



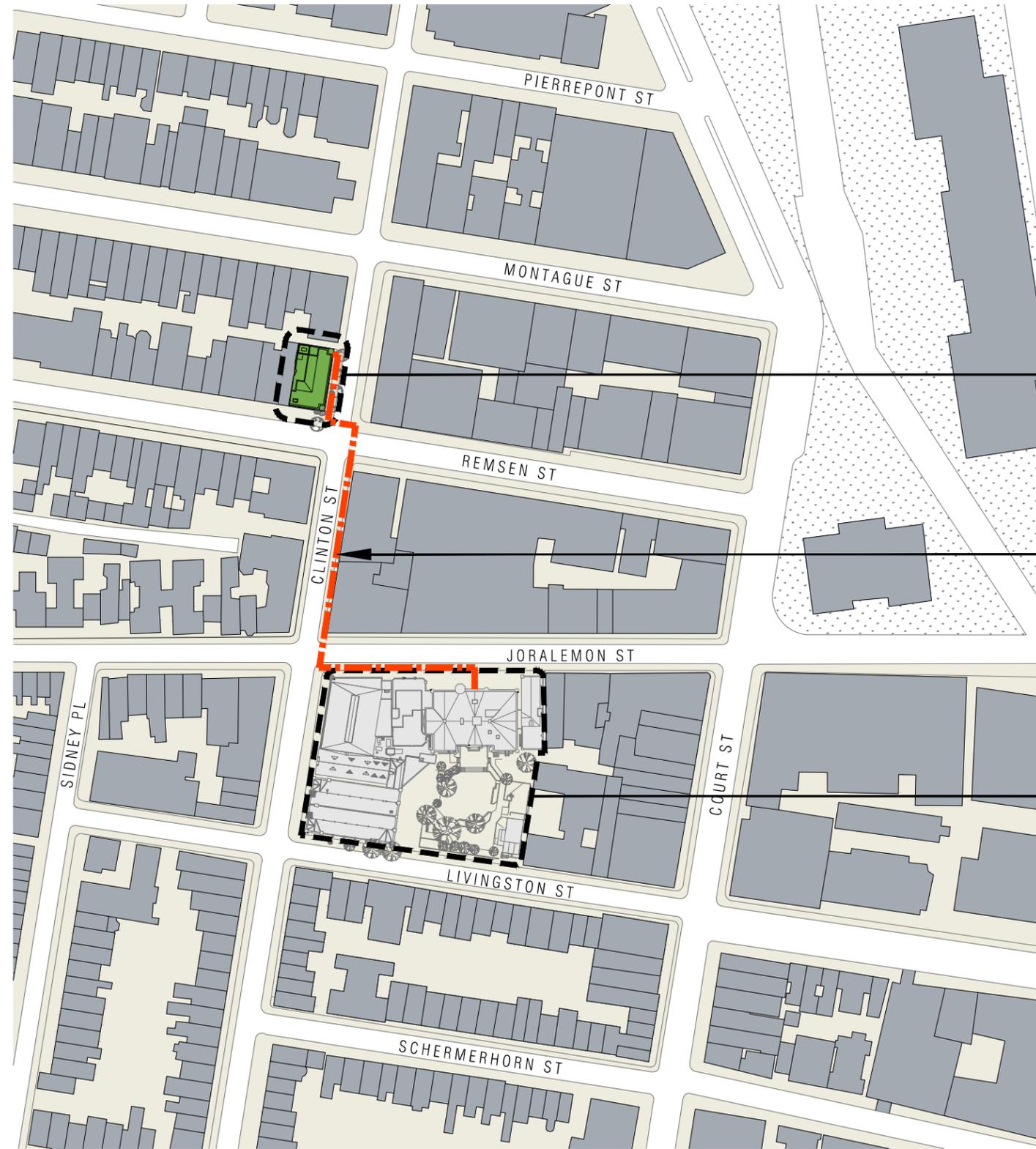
HISTORIC DISTRICT MAP

100 CLINTON STREET



1887 SANBORN MAP

100 CLINTON STREET
PACKER EARLY LEARNING CENTER



PRESENT DAY MAP

100 CLINTON STREET
PACKER EARLY
LEARNING CENTER

TRAVEL DISTANCE:
720 FEET

PACKER
MAIN CAMPUS



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ARCHITECTS, LLP

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SITE | EXISTING CONDITIONS PHOTO

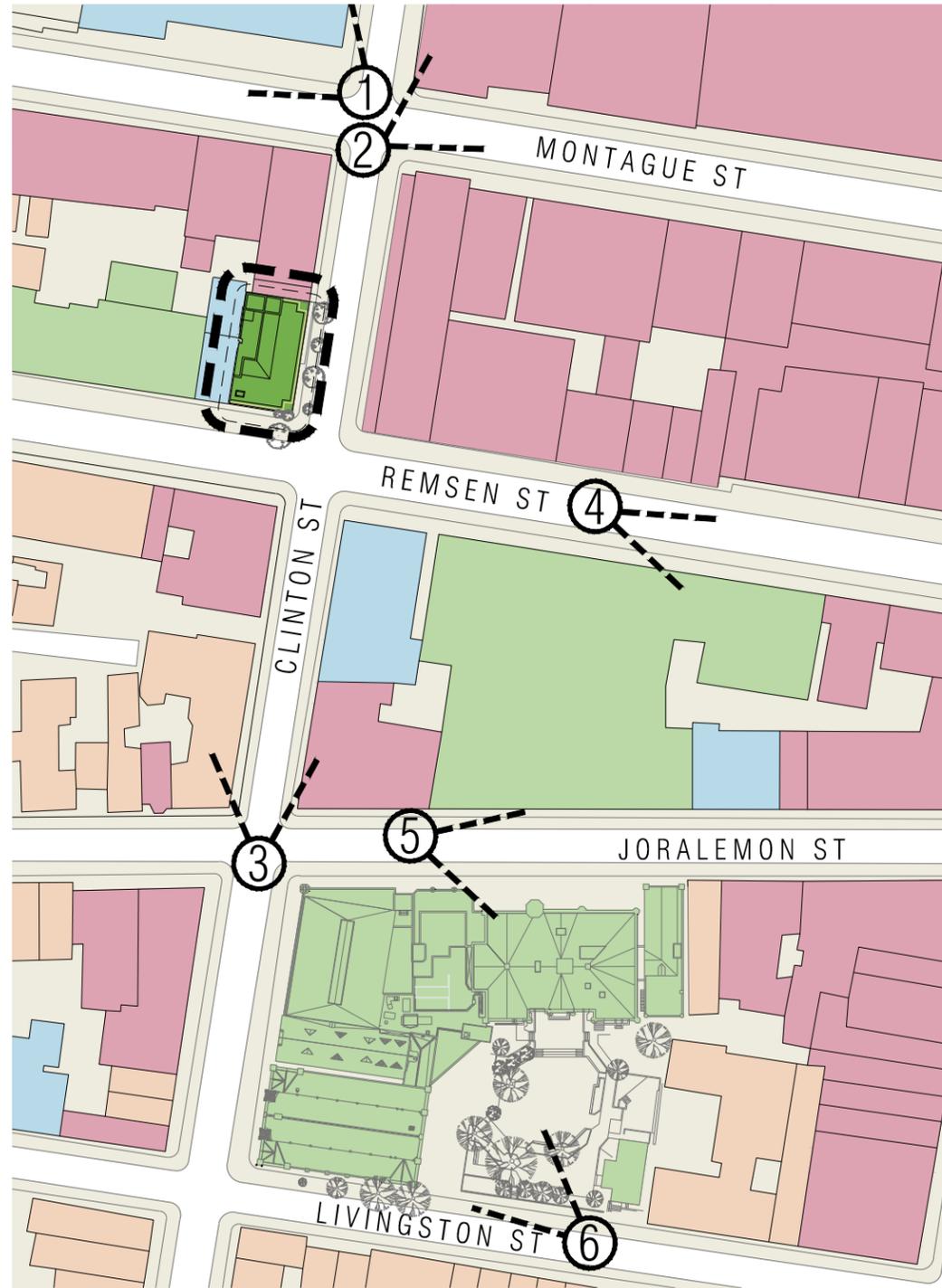
PACKER EARLY LEARNING CENTER



1936 NYPL

1940 TAX PHOTO

1958 PHOTO



NEIGHBORHOOD USE MAP

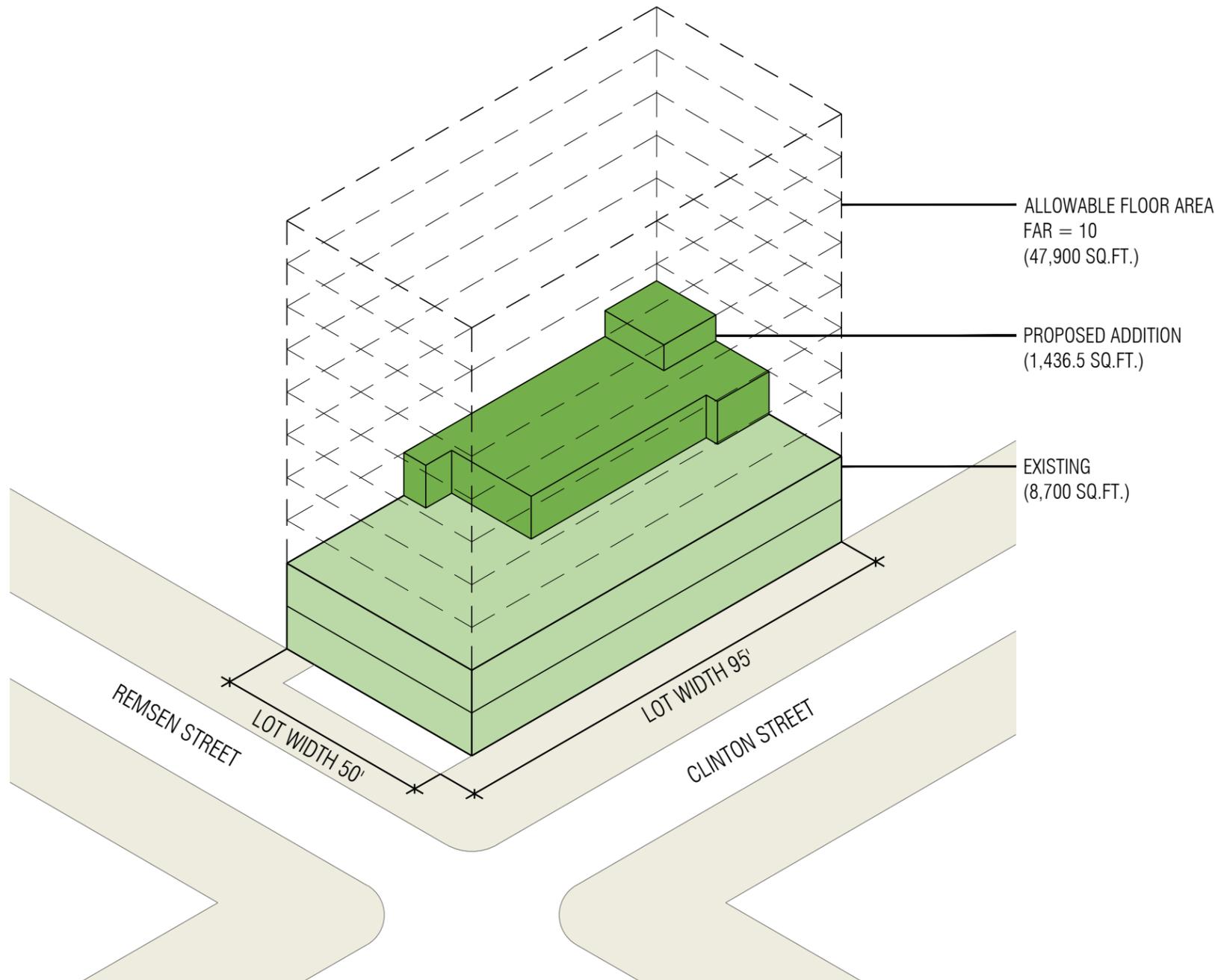
- INSTITUTIONAL - EDUCATIONAL
- MIXED USE COMMERCIAL
- INSTITUTIONAL - RELIGIOUS
- RESIDENTIAL





ZONING MAP 12D

100 CLINTON STREET
C5-2A



ZONING AXON



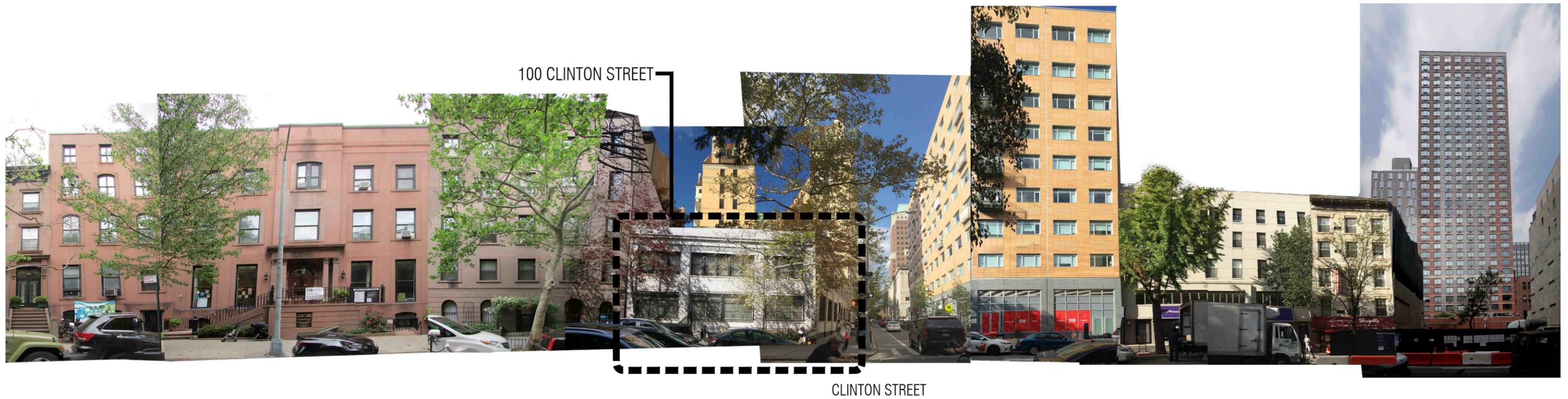
EXISTING CLINTON ST STREETScape



PROPOSED CLINTON ST STREETScape

CONTEXT | CLINTON ST STREETScapeS

PACKER EARLY LEARNING CENTER

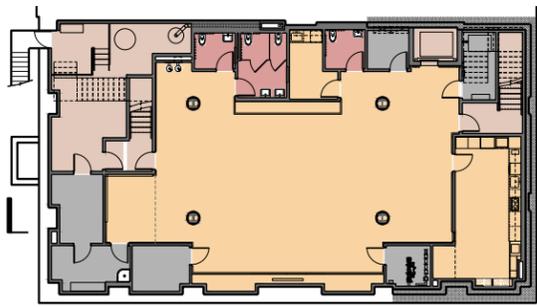


EXISTING REMSEN ST STREETScape



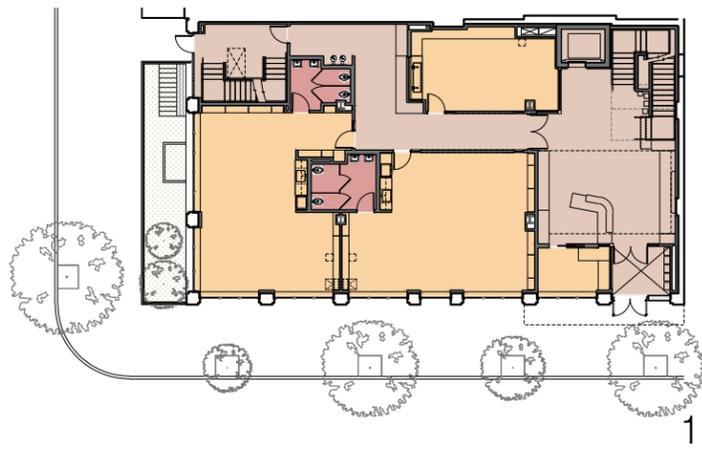
PROPOSED REMSEN ST STREETScape

CONTEXT | REMSEN ST STREETScapeS
PACKER EARLY LEARNING CENTER

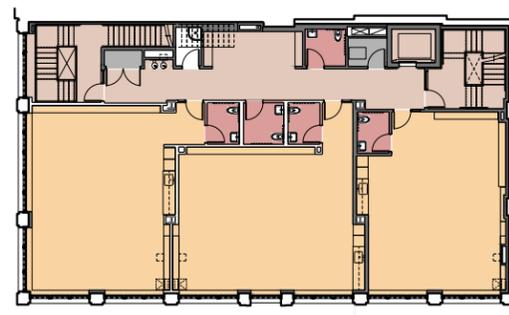


PROPOSED FLOOR PLANS

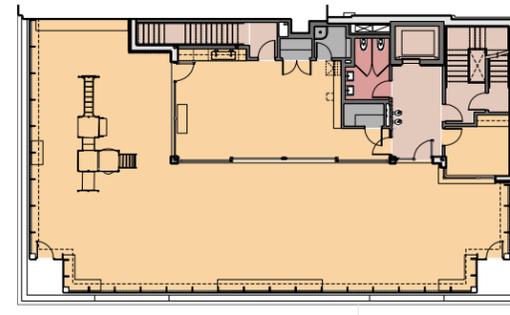
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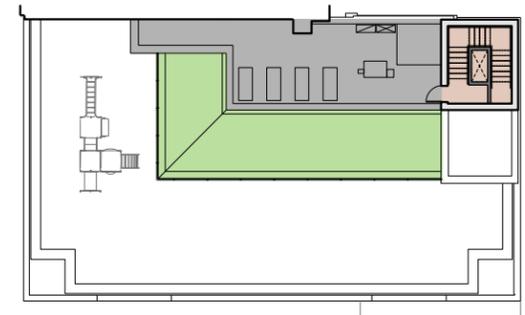
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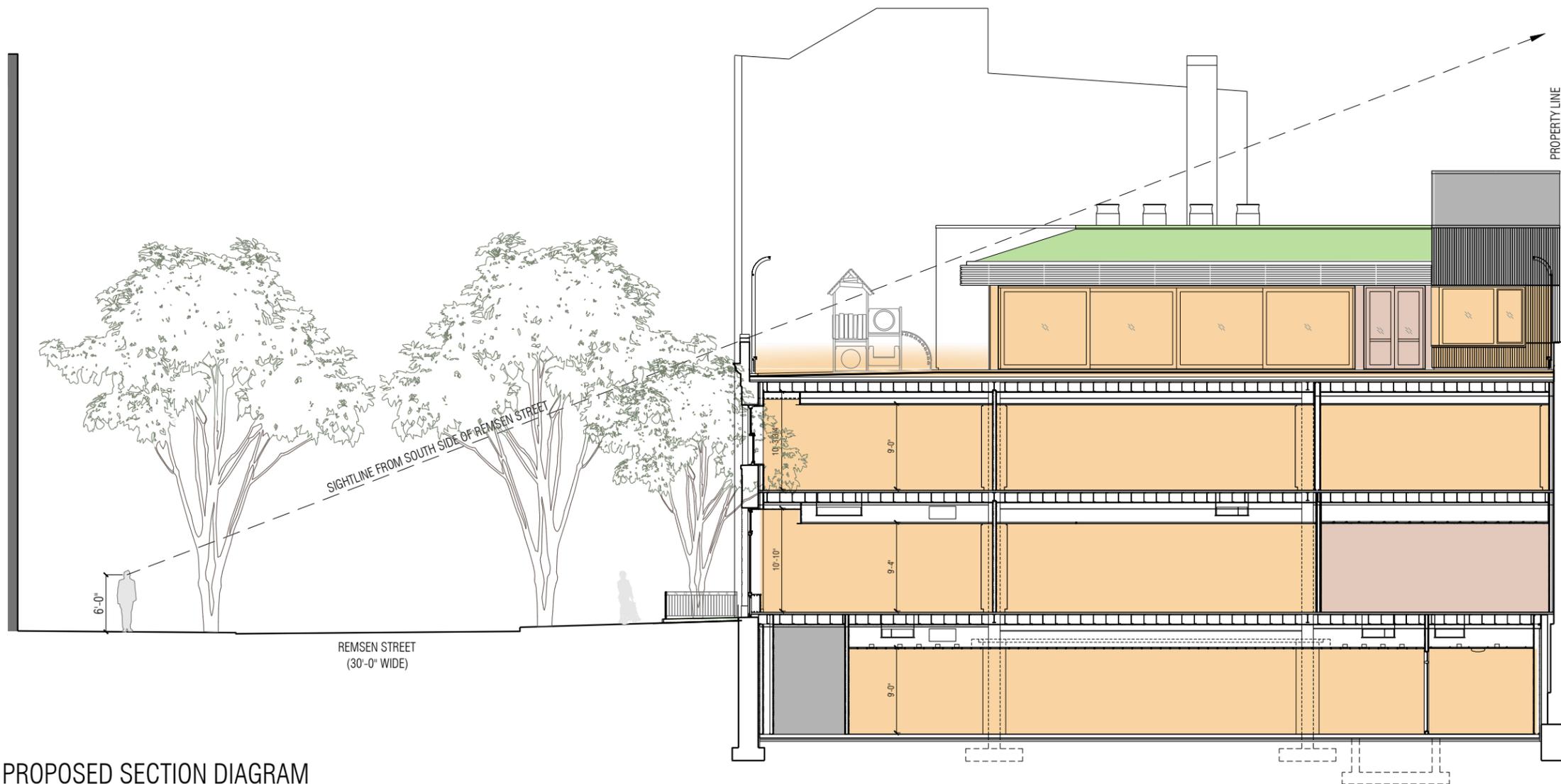
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3



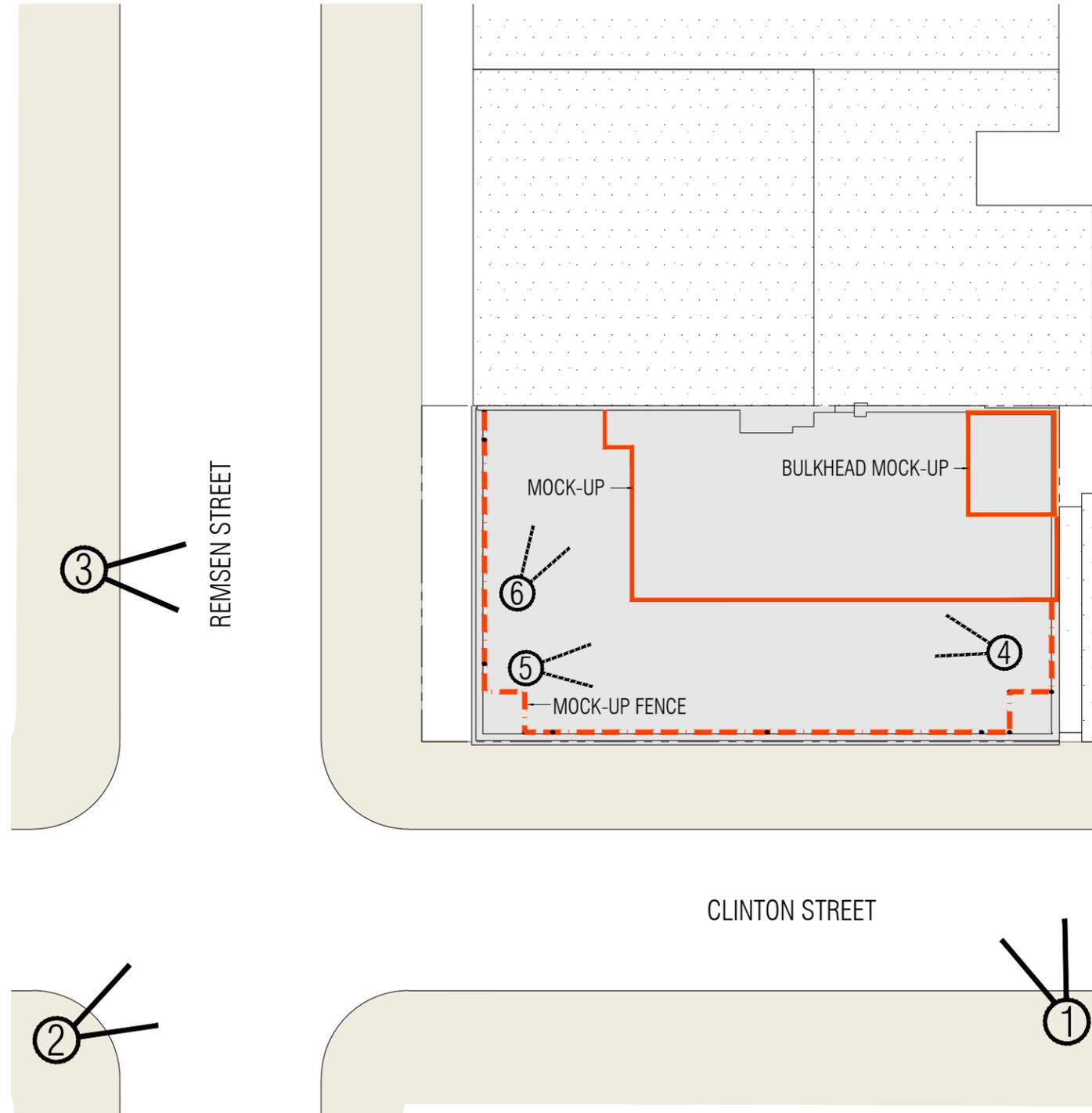
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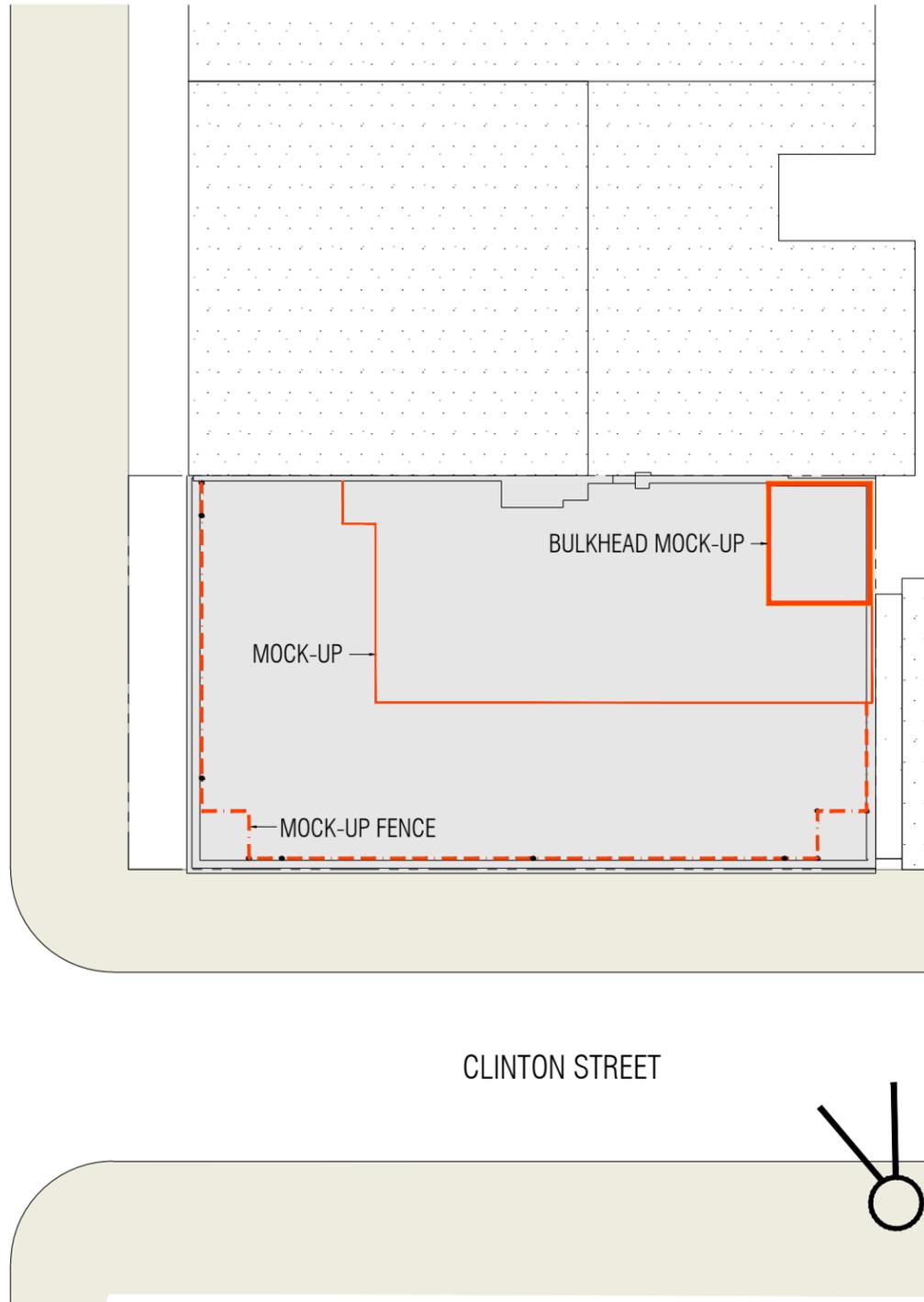
PROPOSED SECTION DIAGRAM

- ELEV. 36'-7" (124.67' NAVD) BULKHEAD SLAB
- ELEV. 25'-8" (103.67' NAVD) THIRD FLOOR SLAB
- ELEV. 12'-10" (90.83' NAVD) SECOND FLOOR SLAB
- ELEV. 0'-0" (78.0' NAVD) FIRST FLOOR SLAB
- ELEV. -12'-10" (65.17' NAVD) CELLAR SLAB

- KEY:
- GREEN ROOF
 - AREA WAY
 - CLASSROOMS / ADMINISTRATION
 - CIRCULATION
 - RESTROOMS
 - SERVICES



REMSEN STREET



CLINTON STREET

EXISTING

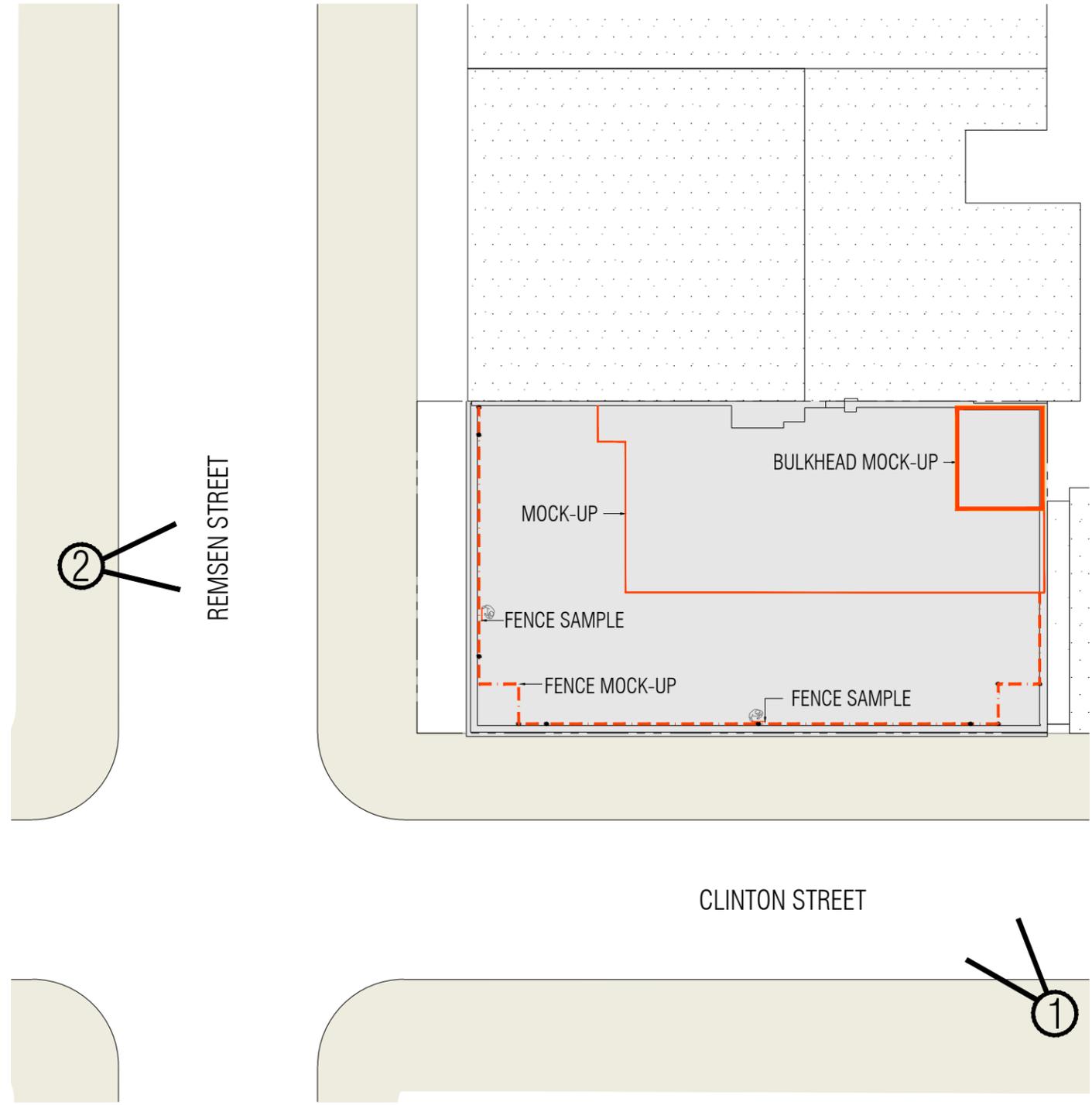


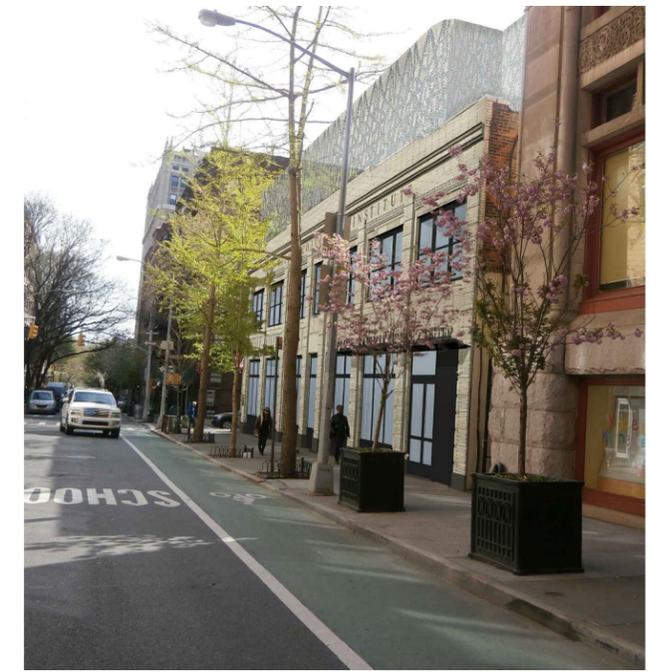
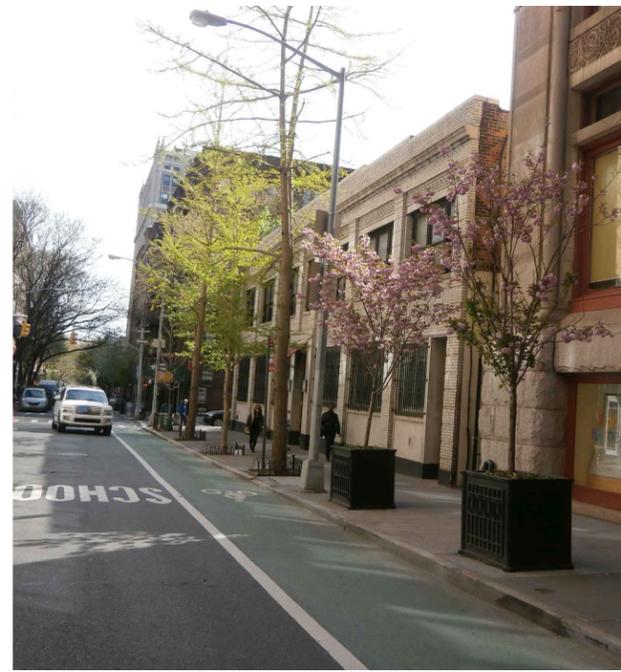
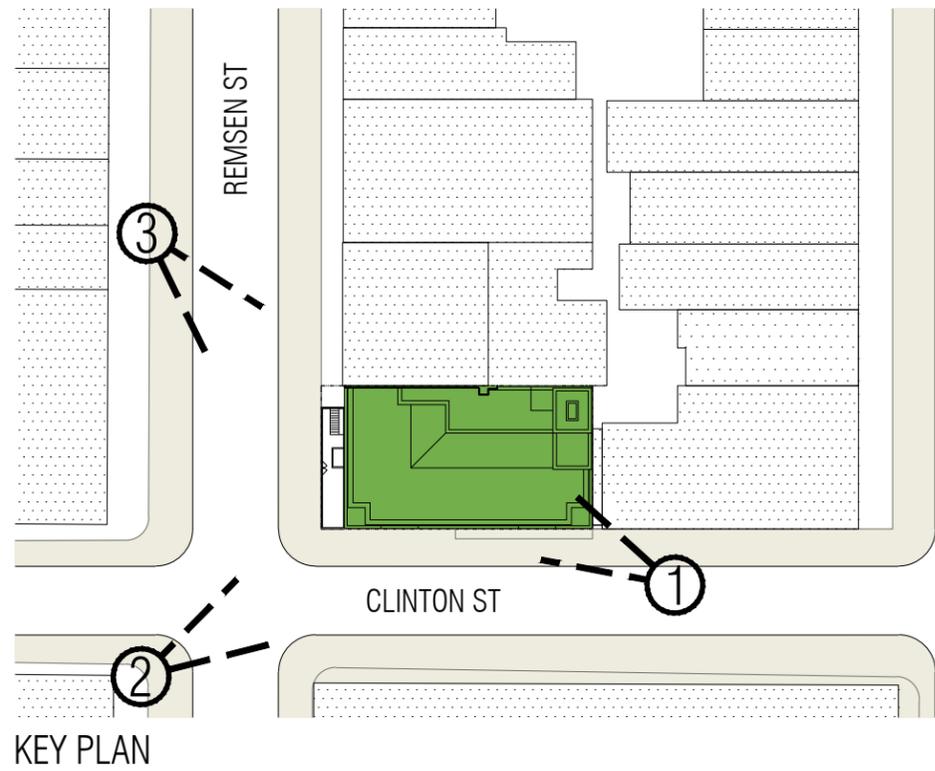
MOCK-UP



PROPOSED







① EXISTING (LEFT) PROPOSED (RIGHT)



② EXISTING (LEFT) PROPOSED (RIGHT)



③ EXISTING (LEFT) PROPOSED (RIGHT)



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PROPOSAL I STREET VIEW
PACKER EARLY LEARNING CENTER

L-500

2/11/2016



ELEV. 28'-8 1/4" (106.92' NAVD)
PARAPET

ELEV. 25'-7 3/4" (103.42' NAVD)
ROOF

ELEV. 12'-9 3/4" (90.60' NAVD)
SECOND FLOOR

ELEV. 0'-0" (77.78' NAVD)
FIRST FLOOR

EXISTING

REMSEN STREET



ELEV. 46'-5 3/4" (124.48' NAVD)
BULKHEAD ROOF

ELEV. 40'-9" (118.75' NAVD)
GREEN ROOF / PARAPET

ELEV. 36'-7" (114.59' NAVD)
MECHANICAL ROOF

ELEV. 37'-4" (115.33' NAVD)
TOP OF PLAY FENCE

ELEV. 28'-8 1/4" (106.69' NAVD)
PARAPET

ELEV. 25'-8" (103.67' NAVD)
THIRD FLOOR / PLAY ROOF

ELEV. 12'-10" (90.83' NAVD)
SECOND FLOOR

ELEV. 0'-0" (78.0' NAVD)
FIRST FLOOR

PROPOSED

REMSEN STREET

PROPOSAL I CLINTON STREET ELEVATION

PACKER EARLY LEARNING CENTER

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EXISTING



PROPOSED

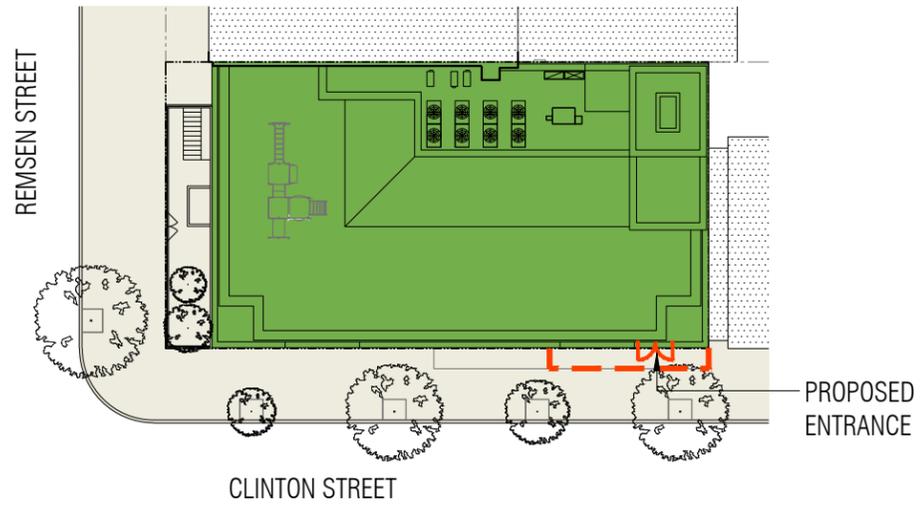
PROPOSAL I REMSEN STREET ELEVATION

PACKER EARLY LEARNING CENTER

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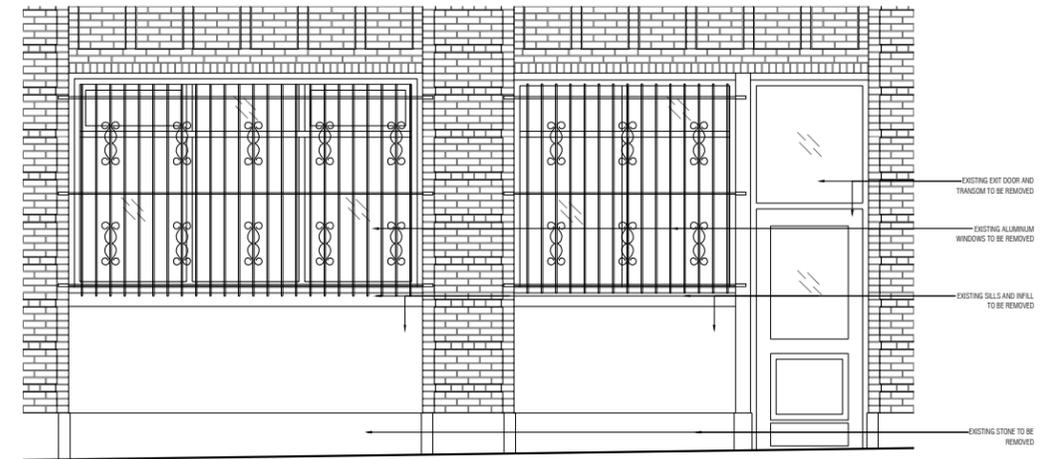
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KEY PLAN



PHOTO OF EXISTING CLINTON ST EXITS



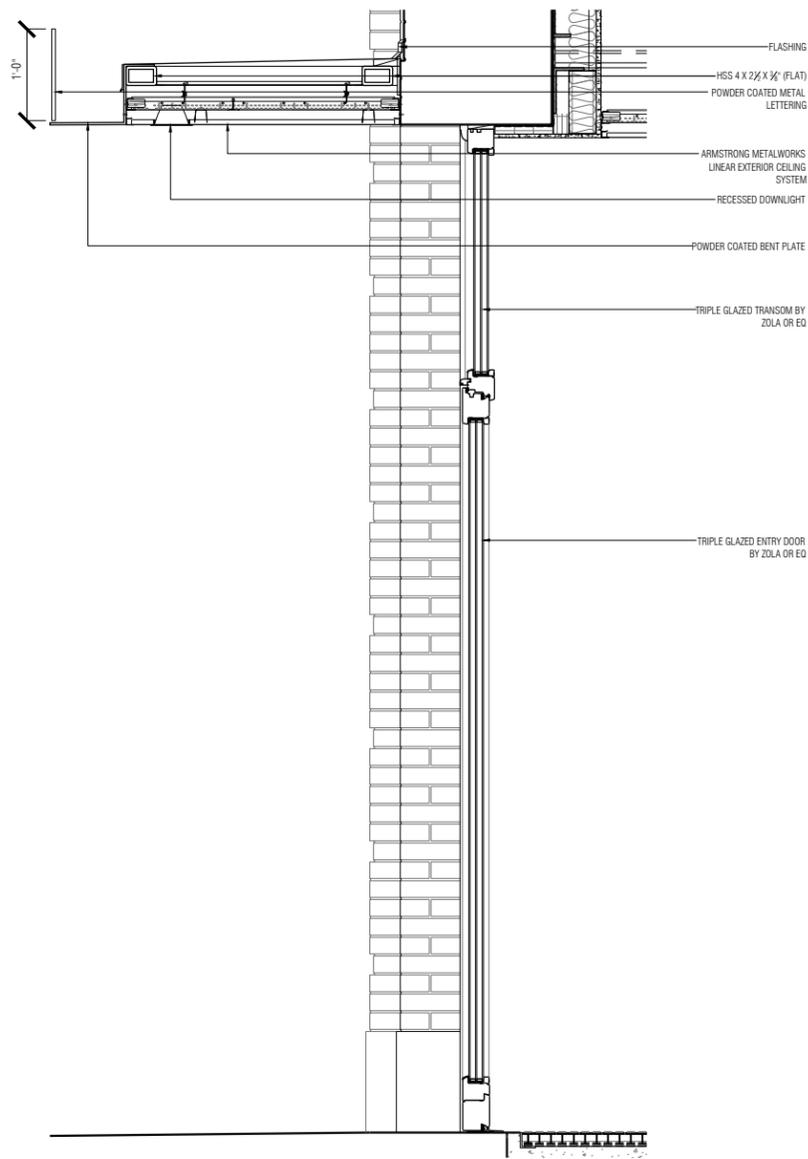
ELEVATION OF EXISTING CLINTON ST EXIT



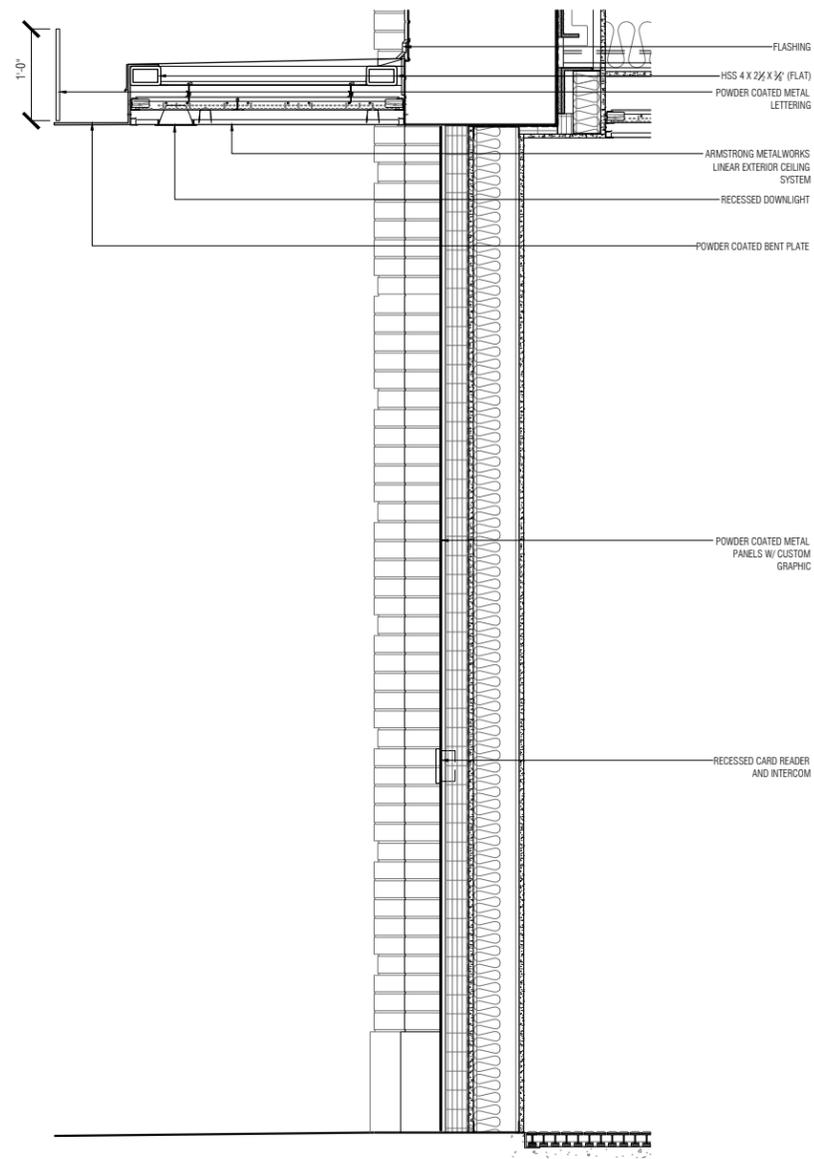
DETAIL OF 1940 TAX PHOTO



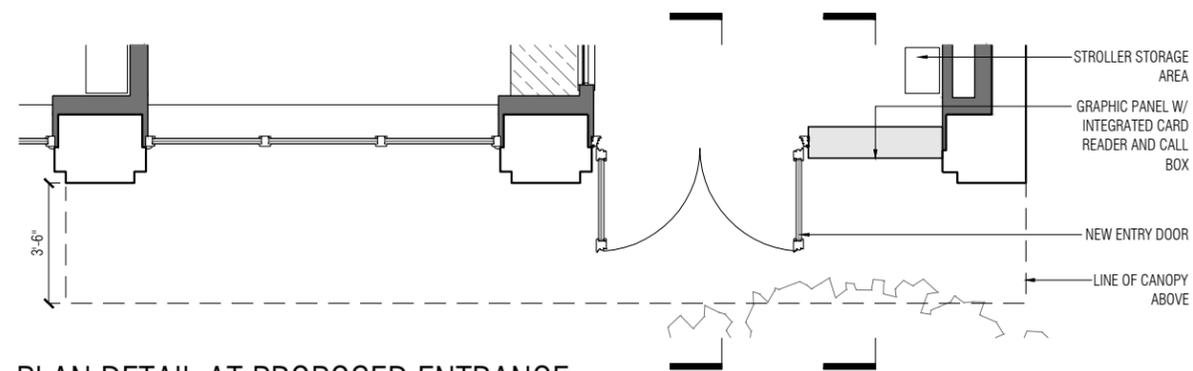
ELEVATION OF PROPOSED CLINTON ST FIRST FLOOR ENTRANCE



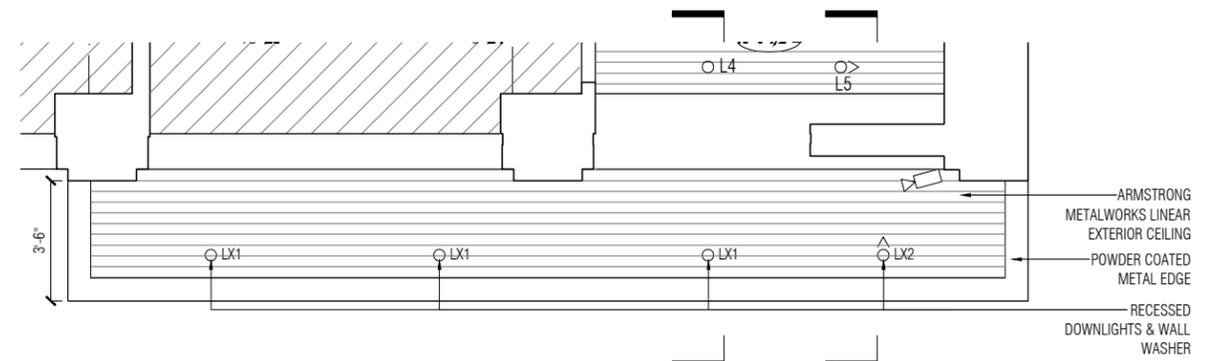
SECTION @ PROPOSED ENTRY DOOR



SECTION @ PROPOSED GRAPHIC PANEL



PLAN DETAIL AT PROPOSED ENTRANCE



RCP DETAIL AT PROPOSED ENTRANCE



RAL 5004



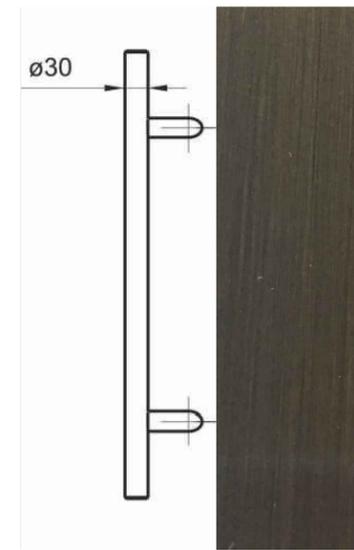
RAL 5008



RECESSED LIGHTS



ARMSTRONG METALWORKS CLG



DOOR PULL - DARK BRONZE FINISH



CAMERA

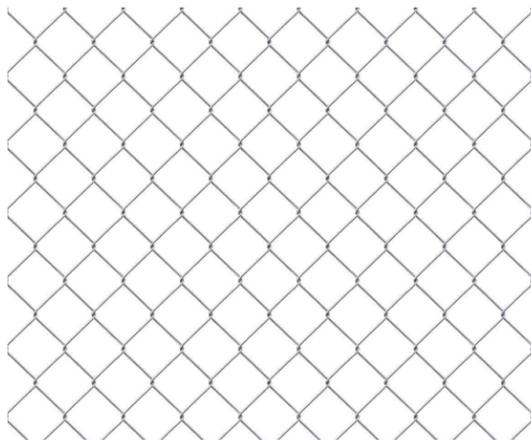
CARD READER CALL BOX

ENTRANCE FINISHES AND FIXTURES

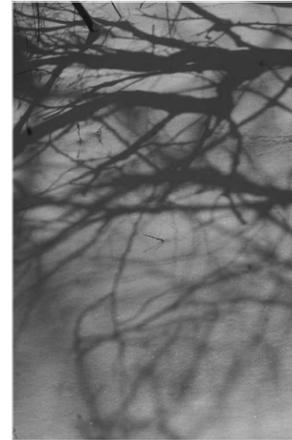
BASELINE BUILDING CODE REQUIREMENTS:

1509.8.1 Fences on roofs used for recreational purposes.
Rooftops used for recreational purposes shall be provided with wire fencing at least 10 feet in height. Openings in the fence shall not permit the passage of a 4-inch diameter sphere.
Where ball games are played on rooftops the wire fencing shall be extended to provide overhead closure.

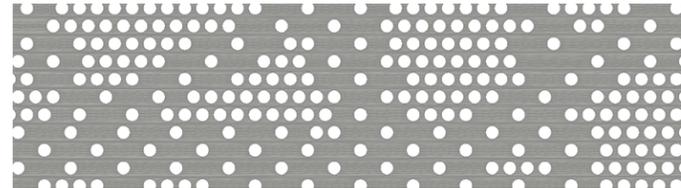
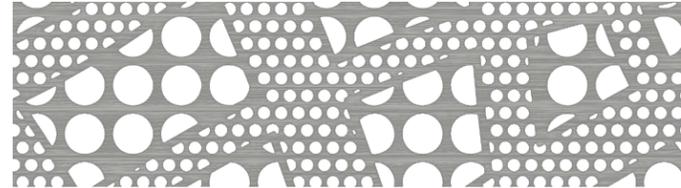
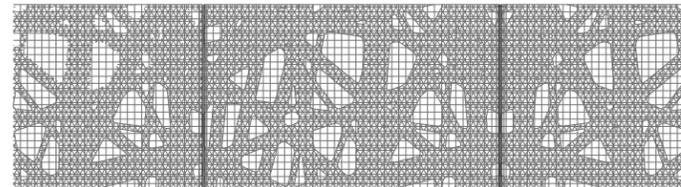
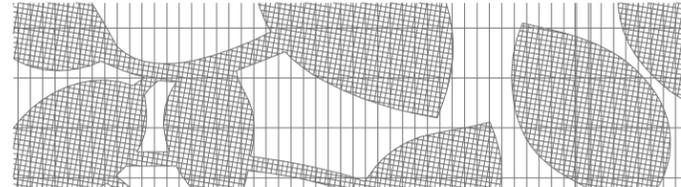
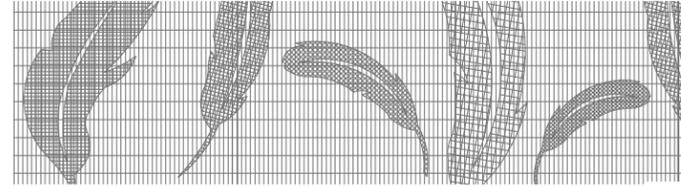
DEFAULT FENCE REQUIRED:



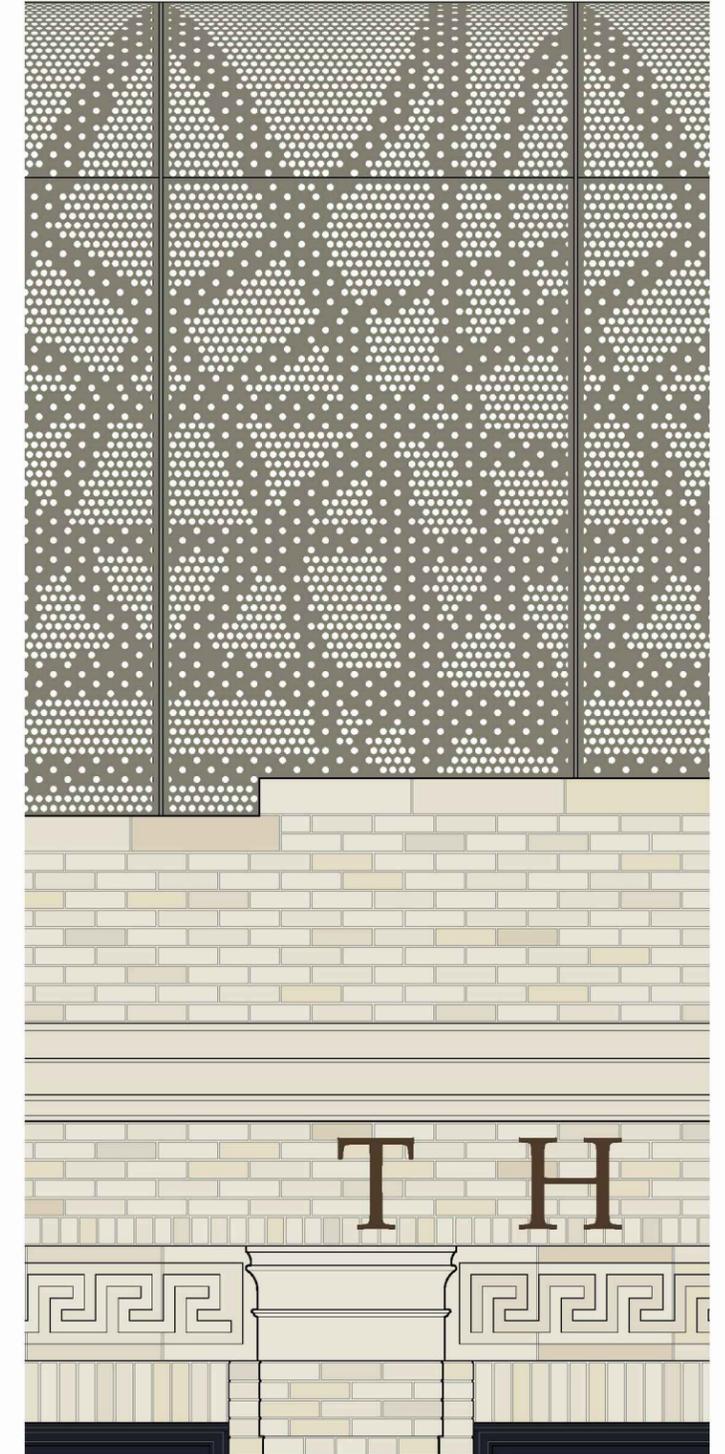
DESIGN INSPIRATION:

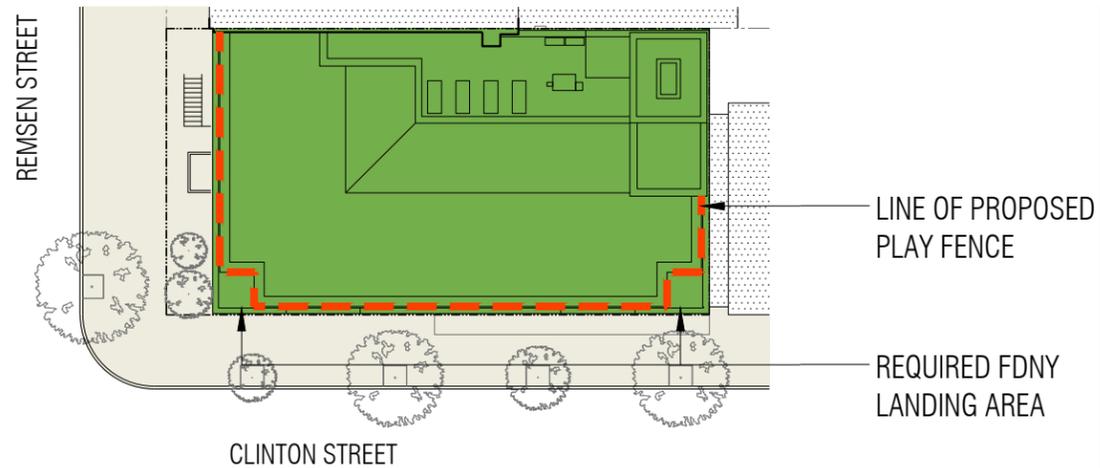


DESIGN PROGRESSION:



PROPOSED DESIGN:





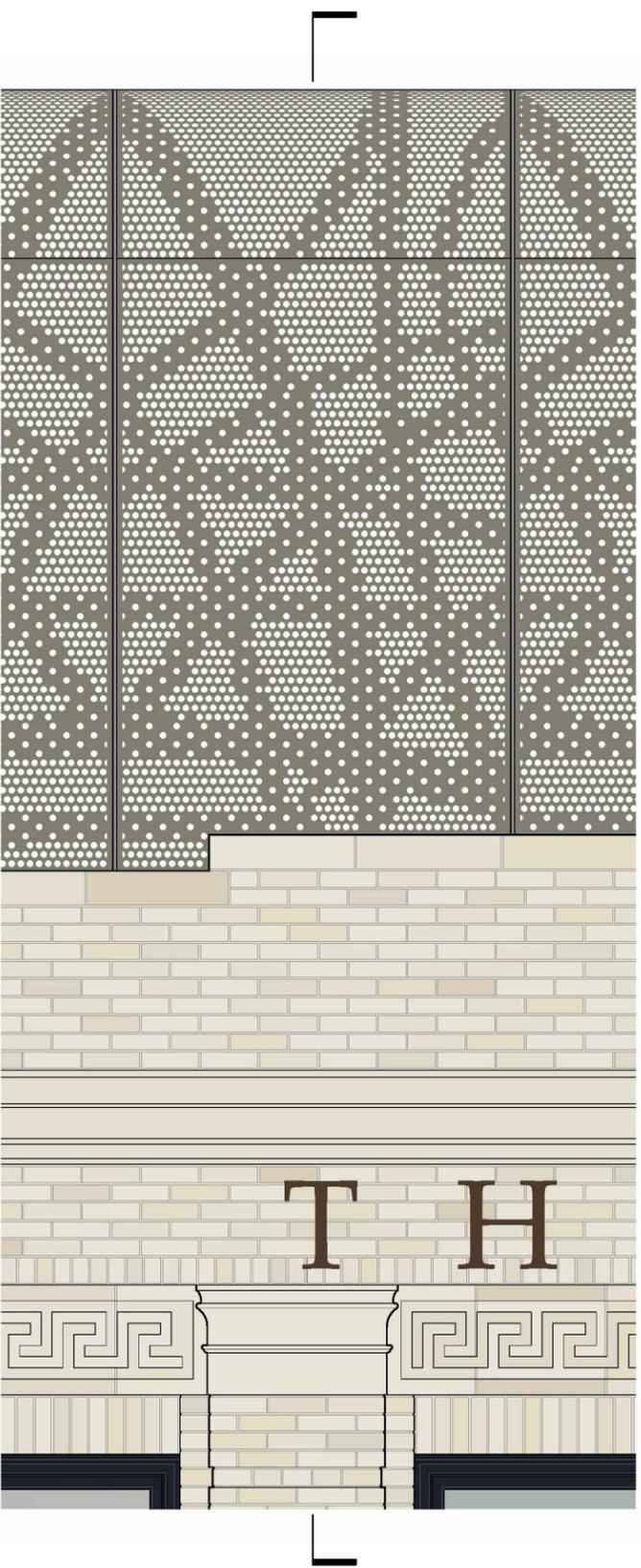
KEY PLAN



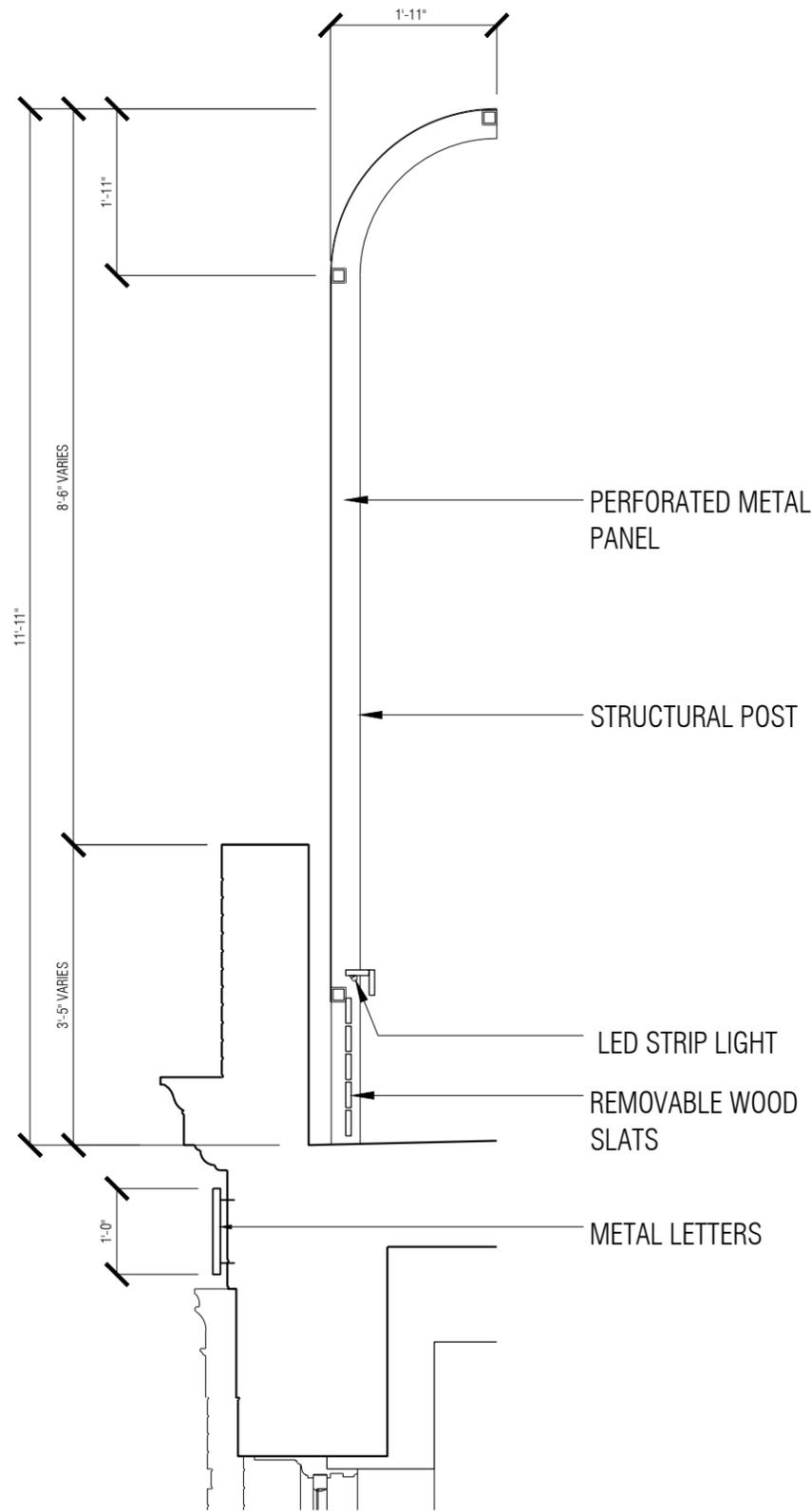
PROPOSED CLINTON STREET ELEVATION



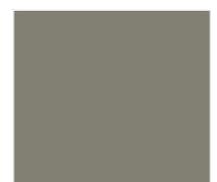
1940 TAX PHOTO



ELEVATION DETAIL AT PROPOSED PLAY FENCE



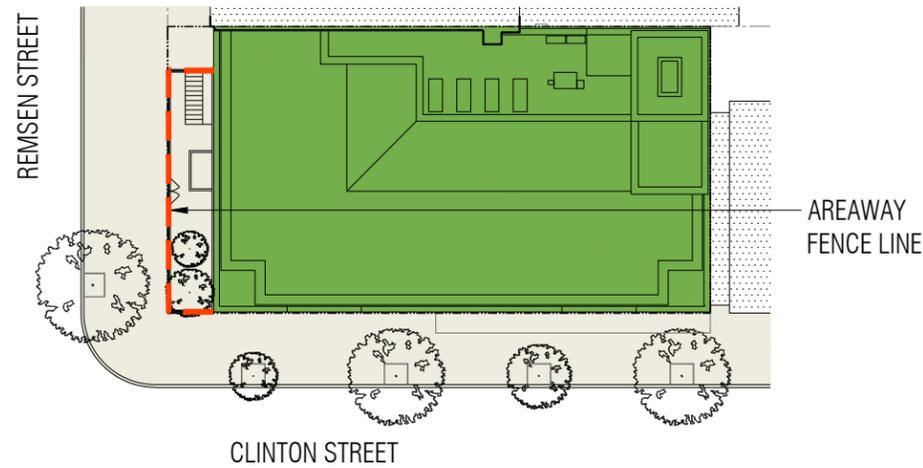
SECTION AT PROPOSED PLAY FENCE



FENCE FINISH
RAL 7023



BRONZE
LETTERING



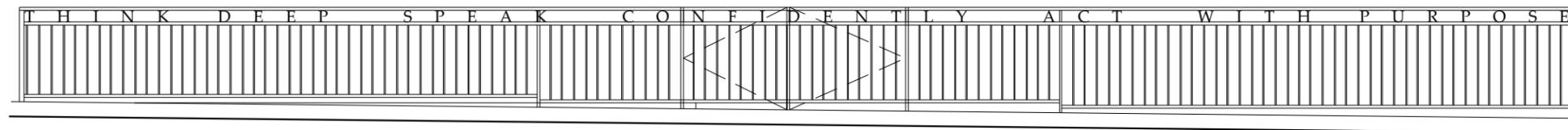
KEY PLAN

PACKER COLLEGIATE INSTITUTE MISSION STATEMENT:

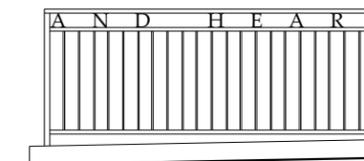
Grounded in rich traditions while embracing the future, Packer is a diverse community that balances the value of scholarship and the intellect with the importance of meaningful and sustained relationships. Guided by dedicated adults, Packer students are challenged to develop talents, pursue aspirations, and become empathetic, responsible, globally-minded women and men.

We educate students to:

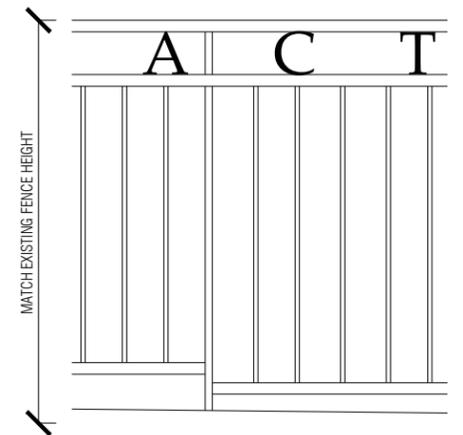
THINK DEEPLY, SPEAK CONFIDENTLY, ACT WITH PURPOSE AND HEART



REMSEN ST ELEVATION



CLINTON ST ELEVATION



ELEVATION DETAIL



PHOTO OF EXISTING AREAWAY FENCE



ENLARGED TAX PHOTO



RENDERING OF PROPOSED AREAWAY FENCE



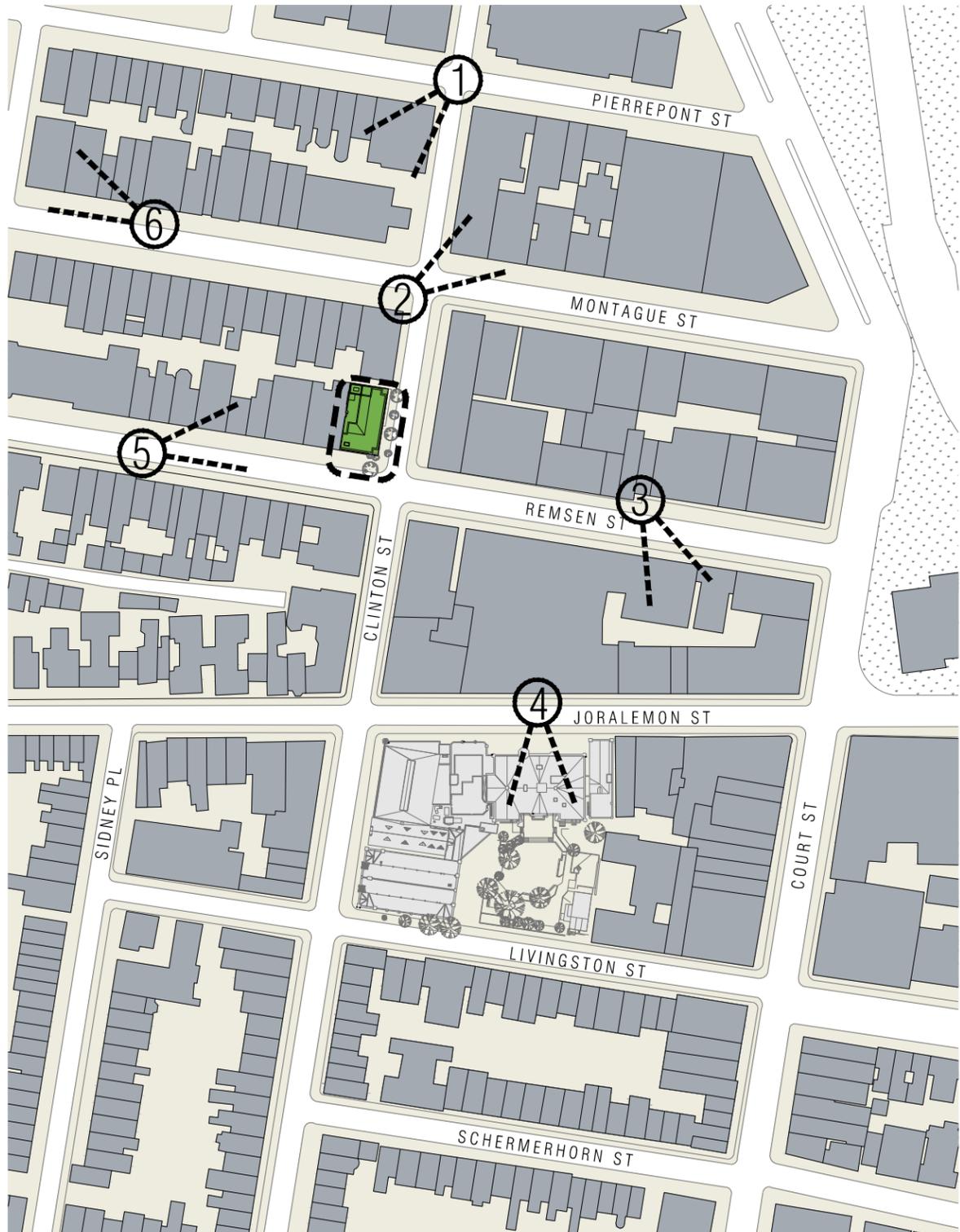
①



②



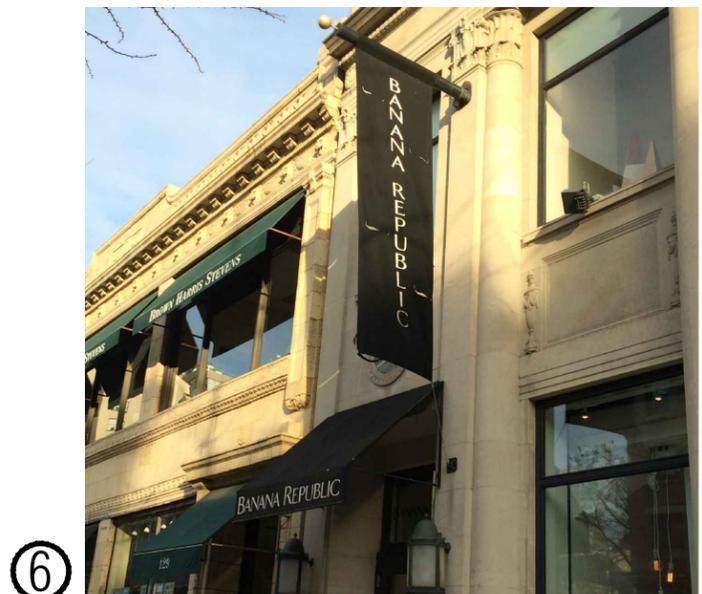
③



④



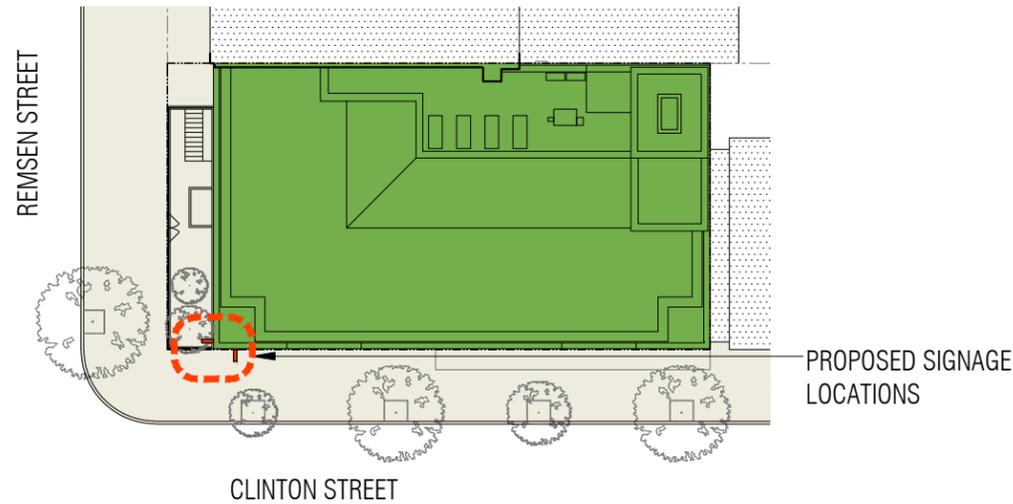
⑤



⑥

NEIGHBORHOOD SIGNAGE PLAN

SIGNAGE | NEIGHBORHOOD EXAMPLES OF EXISTING FLAGS
PACKER EARLY LEARNING CENTER



KEY PLAN



PROPOSED REMSEN STREET ELEVATION



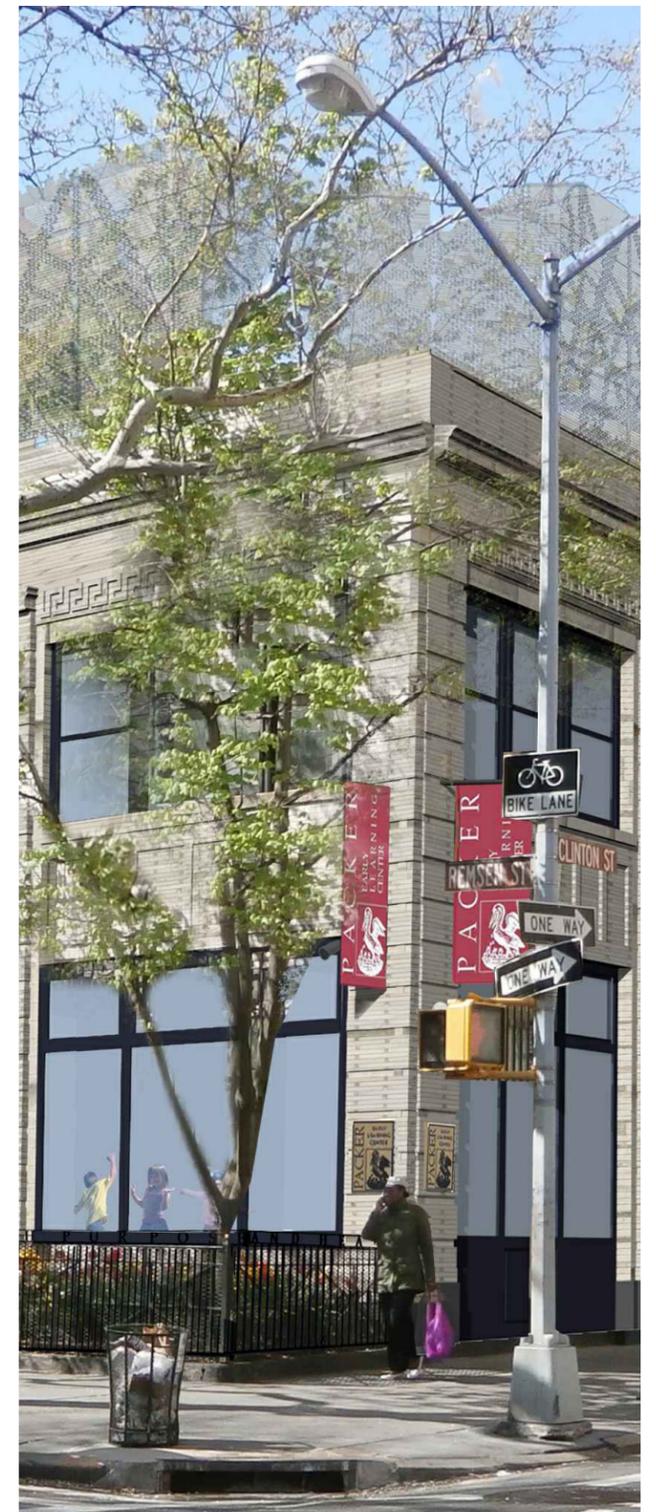
PROPOSED CLINTON STREET ELEVATION



1940 TAX PHOTO



EXISTING BUILDING CORNER



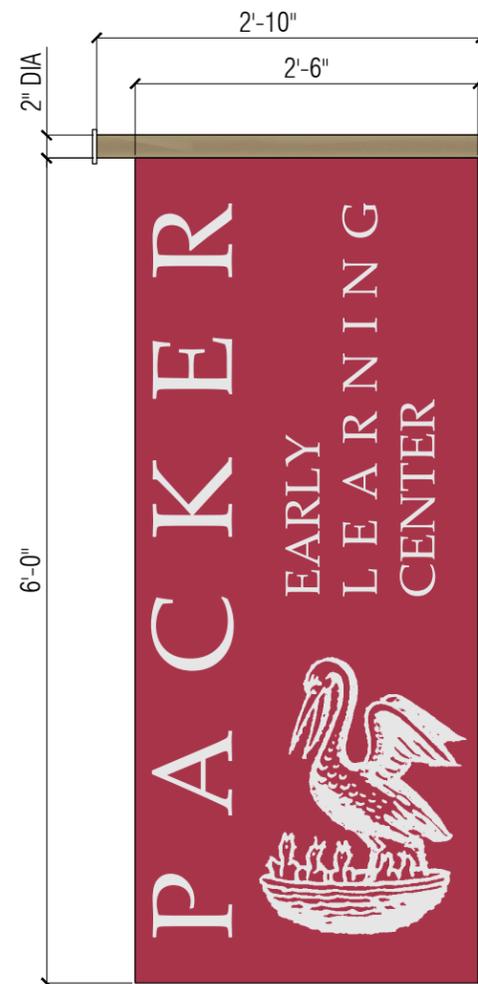
PROPOSED CORNER SIGNAGE



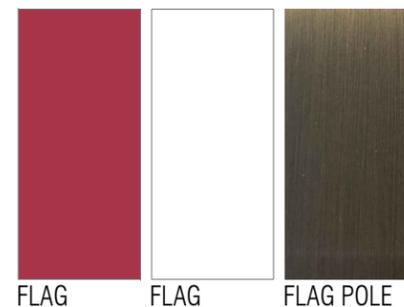
DETAIL OF 1940 TAX PHOTO



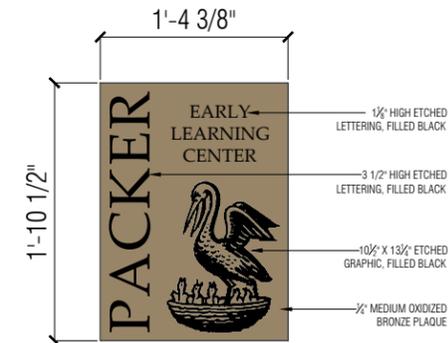
SECTION AT PROPOSED SIGNAGE



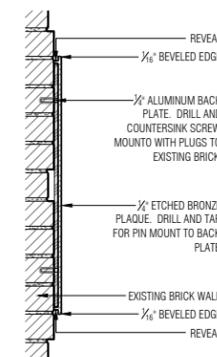
ELEVATION OF PROPOSED FLAG



PROPOSED FINISHES



ELEVATION OF PROPOSED PLAQUE



SECTION OF PROPOSED PLAQUE



MEDIUM OXIDIZED BRONZE

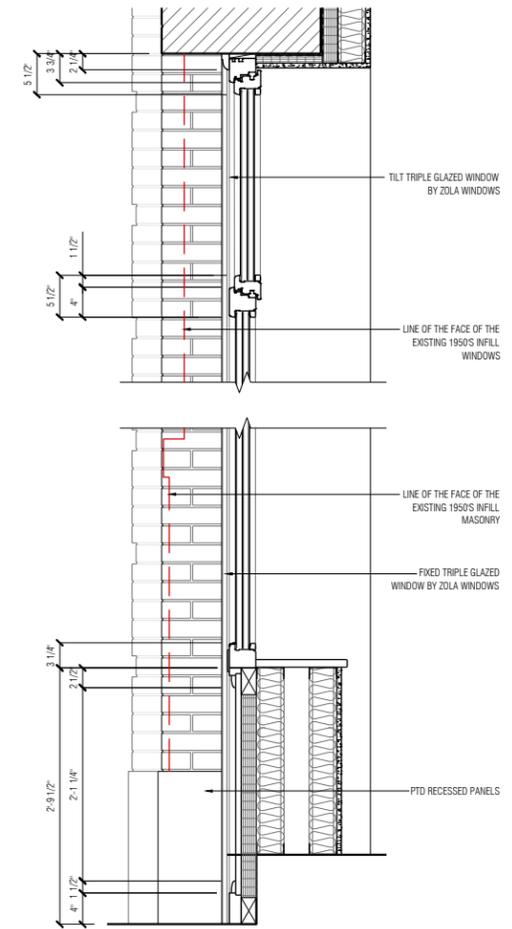
PROPOSED PLAQUE FINISHES



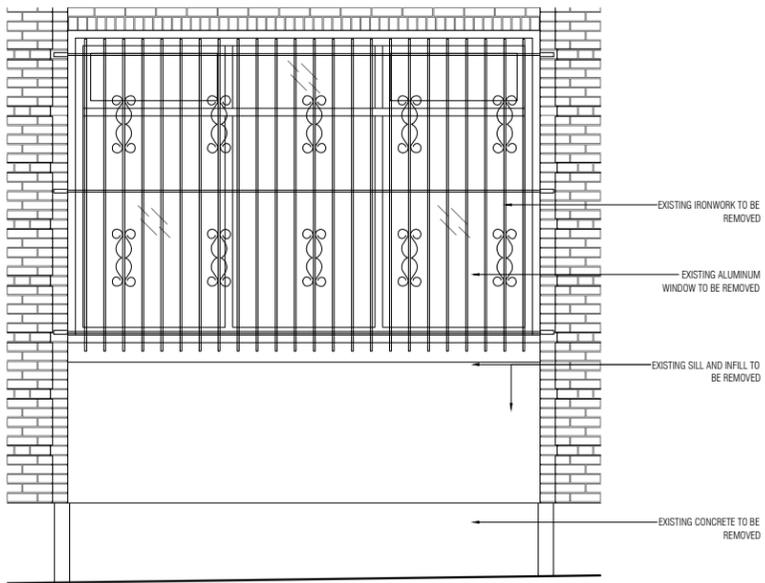
EXISTING TYPICAL FIRST FLOOR WINDOW



1940 TAX PHOTO DETAIL



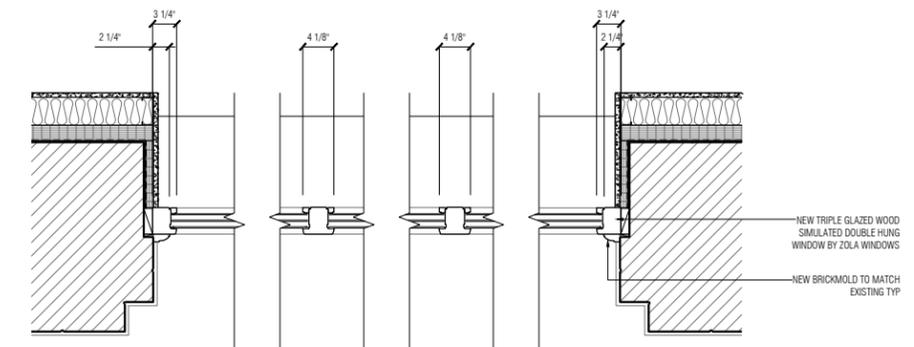
PROPOSED SECTION



EXISTING TYPICAL FIRST FLOOR WINDOW



PROPOSED TYPICAL FIRST FLOOR WINDOW



PROPOSED PLAN



PHOTO OF EXISTING TYPICAL SECOND FLOOR CLINTON STREET WINDOW



ENLARGED 1940 TAX PHOTO AT CLINTON STREET



PHOTO OF EXISTING TYPICAL JAMB



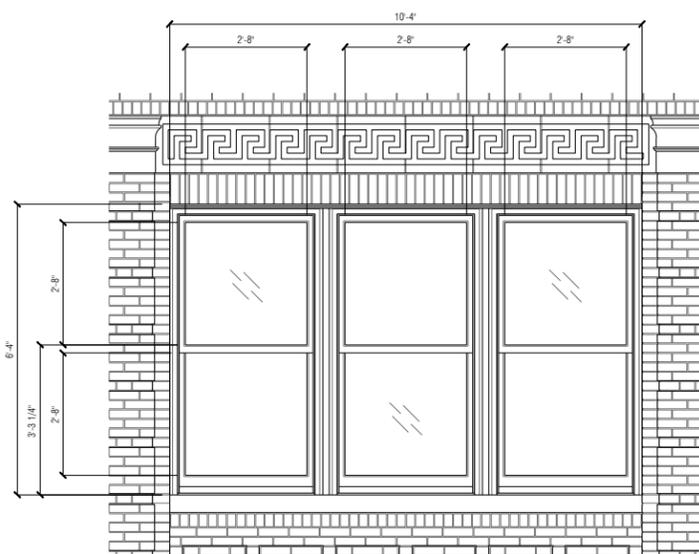
PHOTO OF EXISTING TYPICAL MULLION



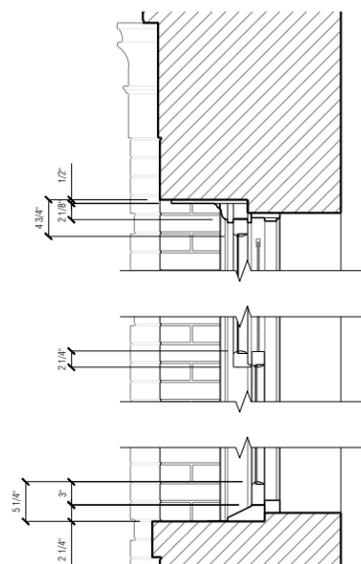
PHOTO OF EXISTING TYPICAL SASH



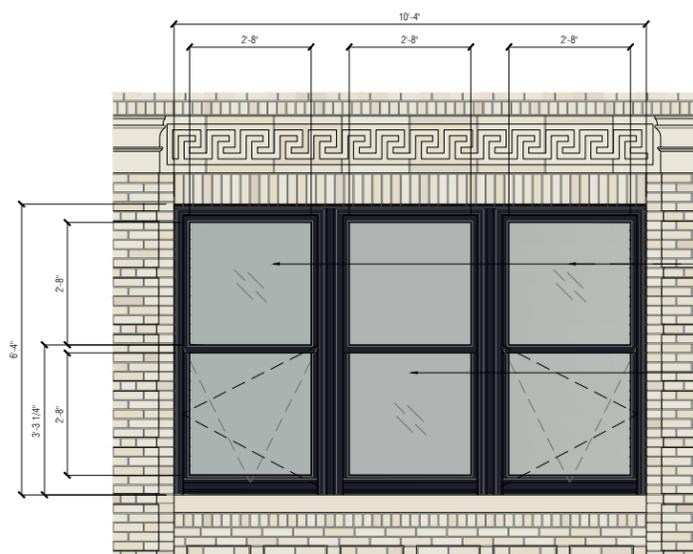
PHOTO OF EXISTING TYPICAL HEAD



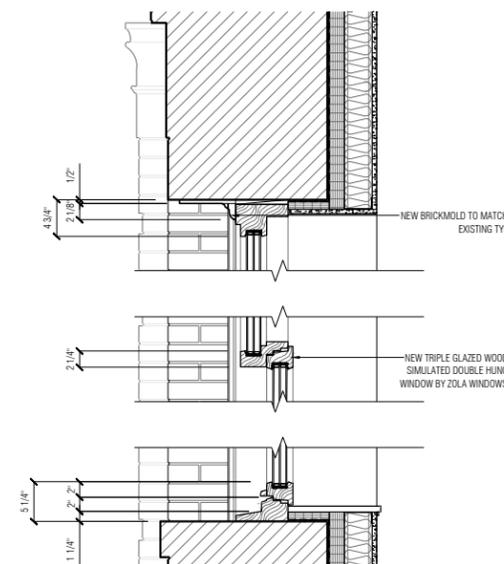
EXISTING TYPICAL ELEVATION



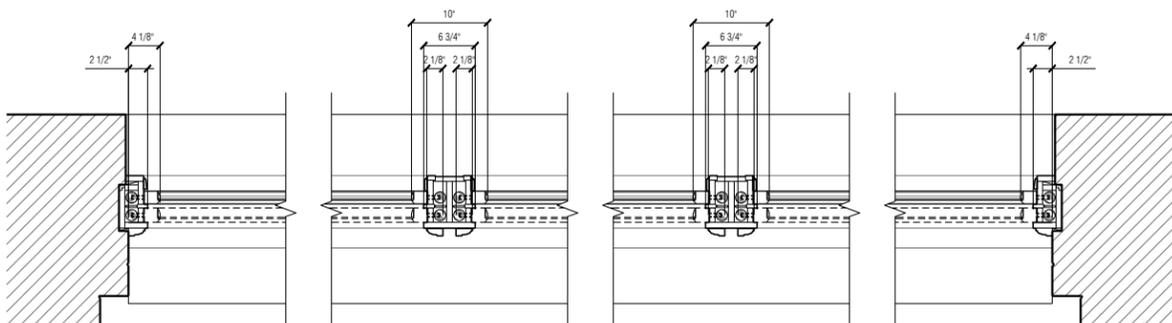
EXISTING TYPICAL SECTION



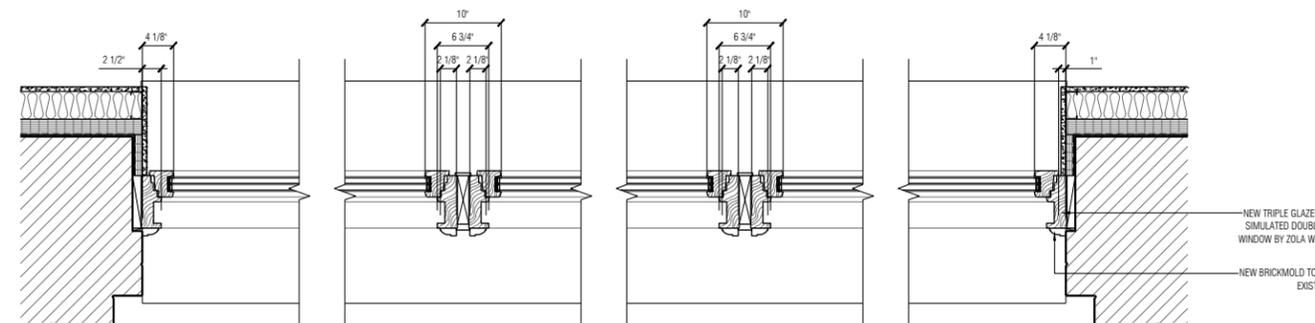
PROPOSED TYPICAL ELEVATION



PROPOSED TYPICAL SECTION



EXISTING TYPICAL PLAN DETAIL



PROPOSED TYPICAL PLAN DETAIL

NEW TRIPLE GLAZED WOOD SIMULATED DOUBLE HUNG WINDOW BY ZOLA WINDOWS. UPPER SASH FIXED. LOWER SASH TILT-TURN.

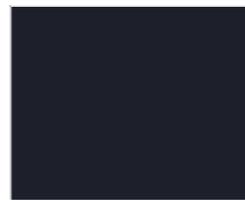
NEW TRIPLE GLAZED WOOD SIMULATED DOUBLE HUNG WINDOW BY ZOLA WINDOWS. UPPER AND LOWER SASHES FIXED.

NEW BRICKMOLD TO MATCH EXISTING TYP.

NEW TRIPLE GLAZED WOOD SIMULATED DOUBLE HUNG WINDOW BY ZOLA WINDOWS.



ARMSTRONG METALWORKS LINEAR



RAL 5004



RAL 5008

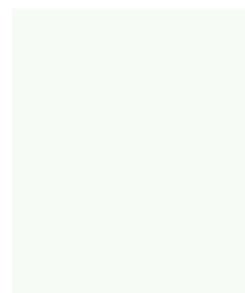
ENTRY CANOPY & PANEL



PLAQUE & FLAG POLE



FLAG



FLAG GRAPHIC

SIGNAGE



LIGHTING



ACCESS CONTROL



SECURITY CAMERAS



MECHANICAL EQUIPMENT



FIXTURES, DEVICES & MECHANICAL EQUIPMENT



EXISTING GLAZED BRICK & TERRA COTTA TO BE RESTORED AS OUTLINED



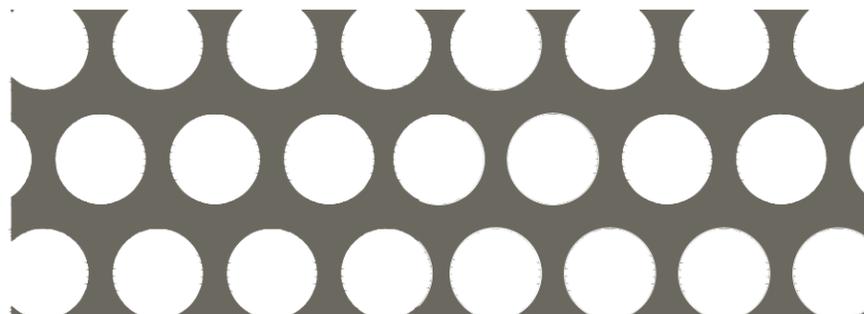
REPLACEMENT WINDOWS - RAL 5004



RESTORATION



RUBBER ROOF PAVERS BY PLAYGUARD FUNNEL CAKE (left) CARAMEL CORN (right)

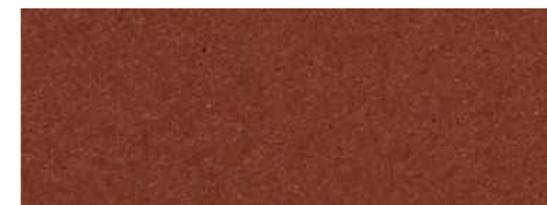
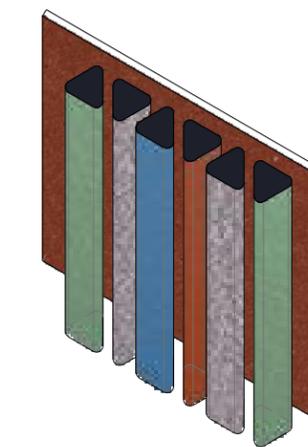


POWDER COATED PERFORATED ALUMINUM FENCE BY HENDRICK OR EQ. RAL 7023

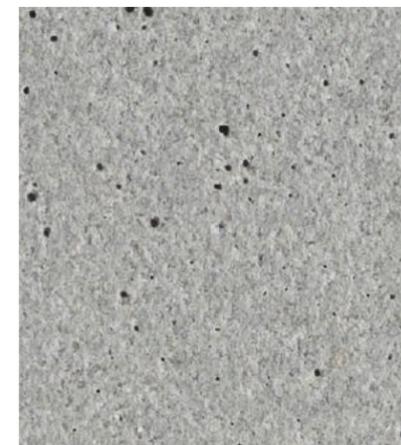
ROOFTOP PLAY AREA



GREEN ROOF - AMERICAN HYDROTECH ROLLED SEDUM SLOPED GREEN ROOF



RAINSCREEN PANEL - fibre C terracotta WITH RAINSCREEN BAGUETTES - Hunter Douglas extruded terracotta baguette



RAINSCREEN PANEL - fibre C ivory (at stair bulkhead)

ROOFTOP ADDITION



WINDOWS & DOORS - RAL 8024



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PACKER EARLY LEARNING CENTER

L-801

2/11/2016



ELEV. 28'-8 1/4" (106.92' NAVD)
PARAPET

ELEV. 25'-7 3/4" (103.42' NAVD)
ROOF

ELEV. 12'-9 3/4" (90.60' NAVD)
SECOND FLOOR

ELEV. 0'-0" (77.78' NAVD)
FIRST FLOOR

EXISTING

REMSEN STREET



ELEV. 46'-5 3/4" (124.48' NAVD)
BULKHEAD ROOF

ELEV. 40'-9" (118.75' NAVD)
GREEN ROOF / PARAPET

ELEV. 36'-7" (114.59' NAVD)
MECHANICAL ROOF

ELEV. 37'-4" (115.33' NAVD)
TOP OF PLAY FENCE

ELEV. 28'-8 1/4" (106.69' NAVD)
PARAPET

ELEV. 25'-8" (103.67' NAVD)
THIRD FLOOR / PLAY ROOF

ELEV. 12'-10" (90.83' NAVD)
SECOND FLOOR

ELEV. 0'-0" (78.0' NAVD)
FIRST FLOOR

PROPOSED

REMSEN STREET

HUDSON STUDIO
ARCHITECTS, LLP

277 BROADWAY, SUITE 1201
NEW YORK, NY 10007
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PROPOSAL I CLINTON STREET ELEVATION

PACKER EARLY LEARNING CENTER



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PROPOSAL I REMSEN STREET ELEVATION

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EXISTING REMSEN ST ELEVATION CONDITIONS DIAGRAM



EXISTING CLINTON ST ELEVATION CONDITIONS DIAGRAM

ARCHITECTURAL CONSERVATOR:
 JABLONSKI BUILDING CONSERVATION, INC.
 40 WEST 27TH STREET, SUITE 1201
 NEW YORK, NY 10001

CONDITIONS KEY:

-  ABANDONED ANCHOR
-  BITUMINOUS COATING
-  CRACK
-  DISPLACEMENT
-  GLAZE SPALL
-  IRON STAIN
-  OPEN JOINT
-  REPOINTING
-  SPALL

GENERAL NOTES:
 WORK TO TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45-DEGREE OR ABOVE FOR A 72-HOUR PRIOR FROM THE COMMENCEMENT OF WORK.

ALL JOINTS IN THE CORNICE AND GREEK KEY ARE OPEN.

THE CORNICE AND THE BRICK DIRECTLY UNDER THE CORNICE ARE HEAVILY SOILED

ALL STEEL LINTELS ON THE SECOND FLOOR ARE CORRODED.

TOP SURFACE OF THE COPING UNITS IS COVERED IN

REPAIR RECOMMENDATIONS:

1. REBUILD BOTH PARAPETS ON CLINTON AND REMSEN STREETS.
2. REPAIR OR REPLACE STEEL LINTELS AS NECESSARY. THIS WILL REQUIRE CAREFULLY DISMANTLING THE BRICKS ABOVE THE WINDOWS TO EXPOSE THE LINTEL. PERFORM LINTEL REPAIRS AS SPECIFIED BY THE ENGINEER. REBUILD THE BRICK MASONRY ABOVE THE WINDOW.
3. RESET/REBUILD DISPLACED MASONRY, INCLUDING SILL UNITS AND DISPLACED BRICK IN THE PIERS.
4. REPLACE BRICKS WITH LARGE SPALLS, HOLES, CRACKS OR GLAZE SPALLS WITH NEW BRICK TO MATCH THE ORIGINAL.
5. PATCH SPALLS IN THE TERRA COTTA WITH AN APPROPRIATE RESTORATION PATCHING MIX DESIGNED FOR TERRA COTTA. COAT WITH A REPLICATION GLAZING SYSTEM DESIGNED FOR TERRA COTTA THAT MATCHES THE COLOR, SHEEN, AND PATTERN OF THE ORIGINAL TERRA COTTA.
6. REPAIR CRACKS IN THE TERRA COTTA WITH AN INJECTABLE GROUT. PATCH THE SURFACE OF THE GROUTED CRACK USING AN APPROPRIATE RESTORATION PATCHING MIX DESIGNED FOR TERRA COTTA. COAT WITH A REPLICATION GLAZING SYSTEM DESIGNED FOR TERRA COTTA THAT MATCHES THE COLOR, SHEEN, AND PATTERN OF THE ORIGINAL TERRA COTTA.
7. PATCH GLAZE SPALLS IN TERRA COTTA AND BRICK WITH AN APPROPRIATE RESTORATION PATCHING MIX DESIGNED FOR THIN PATCHES. COAT WITH A REPLICATION GLAZING SYSTEM DESIGNED FOR GLAZED MATERIALS THAT MATCHES THE COLOR, SHEEN, AND PATTERN OF THE ORIGINAL TERRA COTTA AND BRICK.
8. REPOINT ALL OPEN AND INAPPROPRIATELY POINTED JOINTS. FILL ALL SKYWARD FACING JOINTS, PARTICULARLY AT THE COPING UNITS, CORNICES, AND SILLS WITH LEAD TS.
9. REMOVE ALL ABANDONED ANCHORS AND PATCH HOLES.
10. CLEAN THE HEAVY SOILING FROM THE TERRA COTTA CORNICE AND BRICK BELOW THE CORNICE.
11. REMOVE BITUMINOUS MATERIAL FROM THE BRICK ABOVE THE FIRST FLOOR WINDOWS ON REMSEN STREET, AND FROM THE COPING UNITS. IF THE BITUMINOUS COATING CANNOT BE REMOVED, REPLACE THE MASONRY MATERIAL IN KIND.
12. REPLACE ALL WINDOWS AND DOORS.



ABANDONED ANCHORS



DISPLACEMENT



IRON STAINS



SPALLS



CORROSION



GLAZE SPALLS



OPEN JOINTS/FAILED MORTAR JOINTS



WOOD DETERIORATION



CRACK



HEAVY ATMOSPHERIC SOILING



REPOINTING

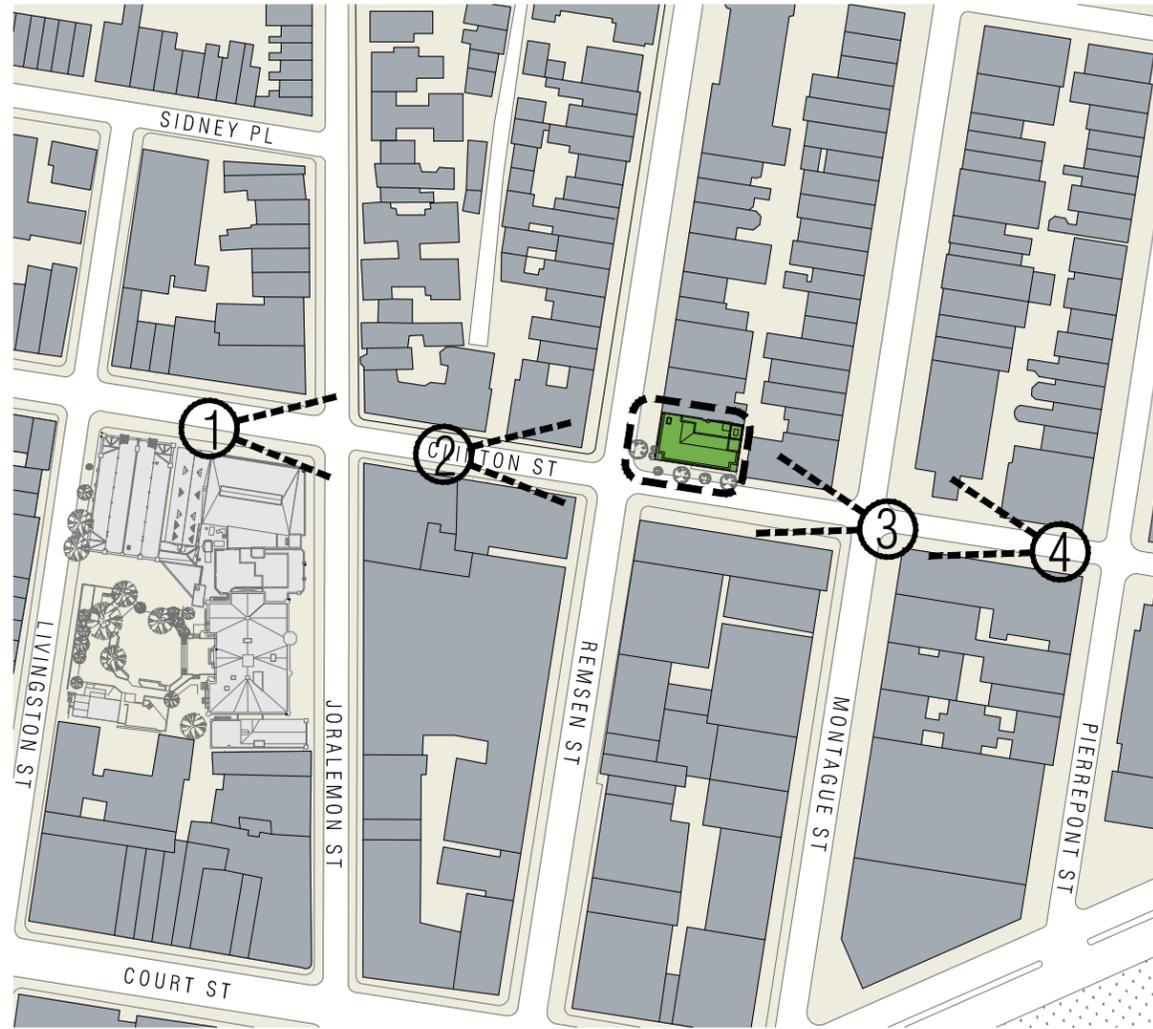
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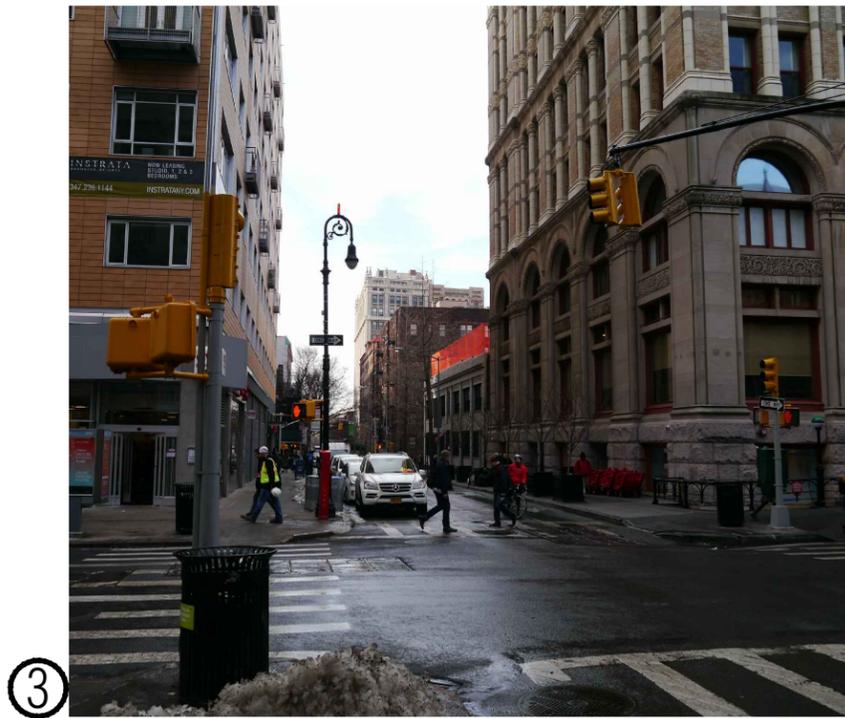
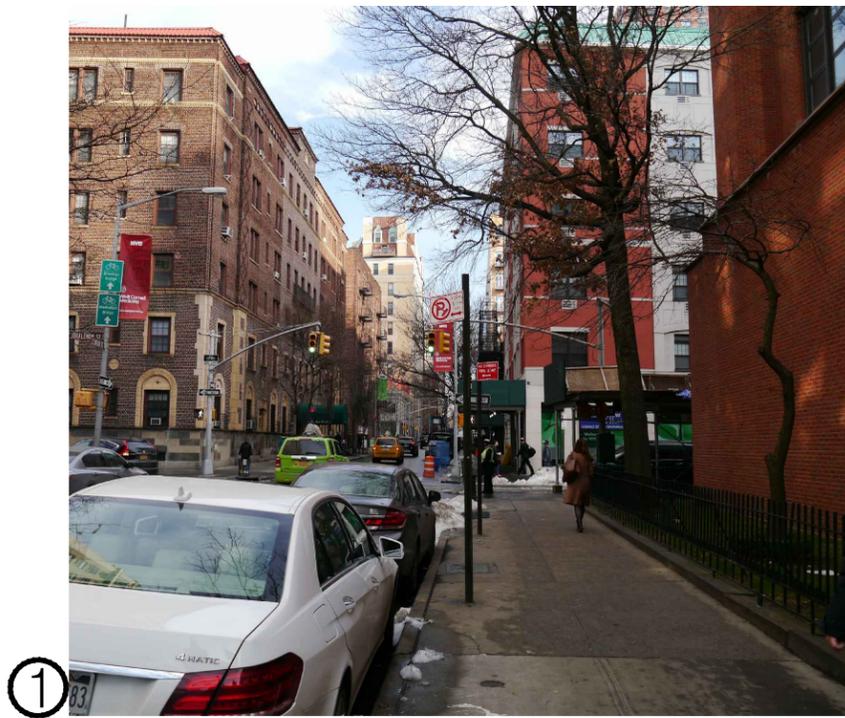
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RESTORATION | CONDITIONS DIAGRAMS

PACKER EARLY LEARNING CENTER



NEIGHBORHOOD MAP

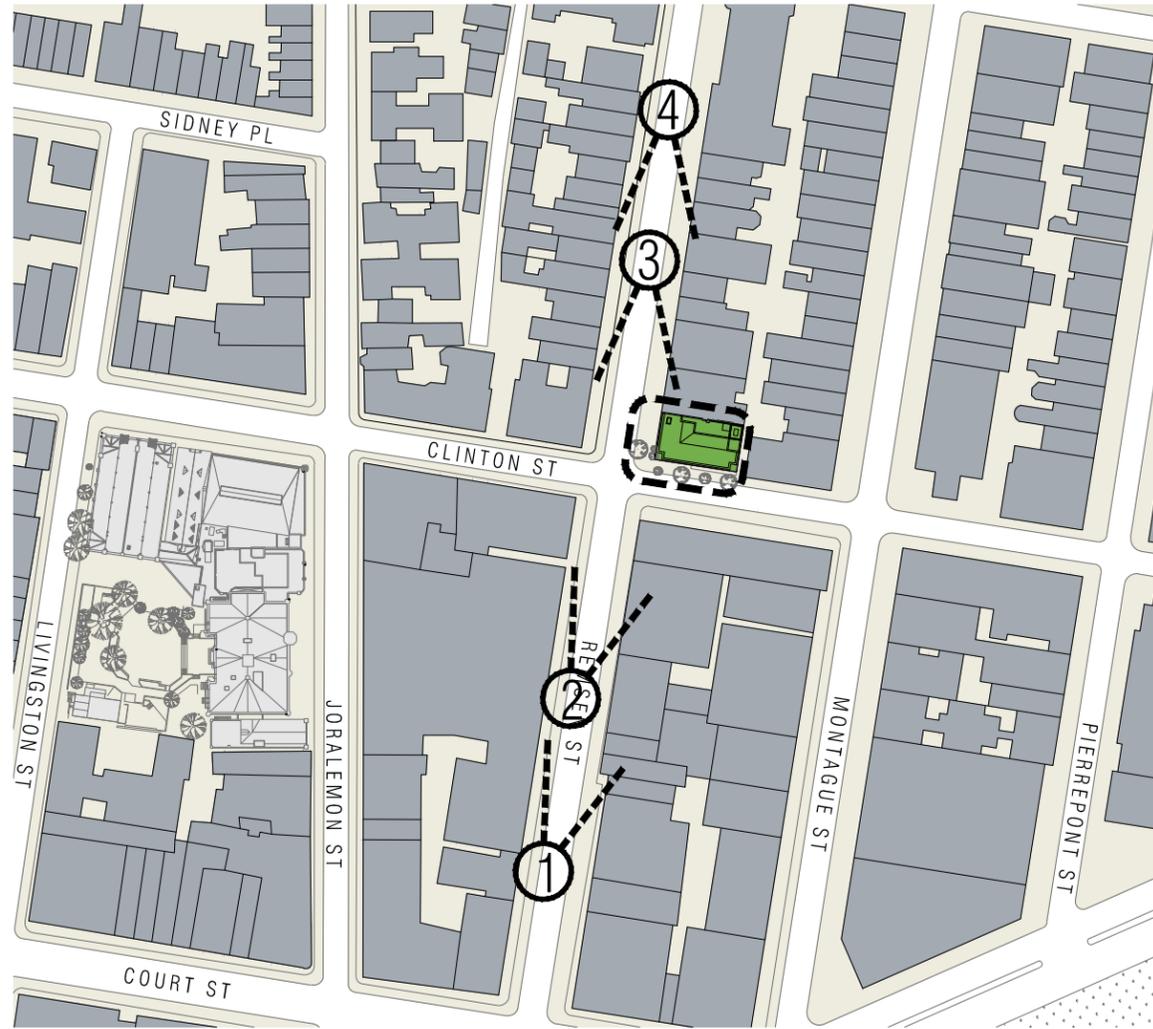


APPENDIX | MOCK-UP PHOTOS
PACKER EARLY LEARNING CENTER

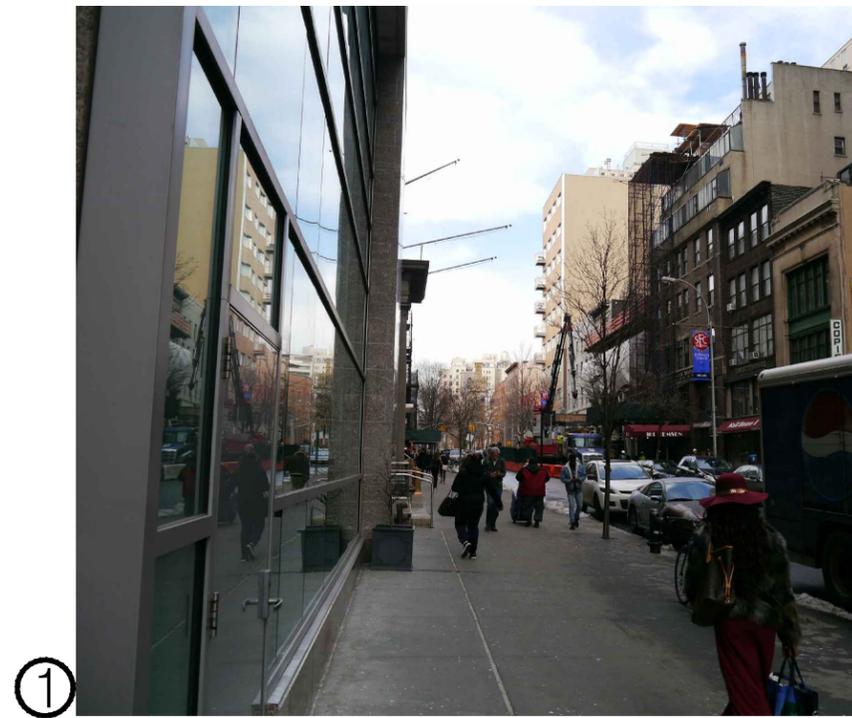
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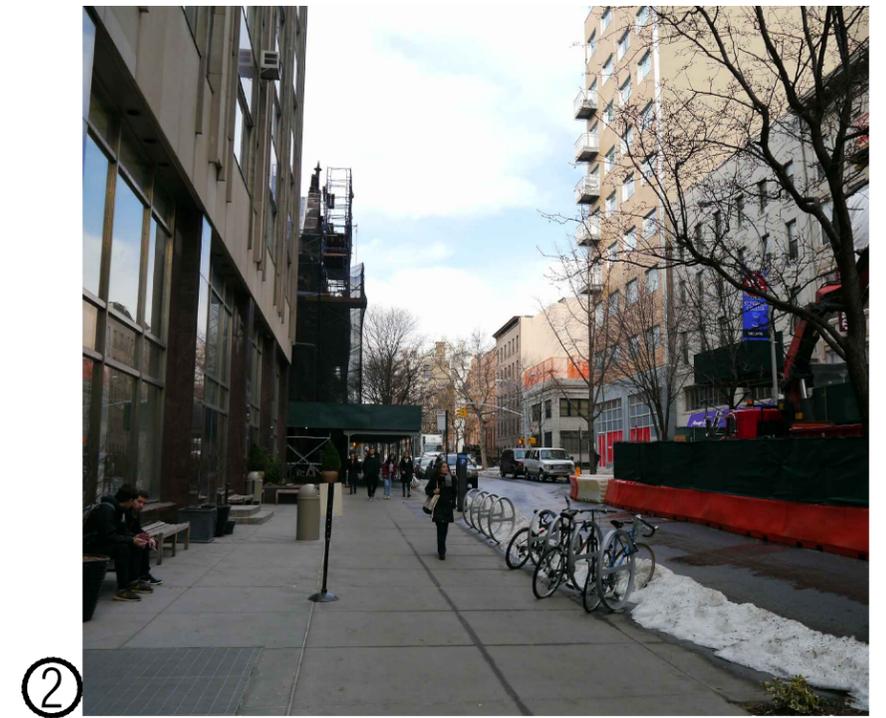
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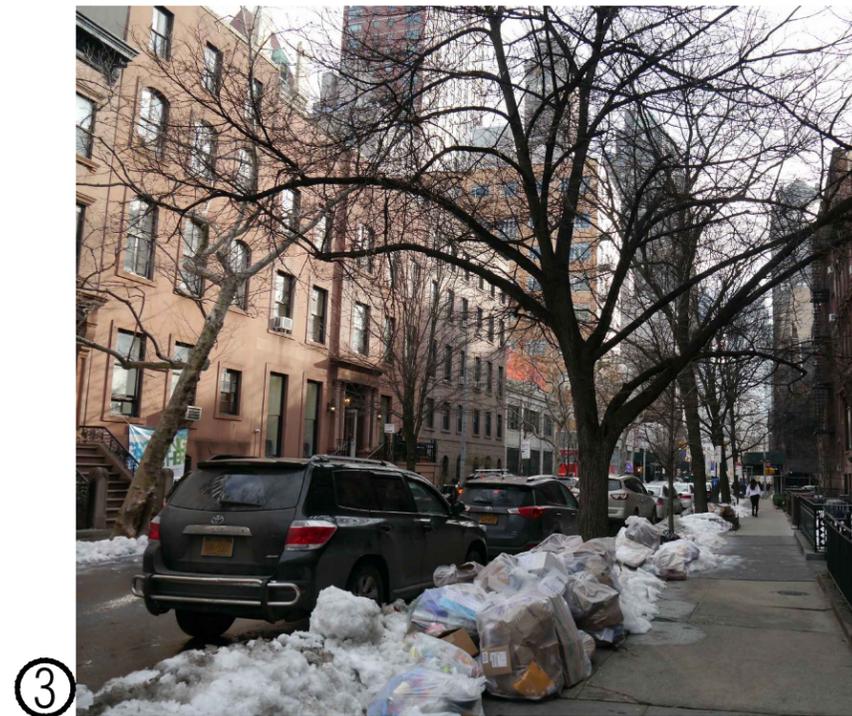
NEIGHBORHOOD MAP



1



2



3



4

APPENDIX | MOCK-UP PHOTOS
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