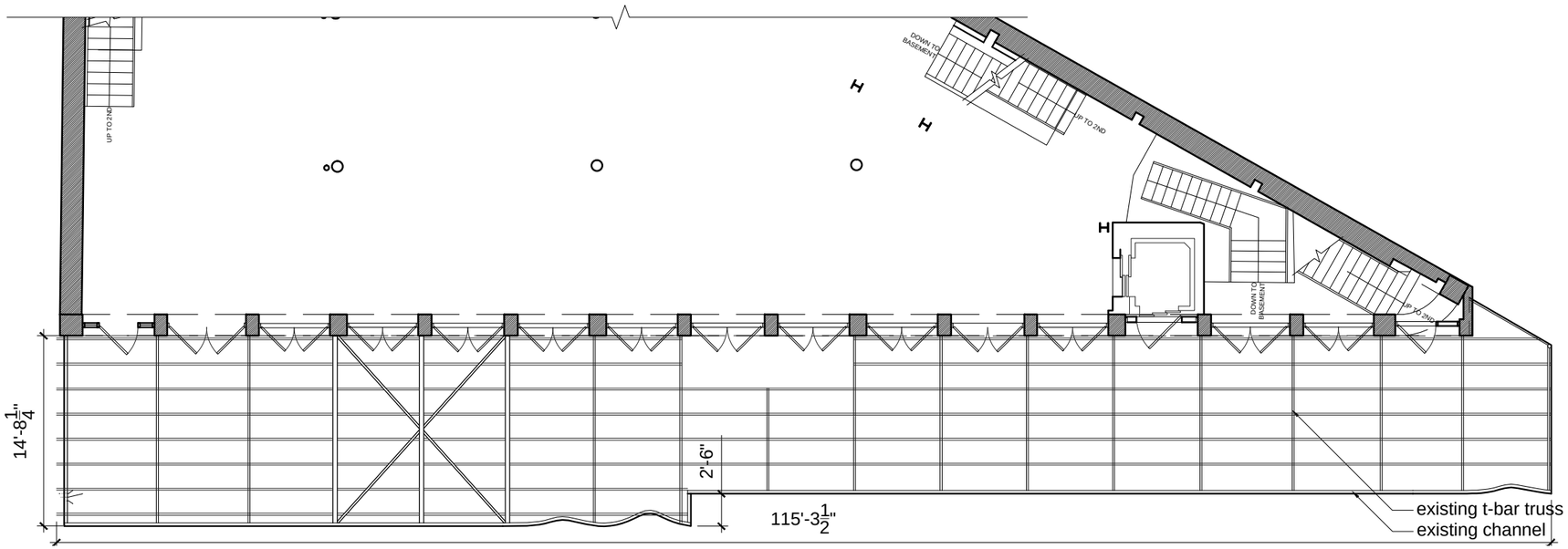
landmarks preservation
commission meeting submission
07 march 2017

A7.2

no change from 12/6 submission

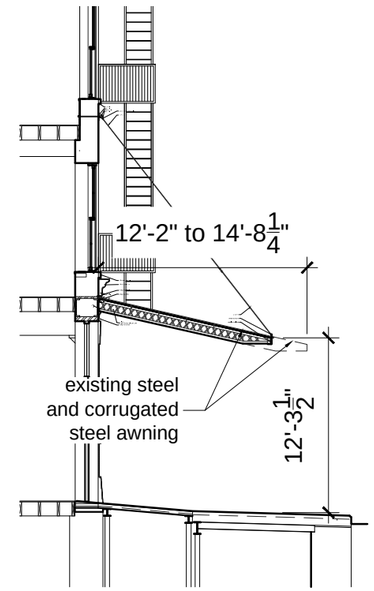
awning replacement

existing and proposed plans and sections



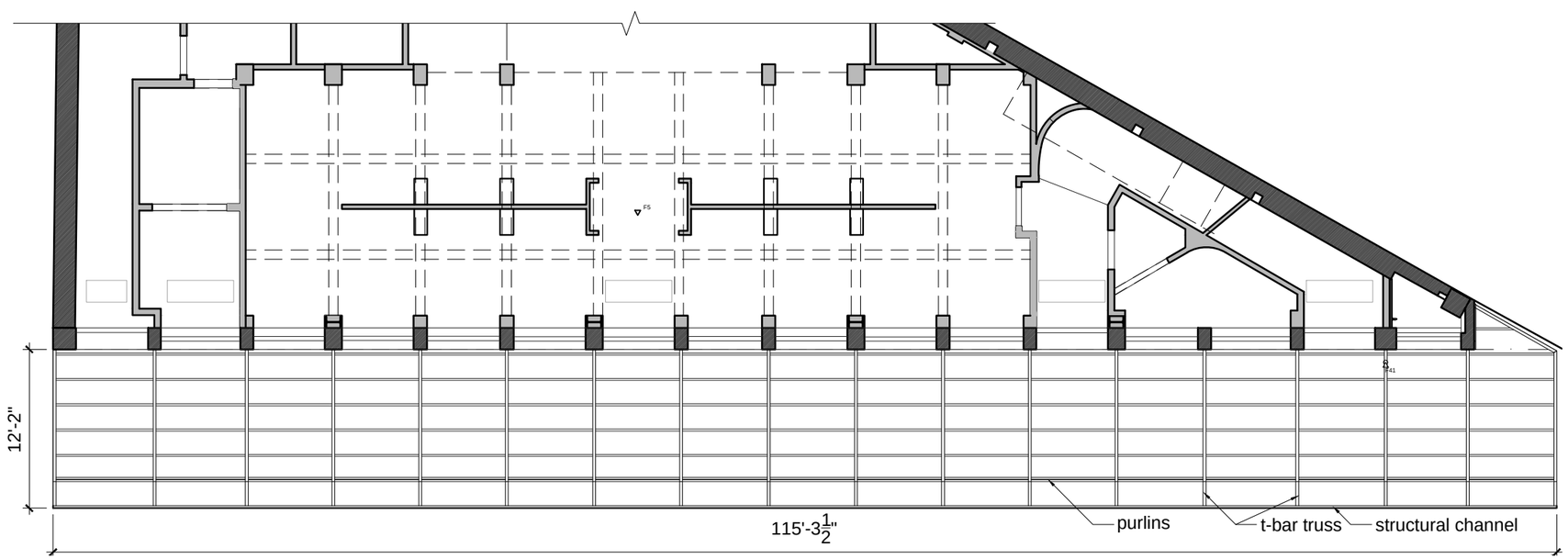
1 partial plan - existing awning

3/32" = 1'-0"



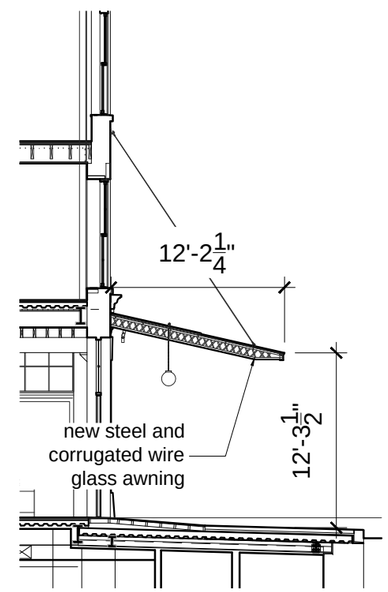
3 section - existing awning

3/32" = 1'-0"



2 partial plan - proposed awning

3/32" = 1'-0"



4 section - proposed awning

3/32" = 1'-0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

awning plans
existing and proposed

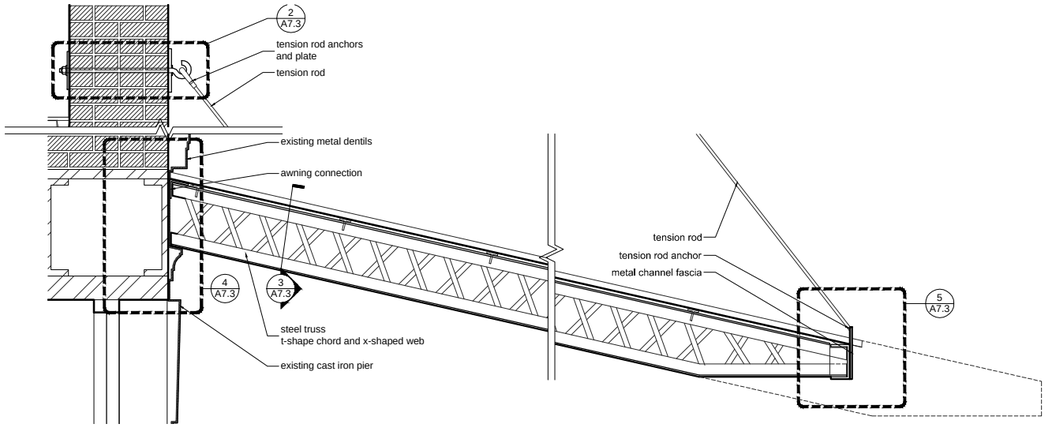
landmarks preservation
commission meeting submission
07 march 2017

A7.3

no change from 12/6 submission

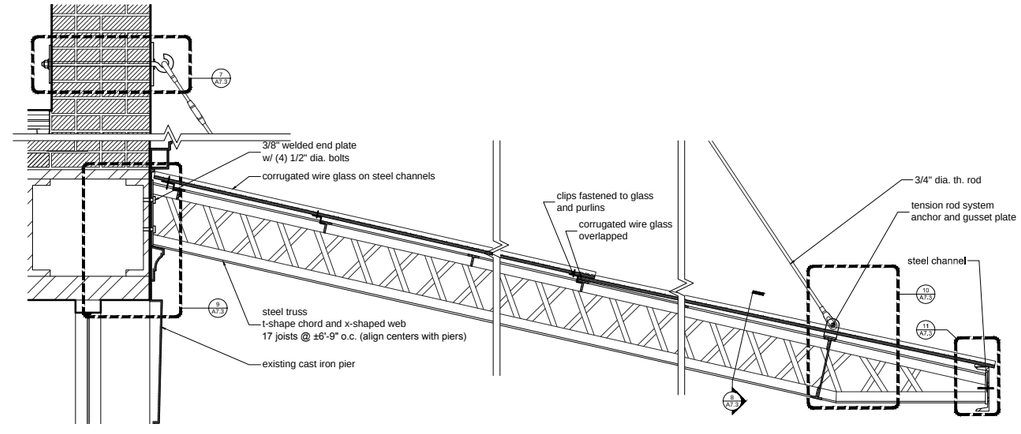
awning replacement

existing and proposed section details



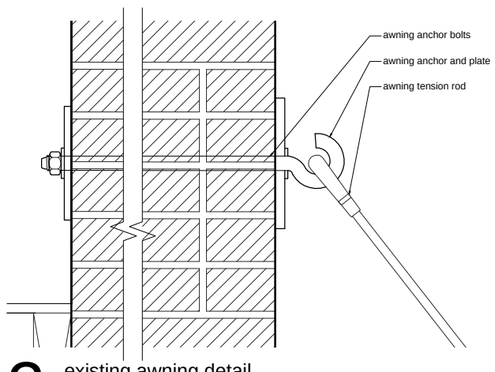
1 existing awning detail

1/2" = 1'-0"



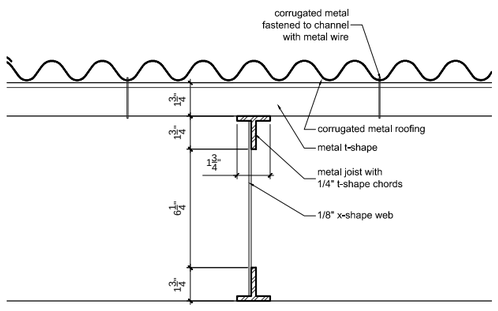
6 proposed awning detail

1/2" = 1'-0"



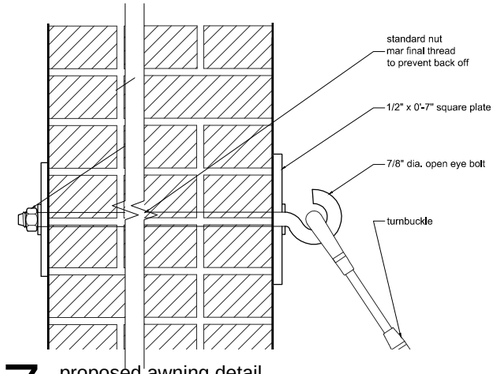
2 existing awning detail

1 1/2" = 1'-0"



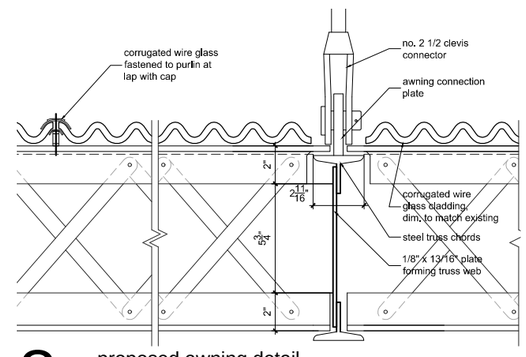
3 existing awning detail

1 1/2" = 1'-0"



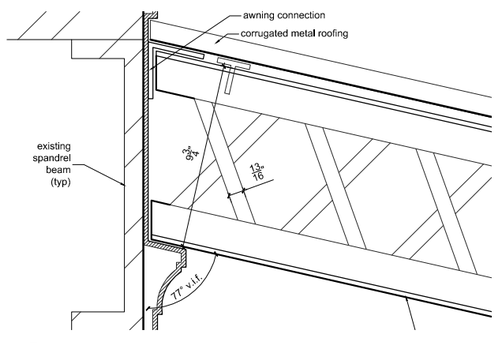
7 proposed awning detail

1 1/2" = 1'-0"



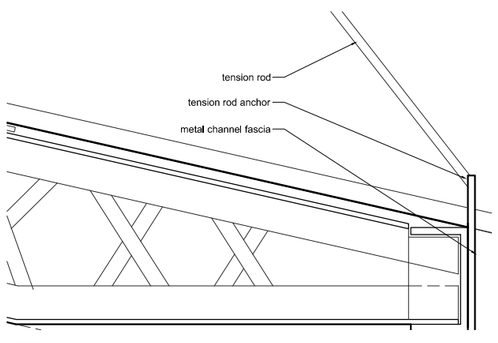
8 proposed awning detail

1 1/2" = 1'-0"



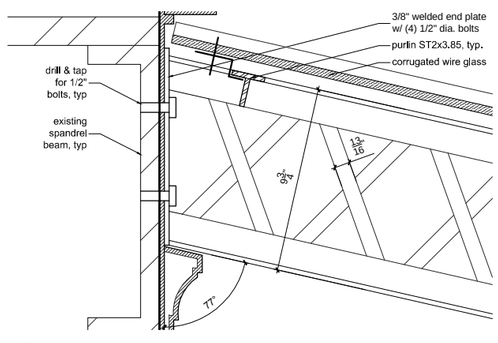
4 existing connection at masonry

1 1/2" = 1'-0"



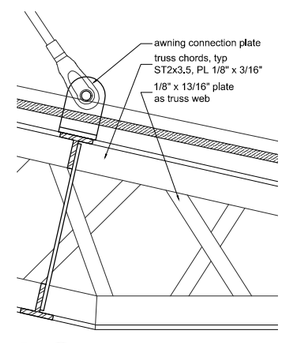
5 existing fascia

1 1/2" = 1'-0"



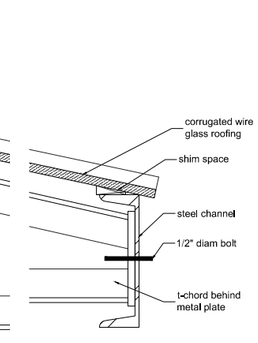
9 proposed connection at masonry

1 1/2" = 1'-0"



10 rod connection

1 1/2" = 1'-0"



11 proposed fascia

1 1/2" = 1'-0"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation
commission meeting submission
07 march 2017

A7.4

no change from 12/6 submission

storefront details

signage, lighting, and door modifications

1 existing storefront elevation

1/8" = 1'-0"

2 proposed storefront elevation

1/8" = 1'-0"

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

keyed notes - rooftop

- (A) shielded strip led to highlight architectural features
- (B) surface-mounted monopoint fixtures concealed under awning, architectural illumination
- (C) new signage, refer to A9.3
- (D) pendant-hung fixtures, emergency/ egress illumination
- (E) surface-mounted, monopoint fixtures concealed under awning, for egress at doorways
- (F) demolish existing concrete pad and handrail
- (G) demolish existing door, transom, and mailbox
- (H) not used
- (I) new cast iron pier to match existing
- (J) new door with sidelites and transom to match exisitng
- (K) new double door with transom to match exisitng

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

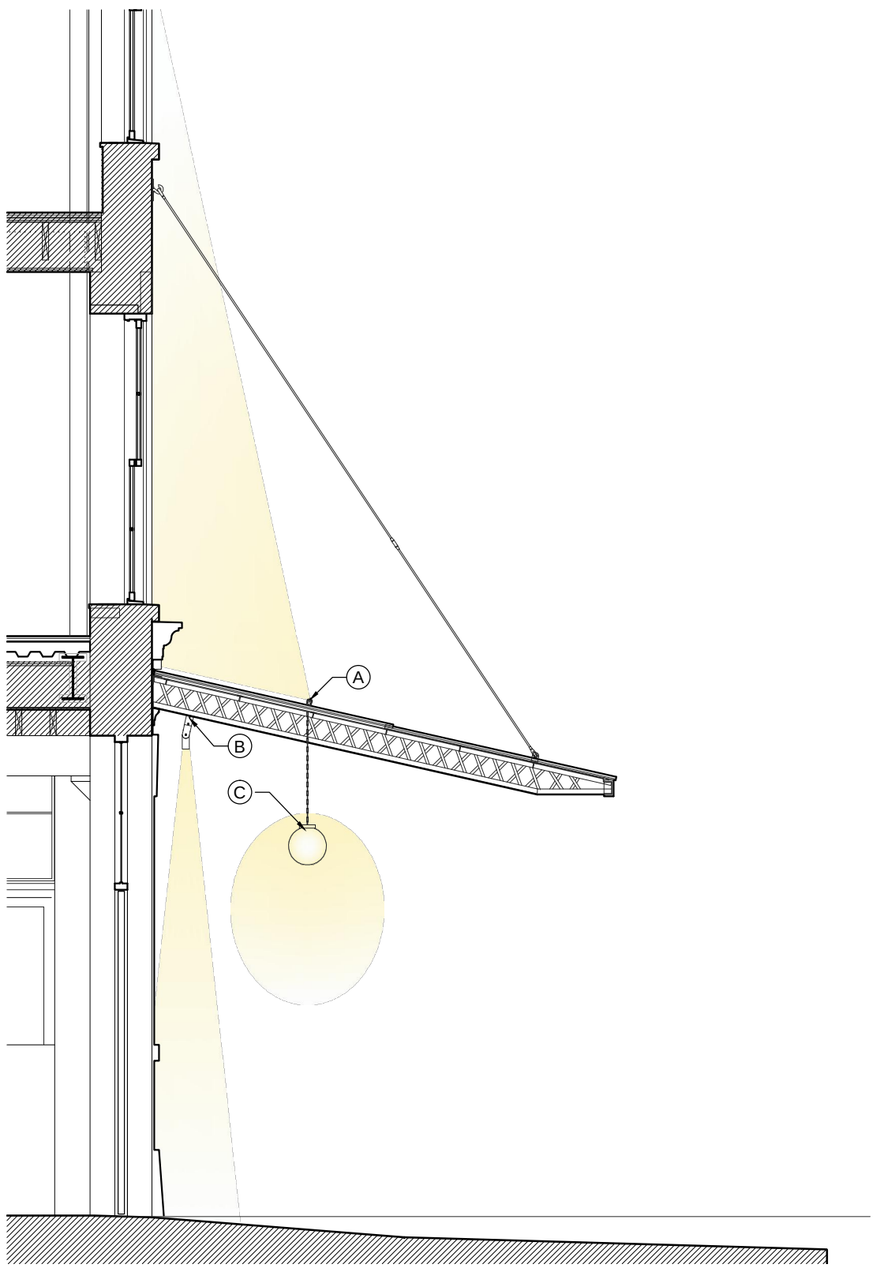
landmarks preservation commission meeting submission
07 march 2017

A8.0

no change from 12/6 submission

exterior lighting

images and section



1 section

1/4" = 1'-0"

2 elevation detail

1/4" = 1'-0"

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"

keyed notes

(A) concealed strip led to highlight architectural features

(B) surface-mounted monopoint fixtures concealed under awning

(C) 16" pendant-hung fixtures emergency/ egress illumination

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

landmarks preservation commission meeting submission
07 march 2017

A8.1

no change from 12/6 submission

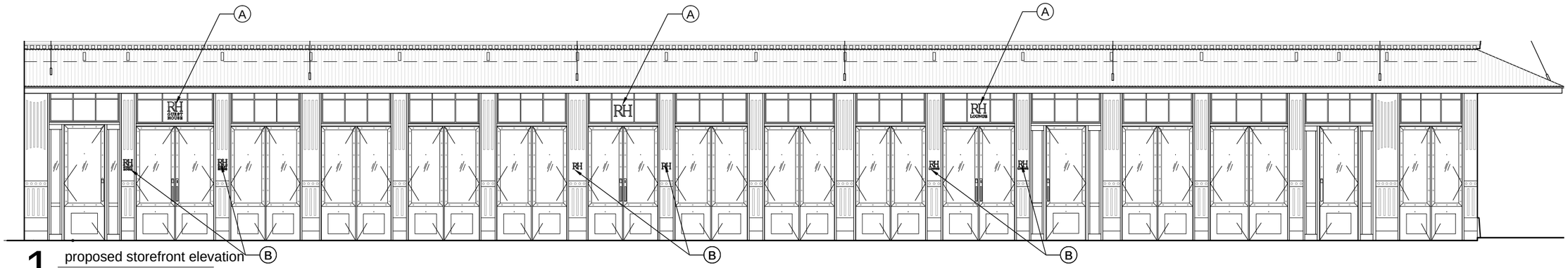
exterior signage

proposed signage sizes and locations

keyed notes

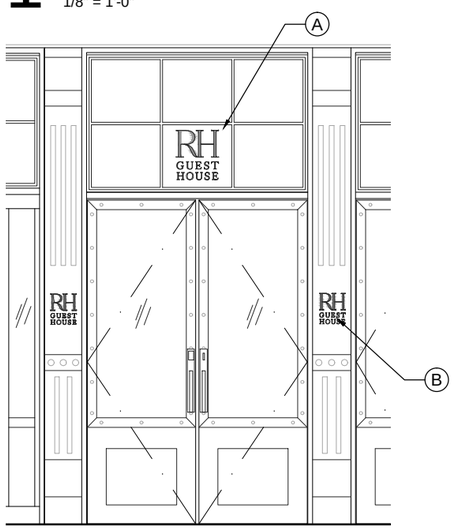
(A) signage: vinyl letters on glass

(B) signage: 1/4" depth, brushed and oxidized, brass lettering; adhered to pier



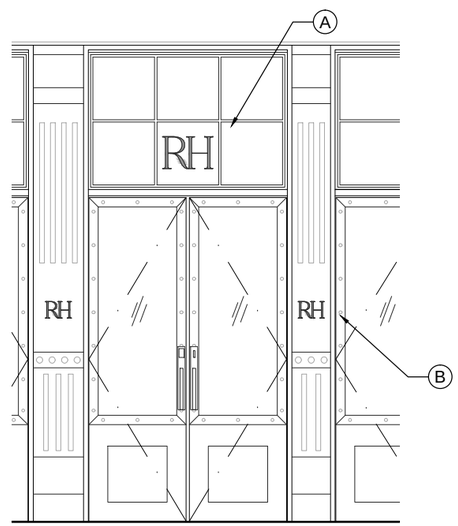
1 proposed storefront elevation

1/8" = 1'-0"



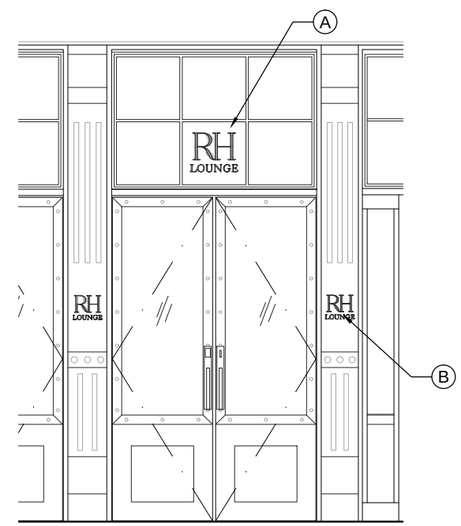
2 proposed sigange at hotel entry

1/4" = 1'-0"



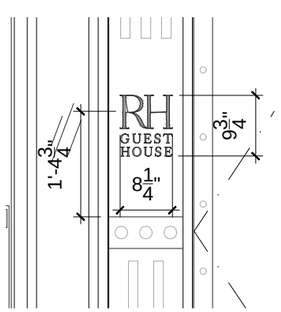
3 proposed sigange at restaurant entry

1/4" = 1'-0"



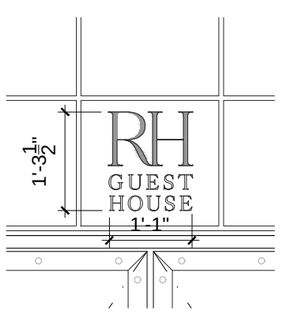
4 proposed sigange at lounge entry

1/4" = 1'-0"



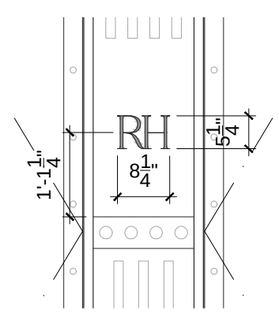
5 proposed - hotel entry

1/2" = 1'-0"



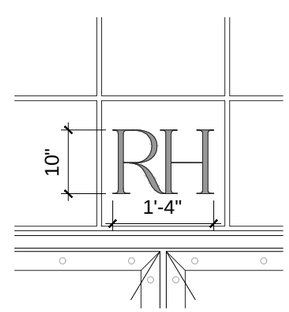
6 proposed - hotel entry

1/2" = 1'-0"



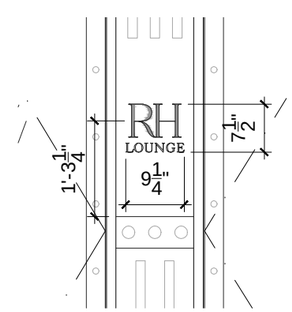
7 proposed - restaurant entry

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"

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

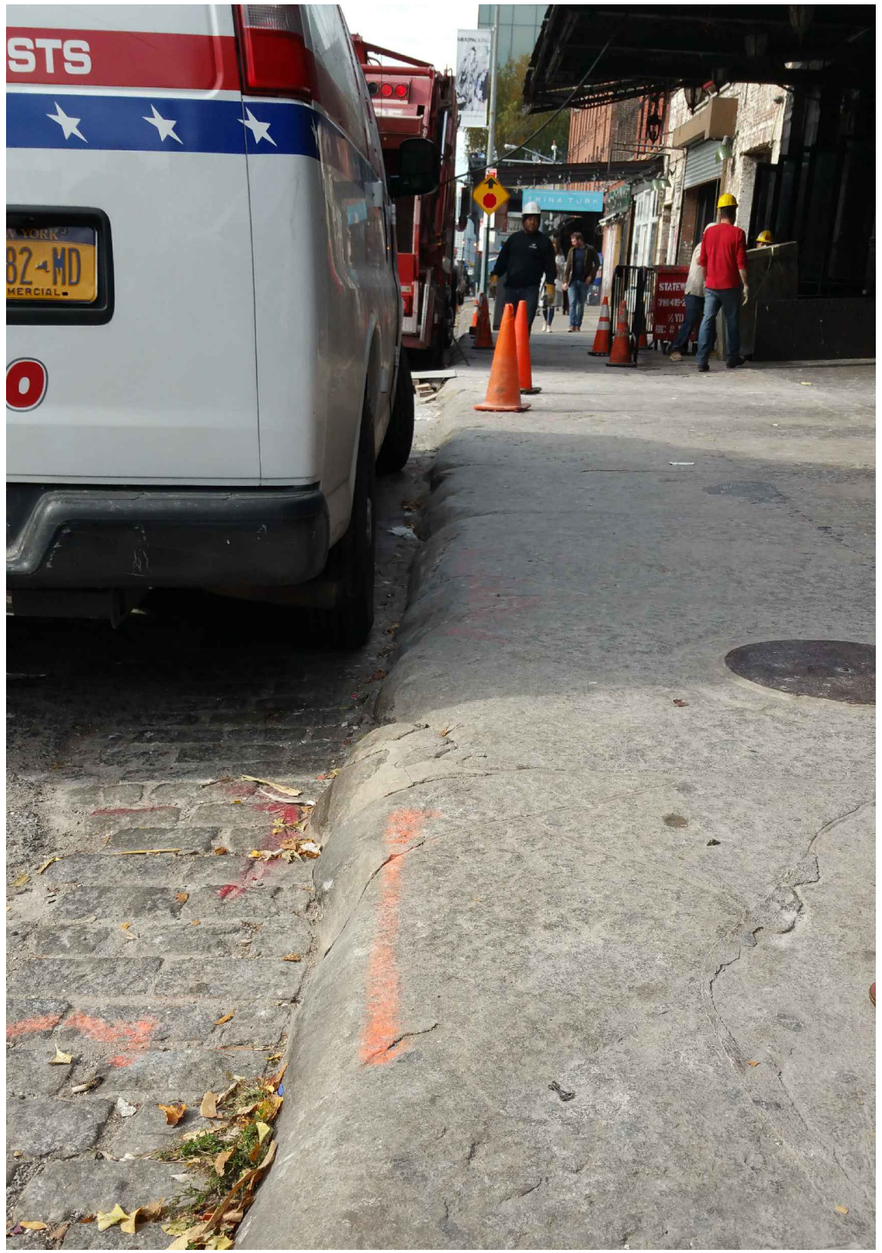
landmarks preservation commission meeting submission
07 march 2017

A8.2

no change from 12/6 submission

sidewalk and vault

existing condition photos

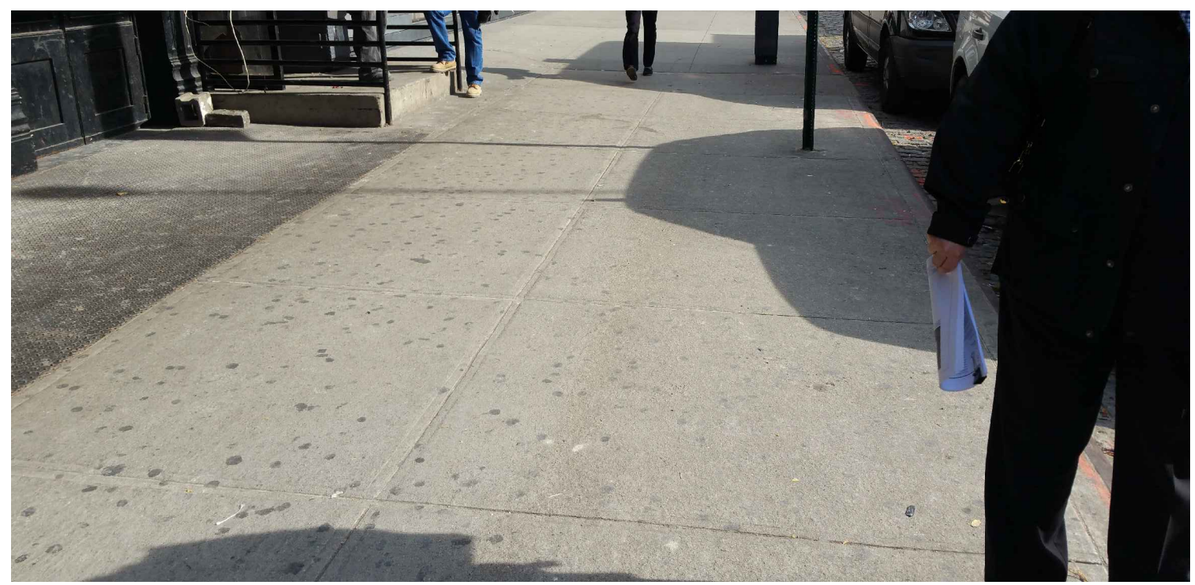


1 granite curb - view looking west

n.t.s.

2 granite sidewalk and diamond plate - view looking west

n.t.s.



3 concrete sidewalk - view looking east

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

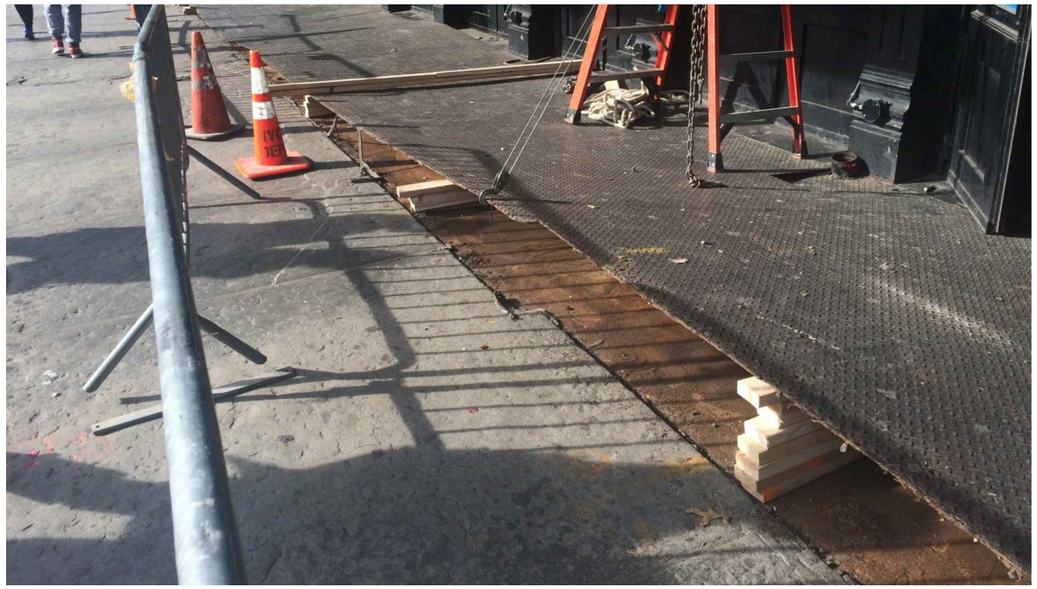
landmarks preservation
commission meeting submission
07 march 2017

A9.0

no change from 12/6 submission

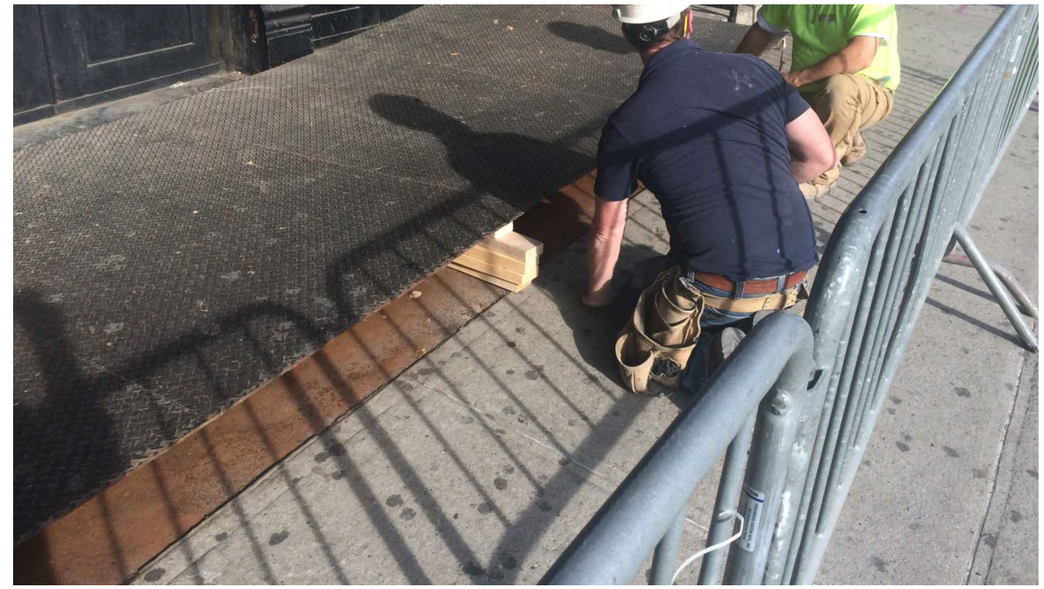
sidewalk and vault

vault light investigation photos



1 vault light investigation - looking west

n.t.s.



2 vault light investigation - looking east

n.t.s.

3 vault light investigation - beneath diamond plate

n.t.s.

4 core sample

n.t.s.

5 core sample

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

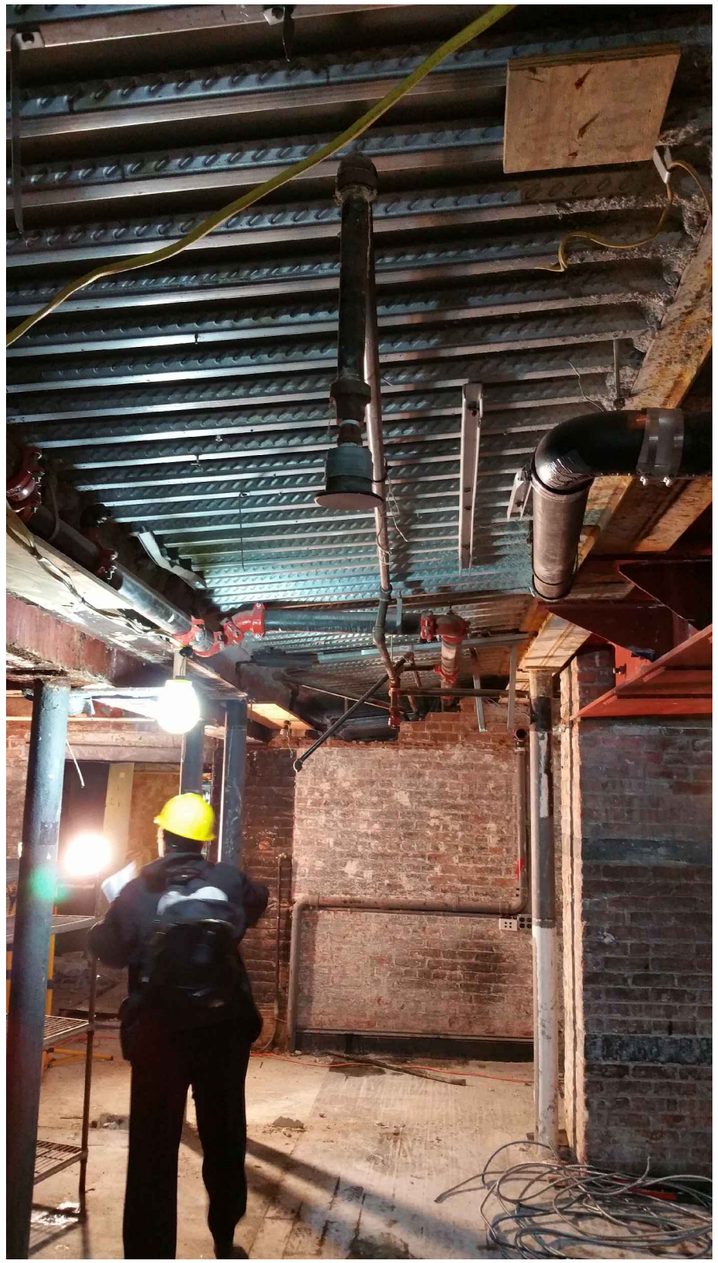
landmarks preservation
commission meeting submission
07 march 2017

A9.1

no change from 12/6 submission

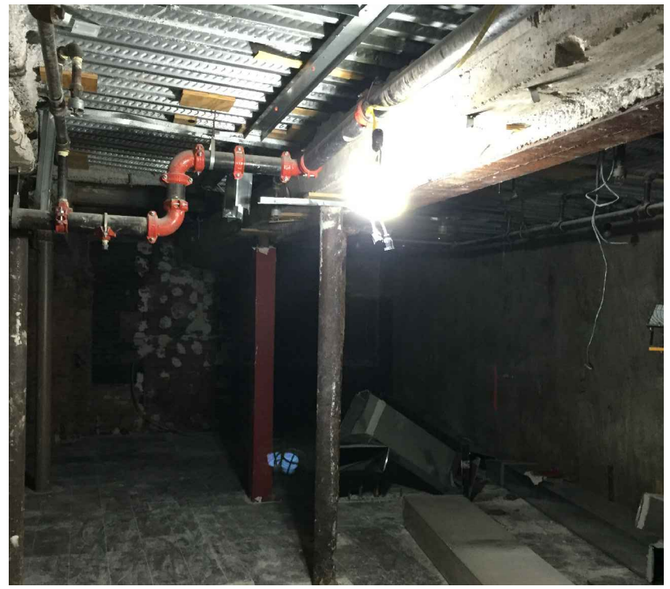
sidewalk and vault

vault light investigation photos



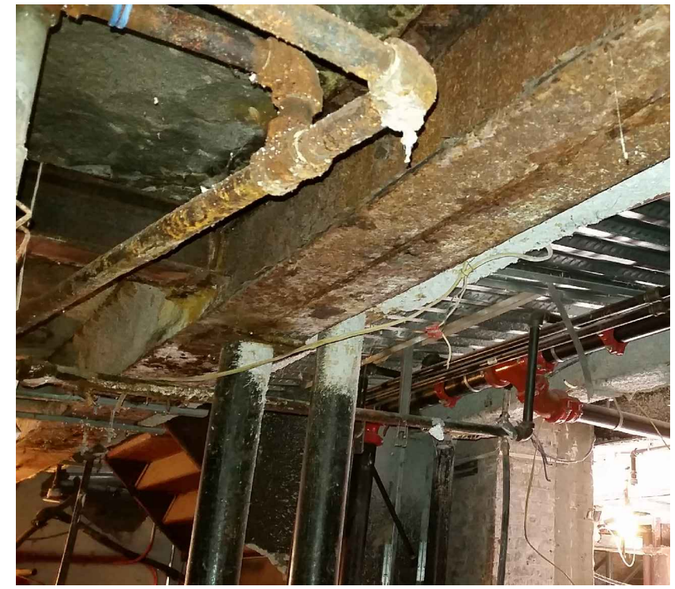
1 sidewalk vault - looking west

n.t.s.



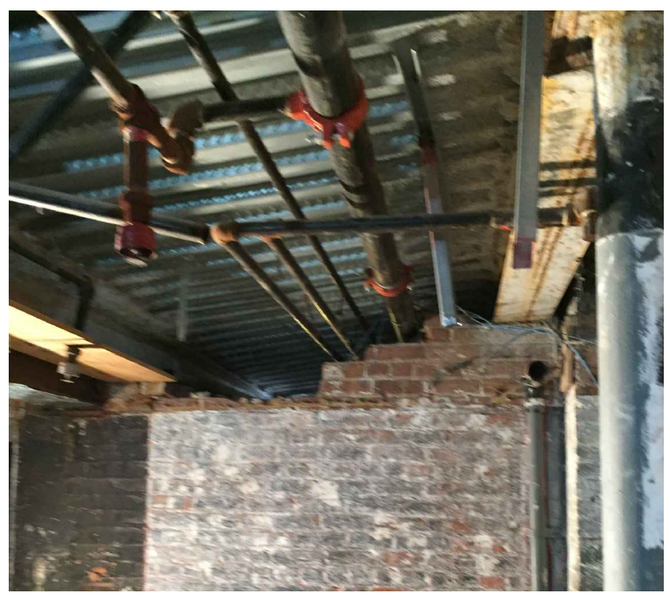
2 sidewalk vault - looking east

n.t.s.



3 sidewalk vault

n.t.s.



4 sidewalk vault

n.t.s.

5 sidewalk vault

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

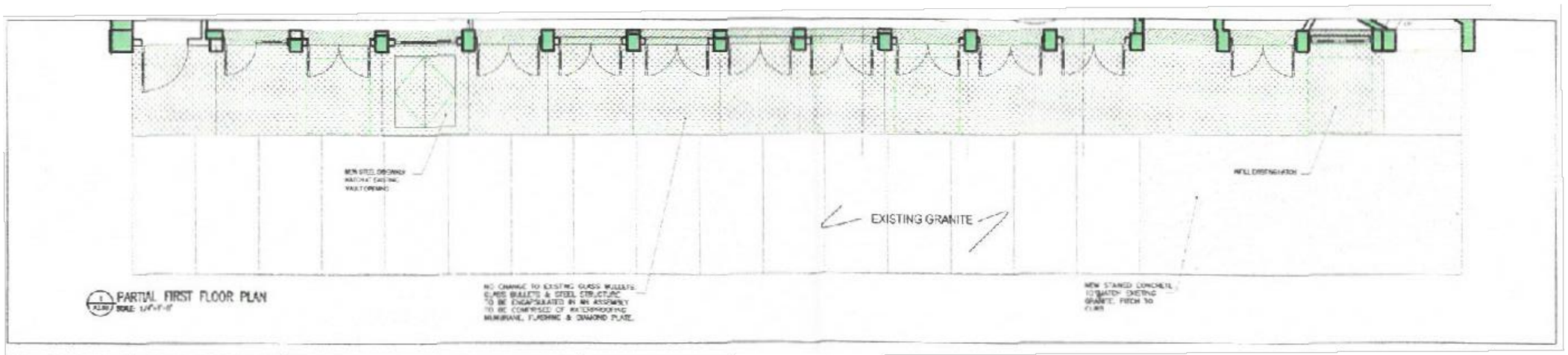
landmarks preservation
commission meeting submission
07 march 2017

A9.2

no change from 12/6 submission

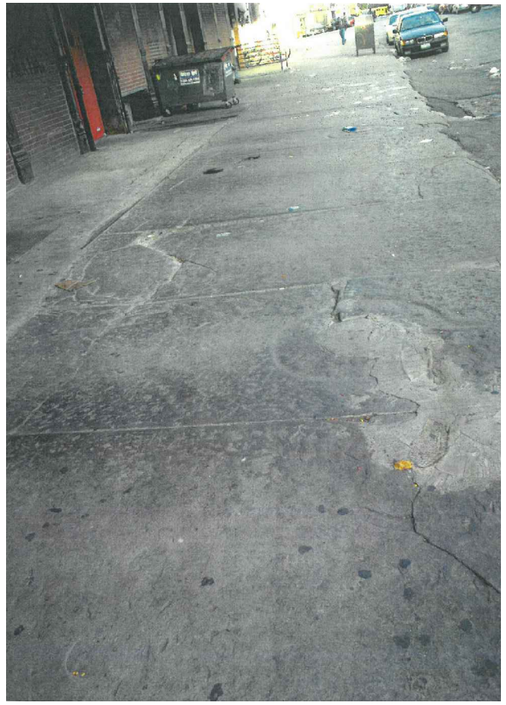
sidewalk and vault

past submission - 2005/2006



1 partial plan - past submission 2005/2006

n.t.s.



2 sidewalk looking east

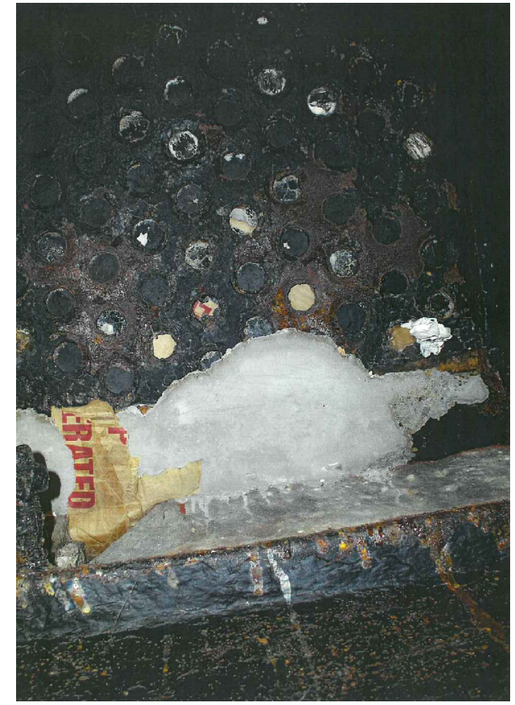
n.t.s.

3 vault lights beneath sidewalk

n.t.s.

4 vault lights beneath sidewalk

n.t.s.



5 vault lights beneath sidewalk

n.t.s.

&derson

anderson architects
467 greenwich street
new york, ny 10013
(212) 620 0996
(fax) 620 5299

rh guesthouse
55 gansevoort street
new york, new york 10014

existing conditions
vault lights

landmarks preservation
commission meeting submission
07 march 2017

A9.3

no change from 12/6 submission