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HISTORIC PHOTO 1

HISTORIC PHOTO 2

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PROPOSED CONDITIONS RENDERING

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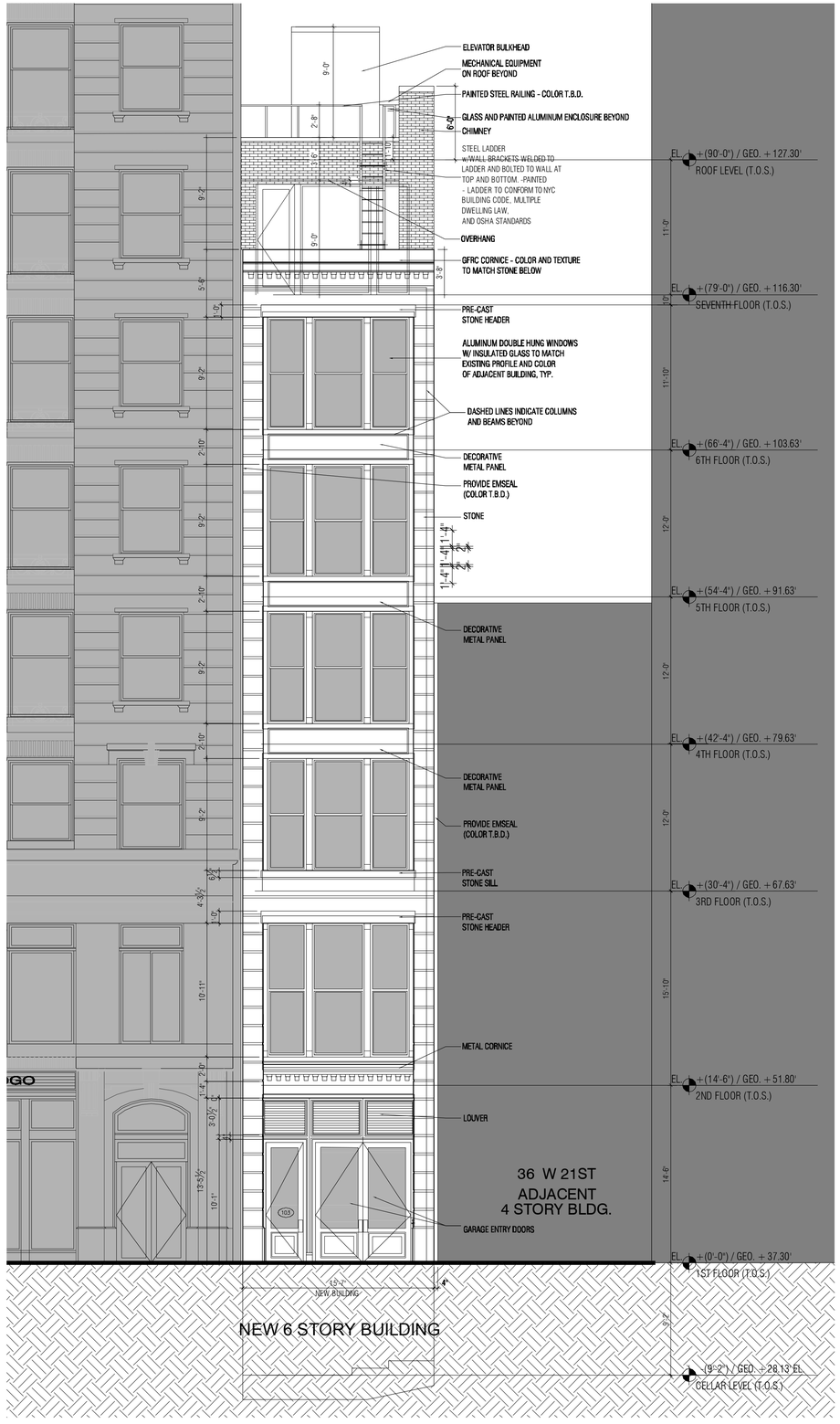
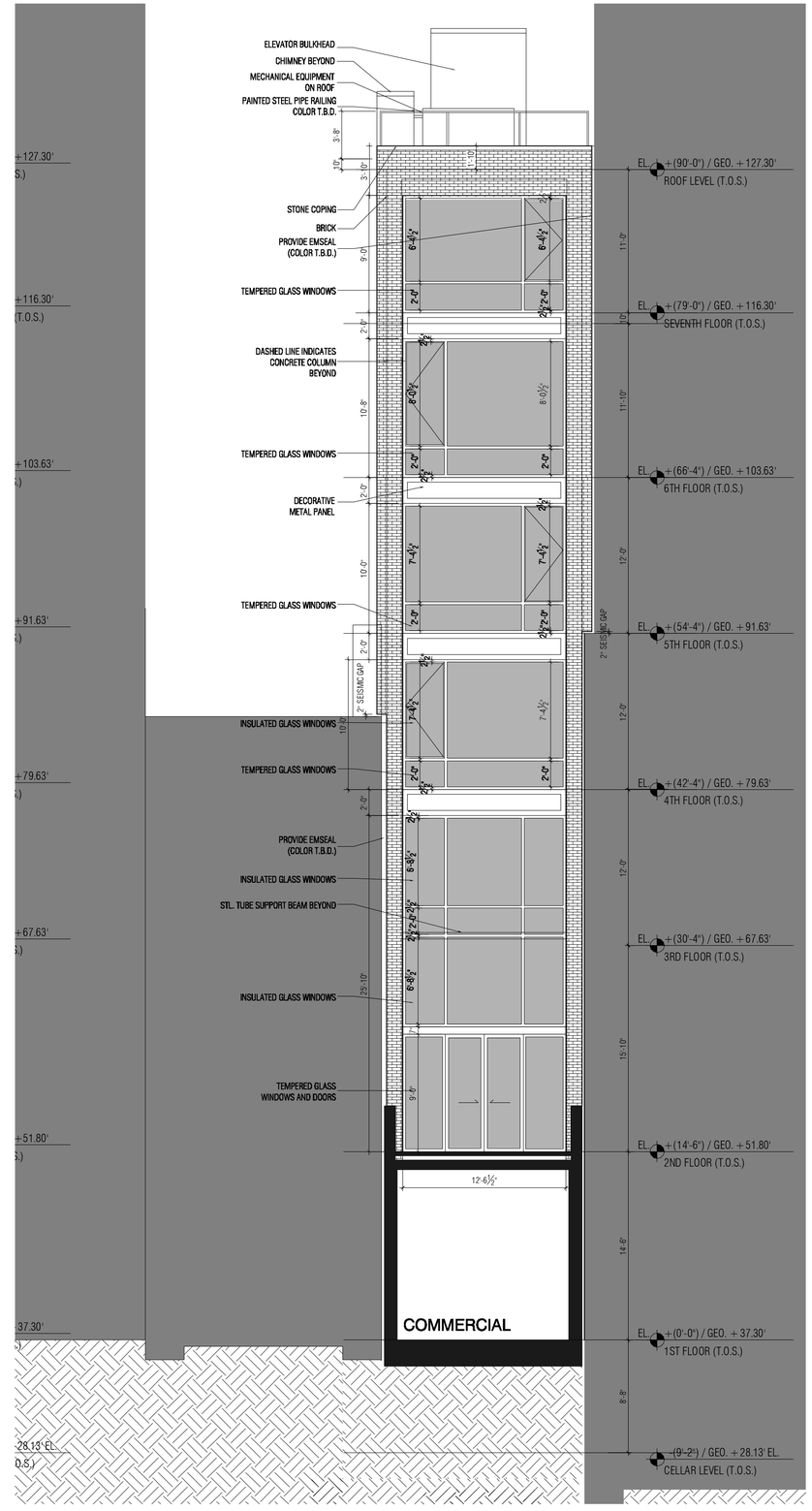


FRONT ELEVATION



REAR ELEVATION

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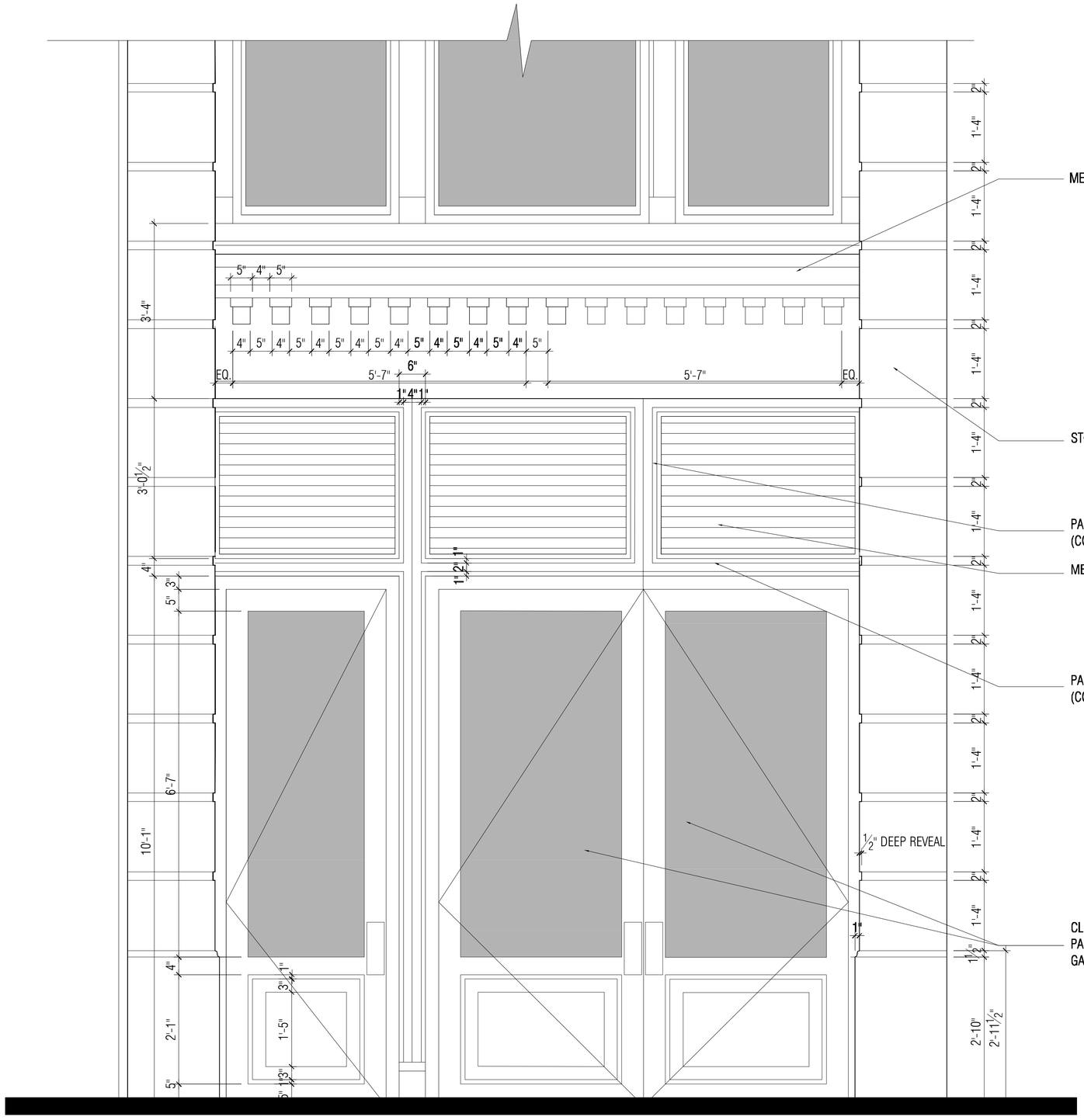
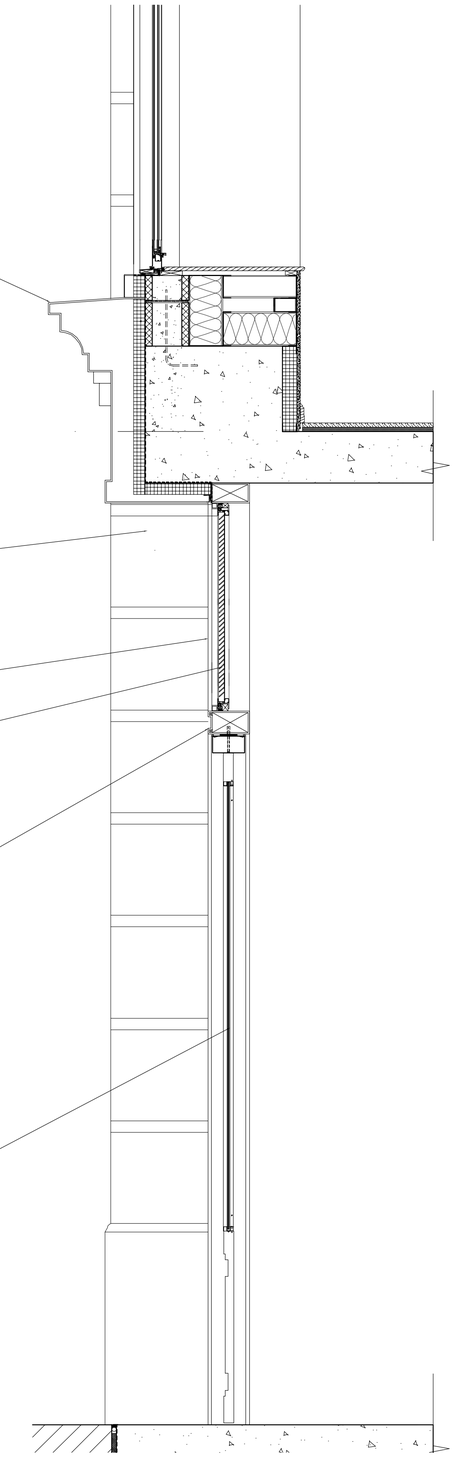


PARTIAL FRONT ELEVATION AT ENTRY



SECTION THRU ENTRY

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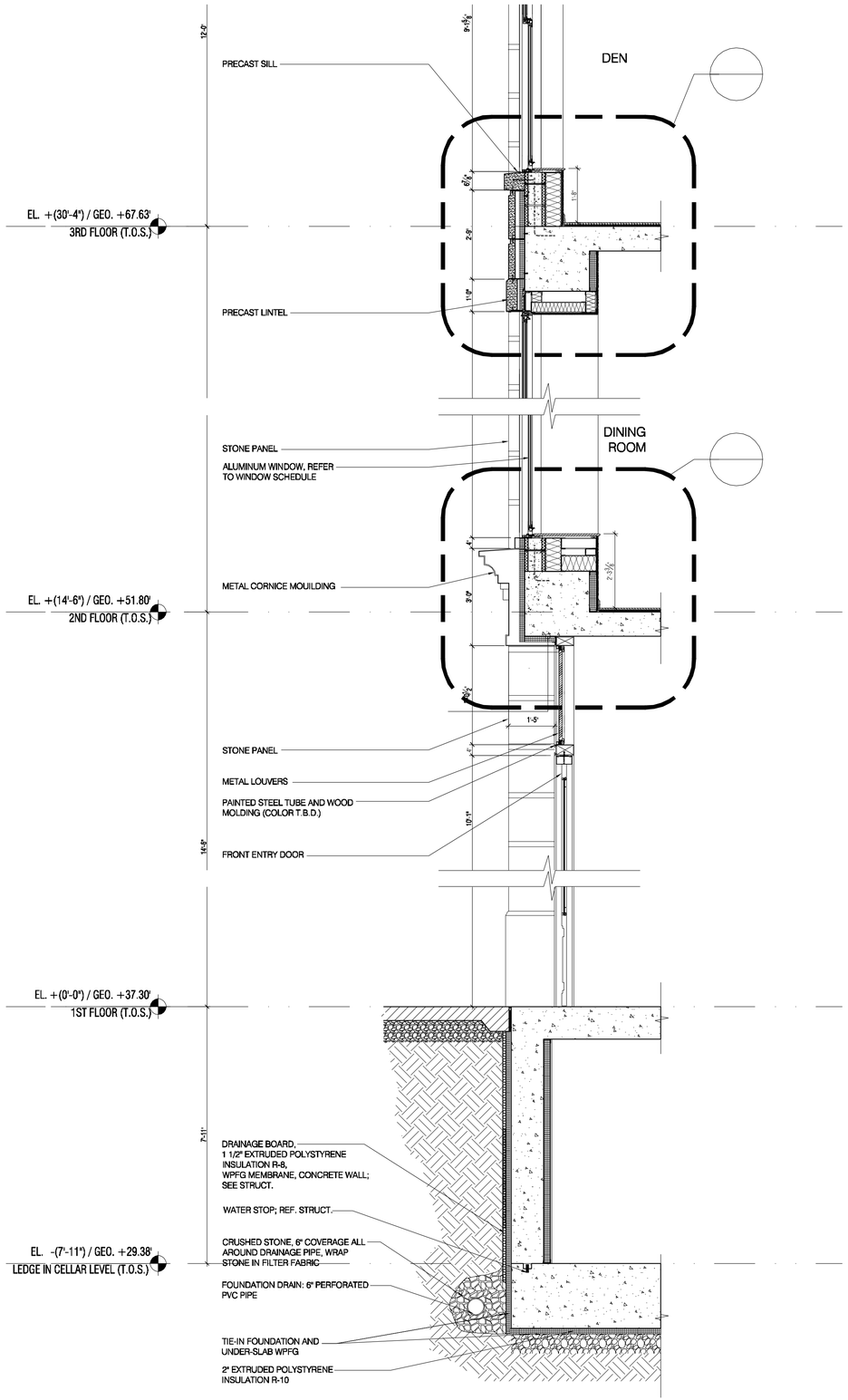

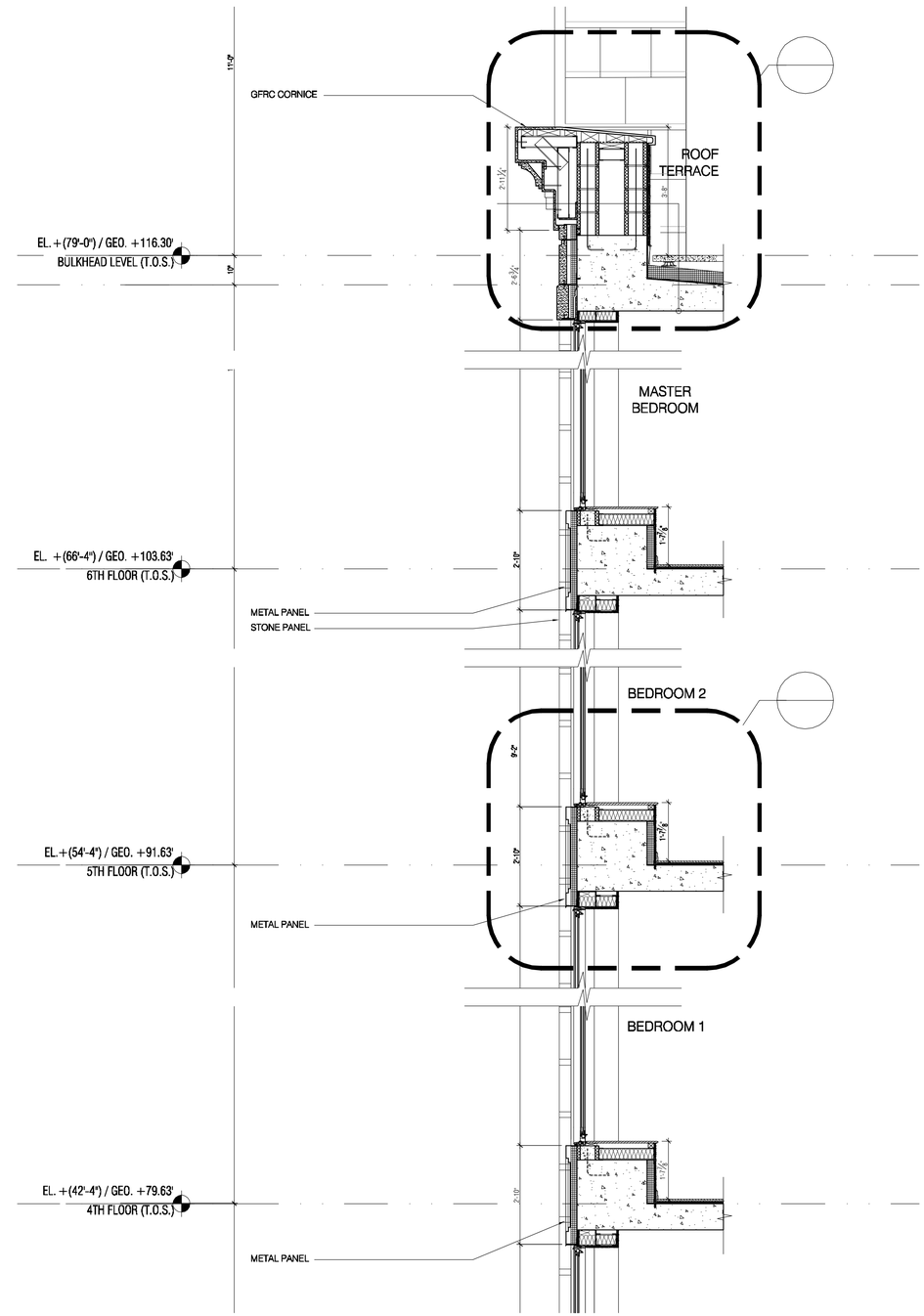

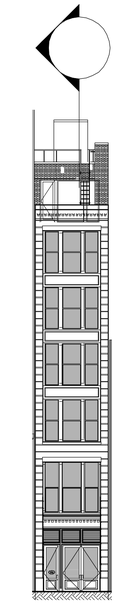

NORTH WALL SECTION

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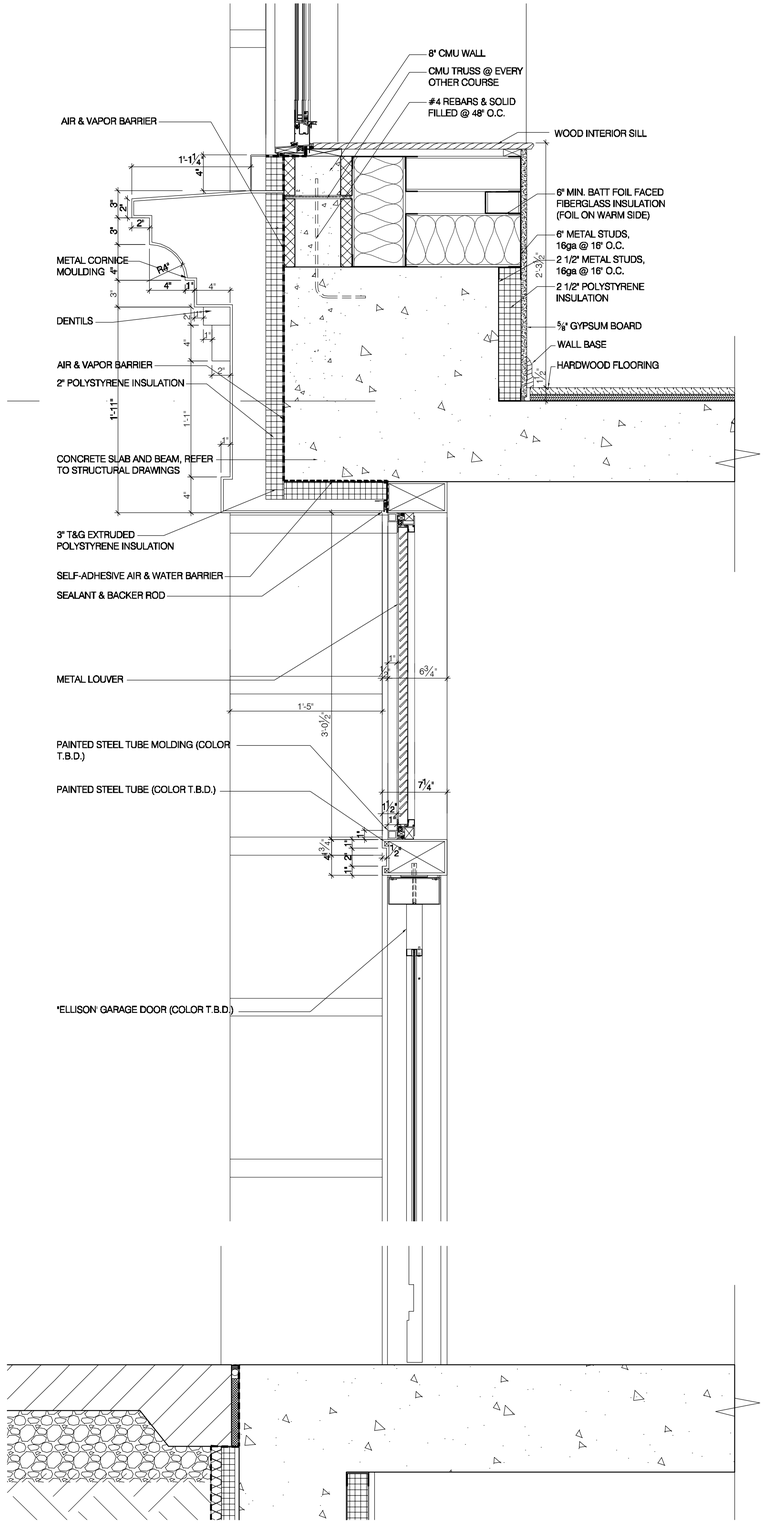
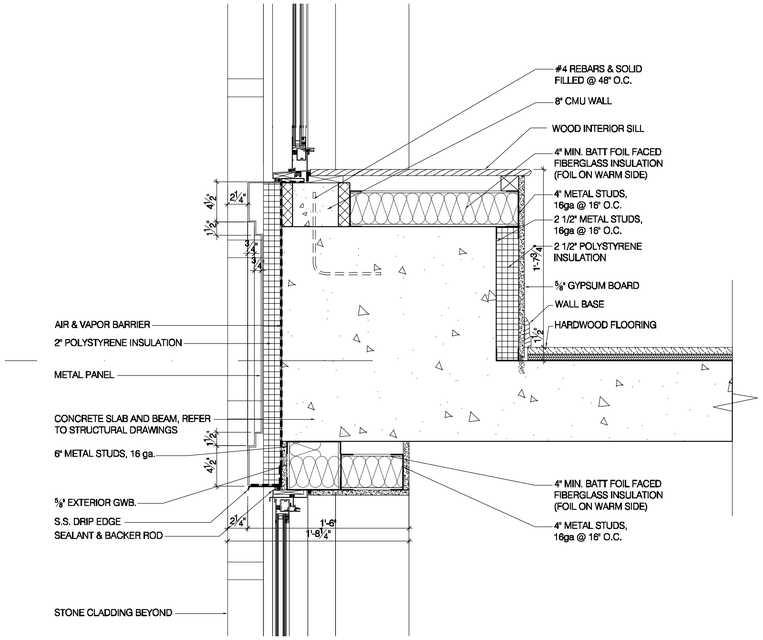
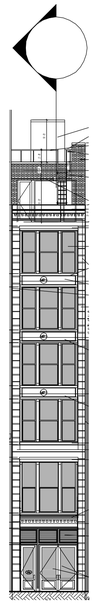
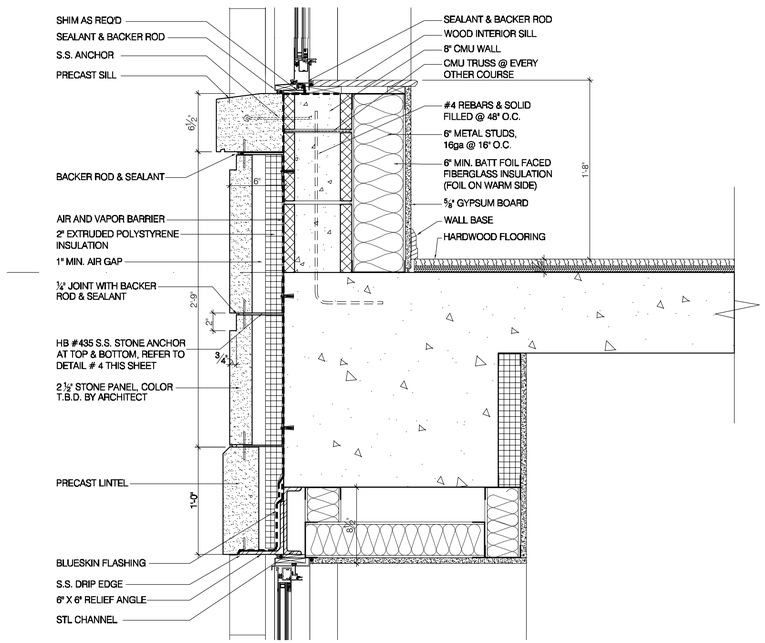


SECTION AT FRONT FACADE

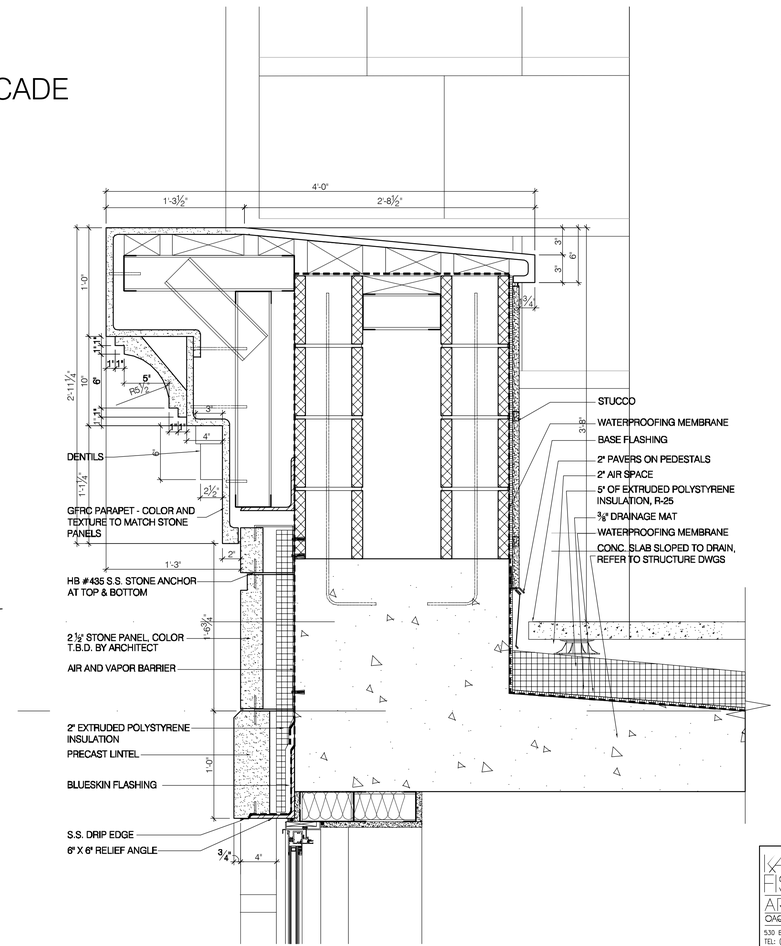


SECTION AT 4TH, 5TH, AND 6TH FLOORS OF FRONT FACADE





SECTION AT 3RD FLOOR OF FRONT FACADE



SECTION AT 7TH FLOOR PARAPET OF FRONT FACADE

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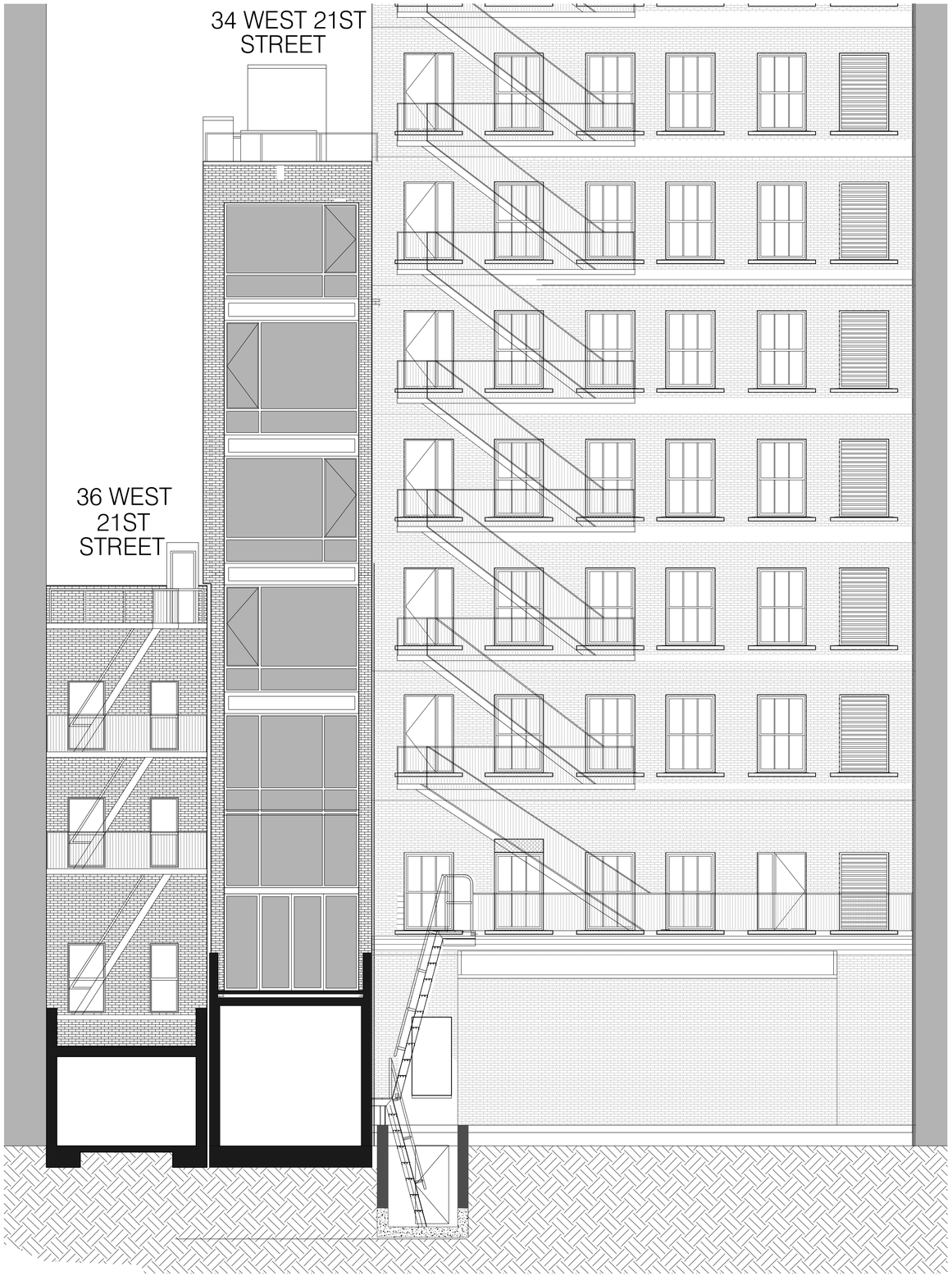

REAR ELEVATION IN CONTEXT WITH ADJACENT BUILDINGS

REAR ELEVATION IN CONTEXT WITH ADJACENT BUILDINGS

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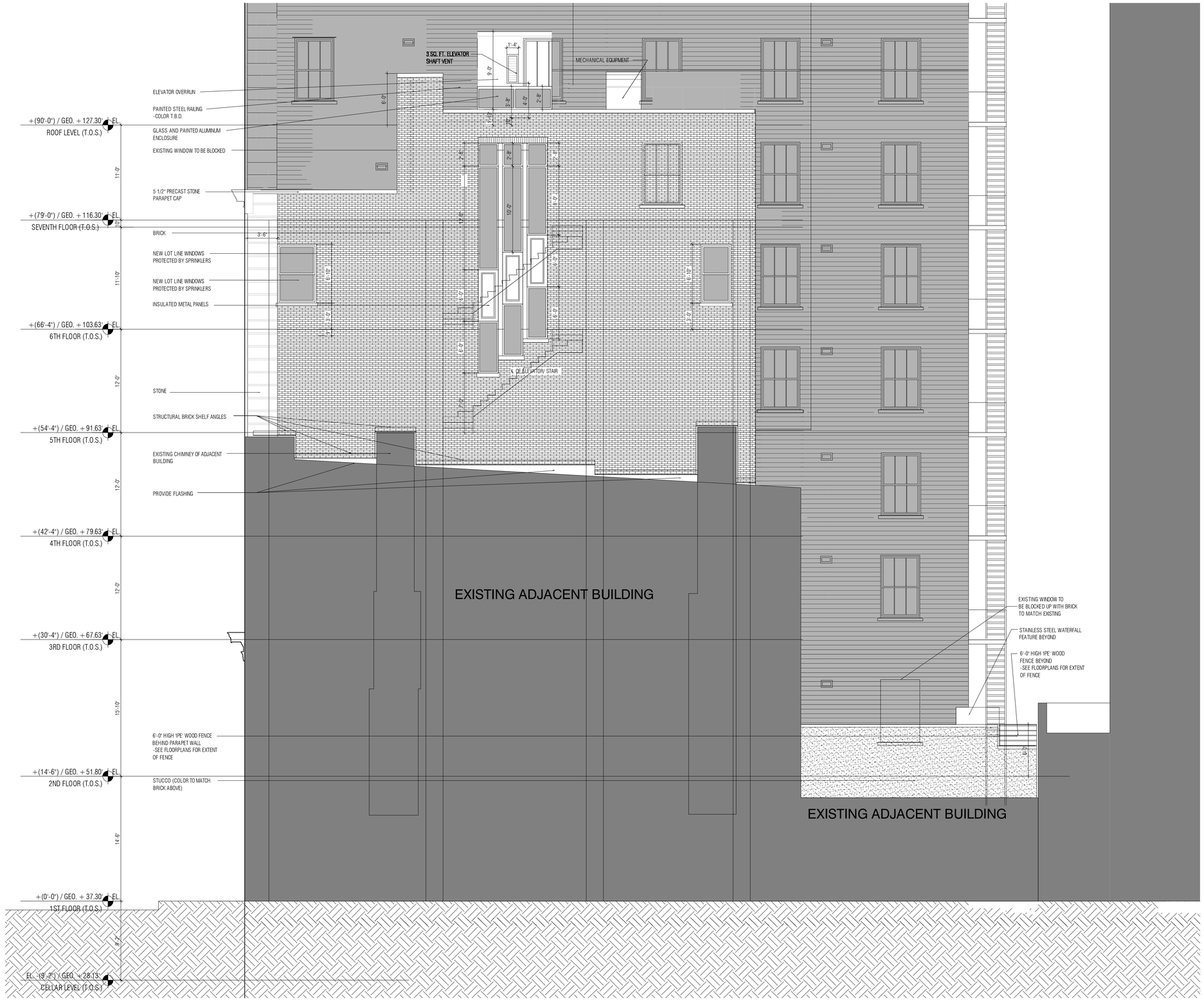

SIDE ELEVATION

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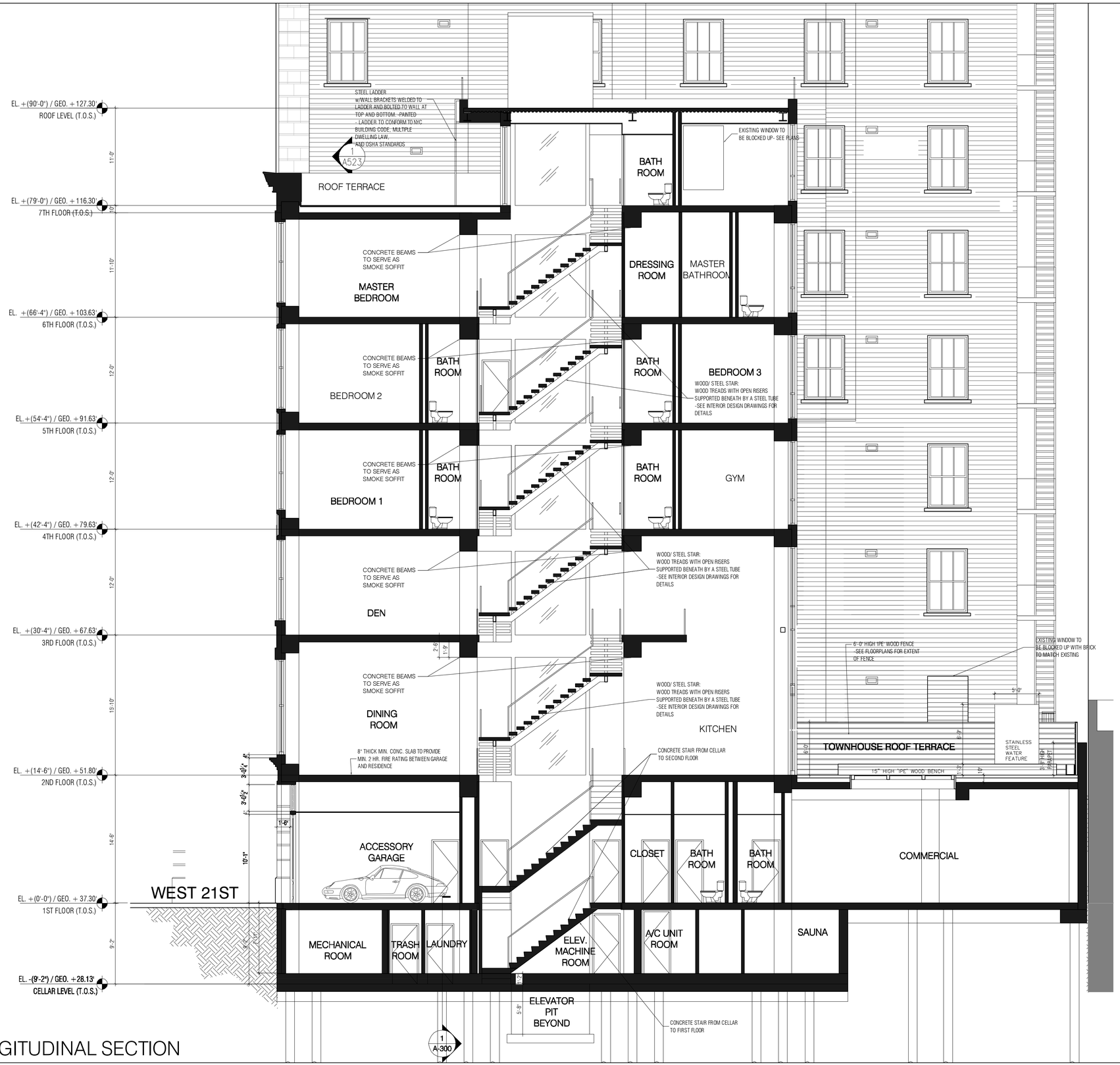

LONGITUDINAL SECTION

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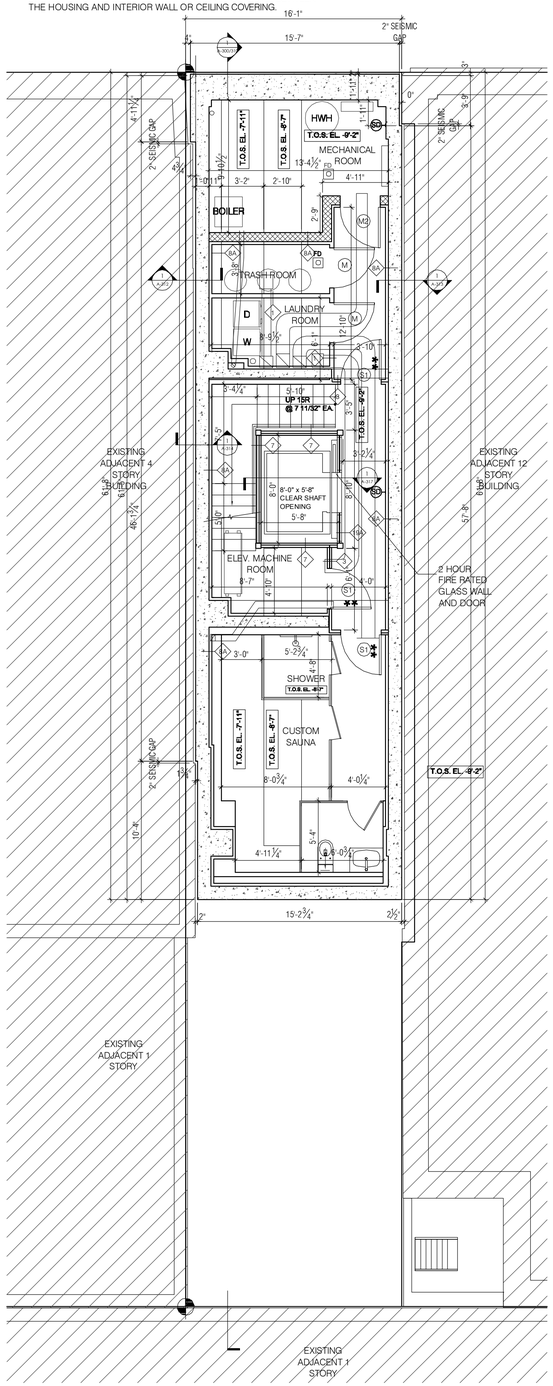
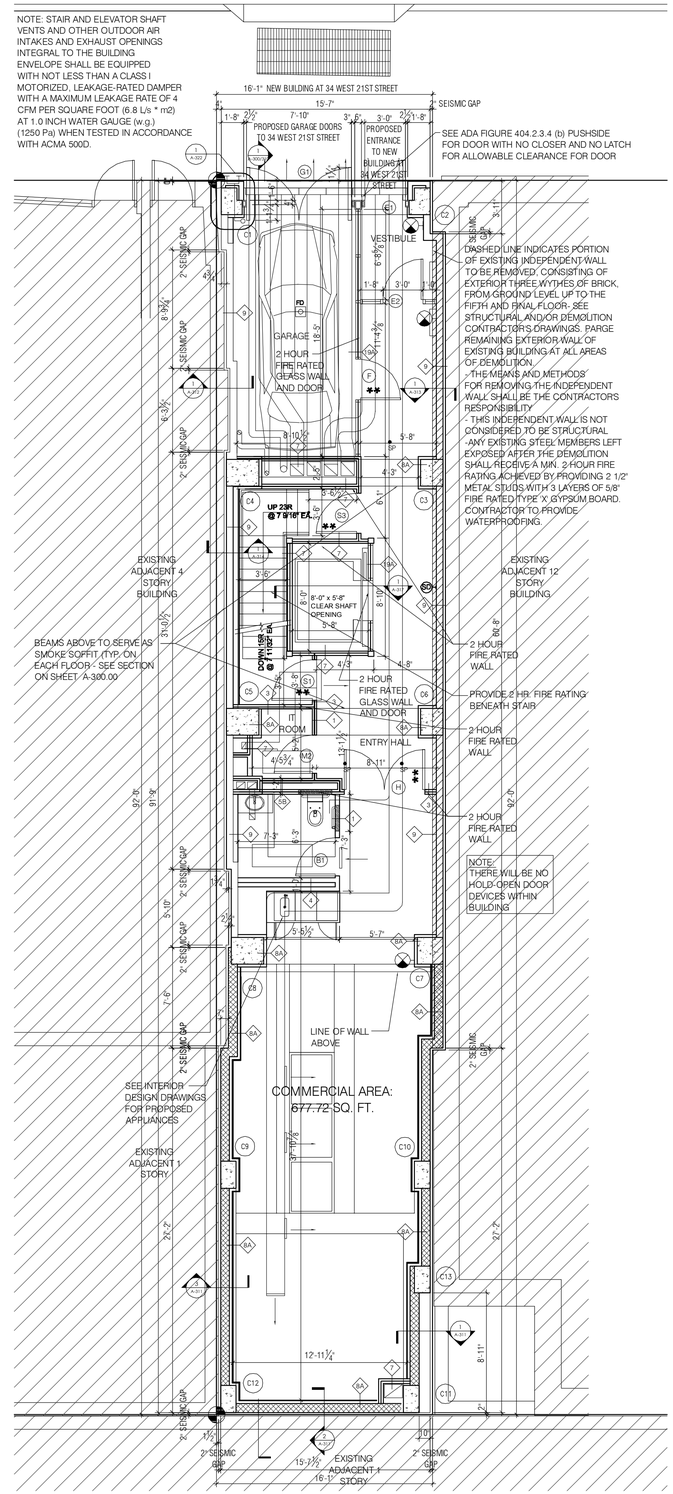
NOTE: RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 WHEN TESTED AT 1.57 PSF (75 Pa) PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0 CFM (0.944 L/s) OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.



CELLAR GROSS AREA:
945.32 SQ. FT.

CELLAR LEVEL PLAN

NOTE: STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT (6.8 L/s * m2) AT 1.0 INCH WATER GAUGE (w.g.) (1250 Pa) WHEN TESTED IN ACCORDANCE WITH ACMA 500D.



FIRST FLOOR GROSS AREA:
1190.02 SQ. FT.

RESIDENTIAL AREA:
713.84 SQ. FT.

FIRST FLOOR PLAN

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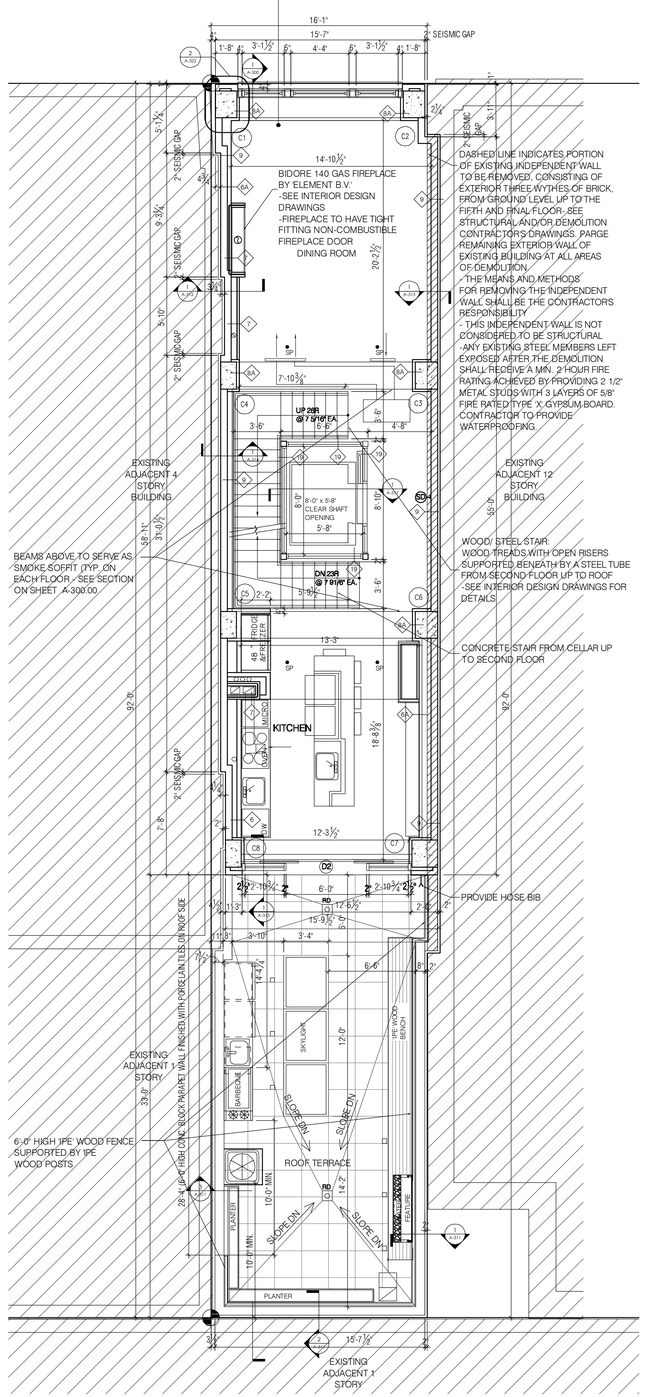
LIGHT & AIR CALCULATION

DINING ROOM: 336 S.F.
REQ'D MIN. LIGHT: 336 x10%=33.6 S.F.
REQ'D MIN. AIR: 336 x 5%=16.8 S.F.

PROPOSED LIGHT: 112 SF
PROPOSED AIR: 56 SF



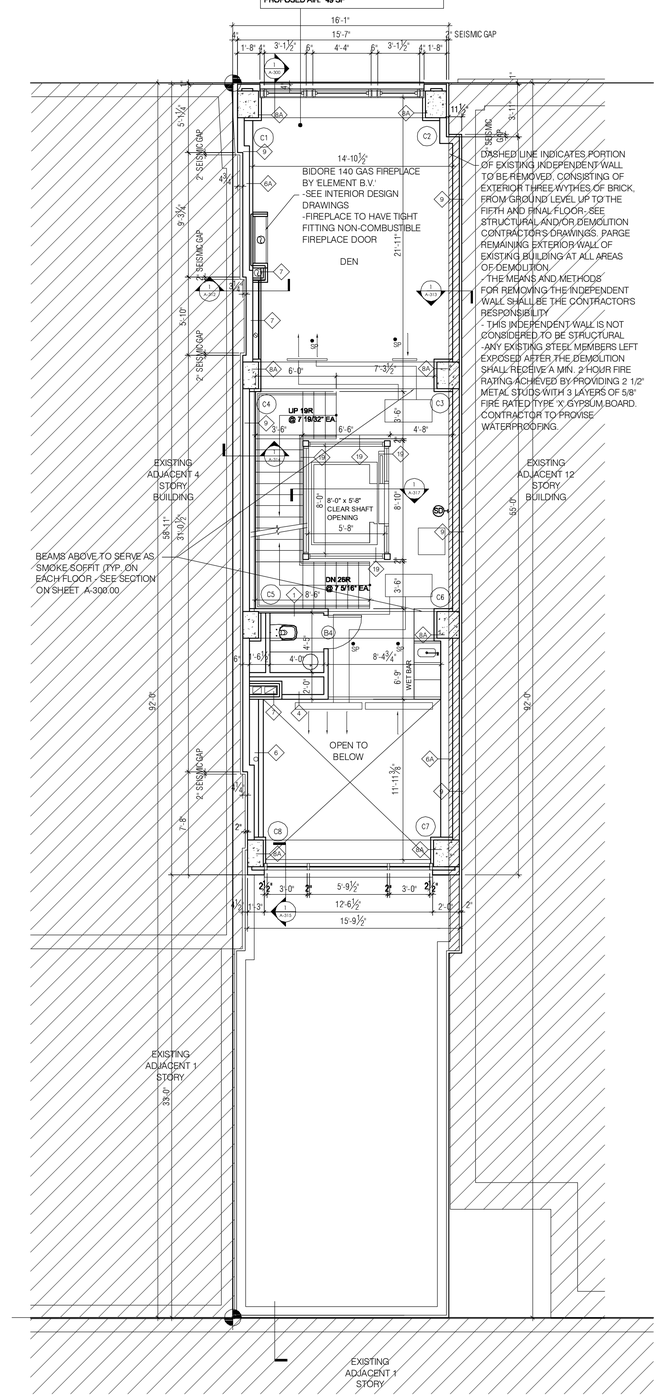
SECOND FLOOR GROSS
AREA: 945.54 SQ. FT.

SECOND FLOOR PLAN

LIGHT & AIR CALCULATION

DEN: 305.21 SQ. FT.
REQ'D MIN. LIGHT: 305.21 SQ. FT. x10%= 30.5 S.F.
REQ'D MIN. AIR: 305.2 SQ. FT. x 5%= 15.3 S.F.

PROPOSED LIGHT: 87 SF
PROPOSED AIR: 49 SF



THIRD FLOOR GROSS
AREA: 736.70 SQ. FT.

THIRD FLOOR PLAN

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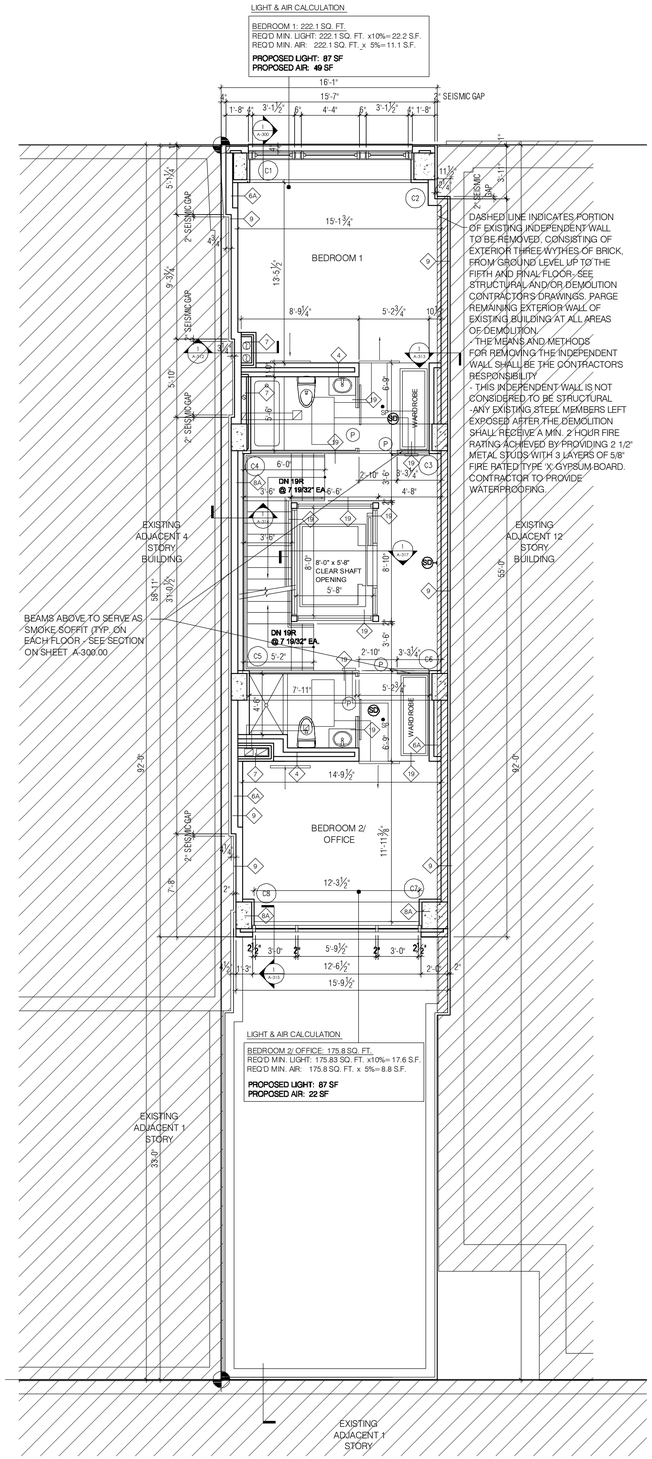
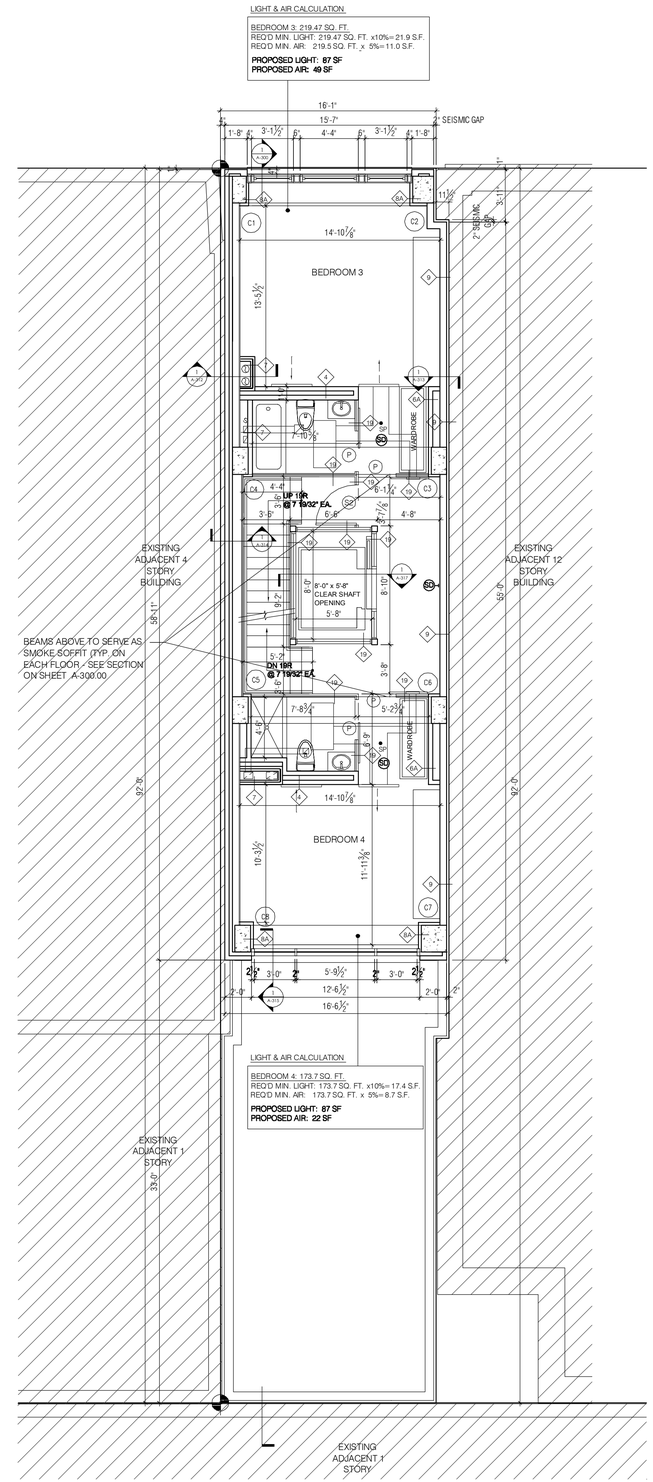


FOURTH FLOOR GROSS AREA: 945.54 SQ. FT.

FOURTH FLOOR PLAN



FIFTH FLOOR GROSS AREA: 966.43 SQ. FT.

FIFTH FLOOR PLAN

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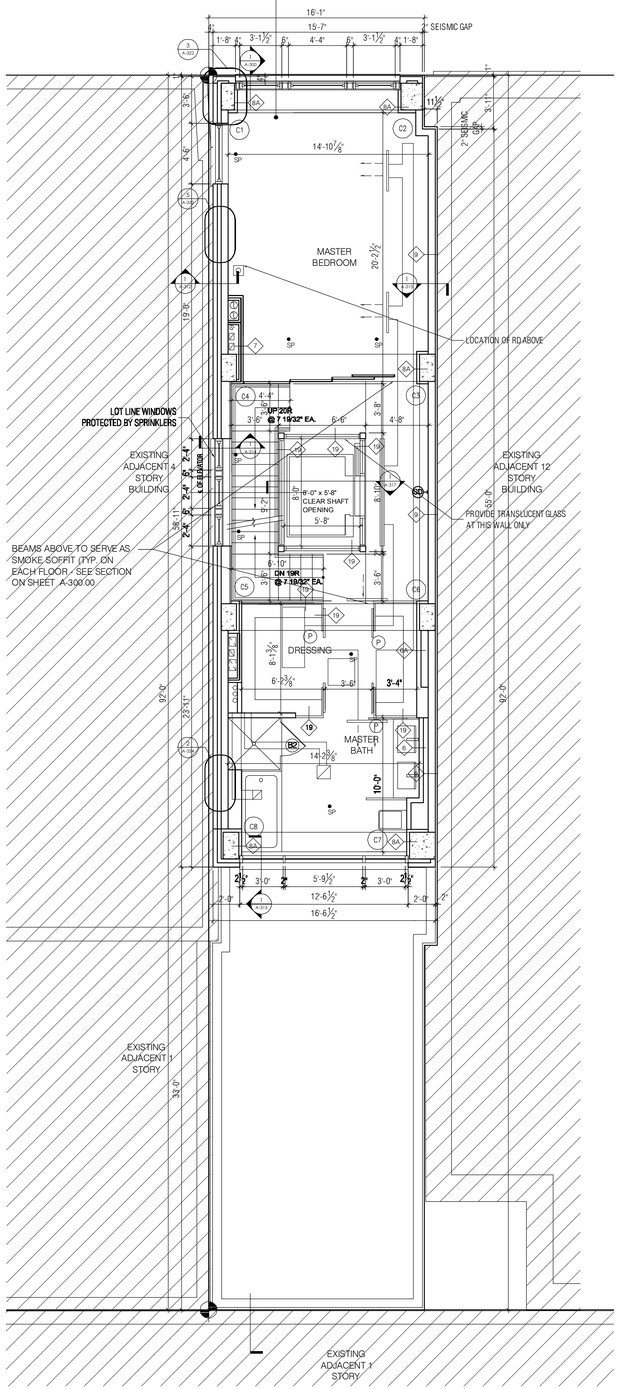
LIGHT & AIR CALCULATION.

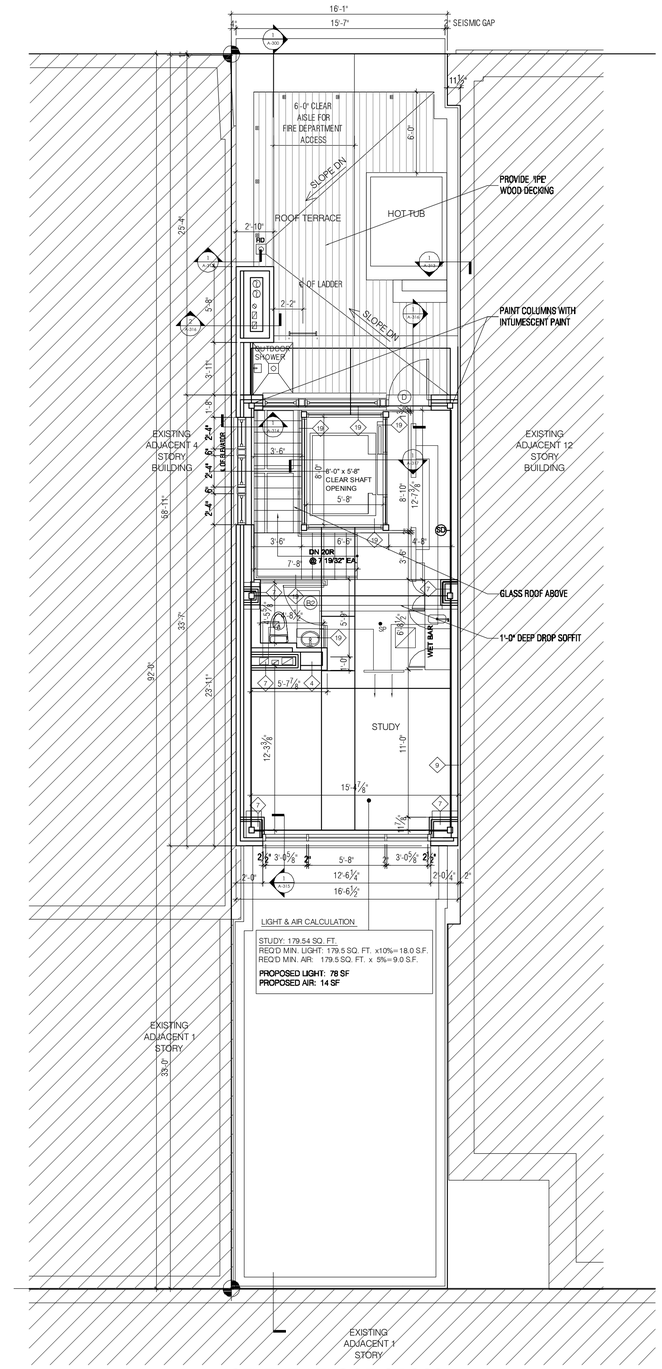
MASTER BEDROOM: 307.97 SQ. FT.
REQ'D MIN. LIGHT: 307.97 SQ. FT. x10%= 30.8 S.F.
REQ'D MIN. AIR: 307.97 SQ. FT. x 5%= 15.4 S.F.

PROPOSED LIGHT: 67 SF
PROPOSED AIR: 49 SF



SIXTH FLOOR GROSS
AREA: 966.43 SQ. FT.

SIXTH FLOOR PLAN



SEVENTH FLOOR GROSS
AREA: 555.52 SQ. FT.

SEVENTH FLOOR PLAN

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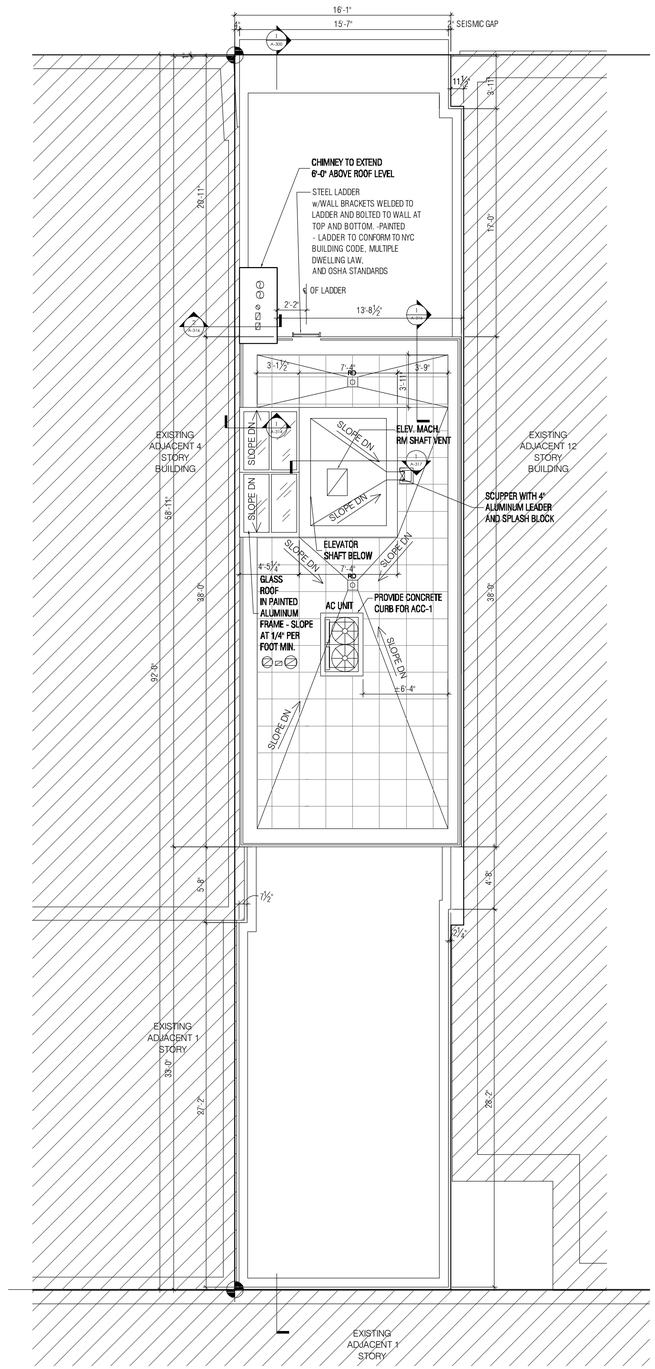

ROOF PLAN

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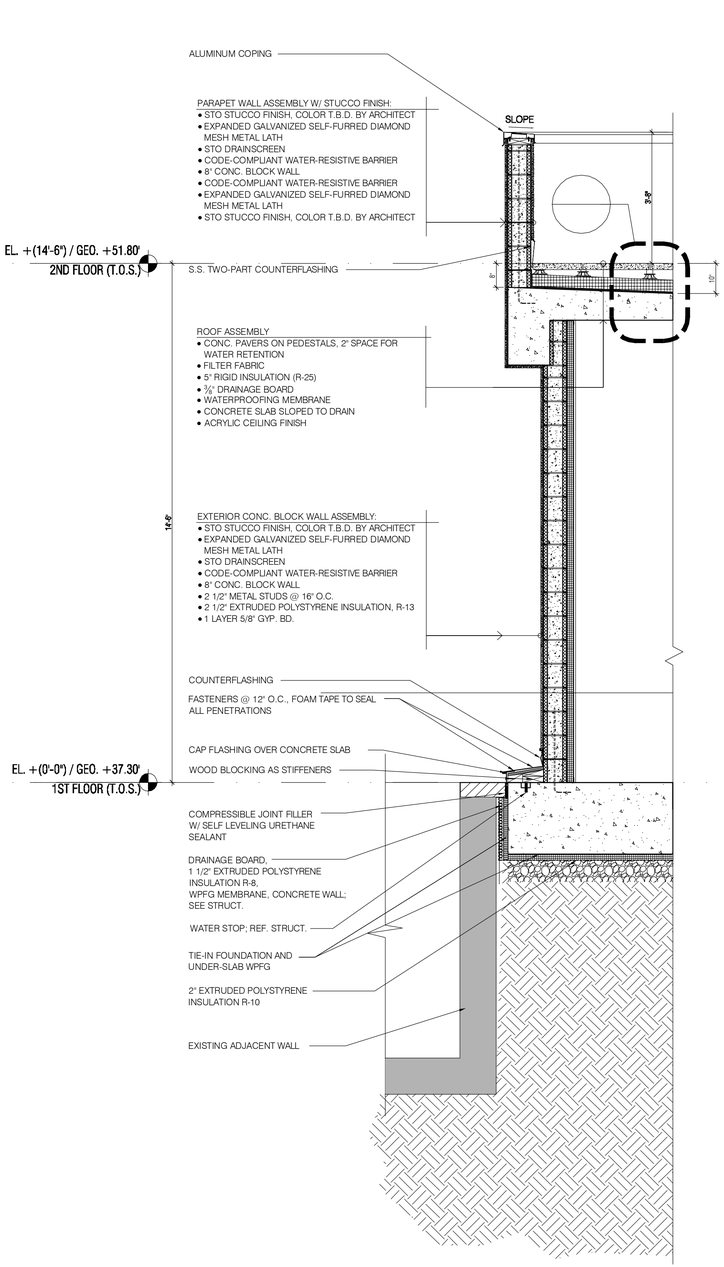
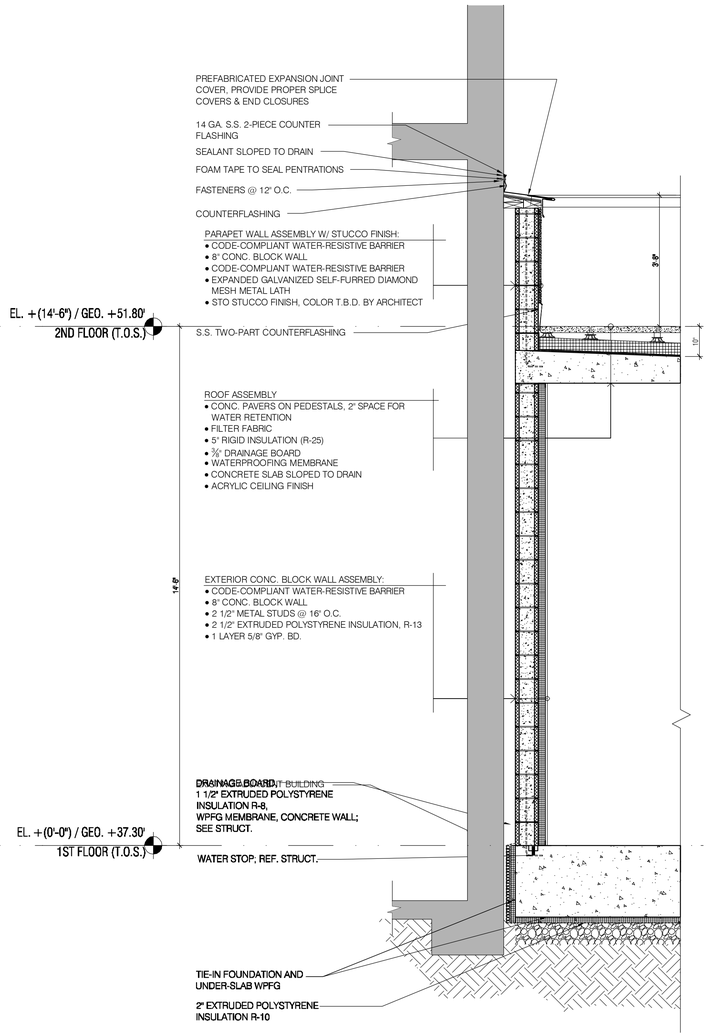
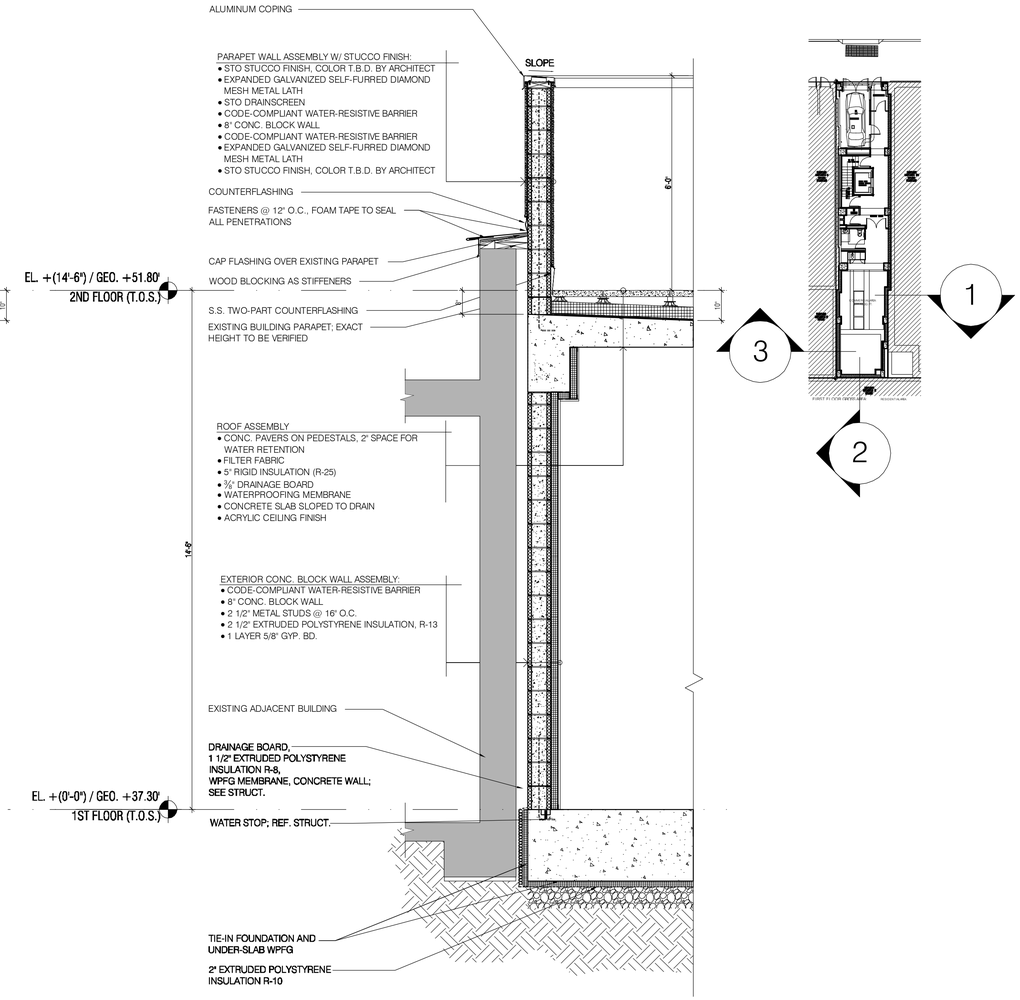


REAR EXTERIOR WALL SECTION 1



REAR EXTERIOR WALL SECTION 2



REAR EXTERIOR WALL SECTION 3

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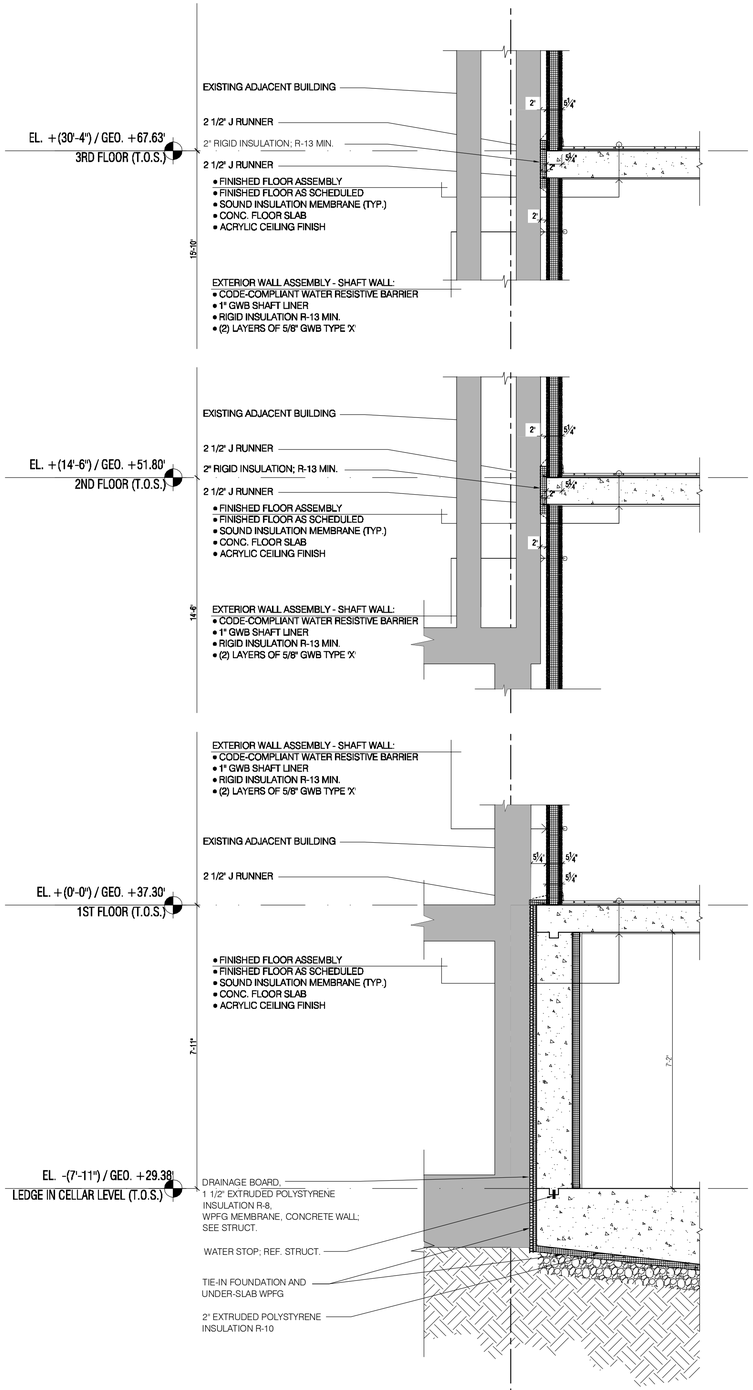
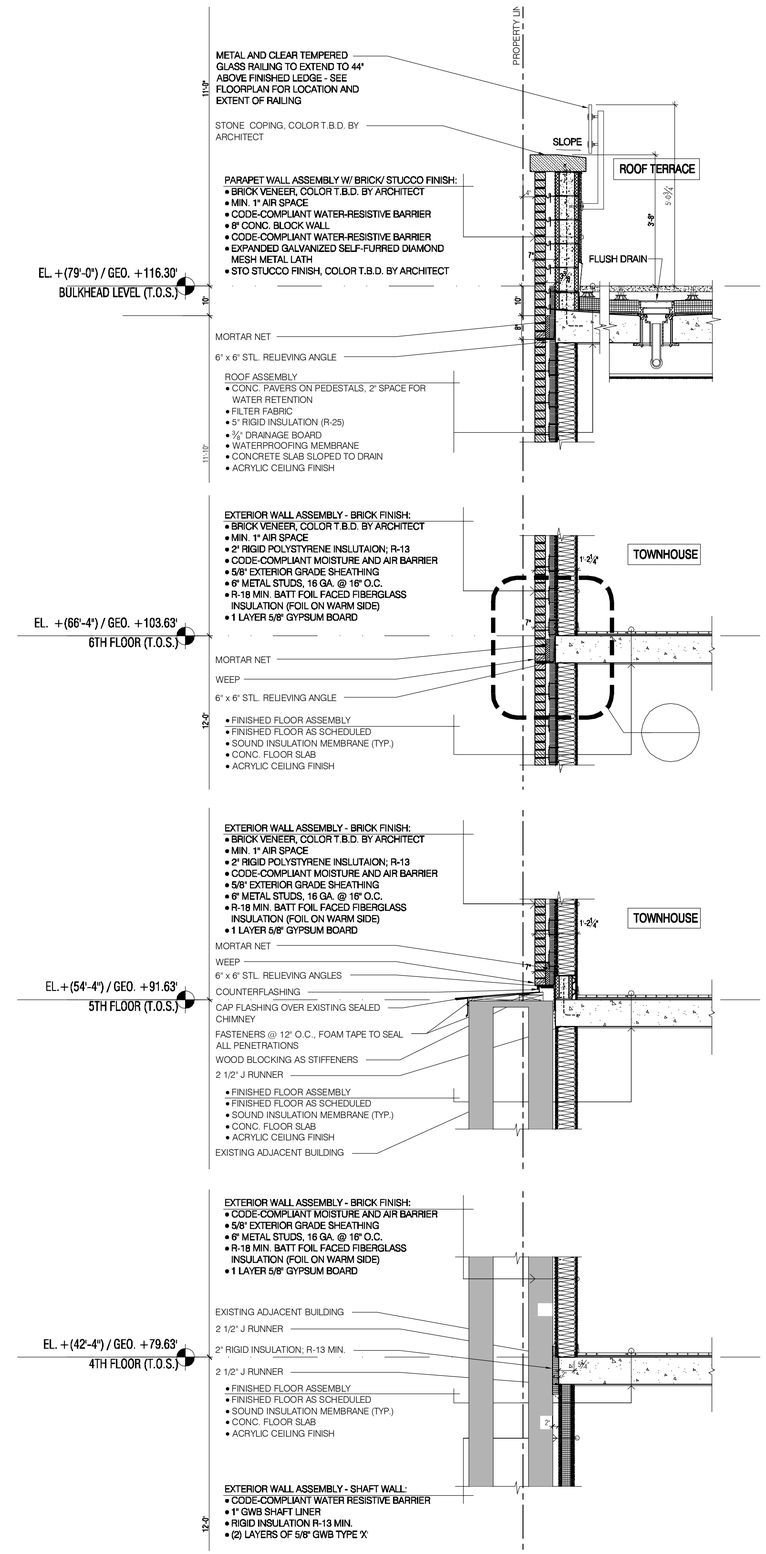
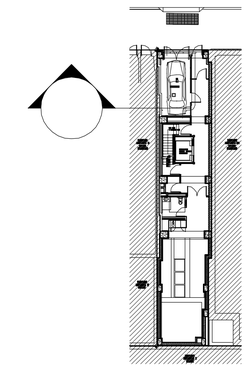
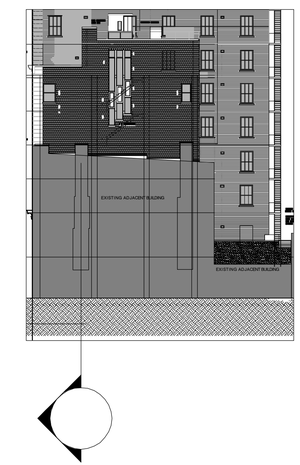


SIDE EXTERIOR WALL SECTION







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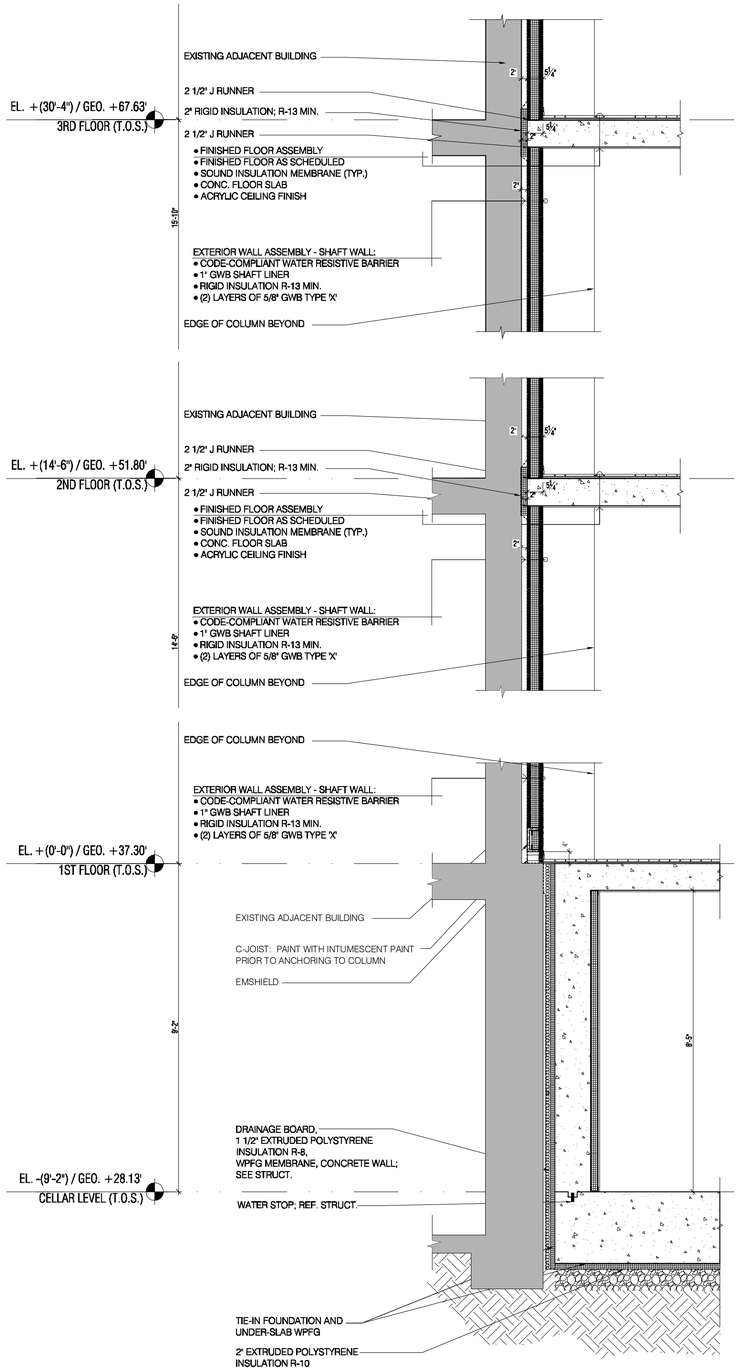

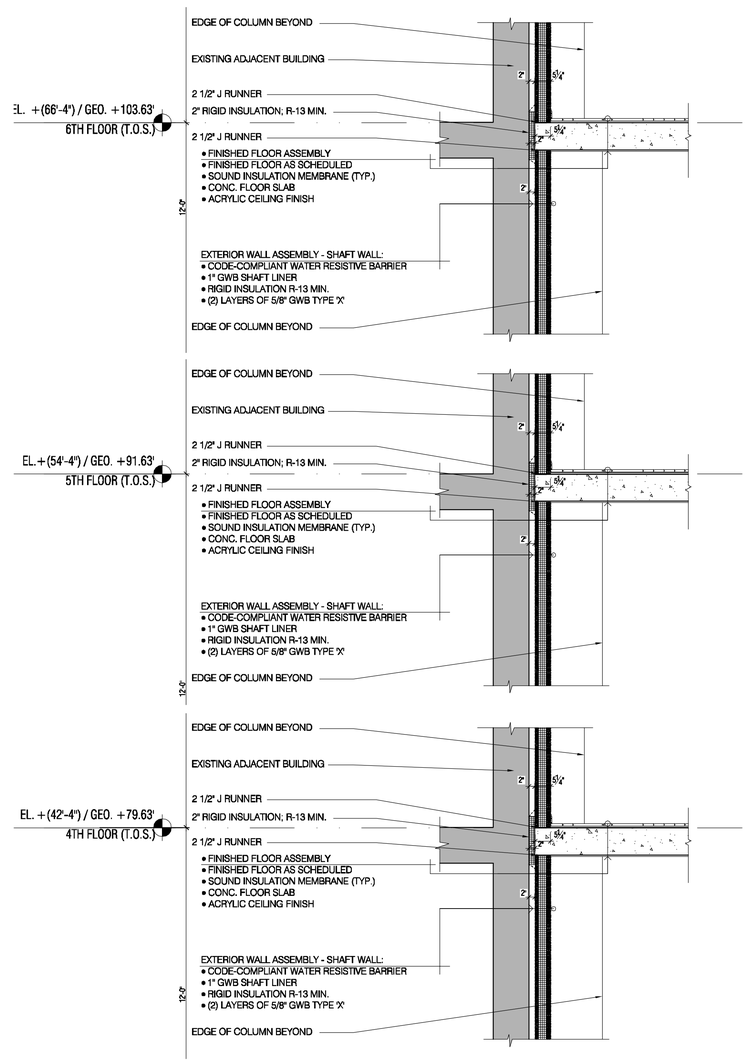

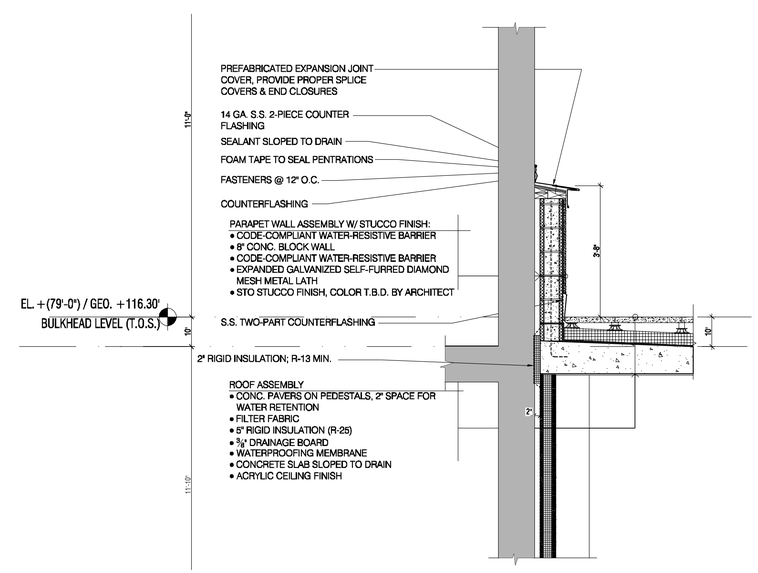

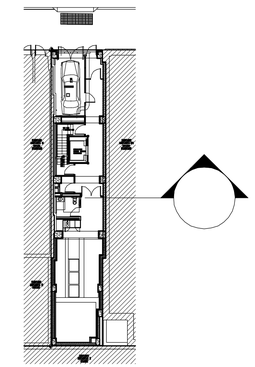

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SIDE EXTERIOR WALL SECTION

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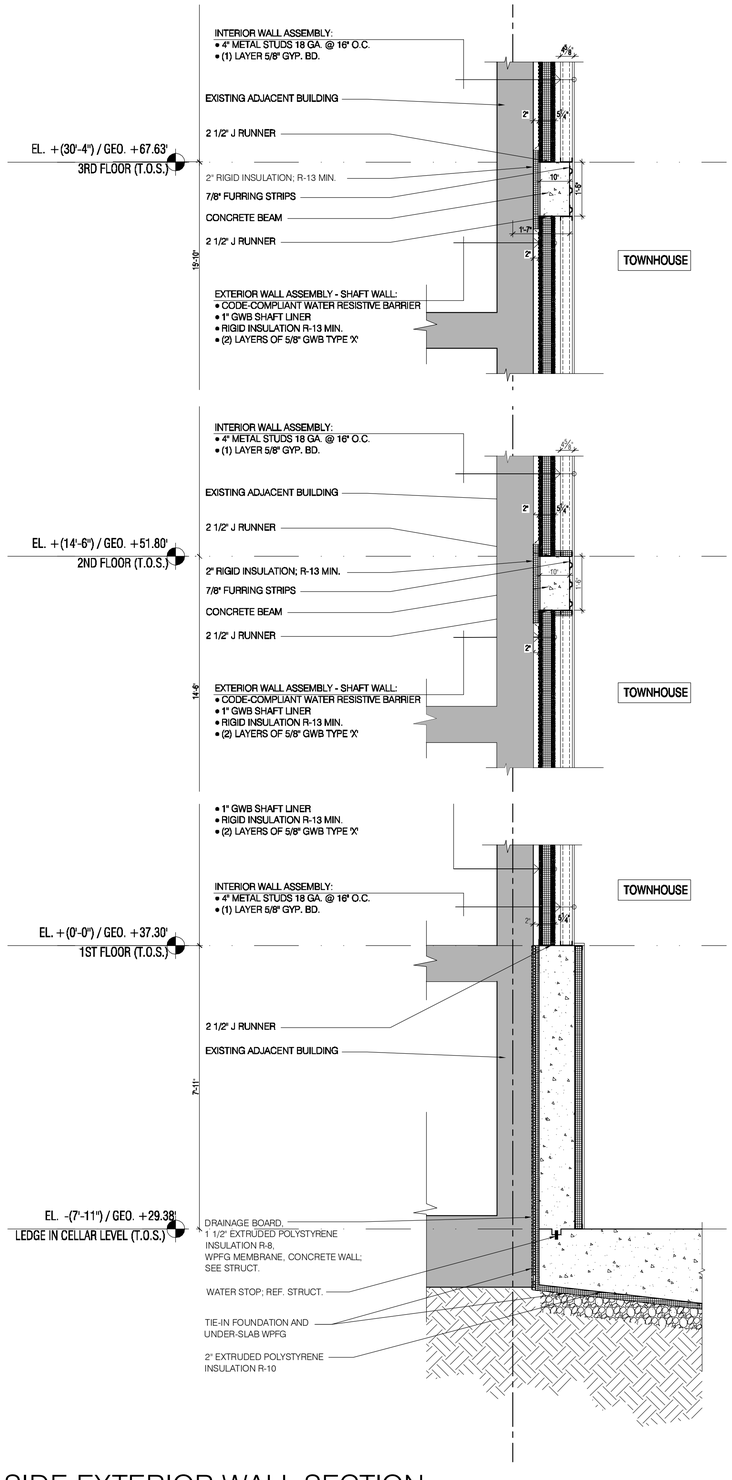

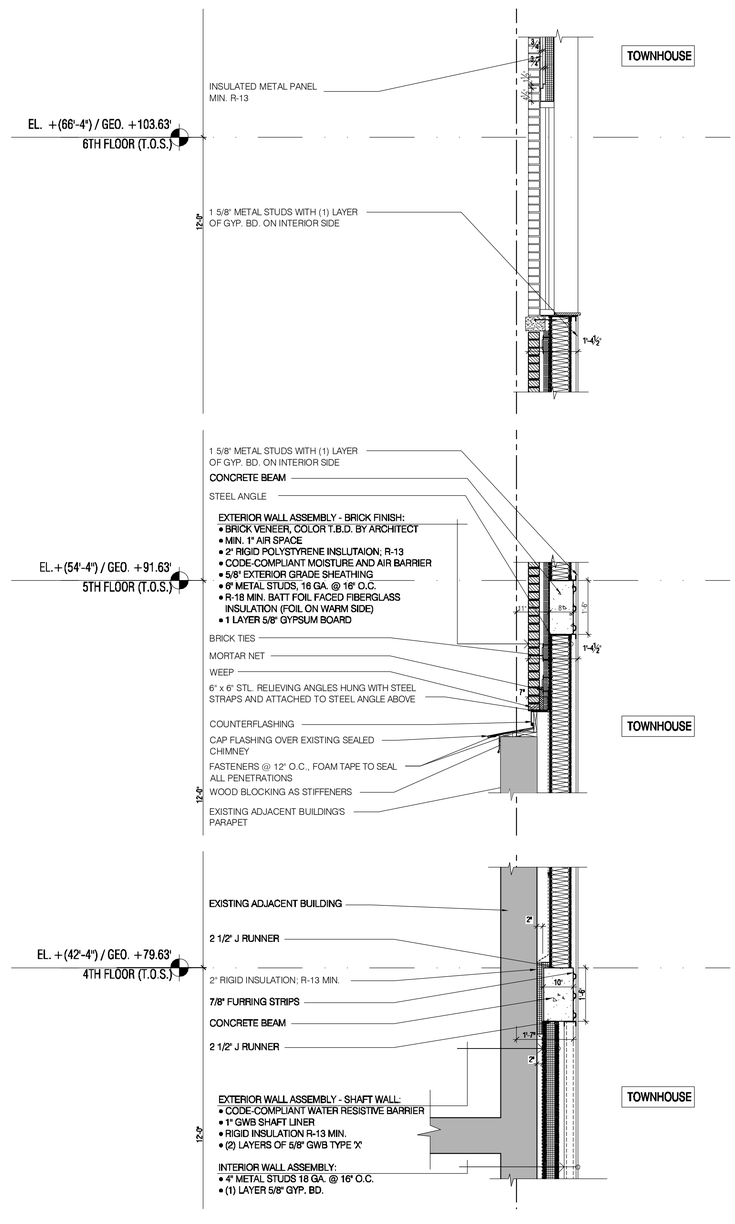

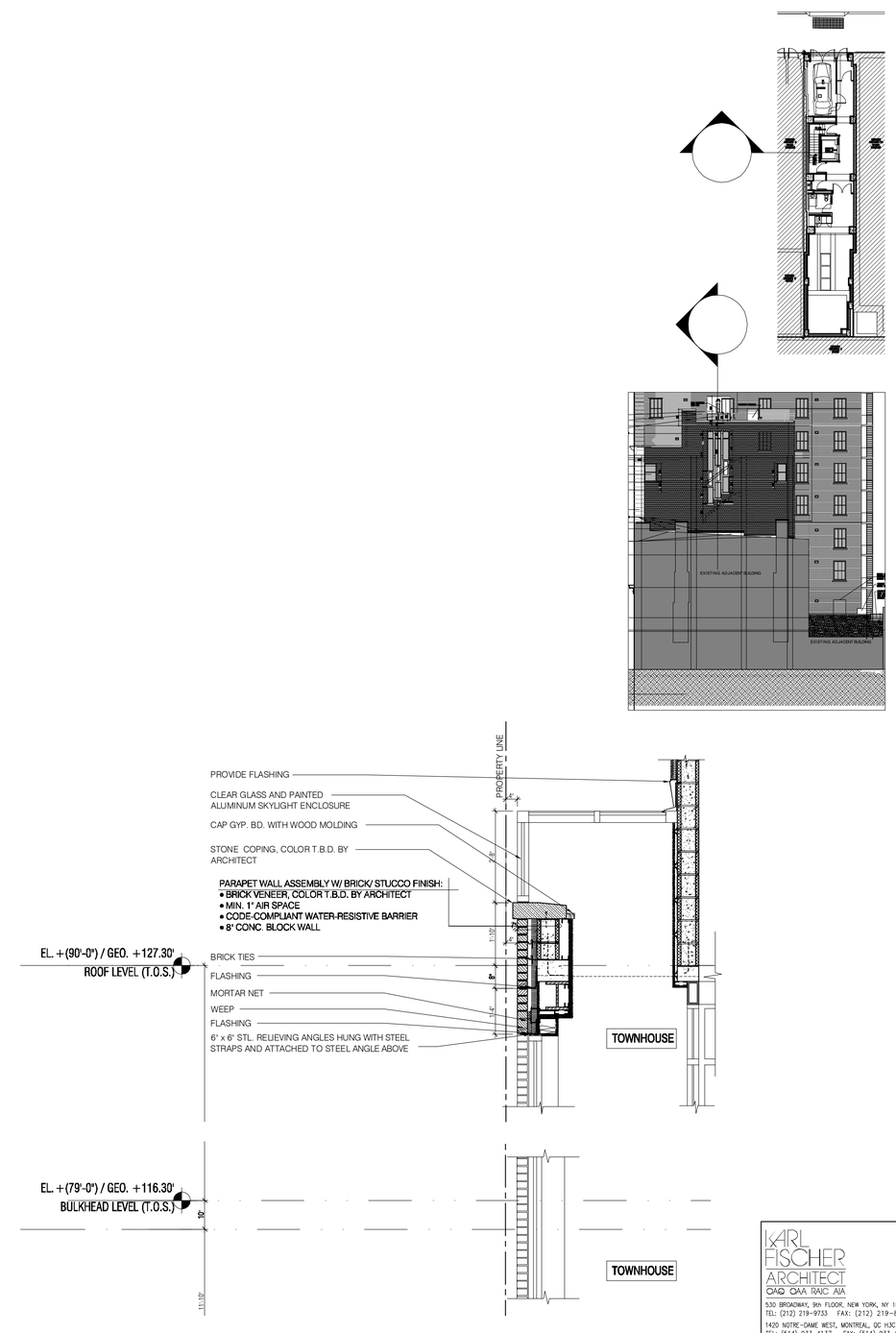

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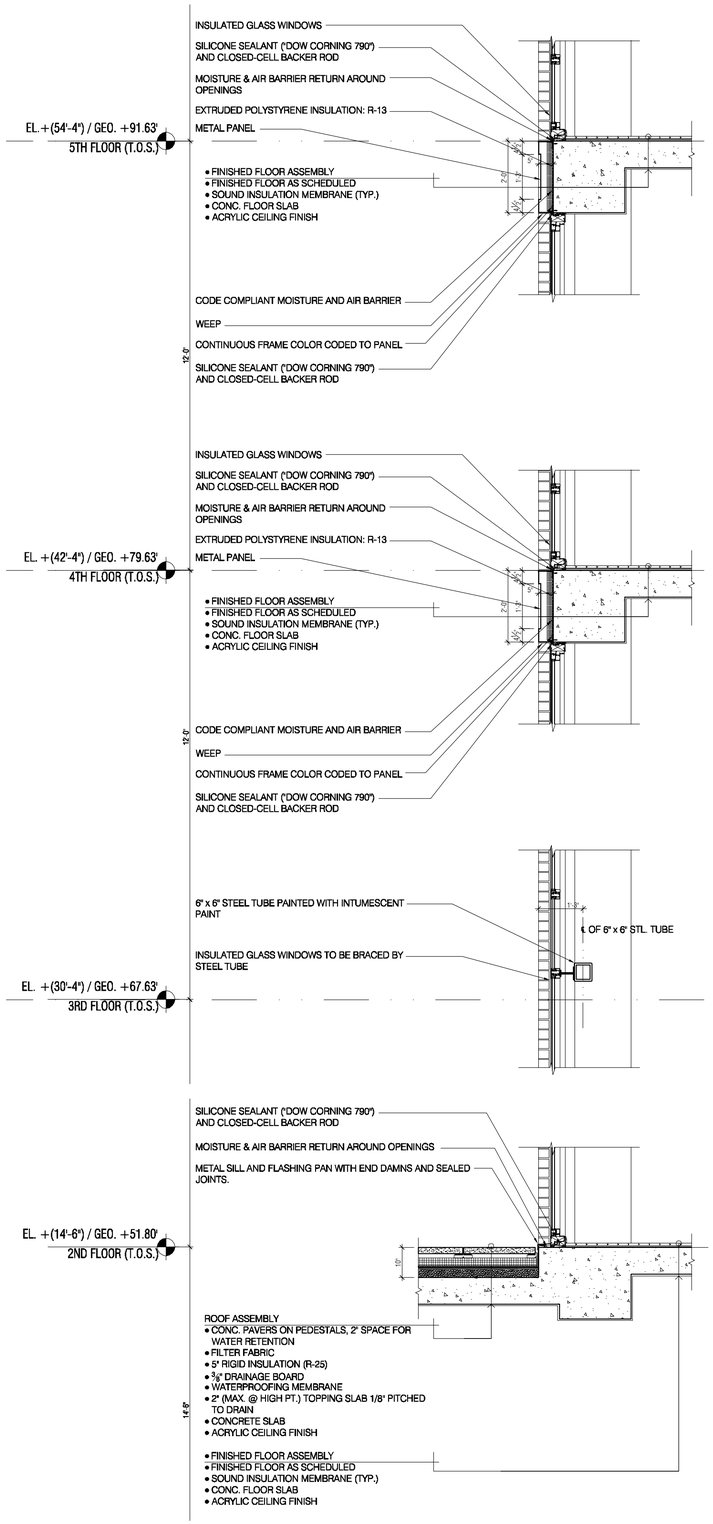
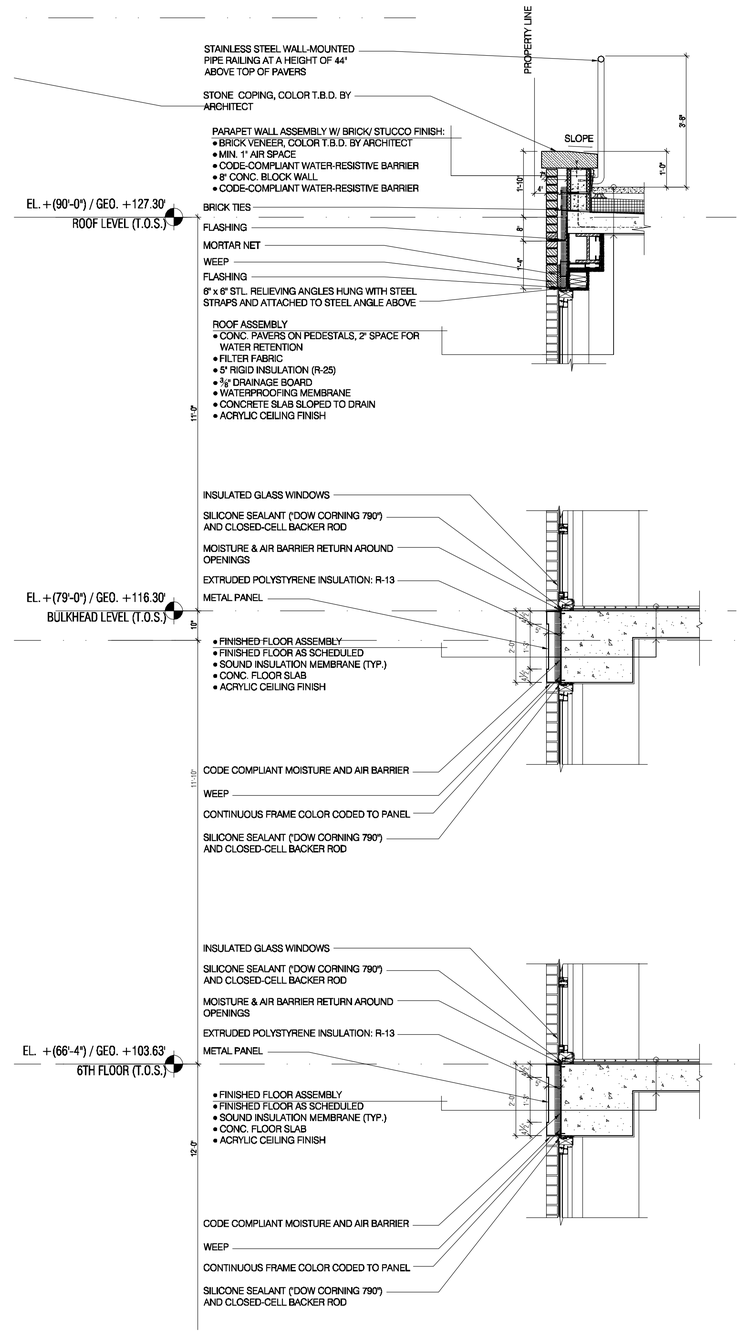
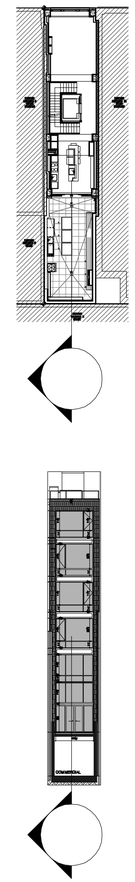
SIDE EXTERIOR WALL SECTION







REAR EXTERIOR WALL SECTION

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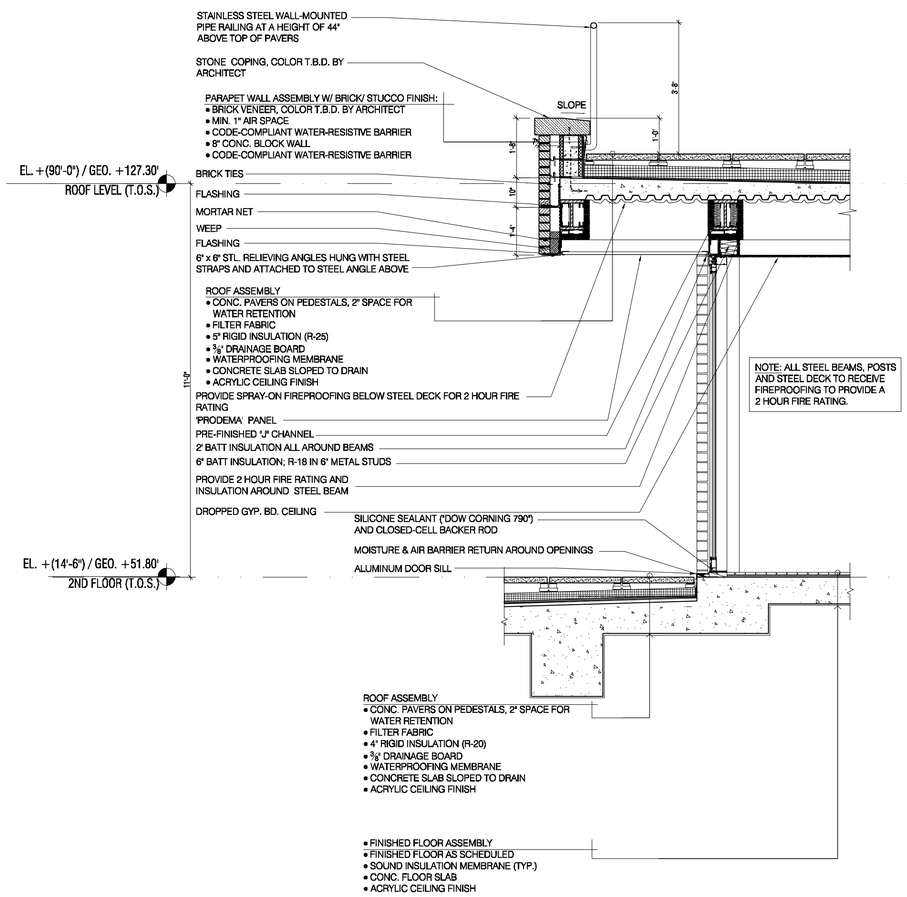
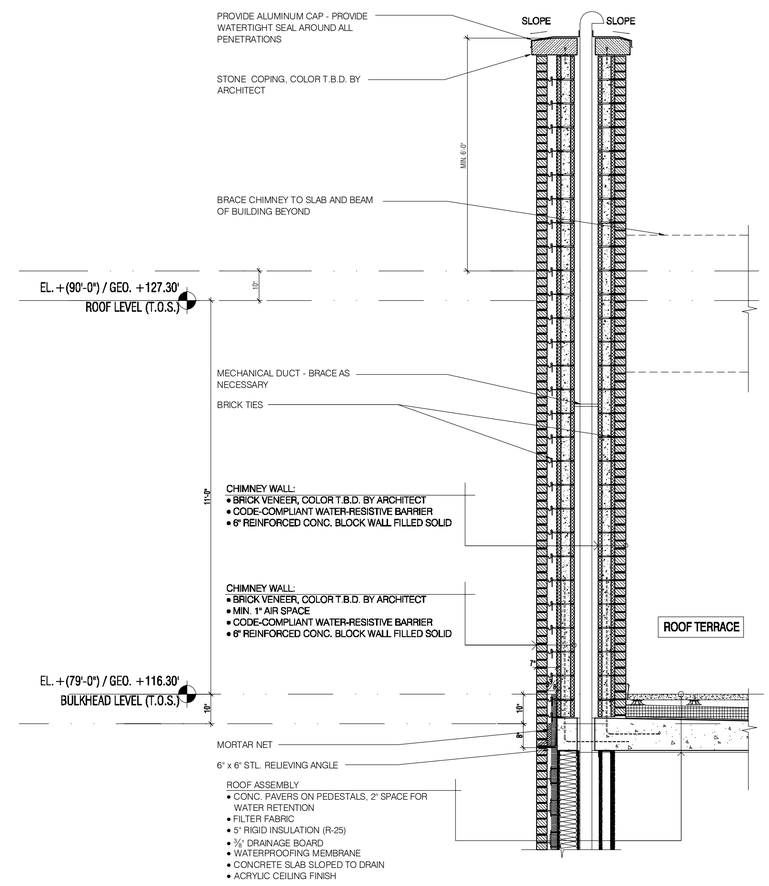
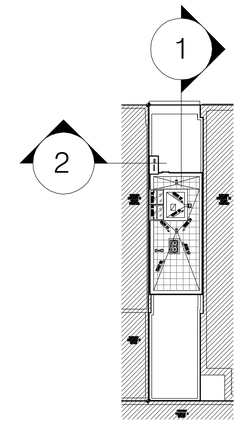


FRONT EXTERIOR WALL SECTION AT BULKHEAD 1



SECTION THRU CHIMNEY 2



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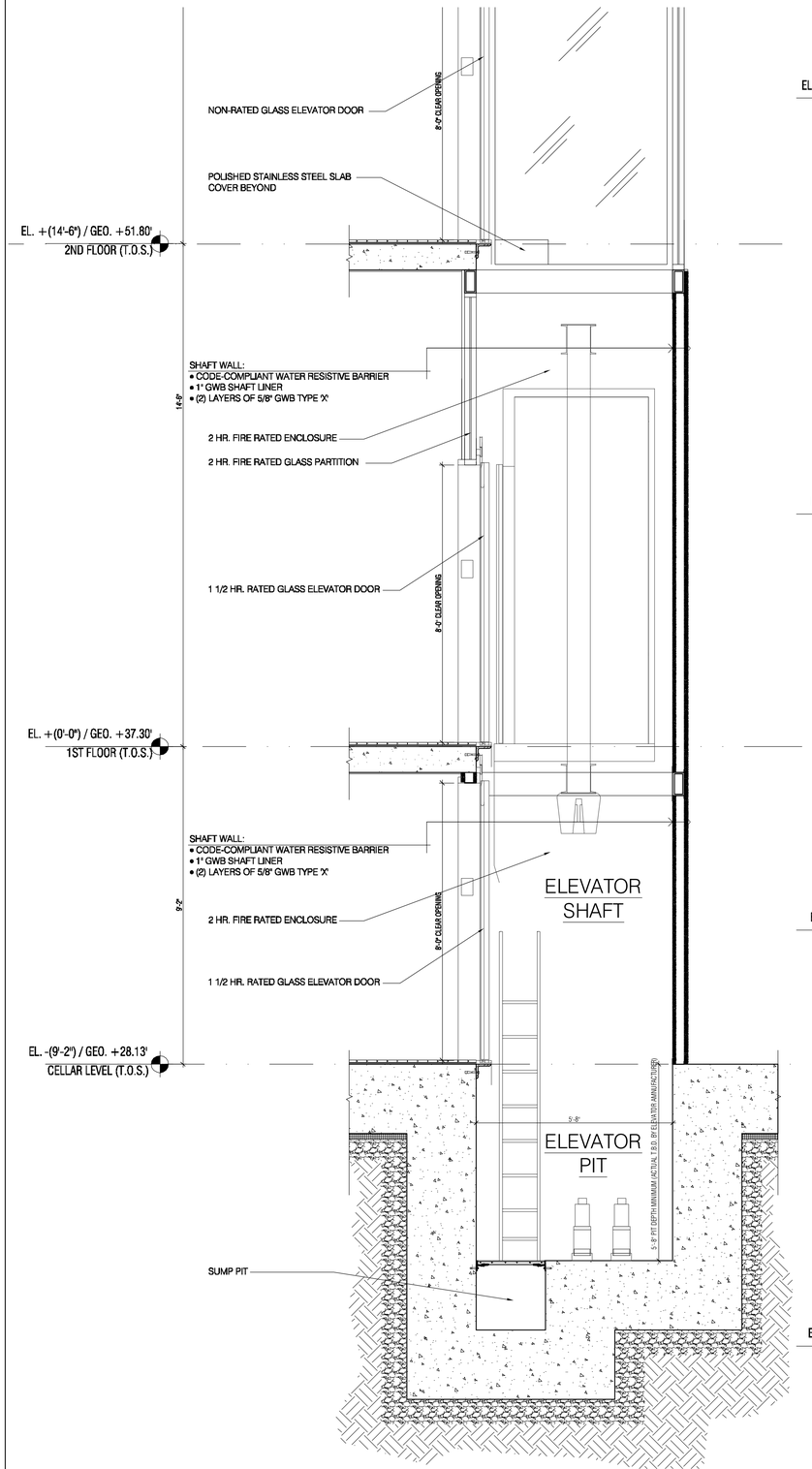

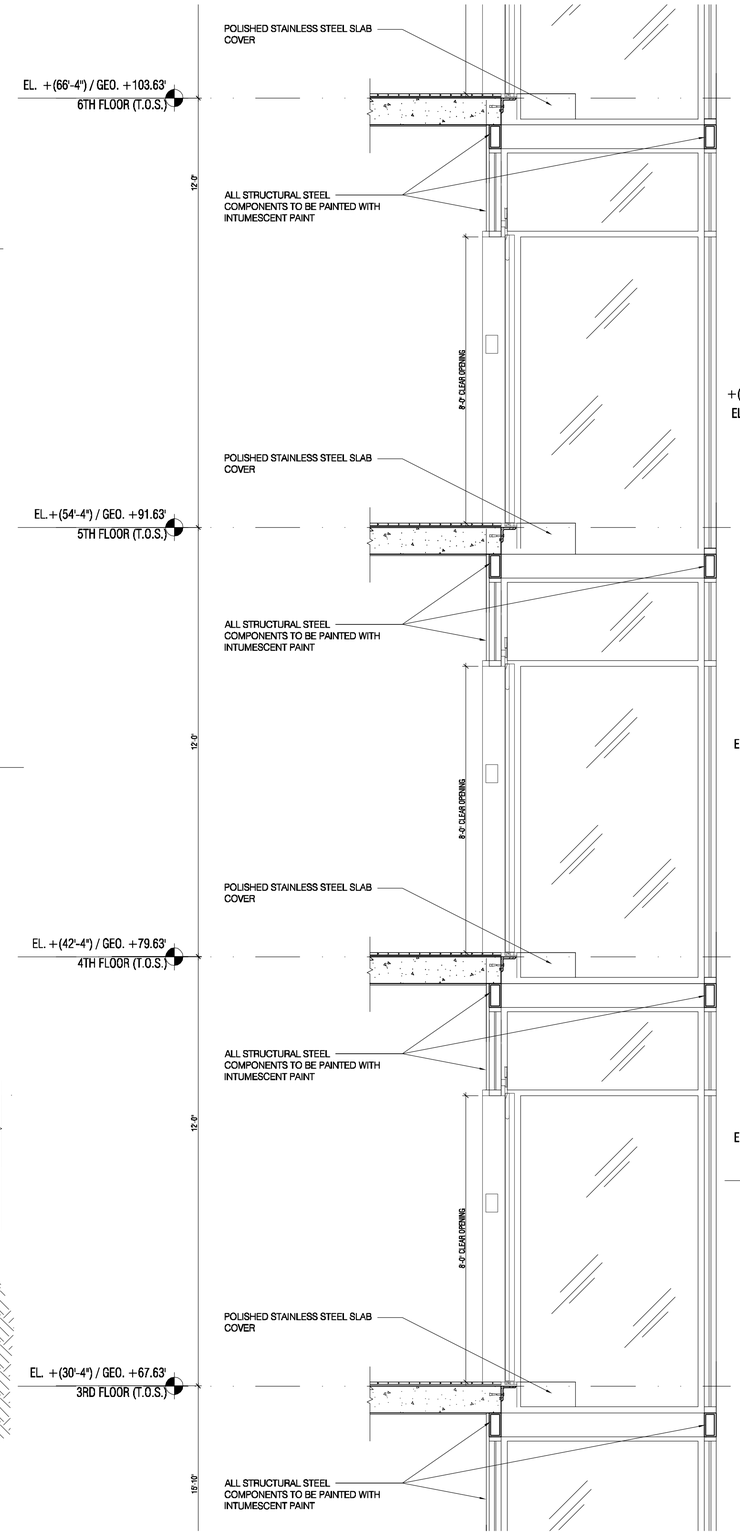

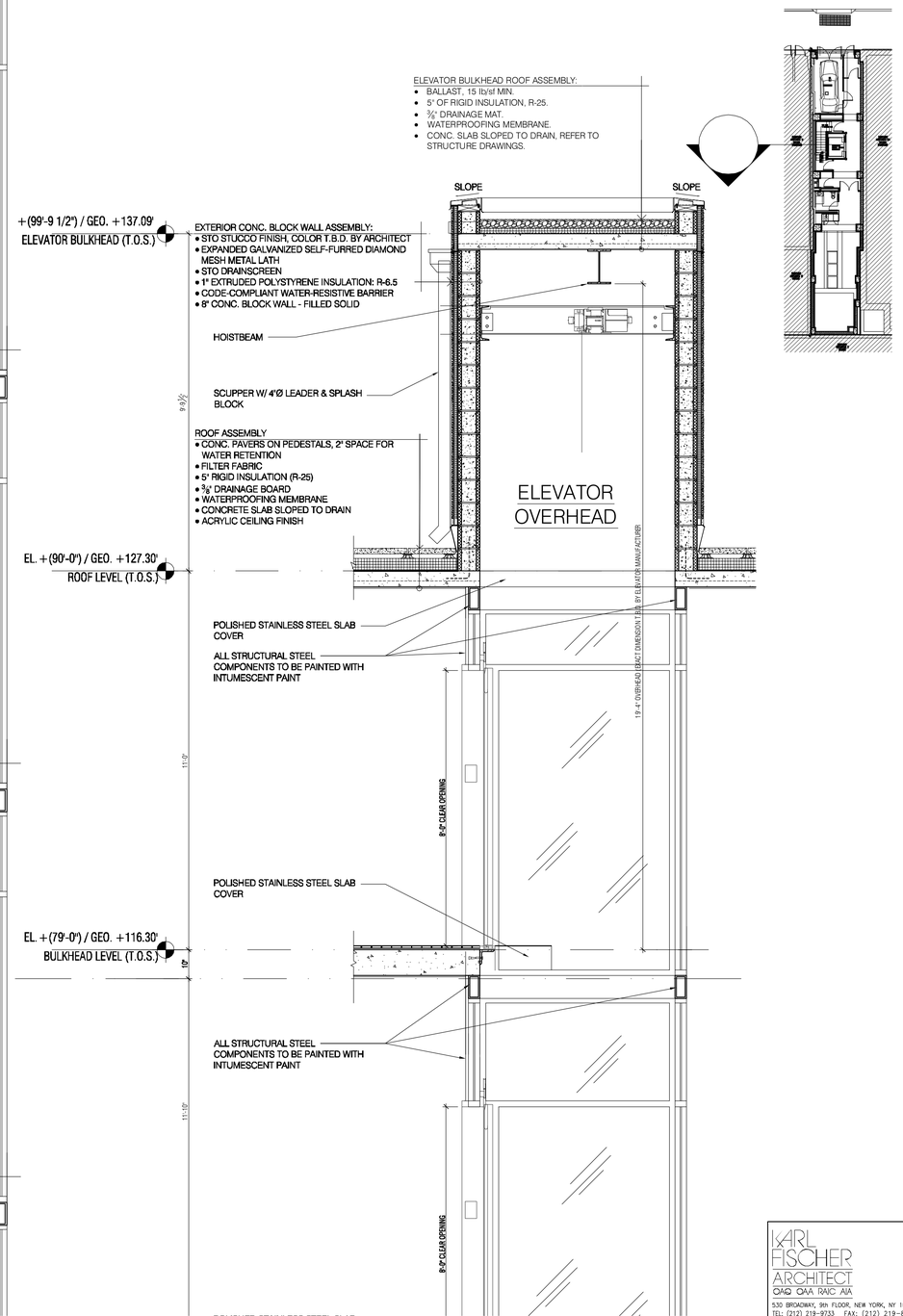

SECTION THRU ELEVATOR

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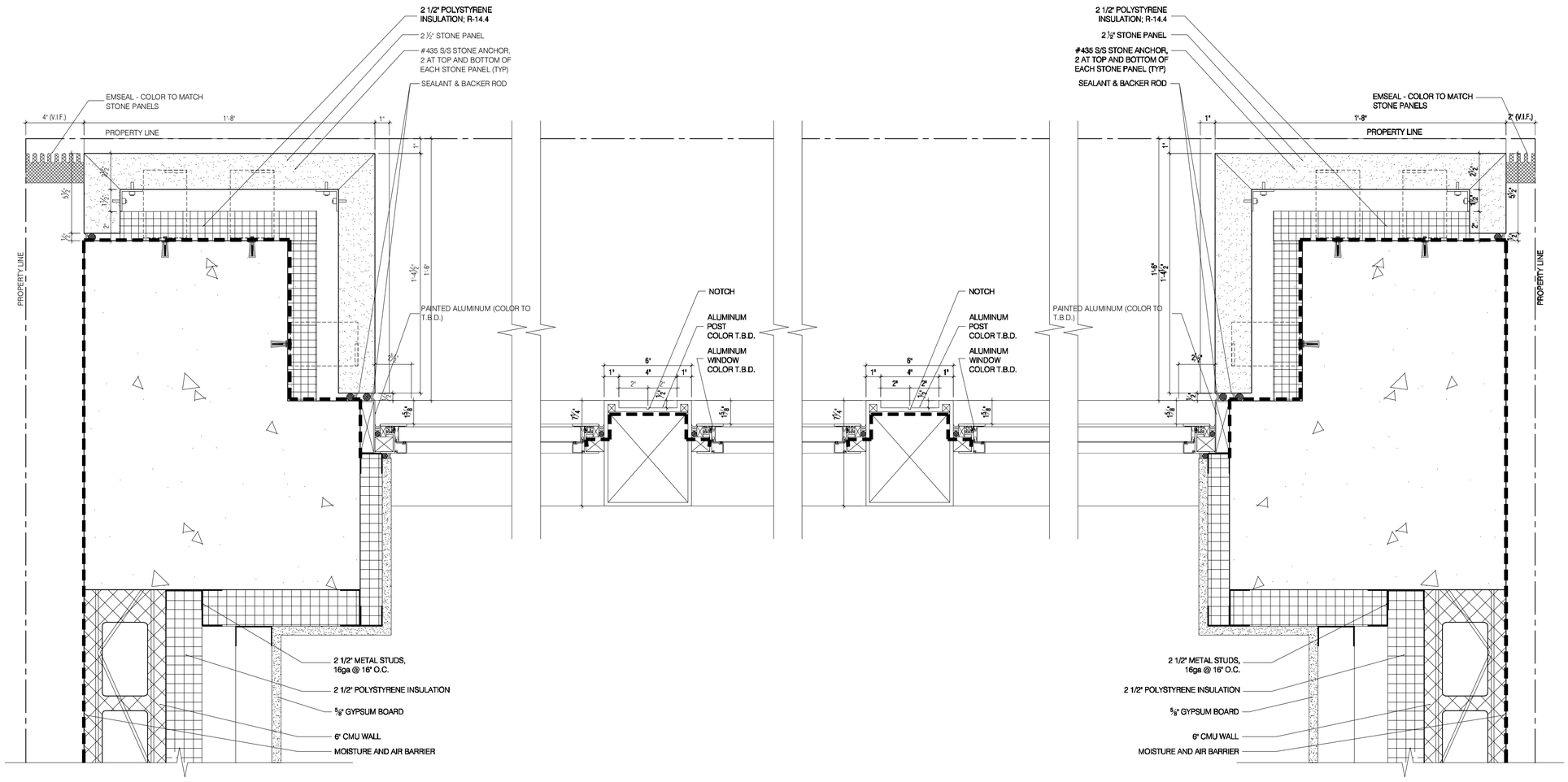
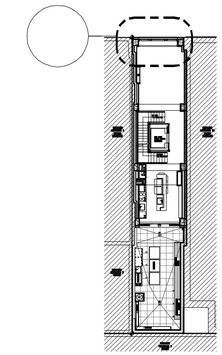


PLAN DETAIL AT FRONT FACADE @ 2ND - 6TH FLOORS



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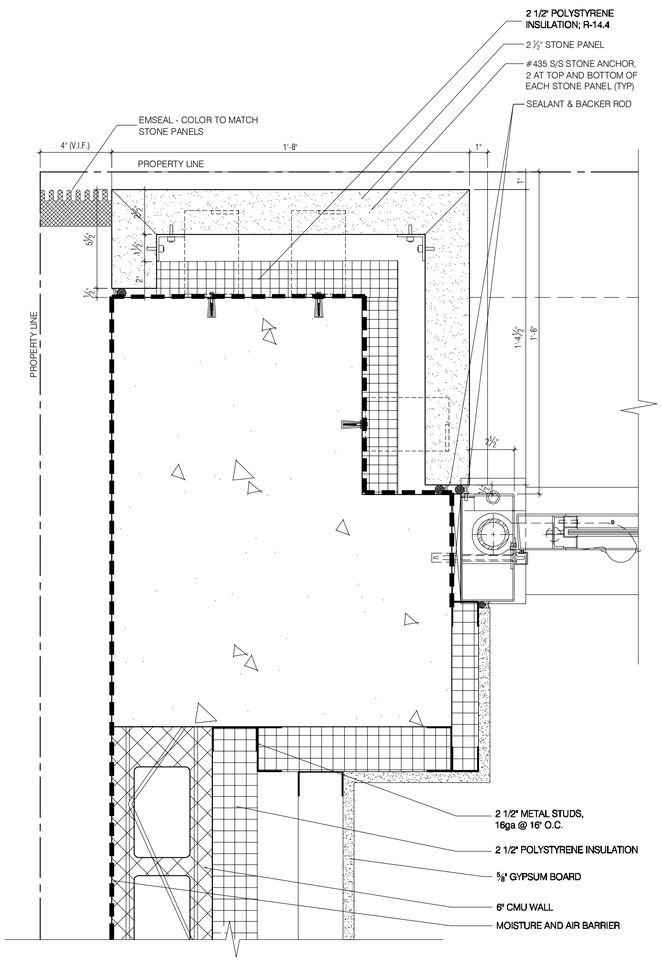
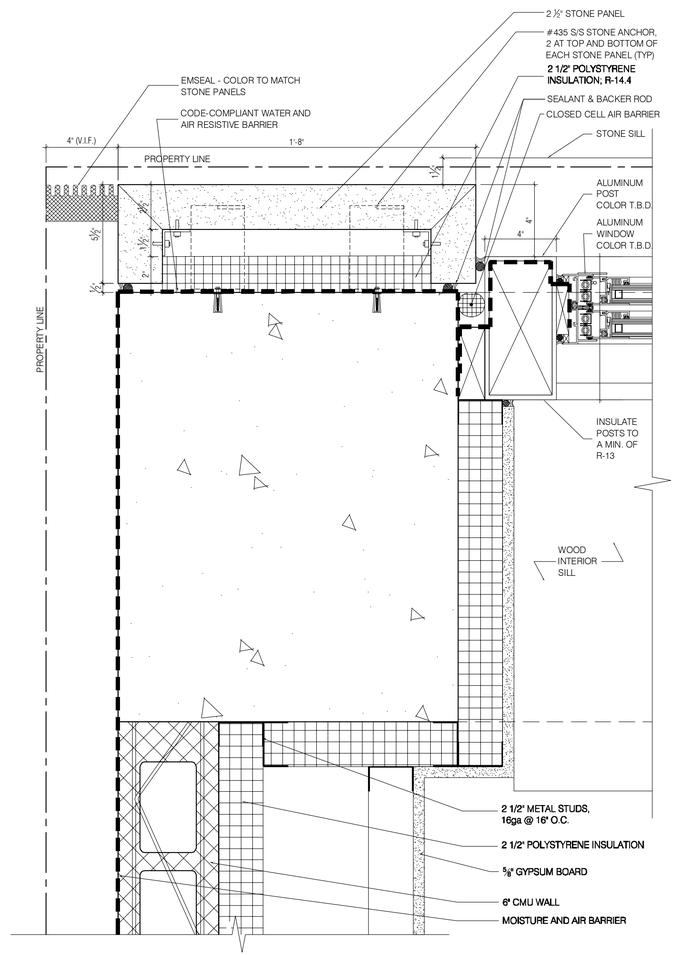
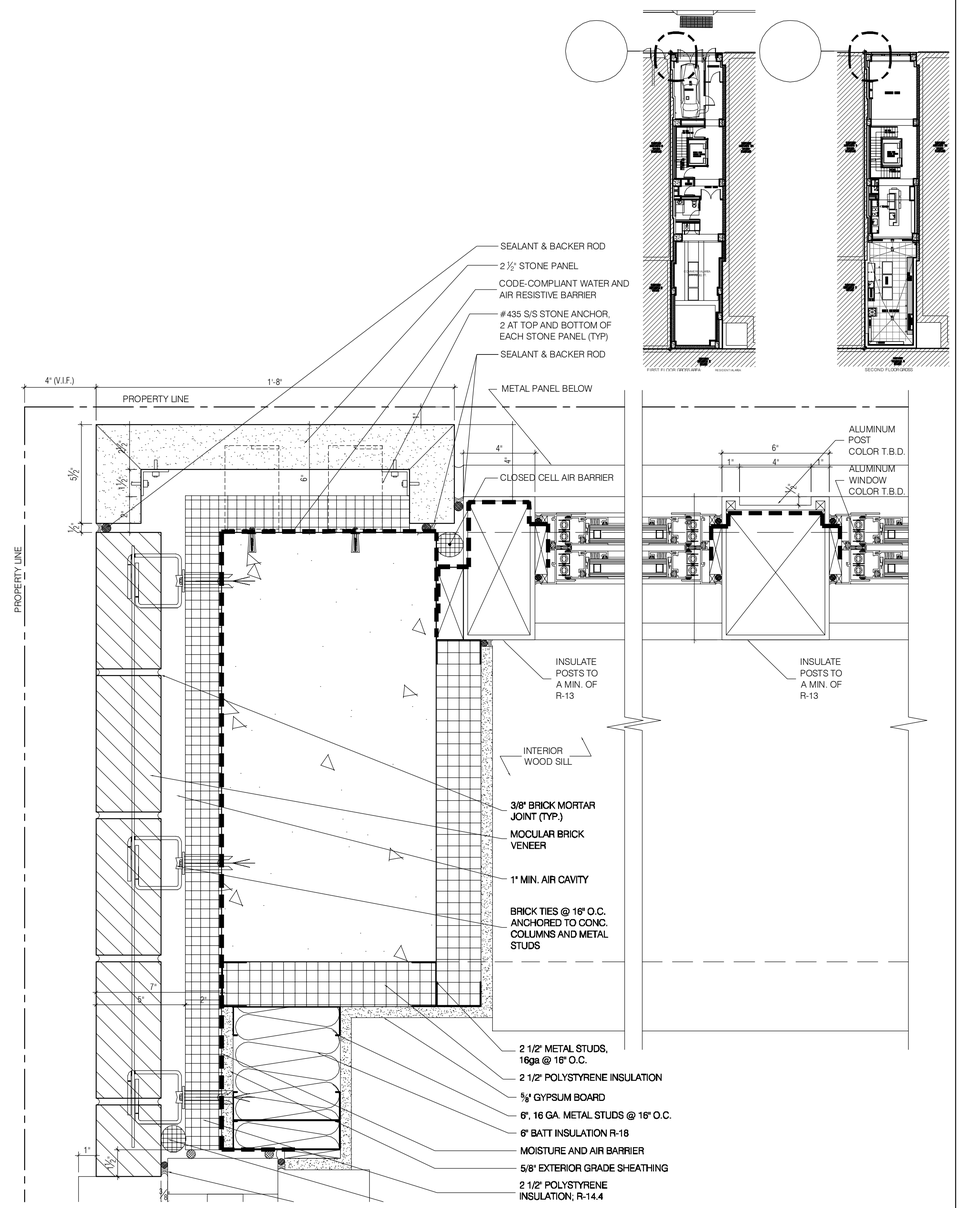


PLAN DETAIL AT GARAGE ENTRY



PLAN DETAIL AT FRONT FACADE WINDOW
@ 2ND THRU 4TH FLOORS



PLAN DETAIL AT FRONT FACADE WINDOW
@ 5TH THRU 6TH FLOORS

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10/18/ 2016

VIEW 1

VIEW 2

VIEW 3

PHOTOS OF EXISTING CONDITIONS

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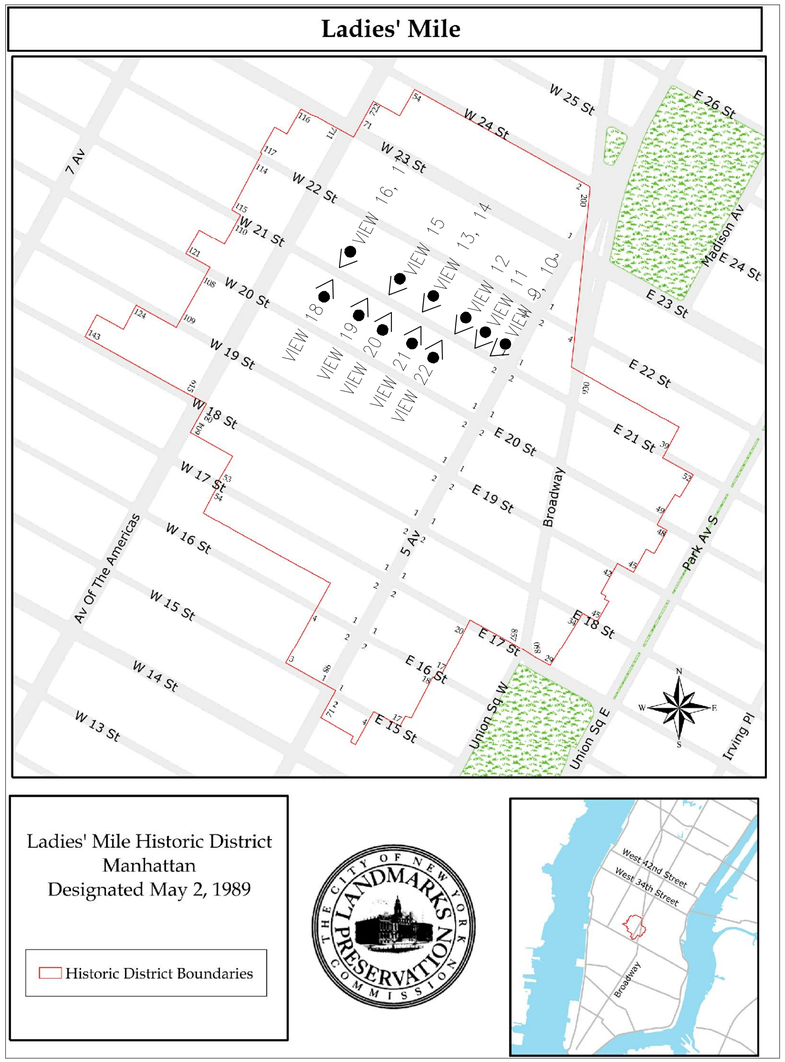
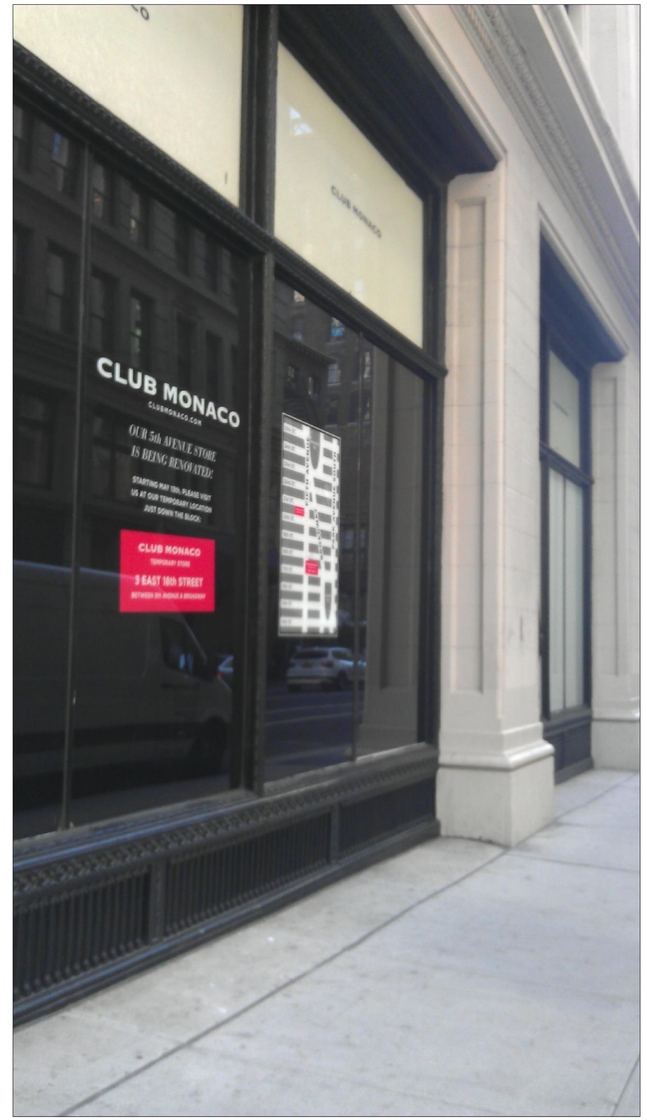
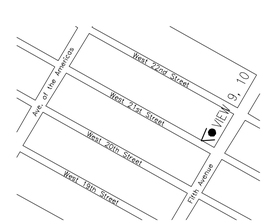
PHOTOS OF SURROUNDING STOREFRONTS IN LADIES MILE DISTRICT

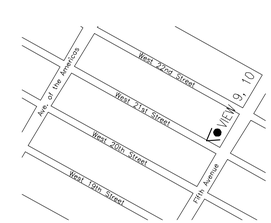




VIEW 9 – 160 5TH AVENUE (PHOTO TAKEN ON WEST 21ST STREET)
WINDOW FRAMES ARE RECESSED 20" BACK FROM EXTERIOR WALL

VIEW 10 – 160 5TH AVENUE (PHOTO TAKEN ON WEST 21ST STREET)
EXTIRE ENTRY IS RECESSED 20" BACK FROM EXTERIOR WALL





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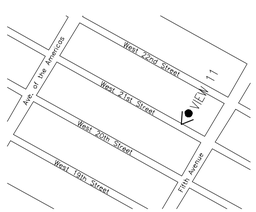
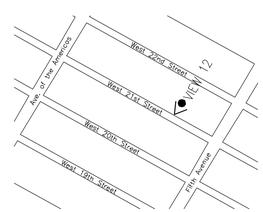
PHOTOS OF SURROUNDING STOREFRONTS IN LADIES MILE DISTRICT

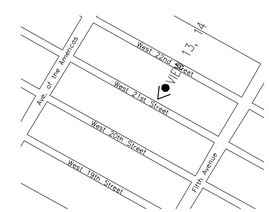
VIEW 11 – 4 WEST 21ST STREET
EXTIRE STOREFRONT IS RECESSED 16" BACK FROM EXTERIOR WALL

VIEW 12 – 12 WEST 21ST STREET
ENTRY DOORS ARE RECESSED 20" BACK FROM EXTERIOR WALL

VIEW 13 – 30 WEST 21ST STREET
SIDE ENTRY DOORS ARE RECESSED 17" BACK FROM EXTERIOR WALL







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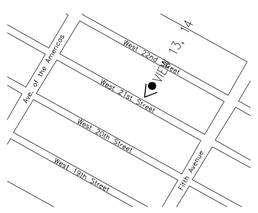
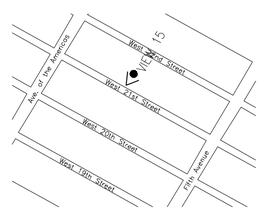
PHOTOS OF SURROUNDING STOREFRONTS IN LADIES MILE DISTRICT

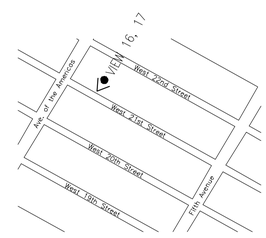
VIEW 14 – 30 WEST 21ST STREET
CENTER ENTRY DOORS ARE RECESSED 22" BACK FROM EXTERIOR WALL

VIEW 15 – 36 WEST 21ST STREET
ENTRY DOORS ARE RECESSED 16" BACK FROM EXTERIOR WALL
STOREFRONT WINDOWS PULL BACK TO 16" FROM EXTERIOR WALL

VIEW 16 – 38 WEST 21ST STREET
STOREFRONT DOORS ARE RECESSED 32" BACK FROM EXTERIOR WALL
STOREFRONT WINDOWS PULL BACK TO MEET RECESSED DOORS







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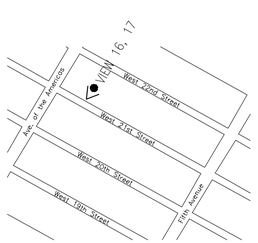
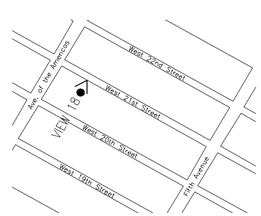
PHOTOS OF SURROUNDING STOREFRONTS IN LADIES MILE DISTRICT

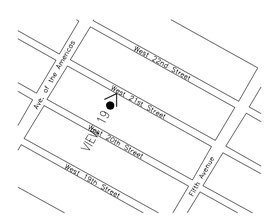
VIEW 17 – 38 WEST 21ST STREET
WINDOWS ARE RECESSED 14" BACK FROM EXTERIOR WALL

VIEW 18 – 48 WEST 21ST STREET
ENTRY DOORS ARE RECESSED 28" BACK FROM EXTERIOR WALL
STOREFRONT WINDOWS ARE RECESSED 21" BACK FROM EXTERIOR WALL

VIEW 19 – 43 WEST 21ST STREET
STOREFRONT DOORS ARE RECESSED 20" BACK FROM EXTERIOR WALL







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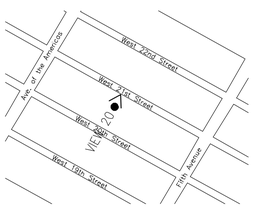
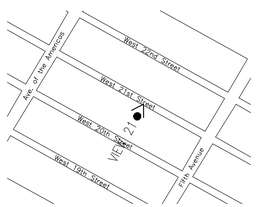
PHOTOS OF SURROUNDING STOREFRONTS IN LADIES MILE DISTRICT

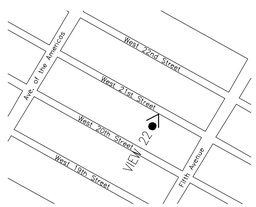
VIEW 20 – 39 WEST 21ST STREET
DOORS AND STOREFRONT ARE RECESSED 25" BACK FROM EXTERIOR WALL

VIEW 21 – 37 WEST 21ST STREET
DOORS AND STOREFRONT ARE RECESSED 25" BACK FROM EXTERIOR WALL

VIEW 22 – 35 WEST 21ST STREET
WINDOWS AND DOORS ARE RECESSED 25" BACK FROM EXTERIOR WALL







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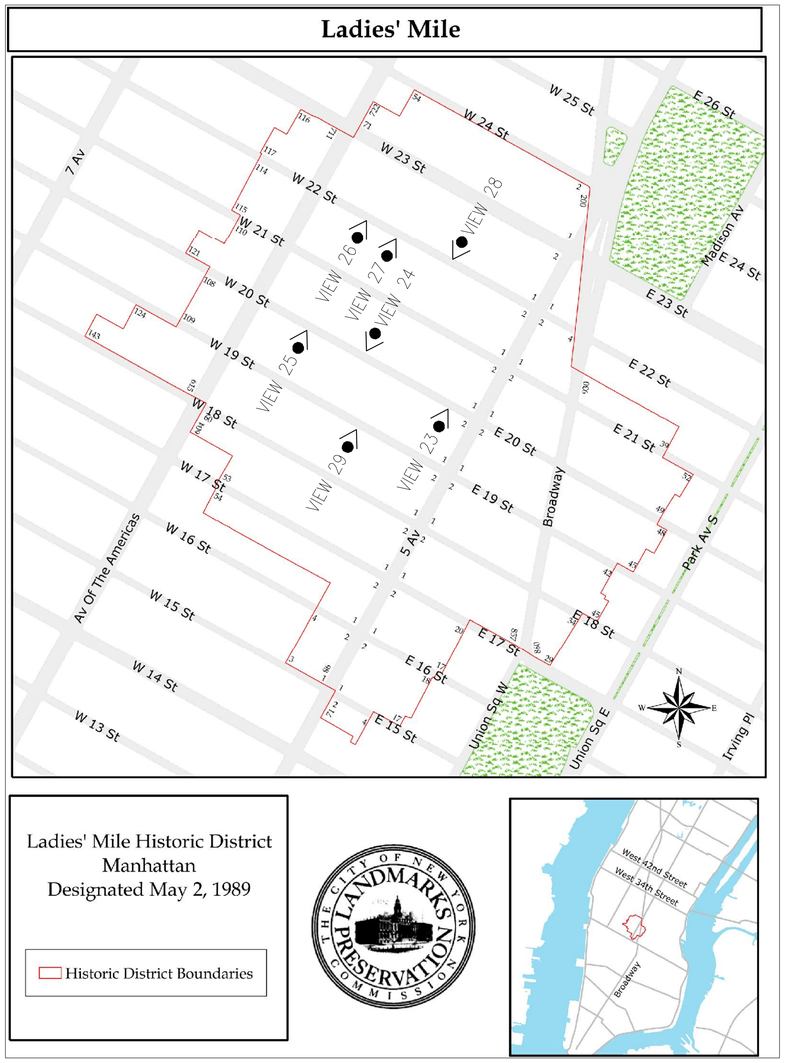
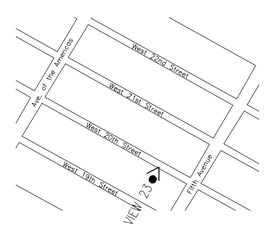
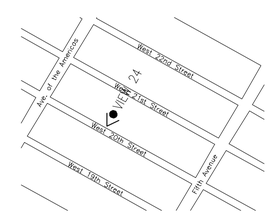
PHOTOS OF SURROUNDING STOREFRONTS IN LADIES MILE DISTRICT



VIEW 23 – 156 5TH AVENUE (ENTRANCE ON WEST 20ST STREET)
TRANSLUCENT GLASS AT ENTRANCE

VIEW 24 – 40 WEST 20TH STREET – NY PUBLIC LIBRARY
TRANSLUCENT GLASS AT ENTRANCE





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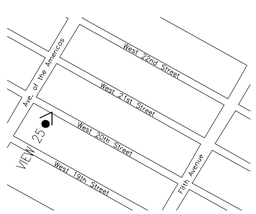
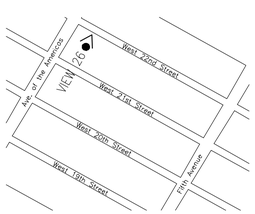
PHOTOS OF SURROUNDING STOREFRONTS IN LADIES MILE DISTRICT

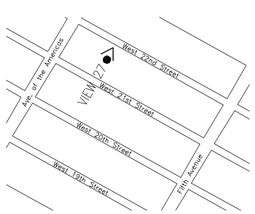
VIEW 25 – 37 WEST 20TH STREET
TRANSLUCENT GLASS AT ENTRANCE

VIEW 26 – 53 WEST 22ND STREET
TRANSLUCENT GLASS AT ENTRANCE

VIEW 27 – 43 WEST 22ND STREET
TRANSLUCENT GLASS AT ENTRANCE







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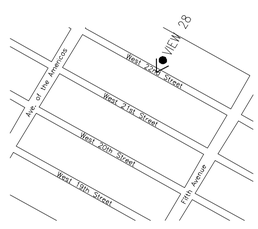
VIEW 28 – 38 WEST 22ND STREET
TRANSOM GLASS AT ENTRANCE

VIEW 29 – 27 WEST 19TH STREET
TRANSLUCENT GLASS AT ENTRANCE



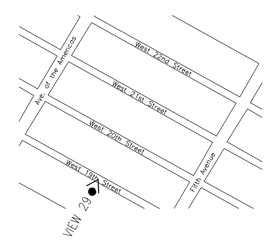


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IMAGE 2: 32 W 22nd STREET

IMAGE 3: 34 W 22nd STREET

IMAGE 4: 48 W 22nd STREET

IMAGE 5: 54 W 22nd STREET

IMAGE 6: 29 W 21st STREET

IMAGE 7: 19 E 21st STREET

IMAGE 8: 35 W 19th STREET

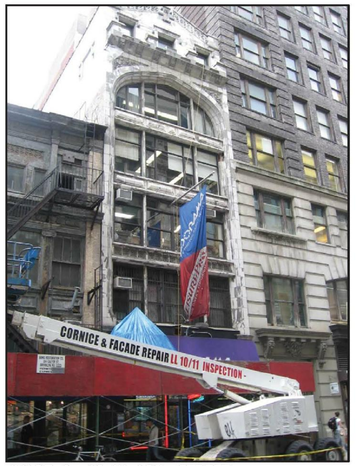
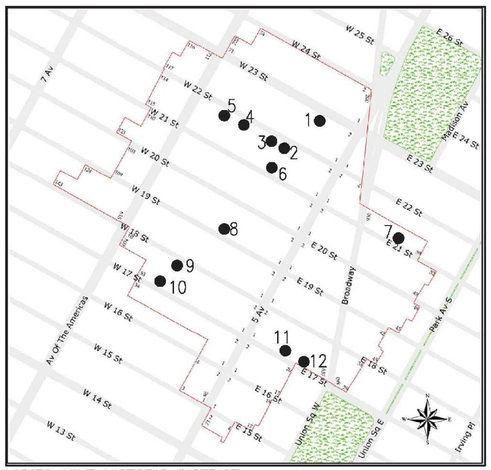


IMAGE 9: 42 W 18th STREET

IMAGE 10: 45 W 17th STREET

IMAGE 11: 15–17 E 17th STREET

IMAGE 12: 23 E 17th STREET



LADIES MILE HISTORIC DISTRICT

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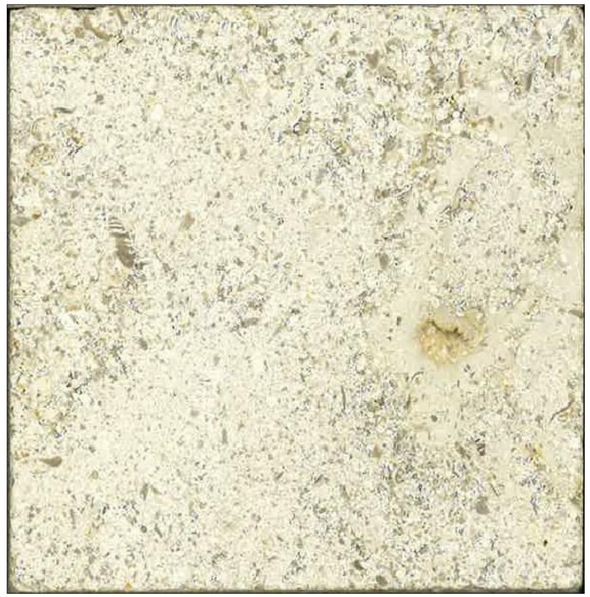
PHOTOS OF EXISTING SIMILAR SIZED BUILDINGS IN LADIES MILE DISTRICT



FRONT FACADE LIMESTONE

BRICK FOR SIDE ELEVATION (FRANKLIN TYPE 2)

WINDOW MULLION/ METAL PANEL (BLACK)

BRICK FOR REAR ELEVATION (MANGANESE IRONSPOT SMOOTH MODULAR)

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MATERIALS