Landmark Preservation Commission
Public Hearing Presentation

February 20th, 2018

Presented to the Community Board 6 on February 6th, 2018

Project: 205 E 17th Street
10003 New York, NY
Tax Photo 1940

Existing Front Facade

Designation Photo

Existing Conditions
Existing Entry Conditions
1. **LPC - EXISTING FRONT ELEVATION WITH CONTEXT**

- 1/8" = 1'-0"

2. **LPC - PROPOSED FRONT ELEVATION WITH CONTEXT**

- 1/8" = 1'-0"

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02/20/2018

Fractal Construction LLC

Existing & Proposed Front Elevations with Context

1/8" = 1'-0"
NEW POWERED OPEN FOR ADA ACCESS, MATCHING EXISTING GLASS & STEEL DOOR DETAILS

NEW STAIRS

NEW ADA LIFT

NEW RAILING TO BE PAINTED IN BLACK

REPAINT EXISTING WINDOW BARS

KEEP EXISTING DOOR

KEEP EXISTING WINDOW BARS

REMOVE WINDOW AND BARS AND PREPARE OPENING FOR NEW DOOR

REMOVE EXISTING HATCH

REPAIR WINDOW BARS

KEEP & REPAIR WINDOW BARS

DEMOLISH EXISTING STAIRS & WALL

EXCAVATE CONCRETE SIDEWALK DOWN

REPAIR BROWNSTONE

REMOVE EXISTING HATCH

EXISTING DOOR & REPAIR

207 E 17TH STREET

STOOP

7'-0"

5'-0"

3'-11"

23'-0"

7'-10"

5'-3"

8'-10"

207 E 17TH STREET

STOOP

7'-0"

5'-0"

3'-11"

23'-0"

7'-10"

5'-3"

8'-10"

207 E 17TH STREET

STOOP

7'-0"

5'-0"

3'-11"

23'-0"

7'-10"

5'-3"

8'-10"
1. LPC - PROPOSED NEW ENTRY DOOR

3/4" = 1'-0"

BALDWIN HARDWARE
MADISON HANDLE
BLACK SATIN

NEW OUTDOOR LED
LIGHTING WITH MOTION
SENSOR BLACK FINISH

STEEL FRAME, RAILING AND HANDI-
LIFT PAINT BLACK RAL 9017

NEW DOOR TO BE DONE BY SPIRIT
IRON WORK.

EXISTING ENTRY DOOR

EXISTING DOOR NUMBER TO KEEP & LIGHTING
FIXTURE TO BE REMOVED & REPLACED WITH
MATCHING ONE

EXISTING DOOR HARDWARE TO BE REMOVED
& REPLACED WITH NEW ONE
NEW LIFT XPRESS II
GARAVENTA LIFT
NEW RAILING BEHIND
1'-6"
NEW SLOPPED CONCRETE SLAB WITH DRAIN
NEW CONCRETE PAVERS
NEW CONCRETE STAIRS
NEW CONCRETE PAVERS LEVELED
NEW SLOPPED CONCRETE SLAB WITH DRAIN
NEW HANDI-LIFT GARAVENTA LIFT XPRESS III
PLATFORM SIZE 27 1/2" X 29 1/2"
NEW POWER OPEN DOOR FOR ADA ACCESS MATCHING EXISTING ENTRY DOOR STEEL & GLASS
NEW RAILING
PROPERTY LINE
LIFT CLOSED
GARAVENTA LIFT - XPRESS II
STAR LIFT INCLINED PLATFORM LIFT FOR STRAIGHT STAIRWAYS COLOR COATING BLACK MATCHING RAILING & DOORS
PLATFORM SIZE: 31-1/2" X 49-1/4"
SURFACE MOUNTED
PAINTED IN BLACK RAL 9017

PROPOSED - ADA ACCESS LIFT PLAN1
1/2" = 1'-0"

PROPOSED - ADA ACCESS LIFT SECTION2
1/2" = 1'-0"

PROPOSED - ADA ACCESS LIFT ELEVATION NORTH SECTION
1/2" = 1'-0"

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Proposed Handi-lift
1/2" = 1'-0"

Fractal Construction LLC
UPPER LANDING

LOWER LANDING

1/2" = 1'-0"

PROPOSED - ADA ACCESS LIFT ELEVATION UP

PROPOSED - ADA ACCESS LIFT ELEVATION DOWN

PROPOSED - ADA ACCESS LIFT ELEVATION NOT IN USE

GARAVENTA LIFT XPRESS II

Proposed Handi-Lift Operating

1/2" = 1'-0"
1 LPC - PROPOSED RAILING FRONT ENTRANCE
1/4" = 1'-0"

2 LPC - RAILING PROFILE
1 1/2" = 1'-0"

3 LPC - RAILING SECTION
1 1/2" = 1'-0"

17TH STREET EXISTING HISTORICAL RAILINGS

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Proposed Front Railing As Indicated

Fractal Construction LLC
Existing & Proposed Basement Exit

1/8" = 1'-0"

1. **EXISTING - 00 BASEMENT PLAN**
   - 2 EGRESS:
     - 1 IN FRONT
     - 1 IN THE BACK TO THE TERRACE

2. **PROPOSED - 00 BASEMENT**
   - 3 ACCESS, 1 EGRESS:
     - 1 ACCESS & EGRESS IN FRONT
     - 1 ACCESS IN THE BACK TO THE ENCLOSED TERRACE
     - 1 ACCESS IN FRONT WITH ADA LIFT

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**PROPERTY LINE**

**201 E 17TH STREET**

**92'-0"**

**EAST 17TH STREET**

**207 E 17TH STREET**

**VESTIBULE 45 SF**

**FOYER 144 SF**

**EXISTING STORE 763 SF**

**EXISTING DWELLING 488 SF**

**BACKYARD TERRACE 294 SF**

**NEW DOCTOR OFFICE 1 293 SF**

**NEW DOCTOR OFFICE 2 203 SF**

**NEW ADA BATH. 68 SF**

**ENTRY DOOR W/ ACCESSIBLE SIGNAGE**

**DOOR W/ ACCESSIBLE SIGNAGE**

**ENTRY 1 TO BACKYARD**

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Existing & Proposed Basement Exit

1/8" = 1'-0"