JACOB DAY RESIDENCE RENOVATION
50 WEST 13TH STREET

NEW YORK, NEW YORK 10011

A R C H I T E C T

ALLEN PHILIP ROBINSON ARCHITECTURE PC
526 WEST 26TH STREET NO 710
NEW YORK, NY 10001
TEL | 908 492 3905

LANDMARKS PRESERVATION COMMISSION PRESENTATION FOR APPROVAL:

1. THE APPLICATION IS TO RESTORE THE FRONT FACADE, VAULT LIGHTS, AREAWAY, AND IRON WORK AND TO REPLACE THE FRONT ENTRANCE AND BASEMENT DOOR, TO INSTALL LOT LINE WINDOWS AT THE WEST FACADE, AND TO RESTORE THE REAR FACADE, COURTYARD, AND CARRIAGE HOUSE EXTERIOR.

2. MODIFICATION OF USE.

CULTURAL DESGINATION NOT ARCHITECTURAL

REAR MIDDLE AND FRONT OF CARRIAGE HOUSE HAS BEEN DESTROYED
UNSYMPATHETIC ADDTIONS

MINIMALLY VISIBLE FROM STREET

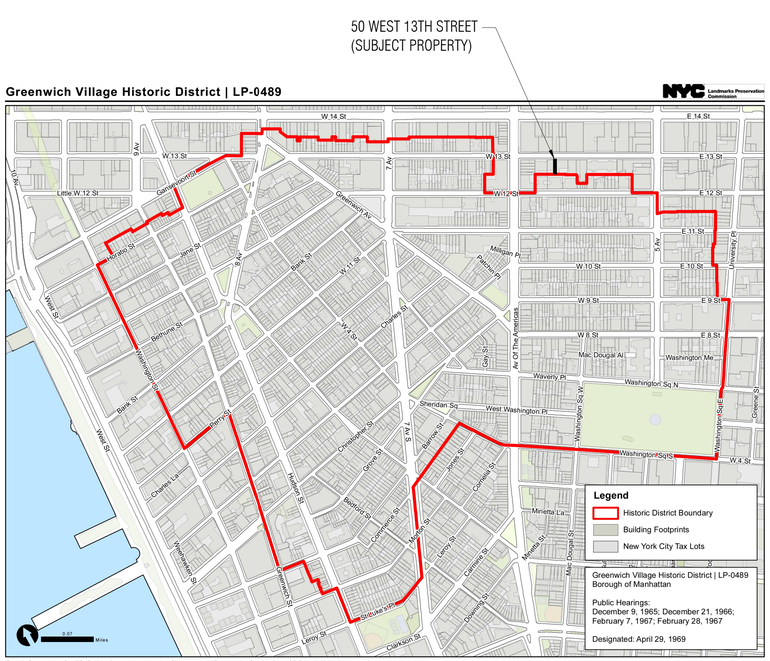


REMOVE PLANTINGS

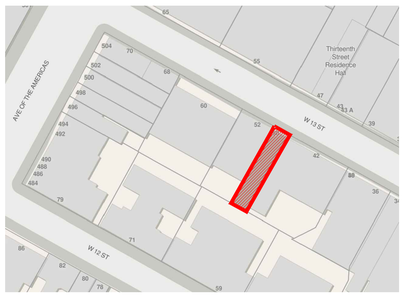
CHANGE VIEW
HEIGHT TO 6'

DURING THE DAY

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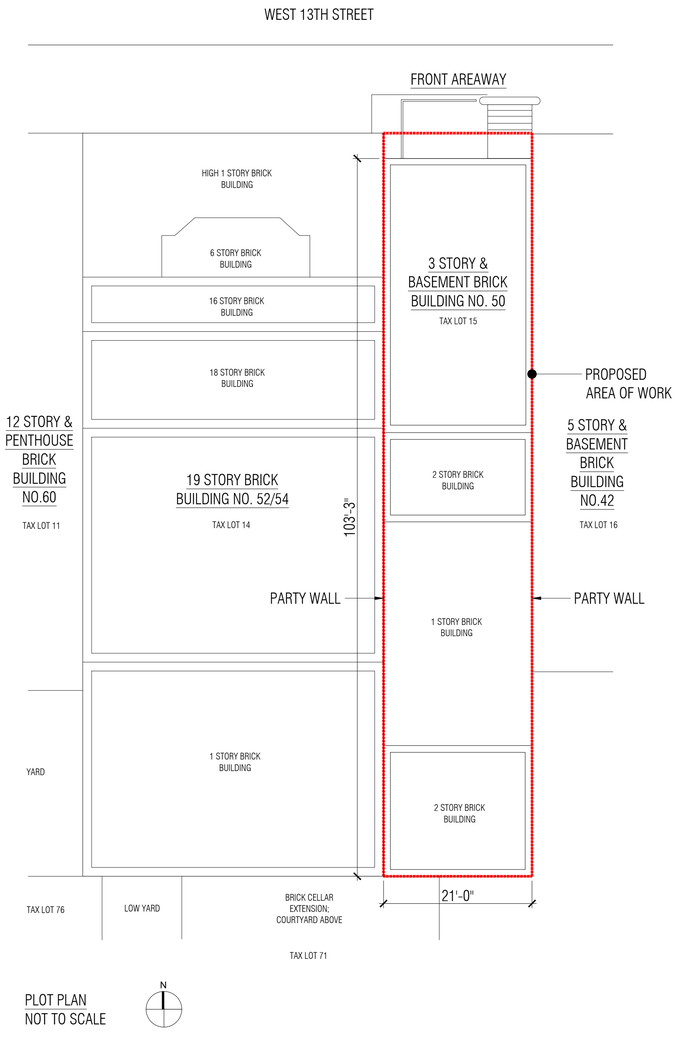
GREENWICH VILLAGE HISTORIC DISTRICT MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE



TAX MAP
NOT TO SCALE



PLOT PLAN
NOT TO SCALE

NOTE:
NEIGHBORING BUILDING IS THE SAME
OWNER CURRENTLY THE WALKER HOTEL

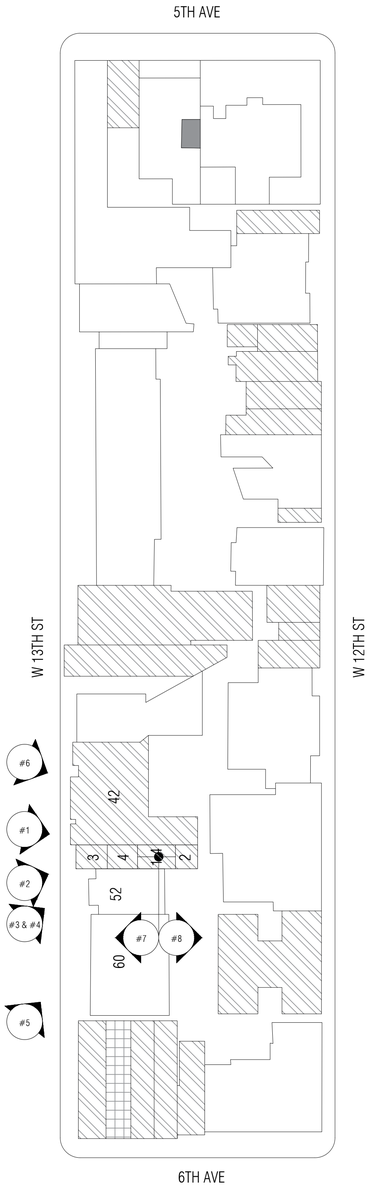


1940 Tax Photo
Municipal Archives

1940s TAX PHOTO
NOT TO SCALE

"THE FORMER JACOB DAY RESIDENCE IS A THREE-STORY GREEK REVIVAL STYLE BRICK ROW HOUSE LOCATED IN GREENWICH VILLAGE, BUILT C. 1845. FROM 1857 TO 1884, THE BUILDING WAS OWNED AND USED AS A RESIDENCE AND PLACE OF BUSINESS BY JACOB DAY (1817-1884), A PROMINENT AFRICAN AMERICAN BUSINESSMAN AND PROPERTY OWNER. DAY WAS AN ADVOCATE FOR THE ABOLITION OF SLAVERY AND LATER FOR VOTING RIGHTS AND ECONOMIC OPPORTUNITIES FOR AFRICAN AMERICANS IN THE SECOND HALF OF THE 19TH CENTURY." - NYC LPC

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EXISTING CONDITIONS: PHOTO #1 - FRONT VIEW



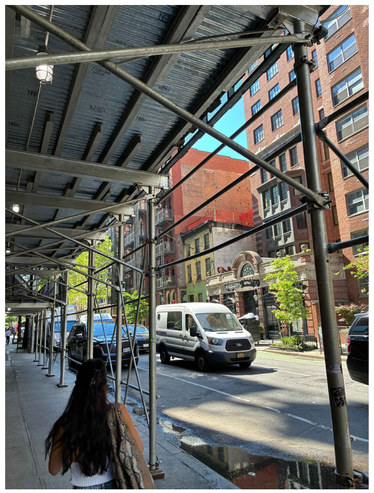
EXISTING CONDITIONS: PHOTO #2 -
VIEW OF FRONT & WEST FACADE



EXISTING CONDITIONS: PHOTO #3 -
VIEW OF WEST FACADE



EXISTING CONDITIONS: PHOTO #4 -
VIEW OF WEST FACADE FROM SIDEWALK



EXISTING CONDITIONS: PHOTO #5 -
VIEW FROM A DISTANCE LOOKING EAST



EXISTING CONDITIONS: PHOTO #6 -
VIEW FROM A DISTANCE LOOKING WEST



EXISTING CONDITIONS: PHOTO #7 -
FACING REAR OF EXISTING TOWNHOUSE FROM COURTYARD



EXISTING CONDITIONS: PHOTO #8 -
FACING FRONT OF EXISTING CARRIAGE HOUSE FROM COURTYARD

NOTE:
NUMBERS ON BUILDINGS INDICATES ADDRESS

N

JACOB DAY RESIDENCE

Allen Philip

EXISTING CONDITIONS - PHOTOS

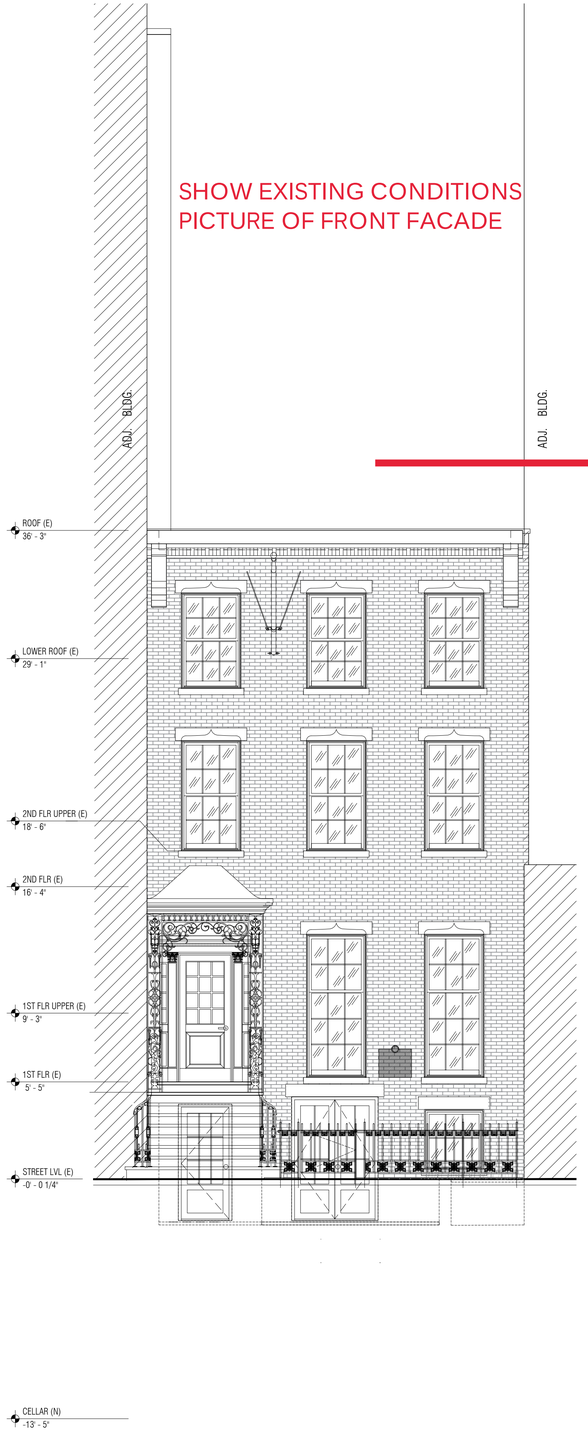
SEPTEMBER 17, 2026

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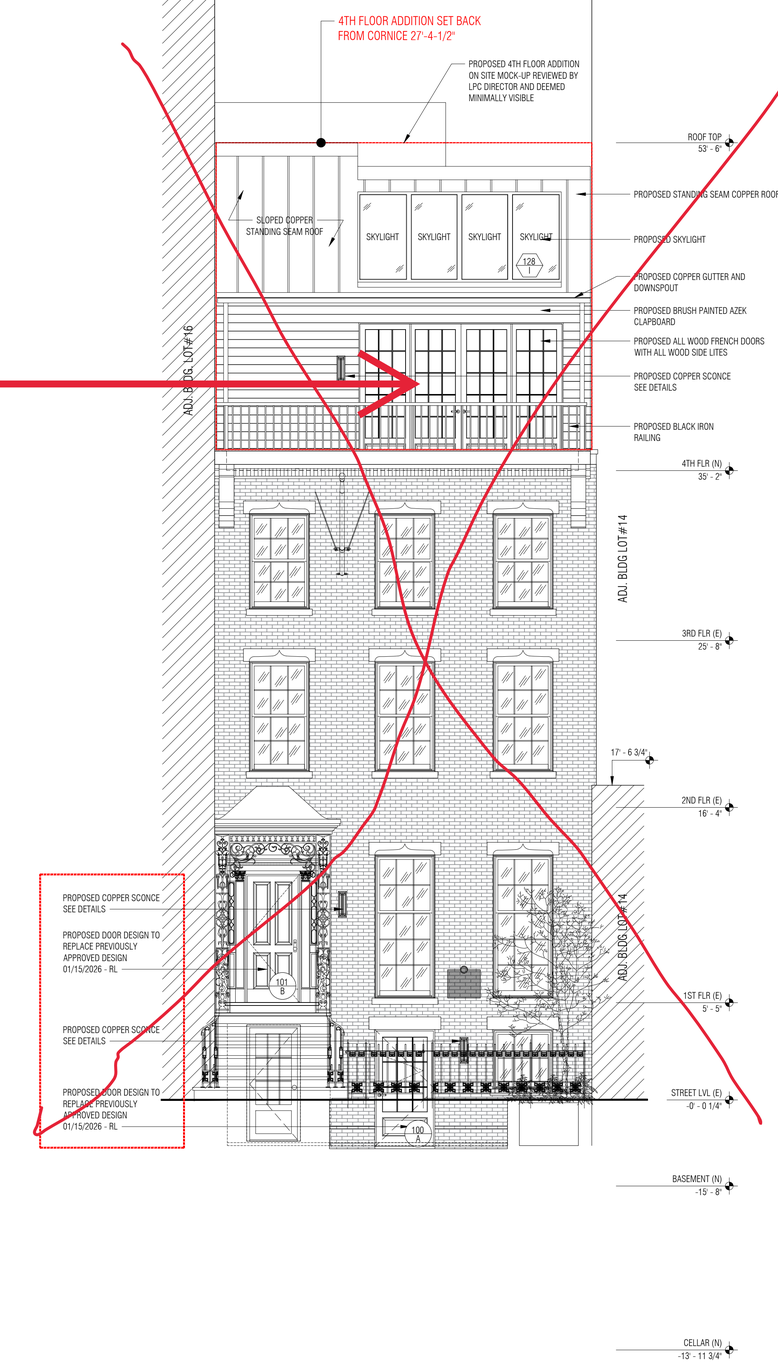
ON JANUARY 15, 2026 THE LANDMARKS PRESERVATION COMMITTEE APPROVED THE RESTORATION OF THE HISTORIC FRONT FACADE.

KEY ELEMENTS OF THIS RESTORATION ARE:

1. RESTORATION OF THE IRON CANOPY
2. RESTORATION OF THE IRON RAILINGS
3. RESTORATION OF THE BRICK FACADE PAINT TO BE REMOVED
4. RESTORATION OF ALL WOOD WINDOWS & DOORS
5. RESTORATION OF THE WOOD CORNICE
6. RESTORATION OF THE FLAG POLE
7. RESTORATION OF THE STOOP & ENTRY UNDER THE STAIR
8. RESTORATION OF THE LINTELS AND SILLS
9. RESTORATION OF THE AREAWAY AND VAULT LIGHTS



PREVIOUSLY APPROVED FRONT FACADE RESTORATION



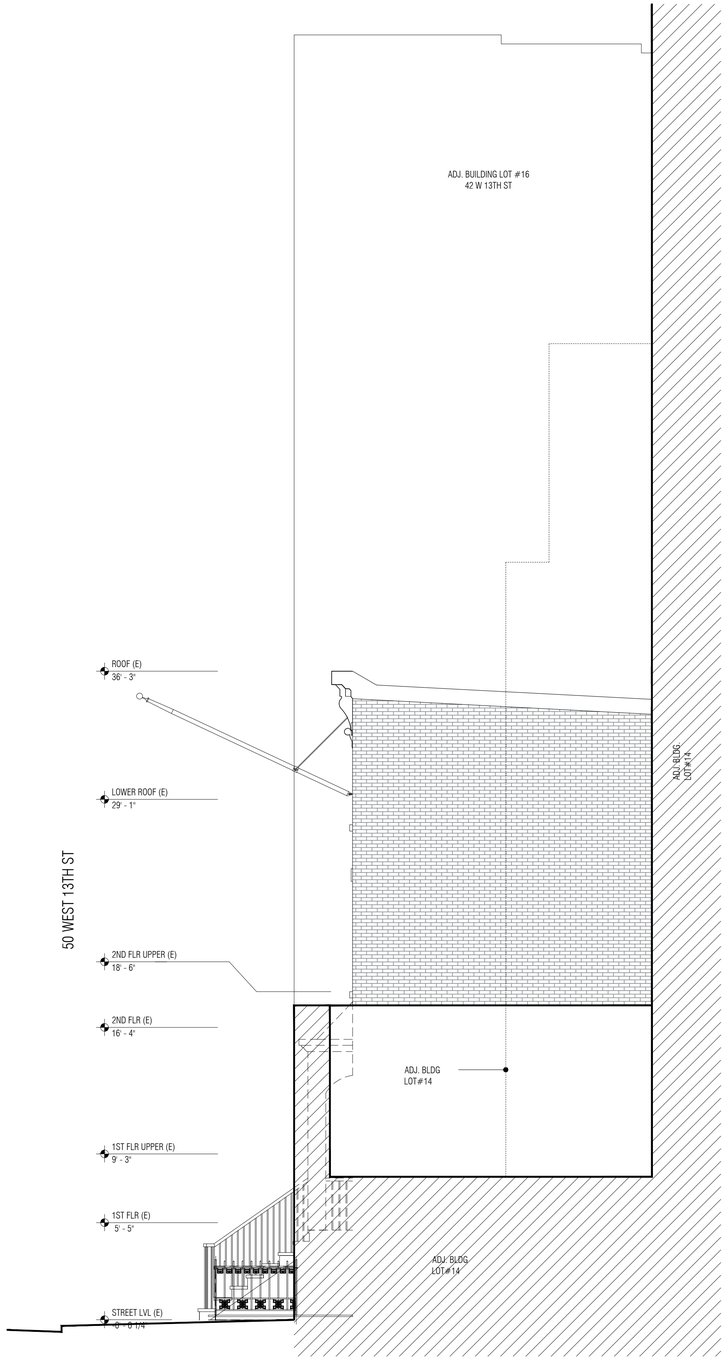
MODIFICATIONS TO PREVIOUSLY APPROVED FRONT FACADE RESTORATION

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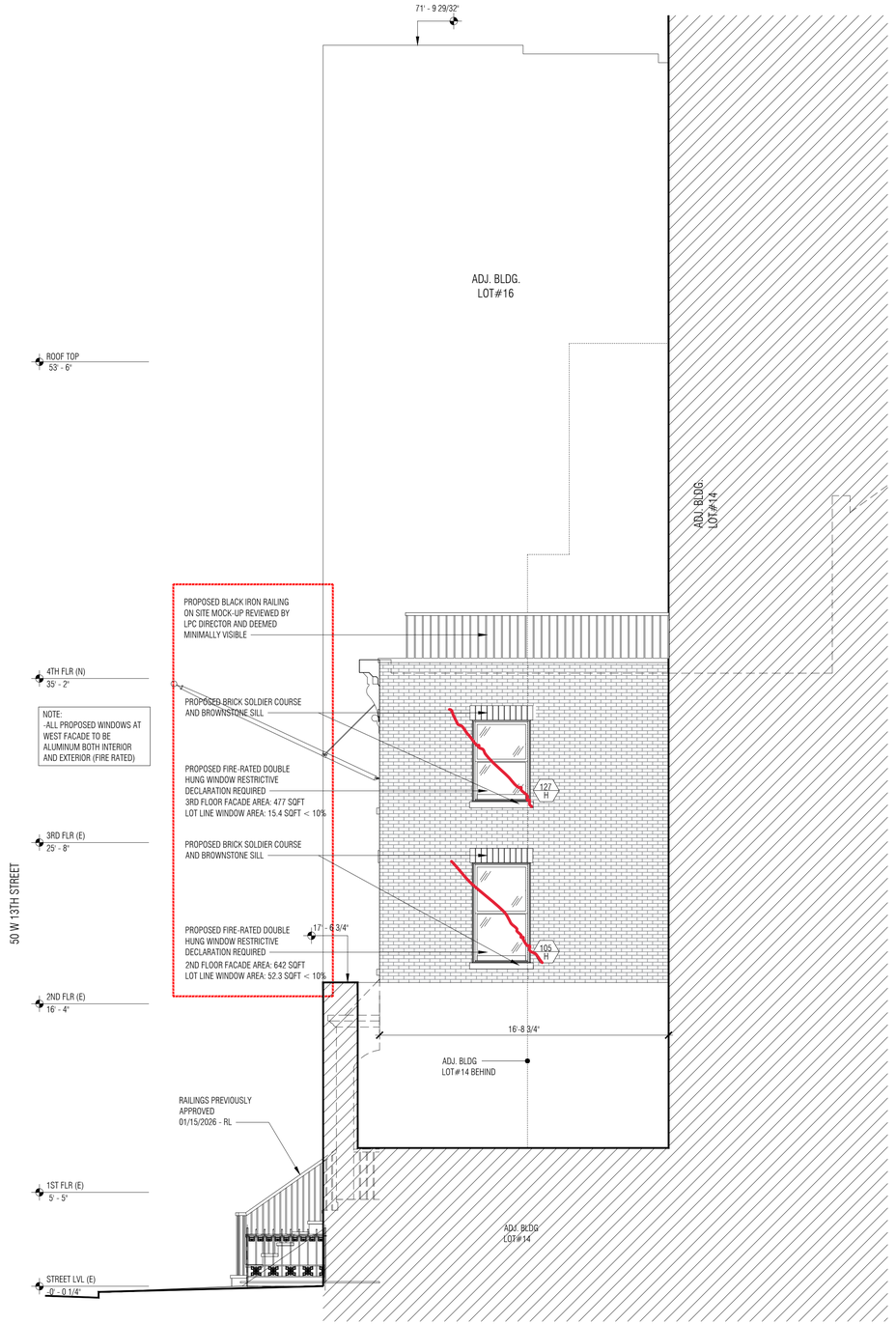
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8. RESTORATION OF THE LINTELS AND SILLS
9. RESTORATION OF THE AREAWAY AND VAULT LIGHTS



PREVIOUSLY APPROVED WEST FACADE RESTORATION



MODIFICATIONS TO PREVIOUSLY APPROVED WEST FACADE RESTORATION

JACOB DAY RESIDENCE

Allen Philip

PREVIOUSLY APPROVED WEST FACADE RESTORATION

Scale: $\frac{1}{4}$"=1'-0"

SEPTEMBER 17, 2026

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EXISTING BLOCK PLAN & BUILDING HEIGHT
NTS

PROPOSED BLOCK PLAN & BUILDING HEIGHT
NTS

BUILDING STORIES

- SINGLE STORY (1 FL)
- LOW-RISE (2-6 FLR)
- MID-RISE (7-10 FL)
- HIGH-RISE (21-49 FL)
- SKYSCRAPER (50+ FL)

NOTE:
NUMBERS ON BUILDINGS INDICATES FLOORS

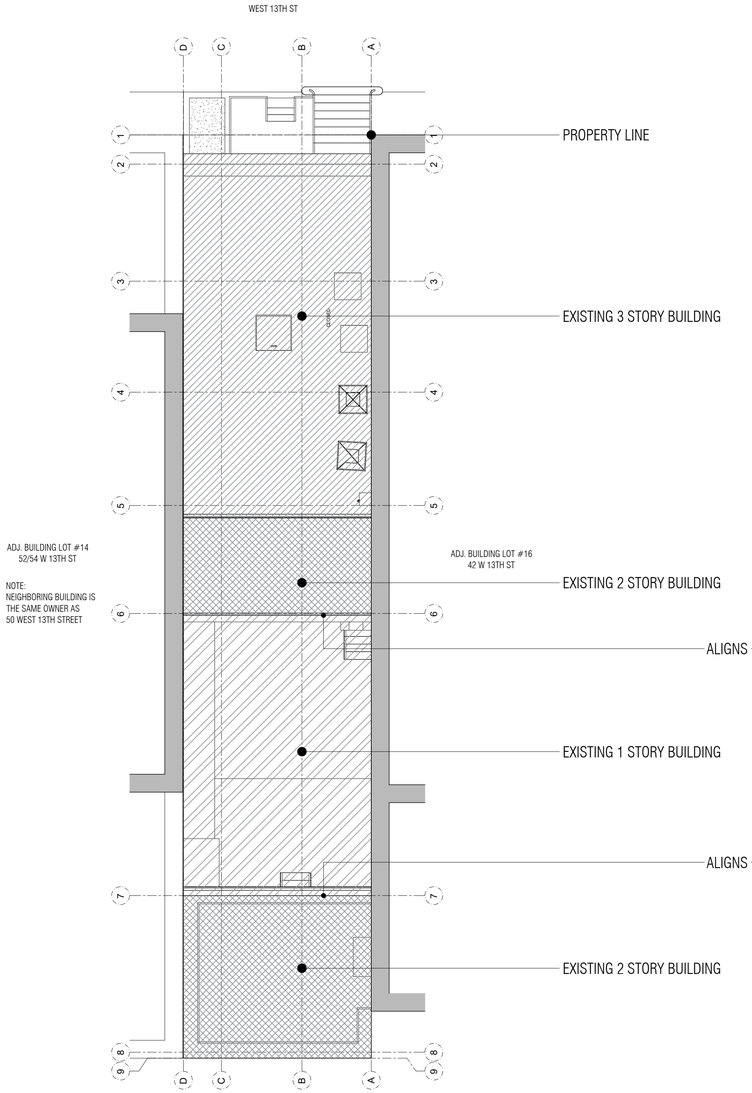
JACOB DAY RESIDENCE

Allen Philip

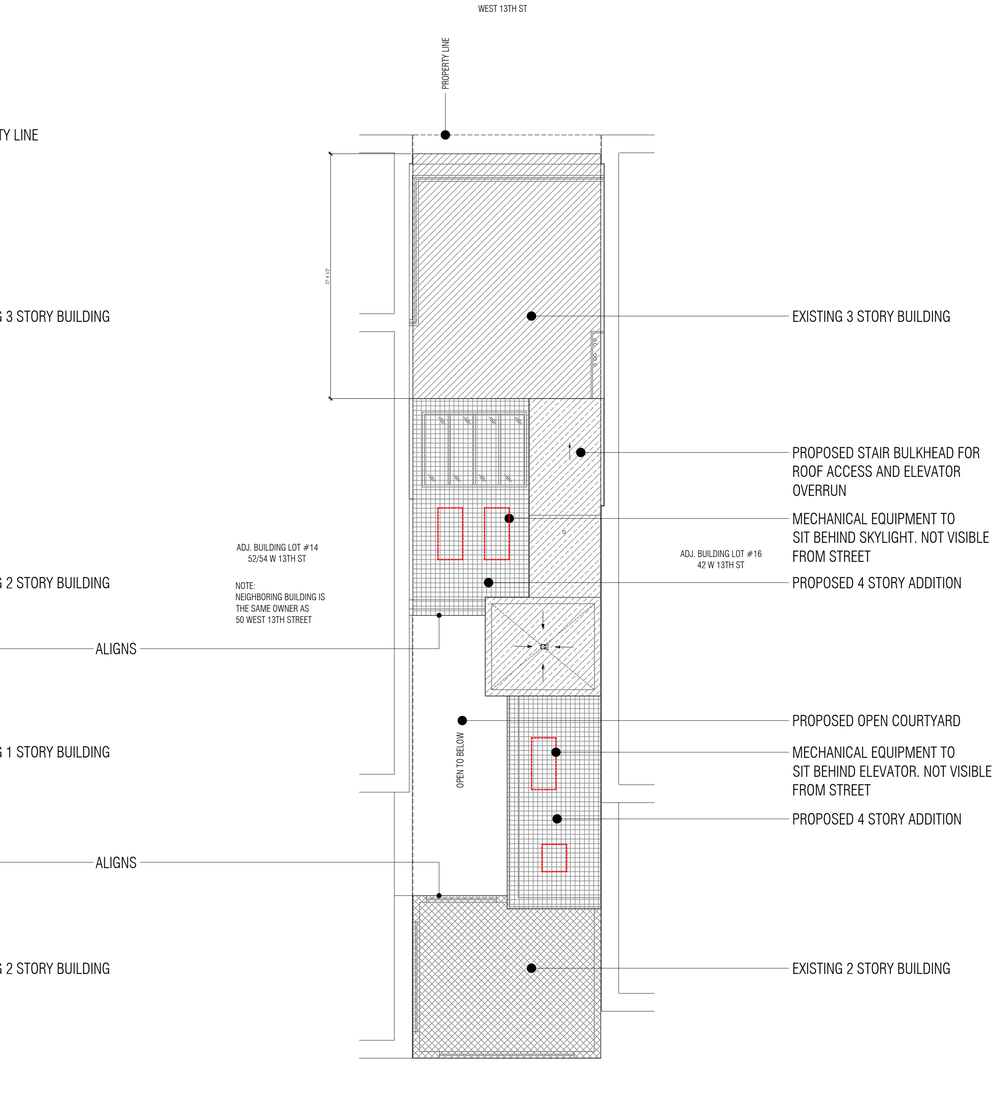
BUILDING HEIGHTS

SEPTEMBER 17, 2026

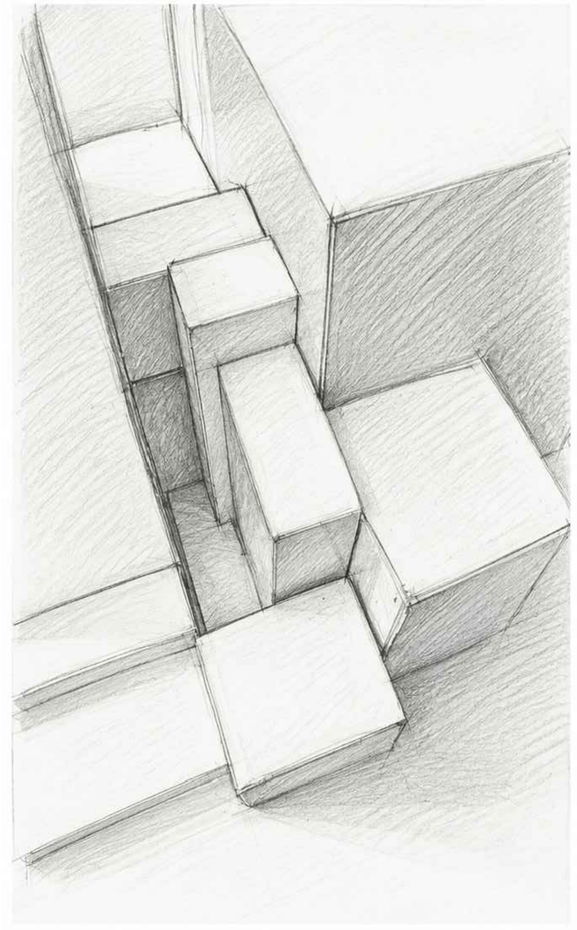
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EXISTING TOWNHOUSE - ROOF PLAN



PROPOSED ADDITION TO TOWNHOUSE - ROOF PLAN



PROPOSED CONDITIONS SKETCH

JACOB DAY RESIDENCE

Allen Philip

EXISTING & PROPOSED ROOF PLANS

Scale: $\frac{1}{8}$"=1'-0"

SEPTEMBER 17, 2026

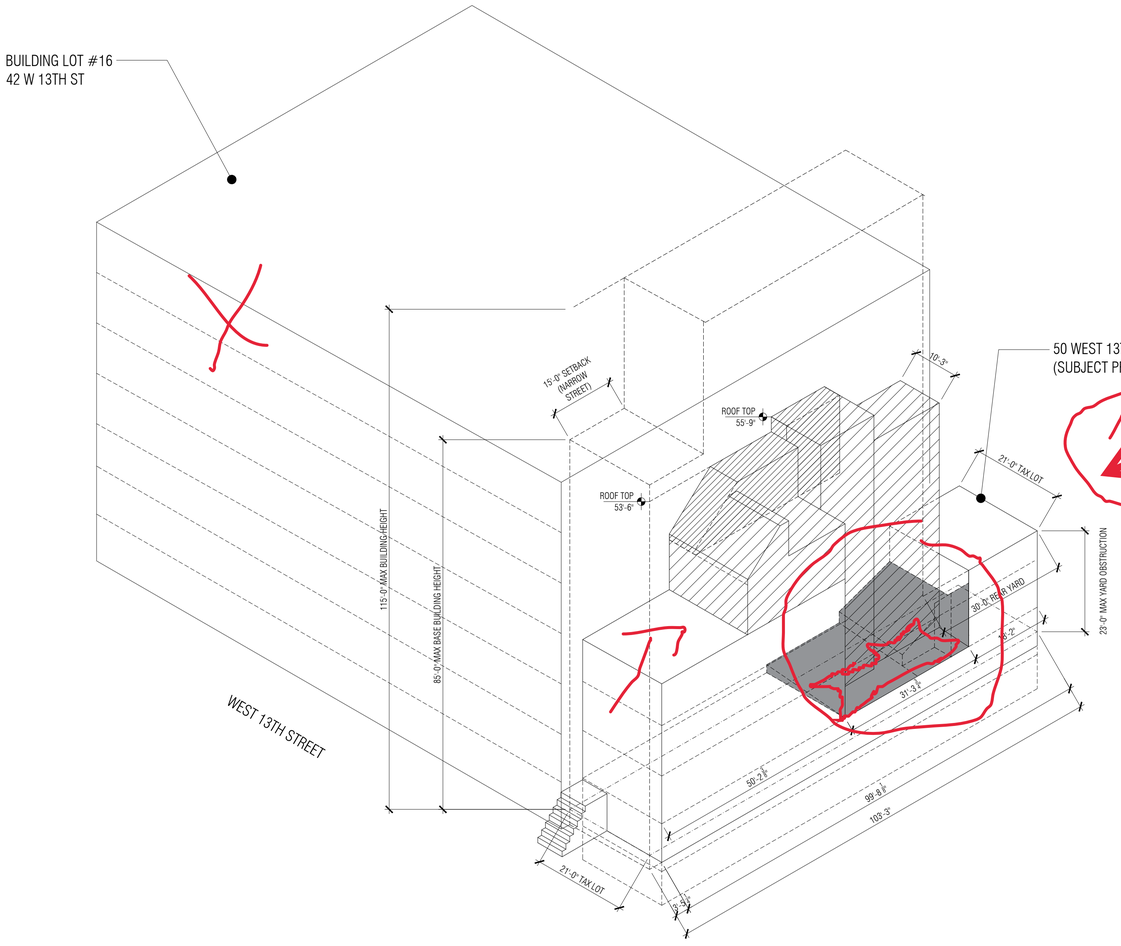
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REMOVE ADJ BLDGS
AND COLOR CODE
SHOW RETURNING TO EXISTING COURT CONDITION

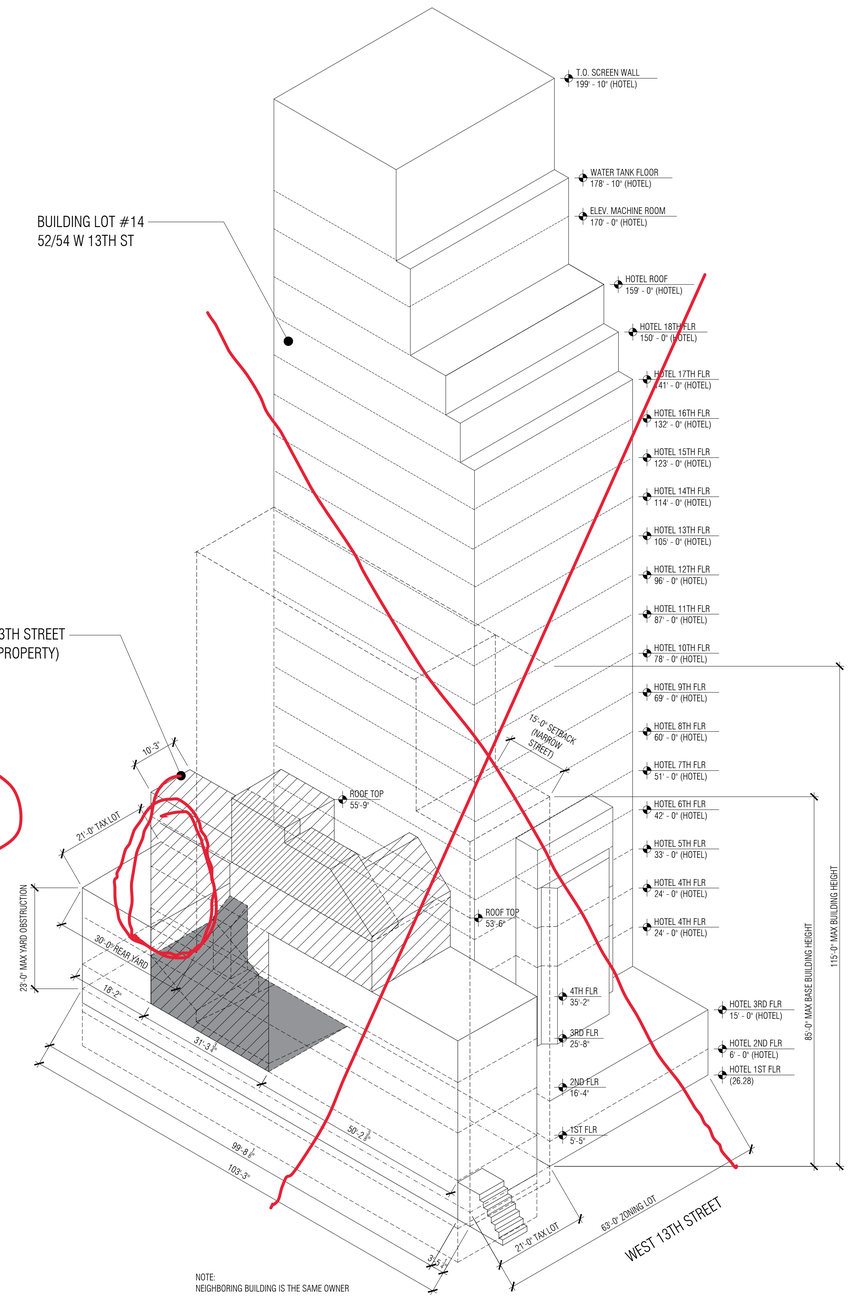
PROPOSED ENLARGEMENT TO CONNECT EXISTING BUILDINGS

PROPOSED ENLARGEMENT BULKHEAD STAIR TO ROOF

PROPOSED AREA OF REMOVAL FOR COURTYARD RESTORATION



PROPOSED AXO LOOKING EAST
NTS



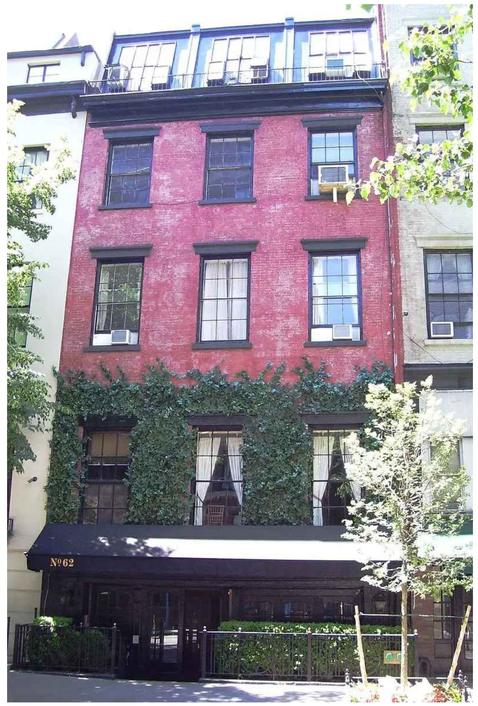
NOTE:
NEIGHBORING BUILDING IS THE SAME OWNER

PROPOSED AXO LOOKING WEST
NTS

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44 STUYVESANT STREET



62 WEST 9TH STREET



132 WEST 4TH STREET



134 WEST 4TH STREET



226 WEST 13TH STREET



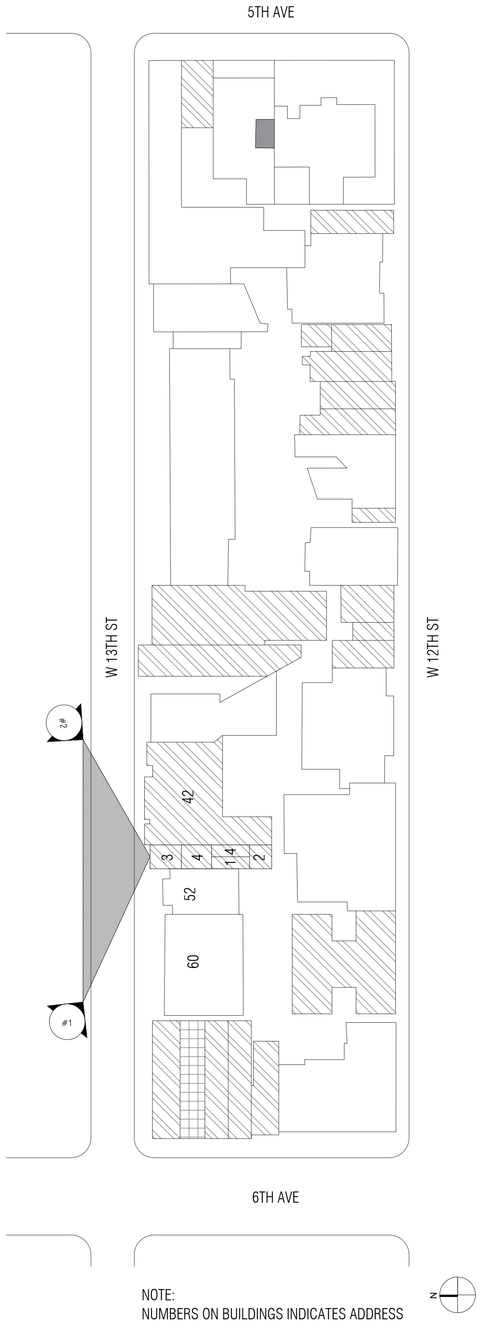
228 WEST 13TH STREET



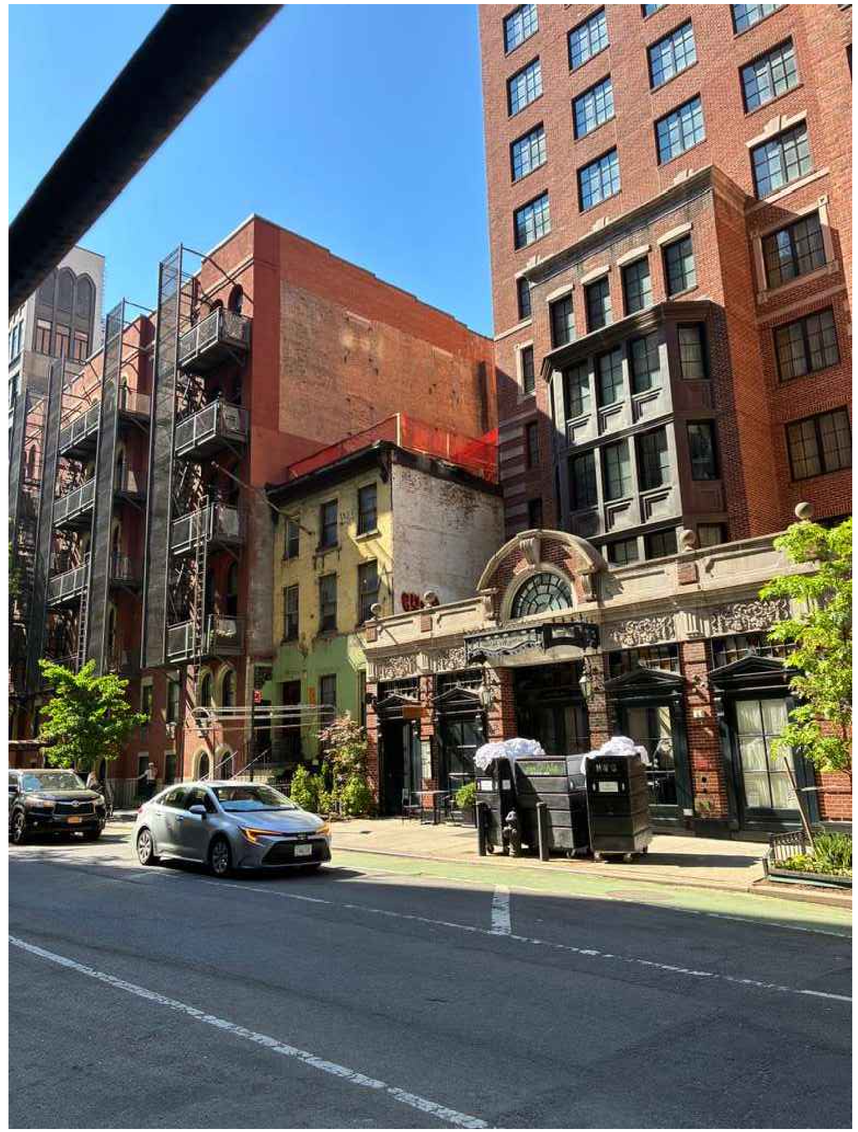
50 WEST 13TH STREET

A RECURRING VILLAGE VOCABULARY COMBINES THE HISTORIC MASONRY TOWNHOUSE WITH A VISUALLY DISTINCT UPPER LEVEL STUDIO CONDITION: SLOPED OR RAISED ROOF FORMS, OVERSIZED ATELIER GLAZING, ROOF LIGHTS, SKYLIGHTS AND USABLE TERRACES. THE ADDITIONS READ AS LATER ADDITIONS WHILE THE ORIGINAL TOWNHOUSE REMAINS LEGIBLE BELOW.

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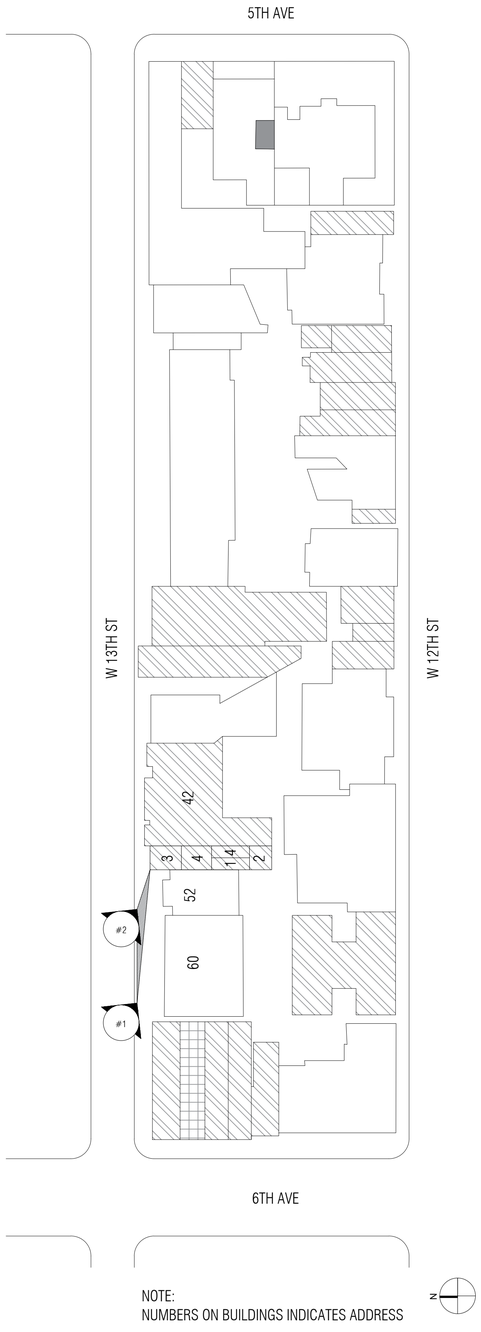
JACOB DAY RESIDENCE

Allen Philip

4TH FLOOR & ROOF MOCK UP PHOTOS - NORTHSIDE OF 13TH ST

SEPTEMBER 17, 2026

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#1



#2

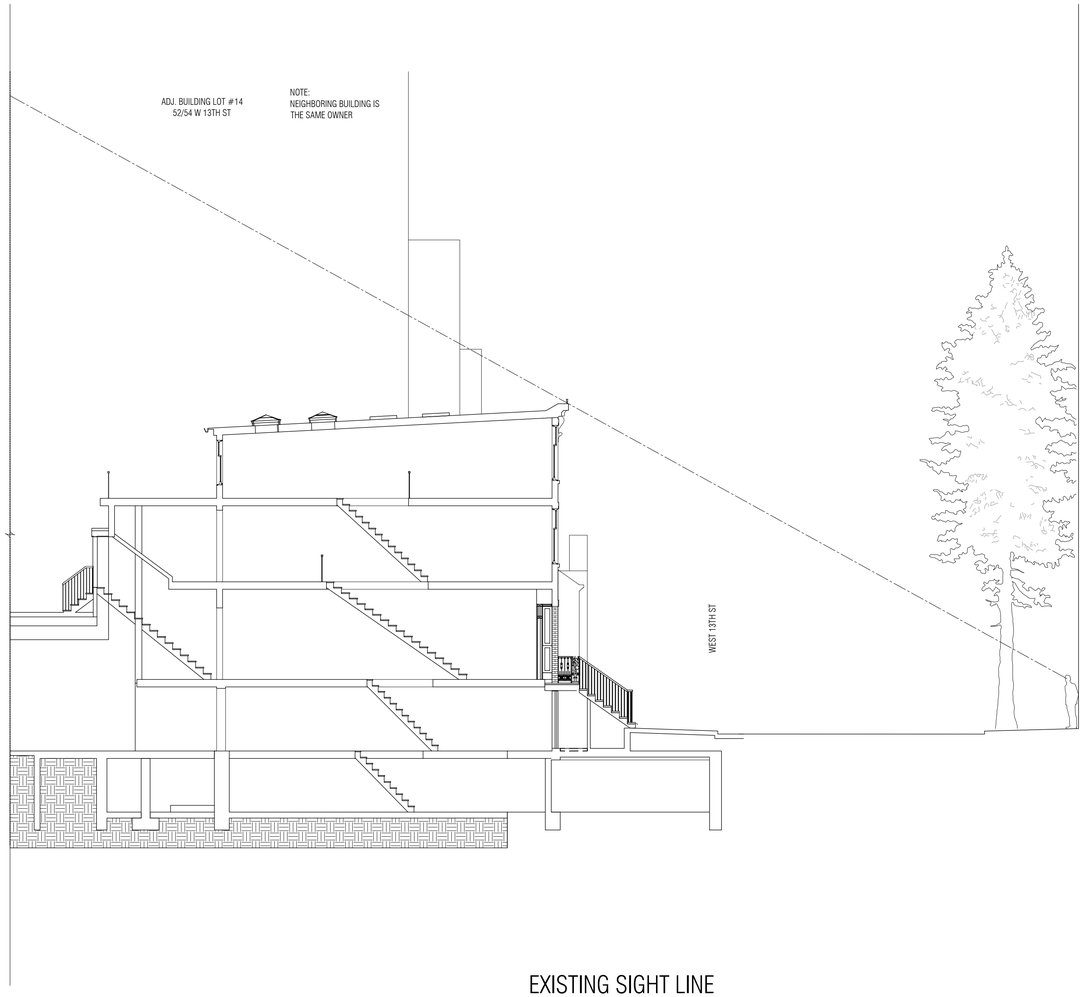
JACOB DAY RESIDENCE

Allen Philip

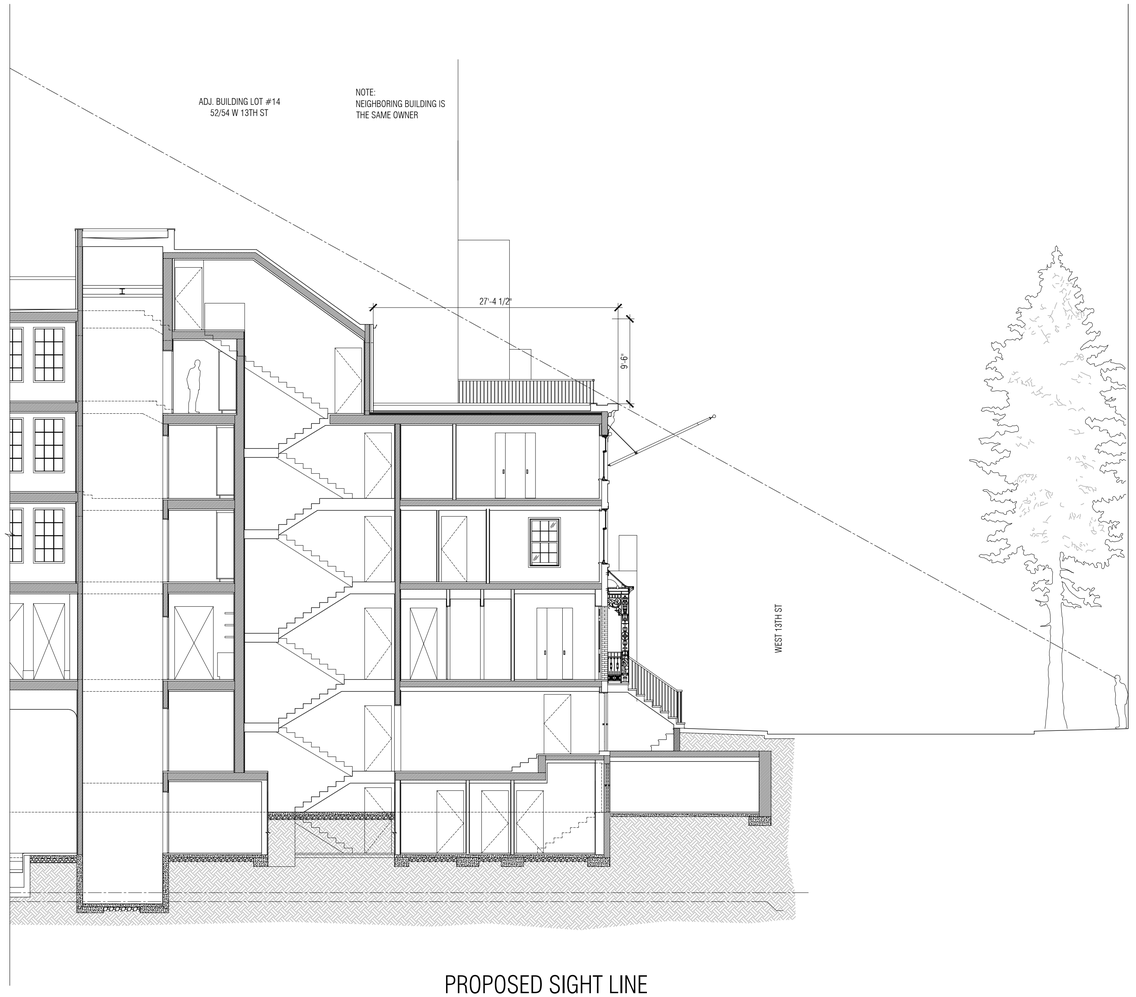
4TH FLOOR & ROOF MOCK UP PHOTOS - SOUTHSIDE OF 13TH ST

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EXISTING SIGHT LINE



PROPOSED SIGHT LINE

VIEWED BY LPC DIRECTOR AND DEEMED
SUFFICIENTLY MINIMALLY VISIBLE

JACOB DAY RESIDENCE

Allen Philip

EXISTING & PROPOSED SIGHT LINES

Scale: $\frac{1}{8}$"=1'-0"

SEPTEMBER 17, 2026

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FRONT TOWNHOUSE - OPEN COURTYARD - NARROW CONNECTOR STRUCTURE - BACK HOUSE / CARRIAGE HOUSE

50 WEST 13TH →

- FRONT TOWNHOUSE: EXISTING
- OPEN COURTYARD: ENCLOSED INTERIOR SPACE TO BE REMOVED. COURTYARD TO BE RESTORED
- NARROW CONNECTOR STRUCTURE: PROPOSED WITH 1ST FLOOR AS EXTERIOR SPACE OPEN TO THE COURTYARD
- BACK HOUSE / CARRIAGE HOUSE: EXISTING

UNLIKE 24 EAST 10TH STREET OUR PROPOSAL IS REQUESTING ONLY A CONNECTING STRUCTURE AND A MINIMALLY VISIBLE ROOF TOP ADDITION THAT REFLECTS THE HISTORY OF CREATING ARTIST STUDIOS ATOP TOWNHOUSES



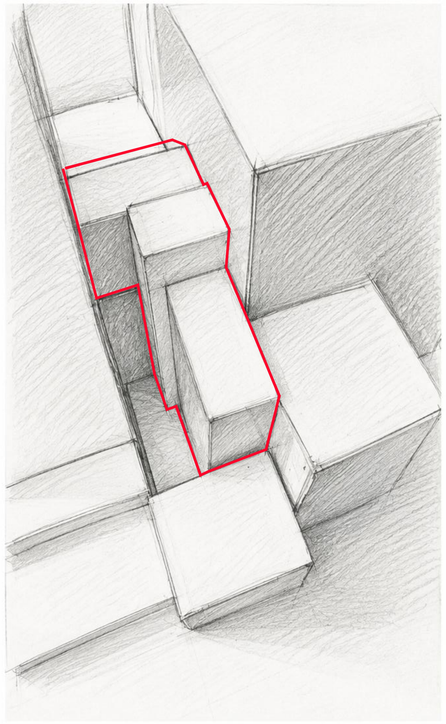
SIMPLE EXAMPLE ATEMA ARCHITECTURE

A NARROW GLASS ATRIUM KEEPS TO ONE SIDE OF THE SITE TO CONNECT THE FRONT TOWNHOUSE TO THE EXISTING BACK HOUSE WHILE MAINTAINING AN OPEN COURTYARD



COMPLEX EXAMPLE STEVEN HARRIS 24 EAST 10TH STREET

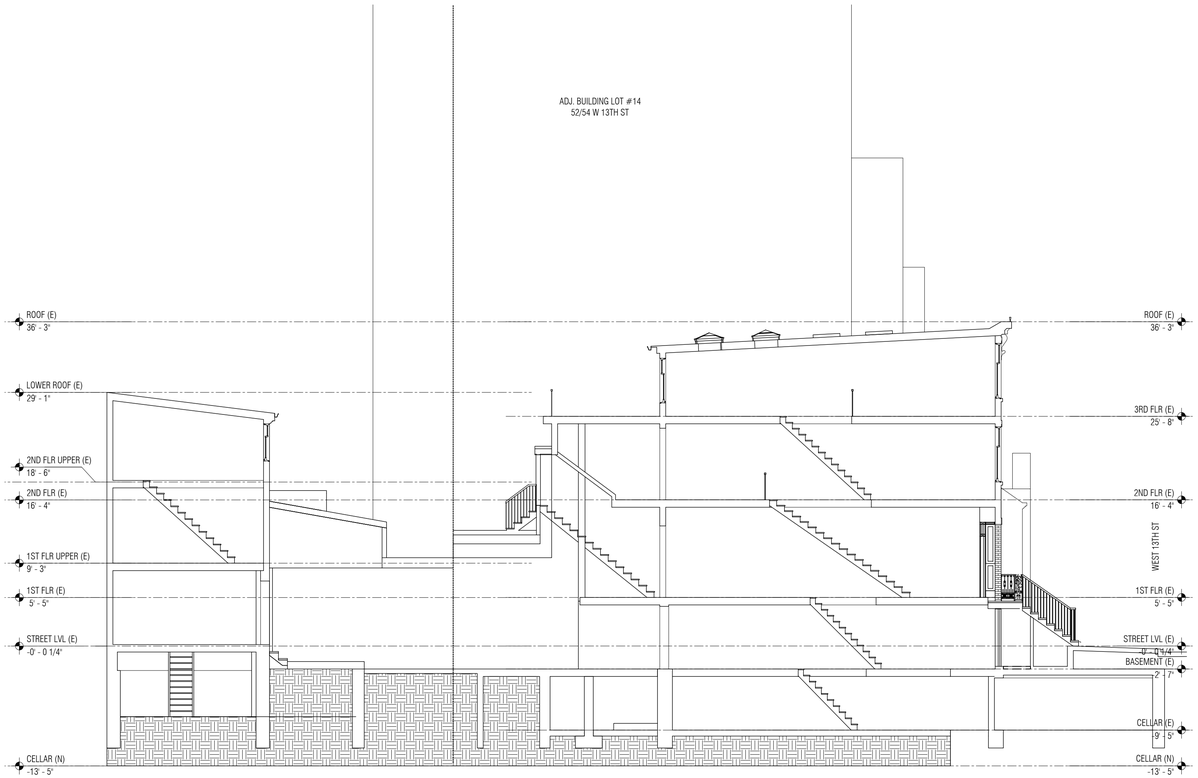
A FULLY ENCLOSED NARROW MULTI STORY BRICK STRUCTURE KEEPS TO ONE SIDE OF THE SITE CONNECTING THE FRONT TOWNHOUSE TO A NEW BACK HOUSE WITH ROOFTOP GREEEN HOUSE WHILE MAINTAINING AN OPEN COURTYARD



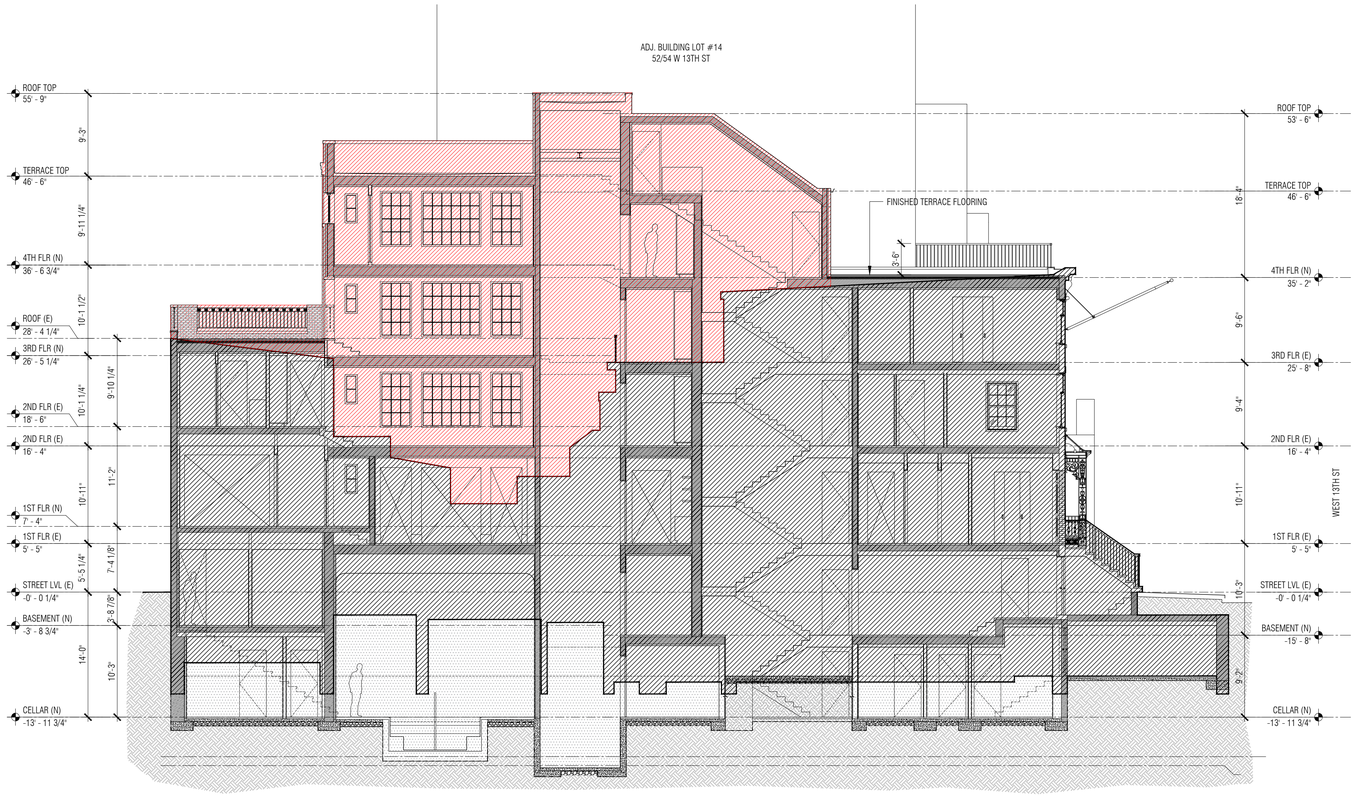
OUR PROPOSAL 50 WEST 13TH STREET

A NARROW MULTI STORY BRICK STRUCTURE WITH THE FIRST FLOOR DESIGNED AS EXTERIOR SPACE OPEN TO THE COURTYARD KEEPS TO ONE SIDE OF THE SITE CONNECTING THE FRONT TOWNHOUSE TO THE EXISTING CARRIAGE HOUSE WHILE MAINTAINING AN OPEN COURTYARD. A MINIMALLY VISIBLE 4TH FLOOR ADDITION TO THE EXISTING FRONT TOWN HOUSE IS PROPOSED.

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EXISTING SECTION



PROPOSED SECTION

PROPOSED ADDITION TO TOWNHOUSE

EXISTING AREA

PROPOSED AREA OF EXCAVATION

JACOB DAY RESIDENCE

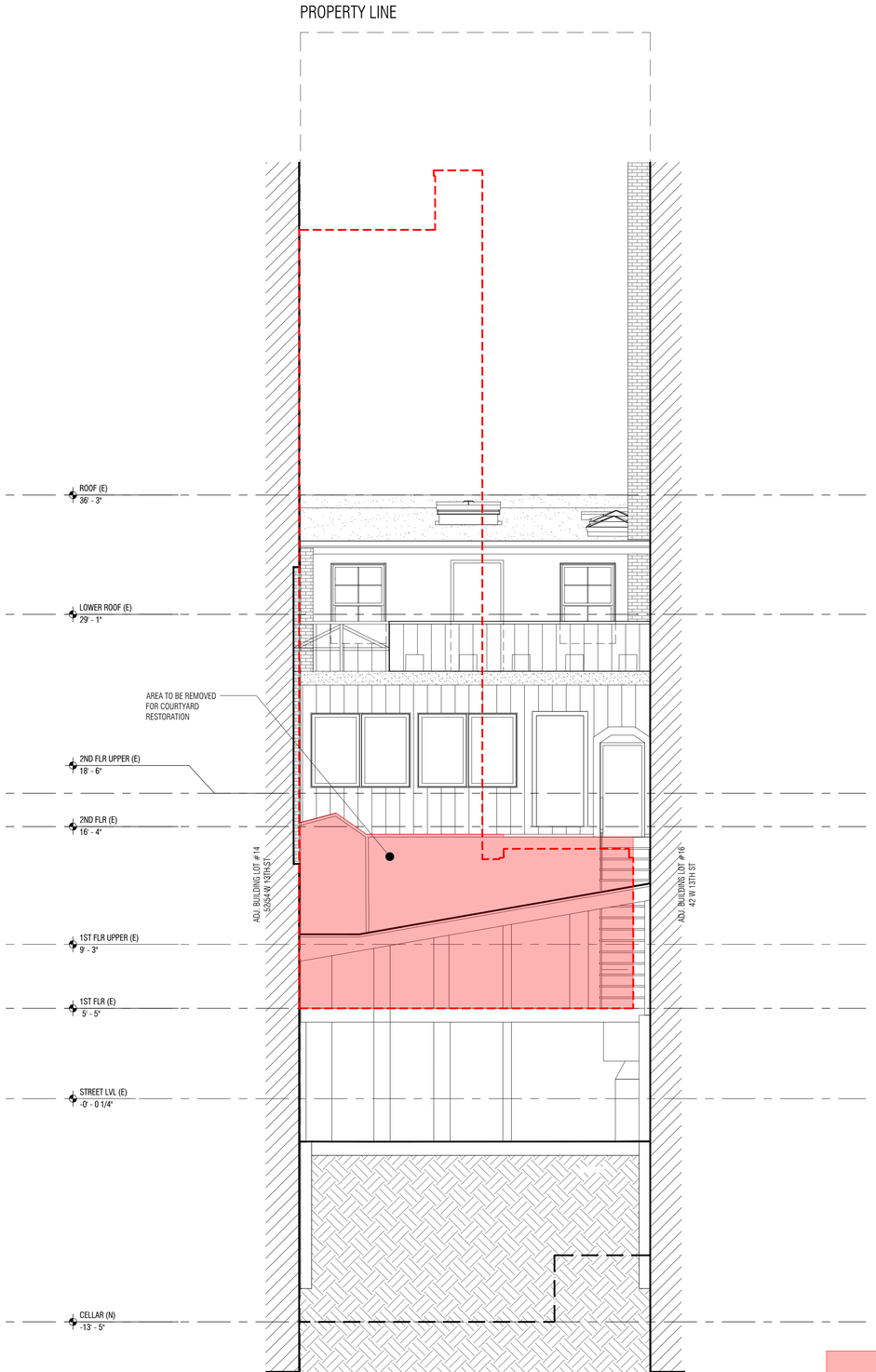
Allen Philip

EXISTING & PROPOSED SECTIONS

Scale: $\frac{1}{8}$"=1'-0"

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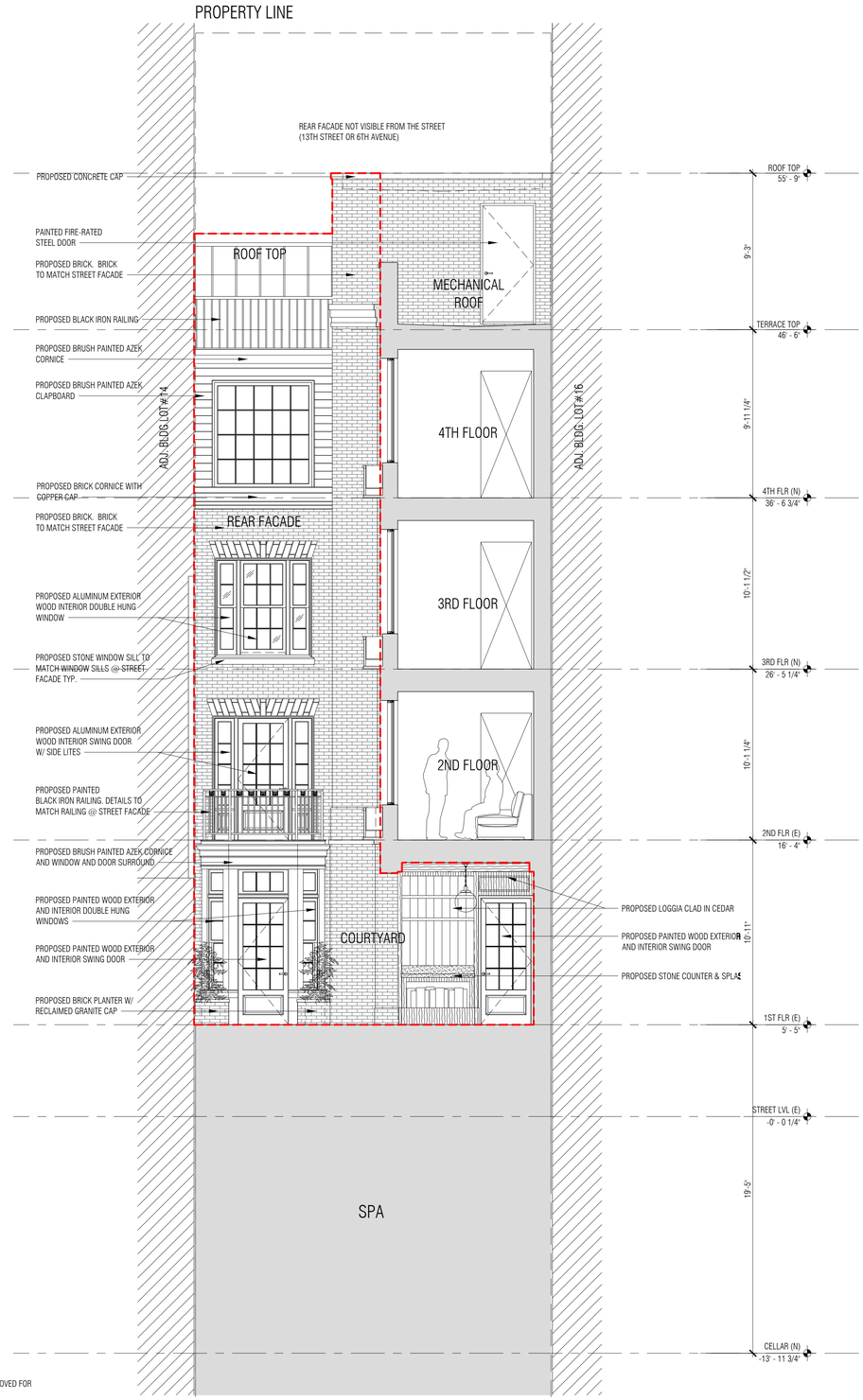


EXISTING

COURTYARD CROSS SECTION VIEW
FACING REAR

ENCLOSED AREA TO BE REMOVED FOR COURTYARD RESTORATION

PROPOSED COURTYARD AREA



PROPOSED

COURTYARD CROSS SECTION VIEW
FACING REAR

JACOB DAY RESIDENCE

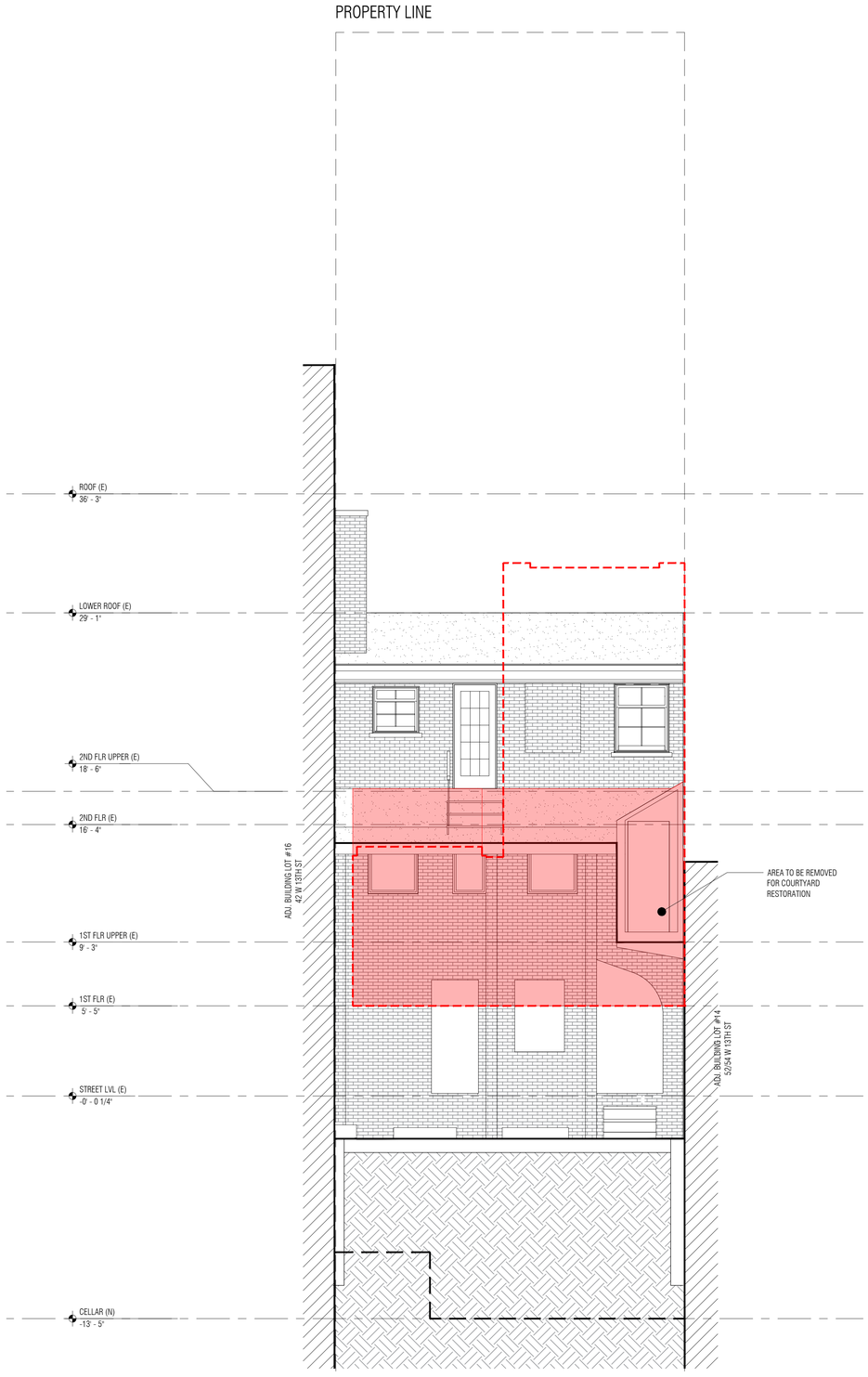
Allen Philip

EXISTING & PROPOSED COURTYARD RESTORATION DIAGRAM

Scale: $\frac{1}{4}$"=1'-0"

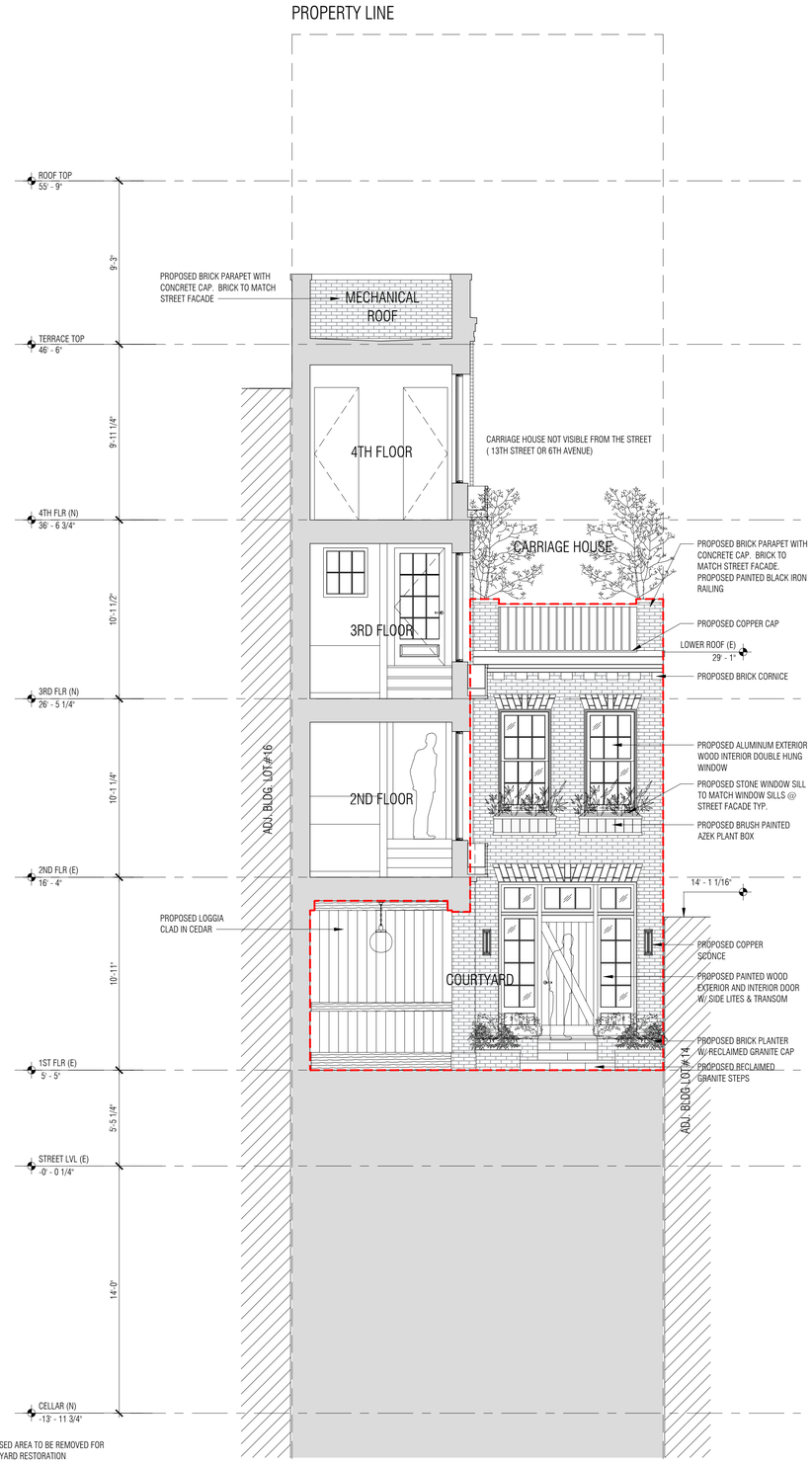
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EXISTING

COURTYARD CROSS SECTION VIEW
FACING CARRIAGE HOUSE



PROPOSED

COURTYARD CROSS SECTION VIEW
FACING CARRIAGE HOUSE

JACOB DAY RESIDENCE

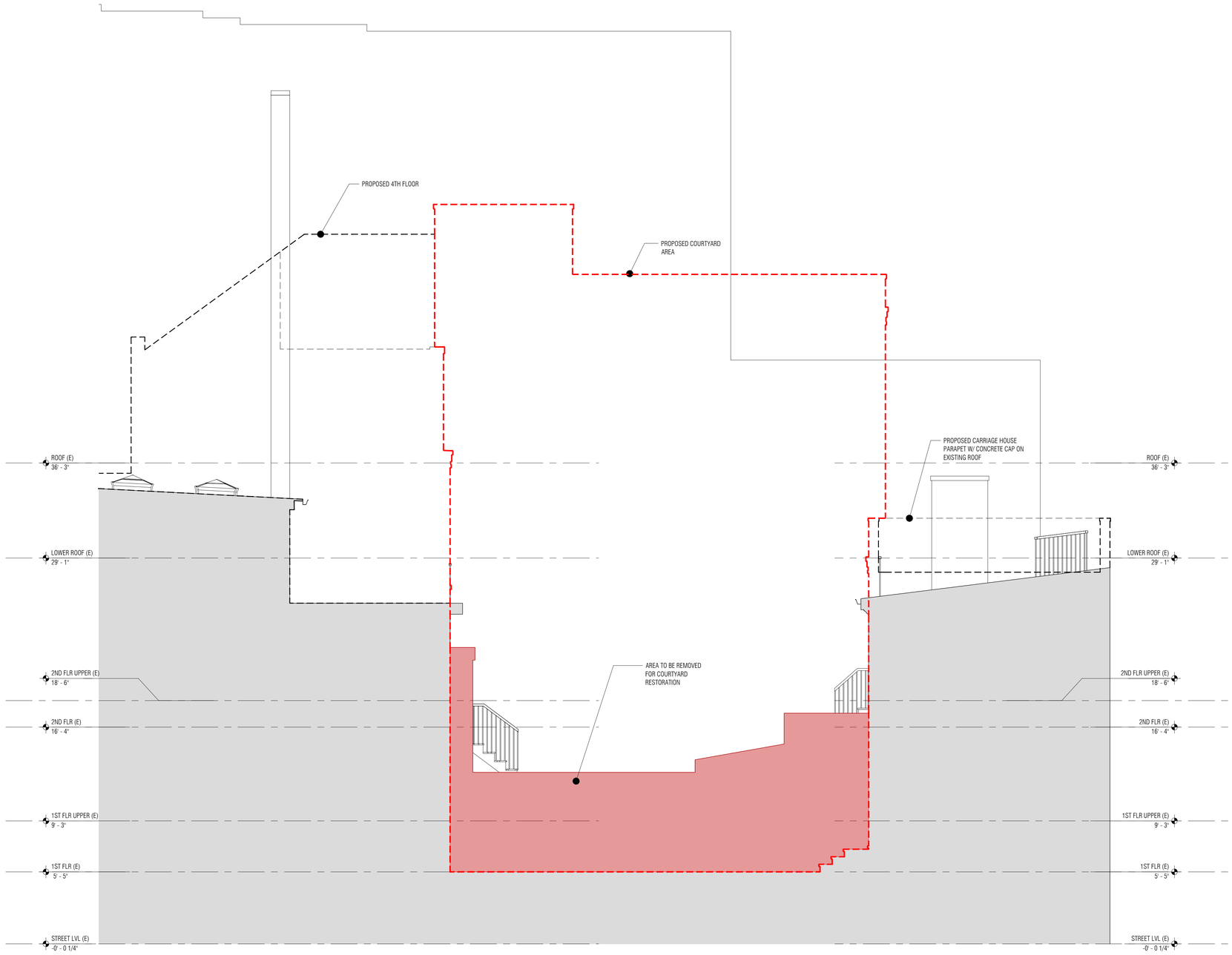
Allen Philip

EXISTING & PROPOSED COURTYARD RESTORATION DIAGRAM

Scale: $\frac{1}{4}$"=1'-0"

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ENCLOSED AREA TO BE REMOVED FOR COURTYARD RESTORATION

PROPOSED COURTYARD AREA

EXISTING

COURTYARD ELEVATION LOOKING EAST

JACOB DAY RESIDENCE

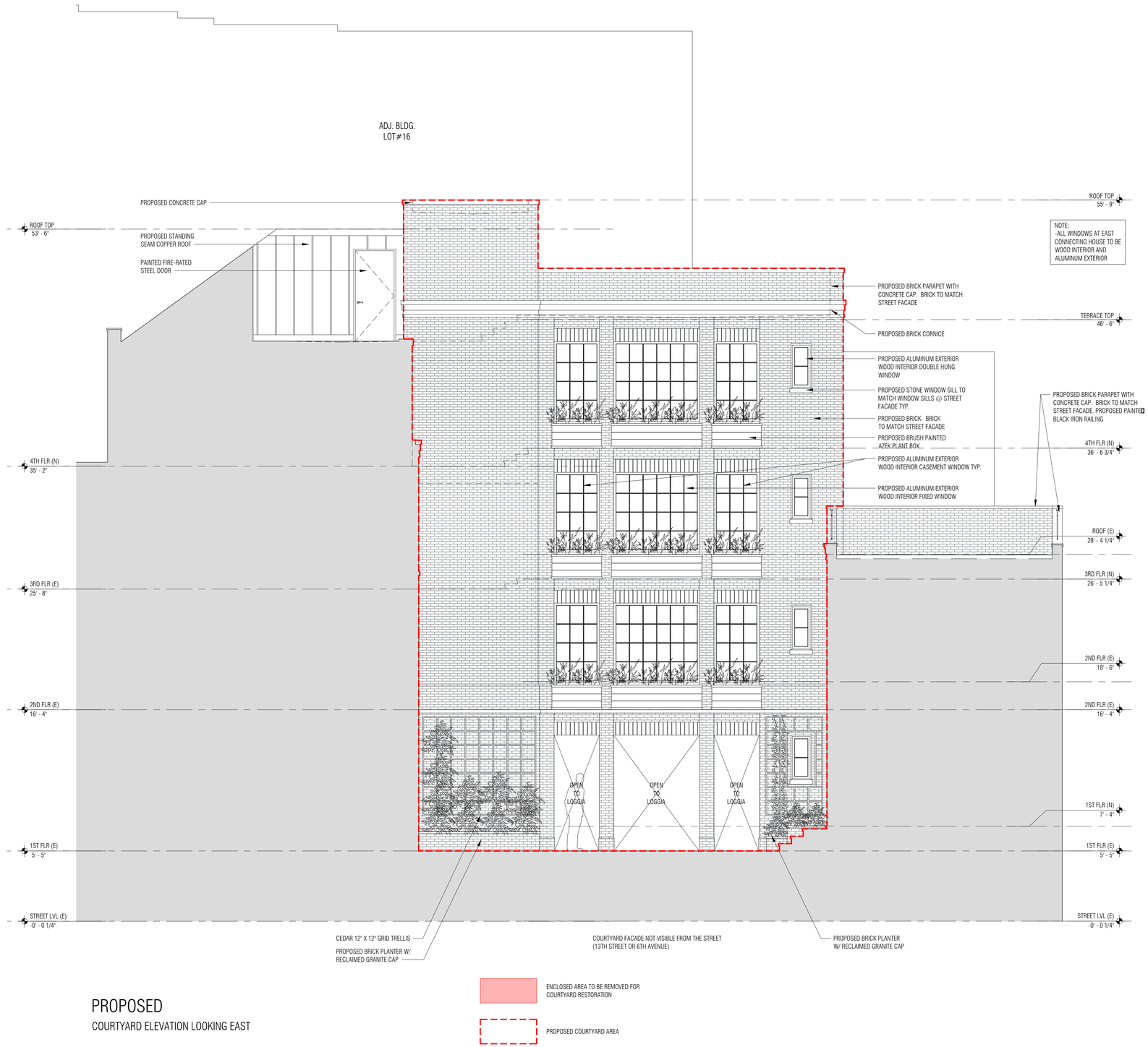
Allen Philip

EXISTING COURTYARD RESTORATION DIAGRAM

Scale: $\frac{1}{4}$"=1'-0"

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PROPOSED

COURTYARD ELEVATION LOOKING EAST

JACOB DAY RESIDENCE

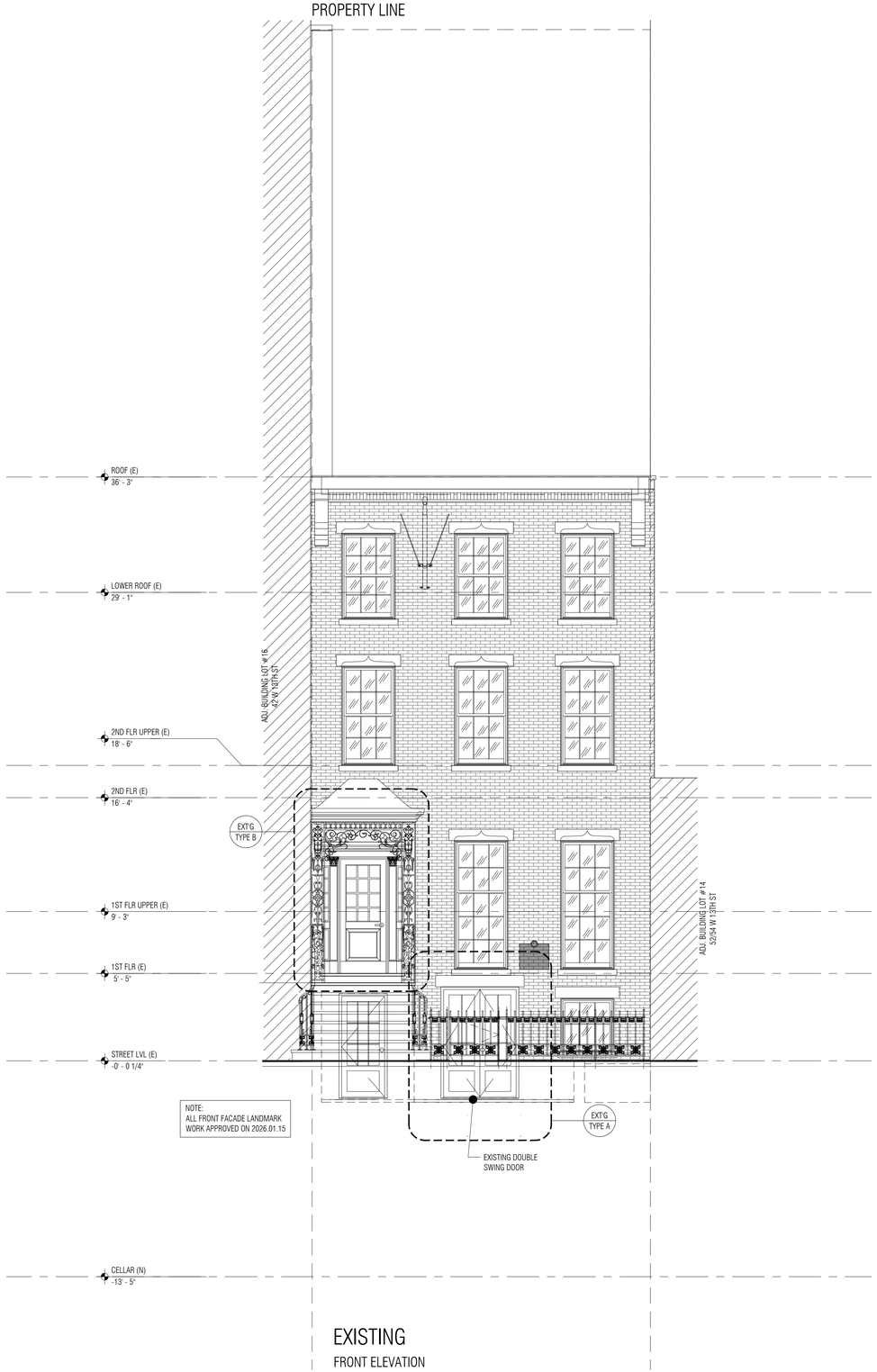
Allen Philip

PROPOSED COURTYARD RESTORATION DIAGRAM

Scale: $\frac{1}{4}$"=1'-0"

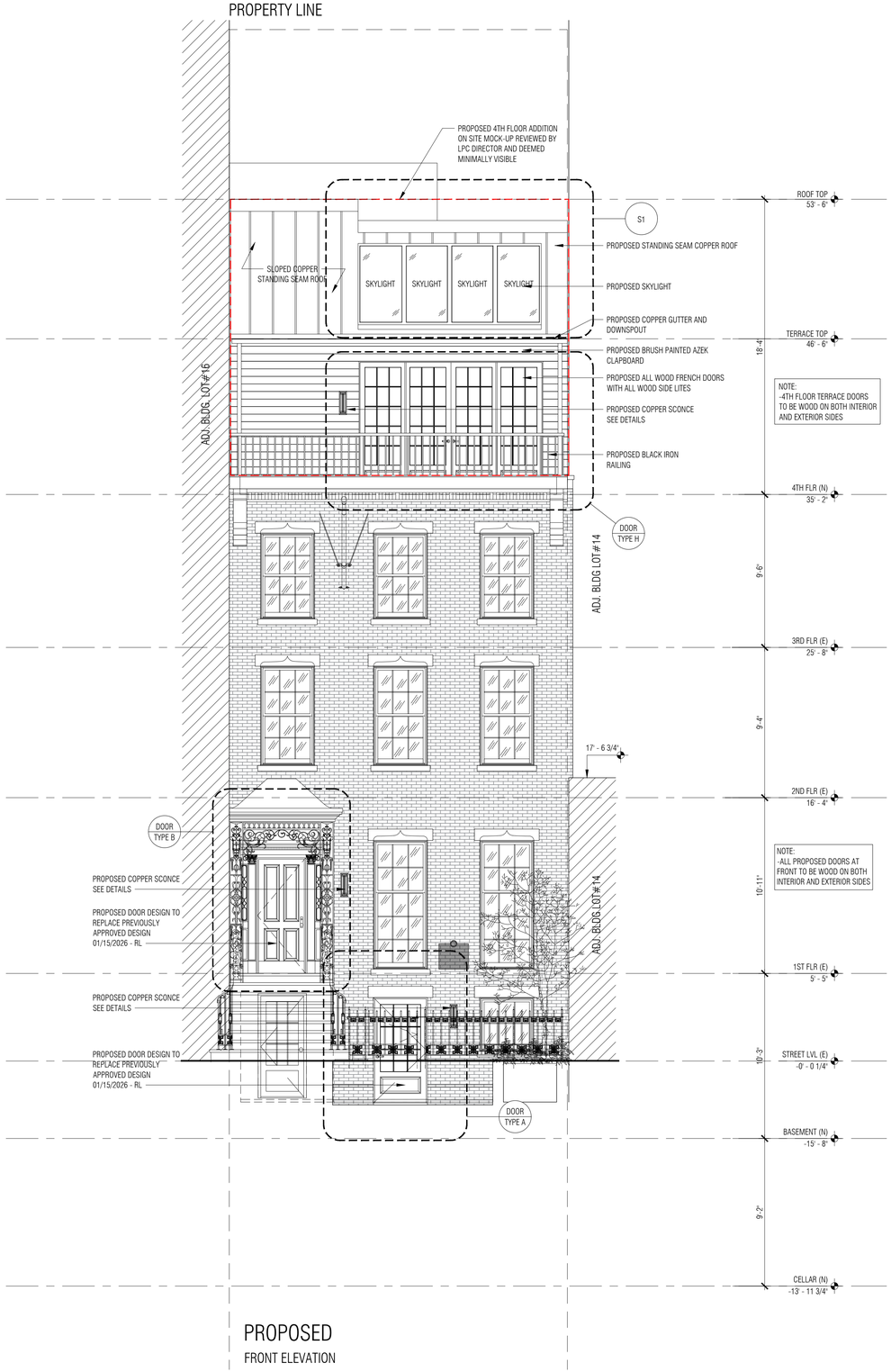
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EXISTING

FRONT ELEVATION



PROPOSED

FRONT ELEVATION

JACOB DAY RESIDENCE

Allen Philip

EXISTING & PROPOSED FRONT ELEVATIONS

Scale: $\frac{1}{4}$"=1'-0"

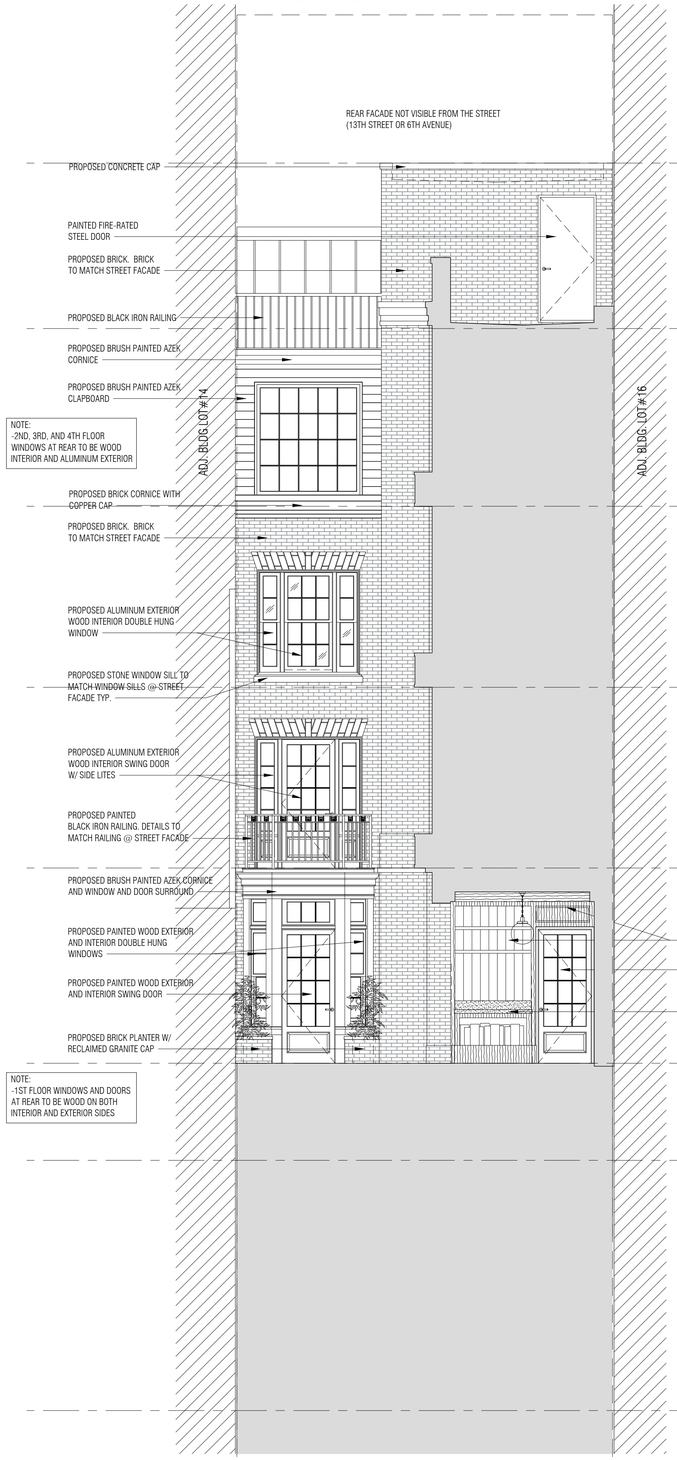
SEPTEMBER 17, 2026

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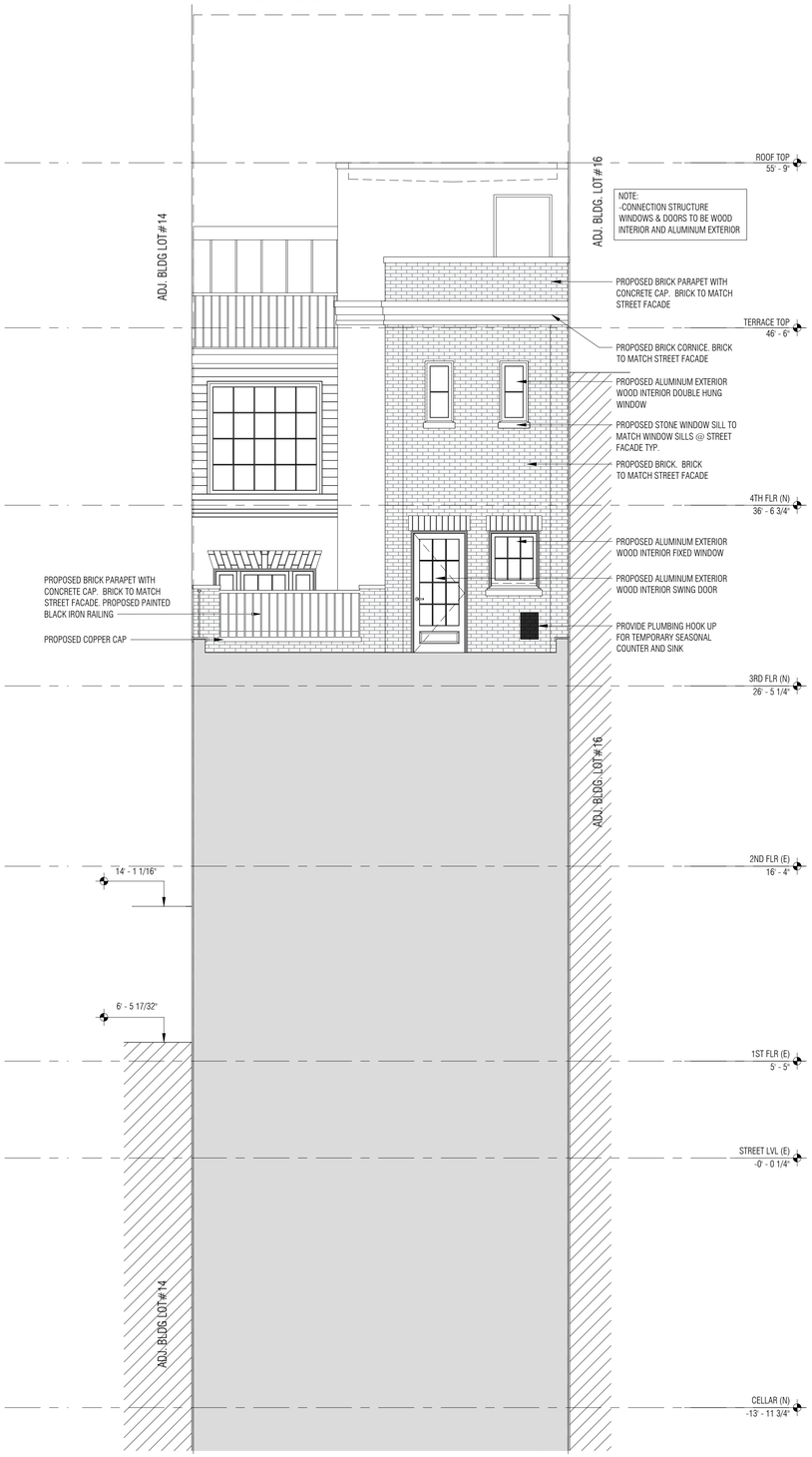
EXISTING

REAR ELEVATION, LOOKING NORTH



PROPOSED

REAR ELEVATION, LOOKING NORTH



PROPOSED

CONNECTOR STRUCTURE, LOOKING NORTH

JACOB DAY RESIDENCE

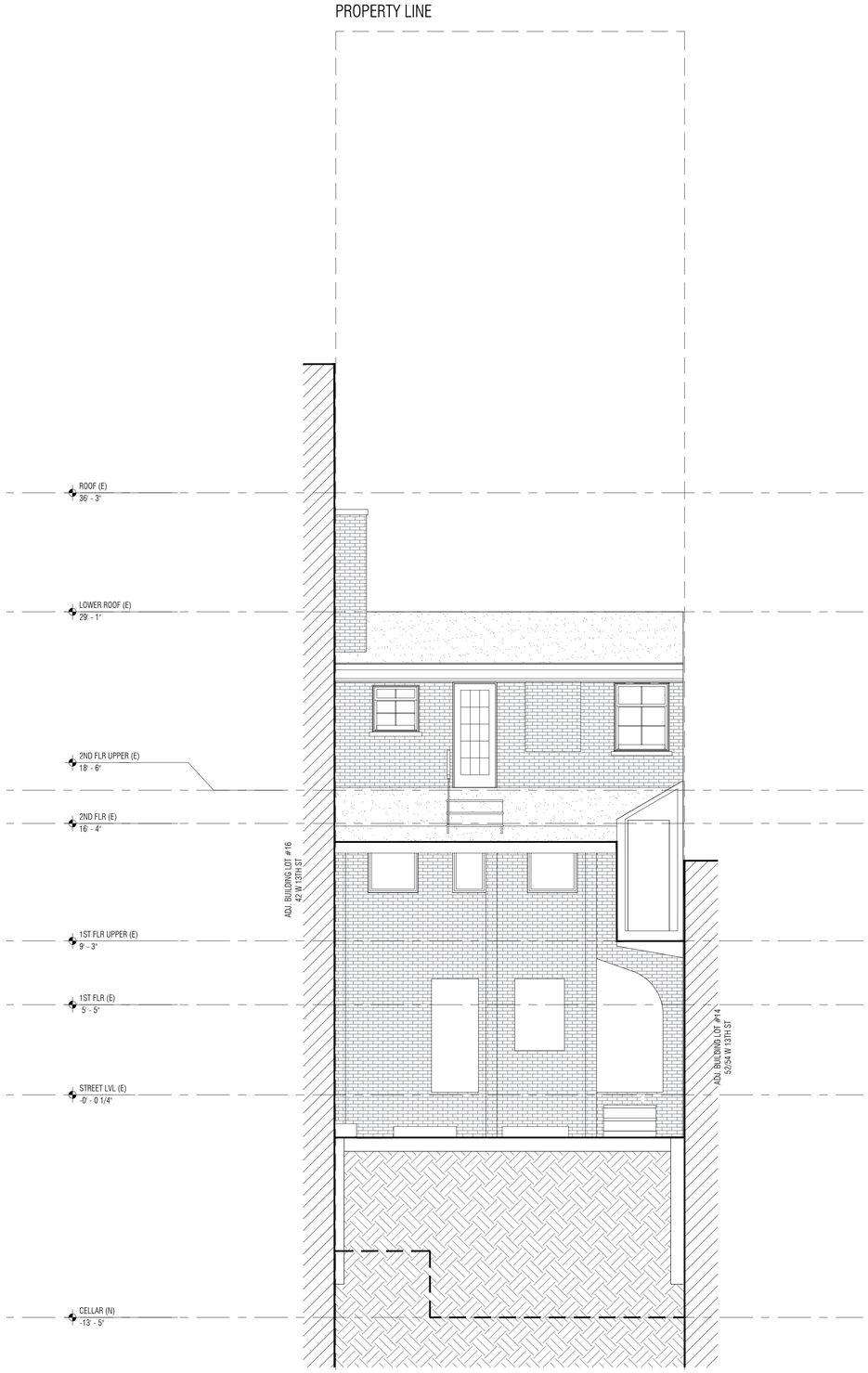
Allen Philip

EXISTING AND PROPOSED ELEVATIONS @ REAR & CONNECTION STRUCTURE, LOOKING NORTH

Scale: $\frac{1}{4}$"=1'-0"

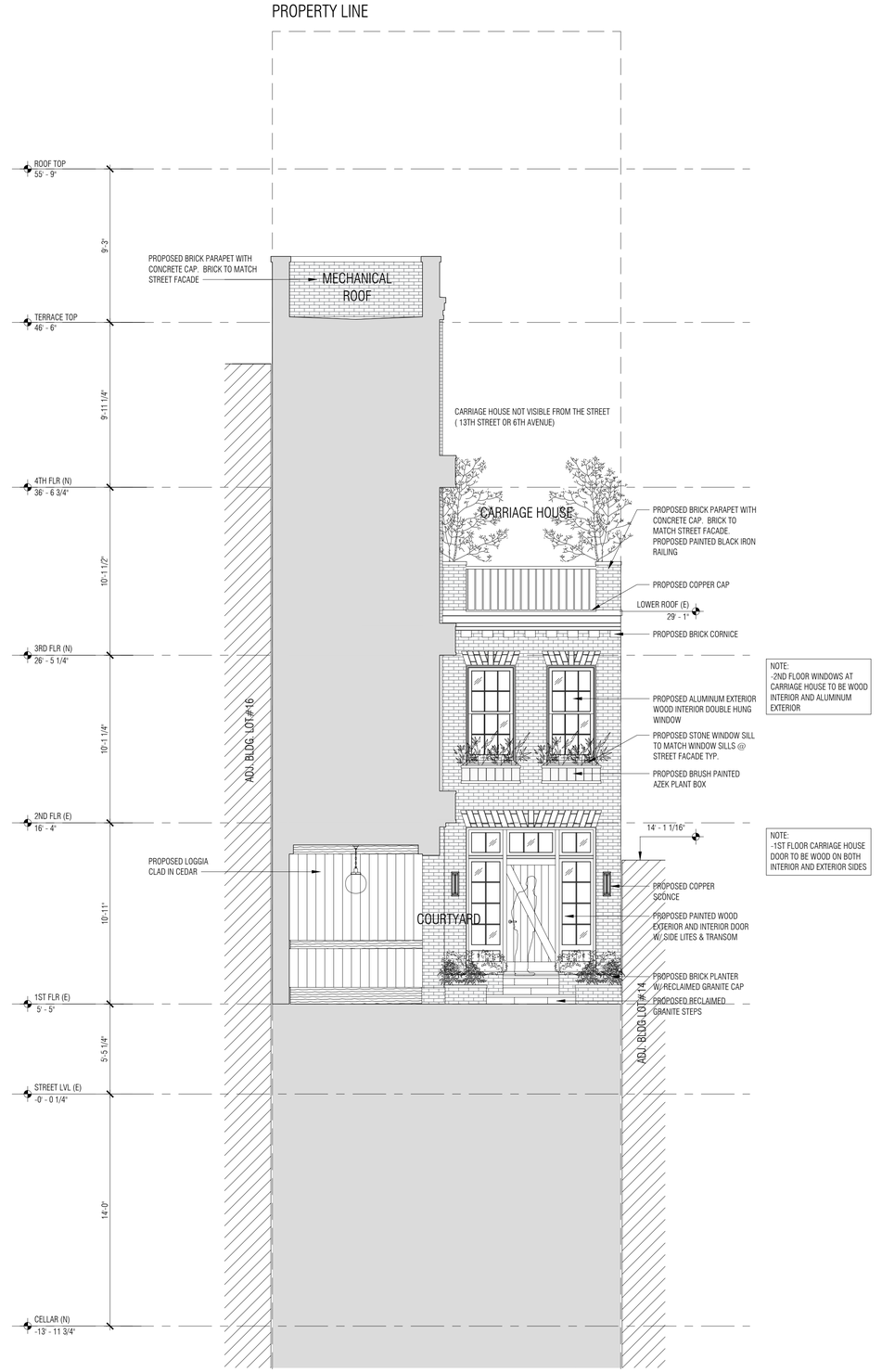
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EXISTING

COURTYARD CROSS SECTION VIEW
FACING CARRIAGE HOUSE



PROPOSED

COURTYARD CROSS SECTION VIEW
FACING CARRIAGE HOUSE

JACOB DAY RESIDENCE

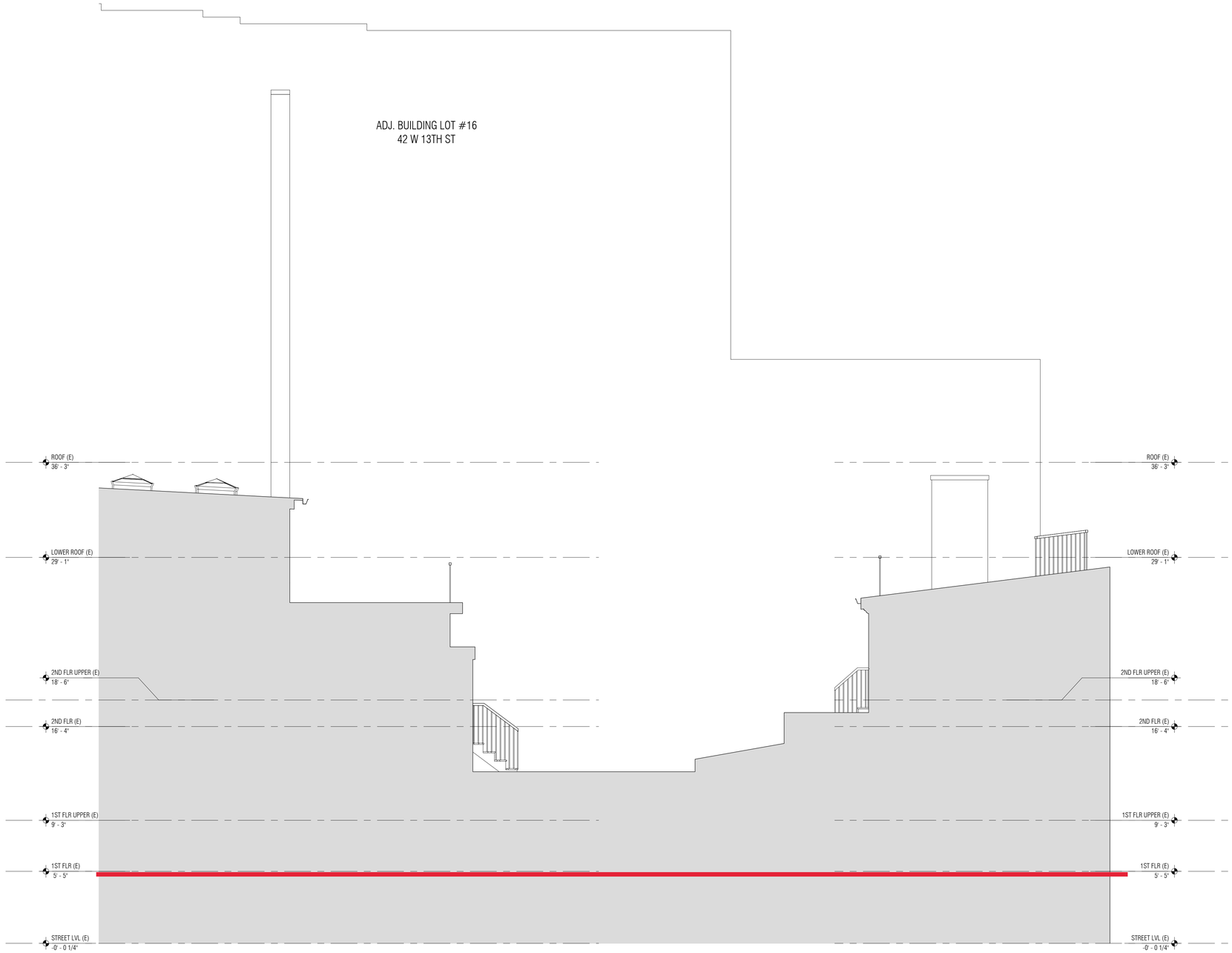
Allen Philip

EXISTING & PROPOSED CARRIAGE HOUSE ELEVATIONS

Scale: $\frac{1}{4}$"=1'-0"

SEPTEMBER 17, 2026

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EXISTING

COURTYARD ELEVATION LOOKING EAST

JACOB DAY RESIDENCE

Allen Philip

EXISTING COURTYARD ELEVATION

Scale: $\frac{1}{4}$"=1'-0"

SEPTEMBER 17, 2026

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PROPOSED

COURTYARD ELEVATION LOOKING EAST

JACOB DAY RESIDENCE

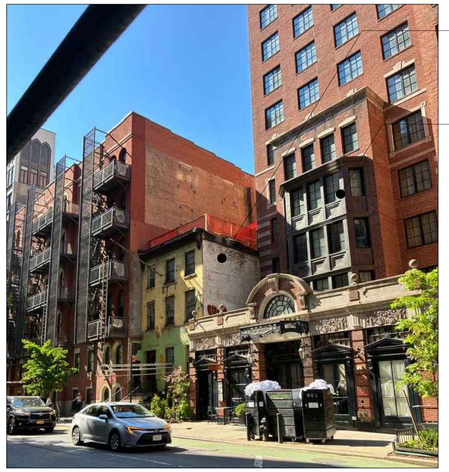
Allen Philip

PROPOSED COURTYARD ELEVATION

Scale: $\frac{1}{4}$"=1'-0"

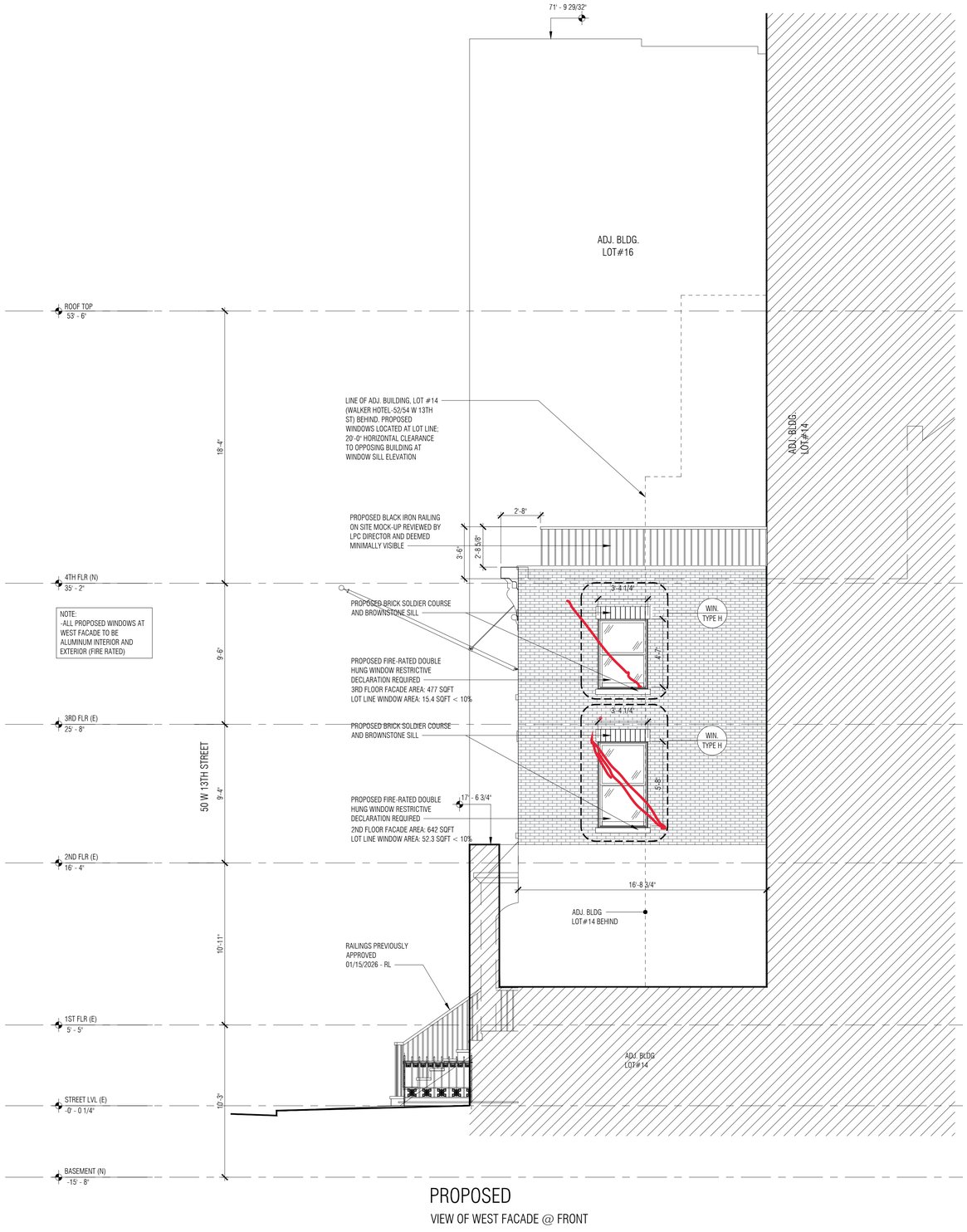
SEPTEMBER 17, 2026

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EXISTING

VIEW OF WEST FACADE @ FRONT AND WALKER HOTEL



PROPOSED

VIEW OF WEST FACADE @ FRONT

JACOB DAY RESIDENCE

Allen Philip

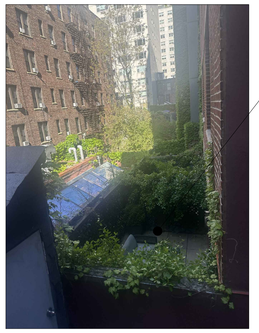
EXISTING & PROPOSED VIEWS OF WEST FACADE @ FRONT

Scale: $\frac{1}{4}$"=1'-0"

SEPTEMBER 17, 2026

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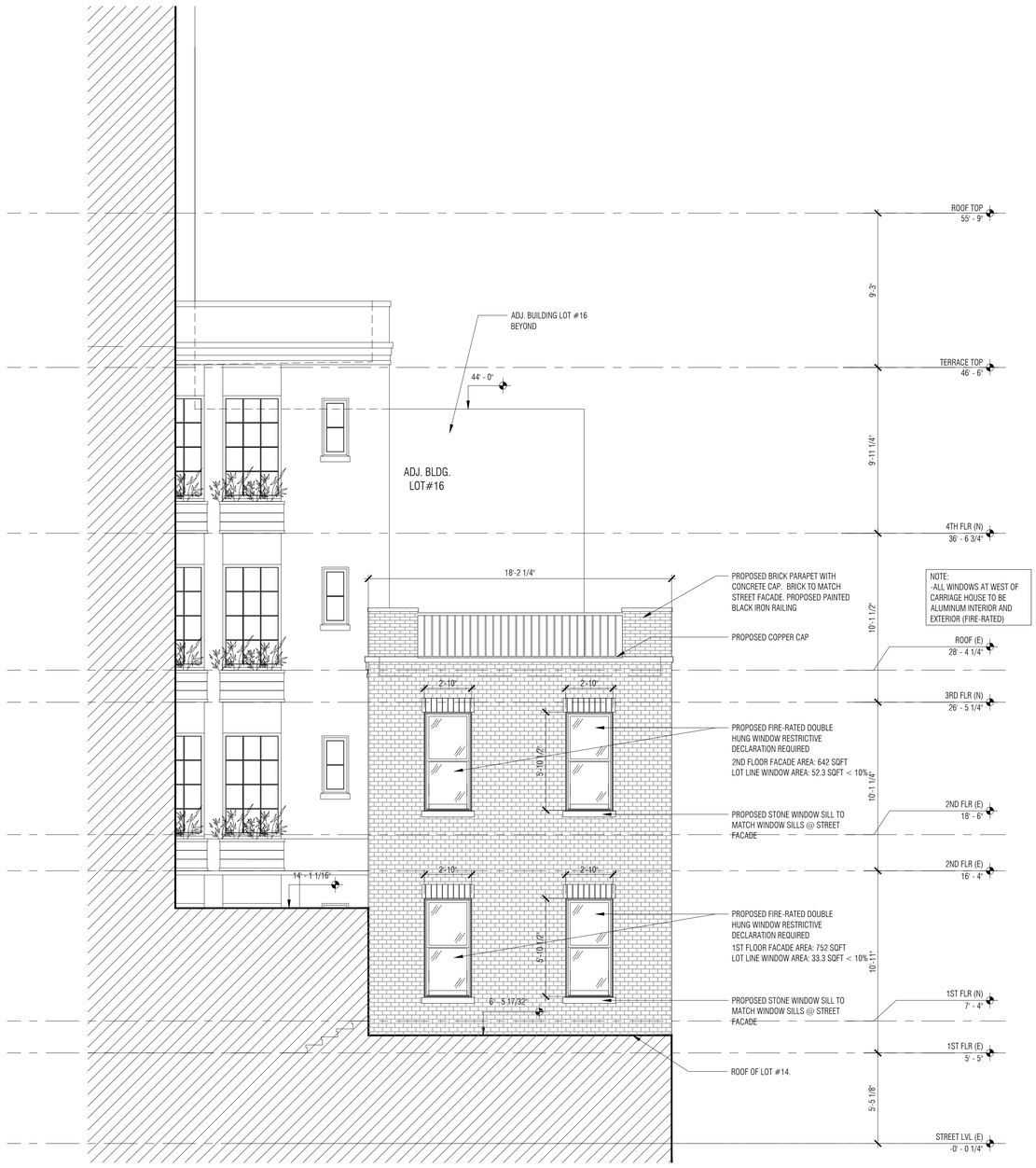
ROOF OF LOT#14

EXISTING

VIEWS FROM CARRIAGE HOUSE LOOKING WEST

EXISTING

VIEW OF CARRIAGE HOUSE WEST FACADE



PROPOSED

VIEW OF CARRIAGE HOUSE WEST FACADE

JACOB DAY RESIDENCE

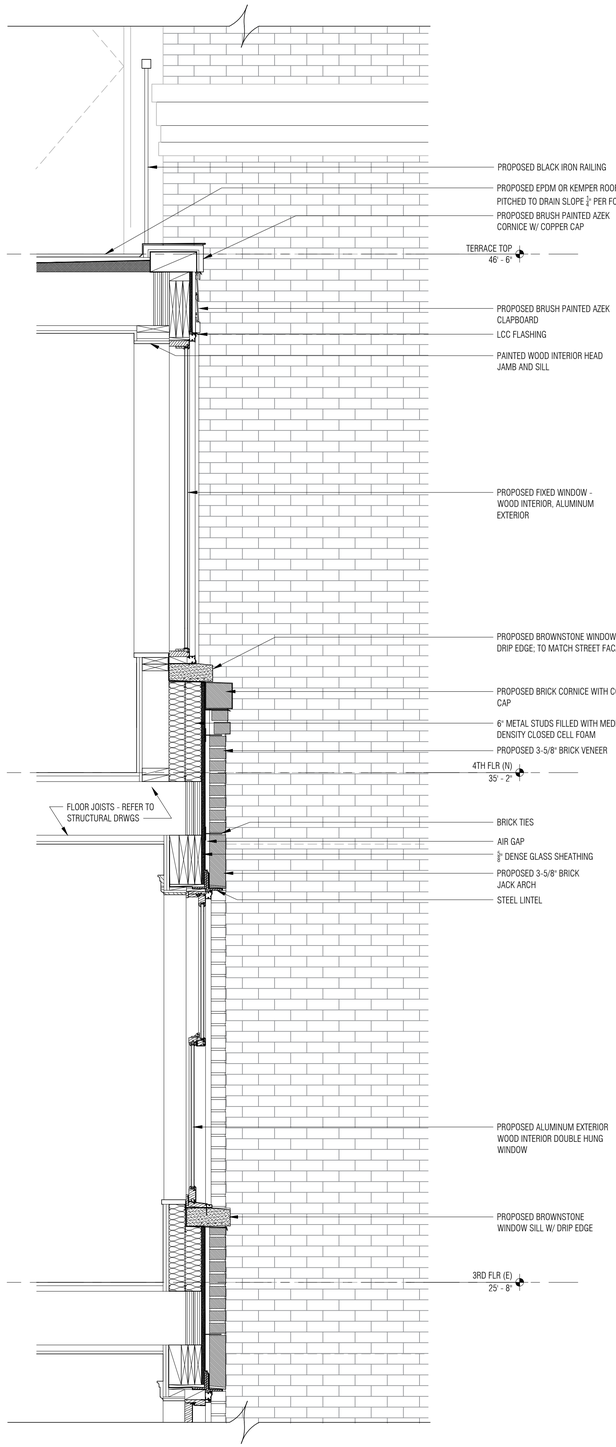
Allen Philip

EXISTING & PROPOSED VIEWS OF WEST FACADE @ CARRIAGE

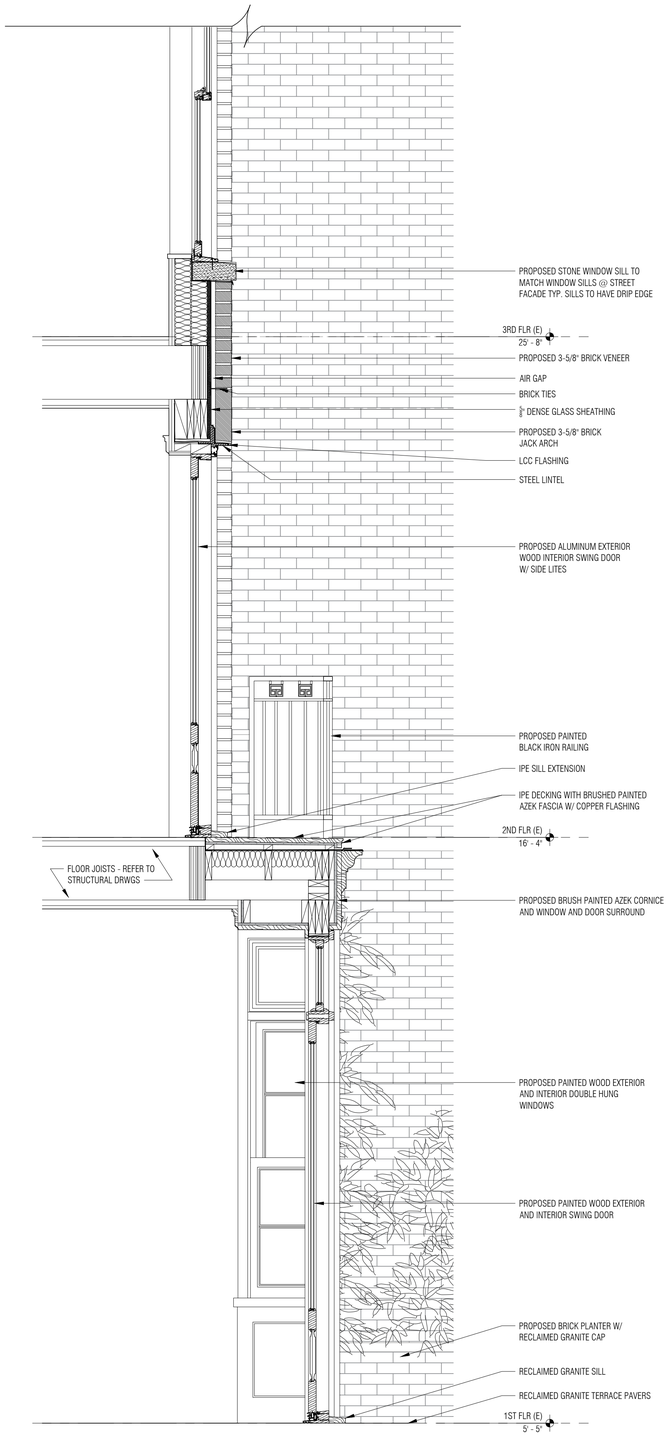
Scale: $\frac{1}{4}$"=1'-0"

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PROPOSED WALL SECTION TOP @ REAR FACADE, LOOKING EAST



PROPOSED WALL SECTION LOWER @ REAR FACADE, LOOKING EAST

JACOB DAY RESIDENCE

Allen Philip

PROPOSED WALL SECTION

Scale: ¾"=1'-0"

SEPTEMBER 17, 2026

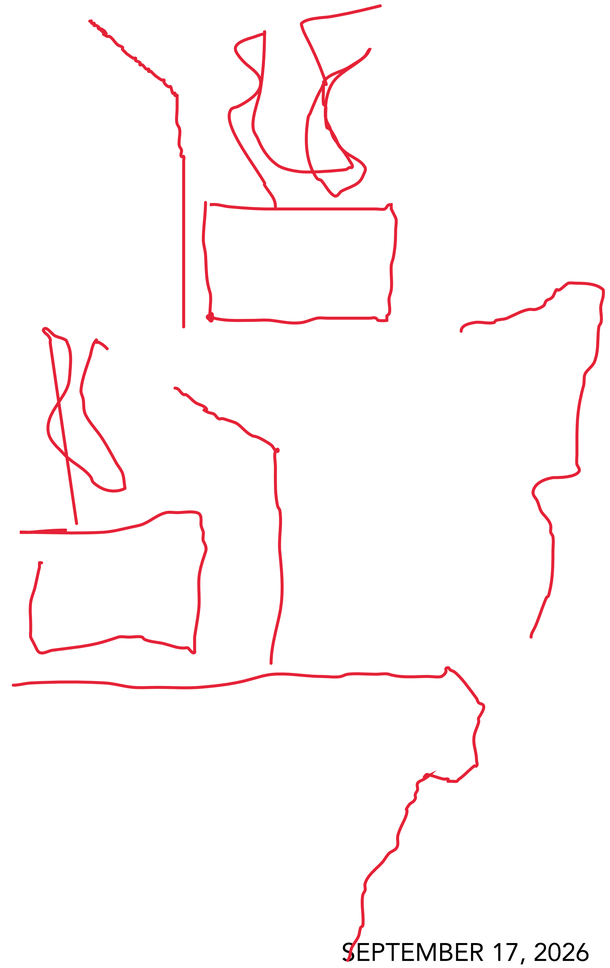
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TOP 12" OF RAILING IS OK

PLANTERS IN FRONT THEN RAILINGS

30-36" SETBACK RAIING



JACOB DAY RESIDENCE

Allen Philip

RENDERING - FRONT VIEW

SEPTEMBER 17, 2026

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PARLOR FLOOR

JACOB DAY RESIDENCE
Allen Philip

RENDERING - VIEW OF CONNECTING BUILDING & CARRIAGE HOUSE

SEPTEMBER 17, 2026

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JACOB DAY RESIDENCE

Allen Philip

RENDERING - VIEW OF CONNECTING BUILDING & REAR

SEPTEMBER 17, 2026

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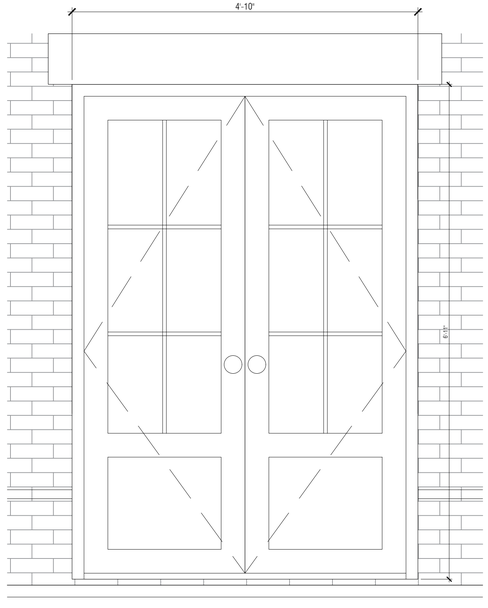
JACOB DAY RESIDENCE

Allen Philip

RENDERING - CONNECTING BUILDING

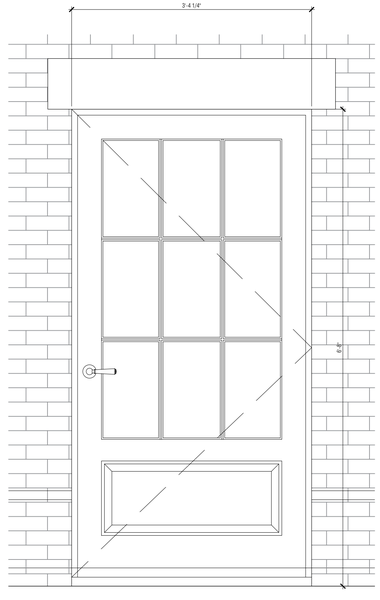
SEPTEMBER 17, 2026

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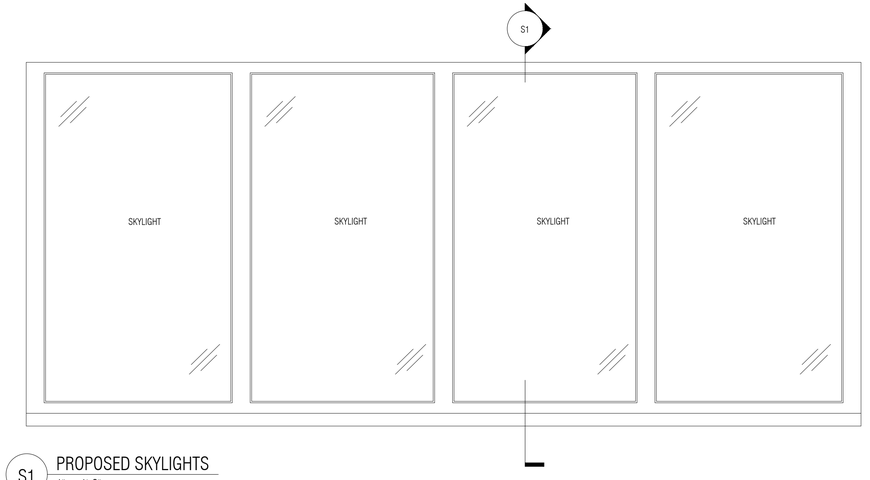


EXTG TYPE A — PREVIOUSLY APPROVED BASEMENT DOOR
1" = 1'-0"

NOTE:
ALL FRONT FACADE WORK LANDMARK APPROVED ON 2026.01.15



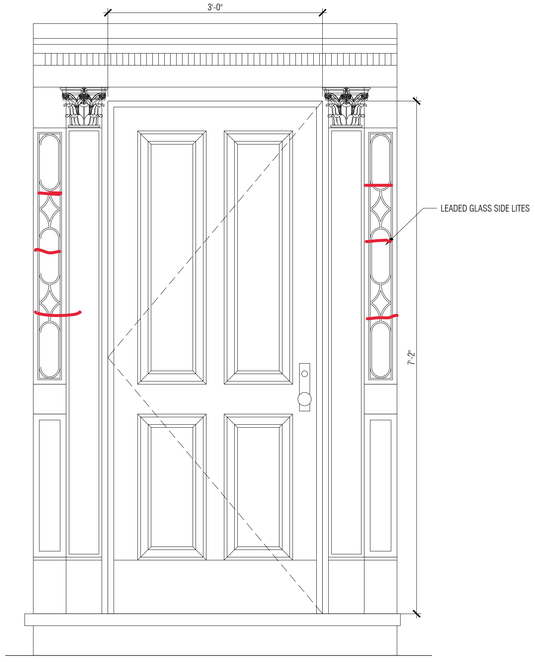
DOOR TYPE A — PROPOSED BASEMENT DOOR
1" = 1'-0"



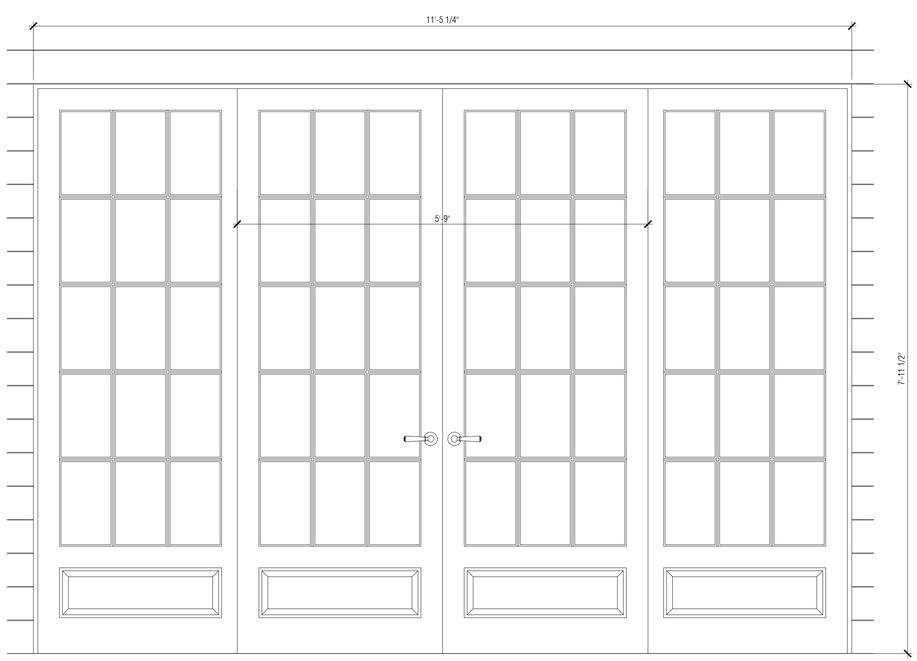
S1 — PROPOSED SKYLIGHTS
1" = 1'-0"



EXTG TYPE B — PREVIOUSLY APPROVED ENTRY DOOR
1" = 1'-0"



DOOR TYPE B — PROPOSED ENTRY DOOR
1" = 1'-0"



DOOR TYPE H — PROPOSED EXTERIOR FRENCH DOORS
1" = 1'-0"

JACOB DAY RESIDENCE

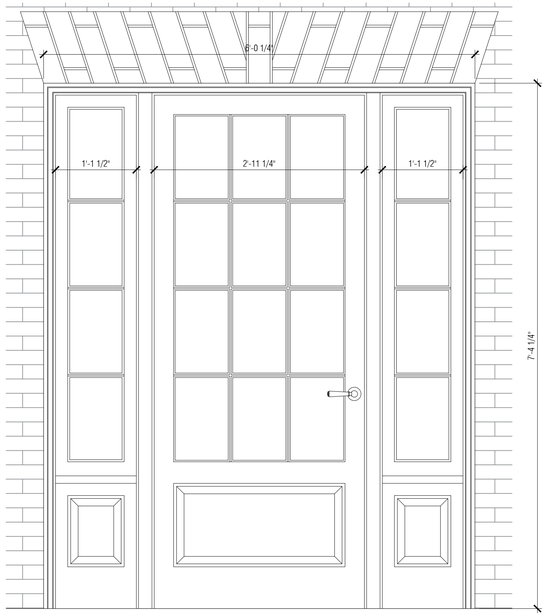
Allen Philip

EXISTING AND PROPOSED WINDOWS & DOORS

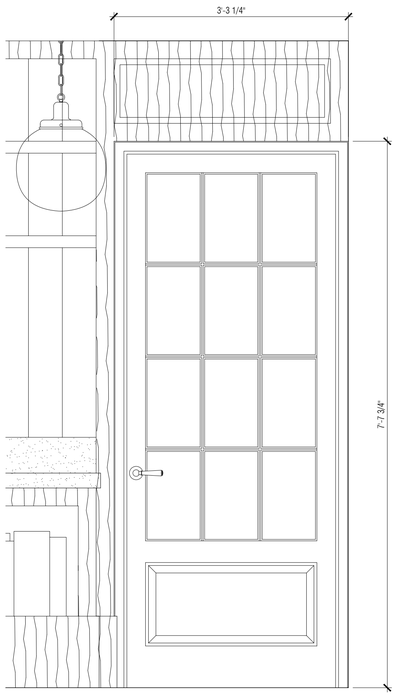
Scale: 1"=1'-0"

SEPTEMBER 17, 2026

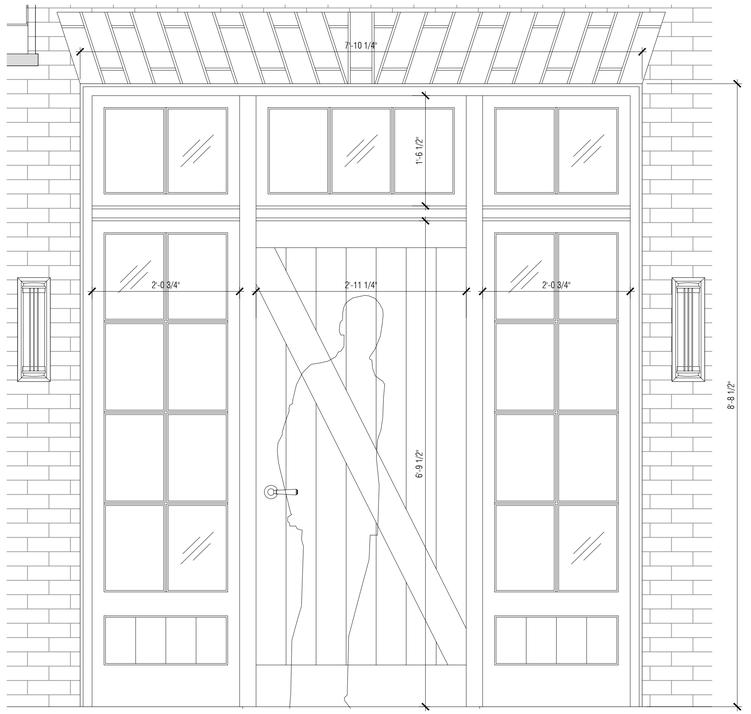
Copyright © 2026



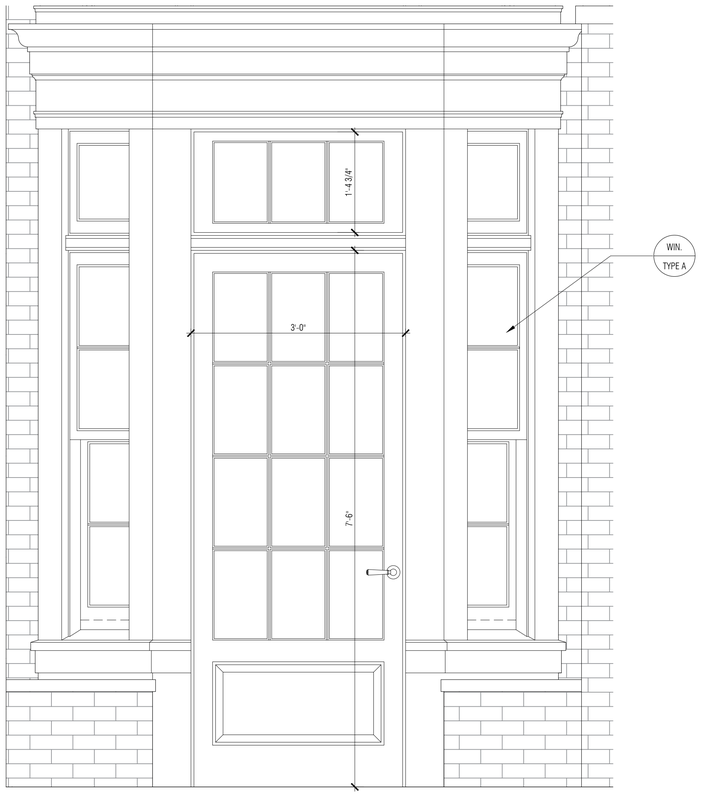
DOOR TYPE F — PROPOSED REAR EXTERIOR DOOR & SIDE LITES
1" = 1'-0"



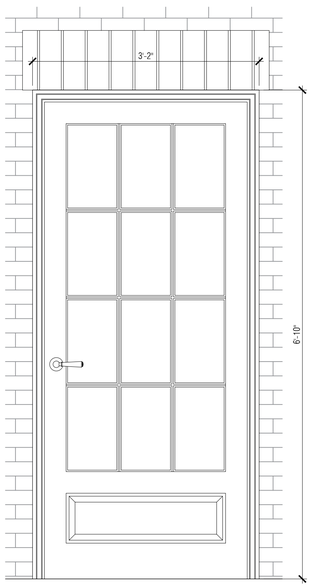
DOOR TYPE D — PROPOSED CONNECTOR STRUCTURE EXT. DR.
1" = 1'-0"



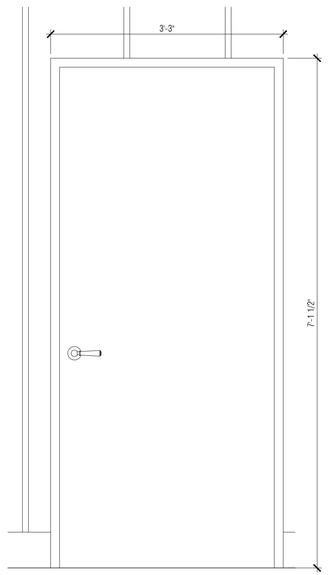
DOOR TYPE E — PROPOSED CARRIAGE HOUSE EXT. DR., SIDE LITES & TRANSOMS
1" = 1'-0"



DOOR TYPE C — PROPOSED REAR BAY EXT. DR., SIDE LITES & TRANSOMS
1" = 1'-0"



DOOR TYPE G — PROPOSED CONNECTOR STRUCTURE EXT. DR.
1" = 1'-0"



DOOR TYPE I — PROPOSED MECH. ROOF EXT. DR.
1" = 1'-0"

JACOB DAY RESIDENCE

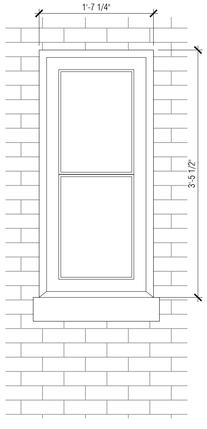
Allen Philip

PROPOSED EXTERIOR WINDOWS & DOORS

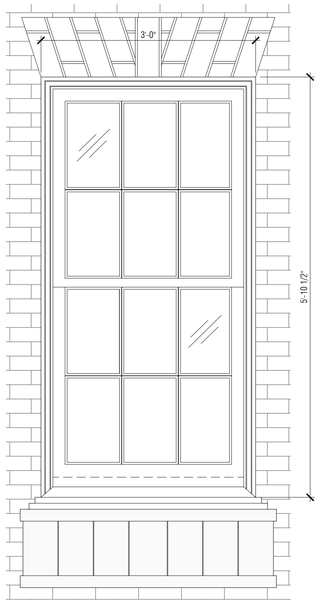
Scale: 1"=1'-0"

SEPTEMBER 17, 2026

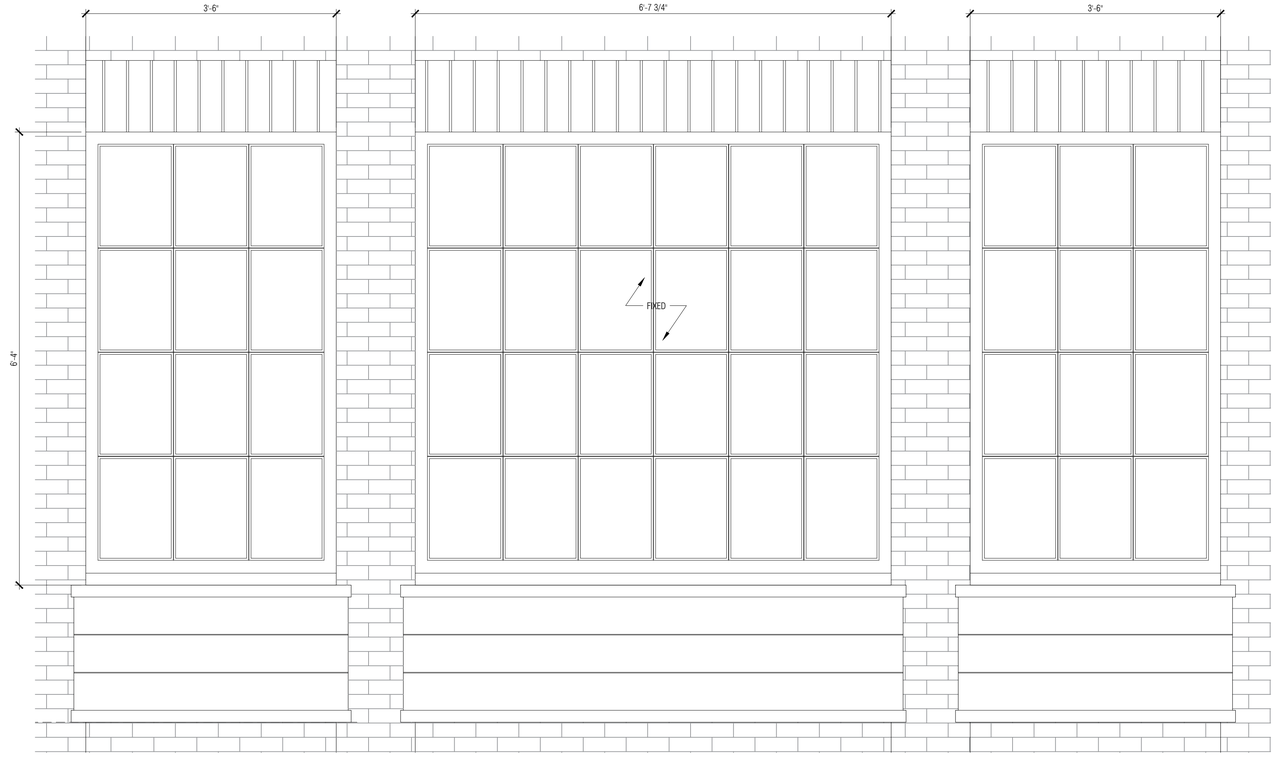
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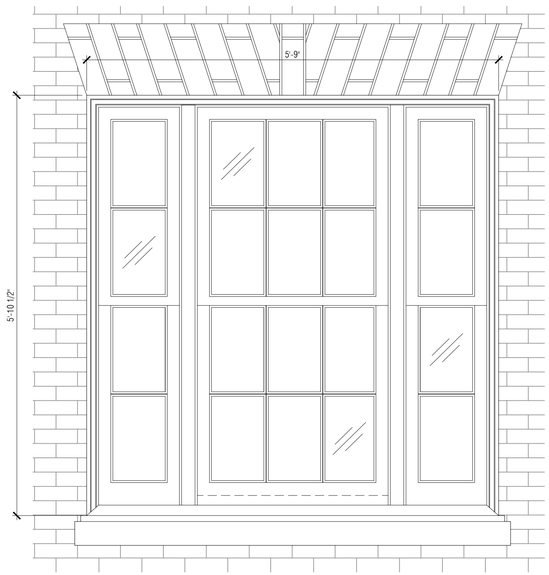
WIN. TYPE B — PROPOSED WINDOW
1" = 1'-0"



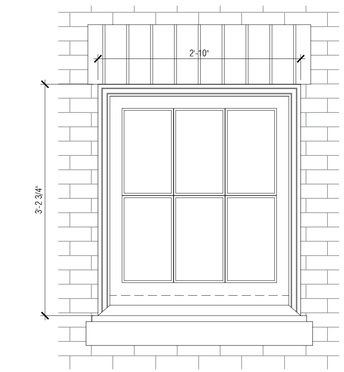
WIN. TYPE C — PROPOSED CARRIAGE WINDOW
1" = 1'-0"



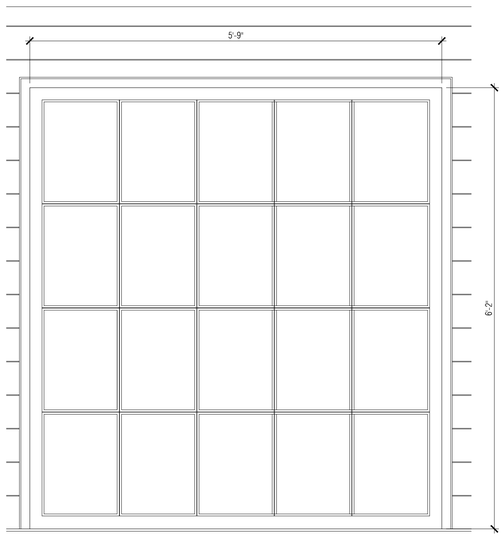
WIN. TYPE D — PROPOSED CONNECTOR STRUCTURE WINDOWS
1" = 1'-0"



WIN. TYPE E — PROPOSED REAR WINDOWS
1" = 1'-0"



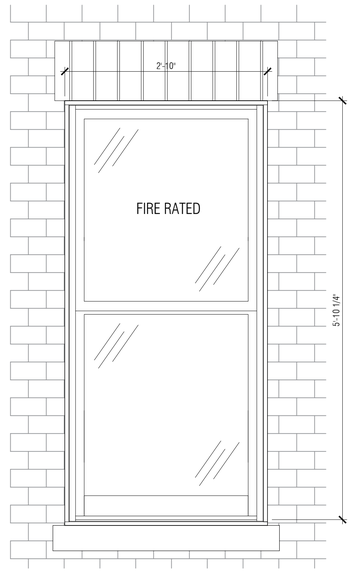
WIN. TYPE F — PROPOSED CONNECTOR STRUCTURE WINDOW
1" = 1'-0"



WIN. TYPE G — PROPOSED REAR 4TH FL WINDOW
1" = 1'-0"



WIN. TYPE H — PROPOSED FRONT LOT LINE WINDOW
1" = 1'-0"



WIN. TYPE I — PROPOSED CARRIAGE LOT LINE WINDOW
1" = 1'-0"

JACOB DAY RESIDENCE

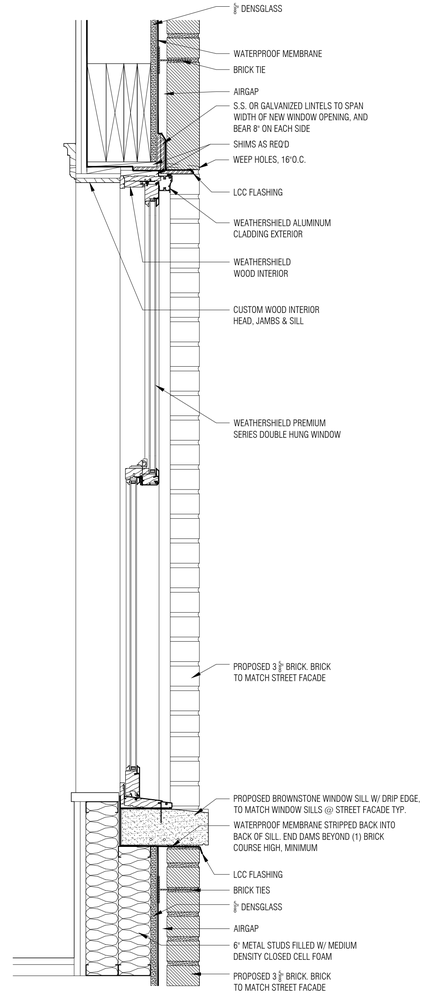
Allen Philip

PROPOSED EXTERIOR WINDOWS & DOORS

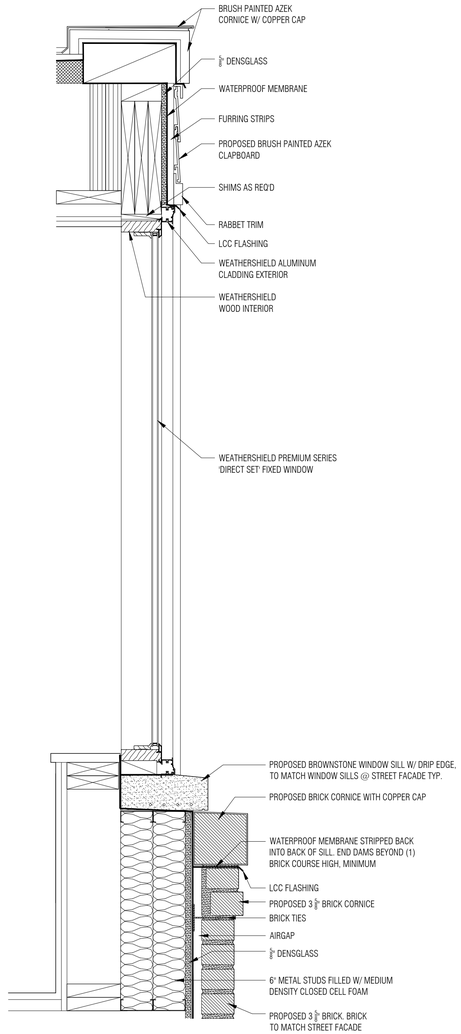
Scale: 1"=1'-0"

SEPTEMBER 17, 2026

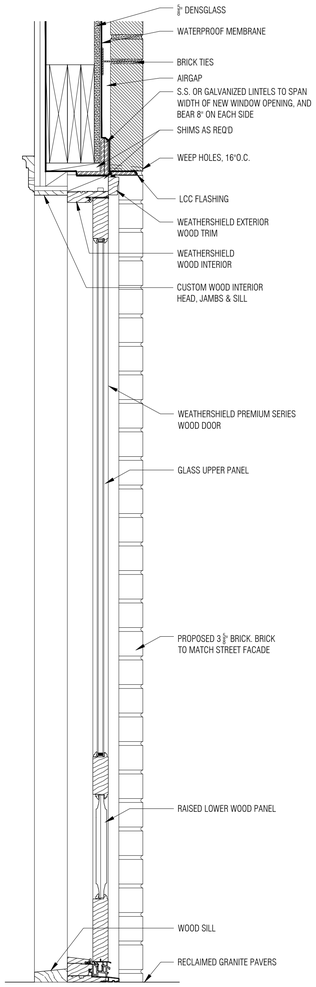
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1 TYPICAL DOUBLE HUNG WINDOW
1-1/2" = 1'-0"



2 PROPOSED FIXED WINDOW @ REAR
1-1/2" = 1'-0"



3 TYPICAL WOOD OUTSWING DOOR
1-1/2" = 1'-0"

JACOB DAY RESIDENCE

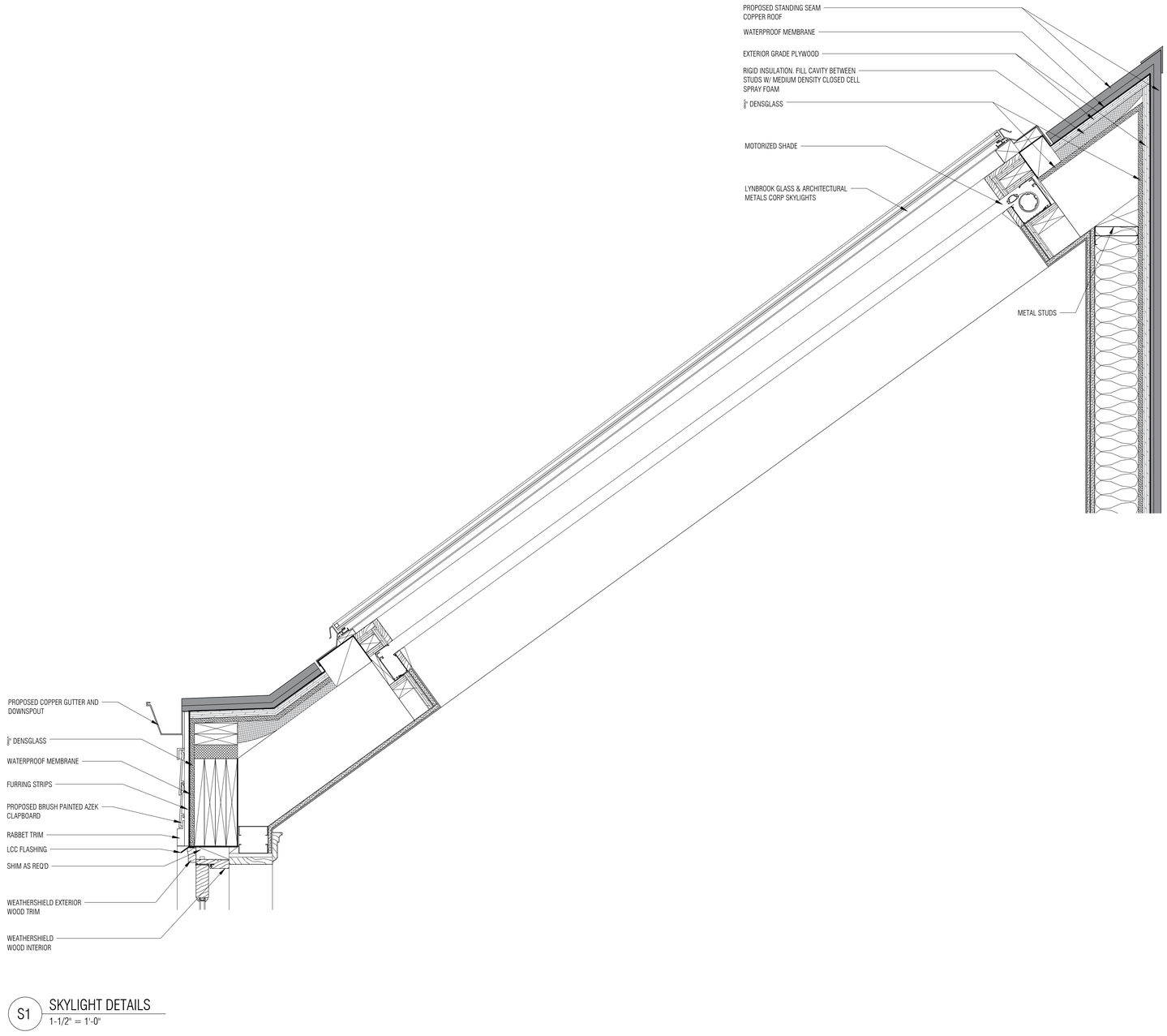
Allen Philip

PROPOSED TYP. WINDOWS & EXTERIOR DOOR DETAILS

Scale: 1-$\frac{1}{2}$"=1'-0"

SEPTEMBER 17, 2026

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S1 SKYLIGHT DETAILS
1-1/2" = 1'-0"

JACOB DAY RESIDENCE

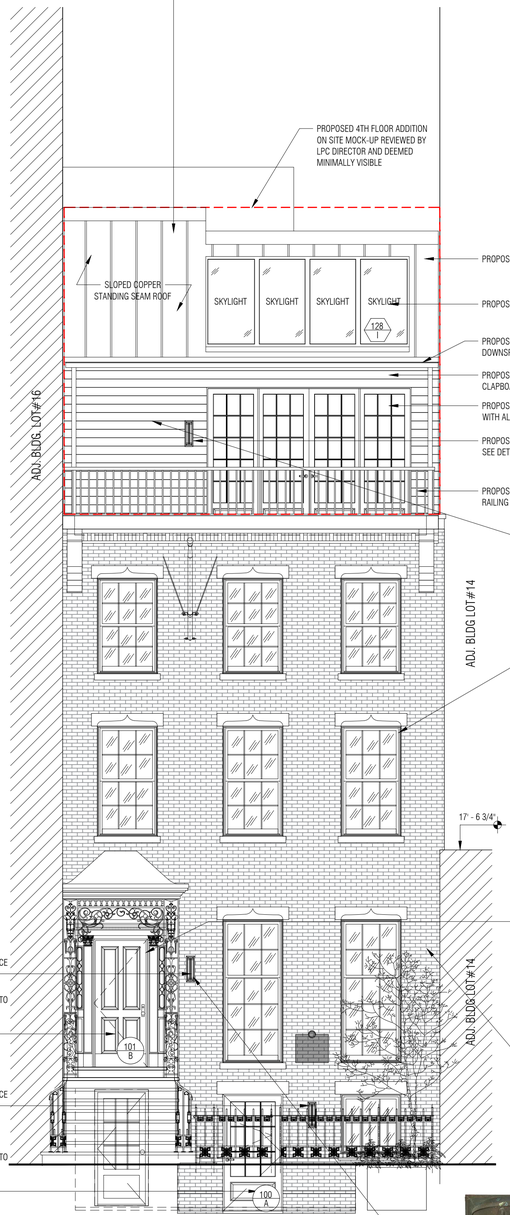
Allen Philip

PROPOSED SKYLIGHT DETAILS

Scale: 1-$\frac{1}{2}$"=1'-0"

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PROPOSED

FRONT ELEVATION



EXTERIOR SCONCE



PAINTED BLACK METAL



STANDING SEAM COPPER ROOF



OIL RUBBED BRONZE



FARROW & BALL - CORNFORTH WHITE

EXTERIOR WOOD WINDOWS & SIDINGS



FARROW & BALL - DIBBER

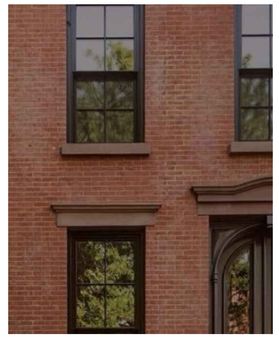
ALL DOORS, BAY, AND PLANT BOXES



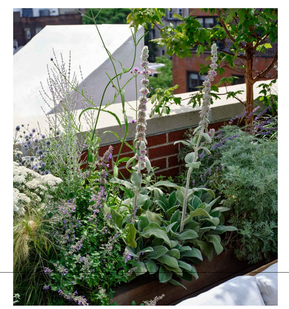
RED ROSE FULL RANGE BRICK COLOR



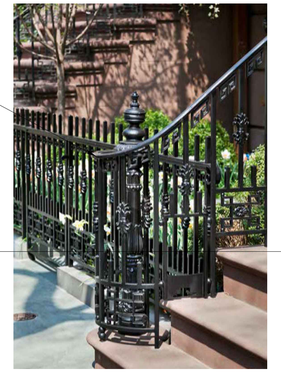
BLACK RAILING



BROWNSTONE WINDOW SILL



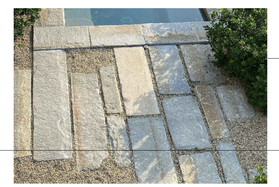
CONCRETE PARAPET



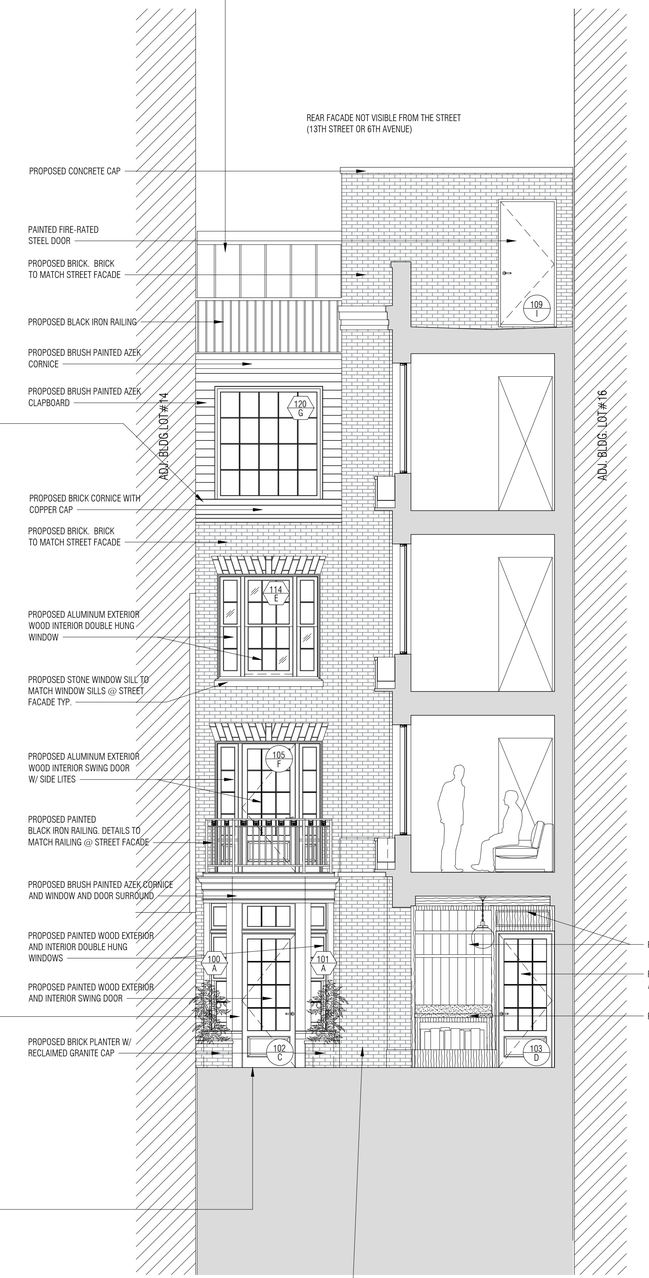
DECORATIVE BLACK RAILING



CLAPBOARD SIDING



COURTYARD PAVING



PROPOSED

COURTYARD CROSS SECTION VIEW FACING REAR

JACOB DAY RESIDENCE

Allen Philip

MATERIALS BOARD

Scale: $\frac{1}{4}$"=1'-0"

SEPTEMBER 17, 2026

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BOROUGH	MANHATTAN
BLOCK:	576
LOT:	14 & 15
LOT TYPE:	INTERIOR
ADDRESS:	50 WEST 13TH STREET, NEW YORK, NEW YORK 10011
EXISTING ZONING:	C6-2
SPECIAL DISTRICT	N/A
LANDMARK STATUS:	YES - INDIVIDUAL LANDMARK
FLOOD ZONE:	N/A
STREET TYPE:	NARROW STREET
COMMUNITY DISTRICT:	MANHATTAN 2
ZONING SECTION MAP:	12C
LOT DIMENSIONS:	LOT 14: 42.00 FT X 103.25 FT (NOT IN SCOPE OF WORK) LOT 15: 21.00 FT X 103.25 FT (SCOPE OF WORK)
LOT AREA:	LOT 14: 4,337 SQFT (NOT IN SCOPE OF WORK) LOT 15: 2,168 SQFT (SCOPE OF WORK)
TOTAL LOT AREA:	6505 SQFT

ZR SECTIONS	ITEM DESCRIPTION	PERMITTED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE NOTES
	USE				
ZR 22-10	LOT 14: RESIDENTIAL R6 COMMERCIAL OVERLAY C6-2	 USE GROUP 1, 2 USE GROUP 5, 6, 8	 USE GROUP 5	 NOT IN SCOPE OF WORK NOT IN SCOPE OF WORK	"P" SPECIAL PERMIT RESTRICTIONS 32-152 IN ALL COMMERCIAL DISTRICTS, TRANSIENT HOTELS SHALL BE PERMITTED ONLY AS SET FORTH IN THIS SECTION (A) BY SPECIAL PERMIT FOR TRANSIENT HOTELS, APPROVED BY THE CITY PLANNING COMMISSION ENLARGEMENT OF THE ALREADY EXISTING HOTEL "WALKER HOTEL" LOT 14
	LOT 15: RESIDENTIAL R6 COMMERCIAL OVERLAY C6-2	 USE GROUP 1, 2, 3, 4 USE GROUP 5, 6, 7, 8, 10	 USE GROUP 2, 3 	 USE GROUP 5	
	FLOOR AREA				
ZR 33-122, 33-123	BULK REGULATION FOR R6 COMMERCIAL FLOOR AREA RATIO COMMERCIAL/COMMUNITY FACILITY FLOOR AREA	 6.0 6.5 42,282 SQFT	 6.17 40,214 SQFT	 6.4 41,692 SQFT	 COMPLIES COMPLIES
	LOT COVERAGE				
ZR 23-362	LOT 14: LOT 15: MAX PERCENT OF LOT COVERAGE COMMERCIAL OVERLAY GROUND FLOOR/BASEMENT	NOT IN SCOPE OF WORK 100%	NOT IN SCOPE OF WORK 100%	NOT IN SCOPE OF WORK 100%	NOT IN SCOPE OF WORK NO CHANGE
	YARDS				
ZR 33-25, 33-26, 54-31	FRONT YARD SIDE YARD	REAR YARD NONE REQUIRED NONE REQUIRED 20FT	0 FT 0 FT 0 FT	0 FT 0 FT 0 FT	COMPLIES COMPLIES ENLARGEMENT OR/AND CONVERSION OF NON-COMPLYING BUILDING IS PERMITTED IF THE NON COMPLYING CONDITION IS NOT INCREASED
	HEIGHT AND SETBACK REGULATIONS				
ZR 33-40	MAX HEIGHT OF FRONT WALL SKY EXPOSURE PLANE AND SETBACK	85 FT OR 6 STORIES	36 FT AND 3 STORIES BUILDING DOES NOT PROTRUDE ABOVE 85 FT	36 FT AND 4 STORIES BUILDING DOES NOT PROTRUDE ABOVE 85 FT	COMPLIES
	OFF-STREET PARKING AND LOADING REGULATIONS IN THE MANHATTAN CORE				
ZR 13-10	REQUIRED OFF-STREET PARKING IN MANHATTAN CORE	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	COMPLIES

ZONING USE SCHEDULE

FLOOR	EXISTING USE LOT 14	EXISTING USE LOT 15	LOT 14 NOT IN SCOPE OF WORK EXISTING TO REMAIN	PROPOSED USE LOT 15
SUBCELLAR	USE GROUP 5	USE GROUP 3		USE GROUP 5
BASEMENT	USE GROUP 5 & 8	USE GROUP 3		USE GROUP 5
FIRST FLOOR	USE GROUP 5	USE GROUP 3		USE GROUP 5
SECOND FLOOR	USE GROUP 5	USE GROUP 5		USE GROUP 5
THIRD FLOOR		USE GROUP 5		USE GROUP 5
3-16TH FLOOR	USE GROUP 5			
FOURTH FLOOR		N/A		USE GROUP 5
17-18TH FLOOR	USE GROUP 5			
ROOF	N/A	N/A		N/A
TOTAL				

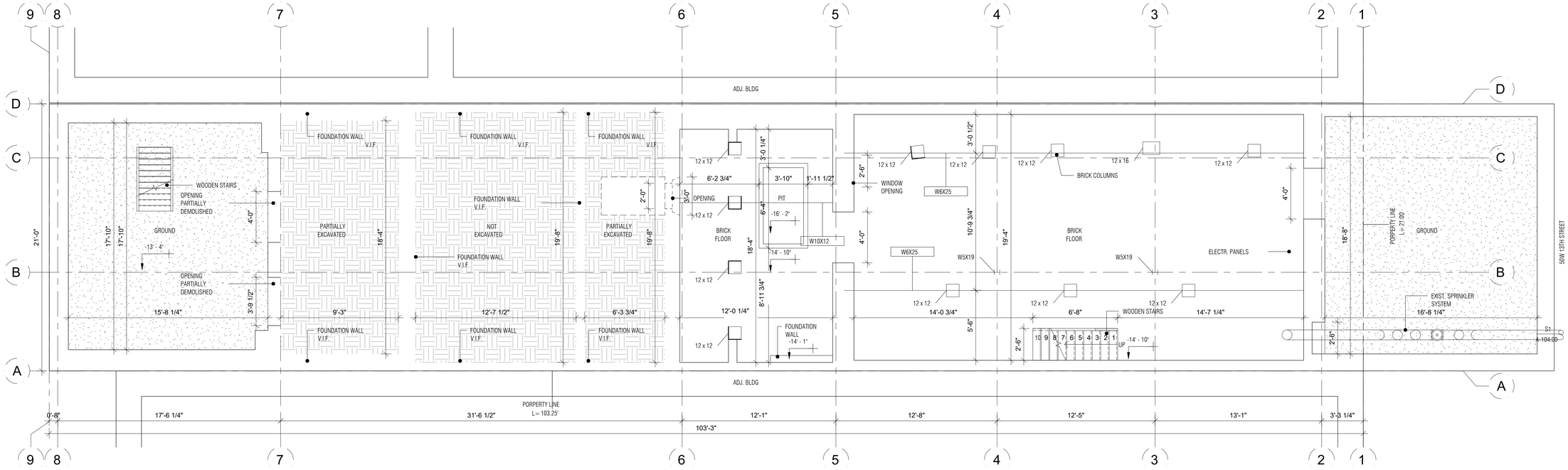
ZONING FLOOR AREA SCHEDULE

FLOOR	EXISTING LOT 14			EXISTING LOT 15			LOT 14 NOT IN SCOPE OF WORK EXISTING TO REMAIN			PROPOSED LOT 15		
	GFA	ZFA	FAR	GFA	ZFA	FAR				GFA	ZFA	FAR
SUBCELLAR	4319	0	0	2482	0	0				2482	0	0
BASEMENT	4319	0	0	1589	1380	.21				1599	604	.09
FIRST FLOOR	4235	33	0	1419	1251	.19				1617	1617	.25
SECOND FLOOR				1438	1355	.21				1781	1781	.27
THIRD FLOOR				804	804	.12				1410	1410	.22
3-16TH FLOOR												
FOURTH FLOOR				N/A	N/A	N/A				856	856	.13
17-18TH FLOOR	39,501	35,391	5.44									
ROOF		0	0	804	0	0				195	0	0
TOTAL	52,374	35,424	5.44	8,536	4790	.73	52,374	35,424	5.44	9940	6268	.96
COMBINED TOTAL	EXISTING LOT 14 & 15			60,910	40,214	6.17	PROPOSED LOT 14 & 15			62,314	41,692	6.4 OK <6.5

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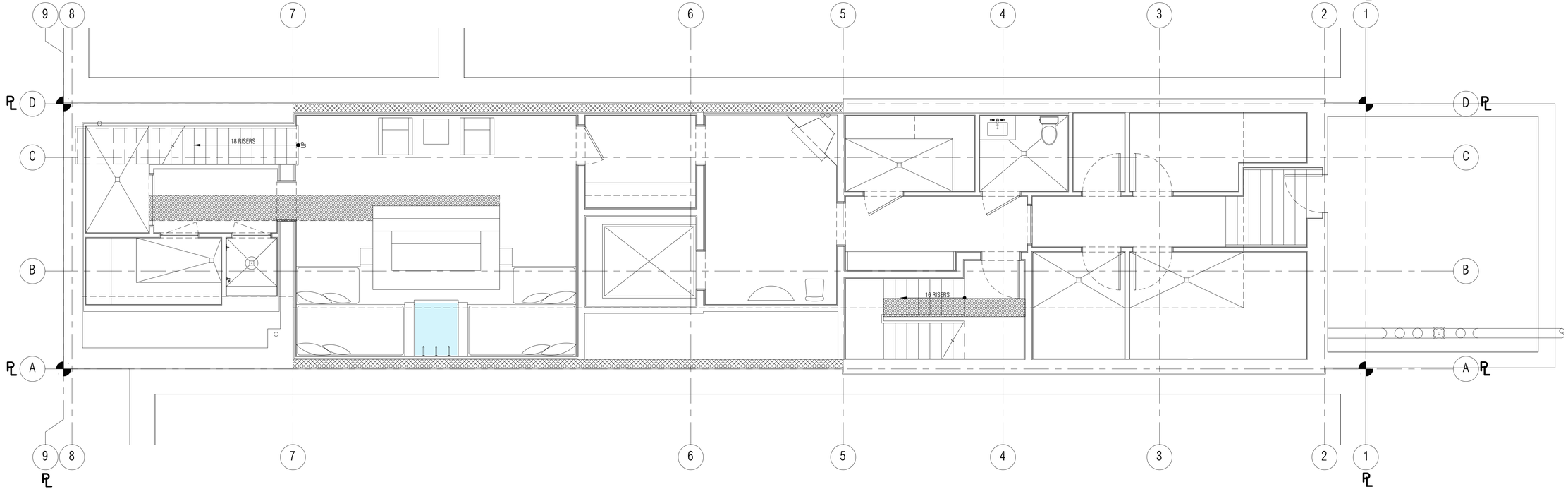
APPENDIX

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EXISTING PLAN

CELLAR



PROPOSED PLAN

CELLAR

JACOB DAY RESIDENCE

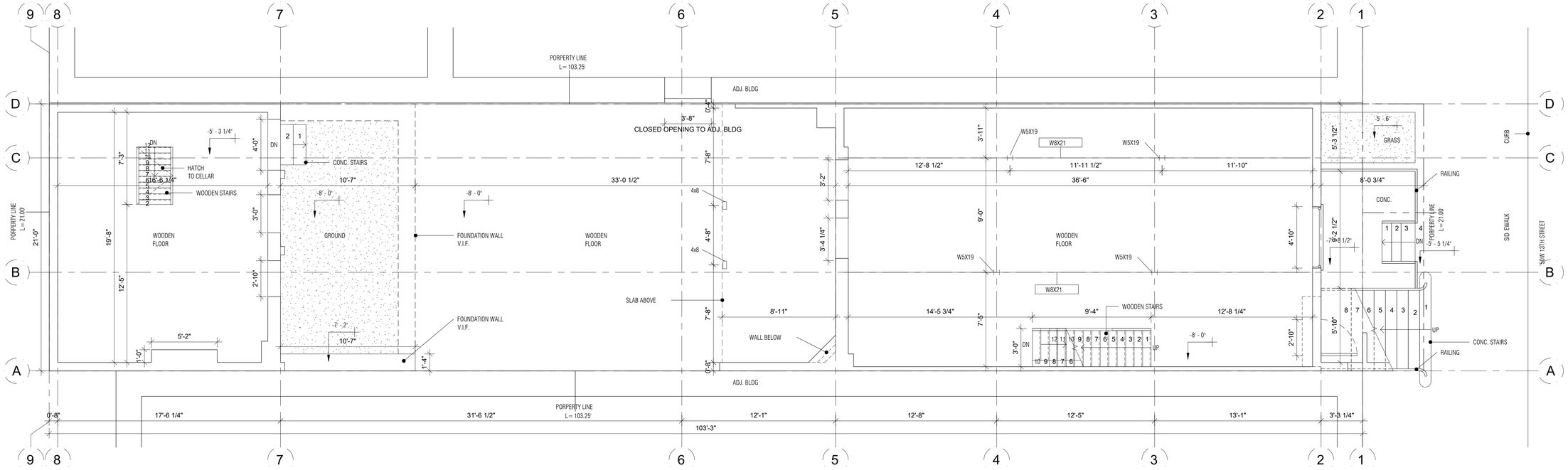
Allen Philip

EXISTING & PROPOSED FLOOR PLANS

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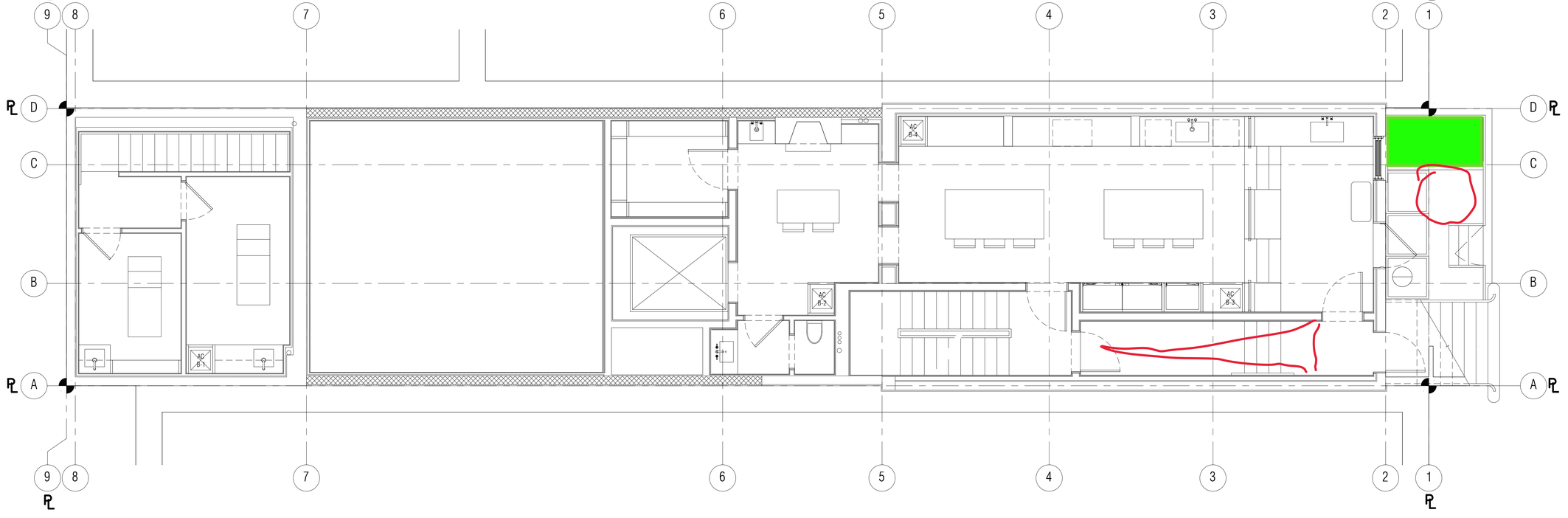
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EXISTING PLAN

BASEMENT



PROPOSED PLAN

BASEMENT

JACOB DAY RESIDENCE

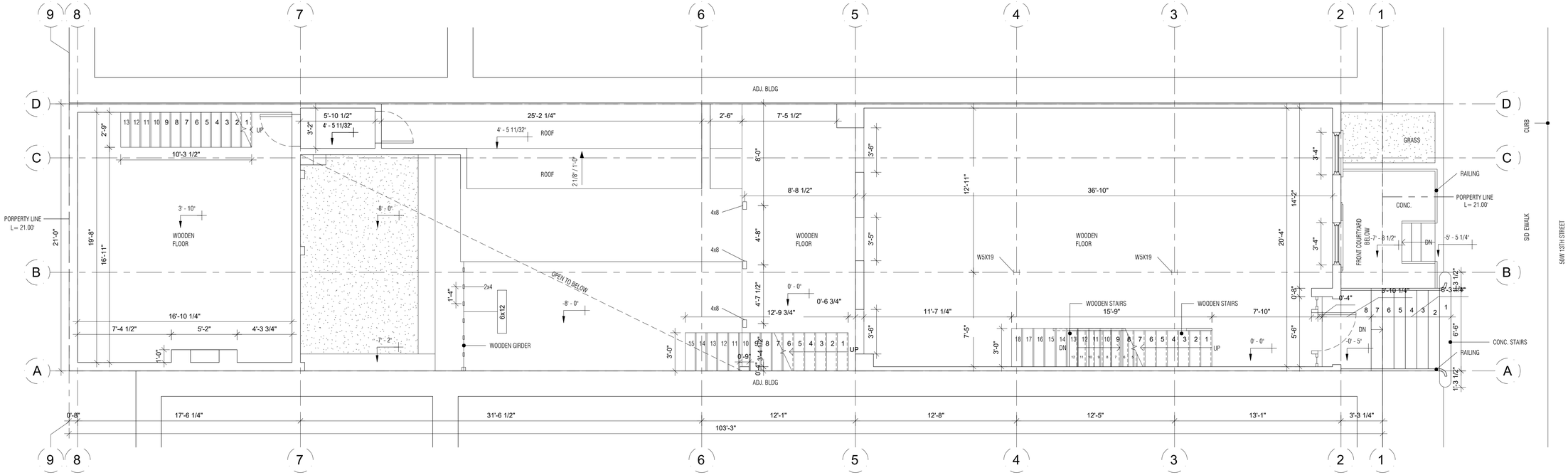
Allen Philip

EXISTING & PROPOSED FLOOR PLANS

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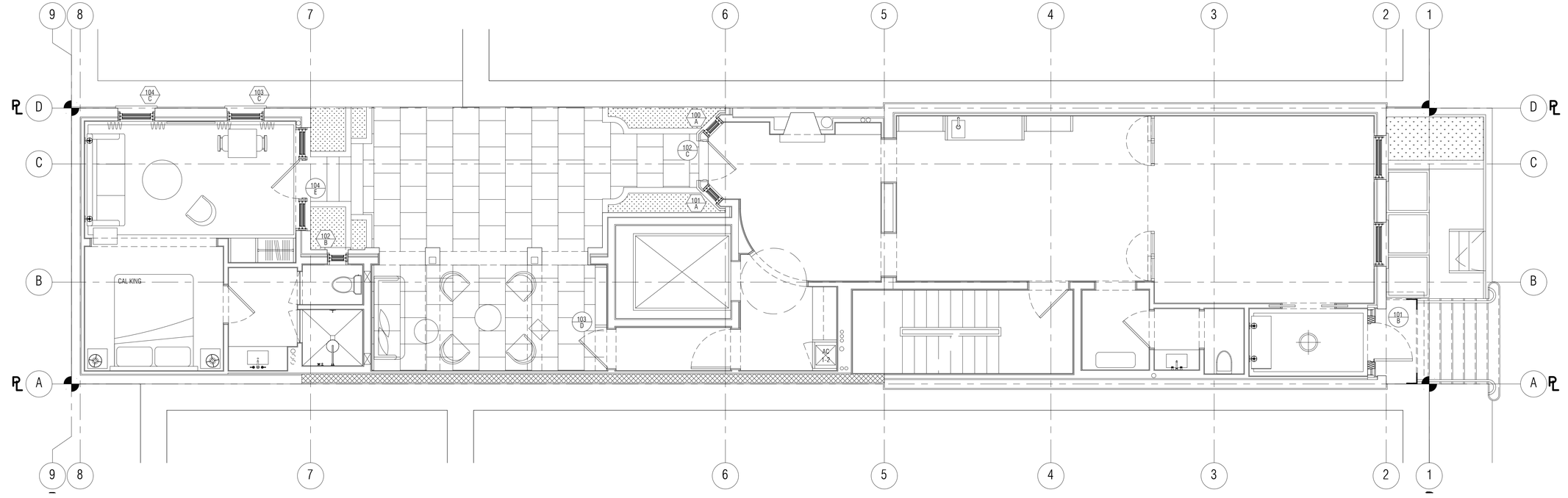
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EXISTING PLAN

1ST FLOOR



PROPOSED PLAN

1ST FLOOR

JACOB DAY RESIDENCE

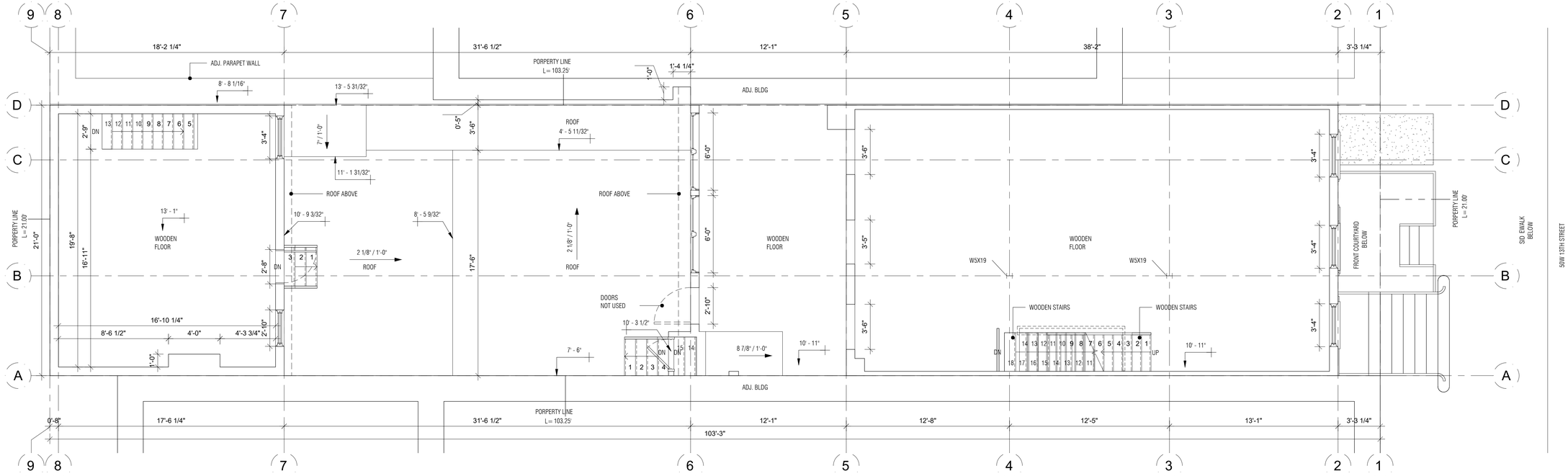
Allen Philip

EXISTING & PROPOSED FLOOR PLANS

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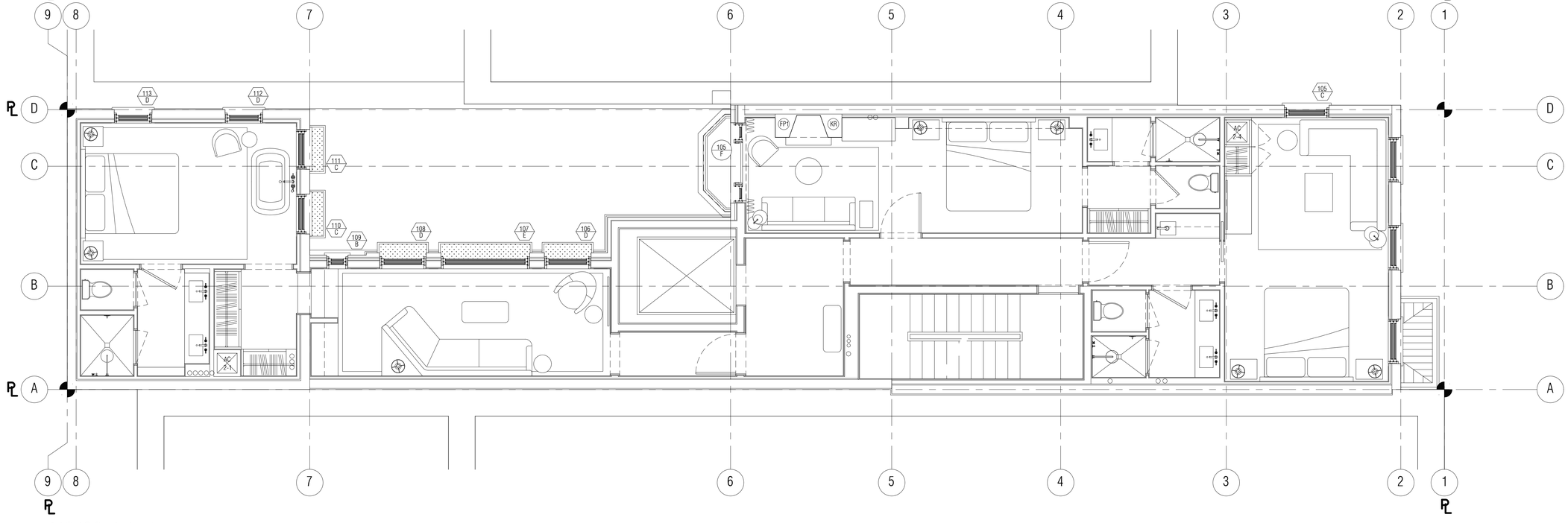
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EXISTING PLAN

2ND FLOOR



PROPOSED PLAN

2ND FLOOR

JACOB DAY RESIDENCE

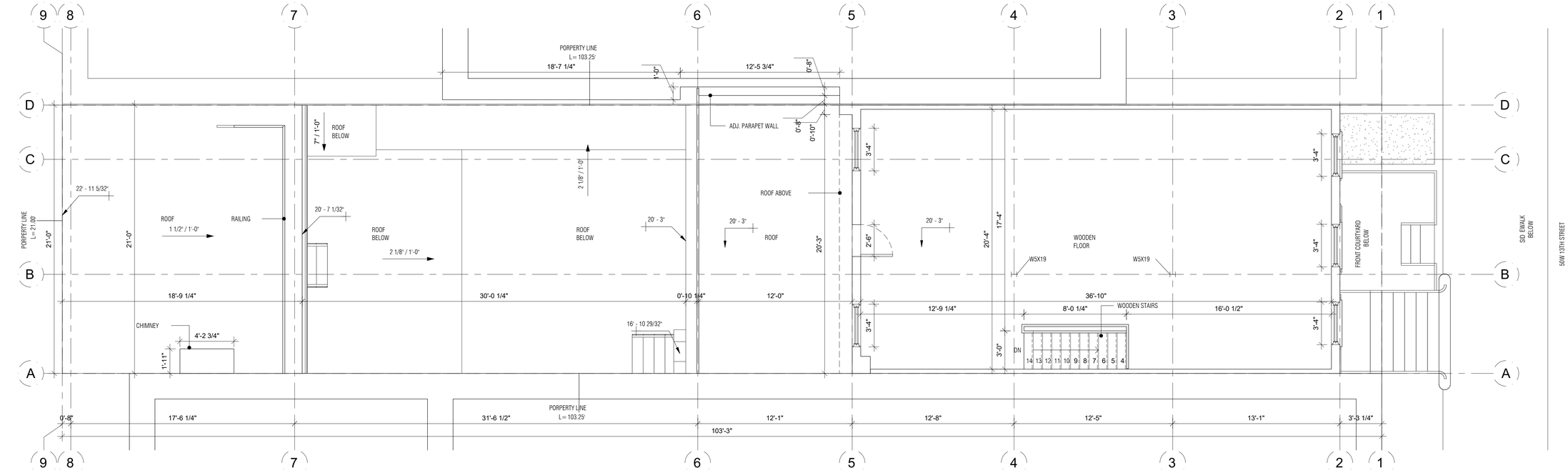
Allen Philip

EXISTING & PROPOSED FLOOR PLANS

Scale: $\frac{1}{4}$"=1'-0"

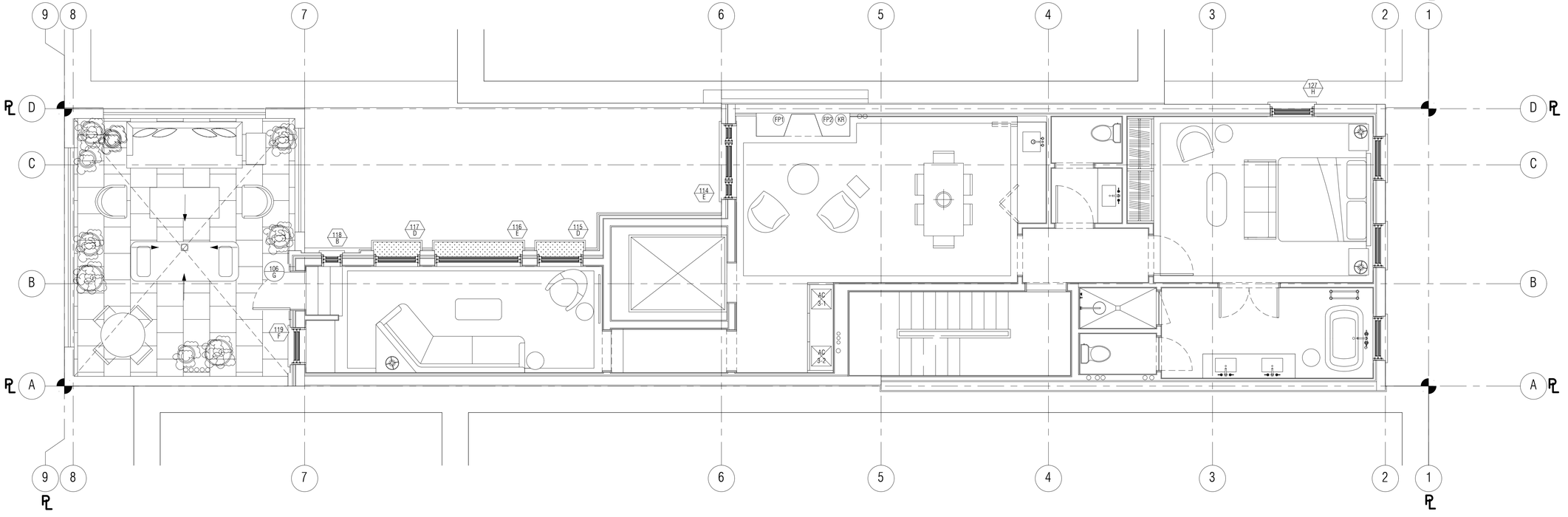
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EXISTING PLAN

3RD FLOOR



PROPOSED PLAN

3RD FLOOR

JACOB DAY RESIDENCE

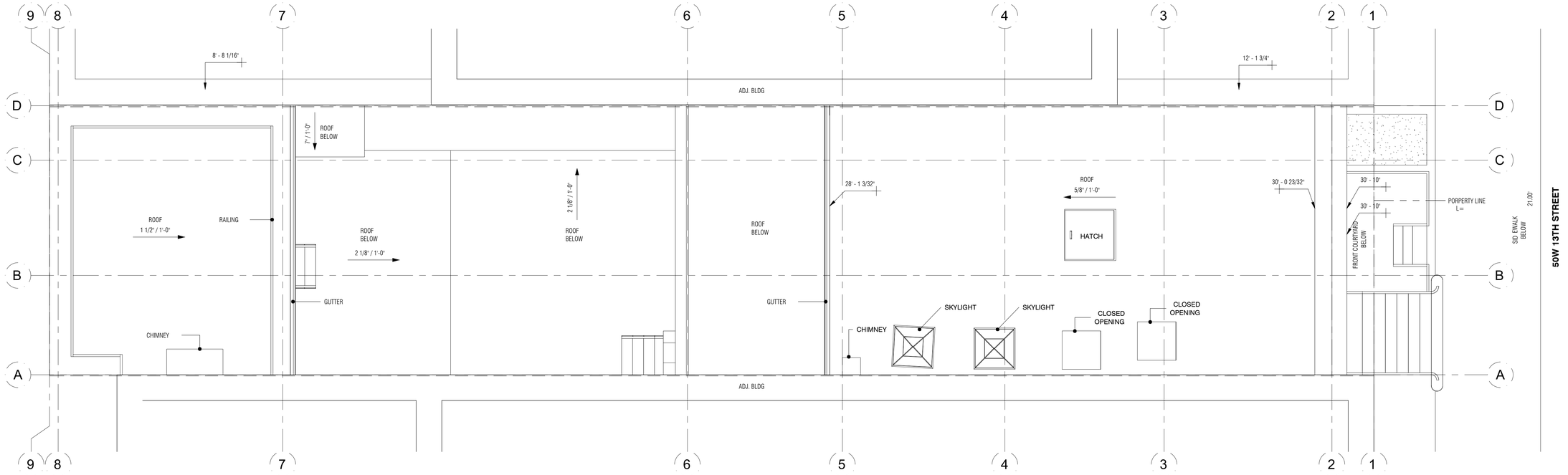
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EXISTING & PROPOSED FLOOR PLANS

Scale: $\frac{1}{4}$"=1'-0"

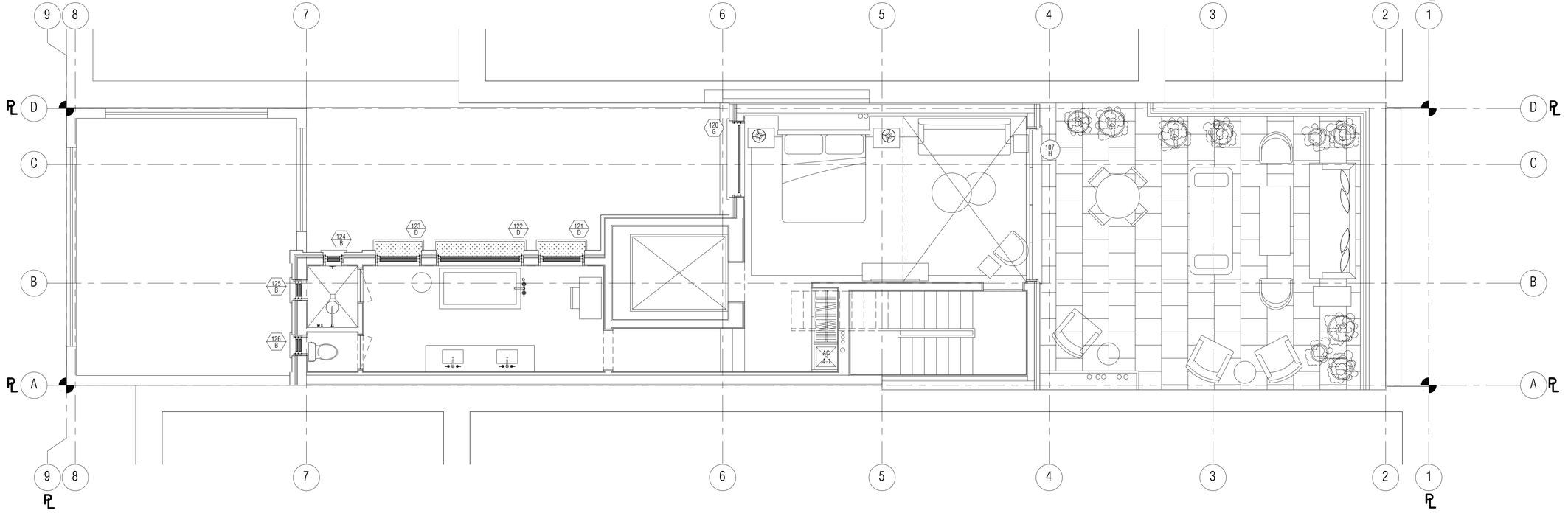
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EXISTING PLAN

ROOF



PROPOSED PLAN

4TH FLOOR

JACOB DAY RESIDENCE

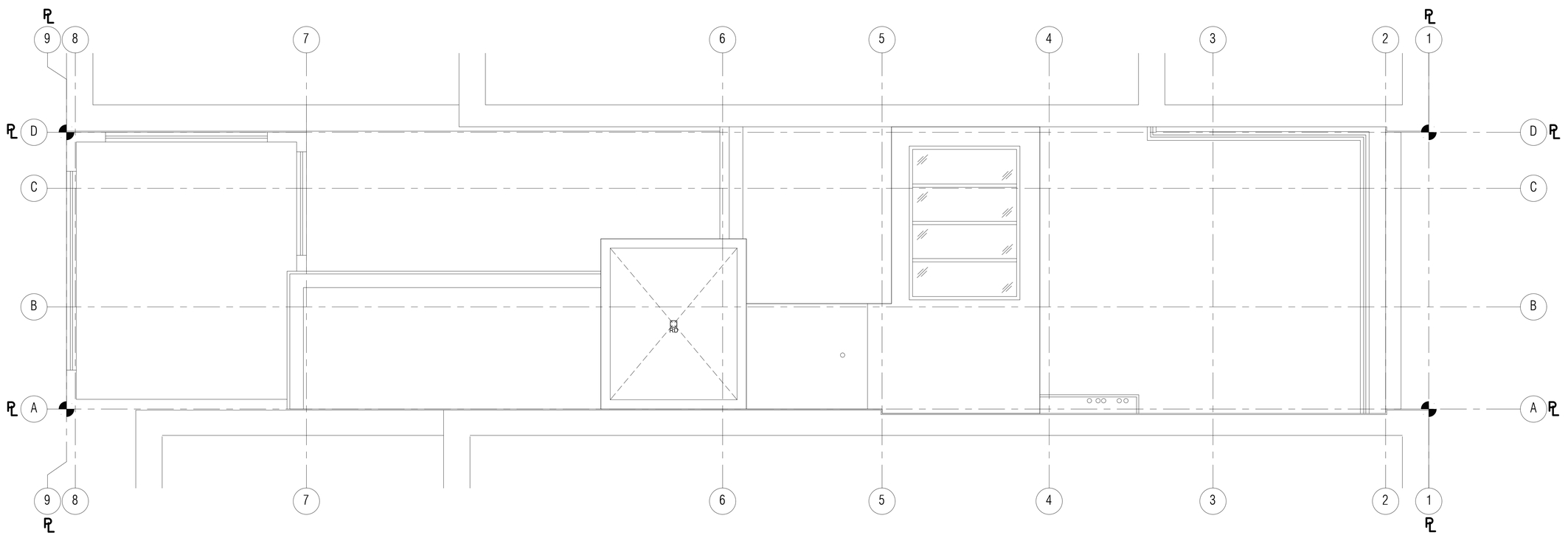
Allen Philip

EXISTING & PROPOSED FLOOR PLANS

Scale: $\frac{1}{4}$"=1'-0"

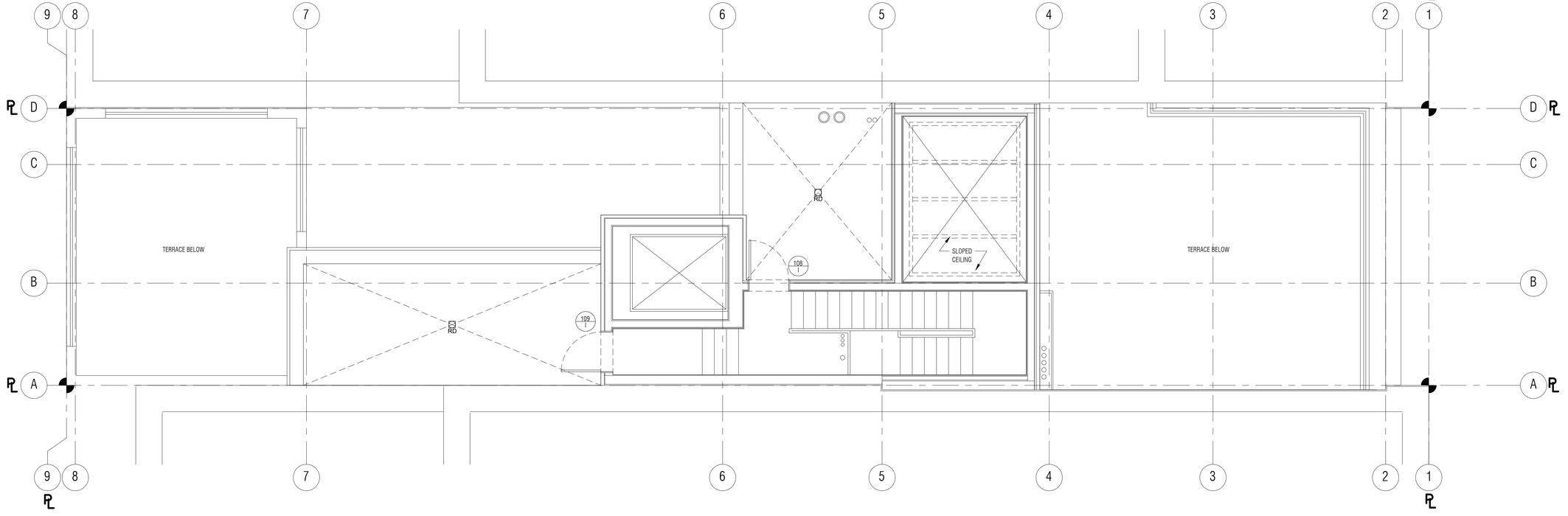
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PROPOSED PLAN

ROOF



PROPOSED PLAN

INTERIOR ROOF

JACOB DAY RESIDENCE

Allen Philip

PROPOSED FLOOR PLANS

Scale: $\frac{1}{4}$"=1'-0"

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