

September 12, 2023  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-22-00874

**51 Downing Street, aka 49-51 Downing Street – Greenwich  
Village Historic District Extension II  
Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 876 5988 4938

**Passcode:** 030622

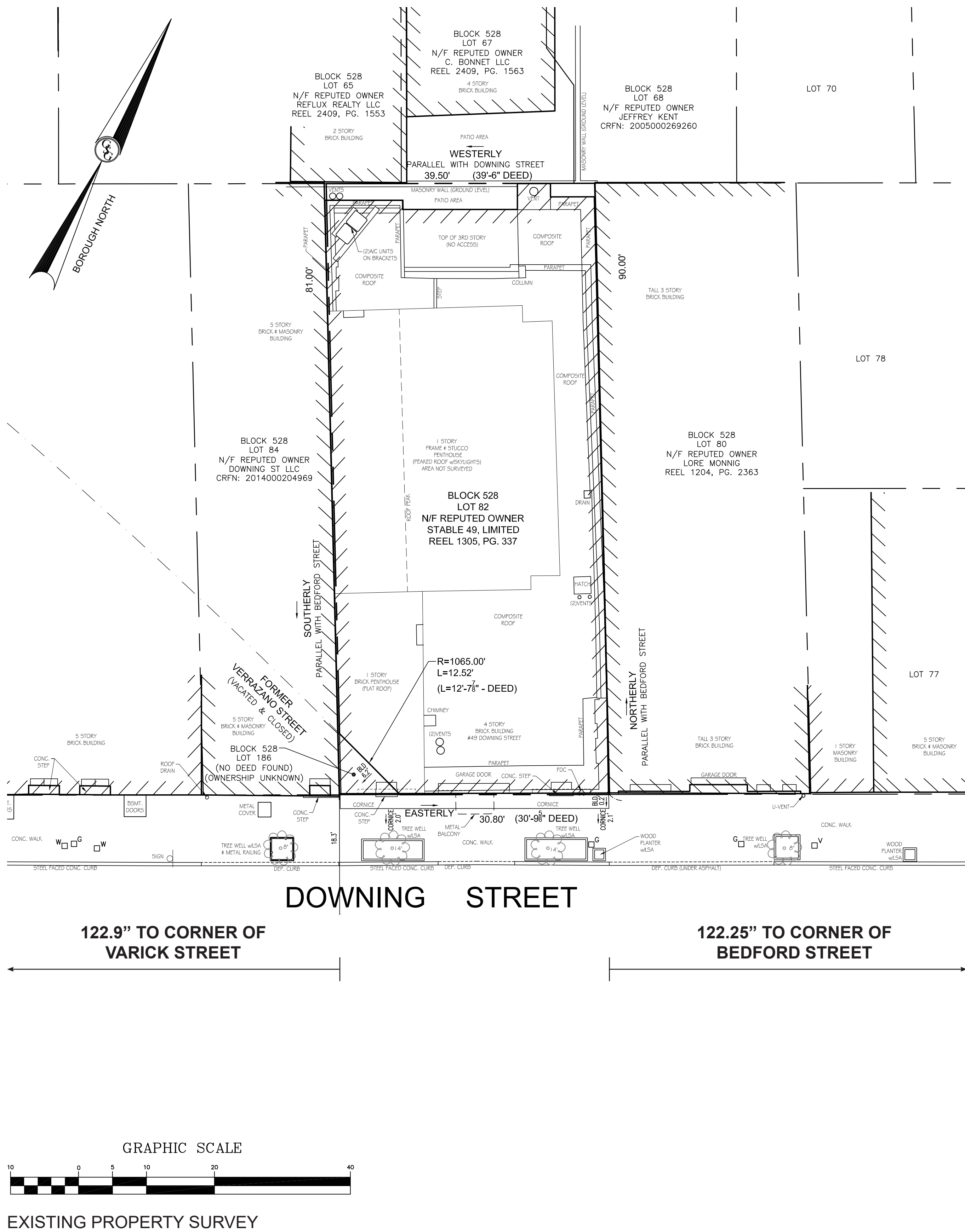
By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**Note:** If you want to testify virtually 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.

**51 DOWNING STREET**  
NEW YORK, NY

17 AUGUST, 2023





51 DOWNING STREET EXISTING FRONT FACADE



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II | LP-2366 | DESIGNATED ON JUNE 22, 2010

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

Architect:  
**ANDREA STEELE ARCHITECTURE**  
227 West 29th street, 11th Floor New York, NY 10001  
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Mech./Elec./Plumbing Engineer:  
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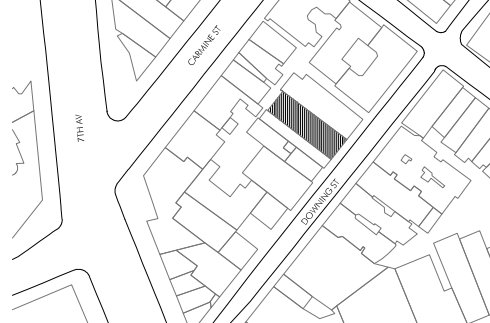
Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

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SCALE:

DRAWING TITLE:

**PROJECT LOCATION  
& BACKGROUND**

SHEET NO.:

**LPC-001**

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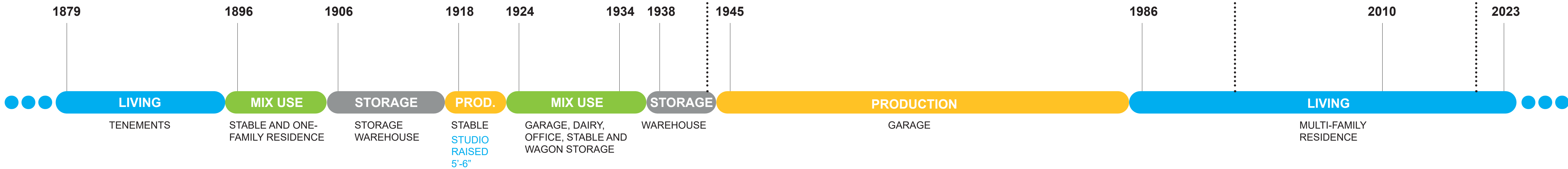
1940s



1980s



2010s



SOURCES:  
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION DESIGNATION REPORT, LPC, 06.22.2010  
"THE DOWNING STABLE" - 49-51 DOWNING STREET, DAYTONIAN IN MANHATTAN, 02.01.2020

# AS A

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227 W. 29TH STREET  
NEW YORK, NY 10001

## DOWNING ST PENTHOUSE

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NEW YORK, NY  
10014

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Lighting Designer:

x

Acoustic Consultant:

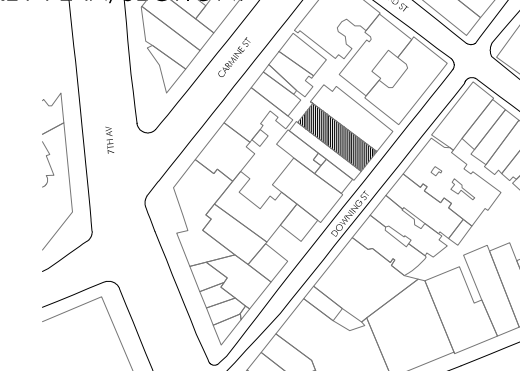
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION

23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

## TIMELINE AND HISTORIC PHOTOS

SHEET NO.:

LPC-002

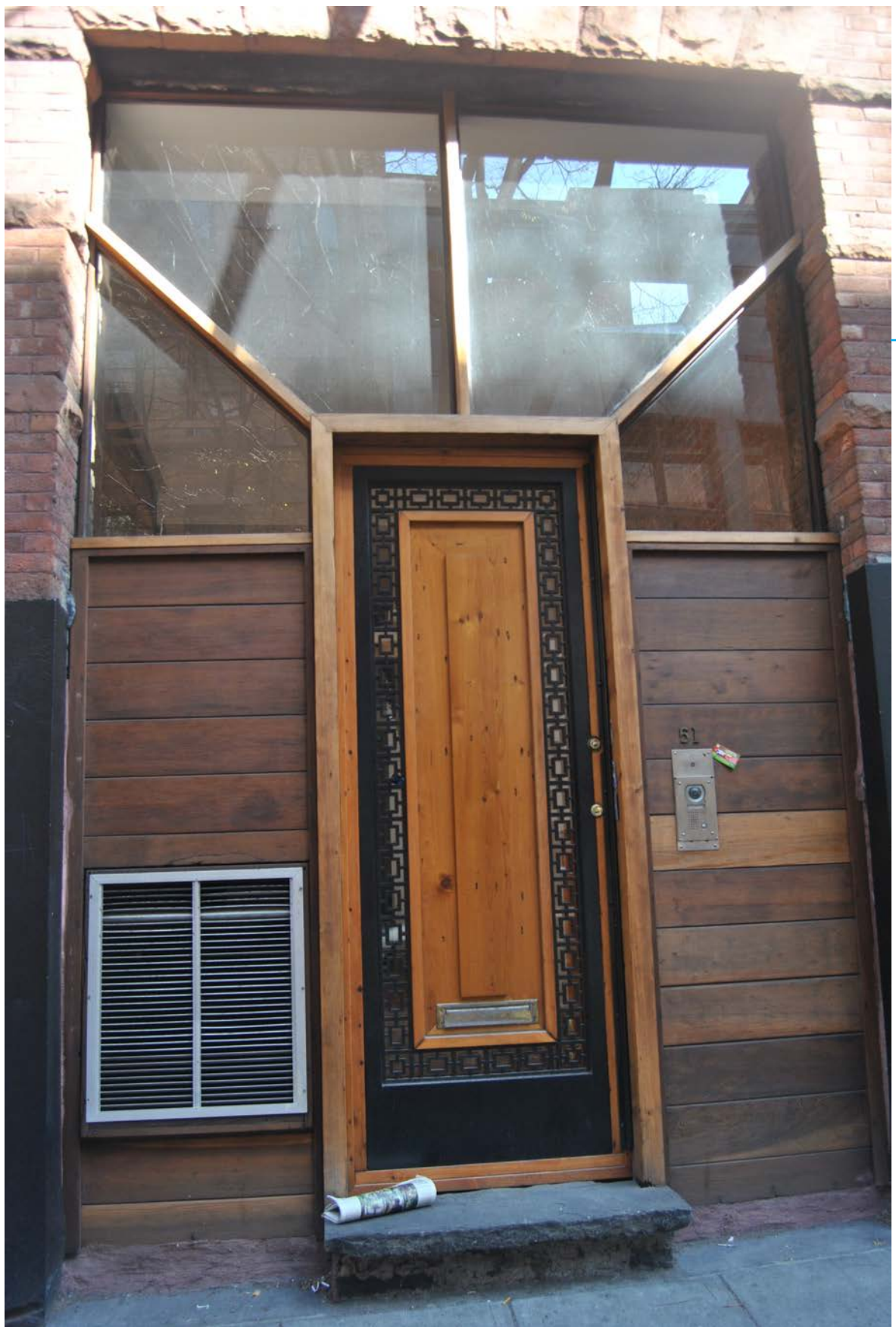
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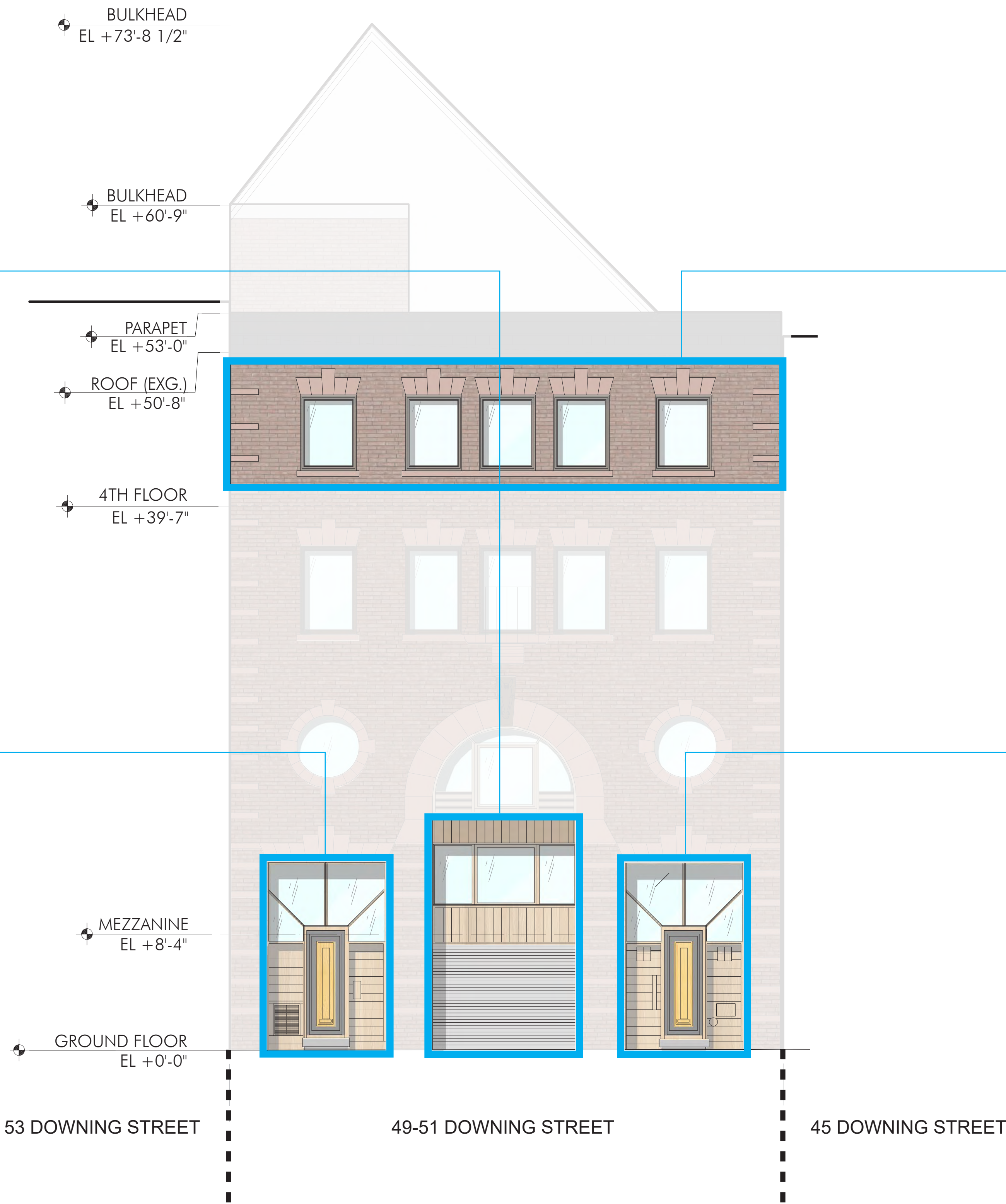




GARAGE DOOR



SOUTH ENTRY



EXISTING FRONT ELEVATION  
Scale: 3/16" = 1'-0"



4TH FLOOR WINDOWS



NORTH ENTRY

AS  
A

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Lighting Designer:

x

Acoustic Consultant:

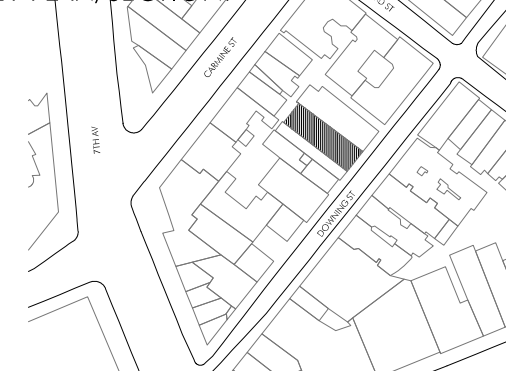
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**FAÇADE RENOVATION  
SCOPE**

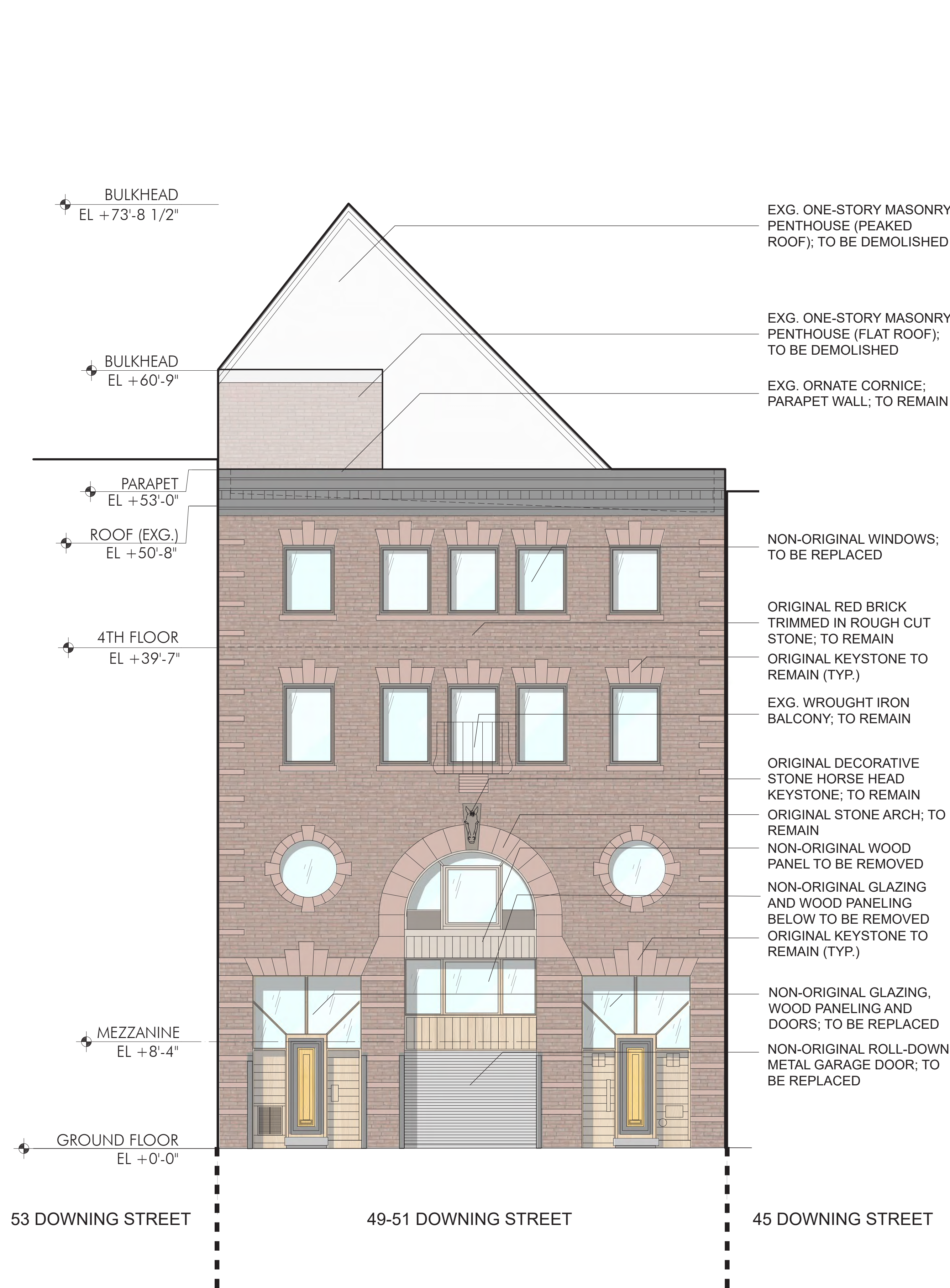
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**LPC-003**

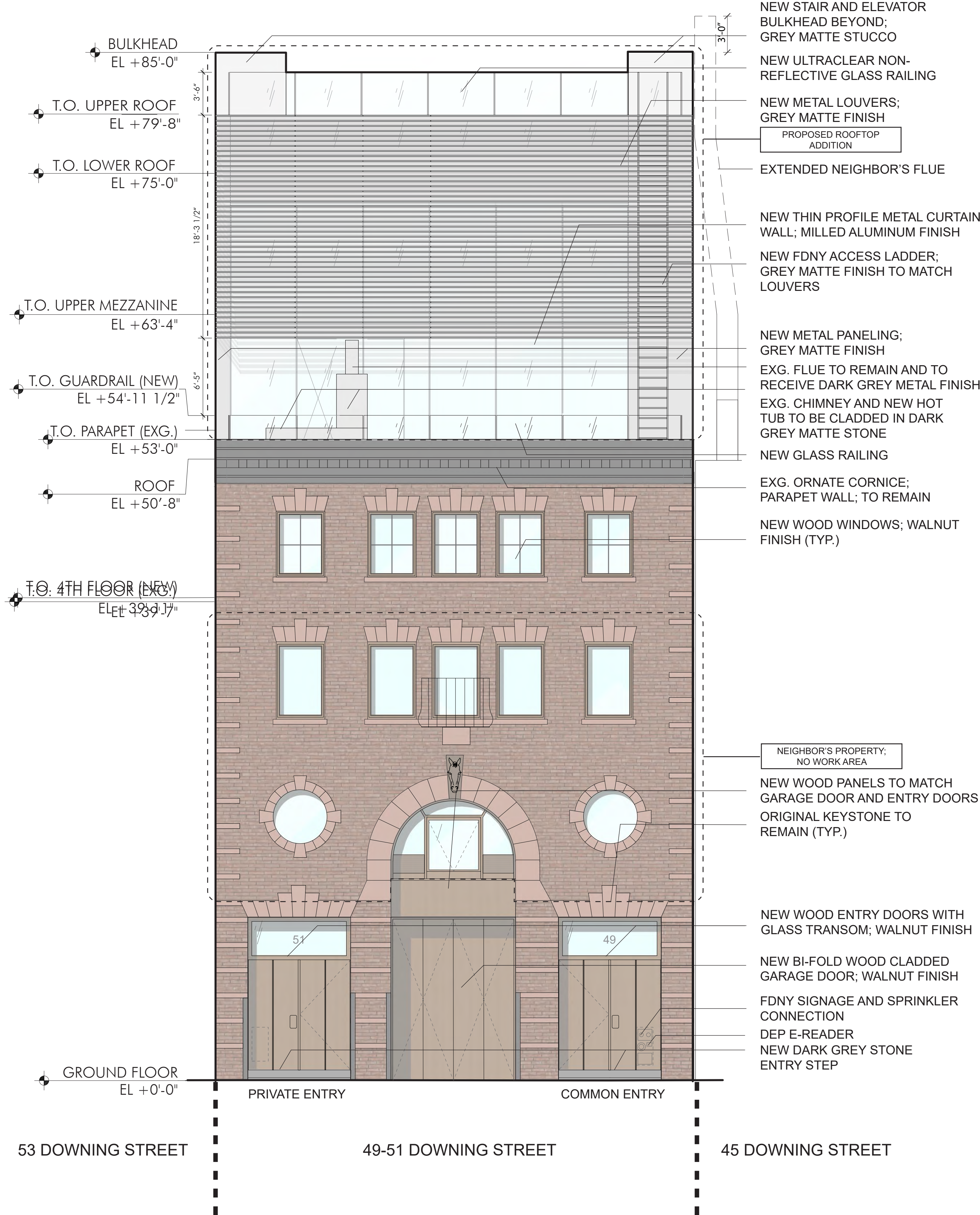
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EXISTING FRONT ELEVATION  
Scale: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION  
Scale: 3/16" = 1'-0"

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Lighting Designer:

X

Acoustic Consultant:

X

Elevator Consultant:

X

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**EXISTING AND  
PROPOSED FRONT  
ELEVATION**

SHEET NO.:

**LPC-004**

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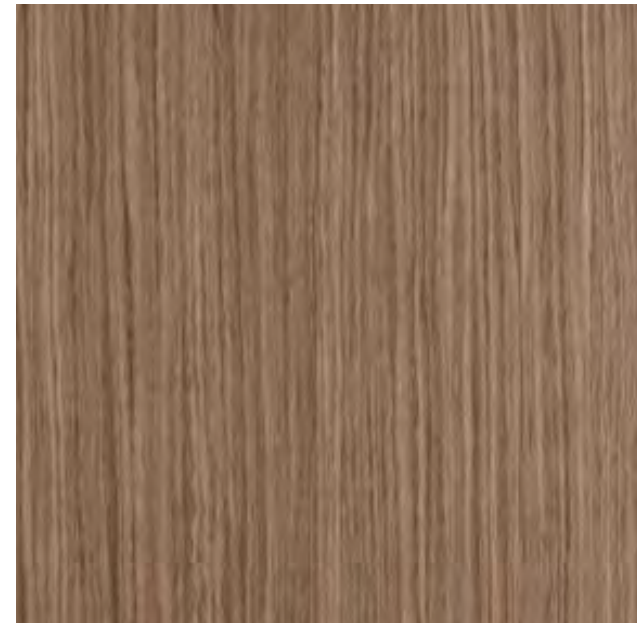
METAL PANELS



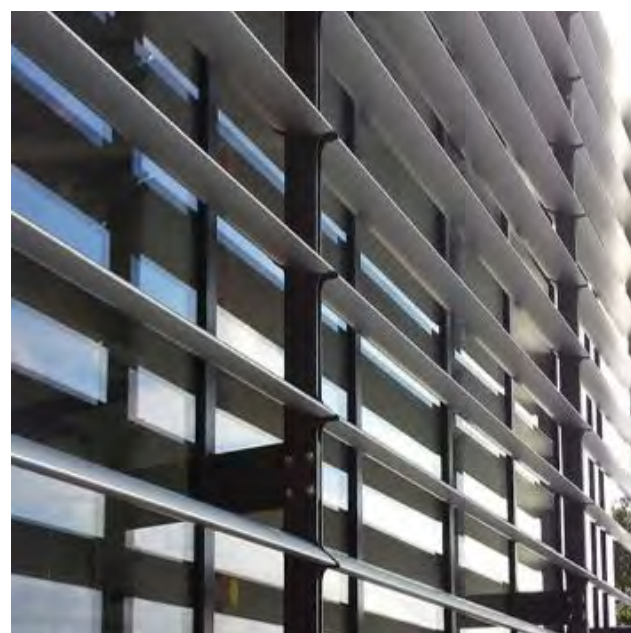
LIGHT GREY STUCCO



WOOD WINDOWS, WALNUT FINISH



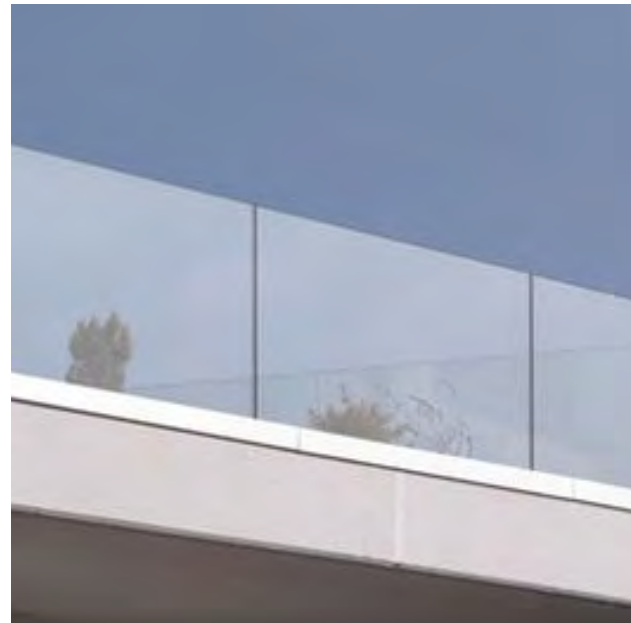
WOOD DOORS, WALNUT FINISH



METAL LOUVERS



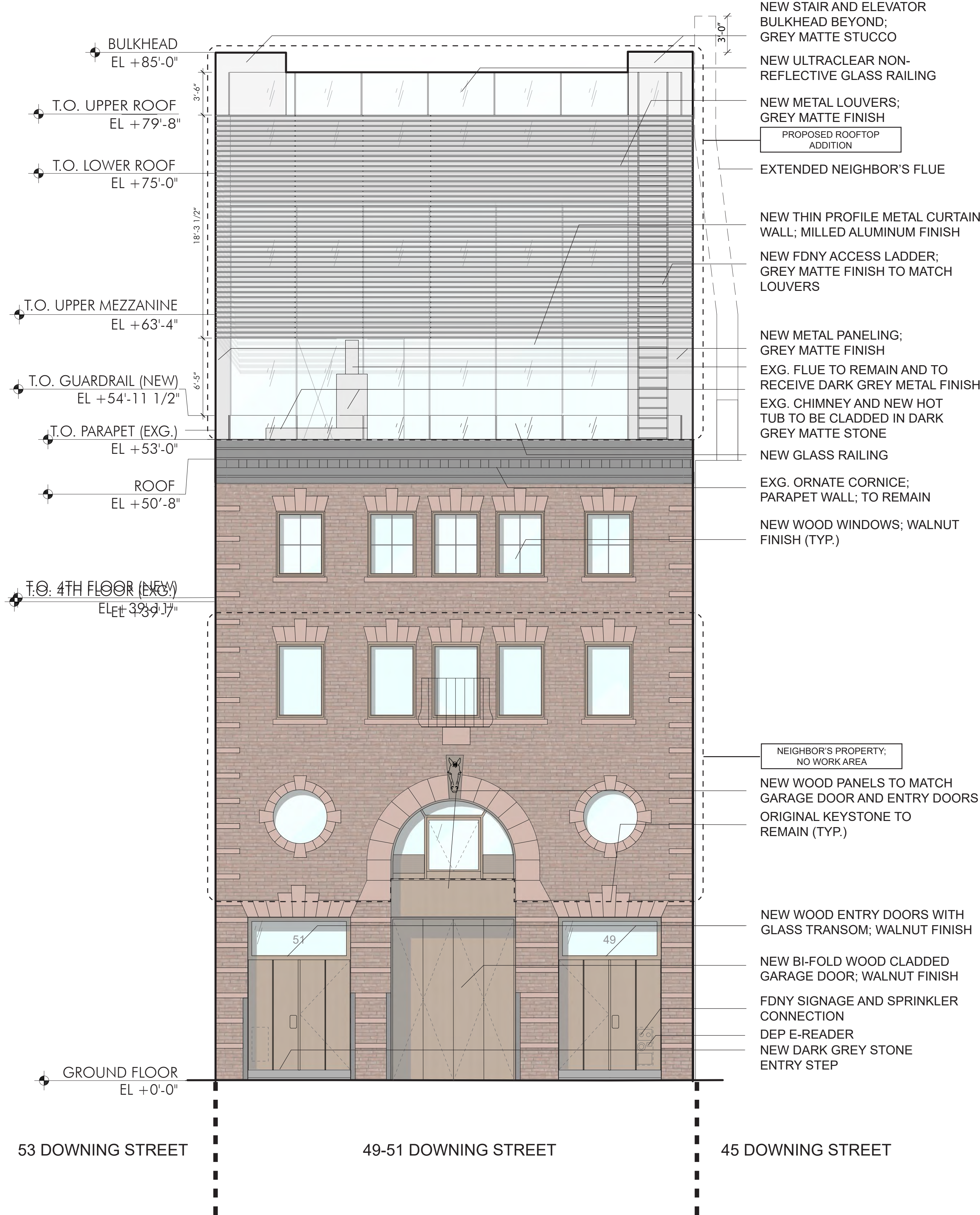
MILLED ALUMINUM CURTAIN WALL



GLASS RAILING



DARK GREY MATTE STONE



PROPOSED FRONT ELEVATION  
Scale: 3/16" = 1'-0"

AS  
A

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Lighting Designer:

x

Acoustic Consultant:

x

Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

PROPOSED FRONT  
FACADE MATERIAL  
PALETTE

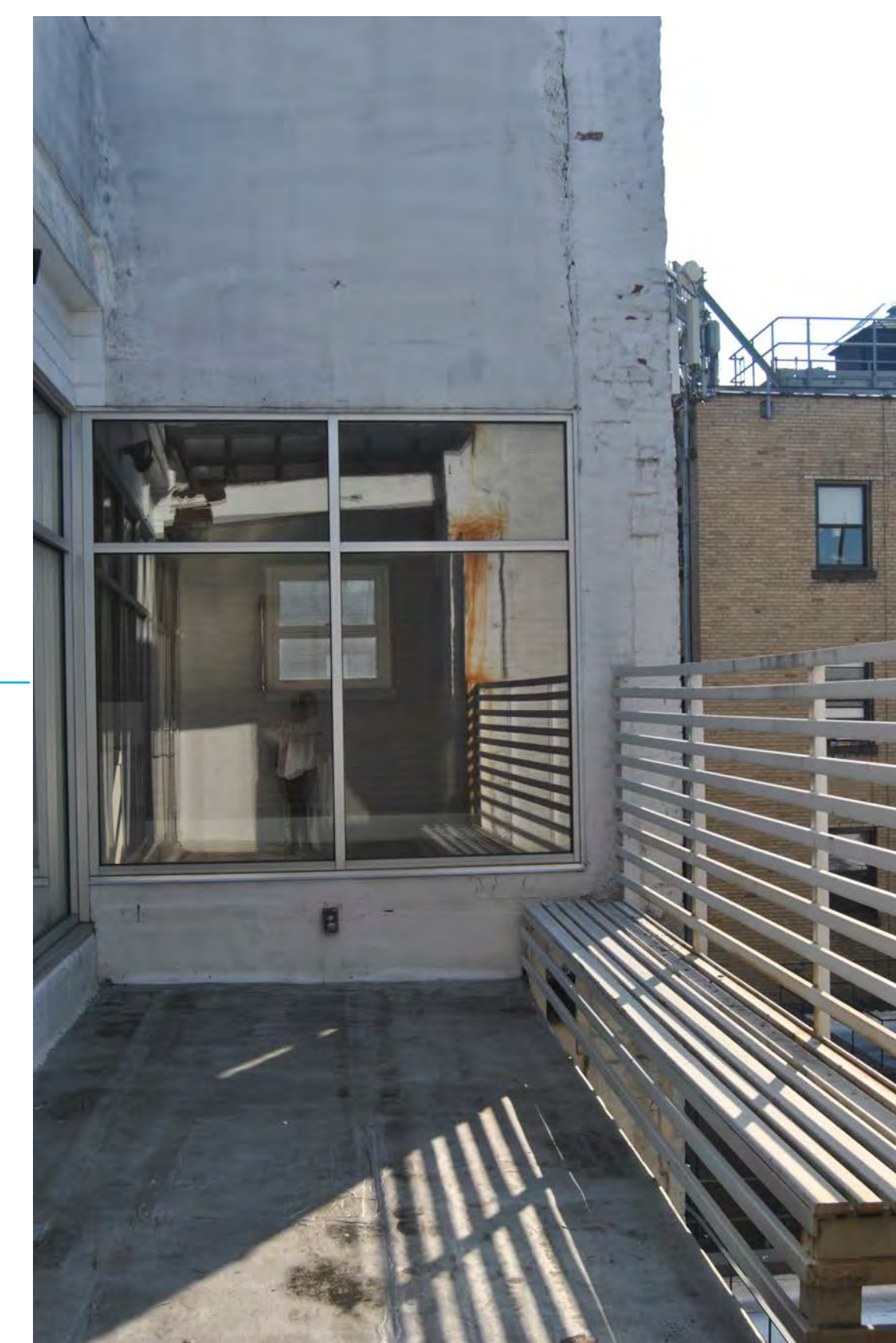
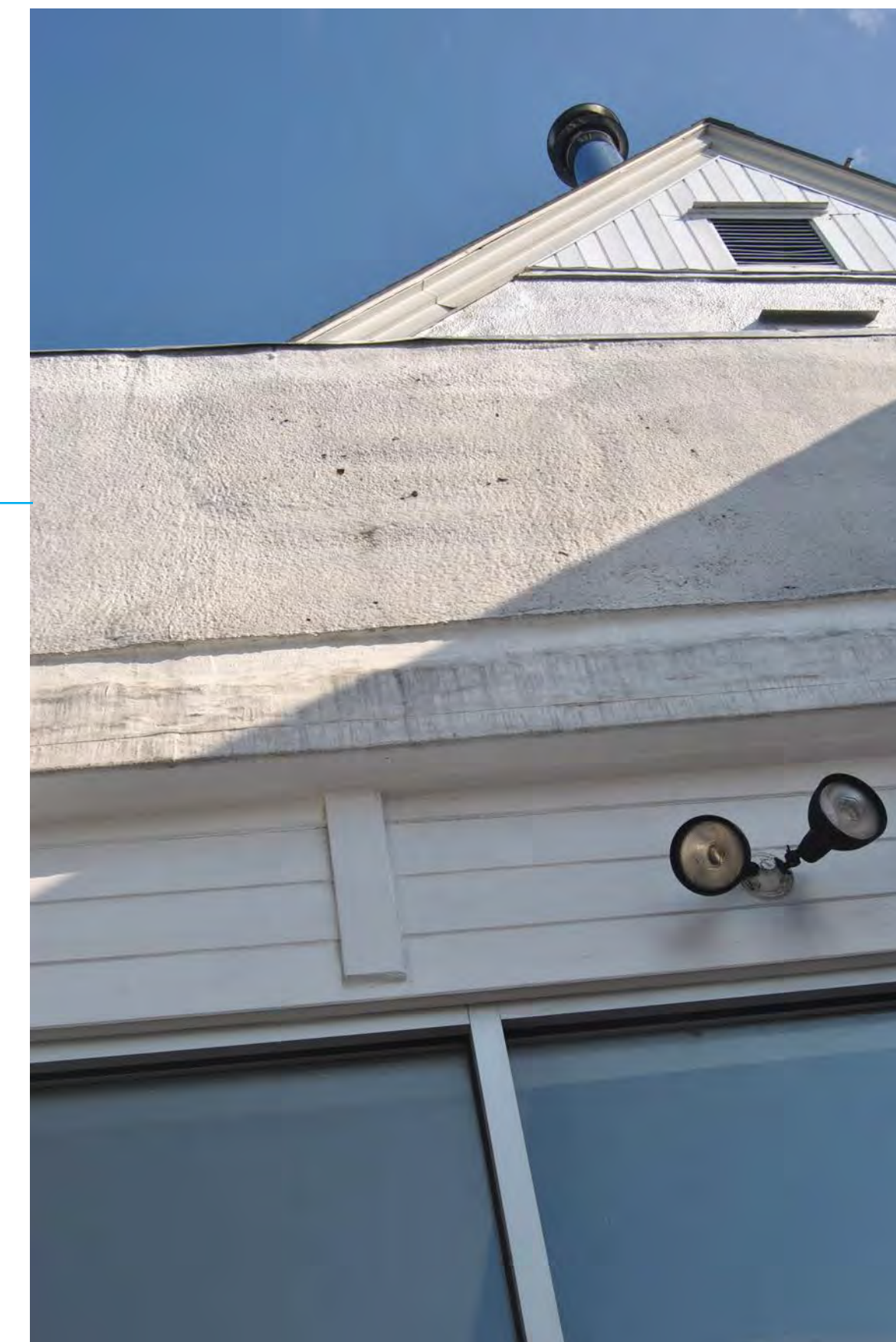
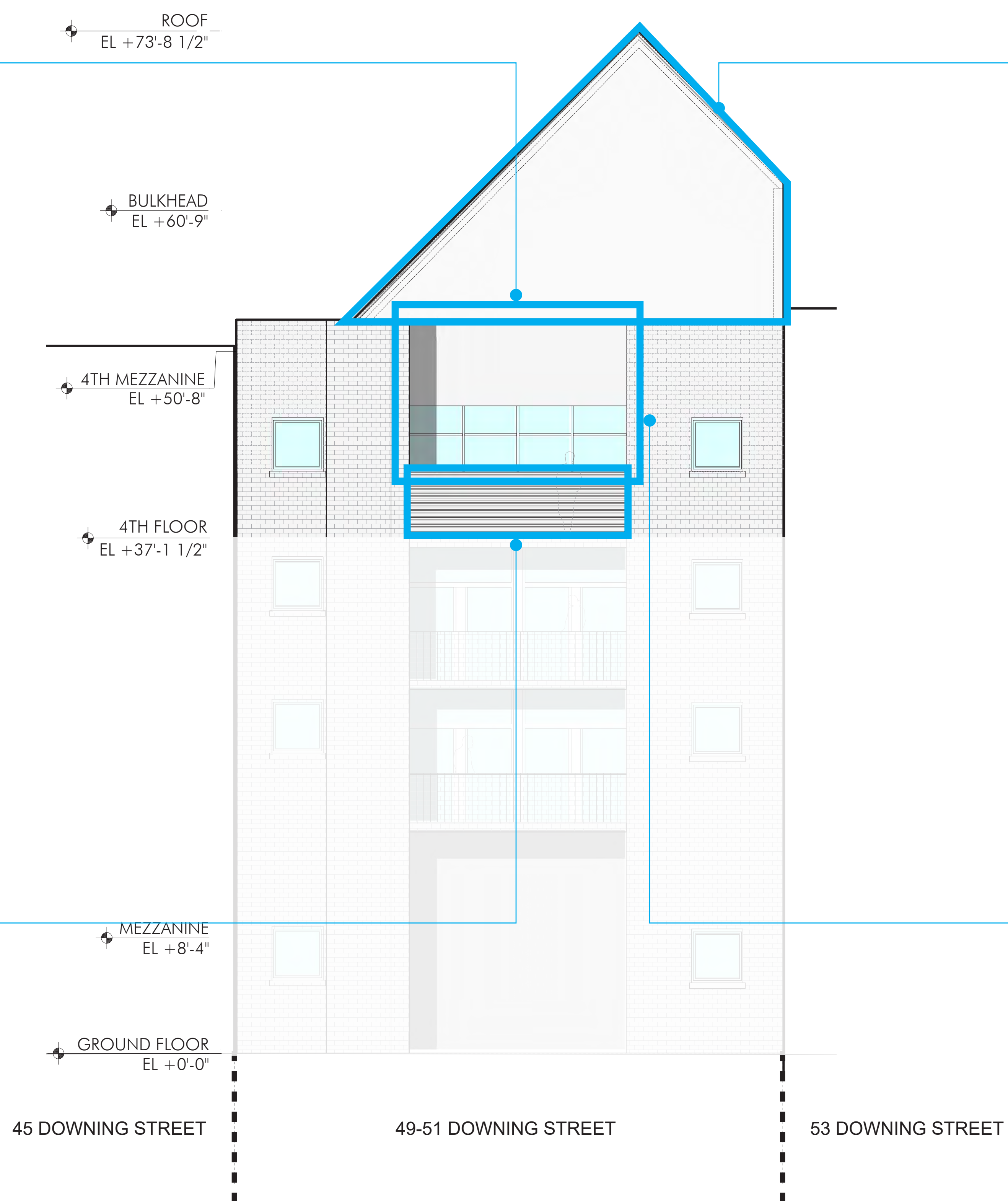
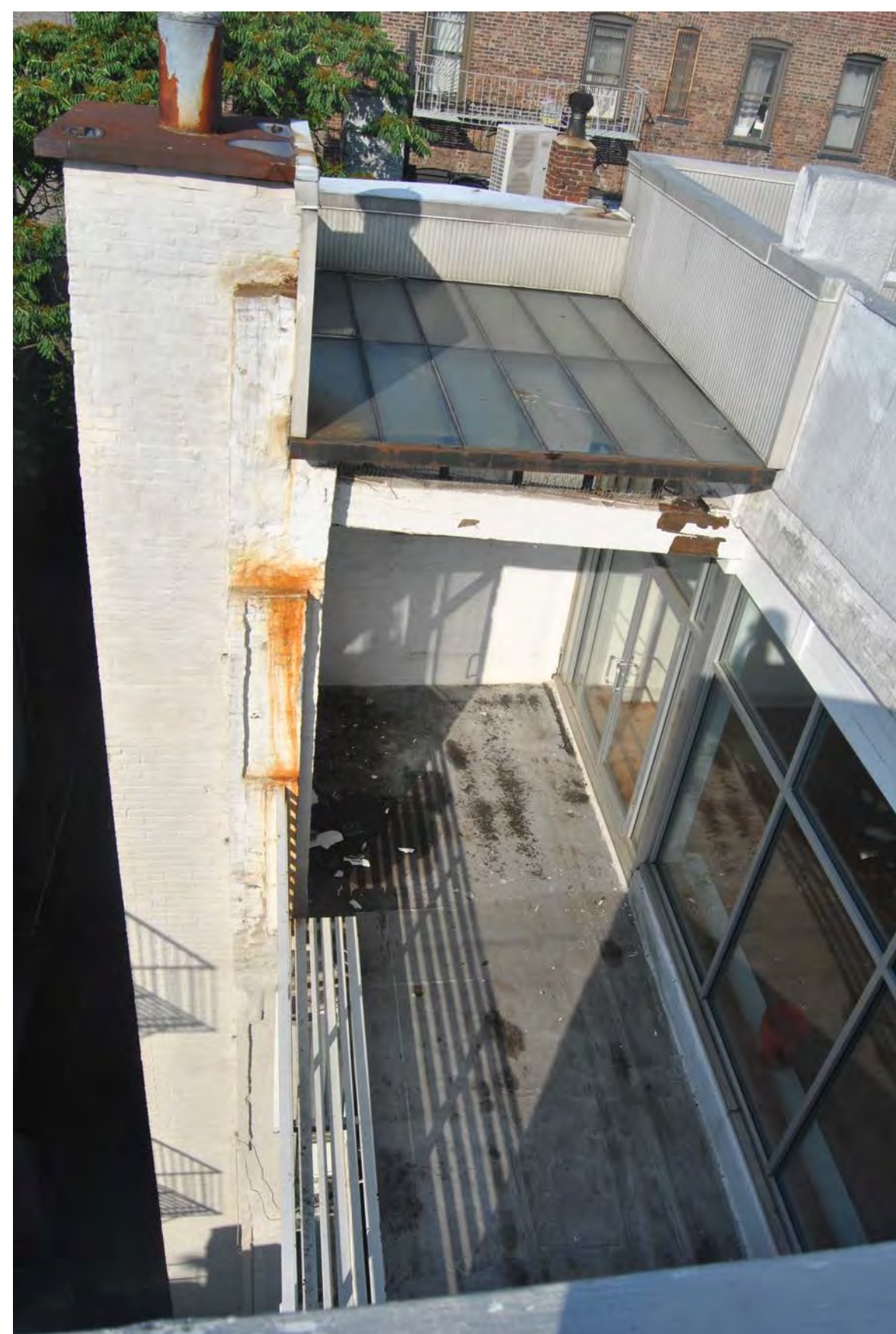
SHEET NO.:

LPC-005

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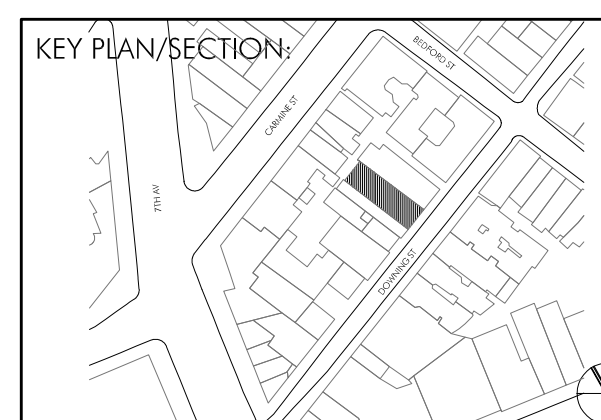
Mech./Elec./Plumbing Engineers:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
X

Elevator Consultant:	x
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SEAL:

[illegible]

PROJECT NO.:	21402.0
DRAWN BY:	GV, Y

CHECKED BY: \_\_\_\_\_

SCALE: \_\_\_\_\_

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**EXISTING REAR  
TERRACE AND  
PENTHOUSE PHOTOS**

SHEET NO.:

**LPC-006**

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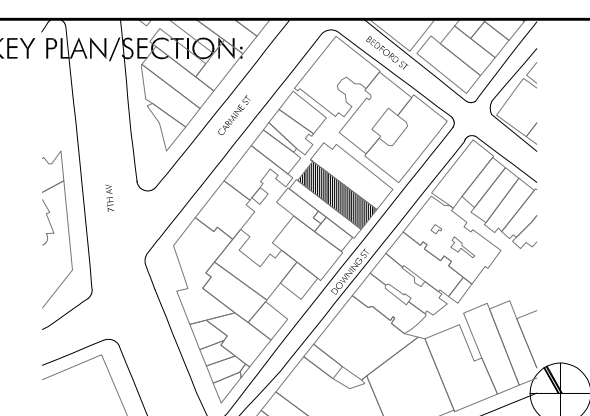
Mech./Elec./Plumbing Engineer:  
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T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01  
DRAWN BY: GV, YD

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SCALE:

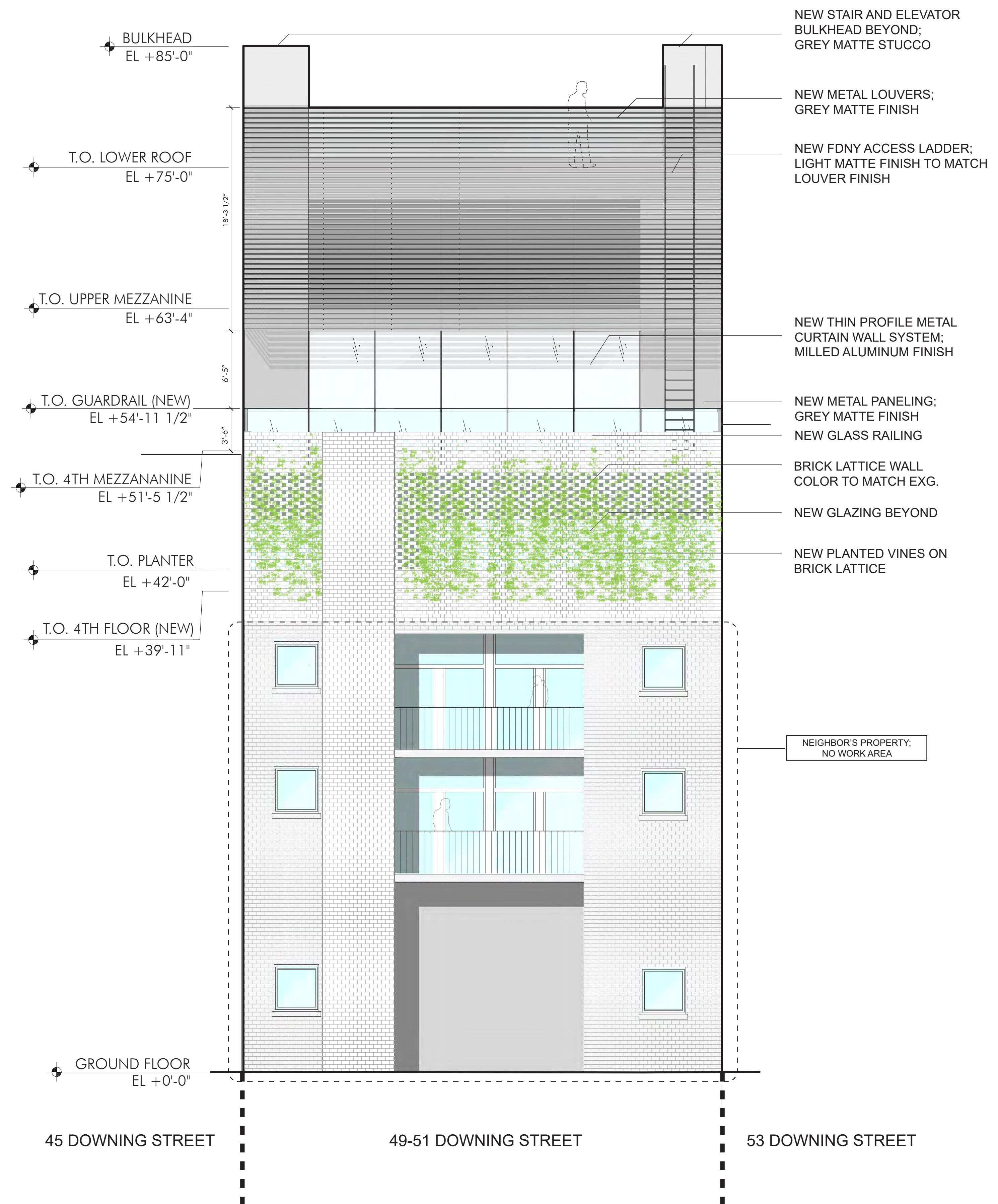
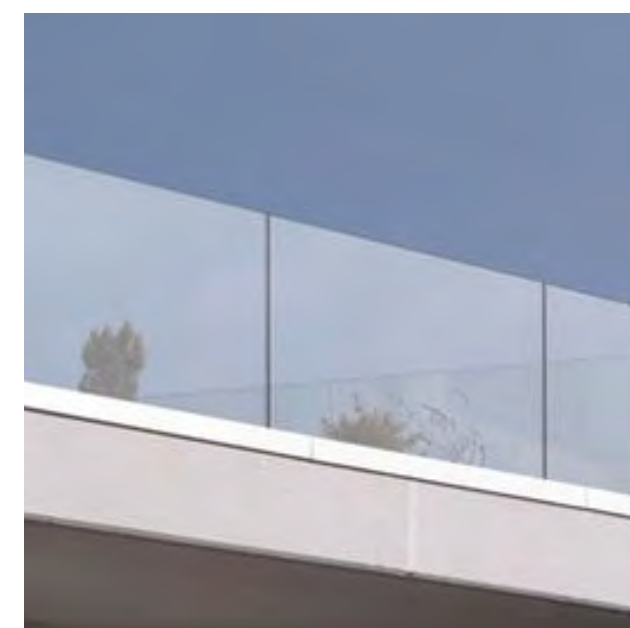
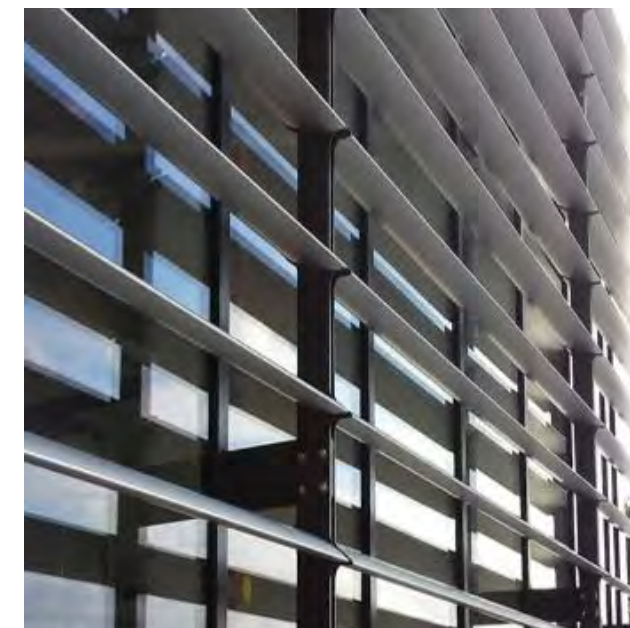
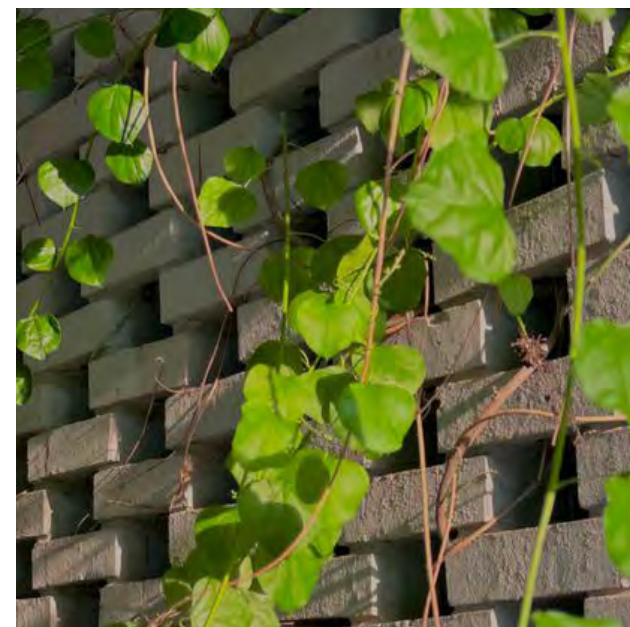
DRAWING TITLE:  
**EXISTING AND PROPOSED REAR ELEVATION**

SHEET NO.:  
**LPC-007**

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AS  
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227 W. 29TH STREET  
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## DOWNING ST PENTHOUSE

51 DOWNING STREET  
NEW YORK, NY  
10014

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Architect:  
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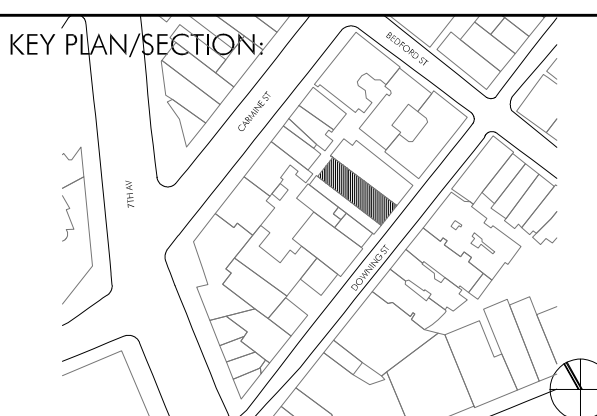
Mech./Elec./Plumbing Engineer:  
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T 203.866.5243

Lighting Designer:  
X

Acoustic Consultant:  
X

Elevator Consultant:  
x

SEAL:



LANDMARK SUBMISSION	23.05.10

PROJECT NO.:	21402.01
DRAWN BY:	GV, YD
CHECKED BY:	
SCALE:	

DRAWING TITLE:

**PROPOSED REAR  
FACADE MATERIAL  
PALETTE**

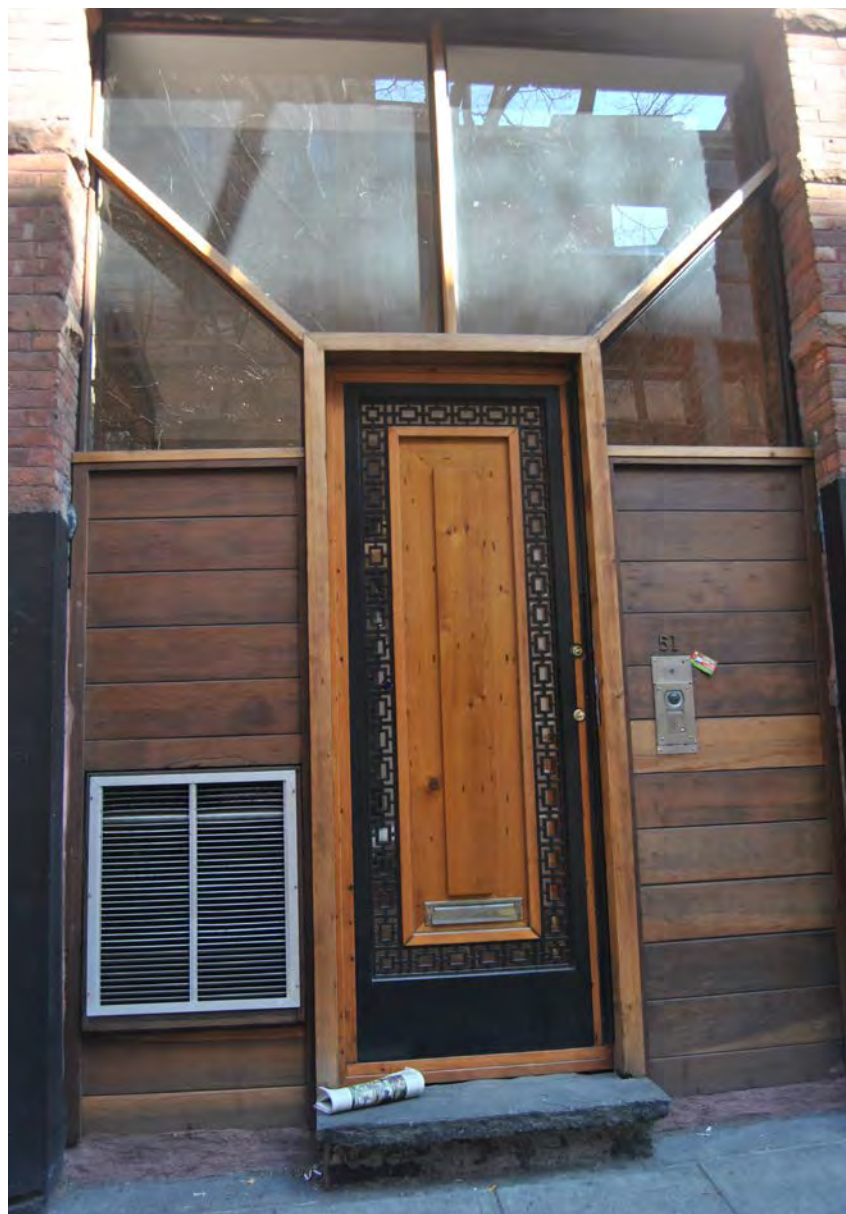
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**LPC-008**

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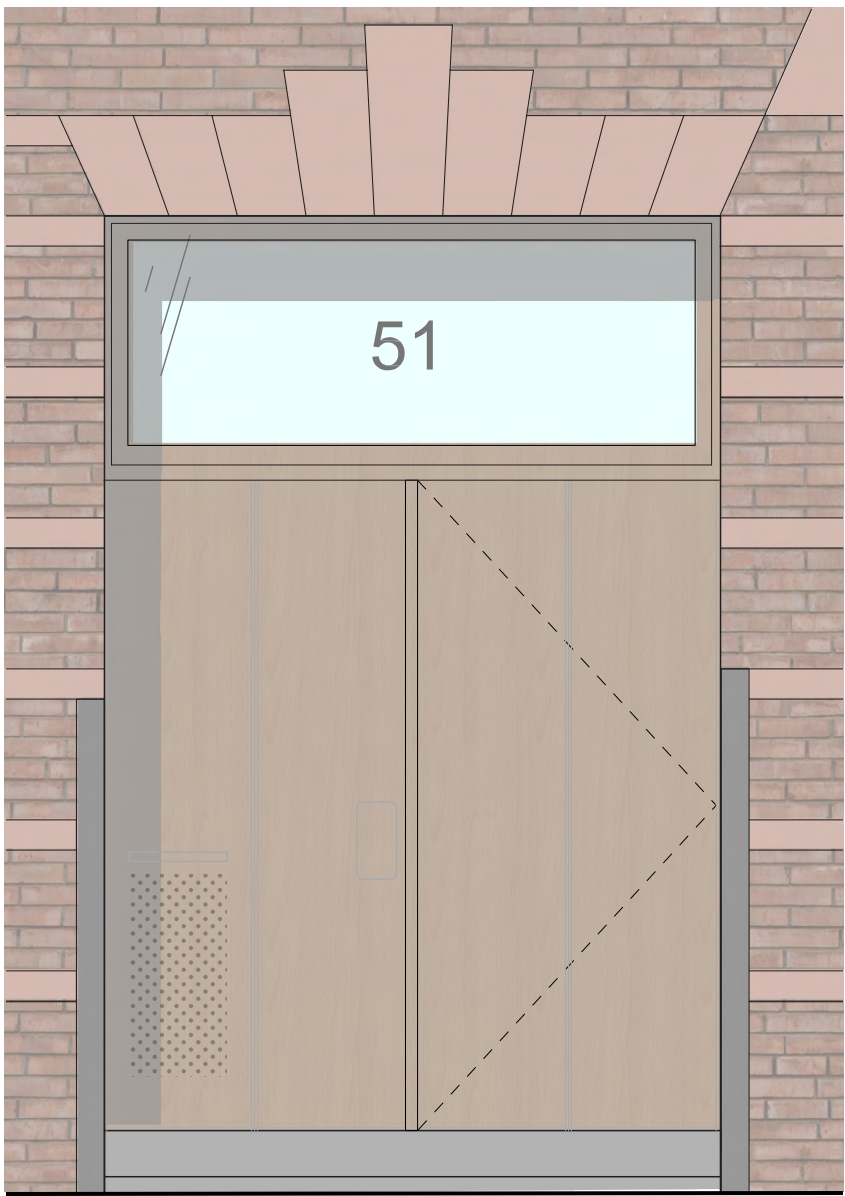


THE PROPOSED ENTRY IS A SIMPLE WOOD STOREFRONT CONSISTING OF A SOLID PANEL SWING DOOR WITH FIXED GLASS TRANSOM ABOVE. ENTRY ACCESSORIES, INCLUDING DOORBELL, MAIL SLOT AND REQUIRED FDNY CONNECTION ARE INSTALLED WITHIN THE FIXED WOOD PANEL.

EMPLOYING MATERIAL AND DESIGN LOCAL TO THE NEIGHBORHOOD, THE DESIGN RESTABLISHES THE STOREFRONT LOOK IN THE 1940 TAX PHOTO AND RECONNECTS THE BUILDING TO ITS NEIGHBORHOOD CONTEXT AT GROUND LEVEL.



EXISTING ENTRY



PROPOSED ENTRY



1937 STREET PICTURE (SOURCE: NYPL ARCHIVE)



55 DOWNING STREET



26 1/2 LEROY STREET



22-24 LEROY STREET



8 BEDFORD STREET



69 PERRY STREET



11 CHRISTOPHER STREET

AS  
A

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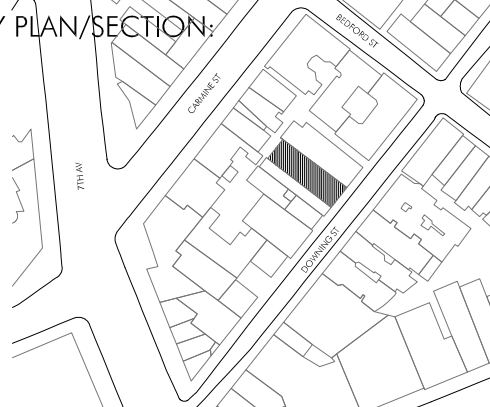
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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

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SCALE:

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**ENTRY DOORS  
REFERENCE PHOTOS**

SHEET NO.:

**LPC-009**

\*NOT FOR CONSTRUCTION\*

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## DOWNING ST PENTHOUSE 51 DOWNING STREET NEW YORK, NY 10014

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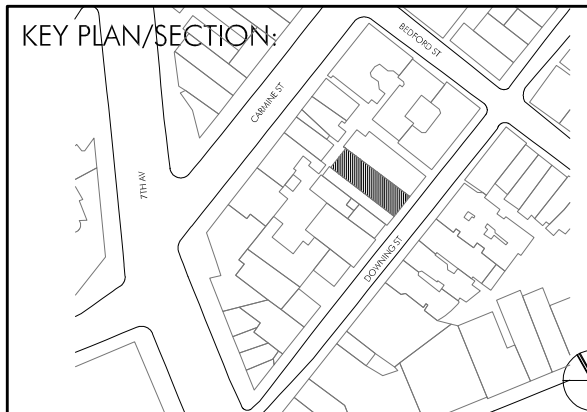
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

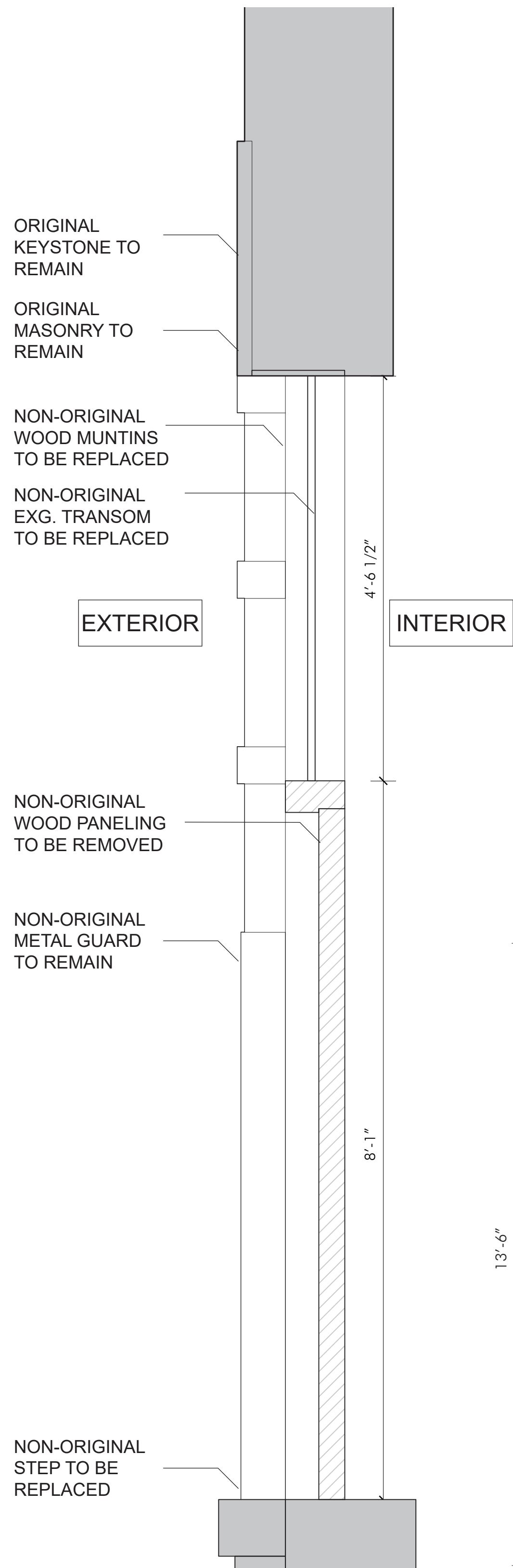
## ENTRY DOORS DETAIL COMPARISON

SHEET NO.:

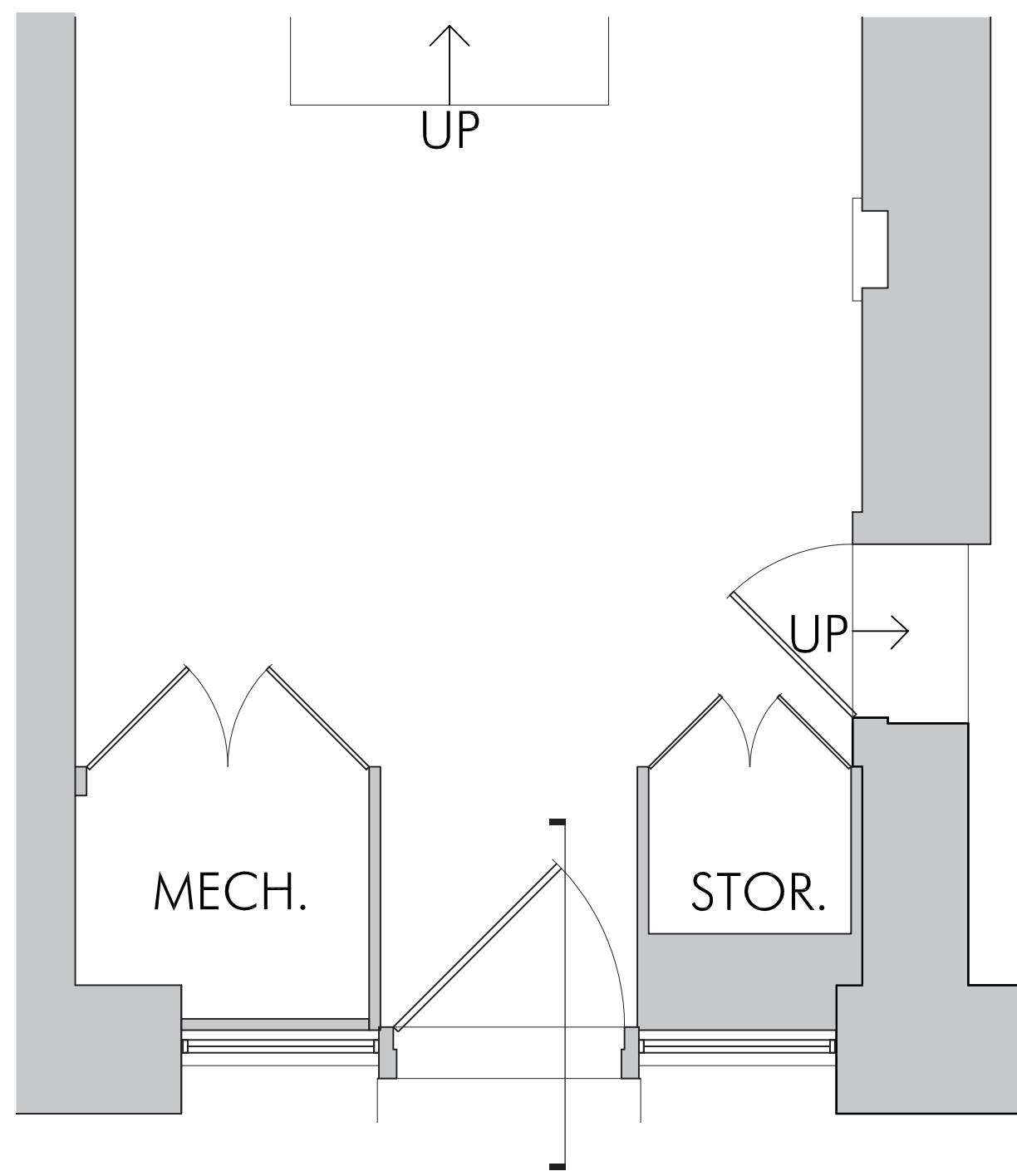
**LPC-010**

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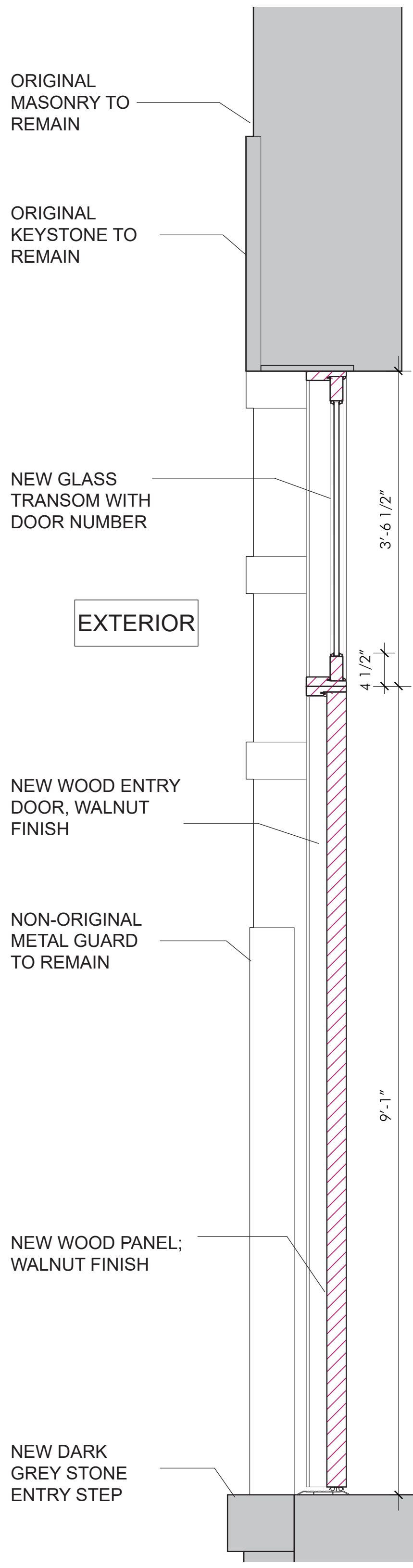
EXISTING FRONT DOOR SECTION  
Scale: 1" = 1' - 0"



EXISTING FRONT DOOR PLAN  
Scale: 1/2" = 1' - 0"



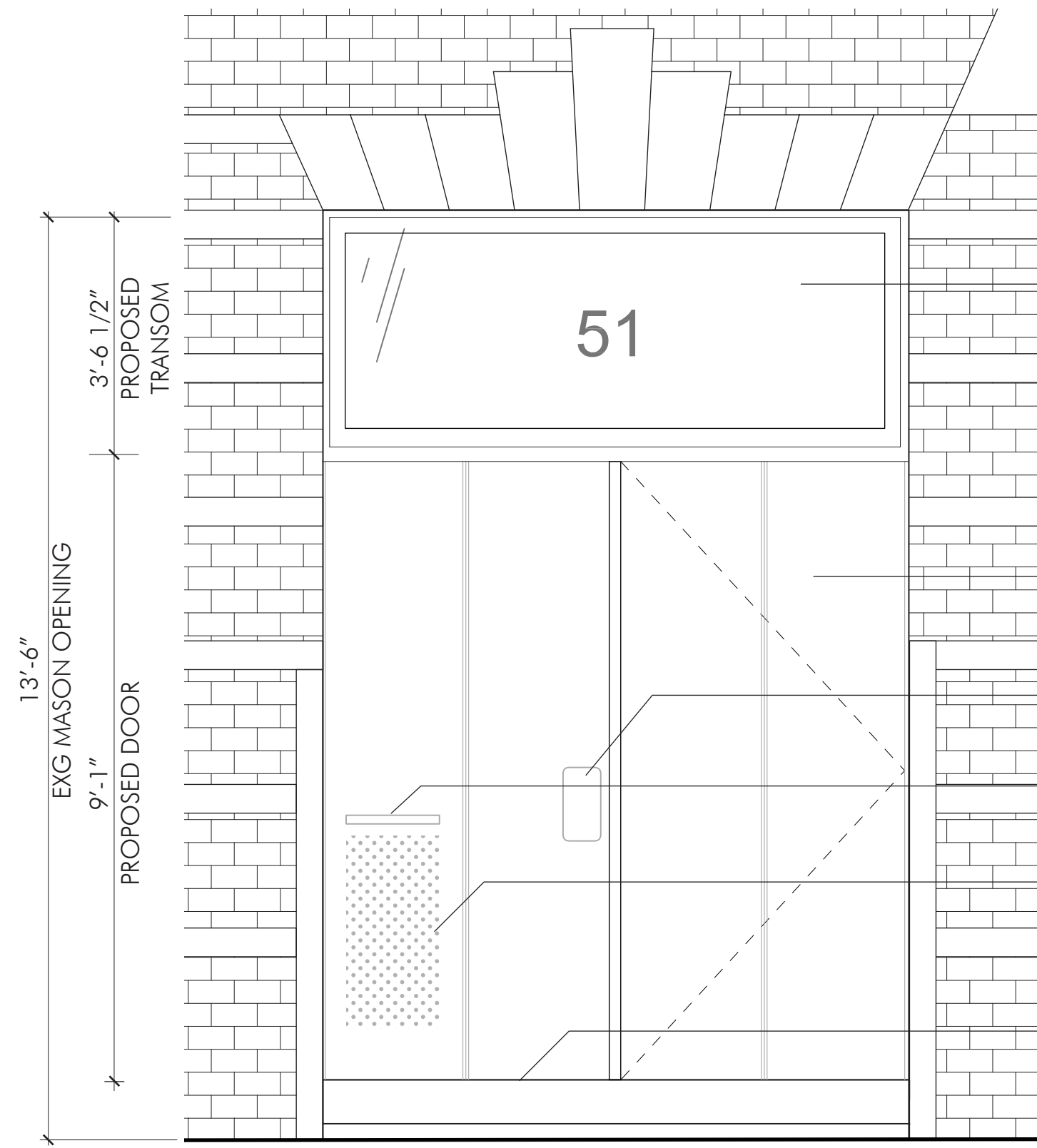
EXISTING FRONT DOOR ELEVATION  
Scale: 1/2" = 1' - 0"



PROPOSED FRONT DOOR SECTION  
Scale: 1" = 1' - 0"



PROPOSED FRONT DOOR PLAN  
Scale: 1/2" = 1' - 0"



PROPOSED FRONT DOOR ELEVATION  
Scale: 1/2" = 1' - 0"

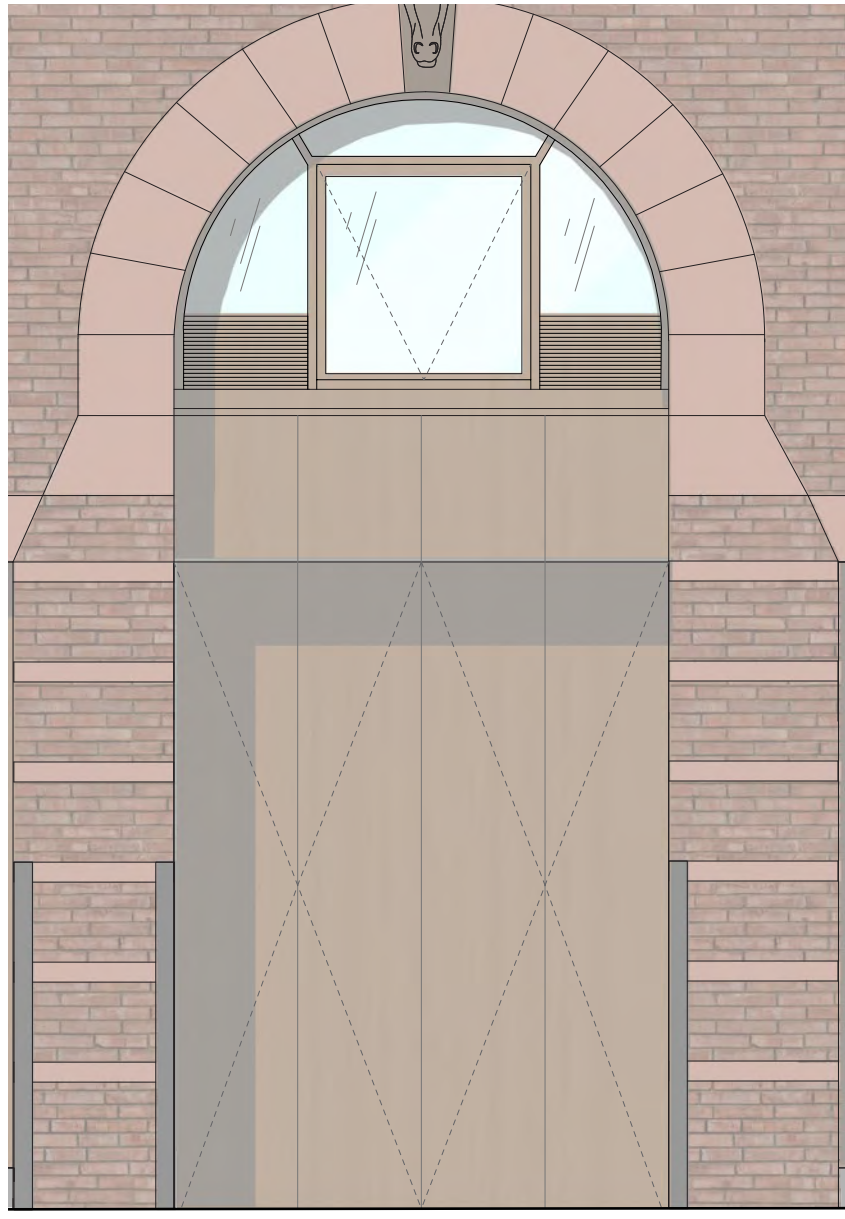
- NEW GLASS TRANSOM WITH DOOR NUMBER
- NEW WOOD ENTRY DOOR; WALNUT FINISH
- NEW DOORBELL/ INTERCOM
- NEW MAIL SLOT
- EXG. MEP EQUIP BEHIND PERFORATED FIXED WOOD PANEL
- NEW DARK GREY STONE ENTRY STEP



THE PROPOSED GARAGE ENTRY IS A SET OF TWO WOOD BIFOLD DOORS. THE INTENT IS TO HONOR THE MONOLITHIC SCALE OF GARAGE OPENING RECORDED IN THE 1940 TAX PHOTO, AND REVIVE THE WOOD MATERIALITY FROM THE BUILDING'S HISTORY.



EXISTING GARAGE DOOR



PROPOSED GARAGE DOOR



1940 TAX PICTURE



30 JANE STREET (ORIGINALLY STABLE AND RESIDENCE)



27 DOWNING STREET (ORIGINALLY STABLE AND RESIDENCE)



22 JANE STREET (ORIGINALLY STABLE AND RESIDENCE)



13 LEROY STREET - MONOLITHIC WOOD GARAGE DOOR



9 LEROY STREET - MONOLITHIC WOOD GARAGE DOOR



43 PERRY STREET - MONOLITHIC WOOD GARAGE DOOR

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

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**PRIVATE**

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**BLUMENFELD DEVELOPMENT GROUP, LTD.**  
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Structural Engineer:  
**ROBERT SILMAN ASSOCIATES**  
32 Old Slip, 10th Floor, New York, NY 10005  
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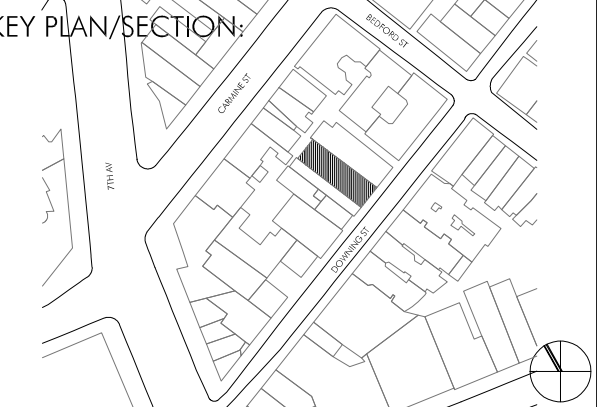
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:  
**GARAGE DOOR  
REFERENCE PHOTOS**

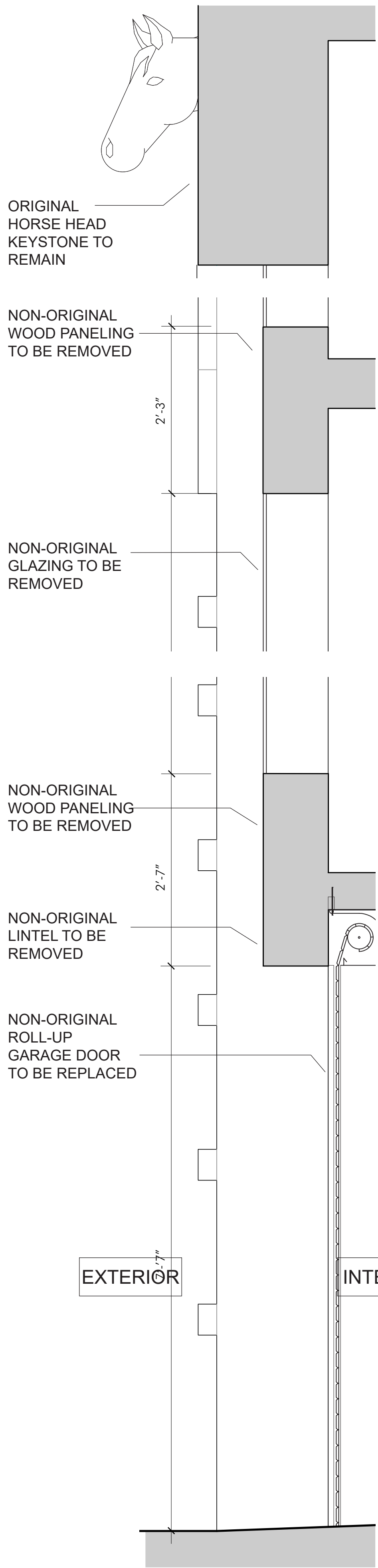
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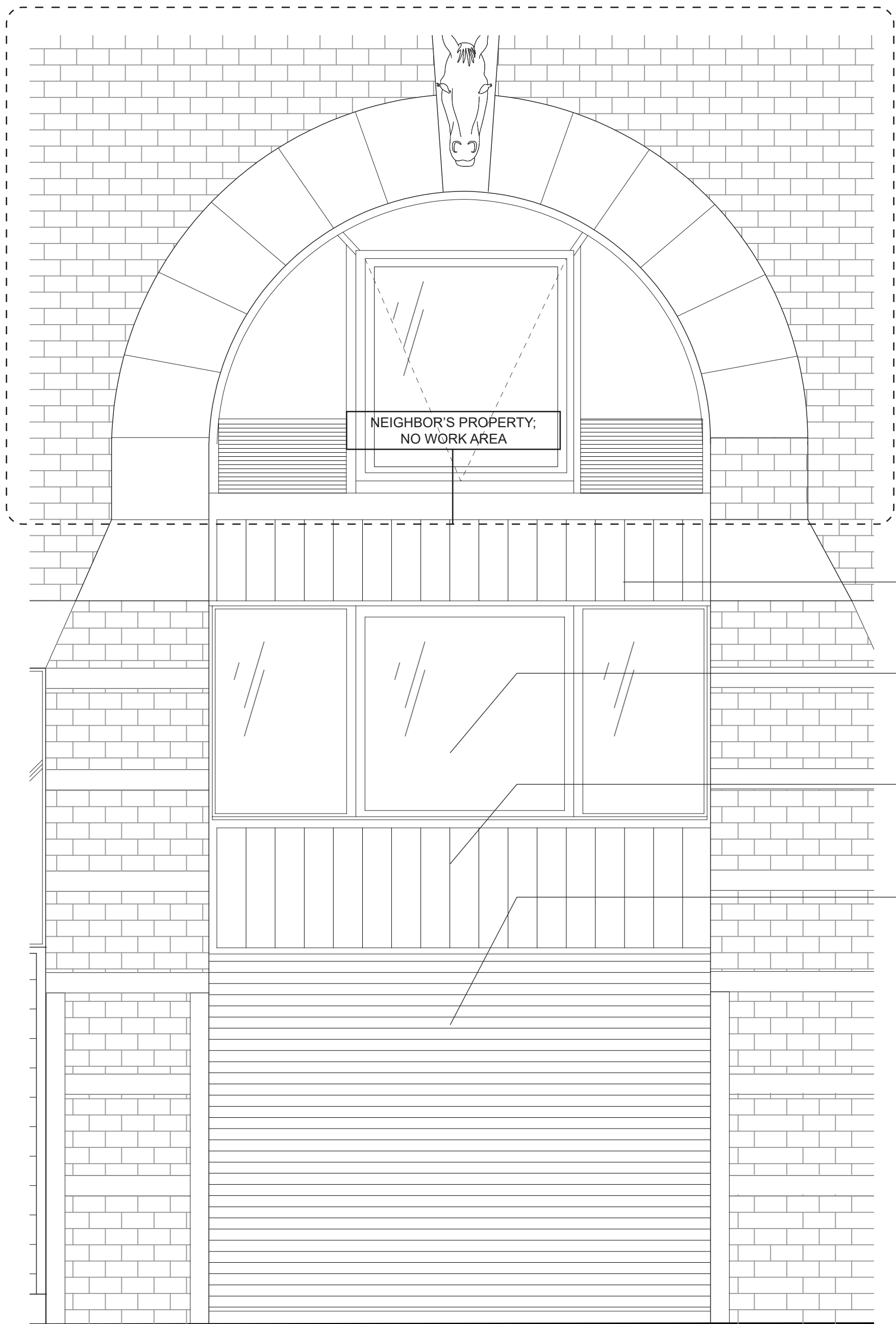
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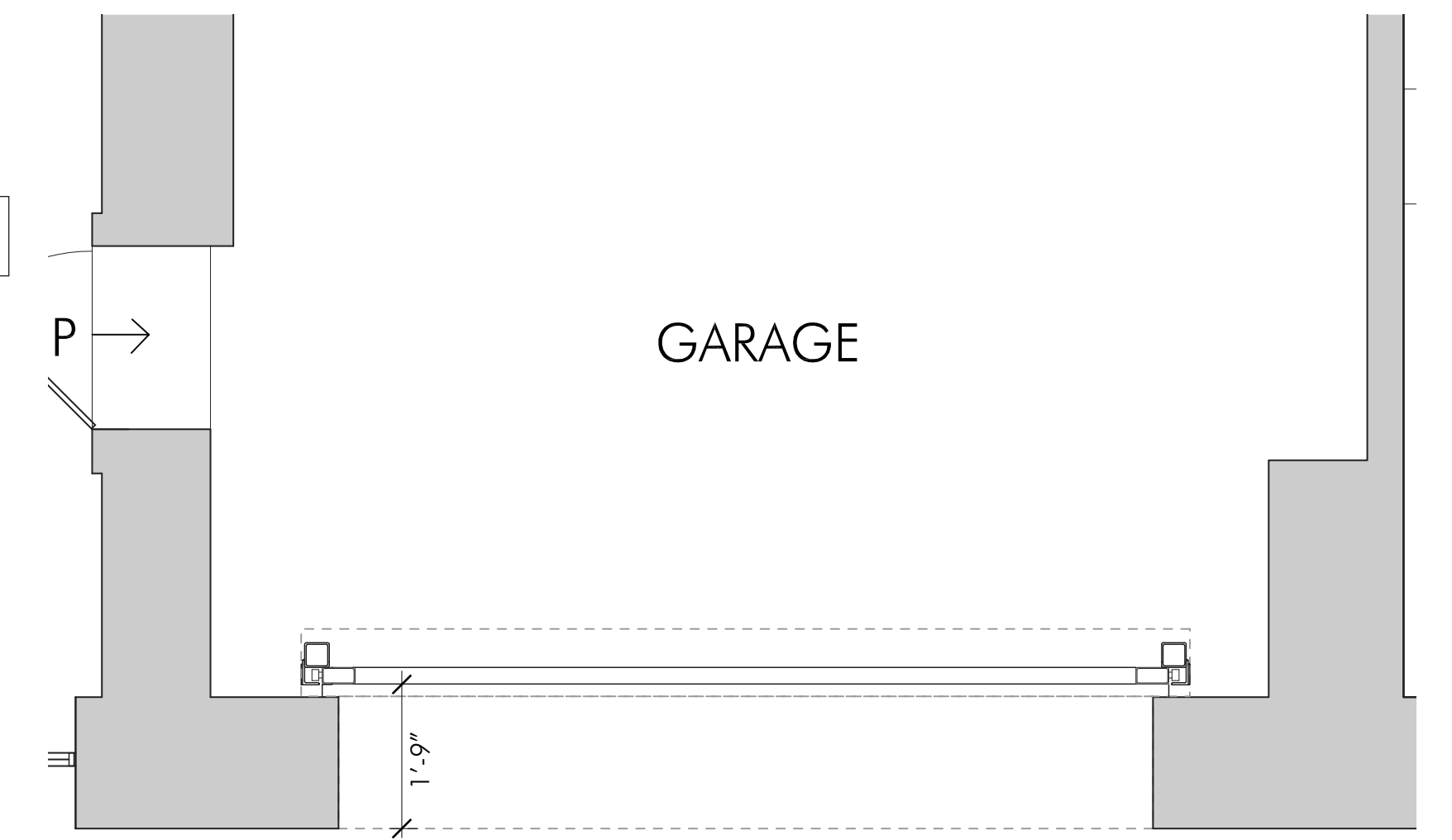




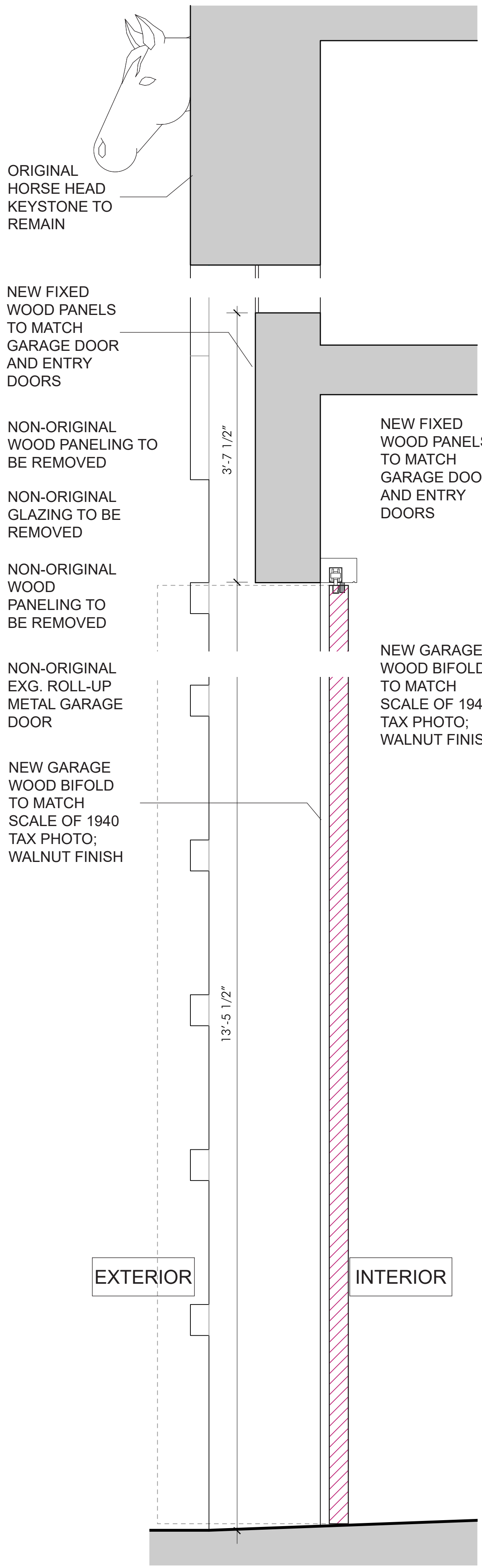
EXISTING: ROLL-UP SLATS  
Scale: 1" = 1' - 0"



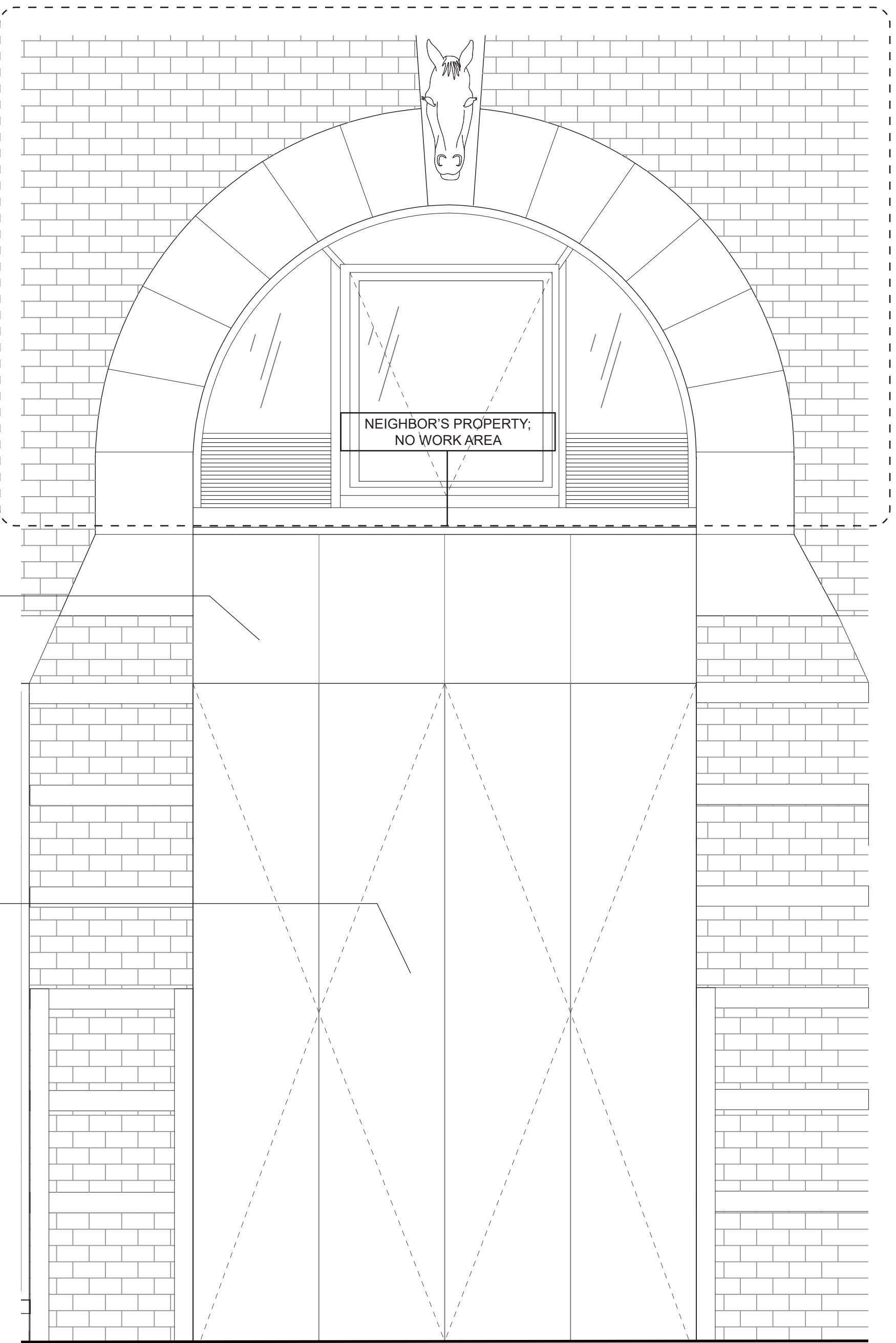
EXISTING GARAGE DOOR ELEVATION  
Scale: 1/2" = 1' - 0"



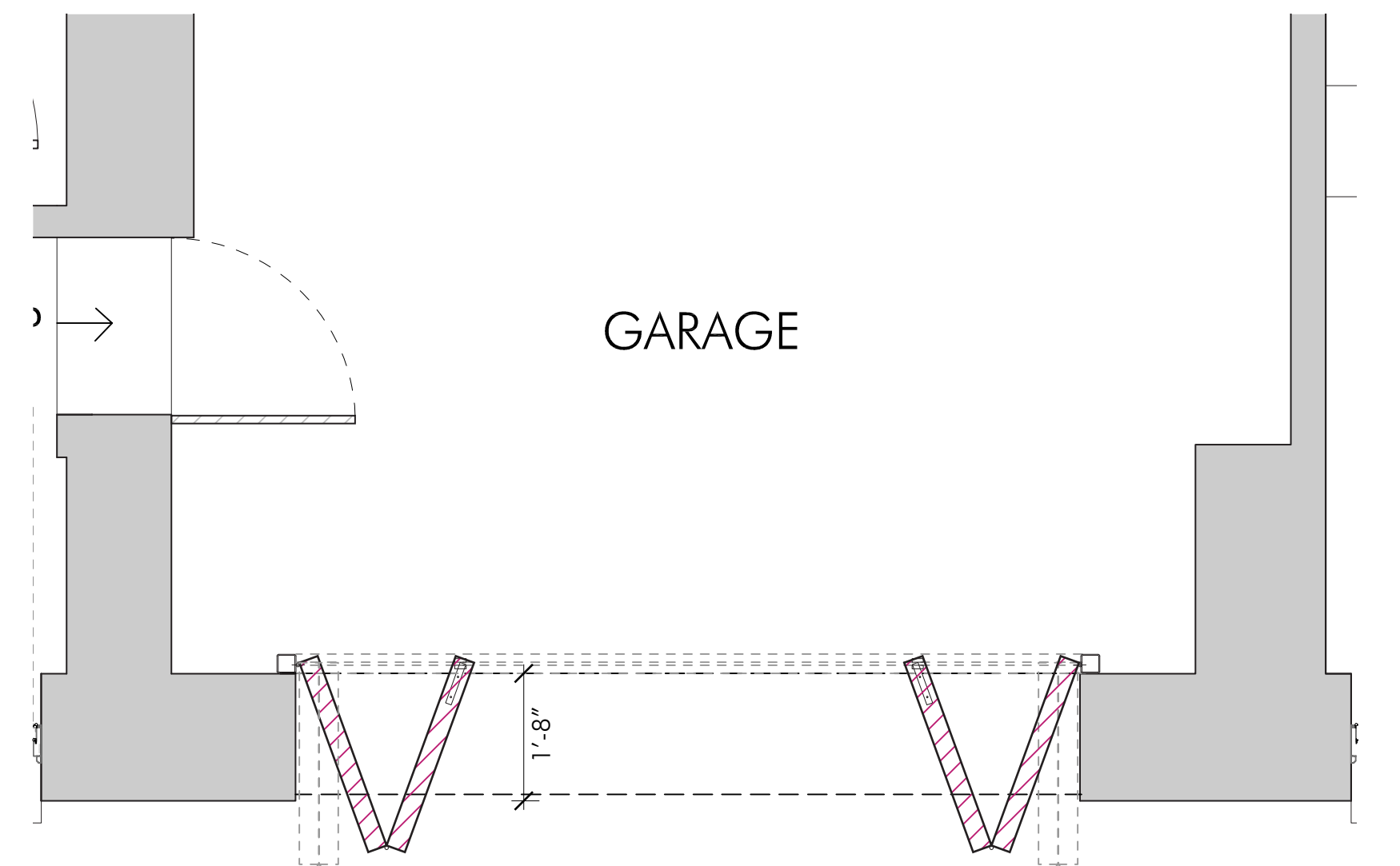
EXISTING GARAGE DOOR PLAN  
Scale: 1/2" = 1' - 0"



PROPOSED: SECTIONAL DOOR  
Scale: 1" = 1' - 0"



PROPOSED GARAGE DOOR ELEVATION  
Scale: 1/2" = 1' - 0"



PROPOSED GARAGE DOOR PLAN  
Scale: 1/2" = 1' - 0"

AS  
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DOWNING ST PENTHOUSE

51 DOWNING STREET  
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Lighting Designer:

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Acoustic Consultant:

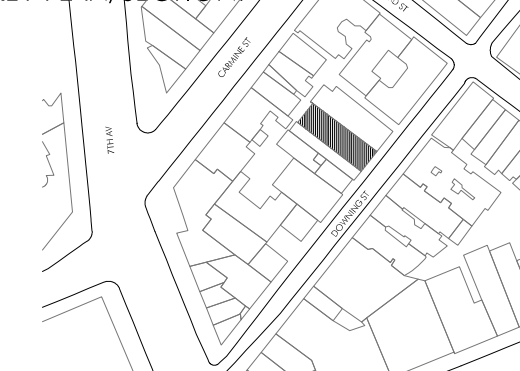
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Elevator Consultant:

X

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION

23.05.10


PROJECT NO.:

21402.01

DRAWN BY:

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SCALE:

DRAWING TITLE:

GARAGE DOOR  
DETAIL COMPARISON

SHEET NO.:

LPC-012

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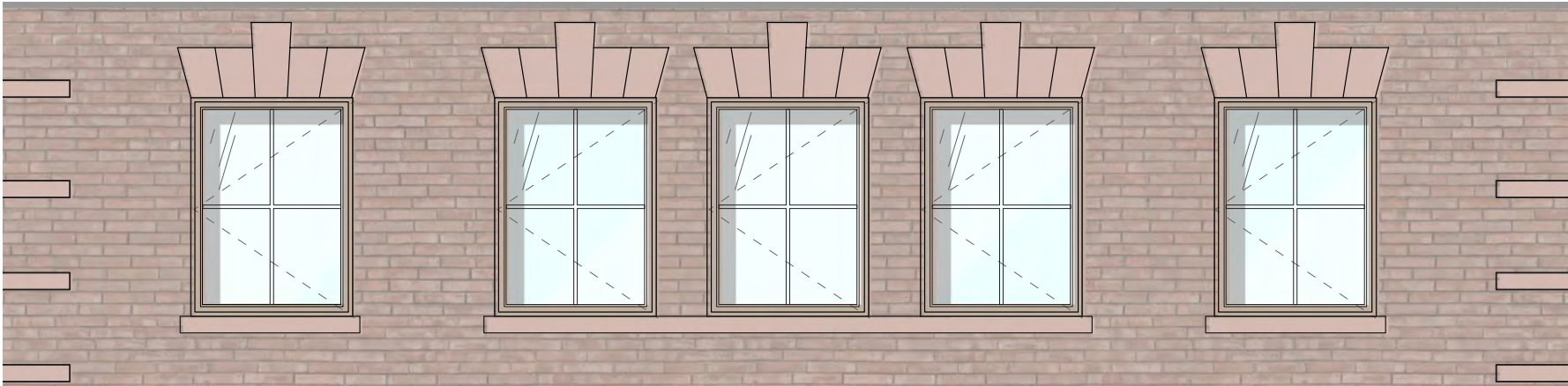
PROPOSED 4TH FLOOR WINDOWS FEATURE LOW-E GLAZING IN WOOD FRAMES WITH DECORATIVE GRILLES AND CASEMENT OPERATION.

THE PROPOSED MATERIAL IS COMMONLY FOUND IN GREENWICH HISTORIC DISTRICT RENOVATION PROJECTS, AND CAPTURES MATERIAL CHOICE FOR WINDOWS IN THE BUILDING'S EARLY DAYS.

BRINGING THE WINDOWS BACK TO THE 2 OVER 2 CONIFURATION OF HISTORICAL TAX PHOTO, THE DESIGN INCORPORATES A NEW GLAZING SYSTEM THAT REDUCES SOLAR INTAKE AND IMPROVES ENVELOPE PERFORMANCE, THEREBY EXPANDING LIFESPAN OF EXISTING FACADE



EXISTING 4TH FLOOR WINDOWS



PROPOSED 4TH FLOOR WINDOWS



1940 TAX PICTURE



42 DOWNING STREET - ALUMINUM FRAME



44 PERRY STREET - WOOD FRAME



42 DOWNING STREET - ALUMINUM FRAME



51 DOWNING STREET - 3RD FLOOR WINDOWS



36 LEROY STREET - FULL-PANE HOPPER / TILT&TURN WINDOWS



13 LEROY STREET - FULL-PANE WINDOW

AS  
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**ROBERT SILMAN ASSOCIATES**  
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T 212.620.7970

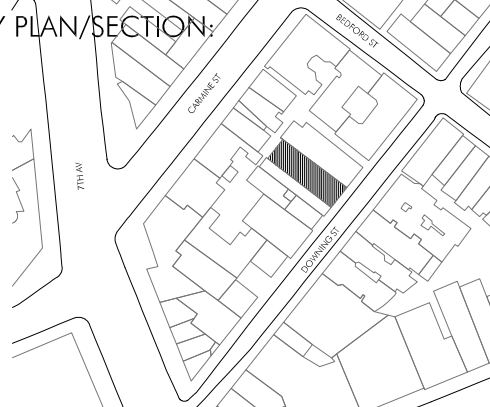
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**4TH FLOOR WINDOWS  
REFERENCE PHOTOS**

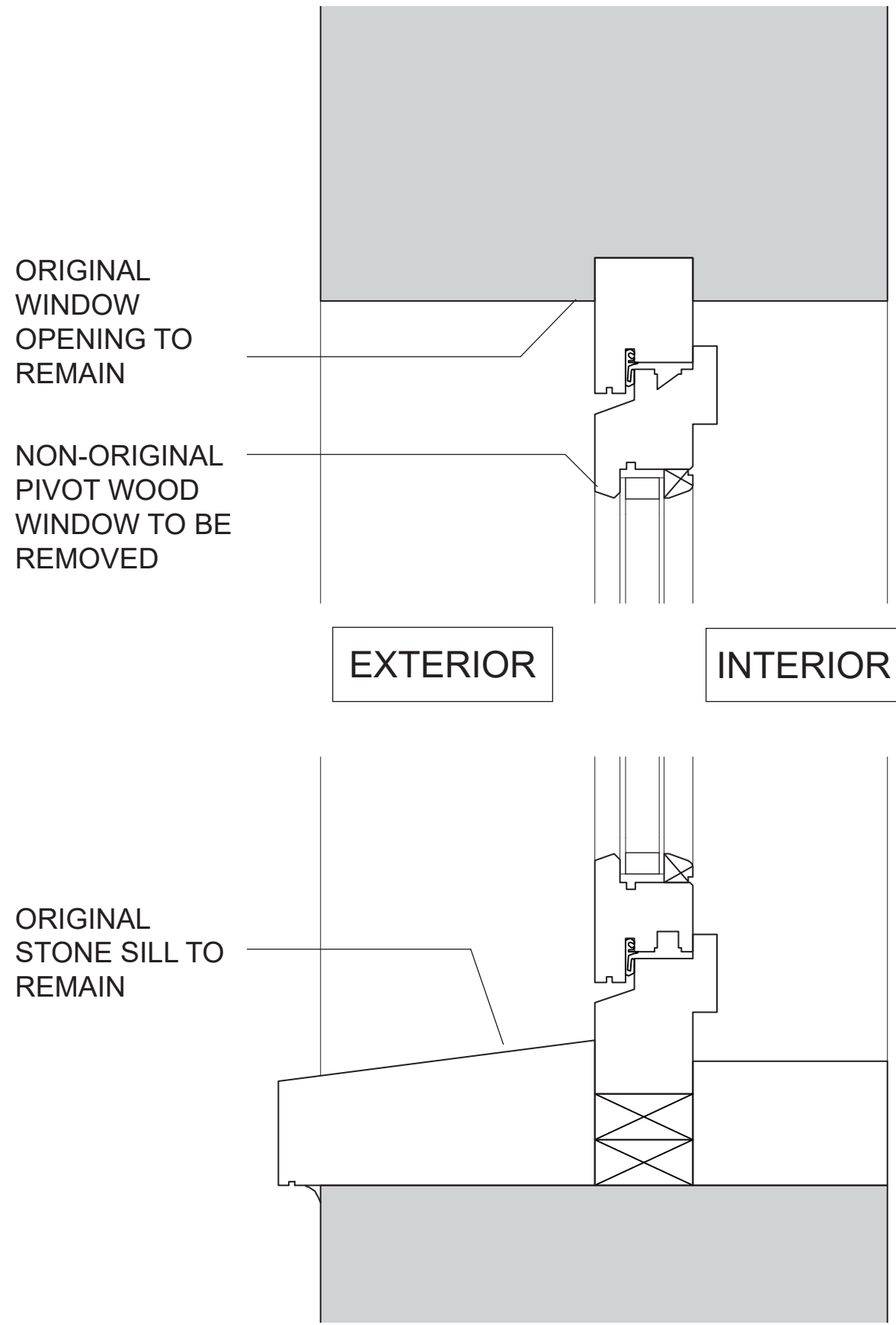
SHEET NO.:

**LPC-013**

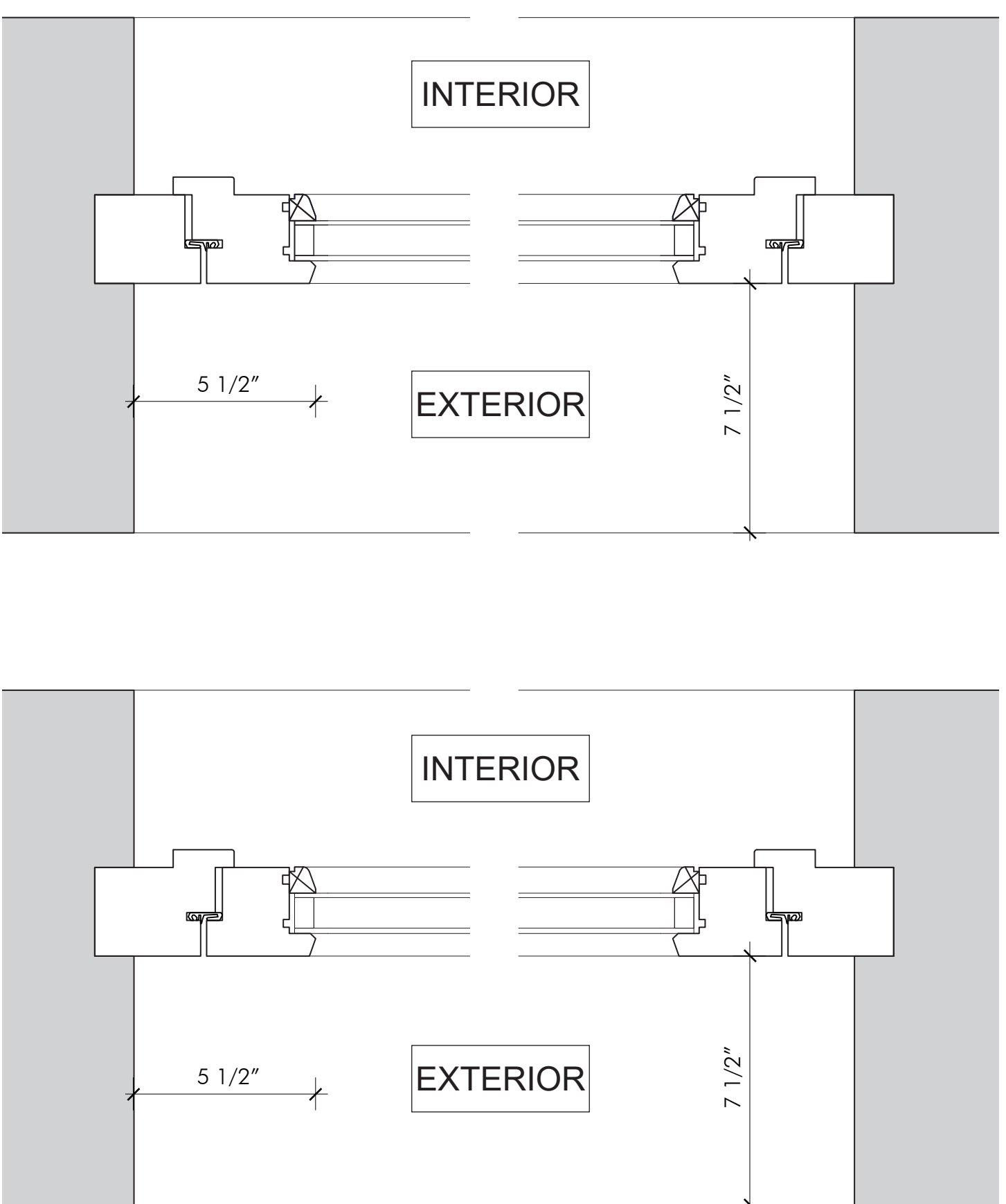
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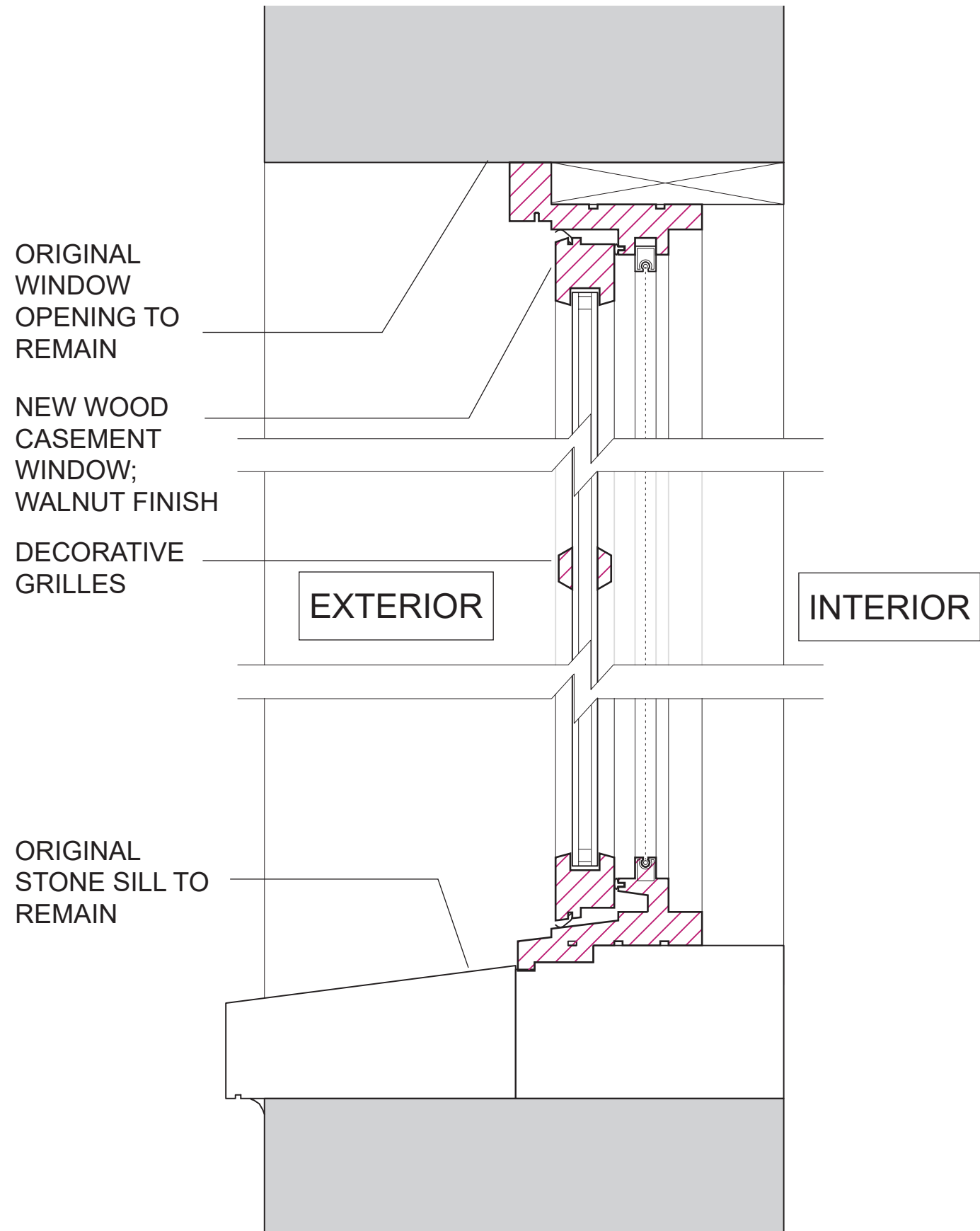




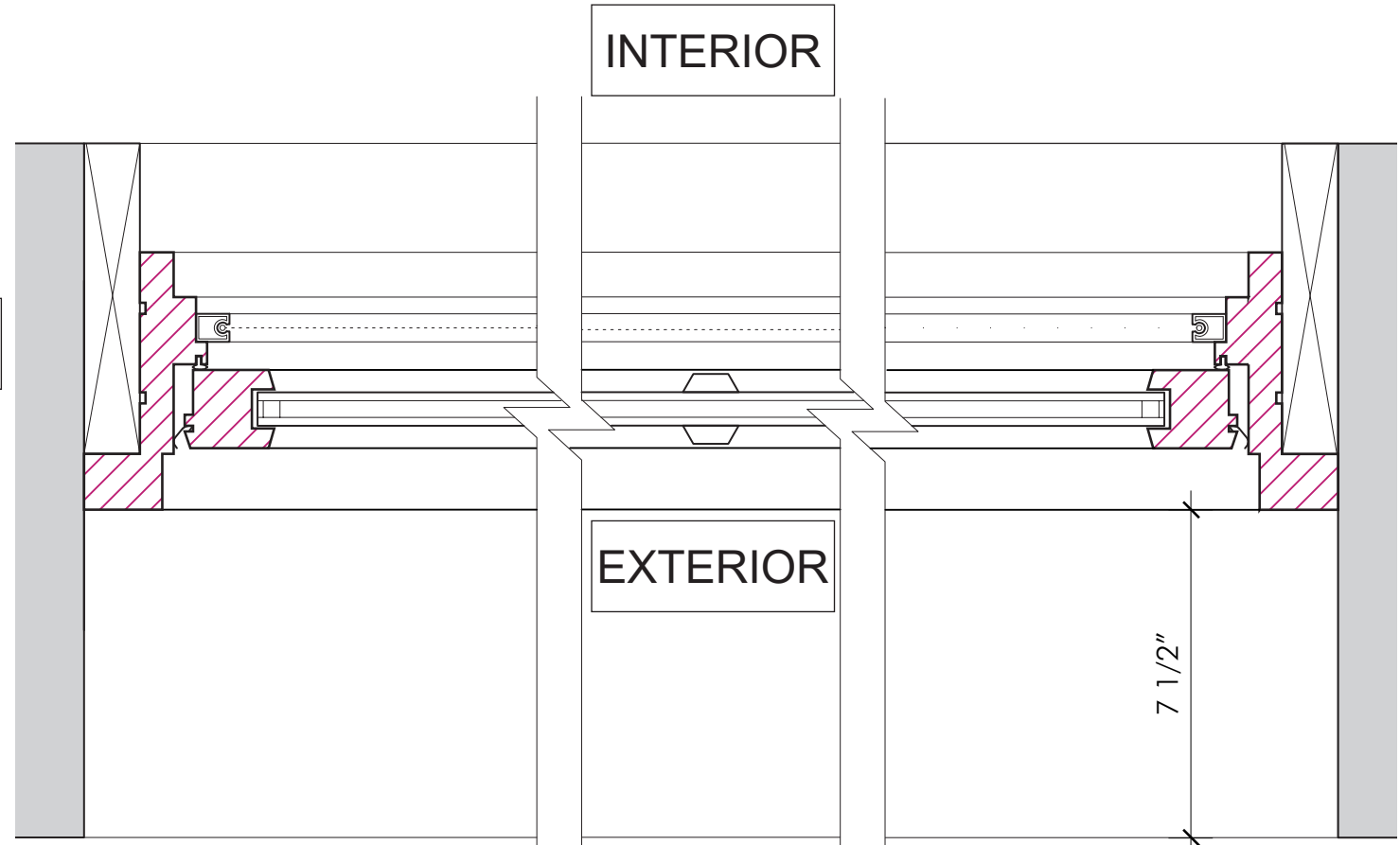
EXISTING WINDOW SECTION DETAIL  
Scale: 3" = 1' - 0"



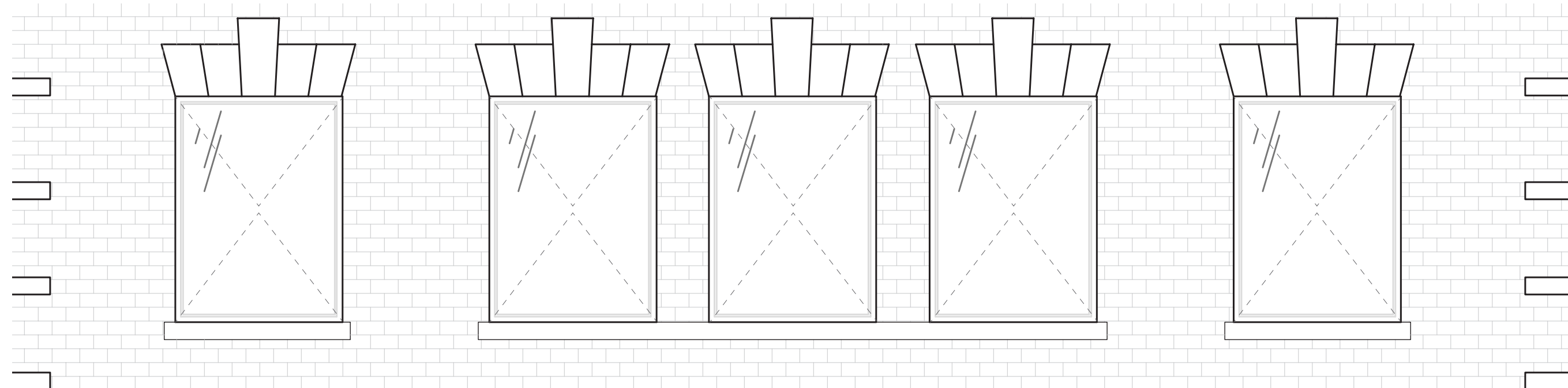
EXISTING WINDOW PLAN DETAILS  
Scale: 3" = 1' - 0"



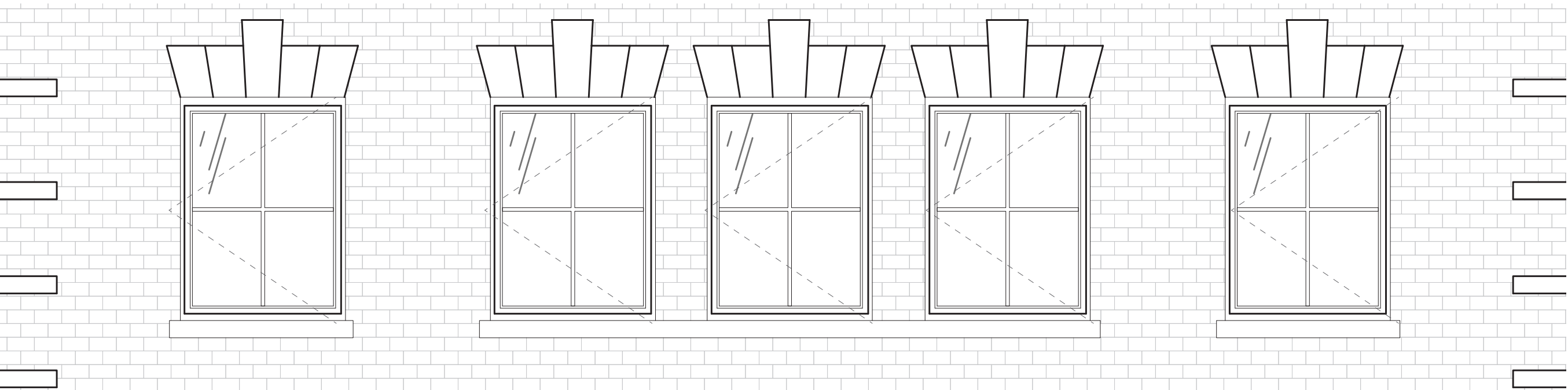
PROPOSED WINDOW SECTION DETAIL  
Scale: 3" = 1' - 0"



PROPOSED WINDOW PLAN DETAIL  
Scale: 3" = 1' - 0"



EXISTING FOURTH FLOOR WINDOWS: PIVOT WINDOWS  
Scale: 3/8" = 1' - 0"



PROPOSED FOURTH FLOOR WINDOWS: CASEMENT WINDOWS  
Scale: 3/8" = 1' - 0"

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

## DOWNING ST PENTHOUSE

51 DOWNING STREET  
NEW YORK, NY  
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Client:

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227 West 29th street, 11th Floor New York, NY 10001  
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Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, llc  
31 Knight Street, Norwalk, CT 06851  
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Lighting Designer:

x

Acoustic Consultant:

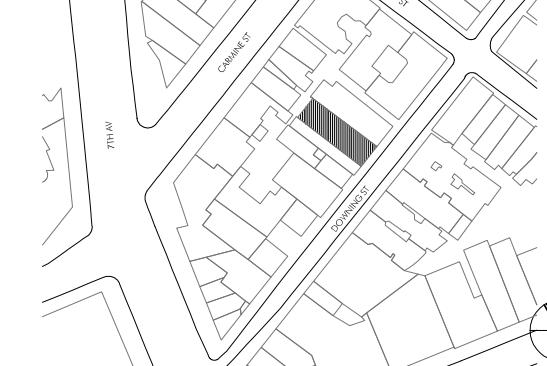
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

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SCALE:

DRAWING TITLE:

4TH FLOOR WINDOWS  
DETAIL COMPARISON

SHEET NO.:

LPC-014

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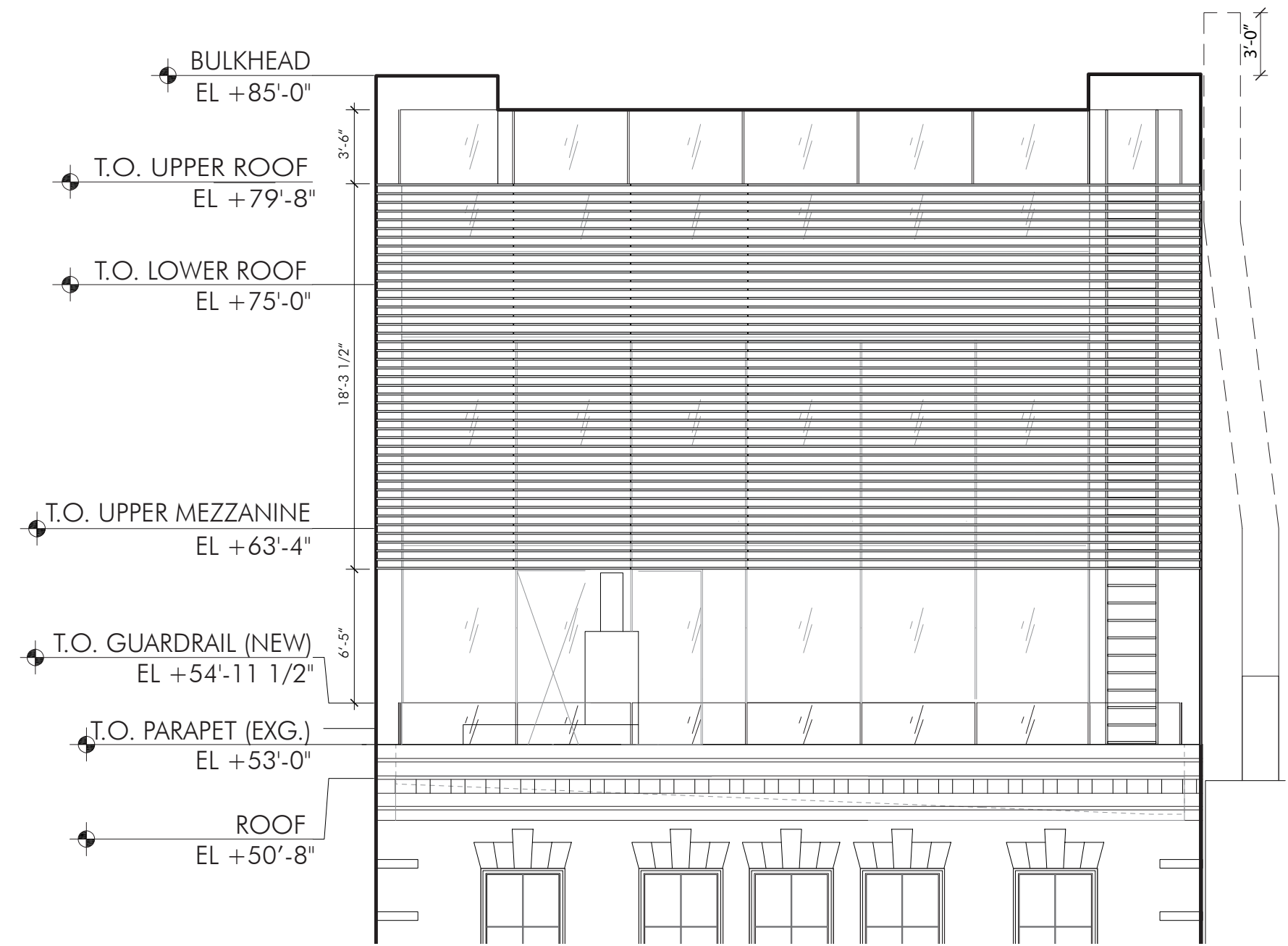
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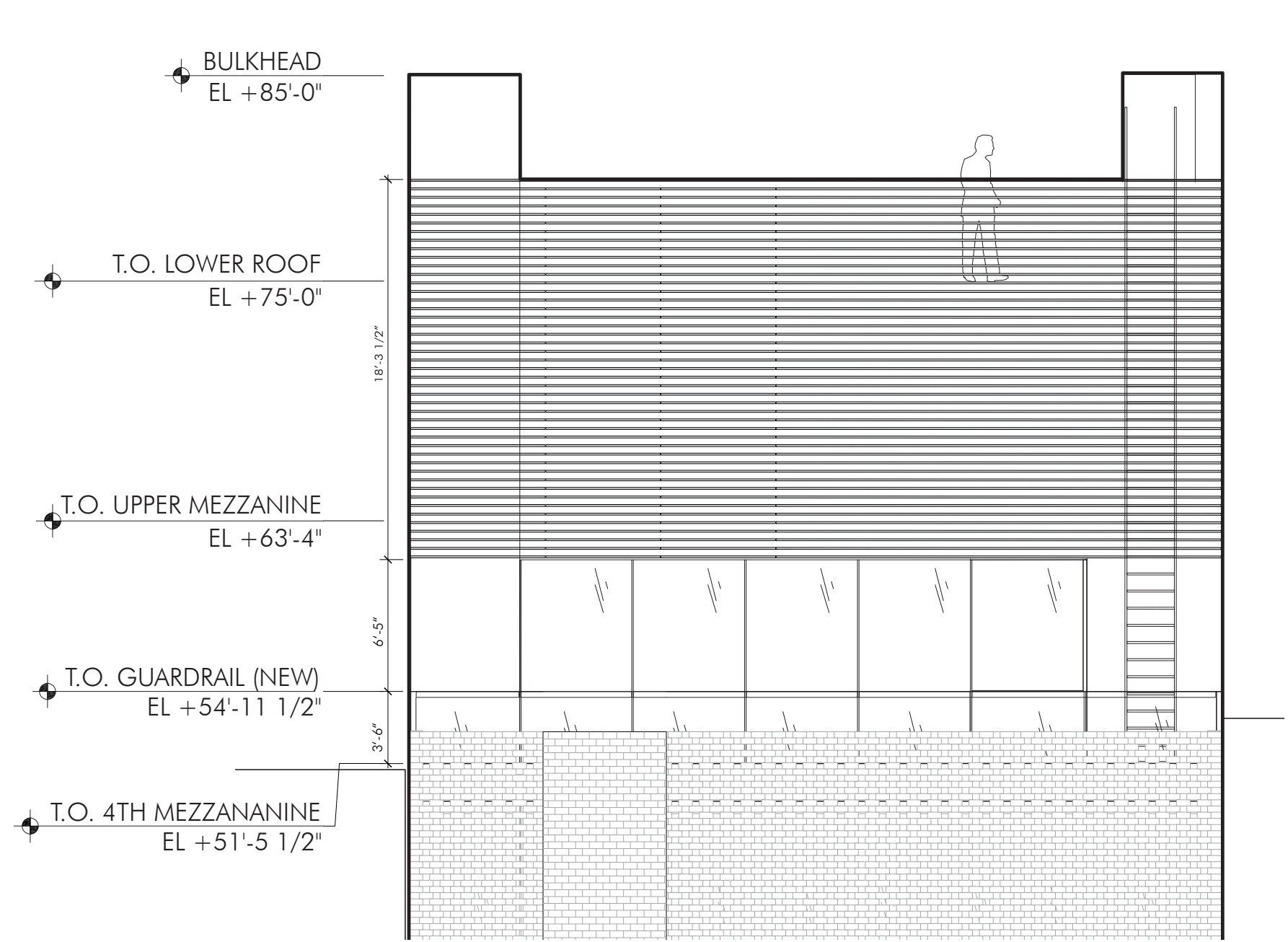
PROPOSED ROOFTOP ADDITION IS COMPRISED OF A TWO-STORY PENTHOUSE AND BULKHEAD.

THE PENTHOUSE IS METAL-CLADDED, WITH FULL HEIGHT CURTAIN WALL SYSTEMS ON FRONT AND REAR FACADES. NEW DARK GREY METAL LOUVER SYSTEM FRONTS THE CURTAIN WALL ON UPPER MEZZANINE LEVEL ON BOTH FRONT AND REAR FACADES.

THE MASS OF NEW ROOFTOP ADDITION ROUGHLY SHARES FOOTPRINT OF EXISTING ROOFTOP PENTHOUSE, INVISIBLE AT PEDESTRIAN LEVEL FROM DOWNING STREET SIDE AND ONLY INTERMITTENTLY FROM 7TH AVENUE AND CARMINE STREET NORTHWEST CORNER. THE NEW WINDOW WALL SYSTEM REDUCES SOLAR INTAKE AND IMPROVES ENVELOPE PERFORMANCE, CREATING A MORE SUSTAINABLE ROOFTOP LIVING SPACE.



PROPOSED ROOFTOP ADDITION - FRONT ELEVATION



PROPOSED ROOFTOP ADDITION - REAR ELEVATION



EXISTING ROOFTOP BULKHEAD



EXISTING ROOFTOP BULKHEAD AND PENTHOUSE - FRONT



EXISTING ROOFTOP PENTHOUSE - REAR



42 DOWNING STREET - ONE-STORY ROOFTOP ADDITION WITH BULKHEAD



250-258 BLEECKER STREET - REAR YARD VERTICAL ENLARGEMENT



42 BEDFORD STREET - ONE-STORY ROOFTOP ADDITION

AS  
A

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NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
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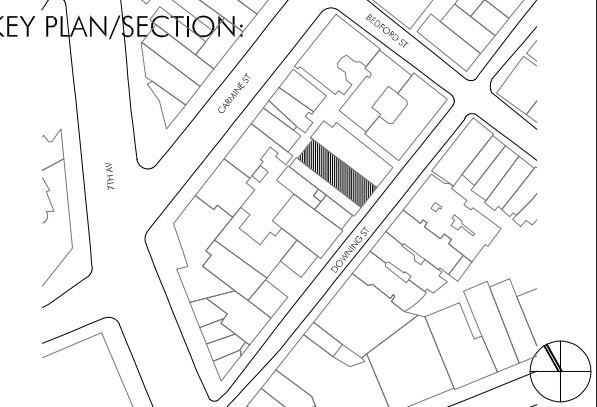
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, LLC**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**X**

Acoustic Consultant:  
**X**

Elevator Consultant:  
**X**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**ROOFTOP ADDITION  
REFERENCE PHOTOS**

SHEET NO.:

**LPC-015**

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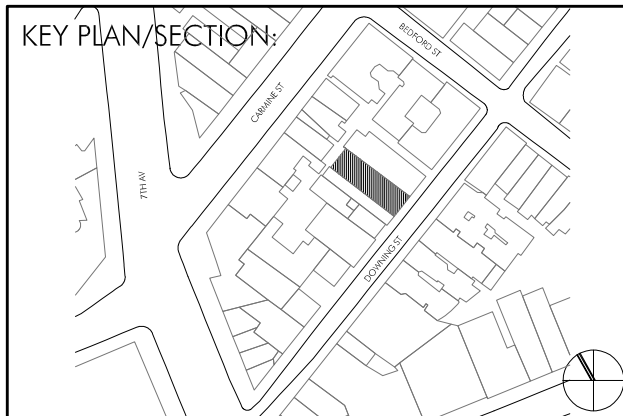
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**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION	23.05.10

PROJECT NO.: 21402.01  
DRAWN BY: GV, YD  
CHECKED BY:  
SCALE:

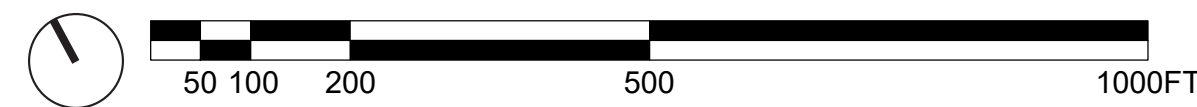
DRAWING TITLE:  
**ROOFTOP ADDITION  
IN GREENWICH  
VILLAGE HISTORICAL  
DISTRICT**

SHEET NO.:  
**LPC-016**

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- GREENWICH VILLAGE HISTORIC DISTRICT
- GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II | LP-2366 | DESIGNATED ON JUNE 22, 2010
- LOTS WITH HEIGHT CHANGE IN GVHD EXTENSION II (REFER TO LPC-017)
- BUILDINGS WITH ROOFTOP ADDITION IN GVHD (REFER TO LPC-018)
- OTHER BUILDINGS WITH ROOFTOP ADDITION IN GVHD
- 51 DOWNING STREET







62 W 9TH STREET, 1839 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)



444 6TH AVENUE, 1844 BUILT, ROOFTOP ADDTION LEGALIZED POST-LANDMARK DESIGNATION (1969) IN 2015



11 W 11TH STREET, 1831 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)



108 GREENWICH AVENUE, 1842 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)



22 W 11TH STREET, 1845 BUILT, ROOFTOP ADDITION ADDED POST-LANDMARK DESIGNATION (1969)



47 7TH AVENUE SOUTH, BUILT 1896, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (2010)



42 BEDFORD STREET, 1836 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (2010)



13 LEROY STREET. 1929 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (2010)



280 W 4TH STREET, 1841 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)

# AS A

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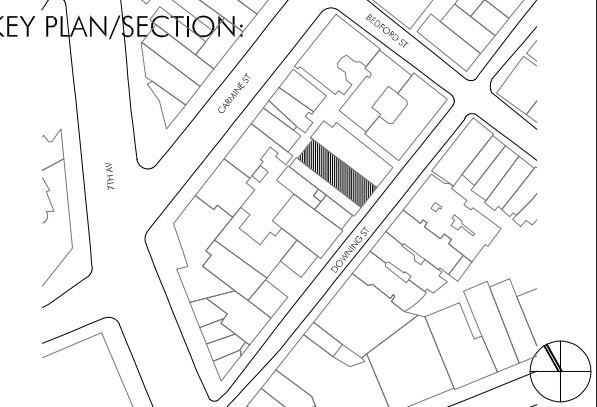
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Acoustic Consultant:  
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Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:  
**ROOFTOP ADDITION  
IN GREENWICH  
VILLAGE HISTORICAL  
DISTRICT**

SHEET NO.:

**LPC-017**

\*NOT FOR CONSTRUCTION\*

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42 Downing St



CURRENT VIEW



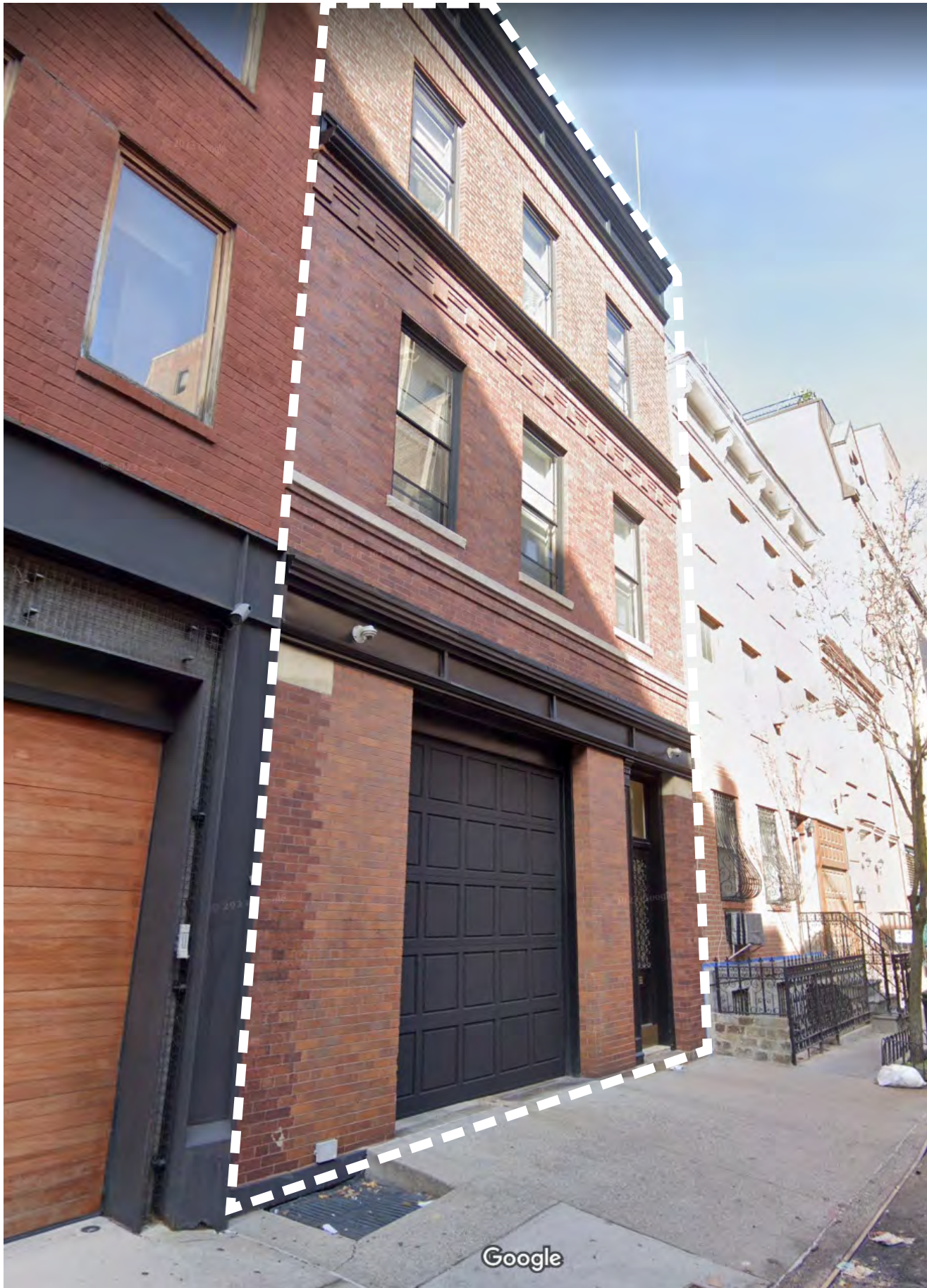
17 Downing St



CURRENT VIEW



11 Leroy St



CURRENT VIEW



13 Leroy St



CURRENT VIEW

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

Architect:  
**ANDREA STEELE ARCHITECTURE**  
227 West 29th street, 11th Floor New York, NY 10001  
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General Contractor:  
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300 Robbins Lane, Syosset, NY 11791  
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T 212.479.5400

Structural Engineer:  
**ROBERT SILMAN ASSOCIATES**  
32 Old Slip, 10th Floor, New York, NY 10005  
T 212.620.7970

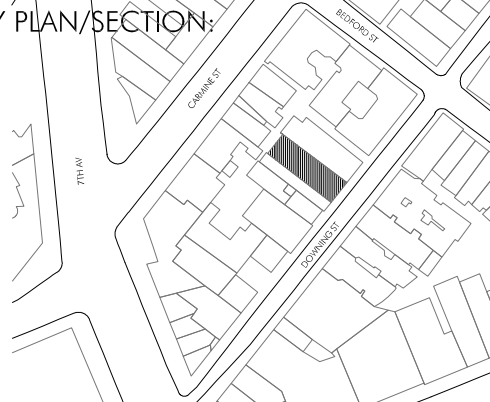
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**NEIGHBORHOOD  
GROUND FLOOR  
CHANGE**

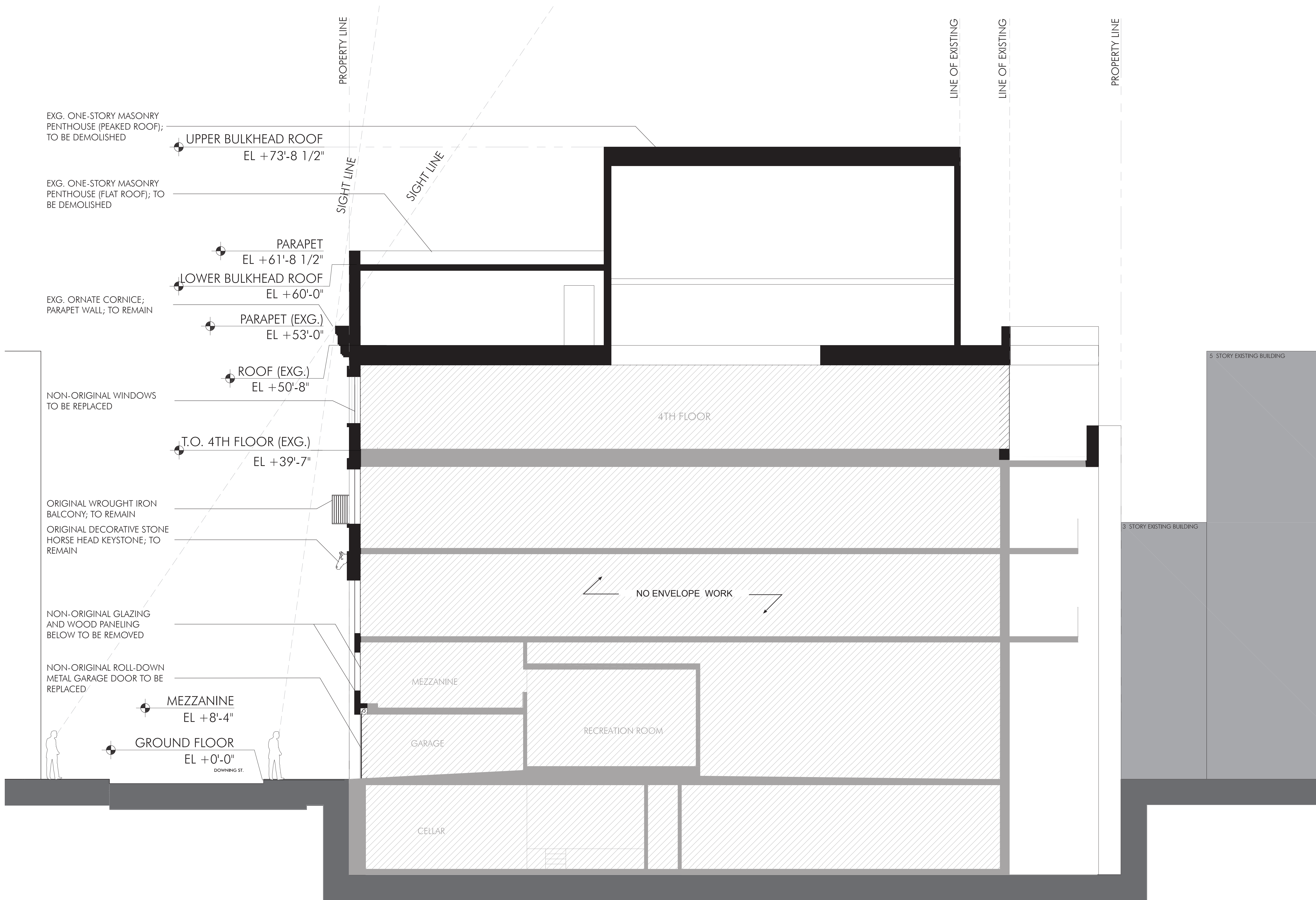
SHEET NO.:

**LPC-018**

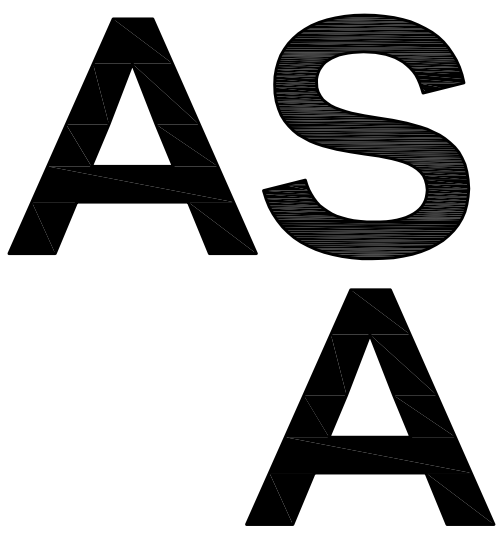
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EXISTING BUILDING SECTION  
Scale: 3/16" = 1'-0"



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227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

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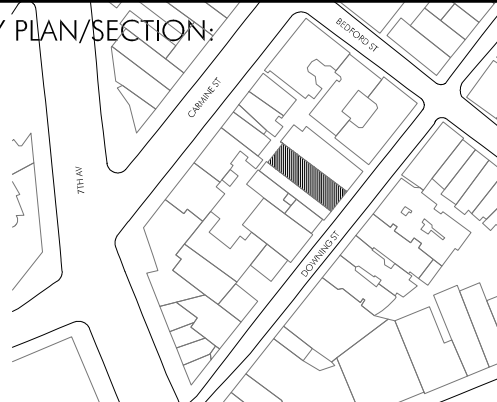
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

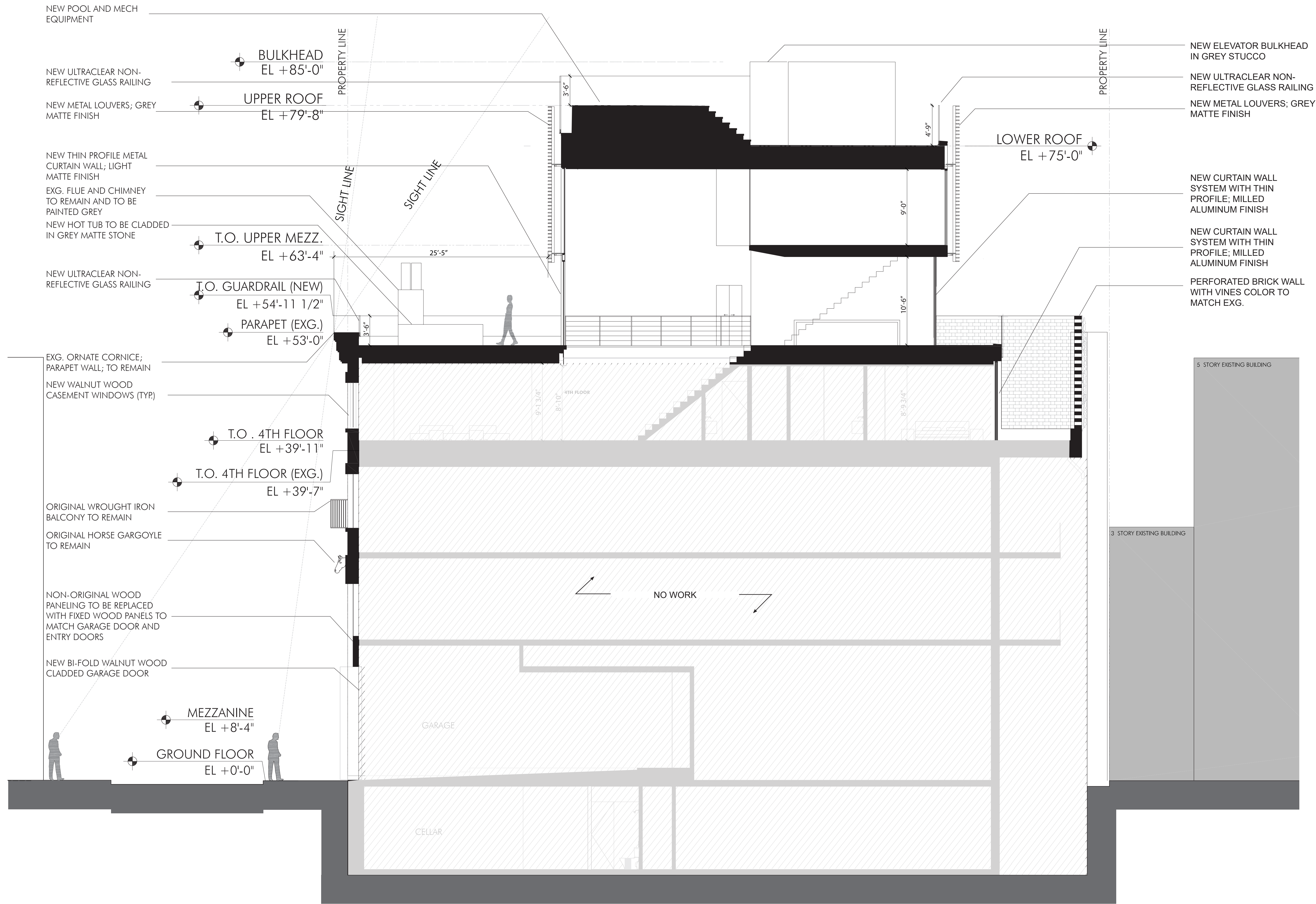
**EXISTING BUILDING SECTION**

SHEET NO.:

**LPC-019**

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PROPOSED BUILDING SECTION  
Scale: 3/16" = 1'-0"

AS  
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227 W. 29TH STREET  
NEW YORK, NY 10001

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51 DOWNING STREET  
NEW YORK, NY  
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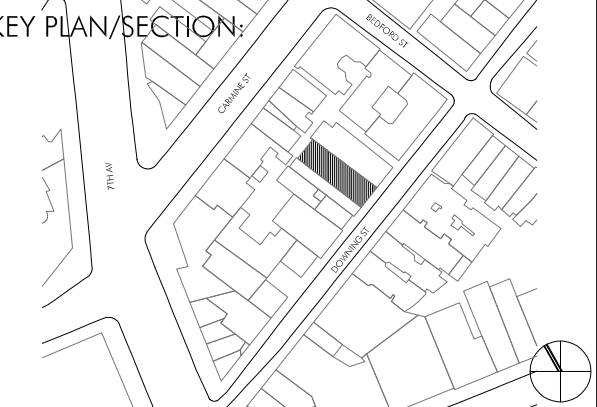
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION	23.05.10

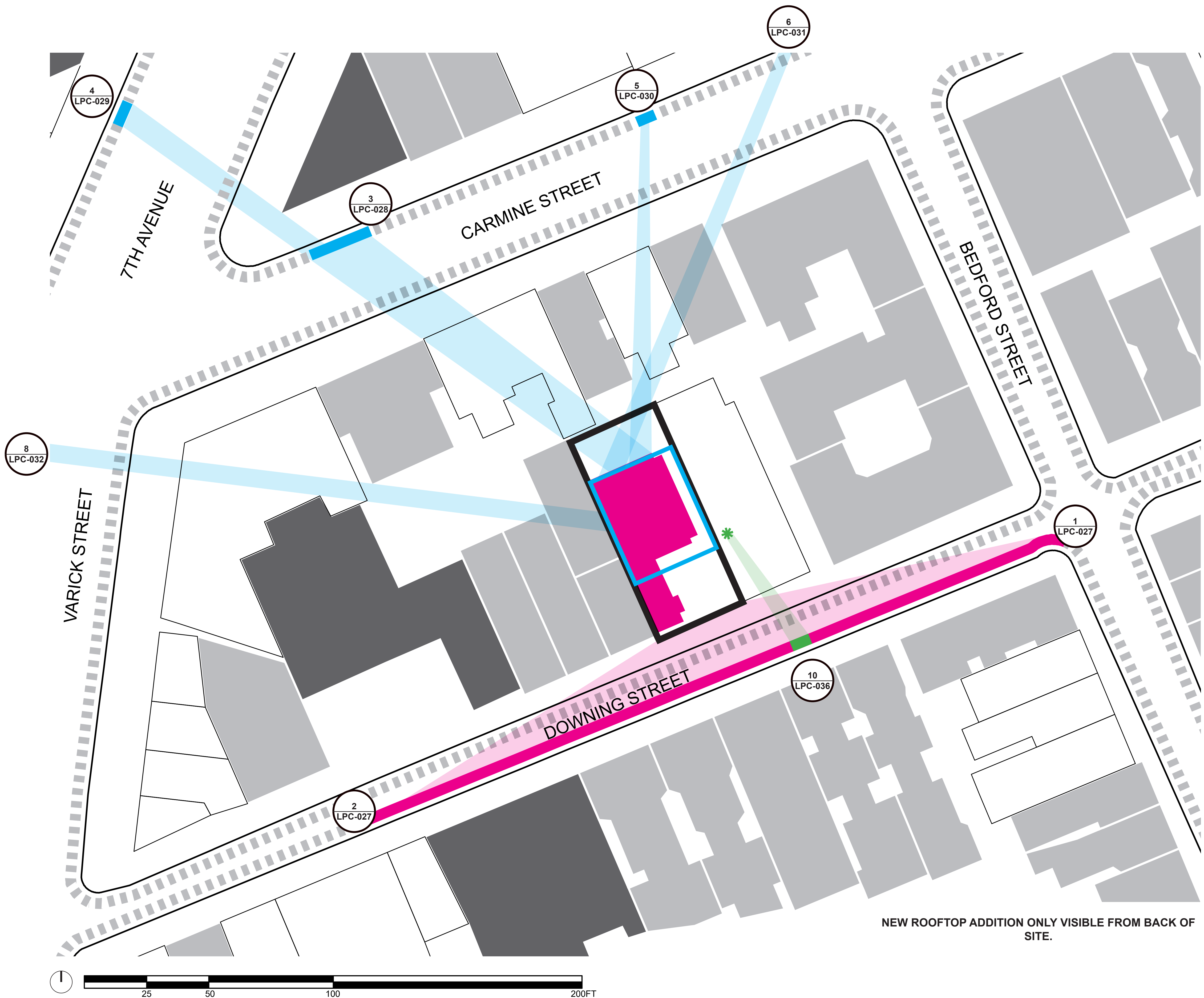
PROJECT NO.:	21402.01
DRAWN BY:	GV, YD
CHECKED BY:	
SCALE:	
DRAWING TITLE:	

**PROPOSED BUILDING SECTION**

SHEET NO.:  
**LPC-020**

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- 51 DOWNING STREET
  - EXISTING ROOFTOP ADDITION
  - NEW ROOFTOP ADDITION
  - EXISTING ADDITION VISIBLE
  - EXISTING AND NEW ADDITION VISIBLE
  - ROOFTOP ADDITION NOT VISIBLE
  - NEIGHBOR'S FLUE MIN. VISIBLE
  - TALLER THAN 51 DOWNING + ROOF ADDITION
  - TALLER THAN 51 DOWNING, LOWER THAN ADDITION
  - LOWER THAN 51 DOWNING
- NEW ROOFTOP ADDITION ONLY VISIBLE FROM BACK OF SITE.

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY 10014

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**PRIVATE**

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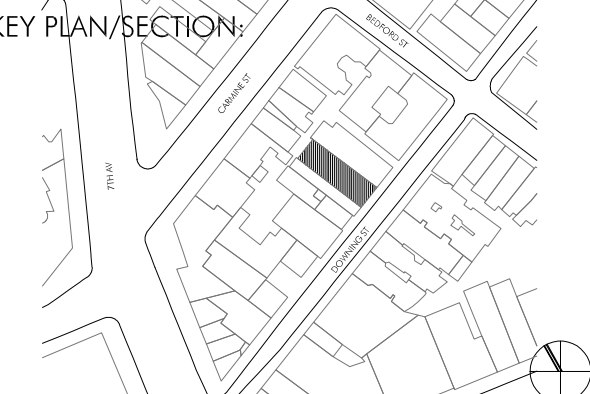
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION	23.05.10

PROJECT NO.:	21402.01
DRAWN BY:	GV, YD
CHECKED BY:	
SCALE:	

DRAWING TITLE:  
**ROOFTOP ADDITION  
VISIBILITY**

SHEET NO.:  
**LPC-021**

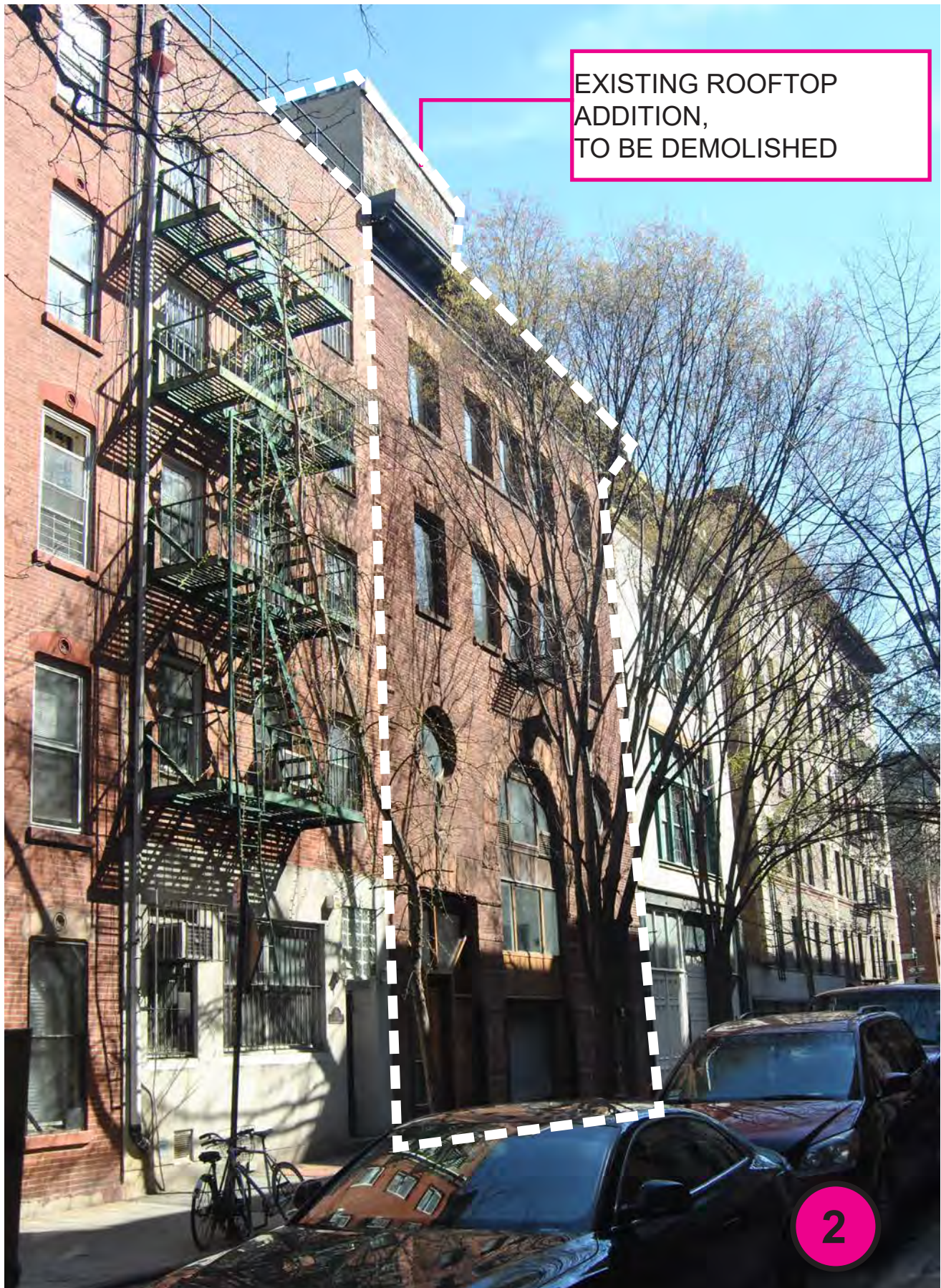




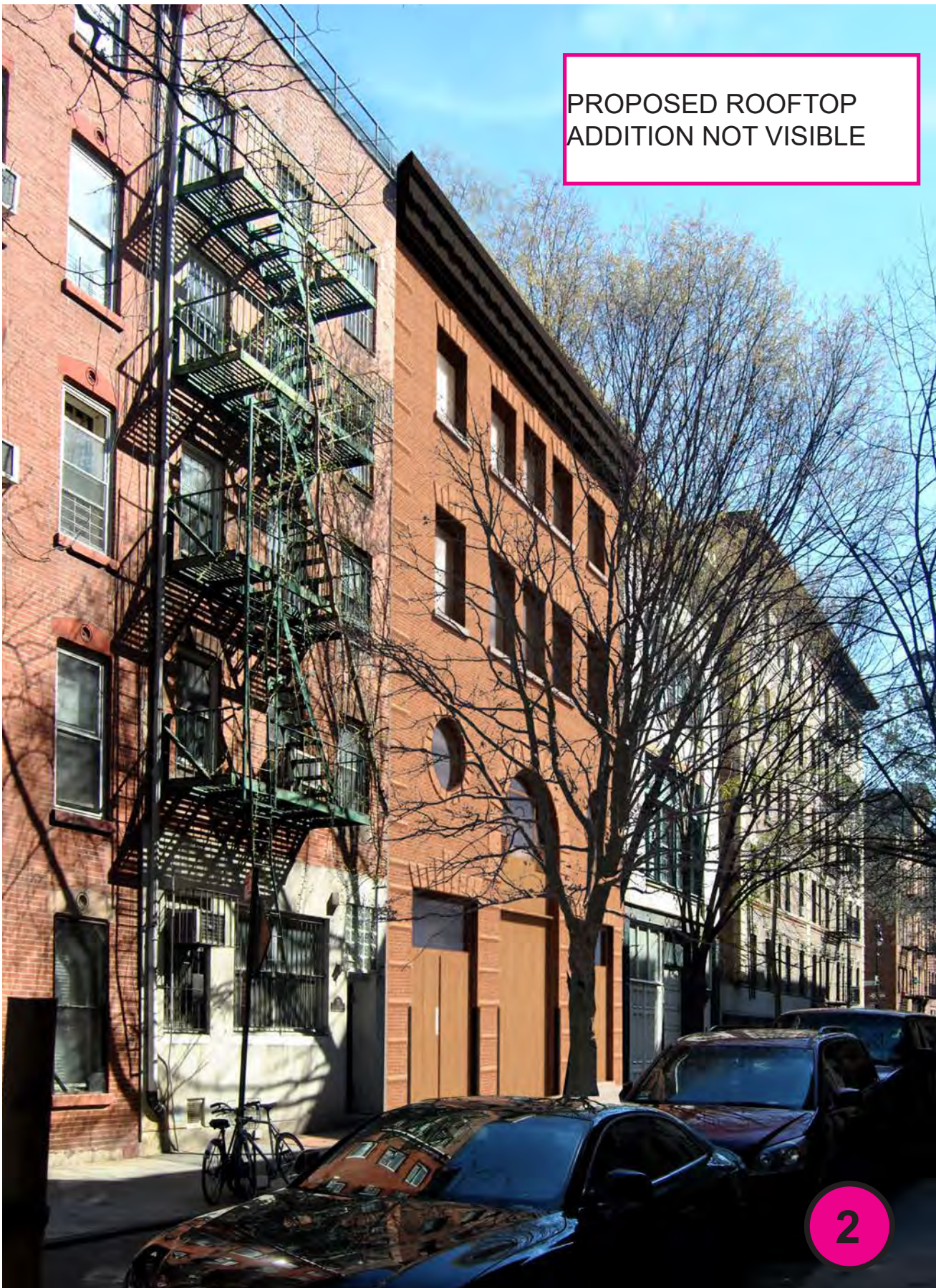
VIEW 1: BEDFORD STREET LOOKING WEST - EXISTING VIEW



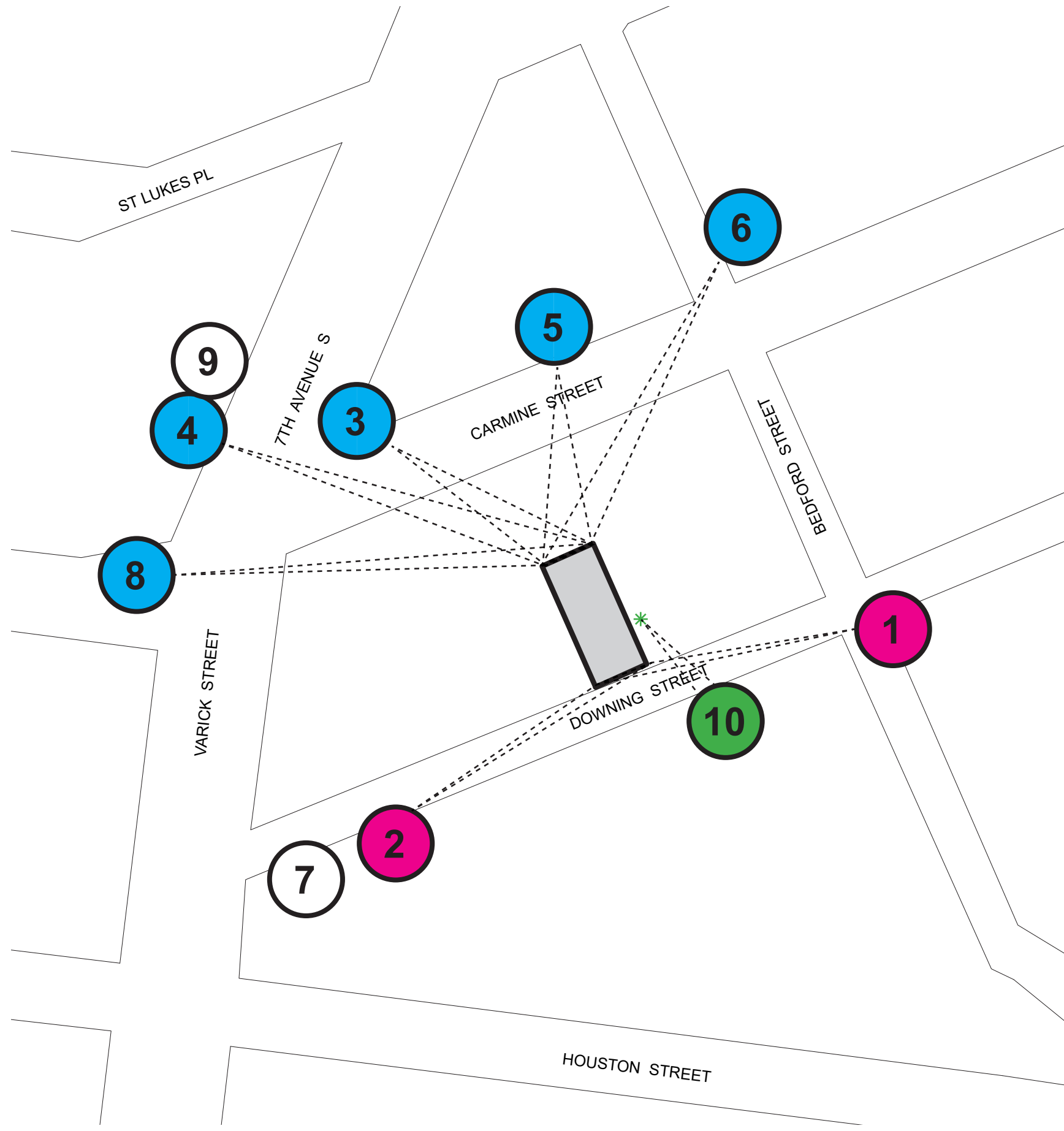
VIEW 1: BEDFORD STREET LOOKING WEST - PROPOSED VIEW



VIEW 2: DOWNING STREET LOOKING EAST - EXISTING VIEW



VIEW 2: DOWNING STREET LOOKING EAST - PROPOSED VIEW



KEY MAP

LEGEND

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- NEIGHBOR'S FLUE MIN. VISIBLE

AS  
A

ANDREA STEELE ARCHITECTURE  
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NEW YORK, NY 10001

DOWNING ST PENTHOUSE  
51 DOWNING STREET  
NEW YORK, NY  
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Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, LLC  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

X

Acoustic Consultant:

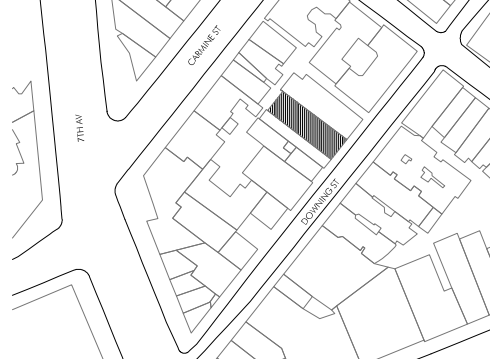
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Elevator Consultant:

X

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION

23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-022

\*NOT FOR CONSTRUCTION\*

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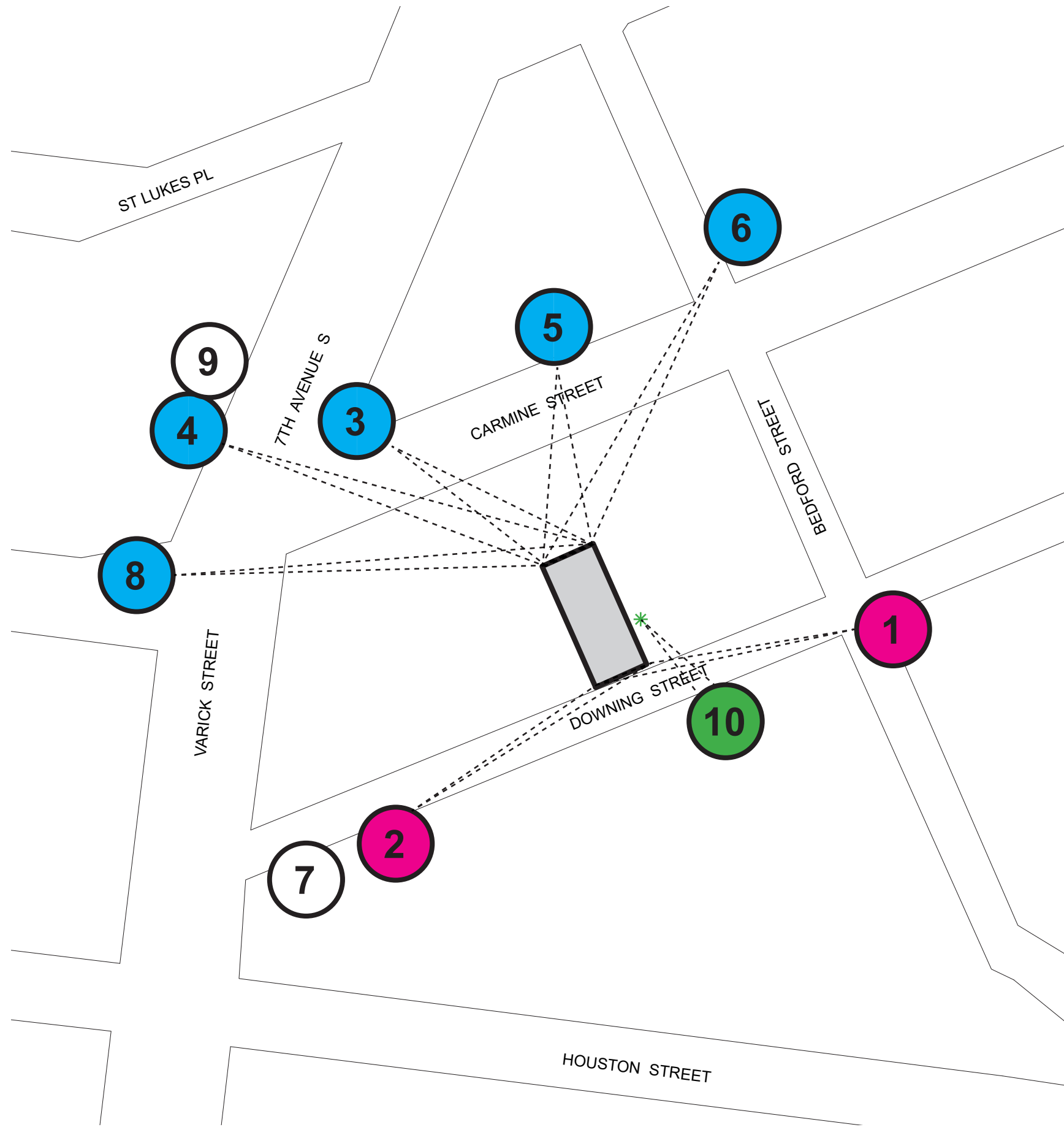




VIEW 3: CARMINE STREET LOOKING SOUTH, EXISTING VIEW



VIEW 3: CARMINE STREET LOOKING SOUTH, PROPOSED VIEW



KEY MAP

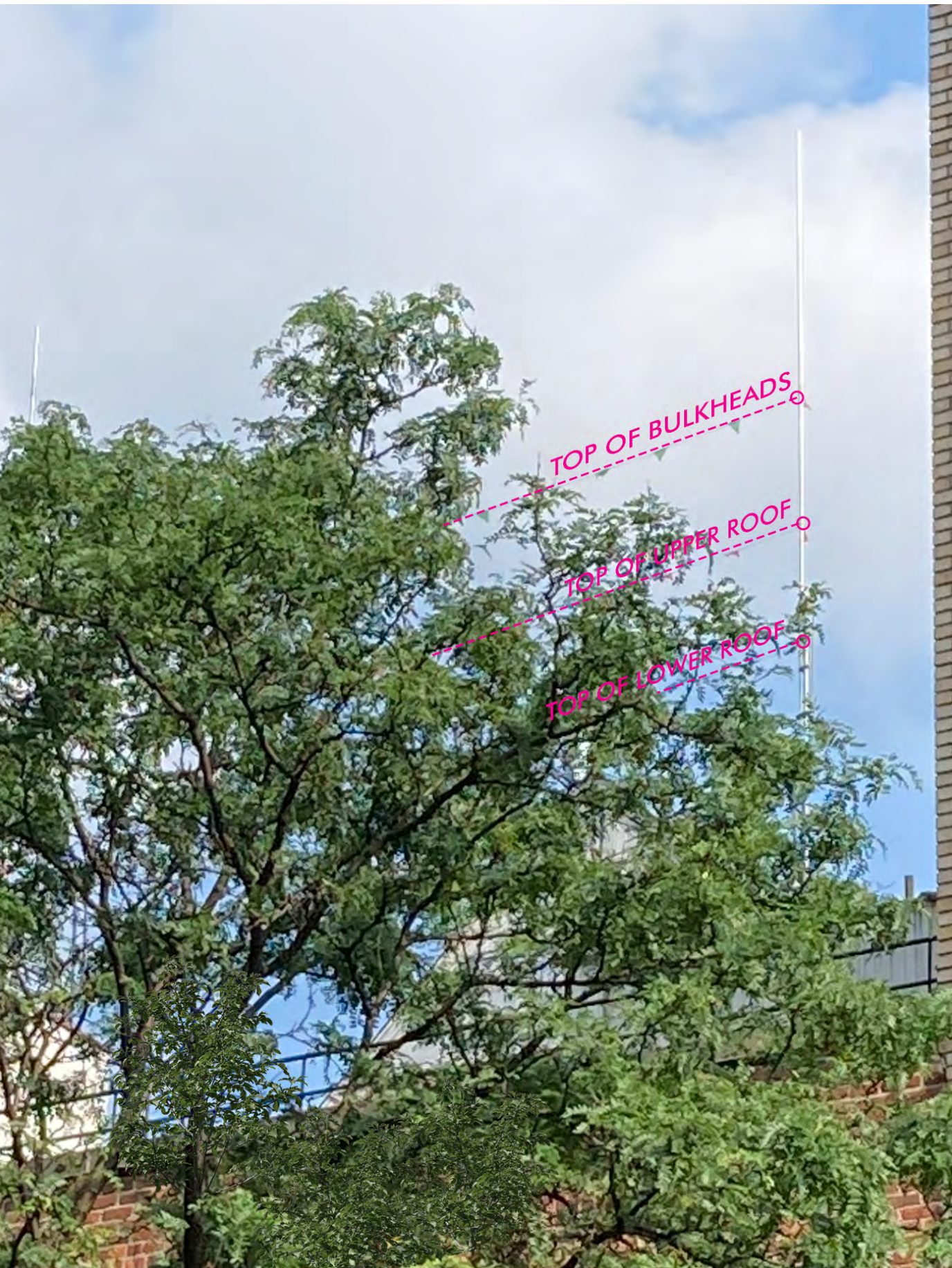


LEGEND

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- NEIGHBOR'S FLUE MIN. VISIBLE



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

DOWNING ST PENTHOUSE

51 DOWNING STREET  
NEW YORK, NY  
10014

Client:

PRIVATE

Architect:

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Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, LLC  
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T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

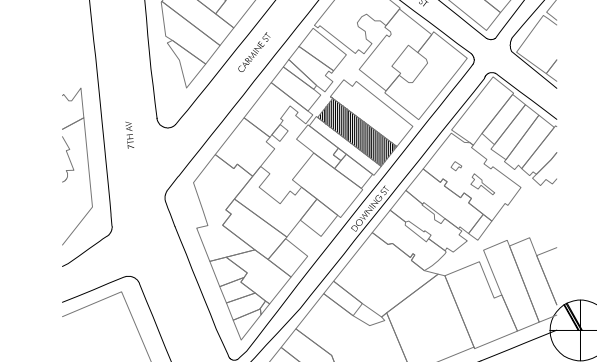
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-023

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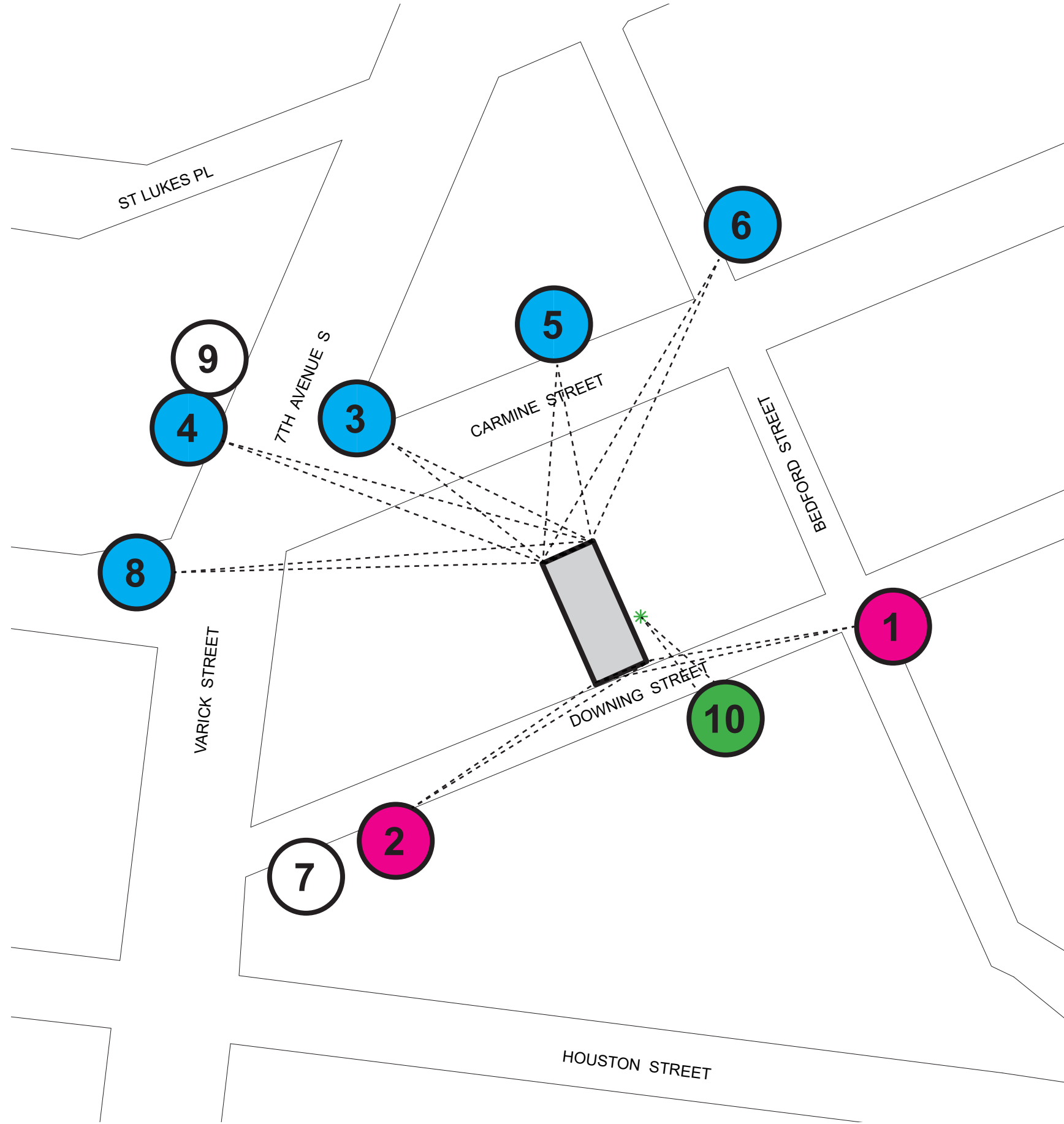
OPTION 1



VIEW 4: 7TH AVENUE LOOKING SOUTHEAST, EXISTING VIEW



VIEW 4: 7TH AVENUE LOOKING SOUTHEAST, PROPOSED VIEW



KEY MAP

LEGEND

- EXISTING ROOFTOP ADDITION  
VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED  
ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT  
VISIBLE
- NEIGHBOR'S FLUE  
MIN. VISIBLE



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

DOWNING ST PENTHOUSE

51 DOWNING STREET  
NEW YORK, NY  
10014

Client:

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Mech./Elec./Plumbing Engineer:

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31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

X

Acoustic Consultant:

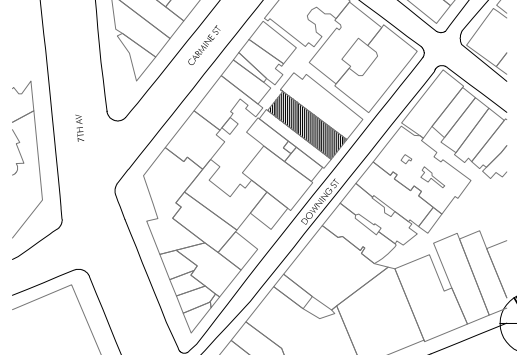
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Elevator Consultant:

X

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-024

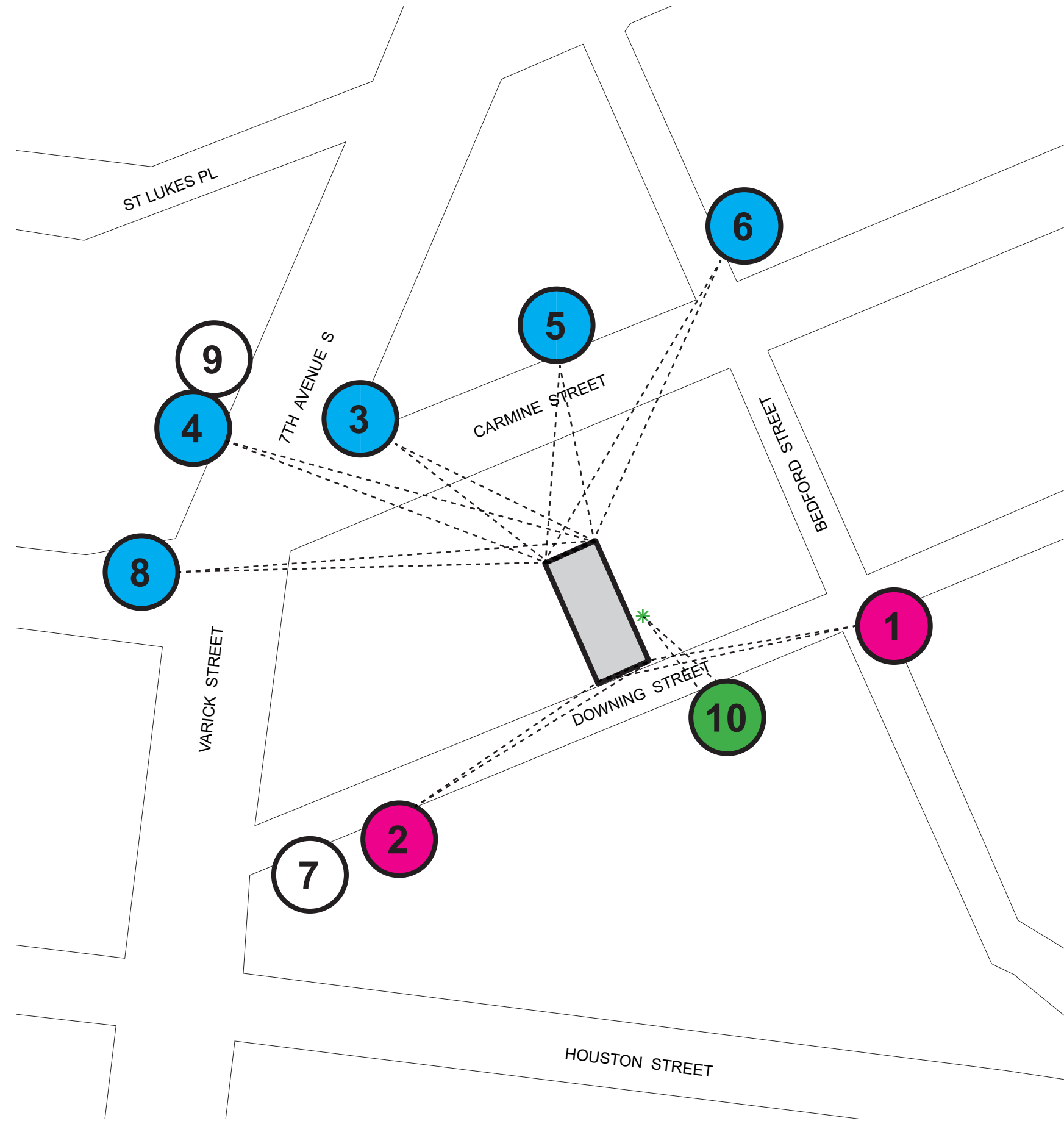
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VIEW 5: 7TH AVENUE LOOKING SOUTH, EXISTING VIEW



KEY MAP

LEGEND

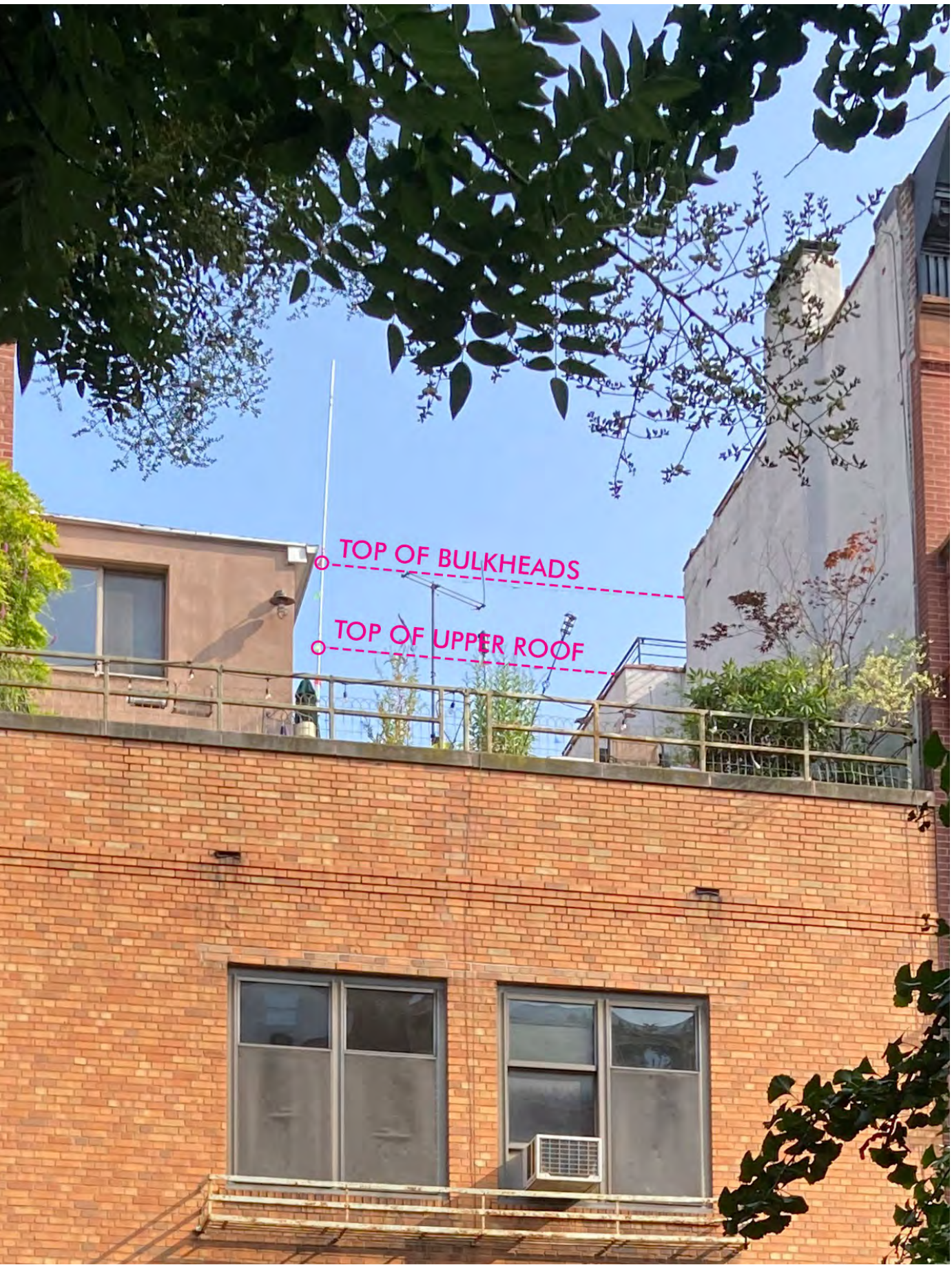
- EXISTING ROOFTOP ADDITION  
VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED  
ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT  
VISIBLE
- NEIGHBOR'S FLUE  
MIN. VISIBLE



VIEW 5: 7TH AVENUE LOOKING SOUTH, PROPOSED VIEW



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

AS  
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ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

DOWNING ST PENTHOUSE

51 DOWNING STREET  
NEW YORK, NY  
10014

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Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, LLC  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

X

Acoustic Consultant:

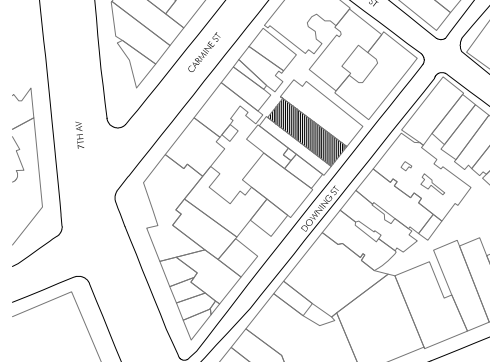
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Elevator Consultant:

X

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-025

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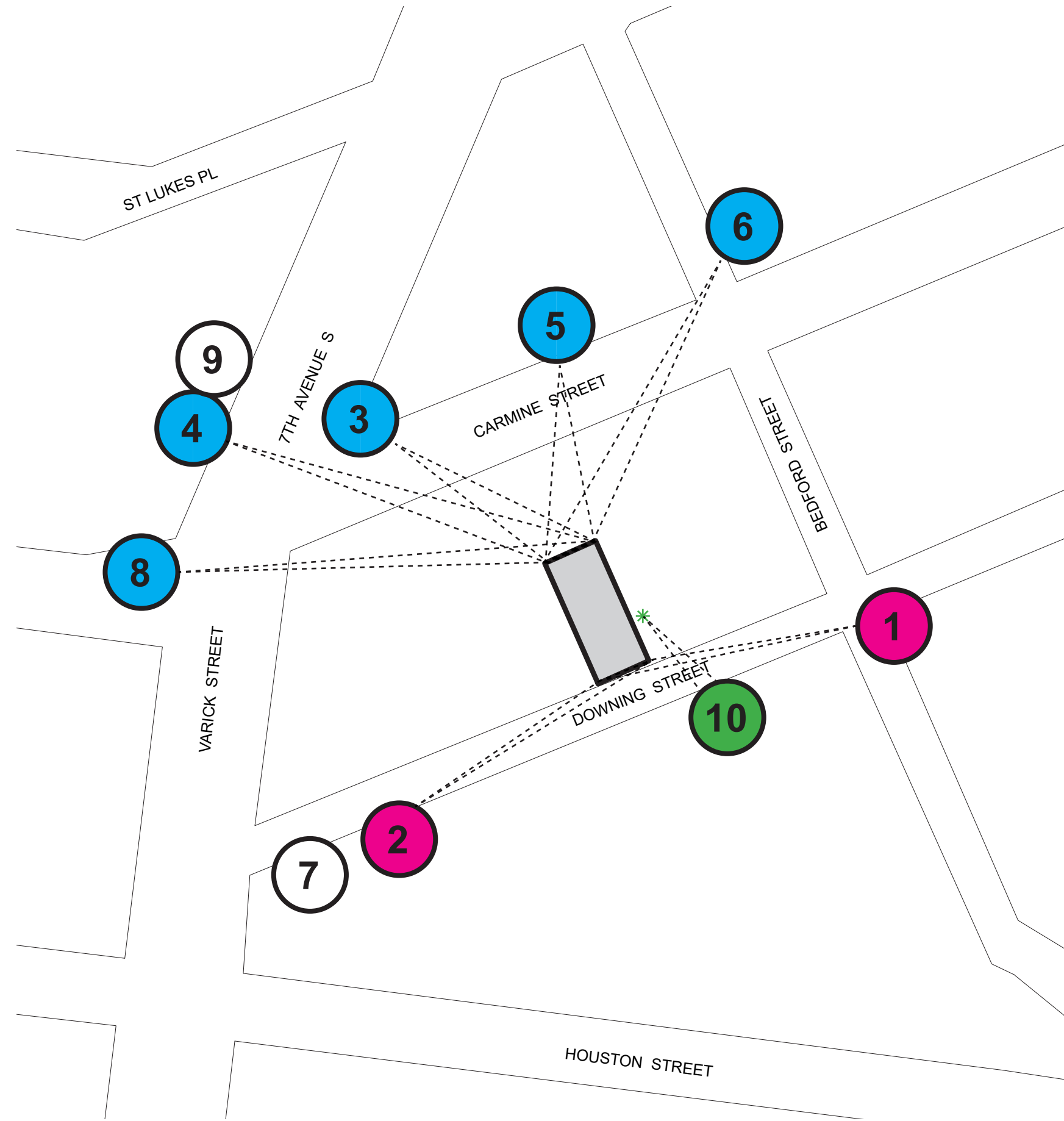




VIEW 6: 7TH AVENUE LOOKING SOUTHWEST, EXISTING VIEW



VIEW 6: 7TH AVENUE LOOKING SOUTHWEST, PROPOSED VIEW



KEY MAP

LEGEND

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- NEIGHBOR'S FLUE MIN. VISIBLE



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
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DOWNING ST PENTHOUSE  
51 DOWNING STREET  
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Mech./Elec./Plumbing Engineer:

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31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

x

Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-026

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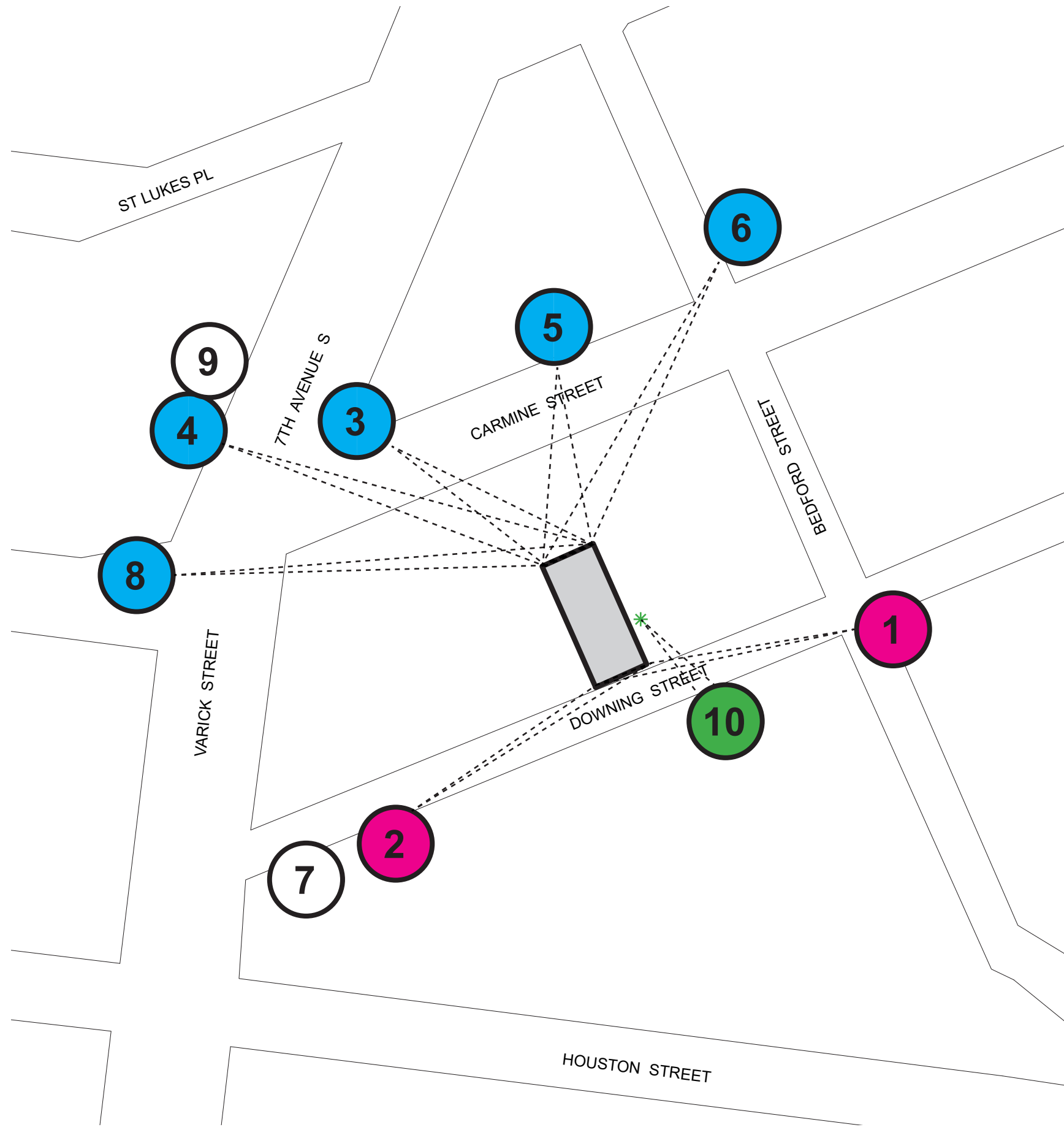




VIEW 8: VARICK STREET X CARMINE STREET LOOKING SE, EXISTING VIEW



VIEW 8: VARICK STREET X CARMINE STREET LOOKING SE, PROPOSED VIEW



KEY MAP

LEGEND

- EXISTING ROOFTOP ADDITION  
VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED  
ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT  
VISIBLE
- NEIGHBOR'S FLUE  
MIN. VISIBLE



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

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DOWNING ST PENTHOUSE

51 DOWNING STREET  
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31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

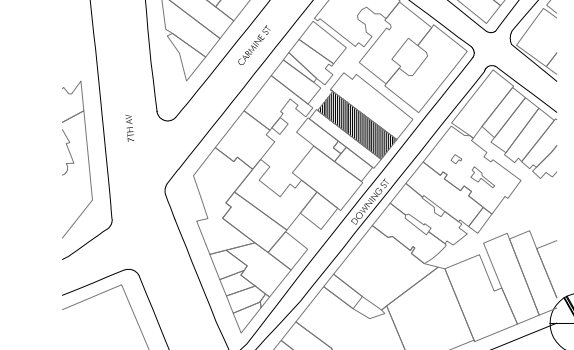
x

Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-027

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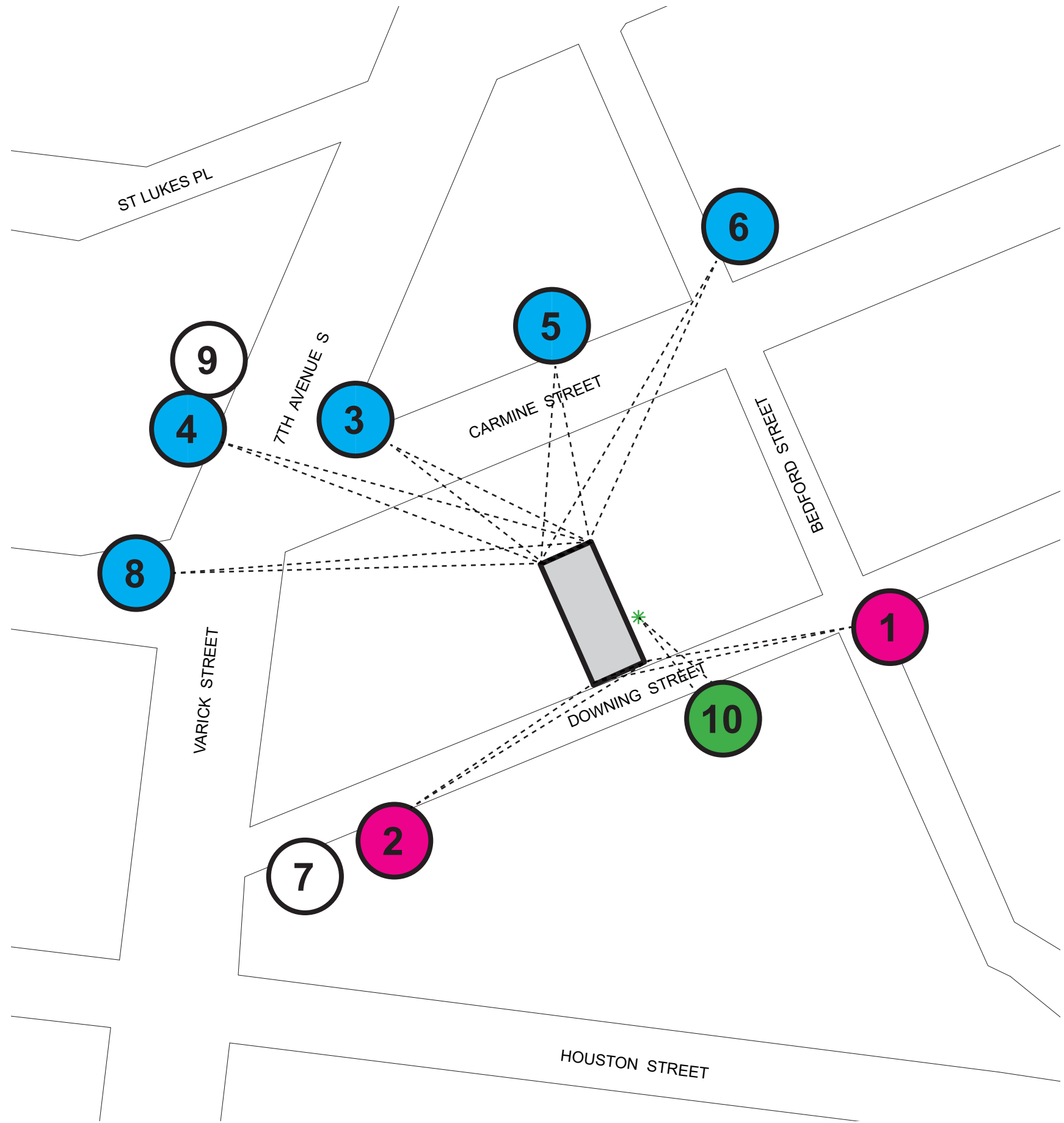




VIEW 7: DOWNING STREET SW CORNER, ROOFTOP ADDITION NOT VISIBLE



VIEW 9: 7TH AVE X CARMINE STREET LOOKING SE, ROOFTOP ADDITION NOT VISIBLE



KEY MAP

LEGEND

- EXISTING ROOFTOP ADDITION  
VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED  
ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT  
VISIBLE
- NEIGHBOR'S FLUE  
MIN. VISIBLE

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

DOWNING ST PENTHOUSE  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
PRIVATE

Architect:  
ANDREA STEELE ARCHITECTURE  
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Structural Engineer:  
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T 212.620.7970

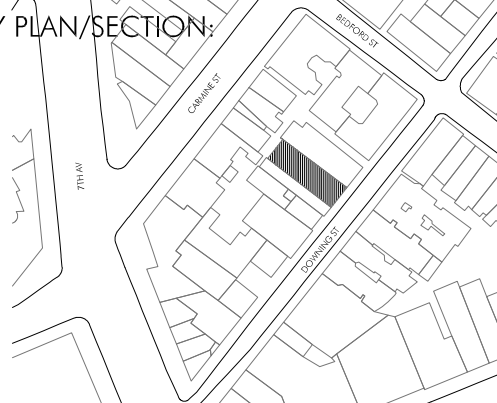
Mech./Elec./Plumbing Engineer:  
ALTIERI SEBOR WIEBER, llc  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
x

Acoustic Consultant:  
x

Elevator Consultant:  
x

SEAL:



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PROJECT NO.: 21402.01

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SCALE:

DRAWING TITLE:  
ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-028

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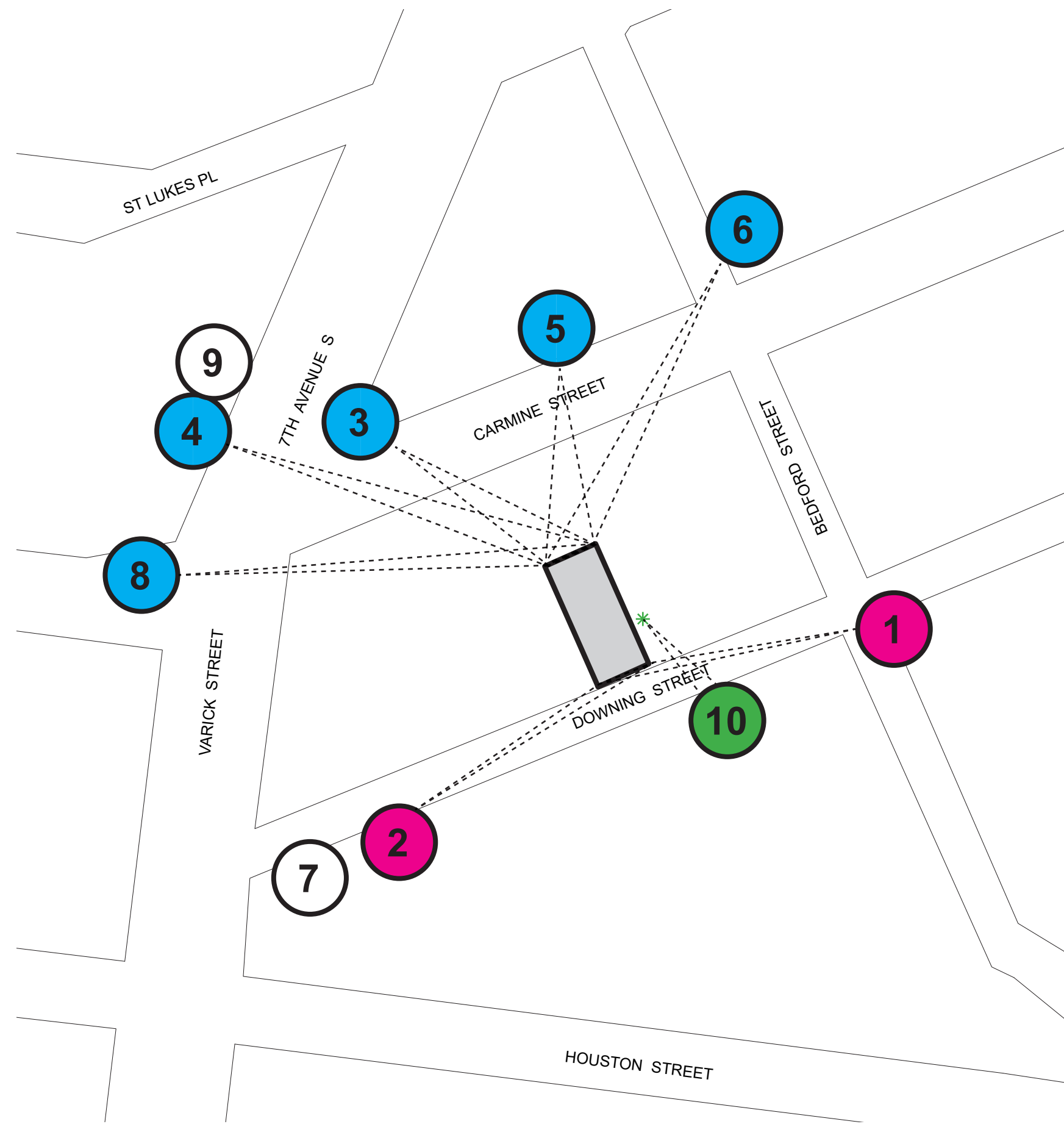




VIEW 10: DOWNING STREET LOOKING NORTH, EXISTING VIEW



VIEW 10: DOWNING STREET LOOKING NORTH, PROPOSED VIEW



KEY MAP

LEGEND

- EXISTING ROOFTOP ADDITION  
VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED  
ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT  
VISIBLE
- NEIGHBOR'S FLUE  
MIN. VISIBLE



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

AS  
A

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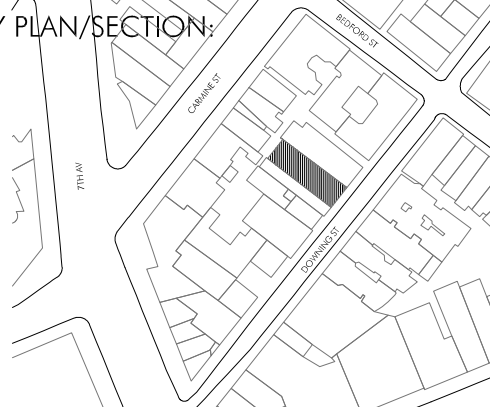
Mech./Elec./Plumbing Engineer:  
ALTIERI SEBOR WIEBER, llc  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
x

Acoustic Consultant:  
x

Elevator Consultant:  
x

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

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CHECKED BY:

SCALE:

DRAWING TITLE:  
ROOFTOP ADDITION  
VISIBILITY

SHEET NO.:

LPC-029

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51 DOWNING STREET  
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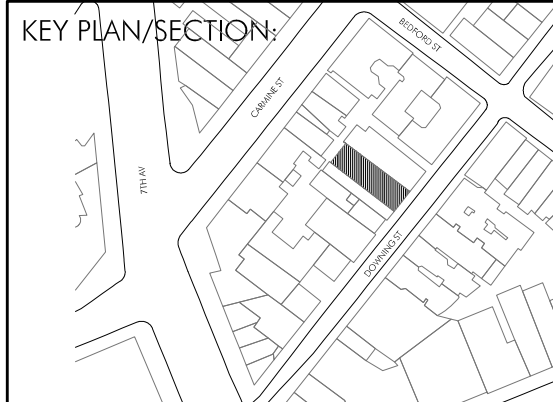
Mech./Elec./Plumbing Engineer:  
ALTIERI SEBOR WIEBER, llc  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
X

Acoustic Consultant:  
X

Elevator Consultant:  
X

SEAL:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

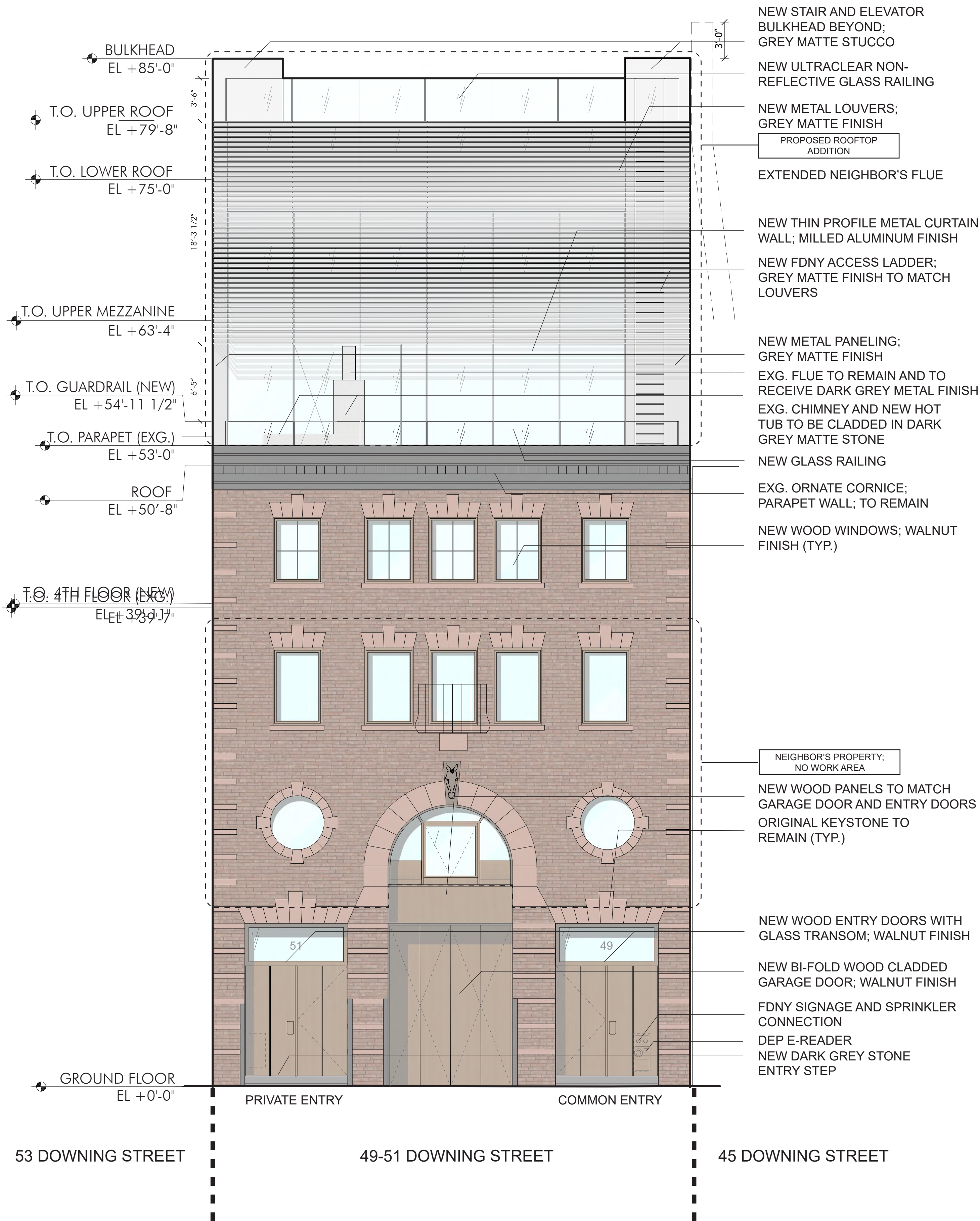
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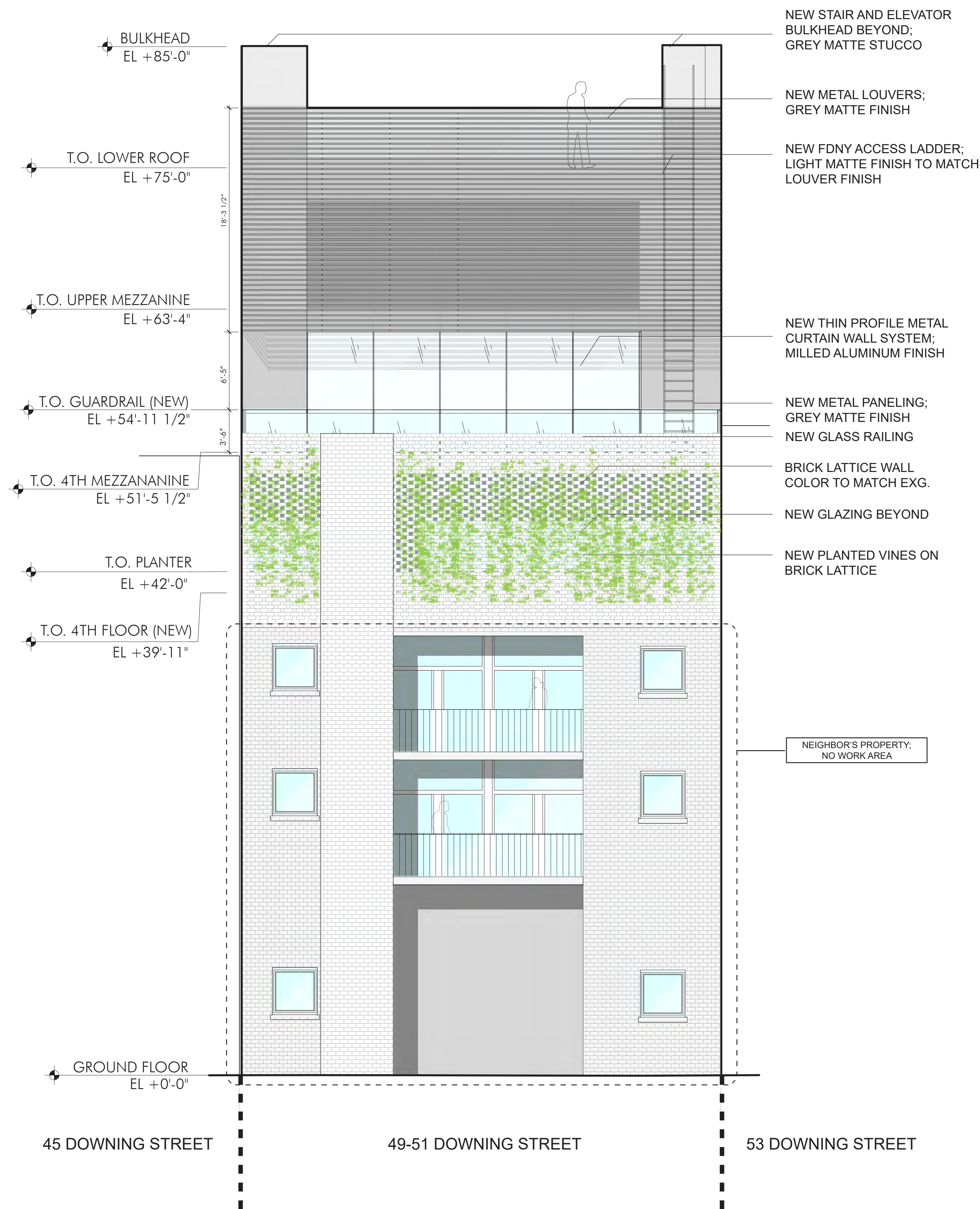
LPC-030

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PROPOSED FRONT ELEVATION  
Scale: 3/16" = 1'-0"



PROPOSED REAR ELEVATION  
Scale: 3/16" = 1'-0"



#### APPENDICES:

- EXISTING AND PROPOSED FLOOR PLAN COMPARISON
- MOCK-UP SCAFFOLDING CONSTRUCTION DRAWINGS



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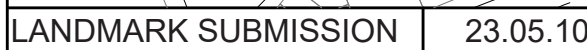
Mech./Elec./Plumbing Engineer  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
X

Acoustic Consultant:  
X

Elevator Consultant:	x
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SEAL:

[illegible]

PROJECT NO.:	21402.0
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DRAWN BY: GV, Y

CHECKED BY:

SCALE: \_\_\_\_\_

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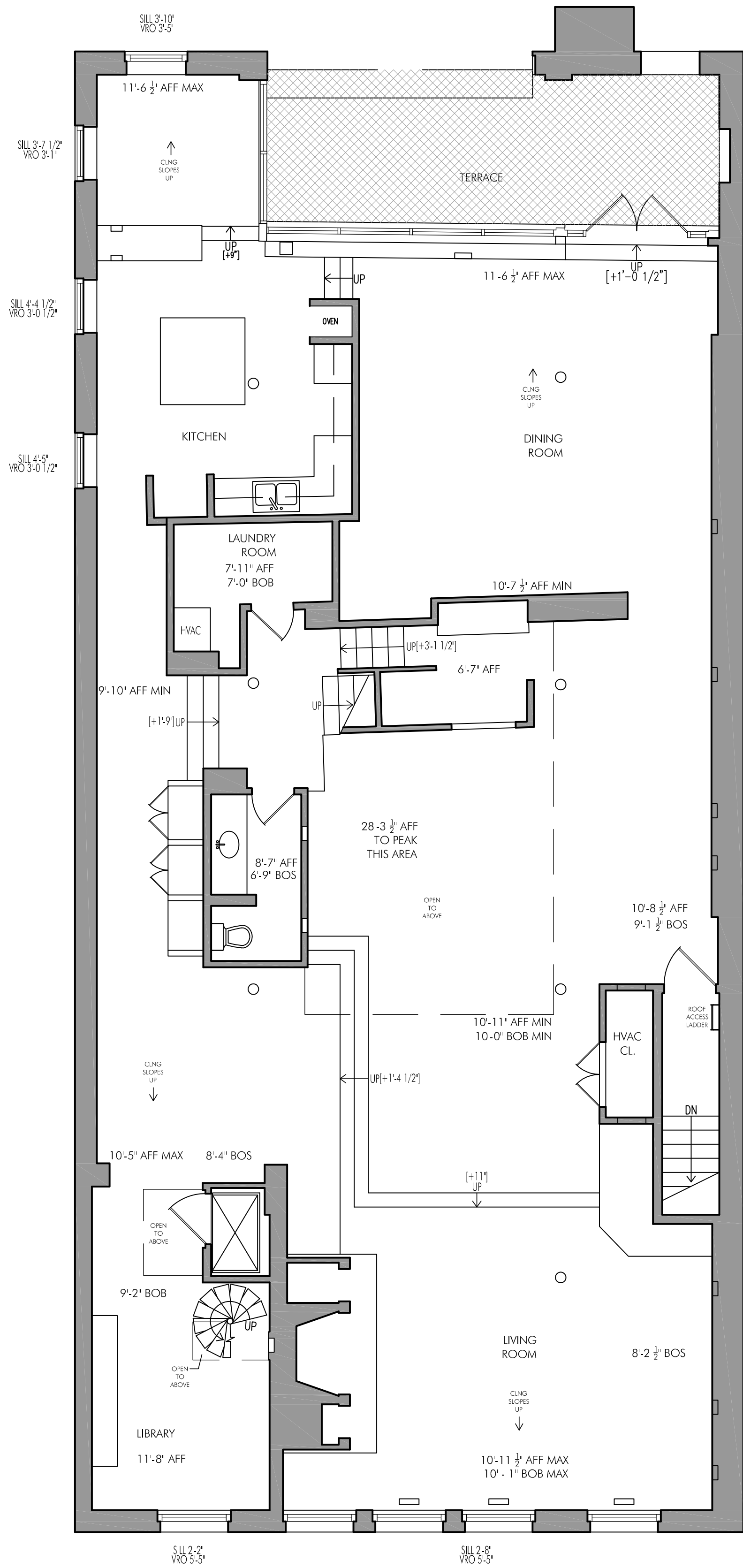
## EXISTING AND PROPOSED GROUND FLOOR PLANS

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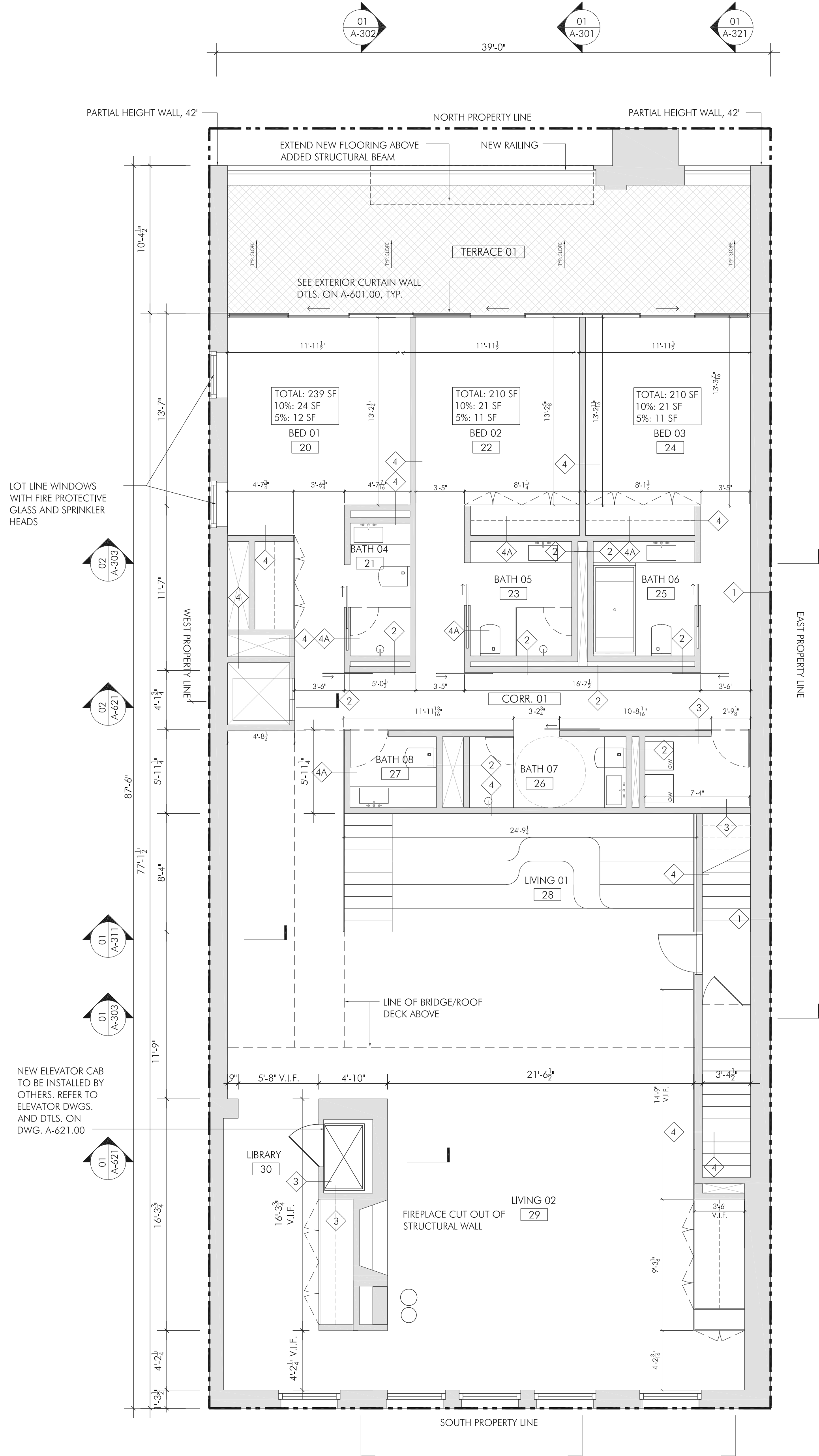
**LPC-031**

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EXISTING 4TH FLOOR PLAN  
3/16" = 1'-0"



PROPOSED 4TH FLOOR PLAN  
3/16" = 1'-0"

# AS A

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**DOWNING ST PENTHOUSE**  
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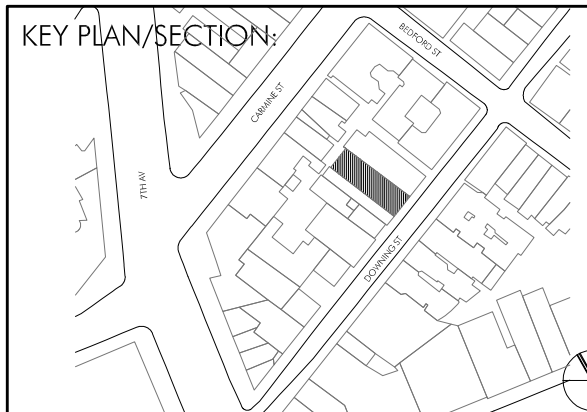
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

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SCALE:

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**EXISTING AND  
PROPOSED 4TH  
FLOOR PLANS**

SHEET NO.:

**LPC-032**

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**Structural Engineer:**  
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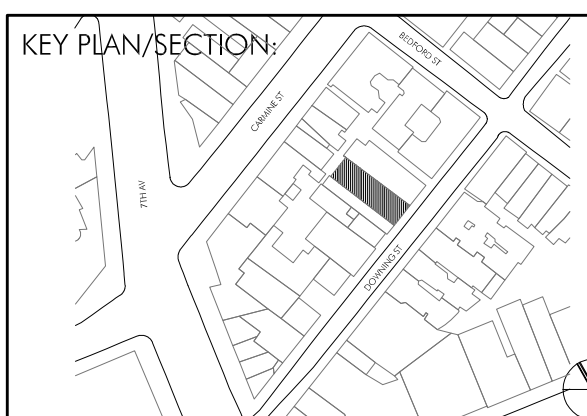
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
X

Acoustic Consultant:  
x

Elevator Consultant:  
x

SEAL:

[illegible]

PROJECT NO.:	21402.0
DRAWN BY:	GV, Y

CHECKED BY:
SCALE:

DRAWING TITLE:

## EXISTING AND PROPOSED ROOF PLANS

SHEET NO.:

**LPC-033**

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51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

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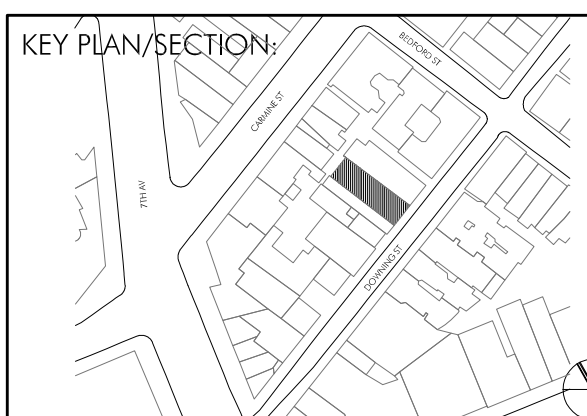
**Structural Engineer:**  
**ROBERT SILMAN ASSOCIATES**  
32 Old Slip, 10th Floor, New York, NY 10005  
T 212.620.7970

Mech./Elec./Plumbing Engineer  
**ALTIERI SEBOR WIEBER, llc**  
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Acoustic Consultant:  
X

Elevator Consultant:  
X

SEAL:



LANDMARK SUBMISSION	23.05.10

PROJECT NO.:	21402.0
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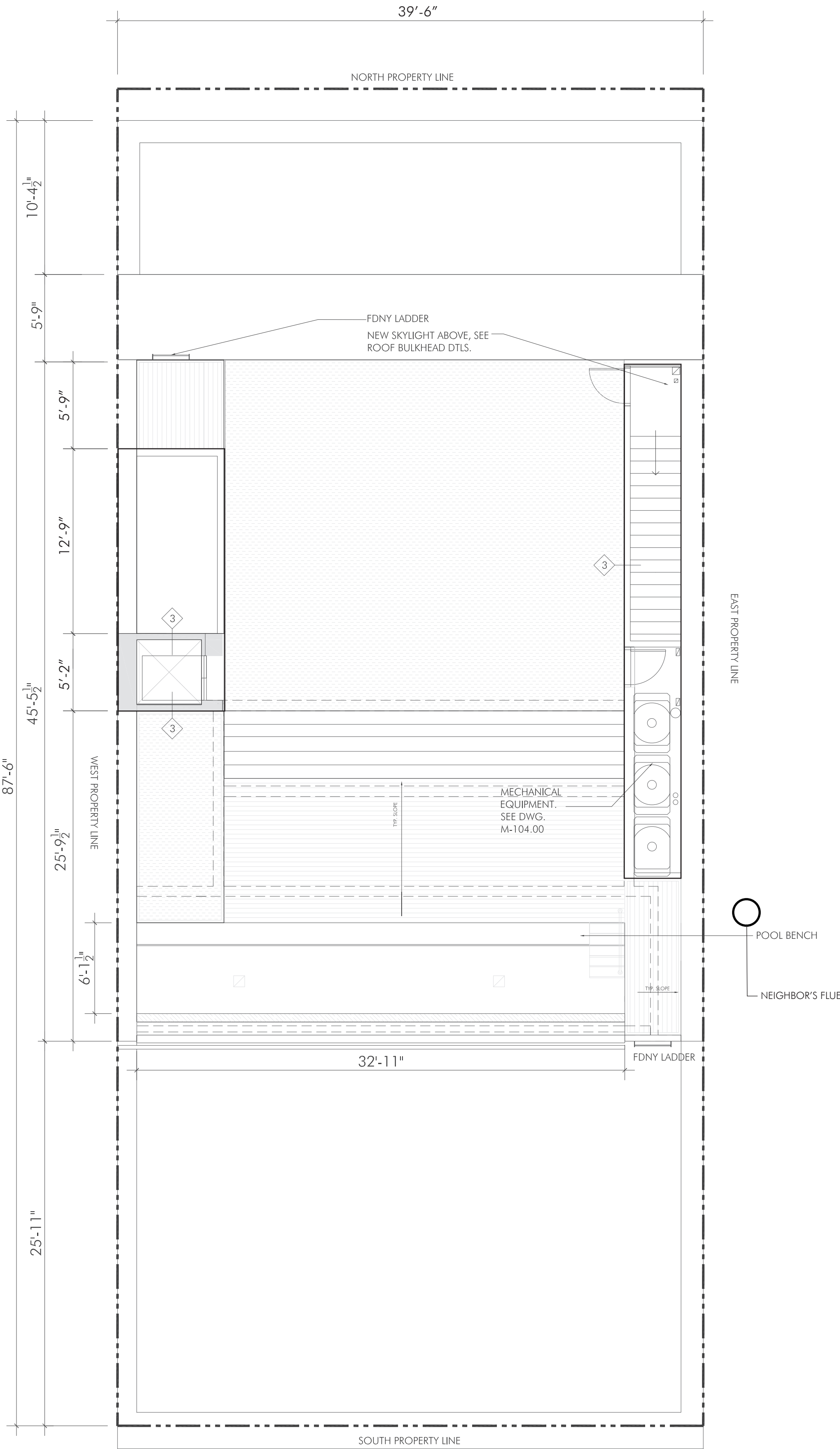
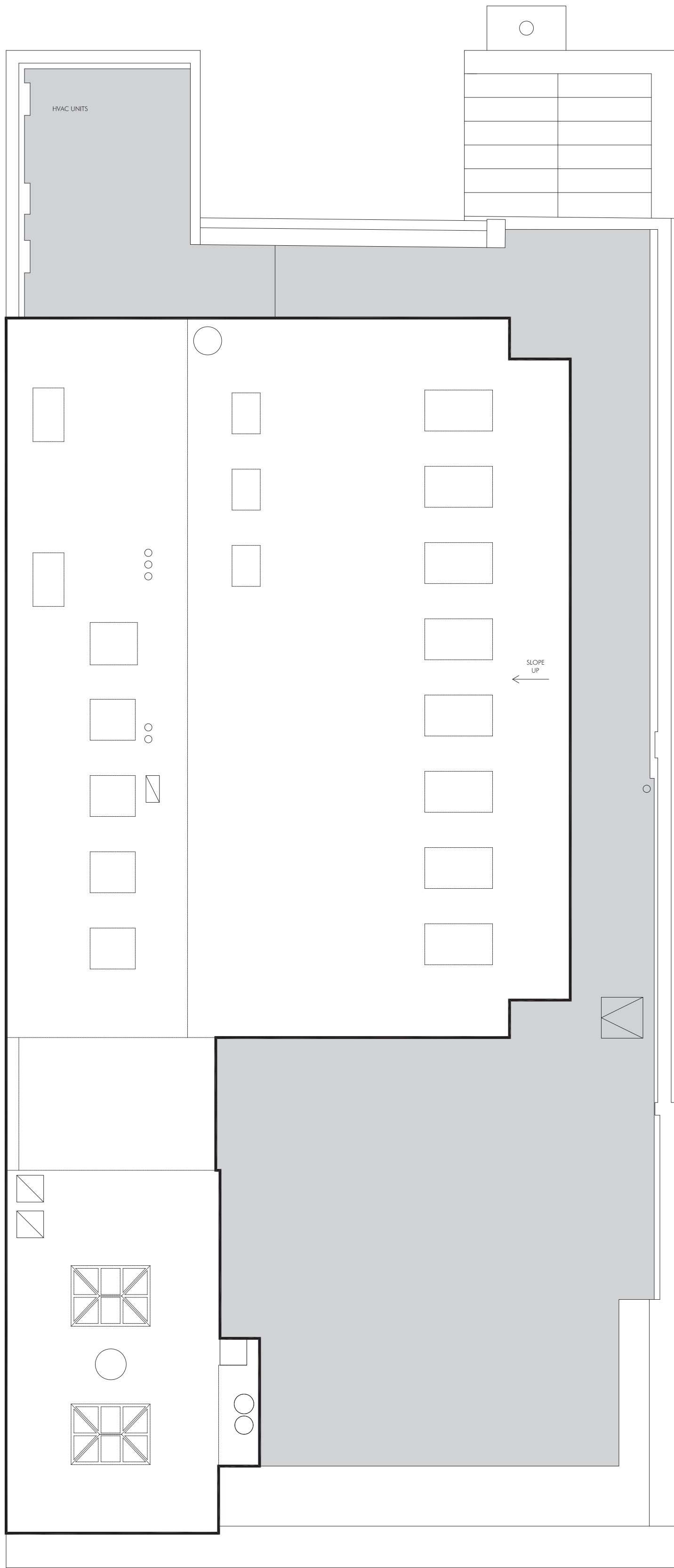
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**EXISTING AND  
PROPOSED UPPER  
UPPER MEZZANINE  
PLANS**

SHEET NO.:

**LPC-034**

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AS  
A

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DOWNING ST PENTHOUSE

51 DOWNING STREET  
NEW YORK, NY  
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31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

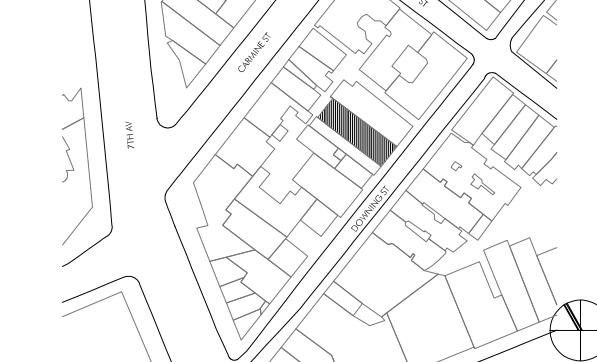
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10


PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

EXISTING AND  
PROPOSED  
UPPER ROOF PLANS

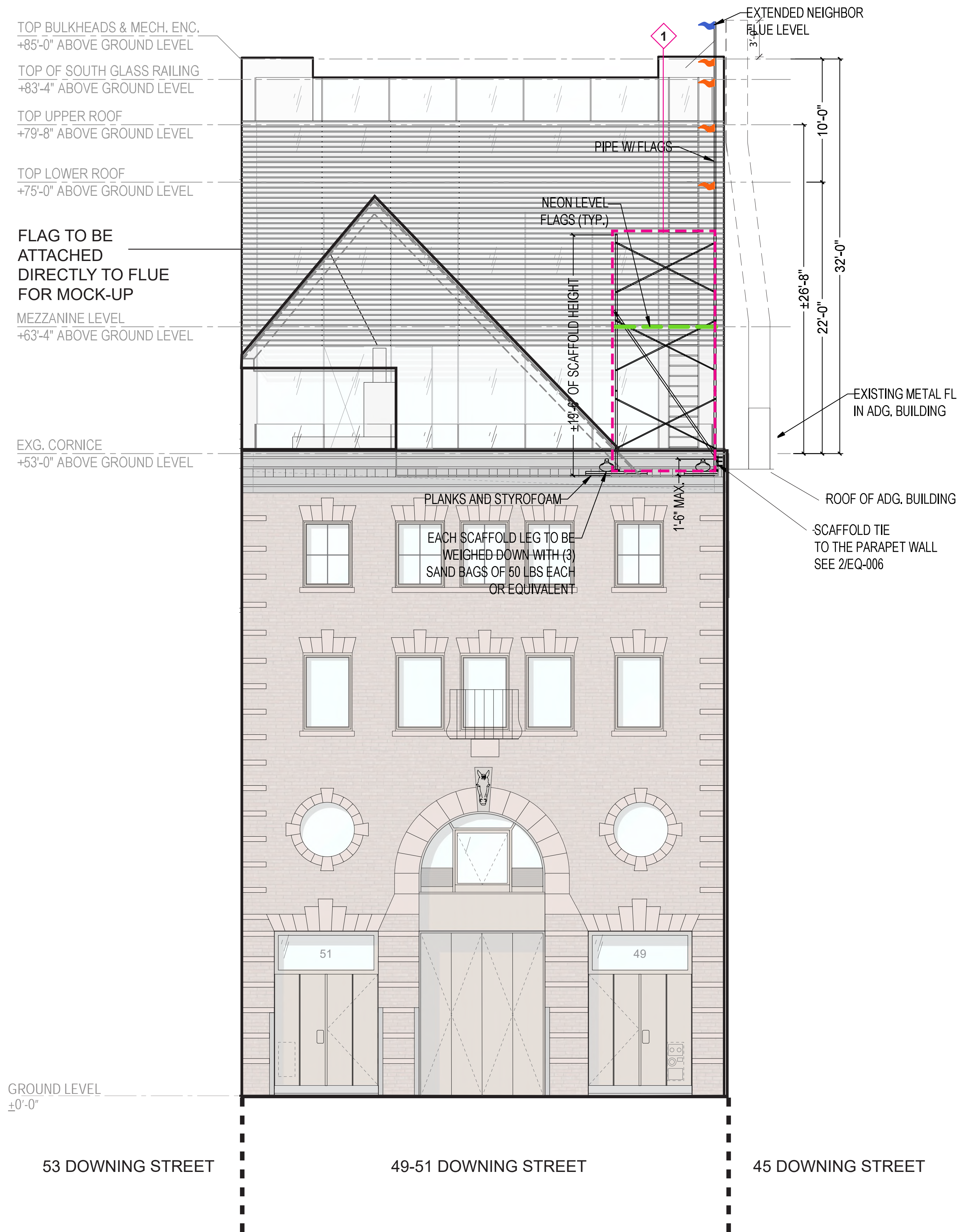
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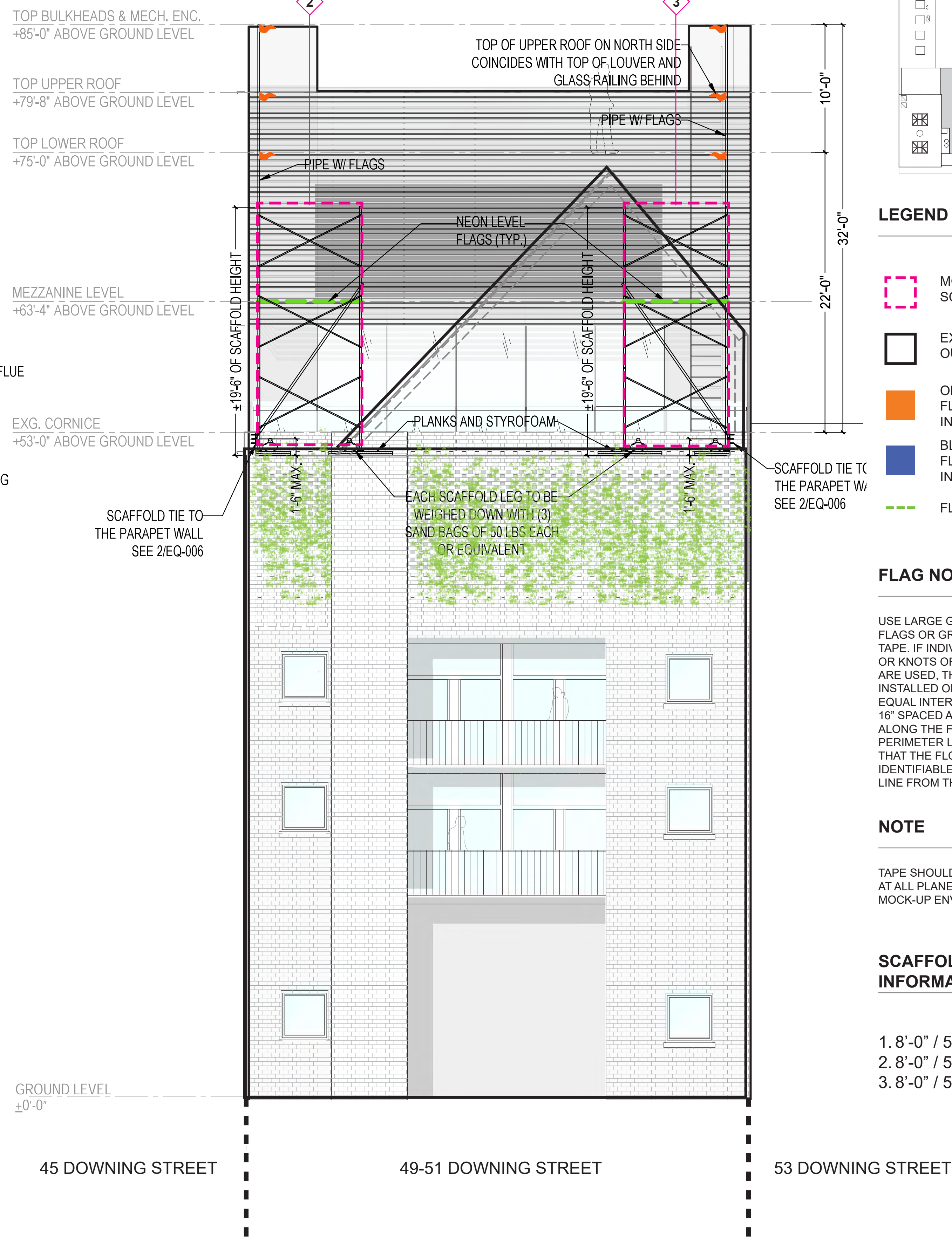
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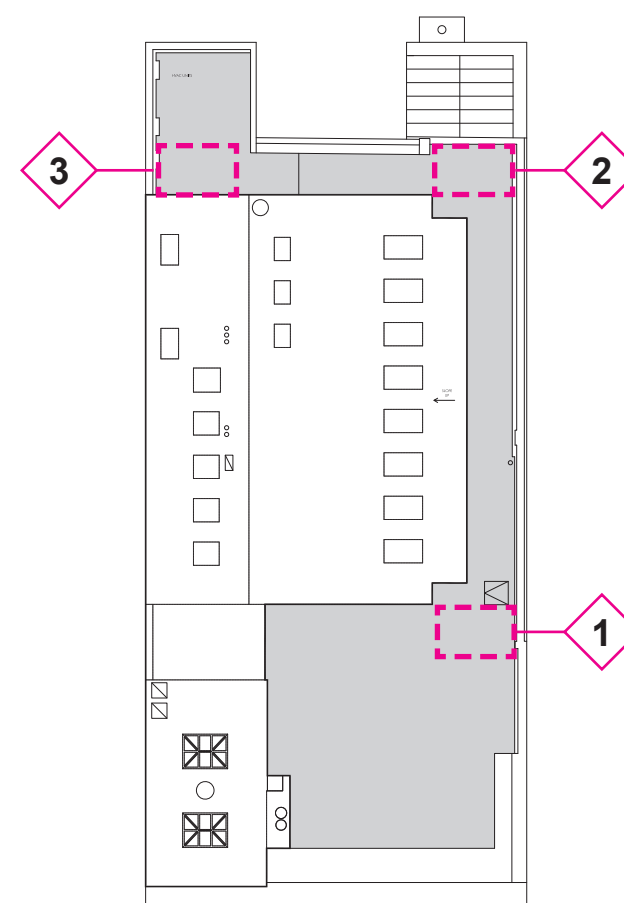




FRONT ELEVATION MOCK-UP SCAFFOLDING  
Scale: 3/16" = 1'-0"



REAR ELEVATION MOCK-UP SCAFFOLDING  
Scale: 3/16" = 1'-0"



#### LEGEND

- MOCK-UP SCAFFOLDING
- EXISTING BUILDING OUTLINE
- ORANGE SAFETY FLAGS FOR HEIGHT INDICATOR
- BLUE SAFETY FLAG FOR HEIGHT INDICATOR
- FLAGGING TAPE

#### FLAG NOTE

USE LARGE GREEN SAFETY FLAGS OR GREEN FLAGGING TAPE. IF INDIVIDUAL FLAGS OR KNOTS OF FLAGGING TAPE ARE USED, THEY SHOULD BE INSTALLED OFTEN ENOUGH AT EQUAL INTERVALS WITH MAX. 16" SPACED APART ON CENTER, ALONG THE FLOOR LEVEL PERIMETER LINE TO MAKE SURE THAT THE FLOOR LEVEL IS IDENTIFIABLE AS A CONTINUOUS LINE FROM THE STREET.

#### NOTE

TAPE SHOULD BE INSTALLED AT ALL PLANES OF PROPOSED MOCK-UP ENVELOPE

#### SCAFFOLDING INFORMATION (W/L/H)

1.8'-0" / 5'-0" / 19'-6"  
2.8'-0" / 5'-0" / 19'-6"  
3.8'-0" / 5'-0" / 19'-6"

# AS A

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NEW YORK, NY 10001

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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:

KEY PLAN/SECTION:

LANDMARK SUBMISSION	23.05.10
PROJECT NO.:	21402.01
DRAWN BY:	GV, YD
CHECKED BY:	
SCALE:	
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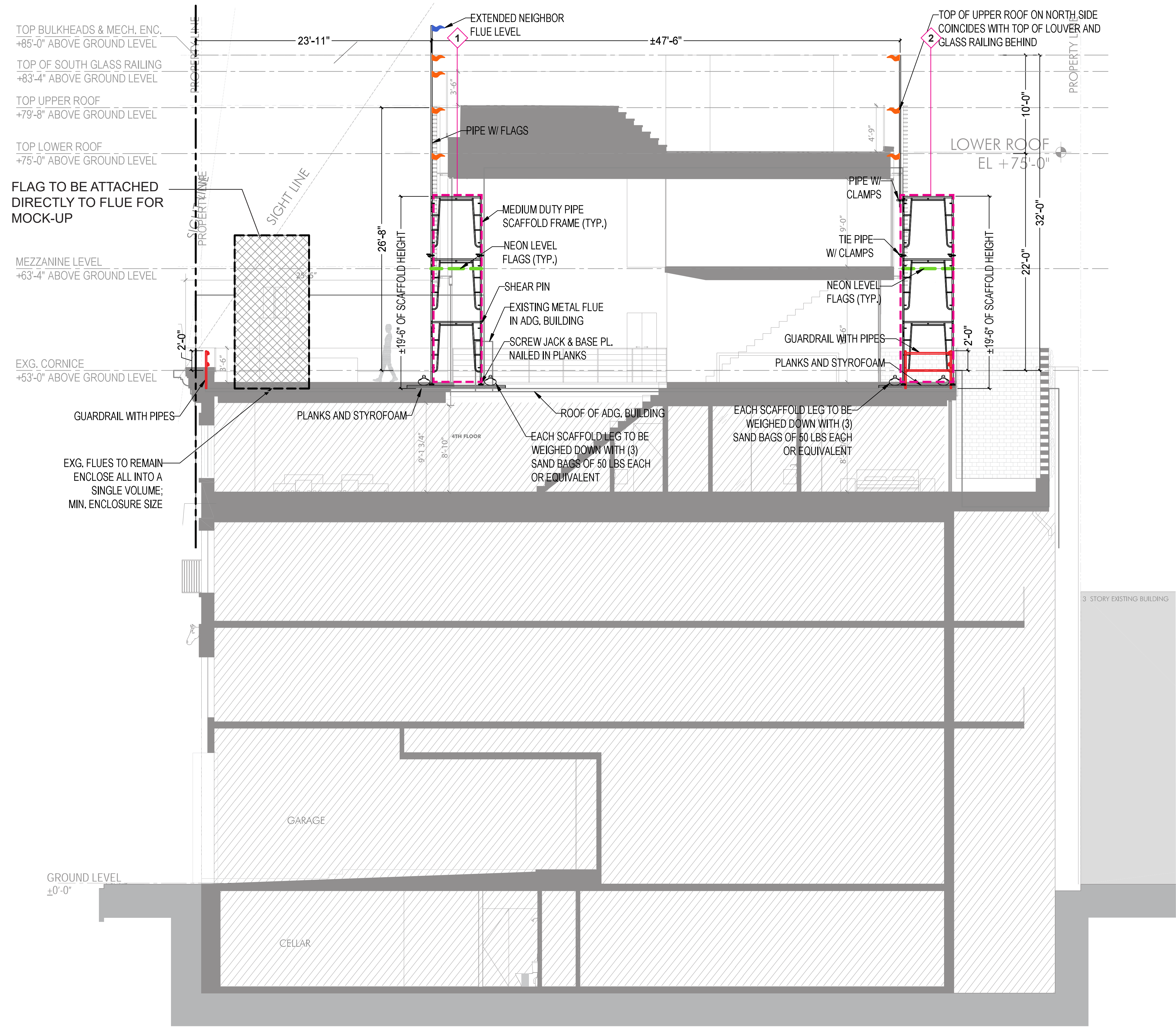
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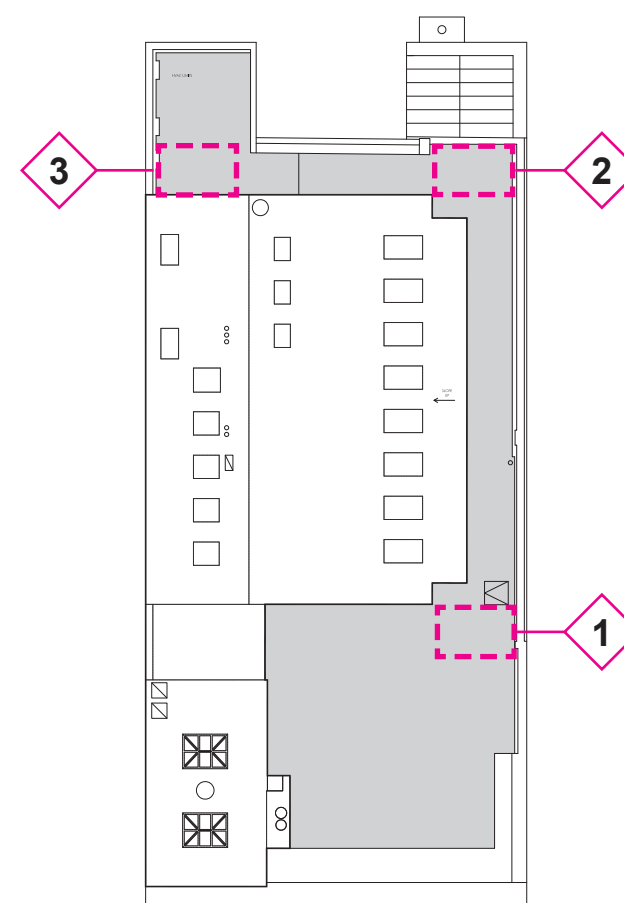
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EAST SIDE ELEVATION MOCK-UP SCAFFOLDING  
Scale: 3/16" = 1'-0"



LEGEND

- MOCK-UP SCAFFOLDING
- EXISTING BUILDING OUTLINE
- ORANGE SAFETY FLAGS FOR HEIGHT INDICATOR
- BLUE SAFETY FLAG FOR HEIGHT INDICATOR
- FLAGGING TAPE

FLAG NOTE

USE LARGE GREEN SAFETY FLAGS OR GREEN FLAGGING TAPE. IF INDIVIDUAL FLAGS OR KNOTS OF FLAGGING TAPE ARE USED, THEY SHOULD BE INSTALLED OFTEN ENOUGH AT EQUAL INTERVALS WITH MAX. 16" SPACED APART ON CENTER, ALONG THE FLOOR LEVEL PERIMETER LINE TO MAKE SURE THAT THE FLOOR LEVEL IS IDENTIFIABLE AS A CONTINUOUS LINE FROM THE STREET.

NOTE

TAPE SHOULD BE INSTALLED AT ALL PLANES OF PROPOSED MOCK-UP ENVELOPE

SCAFFOLDING INFORMATION (W/L/H)

- 1. 8'-0" / 5'-0" / 19'-6"
- 2. 8'-0" / 5'-0" / 19'-6"
- 3. 8'-0" / 5'-0" / 19'-6"



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51 DOWNING STREET  
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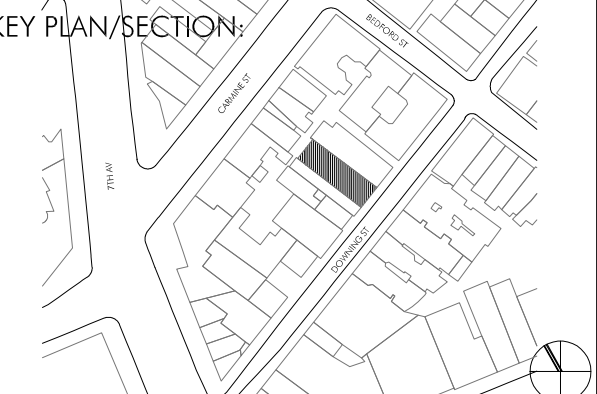
Mech./Elec./Plumbing Engineer: ALTIERI SEBOR WIEBER, llc  
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Lighting Designer: x

Acoustic Consultant: x

Elevator Consultant: x

SEAL:



LANDMARK SUBMISSION	23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

MOCK-UP SCAFFOLDING  
ELEVATION VIEW EAST

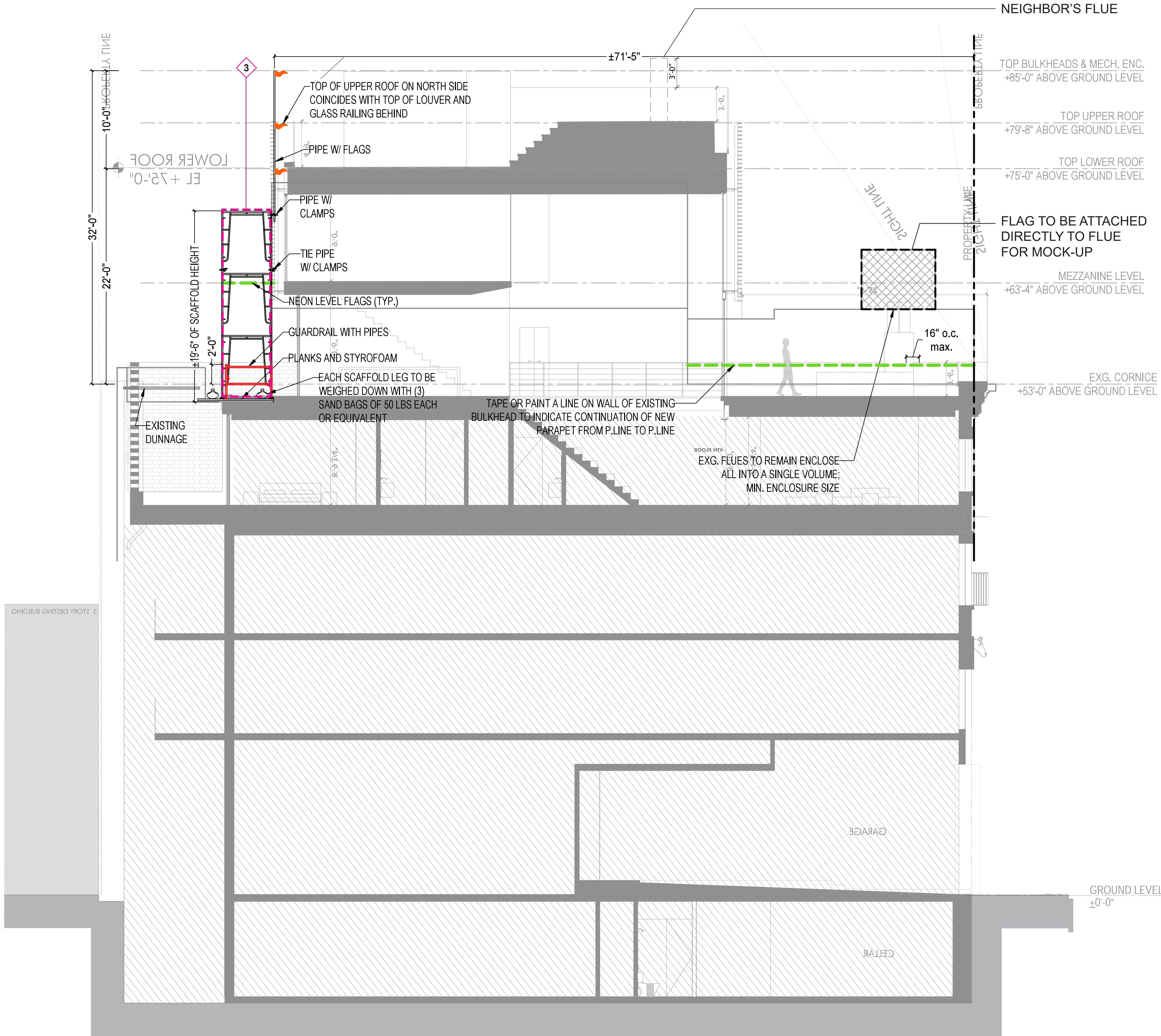
SHEET NO.:

LPC-037

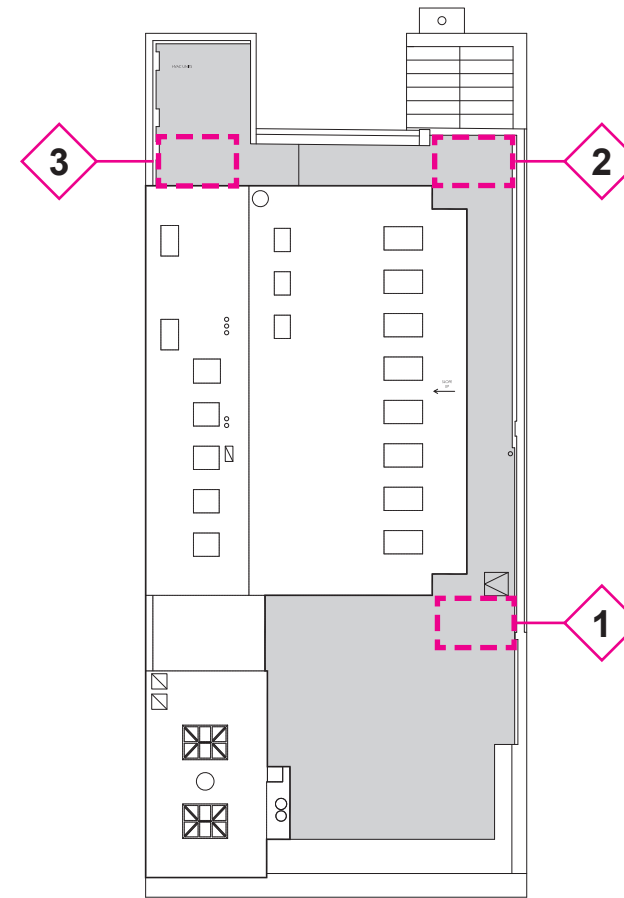
\*NOT FOR CONSTRUCTION\*

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WEST SIDE ELEVATION MOCK-UP SCAFFOLDING  
Scale: 3/16" = 1'-0"



LEGEND

- MOCK-UP SCAFFOLDING
- EXISTING BUILDING OUTLINE
- ORANGE SAFETY FLAGS FOR HEIGHT INDICATOR
- BLUE SAFETY FLAG FOR HEIGHT INDICATOR
- FLAGGING TAPE

FLAG NOTE

USE LARGE GREEN SAFETY FLAGS OR GREEN FLAGGING TAPE. IF INDIVIDUAL FLAGS OR KNOTS OF FLAGGING TAPE ARE USED, THEY SHOULD BE INSTALLED OFTEN ENOUGH AT EQUAL INTERVALS WITH MAX. 16" SPACED APART ON CENTER, ALONG THE FLOOR LEVEL PERIMETER LINE TO MAKE SURE THAT THE FLOOR LEVEL IS IDENTIFIABLE AS A CONTINUOUS LINE FROM THE STREET.

NOTE

TAPE SHOULD BE INSTALLED AT ALL PLANES OF PROPOSED MOCK-UP ENVELOPE

SCAFFOLDING INFORMATION (W/L/H)

- 1. 8'-0" / 5'-0" / 19'-6"
- 2. 8'-0" / 5'-0" / 19'-6"
- 3. 8'-0" / 5'-0" / 19'-6"

AS  
A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

DOWNING ST PENTHOUSE  
51 DOWNING STREET  
NEW YORK, NY 10014

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300 Robbins Lane, Syosset, NY 11791  
516.624.1944 F 516.624.1945

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40 Worth Street, Suite 800, New York, NY 10013  
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Geotechnical Engineer:  
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21 Penn Plaza, 360 W 31st, 8th Floor, New York, NY 10001  
T 212.479.5400

Structural Engineer:  
ROBERT SILMAN ASSOCIATES  
32 Old Slip, 10th Floor, New York, NY 10005  
T 212.620.7970

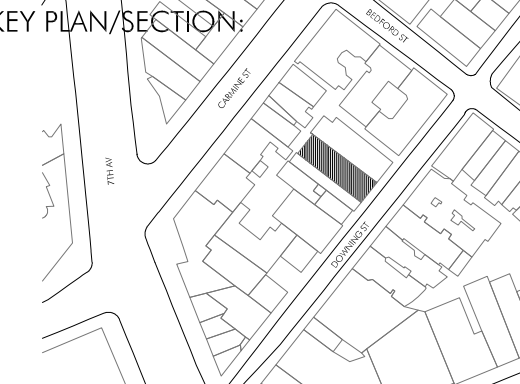
Mech./Elec./Plumbing Engineer:  
ALTIERI SEBOR WIEBER, LLC  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
X

Acoustic Consultant:  
X

Elevator Consultant:  
X

SEAL:



LANDMARK SUBMISSION	23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

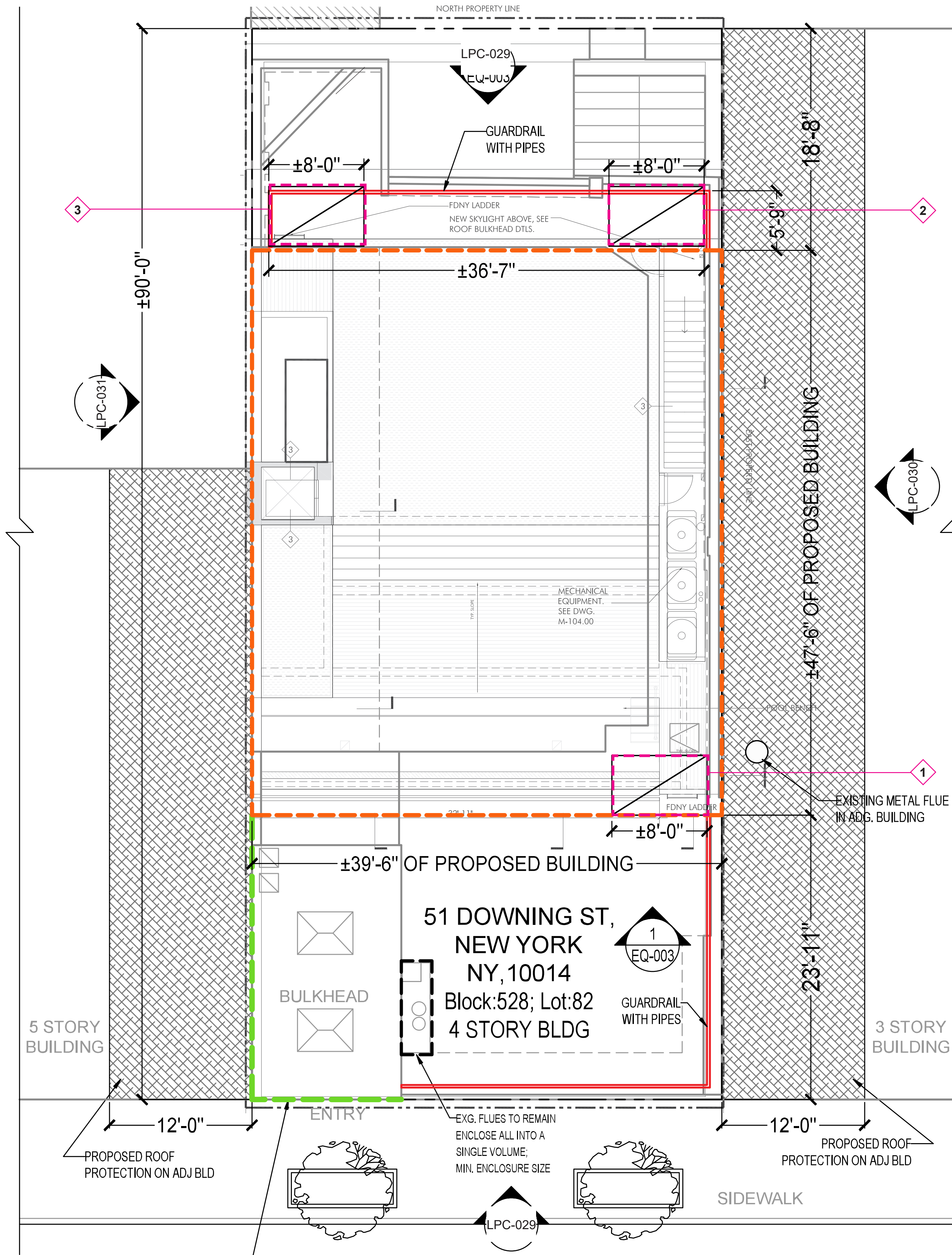
DRAWING TITLE:  
MOCK-UP SCAFFOLDING  
ELEVATION VIEW WEST

SHEET NO.:

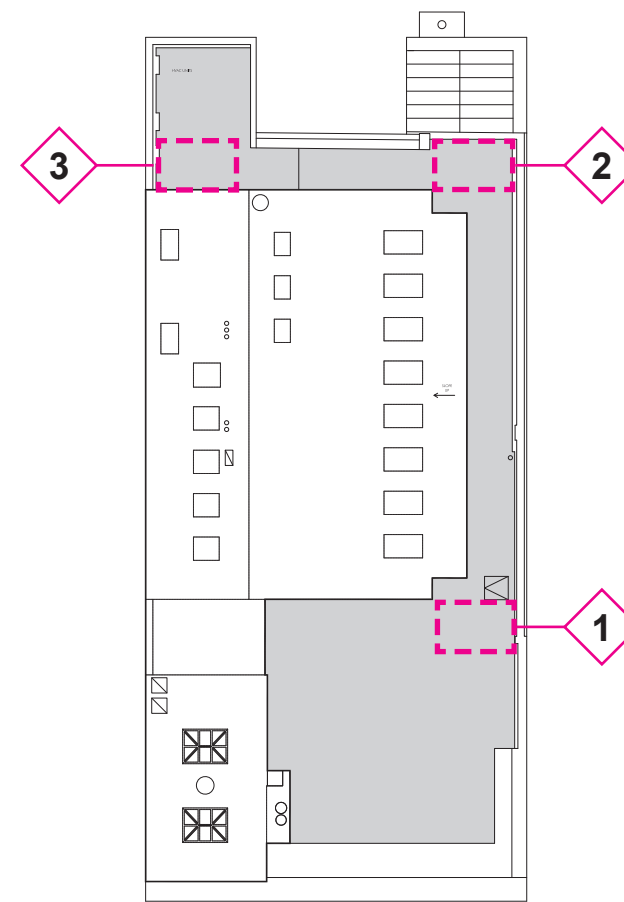
LPC-038

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TIE-IN PLOT PLAN W/ LOADS  
Scale: 3/16" = 1'-0"



LEGEND

- MOCK-UP SCAFFOLDING
- EXISTING BUILDING OUTLINE
- ORANGE SAFETY FLAGS FOR HEIGHT INDICATOR
- BLUE SAFETY FLAG FOR HEIGHT INDICATOR
- FLAGGING TAPE

FLAG NOTE

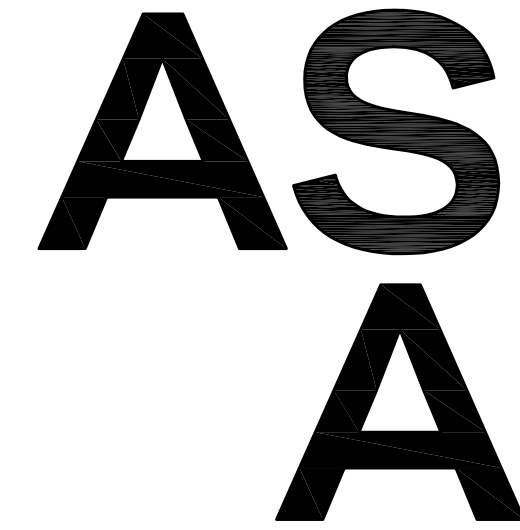
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NOTE

TAPE SHOULD BE INSTALLED AT ALL PLANES OF PROPOSED MOCK-UP ENVELOPE

SCAFFOLDING INFORMATION (W/L/H)

- 1. 8'-0" / 5'-0" / 19'-6"
- 2. 8'-0" / 5'-0" / 19'-6"
- 3. 8'-0" / 5'-0" / 19'-6"



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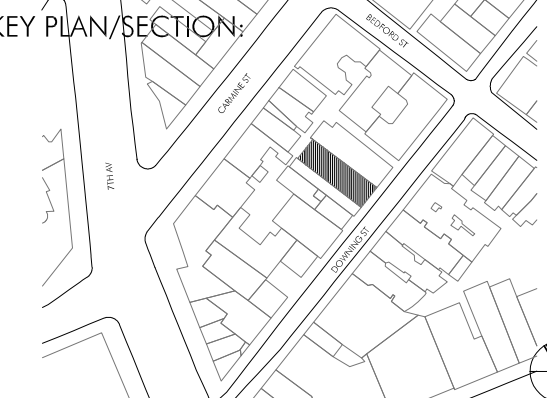
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Elevator Consultant:  
X

SEAL:



LANDMARK SUBMISSION	23.05.10

PROJECT NO.: 21402.01  
DRAWN BY: GV, YD  
CHECKED BY:

SCALE:  
DRAWING TITLE:  
PIPE SCAFFOLD TIE-IN  
PLOT PLAN

SHEET NO.:  
LPC-039



September 12, 2023  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-22-00874

**51 Downing Street, aka 49-51 Downing Street – Greenwich  
Village Historic District Extension II  
Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 876 5988 4938

**Passcode:** 030622

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 virtually 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.