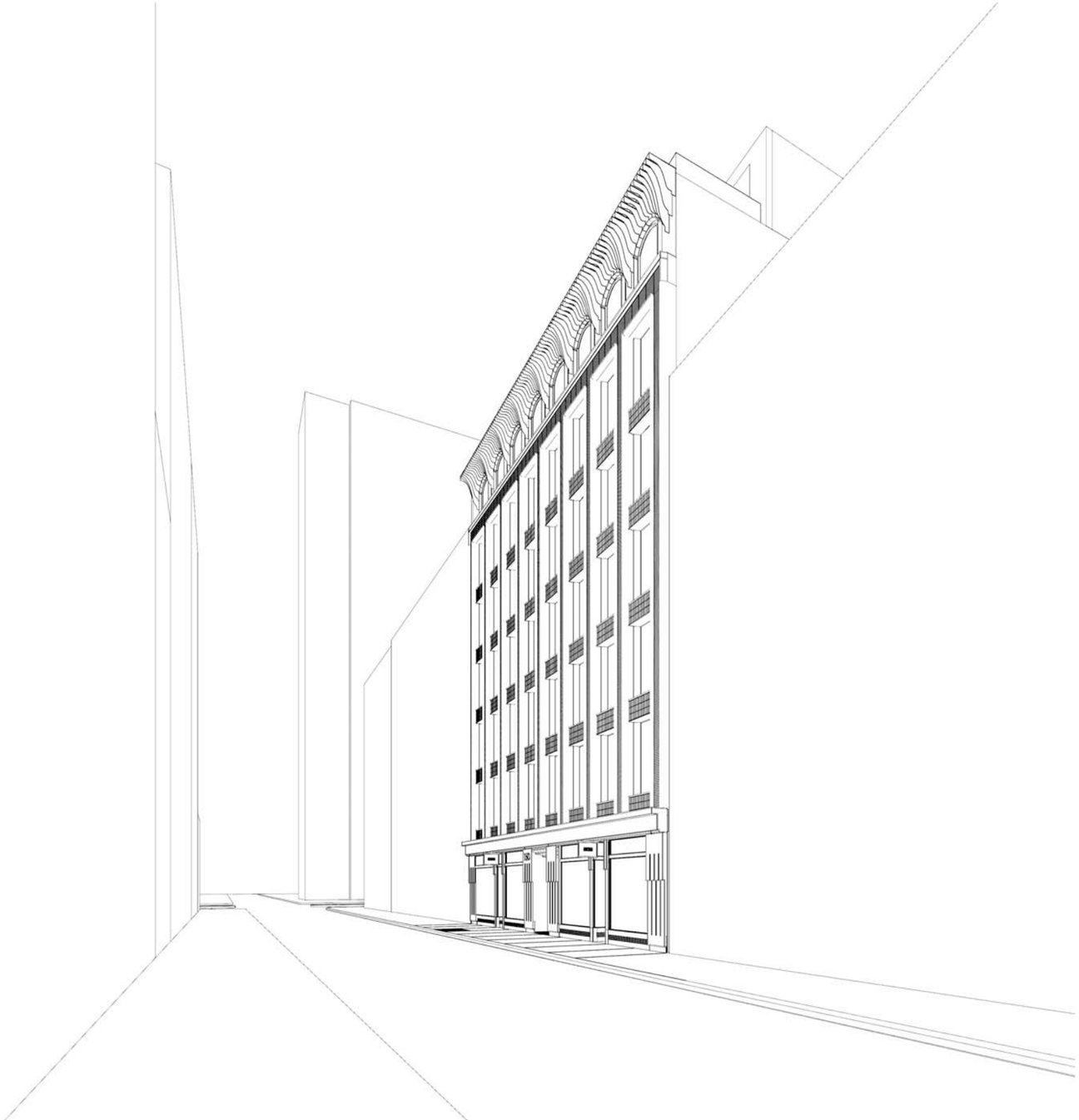
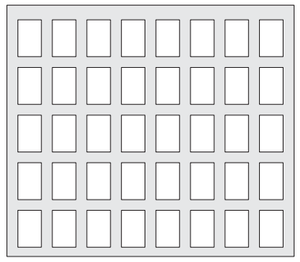
150
WOOSTER ST
NY, NY 10012

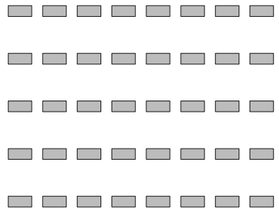


KUB HTO ARCHITECT

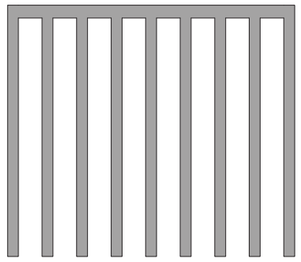
CONTEXTUAL MASONRY FACADE ELEMENTS



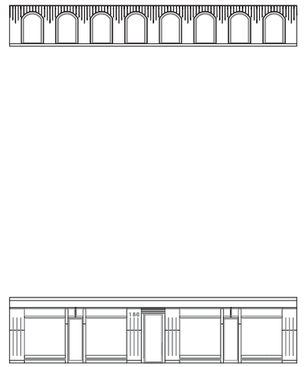
PUNCHED FENESTRATION



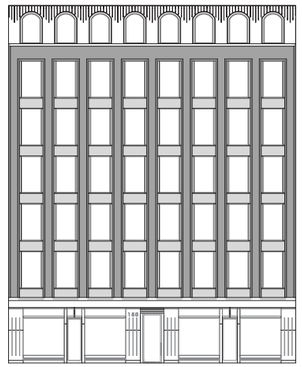
DEEP HORIZONTAL SPANDRELS



STRONG VERTICAL PIERS



CAST IRON BASE & CAP

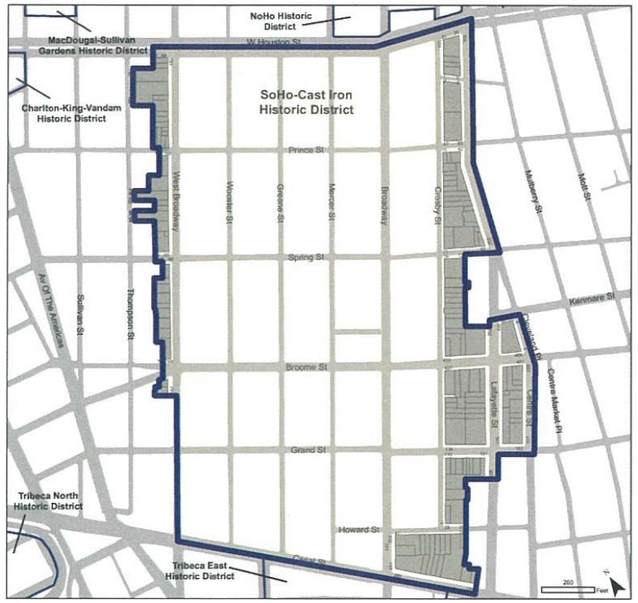


OVERALL BUILDING COMPOSITION

PROPOSED BUILDING | STREET VIEW

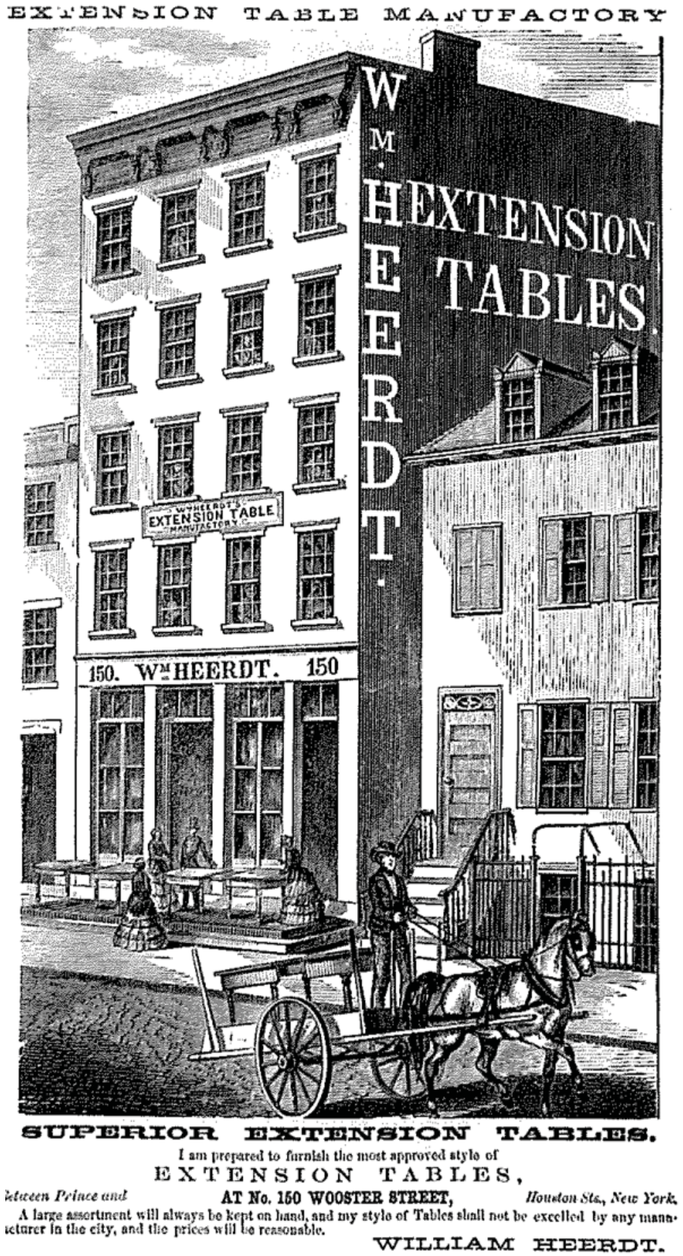
EXISTING SITE & LOCATION

VIEW OF 146-150 WOOSTER STREET

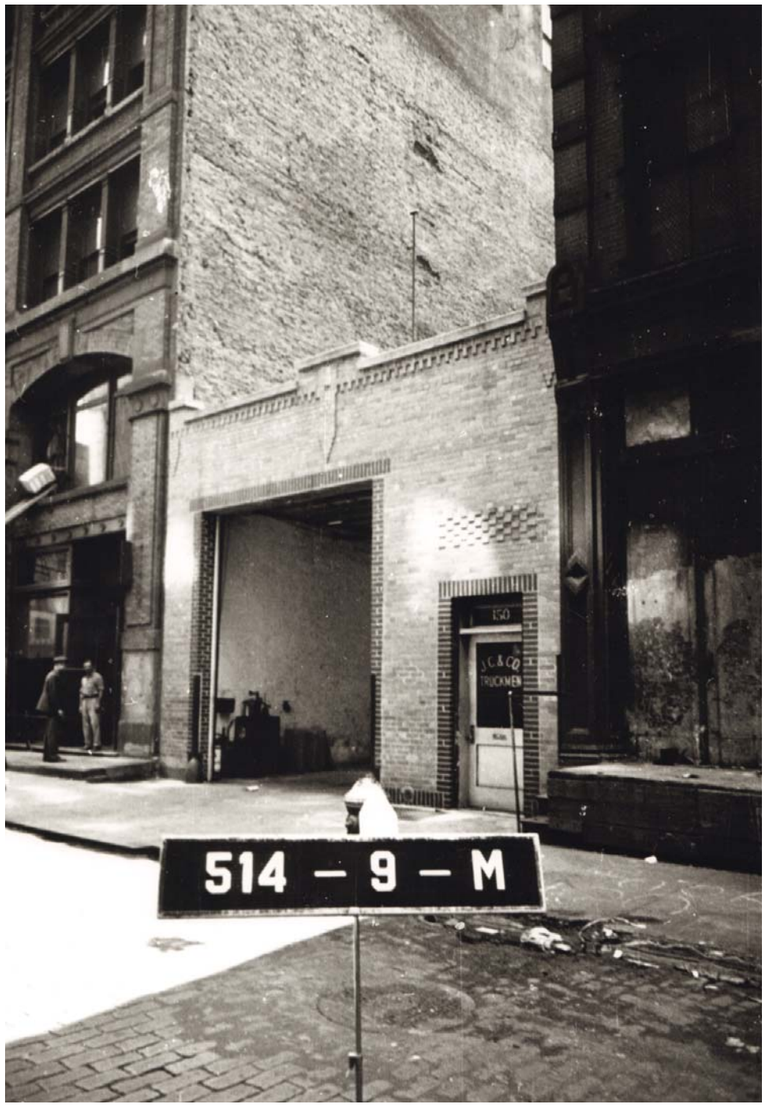


SOHO CAST IRON DISTRICT

SITE LOCATION (IN RED)



148-150 WOOSTER STREET | HISTORIC ENGRAVING



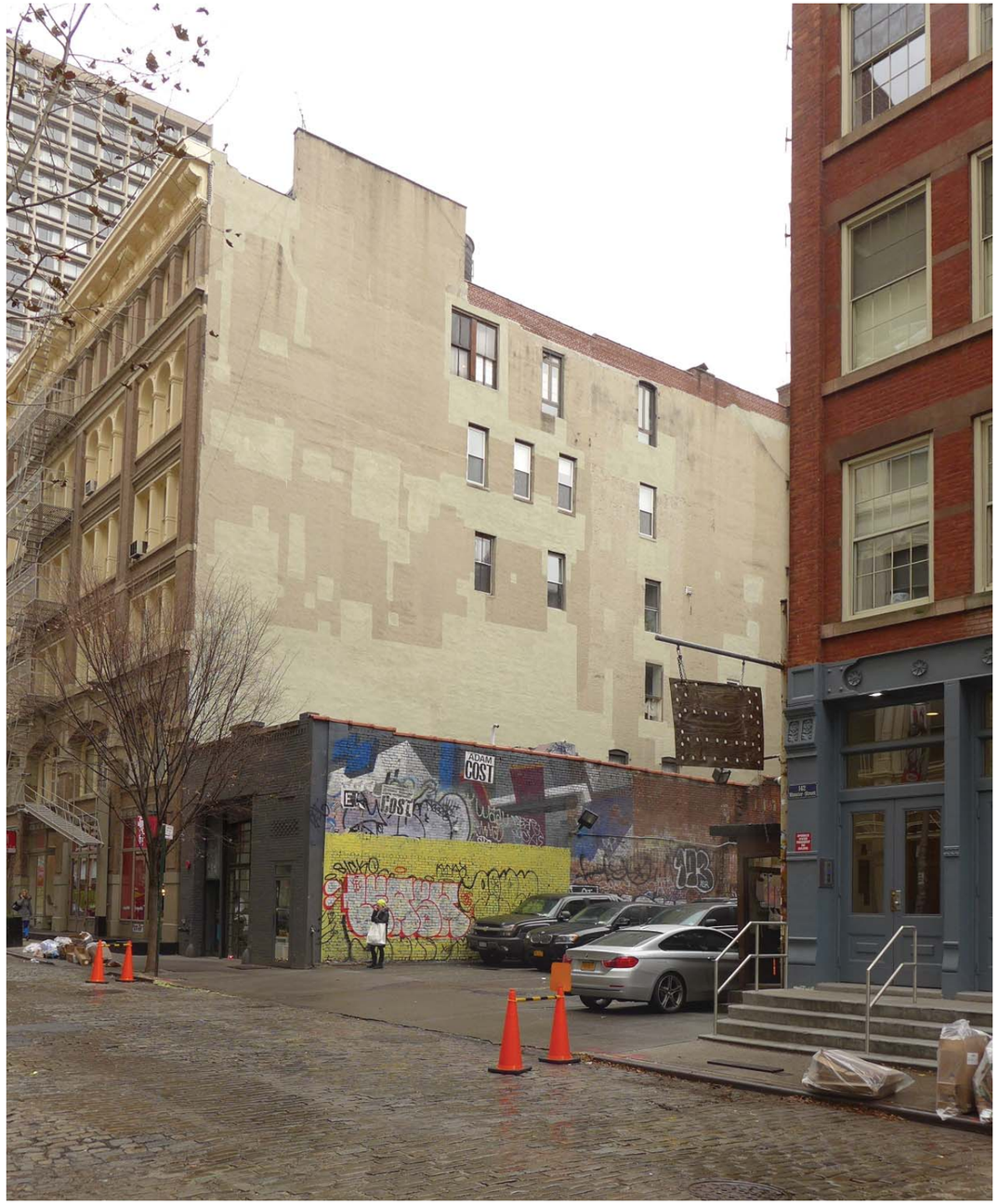
150 WOOSTER STREET | C. 1940 TAX PHOTO

146-148 WOOSTER STREET | C. 1940 TAX PHOTO

EXISTING SITE

SITE LOOKING NORTH FROM EAST SIDE OF WOOSTER ST

LPC DESIGNATION PHOTO | 1972



SITE FROM WEST SIDE OF WOOSTER | LOOKING NORTH EAST

PROPOSED BUILDING STREET VIEW | WEST SIDE OF WOOSTER BETWEEN 150 WOOSTER & HOUSTON | FACING SOUTH

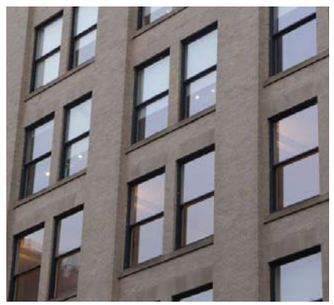
PRECEDENTS | DEEP DISH MASONRY

VERTICAL PIERS

DEEP SET WINDOWS

VARIED BRICK PATTERNS

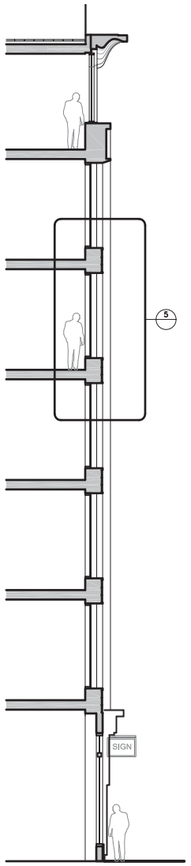
LAYERED SPANDREL & PIER WEAVING



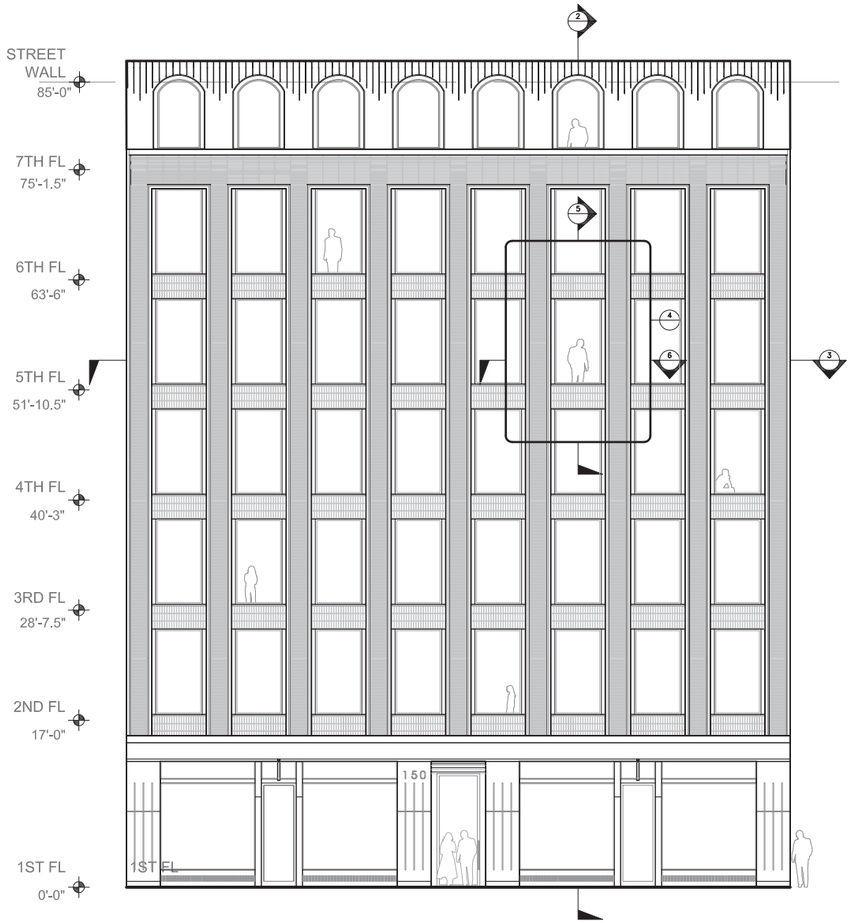
LIMESTONE & BRICK

CREAM COLORED FACADE

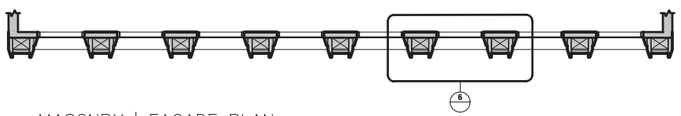
MASONRY | TYPICAL BAY



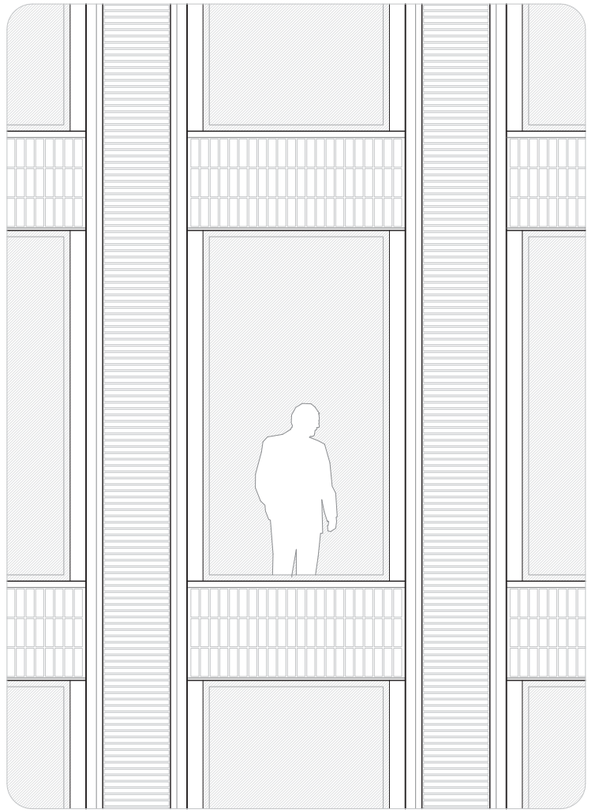
2 STREET WALL
Scale: $\frac{1}{16}$"=1'–0"



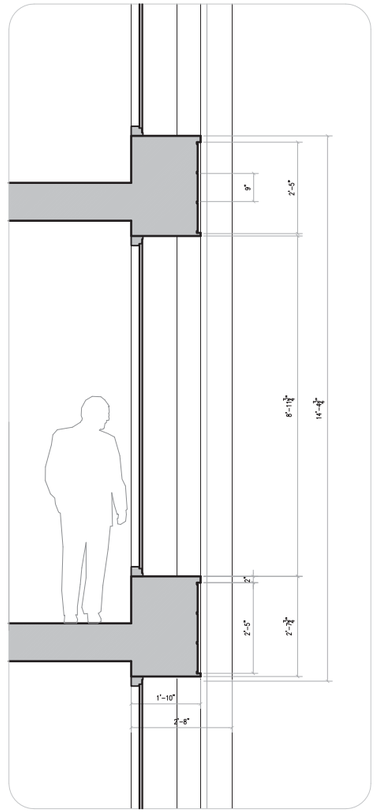
1 STREET WALL ELEVATION
Scale: $\frac{1}{16}$"=1'–0"



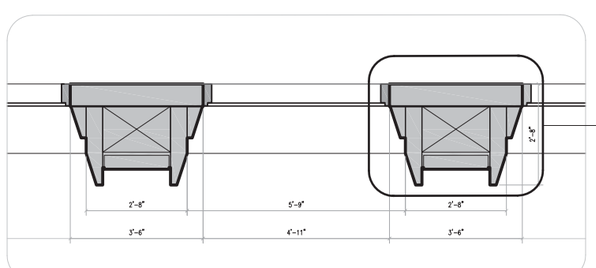
3 MASONRY | FACADE PLAN
Scale: $\frac{1}{16}$"=1'–0"



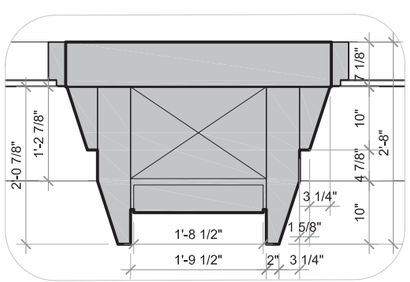
4 MASONRY | TYPICAL BAY ELEVATION
Scale: $\frac{1}{4}$"=1'–0"



5 MASONRY | TYPICAL BAY SECTION
Scale: $\frac{1}{4}$"=1'–0"



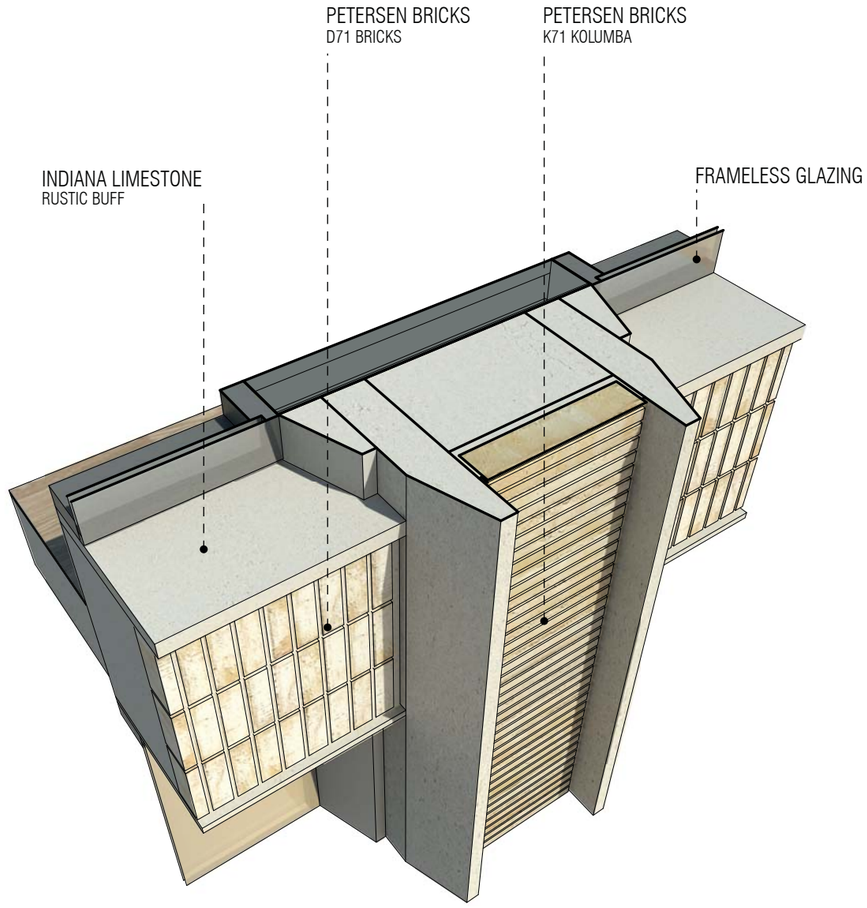
6 MASONRY | TYPICAL BAY PLAN
Scale: $\frac{1}{4}$"=1'–0"



7 MASONRY | TYPICAL PIER PLAN
Scale: $\frac{1}{2}$"=1'–0"

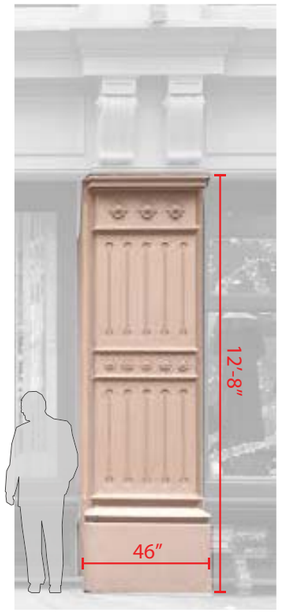
MASONRY | TYPICAL BAY

MASONRY BAY



MASONRY PIER | CUT AWAY PERSPECTIVE

PRECEDENTS | CAST IRON BASE & STOREFRONT



LARGE PILASTERS | 120 WOOSTER

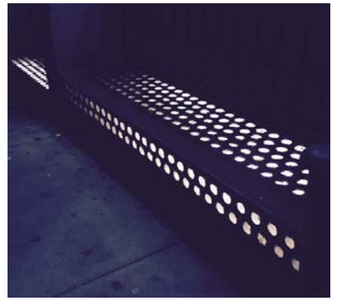
PROMINENT EDGE & CENTER PILASTERS | 103 GREENE

CAST IRON BASE & MASONRY CONNECTION | 66 MERCER (T) 159 MERCER (B)

PILASTER DETAILS IN RELIEF

PROMINENT ENTABLATURE | 131 MERCER (L), 471 W BROADWAY (R)

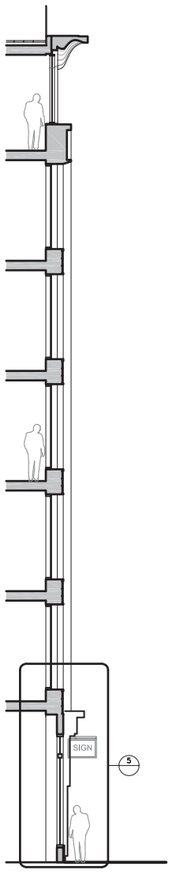
LOWER PRISM LIGHT



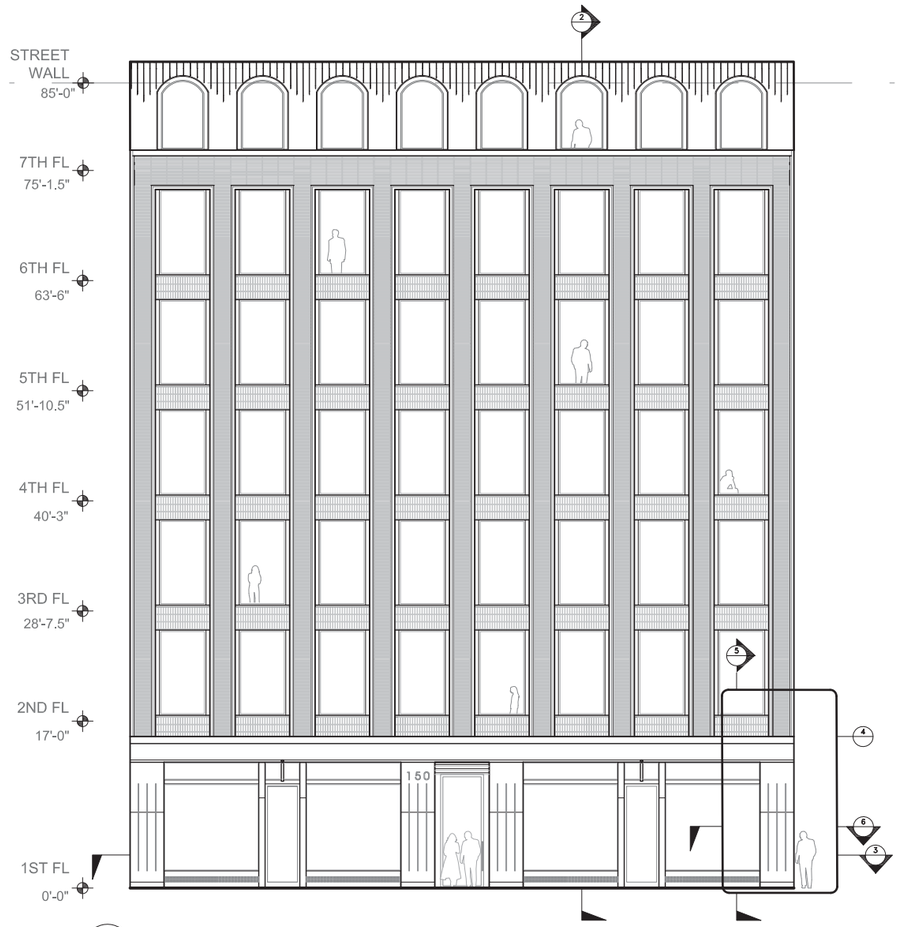
CAST IRON RIBBON

416-420 BROOME STREET

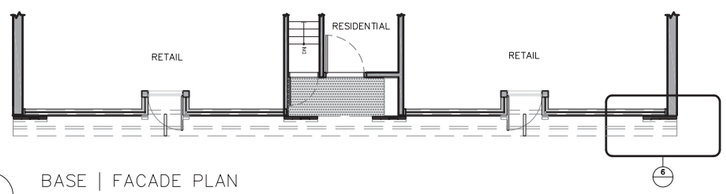
CAST IRON BASE & STOREFRONT



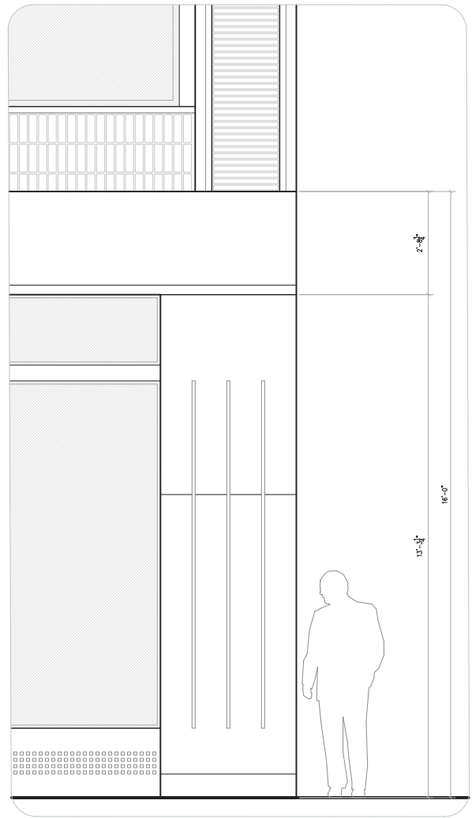
2 STREET WALL
Scale: $\frac{1}{16}$"=1'–0"



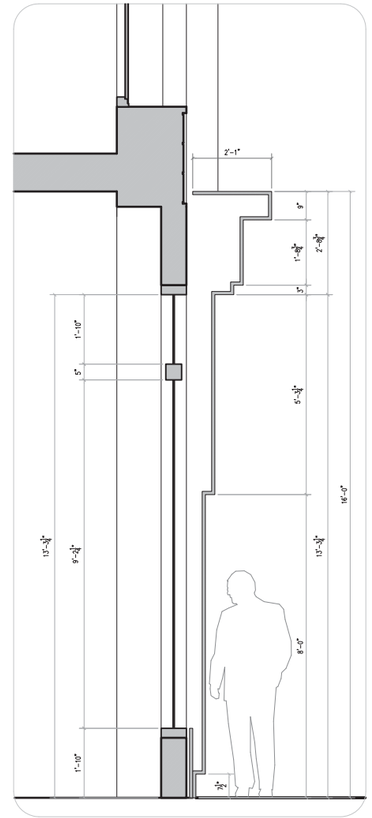
1 STREET WALL ELEVATION
Scale: $\frac{1}{16}$"=1'–0"



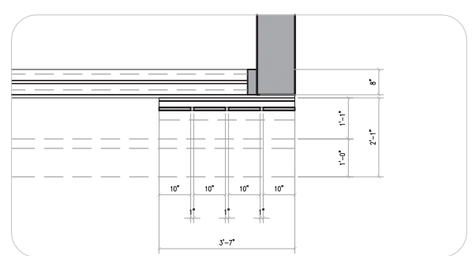
3 BASE | FACADE PLAN
Scale: $\frac{1}{16}$"=1'–0"



4 BASE | TYPICAL BAY ELEVATION
Scale: $\frac{1}{4}$"=1'–0"

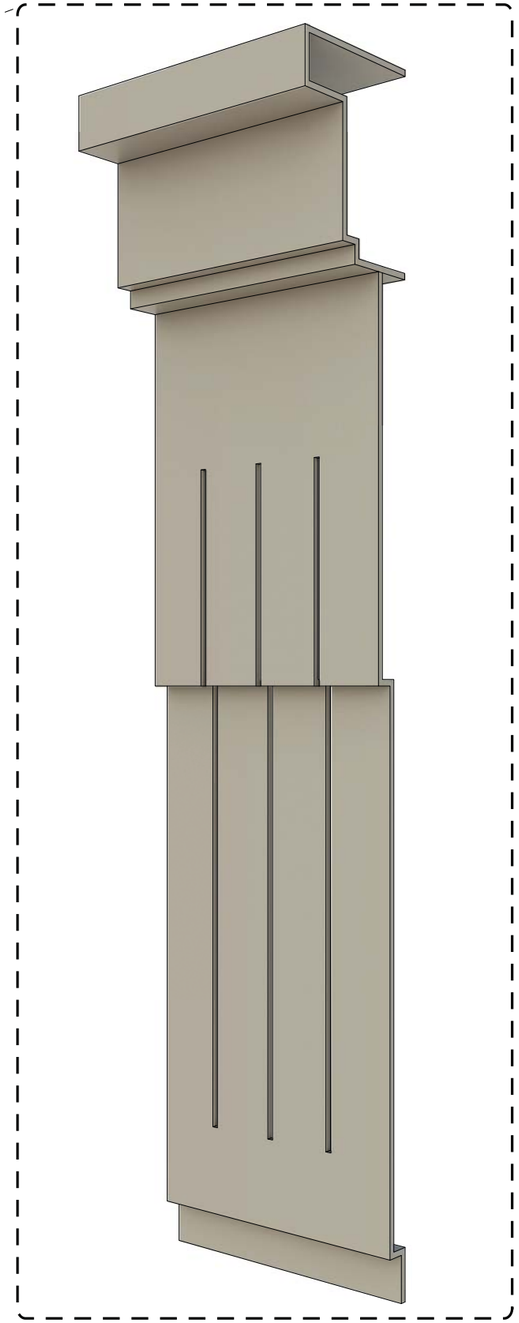


5 BASE | TYPICAL BAY SECTION
Scale: $\frac{1}{4}$"=1'–0"



6 BASE | TYPICAL BAY PLAN
Scale: $\frac{1}{4}$"=1'–0"

CAST IRON BASE & STOREFRONT



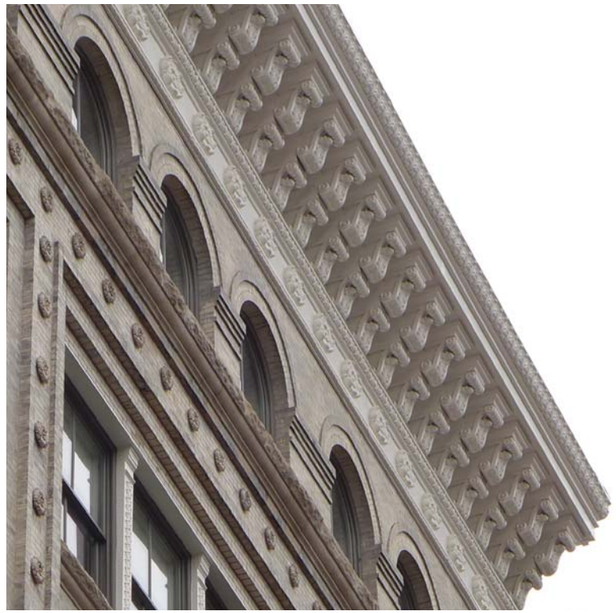
PRECEDENTS | CAST IRON CORNICE

CORNICE PROFILE OVERHANGS

CORNICE DETAIL OVER PIER

CORNICE DETAIL OVER PIER | FRONT & SIDE VIEW

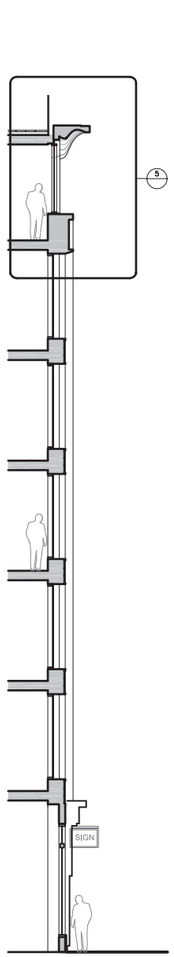
ARCHED WINDOW WITHIN CAP CONDITION



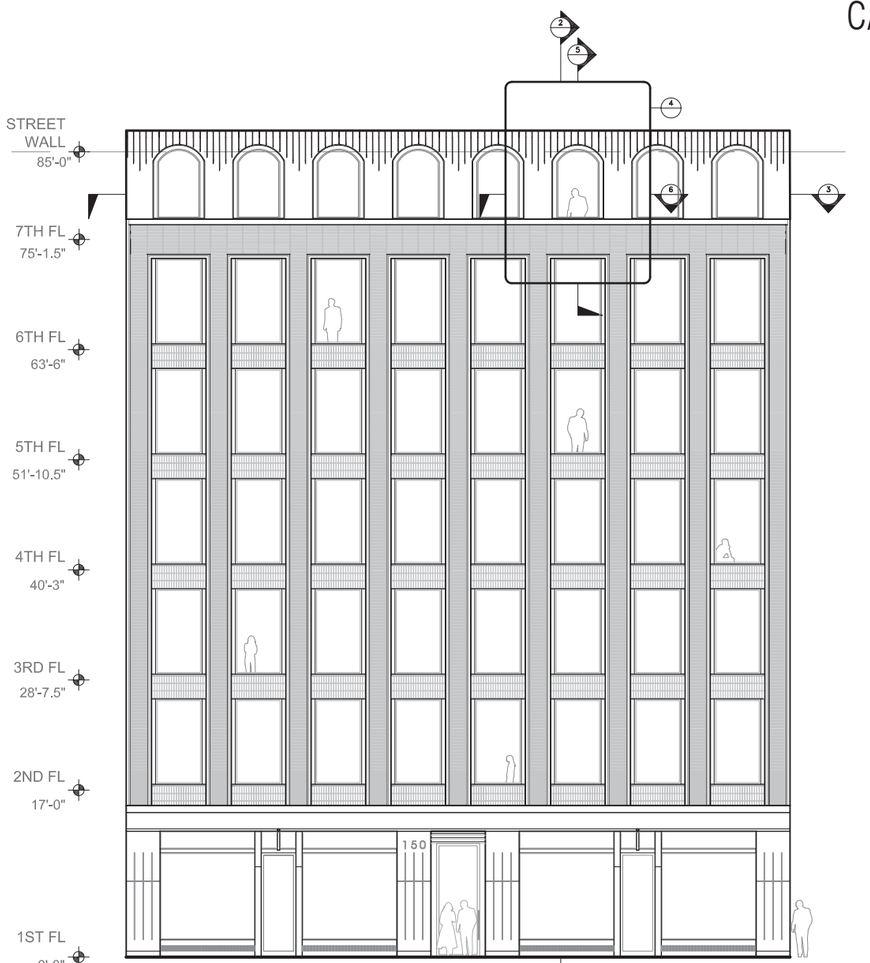
ARCHED WINDOWS & CORNICE

ARCHED WINDOWS & CORNICE

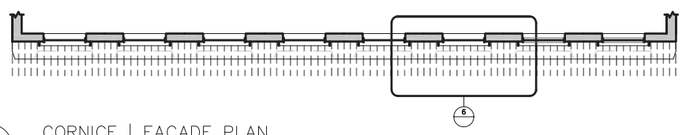
CAST IRON CORNICE



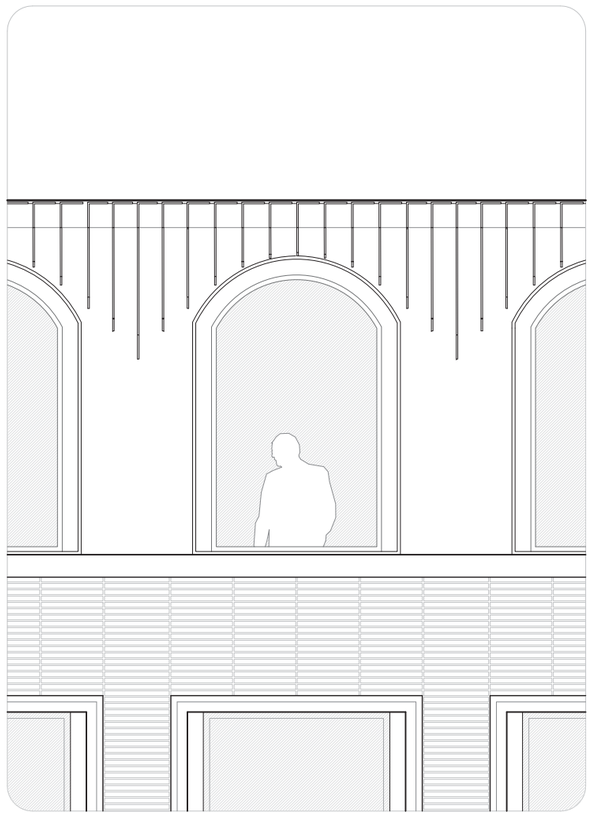
2 STREET WALL
Scale: 1/16"=1'–0"



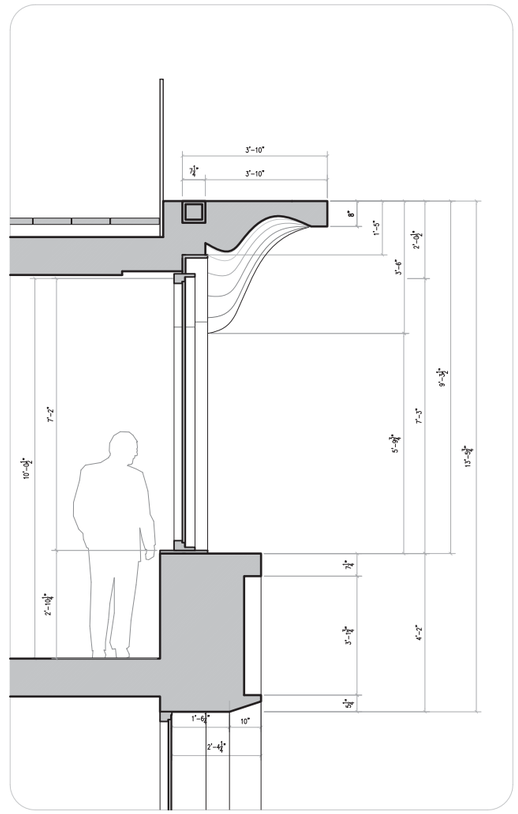
1 STREET WALL ELEVATION
Scale: 1/16"=1'–0"



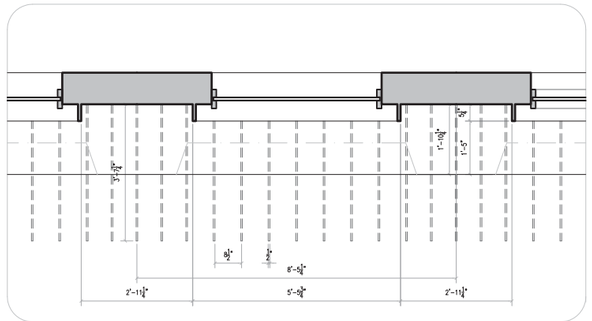
3 CORNICE | FACADE PLAN
Scale: 1/16"=1'–0"



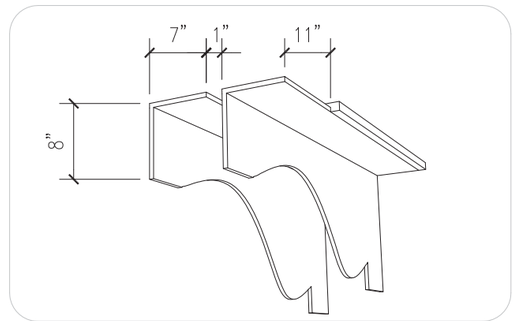
4 CORNICE | TYPICAL BAY ELEVATION
Scale: 1/4"=1'–0"



5 CORNICE | TYPICAL BAY SECTION
Scale: 1/4"=1'–0"

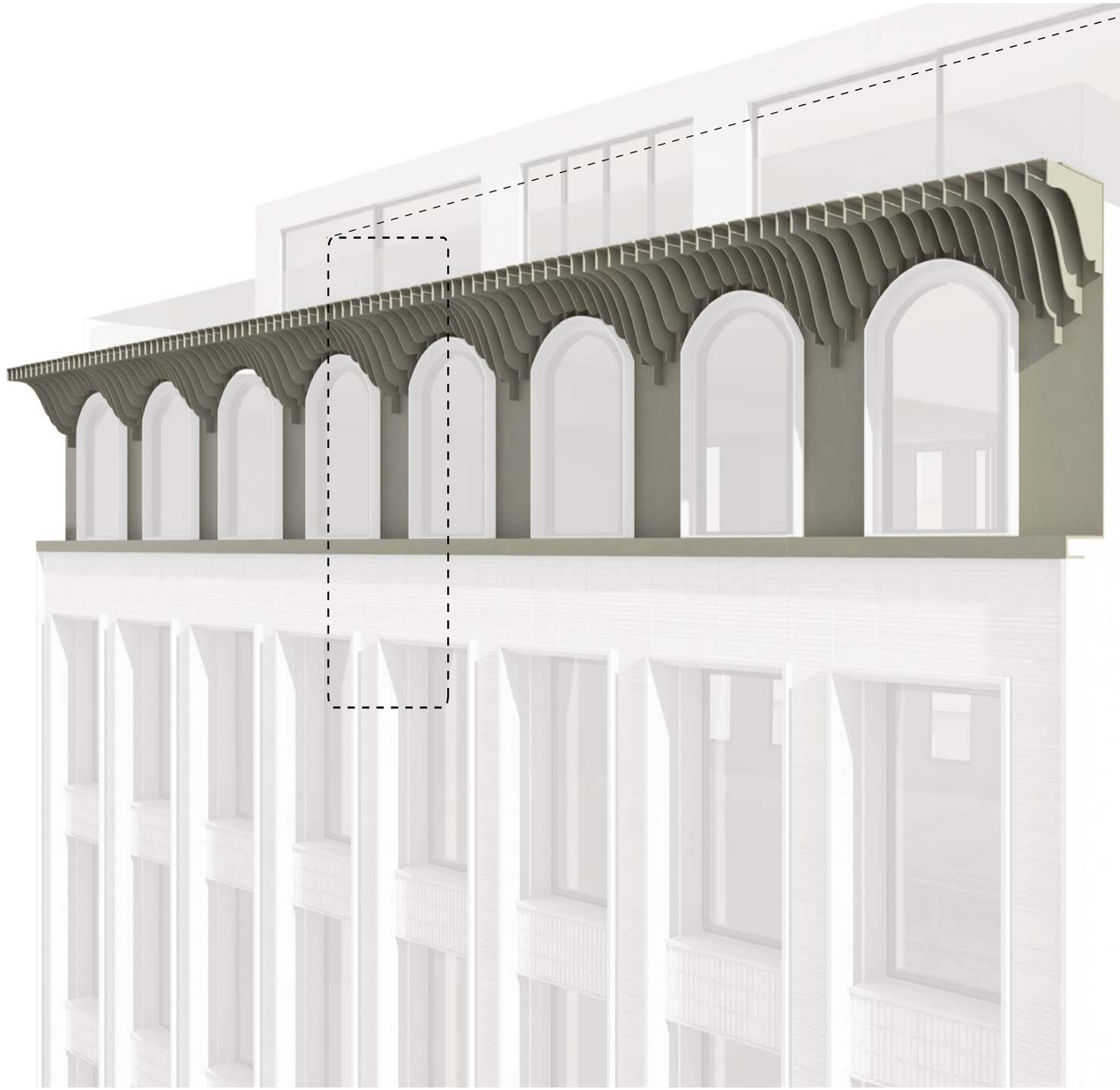


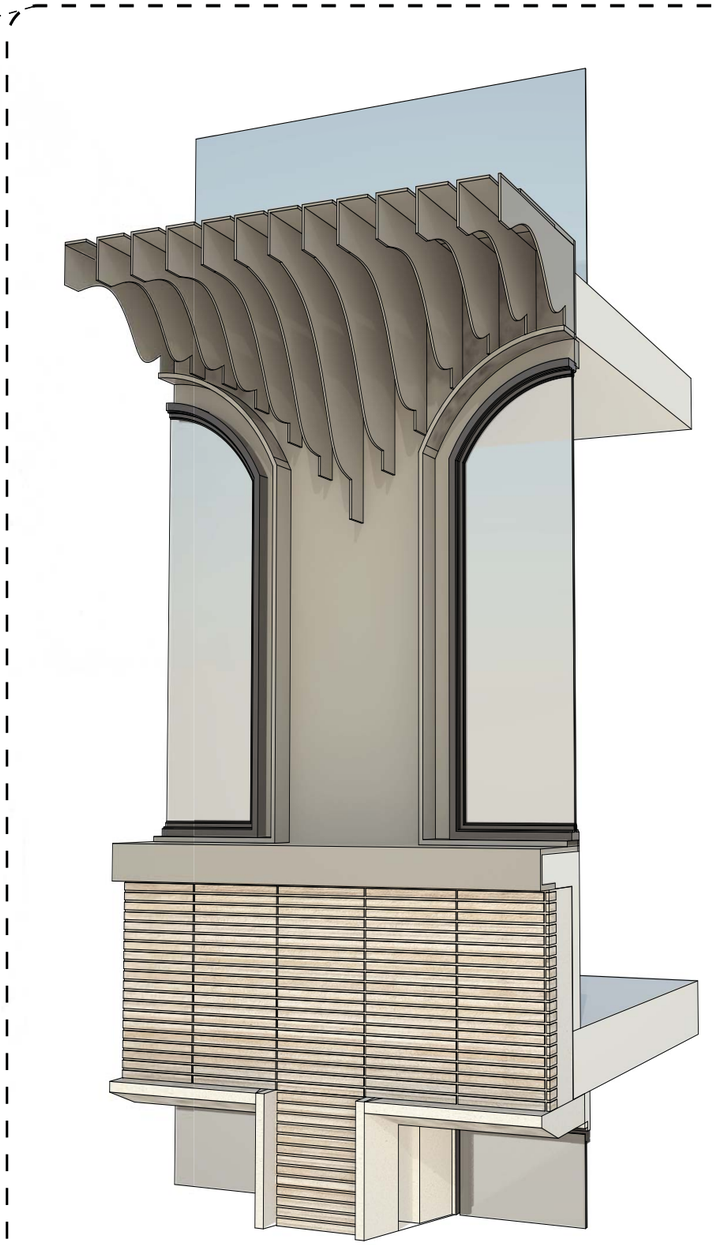
6 CORNICE | TYPICAL BAY PLAN
Scale: 1/4"=1'–0"

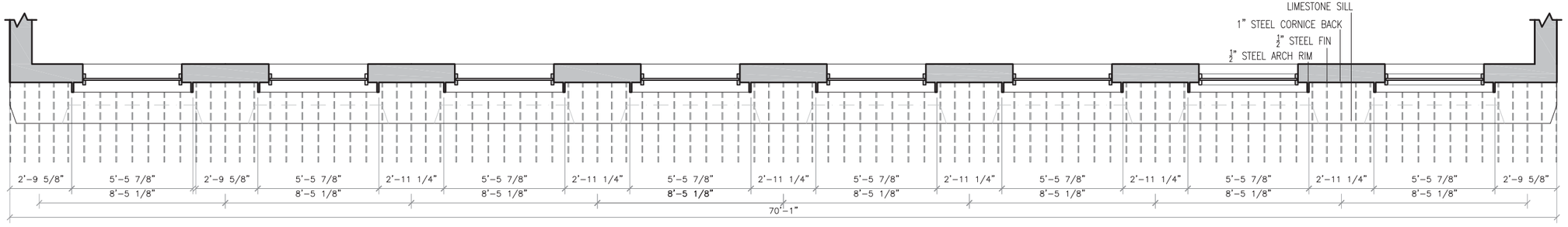


7 CORNICE | TYPICAL FIN

CAST IRON CORNICE

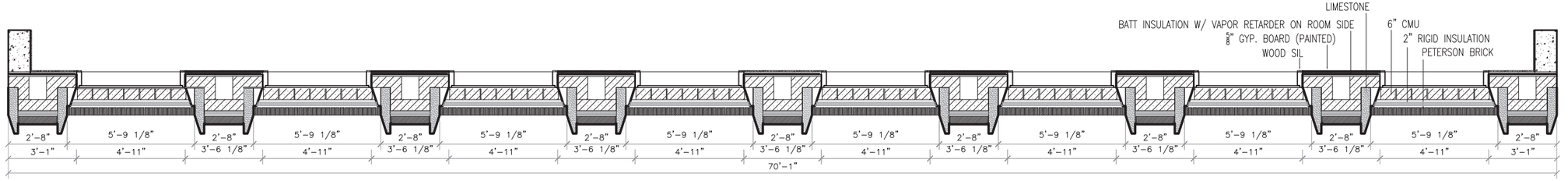






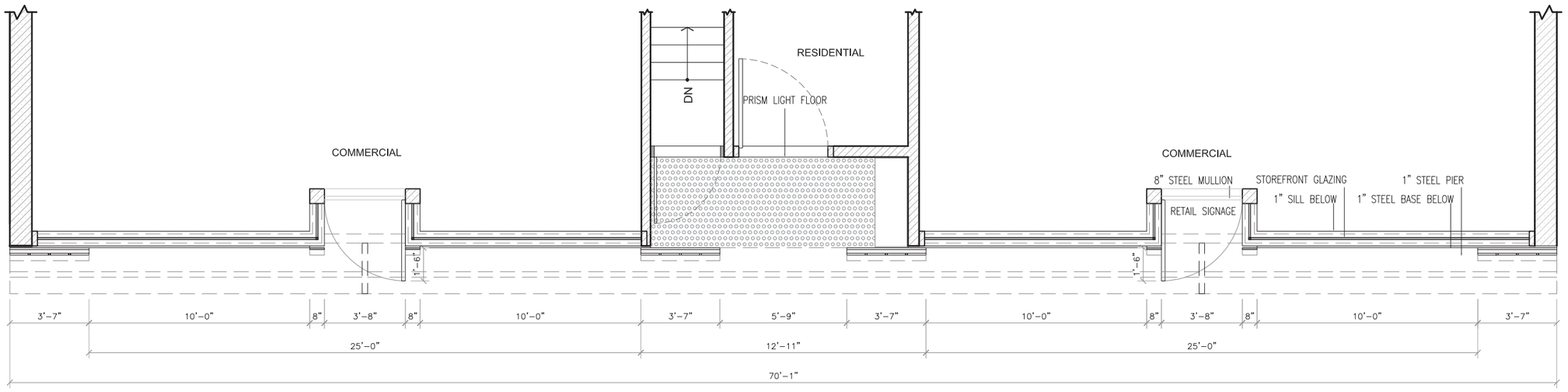
1 FACADE PLAN | CORNCIE | 7TH FLOOR

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



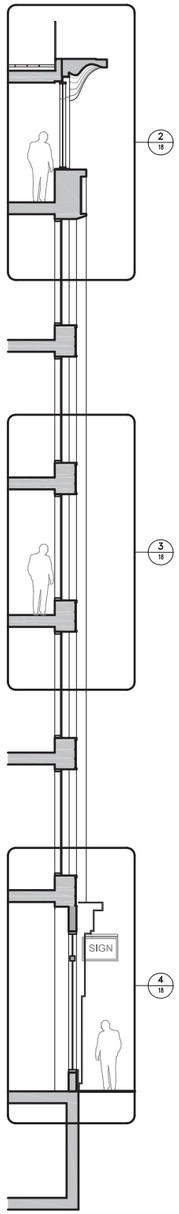
2 FACADE PLAN | TYPICAL MASONRY FLOOR | 2ND-6TH FLOOR

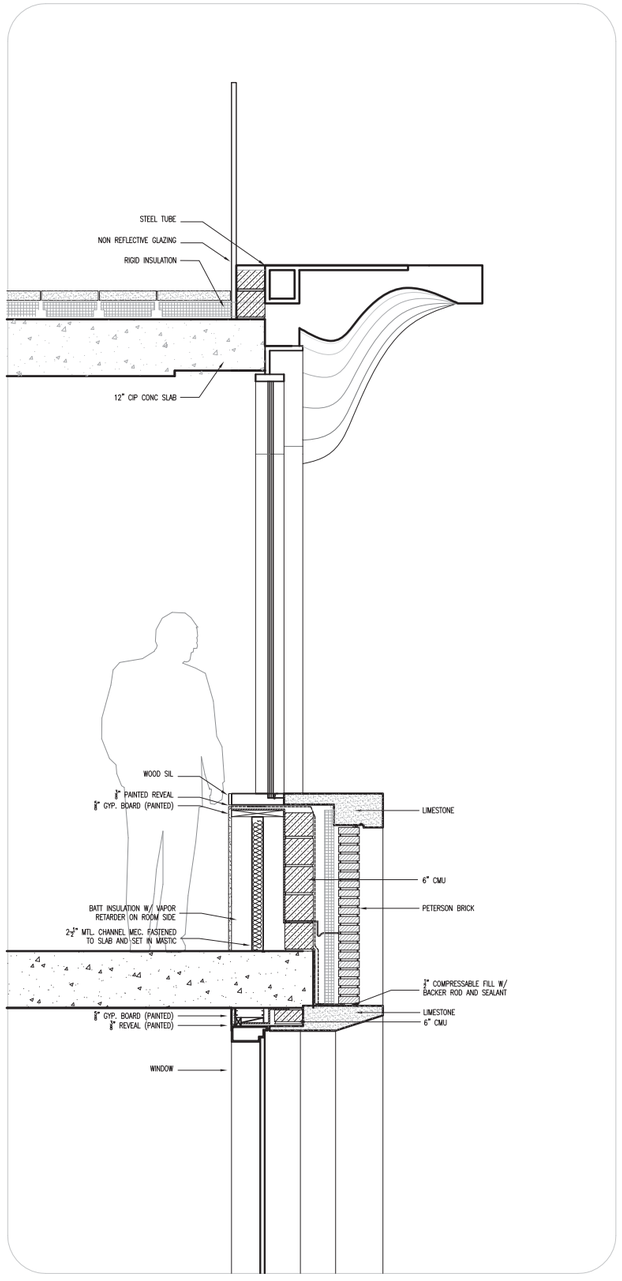
Scale: 3/16"=1'-0"

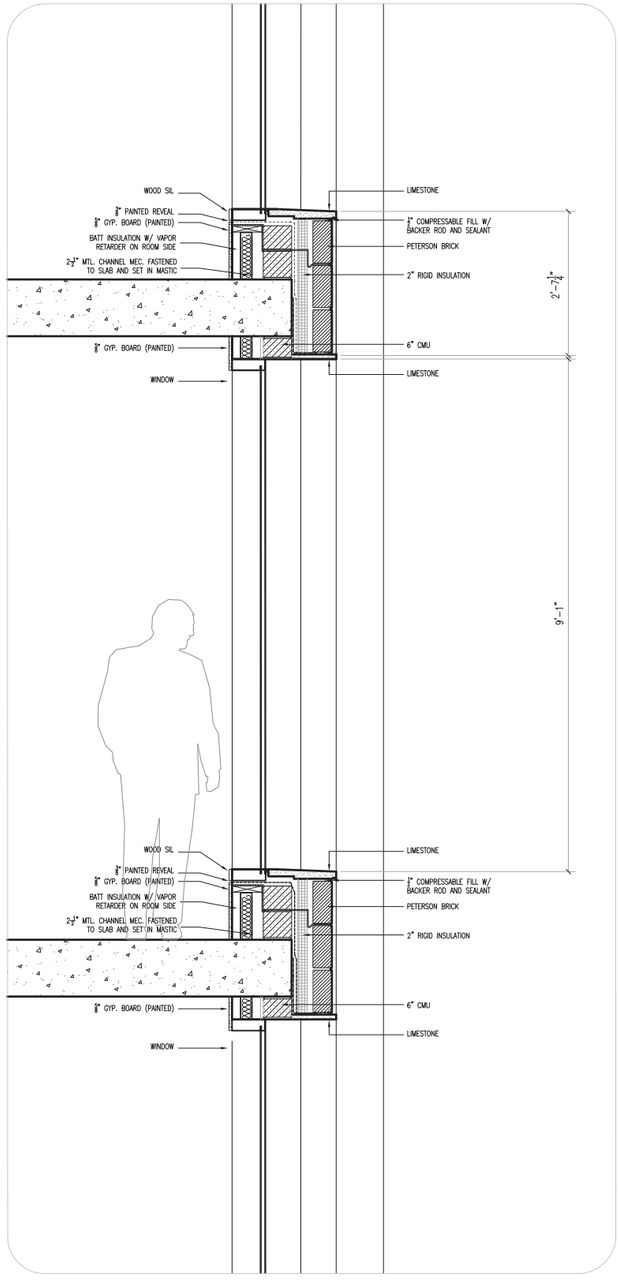


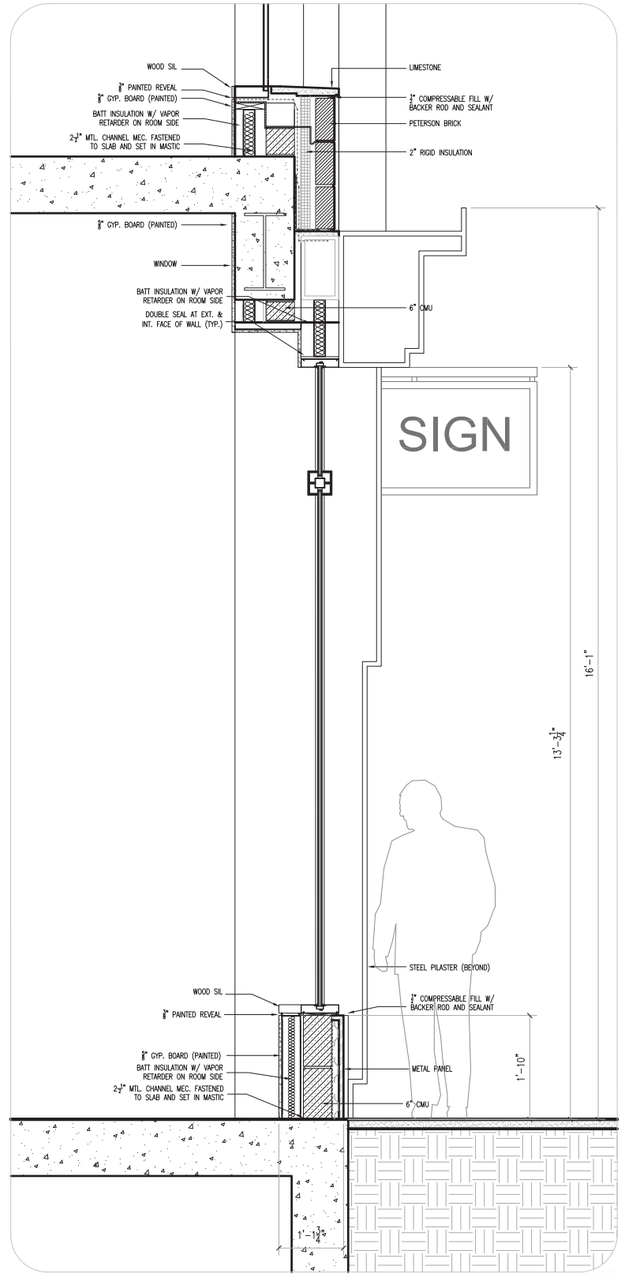
3 FACADE PLAN | CAST IRON BASE & STOREFRONT | 1ST FLOOR

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









1 STREET WALL
Scale: $\frac{5}{64}$"=1'-0"

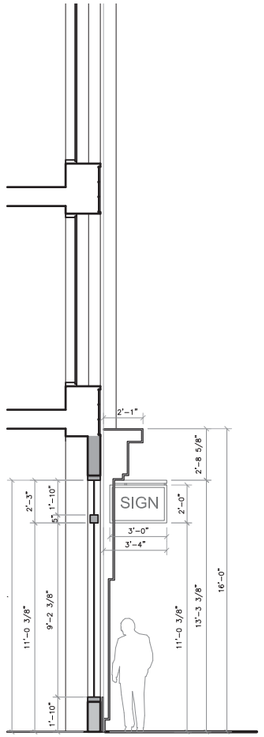
2 SECTION DETAIL | STEEL CORNICE
Scale: $\frac{3}{8}$"=1'-0"

3 SECTION DETAIL | TYPICAL MASONRY
Scale: $\frac{3}{8}$"=1'-0"

4 SECTION DETAIL | STEEL BASE & STOREFRONT
Scale: $\frac{3}{8}$"=1'-0"

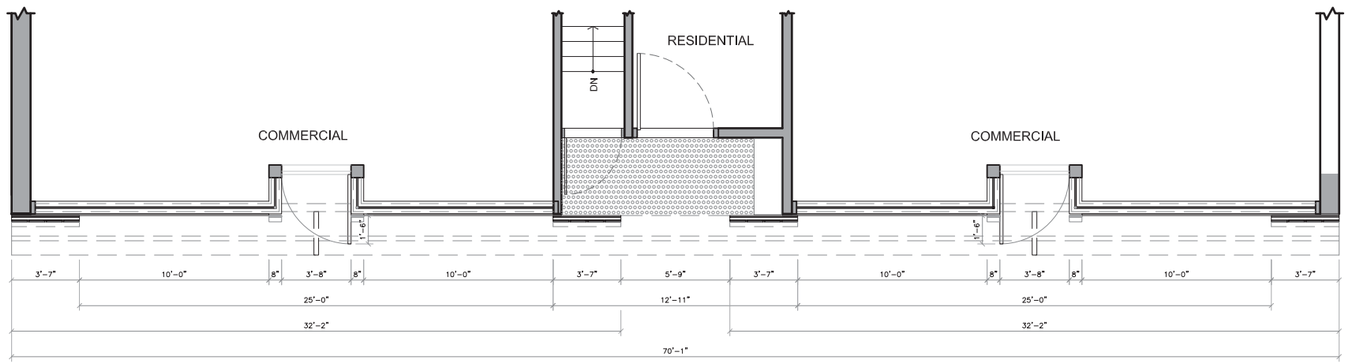
PROPOSED RETAIL STOREFRONT & SIGNAGE

PROPOSED RETAIL STOREFRONT & SIGNAGE



2 STOREFRONT SECTION
Scale: 1"=1'-0"

1 STOREFRONT ELEVATION
Scale: 1"=1'-0"

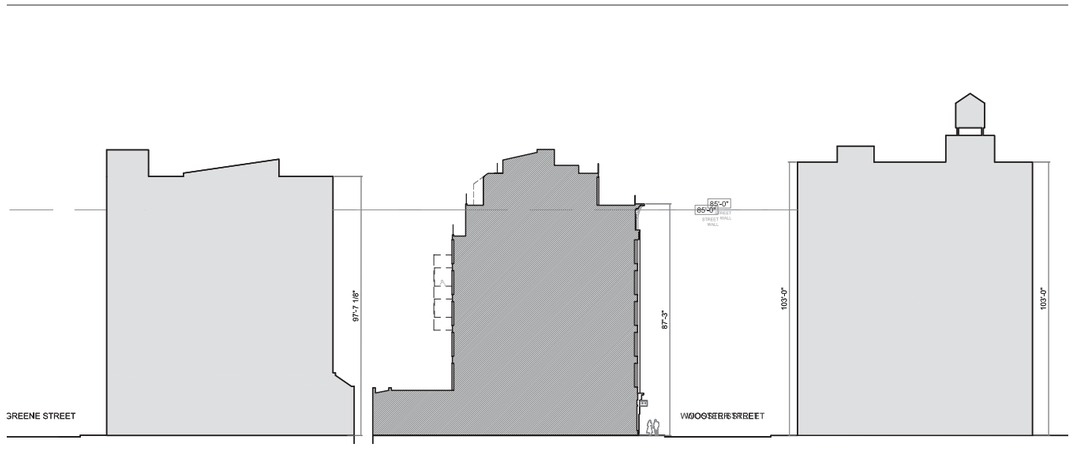


3 STOREFRONT PLAN
Scale: 1"=1'-0"

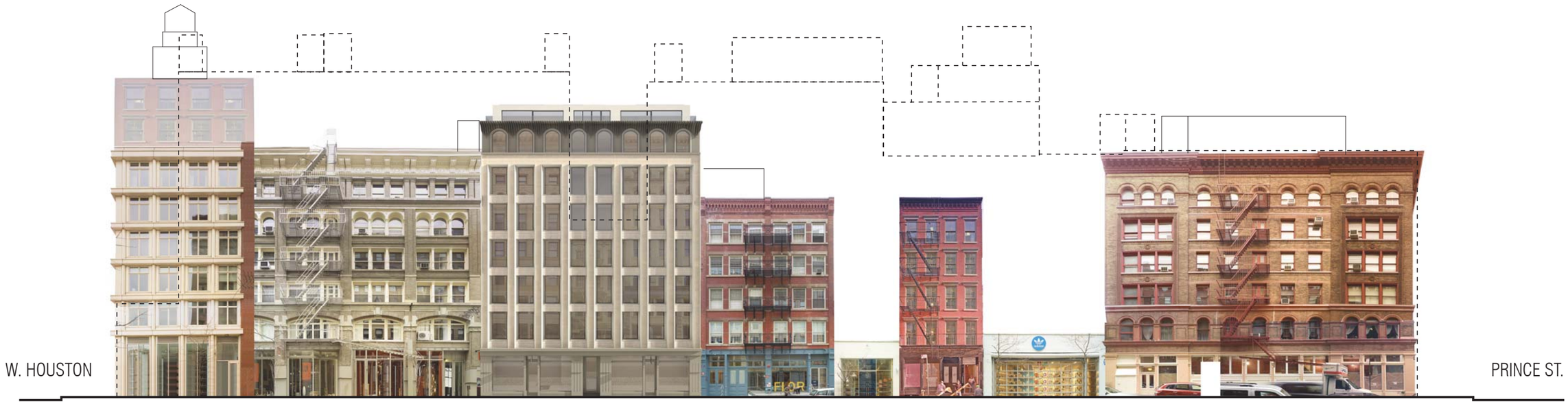
STREET WALL & BUILDING HEIGHT CONTEXT

EAST STREET WALL

WEST STREET WALL

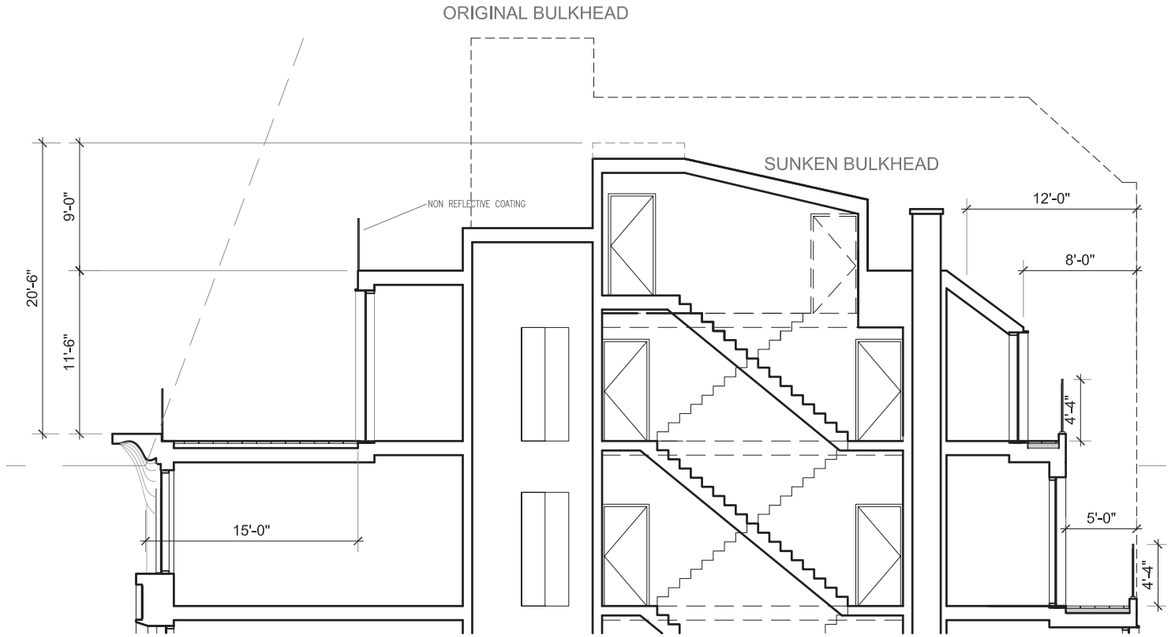


STREET WALL SECTON | LOOKING SOUTH

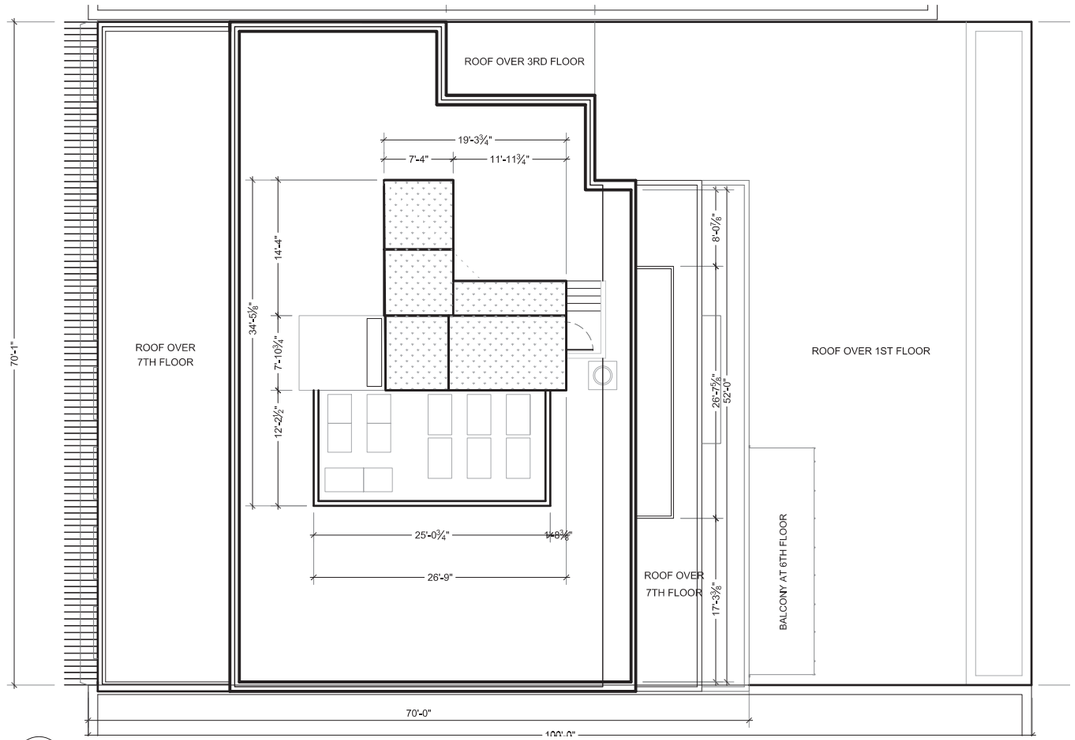


EAST & WEST STREET WALL ELEVATION COMPOSITE

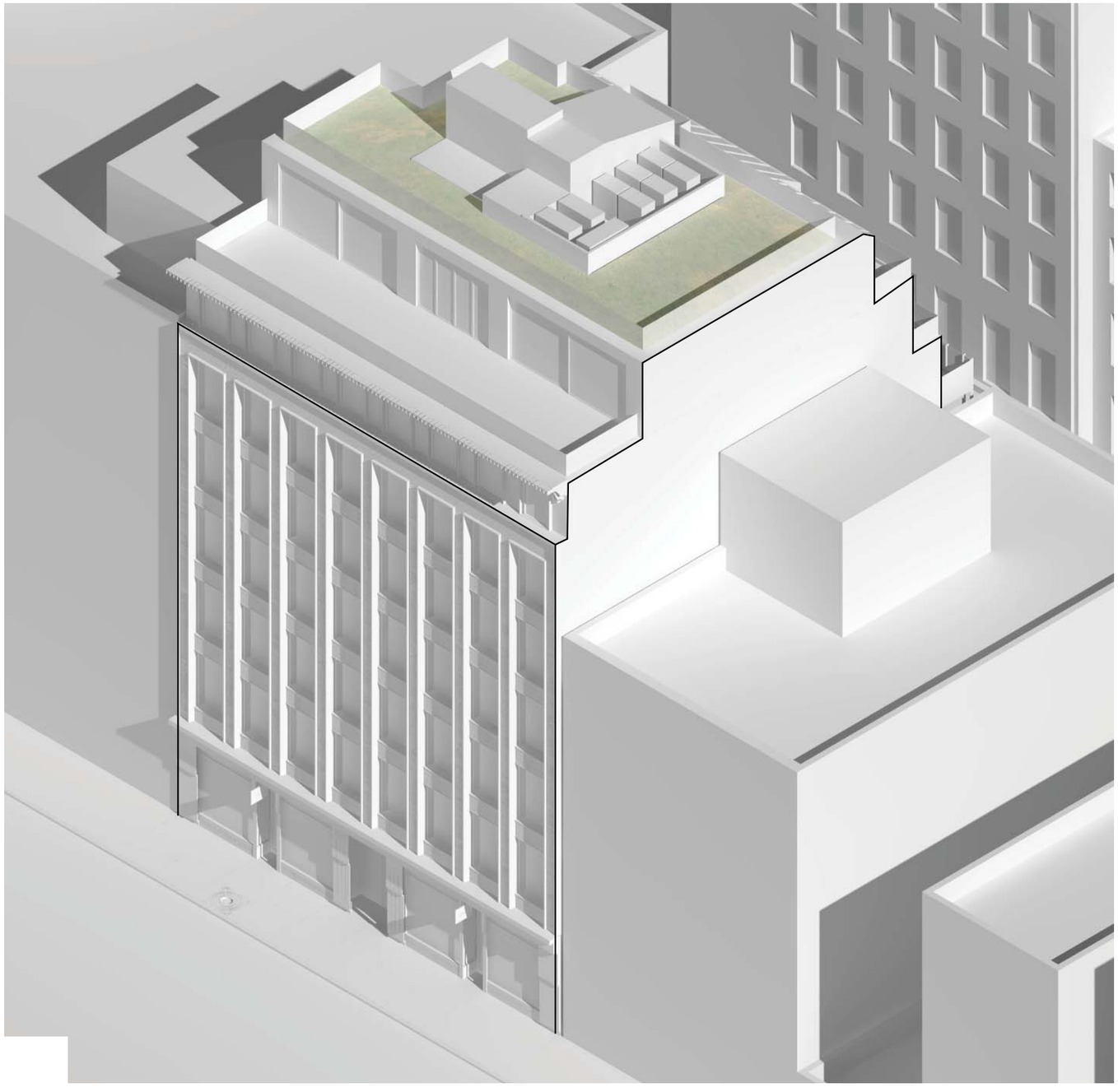
PENTHOUSE & BULKHEAD



1 PENTHOUSE & BULKHEAD SECTION
Scale: $\frac{3}{32}$"=1'-0"



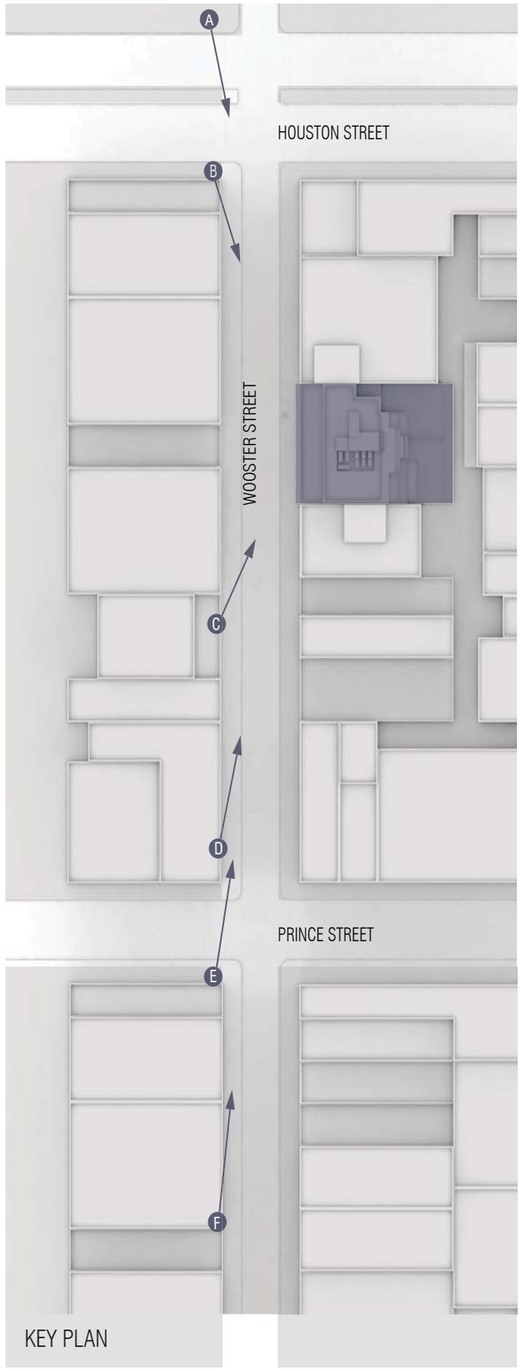
2 BULKHEAD & ROOF PLAN
Scale: $\frac{1}{16}$"=1'-0"



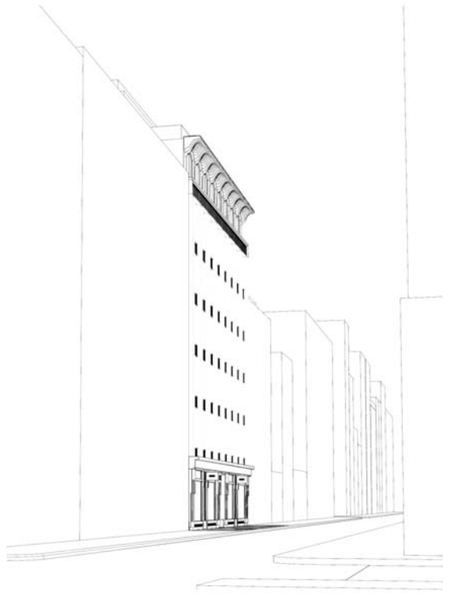
PENTHOUSE & BULKHEAD | AERIAL VIEW

PENTHOUSE & BULKHEAD | PERSPECTIVE AT STREET LEVEL

VIEWS OF PROPOSED BUILDING

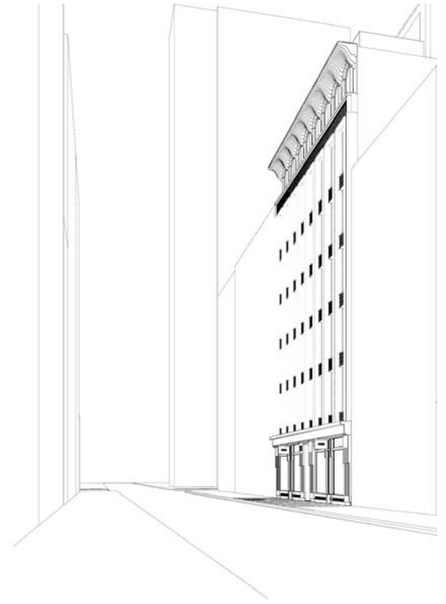


KEY PLAN



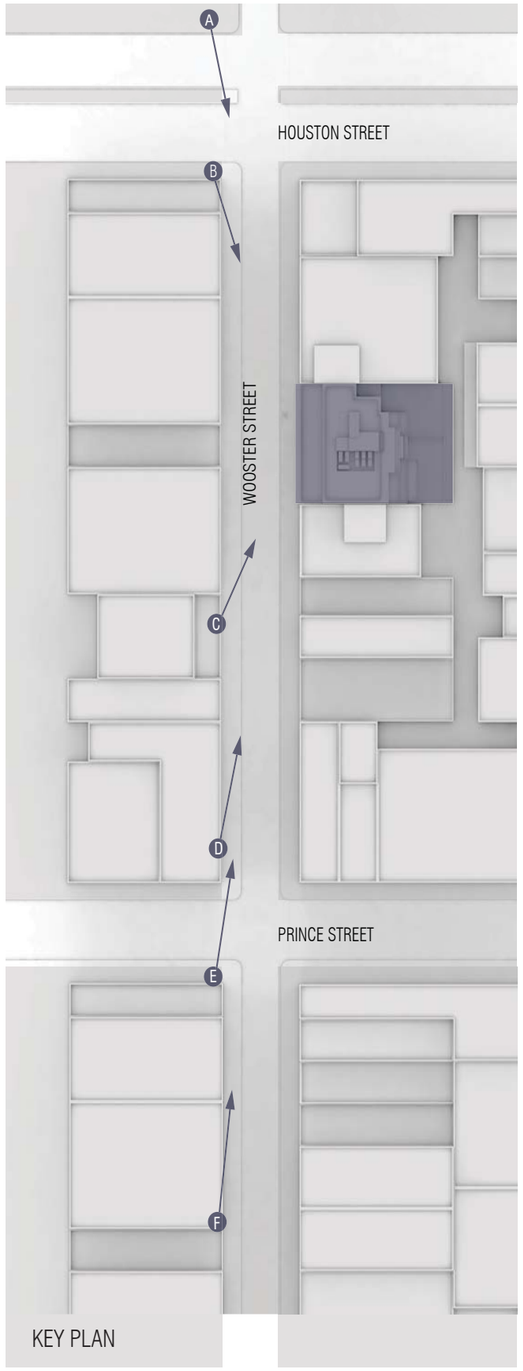
STREET VIEW A
NORTH WEST CORNER OF WOOSTER & HOUSTON
LOOKING SOUTH

STREET VIEW B
SOUTH WEST CORNER OF WOOSTER & HOUSTON
LOOKING SOUTH

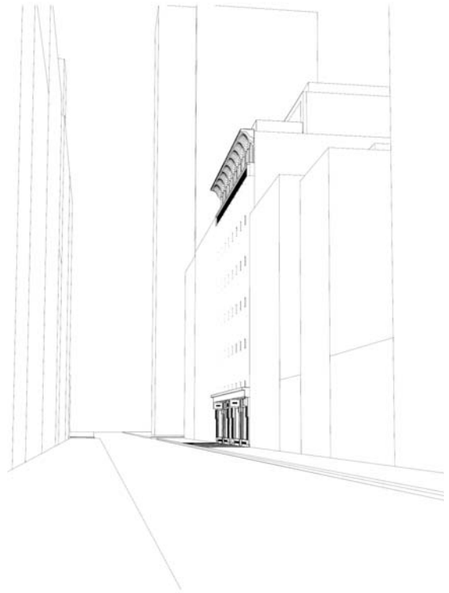


STREET VIEW C
WEST SIDE OF WOOSTER BETWEEN PRINCE & HOUSTON
LOOKING NORTH

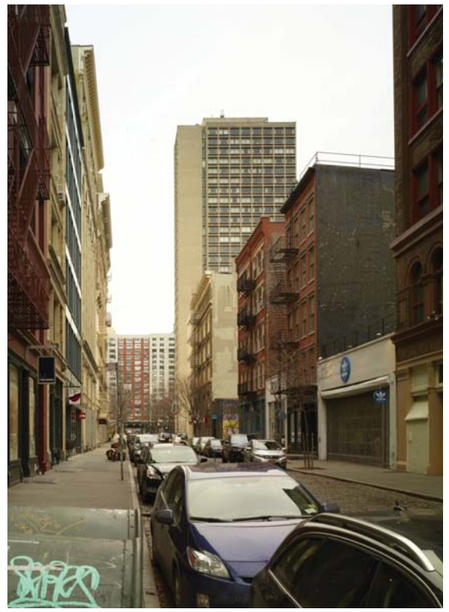
VIEWS OF PROPOSED BUILDING

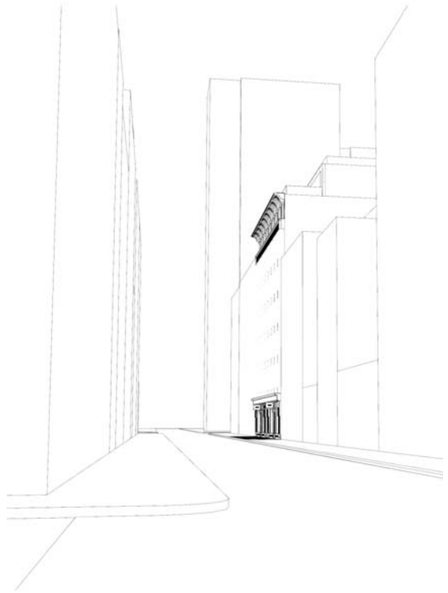


KEY PLAN

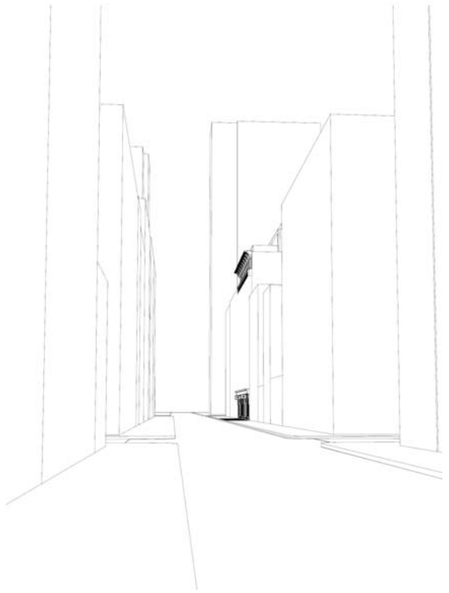


STREET VIEW D
NORTH WEST CORNER OF WOOSTER & PRINCE
LOOKING NORTH

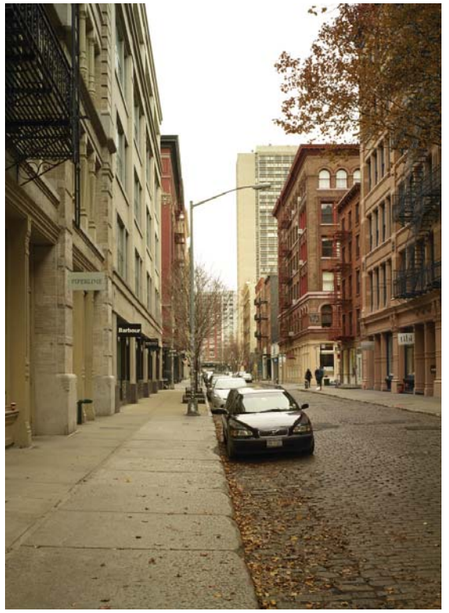




STREET VIEW E
SOUTH WEST CORNER OF WOOSTER & PRINCE
LOOKING NORTH



STREET VIEW F
WEST SIDE OF WOOSTER BETWEEN SPRING & PRINCE
LOOKING NORTH

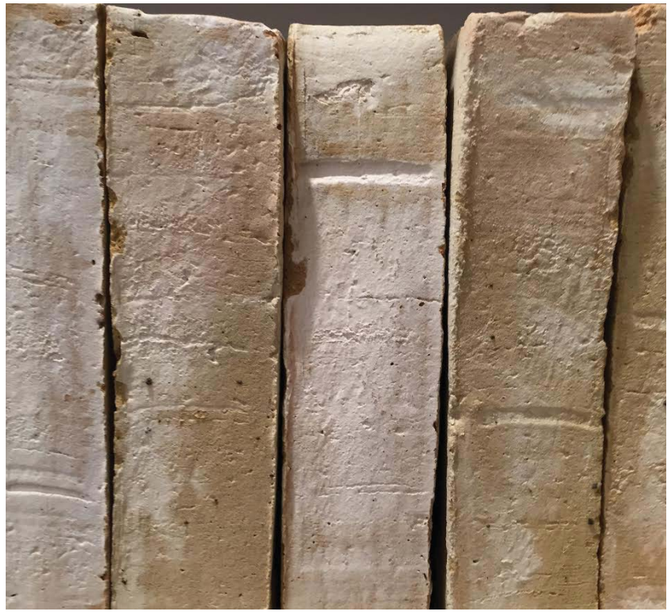


REAR FACADE

REAR FACADE ELEVATION PERSPECETIVE

SECOND FLOOR TERRACE PERSPECTIVE

MATERIALS



SOLDIER BRICK SPANDREL PANELS | PETERSEN

KOLUMBA BRICK PILLARS | PETERSEN

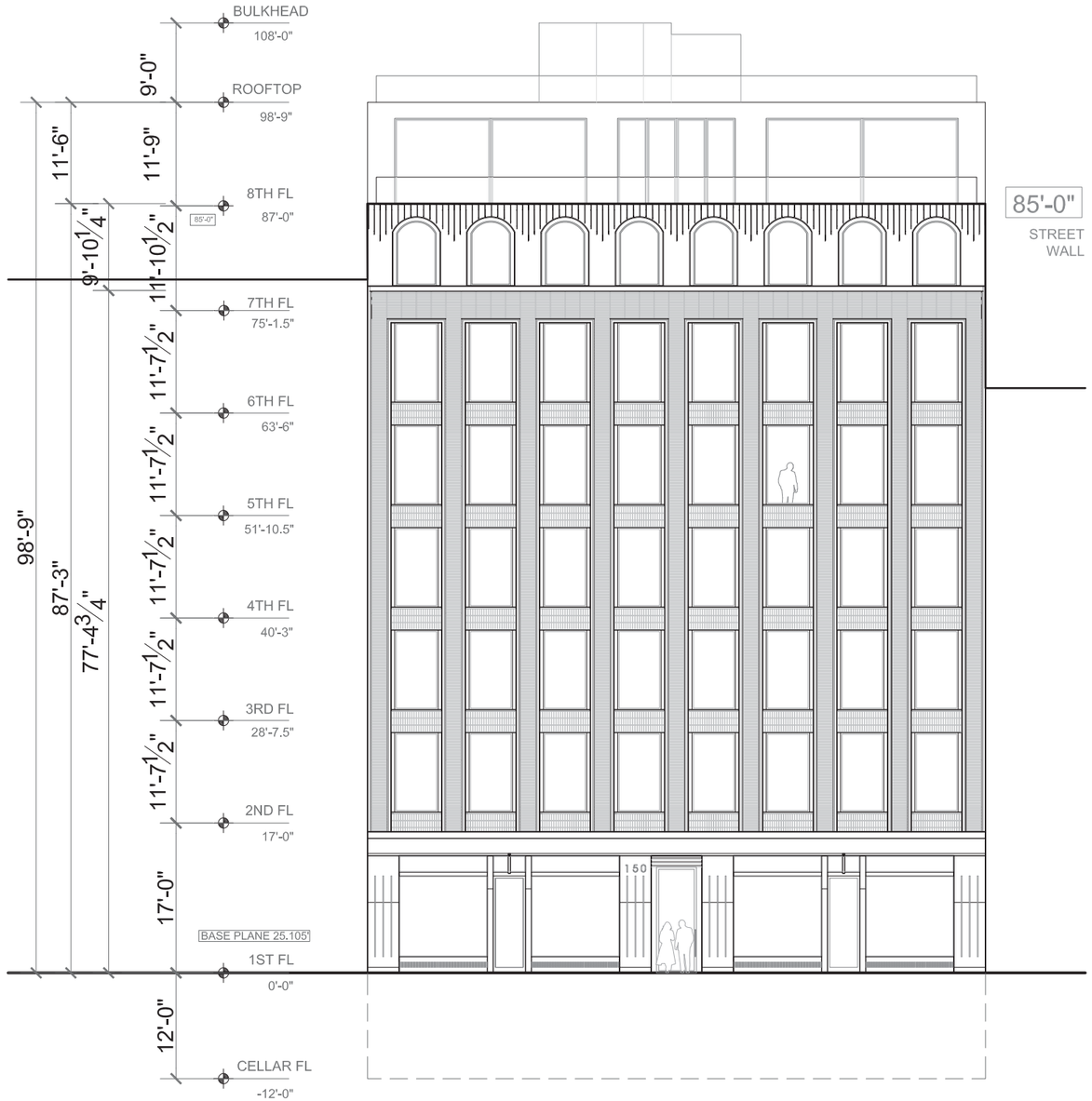
STEEL BASE & CORNICE

LIMESONTE PILLARS | INDIANA LIMESTONE | RUSTIC BUFF

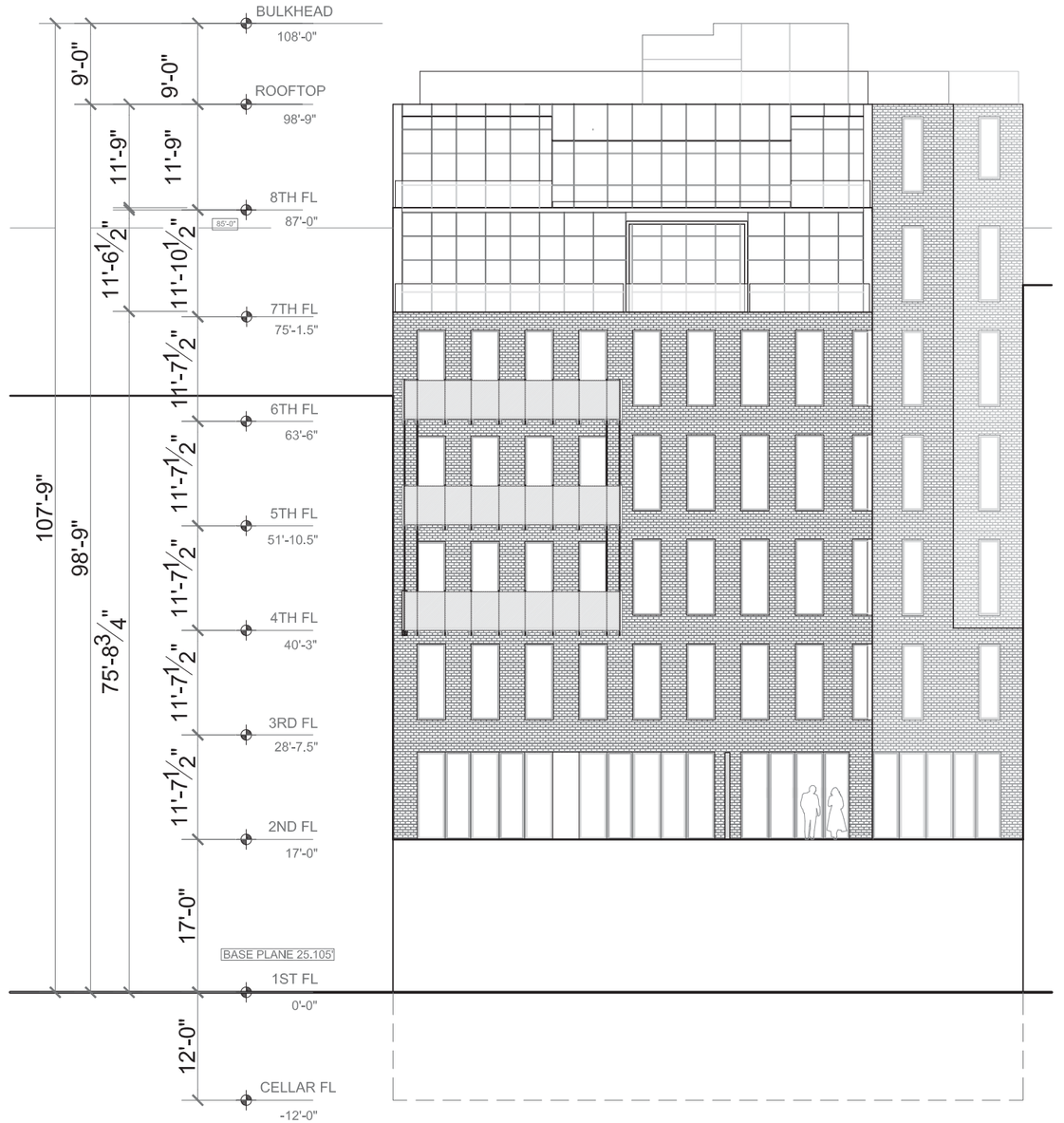
NARROW FRAME GLAZING

FLOOR PRISM LIGHTS

ELEVATIONS

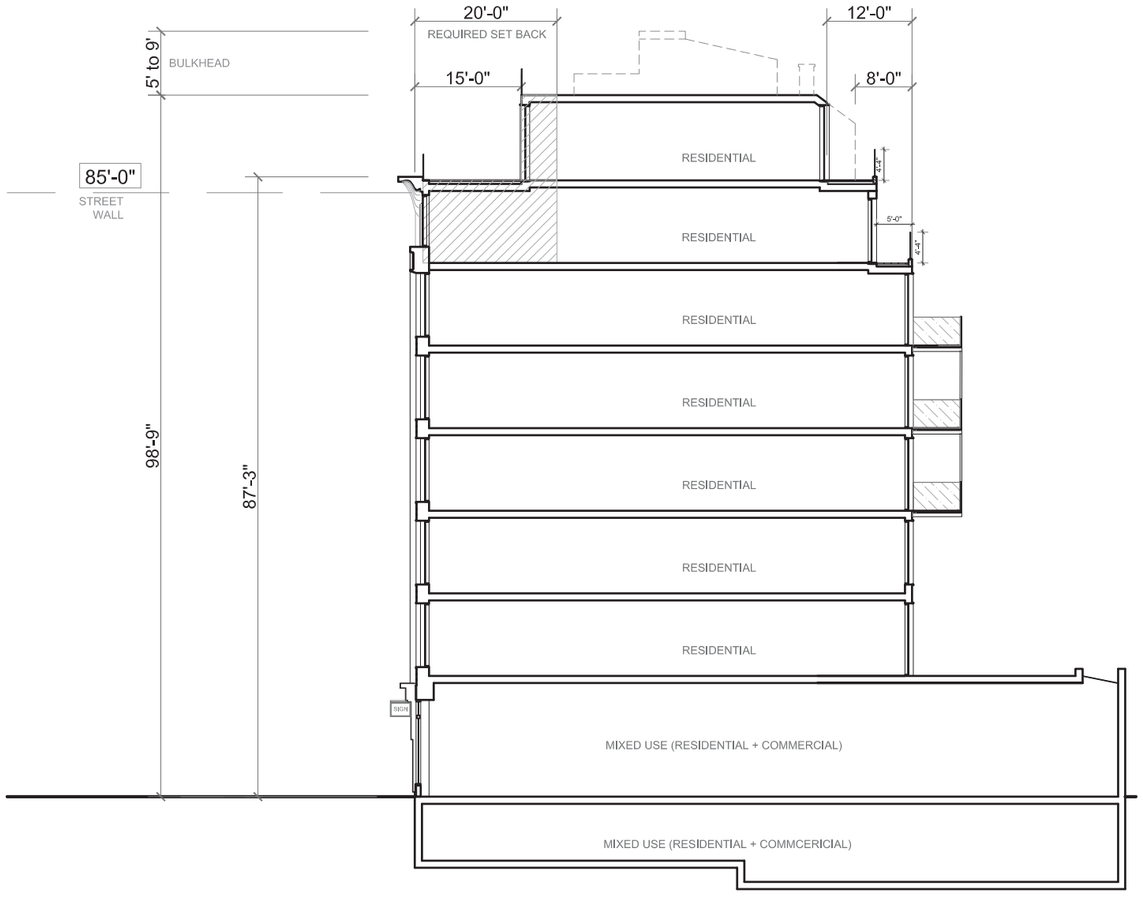


1 FRONT ELEVATION
Scale: 1/16"=1'-0"

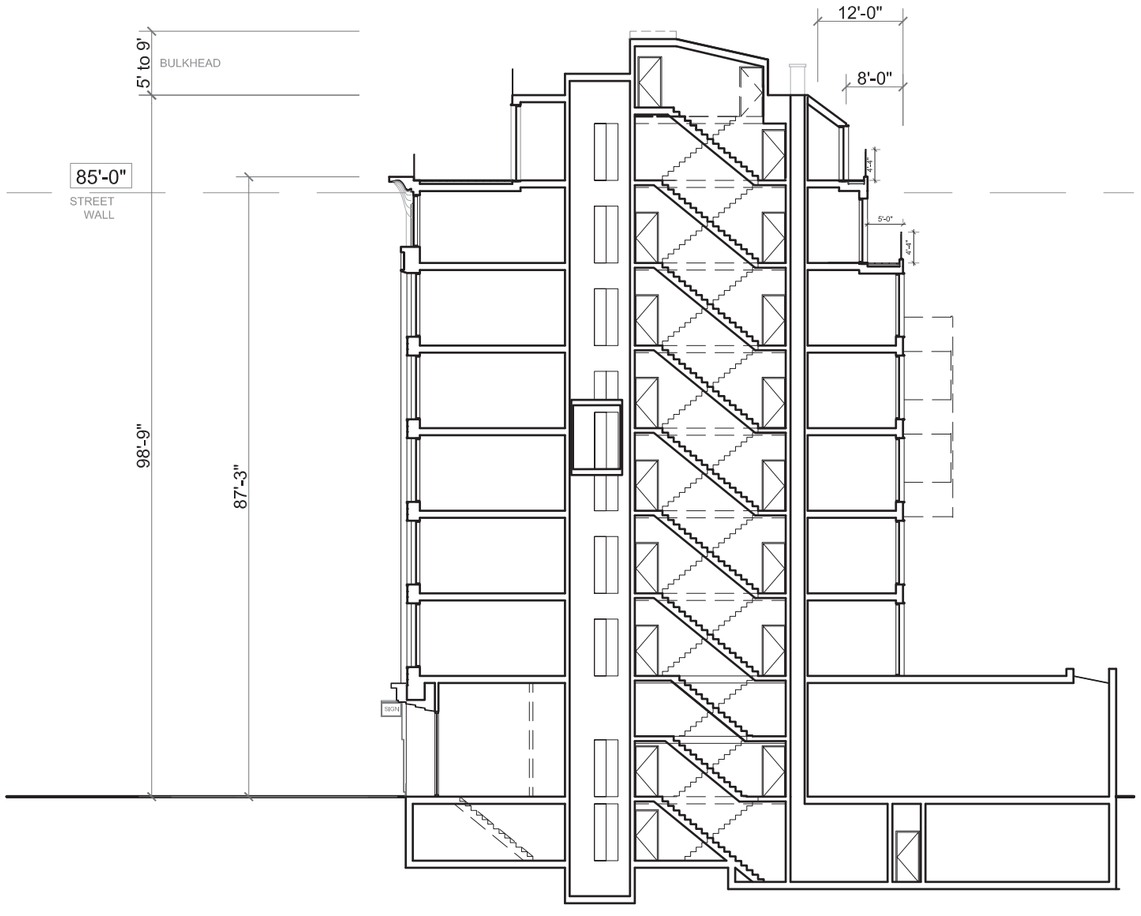


2 REAR ELEVATION
Scale: 1/16"=1'-0"

BUILDING SECTIONS

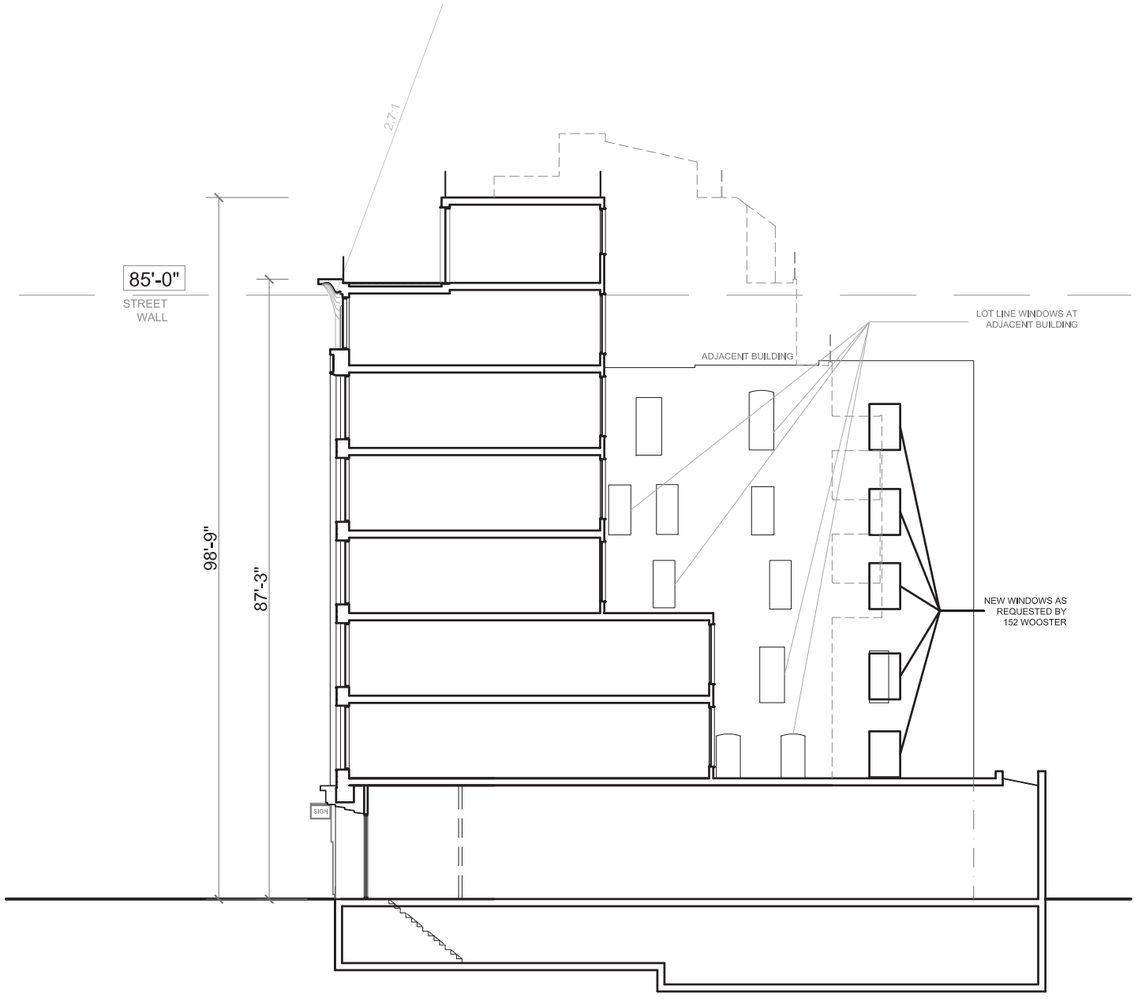


1 BUILDING SECTION | LOOKING NORTH
Scale: $\frac{3}{64}$"=1'-0"



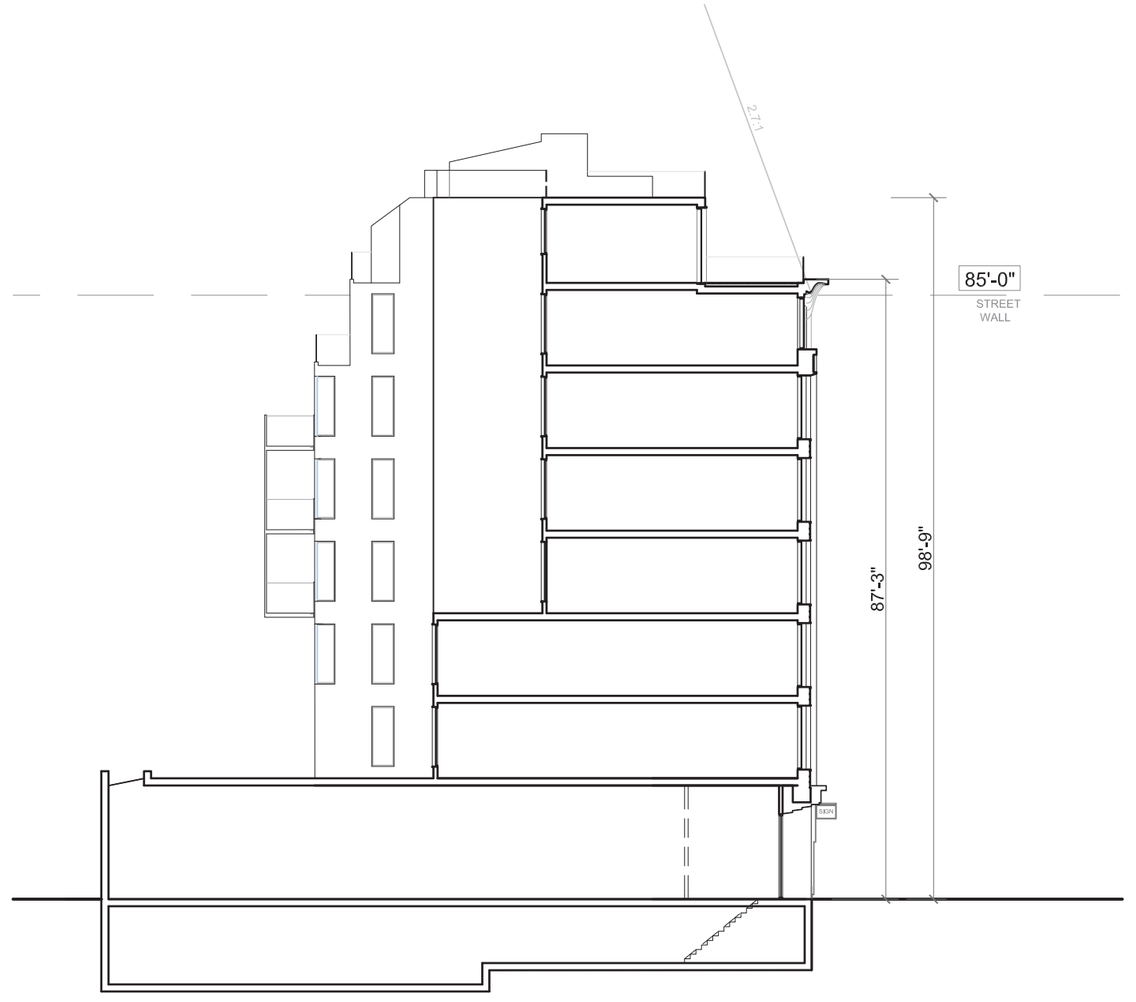
2 CORE SECTION | LOOKING NORTH
Scale: $\frac{3}{64}$"=1'-0"

LIGHT WELL SECTIONS



6 LIGHTWELL SECTION | LOOKING NORTH

Scale: $\frac{3}{64}$"=1'-0"

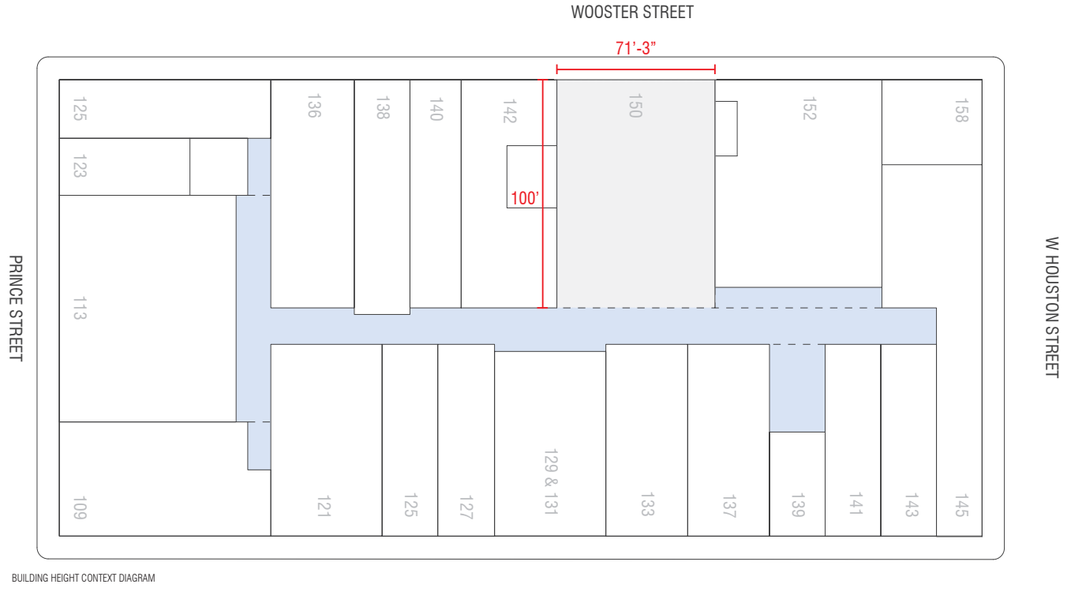


6 LIGHTWELL SECTION | LOOKING SOUTH

Scale: $\frac{3}{64}$"=1'-0"

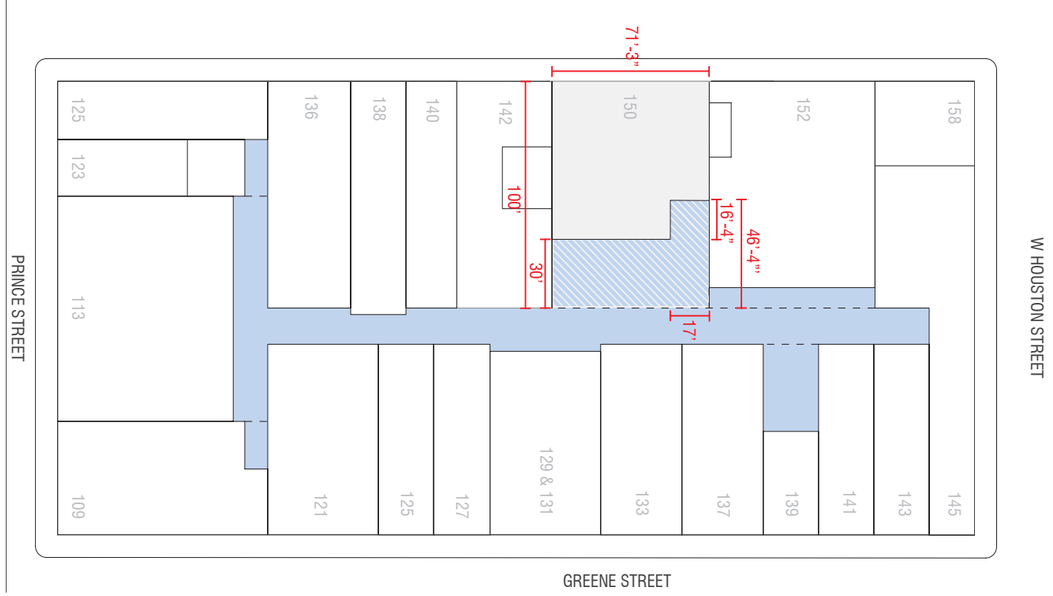
LIGHT WELL & REAR SETBACK

LIGHT WELL | FLOOR 1



BUILDING HEIGHT CONTEXT DIAGRAM

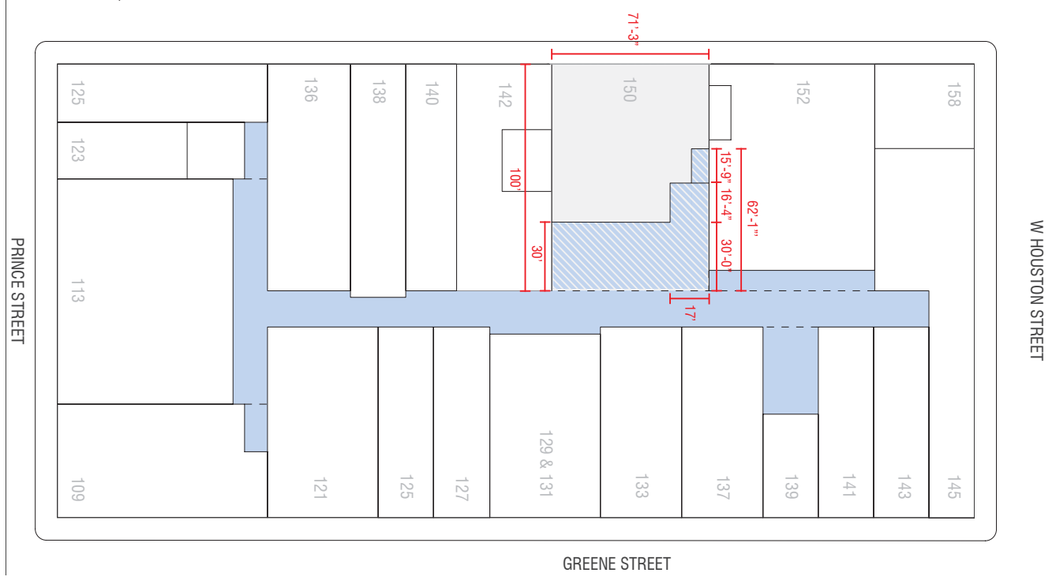
LIGHT WELL | FLOORS 2-3



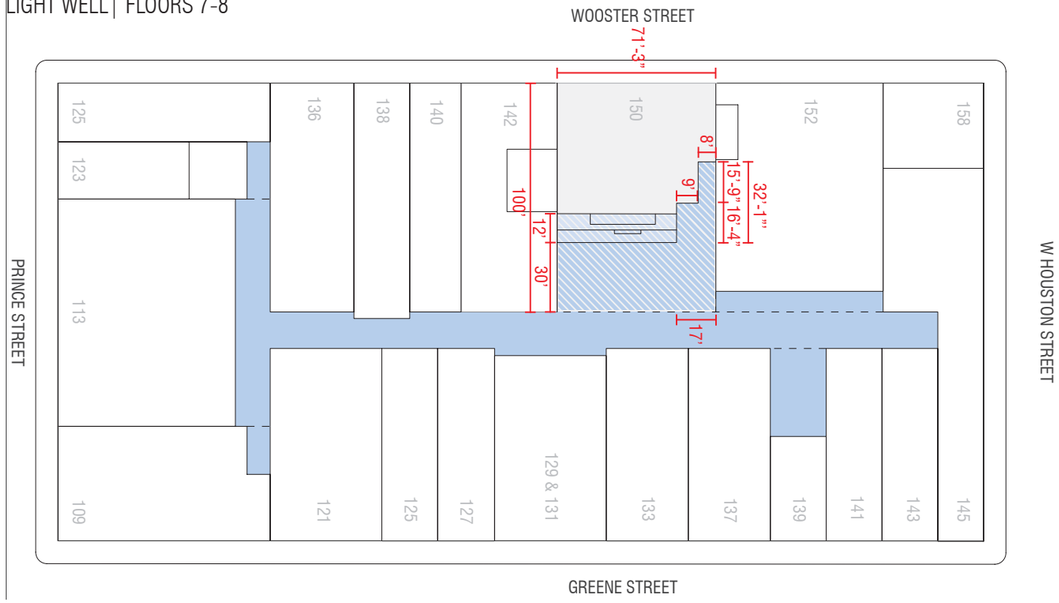
OPEN SPACE

150 WOOSTER

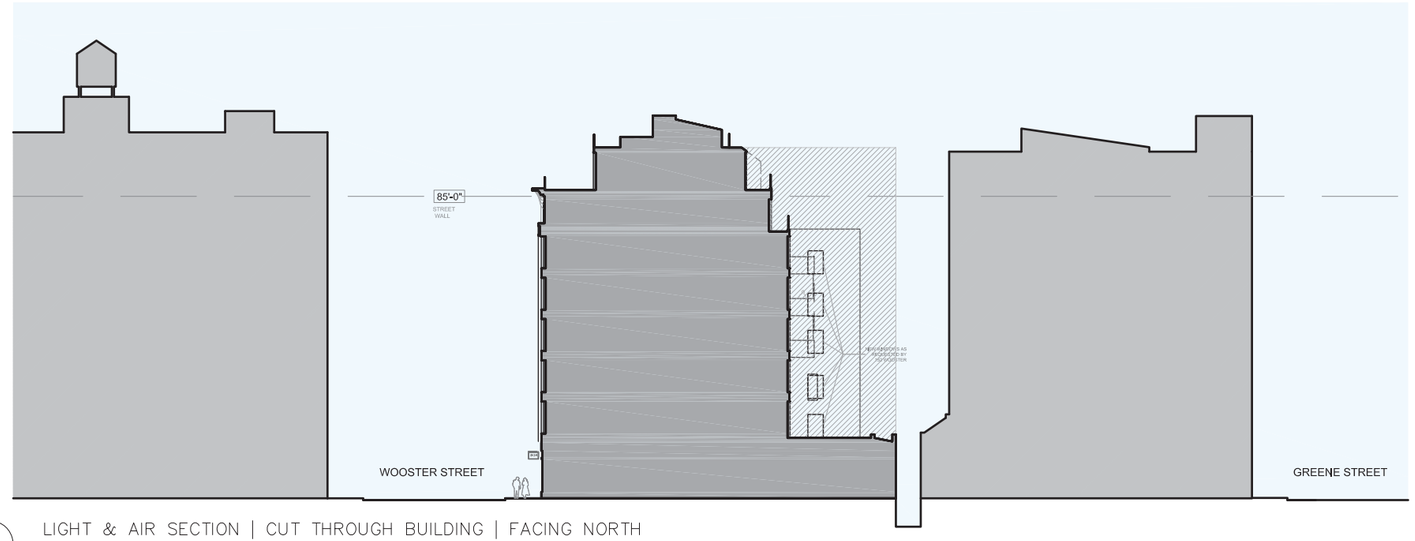
LIGHT WELL | FLOORS 4-6



LIGHT WELL | FLOORS 7-8

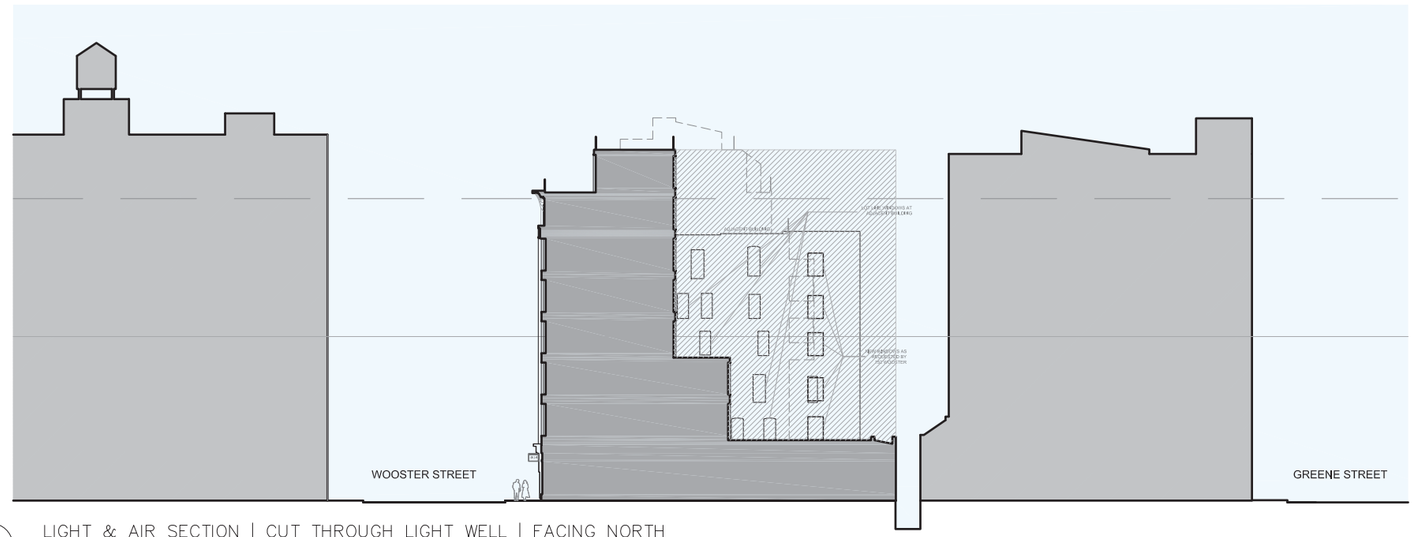


LIGHT WELL SECTION & PERSPECTIVE



1 LIGHT & AIR SECTION | CUT THROUGH BUILDING | FACING NORTH

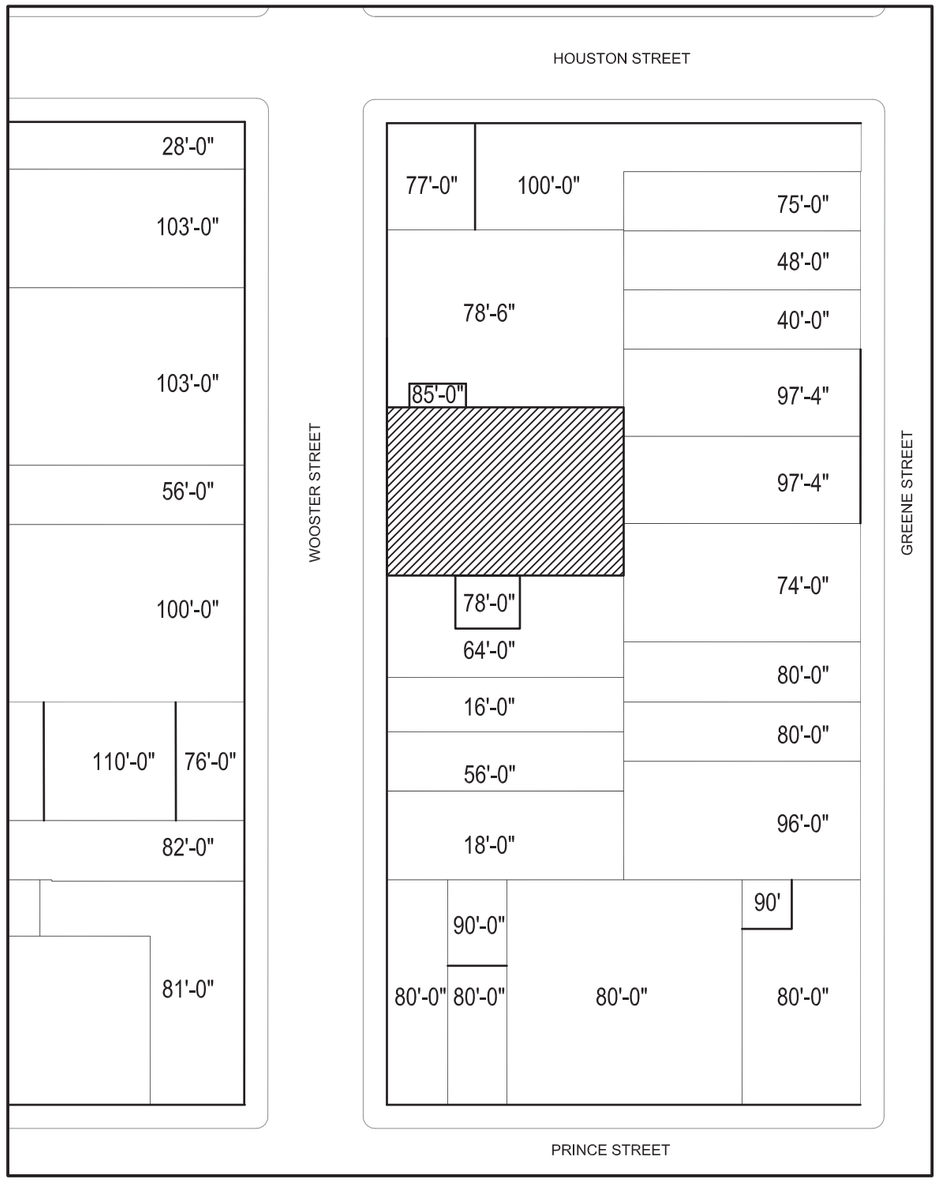
Scale: $\frac{3}{128}$"=1'-0"



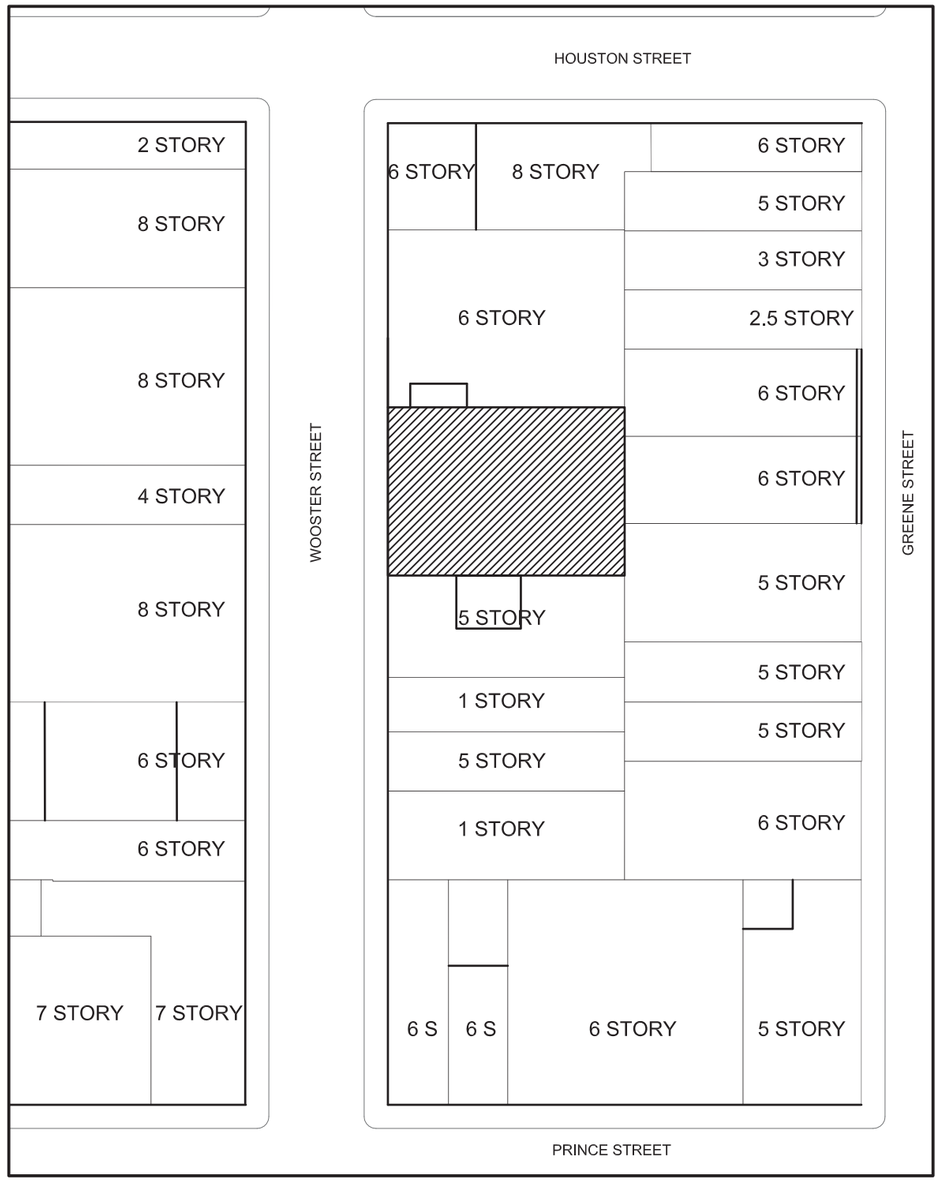
2 LIGHT & AIR SECTION | CUT THROUGH LIGHT WELL | FACING NORTH

Scale: $\frac{3}{128}$"=1'-0"

CONTEXT BUILDING HEIGHTS & NUMBER OF STORIES

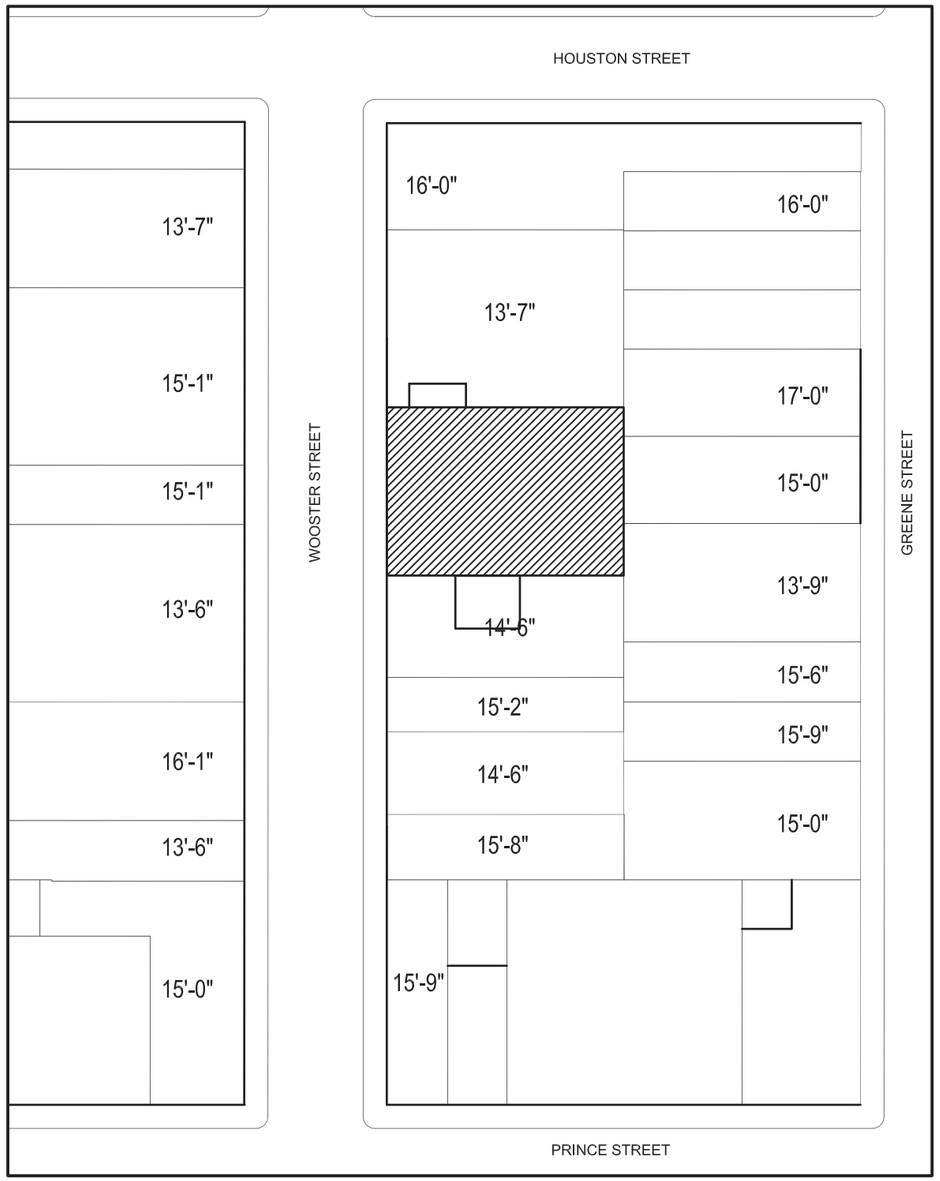


CONTEXT BUILDING HEIGHTS

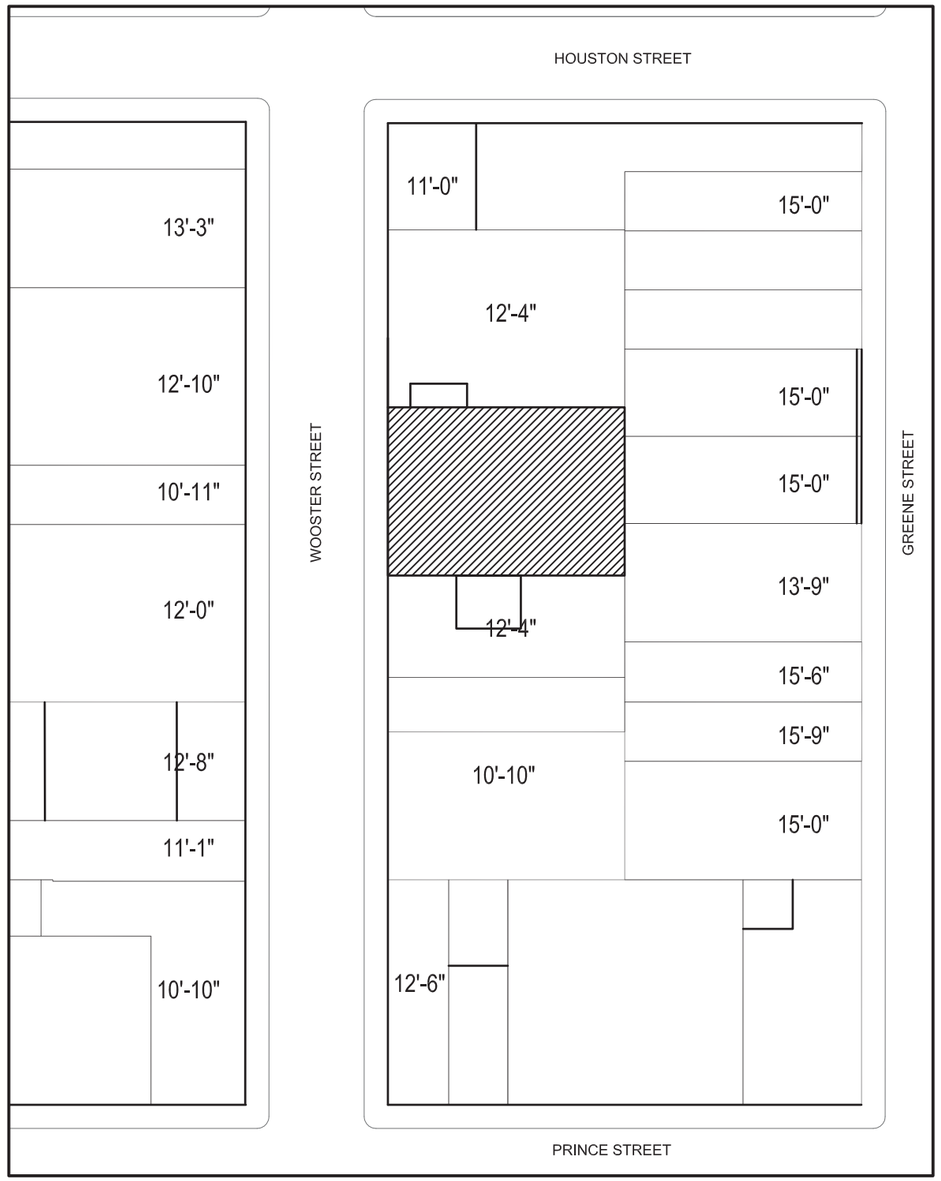


CONTEXT BUILDINGS | NUMBER OF STORIES

COMMERCIAL CEILING HEIGHTS & RESIDENTIAL FLOOR-TO-FLOOR HEIGHTS



COMMERCIAL CEILING HEIGHTS



RESIDENTIAL FLOOR-TO-FLOOR HEIGHTS

WELL SCALED COMMERCIAL HEIGHTS

67 WOOSTER ST

77 WOOSTER ST

83 WOOSTER ST

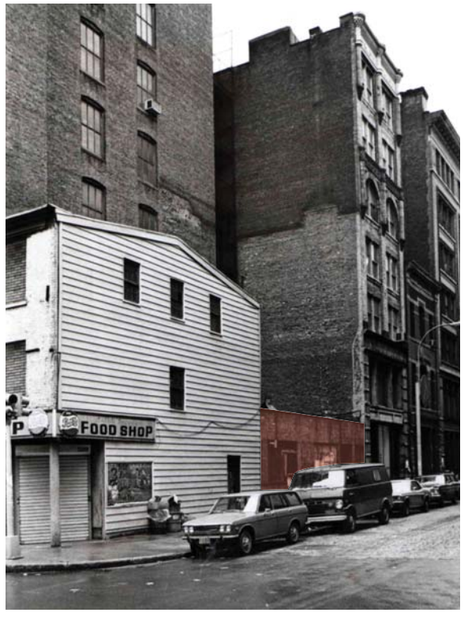
111 WOOSTER ST

121 WOOSTER ST

454 BROOME ST

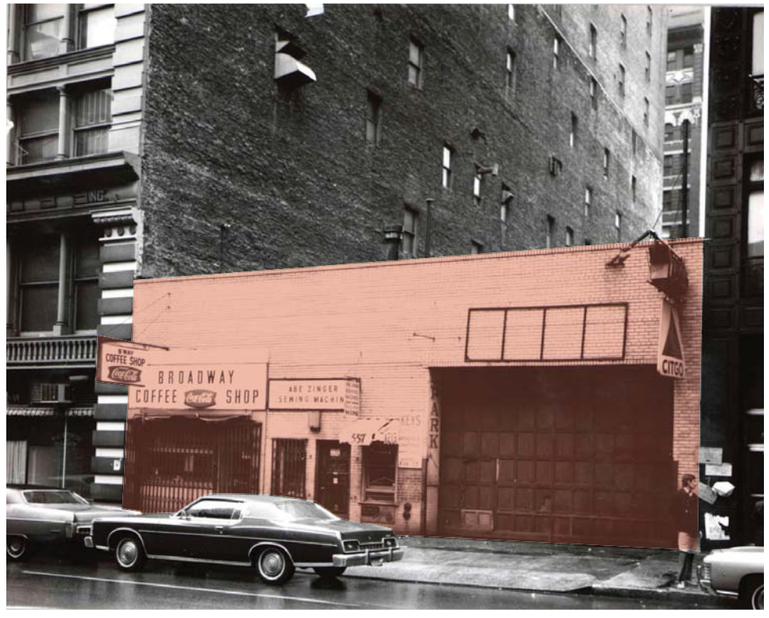
131 MERCER ST

PRECEDENTS FOR DEMOLITION & NEW CONSTRUCTION

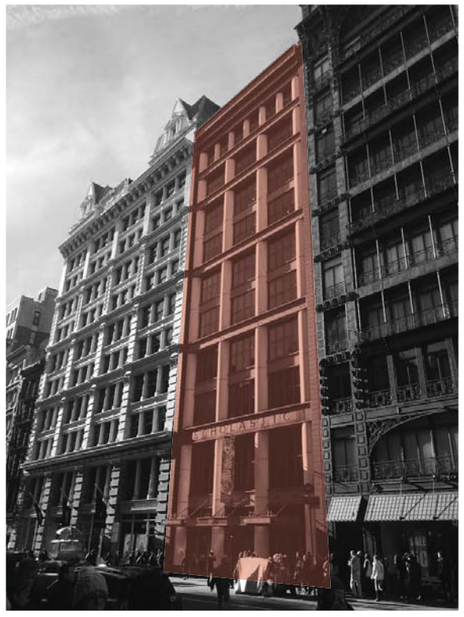


93-95 WOOSTER ST, 1973 (LPC)

93-95 WOOSTER ST, 2014



557 BROADWAY, 1973 (LPC)



557 BROADWAY, 2014

152-156-158 WOOSTER ST, 1973 (LPC)

158 WOOSTER ST, 2014

101 GREENE ST, 1973 (LPC)

101 GREENE ST, 2014

KUB