

166 DUANE STREET

ROOF & TERRACE RECONSTRUCTION

WALTER B. MELVIN ARCHITECTS, LLC

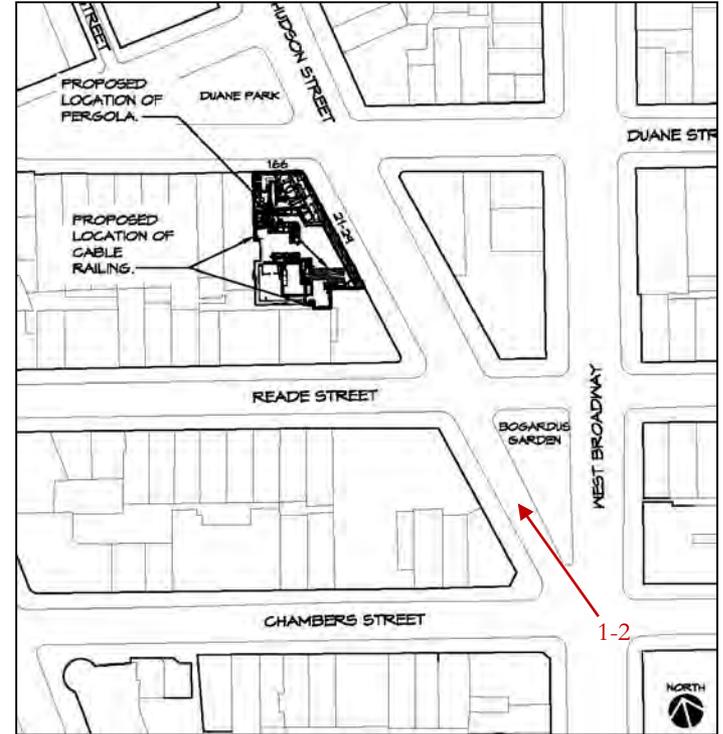
COMMUNITY BOARD 1
LANDMARKS COMMITTEE MEETING
AUGUST 4TH, 2016



PERGOLA VISIBILITY/MOCKUP



1) VIEW FROM SE CORNER OF CHAMBERS & WEST BROADWAY



SITE PLAN

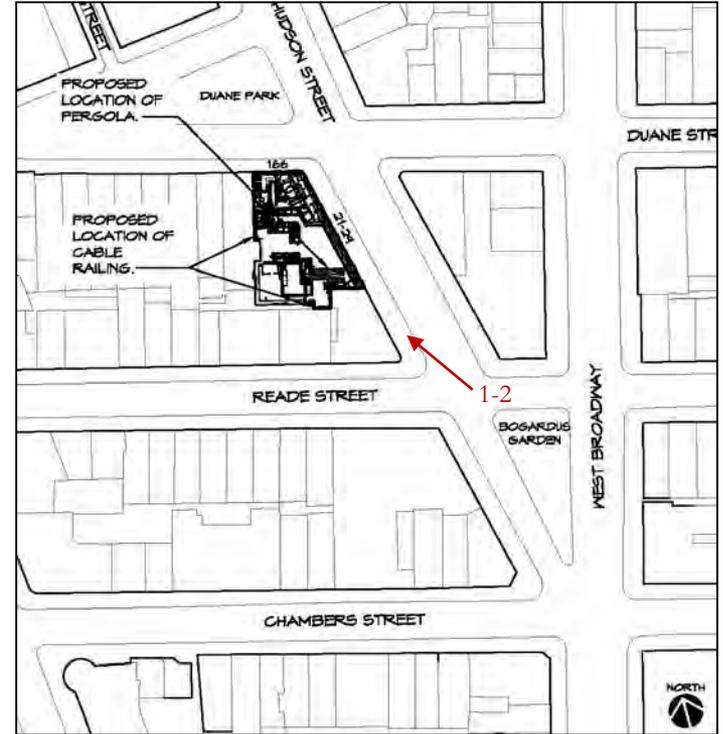


2) ENLARGED VIEW OF PHOTO 1

PERGOLA VISIBILITY/MOCKUP



1) VIEW FROM SE CORNER OF READE & HUDSON (PERGOLA NOT VISIBLE)

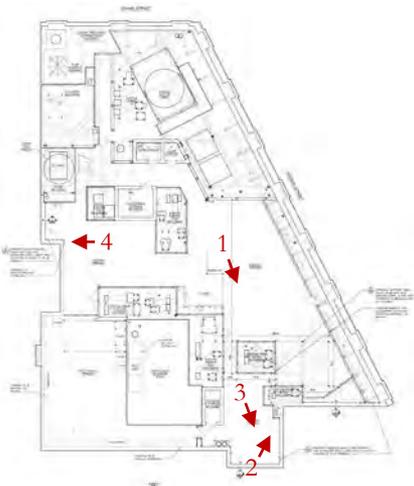


SITE PLAN

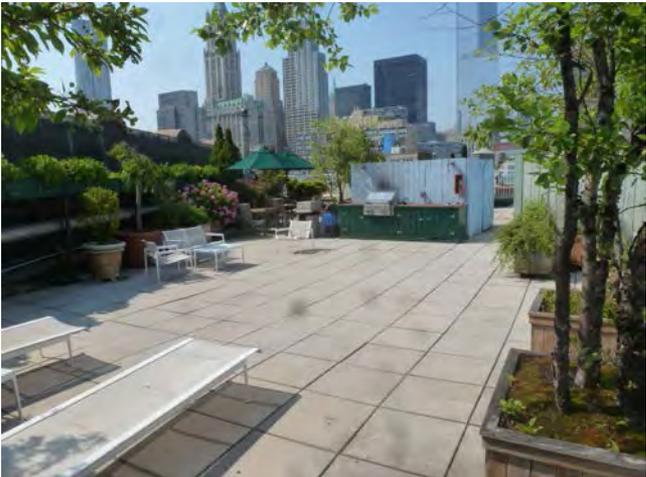


2) ENLARGED VIEW OF PHOTO 1

EXISTING COMMON ROOF TOP TERRACE



KEY PLAN



1) LOCATION OF PROPOSED PERGOLA



2) LOCATION OF PROPOSED PERGOLA

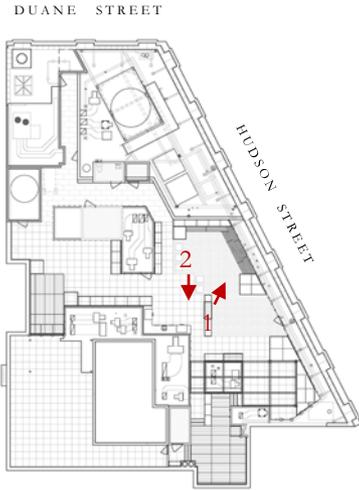


3) LOCATION OF RAILING TO BE REPLACED



4) LOCATION OF RAILING TO BE REPLACED

PROPOSED COMMON ROOFTOP TERRACE WITH PERGOLA & CABLE RAILING



KEY PLAN



1) RENDERING OF PROPOSED COMMON ROOFTOP TERRACE

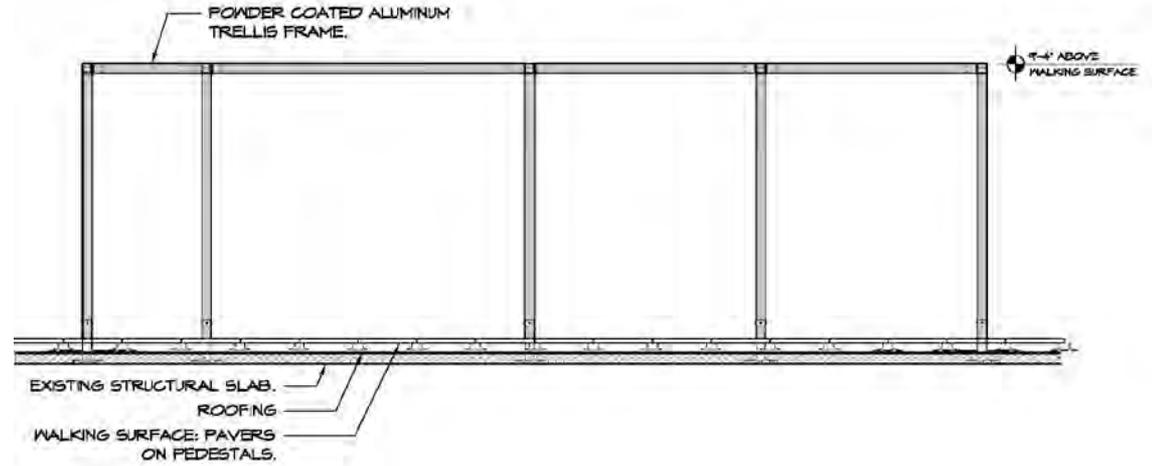


2) RENDERING OF PROPOSED KITCHEN AND PERGOLA

PROPOSED PERGOLA ELEVATION



KEY PLAN



1) PROPOSED PERGOLA, SOUTH ELEVATION

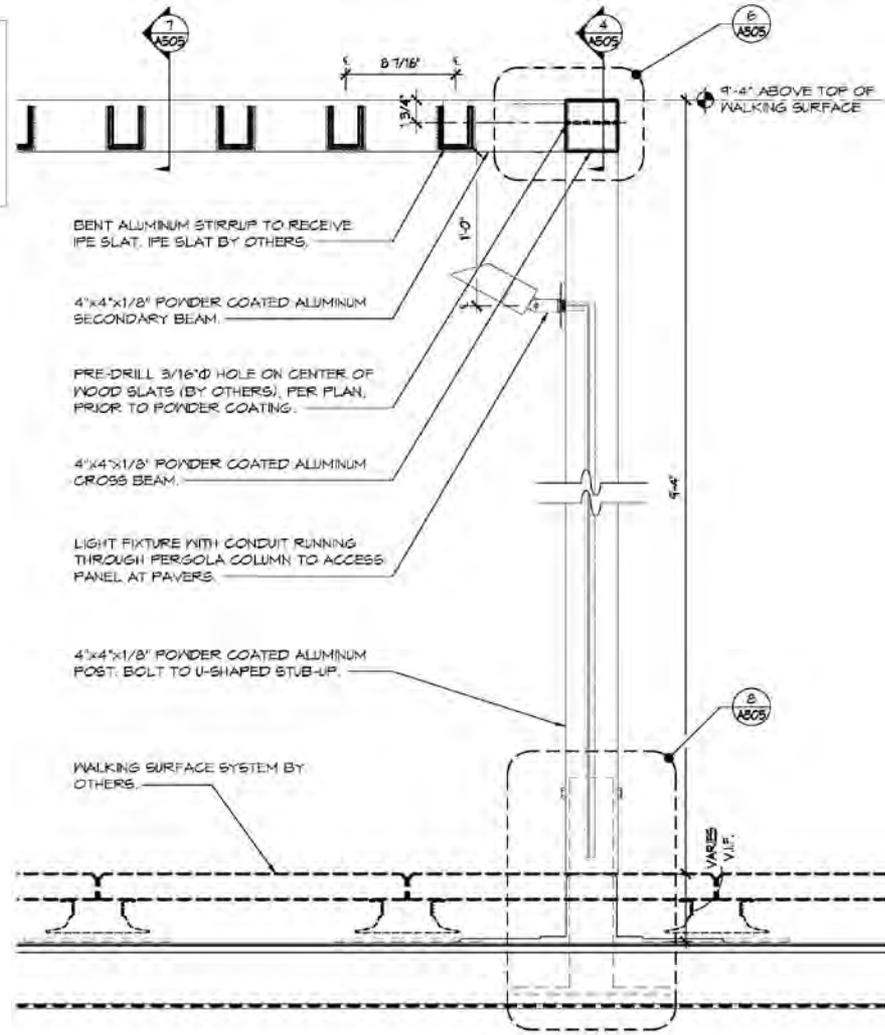
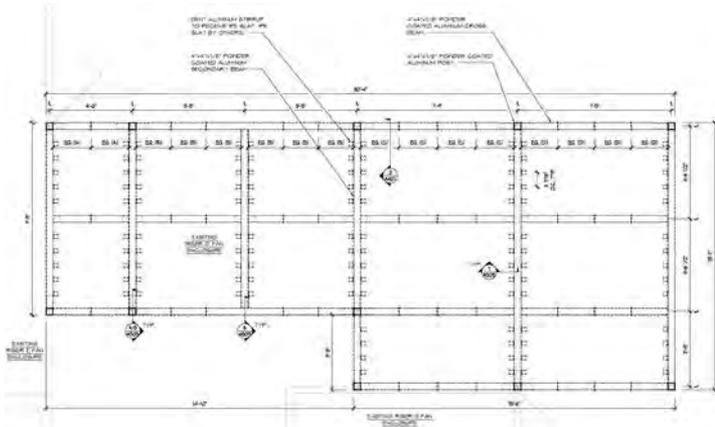


MATAVERDE IPE
DECKING

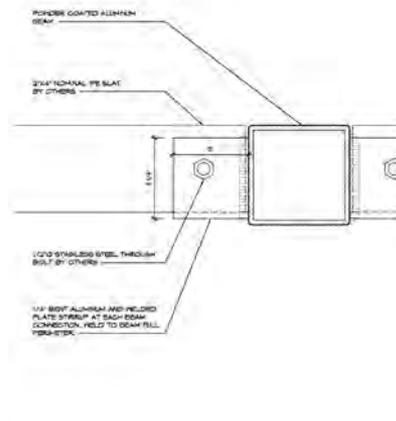
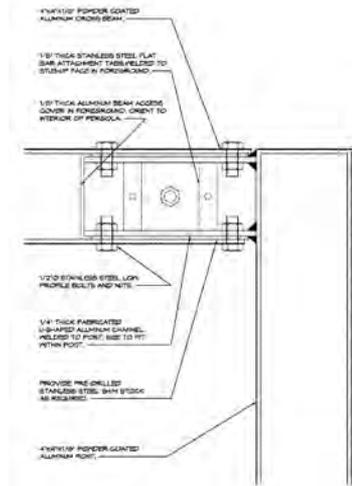


PLANTERWORX "PEWTER"
COATED FINISH

PERGOLA DETAILS



ENLARGED PERGOLA PLAN

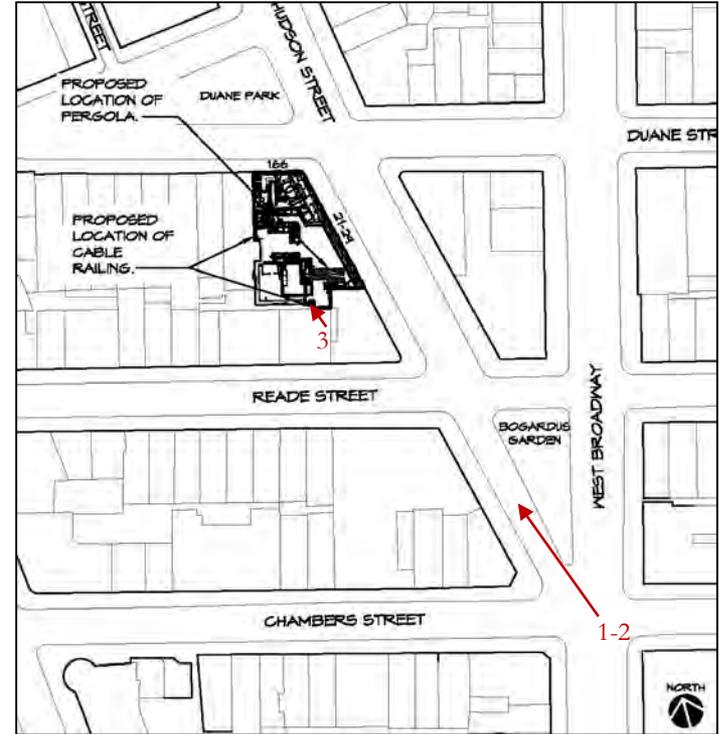


PERIMETER POST AND BEAM SECTION

BEAM AND IPE WOOD SLAT SECTION

PERGOLA SECTION

CABLE RAILING VISIBILITY



SITE PLAN

PROPOSED RAILING
RENDERED IN PHOTOS
(RAILING TO MATCH EXISTING
ADJACENT IN PHOTO 3)



1) VIEW FROM SE CORNER OF
CHAMBERS & WEST BROADWAY



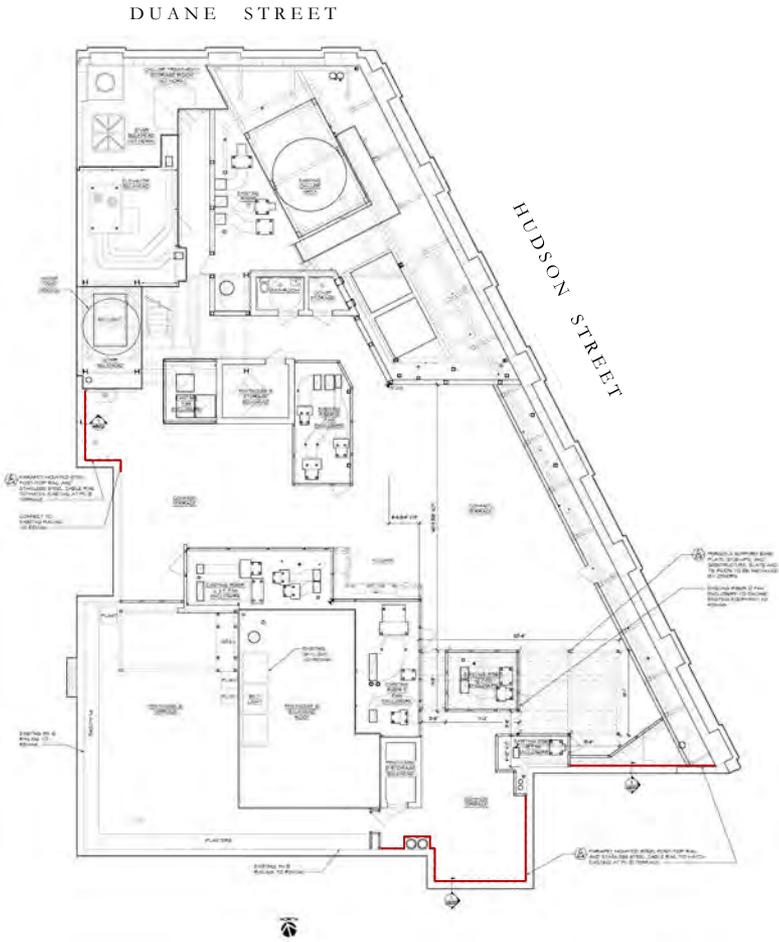
2) ENLARGED VIEW OF PHOTO 1



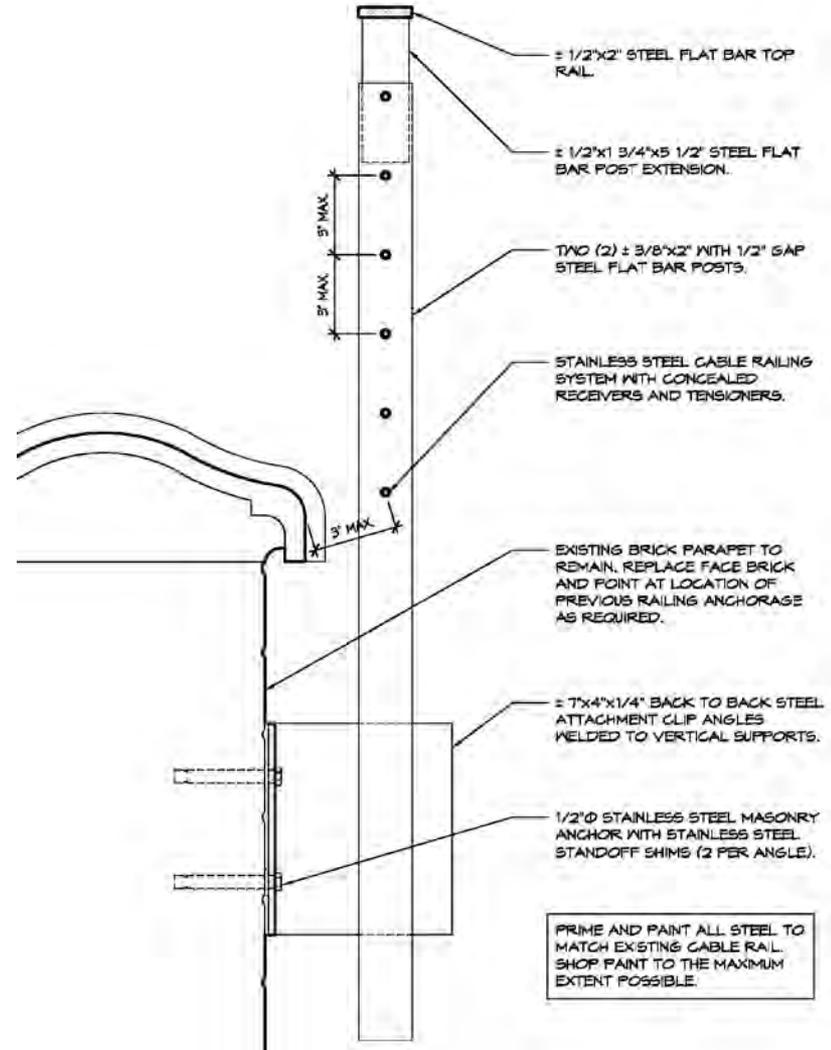
3) VIEW OF EXISTING RAILINGS. NEW TERRACE
RAILING TO MATCH EXISTING ADJACENT.

CABLE RAILING DETAIL

EXISTING		RECONSTRUCTION	
(Symbol)	EXISTING ROOF	(Symbol)	RECONSTRUCTION FLOOR
(Symbol)	EXISTING WALL	(Symbol)	RECONSTRUCTION WALL
(Symbol)	EXISTING WINDOW	(Symbol)	RECONSTRUCTION WINDOW
(Symbol)	EXISTING DOOR	(Symbol)	RECONSTRUCTION DOOR
(Symbol)	EXISTING STAIR	(Symbol)	RECONSTRUCTION STAIR
(Symbol)	EXISTING ELEVATOR	(Symbol)	RECONSTRUCTION ELEVATOR
(Symbol)	EXISTING MECHANICAL	(Symbol)	RECONSTRUCTION MECHANICAL
(Symbol)	EXISTING ELECTRICAL	(Symbol)	RECONSTRUCTION ELECTRICAL
(Symbol)	EXISTING PLUMBING	(Symbol)	RECONSTRUCTION PLUMBING
(Symbol)	EXISTING HVAC	(Symbol)	RECONSTRUCTION HVAC



ROOF PLAN



CABLE RAILING SECTION TO MATCH EXISTING ADJACENT AT PENTHOUSE B TERRACE

PRECEDENT FOR SIMILAR ROOFTOP ACCRETIONS



SIMILAR PERGOLA'S WITHIN HISTORIC DISTRICT

- 1) 22 ERICSSON PLACE
- 2) 124 HUDSON STREET
- 3) 174 DUANE STREET

SIMILAR CABLE RAILING WITHIN HISTORIC DISTRICT

- 4) 73 HUDSON STREET

TRIBECA WEST HISTORIC DISTRICT

22 ERICSSON PLACE



TRIBECA WEST HISTORIC DISTRICT



VIEW FROM NW CORNER OF HUDSON & ERICSSON



ENLARGED PHOTO OF ROOFTOP PERGOLA

124 HUDSON STREET



TRIBECA WEST HISTORIC DISTRICT

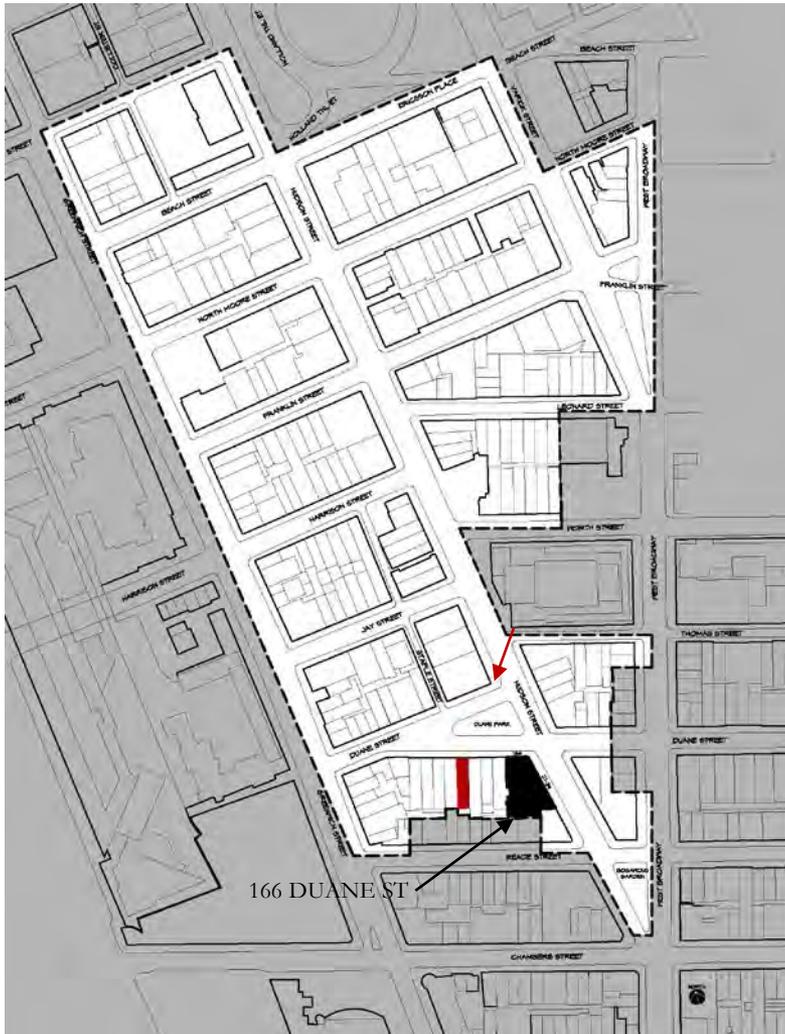


VIEW FROM NW CORNER OF HUDSON & ERICSSON



ENLARGED PHOTO OF TERRACE PERGOLAS

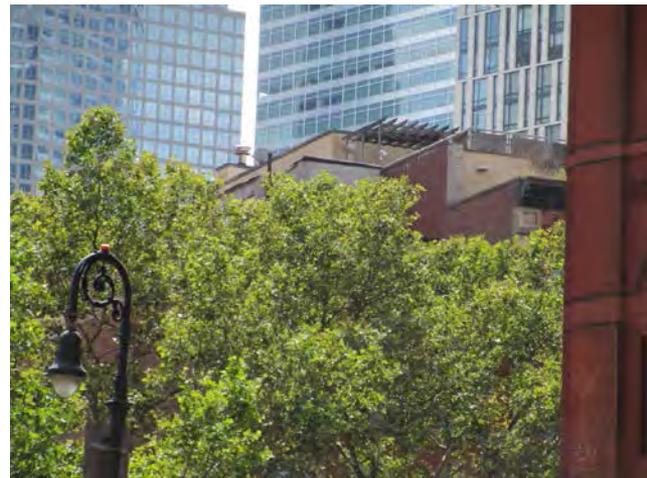
174 DUANE STREET



TRIBECA WEST HISTORIC DISTRICT



VIEW FROM NE CORNER OF HUDSON & THOMAS



ENLARGED PHOTO OF ROOFTOP PERGOLA

73 HUDSON STREET



TRIBECA WEST HISTORIC DISTRICT



VIEW FROM NE CORNER OF HUDSON & LEONARD



ENLARGED PHOTO OF ROOFTOP CABLE RAILING