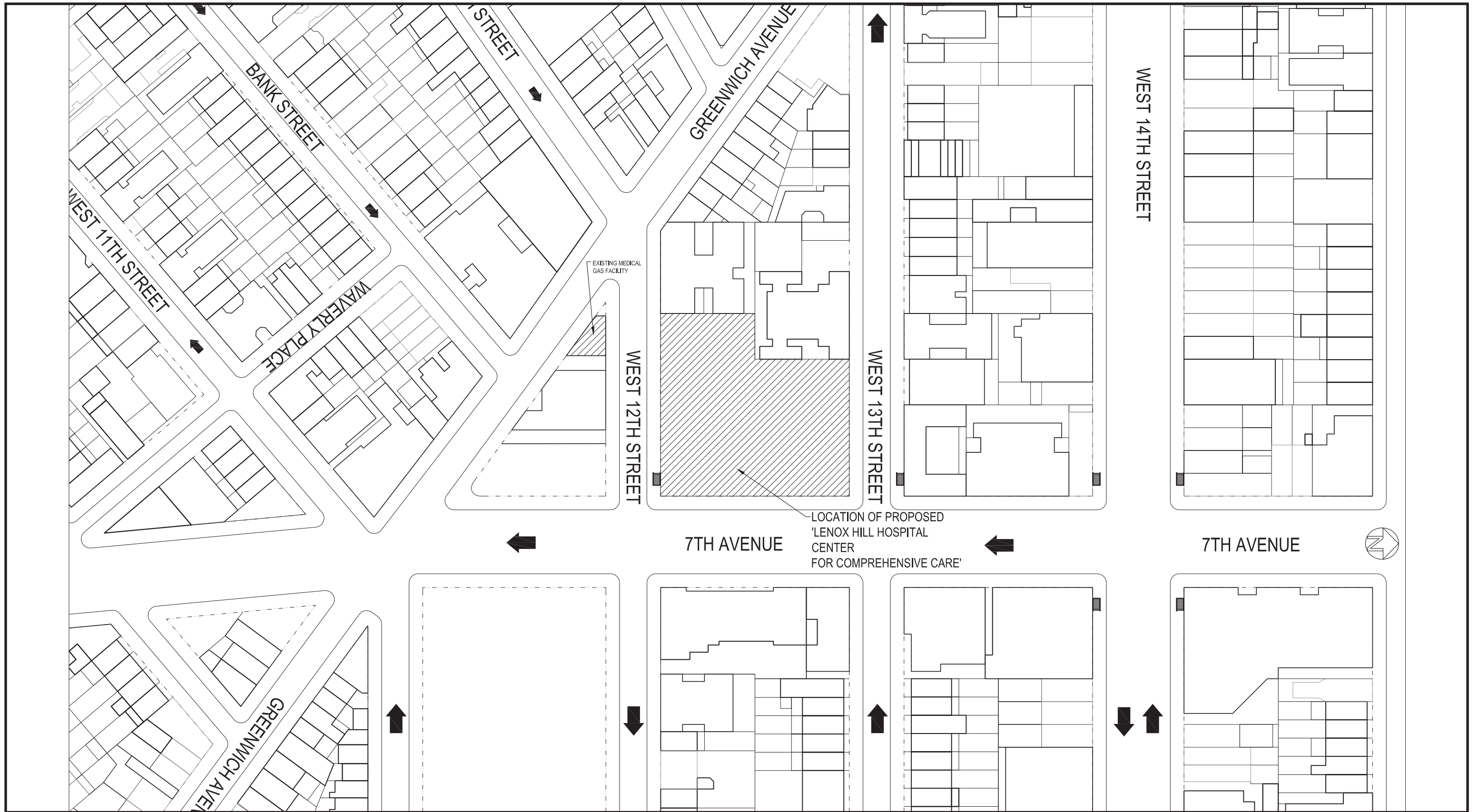




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LANDMARKS PRESERVATION COMMISSION
NARRATIVE

06/06/11

Lenox Hill Hospital, a division of North Shore LIJ Health System, proposes to establish a Center for Comprehensive Care medical facility within the existing National Maritime Building located at 30 Seventh Avenue, New York, NY, within the Greenwich Village Historic District. This facility will provide a hospital emergency room as well as diagnostic imaging, ambulatory surgery and physicians' practices.

This submittal describes how Lenox Hill Hospital proposes to rehabilitate the existing six story building, which had been originally designed in the mid twentieth century as a union hiring hall into a twenty-first century health care facility.

The existing building will not be enlarged. Program components will be accommodated within the current structure, with plan adjustments at the first floor entrances and the placement of rooftop mechanical equipment.

Exterior façade

It is proposed to restore the façade to its originally designed condition; namely, finished concrete painted white. The primary facades were constructed of precast concrete; the prominent north/south shear wall is cast in place concrete; the south façade west of the shear wall and the roof top feature elements were constructed of concrete block. A paint/elastomeric finish had been applied on top of all three substrates. Several years after construction had been completed ceramic tile was applied over the concrete. This ceramic tile has deteriorated over time and exhibits discoloring, spalling and mismatched patching. It is now proposed to remove the tile, restore the substrate and apply a new paint/elastomeric finish that will match the original.

Glazing

The curved first floor façade is finished in 12" x 12" glass block. Both the glass block and its structural supports have deteriorated over time. It is now proposed to replace this with new glass block of the same dimensions. At the north façade it is proposed to extend the curved wall in a straight line, from the tangent point closest to W 13 Street to the new ambulatory car entrance, employing a complementary glazed material.

The fourth and fifth floors, which are set back from the stepped precast panels, are enclosed with a continuous single glazing set into a steel frame. This system will be replaced in kind, employing double glazing set in aluminum frames of the same dimensions as the original. A "greenhouse like" lean-to had been added in recent years at the fourth floor terrace of the south façade, west of the shear wall. It is now proposed to remove this assembly and return to the original design.

Entrances

To accommodate the emergency and ambulatory medical uses of the proposed renovated building, it is proposed to make necessary modifications to the first floor entrances. The existing main entrance, centered on the Seventh Avenue façade will be converted to a walk-in entrance for Emergency Department patients. It is proposed to add a glazed vestibule and cantilevered structural canopy extending to the curb line to protect and receive patients.

A new ambulance entrance is proposed for the W 12 Street (south) façade. The plan provides for a drive thru entrance, maximizing patient delivery and removing this traffic from the sidewalk and street. In order to accomplish this, it is proposed to reduce the grade level floor plan and to open a small portion of the overhanging façade above the driveway.

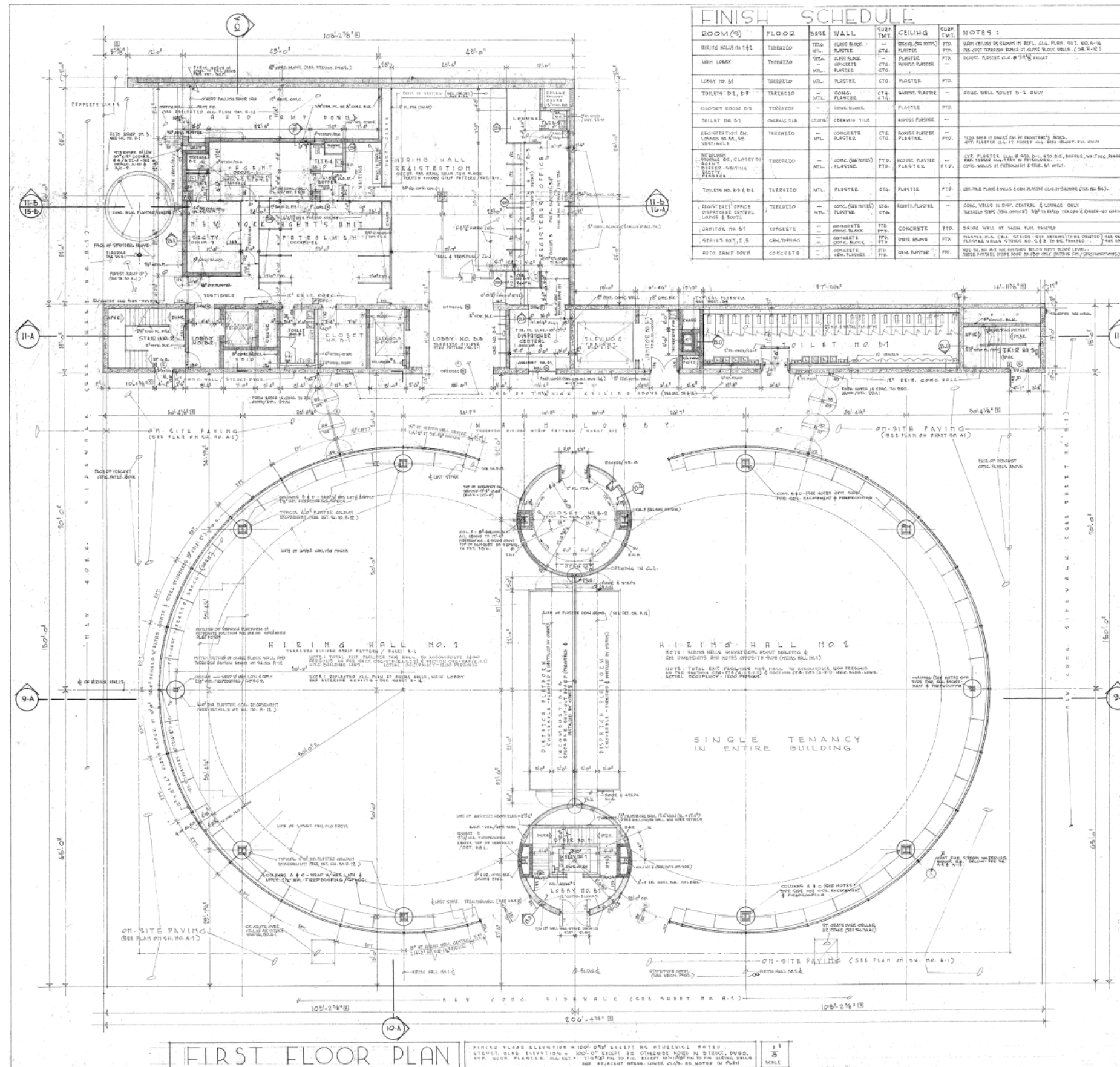
A new entrance is proposed at the W 13 Street (north) façade, serving patients arriving for ambulatory care. The plan increases the first floor plan in this area by extending the glazed façade wall parallel to the street, at the westernmost portion of the plan. This extension will be set back under the overhanging façade. A small canopy is proposed over this entrance. The parking entrance located at the western end of the south façade will be replaced with a recessed truck dock, shielded by an overhead door.

Roof top

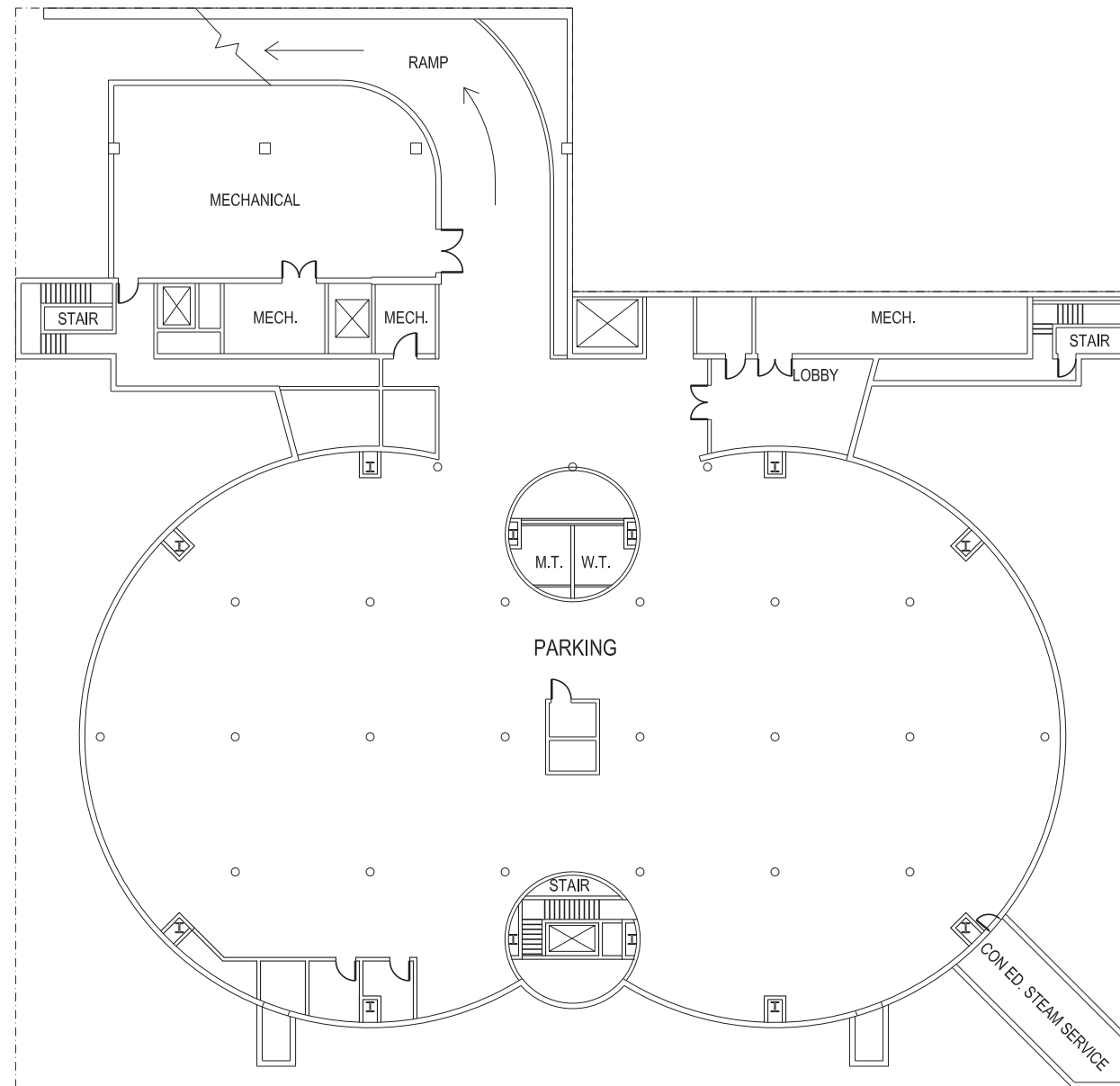
On the existing sixth floor, the original Maritime Union executive offices occupy the western half of the roof area. It is proposed to retain this as well as the distinctive circular "turret" and sculptural barrel vaulted corridor. Necessary roof top mechanical equipment will be located atop this area and screening will be provided to shield the equipment from grade level sight lines. The highest point of the equipment and screening will be lower than that of the shear wall.

Site improvements

The "plaza" that extends from the indented first floor plan to the property line will be restored. Upgrades will include restoration of the granite clad curbing, replacement of the existing 7' high fence with a 2'-6" high fence resembling the original design, replacement of the gravel with a new pavement and replacement of existing soffit mounted security lights with wall washers set into the plaza paving. New sidewalk and accessible access will be provided to all three building entrances. New pylon type building signage will be located at the northeast and southeast corners of the property. In addition, new way-finding signage will be incorporated into the design of the entrances.

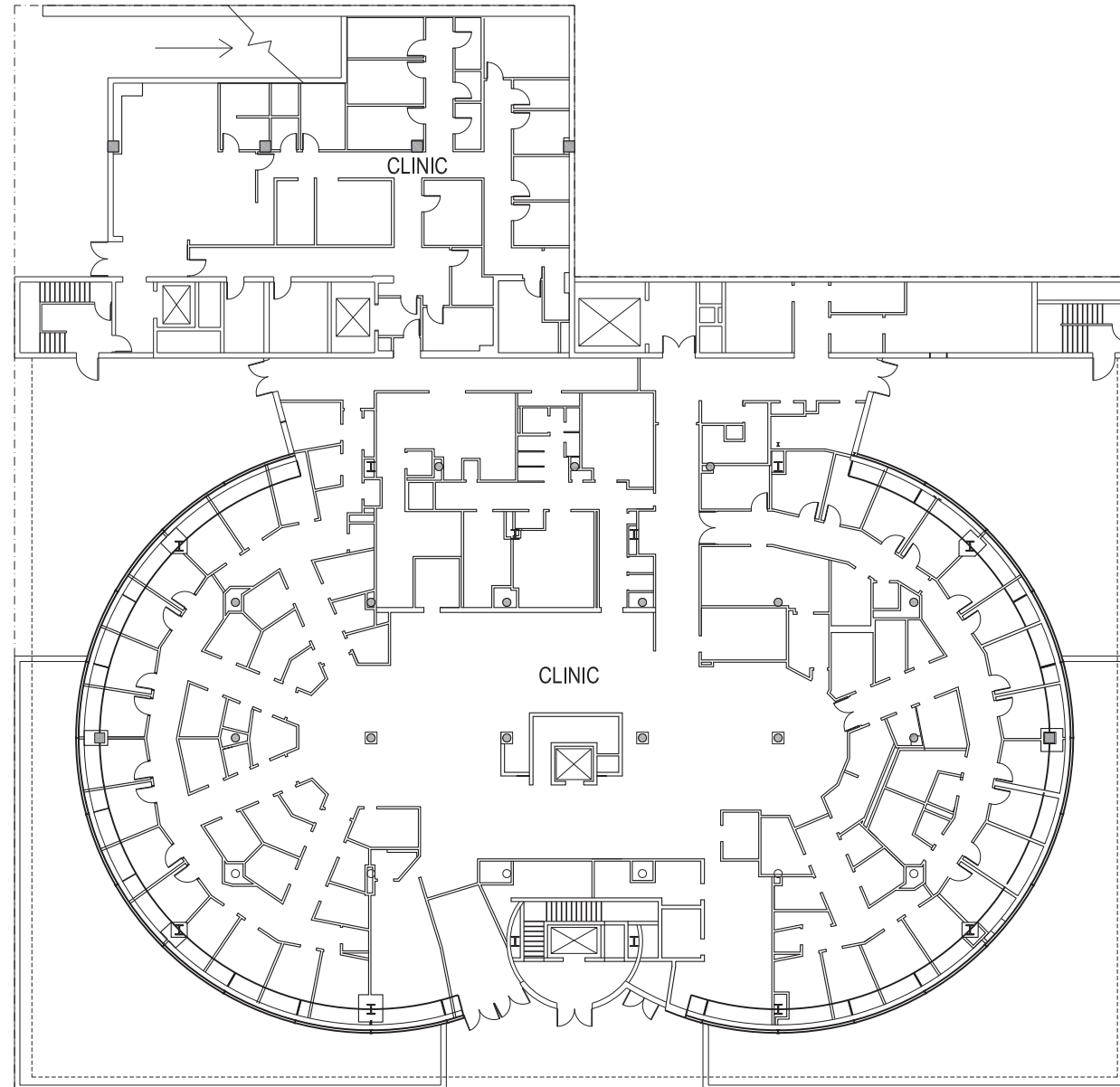


ORIGINAL GROUND FLOOR PLAN



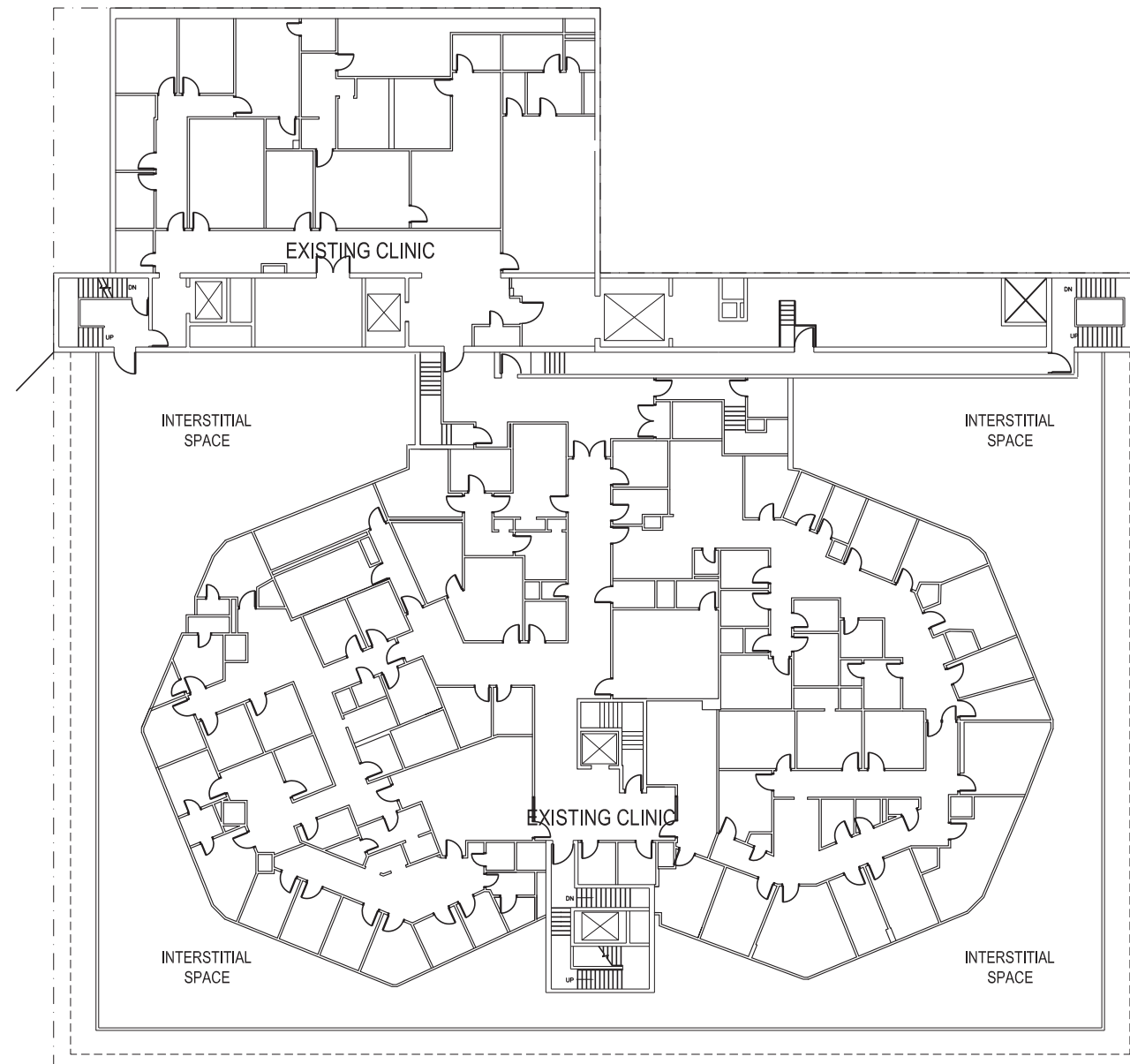
LENOX HILL HOSPITAL - CENTER FOR COMPREHENSIVE CARE
 Volume 2 - June 9, 2011 - Landmarks Preservation Commission Submission

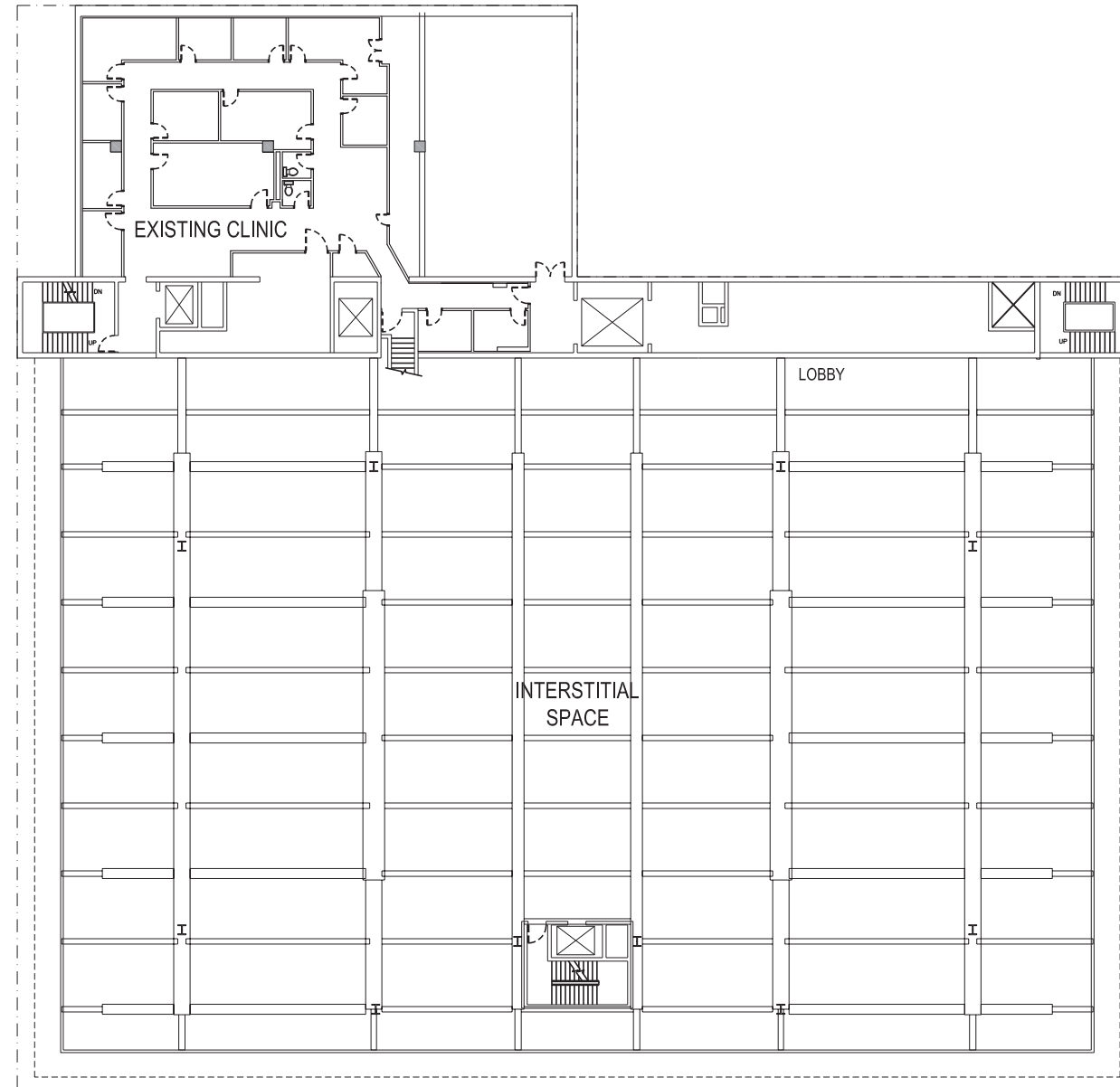
EXISTING CELLAR FLOOR PLAN

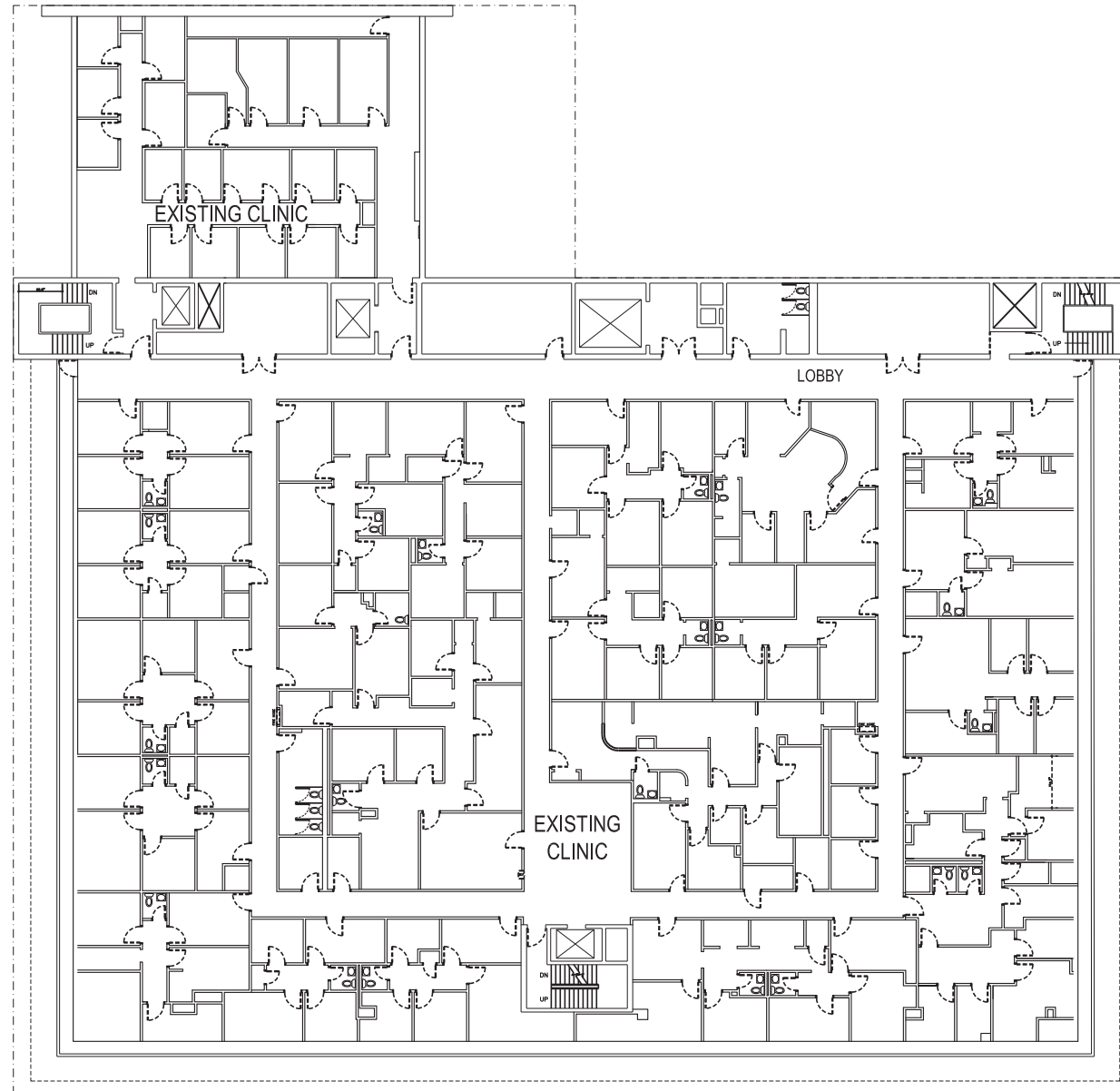


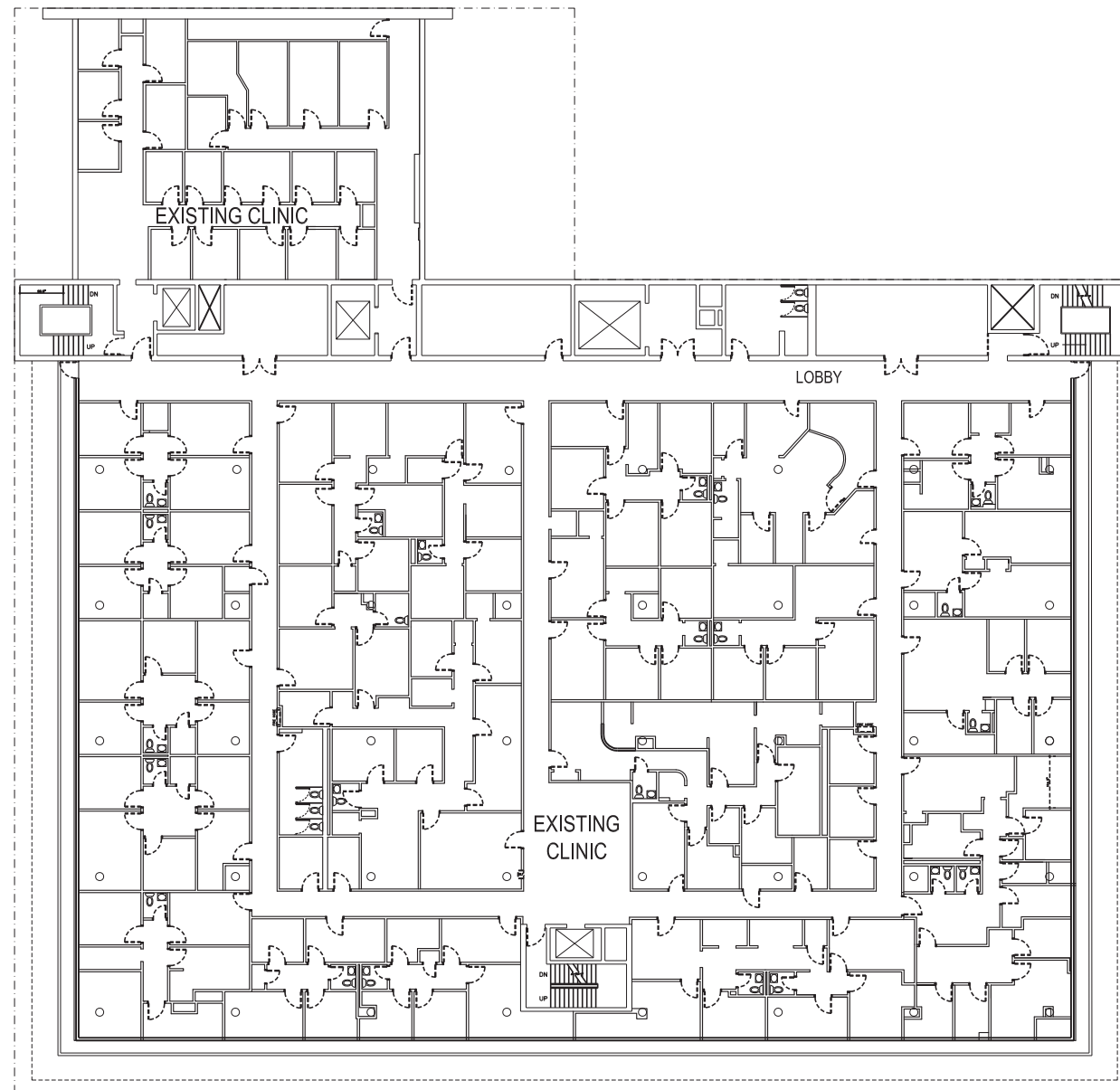
LENOX HILL HOSPITAL - CENTER FOR COMPREHENSIVE CARE
Volume 2 - June 9, 2011 - Landmarks Preservation Commission Submission

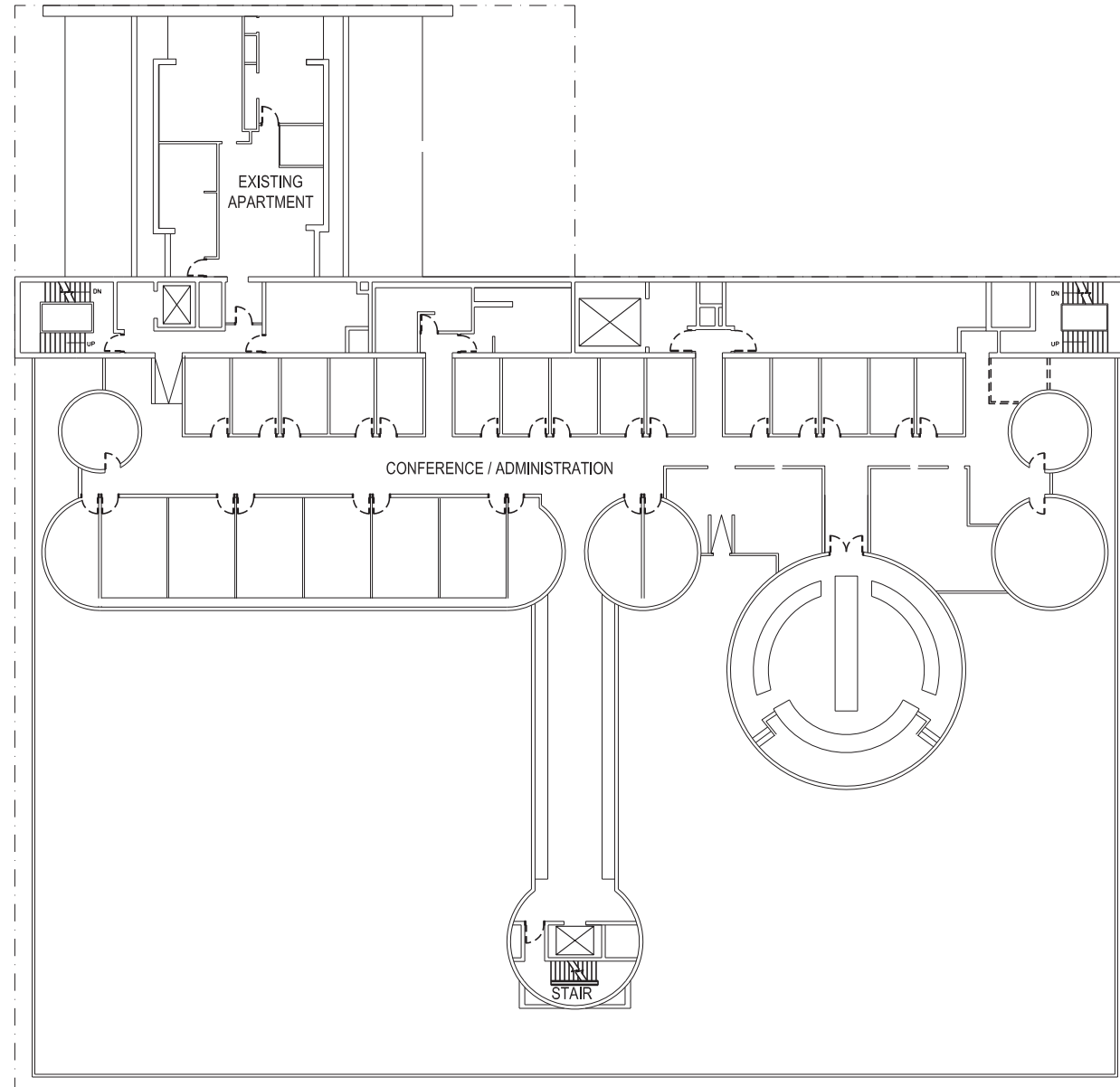
EXISTING GROUND FLOOR PLAN













CELLAR PLAN

EXAM & TREATMENT	PUBLIC & AMENITIES	DIAG +TREAT	CLINICAL SUPPORT	E.D. PATIENT	E.D. SUPPORT	ADMIN. / STAFF	CIRCULATION	SERVICE	CORE	MECH
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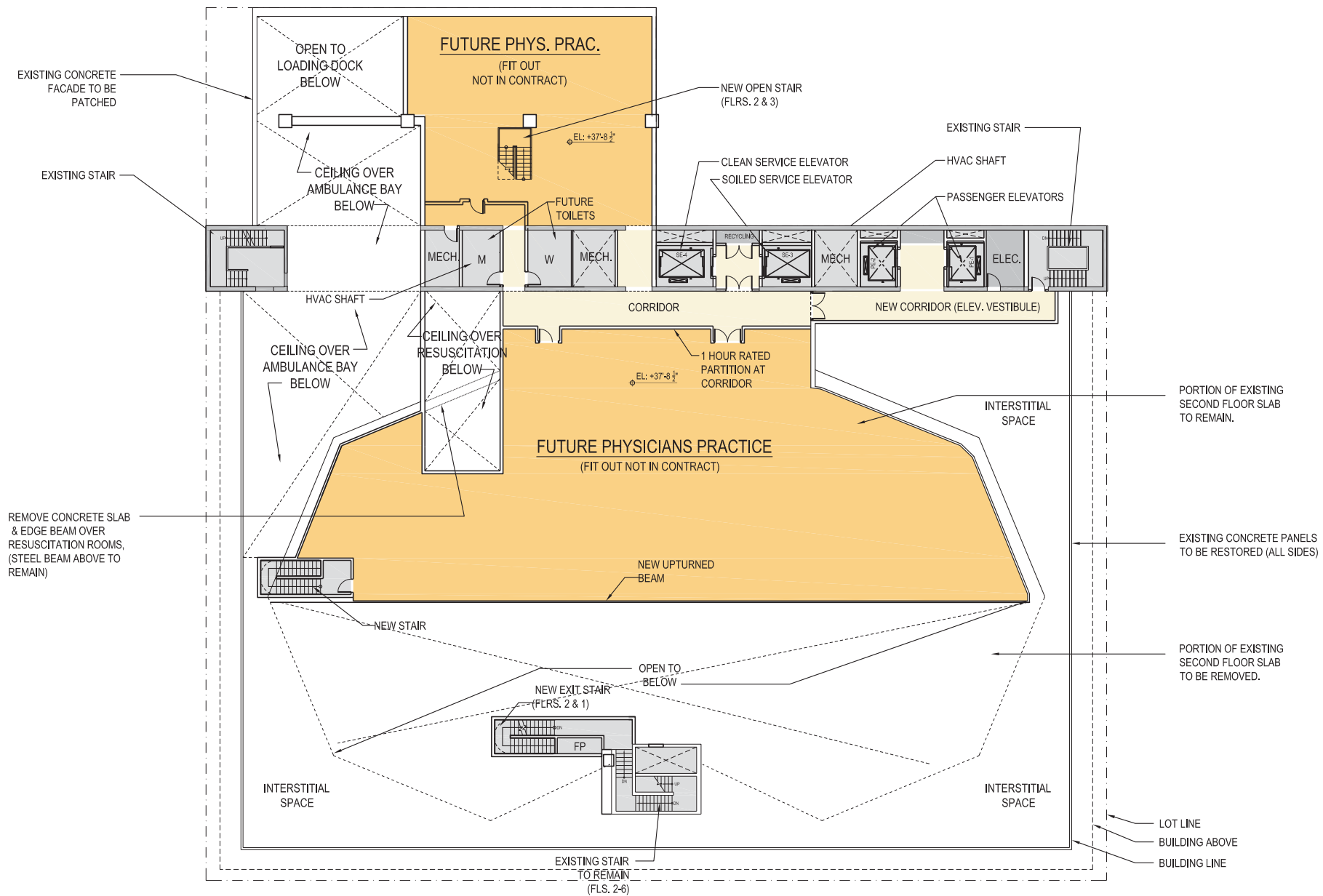




FIRST FLOOR PLAN

EXAM & TREATMENT	PUBLIC & AMENITIES	DIAG +TREAT	CLINICAL SUPPORT	E.D. PATIENT	E.D. SUPPORT	ADMIN. / STAFF	CIRCULATION	SERVICE	CORE	MECH
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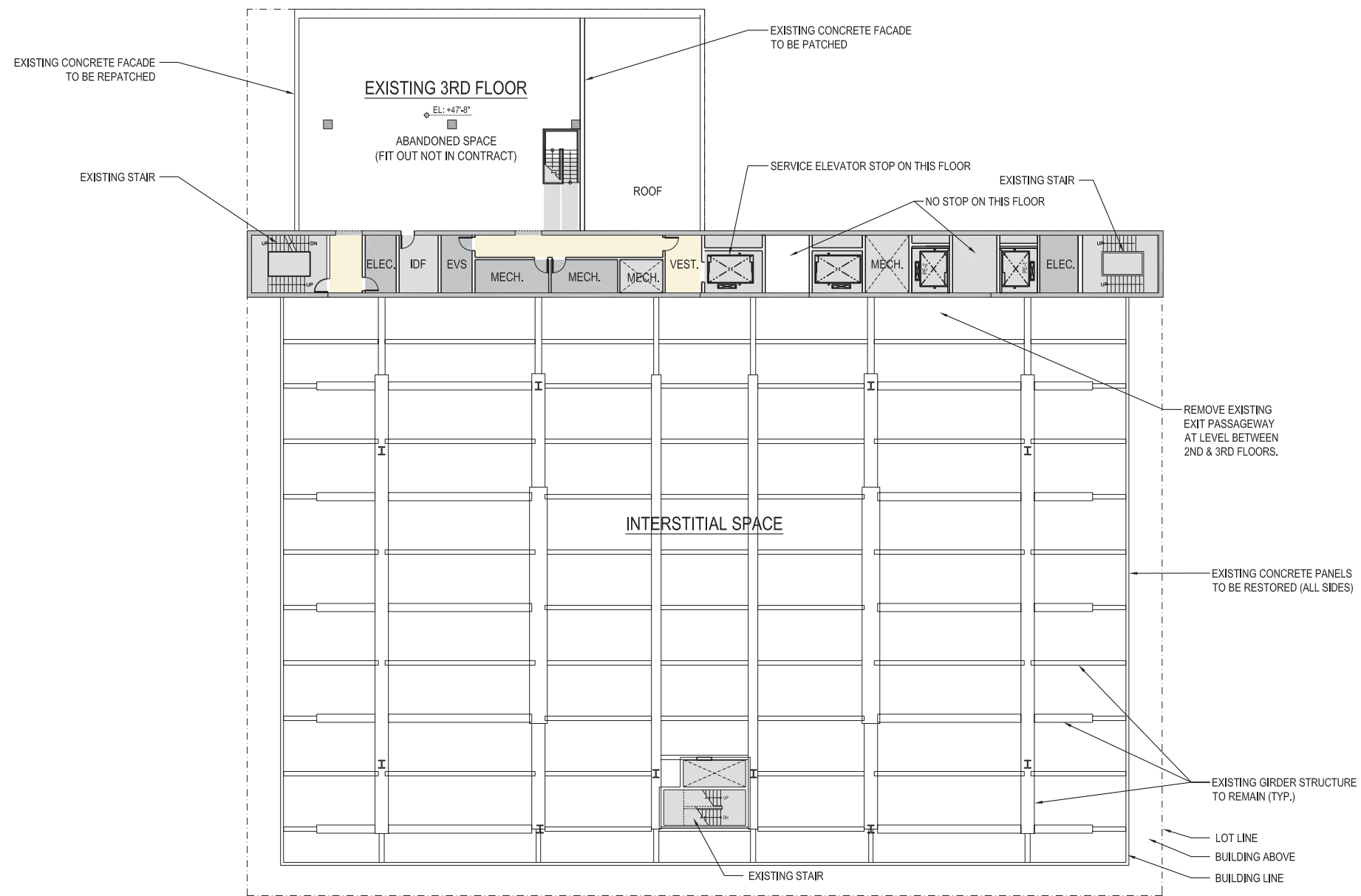




SECOND FLOOR PLAN

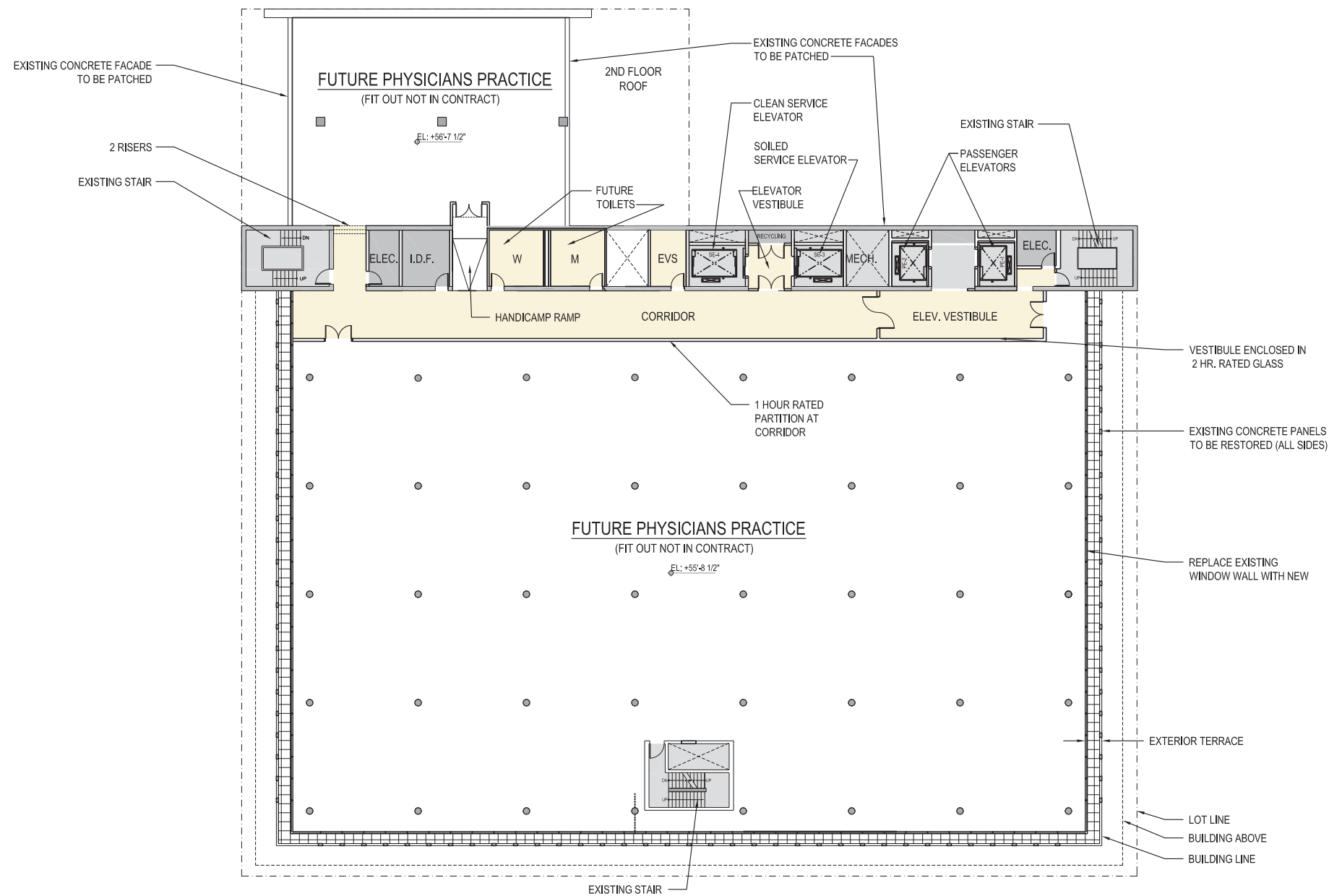
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THIRD FLOOR PLAN

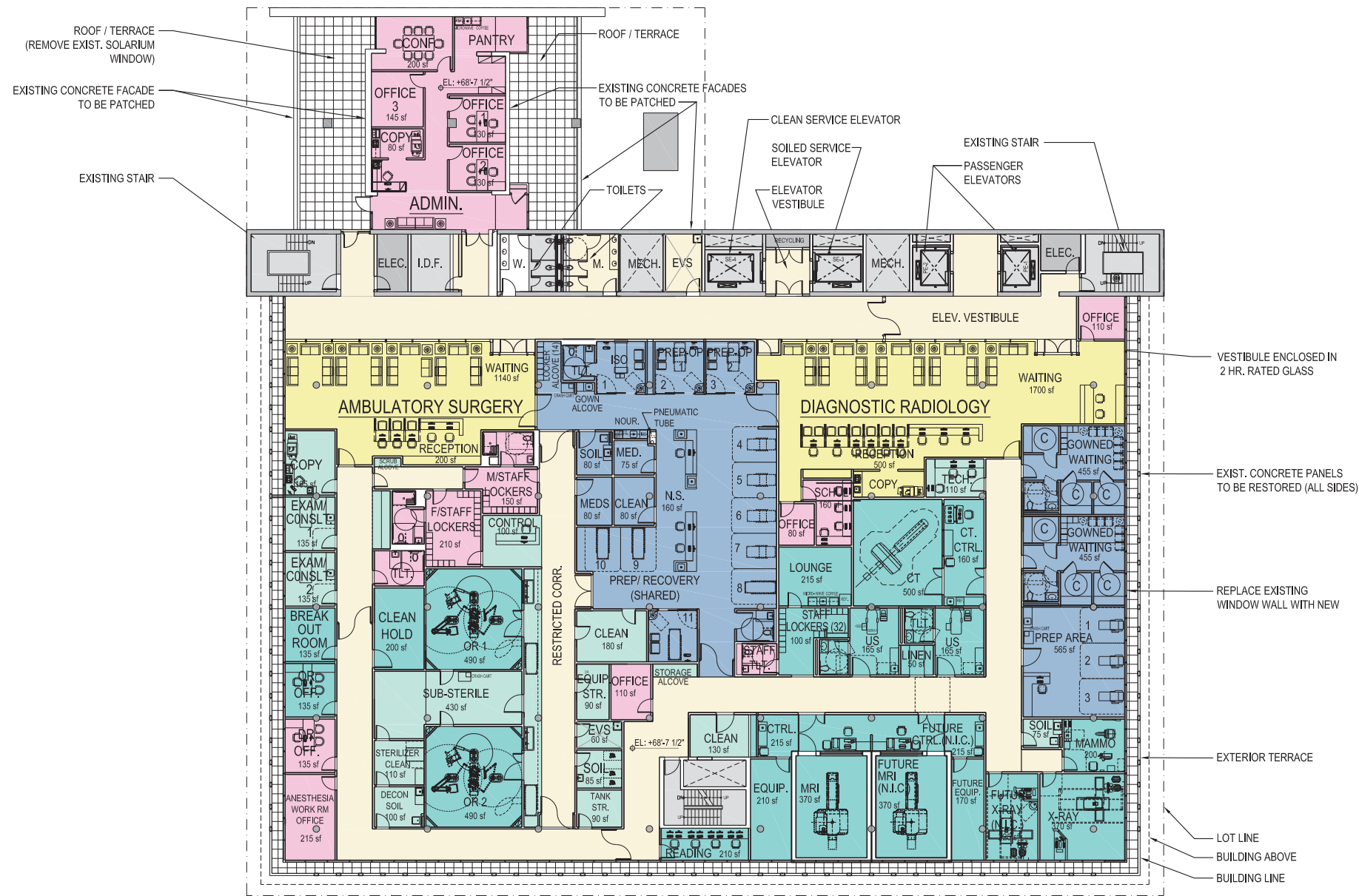
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FOURTH FLOOR PLAN

EXAM & TREATMENT	PUBLIC & AMENITIES	DIAG +TREAT	CLINICAL SUPPORT	E.D. PATIENT	E.D. SUPPORT	ADMIN. / STAFF	CIRCULATION	SERVICE	CORE	MECH
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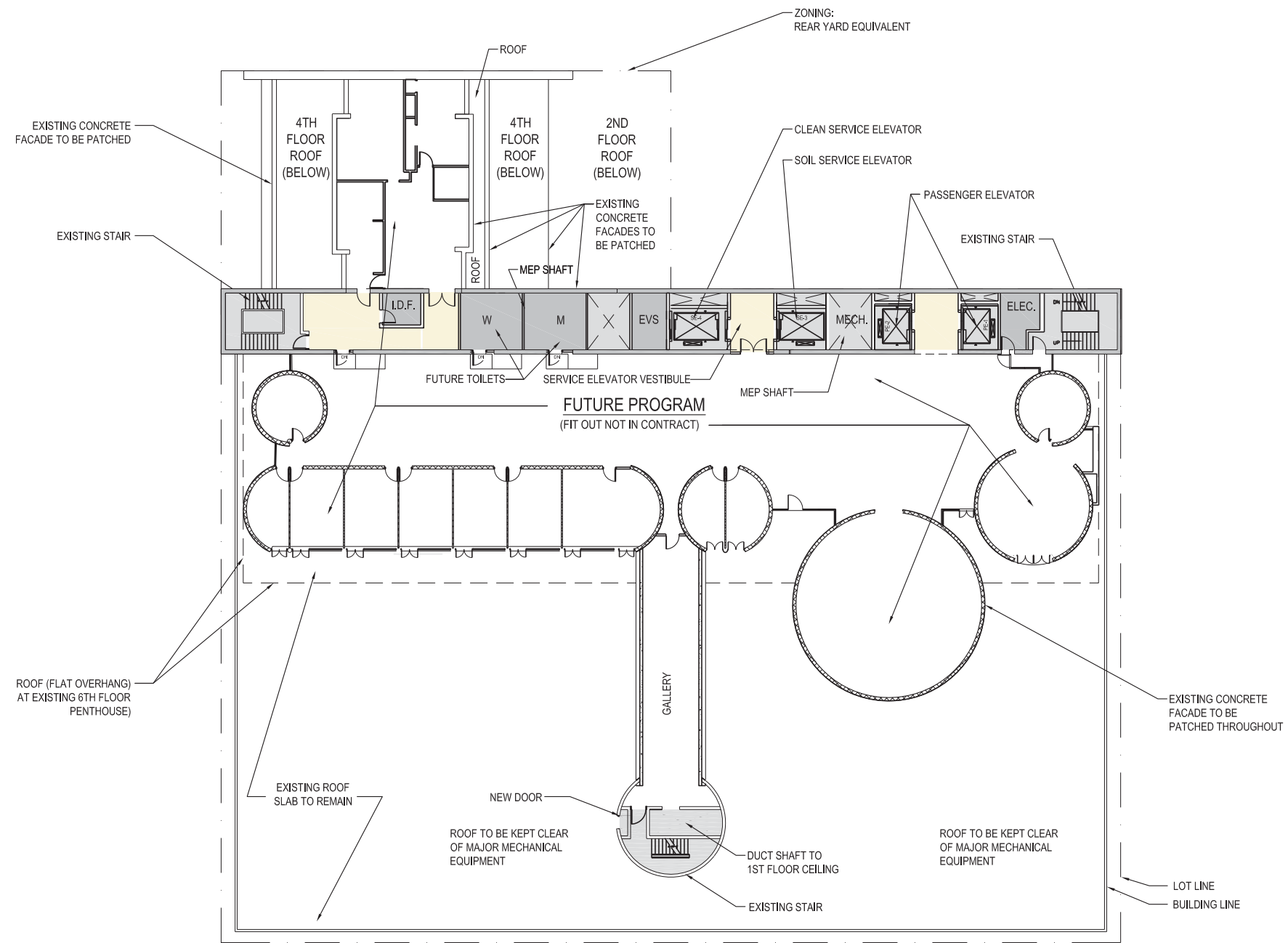
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LENOX HILL HOSPITAL - CENTER FOR COMPREHENSIVE CARE

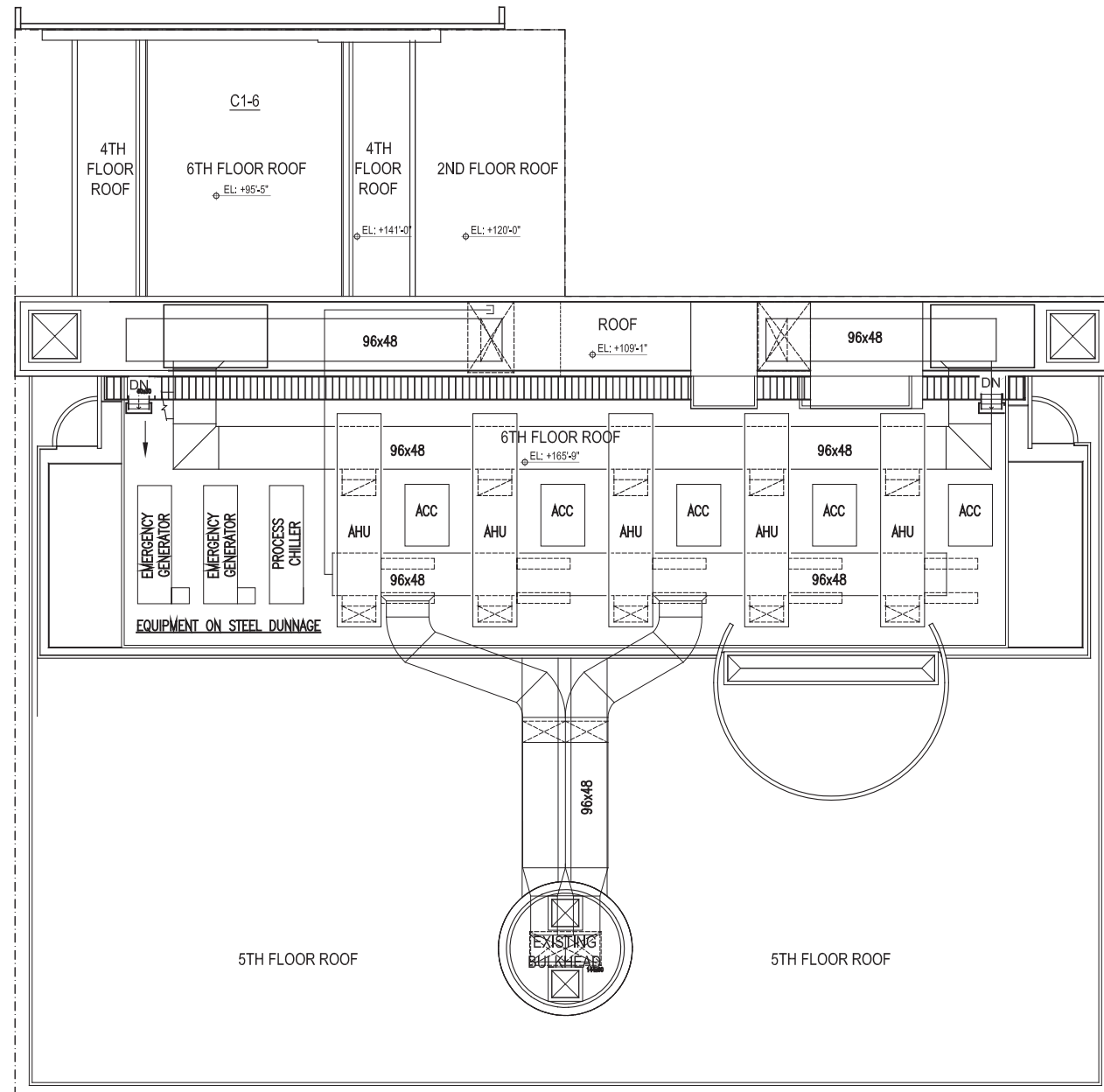
Volume 2 - June 9, 2011 - Landmarks Preservation Commission Submission



SIXTH FLOOR PLAN

EXAM & TREATMENT	PUBLIC & AMENITIES	DIAG +TREAT	CLINICAL SUPPORT	E.D. PATIENT	E.D. SUPPORT	ADMIN. / STAFF	CIRCULATION	SERVICE	CORE	MECH
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ROOF PLAN

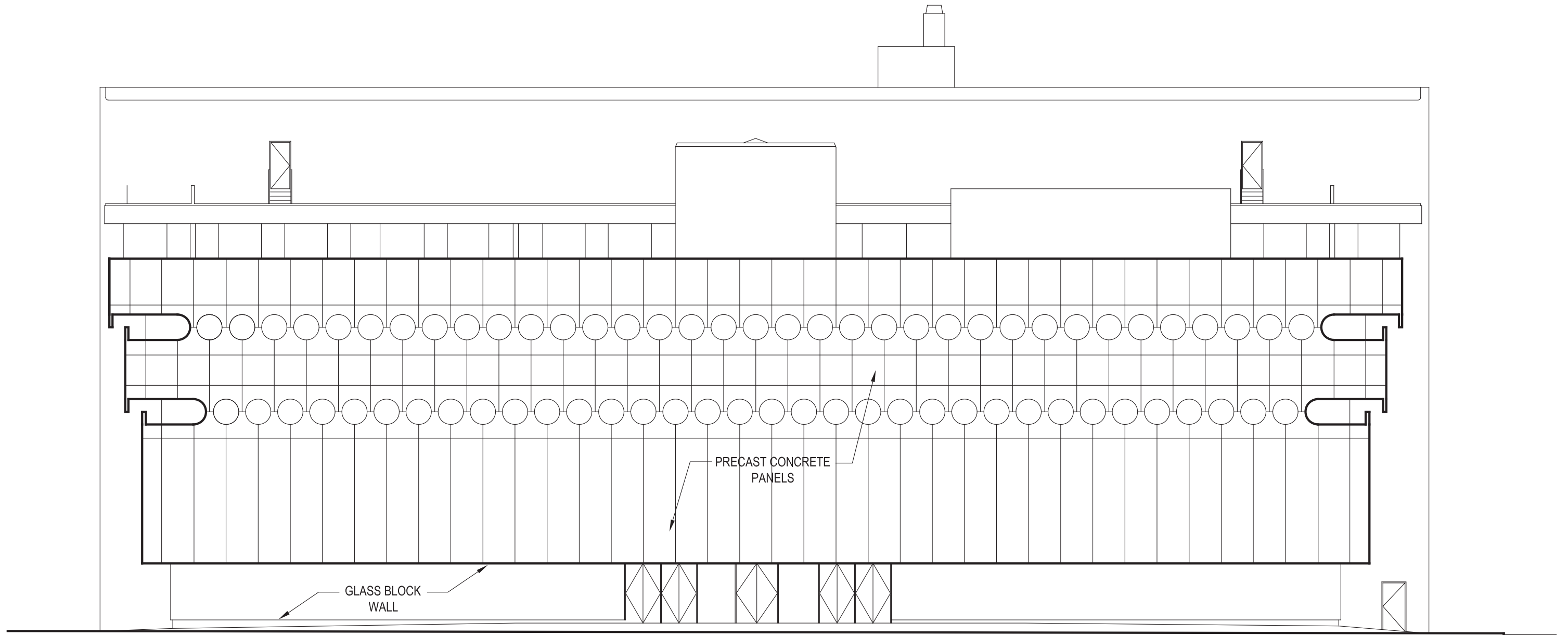


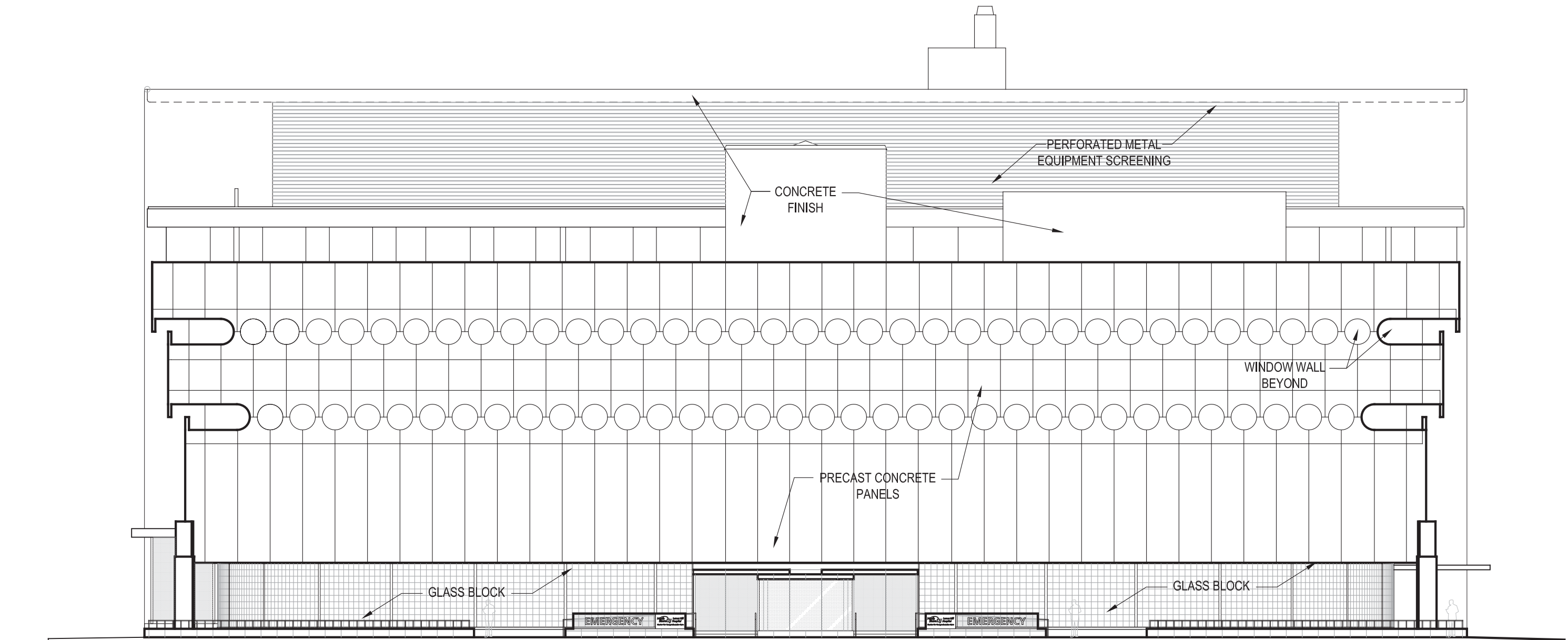


EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION





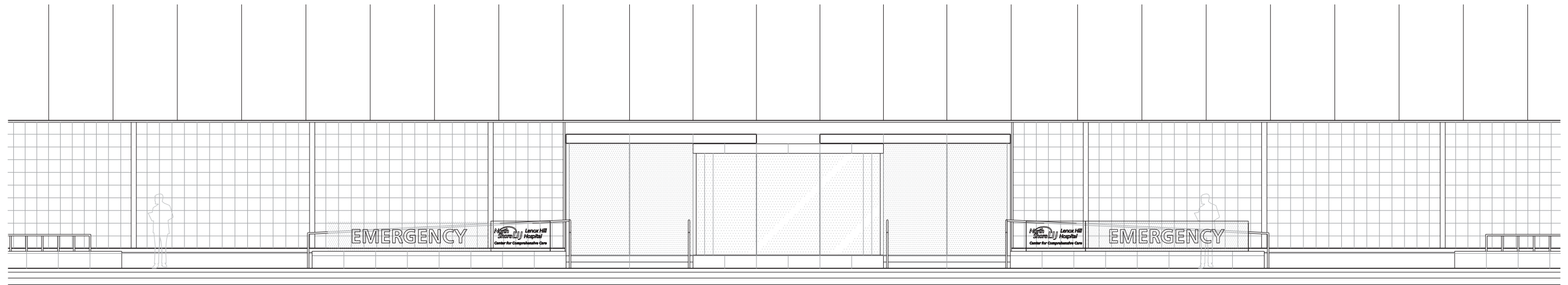




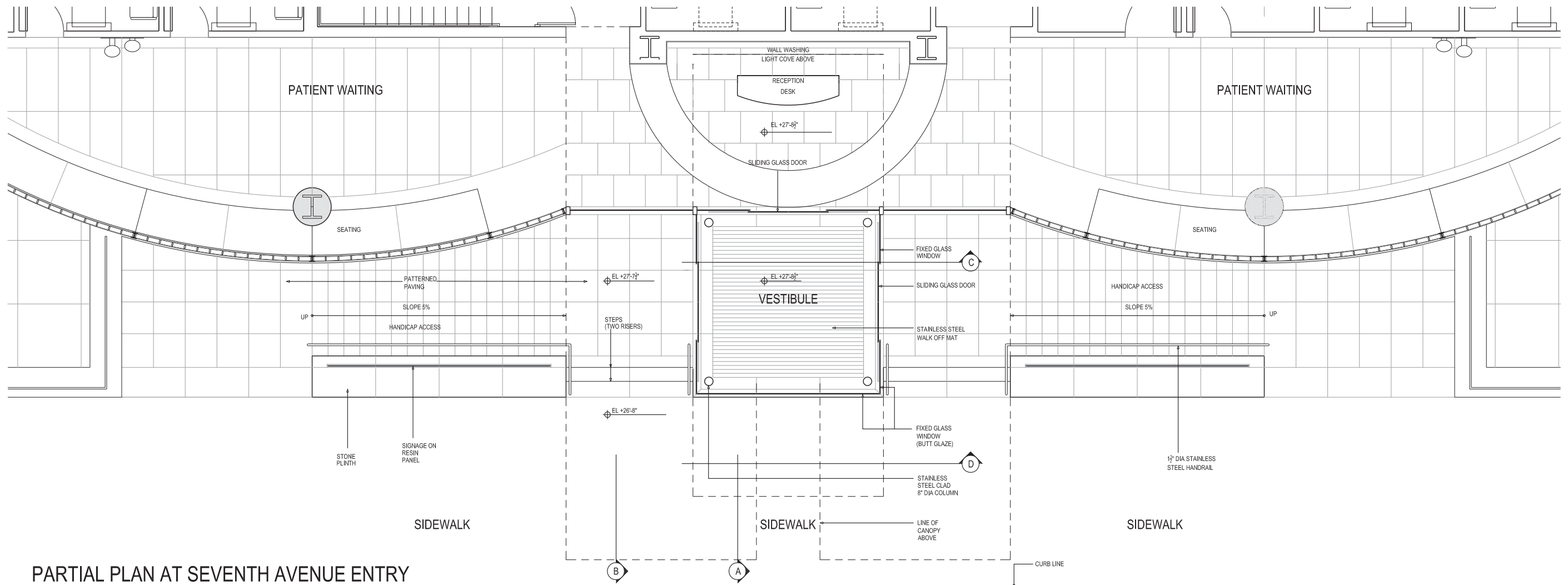






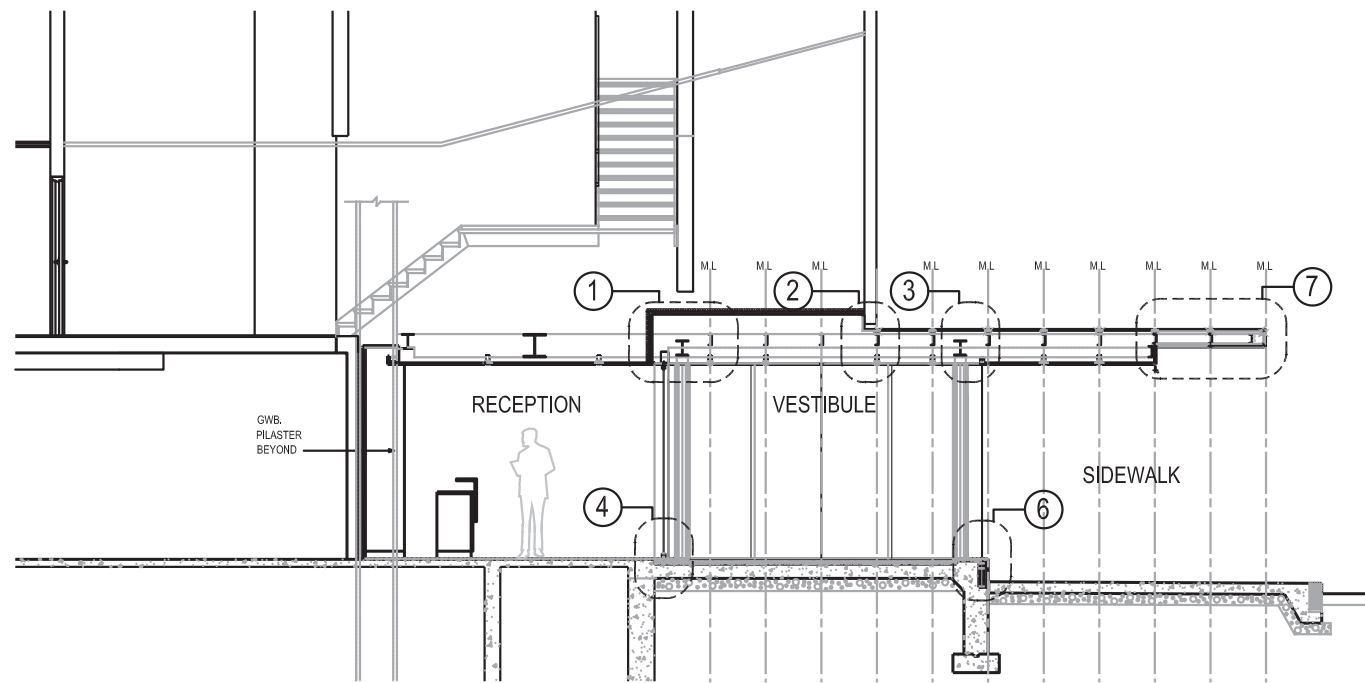


EAST ELEVATION AT SEVENTH AVENUE ENTRY

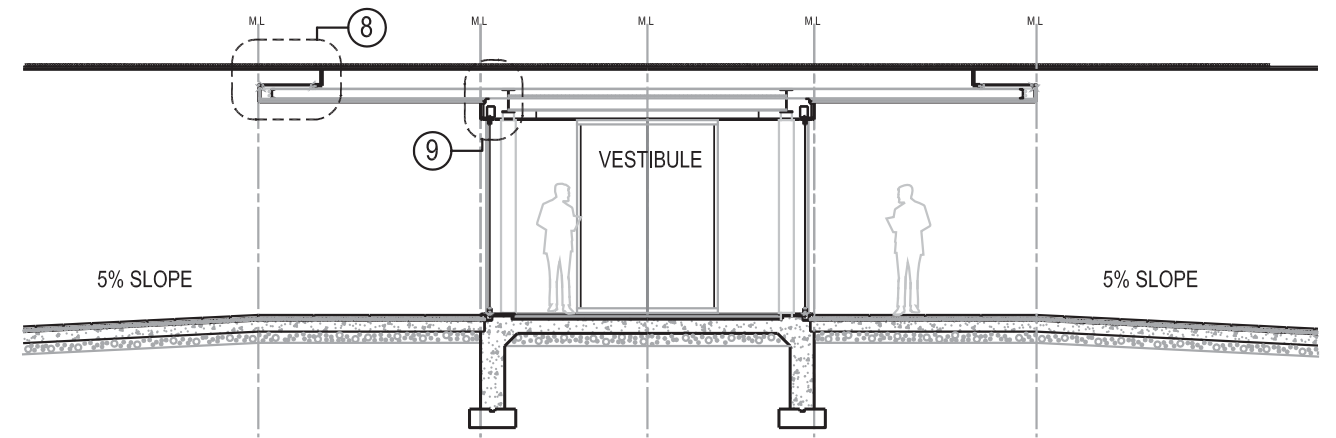


PARTIAL PLAN AT SEVENTH AVENUE ENTRY

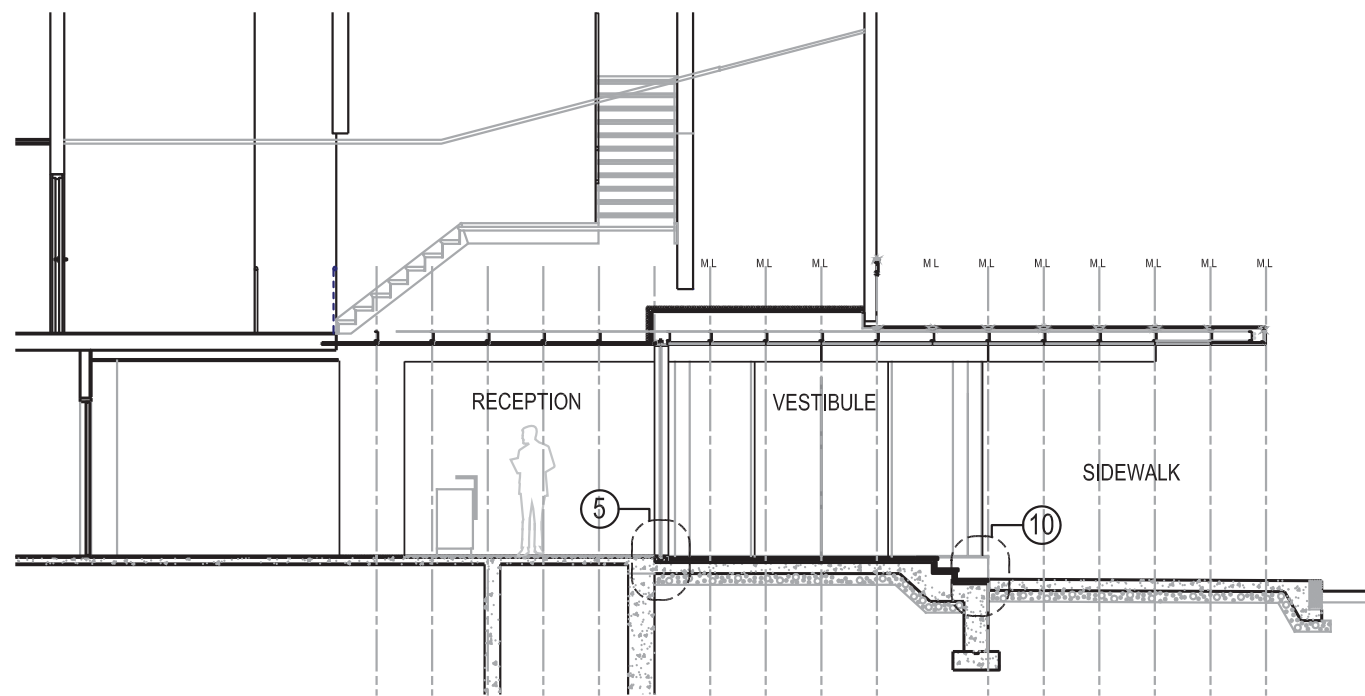
7TH AVENUE



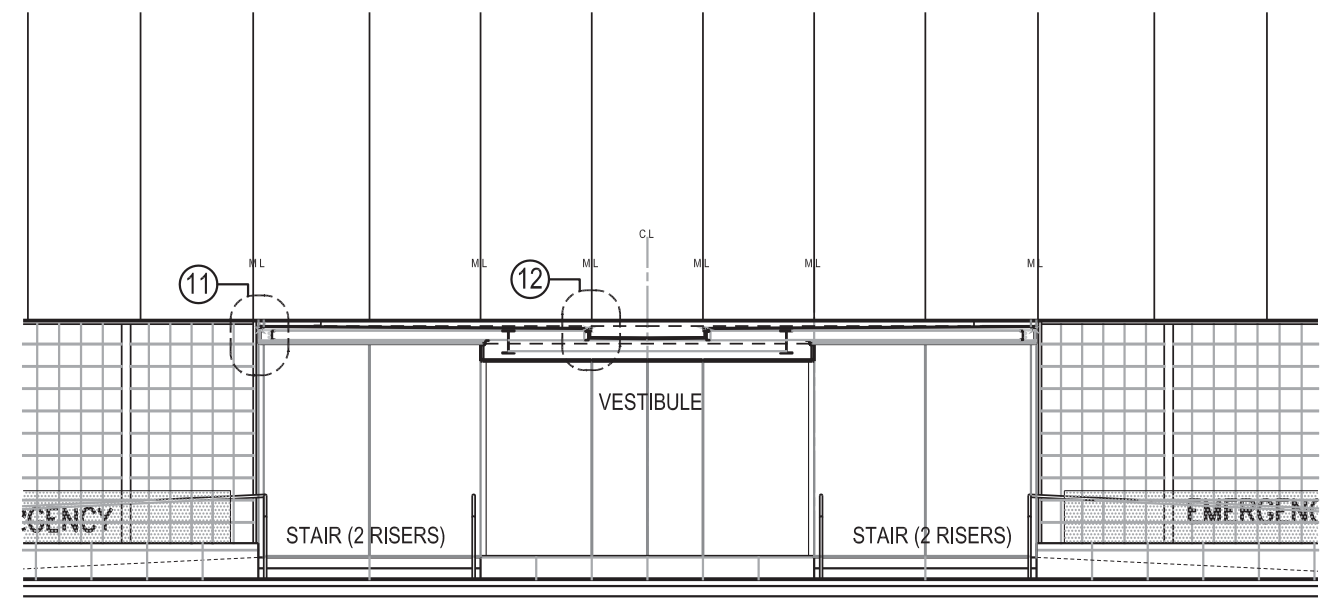
SECTION "A" LOOKING NORTH AT VESTIBULE



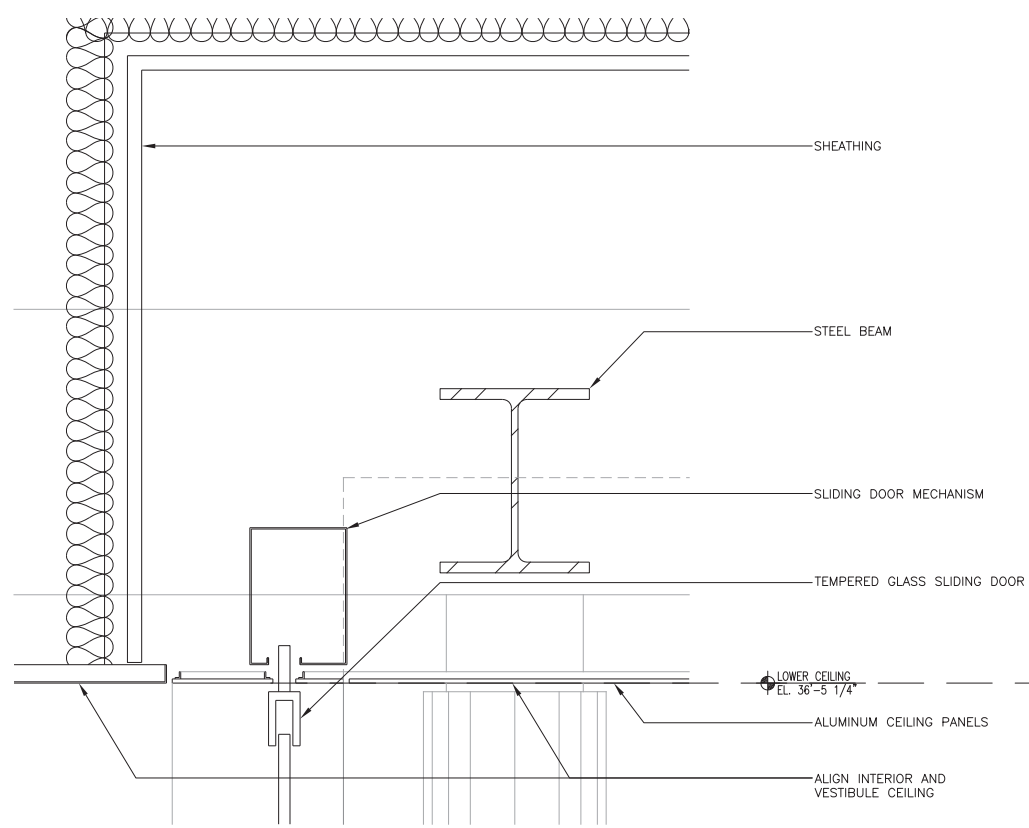
SECTION "C" LOOKING WEST AT VESTIBULE



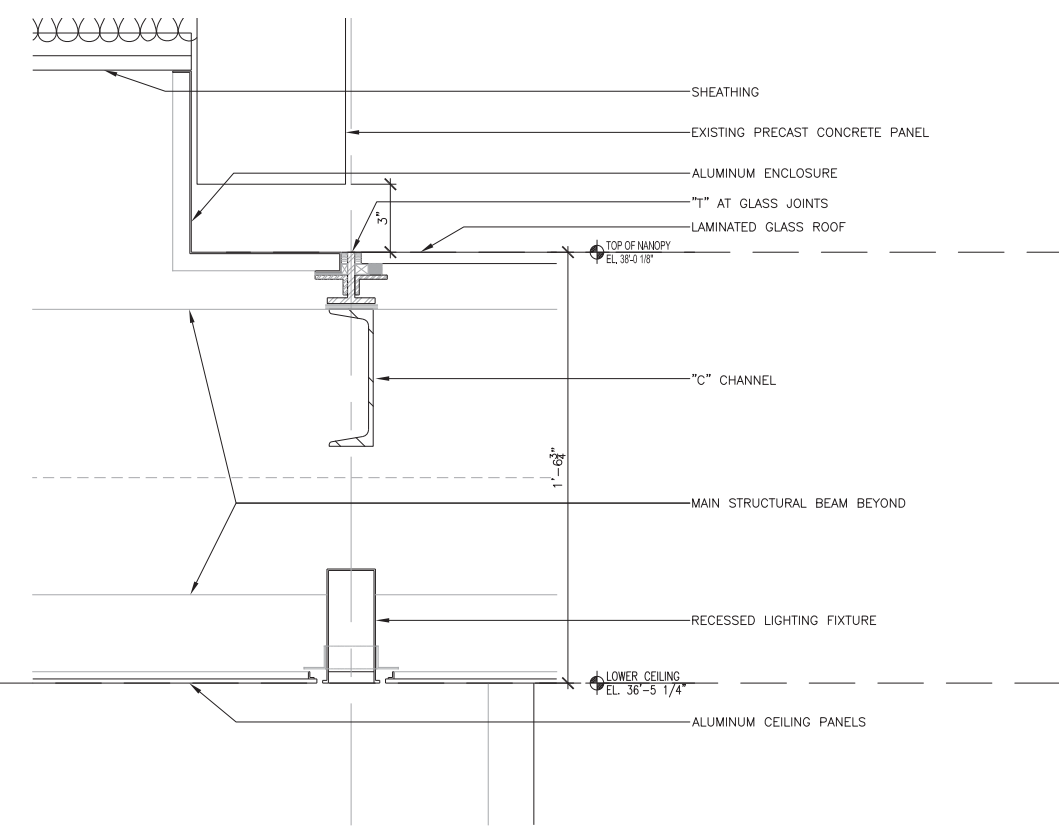
SECTION "B" LOOKING NORTH AT STEPS



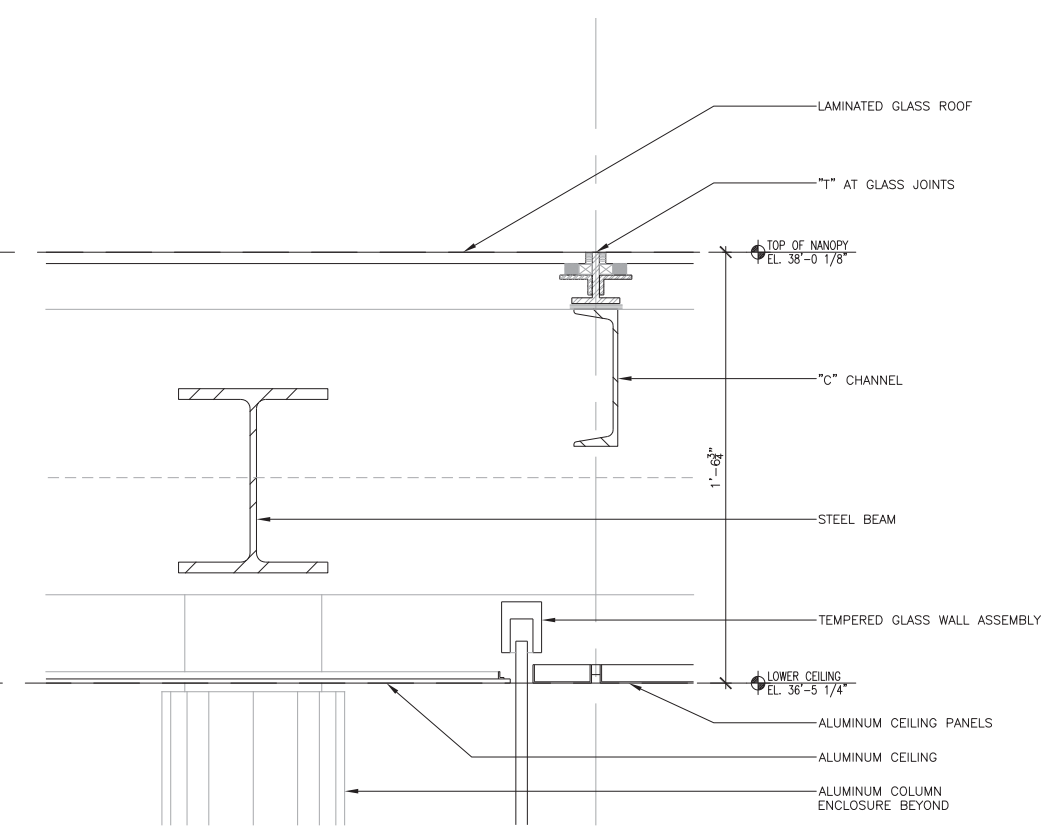
SECTION "D" LOOKING WEST AT SIDEWALK



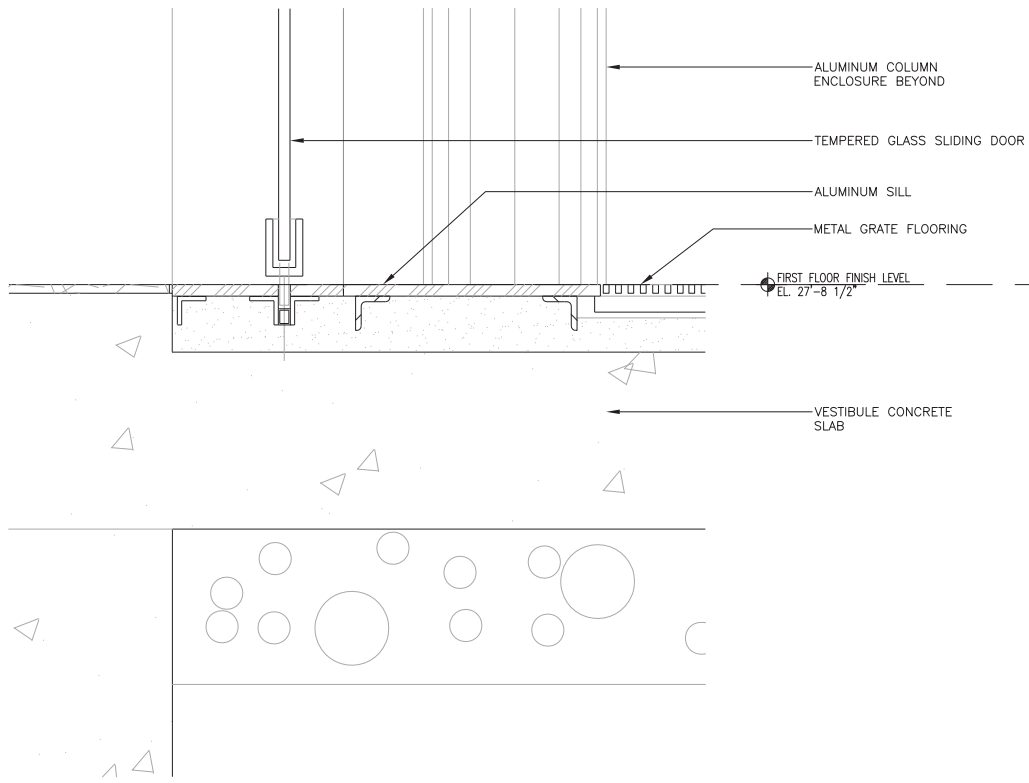
1 SECTION AT VESTIBULE SLIDING DOOR HEAD
SCALE: 3"=1'-0"



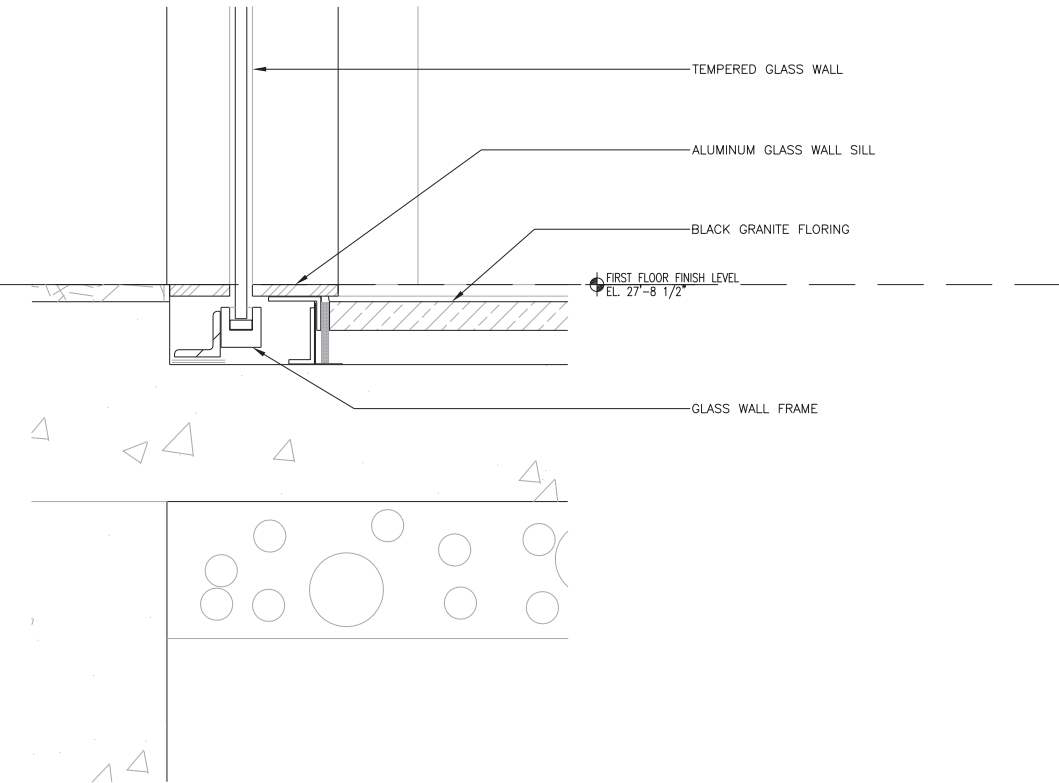
2 SECTION UNDER PRECAST CONCRETE PANEL
SCALE: 3"=1'-0"



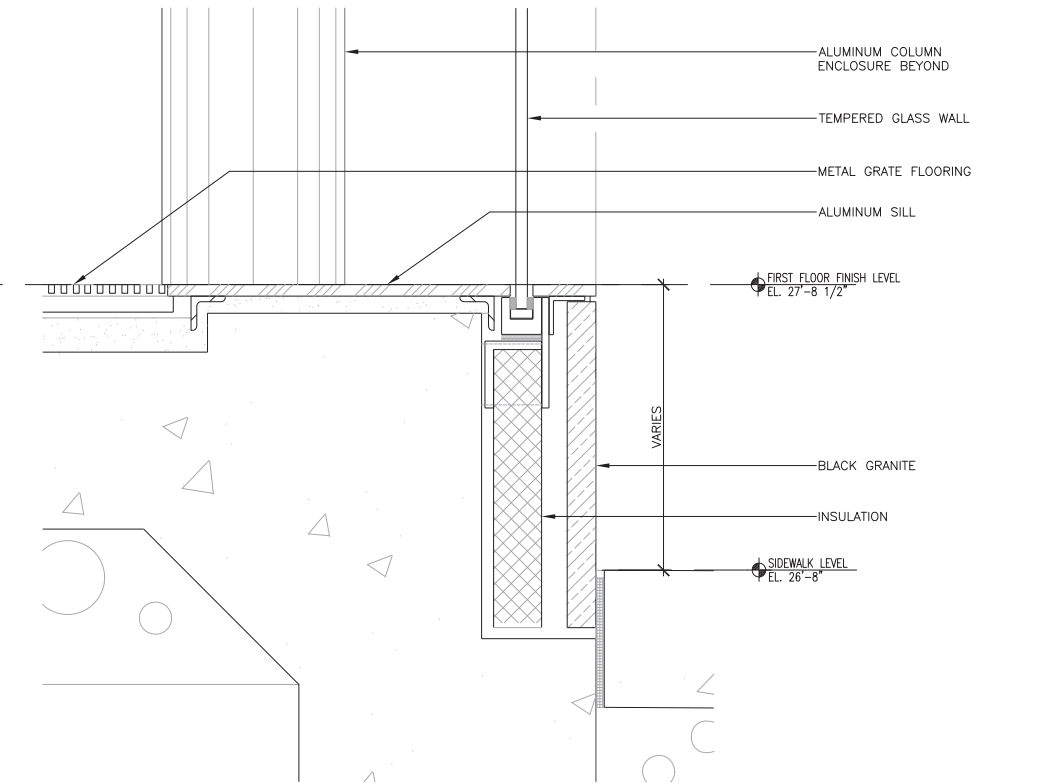
3 SECTION AT HEAD OF EXTERIOR GLASS WALL
SCALE: 3"=1'-0"



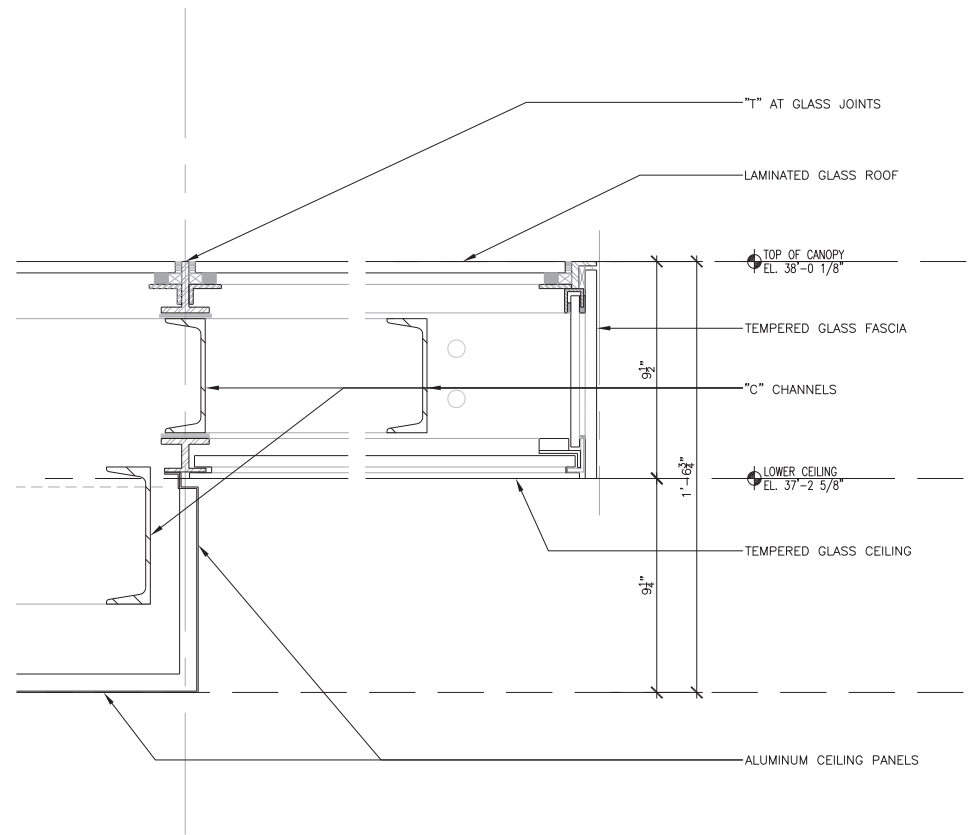
4 SECTION AT VESTIBULE SLIDING DOOR THRESHOLD
SCALE: 3"=1'-0"



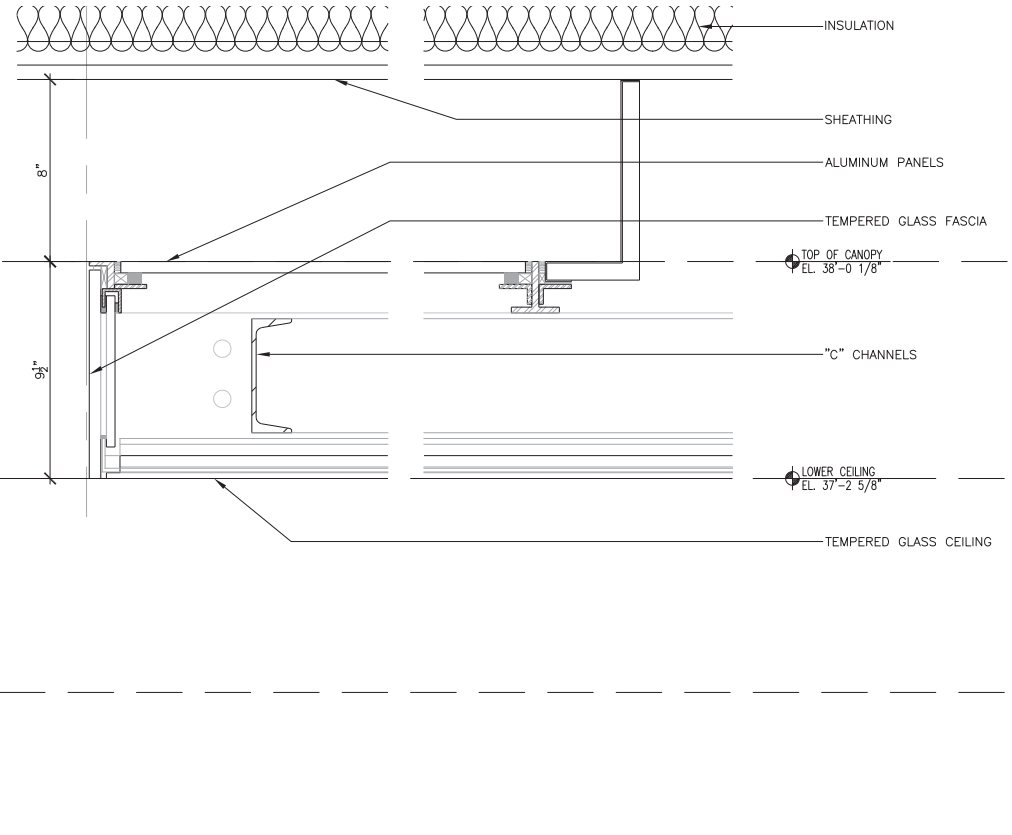
5 SECTION AT SILL OF VESTIBULE GLASS WALL
SCALE: 3"=1'-0"



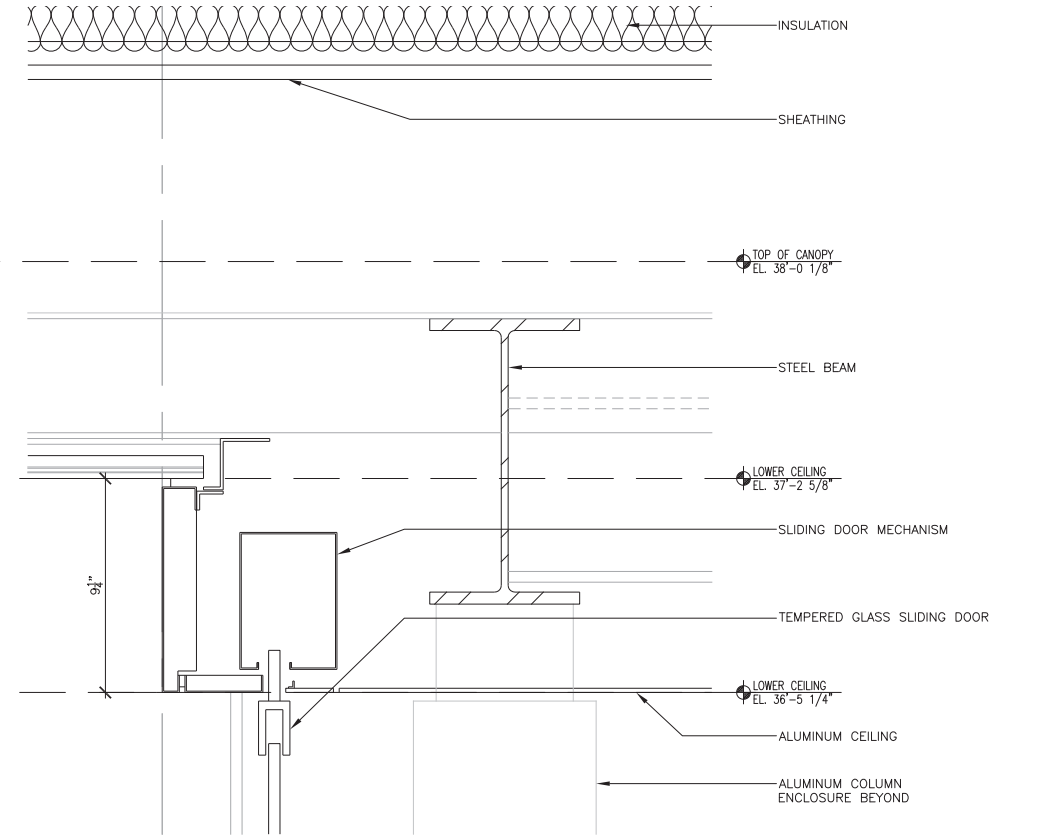
6 SECTION AT SILL OF EXTERIOR GLASS
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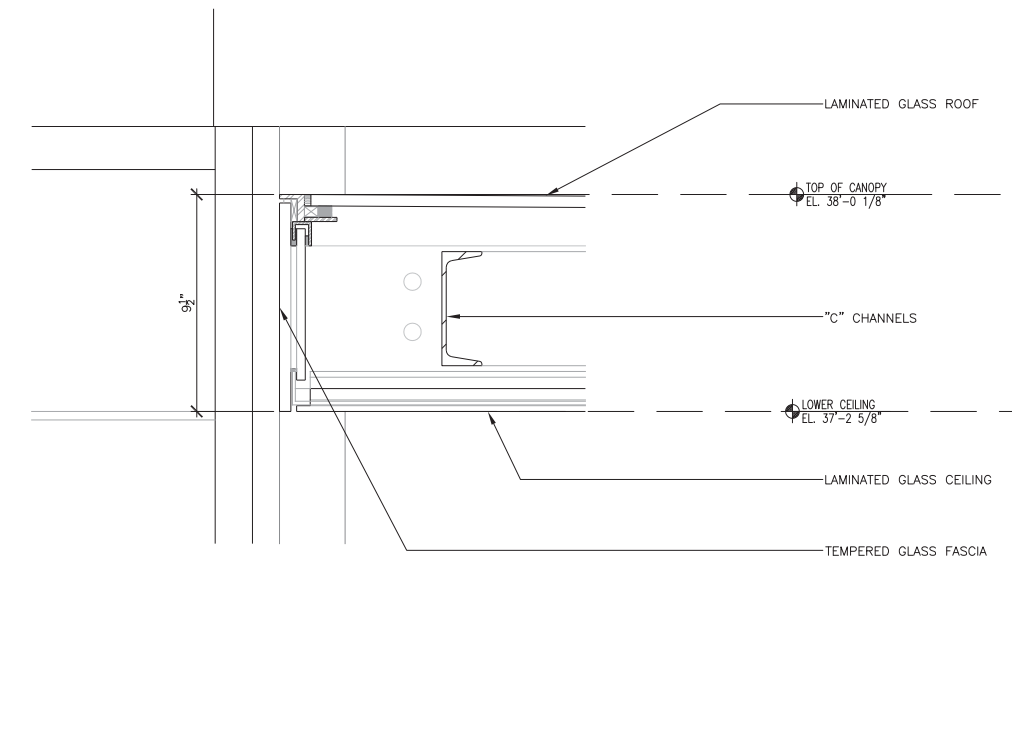
7 SECTION AT CANOPY FASCIA LOOKING NORTH
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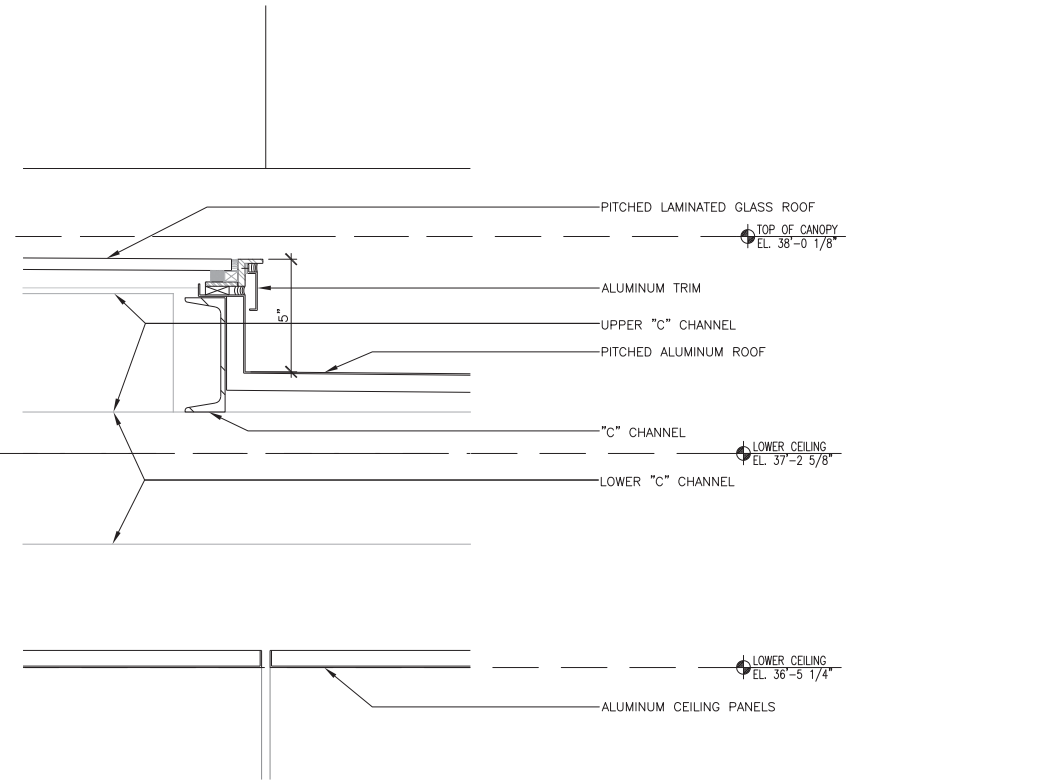
8 SECTION AT FASCIA UNDER BUILDING OVERHANG LOOKING WEST
SCALE: 3"=1'-0"



9 SECTION AT SLIDING DOOR HEAD UNDER BUILDING OVERHANG LOOKING NORTH
SCALE: 3"=1'-0"



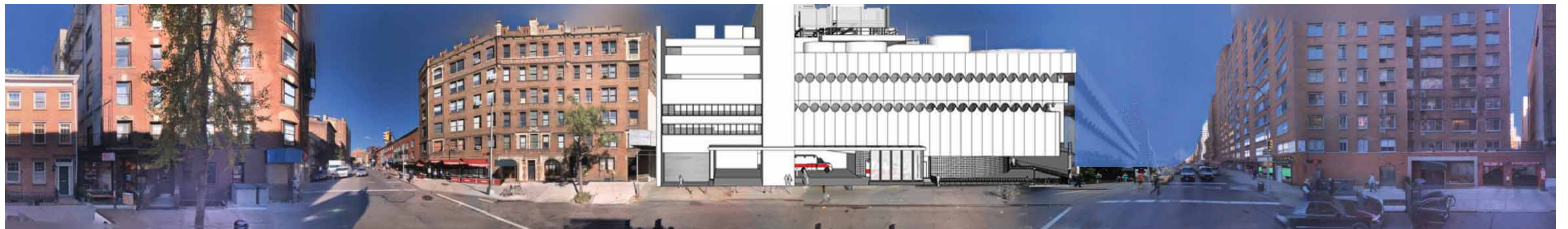
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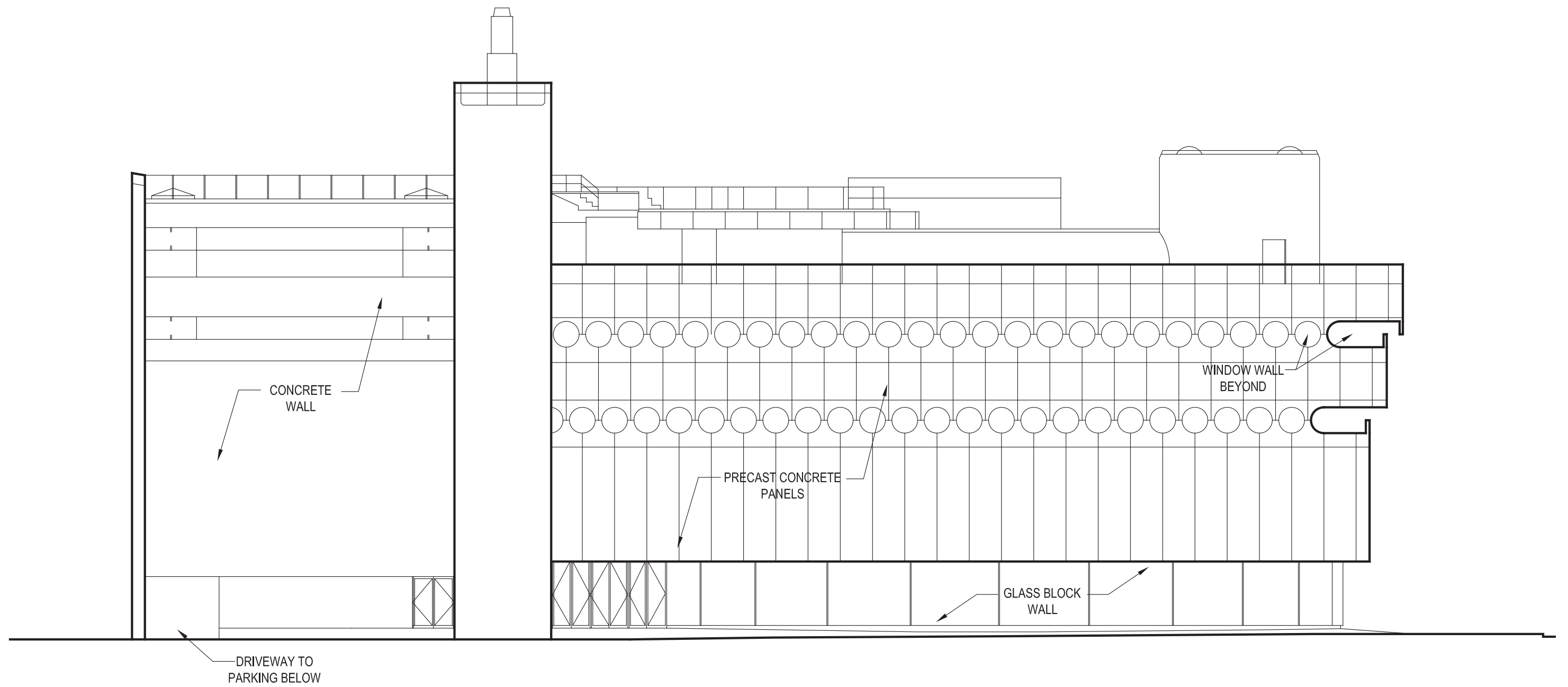
12 SECTION AT PITCHED ROOF LOOKING NORTH
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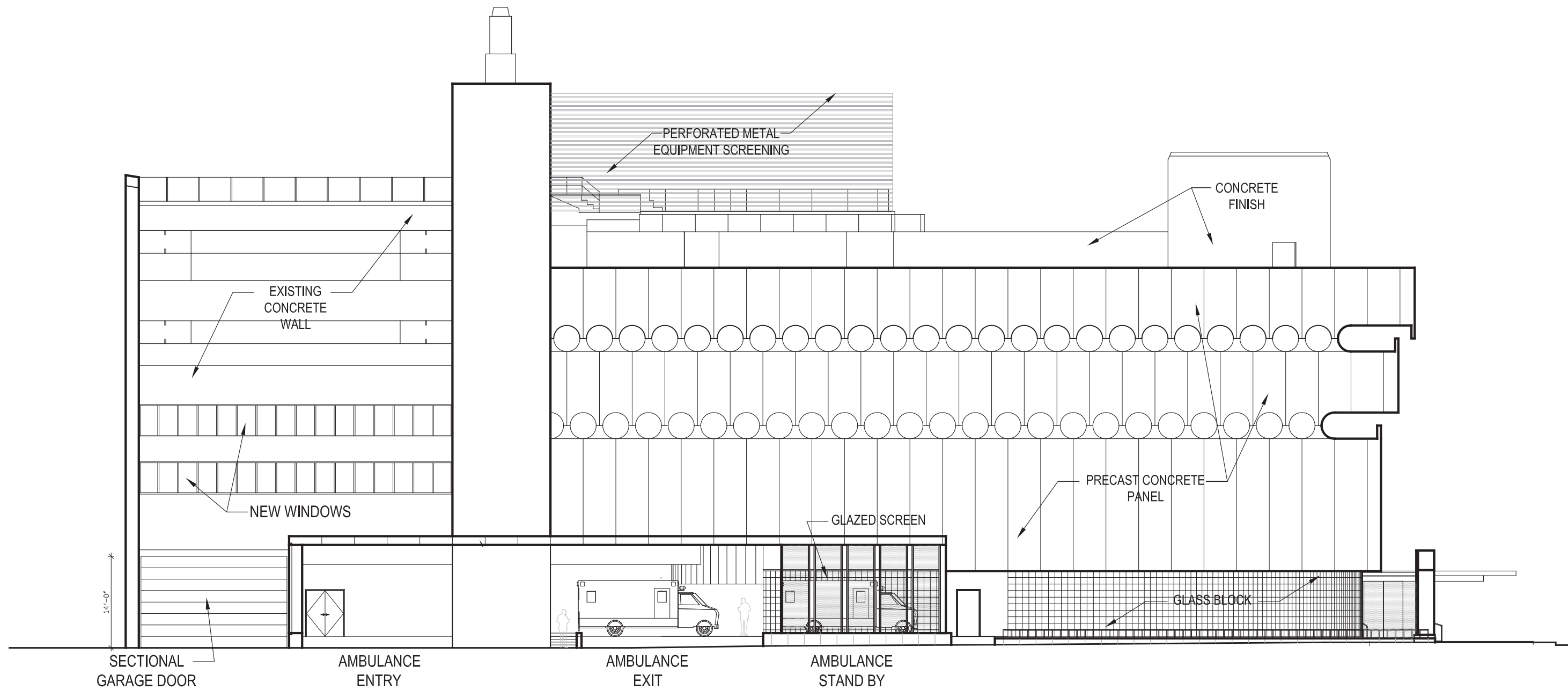


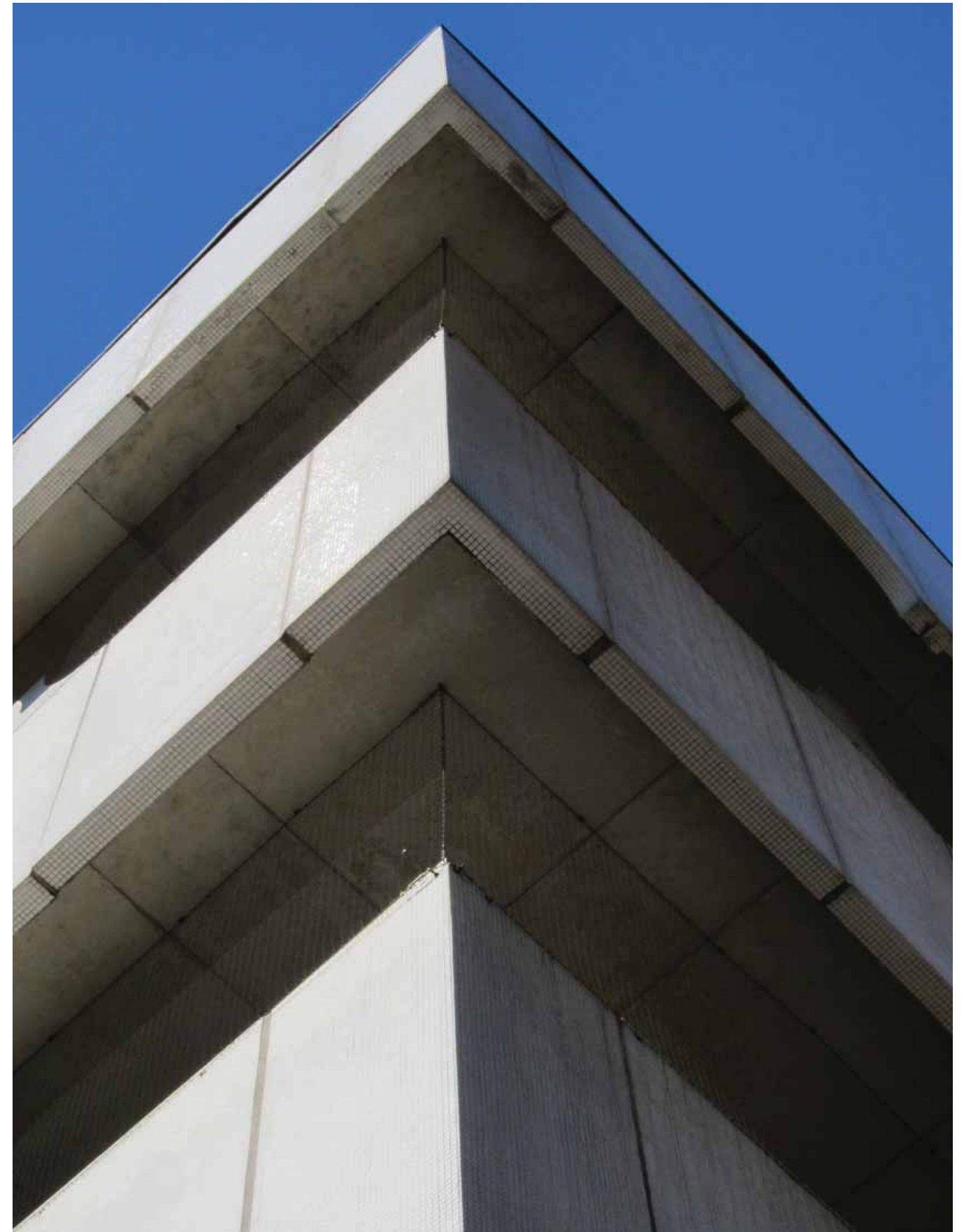
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

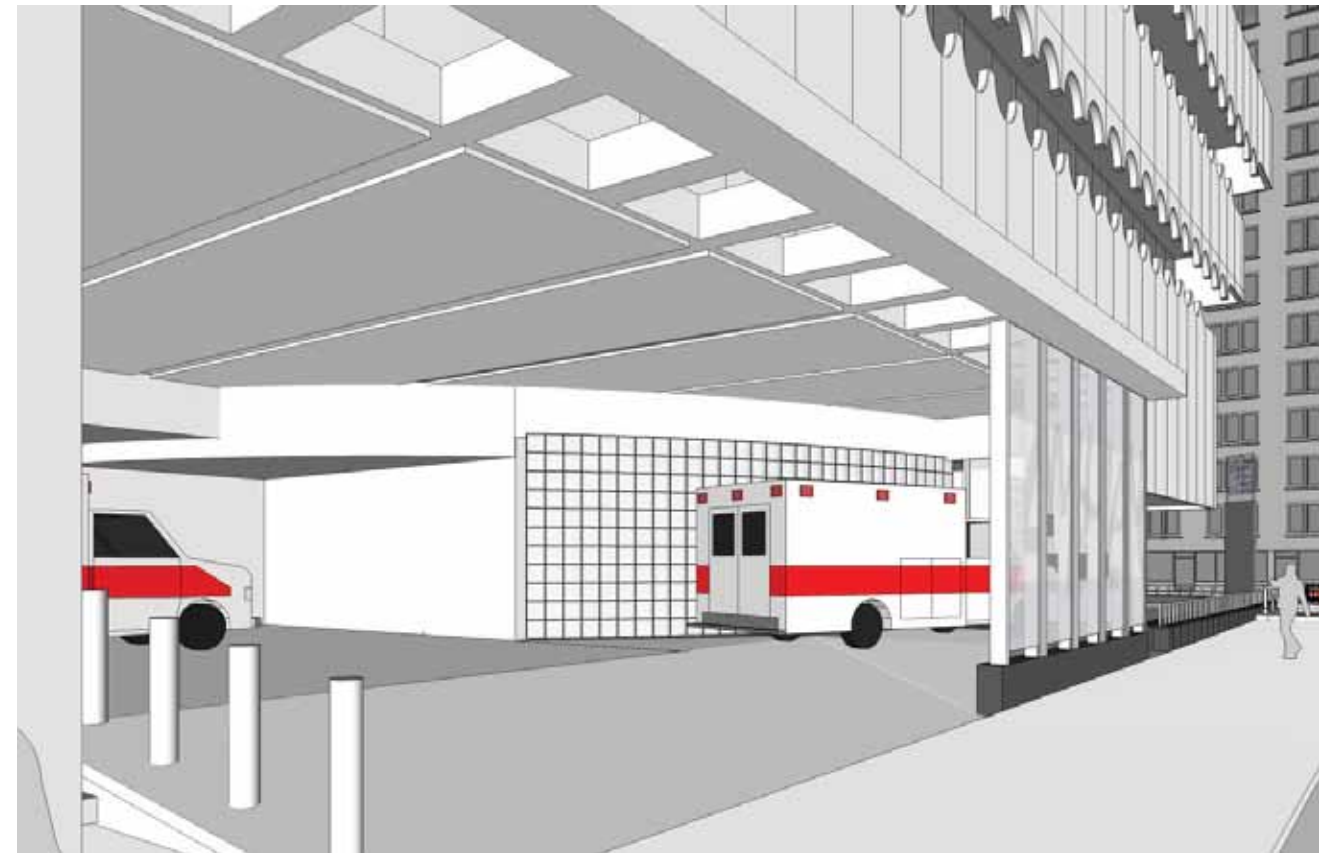


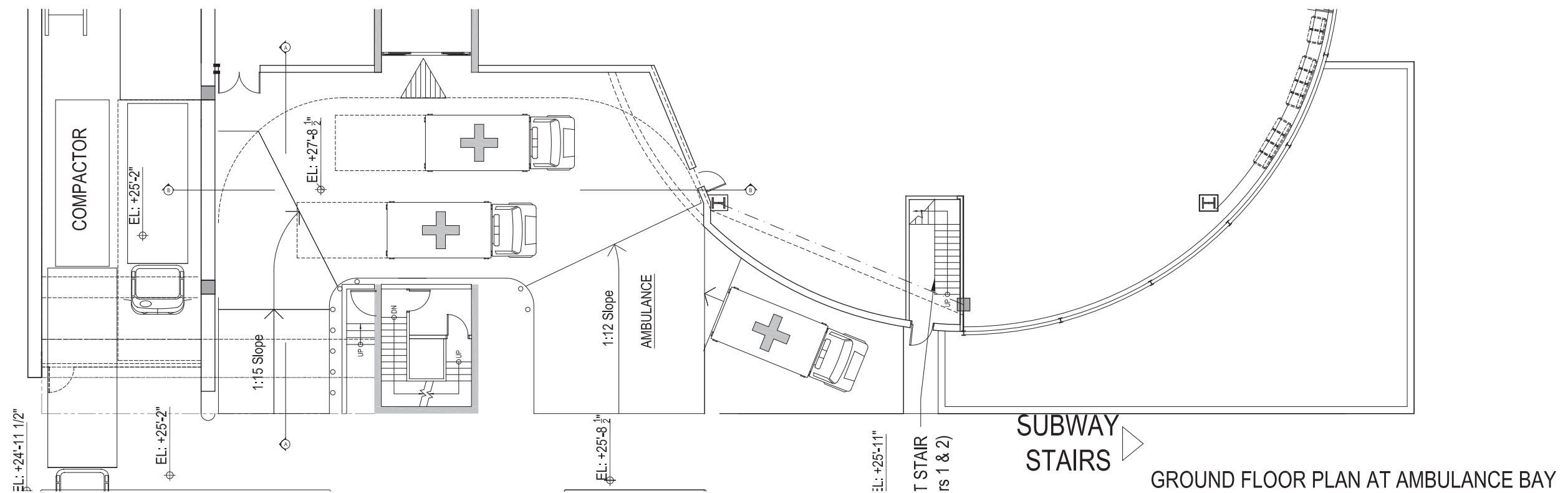
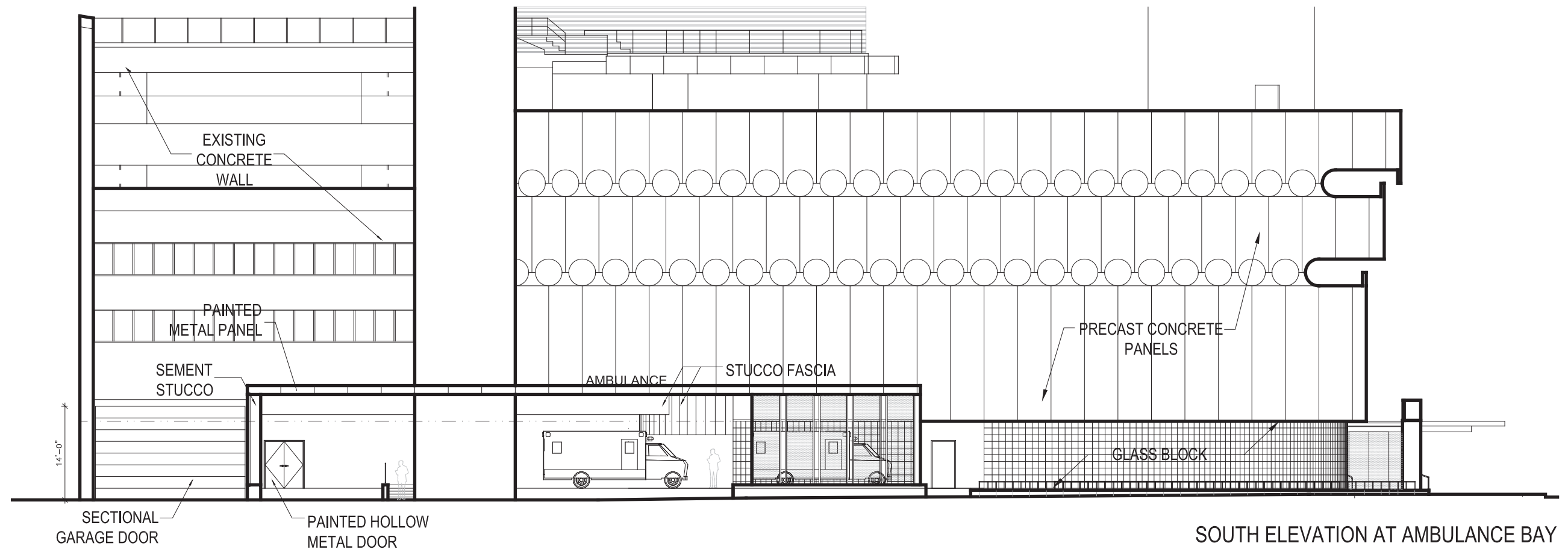


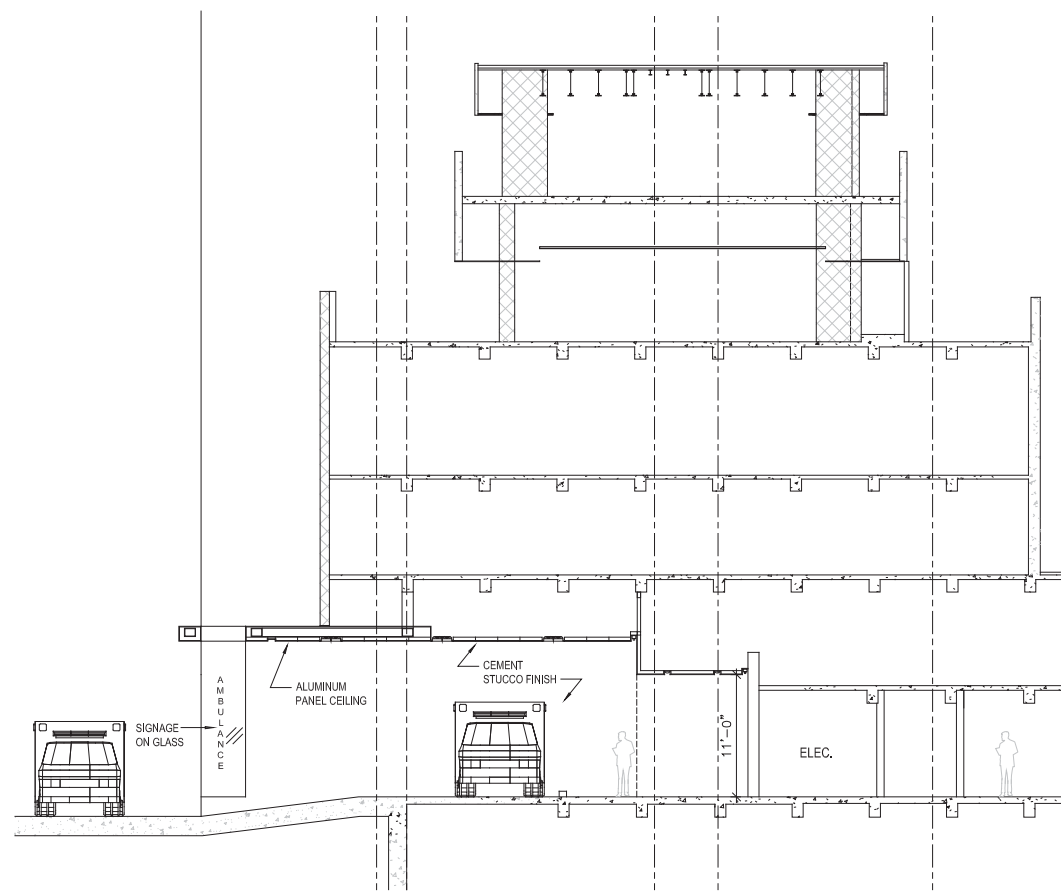




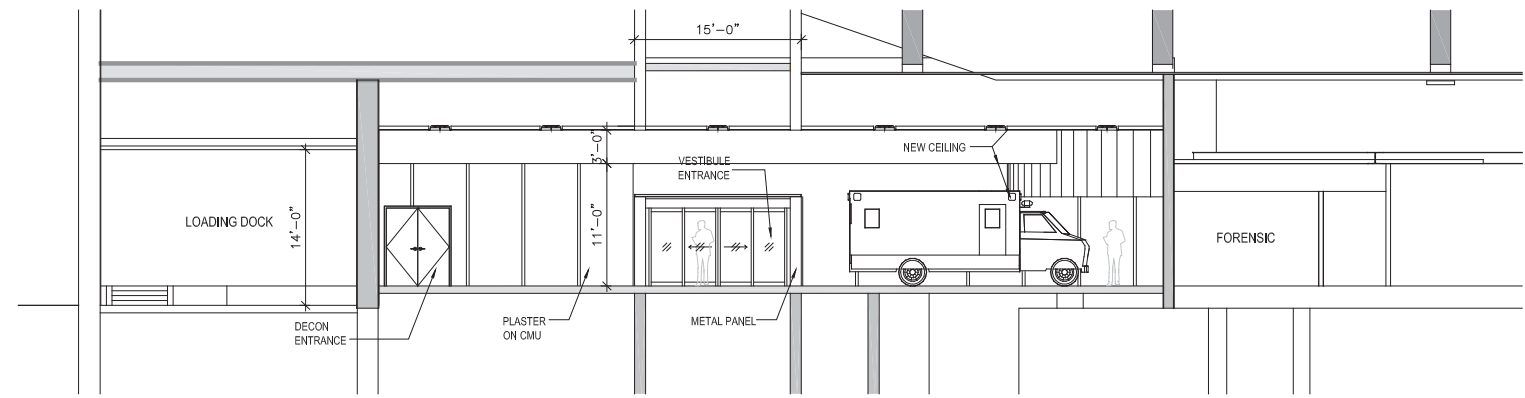




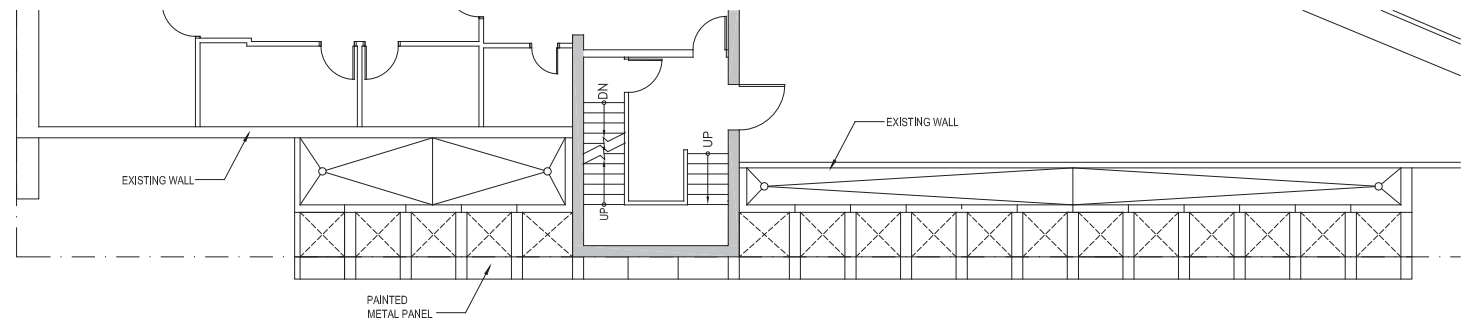




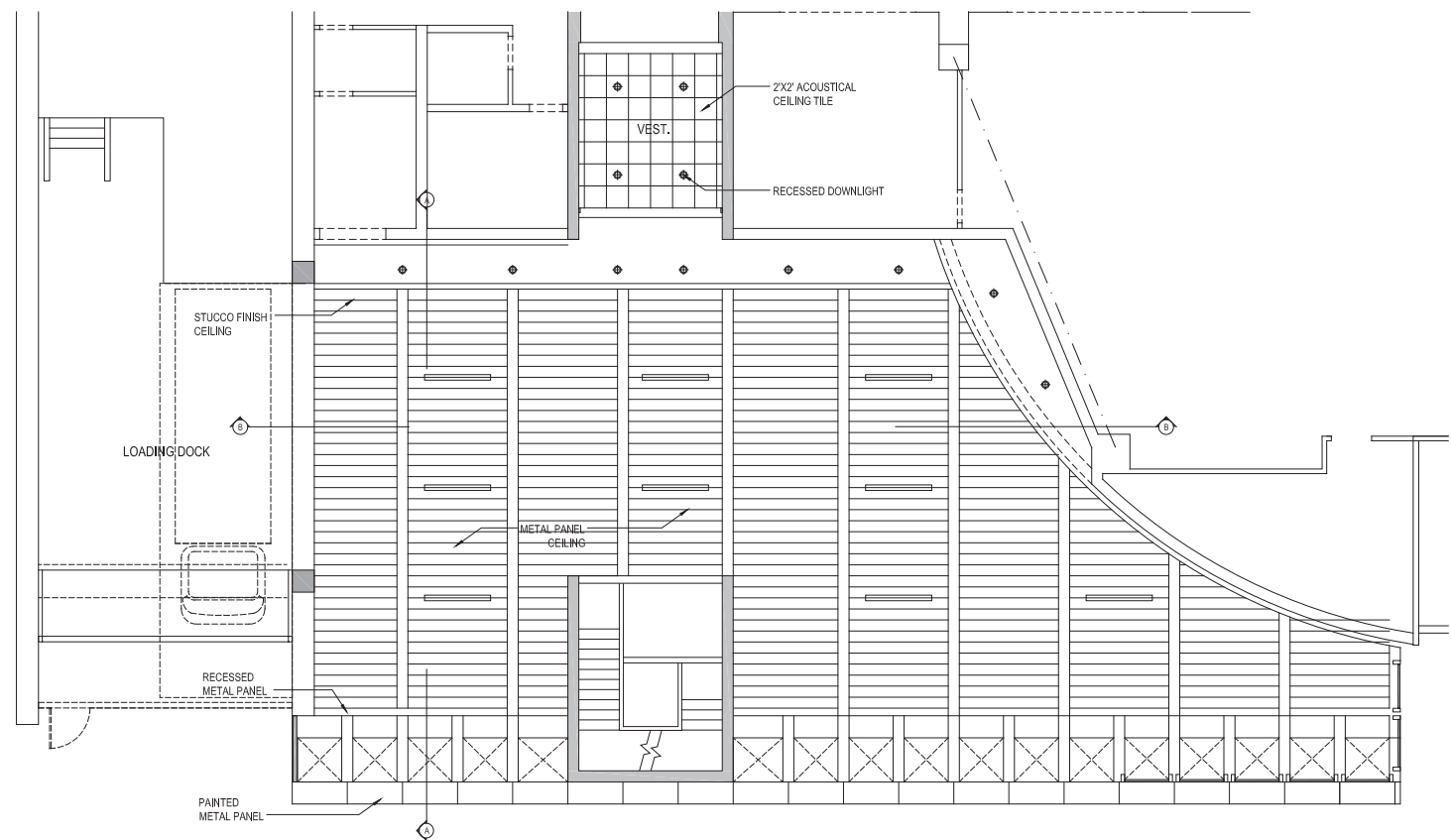
SECTION 'A' AT AMBULANCE BAY LOOKING WEST



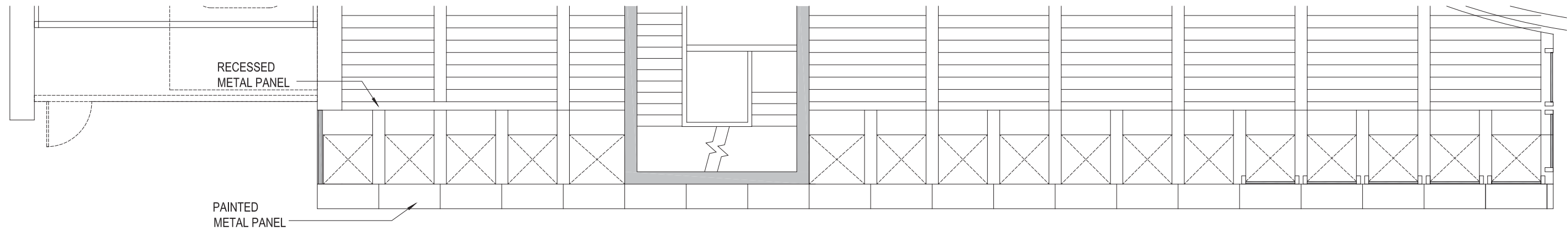
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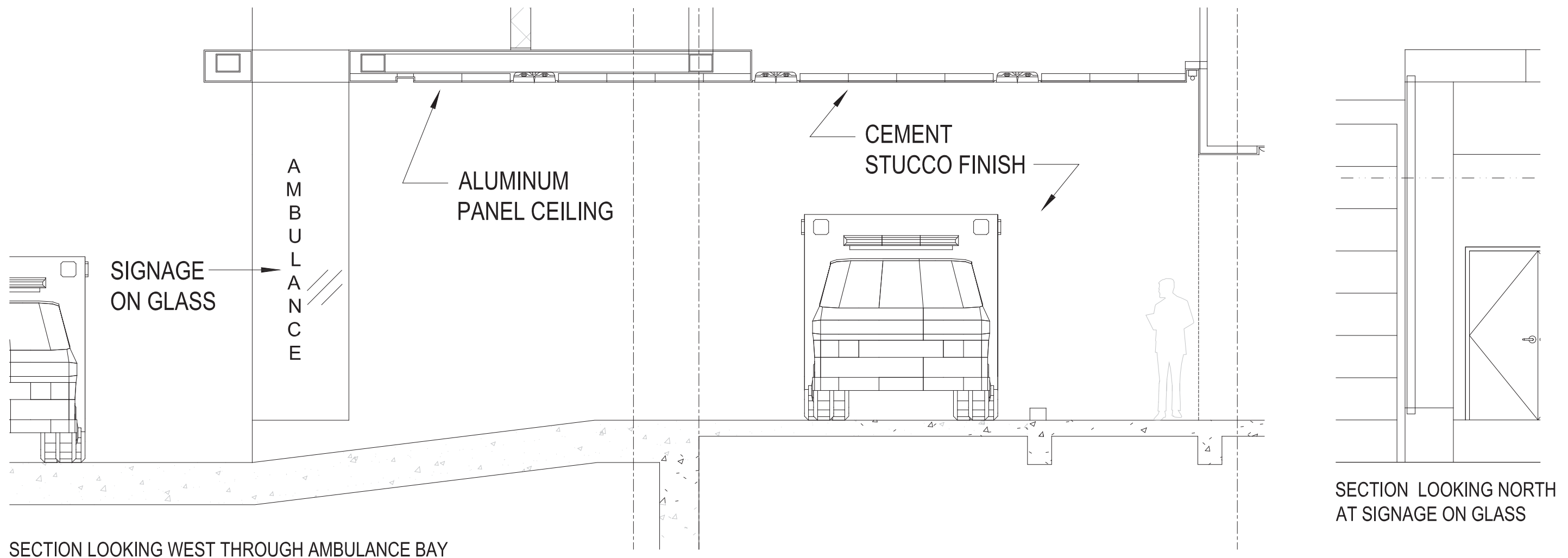
CANOPY ROOF PLAN



REFLECTED CEILING PLAN AT AMBULANCE BAY



REFLECTED CEILING PLAN OF TRELLIS AT AMBULANCE BAY

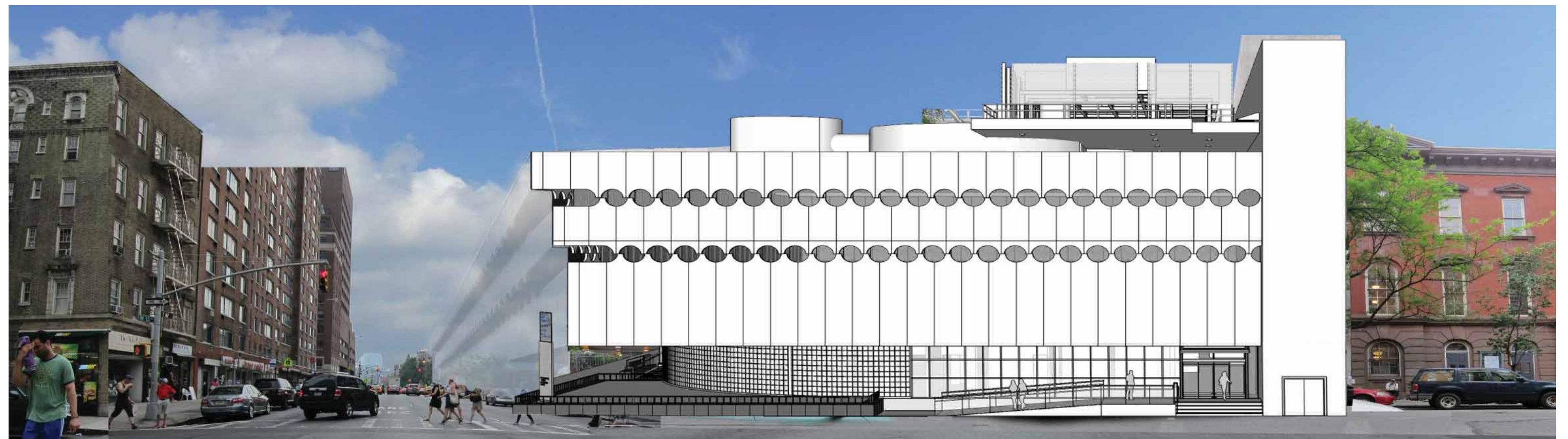


SECTION LOOKING WEST THROUGH AMBULANCE BAY

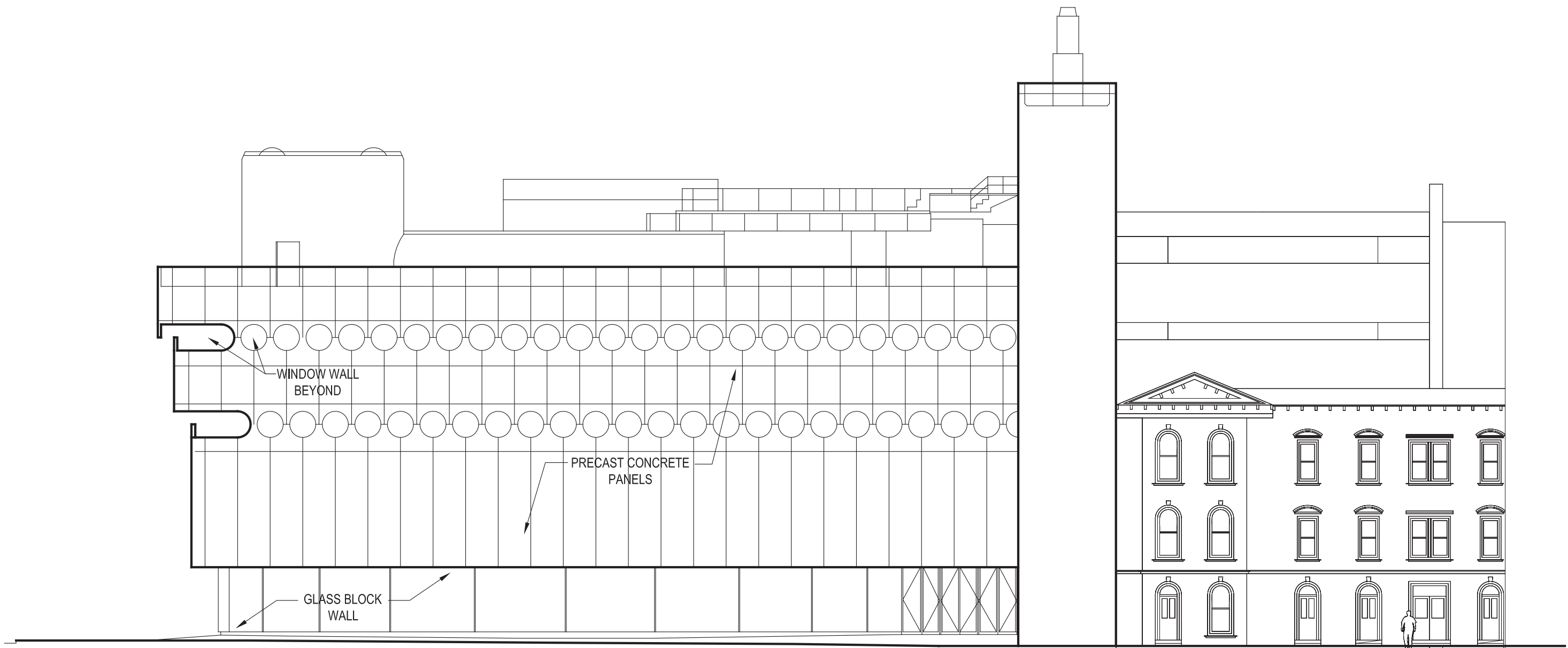
SECTION LOOKING NORTH AT SIGNAGE ON GLASS

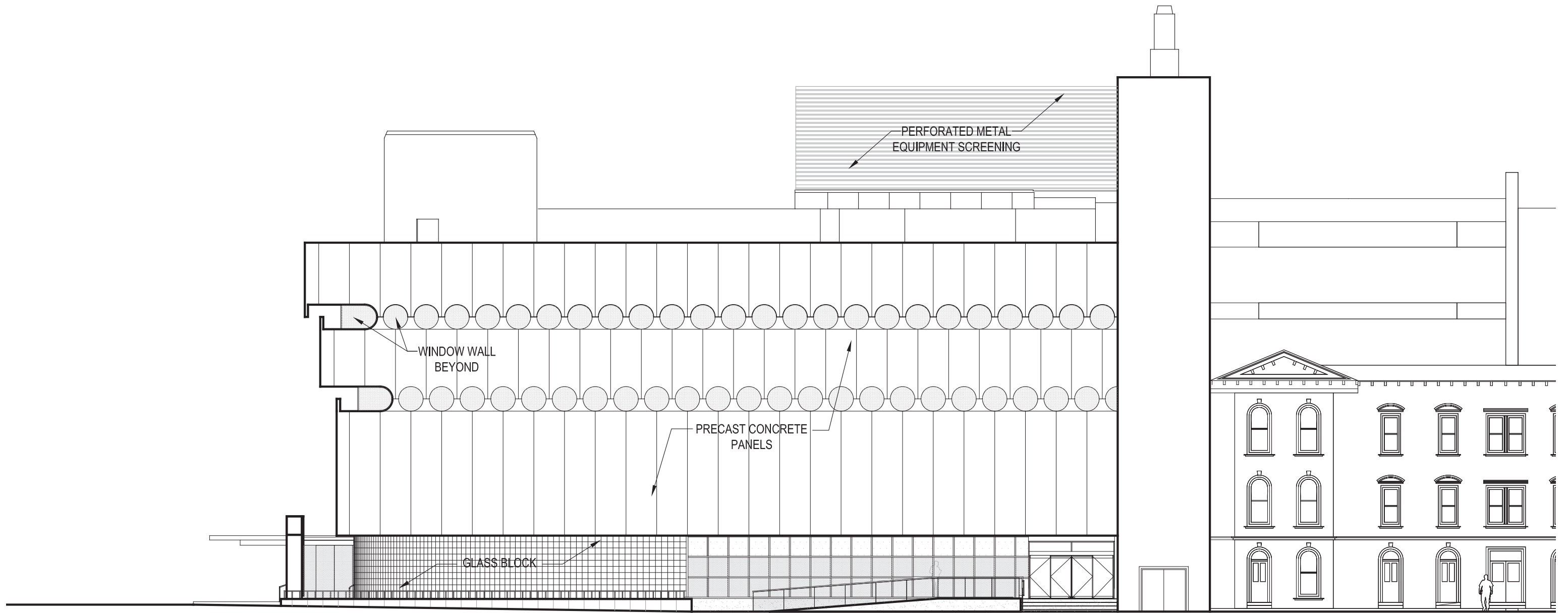


EXISTING NORTH ELEVATION

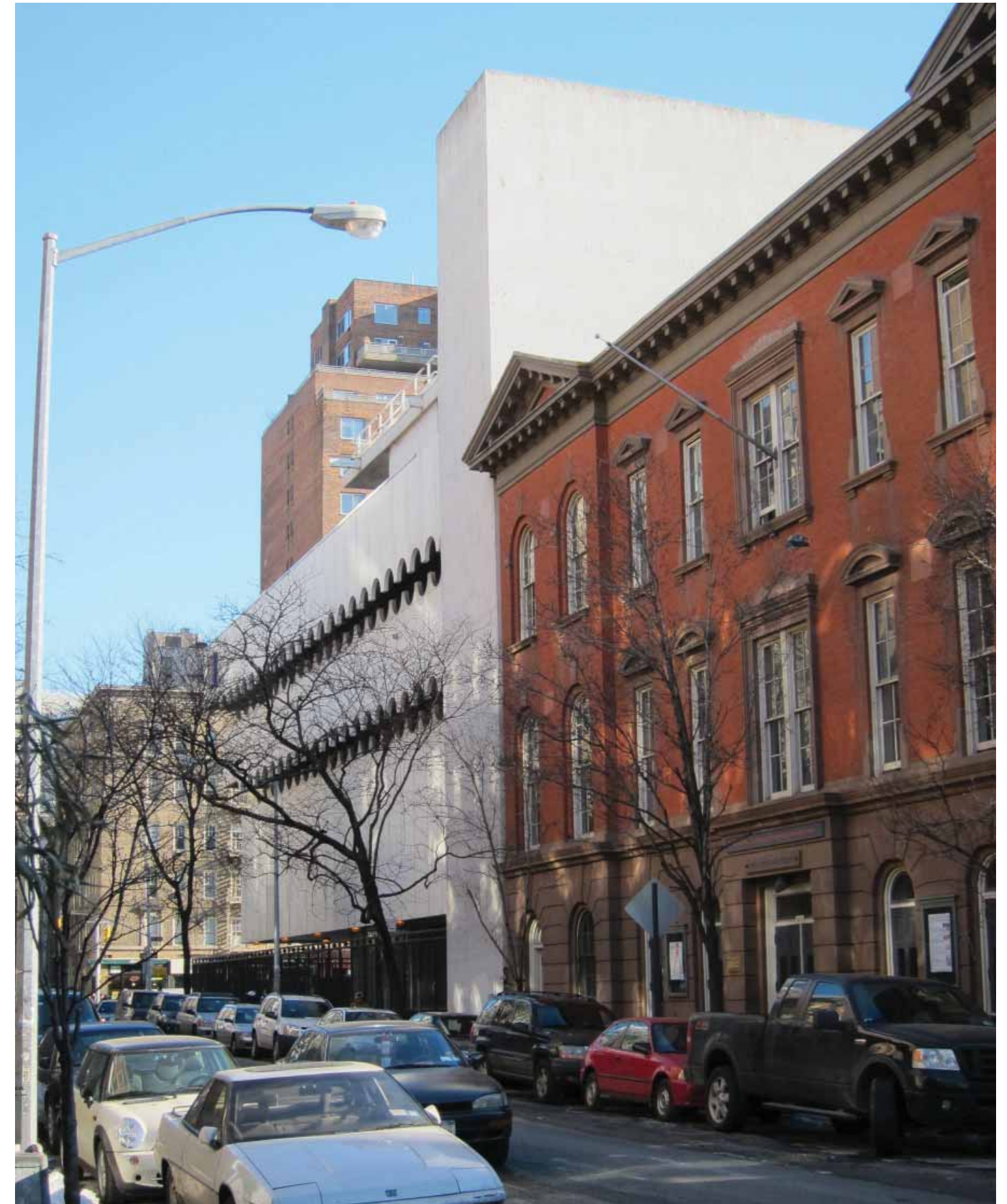


PROPOSED NORTH ELEVATION









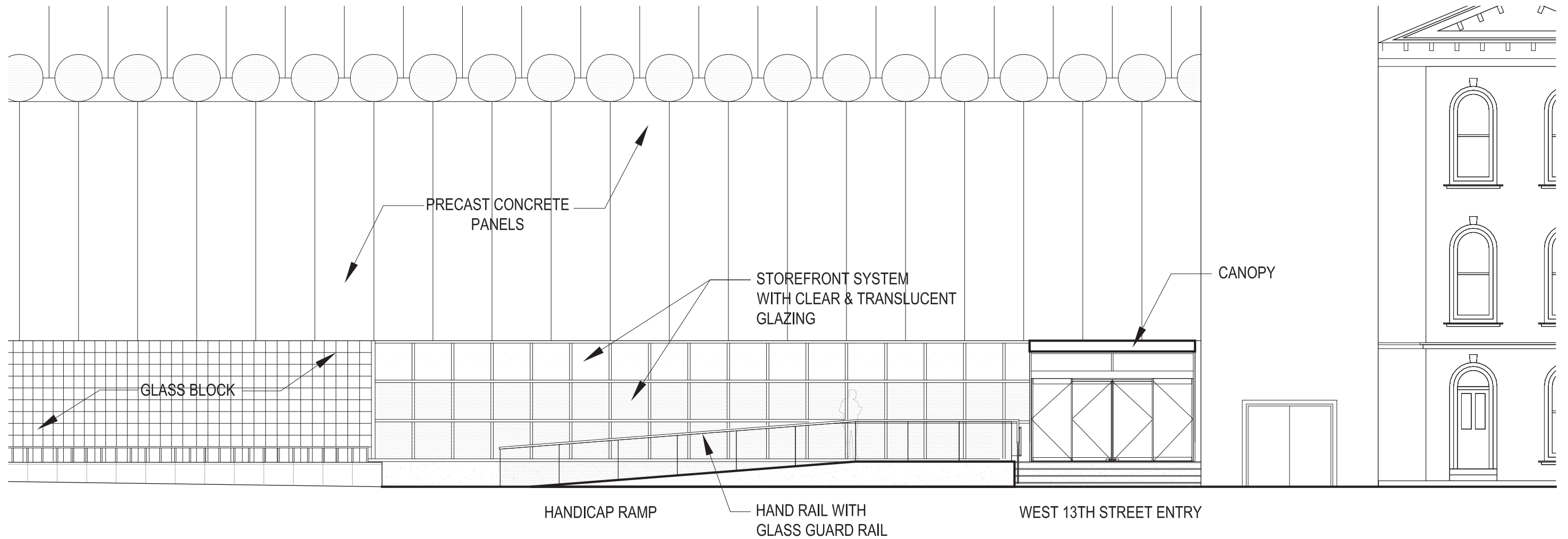


NORTH ELEVATION EXISTING CONDITIONS

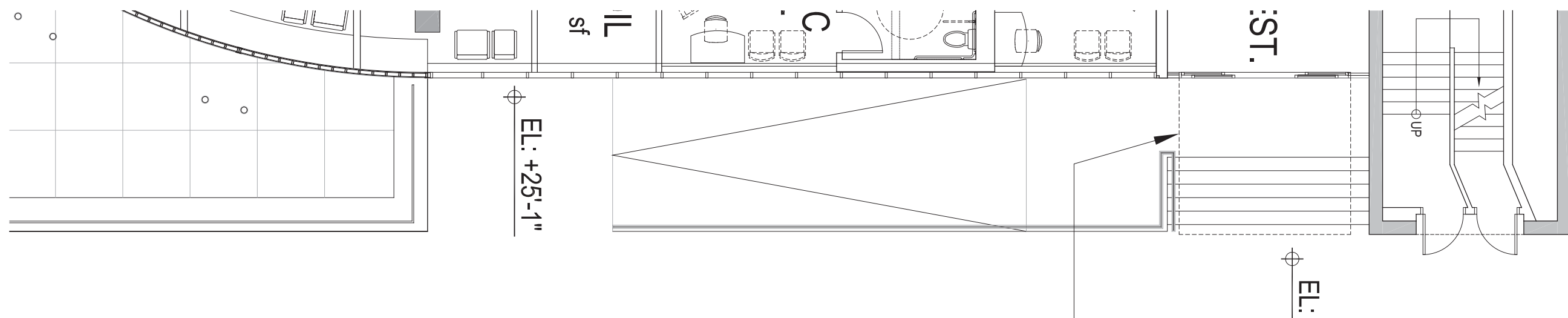


NORTH ELEVATION EXISTING CONDITIONS

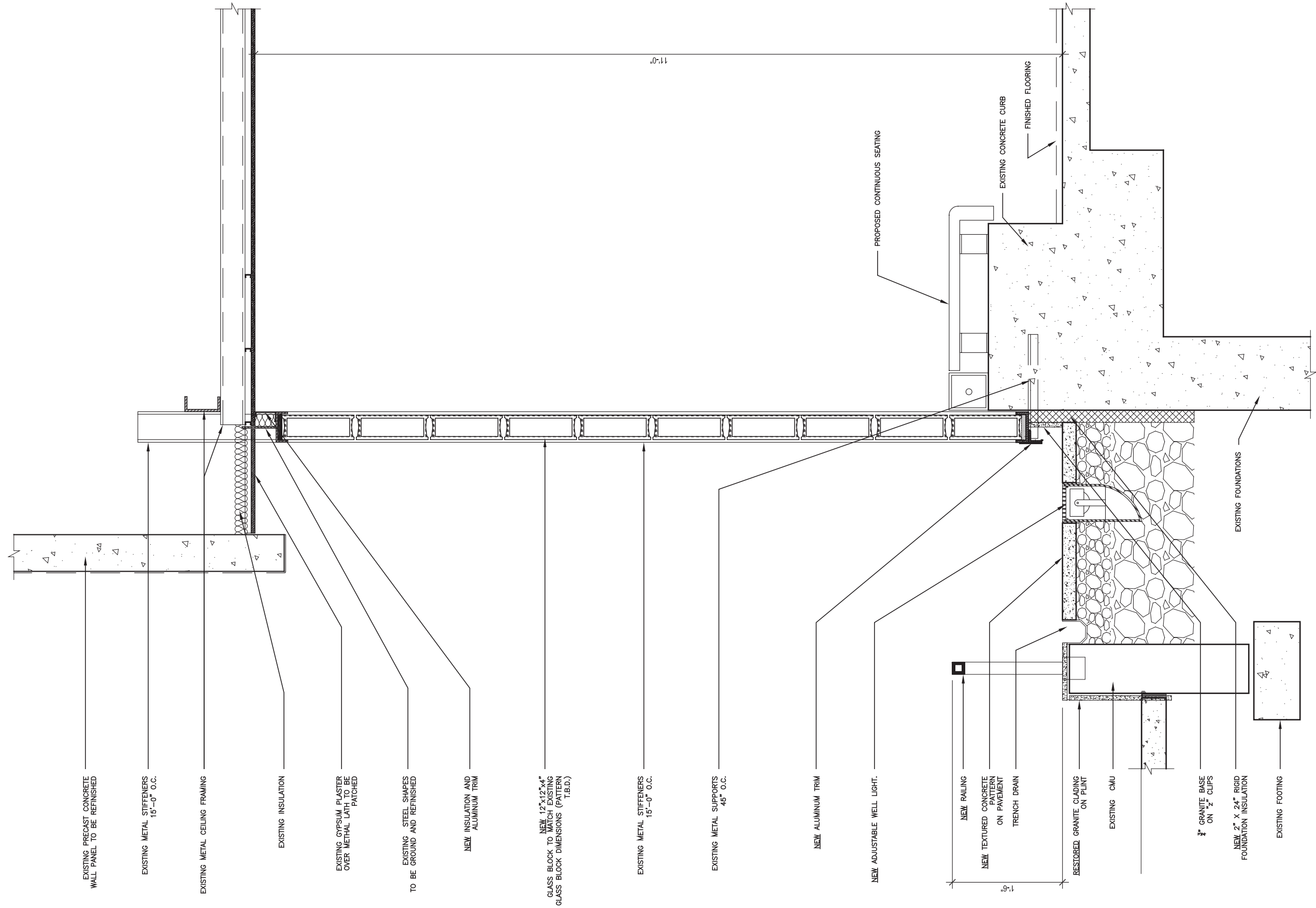




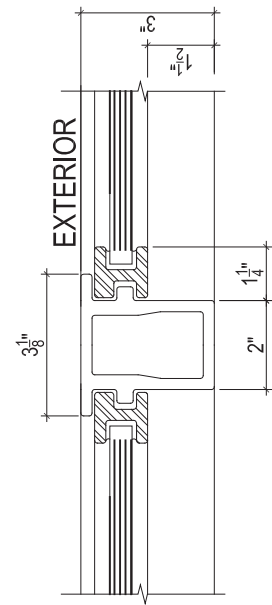
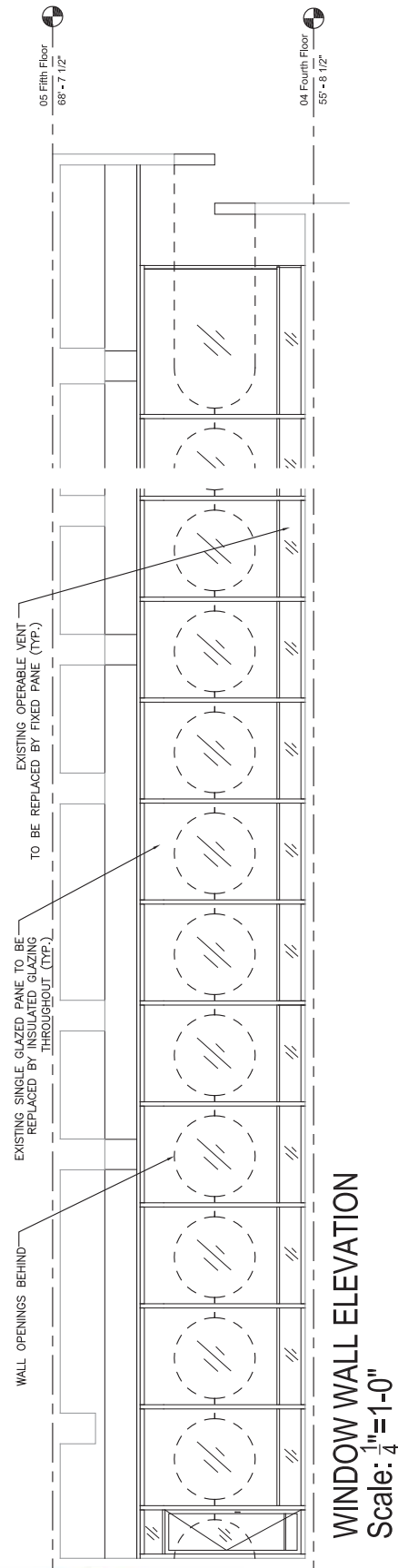
NORTH ELEVATION



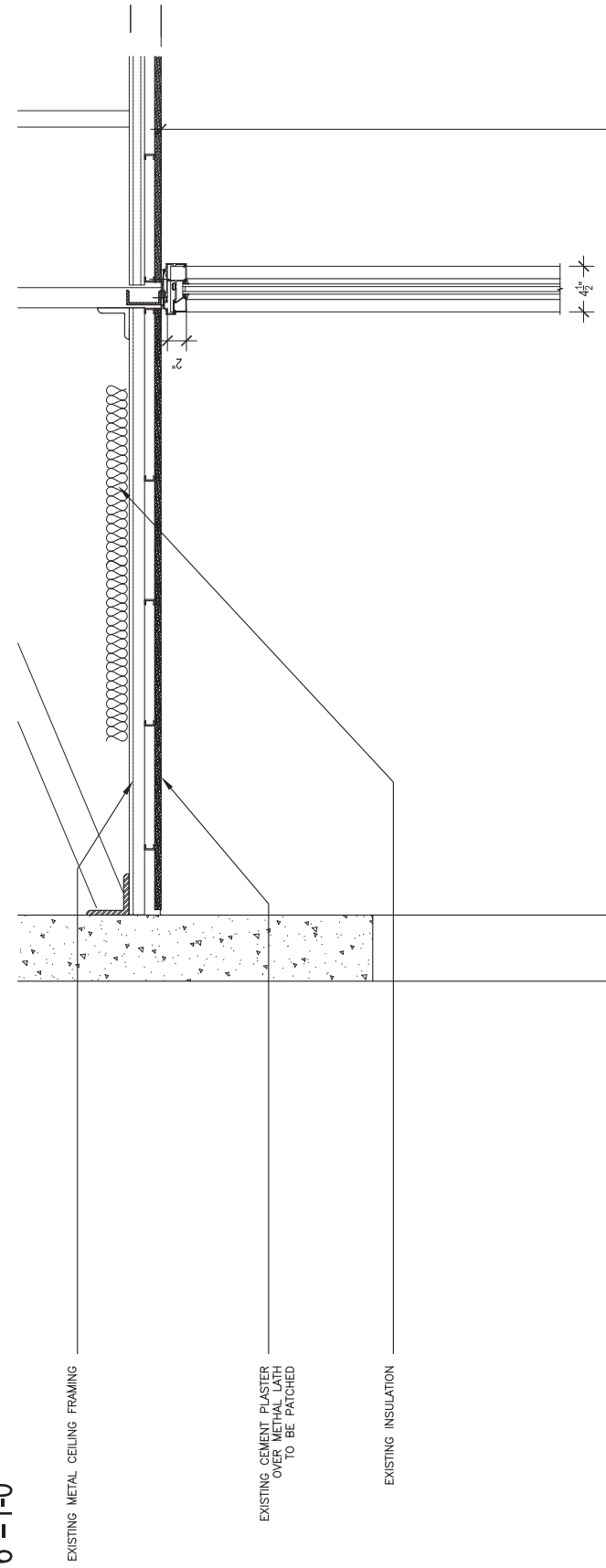
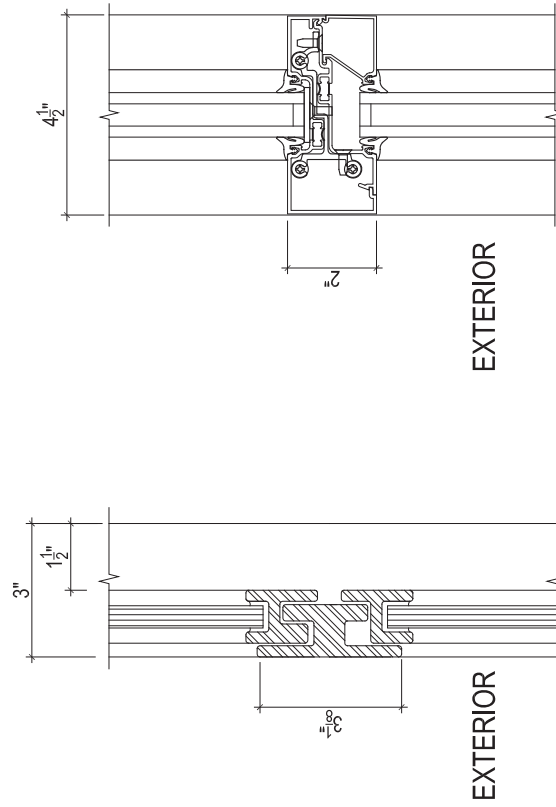
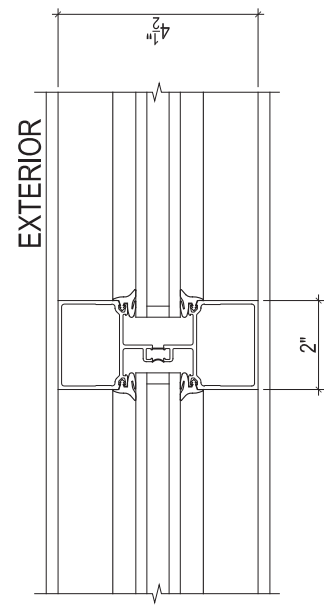
GROUND FLOOR PLAN



SECTION AT GLASS BLOCK WALL



NOTE: EXISTING TO STEEL WINDOWS TO NEW ALUMINUM WITH WINDOWS OF SIMILAR PROFILE, CENTERLINE OF ALL MULLIONS TO MATCH EXISTING.



WINDOW WALL AT 4TH & 5TH FLOORS

COMPARISON OF EXISTING & PROPOSED







