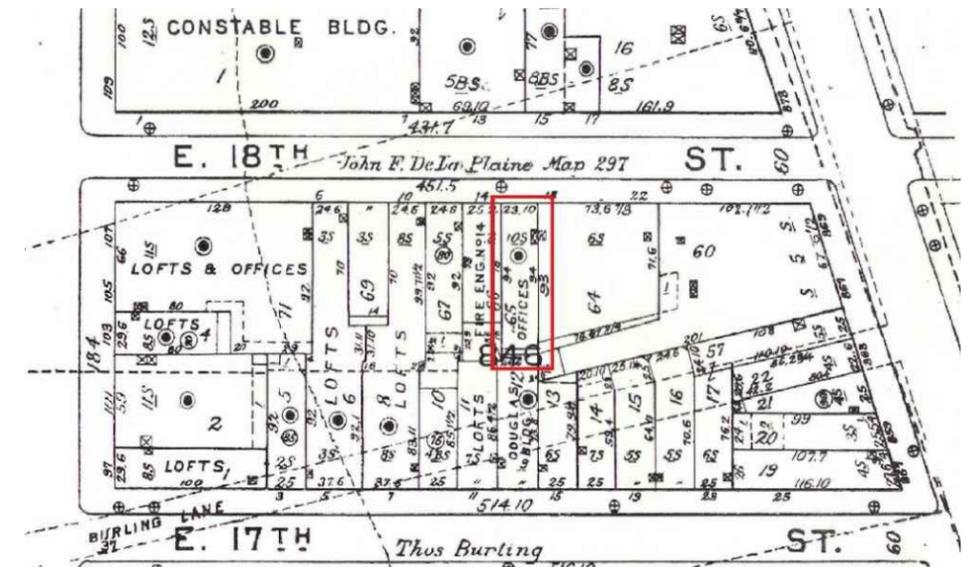






EXISTING CONDITIONS



**SITE MAP** NOT TO SCALE  
**BLOCK 846 LOT 65**



- PROPOSED WORK THIS APPLICATION:**
- A) NEW STOREFRONT
  - B) NEW WINDOWS
  - C) CLEANING OF FAÇADE
  - D) PENTHOUSE EXTENSION

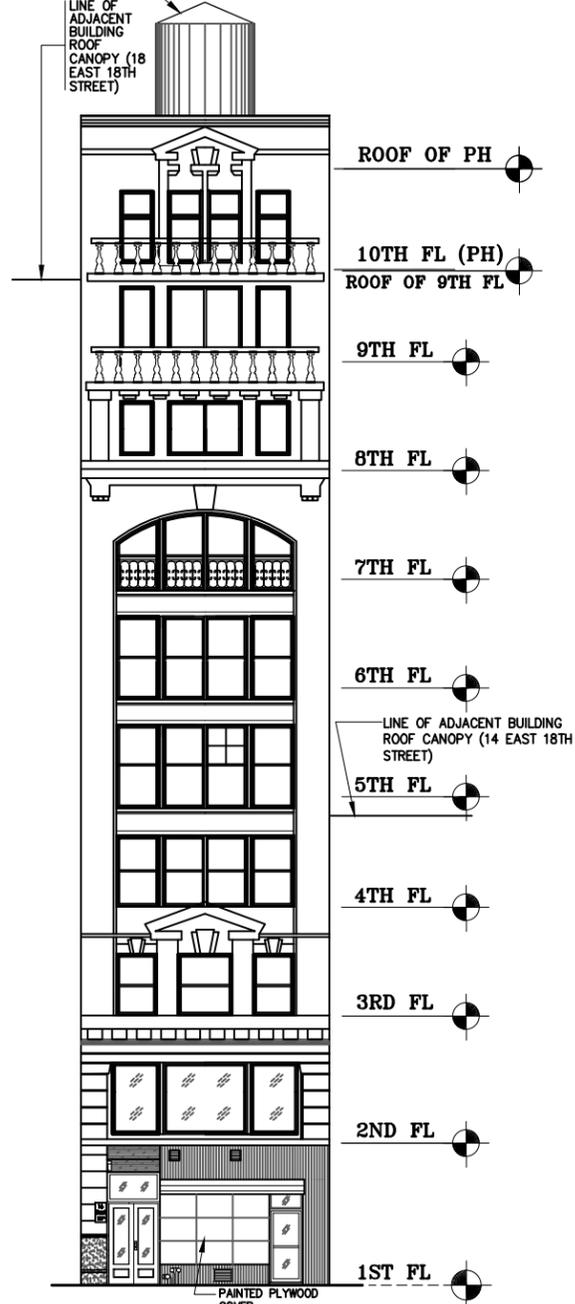
12.02.14	1	ISSUED FOR CB#5
DATE:	I	ISSUE
	Δ	REVISION
<b>K SQUARE DESIGNS,          ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371 648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com		
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY		
<b>DWG TITLE:</b> EXISTING SITE PLAN AND BUILDING PHOTOS		
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY	<b>DATE:</b> R.A. 10290	<b>PROJECT No:</b>
	<b>DWG BY:</b>	<b>CHK BY:</b>
	<b>DWG No:</b> LM-002.00	
	<b>CAD FILE No:</b> <small>ENC-2014-01-14-AMANDA.MDL          CURR-11-14-REV-2014-14          LPC-NO. 2014-02-02.DWG</small>	2 OF 19
<b>SCAN STICKERS</b>		



EXISTING CONDITIONS

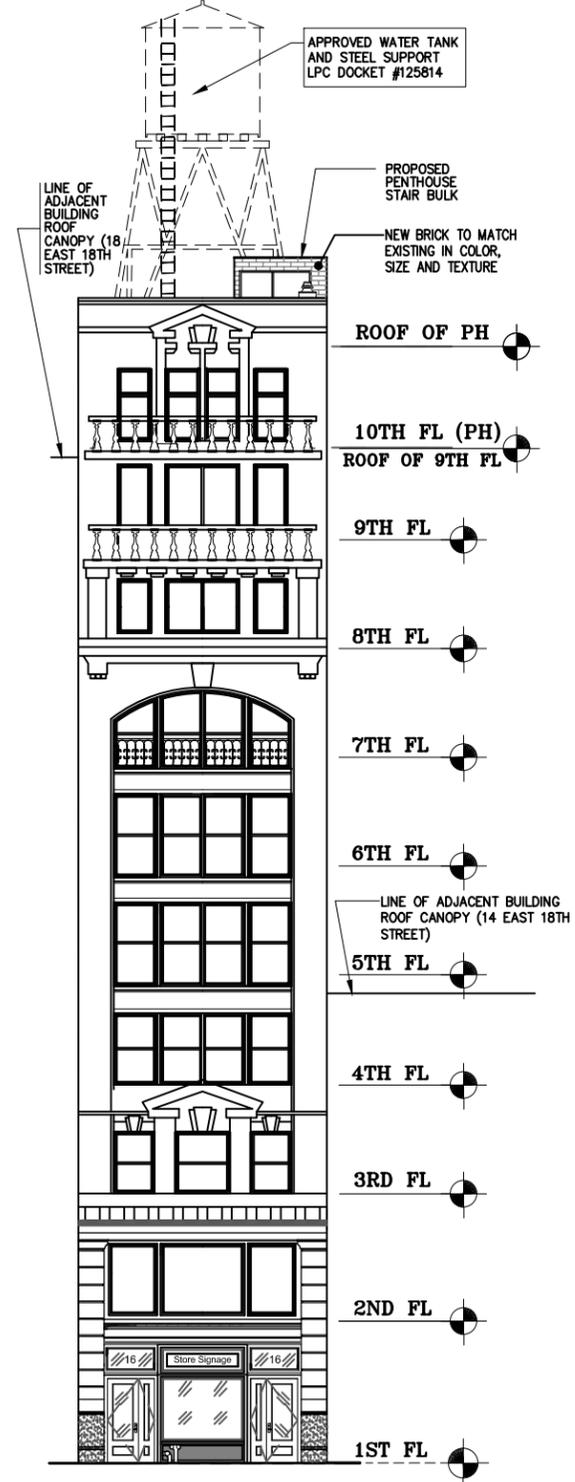
12.02.14	1	ISSUED FOR CB#5
DATE:	I	ISSUE
	R	REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371 648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com		
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY		
<b>DWG TITLE:</b> EXISTING STOREFRONT AND BUILDING FRONT		
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY R.A. 18280	<b>DATE:</b>	
	<b>PROJECT No:</b>	
	<b>DWG BY:</b>	
	<b>CHK BY:</b>	
<b>DWG No:</b> LM-003.00		<b>CAD FILE No:</b> <small>KSD-2014-NY-18280-001          CURRENT/REV-2014-14          LPC-NO. SUP/LM-003.00.DWG</small>
<b>SCAN STICKERS</b>		3 OF 19

EXISTING WATER TANK AND STEEL SUPPORT TO BE REMOVED  
LPC APPROVED DOCKET# 125814  
DoB #120953600



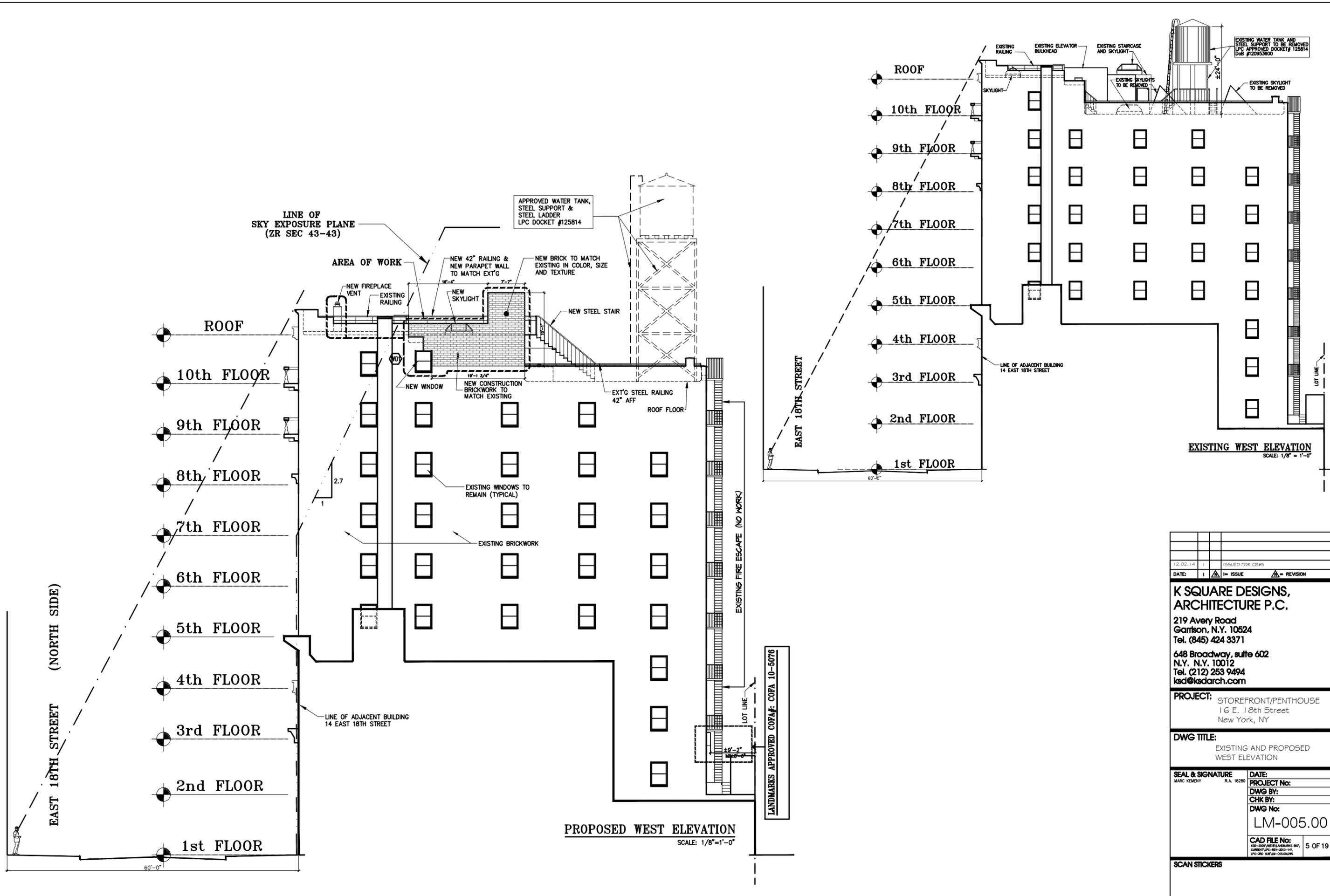
**EXISTING FAÇADE**  
SCALE: 1/8"=1'-0"

APPROVED WATER TANK AND STEEL SUPPORT  
LPC DOCKET #125814

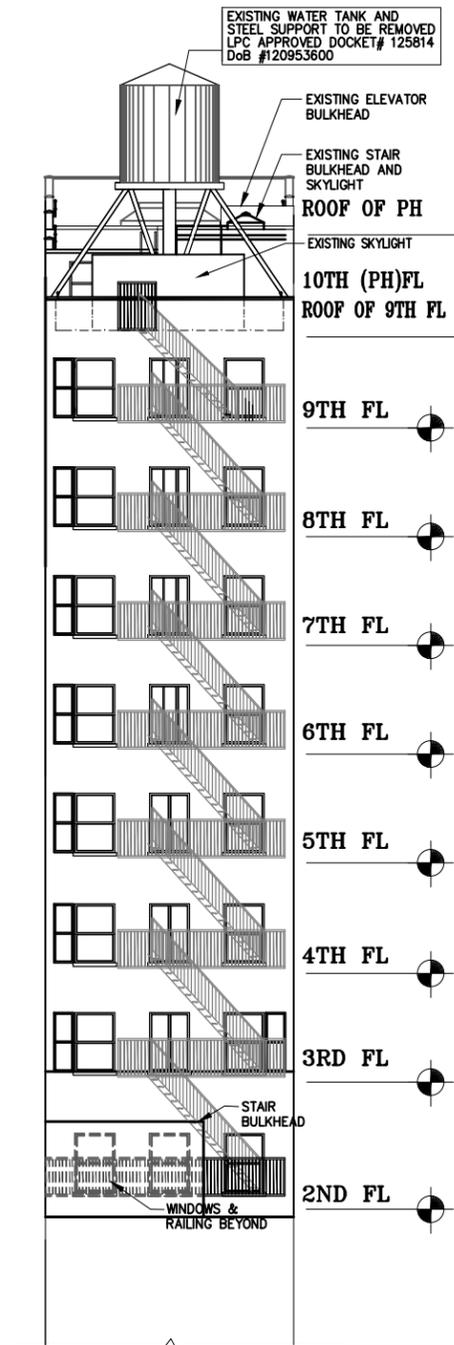


**PROPOSED FAÇADE**  
SCALE: 1/8"=1'-0"

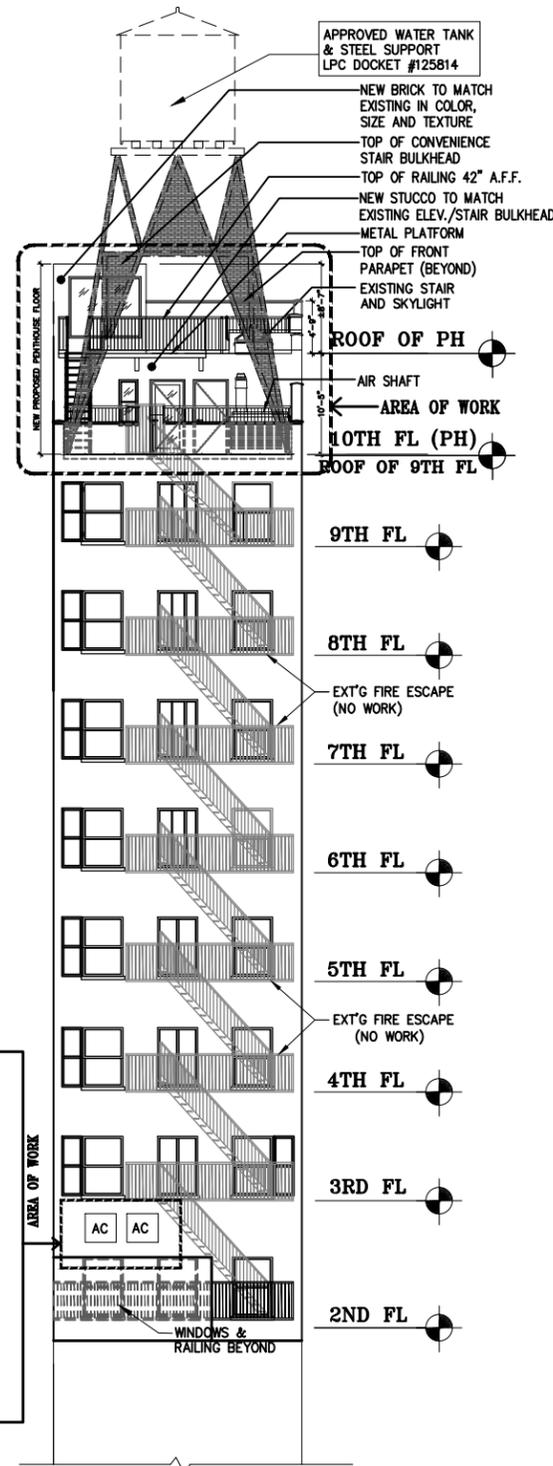
12.02.14	ISSUED FOR CB#5
DATE:	ISSUE REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371 648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com	
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY	
<b>DWG TITLE:</b> EXISTING AND PROPOSED FRONT ELEVATION	
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY R.A. 18280	<b>DATE:</b> <b>PROJECT No:</b> <b>DWG BY:</b> <b>CHK BY:</b> <b>DWG No:</b> LM-004.00 <b>CAD FILE No:</b> <small>2014-2015 ARCHITECTURAL DWG          CURRENT LPC REV-2013-14          LPC-3RD SUBMIT-04.00.00</small>
4 OF 19	
<b>SCAN STICKERS</b>	



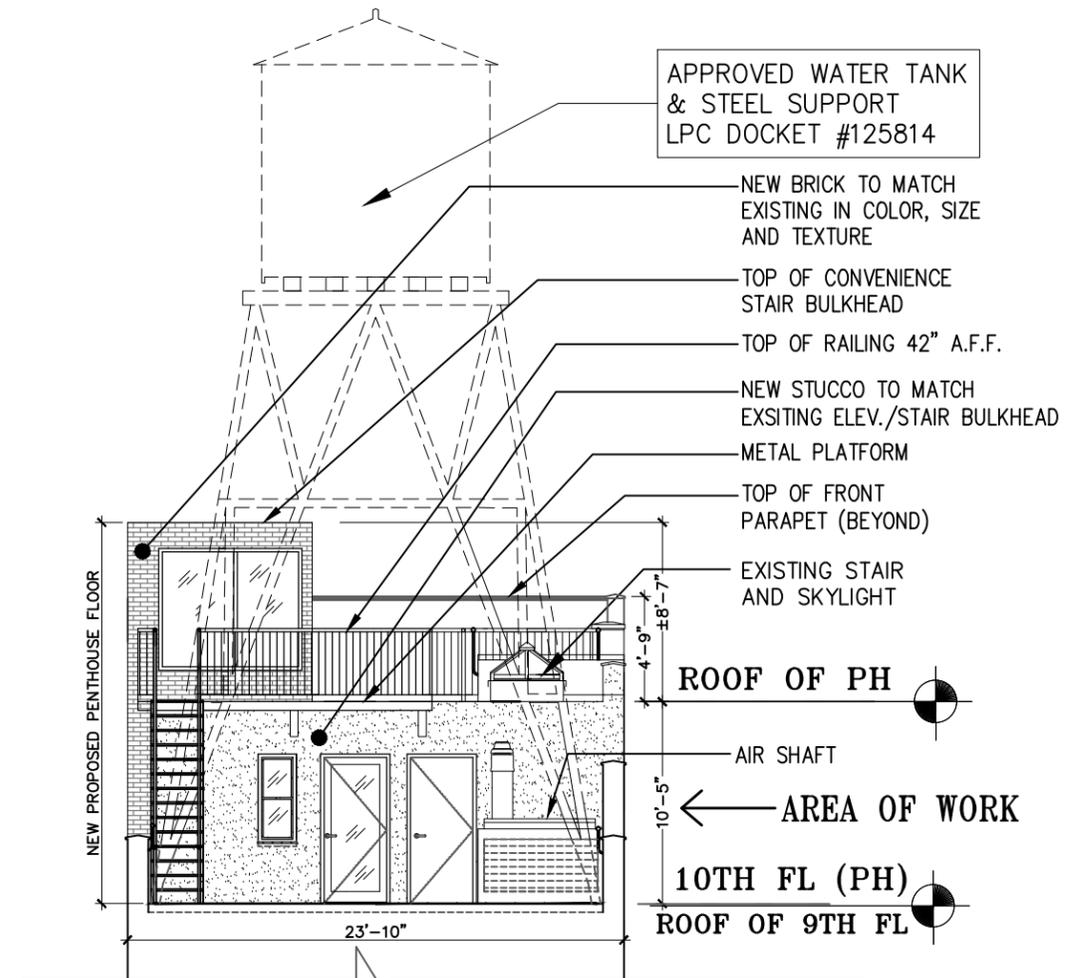
12.02.14		ISSUED FOR CBMS	
DATE:	1	ISSUE	REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371 648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com			
PROJECT:		STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY	
DWG TITLE: EXISTING AND PROPOSED WEST ELEVATION			
SEAL & SIGNATURE	DATE:	PROJECT No:	
MARC KEMENY R.A. 18280		DWG BY:	
		CHK BY:	
		DWG No:	
		LM-005.00	
CAD FILE No:		5 OF 19	
200-2000 WEST LAMARCAWAY BLDG CURRENT LPC REV-2013-14 LPC-3RD SUB-04-09-00-00-00			
SCAN STICKERS			



**EXISTING REAR ELEVATION**  
SCALE: 1/8"=1'-0"

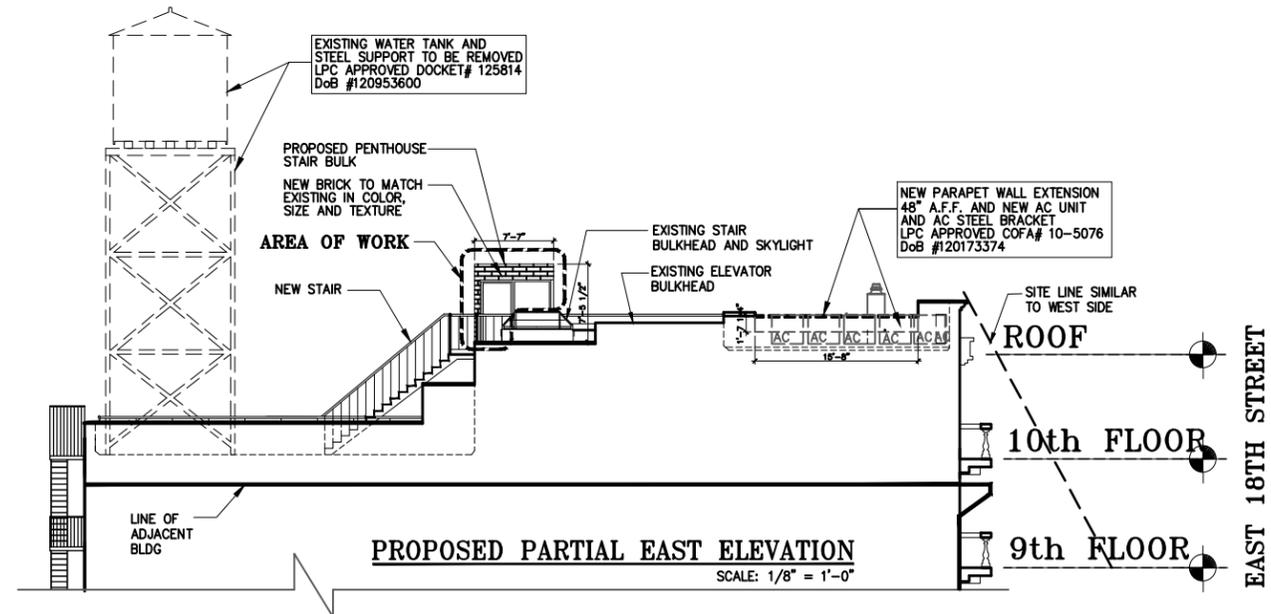
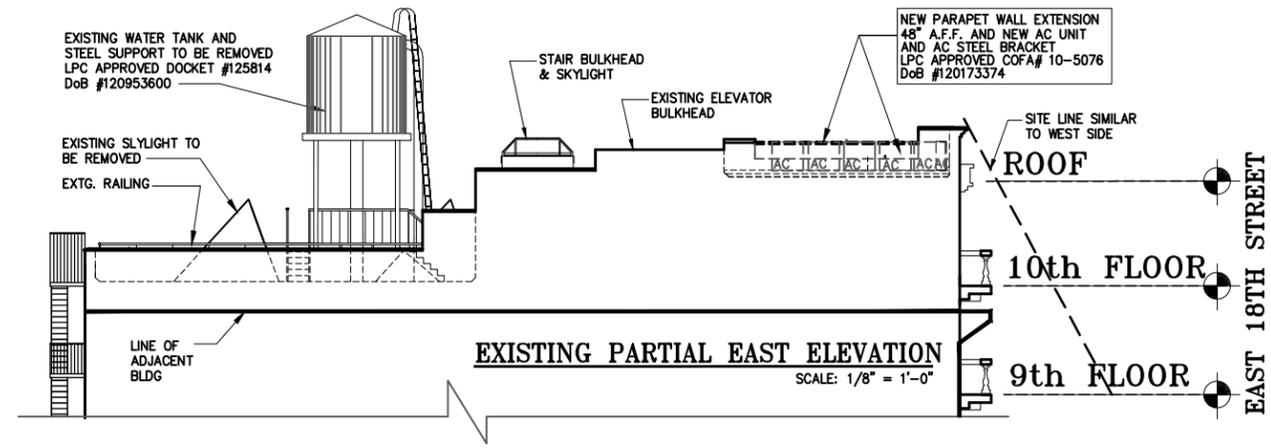


**PROPOSED REAR ELEVATION**  
SCALE: 1/8"=1'-0"



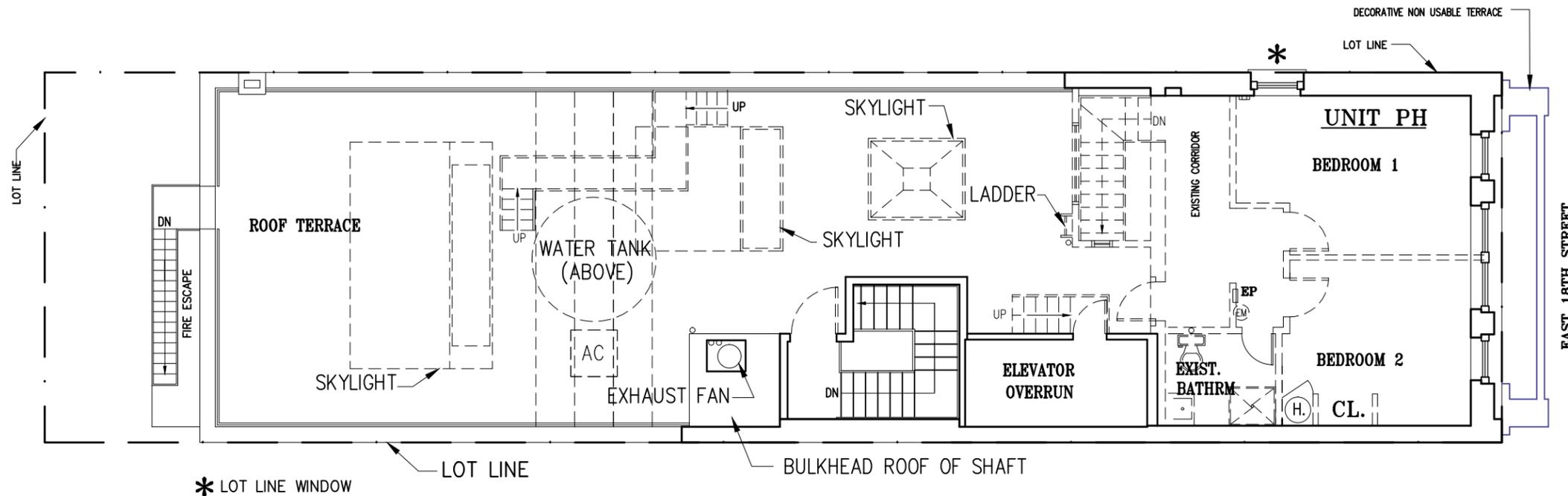
**1 PROPOSED PENTHOUSE AT REAR ELEVATION**  
SCALE: 1/4"=1'-0"

12.02.14	ISSUED FOR CBMS
DATE:	ISSUE REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b>	
219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371	
648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com	
PROJECT: STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY	
DWG TITLE: EXISTING AND PROPOSED REAR ELEVATION	
SEAL & SIGNATURE MARC KEMENY R.A. 18280	DATE: PROJECT No: DWG BY: CHK BY: DWG No: LM-006.00
CAD FILE No: KSD-2014-0275-LANDMARKS-001 CURRENT LPC-REV-2013-141 LPC-3RD SUBMIT-08.03.13	
6 OF 19	
SCAN STICKERS	

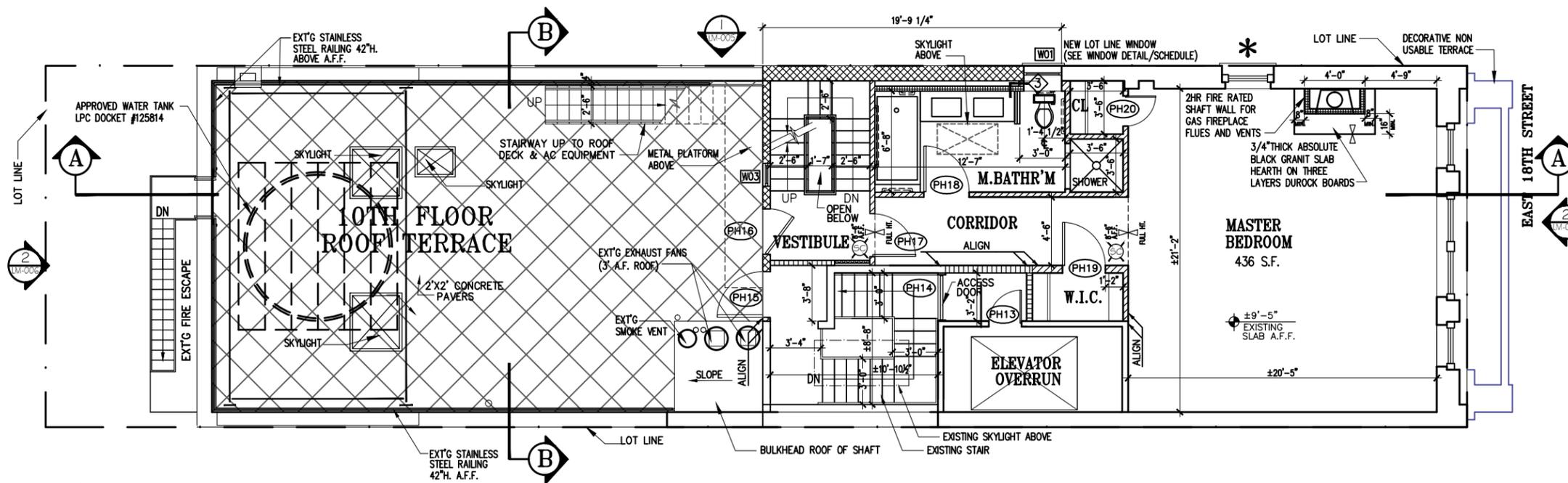


12.02.14	1	ISSUED FOR CB#5
DATE:	I	ISSUE
	Δ	REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b>		
219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371		
648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com		
PROJECT: STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY		
DWG TITLE: EXISTING AND PROPOSED PARTIAL EAST ELEVATION		
SEAL & SIGNATURE MARC KEMENY	R.A. 18280	DATE: PROJECT No: DWG BY: CHK BY: DWG No: LM-007.00
CAD FILE No: 100-2009(100) (JANUARY 2011) CURRENT LPC REV-2013-141 LPC-300 5.0 (LM-007.00.DWG)		7 OF 19
SCAN STICKERS		



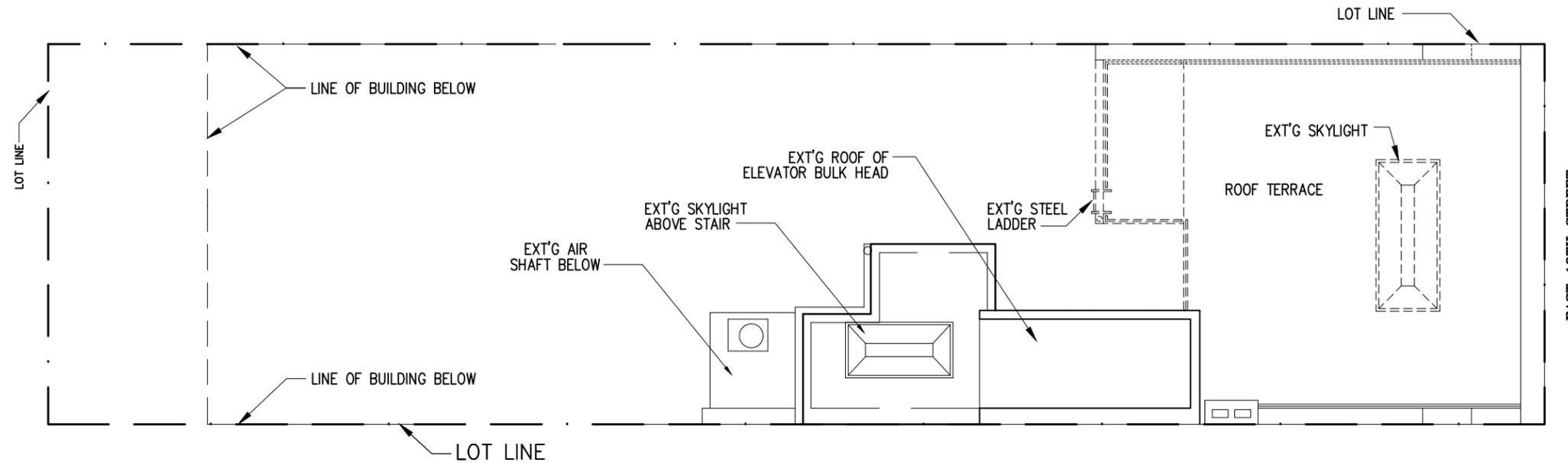


**10th FLOOR-EXISTING/DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

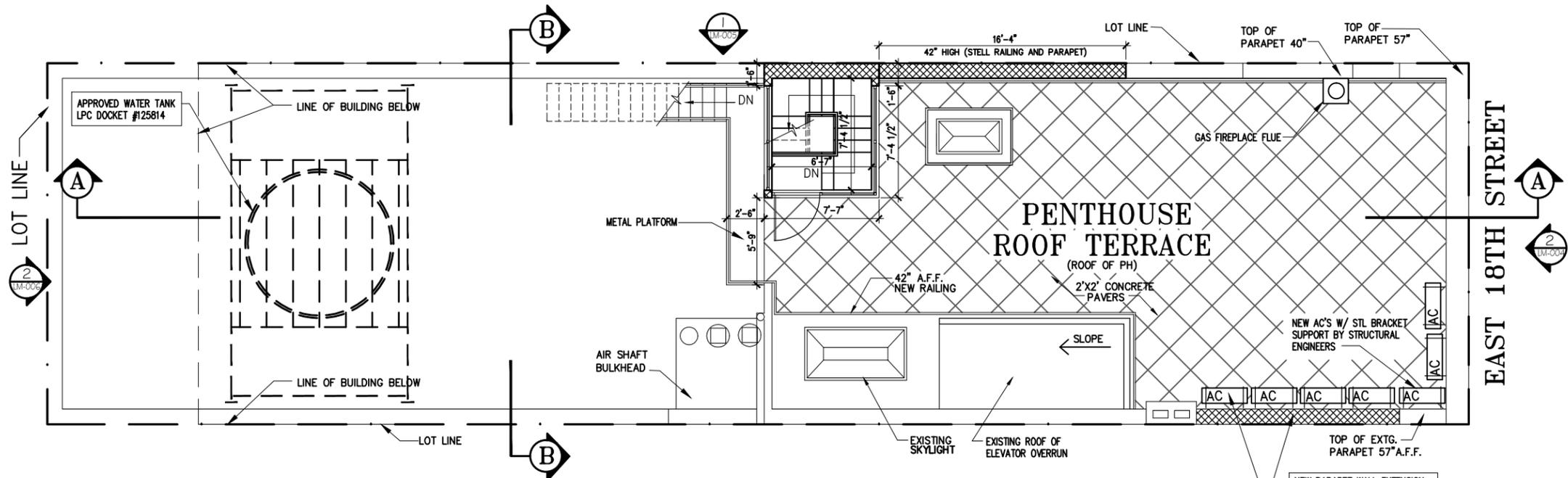


**10th FLOOR/PENTHOUSE-PROPOSED PLAN**  
SCALE: 1/4"=1'-0"

12.02.14		ISSUED FOR CBMS	
DATE:	1	ISSUE	REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b>			
219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371			
648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com			
<b>PROJECT:</b>		STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY	
<b>DWG TITLE:</b> PENTHOUSE 10TH FLOOR EXISTING/ DEMOLITION AND PROPOSED PLANS			
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY	<b>R.A.</b> 18280	<b>DATE:</b>	<b>PROJECT No:</b>
			<b>DWG BY:</b>
			<b>CHK BY:</b>
			<b>DWG No:</b> LM-009.00
		<b>CAD FILE No:</b>	9 OF 19
SCAN STICKERS			

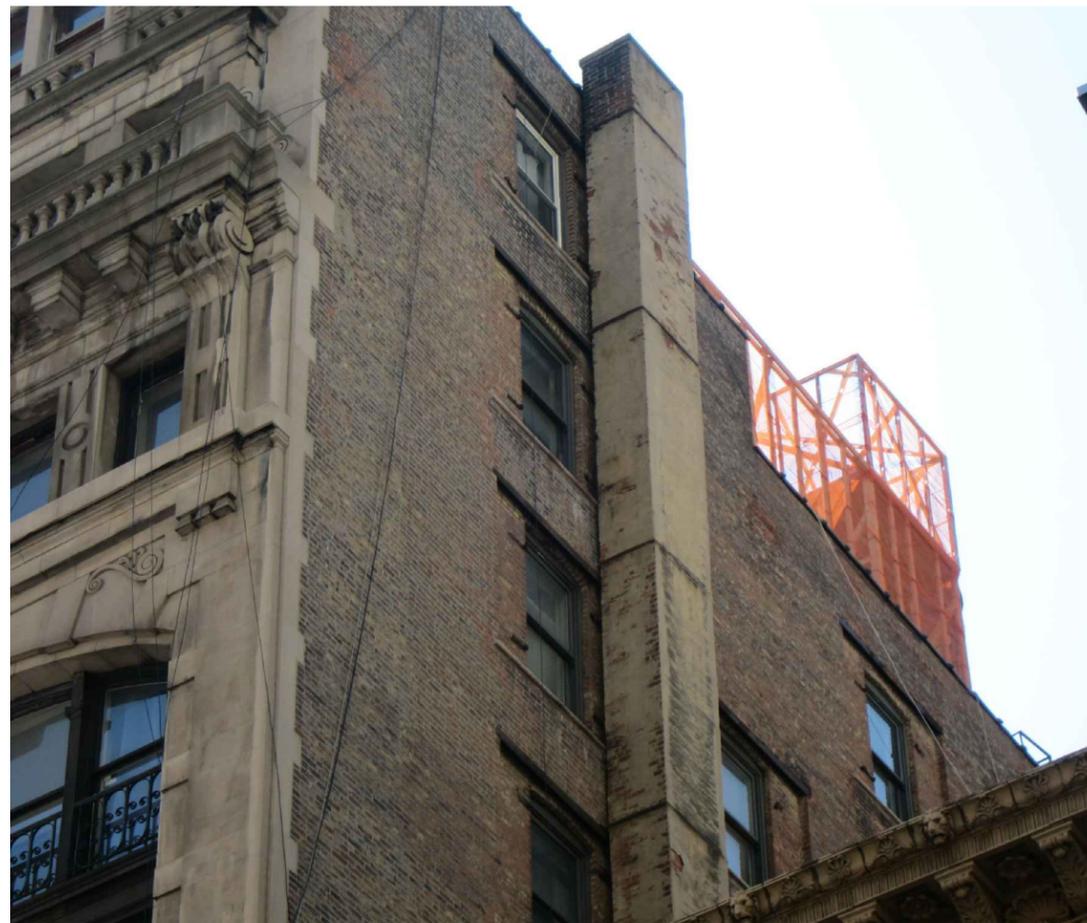


**10th ROOF-EXISTING/DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0"



**PENTHOUSE ROOF-PROPOSED PLAN**  
 SCALE: 1/4"=1'-0"

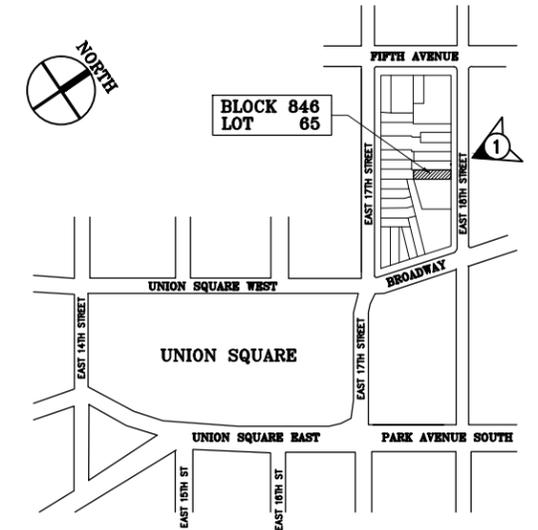
12.02.14	1	ISSUED FOR CB#5
DATE:	1	ISSUE
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371 648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com		
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY		
<b>DWG TITLE:</b> PENTHOUSE ROOF FLOOR EXISTING/ DEMOLITION AND PROPOSED PLANS		
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY R.A. 18280	<b>DATE:</b> PROJECT No: DWG BY: CHK BY: DWG No: <b>LM-010.00</b>	<b>CAD FILE No:</b> 100-2009-0010-0000-001 CURRENT LPC REV-2013-141 LPC-30 5.8.14-010.010
<b>SCAN STICKERS</b>		



① 10TH FLOOR—CLOSE UP  
MOCKUP VIEW  
NORTH—WEST VIEW



① 10TH FLOOR  
MOCKUP VIEW FROM STREET  
NORTH—WEST VIEW



AREA MAP N.T.S.  
PHOTO VIEW LOCATIONS

12.02.14	1	ISSUED FOR CB#5
DATE:	1	ISSUE
		REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371  648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com		
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY		
<b>DWG TITLE:</b> AREA MAP, 10TH FLOOR EXISTING AND PROPOSED VIEWS (NORTH-WEST VIEWS)		
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY R.A. 18280	<b>DATE:</b>	<b>PROJECT No:</b>
		<b>DWG BY:</b>
		<b>CHK BY:</b>
		<b>DWG No:</b> LM-011.00
	<b>CAD FILE No:</b> 100-2009-1007-PLANIMAS 801, CURRENT LPC-REV-2013-141, LPC-300 10.08.14-01.02.DWG	11 OF 19
<b>SCAN STICKERS</b>		

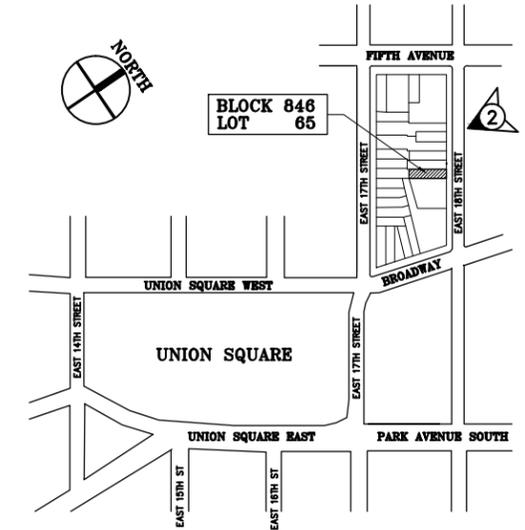




② 10TH FLOOR—CLOSE UP  
MOCKUP VIEW  
NORTH—WEST VIEW



② 10TH FLOOR—  
MOCKUP VIEW FROM STREET  
NORTH—WEST VIEW



AREA MAP N.T.S.  
PHOTO VIEW LOCATIONS

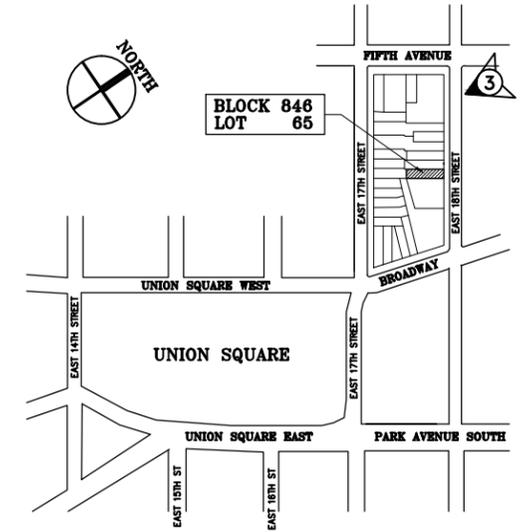
12.02.14	1	ISSUED FOR CB#5
DATE:	1	ISSUE
		REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371  648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com		
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY		
<b>DWG TITLE:</b> AREA MAP, 10TH FLOOR PROPOSED MOCKUP VIEWS (NORTH-WEST VIEWS)		
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY	<b>DATE:</b> R.A. 10280	<b>PROJECT No:</b>
		<b>DWG BY:</b>
		<b>CHK BY:</b>
		<b>DWG No:</b> LM-013.00
		<b>CAD FILE No:</b> 100-2009-1070-1000-001 CURRENT LPC REV-2013-141 LPC-300 5.0-01-013.00.DWG
		13 OF 19
<b>SCAN STICKERS</b>		



③ 10TH FLOOR—CLOSE UP  
MOCKUP VIEW  
NORTH—WEST VIEW



③ 10TH FLOOR—  
MOCKUP VIEW FROM STREET  
NORTH—WEST VIEW

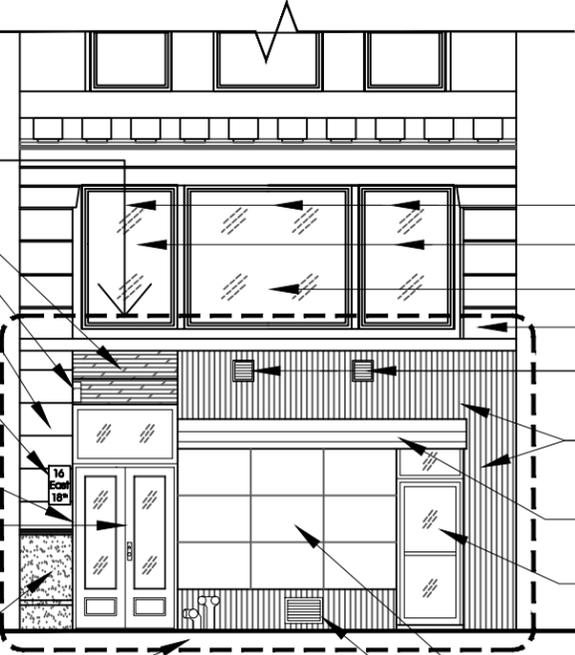


AREA MAP N.T.S.  
PHOTO VIEW LOCATIONS

12.02.14	1	ISSUED FOR CB#5
DATE:	1	ISSUE
		REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371 648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com		
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY		
<b>DWG TITLE:</b> AREA MAP, 10TH FLOOR PROPOSED MOCKUP VIEWS (NORTH-WEST VIEWS)		
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY	<b>DATE:</b> R.A. 10280	<b>PROJECT No:</b>
		<b>DWG BY:</b>
		<b>CHK BY:</b>
		<b>DWG NO:</b> LM-014.00
	<b>CAD FILE No:</b> 100-2009 USTN (JANUARY 2011) CURRENT LPC REV-2013-141 LPC-300 5.0/UM-014.00.DWG	14 OF 19
<b>SCAN STICKERS</b>		

**AREA OF WORK**

- EXISTING PLYWOOD FINISH TO BE REMOVED
- EXISTING LIGHTING TO BE REMOVED AND REPLACED WITH NEW ONE
- EXISTING STONE TO BE STRIP, CLEAN AND PAINTED. COLOR TO MATCH EXT'G.
- EXT'G BUILDING SIGN NUMBER TO BE REMOVED
- EXT'G INTERCOM TO BE REPLACED
- EXISTING RESIDENTIAL ENTRY DOORS TO BE REMOVED AND REPLACED WITH NEW ONE AT SAME LOCATION
- EXIST'G GRANITE TO REMAIN, REPLACE WITH NEW TO MATCH IF REQ'D
- EXISTING SIAMESES TO REMAIN AND TO BE PAINTED AS REQUIRED BY CODES



**B EXISTING FACADE**  
SCALE: 1/4"=1'-0"

- NO WORK AT EXISTING WINDOWS. INTERIOR SILL HEIGHT IS 2'-3"
- EXISTING CENTER PIVOT WINDOWS
- EXISTING FIXED PANE WINDOW
- EXISTING STONE FINISH
- EXISTING VENTS TO BE REMOVED -EXT'G DUCT (BEHIND) TO BE MODIFIED
- EXISTING ALUMINUM PANEL TO BE REMOVED THROUGH OUT TO REVEAL ORIGINAL STONE FINISH
- EXT'G ROLLING GATE TO BE REMOVED
- EXISTING ALUMINUM DOOR AND TRANSOM TO BE REMOVED AND REPLACED WITH NEW ONE
- EXISTING PLYWOOD COVER TO BE REMOVED
- EXISTING VENT TO BE REMOVED EXT'G DUCT (BEHIND) TO BE MODIFIED

NEW PAINTED WOOD DECORATIVE PANEL W/ STORE SIGNAGE-SEE LPC SIGNAGE RULES AS REQ'D & DETAIL #10, LM-017.

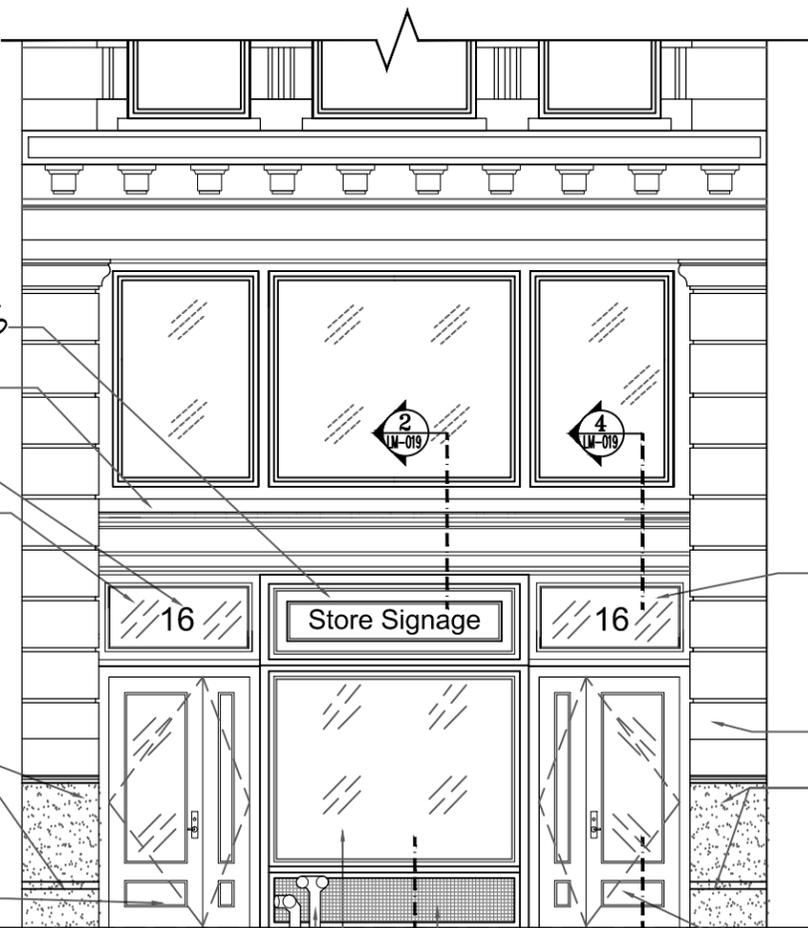
- CLEAN EXISTING STONE SILL
- NEW BLDG NUMBER SIGN (TO BE SPECIFIED)
- CLEAR GLASS TRANSOM SEE DWG #LM-017 FOR DIMENSIONS

RESTORE MISSING GRANITE WITH CAST STONE TO MATCH EXISTING CLEANED ORIGINAL IN COLOR TEXTURE AND TOOLING, AND DETAIL.

NEW BUILDING ENTRY: 3'-0"W x 8'-0"H SOLID WOOD MAHOGANY FINISH DOOR W/TEMPERED GLASS. SEE DET. #1 ON DWG #LM-017

EXISTING SIAMESE TO REMAIN AND TO BE PAINTED AS REQUIRED BY CODES

NEW STOREFRONT WINDOW W/TEMPERED GLASS SEE DWG #LM-017 FOR DIMENSIONS



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

CLEAR GLASS TRANSOM -SEE DWG #LM-003 FOR DIMENSIONS

CLEAN ORIGINAL STONE AS REQUIRED

RESTORE MISSING GRANITE WITH CAST STONE TO MATCH EXISTING CLEANED ORIGINAL IN COLOR TEXTURE AND TOOLING, AND DETAIL.

NEW STORE ENTRY: 3'-0"W + 18"W x 8'-0"H SOLID WOOD, MAHOGANY FINISH DOOR W/TEMPERED GLASS. SEE DETAIL #1 DWG LM-017

NEW METAL GRILL PANEL WITH EXT'G EXHAUST VENT BEHIND-PERFORATED METAL "DECORATIVE HOLE PATTERNS" LATTICE STYLE 1/2" SQUARE BY MC NICHOLS-800-257-3820 -SEE DET. 3 ON THIS SHEET



**1 METAL GRILL PANEL**  
(SAMPLE PICTURE LOCATED AT 10 E. 18TH STREET)  
PERFORATED METAL "DECORATIVE HOLE PATTERNS" LATTICE STYLE 1/2" SQUARE (OR SIMILAR)  
BY MC NICHOLS- 800-257-3820  
WWW.MCNICHOLS.COM

12.02.14	ISSUED FOR CDMS
DATE:	ISSUE

**K SQUARE DESIGNS, ARCHITECTURE P.C.**

219 Avery Road  
Garrison, N.Y. 10524  
Tel. (845) 424 3371

648 Broadway, suite 602  
N.Y. N.Y. 10012  
Tel. (212) 253 9494  
ksd@ksdarch.com

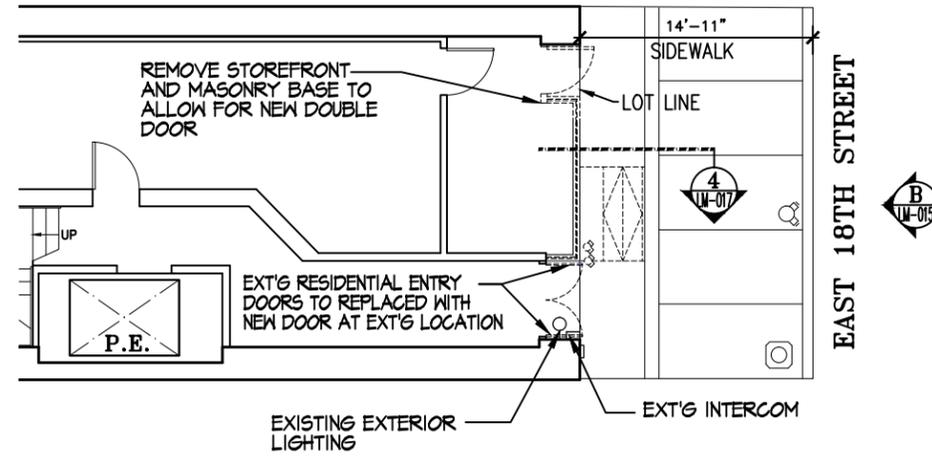
PROJECT: STOREFRONT/PENTHOUSE  
16 E. 18th Street  
New York, NY

DWG TITLE:  
EXISTING AND PROPOSED STOREFRONT ELEVATION

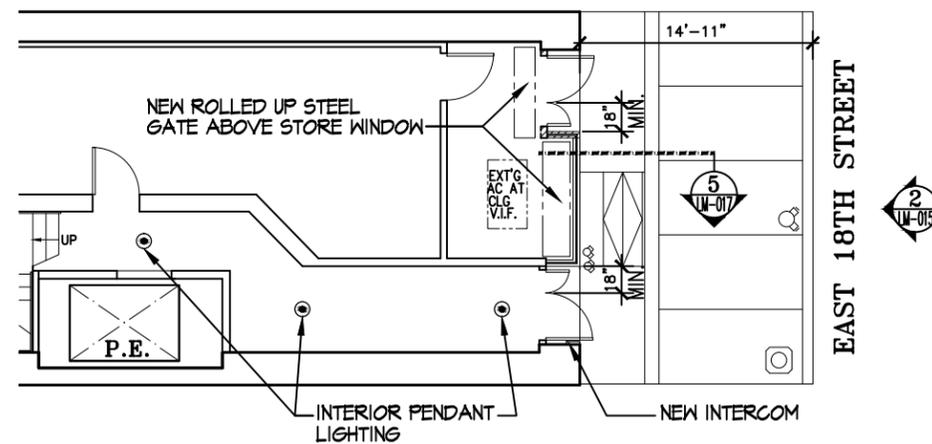
SEAL & SIGNATURE MARC KEMERY	DATE: R.A. 10280
PROJECT No:	DWG BY:
CHK BY:	DWG No:
	LM-015.00
CAD FILE No: 100-2001/NEW/ARCH/ARCH/001/	15 OF 19

SCAN STICKERS

LEGEND	
	EXISTING CONSTRUCTION
	CONSTRUCTION TO BE REMOVED



**PARTIAL 1ST FLOOR PLAN  
EXISTING/DEMOLITION STOREFRONT**  
SCALE: 3/16"=1'-0"



**PARTIAL 1ST FLOOR PLAN-  
PROPOSED STOREFRONT**  
SCALE: 3/16"=1'-0"

12.02.14		ISSUED FOR CDM'S	
DATE:	1	ISSUE	REVISION
<b>K SQUARE DESIGNS, ARCHITECTURE P.C.</b> 219 Avery Road Garrison, N.Y. 10524 Tel. (845) 424 3371  648 Broadway, suite 602 N.Y. N.Y. 10012 Tel. (212) 253 9494 ksd@ksdarch.com			
<b>PROJECT:</b> STOREFRONT/PENTHOUSE 16 E. 18th Street New York, NY			
<b>DWG TITLE:</b> EXISTING AND PROPOSED PARTIAL STOREFRONT PLAN			
<b>SEAL &amp; SIGNATURE</b> MARC KEMENY R.A. 10280	<b>DATE:</b>	<b>PROJECT No:</b>	
		<b>DWG BY:</b>	
		<b>CHK BY:</b>	
		<b>DWG No:</b> LM-016.00	
<b>CAD FILE No:</b> 102-2001(NEW)LM-016.00.dwg CURRENT: 102-2001-141 LPC-302 10/10/14-016.00.dwg		16 OF 19	
<b>SCAN STICKERS</b>			





