

PROPOSED RENOVATION FOR:

ROUGE TOMATE
126-128 W 18TH ST.
NEW YORK, NY 10011

Bentel & Bentel
architects / planners aia, llp
22 buckram road locust valley ny 11560
phone 516 676 2880 fax 516 676 2141
website: www.bentelandbentel.com

ISSUES/REVISIONS

No.	Date	Description
1.	04/27/15	LPC SUBMISSION
2.	04/29/15	LPC SUBMISSION
3.	05/12/15	LPC SUBMISSION



NO 126 NO 128

NO 136

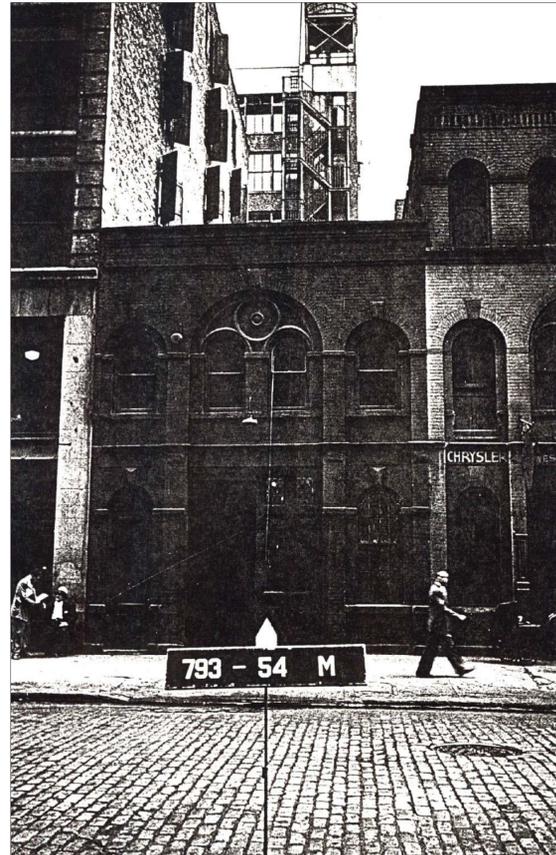
4 WEST 18 STREET BLOCK: PANORAMA STREET VIEW
A-100

SCALE: NTS



3 HISTORIC PHOTO OF W 18 STREET BLOCK: APPROX 1900
A-100

SCALE: NTS



2 BUILDING FACADE: YEAR 1938
A-100

SCALE: NTS



BUILDING 126

BUILDING 128

1 BUILDING FACADE: TODAY 2015
A-100

SCALE: NTS

DWG. TITLE:

EXISTING BUILDING PHOTOS

PROJECT NO.: 14120 PAGE NO.: 1 OF 14

DWG. NO.:
A-100.00

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ENLARGED PHOTO OF EXISTING DOOR AT GROUND LEVEL



ENLARGED PHOTO OF EXISTING WINDOW AT GROUND LEVEL



ENLARGED PHOTO OF EXISTING WINDOW/FACADE



1 BUILDING FACADE: TODAY 2015

SCALE: NTS



2 PROPOSED BUILDING FACADE

SCALE: NTS

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DWG. TITLE:

FACADE RENOVATION

PROJECT NO.: 14120 PAGE NO.: 2 OF 14

DWG. NO.:
A-101.00

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3 EXISTING STREETScape
A-102



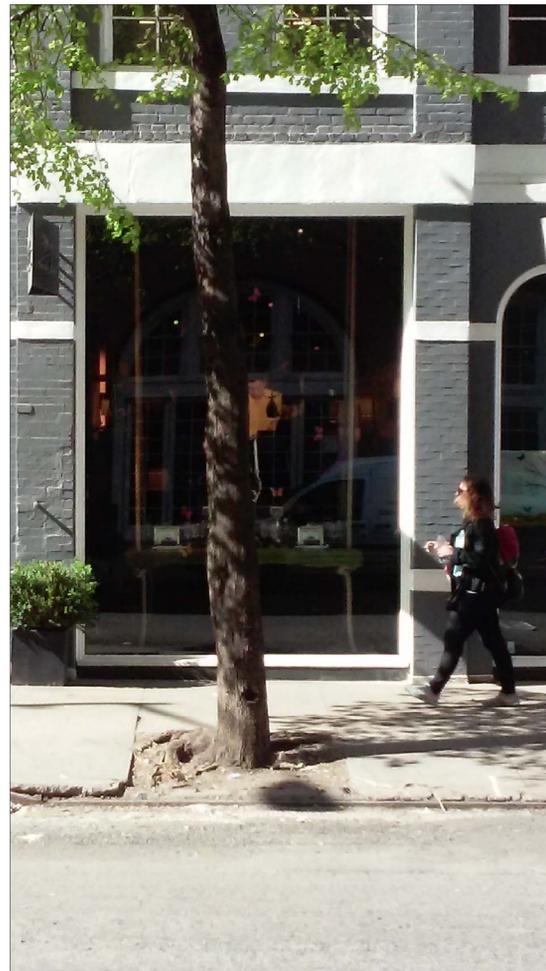
2 EXISTING STREETScape
A-102



BUILDING #136



DOOR DETAIL



WINDOW STOREFRONT



WINDOW DETAIL

4 EXISTING STREETScape BUILDING #136
A-102

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EXISTING BUILDING PHOTOS

PROJECT NO.: 14120 PAGE NO.: 3 OF 14

DWG. NO.:

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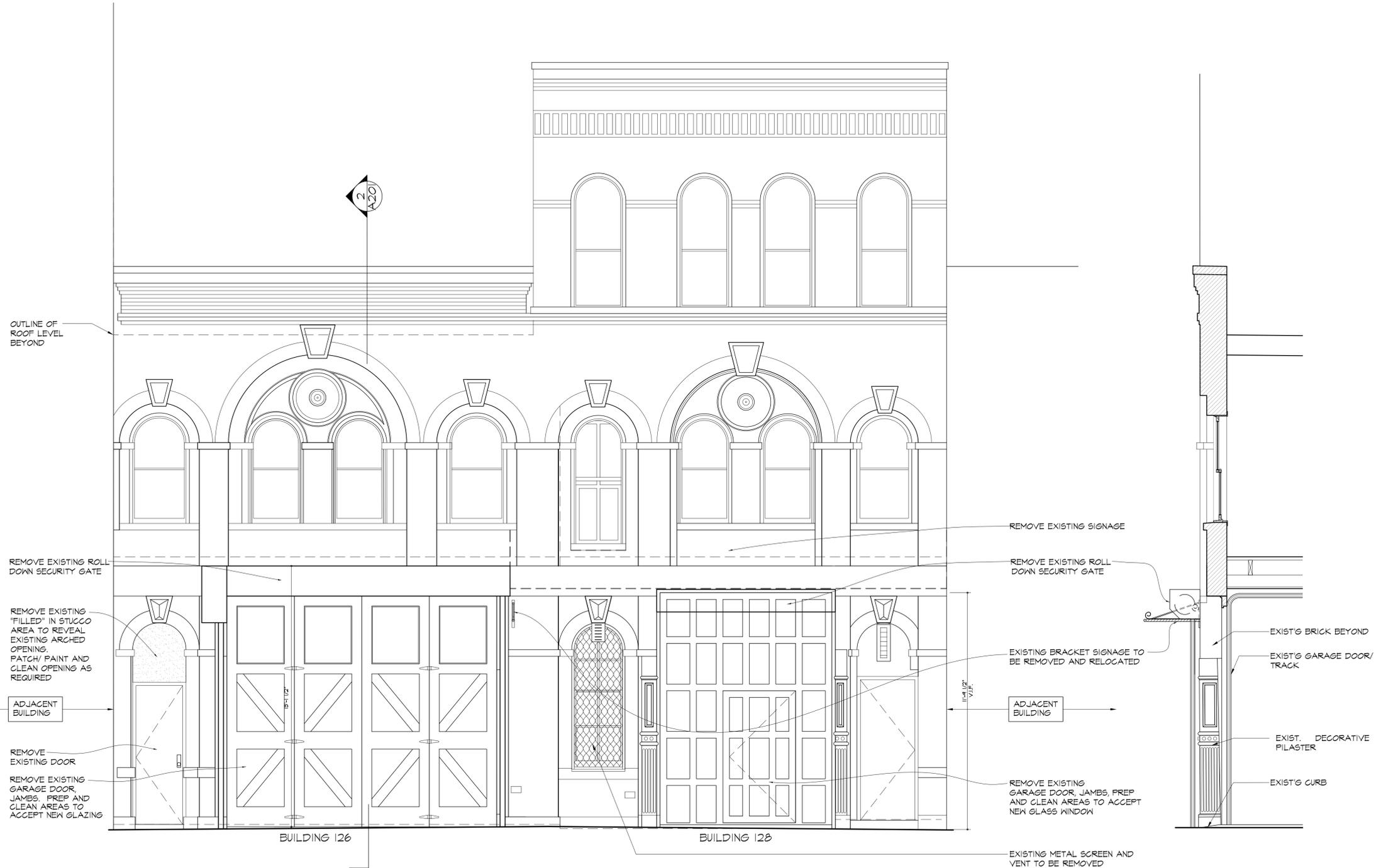
DWG. TITLE:

EXISTING EXTERIOR ELEVATIONS

PROJECT NO.: 14120 PAGE NO.: 4 OF 14

DWG. NO.:
A-200.00

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1 DEMOLITION/ EXISTING FRONT ELEVATION
A-200 NOTE

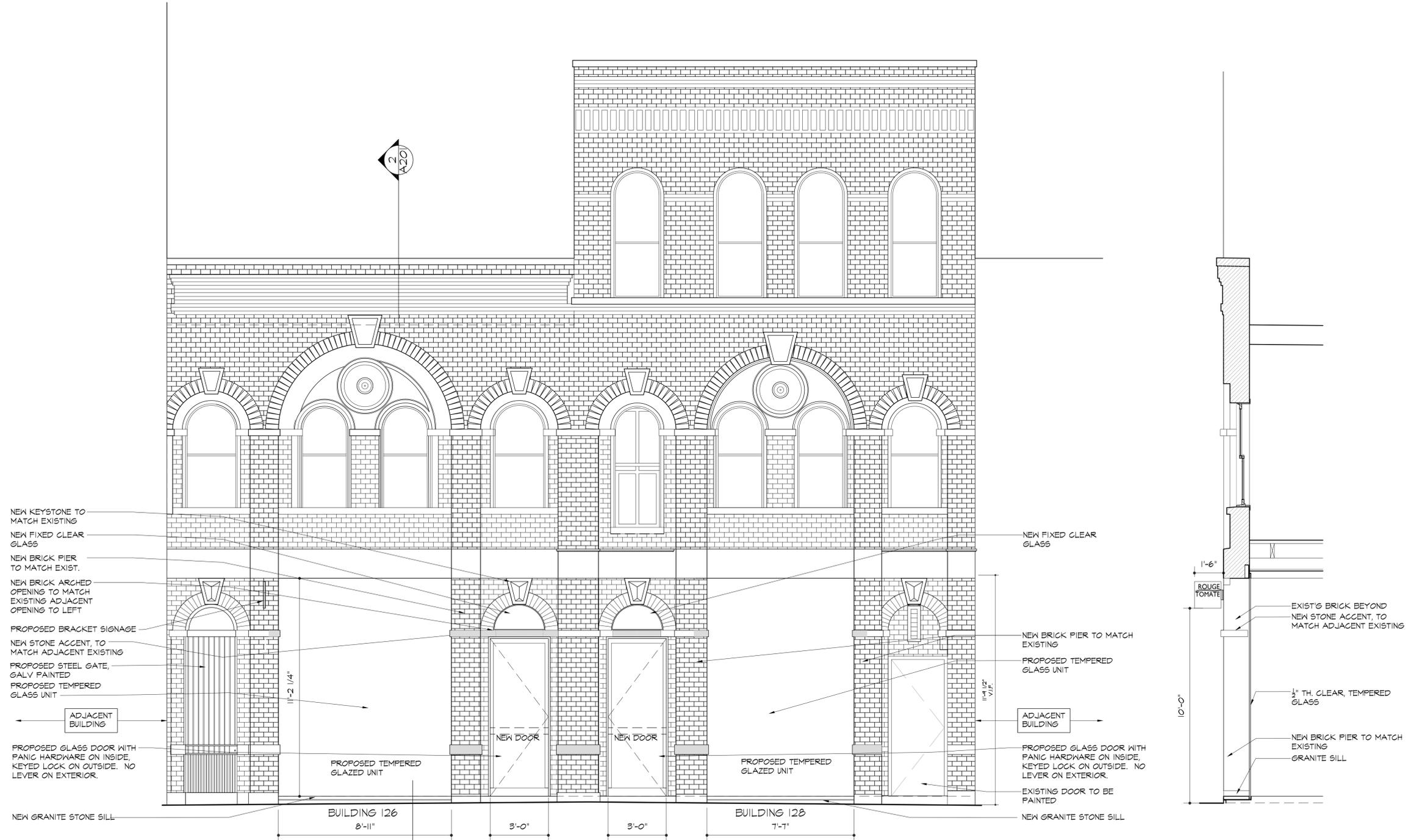
SCALE: 3/8" = 1'-0"

2 EXISTING SECTION
A-200 NOTE

SCALE: 3/8" = 1'-0"

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1 | **PROPOSED ELEVATION STOREFRONT**
A-201 | NOTE

SCALE: 3/8" = 1'-0"

2 | **PROPOSED SECTION**
A-201 | NOTE

SCALE: 3/8" = 1'-0"

DWG. TITLE:

PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.: 14120 PAGE NO.: 5 OF 14

DWG. NO.:

A-201.00

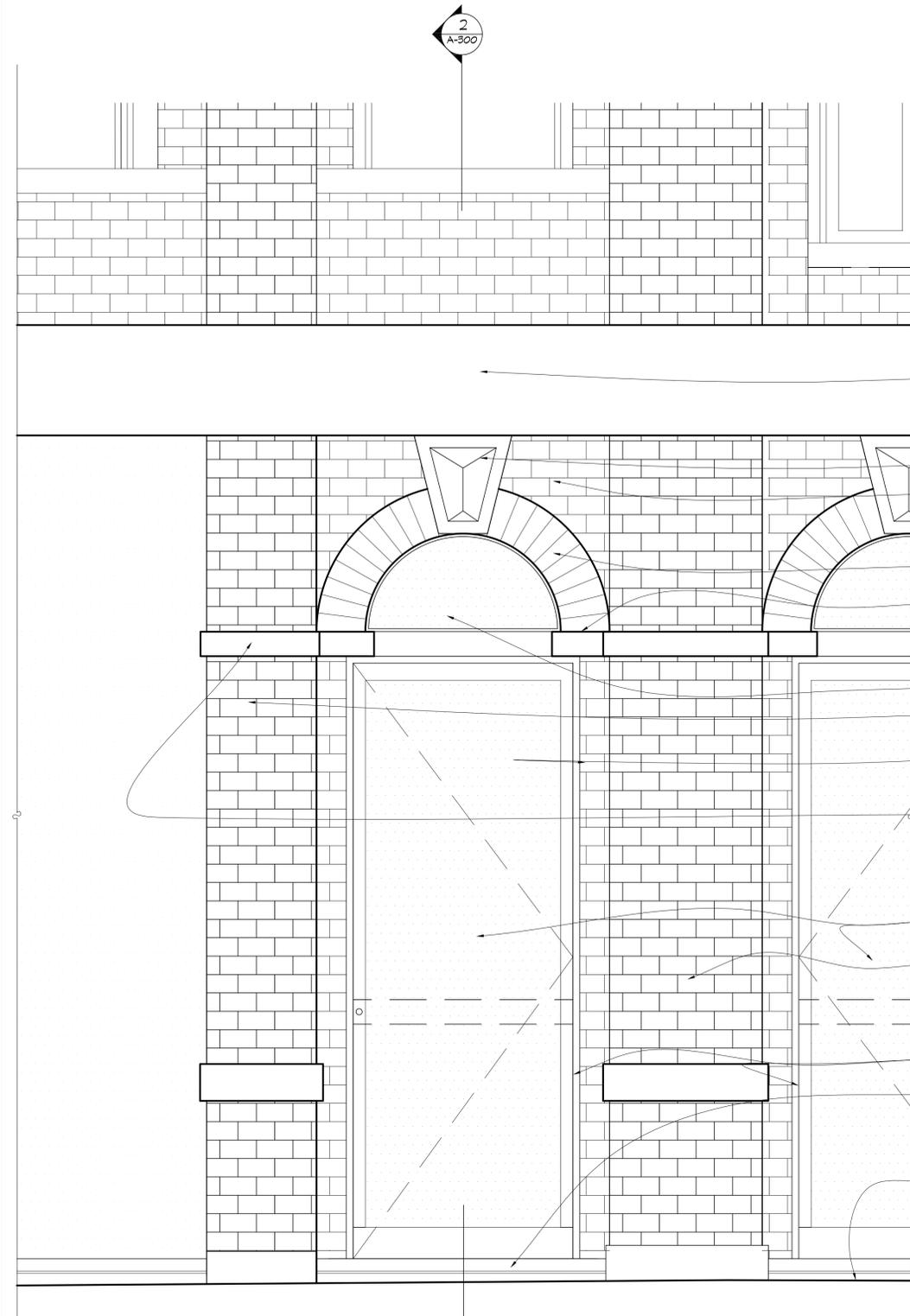
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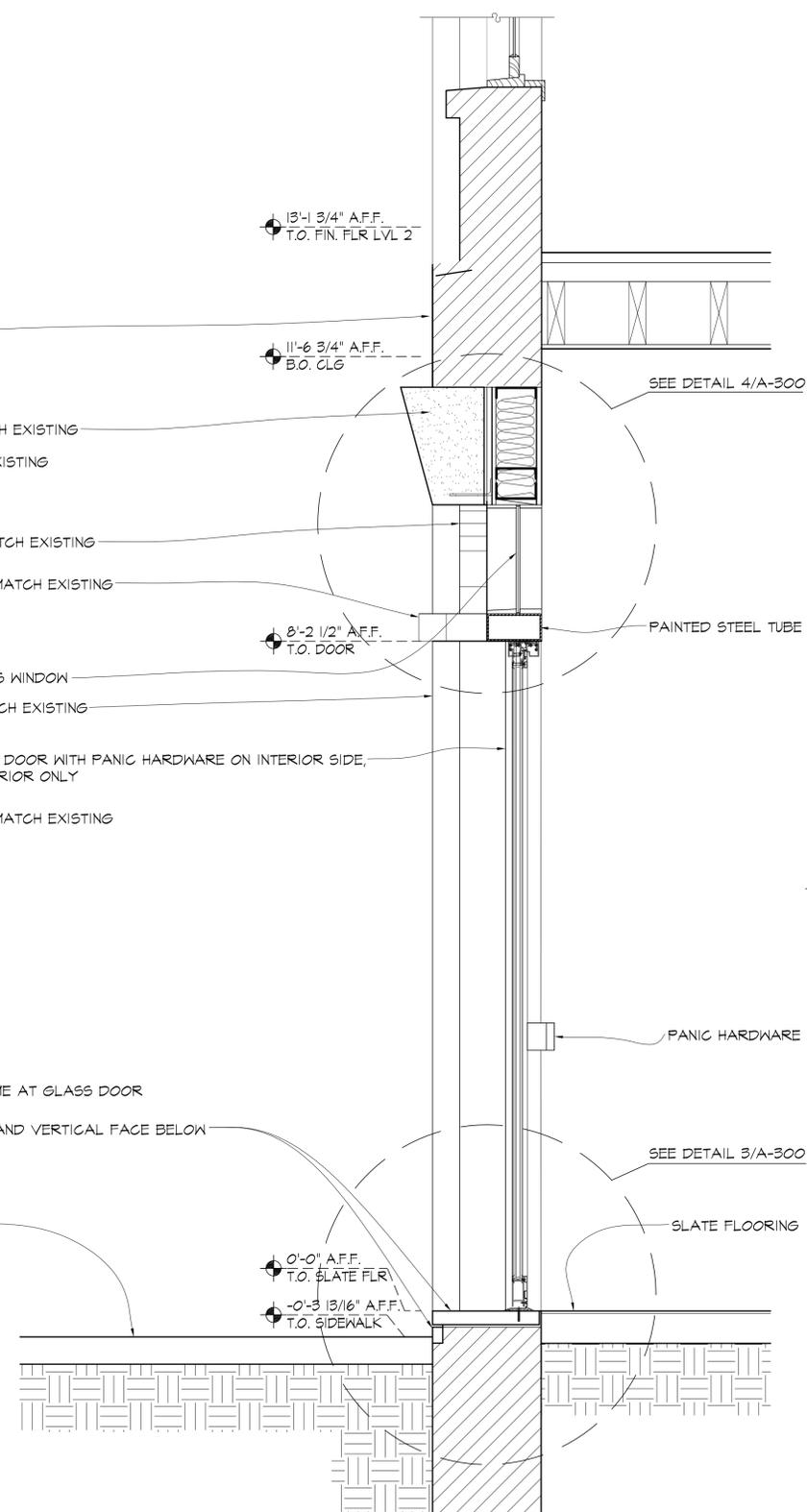
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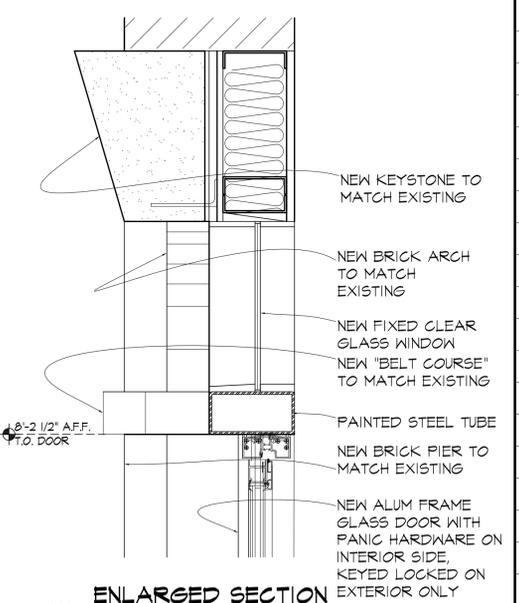
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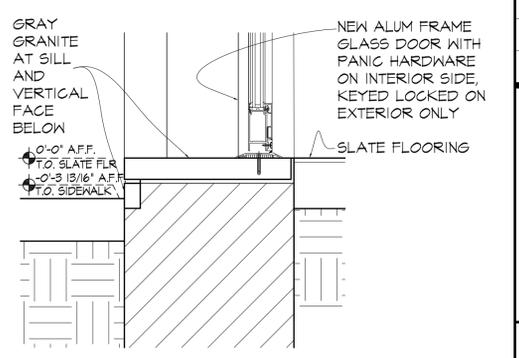
- EXISTING SPANDREL
- NEW KEYSTONE TO MATCH EXISTING
- NEW BRICK TO MATCH EXISTING
- NEW BRICK ARCH TO MATCH EXISTING
- NEW "BELT COURSE" TO MATCH EXISTING
- NEW FIXED CLEAR GLASS WINDOW
- NEW BRICK PIER TO MATCH EXISTING
- NEW ALUM FRAME GLASS DOOR WITH PANIC HARDWARE ON INTERIOR SIDE, KEYED LOCKED ON EXTERIOR ONLY
- NEW "BELT COURSE" TO MATCH EXISTING
- NEW DOOR
- EXISTING BRICK PIER
- DARK GREEN ALUM FRAME AT GLASS DOOR
- GRAY GRANITE AT SILL AND VERTICAL FACE BELOW
- EXISTING SIDEWALK



2 PROPOSED SECTION AT NEW EXTERIOR DOOR
SCALE: 1" = 1'-0"



4 ENLARGED SECTION @ NEW DOOR HEADER
SCALE: 1 1/2" = 1'-0"



3 ENLARGED SECTION @ NEW DOOR SILL
SCALE: 1 1/2" = 1'-0"

1 PARTIAL ELEVATION AT NEW EXTERIOR DOOR
SCALE: 1" = 1'-0"

DWG. TITLE:

EXTERIOR ELEVATIONS AT EXTERIOR DOOR

PROJECT NO.: 14120 PAGE NO.: 6 OF 14

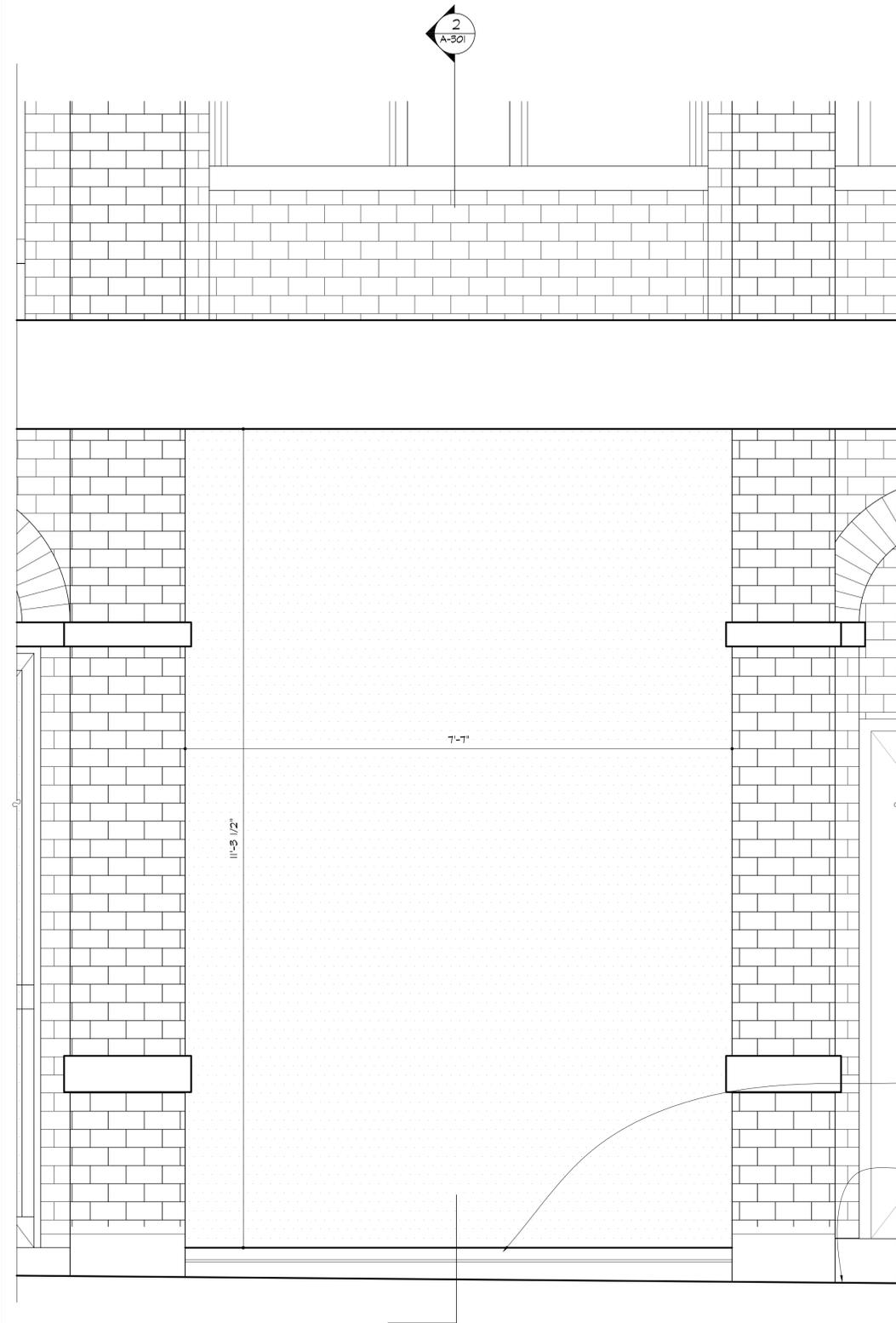
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A-300.00

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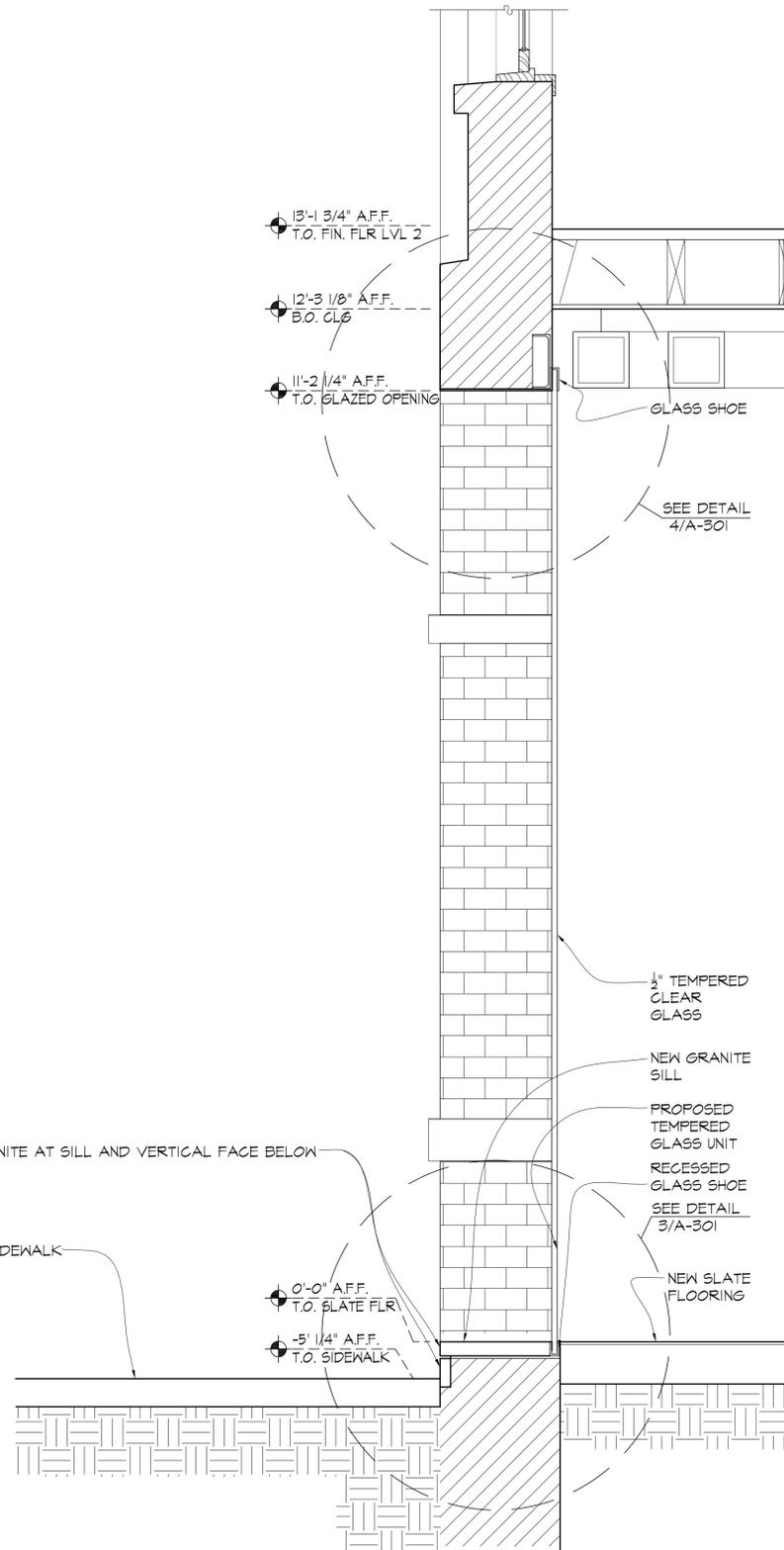
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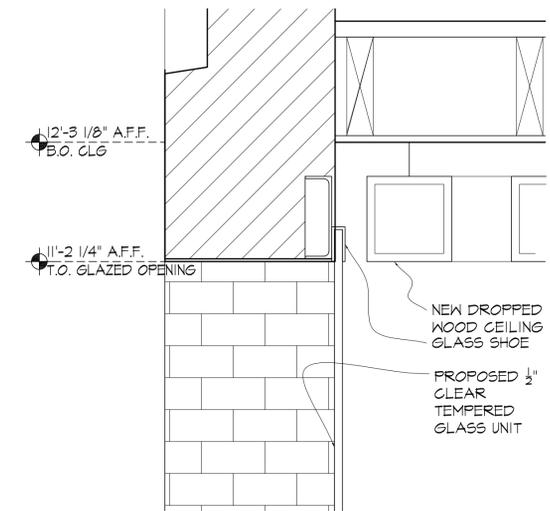
1 PARTIAL ELEVATION AT NEW GLAZING
A-301 NOTE: ROUND ARCH STYLE

SCALE: 1" = 1'-0"



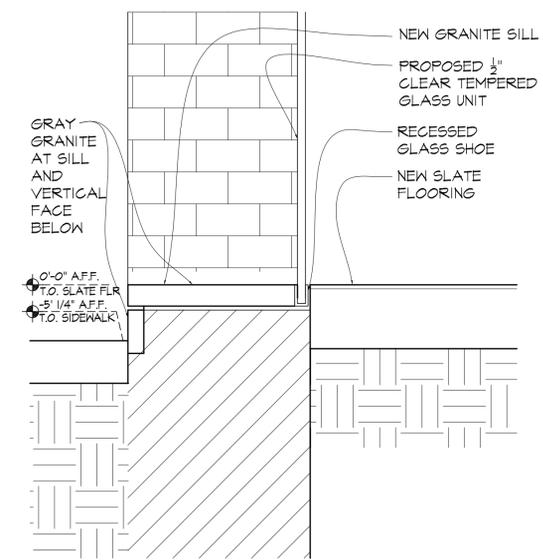
2 PROPOSED SECTION AT NEW EXTERIOR GLAZING
A-301 NOTE

SCALE: 1" = 1'-0"



4 ENLARGED SECTION @ NEW WINDOW HEADER
A-301 NOTE

SCALE: 1 1/2" = 1'-0"



3 ENLARGED SECTION @ NEW WINDOW SILL
A-301 NOTE

SCALE: 1 1/2" = 1'-0"

DWG. TITLE:

EXTERIOR ELEVATIONS AT EXTERIOR WINDOW

PROJECT NO.: 14120 PAGE NO.: 7 OF 14

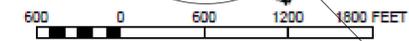
DWG. NO.:

A-301.00



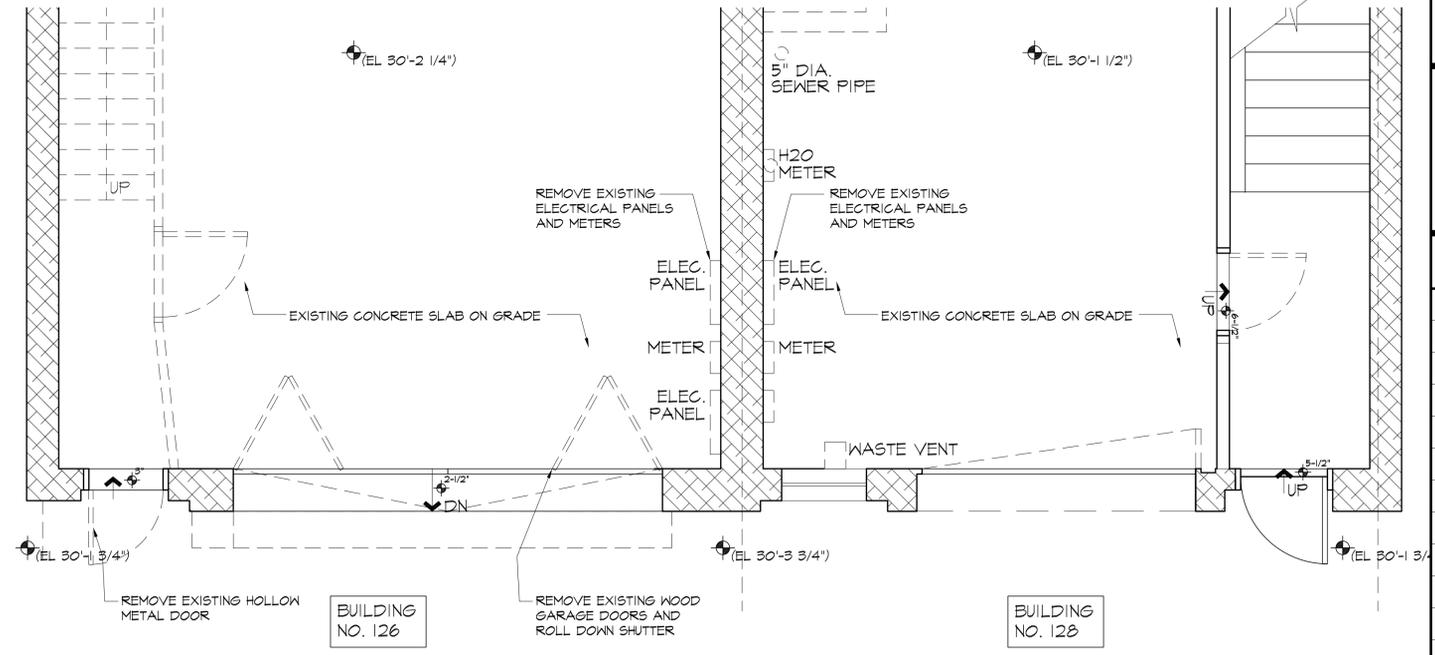
NOTE: STREETS FOR THE STREET MAP CHANGE. © 04/2015 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

LOCATION OF PROJECT



4 ZONING MAP 8D

A-400 ADDRESS: 126-128 WEST 18th STREET
 ZONING DISTRICT: C6-2A COMMERCIAL DISTRICT
 BLOCK: 143
 LOT: 54, 55



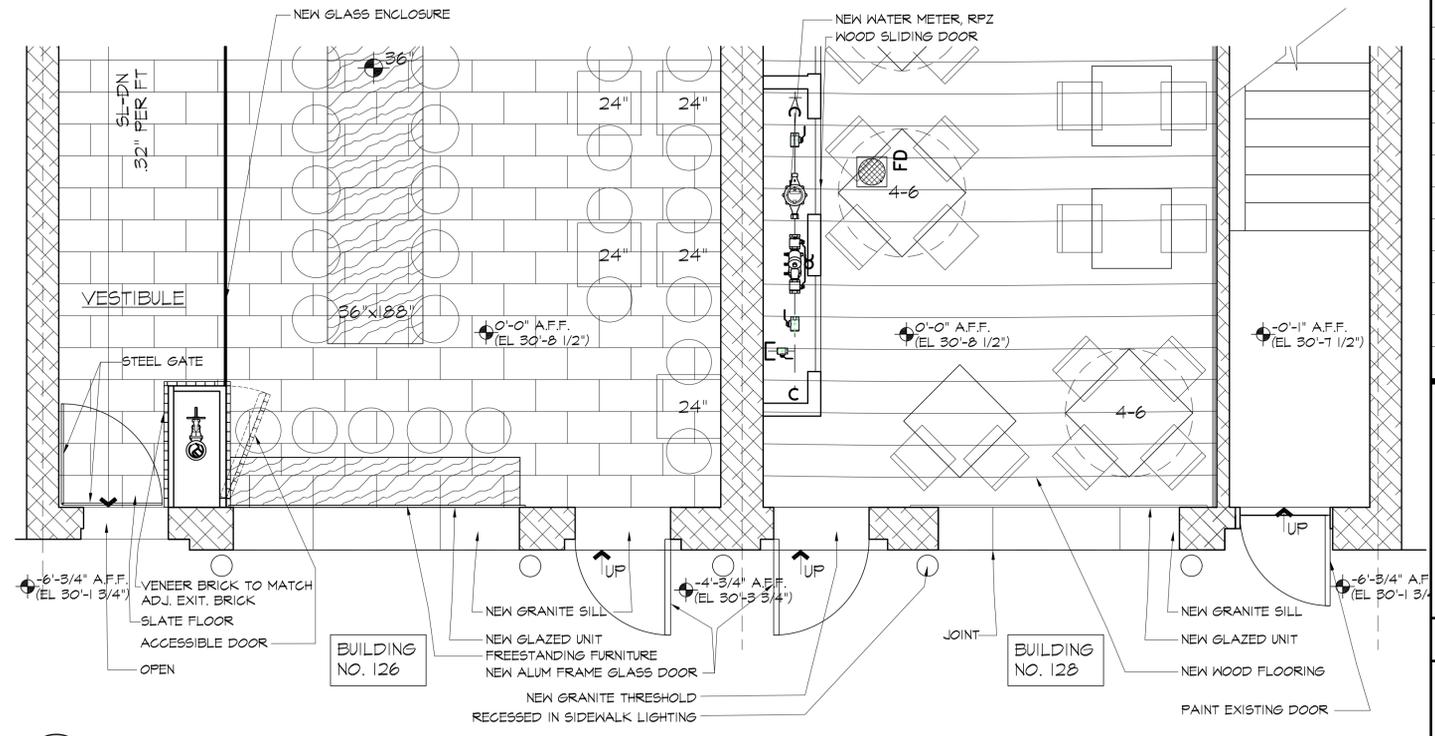
2 PARTIAL EXISTING FLOOR PLAN: FRONT OF BUILDING

A-400 NOTE SCALE: 3/8" = 1'-0"



3 PLOT PLAN

A-400 NOTE SCALE: NTS



1 PARTIAL FIRST FLOOR PLAN: FRONT OF BUILDING

A-400 NOTE SCALE: 3/8" = 1'-0"

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PARTIAL PLANS,
 AND MAP

PROJECT NO.: 14120 PAGE NO.: 8 OF 14

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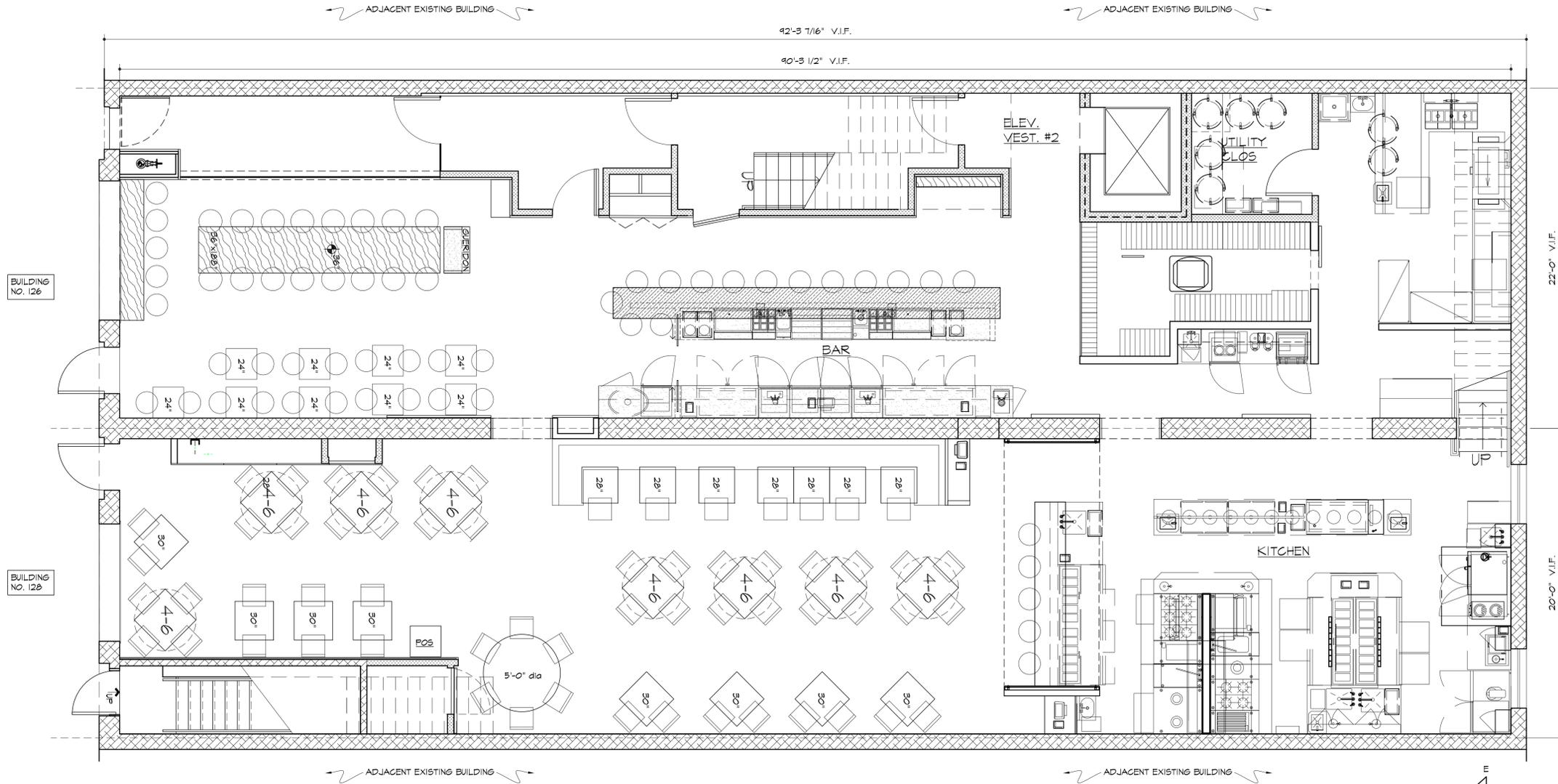
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FIRST FLOOR PLAN

NOTE:



DWG. TITLE:

**PROPOSED
 FIRST FLOOR
 PLAN**

PROJECT NO.: 14120 PAGE NO.: 9 OF 14

DWG. NO.:
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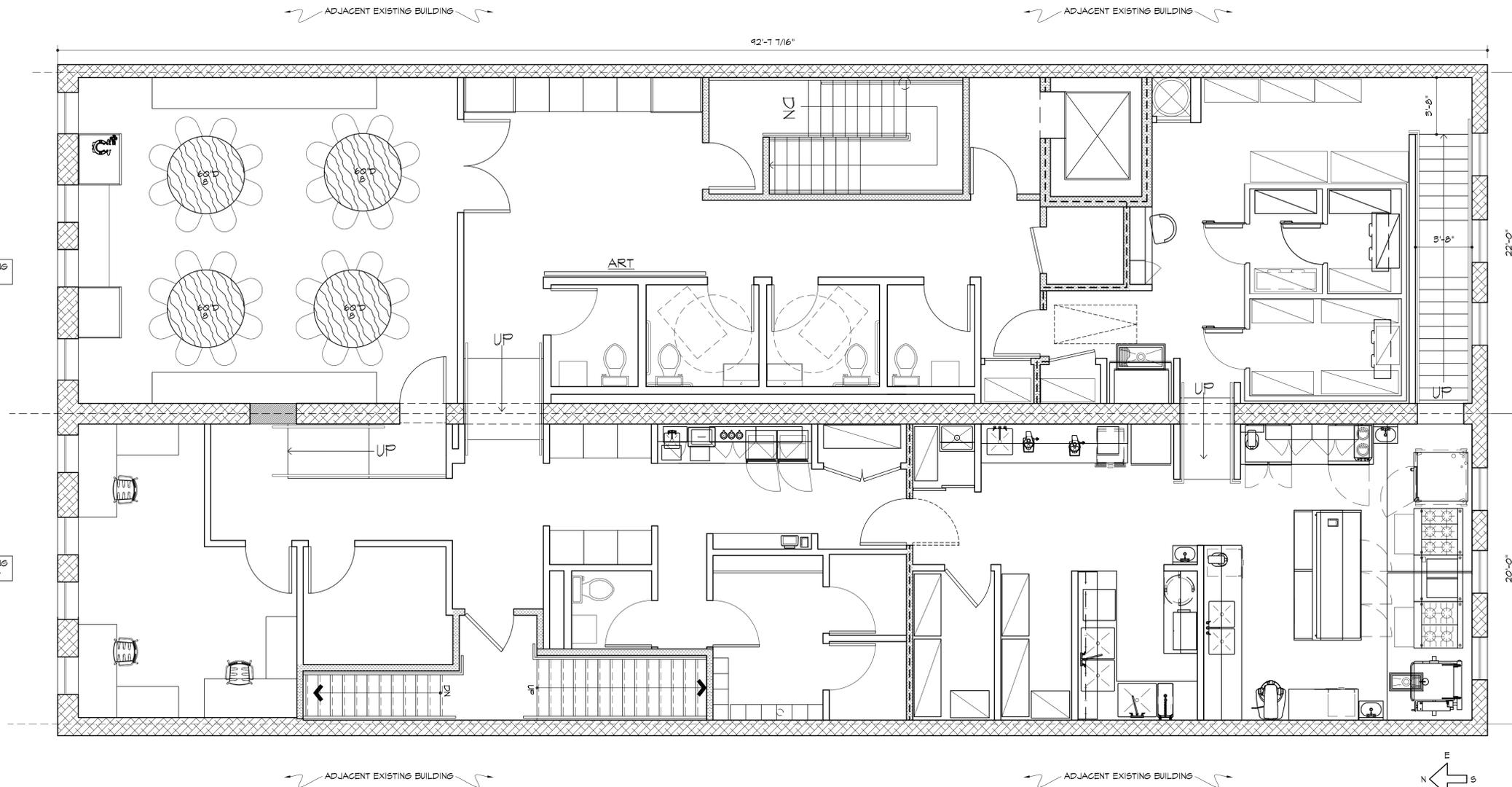
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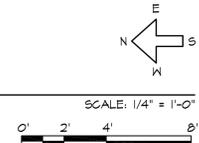
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1 SECOND FLOOR PLAN
A-50 NOTE:



DWG. TITLE:

**PROPOSED
SECOND FLOOR
PLAN**

PROJECT NO.: 14120 PAGE NO.: OF 10

DWG. NO.:
A-501.00

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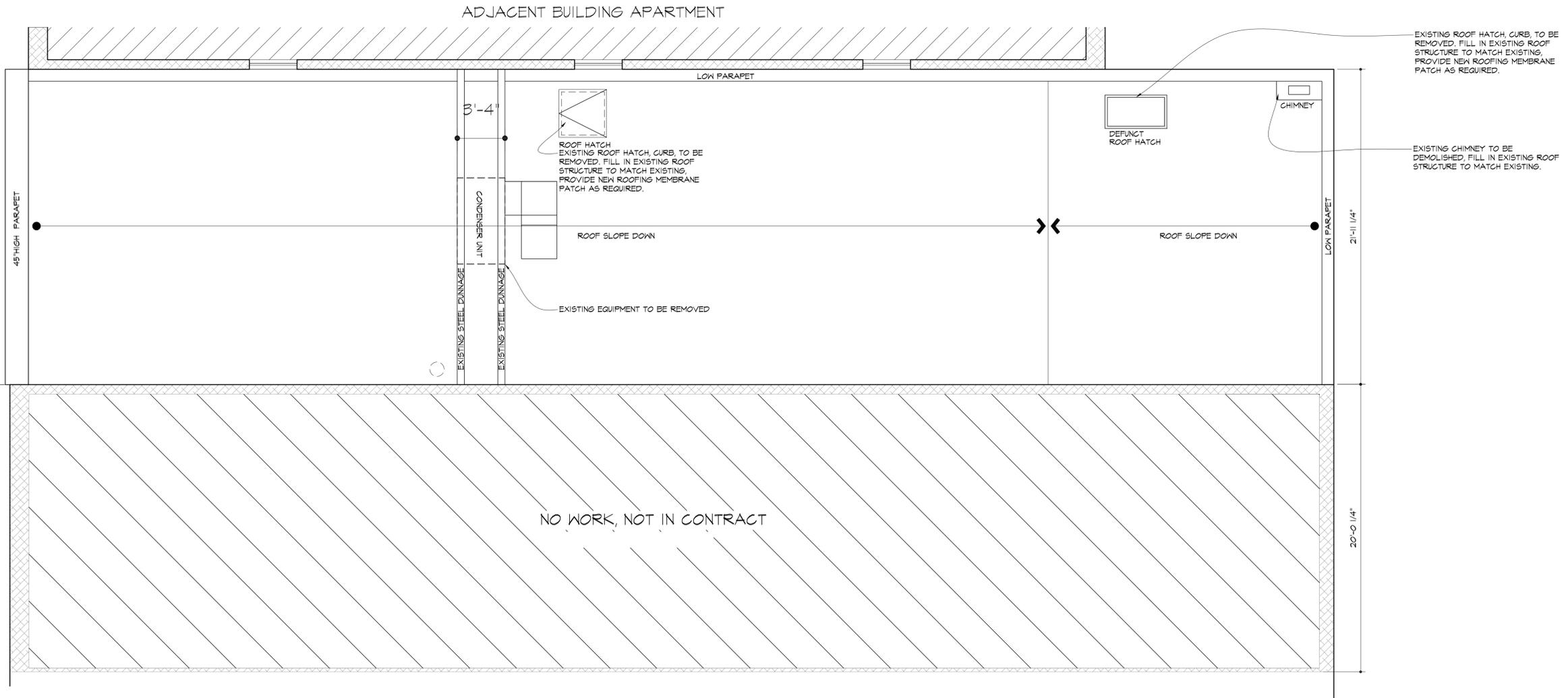
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1 EXISTING ROOF PLAN
A-600 NOTE:

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

DWG. TITLE:

EXISTING ROOF PLAN

PROJECT NO.: 14120 PAGE NO.: 11 OF 14

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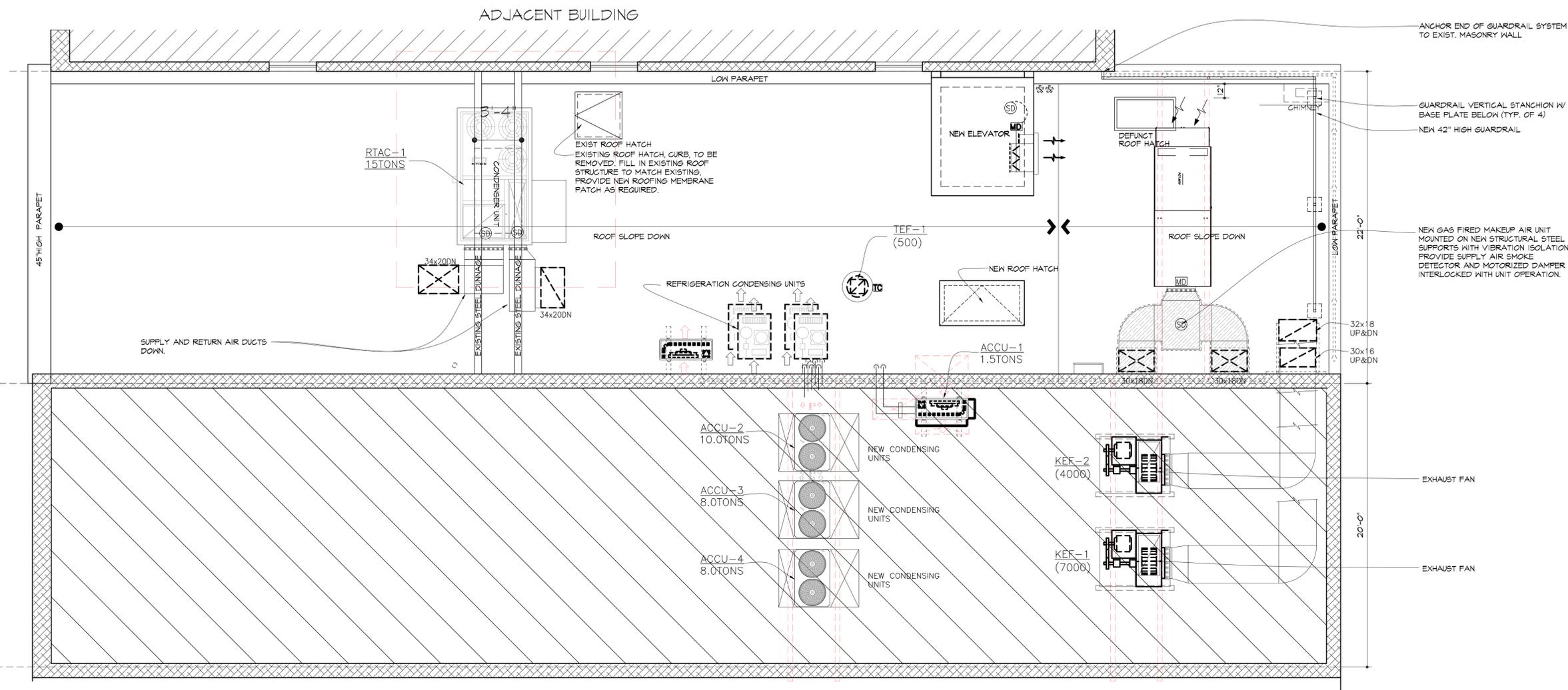
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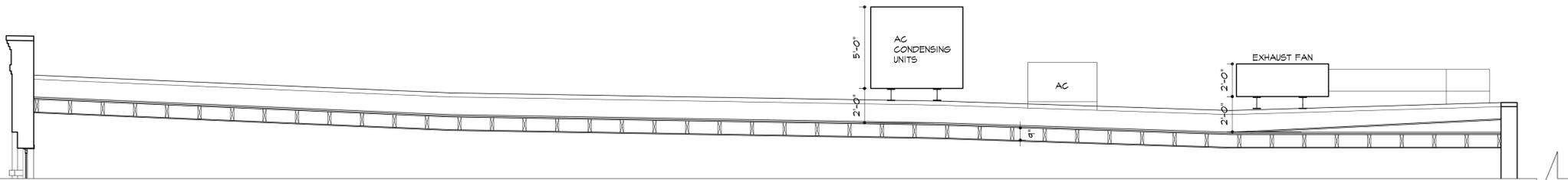
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1 ROOF PLAN
NOTE:

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 ROOF SECTION AT THIRD FLOOR
NOTE:

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

DWG. TITLE:

PROPOSED ROOF PLAN

THIRD FLOOR ROOF SECTION

PROJECT NO.: 14120 PAGE NO.: 12 OF 14

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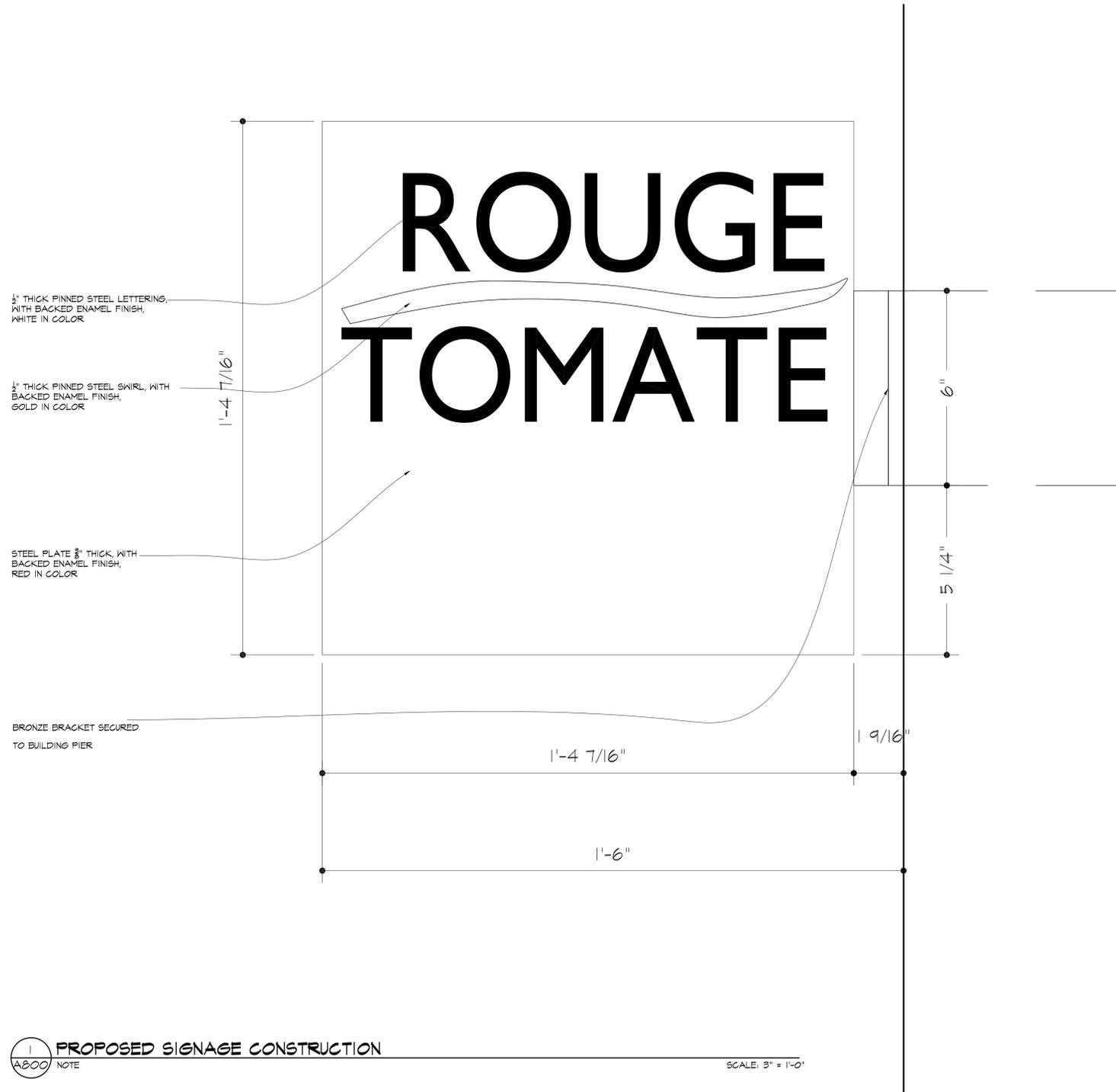
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2 PROPOSED SIGNAGE GRAPHIC
NOTE SCALE: 3" = 1'-0"

1 PROPOSED SIGNAGE CONSTRUCTION
NOTE SCALE: 3" = 1'-0"

DWG. TITLE:

PROPOSED EXTERIOR SIGNAGE

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