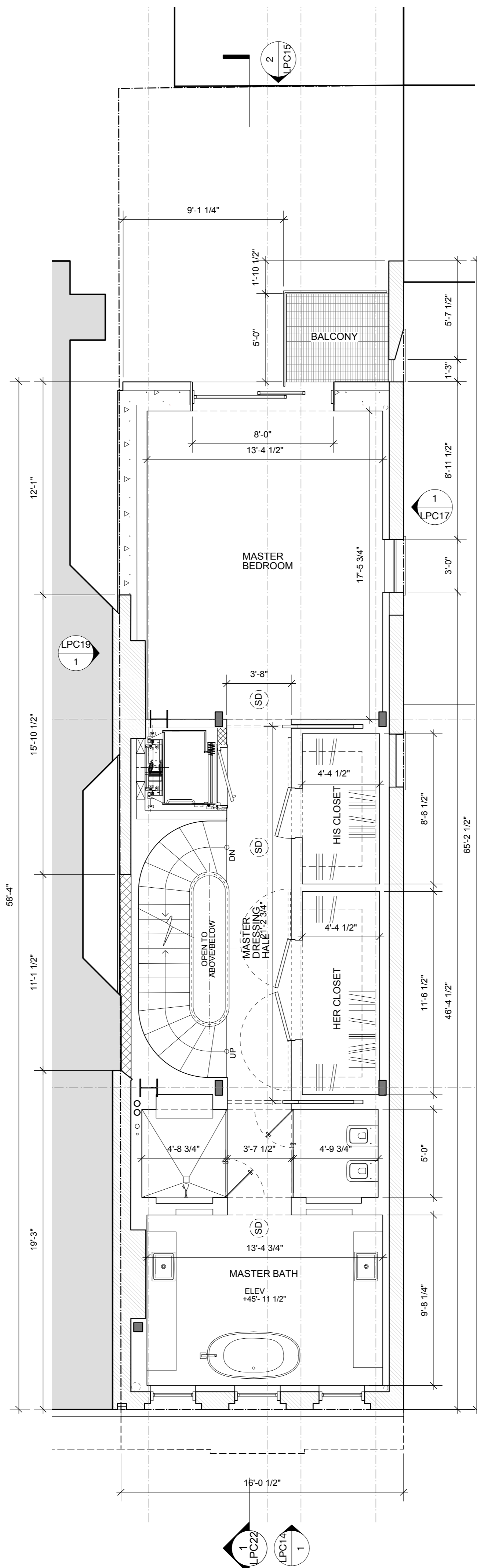
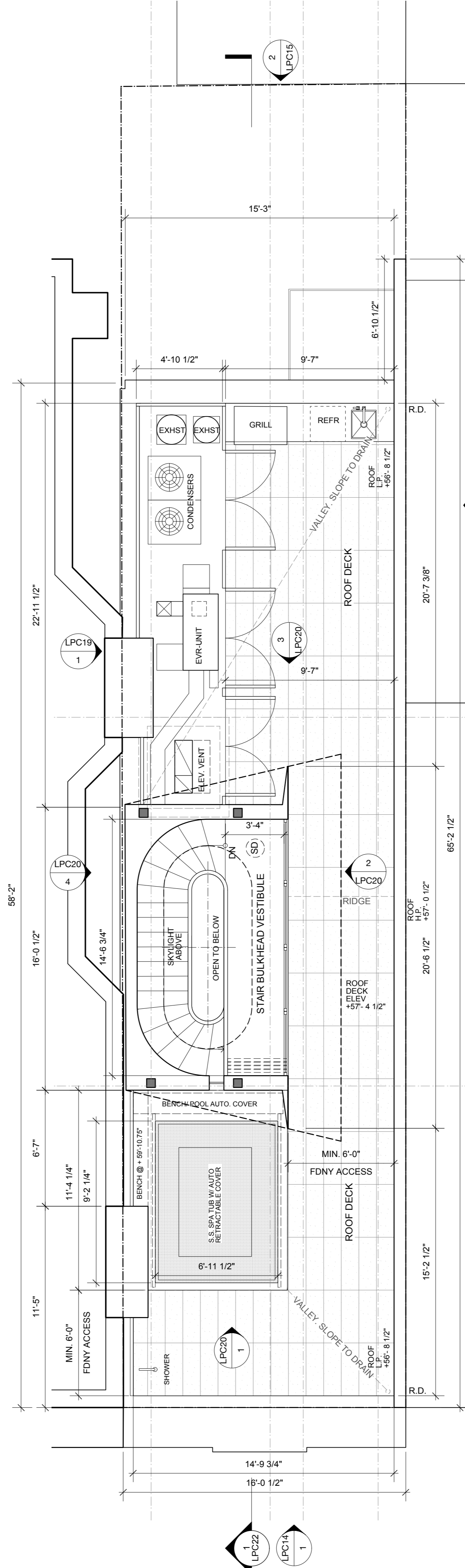


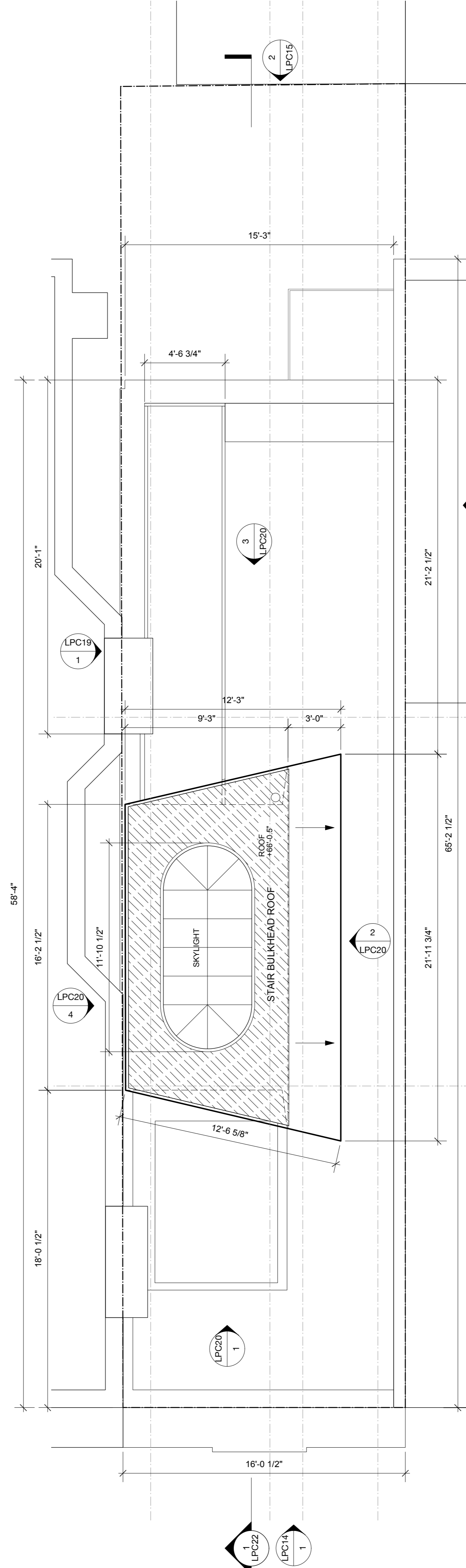
1 FOURTH FLOOR PLAN
1/4" = 1'-0"



2 FIFTH FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



4 BULKHEAD ROOF PLAN
1/4" = 1'-0"

LEGEND & GENERAL NOTES

- EXISTING PARTITION TO REMAIN.
- NEW GWB PARTITION. SEE PARTITION DETAILS FOR RATING & ASSEMBLY. SEE FINISH SCHEDULE
- PROVIDE PRE-CAST CONCRETE PEDESTAL PAVERS OVER NEW INSULATED ROOF ASSEMBLY WITH FLEXIBLE MEMBRANE FLASHING AT ENTIRE PERIMETER & MEP PENETRATIONS.

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CONSTRUCTION PLANS:
 4TH & 5TH FL, & ROOF

REV#	ISSUE	DATE

LPC12.00

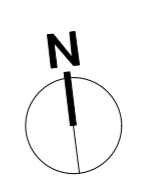
NYC LPC SUBMISSION: 07.10.2015

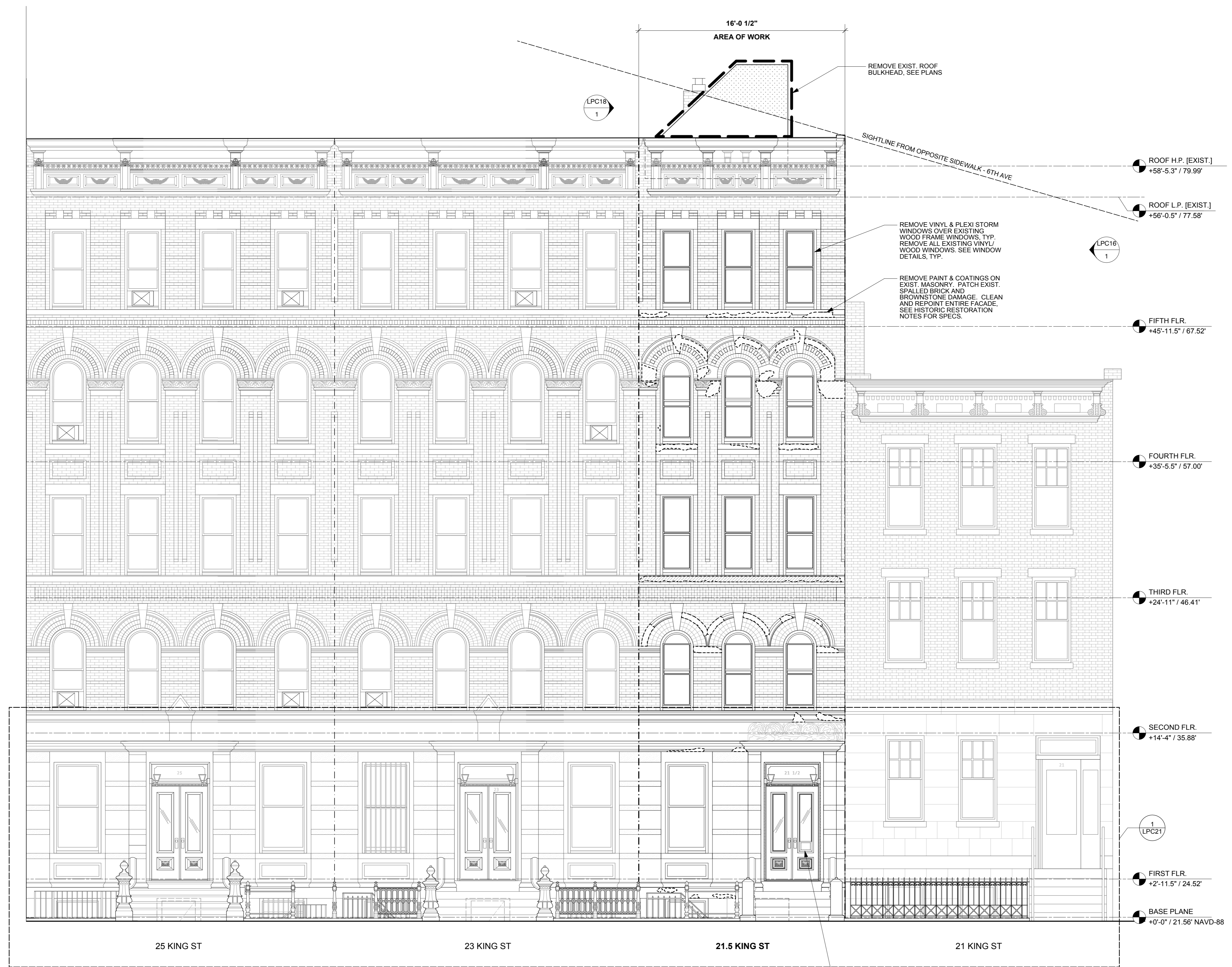
NYC DOB NUMBER

21.5K

Scale:

12 OF 34





1 EXISTING STREETVIEW ELEVATION - KING STREET
1/4" = 1'-0"

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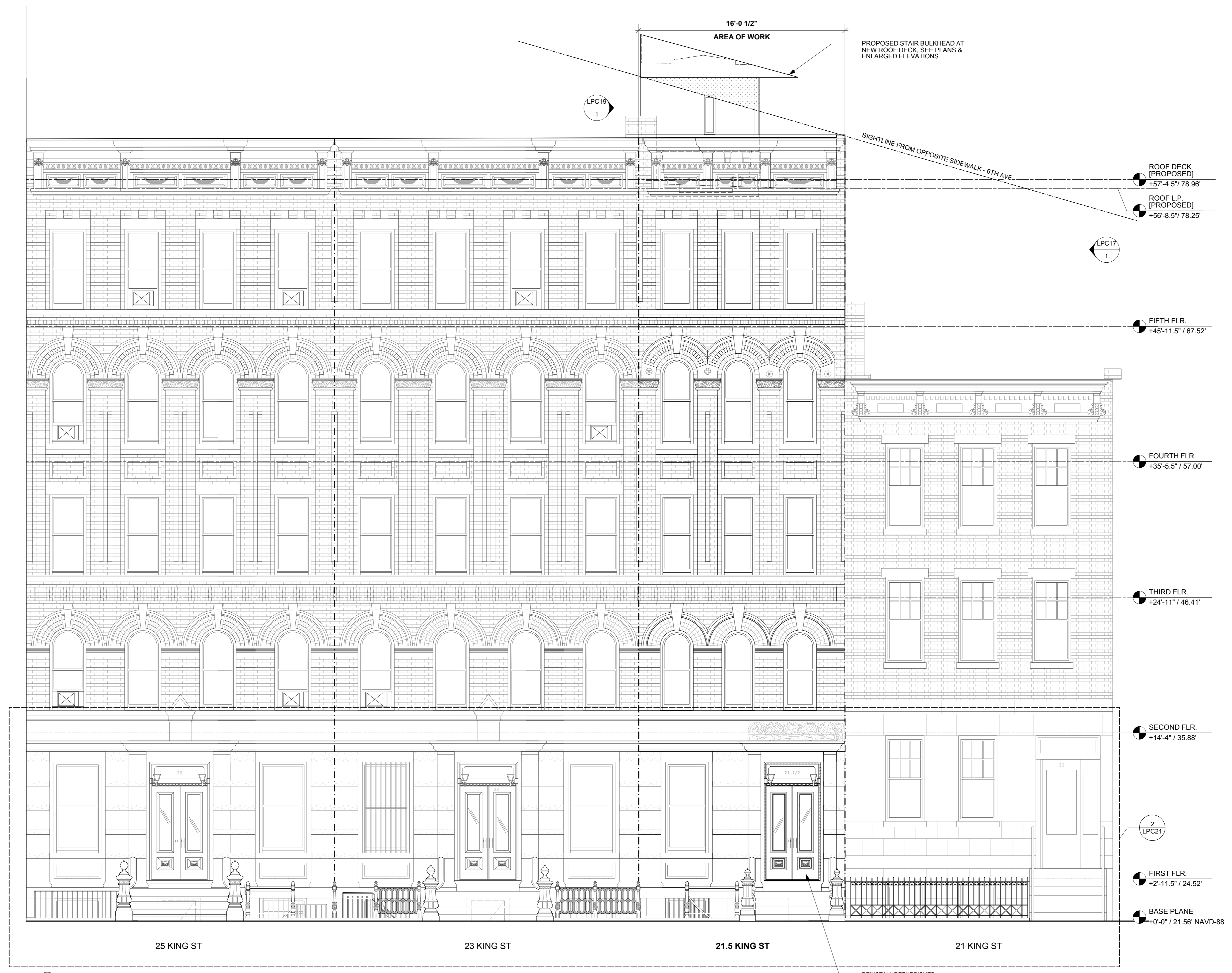
**STREETVIEW ELEVATION:
 KING STREET - EXISTING**

REV#	ISSUE	DATE

LPC13.00

NYC LPC SUBMISSION: 07. 10. 2015

NYC DOB NUMBER	21.5K
Scale:	13 OF 34



1 PROPOSED STREETVIEW ELEVATION - KING STREET
1/4" = 1'-0"

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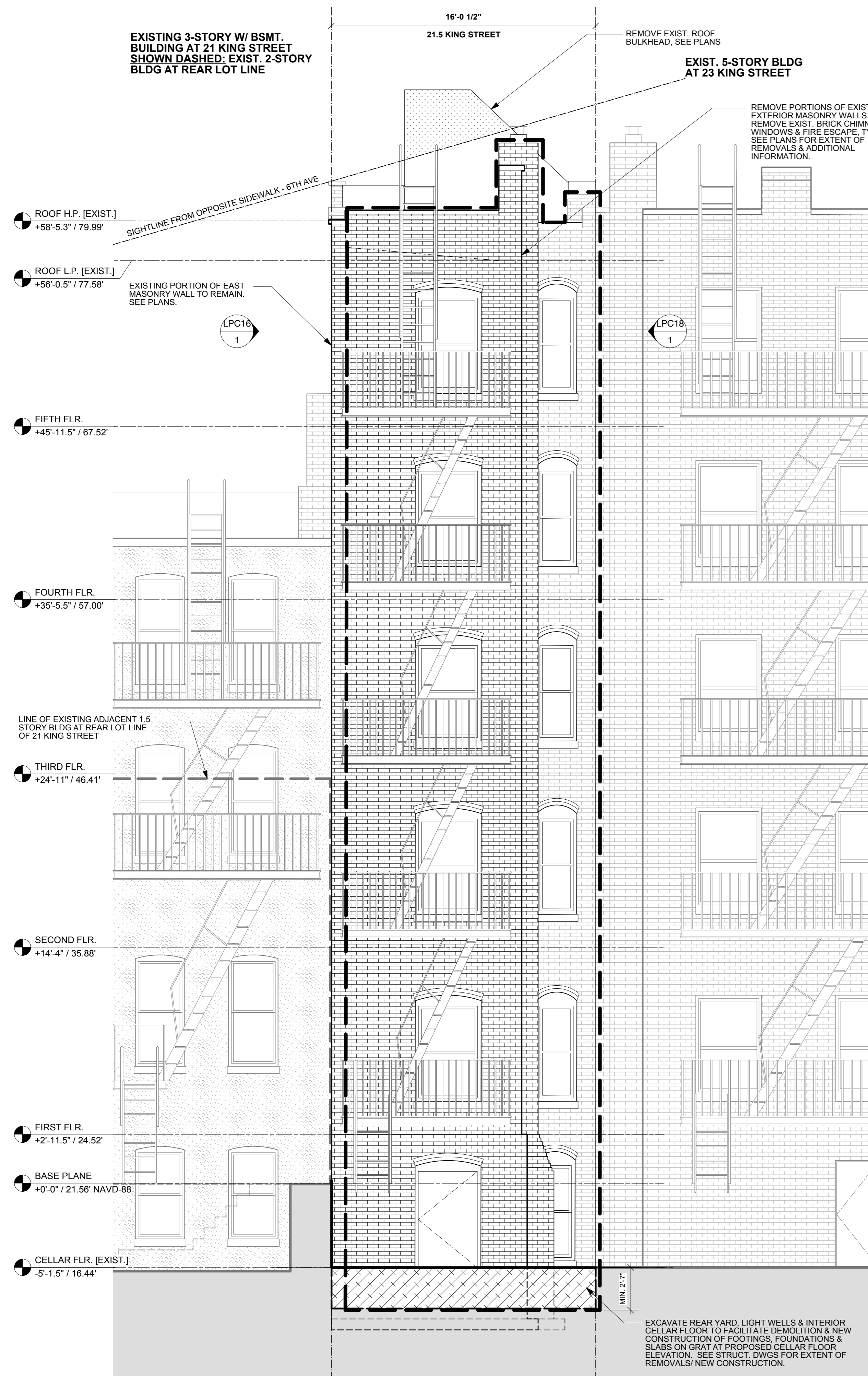
**STREETVIEW ELEVATION:
 KING STREET - PROPOSED**

	REV#	ISSUE	DATE

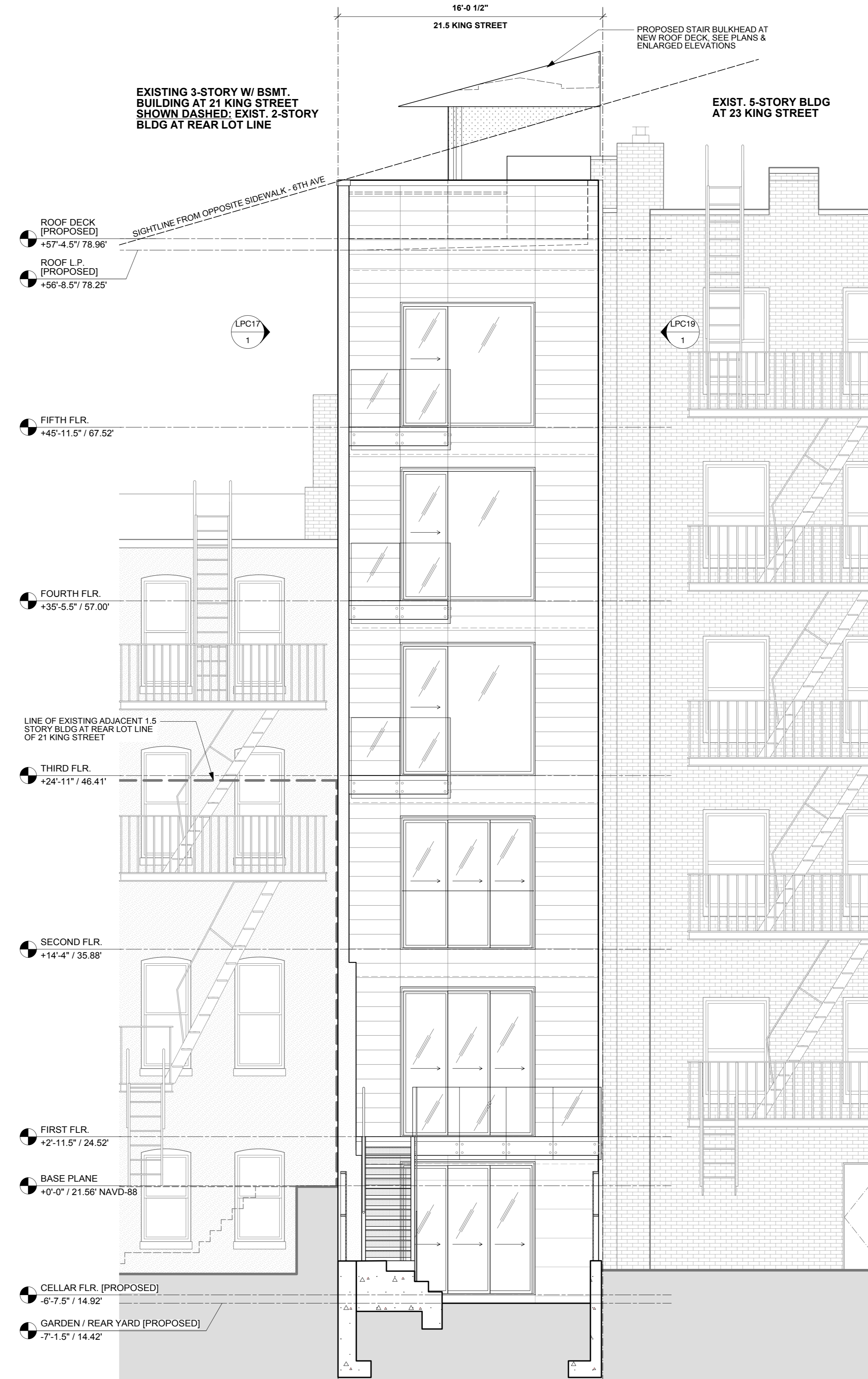
LPC14.00

NYC LPC SUBMISSION: 07. 10. 2015

NYC DOB NUMBER	21.5K
Scale:	14 OF 34



1 EXISTING EXTERIOR NORTH FACADE - REAR YARD
1/4" = 1'-0"



2 PROPOSED EXTERIOR NORTH FACADE - REAR YARD
1/4" = 1'-0"

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**EXTERIOR ELEVATIONS:
 NORTH FACADE
 - REAR YARD**

REV#	ISSUE	DATE

LCP15.00

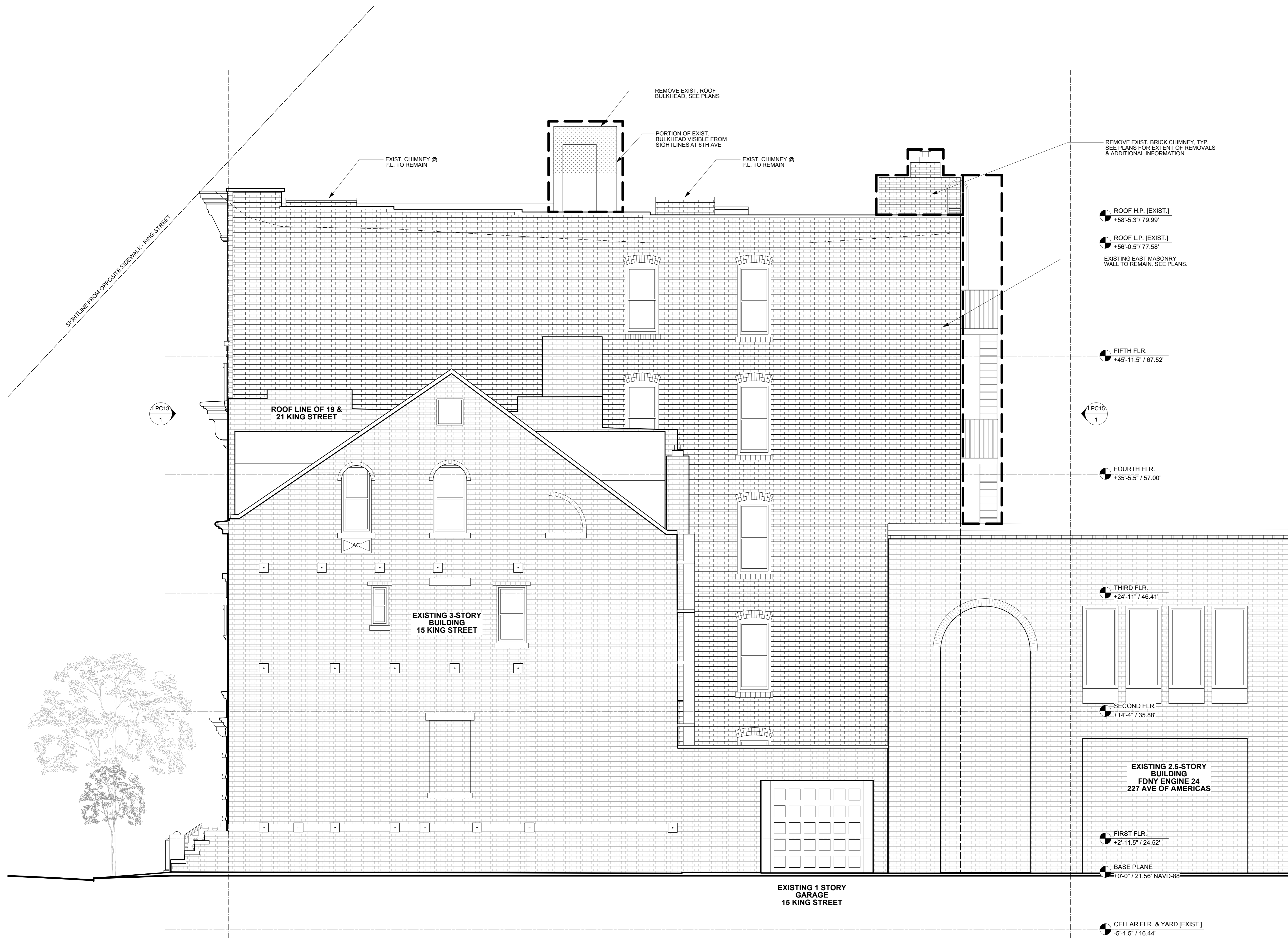
NYC LPC SUBMISSION: 07. 10. 2015

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Scale:

15 OF 34



SIGHTLINE FROM OPPOSITE SIDEWALK, KING STREET

LPC13
1

ROOF H.P. [EXIST.]
+58'-5.3\"/>

ROOF L.P. [EXIST.]
+56'-0.5\"/>

EXISTING EAST MASONRY WALL TO REMAIN. SEE PLANS.

FIFTH FLR.
+45'-11.5\"/>

LPC15
1

FOURTH FLR.
+35'-5.5\"/>

ROOF LINE OF 19 & 21 KING STREET

EXISTING 3-STORY BUILDING 15 KING STREET

THIRD FLR.
+24'-11\"/>

SECOND FLR.
+14'-4\"/>

EXISTING 2.5-STORY BUILDING
FDNY ENGINE 24
227 AVE OF AMERICAS

FIRST FLR.
+2'-11.5\"/>

BASE PLANE
+0'-0\"/>

EXISTING 1 STORY GARAGE 15 KING STREET

CELLAR FLR. & YARD [EXIST.]
-5'-1.5\"/>



1 EXISTING STREETVIEW ELEVATION - 6TH AVENUE
1/4" = 1'-0"

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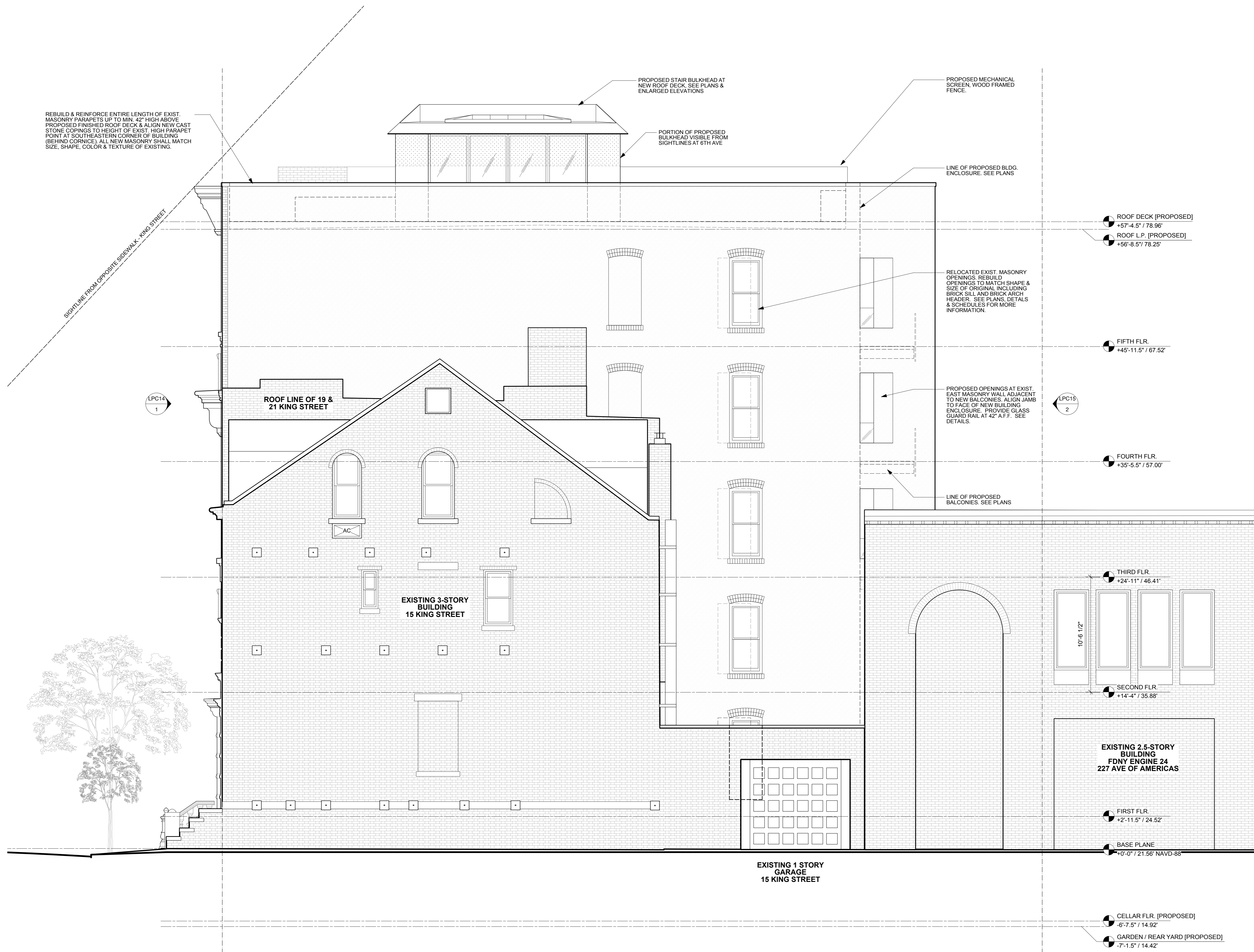
**STREETVIEW ELEVATION:
6TH AVENUE - EXISTING**

	REV#	ISSUE	DATE

LPC16.00

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NYC DOB NUMBER	21.5K
Scale:	16 OF 34



REBUILD & REINFORCE ENTIRE LENGTH OF EXIST. MASONRY PARAPETS UP TO MIN. 42" HIGH ABOVE PROPOSED FINISHED ROOF DECK & ALIGN NEW CAST STONE COPINGS TO HEIGHT OF EXIST. HIGH PARAPET POINT AT SOUTHEASTERN CORNER OF BUILDING (BEHIND CORNICE). ALL NEW MASONRY SHALL MATCH SIZE, SHAPE, COLOR & TEXTURE OF EXISTING.

PROPOSED STAIR BULKHEAD AT NEW ROOF DECK. SEE PLANS & ENLARGED ELEVATIONS

PROPOSED MECHANICAL SCREEN, WOOD FRAMED FENCE.

PORTION OF PROPOSED BULKHEAD VISIBLE FROM SIGHTLINES AT 6TH AVE

LINE OF PROPOSED BLDG. ENCLOSURE. SEE PLANS

SIGHTLINE FROM OPPOSITE SIDEWALK - KING STREET

RELOCATED EXIST. MASONRY OPENINGS. REBUILD OPENINGS TO MATCH SHAPE & SIZE OF ORIGINAL INCLUDING BRICK SILL AND BRICK ARCH HEADER. SEE PLANS, DETAILS & SCHEDULES FOR MORE INFORMATION.

PROPOSED OPENINGS AT EXIST. EAST MASONRY WALL ADJACENT TO NEW BALCONIES. ALIGN JAMB TO FACE OF NEW BUILDING ENCLOSURE. PROVIDE GLASS GUARD RAIL AT 42" A.F.F. SEE DETAILS.

LINE OF PROPOSED BALCONIES. SEE PLANS

ROOF LINE OF 19 & 21 KING STREET

EXISTING 3-STORY BUILDING 15 KING STREET

THIRD FLR. +24'-11" / 46.41'

SECOND FLR. +14'-4" / 35.88'

EXISTING 2.5-STORY BUILDING FDNY ENGINE 24 227 AVE OF AMERICAS

FIRST FLR. +2'-11.5" / 24.52'

BASE PLANE +0'-0" / 21.56' NAVD-88

EXISTING 1 STORY GARAGE 15 KING STREET

CELLAR FLR. [PROPOSED] -6'-7.5" / 14.92'

GARDEN / REAR YARD [PROPOSED] -7'-1.5" / 14.42'

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**STREETVIEW ELEVATION:
 6TH AVENUE - PROPOSED**

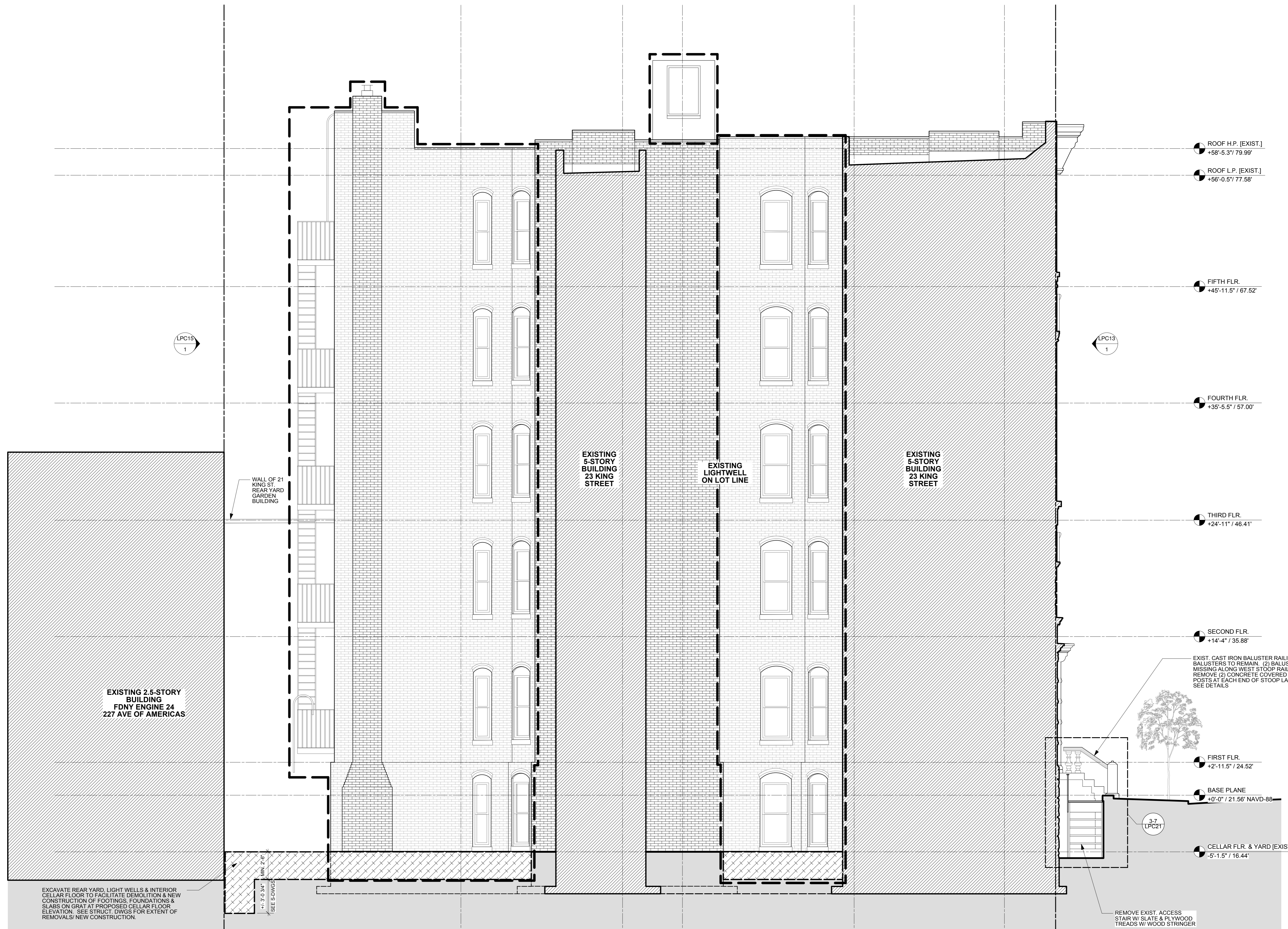
REV#	ISSUE	DATE

LPC17.00

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NYC DOB NUMBER	21.5K
Scale:	17 OF 34

1 PROPOSED STREETVIEW ELEVATION - 6TH AVENUE
 1/4" = 1'-0"



1 PROPOSED EXTERIOR WEST FACADE
1/4" = 1'-0"

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**EXTERIOR ELEVATIONS:
 EXISTING WEST FACADE
 LIGHTWELL VIEW**

REV#	ISSUE	DATE

LPC18.00

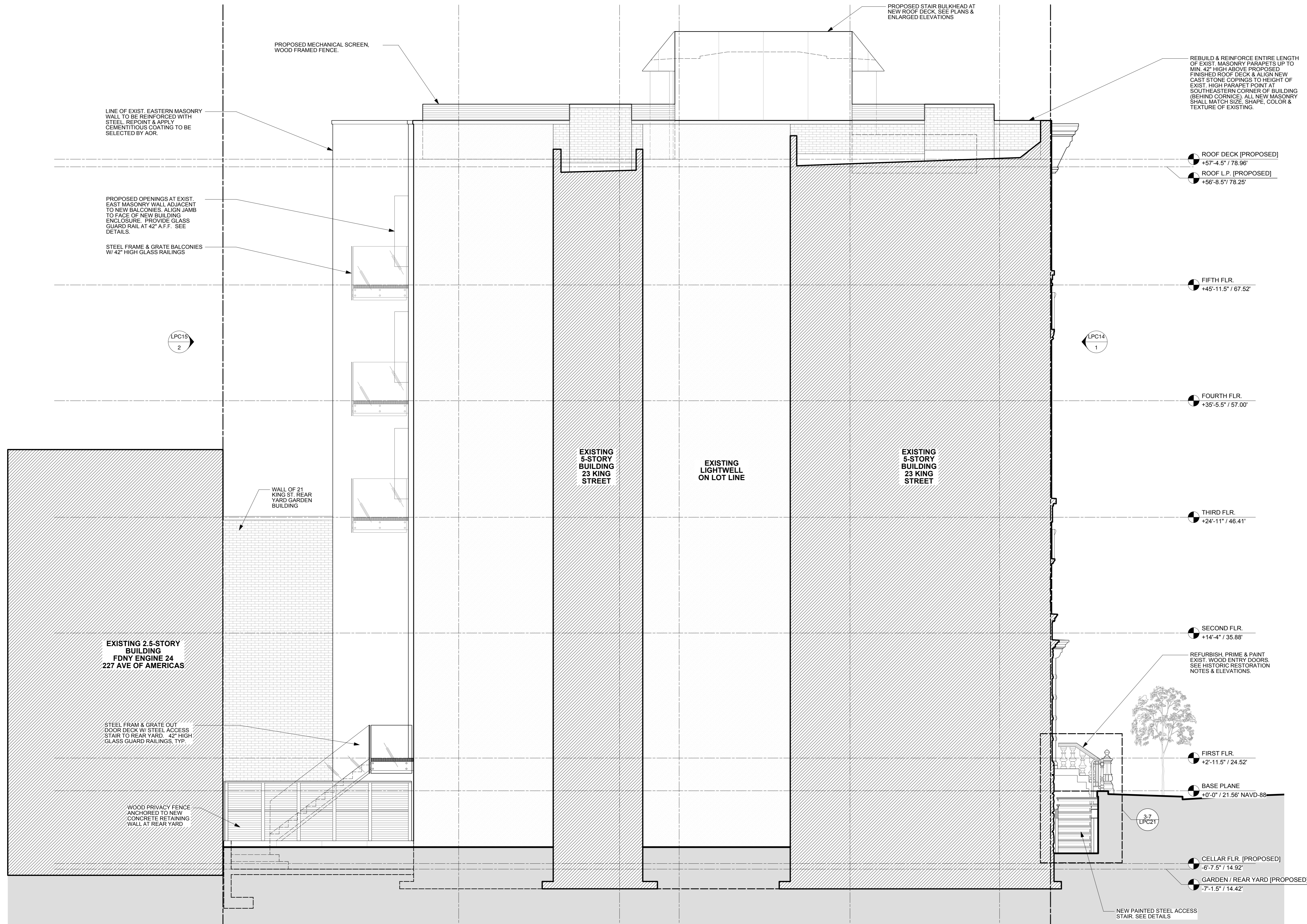
NYC LPC SUBMISSION: 07. 10. 2015

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18 OF 34



1 PROPOSED EXTERIOR WEST FACADE
1/4" = 1'-0"

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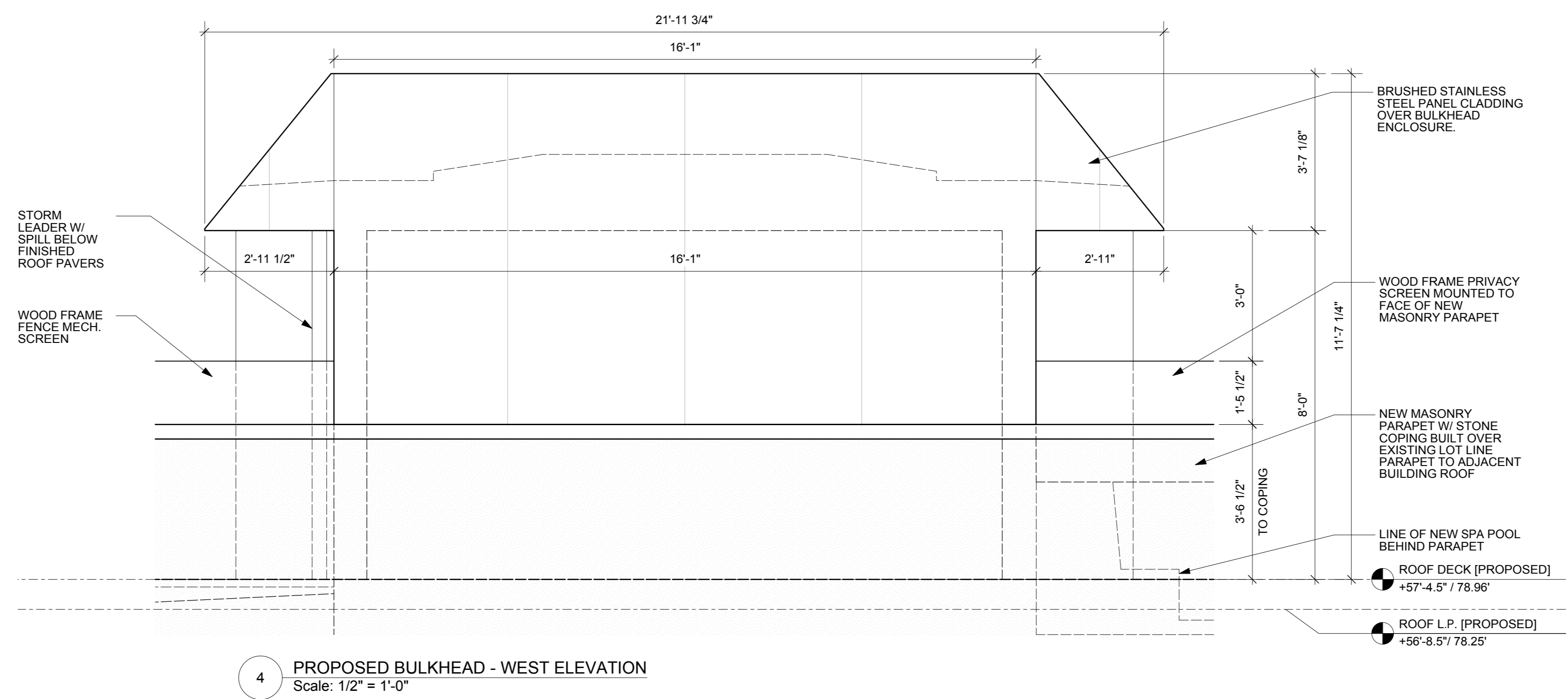
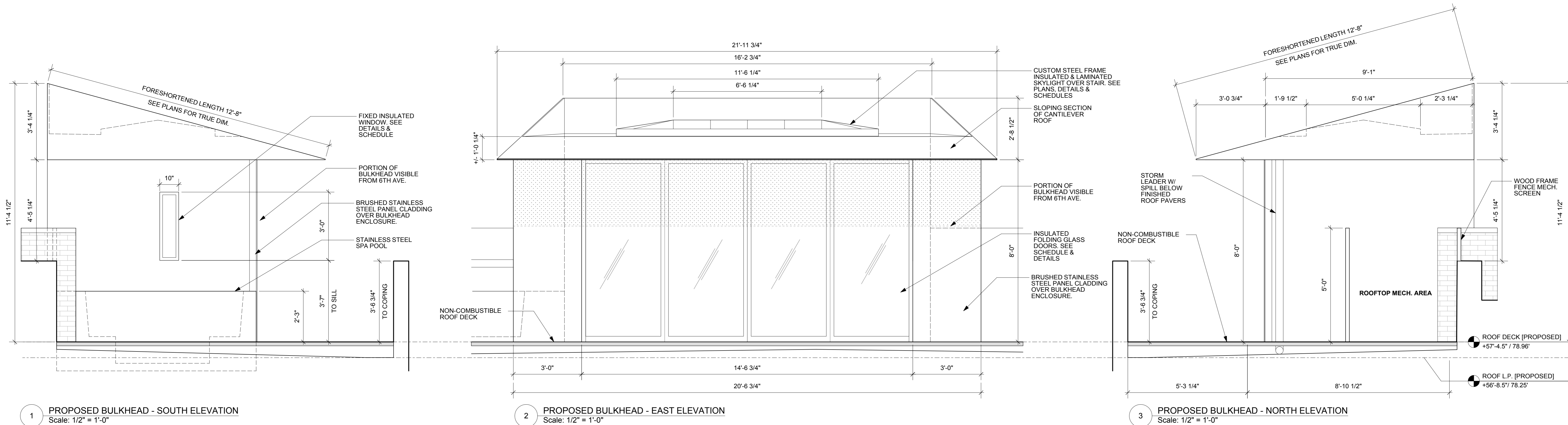
**EXTERIOR ELEVATIONS:
 PROPOSED WEST FACADE
 LIGHTWELL VIEW**

REV#	ISSUE	DATE

LPC19.00

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NYC DOB NUMBER	21.5K
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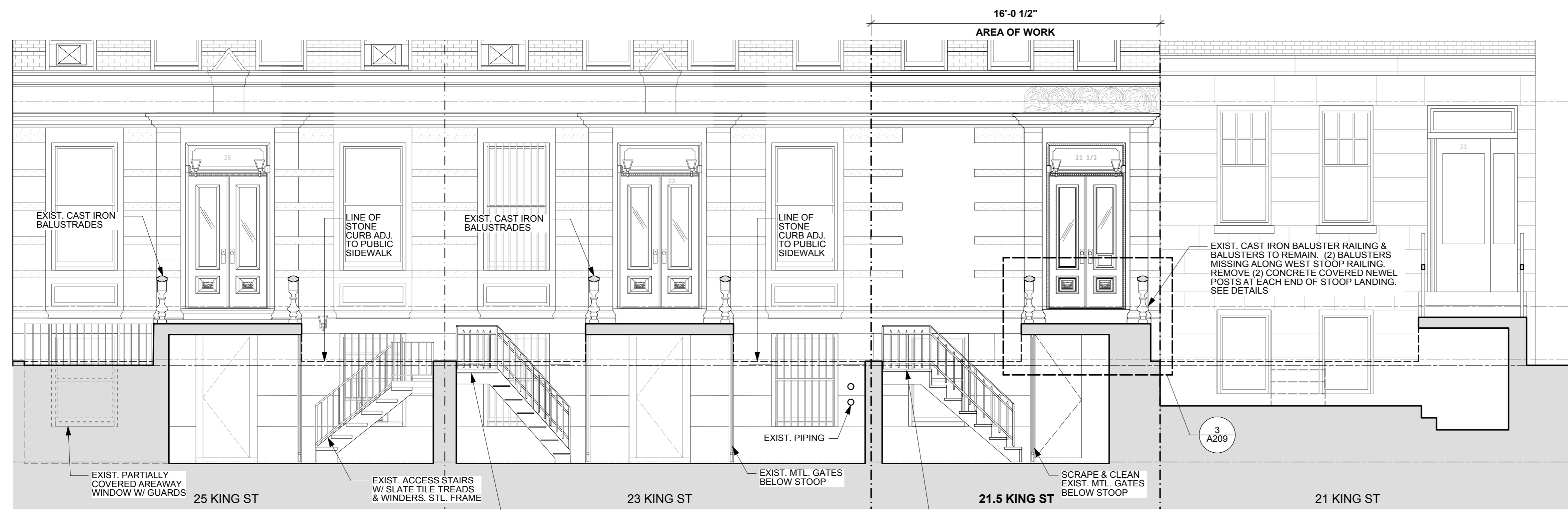
**EXTERIOR ELEVATIONS:
 PROPOSED BULKHEAD**

	REV#	ISSUE	DATE

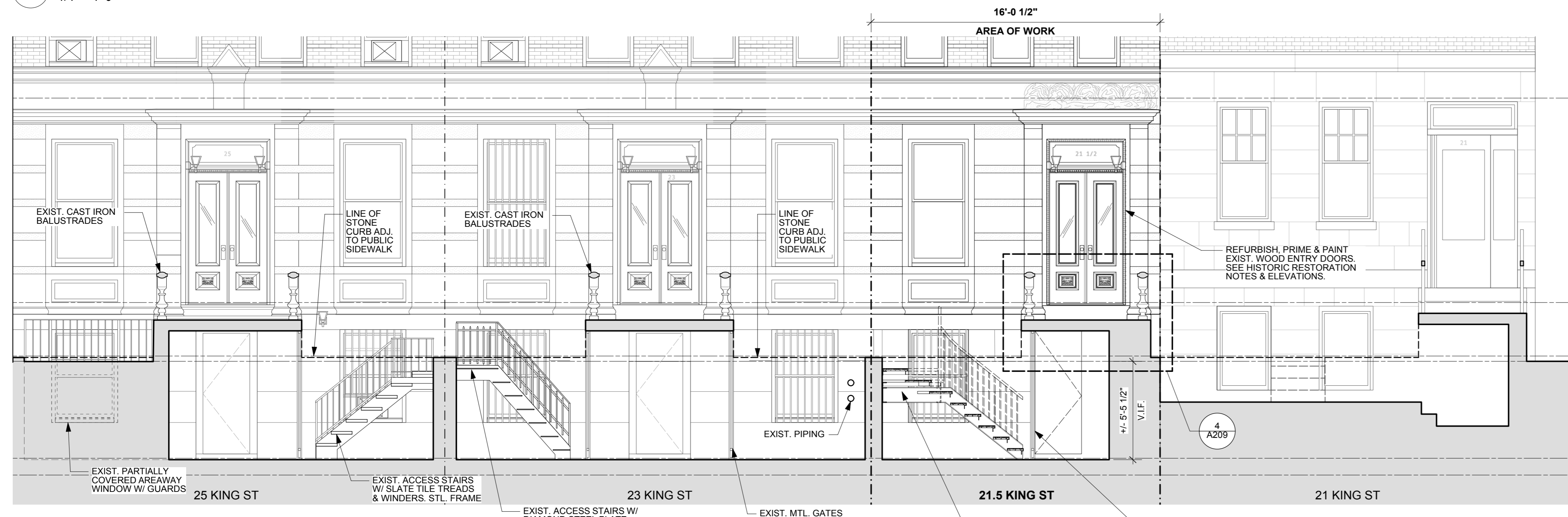
LPC20.00

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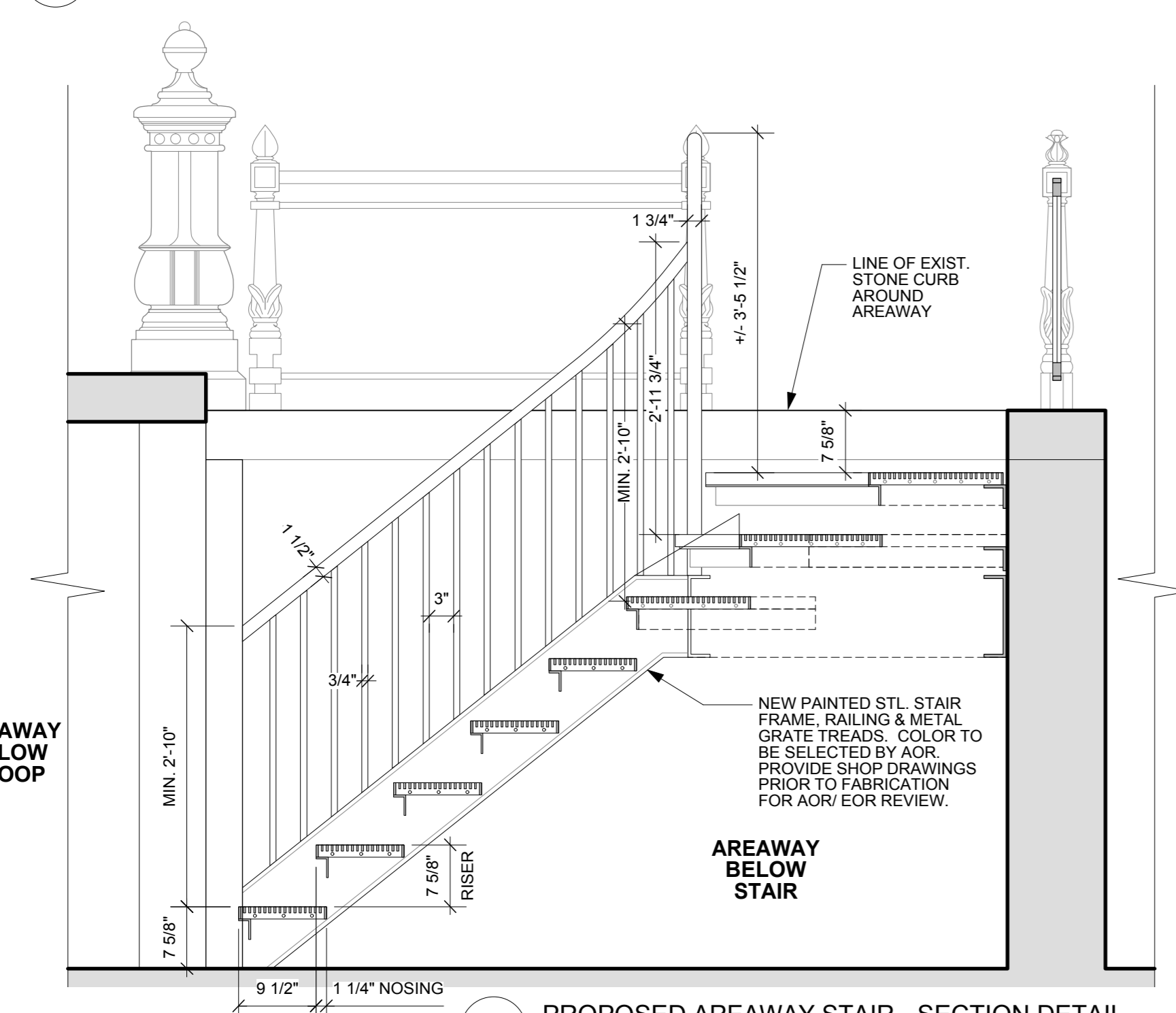
NYC DOB NUMBER	21.5K
Scale:	20 OF 34



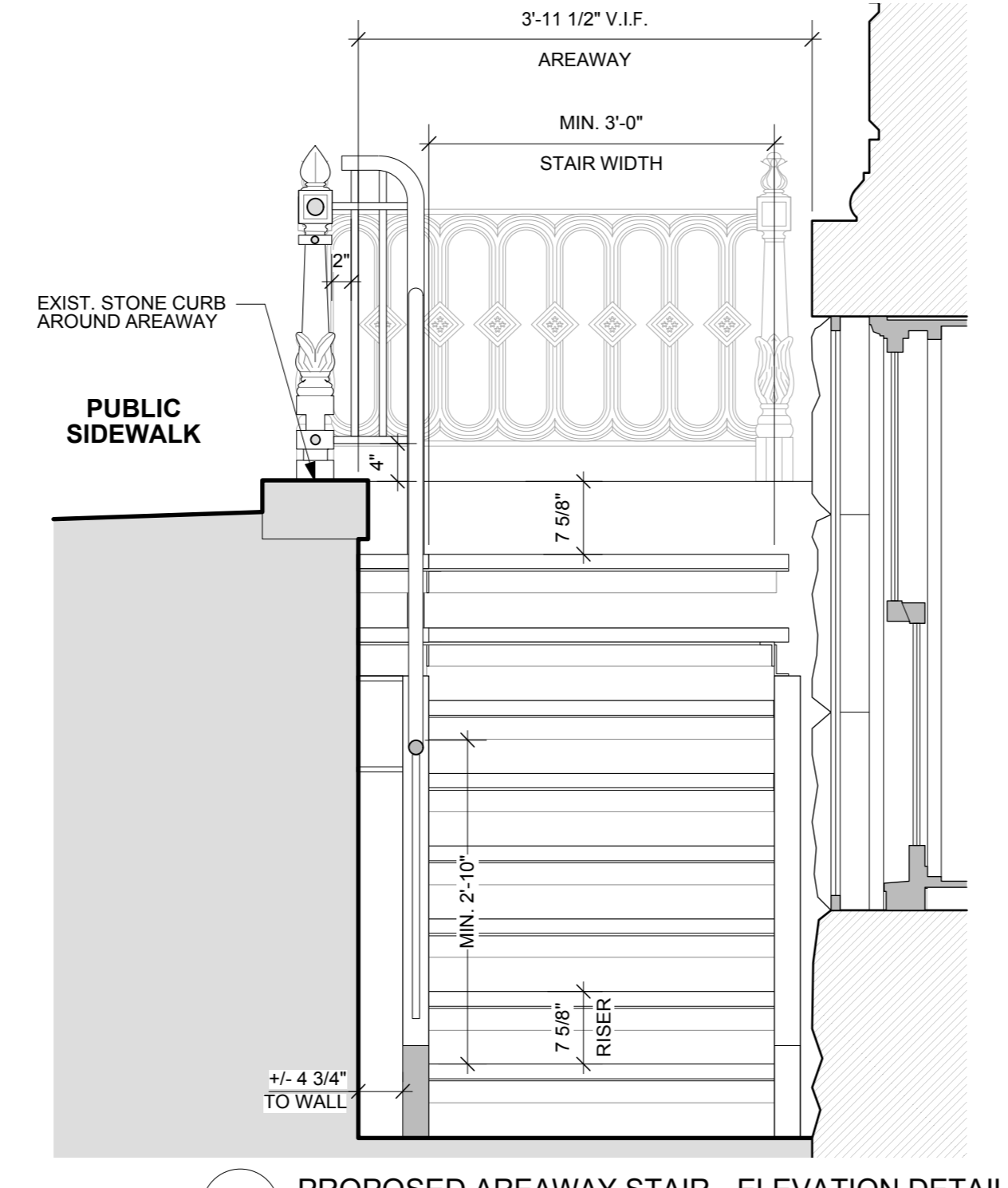
2 EXISTING PARTIAL EXTERIOR ELEVATION - STOOPS & AREAWAYS
1/4" = 1'-0"



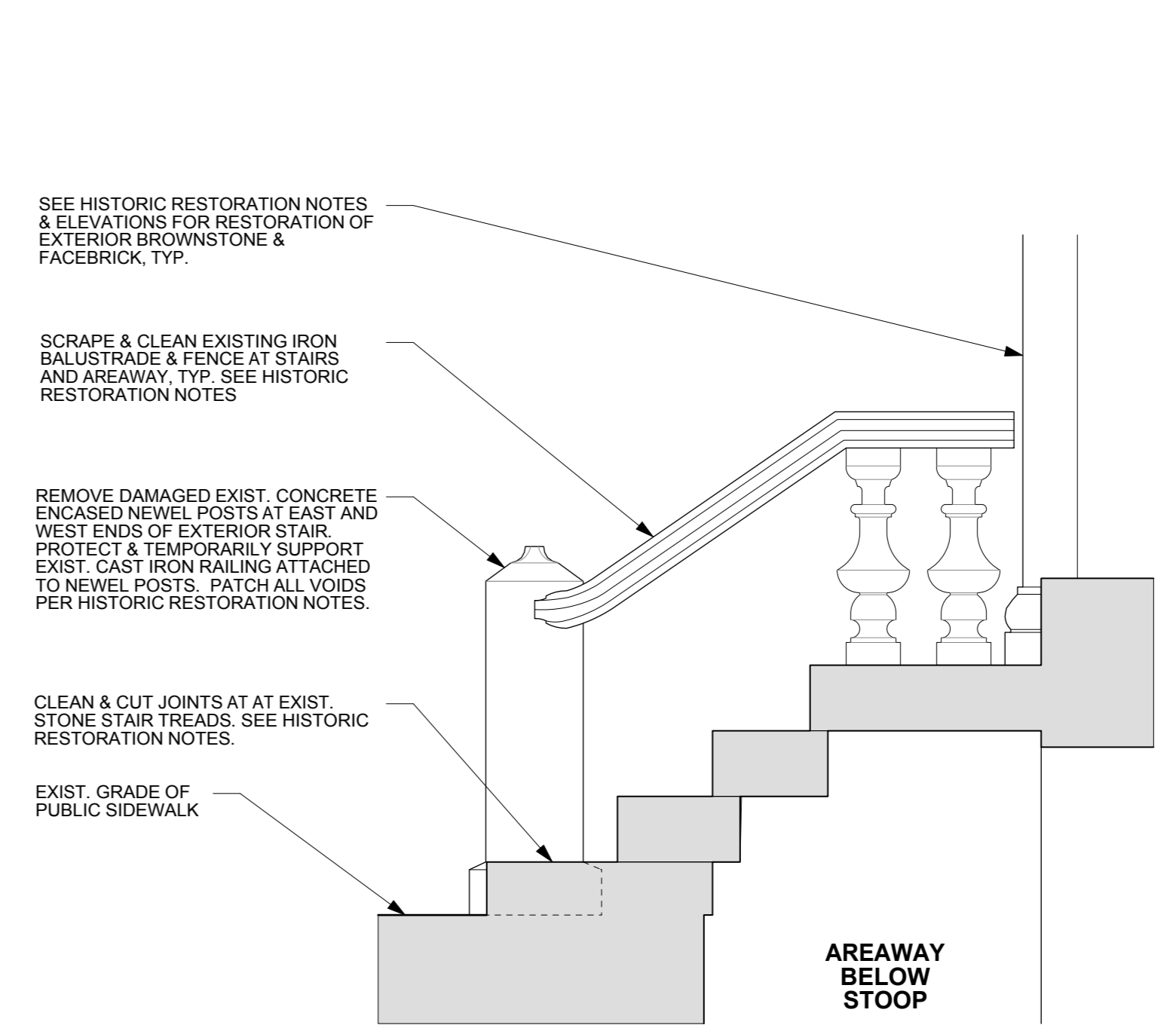
1 PROPOSED PARTIAL EXTERIOR ELEVATION - STOOPS & AREAWAYS
1/4" = 1'-0"



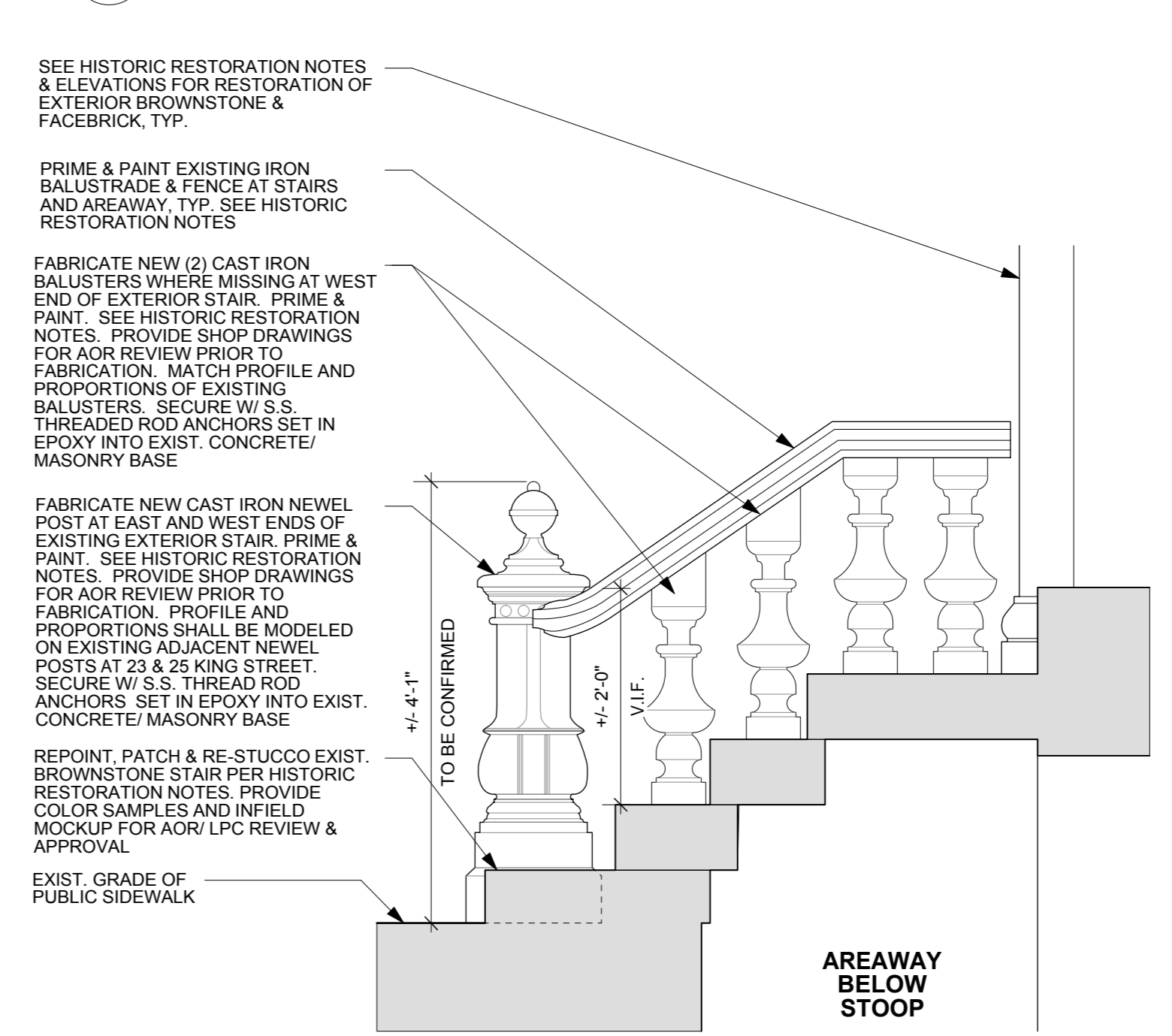
5 PROPOSED AREAWAY STAIR - SECTION DETAIL
3/4" = 1'-0"



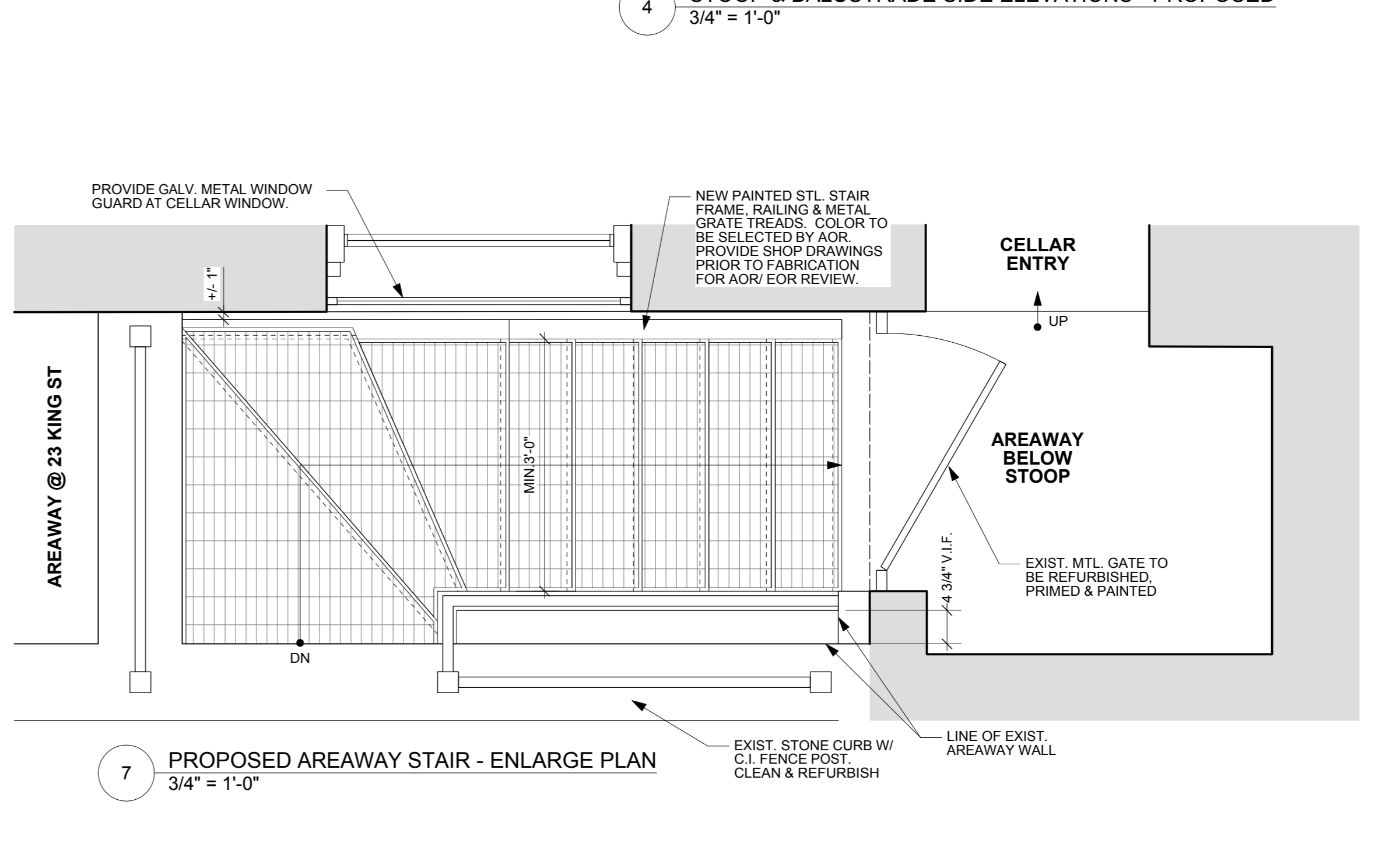
6 PROPOSED AREAWAY STAIR - ELEVATION DETAIL
3/4" = 1'-0"



3 STOOP & BALUSTRADE SIDE ELEVATIONS - EXISTING
3/4" = 1'-0"



4 STOOP & BALUSTRADE SIDE ELEVATIONS - PROPOSED
3/4" = 1'-0"



7 PROPOSED AREAWAY STAIR - ENLARGE PLAN
3/4" = 1'-0"

- LEGEND & GENERAL NOTES**
- INSTALL NEW DOUBLE GLAZED, DOUBLE HUNG WOOD FRAME WINDOWS TO MATCH HISTORIC PROFILE, SHAPE, SIZE & NUMBER OF LITES. PROVIDE NEW WOOD BLOCKING, FLASHING, INSULATION & SEALANT AT EXISTING MASONRY OPENING, TYP.
 - REFURBISH & REINSTALL EXISTING WOOD DOOR. IF FEASIBLE, SALVAGE EXIST. HARDWARE, HINGES AND KNOBS. SEE DOOR SCHEDULE.
 - PROVIDE NEW DOOR & HARDWARE AS PER DOOR SCHEDULE.
 - GENERAL KEY NOTE, SEE BELOW.

- GENERAL NOTES:**
2. SCRAPE, PRIME, REPAINT & SEAL ALL EXPOSED METAL AND WOOD ELEMENTS AT EXTERIOR FACADE PER HISTORIC RESTORATION NOTES.
 4. CLEAN ALL EXTERIOR STONE & BRICK MASONRY. CUT ALL JOINTS & REPOINT ENTIRE FACADE PER HISTORIC RESTORATION NOTES. PROVIDE MORTAR COLOR SAMPLES FOR AOR APPROVAL AND AN IN-FIELD MOCK-UP OF REPOINTING FOR AOR/ LPC REVIEW PRIOR TO PROCEEDING.
 5. SOUND OUT LOOSE, SPALLED MASONRY/ STONE MATERIAL PER HISTORIC RESTORATION NOTES. PATCH EXISTING STONE WITH CEMENTITIOUS REPAIR MORTAR. REPLACE CRACKED/ SPALLED BRICK MASONRY PER HISTORIC RESTORATION NOTES.

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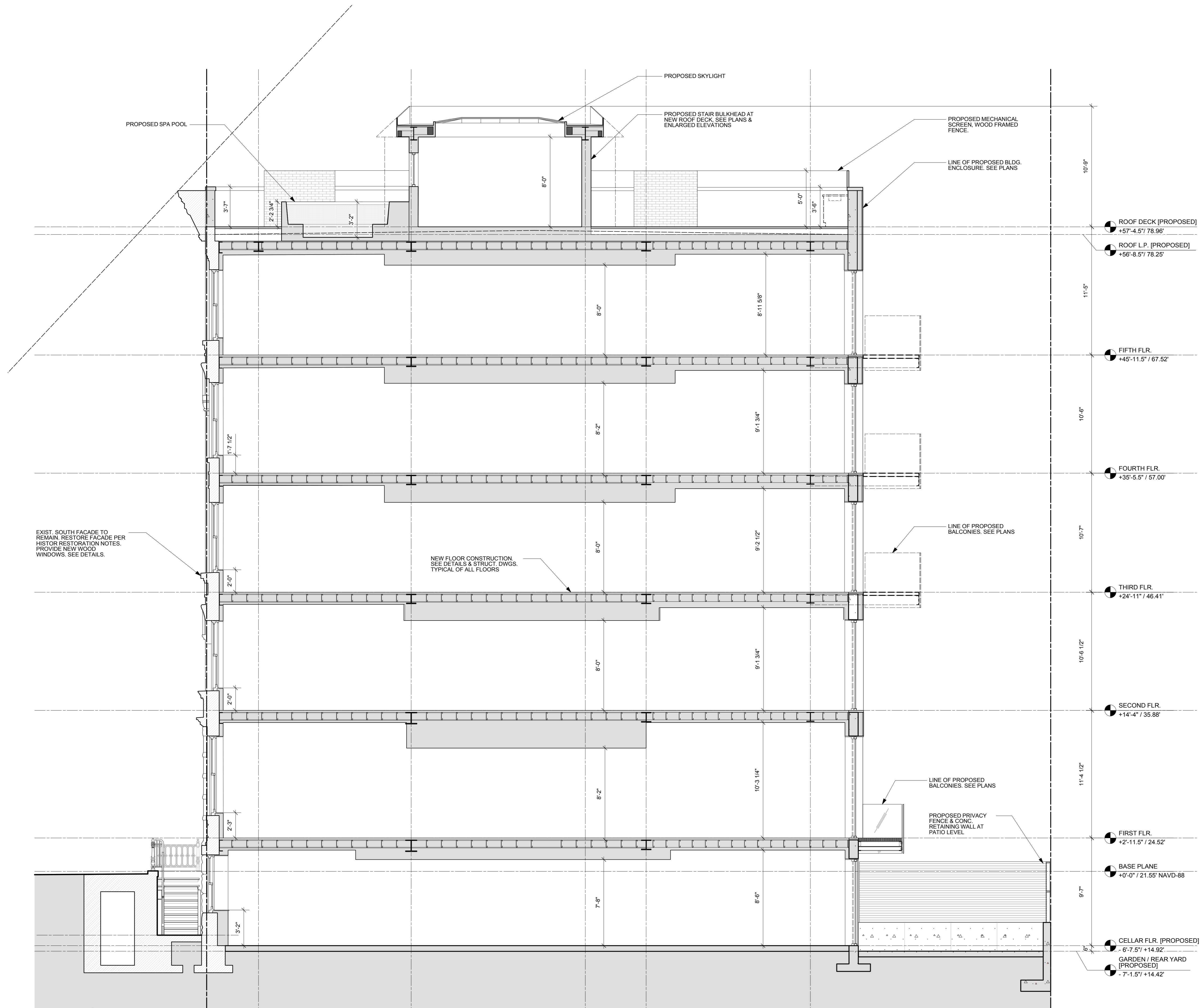
**EXTERIOR ELEVATIONS:
 STOOPS & AREAWAYS**

	REV#	ISSUE	DATE
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LPC21.00

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Scale:	21 OF 34



1 PROPOSED N-S LONGITUDINAL BUILDING SECTION - LOOKING WEST
1/4" = 1'-0"

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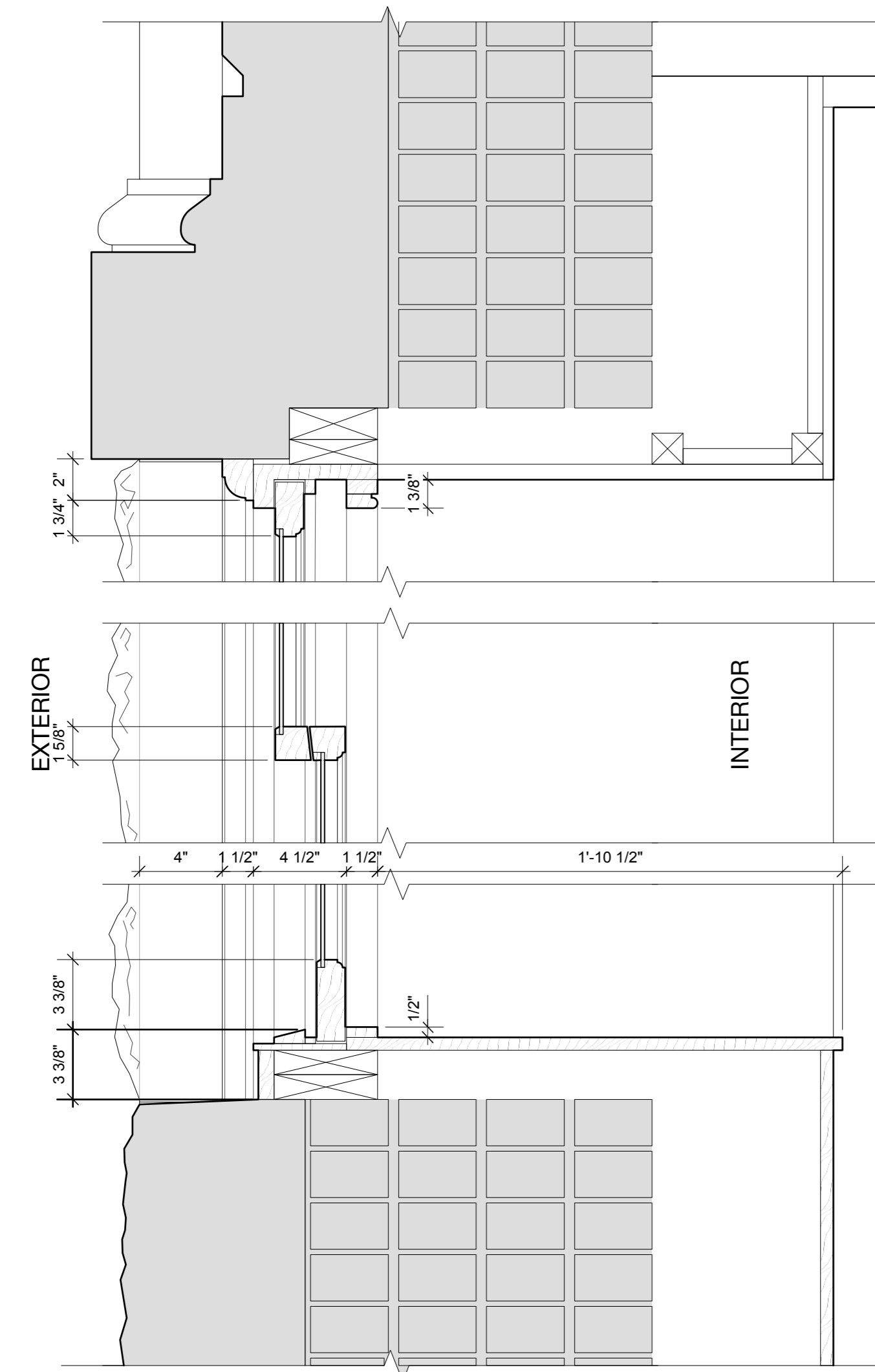
PROPOSED LONGITUDINAL BUILDING SECTION - WEST

REV#	ISSUE	DATE

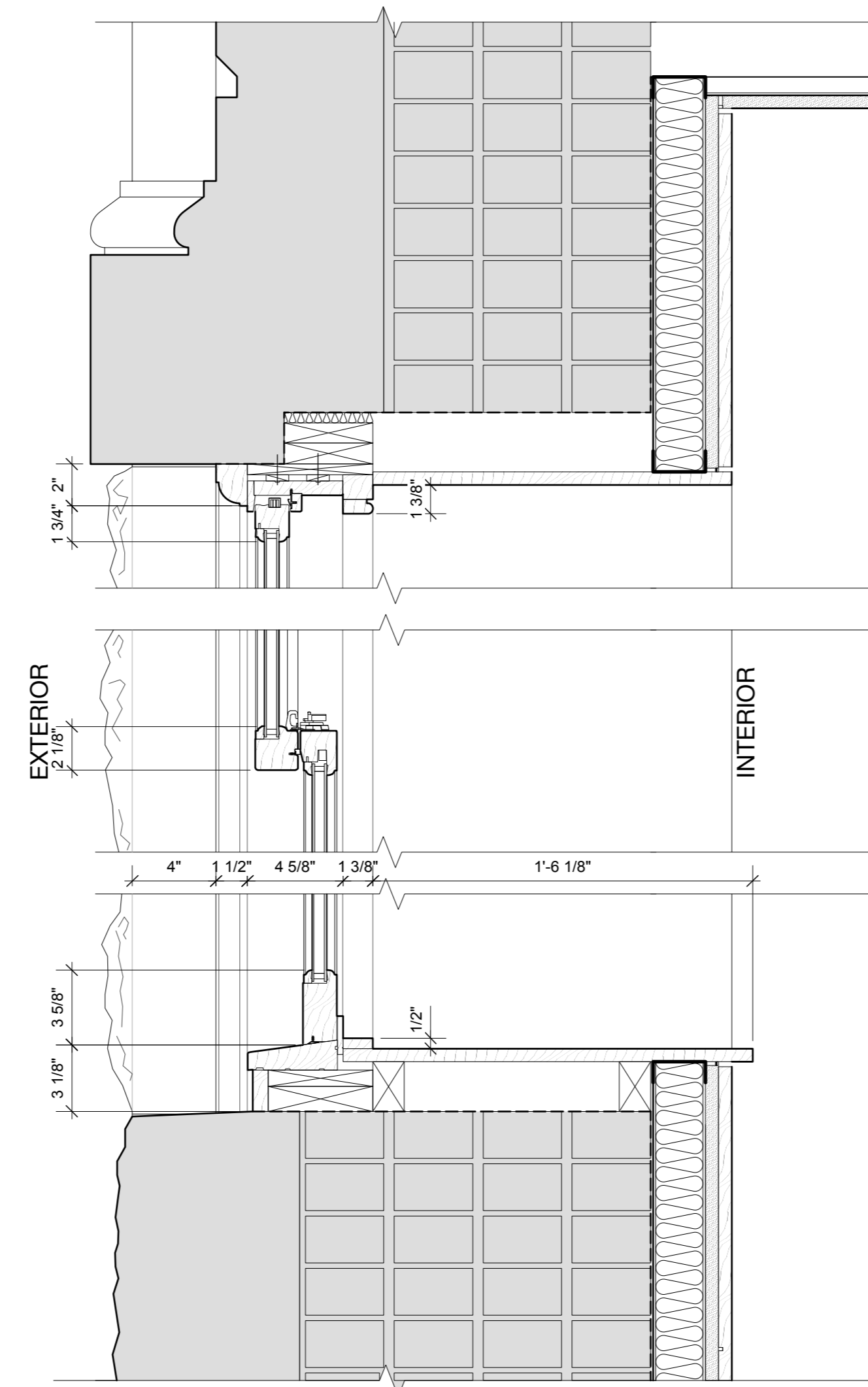
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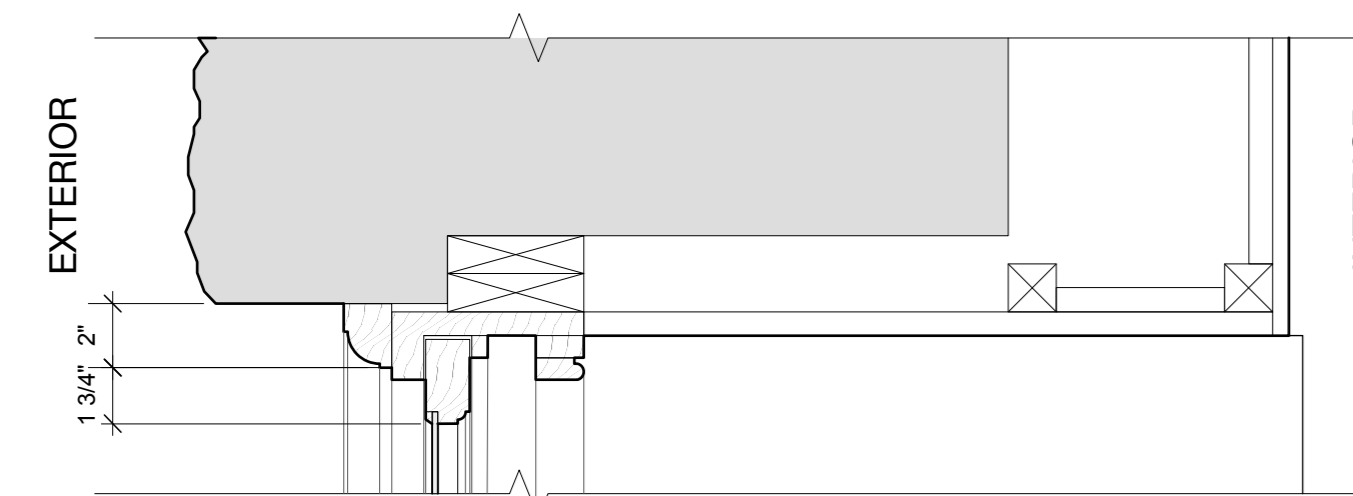
NYC DOB NUMBER	21.5K
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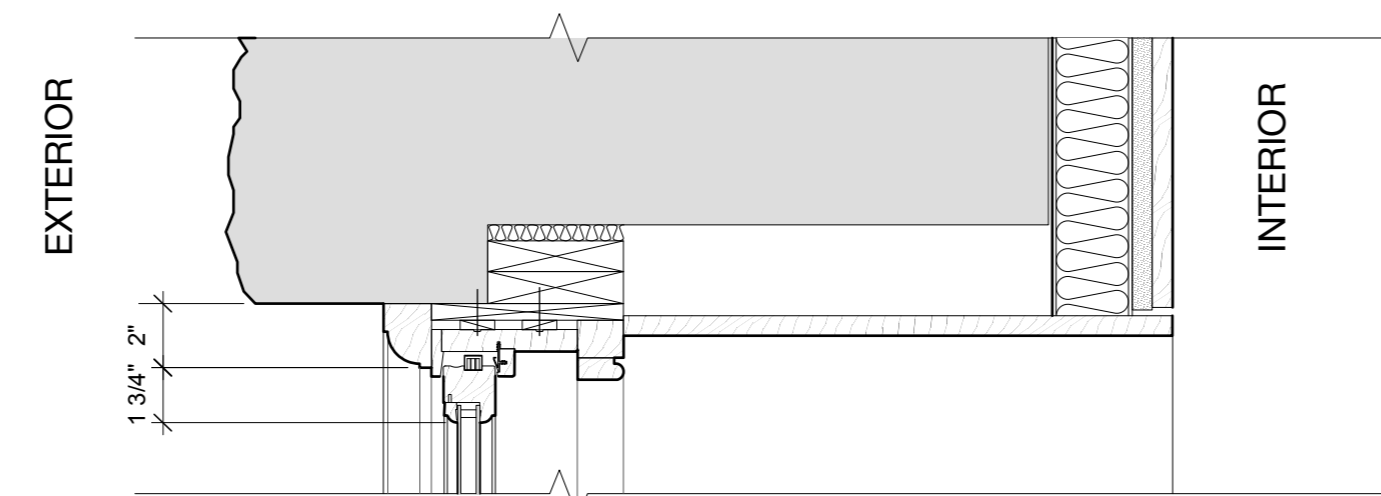
1 TYP. EXISTING WINDOW SECT. @ CELLAR FLOOR
2" = 1'-0"



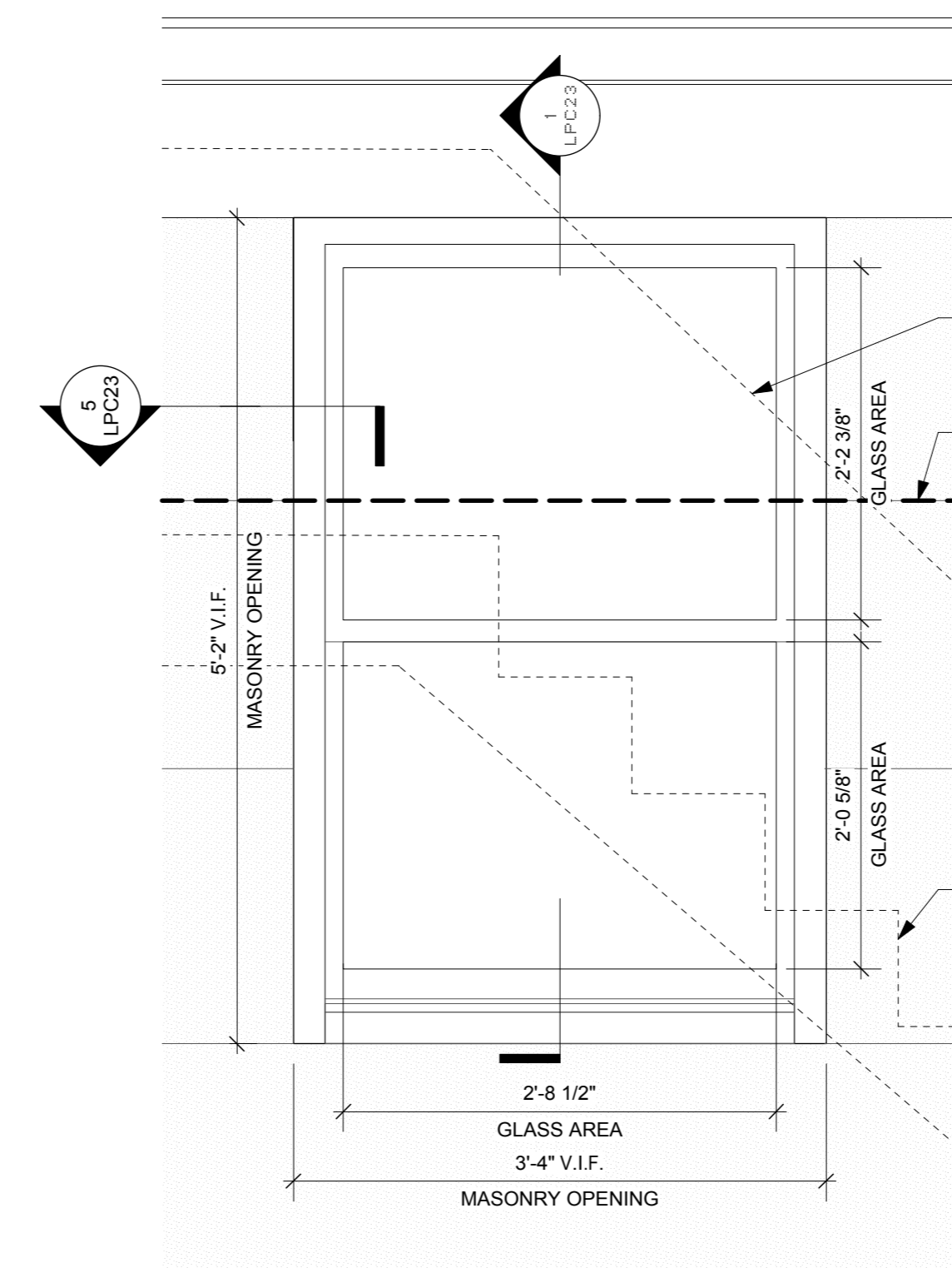
2 TYP. PROPOSED WINDOW SECT. @ CELLAR FLOOR
2" = 1'-0"



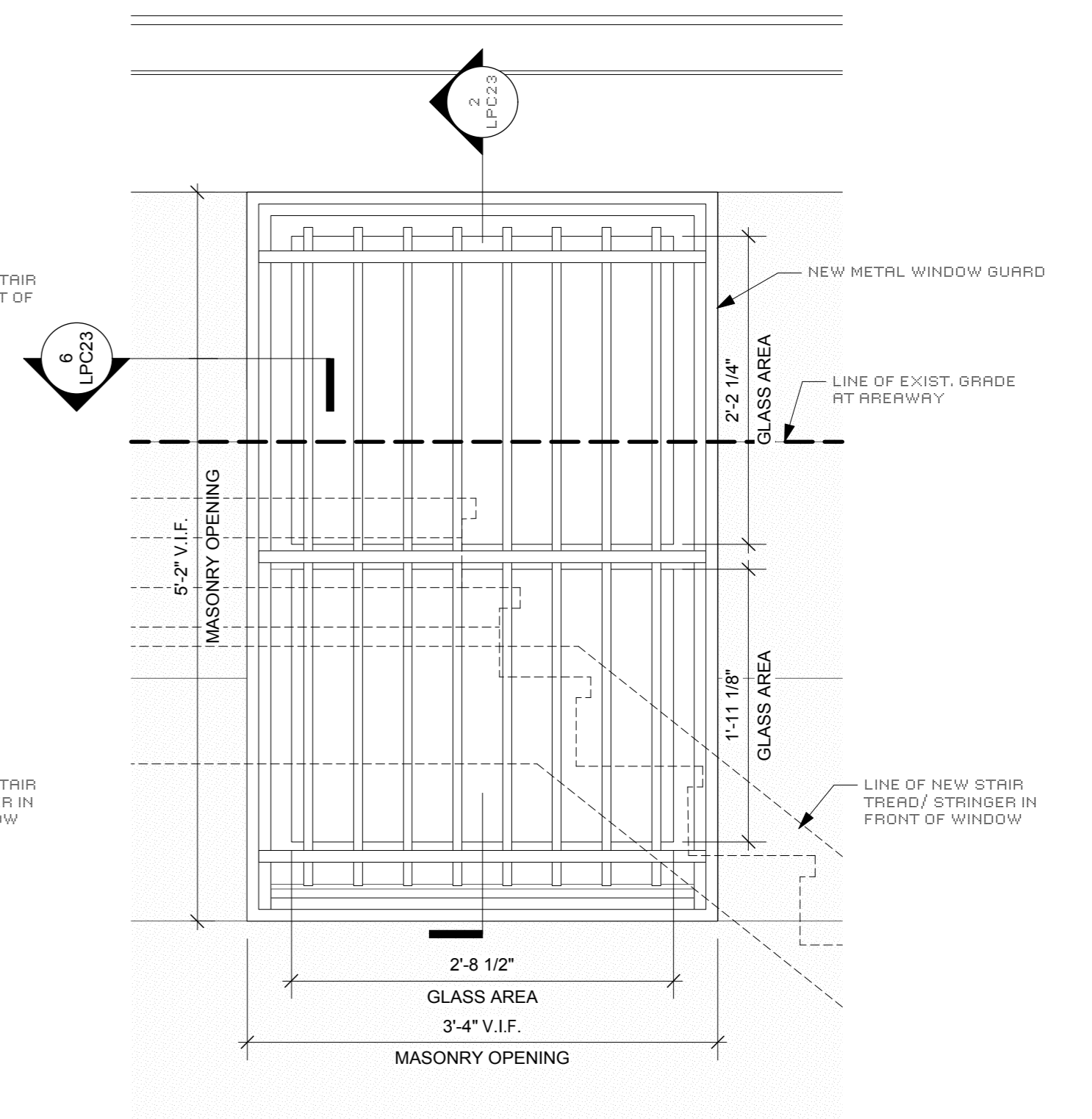
5 TYP. EXISTING WINDOW JAMB @ CELLAR FLOOR
2" = 1'-0"



6 TYP. PROPOSED WINDOW JAMB @ CELLAR FLOOR
2" = 1'-0"



3 EXISTING ELEVATION: CELLAR FLOOR WINDOW
1" = 1'-8"



4 PROPOSED ELEVATION: CELLAR FLOOR WINDOW
1" = 1'-8"

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SOUTH WINDOW DETAILS:
CELLAR FLOOR

	REV#	ISSUE	DATE

LPC23.00

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Scale:	23 OF 34