VILLAGE COMMUNITY SCHOOL

272 WEST 10TH STREET, NEW YORK, NEW YORK 10014
CERTIFICATE OF APPROPRIATENESS APPLICATION NO. LPC-19-31392

LANDMARKS PRESERVATION COMMISSION
NOVEMBER 27, 2018
SCALE OF OPENINGS
VIEW ALONG WEST 10TH FROM THE EAST

PREVIOUSLY PROPOSED

REVISED
PREVIOUSLY PROPOSED
WINDOW SIZE: 14'-10" H  22'-1" W

REVISED
WINDOW SIZE:  14'-10" H   12'-9" W
SCALE OF OPENINGS
VIEW OF ENTRY AND HYPHEN

PREVIOUSLY PROPOSED

REVISED
BASE ARTICULATION
MASONRY PATTERNING

EXISTING BRICK MASONRY + ‘BROWNSTONE’ BANDING
BASE ARTICULATION
MASONRY PATTERNING

GREENWICH STREET ELEVATION

PREVIOUSLY PROPOSED

REVISED
PROPOSED FACADE MATERIALS

BASE BRICK MASONRY MOCKUP

BASE BRICK MASONRY SAMPLE BOARD

ACCENT WINDOW SURROUNDS
BRASS FINISH STAINLESS STEEL

BRICK MASONRY
TO MATCH HISTORIC ADJACENT
RUNNING BOND

WINDOW MULLIONS
PAINTED METAL MULLION

GROUND FLOOR MASONRY
RECESS BANDED AS
EXISTING HISTORIC ADJACENT

WATERCOURSE BAND
GRANITE MASONRY
BASE ARTICULATION
VIEW OF FIRST FLOOR AT WEST 10TH AND GREENWICH STREETS

PREVIOUSLY PROPOSED

REVISED PROPOSAL
BASE ARTICULATION
EXPERIENCE OF GROUND FLOOR

GREENWICH STREET LOOKING SOUTH

WEST 10TH LOOKING EAST

WEST 10TH AND GREENWICH INTERSECTION LOOKING SOUTHWEST
SOUTH LOT LINE NEIGHBORING FACADE

PARTY WALL
LOT LINE CONDITION
HISTORIC TRANSOM GRILLES
PROPOSED RE-INSTALL

EXISTING GRILLES @ WEST 10TH STREET

ENTRY LOBBY ELEVATION LOOKING WEST

PROPOSED RE-LOCATION TO FIRST FLOOR LOBBY

EXISTING GRILLES @ WEST 10TH STREET

ENTRY LOBBY ELEVATION LOOKING WEST

PROPOSED RE-LOCATION TO FIRST FLOOR LOBBY

BUILDING SPECIFICATIONS:

- **61 SF** Water Service Room (WTR SRV)
- **38 SF** Storage (STOR)
- **183 SF** Office
- **93 SF** Office
- **52 SF** Office
- **1,539 SF** Lunch Room
- **800 SF** Kitchen
- **97 SF** Women's Washroom (W WC)
- **89 SF** Men's Washroom (M WC)
- **26 SF** Storage
- **11 SF** Janitor (JC)
- **92 SF** Garbage
- **574 SF** Courtyard
- **953 SF** Mezzanine
- **32 SF** Coats
- **15 SF** Storage
- **35 SF** Storage
- **25 SF** Storage
- **860 SF** Entry Lobby
- **110 SF** Vestibule
- **440 SF** Auditorium Lobby
- **615 SF** Lunch Room Lobby

**NOTES:**

1. Interior layout as shown shall be substantially complied with, and all exits shall be approved by DOB.
2. Maximum occupant load per floor/space shall be as approved by DOB.
3. Existing buildings fully sprinklered. Expansion to be fully sprinklered, with standpipes at every egress stair.

EXISTING BUILDING ELEVATION:

- **EXISTING STAIR G** meets the required width for an accessible stair per NYC Building Code.
- **NEW STAIR K** to be an accessible stair per NYC Building Code.
- **NEW STAIR M** to be an accessible stair per NYC Building Code.
EXISTING 2003 SCHOOL BUILDING

EXISTING ELEVATOR PROVIDES ACCESSIBLE ACCESS TO ALL CELLAR SPACES OF 1886 BUILDING AND ALL BASEMENT SPACES OF 2003 BUILDING

NEW LIFT CONTINUES ACCESSIBLE ACCESS DOWN TO LOWER LEVEL OF PROPOSED CELLAR GYM

ALL NEW RESTROOMS MEET ADA / ANSI A117.1 STANDARDS

NEW STAIR M TO BE AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR G MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR A MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR K TO BE AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR F MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR C MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR D MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR H MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR E MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

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EXISTING 2003 SCHOOL BUILDING | EXISTING 1886 SCHOOL BUILDING

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EXISTING ELEVATOR PROVIDES ACCESSIBLE ACCESS TO 3RD FLOOR

NEW STAIR L TO BE AN ACCESSIBLE STAIR PER NYC BUILDING CODE

EXISTING STAIR A MEETS THE REQUIRED WIDTH FOR AN ACCESSIBLE STAIR PER NYC BUILDING CODE

PROPOSED 3RD FLOOR PLAN

3/64" = 1'-0"
EXISTING 2003 SCHOOL BUILDING

EXISTING 1886 SCHOOL BUILDING

OUTDOOR PLAY AREA

1786 SF

36 SF

W WC

21 SF

STOR

15 SF

STOR

PROPOSED 2020 EXPANSION

69' - 4"

17' - 2 1/2"

69' - 3"

33' - 6 1/2"

20' - 8 1/2"

28' - 9 3/4"

65' - 7 1/4"

31' - 1"

26' - 10 1/4"

14' - 10 1/4"

26' - 11 1/2"

43' - 7"

PROPOSED ROOF PLAN

3/64" = 1'-0"
PROPOSED CONDITIONS

PERMITTED

PROPOSED
BASE ARTICATION
TRANSPARENCY | EXISTING VS. PROPOSED

2020 EXPANSION

1886 HISTORIC BUILDING

2003 ADDITION

WEST 10TH STREET [NORTH] ELEVATION

GREENWICH STREET [EAST] ELEVATION

2003 ADDITION

WASHINGTON STREET [WEST] ELEVATION

BASE GLAZING COMPARISON:

2003 BASE = 30.2% GLAZED @ NORTH ELEVATION
= 11.1% GLAZED @ EAST ELEVATION
= 20.65% GLAZING AVERAGE

1886 BASE = 12.5% GLAZED @ NORTH ELEVATION

2020 BASE = 33.8% GLAZED @ NORTH ELEVATION
= 32.6% GLAZED @ EAST ELEVATION
= 33.2% GLAZING AVERAGE