



The High Line Hotel
Master Plan for Front Yard Bar
December 2, 2015
(added pages January 19, 2016)

MCR Development LLC
152 West 57th Street
46th Floor
New York, New York 10019
212-277-5601

SP WONG Architect
154 Grand Street
New York, New York 10013
646-838-4822

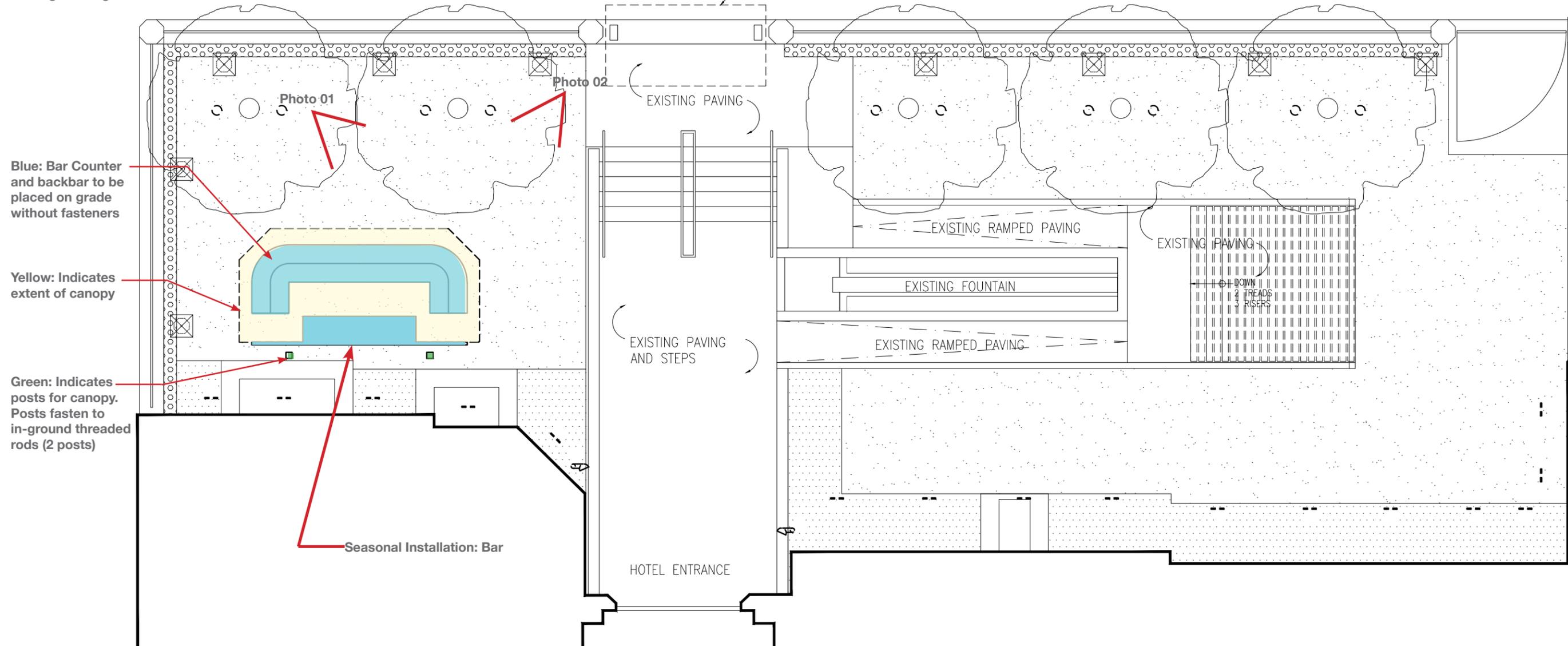
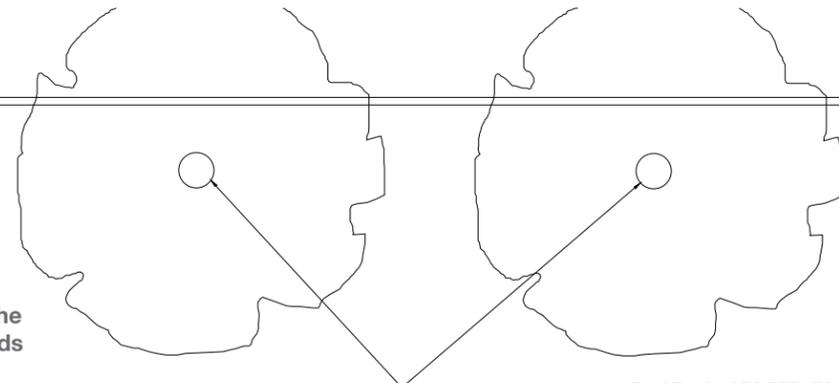


10TH AVENUE

NOTES

1. See Pages 3 and 4 for bar drawings (by Martin Hopp Architect PLLC)
2. See Pages 5 for Photos
3. The three components below are part of the temporary installation. The canopy posts have baseplates that are fastened to threaded rods. Rods are left in ground.
4. Bar will be installed May through October and completely removed at other times of the year
5. There will not be any attachment, fastener, anchoring or alteration to the existing building.

20TH STREET



Blue: Bar Counter and backbar to be placed on grade without fasteners

Yellow: Indicates extent of canopy

Green: Indicates posts for canopy. Posts fasten to in-ground threaded rods (2 posts)

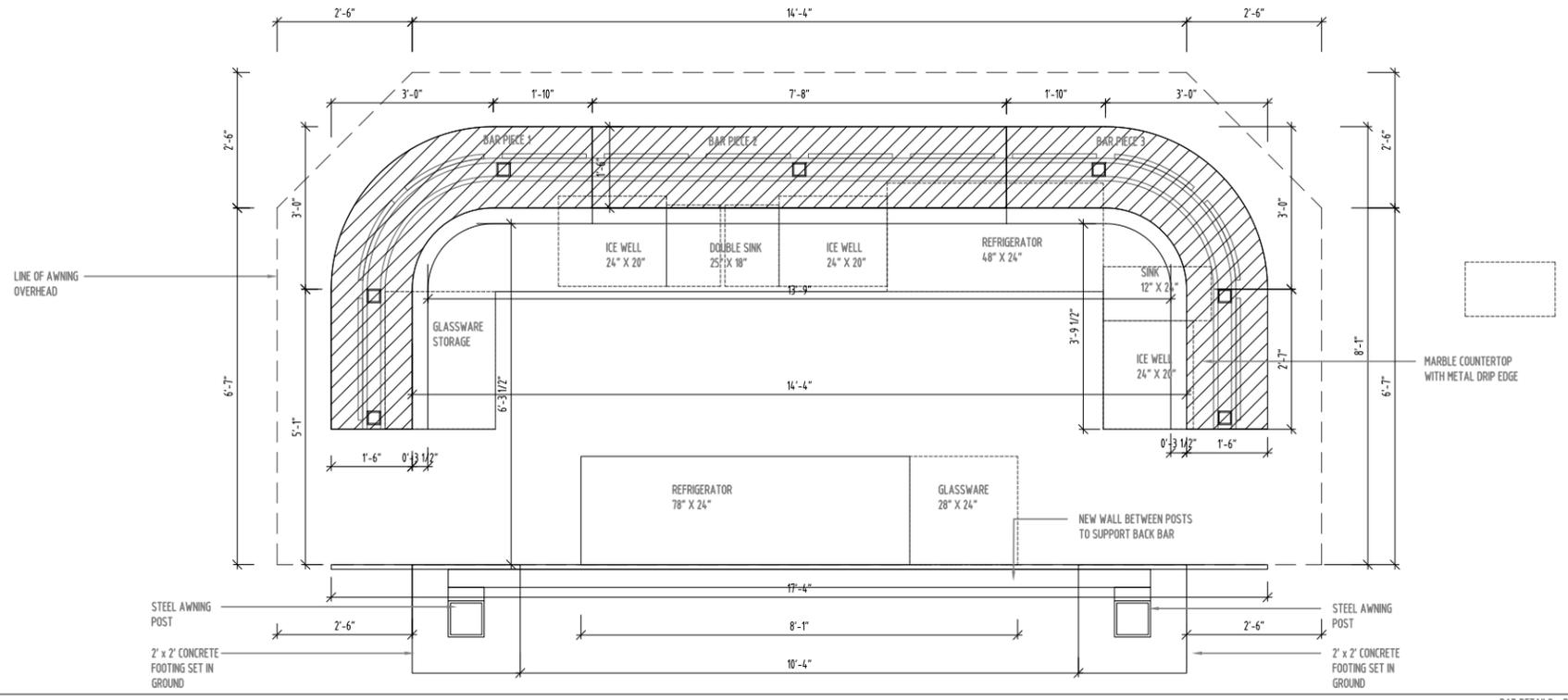
1 PLAN: FRONT YARD
not to scale

CLIENT:
 BEACH DRIVE MANAGEMENT
 414 20TH ST., #4
 NY, NY 10011

ARCHITECT:
 MARTIN HOPP ARCHITECT PLLC
 250 WEST 24TH ST., #G0E
 NEW YORK, NY 10011
 T - 917 682 9286

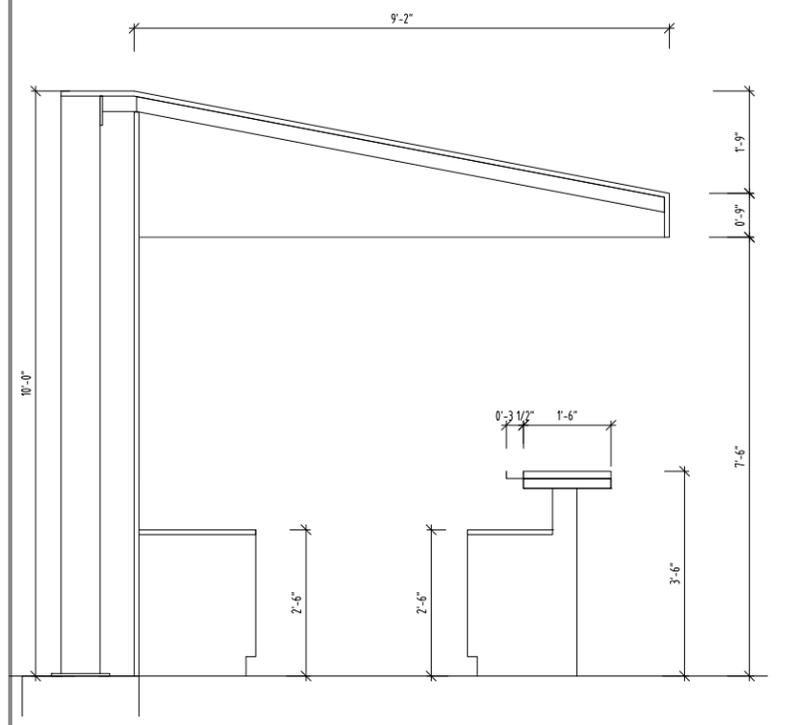
These drawings are for illustrative purposes only and are based on a rough survey. All dimensions need to be verified in the field and the survey for these diagrams was incomplete owing to existing furniture, items stored and the inaccessibility of many spaces and properties. A full survey should be commissioned to verify dimensions and their relationship to lot lines and adjoining properties.

Architect's Seal

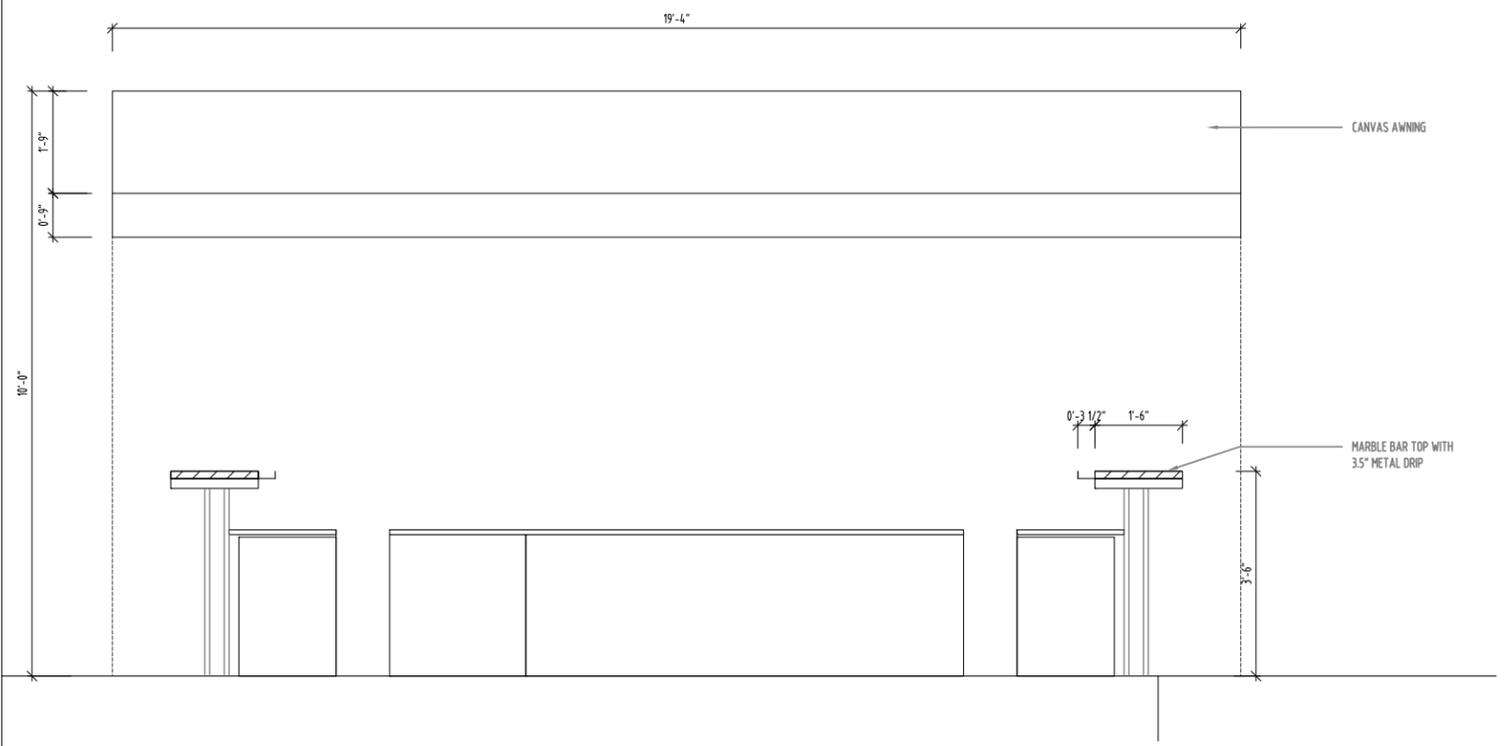


BAR DETAILS - PLAN
 1" = 1'-0" 1

Revisions:
 01 2014.07.09 ILLUSTRATIVE DRAWINGS



BAR DETAILS - SECTION
 1" = 1'-0" 2



BAR DETAILS - SECTION
 1" = 1'-0" 2

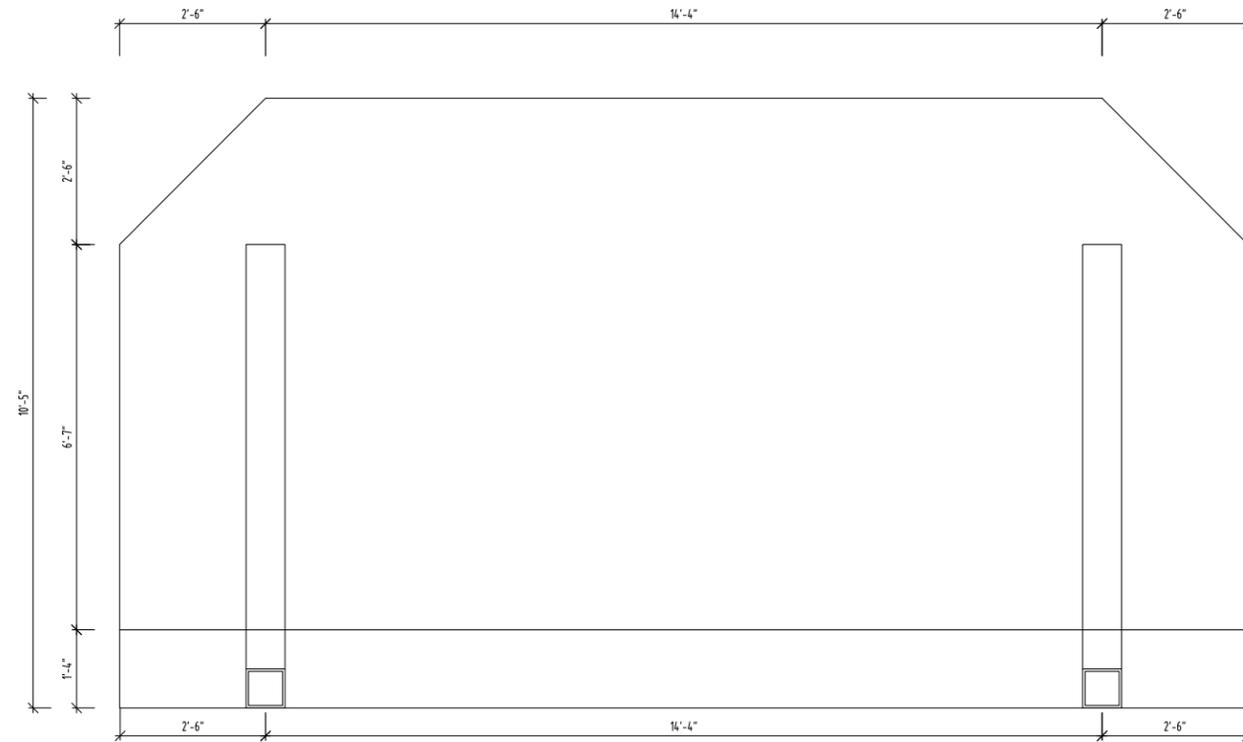
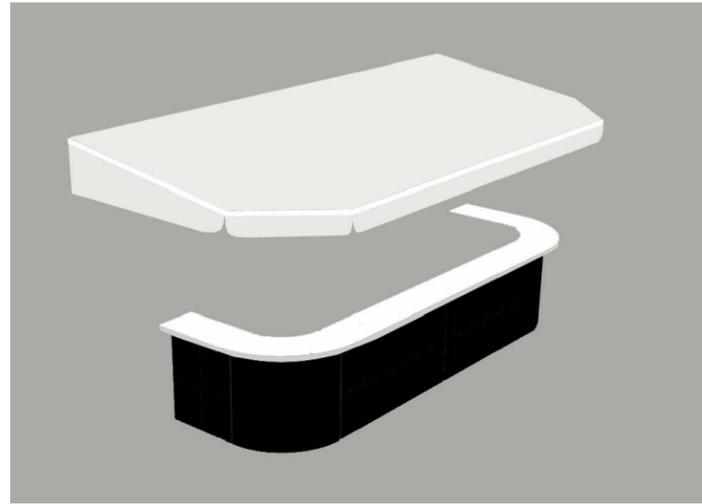
Project:
**CHAMPAGNE BAR -
 HIGHLINE HOTEL**

Title:
**BAR DETAILS -
 PLAN AND SECTION**

Scale (Drawings full scale @ 24" X 36"):
 1" = 1'-0"

Drawing No.: 5 of 15

A-105.00



Department of Buildings Sticker:

CLIENT:
BEACH DRIVE MANAGEMENT
414 20TH ST., #4
NY, NY 10011

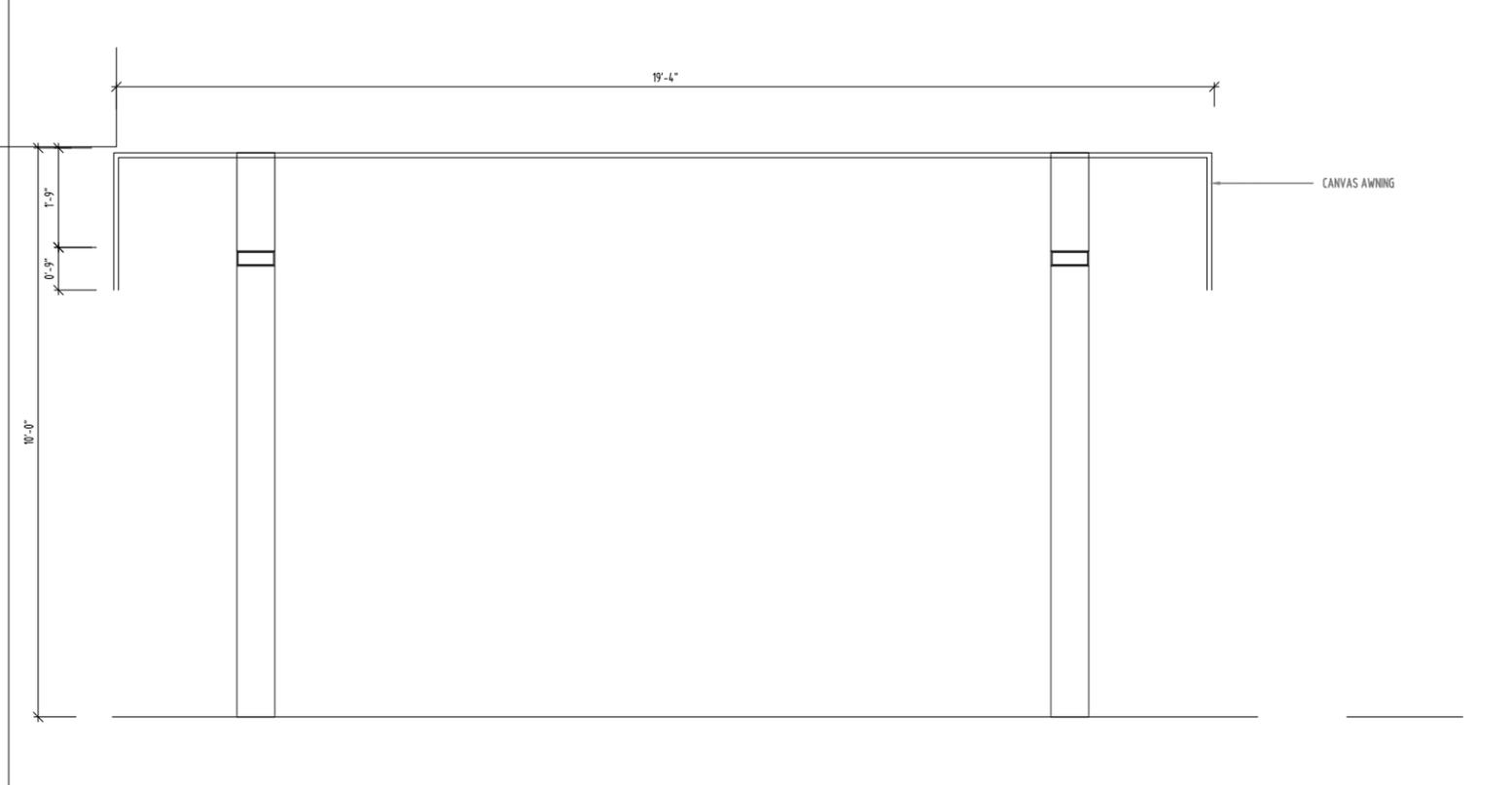
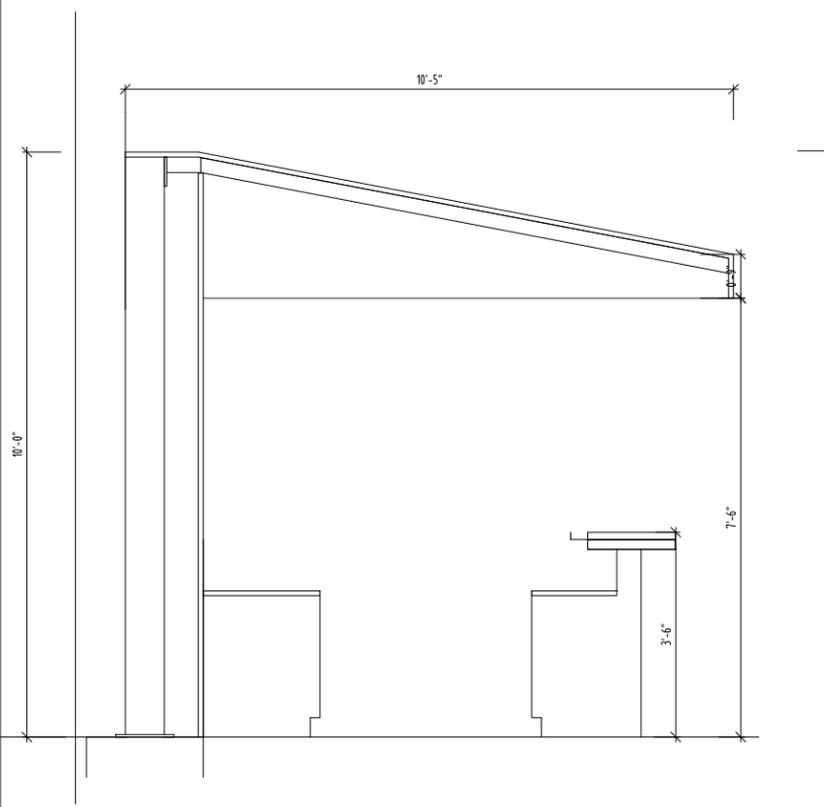
ARCHITECT:
MARTIN HOPP ARCHITECT PLLC
250 WEST 24TH ST., #GBE
NEW YORK, NY 10011
T - 917 882 9288

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Architect's Seal:

CANOPY DETAILS - 3D SKETCH 2

BAR DETAILS - PLAN 1
1" = 1'-0"



Revisions:
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Project:
CHAMPAGNE BAR -
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CANOPY DETAILS -
PLAN AND SECTION

Scale (Drawings full scale @ 24" X 36"):
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Drawing No.: 5 of 15

A-106.00

BAR DETAILS - SECTION 2
1" = 1'-0"

BAR DETAILS - SECTION 2
1" = 1'-0"



Photo 01

North post location



Photo 02

North post location

South post location

Photographs of front yard south at the corner of 10th Avenue and 20th Street



Photograph of temporary bar in place under individual temporary installation permit: LPC CNE# CNE 17-0010



Photograph of temporary bar in place under individual temporary installation permit: LPC CNE# CNE 17-0010

Overview - Garden Restaurant

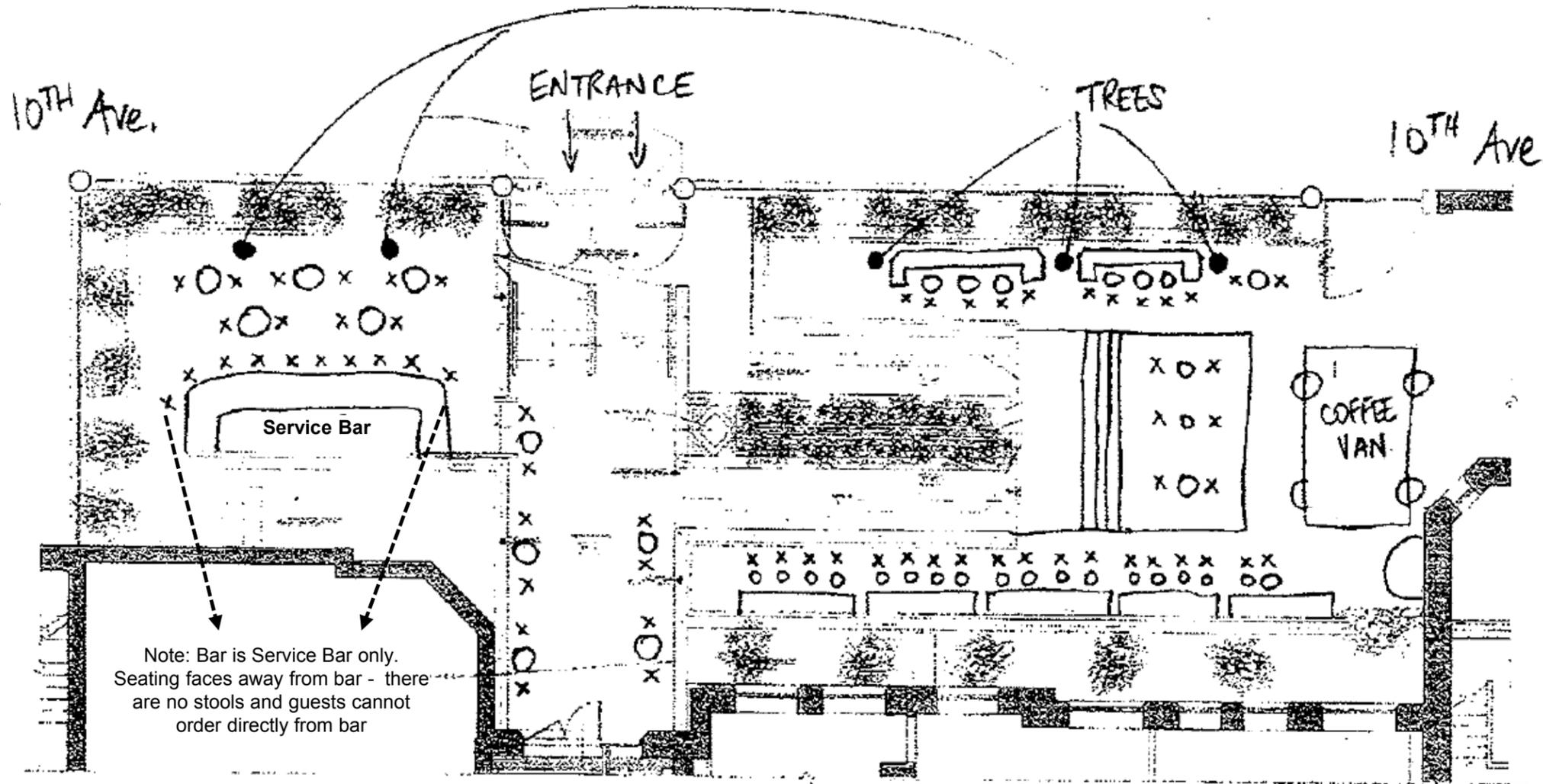
- The restaurant opened for its second season in May 2015
- An evolving seasonal restaurant concept will continue to be introduced in the garden each year from early Spring to late Fall
- The garden serves multiple uses for the community throughout the year (Holiday tree in Nov / Dec, Easter Egg hunt for community, Halloween events, bike rentals, a garden restaurant seasonally, etc.)
- A key feature of the restaurant is an attractive Service Bar located in the front garden
- The Bar is made of wood and is freestanding / not attached to the hotel building
- Kitchen received A-Grade health rating from NYC Health Department both seasons
- NYC LPC has previously granted the hotel a Temporary Permit to install the Service Bar in the front garden:
 - Certificate of No Effect #17-0010 (Docket #162107) – Valid to April 2019
- The hotel is seeking a plan to seasonally install the Service Bar in lieu of repeatedly applying for a temporary permit each year

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94 Seat Restaurant Floor Plan (Approved by CB4 / SLA)

High Line Hotel Restaurant

total seats : 94



Note: Bar is Service Bar only.
Seating faces away from bar - there
are no stools and guests cannot
order directly from bar

1 FURNITURE PLAN - FRONT COURTYARD

FURNITURE PLAN - FRONT COURTYARD

NOT FOR CONSTRUCTION

SCALE 1/4" = 1'-0"

RW²

HIGHLINE HOTEL
180 10TH AVENUE
NEW YORK, NY 10011
NOVEMBER 2015
FURNITURE PLAN - FRONT COURTYARD

3

Summer 2015 Pictures



View Facing North (to 21st st)



View Facing South (to 20th st)



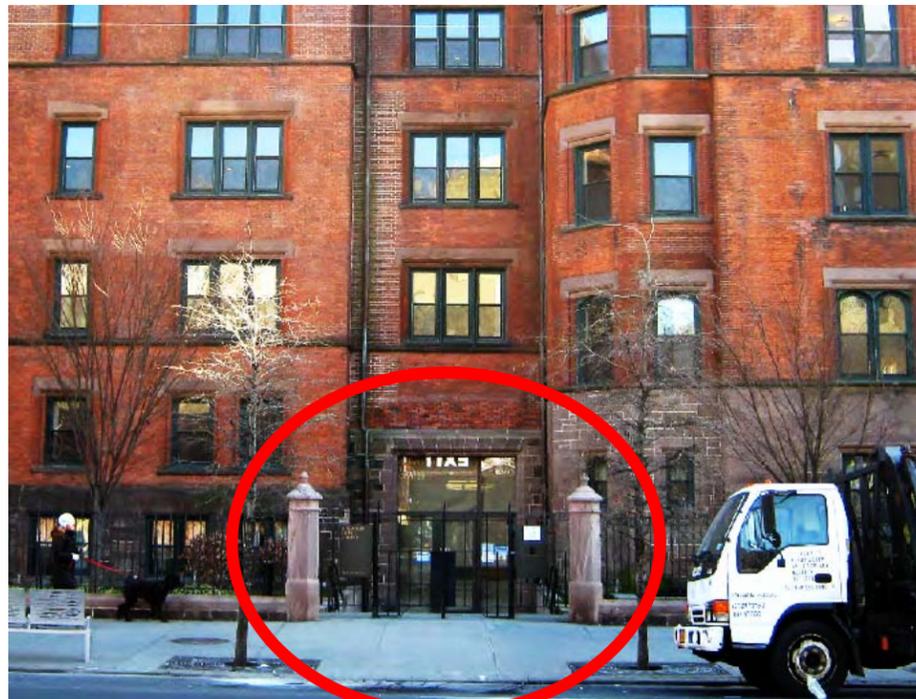
4-foot distance /
buffer from
building
facade

Before & After

Before (2011)



After (2015)



Closed Entrance Gate



Before & After

Before (Summer, 2015)



Bar installed (during operation of restaurant)

After (Winter, 2015)



Bar removed (after restaurant closed – no trace of bar left)

Before & After

Before (2007)

After (2015)



Exterior with private parking / utility garage occupying Front Garden

Hosted Community Events for Locals and Neighbors

- Garden serves multiple uses for community throughout the year (Holiday tree in Nov / Dec, community Easter egg hunt, Halloween events, bike rentals in the summer, and garden restaurant seasonally)

Summer



Garden Restaurant



Free Rental Bikes



Fall



Halloween Party / "Pup Parade"



Winter



Christmas Tree Lighting Party

Spring



Annual Easter Egg Hunt

\$2MM Hotel HVAC Repair Project

- \$2 million installation of permanent Heating / Air Conditioning system for the hotel and Events Center
- System will permanently remove need for temporary supply / return ducts along building facade (see below left – removal of ducts)
- And will also replace current, broken / inefficient geothermal system (see below right – will end leaking onto 10th Avenue sidewalk)



Temporary HVAC, Summer 2014



Proposed Solution To be Completed Summer 2016



Geothermal pump causes leaking on 20th/10th Ave in 2015