

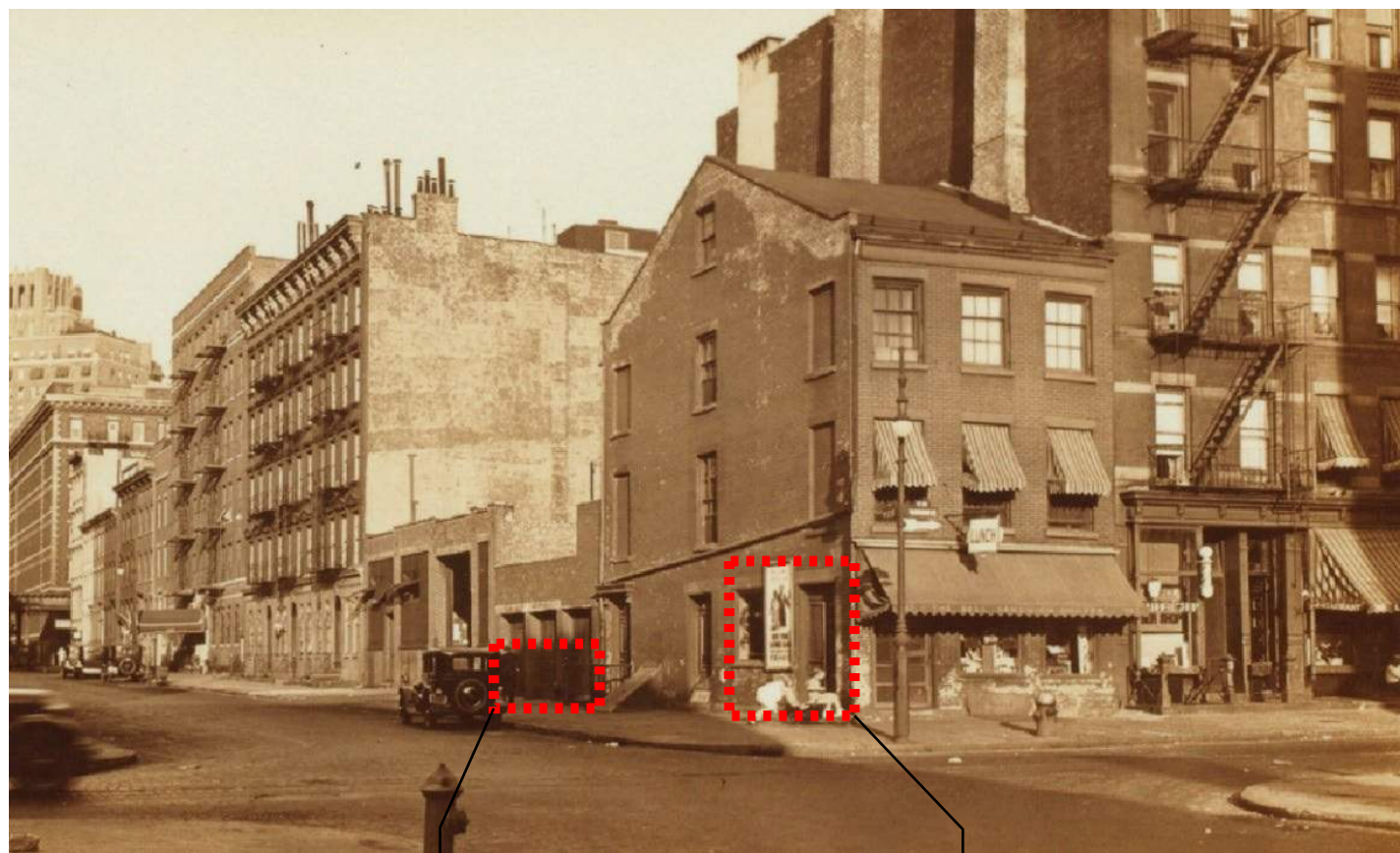




1932 (NYPL)



c1940 (Municipal Archives)



1932 (NYPL)

No masonry at low sections of openings

Door and window opening on north facade



c1940 (Municipal Archives)



c1940 (Municipal Archives)



1963-67 (LPC)



c1940 (Municipal Archives)

Window opening with  
stone lintel



1963-67 (LPC)

Window opening with  
stone lintel



Front Facade, Washington Street

767 Washington Street, NY

April 11, 2024



Stainless steel sign band in poor condition with missing panels



Stainless steel cladding severely dented, with exposed fasteners and missing base trim in potentially hazardous condition

Missing steel shutter with frame and track in disrepair

Current Conditions

Cycle Projects

LPC 07



West 12th Street, Looking West



Rear Facade





Rear Addition as of 2018, before Copping, parapet and stone lintel removed under #CNE-132234



Infill masonry and steel panels previously approved for removal, under #CNE-132234

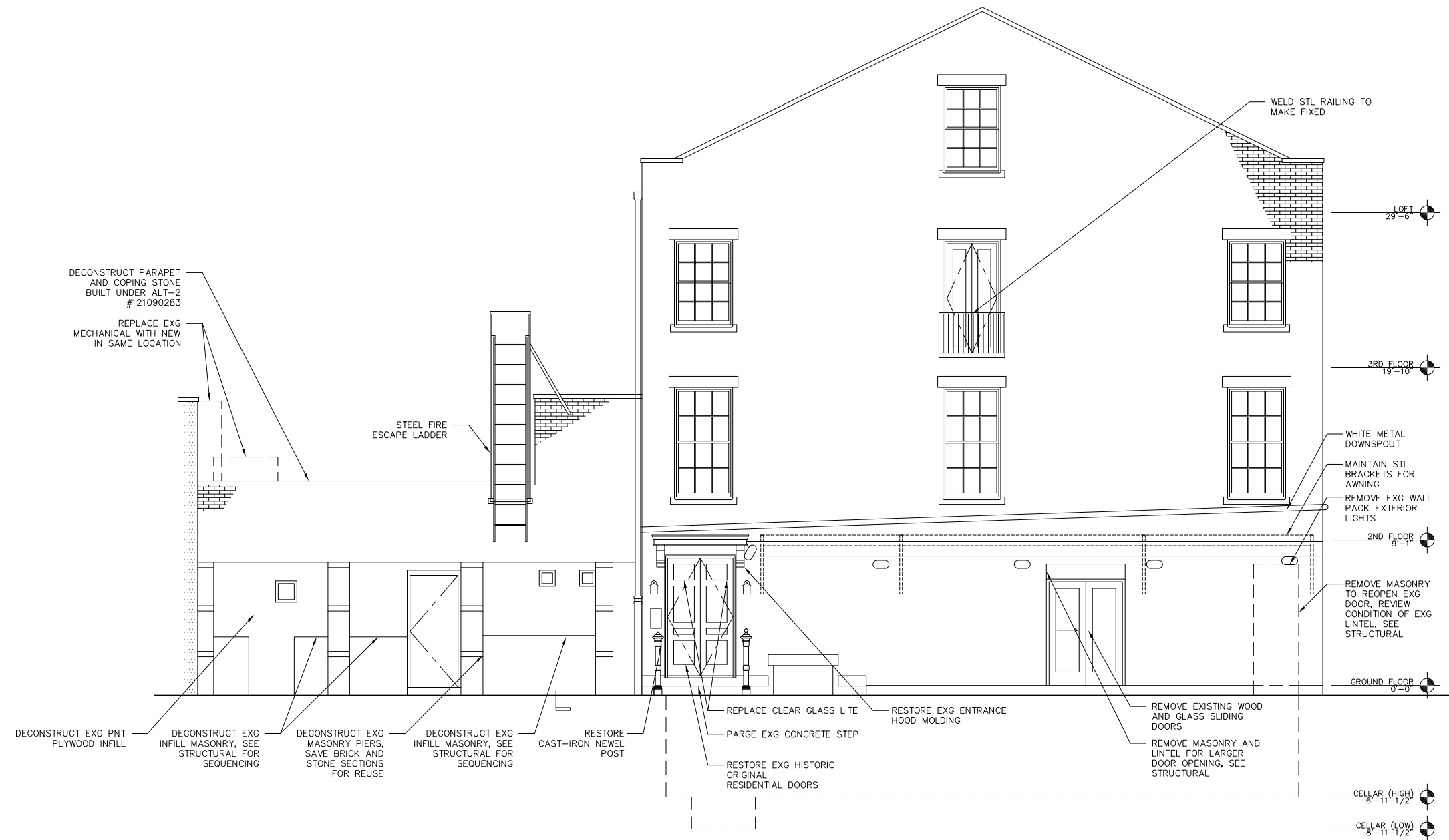
Non historic parapet and coping stone built under LPC #CNE-132234

Infill masonry and steel panels previously approved for removal under #CNE-132234

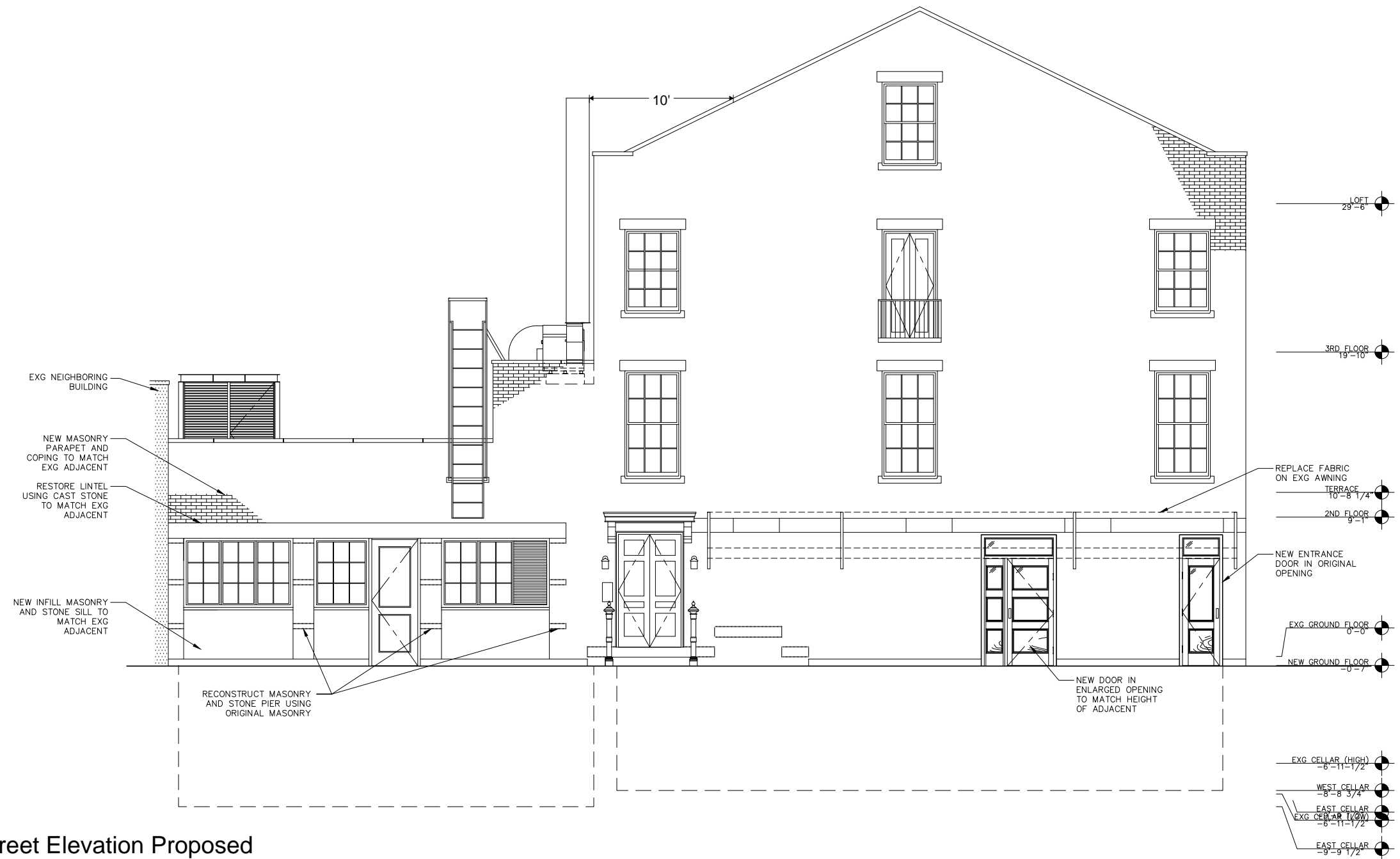
Existing historic masonry and stone piers

Front Facade of Rear Addition

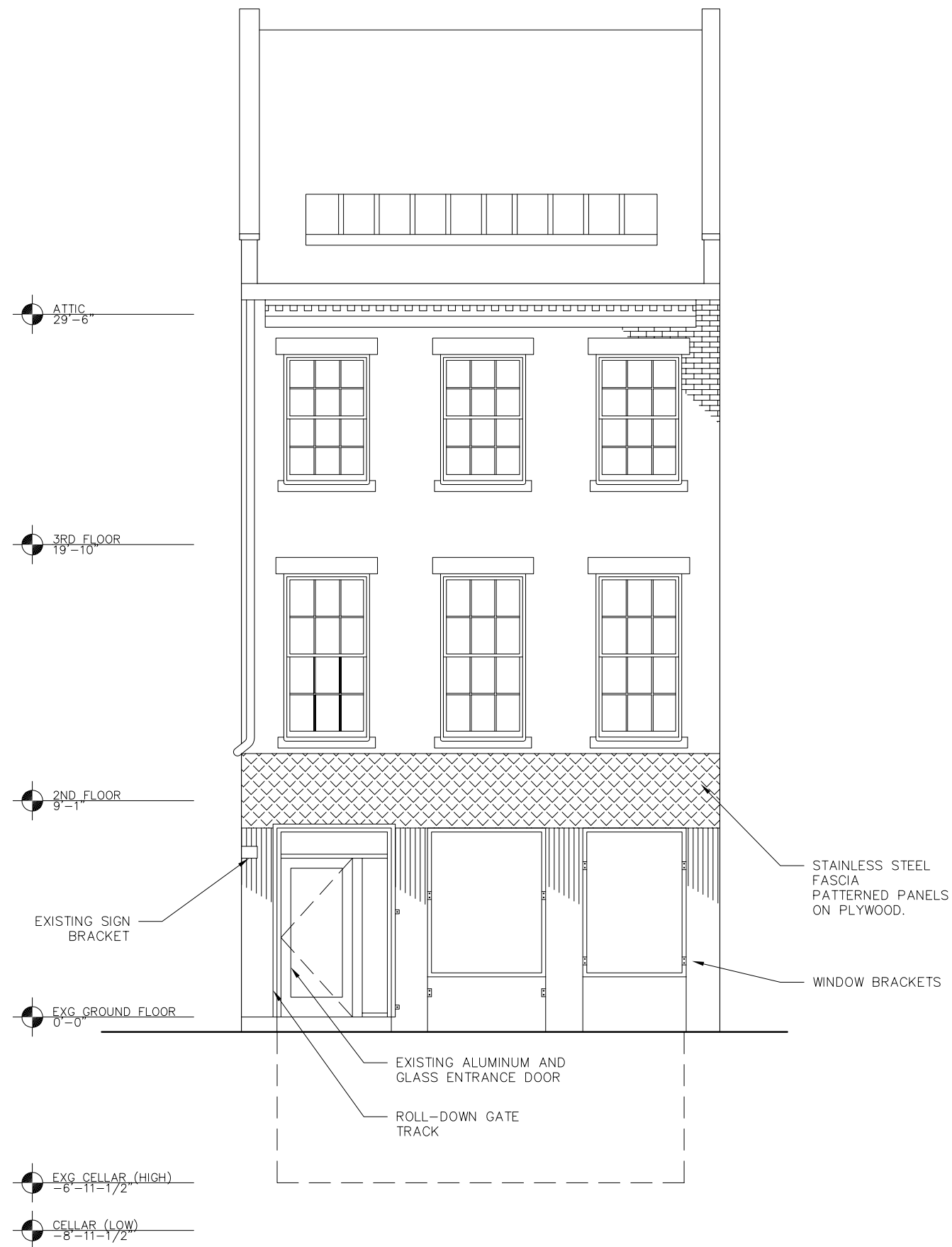




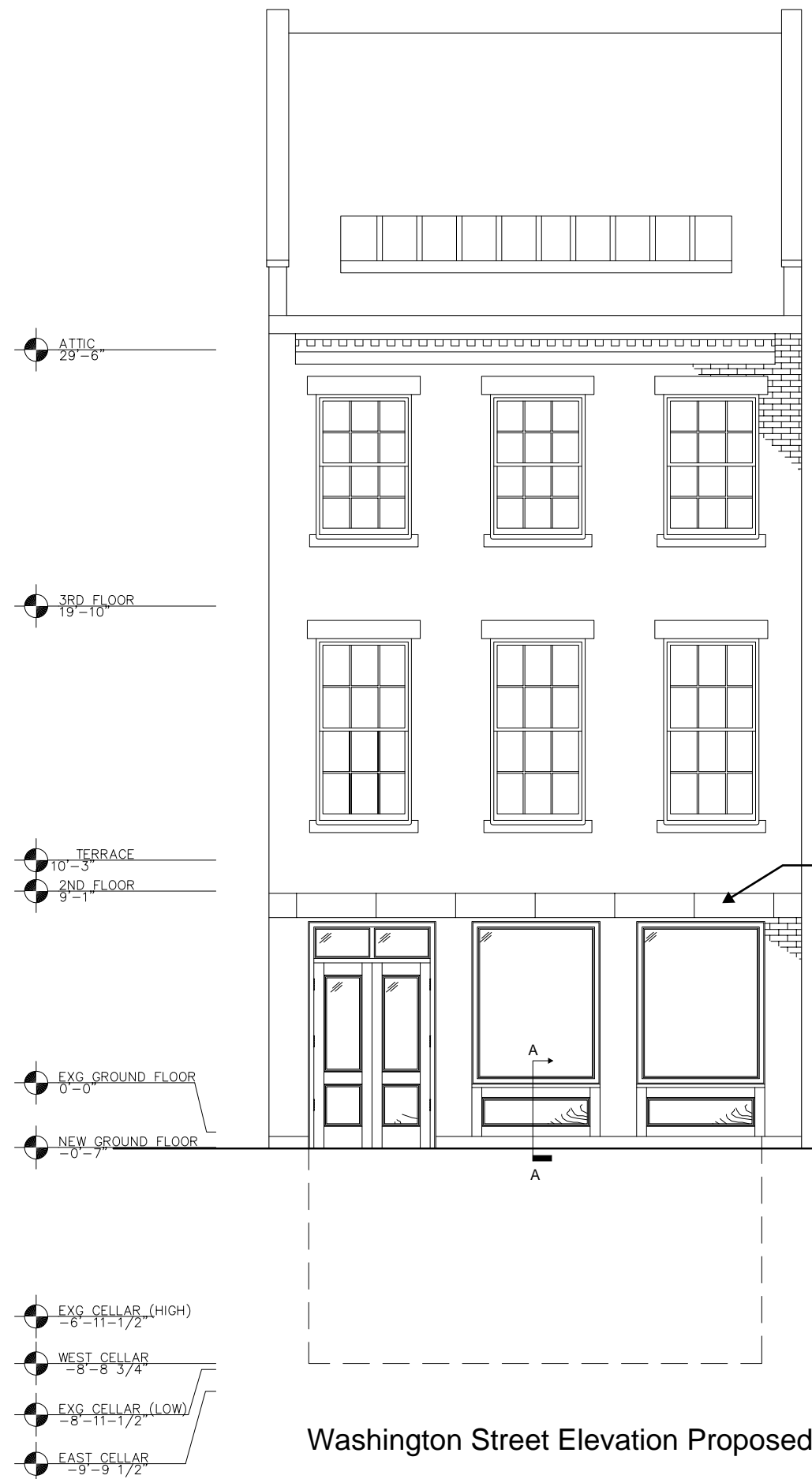
W 12th Street Elevation Existing



W 12th Street Elevation Proposed

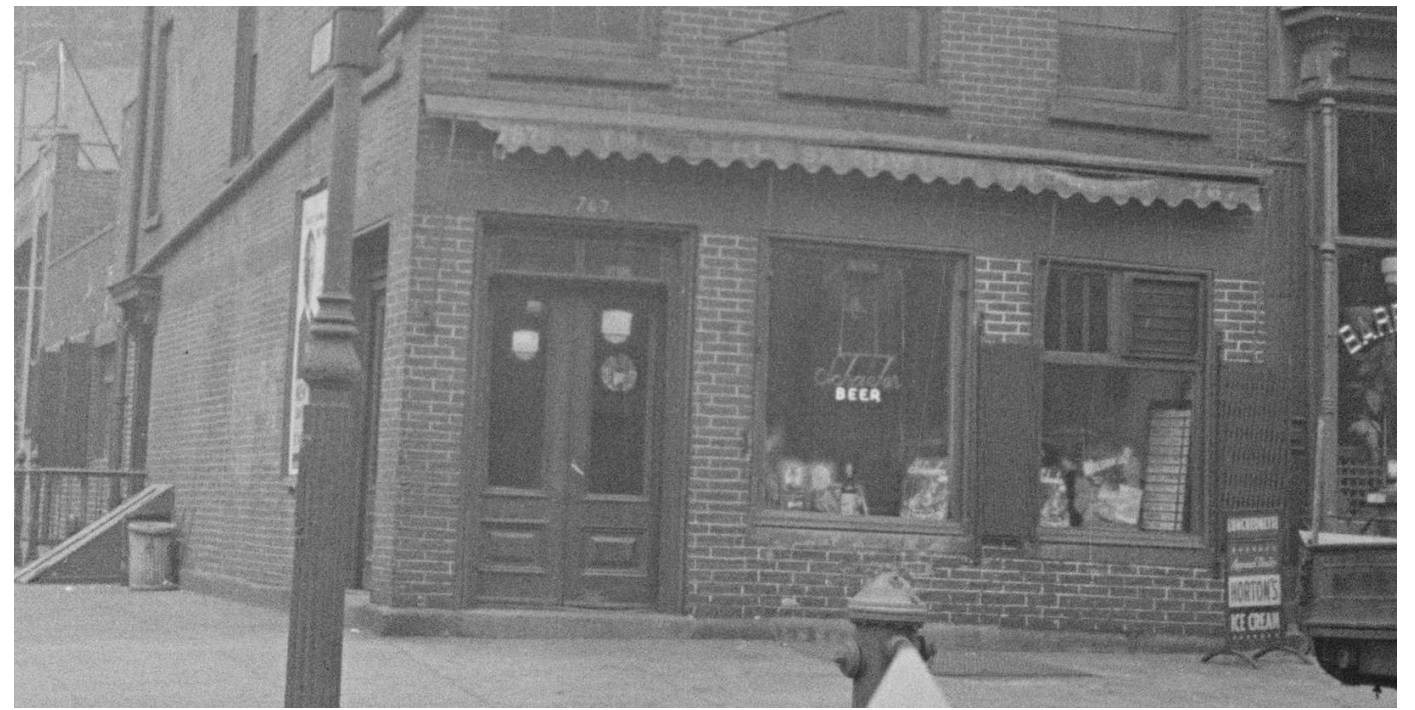


Washington Street Elevation Existing

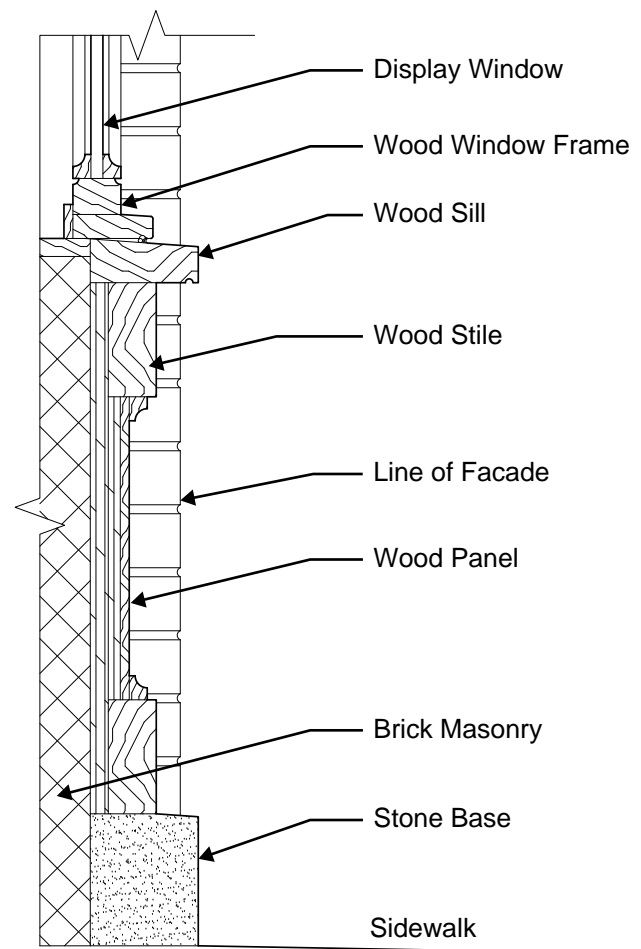


Washington Street Elevation Proposed

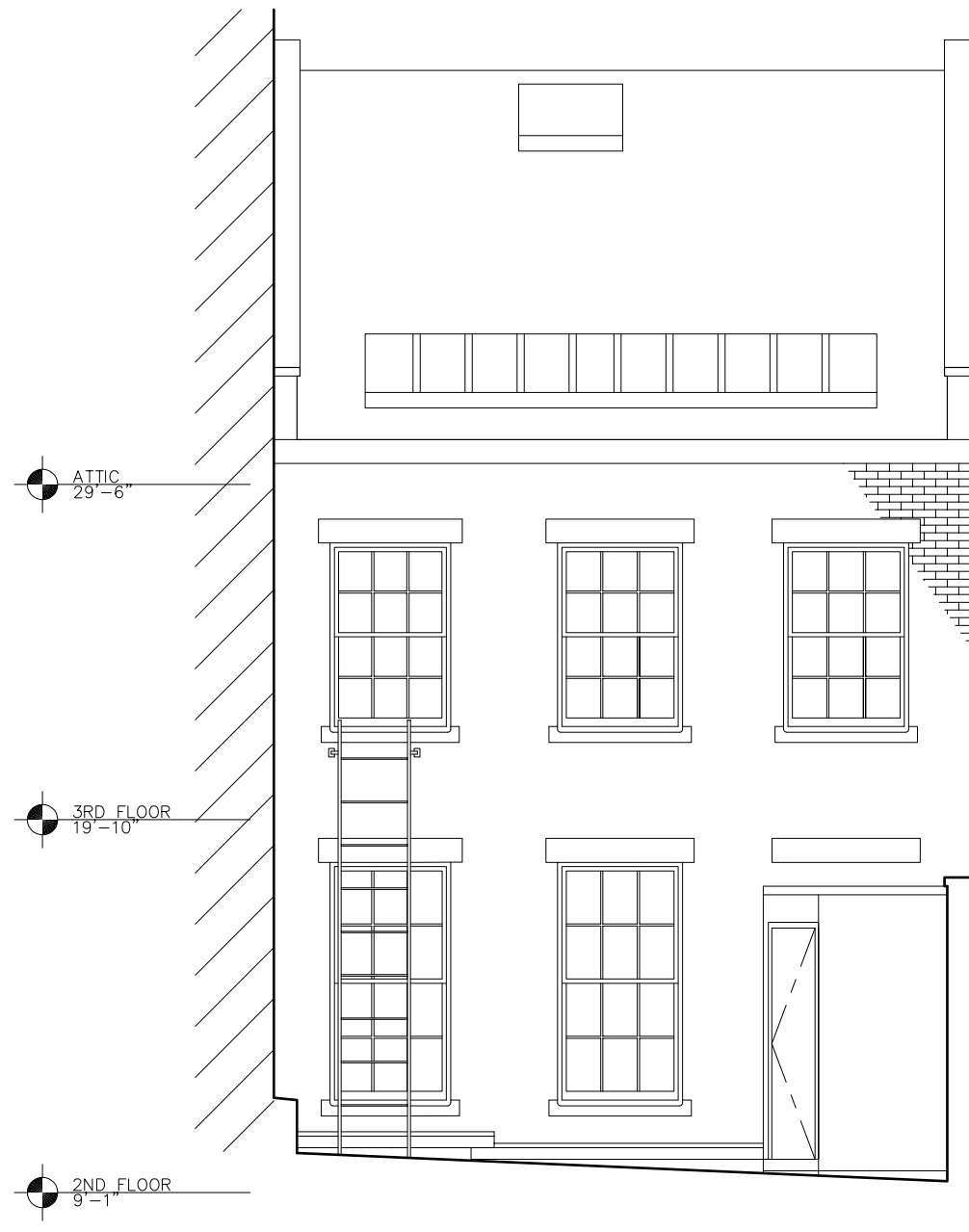
Restoring Existing Stone



c1940 (Municipal Archives)



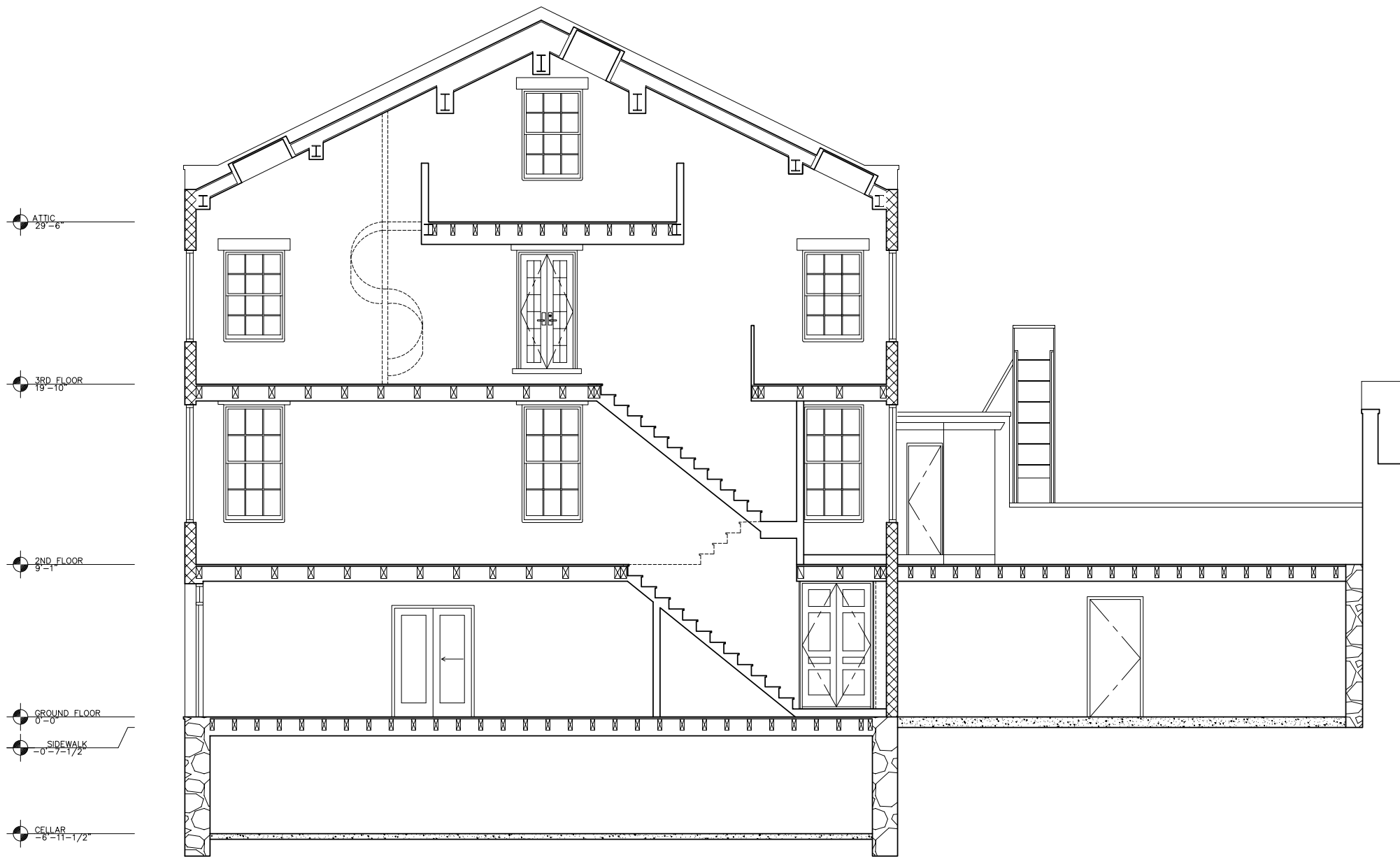
Section A-A Detail of Bulkhead



Building East Elevation Existing

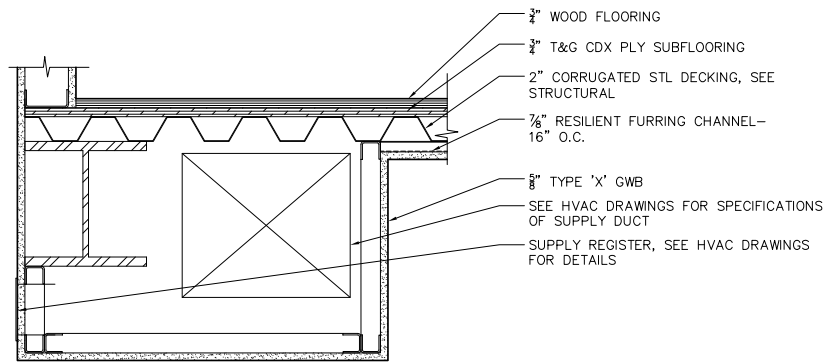


Building East Elevation Proposed

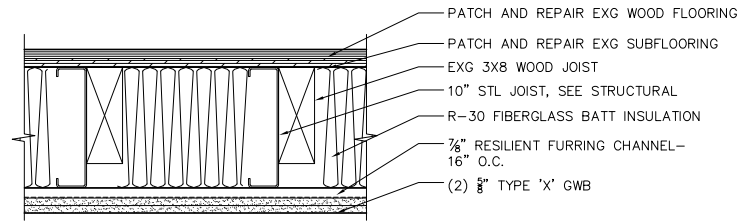


Building Section Existing

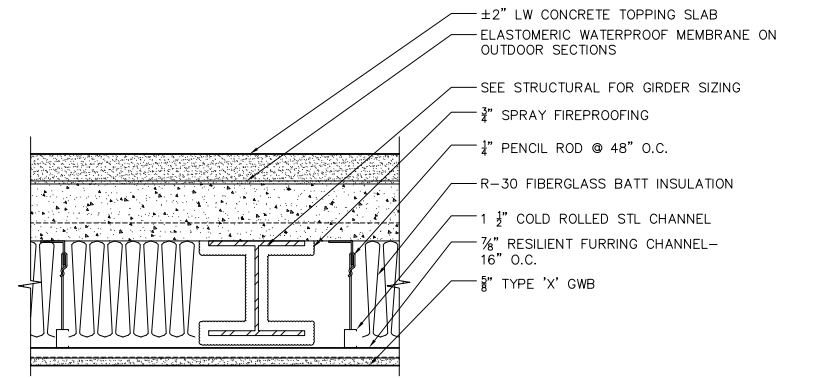




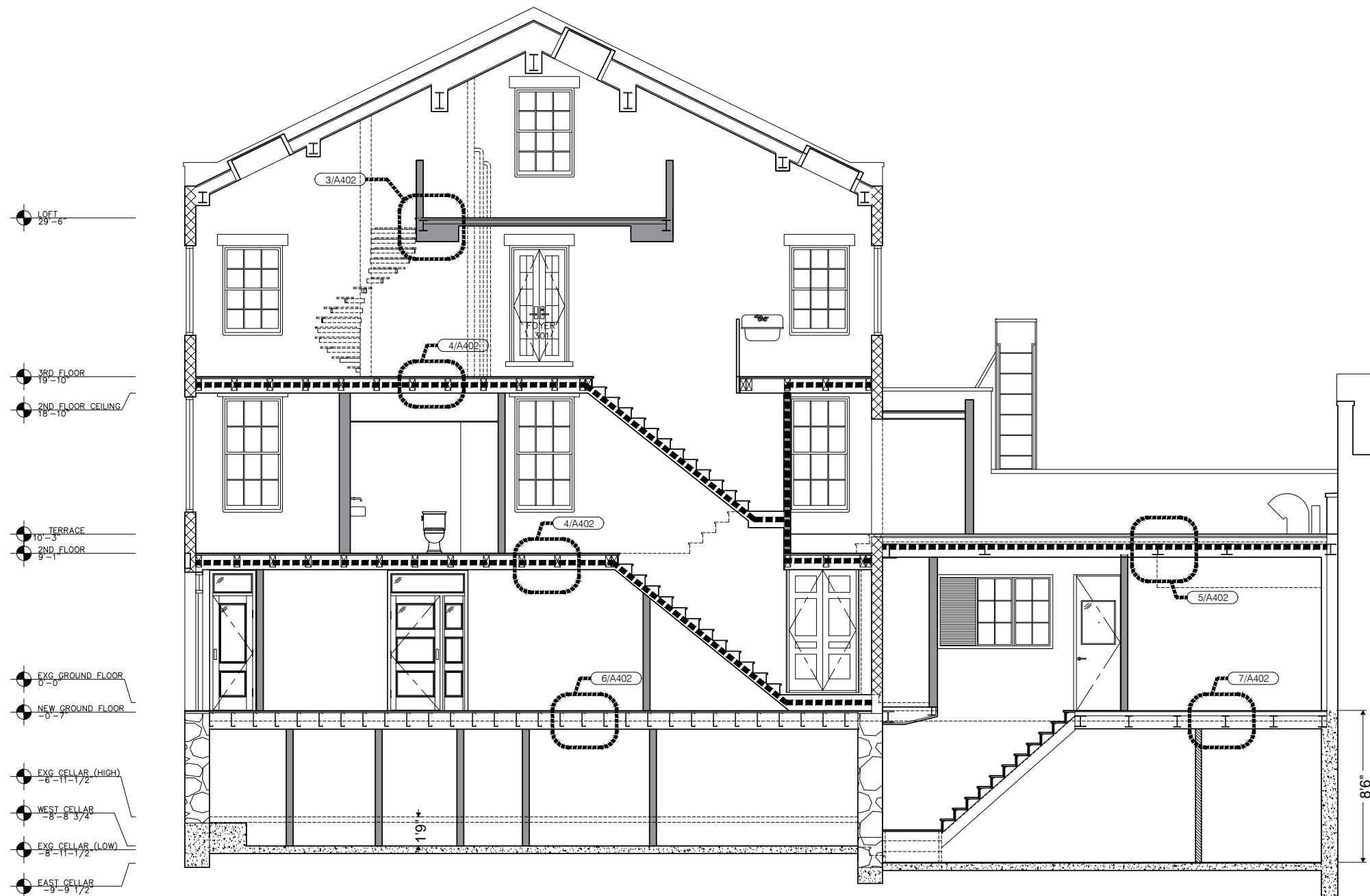
Floor Section at Attic (Not Rated)



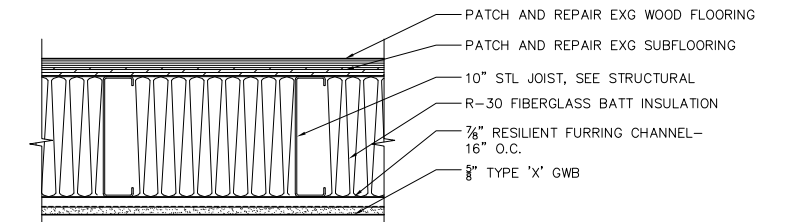
Floor Section at Second & Third Floor (UL 511)



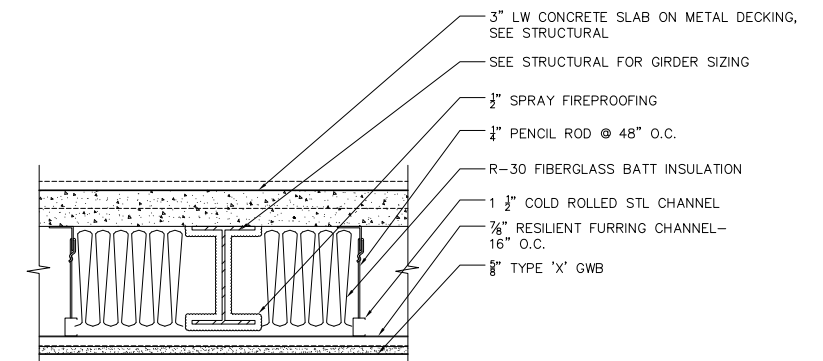
Floor Section at Enclosed Patio (UL 501)



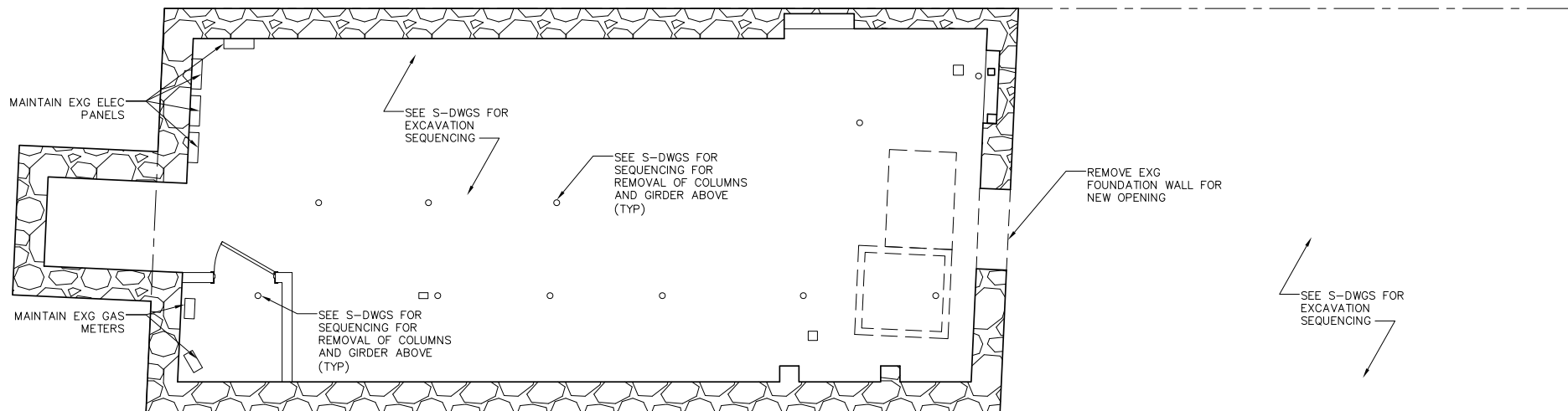
Building Section Proposed



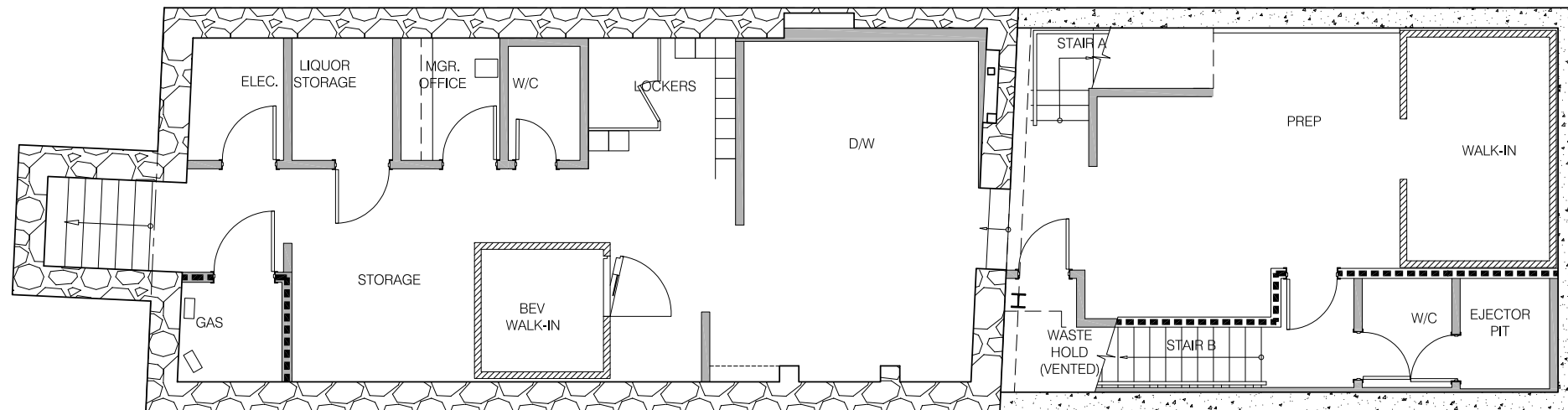
Floor Section at Ground Floor (UL 515)



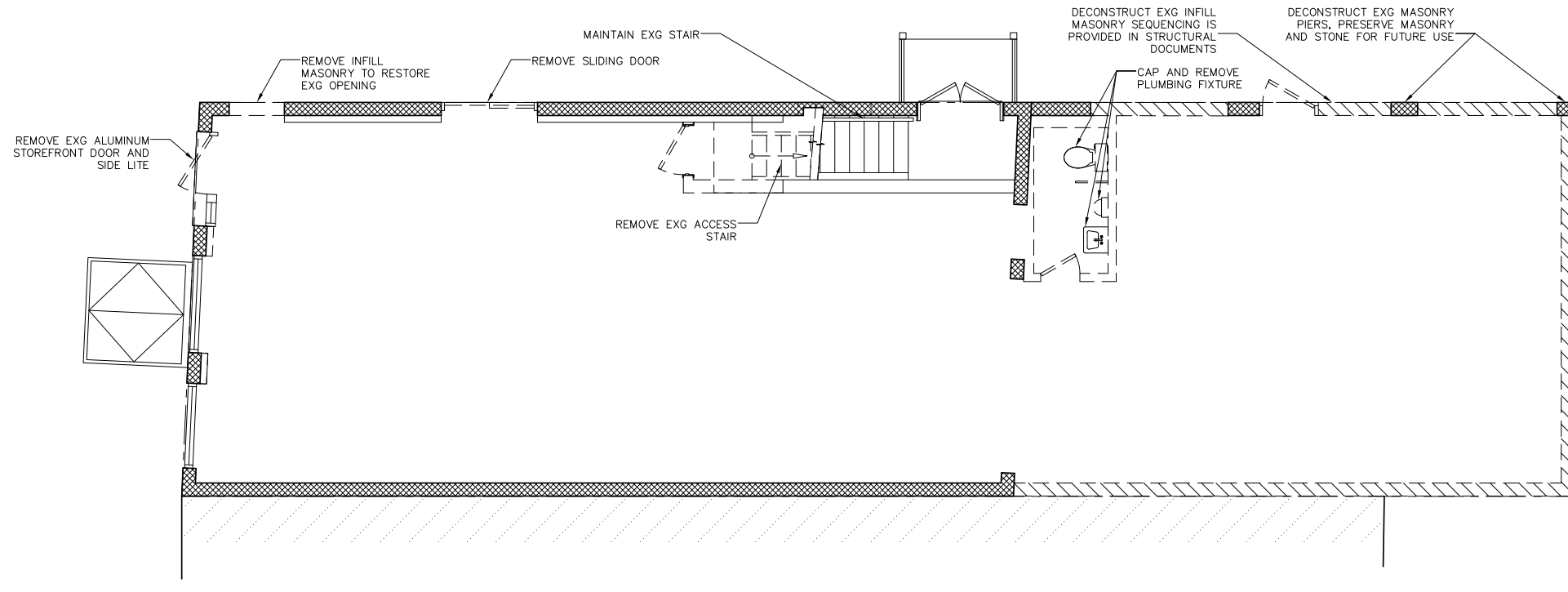
Floor Section at Ground Floor (UL 501)



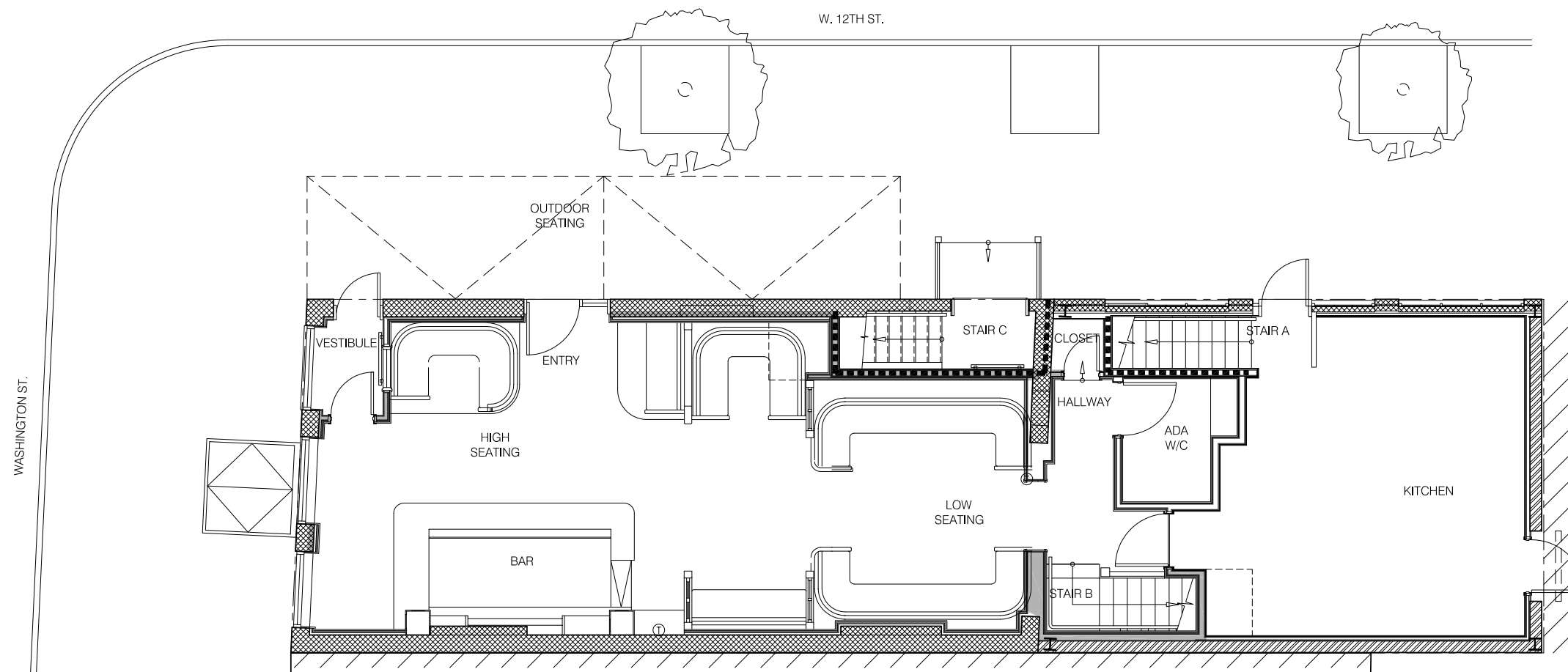
Cellar Floor Plan Existing



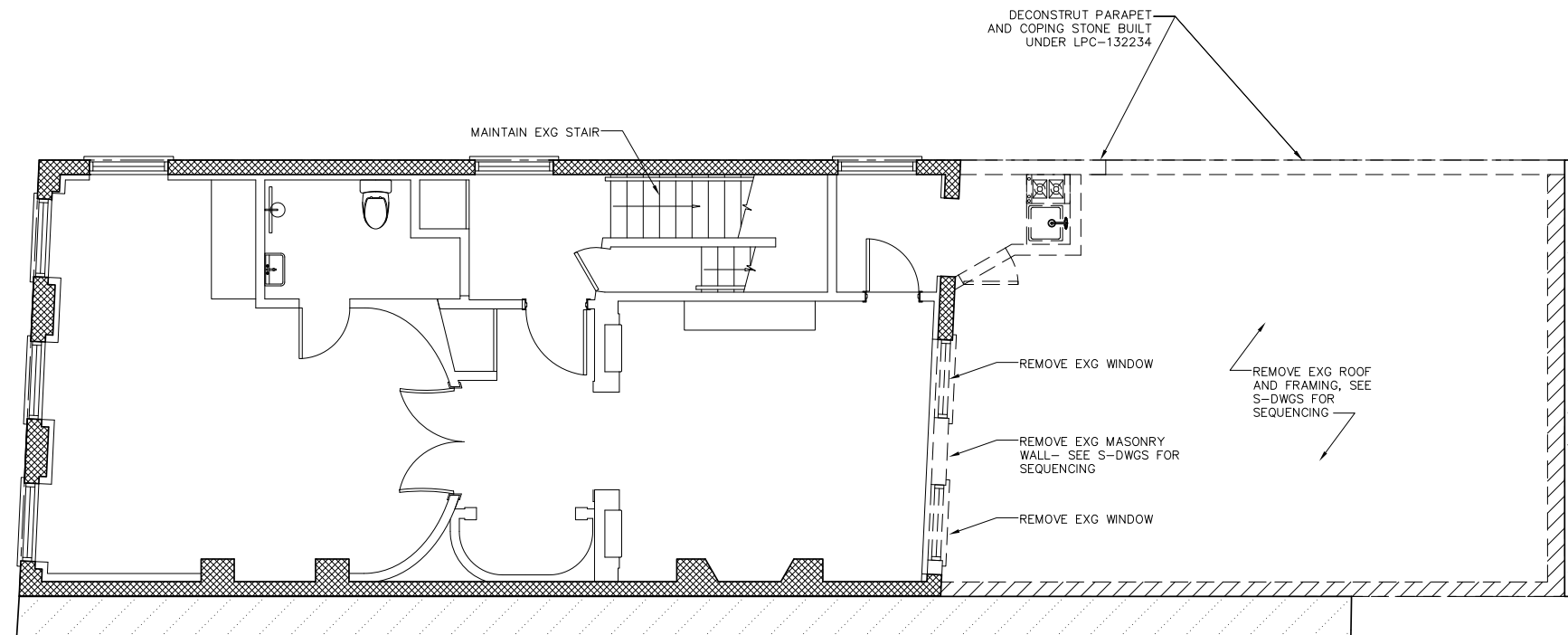
Cellar Floor Plan Proposed



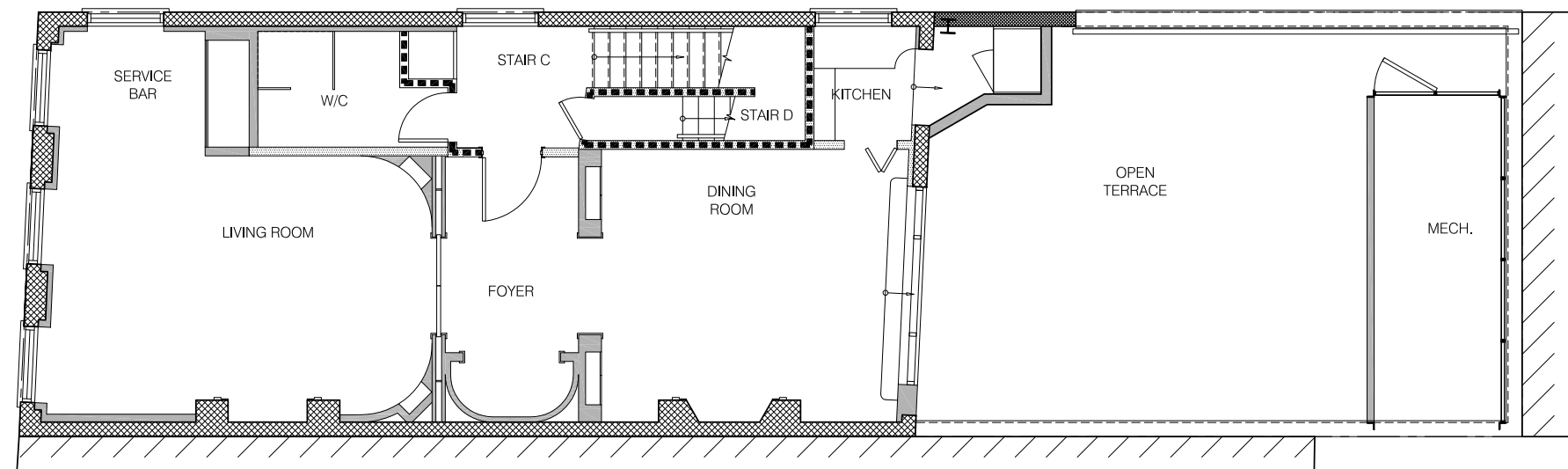
Ground Floor Plan Existing



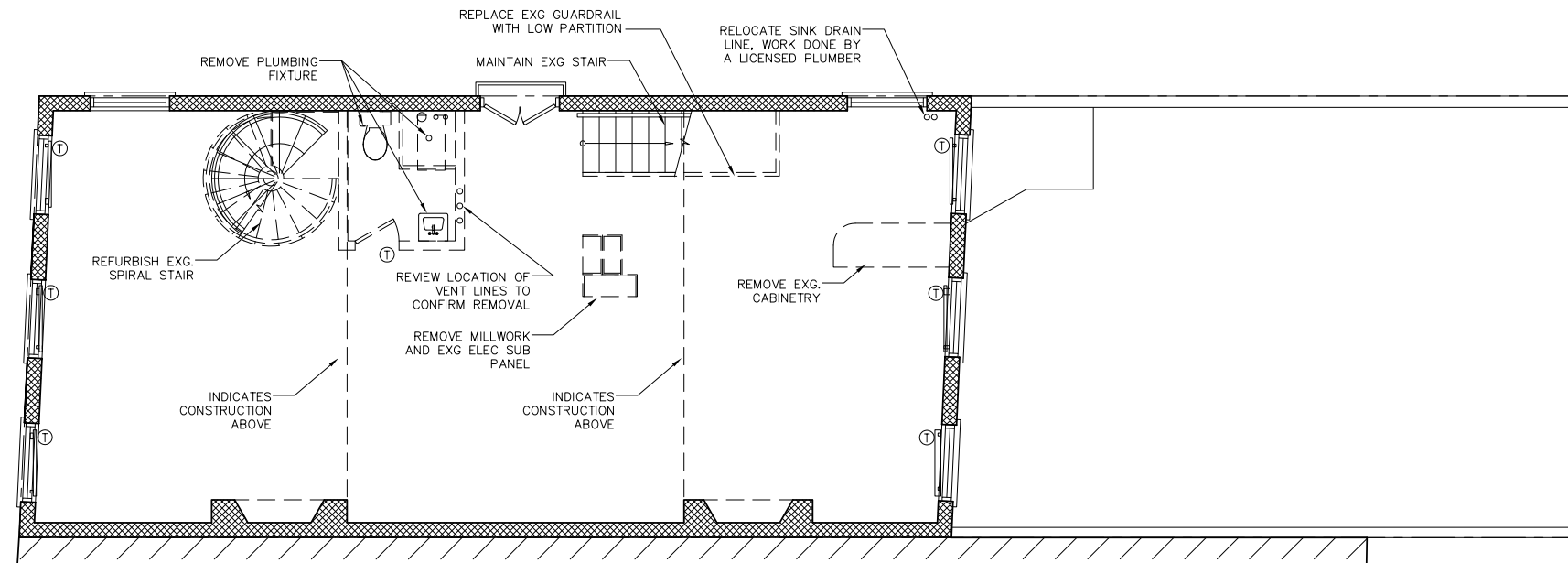
Ground Floor Plan Proposed



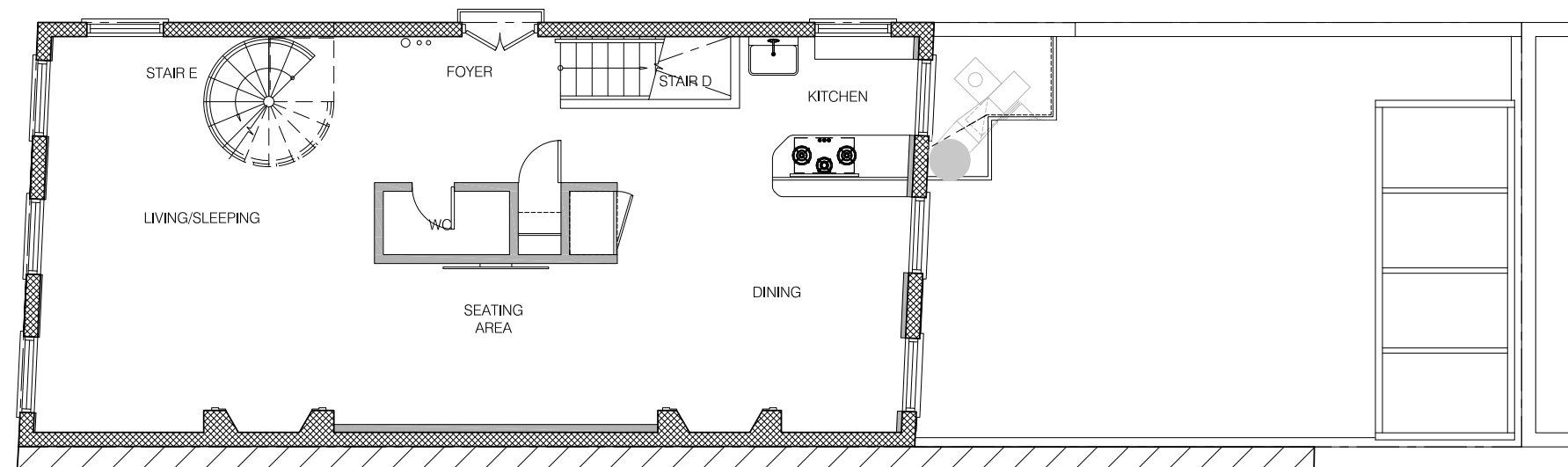
Second Floor Plan Existing



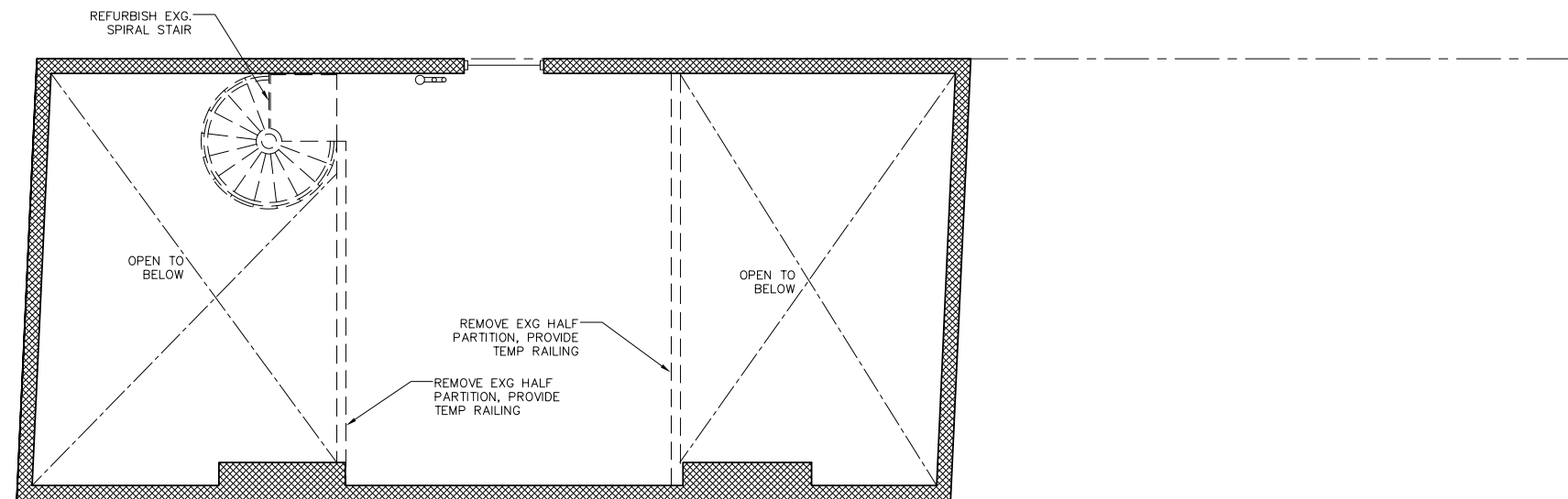
Second Floor Plan Proposed



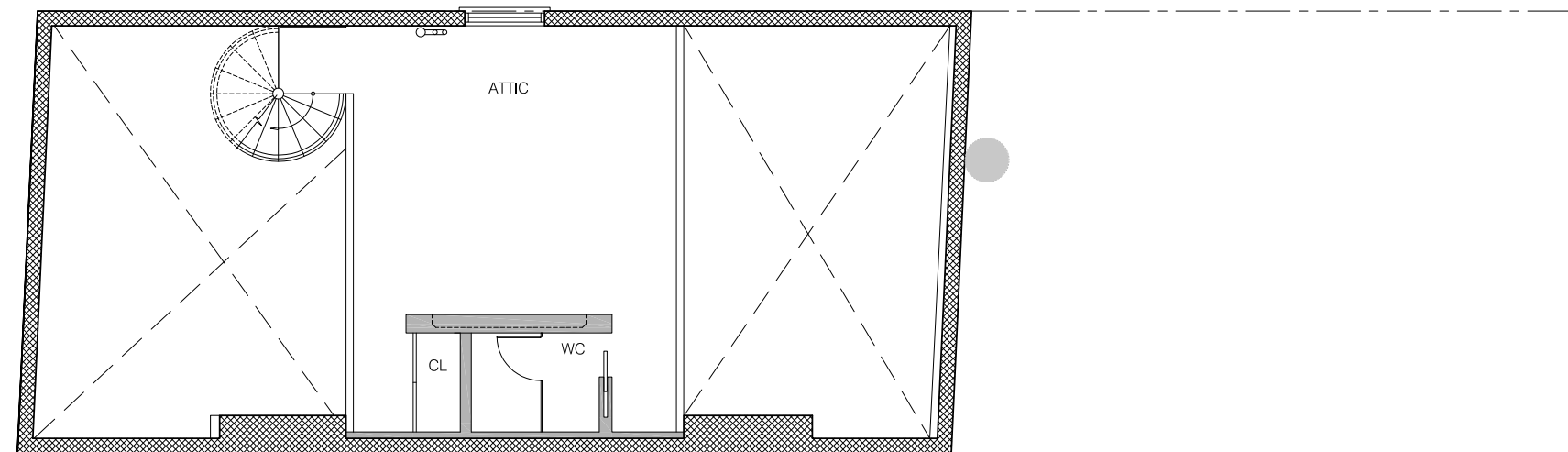
Third Floor Plan Existing



Third Floor Plan Proposed



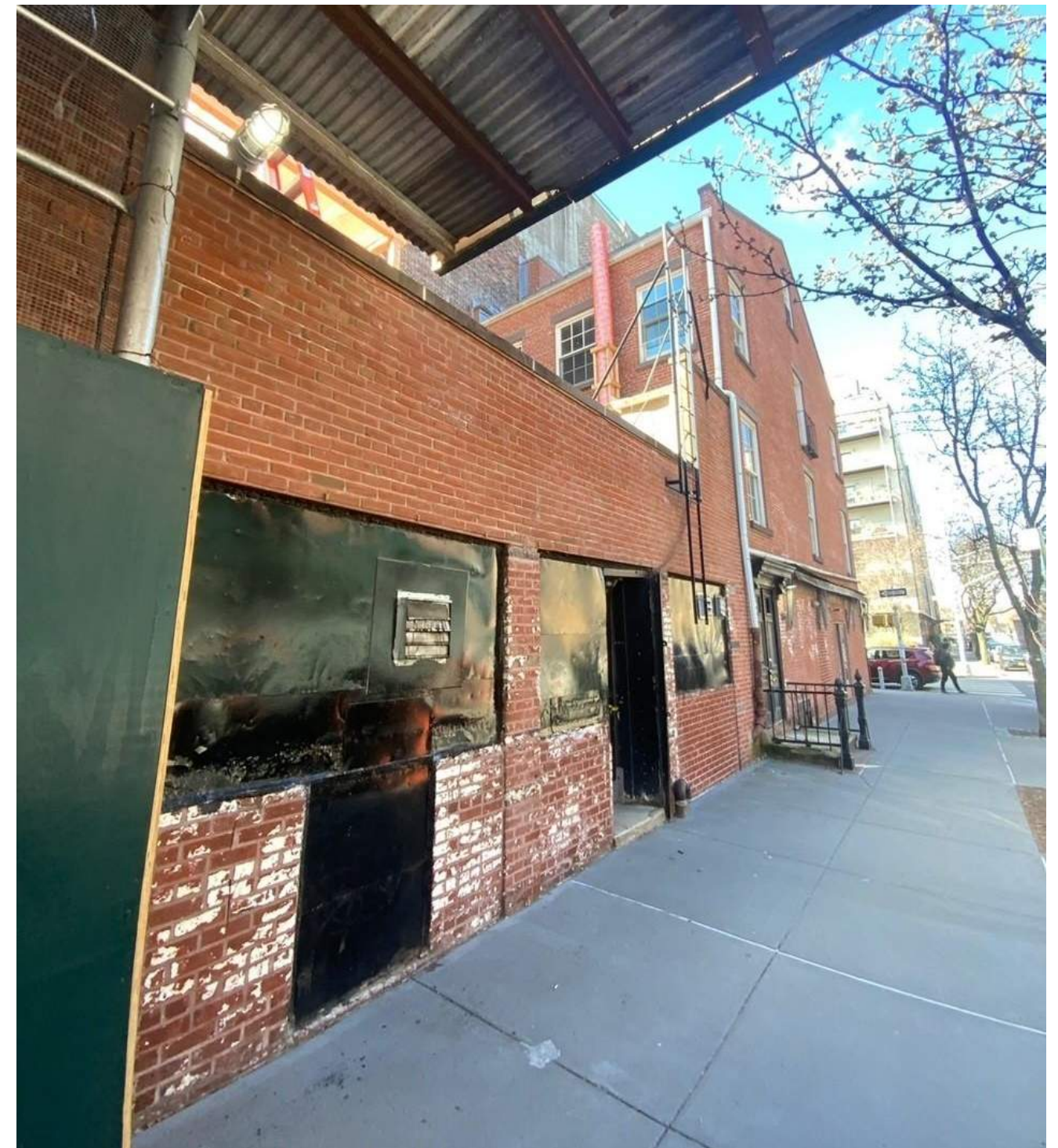
Attic Floor Plan Existing



Attic Floor Plan Proposed



Rendering View from W 12th Street South Side



Mock-Up View from W 12th Street South Side



Key Plan

767 Washington Street, NY

Site Conditions

Cycle Projects

April 11, 2024

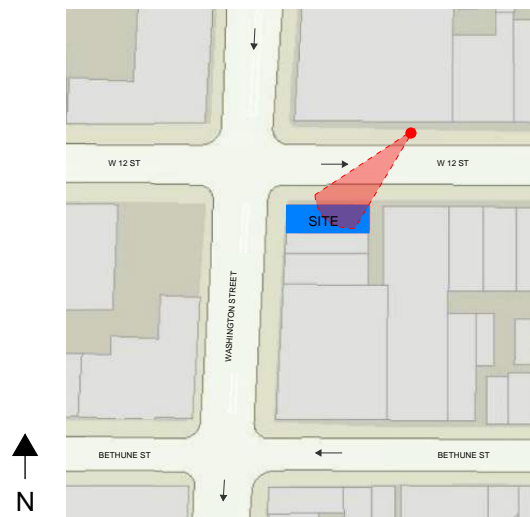
LPC 23



Rendering View from W 12th Street North Side



Mock-Up View from W 12th Street North Side



Key Plan





Rendering View from North East Corner of Washington Street and W 12th Street



Mock-Up View from North East Corner of Washington Street and W 12th Street



Key Plan

767 Washington Street, NY

Site Conditions

Cycle Projects

April 11, 2024

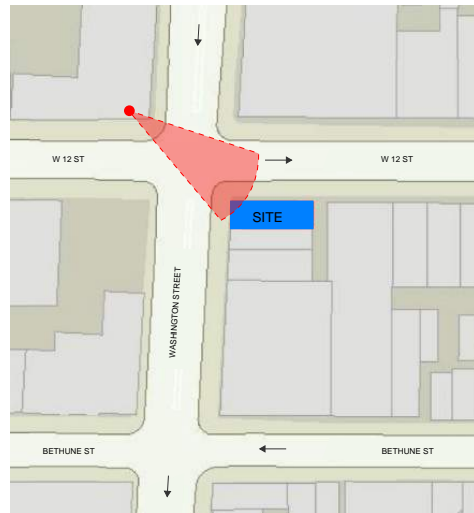
LPC 25



Rendering View from North West Corner of Washington Street and W 12th Street



Mock-Up View from North West Corner of Washington Street and W 12th Street



Key Plan



APPENDIX



63 Gansevoort St (Gansevoort Market HD)



741 Washington St (Greenwich Village HD)

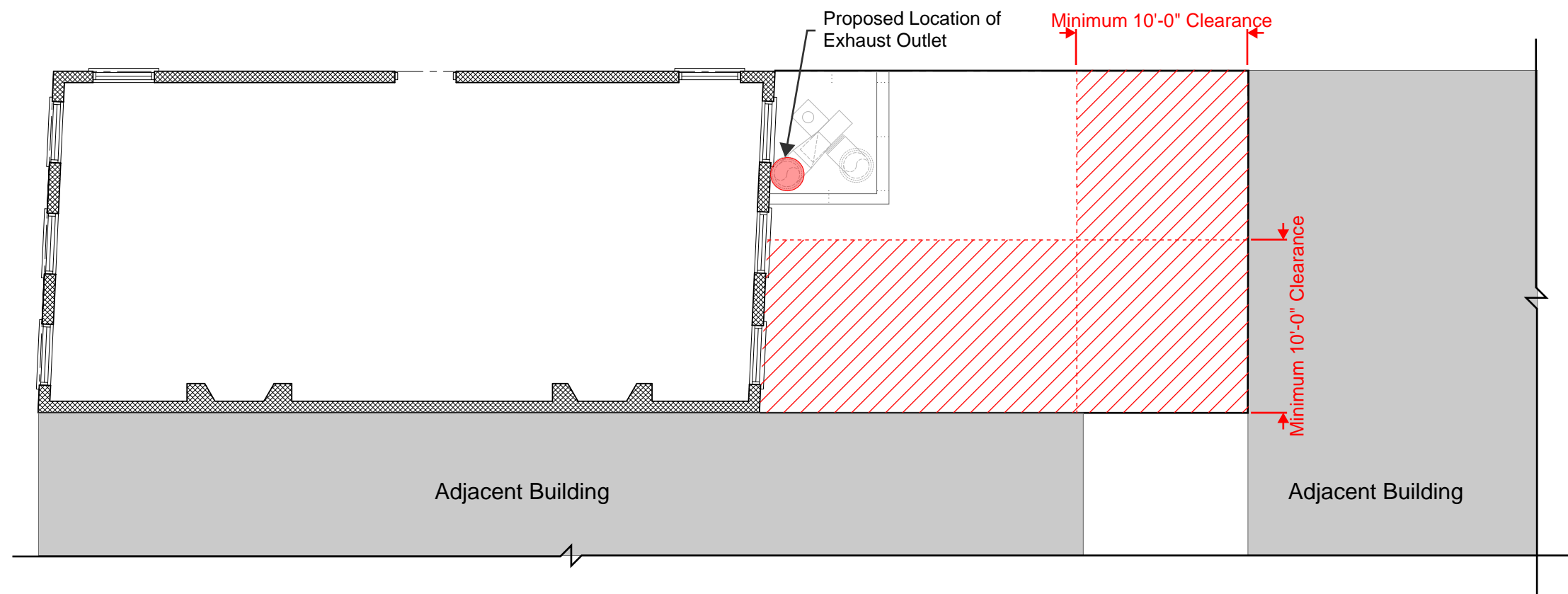


771 Washington St (Greenwich Village HD)



69 Gansevoort St (Gansevoort Market HD)

ADDITIONS ON LOW BUILDINGS IN NEIGHBORHOOD



Third Floor Plan - Exhaust Location Diagram  
Scale: 1/8" = 1'-0"

January 18, 2024

Mr. Craig Shillitto  
Cycle Projects  
10 Devoe street, 2<sup>nd</sup> floor  
Brooklyn New York, 11211

Re: LPC Comment  
767 Washington St.  
New York, NY 10014

**TSF No. 22188.00**

Dear Mr. Shillitto:

Our office is in receipt of the **Plan Review Comment** prepared by LPC and our responses to the comments on our Mechanical Engineering Plans are as follows:

LPC is requesting a study of other locations and if we exhaustively tried to not locate it where it currently has been designed.

TSF Response:

We are required to maintain a minimum of 10 feet from any neighboring property lines, building walls, mechanical intakes and openings.

This restricts us to terminate in the currently utilized 10 feet by 18-foot section of space that happens to be nearest the street side of the building.

Please find the excerpt below from the 2022 N.Y.C. Mechanical code clarifying the allowances for commercial grease exhaust terminations.

NYC 2022 Mechanical code

506.3.13.3 Termination Location

Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from and not less than 3 feet above air intake openings into any building.

Please feel free to reach out to our office should additional information or clarification be required.

Sincerely,

**TSF Engineering, P.C.**