



FLATIRON INSTITUTE
162 FIFTH AVENUE

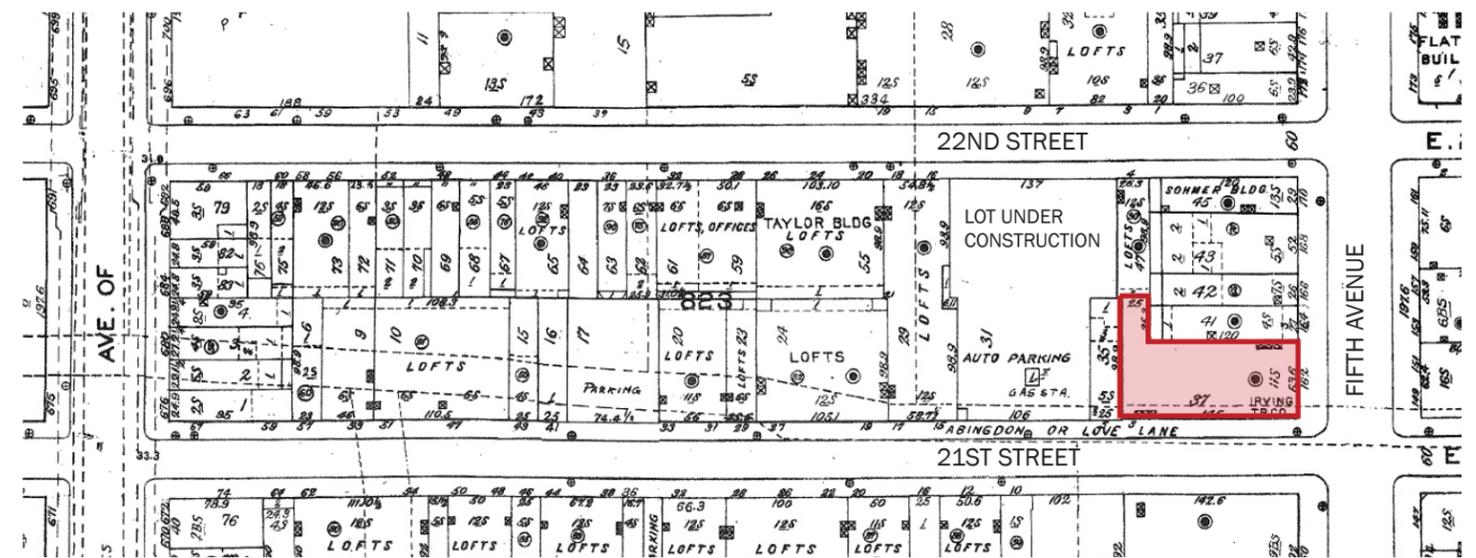
LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING | MAY.17.2016



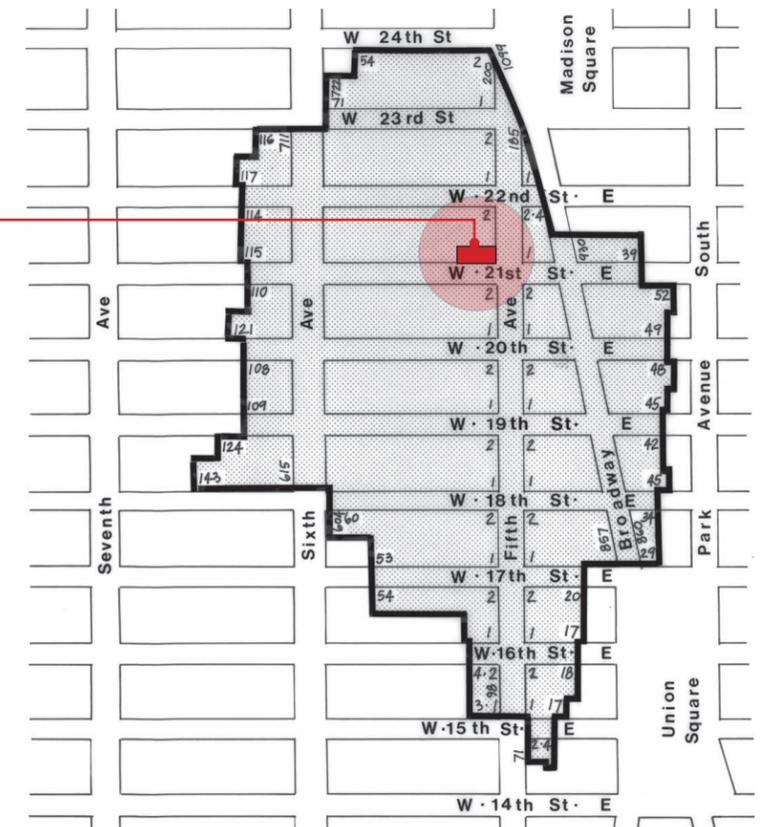
OVERALL BUILDING PHOTO FROM 21ST STREET

FLATIRON INSTITUTE - 162 FIFTH AVENUE

OVERALL PHOTO AND SITE PLAN

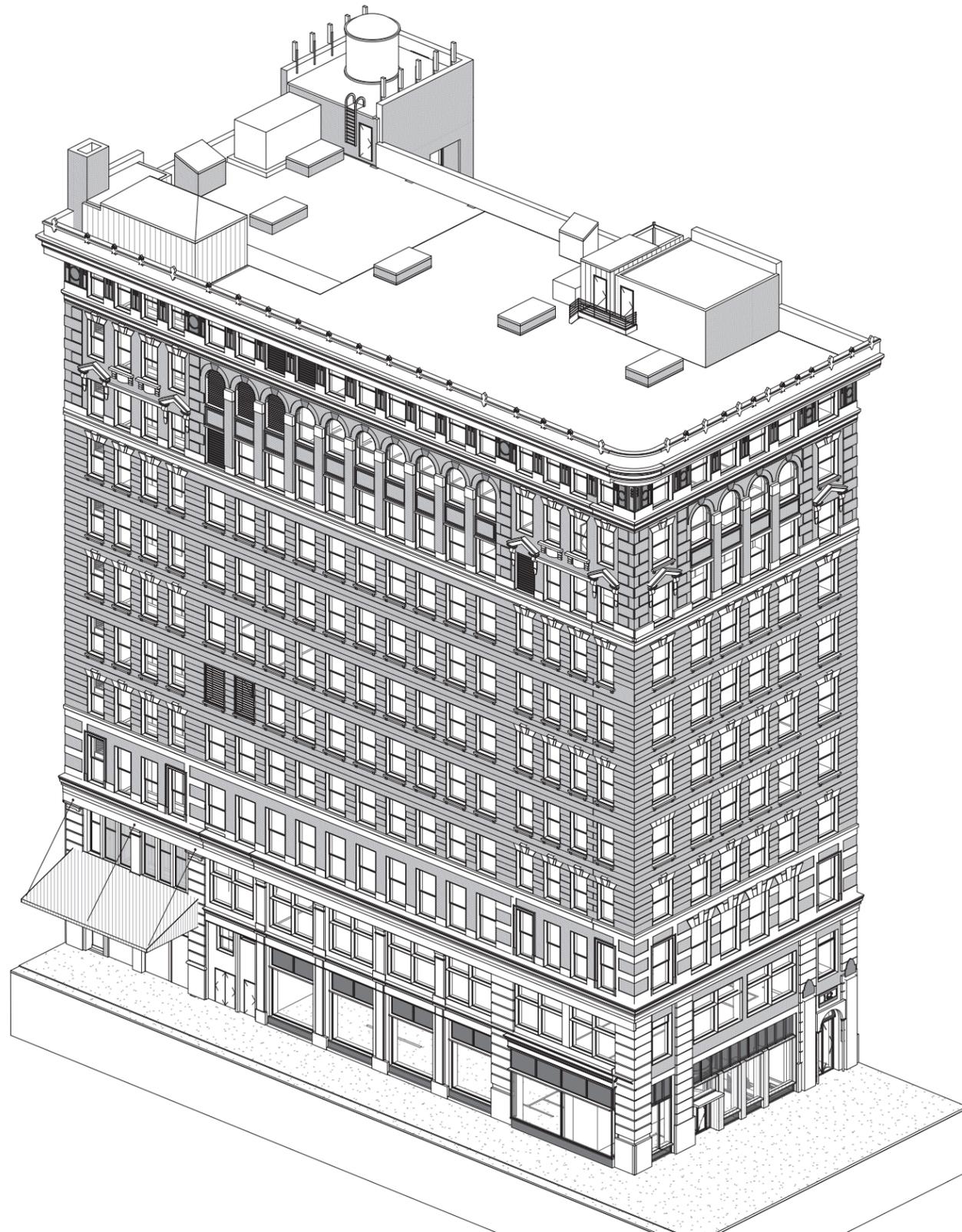


162 FIFTH AVENUE



LADIES MILES HISTORIC DISTRICT
 Designated 2 May 1989
 LANDMARKS PRESERVATION COMMISSION

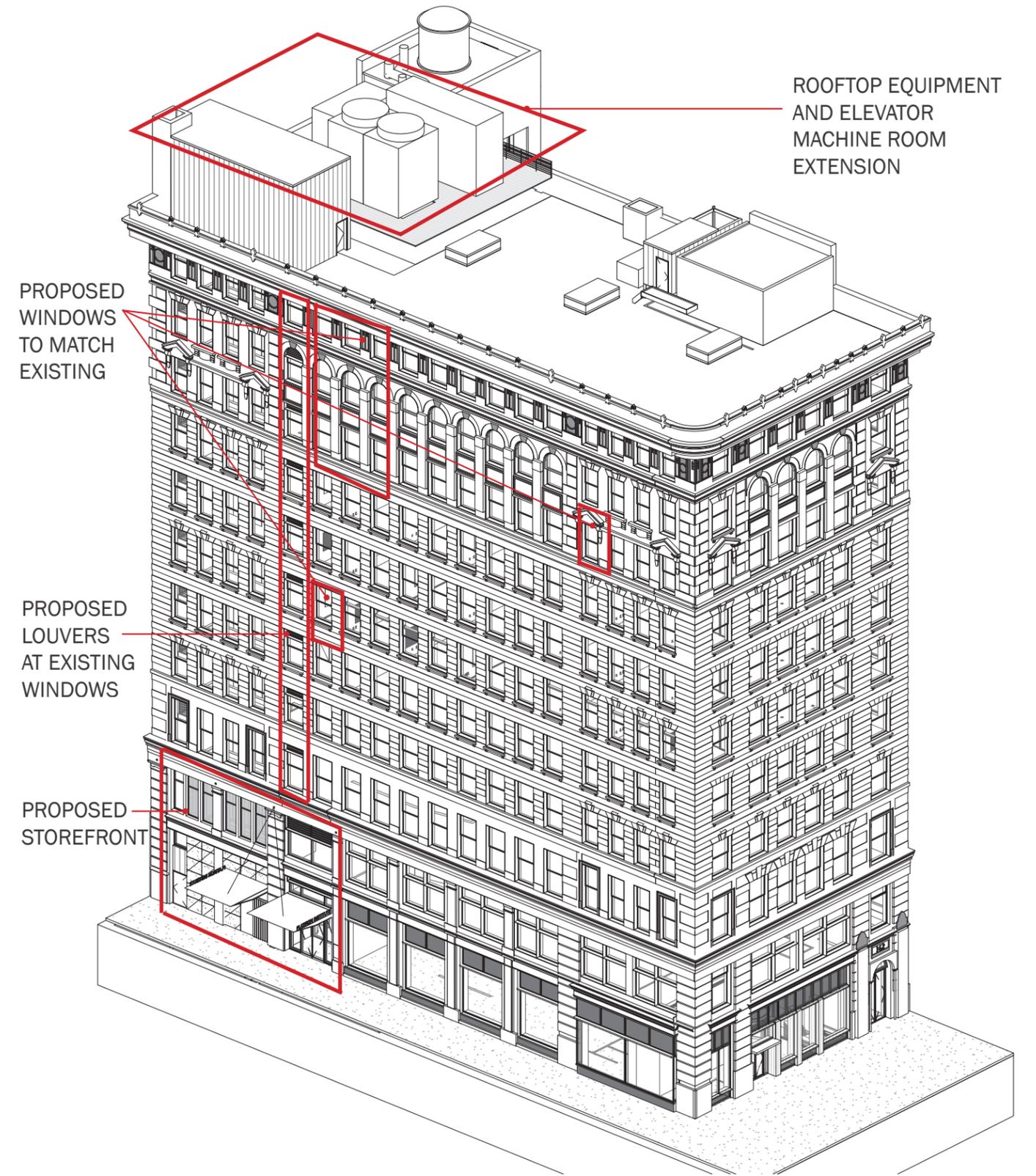
AXONOMETRIC VIEW FROM THE SOUTHEAST



EXISTING

FLATIRON INSTITUTE - 162 FIFTH AVENUE

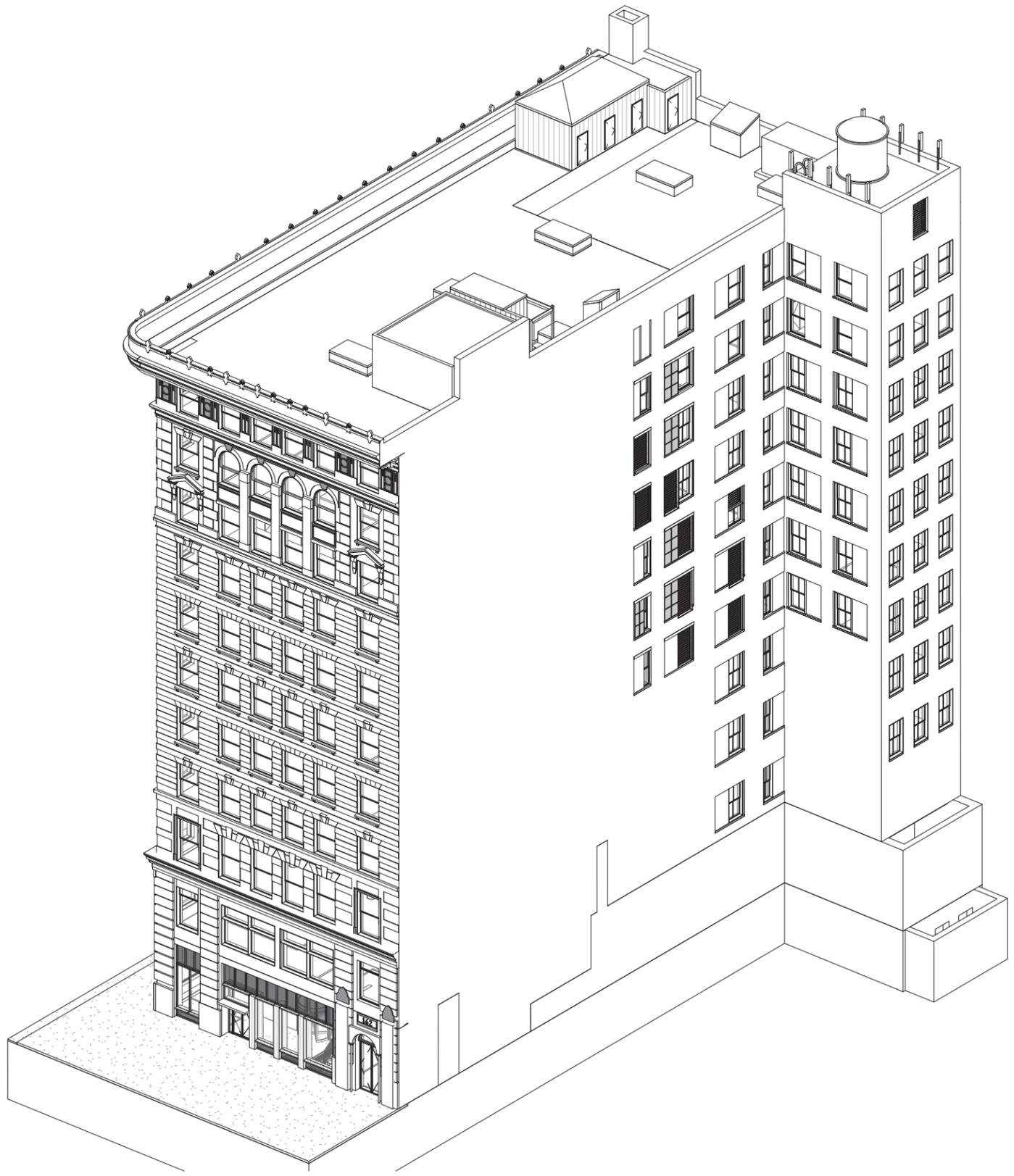
OVERVIEW OF SCOPE



PROPOSED

Perkins Eastman

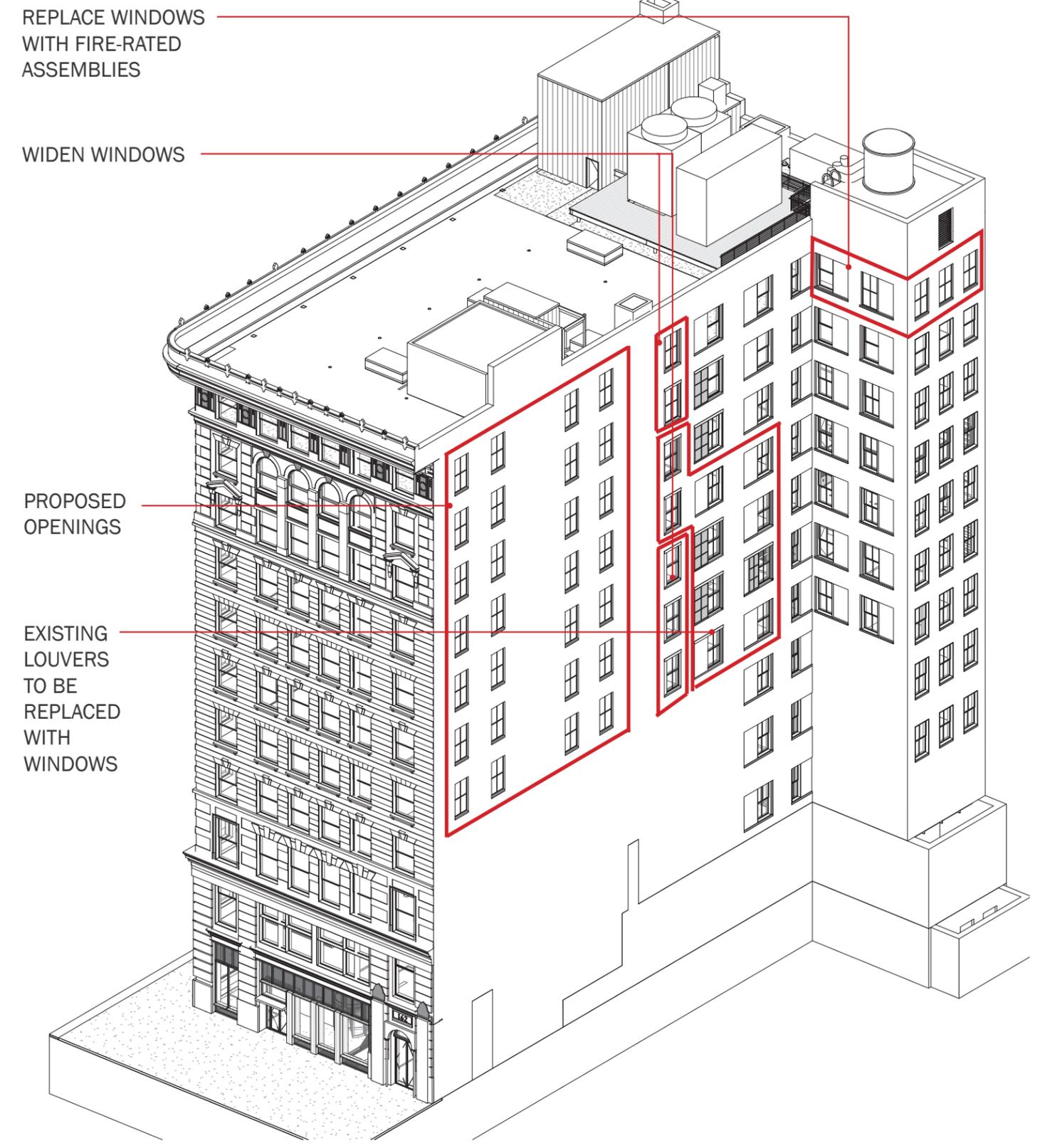
AXONOMETRIC VIEW FROM THE NORTHEAST



EXISTING

FLATIRON INSTITUTE - 162 FIFTH AVENUE

OVERVIEW OF SCOPE



PROPOSED

Perkins Eastman

EXISTING CONDITIONS: OVERVIEW



VIEW FROM 21ST STREET



VIEW FROM 22ND STREET



EAST FACADE DETAIL

EXISTING CONDITIONS: FREIGHT ENTRANCE



SOUTH FACADE

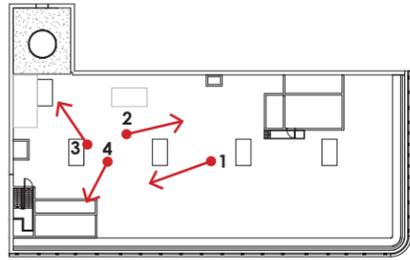
VIEW ON 21ST STREET



FREIGHT ENTRANCE



**VIEW BELOW
FREIGHT CANOPY**



ROOF KEY PLAN



1. LOOKING WEST



3. TANK ROOM - LOOKING NORTH



2. LOOKING EAST



4. ELEVATOR MACHINE ROOM - LOOKING WEST

EXISTING CONDITIONS: NORTH AND SOUTH FACADES



SOUTH FACADE



NORTH FACADE



LOUVERS AT NORTH FACADE

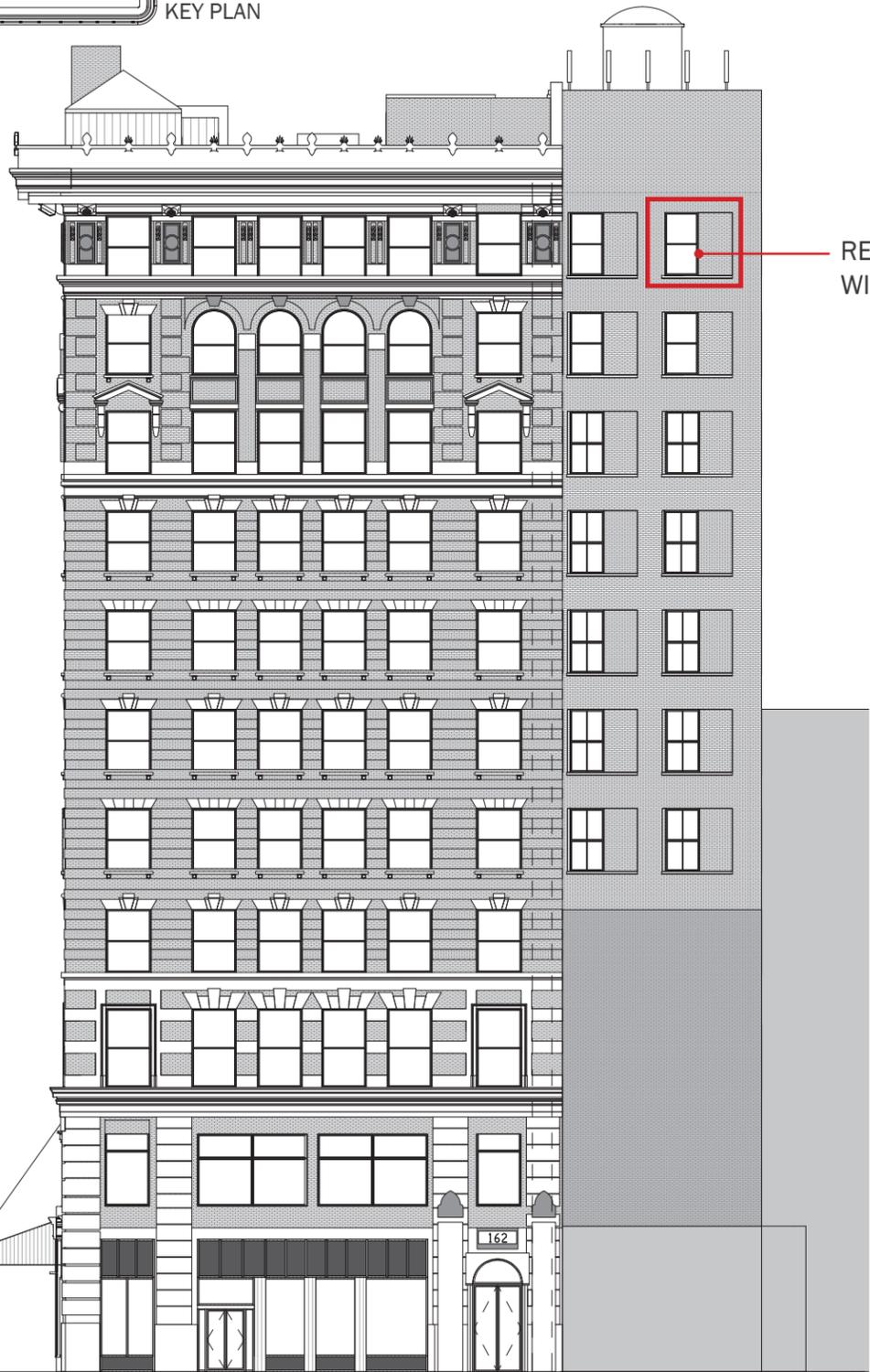
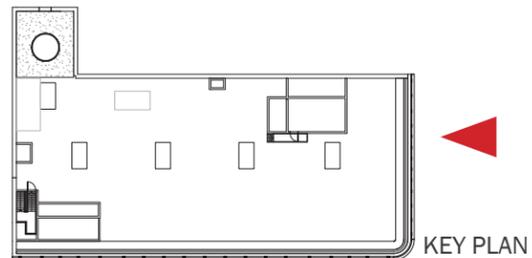


162 FIFTH AVENUE, TAX LOT PHOTO, 1940



162 FIFTH AVENUE, C. 1922

EXISTING EAST ELEVATION



REPLACE EXISTING WINDOW

PROPOSED EAST ELEVATION

FLUE EXTENSION
PROPOSED ELEVATOR MACHINE ROOM EXTENSION, GREY ALUMINUM PANEL

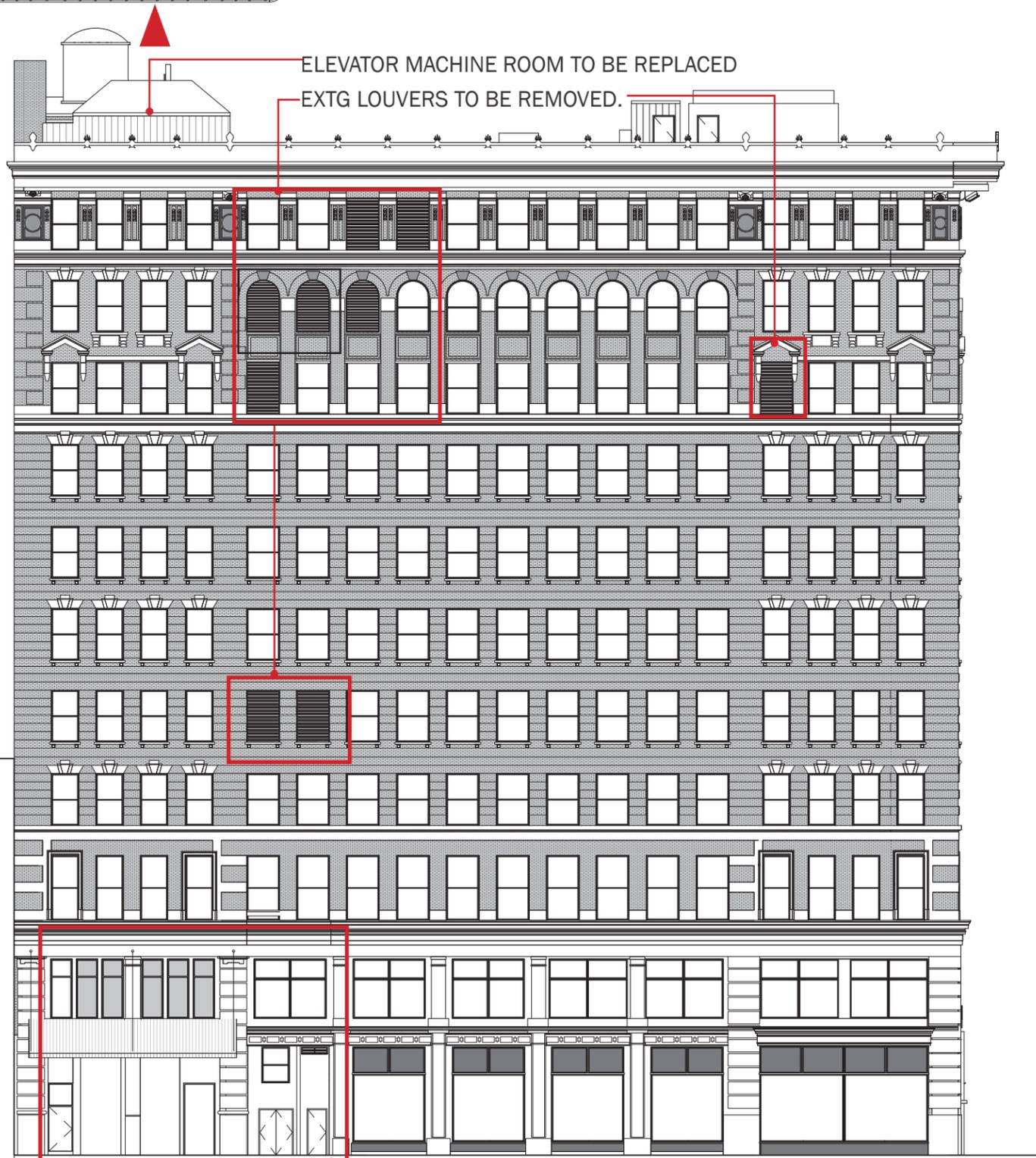
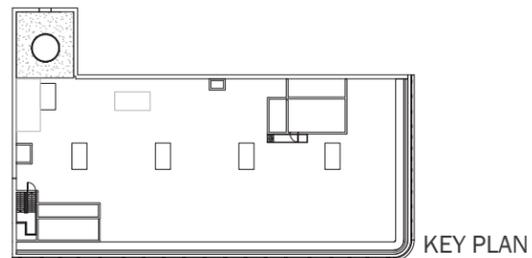
PROPOSED COOLING TOWER BEYOND, SS304 ENCLOSURE
PROPOSED COOLING TOWER BEYOND, MICA PLATINUM ENCLOSURE



FIRE RATED GLAZED ASSEMBLY TO MATCH ADJACENT EXTG WINDOWS IN APPEARANCE

STOREFRONTS UNDER RENOVATION, LPC PERMIT NO. XXXX

EXISTING SOUTH ELEVATION

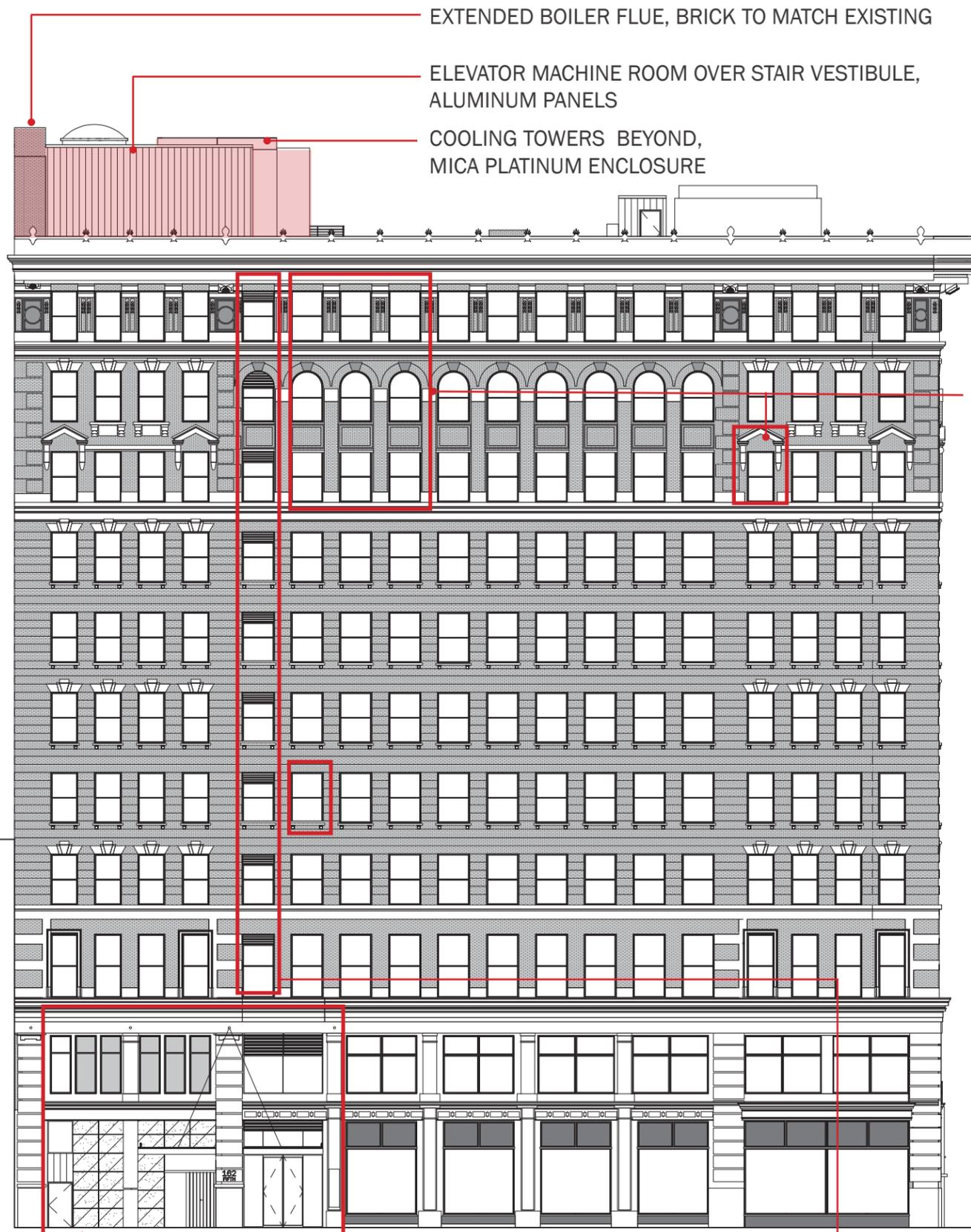


ELEVATOR MACHINE ROOM TO BE REPLACED
EXTG LOUVERS TO BE REMOVED.

SEE EXTG STOREFRONT

FLATIRON INSTITUTE - 162 FIFTH AVENUE

PROPOSED SOUTH ELEVATION



EXTENDED BOILER FLUE, BRICK TO MATCH EXISTING

ELEVATOR MACHINE ROOM OVER STAIR VESTIBULE,
ALUMINUM PANELS

COOLING TOWERS BEYOND,
MICA PLATINUM ENCLOSURE

PROPOSED
WINDOWS
TO MATCH
EXISTING

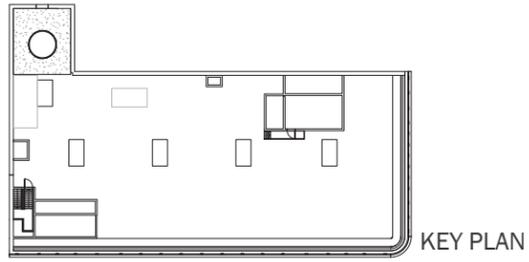
SEE PROPOSED STOREFRONT

Perkins Eastman

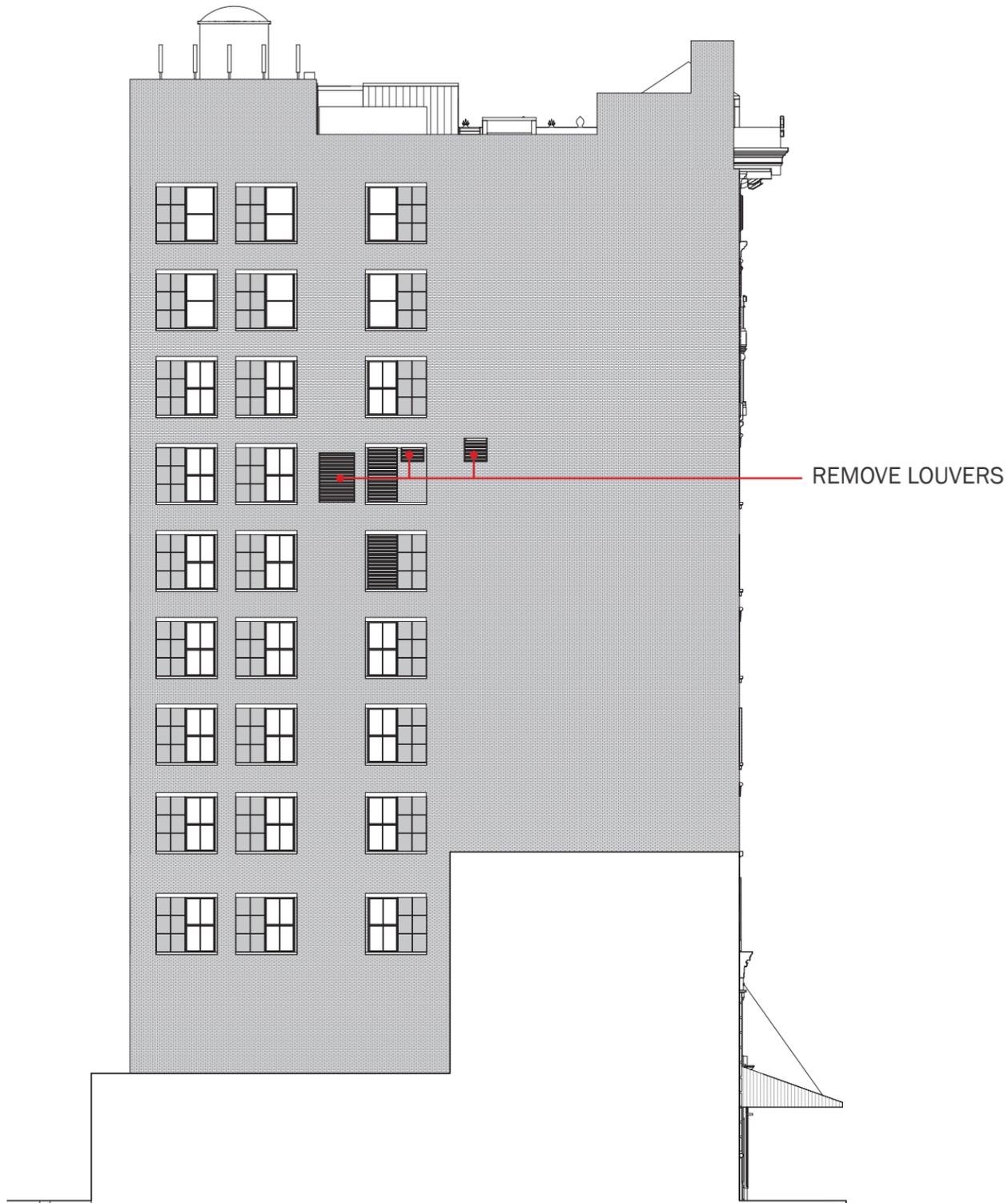
PROPOSED LOUVERS AT EXISTING WINDOWS. FINISH TO
MATCH EXTG FRAMES. LOUVER FLUSH W/ FRAMES

EXISTING WEST ELEVATION

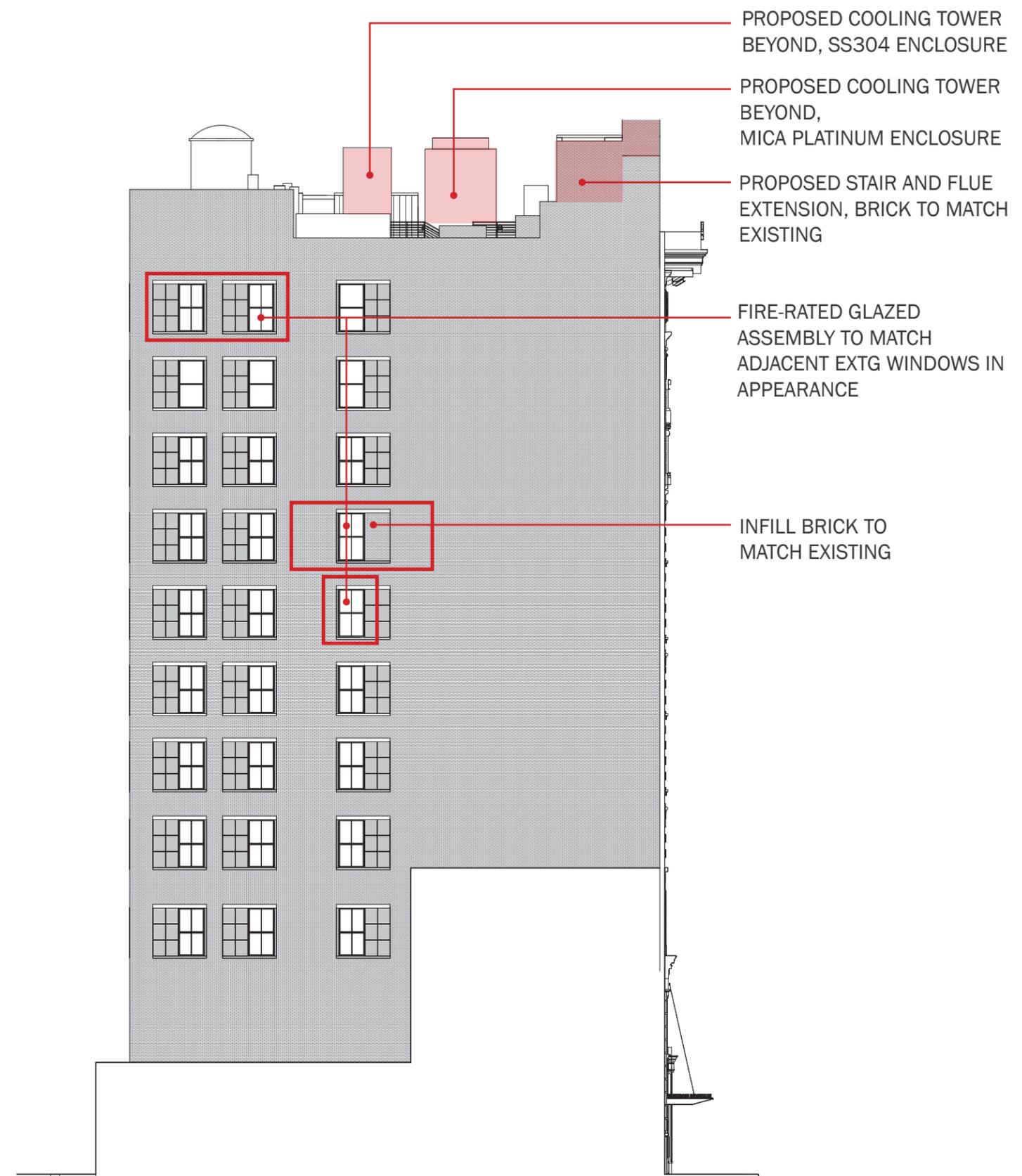
PROPOSED WEST ELEVATION



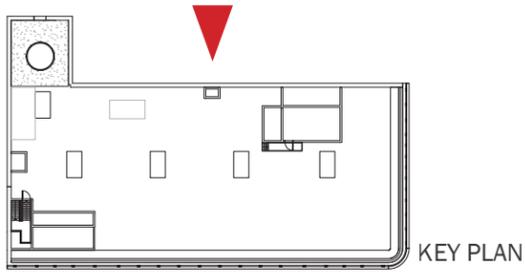
KEY PLAN



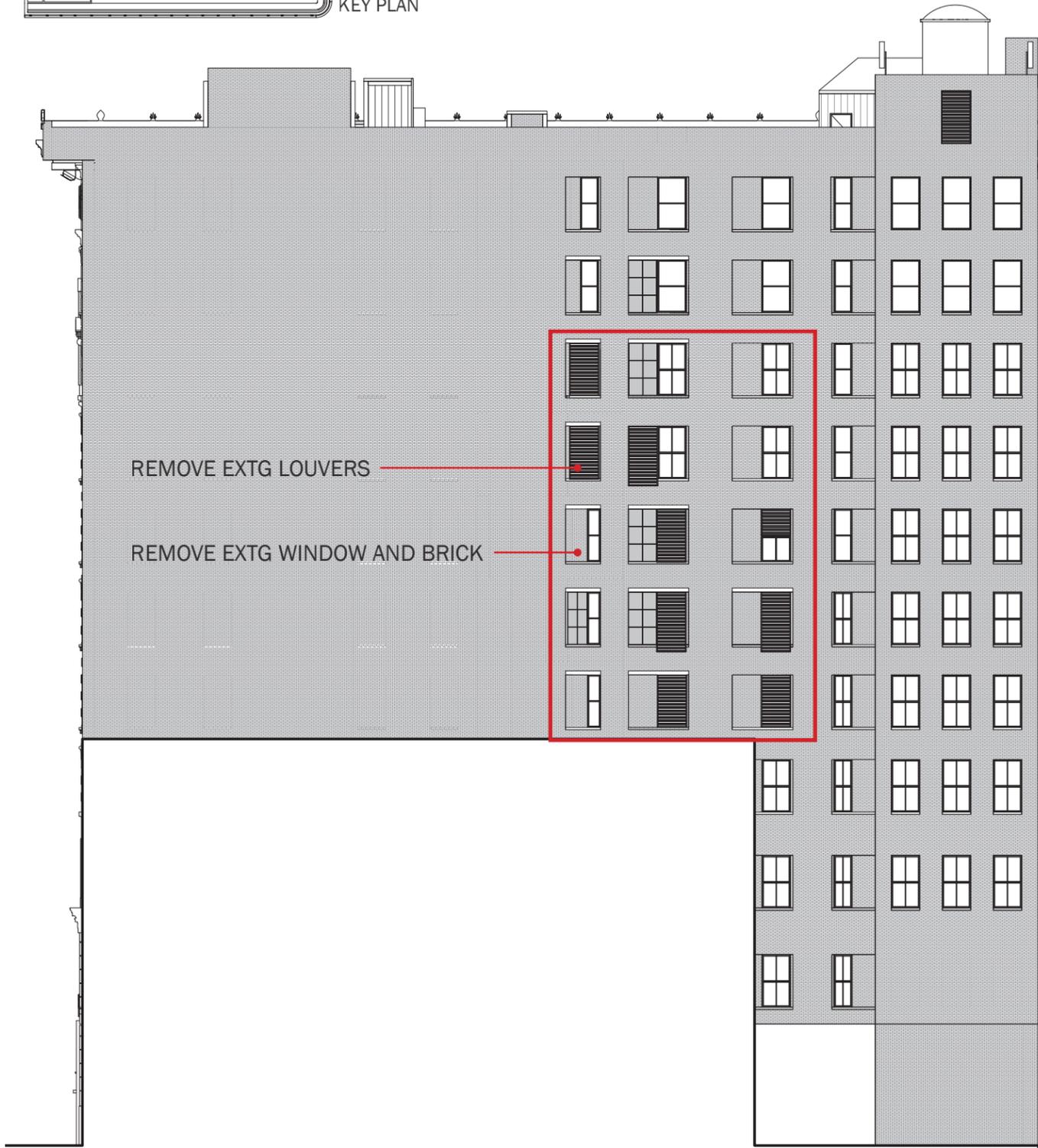
FLATIRON INSTITUTE - 162 FIFTH AVENUE



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EXISTING NORTH ELEVATION



REMOVE EXTG LOUVERS

REMOVE EXTG WINDOW AND BRICK

PROPOSED NORTH ELEVATION



PROPOSED EM. GENERATOR
BEYOND, MICA PLATINUM
ENCLOSURE

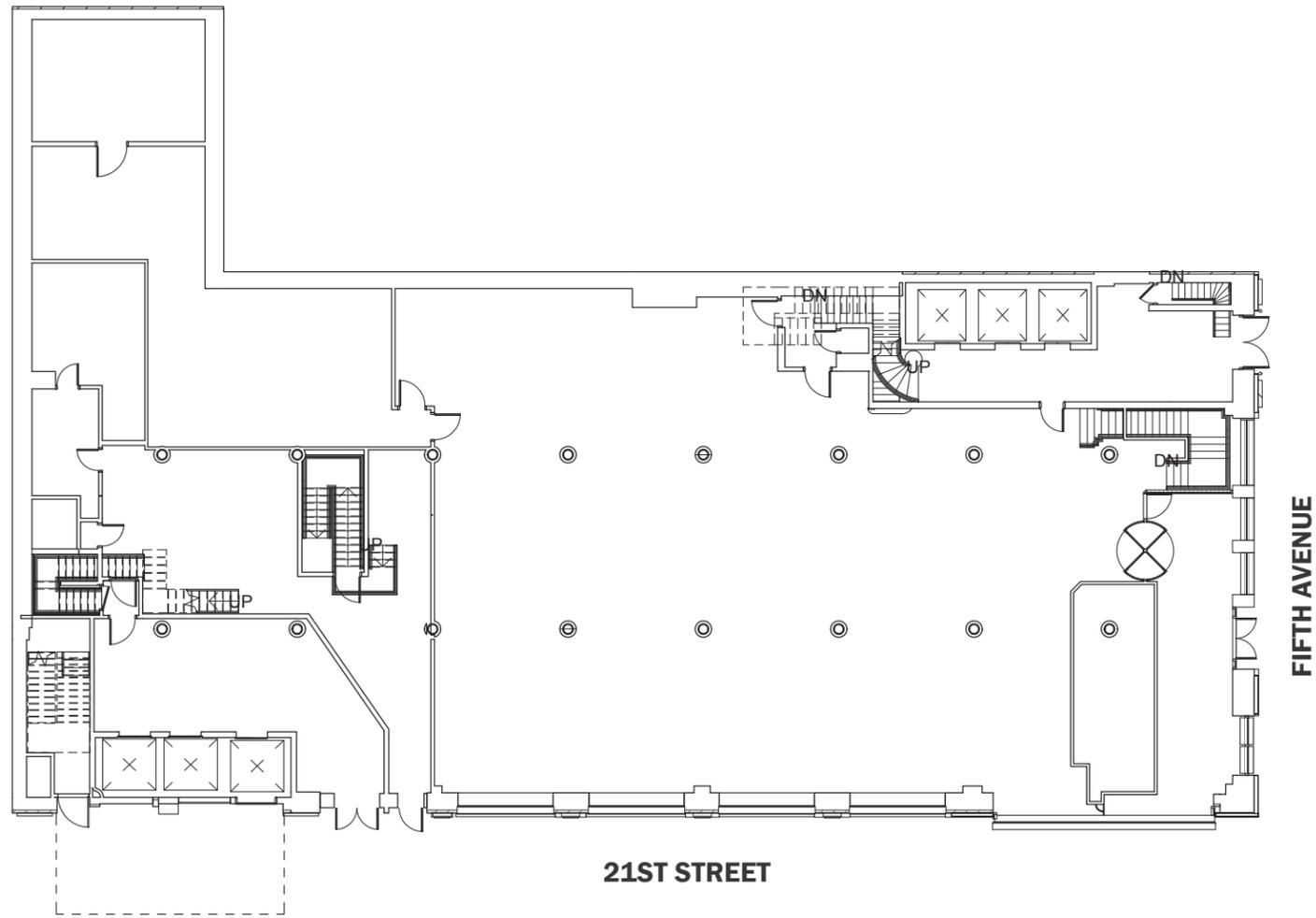
RELOCATE SHUTTER

BRICK TO MATCH EXTG

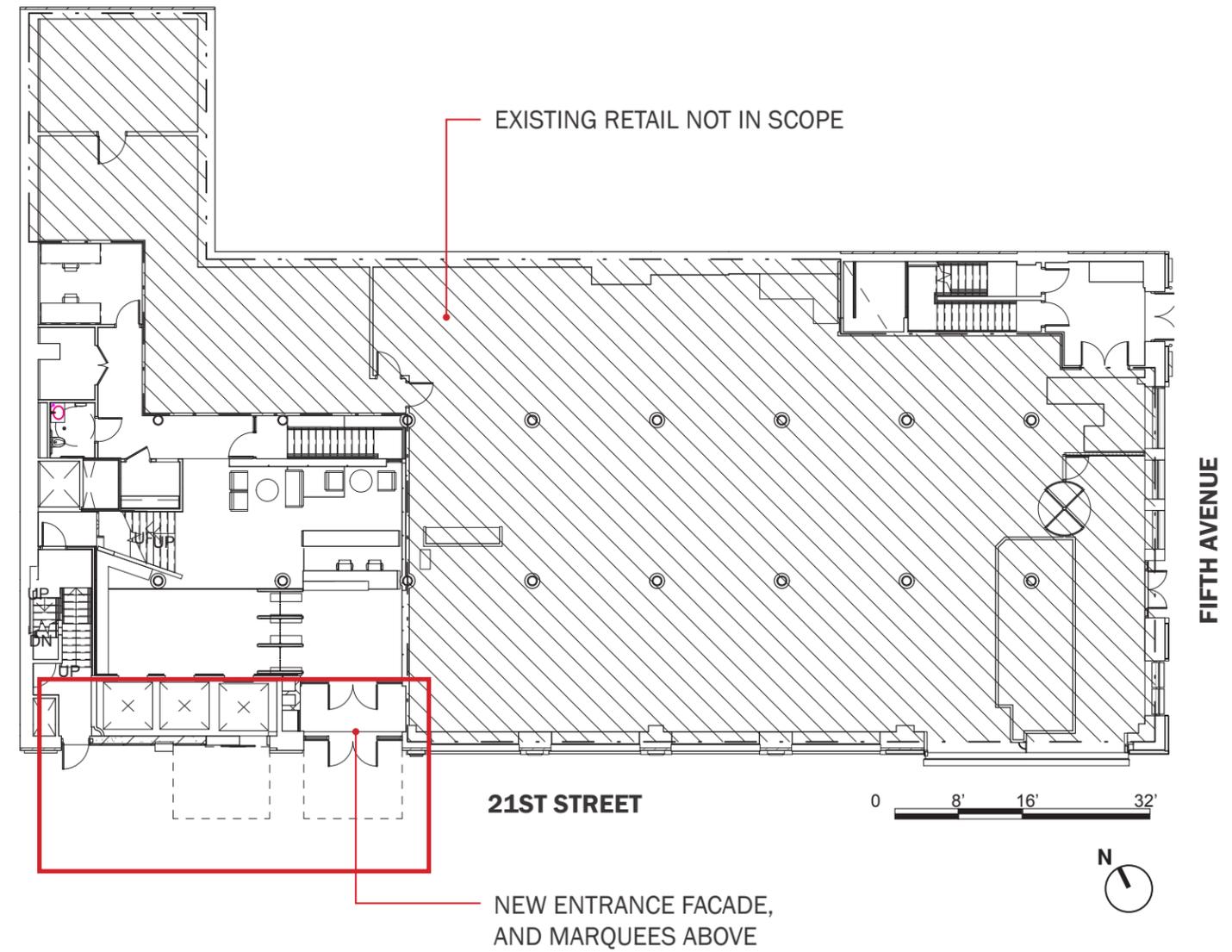
PROPOSED OPENINGS. FIRE-RATED
GLAZED ASSEMBLY TO MATCH EXTG
WINDOWS ON THE NORTH FACADE

FIRE-RATED GLAZED ASSEMBLY TO MATCH ADJACENT
EXTG WINDOWS IN APPEARANCE

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SOUTH FREIGHT ENTRANCE



REMOVE TRANSOM WINDOW
GLAZING

EXTG FRIEZE TO REMAIN,
REPAIR AS NEEDED

RESTORE EXTG LIMESTONE FACADE
AS NEEDED

REMOVE SIAMESE CONNECTION

REPLACE FUEL OIL FILL BOX

REMOVE DOOR

REMOVE CANOPY

REPLACE EXISTING
ELEVATOR DOOR

REMOVE DOOR, WALL & WINDOW
Perkins Eastman

SOUTH ELEVATION



EXISTING



PROPOSED

SOUTH ELEVATION DETAIL

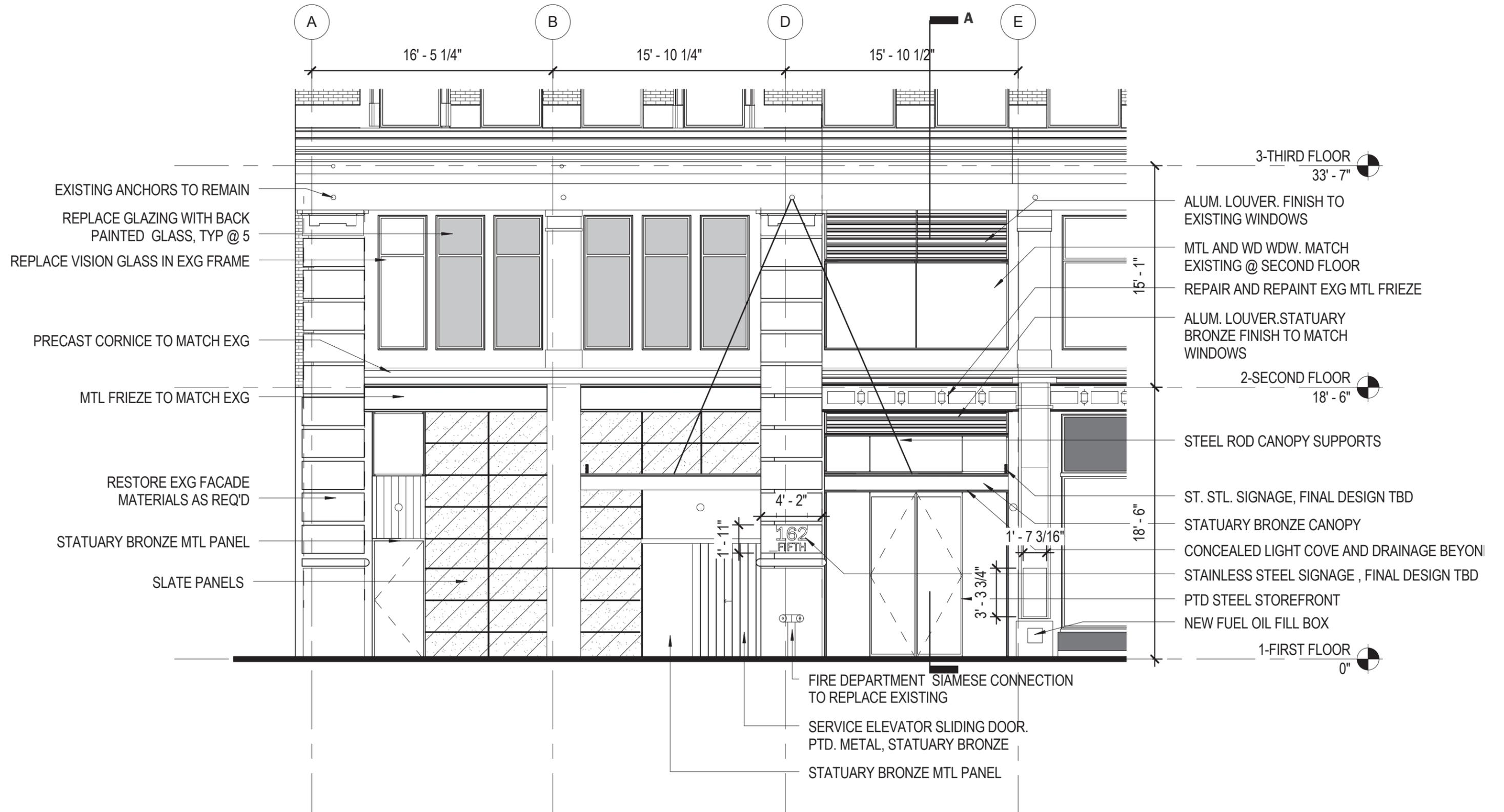


EXISTING

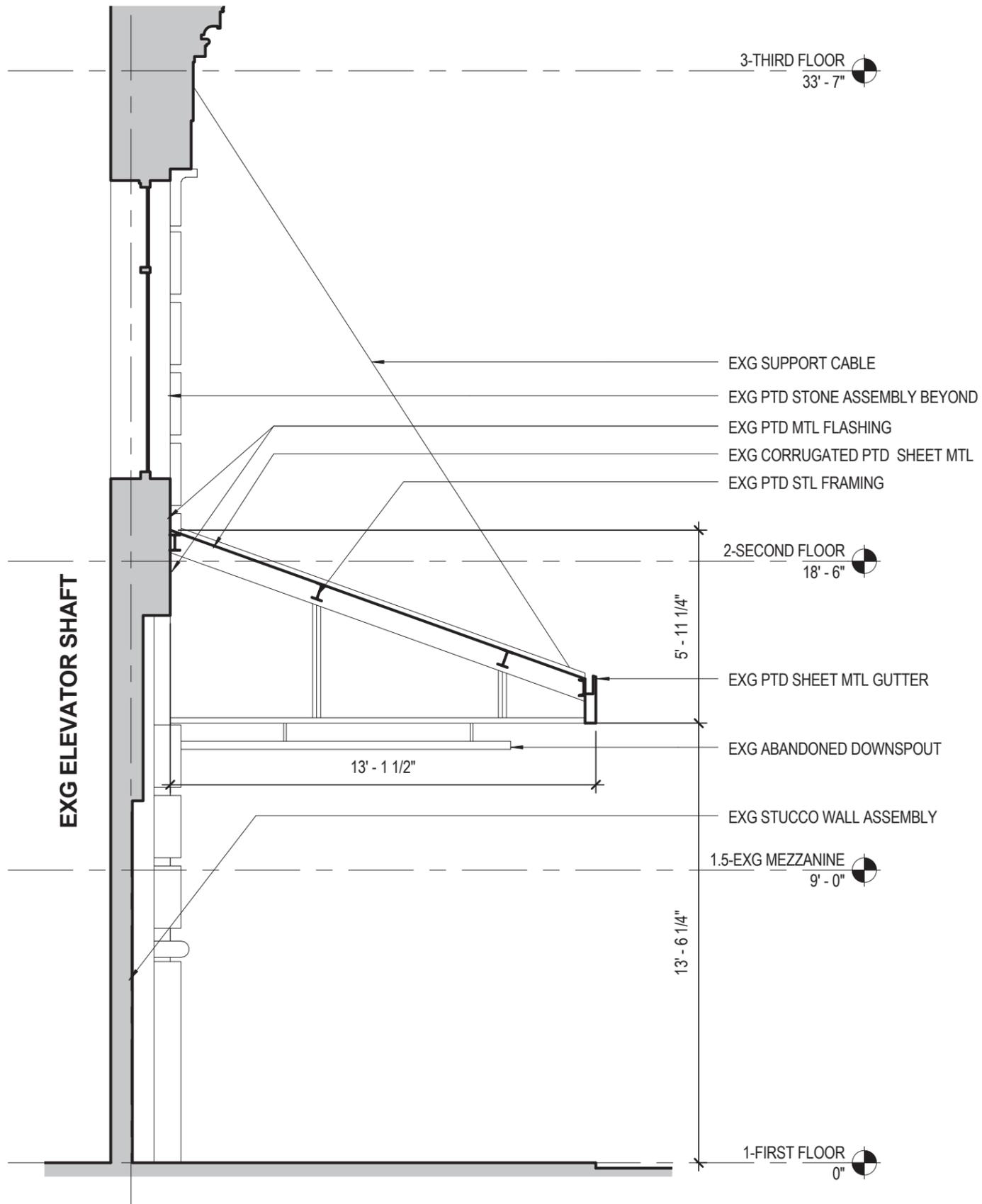


PROPOSED

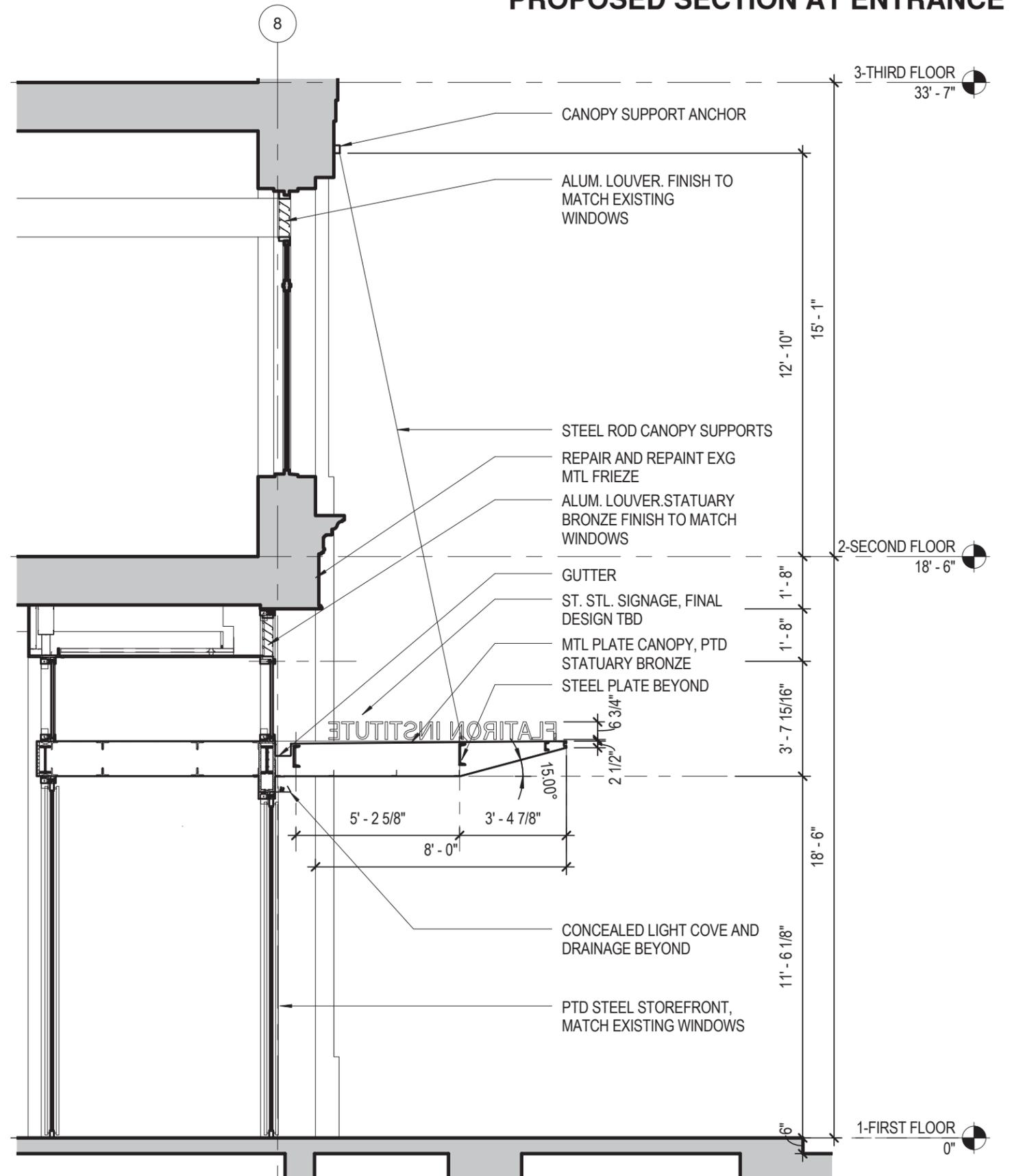
PROPOSED ELEVATION



EXISTING SECTION AT CANOPY



PROPOSED SECTION AT ENTRANCE



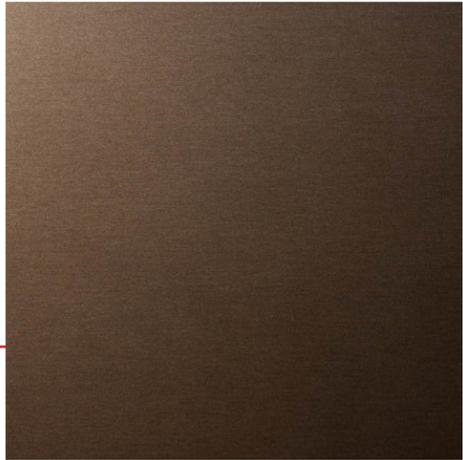
PROPOSED SOUTH MAIN ENTRANCE



MATERIALS



HEATHERMOOR SLATE



STATUARY BRONZE

PROPOSED LIGHTING AND EQUIPMENT

LIGHT FIXTURES



- 1A.** LED LIGHT STRIP CONCEALED IN LIGHT COVE
- 1B.** LED LIGHT STRIP CONCEALED UPLIGHT

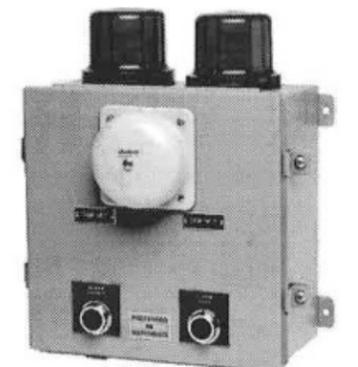
- 2.** LED RECESSED DOWNLIGHT

EQUIPMENT



- 3.** INTERCOM PANEL WITH CARD READER

- 4.** SECURITY CAMERA



- 5.** ACCESSIBLE PUSH PLATE

- 6.** FUEL OIL ALARM STATION



SOUTH ELEVATION ENTRANCE DETAIL

DISTRICT PRECEDENTS: CANOPIES



40 W 22ND STREET

DISTRICT PRECEDENTS: SIDE STREET ENTRANCES



114 FIFTH AVENUE



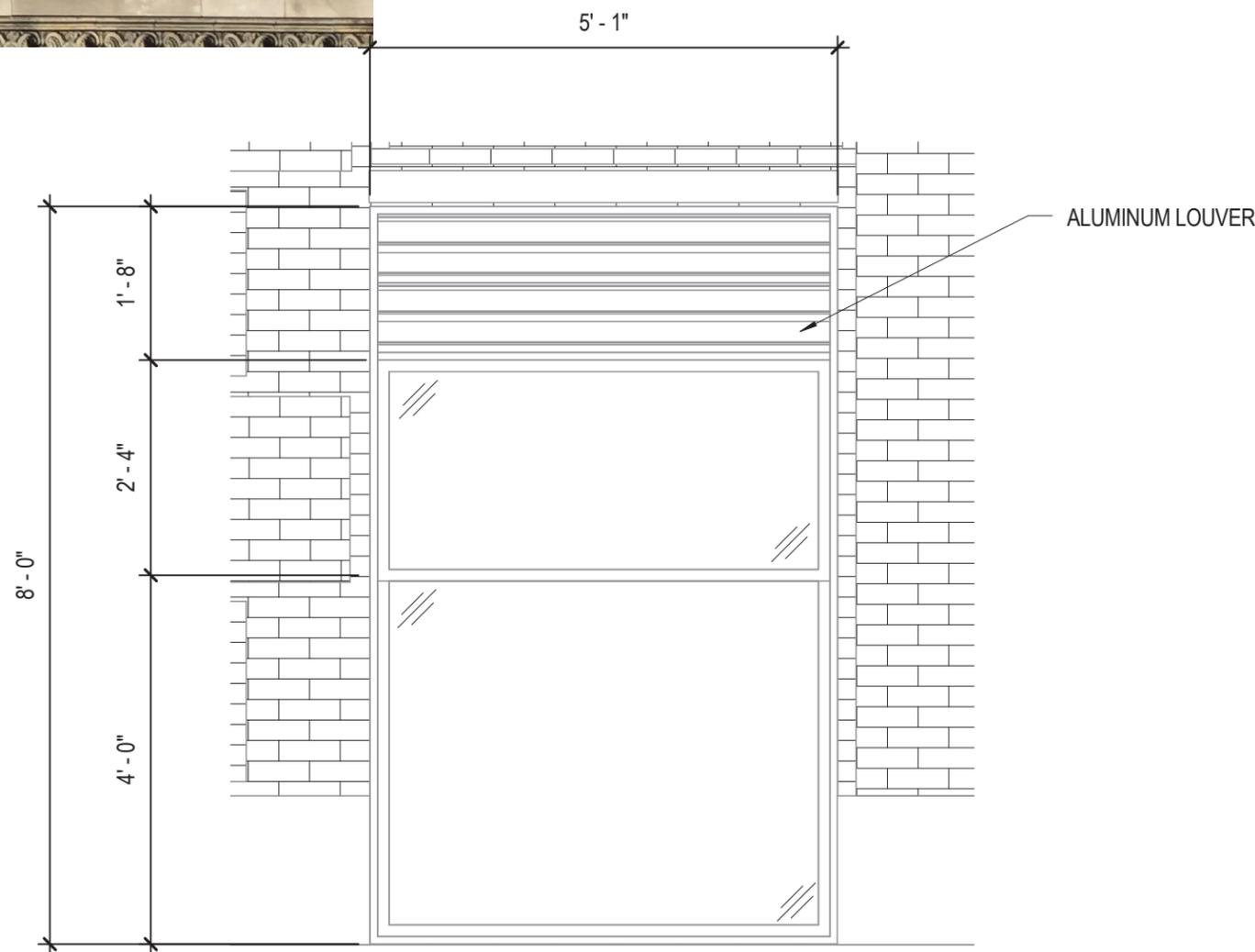
30 W 18TH STREET



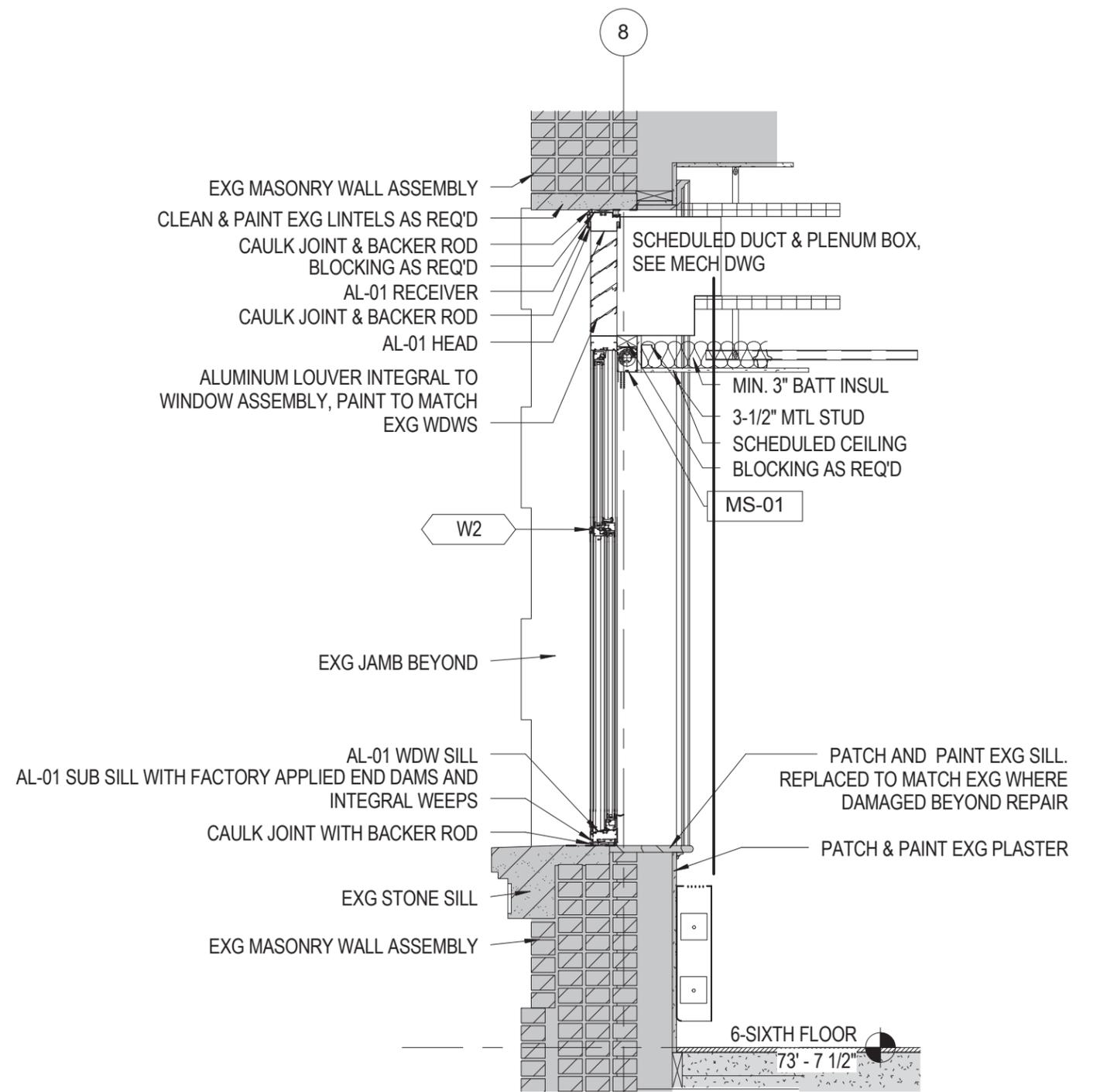
160 FIFTH AVENUE



PROPOSED OPENINGS: SOUTH ELEVATION

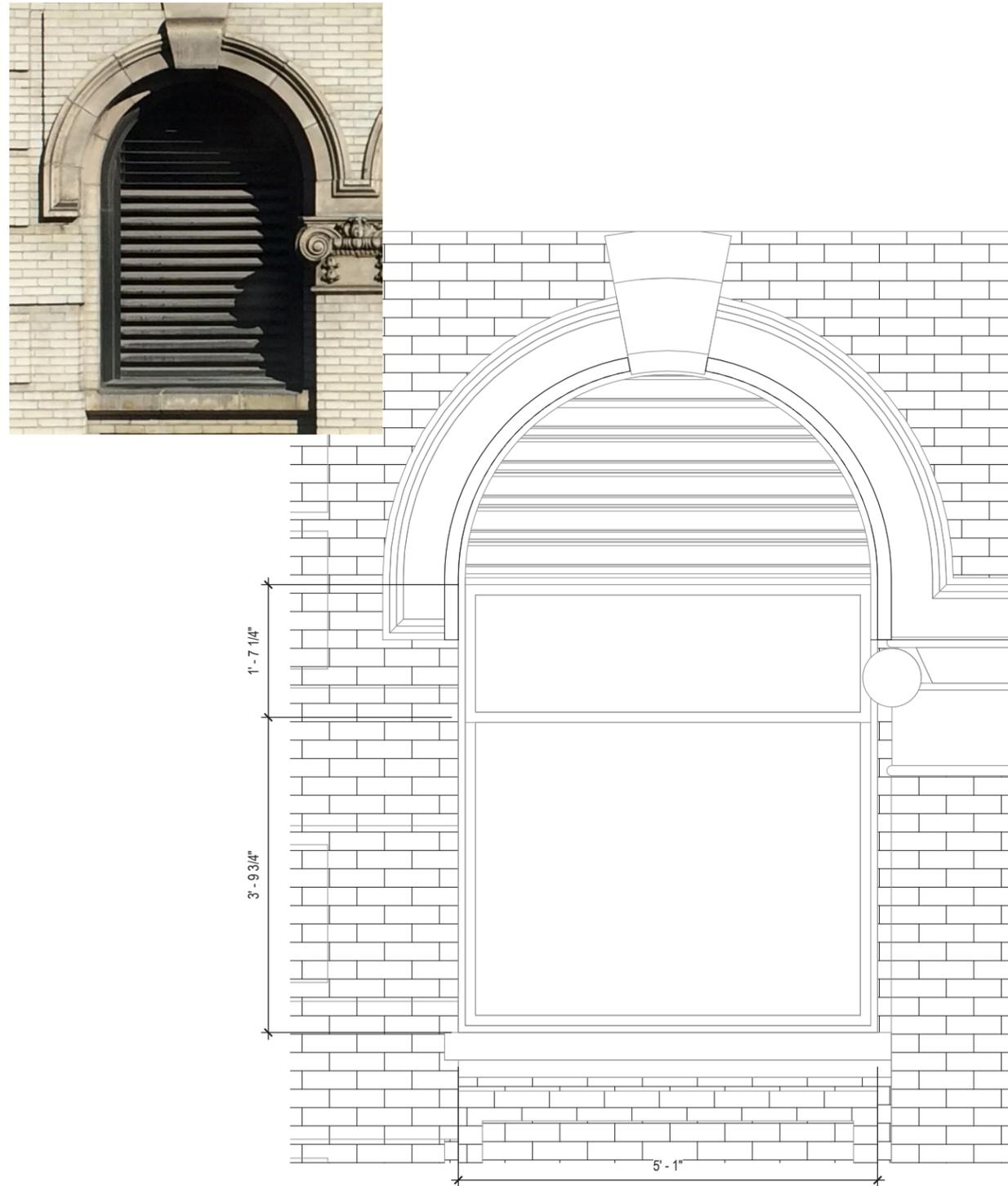


ELEVATION: TYPICAL WINDOW WITH LOUVER

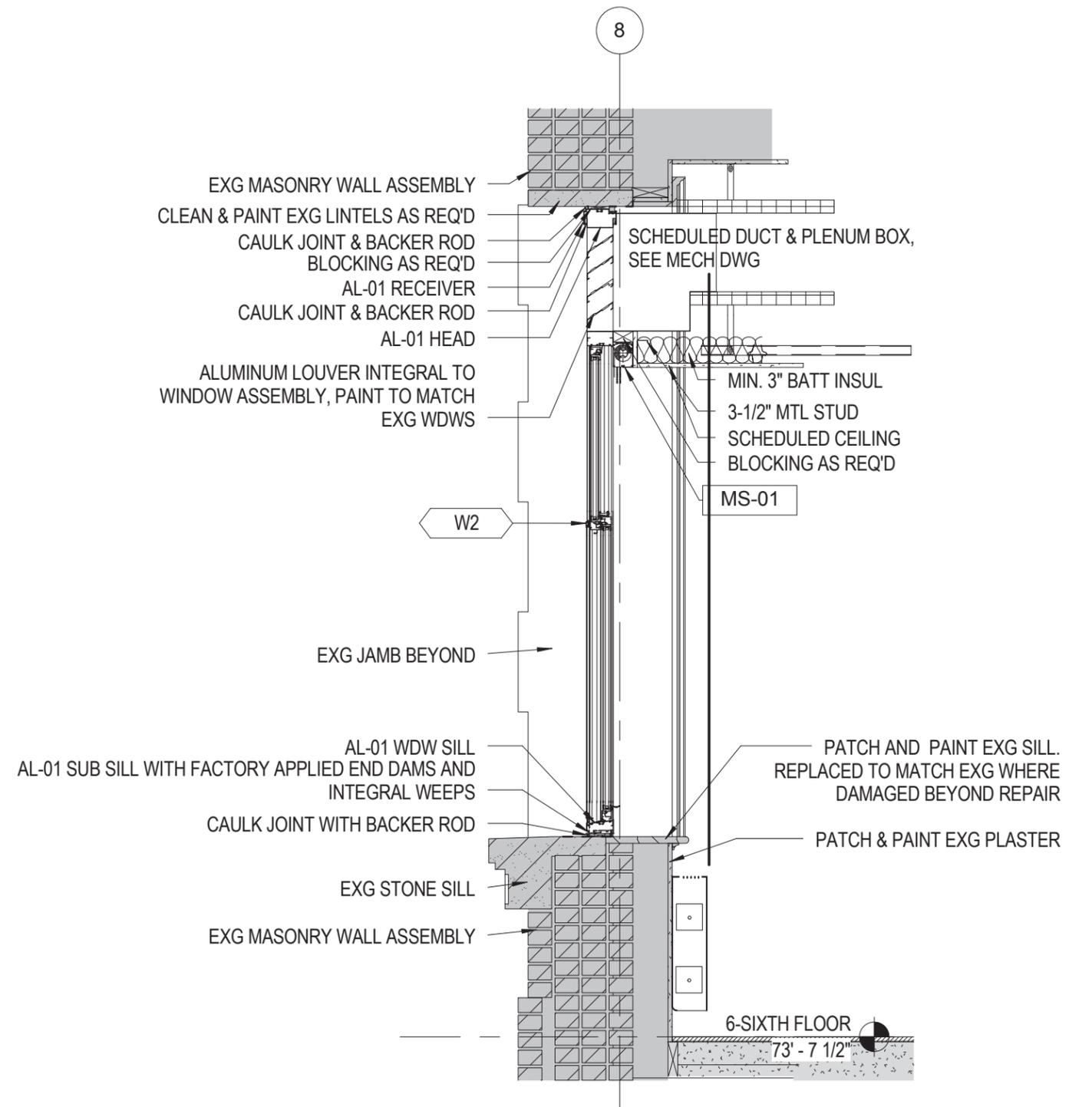


SECTION: TYPICAL WINDOW WITH LOUVER

PROPOSED OPENINGS: SOUTH ELEVATION

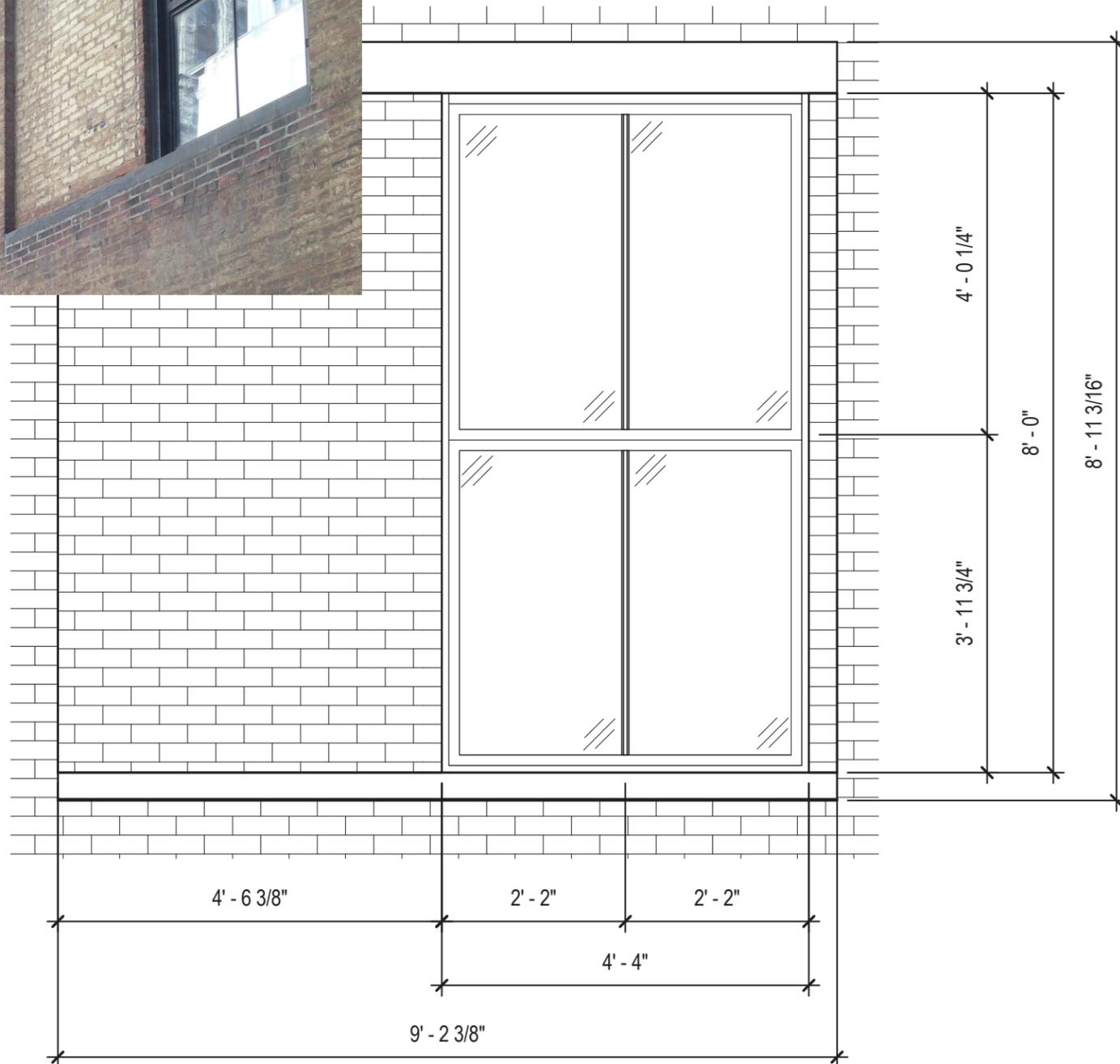


ELEVATION: ARCHED WINDOW WITH LOUVER

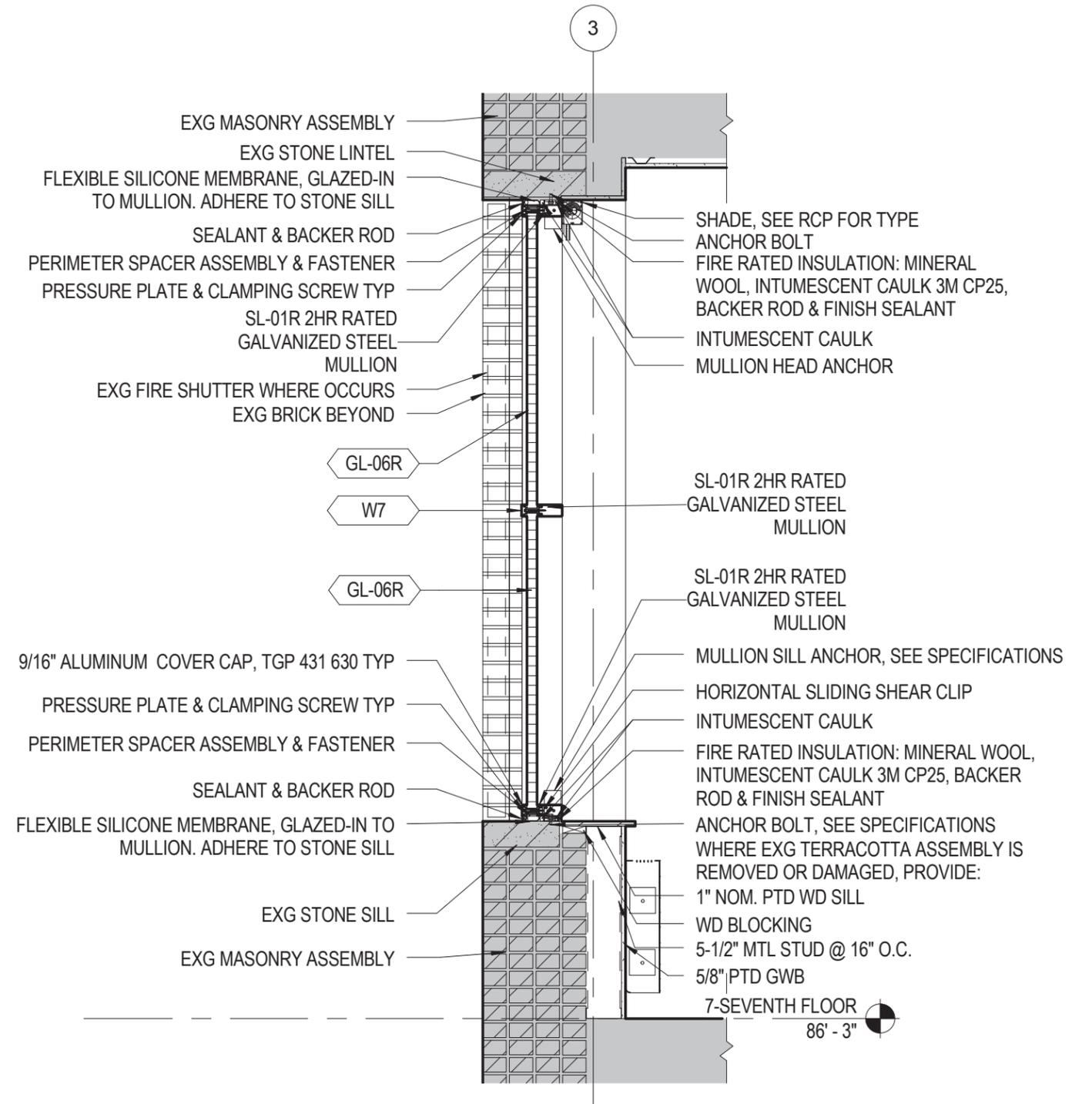


SECTION: ARCHED WINDOW WITH LOUVER

PROPOSED OPENINGS: NORTH ELEVATION

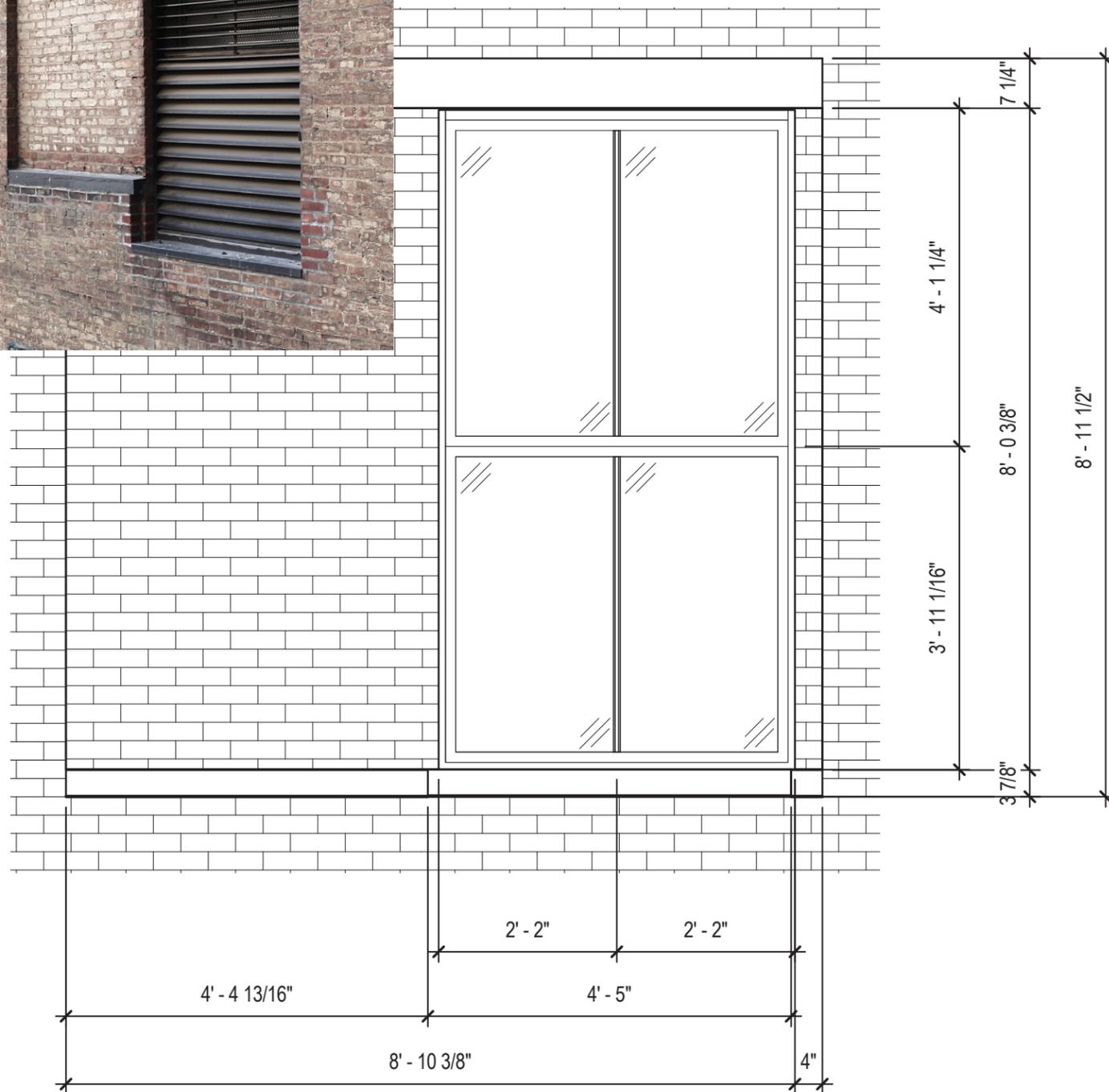
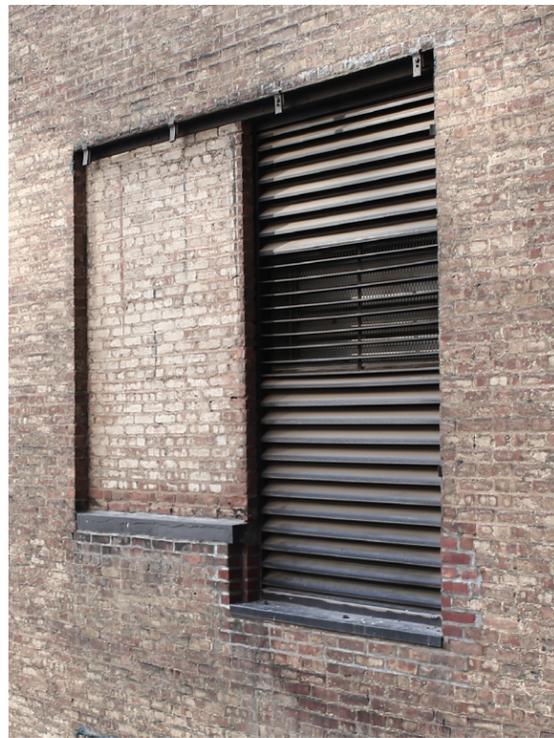


ELEVATION: TYPICAL WINDOW

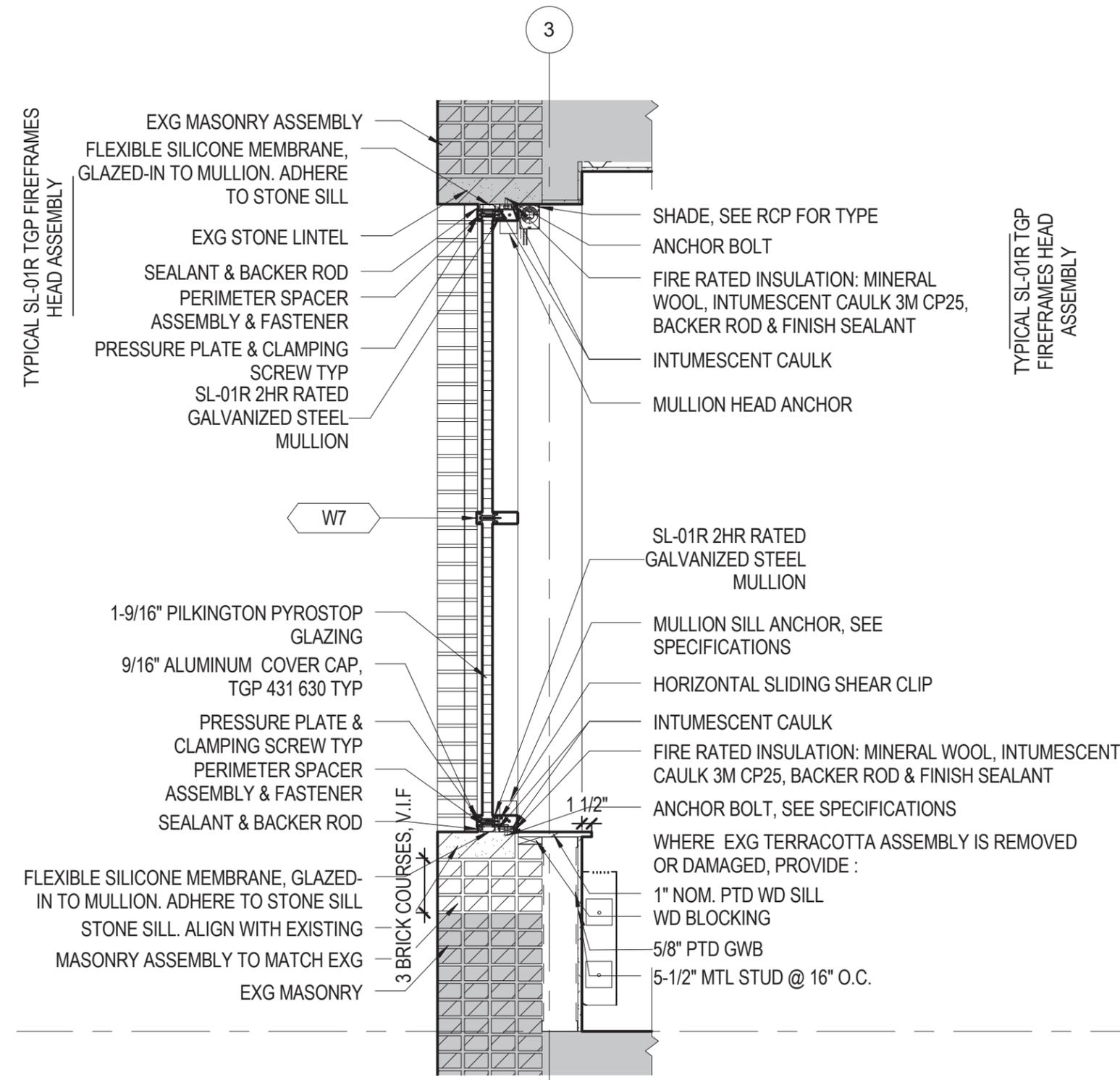


SECTION: TYPICAL WINDOW

PROPOSED OPENINGS: NORTH ELEVATION

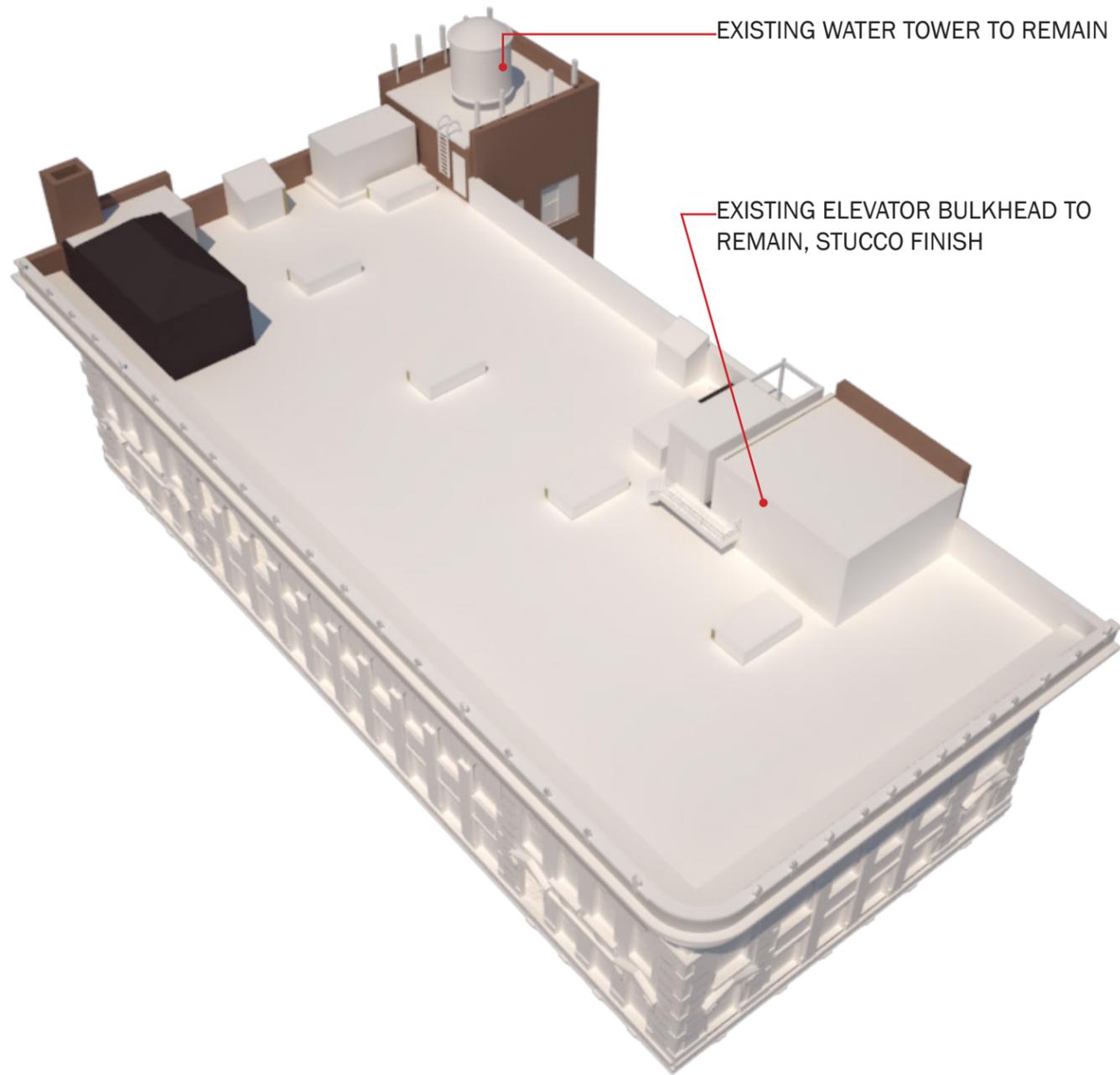


ELEVATION: WINDOW WITH REBUILT SILL

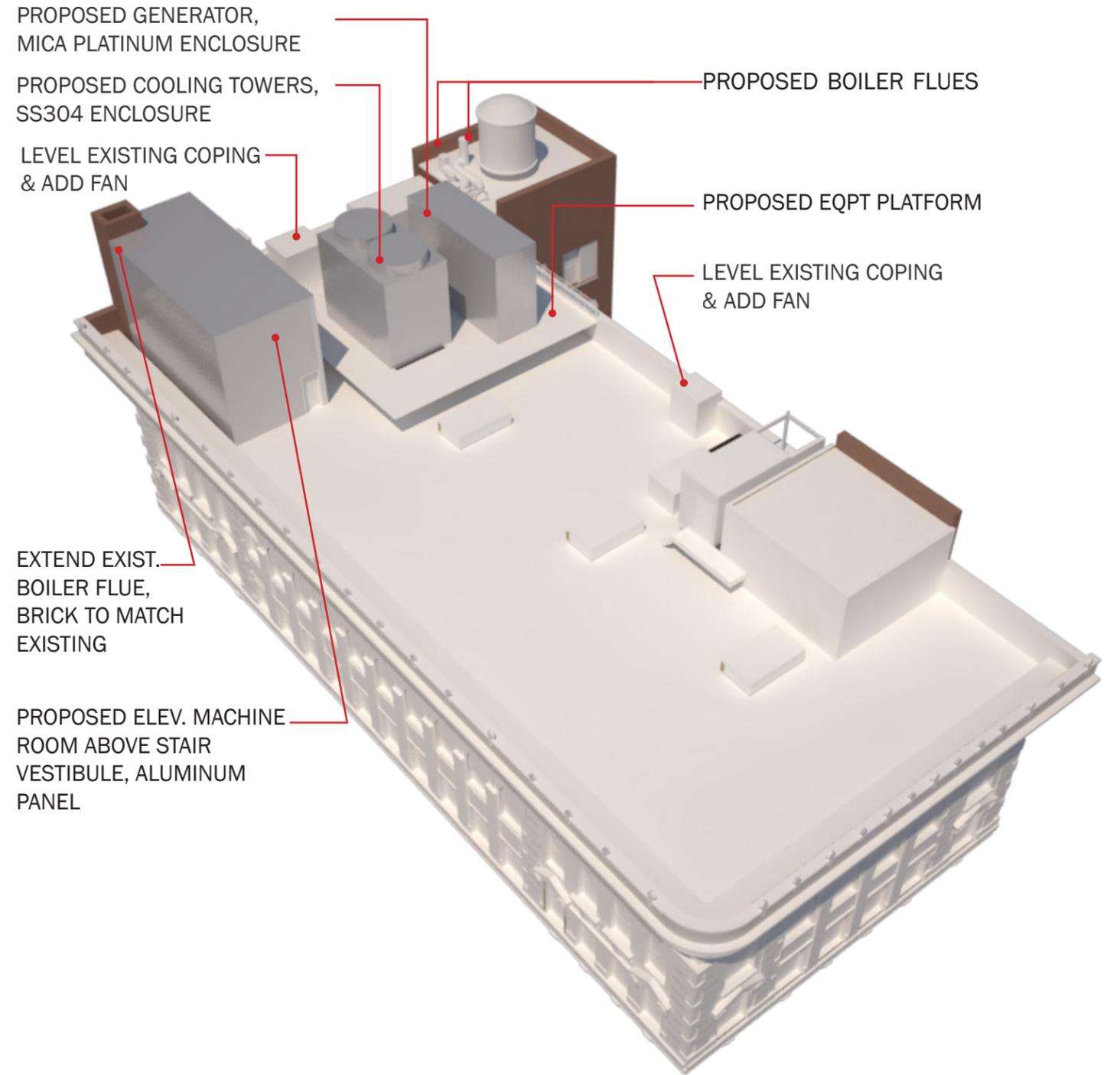


SECTION: WINDOW WITH REBUILT SILL

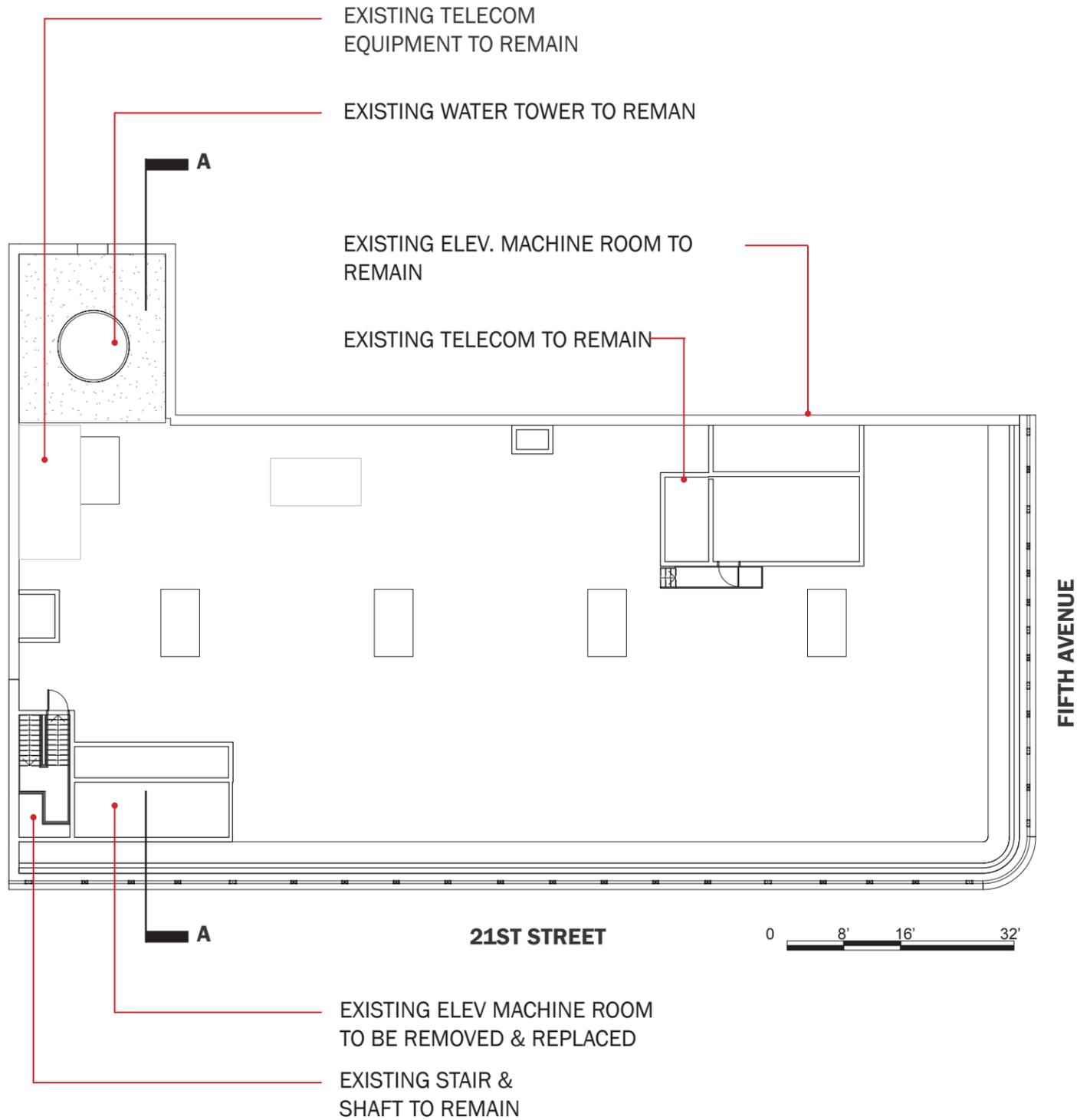
EXISTING ROOF AXONOMETRIC



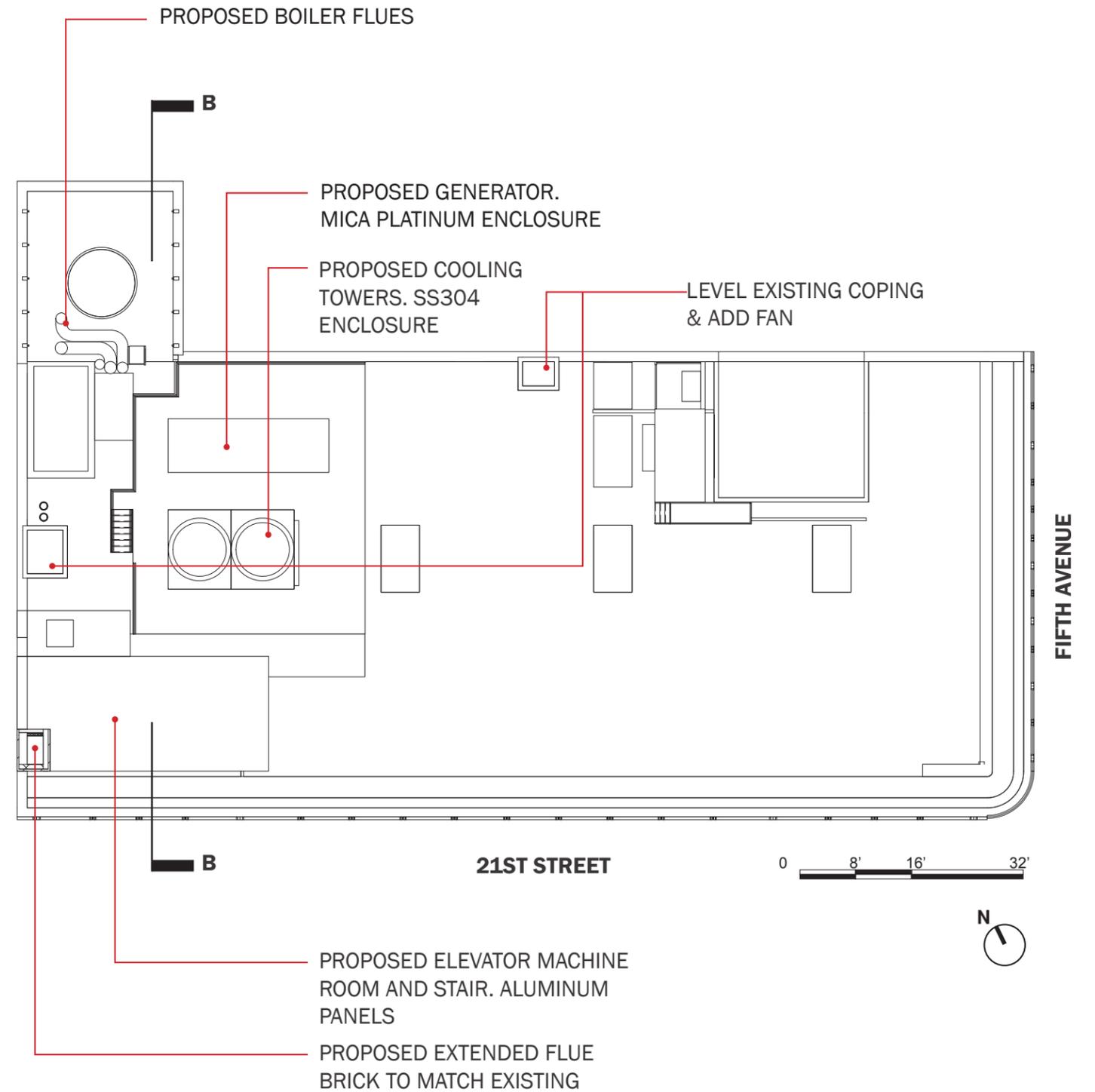
PROPOSED ROOF AXONOMETRIC



EXISTING UPPER ROOF PLAN

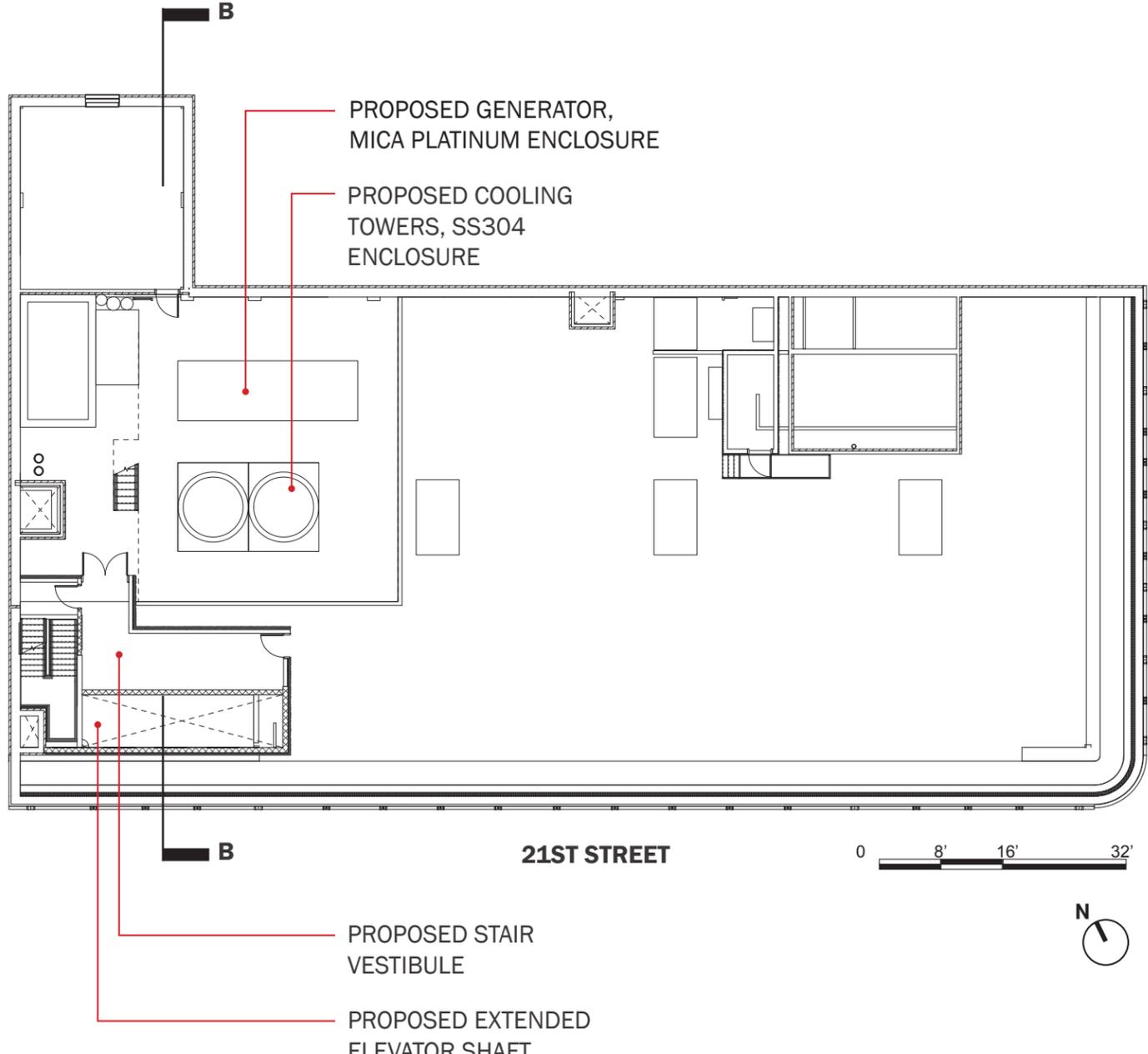
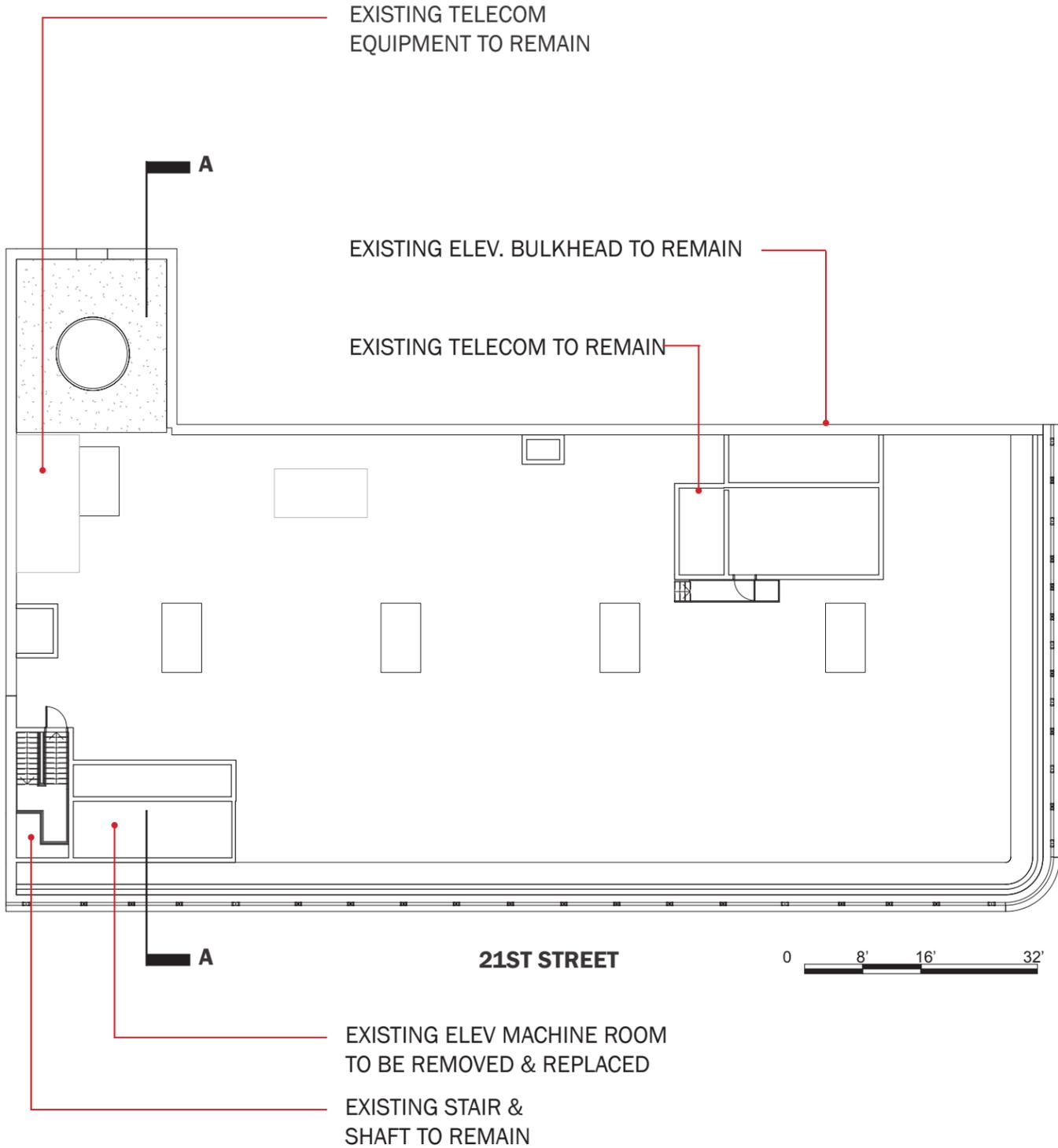


PROPOSED UPPER ROOF PLAN

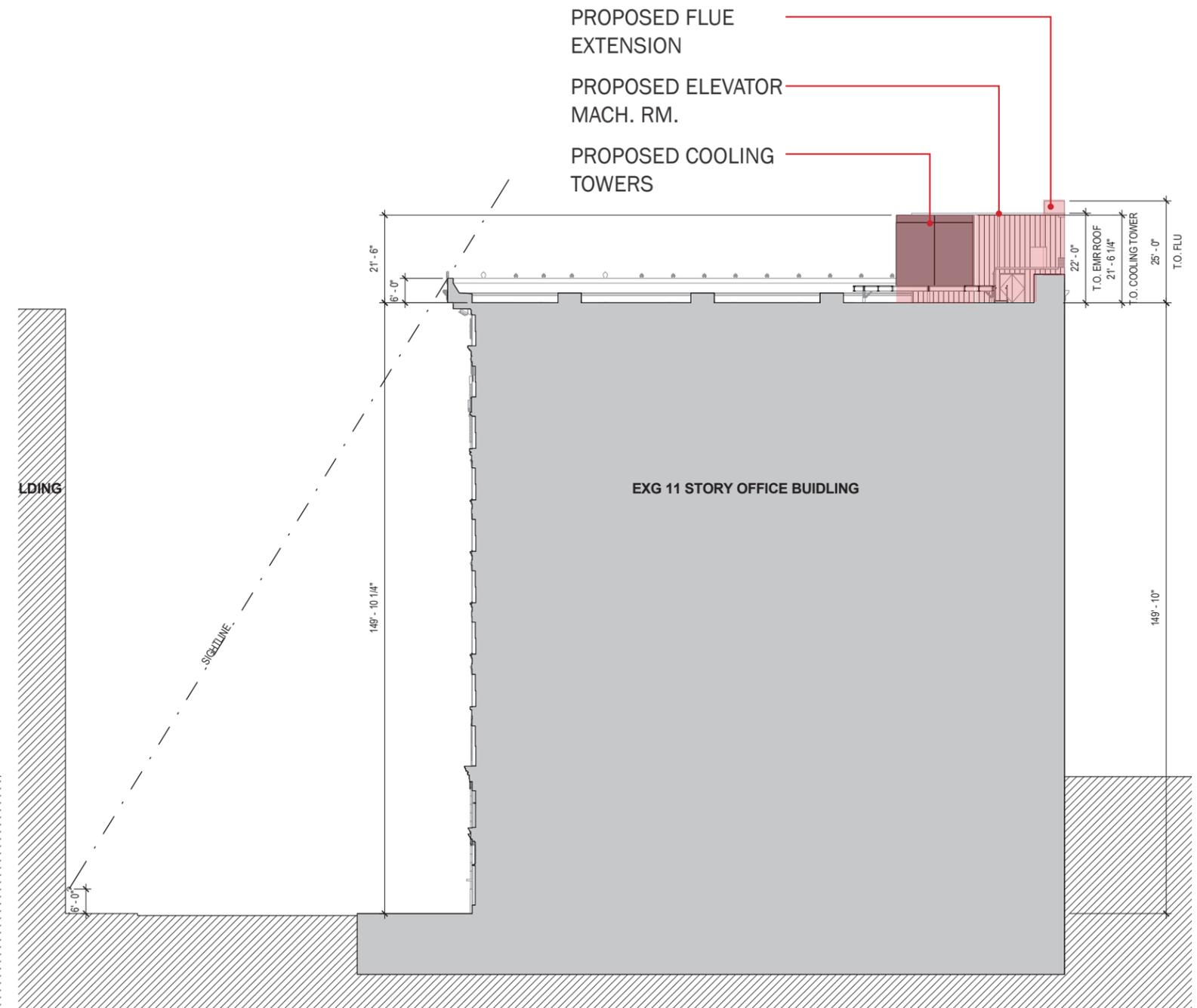
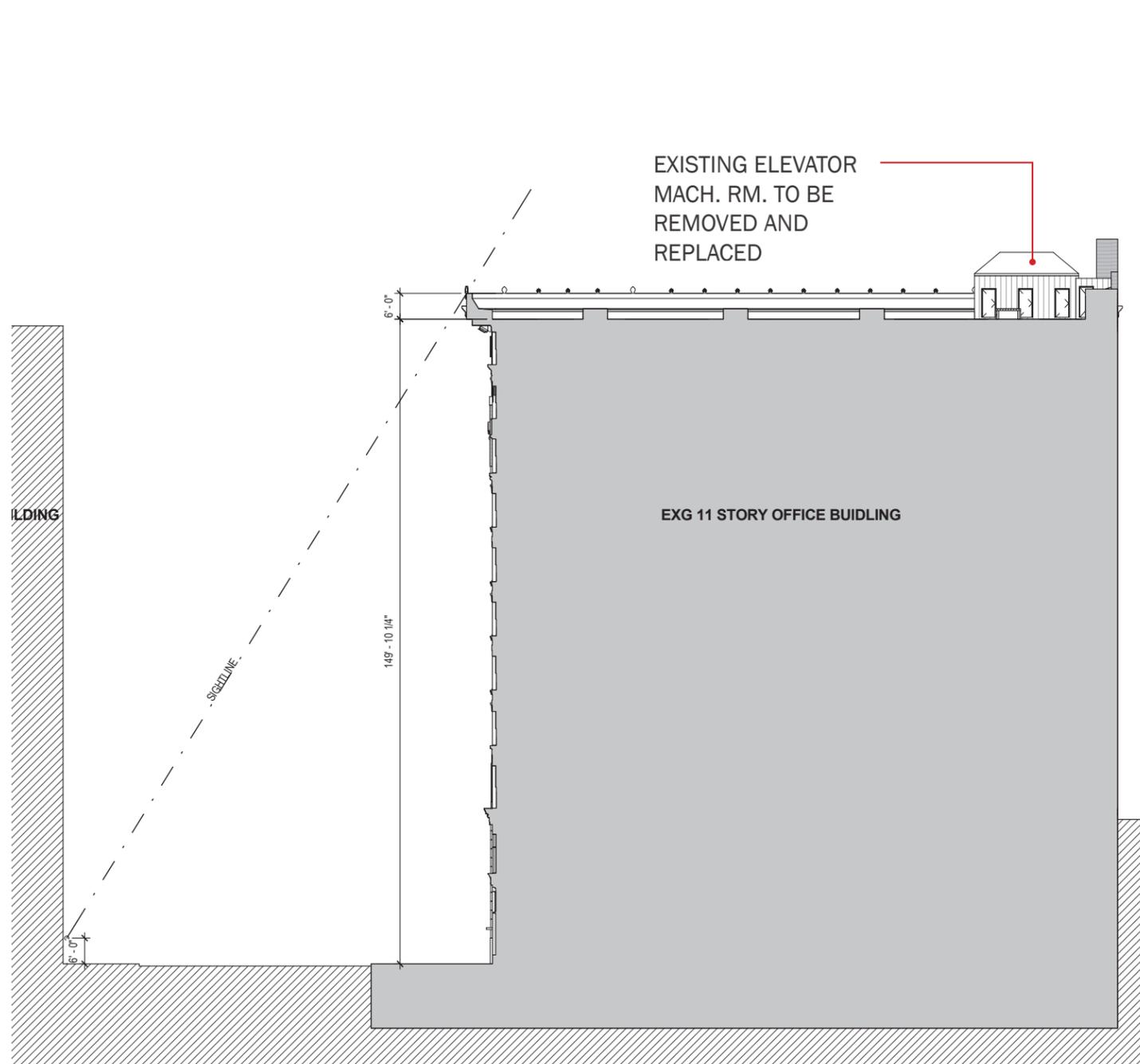


EXISTING ROOF PLAN

PROPOSED ROOF PLAN



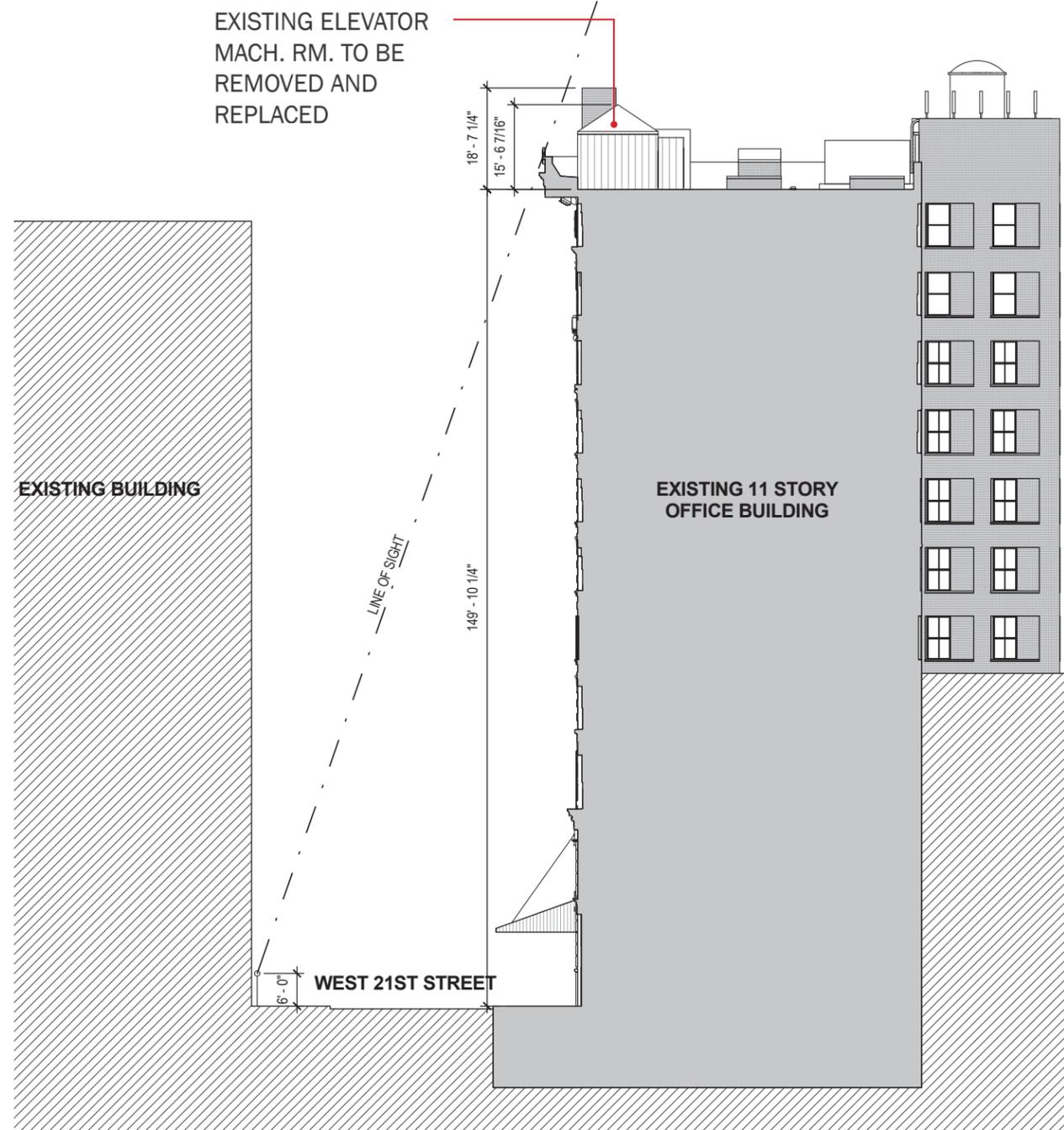
SIGHTLINES ON FIFTH AVENUE



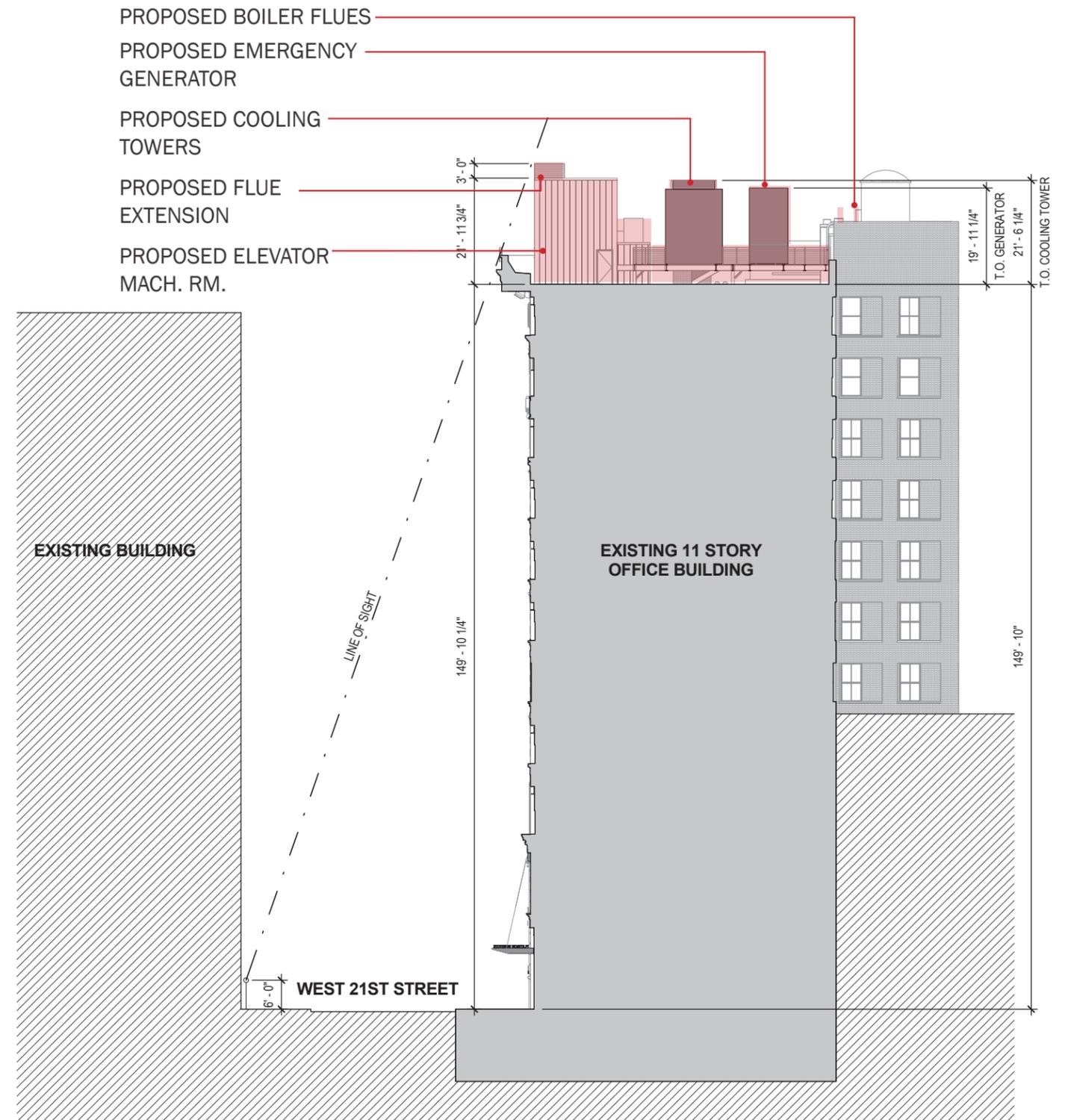
EXISTING

PROPOSED

SIGHTLINES ON 21ST STREET

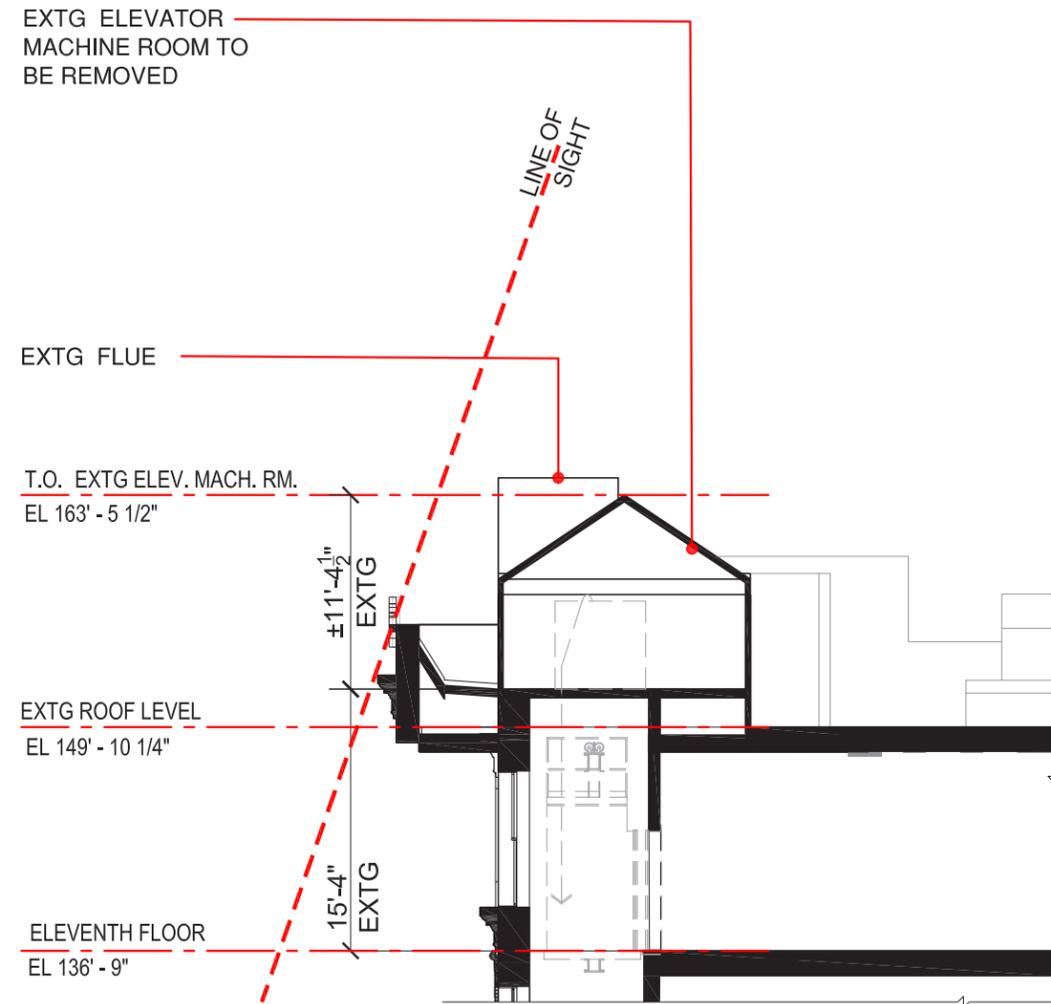


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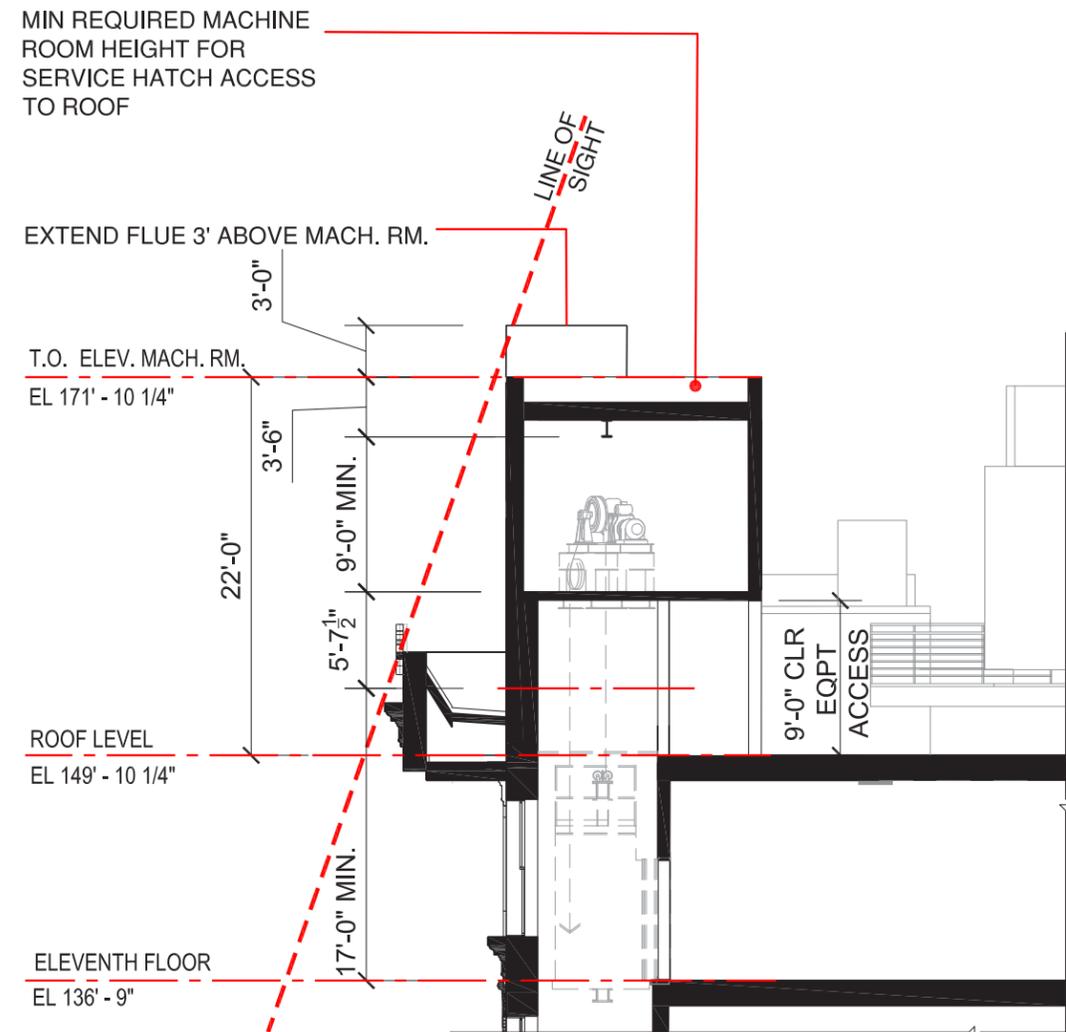
PROPOSED

EXISTING SECTION AT ELEVATOR BULKHEAD



SECTION A

PROPOSED SECTION AT ELEVATOR BULKHEAD



SECTION B

DISTRICT PRECEDENTS: ROOFTOP STRUCTURES



14 W 24TH STREET



928 BROADWAY



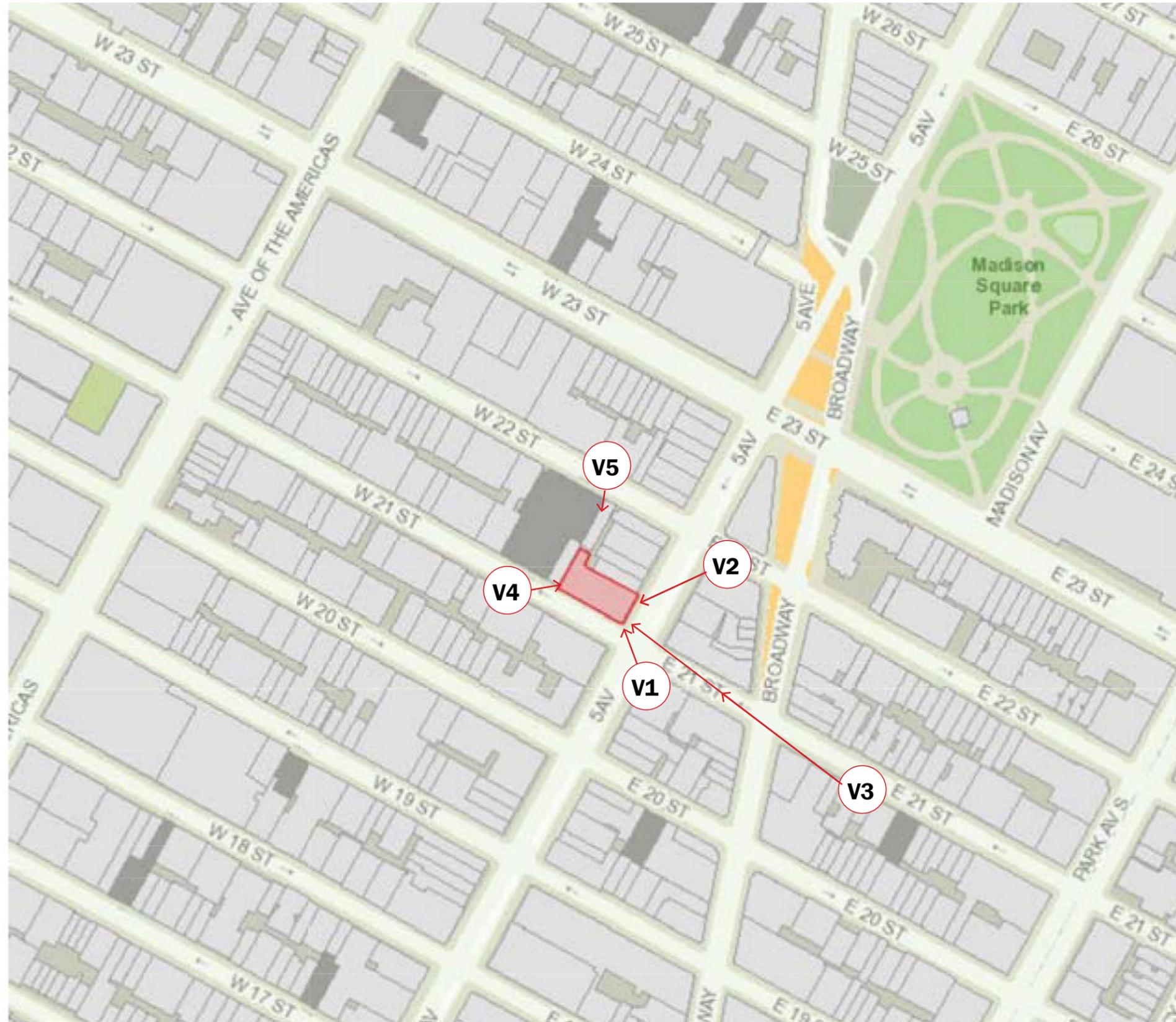
119 FIFTH AVENUE



40 W 23RD,
184 FIFTH

FLATIRON INSTITUTE - 162 FIFTH AVENUE

Perkins Eastman





KEY PLAN

FLATIRON INSTITUTE - 162 FIFTH AVENUE



V1

EXISTING

32'-0" MOCK-UP
24'-0" MOCK-UP

PROPOSED FLUE,
25'-0"

PROPOSED
ELEVATOR
BULKHEAD, 22'-0"



V1

MOCK-UP

Perkins Eastman



PROPOSED
EMERGENCY
GENERATOR

PROPOSED
WINDOWS



KEY PLAN

FLATIRON INSTITUTE - 162 FIFTH AVENUE

MOCK-UP

Perkins Eastman

PROPOSED



KEY PLAN

FLATIRON INSTITUTE - 162 FIFTH AVENUE

V3

EXISTING

PROPOSED
ROOFTOP
EQUIPMENT
NOT VISIBLE



V3

MOCK-UP

Perkins Eastman



PROPOSED
STAIR
BULKHEAD
EXTENSION.
WALL FINISH
TO MATCH EXTG
BRICK



KEY PLAN

FLATIRON INSTITUTE - 162 FIFTH AVENUE

EXISTING

PROPOSED

Perkins Eastman

SIGHTLINE PHOTOGRAPHS



EXISTING

PROPOSED
EMERGENCY
GENERATOR



MOCK-UP



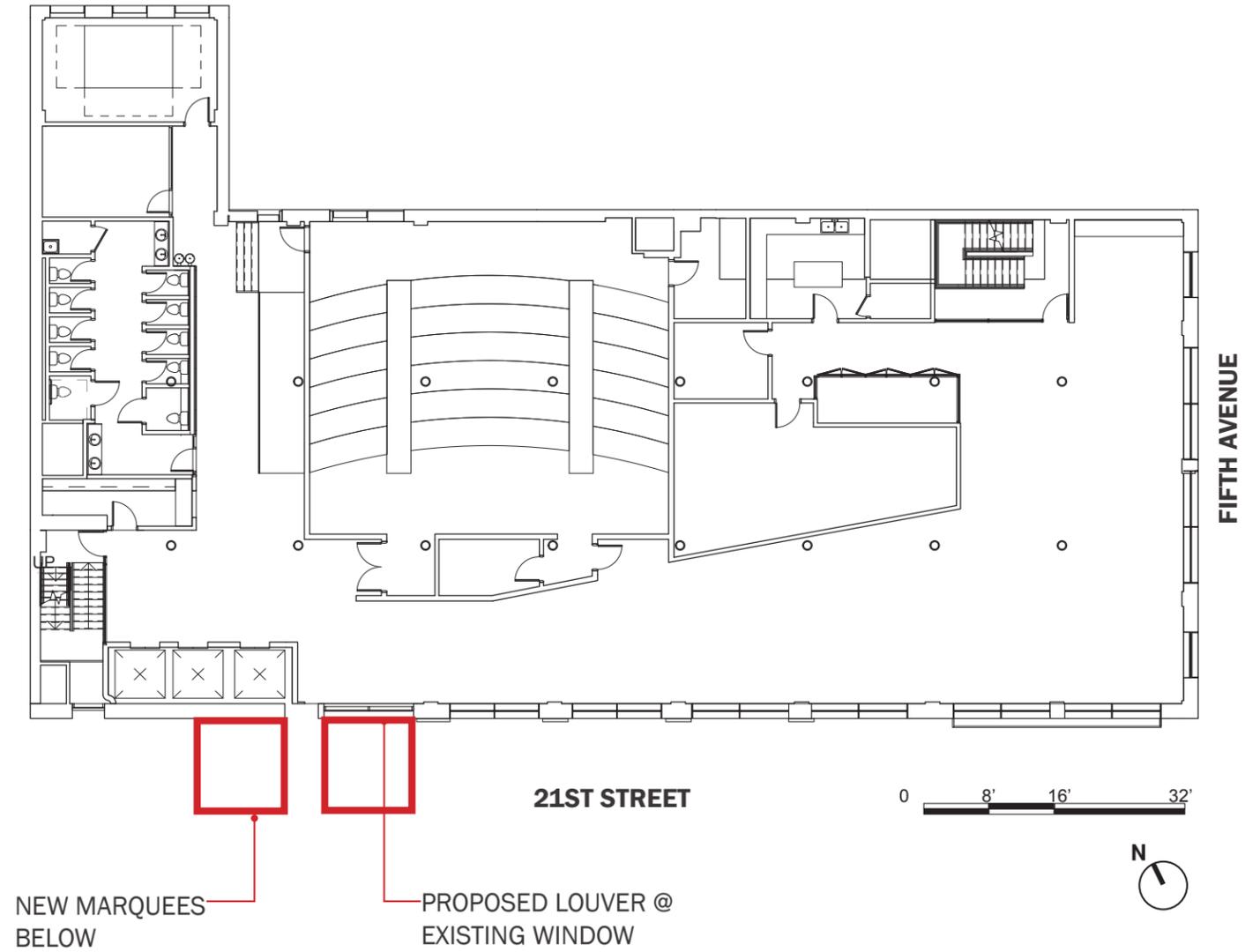
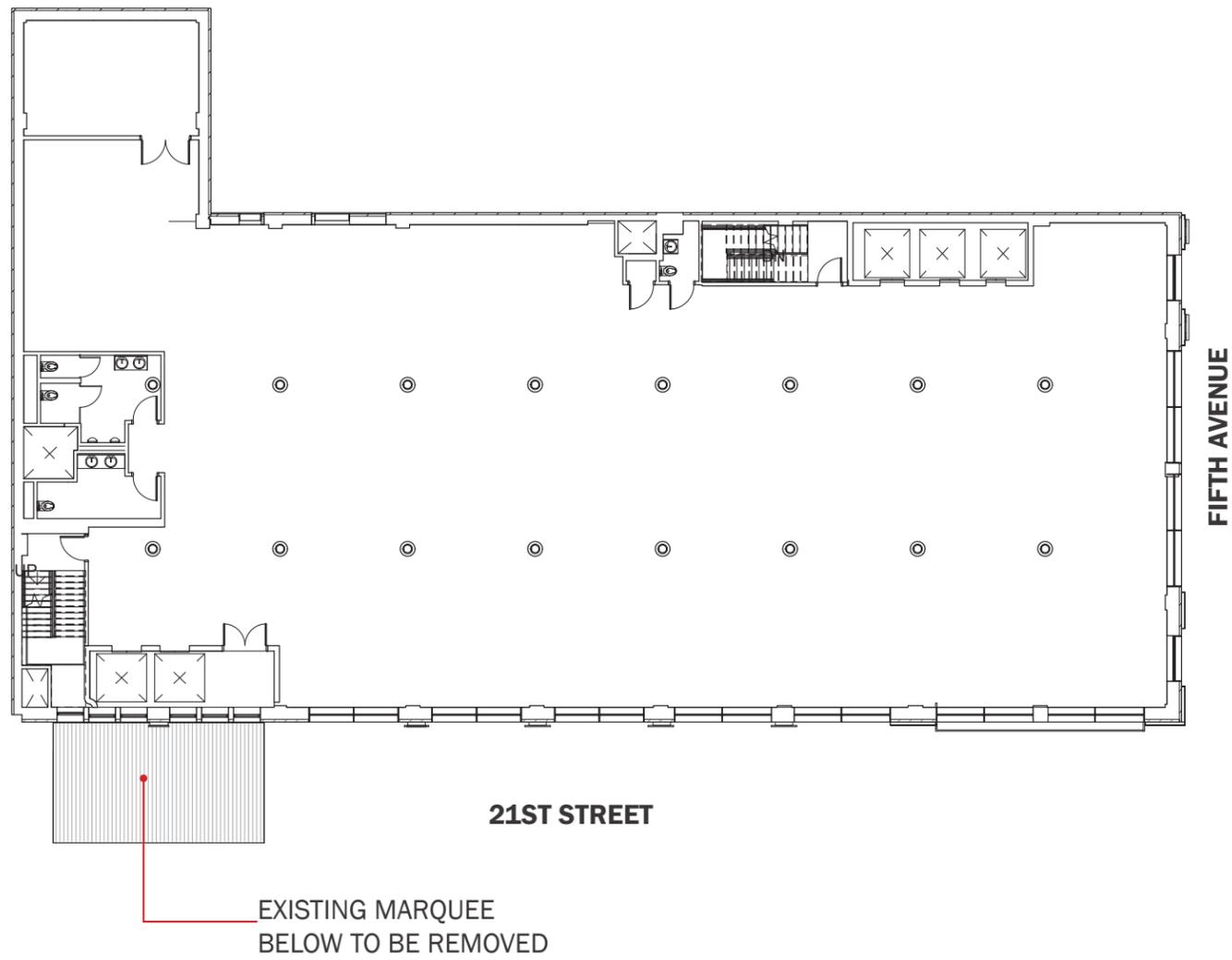
KEY PLAN

FLATIRON INSTITUTE - 162 FIFTH AVENUE

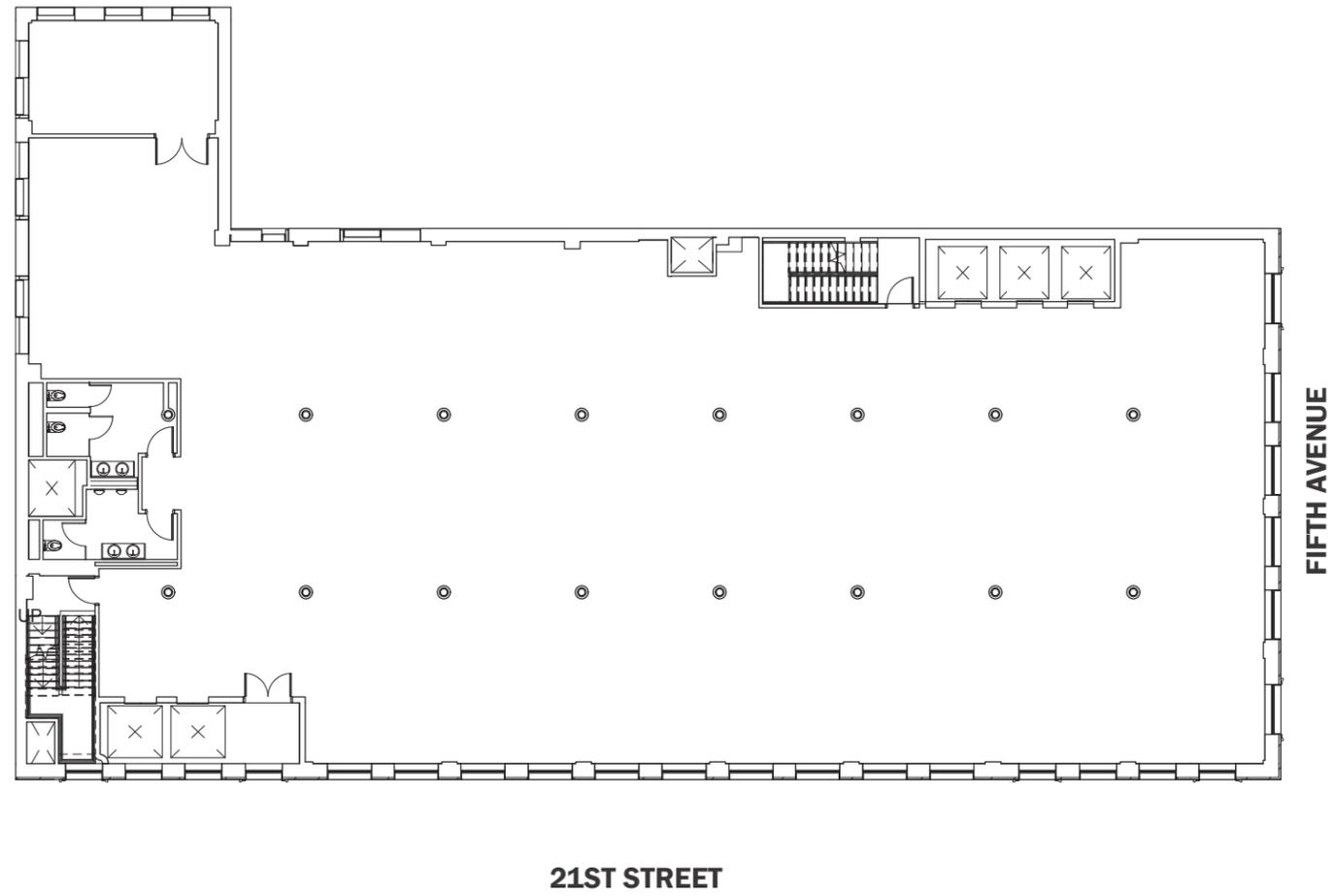
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EXISTING SECOND FLOOR PLAN

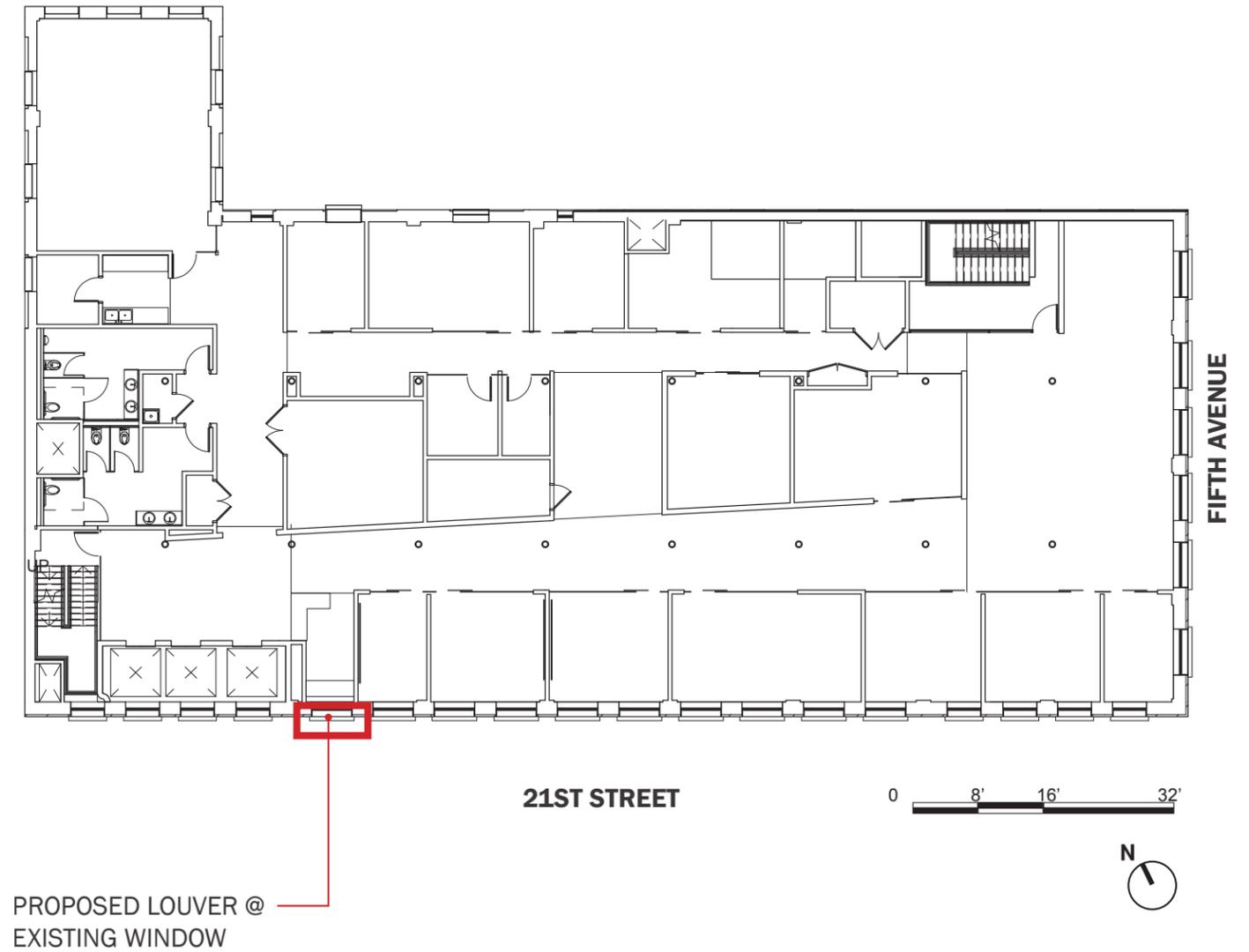
PROPOSED SECOND FLOOR PLAN



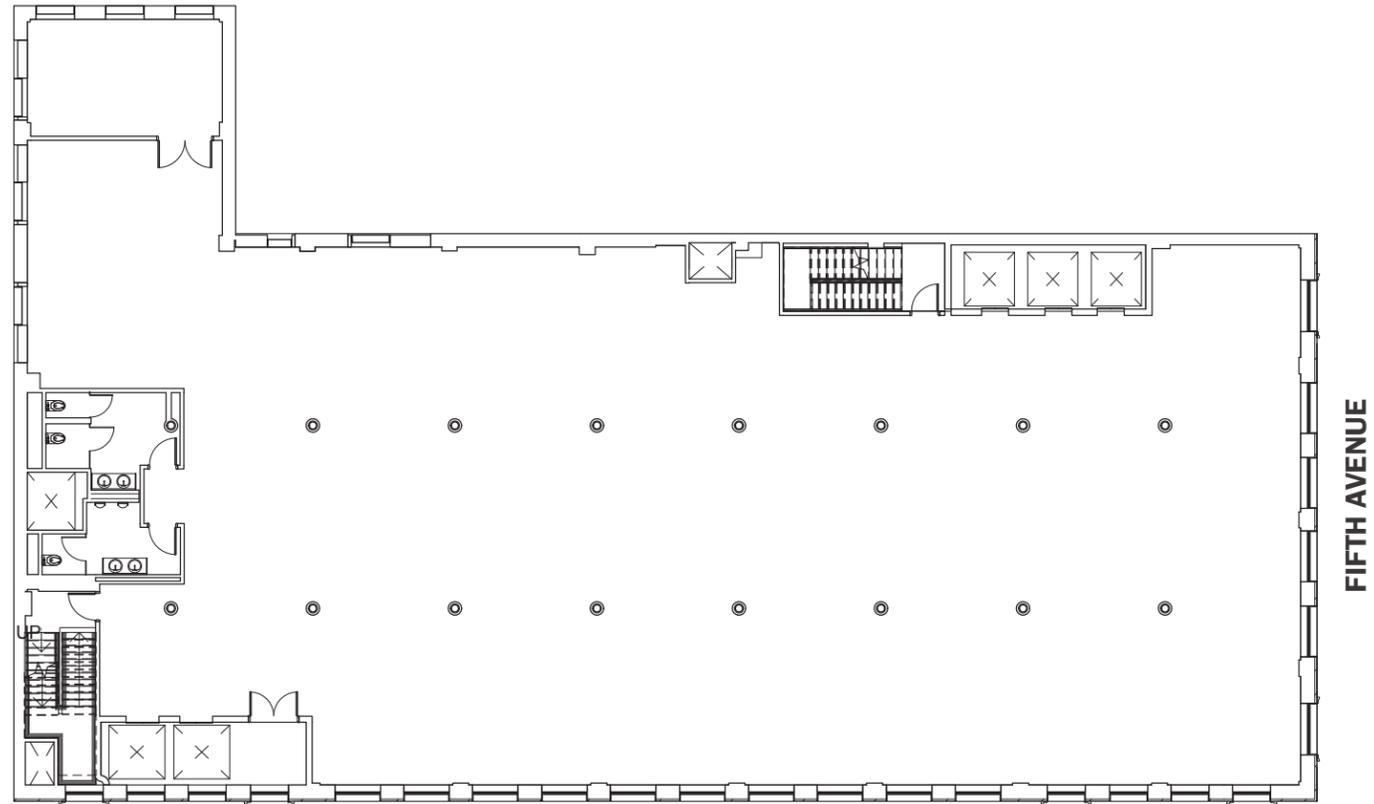
EXISTING THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



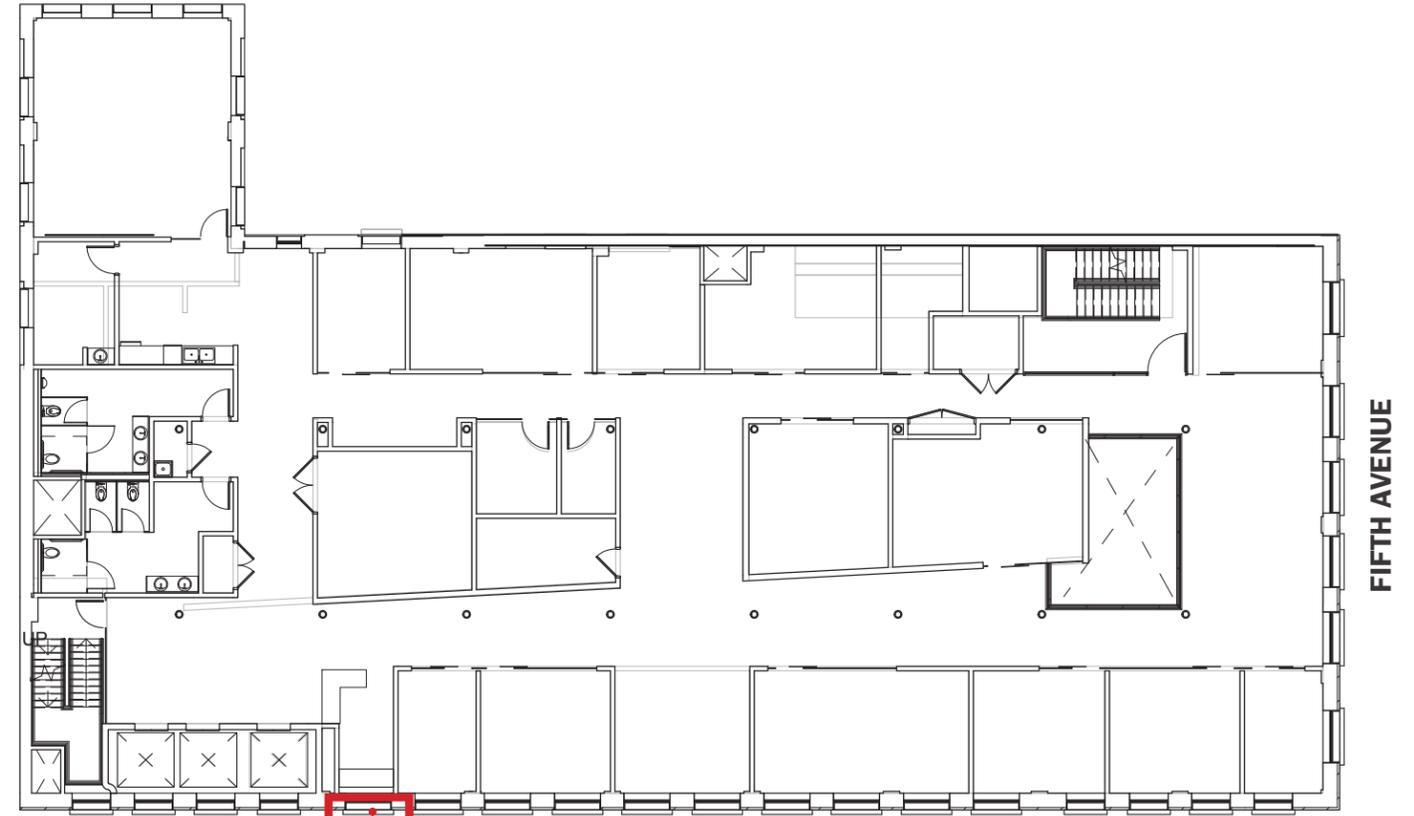
EXISTING FOURTH FLOOR PLAN



21ST STREET

FIFTH AVENUE

PROPOSED FOURTH FLOOR PLAN



21ST STREET

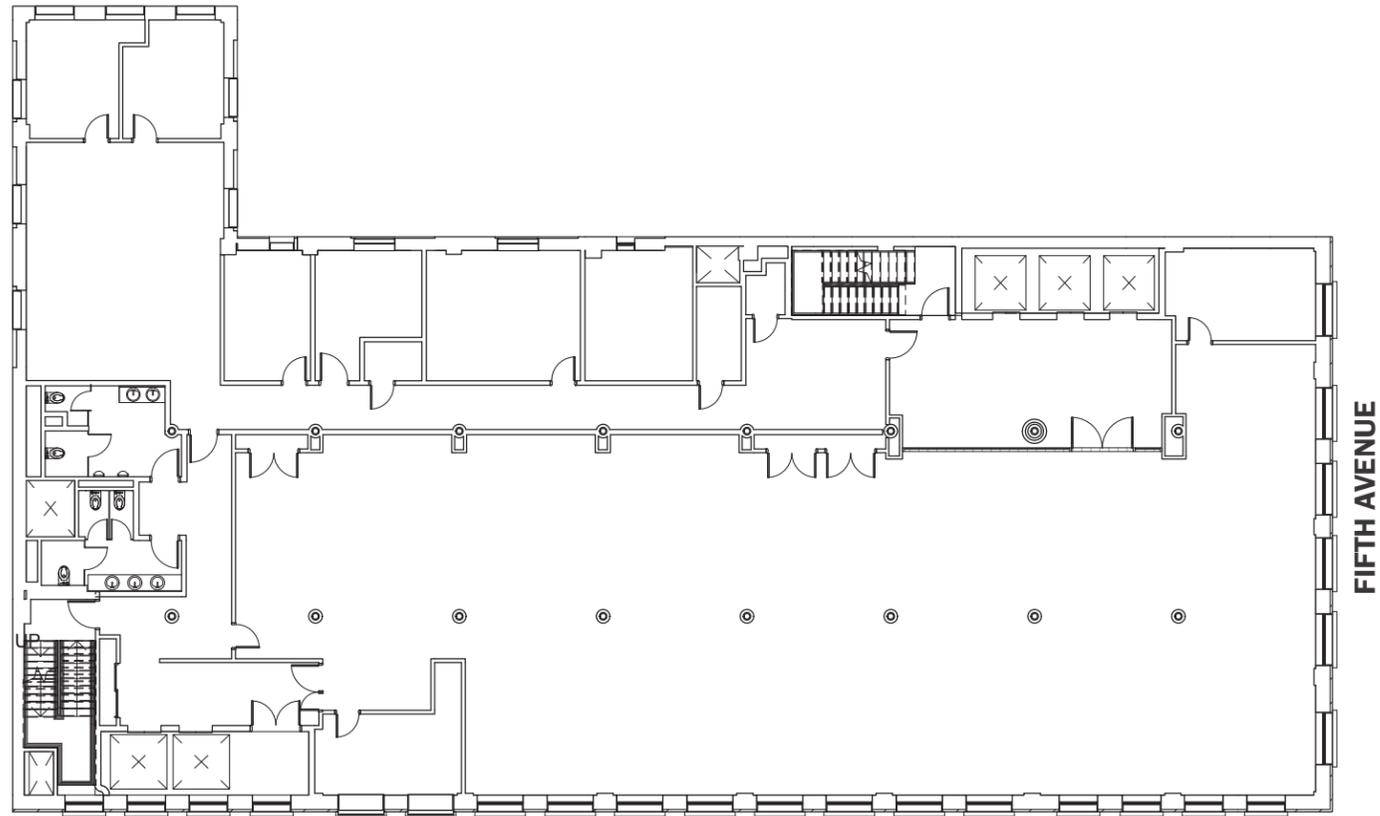
FIFTH AVENUE

PROPOSED LOUVER @
EXISTING WINDOW



EXISTING FLOOR PLANS: 5 THRU 10

PROPOSED FLOOR PLANS: 5, 7 & 9



21ST STREET

FIFTH AVENUE



PROPOSED NEW WINDOWS
@ EXISTING NORTH FACADE

21ST STREET

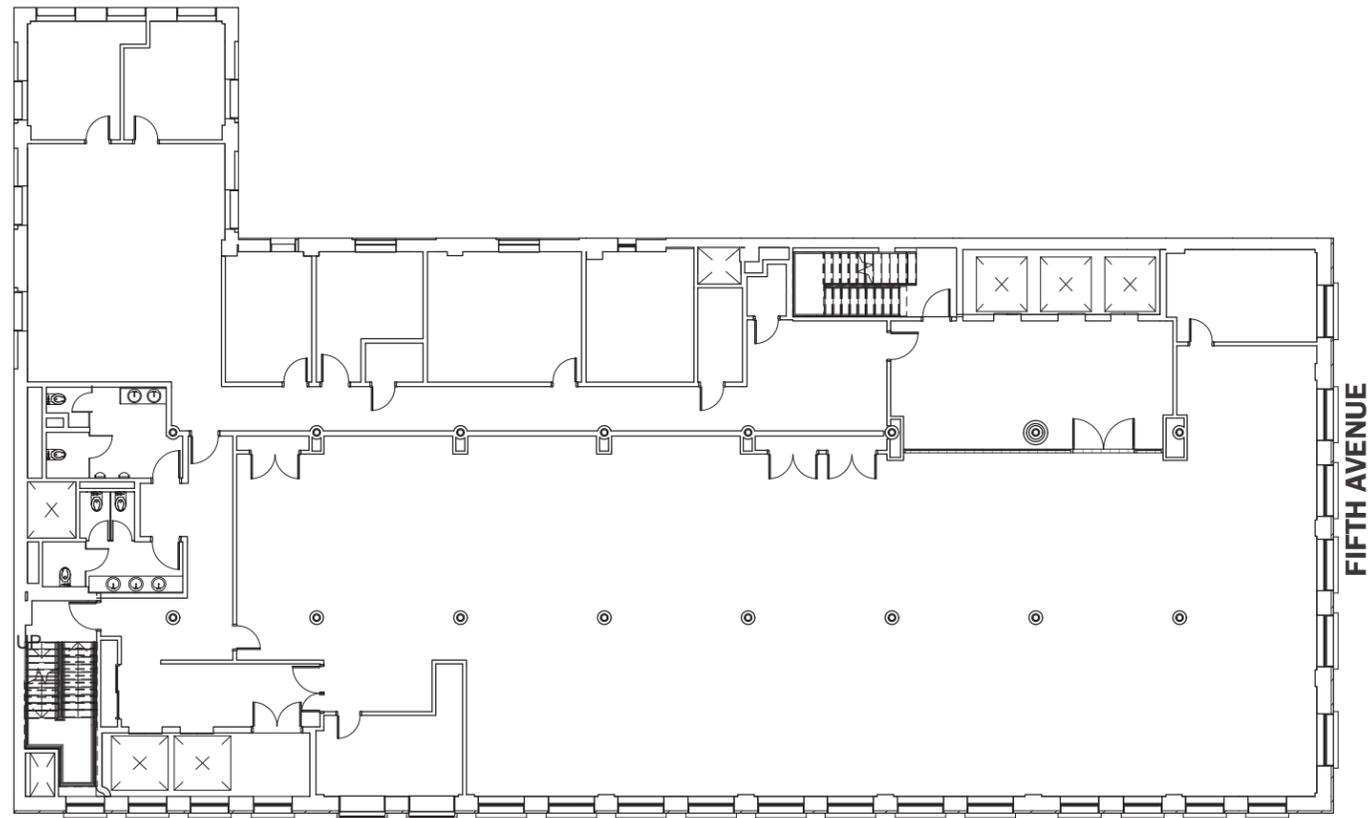
FIFTH AVENUE

PROPOSED LOUVER @
EXISTING WINDOW

0 8' 16' 32'



EXISTING FLOOR PLANS - 5 THRU 10



21ST STREET

FIFTH AVENUE

PROPOSED FLOOR PLANS - 6, 8 & 10



PROPOSED NEW WINDOWS
@ EXISTING NORTH FACADE

21ST STREET

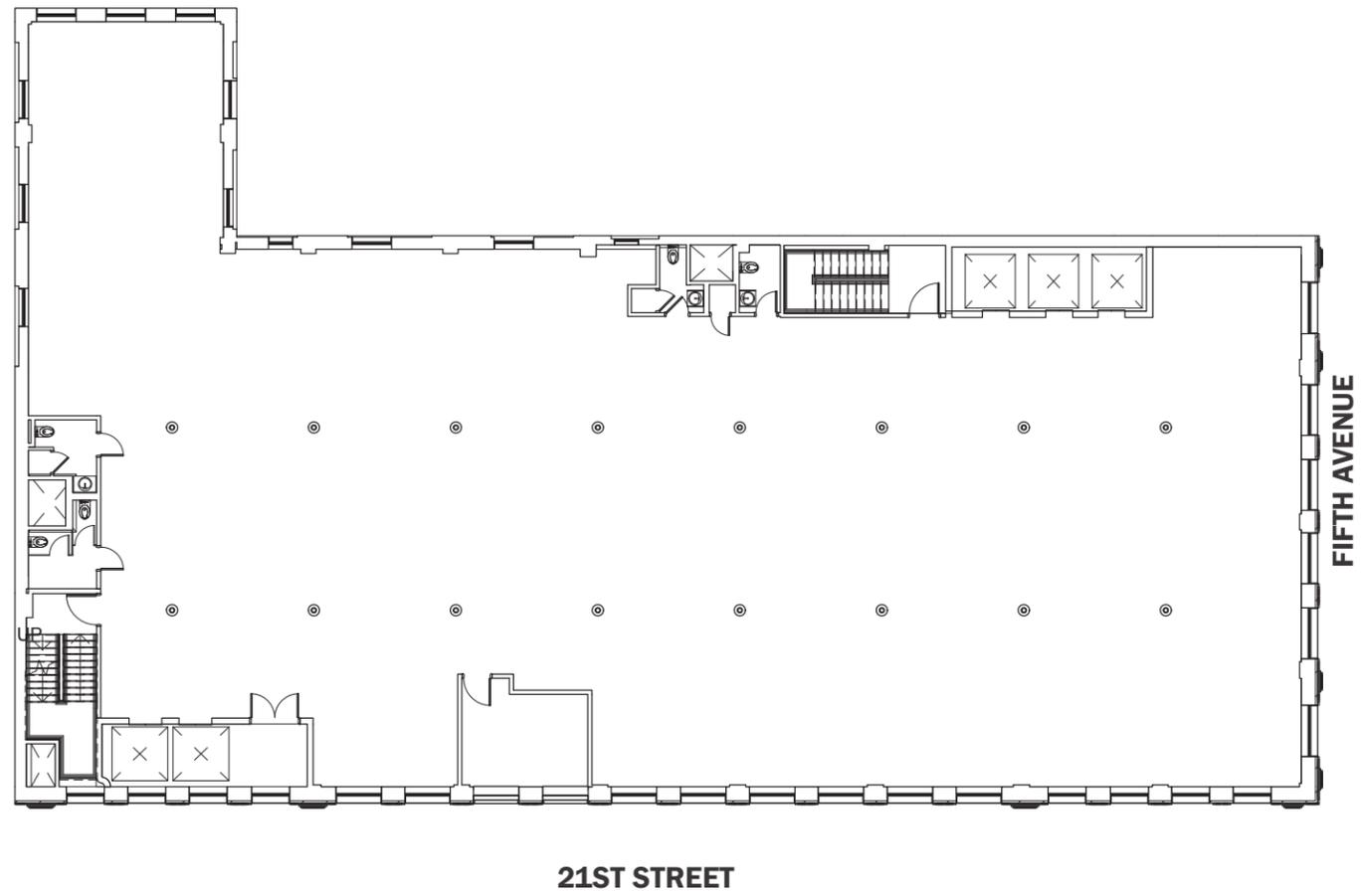
FIFTH AVENUE

PROPOSED LOUVER @
EXISTING WINDOW

0 8' 16' 32'



EXISTING ELEVENTH FLOOR PLAN



PROPOSED ELEVENTH FLOOR PLAN

