

DXA studio
17 LEONARD ST.
August 18, 2015



Tribeca West



Tribeca West
Historic District
Manhattan

Designated May 7, 1991

 Historic District Boundaries



17 LEONARD ST · HISTORIC DISTRICT MAP AND PROPOSED RENDERING

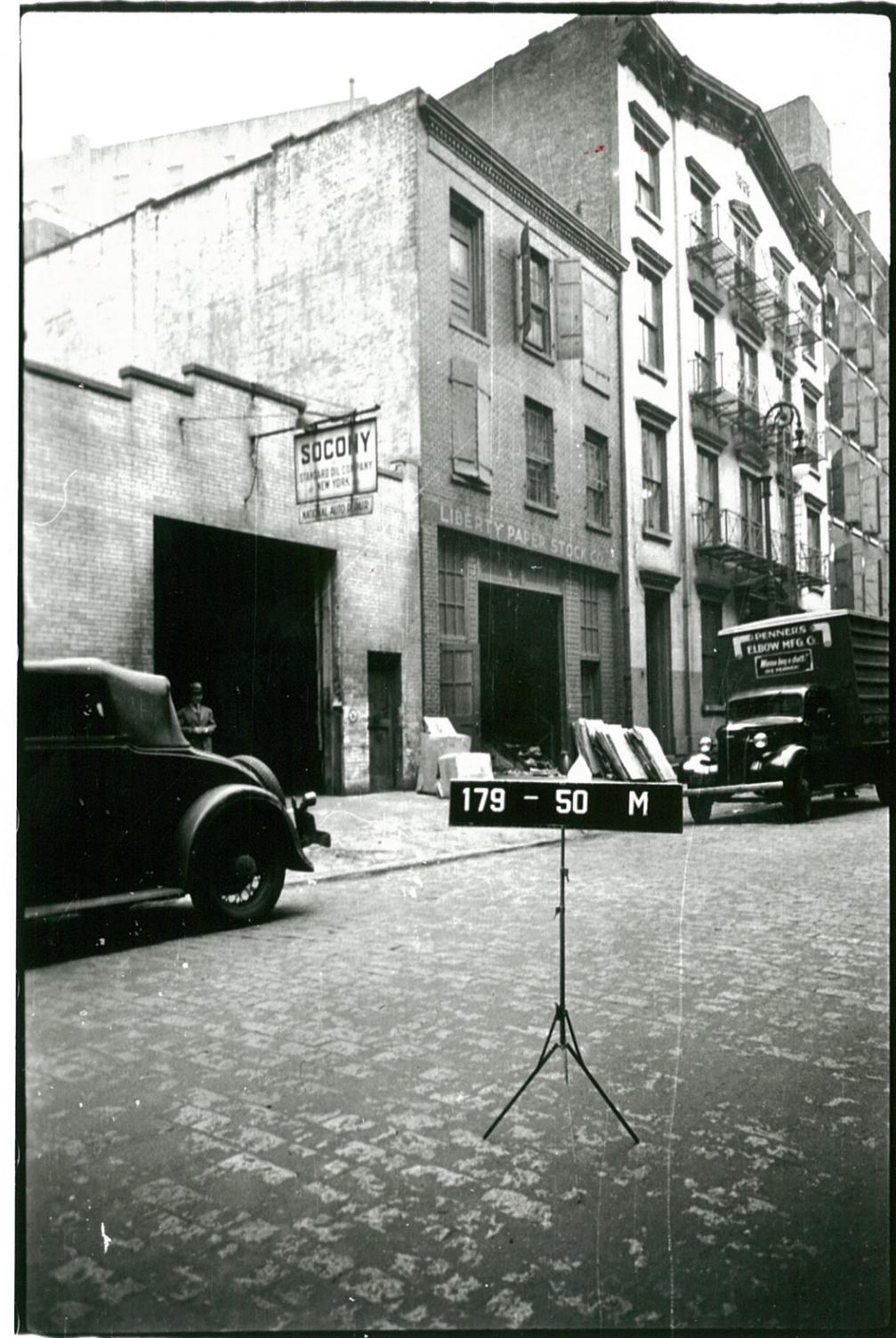


Lot 51
1 STORY BUILDING

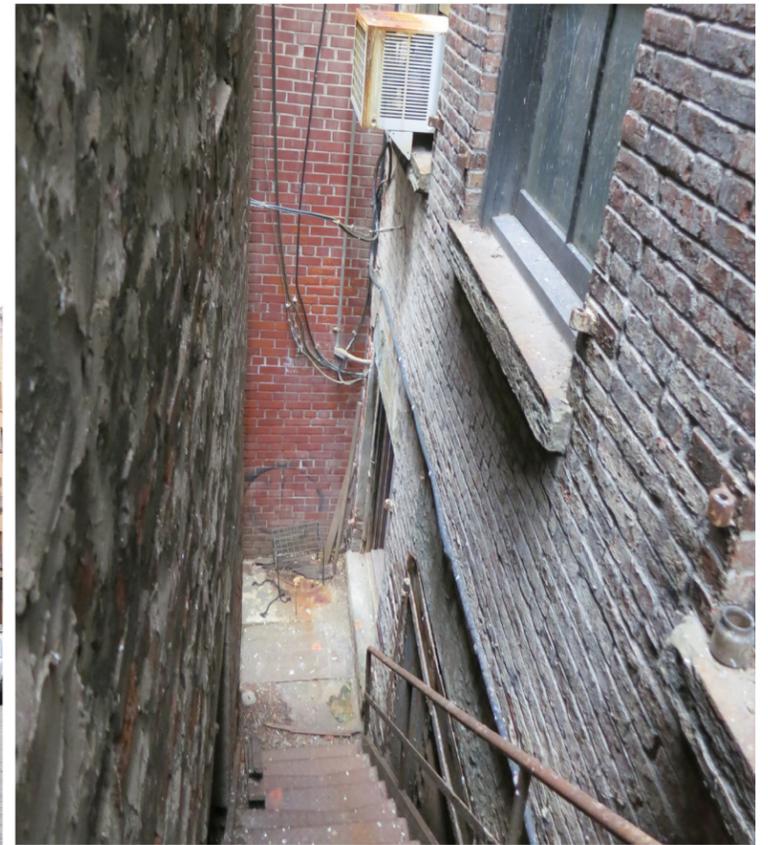
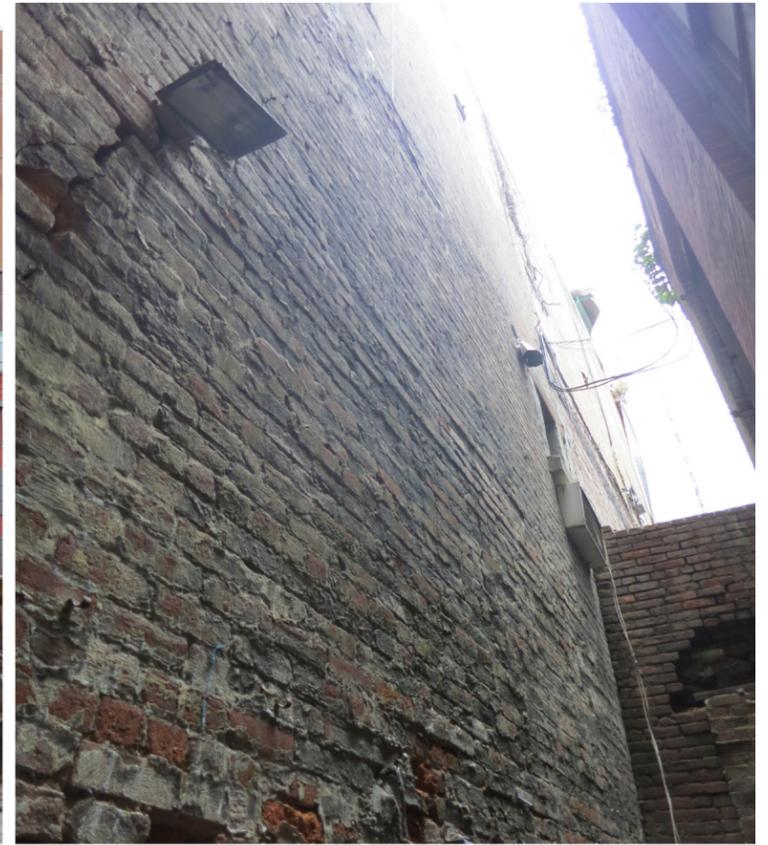
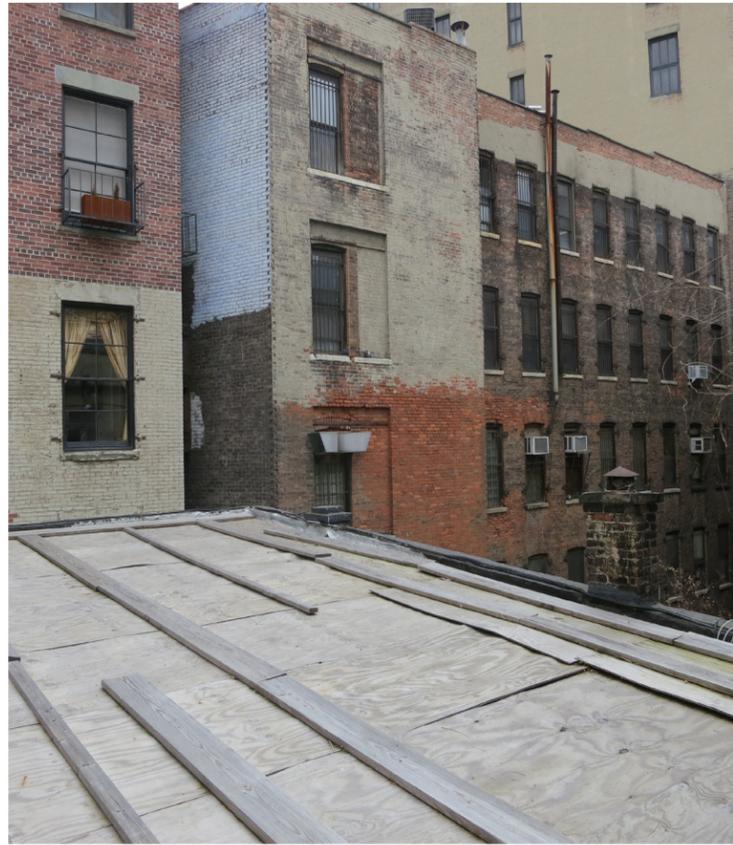
Lot 50: 17 LEONARD ST
3 STORY BUILDING

Lot 7501
4 STORY BUILDING

1940 ERA LEONARD ST ELEVATION



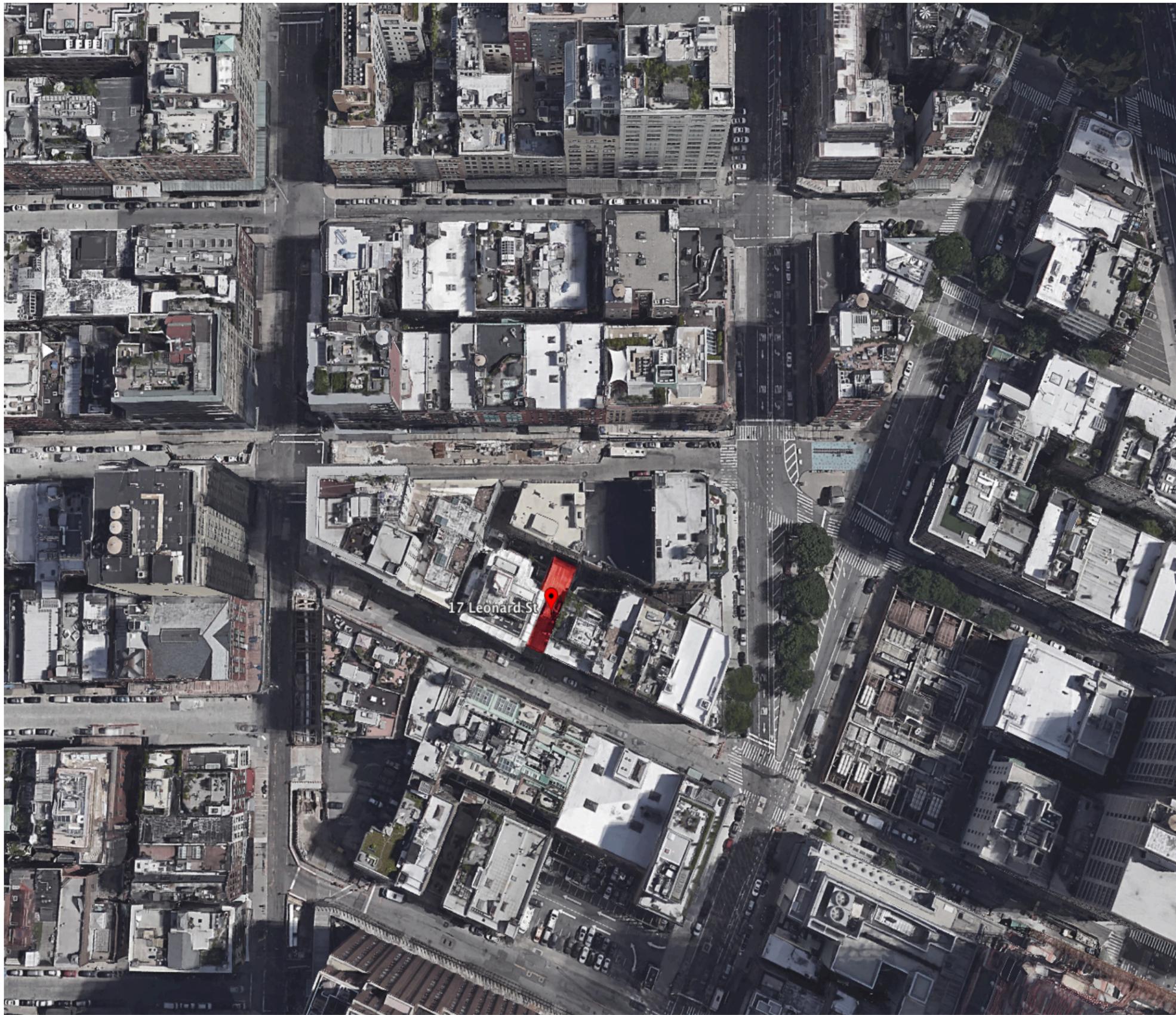
1940 TAX PHOTO



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17 LEONARD ST · EXISTING PHOTOS

NOT TO SCALE
CLIENT: 17 LEONARD LLC
PROJECT NUMBER: 14.75
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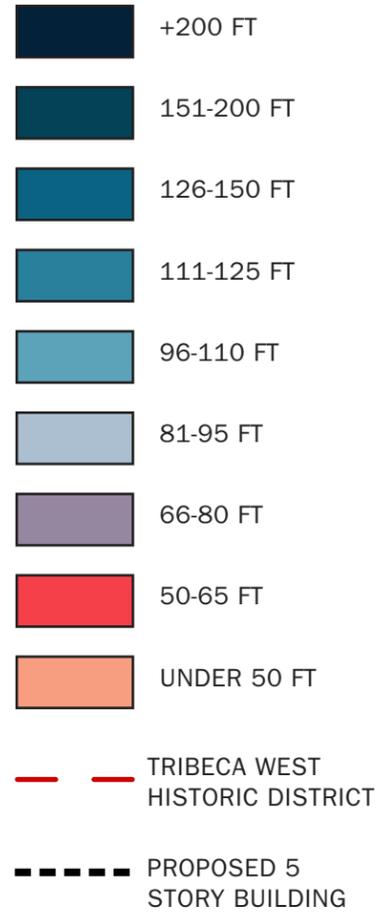


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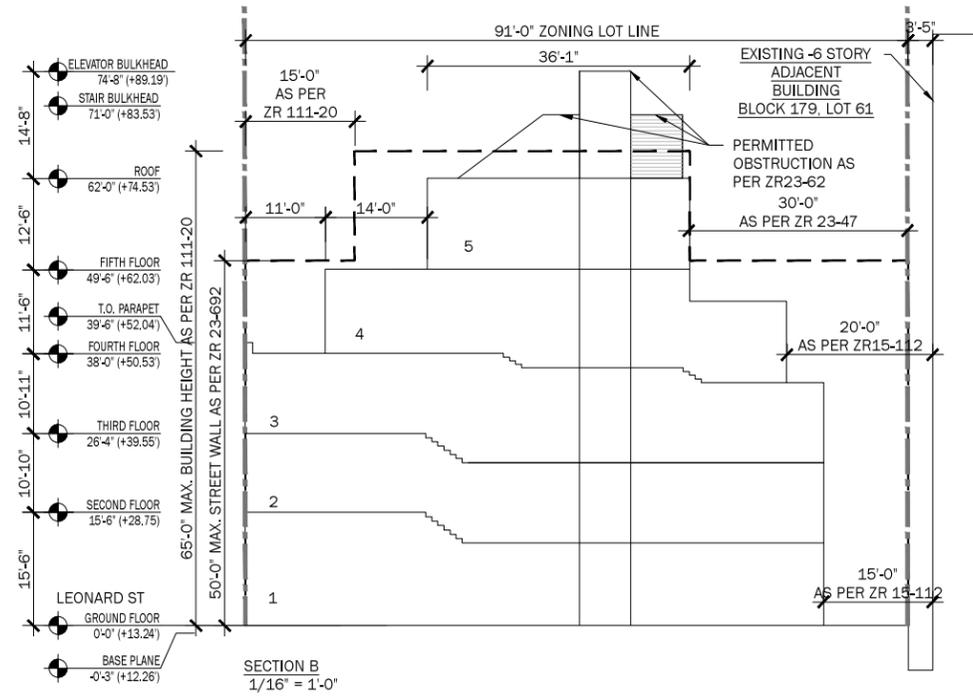
17 LEONARD ST · NEIGHBORHOOD AERIAL PHOTOS

NOT TO SCALE
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LEGEND

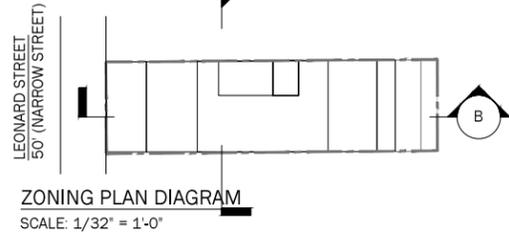
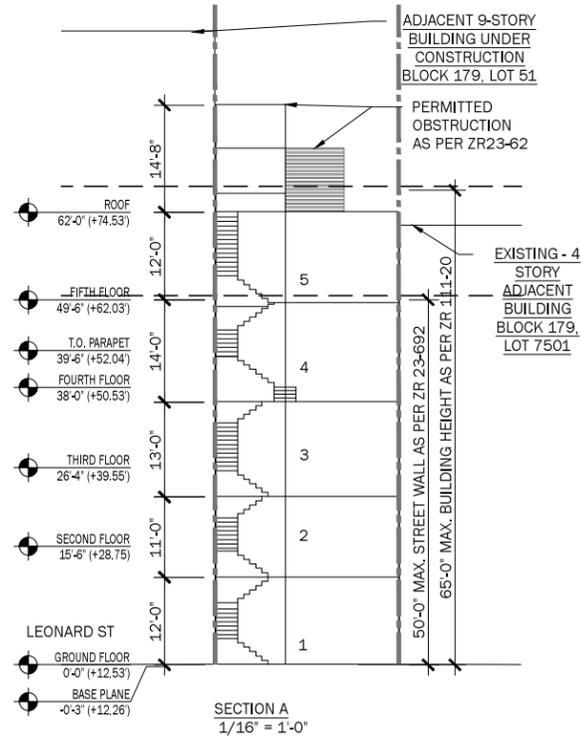
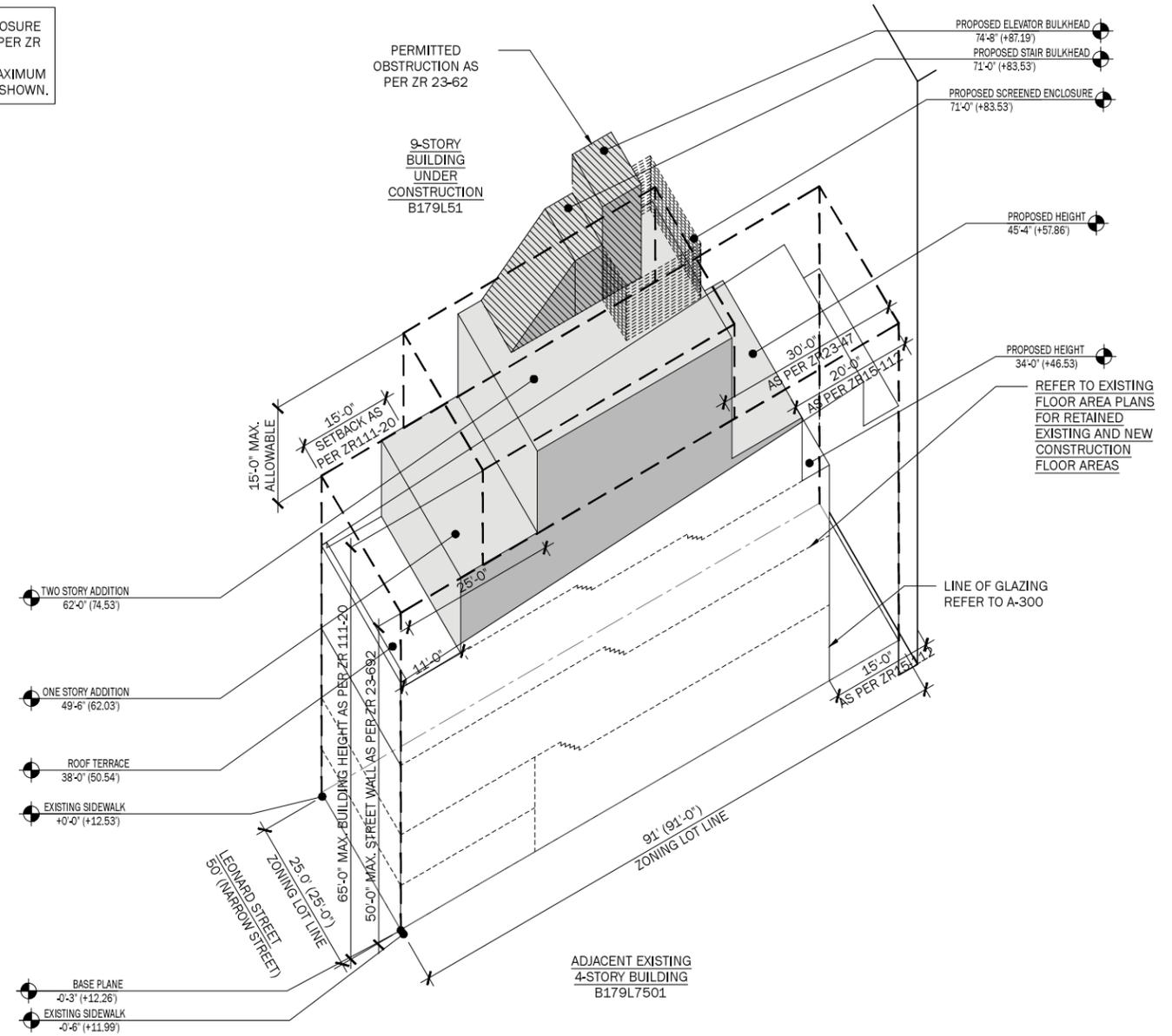


17 LEONARD ST · NEIGHBORHOOD BUILDING HEIGHTS



ZONING AXON DIAGRAM

NOTE: NO SKY EXPOSURE PLANE REQUIRED PER ZR 111-20. SETBACKS AND MAXIMUM BUILDING HEIGHT SHOWN.



ZONING LEGEND	
ZONING DISTRICT:	R8B
	PROPERTY LINE
	MAXIMUM BUILDING ENVELOPE
	PERMITTED OBSTRUCTION
	NEW CONSTRUCTION
	EXISTING BUILDING

17 LEONARD ST · ZONING INFORMATION



1940 TAX PHOTO 11-13 LEONARD ST



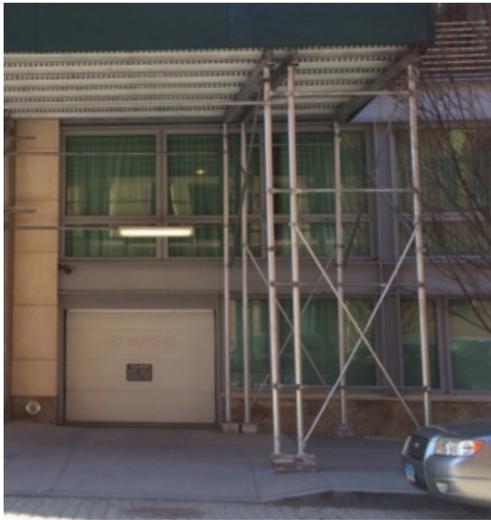
1940 TAX PHOTO 15-17 LEONARD ST



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17 LEONARD ST · HISTORIC NEIGHBORHOOD GARAGES

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1 3 HUBERT ST



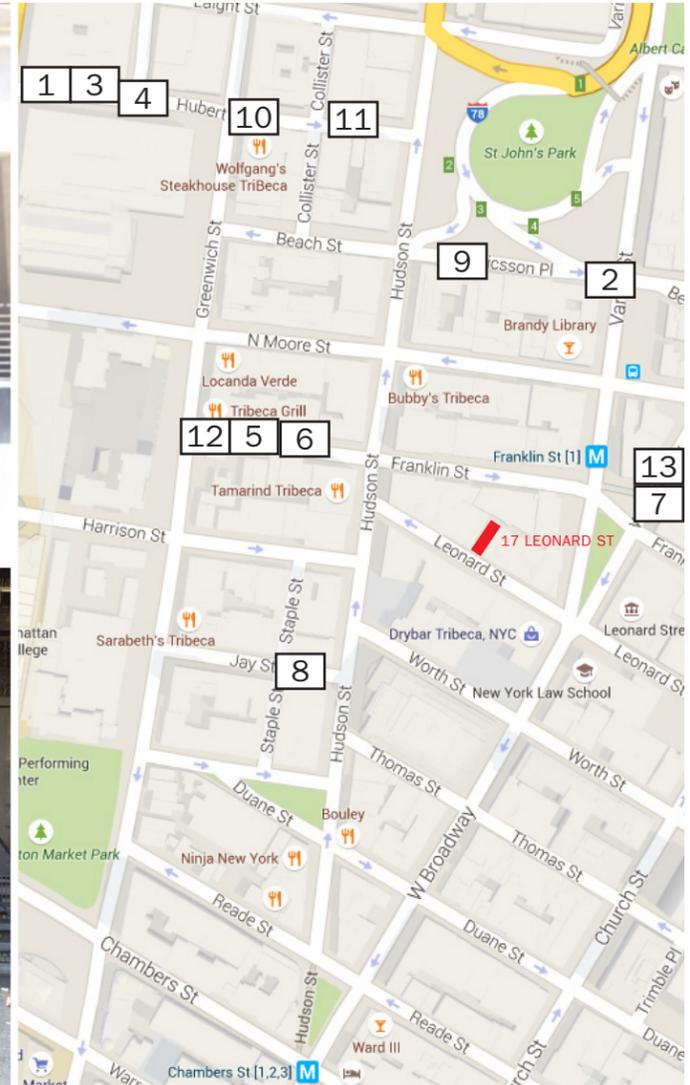
2 29 BEACH ST



3 2 HUBERT ST



4 15 HUBERT ST



5 187 FRANKLIN ST



6 187 FRANKLIN ST



7 226 W BROADWAY ST



8 8 JAY ST



9 31 BEACH ST



10 HUBERT ST



11 6 HUBERT ST



12 173 FRANKLIN ST



13 230 W BROADWAY ST



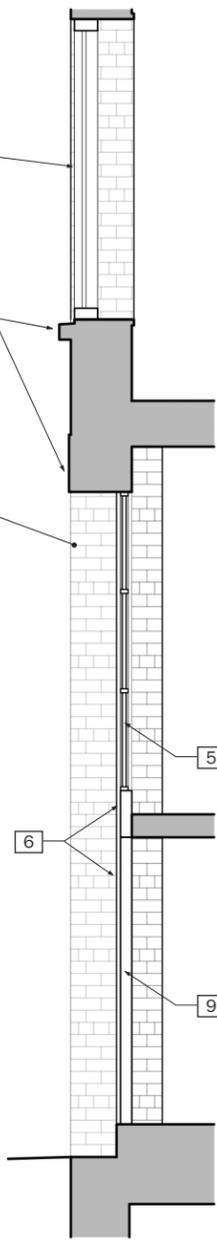
HISTORIC ELEVATION



EXISTING ELEVATION



PROPOSED ELEVATION



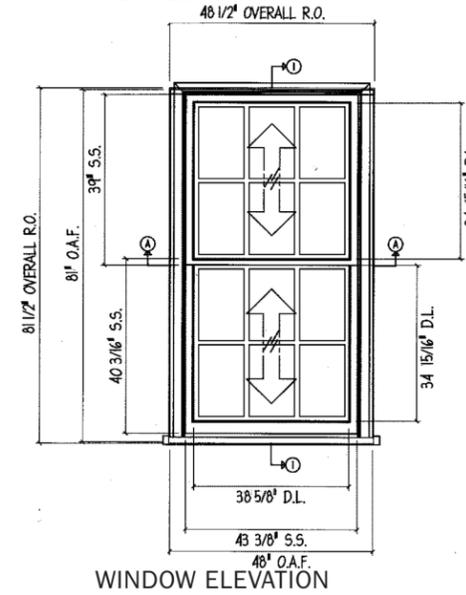
WOOD WINDOW MOCK-UP: CLOSED



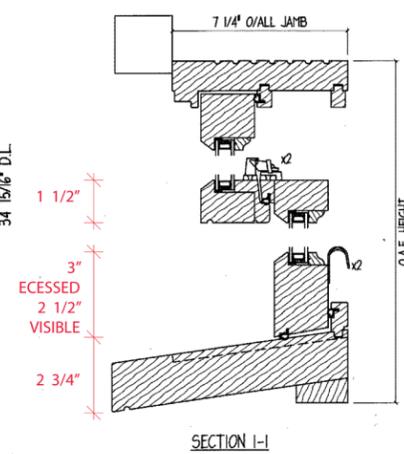
WOOD WINDOW MOCK-UP: OPEN



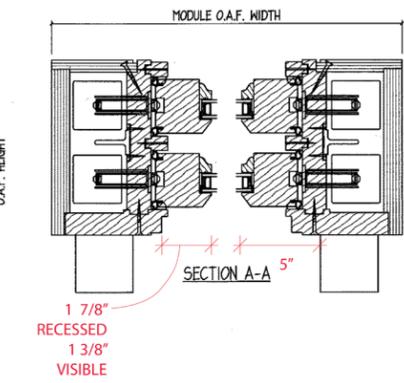
WINDOW MUNTIN PROFILE



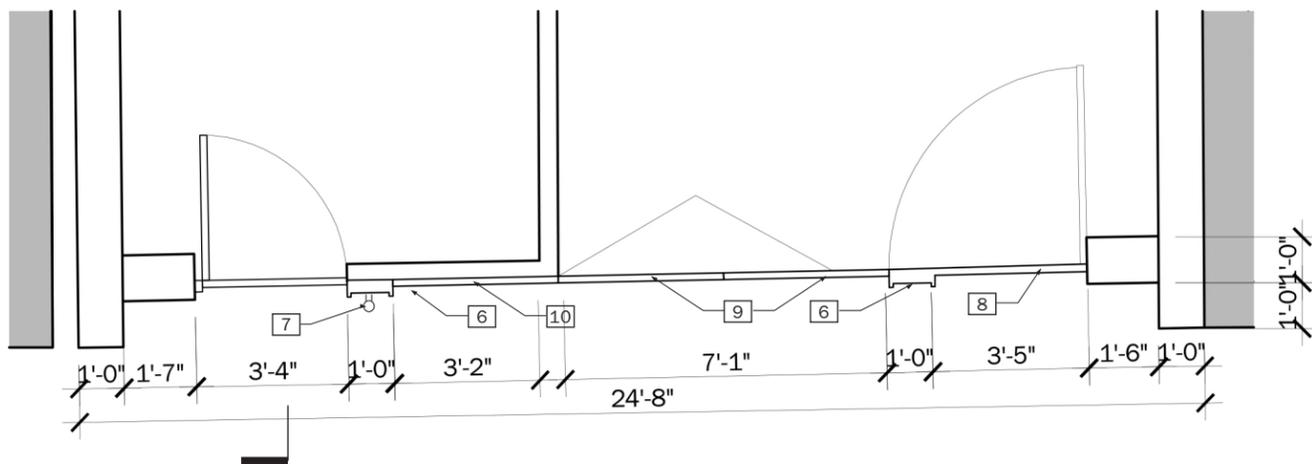
WINDOW ELEVATION



WINDOW SECTION DETAIL



WINDOW PLAN DETAIL



- 1 EXISTING BRICK REPOINTED AND CLEANED
- 2 PAINTED BLACK METAL SHUTTERS
- 3 PAINTED BLACK WOOD SASH
- 4 STONE HEADERS AND SILLS TO BE RESTORED
- 5 TRANSLUCENT GLAZED PANELS
- 6 PAINTED WOOD PANELS
- 7 BEGA 2 LIGHT FIXTURES
- 8 SWINGING DOOR PANEL
- 9 FOLDING DOOR PANEL
- 10 FIXED PANEL

Application
 Wall luminaire with two-sided light output. For illumination and design tasks in architecture. The light directed downwards is intended to illuminate the wall and the horizontal surface in front of it. The light directed upwards is intended to illuminate the wall and ceiling surfaces. The used LED technique offers durability and optimal light output with low power consumption at the same time.

Product description
 Luminaire made of aluminium alloy, aluminium and stainless steel
 Clear safety glass
 Silicone gasket
 Reflector made of anodised pure aluminium
 Mounting plate with 2 fixing holes ø 5.3 mm
 160 x 14 mm spacing
 2 cable entries for through-wiring of mains supply cable up to ø 10.5 mm
 max. 3 x 1.5^o

Plug connection
 Connecting terminal 2.5^o
 Earth conductor connection
 LED-Power supply unit
 220-240 V ~ 0/50-60 Hz
 DC 176-264 V
 Safety class I
 Protection class IP 65
 Dust tight and protection against water jets
 CE - Conformity mark
 Weight: 1.2 kg

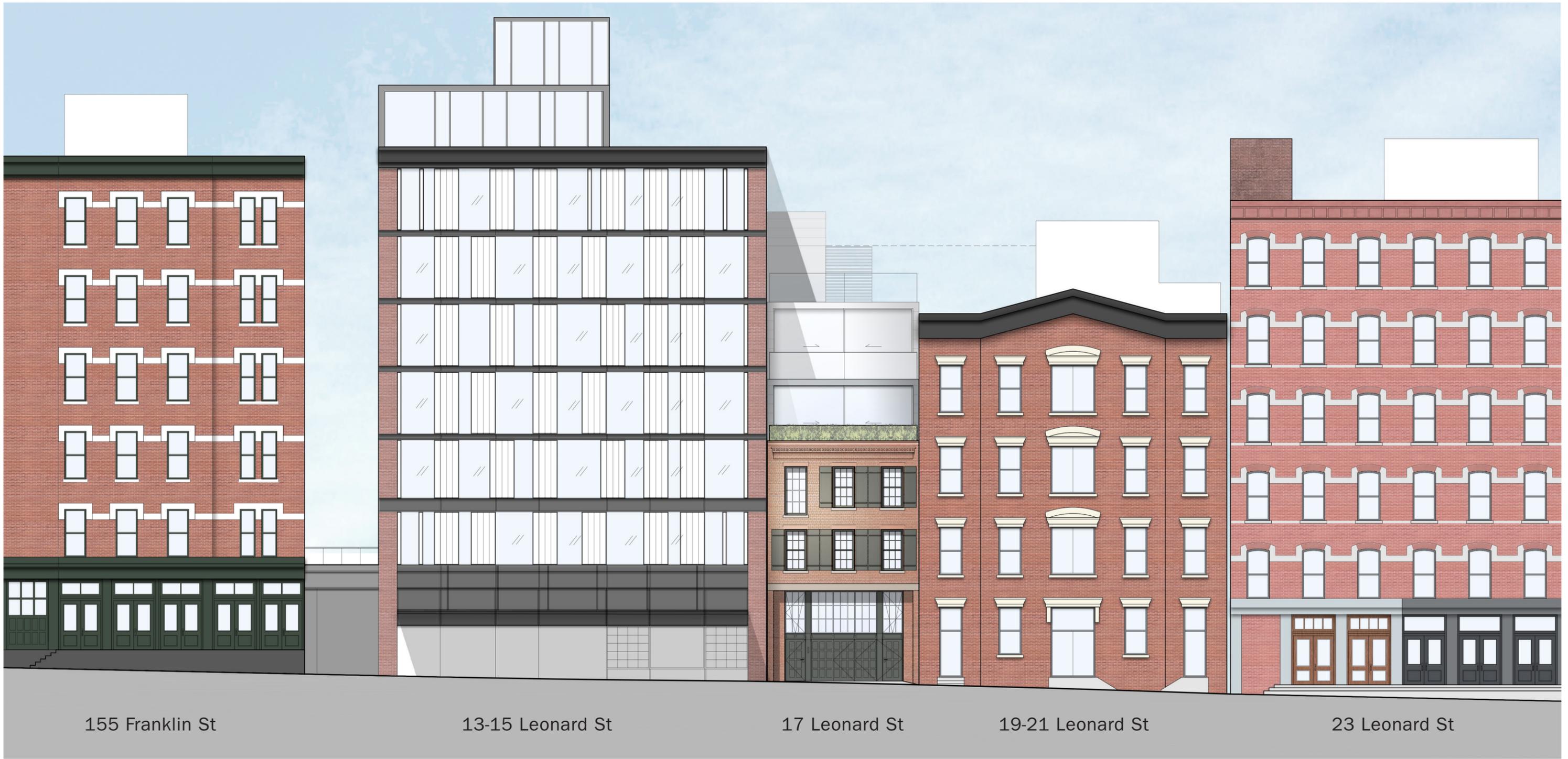
Light technique
 Half beam angle 20^o

Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT and IES-format you will find on the BEGA web page www.bega.com.



LIGHT FIXTURE INFORMATION SHEET

17 LEONARD ST · FACADE DETAILS



155 Franklin St

13-15 Leonard St

17 Leonard St

19-21 Leonard St

23 Leonard St



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17 LEONARD ST · CONTEXT ELEVATION

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

17 LEONARD ST · REAR ELEVATION



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20 LEONARD ST

149 FRANKLIN ST

LEONARD ST

ROOF
62'-0" (+74.53')

12'-6"

FIFTH FLOOR
49'-6" (+62.03')

11'-6"

T.O. PARAPET
39'-6" (+52.04')

11'-6"

FOURTH FLOOR
38'-0" (+50.53')

10'-9"

THIRD FLOOR
26'-4" (+39.75')

11'-0"

SECOND FLOOR
15'-6" (+28.75')

8'-9"

MEZZANINE
6'-9" (+19.75')

6'-9"

GROUND FLOOR
0'-0" (+13.24')

TERRACE
45'-4" (+57.86)

11'-4"

DINING TERRACE
34'-0" (+46.53)

11'-0"

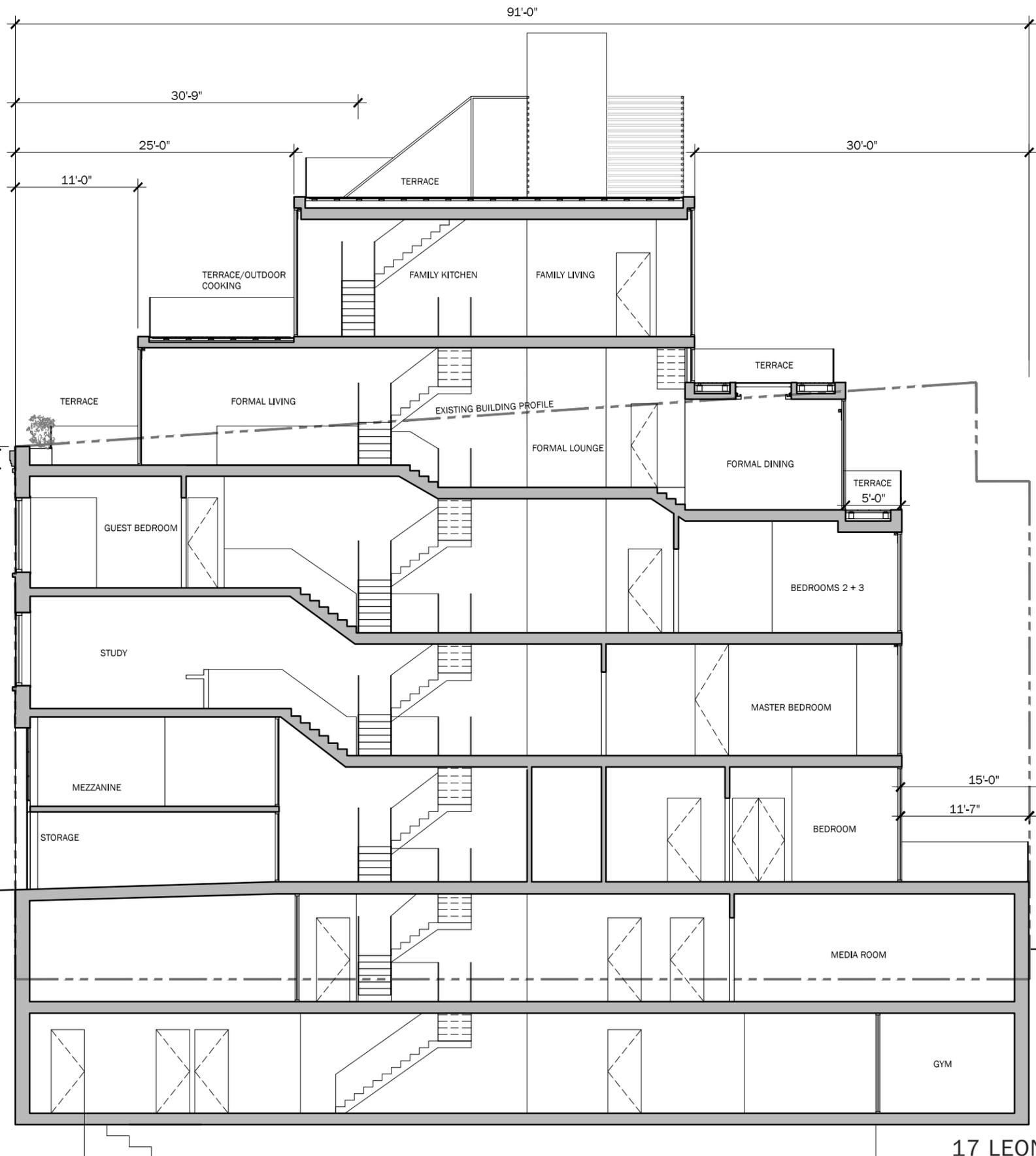
BEDROOMS
23'-0" (+35.53)

11'-0"

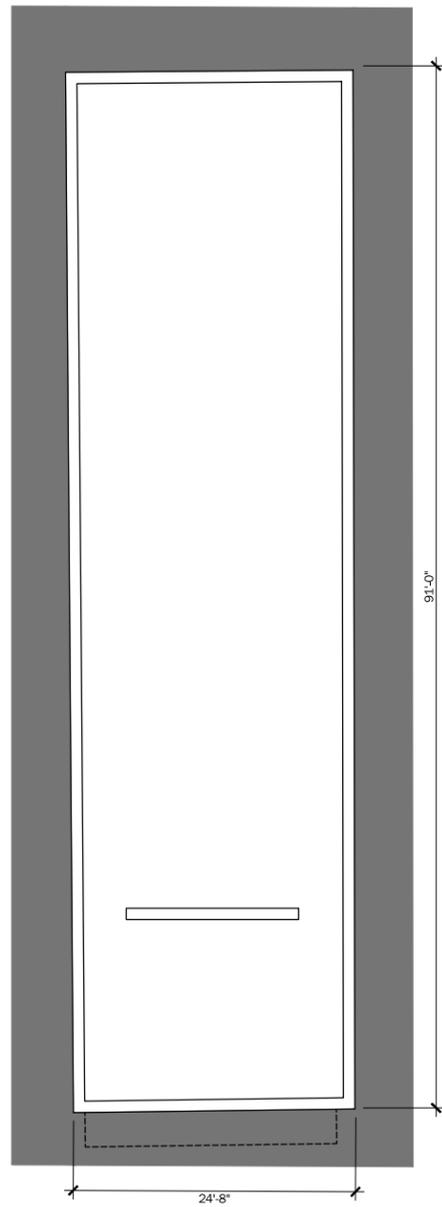
MASTER BEDROOM
12'-0" (+24.53)

12'-0"

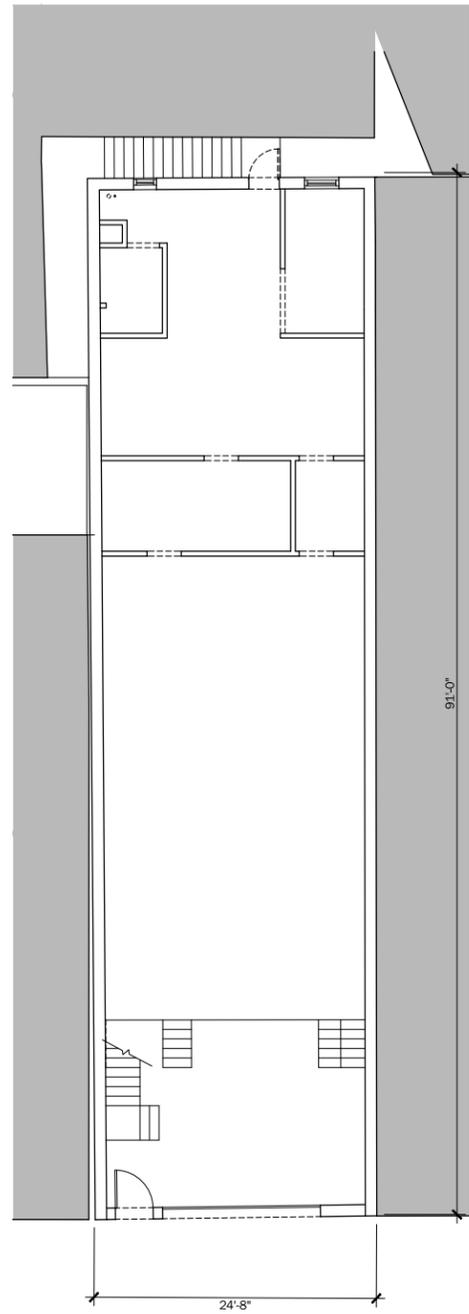
GROUND FLOOR
0'-0" (+12.53)



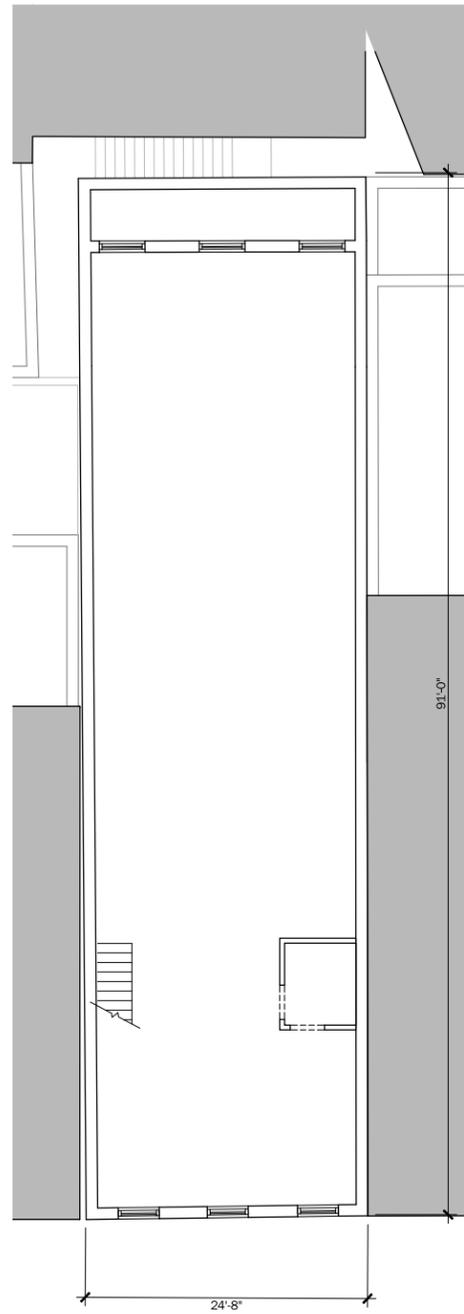
17 LEONARD ST · SECTION



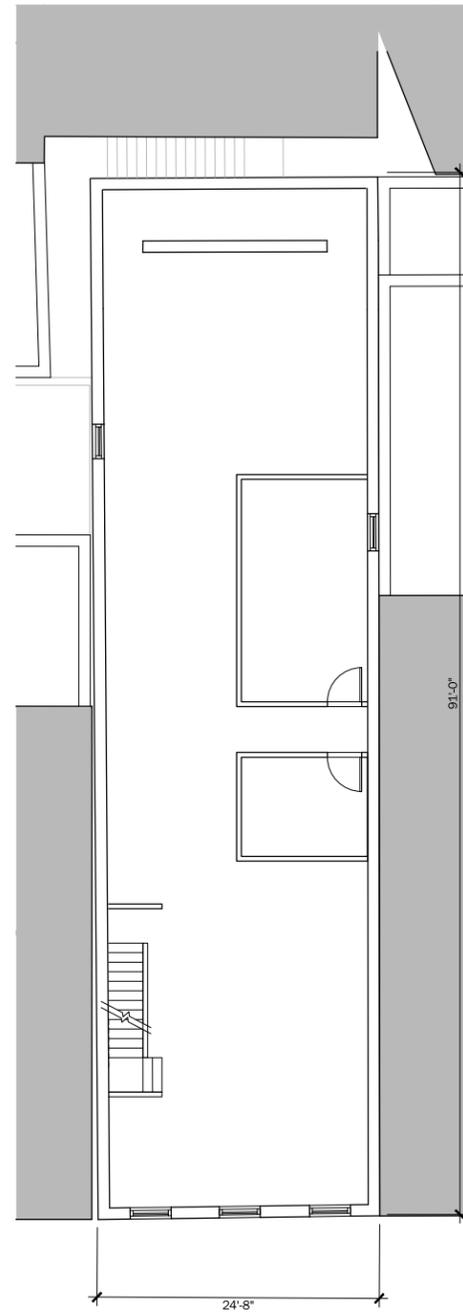
CELLAR PLAN



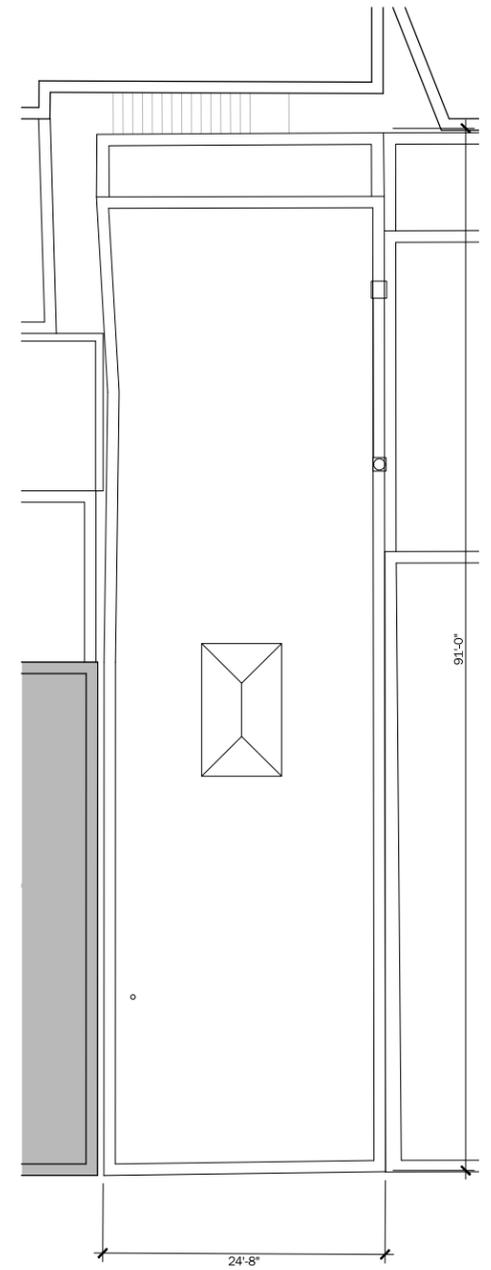
GROUND FLOOR PLAN



SECOND FLOOR PLAN



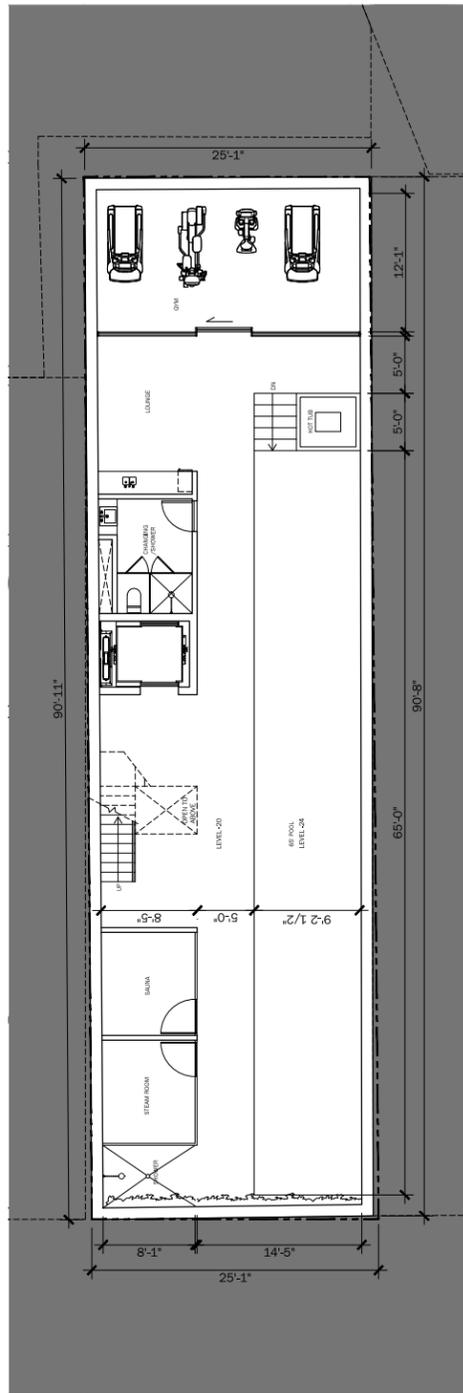
THIRD FLOOR PLAN



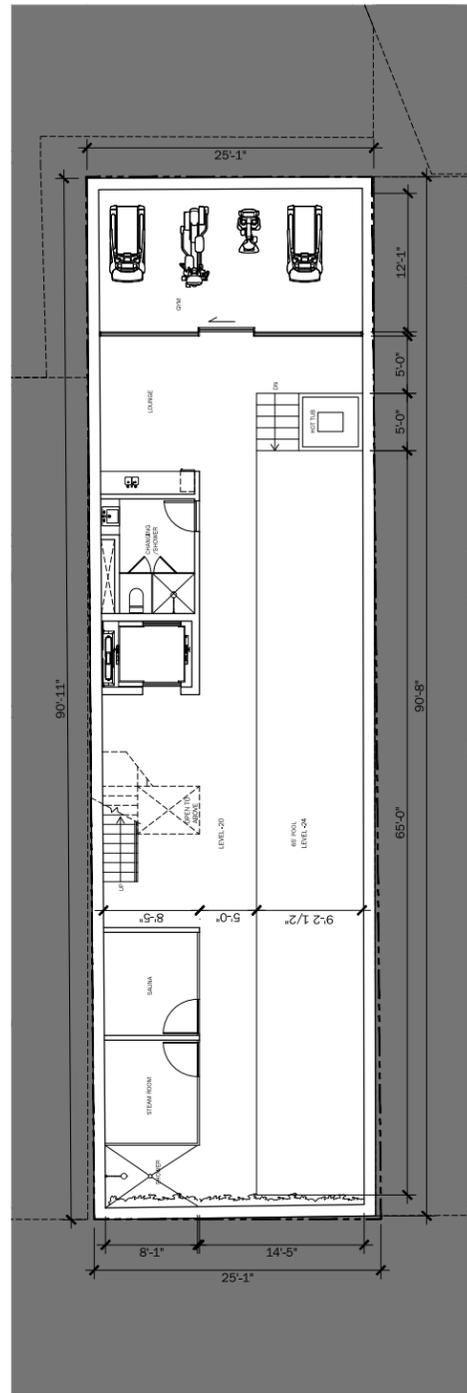
ROOF PLAN



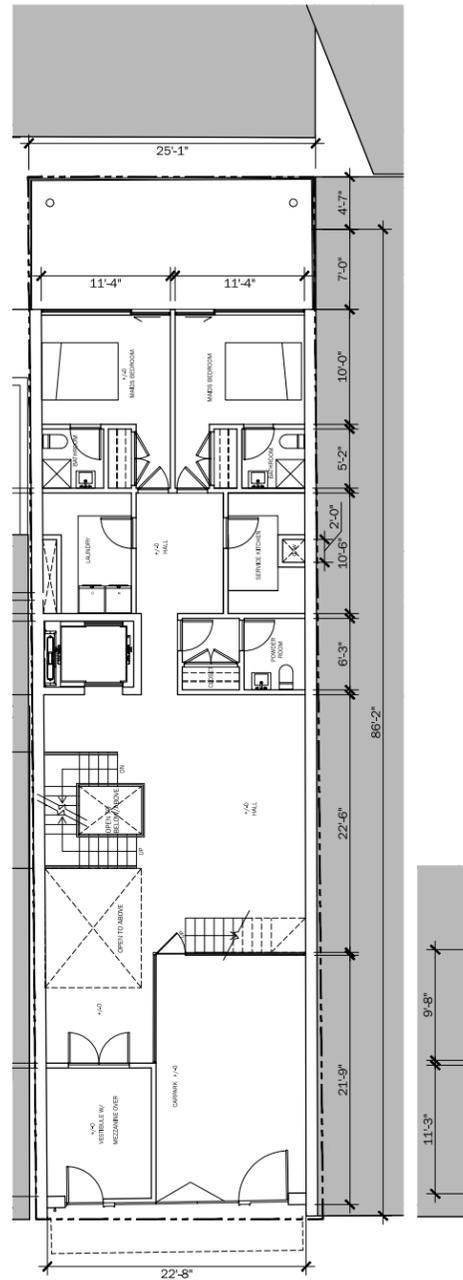
17 LEONARD ST · EXISTING FLOOR PLANS



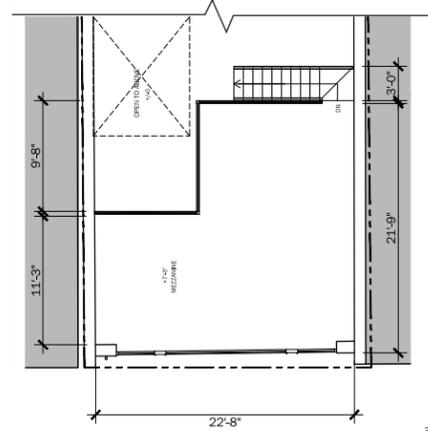
SUBCELLAR PLAN



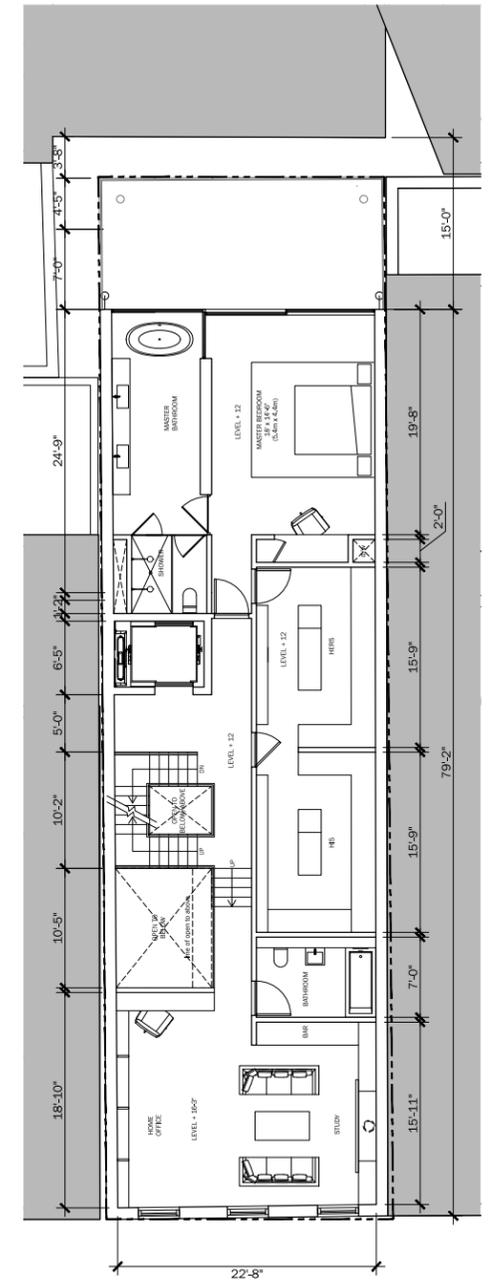
CELLAR PLAN



GROUND FLOOR PLAN



MEZZANINE PLAN



SECOND FLOOR PLAN





150' WEST



120' WEST



60' WEST



STRAIGHT ON



60' EAST



90' EAST



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17 LEONARD ST · MOCK UP PHOTOS

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150' WEST



120' WEST



60' WEST



STRAIGHT ON



60' EAST



90' EAST



17 LEONARD ST · MOCK UP VISIBILITY MONTAGE



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17 LEONARD ST · RENDER: STRAIGHT ON



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1 20 HARRISON ST



2 50 HUDSON ST



3 159 DUANE ST



4 67 HUDSON ST



5 361 GREENWICH ST



6 71 N. MOORE /
387 GREENWICH ST



7 401 GREENWICH ST



8 145 HUDSON ST



9 BAZZINI BUILDING



10 5 HARRISON



11 429 GREENWICH ST.



12 161 HUDSON



KEY MAP



13 170 DUANE ST



14 90 HUDSON ST



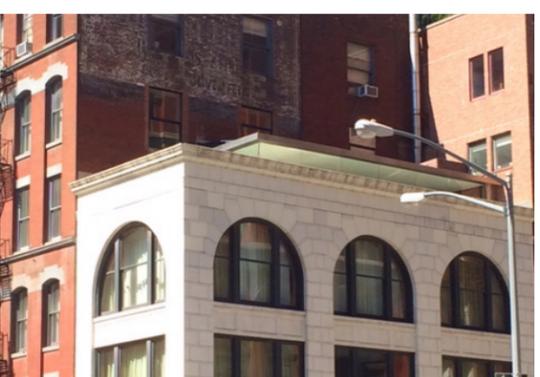
15 174-176 DUANE ST



16 395 GREENWICH ST



17 6 HUBERT ST



18 81 HUDSON ST



1 31 BEACH ST



2 67 HUDSON ST



3 153 FRANKLIN ST



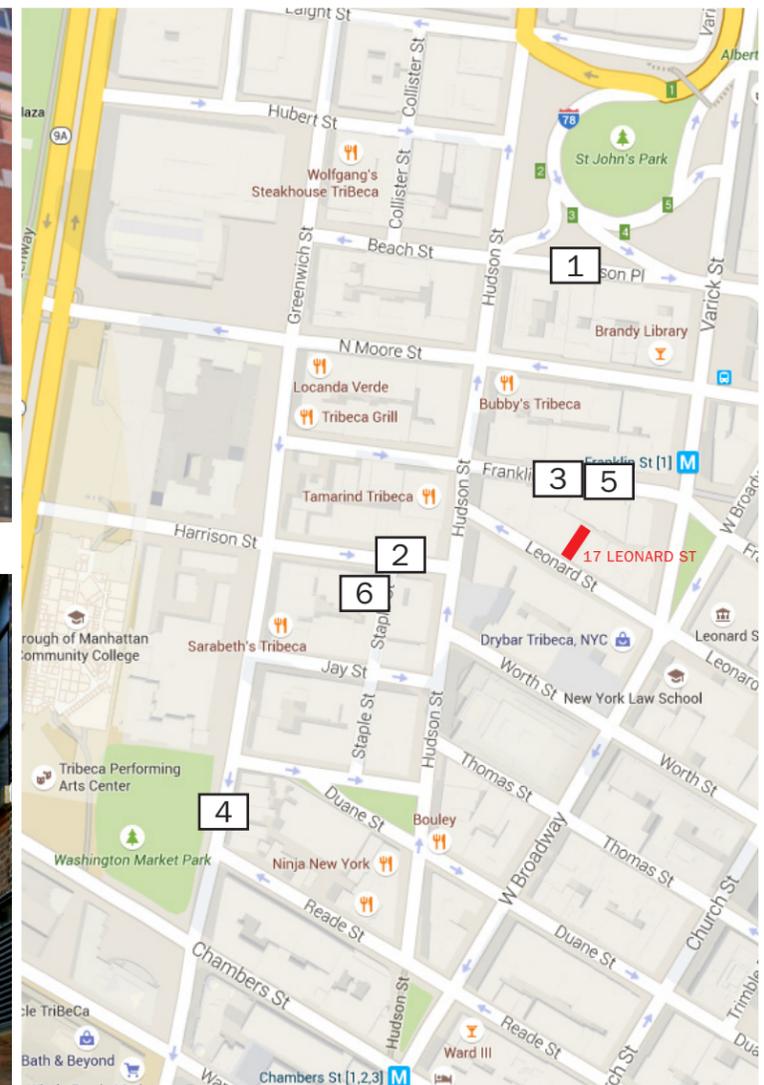
4 321 GREENWICH ST



5 REAR OF 187 FRANKLIN ST



6 7 HARRISON ST



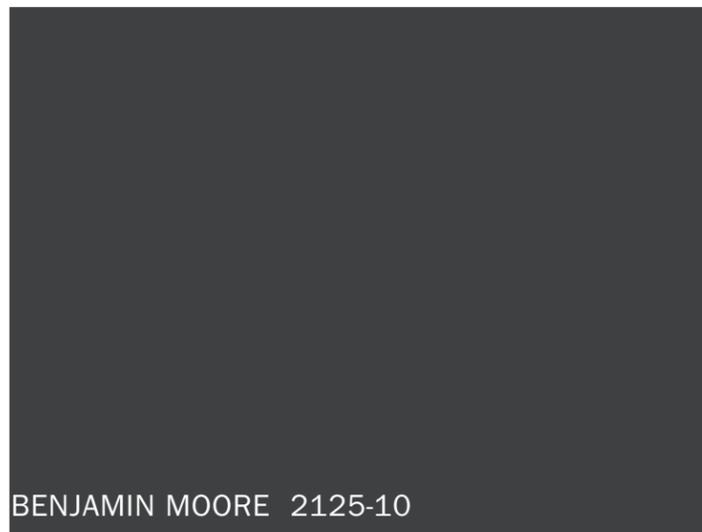


SKYFRAME SYSTEM PRECEDENT: 7 HARRISON

PPG Clear Float Glass

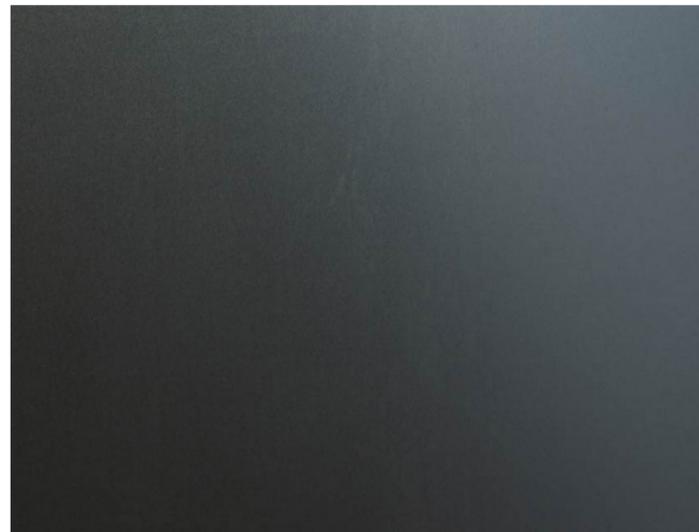
Glass Type	VLT	Exterior Reflectance		SHGC	Solar Factor (EN 410)	U-Value Imperial		U-Value (EN 673)	LGG
		100%	50%			Winter	Summer		
Monolithic 1/8" (3mm)	92%	9.0%	0.98	0.85	0.85	1.04	0.94	5.83	1.05
Monolithic 3/16" (5mm)	89%	9.0%	0.96	0.83	0.83	1.03	0.93	5.78	1.07
Monolithic 1/4" (6mm)	85%	9.0%	0.94	0.81	0.80	1.02	0.92	5.75	1.09
Monolithic 5/16" (8mm)	80%	8.0%	0.90	0.78	0.79	1.01	0.91	5.68	1.12
Monolithic 3/8" (10mm)	82%	8.0%	0.88	0.76	0.77	1.00	0.91	5.63	1.14
Monolithic 1/2" (12mm)	85%	8.0%	0.84	0.72	0.72	0.98	0.89	5.53	1.18
Monolithic 5/8" (16mm)	84%	8.0%	0.80	0.69	0.71	0.97	0.88	5.46	1.22
Monolithic 3/4" (19mm)	83%	8.0%	0.77	0.67	0.68	0.95	0.86	5.34	1.24
Monolithic 1" (25mm)	80%	8.0%	0.72	0.62	0.68	0.92	0.84	5.16	1.29

NON-REFLECTIVE GLASS HANDRAILS



BENJAMIN MOORE 2125-10

PAINTED WOOD SASH WINDOWS, GARAGE AND ENTRANCE DOORS



POWDER COATED ALUMINUM (TO MATCH BENJAMIN MOORE 2125-10)

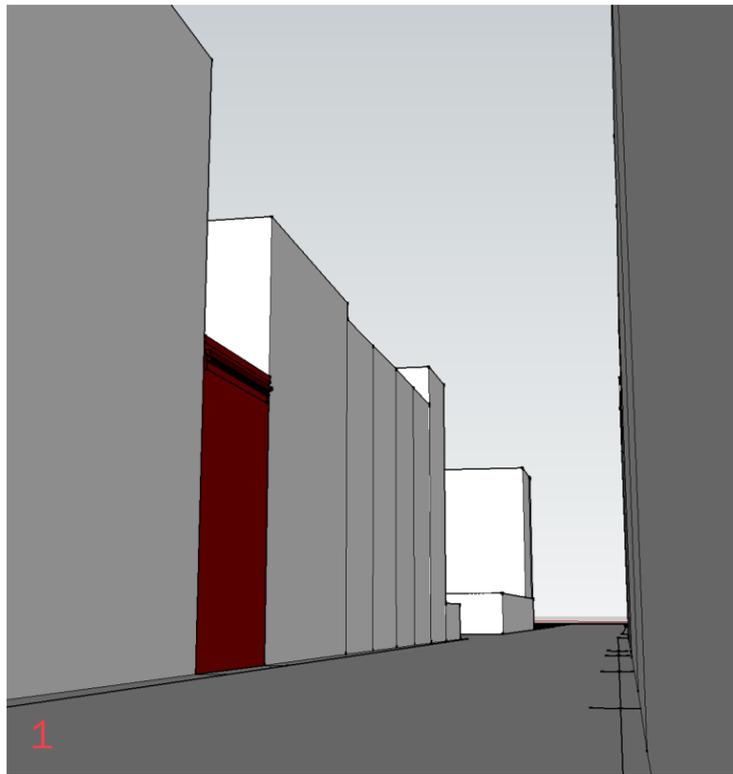


EX'G BRICK TO BE REPOINTED AND CLEANED

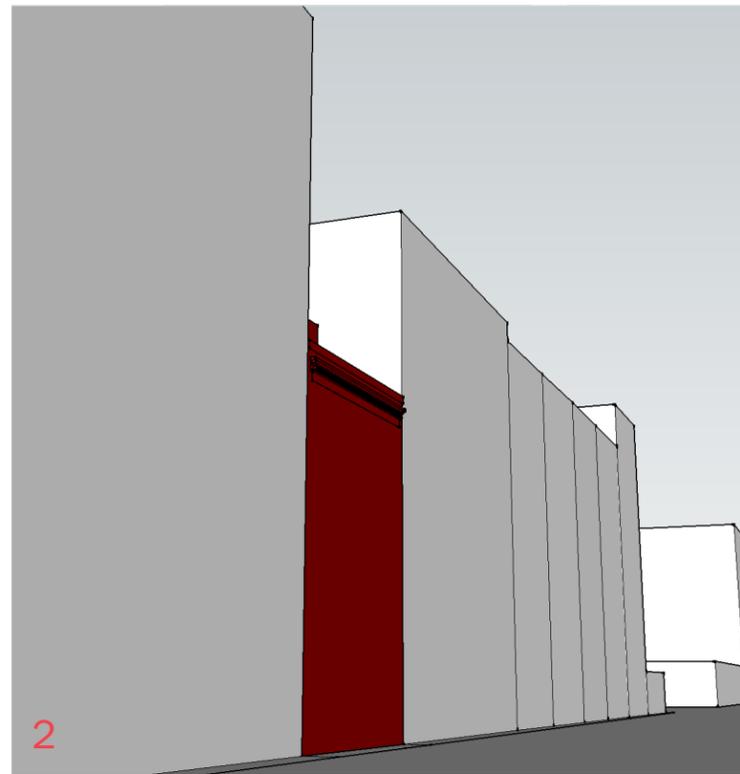
17 LEONARD ST · MATERIAL SAMPLES



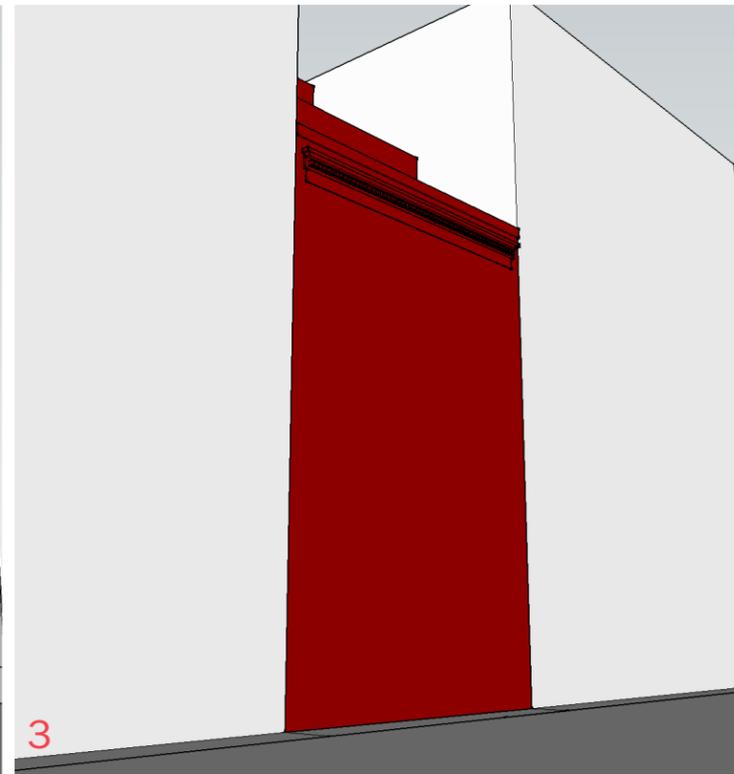
APPENDIX



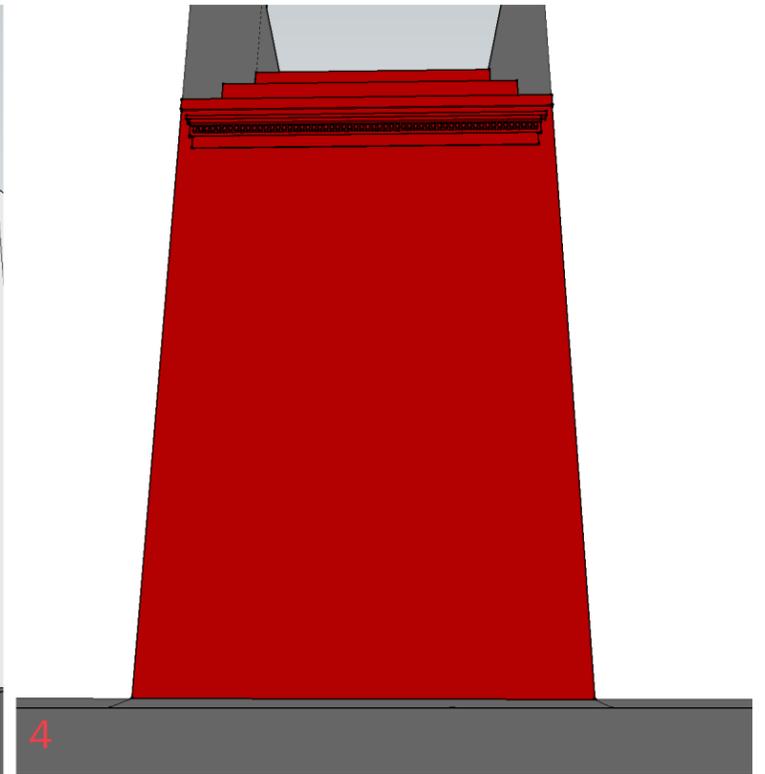
150' WEST



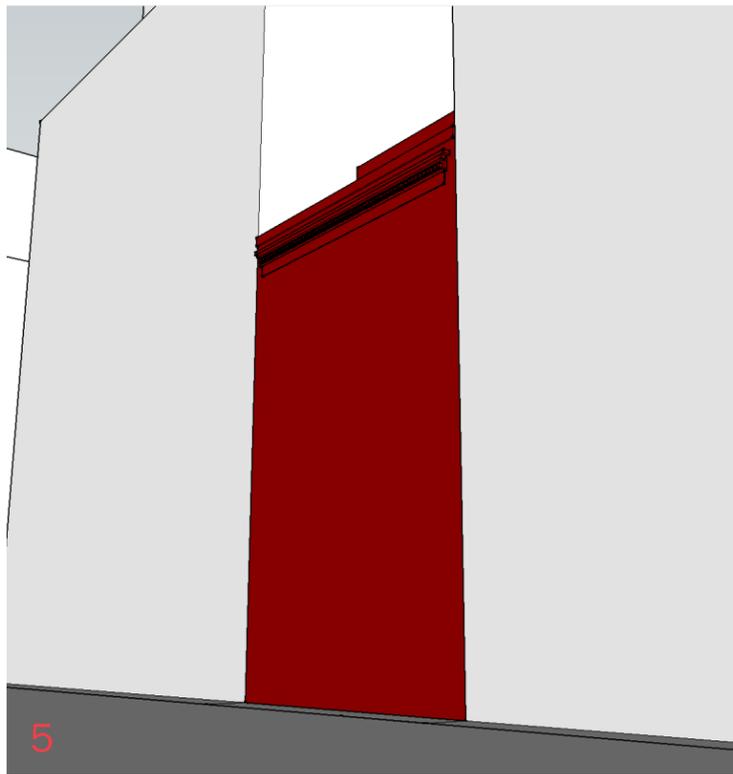
120' WEST



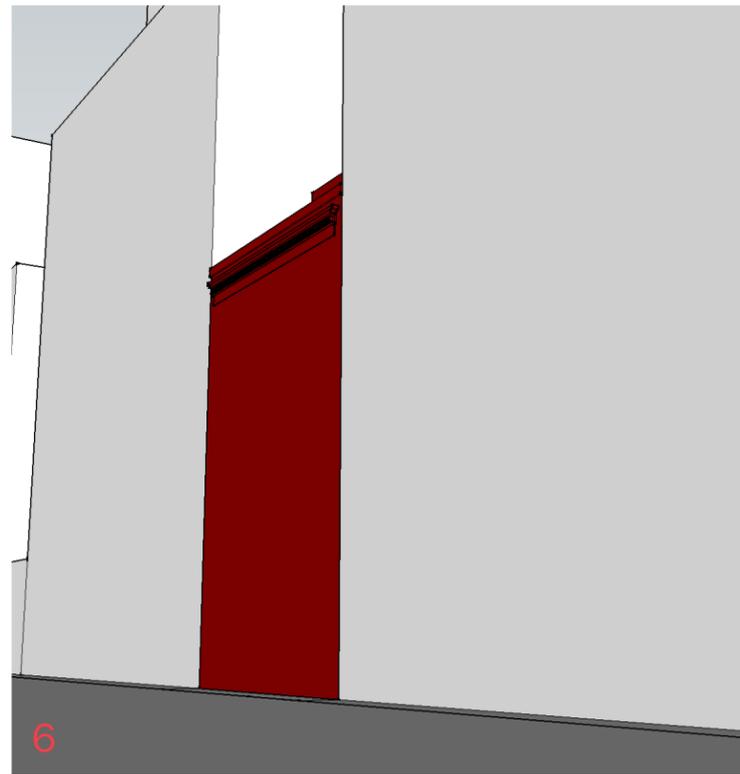
60' WEST



STRAIGHT ON



60' EAST



90' EAST



17 LEONARD ST · VISIBILITY STUDY