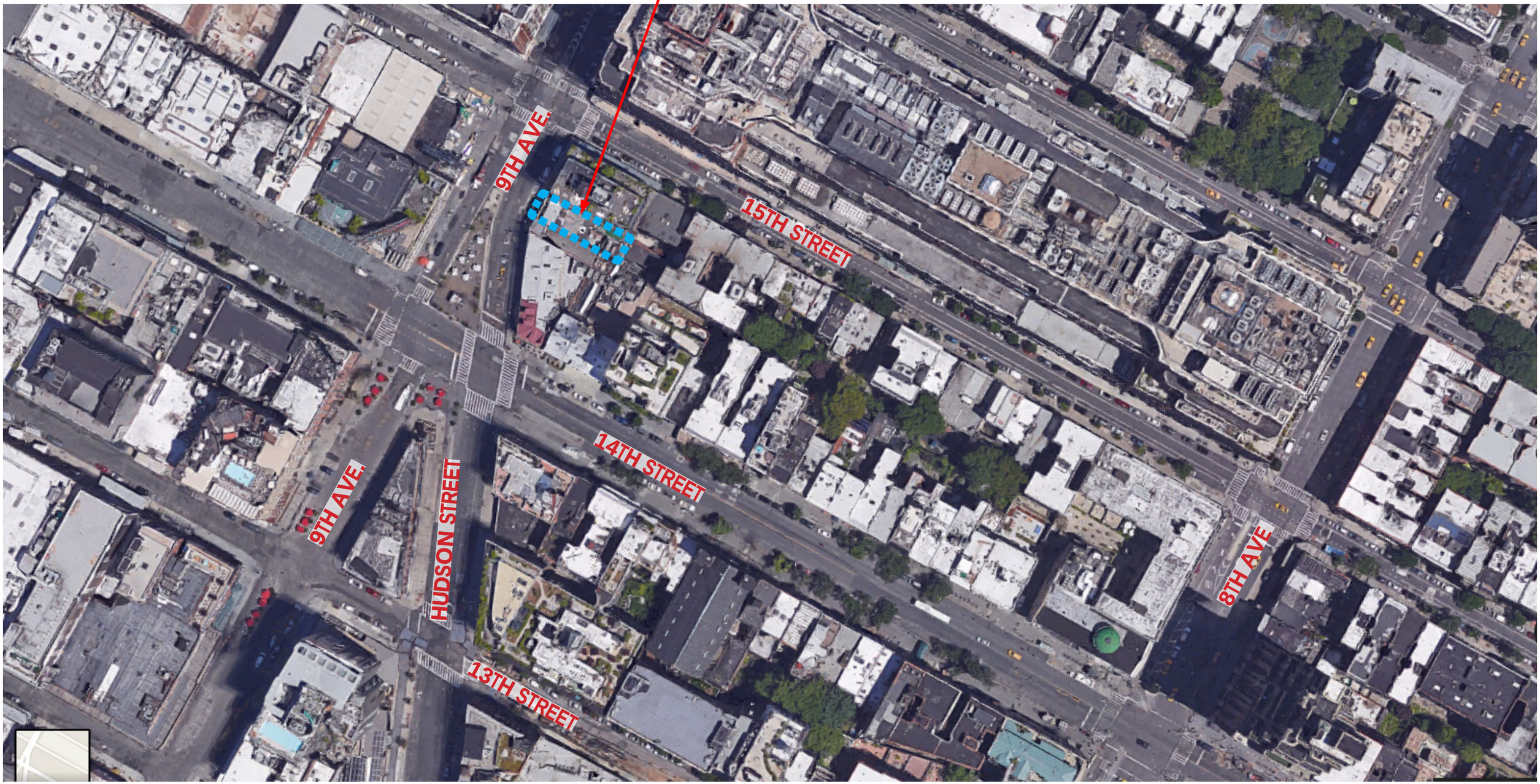
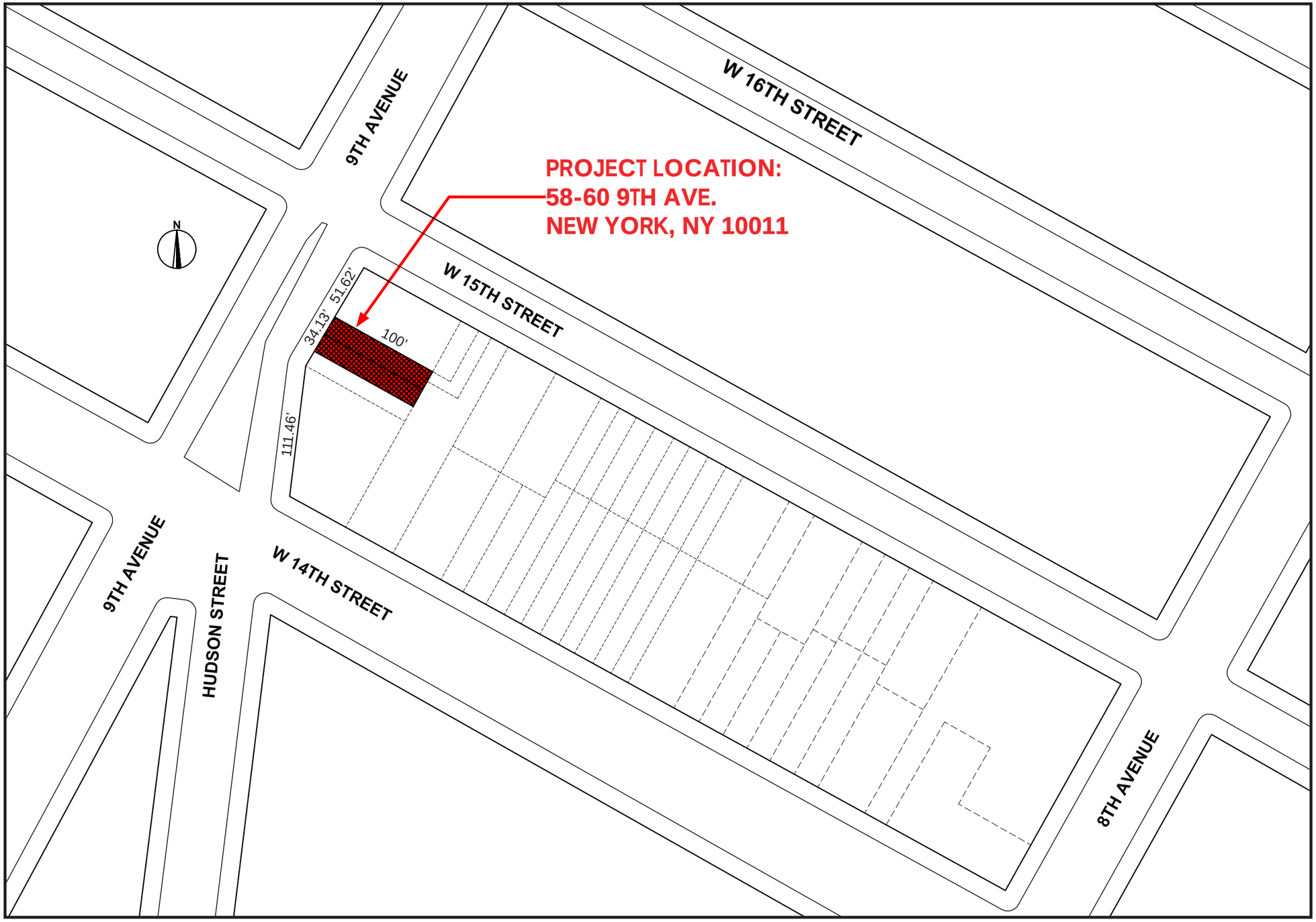
ARCHITECTURE
INTERIORS
LIGHTING
bluarch

58-60 9TH AVE NYC
09 16 2015

58-60 9TH AVE NYC

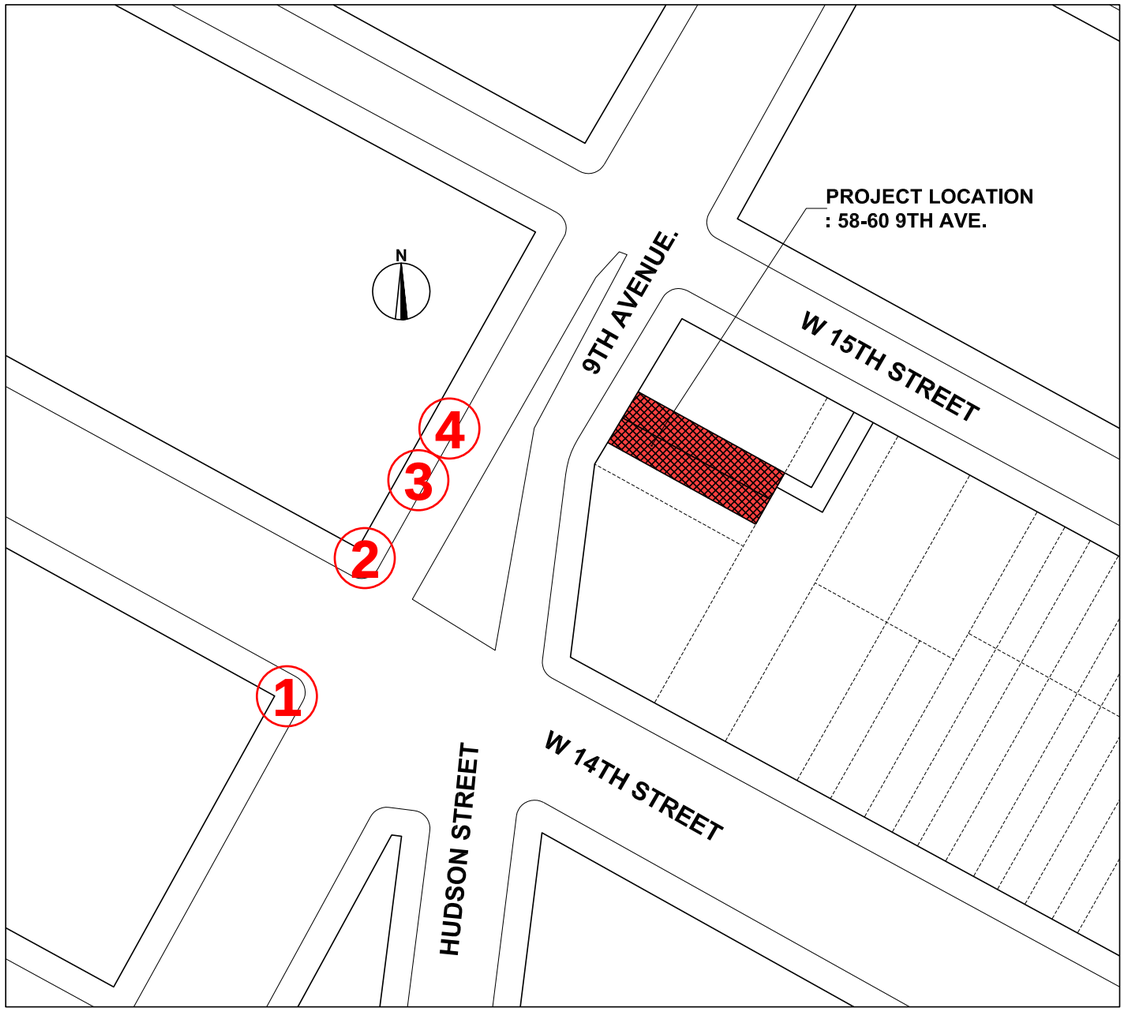



PROJECT LOCATION:
58-60 9TH AVE.
NEW YORK, NY 10011
W 16TH STREET
9TH AVENUE
W 15TH STREET
W 14TH STREET
HUDSON STREET
9TH AVENUE
8TH AVENUE
N
34.13'
51.62'
100'
111.46'

SITE MAP

58-60 9TH AVE NYC

EXISTING FRONT FACADE WITH MOCK-UP



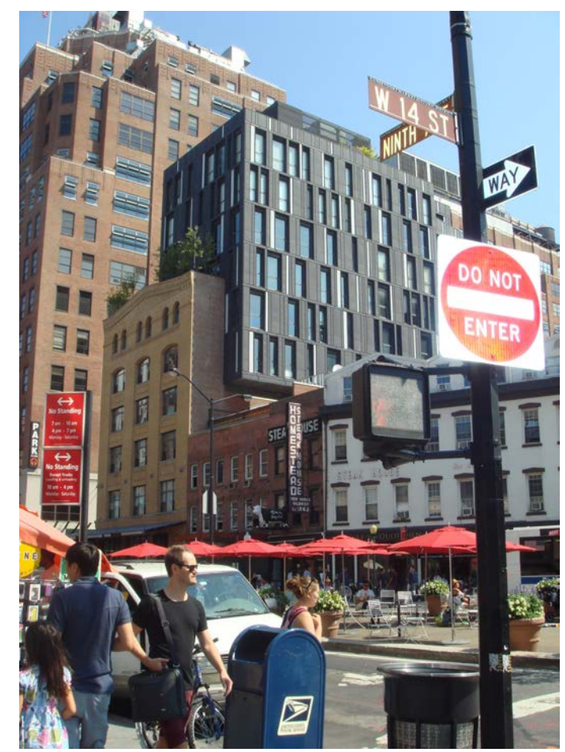
SITE MAP

-ADDITION @ 4TH FLOOR & BULKHEAD TO MATCH EXISTING STUCCO FINISH

3

4

1



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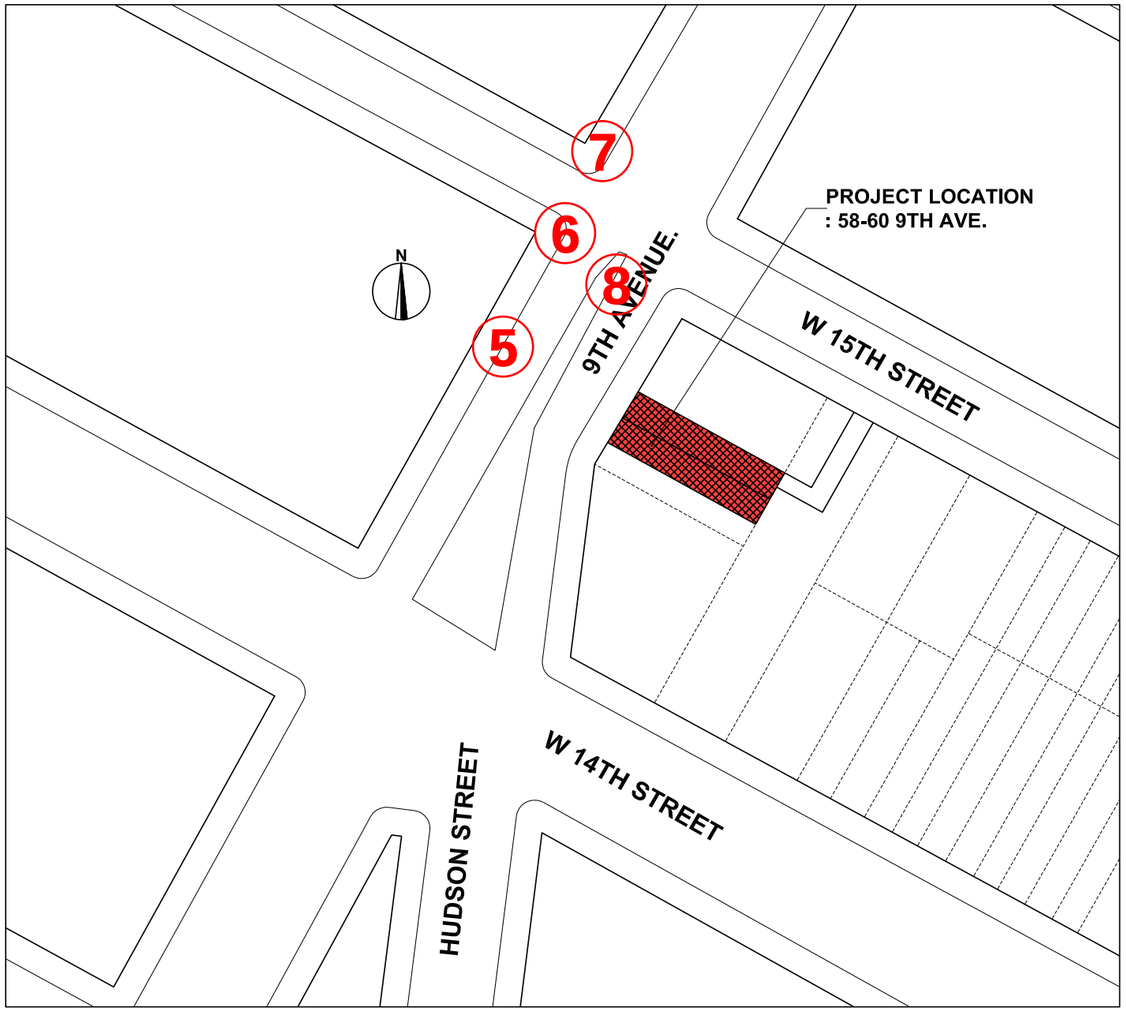
58-60 9TH AVE NYC

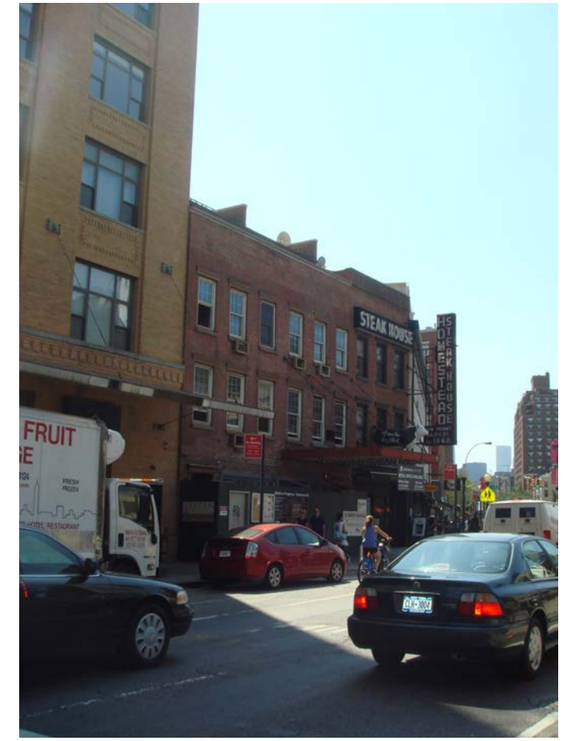
EXISTING FRONT FACADE WITH MOCK-UP



SITE MAP

-ADDITION @ 4TH FLOOR & BULKHEAD TO MATCH EXISTING STUCCO FINISH

7



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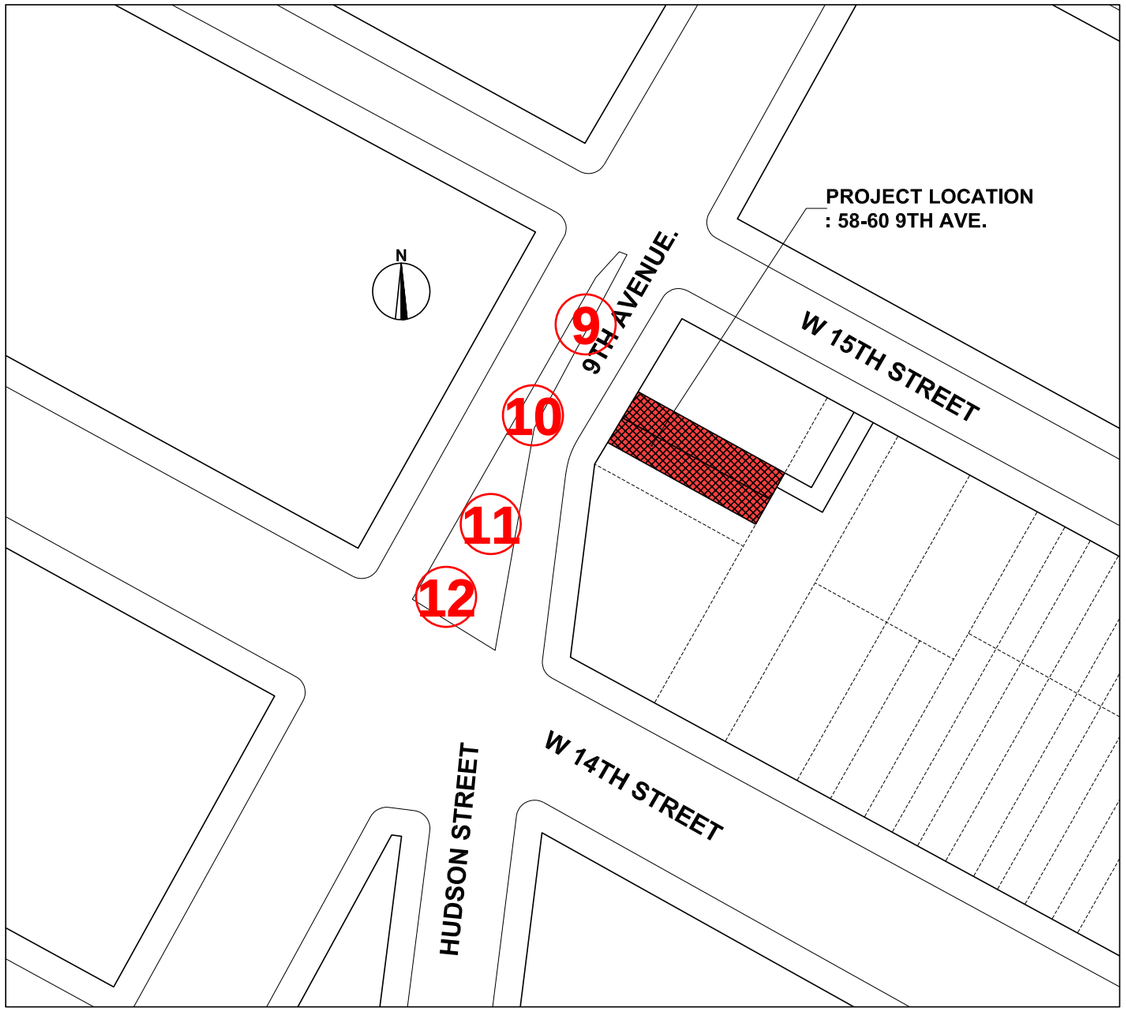
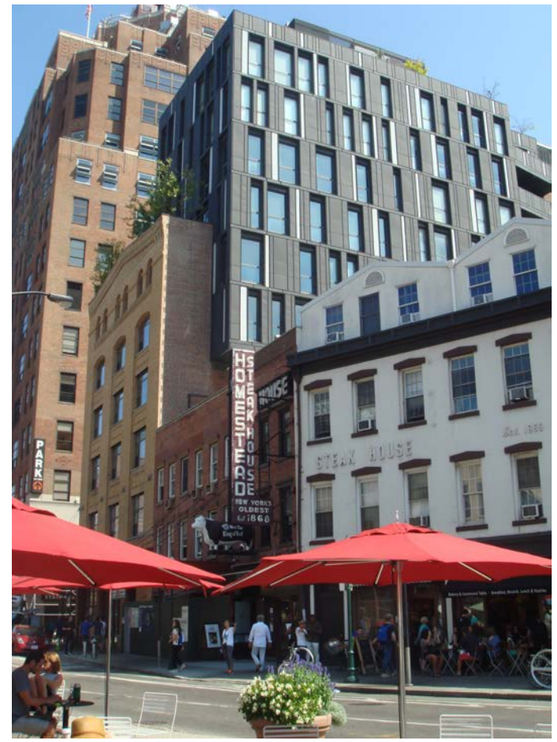
58-60 9TH AVE NYC

EXISTING FRONT FACADE WITH MOCK-UP



SITE MAP

-ADDITION @ 4TH FLOOR & BULKHEAD TO MATCH EXISTING STUCCO FINISH



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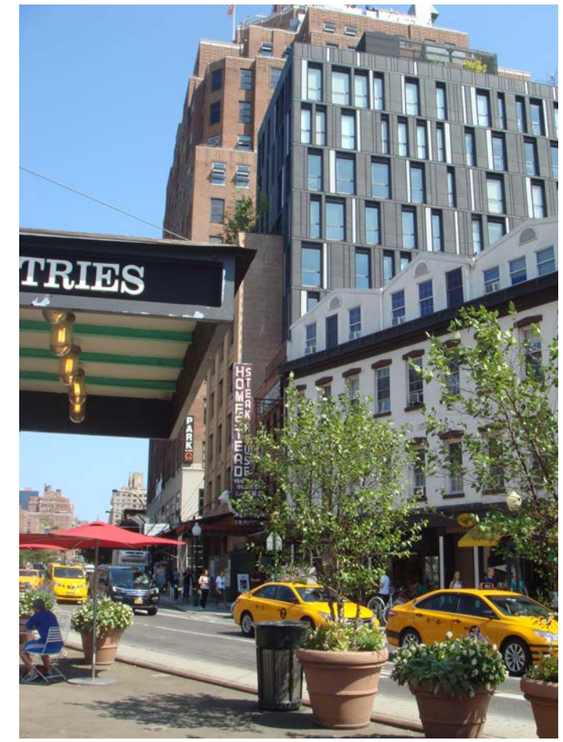

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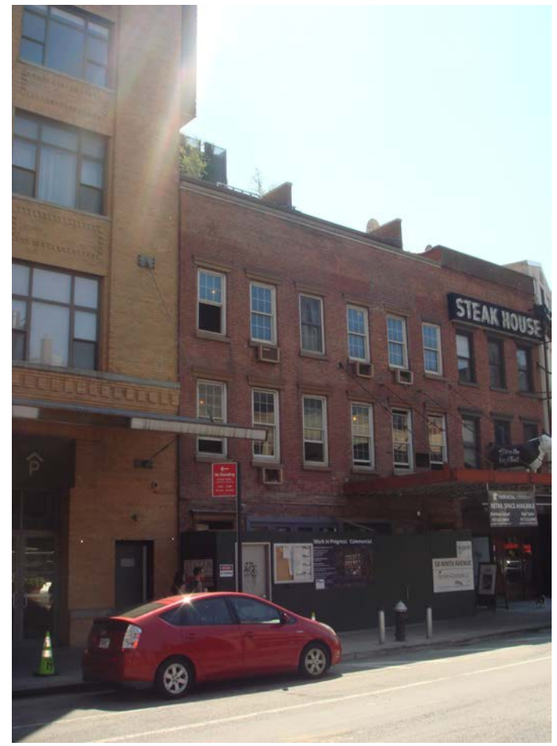

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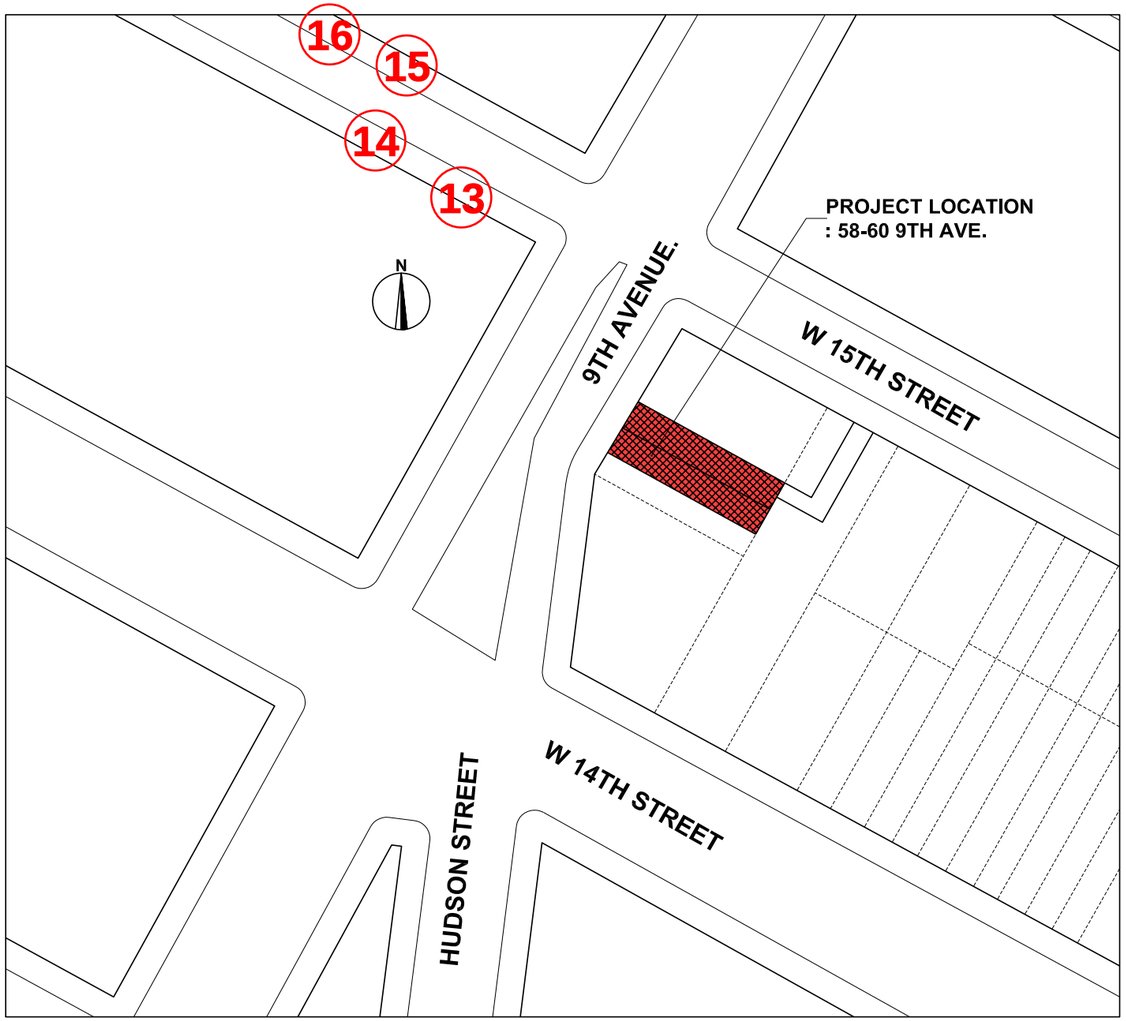
58-60 9TH AVE NYC

EXISTING FRONT FACADE WITH MOCK-UP



SITE MAP

-ADDITION @ 4TH FLOOR & BULKHEAD TO MATCH EXISTING STUCCO FINISH

15

16

13

14

58-60 9TH AVE NYC

ADDITION @ 4TH FLOOR & BULKHEAD TO MATCH EXISTING STUCCO FINISH

PROPOSED WINDOW LOCATION

EXISTING PENTHOUSE FRONT WALL

EXISTING FRONT FACADE ELEVATION

YELLOW TAPE INDICATES
TOP LINE OF PROPOSED NEW WINDOWS

EXISTING 4TH FLOOR PHOTO WITH MOCK-UP

58-60 9TH AVE NYC

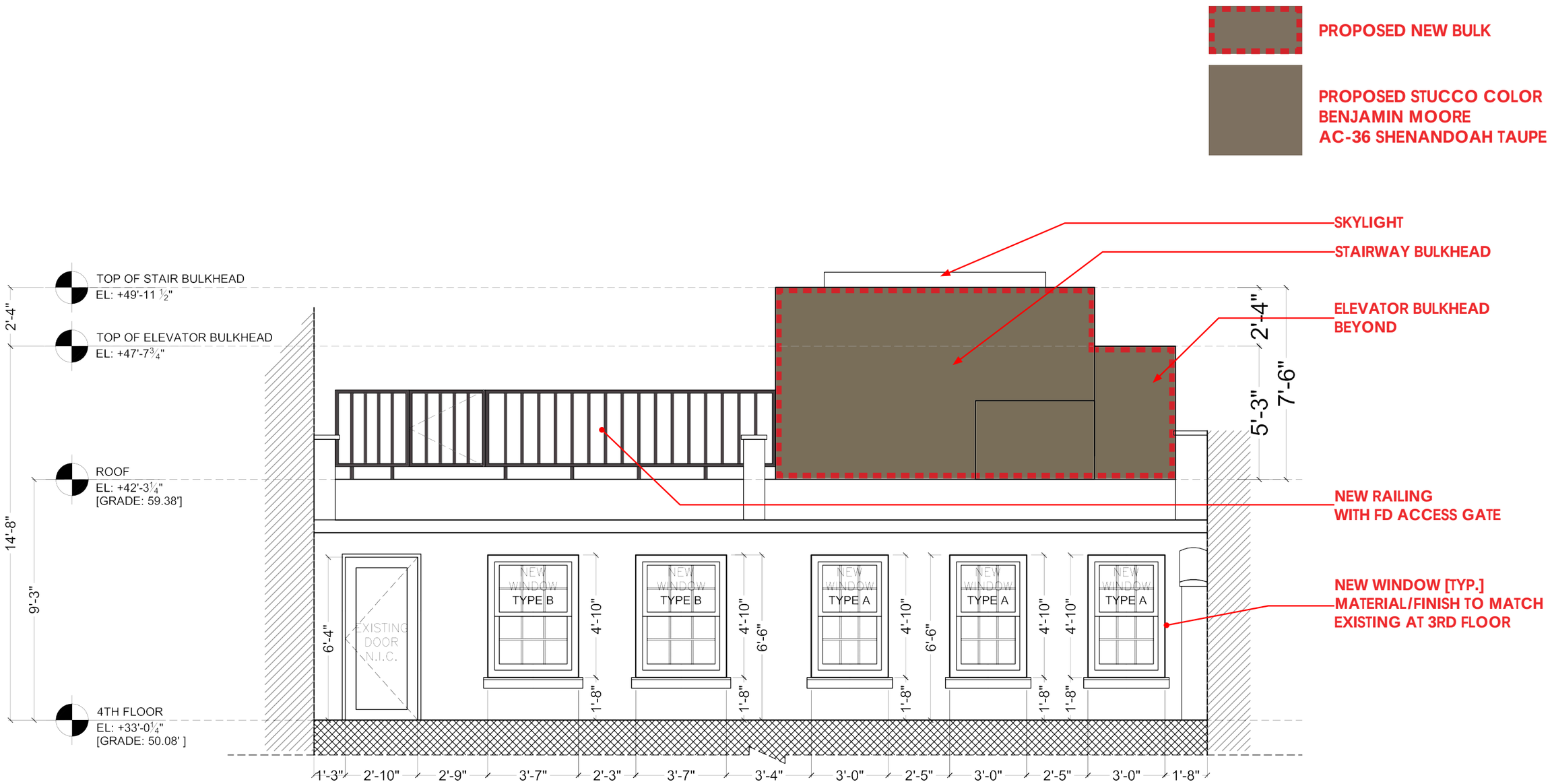
PROPOSED NEW BULK

PROPOSED STUCCO COLOR
BENJAMIN MOORE
AC-36 SHENANDOAH TAUPE

PROPOSED FRONT FACADE ELEVATION

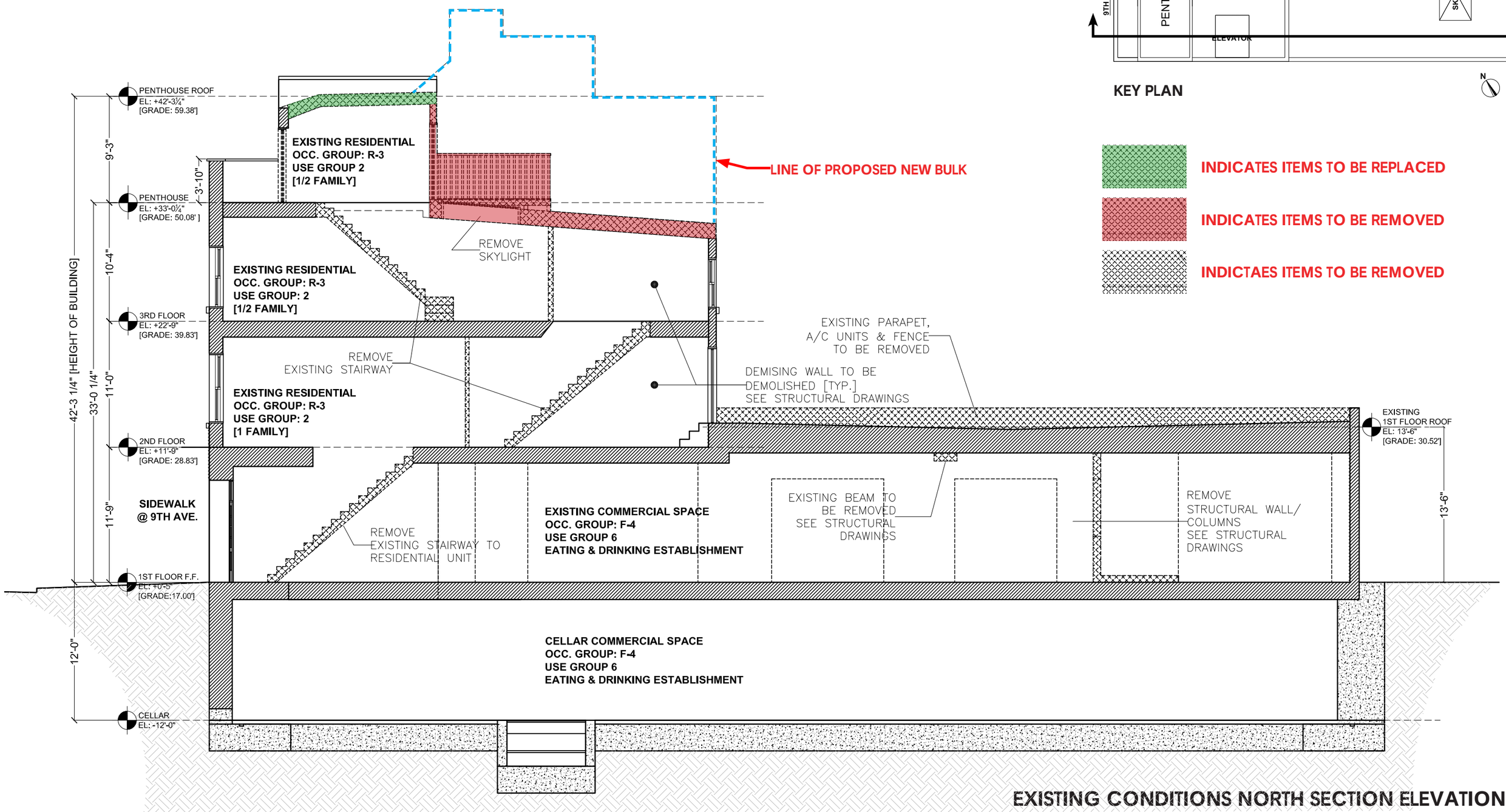
PROPOSED FRONT FACADE PHOTO MONTAGE

58-60 9TH AVE NYC

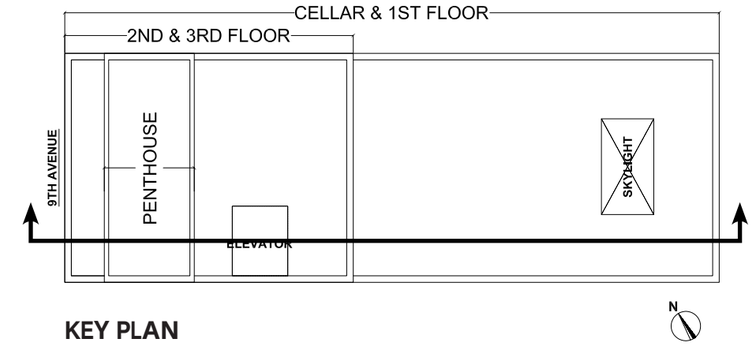


PROPOSED FRONT ELEVATION @ 4TH FLOOR

58-60 9TH AVE NYC



EXISTING CONDITIONS NORTH SECTION ELEVATION



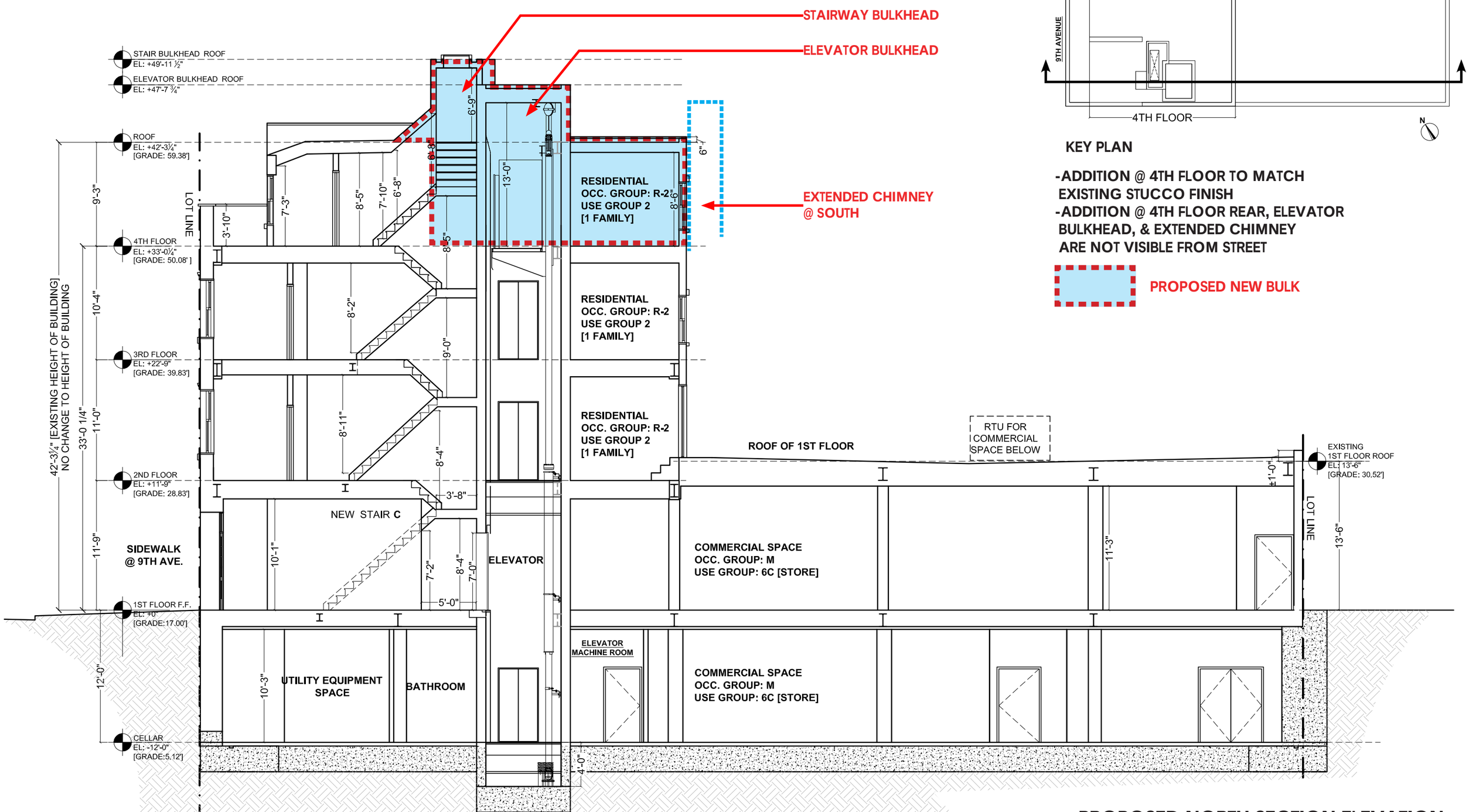
KEY PLAN

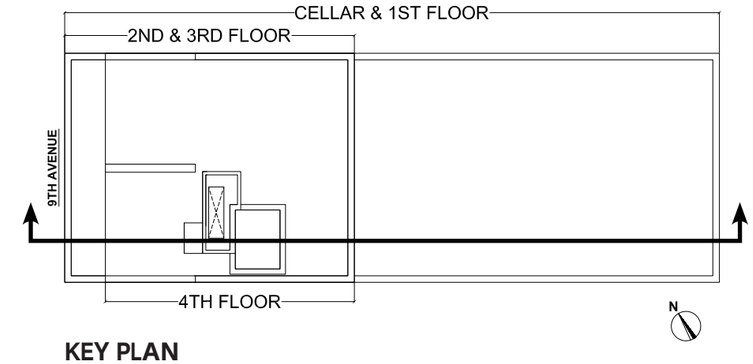
INDICATES ITEMS TO BE REPLACED

INDICATES ITEMS TO BE REMOVED

INDICTAES ITEMS TO BE REMOVED

58-60 9TH AVE NYC





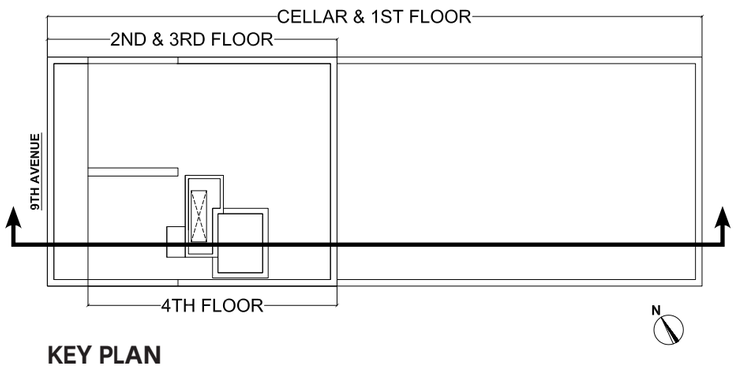
KEY PLAN

-ADDITION @ 4TH FLOOR TO MATCH EXISTING STUCCO FINISH
-ADDITION @ 4TH FLOOR REAR, ELEVATOR BULKHEAD, & EXTENDED CHIMNEY ARE NOT VISIBLE FROM STREET

PROPOSED NEW BULK

PROPOSED NORTH SECTION ELEVATION

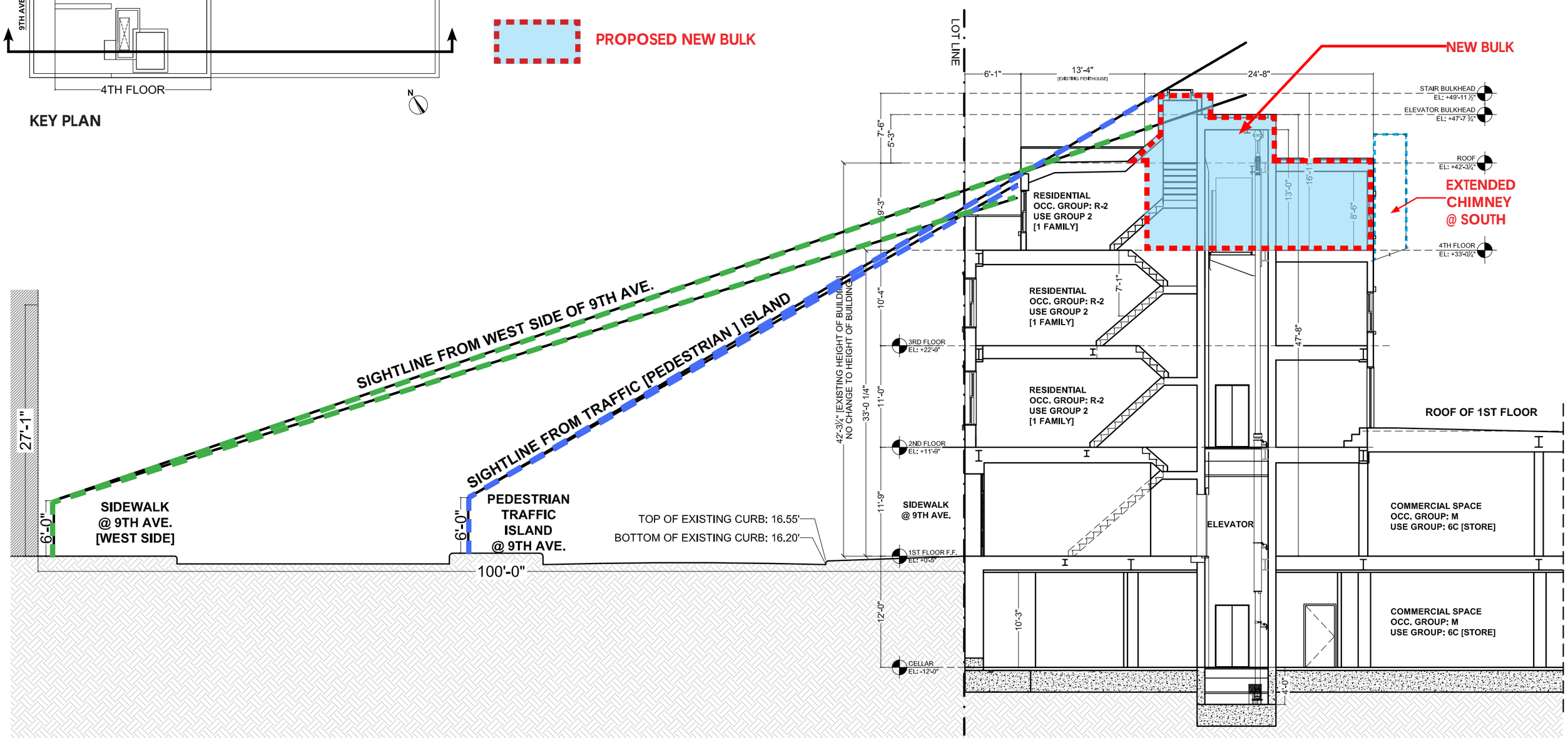
58-60 9TH AVE NYC



KEY PLAN

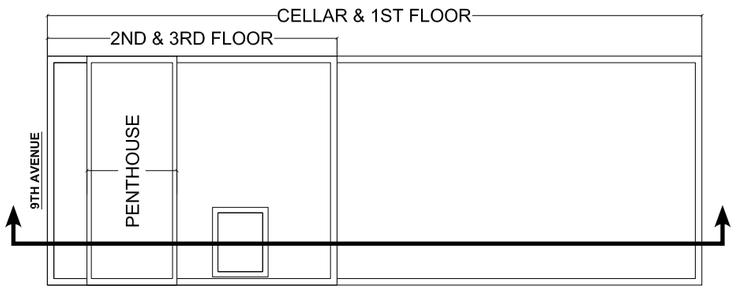
-ADDITION @ 4TH FLOOR & BULKHEAD TO MATCH EXISTING STUCCO FINISH
-ADDITION @ 4TH FLOOR REAR, ELEVATOR BULKHEAD, & EXTENDED CHIMNEY ARE NOT VISIBLE FROM STREET

PROPOSED NEW BULK



SIGHTLINE DIAGRAM

58-60 9TH AVE NYC



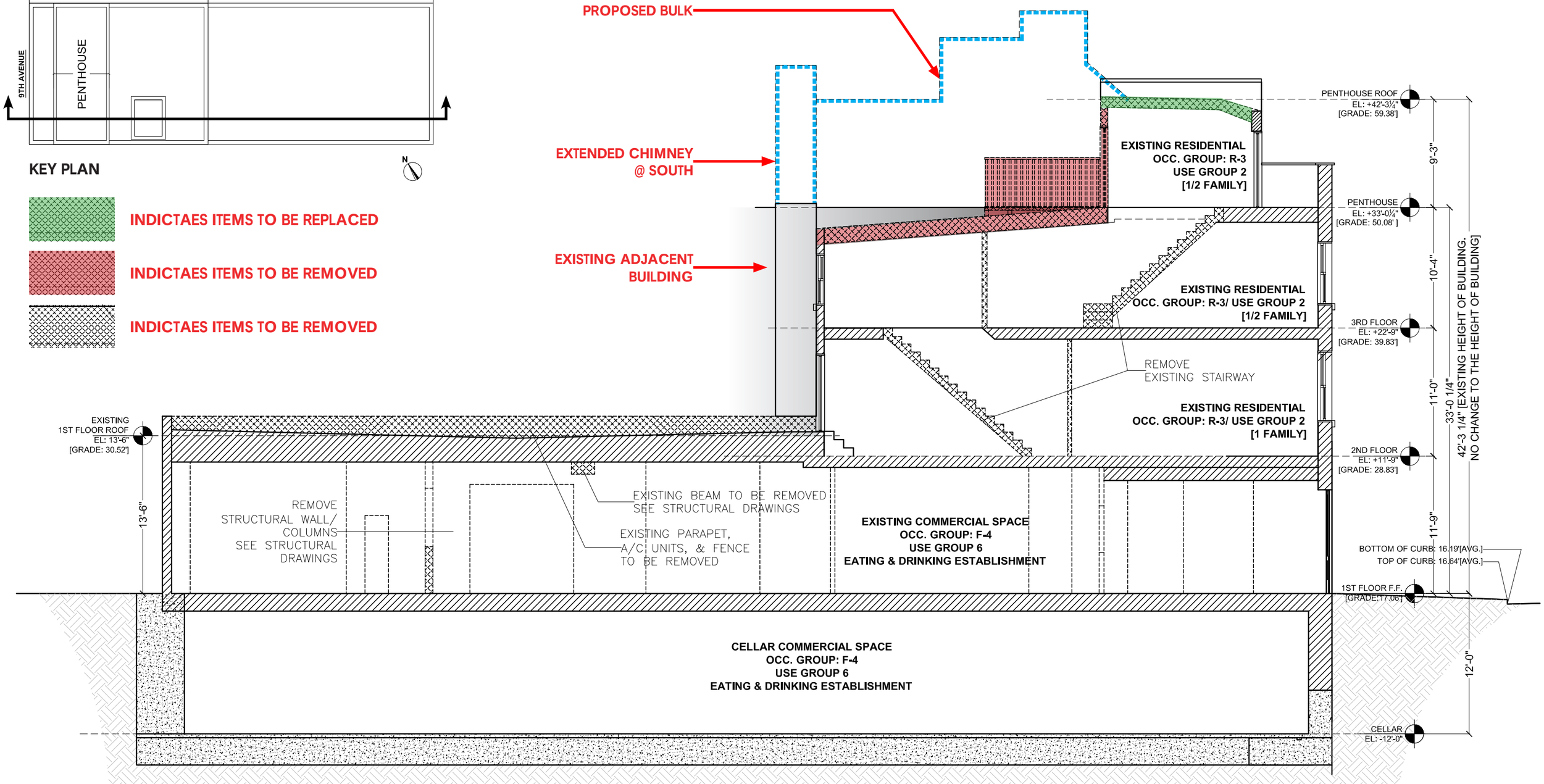
KEY PLAN

N

INDICTAES ITEMS TO BE REPLACED

INDICTAES ITEMS TO BE REMOVED

INDICTAES ITEMS TO BE REMOVED



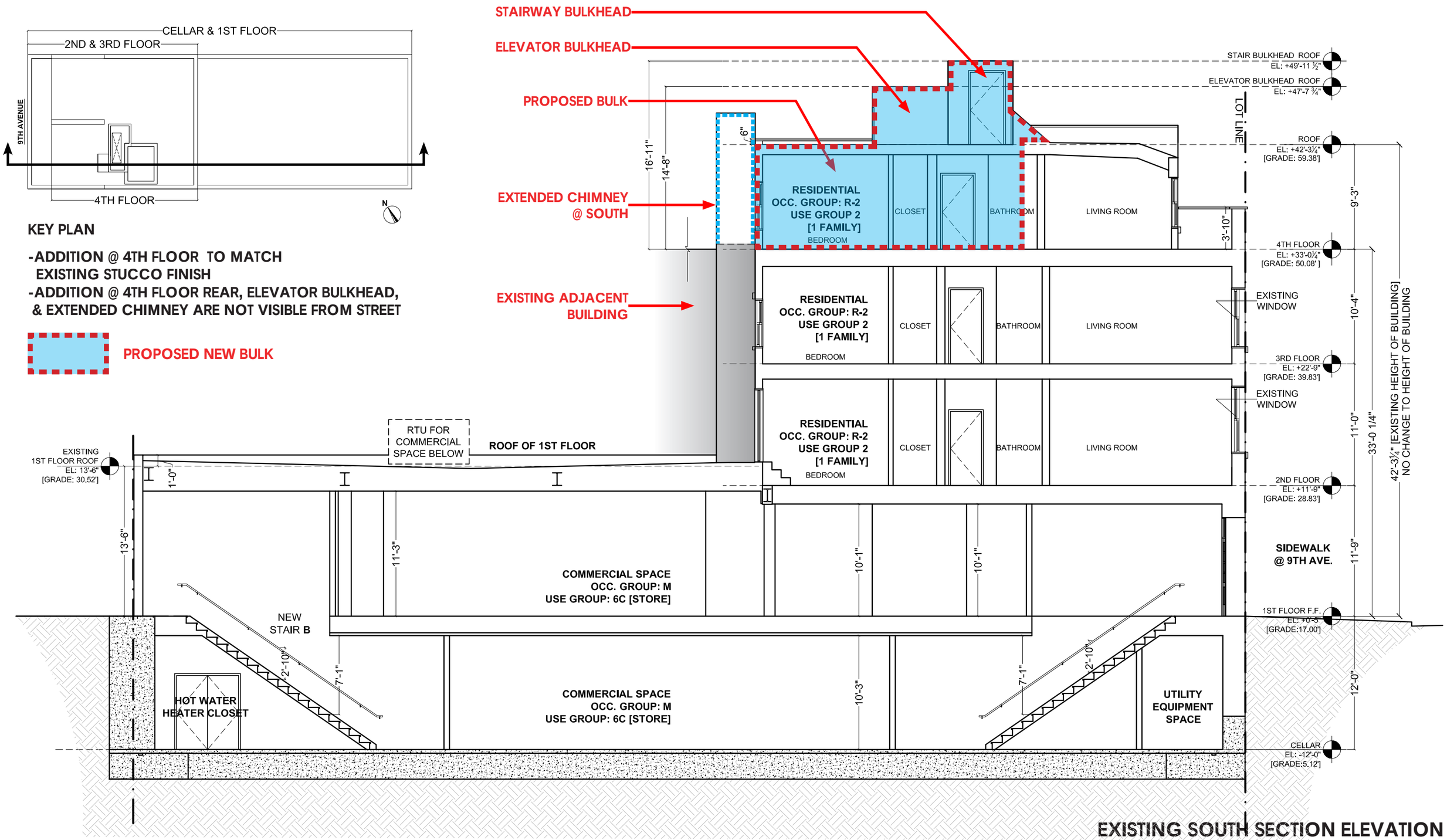
EXISTING SOUTH SECTION ELEVATION

58-60 9TH AVE NYC

KEY PLAN

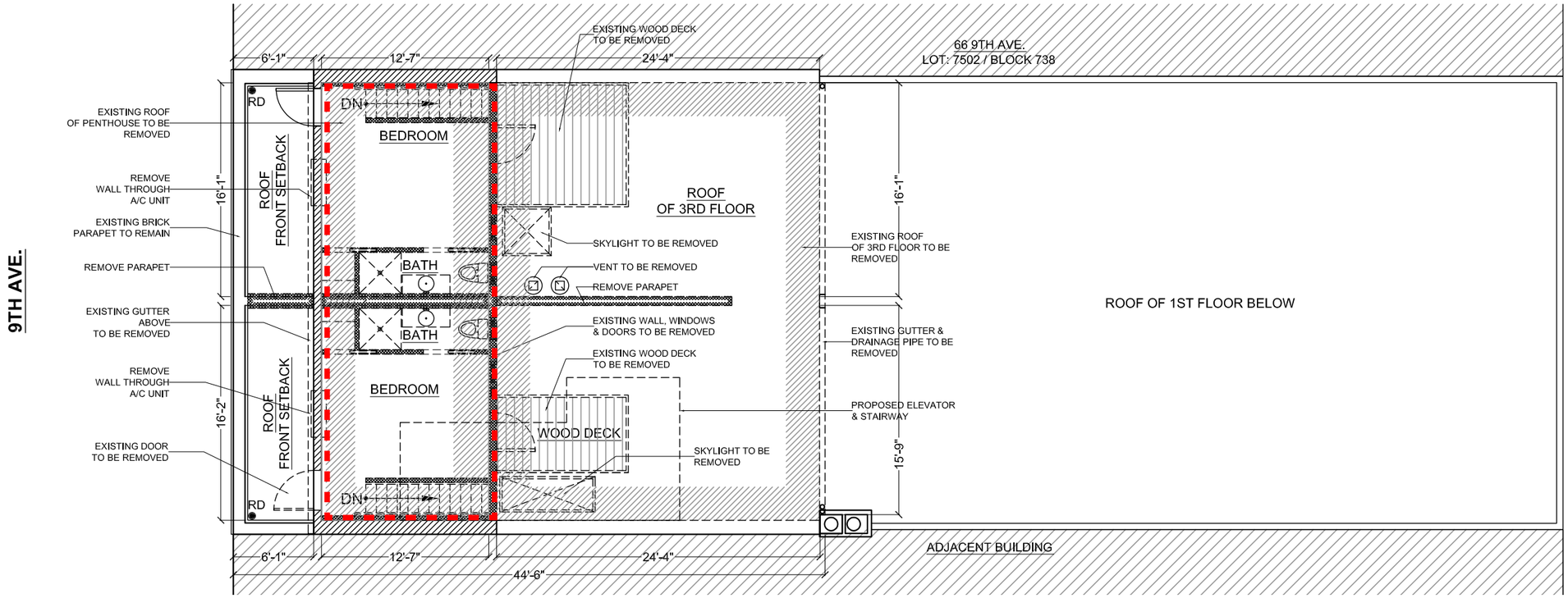
- ADDITION @ 4TH FLOOR TO MATCH EXISTING STUCCO FINISH
- ADDITION @ 4TH FLOOR REAR, ELEVATOR BULKHEAD, & EXTENDED CHIMNEY ARE NOT VISIBLE FROM STREET

PROPOSED NEW BULK



EXISTING SOUTH SECTION ELEVATION

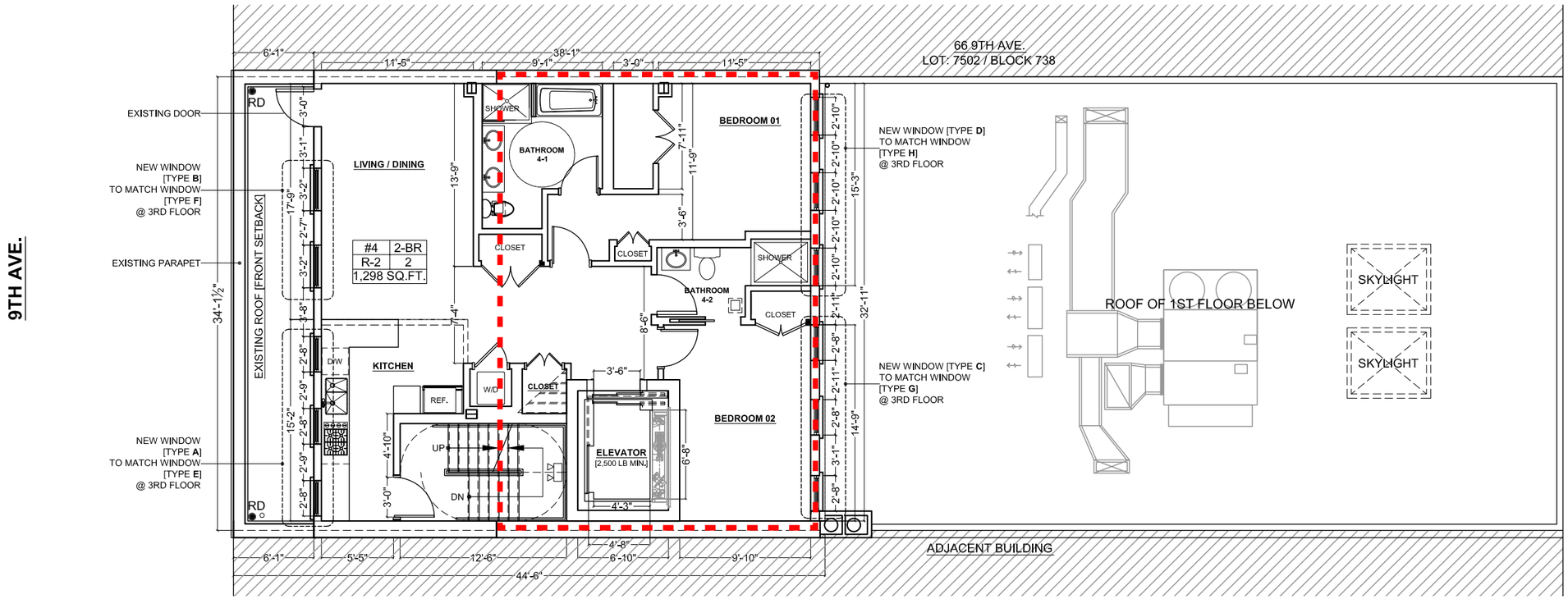
58-60 9TH AVE NYC



EXISTING 4TH FLOOR [PENTHOUSE]

N

EXISTING CONDITIONS 4TH FLOOR [PENTHOUSE]

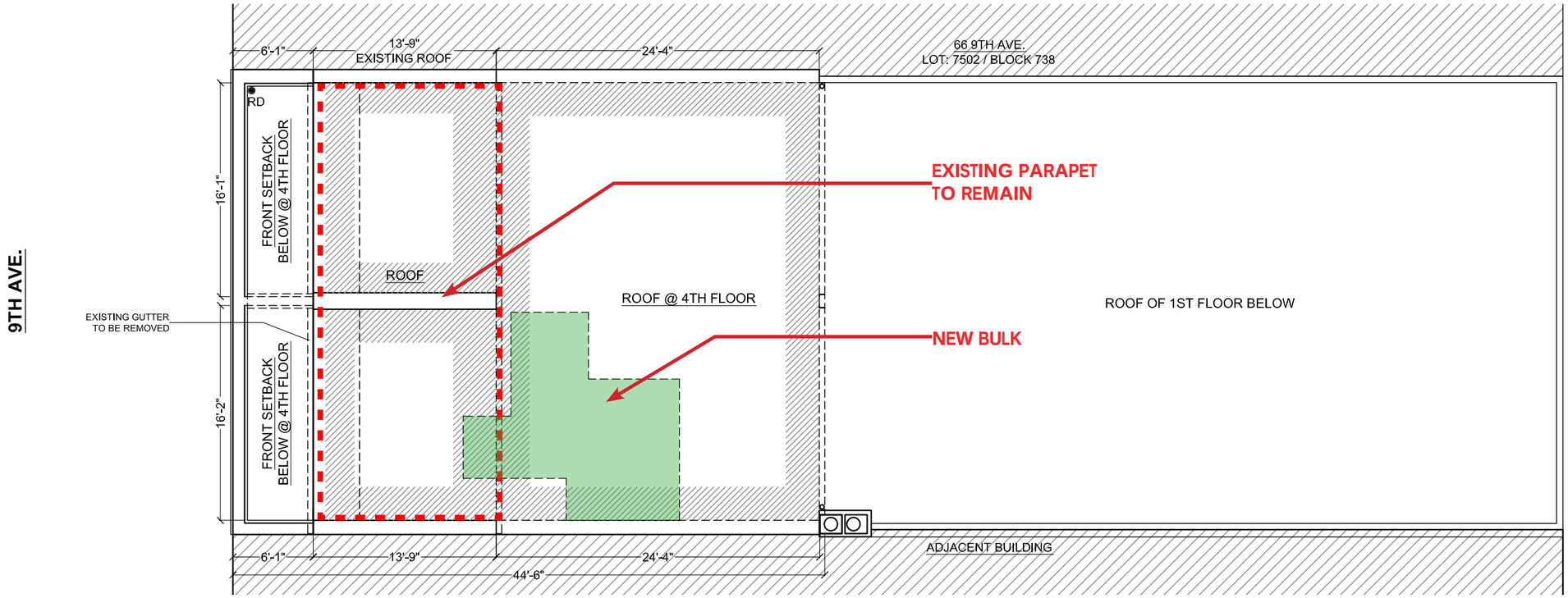


PROPOSED NEW BULK

N

PROPOSED PLAN - 4TH FLOOR

58-60 9TH AVE NYC

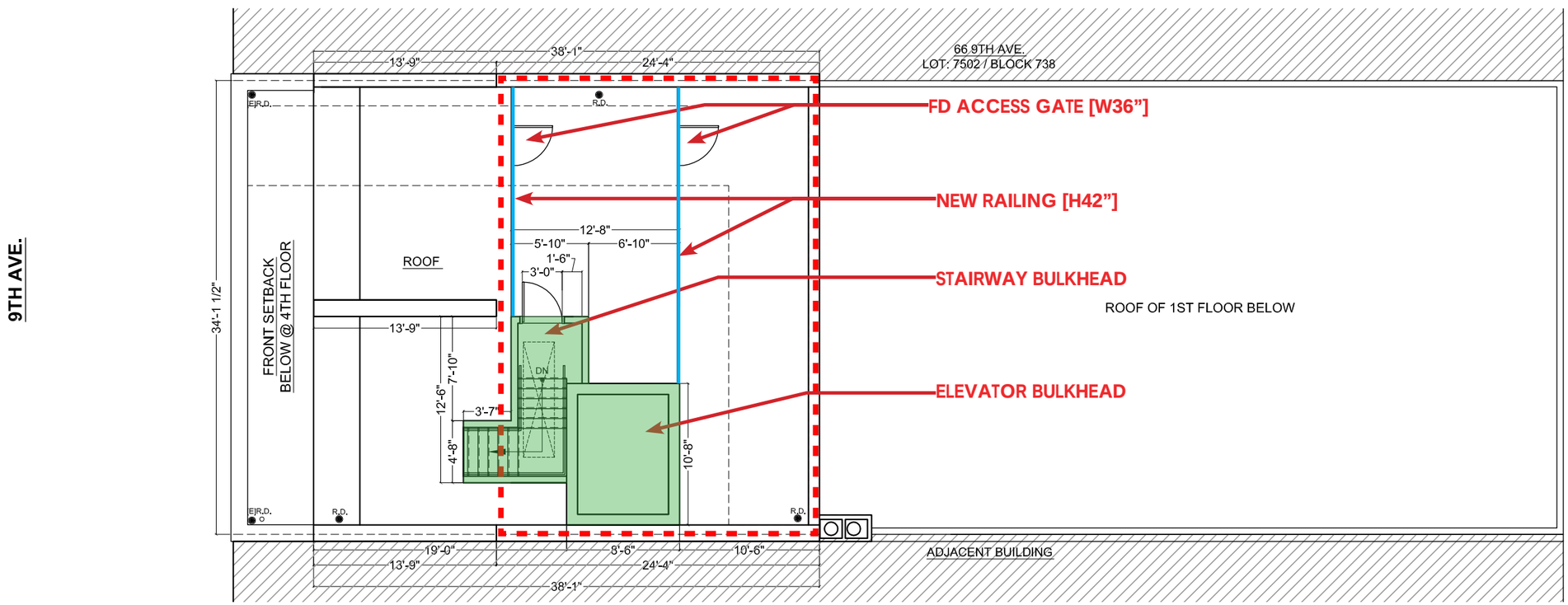


LOCATION OF PROPOSED BULKHEAD

EXISTING 4TH FLOOR ROOF [PENTHOUSE ROOF]

N

EXISTING CONDITIONS - ROOF



NEW RAILING WITH FD ACCESS GATE

LOCATION OF PROPOSED BULKHEAD

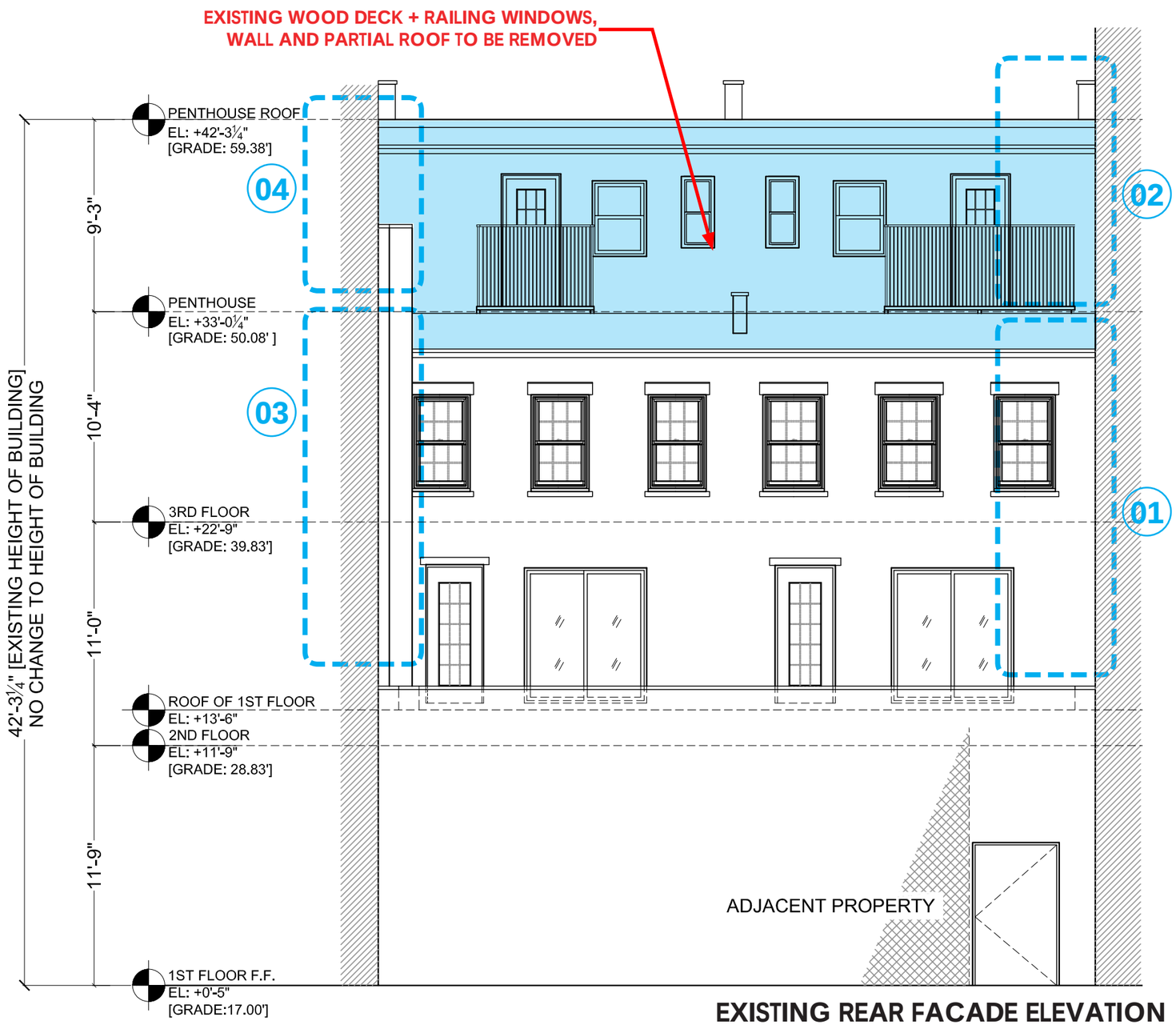
PROPOSED NEW BULK

N

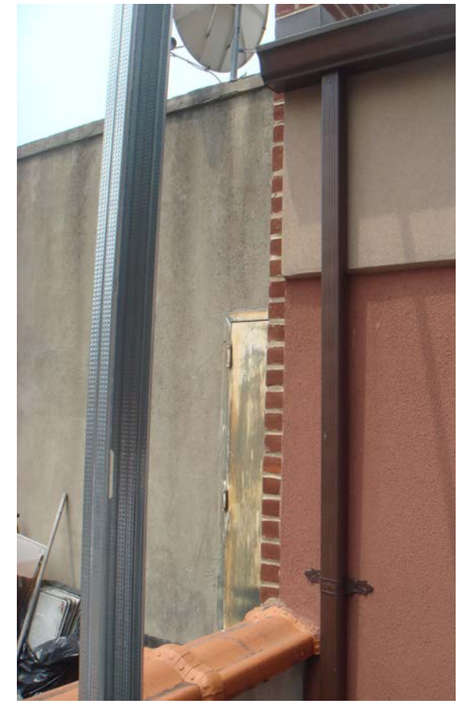
PROPOSED PLAN - ROOF

58-60 9TH AVE NYC

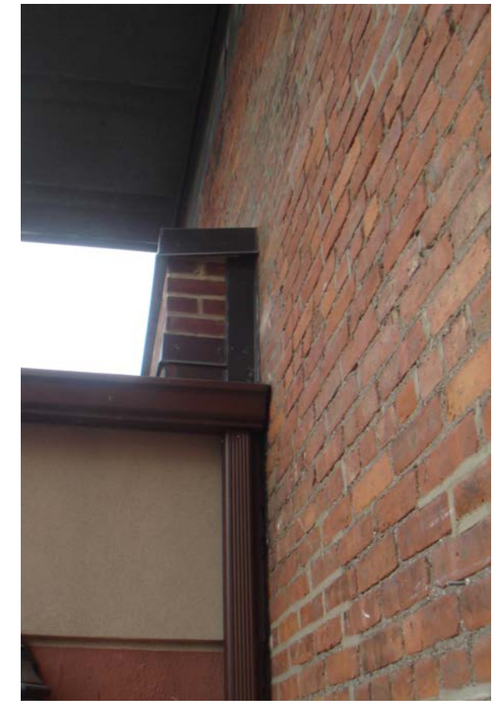
EXISTING PENTHOUSE REAR WALL



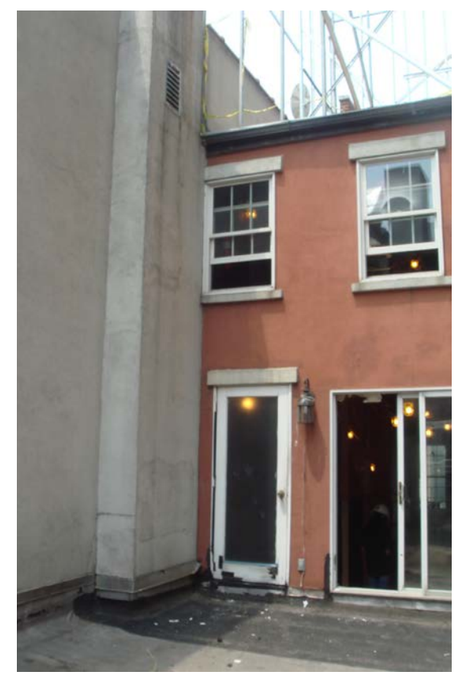
EXISTING REAR FACADE ELEVATION



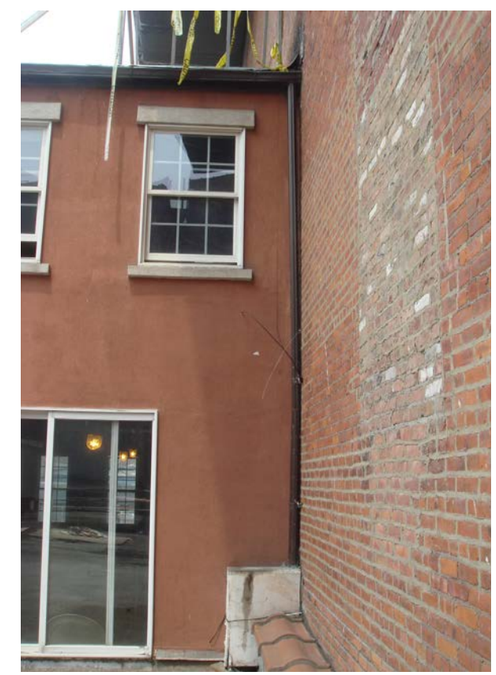
04: RELATION TO SOUTHERN ADJACENT BUILDING



02: RELATION TO NORTHERN ADJACENT BUILDING



03: RELATION TO SOUTHERN ADJACENT BUILDING



01: RELATION TO NORTHERN ADJACENT BUILDING

58-60 9TH AVE NYC

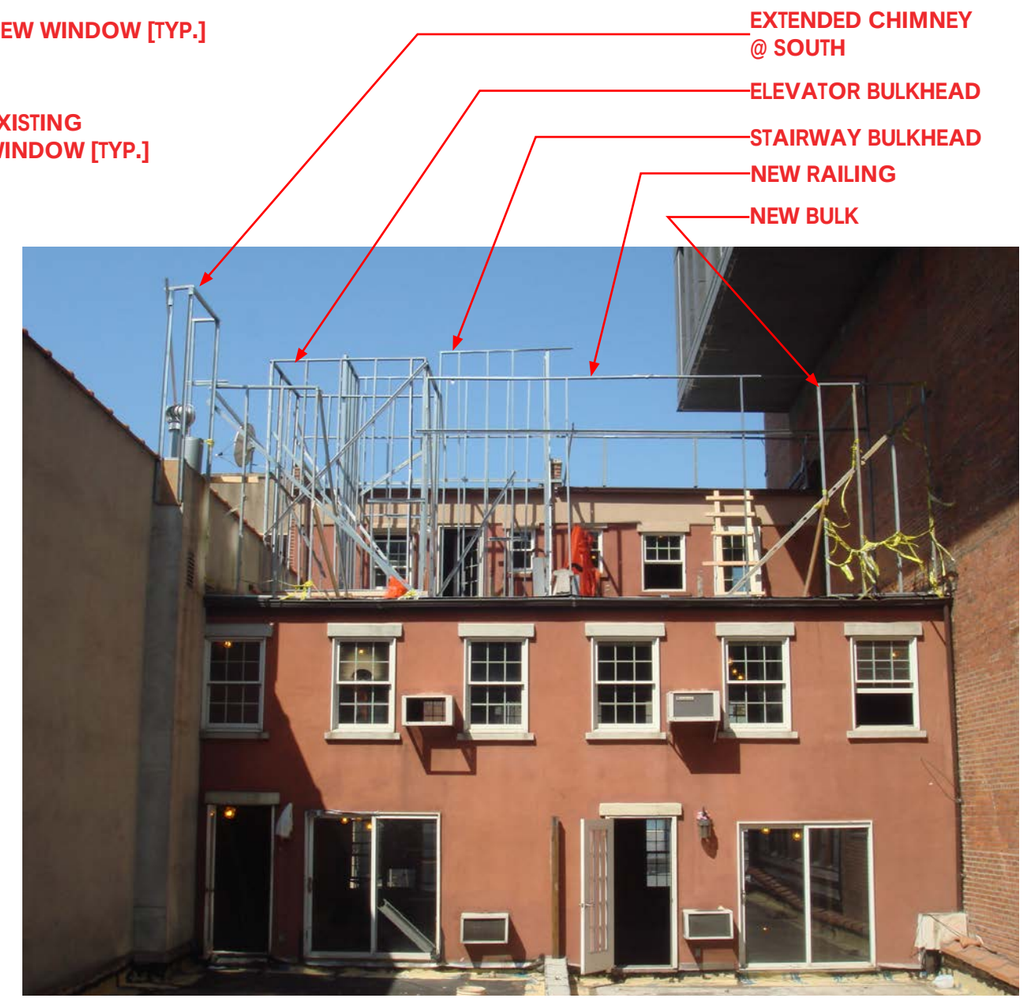
PROPOSED REAR FACADE ELEVATION

PROPOSED NEW BULK
@ 4TH FLOOR REAR

PROPOSED NEW BULKHEAD

PROPOSED STUCCO COLOR
BENJAMIN MOORE
AC-36 SHENANDOAH TAUPE

-ADDITION @ 4TH FLOOR TO MATCH
EXISTING STUCCO FINISH



EXISTING REAR FACADE PHOTO WITH MOCK-UP

58-60 9TH AVE NYC EXISTING REAR FACADE WITH MOCK-UP

-ADDITION @ 4TH FLOOR TO MATCH EXISTING STUCCO FINISH
-ADDITION @ 4TH FLOOR REAR, & EXTENDED CHIMNEY ARE NOT VISIBLE FROM STREET

EXTENSION OF CHIMNEY
EXTENSION OF 4TH FLOOR
ELEVATOR BULKHEAD
STAIRWAY BULKHEAD
RAILING

58-60 9TH AVE NYC EXISTING REAR FACADE WITH MOCK-UP

-ADDITION @ 4TH FLOOR TO MATCH EXISTING STUCCO FINISH
-ADDITION @ 4TH FLOOR REAR, BULKHEAD, & EXTENDED CHIMNEY ARE NOT VISIBLE FROM STREET