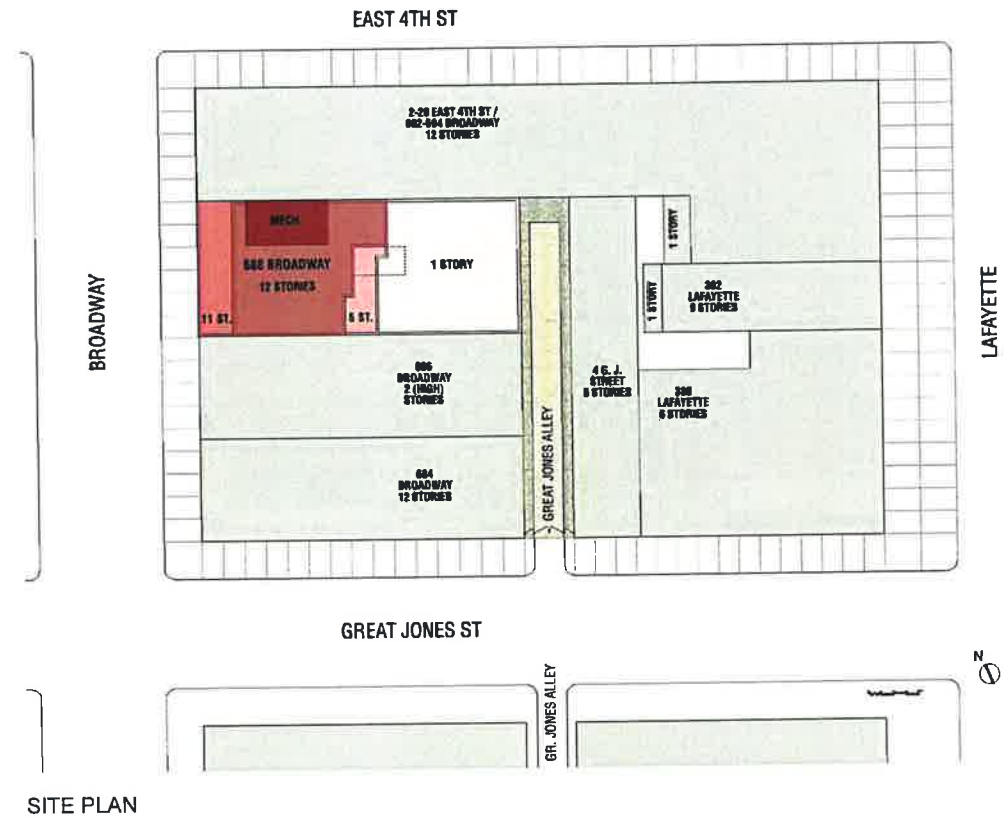




VIEW FROM ACROSS BROADWAY



SITE PLAN



LOCATION PLAN

SITE OVERVIEW

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VIEW FROM EAST 4TH STREET



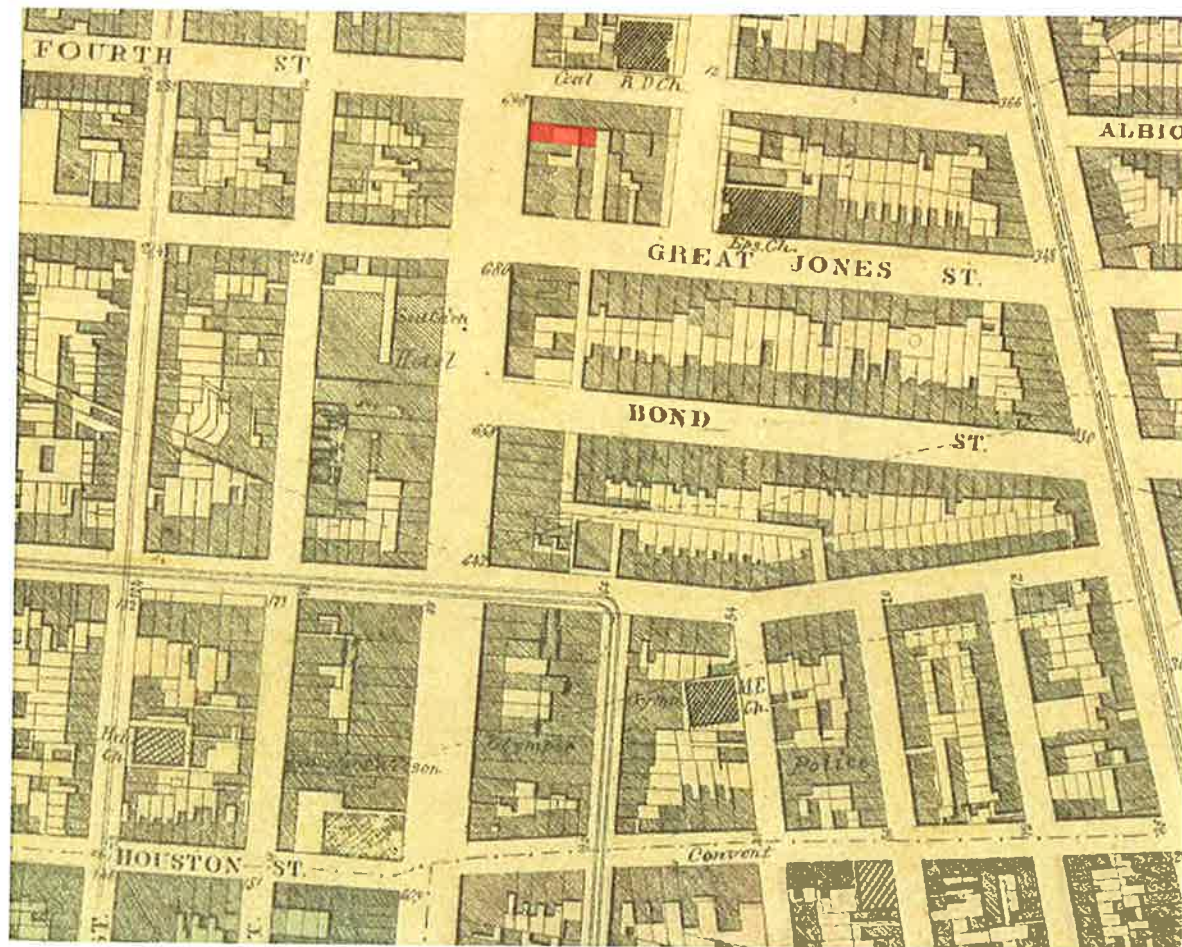
VIEW OF RESIDENTIAL ENTRANCE AT BROADWAY

VIEWS OF PROPOSED BUILDING

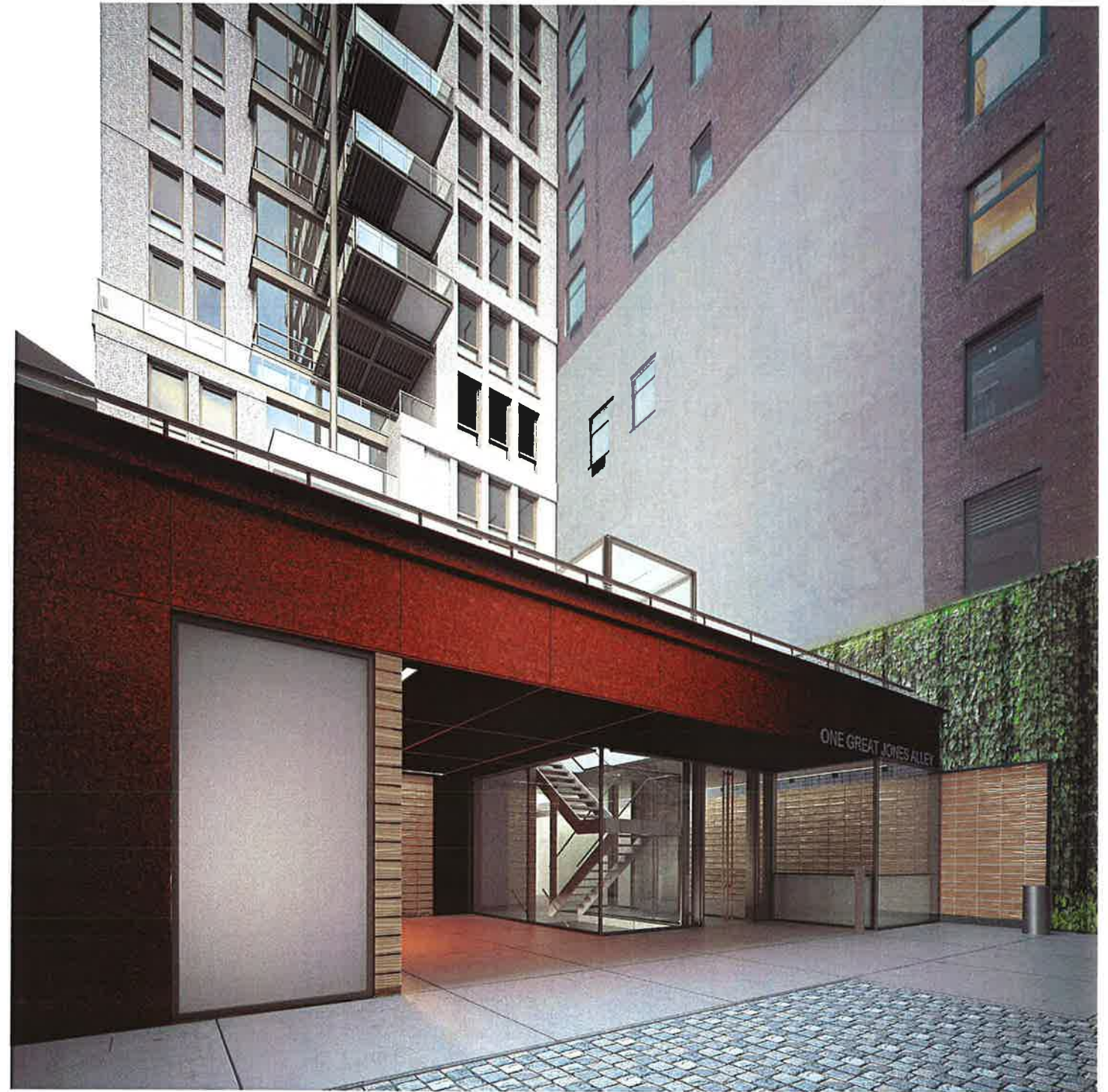
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HISTORICAL ALLEY MAP (1867)



VIEW OF REAR ENTRANCE FROM ALLEY

VIEWS OF PROPOSED BUILDING

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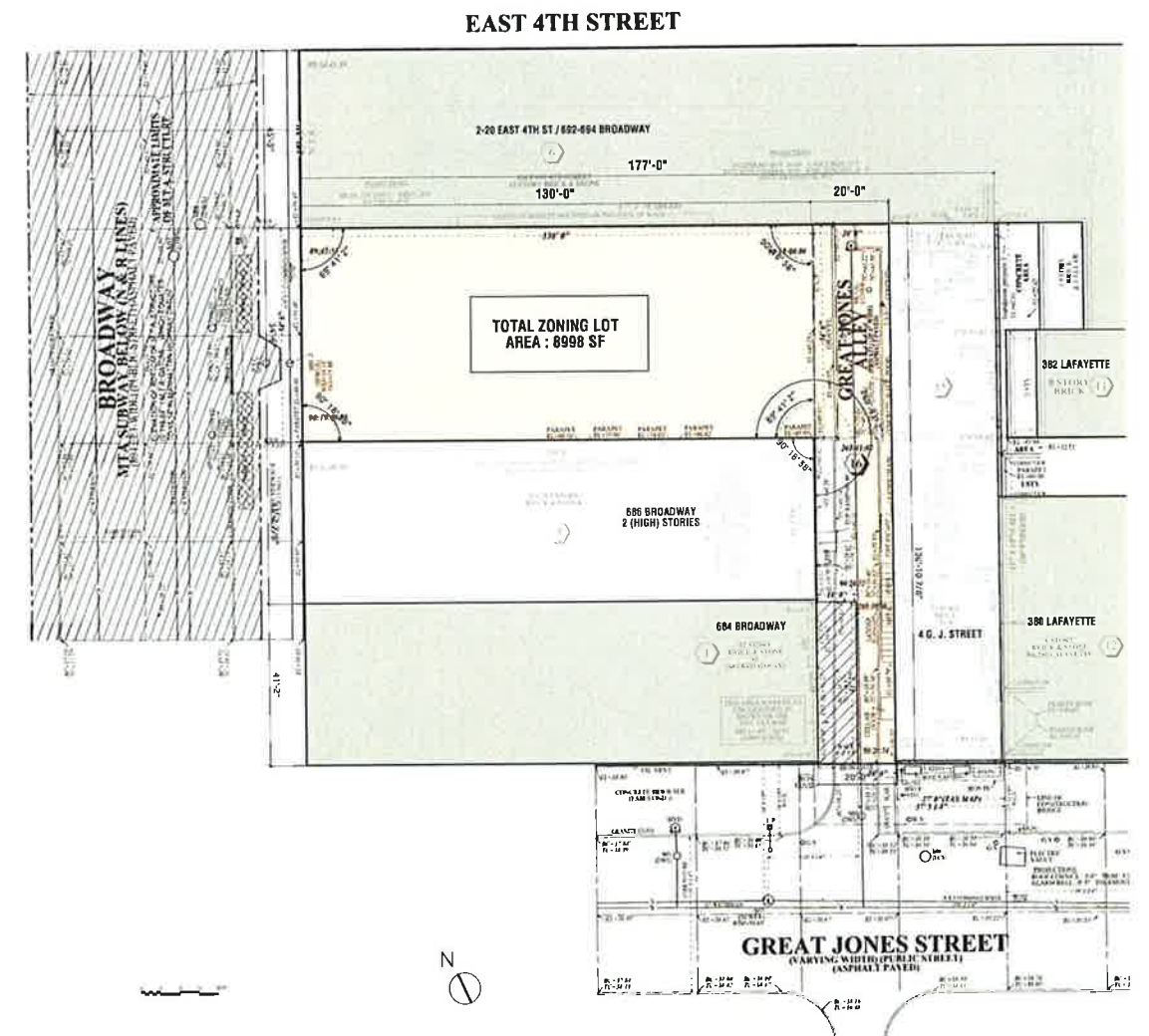
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NORTH APPROACH OF SITE ON BROADWAY



SOUTH APPROACH OF SITE ON BROADWAY



EXISTING SITE SURVEY

EXISTING CONDITIONS

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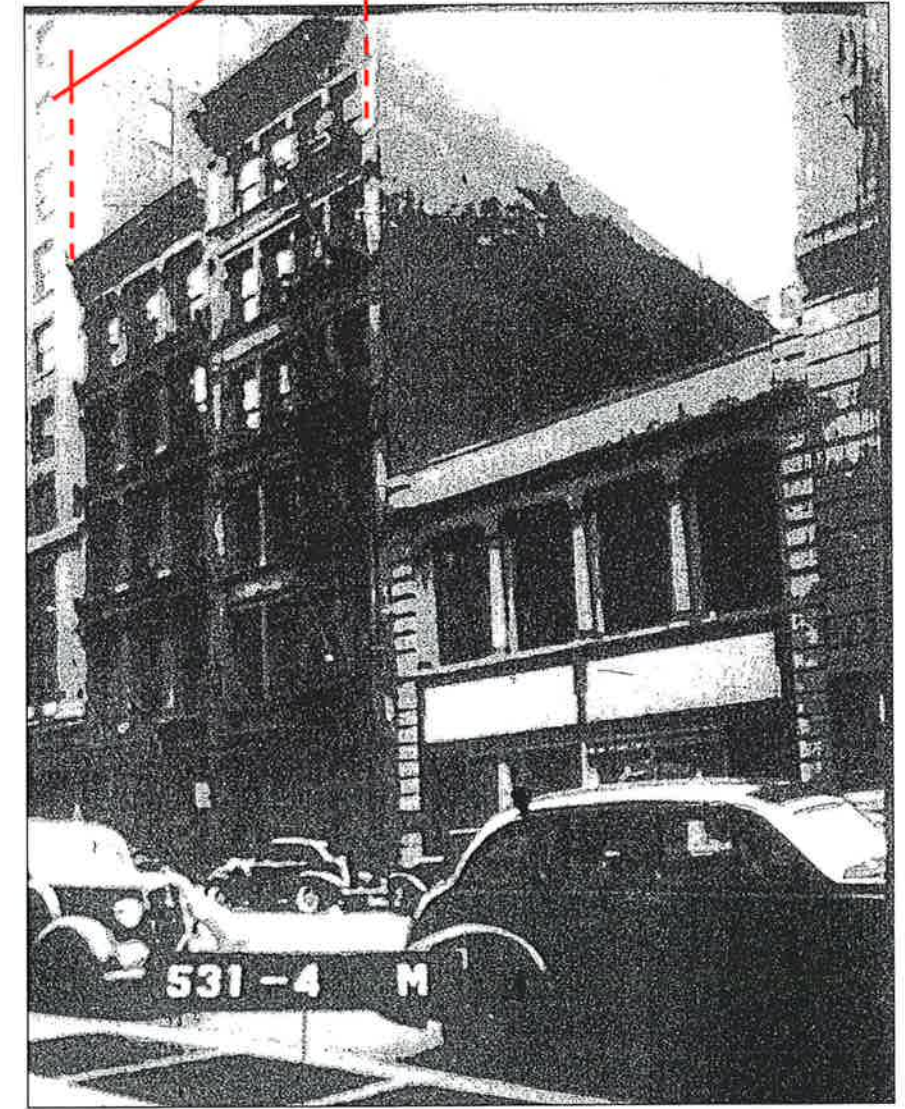
HISTORIC PHOTO (1896)

688 BROADWAY



HISTORIC PHOTO (1920)

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TAX PHOTO (1940s)

HISTORIC IMAGES

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BAYARD-CONDUCT BUILDING; 65 BLEEKER ST.



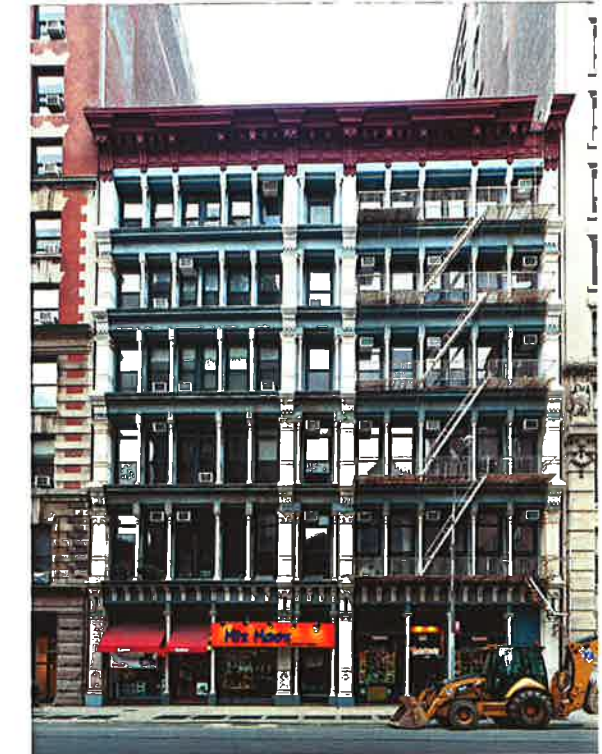
25 BOND STREET



1 BOND STREET



40 BOND STREET



DISTRICT CHARACTER; TRADITION AND CONTEMPORANEITY

LOWER BROADWAY; VARIEGATED, EXUBERANT; EXPRESSIVE MATERIALITY

CONTEXT; CHARACTER

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LITTLE SINGER BUILDING

- TERRA COTTA & METAL
- DEPTH & EXPRESSION OF LAYERS, INTERSECTION OF COMPONENTS; 'JULIET' BALCONIES
- HORIZONTAL A I B I A DIVISION



DEPTH & LAYERING WITH MASONRY ELEMENTS



687 - 691 BROADWAY

- SCREEN-LIKE FACADE; DEPTH
- CONSISTENT, REPETITIVE RHYTHM BASE TO TOP
- PROMINENT CORNICE



BRICK TERRA COTTA FINS METAL



BRICK WITH CHARACTER ART GLAZED TERRA COTTA

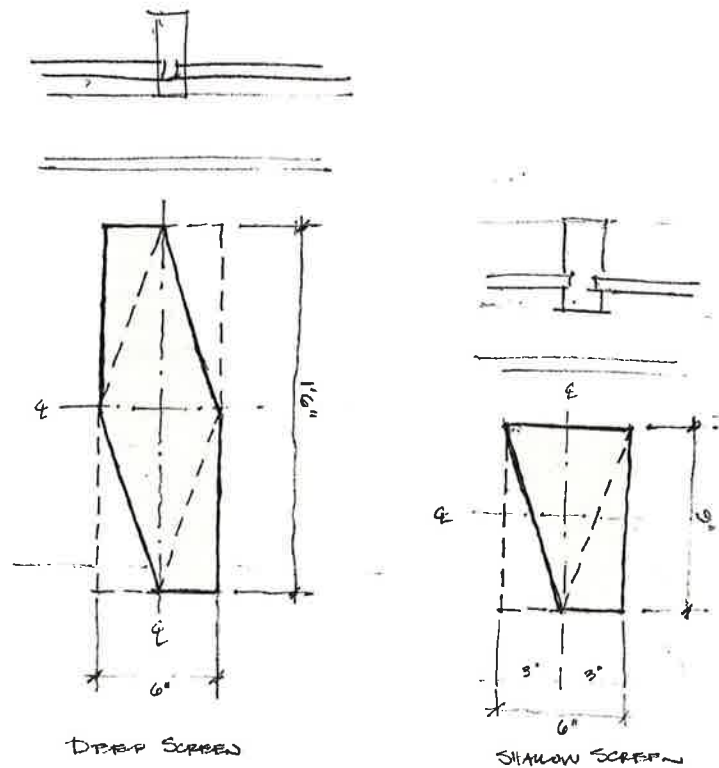


2 COLUMBUS CIRCLE ART GLAZED TERRA COTTA

CONTEXT; FACADE ELEMENTS

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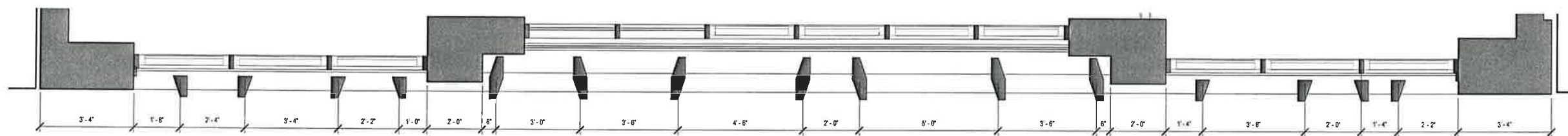
① FACADE FIN DETAILS



② DETAIL VIEW OF FACADE FINS



③ VIEW FROM GREAT JONES STREET

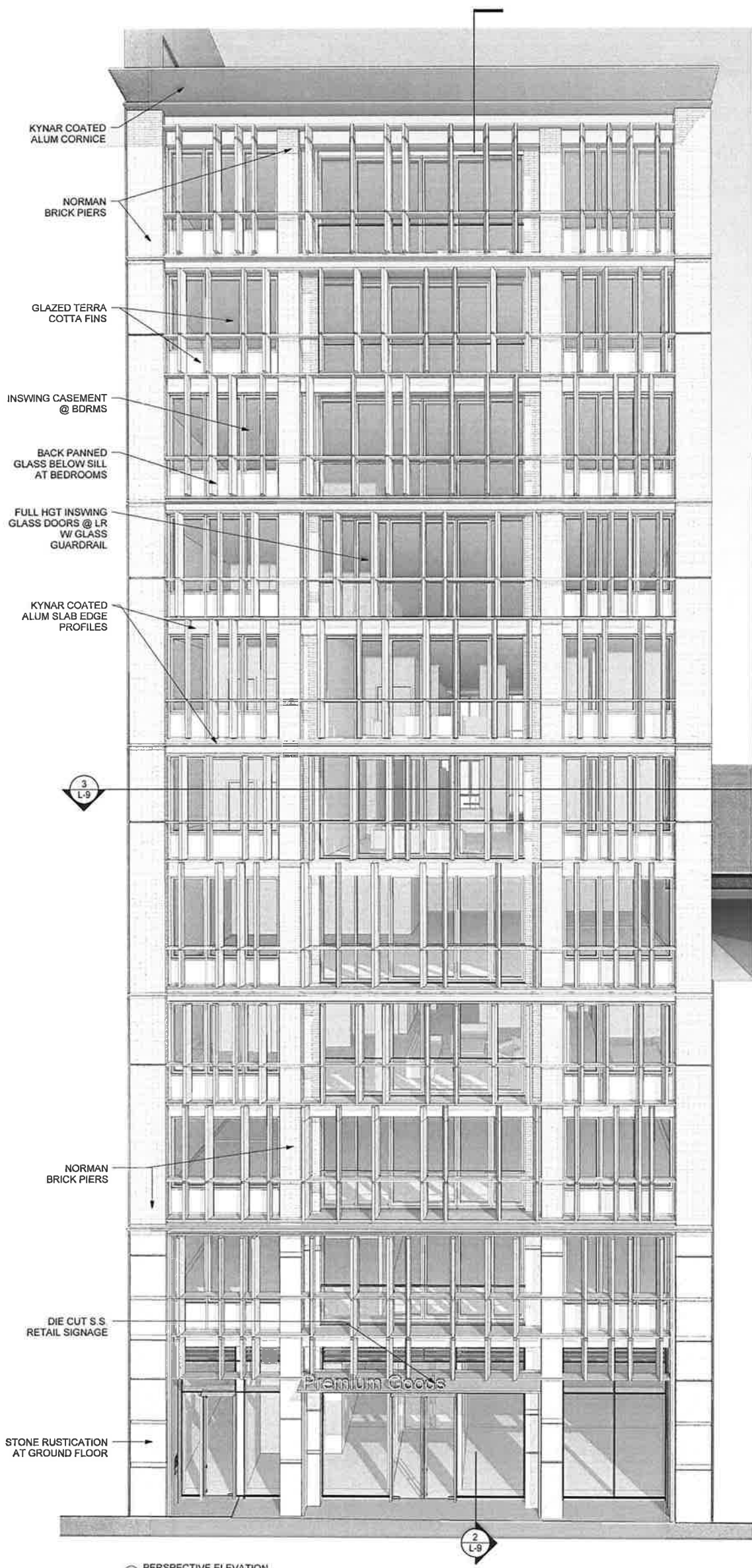


FACADE PATTERNING

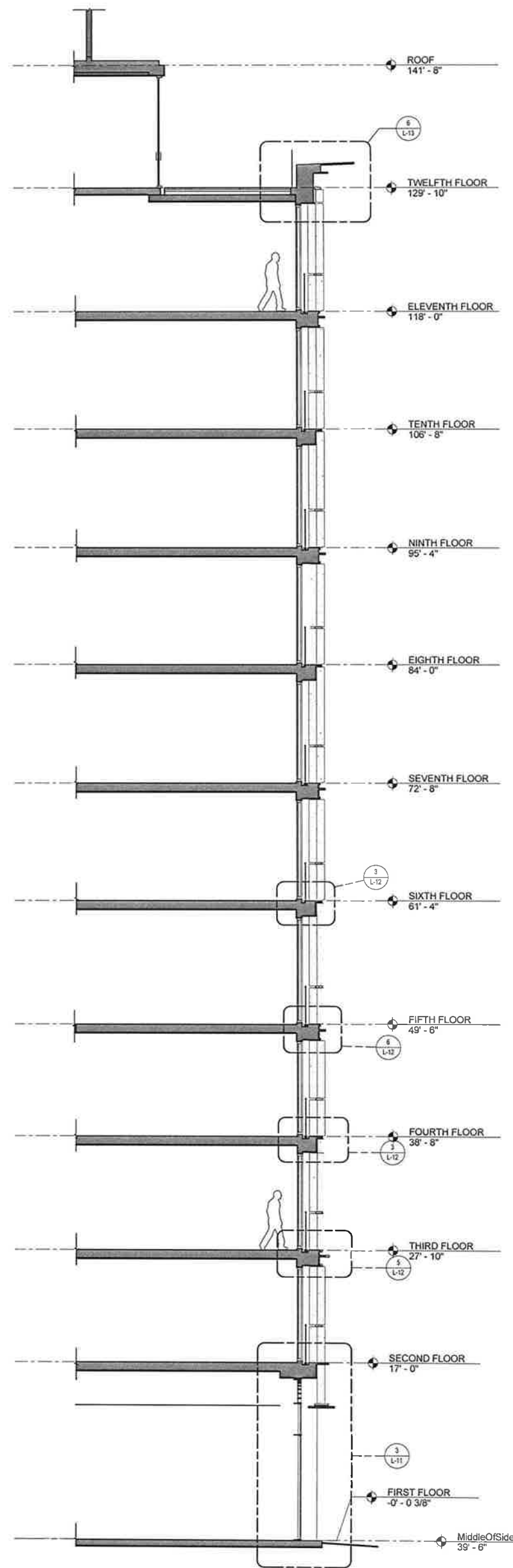
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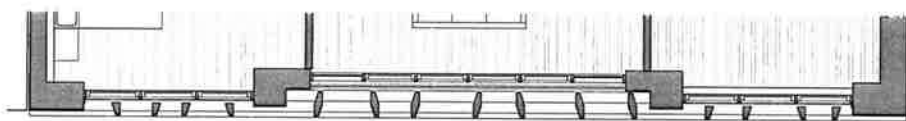
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1 PERSPECTIVE ELEVATION



2 SECTION LOOKING NORTH
3/16" = 1'-0"



3 PLAN DETAIL @ FL 6-11 WEST WALL
3/16" = 1'-0"

PERSPECTIVE ELEVATION, PLAN & SECTION

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As indicated
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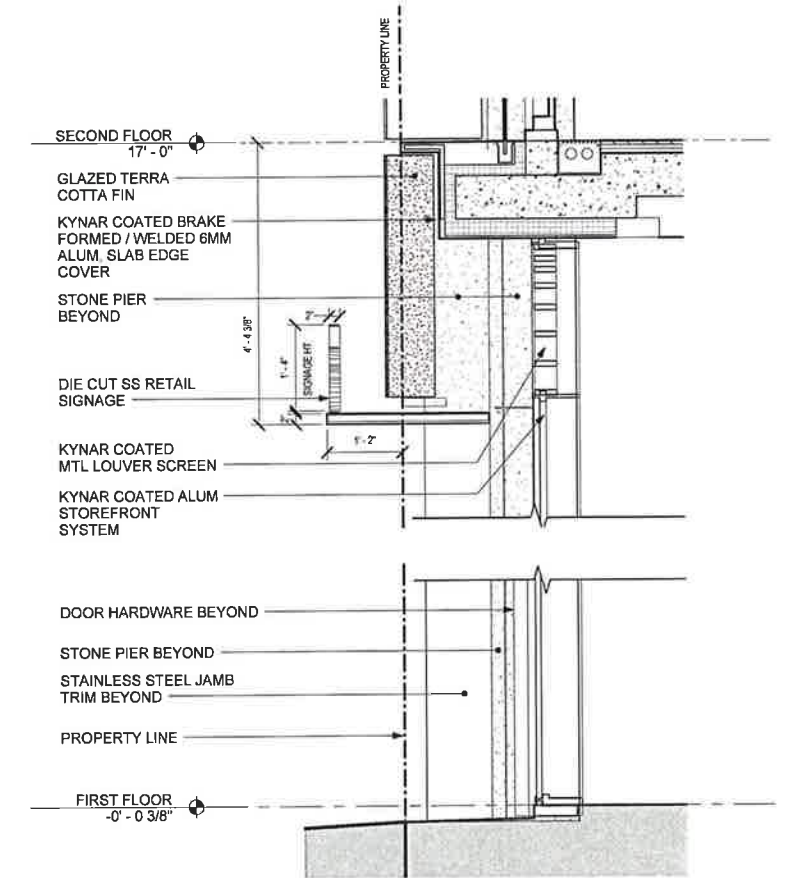
L-9



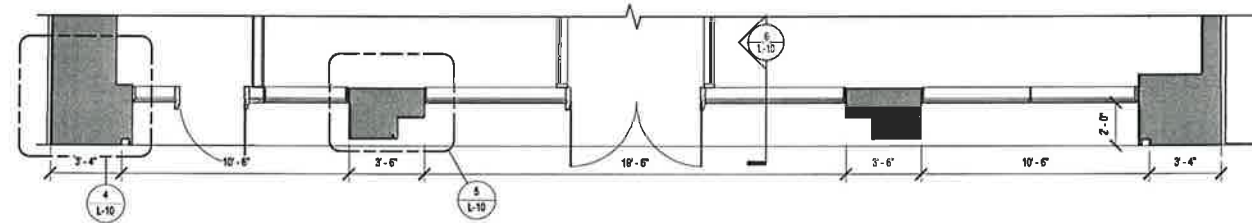
1 VIEW OF RESIDENTIAL ENTRANCE @ BROADWAY



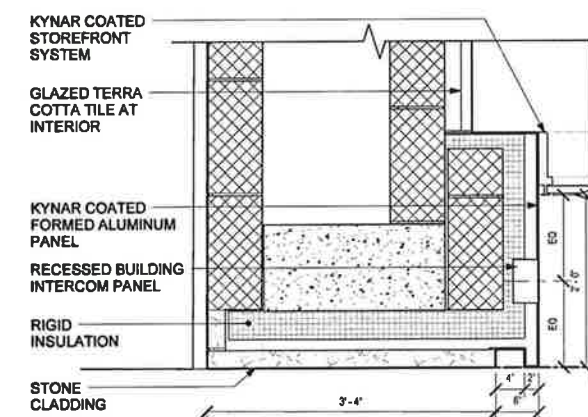
2 VIEW OF RESIDENTIAL ENTRANCE @ BROADWAY



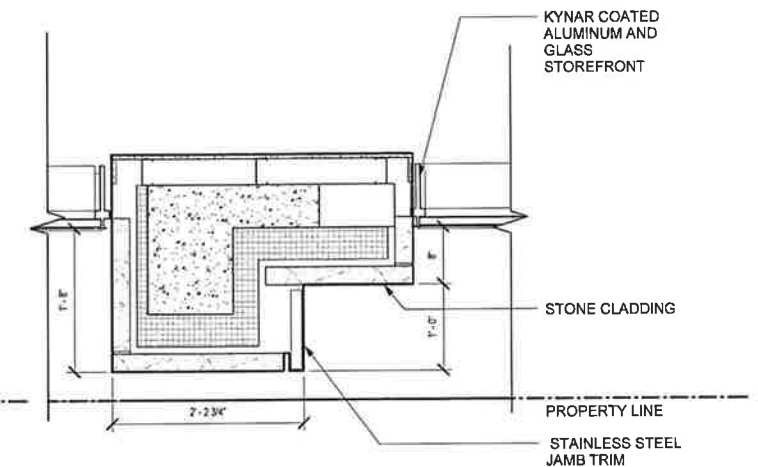
6 SECTION DETAIL AT GROUND FLOOR STOREFRONT
3/4" = 1'-0"



3 PLAN DETAIL AT GROUND FLOOR WEST WALL
1/4" = 1'-0"



4 PLAN DETAIL AT GROUND FLR OUTSIDE PIER
1" = 1'-0"



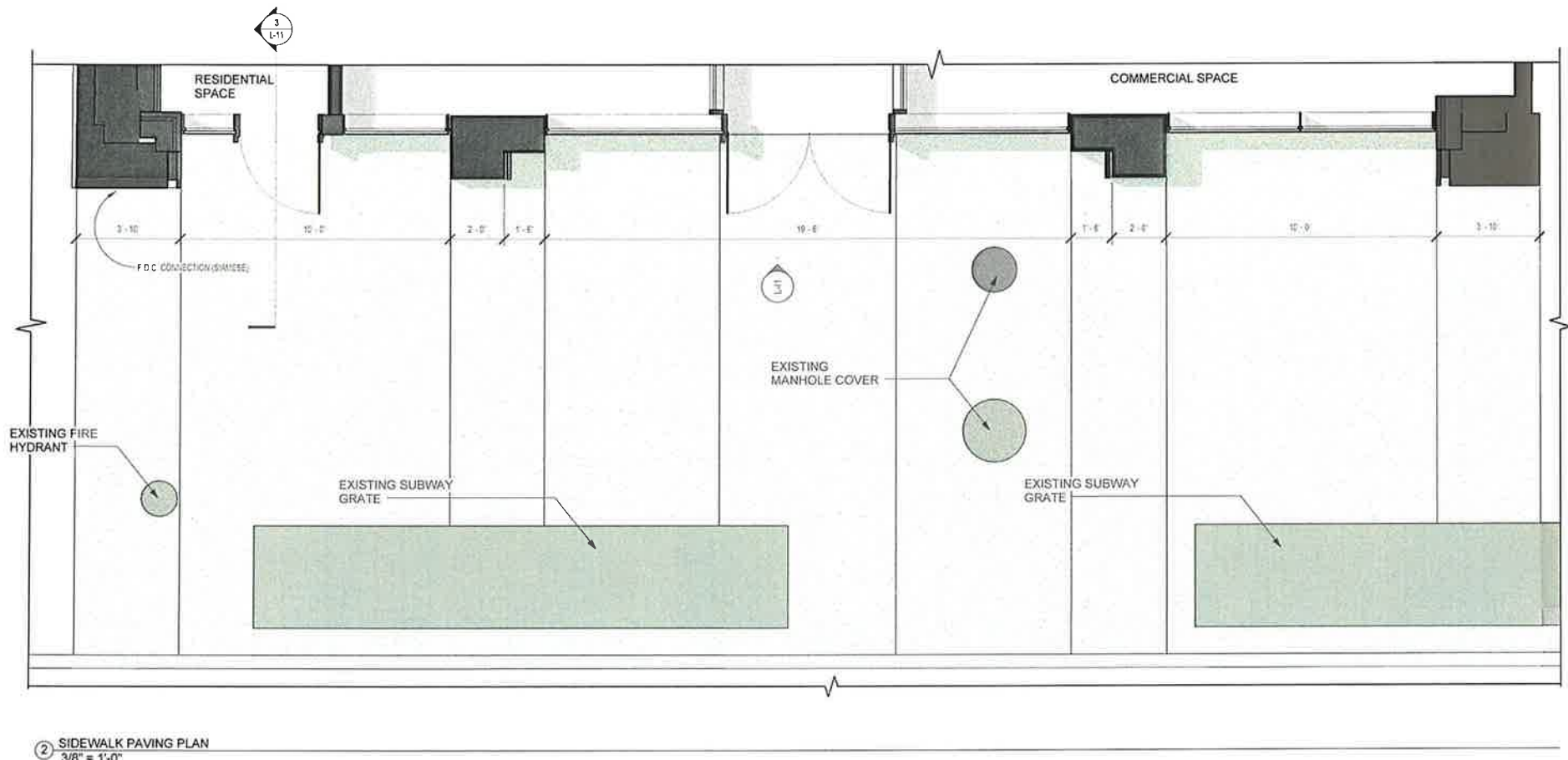
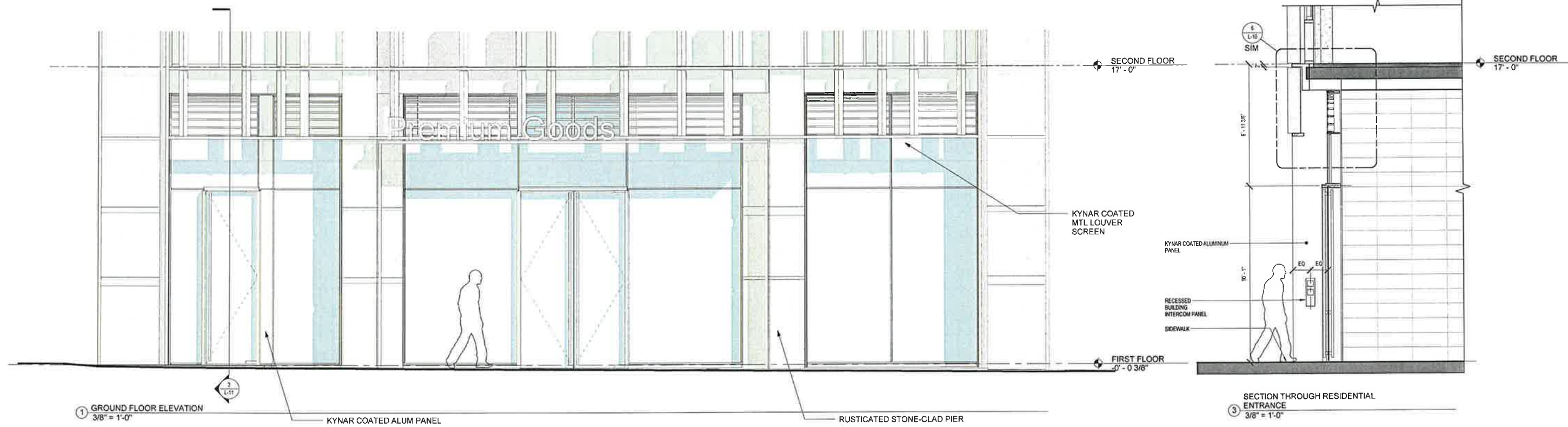
5 PLAN DETAIL AT GROUND FLR INT PIER
1" = 1'-0"

BASE; VIEW AND DETAILS

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4 VIEW OF ENTRANCE

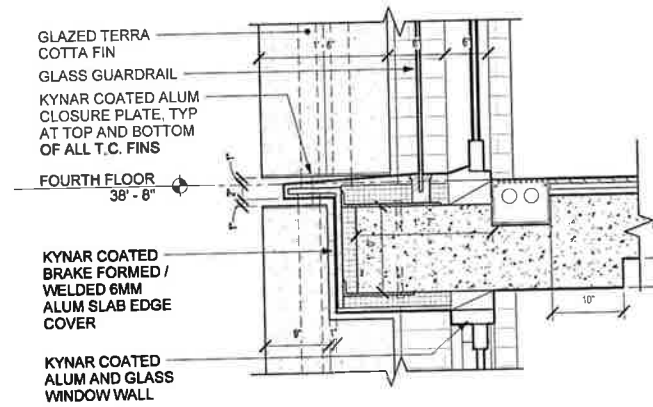
GROUND FLOOR - STOREFRONT & SIDEWALK

688 BROADWAY

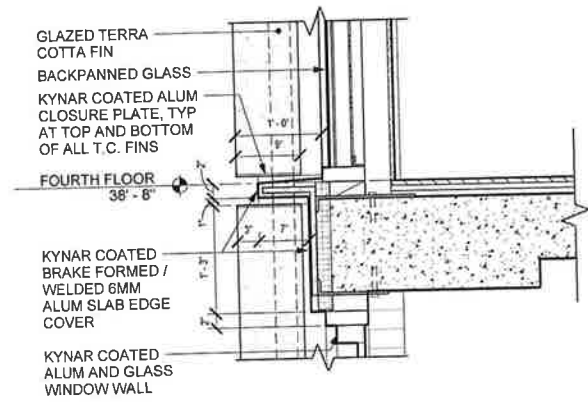
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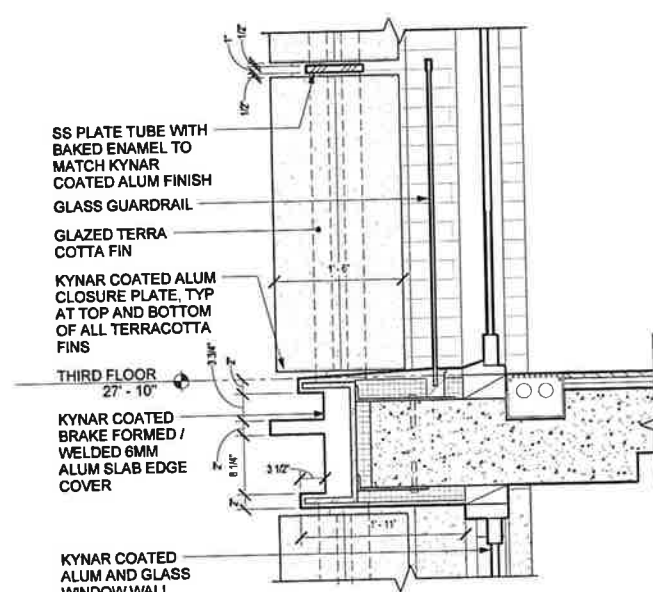
1 VIEW OF MIDDLE OF FACADE



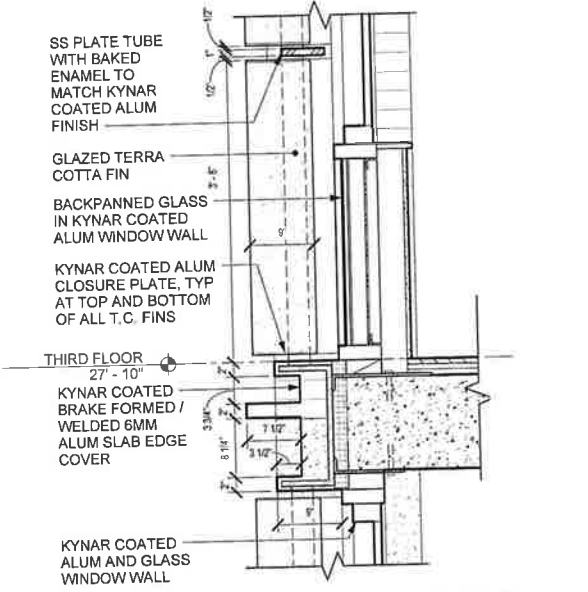
3 SLAB EDGE DETAIL CENTER BAY - TYP AT FLRS 4,6,8,10
1" = 1'-0"



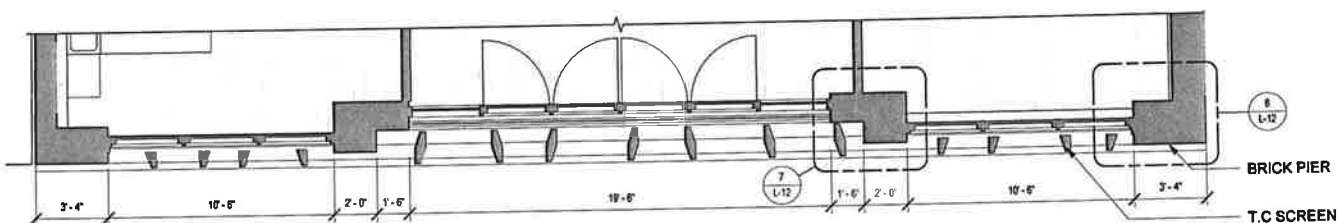
4 SLAB EDGE DETAIL, END BAYS - TYP AT FLRS 4,6,8,10
1" = 1'-0"



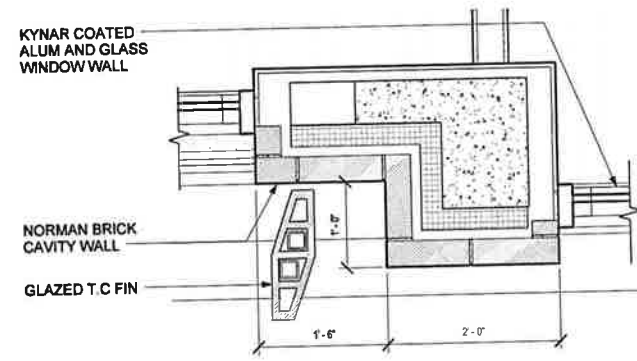
5 SLAB EDGE DETAIL, MIDDLE BAYS - TYP AT FLRS 3,5,7,9,11
1" = 1'-0"



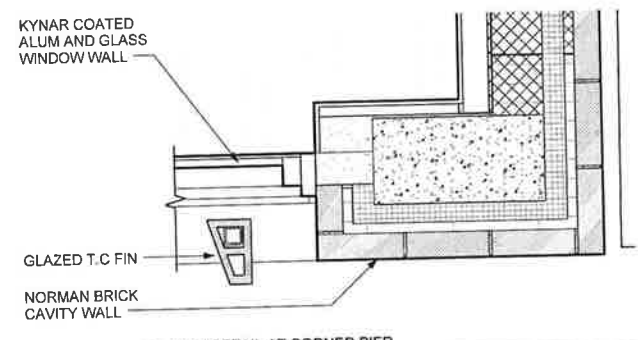
6 SLAB EDGE DETAIL, END BAYS - TYP AT FLRS 3,5,7,9,11
1" = 1'-0"



2 PLAN DETAIL @ FL 6-11 WEST WALL
1/4" = 1'-0"



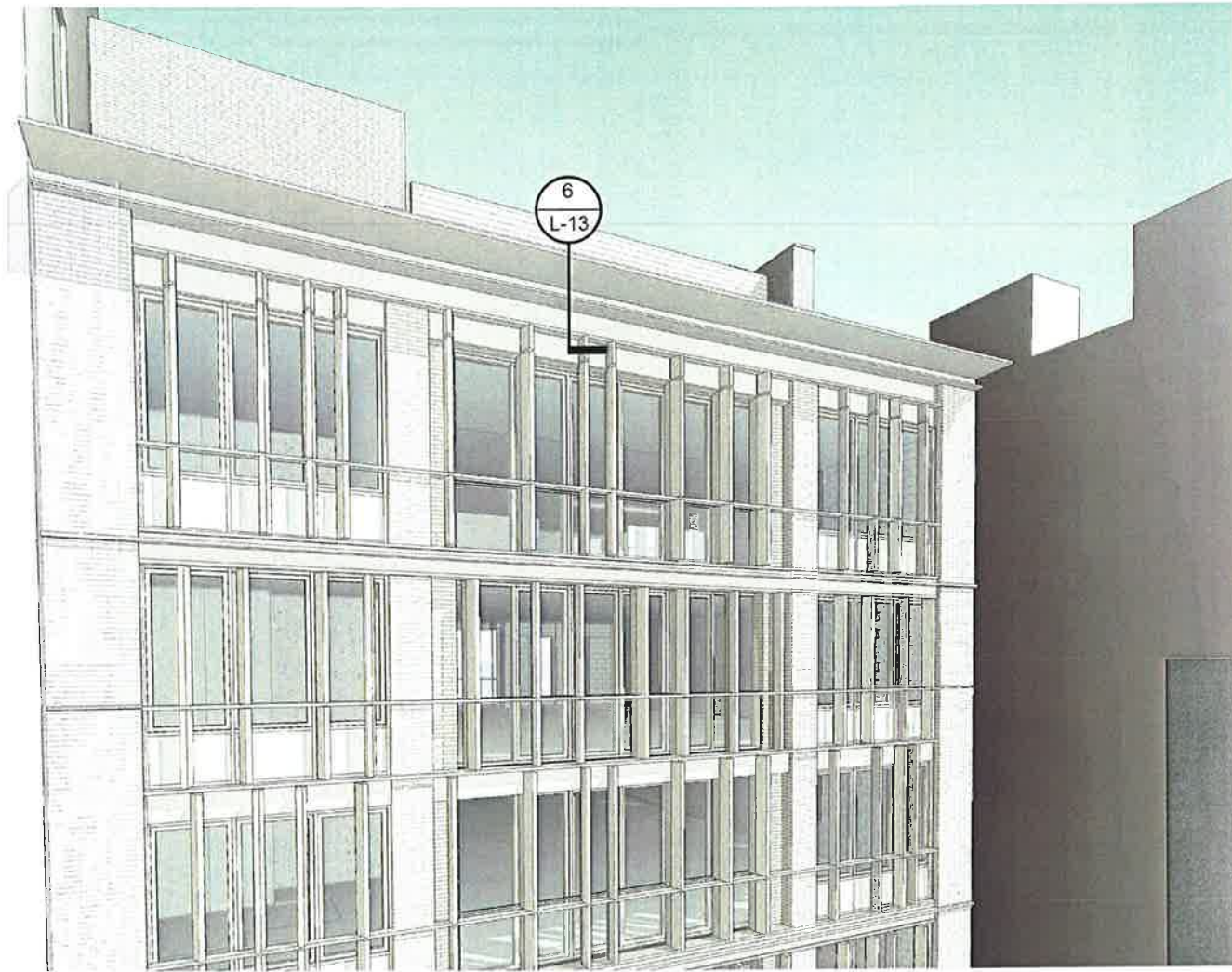
7 L-14 Plan Detail 3
1" = 1'-0"



8 PLAN DETAIL AT CORNER PIER
1" = 1'-0"

TYPICAL FLOOR FACADE PLAN AND DETAILS

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1 VIEW OF TOP OF FACADE



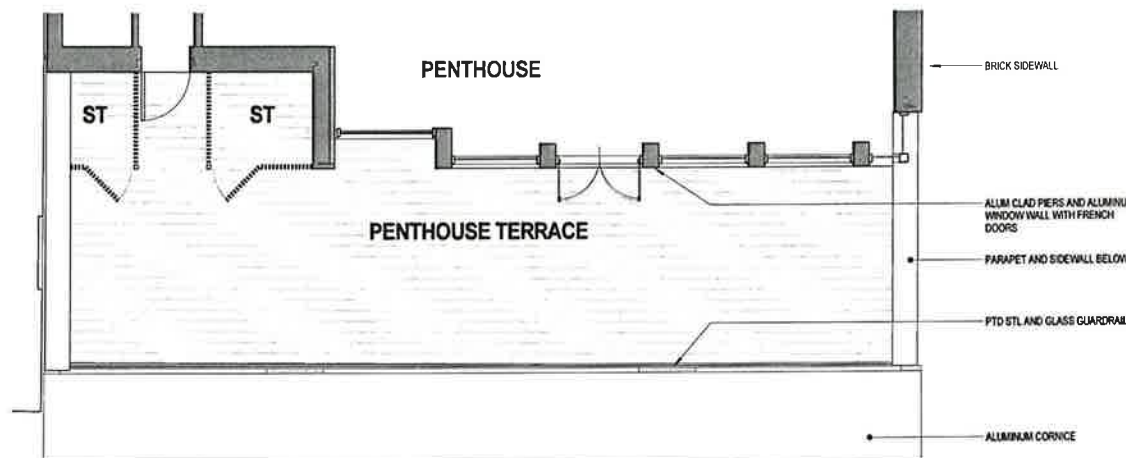
2 VIEW OF CORNICE FROM BROADWAY



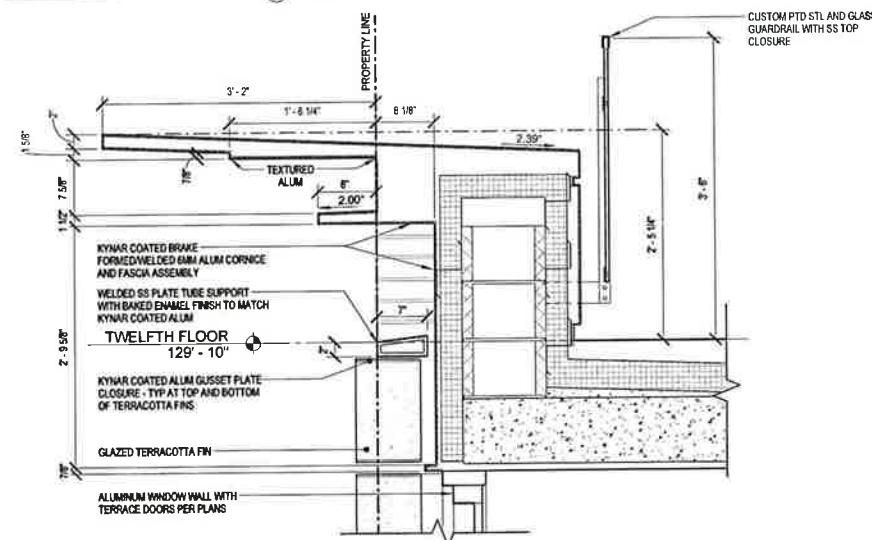
3 VIEW OF PENTHOUSE



4 DETAIL VIEW OF TOP OF FACADE



5 PARTIAL PLAN AT PENTHOUSE
3/16" = 1'-0"



6 SECTION DETAIL AT CORNICE
1" = 1'-0"



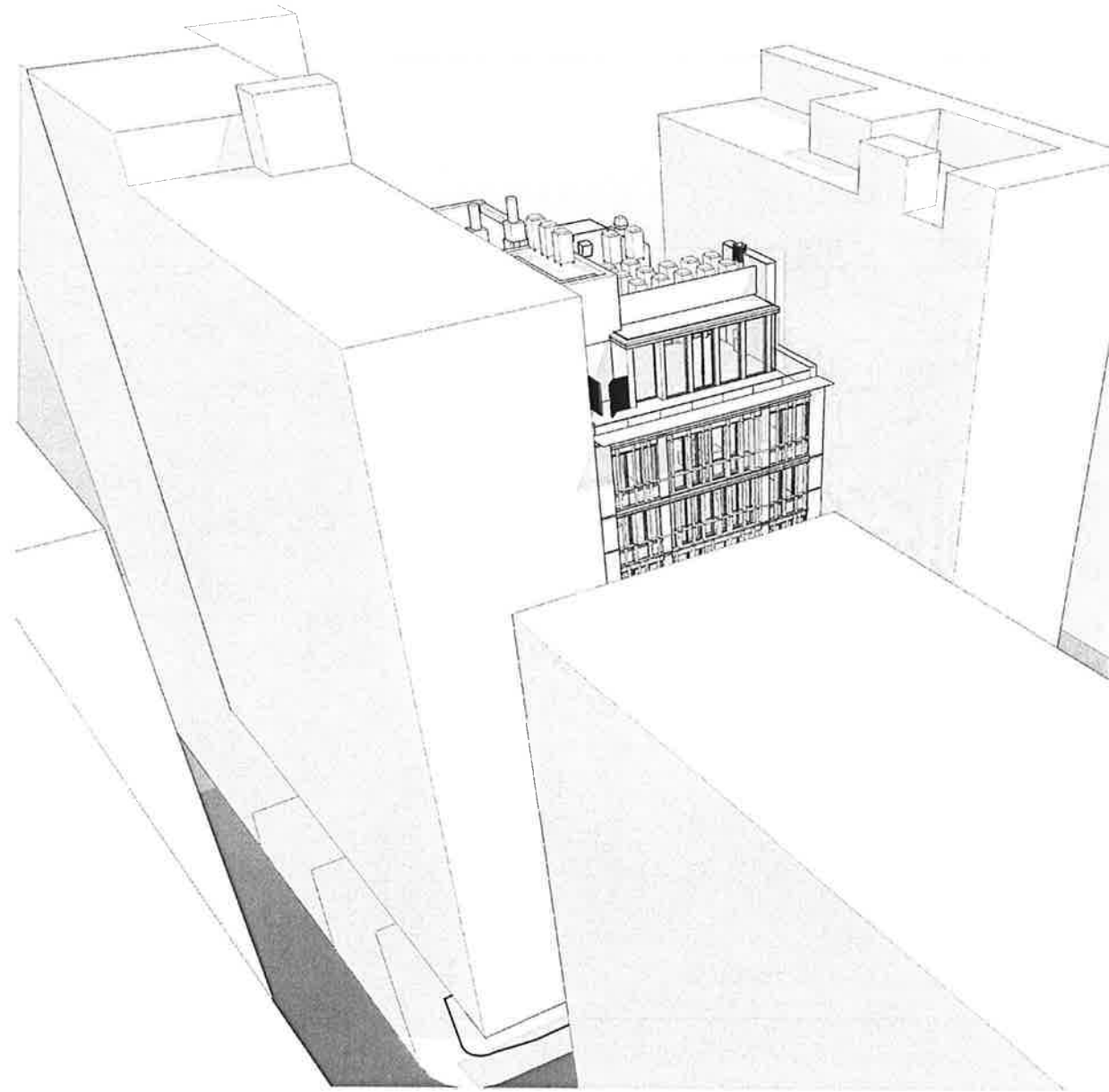
7 EXPOSED LOT LINE WALLS & DIFFERENT HGT BUILDINGS ARE TYPICAL TO DISTRICT

TOP VIEWS AND DETAILS

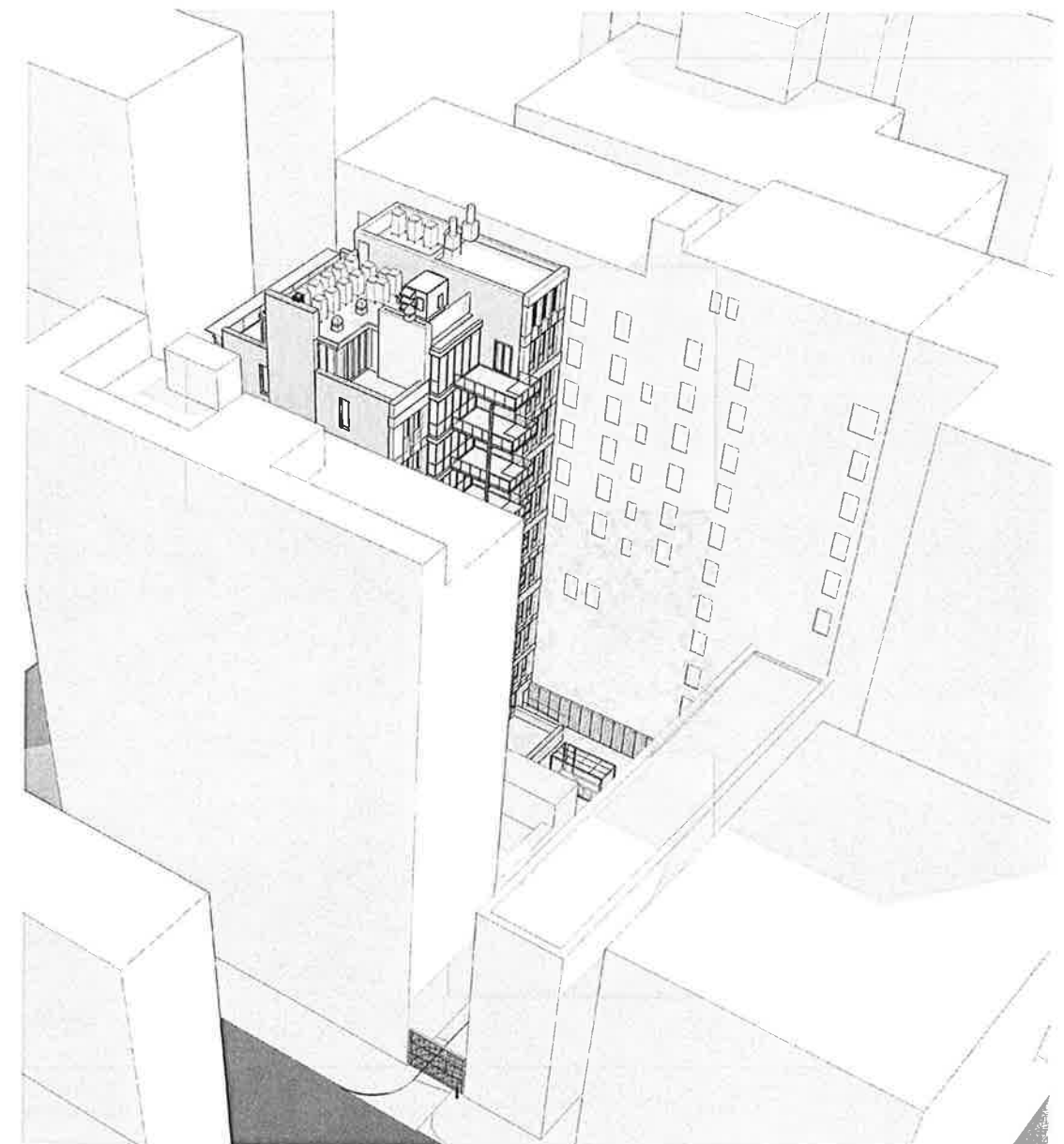
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① BIRD'S EYE VIEW OF FRONT FACADE



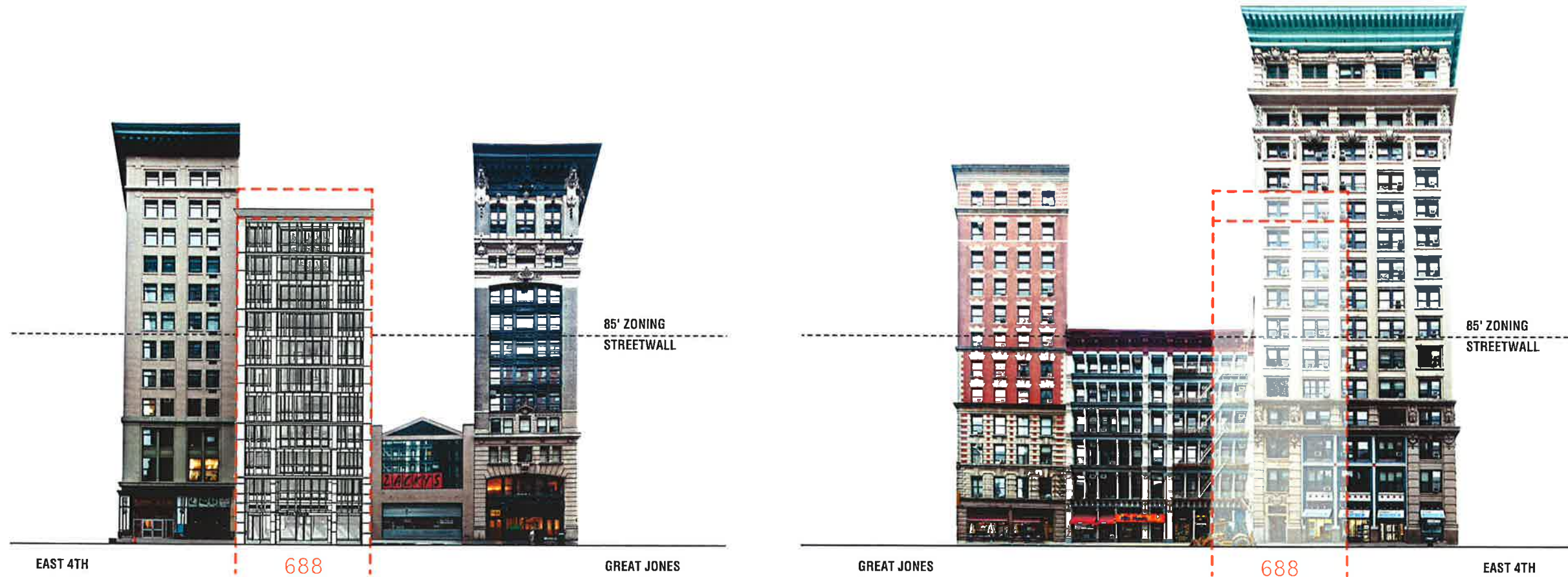
② BIRD'S EYE VIEW OF REAR FACADE

VIEW OF PROPOSED BUILDING

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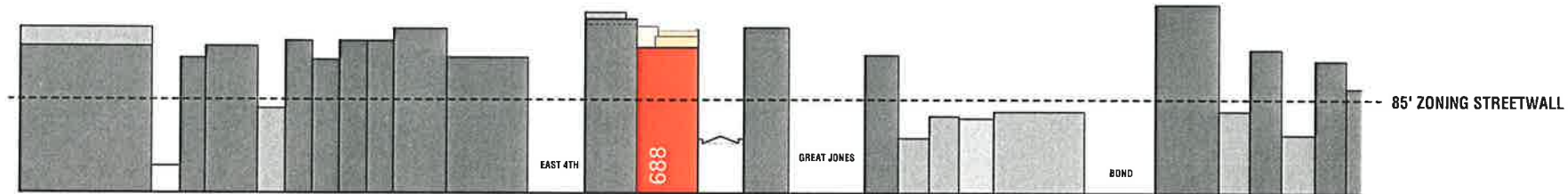
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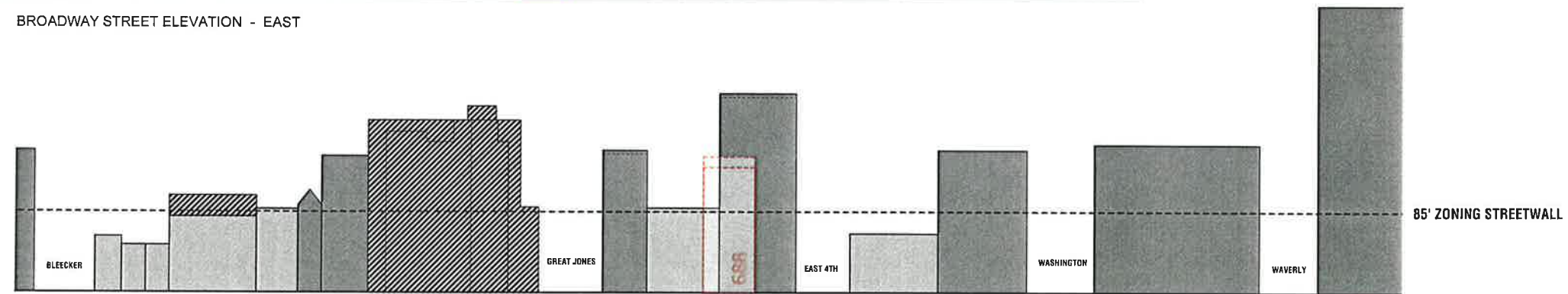


BROADWAY EAST ELEVATIONS

BROADWAY WEST ELEVATIONS



BROADWAY STREET ELEVATION - EAST



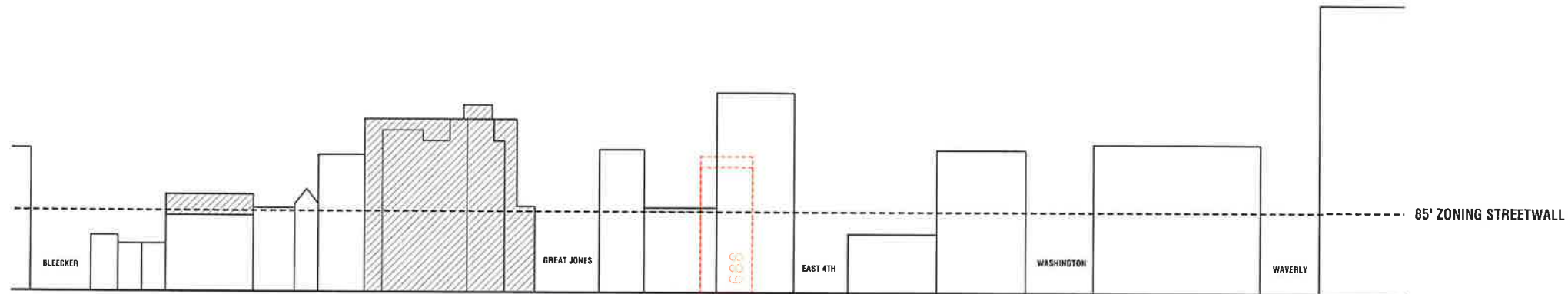
BROADWAY STREET ELEVATION - WEST

HEIGHT OF BUILDING

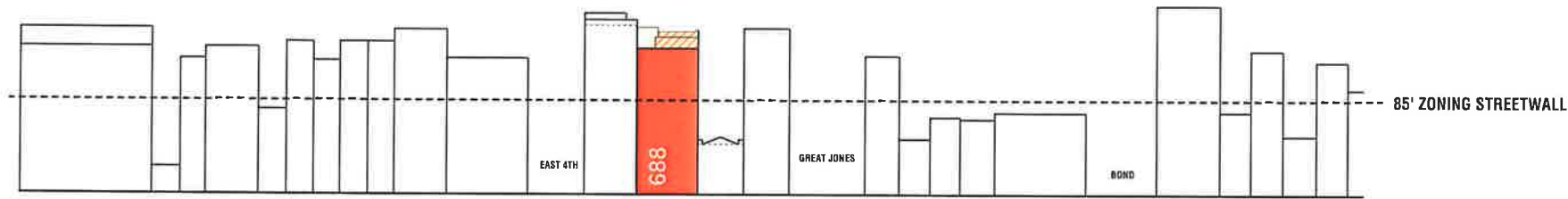
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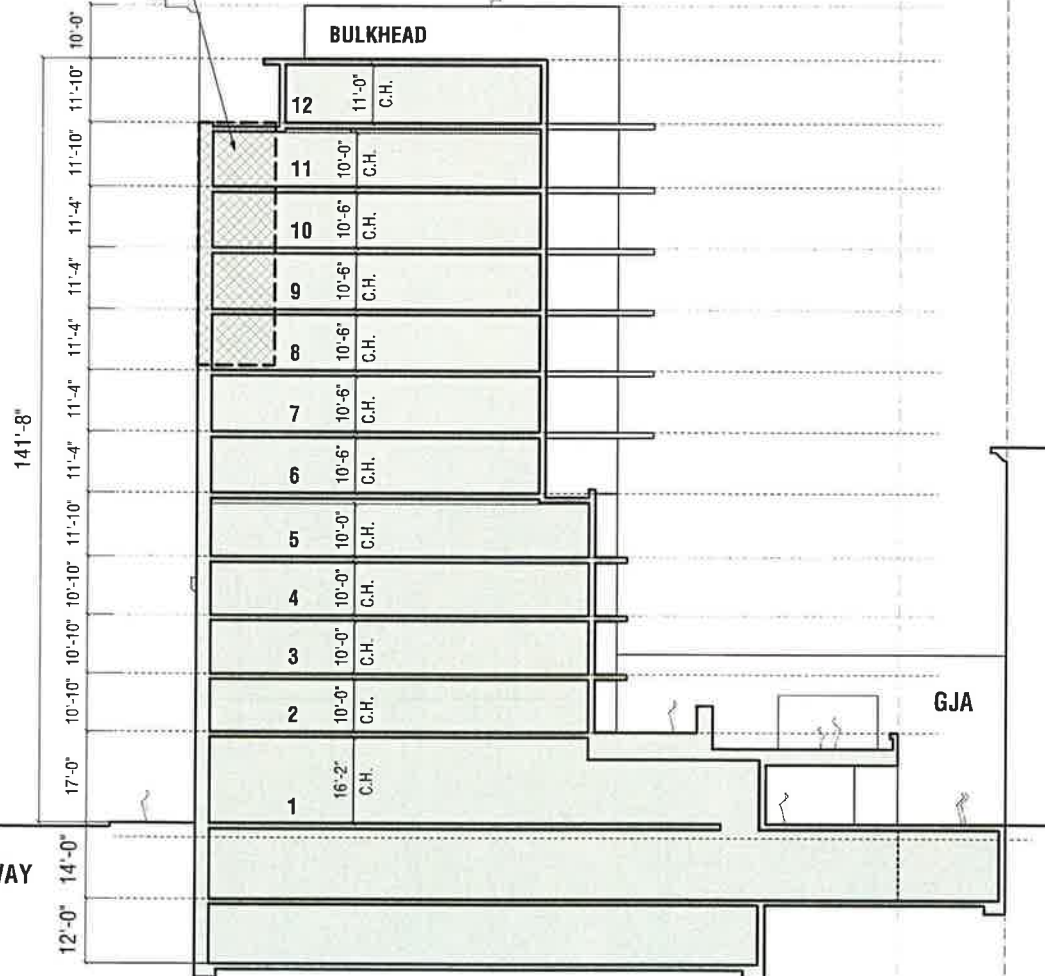


BROADWAY STREET ELEVATION - WEST
HATCHED SETBACK BUILDINGS



BROADWAY STREET ELEVATION - EAST
HATCHED SETBACK

BULK
MODIFICATION
SOUGHT VIA CPC



BUILDING SECTION - SCALE: 1/16" = 1'-0"



SINGLE SETBACK BUILDING ON EAST SIDE OF B'WAY



LACK OF SETBACKS ALONG B'WAY

SETBACKS

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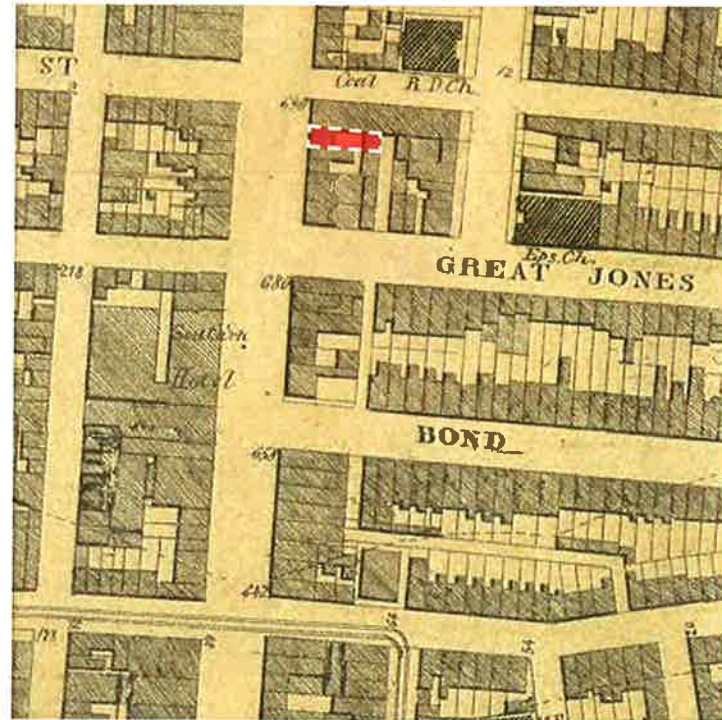


SURROUNDING STREET LEVEL COMMERCIAL

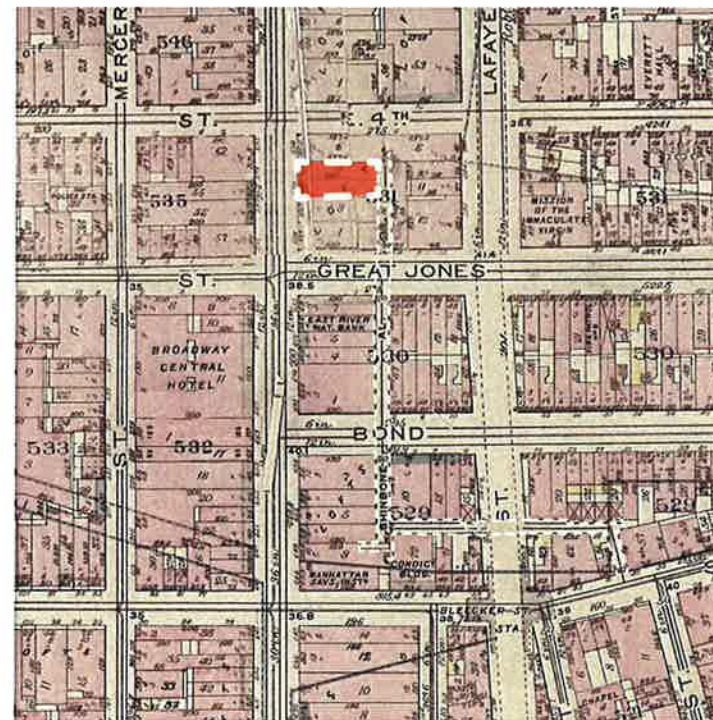
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1867



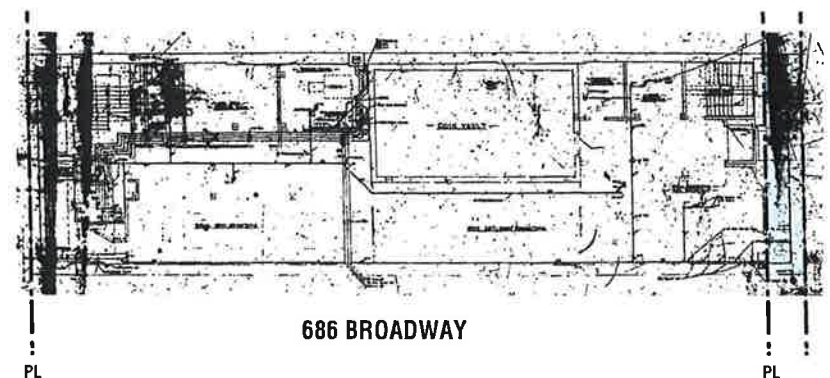
1911



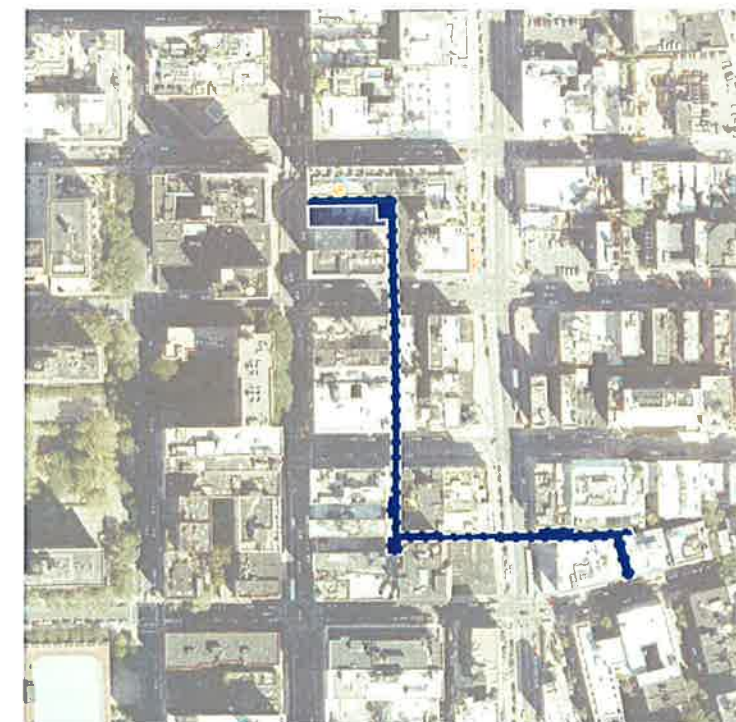
2012

CONCEPT:

1. FUNCTIONAL USE OF ALLEY
2. HISTORIC RESIDENTIAL USAGE
3. " COMPLETION " OF ALLEY TO STREET



4. SUBGRADE USE OF ALLEY



HISTORICAL GREAT JONES / SHINBONE ALLEY CONNECTION

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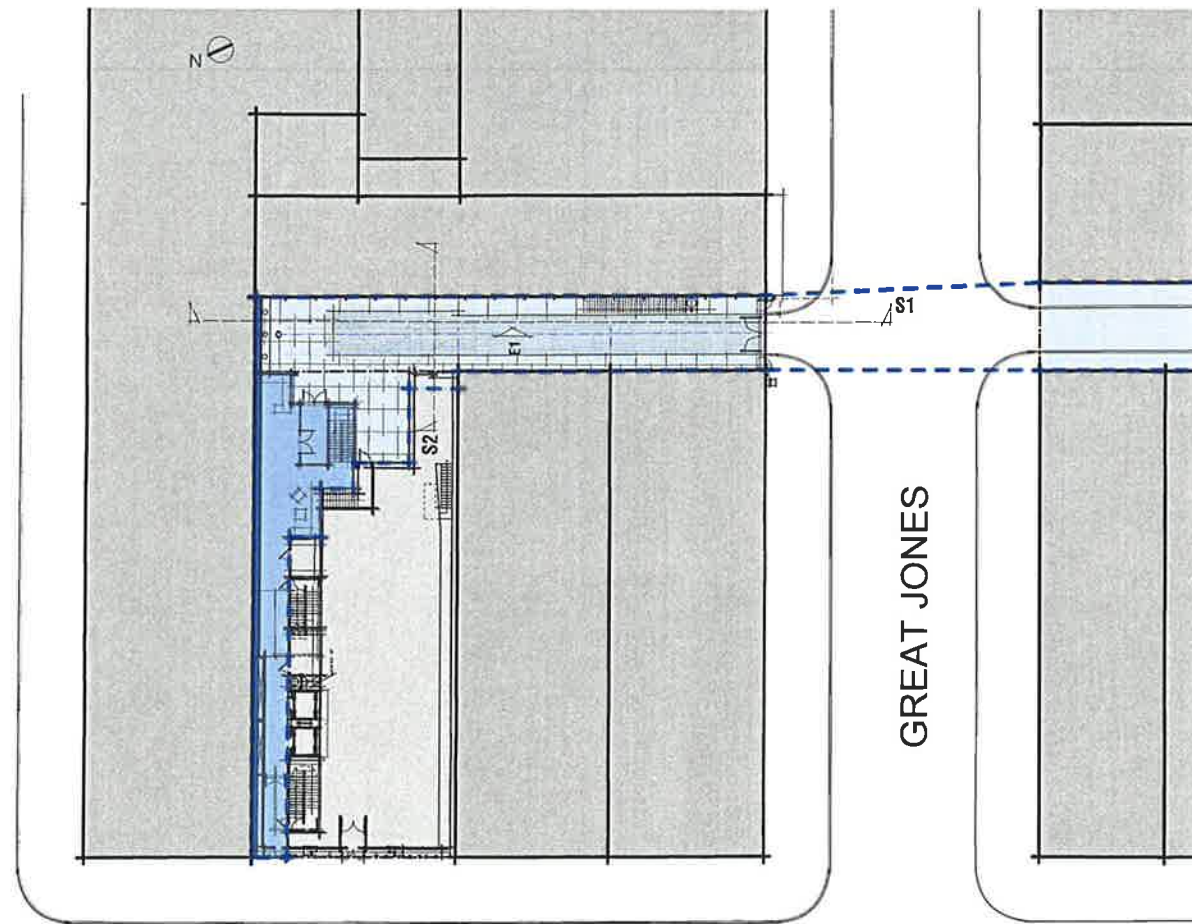


VIEW OF ALLEY CONTINUATION ON SOUTH SIDE OF GREAT JONES ST

GREAT JONES ALLEY EXISTING CONDITIONS PHOTOS

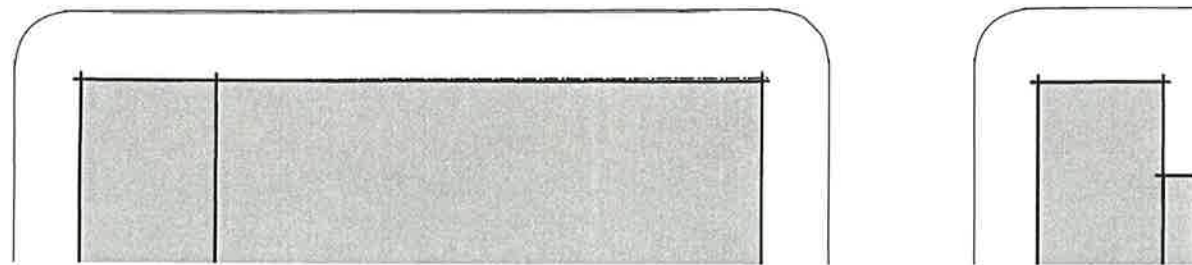
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BROADWAY

GREAT JONES

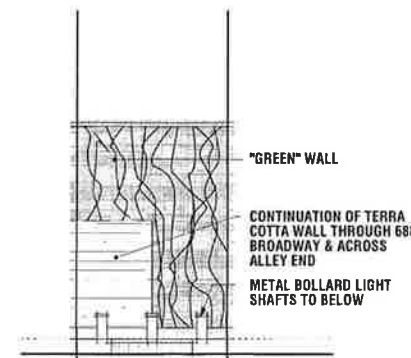


ALLEY BLOCK PLAN - 1" : 20'

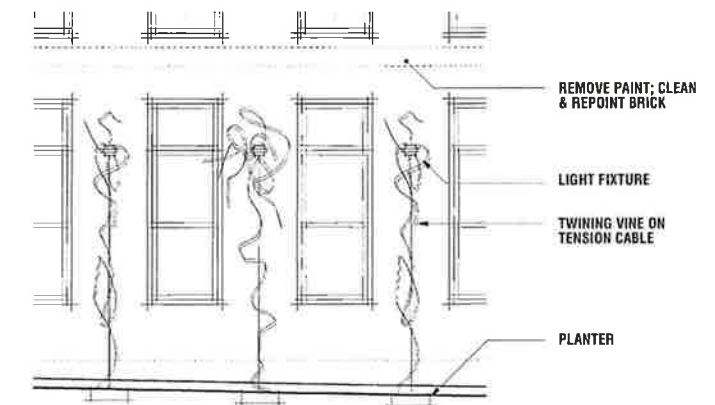


S1 ALLEY SECTION / E ELEVATION - 1" : 10'

E1



S2 ALLEY SECTION / N ELEVATION - 1" : 10'



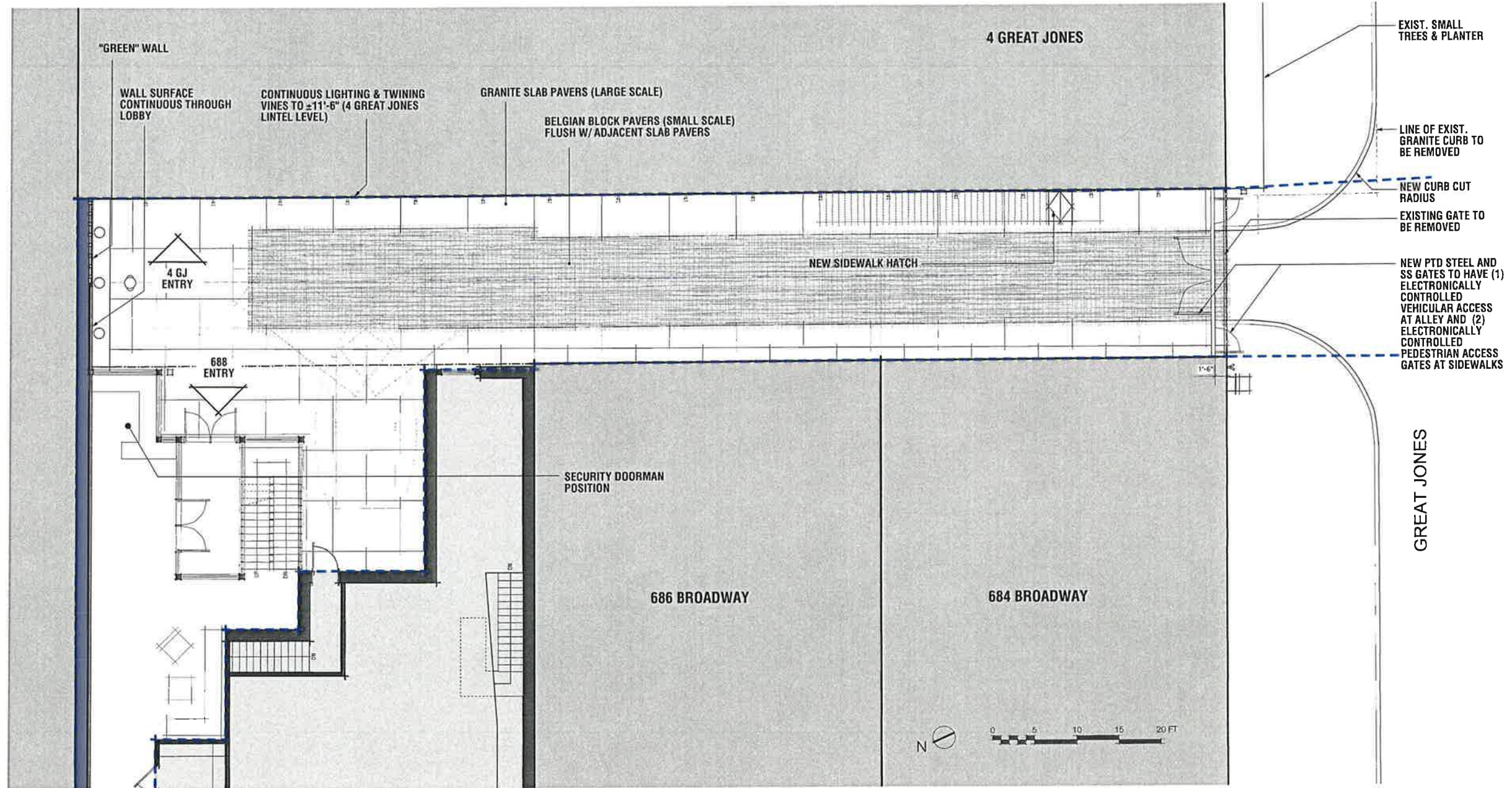
E1 ALLEY EAST WALL DETAIL - 1/4" : 1'

BLOCK PLANS & ALLEY RESTORATION DRAWINGS

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ALLEY DETAIL PLAN

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