

The current proposal is:

**Preservation Department – Item 4, LPC-21-02317**

## **52 Greene Street – SoHo-Cast Iron Historic District**

### **Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 812 0315 3321

**Passcode:** 158512

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

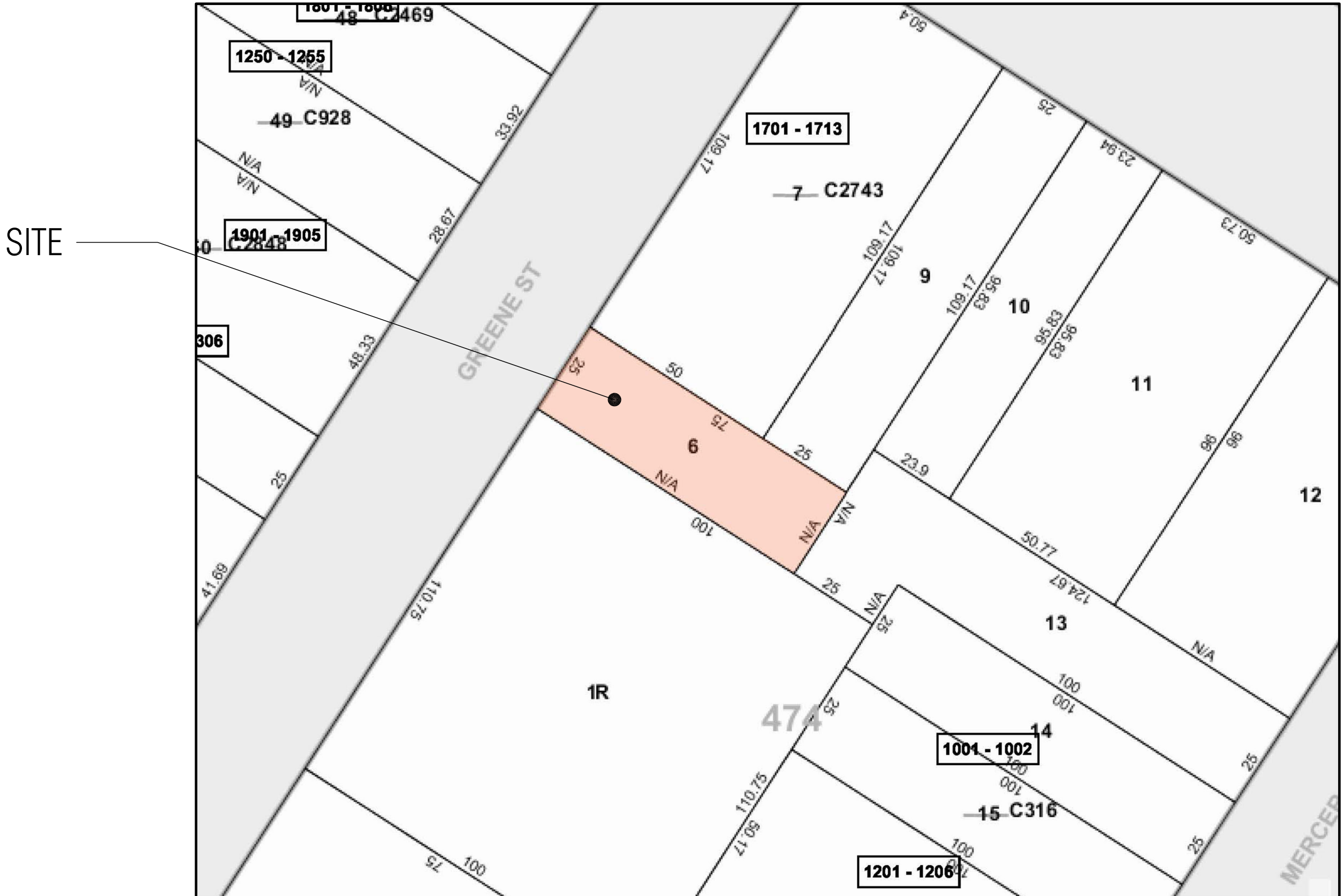
# 52 GREENE STREET

## TWO STORY + PENTHOUSE ADDITION

LPC DOCKET # 21-02317

BUILDING INFORMATION

ADDRESS:	52 GREENE STREET NEW YORK, NY 10013
BLOCK:	474
ZONING MAP:	12A
LOT:	6
COMMUNITY BOARD:	102
ZONING DISTRICT:	M1-5/R7X
OCCUPANCY GROUP:	COMMERCIAL
STREET WIDTH:	GREENE STREET NARROW (50')
LOT AREA:	1,875 SF
BUILDING FLOOR AREA:	6,363 SF
BUILDING STORIES:	5 PROPOSED, 3 EXISTING
BUILDING HEIGHT:	74'-11"
STREET WALL HEIGHT:	63'-11"

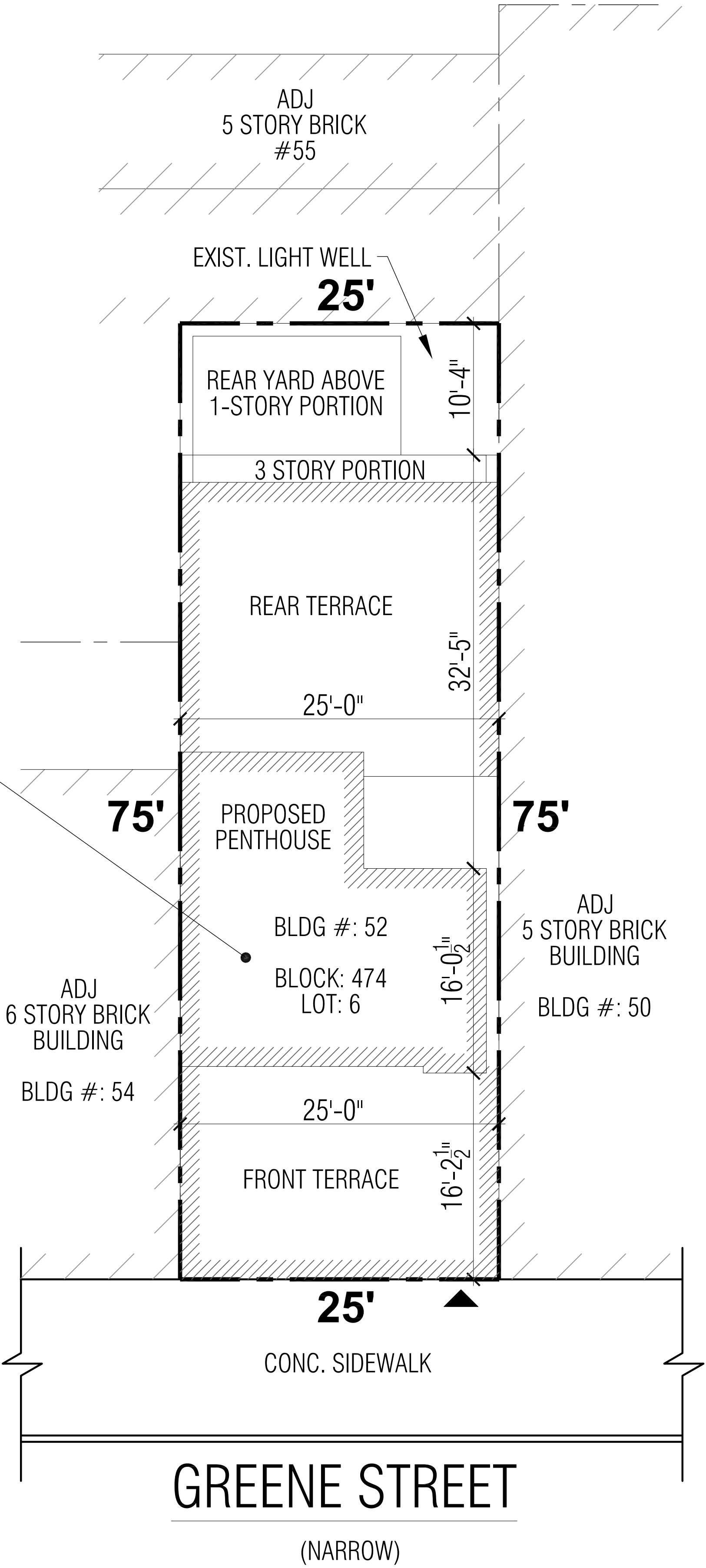


DIGITAL TAX MAP

52 GREENE STREET  
NEW YORK, NY 10013

EXISTING 3-STORY BRICK  
BUILDING

PROPOSED 2-STORY  
ADDITION + PENTHOUSE



PLOT PLAN

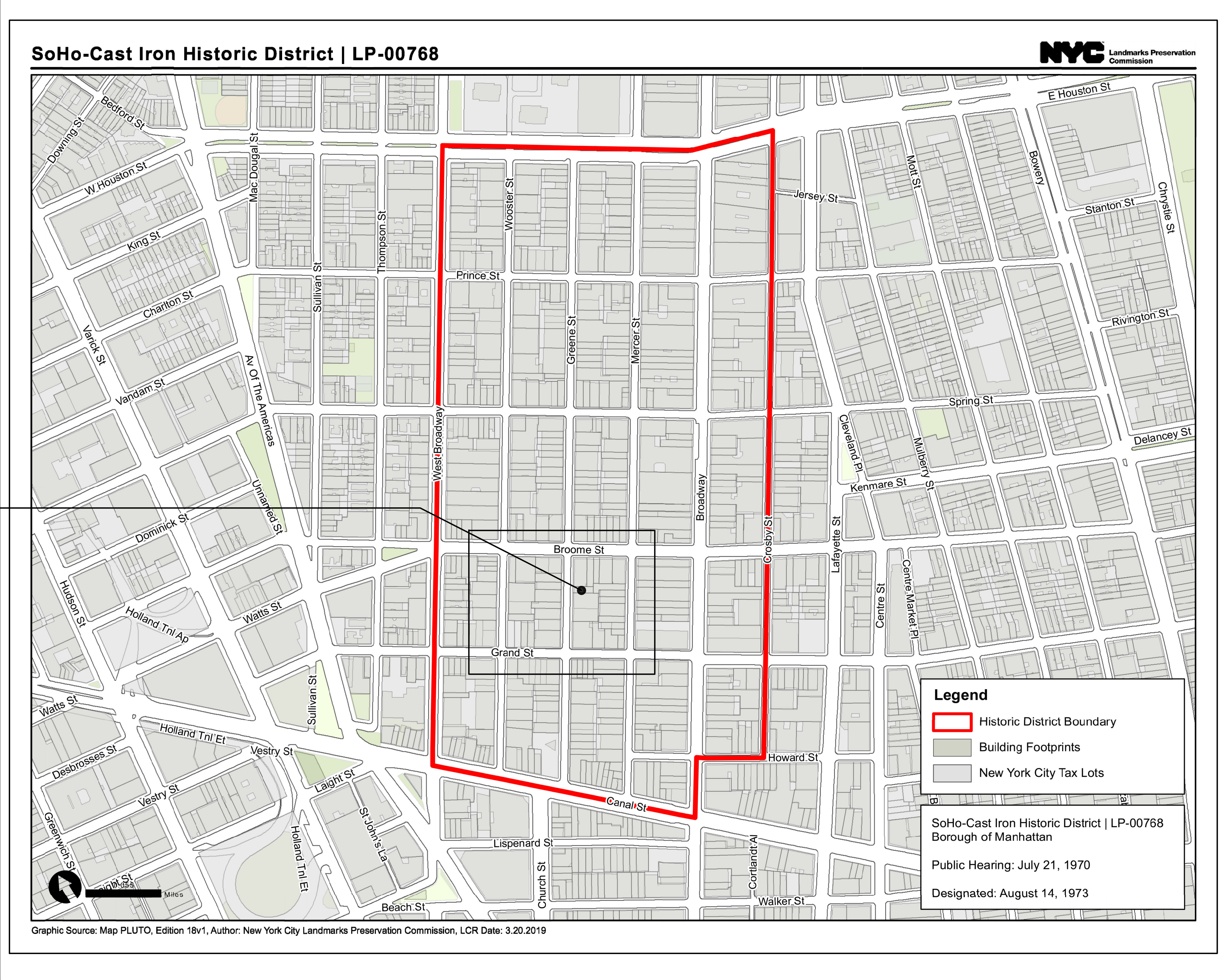
52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE

TITLE SHEET

LPC-01

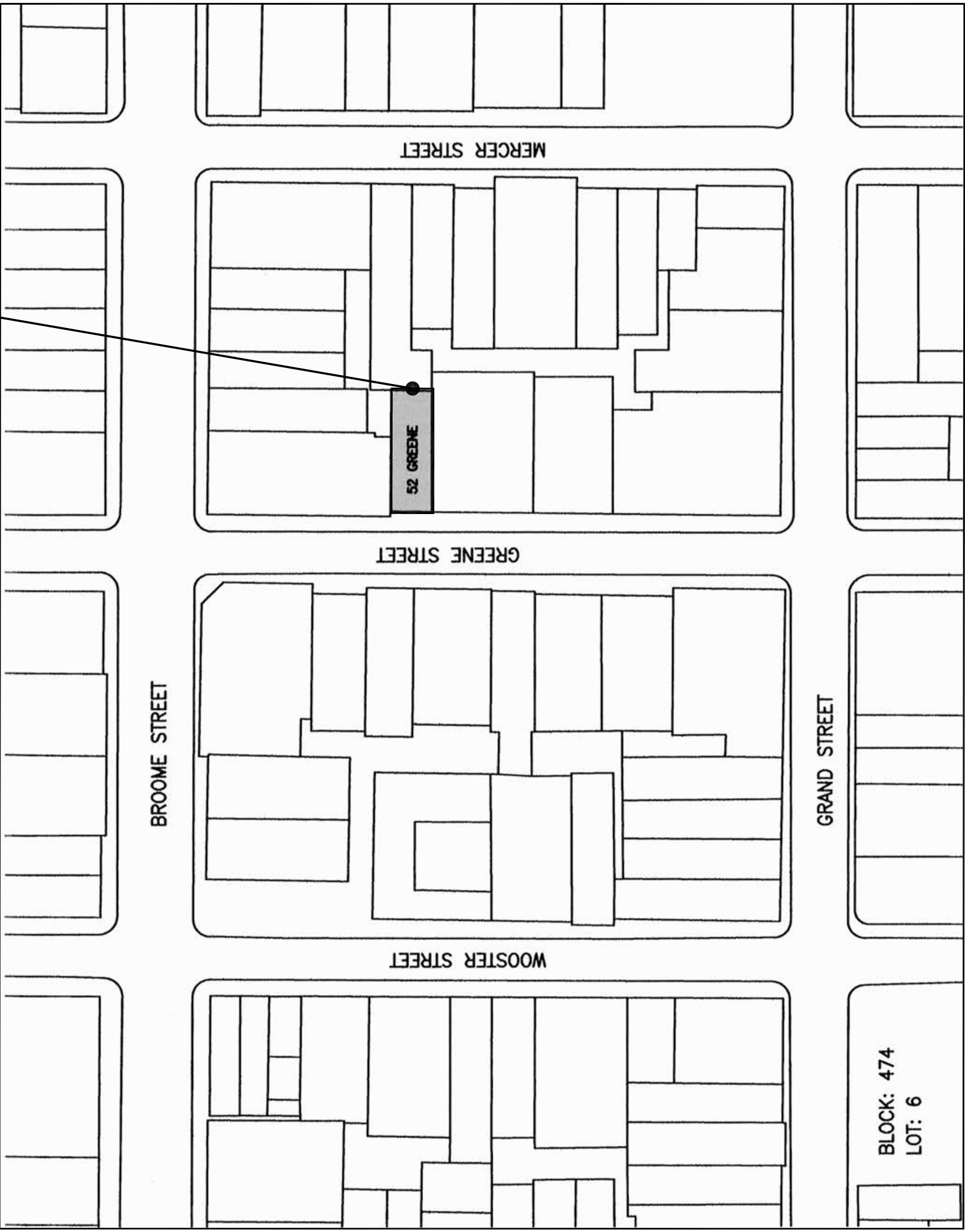


PROPERTY  
LOCATION



**SOHO-CAST IRON HISTORIC DISTRICT DESIGNATION MAP**

PROPERTY  
LOCATION



**SITE PLAN**

**52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE**

**TITLE SHEET**

**LPC-02**



54 GREENE STREET  
NEW YORK, NY 10013

52 GREENE STREET  
NEW YORK, NY 10013

50 GREENE STREET  
NEW YORK, NY 10013



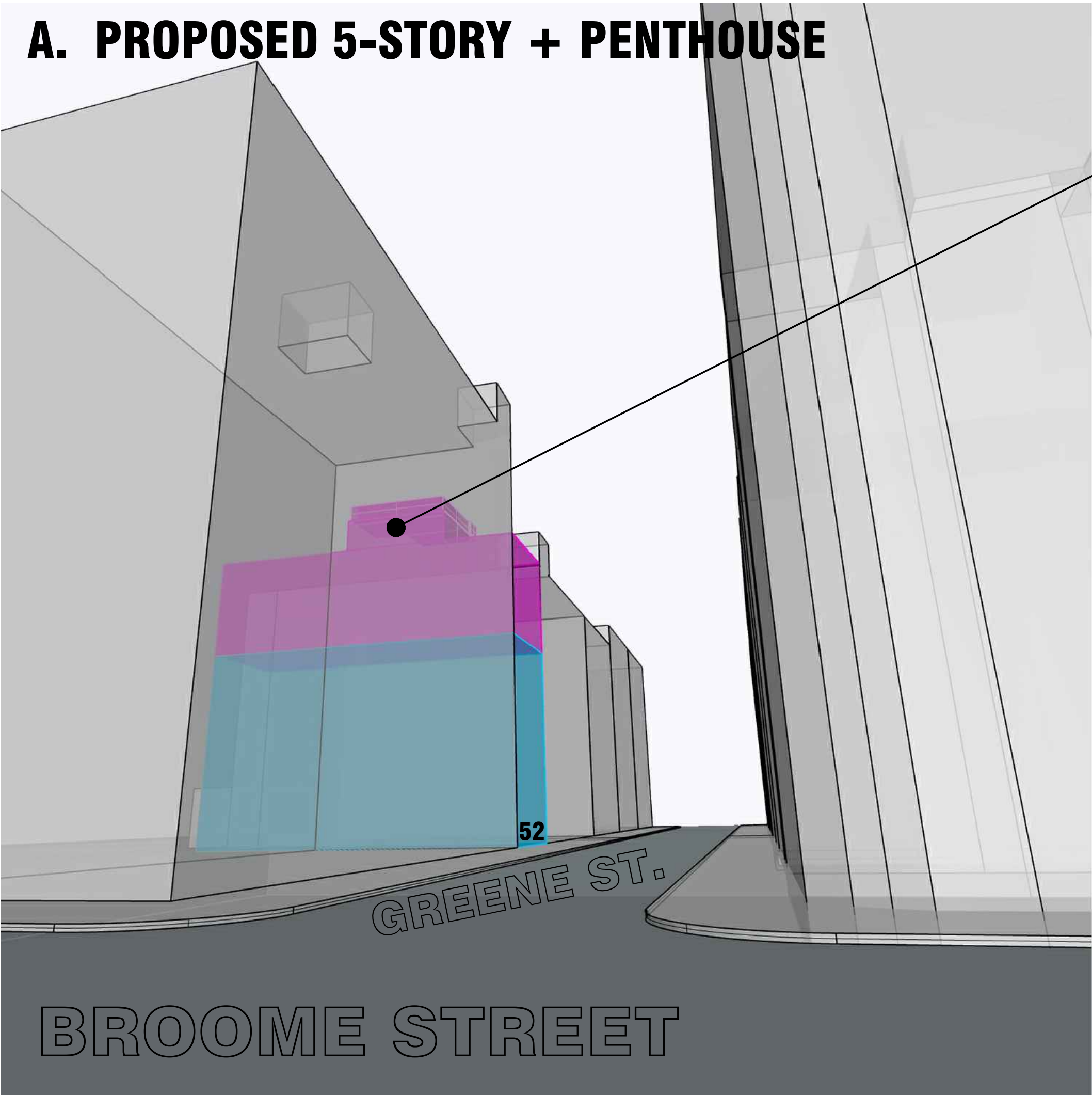
**FACADE TAX PHOTO - CIRCA 1940 (ORIGINAL - 5 STORIES)**



52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE  
1940 TAX PHOTO  
**LPC-03**



**A. PROPOSED 5-STORY + PENTHOUSE**

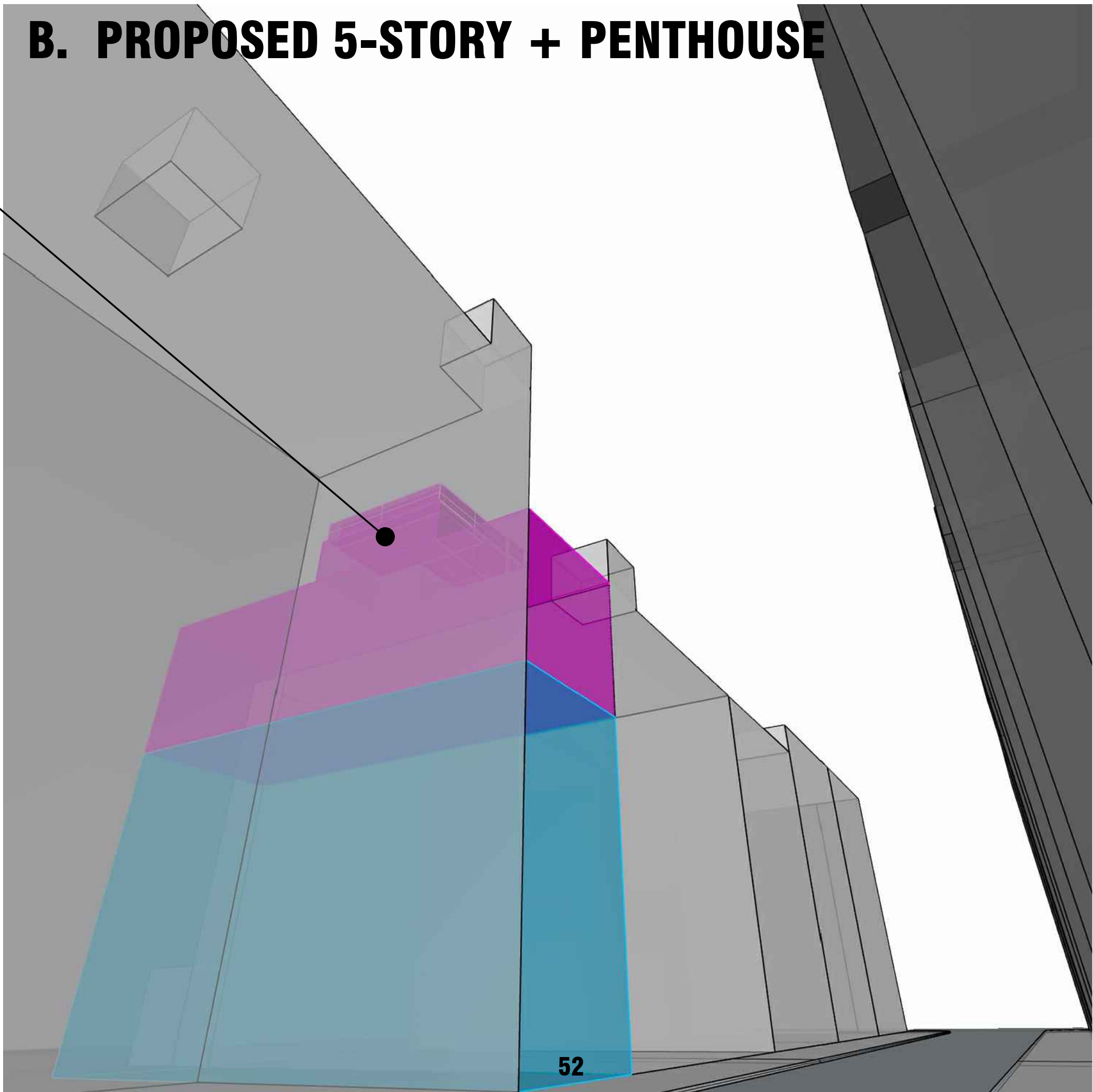


**PENTHOUSE MOCK-UP IS NOT  
VISIBLE FROM THE STREET**

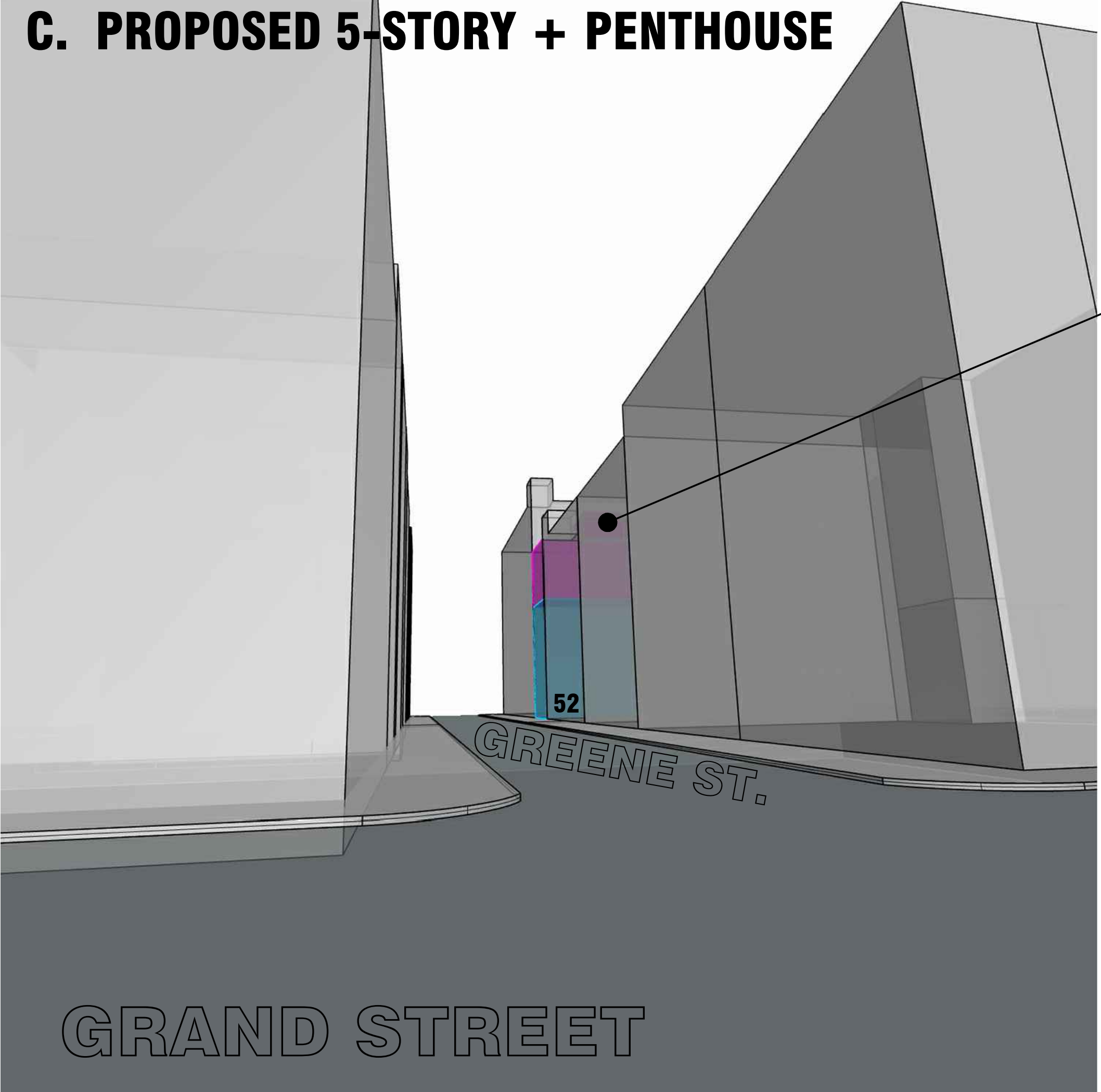


**VISIBILITY STUDY MAP**

**B. PROPOSED 5-STORY + PENTHOUSE**

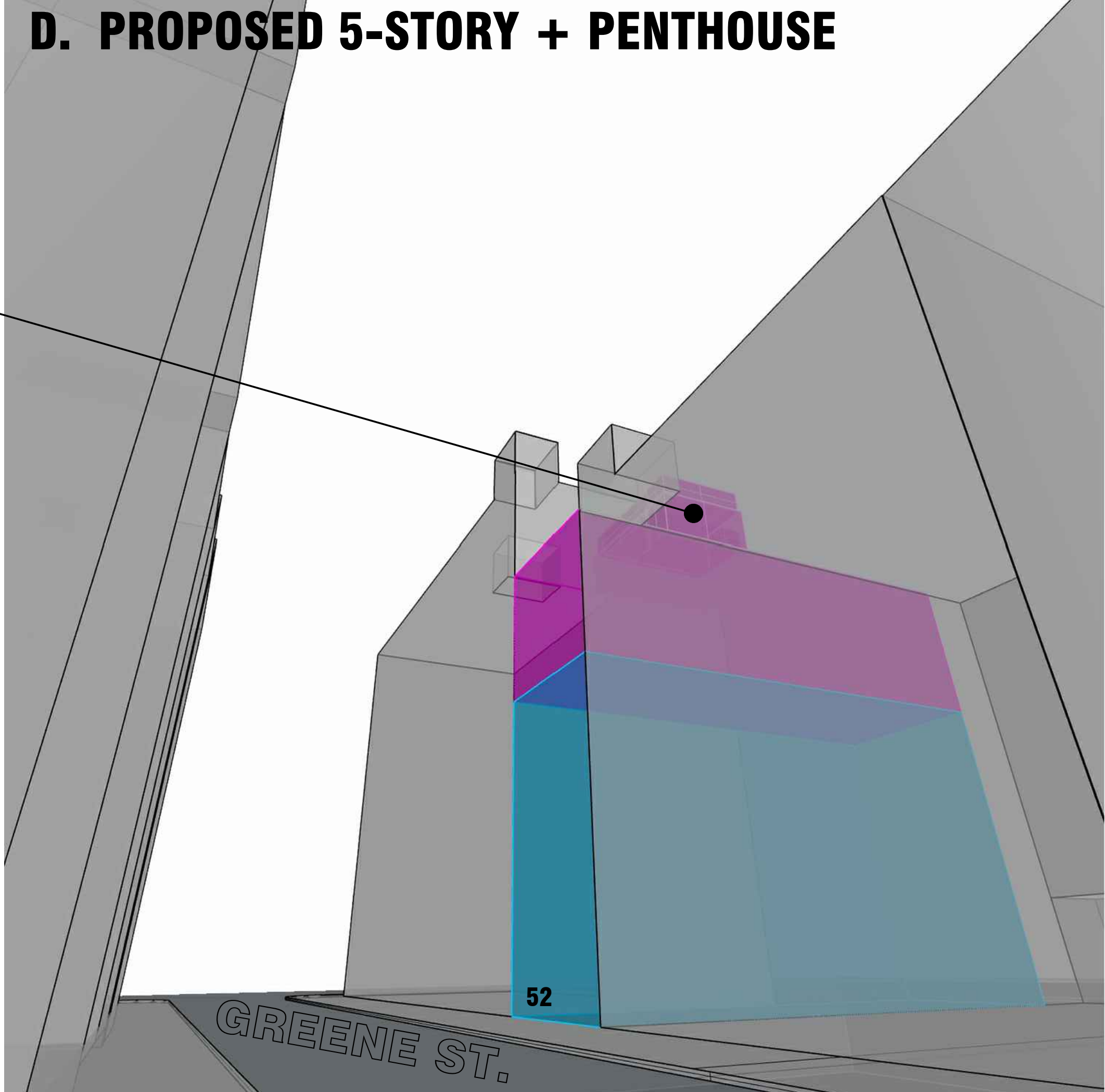


**C. PROPOSED 5-STORY + PENTHOUSE**

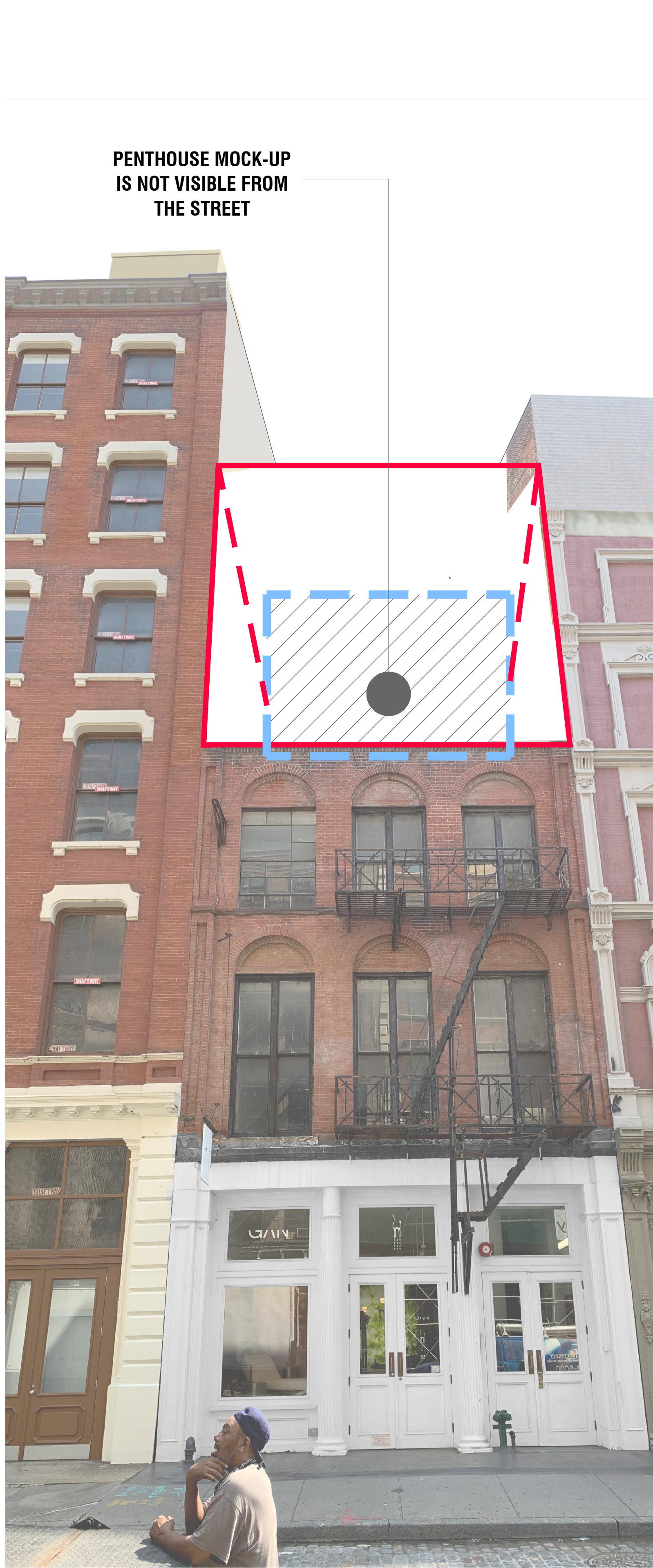


**PENTHOUSE MOCK-UP IS NOT  
VISIBLE FROM THE STREET**

**D. PROPOSED 5-STORY + PENTHOUSE**







**EXISTING FACADE w/ ADJACENT PROPERTIES**



**EXISTING FACADE w/ ADJACENT PROPERTIES**



**PROPOSED FACADE w/ ADJACENT PROPERTIES**

52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE  
MOCK UP STUDY  
**LPC-05**





**PROPOSED FRONT VIEW**



**PROPOSED LEFT VIEW**



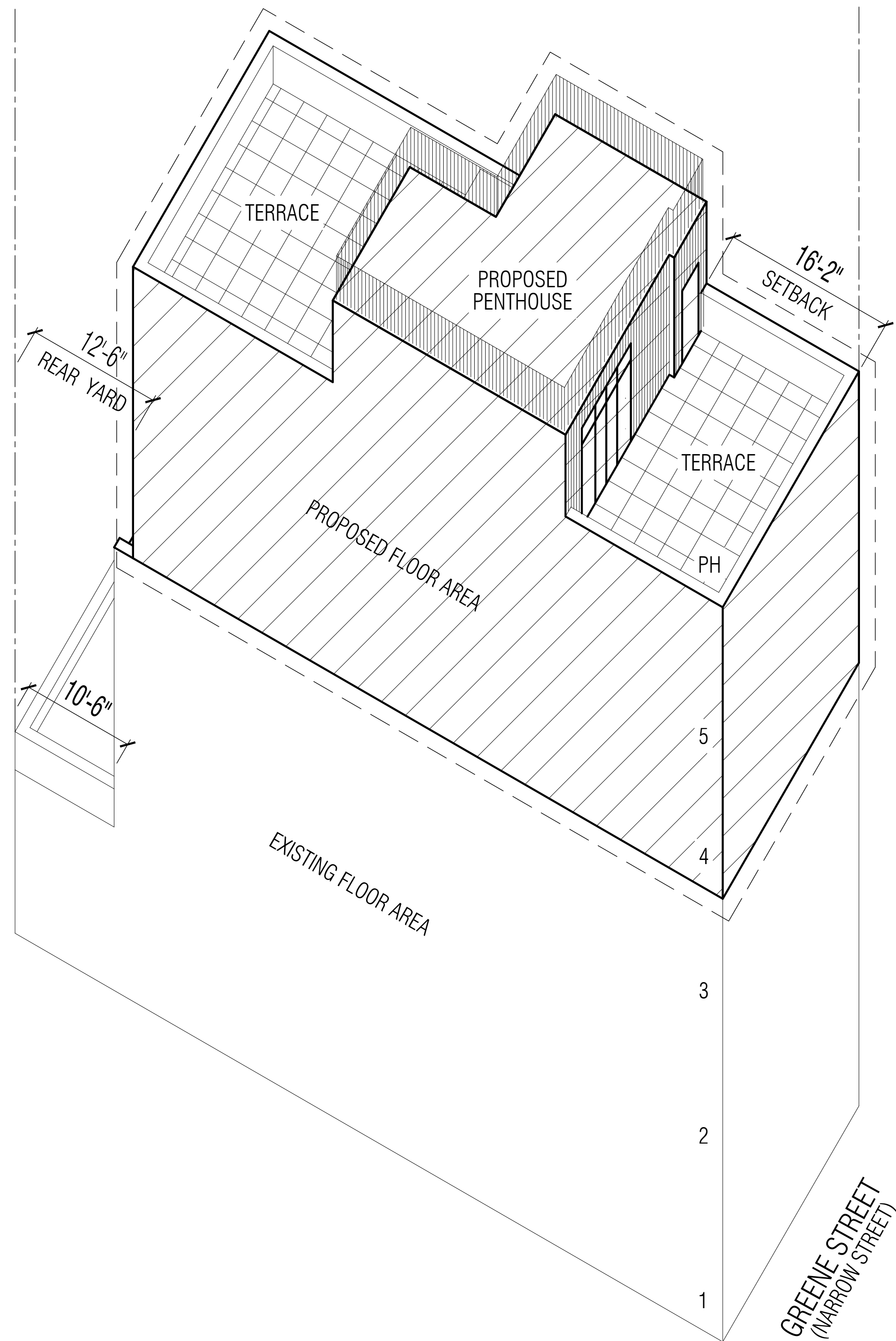
**PROPOSED RIGHT VIEW**

52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE

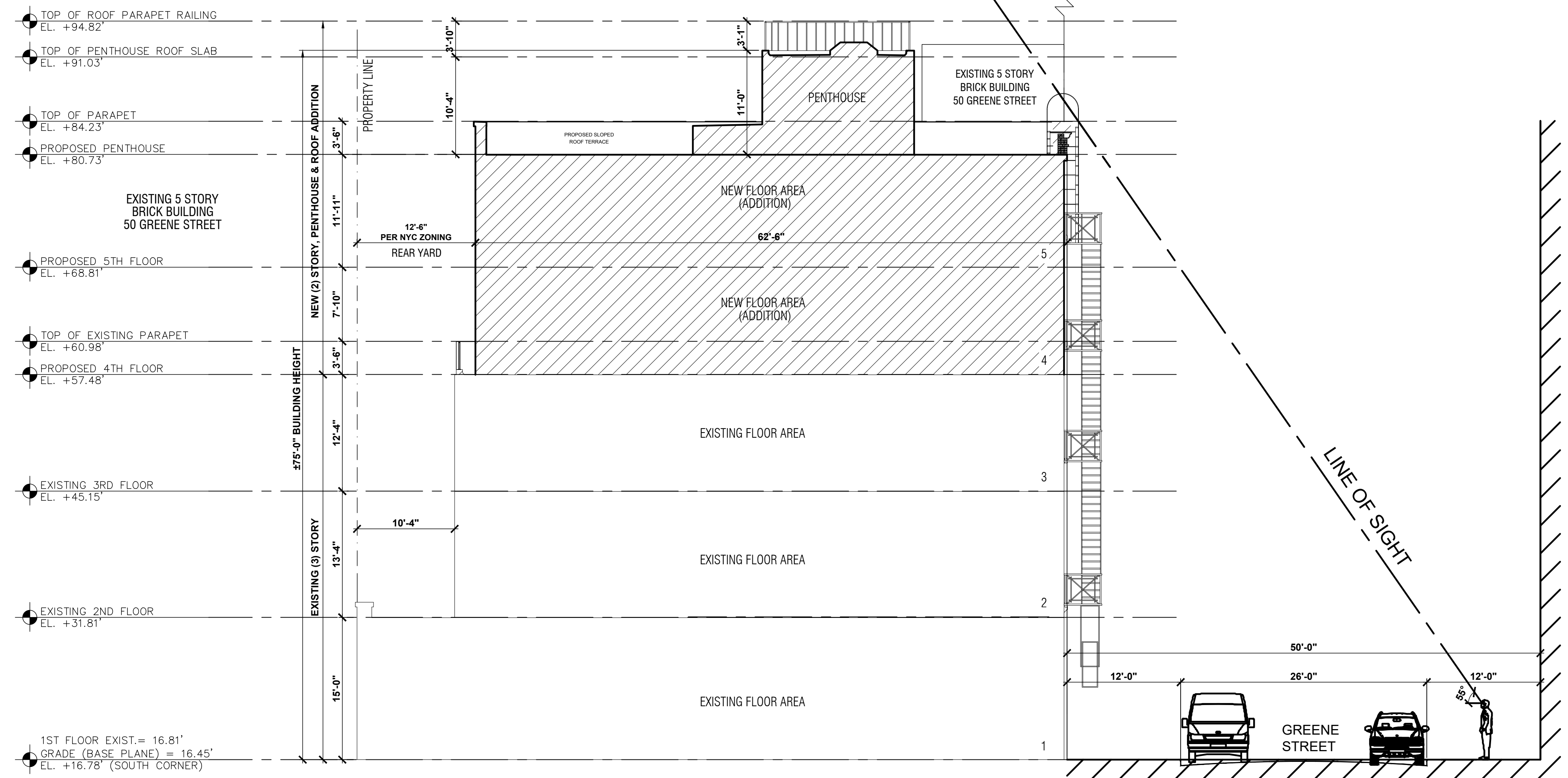
FACADE RENDERING

**LPC-06**





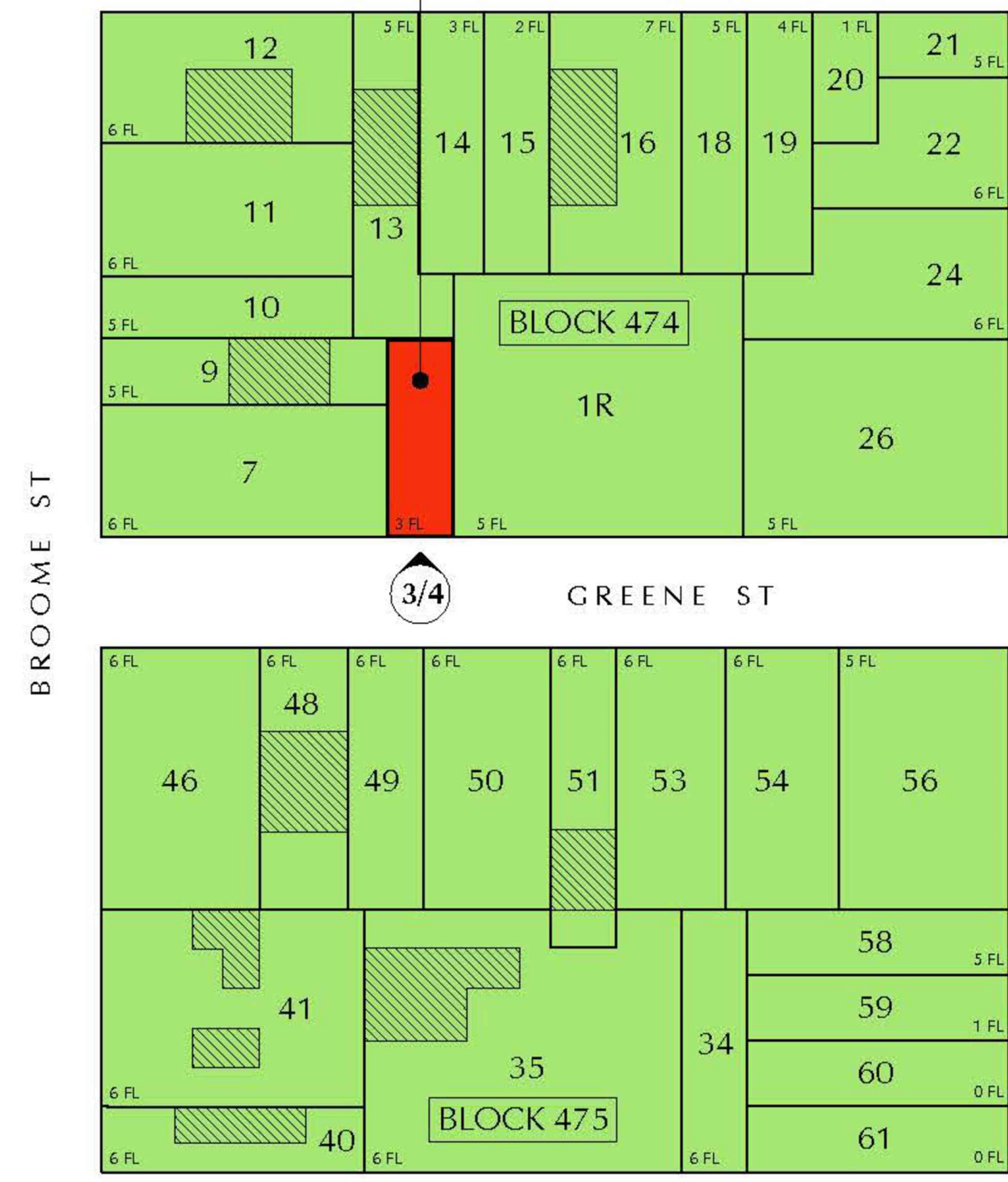
**BUILDING AXONOMETRIC DIAGRAM**



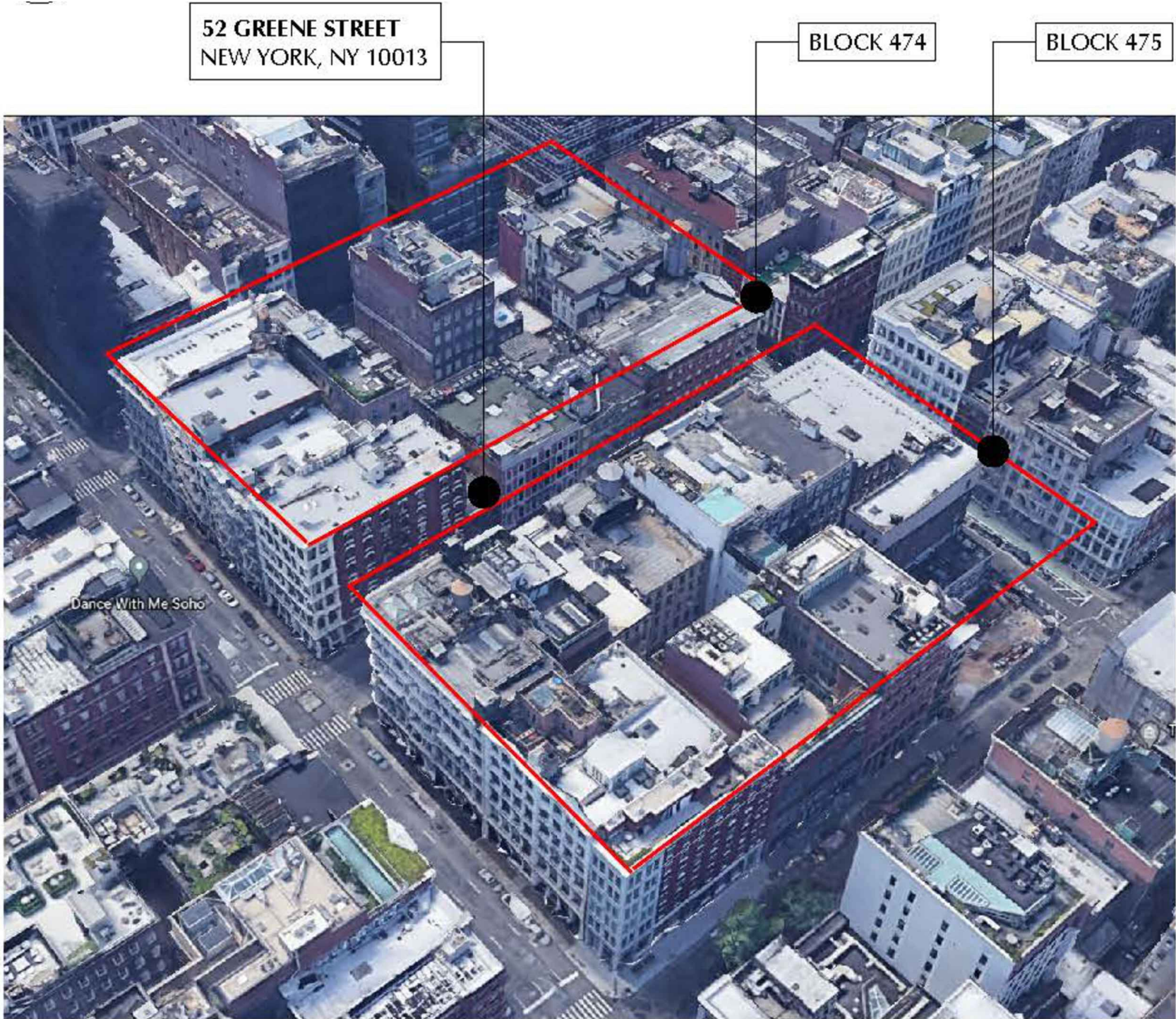
**LINE-OF-HEIGHT BUILDING SECTION STUDY**



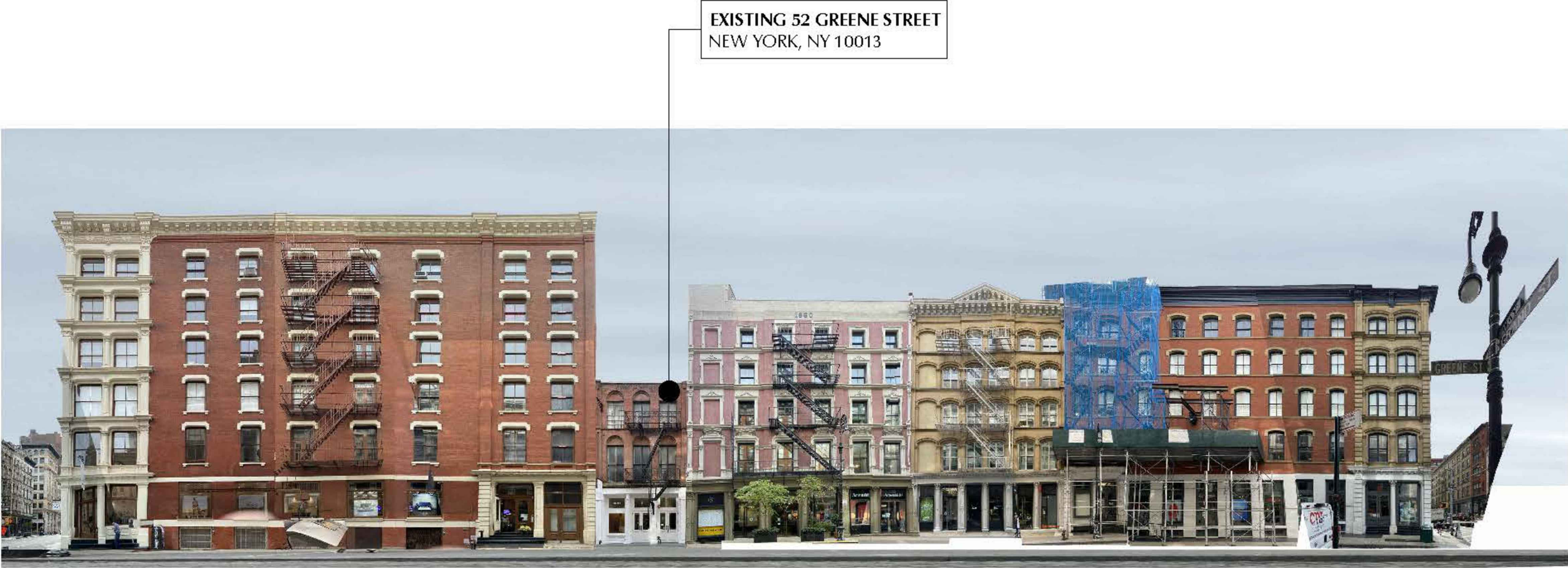
52 GREENE STREET  
NEW YORK, NY 10013  
BLOCK: 474  
LOT: 6  
LOT AREA: 1,875 SF



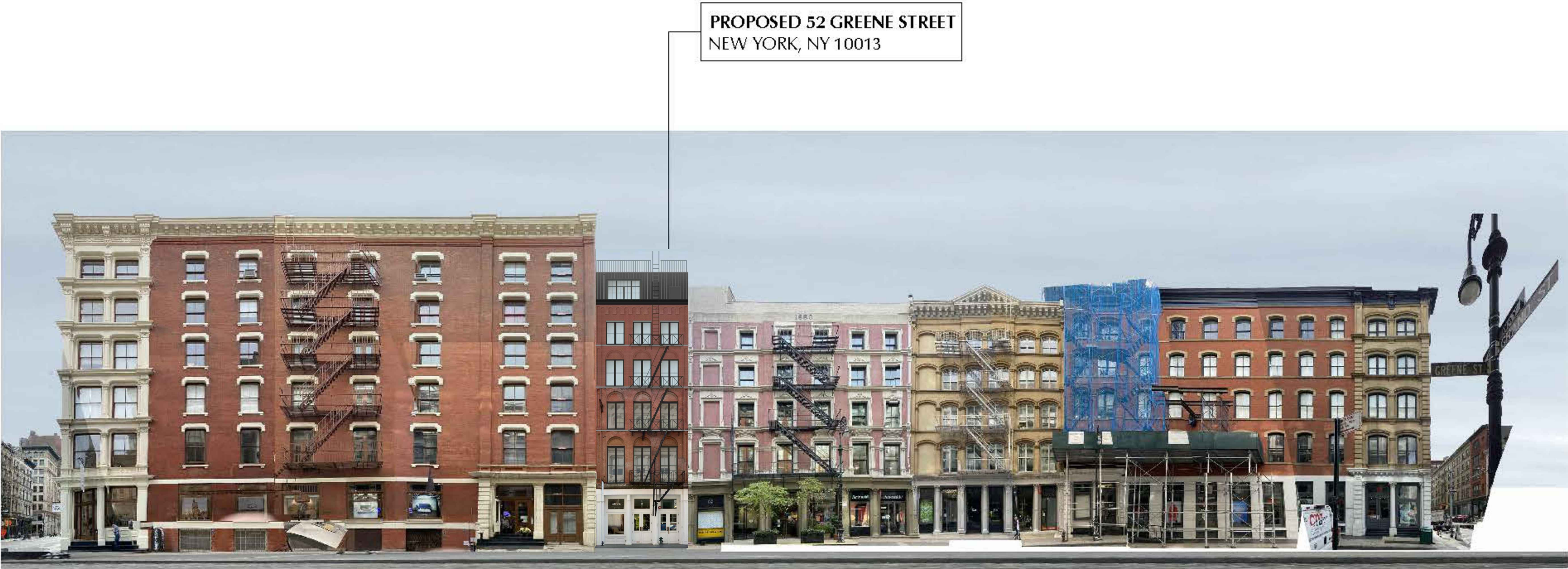
**BLOCK STUDY PLAN**



**EXISTING ROOFTOP CONDITIONS**



**BLOCK #474 SITE ELEVATION - EXISTING**



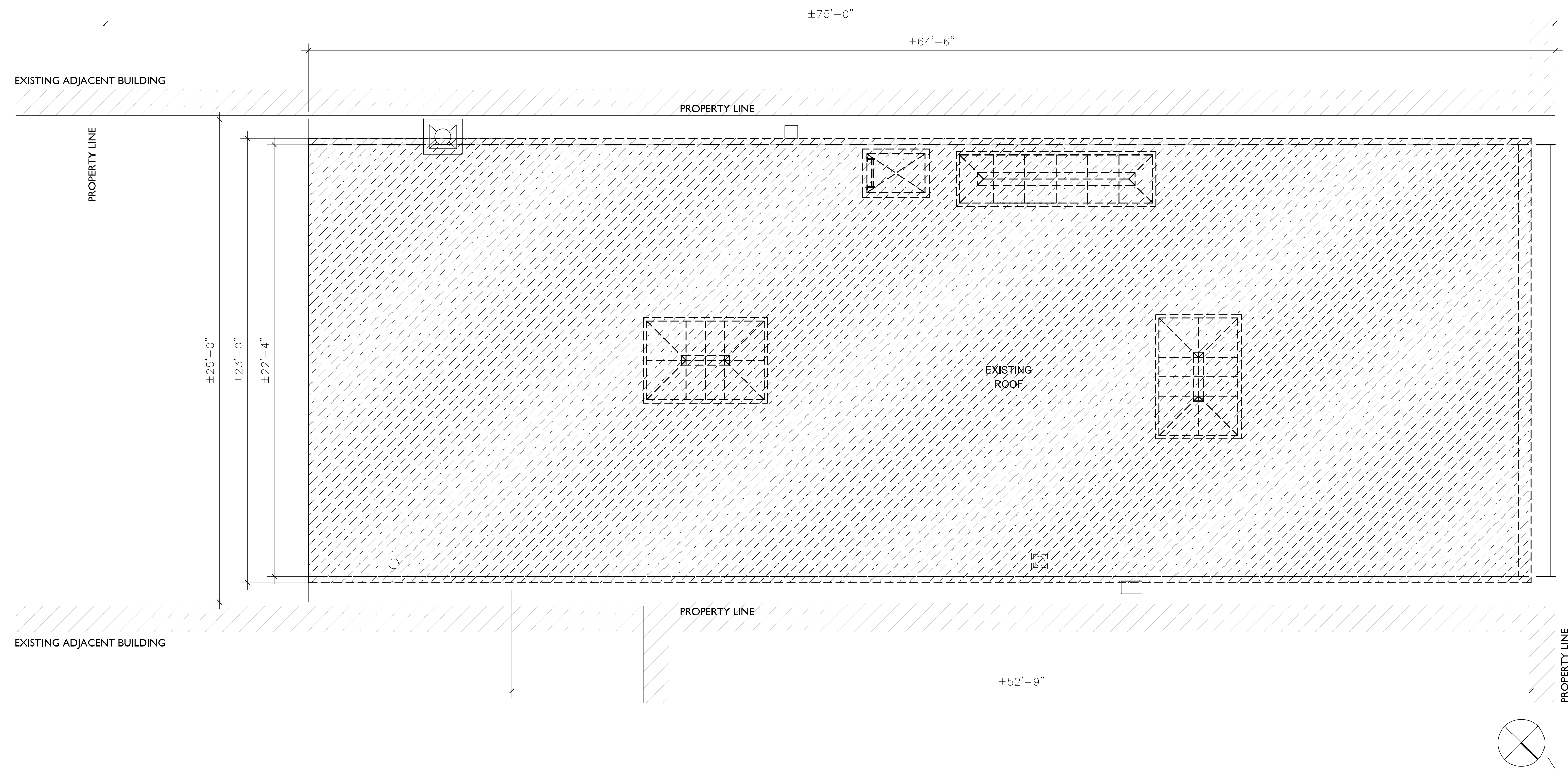
**BLOCK #474 SITE ELEVATION - PROPOSED**

52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE

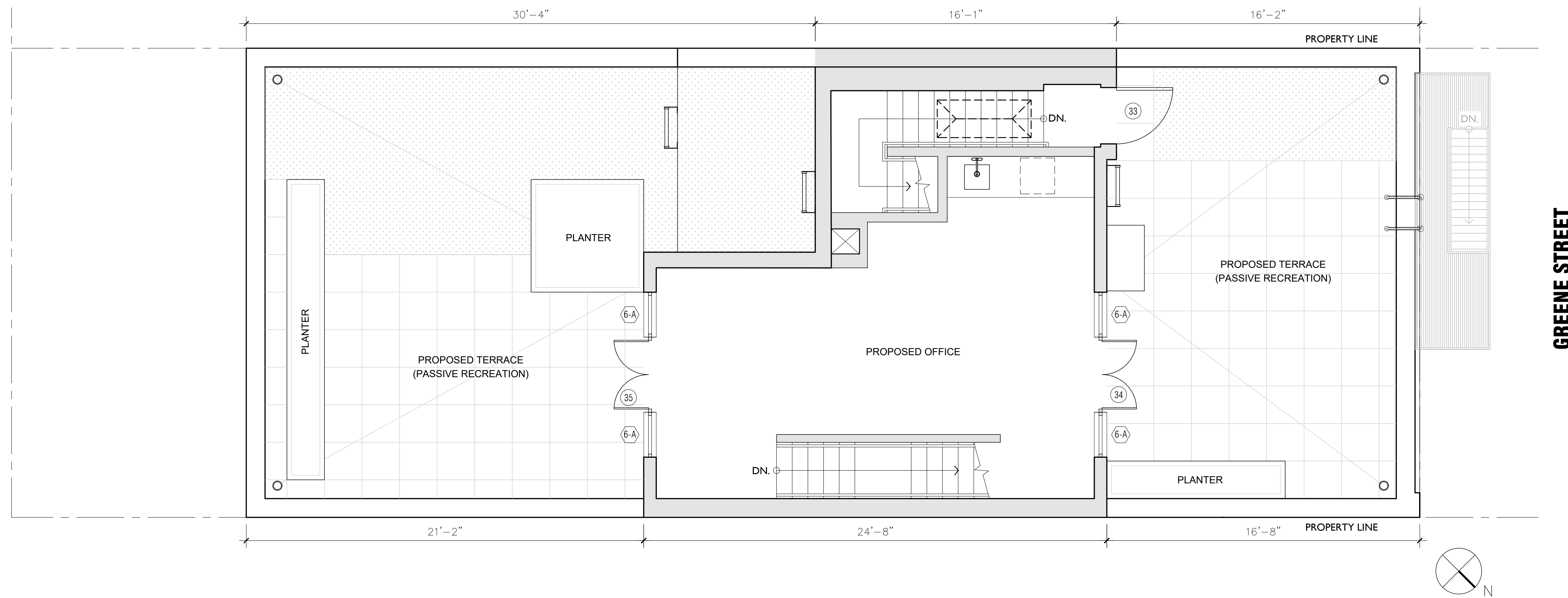
BLOCK PHOTO STUDY

**LPC-08**



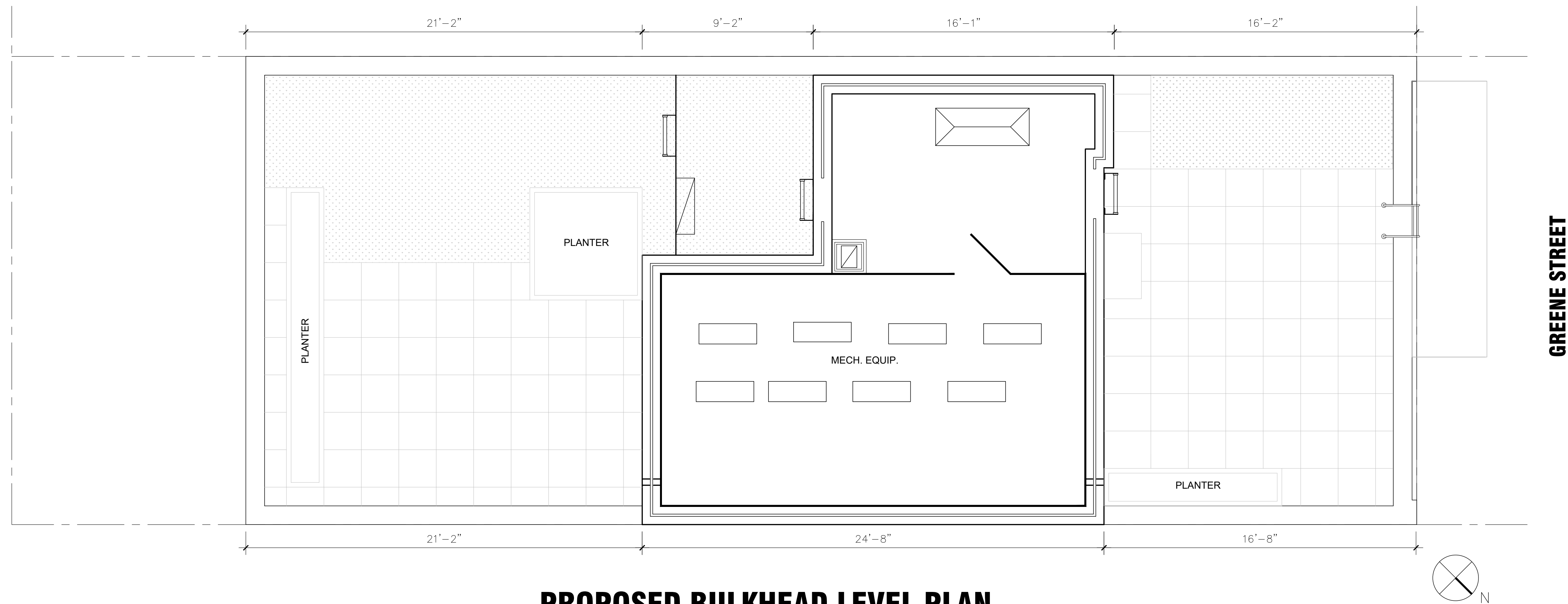


**EXISTING ROOF LEVEL DEMOLITION PLAN**



## PROPOSED PENTHOUSE CONSTRUCTION PLAN

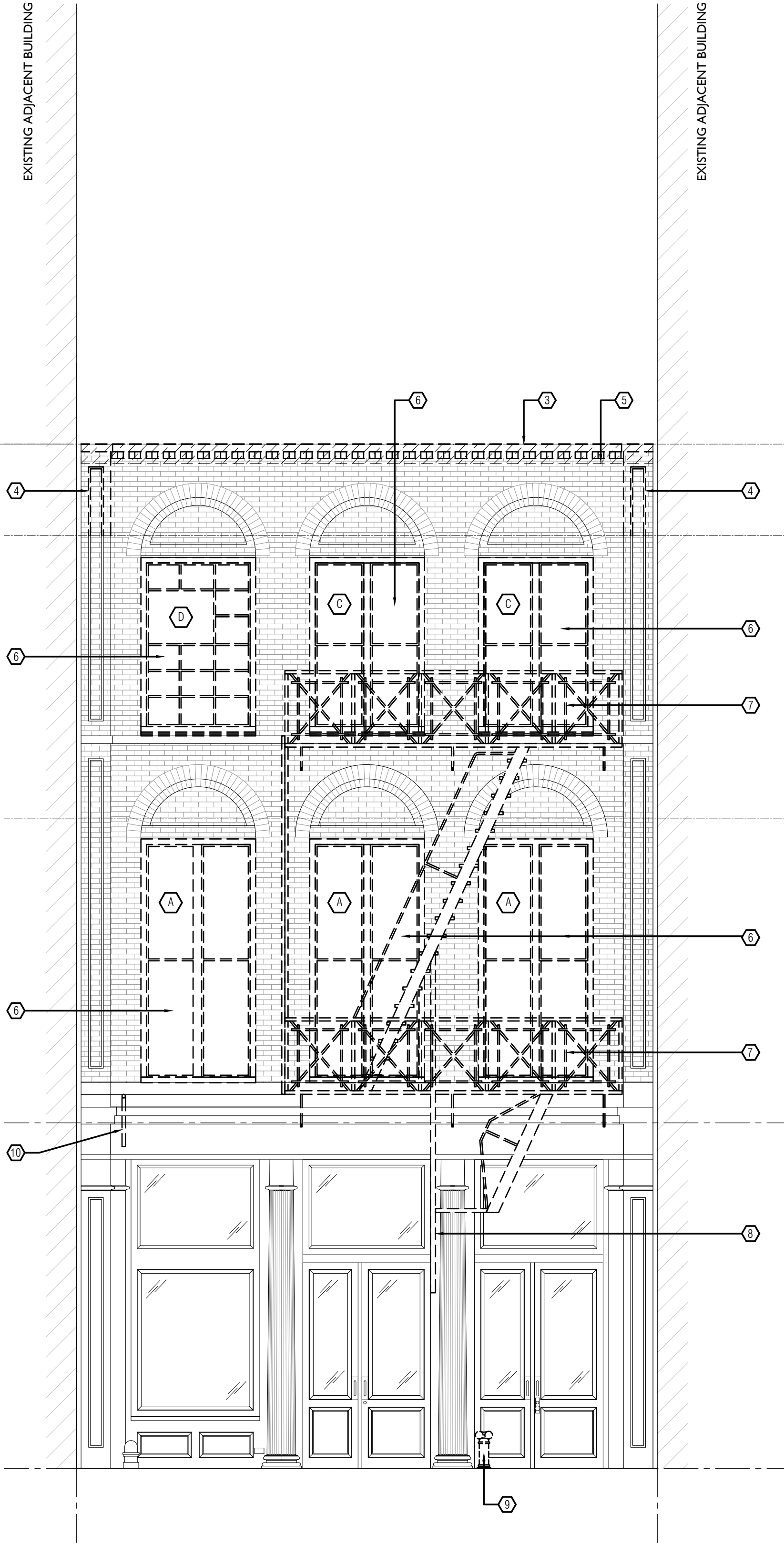




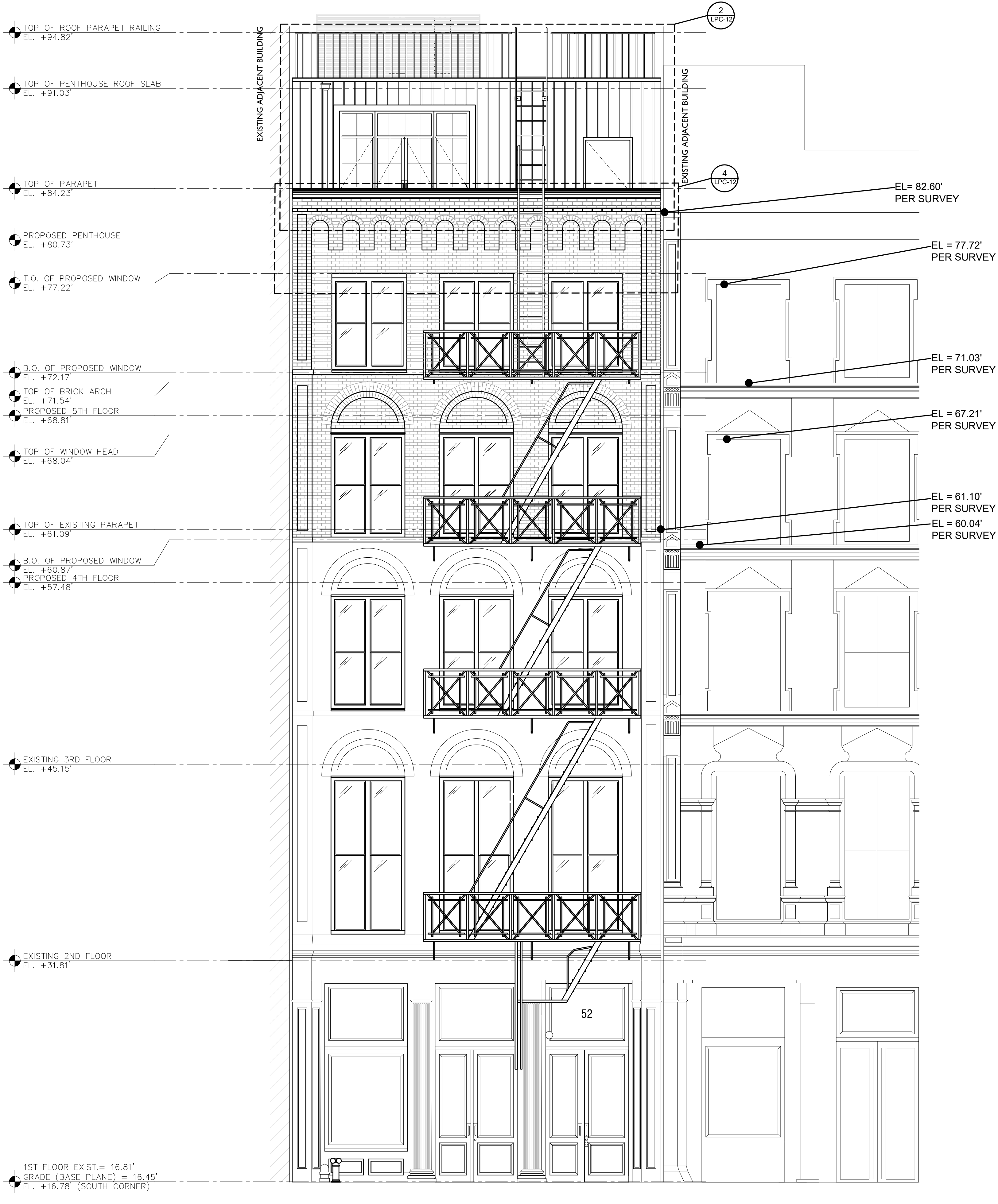




EXISTING FACADE



FRONT FACADE DEMOLITION ELEVATION



GREENE STREET

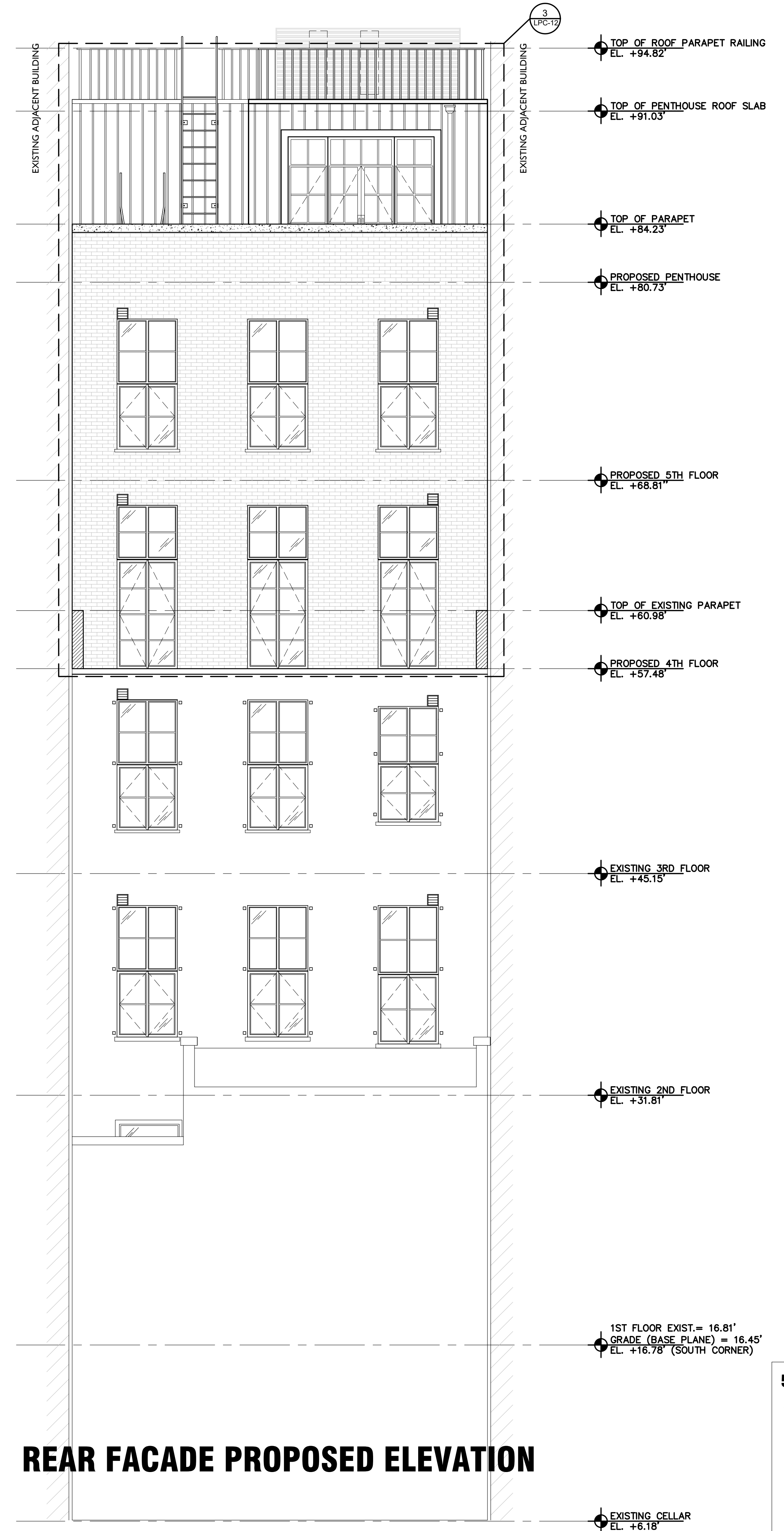
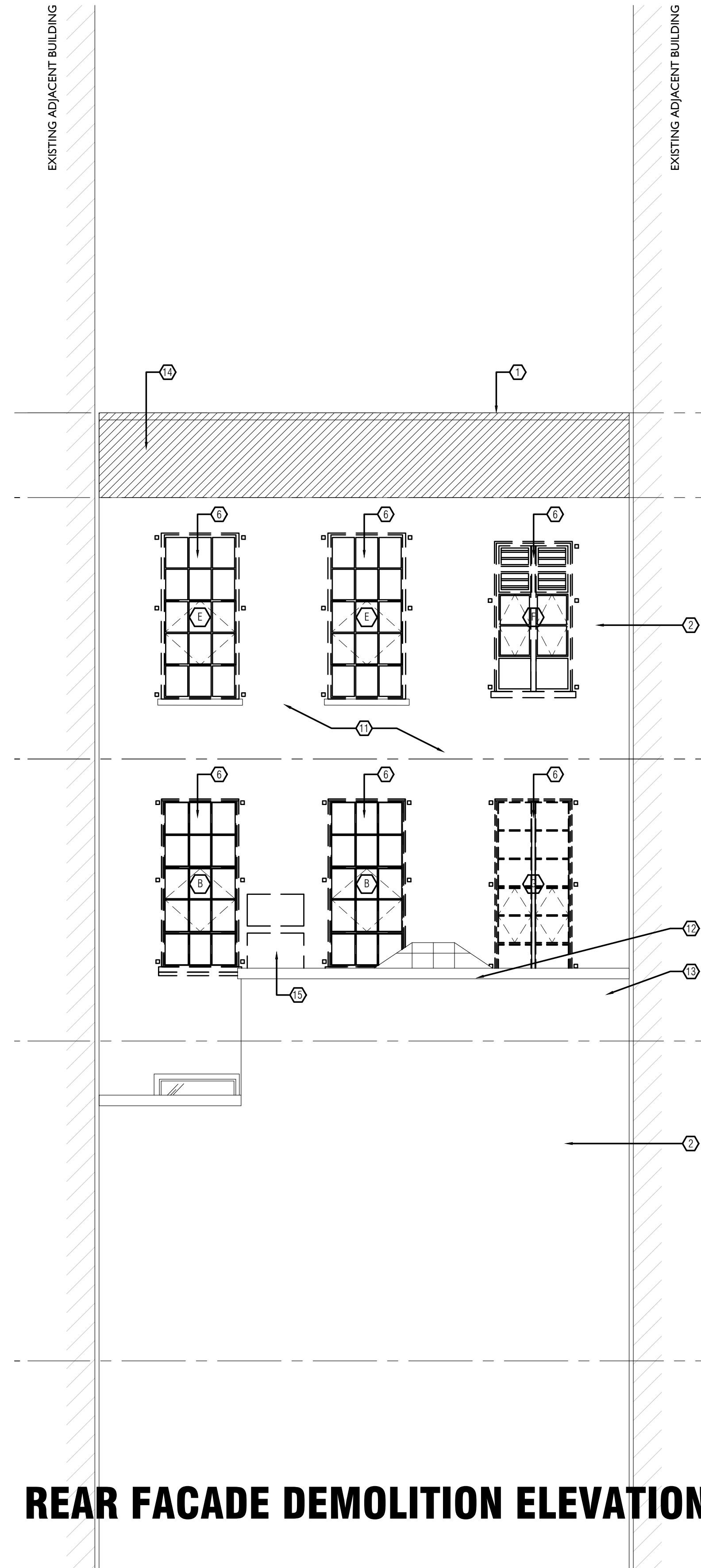
FRONT FACADE PROPOSED ELEVATION

52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE

FRONT ELEVATIONS

LPC-12





## 52 GREENE STREET 2 STORY ADDITION + PENTHOUSE

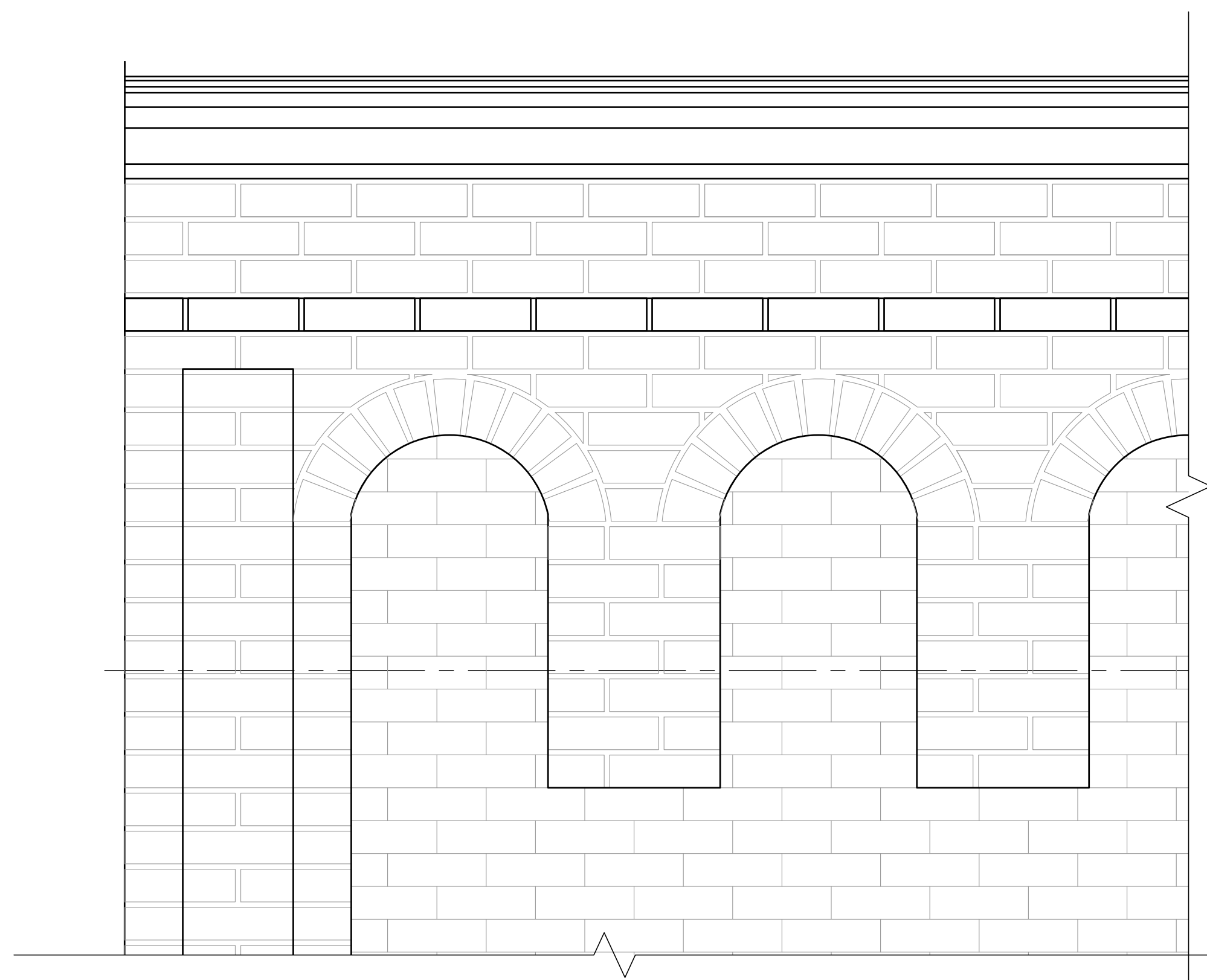
## EAR ELEVATIONS

**PC-13**

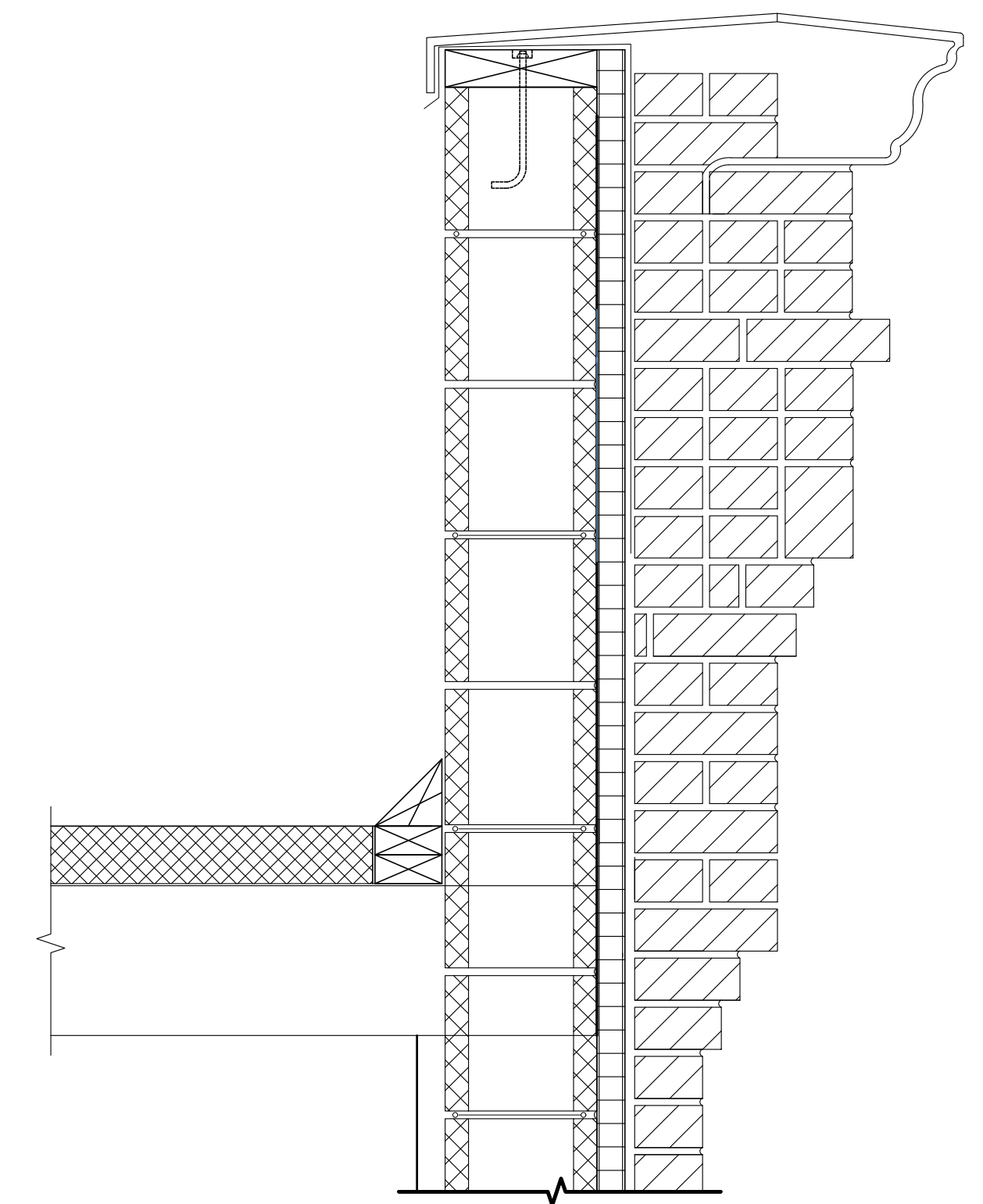
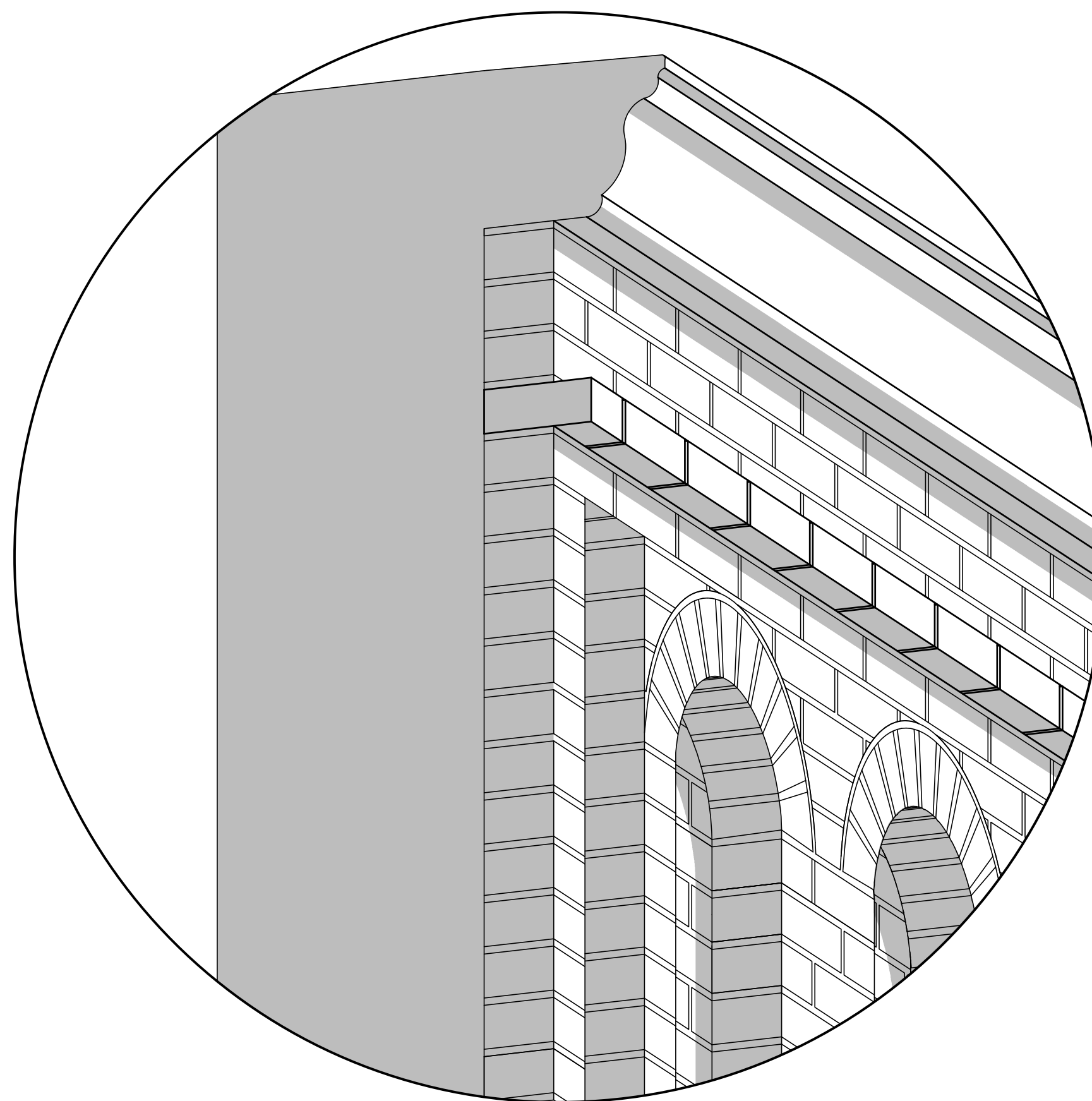






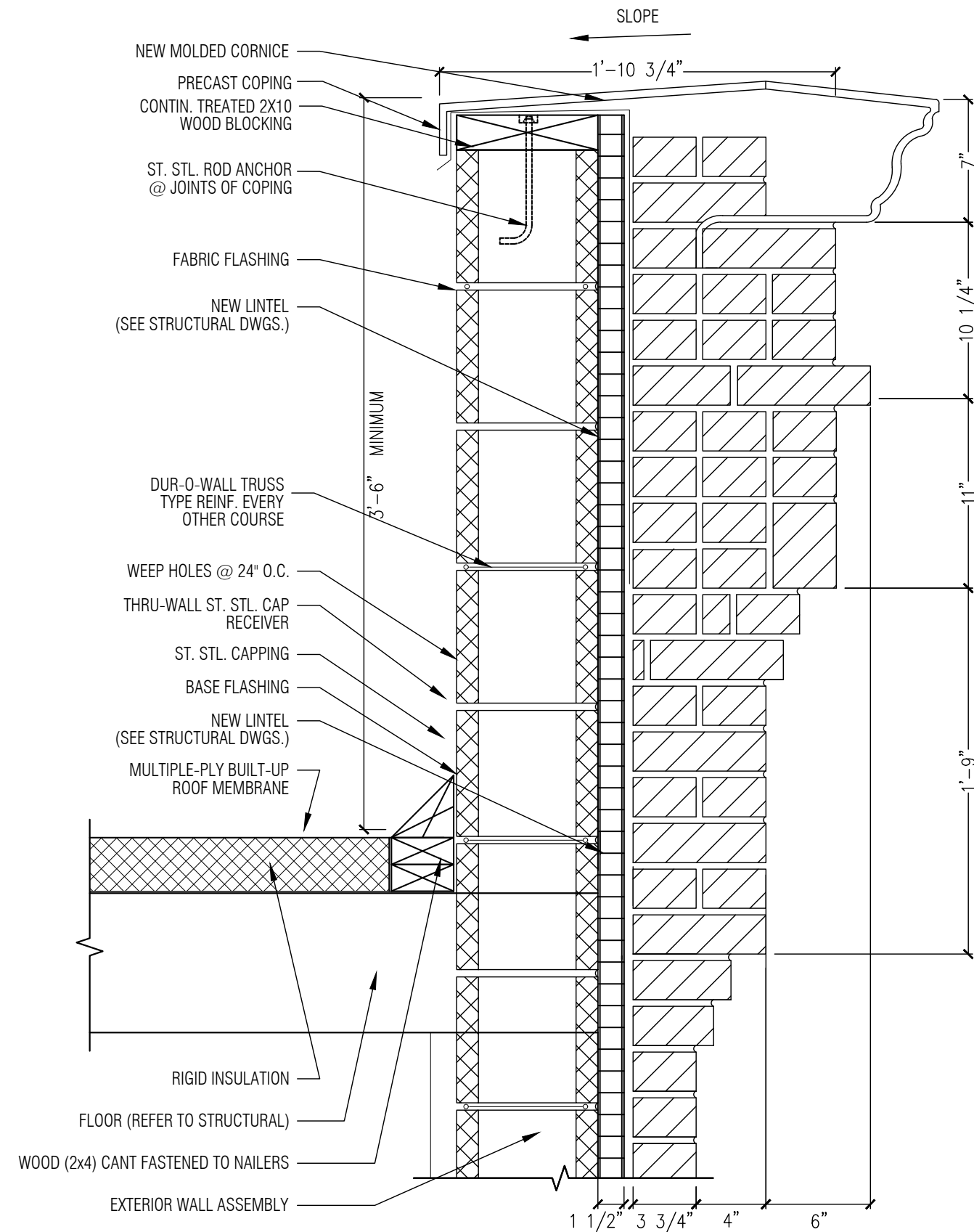


**FRONT FACADE @ 5TH FLOOR CORNICE**

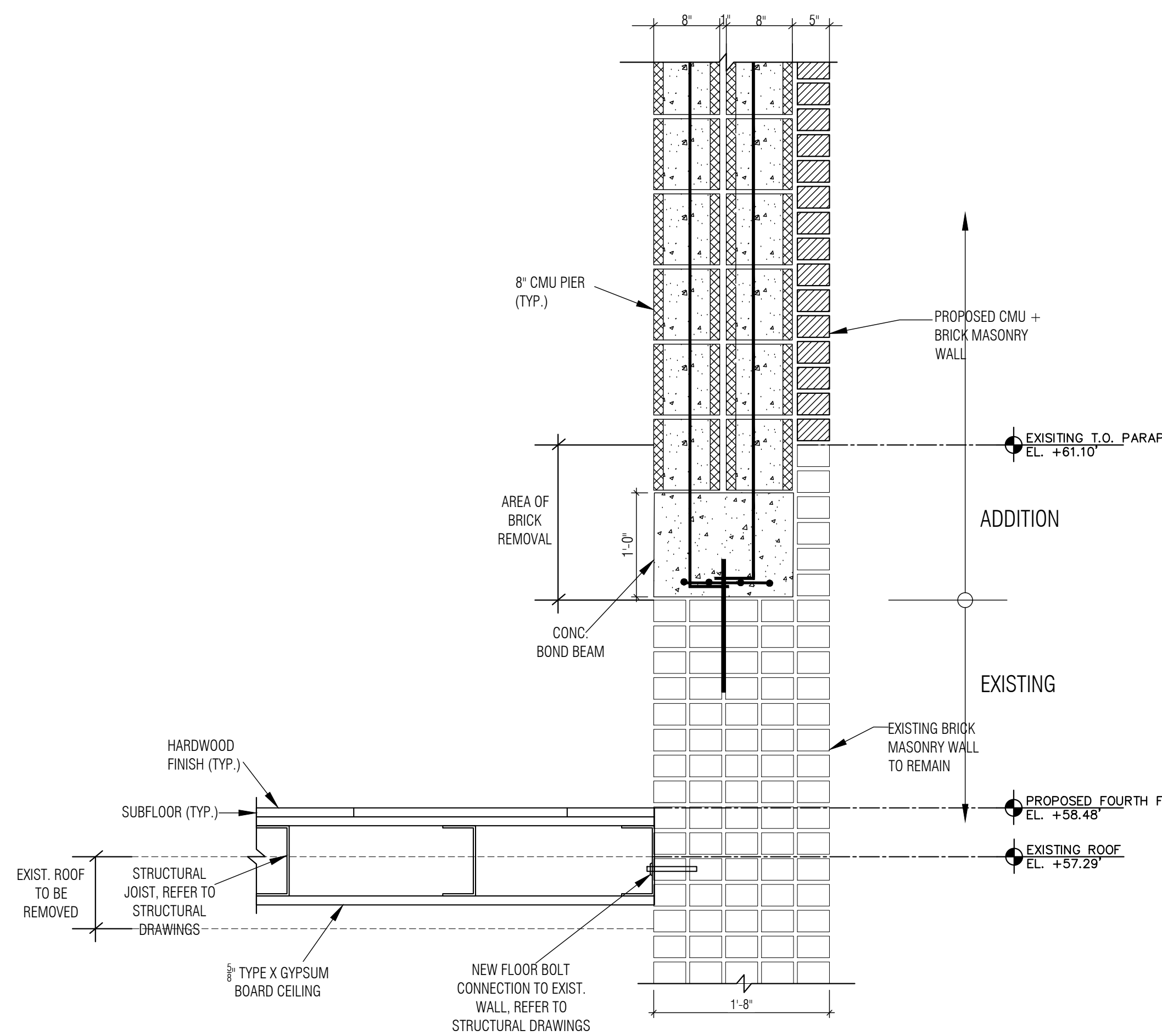


**SECTION AT CONCRETE PARAPET (FRONT)**

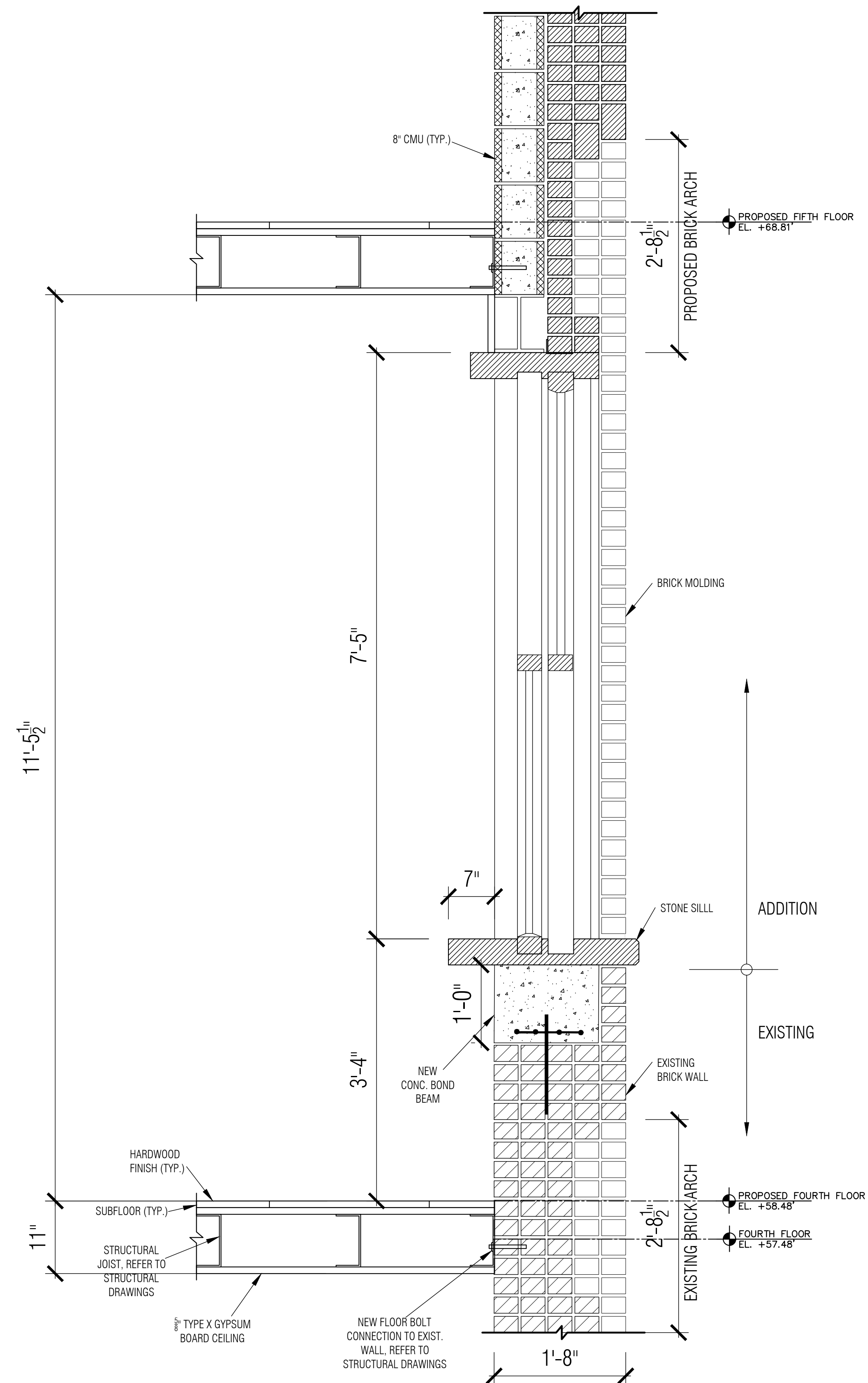




**SECTION AT CONCRETE PARAPET (FRONT)**

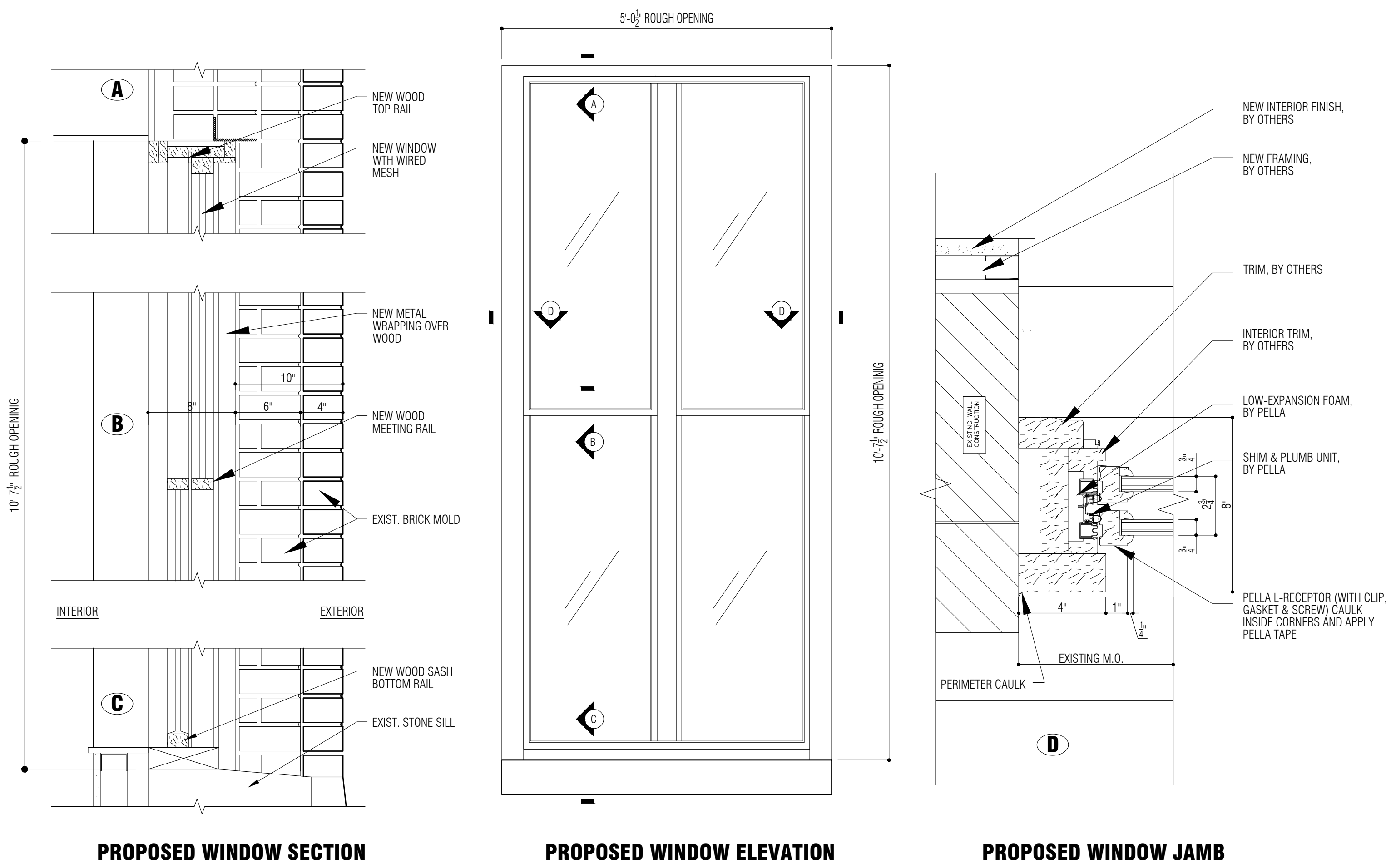


**SECTION AT FRONT FACADE (4th FLOOR)**

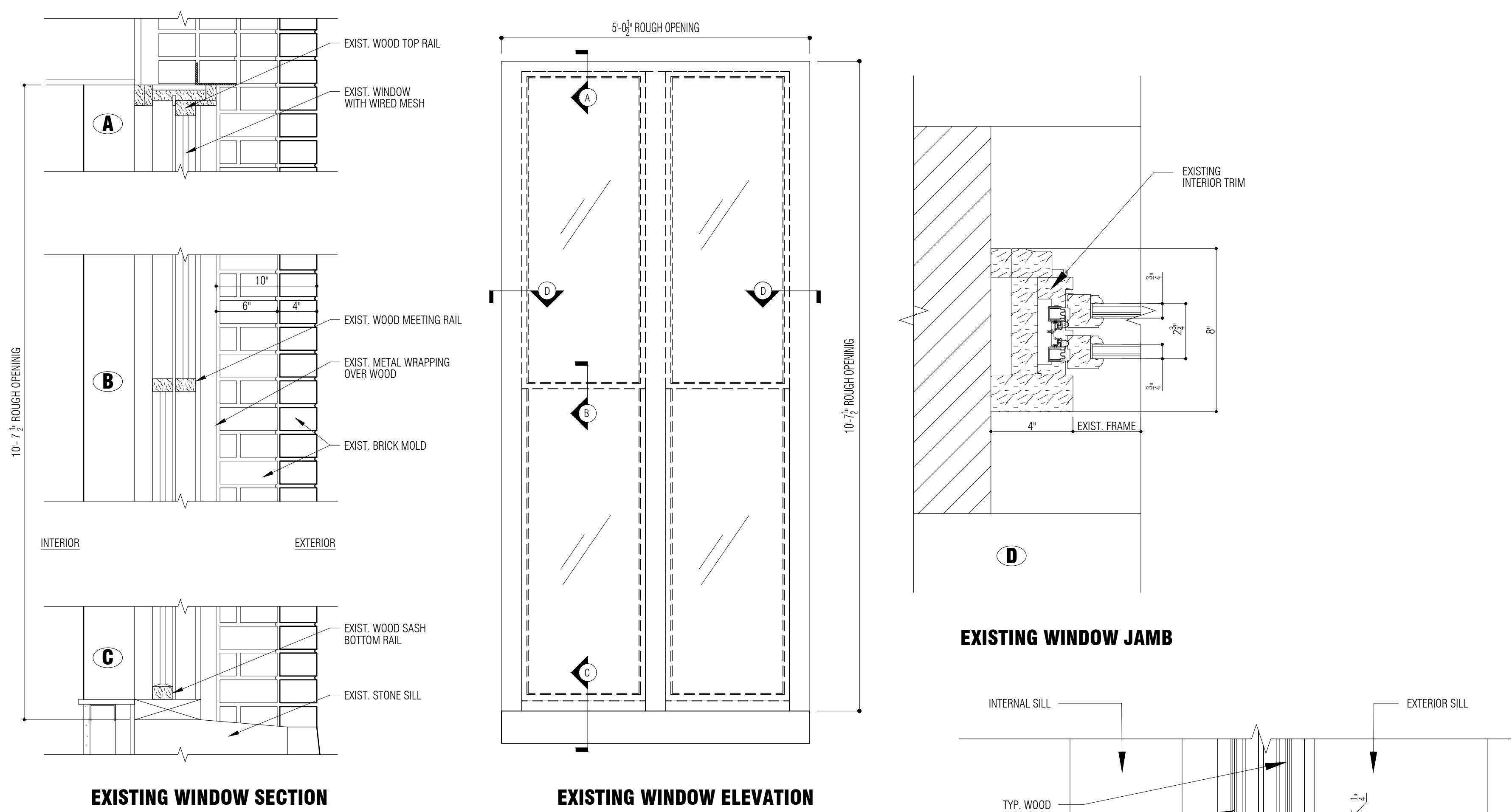


**SECTION AT FRONT FACADE - THRU WINDOW**

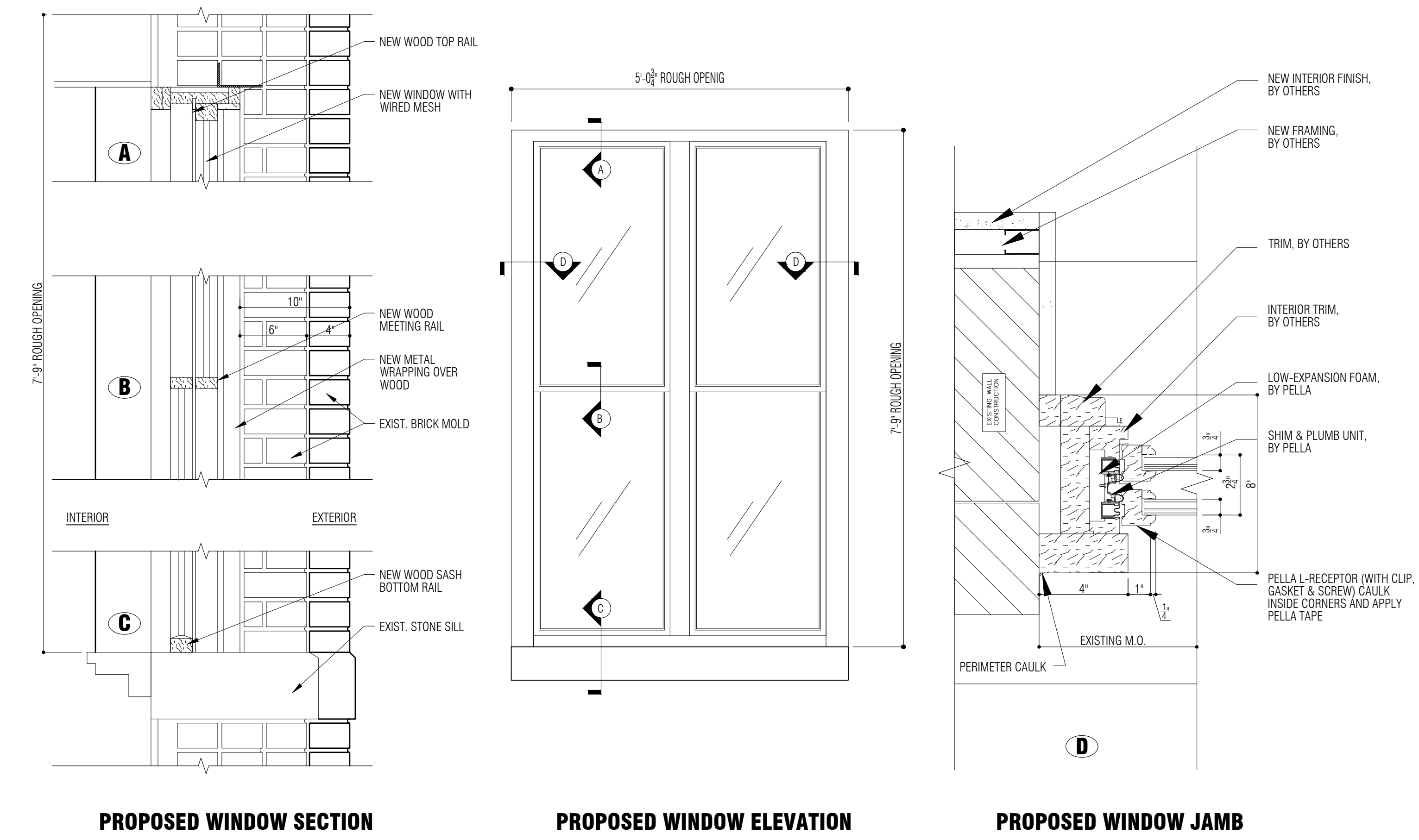




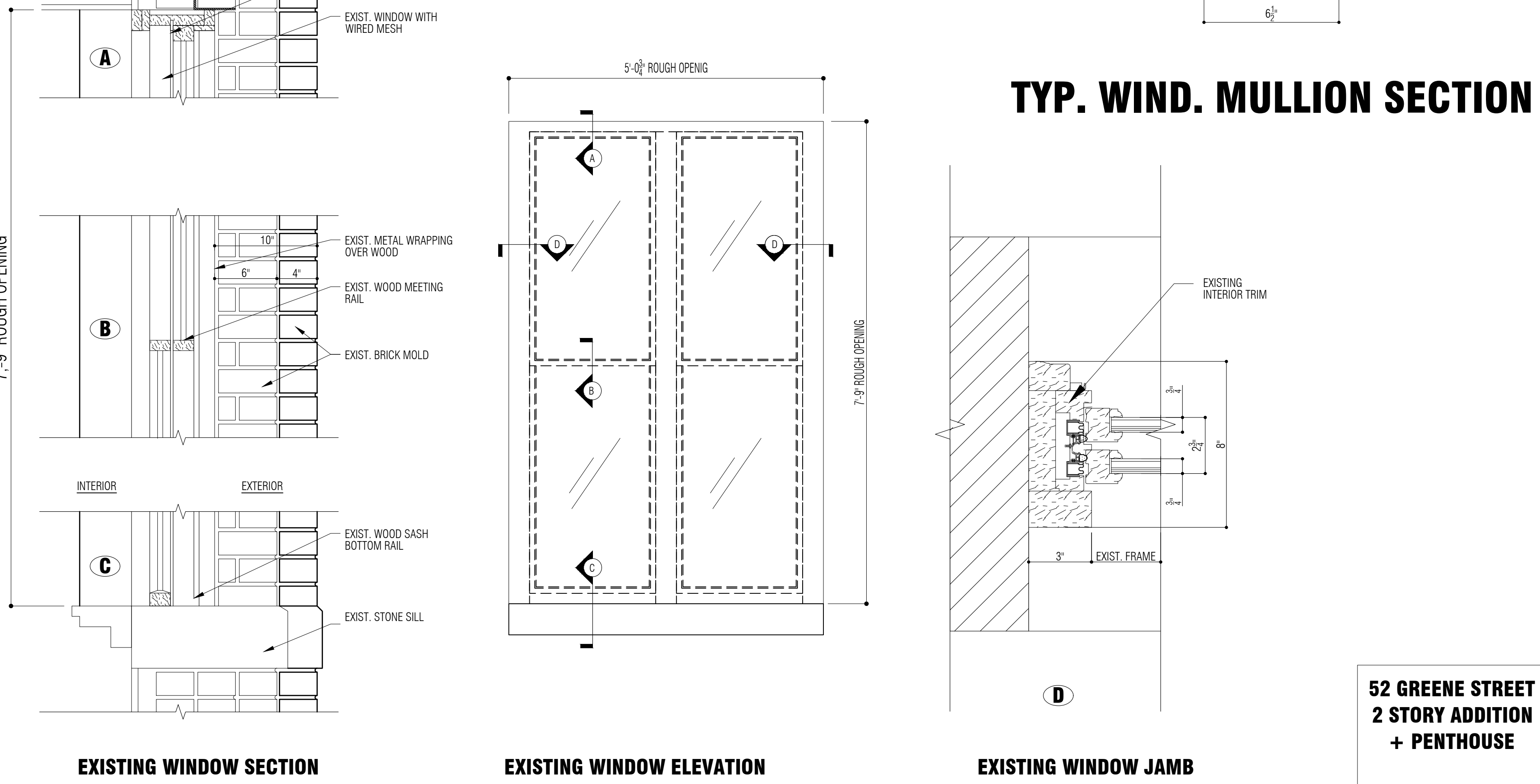
PROPOSED 2ND FLOOR FRONT WINDOW/DETAILS - 2A



EXISTING 2ND FLOOR FRONT WINDOW/DETAILS - A

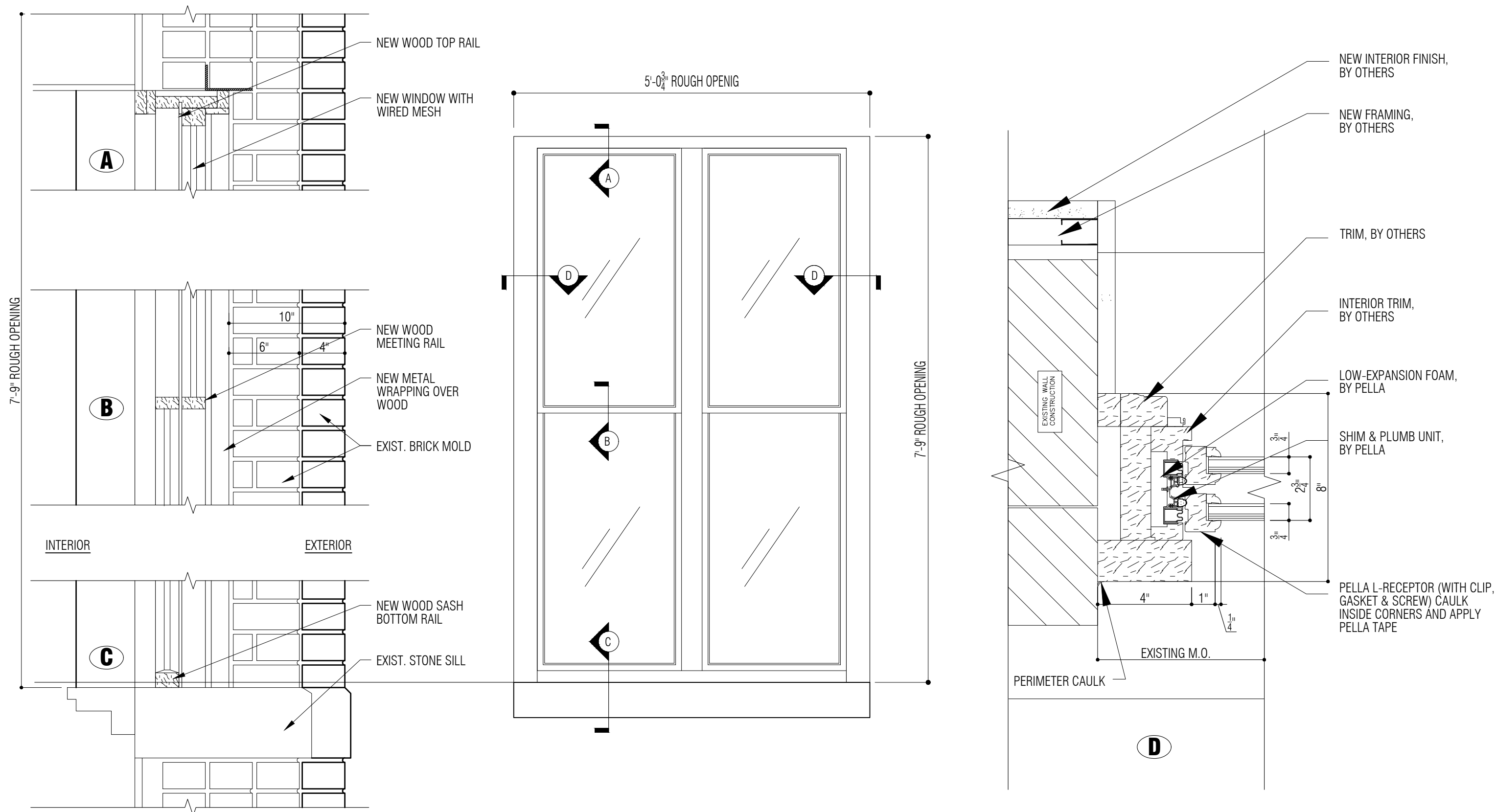


PROPOSED 3RD FLOOR FRONT WINDOW/DETAILS - 3A



EXISTING 3RD FLOOR FRONT WINDOW/DETAILS - C



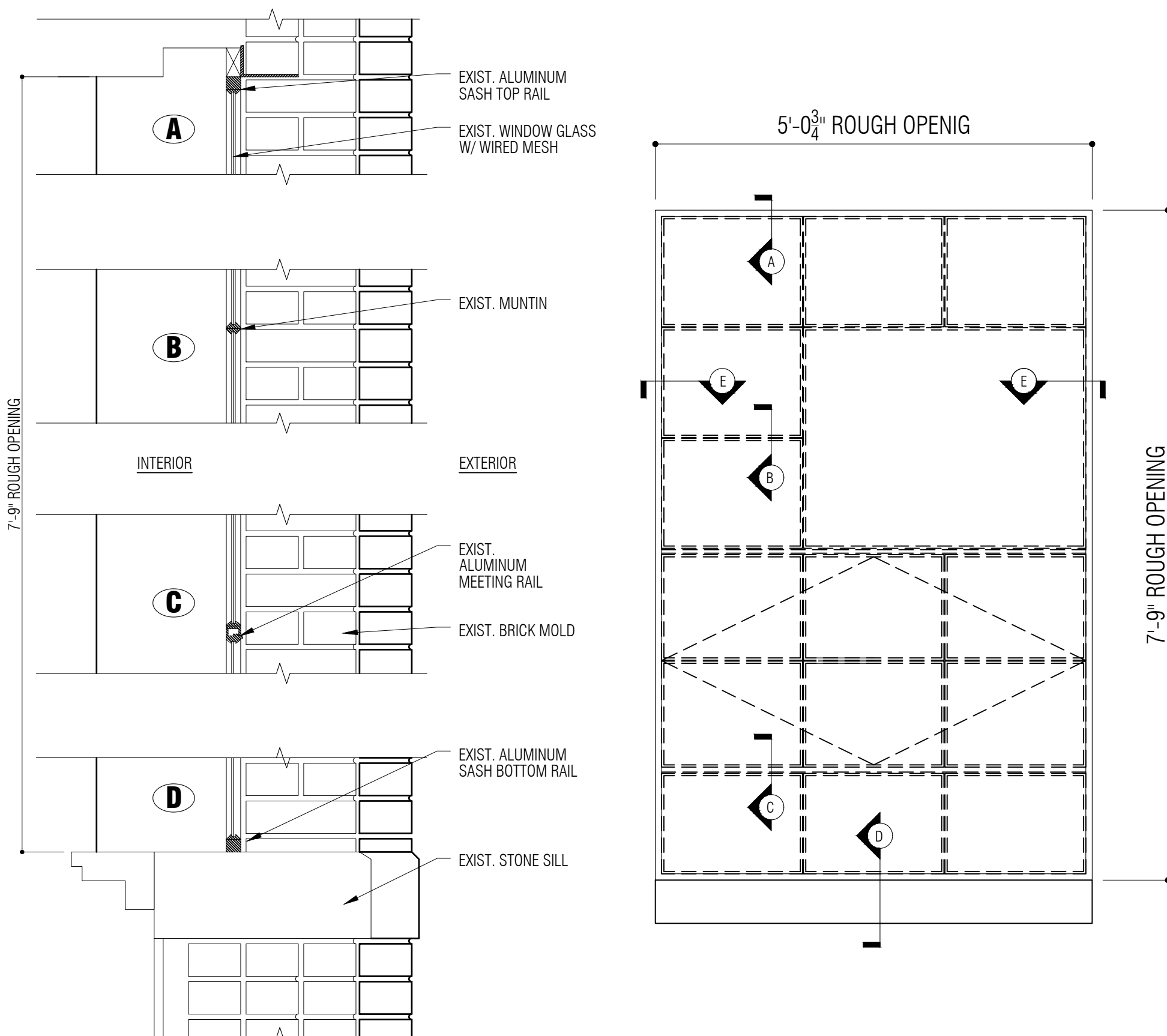


PROPOSED WINDOW SECTION

PROPOSED WINDOW ELEVATION

PROPOSED WINDOW JAMB

## PROPOSED 3RD FLOOR FRONT WINDOW/DETAILS - 3A

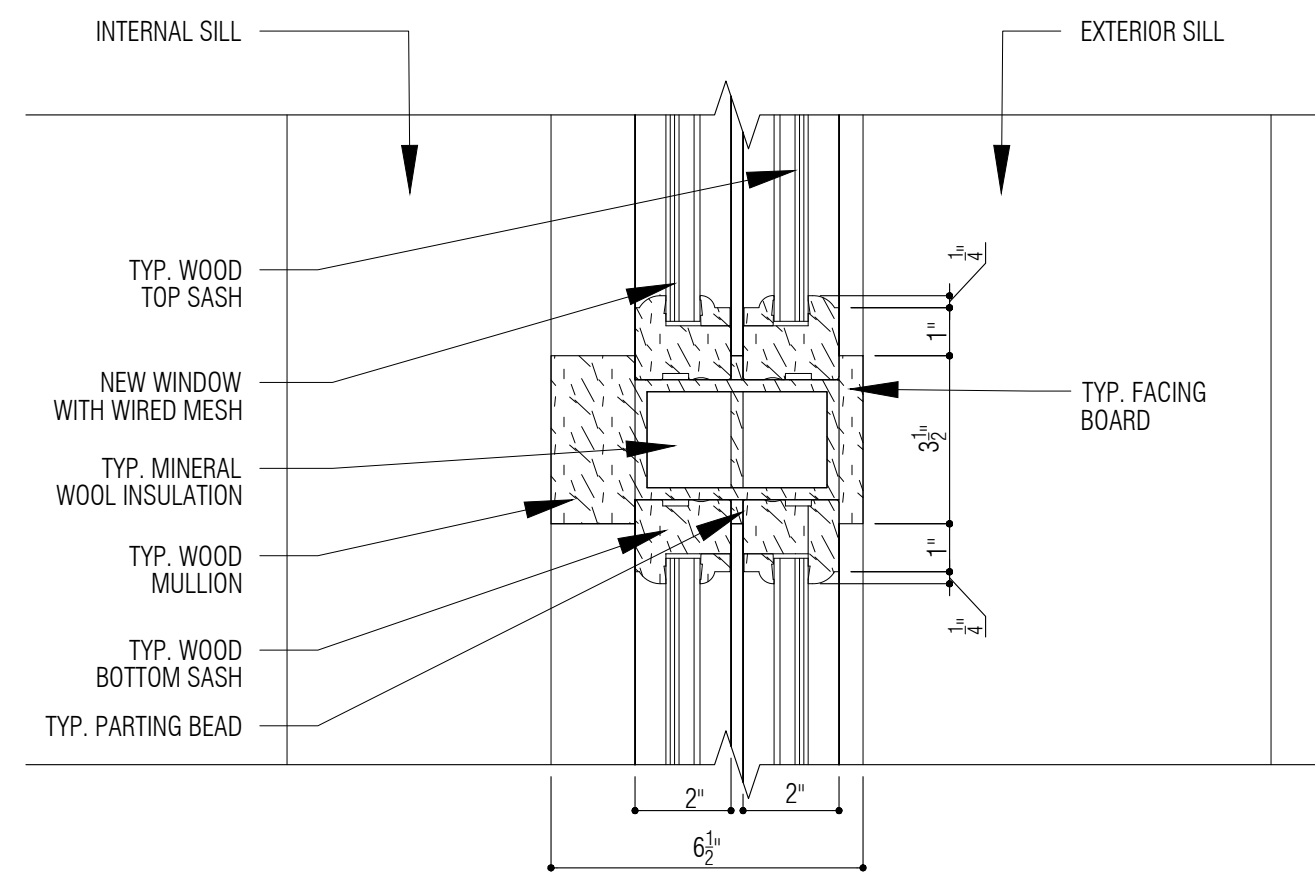


EXISTING WINDOW SECTION

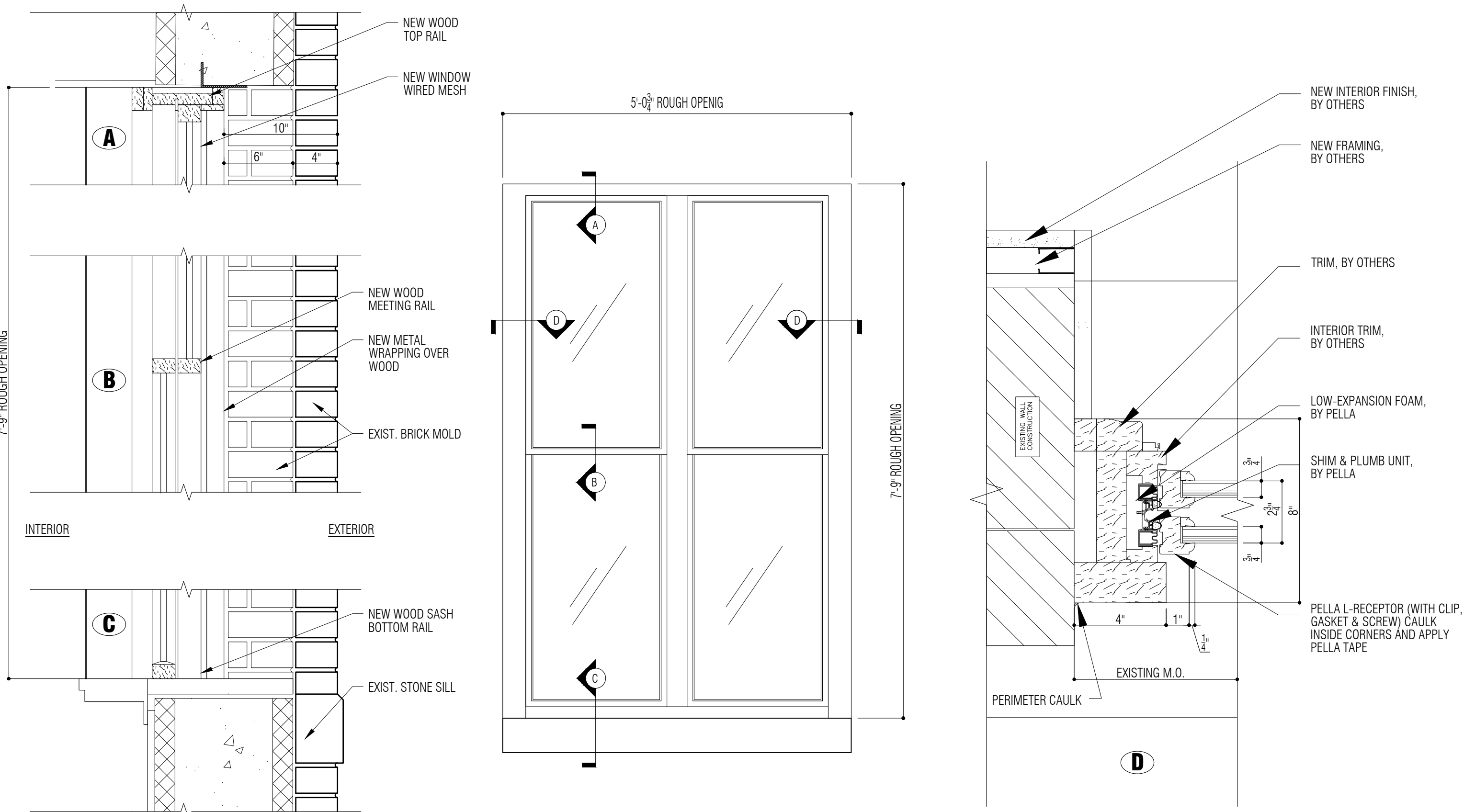
EXISTING WINDOW ELEVATION

EXISTING WINDOW JAMB

## EXISTING 3RD FLOOR FRONT WINDOW/DETAILS - D



## TYP. WIND. MULLION SECTION

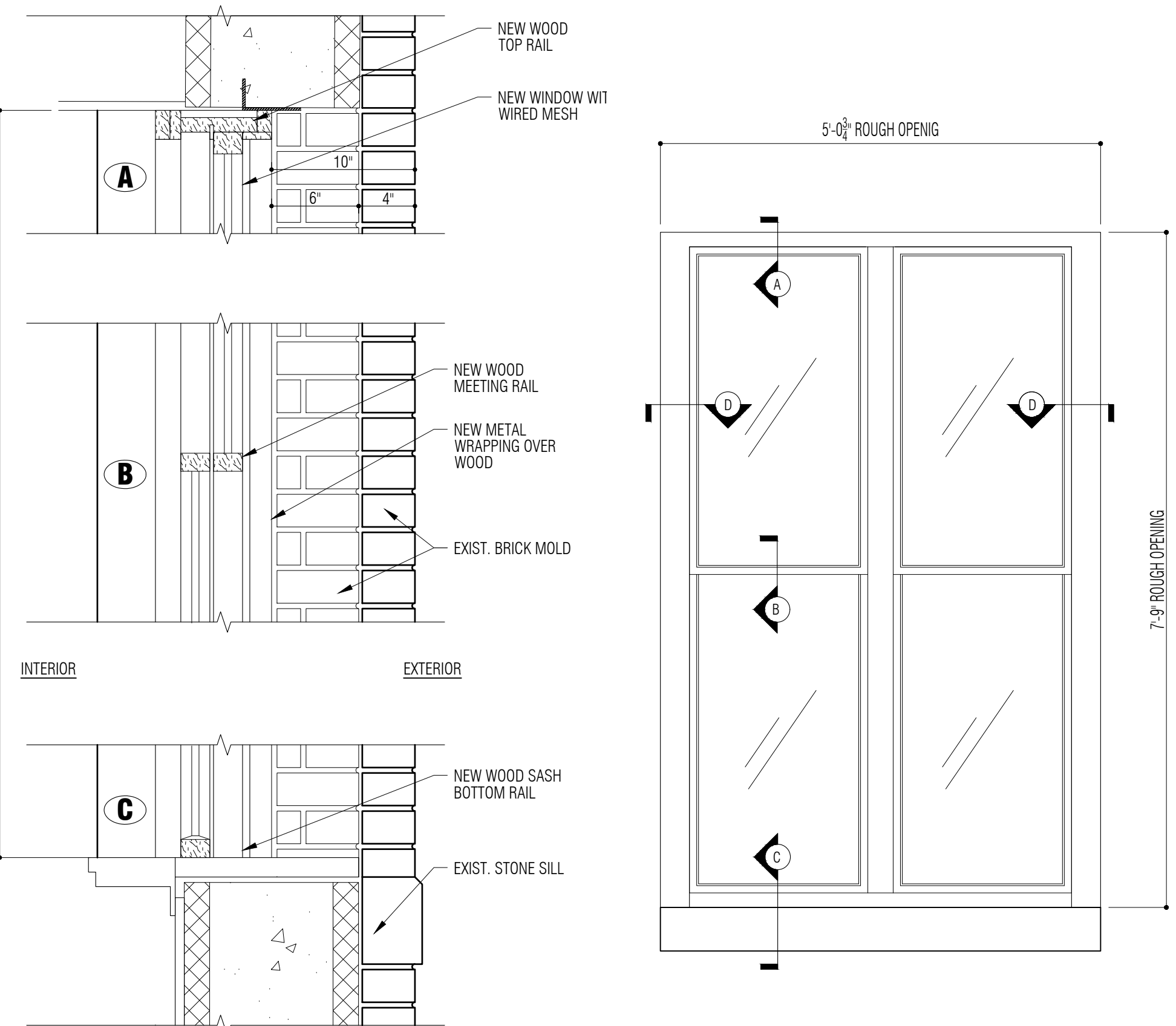


PROPOSED WINDOW SECTION

PROPOSED WINDOW ELEVATION

PROPOSED WINDOW JAMB

## PROPOSED 4TH FLOOR FRONT WINDOW/DETAILS - 4A



PROPOSED WINDOW SECTION

PROPOSED WINDOW ELEVATION

PROPOSED WINDOW JAMB

## PROPOSED 5TH FLOOR FRONT WINDOW/DETAILS - 5A

52 GREENE STREET  
2 STORY ADDITION  
+ PENTHOUSE

WINDOW DETAILS 2

LPC-18



[illegible][illegible]

FOR DOB USE:

PROFESSIONAL SEAL:

**2-STORY + PENTHOUSE ADDITION,  
CHANGE IN EGRESS, OCCUPANCY  
AND USE**

APPLICATION TYPE:	<b>ALTERATION TYPE-1</b>
BIS#:	<b>121209094</b>

PROJECT TITLE:  
**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

SHEET TITLE:

SECOND AND THIRD FLOOR  
DEMOLITION PLANS

PROJ. DATE:	08/21/2021	PROJECT#	21094
PROJ. MNGR.:	CD	SHEET:	1 of 13

**A-1.00**

B-SCAN:



[illegible][illegible]

FOR DOB USE
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PROFESSIONAL SEAL:

## PROJECT SCOPE

### 2-STORY + PENTHOUSE ADDITION, CHANGE IN EGRESS, OCCUPANCY AND USE

APPLICATION TYPE:	ALTERATION TYPE:
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BIS#: 121209094

PROJECT TITLE:  
**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

SHEET TITLE:

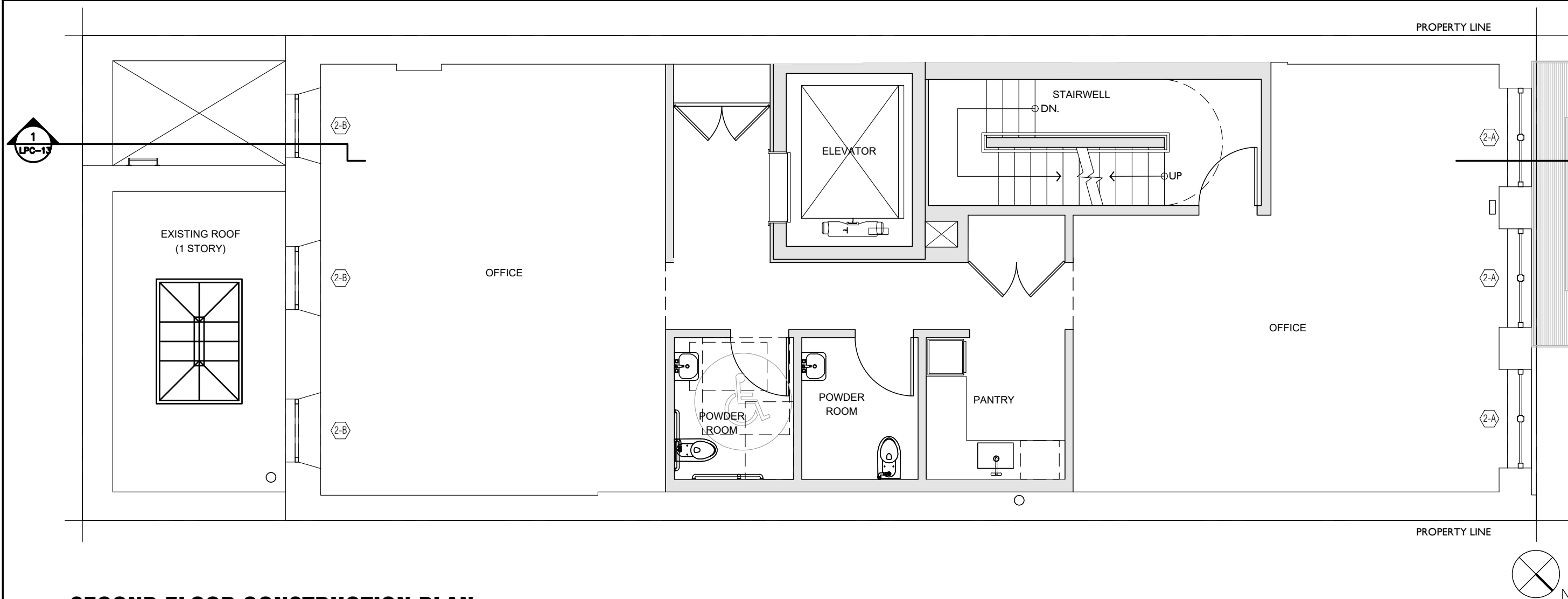
### PROPOSED CONSTRUCTION FLOOR PLANS

PROJ. DATE:	08/31/2021	PROJECT#	2100
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PROJ. MNGR.:	CD	SHEET:	2 of 11
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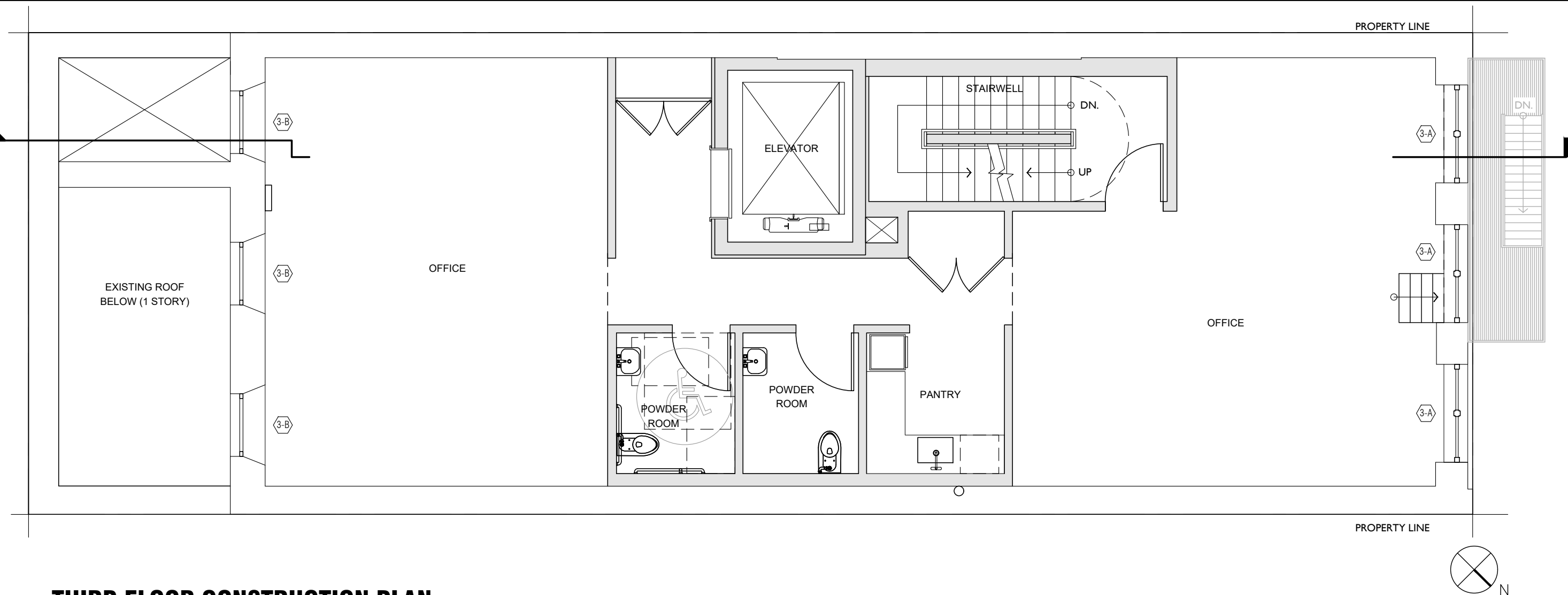
SHEET:

B-SCAN



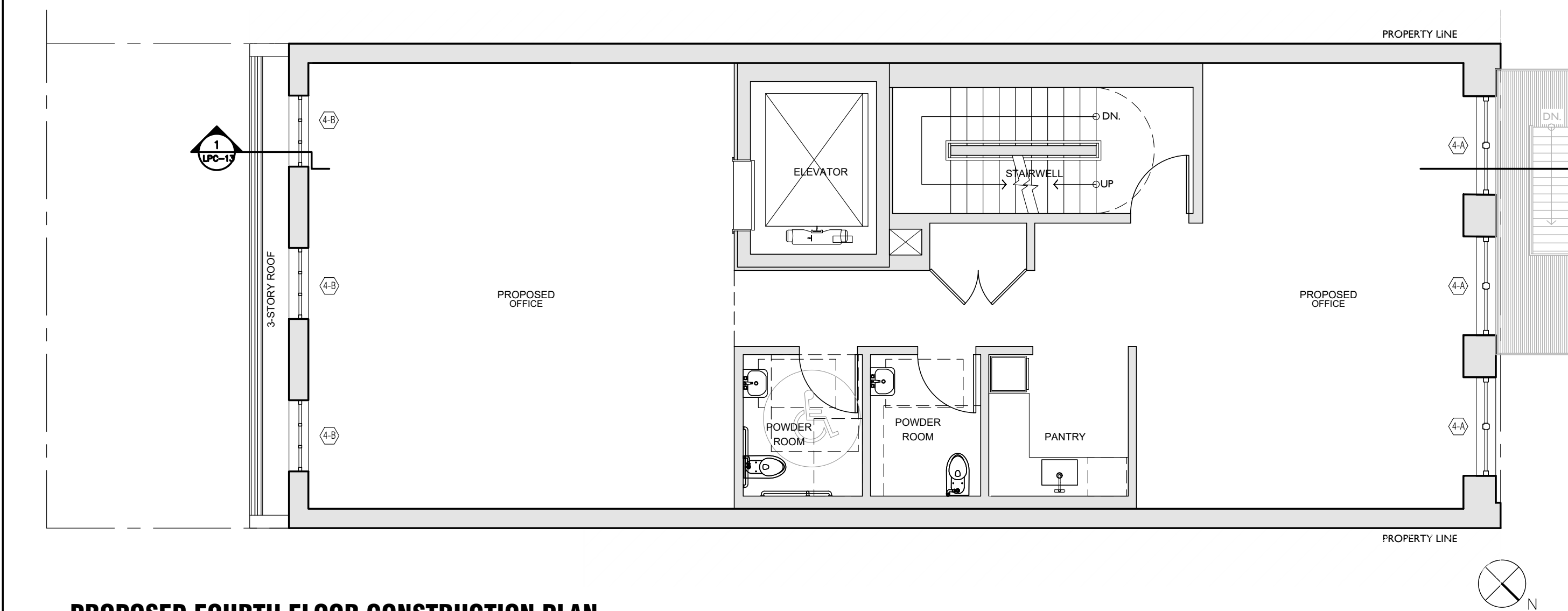
## 1 SECOND FLOOR CONSTRUCTION PLAN

SCALE:  $\frac{3}{16}'' = 1'-0''$



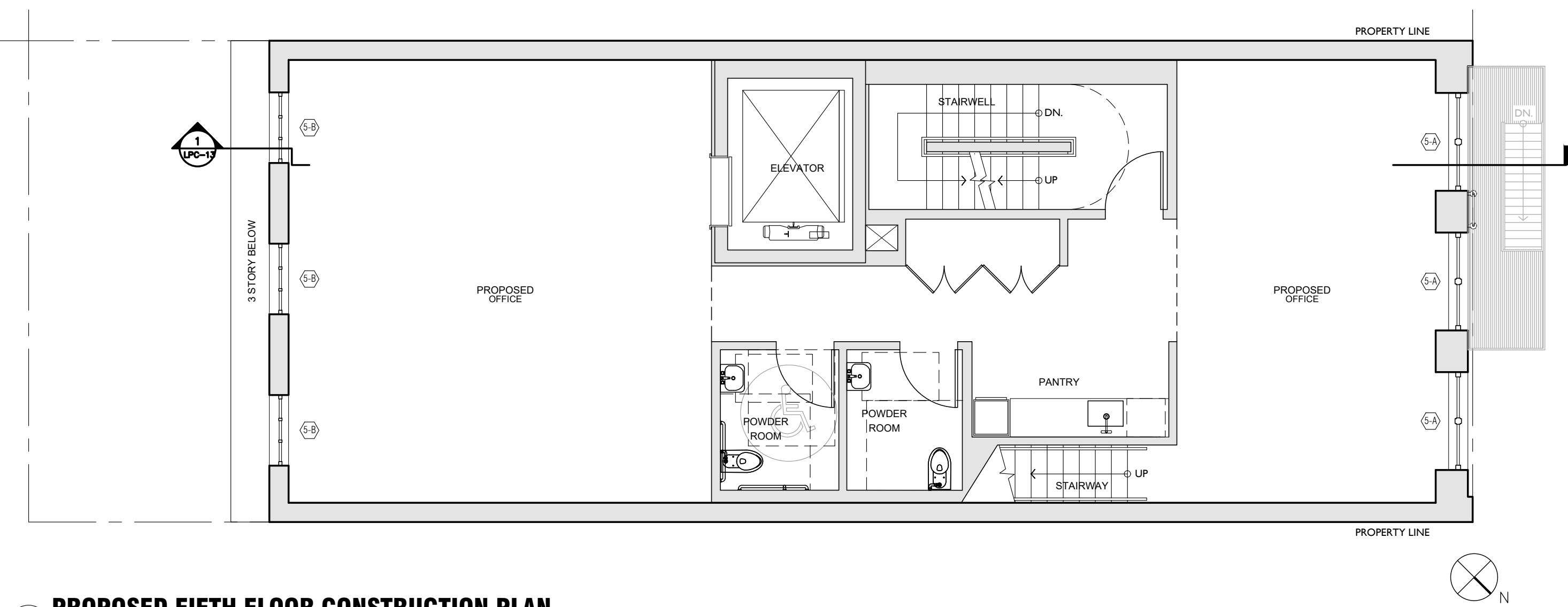
### 2 THIRD FLOOR CONSTRUCTION PLAN

SCALE: 3/16" = 1'-0"



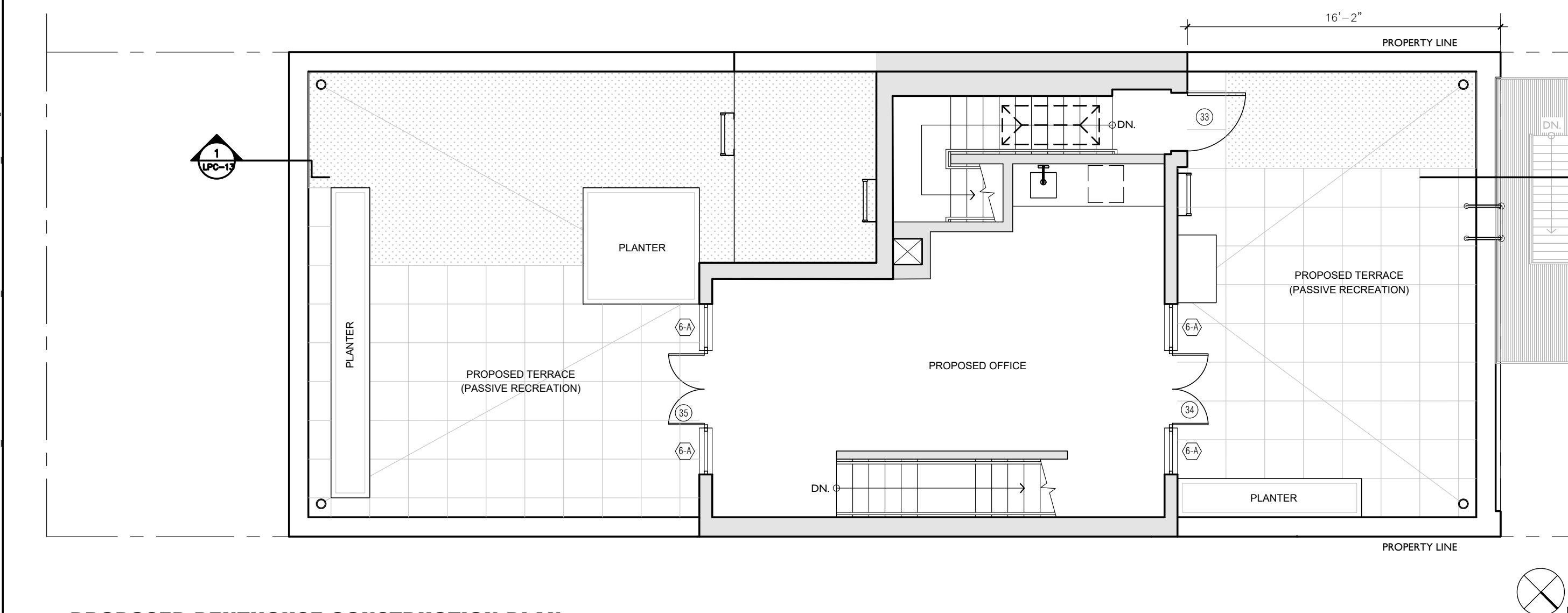
### 2. PROPOSED FOURTH FLOOR CONSTRUCTION PLAN

SCALE: 3/16" = 1'-0"



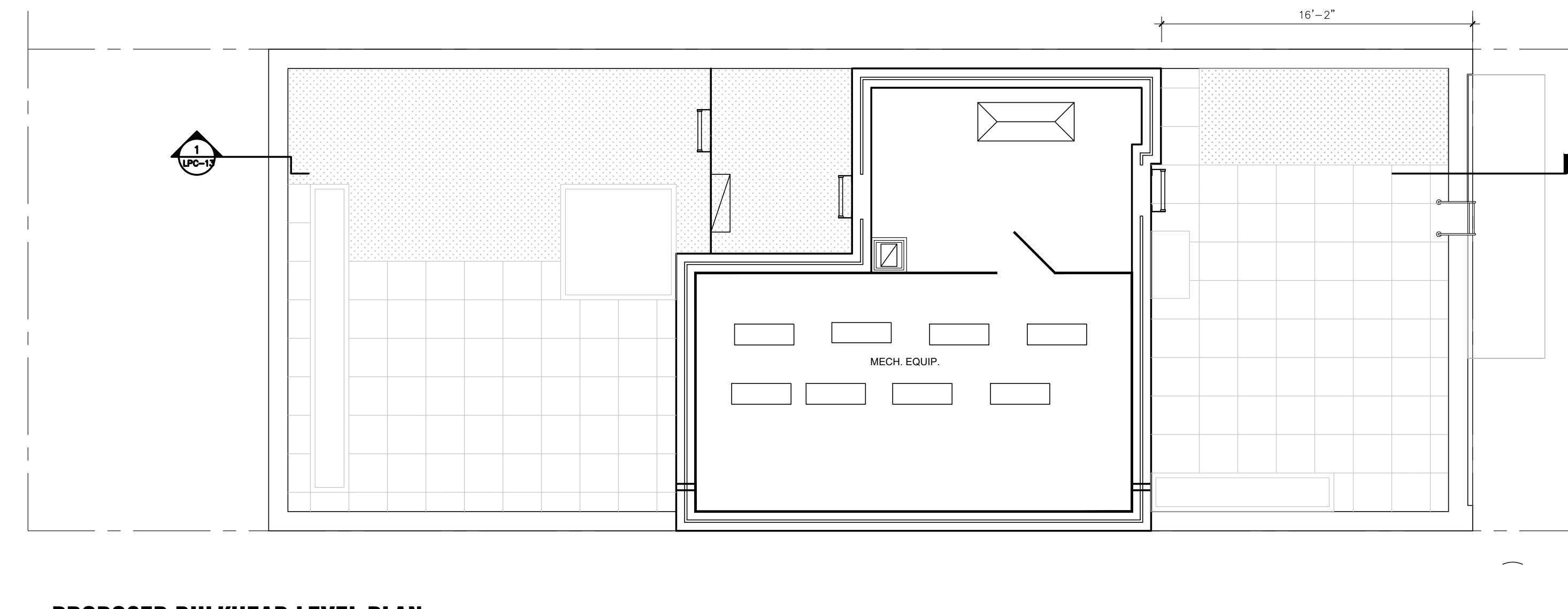
### 1 PROPOSED FIFTH FLOOR CONSTRUCTION PLAN

SCALE: 3/16" = 1'-0"



### **PROPOSED PENTHOUSE CONSTRUCTION PLAN**

SCALE:  $\frac{3}{16}'' = 1'-0''$



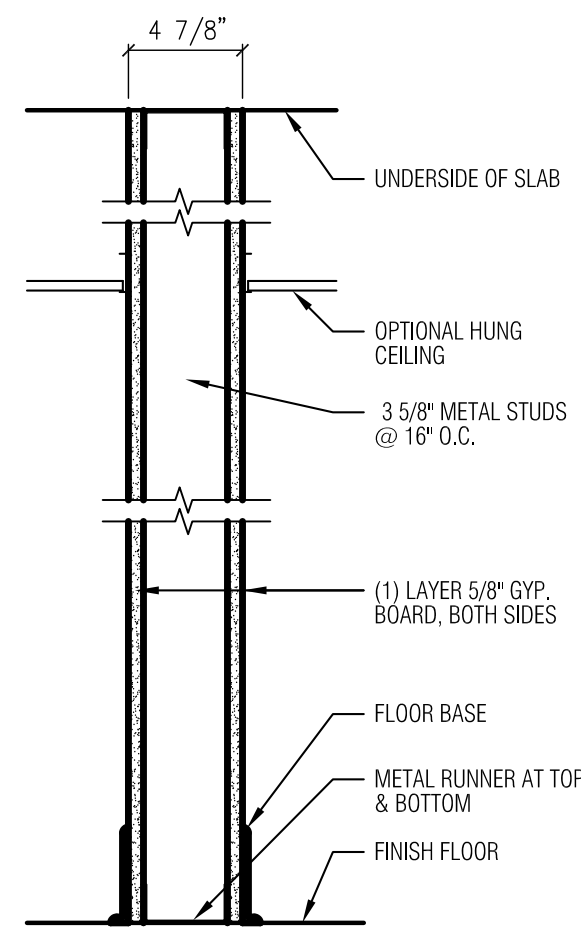
## 6 PROPOSED BULKHEAD LEVEL PLAN

SCALE: 3/16" = 1'-0"

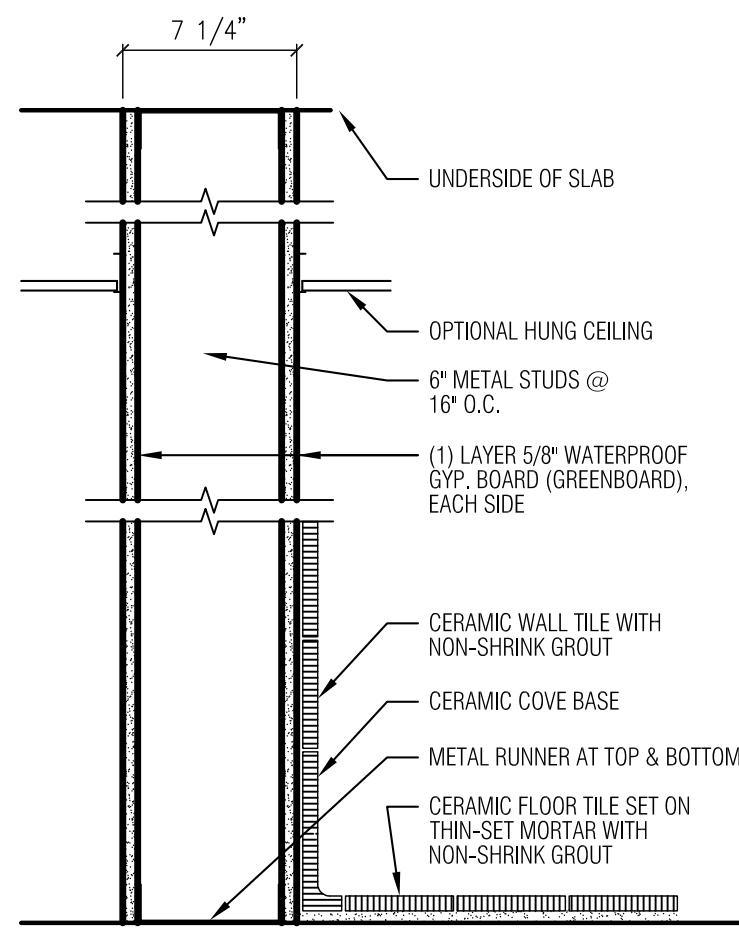




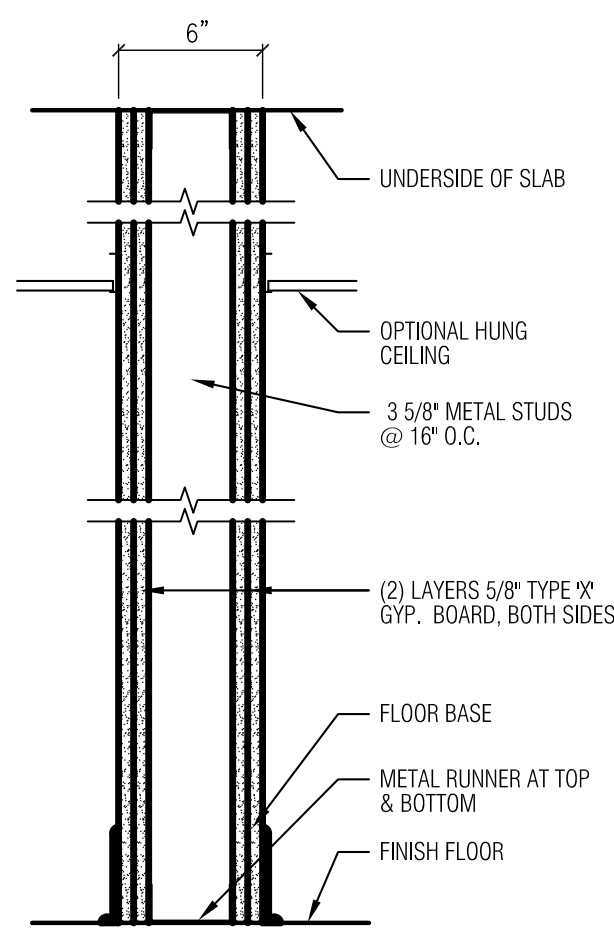




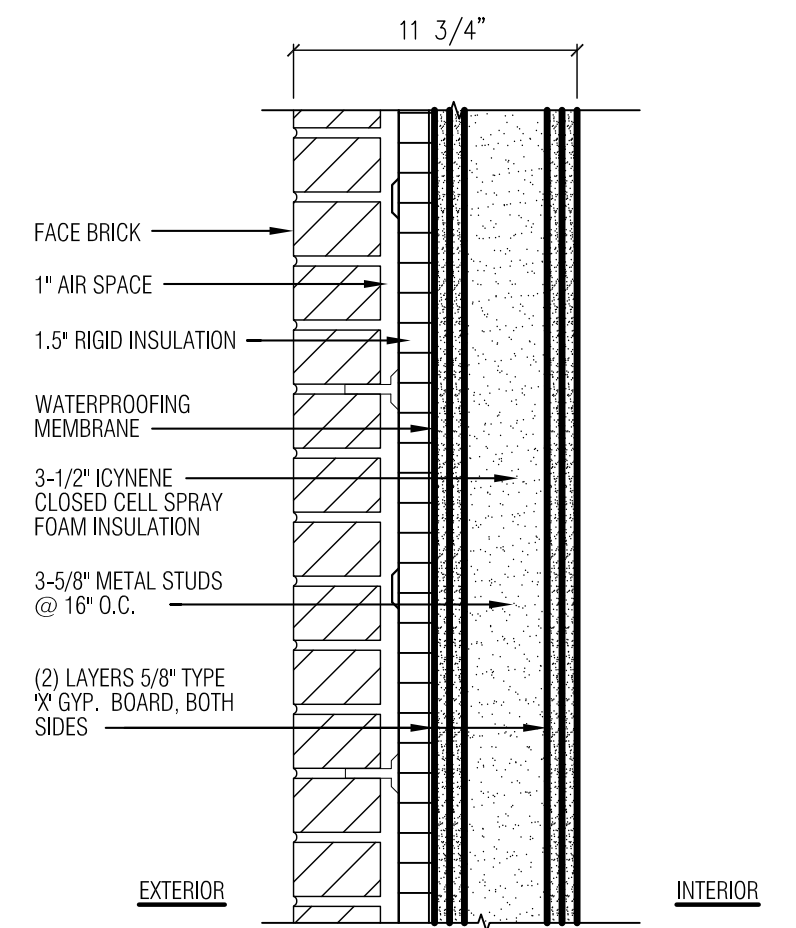
1 NON-RATED PARTITION  
SCALE: 1 1/2" = 1'-0"



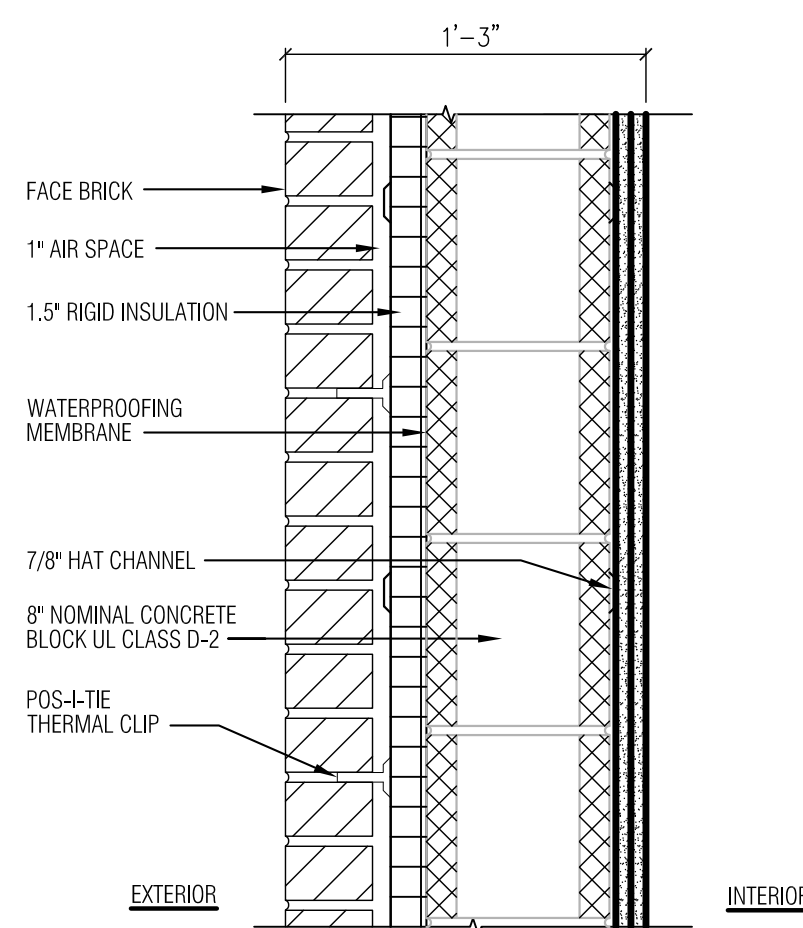
2 NON-RATED PARTITION  
AT BATHROOMS  
SCALE: 1 1/2" = 1'-0"



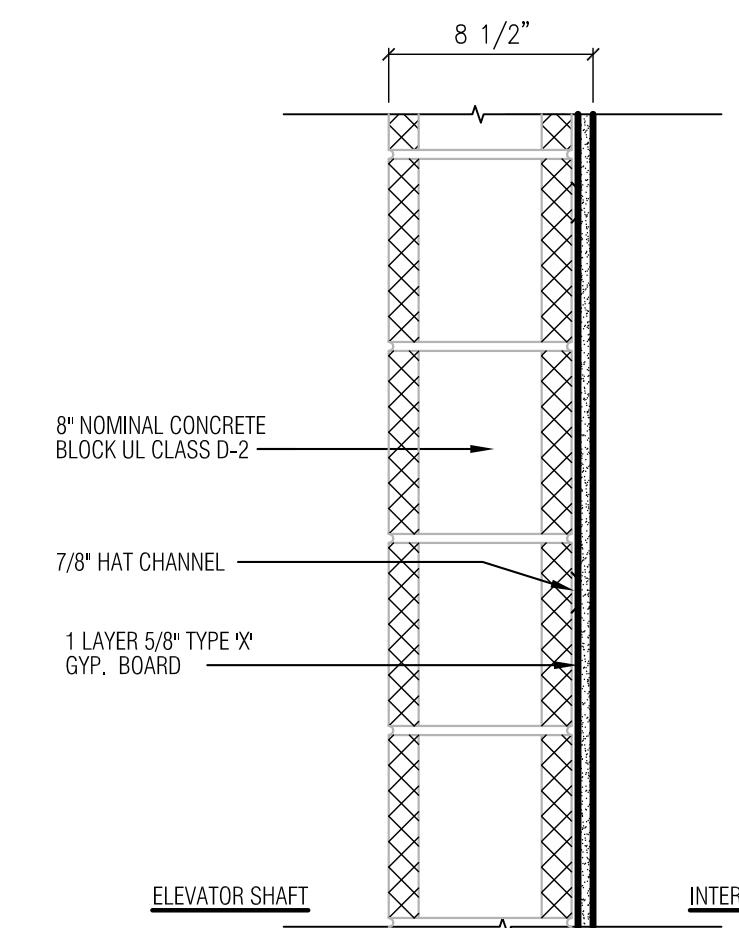
3 2-HOUR RATED PARTITION  
SCALE: 1 1/2" = 1'-0"



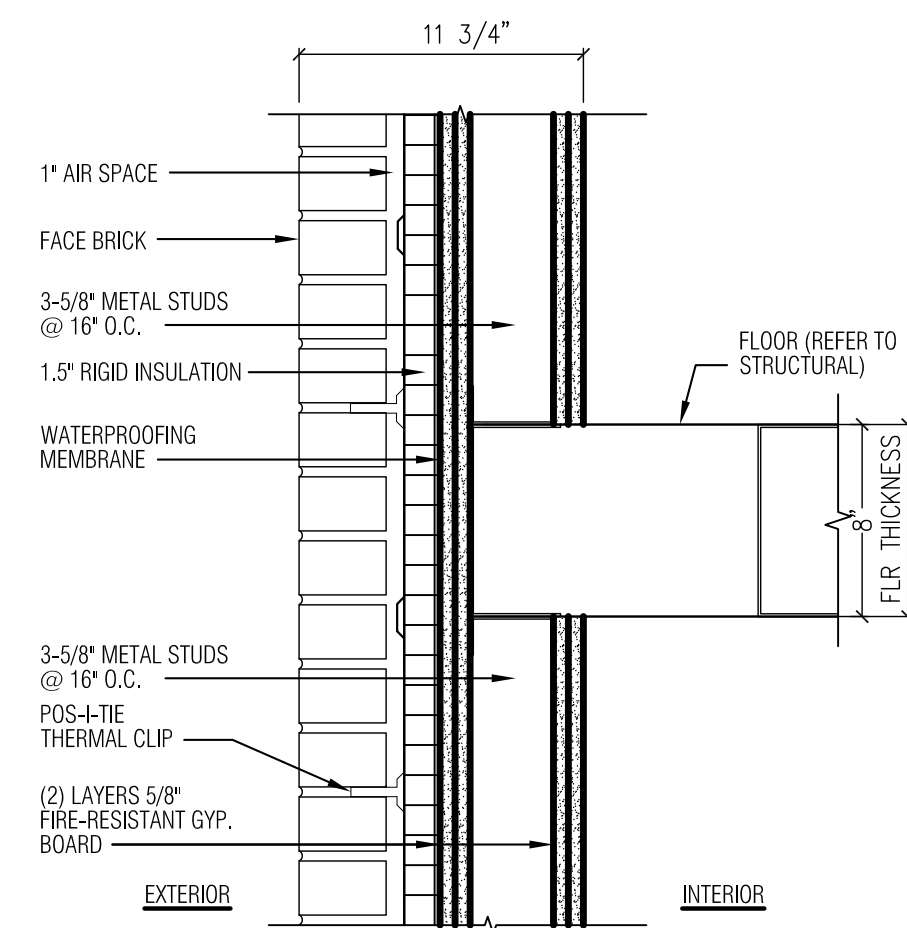
4 2-HOUR RATED BRICK STUD WALL ASSEMBLY  
SCALE: 1 1/2" = 1'-0"



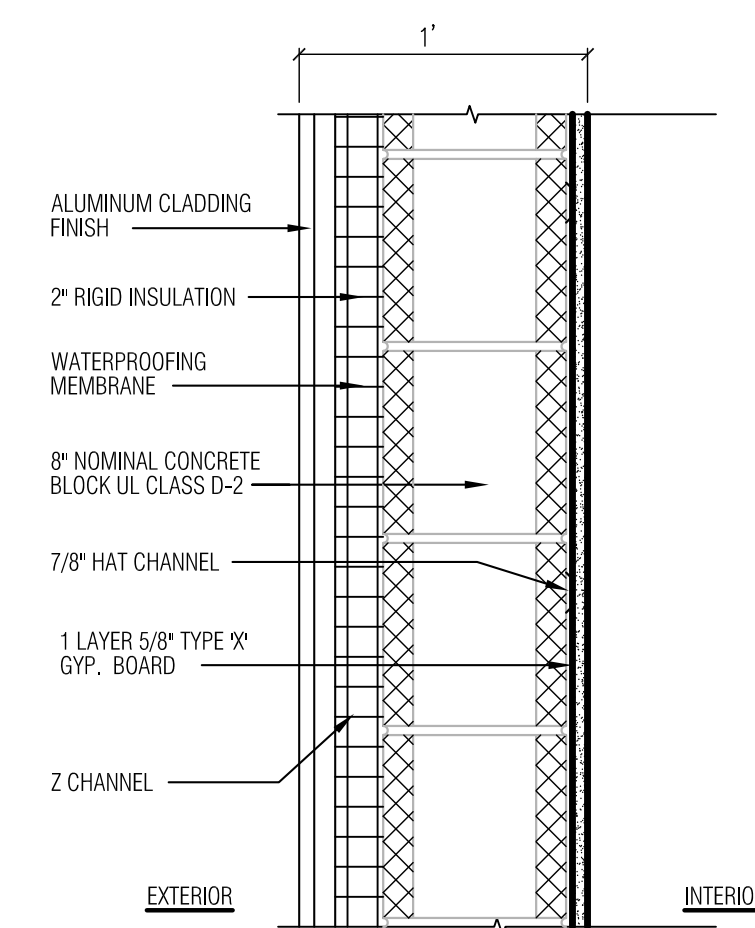
5 EXTERIOR BRICK CMU w/ FURRED WALL  
SCALE: 1 1/2" = 1'-0"



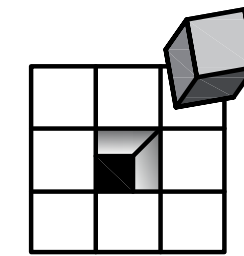
6 ELEVATOR CMU WALL  
SCALE: 1 1/2" = 1'-0"



7 2-HOUR RATED BRICK WALL ASSEMBLY W/ FLOOR EDGE  
SCALE: 1 1/2" = 1'-0"



8 ELEVATOR CMU WALL @ PENTHOUSE  
SCALE: 1 1/2" = 1'-0"



**COSTA ARCHITECTURE  
& ENGINEERING, LLP**

MAIN OFFICE: 175 GREAT NECK ROAD, SUITE 303  
GREAT NECK, NEW YORK 11021

BROOKLYN OFFICE: 6024 14TH AVENUE, 2ND FLOOR  
BROOKLYN, NY 11219  
TEL: (212) 688-6194 (516) 829-0278 (718) 851-6663

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### Revision Schedule

[illegible]

## Issue Schedule

[illegible]

FOR DOB USE:

PROFESSIONAL SEAL:

PROJECT SCOPE:

### 2-STORY + PENTHOUSE ADDITION, CHANGE IN EGRESS, OCCUPANCY AND USE

APPLICATION TYPE: **ALTERATION TYPE-1**

BIS#:	121209094
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PROJECT TITLE:  
**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

SHEET TITLE:

## PARTITION TYPES & EXTERIOR DETAILS

PROJ. DATE:	08/21/2021	PROJECT #	21094
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PROJ. MNGR.:	CD	SHEET:	4 of 13
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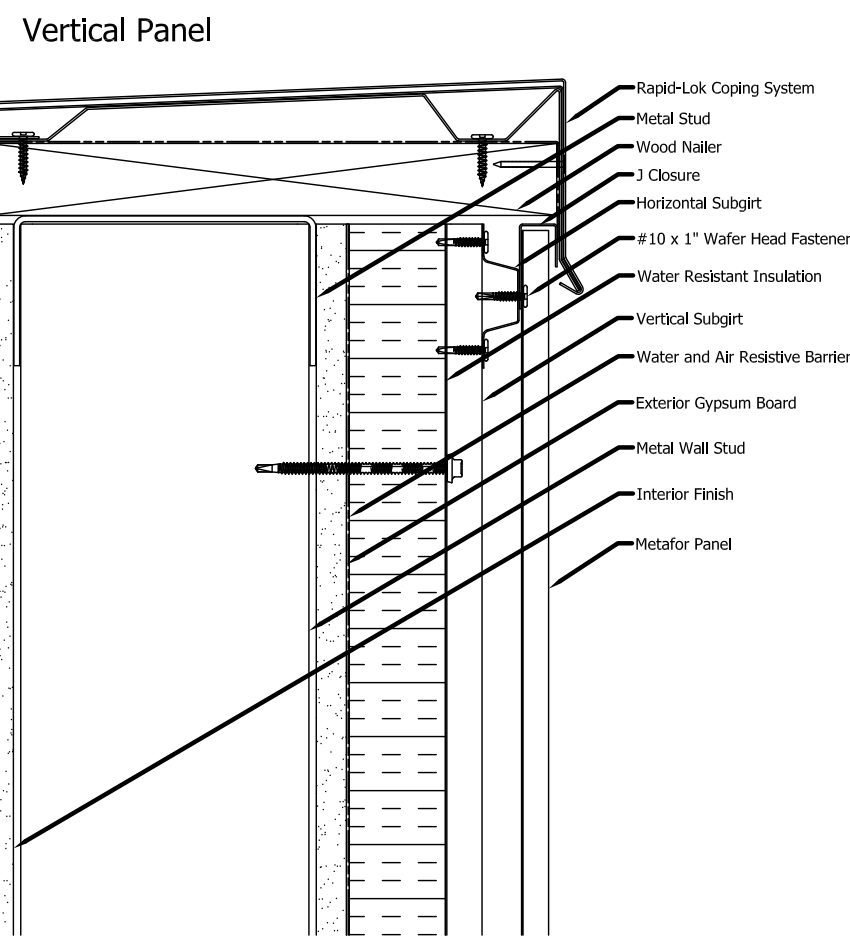
SHEET 8

**A-4.00**

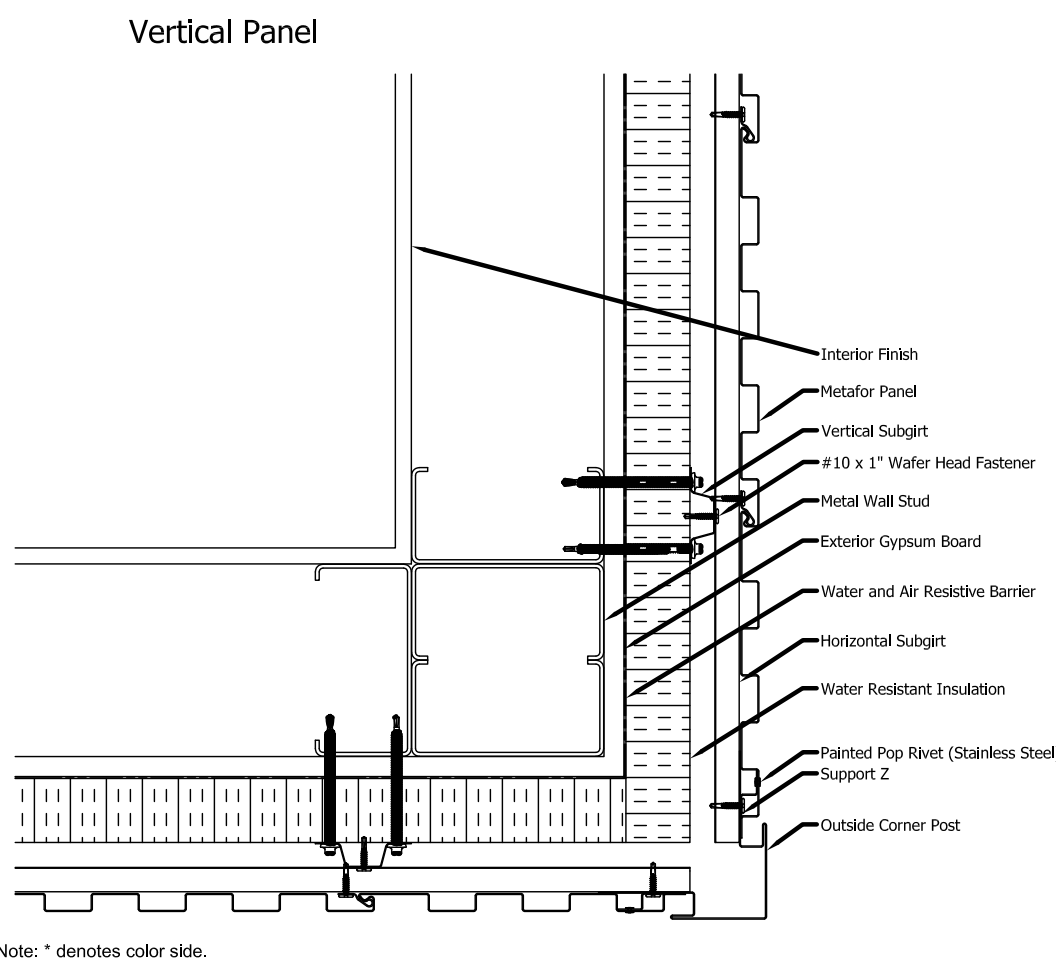
B-SCAN:



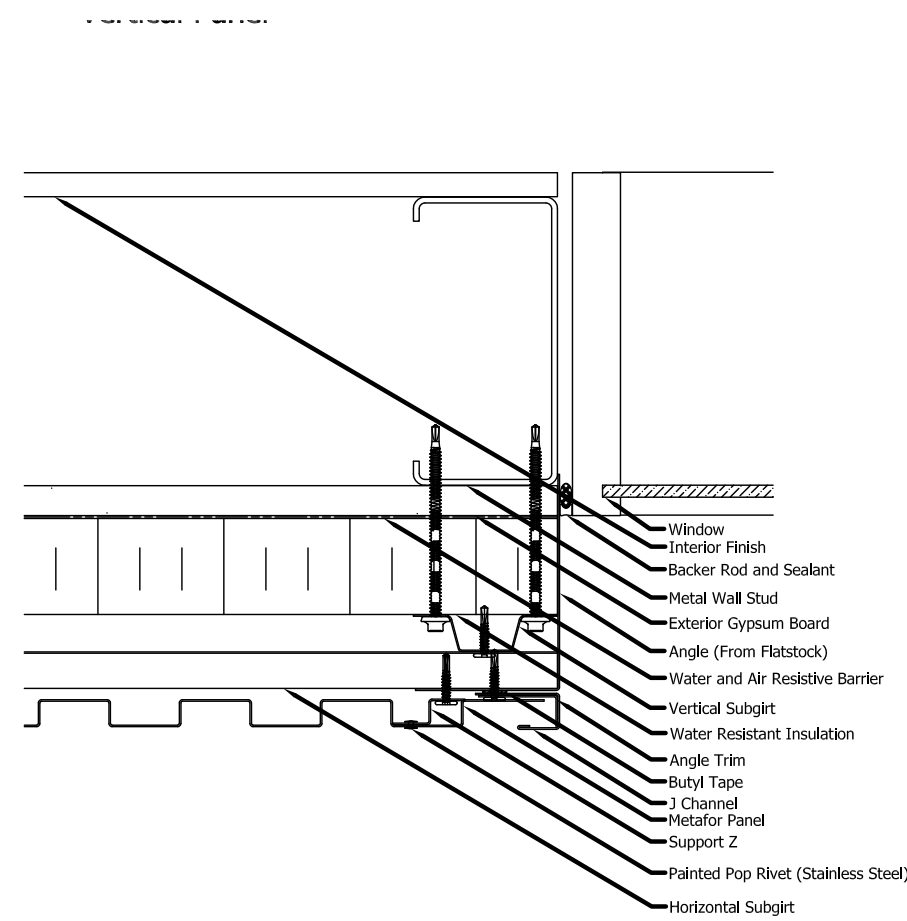
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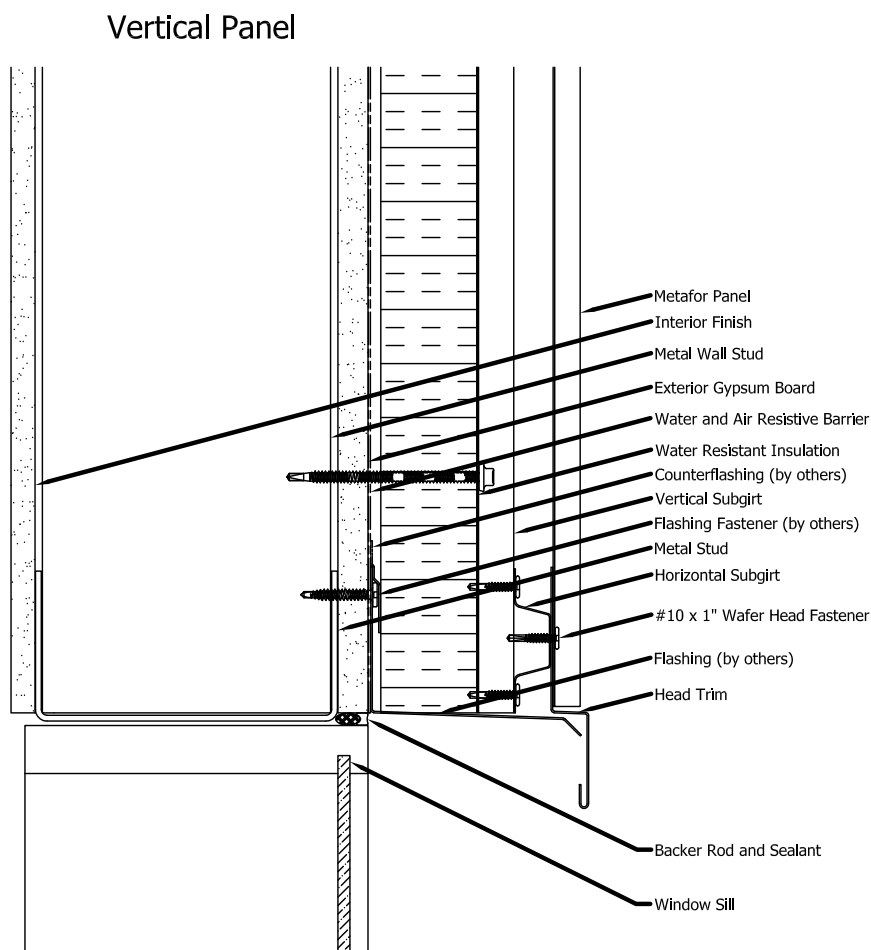
**2** **FRONT/**  
SCALE: 3' = 1'-0"



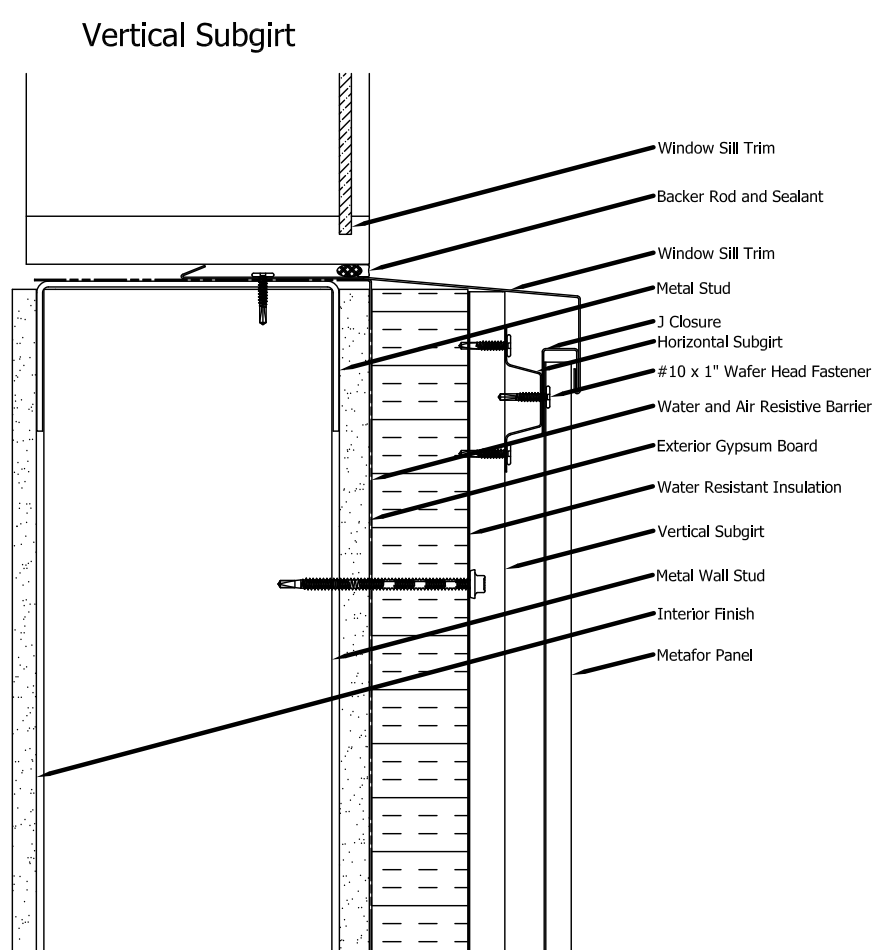
**3** SCALE: 3" = 1'-0"



**4** **DOOR JAMB**  
SCALE: 3" = 1'-0"



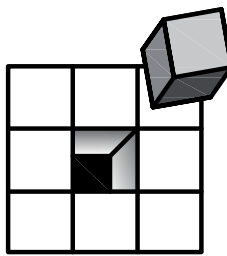
**5** **DETAIL C**  
SCALE: 3" = 1'-0"



**6** SCALE: 3" = 1'-0"

10/25/2022 3:11 PM, Z:\PROJECTS\52 Greene St\DRAWINGS\ 00000000-GC-Job Name\CAD MASTER\PC-12 (DETAILS).dwg





**COSTA ARCHITECTURE  
& ENGINEERING, LLP**

MAIN OFFICE: 175 GREAT NECK ROAD, SUITE 303  
GREAT NECK, NEW YORK 11021  
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BROOKLYN, NY 11219  
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**Revision Schedule**

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**Issue Schedule**

#	Date	Description
1	04/28/2021	PERMIT SET
2	12/16/2021	ISSUE TO OWNER
2	01/19/2022	ISSUE FOR LPC

FOR DOB USE:

PROFESSIONAL SEAL:

PROJECT SCOPE:

**2-STORY + PENTHOUSE ADDITION,  
CHANGE IN EGRESS, OCCUPANCY  
AND USE**

APPLICATION TYPE: **ALTERATION TYPE-1**

BIS #: **121209094**

PROJECT TITLE:  
**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

SHEET TITLE:

PARTITION TYPES &  
EXTERIOR DETAILS

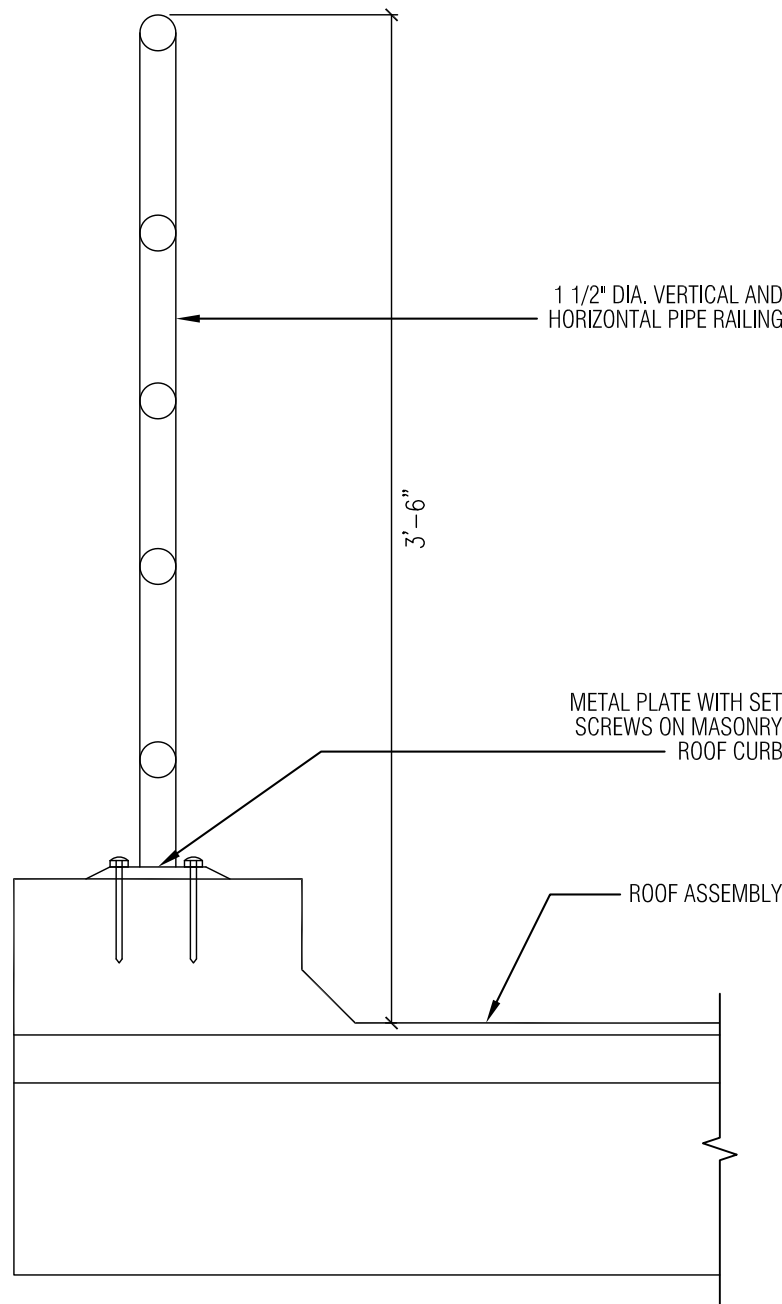
PROJ. DATE: 08/21/2021 PROJECT # 21094

PROJ. MNGR.: CD SHEET: 6 of 13

SHEET #

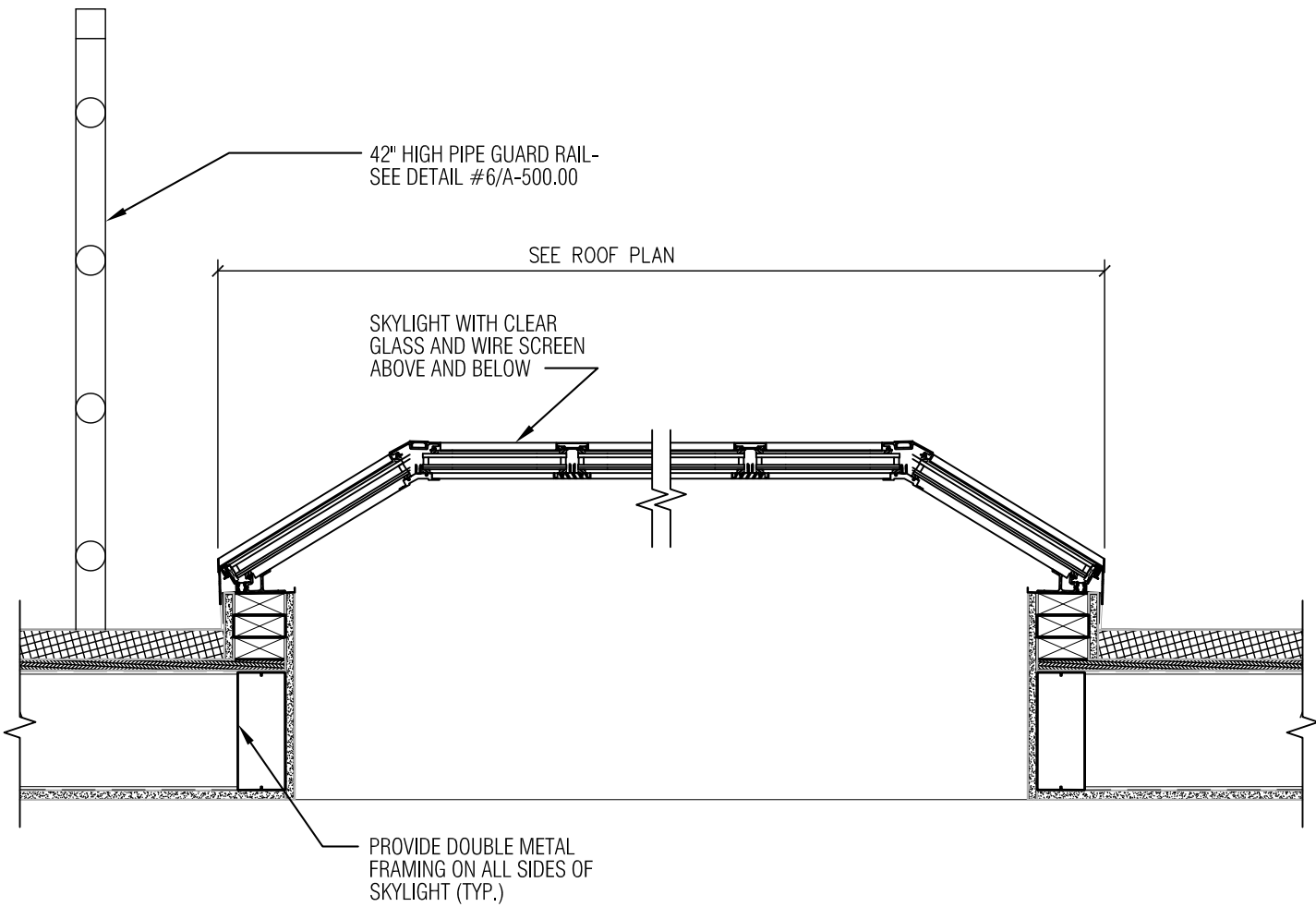
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B-SCAN:



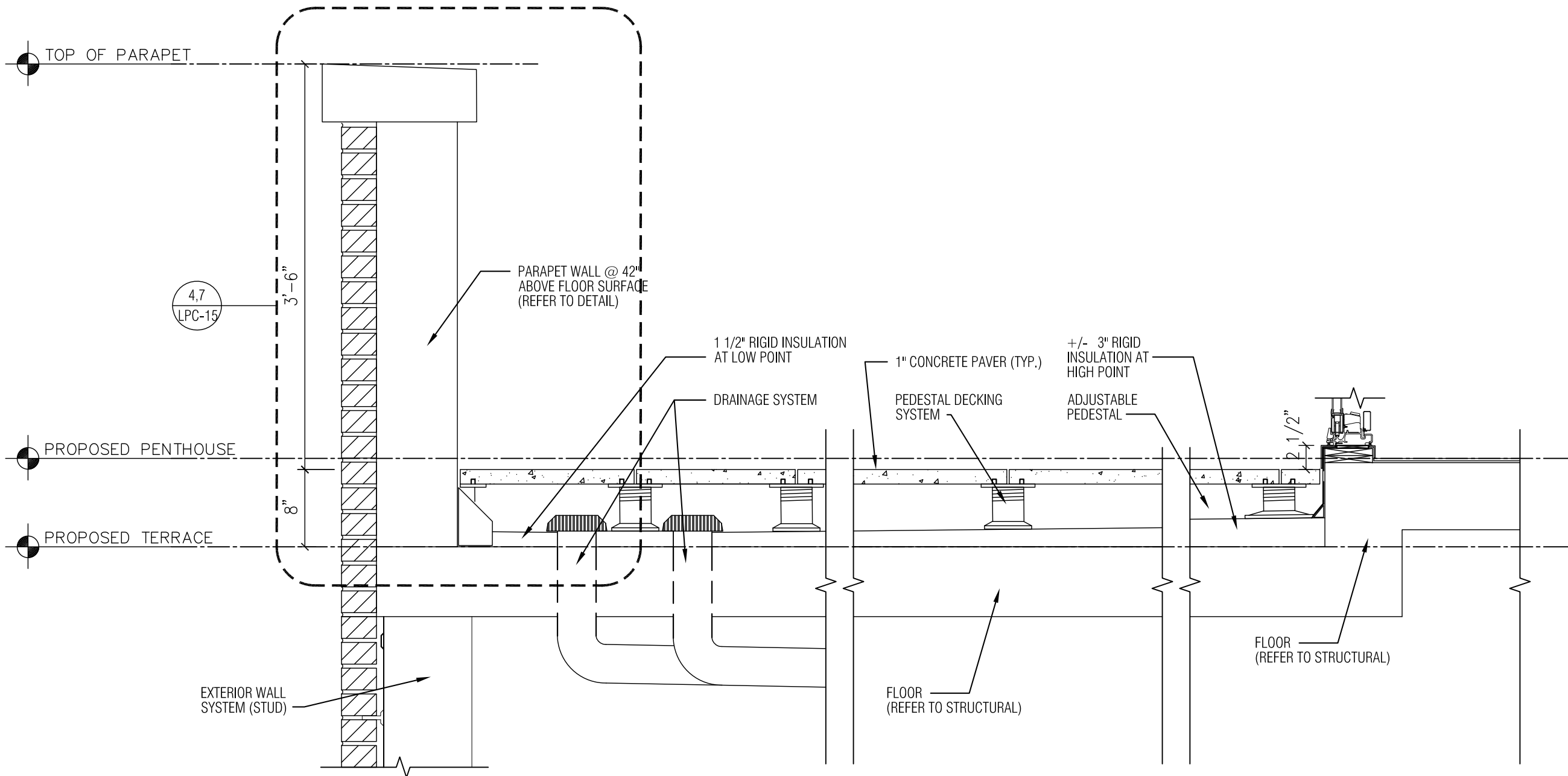
**1 PIPE GUARD RAILING DETAIL AT ROOF**

SCALE: 1 1/2" = 1'-0"



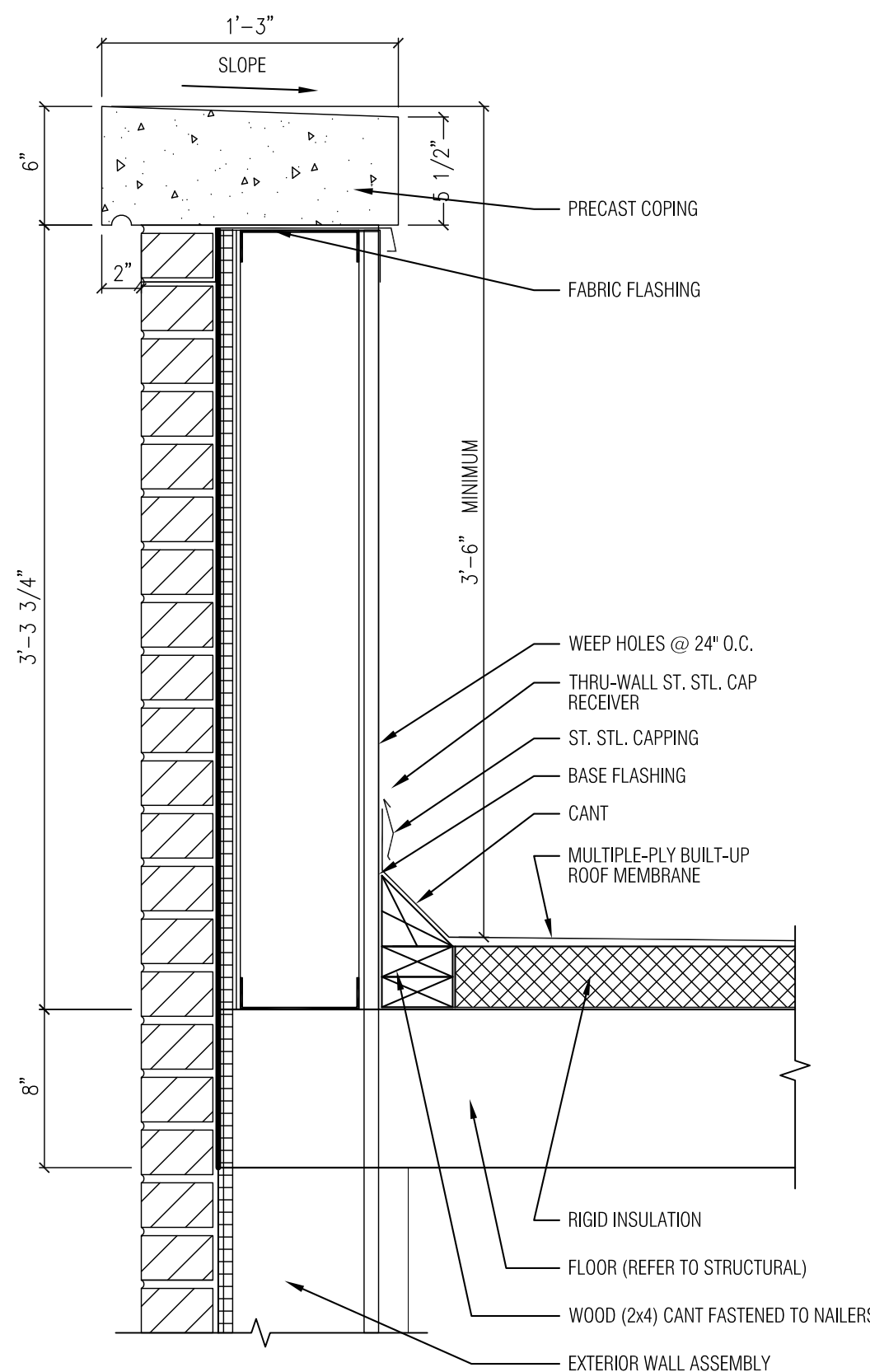
**5 SECTION AT ROOF SKYLIGHT**

SCALE: 1" = 1'-0"



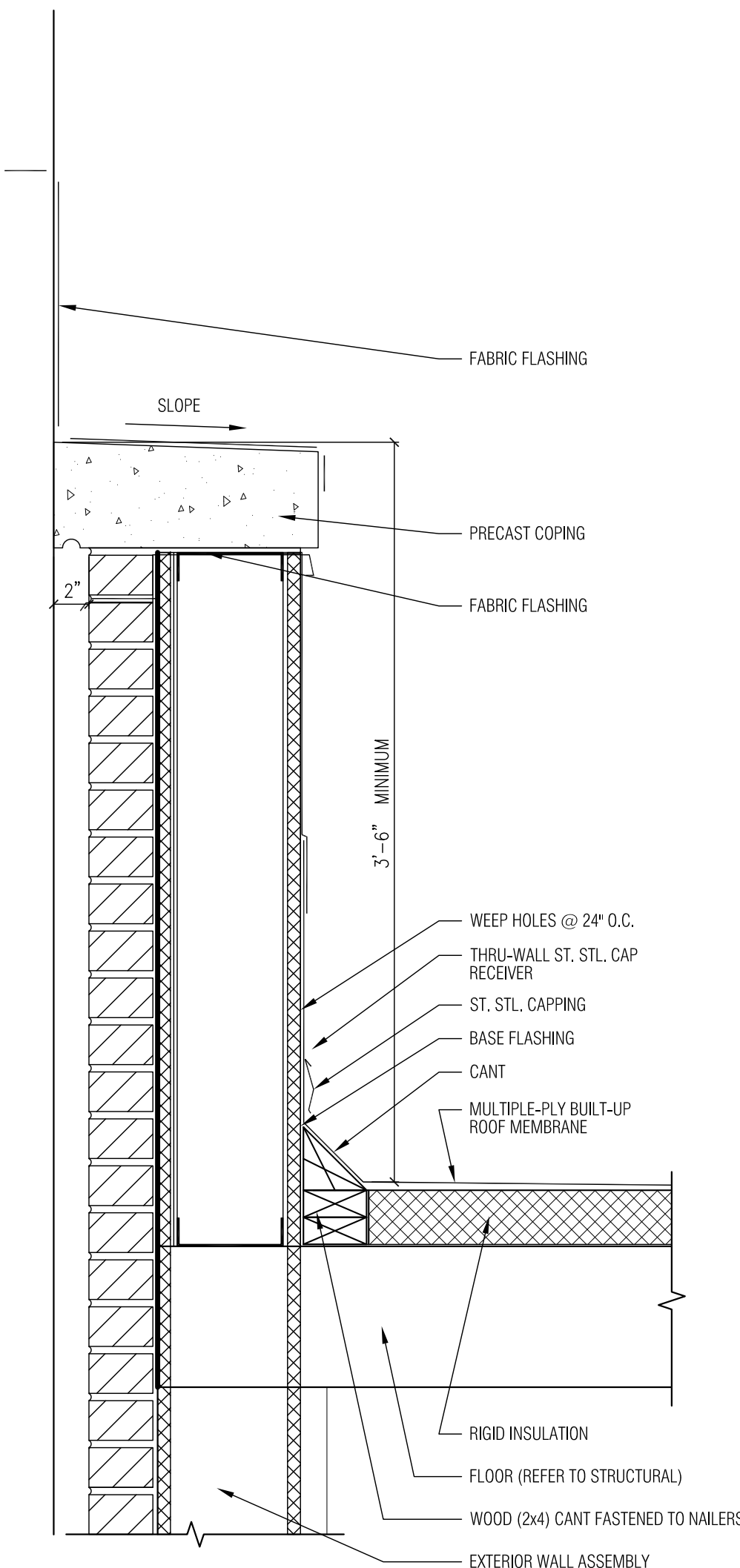
**6 SECTION AT ROOF TERRACE**

SCALE: 1" = 1'-0"



**7 SECTION AT CONCRETE PARAPET (REAR)**

SCALE: 1 1/2" = 1'-0"



**4 SECTION AT CONCRETE PARAPET (SIDE)**

SCALE: 1 1/2" = 1'-0"



[illegible][illegible]

FOR DOB USE

PROFESSIONAL SEAL:

PROJECT SCOPE:

## 2-STORY + PENTHOUSE ADDITION, CHANGE IN EGRESS, OCCUPANCY AND USE

APPLICATION TYPE: **ALTERATION TYPE**

BIS#: 1212090

PROJECT TITLE:  
**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

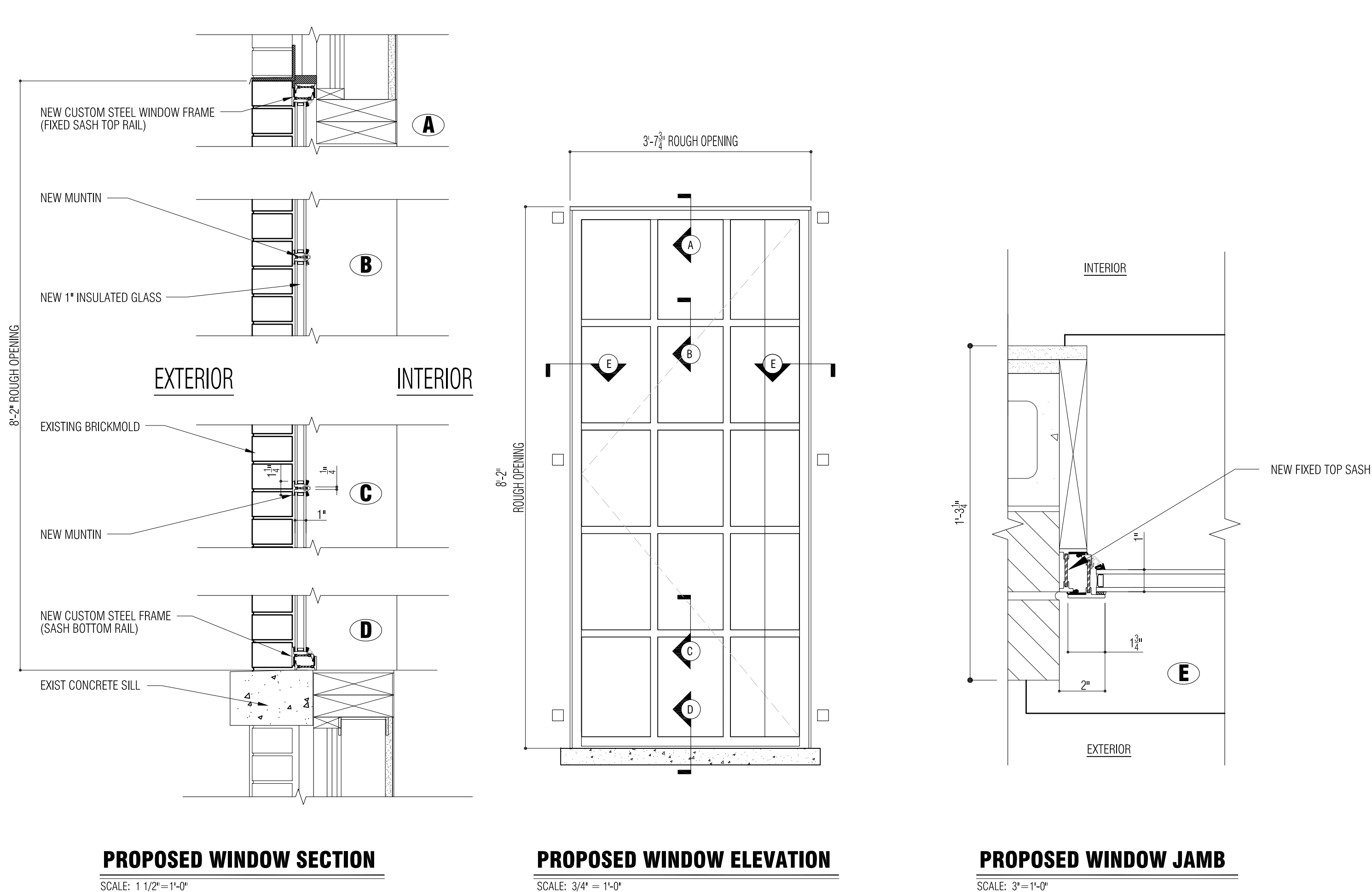
SHEET TITLE: EXISTING & PROPOSED  
WINDOW/DETAIL @ 3RD,  
4TH & 5TH FLOORS  
REAR FACADE

PROJ. DATE:	08/31/2021	PROJECT#	210
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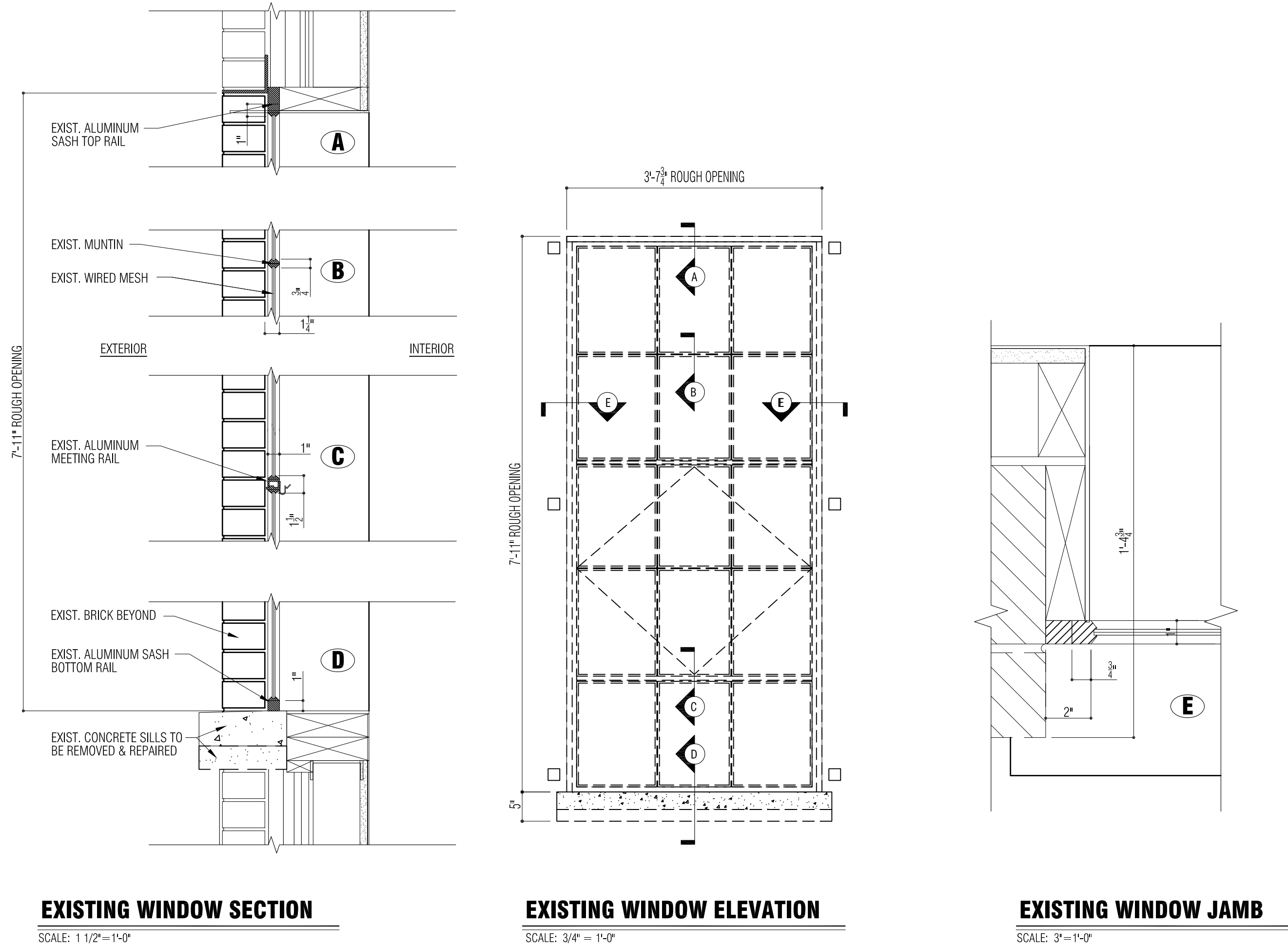
PROJ. MNGR.:	CD	SHEET:	7 of
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SHEET # **A-7.00**

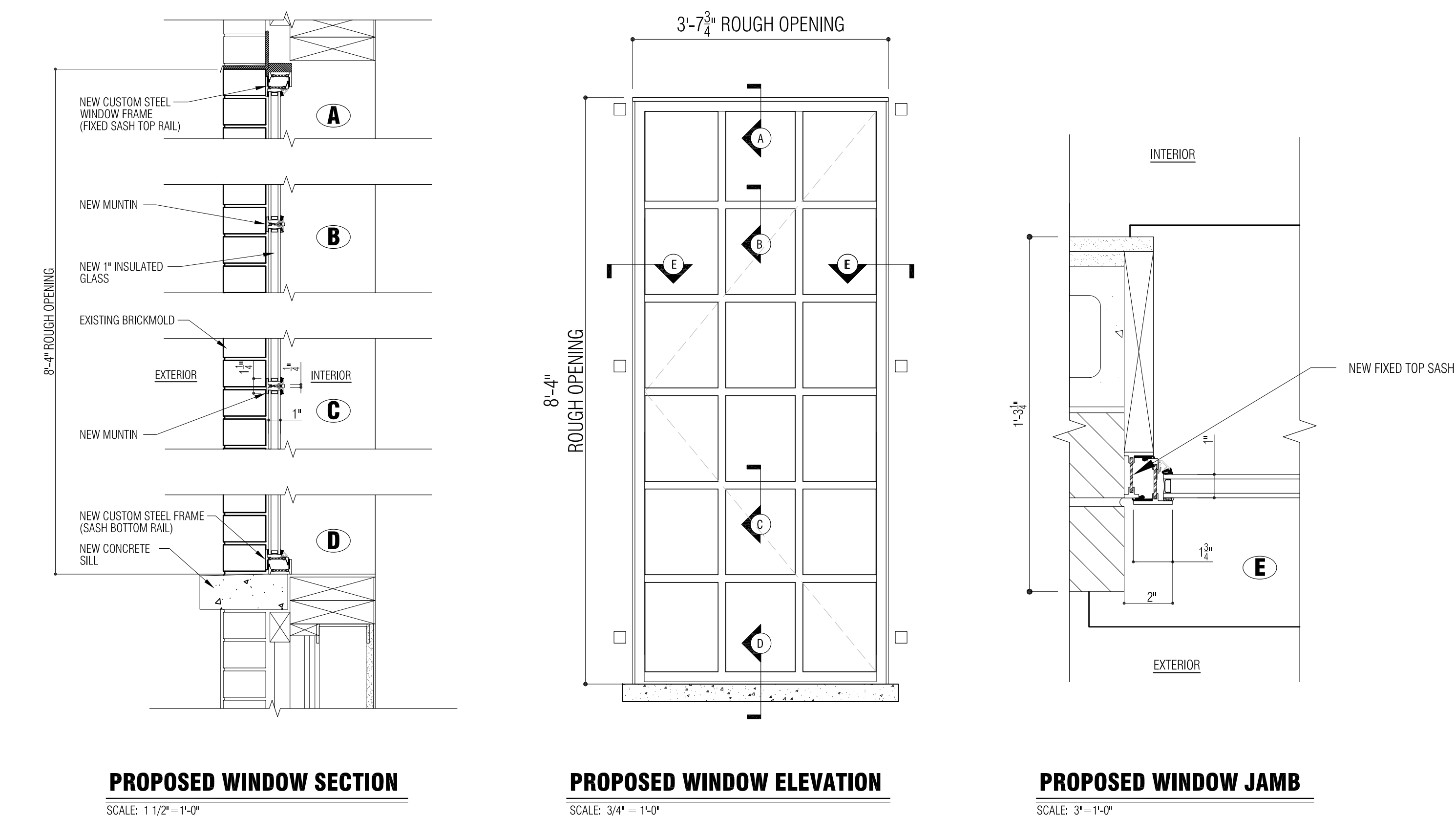
B-SCAN



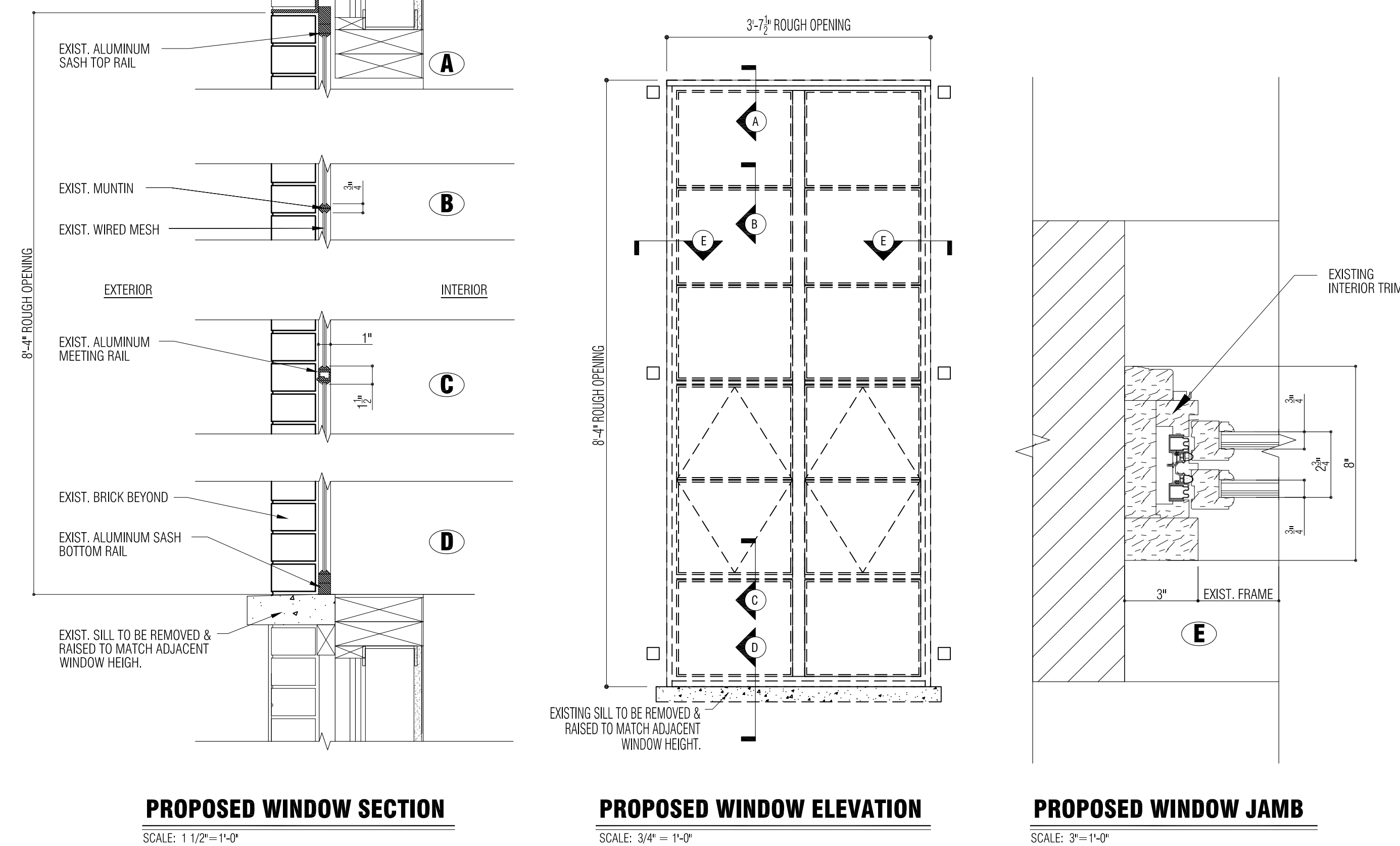
**1 PROPOSED 2ND FLOOR REAR WINDOW/DETAILS - 2B**



## 2 EXISTING 2ND FLOOR REAR WINDOW/DETAILS - B

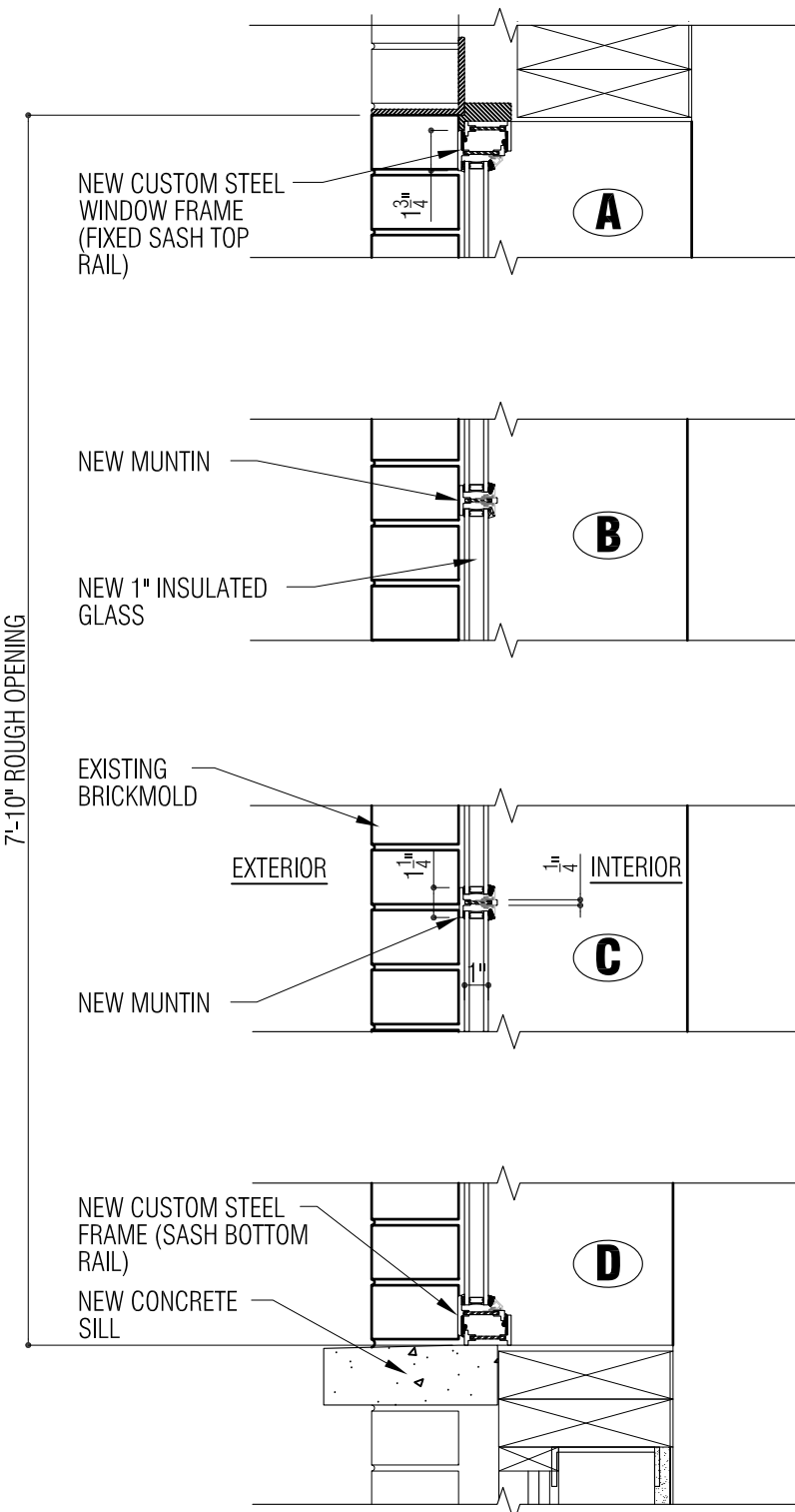


## PROPOSED 2ND FLOOR REAR WINDOW/DETAILS - 2C



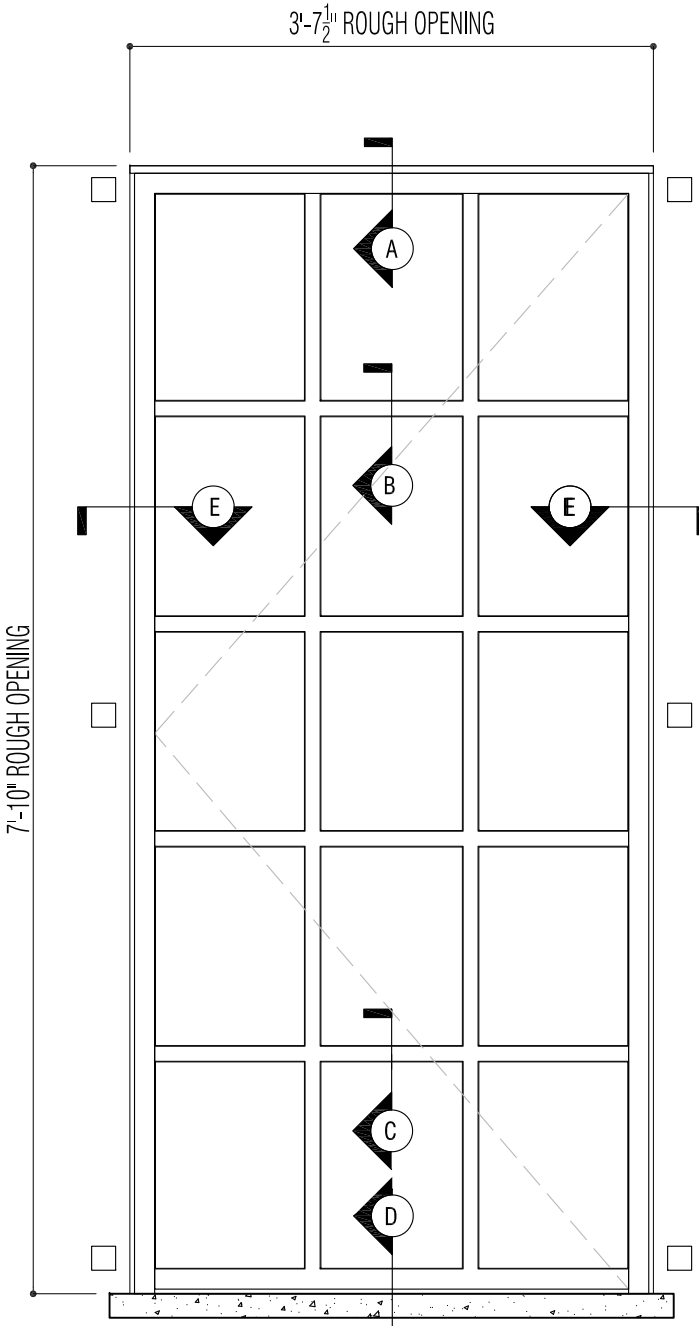
#### 4 EXISTING 2ND FLOOR REAR WINDOW/DETAILS - G





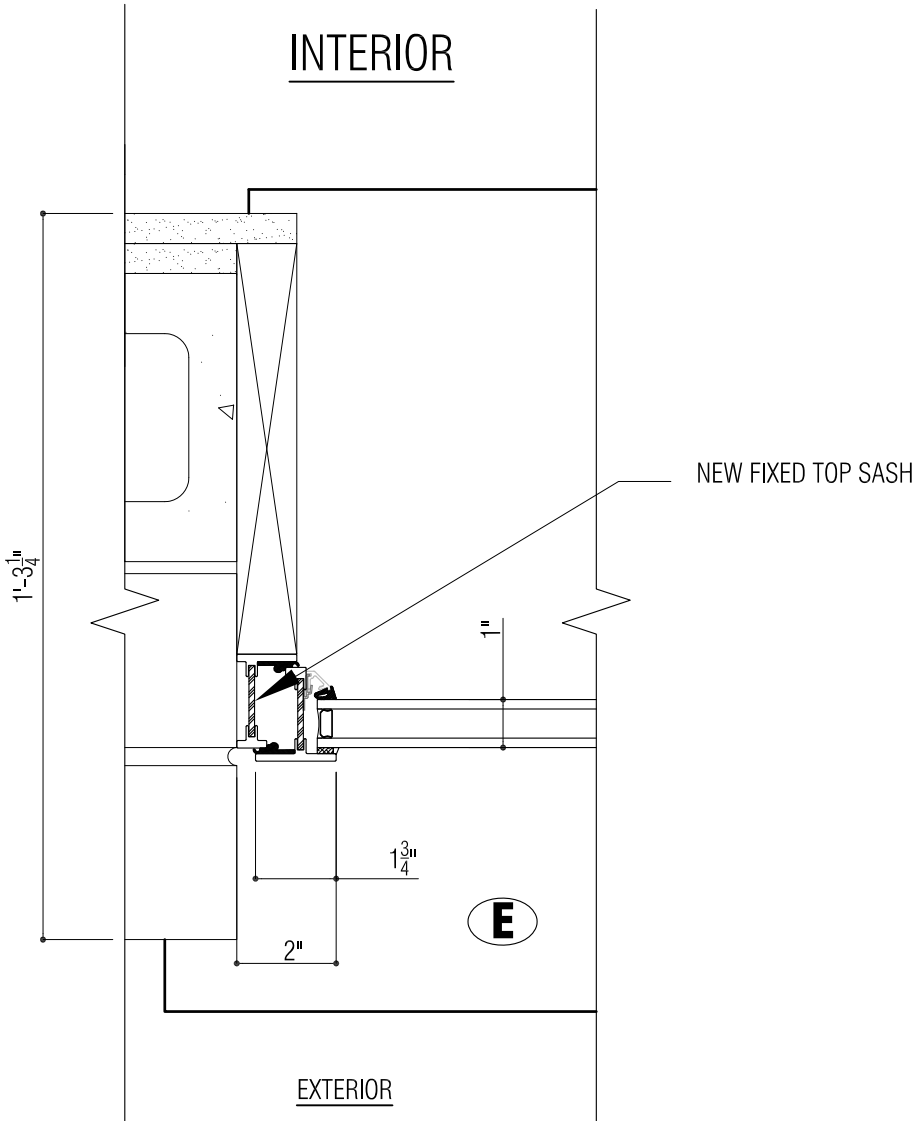
PROPOSED WINDOW SECTION

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PROPOSED WINDOW ELEVATION

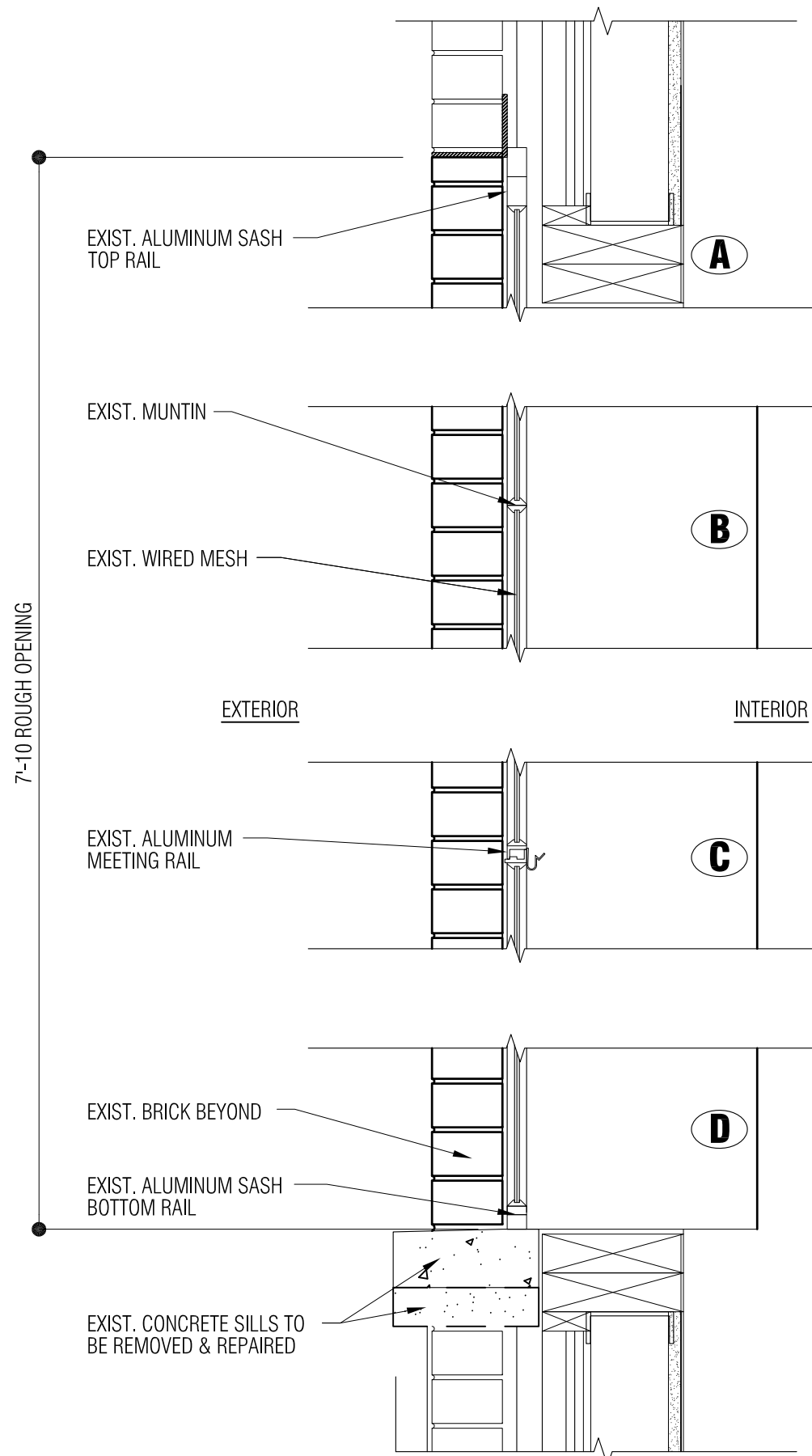
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PROPOSED WINDOW JAMB

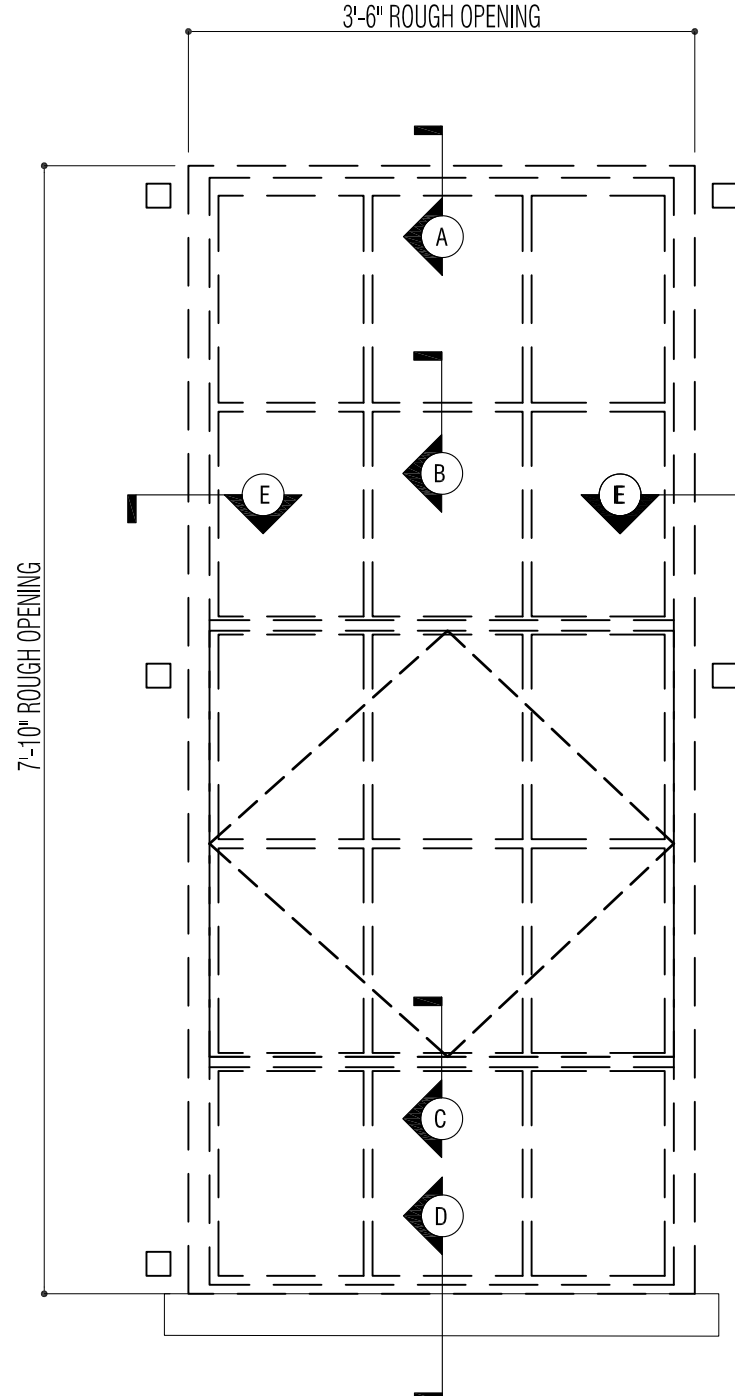
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1 PROPOSED 3RD FLOOR REAR WINDOW/DETAILS - 3B



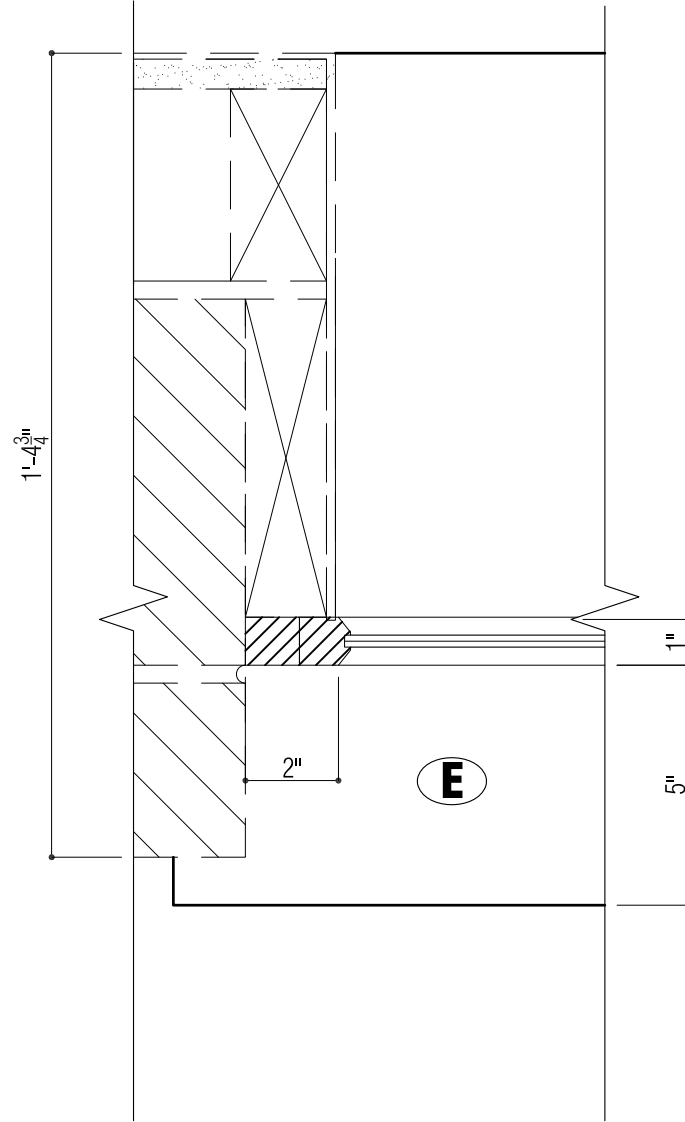
EXISTING WINDOW SECTION

SCALE: 1 1/2" = 1'-0"



EXISTING WINDOW ELEVATION

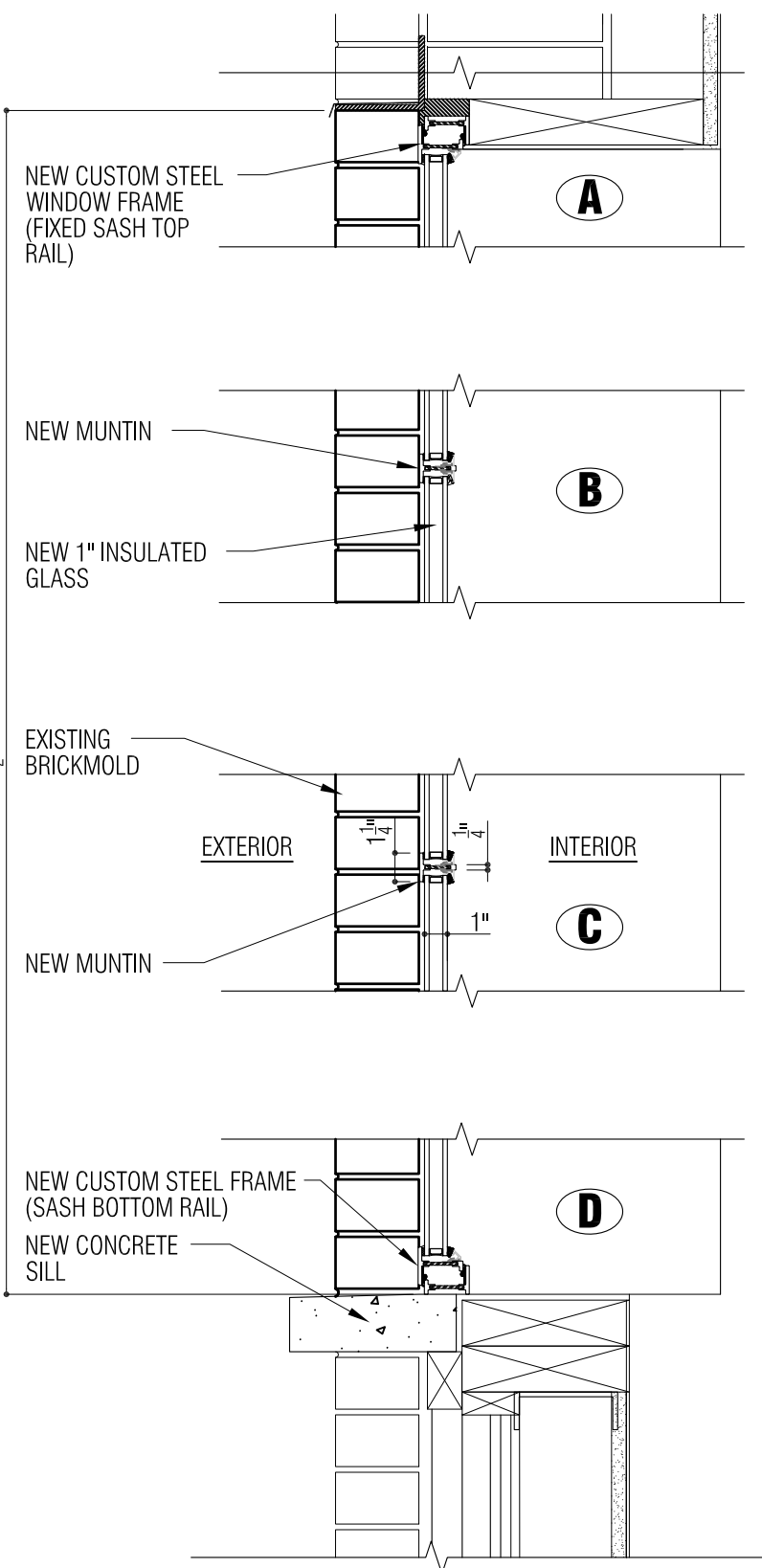
SCALE: 3/4" = 1'-0"



EXISTING WINDOW JAMB

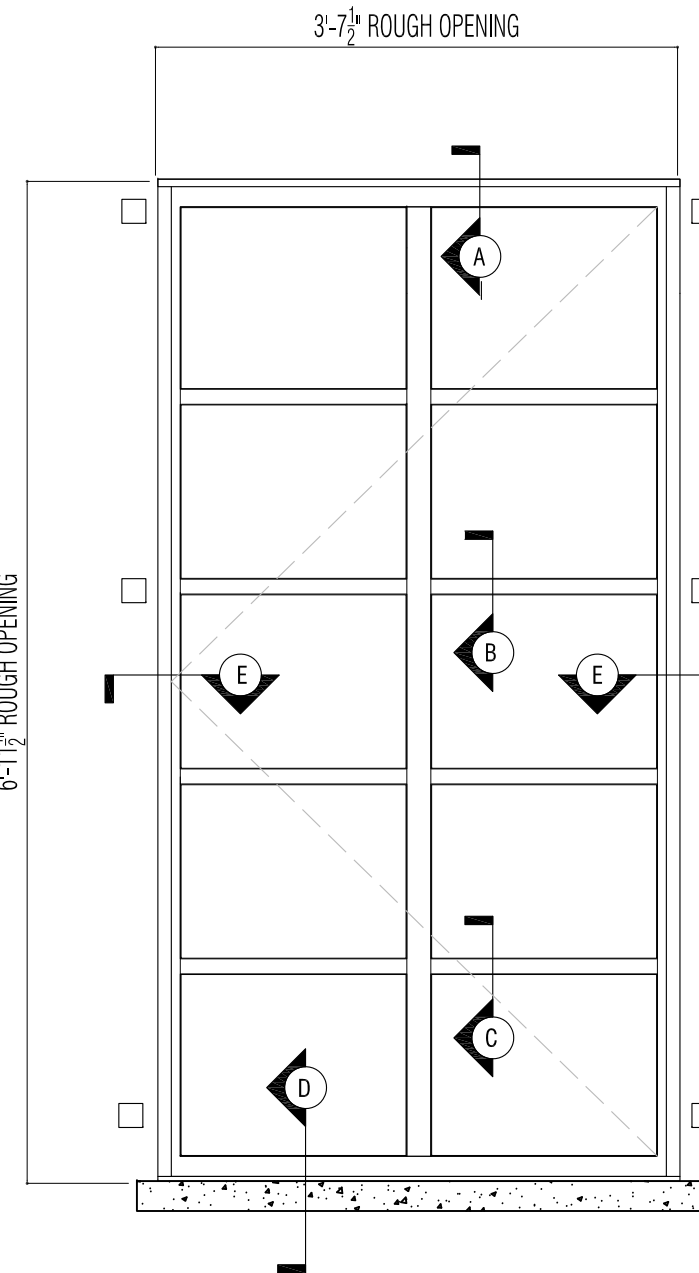
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2 EXISTING 3RD FLOOR REAR WINDOW/DETAILS - E



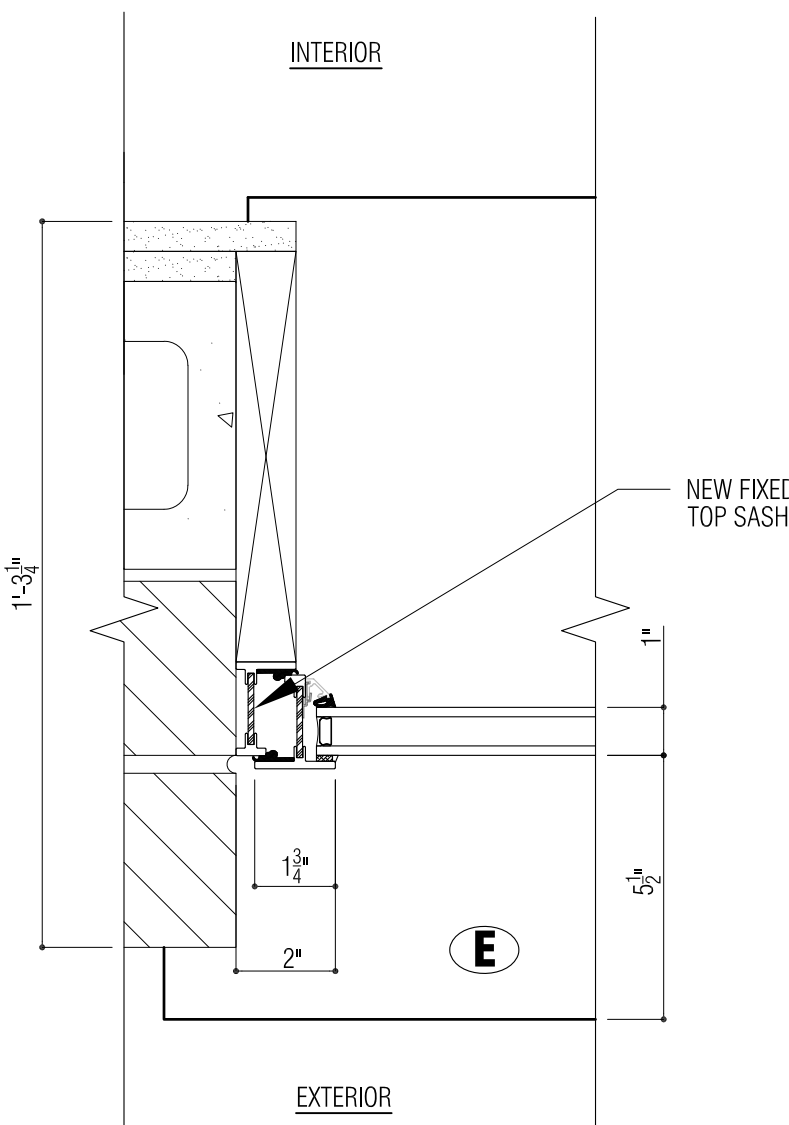
PROPOSED WINDOW SECTION

SCALE: 1 1/2" = 1'-0"



PROPOSED WINDOW ELEVATION

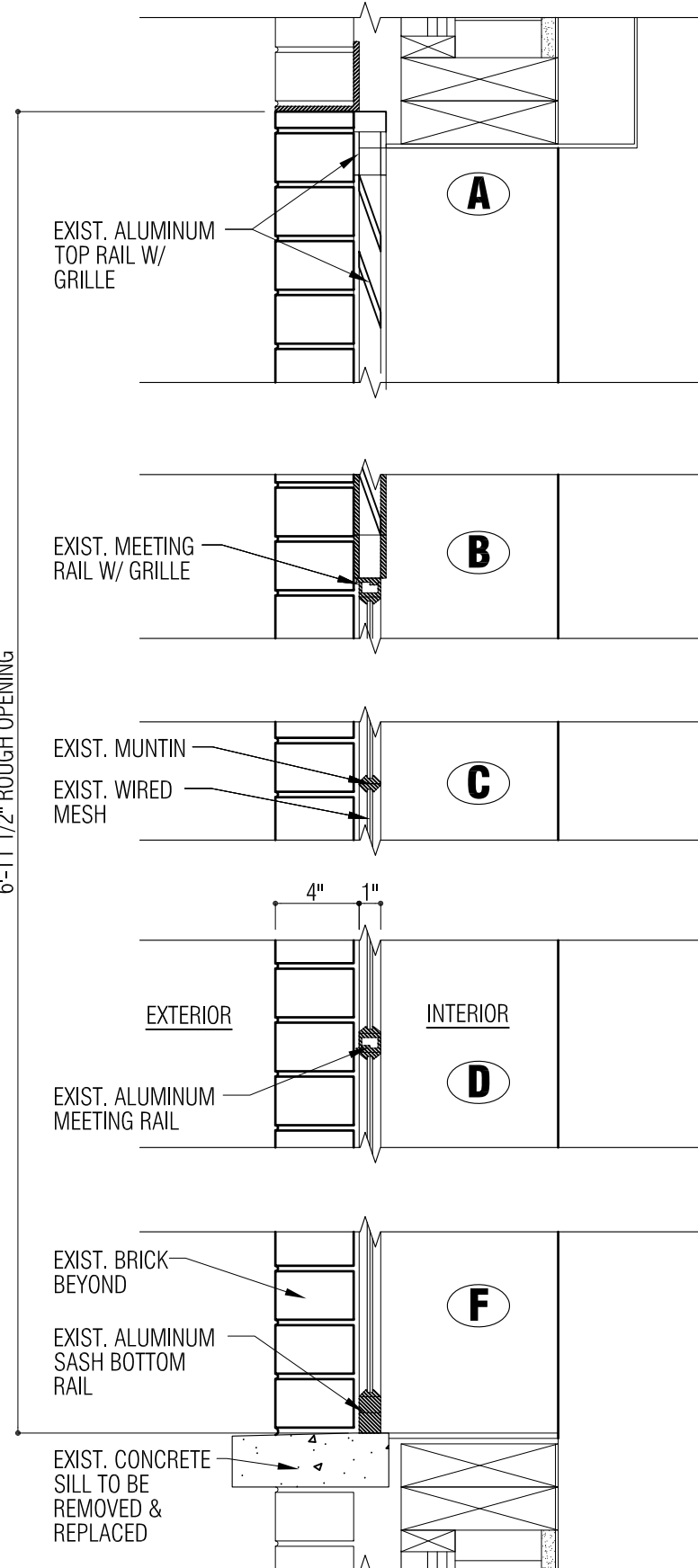
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PROPOSED WINDOW JAMB

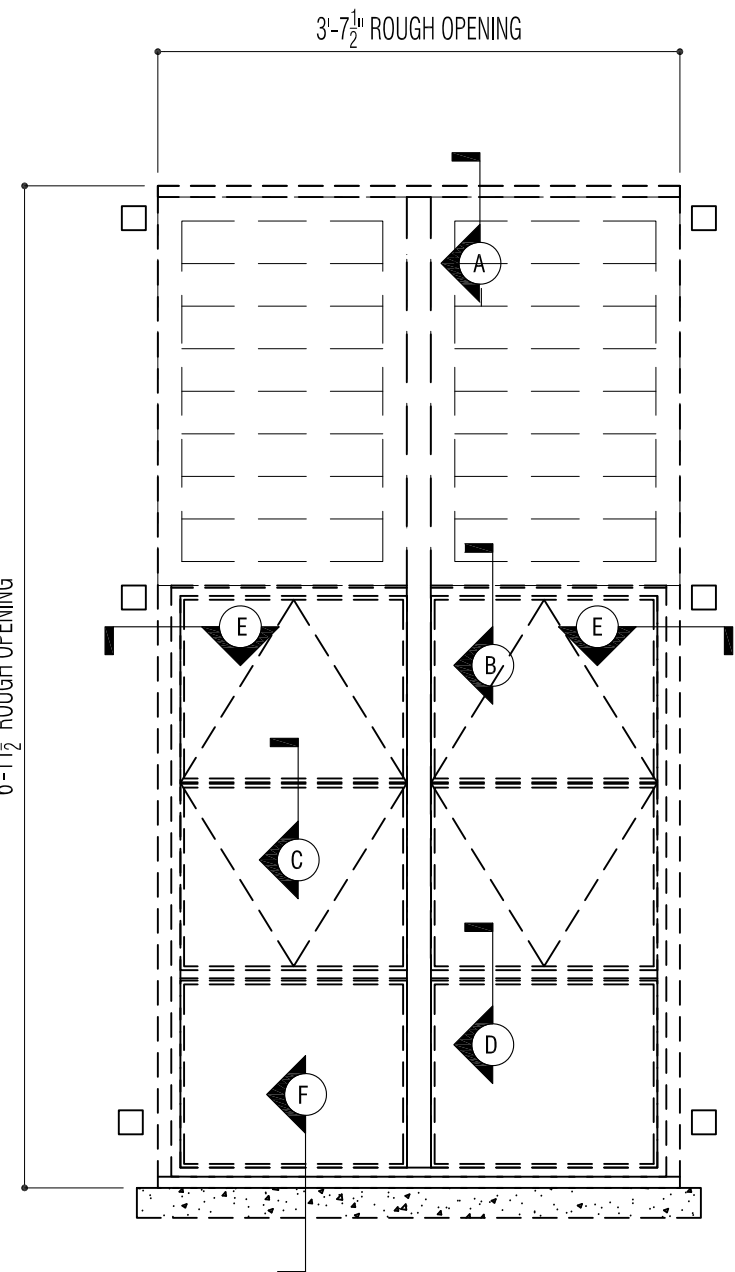
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3 PROPOSED 3RD FLOOR REAR WINDOW/DETAILS - 3C



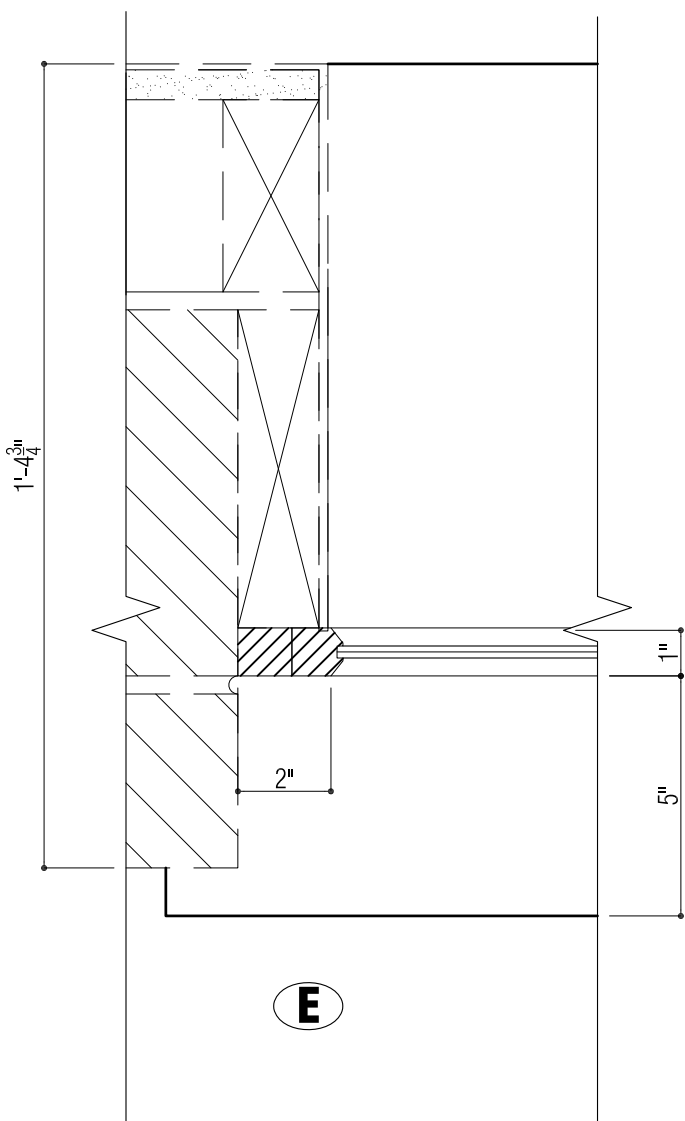
PROPOSED WINDOW SECTION

SCALE: 1 1/2" = 1'-0"



PROPOSED WINDOW ELEVATION

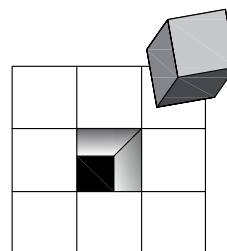
SCALE: 3/4" = 1'-0"



PROPOSED WINDOW JAMB

SCALE: 3" = 1'-0"

4 EXISTING 3RD FLOOR REAR WINDOW/DETAILS - F



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Revision Schedule

#	Date	Description
1	04/28/2021	PERMIT SET
2	12/16/2021	ISSUE TO OWNER
3	01/19/2022	ISSUE FOR LPC

Issue Schedule

#	Date	Description
1	04/28/2021	PERMIT SET
2	12/16/2021	ISSUE TO OWNER
3	01/19/2022	ISSUE FOR LPC

FOR DOB USE:

PROFESSIONAL SEAL:

PROJECT SCOPE:

2-STORY + PENTHOUSE ADDITION,  
CHANGE IN EGRESS, OCCUPANCY  
AND USE

APPLICATION TYPE:

ALTERATION TYPE-1

BIS #:

121209094

PROJECT TITLE:

52 GREENE PARTNERS, LLP

52 GREENE STREET  
NEW YORK, NY 10013

SHEET TITLE:

EXISTING & PROPOSED  
WINDOW/DETAIL @ 3RD,  
4TH & 5TH FLOORS  
REAR FACADE

PROJ. DATE: 08/21/2021

PROJECT #

21094

PROJ. MGR.: CD

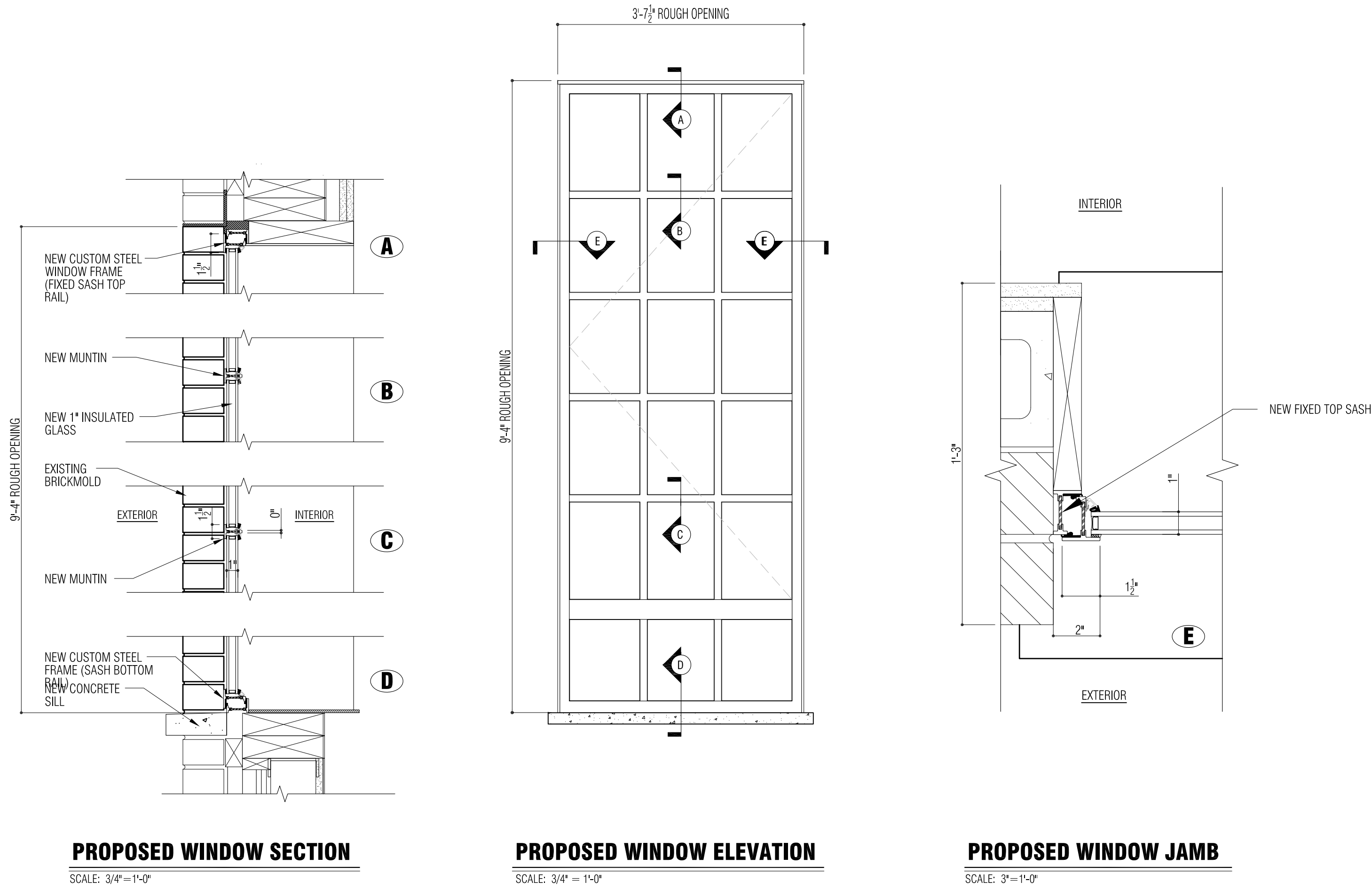
SHEET: 8 of 13

SHEET #

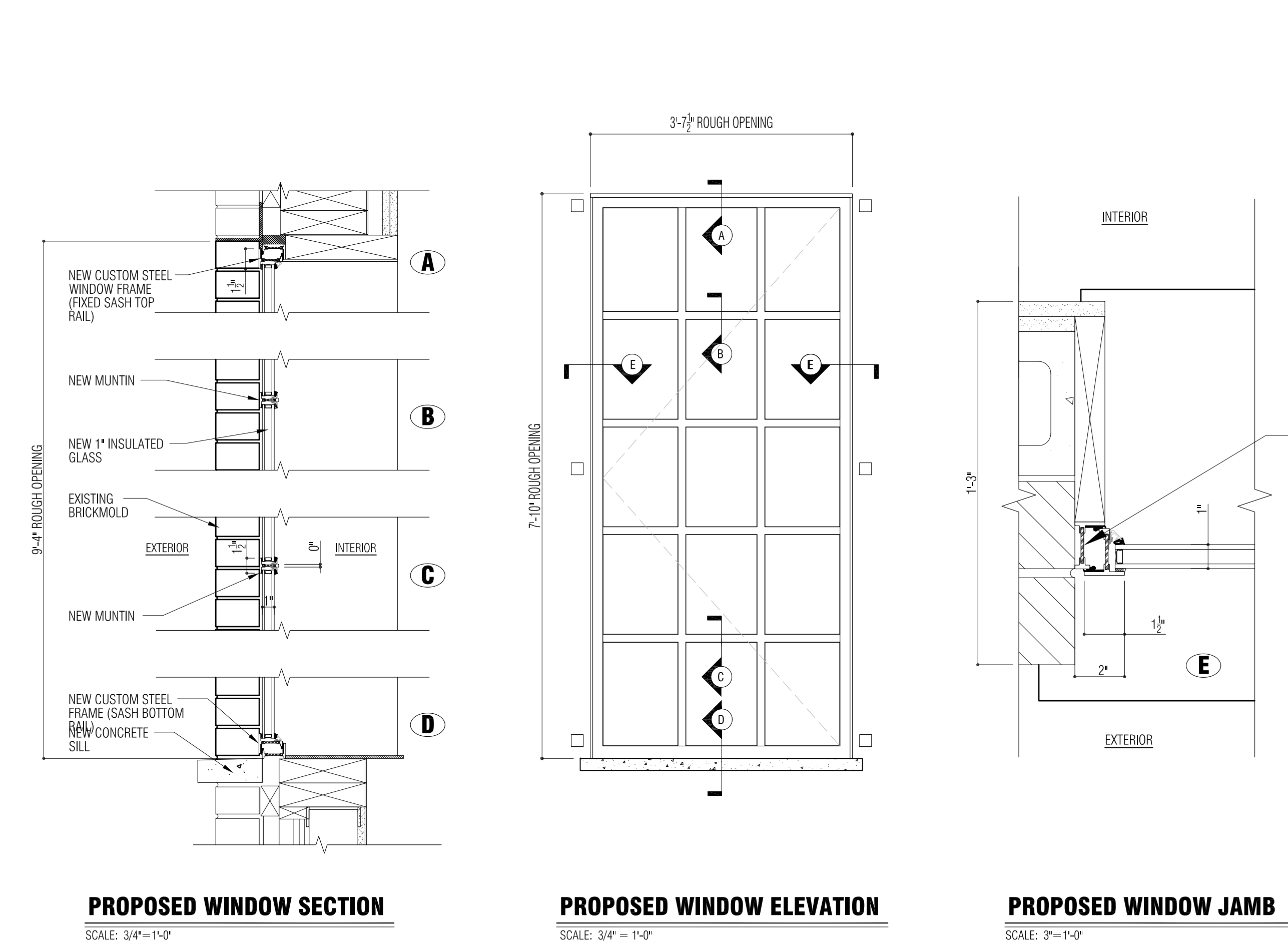
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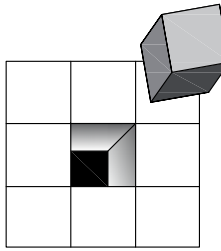




1 PROPOSED 4TH FLOOR REAR WINDOW/DETAILS - 4B



1 PROPOSED 5TH FLOOR REAR WINDOW/DETAILS - 5B



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BROOKLYN, NY 11219  
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Revision Schedule		
#	Date	Description

Issue Schedule		
#	Date	Description
1	04/28/2021	PERMIT SET
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2	01/19/2022	ISSUE FOR LPC

FOR DOB USE:

PROFESSIONAL SEAL:

PROJECT SCOPE:  
**2-STORY + PENTHOUSE ADDITION,  
CHANGE IN EGRESS, OCCUPANCY  
AND USE**

APPLICATION TYPE: **ALTERATION TYPE-1**  
BIS #: **121209094**  
PROJECT TITLE:  
**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

SHEET TITLE: PROPOSED  
WINDOW/DETAIL @  
4TH & 5TH FLOORS  
REAR FACADE  
PROJ. DATE: 08/21/2021 PROJECT # 21094  
PROJ. MNGR.: CD SHEET: 9 of 13  
SHEET #  
**A-9.00**  
B-SCAN:



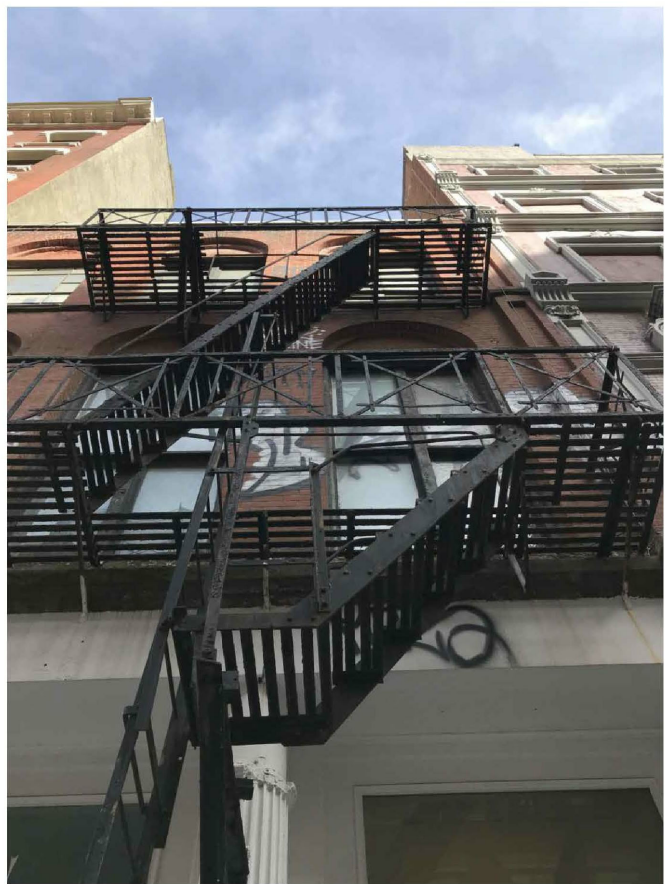
10/25/2022 2:28 PM: 2:\PROJECTS\52 Greene SUBDRAWINGS\_00000004-5C-joh Name\CAD\_MASTER\PC-05 Existing Conditions Photo Study 3.dwg



1 EXTERIOR - SOUTH DIRECTION  
SCALE: N.T.S.



2 EXTERIOR - NORTH DIRECTION  
SCALE: N.T.S.



3 EXISTING FIRE ESCAPE STAIRS  
SCALE: N.T.S.



4 EXISTING STOREFRONT  
SCALE: N.T.S.



5 EXISTING BUILDING ENVELOPE COMPONENTS  
SCALE: N.T.S.



6 EXISTING FLUTED ROUND ENTRY COLUMNS  
SCALE: N.T.S.



7 EXISTING PLASTER ENCLOSURE  
SCALE: N.T.S.



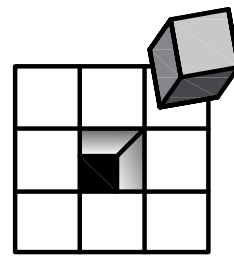
8 BUILDING HEIGHT ADJACENCIES  
SCALE: N.T.S.



9 ROOF AT STAIR SKYLIGHT AND HATCH ACCESS  
SCALE: N.T.S.



10 EXISTING ROOF HATCH ACCESS  
SCALE: N.T.S.



**COSTA ARCHITECTURE  
& ENGINEERING, LLP**

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BROOKLYN, NY 11219  
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**Revision Schedule**

#	Date	Description
△		
△		
△		
△		

**Issue Schedule**

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1	04/28/2021	PERMIT SET
2	12/16/2021	ISSUE TO OWNER
2	01/19/2022	ISSUE FOR LPC

FOR DOB USE:

PROFESSIONAL SEAL:

PROJECT SCOPE:

**2-STORY + PENTHOUSE ADDITION,  
CHANGE IN EGRESS, OCCUPANCY  
AND USE**

APPLICATION TYPE:

**ALTERATION TYPE-1**

BIS #:

**121209094**

PROJECT TITLE:

**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

SHEET TITLE:

EXISTING CONDITIONS  
PHOTOS PROPOSED  
BUILDING DIAGRAMS

PROJ. DATE:

08/21/2021

PROJECT #

21094

PROJ. MNGR.:

CD

SHEET:

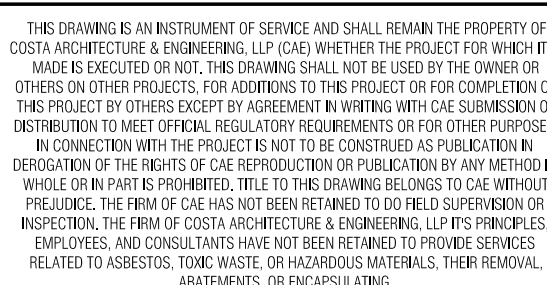
10 of 13

SHEET #

**A-10.00**

B-SCAN:



[illegible]

PROFESSIONAL SEAL:

## PROJECT SCOPE

### 2-STORY + PENTHOUSE ADDITION. CHANGE IN EGRESS, OCCUPANCY AND USE

APPLICATION TYPE:	ALTERATION TYPE:
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BIS#:	121209094
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PROJECT TITLE:  
**52 GREENE PARTNERS, LLP**

**52 GREENE STREET  
NEW YORK, NY 10013**

SHEET TITLE:

EXISTING CONDITIONS  
PHOTO STUDY 6

PROJ. DATE:	08/21/2021	PROJECT#	2100
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PROJ. MNGR.:	CD	SHEET:	11 of 11
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SHEET #

**A-11.00**

B-SCAN











The current proposal is:

**Preservation Department – Item 4, LPC-21-02317**

## **52 Greene Street – SoHo-Cast Iron Historic District**

### **Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 812 0315 3321

**Passcode:** 158512

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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