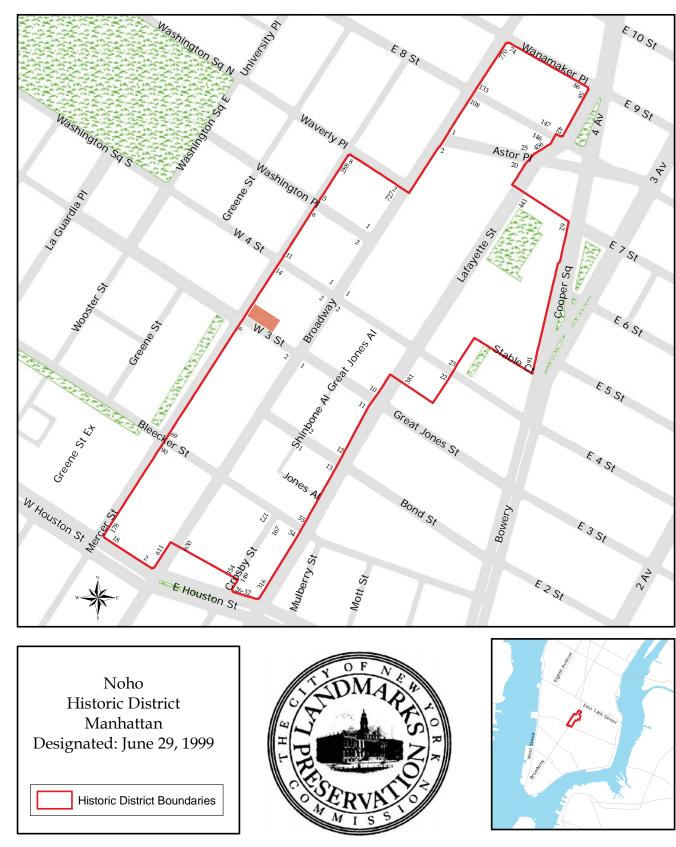
250 Mercer Street



Drawing List	
DSK 161123-1	Historic District & Sanborn Maps
DSK 161123-2	Existing Building Photo
DSK 161123-3	Tax Department Photo - 1940
DSK 161123-4	LPC Designation Photo
DSK 161123-5	Existing Building Detail Photos
DSK 161123-6	Existing Mercer St. Elevation
DSK 161123-7	Existing W3rd St. Elevation
DSK 161123-8	Existing Building Elevations
DSK 161123-9	Proposed Rendering - Corner of Mercer and W3rd Sts.
DSK 161123-10	Proposed Rendering - Looking along W3rd Street
DSK 161123-11	Proposed Elevation - Mercer Street
DSK 161123-12	Proposed Elevation - W3rd Street
DSK 161123-13	Design Precedents - Index
DSK 161123-14	Design Precedents - Storefronts
DSK 161123-15	Design Precedents - Texture & Pat- tern in Masonry
DSK 161123-16	Existing & Proposed Plans - Cellar
DSK 161123-17	Existing & Proposed Plans - Ground Floor
DSK 161123-18	Existing & Proposed Plans - Roof
DSK 161123-19	Sight Lines Diagram
DSK 161123-20	Material Samples

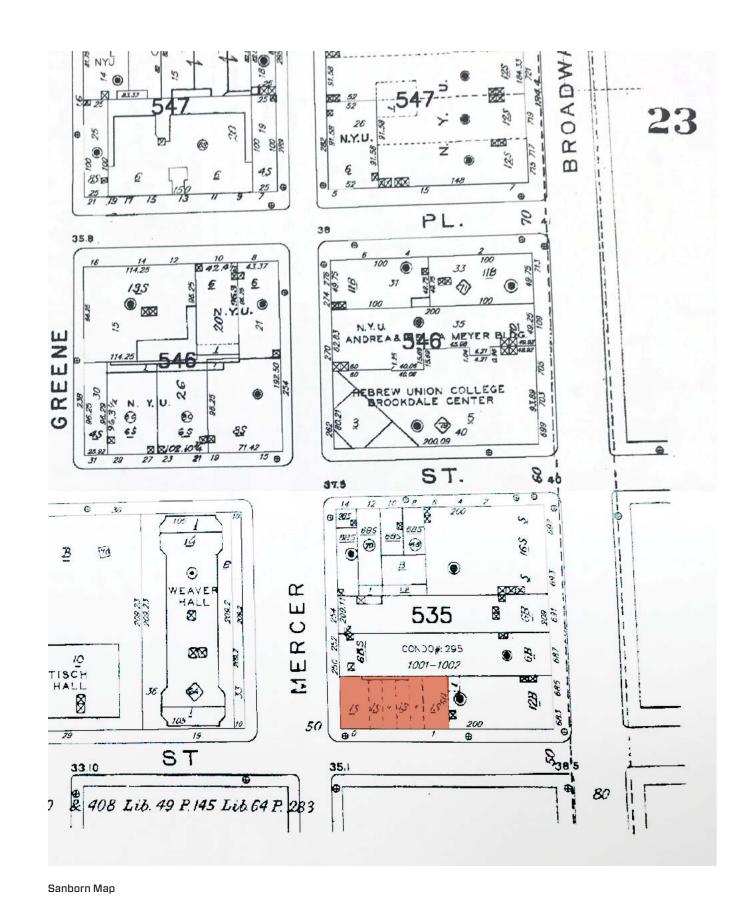
DSK 161208-0 12/08/2016



NOHO Historic District Map







DSK 161208-1 12/08/2016





250 Mercer Street: Existing View from the Corner of Mercer and West 3rd Streets

DSK 161208-2 12/08/2016





Tax Department Photo (1940): From the Corner of Mercer and West 3rd Streets

DSK 161208-3 12/08/2016





Photo at Corner of Mercer & W. 3rd Streets

Photo at Mercer Street Facade



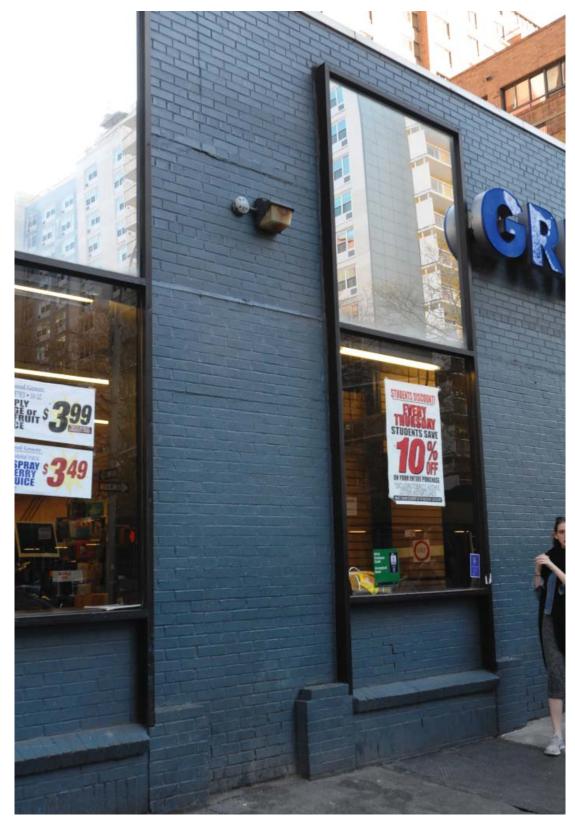
250 Mercer Street New York City, NY 10012

LPC Designation Photo

DSK 161208-4 12/08/2016



Detail Photo at Altered Corner Sliding Door



Detail Photo at Typical Altered Window



250 Mercer Street New York City, NY 10012

Existing Building Detail Photos

DSK 161208-5 12/08/2016





Existing Mercer Street Elevation

DSK 161208-6 12/08/2016



STUDIO New York City, NY 10012

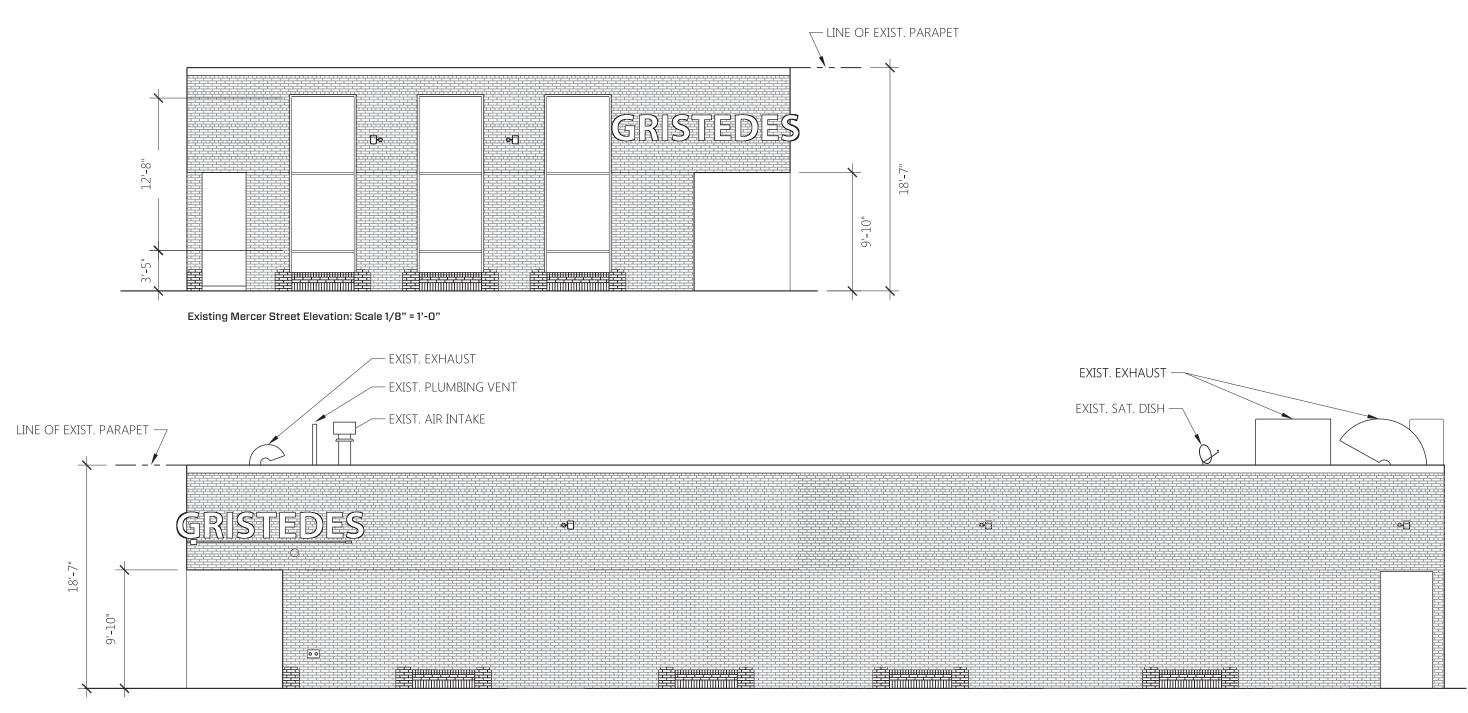
5-26 46TH AVE, LONG ISLAND CITY, NY 11101

INFO@B-AN-G.COM

212-590-0141

Existing West 3rd Street Elevation

DSK 161208-7 12/08/2016



Existing West 4th Street Elevation: Scale 1/8" = 1'-0"



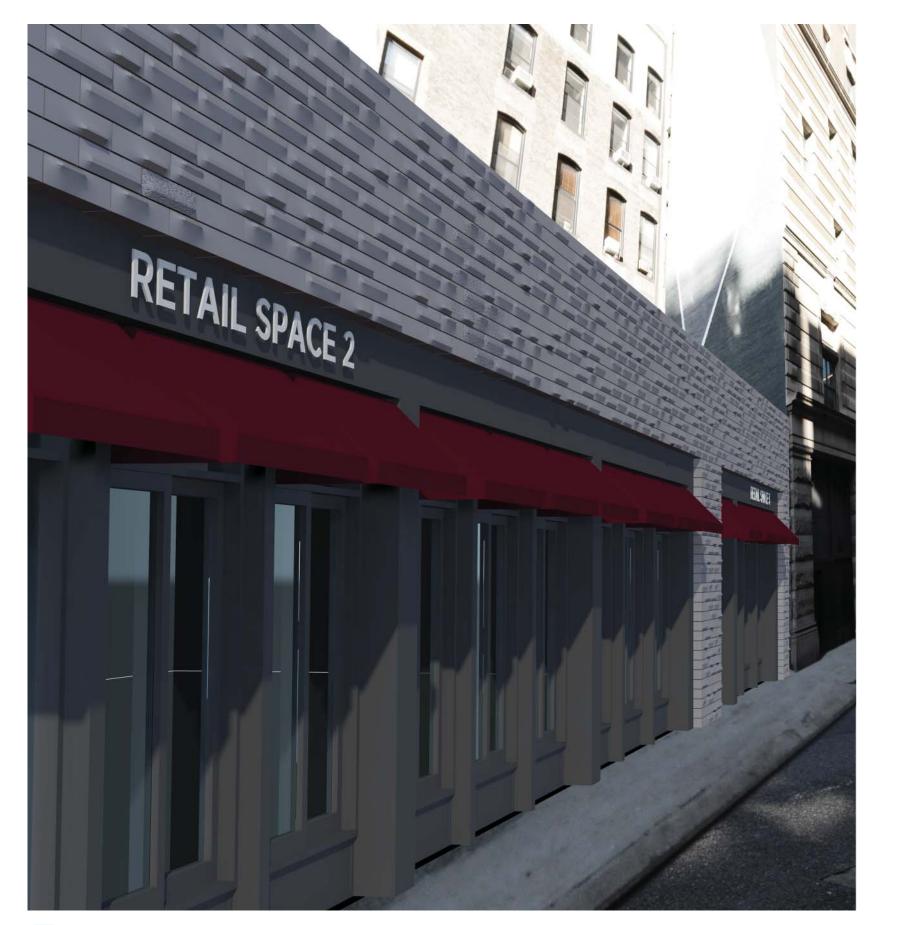
DSK 161208-8 12/08/2016

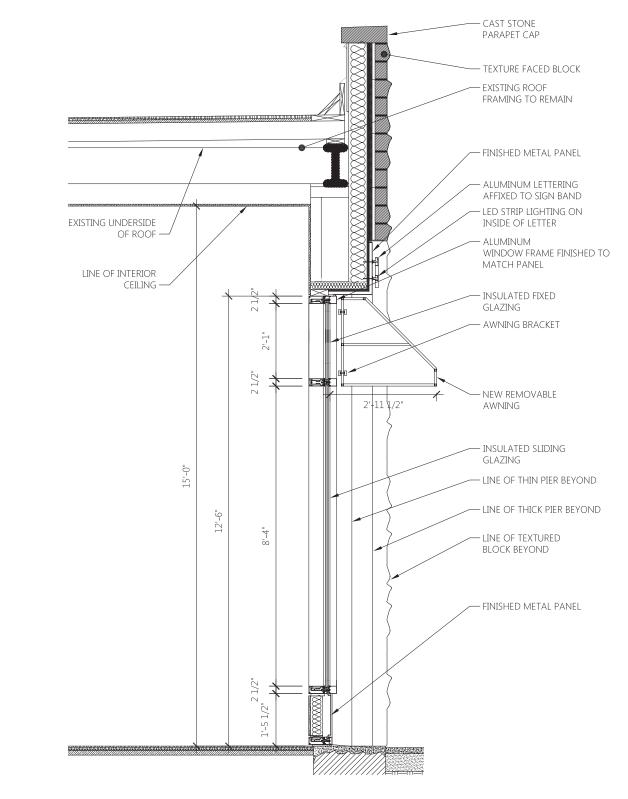




Proposed Rendering From the Corner of Mercer and West 3rd Streets

DSK 161208-9 12/08/2016





Facade Detail: Scale 3/8" = 1'-0"



250 Mercer Street New York City, NY 10012

Proposed Renering - Looking along West 3rd Street

DSK 161208-10 12/08/2016



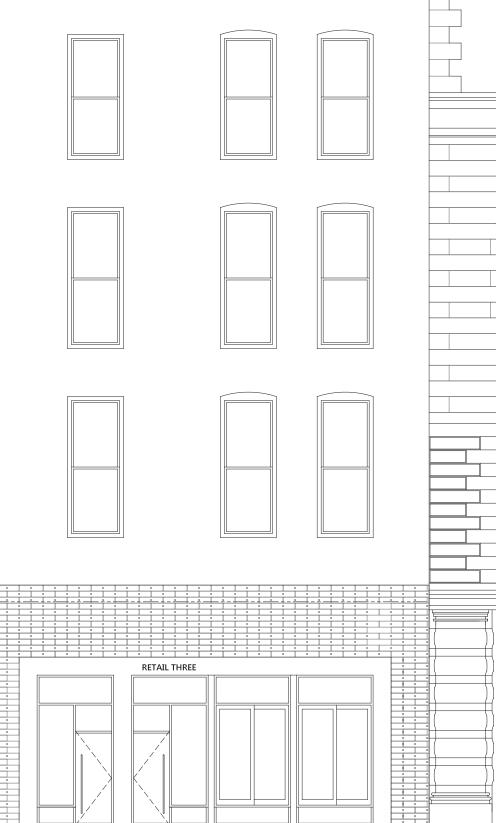


DSK 161208-11 12/08/2016

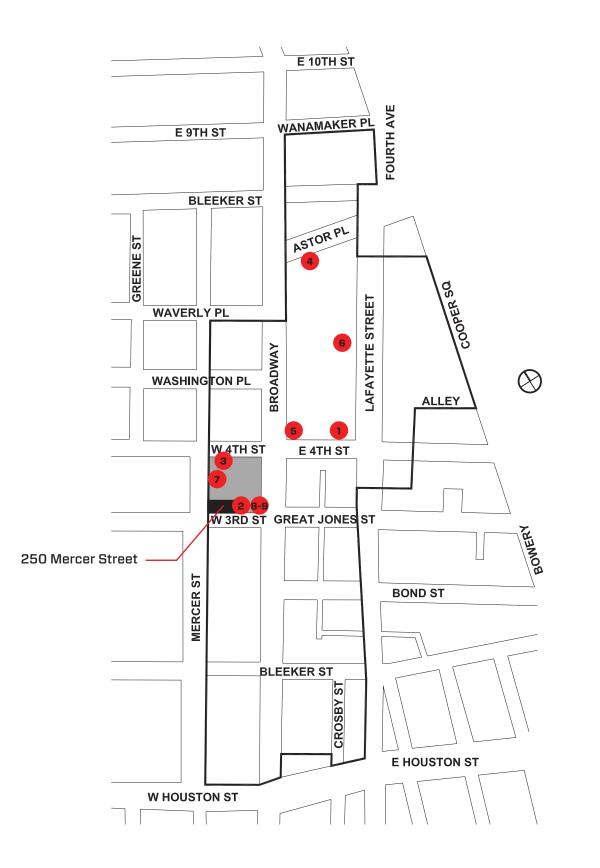




Proposed Elevation: West 3rd Street



DSK 161208-12 12/08/2016



Design Precedents

- 11-19 East 4th Street aka 390-400 Lafayette Street 1 Cleverdon & Putzel 1887-88 (Neo-Grec)
- 2/8/9 683-685 Broadway W. Wheeler Smith 1899-1901 (Georgian Revival)
- 258 Mercer Street (aka 14 W. 4th) 3/7 J. Kastner 1894-95 (Romanesque Revival)
- 4 4-8 Astor Place aka 442 Lafayette Street Francis H. Kimball 1891 (Romanesque/Renaissance Revival)
- 5 696 to 702 Broadway aka 1-7 East 4th Street George B. Post 1890-91 (Romanesque Revival)
- 6 428,430,432,434 Lafayette Street aka Colonnade Row Seth Geer (attributed) 1832-33 (Greek Revival)
- 7 3-5 Washington Place aka 282-284 Mercer Street Alfred Zucker 1890-91 (Renaissance Revival)

The Neighborhood is characterized by ground floor retail and restaurant uses with large storefront windows. The bays are typically taller than they are wide and they often include transom glass at the top and a panelled bulkhead at the ground. The bays are often divided by major and minor piers. At the upper storeys one finds many examples of textural effects produced in brick and stone.



250 Mercer Street New York City, NY 10012

Design Precedents - Index

DSK 161208-13 12/08/2016



photo 1: 11-19 East 4th Street (1887-88)



photo 2: 683-685 Broadway - West 3rd at Broadway (1899-1901)



photo 3: 258 Mercer Street - Southeast Corner Mercer & West 4th (1894-95)



photo 4: 4-8 Astor Place (1891)



Design Precedents - Storefronts

The base condition at many buildings in the neighborhood:

Tall groundfloor.

Large storefront windows with transom glass and panelled bulkhead. The proportion of each bay accentuates the verticality.

Bays are often separated by major and minor piers.

Continuous storefront cornice.

DSK 161208-14 12/08/2016



photo 5: 696-702 Broadway (1890-91)



photo 6: 428,430,432,434 Lafayette Street (1832-33)



photo 7: 258 Mercer Street - Mercer btw West 3rd &West 4th (1894-95)



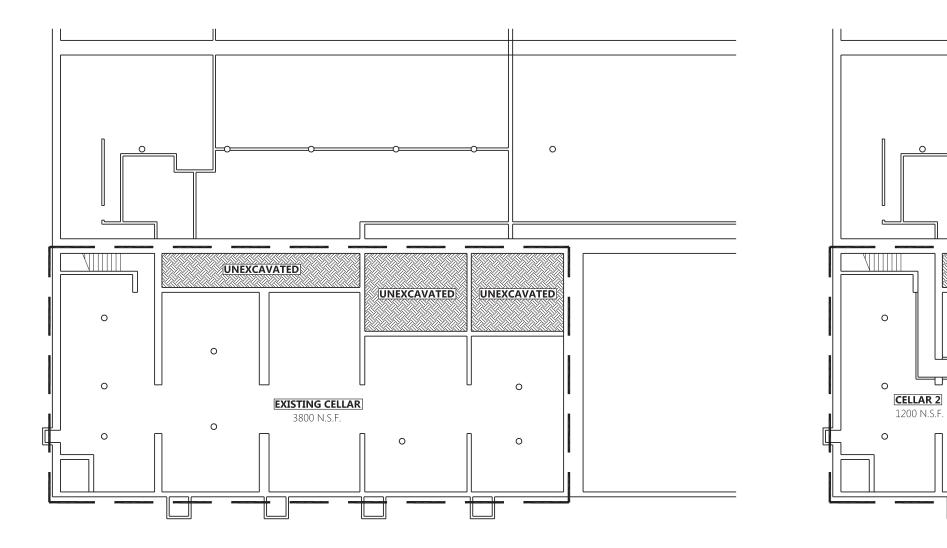
photo 8/9: 683-685 Broadway - Northwest Corner of Broadway and West 3rd (1899-1901)



Design Precedents - Texture and Pattern in Masonry

Several examples of texture and pattern in masonry facades. History of brick and stone used to create variation in the surface of the building.

> DSK 161208-15 12/08/2016



EXISTING GROCERY STORE PLAN - CELLAR N.T.S.

PROPOSED RETAIL/RESTAURANT PLAN - CELLAR N.T.S.

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UNEXCAVATED

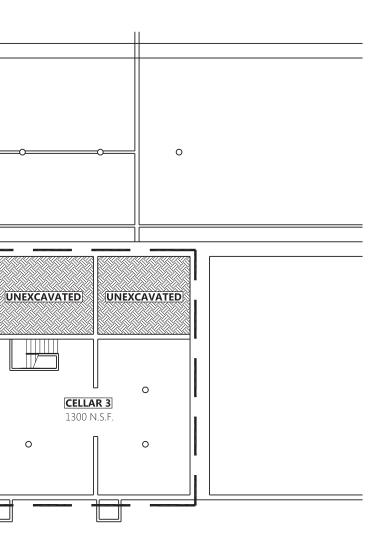
HALL

CELLAR 1 800 N.S.F.

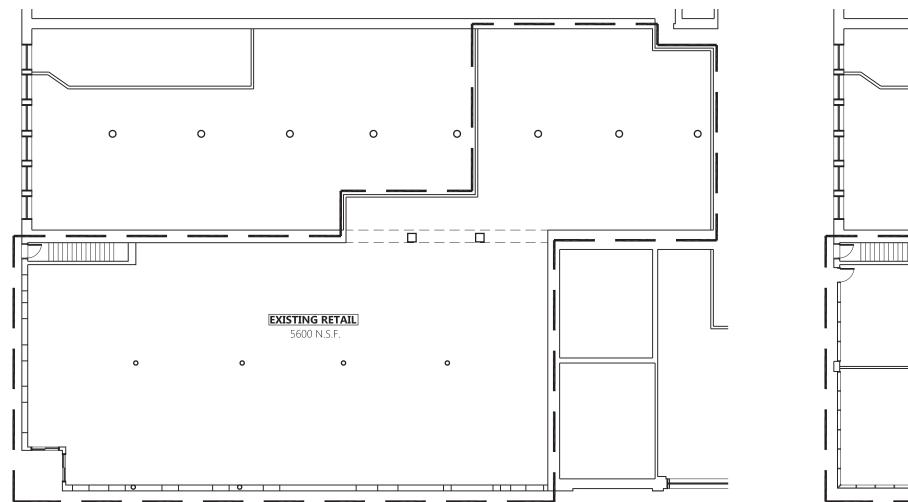


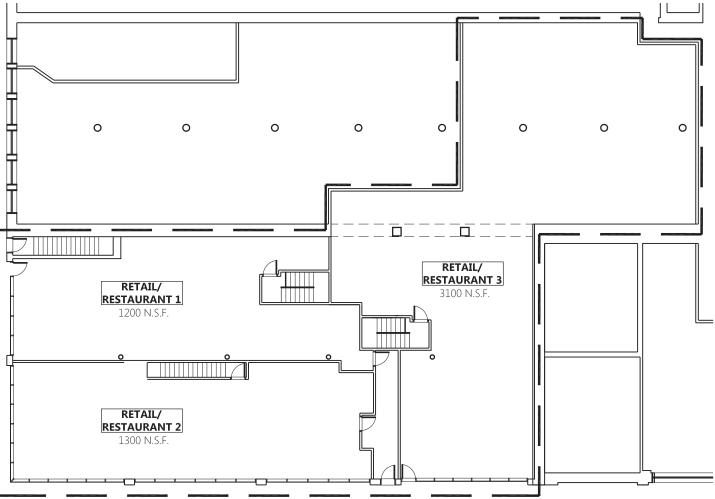
250 Mercer Street New York City, NY 10012

Existing and Proposed Plans at Cellar



DSK 161208-16 12/08/2016





EXISTING GROCERY STORE PLAN - GROUND FLOOR N.T.S.

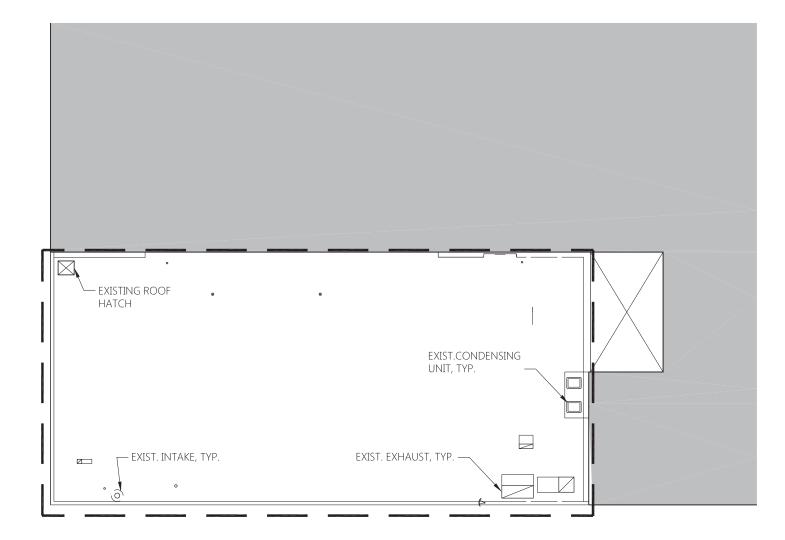
PROPOSED RETAIL/RESTAURANT PLAN - GROUND FLOOR N.T.S.

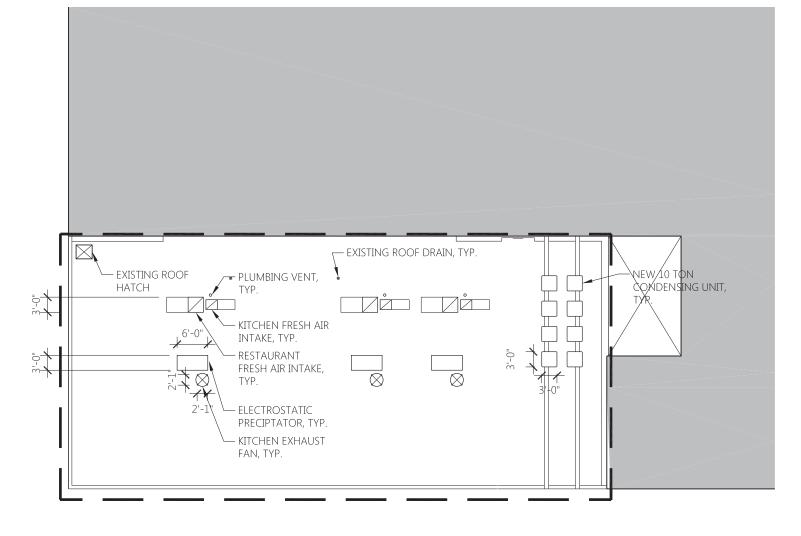


250 Mercer Street New York City, NY 10012

Existing and Proposed Plans at Ground Floor

DSK 161208-17 12/08/2016





EXISTING GROCERY STORE PLAN - ROOF N.T.S.

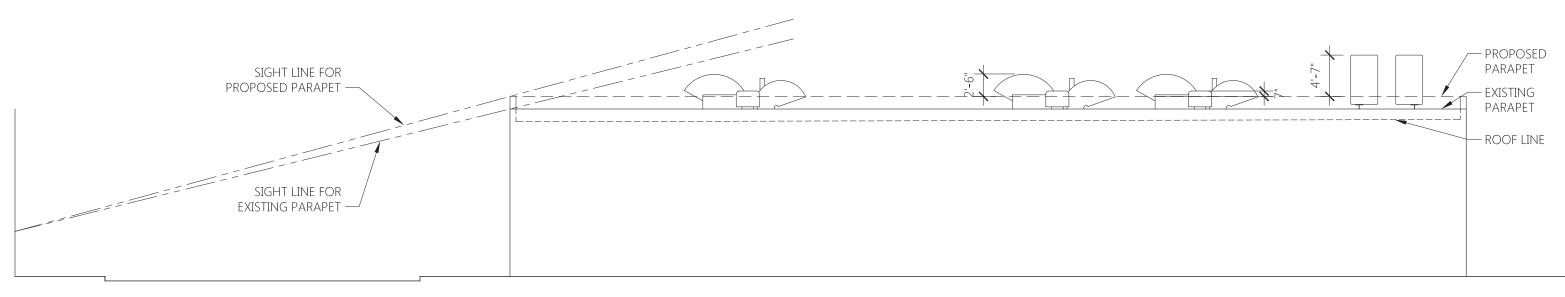
PROPOSED RETAIL/RESTAURANT PLAN - ROOF N.T.S.



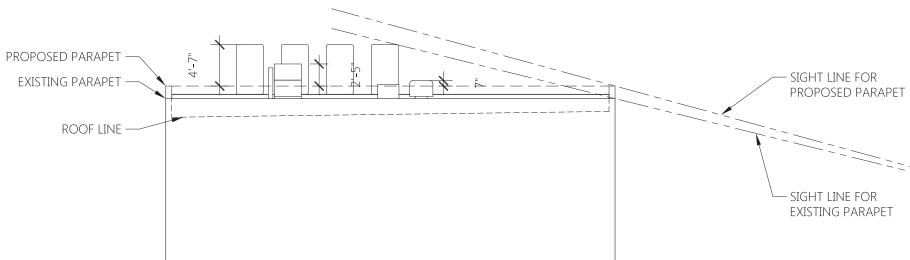
250 Mercer Street New York City, NY 10012

Existing and Proposed Plans at Roof

DSK 161208-18 12/08/2016



West 3rd Street Elevation Showing Proposed Mechanical Equipment: Scale 3/32" = 1'-0"



Mercer Street Elevation Showing Proposed Mechanical Equipment: Scale 3/32" = 1'-0"



250 Mercer Street New York City, NY 10012

Sight Lines of Proposed Mechanical Equipment

DSK 161208-19 12/08/2016

 \mathbf{X} 5'-0"

-



Cast Stone Facade Blocks



Finished Aluminum Charcoal Storefront Mullions & Panels



Acrylic Fabric Burgundy Awnings



Paint Owl Gray Exterior Metal Door



Finish Color RAL 9001 Metal Chanel Signage



250 Mercer Street New York City, NY 10012

Proposed Facade Material Palette

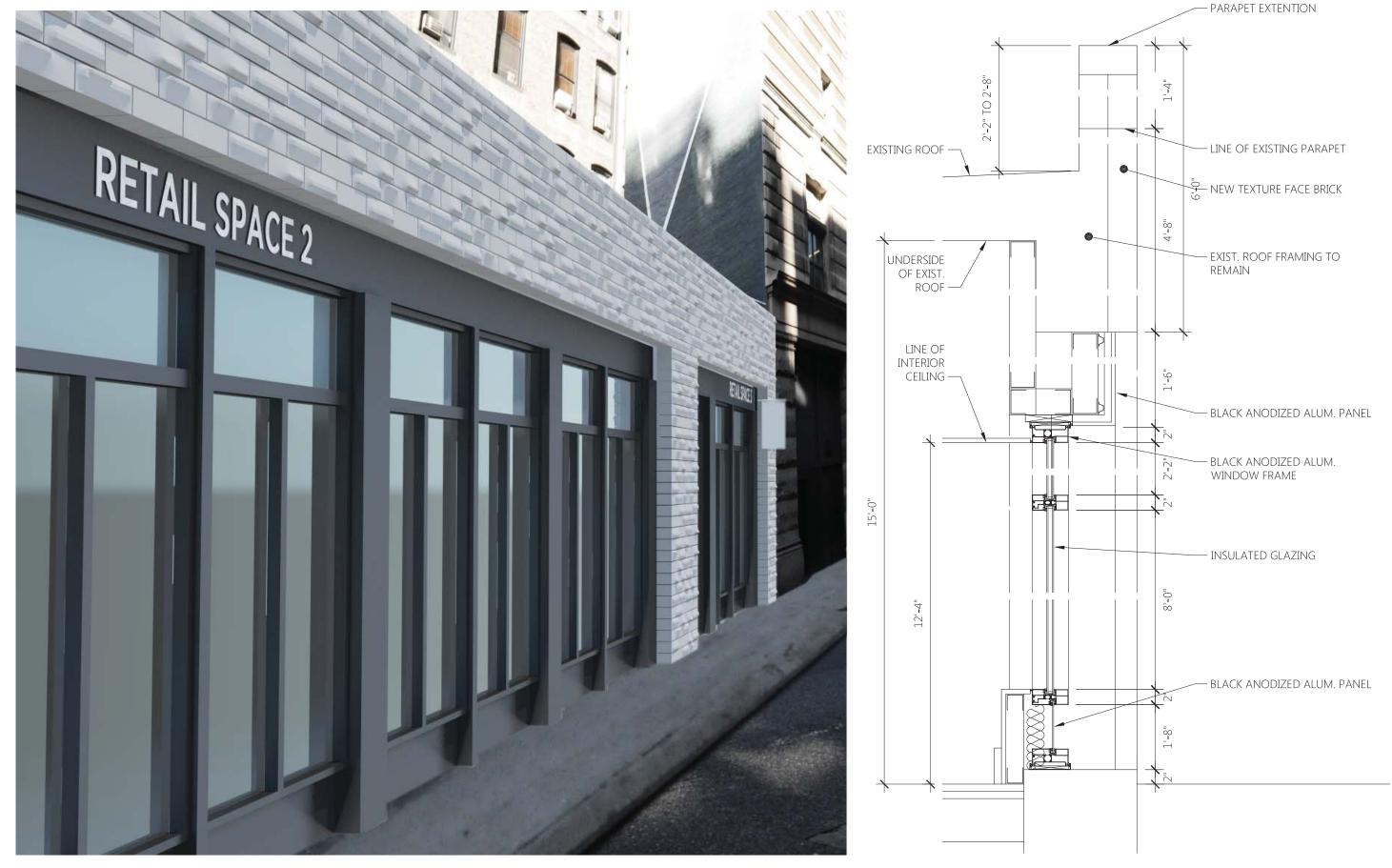
DSK 161208-20 12/08/2016





Proposed Rendering From the Corner of Mercer and West 3rd Streets

DSK 161208-21 12/08/2016





Proposed Renering - Looking along West 3rd Street

DSK 161208-22 12/08/2016