

ZONING CALCULATIONS FOR LOT 12 ADDITION			
Village Care Nursing and Rehabilitation			
LOCATION	50-58 Downing St./214-218 West Houston St. New York, NY	MAP NUMBER	12A
BLOCK	528	ZONING DISTRICT	R6
LOT	12	ZONING USE GROUP	III-Long Term Care Facility
COMMUNITY BOARD	2	LOT AREA	11,253 (EX. FACILITY)
OCCUPANCY CLASS	H-2 (1968 code)-I-2 (new code)	CONSTRUCTION CLASS	1-C (1968 code)-1B (new code)

	ZR SECTION *	MAXIMUM PERMITTED	MINIMUM REQUIRED	EXISTING	Proposed	COMPLIANCE*
LOT AREA				11,253 S.F.		N/A
LOT WIDTH (DOWNING/W.HOUSTON)				68.75'/ 75'		N/A
FAR-						
Long Term Care Facility (Use Group III)	24-11	4.8		4.7	4.8	NO-BSA VARIANCE
Long Term Care Facility-FLOOR AREA S.F.		54,014 S.F.		52,877 S.F.	54,011	NO-BSA VARIANCE
LOT COVERAGE (%)	23-153, 23-156 **	65%		84%	85%	NO-BSA VARIANCE
LOT COVERAGE (SF)		7,315 S.F.		9452 S.F.	9648 S.F.	NO-BSA VARIANCE
FRONT YARD	23-45 **		NONE	NONE		YES
SIDE YARD	23-462 (C) **		NONE	NONE		YES
SIDE YARD	23-462 (C) **		NONE	NONE		YES
REAR YARD	23-52 (B)(2) **		18.5'	33'-2"	8.5'	NO-BSA VARIANCE
MAX STREET WALL HEIGHT/SETBACKS	23-664 **	65'		77'-3"	77'-3"	NO-BSA VARIANCE
SKY EXPOSURE PLANE	N/A					
PARKING	13-12(d)/13-40	1 PER 4000 S.F.		NONE		YES
LOADING BERTHS	13-043/13-30		NONE	NONE		YES

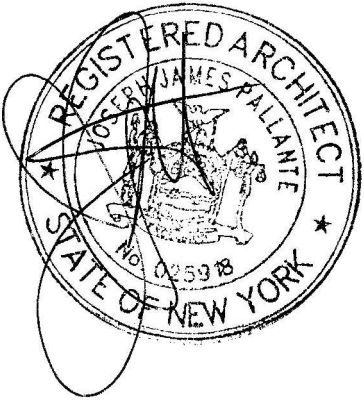
\* Variance granted under BSA Cal. No. 83-05-BZ waived ZR §§ 24-11, 24-382, & 24-522 as applicable in 2005

\*\* ZR §§ 23-00 not applicable in 2005



PALLANTE DESIGN  
ARCHITECTURE  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
LOT 12 PROPOSED  
ADDITION ZONING  
ANALYSIS


Rev.	Description	Date
	DATE:	10-8-2024
	SCALE:	NONE
	PROJECT NO.:	23-326-01

DWG. NO.


P-1

PROPOSED LOT 27 ZONING CALCULATIONS			
Village Care Nursing and Rehabilitation			
LOCATION	50-58 Downing St./214-218 West Houston St. New York, NY	MAP NUMBER	12A
BLOCK	528	ZONING DISTRICT	R6
LOT	27	ZONING USE GROUP	III-Long Term Care Facility
COMMUNITY BOARD	2	LOT AREA	1019 S.F.
OCCUPANCY CLASS	H-2 (1968 code)-I-2 (new code)	CONSTRUCTION CLASS	1-C (1968 code)-1B (new code)

	ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	EXISTING	Proposed	COMPLIANCE
LOT AREA				1019 S.F.		N/A
LOT WIDTH (DOWNING/W.HOUSTON)				16.5'		N/A
FAR-						
Long Term Care Facility (Use Group III)	24-013(a)(3)(i)	3.6			5.17	NO - BSA VARIANCE
Long Term Care Facility-FLOOR AREA S.F.		3668 S.F.			5268 S.F.	NO - BSA VARIANCE
LOT COVERAGE (%)	23-153, 23-156	65%			90%	NO - BSA VARIANCE
LOT COVERAGE (SF)		662 S.F.			917 S.F.	NO - BSA VARIANCE
FRONT YARD	23-45		NONE			YES
SIDE YARD	23-462(c)		NONE			YES
SIDE YARD	23-462(c)		NONE			YES
REAR YARD	23-52(b)(2)		18.5'		4'-0"	NO - BSA VARIANCE
MAX STREET WALL HEIGHT	23-664	65'			77'-3"	NO - BSA VARIANCE
SETBACK	23-662(c)	15'			0'	NO - BSA VARIANCE
TOTAL HEIGHT	23-664	85'			77'-3"	YES
PARKING	13-12(d)/13-40	1 PER 4000 S.F.				YES
LOADING BERTHS	13-043/13-30		NONE			YES



PALLANTE DESIGN  
ARCHITECTURE  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:  


PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
ZONING ANALYSIS  
FOR LOT 27


Rev.	Description	Date
	DATE:	10-8-2024
	SCALE:	NONE
	PROJECT NO.:	23-326-01

DWG. NO.

P-2

Copyright © 2024 by Pallante Design. LLC

TOTAL ZONING LOT CALCULATIONS WITH ENLARGEMENT					
Village Care Nursing and Rehabilitation					
LOCATION	50-58 Downing St./214-218 West Houston St. New York, NY	MAP NUMBER	12A		
BLOCK	528	ZONING DISTRICT	R6		
LOT	12 & 27	ZONING USE GROUP	III-Long Term Care Facility		
COMMUNITY BOARD	2	LOT AREA	12,272 S.F.		
OCCUPANCY CLASS	H-2 (1968 code)-I-2 (new code)	CONSTRUCTION CLASS	1-C (1968 code)-1B (new code)		


	ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	Proposed	COMPLIANCE
LOT AREA				12,272 S.F.	N/A
LOT WIDTH (DOWNING/W.HOUSTON)				85.25' & 75'	N/A
FAR-					
Long Term Care Facility (Use Group III)	24-11, 24-013(a)(3)(i)	4.8 & 3.6 (4.7 blended)		4.83	NO - BSA VARIANCE
Long Term Care Facility-FLOOR AREA S.F.		57,682.8 S.F.		59,279 S.F.	NO - BSA VARIANCE
LOT COVERAGE (%)	23-153, 23-156	65%		86%	NO - BSA VARIANCE
LOT COVERAGE (SF)		7,977 S.F.		10,565 S.F.	NO - BSA VARIANCE
PARKING	13-12(d)/13-40	1 PER 4000 S.F.	NONE		YES
LOADING BERTHS	13-043/13-30		NONE		YES



PALLANTE DESIGN  
ARCHITECTURE

109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
ZONING ANALYSIS  
FOR LOTS 12 & 27


Rev.	Description	Date
DATE:	10-8-2024	
SCALE:	NONE	
PROJECT NO.:	23-326-01	

DWG. NO.

P-3

EXISTING BUILDING LOT 12				
FLOOR	GROSS FL.AREA	ZONING AREA		
		CELLAR DEDUCTIONS	MECH. DEDUCTIONS	ZONING FLOOR AREA
CELLAR	10,907 SF	10,907 SF	-	-
1ST FLOOR	8,630.0 SF	-	957 SF	7,673 SF
2ND FLOOR	9,299 SF	-	297 SF	9,002 SF
3RD FLOOR	9,299 SF	-	297 SF	9,002 SF
4TH FLOOR	9,299 SF	-	297 SF	9,002 SF
5TH FLOOR	9,299 SF	-	299 SF	9,000 SF
6TH FLOOR	9,299 SF	-	299 SF	9,000 SF
ROOF FLOOR	1,556 SF	-	1358 SF	198 SF
TOTAL	67,588 SF	10,907 SF		52,877 SF

PROPOSED BUILDING ADDITION TO LOT 12				
FLOOR	GROSS FL. AREA	NET AREA		
		CELLAR DEDUCTIONS	MECH. DEDUCTIONS	ZONING FLOOR AREA
LOWER LEVEL	196 SF	196 SF	-	-
GROUND FL.	196 SF	-	7 SF	189 SF
2ND FLOOR	196 SF	-	7 SF	189 SF
3RD FLOOR	196 SF	-	7 SF	189 SF
4TH FLOOR	196 SF	-	7 SF	189 SF
5TH FLOOR	196 SF	-	7 SF	189 SF
6TH FLOOR	196 SF	-	7 SF	189 SF
ROOF FLOOR	0 SF	-		-
TOTAL	1,372 SF	196 SF	42 SF	1134 SF

TOTAL ZONING FLOOR AREA FOR LOT 12			
	EX. SF	ADDITION	TOTAL
GROUND FL.	7,673 SF	189 SF	7,862 SF
2ND FL.	9,002 SF	189 SF	9,191 SF
3RD FL.	9,002 SF	189 SF	9,191 SF
4TH FL.	9,002 SF	189 SF	9,191 SF
5TH FL.	9,000 SF	189 SF	9,189 SF
6TH FL.	9,000 SF	189 SF	9,189 SF
ROOF	198 SF		198 SF
	52,877 SF	1134 SF	54,011 SF

 **PALLANTE DESIGN ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
EXISTING AND  
PROPOSED BUILDING  
AREA CHART LOT 12


Rev.	Description	Date
------	-------------	------

DATE:	10-8-2024
SCALE:	NO SCALE
PROJECT NO.:	23-326-01

DWG. NO.

**P-4**

PROPOSED BUILDING ADDITION TO LOT 27				
FLOOR	GROSS FL. AREA	NET AREA		
		CELLAR DEDUCTIONS	MECH. DEDUCTIONS	ZONING FLOOR AREA
LOWER LEVEL	919 SF	919 SF	-	-
GROUND FL.	919 SF	-	41 SF	878 SF
2ND FLOOR	919 SF	-	41 SF	878 SF
3RD FLOOR	919 SF	-	41 SF	878 SF
4TH FLOOR	919 SF	-	41 SF	878 SF
5TH FLOOR	919 SF	-	41 SF	878 SF
6TH FLOOR	919 SF	-	41 SF	878 SF
ROOF FLOOR	0 SF	-	41 SF	878-SF
TOTAL	6,433 SF	919 SF	246 SF	5,268 SF

TOTAL ZONING FLOOR AREA FOR LOT 12 & 27			
	LOT 12	LOT 27	TOTAL
GROUND FL.	7,863 SF	878 SF	8,741 SF
2ND FL.	9,192 SF	878 SF	10,070 SF
3RD FL.	9,192 SF	878 SF	10,070 SF
4TH FL.	9,192 SF	878 SF	10,070 SF
5TH FL.	9,190 SF	878 SF	10,068 SF
6TH FL.	9,190 SF	878 SF	10,068 SF
ROOF	198 SF	-	198 SF
	54,011 SF	5,268 SF	59,279 SF

PALLANTE DESIGN  
ARCHITECTURE  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

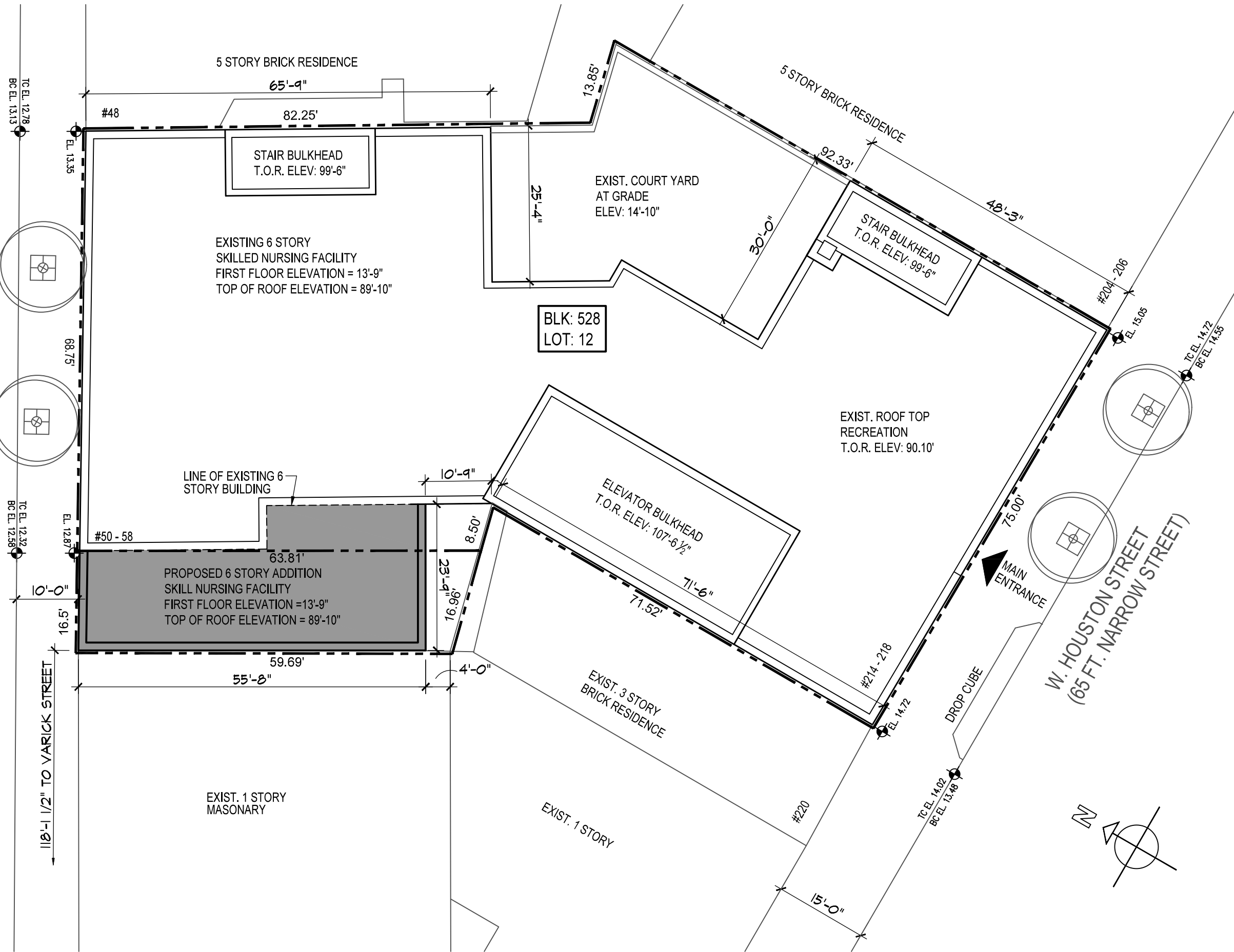
PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
EXISTING & PROPOSED  
BUILDING AREA CHART  
LOT 27, LOTS 12&27


Rev.	Description	Date
	DATE:	10-8-2024
	SCALE:	NO SCALE
	PROJECT NO.:	23-326-01

DWG. NO.  
**P-5**

DOWNING STREET  
(39.78' NARROW STREET)



**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



**PROJECT:**  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

**OWNER:**  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

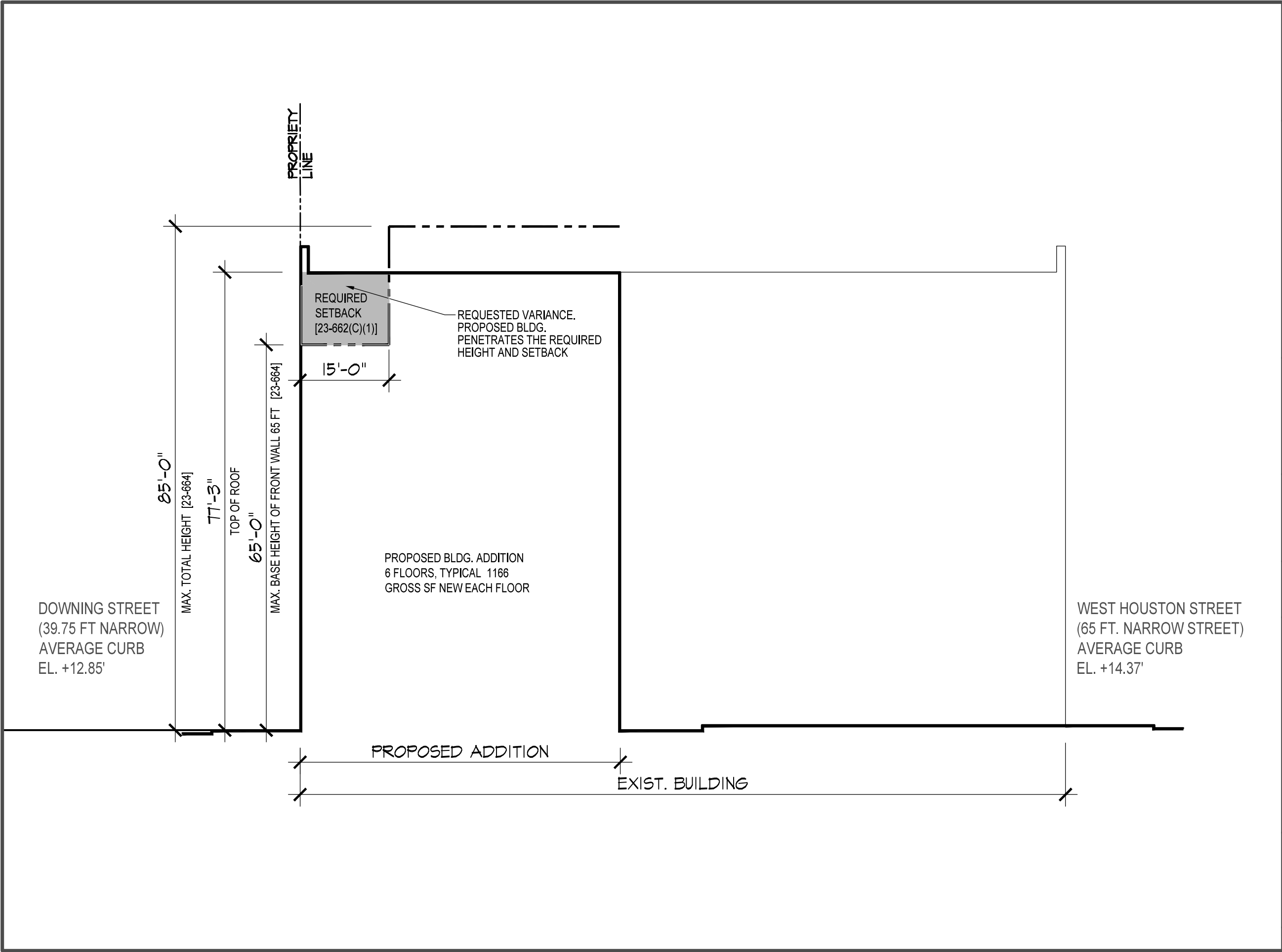
**PROJECT TITLE:**  
DOWNING ST. ADDITION


**DRAWING TITLE:**  
PROPOSED SITE PLAN


Rev.	Description	Date
DATE:	10-8-2024	
SCALE:	1/16" = 1'-0"	
PROJECT NO.:	23-326-01	

DWG. NO.

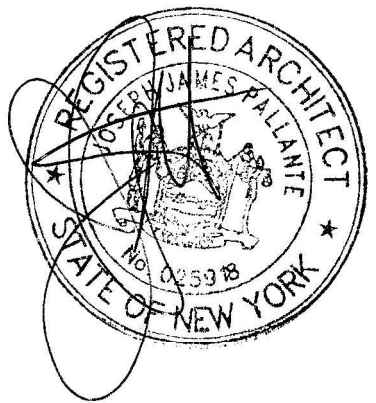
**P-6**





**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:

VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:

VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:

DOWNING ST. ADDITION

DRAWING TITLE:

SETBACK & SKY  
EXPOSURE PLANE  
DIAGRAM

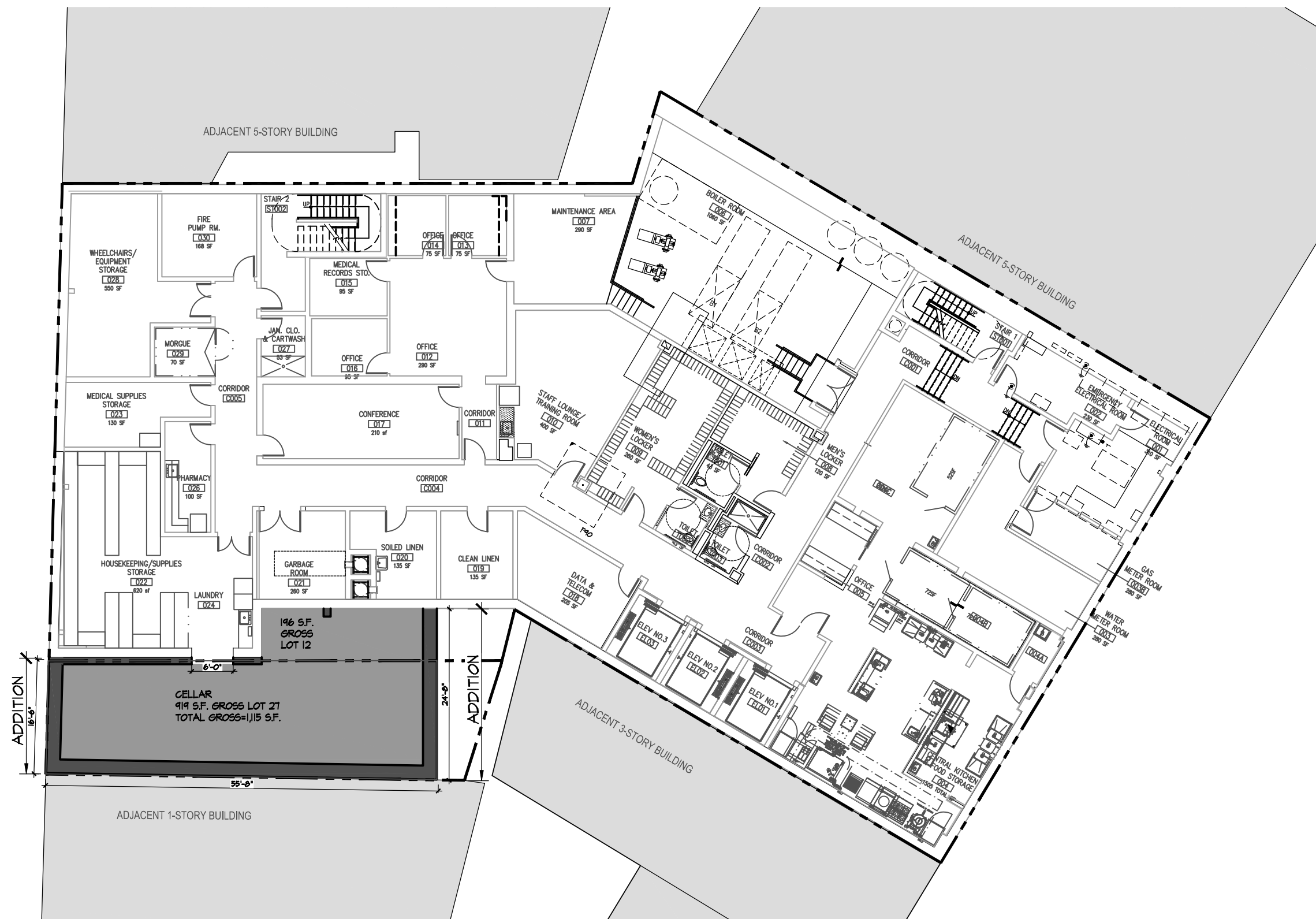
Rev.	Description	Date

DATE: 10-8-2024  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 23-326-01

DWG. NO.

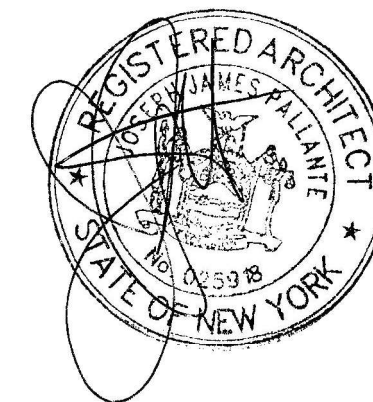
**P-7**

Copyright © 2024 by Pallante Design. LLC



**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
PROPOSED CELLAR  
PLAN

Rev.	Description	Date

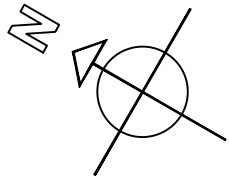
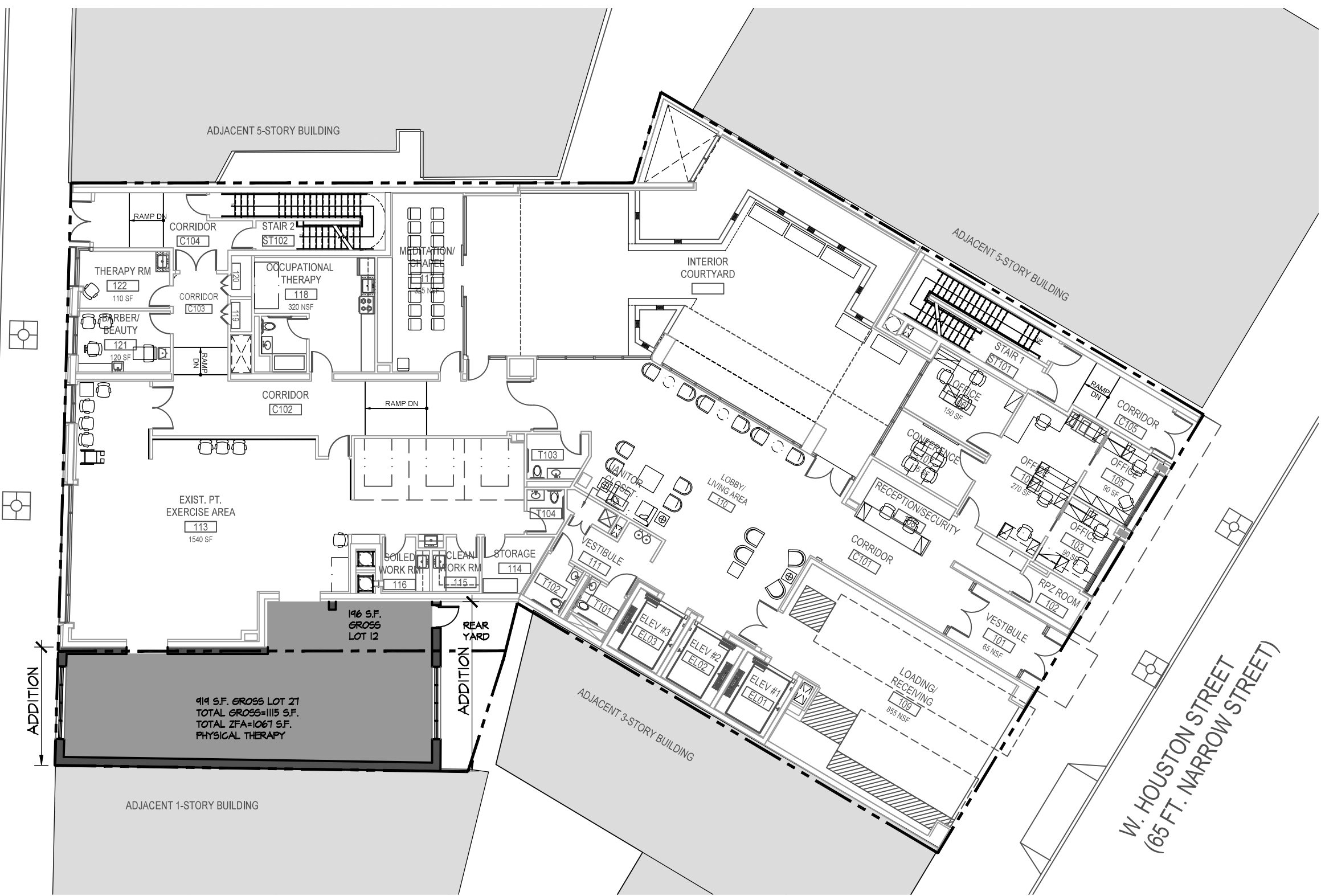
DWG. NO. **P-8**

Copyright © 2024 by Pallante Design, LLC

- NOTE:
- INTERIOR LAYOUT SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
  - MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.



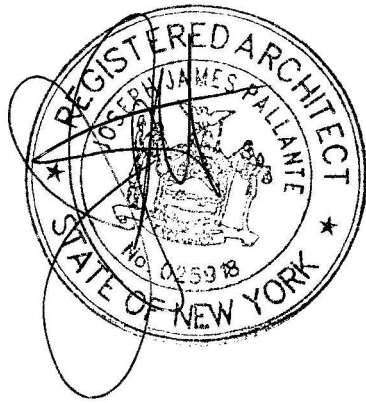
DOWNING STREET  
(39.78' NARROW STREET)



- NOTE:
1. INTERIOR LAYOUT SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
  2. MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.

**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

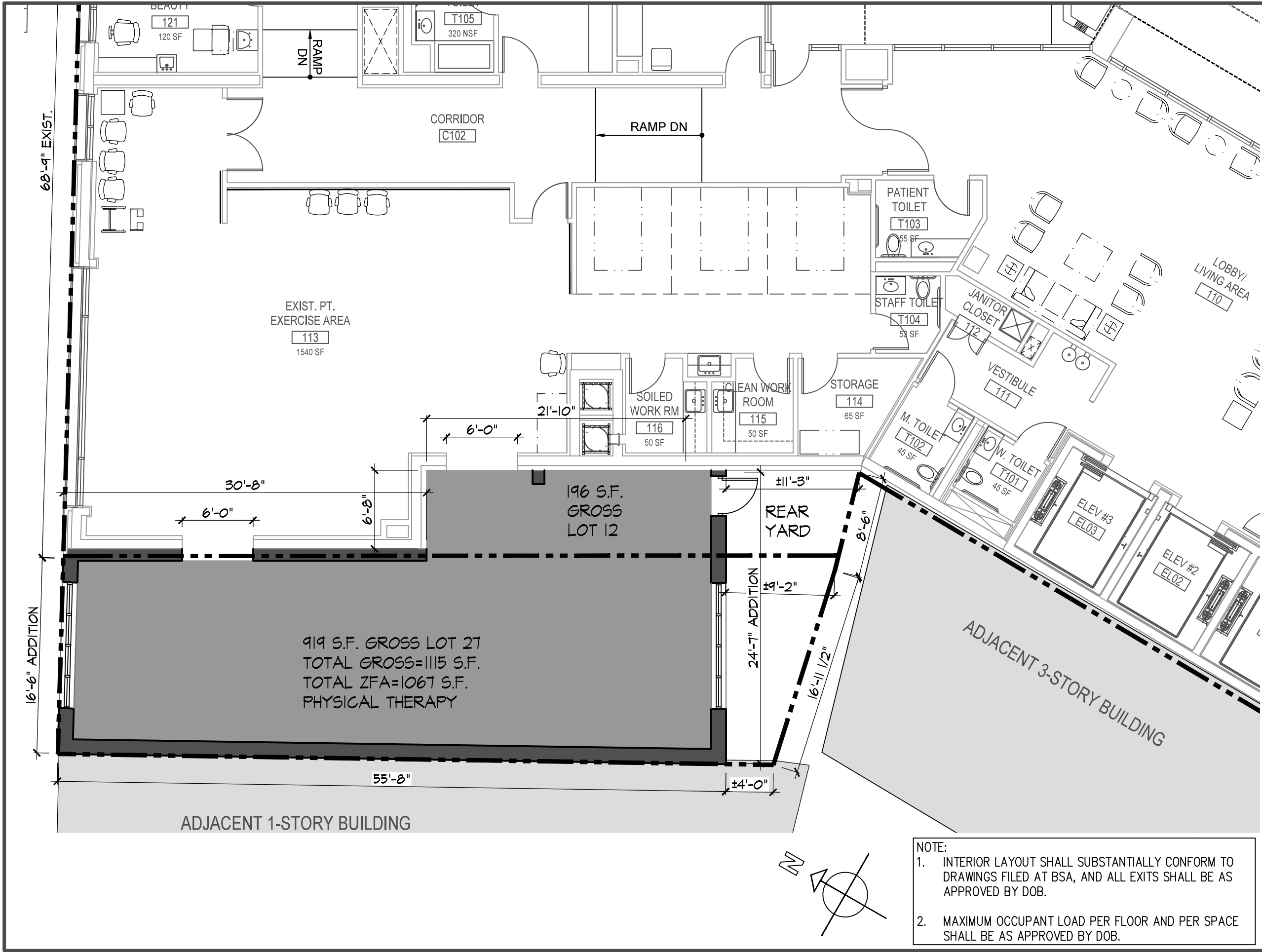
PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
PROPOSED 1ST  
FLOOR PLAN


Rev.	Description	Date
	DATE: 10-8-2024	
	SCALE: 1/16" = 1'-0"	
	PROJECT NO.: 23-326-01	

DWG. NO.

**P-9**



**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

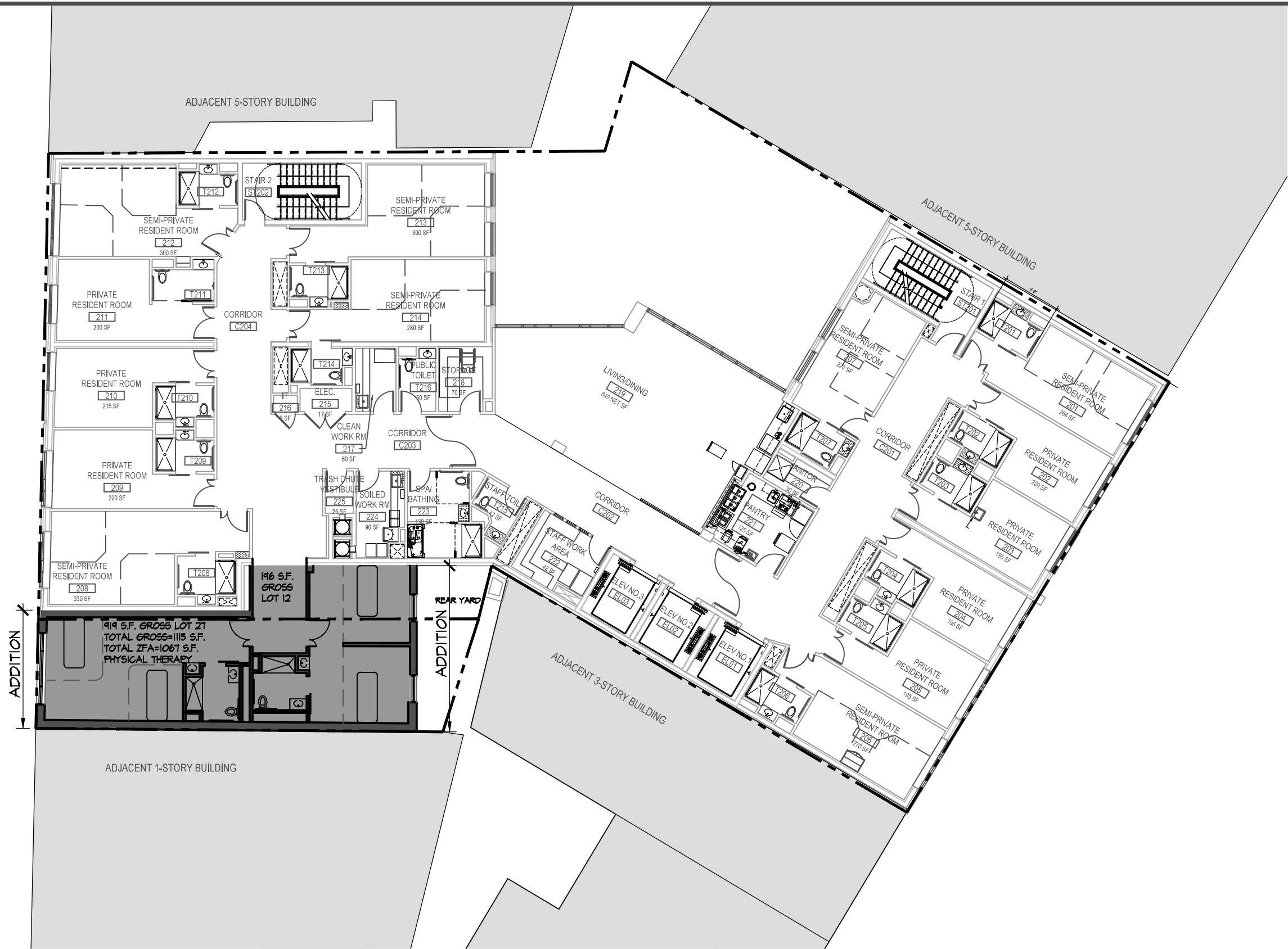
PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
PROPOSED 1ST FLOOR  
ENLARGED PLAN W RM.  
DIMENSIONS


Rev.	Description	Date
	DATE: 10-8-2024	
	SCALE: 1/8" = 1'-0"	
	PROJECT NO.: 23-326-01	

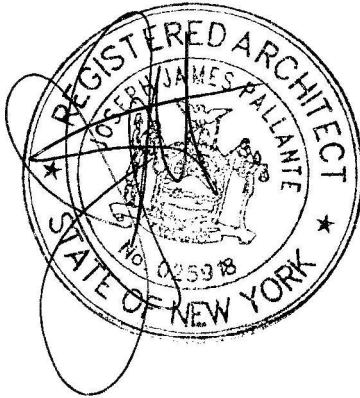
DWG. NO.

**P-10**



**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

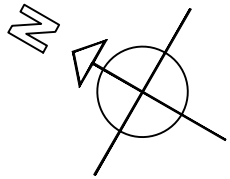
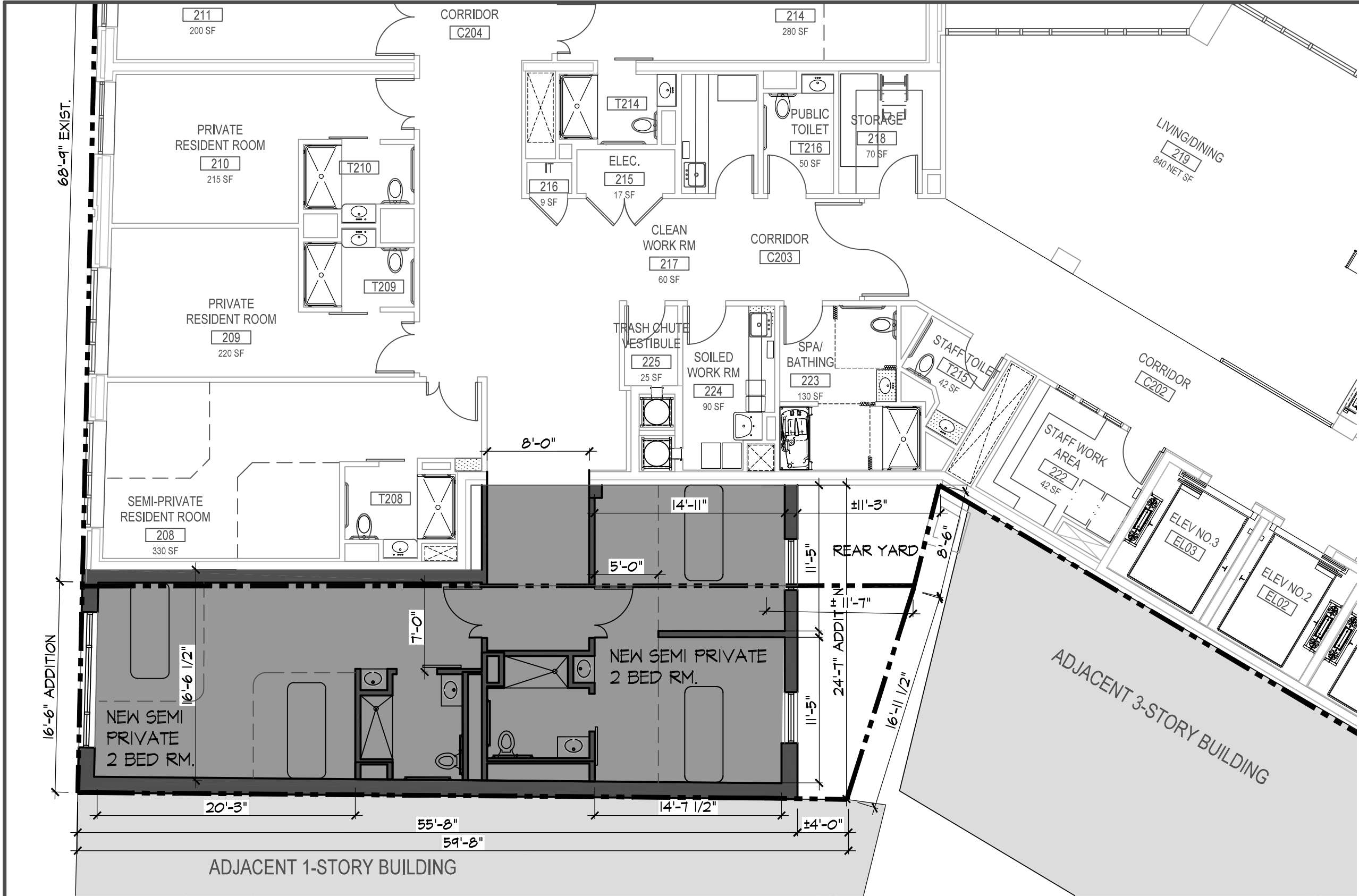
DRAWING TITLE:  
PROPOSED 2ND TO  
6TH FLOOR PLAN


Rev.	Description	Date
	DATE: 10-8-2024	
	SCALE: 1/16" = 1'-0"	
	PROJECT NO.: 23-326-01	

DWG. NO.  
**P-11**

Copyright © 2024 by Pallante Design, LLC

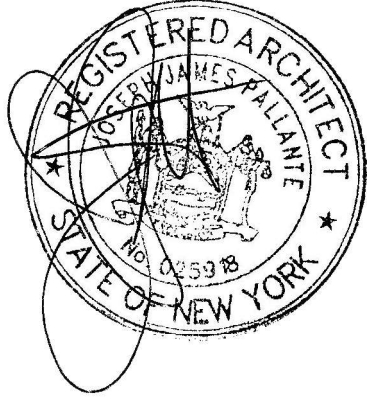
- NOTE:
- INTERIOR LAYOUT SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
  - MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.



NOTE:  
1. INTERIOR LAYOUT SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.  
2. MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.

**PALLANTE DESIGN ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

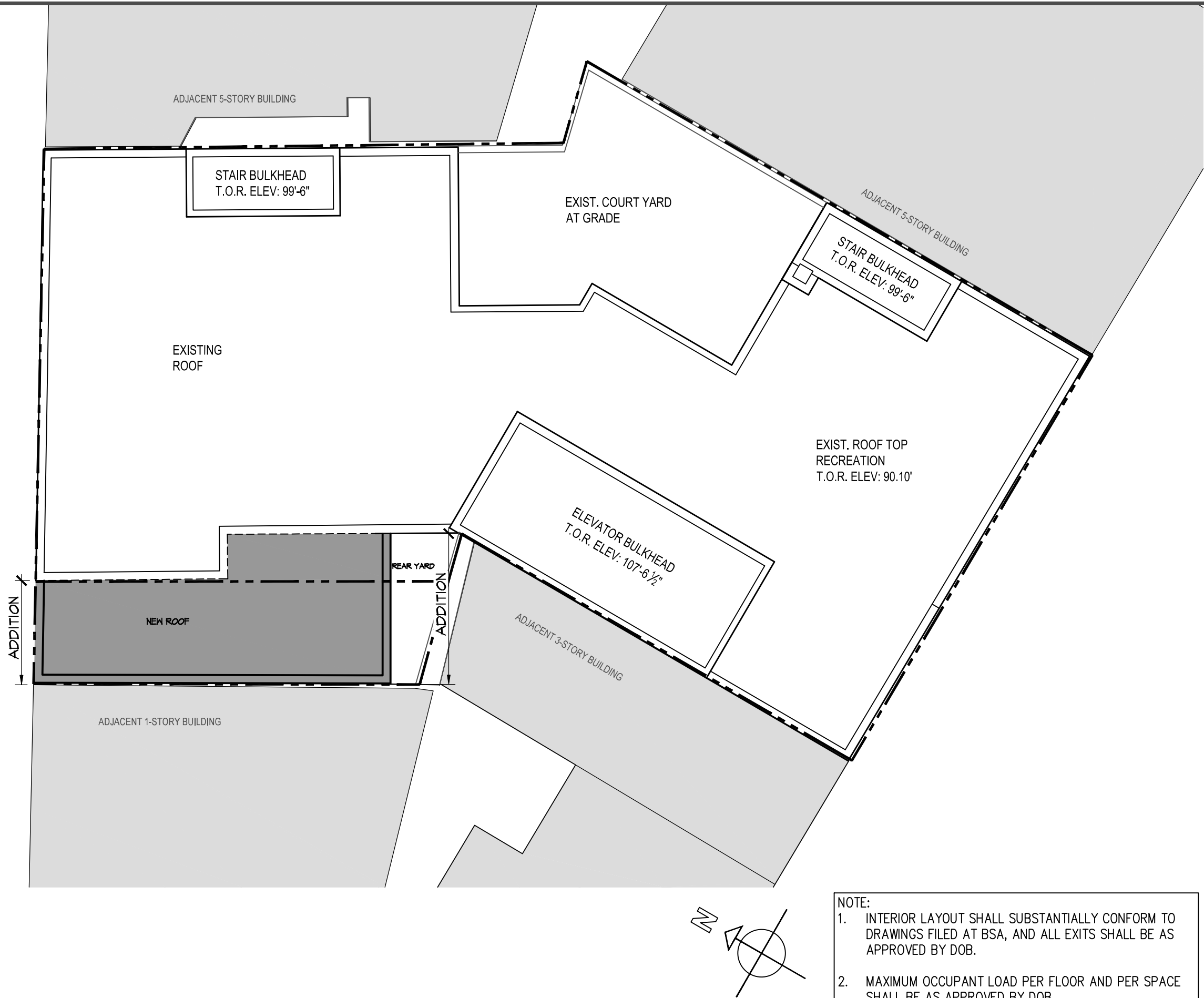
OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
PROPOSED 2ND TO 6TH  
FLOOR ENLARGED PLAN  
WITH RM. DIMENSIONS


Rev.	Description	Date
	DATE: 10-8-2024	
	SCALE: 1/8" = 1'-0"	
	PROJECT NO.: 23-326-01	

DWG. NO. **P-12**

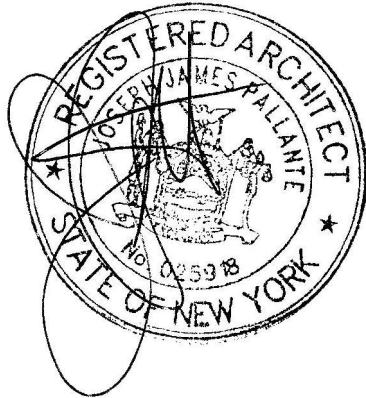


NOTE:  
1. INTERIOR LAYOUT SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.  
2. MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.



PALLANTE DESIGN  
ARCHITECTURE  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
PROPOSED ROOF  
PLAN


Rev.	Description	Date
	DATE:	10-8-2024
	SCALE:	1/16" = 1'-0"
	PROJECT NO.:	23-326-01

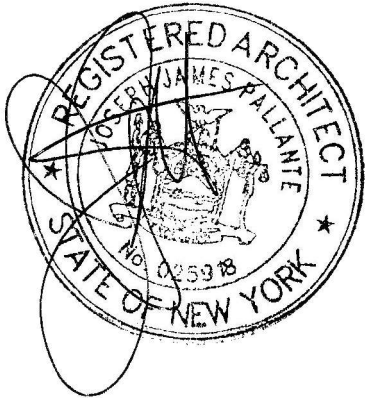
DWG. NO.

**P-13**



**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

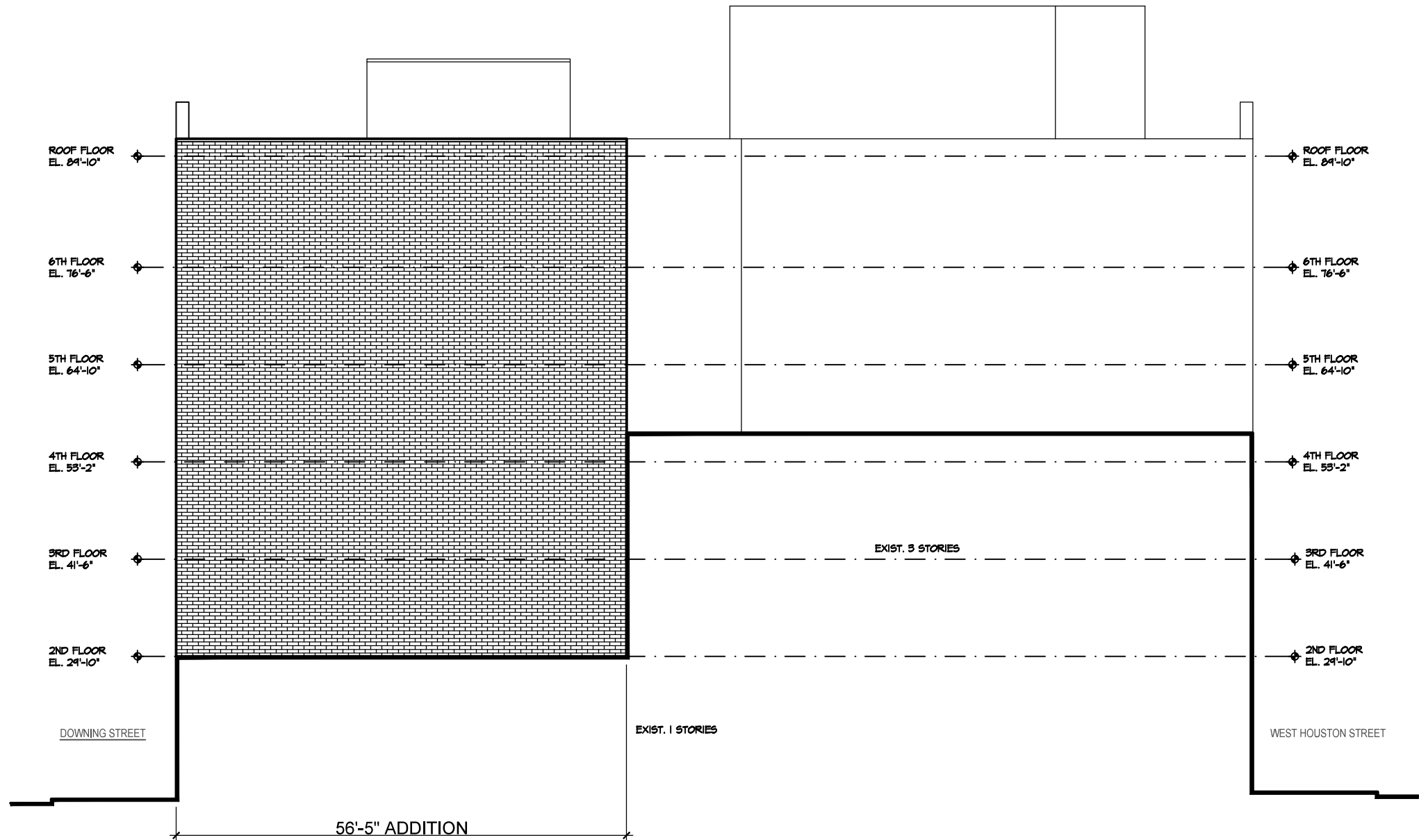
PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
ELEVATION – SOUTH  
(DOWNING ST.)


Rev.	Description	Date
	DATE: 10-8-2024	
	SCALE: 1/16" = 1'-0"	
	PROJECT NO.: 23-326-01	

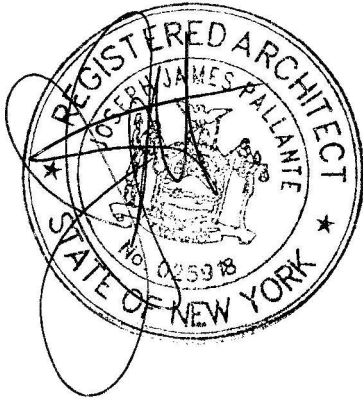
DWG. NO.

**P-14**



PALLANTE DESIGN  
ARCHITECTURE  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
ELEVATION – EAST  
(**VARICK STREET**)


Rev.	Description	Date
DATE:	10-8-2024	
SCALE:	1/16" = 1'-0"	
PROJECT NO.:	23-326-01	

DWG. NO.

**P-15**



OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

DRAWING TITLE:  
ELEVATION — NORTH  
(WEST HOUSTON STREET)

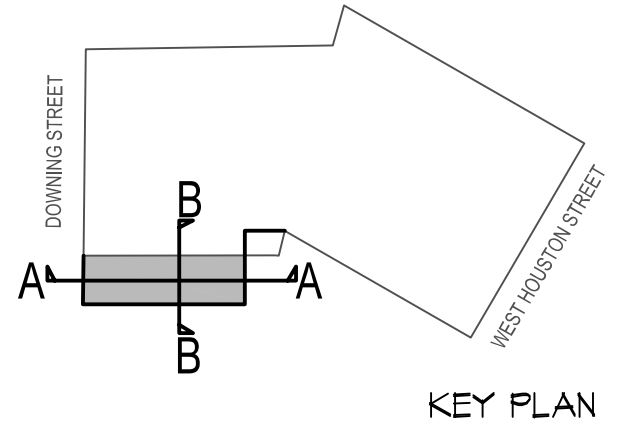
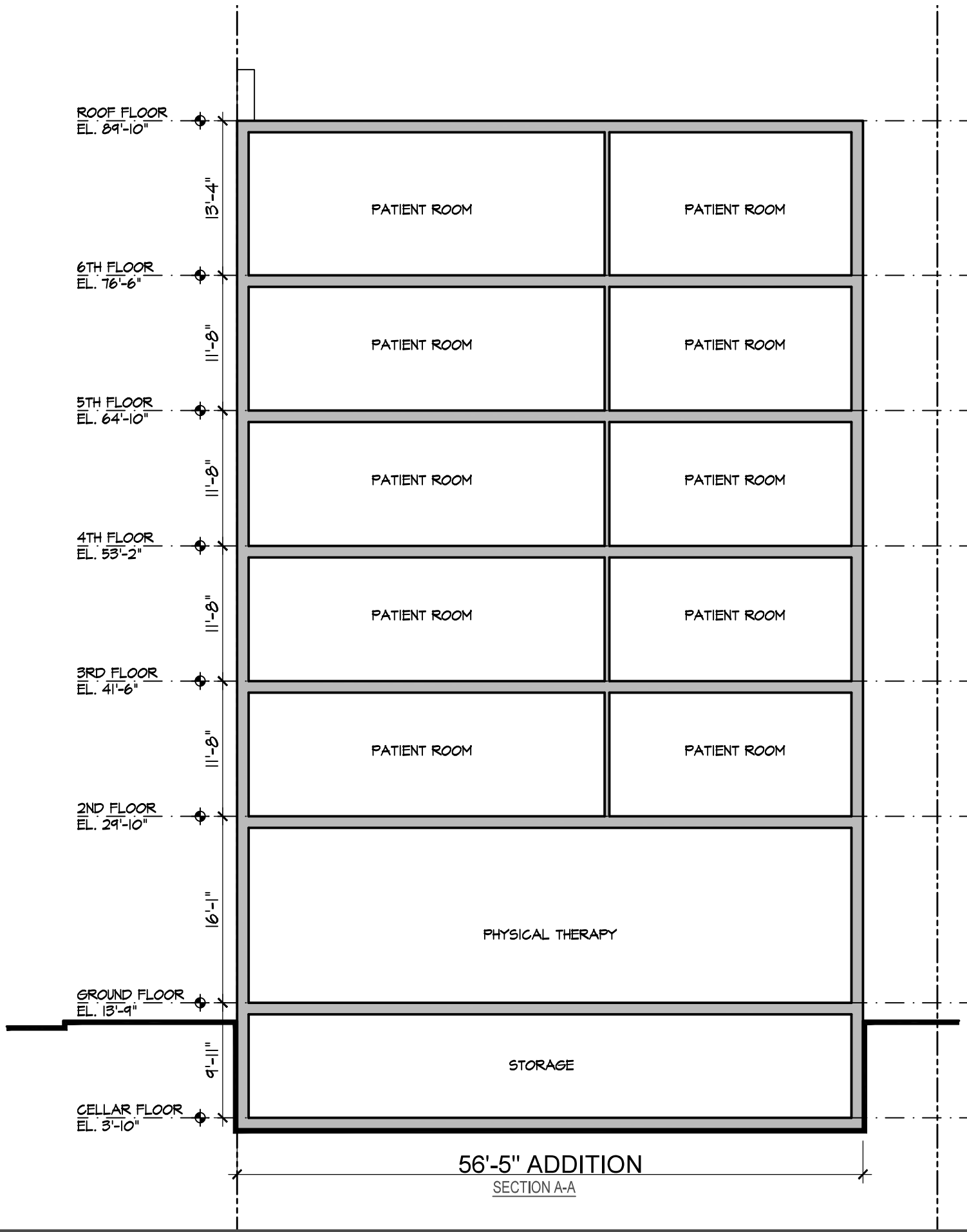

Rev.	Description	Date
DATE:	10-8-2024	
SCALE:	1/16" = 1'-0"	
PROJECT NO.:	23-326-01	

**P-16**

Copyright © 2024 by Pallante Design. LLC

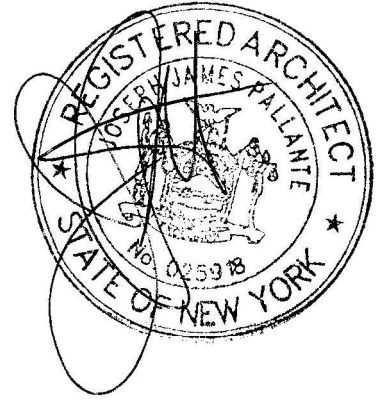






**PALLANTE DESIGN ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

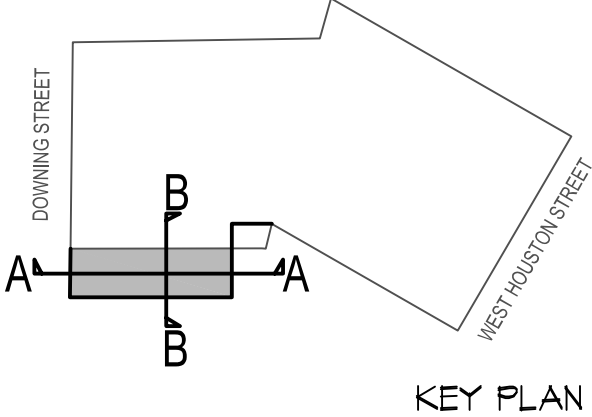
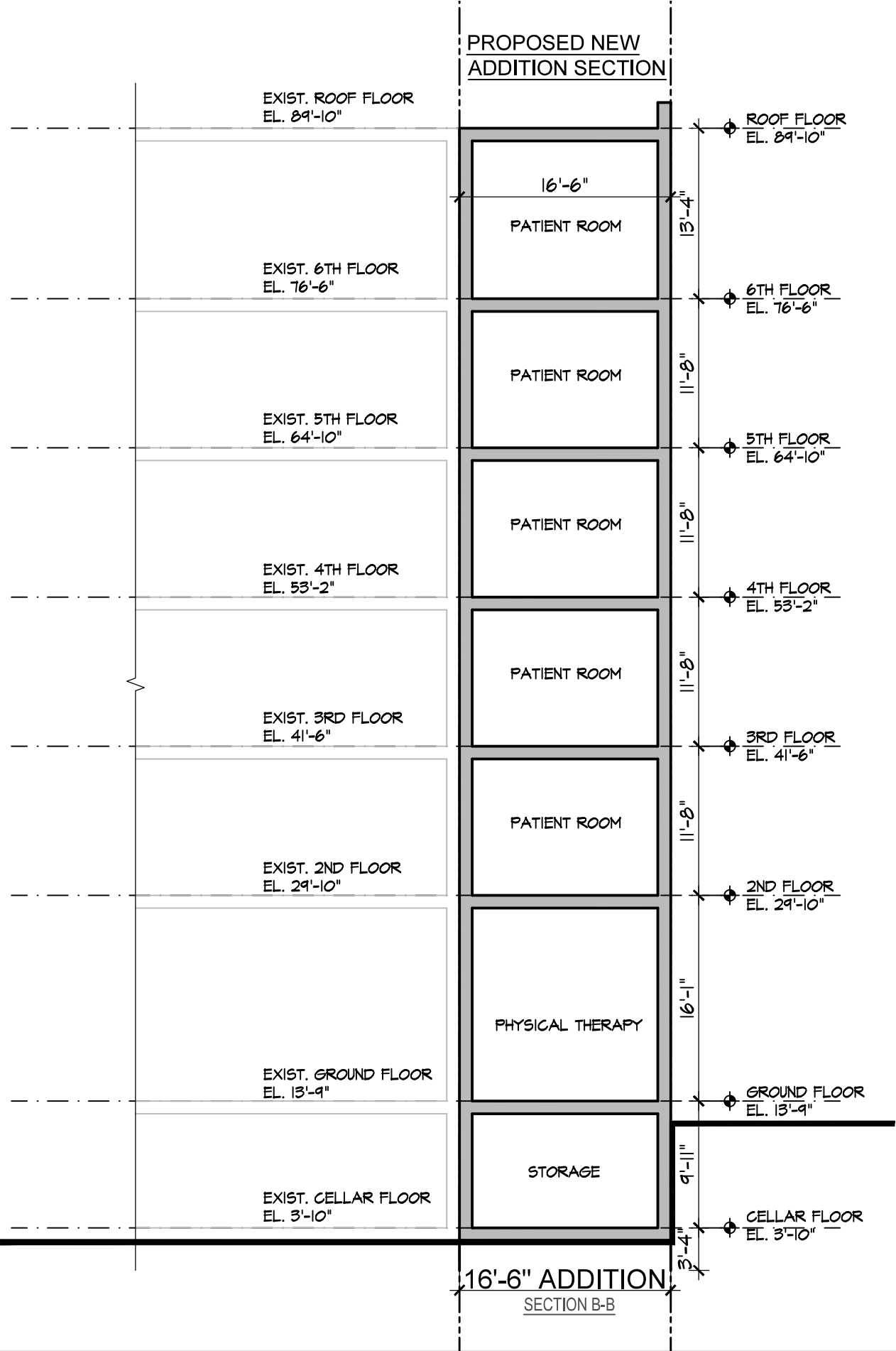
OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
PROPOSED CONDITION  
SECTION A-A


Rev.	Description	Date
	DATE: 10-8-2024	
	SCALE: 3/32" = 1'-0"	
	PROJECT NO.: 23-326-01	

DWG. NO.  
**P-17**



**PALLANTE DESIGN  
ARCHITECTURE**  
109 LEONARD STREET  
RED BANK, N.J. 07701  
973-494-9001

SEAL:



PROJECT:  
VILLAGE CARE  
REHABILITATION  
& NURSING CENTER  
214 W. HOUSTON STREET  
NEW YORK, NY 10014

OWNER:  
VILLAGE CARE OF NEW YORK  
154 CHRISTOPHER STREET  
NEW YORK, NY 10014

PROJECT TITLE:  
DOWNING ST. ADDITION

DRAWING TITLE:  
PROPOSED CONDITION  
SECTION B-B


Rev.	Description	Date
	DATE: 10-8-2024	
	SCALE: 3/32" = 1'-0"	
	PROJECT NO.: 23-326-01	

DWG. NO.

**P-18**