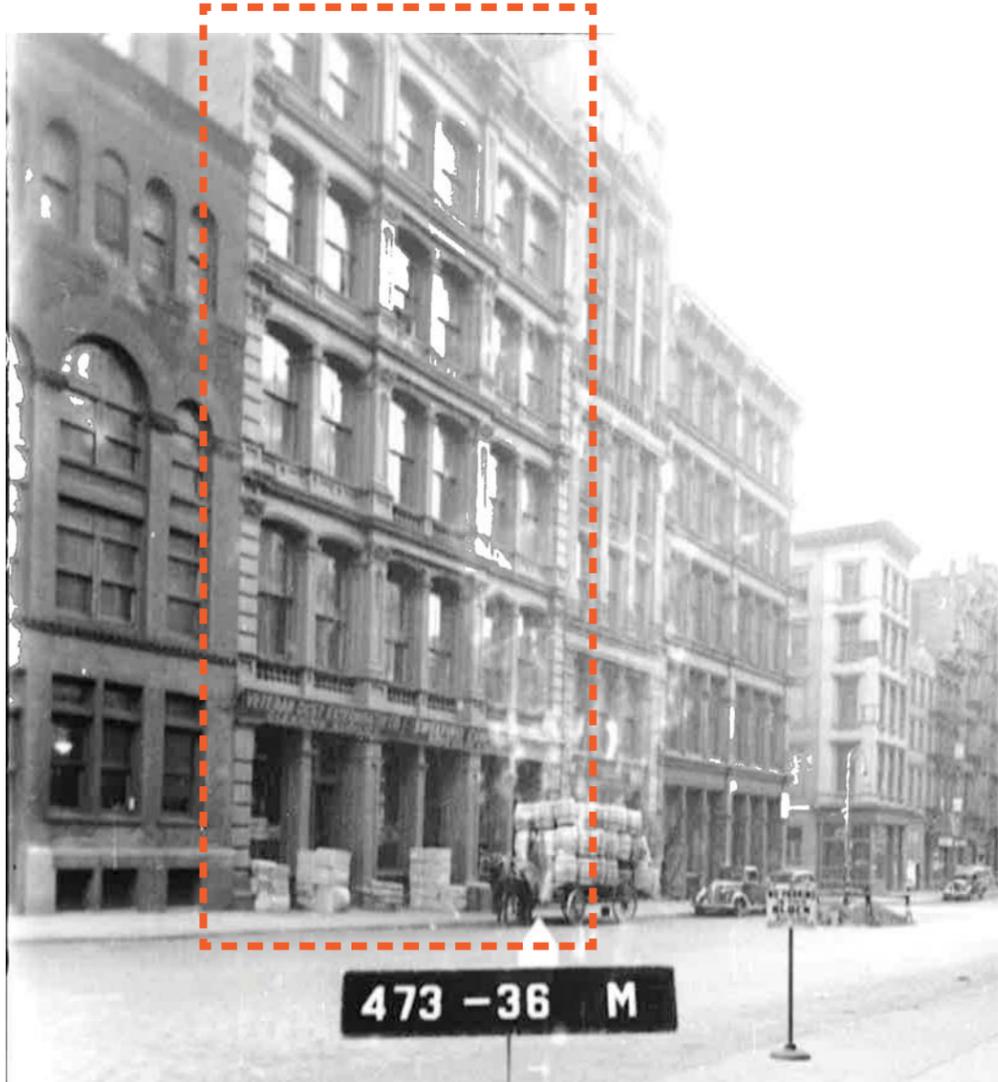


**PROPOSED BALCONIES**  
421 BROOME STREET, NY, NY 10013



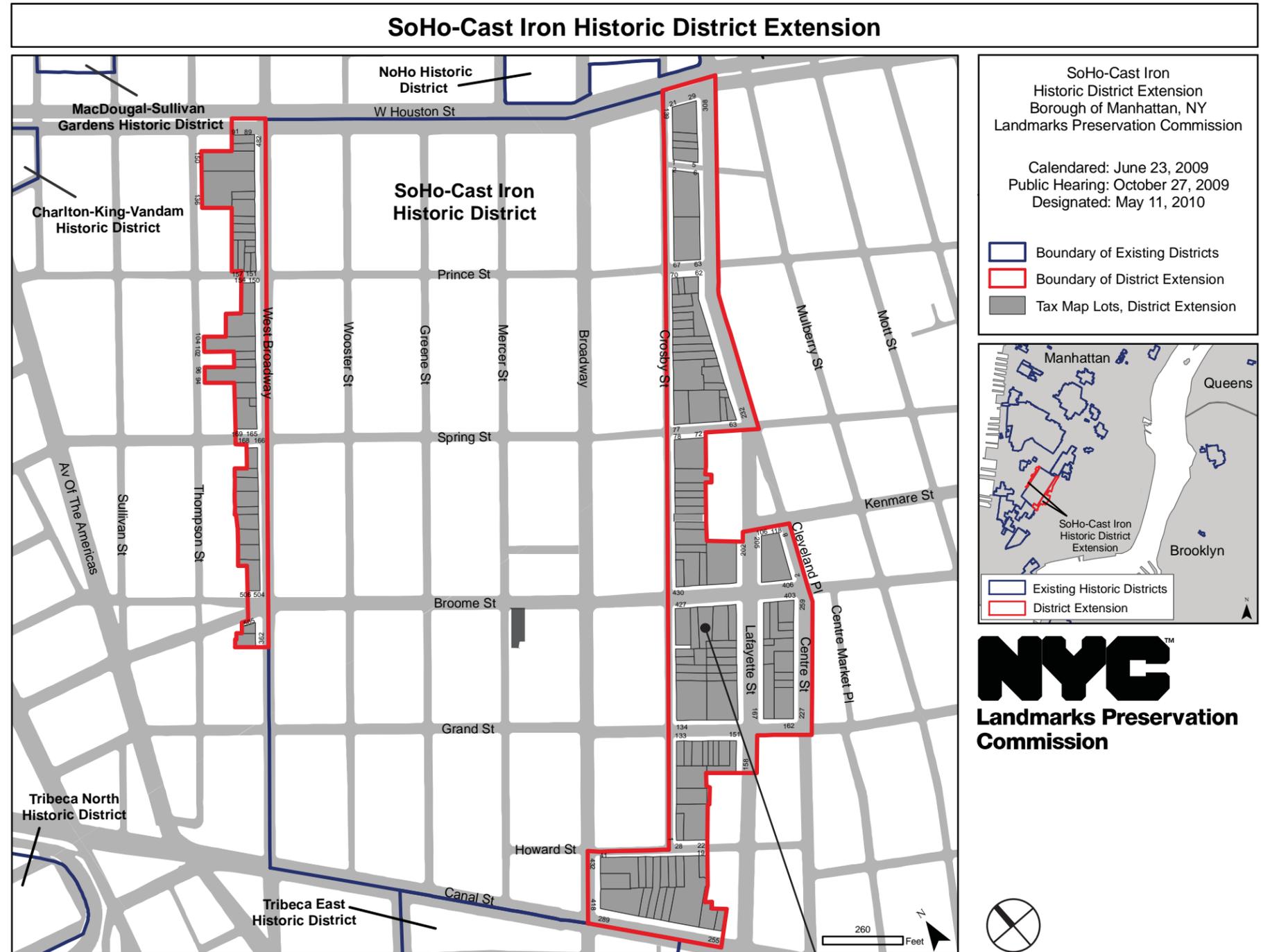
FEBRUARY 2, 2015

IRINA VERONA **ARCHITECTURE**  
59 HESTER STREET GROUND FL  
NEW YORK, NY 10002



HISTORIC PHOTO  
 419-421 BROOME ST.  
 DESIGNED BY GRIFFITH THOMAS, 1873

**PROPOSED BALCONIES**  
 421 BROOME STREET, NY, NY 10013

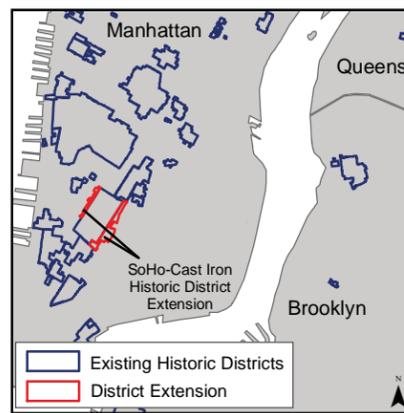


Graphic Source: MapPLUTO, Edition 06C, 2006. Date: May 11, 2010. Author: JM.

SoHo-Cast Iron  
 Historic District Extension  
 Borough of Manhattan, NY  
 Landmarks Preservation Commission

Calendared: June 23, 2009  
 Public Hearing: October 27, 2009  
 Designated: May 11, 2010

Boundary of Existing Districts  
 Boundary of District Extension  
 Tax Map Lots, District Extension



**NYC**  
 Landmarks Preservation  
 Commission



**PROJECT LOCATION:**  
 419-421 BROOME ST  
 BLOCK: 473  
 LOT: 36  
 ZONING: M1-5B

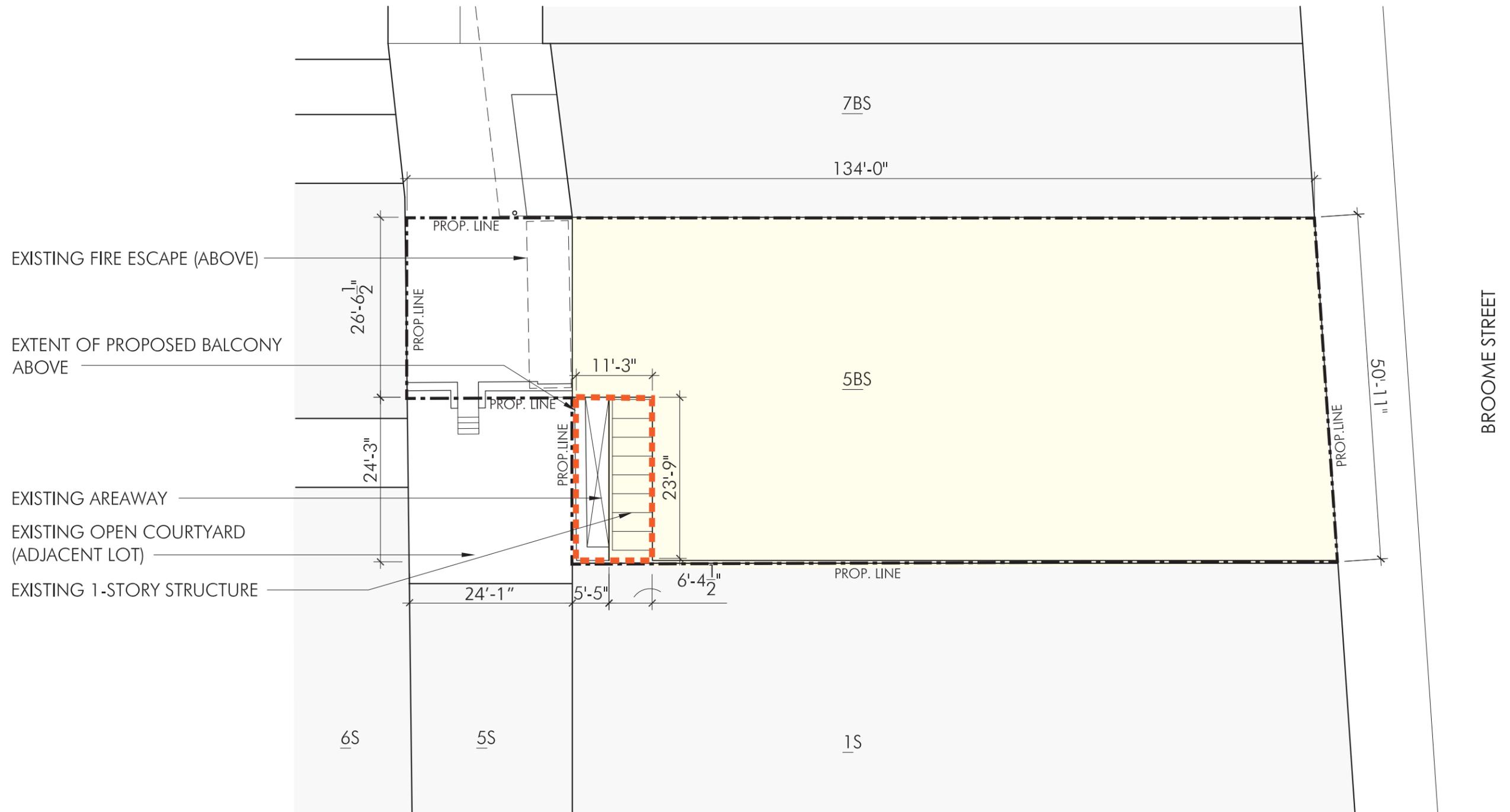
**HISTORIC DISTRICT MAP & HISTORIC PHOTO**



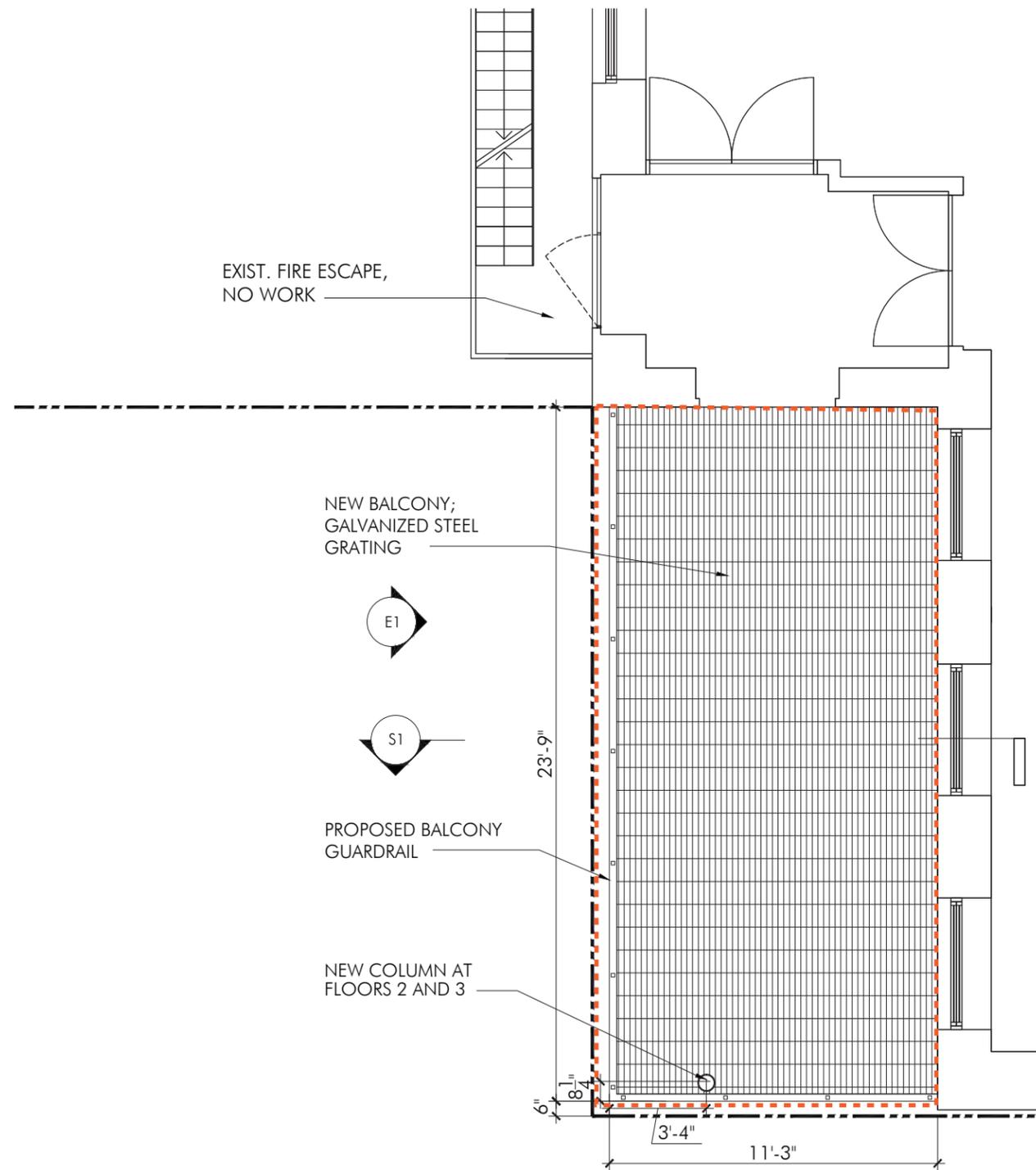
**PROPOSED BALCONIES**  
421 BROOME STREET, NY, NY 10013

**BLOCK PLAN**

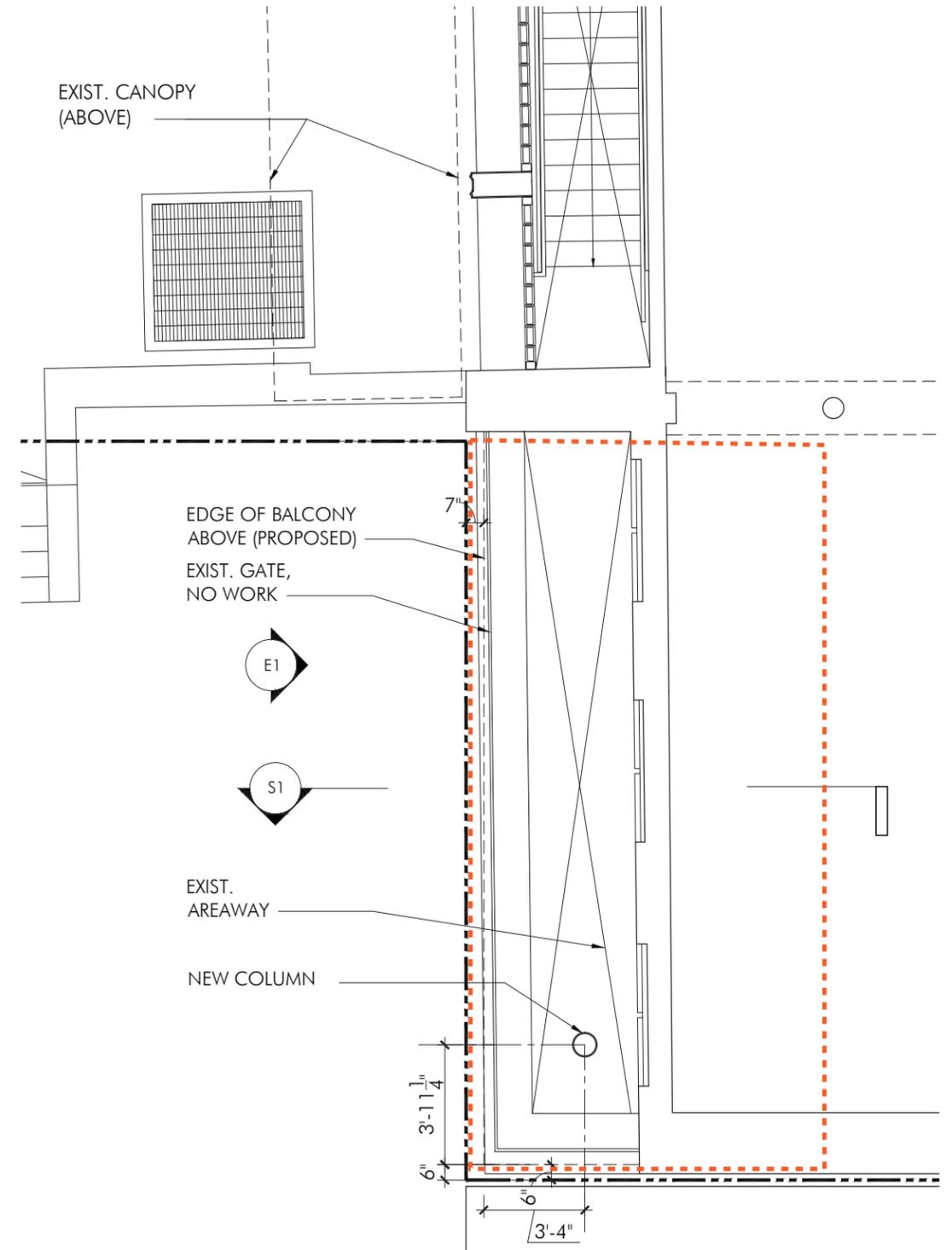




**P1** SITE PLAN  
 SCALE 1/16" = 1'-0" 



**P3** PLAN AT BALCONY, TYPICAL AT UPPER LEVEL  
SCALE 3/16" = 1'-0"



**P2** PLAN AT GROUND LEVEL  
SCALE 3/16" = 1'-0"





IMAGE 01: VIEW LOOKING UP & WEST  
(FROM REAR ALLEY)



IMAGE 02: VIEW LOOKING NORTH AND UP AT SOUTH FACADE



IMAGE 03: VIEW LOOKING NORTH AT AREAWAY

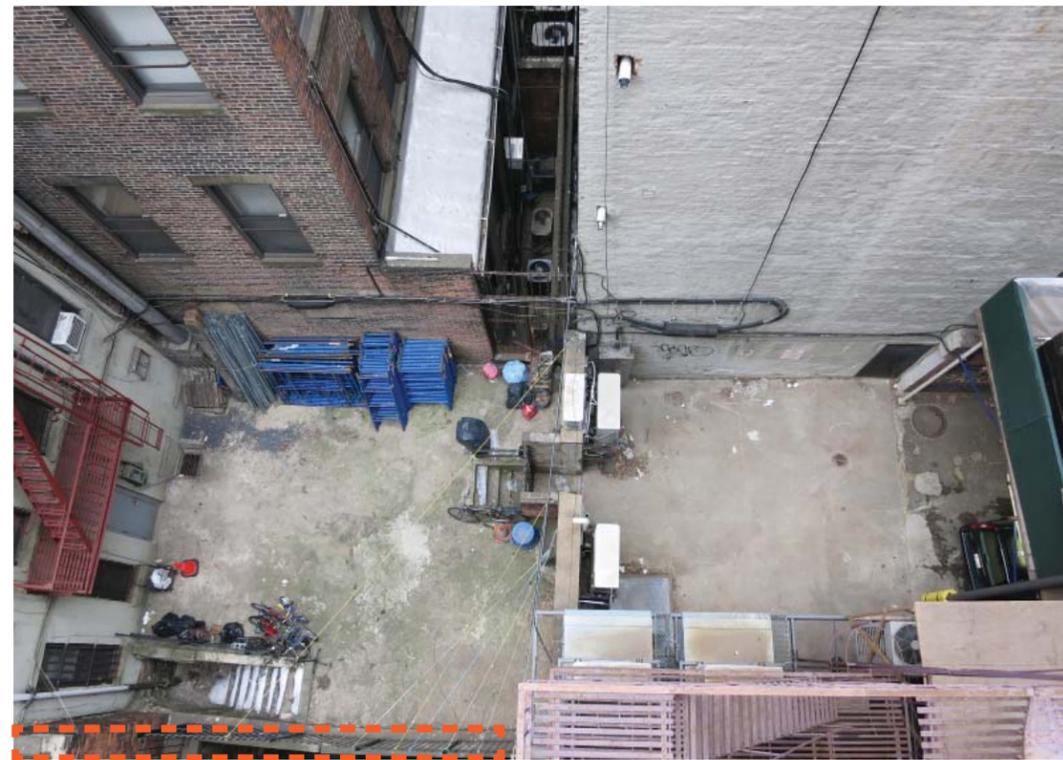


IMAGE 04: VIEW LOOKING DOWN (FROM EXISTING TERRACE, 4TH FL)



IMAGE 05: VIEW LOOKING DOWN AT AREAWAY (FROM 4TH FL)



IMAGE 06: VIEW LOOKING WEST (FROM EXISTING TERRACE, 4TH FL)



IMAGE 07: VIEW LOOKING WEST (FROM EXISTING REAR ALLEY)



IMAGE 08: VIEW LOOKING SOUTH (FROM EXISTING TERRACE, 4TH FL)



IMAGE 09: VIEW LOOKING SOUTH & UP (FROM EXISTING REAR ALLEY)

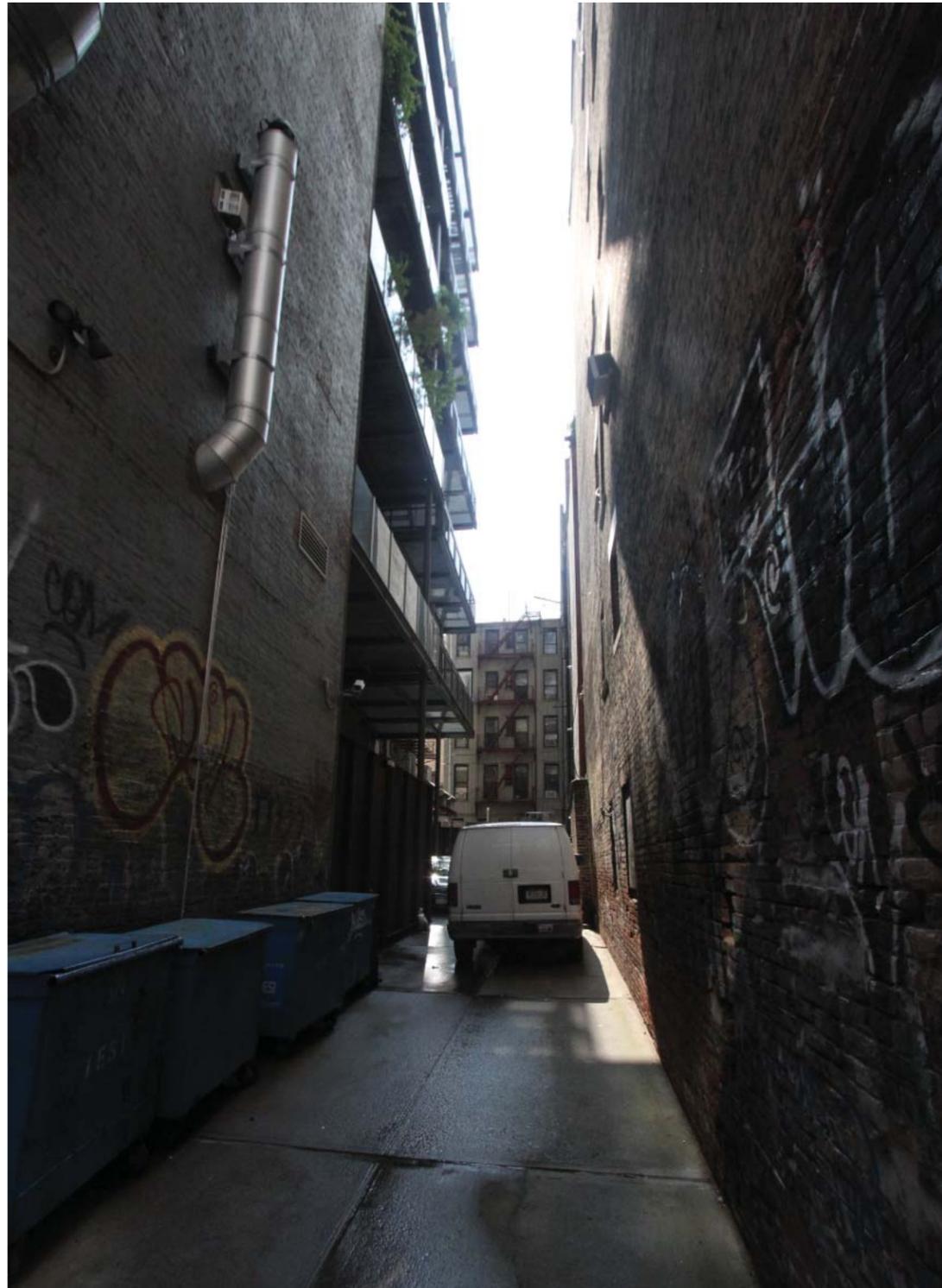


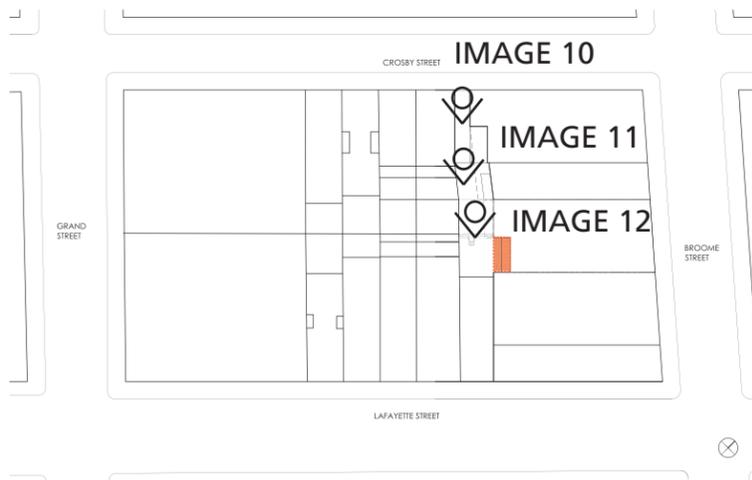
IMAGE 10: VIEW LOOKING EAST (FROM REAR ALLEY)



IMAGE 11: VIEW LOOKING EAST (FROM REAR ALLEY)



IMAGE 12: VIEW LOOKING EAST (FROM REAR ALLEY)



**PROPOSED BALCONIES**  
421 BROOME STREET, NY, NY 10013

**EXISTING CONDITIONS PHOTOGRAPHS**

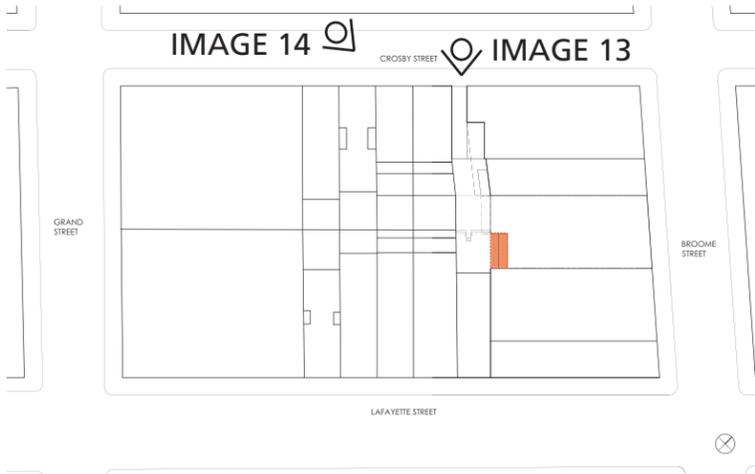


IMAGE 13: VIEW LOOKING EAST (AT ALLEY, FROM CROSBY ST)



IMAGE 14: VIEW LOOKING NE (FROM CROSBY ST)

**PROPOSED BALCONIES**  
421 BROOME STREET, NY, NY 10013

**EXISTING CONDITIONS PHOTOGRAPHS**

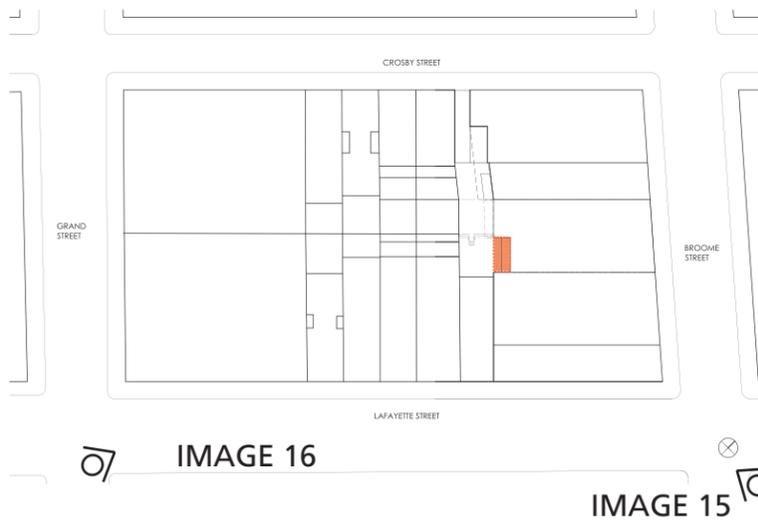


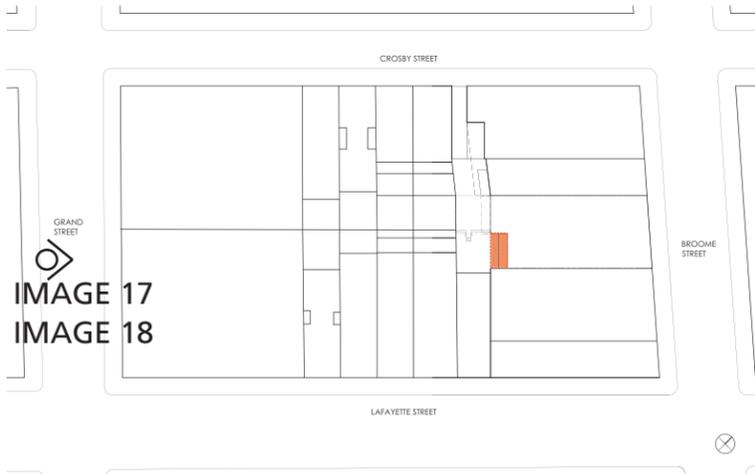
IMAGE 15: VIEW LOOKING SOUTH WEST (FROM BROOME STREET)



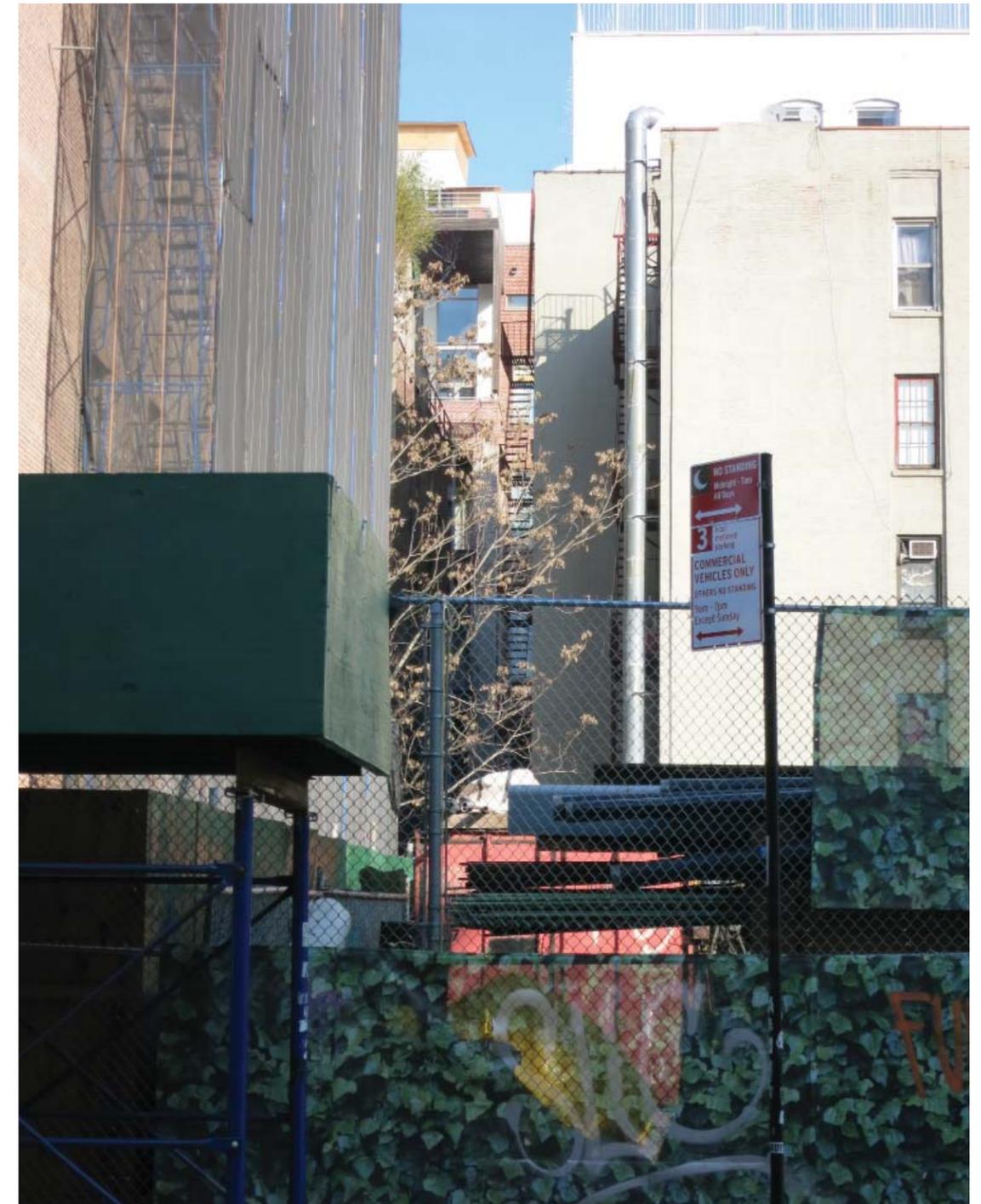
IMAGE 16: VIEW LOOKING NW (FROM LAFAYETTE ST)

**PROPOSED BALCONIES**  
421 BROOME STREET, NY, NY 10013

**EXISTING CONDITIONS PHOTOGRAPHS**



⊗ IMAGE 17: VIEW LOOKING NORTH (FROM GRAND STREET)



⊗ IMAGE 18: VIEW LOOKING NORTH (FROM GRAND STREET) - DETAIL

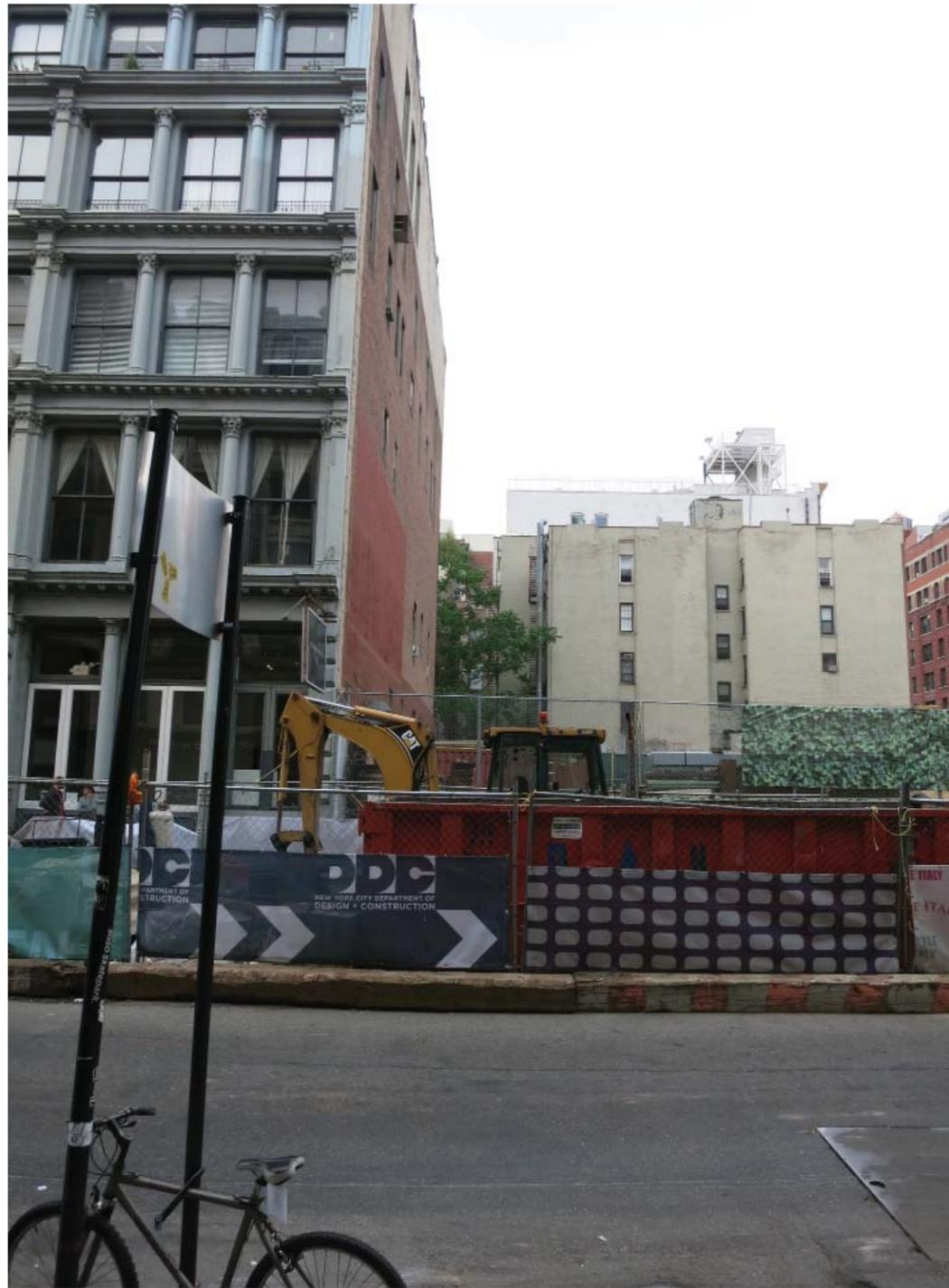
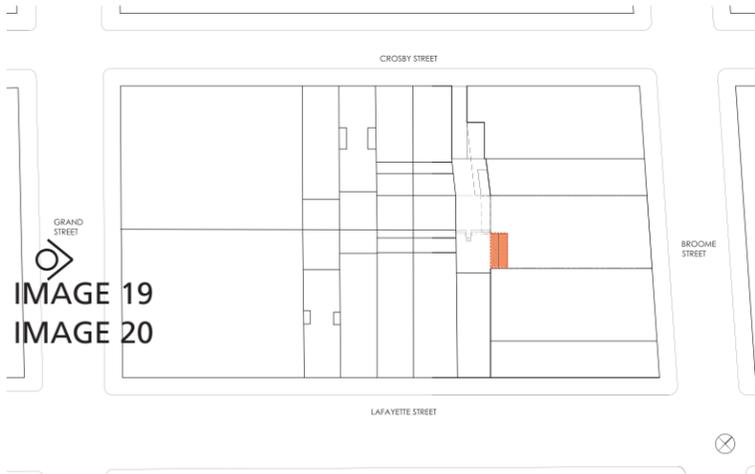
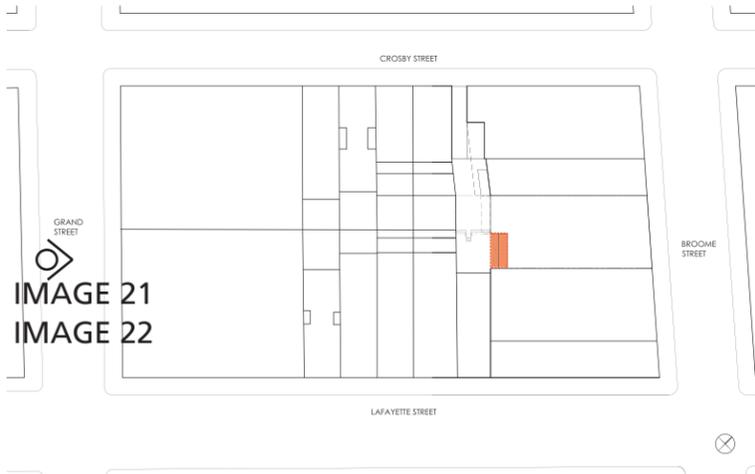


IMAGE 19: VIEW LOOKING NORTH (FROM GRAND STREET)



IMAGE 20: VIEW LOOKING NORTH (FROM GRAND STREET) - DETAIL



⊗ IMAGE 21: VIEW LOOKING NORTH FROM GRAND STREET (WITH PROPOSAL)

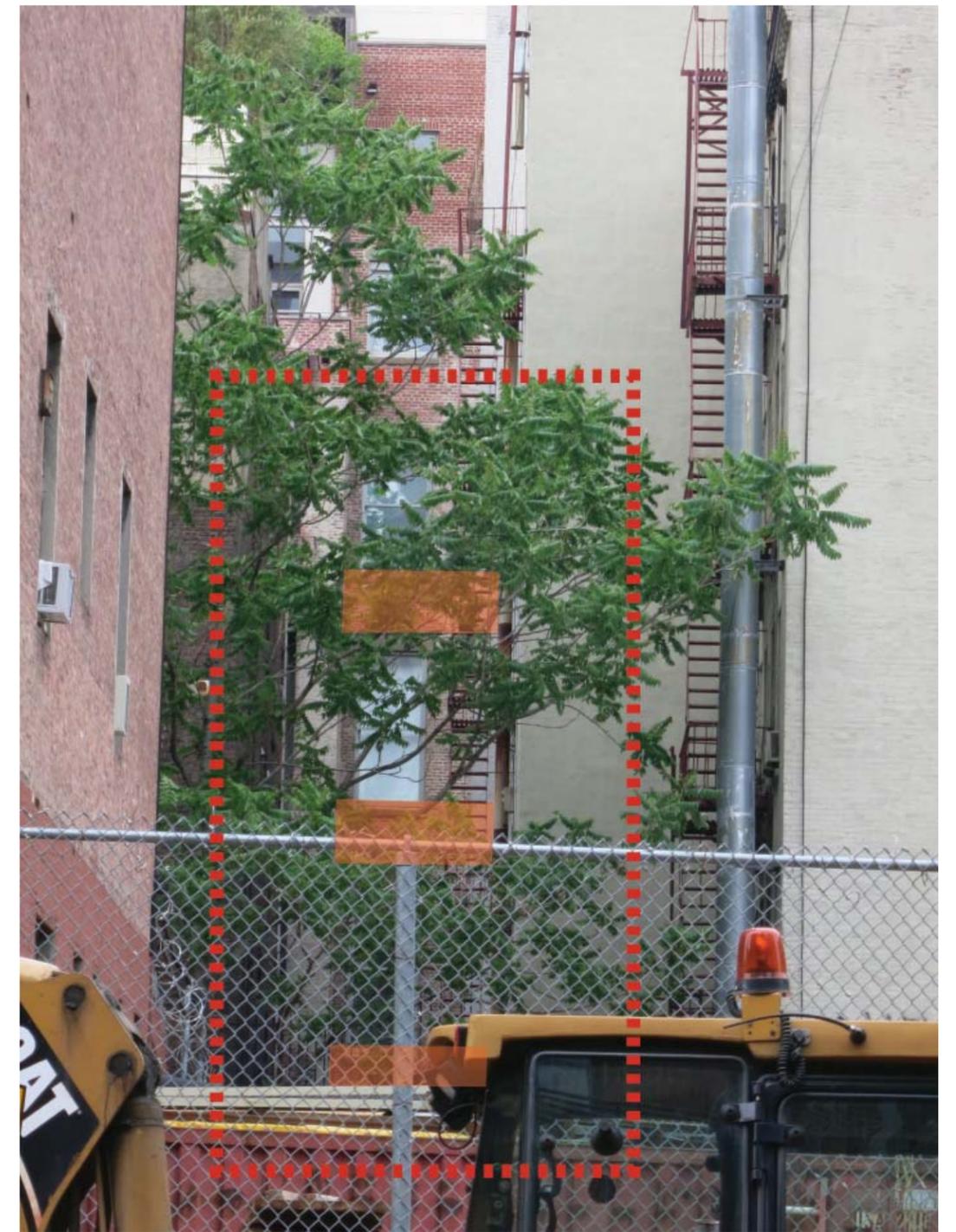
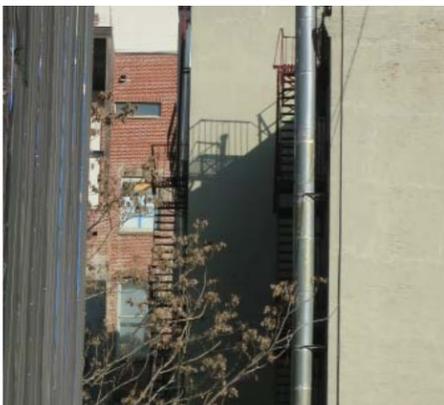


IMAGE 22: VIEW LOOKING NORTH FROM GRAND STREET (WITH PROPOSAL)

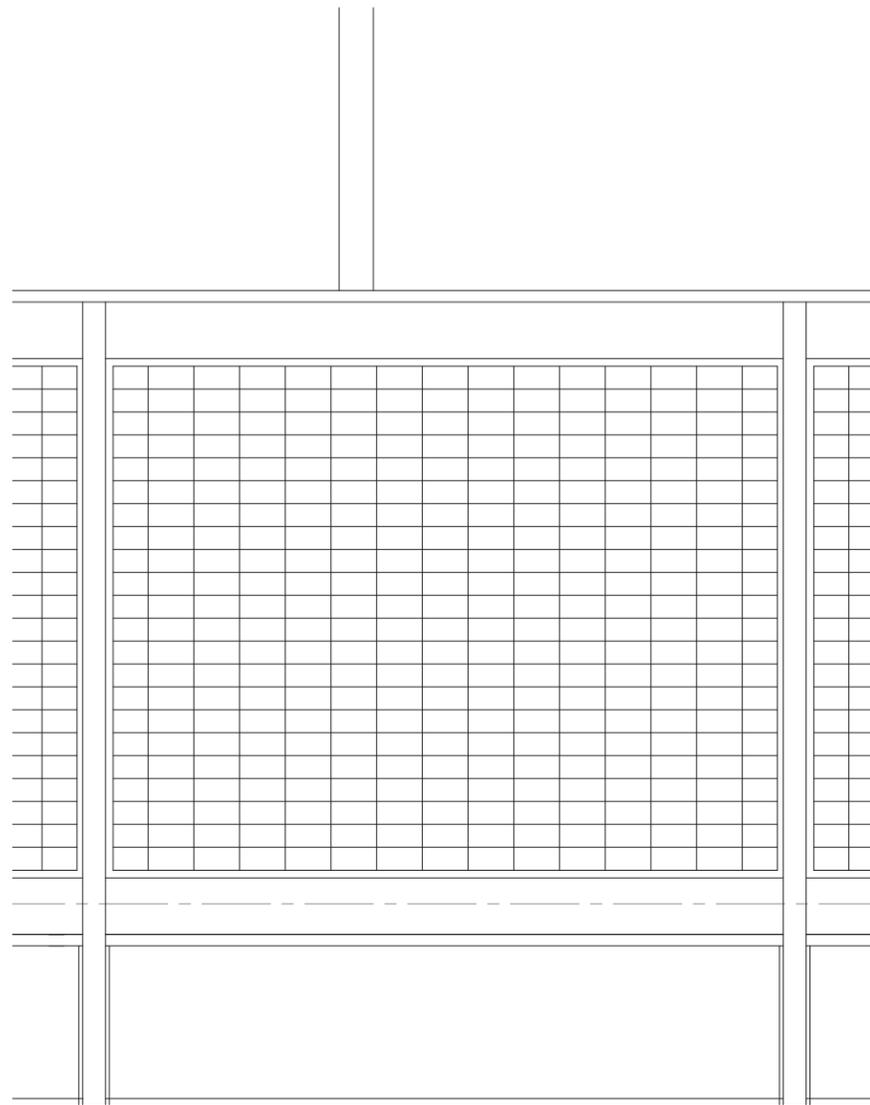
**PROPOSED BALCONIES**  
421 BROOME STREET, NY, NY 10013

**PHOTOMONTAGE OF PROPOSED BALCONIES**

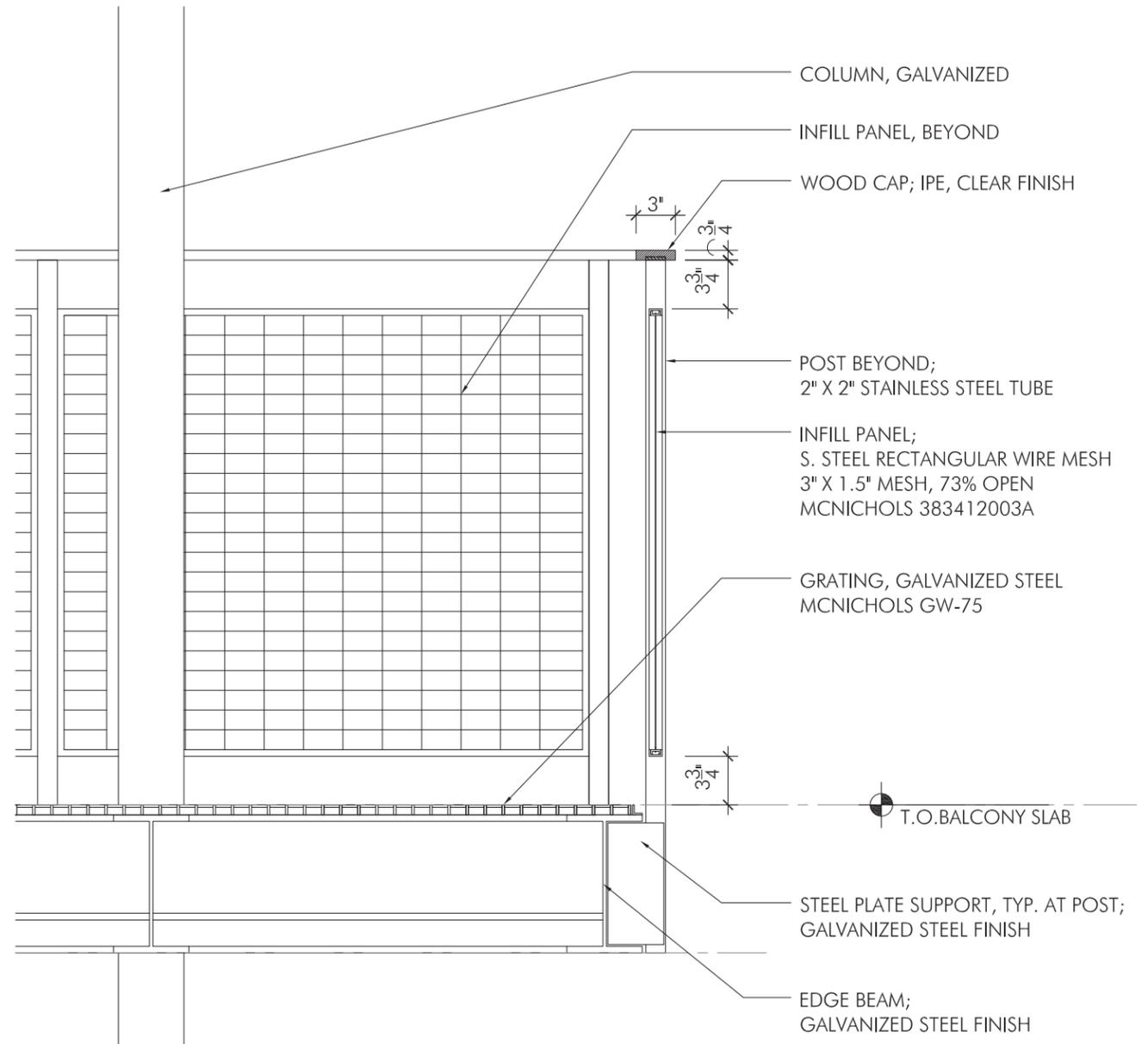


REFERENCE IMAGES

**PROPOSED BALCONIES**  
421 BROOME STREET, NY, NY 10013



**D2** DETAIL ELEVATION  
SCALE 3/4" = 1'-0"

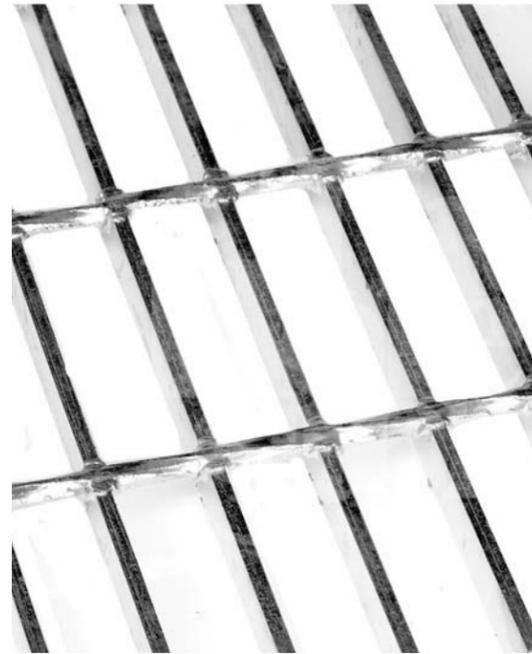


**D1** DETAIL SECTION  
SCALE 3/4" = 1'-0"

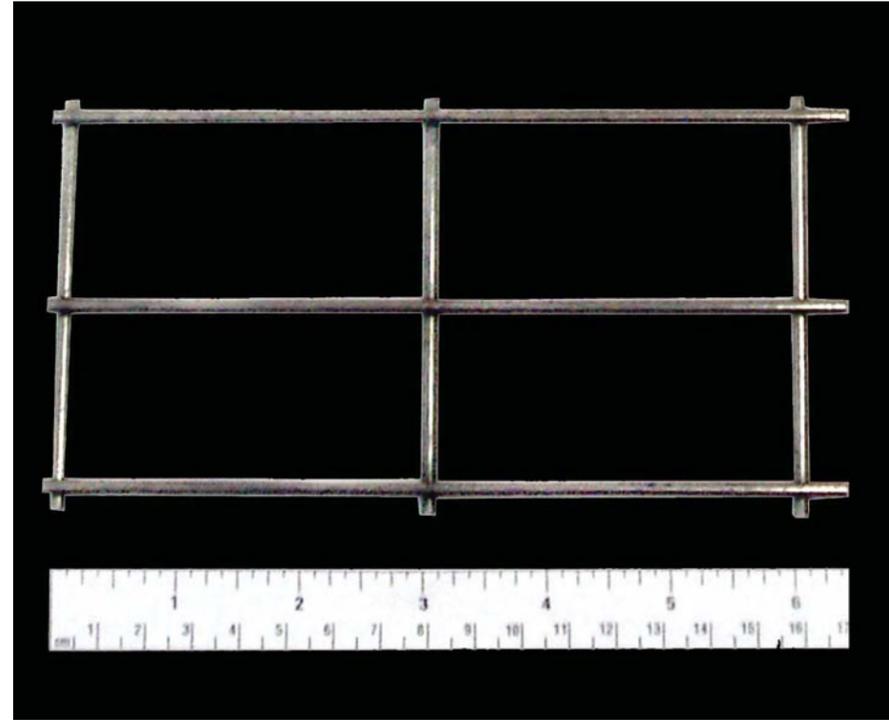
DETAIL SECTION / ELEVATION



STEEL  
COLUMN / BEAMS  
GALVANIZED FINISH



WELDED GRATING  
BALCONY FLOOR  
GALVANIZED STEEL



WIRE MESH  
GUARDRAIL INFILL PANEL  
STAINLESS STEEL



WOOD (IPE)  
GUARDRAIL  
CLEAR FINISH