525 WEST 26TH STREET

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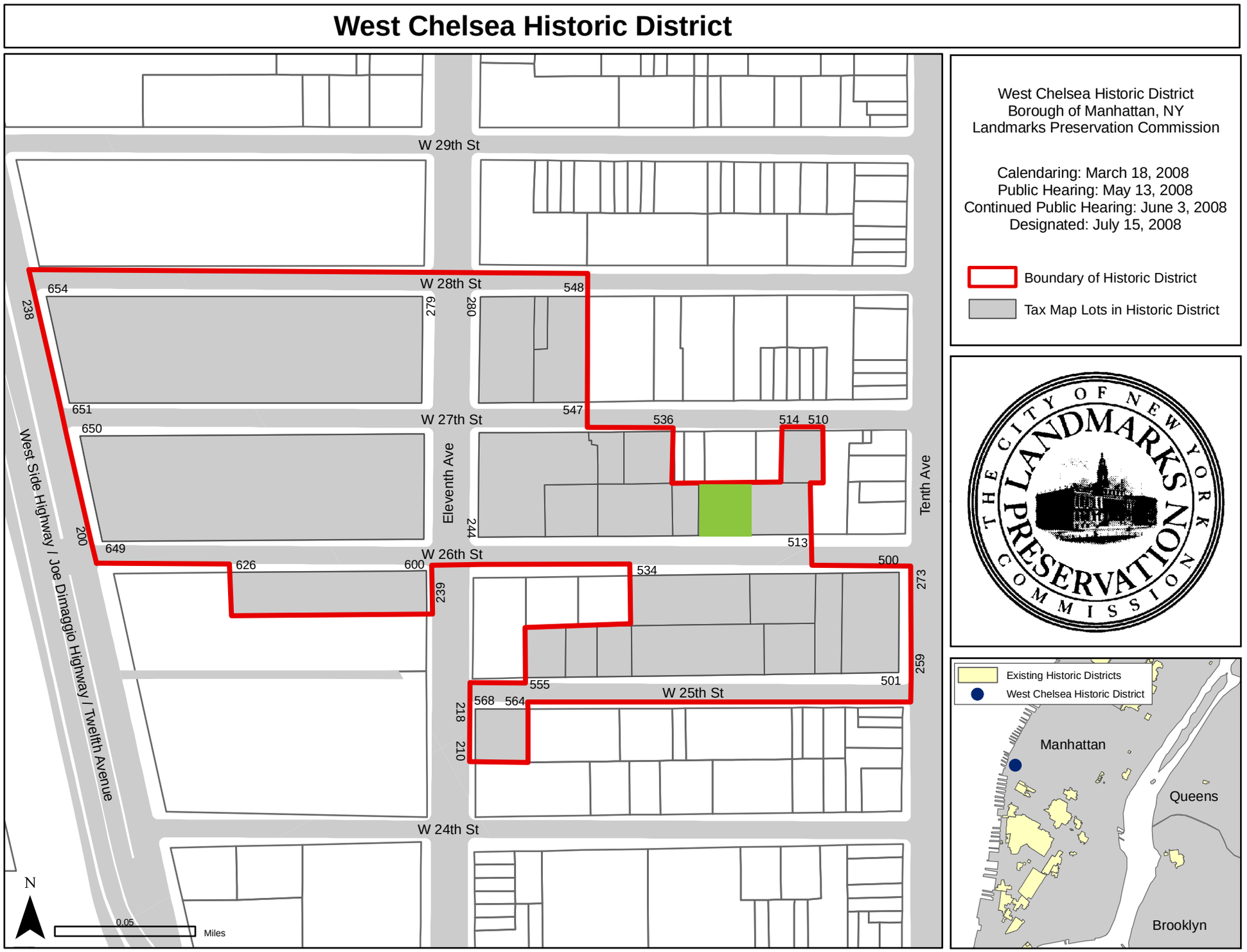
HISTORIC DISTRICT MAP



Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 06C, December 2006. Author: JM. July 15, 2008.

Project Site

525 WEST 26TH STREET
NEW YORK, NEW YORK 10001

LPC Public Hearing Presentation
DATE: FEBRUARY 24, 2017

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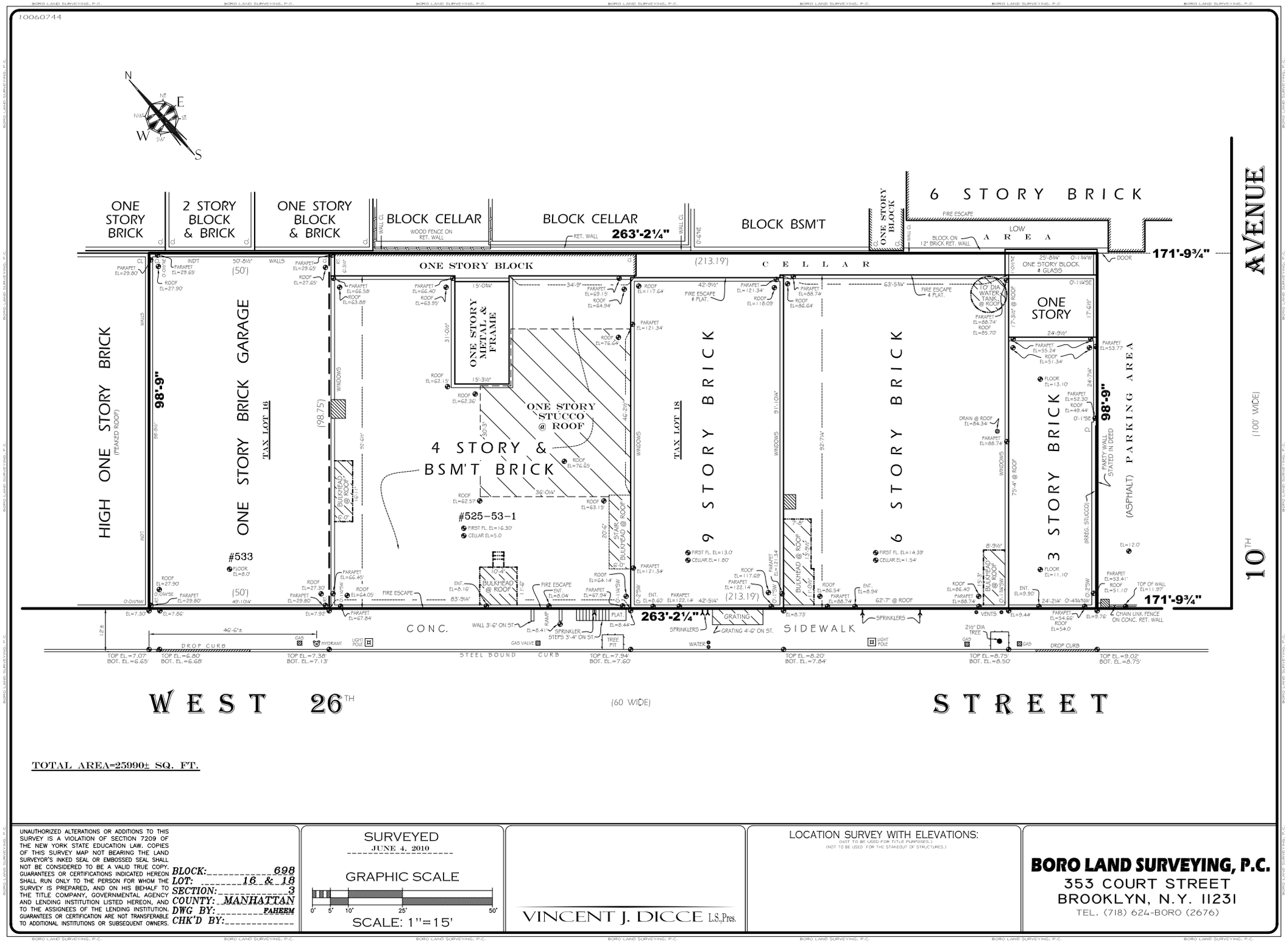
SITE SURVEY



TOTAL AREA=25990± SQ. FT.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 698
LOT: 16 & 18
SECTION: 3
COUNTY: MANHATTAN
DWG BY: FAHEEM
CHK'D BY:

SURVEYED
JUNE 4, 2010

GRAPHIC SCALE
0' 5' 10' 25' 50'
SCALE: 1"=15'

VINCENT J. DICCE L.S.,Pres.

LOCATION SURVEY WITH ELEVATIONS:
(NOT TO BE USED FOR TITLE PURPOSES.)
(NOT TO BE USED FOR THE STAKEOUT OF STRUCTURES.)

BORO LAND SURVEYING, P.C.
353 COURT STREET
BROOKLYN, N.Y. 11231
TEL. (718) 624-BORO (2676)

525 WEST 26TH STREET

NEW YORK, NEW YORK 10001

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TAX PHOTOS

525 West 26th

521 + 515 West 26th

513 West 26th

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STREET VIEW RENDERING

West Street View from 26th Street - Existing

West Street View from 26th Street - Proposed

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MOCKUP PHOTOGRAPHS

Mockup View From West 26th South Sidewalk (Not Visible)

Mockup View From West 26th South Sidewalk

Mockup View From West 26th South Sidewalk

Mockup View From 11th Ave, West 26th St Intersection

525 WEST 26TH STREET

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MOCKUP PHOTOGRAPHS

Mockup View From Existing Rooftop

Mockup View From Existing Rooftop

Mockup View From Existing Rooftop

Mockup View From Existing Rooftop

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EXISTING CONDITIONS - WEST 26th STREET

West Street View from 26th Street - Existing

525 W 26th Street - Existing

525 WEST 26TH STREET

NEW YORK, NEW YORK 10001

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EXISTING CONDITIONS - WEST 26th STREET

East Street View from 26th Street - Existing

525 WEST 26TH STREET

NEW YORK, NEW YORK 10001

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EXISTING CONDITIONS - 525 ROOF

521 West Facade from 525 Roof

521 West Facade from 525 Roof

525 Roof - Existing

525 Roof - Existing

525 WEST 26TH STREET

NEW YORK, NEW YORK 10001

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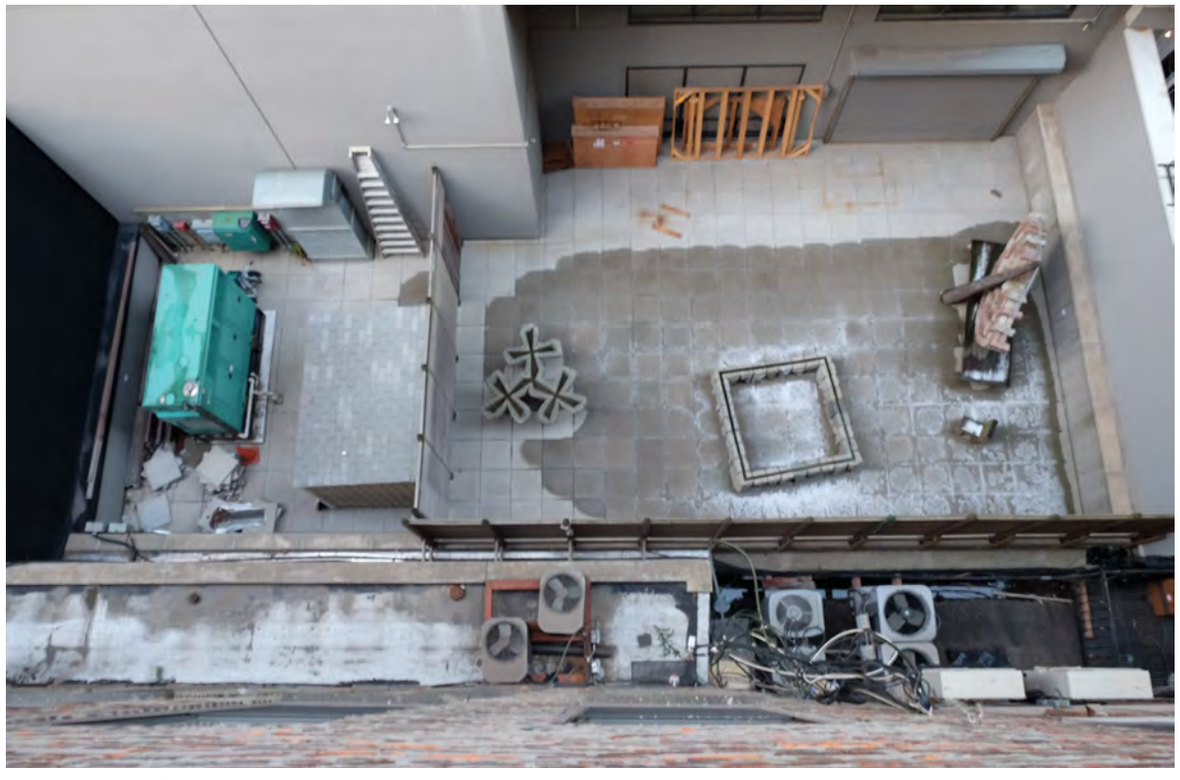
EXISTING CONDITIONS - 525 REAR YARD

525 W 26 - North Facade

525 W 26 - Rear Areaway

525 W 26 - Rear Courtyard



525 W 26 - Rear Areaway

525 WEST 26TH STREET

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EXISTING SOUTH ELEVATION

01 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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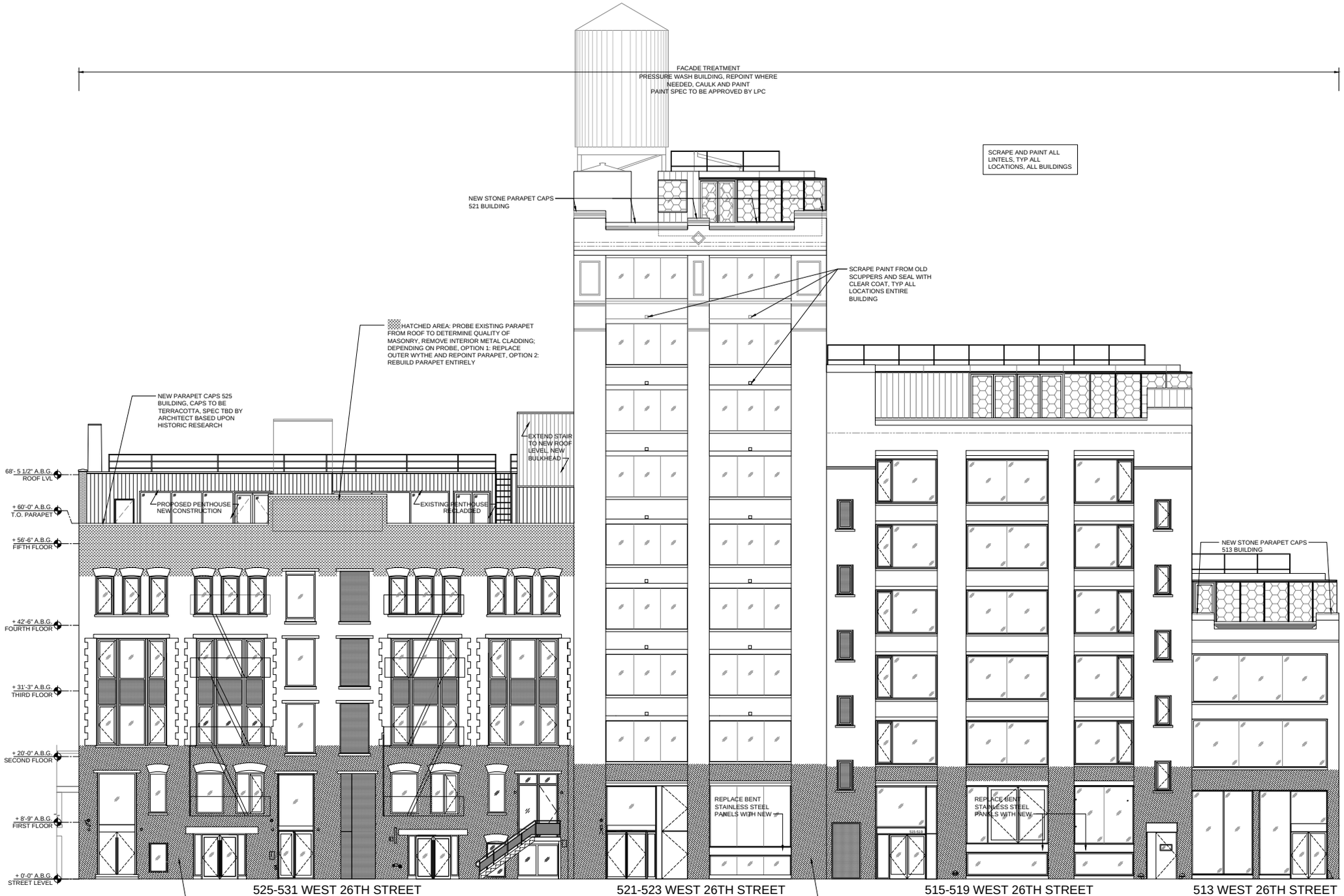
PROPOSED SOUTH ELEVATION



01 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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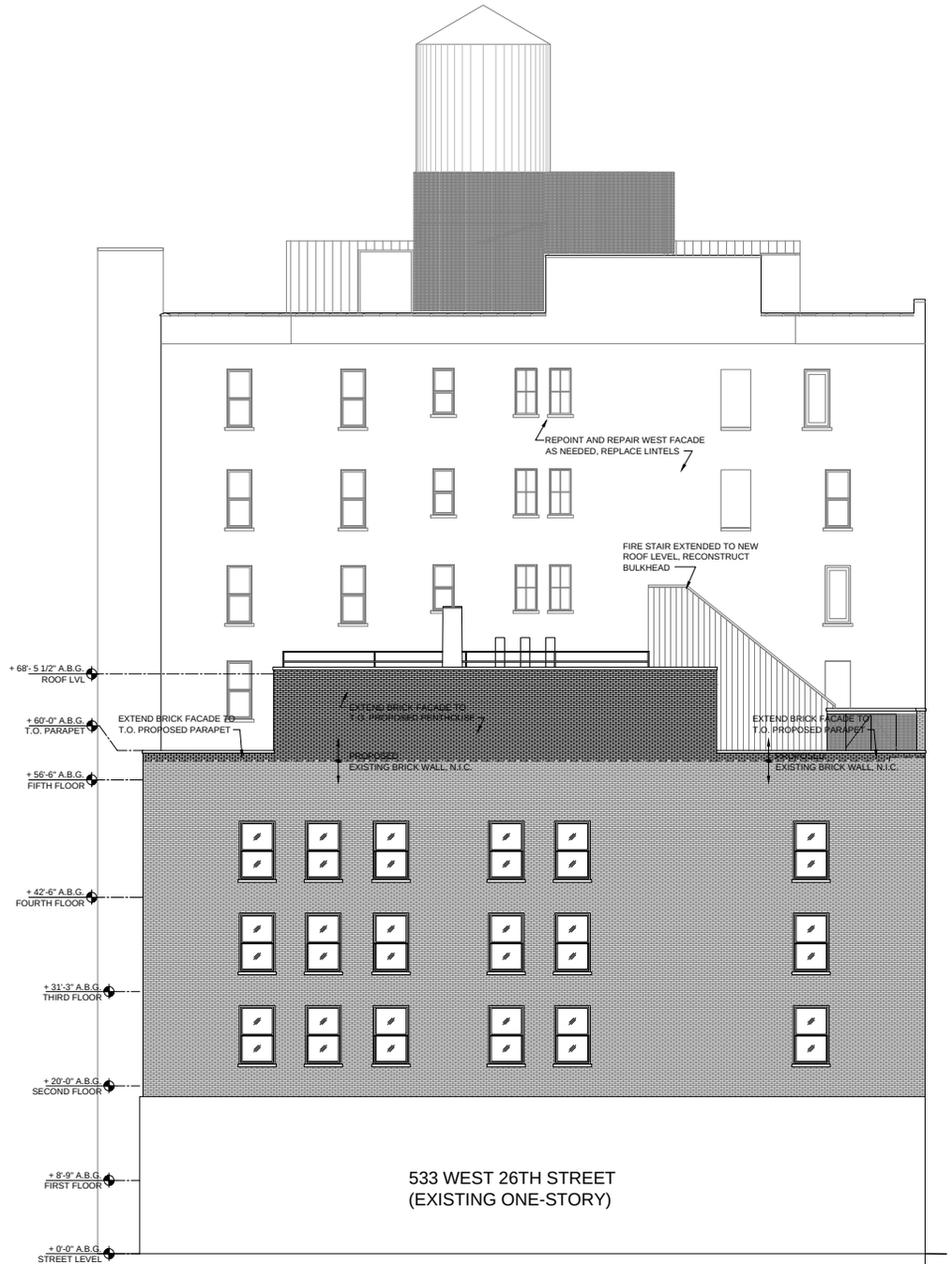
EXISTING / PROPOSED WEST ELEVATION

01 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

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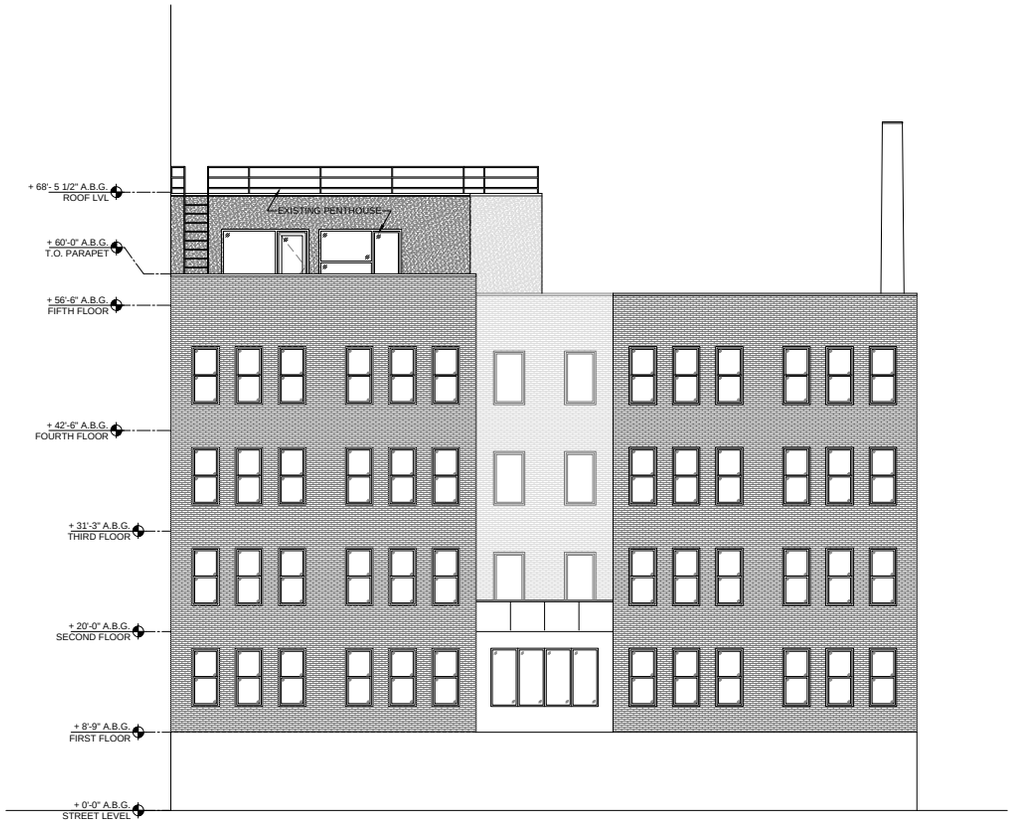
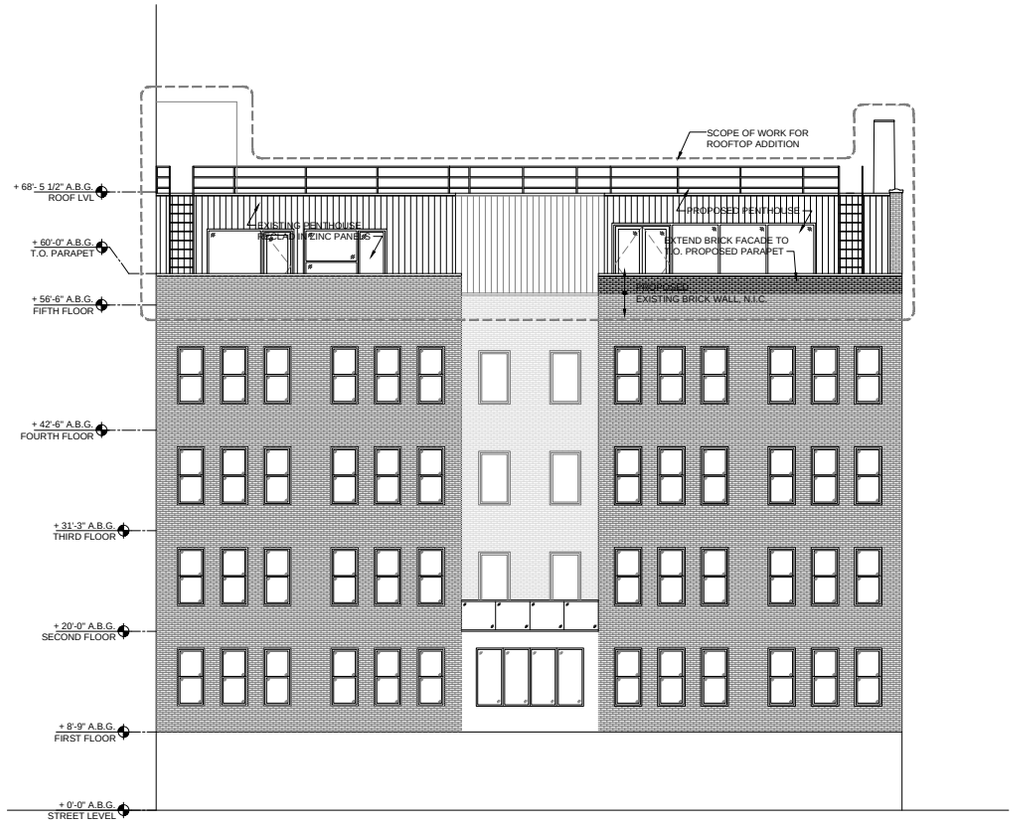
EXISTING / PROPOSED NORTH ELEVATION



01 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



01 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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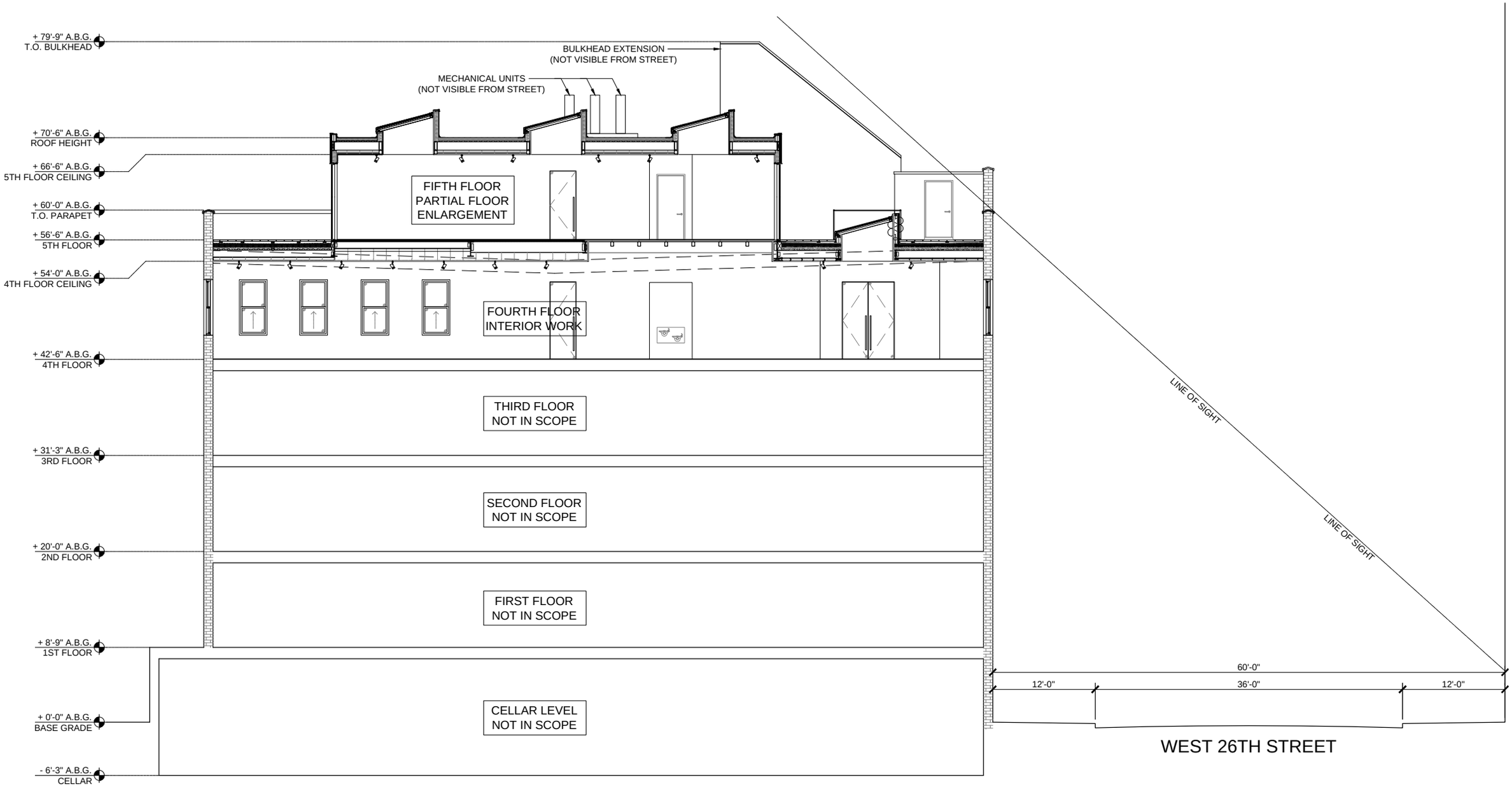
SECTION / VISIBILITY DIAGRAM



01 SCHEMATIC BUILDING SECTION

SCALE: 1/8" = 1'-0"

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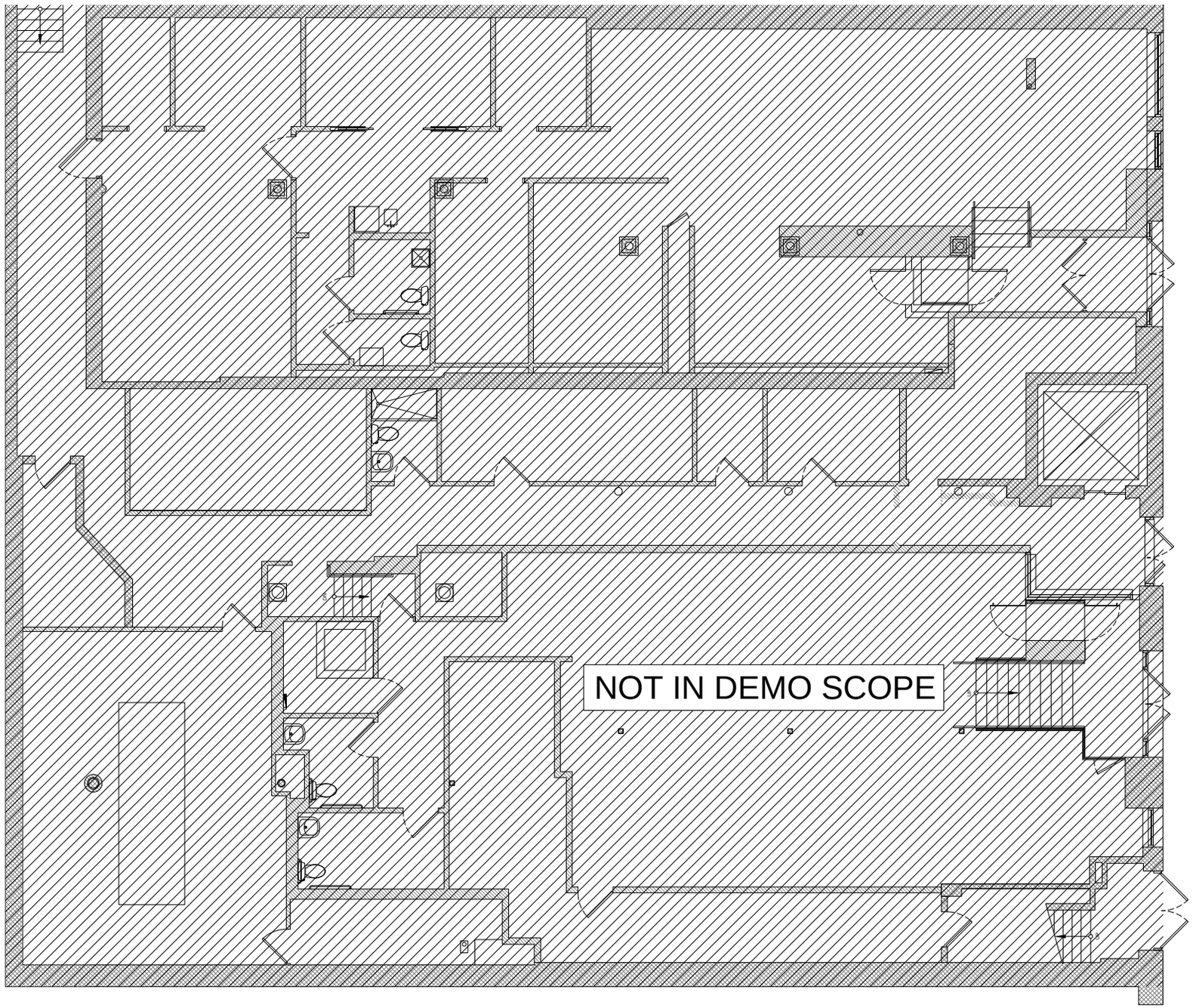
EXISTING FLOOR PLANS - CELLAR / BASEMENT



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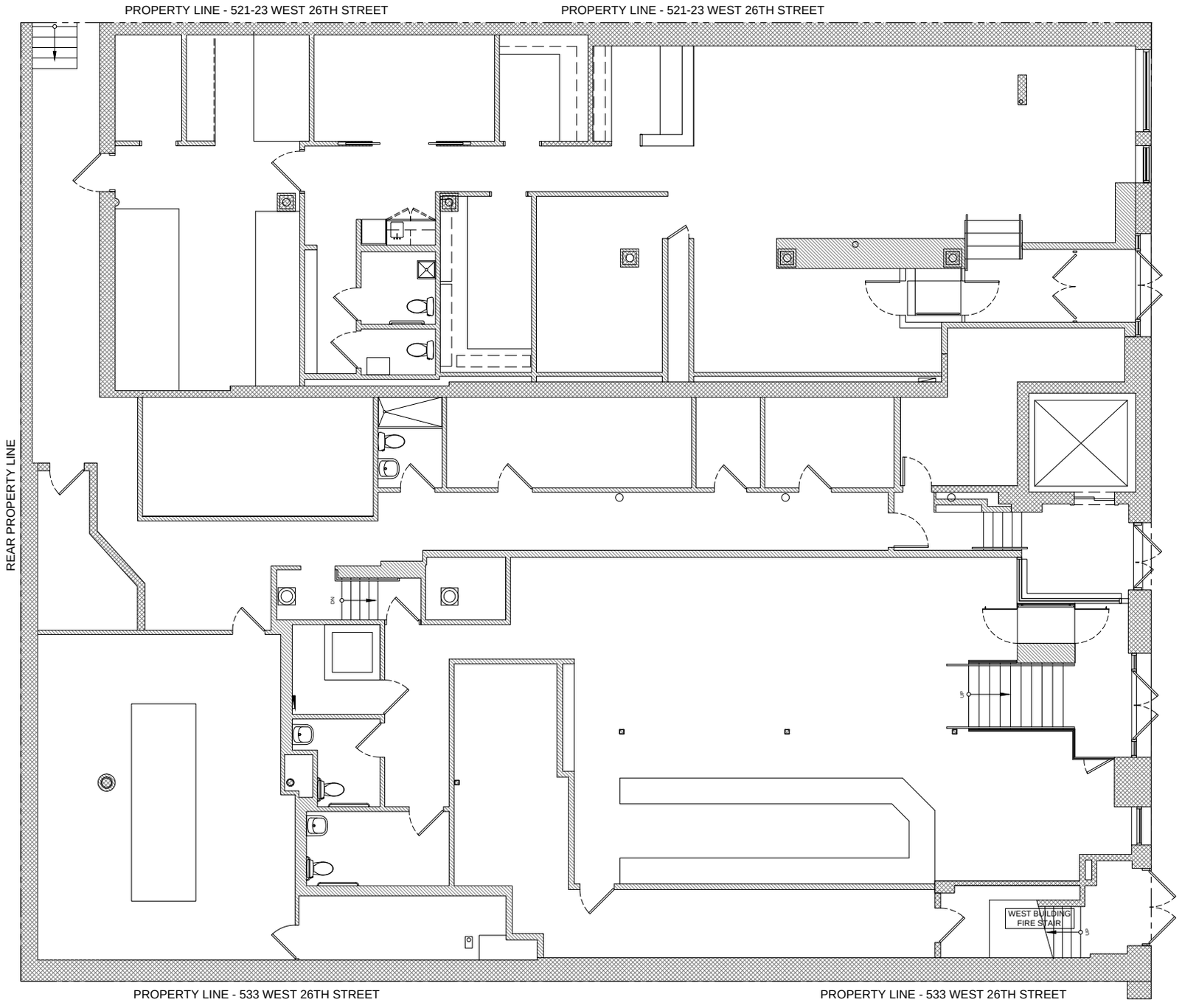
PROPOSED FLOOR PLANS - CELLAR / BASEMENT



01 CONSTRUCTION PLAN - CELLAR
SCALE: 3/16"=1'-0"

N

525 WEST 26TH STREET
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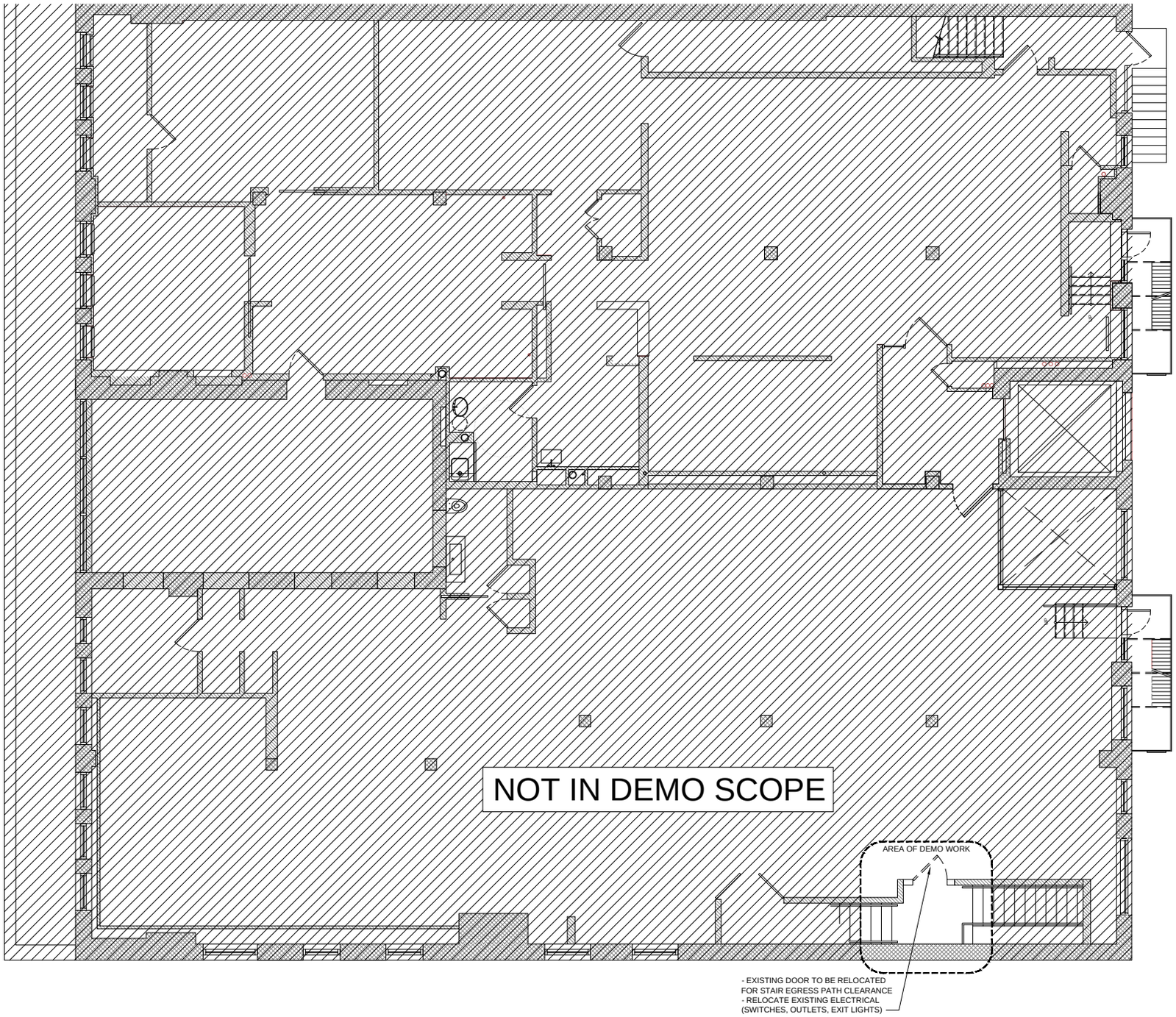
EXISTING FLOOR PLANS - FIRST FLOOR



DEMO NOTES

1. ALL DOOR, WINDOW REPLACEMENT IS "BRICK TO BRICK" UNLESS OTHERWISE NOTED.

2. REMOVE ALL WINDOWS, DOORS, AND ALL ASSOCIATED COMPONENTS AS INDICATED ON PLANS.

3. CONTRACTOR TO BE RESPONSIBLE FOR ALL SHORING AND STRUCTURAL STABILITY DURING CONSTRUCTION

4. PROVIDE PROTECTION FOR ALL EXISTING ITEMS NOT DESIGNATED FOR REMOVAL

5. PROVIDE PROTECTION AND SECURITY FOR ALL INTERIOR SPACES, INCLUDING TENANT SPACES, DURING CONSTRUCTION

6. ALLOW CONTINUOUS OCCUPANCY AND NORMAL BUSINESS OPERATION OF TENANT SPACES

7. ALL EXITS SHALL BE KEPT READILY ACESSIBLE AND UNOBSTRUCTED AT ALL TIMES

8. NOTIFY ADJACENT OWNERS OF WORK WHICH MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION AND COORDINATE WITH OWNER

9. PROVIDE DETAILED OUTLINE OF SEQUENCING TO ENSURE PROTECTION OF ADJACENT TENANT SPACES FROM WEATHER.

10. COORDINATE W/ ADJACENT PROPERTY OWNER TO ACQUIRE NECESSARY ACCESS AND PROVIDE PROTECTION OF PROPERTY, EQUIPMENT, AND STRUCTURES.

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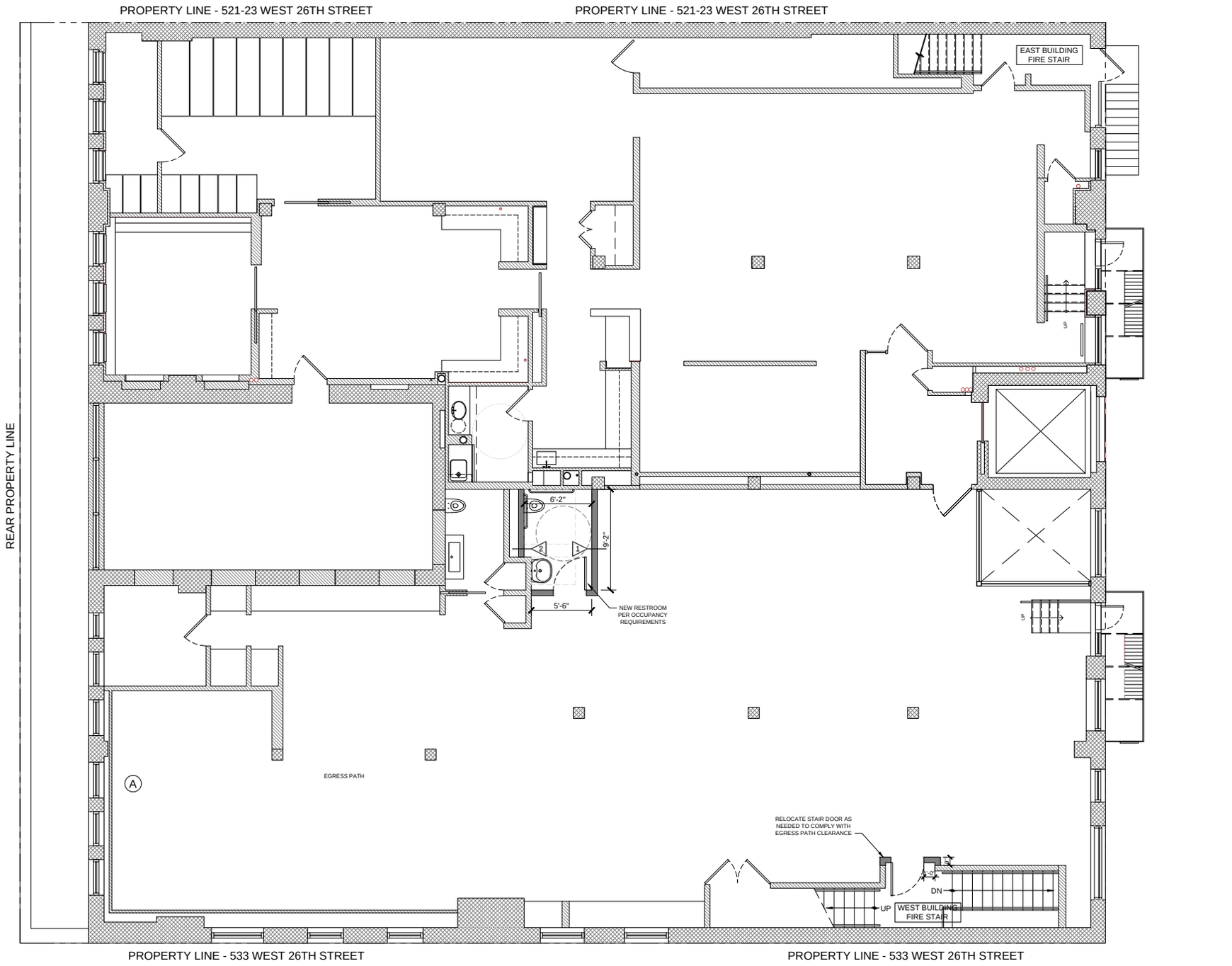
PROPOSED FLOOR PLANS - FIRST FLOOR



01 CONSTRUCTION PLAN - FIRST FLOOR
SCALE: 3/16"=1'-0"

N

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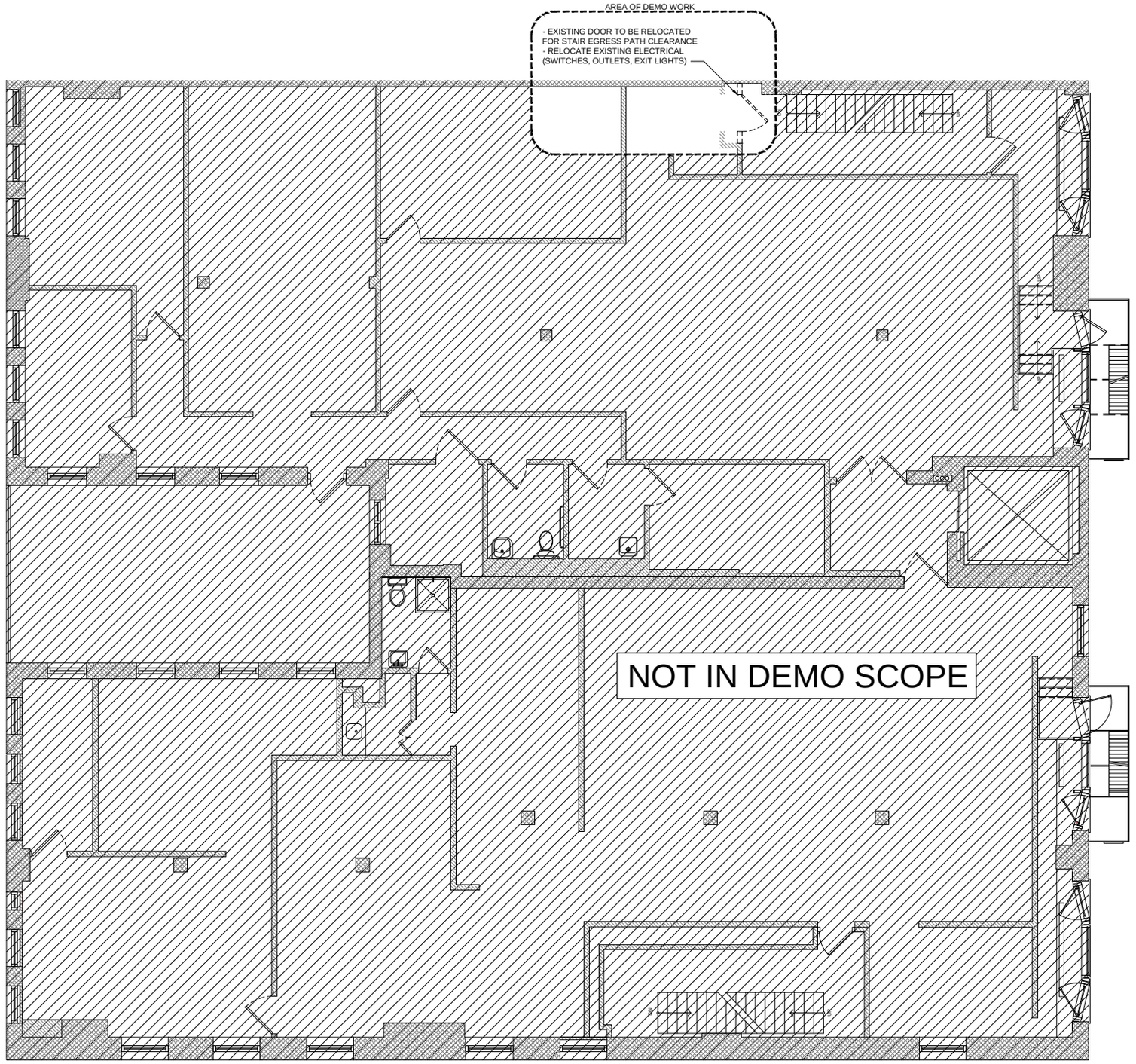
EXISTING FLOOR PLANS - SECOND FLOOR



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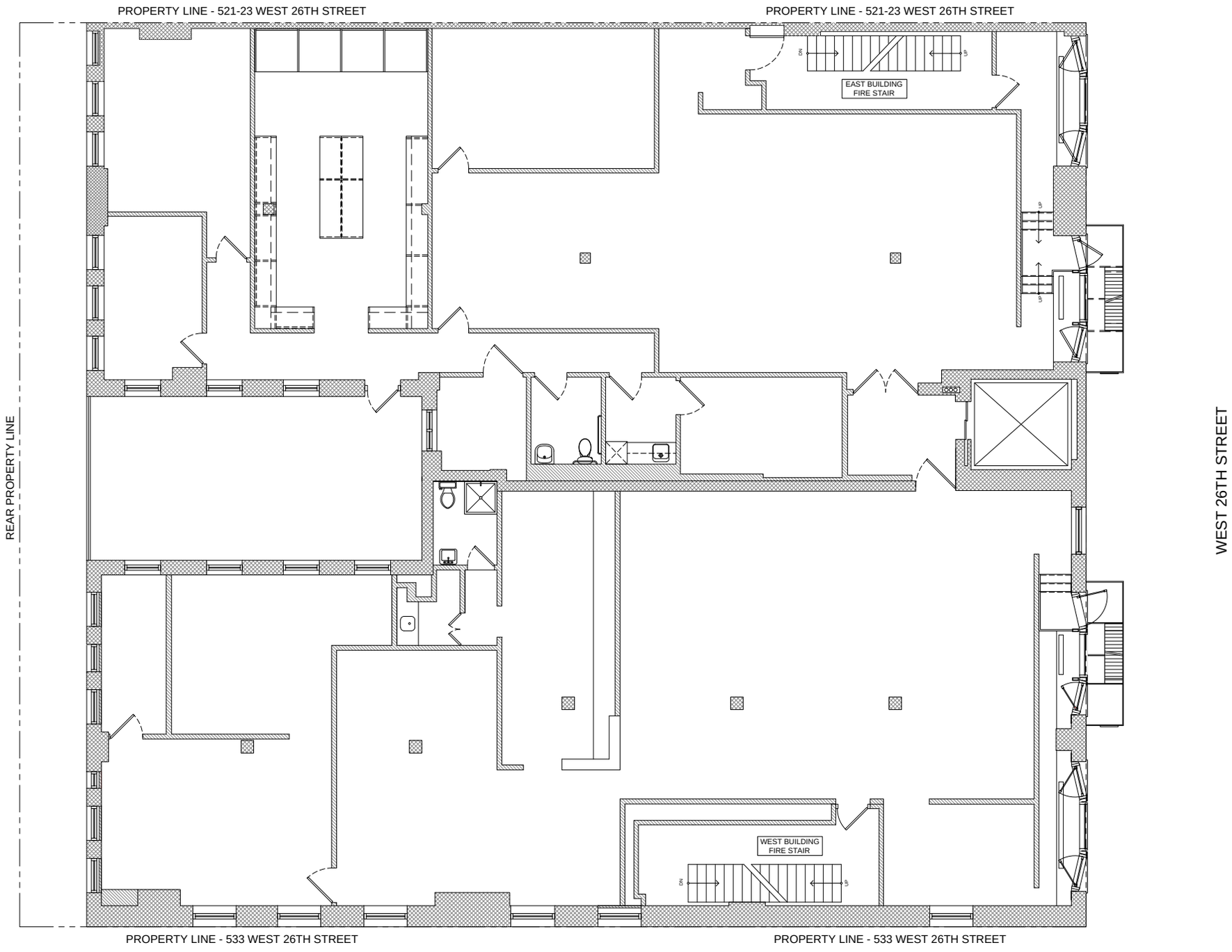
PROPOSED FLOOR PLANS - SECOND FLOOR



01 CONSTRUCTION PLAN - SECOND FLOOR
SCALE: 3/16"=1'-0"

N

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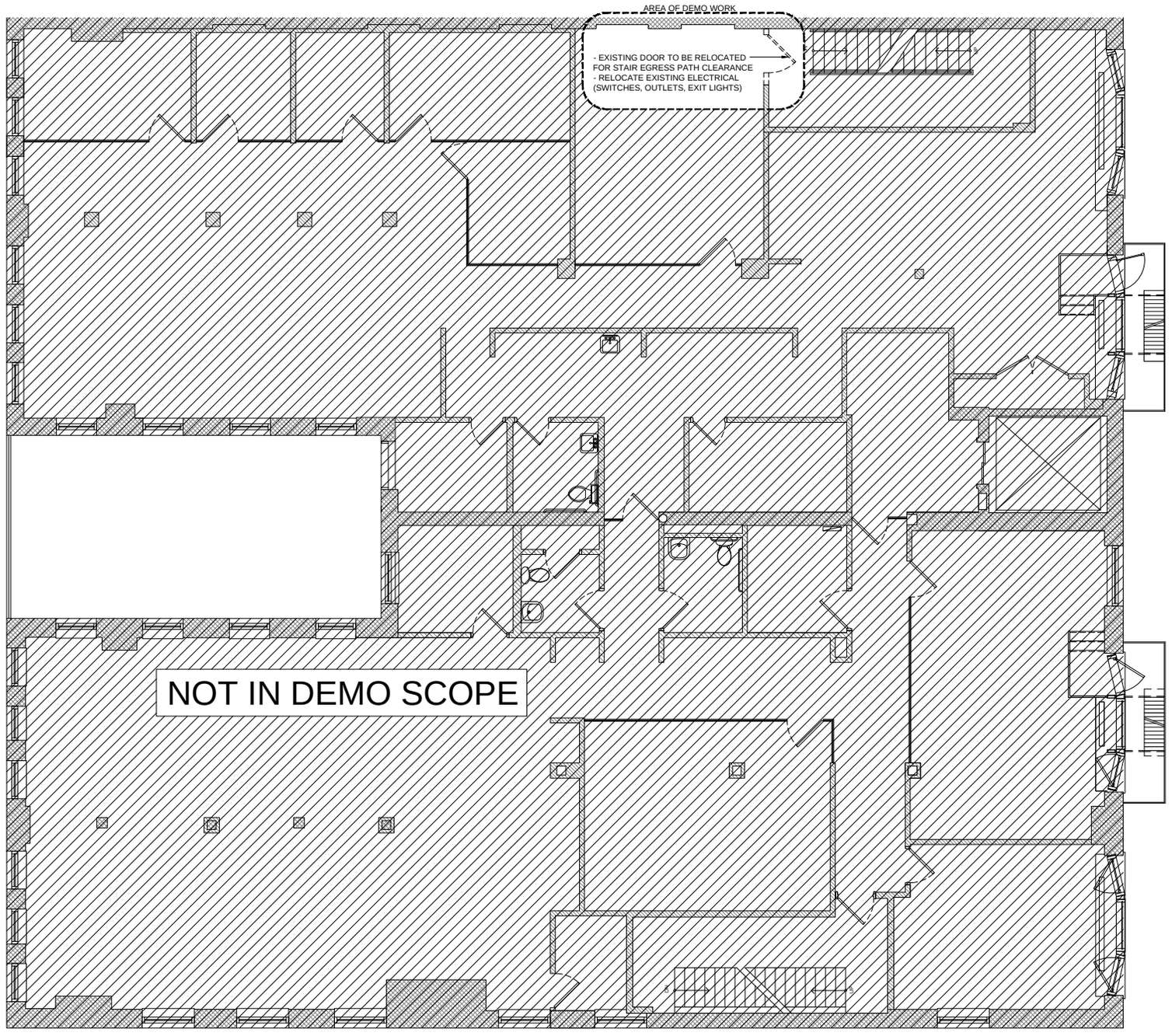
EXISTING FLOOR PLANS - THIRD FLOOR



01 DEMOLITION PLAN - THIRD FLOOR
SCALE: 3/16"=1'-0"

N

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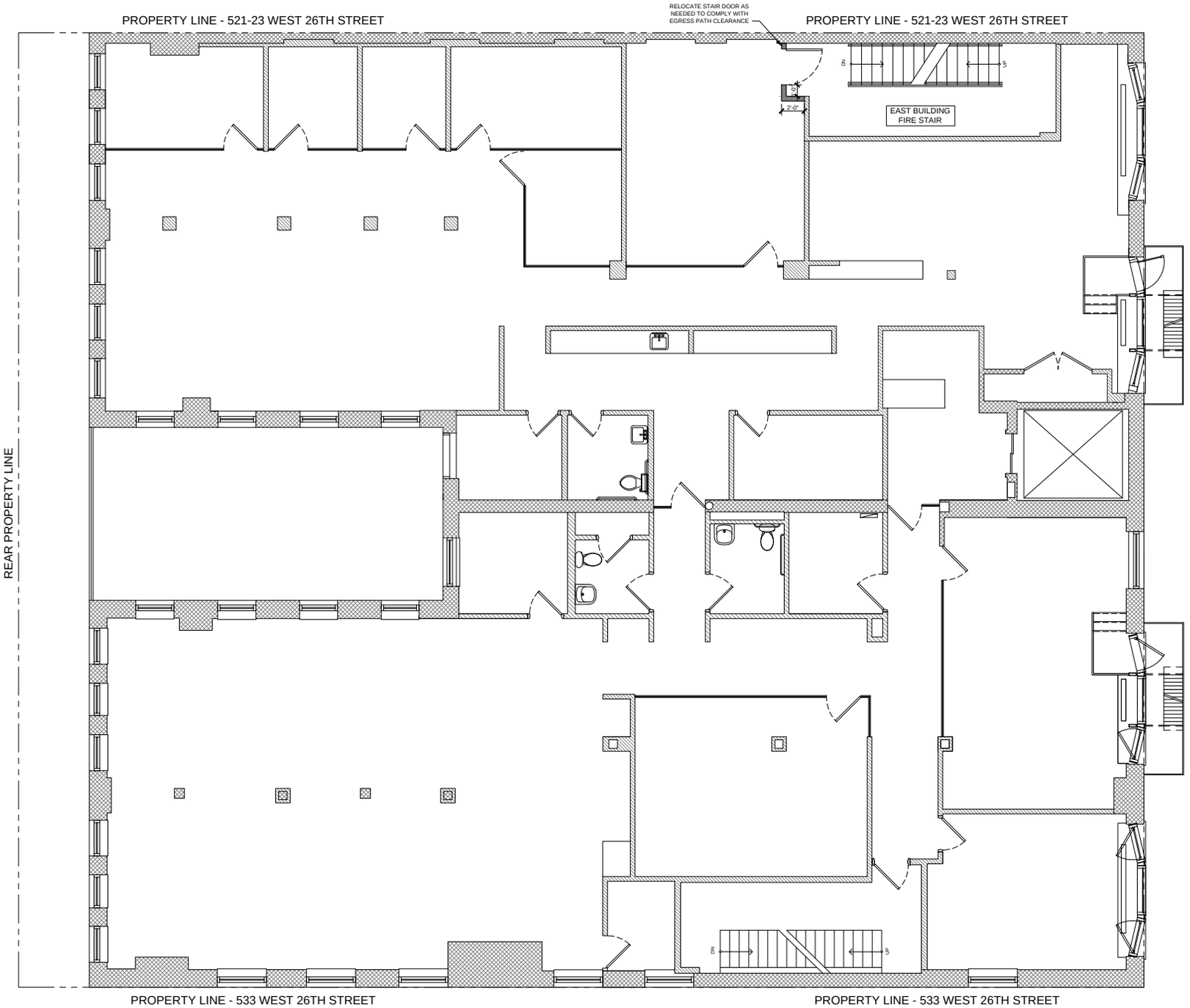
PROPOSED FLOOR PLANS - THIRD FLOOR



01 CONSTRUCTION PLAN - THIRD FLOOR
SCALE: 3/16"=1'-0"

N

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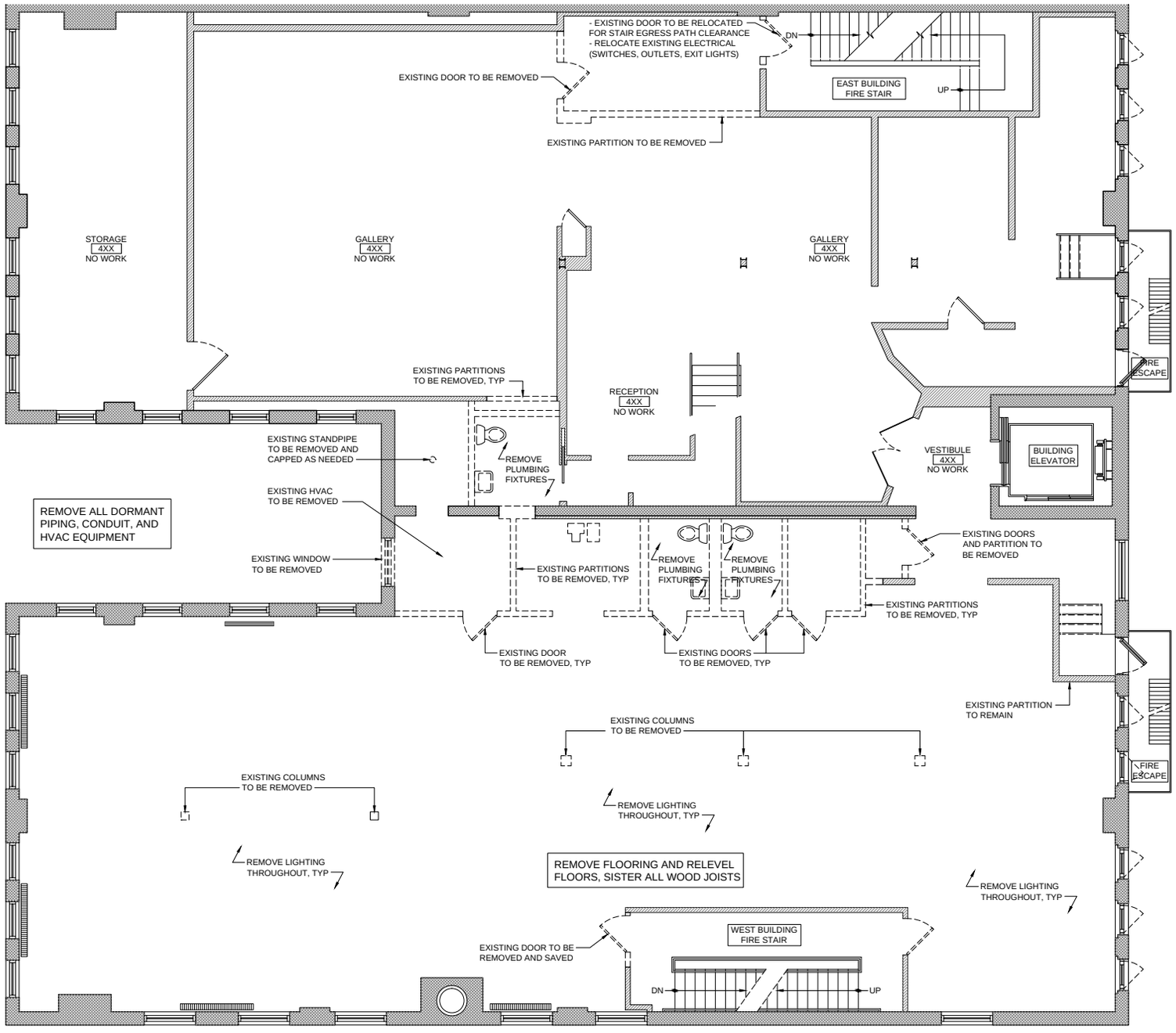
EXISTING FLOOR PLANS - FOURTH FLOOR



01 DEMOLITION PLAN - FOURTH FLOOR
SCALE: 3/16"=1'-0"

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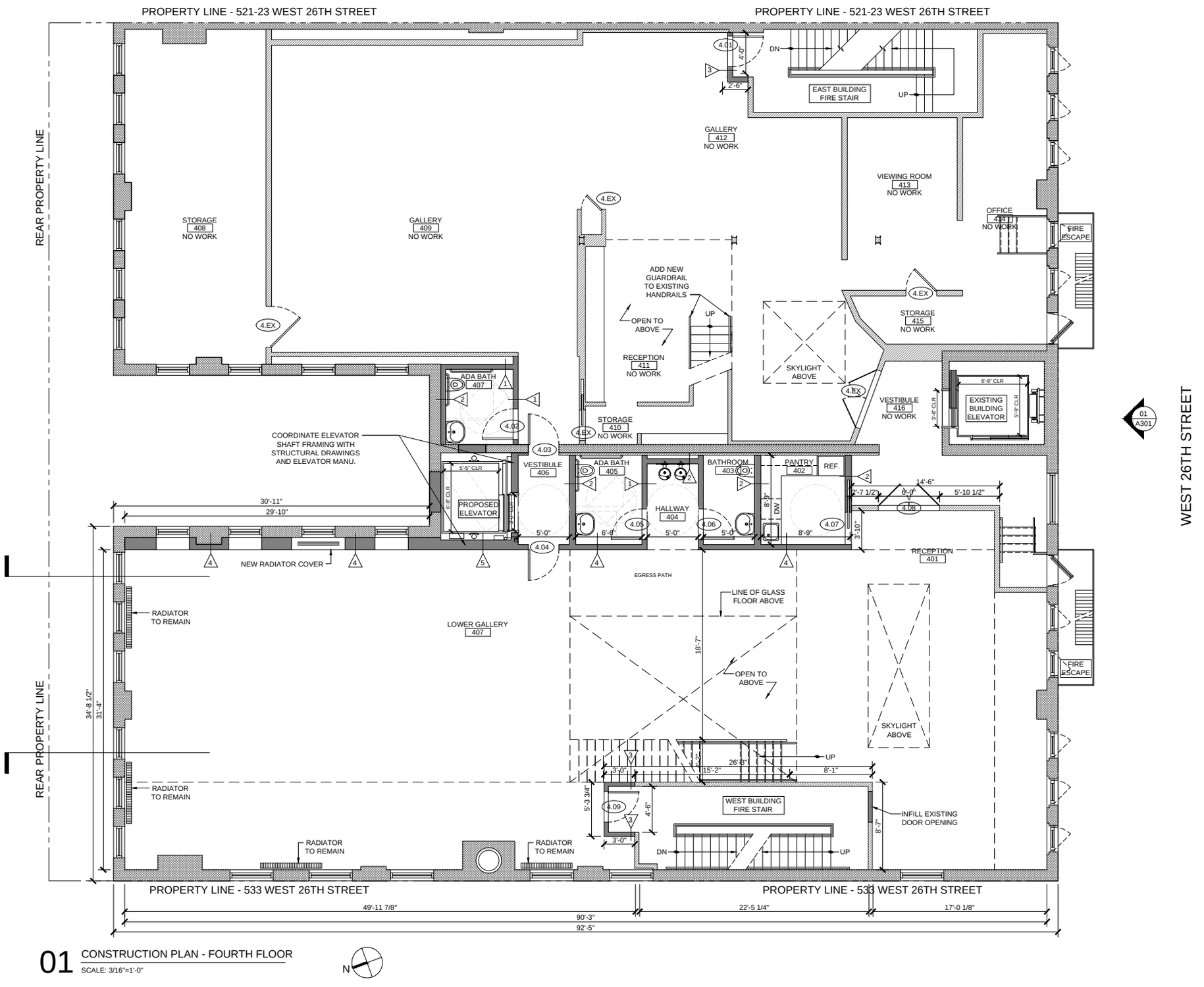
PROPOSED FLOOR PLANS - FOURTH FLOOR



01 CONSTRUCTION PLAN - FOURTH FLOOR
SCALE: 3/16"=1'-0"

N

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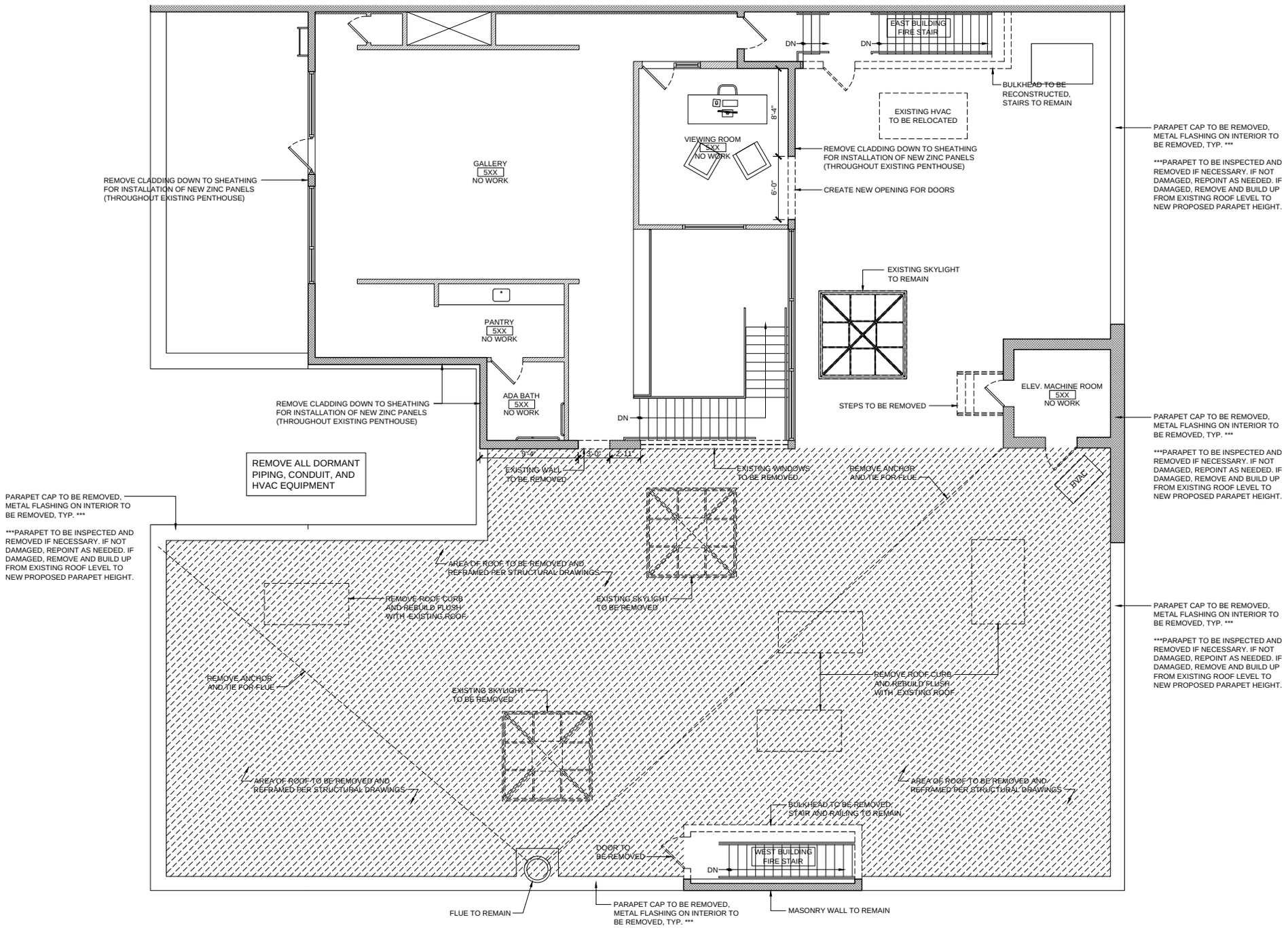
EXISTING FLOOR PLANS - FIFTH FLOOR



01 DEMOLITION PLAN - FIFTH FLOOR
SCALE: 3/16"=1'-0"

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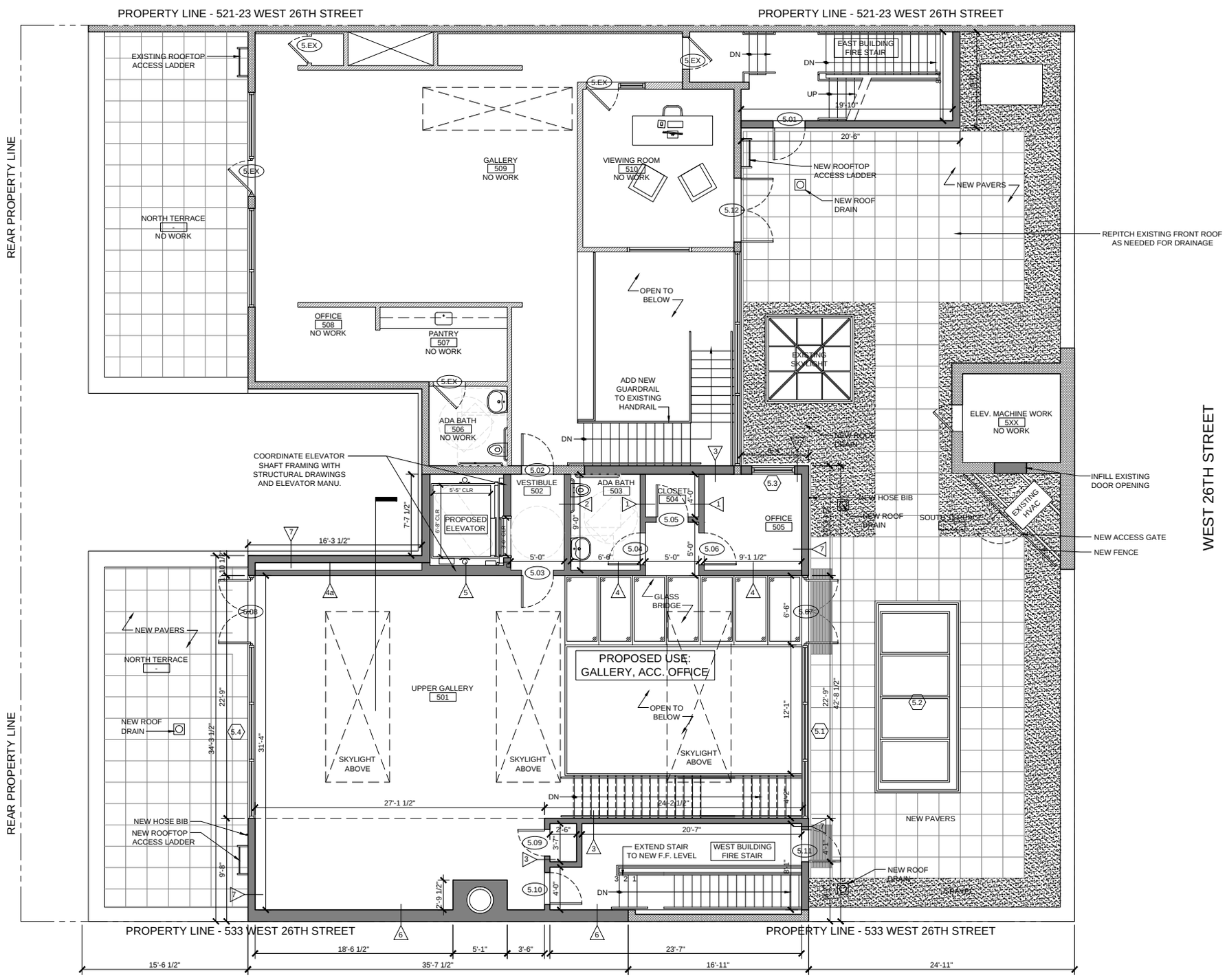
PROPOSED FLOOR PLANS - FIFTH FLOOR



01 CONSTRUCTION PLAN - FIFTH FLOOR
SCALE: 3/16"=1'-0"

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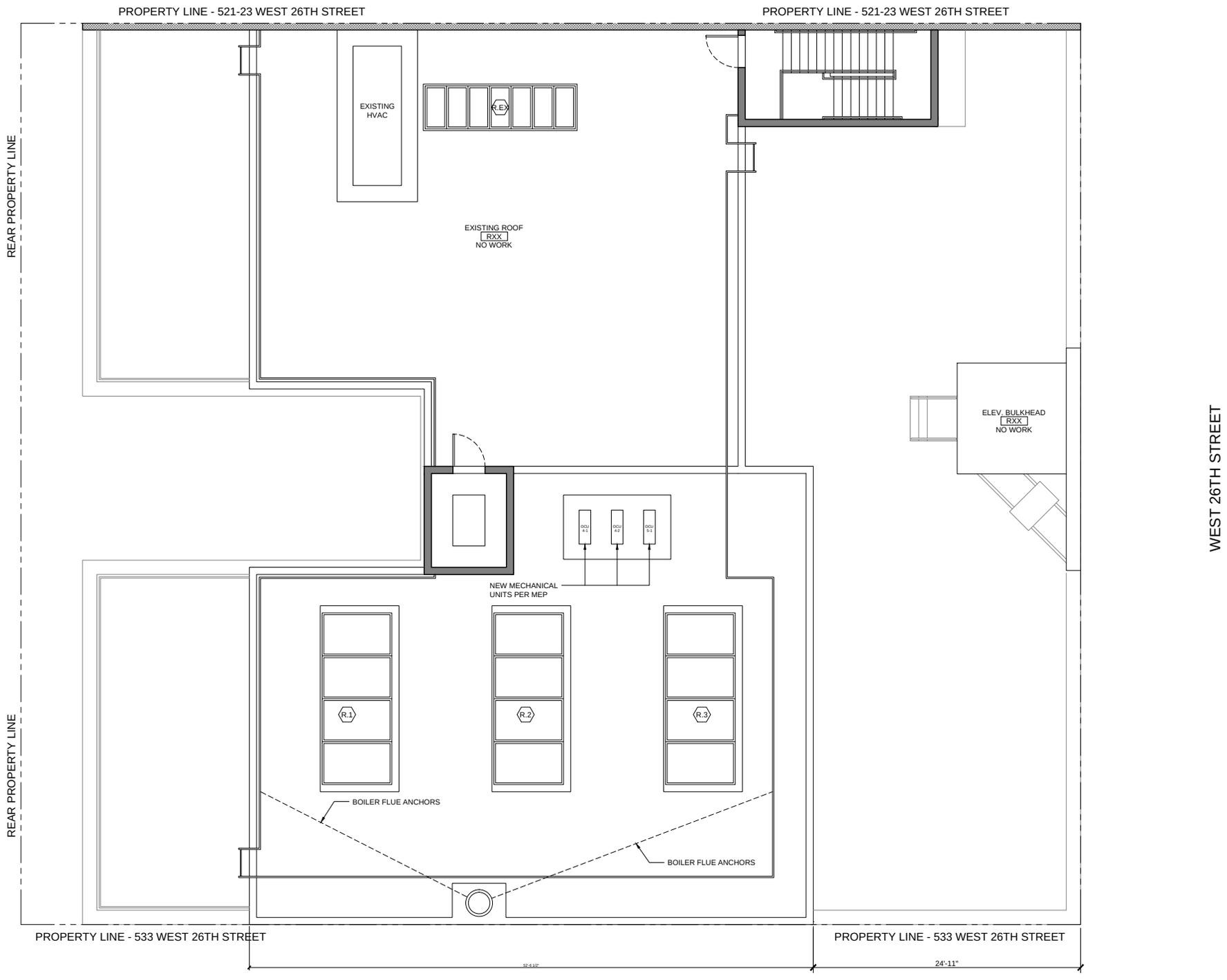
PROPOSED FLOOR PLANS - ROOF LEVEL



01 CONSTRUCTION PLAN - ROOF LEVEL
SCALE: 3/16"=1'-0"

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