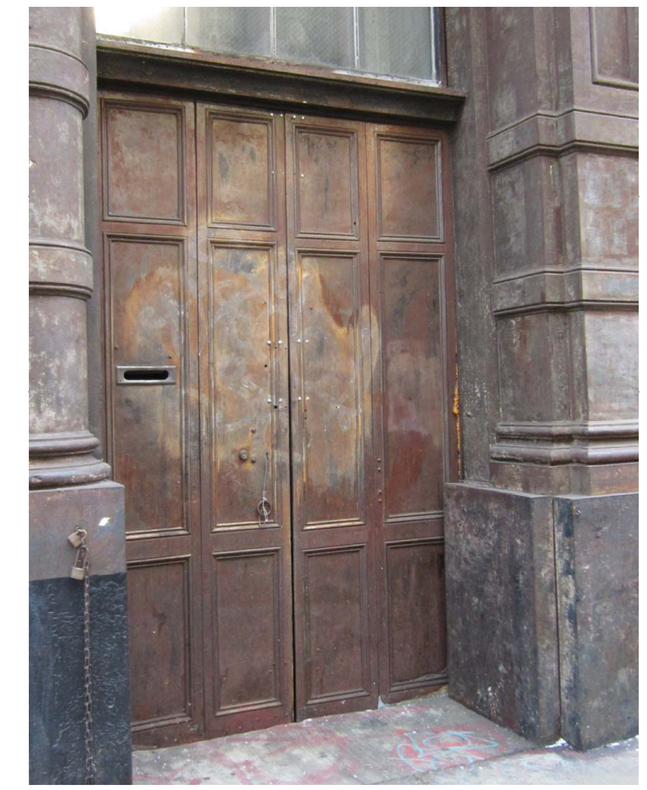
1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

6 CORNICE DETAIL
PHOTOGRAPHED: 01.13.15

4 SOUTH ELEVATION, 3RD & 4TH FLOORS
PHOTOGRAPHED: 01.13.15

2 SOUTH ELEVATION, STOREFRONT
PHOTOGRAPHED: 01.13.15



7 ELEVATOR DOORS
PHOTOGRAPHED: 01.13.15

5 SOUTH ELEVATION, STOREFRONT
PHOTOGRAPHED: 01.20.15

3 CAST IRON DETAIL
PHOTOGRAPHED: 01.20.15

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DATE: 08.11.15

PROPOSED SOUTH ELEVATION/
EXISTING CONDITIONS PHOTOGRAPHS

78 GRAND STREET

NEW YORK, NEW YORK 10013

EXTERIOR RESTORATION AND INTERIOR RENOVATION

LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
AUGUST 11, 2015

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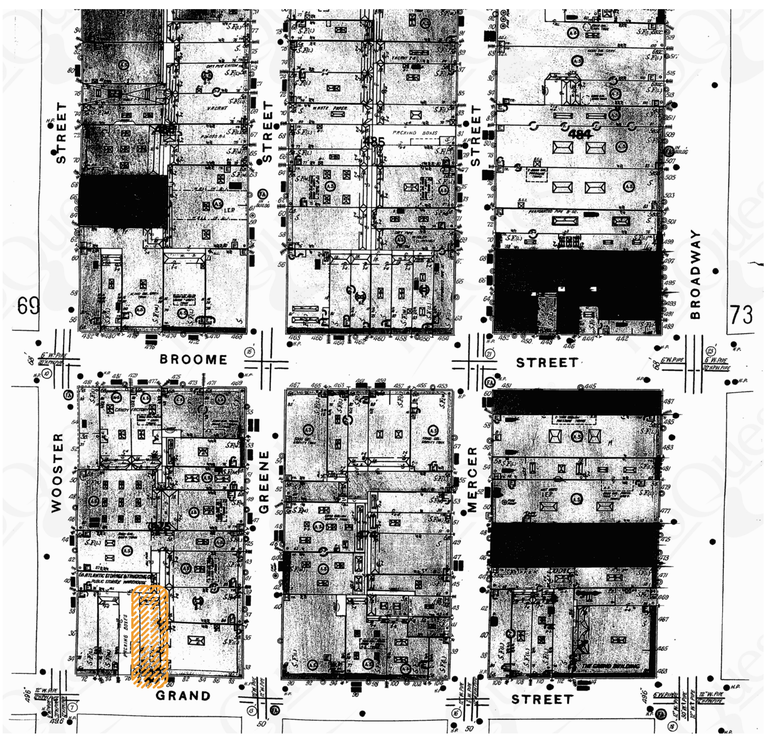
1940s TAX PHOTO

4 AERIAL VIEW - GOOGLE EARTH (2014)
SCALE: N.T.S.

BUILDING INFORMATION

TAX MAP BLOCK/LOT: 475/58
DATE: 1881-82
ARCHITECT: ROBERT MOOK
CURRENT OWNER: NORTHWIND GROUP

TYPE: COMMERCIAL OFFICE BUILDING
FACADE: CAST IRON
NUMBER OF STORIES: 5 WITH BASEMENT



1 1908 SANBORN MAP
SCALE: AS SHOWN

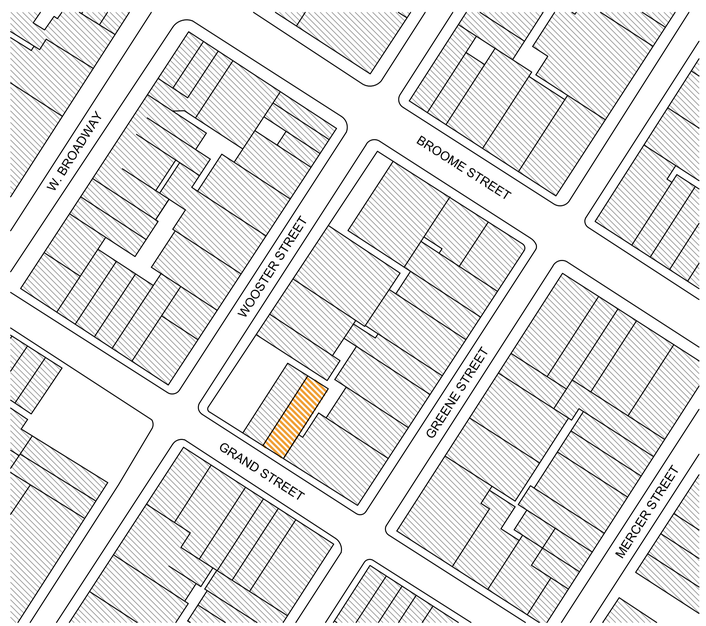
HISTORIC DISTRICT BOUNDARY 40 WOOSTER STREET	SOHO-CAST IRON HISTORIC DISTRICT, DESIGNATED BY THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION IN 1973

5 SOHO-CAST IRON HISTORIC DISTRICT MAP
SCALE: N.T.S.

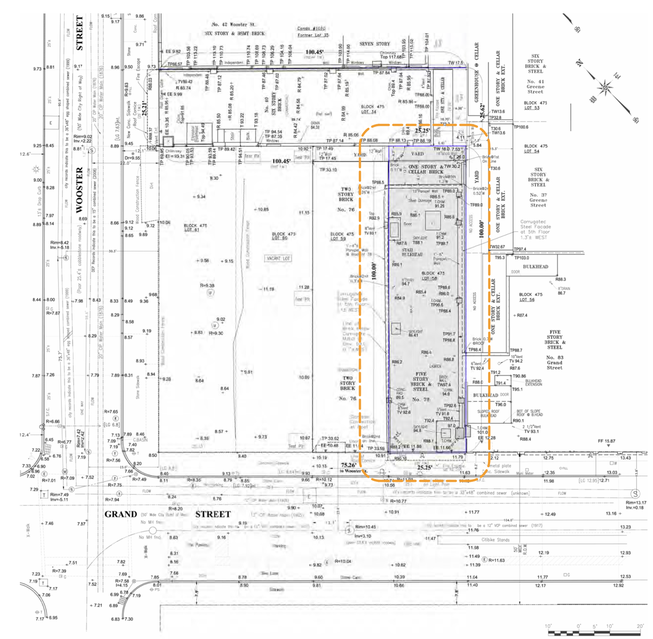
1940s TAX PHOTO

1980s TAX PHOTO

6 TAX PHOTOS



2 SITE PLAN
SCALE: N.T.S.



3 SITE SURVEY
SCALE: AS SHOWN

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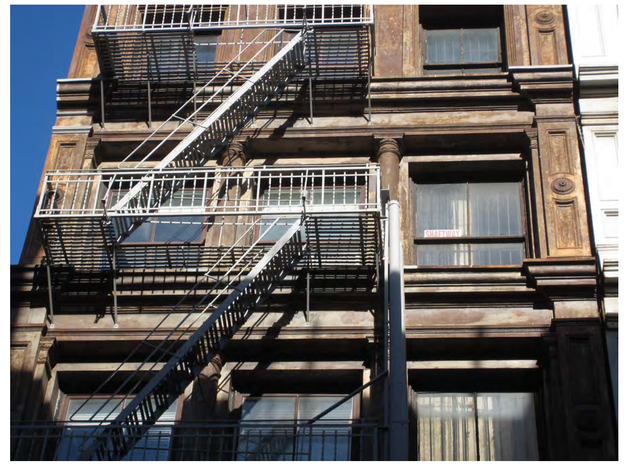
SITE CONTEXT

1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

6 CORNICE DETAIL
PHOTOGRAPHED: 01.13.15

7 CAST IRON DETAIL
PHOTOGRAPHED: 01.13.15



4 SOUTH ELEVATION, 3RD & 4TH FLOORS
PHOTOGRAPHED: 01.13.15

5 SOUTH ELEVATION, STOREFRONT
PHOTOGRAPHED: 01.20.15

2 SOUTH ELEVATION, STOREFRONT
PHOTOGRAPHED: 01.13.15

3 CAST IRON DETAIL
PHOTOGRAPHED: 01.20.15

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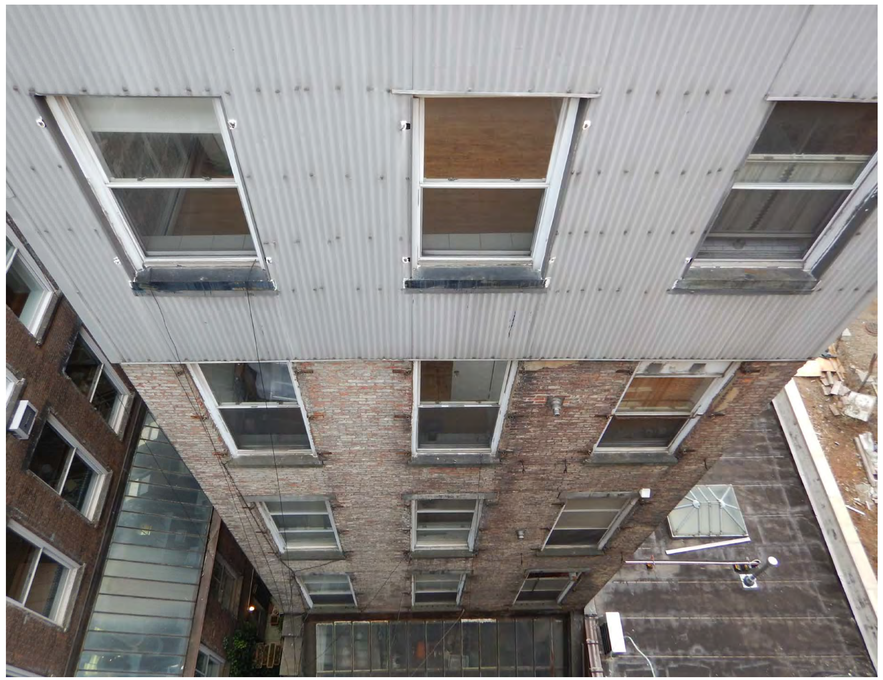
PROPOSED SOUTH ELEVATION/
EXISTING CONDITIONS PHOTOGRAPHS

4 VIEW OF ROOF, LOOKING SOUTH
PHOTOGRAPHED: 01.20.15

5 NORTH ELEVATION: SOILING, OPEN JOINTS, PREVIOUS REPAIRS
PHOTOGRAPHED: 01.20.15

6 WEST ELEVATION: GRAFFITI
PHOTOGRAPHED: 01.20.15

1 NW CORNER OF BUILDING
PHOTOGRAPHED: 01.20.15



2 NORTH ELEVATION
PHOTOGRAPHED: 01.20.15

3 REAR SKYLIGHT
PHOTOGRAPHED: 01.20.15

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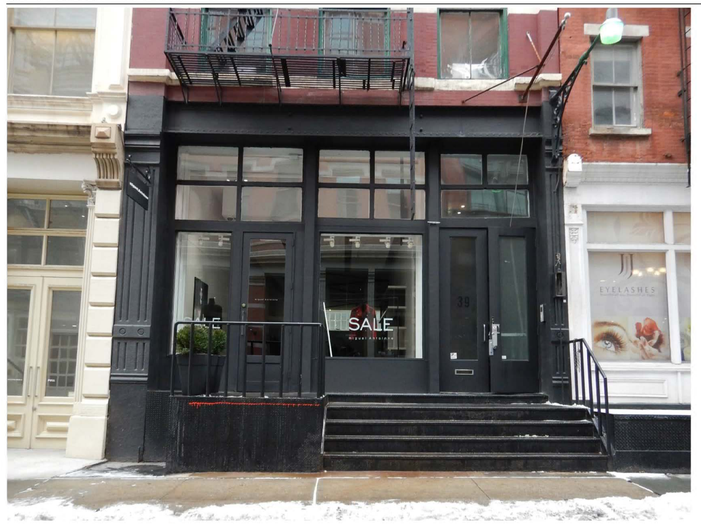
EXISTING CONDITIONS
ROOF, NORTH & WEST ELEVATIONS

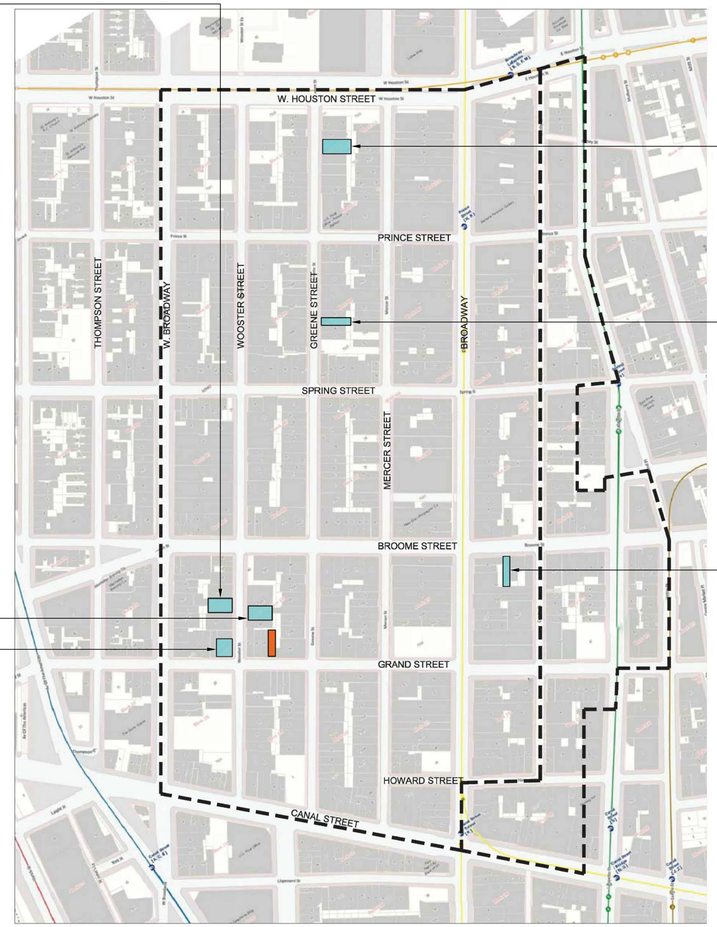
39 WOOSTER STREET



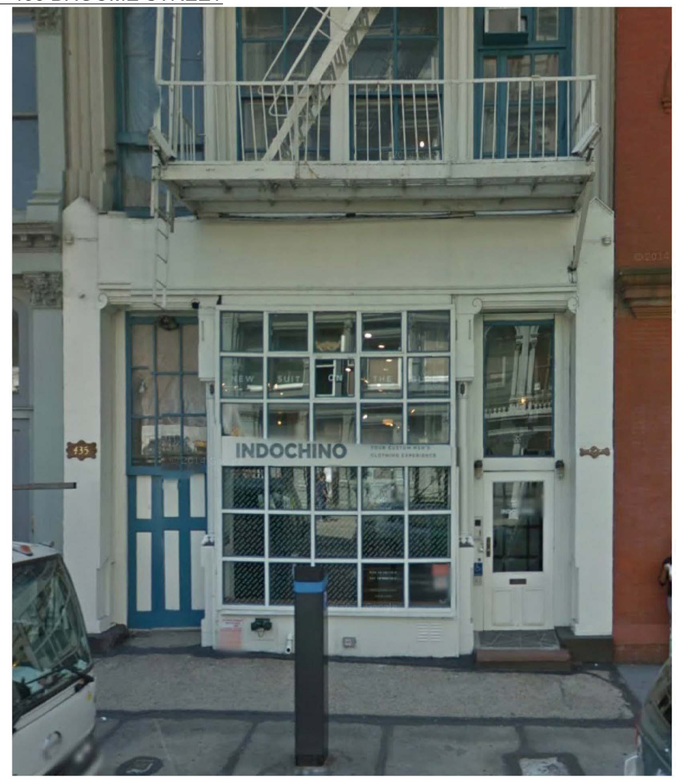
142 GREENE STREET

100 GREENE STREET

42 WOOSTER STREET



435 BROOME STREET



70 GRAND STREET

SITE | TRANSOM PRECEDENTS | HISTORIC DISTRICT BOUNDARIES

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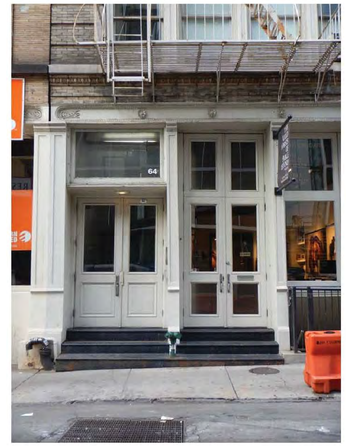
NEIGHBORHOOD SURVEY: TRANSOM PRECEDENTS

SITE: 78 GRAND STREET

7 75 GRAND STREET
PHOTOGRAPHED 07.15.15



8 64 GRAND STREET
PHOTOGRAPHED 07.15.15

9 60 GRAND STREET
PHOTOGRAPHED 07.15.15

D 66 GRAND STREET
PHOTOGRAPHED 07.15.15

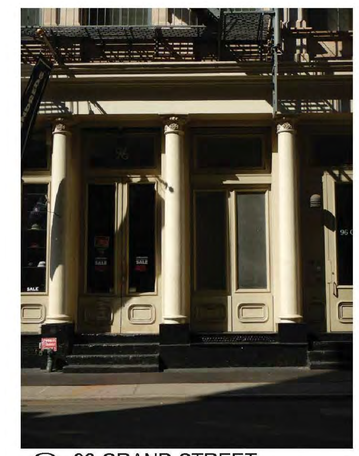
E 55 GRAND STREET
PHOTOGRAPHED 07.15.15

3 35 MERCER STREET
PHOTOGRAPHED 07.15.15

4 95 GRAND STREET
PHOTOGRAPHED 07.15.15

5 97 GRAND STREET
PHOTOGRAPHED 07.15.15

6 85 GRAND STREET
PHOTOGRAPHED 07.15.15



B 96 GRAND STREET
PHOTOGRAPHED 07.15.15

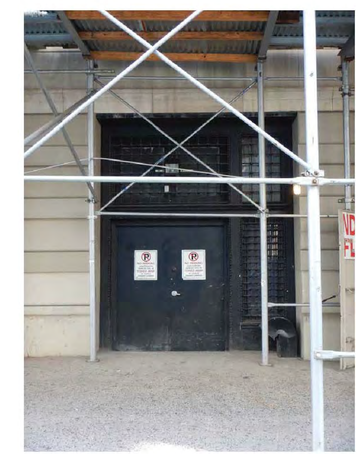
C 75 GRAND STREET
PHOTOGRAPHED 07.15.15

1 125 GRAND STREET
PHOTOGRAPHED 07.15.15

2 107 GRAND STREET
PHOTOGRAPHED 07.15.15

SITE STOREFRONT ENTRANCE PRECEDENTS

A-E	ELEVATOR ENTRANCES AT GRAND STREET (5 TOTAL WITHIN SIX BLOCK STRETCH)
1-9	TYPICAL DOOR HEIGHTS AT GRAND STREET



A 458 BROADWAY
PHOTOGRAPHED 07.15.15

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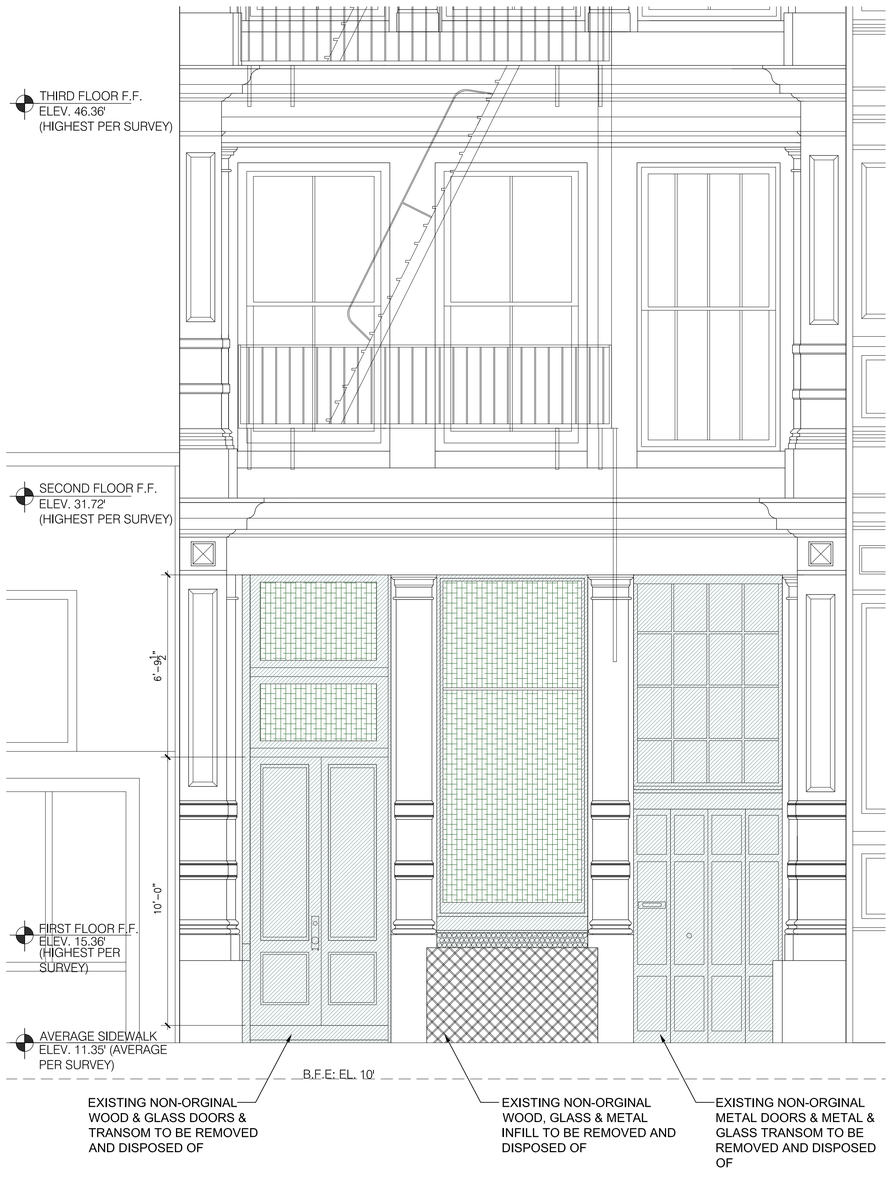
NEIGHBORHOOD SURVEY: DOOR HEIGHTS AND ELEVATOR ENTRANCES

CONDITIONS KEY

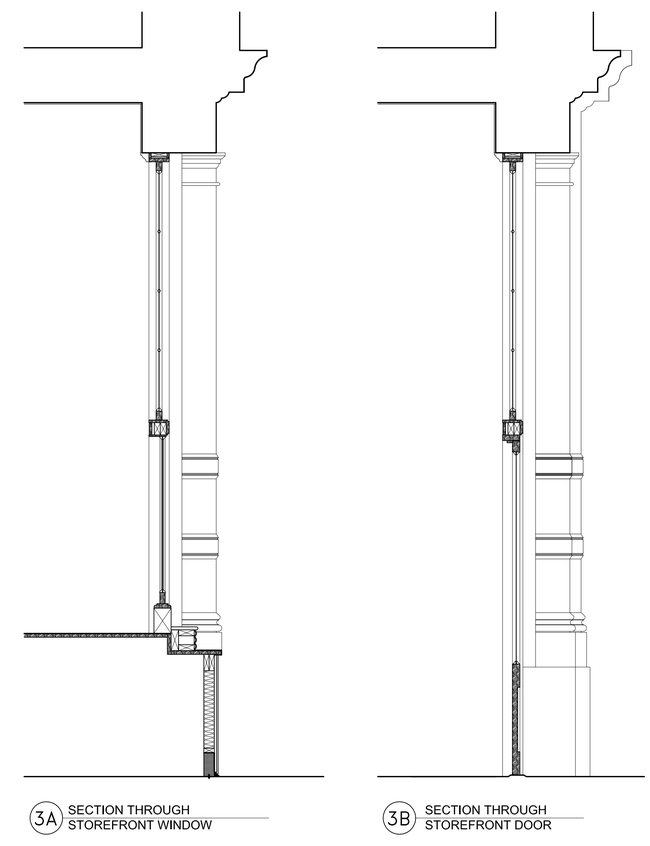
ORIGINAL MATERIAL

REPLACEMENT MATERIAL



1 EXISTING STOREFRONT ELEVATION
SCALE: 3/8" = 1'-0"

2 PROPOSED STOREFRONT ELEVATION
SCALE: 3/8" = 1'-0"



3A SECTION THROUGH STOREFRONT WINDOW

3B SECTION THROUGH STOREFRONT DOOR

3 PROPOSED STOREFRONT SECTIONS
SCALE: 1/2" = 1'-0"

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DATE: 08.11.15

EXISTING AND PROPOSED STOREFRONT ELEVATIONS

114 GREENE STREET

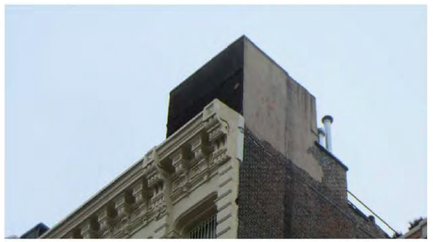
LPC PERMIT ISSUE DATE: 07.17.2007
APPROVED WORK: CONSTRUCTING OF A NEW ELEVATOR BULKHEAD, A STAIR BULKHEAD EXTENSION TO THE PREVIOUSLY CONSTRUCTED STAIR BULKHEAD, A NEW DECK AND FENCE, AND A PAINTED IRON HANDRAIL ON THE SECONDARY NORTH FACADE.

121 GREENE STREET

LPC PERMIT ISSUE DATE: 07.09.2008
APPROVED WORK: CONSTRUCTING A ONE-STORY GLASS ROOFTOP ADDITION AND STAIR BULKHEAD

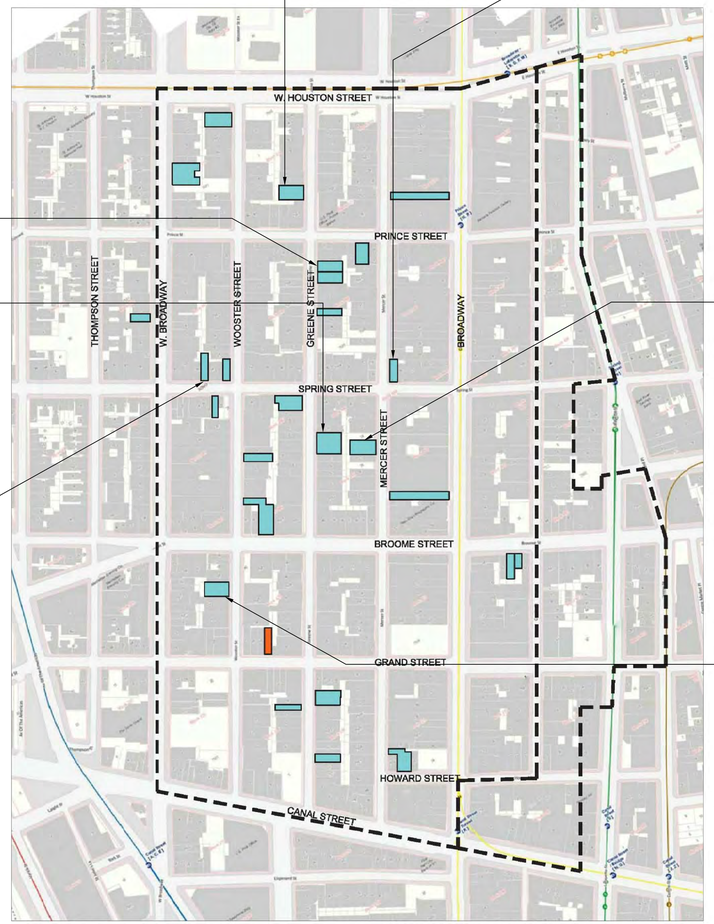
101 SPRING STREET

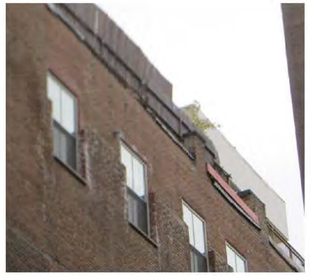
LPC PERMIT ISSUE DATE: 06.10.2013
APPROVED WORK: INSTALLING OF A ROOFTOP GENERATOR AND SOUND ATTENUATION WALL, AT A TALLER HEIGHT AND/OR LENGTH THAN ORIGINALLY APPROVED, THAT ARE VISIBLE OVER THE MERCER STREET AND SPRING STREET FACADES FROM SELECT VANTAGE POINTS



72-76 GREENE STREET

LPC PERMIT ISSUE DATE: 12.29.2006
APPROVED WORK: CONSTRUCTING A ONE-STORY ROOFTOP PENTHOUSE





85 MERCER STREET

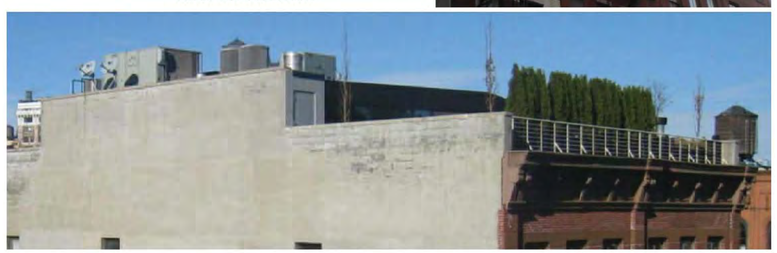
LPC PERMIT ISSUE DATE: 06.24.2013
APPROVED WORK: CONSTRUCTING A ONE-STORY STUCCO-FINISHED PENTHOUSE WITH ROOFTOP DECK AND CLEAR GLASS RAILING

149 SPRING STREET

LPC PERMIT ISSUE DATE: 12.20.2002
APPROVED WORK: CONSTRUCTING A ONE-STORY BRICK, STUCCO AND GLASS ROOFTOP ADDITION

43-45 WOOSTER STREET

LPC PERMIT ISSUE DATE: 06.05.2002
APPROVED WORK:LEGALIZING THE CONSTRUCTION OF A ONE STORY ROOFTOP ADDITION



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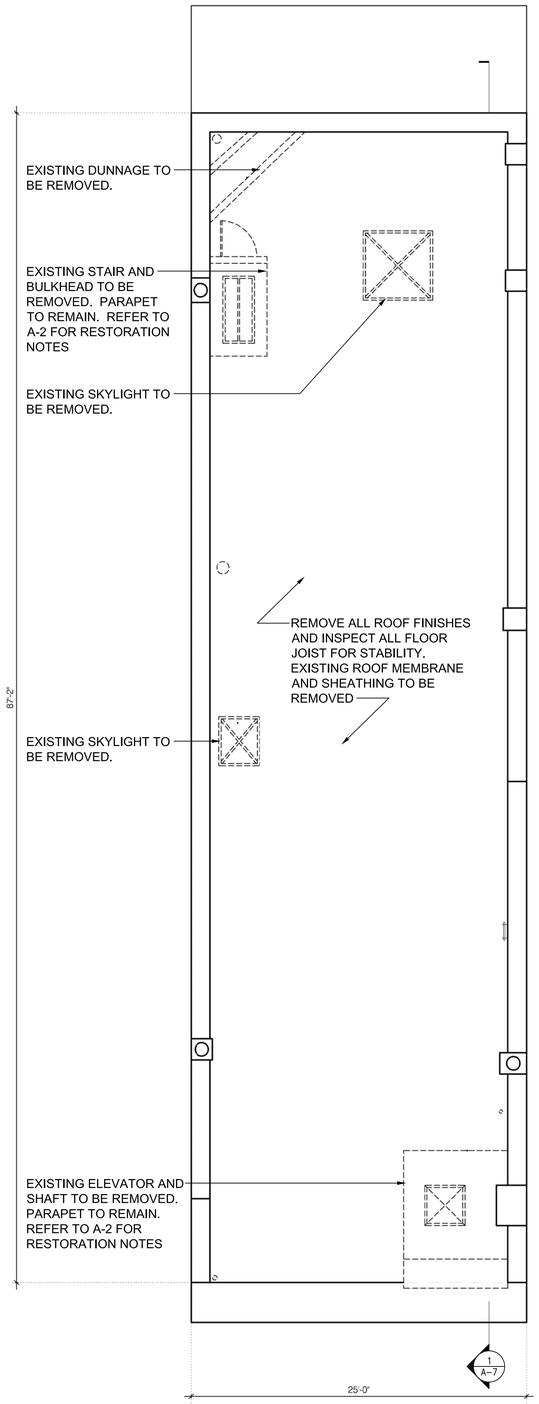
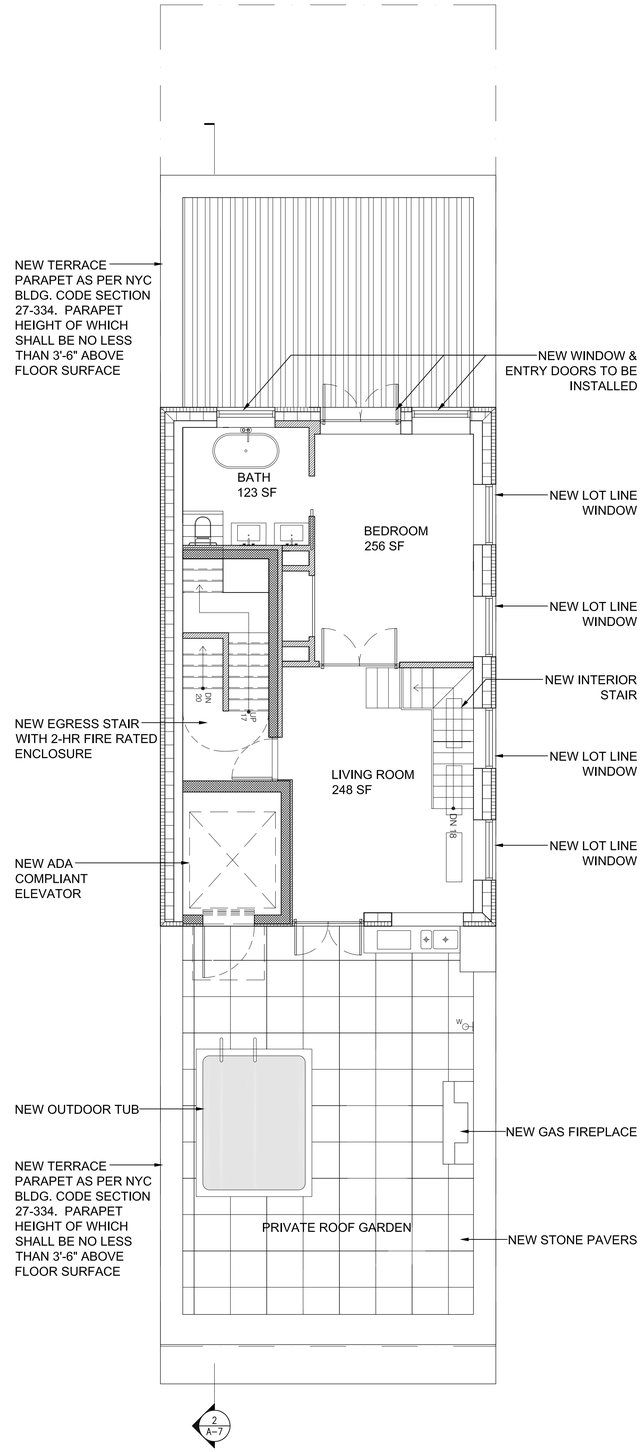
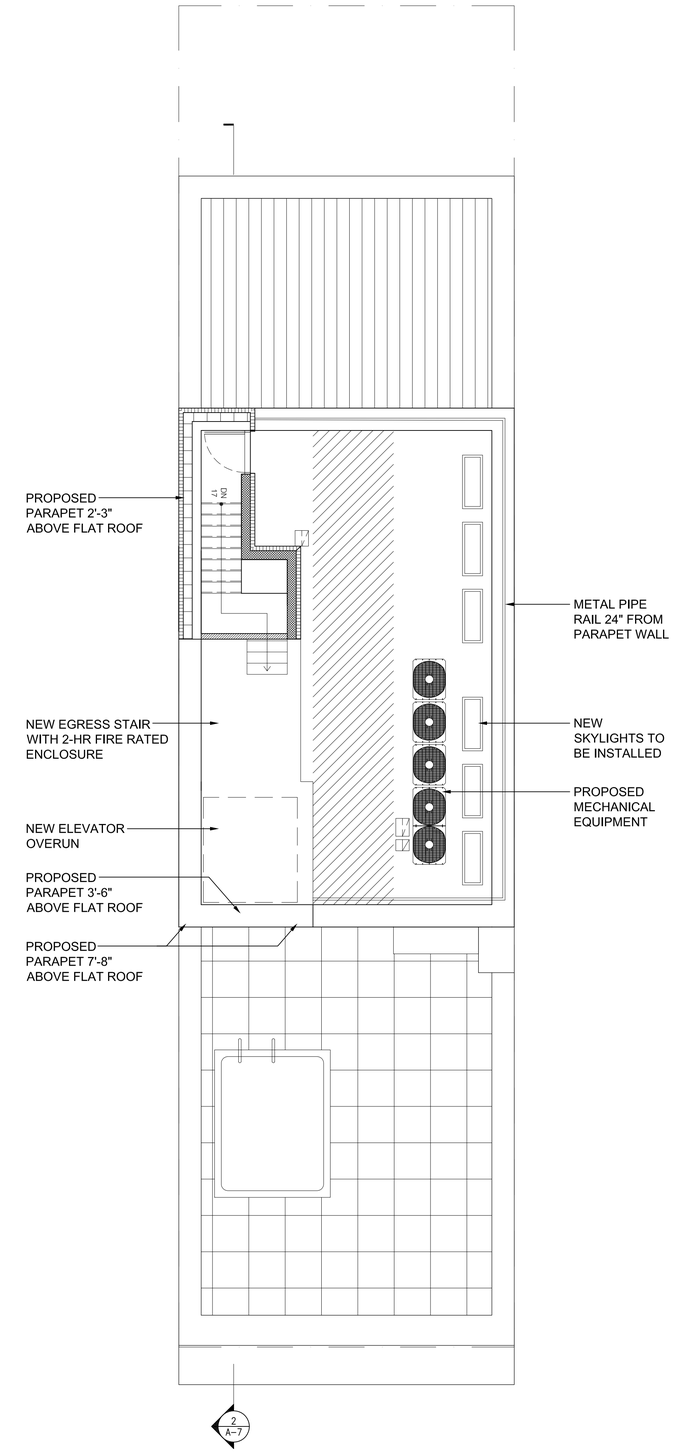
NEIGHBORHOOD SURVEY: ROOFTOP PRECEDENTS



1 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED SIXTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 PROPOSED SIXTH FLOOR BULKHEAD PLAN
SCALE: 3/16" = 1'-0"

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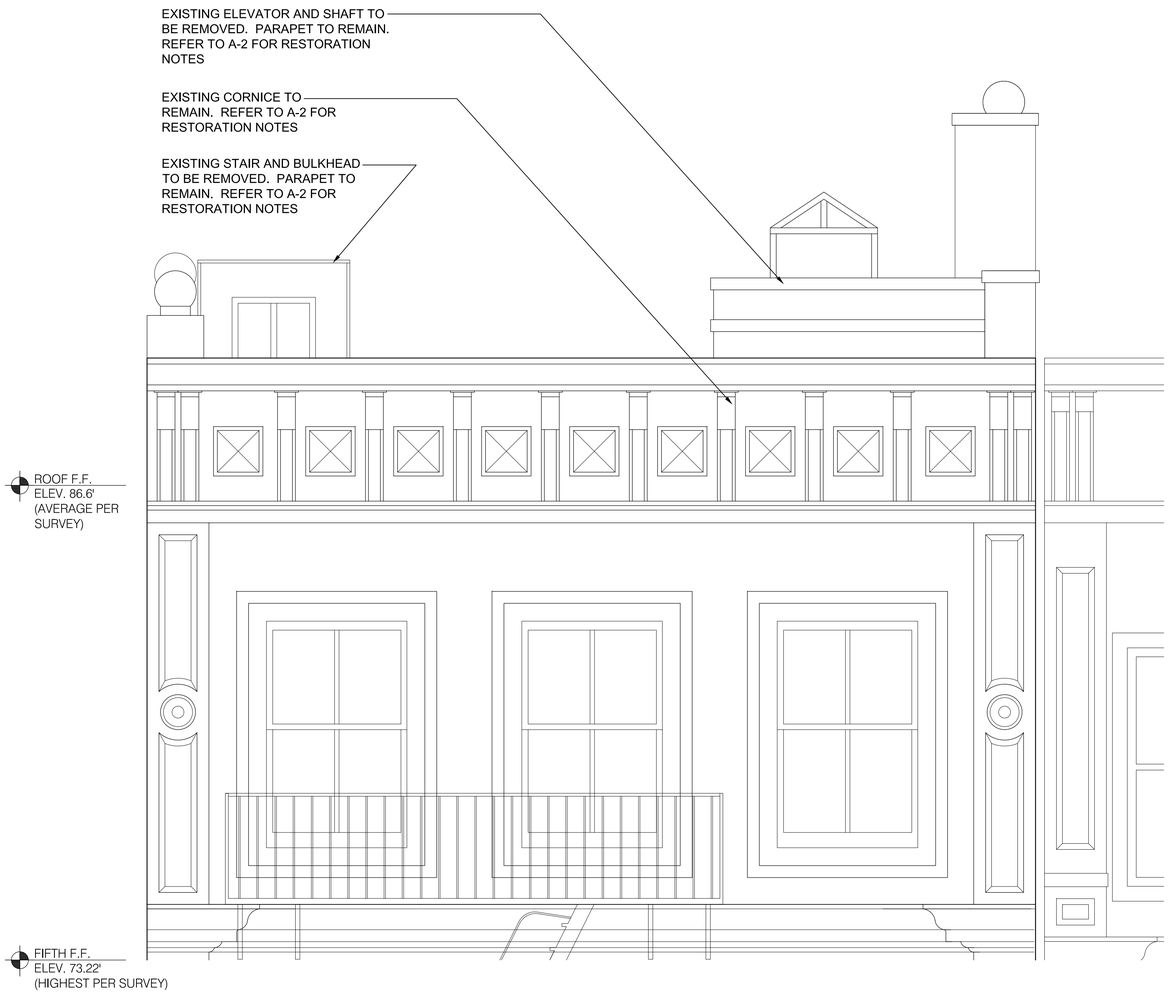
EXISTING & PROPOSED PLANS



1 EXISTING SOUTH ELEVATION AT ROOF LEVEL
SCALE: 1/2" = 1'-0"

2 PROPOSED SOUTH ELEVATION AT ROOF LEVEL
SCALE: 1/2" = 1'-0"

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EXISTING & PROPOSED ENLARGED SOUTH ELEVATIONS AT ROOF LEVEL

1 PROPOSED ENLARGED WEST ELEVATION AT ROOF LEVEL
SCALE: 1/4" = 1'-0"

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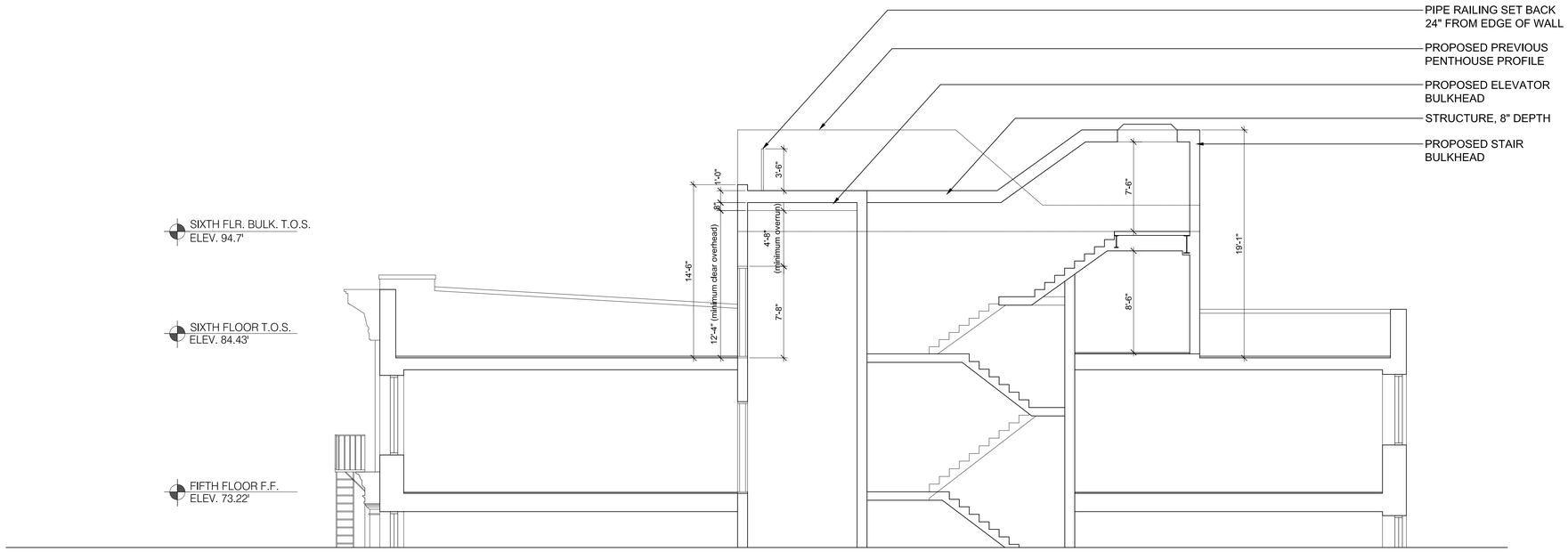
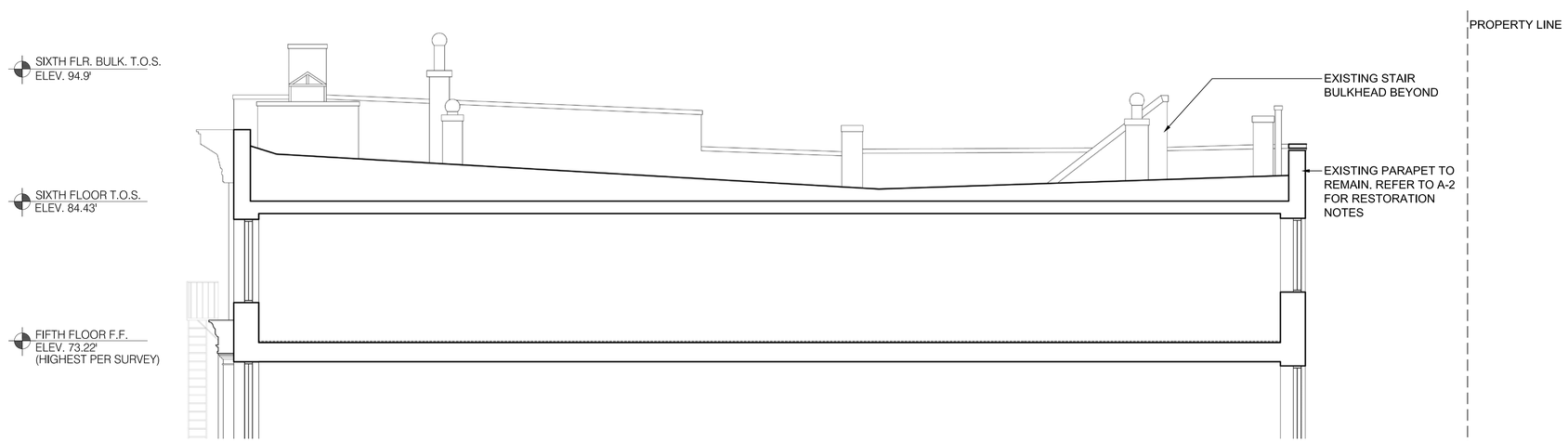
PROPOSED ENLARGED WEST ELEVATION AT ROOF LEVEL



2 PROPOSED LONGITUDINAL SECTION AT ROOF LEVEL
SCALE: 3/16" = 1'-0"



1 EXISTING LONGITUDINAL SECTION AT ROOF LEVEL
SCALE: 3/16" = 1'-0"

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EXISTING & PROPOSED LONGITUDINAL SECTIONS AT ROOF LEVEL

4 VIEW 02: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

5 VIEW 02: WITH 74 GRAND BUILDING OUTLINE
SCALE: N.T.S.

6 VIEW 01
SCALE: N.T.S.

1 VIEW 03: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

2 VIEW 03: WITH 74 GRAND BUILDING OUTLINE
SCALE: N.T.S.

3 KEY PLAN
SCALE: N.T.S.

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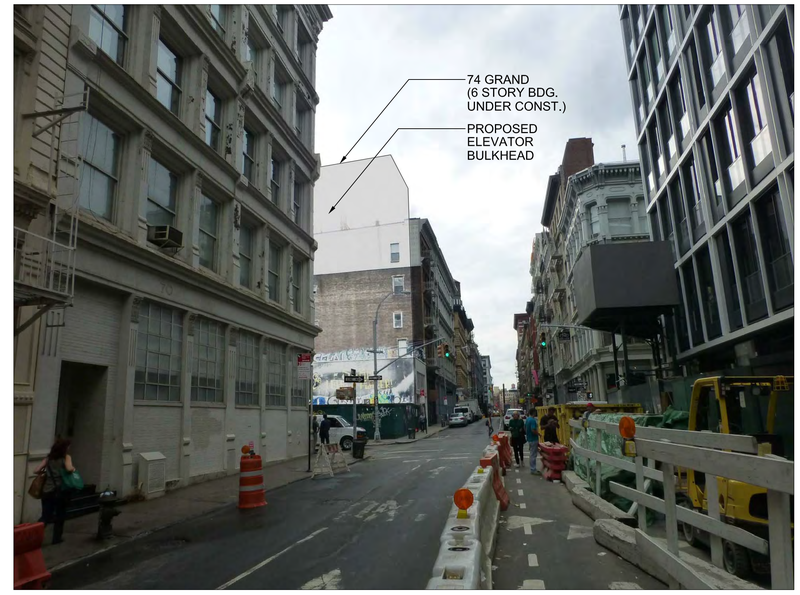
MOCK-UP PHOTOGRAPHS

4 VIEW 04: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

5 VIEW 04: WITH 74 GRAND BUILDING OUTLINE
SCALE: N.T.S.

1 VIEW 05: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.



2 VIEW 05: WITH 74 GRAND BUILDING OUTLINE
SCALE: N.T.S.

3 KEY PLAN
SCALE: N.T.S.

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MOCK-UP PHOTOGRAPHS

9 76 GRAND STREET
PHOTOGRAPHED: 02.10.15

10 78 GRAND STREET
PHOTOGRAPHED: 02.10.15

11 80-88 GRAND STREET
PHOTOGRAPHED: 02.10.15

12 33 GREENE STREET (AT GRAND)
PHOTOGRAPHED: 02.10.15

5 79 GRAND STREET
PHOTOGRAPHED: 02.10.15

6 81 GRAND STREET
PHOTOGRAPHED: 02.10.15

7 83 GRAND STREET
PHOTOGRAPHED: 02.10.15

8 85 GRAND STREET
PHOTOGRAPHED: 02.10.15

1 KEY PLAN
SCALE: N.T.S.

2 64 GRAND STREET
PHOTOGRAPHED: 02.10.15

3 66 GRAND STREET
PHOTOGRAPHED: 02.10.15

4 71 GRAND STREET
PHOTOGRAPHED: 02.10.15

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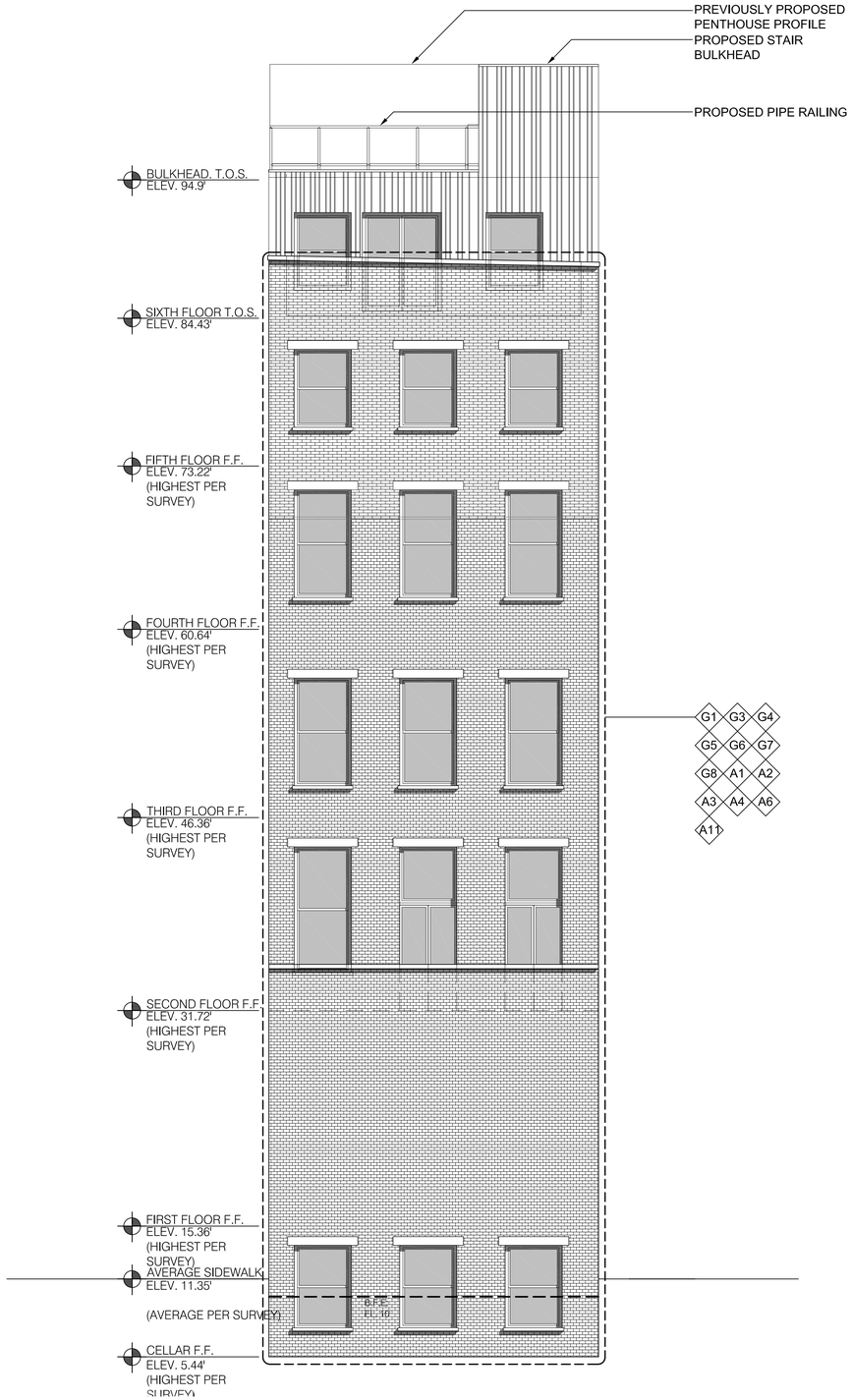
NEIGHBORHOOD CONTEXT



1 PROPOSED NORTH ELEVATION

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

RESTORATION KEY NOTES

GENERAL RESTORATION NOTES

G1 CONTRACTOR IS RESPONSIBLE TO DOCUMENT AND PHOTOGRAPH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF WORK AREA PRIOR TO ANY DISASSEMBLY AND CUTTING OF MASONRY ELEMENTS.

G2 CONTRACTOR TO PERFORM PROBE ALONG WEST ELEVATION IN A 5'-0" X 5'-0" AREA, REMOVE CORRUGATED METAL SIDING TO REVEAL EXTENT OF MASONRY DETERIORATION. ALLOW ARCHITECT TO INSPECT AND DOCUMENT CONDITIONS.

G3 PRIOR TO RESETTING ALL SALVAGED MASONRY, MASONRY SHALL BE CLEANED OF FOREIGN SUBSTANCES, I.E. MORTAR BITUMEN, ETC.

G4 CONTRACTOR SHALL NOTIFY ARCHITECT AND STRUCTURAL ENGINEER ONE WEEK PRIOR TO ALL DISASSEMBLY, REASSEMBLY OF PORTIONS OF MASONRY FOR INSPECTION.

G5 WHERE NEW OR EXISTING MASONRY (CAST OR UNIT) IS TO BE INSTALLED, MASON SHALL VERIFY IN FIELD THE STRUCTURAL INTEGRITY OF THE INTERFACE AS REQUIRED, MINOR OR LOCAL REPAIRS SHALL BE MADE WITH BRICK MORTAR TYPE "N" OR AS APPROVED BY ARCHITECT.

G6 THE CONTRACTOR SHALL PROTECT ALL EXISTING SURFACES FOR THE DURATION OF THE CONTRACT AND SHALL REPAIR ANY DAMAGE TO SURFACES RESULTING FROM WORK AT NO EXTRA COST OR CONTRACT TIME. ALL DAMAGE RESULTING FROM THE REMOVALS SHALL BE DOCUMENTED BY CONTRACTOR ON DRAWINGS. SUCH ITEMS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

G7 THESE DOCUMENTS DO NOT INDICATE CUTTING, PATCHING AND PROTECTION OF INTERIOR SPACES OR FEATURES, WHICH IS THE RESPONSIBILITY OF THE CONTRACTOR.

G8 THE PROPERTY HAS BEEN DETERMINED TO POSSESS HISTORIC AND ARCHITECTURAL SIGNIFICANCE, THE CONTRACTOR SHALL RECOGNIZE THAT ALL ASPECTS OF THE PROPERTY MAY POTENTIALLY CONTRIBUTE TO THE SIGNIFICANCE AND THE CONTRACTOR SHALL NOT JUDGE THE RELATIVE SIGNIFICANCE OF ANY FEATURES NOR THE IMPACT OF ANY OR ALL PROPOSED WORK, THE RESPONSIBILITY SHALL REST SOLELY WITH THE ARCHITECT. CONSEQUENTLY NO DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE PERFORMED AND NO FEATURES SHALL BE ALTERED, REMOVED, REUSED OR TAKEN FROM THE PREMISES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AS BEING CONSISTENT WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ALL WORK SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

ARCHITECTURAL NOTES

A1 PROVIDE SHORING AND BRACING OF ALL BUILDING COMPONENTS AND FEATURES TO REMAIN IN PLACE DURING THE COURSE OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO CAST IRON COLUMNS, CAPITALS, FRIEZES, PANELS AND MOLDINGS, BRICK, METAL FIRE ESCAPES, WINDOWS, DOORS AND SECURITY CAMERAS.

A2 PROVIDE AND INSTALL NEW BRICK MASONRY UNITS IDENTIFIED FOR REPLACEMENT ON THE NORTH, EAST AND WEST FAÇADES. (ALLOWANCE 3000 SF)

A3 CUT OUT AND REPOINT MORTAR JOINTS OF EXISTING BRICK MASONRY ON THE NORTH, EAST AND WEST FAÇADES. (100%) REPOINTING MORTAR TO MATCH ORIGINAL IN COMPOSITION, COLOR, TOOLING, ETC.

A4 PERFORM MASONRY REPAIRS REQUIRED AT AREAS IDENTIFIED ON DRAWINGS INCLUDING BUT NOT LIMITED TO CRACK REPAIRS AND PATCHING REPAIRS IN AREAS OF PREVIOUS REPAIRS TO SILLS AND LINTELS ON THE NORTH, EAST AND WEST FACADES.

A5 REMOVE GRAFFITI AND GENERAL SOILING FROM EXISTING BRICK MASONRY AT WEST AND SOUTH FACADES. (100%)

A6 PERFORM SELECT AREA REPAIRS TO THE METAL COMPONENTS INCLUDING BUT NOT LIMITED TO METAL CORNICE, METAL FIRE ESCAPE AND STEEL LINTELS. SCRAPE, PRIME AND PAINT METAL, COLORS BASED ON HISTORIC DOCUMENTATION.

A7 RESTORE CAST IRON FAÇADE COMPONENTS. SCRAPE, PRIME AND PAINT, COLOR BASED ON HISTORIC DOCUMENTATION.

A8 FURNISH AND INSTALL NEW GLASS AND WOOD STOREFRONT BASED ON HISTORIC DOCUMENTATION COMPLETE WITH FINISH CARPENTRY.

A9 REPLICATE (8) WOOD WINDOWS AND FRAMES TO MATCH THE ORIGINAL CONFIGURATION OF THE WINDOWS ON THE SOUTH FAÇADE. PAINT COLOR BASED ON HISTORIC DOCUMENTATION.

A10 REPLICATE (4) STEEL SHAFT WINDOWS AND FRAMES TO MATCH THE ORIGINAL CONFIGURATION OF THE WINDOWS ON THE SOUTH FAÇADE. PAINT COLOR BASED ON HISTORIC DOCUMENTATION.

A11 REPLACE (46) EXISTING WINDOWS WITH FIRE-RATED STEEL LOT LINE WINDOWS TO MATCH THE ORIGINAL CONFIGURATION.

A12 CLEAN EXISTING CONCRETE FLAGS AT SIDEWALK. (100%)

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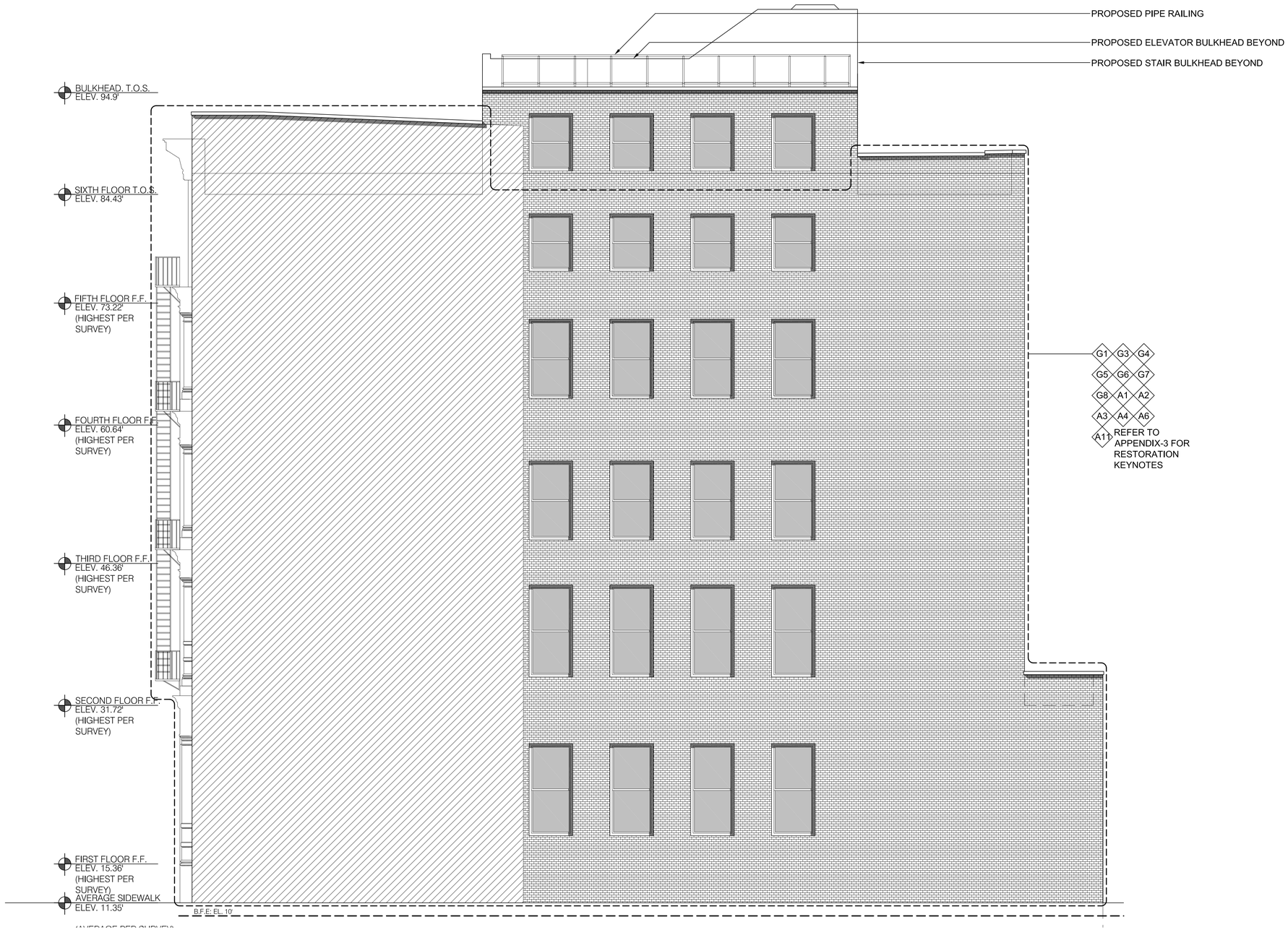
PROPOSED NORTH ELEVATION



1 PROPOSED EAST ELEVATION

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

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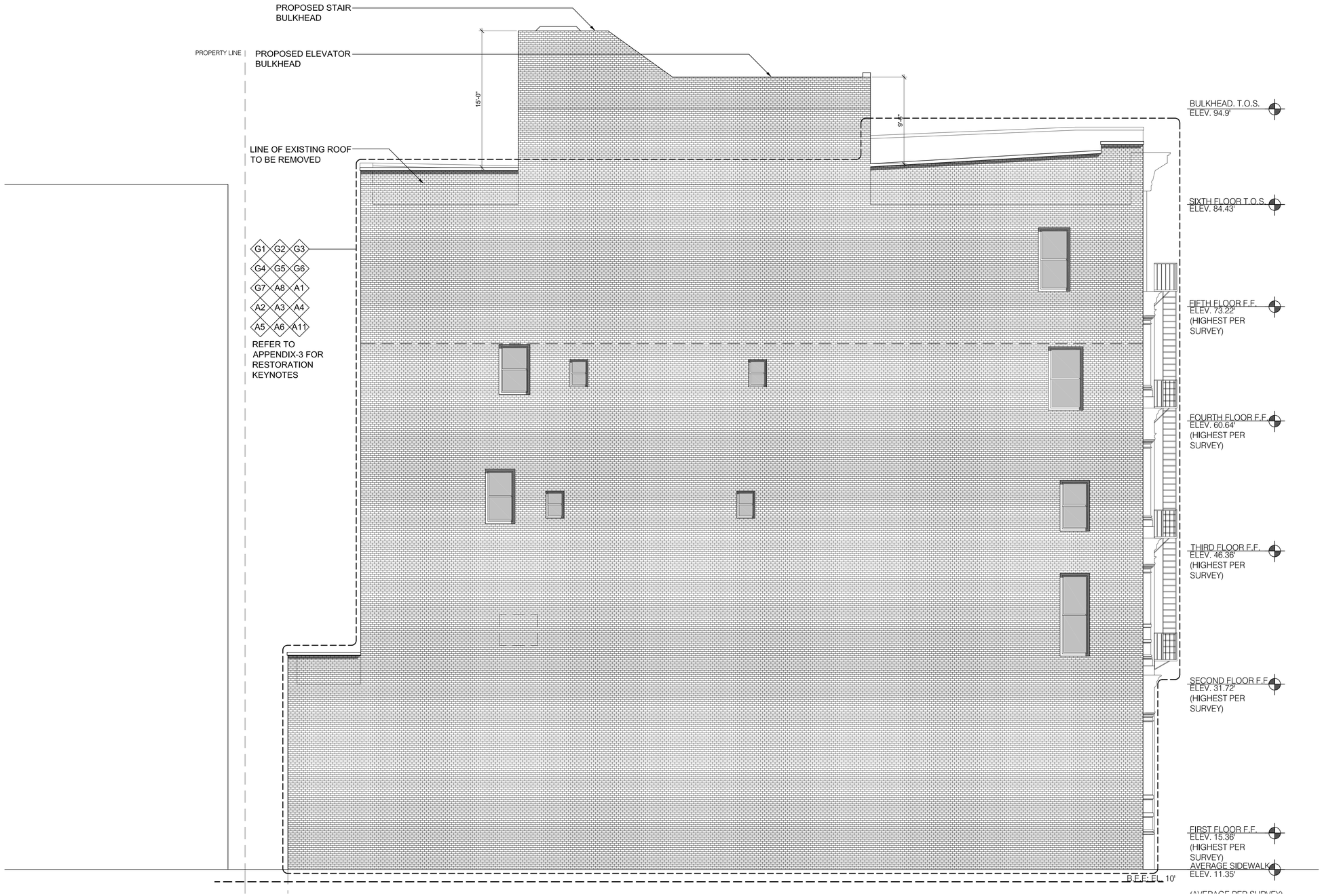
PROPOSED EAST ELEVATION



1 PROPOSED WEST ELEVATION

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

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PROPOSED WEST ELEVATION