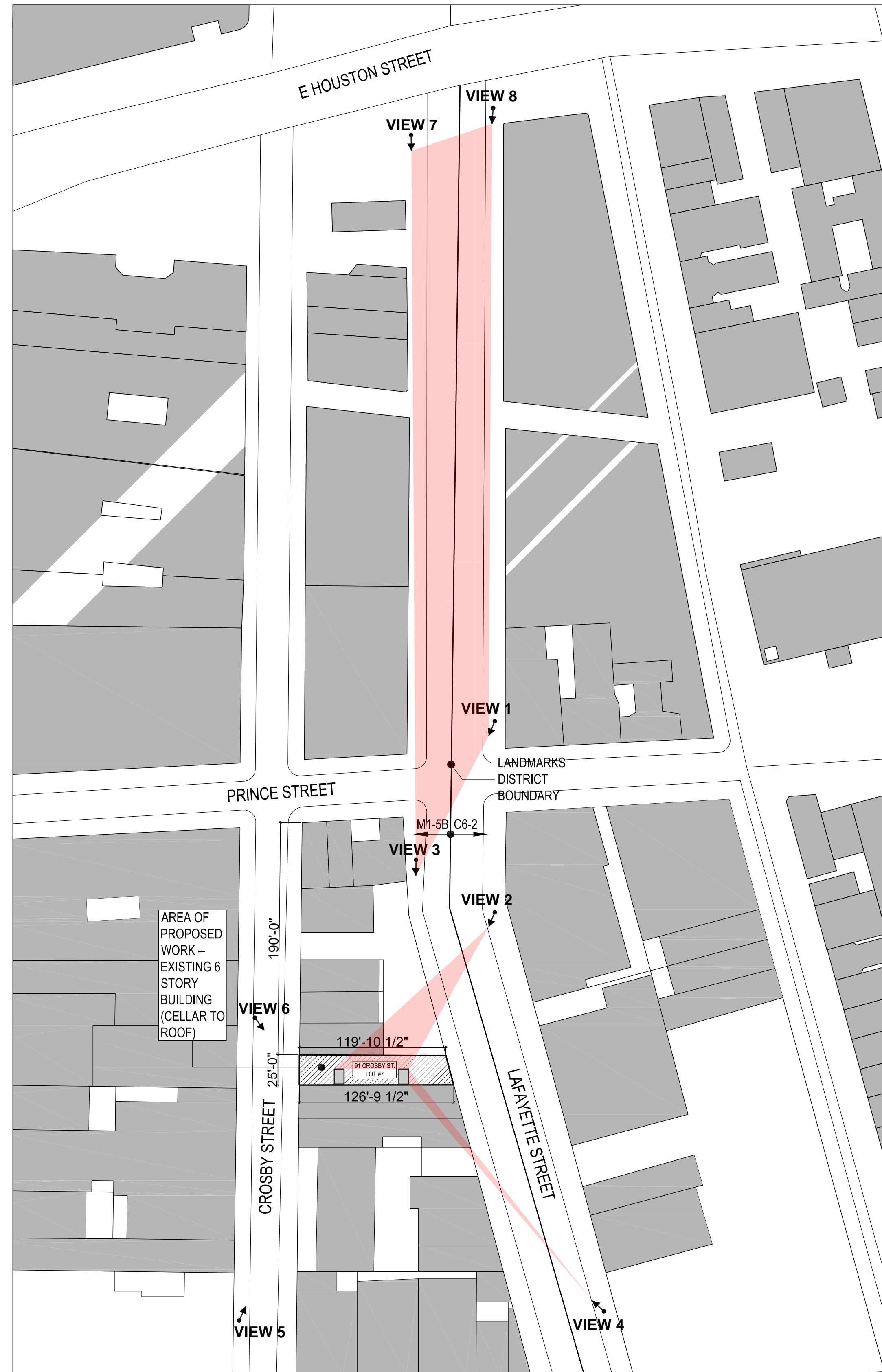


# 91 CROSBY STREET

## LANDMARKS PRESERVATION COMMISSION PRESERVATION



### PLOT PLAN

SCALE: 1/64" = 1'-0"

BLOCK: 495  
 LOT: 7  
 ZONING MAP: 12C  
 ZONE: M1-5B

EXISTING ZONING USE GROUP: UG 17  
 PROPOSED ZONING USE GROUP: UG 17 (NO CHANGE)

SPECIAL PURPOSE DISTRICT: NONE  
 LANDMARK DISTRICT: L2-023262  
 SOHO CAST IRON DISTRICT EXTENSION

STORIES: EXISTING: 6 STORY + MEZZANINE + CELLAR  
 STORIES: PROPOSED: 6 STORY + MEZZANINE + CELLAR

CODE REFERENCE: 1968 CODE

EXISTING OCCUPANCY: COMMERCIAL/RESIDENTIAL J1WQ  
 PROPOSED OCCUPANCY: COMMERCIAL/RESIDENTIAL J1WQ

CONSTRUCTION CLASS: 3, NON-FIREPROOF  
 MASONRY WALLS & TIMBER FLOORS

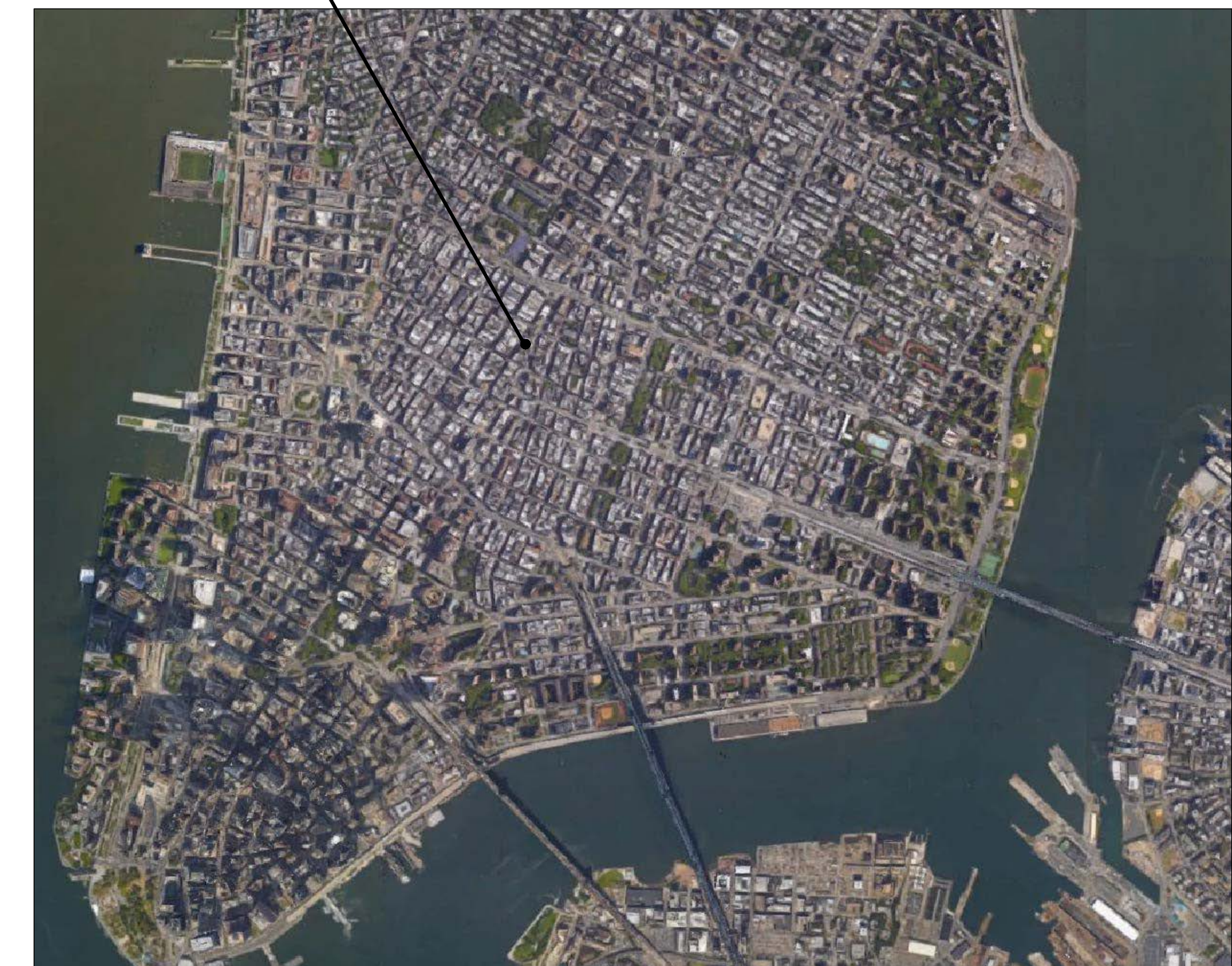
## PROPOSED BULKHEADS & ROOF WORK

### DRAWING LIST

- ARCHITECTURAL (15 SHEETS)
- G-000.00 PLOT PLAN & TITLE SHEET
- G-001.00 EXISTING & HISTORIC PHOTOGRAPHS
- G-002.00 PROPOSED BULKHEAD VISIBILITY
- G-003.00 PROPOSED BULKHEAD VISIBILITY
- G-004.00 PROPOSED BULKHEAD VISIBILITY
- G-005.00 PROPOSED BULKHEAD MOCK-UP
- G-006.00 PROPOSED BULKHEAD MOCK-UP
- G-007.00 PROPOSED BULKHEAD MOCK-UP
- A-200.00 EXISTING & DEMOLITION ROOF PLANS
- A-600.00 EXISTING & PROPOSED CROSBY & LAFAYETTE FACADES
- A-601.00 EXISTING NORTH & SOUTH FACADES
- A-602.00 PROPOSED NORTH & SOUTH FACADES
- A-603.00 PROPOSED BUILDING SECTION
- A-604.00 PROPOSED ROOF DESIGN
- A-605.00 EXISTING WATER TOWER INTERFERENCE

### SITE LINES

91 CROSBY STREET



REVISIONS:

Number Date

N-PLUS ARCHITECTURE & DESIGN  
 68 JAY STREET  
 SUITE NO. 306  
 BROOKLYN, NY 11201  
 TEL: 718-858-4018  
 FAX: 718-858-7091  
 INFO@N-PLUS.US

RSVP ARCHITECTURE STUDIO PLLC  
 68 JAY STREET  
 SUITE NO. 306  
 BROOKLYN, NY 11201  
 TEL: 718-625-1948  
 FAX: 718-858-7091  
 INFO@RSVP-STUDIO.COM

PROJECT NAME:  
 91 CROSBY STREET

PROJECT LOCATION:  
 91 CROSBY STREET  
 NEW YORK, NY 10012

OWNER:  
 GO 91 Crosby LLC (Javeri Capital)  
 444 Madison Avenue (32nd Floor)  
 New York, NY 10022  
 Tel: 212-221-3456

MEP ENGINEER:  
 EP ENGINEERING, LLC  
 110 WILLIAM STREET, 32ND FLOOR  
 New York, NY 10038 Tel: 212-257-6190

STRUCTURAL ENGINEER:  
 STRUCTURAL CONSULTING  
 SERVICES, PC  
 67 FEDERAL ROAD, BUILDING A  
 Brookfield, CT 06804 Tel: 203-740-7578

HISTORIC PRESERVATION:  
 BUILDING CONSERVATION  
 ASSOCIATES  
 44 EAST 32ND STREET  
 New York, NY 10016 Tel: 212-777-1300

LANDMARKS - LPC

DWG. TYPE:

DWG. TITLE:  
 PLOT PLAN &  
 TITLE SHEET

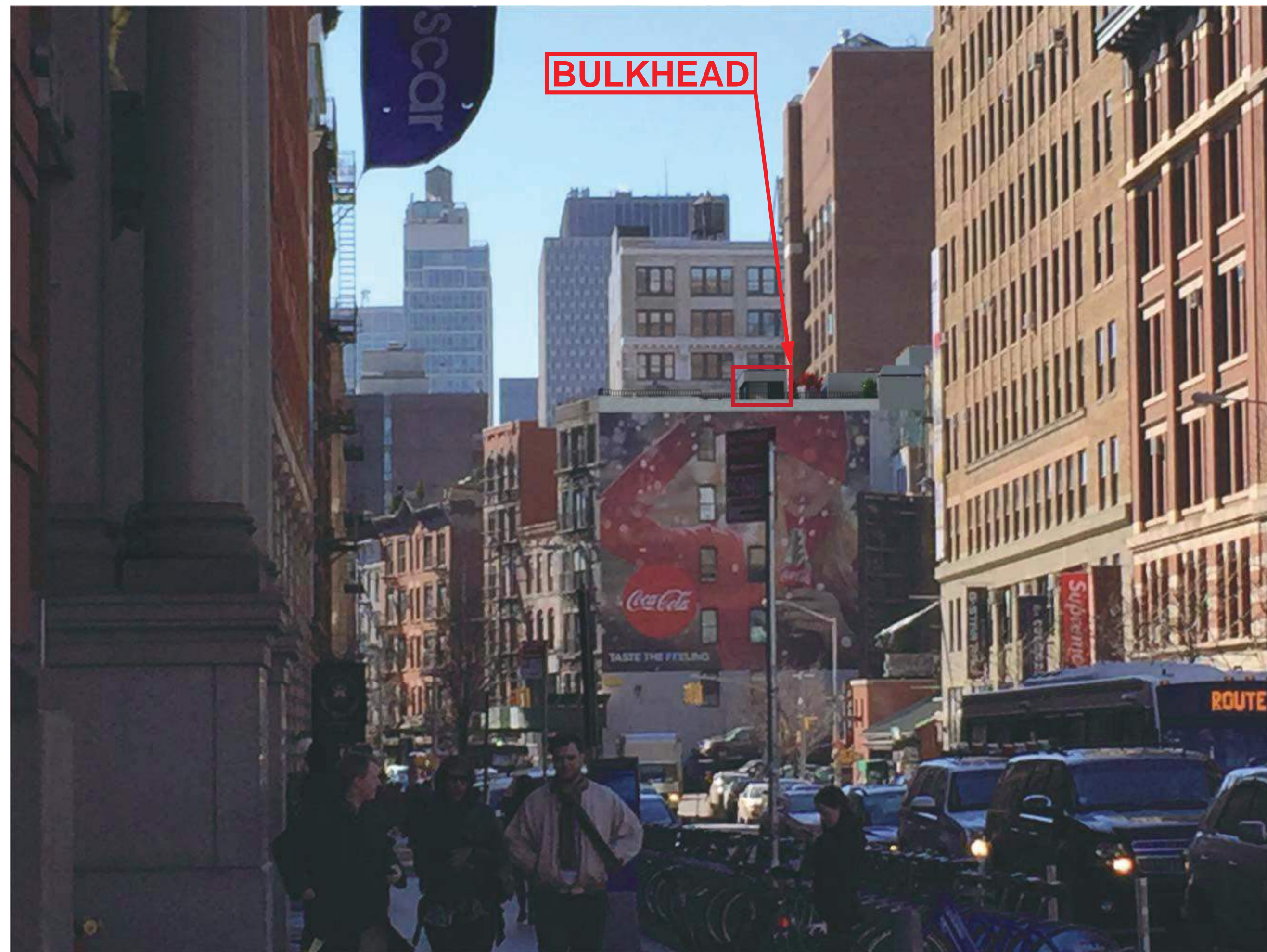
SCALE: AS NOTED

DATE: 04.18.2016

DWG. #:

G-000.00

SHEET 01 OF 15



1 VIEW 1 - LAFAYETTE STREET (SOUTH)  
BULKHEAD VISIBILITY



2 VIEW 2 - LAFAYETTE STREET (SOUTH)  
BULKHEAD VISIBILITY

NOTE: ALL VIEW LOCATIONS INDICATED ON PLOT PLAN (G-000)

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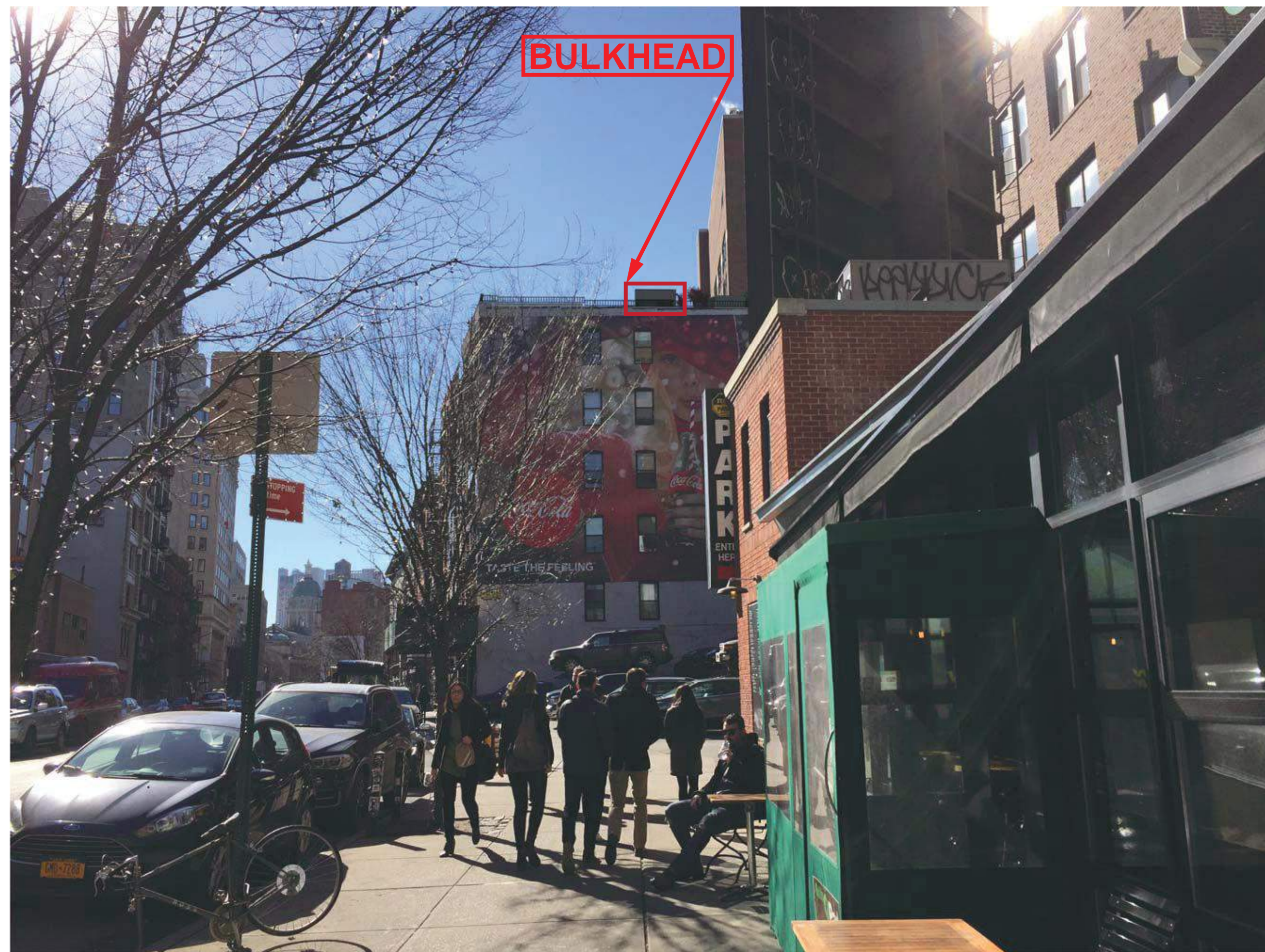
DWG. TYPE:

DWG. TITLE:  
**PROPOSED  
BULKHEAD**

SCALE: AS NOTED  
DATE: 04.18.2016

DWG. #:

**G-002.00**  
SHEET 03 OF 15



3 VIEW 3 - LAFAYETTE STREET (SOUTH)  
BULKHEAD VISIBILITY



4 VIEW 3 - LAFAYETTE STREET (NORTH)  
BULKHEAD VISIBILITY

NOTE: ALL VIEW LOCATIONS INDICATED ON PLOT PLAN (G-000)

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New York, NY 10016 Tel: 212-777-1300

LANDMARKS - LPC

DWG. TYPE:

DWG. TITLE:  
**PROPOSED  
BULKHEAD**

SCALE: AS NOTED

DATE: 04.18.2016

DWG. #:

**G-003.00**  
SHEET 04 OF 15



5 VIEW 5 - CROSBY STREET (NORTH)  
BULKHEAD VISIBILITY



6 VIEW 6 CROSBY STREET (SOUTH)  
BULKHEAD VISIBILITY

NOTE: ALL VIEW LOCATIONS INDICATED ON PLOT PLAN (G-000)

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LANDMARKS - LPC

DWG. TYPE:

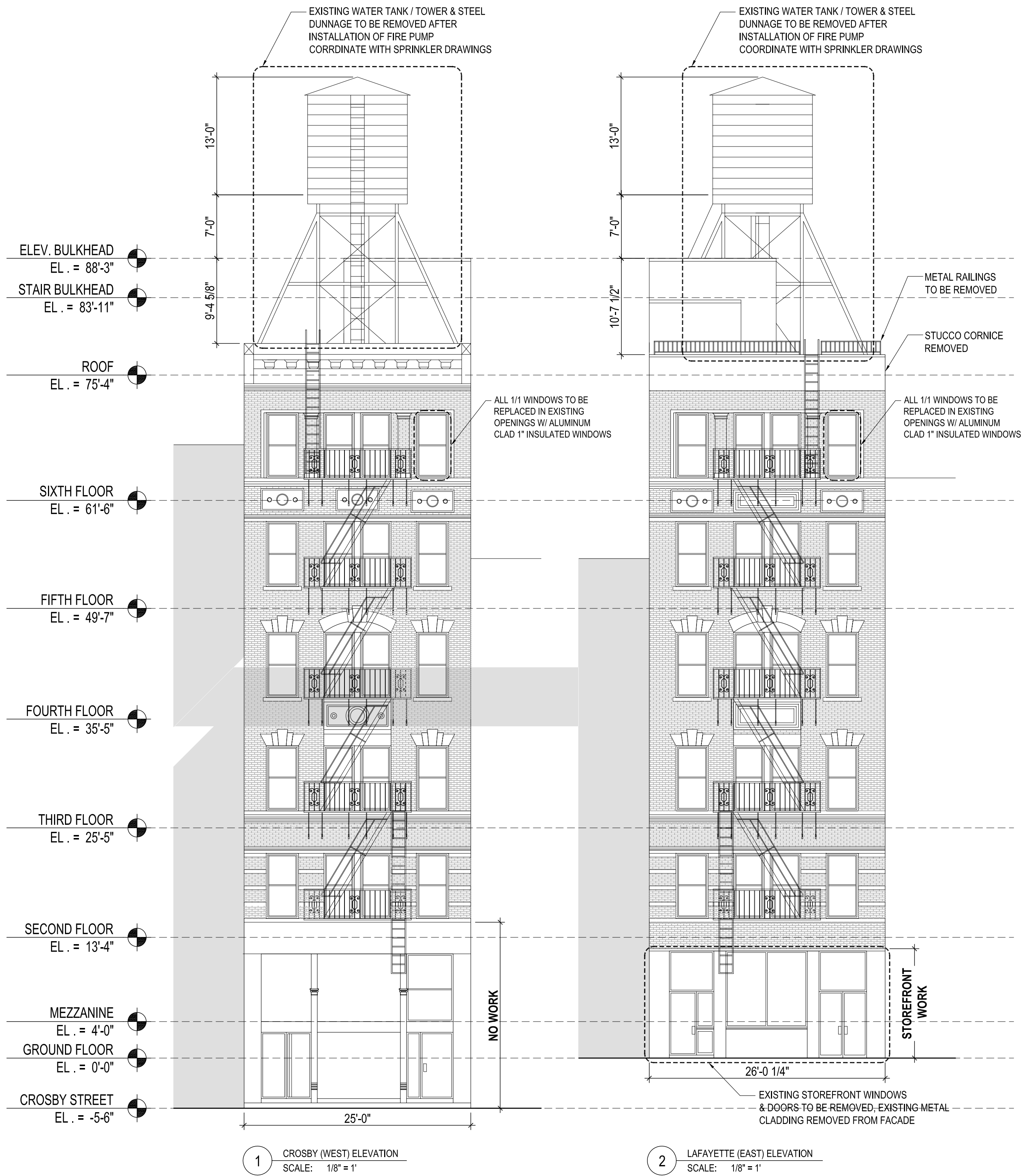
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**PROPOSED  
BULKHEAD**

SCALE: AS NOTED

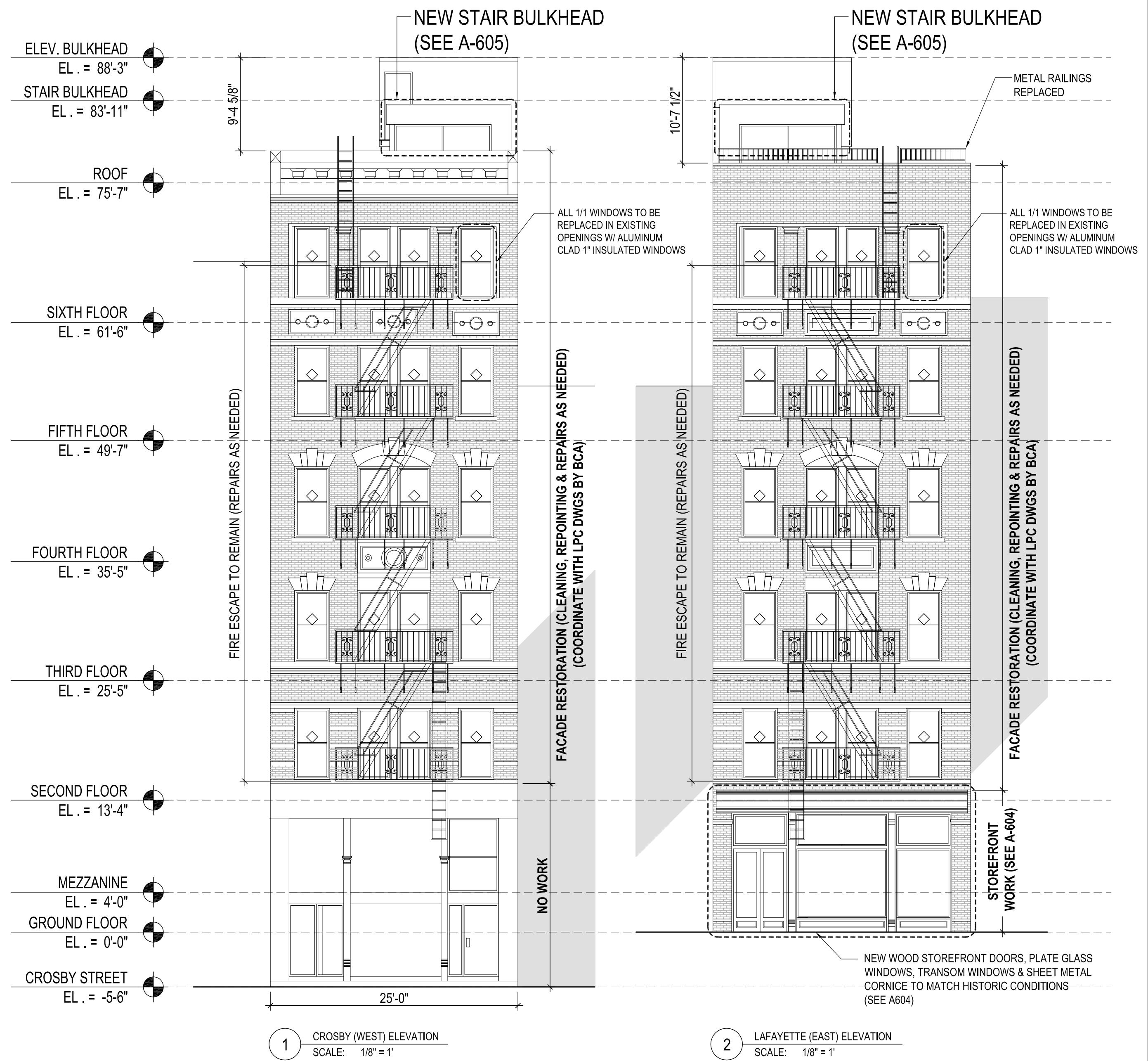
DATE: 04.18.2016

DWG. #:

**G-004.00**  
SHEET 05 OF 15



## EXISTING FACADES



## PROPOSED FACADES

REVISIONS:

Number \_\_\_\_\_ Date \_\_\_\_\_

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 BROOKHAVEN, CT 06804 Tel: 203-740-7578

HISTORIC PRESERVATION:  
**BUILDING CONSERVATION ASSOCIATES**  
 44 EAST 32ND STREET  
 New York, NY 10016 Tel: 212-777-1300

**LANDMARKS - LPC**

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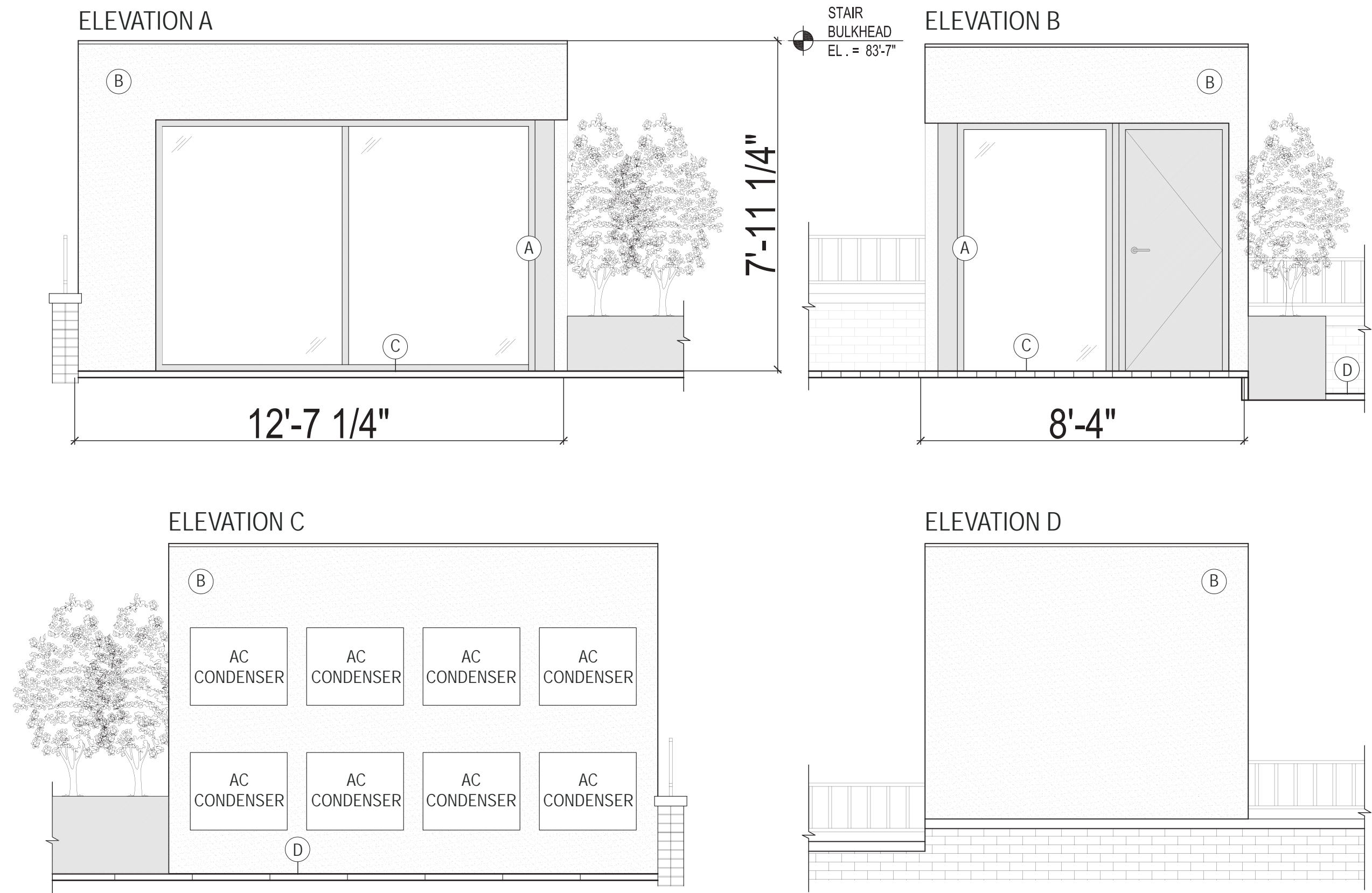
DWG. TITLE:  
**EXISTING & PROPOSED FACADES**

SCALE: 1/8" = 1'-0"  
 DATE: 04.18.2016  
 DWG. #:

**A-600.00**  
 SHEET 10 OF 15



1 PROPOSED BULKHEAD RENDER



2 BULKHEAD ELEVATIONS (TYPICAL)  
SCALE: 3/8"=1'



4 EXISTING ROOF (EAST VIEW)



5 EXISTING ROOF (WEST VIEW)

(1) METAL WINDOW FRAMES



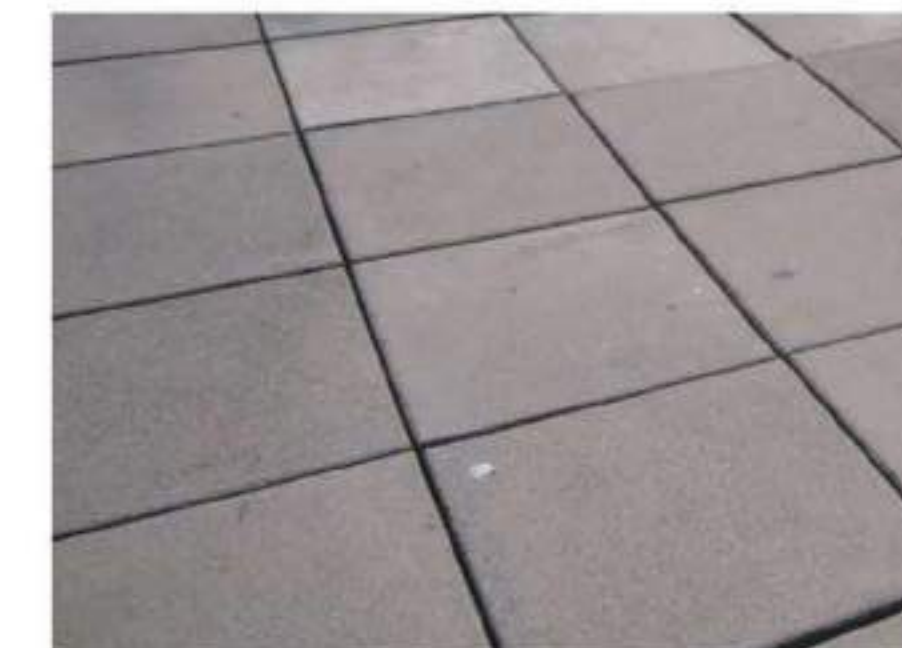
(3) WOOD DECKING



(2) STUCCO FACADES



(4) CONCRETE PAVERS



6 BULKHEAD & NEW ROOF MATERIALS

REVISIONS:

Number \_\_\_\_\_ Date \_\_\_\_\_  
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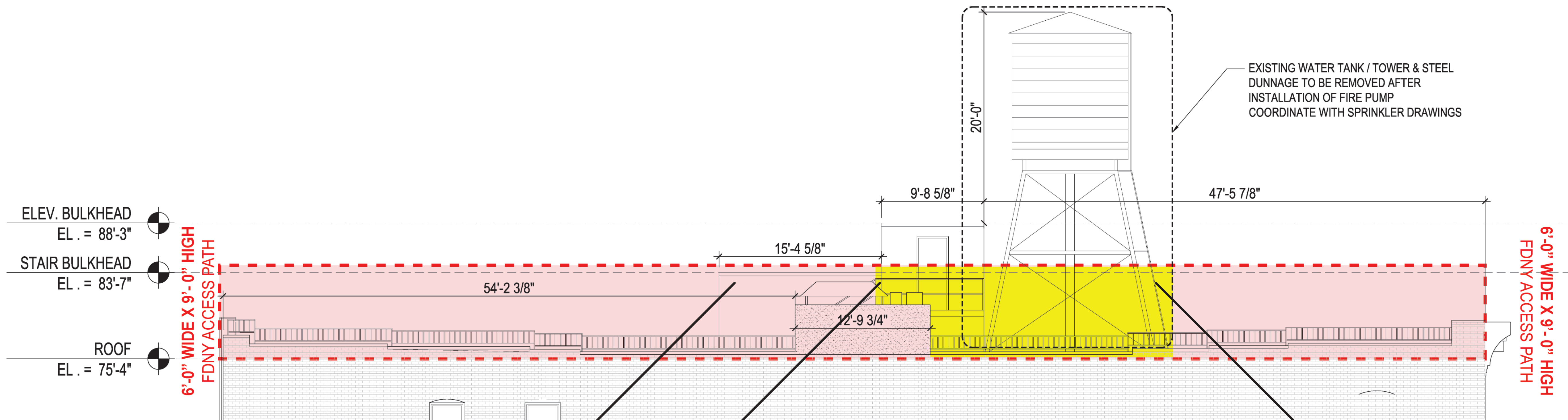
LANDMARKS - LPC

DWG. TYPE:

DWG. TITLE:  
**PROPOSED BULKHEAD**

SCALE: AS NOTED  
 DATE: 04.18.2016  
 DWG. #:

**G-004.00**  
 SHEET 05 OF 15



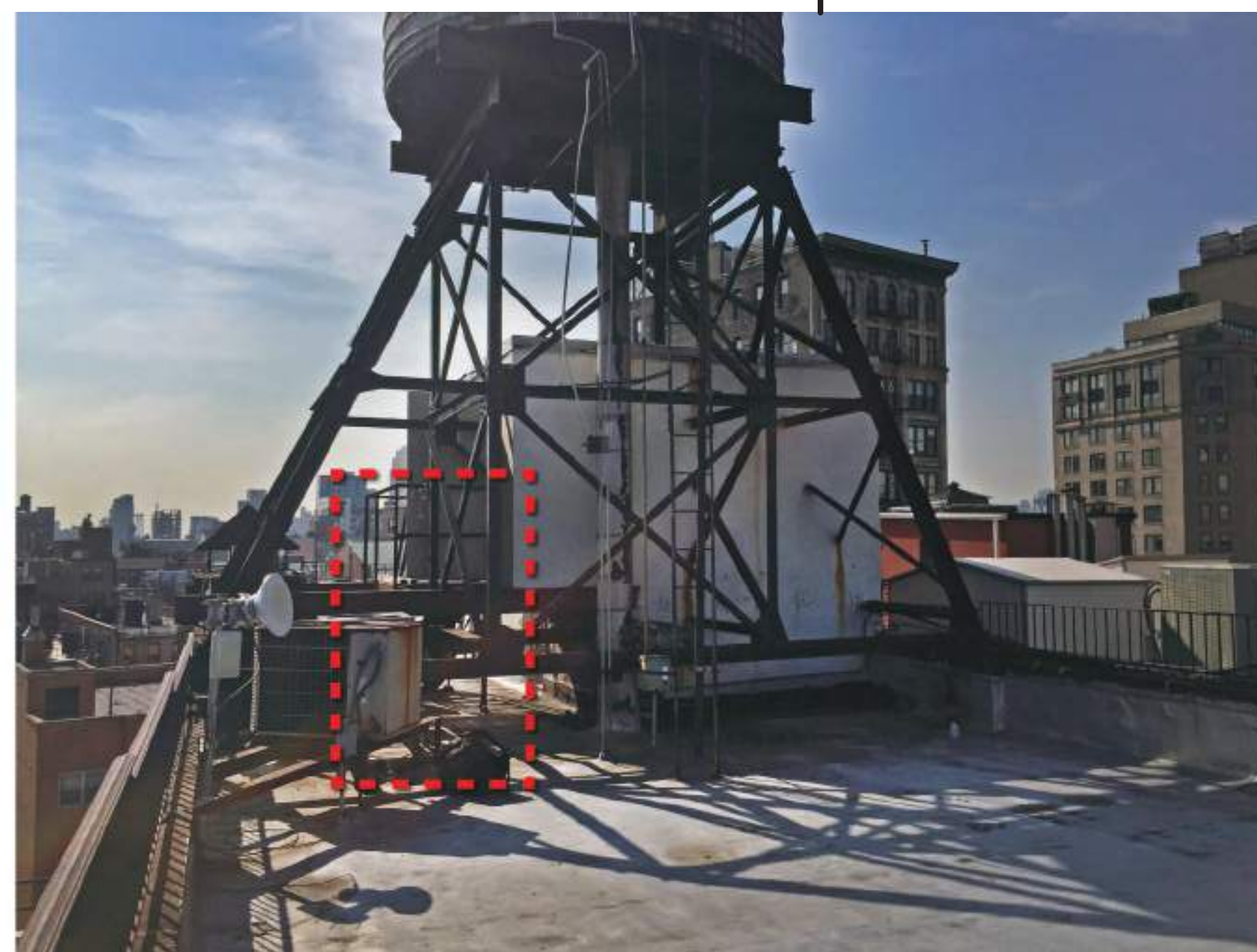
1 SOUTH ELEVATION  
SCALE: 1/8"=1'



1 REF. IMAGE (EAST)



2 REF. IMAGE (EAST)



3 REF. IMAGE (WEST)

REVISIONS:

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BUILDING CONSERVATION  
ASSOCIATES  
44 EAST 32ND STREET  
New York, NY 10016 Tel: 212-777-1300

LANDMARKS - LPC

DWG. TYPE:

DWG. TITLE:  
**WATER TOWER  
INTERFERENCE**

SCALE: AS NOTED

DATE: 04.18.2016

DWG. #: