

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET, NEW YORK, NY

10 AUGUST, 2023

## DOWNING ST PENTHOUSE

51 DOWNING STREET  
NEW YORK, NY  
10014

Client:

PRIVATE

Architect:

ANDREA STEELE ARCHITECTURE  
227 West 29th Street, 11th Floor, New York, NY 10001  
T 212.620.0794

General Contractor:

BLUMENFELD DEVELOPMENT GROUP, LTD.  
300 Robbins Lane, Syosset, NY 11791  
516.624.1944 F 516.624.1945

Code Consultant:

CODE, LLC  
40 Worth Street, Suite 800, New York, NY 10013  
T 212.766.8100

Geotechnical Engineer:

LANGAN ENGINEERING  
21 Penn Plaza, 360 W 31st, 8th Floor, New York, NY 10001  
T 212.479.5400

Structural Engineer:

ROBERT SILMAN ASSOCIATES  
32 Old Slip, 10th Floor, New York, NY 10005  
T 212.620.7970

Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, II  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

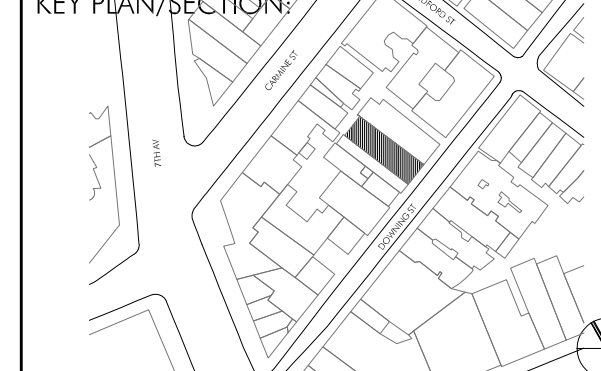
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

## PROJECT LOCATION & BACKGROUND

SHEET NO.:

LPC-001

\*NOT FOR CONSTRUCTION\*

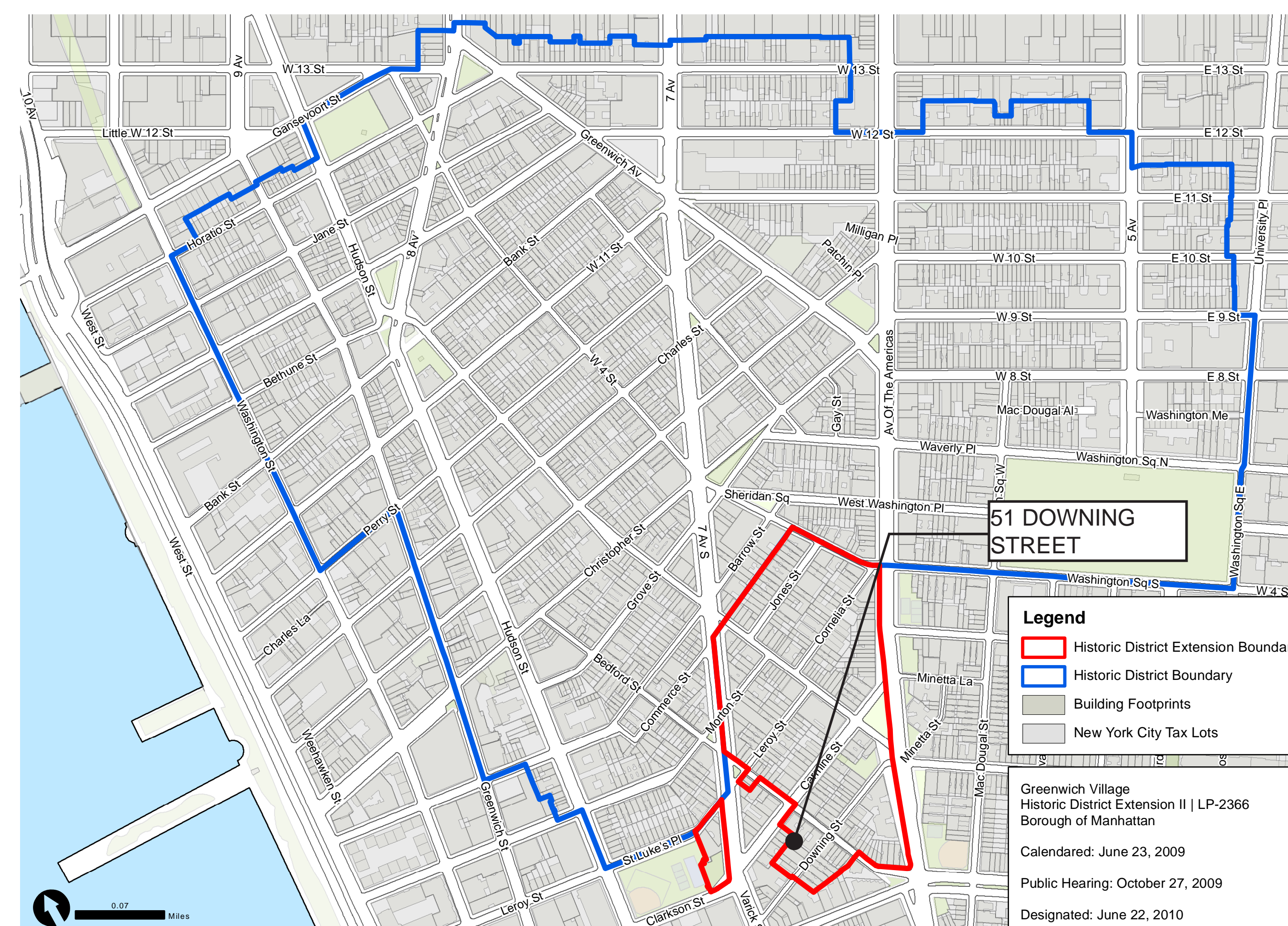
© ANDREA STEELE ARCHITECTURE, P.C. 2021



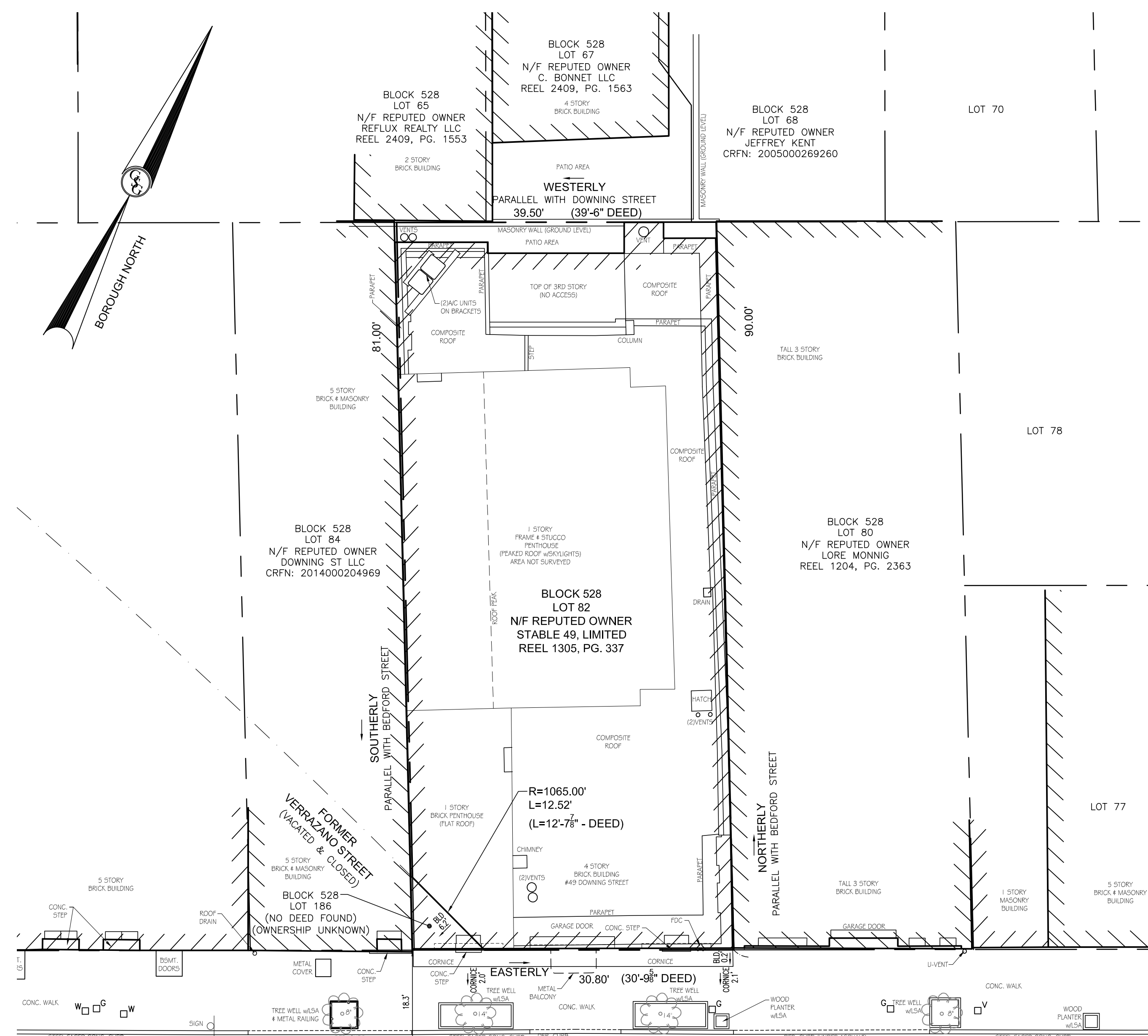
51 DOWNING STREET



51 DOWNING STREET EXISTING FRONT FACADE



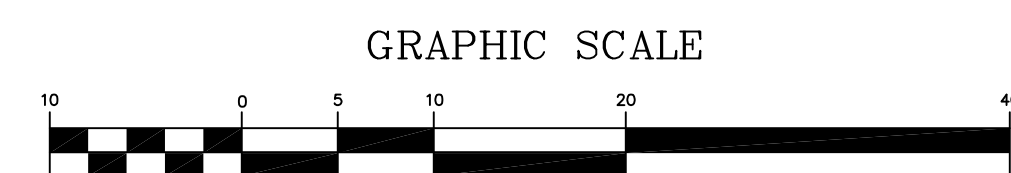
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II | LP-2366 | DESIGNATED ON JUNE 22, 2010



## DOWNING STREET

122.9" TO CORNER OF  
VARICK STREET

122.25" TO CORNER OF  
BEDFORD STREET



EXISTING PROPERTY SURVEY



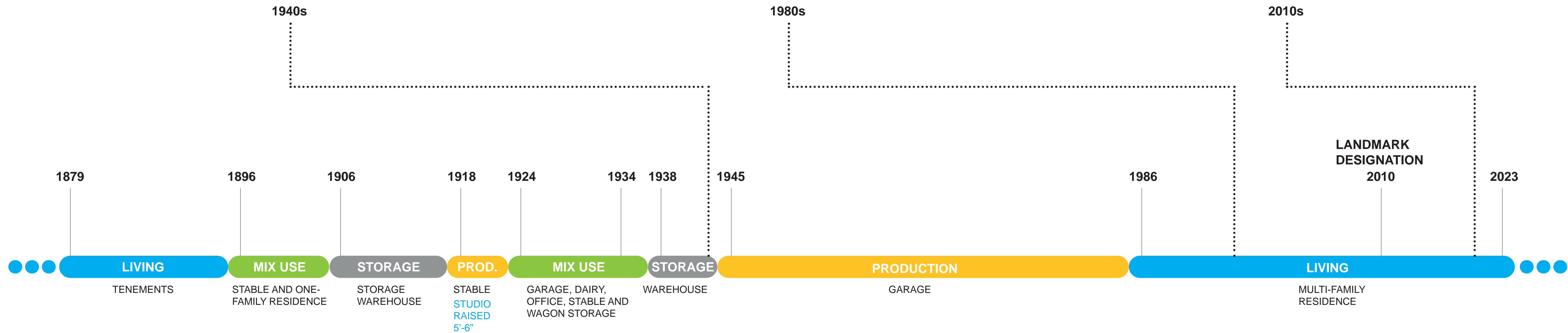
1940s



1980s



2010s



SOURCES:  
 GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION DESIGNATION REPORT, LPC, 06.22.2010  
 "THE DOWNING STABLE" - 49-51 DOWNING STREET, DAYTONIAN IN MANHATTAN, 02.01.2020

# AS A

ANDREA STEELE ARCHITECTURE  
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 NEW YORK, NY 10001

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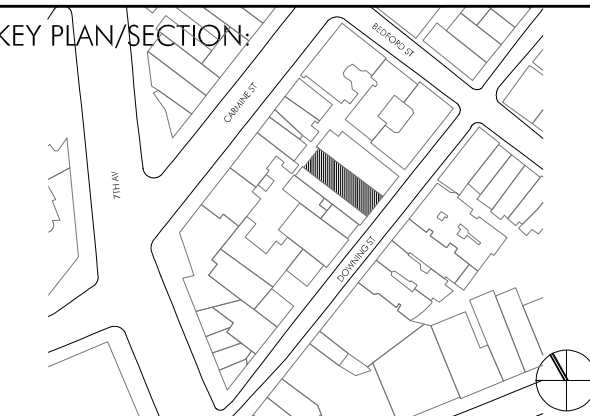
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
 31 Knight Street, Norwalk, CT 06851  
 T 203.866.5243

Lighting Designer:  
 x

Acoustic Consultant:  
 x

Elevator Consultant:  
 x

SEAL:



|                     |          |
|---------------------|----------|
| LANDMARK SUBMISSION | 23.05.10 |
|                     |          |
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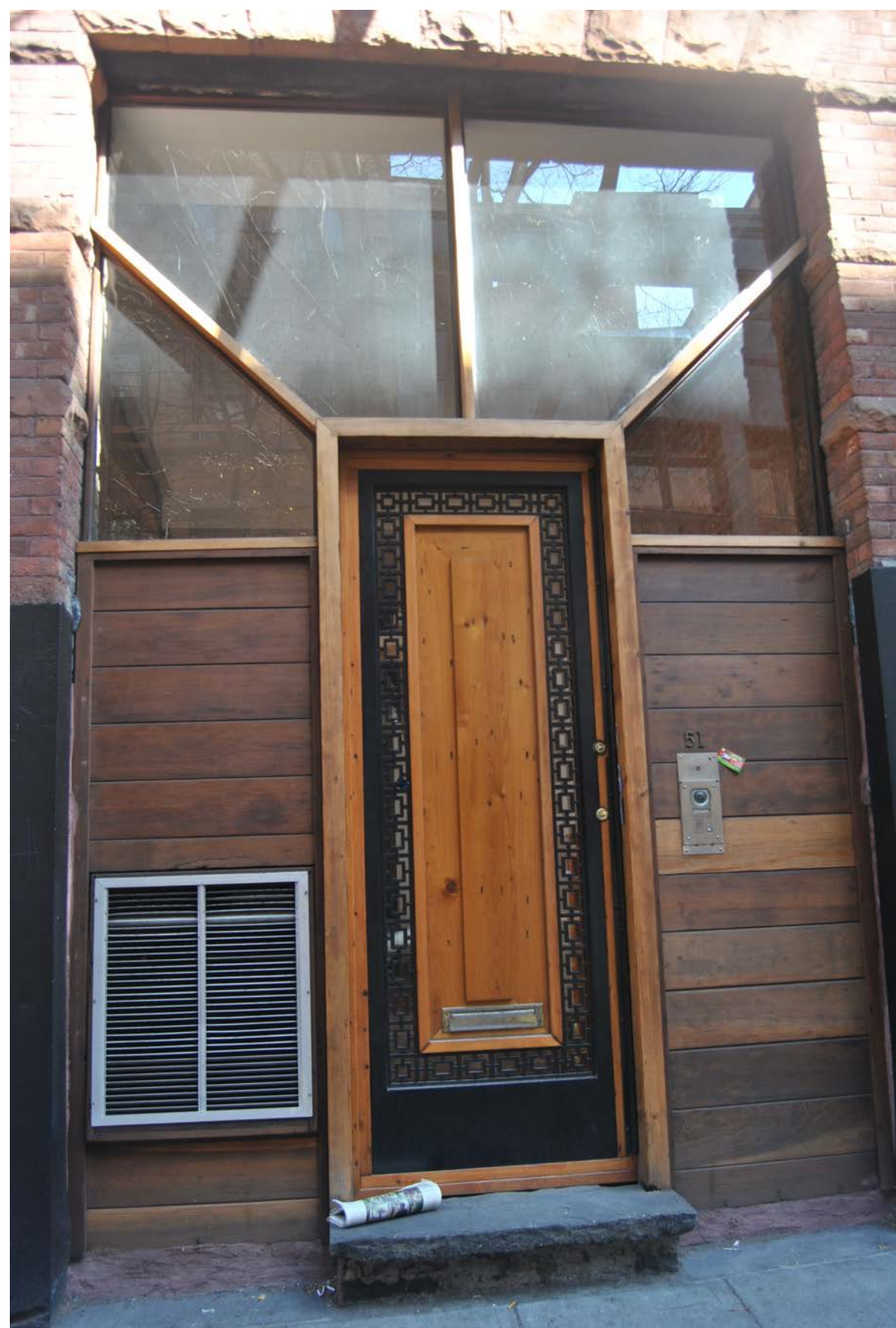
PROJECT NO.: 21402.01  
 DRAWN BY: GV, YD  
 CHECKED BY:  
 SCALE:  
 DRAWING TITLE:

**TIMELINE AND  
 HISTORIC PHOTOS**

SHEET NO.:  
**LPC-002**



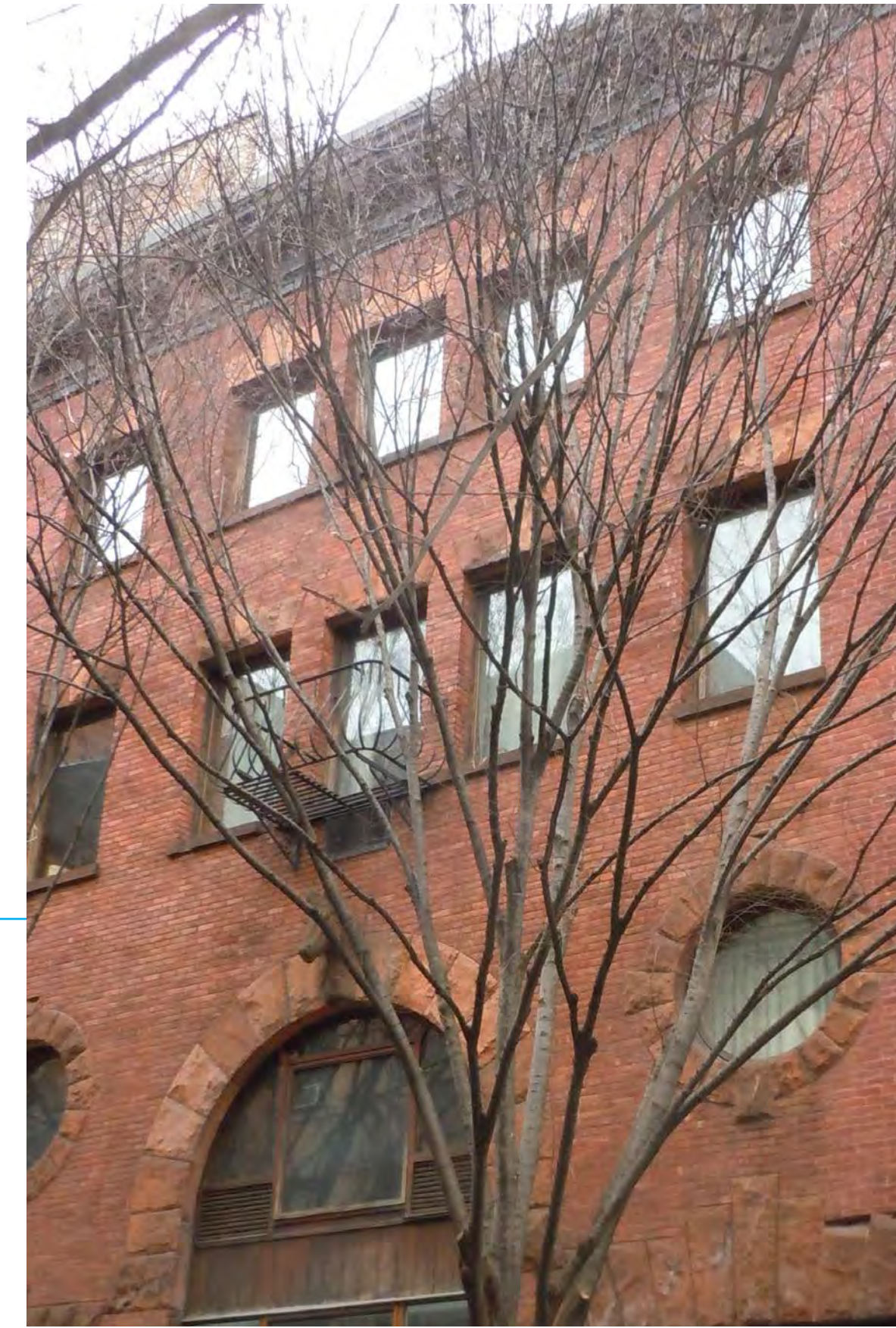
GARAGE DOOR



SOUTH ENTRY



EXISTING FRONT ELEVATION  
Scale: 3/16" = 1'-0"



4TH FLOOR WINDOWS



NORTH ENTRY

# AS A

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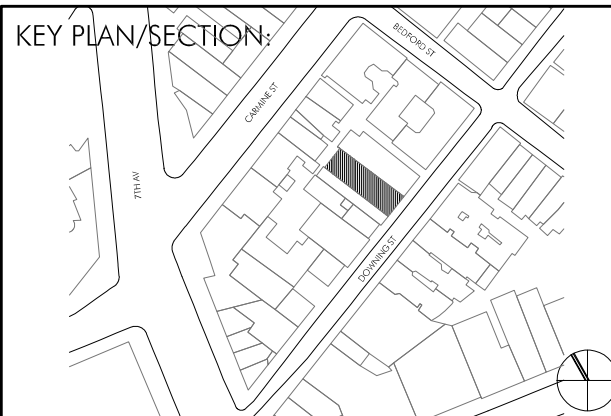
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**EXISTING ENTRY AND  
WINDOWS PHOTOS**

SHEET NO.:

**LPC-003**

\*NOT FOR CONSTRUCTION\*

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Lighting Designer:

x

Acoustic Consultant:

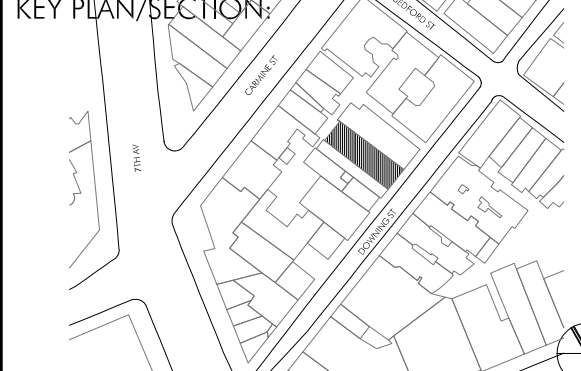
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

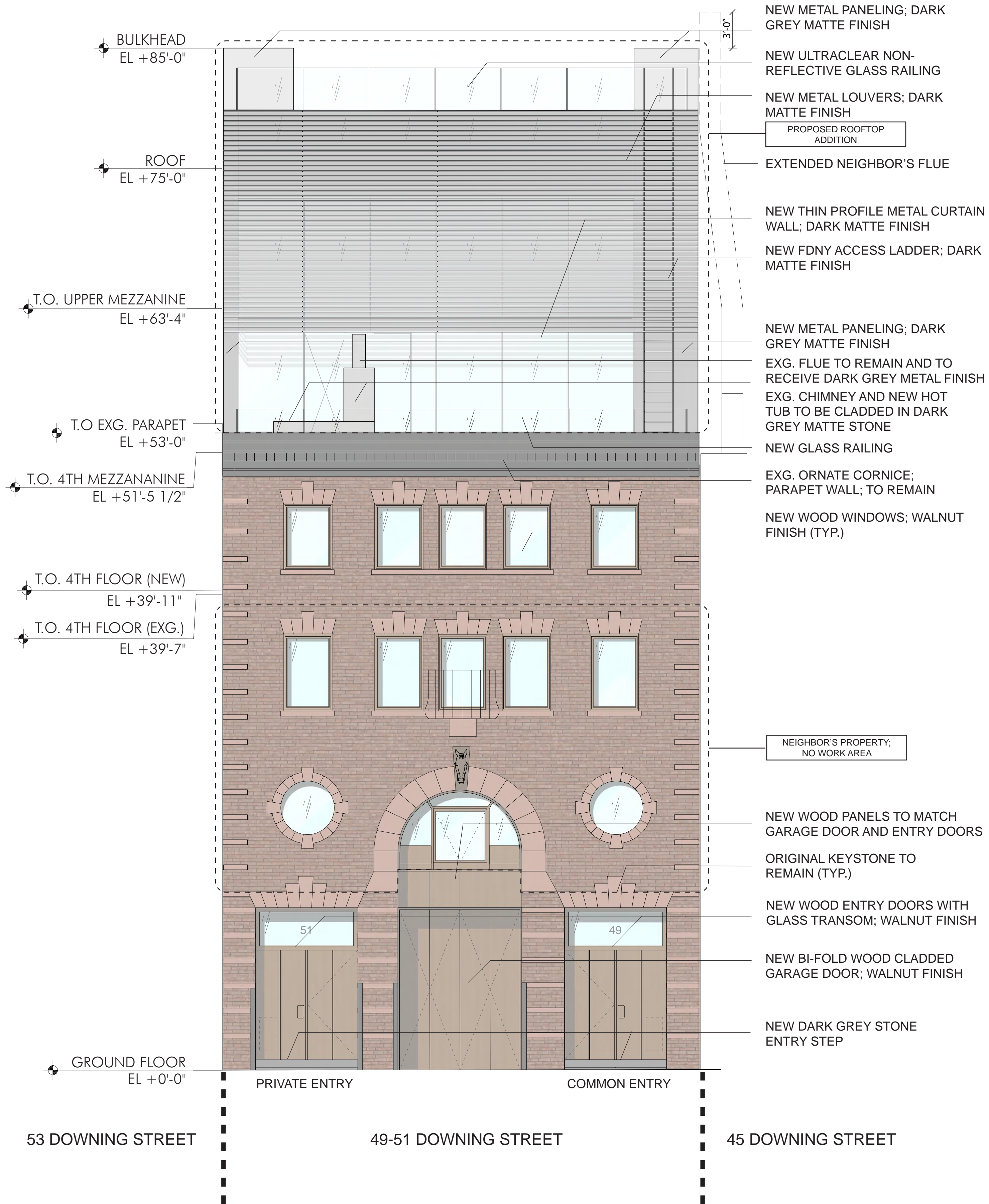
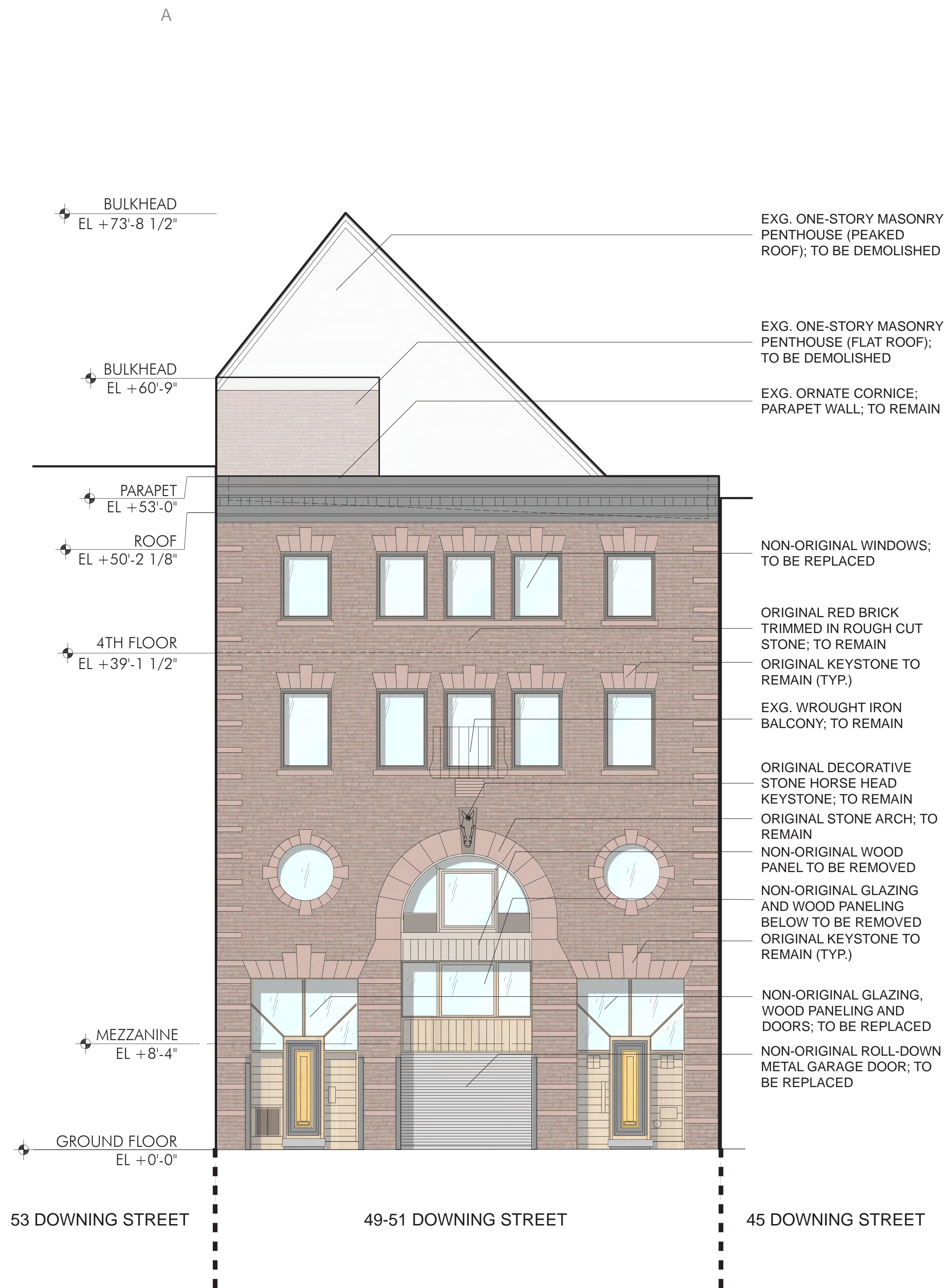
**EXISTING AND  
PROPOSED FRONT  
ELEVATION**

SHEET NO.:

**LPC-004**

\*NOT FOR CONSTRUCTION\*

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**EXISTING FRONT ELEVATION**  
Scale: 3/16" = 1'-0"

**PROPOSED FRONT ELEVATION**  
Scale: 3/16" = 1'-0"

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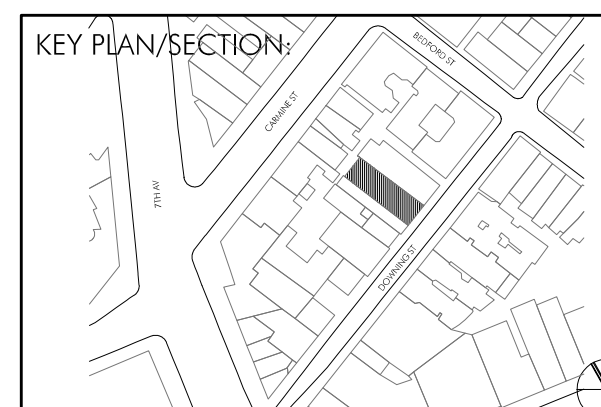
Mech./Elec./Plumbing Engineer:  
**ALTERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**PROPOSED FRONT  
FACADE MATERIAL  
PALETTE**

SHEET NO.:

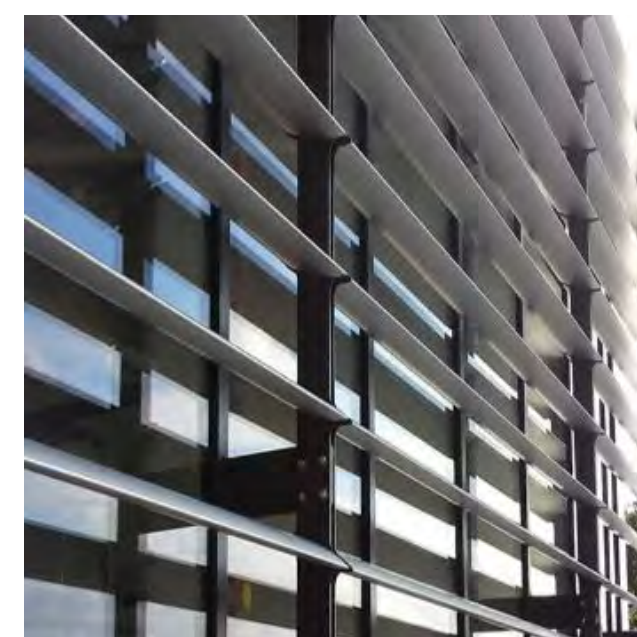
**LPC-005**

\*NOT FOR CONSTRUCTION\*

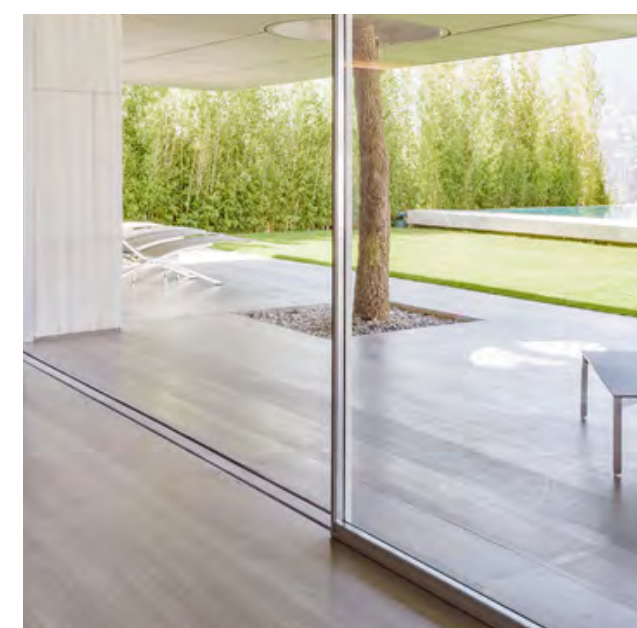
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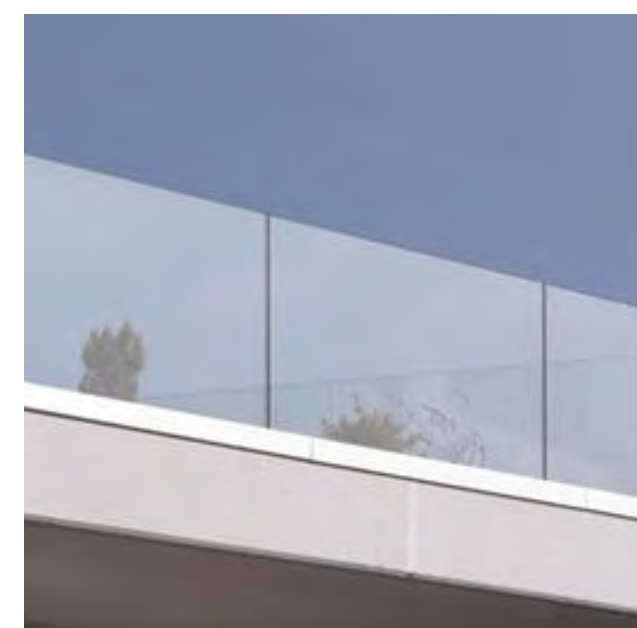
METAL PANELS



METAL LOUVERS



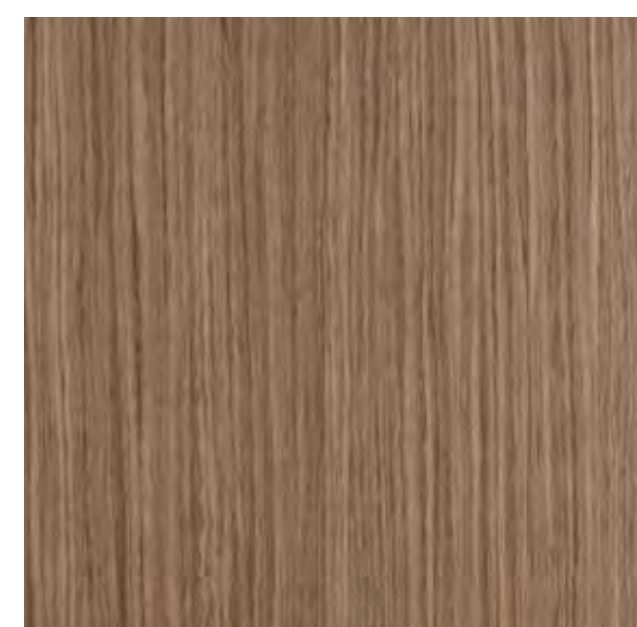
ALUMINUM CURTAIN WALL



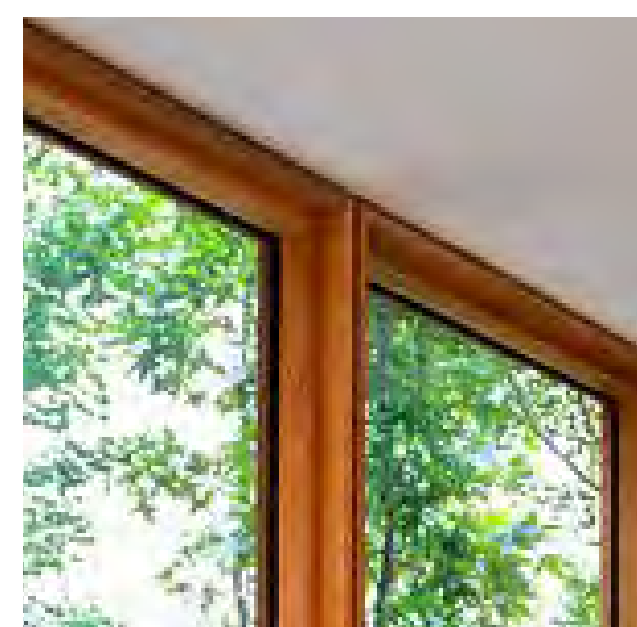
GLASS RAILING



WOOD WINDOWS,  
WALNUT FINISH



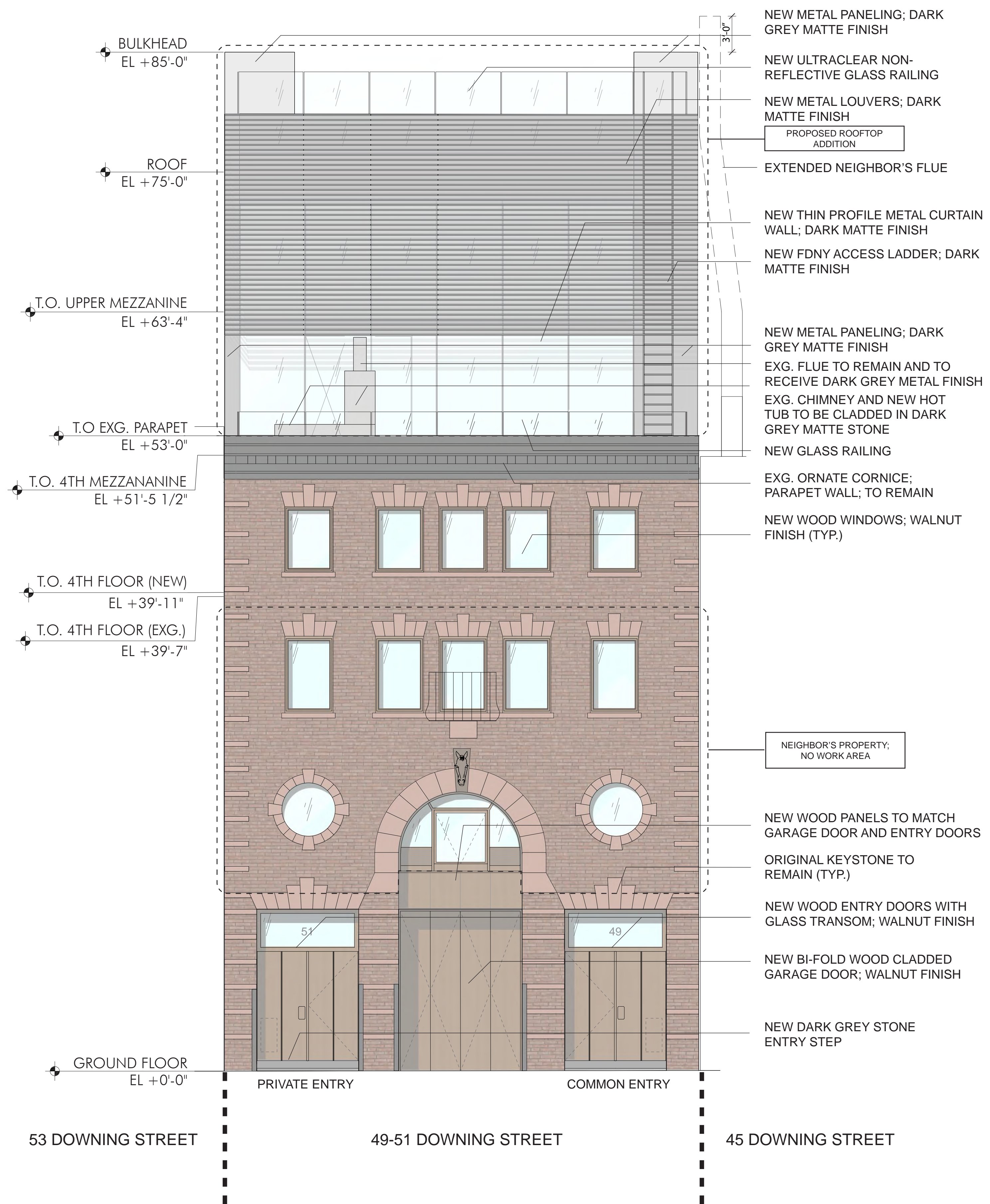
WOOD CLADDDED GARAGE DOOR,  
WALNUT FINISH



WOOD STOREFRONT,  
WALNUT FINISH

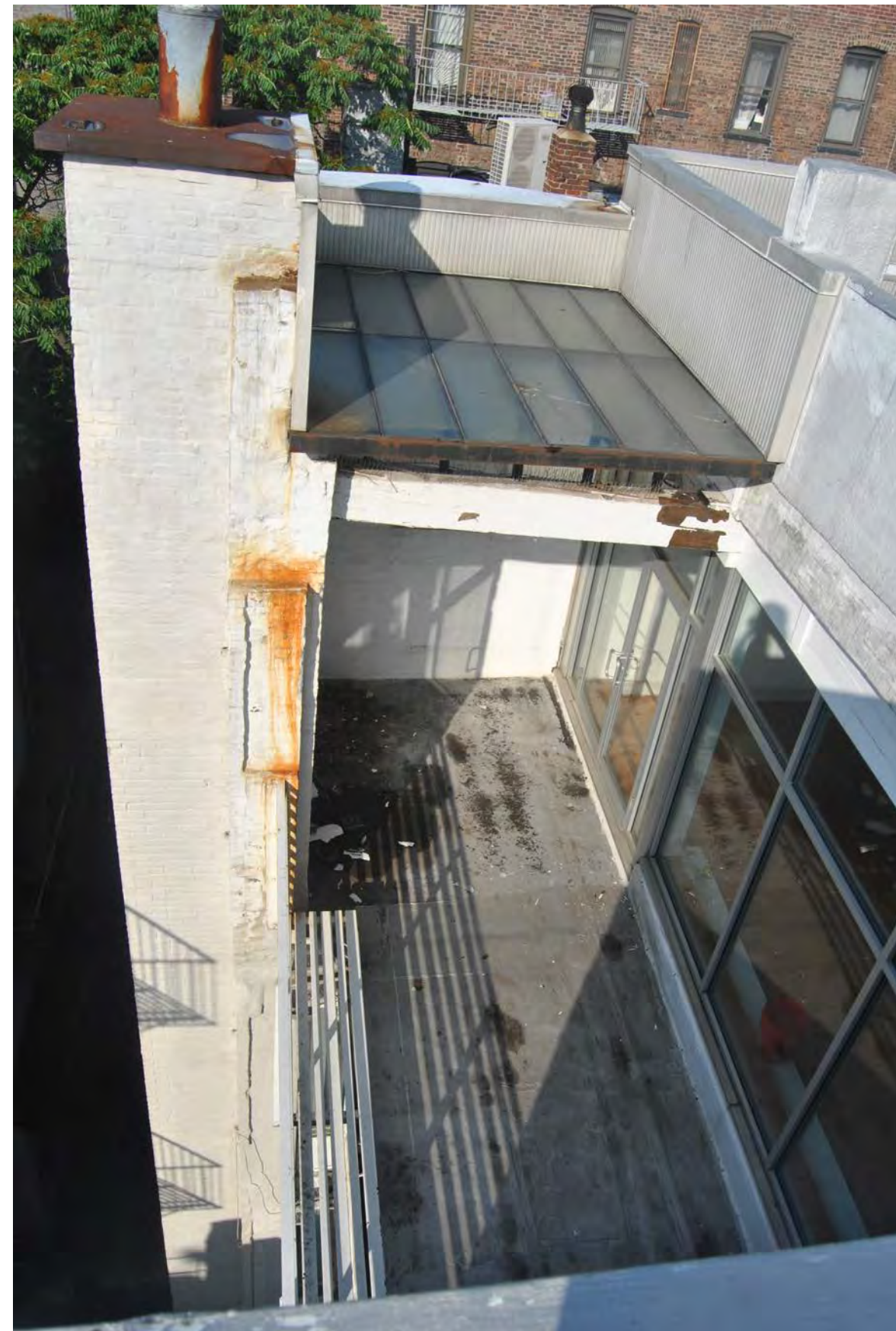


DARK GREY MATTE STONE



53 DOWNING STREET      49-51 DOWNING STREET      45 DOWNING STREET

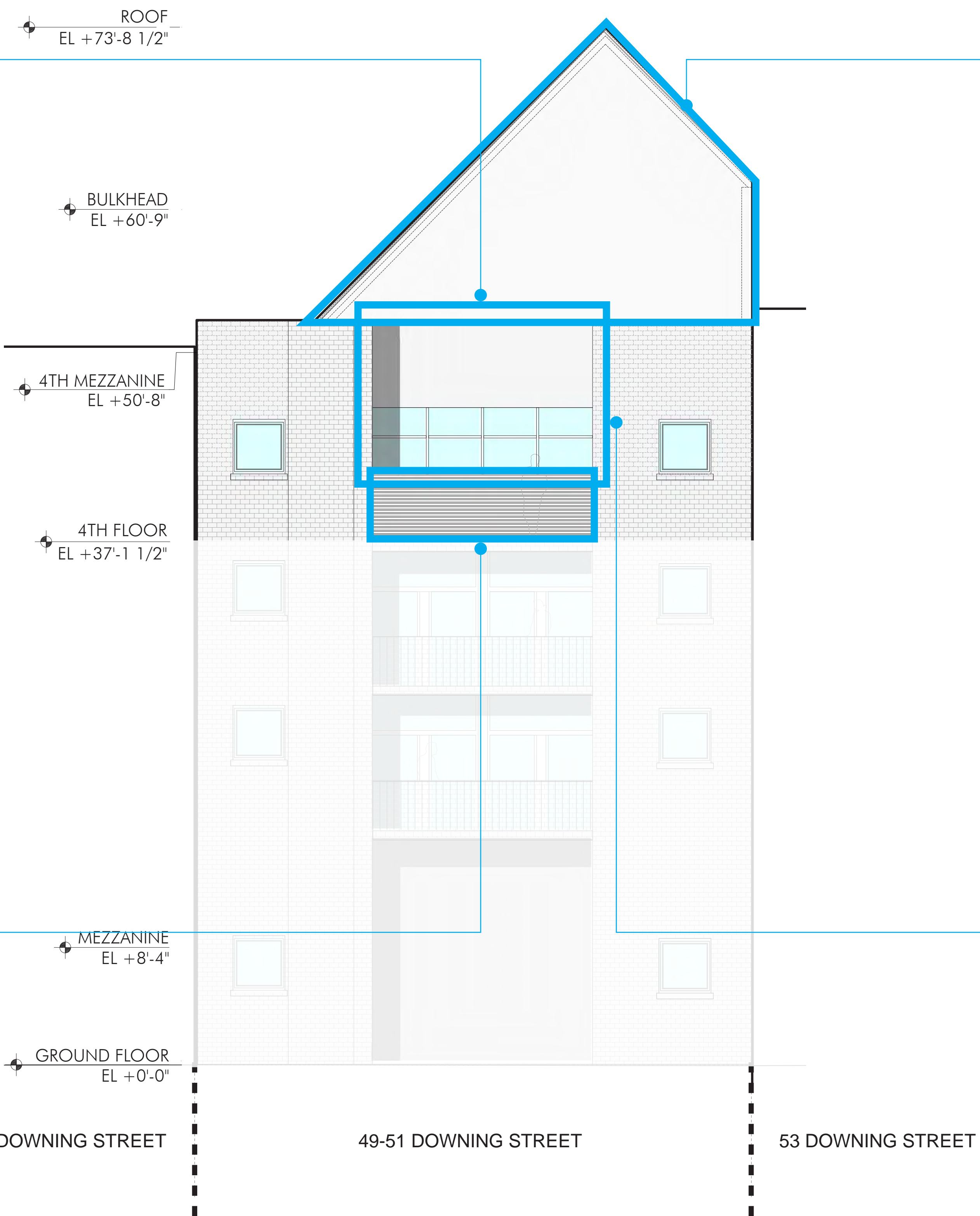
PROPOSED FRONT ELEVATION  
Scale: 3/16" = 1'-0"



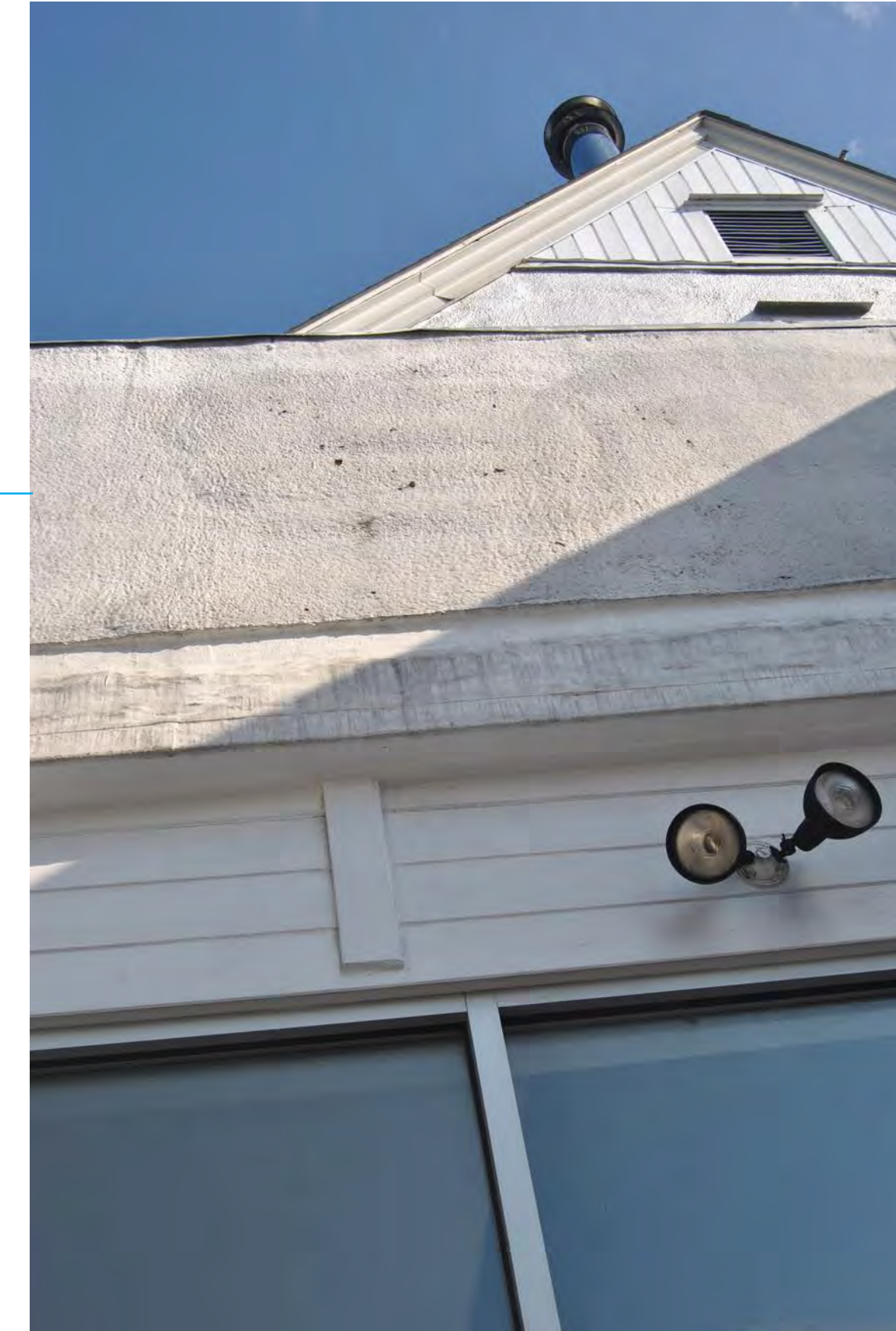
REAR TERRACE



REAR RAILING



EXISTING REAR ELEVATION  
Scale: 3/16" = 1'-0"



PENTHOUSE



REAR TERRACE

# AS A

ANDREA STEELE ARCHITECTURE  
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NEW YORK, NY 10001

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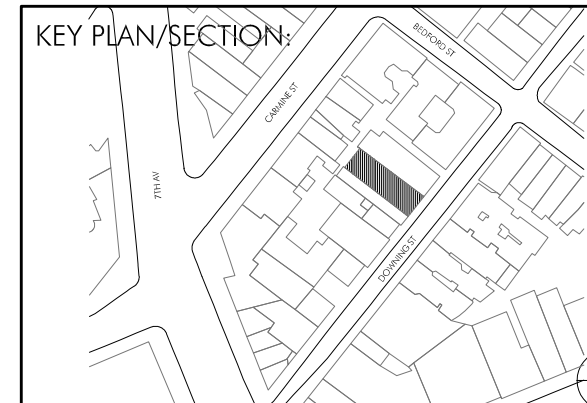
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**EXISTING REAR  
TERRACE AND  
PENTHOUSE PHOTOS**

SHEET NO.:

**LPC-006**

\*NOT FOR CONSTRUCTION\*

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Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, II  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

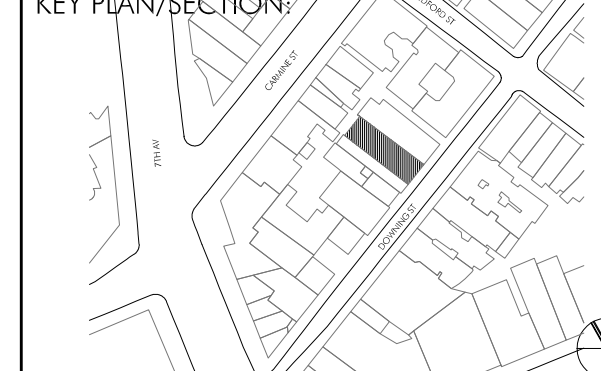
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**EXISTING AND  
PROPOSED REAR  
ELEVATION**

SHEET NO.:

**LPC-007**

\*NOT FOR CONSTRUCTION\*

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EXISTING REAR ELEVATION  
Scale: 3/16" = 1'-0"

PROPOSED REAR ELEVATION  
Scale: 3/16" = 1'-0"

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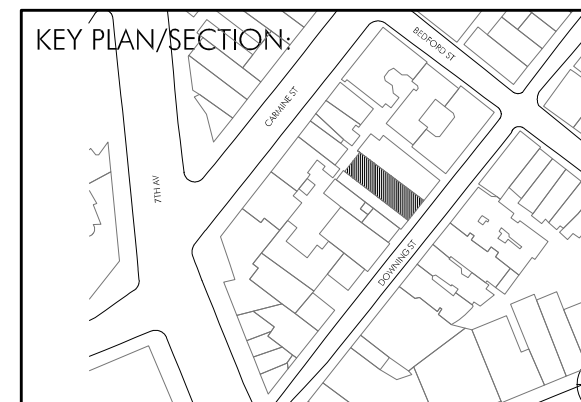
Mech./Elec./Plumbing Engineer:  
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31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**PROPOSED REAR  
FACADE MATERIAL  
PALETTE**

SHEET NO.:

**LPC-008**

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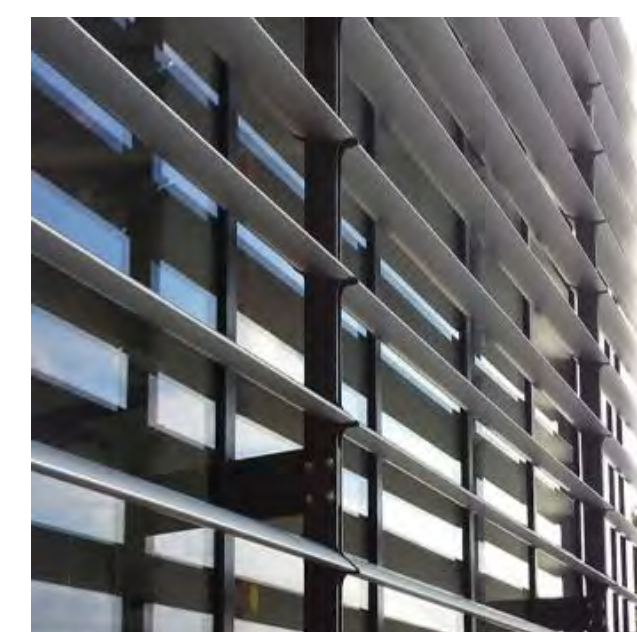
METAL PANELS



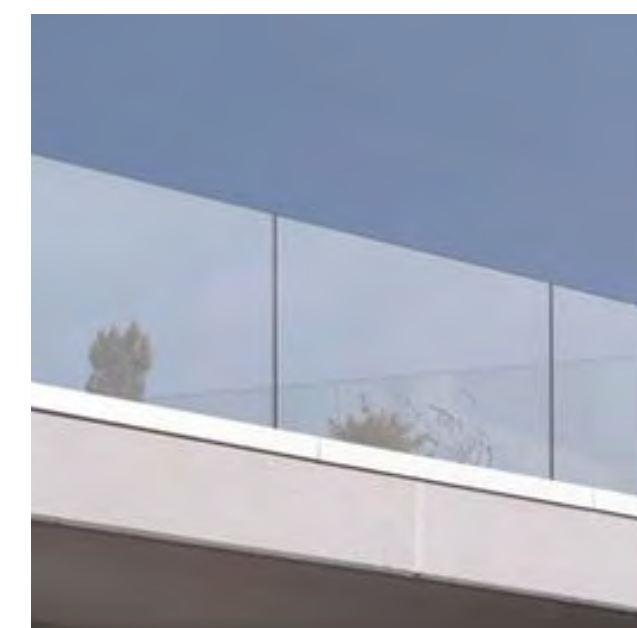
ALUMINUM CURTAIN WALL



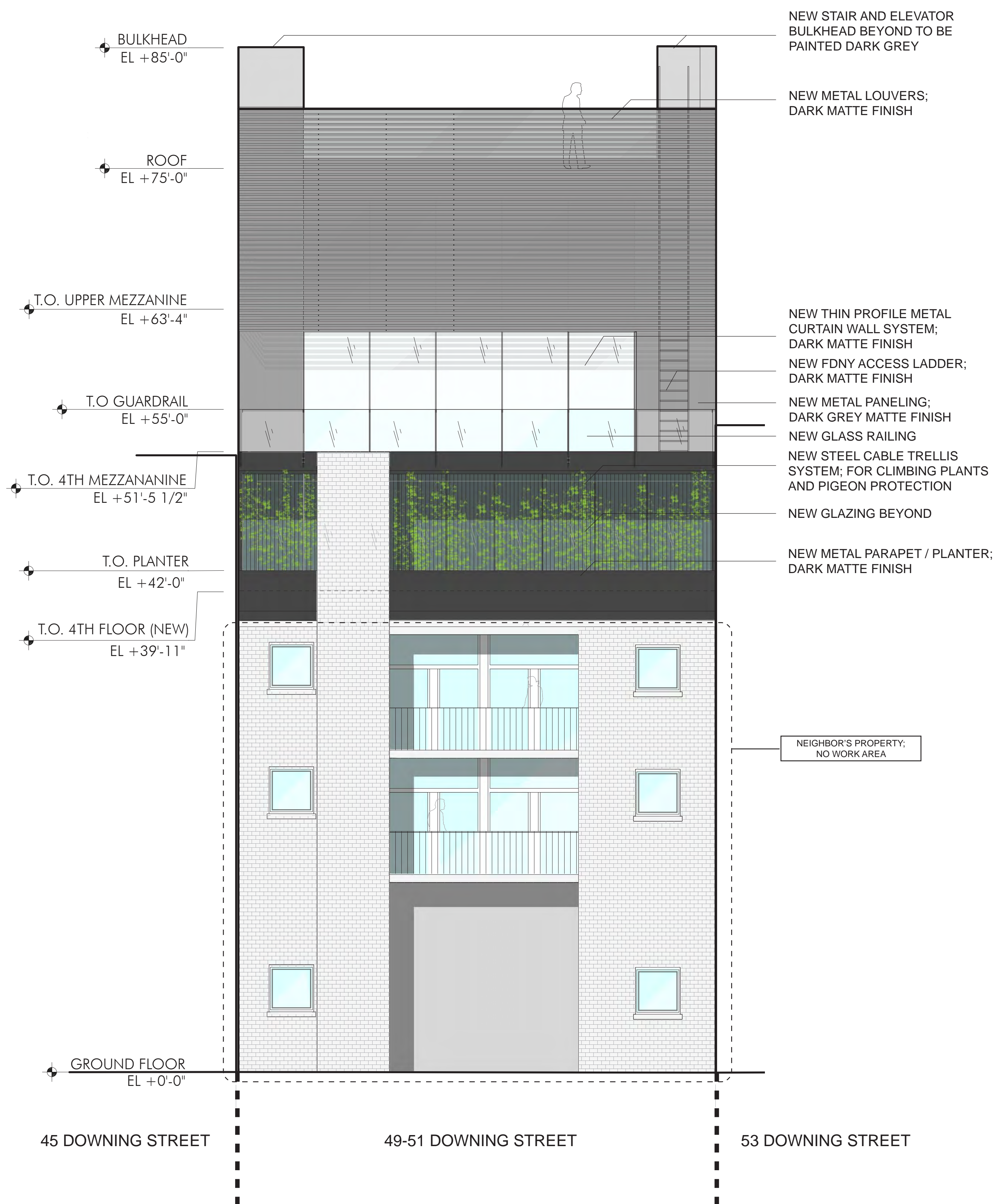
PLANTED TRELLIS SCREEN



METAL LOUVERS



GLASS RAILING



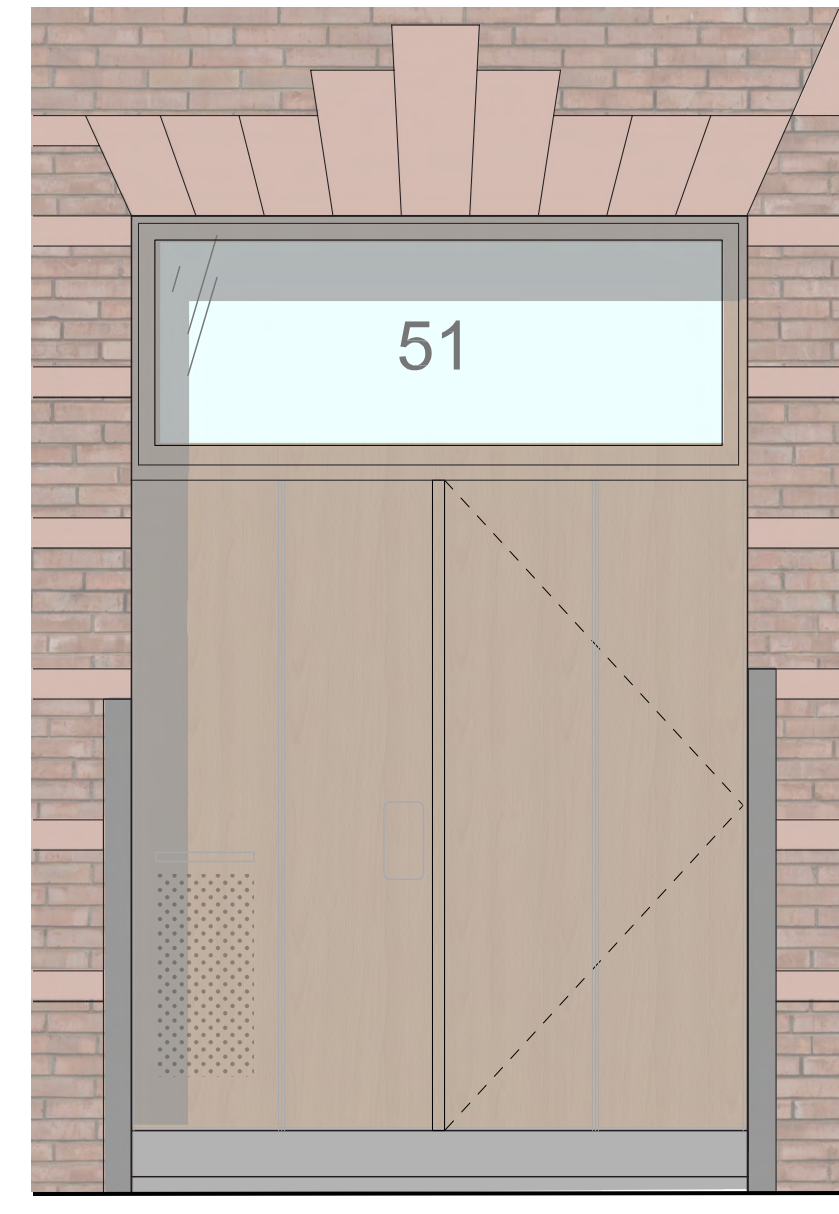
PROPOSED REAR ELEVATION  
Scale: 3/16" = 1'-0"

THE PROPOSED ENTRY IS A SIMPLE WOOD STOREFRONT CONSISTING OF A SOLID PANEL SWING DOOR WITH FIXED GLASS TRANSOM ABOVE. ENTRY ACCESSORIES, INCLUDING DOORBELL, MAIL SLOT AND REQUIRED FDNY CONNECTION ARE INSTALLED WITHIN THE FIXED WOOD PANEL.

EMPLOYING MATERIAL AND DESIGN LOCAL TO THE NEIGHBORHOOD, THE DESIGN RESTABLISHES THE STOREFRONT LOOK IN THE 1940 TAX PHOTO AND RECONNECTS THE BUILDING TO ITS NEIGHBORHOOD CONTEXT AT GROUND LEVEL.



EXISTING ENTRY



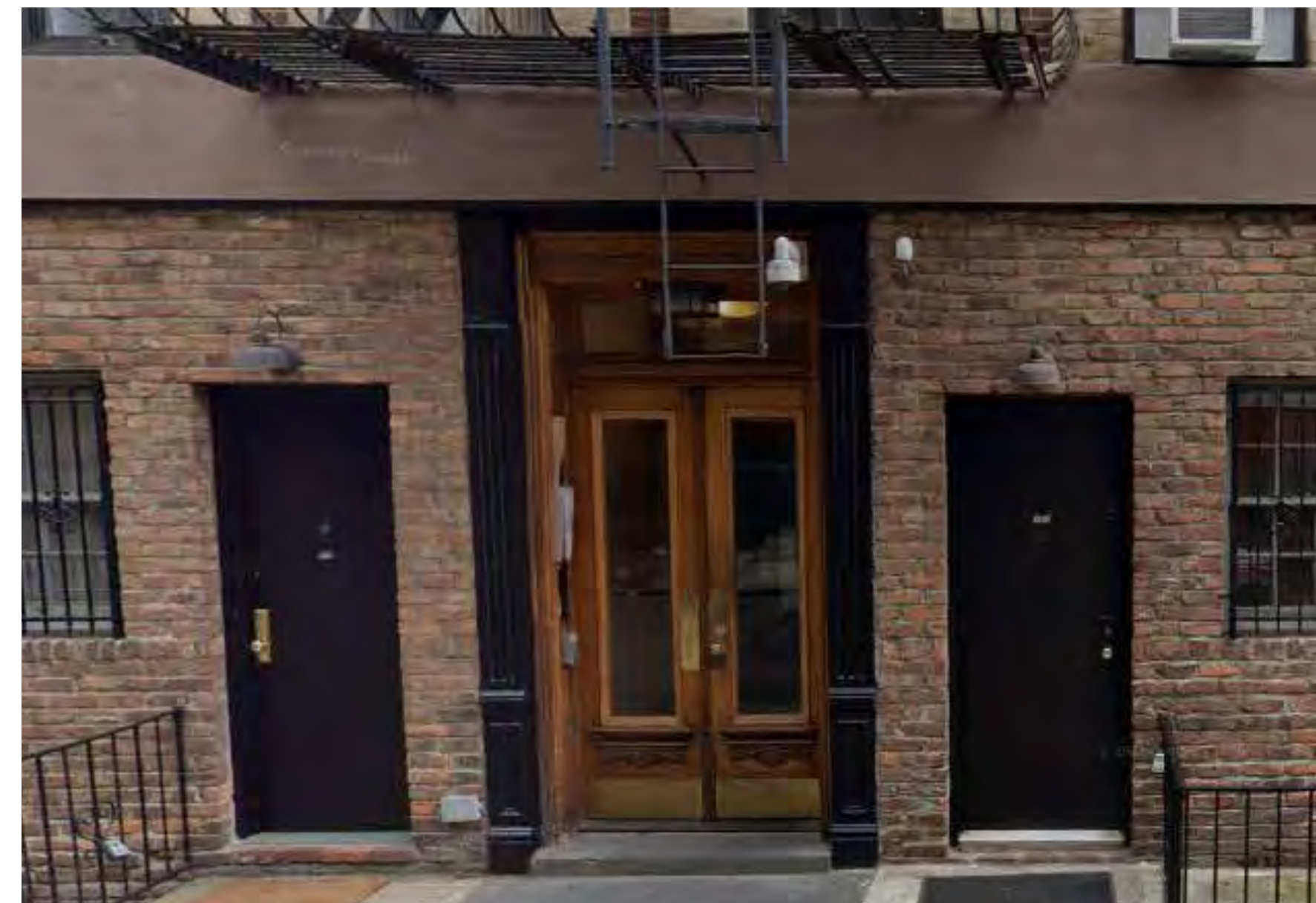
PROPOSED ENTRY



1940 TAX PICTURE



55 DOWNING STREET



26 1/2 LEROY STREET



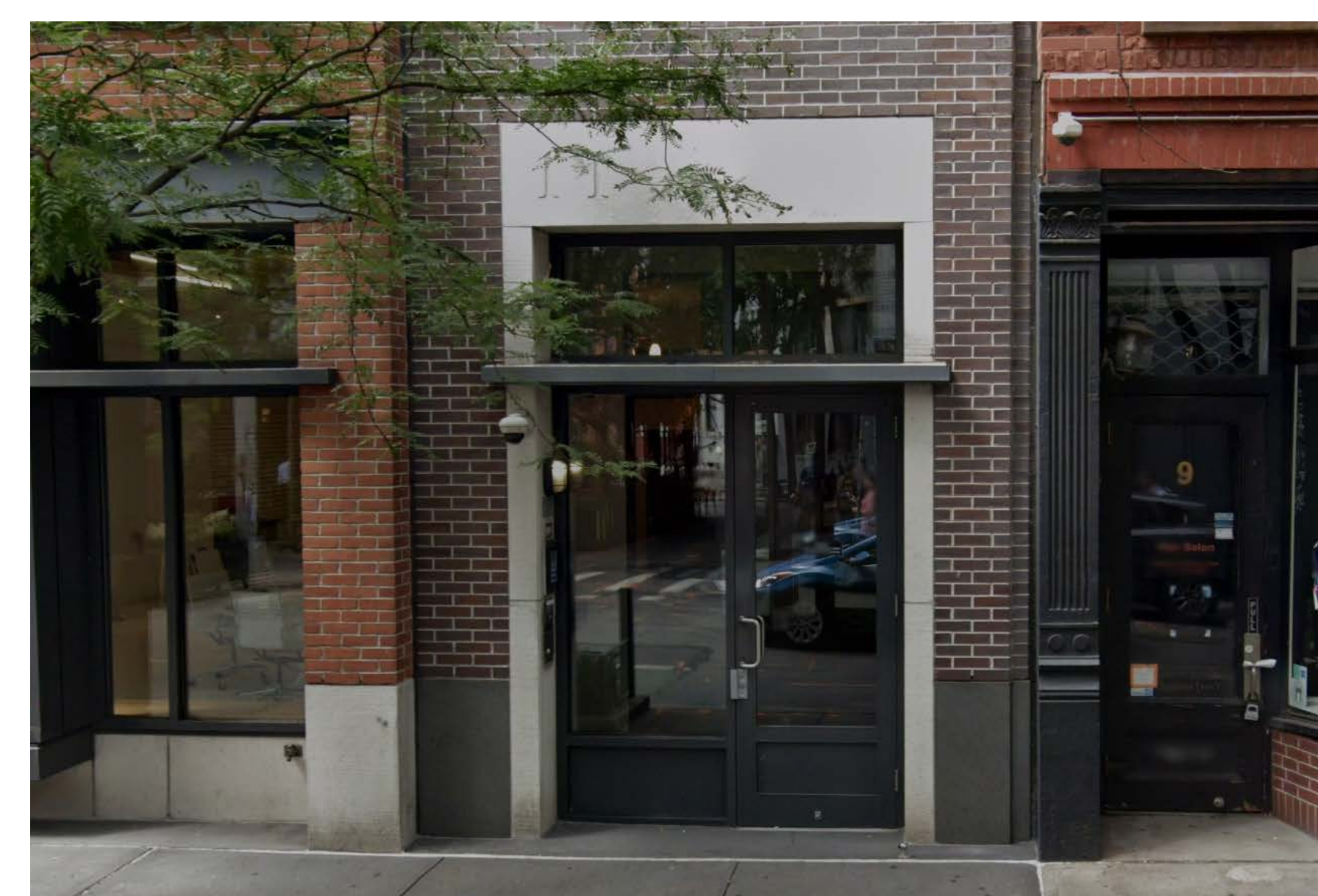
22-24 LEROY STREET



8 BEDFORD STREET



69 PERRY STREET



11 CHRISTOPHER STREET

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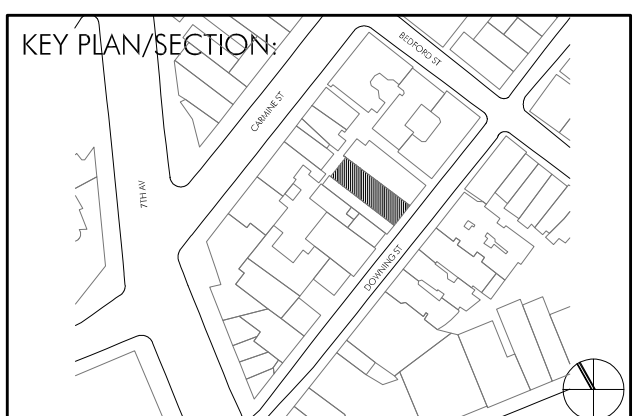
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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



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DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

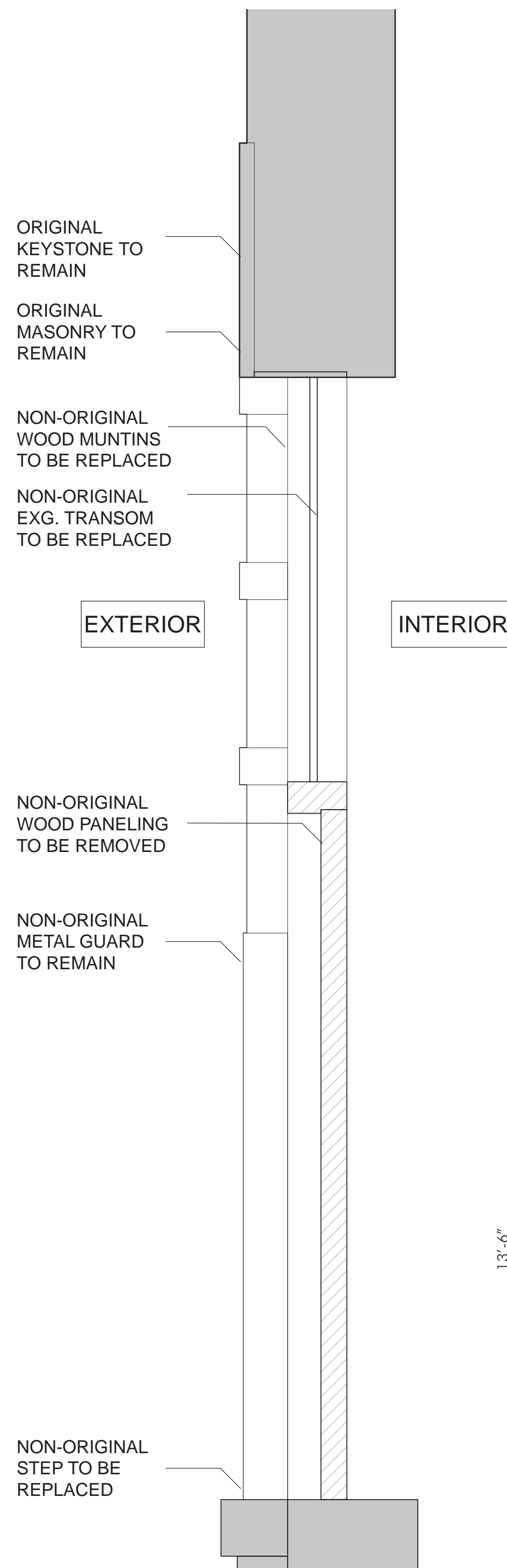
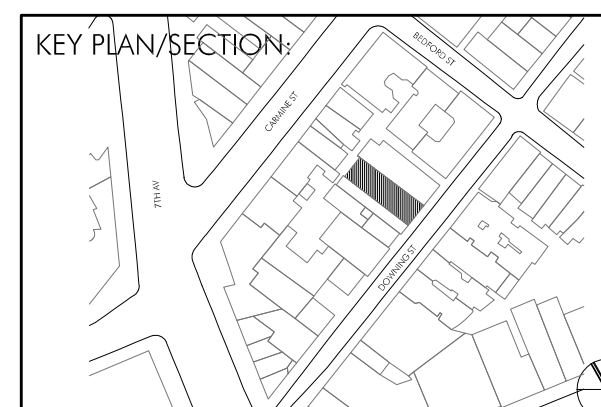
**ENTRY DOORS  
REFERENCE PHOTOS**

SHEET NO.:

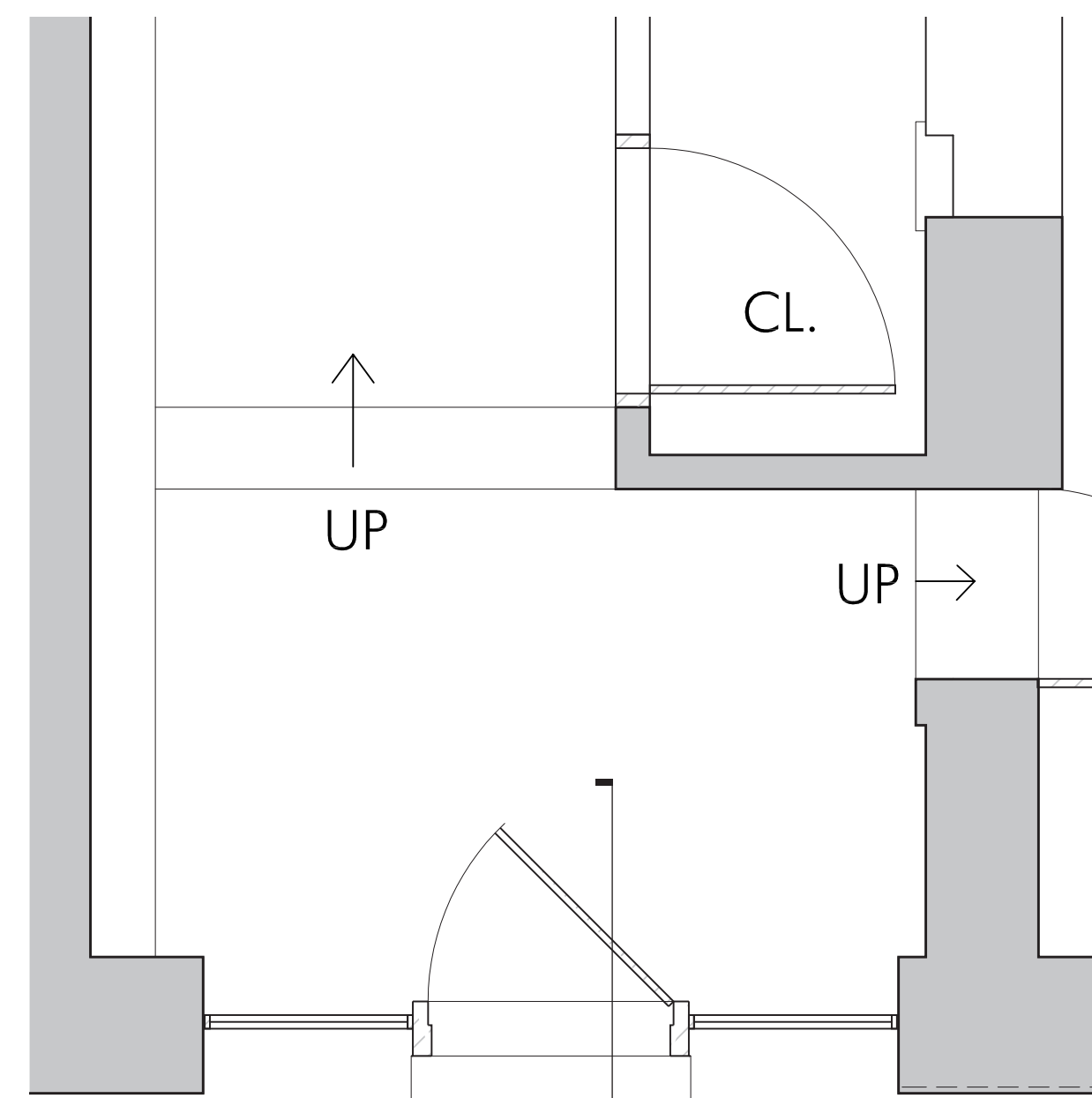
**LPC-009**

\*NOT FOR CONSTRUCTION\*

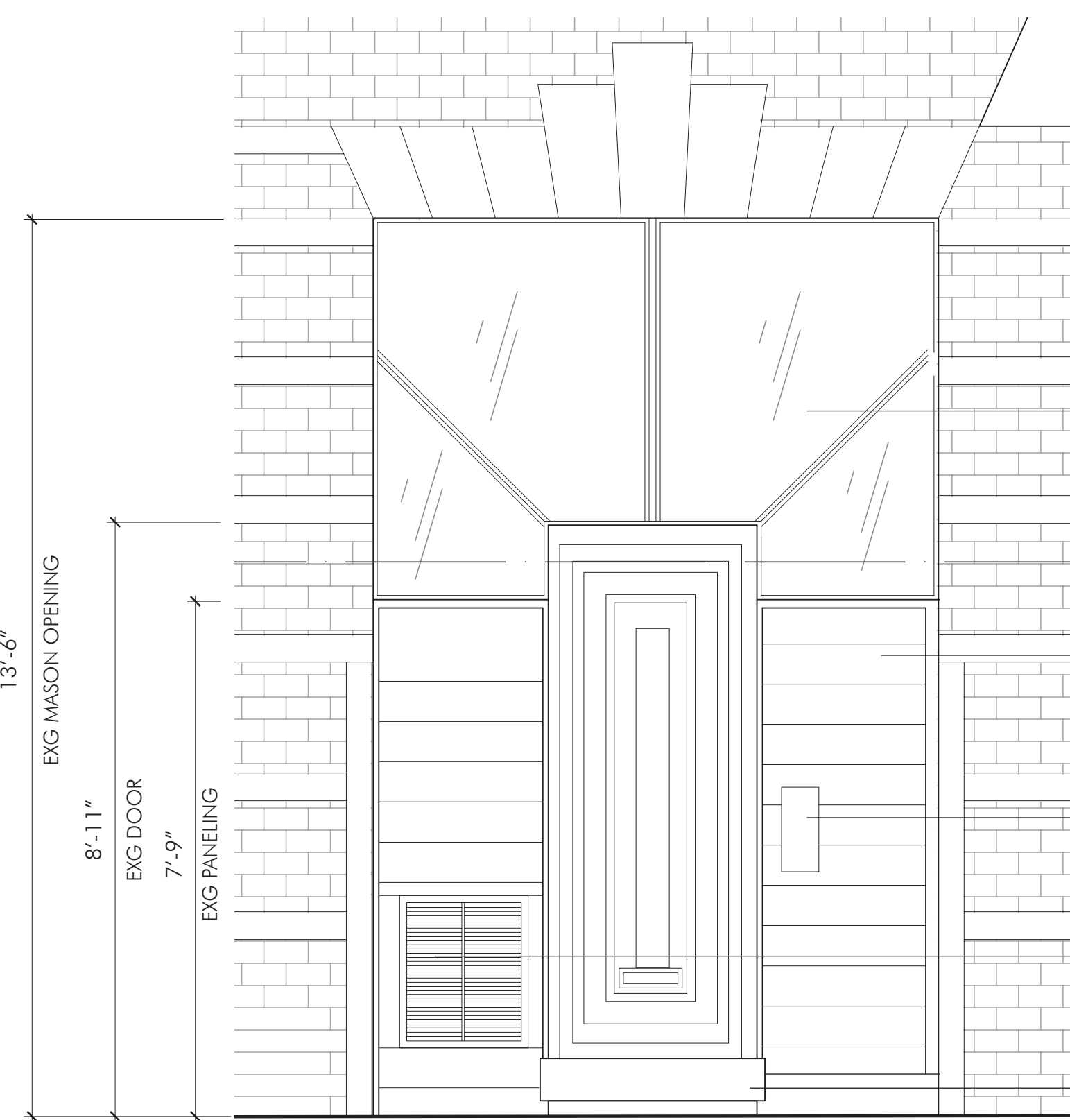
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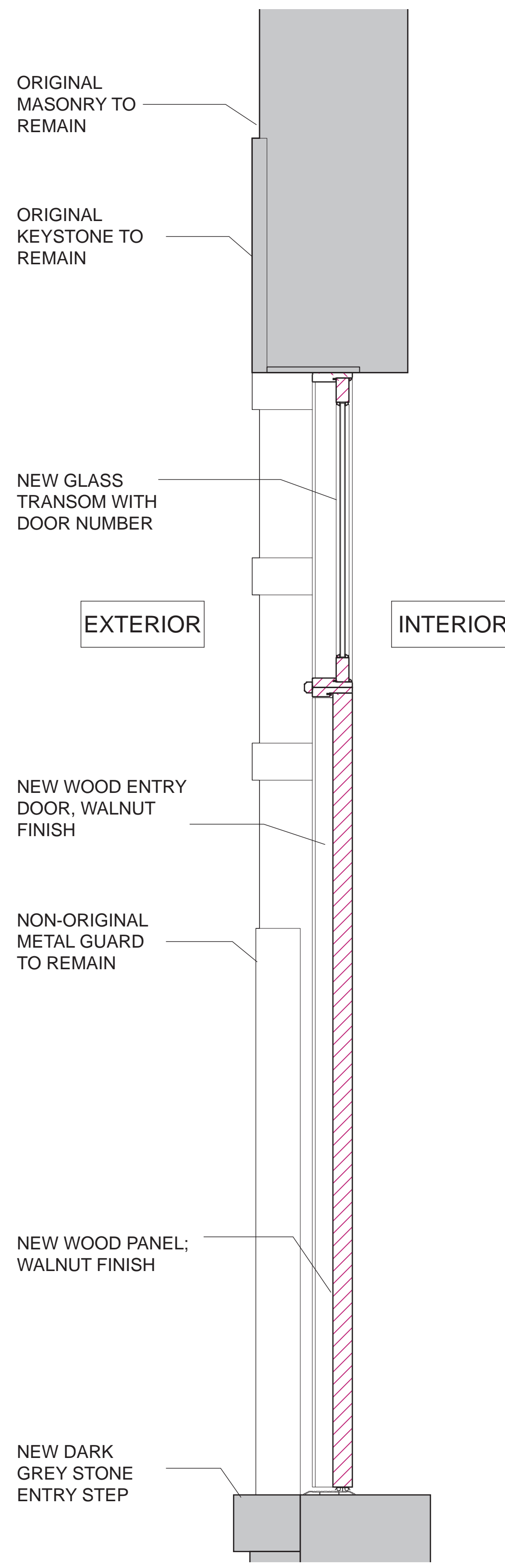
EXISTING FRONT DOOR SECTION  
Scale: 1" = 1' - 0"



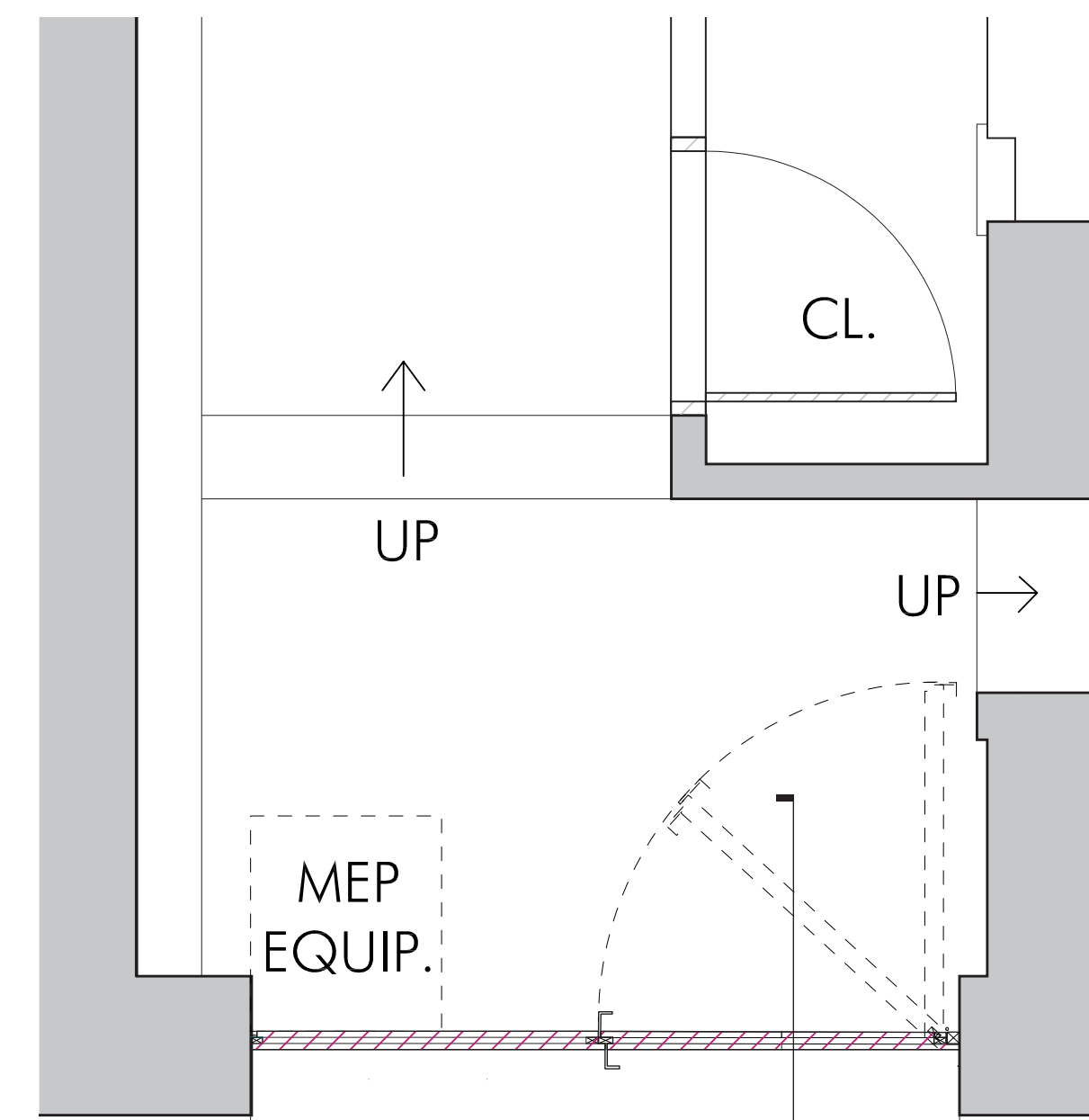
EXISTING FRONT DOOR PLAN  
Scale: 1/2" = 1' - 0"



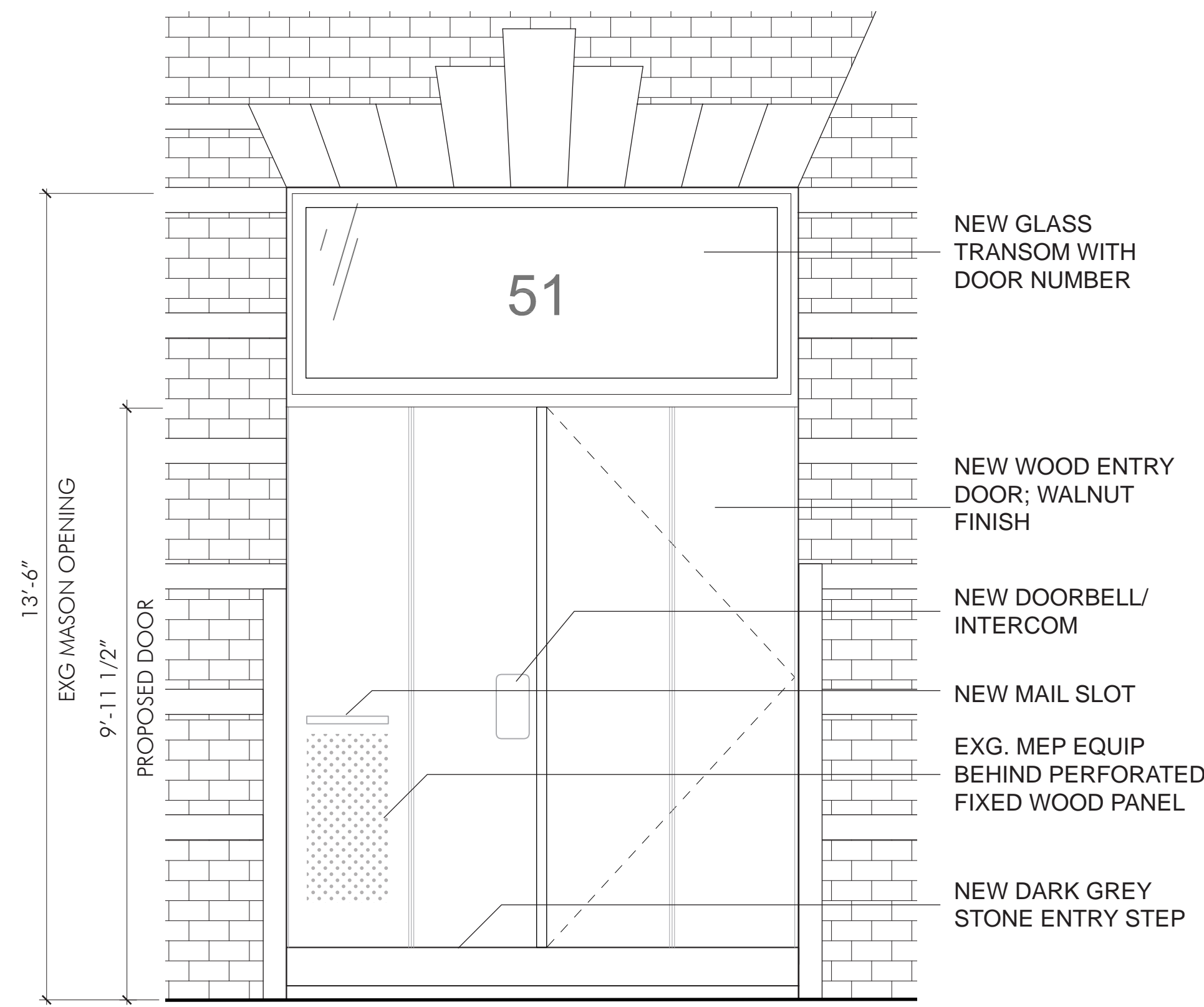
EXISTING FRONT DOOR ELEVATION  
Scale: 1/2" = 1' - 0"



PROPOSED FRONT DOOR SECTION  
Scale: 1" = 1' - 0"

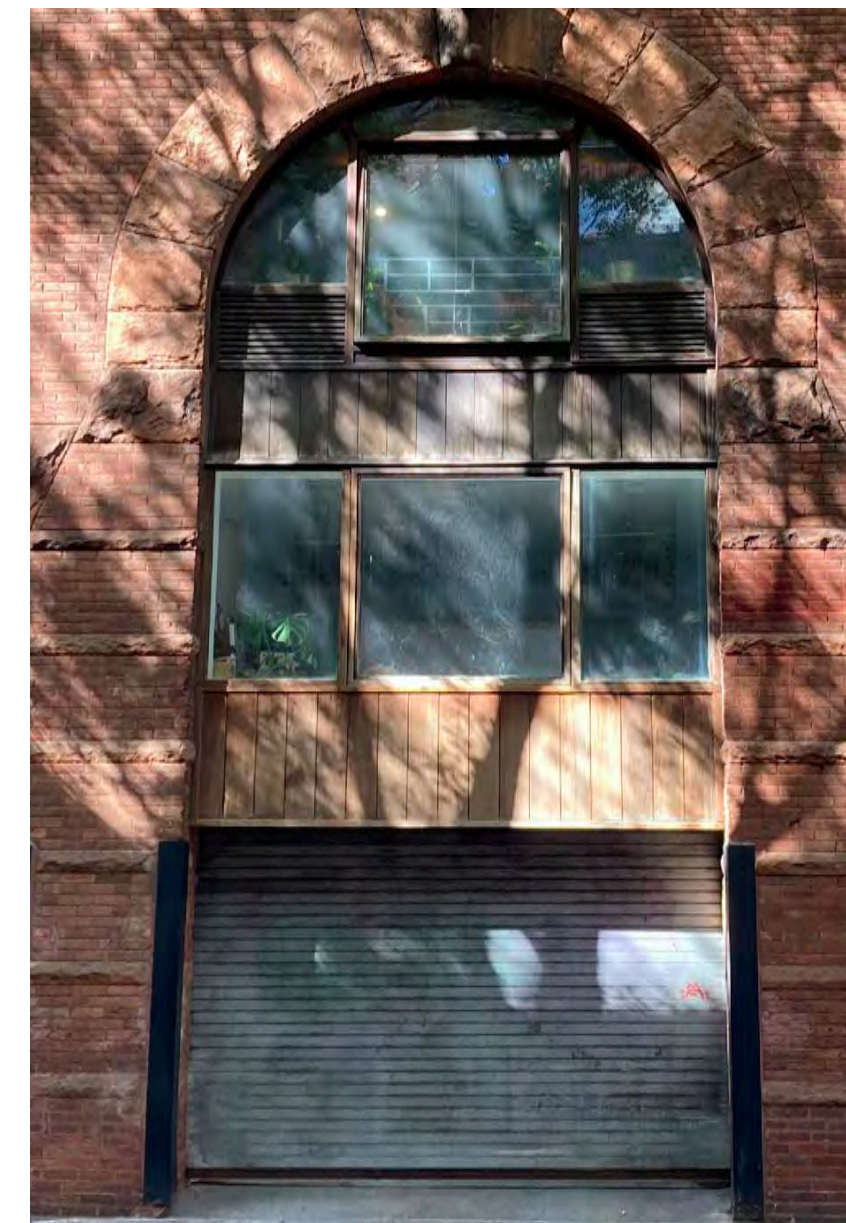


PROPOSED FRONT DOOR PLAN  
Scale: 1/2" = 1' - 0"

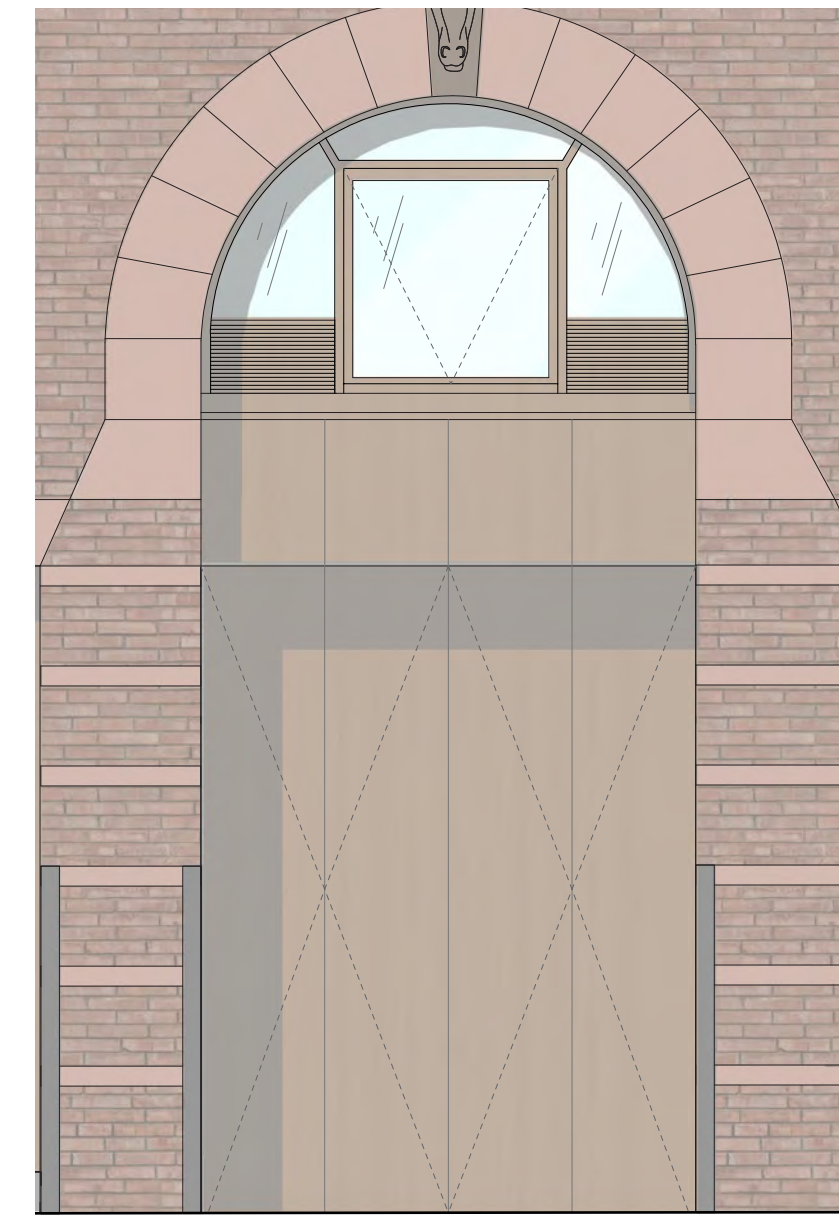


PROPOSED FRONT DOOR ELEVATION  
Scale: 1/2" = 1' - 0"

THE PROPOSED GARAGE ENTRY IS A SET OF TWO WOOD BIFOLD DOORS. THE INTENT IS TO HONOR THE MONOLITHIC SCALE OF GARAGE OPENING RECORDED IN THE 1940 TAX PHOTO, AND REVIVE THE WOOD MATERIALITY FROM THE BUILDING'S HISTORY.



EXISTING GARAGE DOOR



PROPOSED GARAGE DOOR



1940 TAX PICTURE



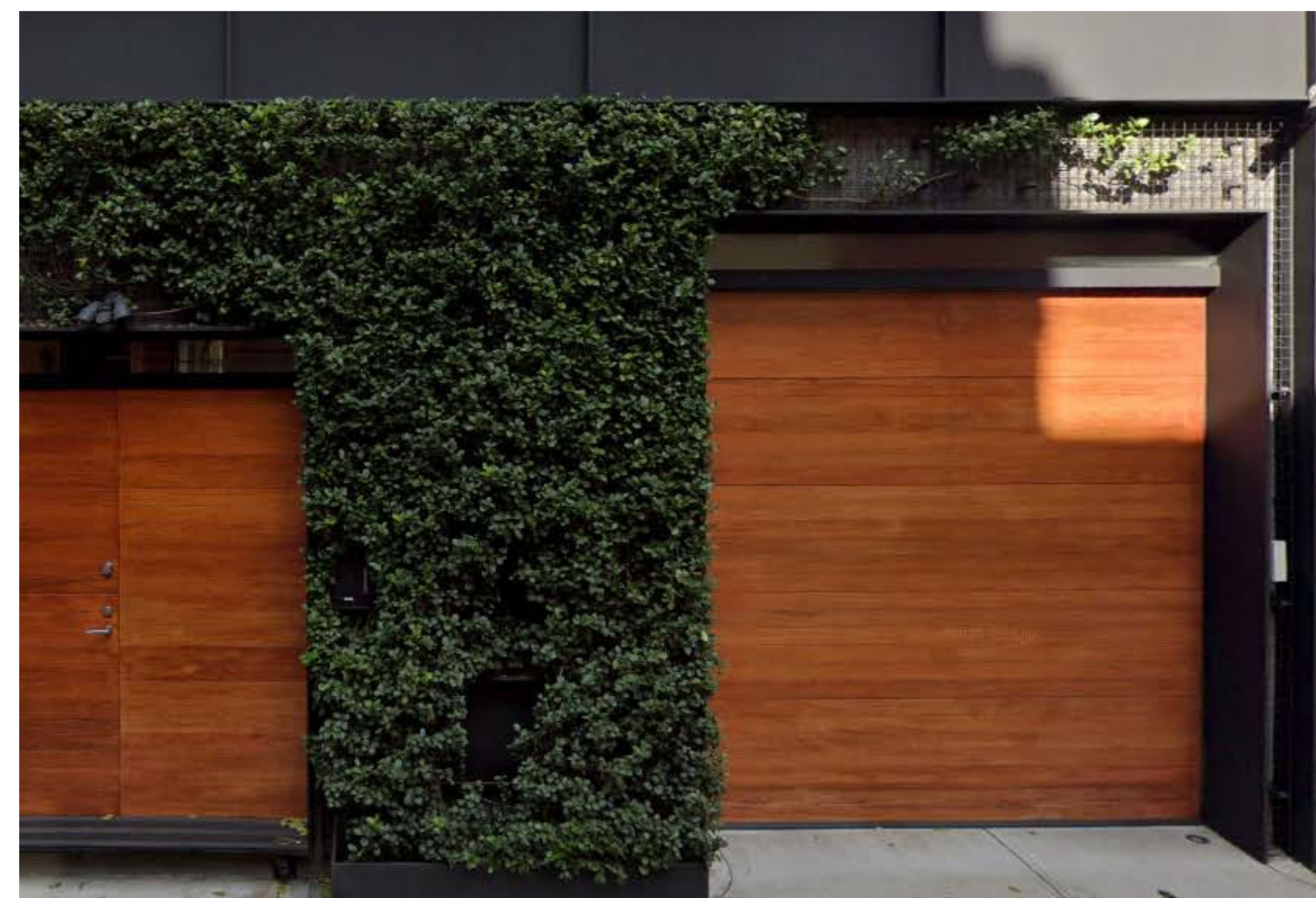
30 JANE STREET (ORIGINALLY STABLE AND RESIDENCE)



27 DOWNING STREET (ORIGINALLY STABLE AND RESIDENCE)



22 JANE STREET (ORIGINALLY STABLE AND RESIDENCE)



13 LEROY STREET - MONOLITHIC WOOD GARAGE DOOR



9 LEROY STREET - MONOLITHIC WOOD GARAGE DOOR



43 PERRY STREET - MONOLITHIC WOOD GARAGE DOOR

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

Architect:  
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227 West 29th Street, 11th Floor New York, NY 10001  
T 212.620.0794

General Contractor:  
**BLUMENFELD DEVELOPMENT GROUP, LTD.**  
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Structural Engineer:  
**ROBERT SILMAN ASSOCIATES**  
32 Old Slip, 10th Floor, New York, NY 10005  
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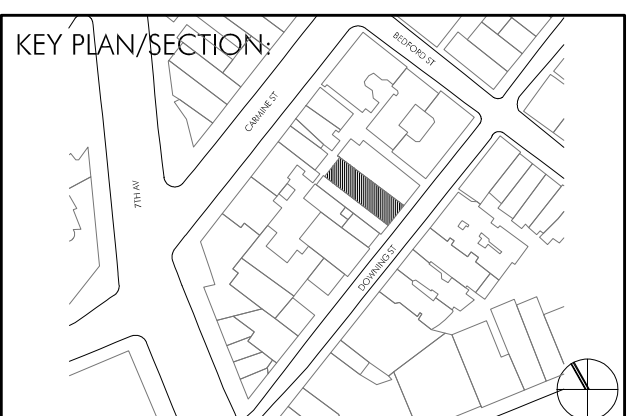
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

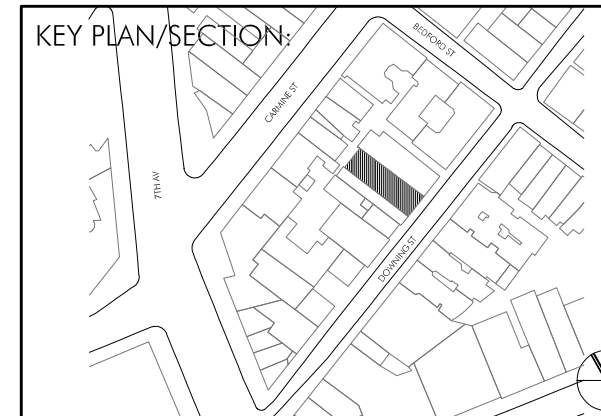
**GARAGE DOOR  
REFERENCE PHOTOS**

SHEET NO.:

**LPC-011**

\*NOT FOR CONSTRUCTION\*

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LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

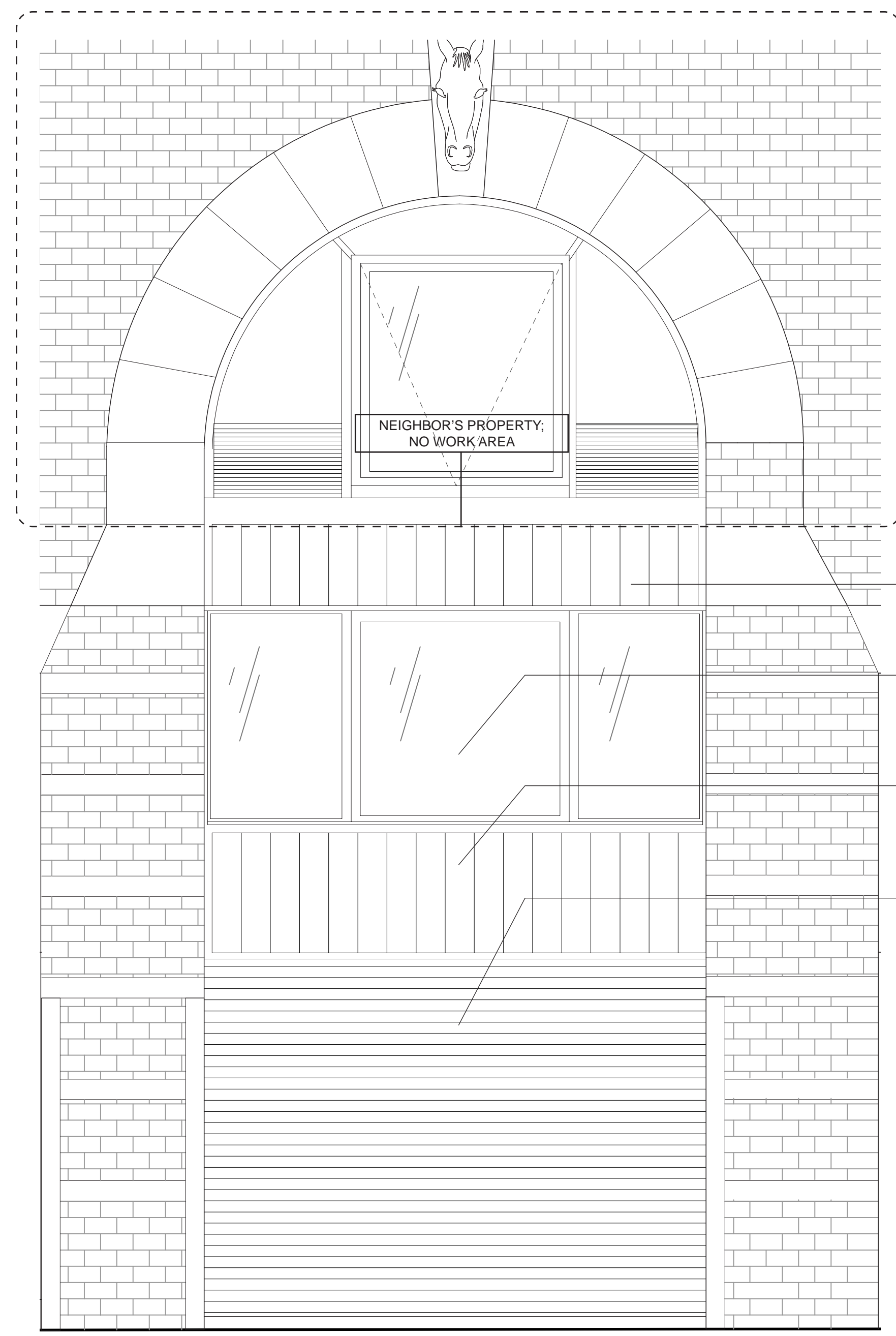
**GARAGE DOOR  
DETAIL COMPARISON**

SHEET NO.:

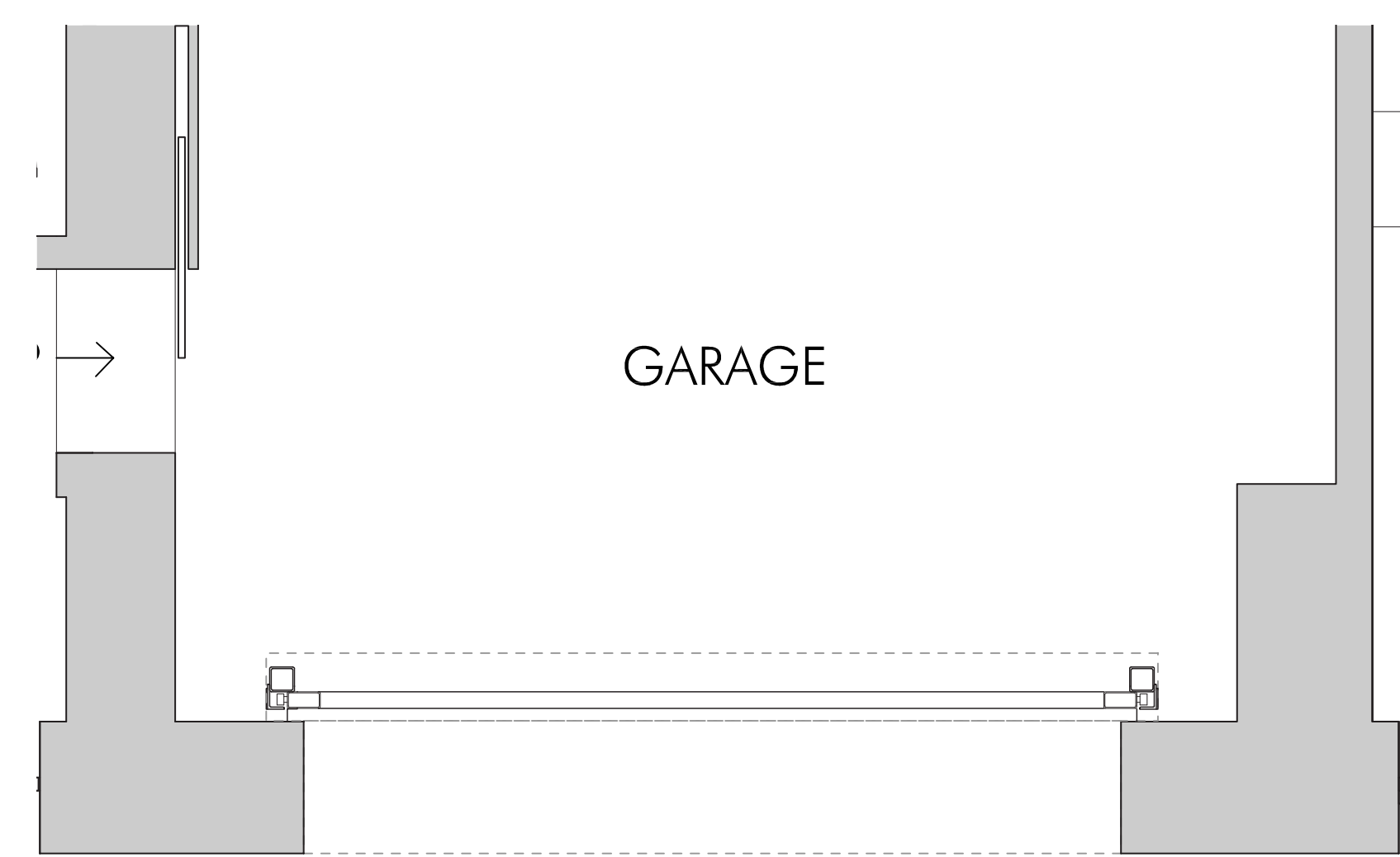
**LPC-012**

\*NOT FOR CONSTRUCTION\*

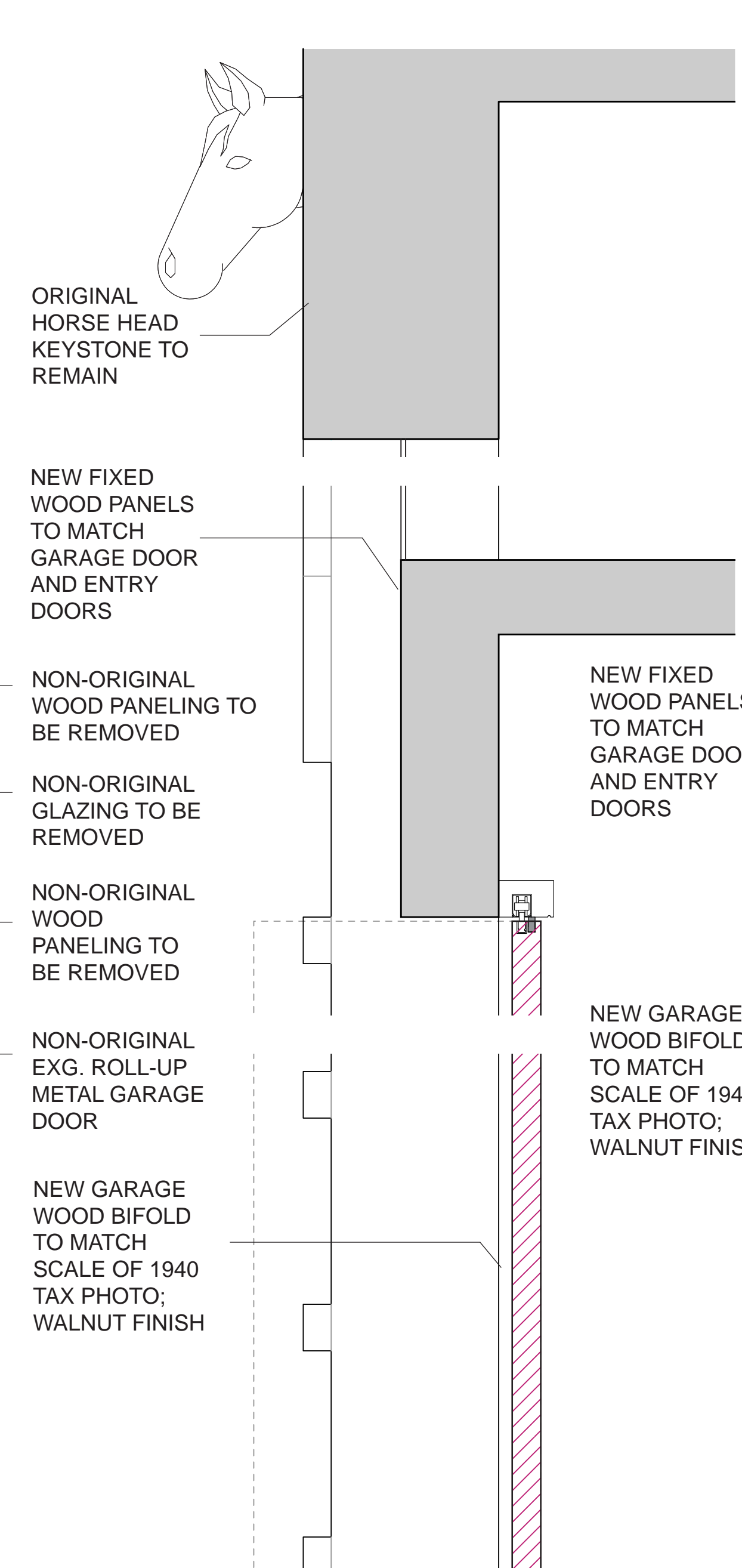
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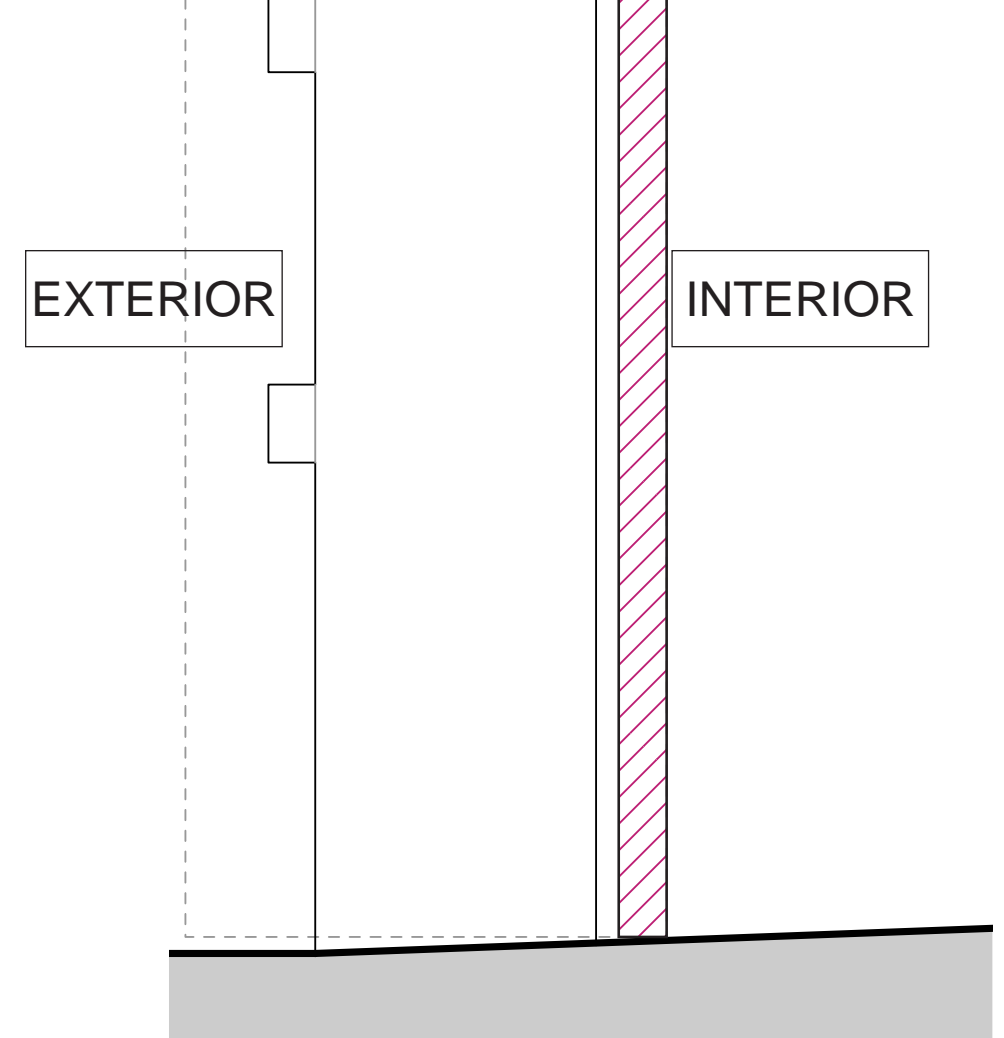
**EXISTING GARAGE DOOR ELEVATION**  
Scale: 1/2" = 1' - 0"



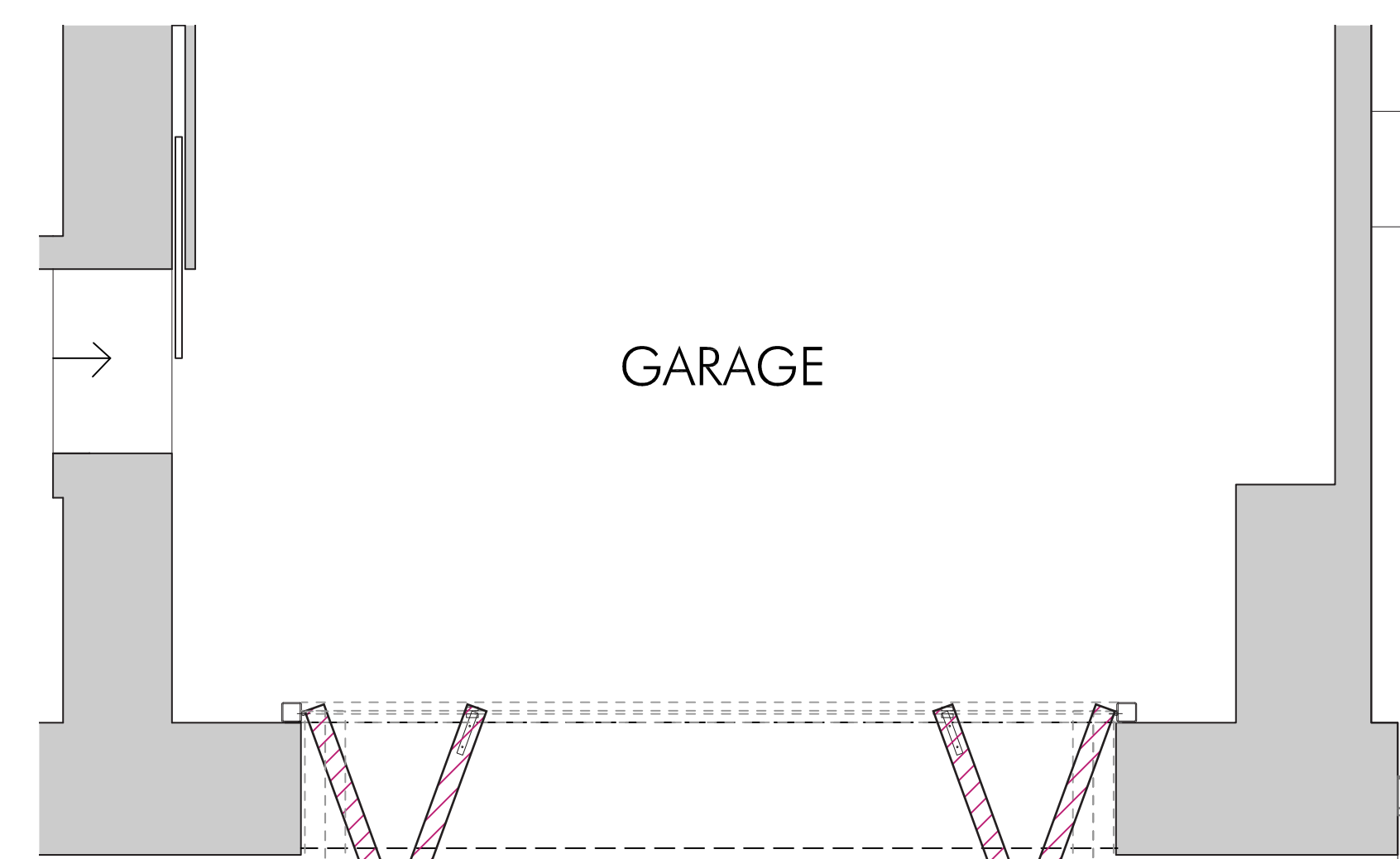
**EXISTING GARAGE DOOR PLAN**  
Scale: 1/2" = 1' - 0"



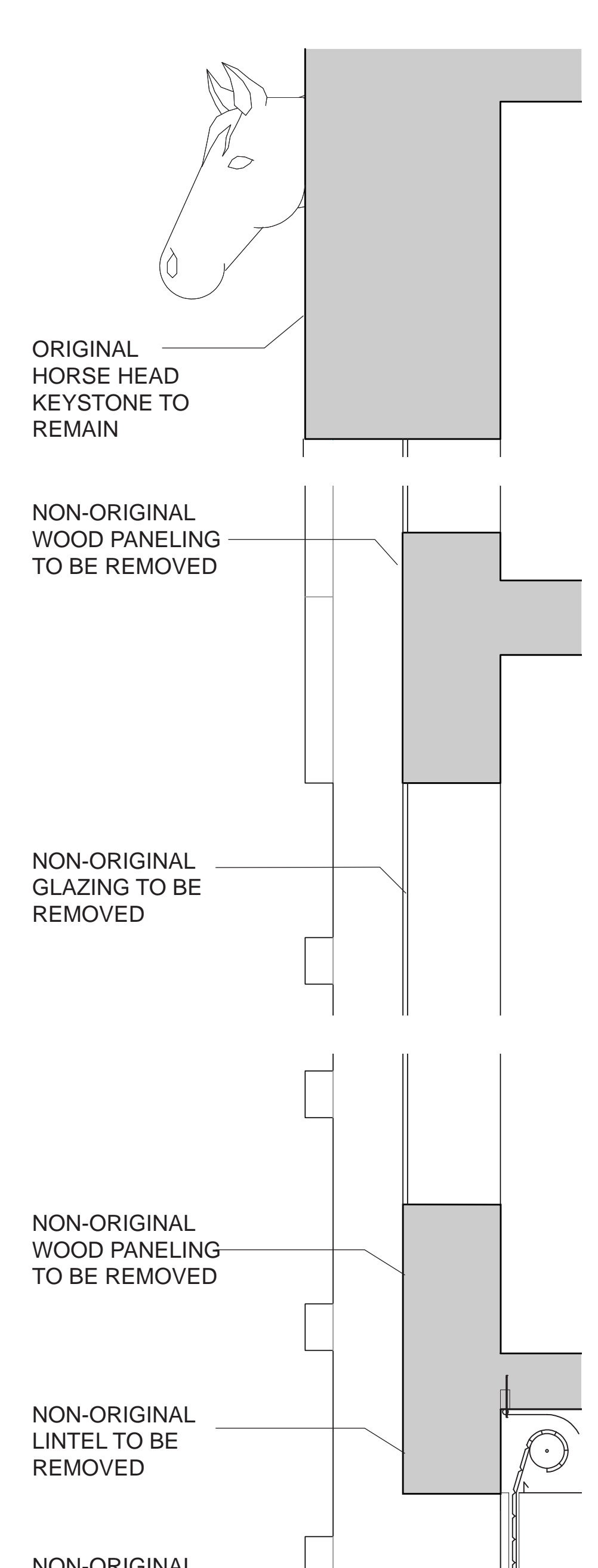
**PROPOSED GARAGE DOOR ELEVATION**  
Scale: 1/2" = 1' - 0"



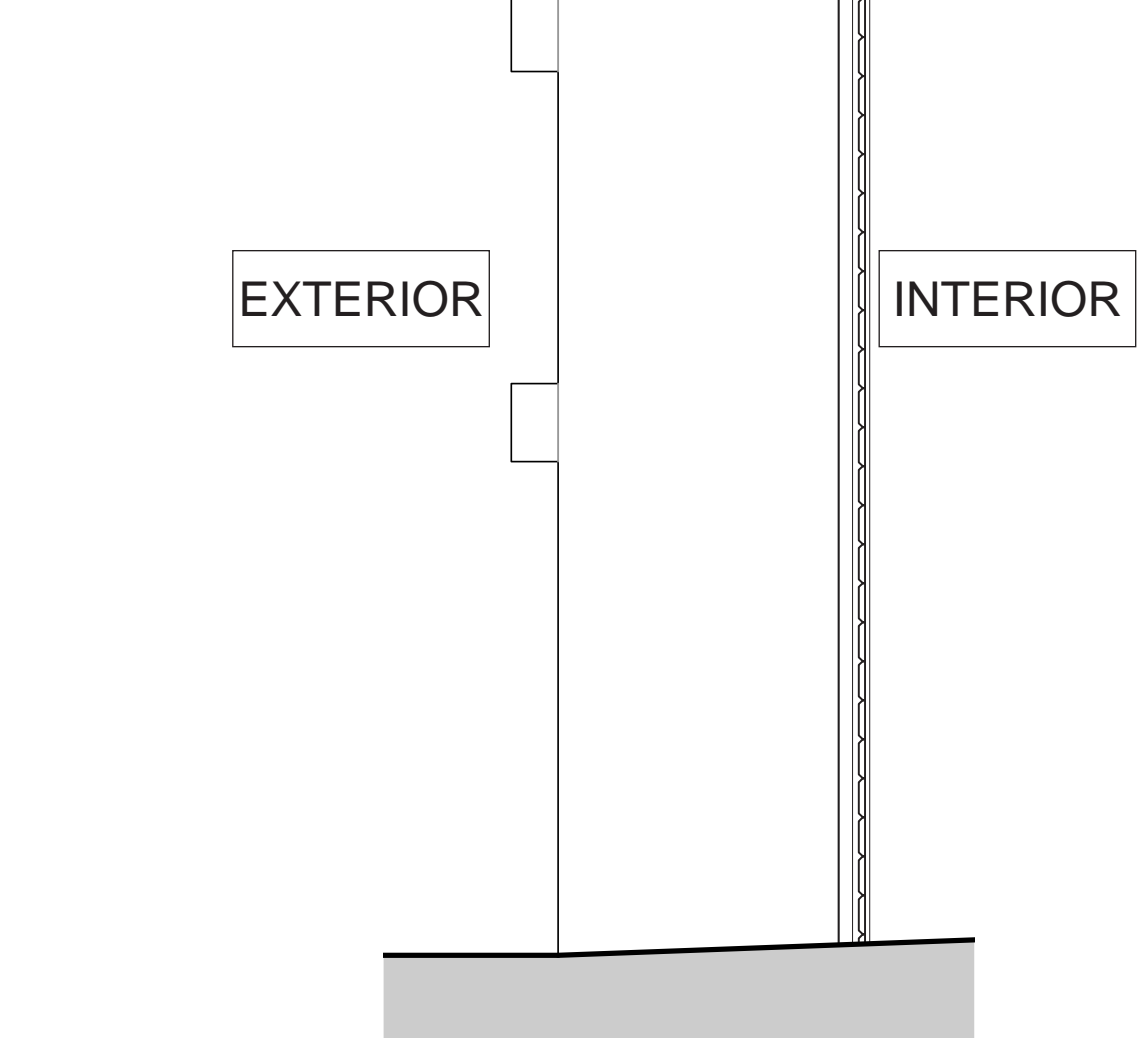
**PROPOSED: SECTIONAL DOOR**  
Scale: 1" = 1' - 0"



**PROPOSED GARAGE DOOR PLAN**  
Scale: 1/2" = 1' - 0"

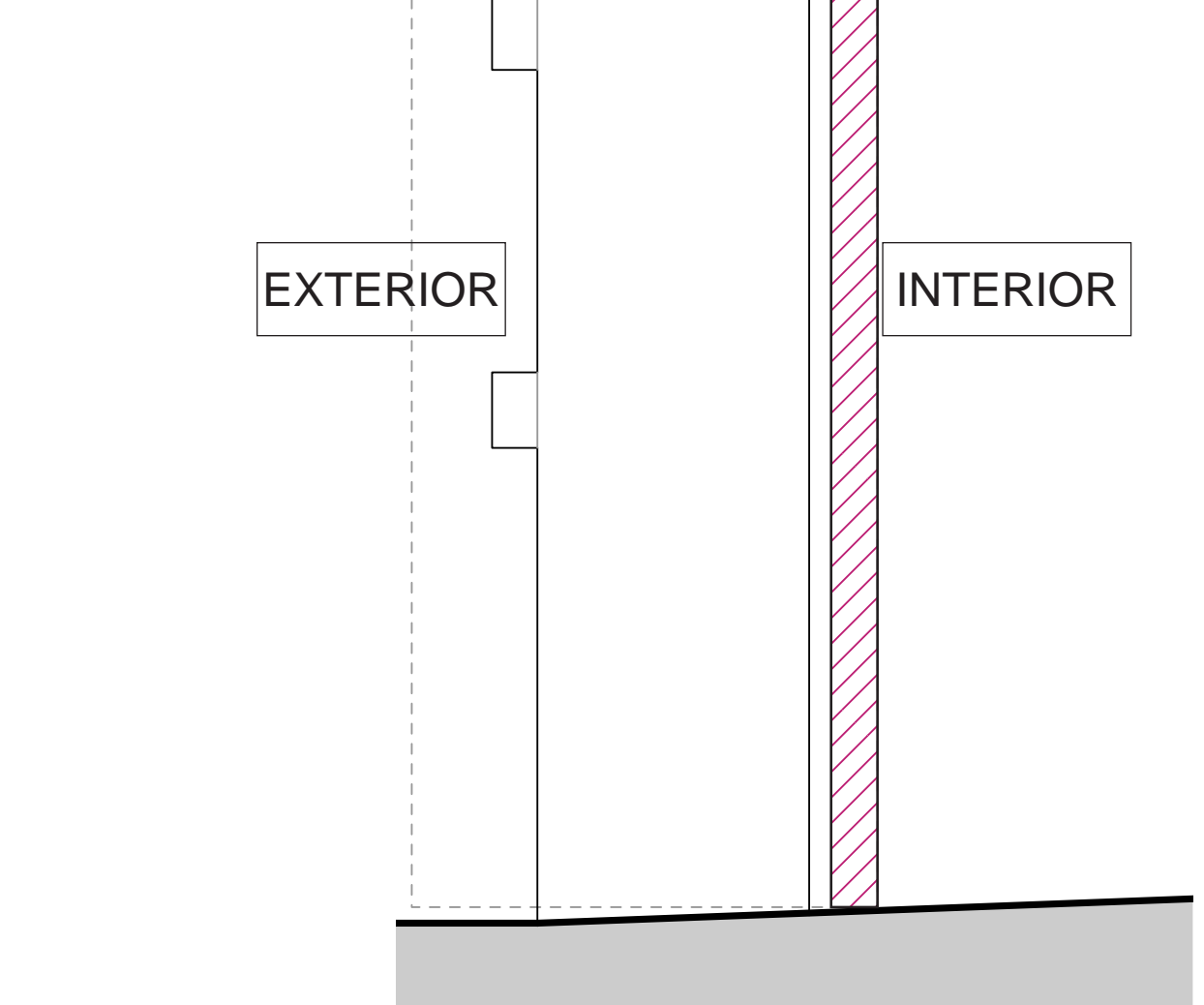


**EXISTING: ROLL-UP SLATS**  
Scale: 1" = 1' - 0"



**EXISTING GARAGE DOOR PLAN**  
Scale: 1/2" = 1' - 0"

**PROPOSED: SECTIONAL DOOR**  
Scale: 1" = 1' - 0"



**PROPOSED GARAGE DOOR PLAN**  
Scale: 1/2" = 1' - 0"

ORIGINAL HORSE HEAD KEYSTONE TO REMAIN

NON-ORIGINAL WOOD PANELING TO BE REMOVED

NON-ORIGINAL GLAZING TO BE REMOVED

NON-ORIGINAL WOOD PANELING TO BE REMOVED

NON-ORIGINAL LINTEL TO BE REMOVED

NON-ORIGINAL ROLL-UP GARAGE DOOR TO BE REPLACED

ORIGINAL HORSE HEAD KEYSTONE TO REMAIN

NEW FIXED WOOD PANELS TO MATCH GARAGE DOOR AND ENTRY DOORS

NON-ORIGINAL WOOD PANELING TO BE REMOVED

NON-ORIGINAL GLAZING TO BE REMOVED

NON-ORIGINAL WOOD PANELING TO BE REMOVED

NON-ORIGINAL EXG. ROLL-UP METAL GARAGE DOOR

NEW GARAGE WOOD BIFOLD TO MATCH SCALE OF 1940 TAX PHOTO; WALNUT FINISH

NEW FIXED WOOD PANELS TO MATCH GARAGE DOOR AND ENTRY DOORS

NEW GARAGE WOOD BIFOLD TO MATCH SCALE OF 1940 TAX PHOTO; WALNUT FINISH

NEIGHBOR'S PROPERTY; NO WORK AREA

NEIGHBOR'S PROPERTY; NO WORK AREA

EXTERIOR

INTERIOR

GARAGE

EXTERIOR

INTERIOR

GARAGE

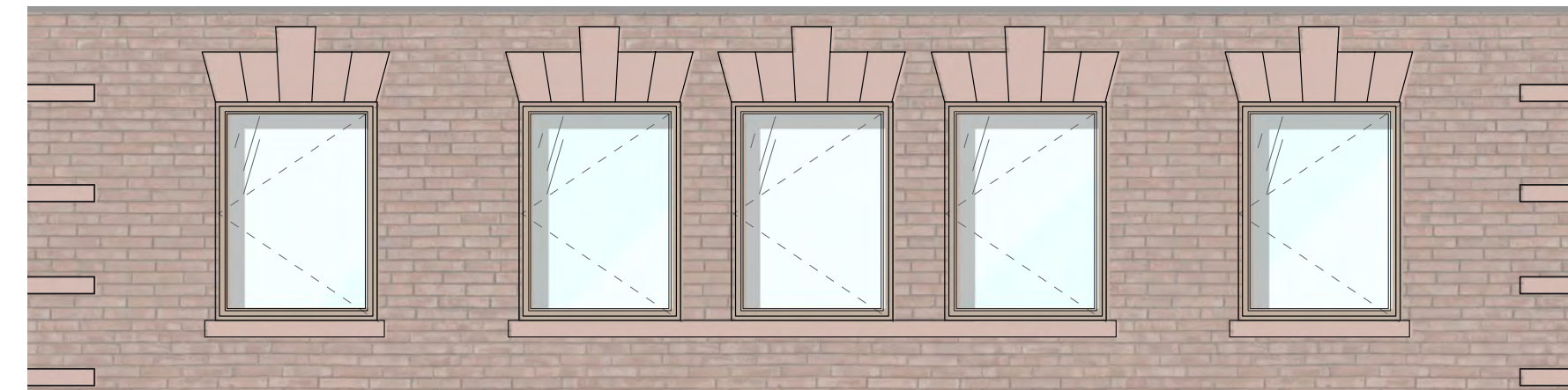
PROPOSED 4TH FLOOR WINDOWS FEATURE LOW-E GLAZING IN WOOD FRAMES WITH CASEMENT OPERATION.

THE PROPOSED MATERIAL IS COMMONLY FOUND IN GREENWICH HISTORIC DISTRICT RENOVATION PROJECTS, AND CAPTURES MATERIAL CHOICE FOR WINDOWS IN THE BUILDING'S EARLY DAYS.

WITHOUT VISIBLE CHANGE TO THE CURRENT WINDOWS, THE NEW GLAZING SYSTEM REDUCES SOLAR INTAKE AND IMPROVES ENVELOPE PERFORMANCE, THEREBY EXPANDING LIFESPAN OF EXISTING FACADE.



EXISTING 4TH FLOOR WINDOWS



PROPOSED 4TH FLOOR WINDOWS



1940 TAX PICTURE



42 DOWNING STREET - ALUMINUM FRAME



44 PERRY STREET - WOOD FRAME



42 DOWNING STREET - ALUMINUM FRAME



51 DOWNING STREET - 3RD FLOOR WINDOWS



36 LEROY STREET - FULL-PANE HOPPER / TILT&TURN WINDOWS



13 LEROY STREET - FULL-PANE WINDOW

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

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Structural Engineer:  
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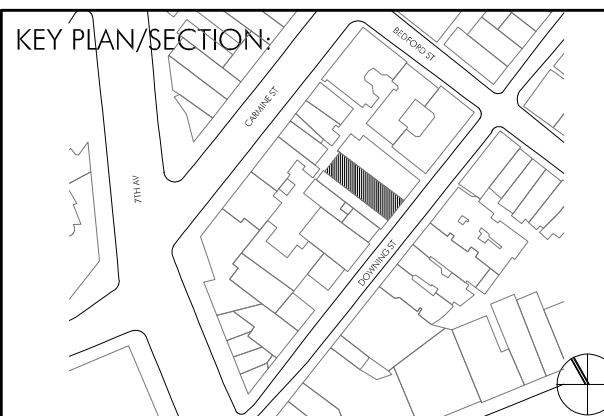
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, LLC**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**4TH FLOOR WINDOWS  
REFERENCE PHOTOS**

SHEET NO.:

**LPC-013**

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**DOWNING ST PENTHOUSE**

51 DOWNING STREET  
NEW YORK, NY  
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Client:  
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32 Old Slip, 10th Floor, New York, NY 10005  
T 212.620.7970

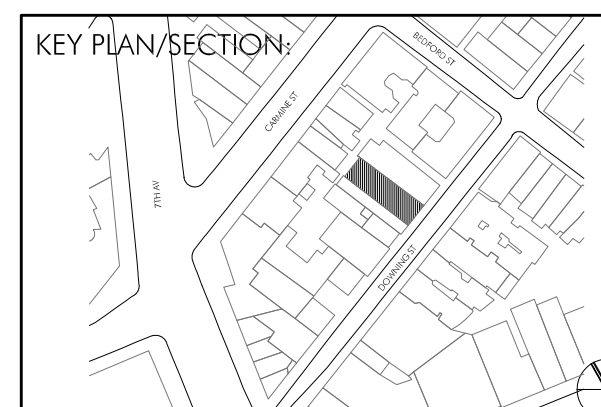
Mech./Elec./Plumbing Engineer:  
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31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

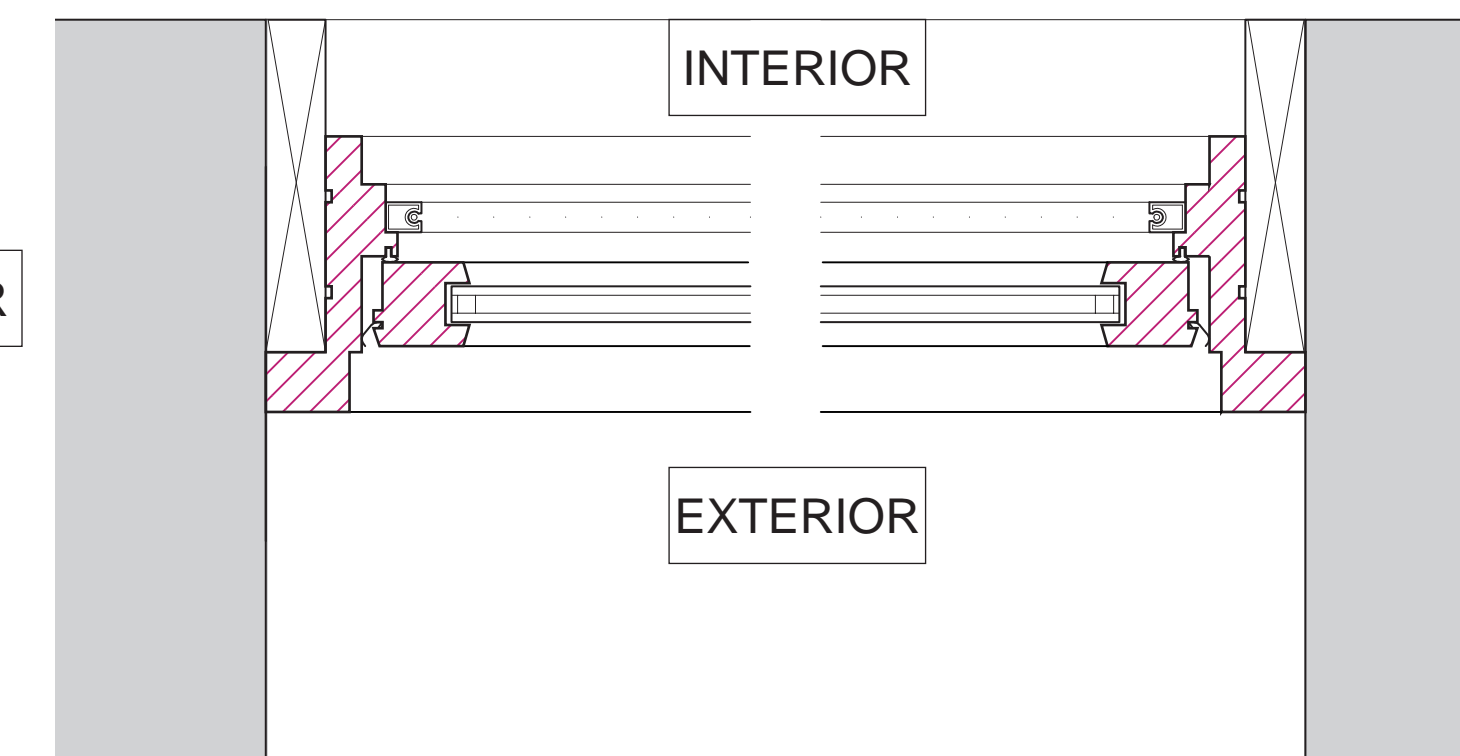
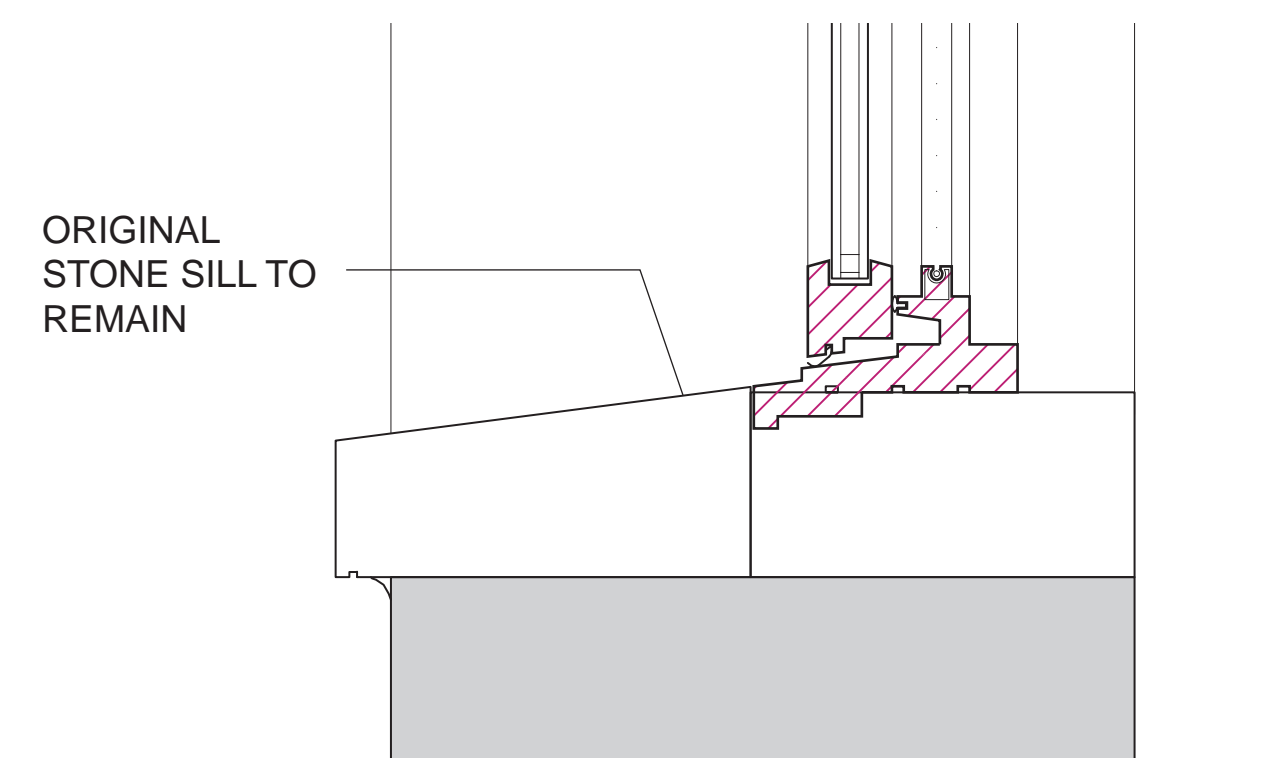
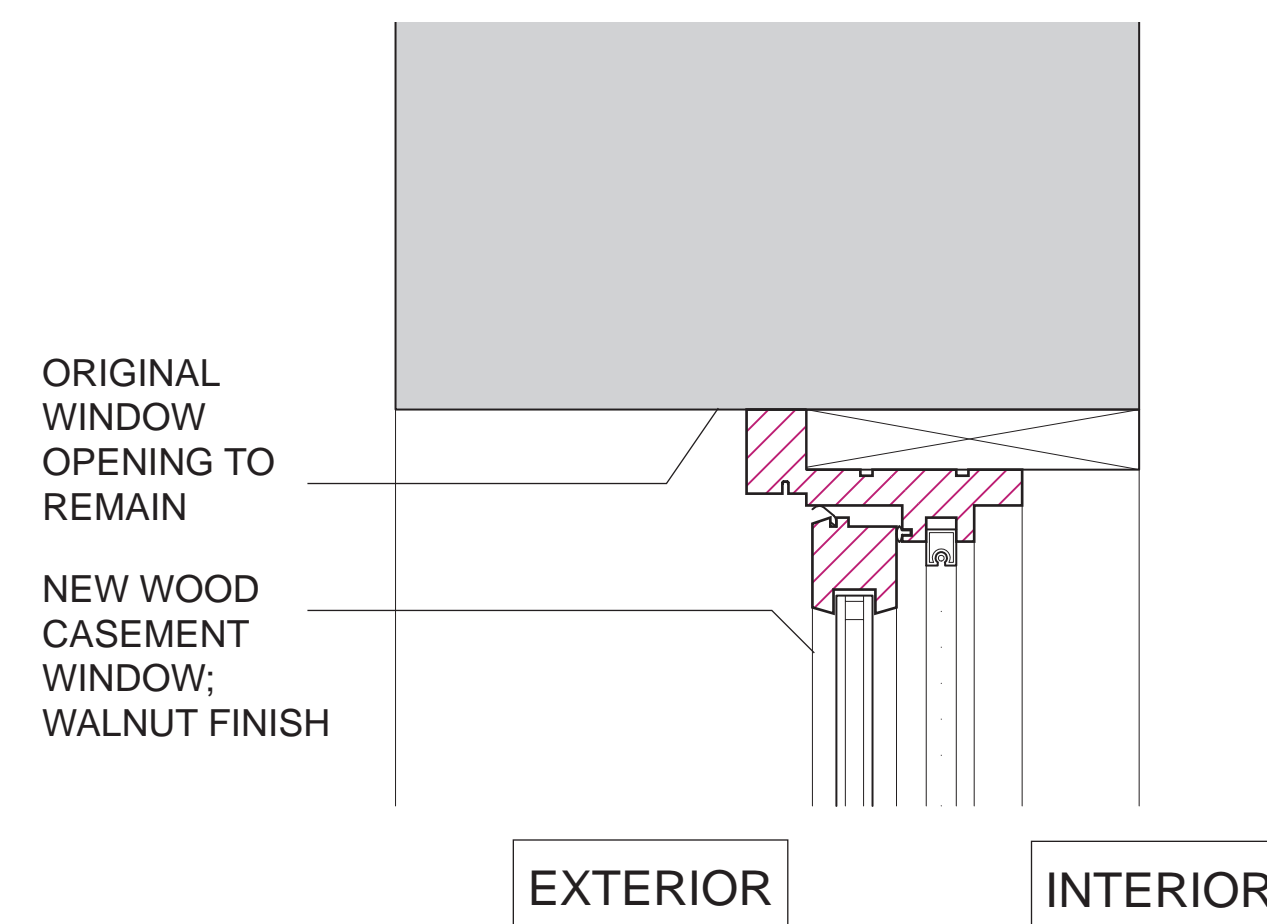
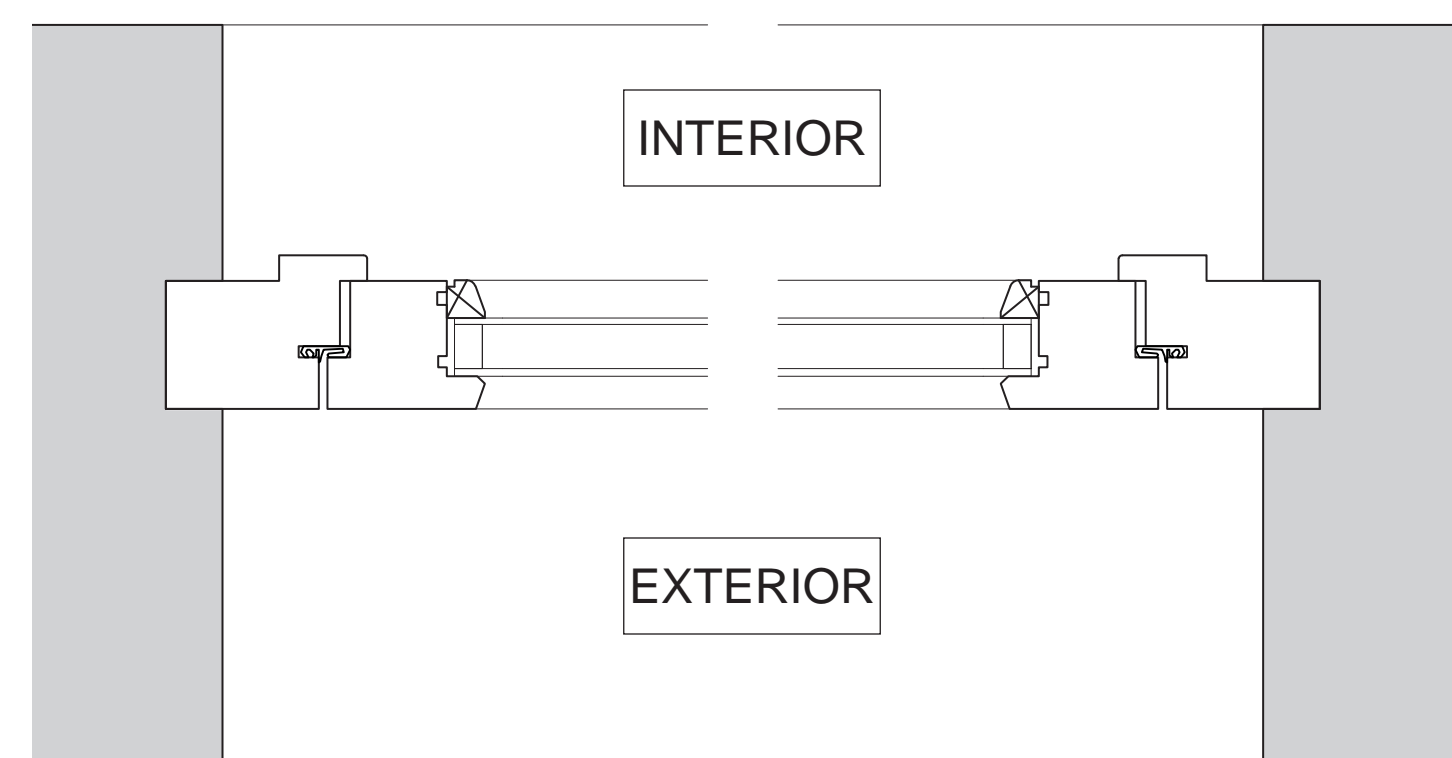
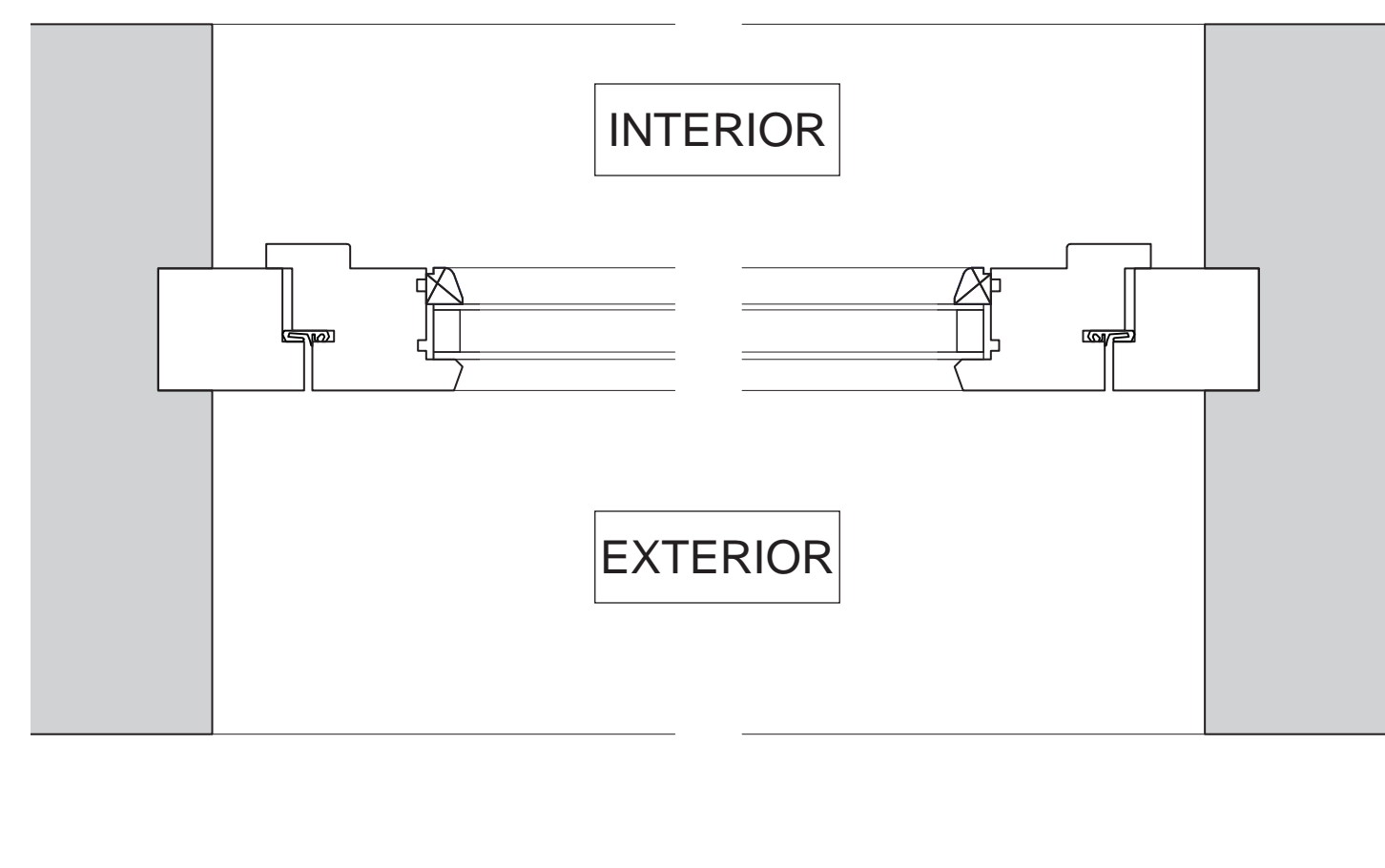
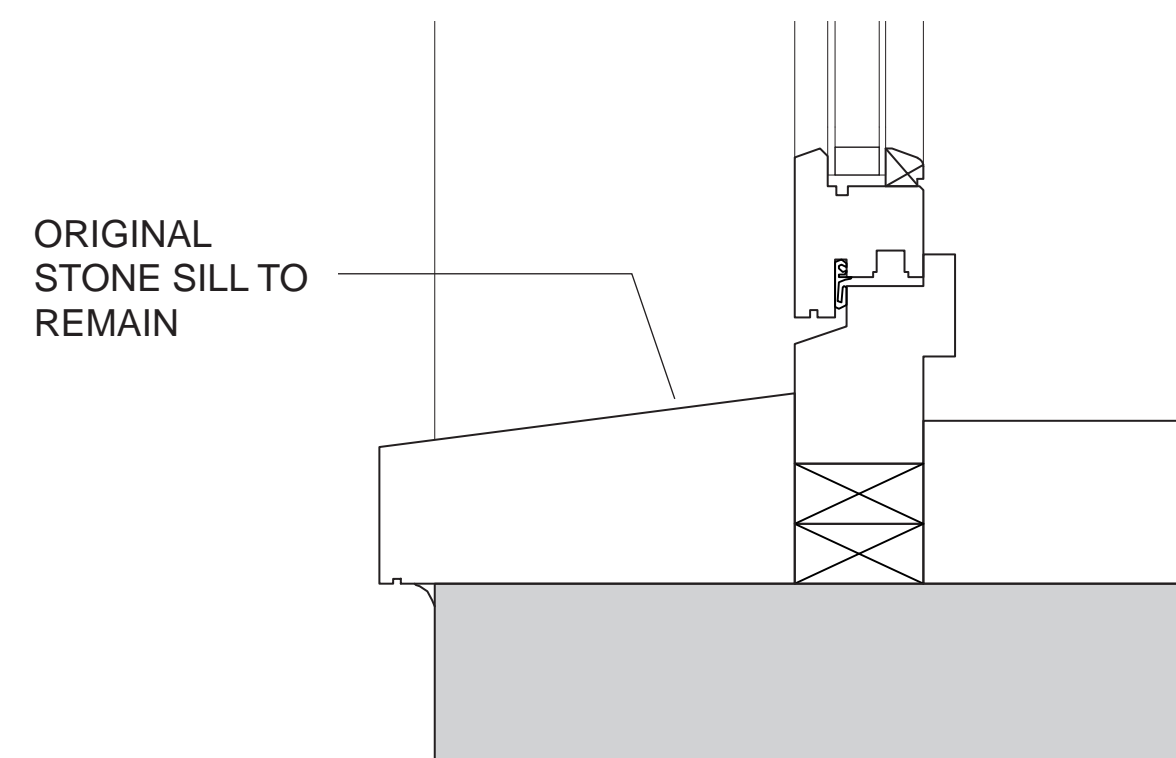
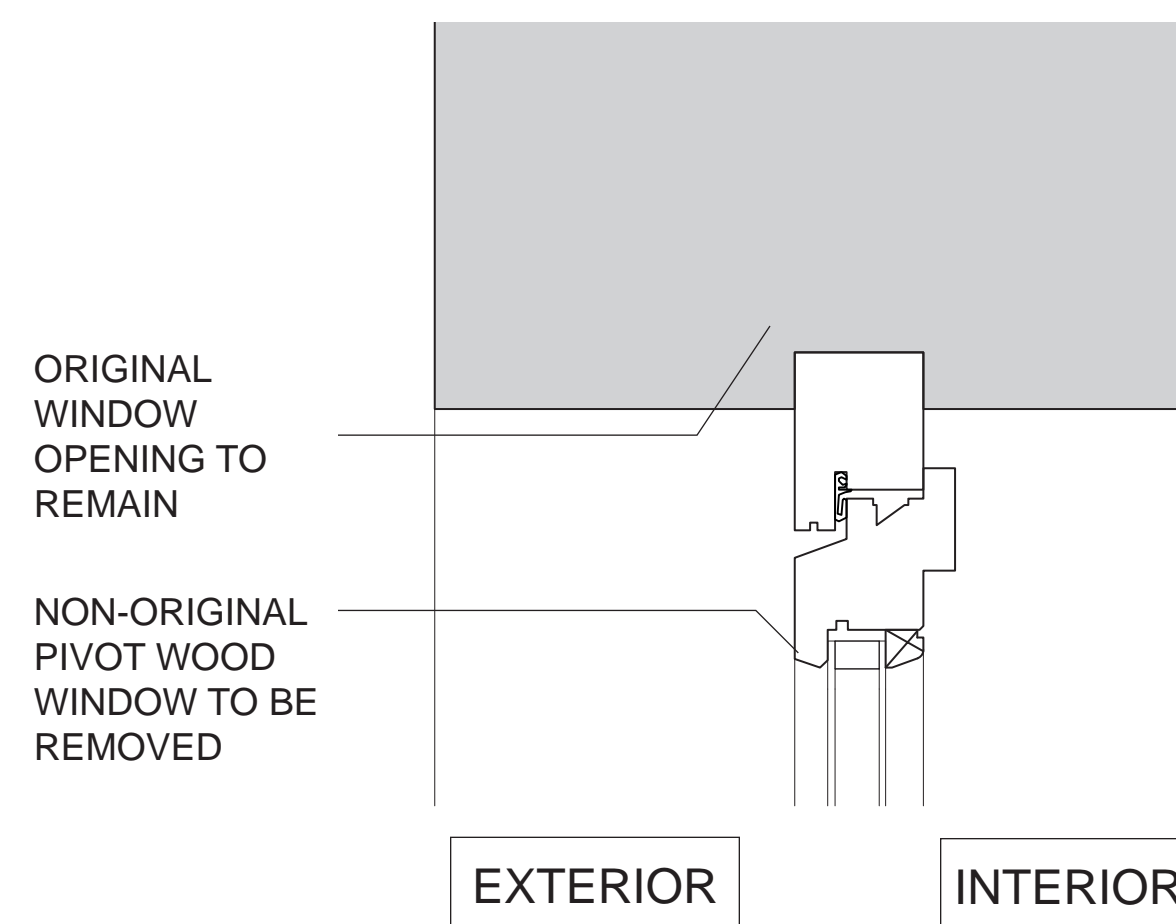
**4TH FLOOR WINDOWS  
DETAIL COMPARISON**

SHEET NO.:

**LPC-014**

\*NOT FOR CONSTRUCTION\*

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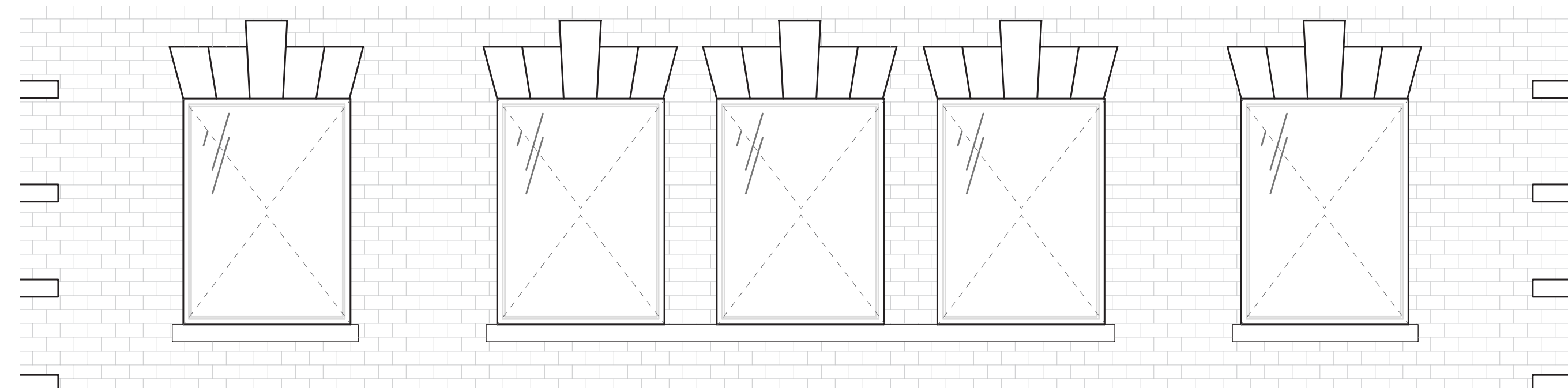


EXISTING WINDOW SECTION DETAIL  
Scale: 3" = 1' - 0"

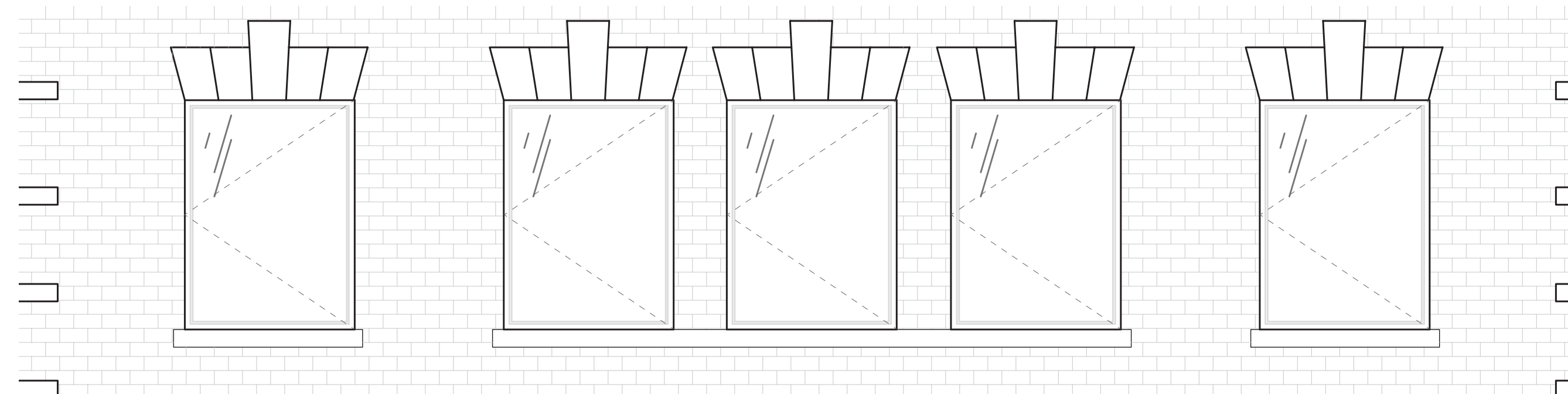
EXISTING WINDOW PLAN DETAILS  
Scale: 3" = 1' - 0"

PROPOSED WINDOW SECTION DETAIL  
Scale: 3" = 1' - 0"

PROPOSED WINDOW PLAN DETAIL  
Scale: 3" = 1' - 0"



EXISTING FOURTH FLOOR WINDOWS: PIVOT WINDOWS  
Scale: 3/8" = 1' - 0"

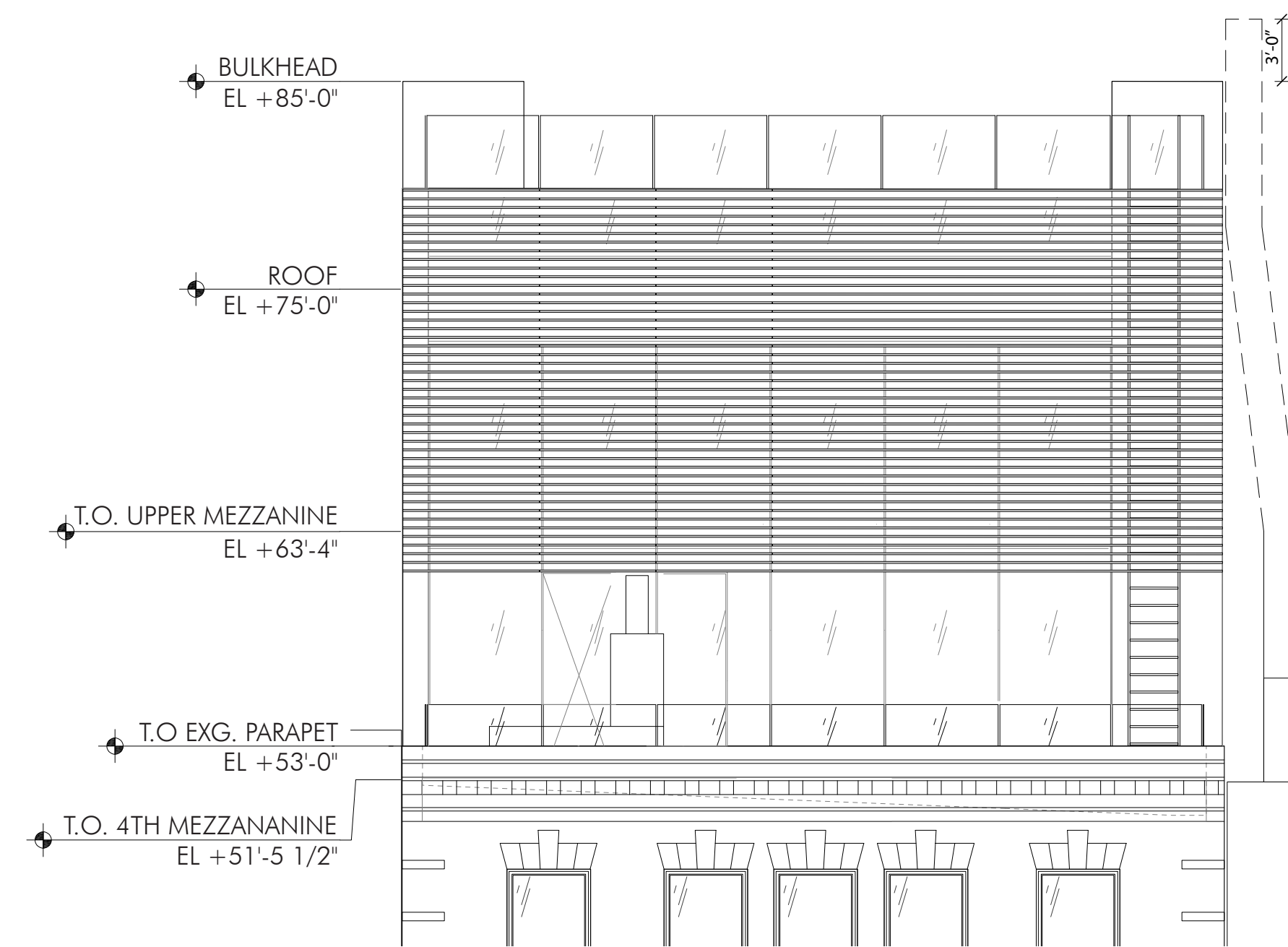


PROPOSED FOURTH FLOOR WINDOWS: CASEMENT WINDOWS  
Scale: 3/8" = 1' - 0"

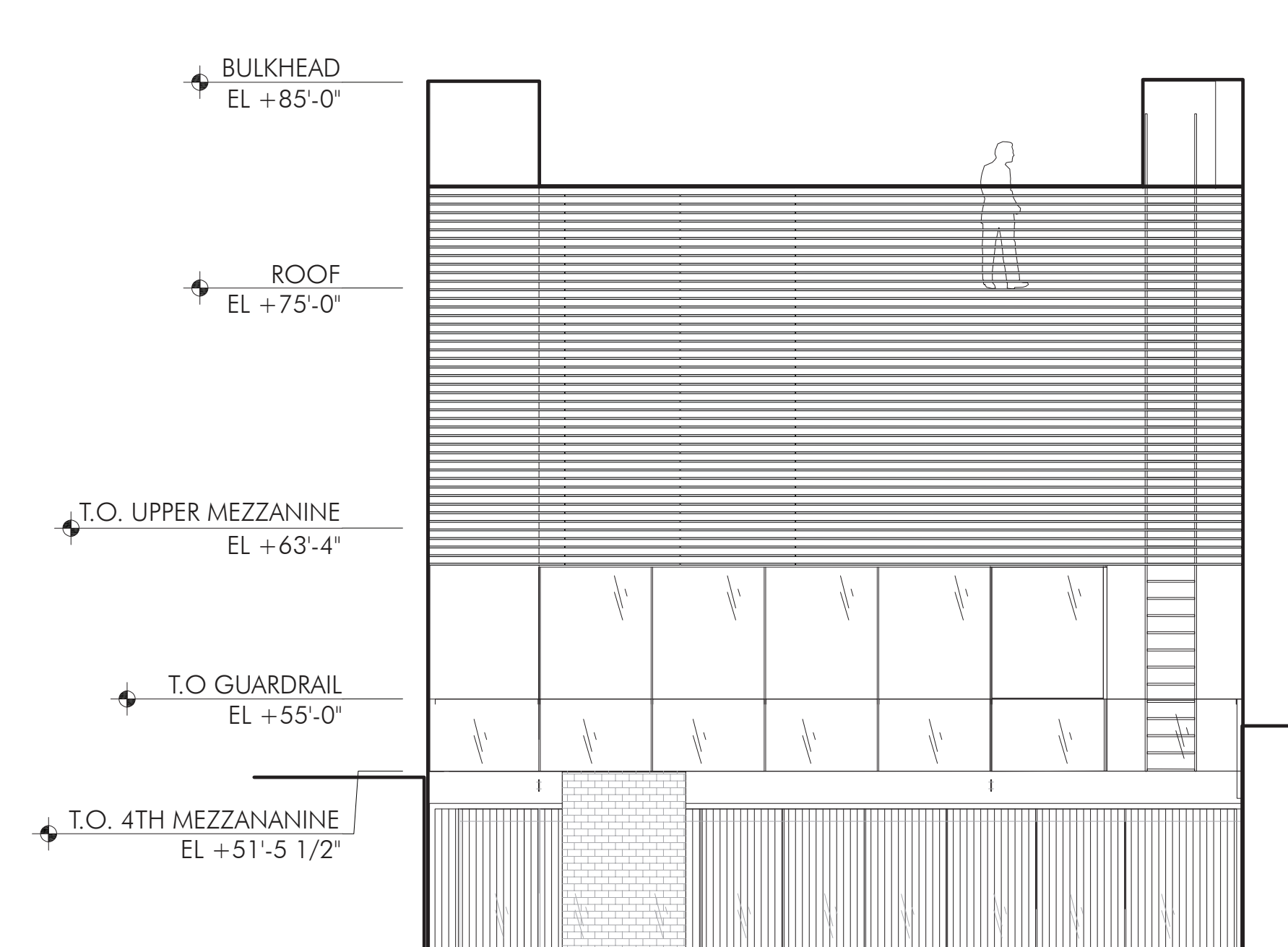
PROPOSED ROOFTOP ADDITION IS COMPRISED OF A TWO-STORY PENTHOUSE AND BULKHEAD.

THE PENTHOUSE IS METAL-CLADDED, WITH FULL HEIGHT CURTAIN WALL SYSTEMS ON FRONT AND REAR FACADES. NEW DARK GREY METAL LOUVER SYSTEM FRONTS THE CURTAIN WALL ON UPPER MEZZANINE LEVEL ON BOTH FRONT AND REAR FACADES.

THE MASS OF NEW ROOFTOP ADDITION ROUGHLY SHARES FOOTPRINT OF EXISTING ROOFTOP PENTHOUSE, INVISIBLE AT PEDESTRIAN LEVEL FROM DOWNING STREET SIDE AND ONLY INTERMITTENTLY FROM 7TH AVENUE AND CARMINE STREET NORTHWEST CORNER. THE NEW WINDOW WALL SYSTEM REDUCES SOLAR INTAKE AND IMPROVES ENVELOPE PERFORMANCE, CREATING A MORE SUSTAINABLE ROOFTOP LIVING SPACE.



PROPOSED ROOFTOP ADDITION - FRONT ELEVATION



PROPOSED ROOFTOP ADDITION - REAR ELEVATION



EXISTING ROOFTOP BULKHEAD



EXISTING ROOFTOP BULKHEAD AND PENTHOUSE - FRONT



EXISTING ROOFTOP PENTHOUSE - REAR



42 DOWNING STREET - ONE-STORY ROOFTOP ADDITION WITH BULKHEAD



250-258 BLEECKER STREET - REAR YARD VERTICAL ENLARGEMENT



42 BEDFORD STREET - ONE-STORY ROOFTOP ADDITION

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
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Architect:  
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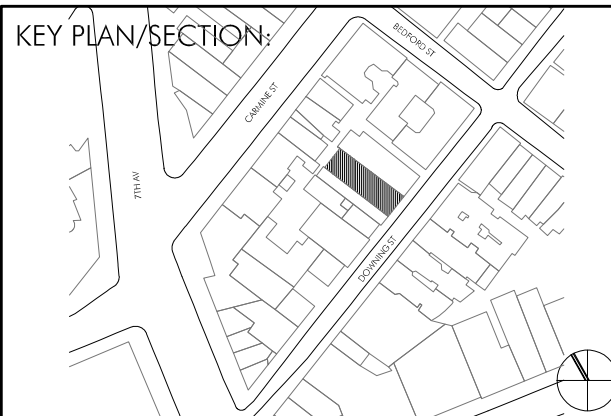
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, LLC**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

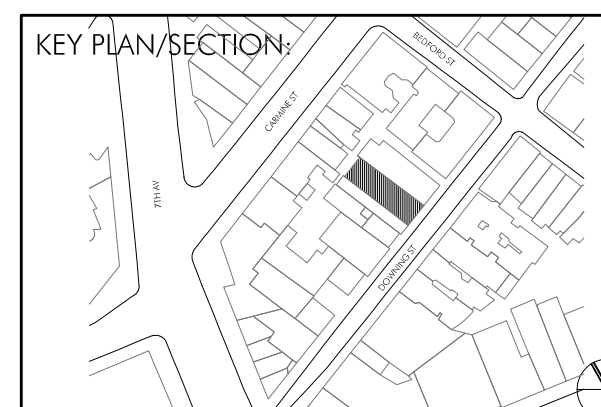
SCALE:

DRAWING TITLE:  
**ROOFTOP ADDITION  
REFERENCE PHOTOS**

SHEET NO.:

**LPC-015**

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| LANDMARK SUBMISSION | 23.05.10 |
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|--------------|----------|
| PROJECT NO.: | 21402.01 |
| DRAWN BY:    | GV, YD   |
| CHECKED BY:  |          |
| SCALE:       |          |

DRAWING TITLE:  
**ROOFTOP ADDITION  
IN GREENWICH  
VILLAGE HISTORICAL  
DISTRICT**







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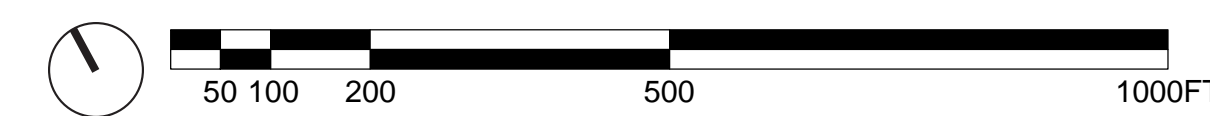
**LPC-016**

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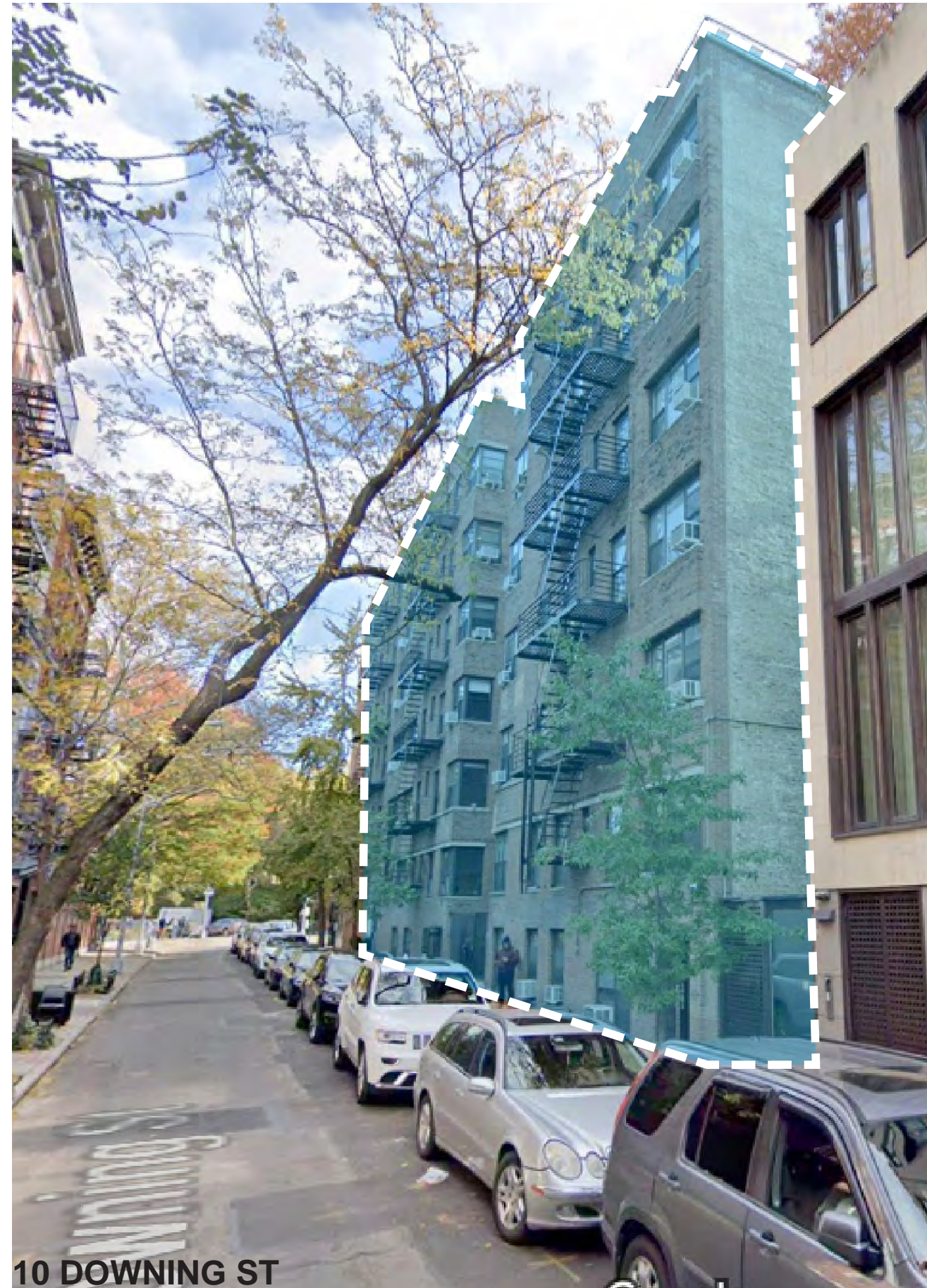
-  GREENWICH VILLAGE HISTORIC DISTRICT
-  GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II | LP-2366 | DESIGNATED ON JUNE 22, 2010
-  LOTS WITH HEIGHT CHANGE IN GVHD EXTENSION II (REFER TO LPC-014)
-  BUILDINGS WITH ROOFTOP ADDITION IN GVHD (REFER TO LPC-015)
-  OTHER BUILDINGS WITH ROOFTOP ADDITION IN GVHD
-  51 DOWNING STREET



- 108 GREENWICH AVENUE
- 115 W 11TH STREET
- 444 6TH AVENUE
- 22 W 11TH STREET
- 280 W 4TH STREET
- 62 W 9TH STREET
- 47 7TH AVENUE SOUTH
- 13 LEROY STREET
- 250-258 BLEECKER STREET
- 42 BEDFORD STREET
- 27 CARMINE STREET
- 238 BLEECKER STREET
- 51 DOWNING STREET
- 10 DOWNING STREET



1 - 1933 VIEW; 2-4 STORIES



10 DOWNING ST  
1 - CURRENT VIEW; 7 STORIES



2 - 1925 VIEW; 3 STORIES



27 CARMINE ST  
2 - CURRENT VIEW; 5 STORIES



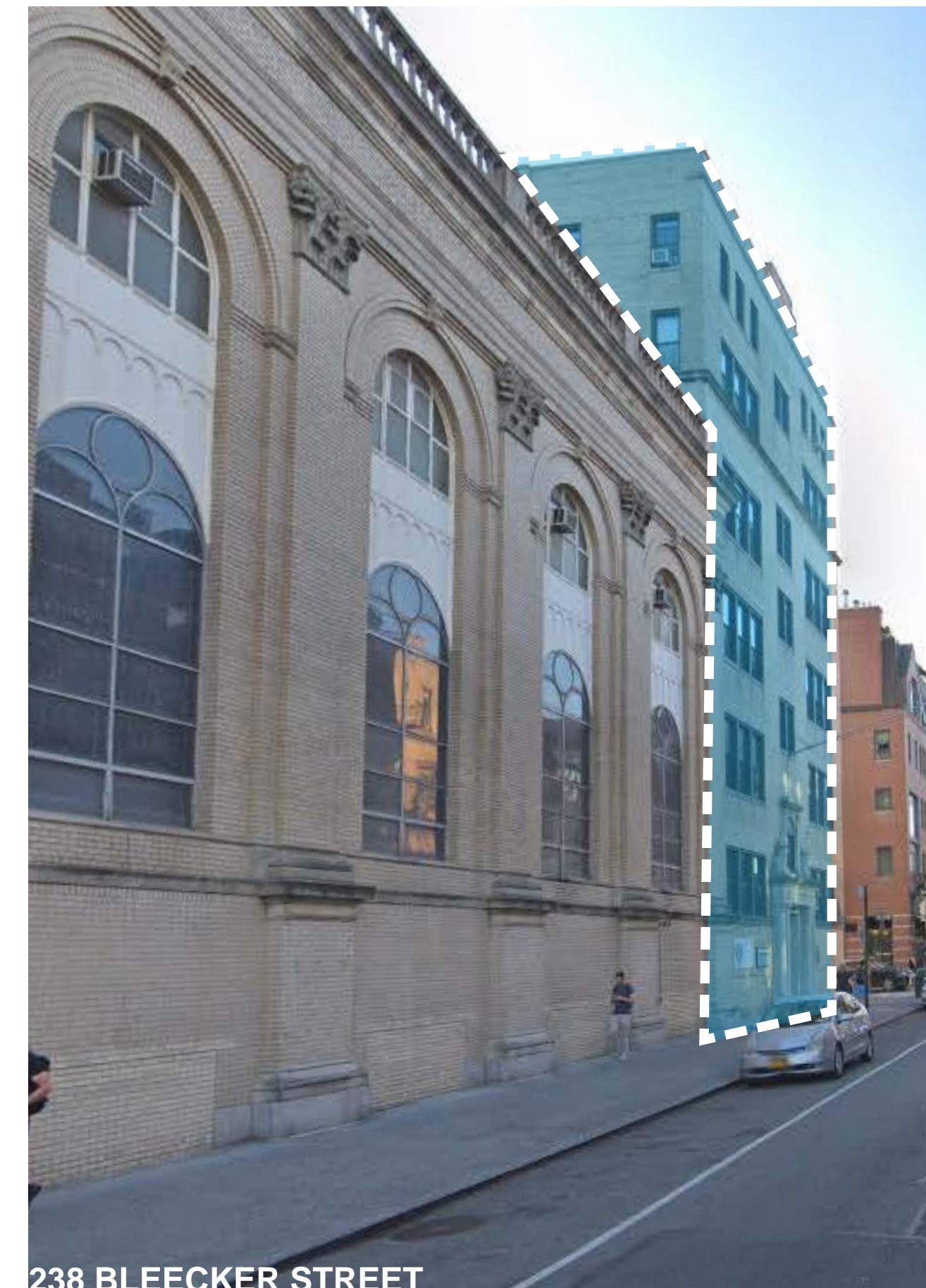
3 - 1922 VIEW; 3 STORIES



250-258 BLEECKER ST  
3 - CURRENT VIEW; 6 STORIES



4 - 1922 VIEW, 3 STORIES



238 BLEECKER STREET  
4 - CURRENT VIEW; 6 STORIES

# ASA

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

Architect:  
**ANDREA STEELE ARCHITECTURE**  
227 West 29th Street, 11th Floor New York, NY 10001  
T 212.620.0794

General Contractor:  
**BLUMENFELD DEVELOPMENT GROUP, LTD.**  
300 Robbins Lane, Syosset, NY 11791  
516.624.1944 F 516.624.1945

Code Consultant:  
**CODE, llc**  
40 Worth Street, Suite 800, New York, NY 10013  
T: 212.766.8100

Geotechnical Engineer:  
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21 Penn Plaza, 360 W 31st, 9th Floor, New York, NY 10001  
T 212.479.5400

Structural Engineer:  
**ROBERT SILMAN ASSOCIATES**  
32 Old Slip, 10th Floor, New York, NY 10005  
T 212.620.7970

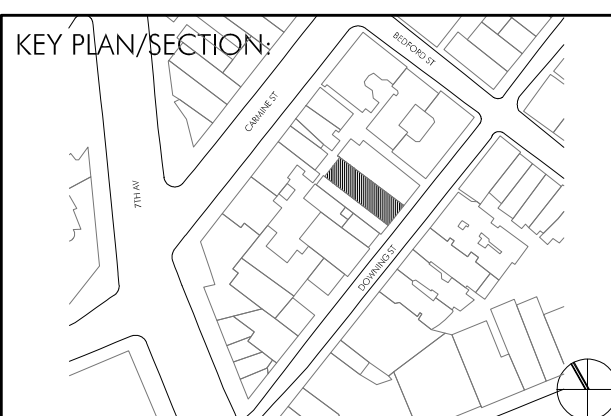
Mech./Elec./Plumbing Engineer:  
**ALTERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**NEIGHBORHOOD  
HEIGHT CHANGE**

SHEET NO.:

**LPC-017**

\*NOT FOR CONSTRUCTION\*  
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62 W 9TH STREET, 1839 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)



108 GREENWICH AVENUE, 1842 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)



42 BEDFORD STREET, 1836 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (2010)



444 6TH AVENUE, 1844 BUILT, ROOFTOP ADDITION LEGALIZED POST-LANDMARK DESIGNATION (1969) IN 2015



22 W 11TH STREET, 1845 BUILT, ROOFTOP ADDITION ADDED POST-LANDMARK DESIGNATION (1969)



13 LEROY STREET, 1929 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (2010)



11 W 11TH STREET, 1831 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)



47 7TH AVENUE SOUTH, BUILT 1896, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (2010)



280 W 4TH STREET, 1841 BUILT, ROOFTOP ADDITION ADDED PRE-LANDMARK DESIGNATION (1969)

# ASA

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

Architect:  
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T 212.620.7970

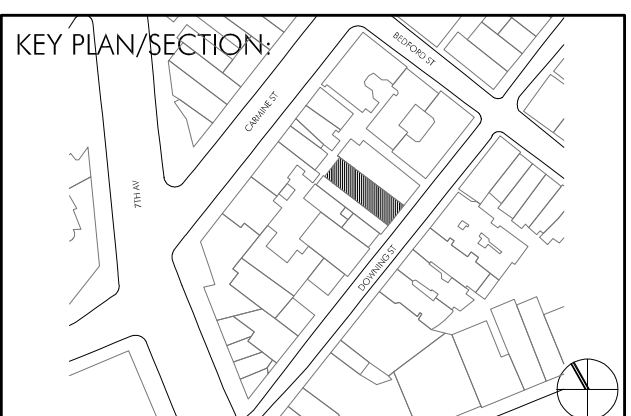
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:  
**ROOFTOP ADDITION  
IN GREENWICH  
VILLAGE HISTORICAL  
DISTRICT**

SHEET NO.:

**LPC-018**

\*NOT FOR CONSTRUCTION\*

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27 Jane St



CURRENT VIEW



23 Cornelia St



CURRENT VIEW



22 Jane St



CURRENT VIEW



27 Downing St



CURRENT VIEW

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
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Architect:  
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Structural Engineer:  
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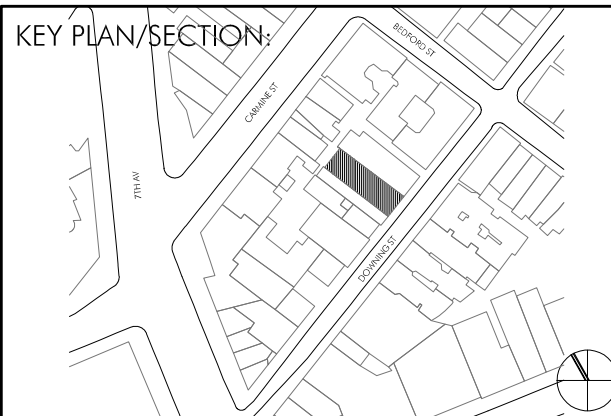
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:  
**NEIGHBORHOOD  
GROUND FLOOR  
CHANGE**

SHEET NO.:

**LPC-019**

\*NOT FOR CONSTRUCTION\*  
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42 Downing St



CURRENT VIEW



17 Downing St



CURRENT VIEW



11 Leroy St



CURRENT VIEW



13 Leroy St



CURRENT VIEW

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

Architect:  
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Structural Engineer:  
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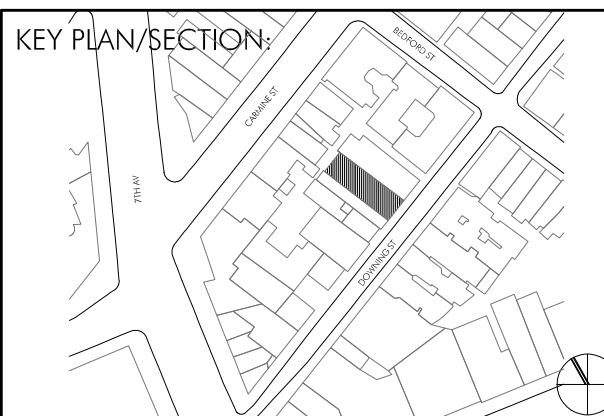
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

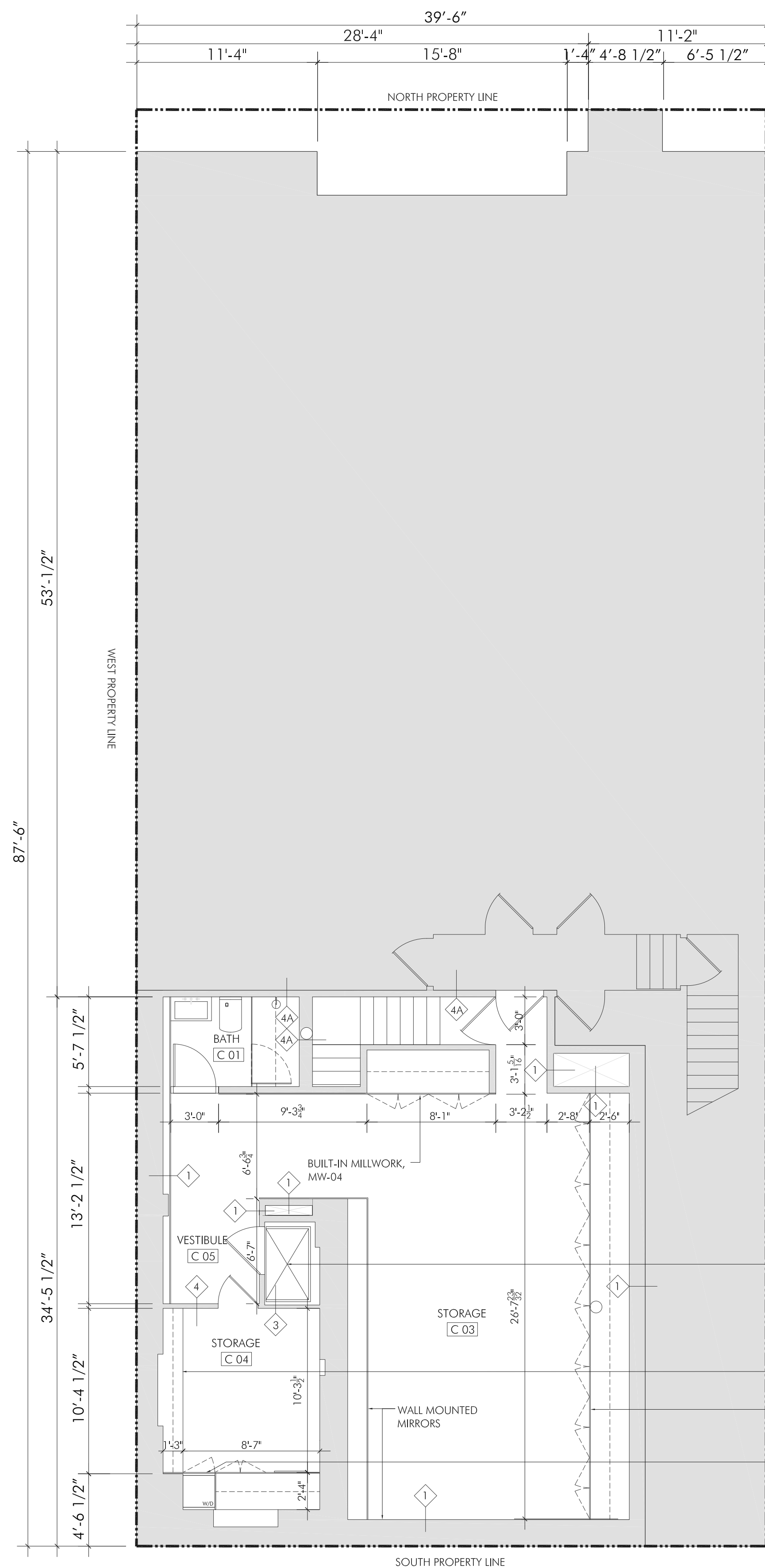
DRAWING TITLE:

**NEIGHBORHOOD  
GROUND FLOOR  
CHANGE**

SHEET NO.:

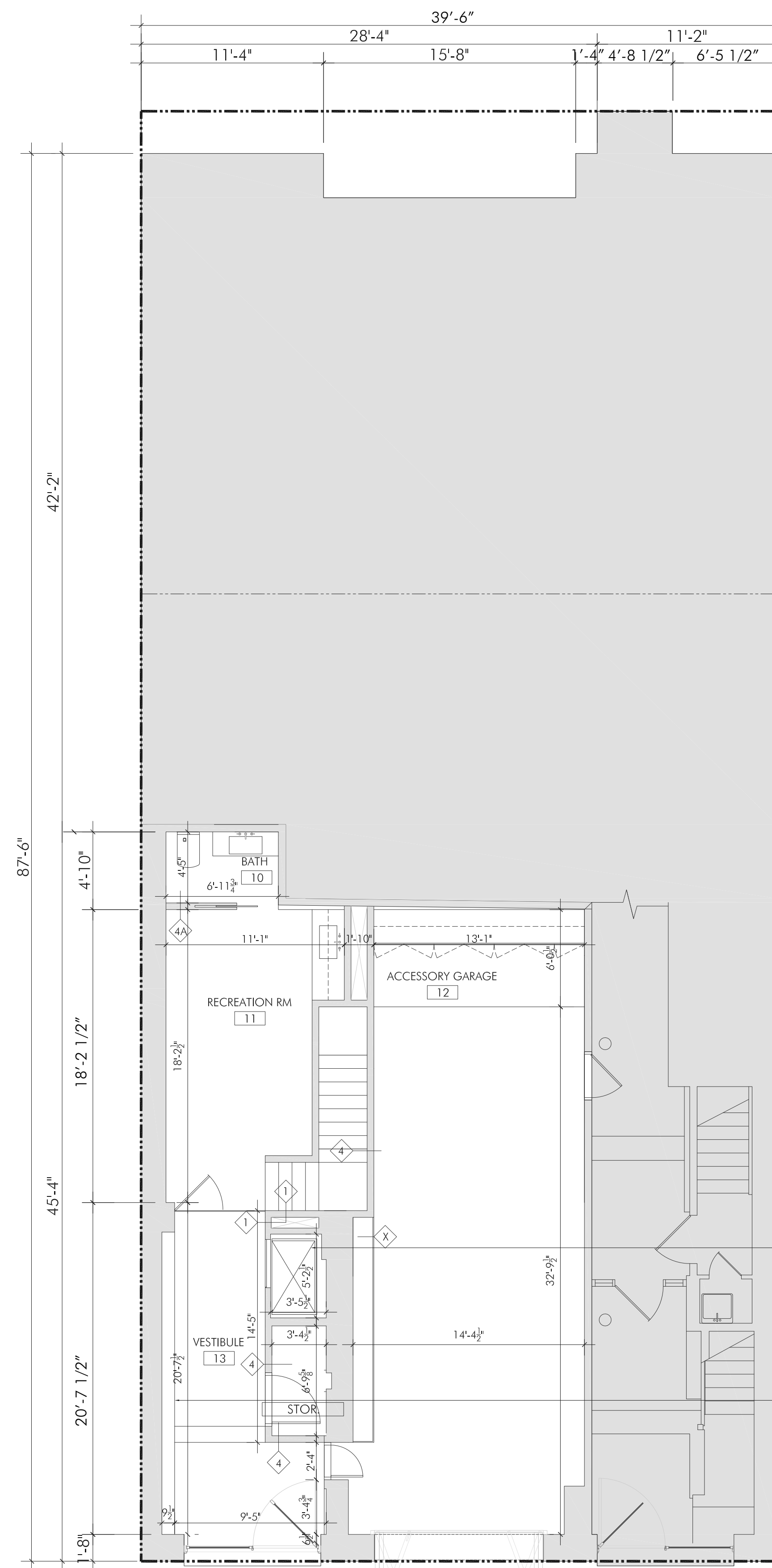
**LPC-020**

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PROPOSED CELLAR FLOOR PLAN  
3/16" = 1'-0"

- NEW ELEVATOR CAB TO BE INSTALLED BY OTHERS. REFER TO ELEVATOR DWGS. AND DTLS. ON DWG. A-621.00
- BUILT-IN MILLWORK, MW-01
- BUILT-IN MILLWORK, MW-03
- BUILT-IN MILLWORK, MW-02



PROPOSED GROUND FLOOR PLAN  
3/16" = 1'-0"

- NEW ELEVATOR CAB TO BE INSTALLED BY OTHERS. REFER TO ELEVATOR DWGS. AND DTLS. ON DWG. A-621.00
- BUILT-IN MILLWORK, MW-02



ANDREA STEELE ARCHITECTURE  
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NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

Architect:  
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Structural Engineer:  
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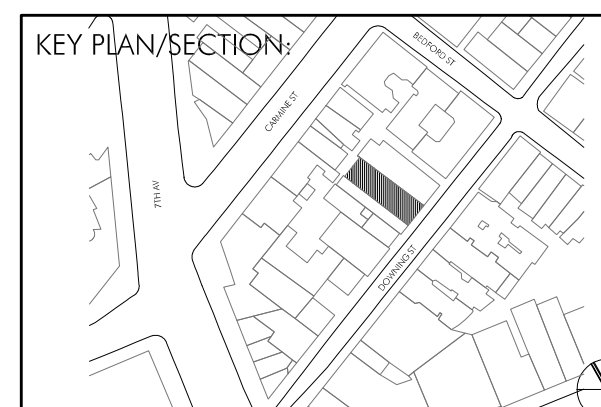
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**PROPOSED CELLAR AND GROUND FLOOR PLANS**

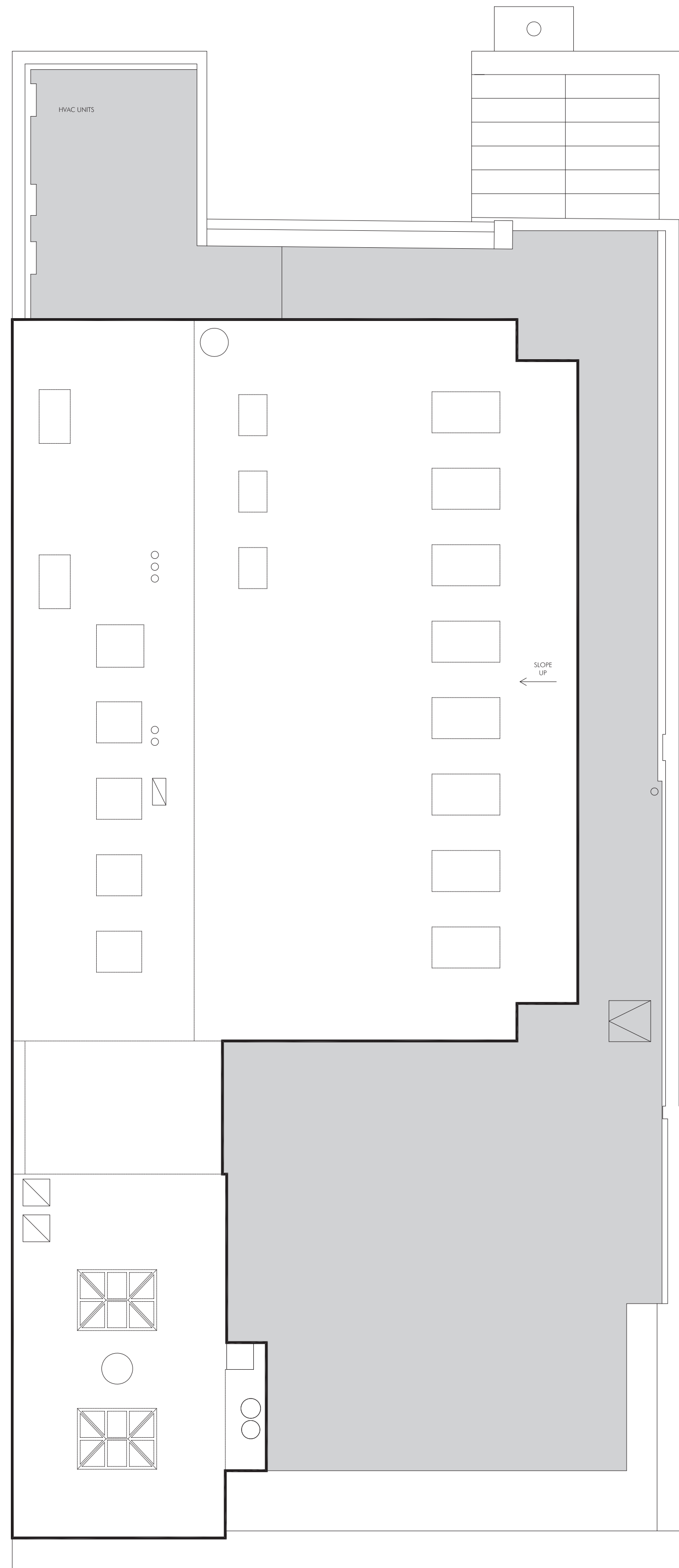
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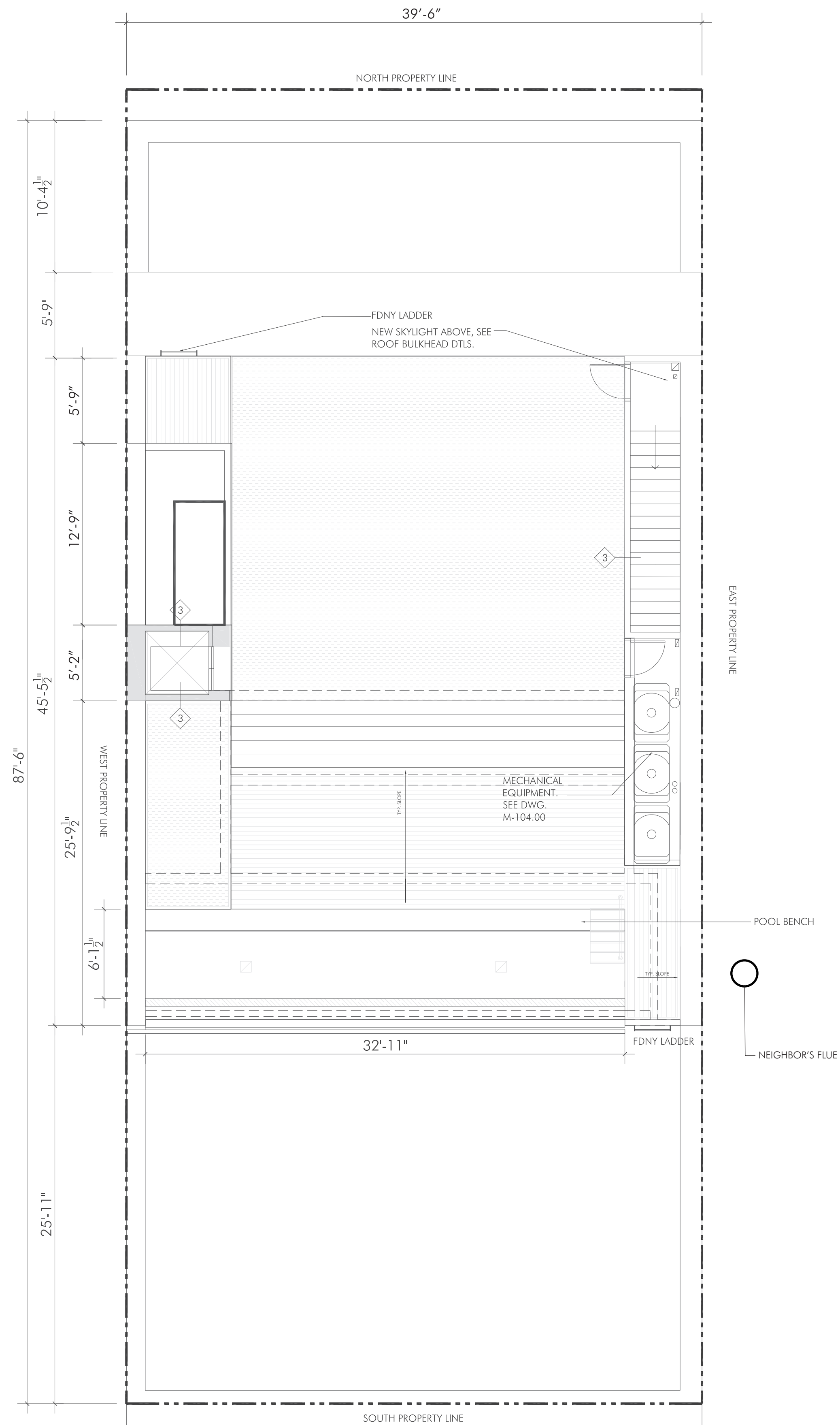
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EXISTING ROOF PLAN  
3/16" = 1'-0"



PROPOSED ROOF PLAN  
3/16" = 1'-0"



ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
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Structural Engineer:  
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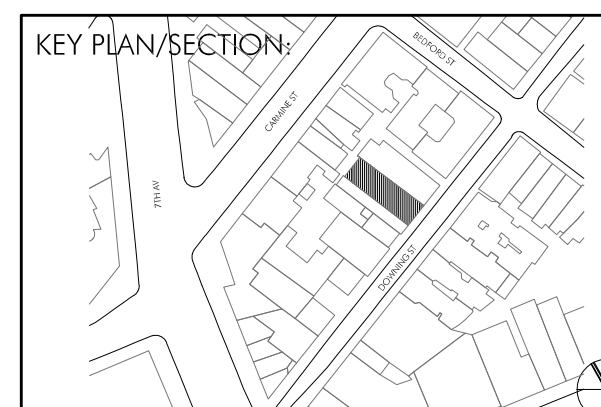
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

**EXISTING AND  
PROPOSED  
ROOF PLAN**

SHEET NO.:

**LPC-023**

\*NOT FOR CONSTRUCTION\*

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**DOWNING ST PENTHOUSE**

51 DOWNING STREET  
NEW YORK, NY  
10014

Client:

PRIVATE

Architect:

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General Contractor:

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Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, llc  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

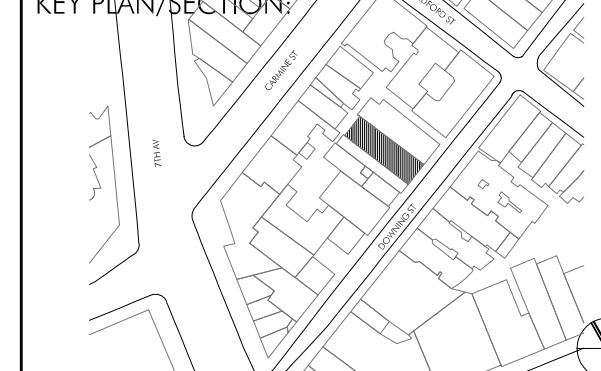
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

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PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

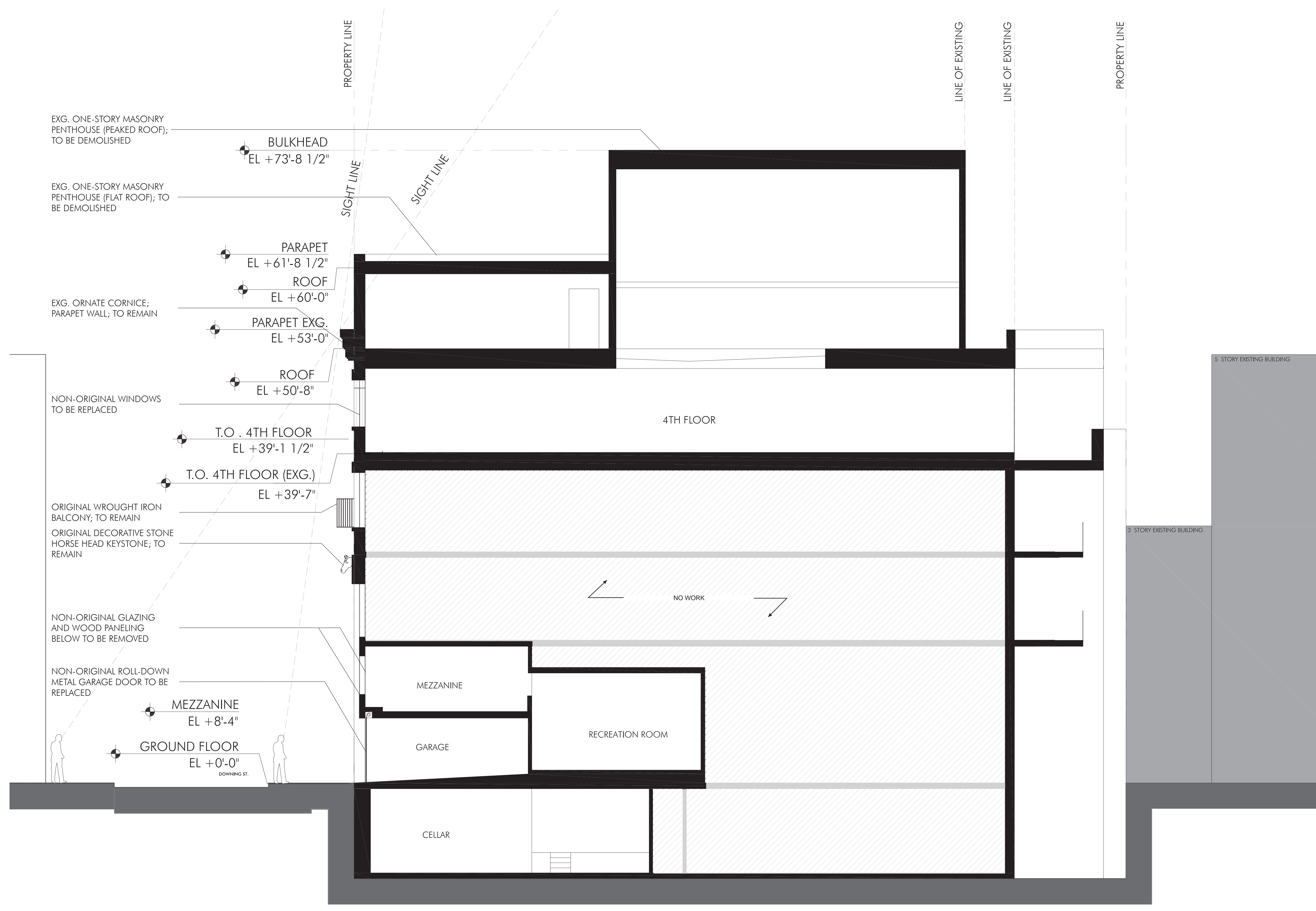
**EXISTING BUILDING SECTION**

SHEET NO.:

**LPC-024**

\*NOT FOR CONSTRUCTION\*

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EXISTING BUILDING SECTION  
Scale: 3/16" = 1'-0"

**DOWNING ST PENTHOUSE**

51 DOWNING STREET  
NEW YORK, NY  
10014

Client:

PRIVATE

Architect:

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227 West 29th Street, 11th Floor New York, NY 10001  
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General Contractor:

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Mech./Elec./Plumbing Engineer:

ALTIERI SEBOR WIEBER, LLC  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:

x

Acoustic Consultant:

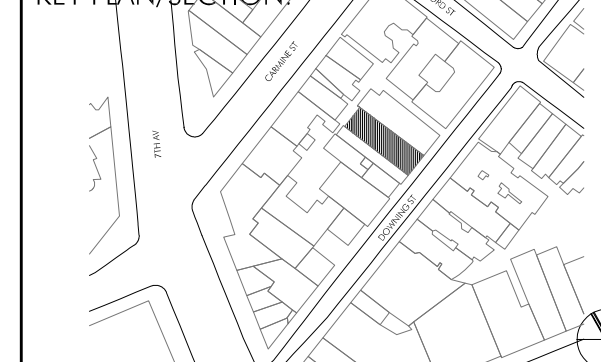
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

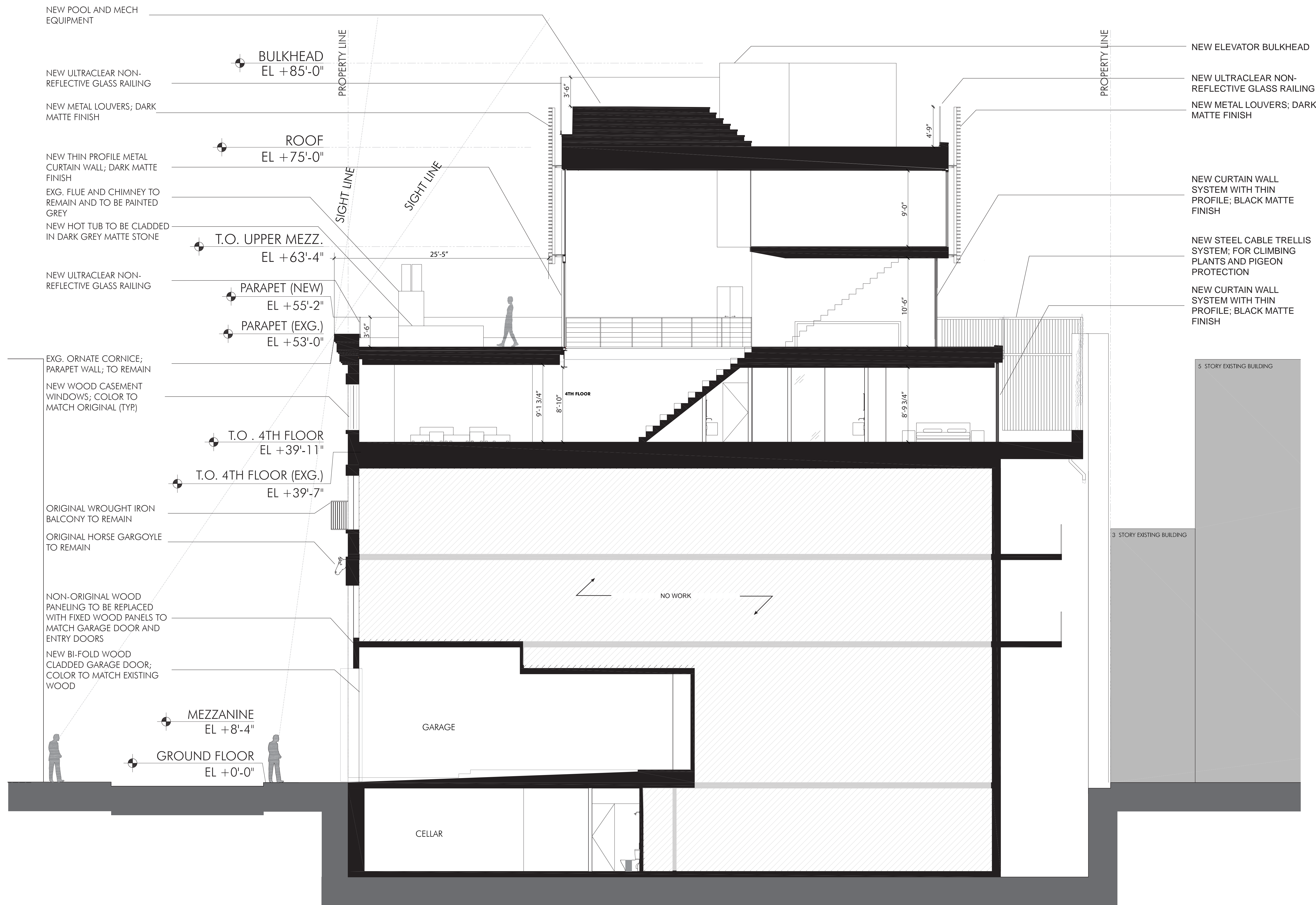
**PROPOSED BUILDING SECTION**

SHEET NO.:

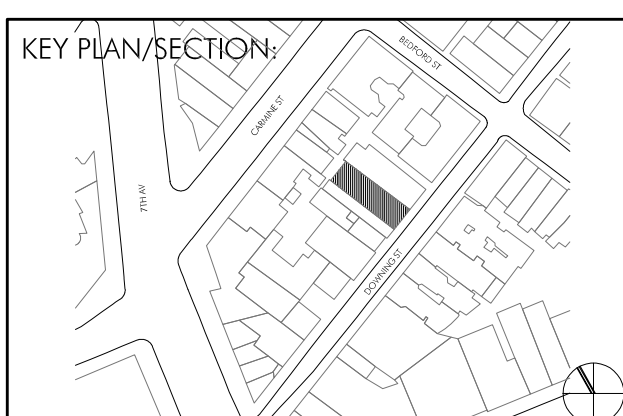
**LPC-025**

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PROPOSED BUILDING SECTION  
Scale: 3/16" = 1'-0"



|                     |          |
|---------------------|----------|
| LANDMARK SUBMISSION | 23.05.10 |
|---------------------|----------|

|                |   |
|----------------|---|
| PROJECT NO.:   | 21402.01                                      |
| DRAWN BY:      | GV, YD  |
| CHECKED BY:    |   |
| SCALE:         |   |
| DRAWING TITLE: | <b>MOCK-UP SCAFFOLDING ELEVATION VIEW N/S</b> |

|            |                |
|------------|----------------|
| SHEET NO.: | <b>LPC-026</b> |
|------------|----------------|

\*NOT FOR CONSTRUCTION\*

TOP BULKHEADS & MECH. ENC.  
+85'-0" ABOVE GROUND LEVEL

TOP OF SOUTH GLASS RAILING  
+83'-4" ABOVE GROUND LEVEL

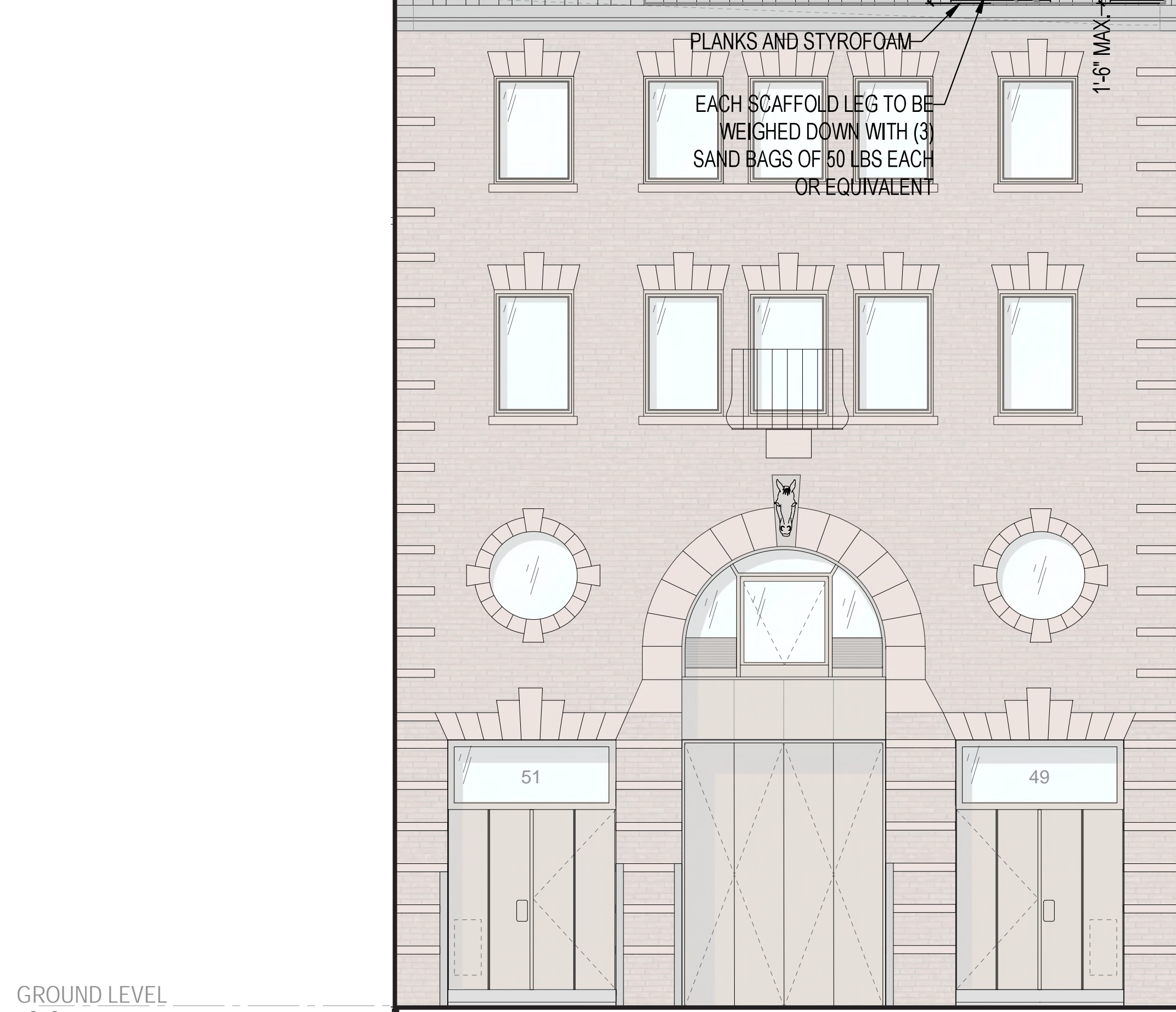
TOP UPPER ROOF  
+79'-8" ABOVE GROUND LEVEL

TOP LOWER ROOF  
+75'-0" ABOVE GROUND LEVEL

FLAG TO BE ATTACHED DIRECTLY TO FLUE FOR MOCK-UP

MEZZANINE LEVEL  
+63'-4" ABOVE GROUND LEVEL

EXG. CORNICE  
+53'-0" ABOVE GROUND LEVEL



FRONT ELEVATION MOCK-UP SCAFFOLDING  
Scale: 3/16" = 1'-0"

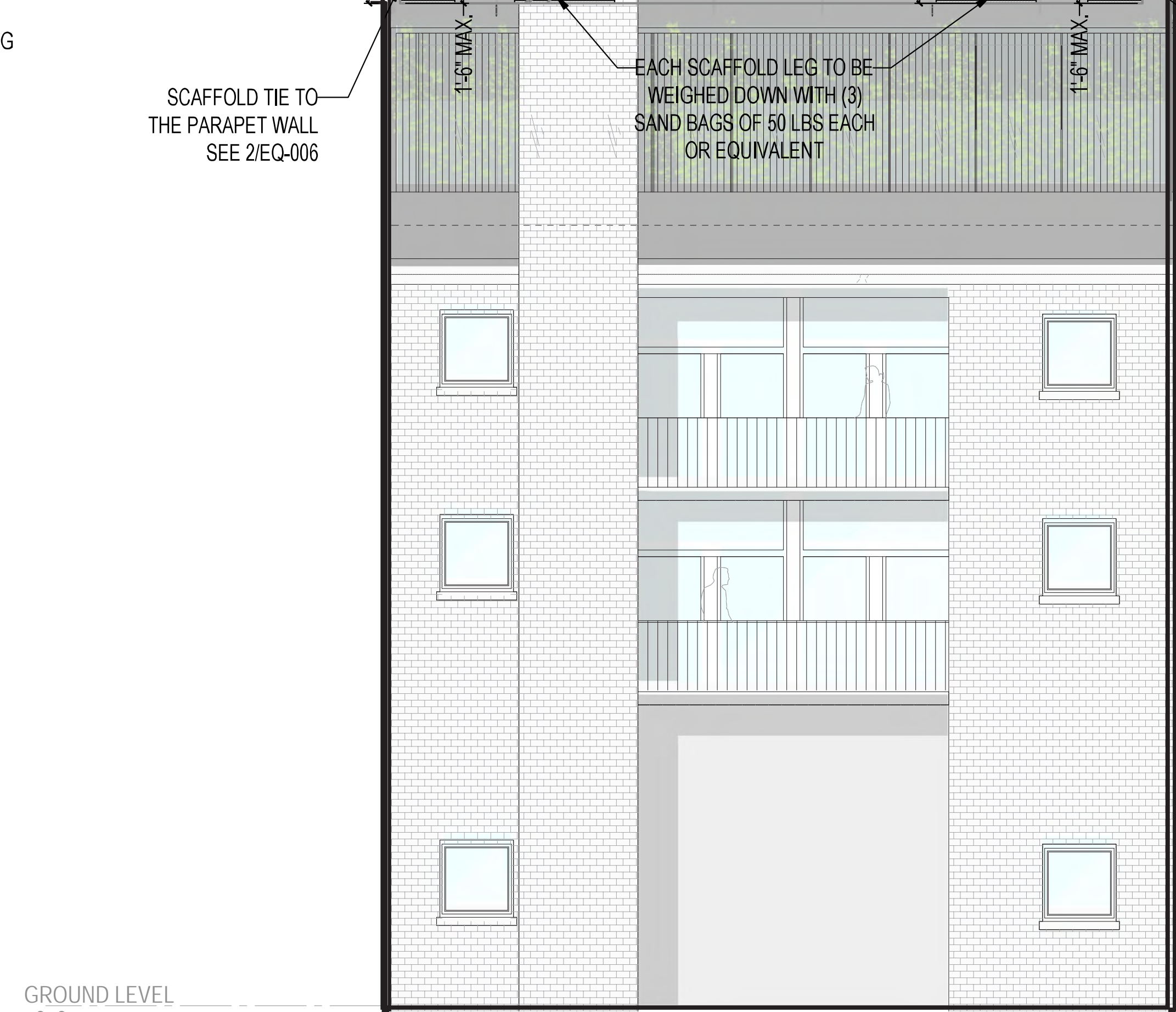
TOP BULKHEADS & MECH. ENC.  
+85'-0" ABOVE GROUND LEVEL

TOP UPPER ROOF  
+79'-8" ABOVE GROUND LEVEL

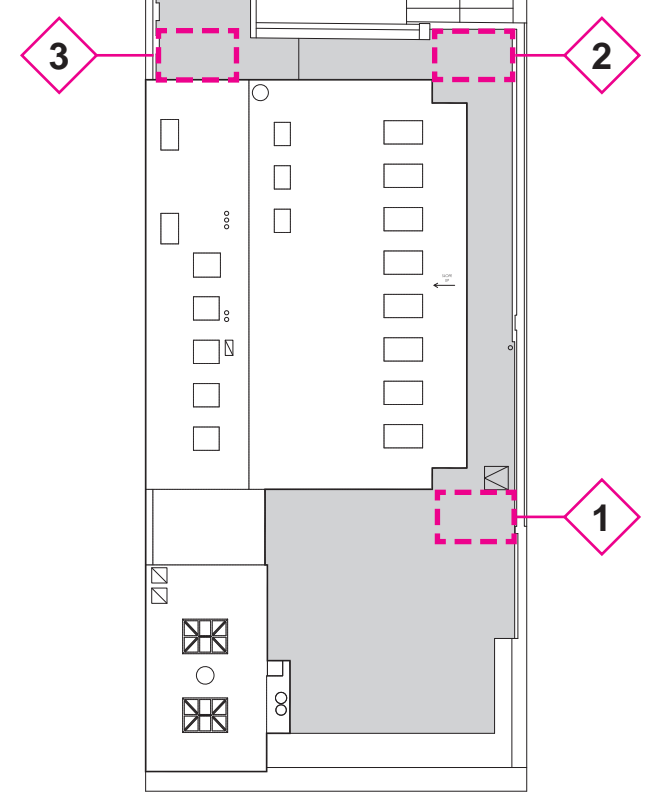
TOP LOWER ROOF  
+75'-0" ABOVE GROUND LEVEL

MEZZANINE LEVEL  
+63'-4" ABOVE GROUND LEVEL

EXG. CORNICE  
+53'-0" ABOVE GROUND LEVEL



REAR ELEVATION MOCK-UP SCAFFOLDING  
Scale: 3/16" = 1'-0"



**LEGEND**

- MOCK-UP SCAFFOLDING
- EXISTING BUILDING OUTLINE
- ORANGE SAFETY FLAGS FOR HEIGHT INDICATOR
- BLUE SAFETY FLAG FOR HEIGHT INDICATOR
- FLAGGING TAPE

**FLAG NOTE**

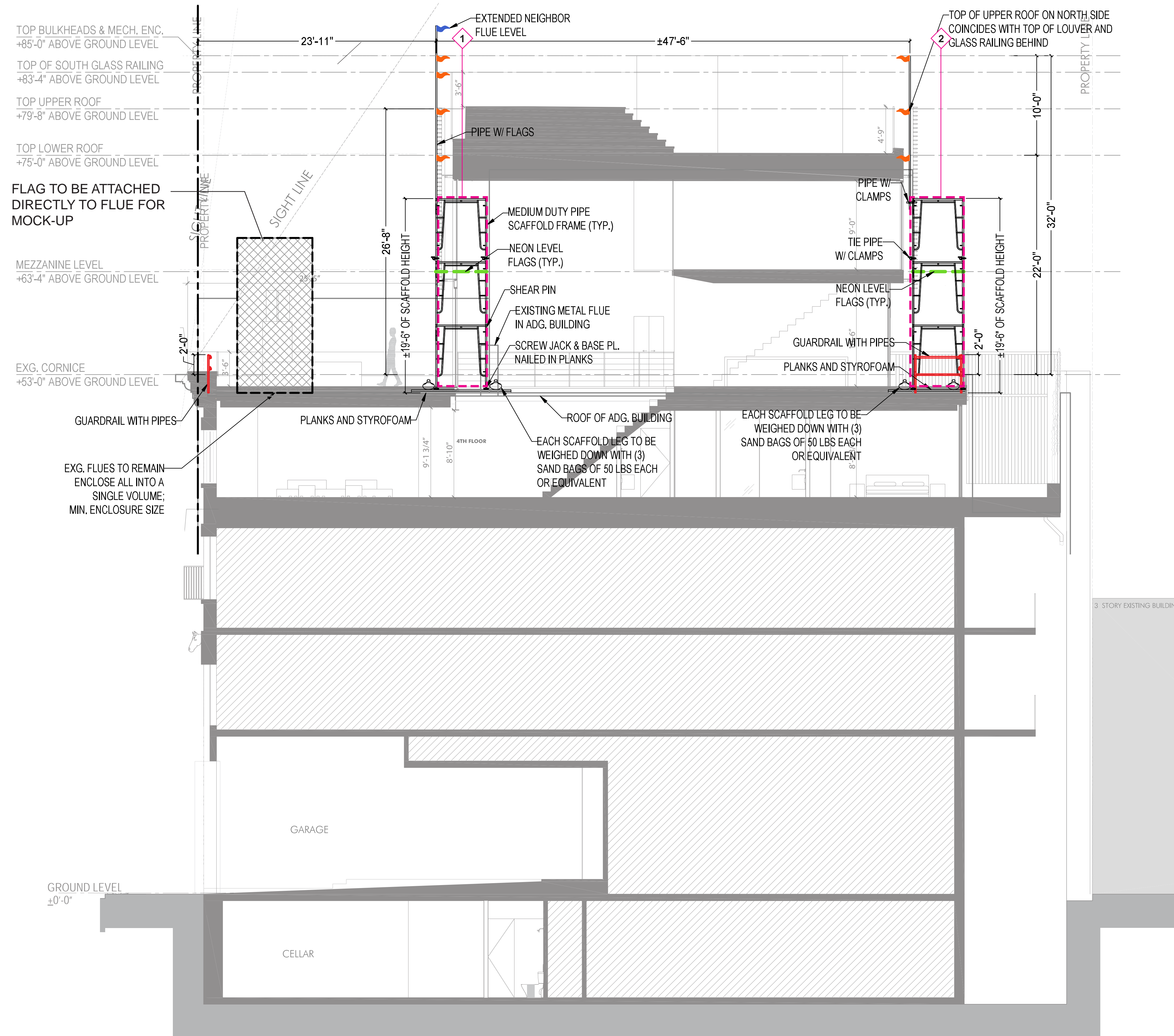
USE LARGE GREEN SAFETY FLAGS OR GREEN FLAGGING TAPE. IF INDIVIDUAL FLAGS OR KNOTS OF FLAGGING TAPE ARE USED, THEY SHOULD BE INSTALLED OFTEN ENOUGH AT EQUAL INTERVALS WITH MAX. 16" SPACED APART ON CENTER, ALONG THE FLOOR LEVEL PERIMETER LINE TO MAKE SURE THAT THE FLOOR LEVEL IS IDENTIFIABLE AS A CONTINUOUS LINE FROM THE STREET.

**NOTE**

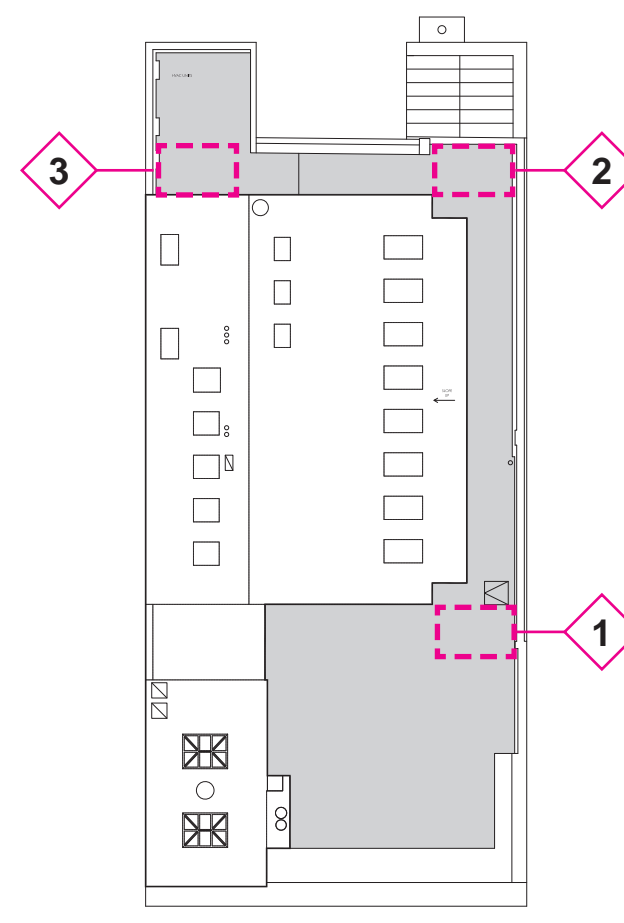
TAPE SHOULD BE INSTALLED AT ALL PLANES OF PROPOSED MOCK-UP ENVELOPE

**SCAFFOLDING INFORMATION (W/L/H)**

- 1.8'-0" / 5'-0" / 19'-6"
- 2.8'-0" / 5'-0" / 19'-6"
- 3.8'-0" / 5'-0" / 19'-6"



**EAST SIDE ELEVATION MOCK-UP SCAFFOLDING**  
Scale: 3/16" = 1'-0"



- LEGEND**
- MOCK-UP SCAFFOLDING
  - EXISTING BUILDING OUTLINE
  - ORANGE SAFETY FLAGS FOR HEIGHT INDICATOR
  - BLUE SAFETY FLAG FOR HEIGHT INDICATOR
  - FLAGGING TAPE

**FLAG NOTE**

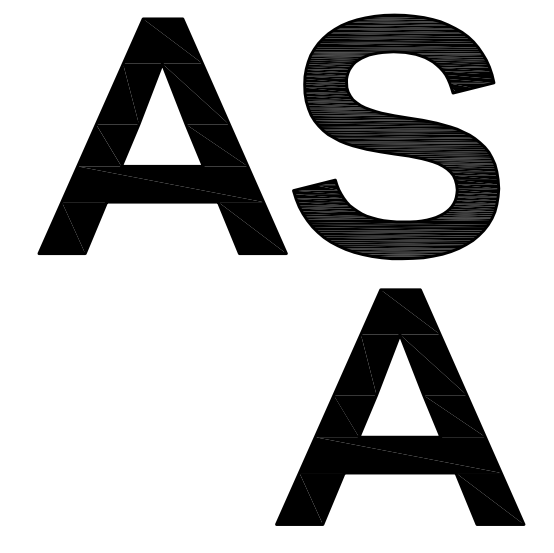
USE LARGE GREEN SAFETY FLAGS OR GREEN FLAGGING TAPE. IF INDIVIDUAL FLAGS OR KNOTS OF FLAGGING TAPE ARE USED, THEY SHOULD BE INSTALLED OFTEN ENOUGH AT EQUAL INTERVALS WITH MAX. 16" SPACED APART ON CENTER, ALONG THE FLOOR LEVEL PERIMETER LINE TO MAKE SURE THAT THE FLOOR LEVEL IS IDENTIFIABLE AS A CONTINUOUS LINE FROM THE STREET.

**NOTE**

TAPE SHOULD BE INSTALLED AT ALL PLANES OF PROPOSED MOCK-UP ENVELOPE

**SCAFFOLDING INFORMATION (W/L/H)**

|                           |
|---------------------------|
| 1. 8'-0" / 5'-0" / 19'-6" |
| 2. 8'-0" / 5'-0" / 19'-6" |
| 3. 8'-0" / 5'-0" / 19'-6" |



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227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY 10014

Client:  
**PRIVATE**

Architect:  
**ANDREA STEELE ARCHITECTURE**  
227 West 29th Street, 11th Floor, New York, NY 10001  
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General Contractor:  
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Structural Engineer:  
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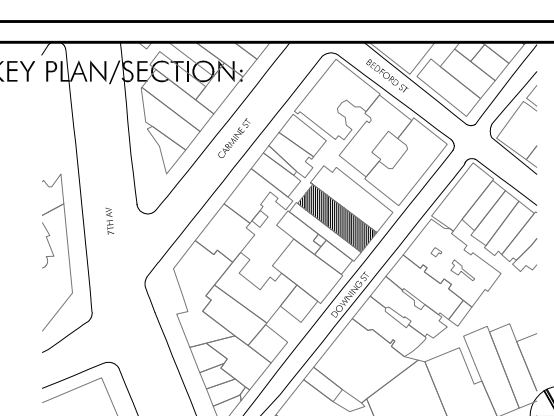
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



|                     |          |
|---------------------|----------|
| LANDMARK SUBMISSION | 23.05.10 |
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PROJECT NO.: 21402.01  
DRAWN BY: GV, YD

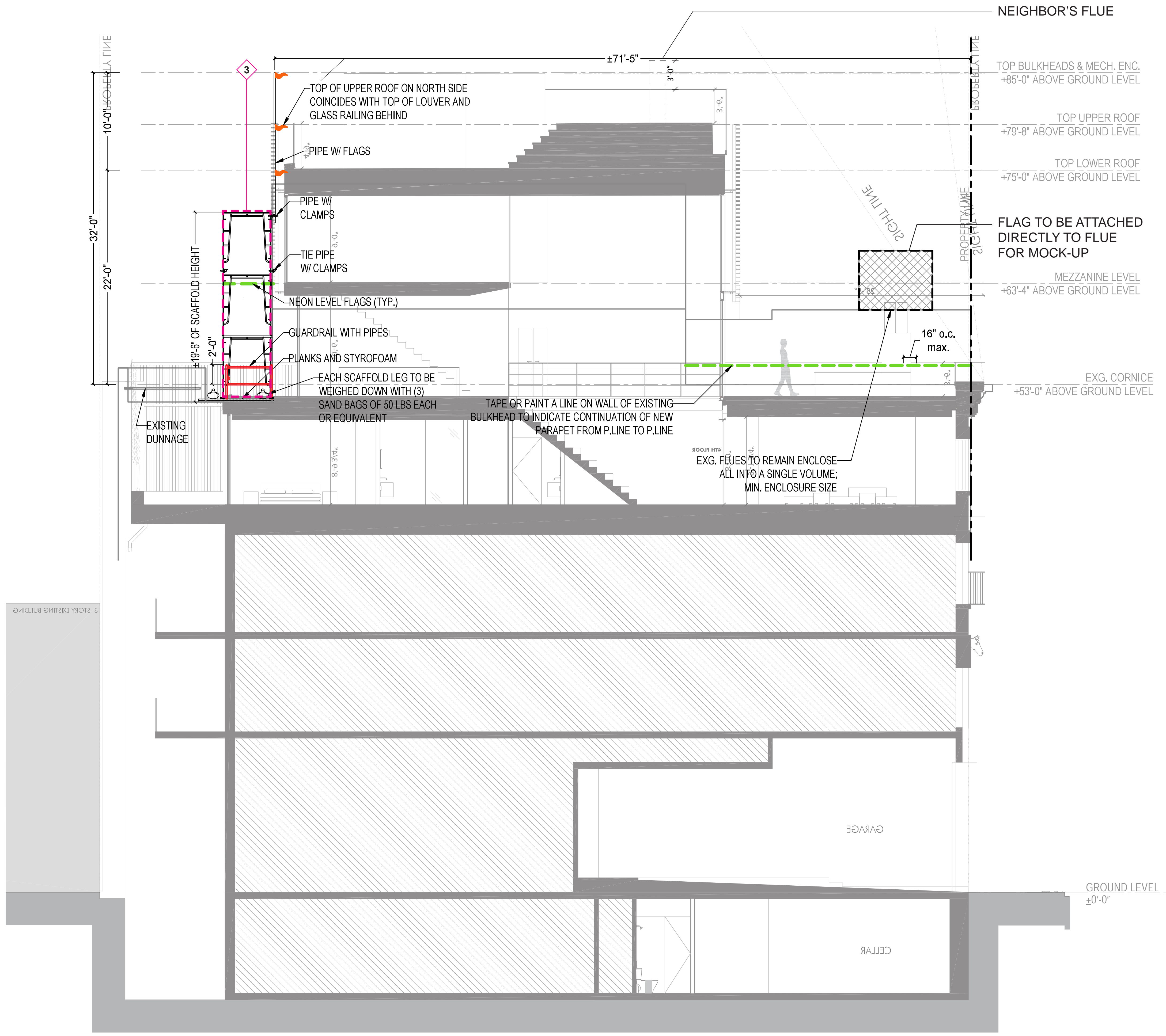
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**MOCK-UP SCAFFOLDING ELEVATION VIEW EAST**

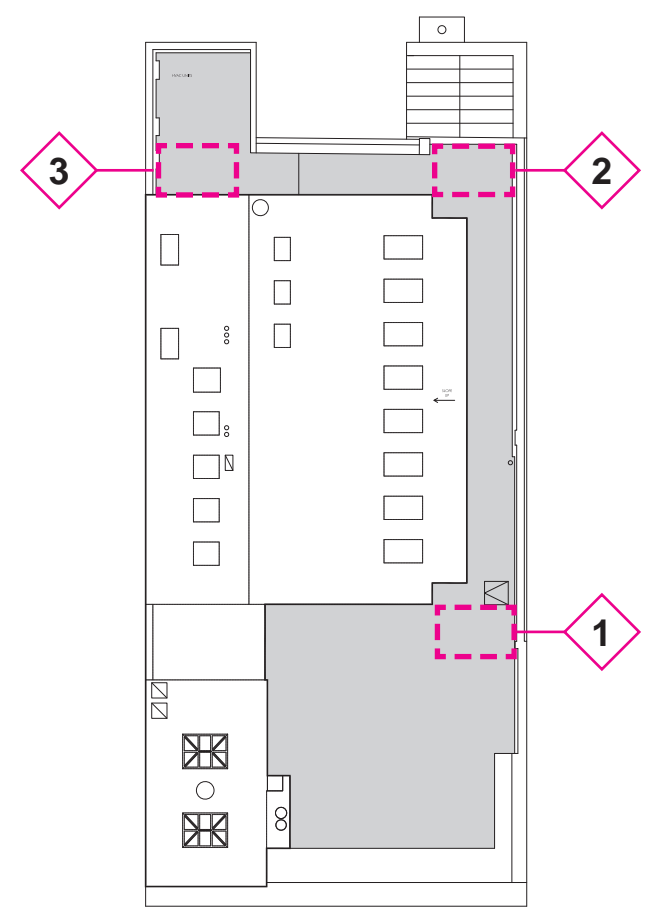
SHEET NO.:

**LPC-027**

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WEST SIDE ELEVATION MOCK-UP SCAFFOLDING  
Scale: 3/16" = 1'-0"



**LEGEND**

- MOCK-UP SCAFFOLDING
- EXISTING BUILDING OUTLINE
- ORANGE SAFETY FLAGS FOR HEIGHT INDICATOR
- BLUE SAFETY FLAG FOR HEIGHT INDICATOR
- FLAGGING TAPE

**FLAG NOTE**

USE LARGE GREEN SAFETY FLAGS OR GREEN FLAGGING TAPE. IF INDIVIDUAL FLAGS OR KNOTS OF FLAGGING TAPE ARE USED, THEY SHOULD BE INSTALLED OFTEN ENOUGH AT EQUAL INTERVALS WITH MAX. 16" SPACED APART ON CENTER, ALONG THE FLOOR LEVEL PERIMETER LINE TO MAKE SURE THAT THE FLOOR LEVEL IS IDENTIFIABLE AS A CONTINUOUS LINE FROM THE STREET.

**NOTE**

TAPE SHOULD BE INSTALLED AT ALL PLANES OF PROPOSED MOCK-UP ENVELOPE

**SCAFFOLDING INFORMATION (W/L/H)**

- 1. 8'-0" / 5'-0" / 19'-6"
- 2. 8'-0" / 5'-0" / 19'-6"
- 3. 8'-0" / 5'-0" / 19'-6"



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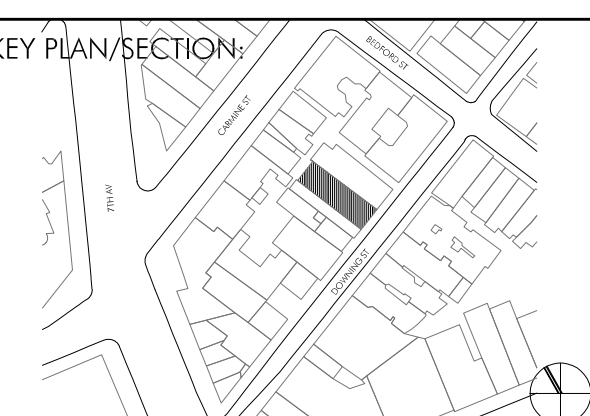
Mech./Elec./Plumbing Engineer:  
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31 Knight Street, Norwalk, CT 06851  
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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

|                |  |
|----------------|--|
| PROJECT NO.:   | 21402.01                                       |
| DRAWN BY:      | GV, YD   |
| CHECKED BY:    |  |
| SCALE:         |  |
| DRAWING TITLE: | <b>MOCK-UP SCAFFOLDING ELEVATION VIEW WEST</b> |

SHEET NO.:

**LPC-028**

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**DOWNING ST PENTHOUSE**

51 DOWNING STREET  
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Mech./Elec./Plumbing Engineer:

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Lighting Designer:

x

Acoustic Consultant:

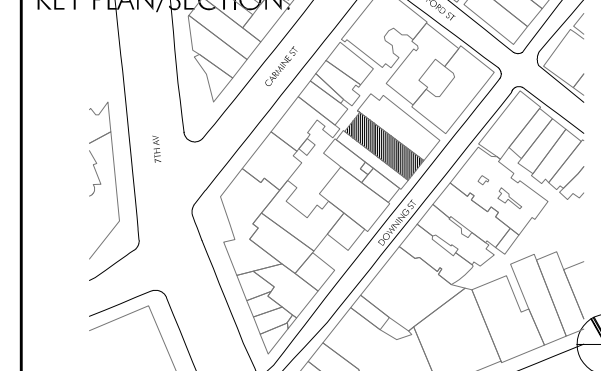
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Elevator Consultant:

x

SEAL:

KEY PLAN/SECTION:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:

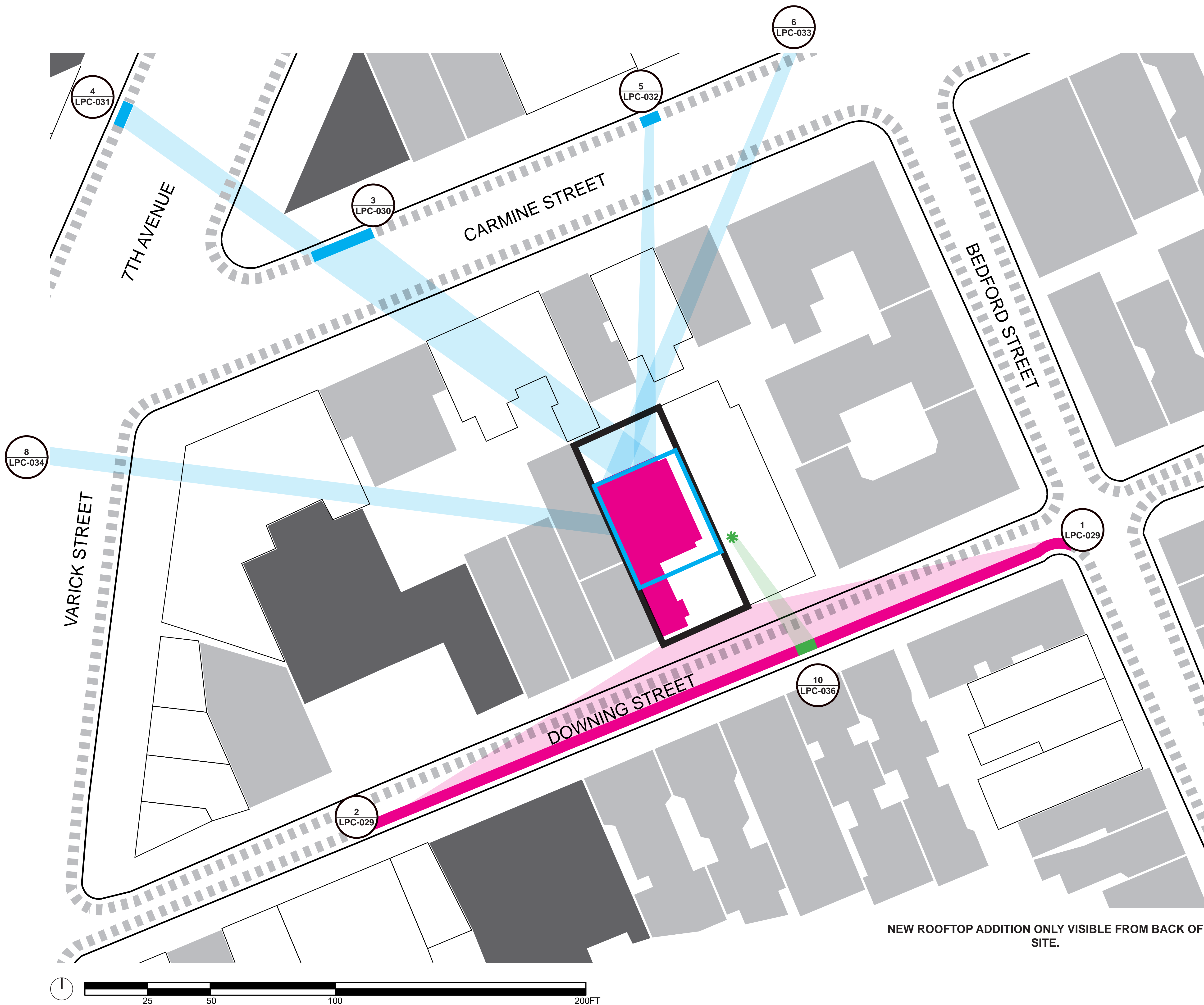
**ROOFTOP ADDITION  
VISIBILITY**

SHEET NO.:

**LPC-030**

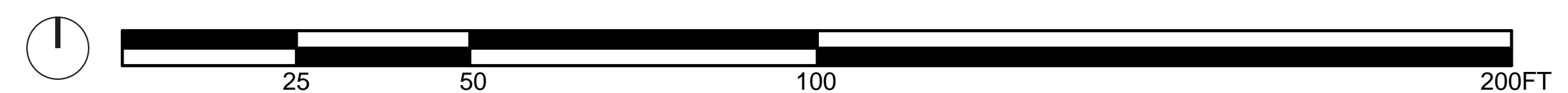
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- 51 DOWNING STREET
- EXISTING ROOFTOP ADDITION
- NEW ROOFTOP ADDITION
- EXISTING ADDITION VISIBLE
- EXISTING AND NEW ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- NEIGHBOR'S FLUE MIN. VISIBLE
- TALLER THAN 51 DOWNING + ROOF ADDITION
- TALLER THAN 51 DOWNING, LOWER THAN ADDITION
- LOWER THAN 51 DOWNING

NEW ROOFTOP ADDITION ONLY VISIBLE FROM BACK OF SITE.





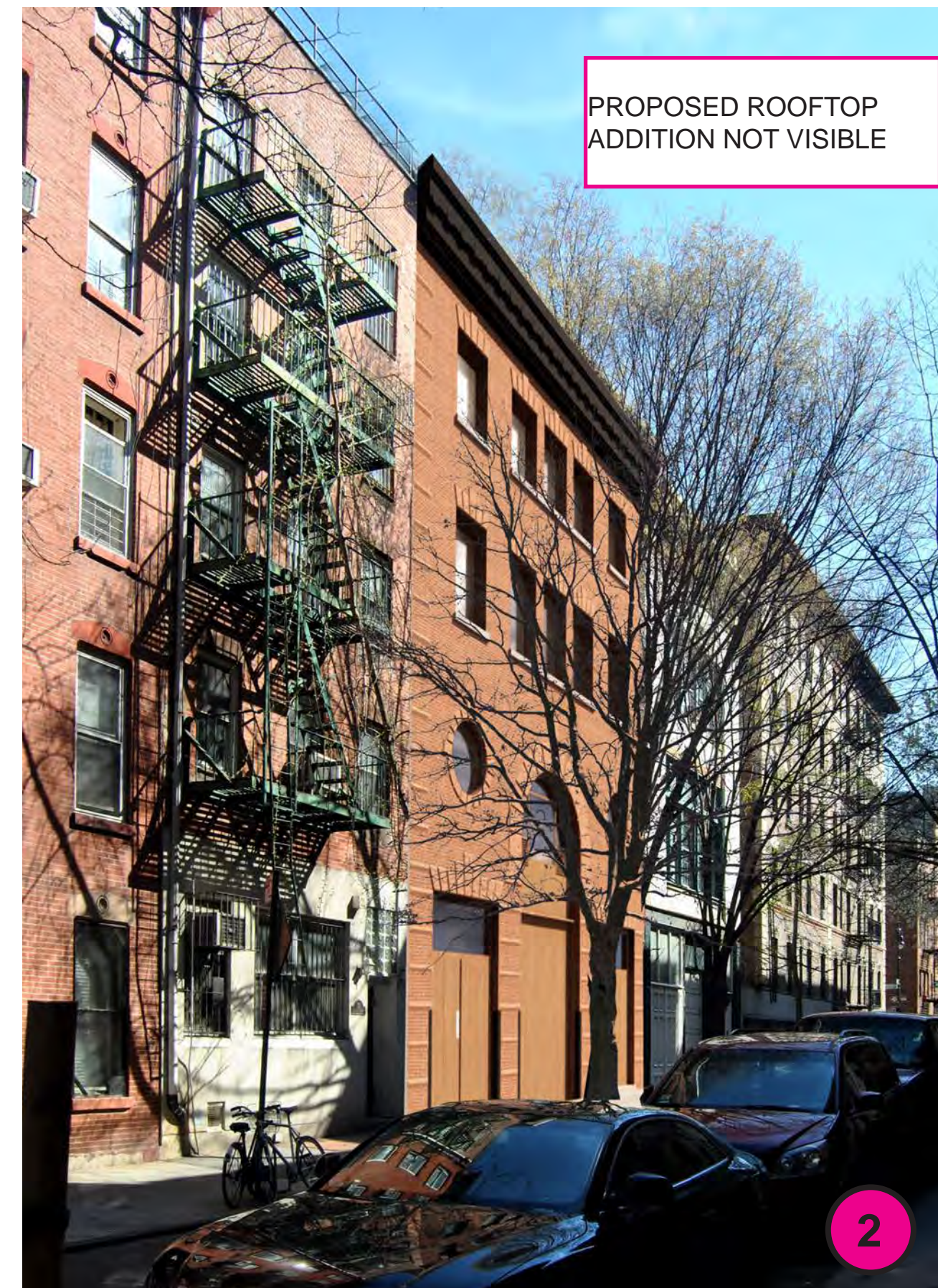
VIEW 1: BEDFORD STREET LOOKING WEST - EXISTING VIEW



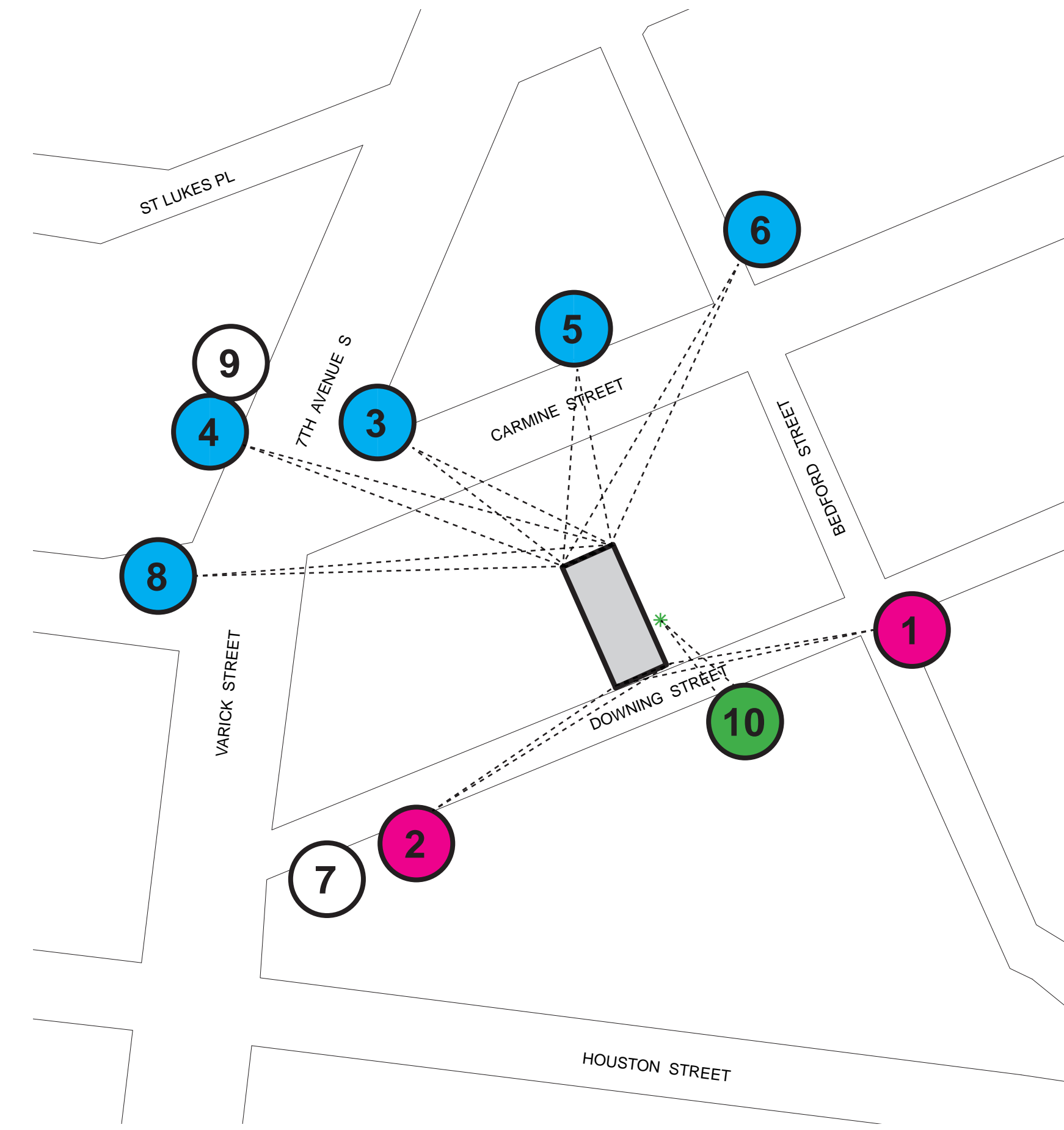
VIEW 1: BEDFORD STREET LOOKING WEST - PROPOSED VIEW



VIEW 2: DOWNING STREET LOOKING EAST - EXISTING VIEW



VIEW 2: DOWNING STREET LOOKING EAST - PROPOSED VIEW



KEY MAP

LEGEND

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ✱ NEIGHBOR'S FLUE MIN. VISIBLE

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
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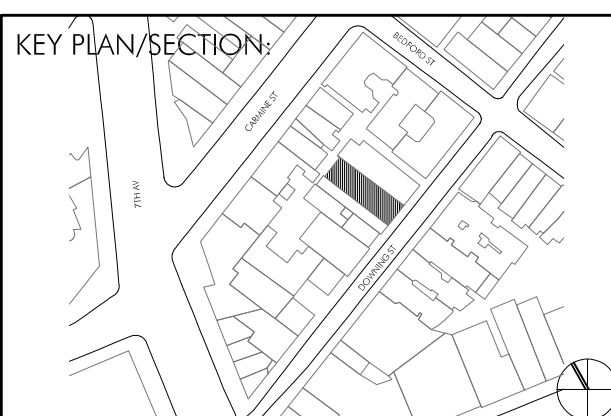
Mech./Elec./Plumbing Engineer:  
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31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

SHEET NO.:

**LPC-031**



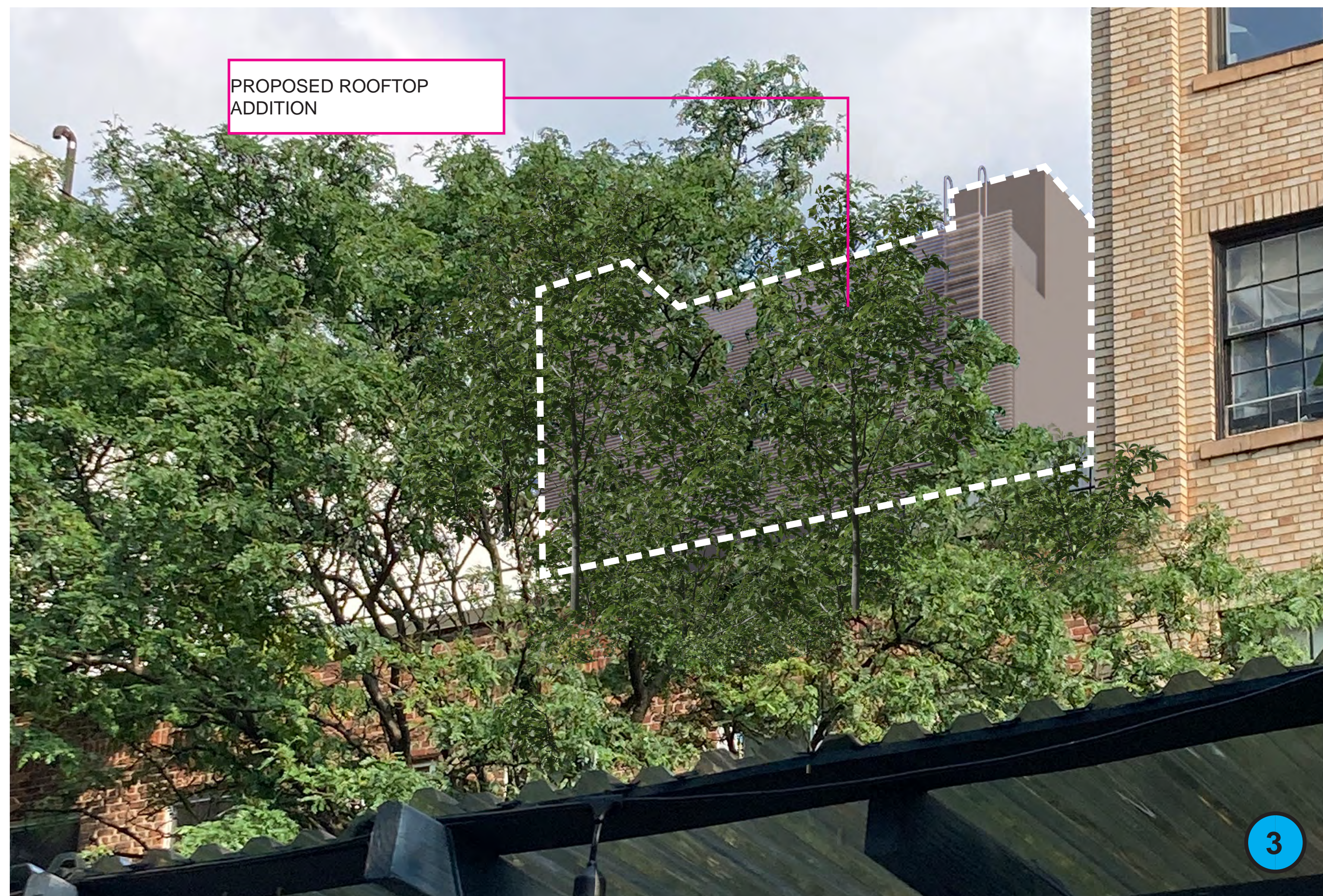
VIEW 3: CARMINE STREET LOOKING SOUTH, EXISTING VIEW



KEY MAP

**LEGEND**

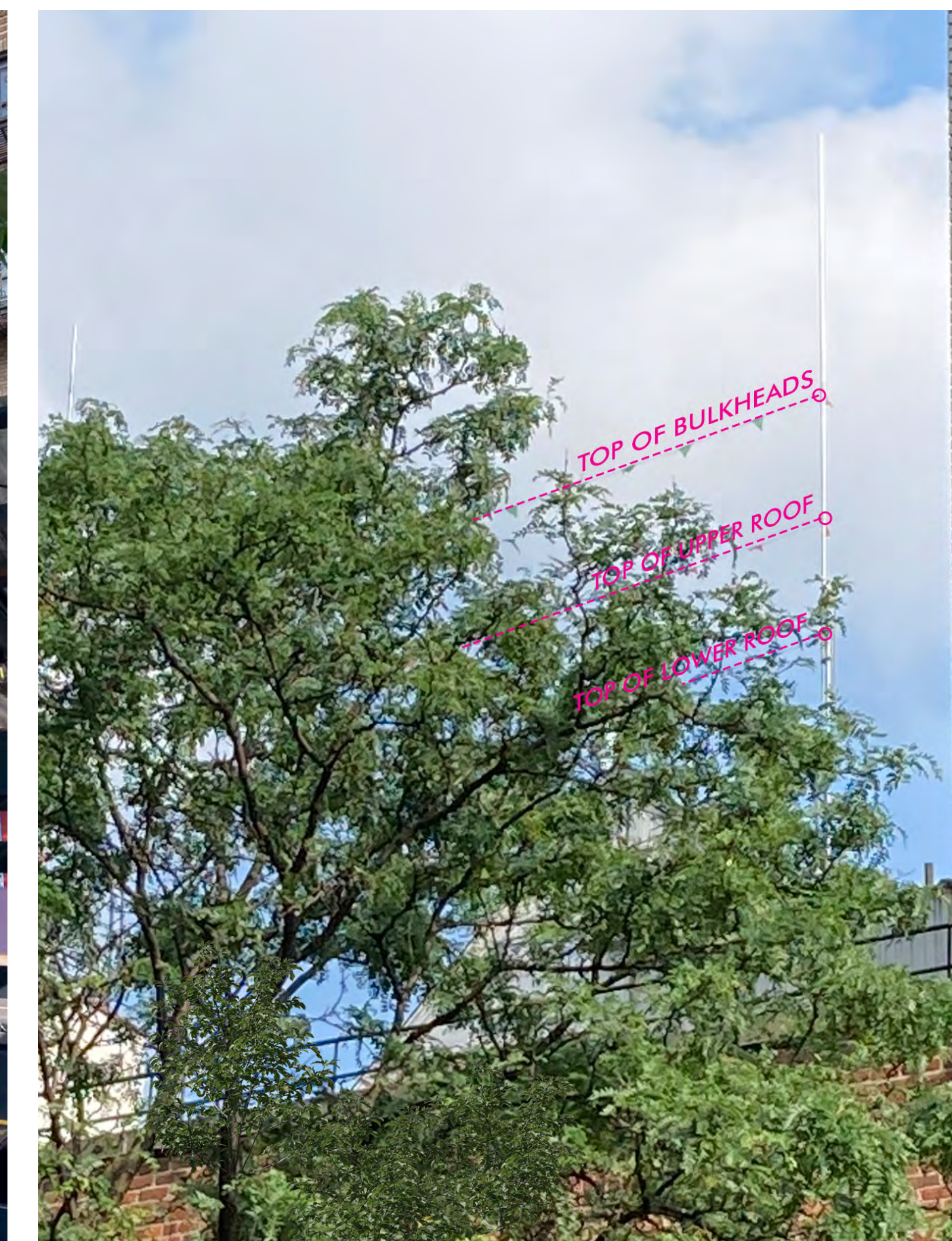
- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ✱ NEIGHBOR'S FLUE MIN. VISIBLE



VIEW 3: CARMINE STREET LOOKING SOUTH, PROPOSED VIEW



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

# AS A

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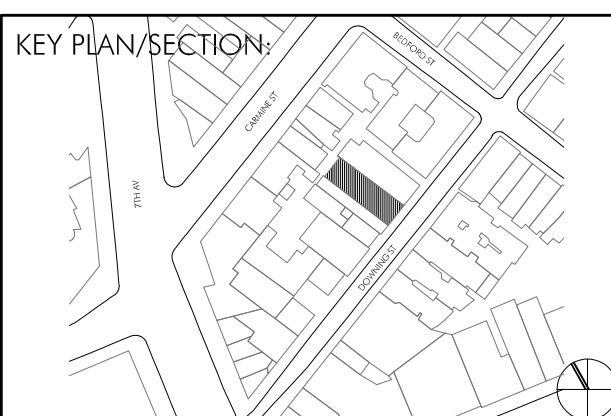
Mech./Elec./Plumbing Engineer:  
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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

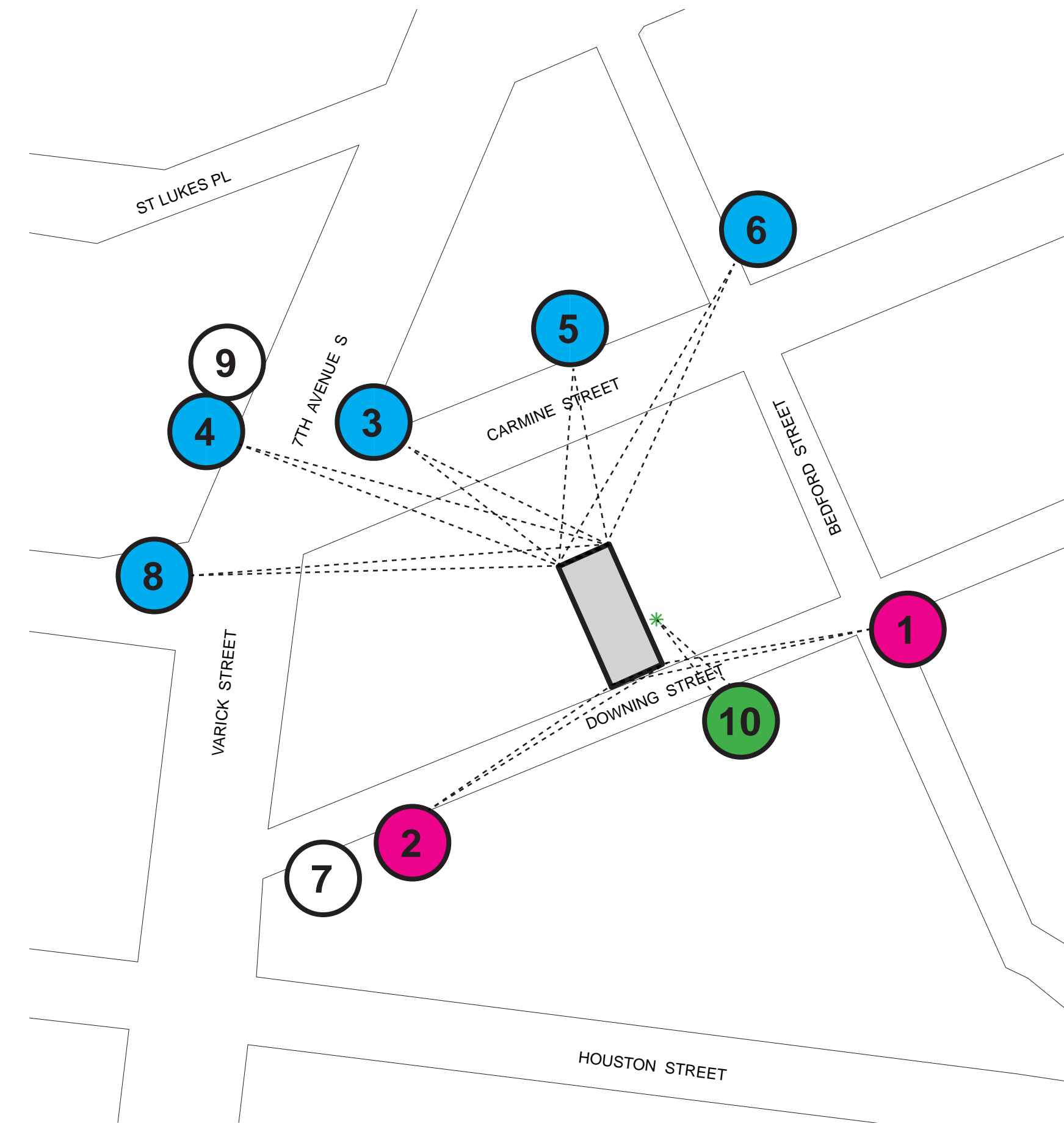
DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

SHEET NO.:

**LPC-032**



VIEW 4: 7TH AVENUE LOOKING SOUTHEAST, EXISTING VIEW



KEY MAP

**LEGEND**

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ✱ NEIGHBOR'S FLUE MIN. VISIBLE



VIEW 4: 7TH AVENUE LOOKING SOUTHEAST, PROPOSED VIEW



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
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**DOWNING ST PENTHOUSE**  
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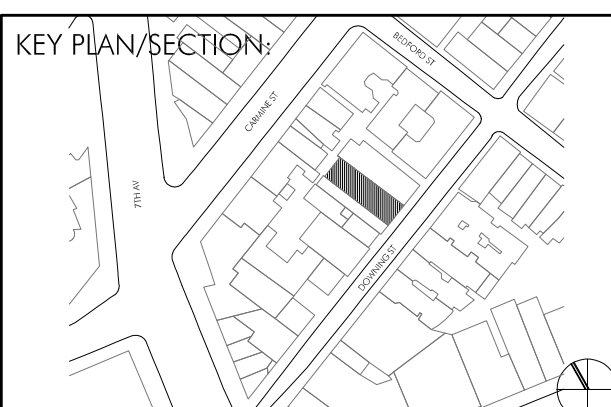
Mech./Elec./Plumbing Engineer:  
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31 Knight Street, Norwalk, CT 06851  
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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

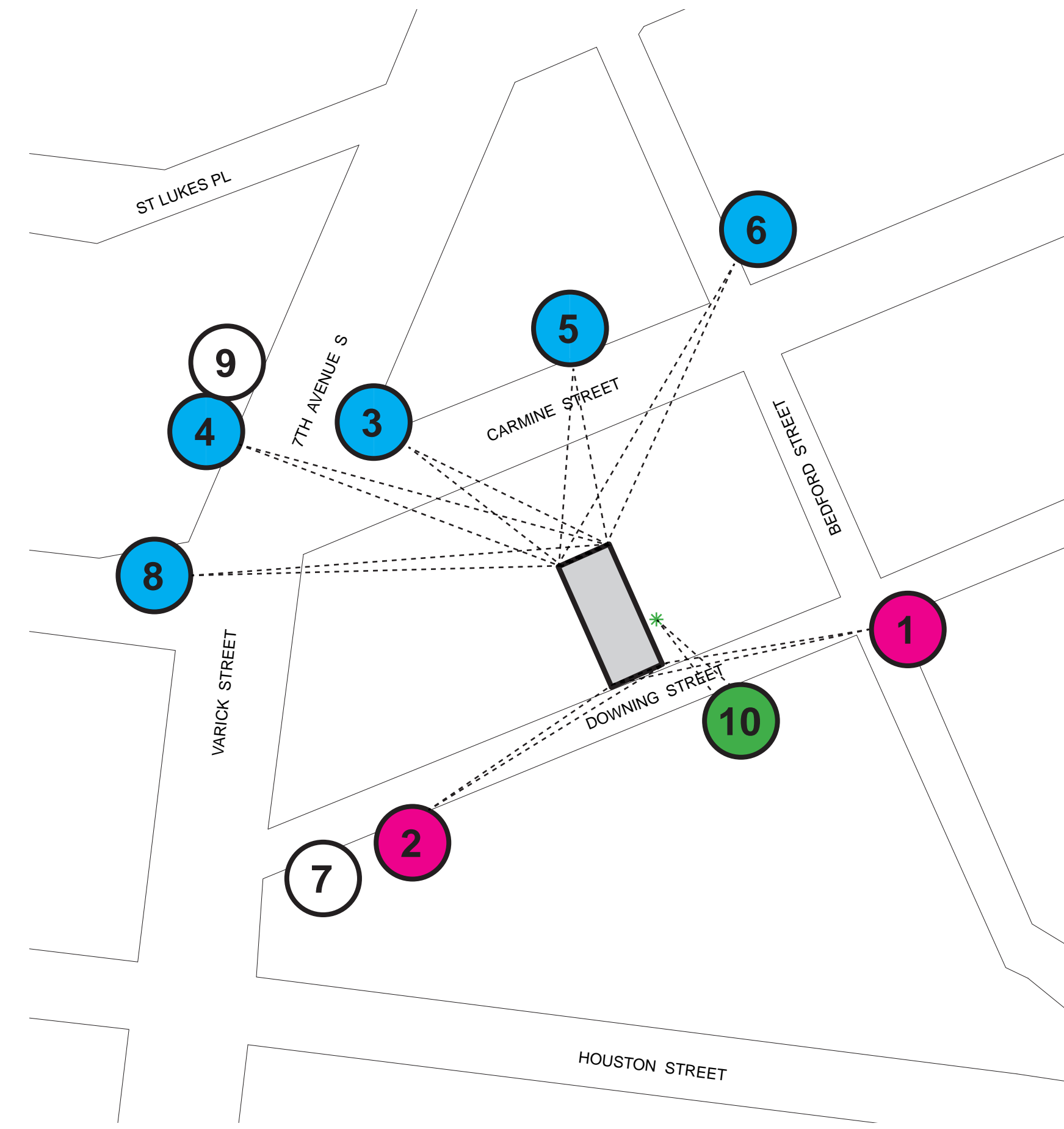
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**LPC-033**

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VIEW 5: 7TH AVENUE LOOKING SOUTHEAST, EXISTING VIEW



KEY MAP

**LEGEND**

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ✱ NEIGHBOR'S FLUE MIN. VISIBLE



VIEW 5: 7TH AVENUE LOOKING SOUTHEAST, PROPOSED VIEW



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

# AS A

ANDREA STEELE ARCHITECTURE  
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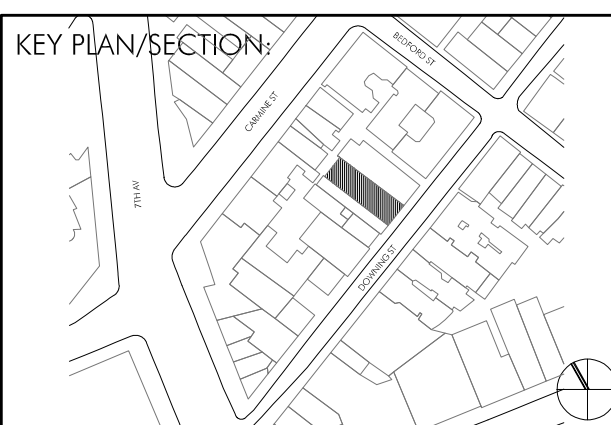
Mech./Elec./Plumbing Engineer:  
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31 Knight Street, Norwalk, CT 06851  
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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



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PROJECT NO.: 21402.01

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SCALE:

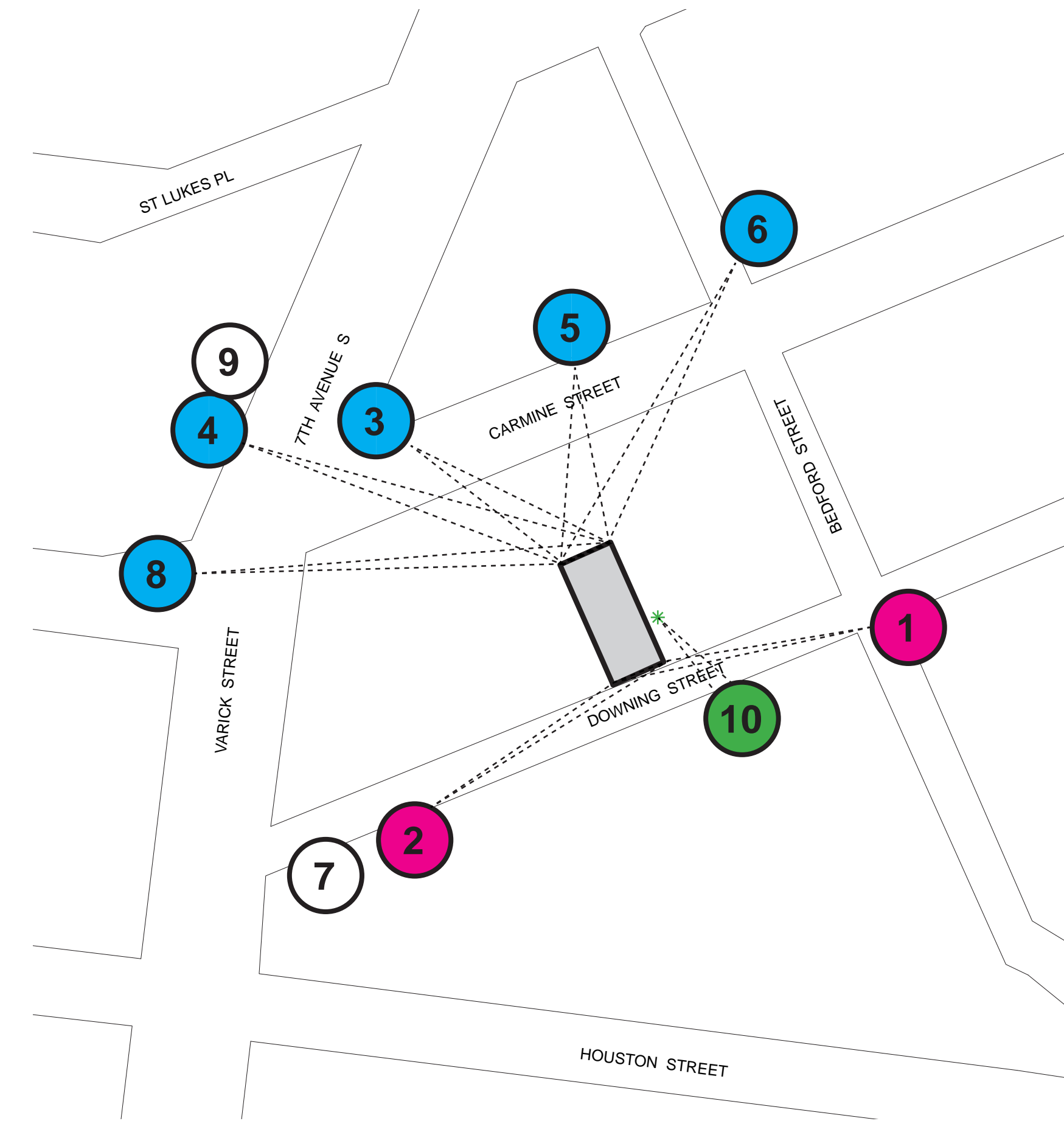
DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

SHEET NO.:

**LPC-034**



VIEW 6: 7TH AVENUE LOOKING SOUTHEAST, EXISTING VIEW



KEY MAP

**LEGEND**

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ★ NEIGHBOR'S FLUE MIN. VISIBLE



VIEW 6: 7TH AVENUE LOOKING SOUTHEAST, PROPOSED VIEW



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

# AS A

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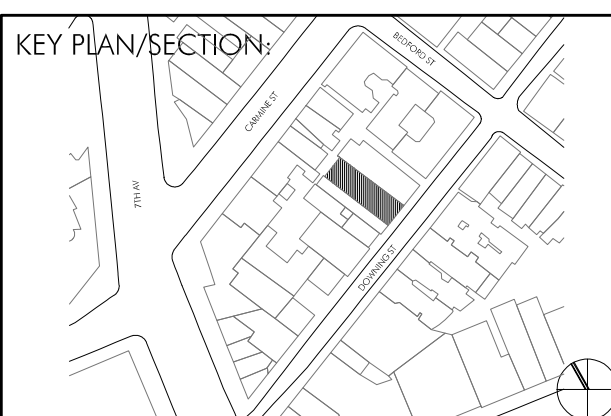
Mech./Elec./Plumbing Engineer:  
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Lighting Designer:  
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Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

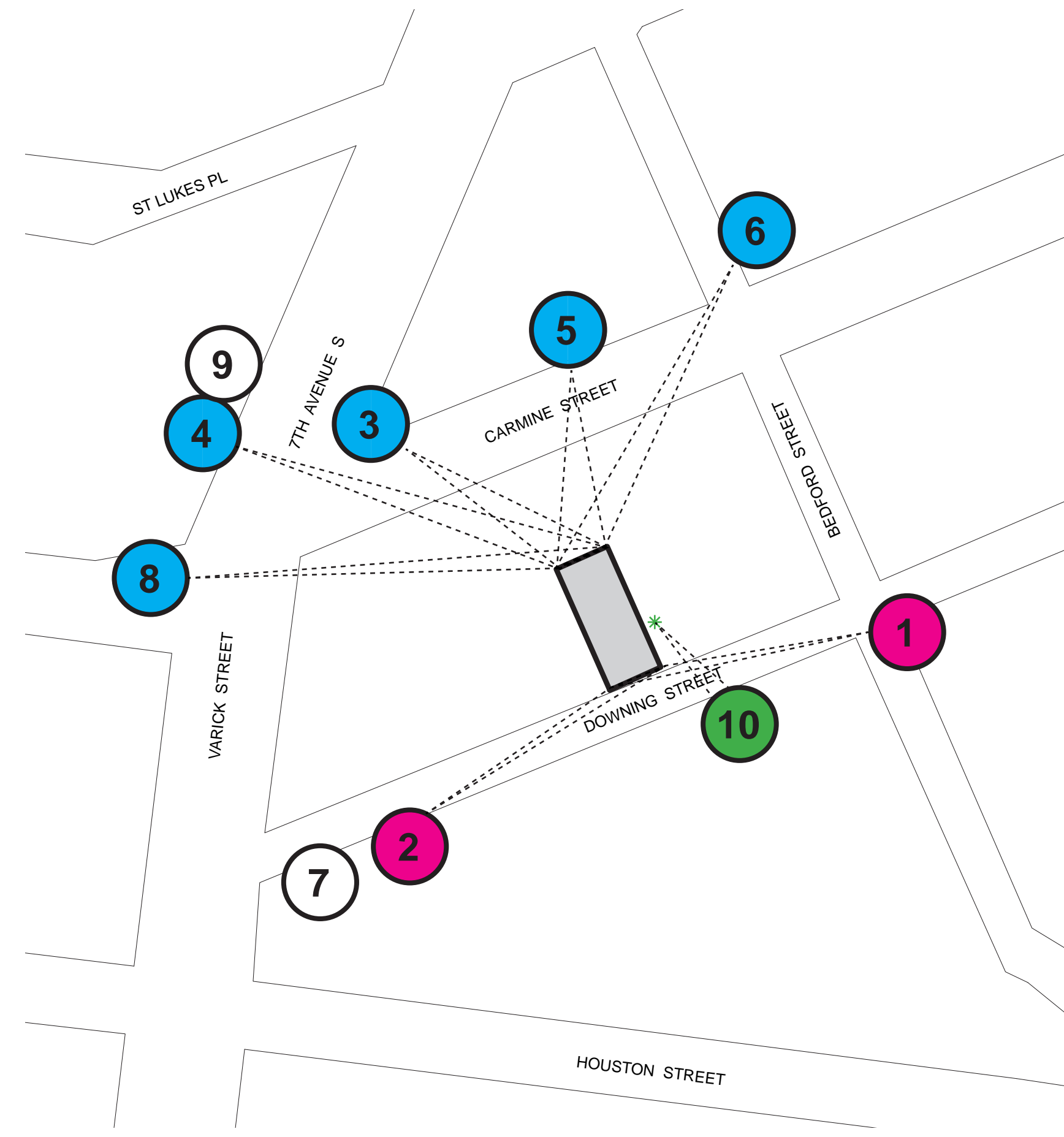
SHEET NO.:

**LPC-035**

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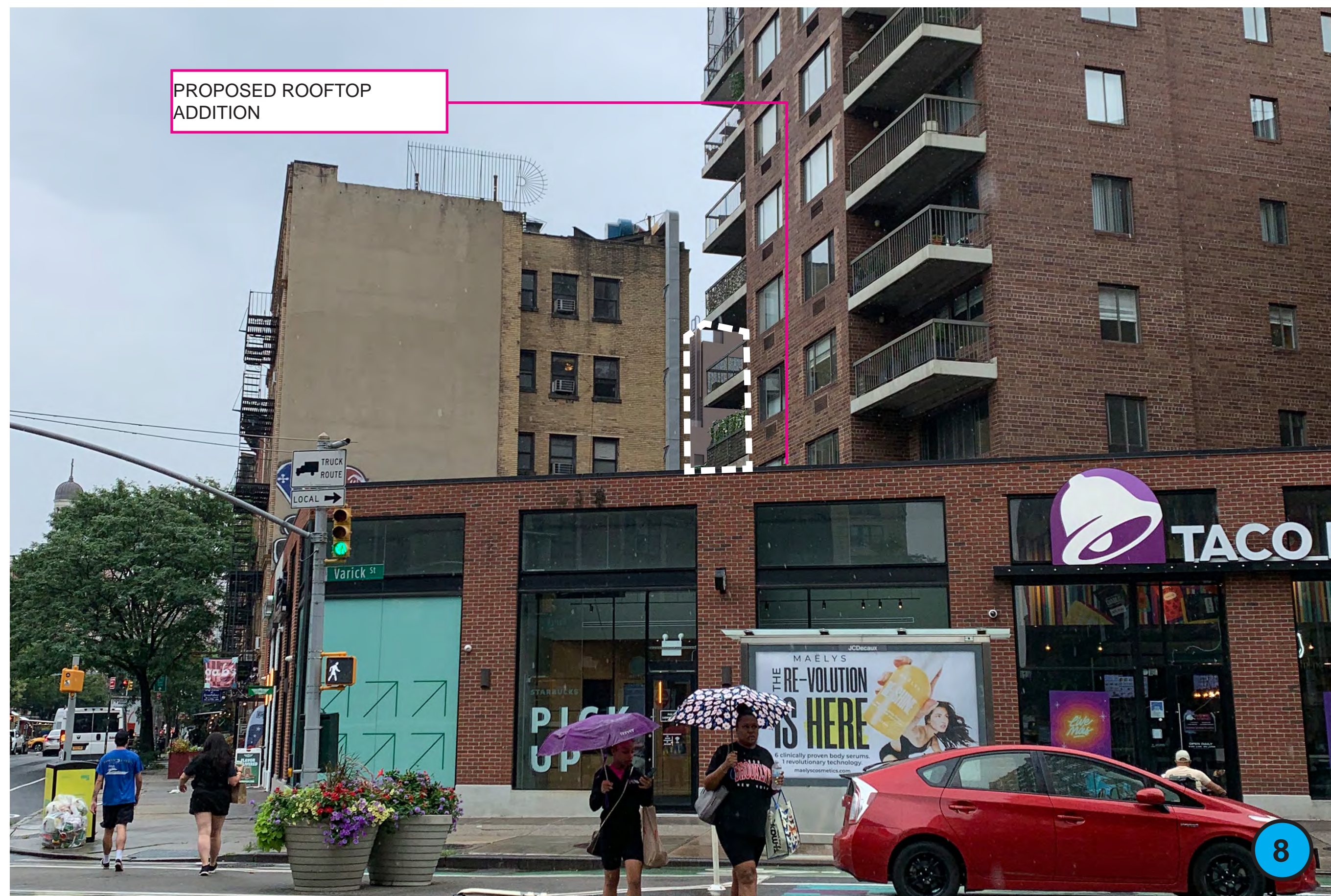
VIEW 8: VARICK STREET X CARMINE STREET LOOKING SE, EXISTING VIEW



KEY MAP

**LEGEND**

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ✱ NEIGHBOR'S FLUE MIN. VISIBLE



VIEW 8: VARICK STREET X CARMINE STREET LOOKING SE, PROPOSED VIEW



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

# AS A

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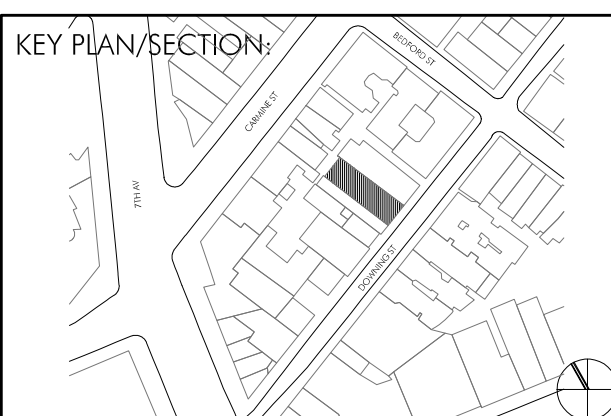
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T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

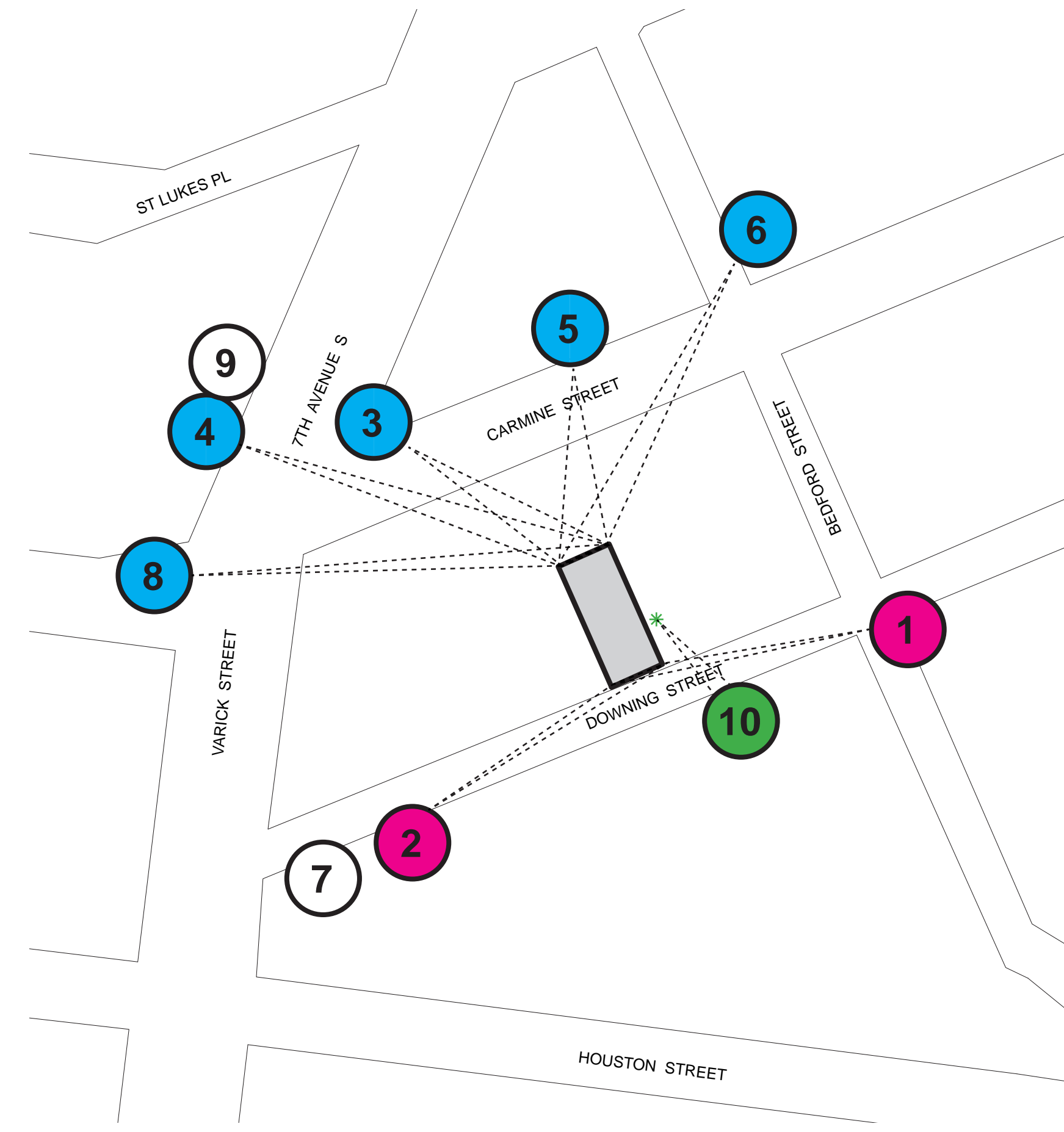
DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

SHEET NO.:

**LPC-036**



VIEW 7: DOWNING STREET SW CORNER, ROOFTOP ADDITION NOT VISIBLE



KEY MAP

**LEGEND**

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ✱ NEIGHBOR'S FLUE MIN. VISIBLE



VIEW 9: 7TH AVE X CARMINE STREET LOOKING SE, ROOFTOP ADDITION NOT VISIBLE

# AS A

ANDREA STEELE ARCHITECTURE  
227 W. 29TH STREET  
NEW YORK, NY 10001

**DOWNING ST PENTHOUSE**  
51 DOWNING STREET  
NEW YORK, NY  
10014

Client:  
**PRIVATE**

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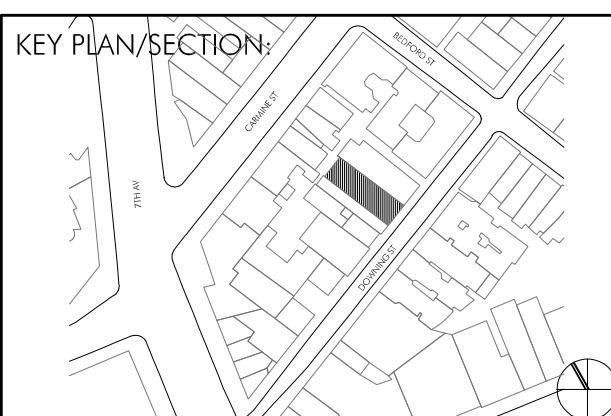
Mech./Elec./Plumbing Engineer:  
**ALTIERI SEBOR WIEBER, llc**  
31 Knight Street, Norwalk, CT 06851  
T 203.866.5243

Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

CHECKED BY:

SCALE:

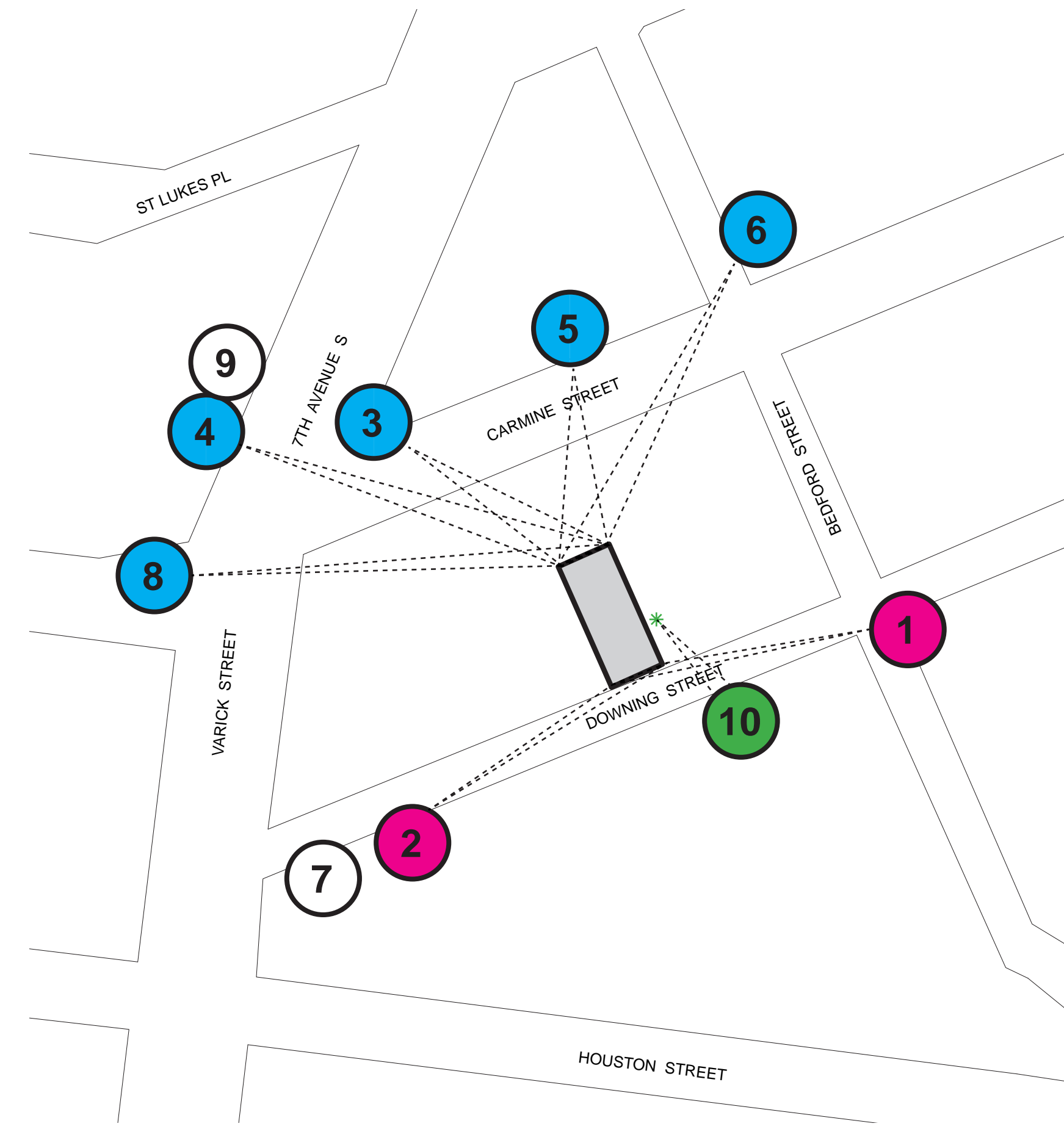
DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

SHEET NO.:

**LPC-037**



VIEW 10: CARMINE STREET LOOKING SOUTH, EXISTING VIEW



KEY MAP

**LEGEND**

- EXISTING ROOFTOP ADDITION VISIBLE (TO BE DEMOLISHED)
- EXISTING AND PROPOSED ROOFTOP ADDITION VISIBLE
- ROOFTOP ADDITION NOT VISIBLE
- ✱ NEIGHBOR'S FLUE MIN. VISIBLE



VIEW 10: CARMINE STREET LOOKING SOUTH, PROPOSED VIEW



MOCK-UP VIEW TAKEN 07/19/23



ZOOM-IN

# AS A

ANDREA STEELE ARCHITECTURE  
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**DOWNING ST PENTHOUSE**  
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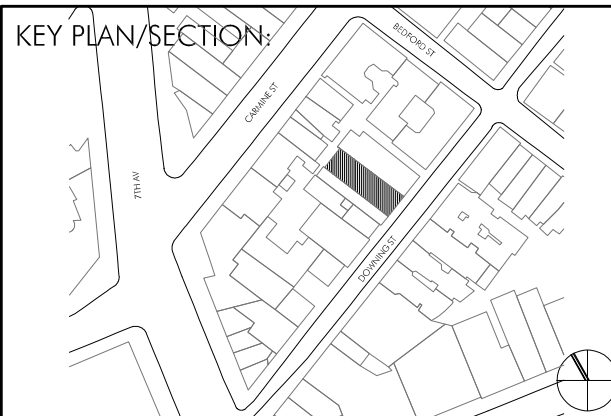
Mech./Elec./Plumbing Engineer:  
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31 Knight Street, Norwalk, CT 06851  
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Lighting Designer:  
**x**

Acoustic Consultant:  
**x**

Elevator Consultant:  
**x**

SEAL:



LANDMARK SUBMISSION 23.05.10

PROJECT NO.: 21402.01

DRAWN BY: GV, YD

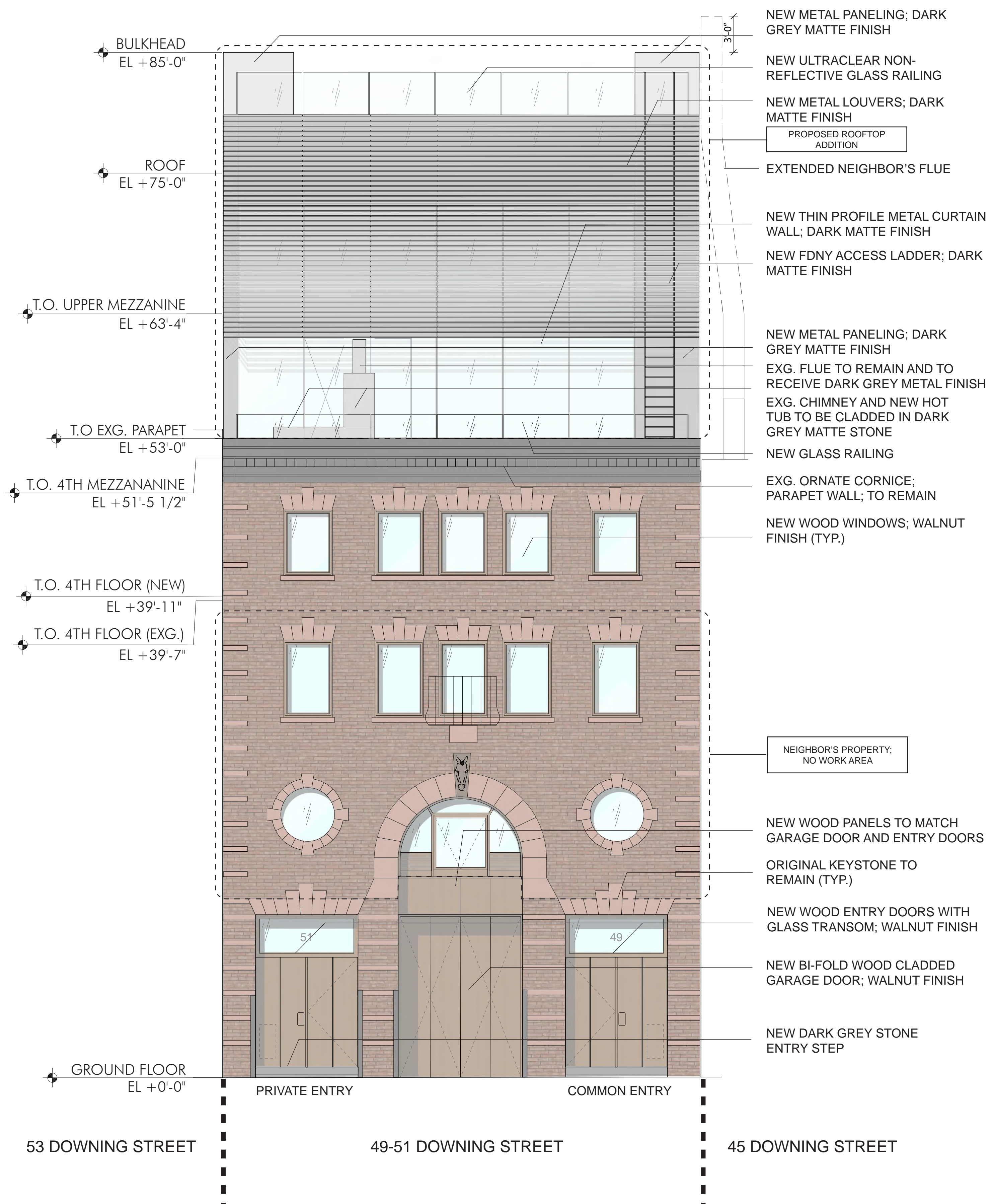
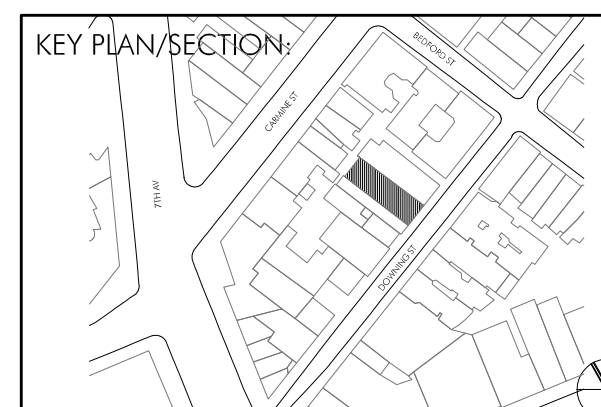
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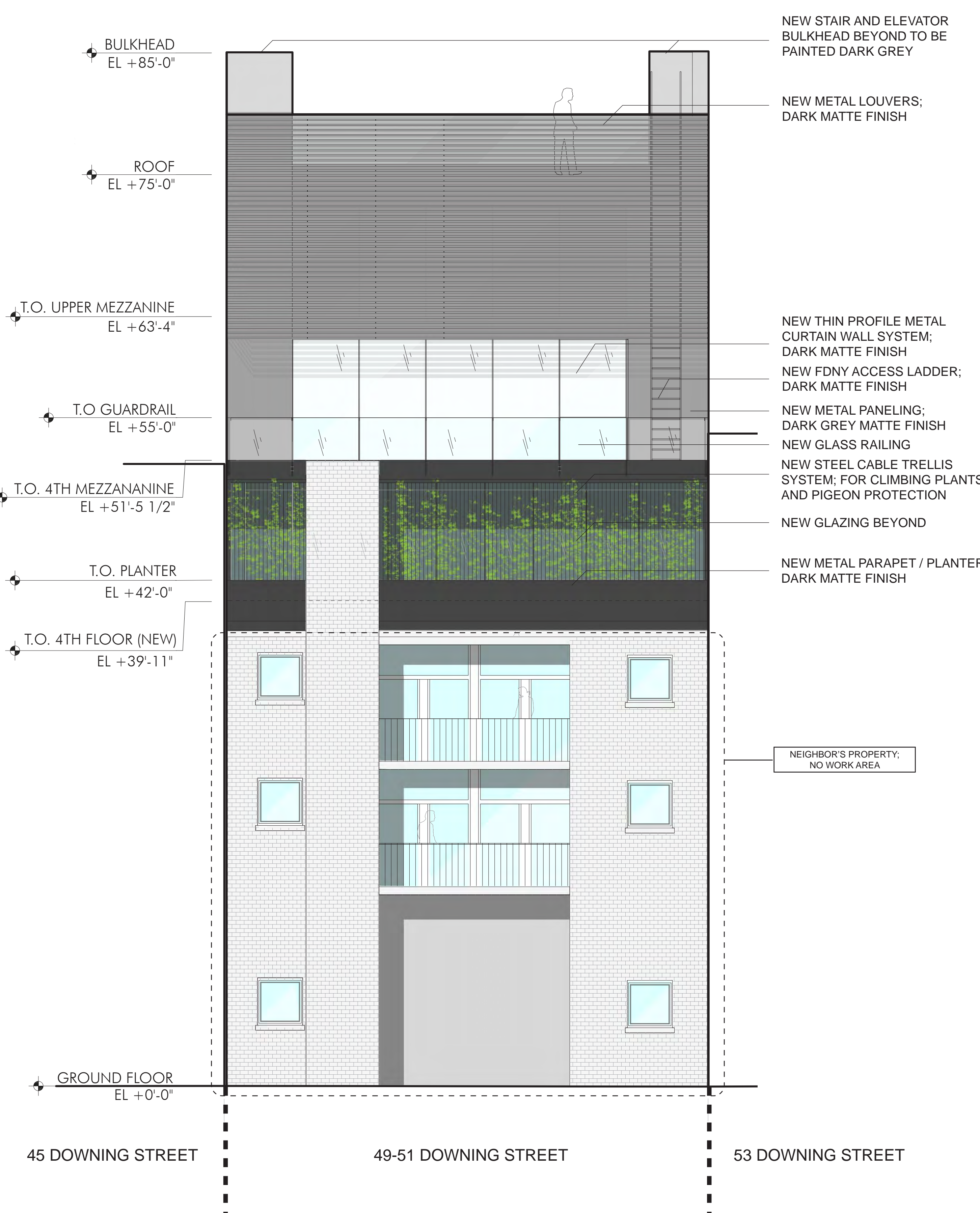
DRAWING TITLE:  
**ROOFTOP ADDITION VISIBILITY**

SHEET NO.:

**LPC-038**



PROPOSED FRONT ELEVATION  
Scale: 3/16" = 1'-0"



PROPOSED REAR ELEVATION  
Scale: 3/16" = 1'-0"