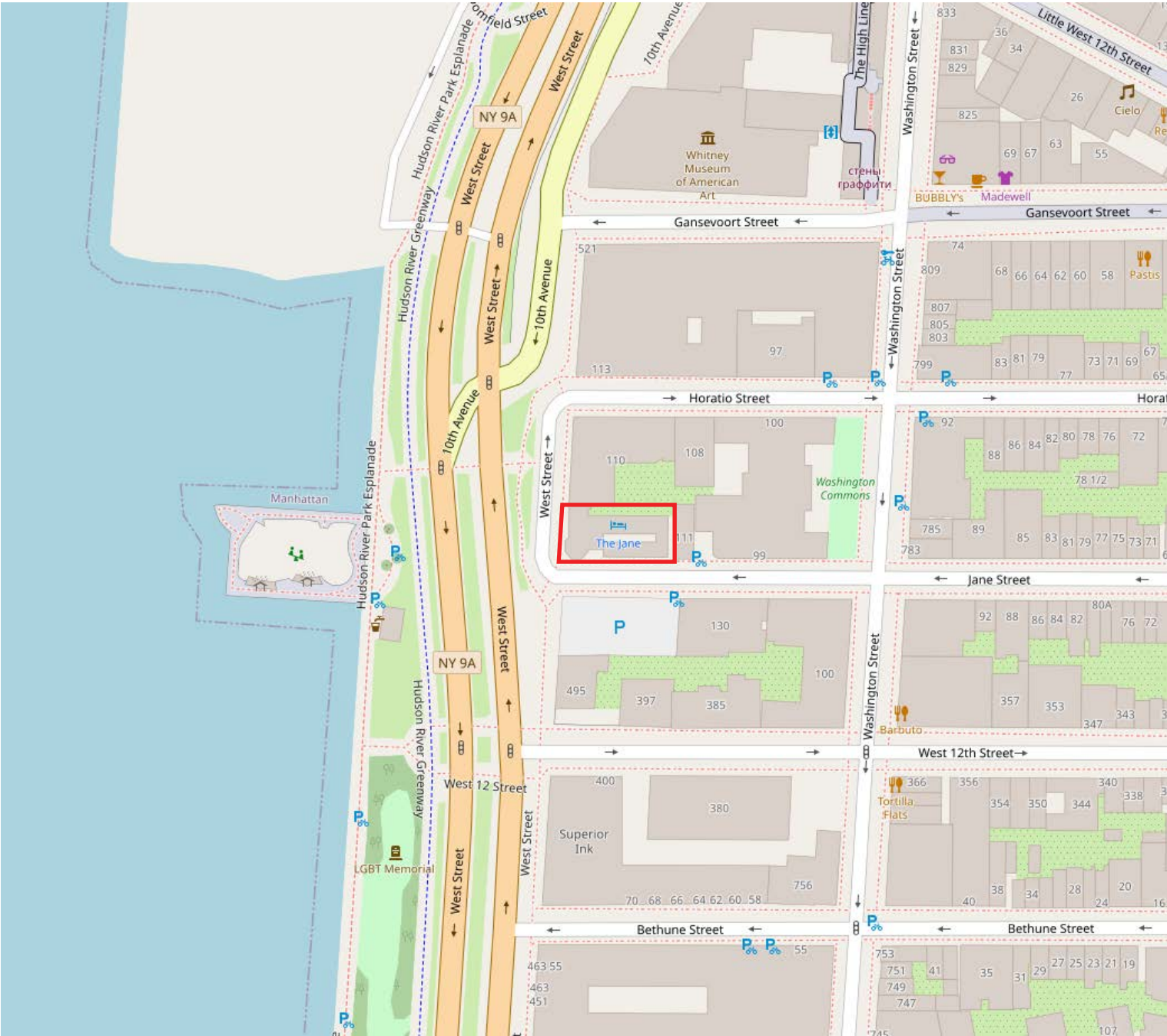


**THE JANE STREET HOTEL
113 JANE STREET**

COMMUNITY BOARD 2 PRESENTATION

MAY 12TH 2022



EXISTING BUILDING FACADE - SOUTH WEST CORNER FROM WEST SIDE HWY



EXISTING BUILDING FACADE - SOUTH WEST CORNER FROM WEST STREET

STONEHILL TAYLOR

- Ⓐ ROOFTOP EXTENSION
- Ⓑ GLASS WIND SCREEN
- Ⓒ TRELLIS WALL
- Ⓓ ELEV. BULKHEAD
- Ⓔ NEW MECH RAIL & EQUIPMENT
- Ⓕ REPLACE STEPS AND ENTRY INFILL
- Ⓖ LIFT FOR ACCESSIBLE ENTRANCE
- Ⓗ NEW WINDOWS
- Ⓘ NEW PORTICO LIGHT FIXTURE



EXISTING



PROPOSED

- Ⓐ ROOFTOP EXTENSION
- Ⓑ GLASS WIND SCREEN
- Ⓒ TRELLIS WALL
- Ⓓ ELEV. BULKHEAD
- Ⓔ NEW MECH RAILING & EQUIPMENT
- Ⓕ REPLACE STEPS AND ENTRY INFILL
- Ⓖ ACCESSIBLE ENTRANCE
- Ⓗ NEW WINDOWS
- Ⓘ NEW INFILL AND GLAZING
- ⓵ REAR TERRACE AND SIDE YARD EXTENSION

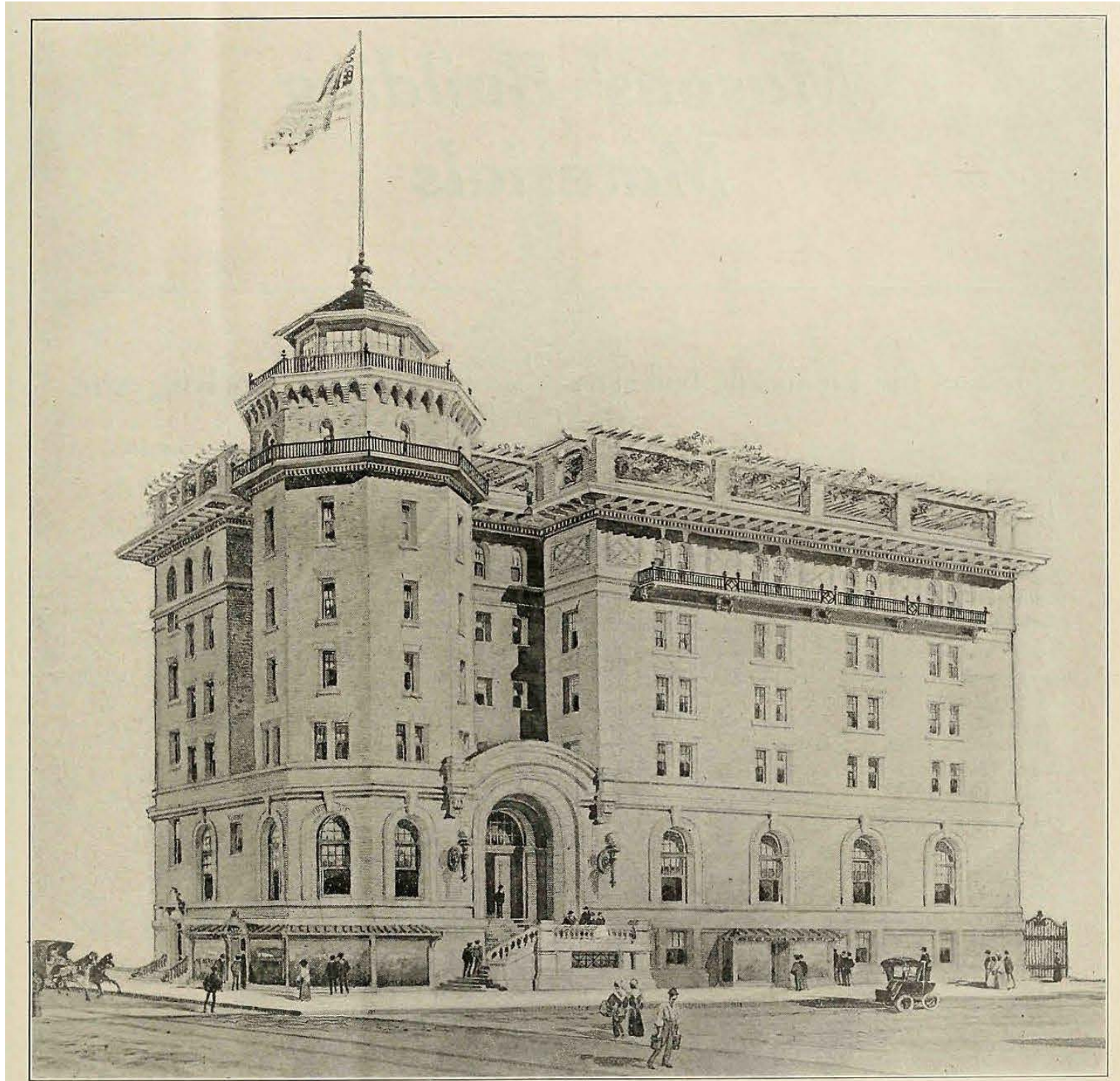


EXISTING



PROPOSED





West Street, northeast corner Jane Street. THE SEAMEN'S HOME. Boring & Tilton, Architects.



HISTORIC PHOTOGRAPH, 1910
(CREDIT TBD)

ORIGINAL RENDERING, 1908
(REAL ESTATE RECORD)



1940s TAX PHOTO



1960s PHOTO (NYPL)



LPC DESIGNATION PHOTO, 2000

STONEHILL TAYLOR

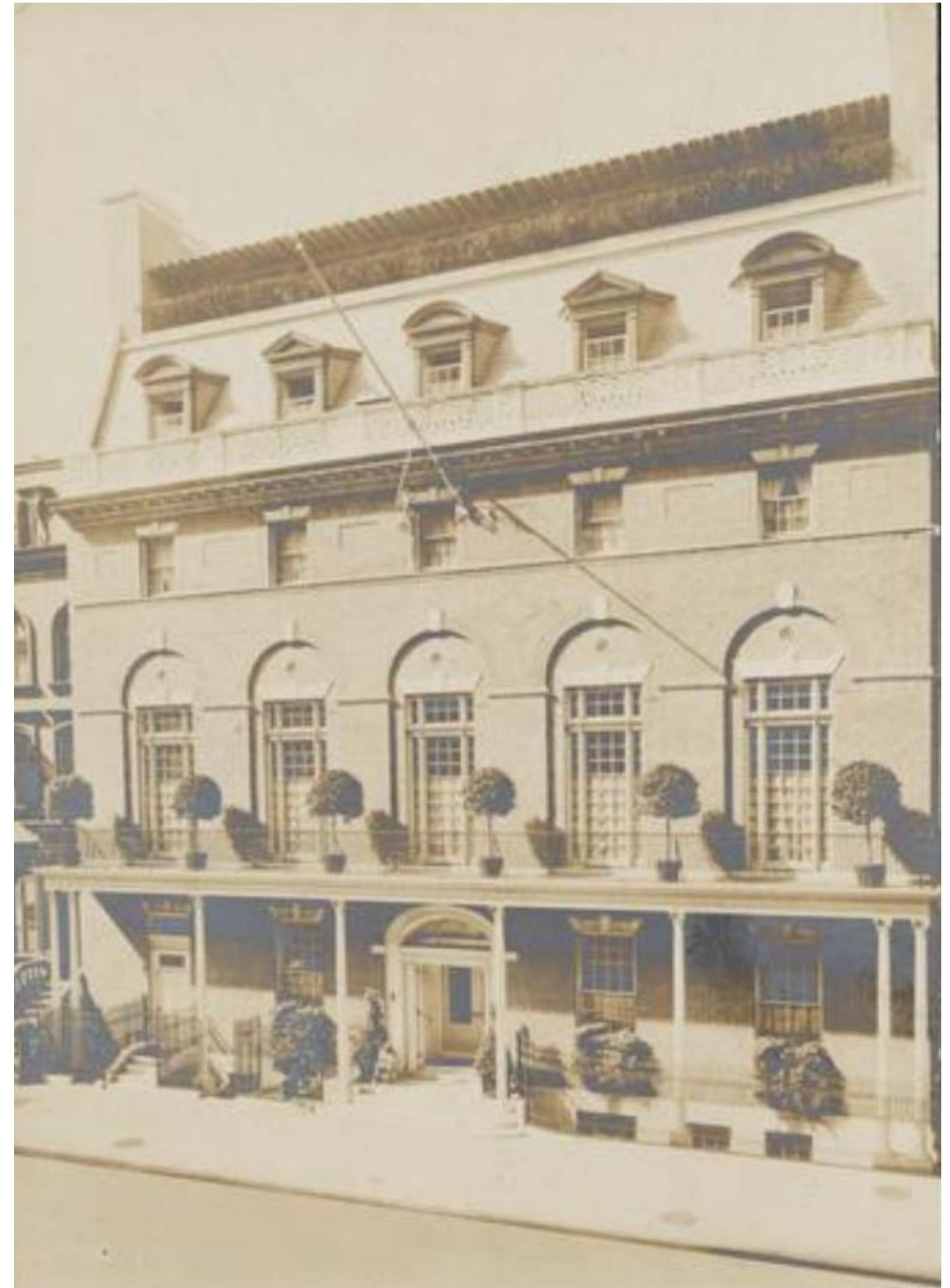


Roof Garden

COLONY CLUB ROOF (1908)
120 MADISON AVENUE



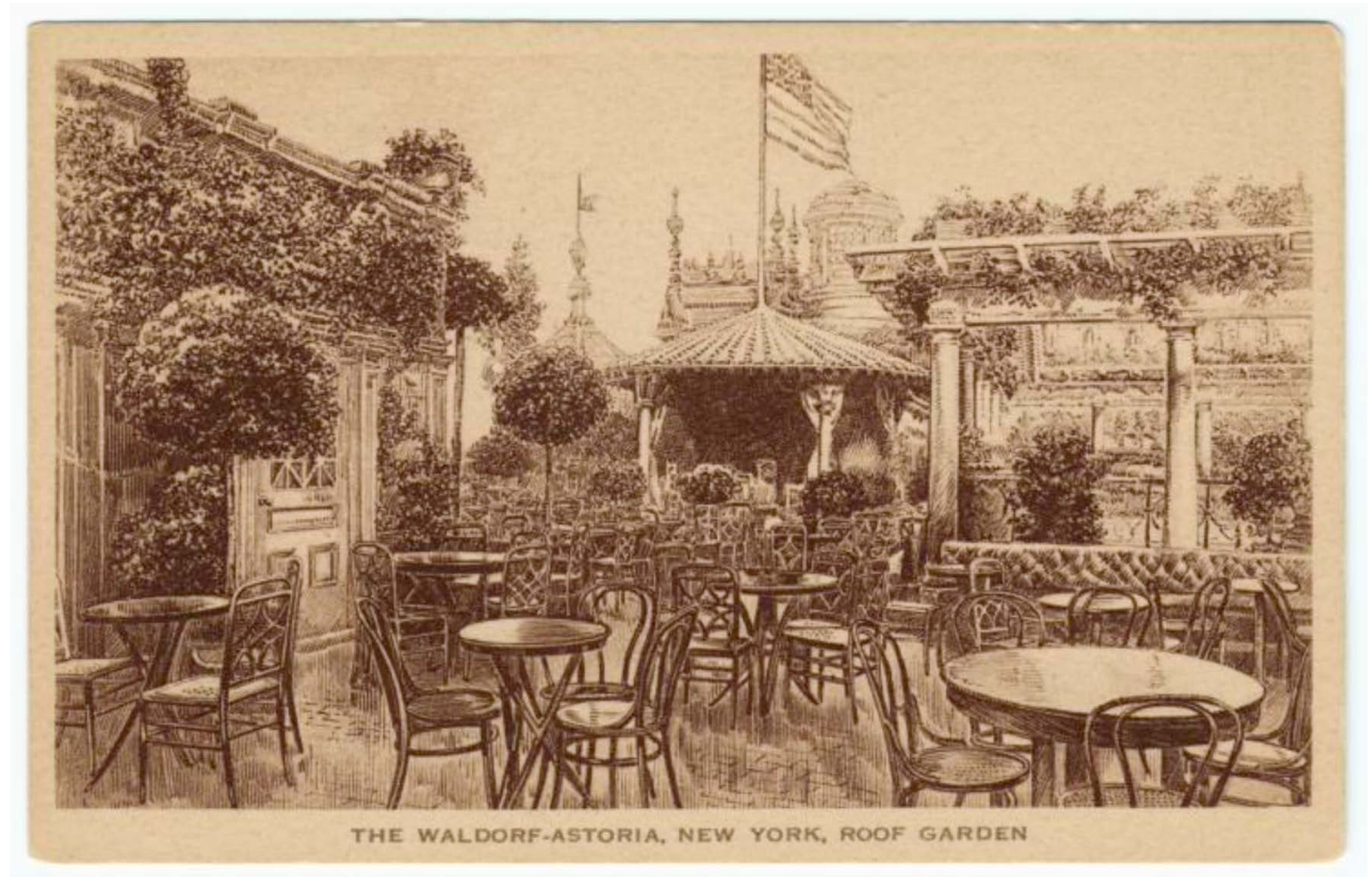
12 EAST 67TH STREET
(1918 PHOTO)



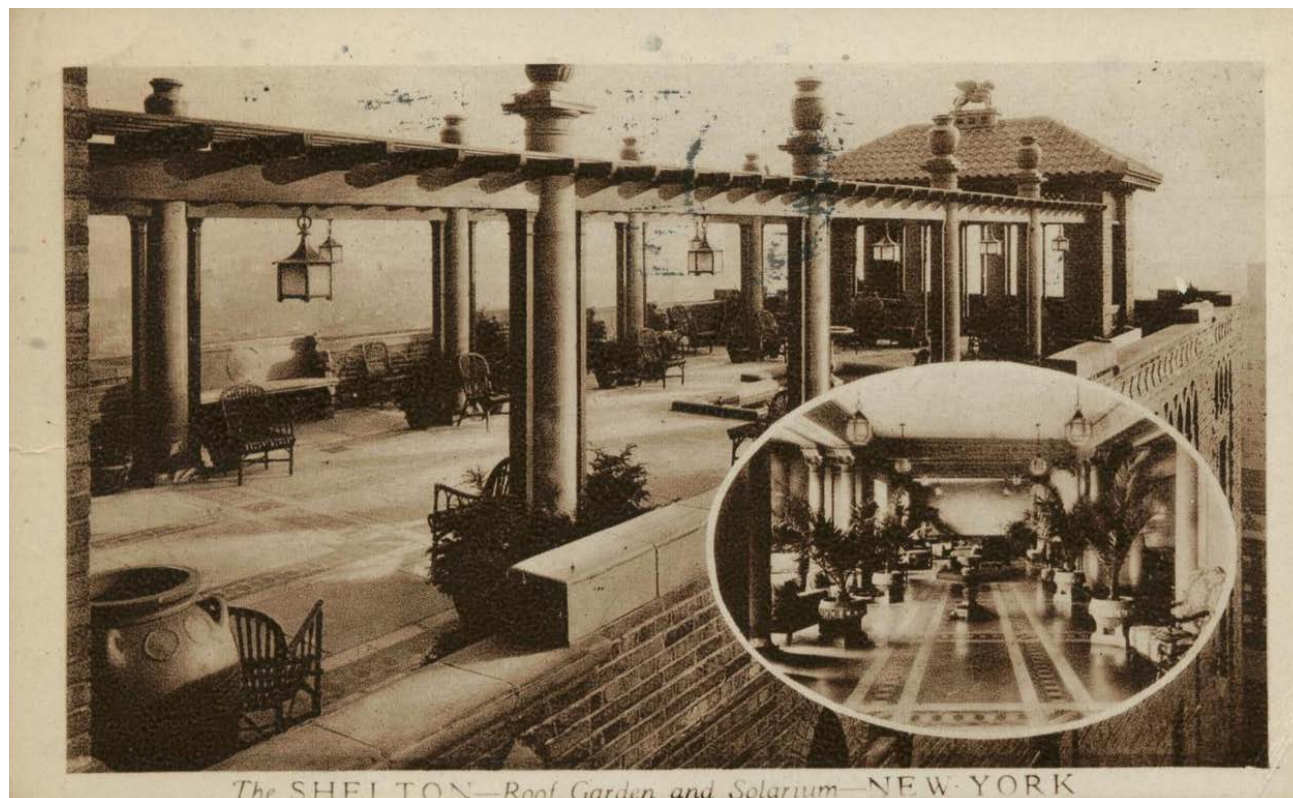
COLONY CLUB (1908)
120 MADISON AVENUE



HOTEL ASTOR, TIMES SQUARE (1910, DEMOLISHED)



WALDORF ASTORIA ROOF GARDEN, 301 FIFTH AVENUE (1897, DEMOLISHED)



The SHELTON—Roof Garden and Solarium—NEW YORK



SHELTON HOTEL, 525 LEXINGTON AVENUE (1923)

VP1

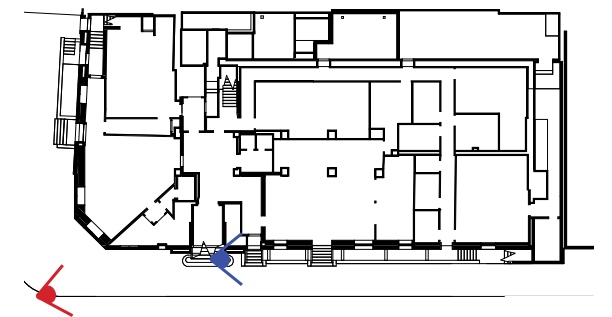


VP2

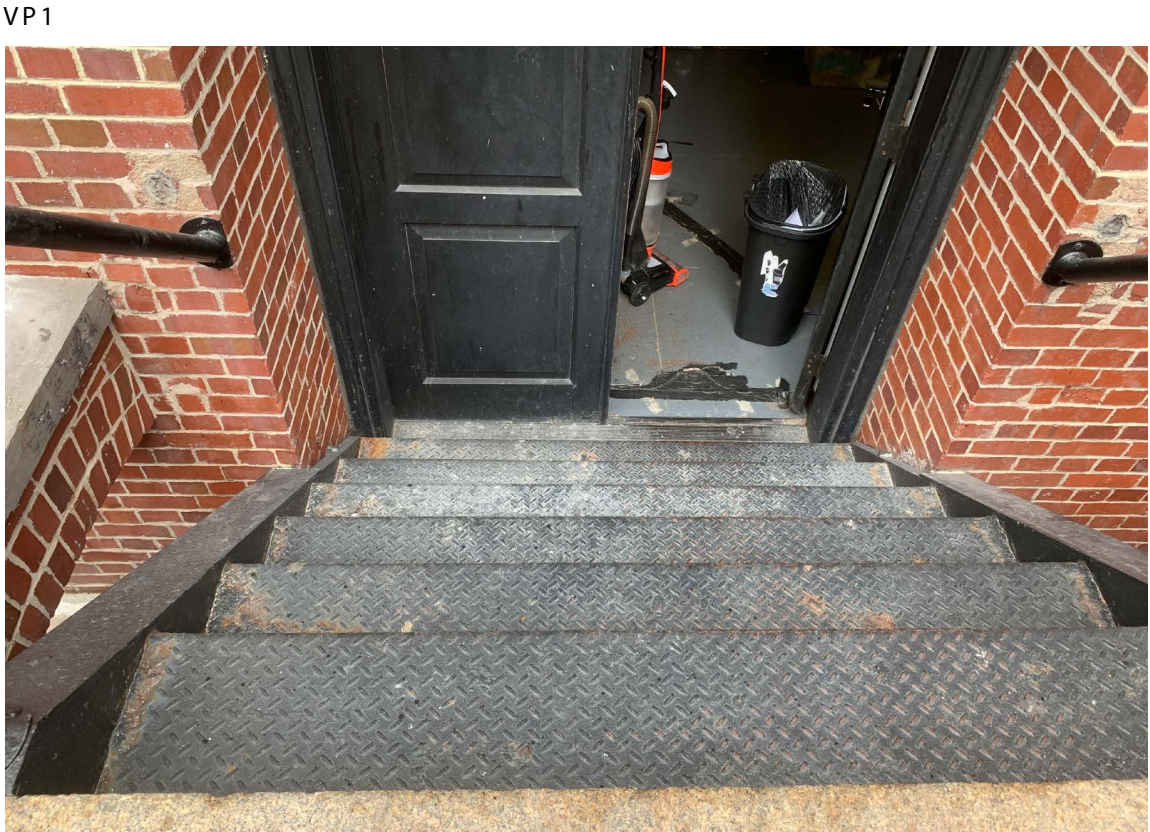


-  VP1: VIEW POINT-1
-  VP2: VIEW POINT-2

LEGEND

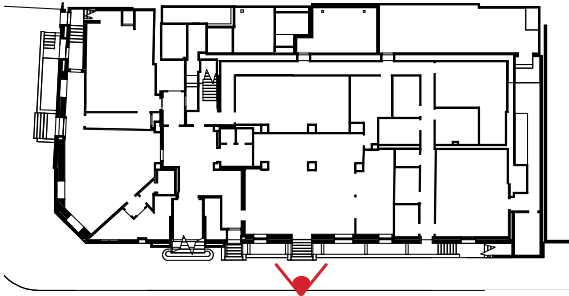


KEY PLAN



VP1: VIEW POINT-1

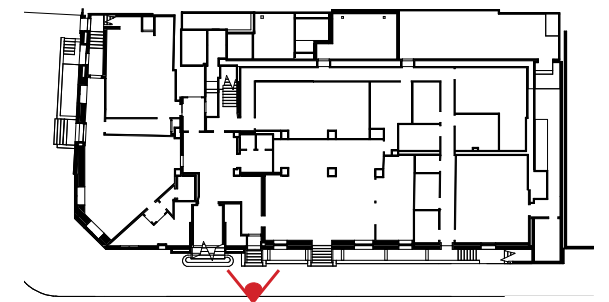
LEGEND



KEY PLAN

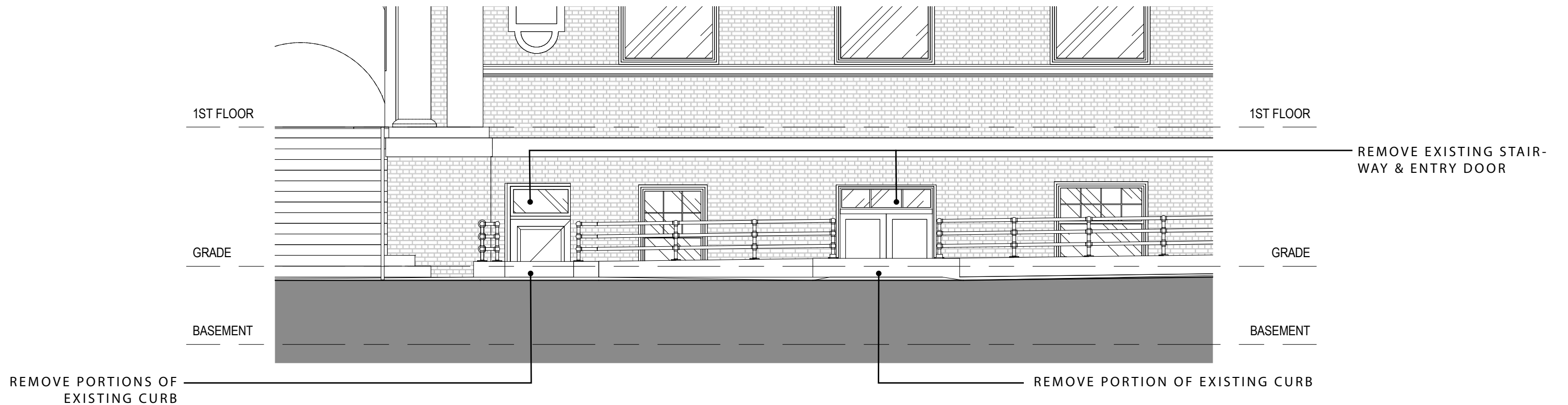


LEGEND

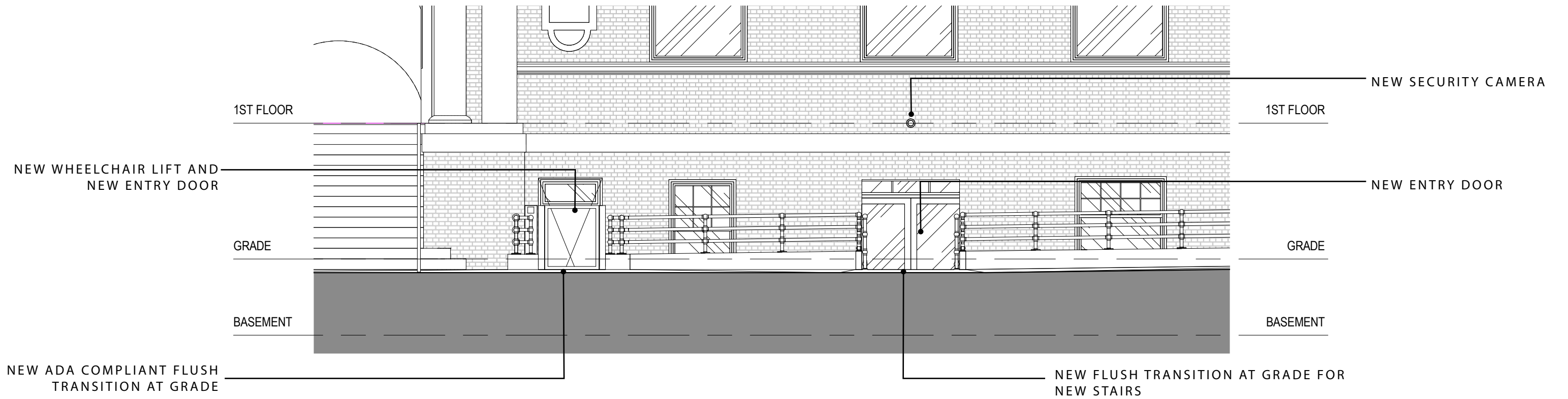


KEY PLAN

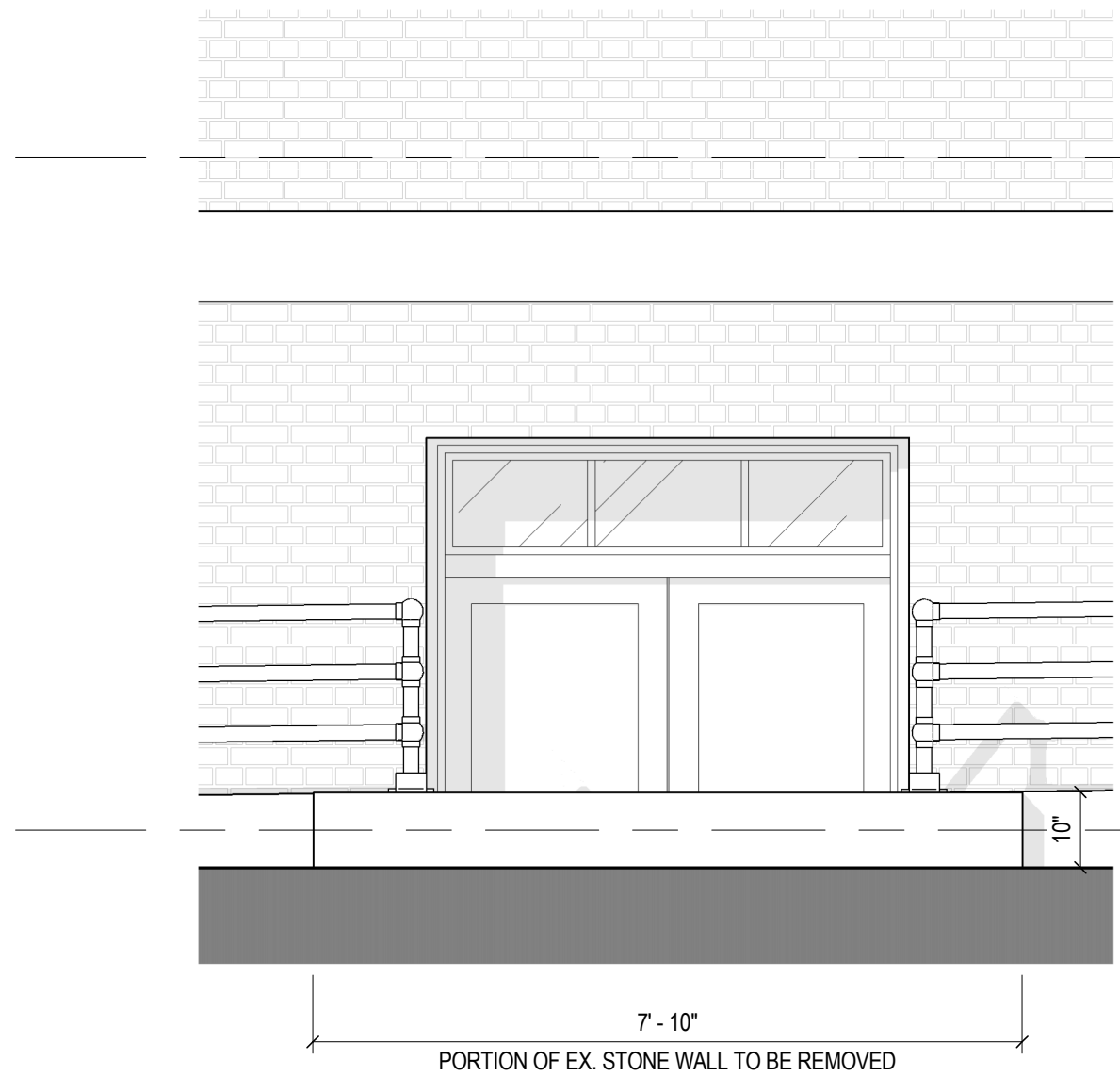




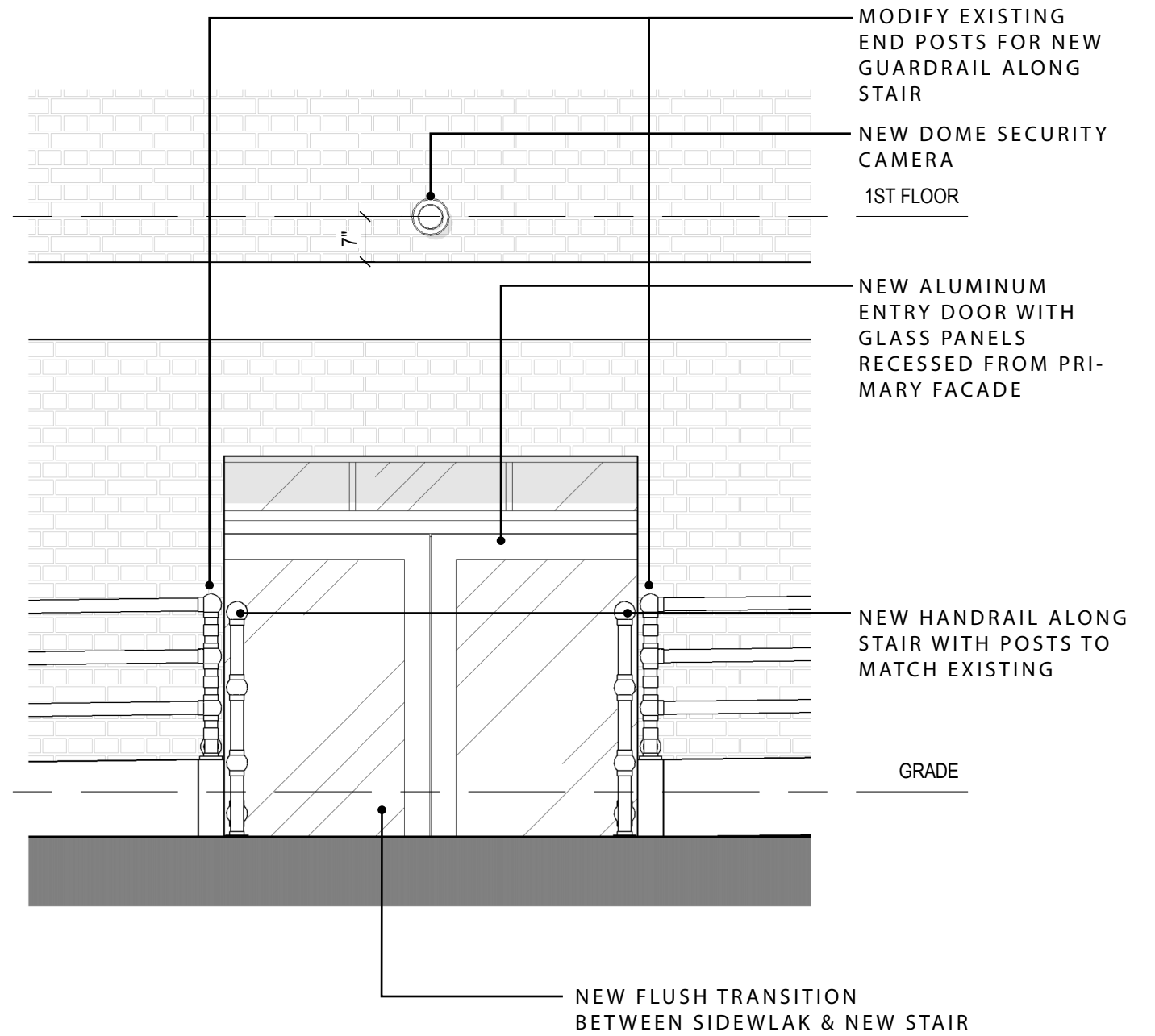
EXISTING



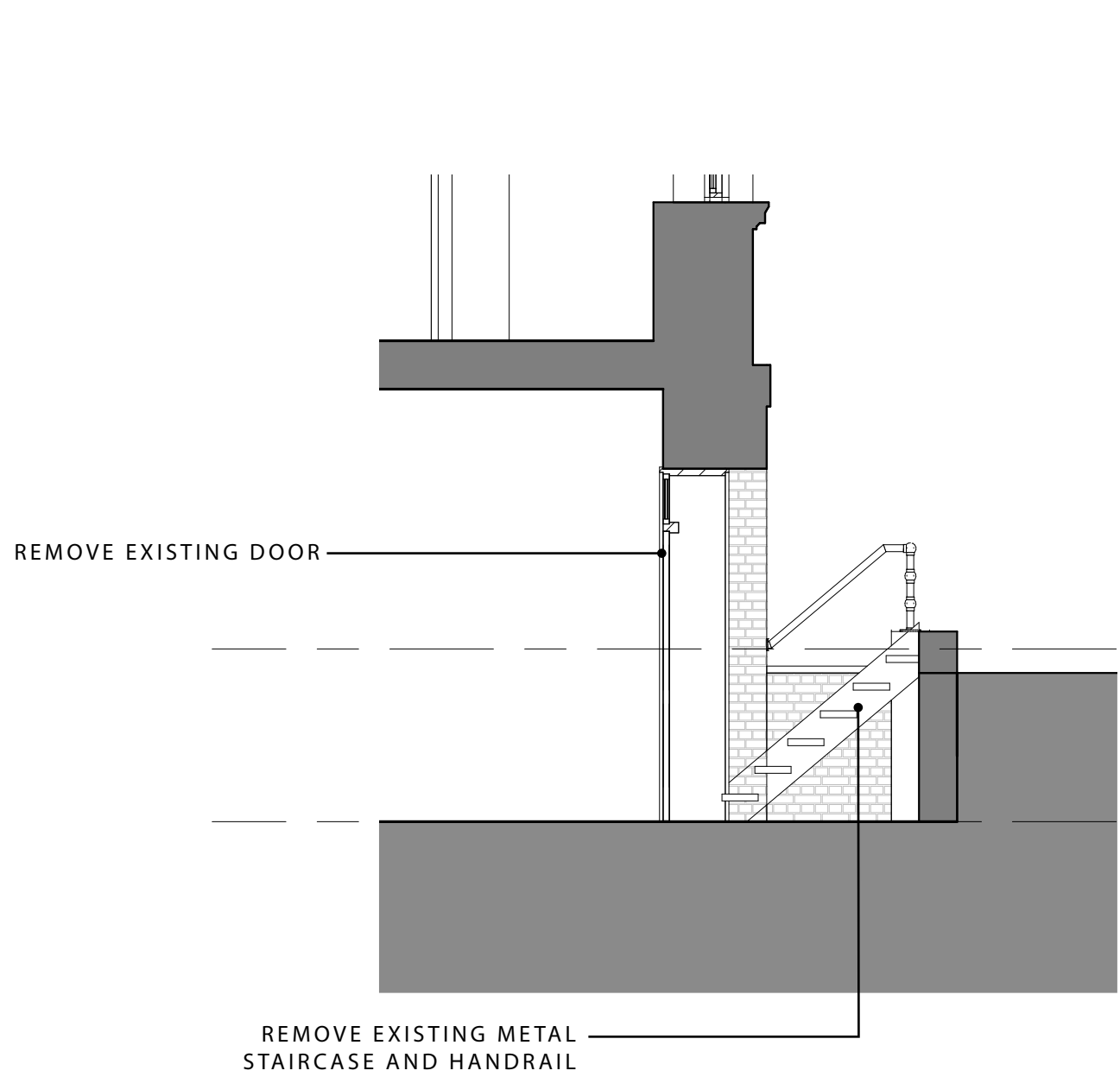
PROPOSED



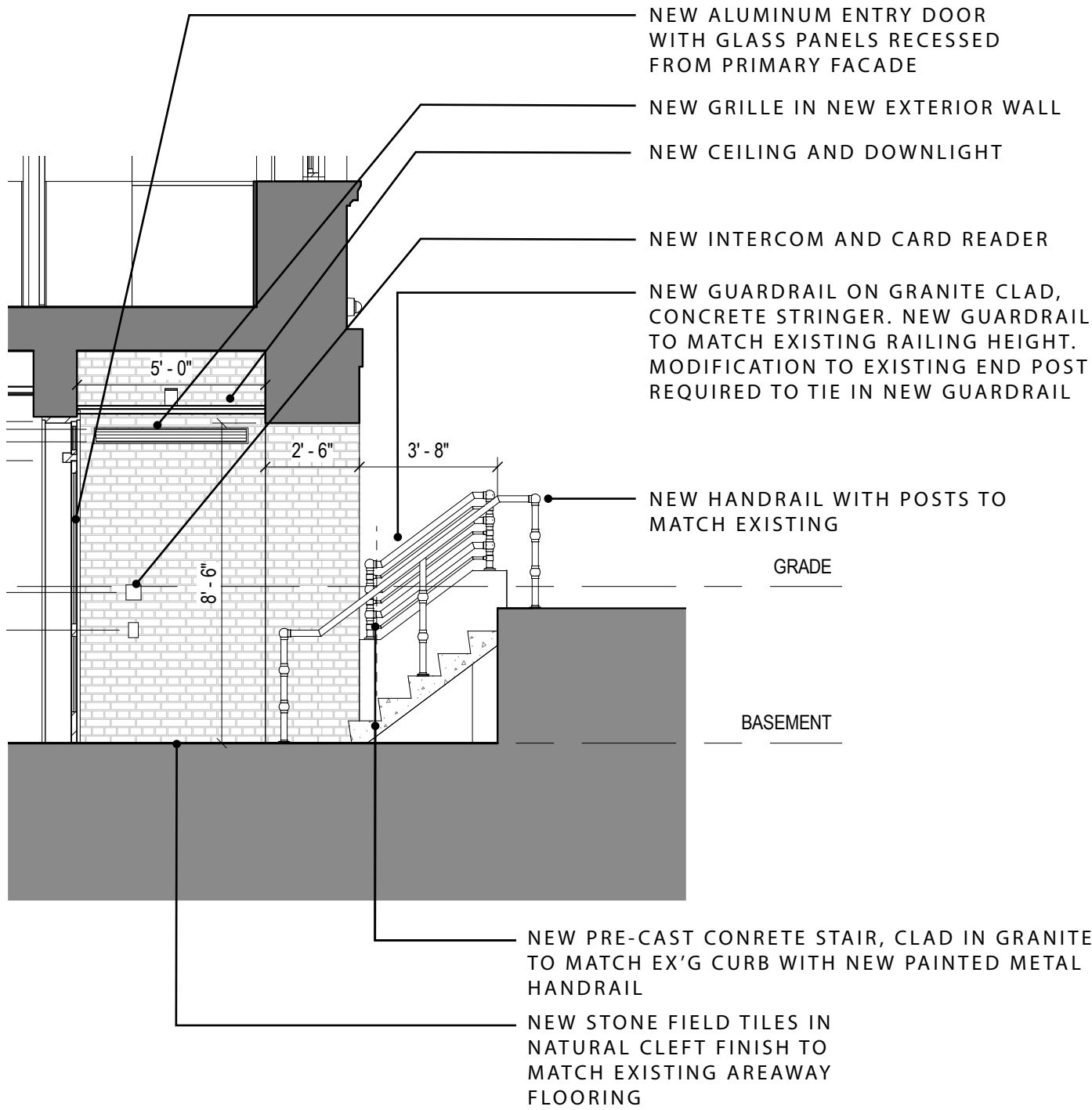
EXISTING



PROPOSED



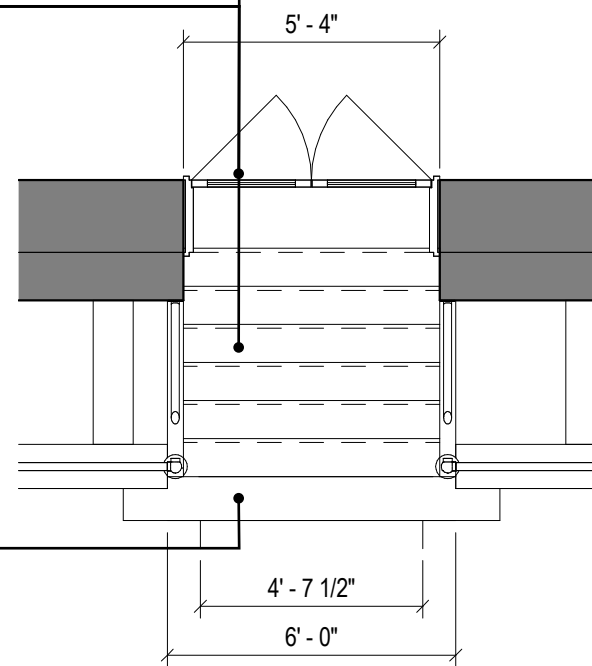
EXISTING



PROPOSED

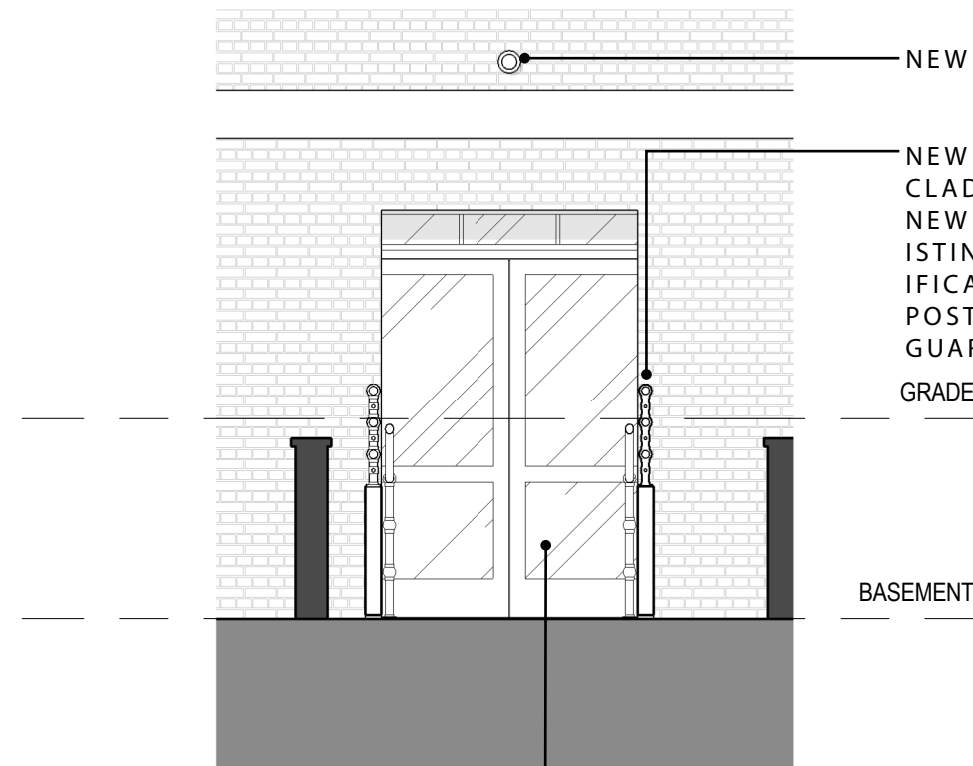


REMOVE EXISTING ENTRY DOOR AND METAL STAIRCASE



REMOVE RAISED PORTION OF THE SIDEWALK TO CREATE FLUSH TRANSITION TO NEW STAIRCASE

EXISTING



NEW DOME SECURITY CAMERA

NEW GUARDRAIL ON GRANITE CLAD, CONCRETE STRINGER. NEW GUARDRAIL TO MATCH EXISTING RAILING HEIGHT. MODIFICATION TO EXISTING END POST REQUIRED TO TIE IN NEW GUARDRAIL

GRADE

BASEMENT

NEW ALUMINUM ENTRY DOOR WITH GLASS PANELS AND TRANSOM, RECESSED FROM PRIMARY FACADE

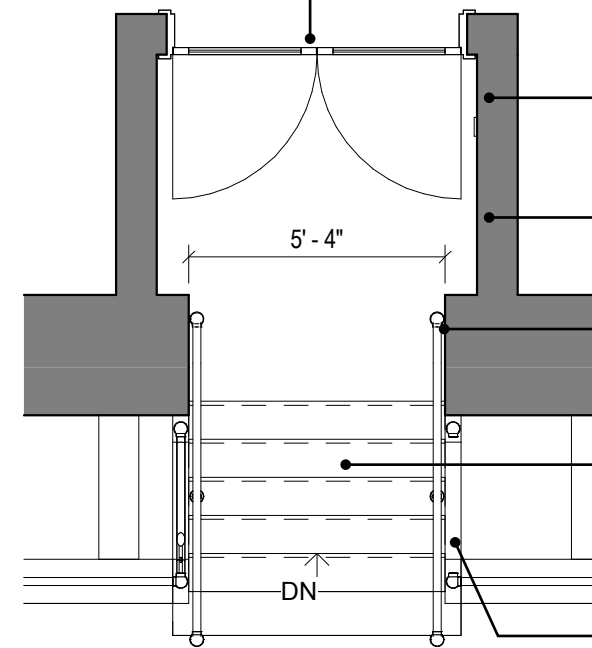
NEW INTERCOM AND CARD READER

NEW BRICK VESTIBULE WALLS. BRICK TO MATCH EXISTING COLOR AND COURSING

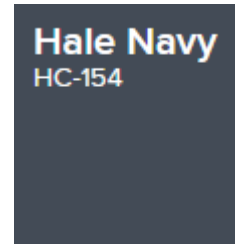
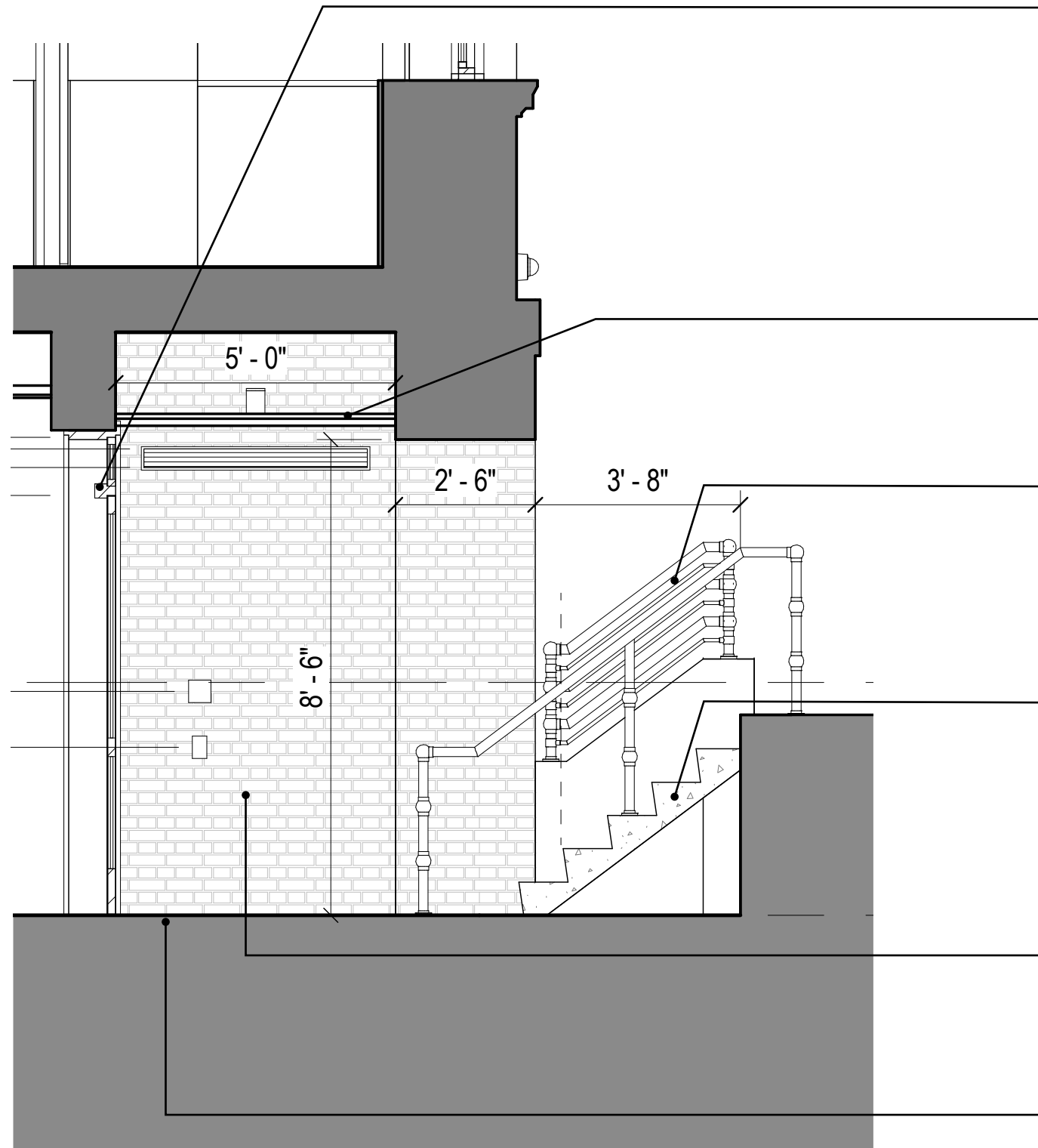
NEW HANDRAIL WITH POSTS TO MATCH EXISTING

NEW PRE-CAST CONCRETE STAIR, CLAD IN GRANITE TO MATCH EX'G CURB

NEW GUARDRAIL ON GRANITE CLAD, CONCRETE STRINGER. NEW GUARDRAIL TO MATCH EXISTING RAILING HEIGHT. MODIFICATION TO EXISTING END POST REQUIRED TO TIE IN NEW GUARDRAIL



PROPOSED



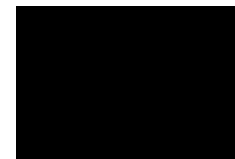
Hale Navy
HC-154

MATERIAL: BENJAMIN MOORE 1630 - OCEAN FLOOR PAINT
COLOR
FINISH: MATTE
LOCATION: NEW ENTRY DOOR ALUMINUM POWDER COAT
COLOR



MATERIAL: ARMSTRONG METALWORKS LINEAR CEILING
FINISH: MATTE
COLOR: 8120 SILVER GREY

LOCATION: NEW ENTRY VESTIBULE DROPPED CEILING



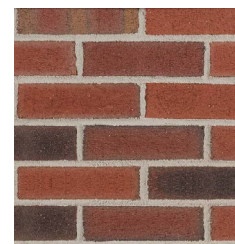
Black
PS311N13

MATERIAL: POWDER COAT METAL
COLOR: BLACK
FINISH: GLOSS
LOCATION: NEW STAIR HANDRAIL



MATERIAL: GRANITE
COLOR: TO MATCH EXISTING SIDEWALK & EXISTING MAIN
ENTRANCE

LOCATION: NEW STAIR & STAIR STRINGER



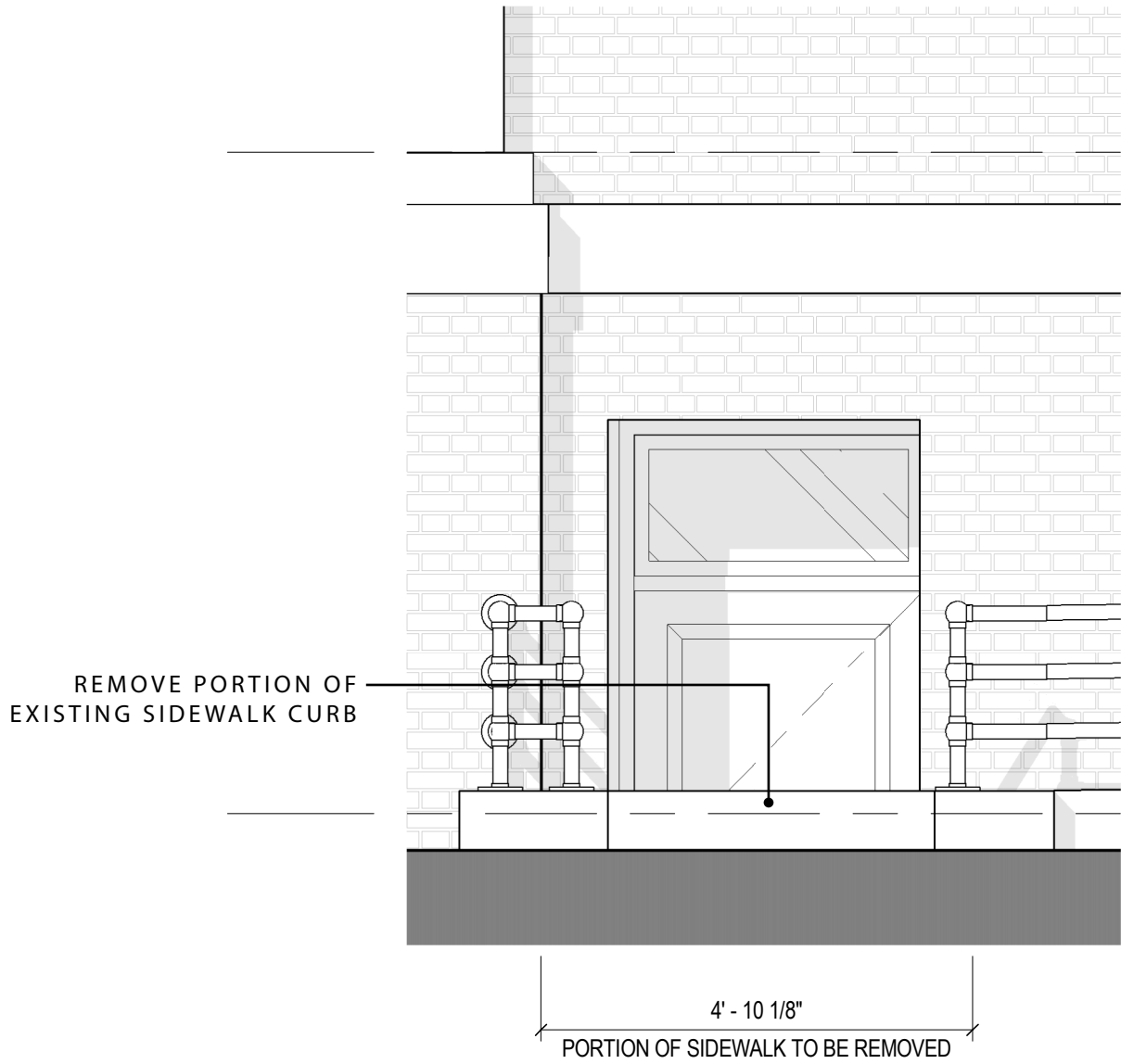
MATERIAL: BRICK
COLOR: RED BRICK TO MATCH EXISTING
FINISH: MATTE
PATTERN: ENGLISH BOND

LOCATION: VESTIBULE WALLS

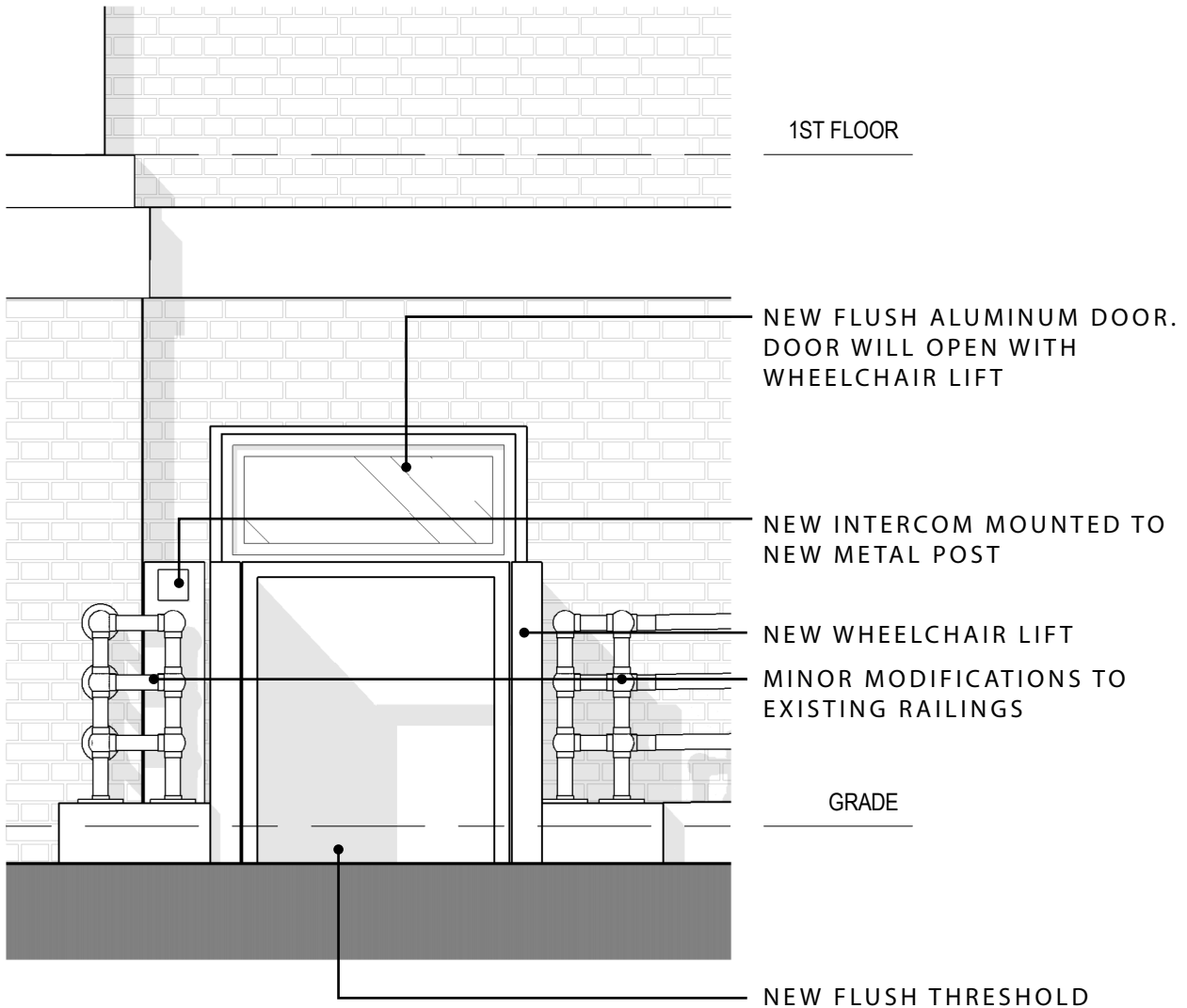


MATERIAL: NATURAL STONE TO MATCH EX'G
FINISH: NATURAL CLEFT
COLOR: LIGHT GRAY (TO MATCH EX'G)

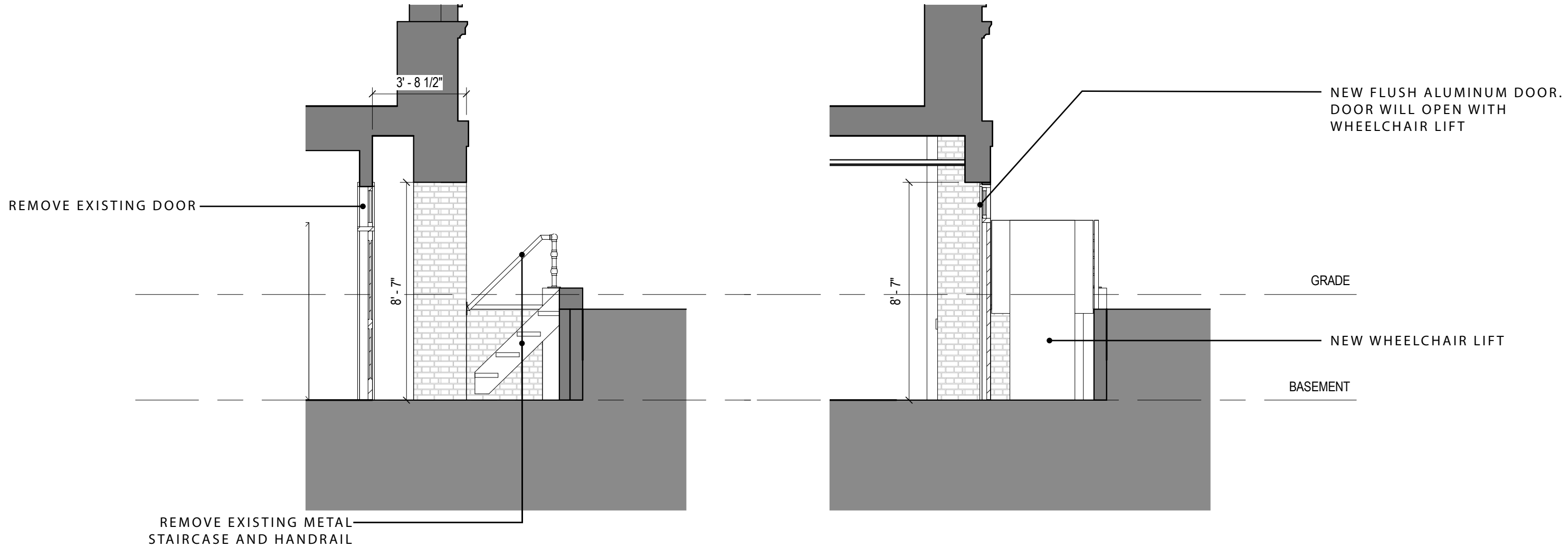
LOCATION: PLATFORM FLOOR



EXISTING

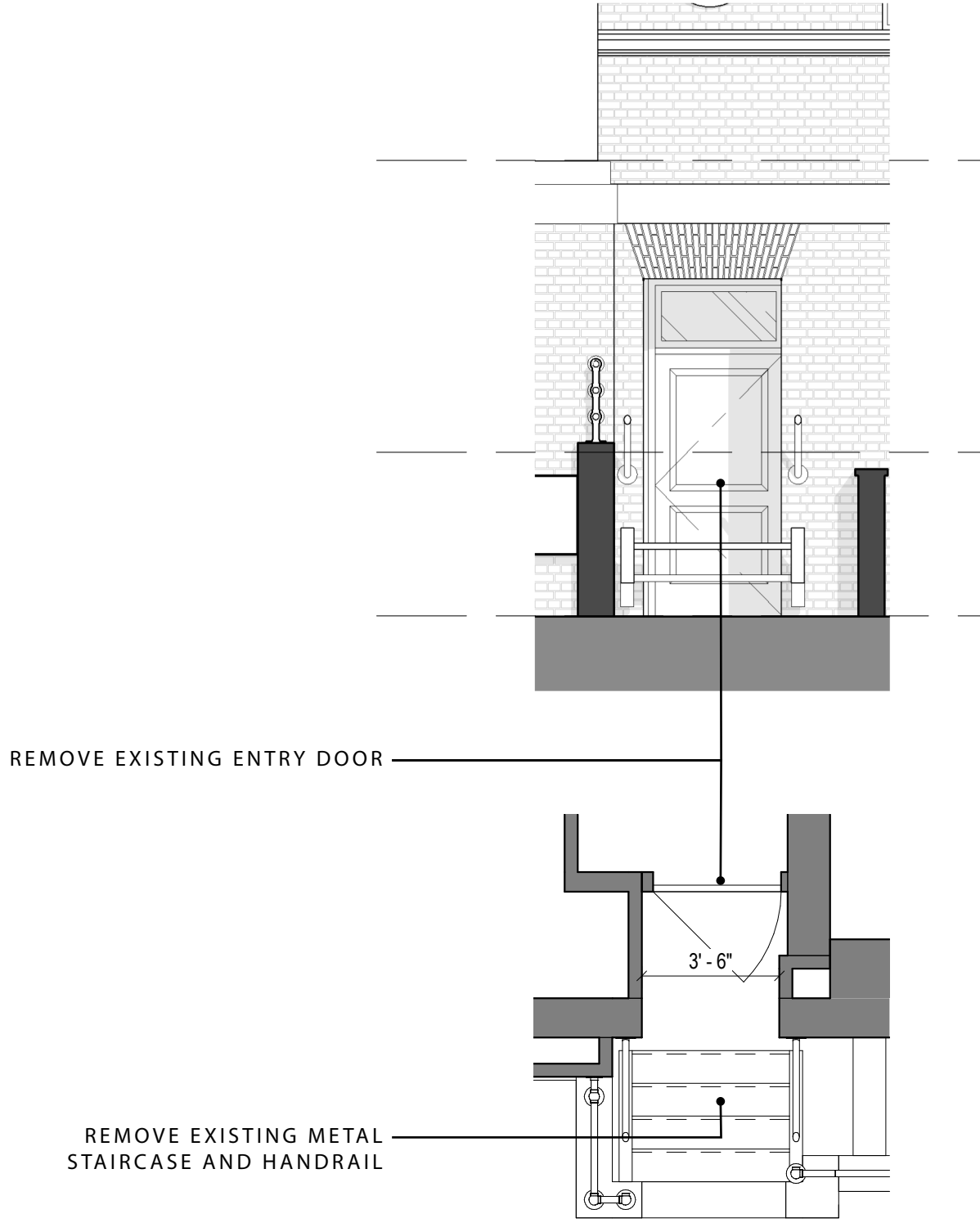


PROPOSED



EXISTING

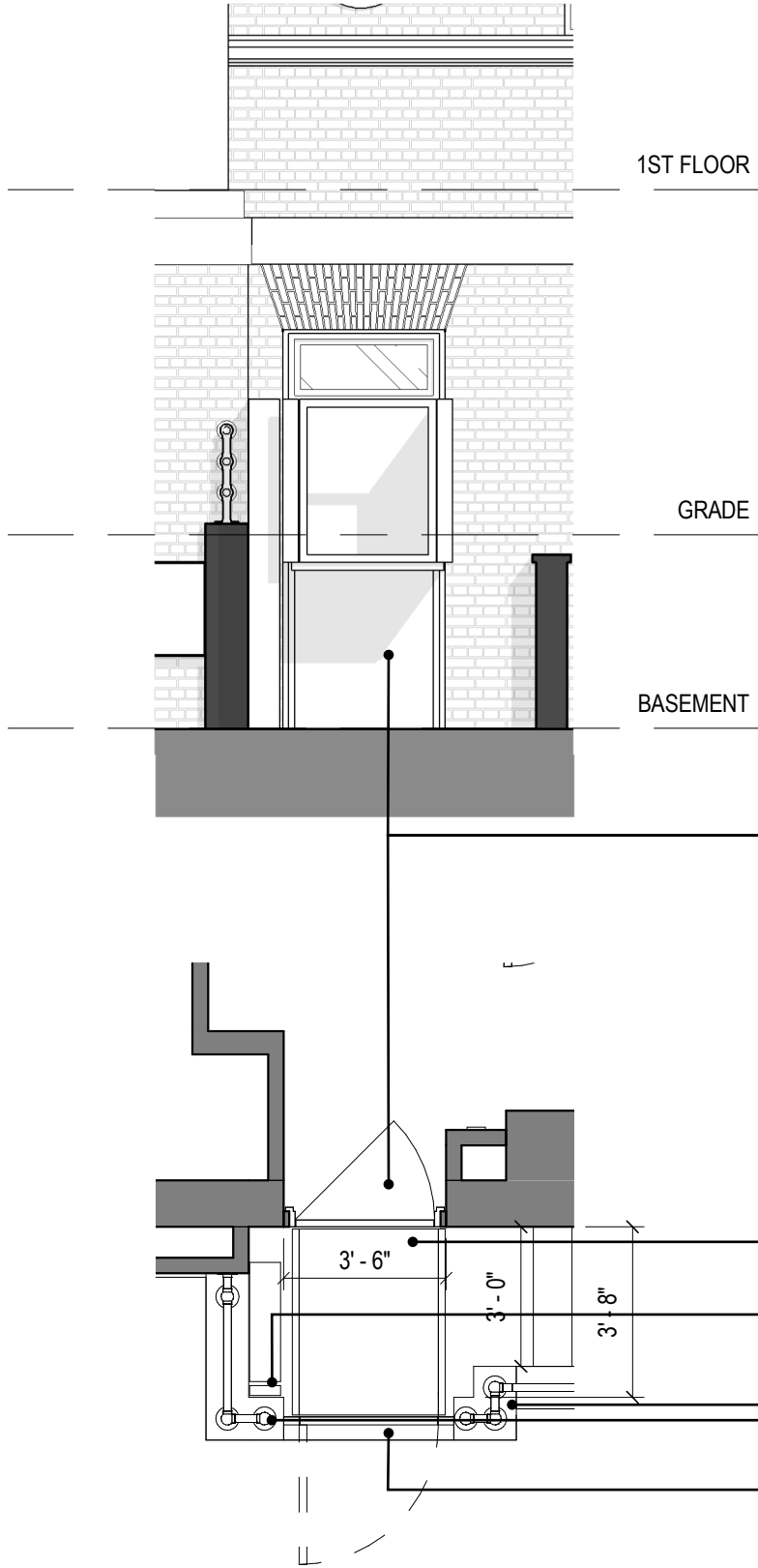
PROPOSED



REMOVE EXISTING ENTRY DOOR

REMOVE EXISTING METAL STAIRCASE AND HANDRAIL

EXISTING



1ST FLOOR

GRADE

BASEMENT

NEW FLUSH ALUMINUM DOOR. DOOR WILL OPEN WITH WHEELCHAIR LIFT

NEW WHEELCHAIR LIFT
 NEW INTERCOM MOUNTED ON NEW METAL POST. POST AND INTERCOM TO BE SUPPORTED FROM AREAWAY
 MINOR MODIFICATIONS TO EXISTING RAILING
 NEW PTD METAL AND GLASS GATE AT UPPER LANDING

PROPOSED



PRECEDENT IMAGE



Black
PS311N13

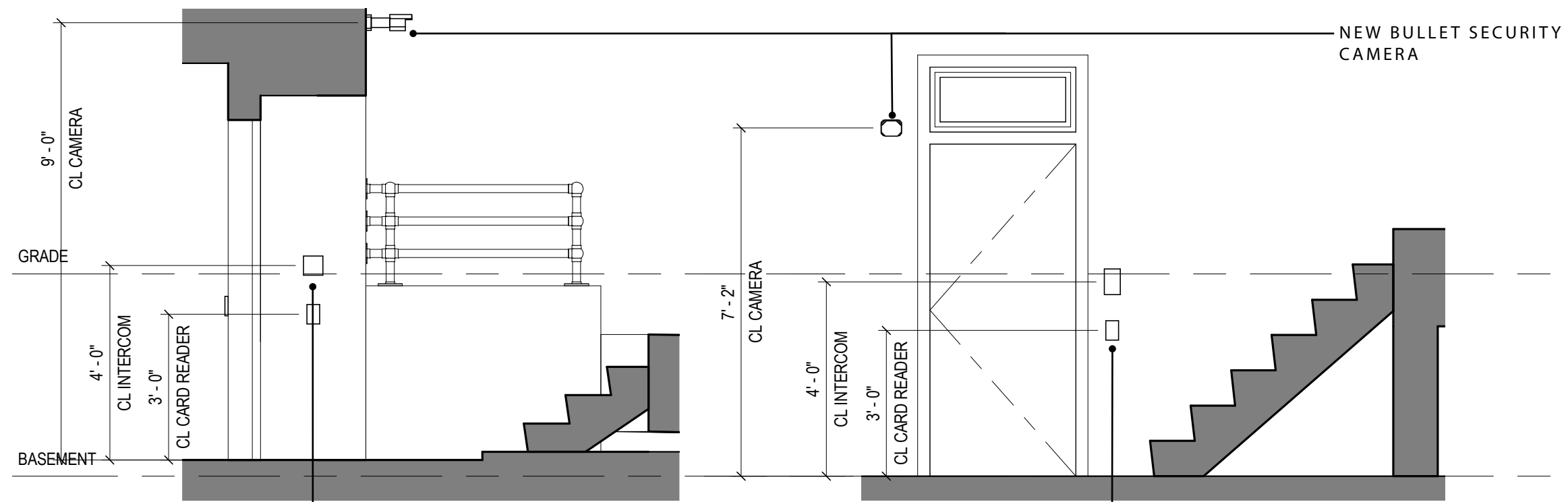
MATERIAL: POWDER COAT METAL
COLOR: BLACK
FINISH: GLOSS
LOCATION: METAL FRAME / ENCLOSURE ON WHEELCHAIR LIFT



MATERIAL: CLEAR GLASS
COLOR: CLEAR
FINISH: TBD
LOCATION: WHEELCHAIR LIFT



MATERIAL: NATURAL STONE TO MATCH EX'G
FINISH: NATURAL CLEFT
COLOR: LIGHT GRAY (TO MATCH EX'G)
LOCATION: PLATFORM FLOOR



SURFACE MOUNTED CARD READER
HID SIGNO 40



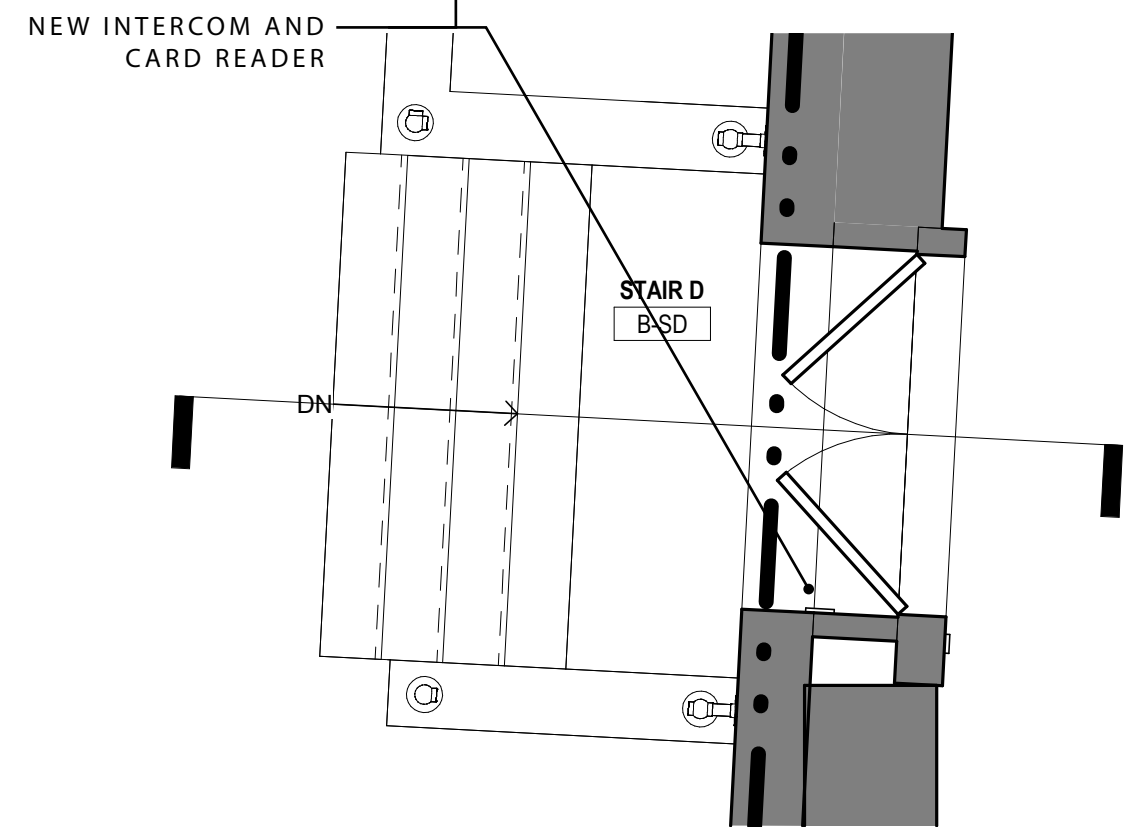
WALL MOUNTED INTERCOM
AIPHONE IX-EA



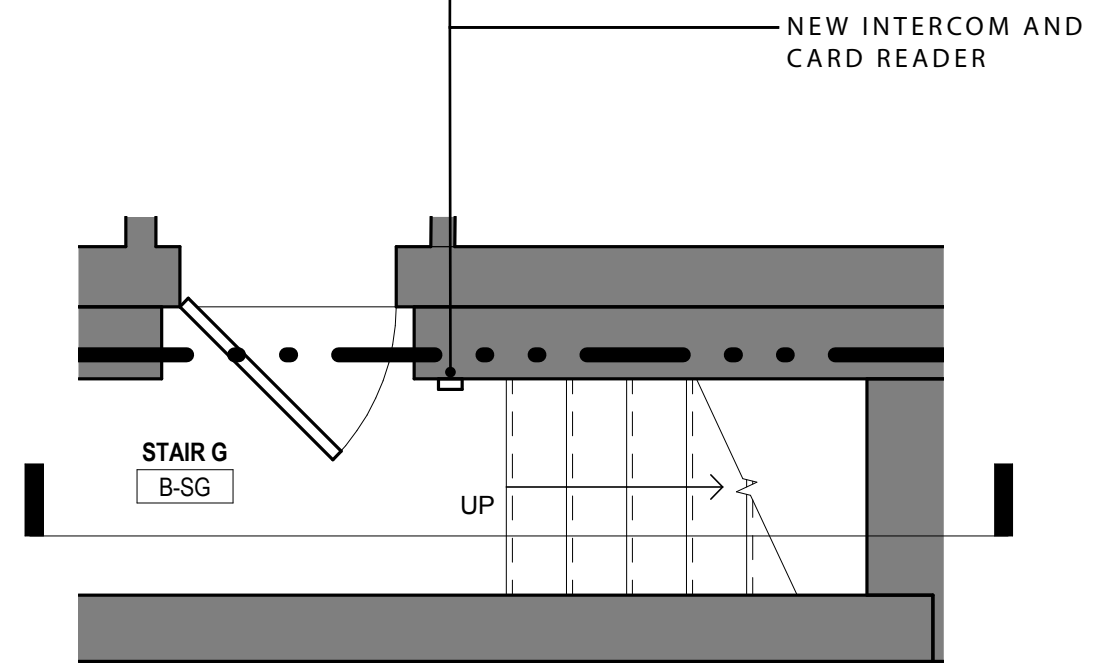
SURFACE MOUNTED SECURITY CAMERA
AVIGILON H5SL BULLET CAMERA



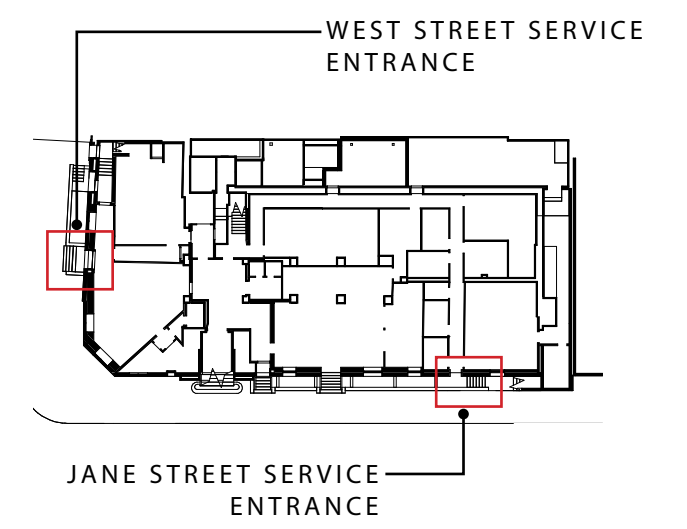
SURFACE MOUNTED SECURITY CAMERA
AVIGILON H5SL DOME CAMERA



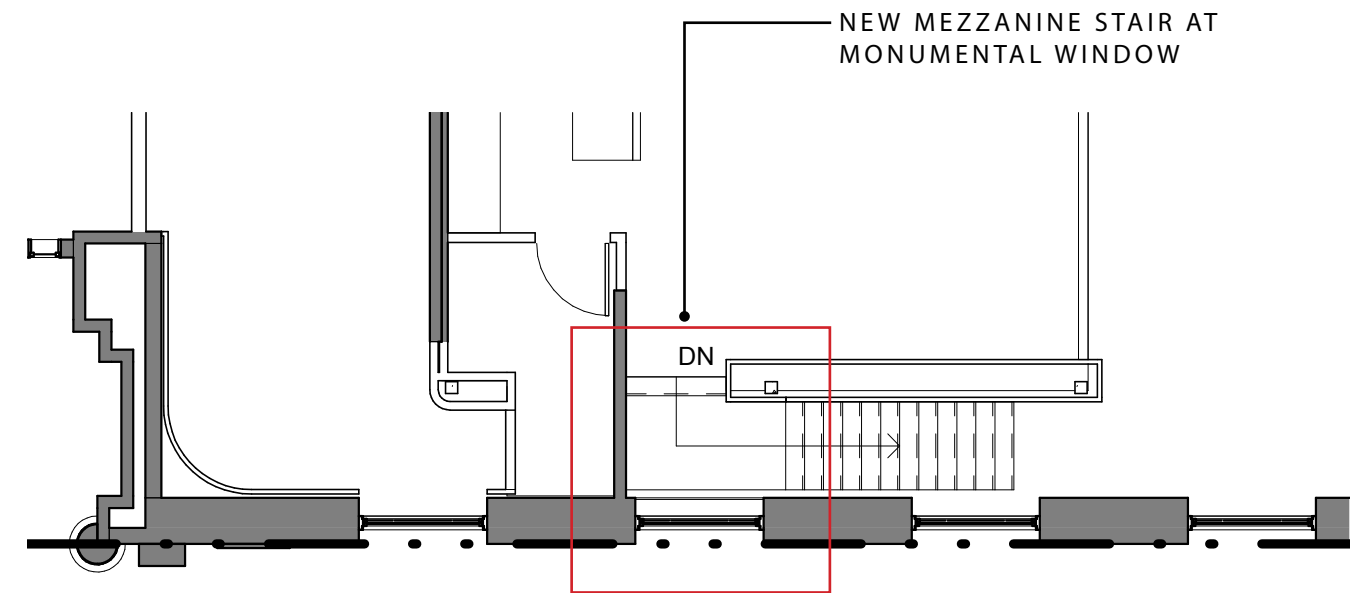
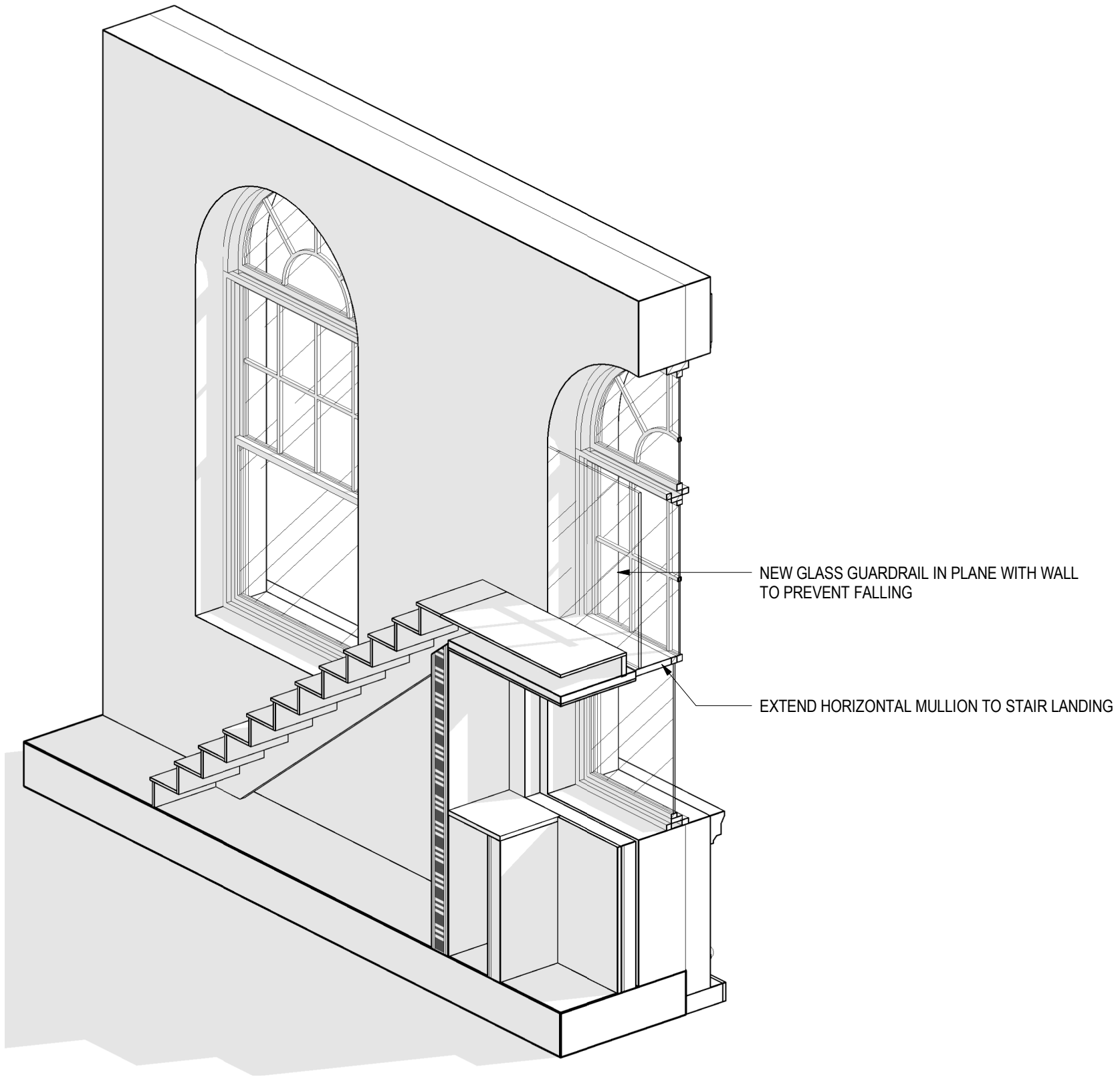
WEST STREET - SERVICE ENTRANCE

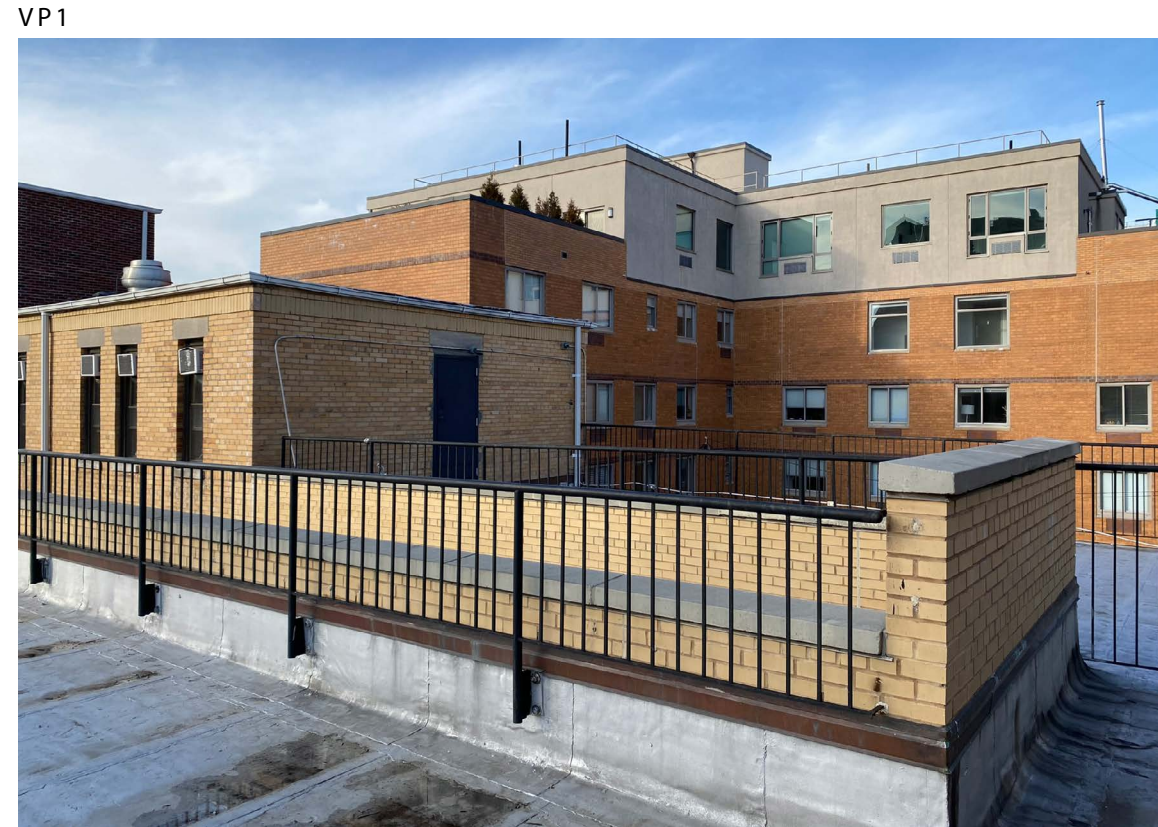





JANE STREET - SERVICE ENTRANCE



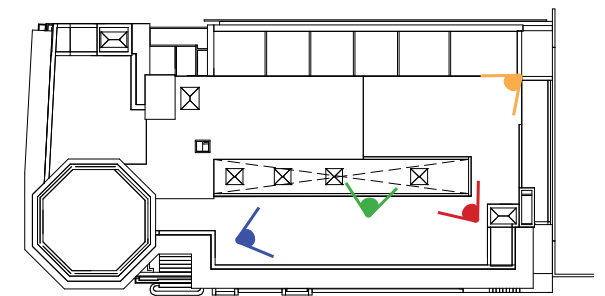
KEY PLAN





-  VP1: VIEW POINT-1
-  VP2: VIEW POINT-2
-  VP3: VIEW POINT-3

LEGEND



KEY PLAN



VP1






VP2

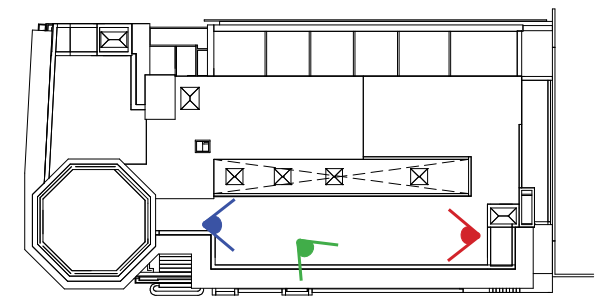


VP3



-  VP1: VIEW POINT-1
-  VP2: VIEW POINT-2
-  VP3: VIEW POINT-3

LEGEND



KEY PLAN

N

VP1

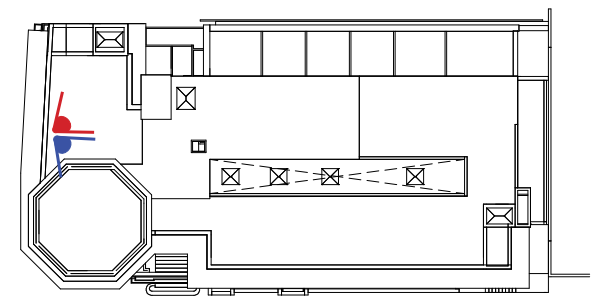


VP2



- VP1: VIEW POINT-1
- VP2: VIEW POINT-2

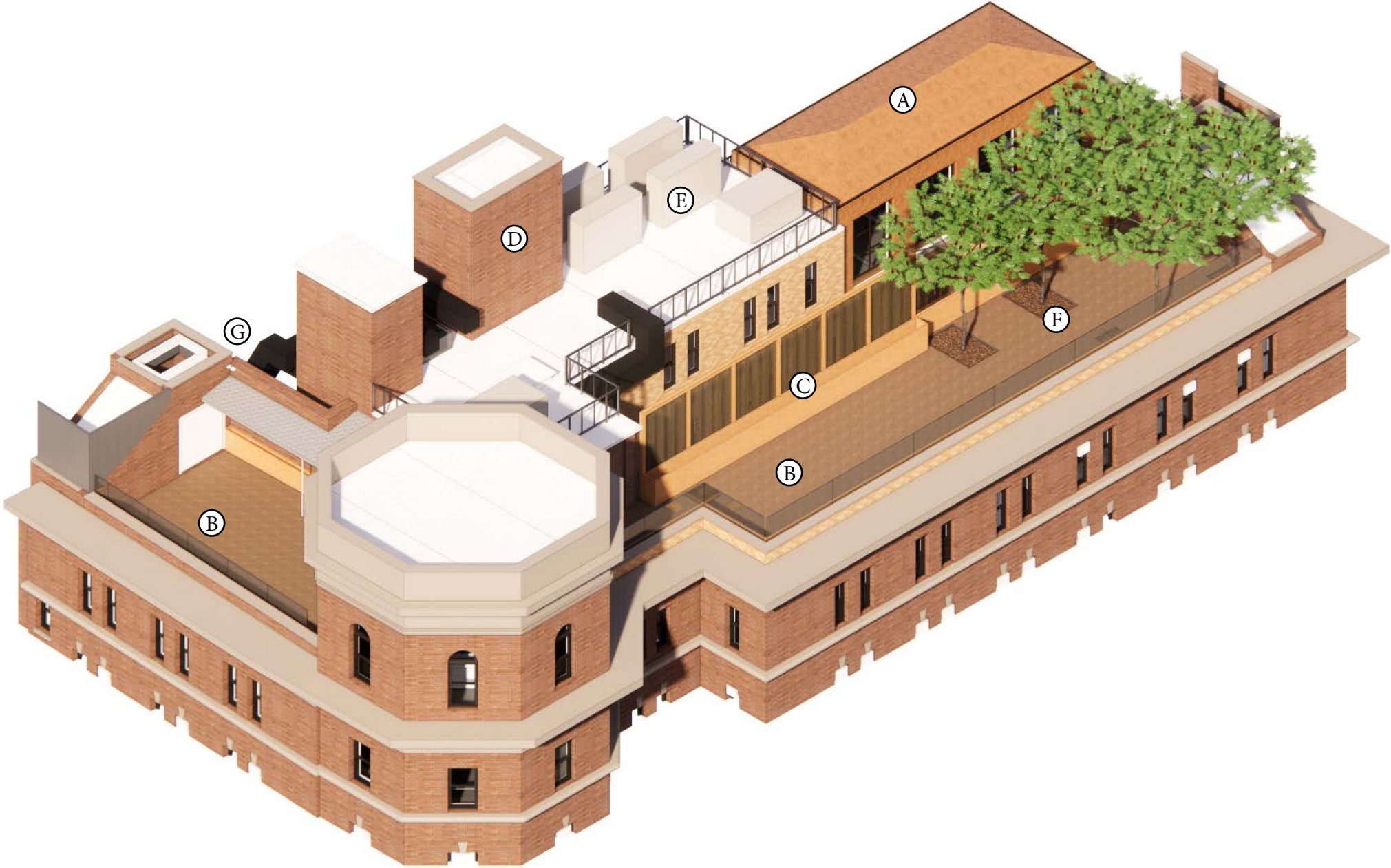
LEGEND

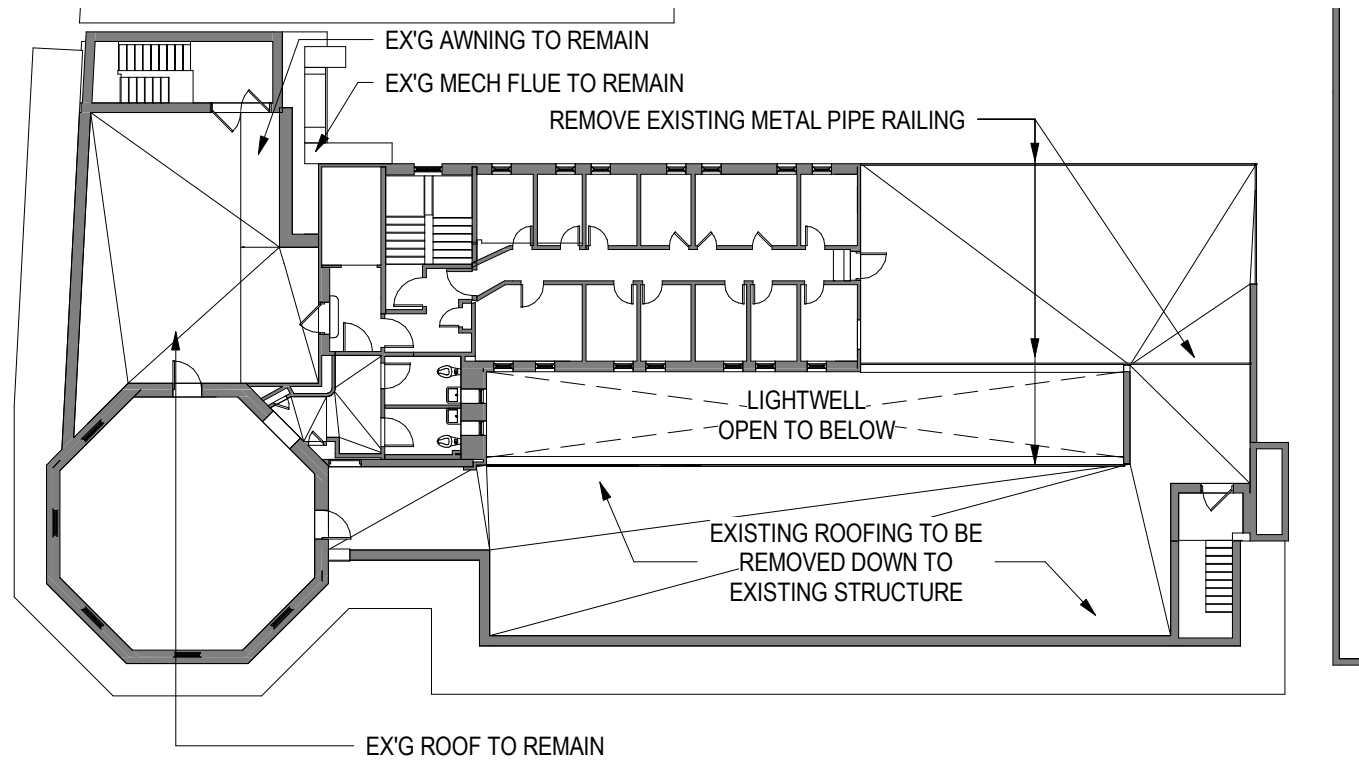


N

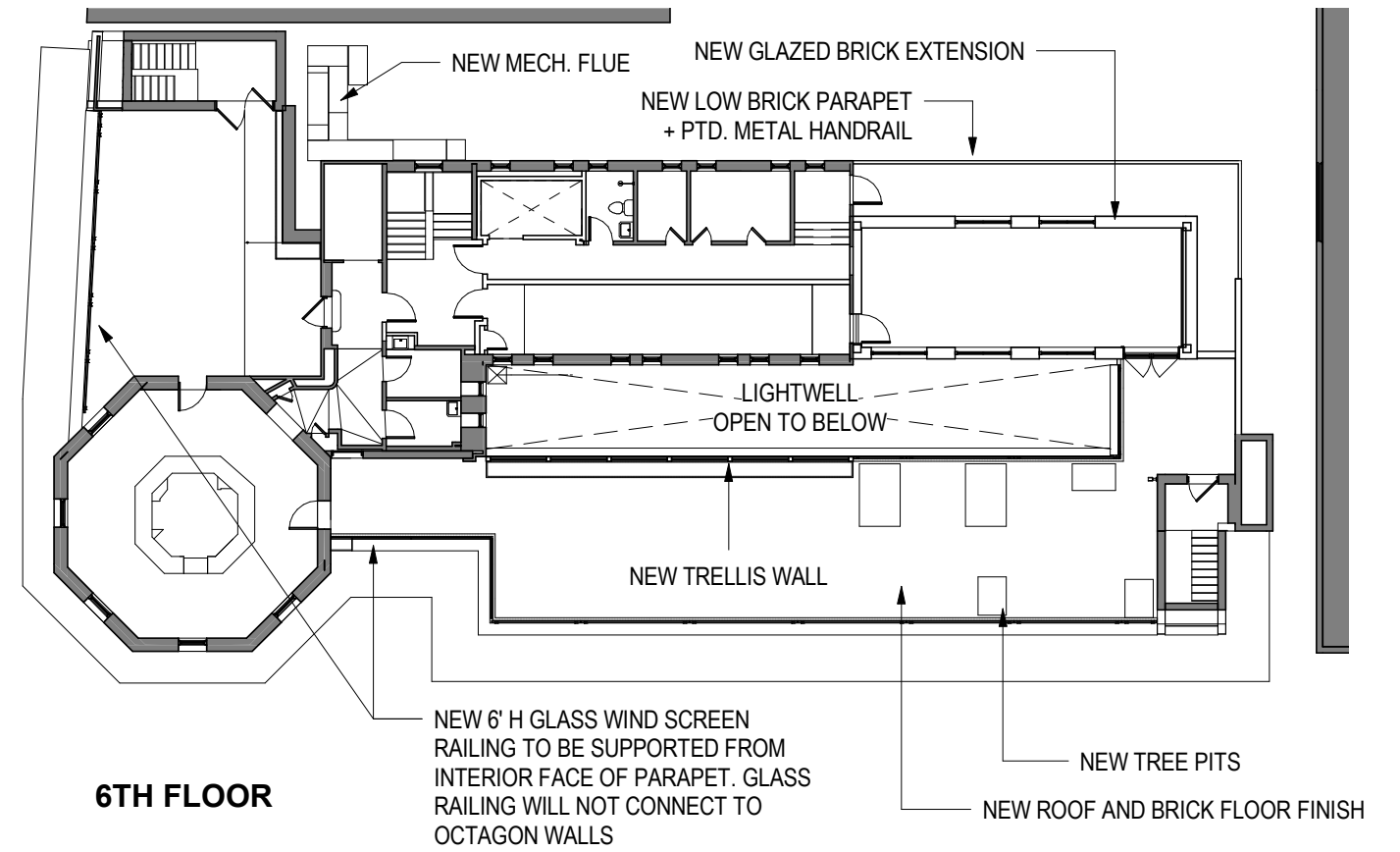
KEY PLAN

- Ⓐ ROOFTOP EXTENSION
- Ⓑ GLASS WIND SCREEN
- Ⓒ TRELLIS WALL
- Ⓓ ELEV. BULKHEAD
- Ⓔ NEW MECH RAILING & EQUIPMENT
- Ⓕ TREE PITS
- Ⓖ SECURITY CAMERAS

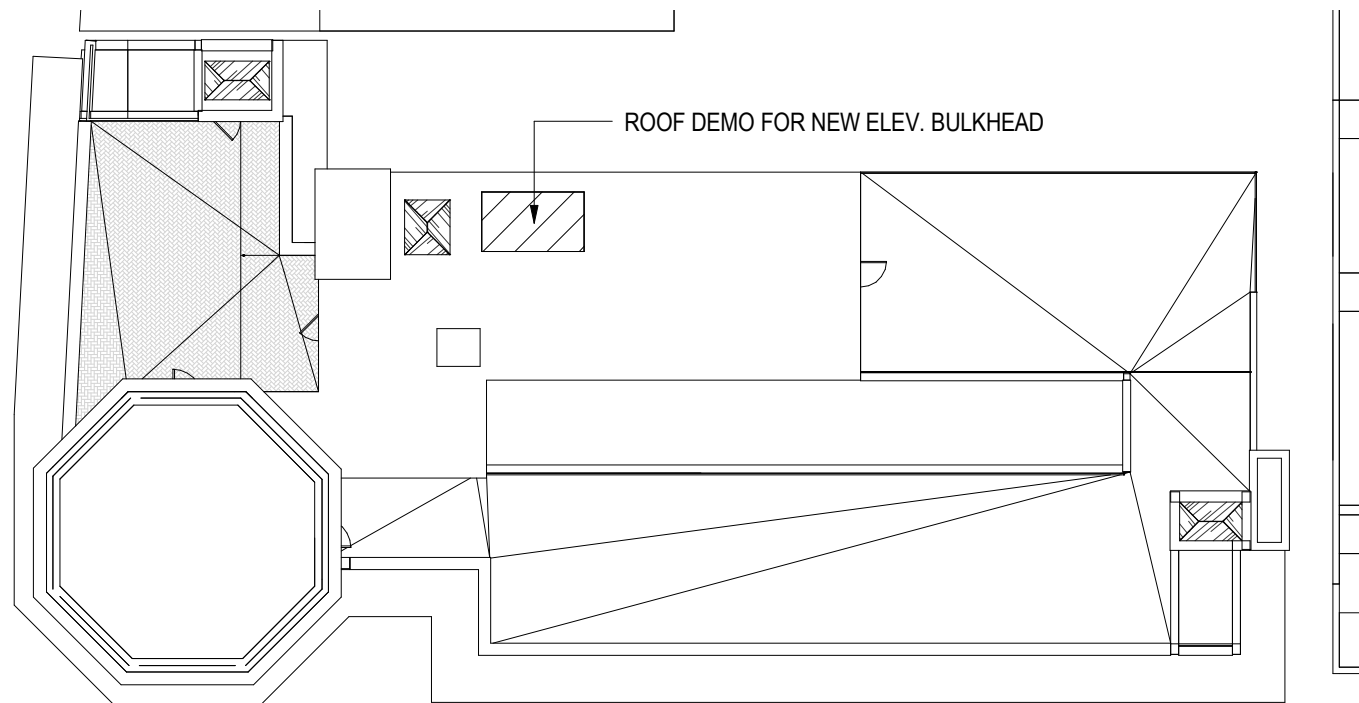




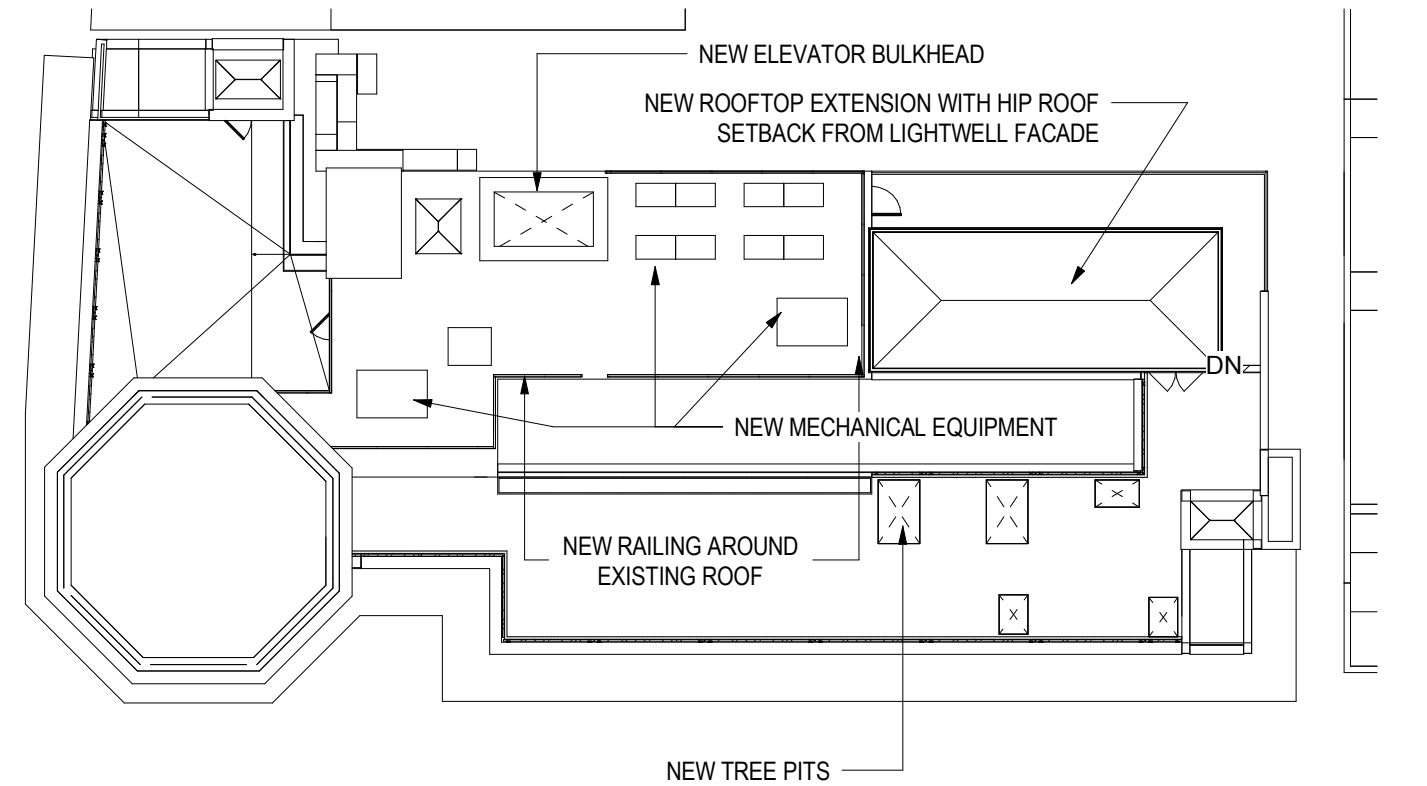
6TH FLOOR



6TH FLOOR



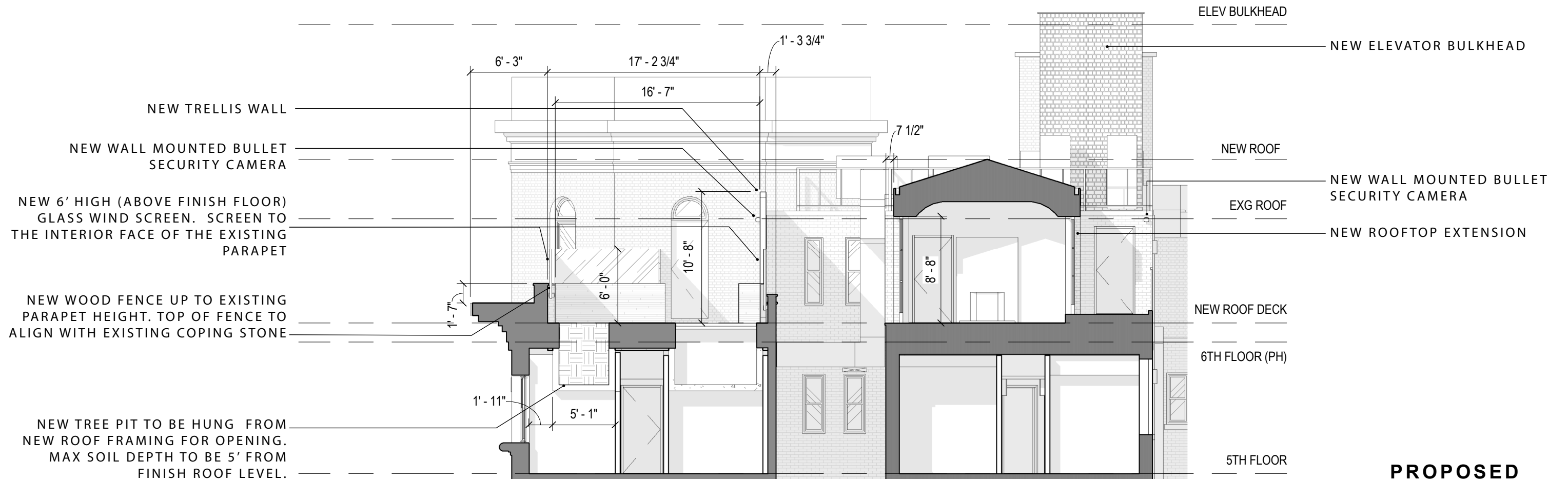
ROOF

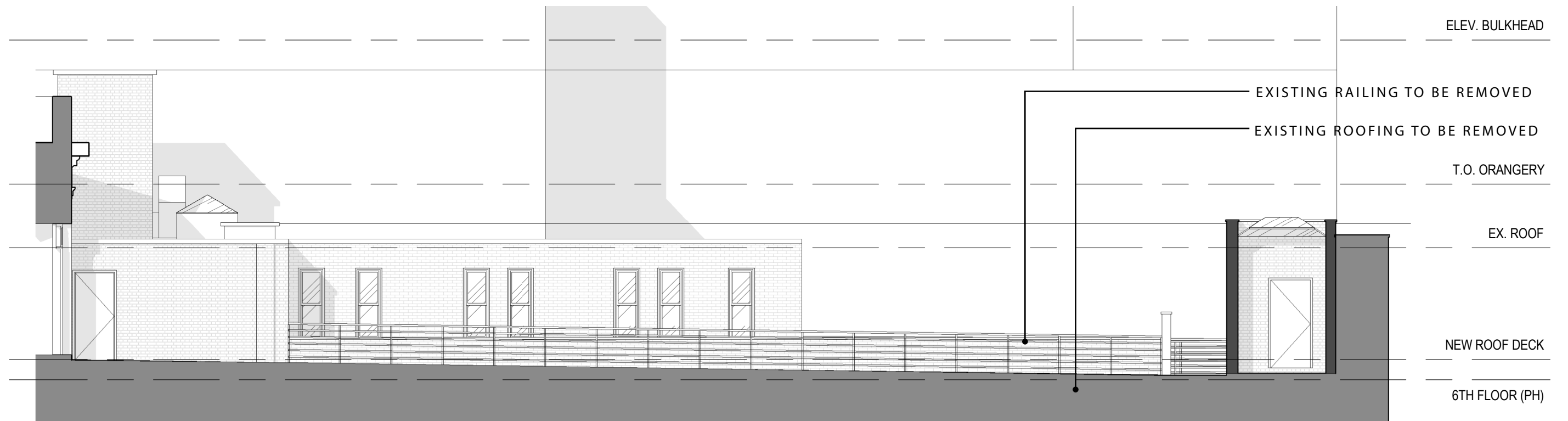


ROOF

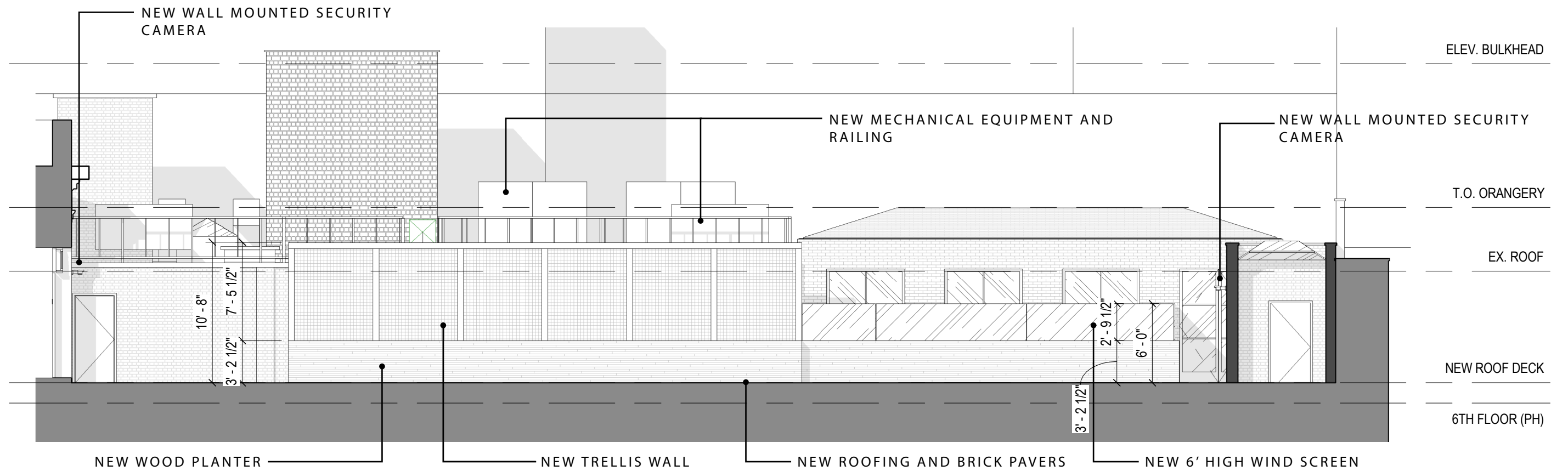
EXISTING

PROPOSED





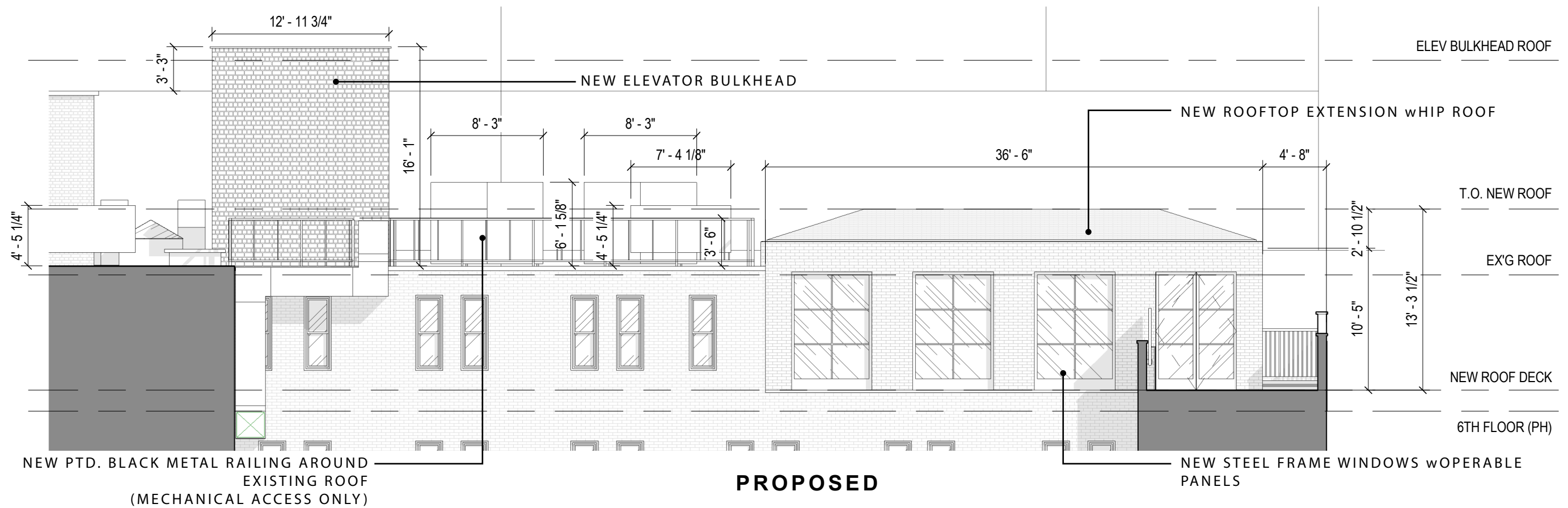
EXISTING



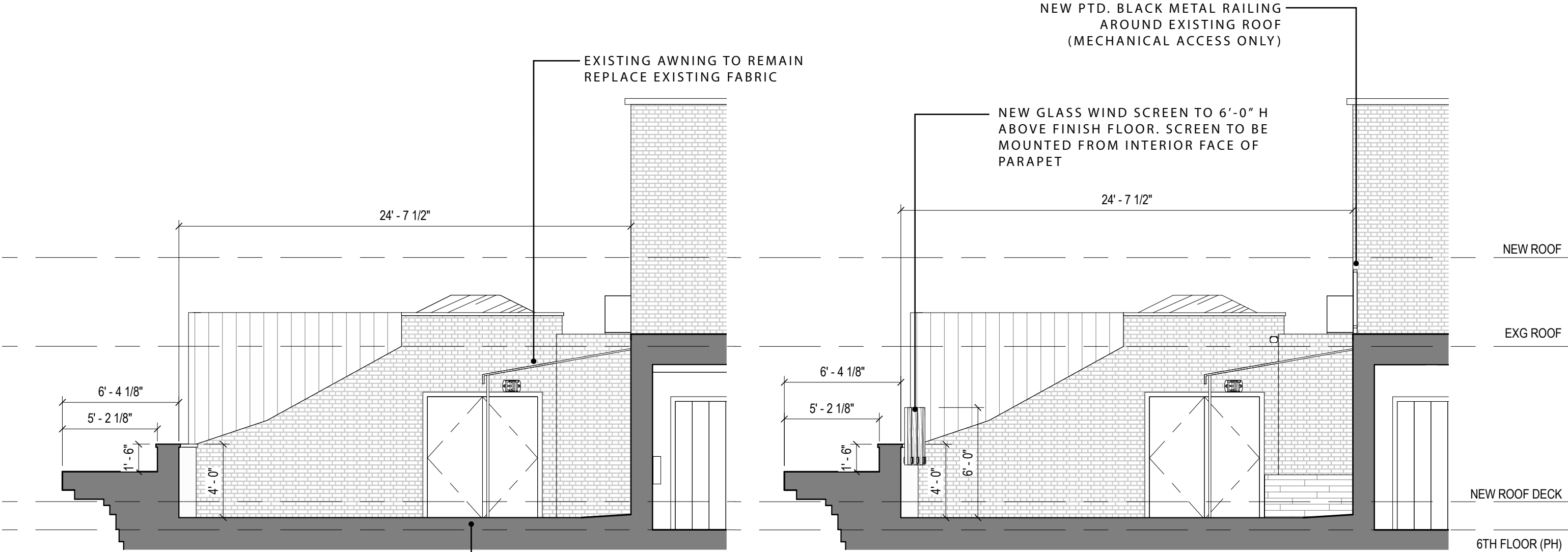
PROPOSED



EXISTING



PROPOSED

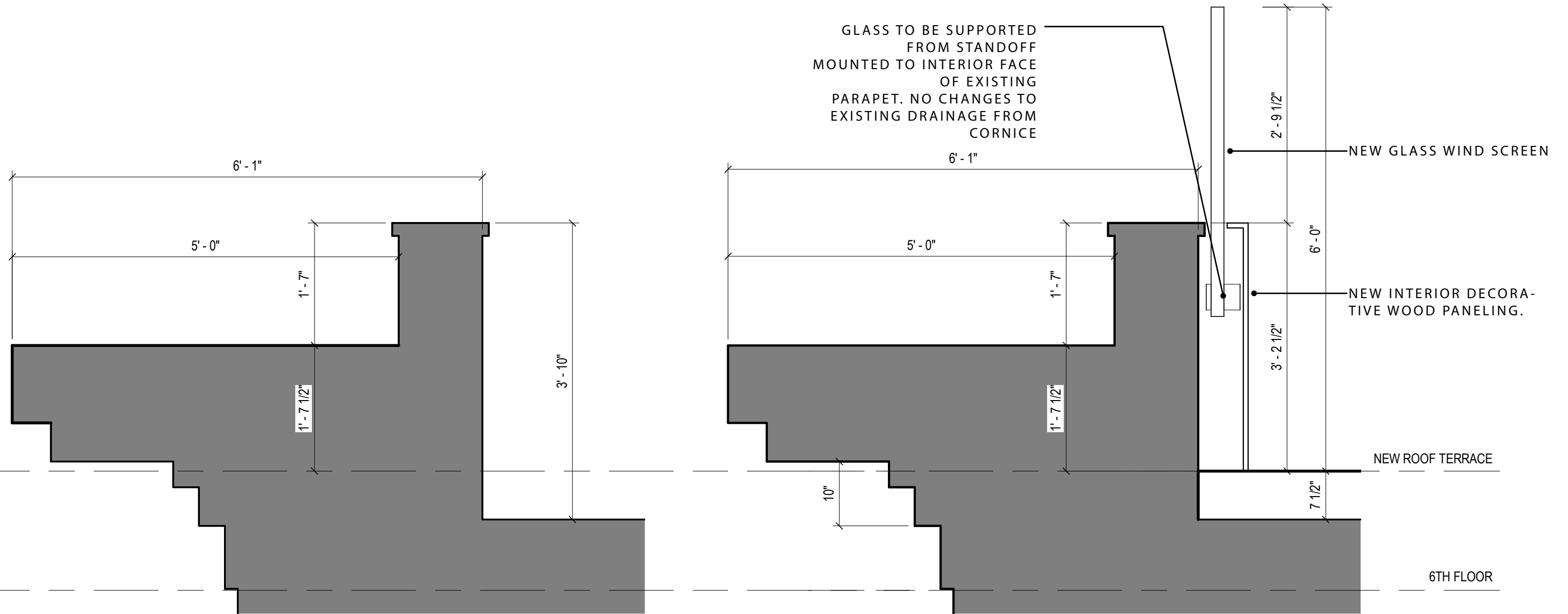


EXISTING

STONEHILL TAYLOR

PROPOSED

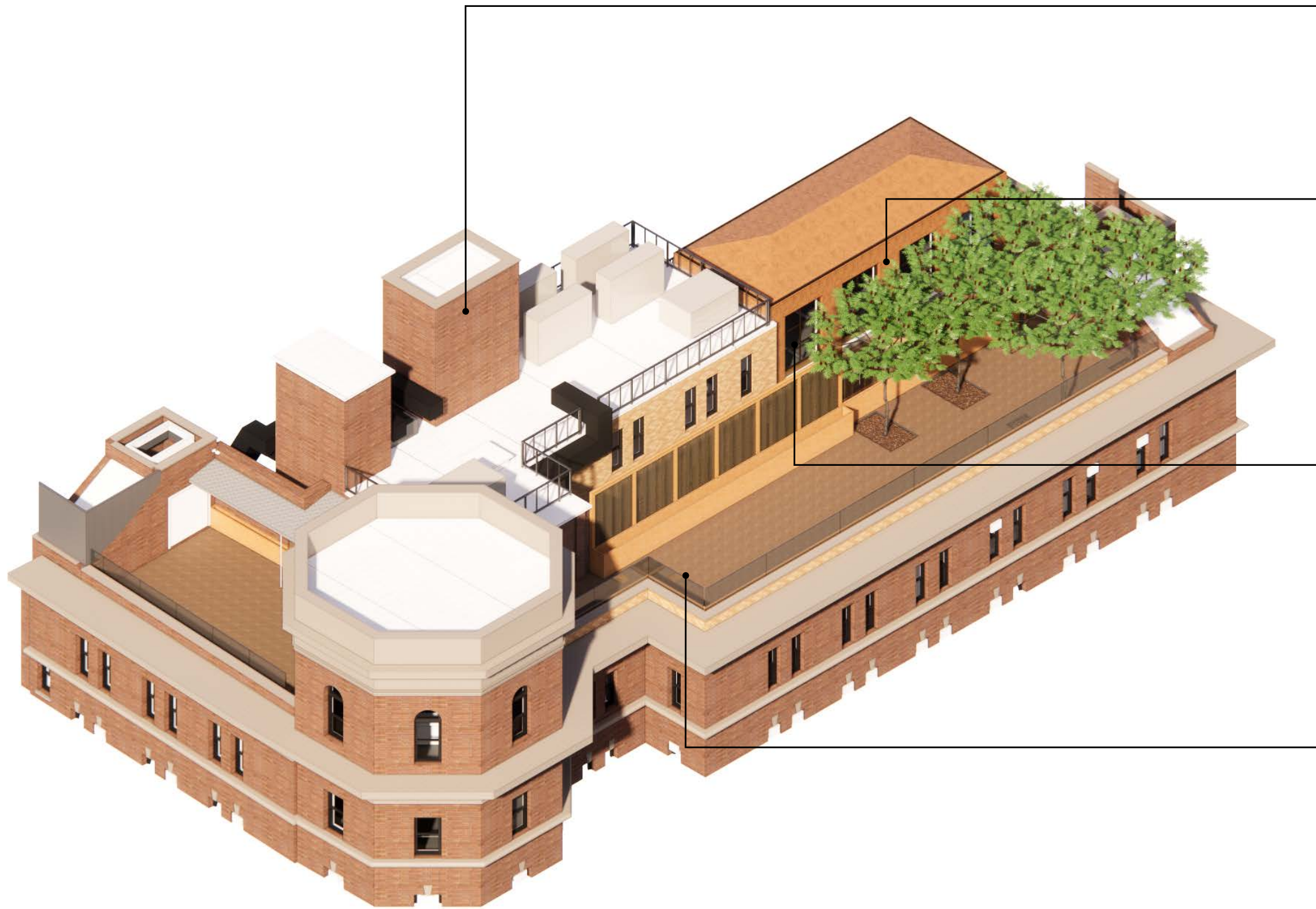
EXISTING ROOF



EXISTING

STONEHILL TAYLOR

PROPOSED



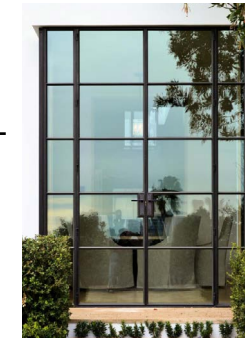
MATERIAL: BRICK TO MATCH EX'G
 COLOR: RED - MATCH EX'G
 FINISH: MATTE

LOCATION: ELEVATOR BULKHEAD



MATERIAL: GLAZED BRICK
 COLOR: TERRACOTTA
 FINISH: GLOSS

LOCATION: PENTHOUSE EXTENSION
 WALLS AND ROOF



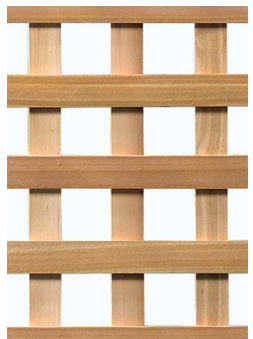
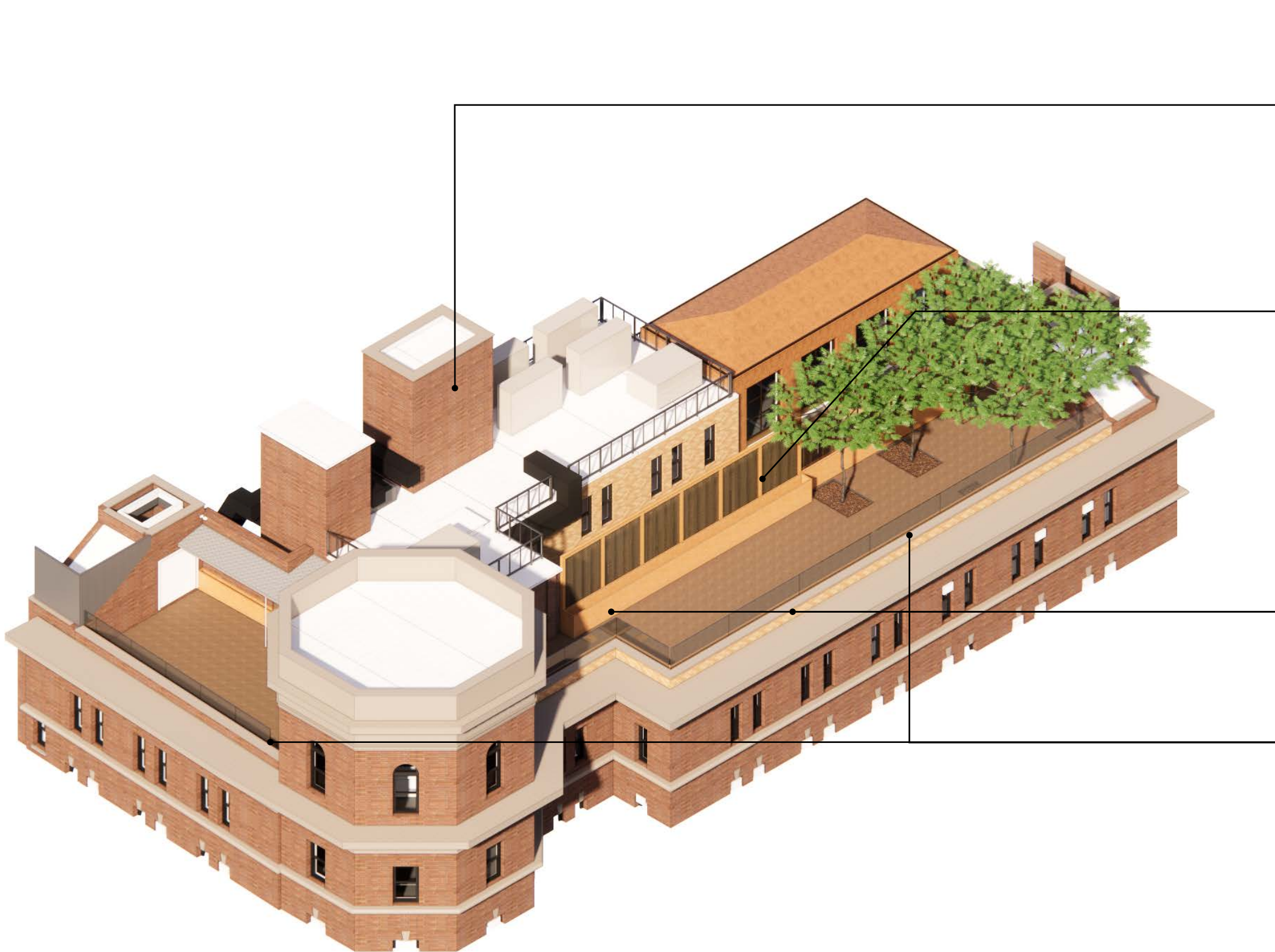
MATERIAL: THERMALLY BROKEN
 STEEL FRAME WINDOWS
 COLOR: BRONZE w/CLEAR GLASS
 FINISH: TBD

LOCATION: PENTHOUSE WINDOWS



MATERIAL: HERRINGBONE BRICK
 PAVERS
 COLOR: RED / TERRACOTTA TO
 MATCH EXISTING RED
 BRICK @ WEST TERRACE
 FINISH: MATTE

LOCATION: TERRACE FLOOR



MATERIAL: WOOD LATTICE
 SPECIES: TEAK
 FINISH: UNFINISHED, MATTE
 LOCATION: LATTICE PANELS BETWEEN POSTS



MATERIAL: WOOD POSTS
 SPECIES: TEAK
 FINISH: UNFINISHED, MATTE
 LOCATION: TRELLIS WALL POSTS



MATERIAL: STAINED WOOD TONGUE AND GROOVE PANELING
 SPECIES: TEAK
 FINISH: UNFINISHED, MATTE
 LOCATION: PLANTERS & PARAPET COVER



MATERIAL: GLASS RAILING
 COLOR: FRAMELESS, CLEAR, NON-REFLECTIVE COATING
 FINISH: TBD
 LOCATION: PERIMETER WIND SCREEN







VP1

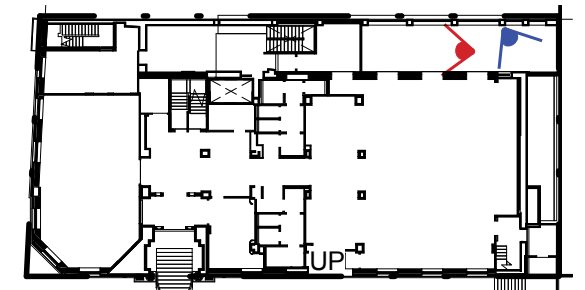


VP3

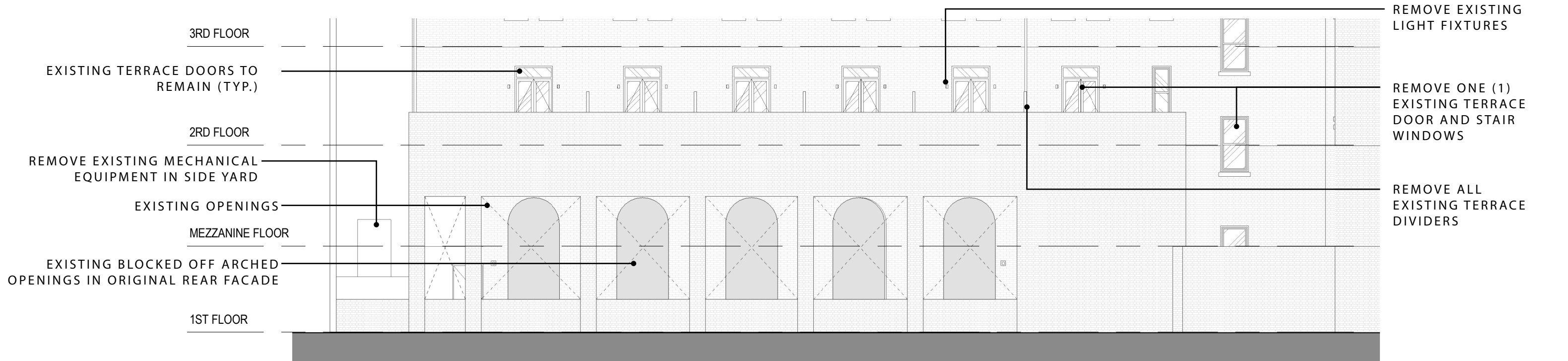


- VP1: VIEW POINT-1
- VP2: VIEW POINT-2

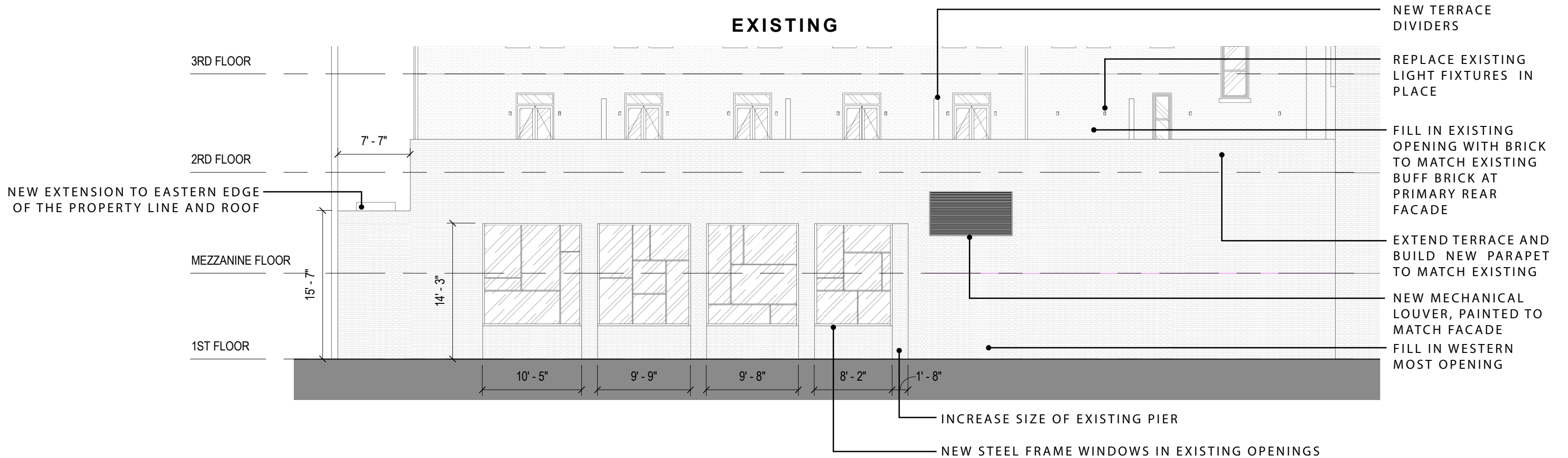
LEGEND



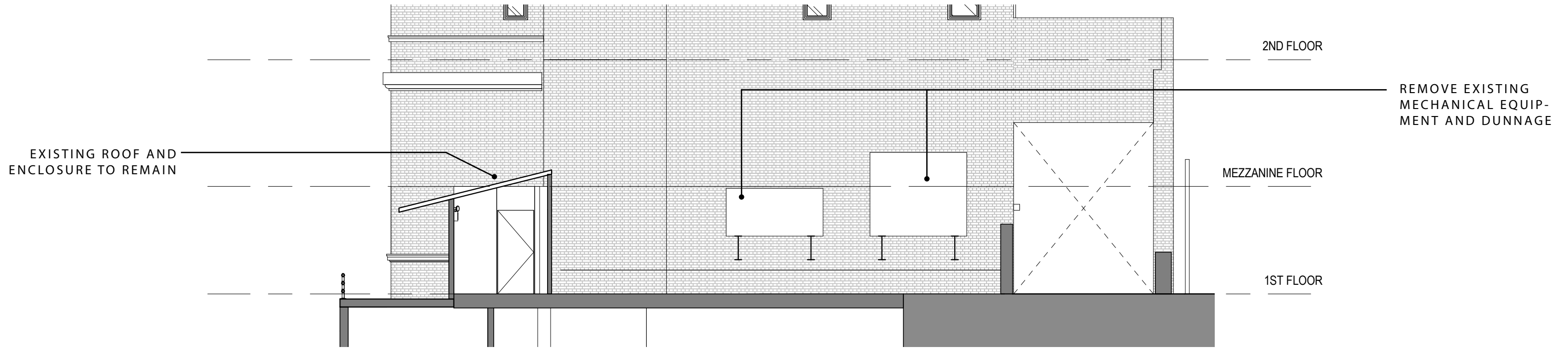
KEY PLAN



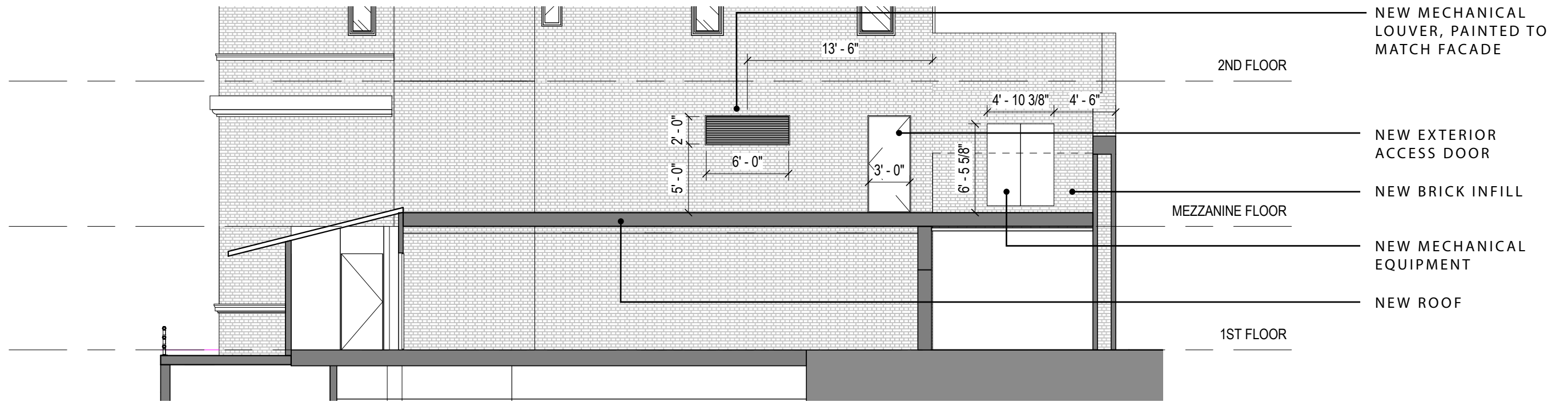
EXISTING



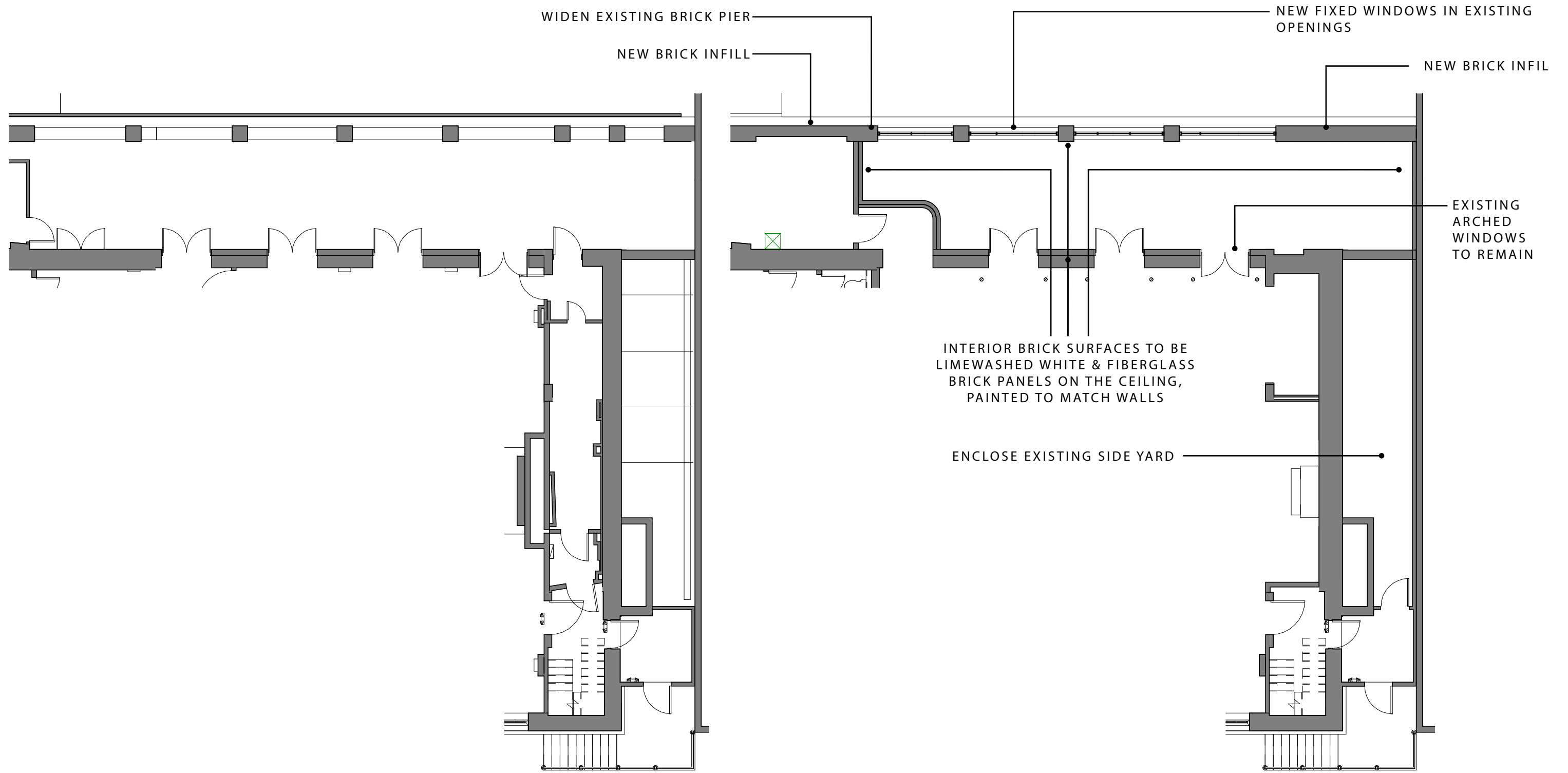
PROPOSED



EXISTING



PROPOSED



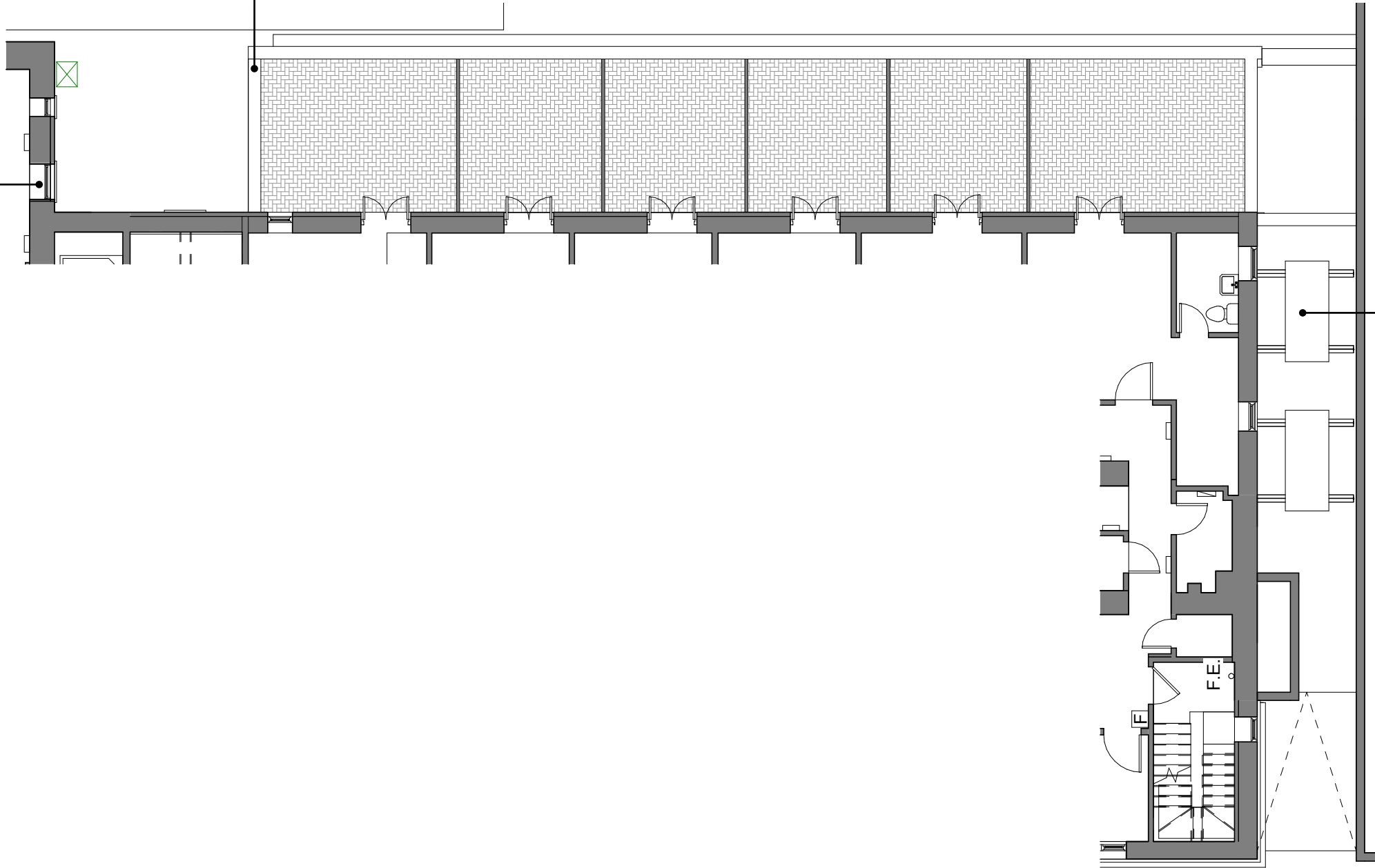
**EXISTING
1ST FLOOR**

**PROPOSED
1ST FLOOR**

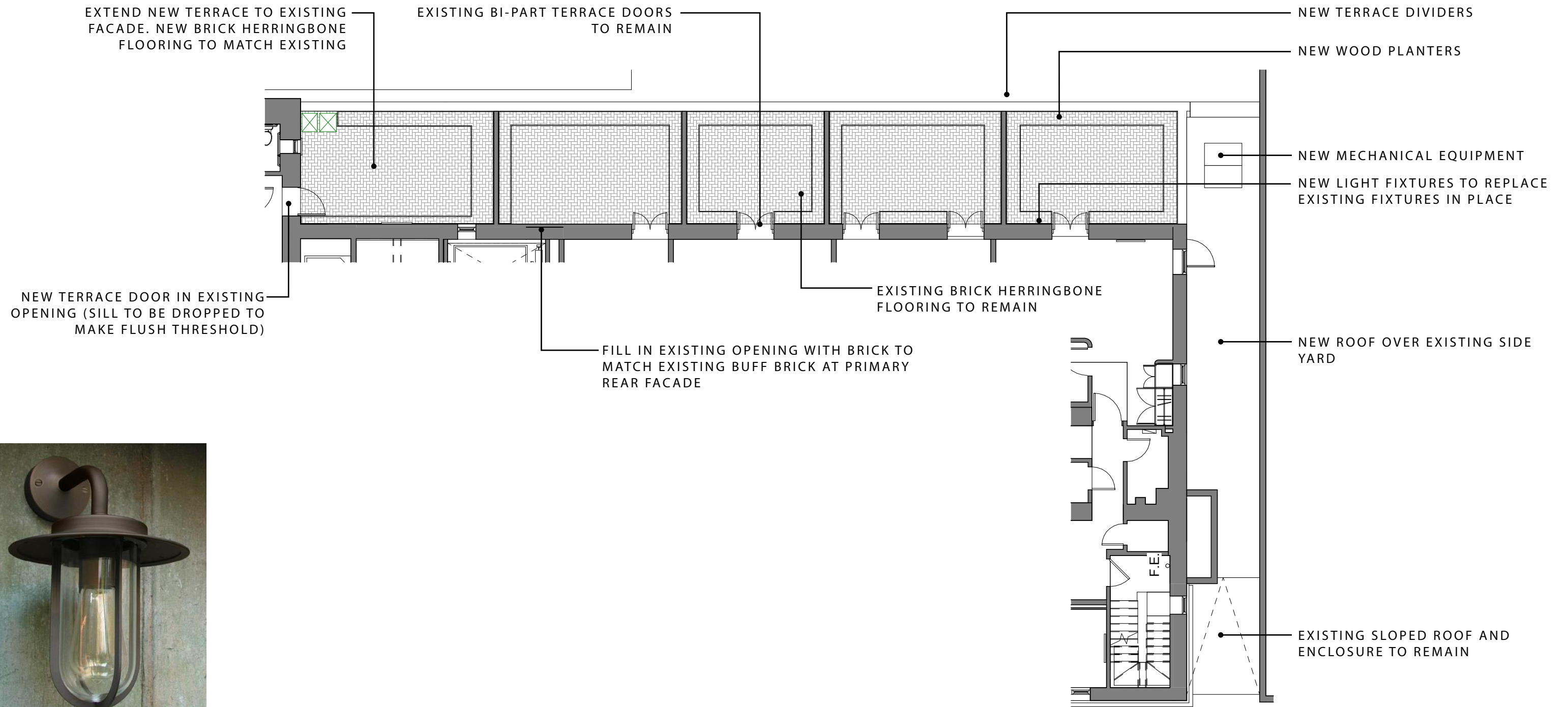
REMOVE EXISTING PARAPAET

REMOVE EXISTING WINDOW
AND DROP EXISTING SILL

REMOVE EXISTING MECHANICAL
EQUIPMENT AND DUNNAGE



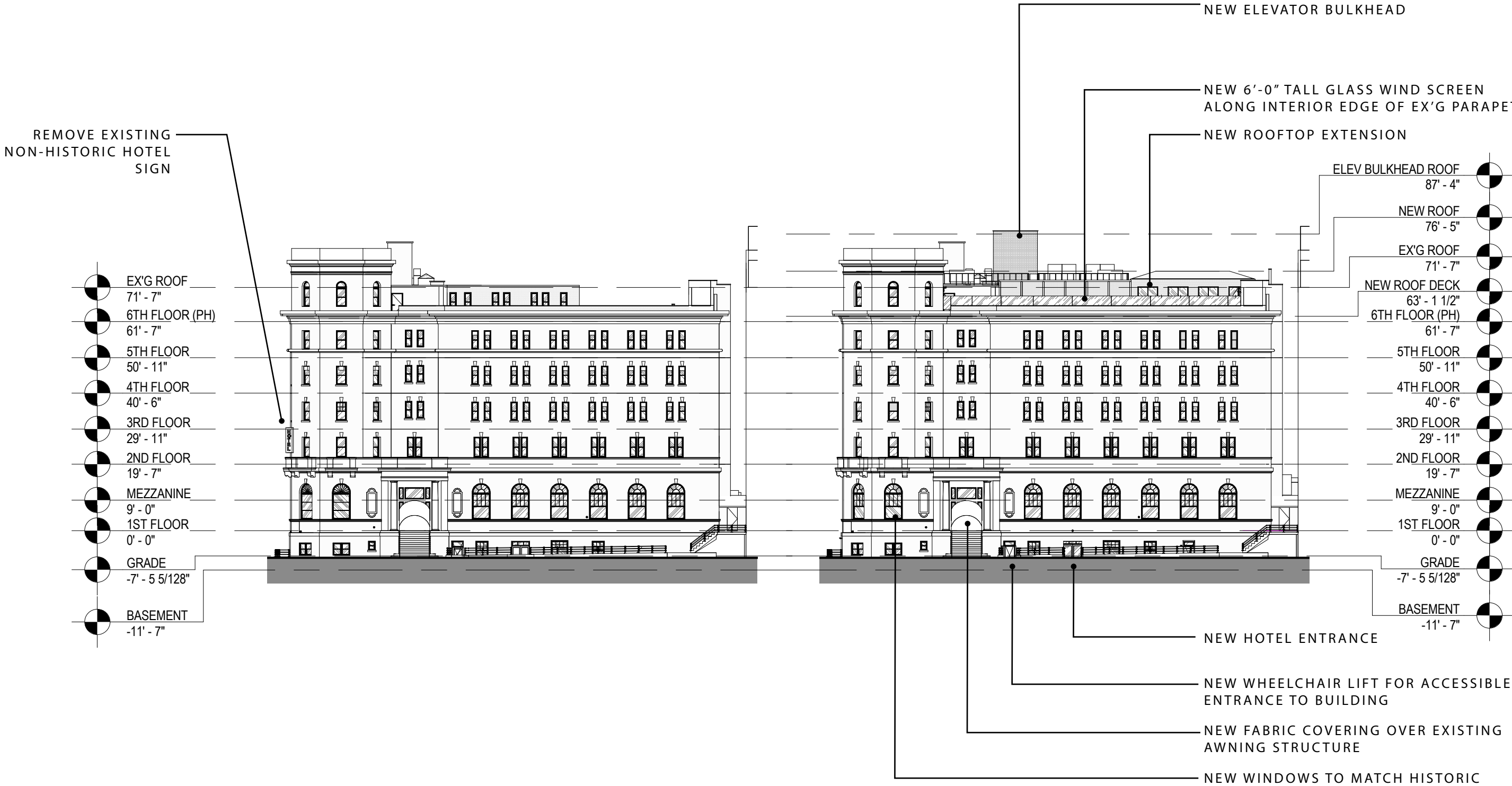
**EXISTING
SECOND FLOOR**



PROPOSED WALL SCONCE TO REPLACE EXISTING LIGHT FIXTURES IN PLACE

PROPOSED SECOND FLOOR

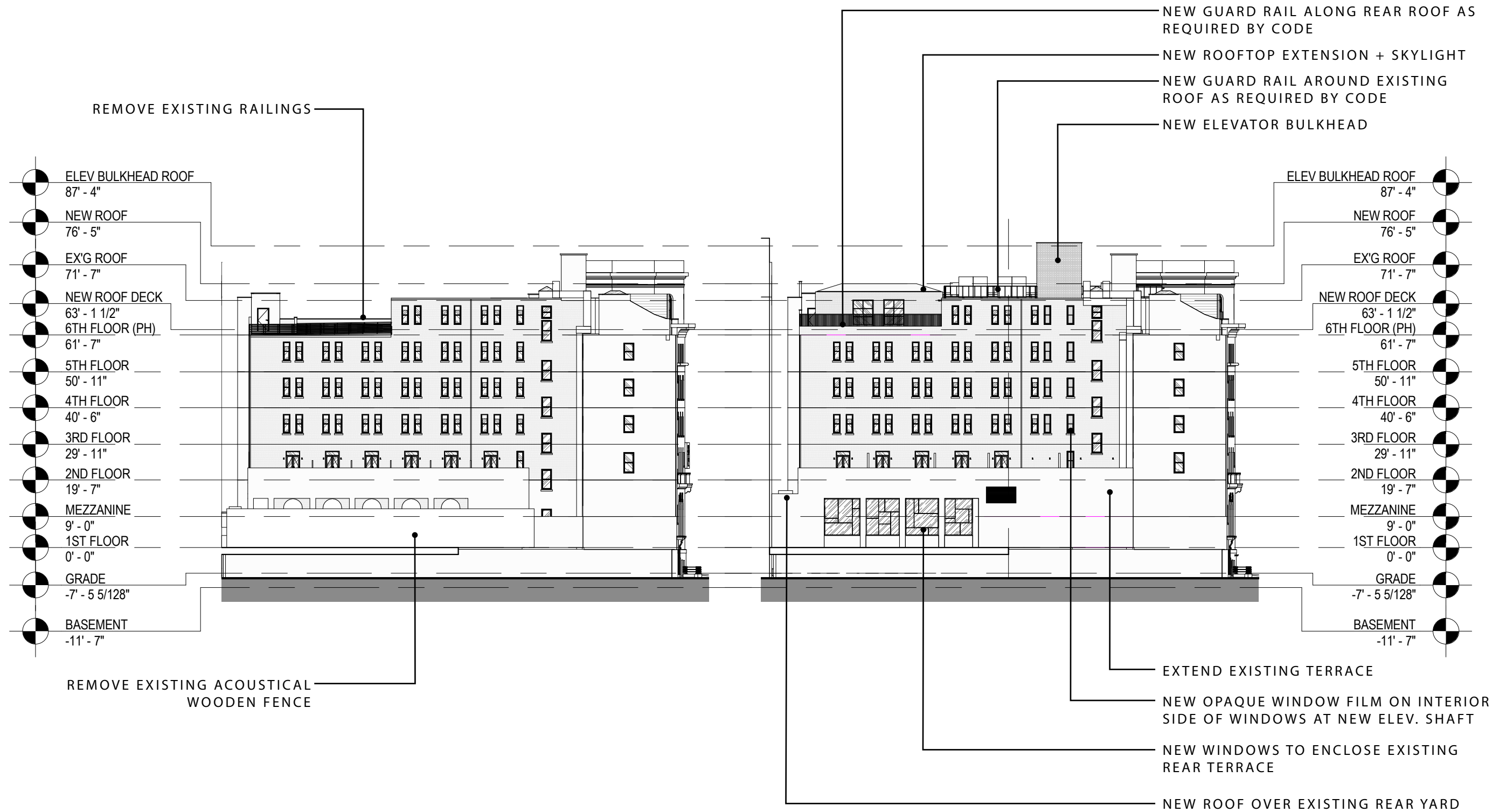
APPENDIX



EXISTING

STONEHILL TAYLOR

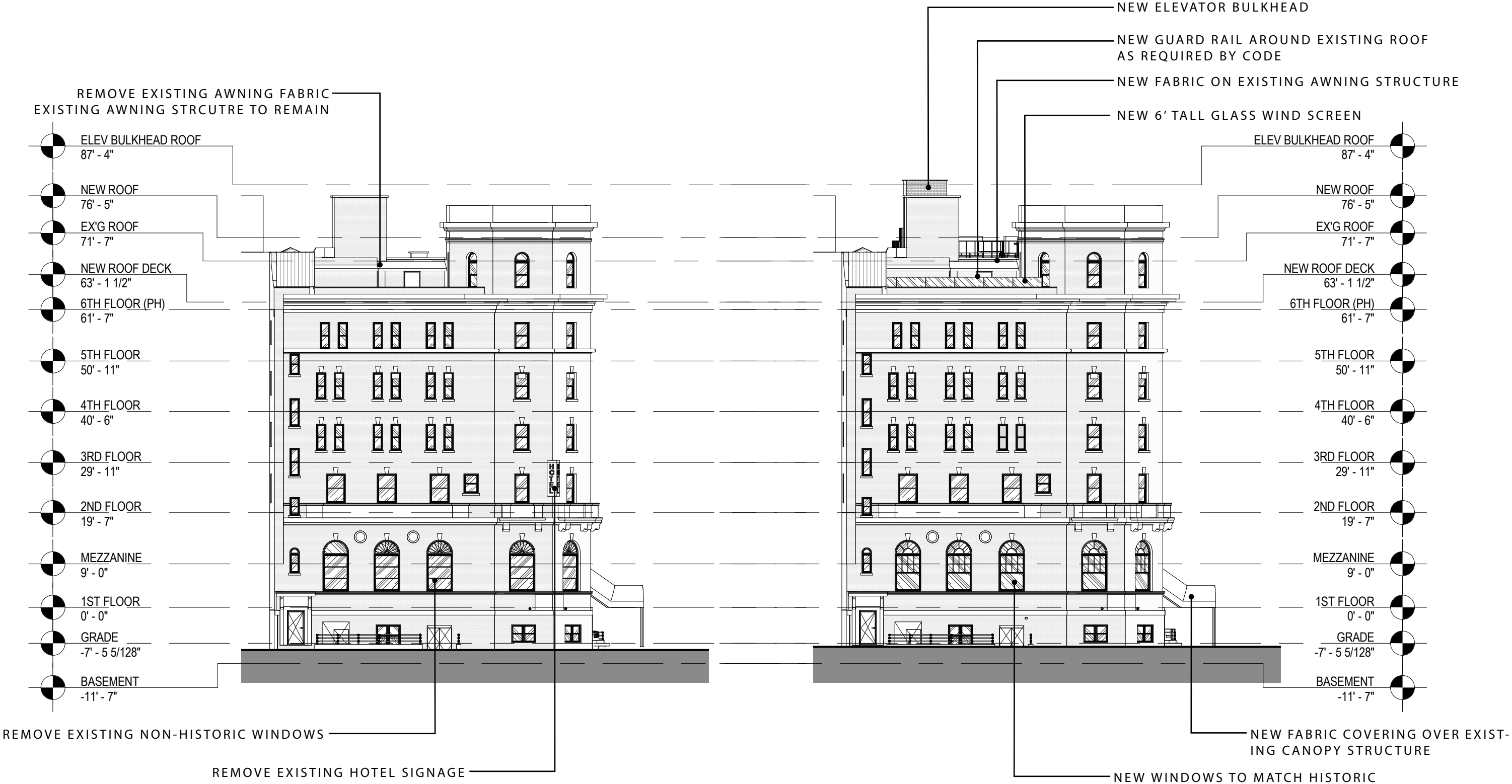
PROPOSED



EXISTING

STONEHILL TAYLOR

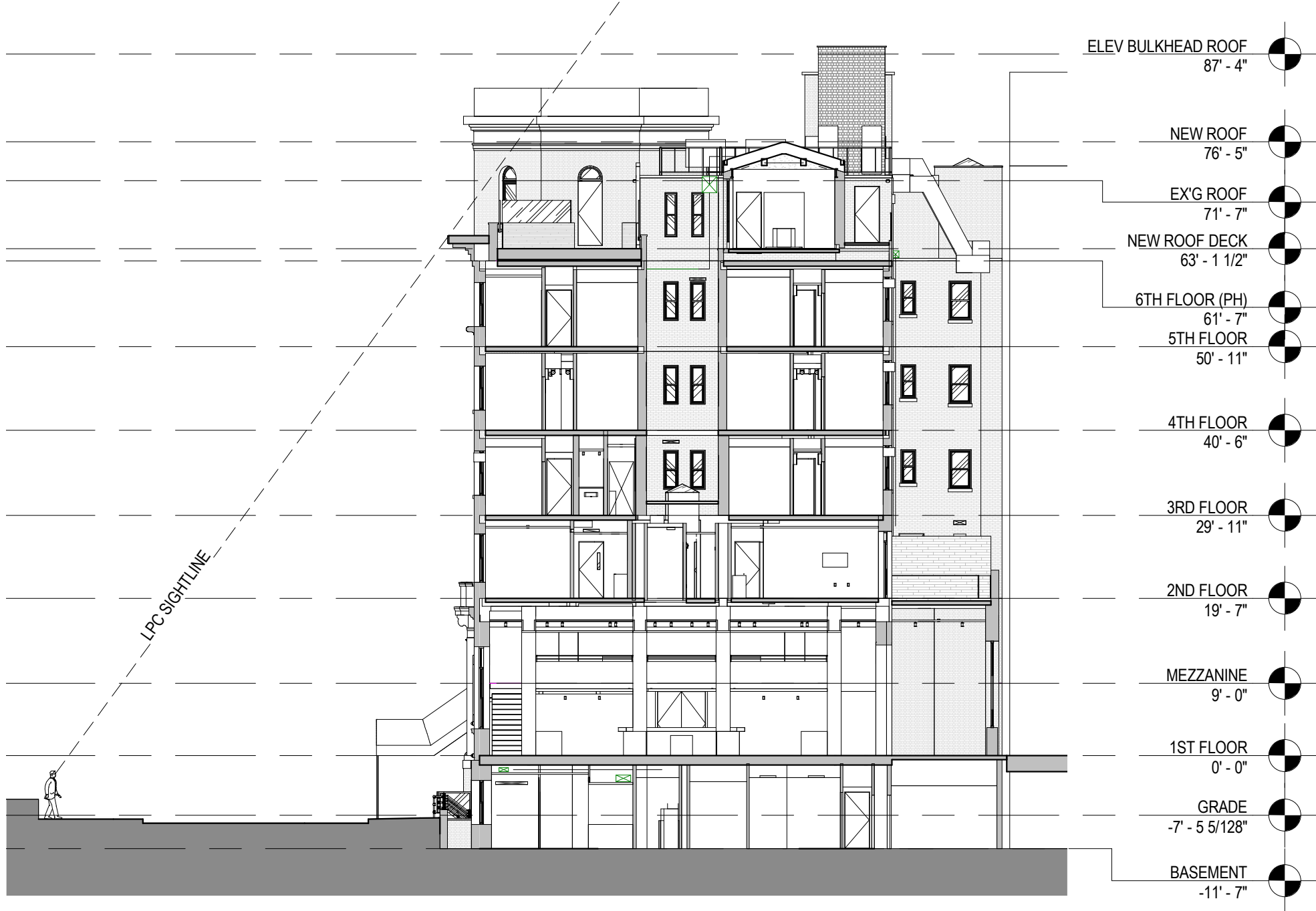
PROPOSED



EXISTING

STONEHILL TAYLOR

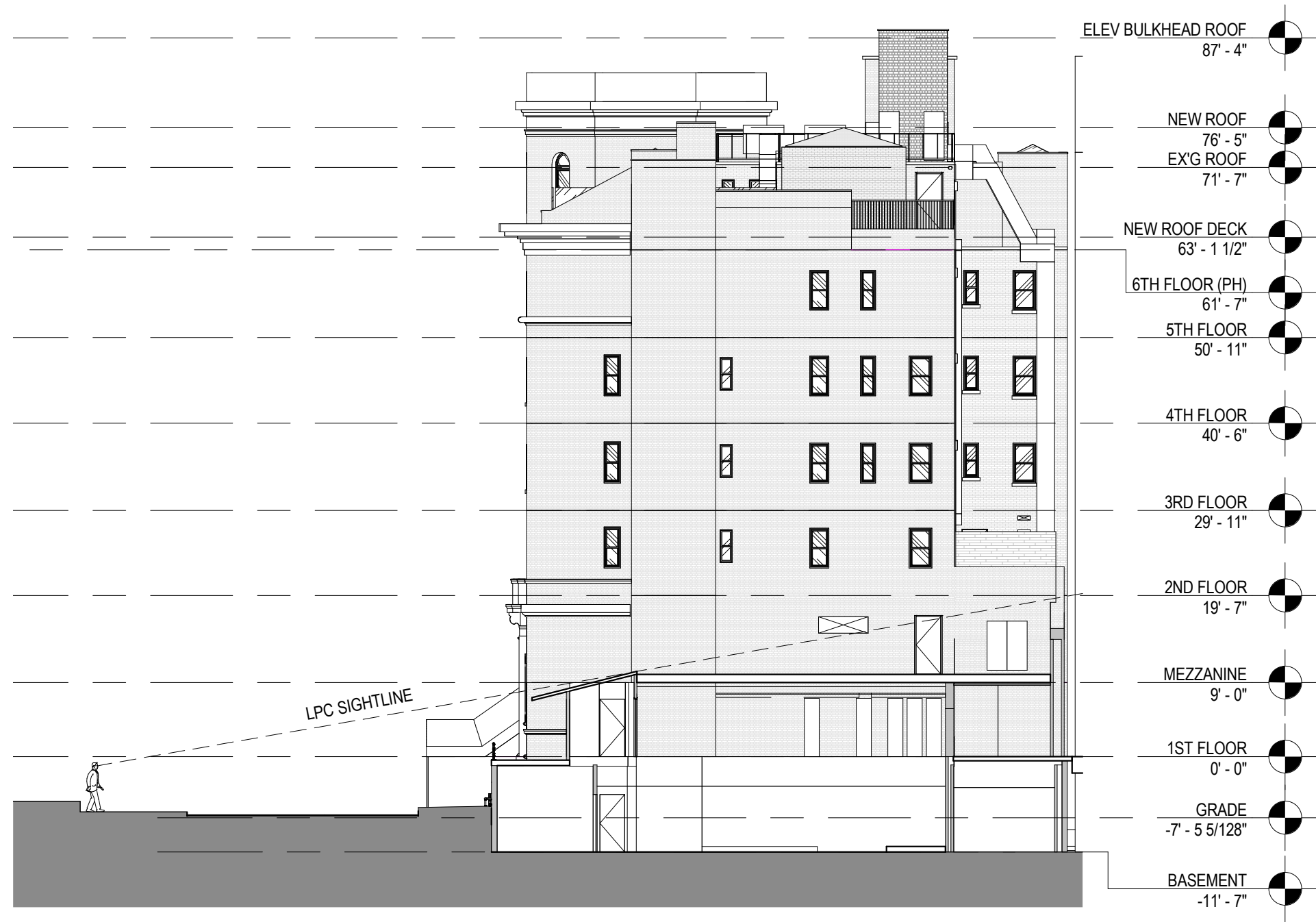
PROPOSED



SIGHTLINE SECTION - JANE STREET



SIGHTLINE SECTION - WEST STREET



SIGHTLINE SECTION - JANE STREET THROUGH SIDE YARD

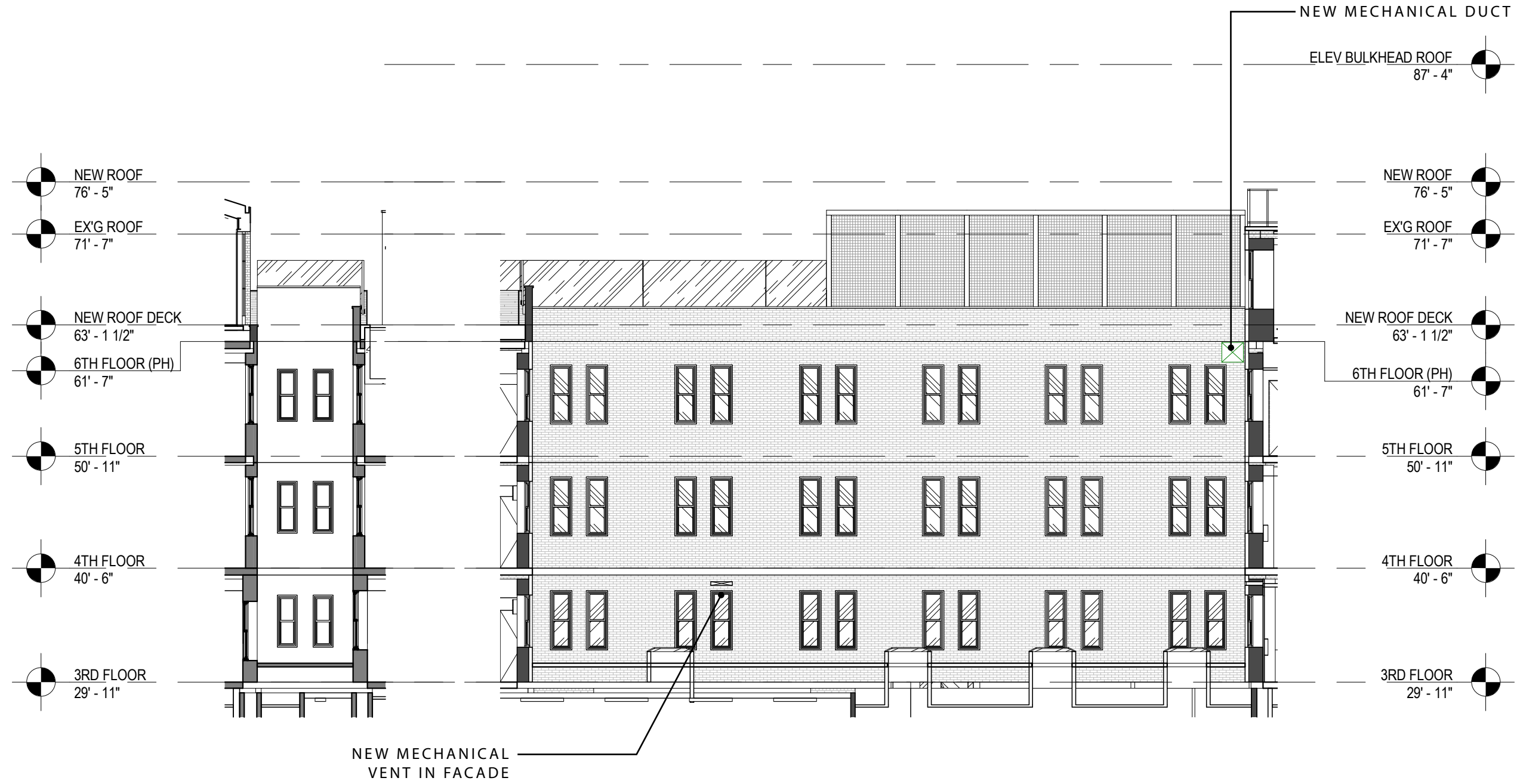


LIGHTWELL SECTION - LOOKING WEST AND NORTH

EXISTING

STONEHILL TAYLOR

PROPOSED

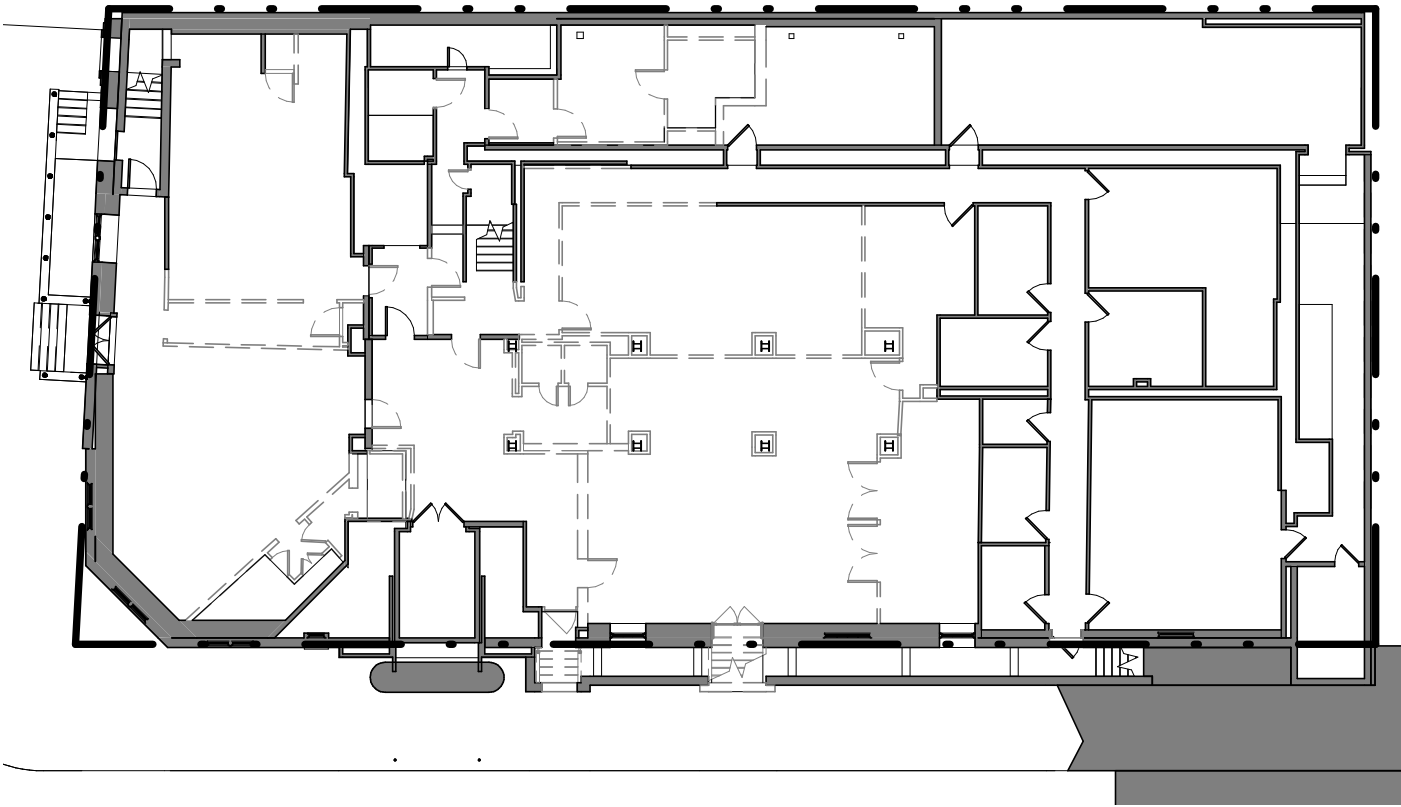


LIGHTWELL SECTION - LOOKING EAST AND SOUTH

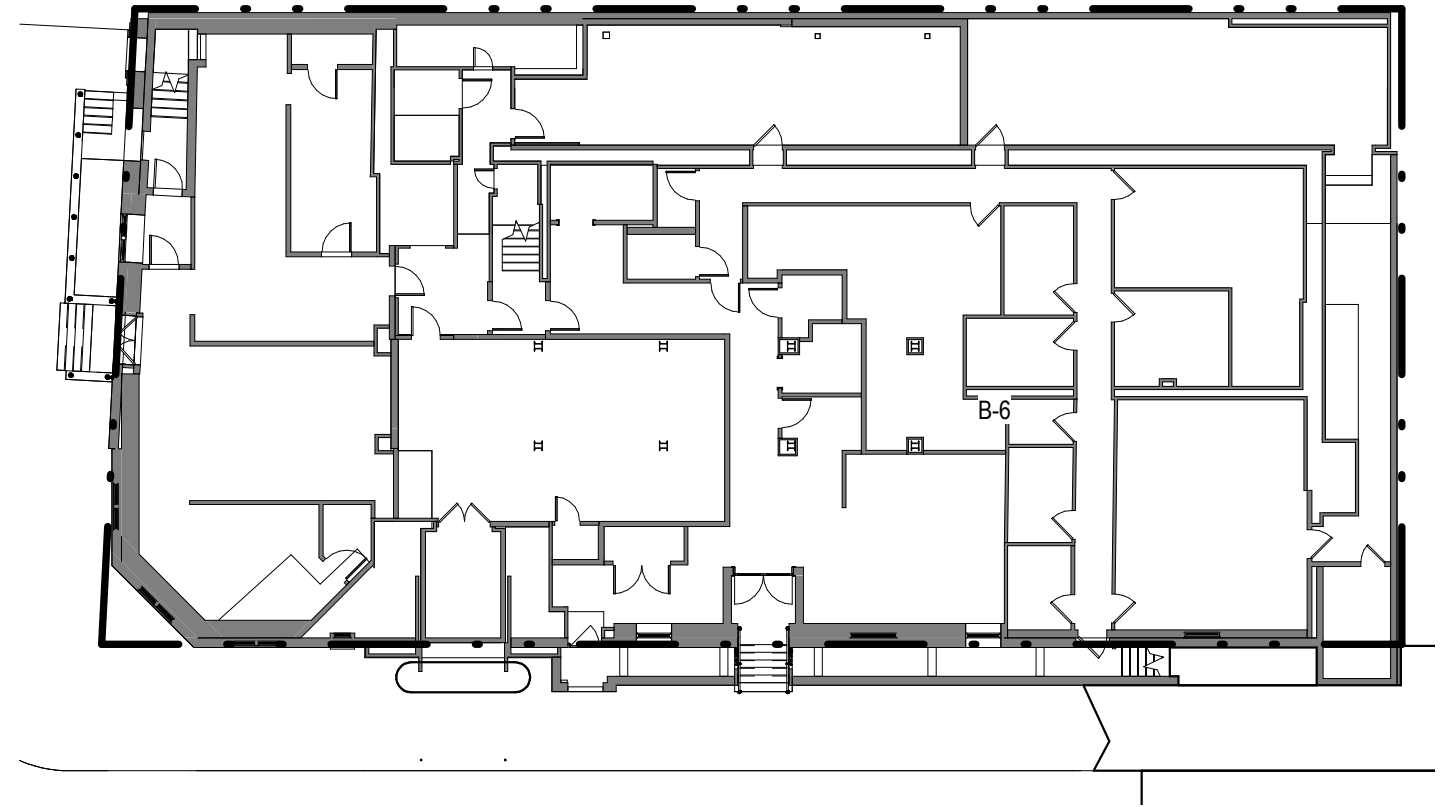
EXISTING

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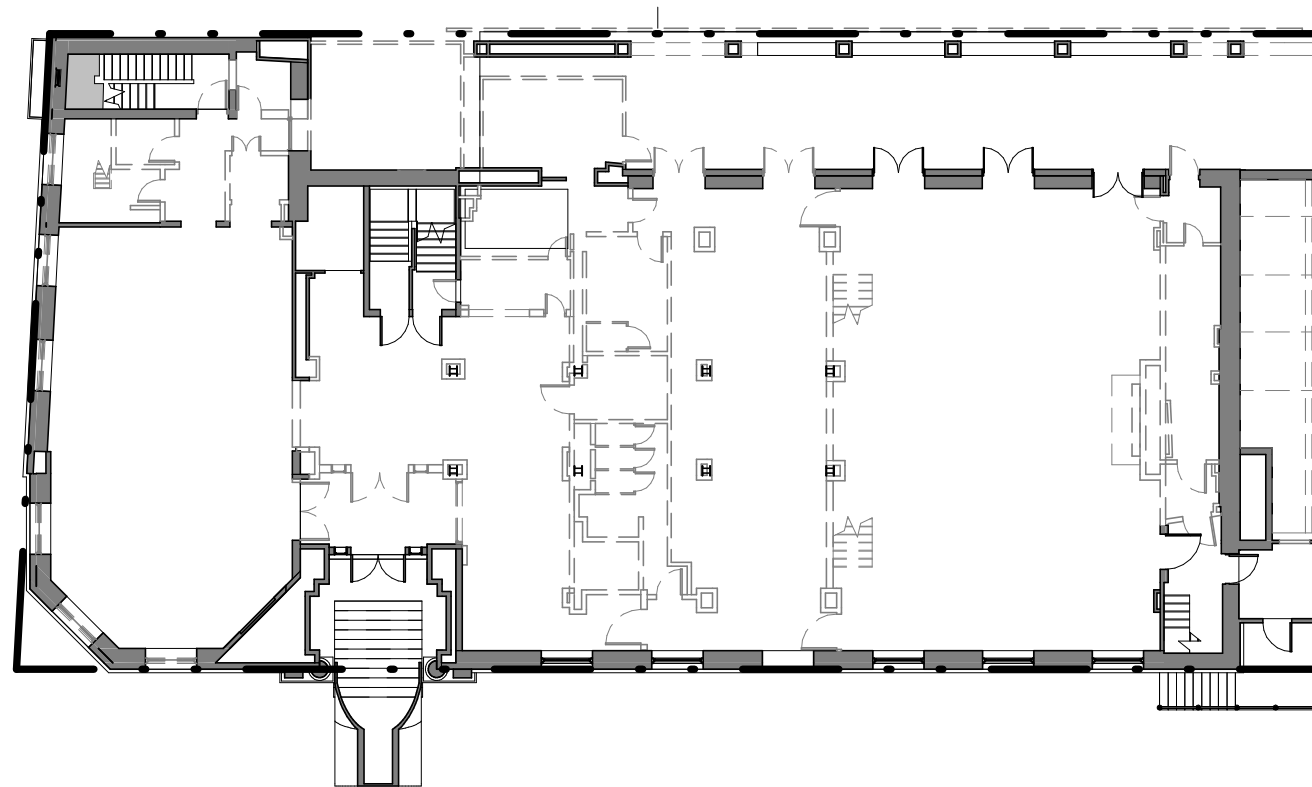
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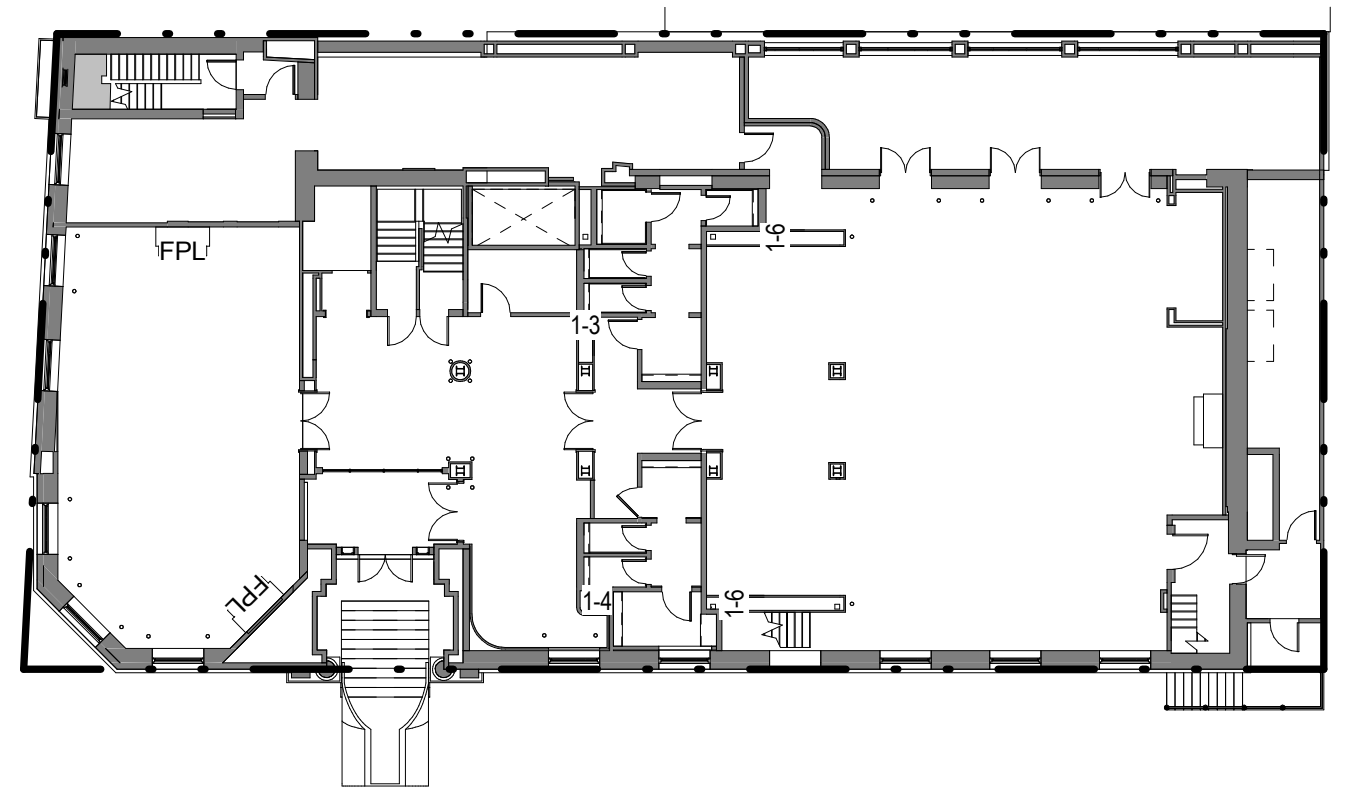
EXISTING BASEMENT FLOOR PLAN



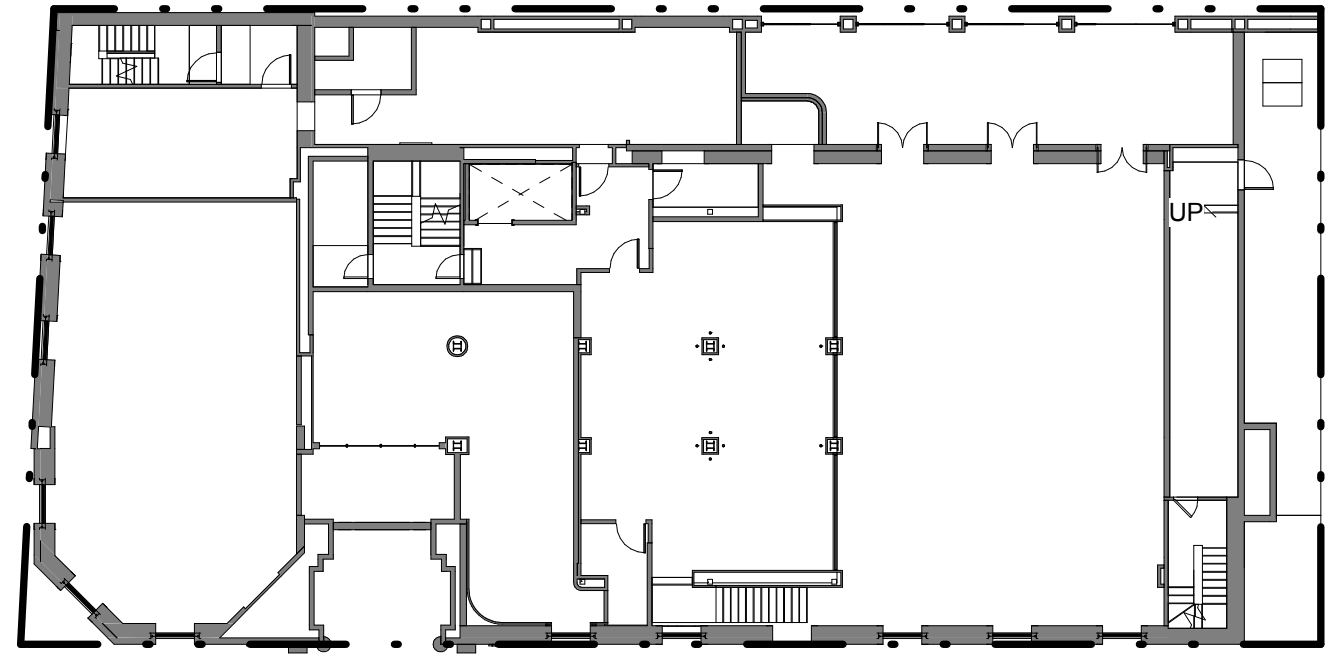
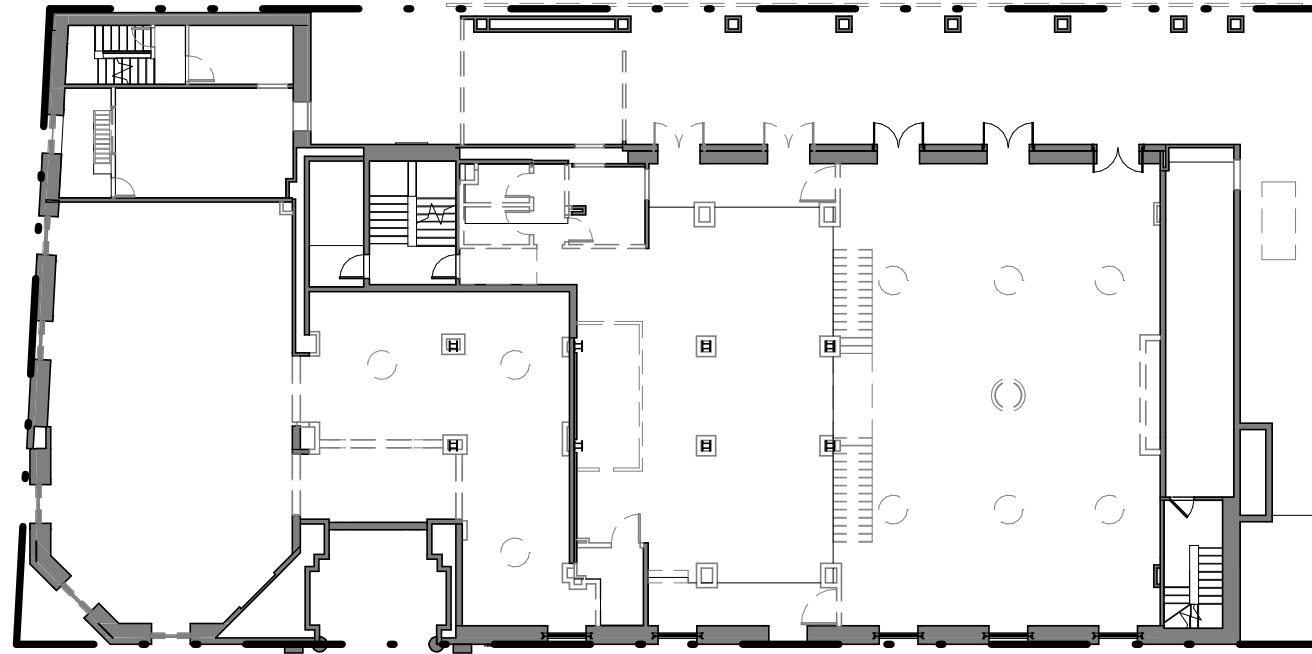
PROPOSED BASEMENT FLOOR PLAN



EXISTING 1ST FLOOR PLAN

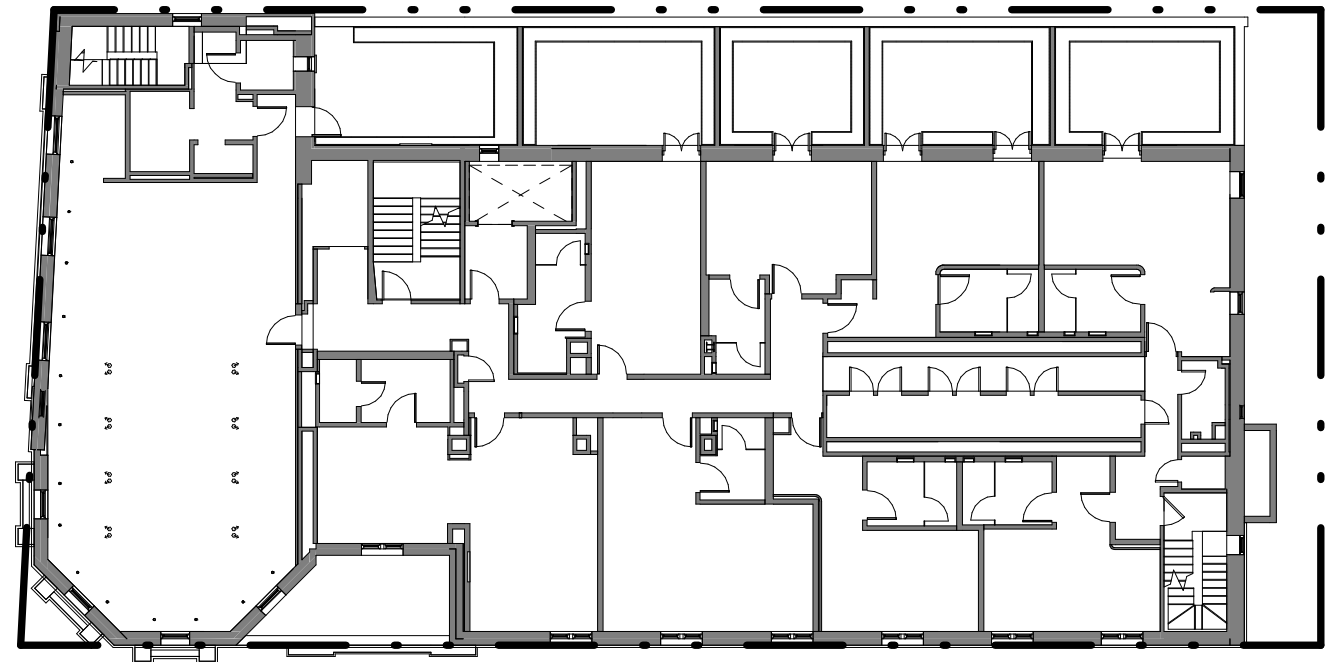
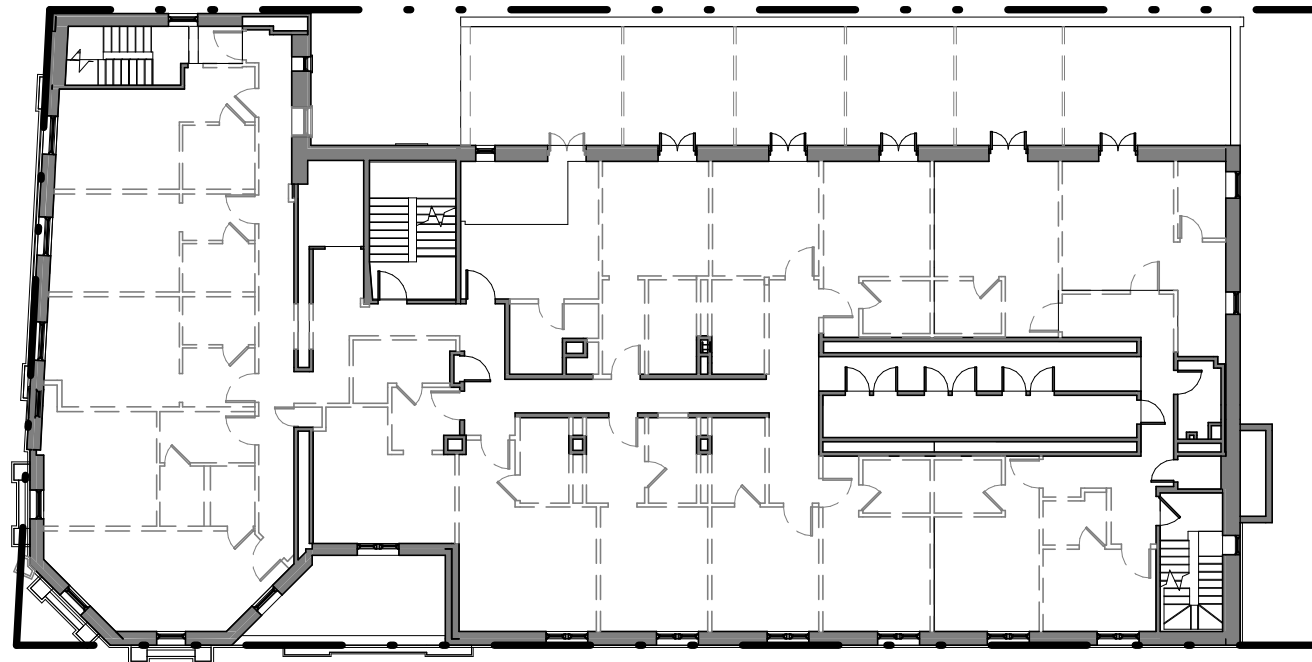


PROPOSED 1ST FLOOR PLAN



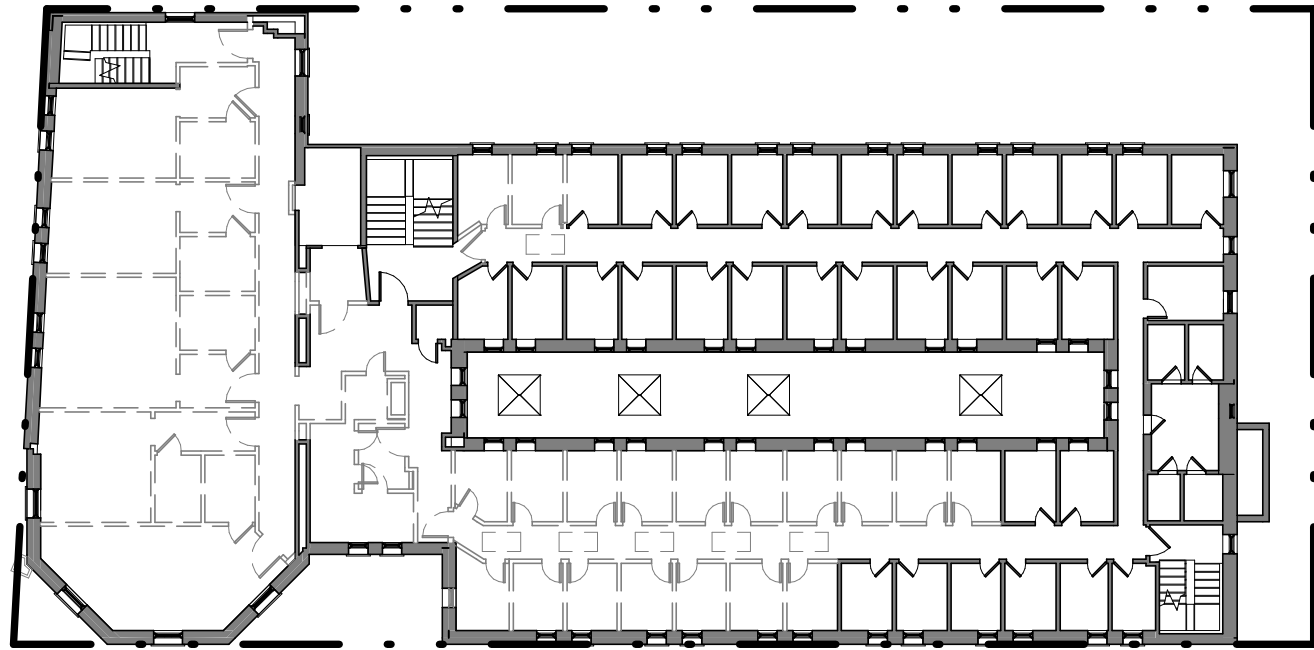
EXISTING MEZZANINE FLOOR PLAN

PROPOSED MEZZANINE FLOOR PLAN

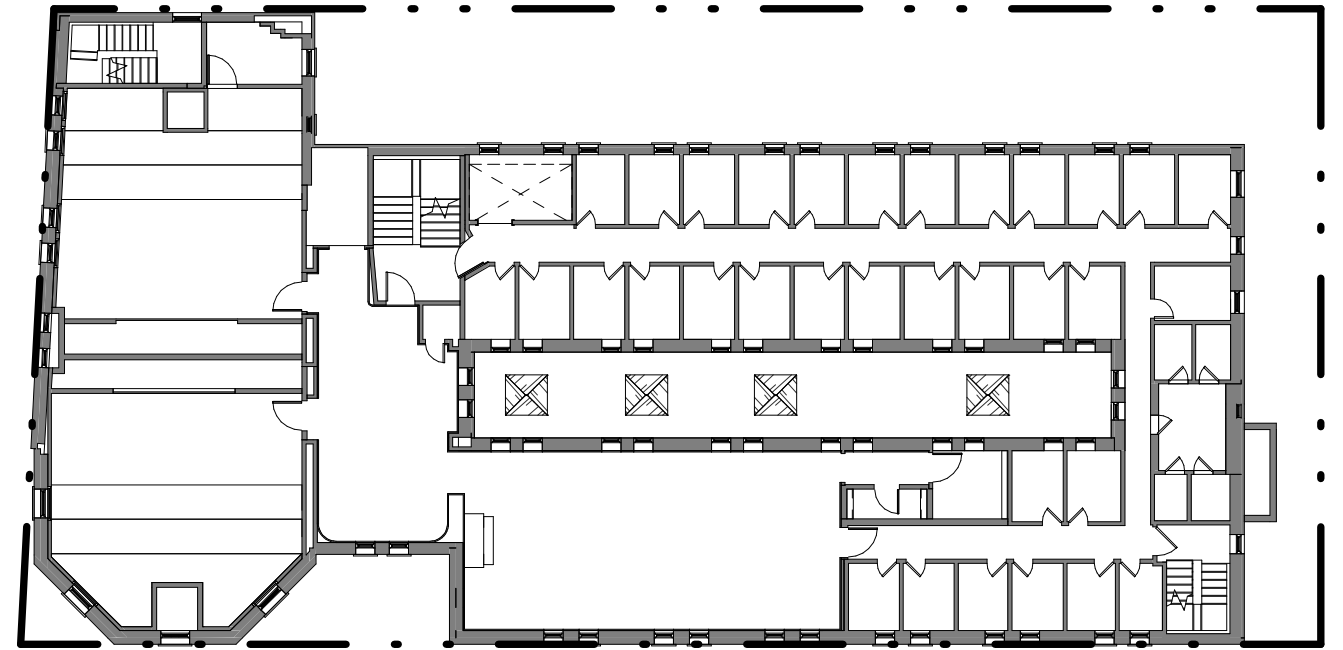


EXISTING 2ND FLOOR PLAN

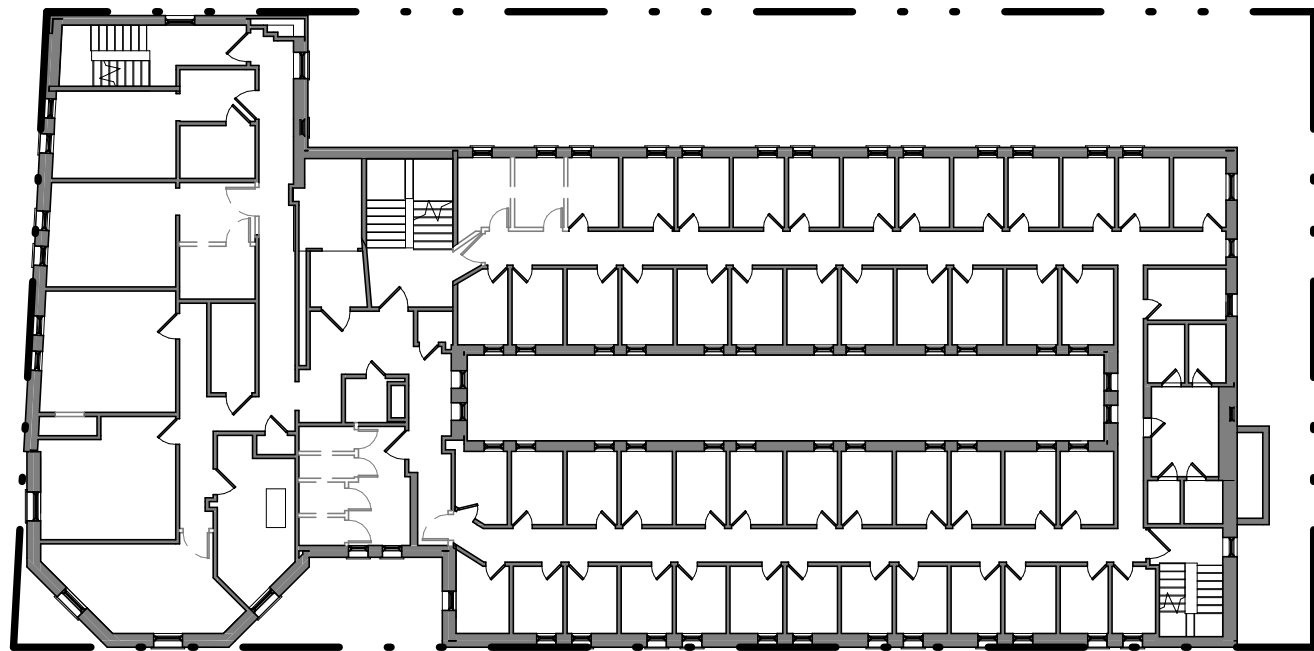
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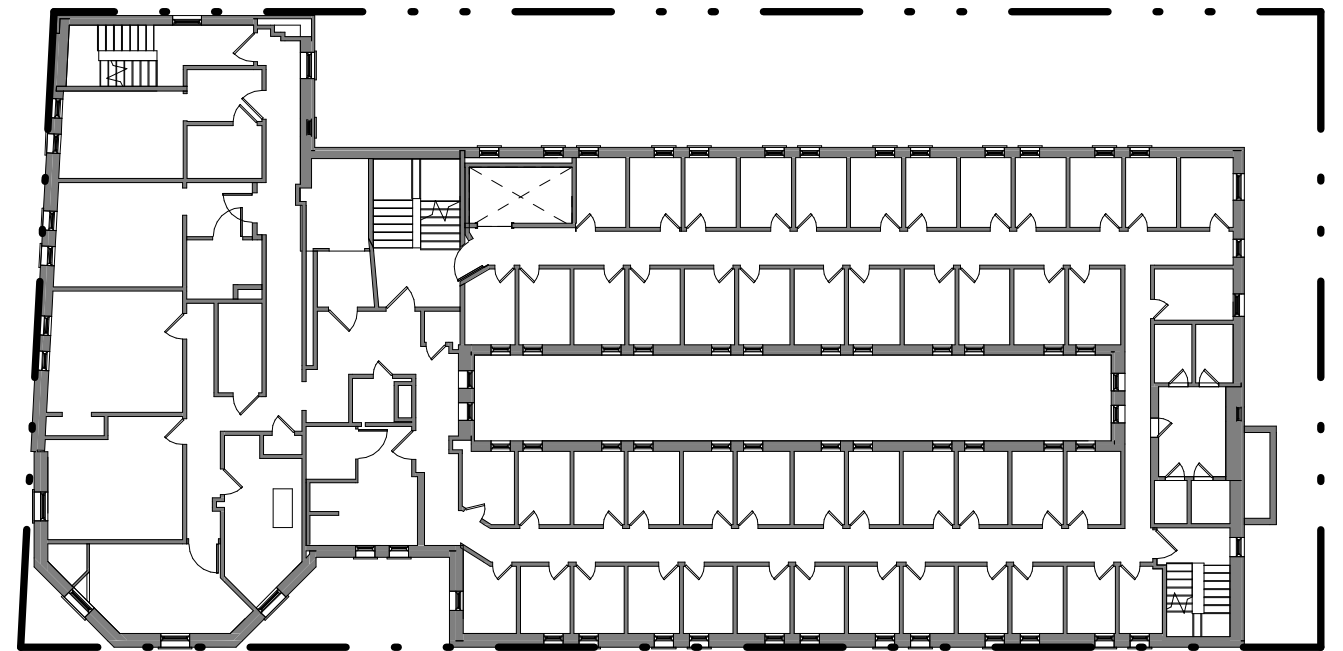
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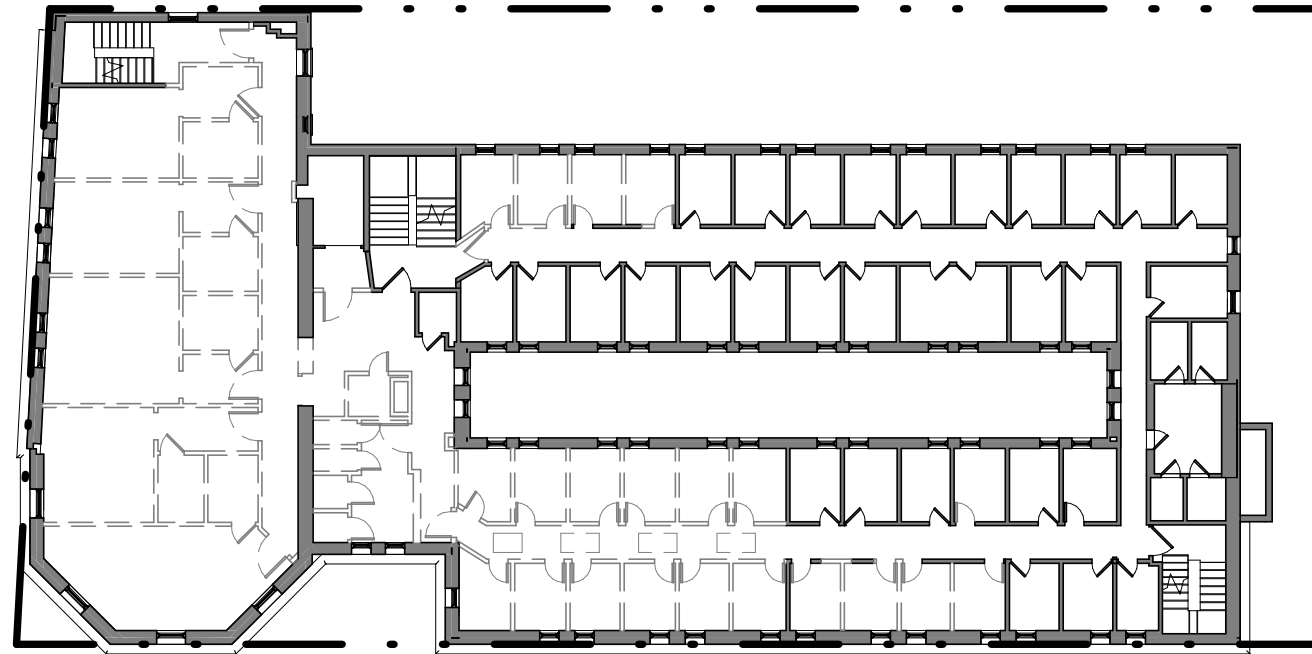
PROPOSED 3RD FLOOR PLAN



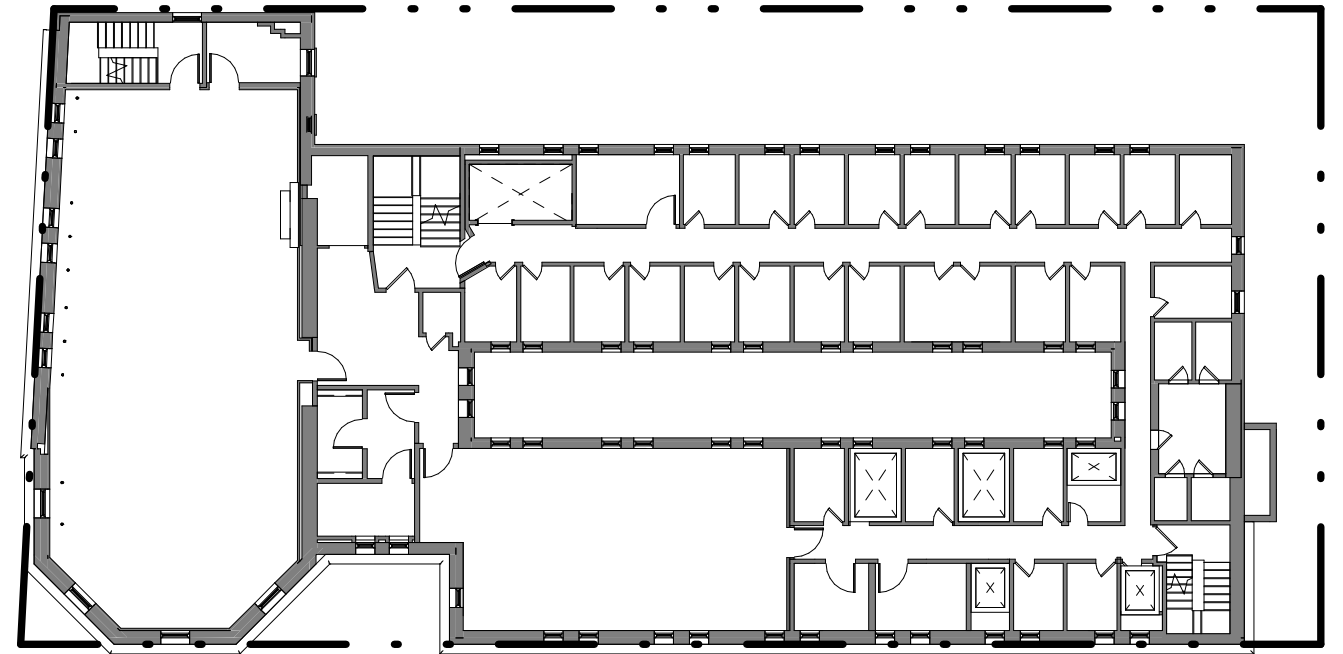
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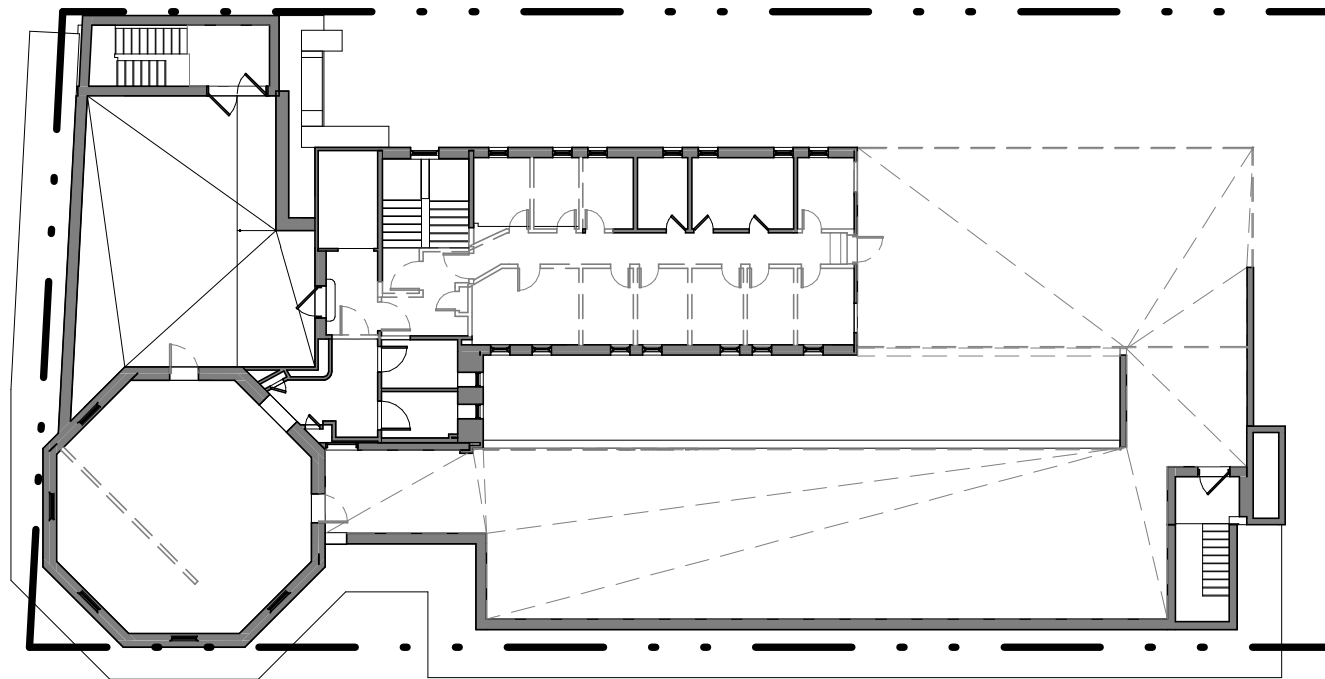
PROPOSED 4TH FLOOR PLAN



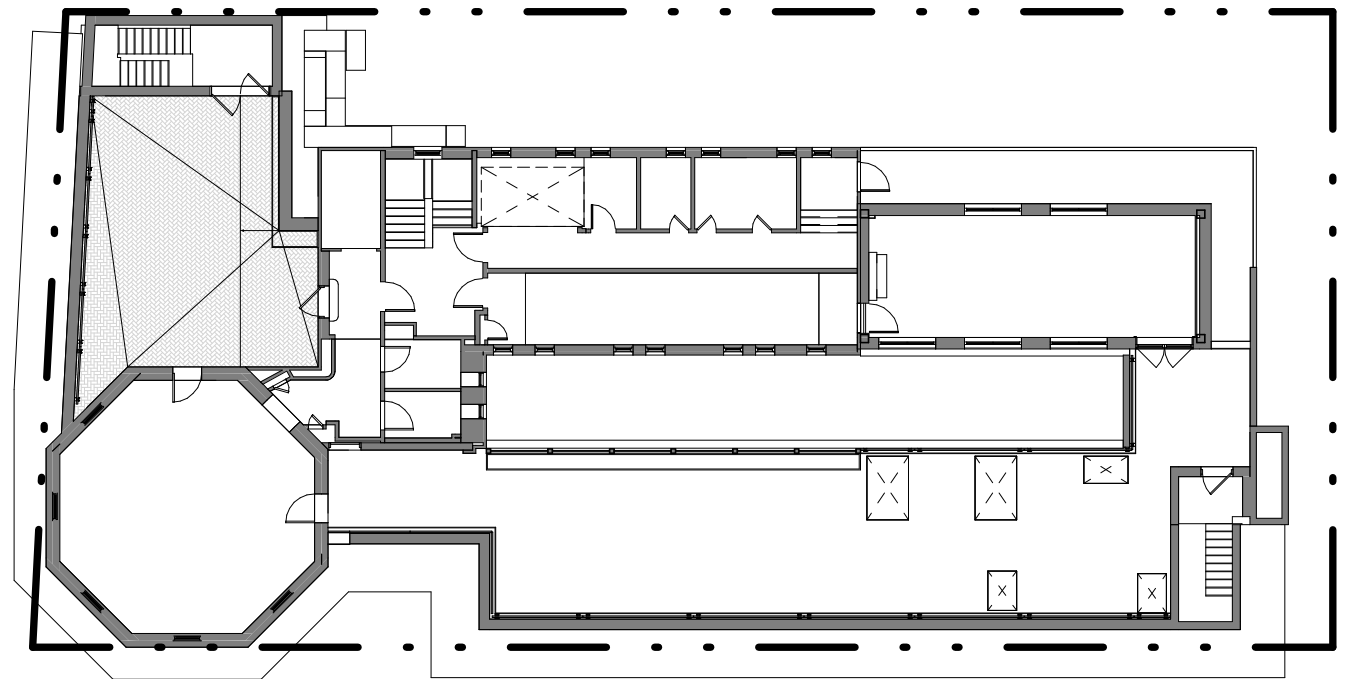
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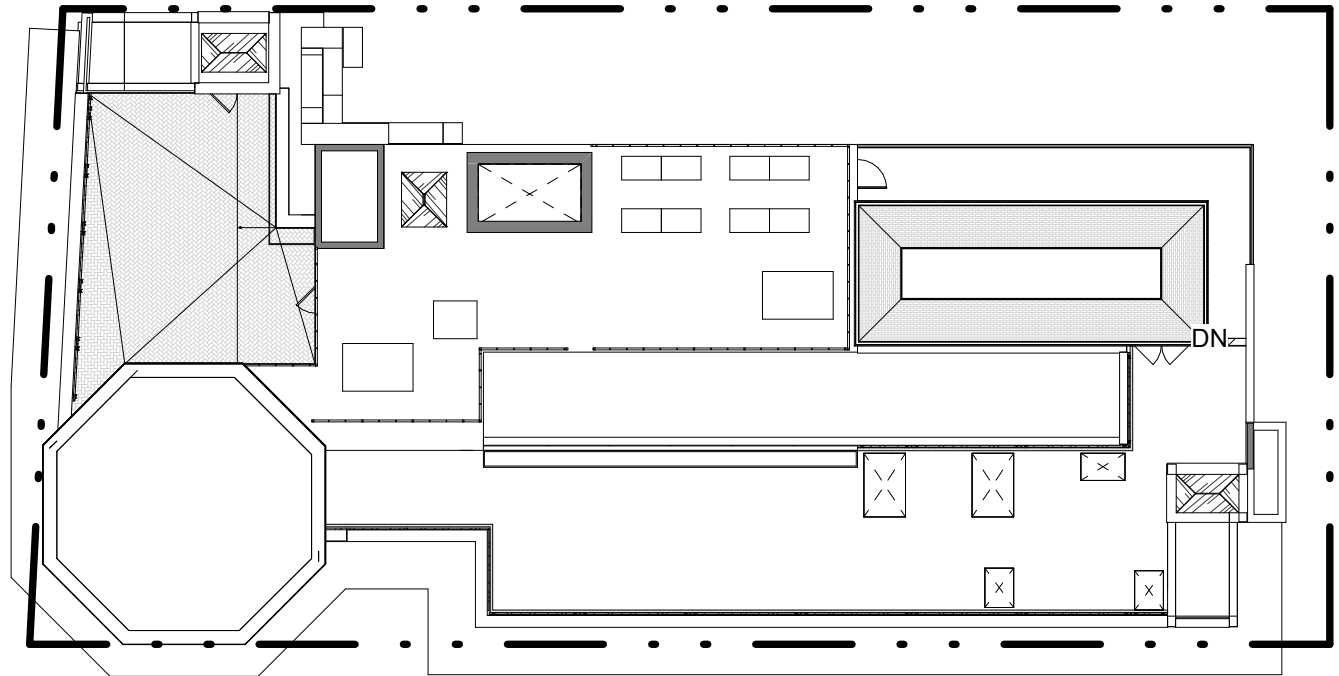
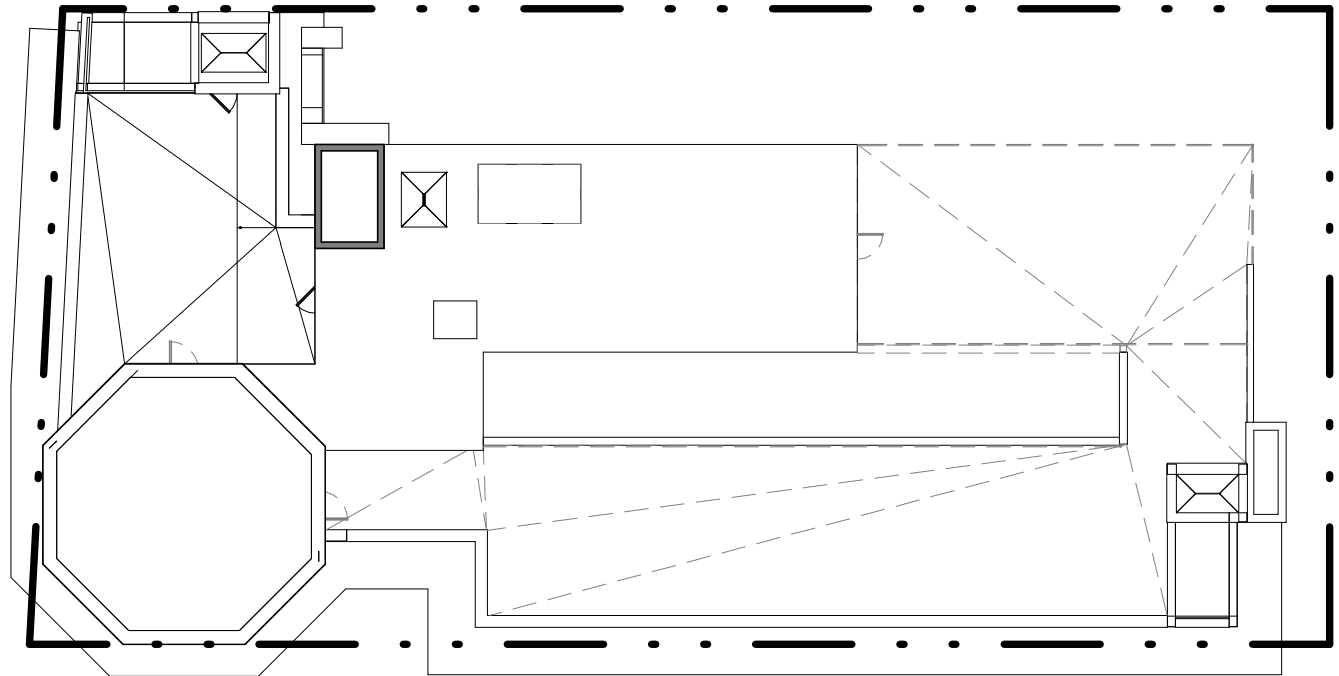
PROPOSED 5TH FLOOR PLAN



EXISTING 6TH FLOOR PLAN



PROPOSED 6TH FLOOR PLAN



EXISTING ROOF FLOOR PLAN

PROPOSED ROOF FLOOR PLAN