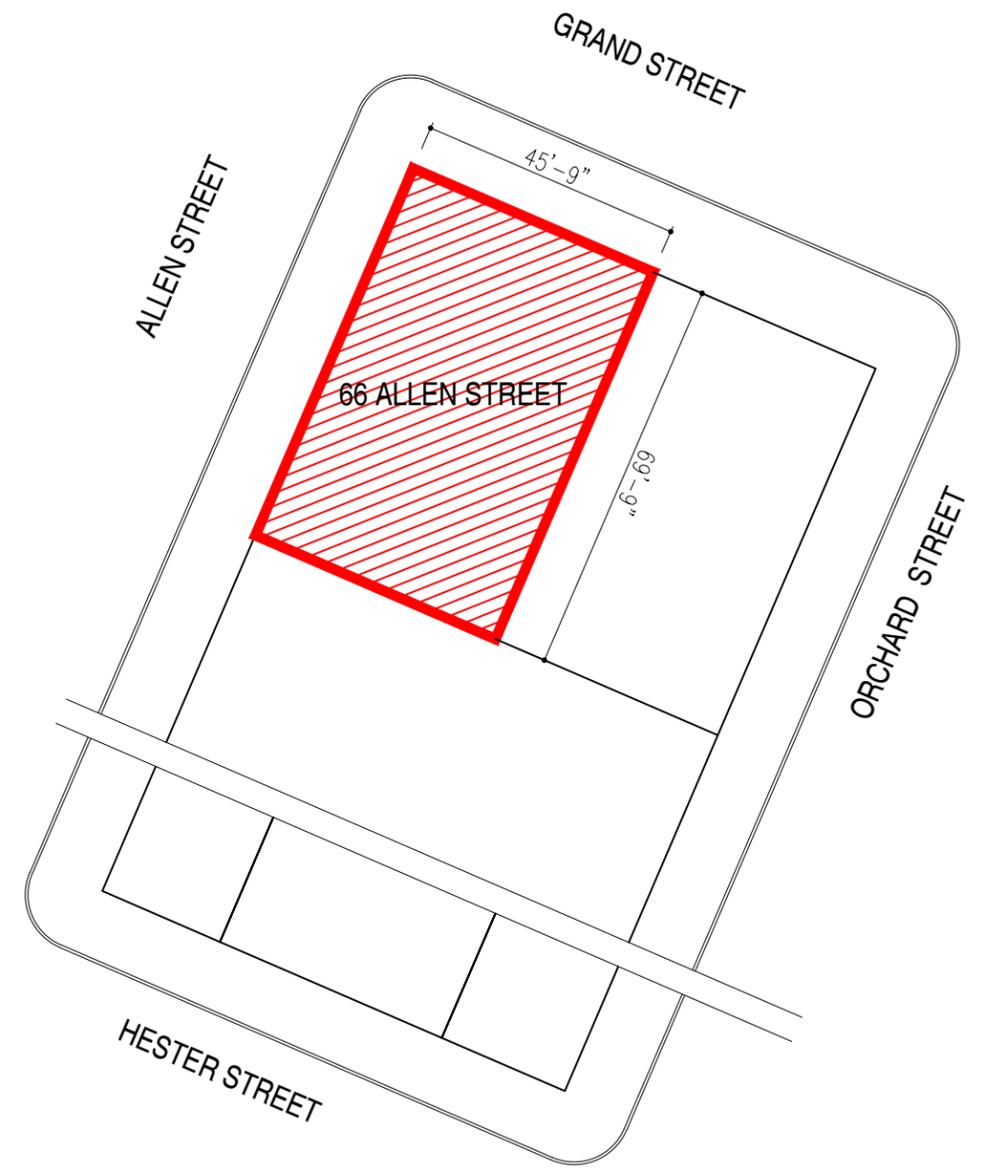
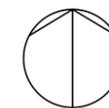


66 ALLEN ST ALSO KNOWN AS 315 GRAND STREET



PLOT PLAN





GRAND ST AND ORCHARD ST, 2015.



NEW YORK EVENING TELEGRAM, 1886

315-317 GRAND ST
66 ALLEN ST



JACKSON ARCHITECTURAL IRON WORKS TRADE CATALOG, c. 1886

315-317 GRAND ST
66 ALLEN ST



NYC MUNICIPAL ARCHIVES, 1931

315-317 GRAND ST
(66 ALLEN ST)



NYC MUNICIPAL ARCHIVES, 1931

315-317 GRAND ST 66 ALLEN ST



NYC MUNICIPAL ARCHIVES, c.1940

HISTORIC CONDITIONS



NYC MUNICIPAL ARCHIVES, c.1940



2015



NYPL, 1999



PROPOSED SCOPE OF WORK

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

5 JANUARY 2016 06



EXISTING VIEW FROM ALLEN ST



EXISTING CORNER



EXISTING GRAND ST 4TH FLOOR

EXISTING CONDITIONS

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

5 JANUARY 2016 07

T.O. BULKHEAD +68'-11 1/2"

T.O. PARAPET (GRAND ST)
+66'-8"

ROOF (HIGH) +60'-10"

ROOF (LOW) +58'-11 1/2"

5TH FLOOR
+47'-11 1/2"

4TH FLOOR
+36'-11 1/2"

3RD FLOOR
+24'-11"

2ND FLOOR +12'-5"
HISTORIC LINTEL

REMOVE EX'G FIRE ESCAPE.

EX'G STANDPIPE AND AIR INTAKE TO BE RELOCATED.
EX'G FILLER TO BE REMOVED

PROPERTY LINE



EX'G SHEET METAL CORNICE

EX'G CASTIRON SPANDREL PANELS

REMOVE EX'G ALUMINUM WINDOWS.

REMOVE EX'G WOOD WINDOWS

REMOVE EX'G WOOD WINDOWS
EX'G WOODS COLONNETTES TO REMAIN

MISC. METAL PIECES TO BE REMOVED FROM BRICK PIER. BRICK REPAIRS AS NEEDED.
REMOVE EX'G ALUMINUM WINDOWS

EX'G AWNING AND FRAME TO BE REMOVED.
LINE OF HISTORIC STOREFRONT LINTEL

REMOVE EX'G CLADDING.

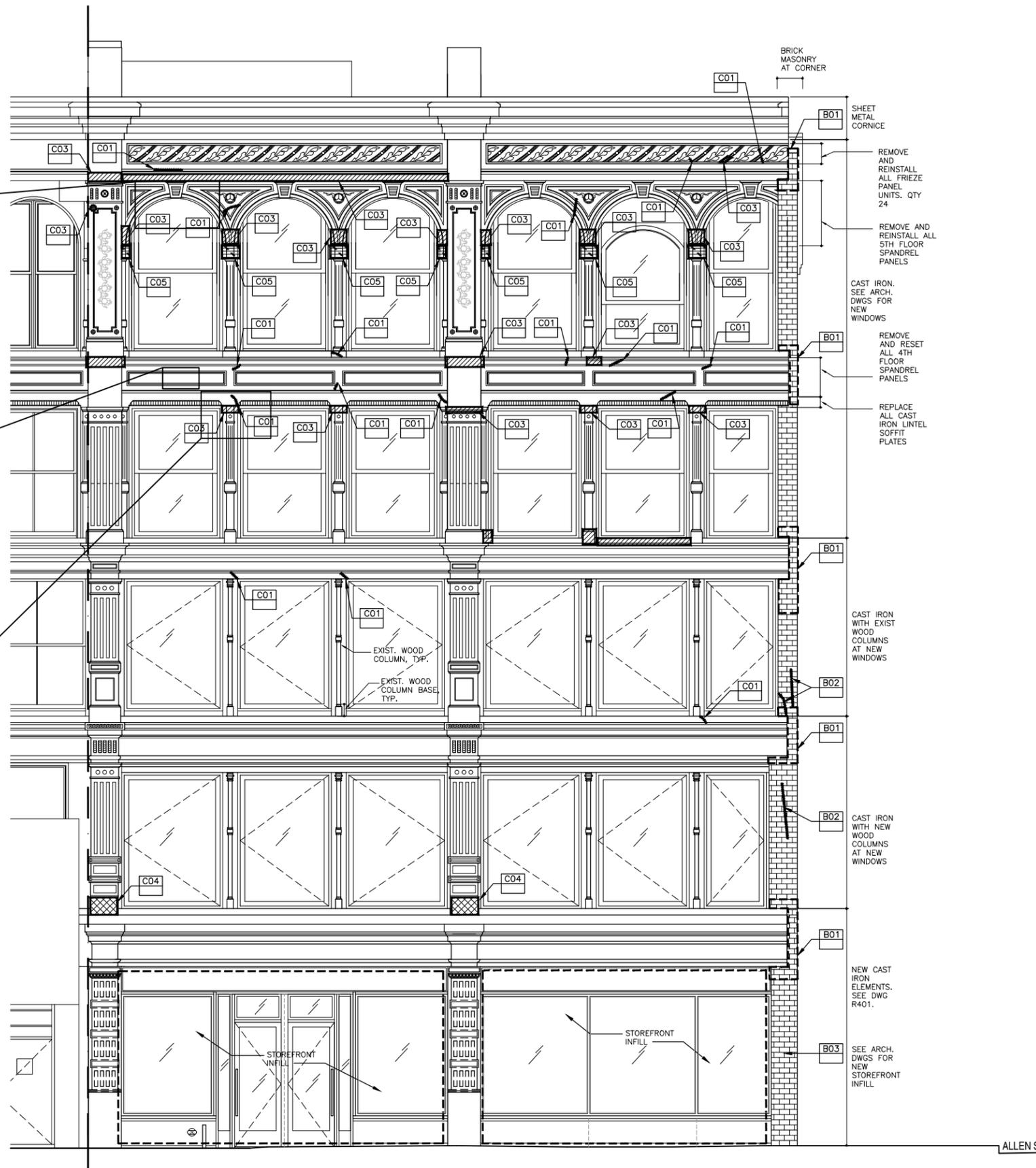
REMOVE EX'G STOREFRONTS.

ALLEN ST

EXISTING GRAND ST ELEVATION

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES



LEGEND:

- PROVIDE PATCH
- CRACK REPAIR
- TREATMENT AREA
- NEW CASTING, SEE TREATMENT CODE: C03
- NEW CASTING, SEE TREATMENT CODE: C04
- NEW CASTING, SEE TREATMENT CODE: C05
- T01 TREATMENT CODE

GENERAL RESTORATION NOTES

1. REMOVE PAINT, 100%. PREPARE, PRIME AND PAINT FACADE, EXCEPT BRICK, BASED ON PAINT ANALYSIS REPORT.

GENERAL CAST IRON RESTORATION NOTES

1. REMOVE ALL EXISTING FASTENERS AND PROVIDE NEW S.S. FASTENERS TO MATCH EXISTING.
2. FILL JOINTS BETWEEN CASTINGS WITH ELASTOMERIC SEALANT, WITH THE EXCEPTION OF HORIZONTAL JOINTS AT BOTTOM OF THE CASTINGS.
3. PATCH HOLES IN CAST IRON FROM FIRE ESCAPE REMOVAL. TREATMENT CODE C02

GENERAL WOOD RESTORATION NOTES

1. PROVIDE EPOXY CONSOLIDATION REPAIR AT ALL WOOD COLUMNS (QTY 4) ON 3RD FLOOR.
2. REPLACE EXISTING WOOD COLUMN BASES WITH NEW WOOD BASE UNITS TO MATCH EXISTING AT 3RD FLOOR COLUMNS.
4. PROVIDE NEW WOOD COLUMNS (QTY 4) AT 2ND FLOOR TO MATCH 3RD FLOOR COLUMNS.

GENERAL SHEET METAL RESTORATION NOTES

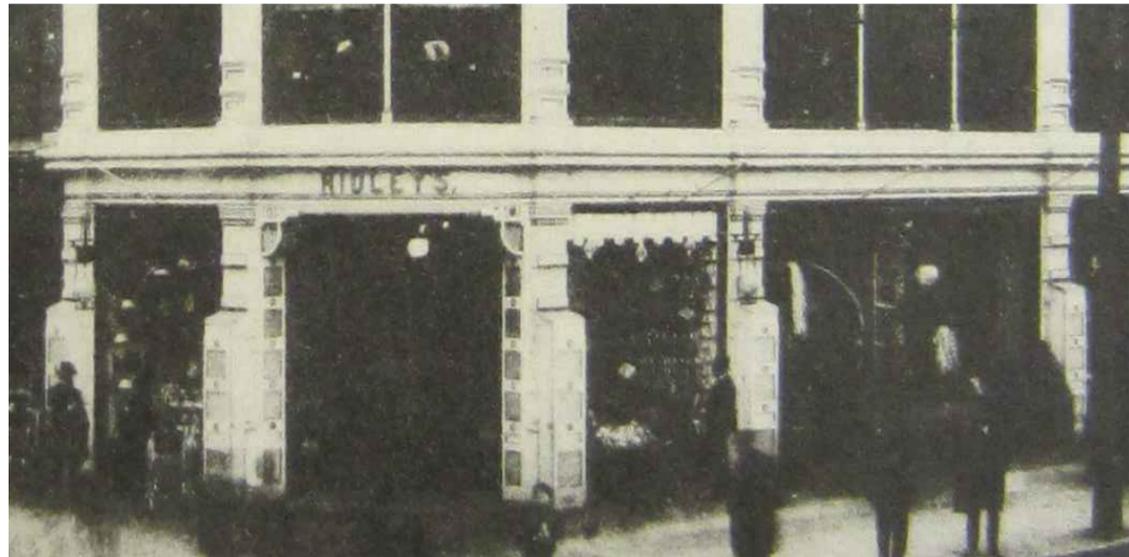
1. REPAIR ALL OPEN SEAMS WITH SOLDER.

CAST IRON RESTORATION NOTES

- C01 REPAIR CRACK BY WELDING OR WITH METAL-FILLED POLYMER PATCHING COMPOUND.
- C02 PATCH HOLE WITH METAL-FILLED POLYMER PATCHING COMPOUND.
- C03 PROVIDE NEW CASTING. PROFILE TO MATCH ADJACENT MOLDING OR ELEMENT.
- C04 PROVIDE NEW CASTING. PROFILE TO MATCH CORRESPONDING ELEMENT AT NEIGHBORING BUILDING (319-321 GRAND ST.)
- C05 PROVIDE NEW CASTING. SEE R402 FOR DESIGN.

BRICK RESTORATION NOTES

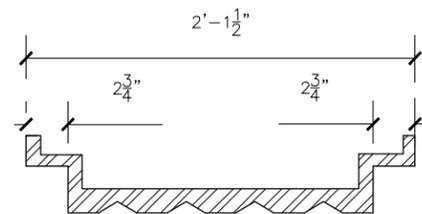
- B01 REMOVE BRICK TO EXPOSE CAST IRON. PREPARE, PRIME AND FLASH CAST IRON. REINSTALL SALVAGED BRICK OR NEW TO MATCH EXISTING.
- B02 PROVIDE NEW BRICK AT LOCATION OF CRACKED BRICK.
- B03 RENEW BRICK AT PIER THAT RUNS TO GRADE AT CORNER OF ALLEN ST.



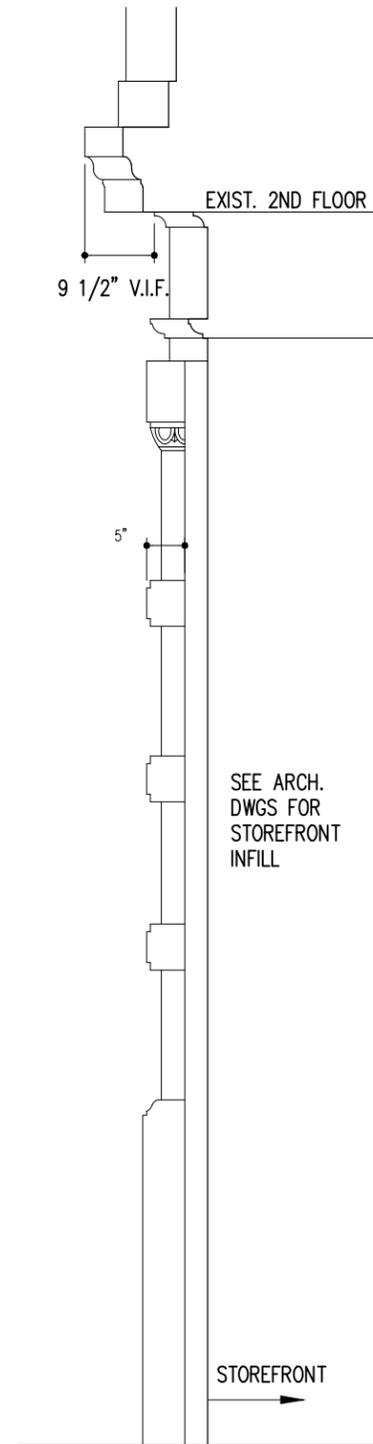
JACKSON ARCHITECTURAL IRON WORKS TRADE CATALOG, c.1886 - DETAIL



NYC MUNICIPAL ARCHIVES, 1931 - DETAIL



SECTION A



1ST FLOOR CAST IRON SECTION, TYP.

EXISTING CAST IRON ELEMENTS

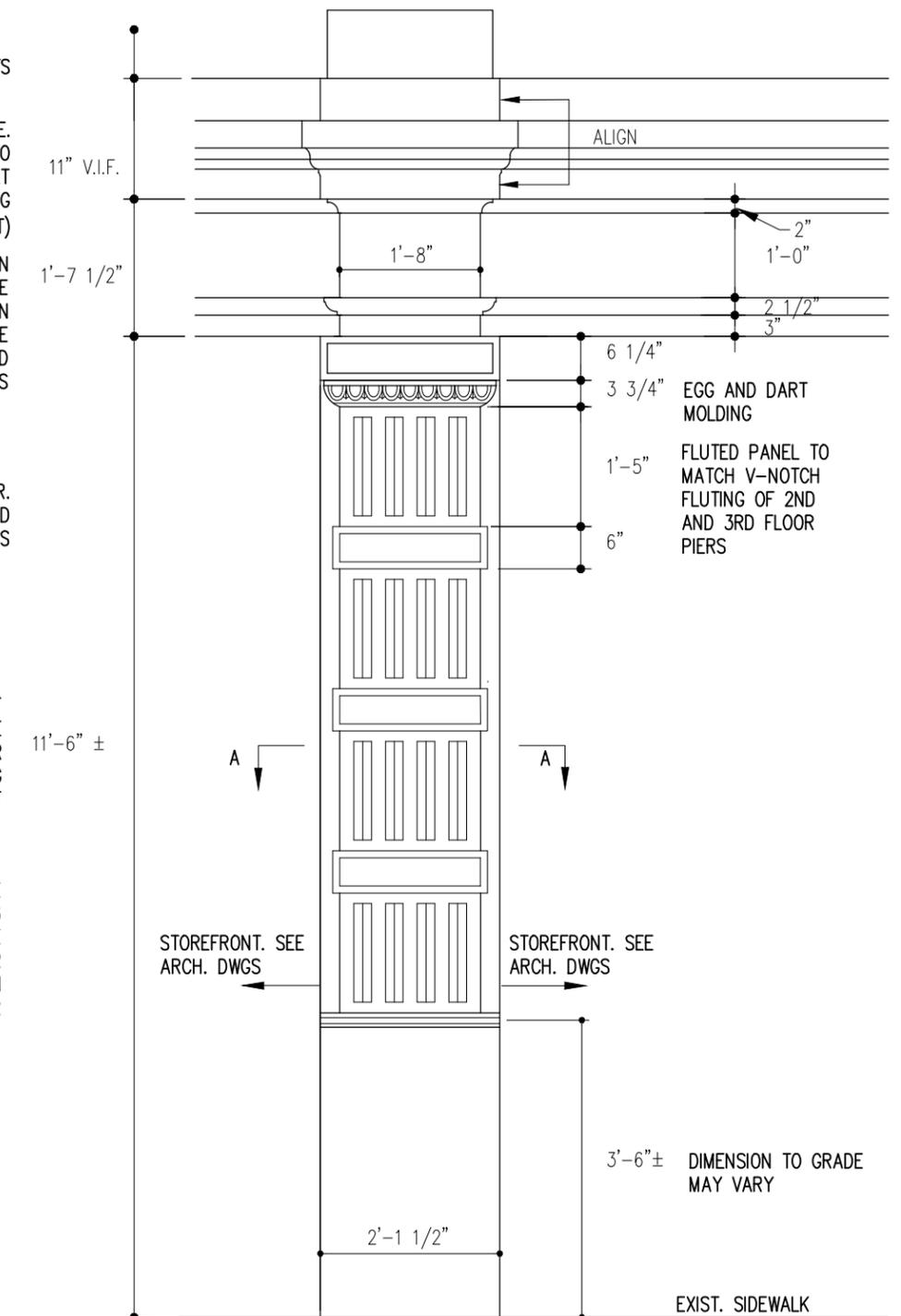
NEW CAST IRON CORNICE. MATCH CORNICE TO EXISTING CORNICE AT NEIGHBORING BUILDING (319-321 GRAND ST)

NEW CAST IRON ARCHITRAVE. ARCHITRAVE MOLDINGS SIMILAR IN DESIGN OF ARCHITRAVE MOLDINGS AT 2ND AND 3RD FLOORS

NEW CAST IRON PIER. MOLDING DETAILS BASED ON ARCHIVAL IMAGES

OVERALL DIMENSION OF HEIGHT OF PIERS TO BE VERIFIED AFTER DEMOLITION OF EXISTING STOREFRONT

NOTE: ATTACHED GATE ENCLOSURES IN c.1886 IMAGE 4 WILL NOT BE REPLICATED IN ORDER TO REVEAL CAST IRON PIER IN 1931 IMAGE 2



1ST FLOOR CAST IRON ELEVATION, TYP.

PROPOSED GRAND ST RESTORATION: DETAILS

T.O. PROPOSED PENTHOUSE +72'-2 1/2"

T.O. BULKHEAD +68'-11 1/2"

T.O. PARAPET (GRAND ST)
+66'-8"

ROOF (HIGH) +60'-10"

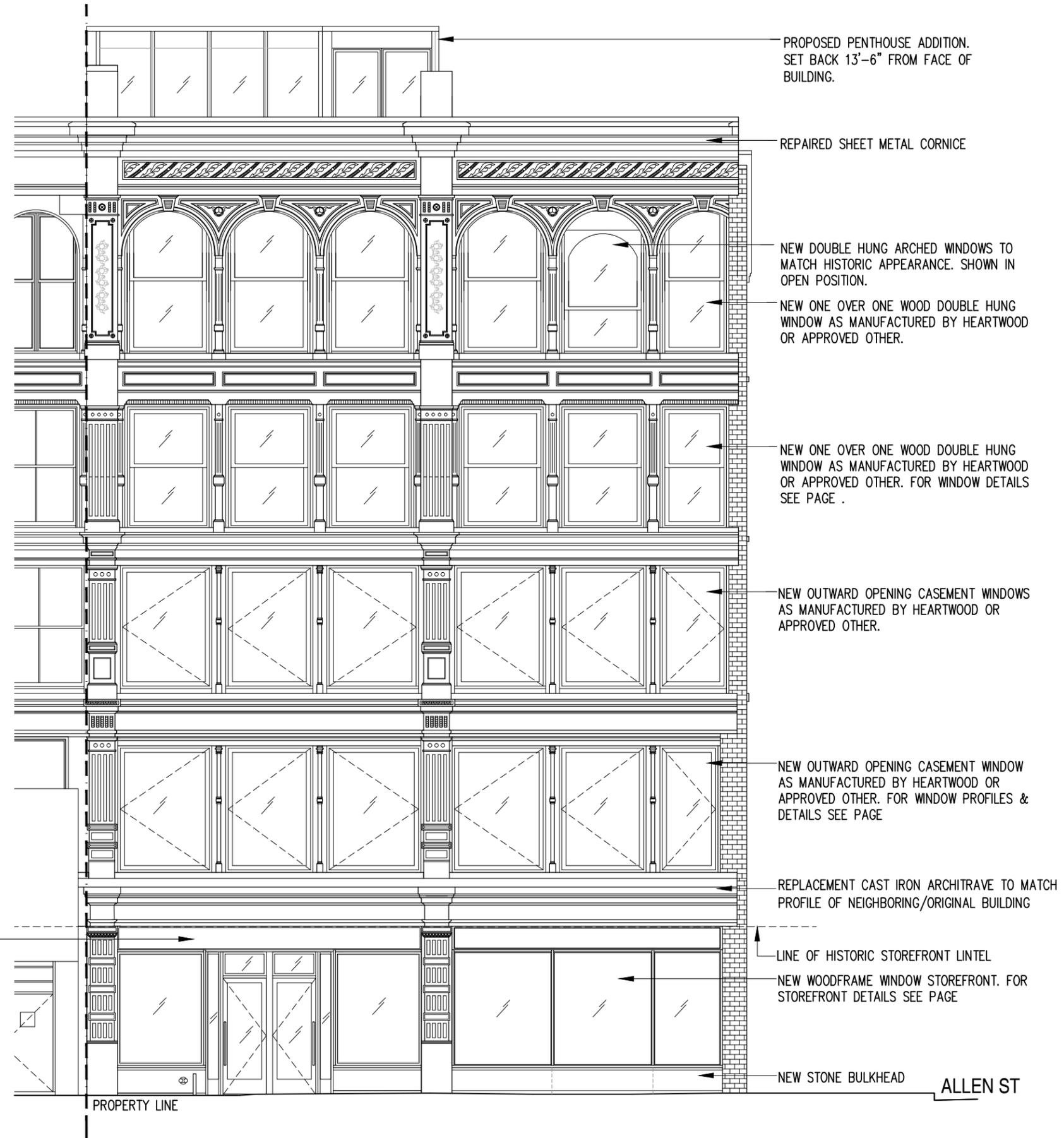
ROOF (LOW) +58'-11 1/2"

5TH FLOOR
+47'-11 1/2"

4TH FLOOR
+36'-11 1/2"

3RD FLOOR
+24'-11"

2ND FLOOR +12'-5"
HISTORIC LINTEL



PROPOSED PENTHOUSE ADDITION.
SET BACK 13'-6" FROM FACE OF
BUILDING.

REPAIRED SHEET METAL CORNICE

NEW DOUBLE HUNG ARCHED WINDOWS TO
MATCH HISTORIC APPEARANCE. SHOWN IN
OPEN POSITION.

NEW ONE OVER ONE WOOD DOUBLE HUNG
WINDOW AS MANUFACTURED BY HEARTWOOD
OR APPROVED OTHER.

NEW ONE OVER ONE WOOD DOUBLE HUNG
WINDOW AS MANUFACTURED BY HEARTWOOD
OR APPROVED OTHER. FOR WINDOW DETAILS
SEE PAGE .

NEW OUTWARD OPENING CASEMENT WINDOWS
AS MANUFACTURED BY HEARTWOOD OR
APPROVED OTHER.

NEW OUTWARD OPENING CASEMENT WINDOW
AS MANUFACTURED BY HEARTWOOD OR
APPROVED OTHER. FOR WINDOW PROFILES &
DETAILS SEE PAGE

REPLACEMENT CAST IRON ARCHITRAVE TO MATCH
PROFILE OF NEIGHBORING/ORIGINAL BUILDING

LINE OF HISTORIC STOREFRONT LINTEL
NEW WOODFRAME WINDOW STOREFRONT. FOR
STOREFRONT DETAILS SEE PAGE

NEW STONE BULKHEAD
ALLEN ST

TENANT SIGNAGE

PROPERTY LINE

PROPOSED GRAND ST ELEVATION

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

5 JANUARY 2016 11



GRAND STREET ELEVATION EXISTING



GRAND STREET ELEVATION PROPOSED

GRAND ST STOREFRONT

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

5 JANUARY 2016 12



EXISTING CONDITIONS - ALLEN STREET

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

5 JANUARY 2016 13

ALL EX'G WINDOWS TO BE REMOVED AND REPLACED

EX'G SILL TO BE LOWERED TO ALIGN WITH ADJACENT WINDOWS.

EX'G AWNING AND FRAME TO BE REMOVED.

REMOVE EX'G CLADDING.

EX'G DOORS AND WINDOW TO REMAIN

EX'G STANDPIPE AND FILLER TO REMAIN

GRAND ST

T.O. BULKHEAD +68'-11 1/2"

T.O. PARAPET (ALLEN ST) +64'-4"

ROOF (HIGH)+60'-10"

ROOF (LOW) +58'-11 1/2"

5TH FLOOR +47'-11 1/2"

4TH FLOOR +36'-11 1/2"

3RD FLOOR +24'-11"

2ND FLOOR +12'-5"

GROUND FLOOR (LOBBY) ±0'-0"

GROUND FLOOR (RETAIL) -0'-9 1/2"

EX'G AC UNIT TO BE REMOVED

EXISTING ALLEN ST ELEVATION

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

5 JANUARY 2016 14

SURVEYED FROM A SWING STAGE SCAFFOLD.
CONDITIONS OF SOUTHERNMOST BAY ARE
TYPICAL OF ENTIRE ELEVATION



BRICK PARAPET
WITH CAST
STONE COPINGS
AND PIER CAPS

BRICK WITH
CAST STONE
SILLS AND 3RD
FLOOR PIER BASE

BRICK WITH
CAST STONE
PIERS, SILLS AND
DOOR SURROUND

MASONRY CLEANING NOTES

- C1 REMOVE SOILING FROM CAST STONE SILLS, 100%.
- C2 REMOVE MORTAR SMEARS FROM BRICK MASONRY, 100%.
- C3 REMOVE FERROUS STAINING.
- C4 REMOVE GRAFFITI.

BRICK MASONRY RESTORATION NOTES

- B01 REMOVE BRICK TO EXPOSE CAST IRON. PREPARE, PRIME AND FLASH CAST IRON. REINSTALL SALVAGED BRICK OR NEW TO MATCH EXISTING.
- B02 PROVIDE NEW BRICK AT LOCATION OF CRACKED BRICK.
- B03 REPOINT BRICK MASONRY.

CAST STONE RESTORATION NOTES

- S01 SECURE CAST STONE UNIT WITH STAINLESS STEEL PINS.
- S02 PATCH CAST STONE
- S03 NEW CAST STONE AT PIER THAT RUNS TO GRADE AT CORNER OF ALLEN ST

SEE ARCH. DWGS FOR NEW WINDOWS

LEGEND:

- PROVIDE PATCH
- CRACK REPAIR
- ▨ SECURE UNIT WITH PINS
- TREATMENT AREA
- T01 TREATMENT CODE
- ◇ C4 CLEANING CODE

C1 C2 ENTIRE ELEVATION

PROPOSED ALLEN ST FACADE RESTORATION

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

PROPOSED PENTHOUSE ADDITION
SET BACK 21'-7" FROM FACE OF
BUILDING.

NEW WOOD WINDOWS AS
MANUFACTURED BY HEARTWOOD
OR APPROVED OTHER, TYP. FOR
WINDOW DETAILS SEE A404.
NEW WINDOWS TO BE PAINTED TO
MATCH HISTORIC WINDOWS

NEW APPLIED SIGNAGE WITHIN
THE STOREFRONT TRANSOM

GRAND ST



PROPERTY LINE

T.O. PROPOSED PENTHOUSE
+72'-2 1/2"

T.O. BULKHEAD +68'-11 1/2"

T.O. PARAPET (ALLEN ST)
+64'-4"

ROOF (HIGH)+60'-10"

ROOF (LOW) +58'-11 1/2"

5TH FLOOR
+47'-11 1/2"

4TH FLOOR
+36'-11 1/2"

3RD FLOOR
+24'-11"

2ND FLOOR
+12'-5"

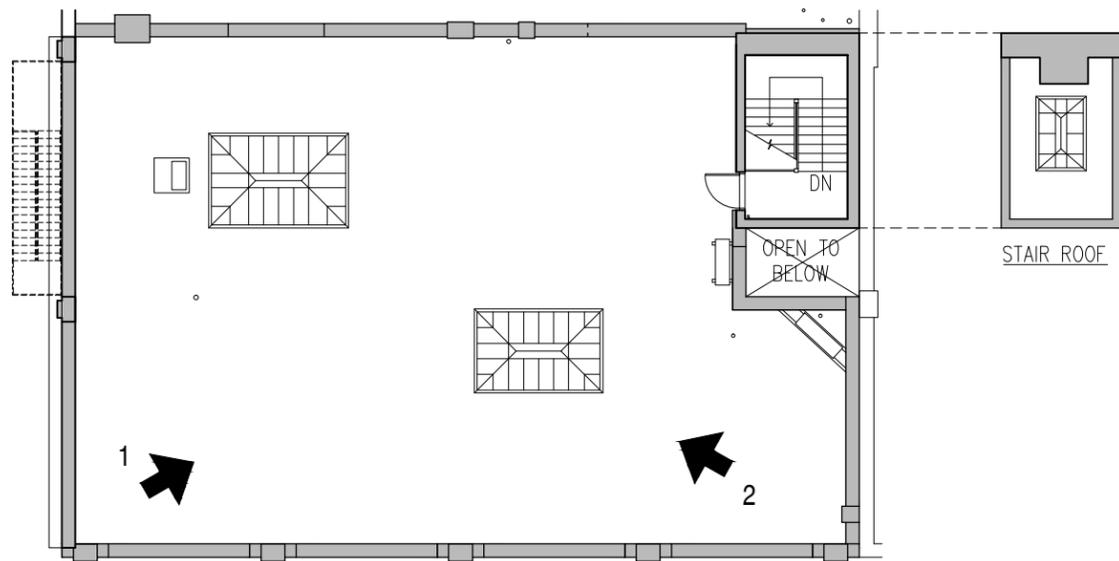
GROUND FLOOR(LOBBY)±0'-0"

GROUND FLOOR (RETAIL)
-0'-9 1/2"

PROPOSED ALLEN ST ELEVATION

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES



EXISTING ROOF PLAN

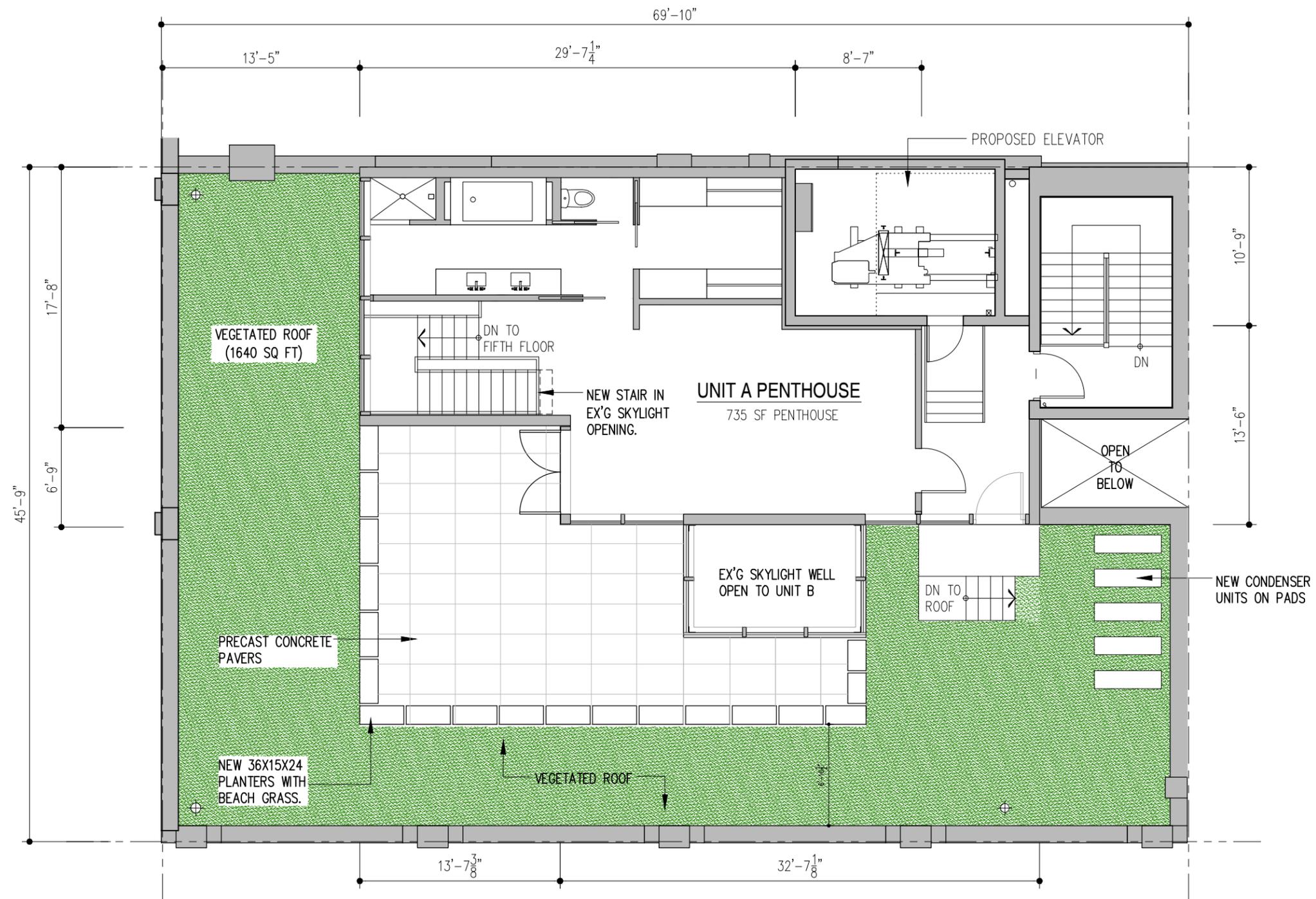


VIEW 2



VIEW 1

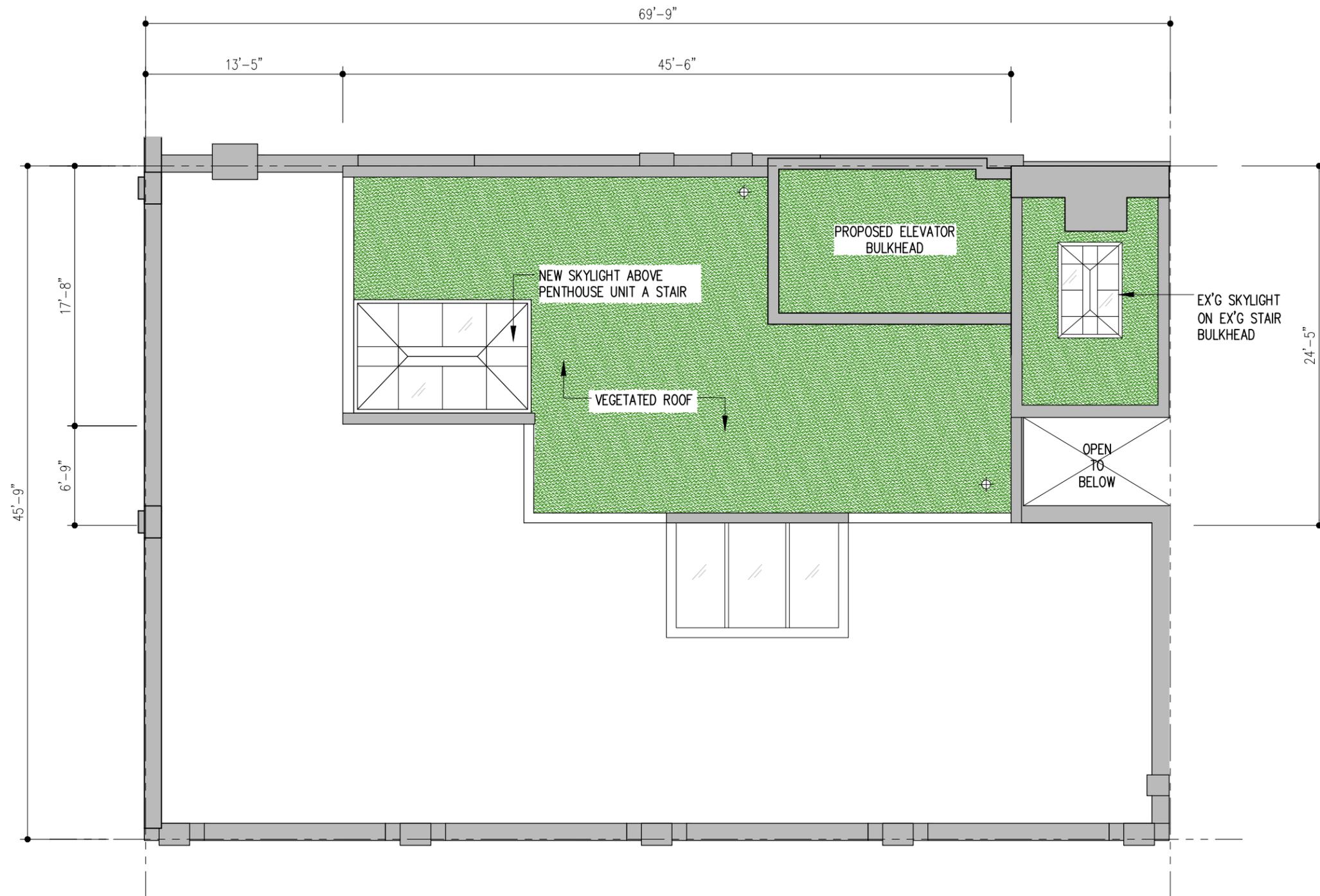
EXISTING ROOF PLAN AND PHOTOGRAPHS



PROPOSED PENTHOUSE ADDITION

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
 BUILDING CONSERVATION ASSOCIATES



PROPOSED PENTHOUSE ADDITION: ROOF PLAN



PROPOSED PENTHOUSE ADDITION: ELEVATION



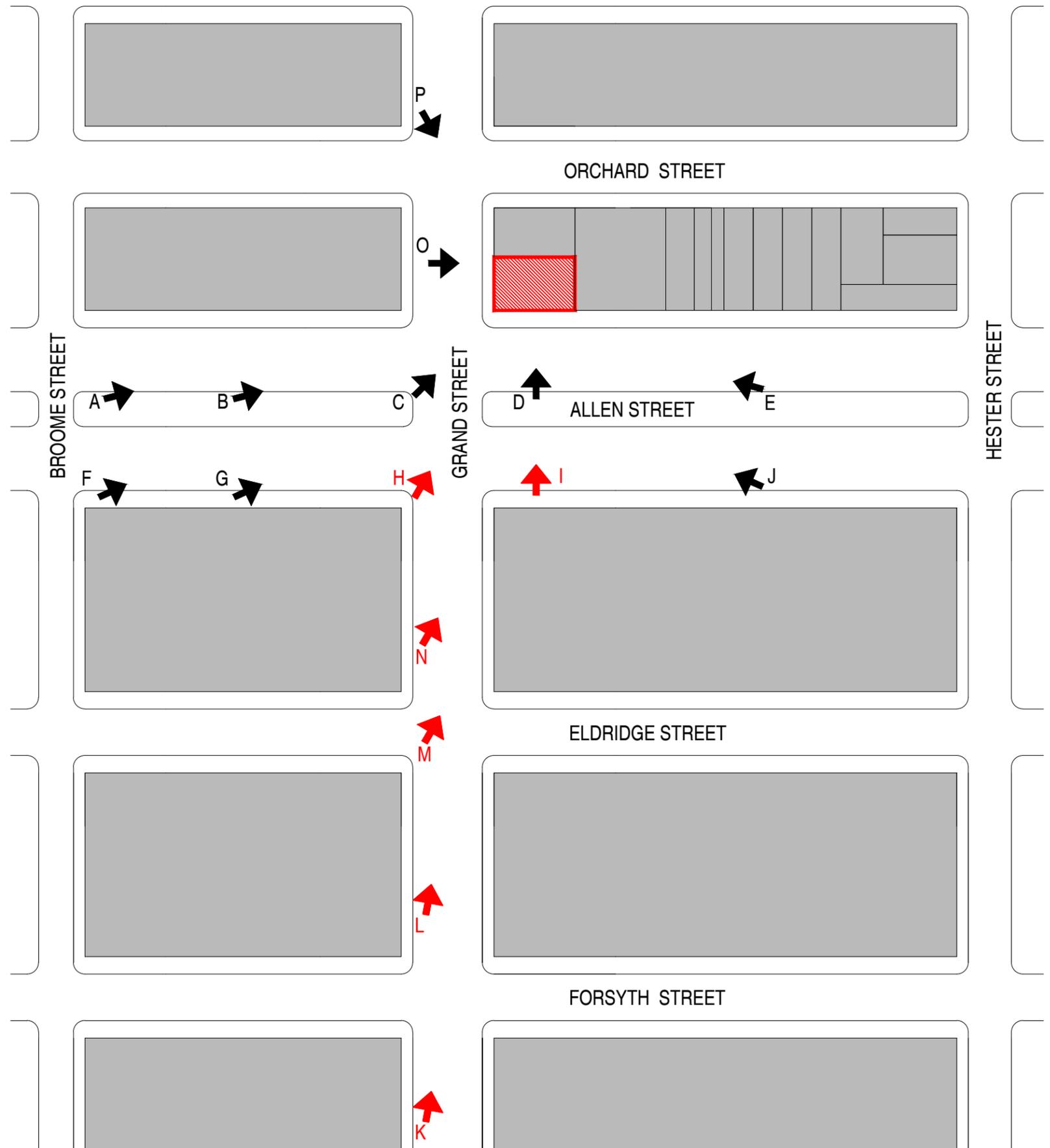
- INSULATED GLASS IN THERMALLY BROKEN PAINTED STEEL FRAMES
- LIGHT GAUGE STEEL-FRAMED WALLS WITH KEIM PLASTER FINISH (COLOR TO MATCH EX'G ALLEN ST BRICK)
- PAINTED ALUMINUM PLANTERS (COLOR TO MATCH EX'G ALLEN ST BRICK)

PROPOSED PENTHOUSE ADDITION

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

5 JANUARY 2016 21



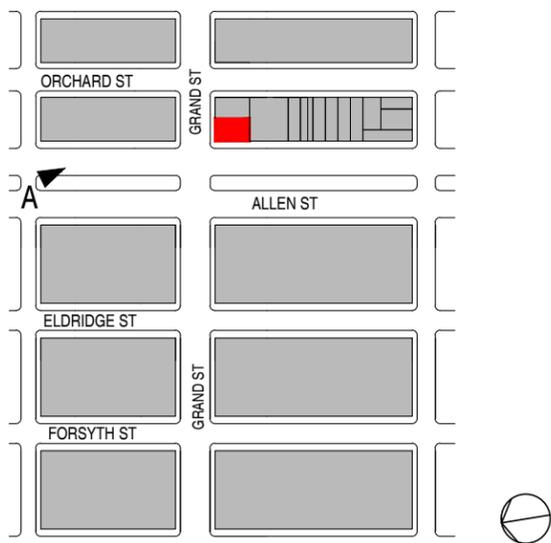
KEY PLAN OF VIEWS



VIEW A: EXISTING



VIEW A: PROPOSED



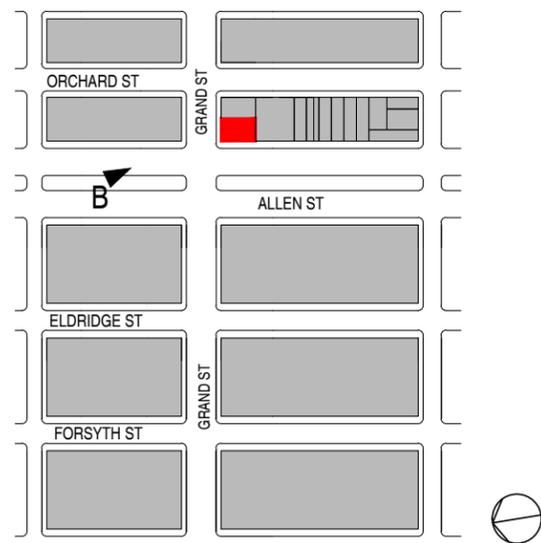
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW B: EXISTING



VIEW B: PROPOSED



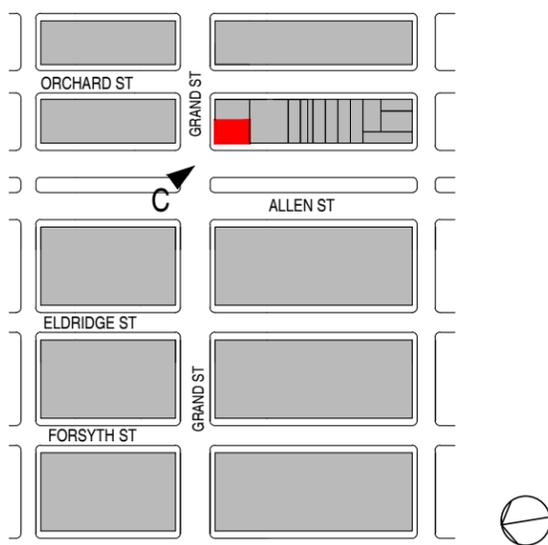
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW C: EXISTING



VIEW C: PROPOSED



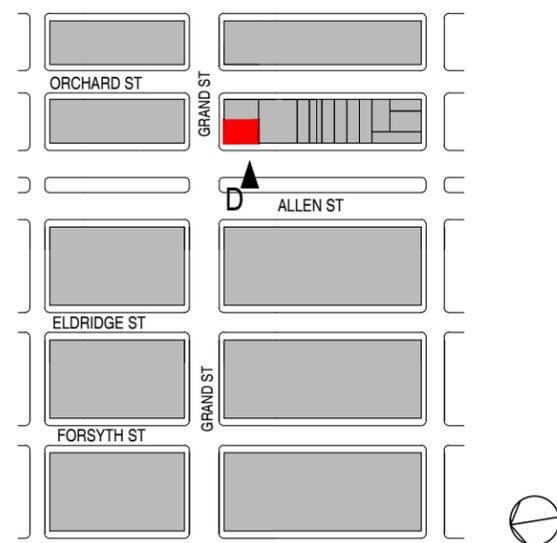
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW D: EXISTING



VIEW D: PROPOSED



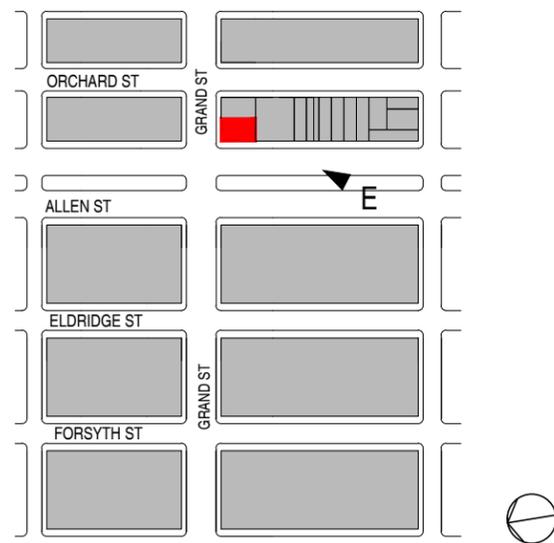
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW E: EXISTING



VIEW E: PROPOSED



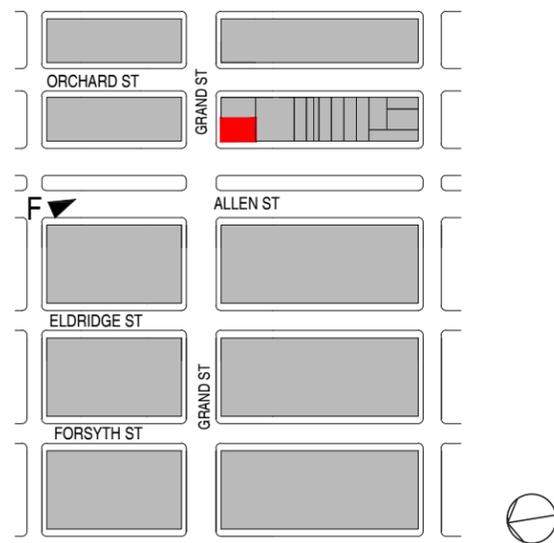
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW F: EXISTING



VIEW F: PROPOSED

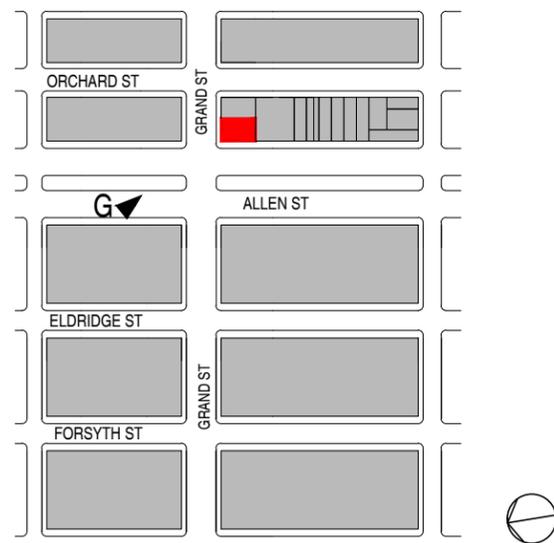




VIEW G: EXISTING



VIEW G: PROPOSED

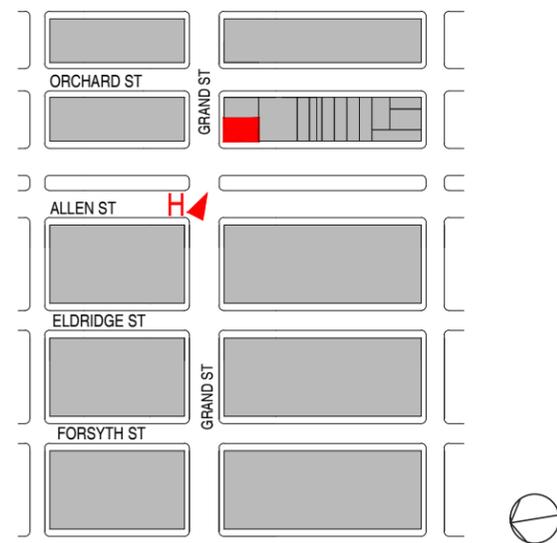


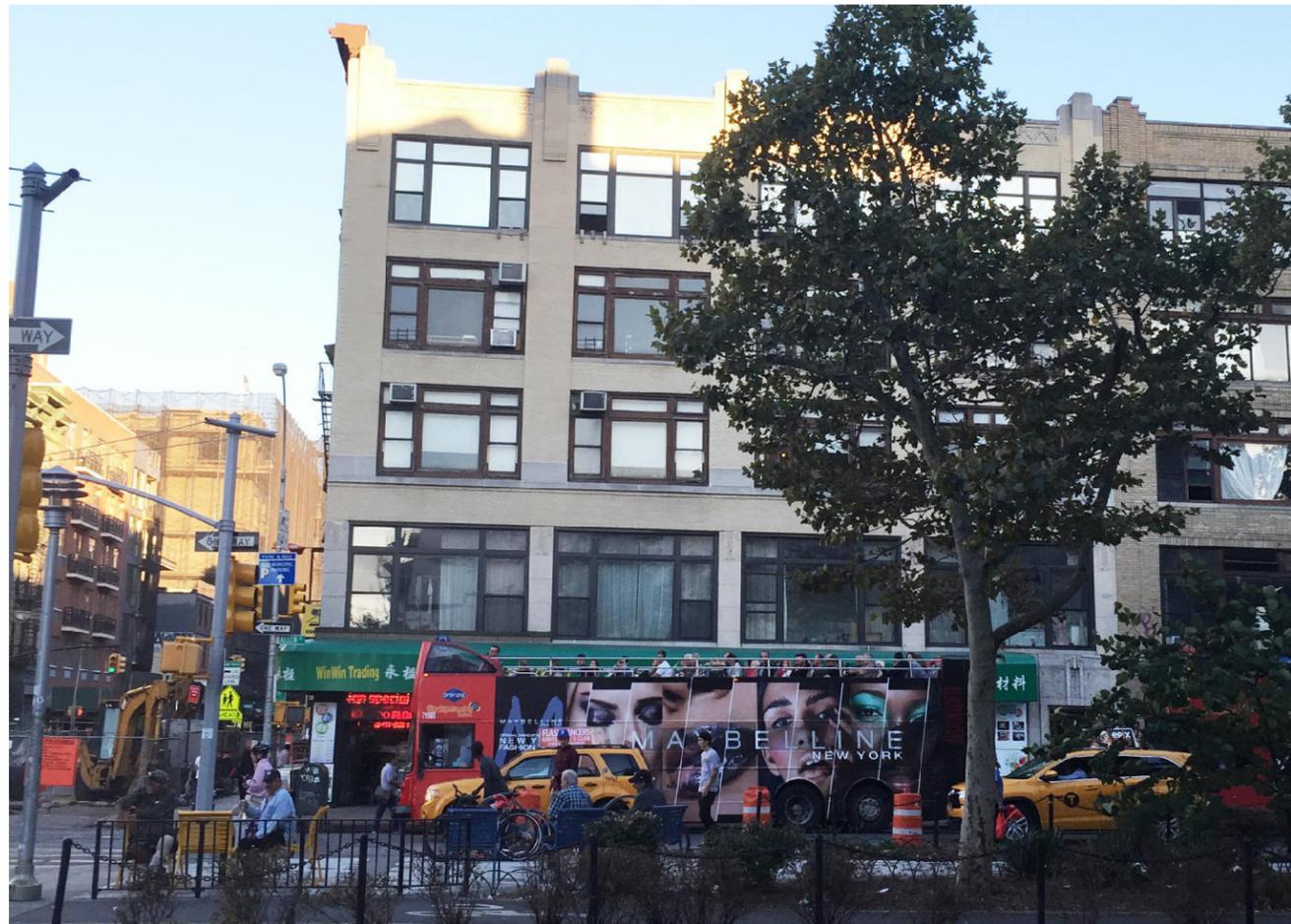


VIEW H: EXISTING



VIEW H: PROPOSED (VISIBLE)

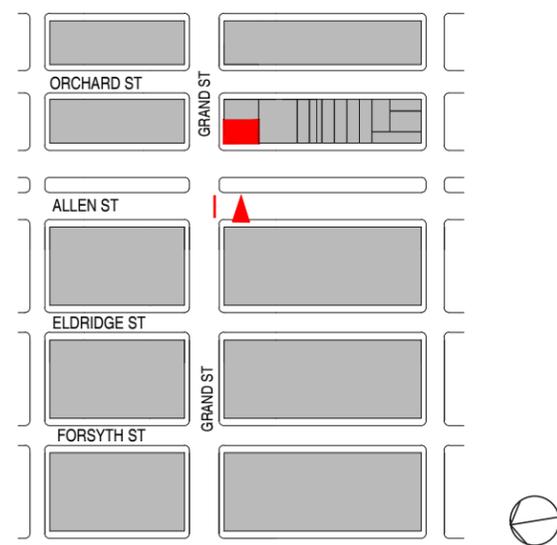




VIEW I: EXISTING



VIEW I: PROPOSED (VISIBLE)



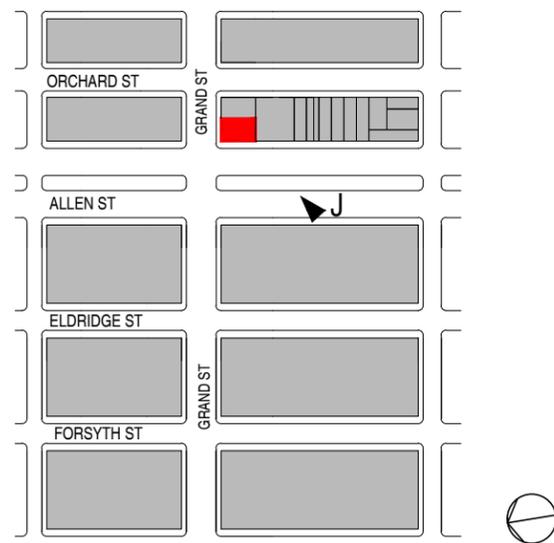
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW J: EXISTING



VIEW J: PROPOSED



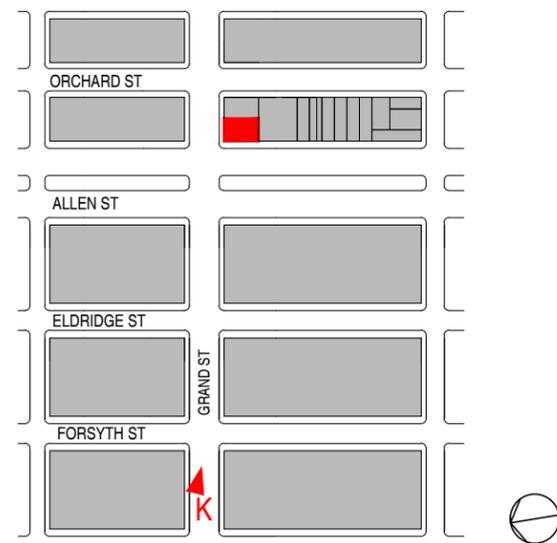
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW K: EXISTING



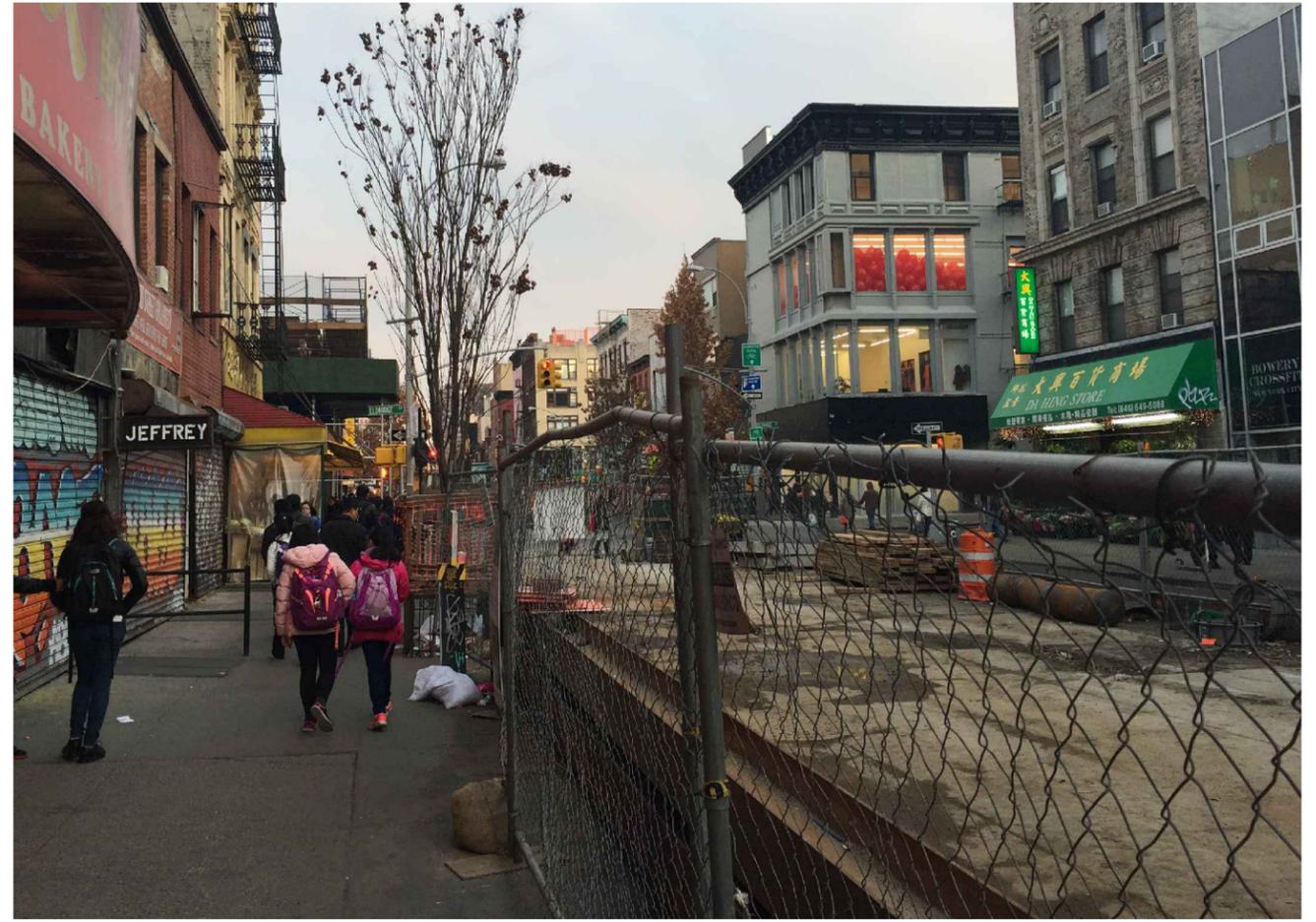
VIEW K: PROPOSED (VISIBLE)



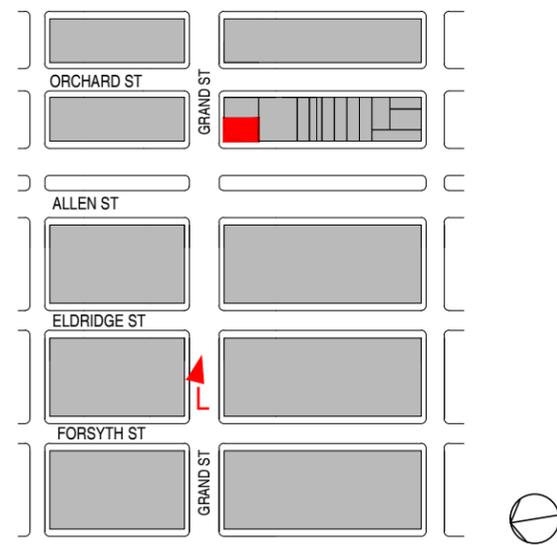
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



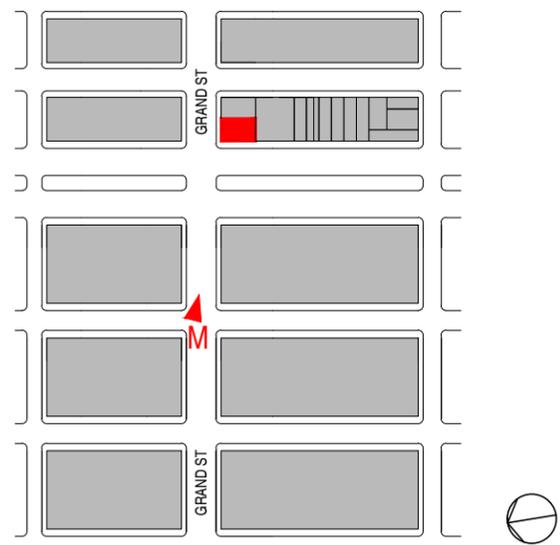
VIEW L: EXISTING



VIEW L: PROPOSED (VISIBLE)



EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW M: PROPOSED (BULKHEAD ELEVATOR VISIBLE)

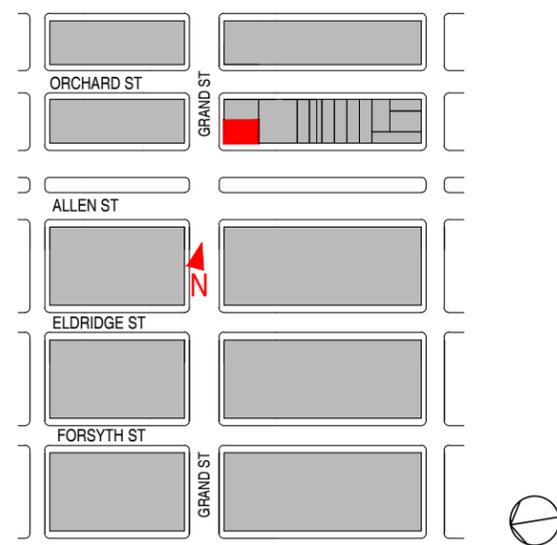
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW N: EXISTING



VIEW N: PROPOSED (VISIBLE)



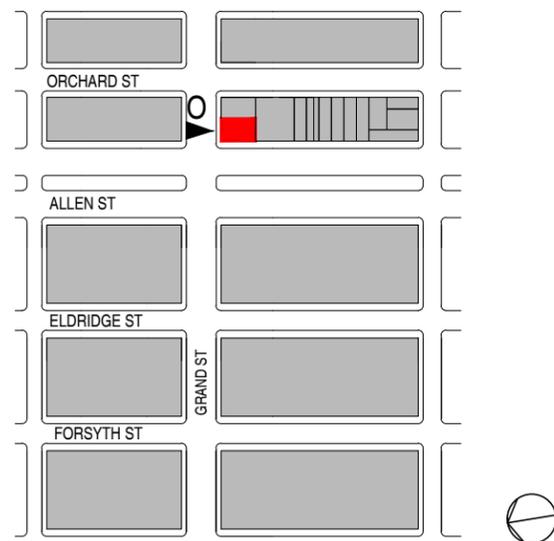
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



VIEW O: EXISTING



VIEW O: PROPOSED



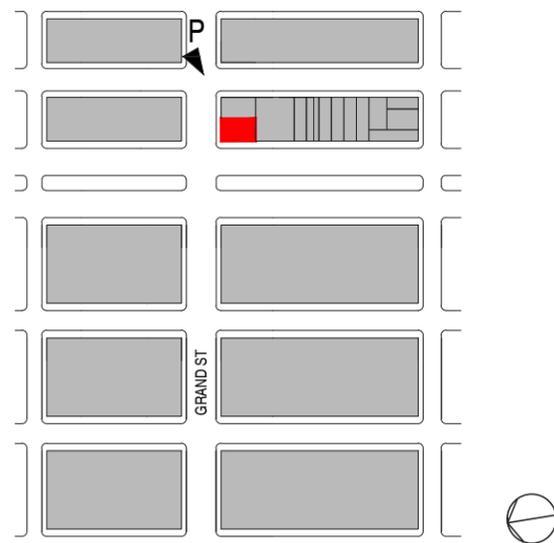
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



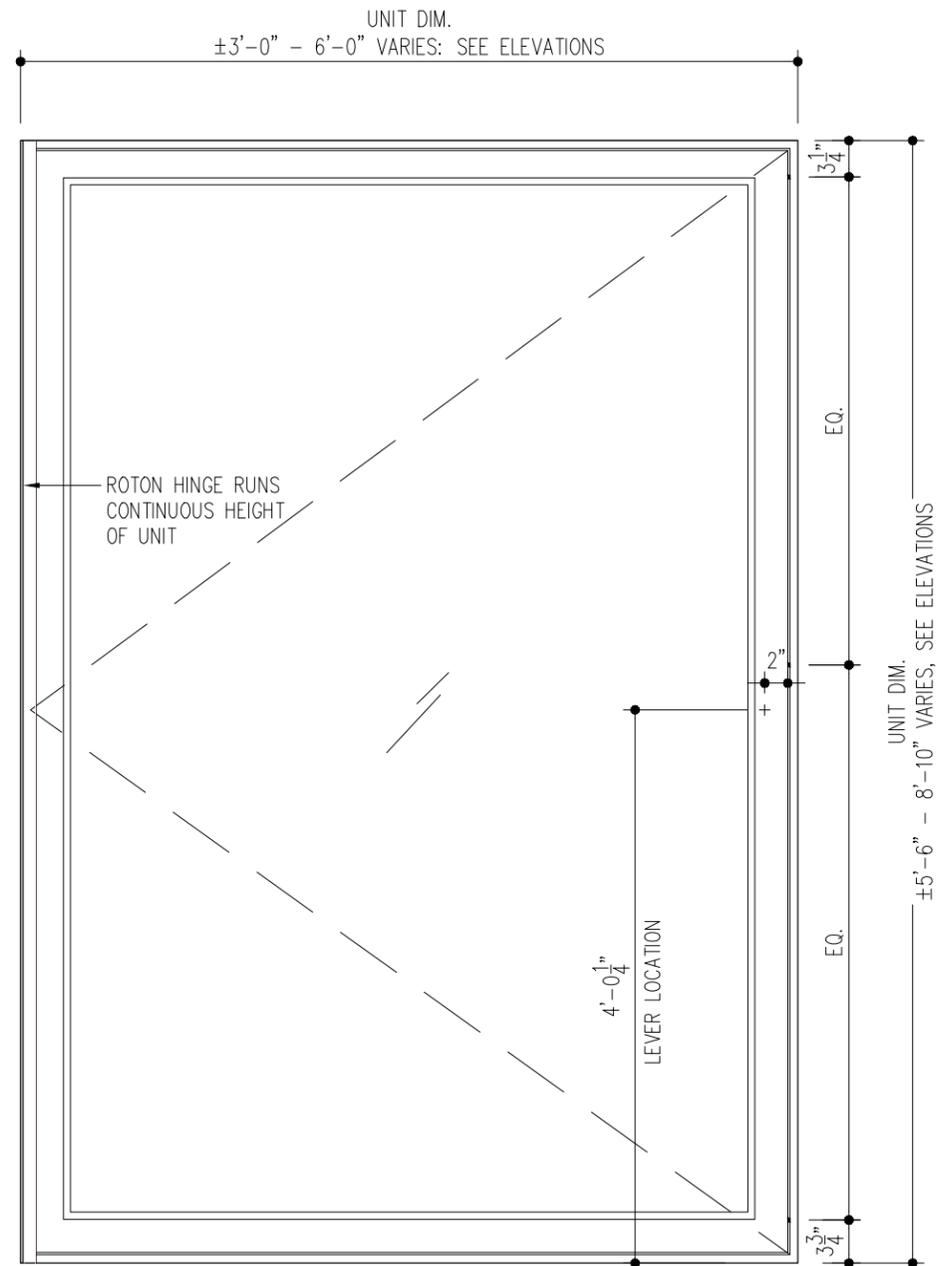
VIEW P: EXISTING



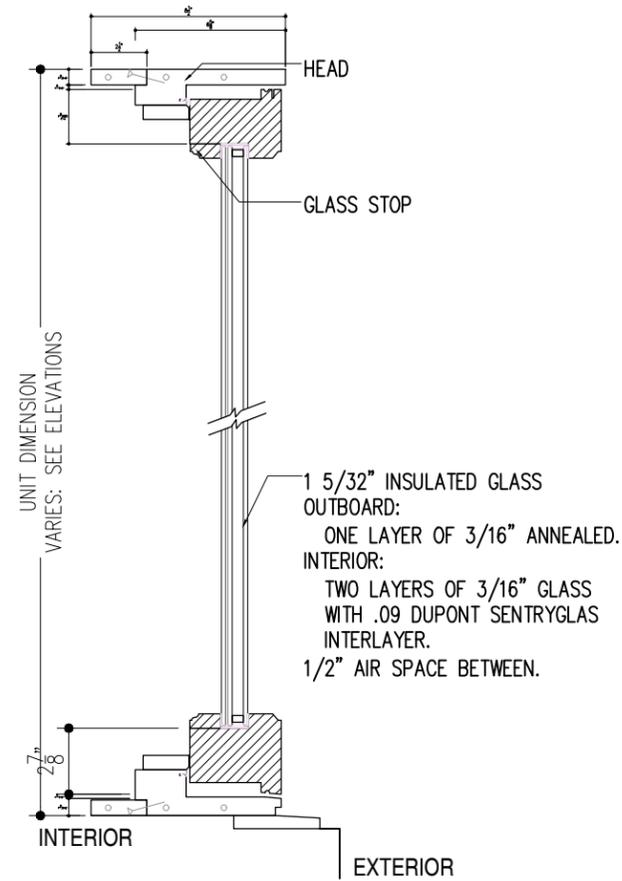
VIEW P: PROPOSED



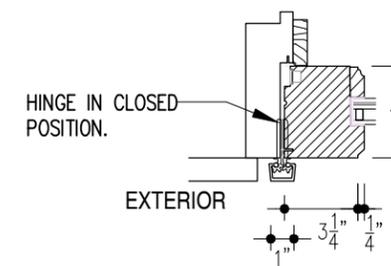
EXISTING AND PROPOSED PERSPECTIVE VIEWS (WITH MOCKED-UP PROPOSED ELEMENTS HIGHLIGHTED RED)



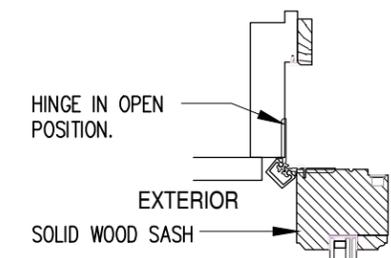
OUTWARD OPENING CASEMENT



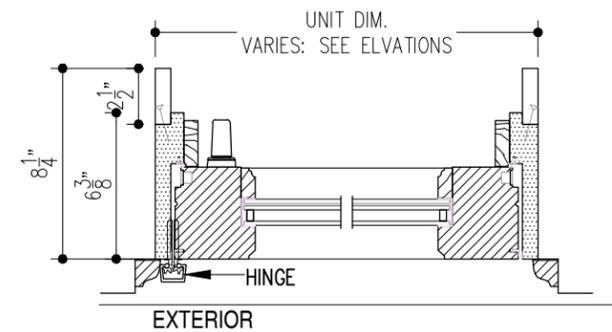
OUTWARD OPENING CASEMENT: SECTION



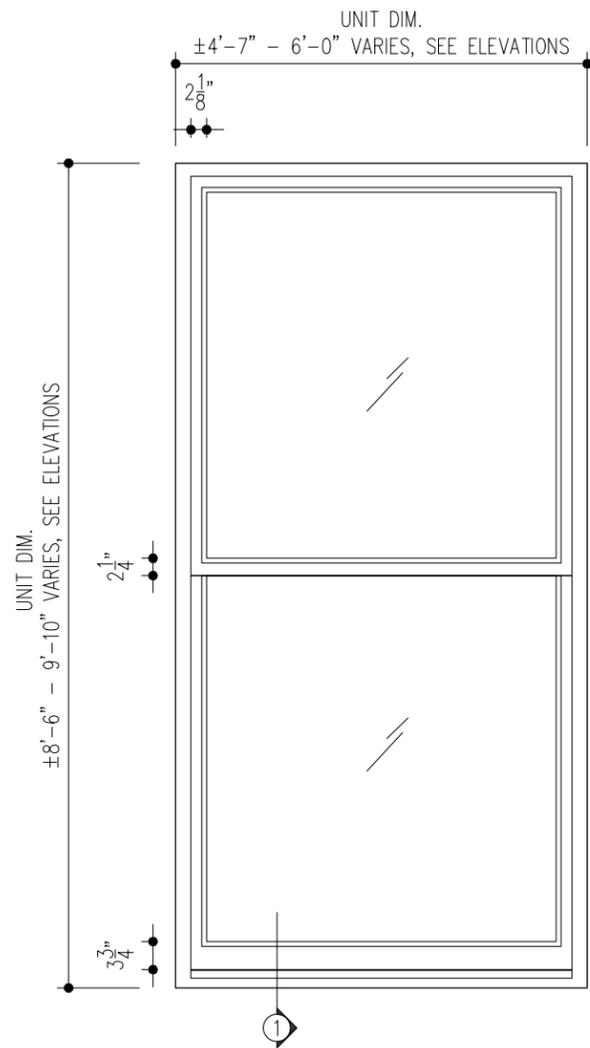
HINGE PLAN DETAIL: CLOSED POSITION



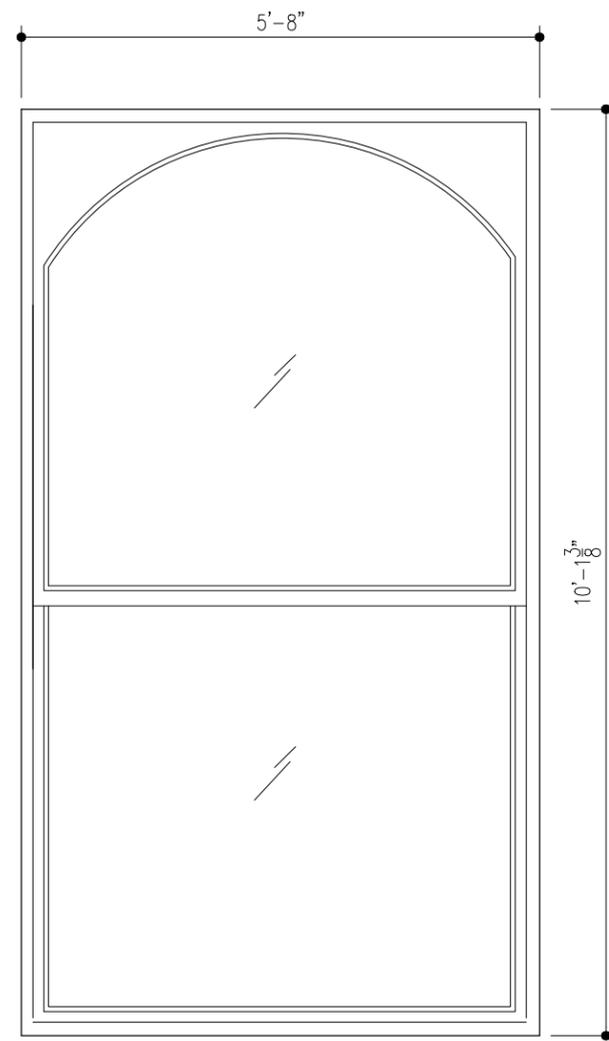
HINGE PLAN DETAIL: OPEN POSITION



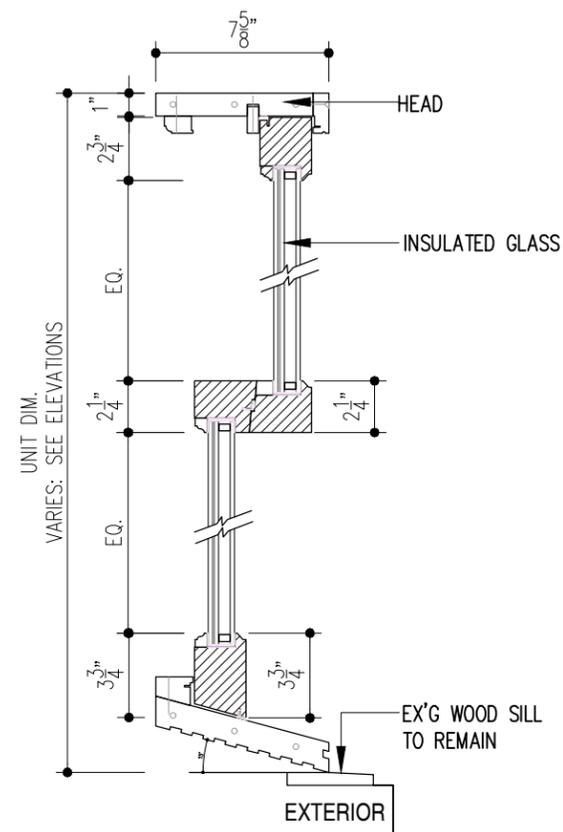
OUTWARD OPENING CASEMENT: PLAN



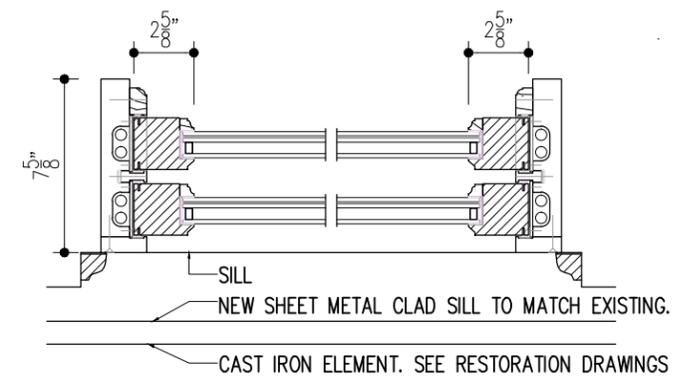
DOUBLE HUNG: 2ND TO 4TH FLOOR



DOUBLE HUNG ARCHED: 5TH FLOOR



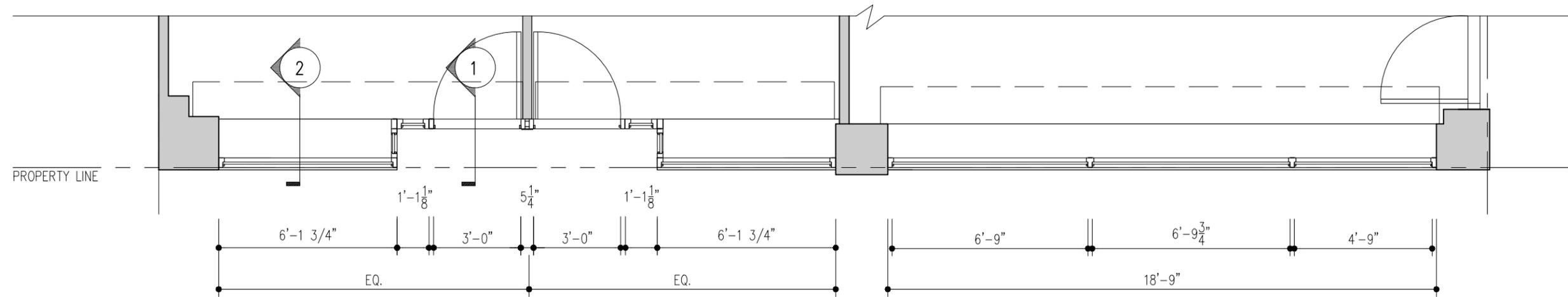
DOUBLE HUNG: SECTION (1)



DOUBLE HUNG: JAMBS



GRAND ST STOREFRONT ELEVATION

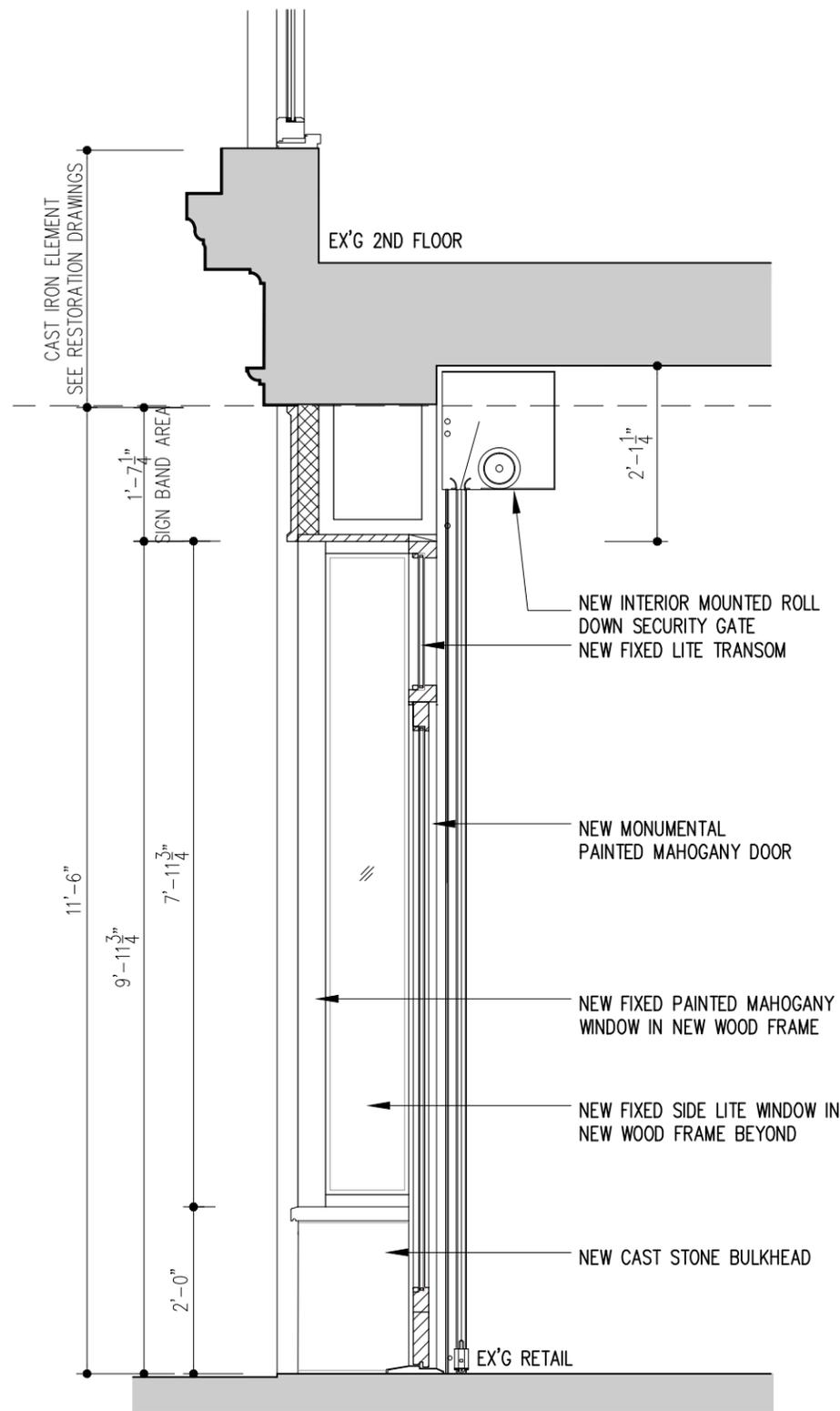


PARTIAL GROUND FLOOR PLAN (3)

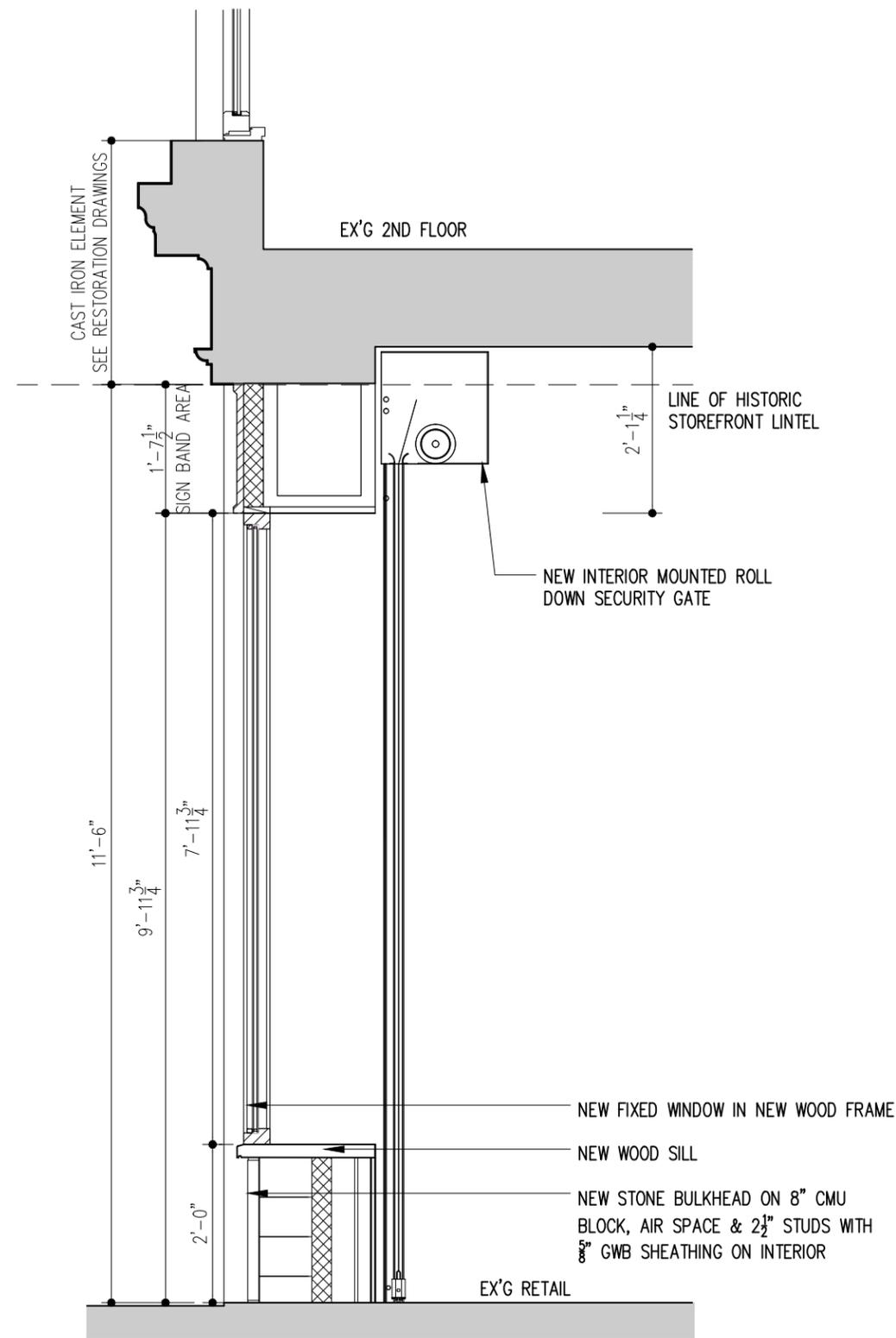
PROPOSED GRAND ST STOREFRONT

66 ALLEN ST, NYC

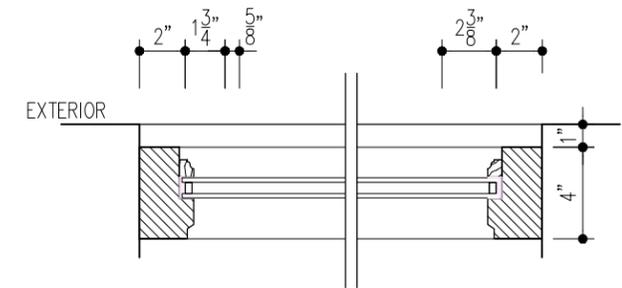
BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES



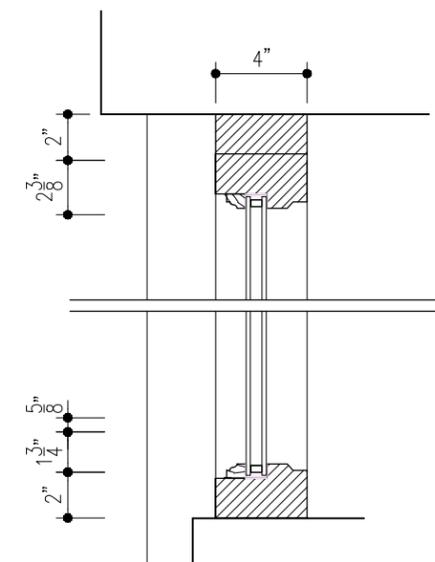
GRAND ST STOREFRONT SECTION (1)



GRAND ST STOREFRONT SECTION (2)



JAMB



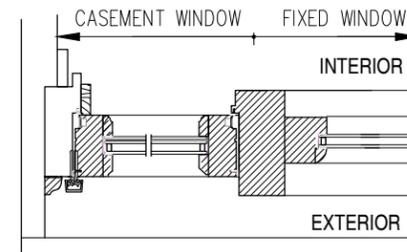
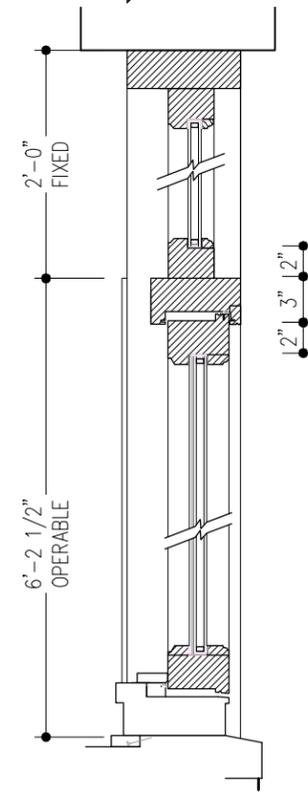
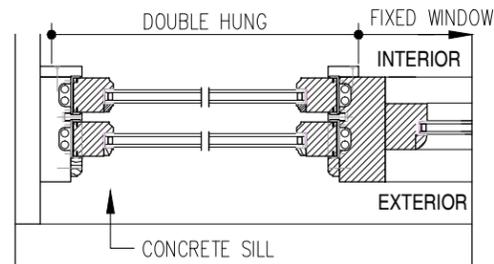
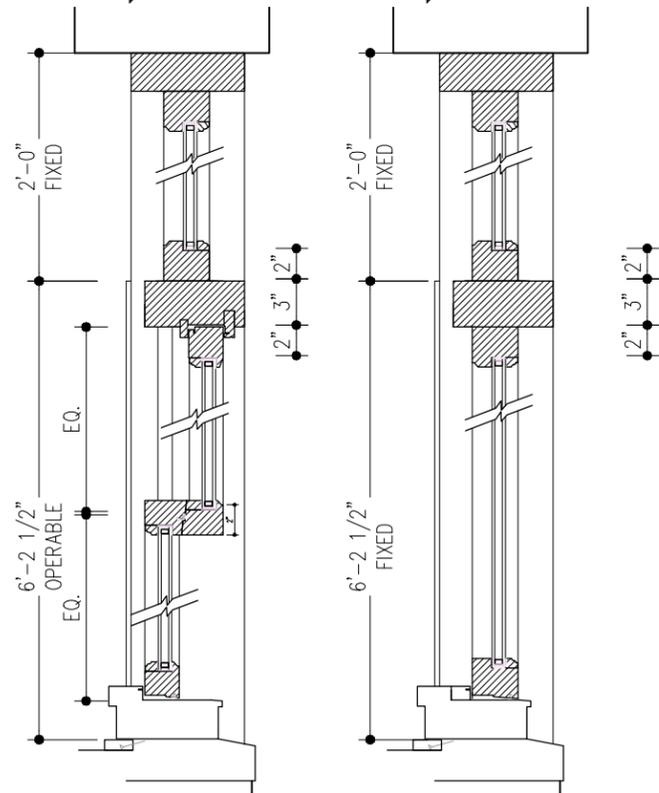
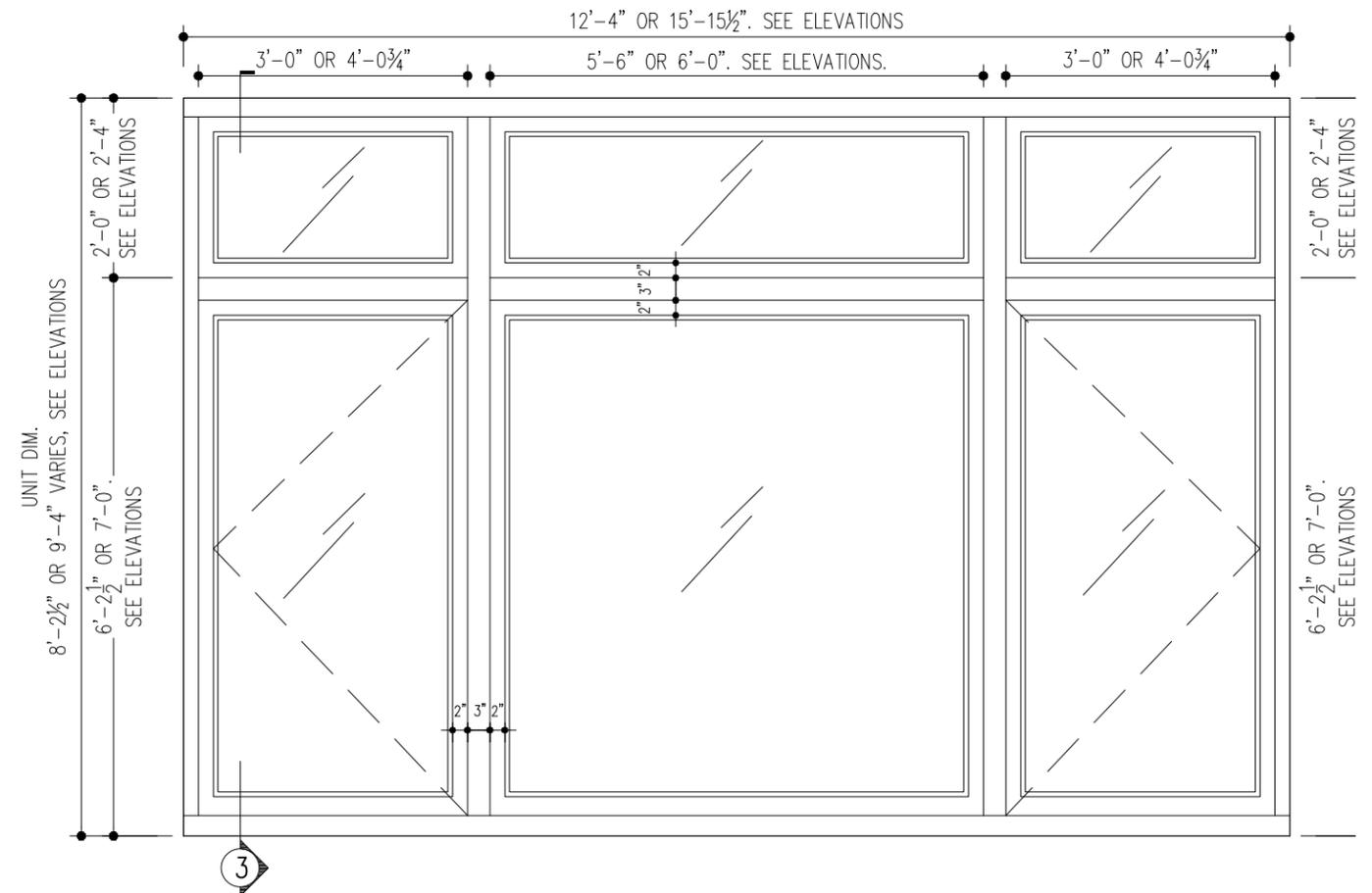
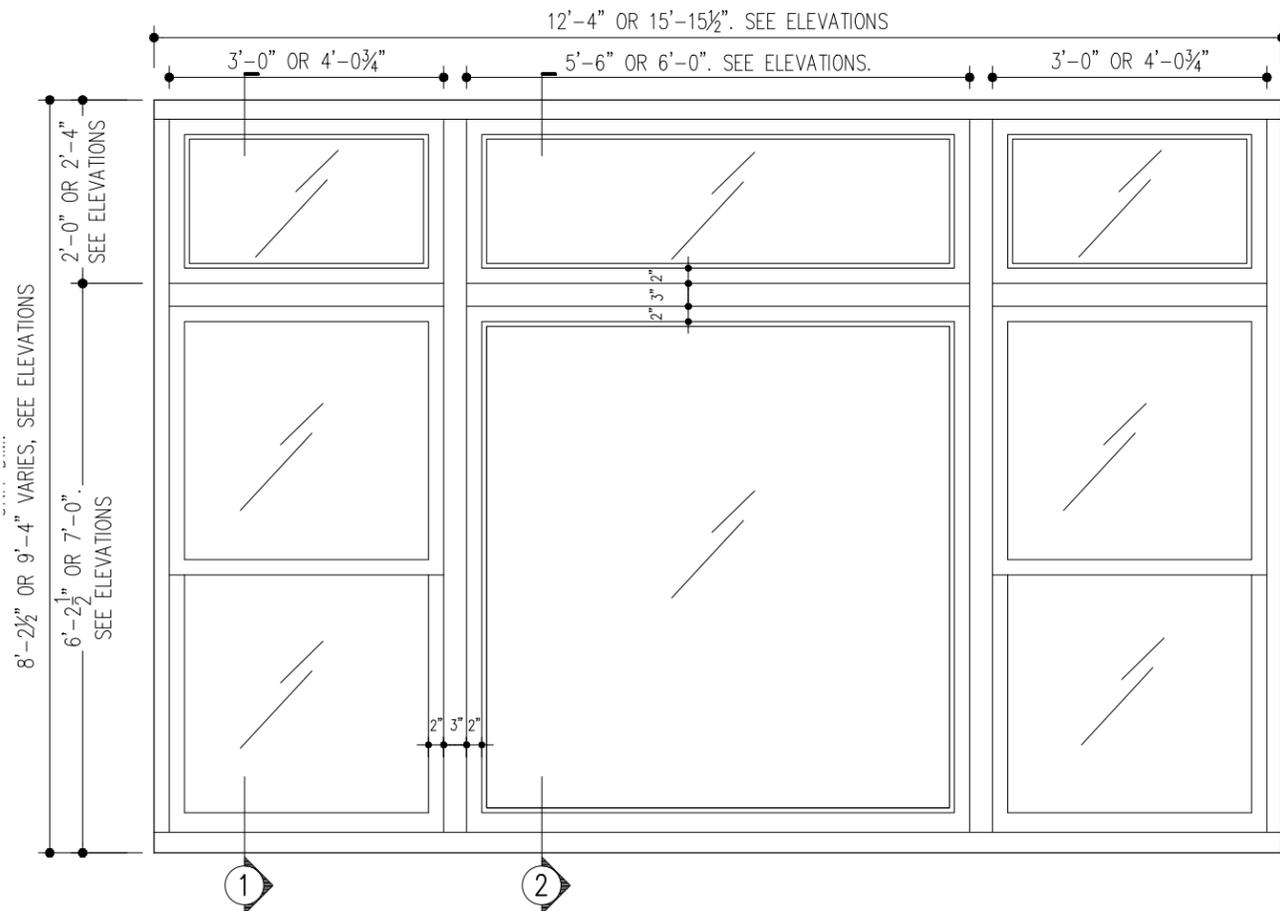
HEAD

STOREFRONT WINDOW PROFILES

PROPOSED GRAND ST STOREFRONT

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES



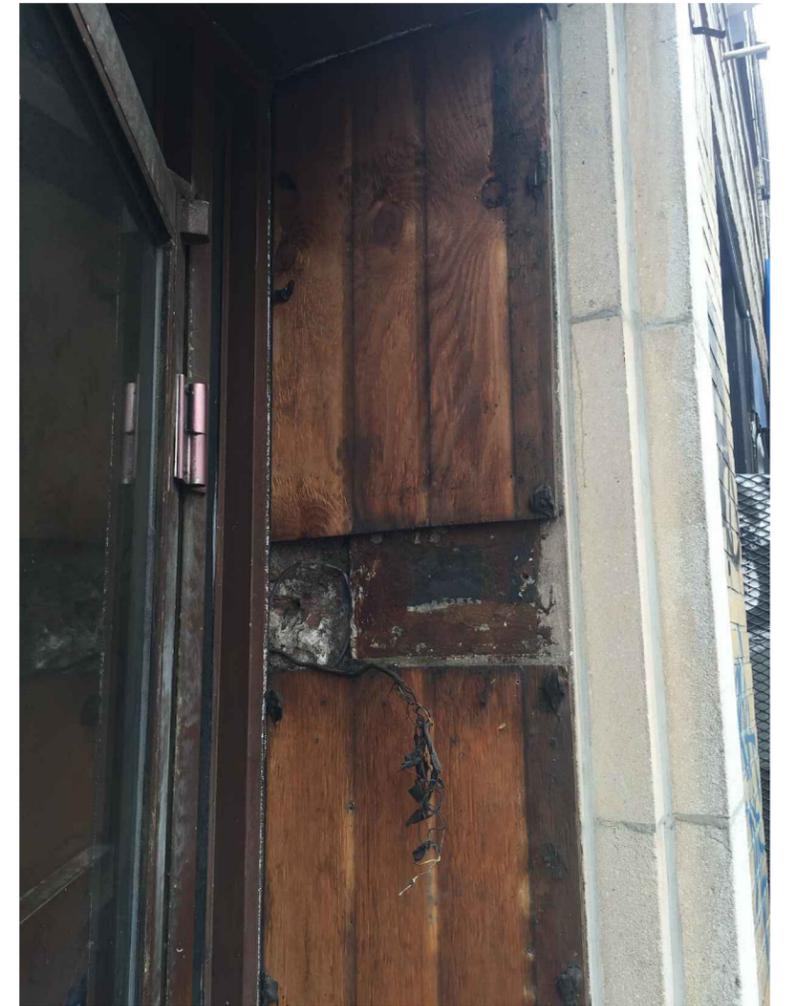
EXISTING DOUBLE HUNG AND FIXED : SECTIONS (1) AND (2)

PROPOSED OUTWARD CASEMENT AND FIXED: SECTION (3)

PROPOSED ALLEN ST WINDOWS

ALL ALLEN ST WOOD WINDOWS TO BE PAINTED BENJAMIN MOORE CLASSIC BROWN 2109-10

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES



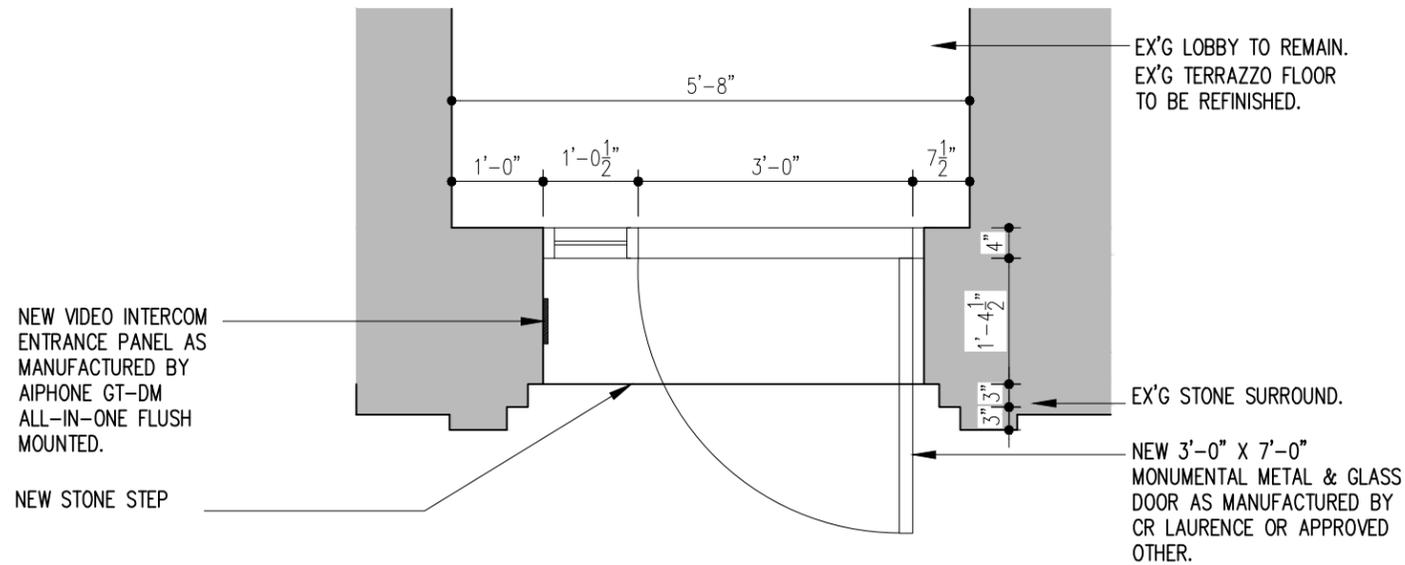
EXISTING CONDITIONS

EXISTING MAIN ENTRANCE: ALLEN ST

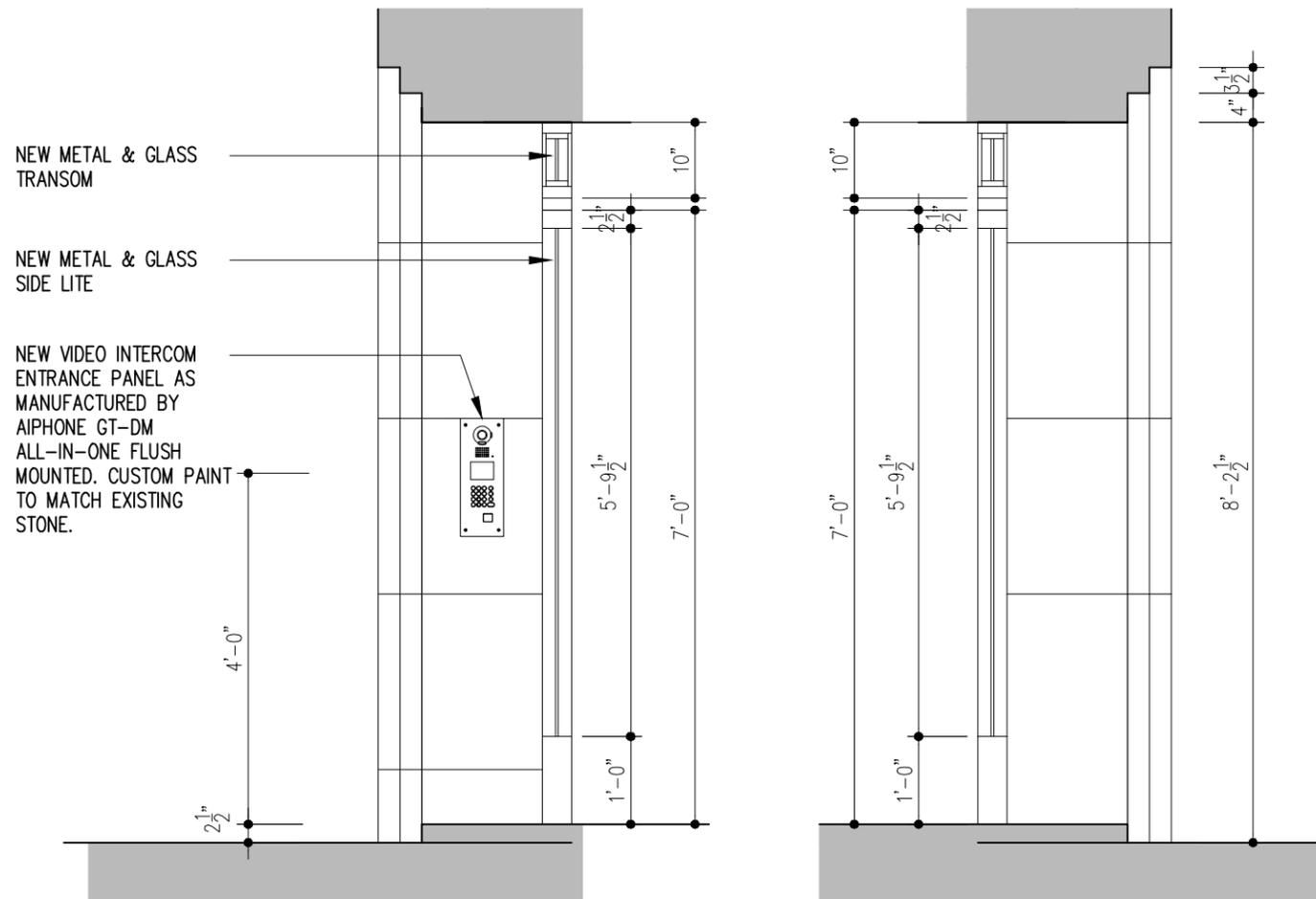
66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES

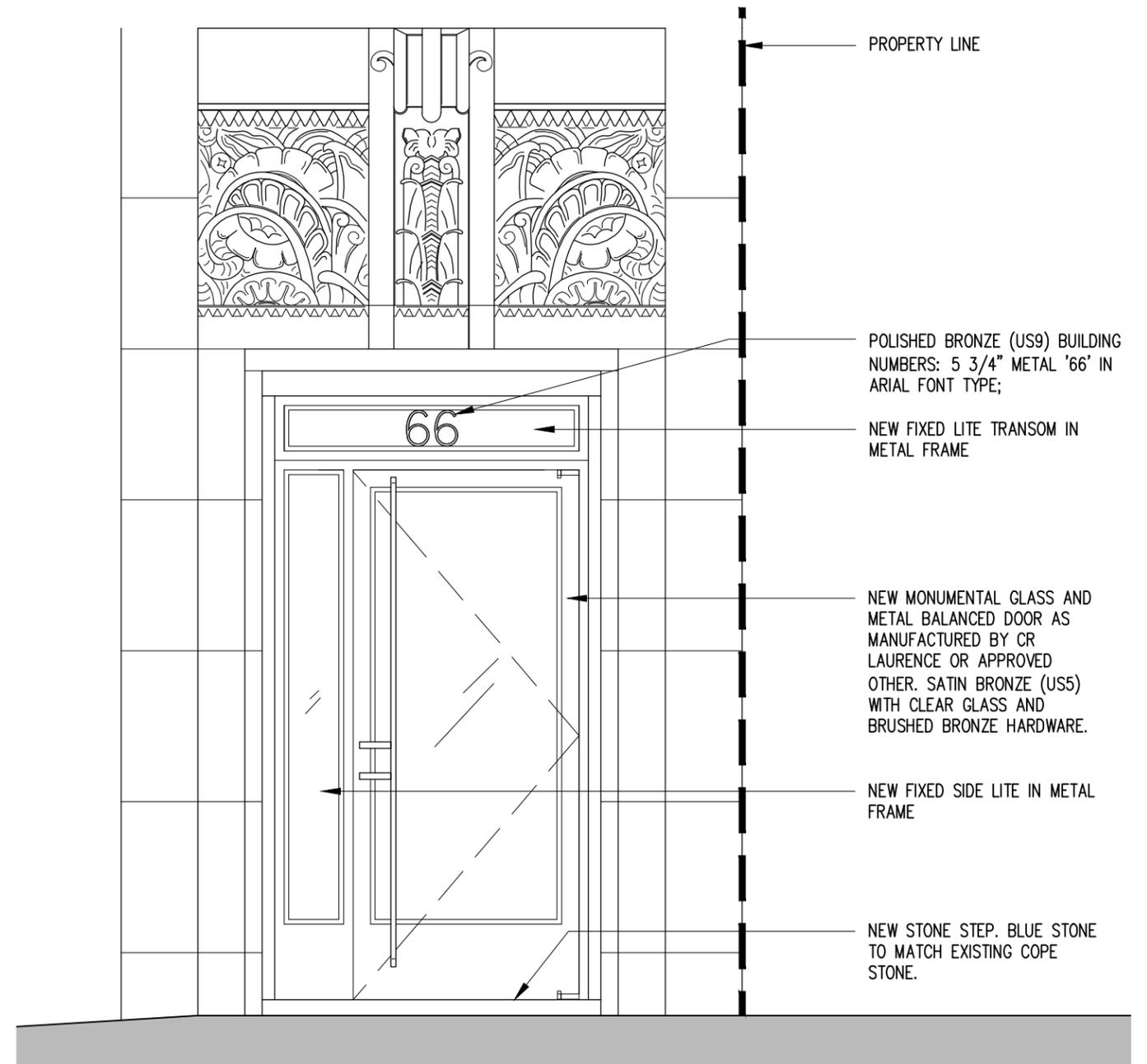
5 JANUARY 2016 44



PROPOSED MAIN ENTRANCE PLAN



PROPOSED MAIN ENTRANCE SECTIONS



PROPOSED MAIN ENTRANCE ELEVATION

PROPOSED MAIN ENTRANCE: ALLEN ST

66 ALLEN ST, NYC

BROMLEY CALDARI ARCHITECTS PC
BUILDING CONSERVATION ASSOCIATES



CRL BALANCED DOOR HARDWARE DESIGNED BY WIKK COMBINED WITH CRL TAJIMA DOOR



GT-DM
ALL-IN-ONE VIDEO ENTRANCE STATION



641 AVENUE OF THE AMERICAS

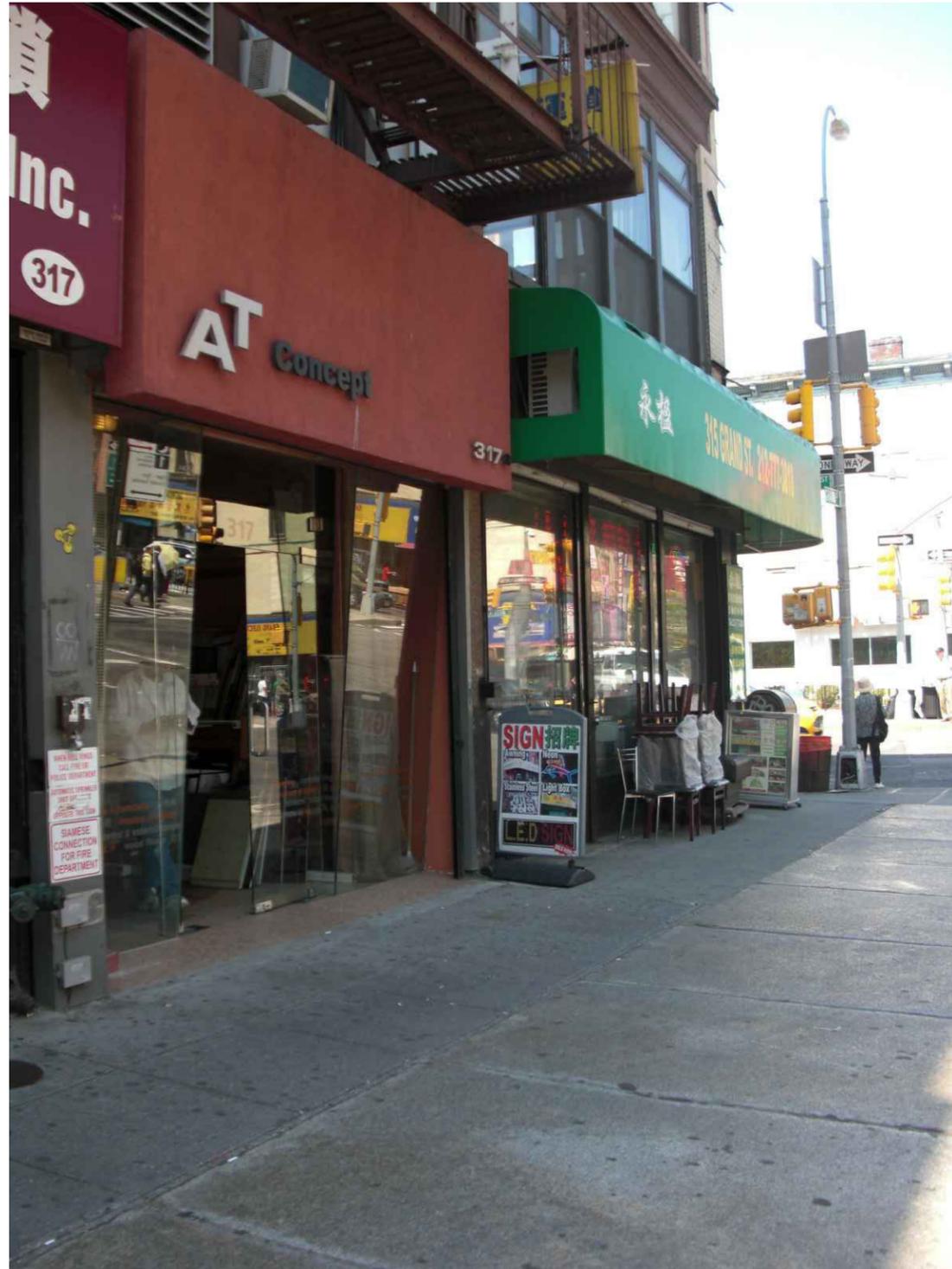


THE HUGE O'NEILL BLDG - 655 AVENUE OF THE AMERICAS

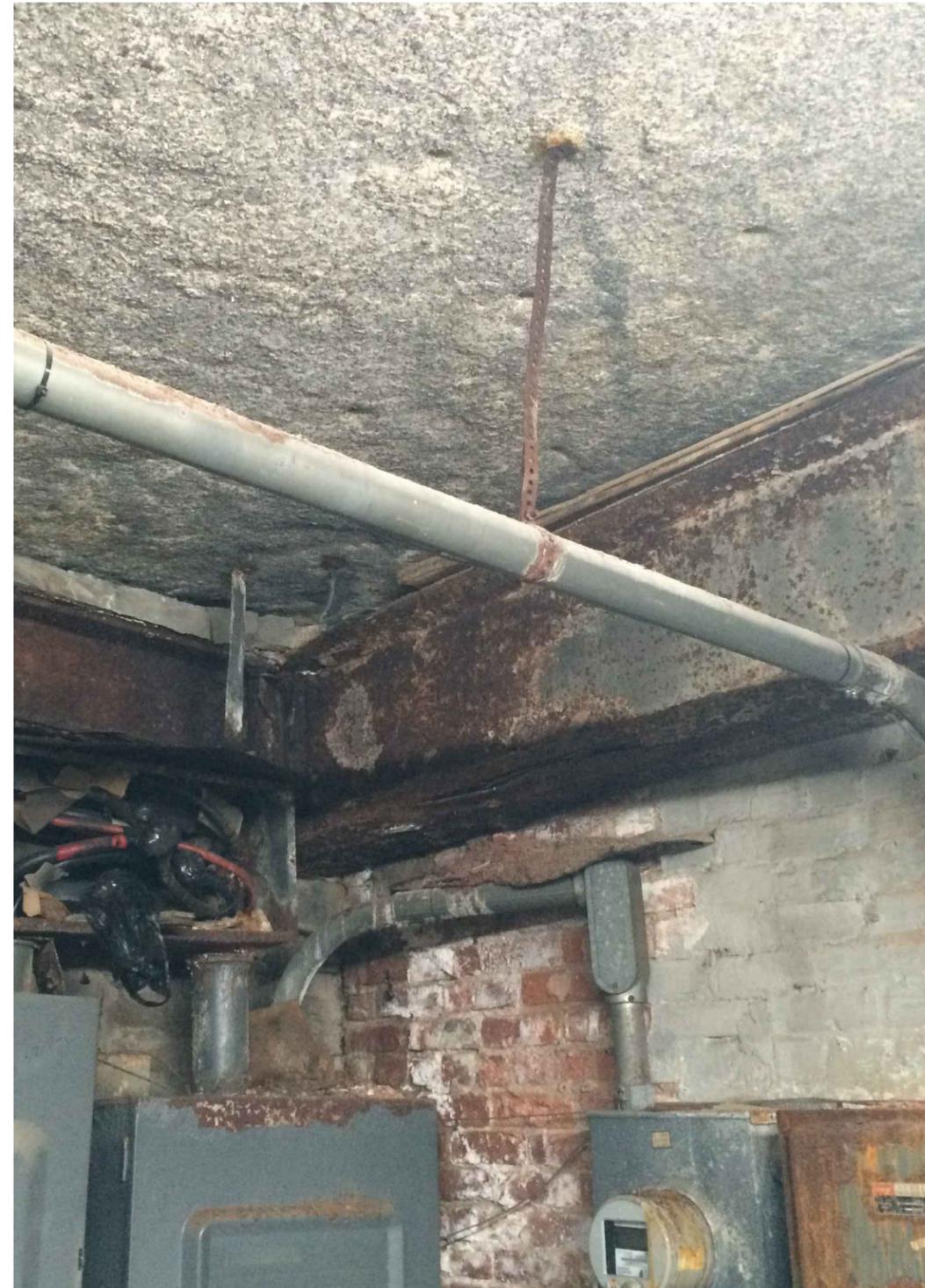


526 AVENUE OF THE AMERICAS

APPENDIX - VISIBLE ADDITIONS ON HISTORIC DEPARTMENT STORES



GROUND FLOOR

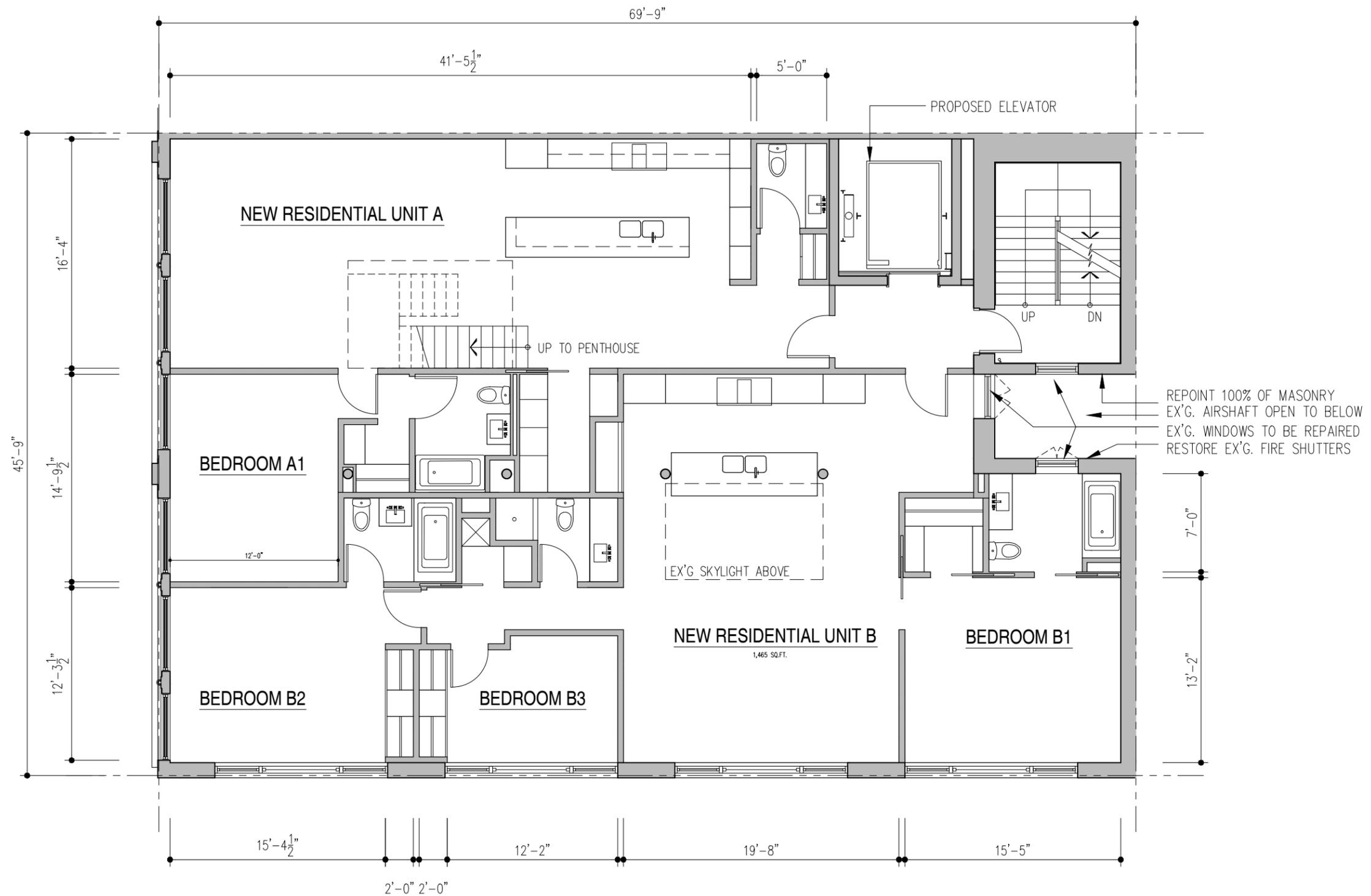


CELLAR

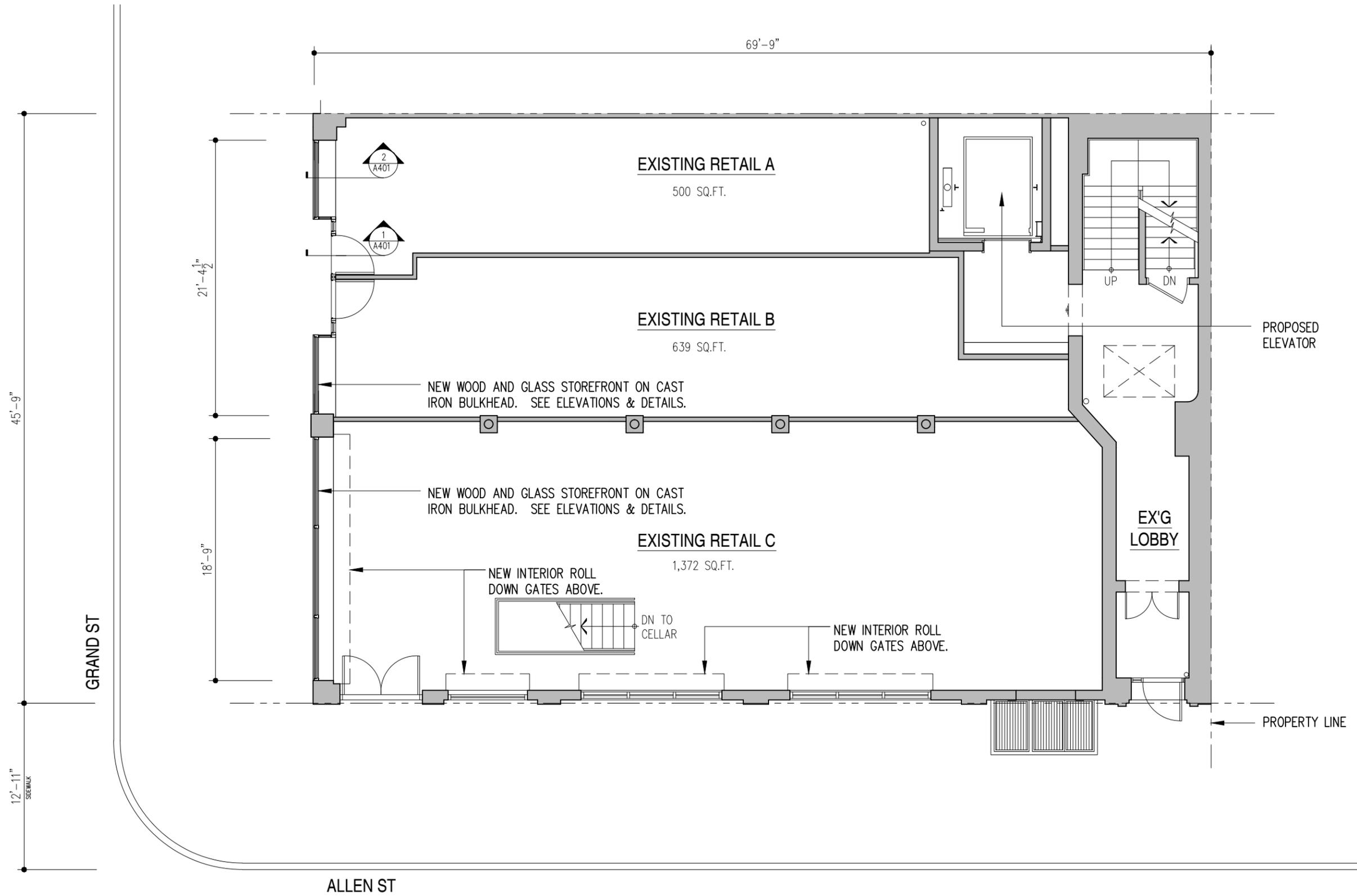
APPENDIX - NO VAULT LIGHTS







APPENDIX - PROPOSED FIFTH FLOOR PLAN



APPENDIX - PROPOSED FIRST FLOOR PLAN