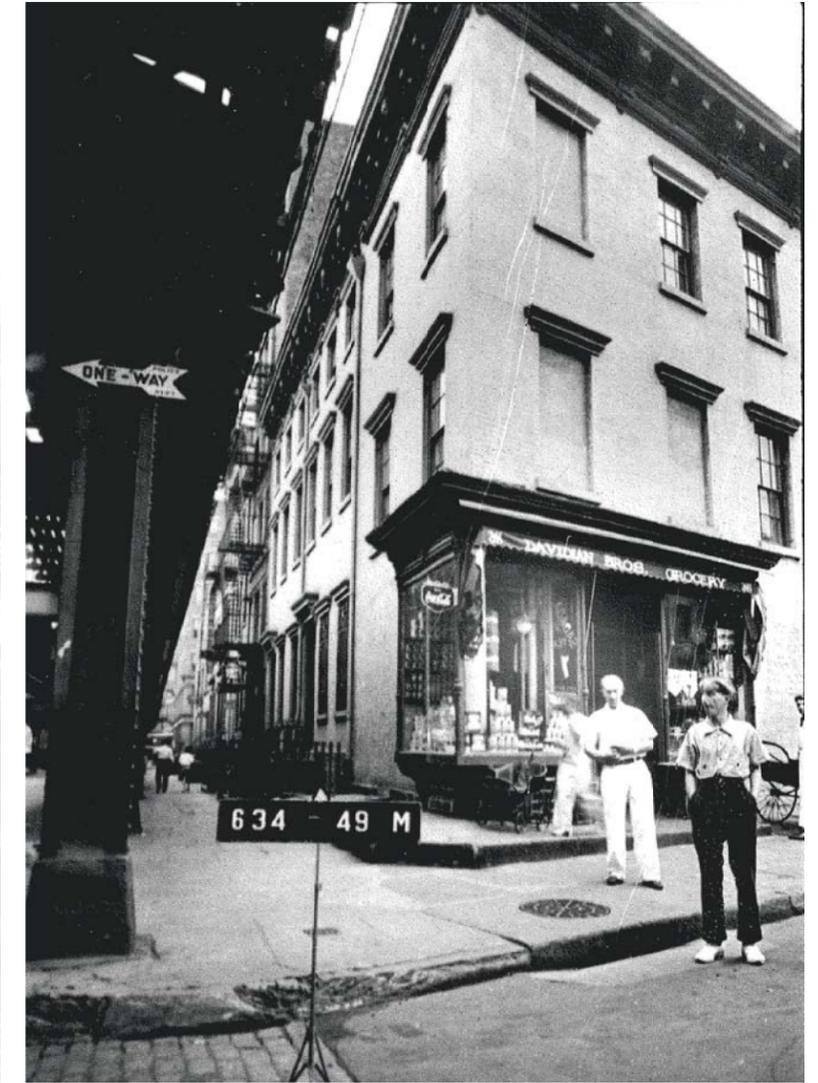




2015



1939

# 755 757 GREENWICH STREET NEW YORK, NEW YORK 10014

## CONTACTS

### OWNER:

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c/o Tiedmann Wealth Management  
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APDX403 HISTORIC MAPS

APDX500 RELEVANT PRECEDENT  
APDX501 RELEVANT PRECEDENT

## CODE ANALYSIS

### CODE REFERENCES:

BUILDING CODE:	2008 NEW YORK CITY BUILDING CODE
ELECTRICAL CODE:	2011 NEW YORK CITY ELECTRICAL CODE
MECHANICAL CODE:	2008 NEW YORK CITY BUILDING CODE
PLUMBING CODE:	2008 NEW YORK CITY PLUMBING CODE
FIRE AND LIFE SAFETY CODE:	2008 NEW YORK CITY BUILDING CODE
ENERGY CONSERVATION CODE:	2011 NYCECC
ACCESSIBILITY CODE:	ICC/ANSI 2003

THERE IS NO CHANGE OF USE, OCCUPANCY, EGRESS, OR ZONING THIS APPLICATION

## HISTORIC DISTRICT

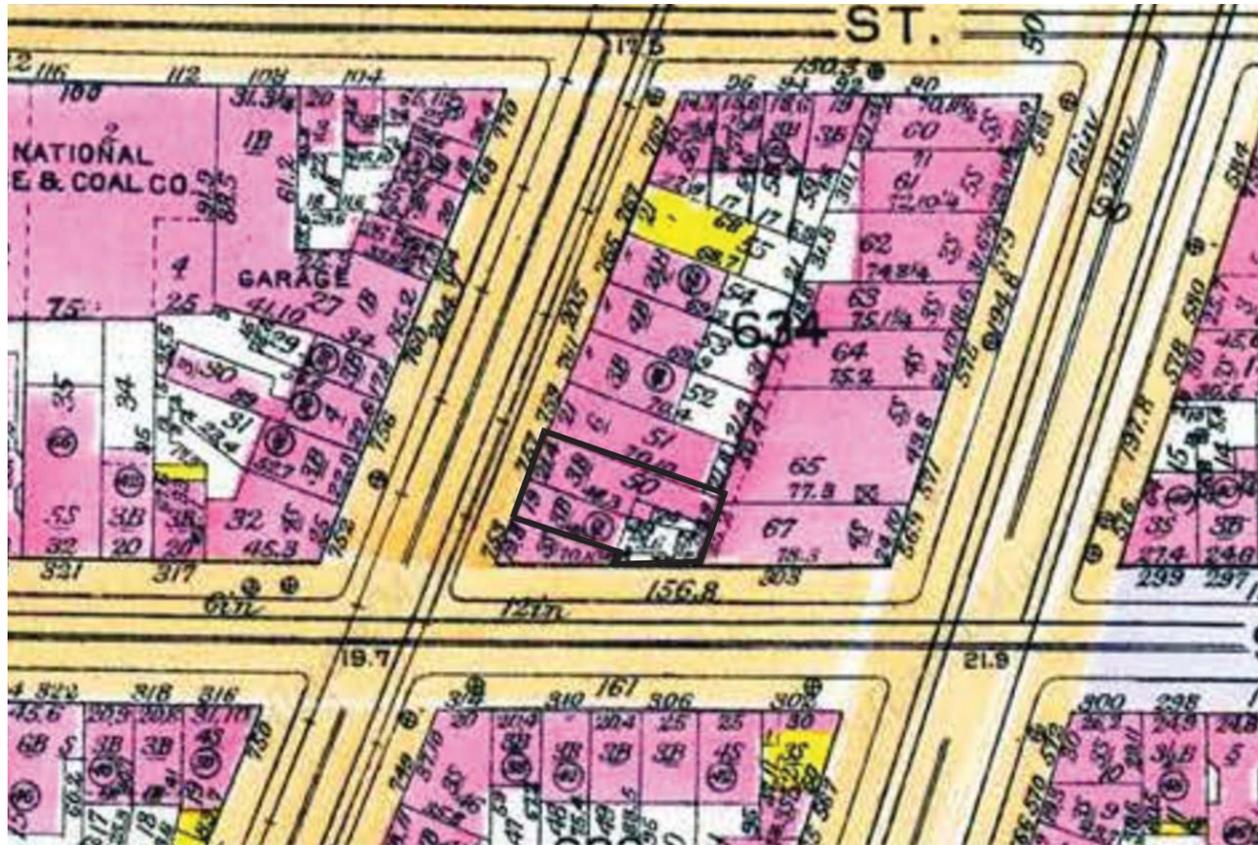
GREENWICH VILLAGE HISTORIC DISTRICT, MANHATTAN - DESIGNATED APRIL 29, 1969

## SCOPE OF WORK

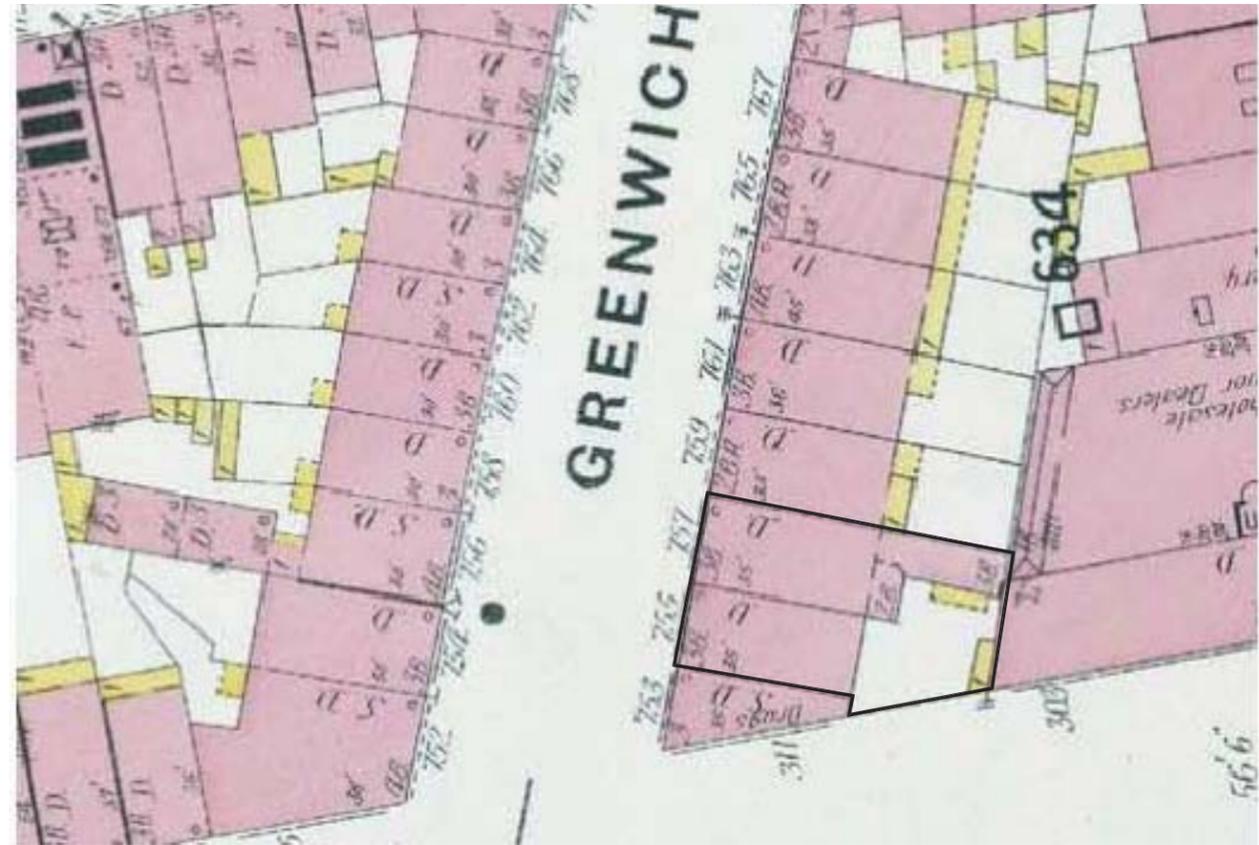
ROOF TOP TERRACE ADDITION, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK. NO CHANGE IN USE, OCCUPANCY OR EGRESS.

LPC-000.00

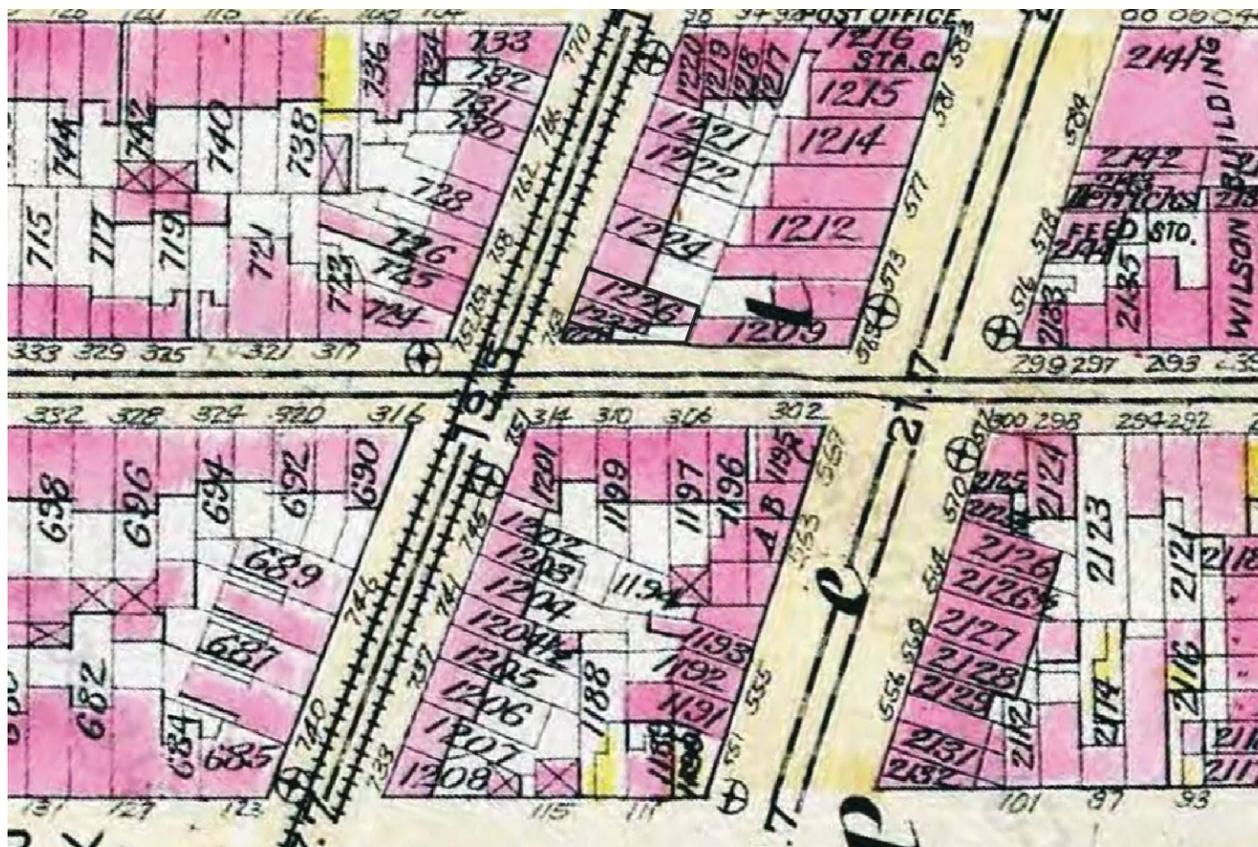




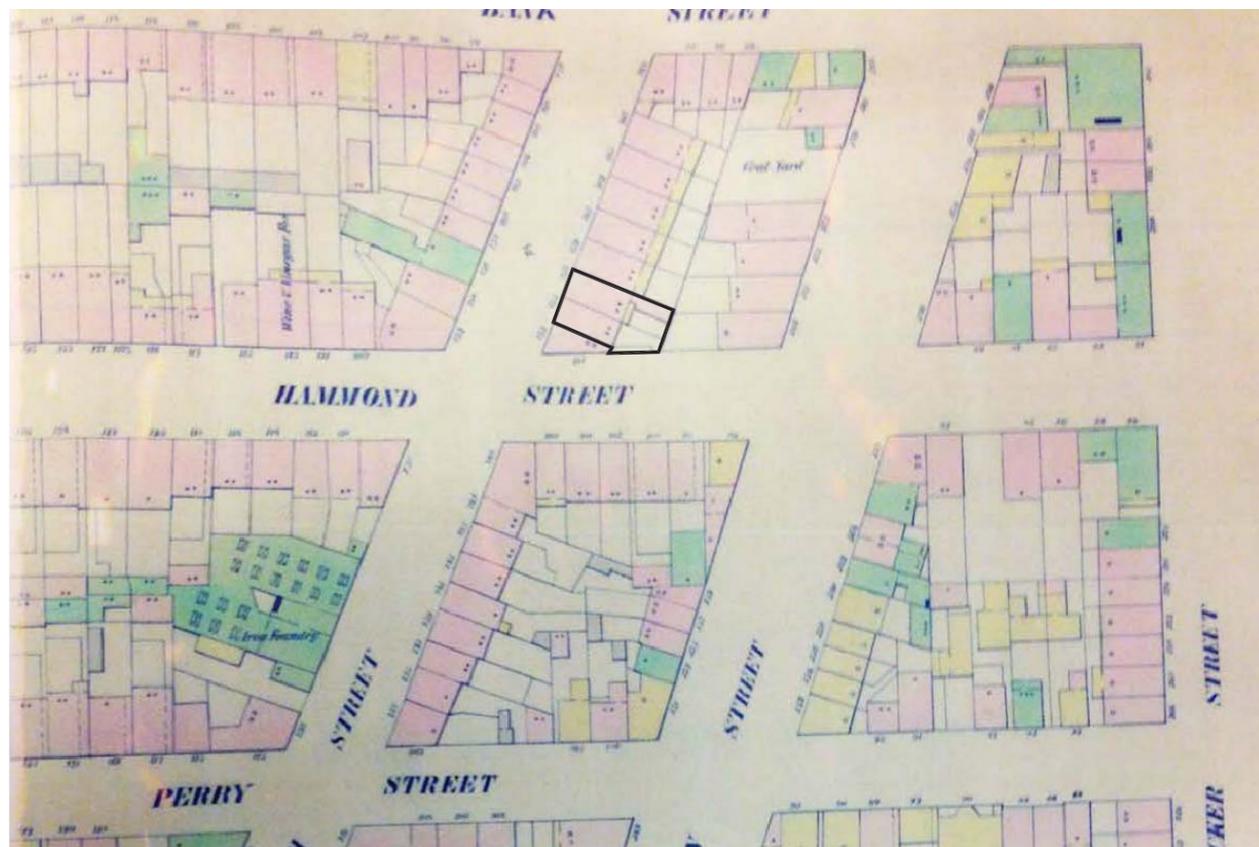
4 1924 BROMLEY MAP  
PLATE 36



3 1904 SANBORN MAP  
PLATE 13

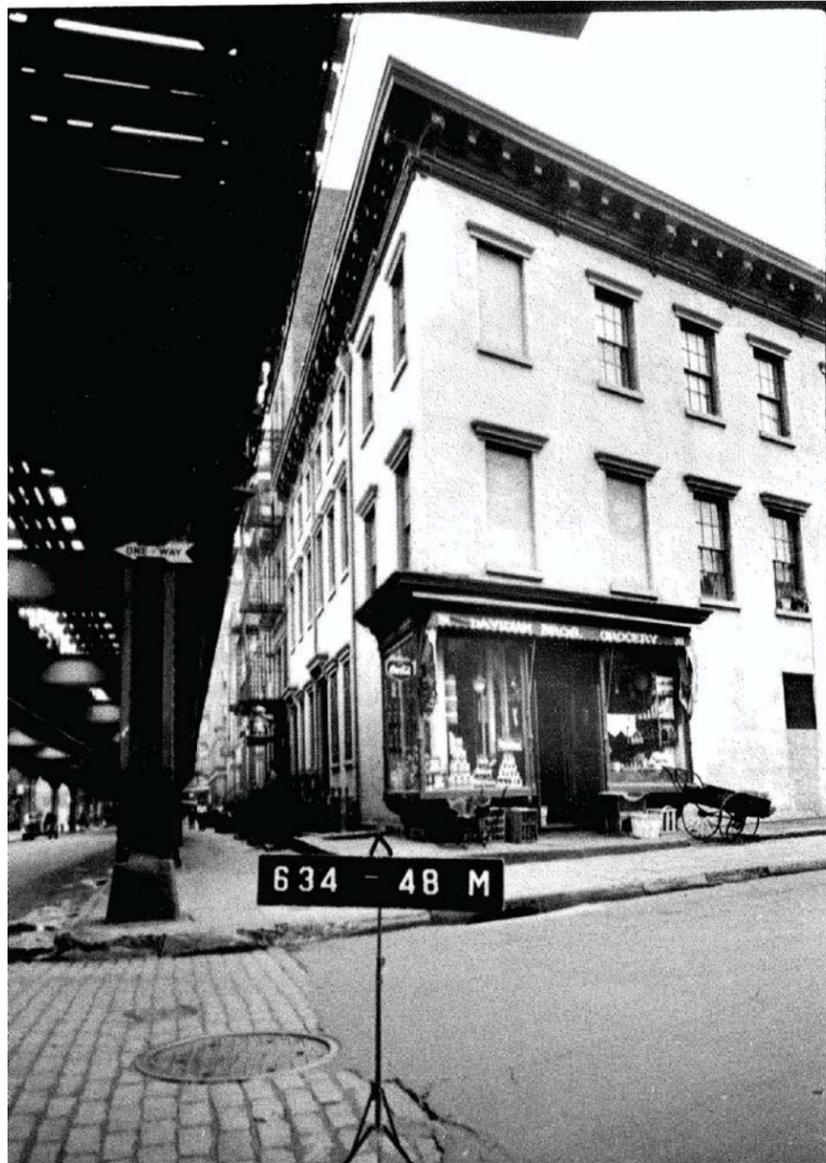


2 1885 ROBINSON MAP  
PLATE 10



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PLATE 64

- SITE HISTORY**
- VISIBILITY STUDIES & RENDERINGS
  - EXISTING & PROPOSED PLANS
  - EXISTING & MOCK UP ROOF IMAGES
  - EXISTING & PROPOSED ELEVATIONS
  - EXISTING & PROPOSED SECTIONS
  - EXISTING & PROPOSED DETAILS
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③ GREENWICH & WEST 11TH STREET CIRCA 1939  
MUNICIPAL ARCHIVE



② GREENWICH STREET CIRCA 1915  
NYC TRANSIT ARCHIVE



① GREENWICH STREET CIRCA 1915  
NYC TRANSIT ARCHIVE

SITE HISTORY  
VISIBILITY STUDIES & RENDERINGS  
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EXISTING & PROPOSED DETAILS  
MATERIALS  
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LPC-102.00



3 GREENWICH STREET CIRCA 1970  
MUNICIPAL ARCHIVE



2 GREENWICH & WEST 11TH STREET CIRCA 1970  
MUNICIPAL ARCHIVE



4 WEST 11TH STREET CIRCA 1969  
NYC LANDMARKS PRESERVATION COMMISSION



1 GREENWICH STREET CIRCA 1969  
NYC LANDMARKS PRESERVATION COMMISSION

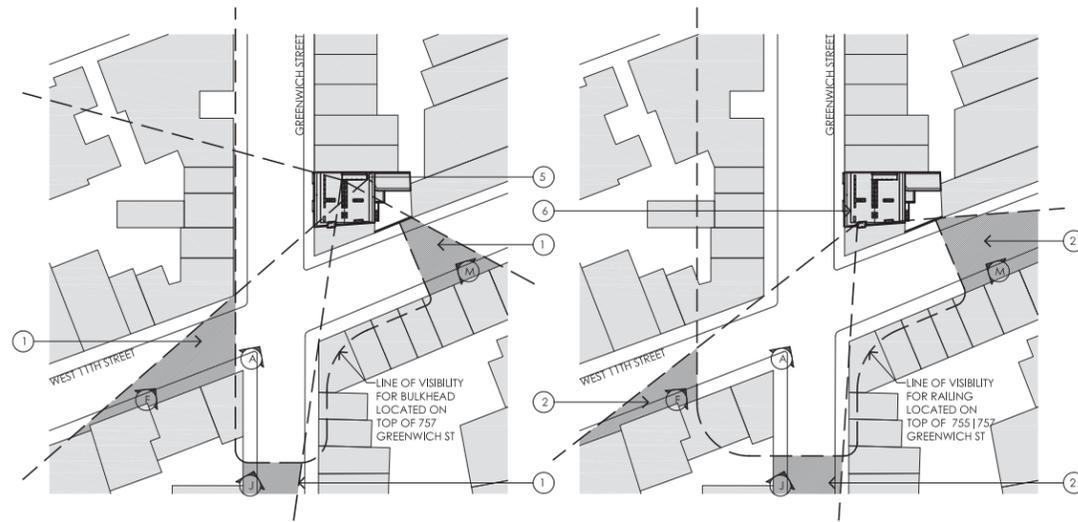
- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
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② GREENWICH STREET CIRCA 2015



① WEST 11TH STREET CIRCA 2015

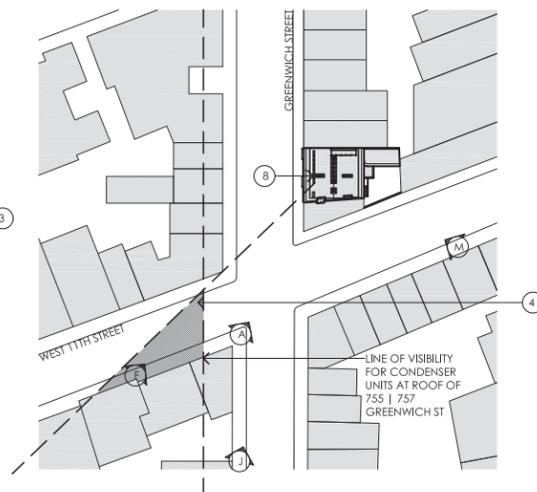


**6 SIGHT LINE VICINITY PLAN - BULKHEAD STUDY**  
1/64" = 1'-0"

**5 SIGHT LINE VICINITY PLAN - RAILING STUDY**  
1/64" = 1'-0"



**4 SIGHT LINE VICINITY PLAN - CHIMNEY STUDY**  
1/64" = 1'-0"



**3 SIGHT LINE VICINITY PLAN - CONDENSER STUDY**  
1/64" = 1'-0"

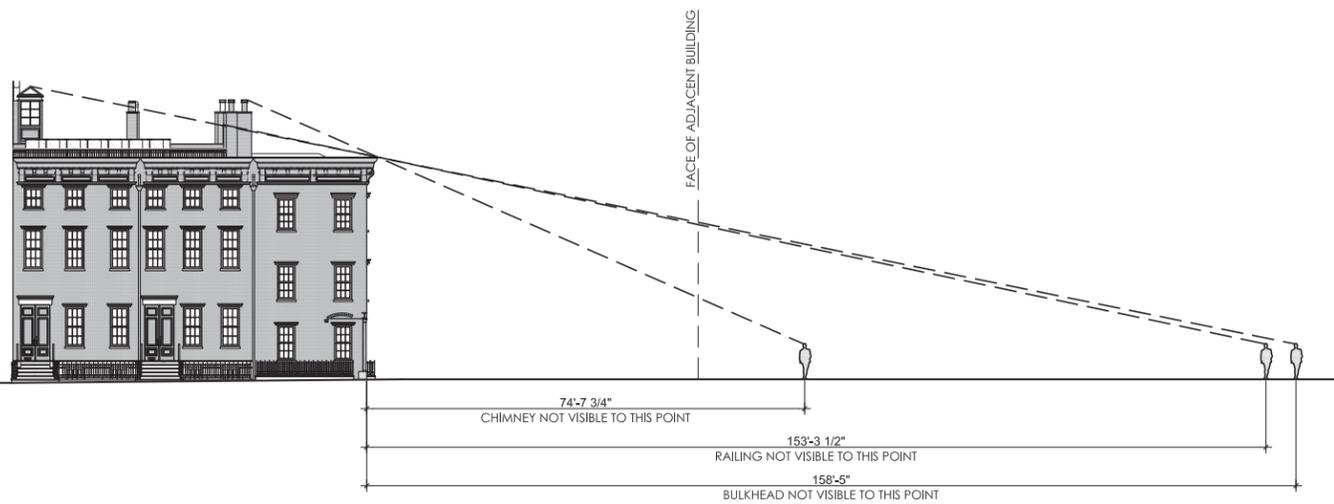


**A PERSPECTIVE OF SOUTHWEST CORNER OF 755 | 757 GREENWICH**

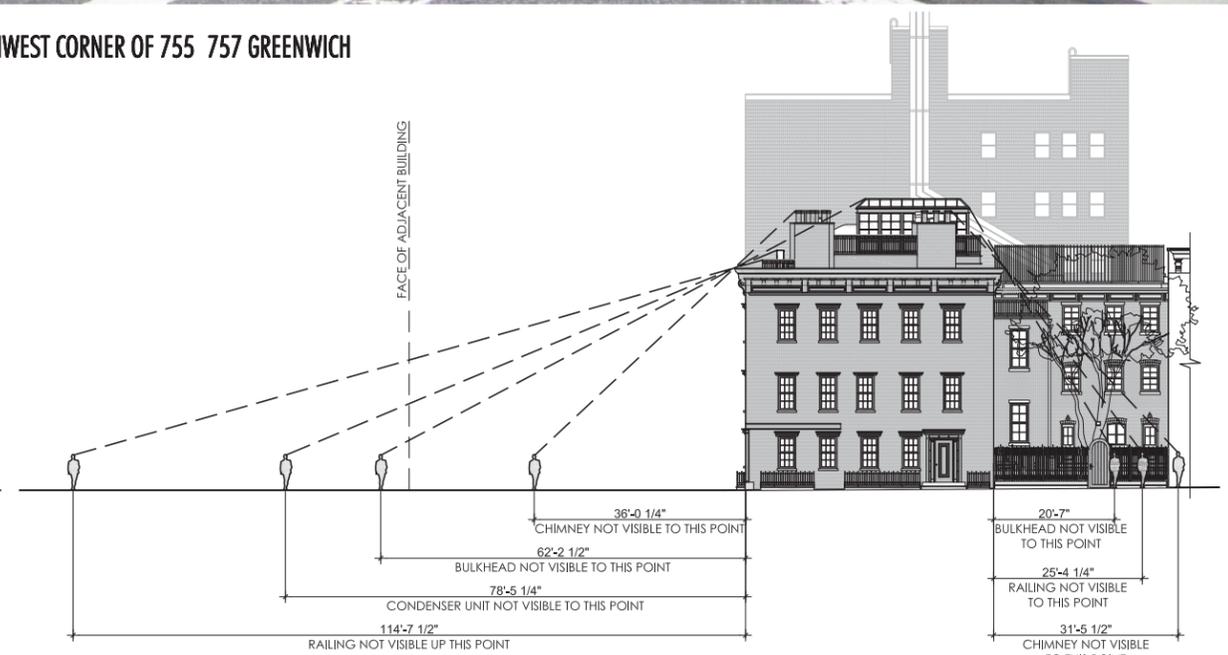
**SIGHT LINE STUDY KEYNOTES**

- 1 AREA OF VISIBILITY FROM STREET LEVEL OF BULKHEAD LOCATED ON TOP OF 757 GREENWICH STREET
- 2 AREA OF VISIBILITY FROM STREET LEVEL OF RAILING LOCATED ON TOP OF 755 | 757 GREENWICH STREET
- 3 AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY AND FLUE EXTENSIONS LOCATED ON TOP OF 755 | 757 GREENWICH STREET
- 4 AREA OF VISIBILITY FROM STREET LEVEL OF CONDENSER UNITS LOCATED ON TOP OF 755 | 757 GREENWICH STREET
- 5 BULKHEAD LOCATED ON TOP OF 757 GREENWICH STREET
- 6 RAILING LOCATED ON TOP OF 755 | 757 GREENWICH STREET
- 7 CHIMNEY LOCATED ON 757 | 757 GREENWICH STREET
- 8 CONDENSER UNITS LOCATED ON 757 | 757 GREENWICH STREET

**GENERAL NOTES:**  
THIS STUDY DOES NOT TAKE IN ACCOUNT TREES THAT MAY LIMIT THE VIEW FURTHER



**2 PROPOSED EXTERIOR ELEVATION WEST - GREENWICH STREET**



**1 PROPOSED EXTERIOR ELEVATION SOUTH - WEST 11TH STREET**

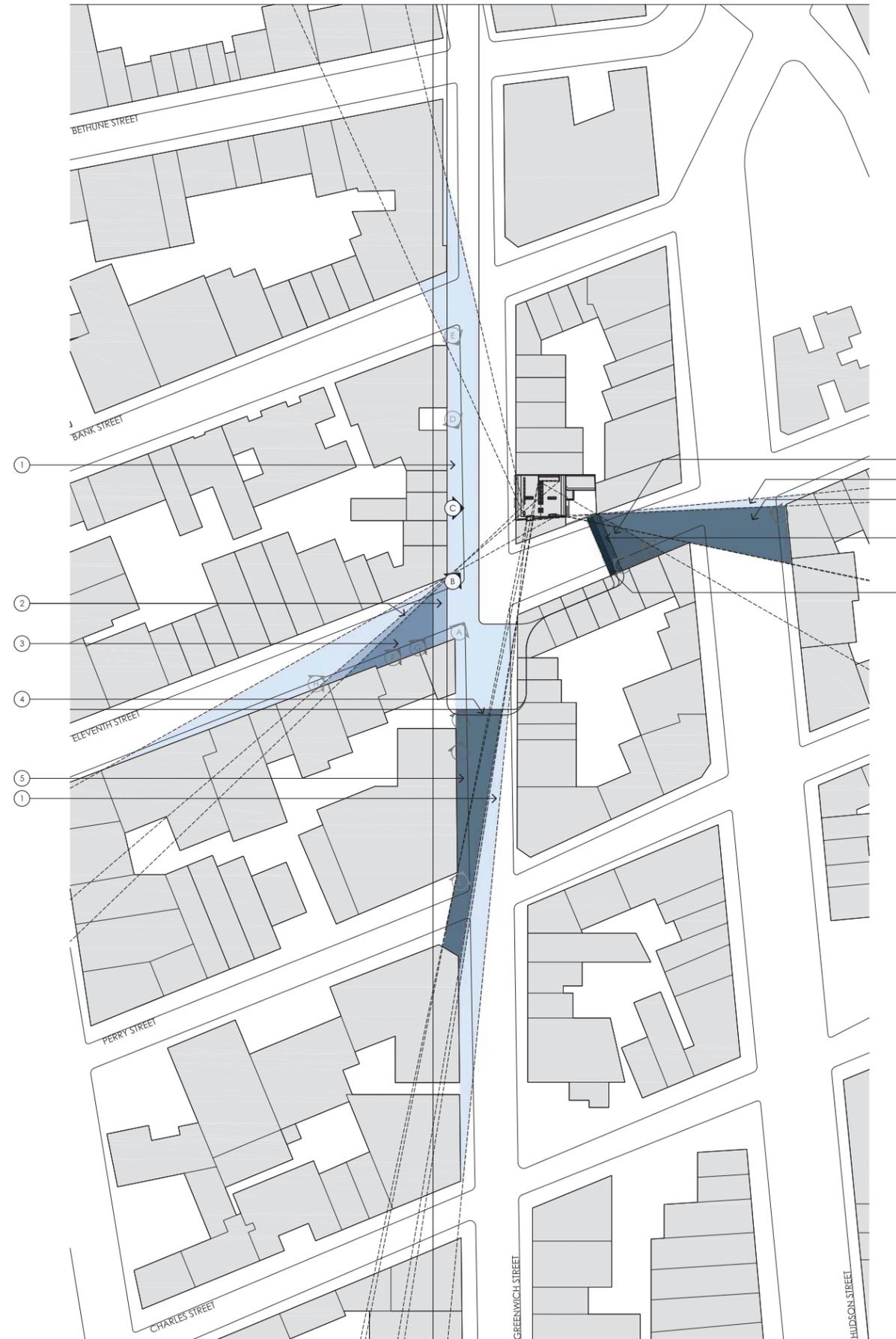
- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX



**C** PROPOSED ROOF MOCKUP VISIBILITY STANDING ON WEST SIDE OF GREENWICH STREET LOOKING EAST



**B** PROPOSED ROOF MOCKUP VISIBILITY STANDING ON NW CORNER OF WEST 11TH & GREENWICH ST LOOKING NE



- VISIBILITY KEYNOTES**
- ① AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS
  - ② AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & BULKHEAD
  - ③ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, BULKHEAD & CONDENSER UNITS
  - ④ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & RAILING
  - ⑤ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, RAILING & BULKHEAD
  - ⑥ AREA OF VISIBILITY FROM STREET LEVEL OF RAILING & BULKHEAD
  - ⑦ AREA OF VISIBILITY FROM STREET LEVEL OF BULKHEAD
- GENERAL NOTES:**  
REFER TO PHOTOGRAPHS FOR AN UNDERSTANDING OF HOW TREES AND OTHER OBJECTS FURTHER LIMIT THE VIEWS REPRESENTED IN THE DIAGRAMS

KEYPLAN

- SITE HISTORY**  
**VISIBILITY STUDIES & RENDERINGS**  
EXISTING & PROPOSED PLANS  
EXISTING & MOCK UP ROOF IMAGES  
EXISTING & PROPOSED ELEVATIONS  
EXISTING & PROPOSED SECTIONS  
EXISTING & PROPOSED DETAILS  
MATERIALS  
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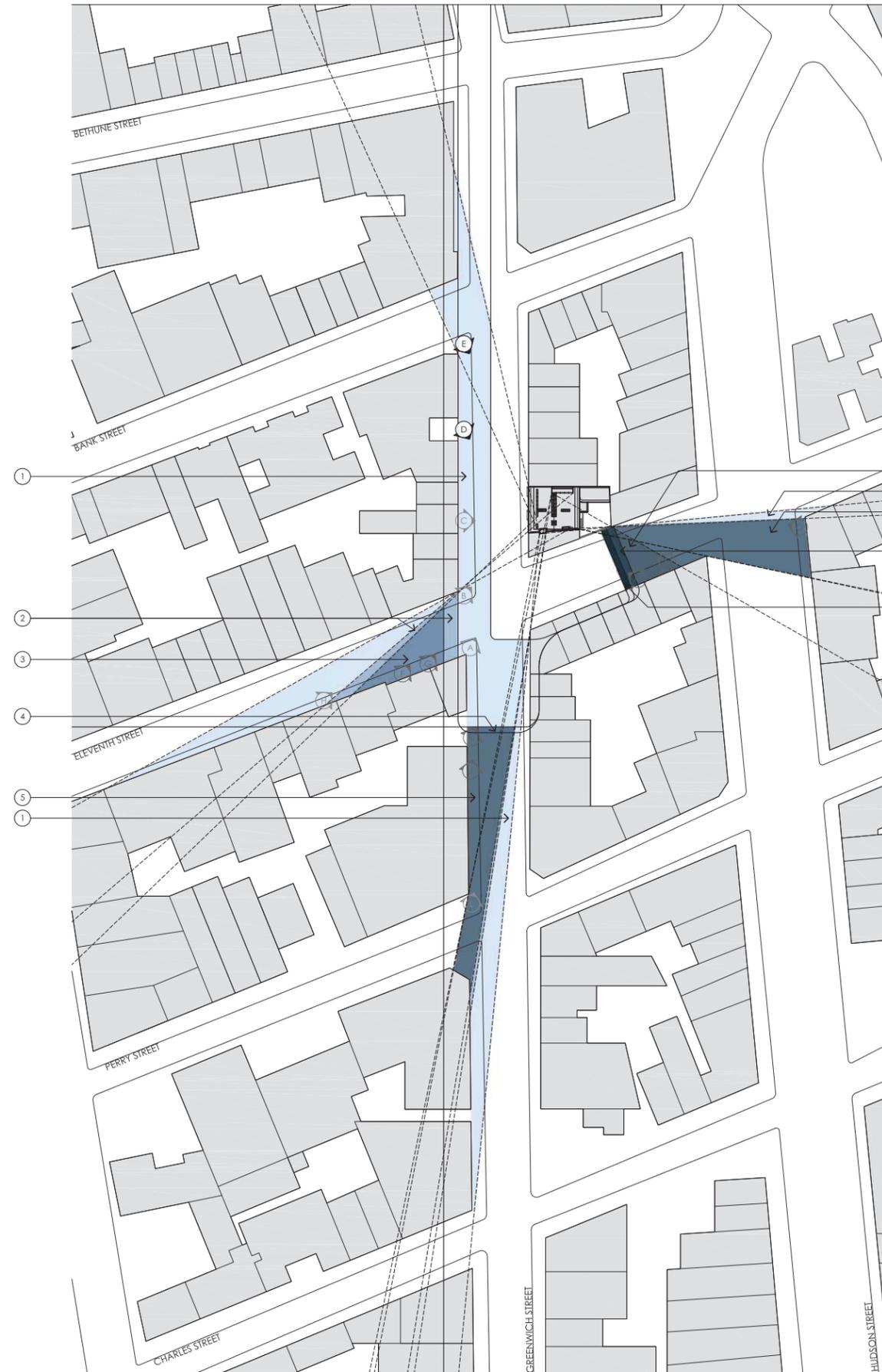
**LPC-201.00**



**E** PROPOSED ROOF MOCKUP VISIBILITY STANDING NORTH WEST ON GREENWICH ST LOOKING SOUTH EAST



**D** PROPOSED ROOF MOCKUP VISIBILITY STANDING ON SOUTH WEST CORNER OF BANK ST & GREENWICH ST LOOKING SOUTH EAST



**VISIBILITY KEYNOTES**

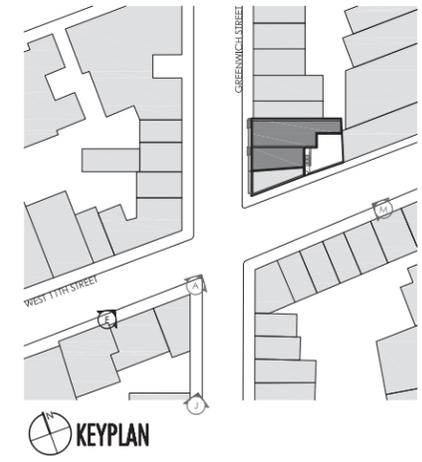
- ① AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS
- ② AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & BULKHEAD
- ③ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, BULKHEAD & CONDENSER UNITS
- ④ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & RAILING
- ⑤ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, RAILING & BULKHEAD
- ⑥ AREA OF VISIBILITY FROM STREET LEVEL OF RAILING & BULKHEAD
- ⑦ AREA OF VISIBILITY FROM STREET LEVEL OF BULKHEAD

**GENERAL NOTES:**

REFER TO PHOTOGRAPHS FOR AN UNDERSTANDING OF HOW TREES AND OTHER OBJECTS FURTHER LIMIT THE VIEWS REPRESENTED IN THE DIAGRAMS

KEYPLAN

- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX

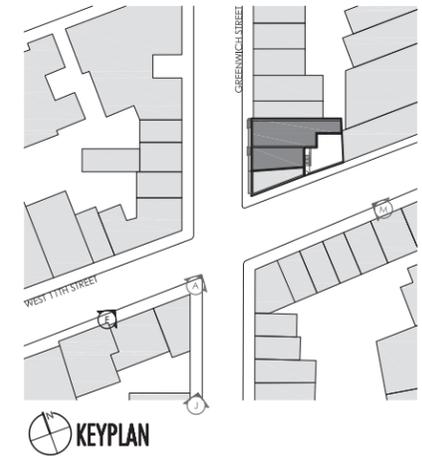


F2) EXISTING VIEW STANDING WEST ON WEST 11TH STREET LOOKING EAST (with proposed mockup)



F1) EXISTING VIEW STANDING WEST ON WEST 11TH STREET LOOKING EAST

- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX

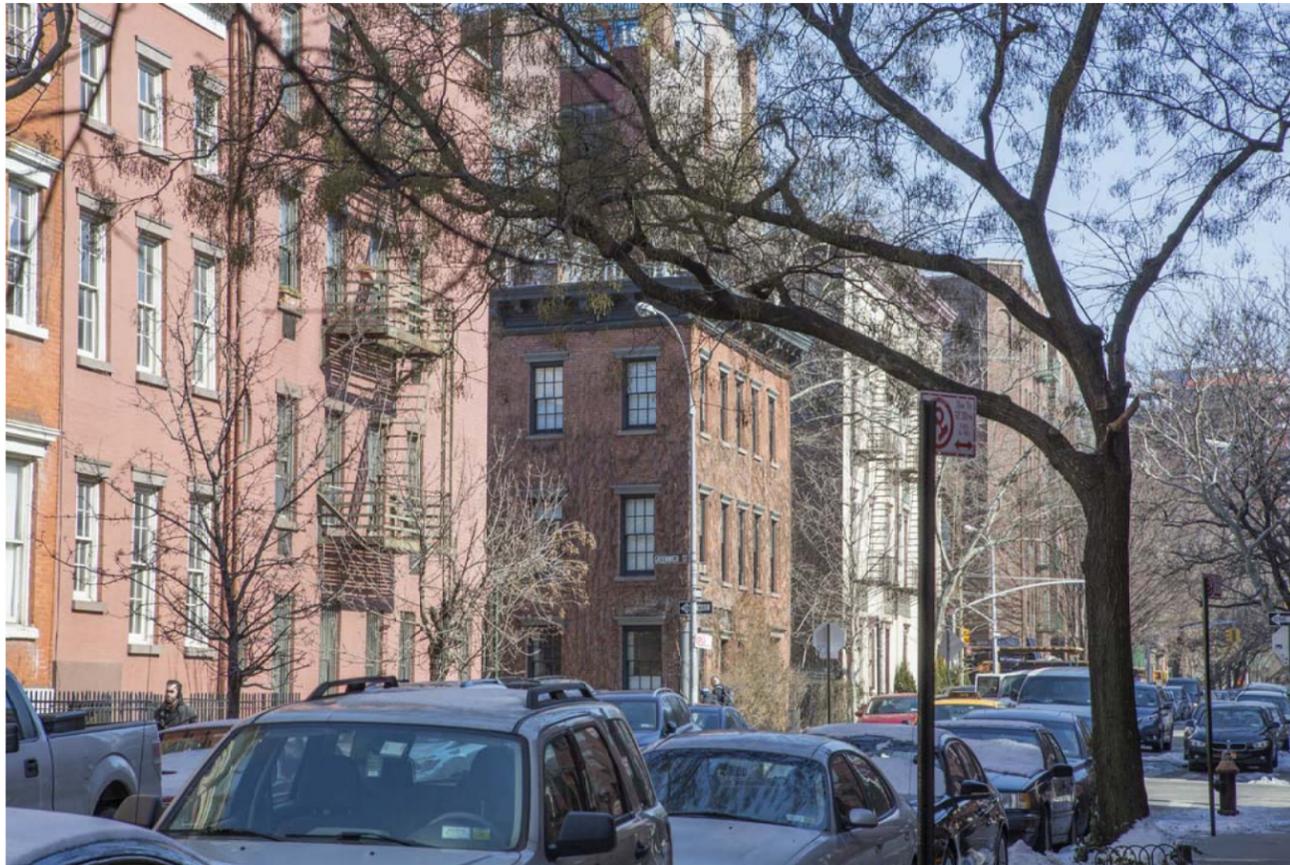


F4 PROPOSED VIEW STANDING WEST ON WEST 11TH STREET LOOKING EAST



F3 PROPOSED VIEW STANDING WEST ON WEST 11TH STREET LOOKING EAST (with landscape)

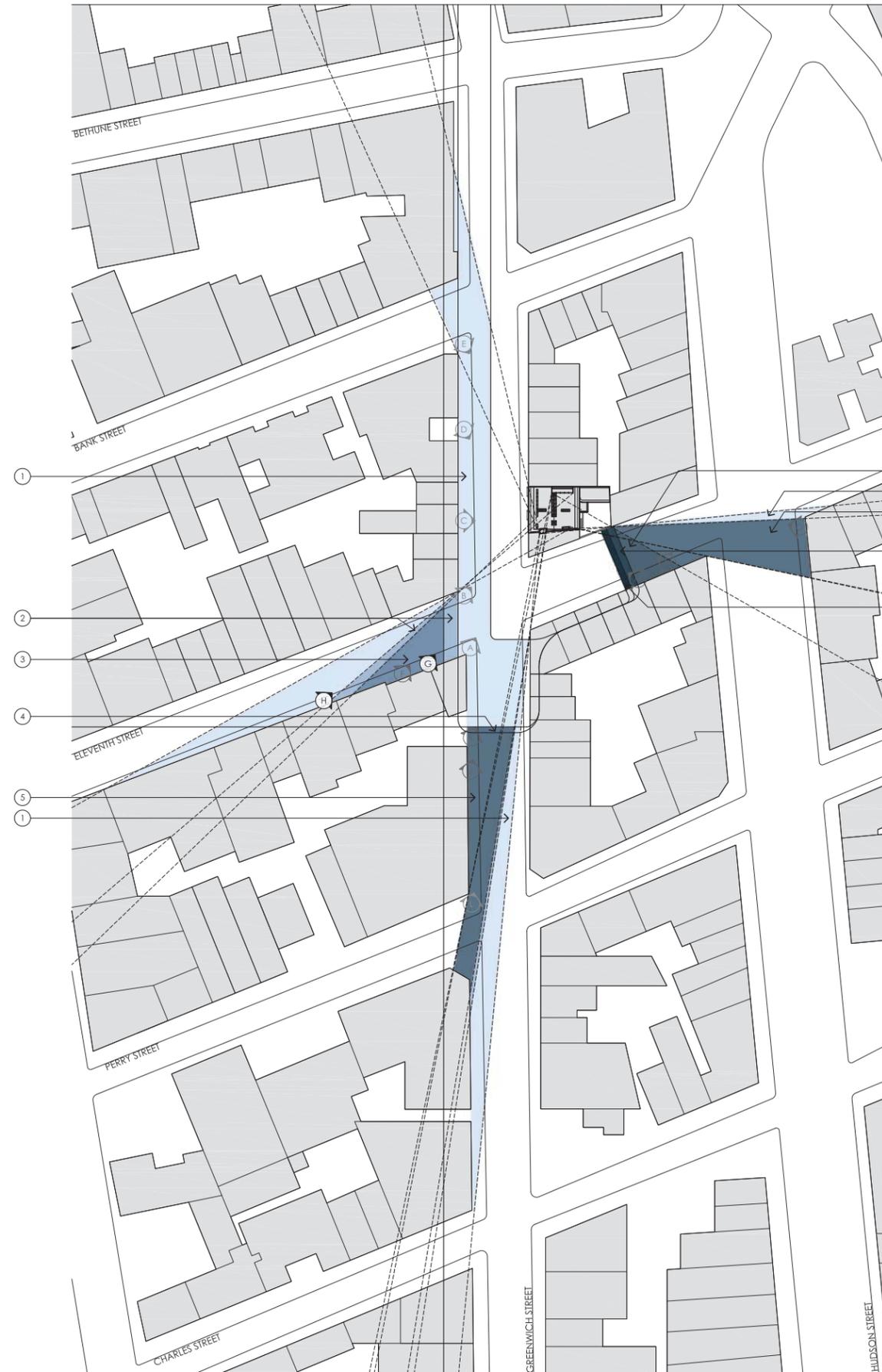
- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
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**H** PROPOSED ROOF MOCKUP VISIBILITY STANDING SOUTH EAST ON WEST 11TH STREET LOOKING NORTH EAST



**G** PROPOSED ROOF MOCKUP VISIBILITY STANDING SOUTH EAST ON WEST 11TH STREET LOOKING NORTH EAST

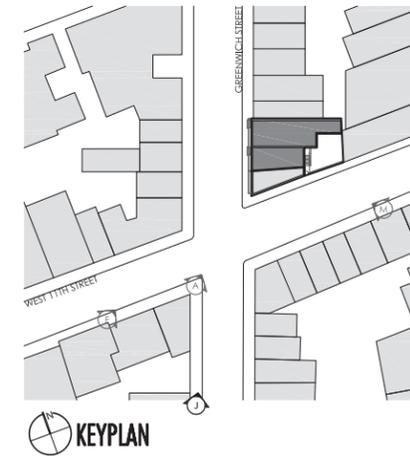


- VISIBILITY KEYNOTES**
- ① AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS
  - ② AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & BULKHEAD
  - ③ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, BULKHEAD & CONDENSER UNITS
  - ④ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & RAILING
  - ⑤ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, RAILING & BULKHEAD
  - ⑥ AREA OF VISIBILITY FROM STREET LEVEL OF RAILING & BULKHEAD
  - ⑦ AREA OF VISIBILITY FROM STREET LEVEL OF BULKHEAD
- GENERAL NOTES:**
- REFER TO PHOTOGRAPHS FOR AN UNDERSTANDING OF HOW TREES AND OTHER OBJECTS FURTHER LIMIT THE VIEWS REPRESENTED IN THE DIAGRAMS

KEYPLAN

SITE HISTORY  
 VISIBILITY STUDIES & RENDERINGS  
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 EXISTING & MOCK UP ROOF IMAGES  
 EXISTING & PROPOSED ELEVATIONS  
 EXISTING & PROPOSED SECTIONS  
 EXISTING & PROPOSED DETAILS  
 MATERIALS  
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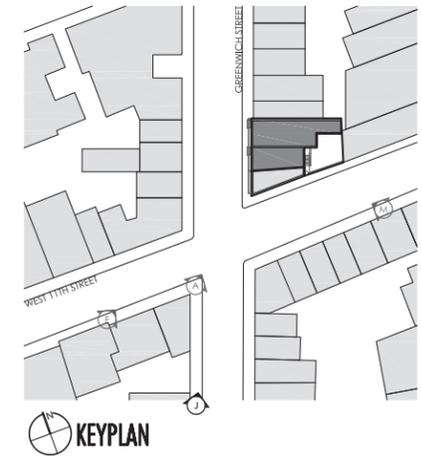


J2 EXISTING VIEW STANDING SOUTH ON GREENWICH STREET LOOKING NORTH (with proposed mockup)



J1 EXISTING VIEW STANDING SOUTH ON GREENWICH STREET LOOKING NORTH

- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX



14 PROPOSED VIEW STANDING SOUTH ON GREENWICH STREET LOOKING NORTH



13 PROPOSED VIEW STANDING SOUTH ON GREENWICH STREET LOOKING NORTH (with landscape)

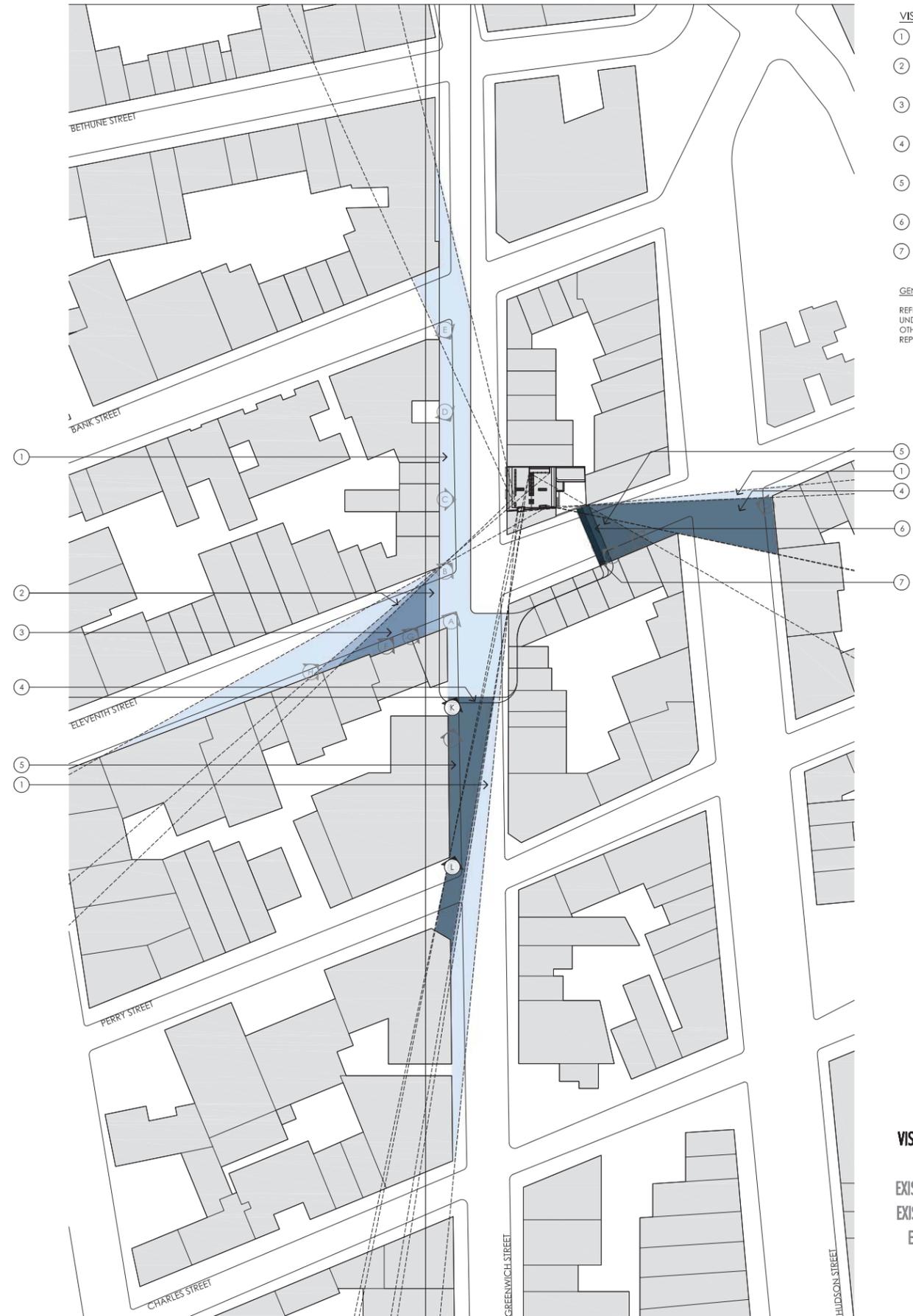
- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX



**L** PROPOSED ROOF MOCKUP VISIBILITY STANDING SOUTH WEST ON GREENWICH ST LOOKING NORTH EAST



**K** PROPOSED ROOF MOCKUP VISIBILITY STANDING SOUTH WEST ON GREENWICH ST LOOKING NORTH EAST



**VISIBILITY KEYNOTES**

- ① AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS
- ② AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & BULKHEAD
- ③ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, BULKHEAD & CONDENSER UNITS
- ④ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & RAILING
- ⑤ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, RAILING & BULKHEAD
- ⑥ AREA OF VISIBILITY FROM STREET LEVEL OF RAILING & BULKHEAD
- ⑦ AREA OF VISIBILITY FROM STREET LEVEL OF BULKHEAD

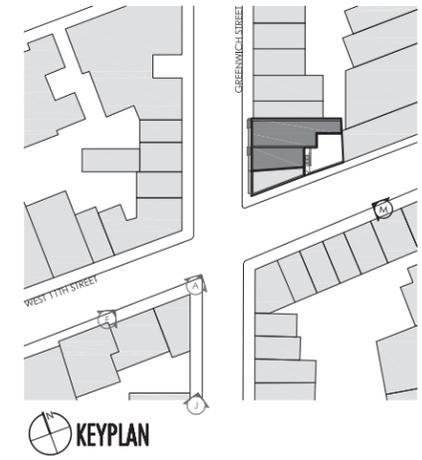
**GENERAL NOTES:**

REFER TO PHOTOGRAPHS FOR AN UNDERSTANDING OF HOW TREES AND OTHER OBJECTS FURTHER LIMIT THE VIEWS REPRESENTED IN THE DIAGRAMS

**KEYPLAN**

**SITE HISTORY  
VISIBILITY STUDIES & RENDERINGS  
EXISTING & PROPOSED PLANS  
EXISTING & MOCK UP ROOF IMAGES  
EXISTING & PROPOSED ELEVATIONS  
EXISTING & PROPOSED SECTIONS  
EXISTING & PROPOSED DETAILS  
MATERIALS  
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**LPC-208.00**

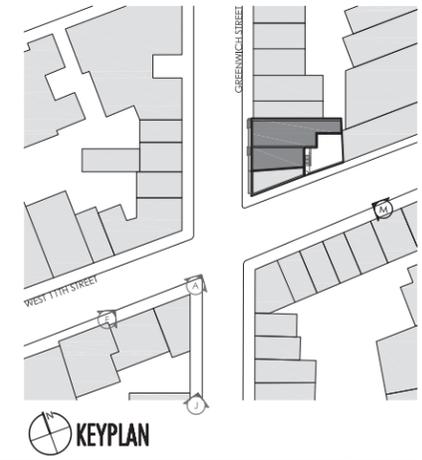


**M2** EXISTING VIEW STANDING SOUTH EAST ON WEST 11TH STREET LOOKING NORTH (with proposed mockup)



**M1** EXISTING VIEW STANDING SOUTH EAST ON WEST 11TH STREET LOOKING NORTH

- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
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M4 PROPOSED VIEW STANDING SOUTH EAST ON WEST 11TH STREET LOOKING NORTH



M3 PROPOSED VIEW STANDING SOUTH EAST ON WEST 11TH STREET LOOKING NORTH (with landscape)

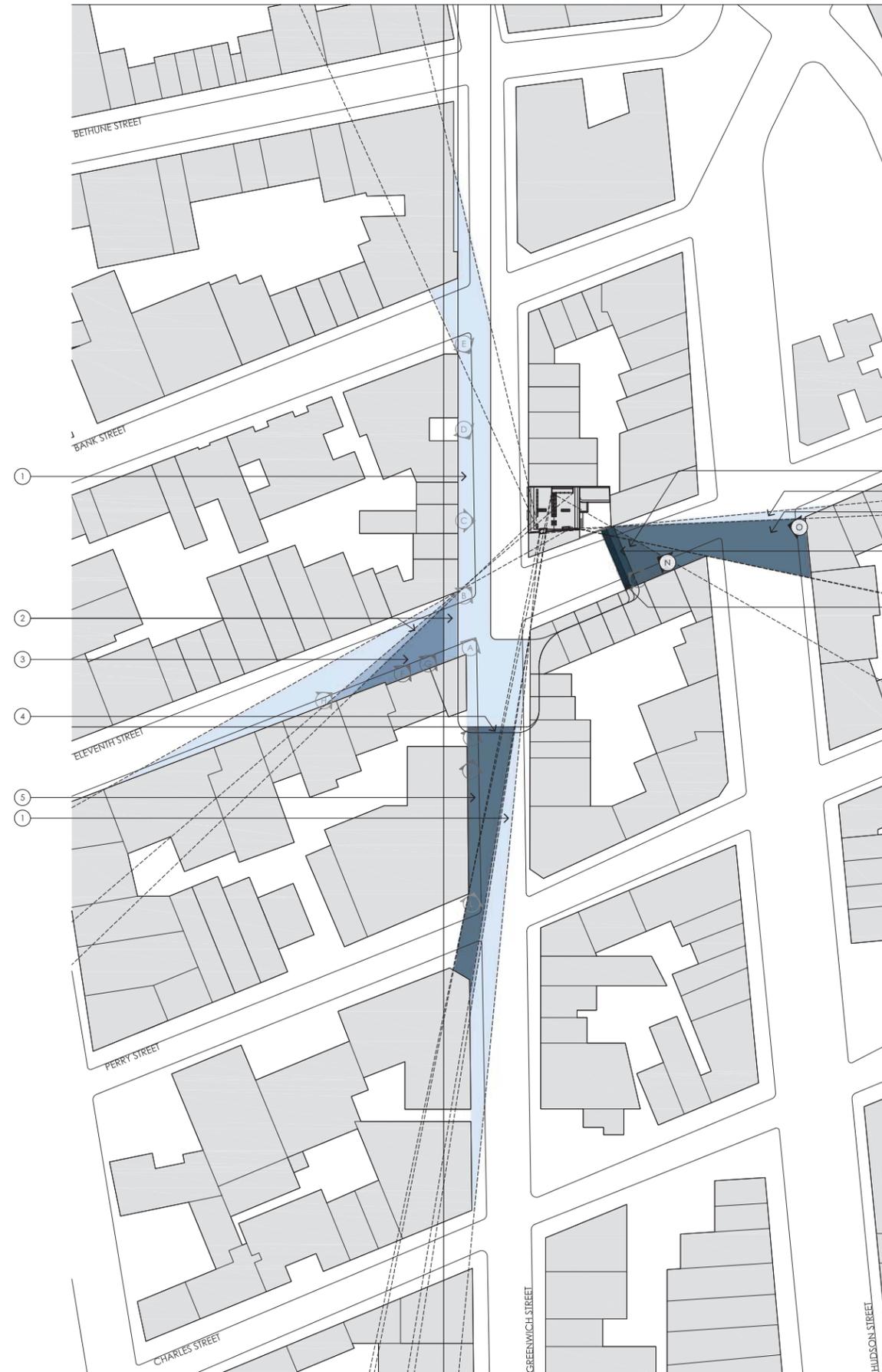
- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX



**0** PROPOSED ROOF MOCKUP STANDING ON SOUTH EAST CORNER OF HUDSON AND WEST 11TH STREET LOOKING NORTH WEST



**N** PROPOSED ROOF MOCKUP VISIBILITY STANDING SOUTH EAST ON WEST 11TH STREET LOOKING NORTH WEST



**VISIBILITY KEYNOTES**

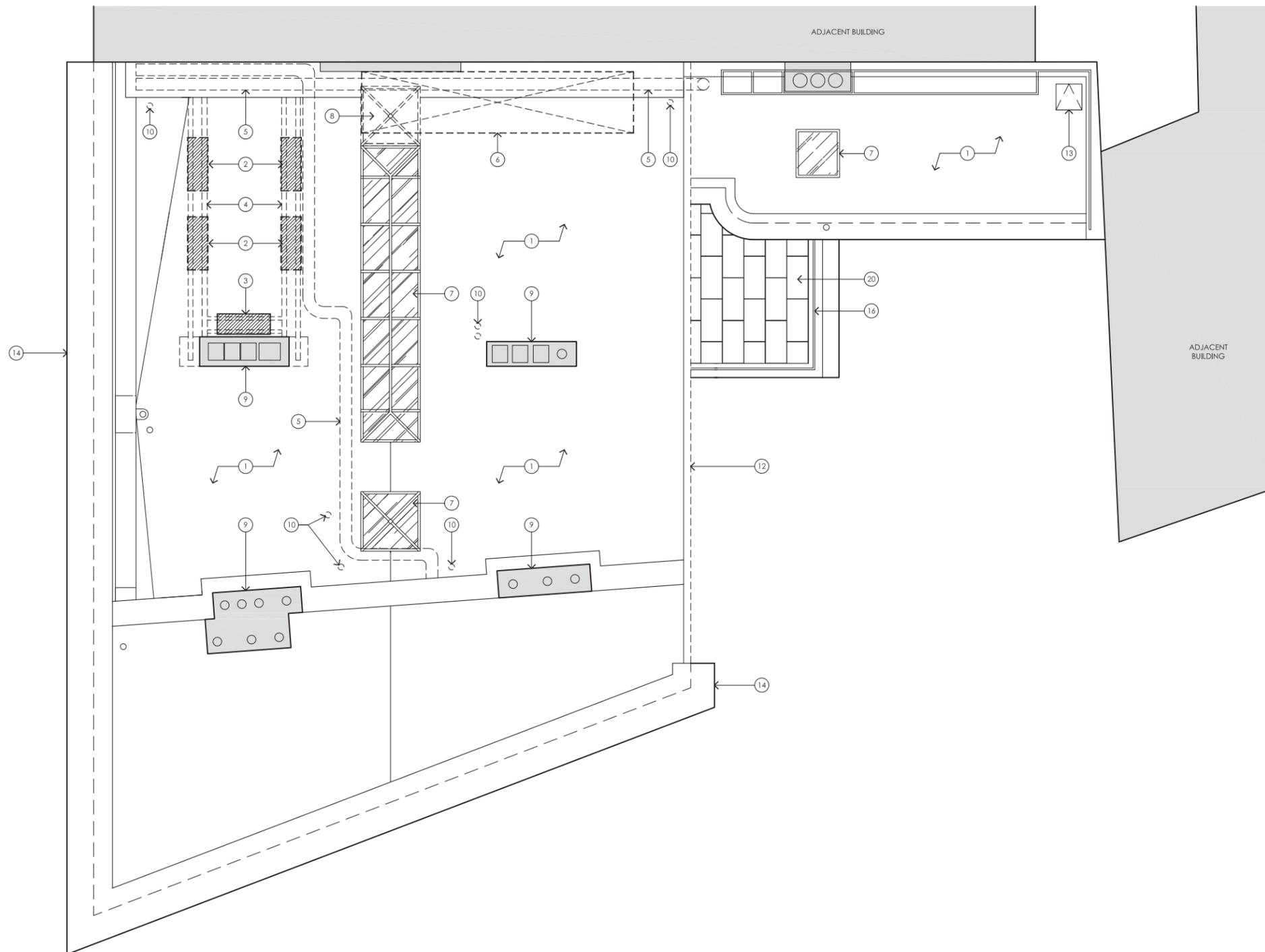
- ① AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS
- ② AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & BULKHEAD
- ③ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, BULKHEAD & CONDENSER UNITS
- ④ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS & RAILING
- ⑤ AREA OF VISIBILITY FROM STREET LEVEL OF CHIMNEY / FLUE EXTENSIONS, RAILING & BULKHEAD
- ⑥ AREA OF VISIBILITY FROM STREET LEVEL OF RAILING & BULKHEAD
- ⑦ AREA OF VISIBILITY FROM STREET LEVEL OF BULKHEAD

**GENERAL NOTES:**

REFER TO PHOTOGRAPHS FOR AN UNDERSTANDING OF HOW TREES AND OTHER OBJECTS FURTHER LIMIT THE VIEWS REPRESENTED IN THE DIAGRAMS

- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX





**ROOF PLAN KEYNOTES**

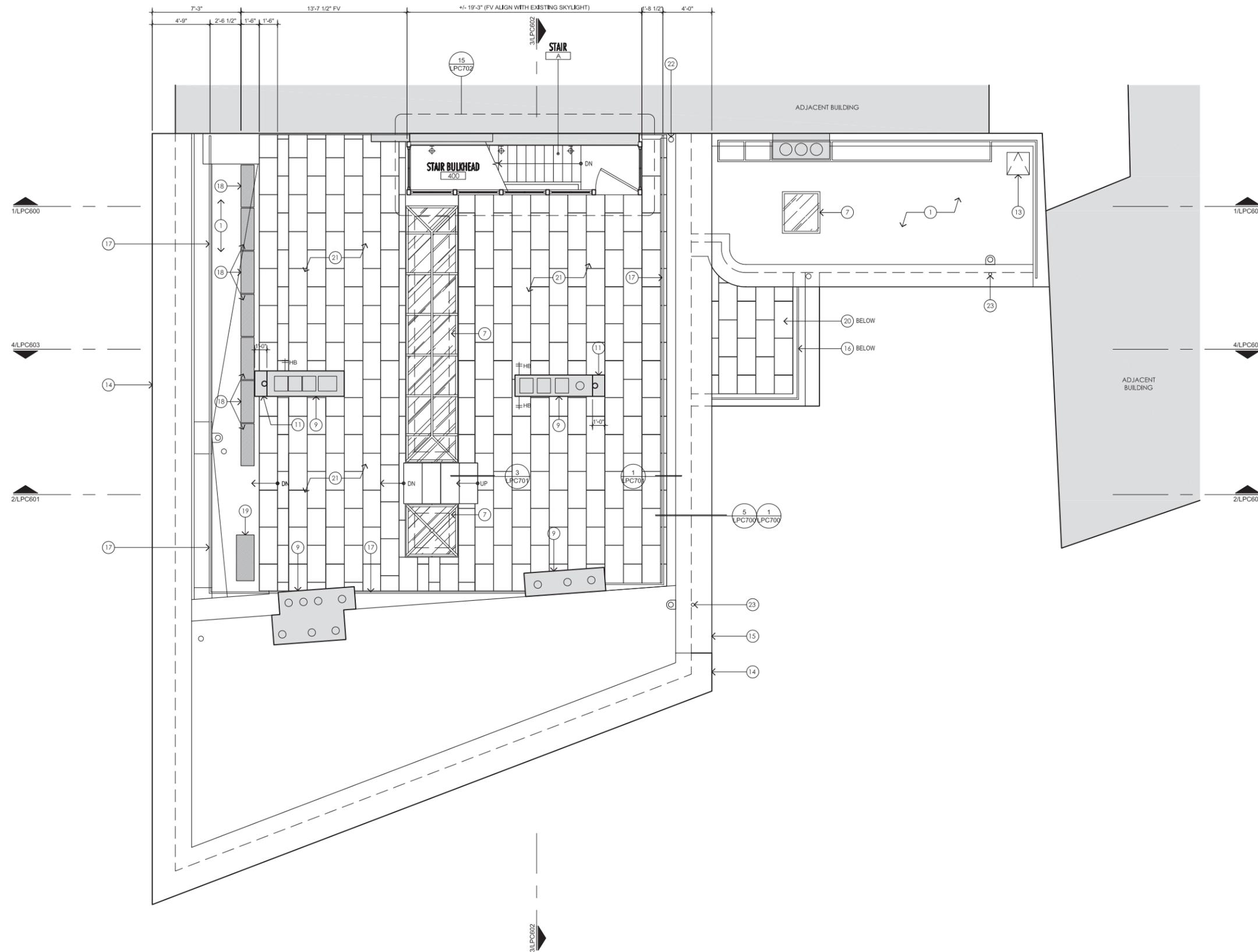
- 1 EXISTING ROOF TO REMAIN W/ NEW KEMPEROL 2K-PLUR FREEZE-REINFORCED AND LIQUID APPLIED WATERPROOFING SYSTEM BY KEMPER SYSTEMS. COLOR TO MATCH EXISTING ROOF. TYPICAL ENTIRE EXISTING ROOF
- 2 EXISTING MECHANICAL UNIT TO BE REMOVED
- 3 EXISTING MECHANICAL UNIT TO BE SALVAGED & RELOCATED PER PROPOSED ROOF PLAN
- 4 EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- 5 EXISTING DUCTWORK TO BE REMOVED
- 6 PARTIAL DEMO OF EXISTING ROOF FRAMING FOR NEW STAIR
- 7 EXISTING SKYLIGHT TO REMAIN WITH NEW 3M SECURITY FILM RATED FOR HUMAN IMPACT / FALL PROTECTION
- 8 EXISTING SKYLIGHT TO BE REMOVED
- 9 EXISTING BRICK CHIMNEY. STONE CAP & FLUES TO BE PARTIALLY REBUILT / EXTENDED WITH BRICK TO MATCH EXISTING BUILDING PER DETAIL 2/LPC700
- 10 EXISTING ROOF VENTS TO BE RE-ROUTED TO CHIMNEY EXTENSION
- 11 EXTEND EXISTING CHIMNEY BRICK TO ENCLOSE EXISTING RE-ROUTED VENTS
- 12 EXISTING GUTTER TO BE REMOVED
- 13 EXISTING ROOF HATCH TO REMAIN
- 14 EXISTING CORNICE TO REMAIN
- 15 NEW CORNICE EXTENSION PER DETAILS SHEET LPC700. COLOR & FINISH TO MATCH EXISTING
- 16 EXISTING METAL RAILING AT BALCONY TO REMAIN
- 17 NEW METAL RAILING TO MATCH EXISTING BALCONY RAILING / TYPICAL EXISTING RAILING
- 18 NEW MECHANICAL UNITS
- 19 EXISTING RELOCATED MECHANICAL UNIT
- 20 EXISTING BLUESTONE ROOF PAVERS TO REMAIN
- 21 NEW 18"x36" BLUESTONE ROOF DECK PAVERS ON STEEL FRAMING & ADJUSTABLE PEDESTALS
- 22 NEW ROOF DRAIN W/ SPLASH BLOCK AT LOWER ROOF. CRICKET EXISTING ROOF TO NEW ROOF DRAIN
- 23 NEW ROOF DRAIN & DOWNSPOUT TO MATCH EXISTING
- 24 NEW MOVEABLE FURNITURE
- 25 NEW MOVEABLE STAINED WOOD PLANTERS

**1 EXISTING / DEMOLITION ROOF PLAN**  
1/4" = 1'-0"



SITE HISTORY  
 VISIBILITY STUDIES & RENDERINGS  
**EXISTING & PROPOSED PLANS**  
 EXISTING & MOCK UP ROOF IMAGES  
 EXISTING & PROPOSED ELEVATIONS  
 EXISTING & PROPOSED SECTIONS  
 EXISTING & PROPOSED DETAILS  
 MATERIALS  
 APPENDIX

**LPC-300.00**



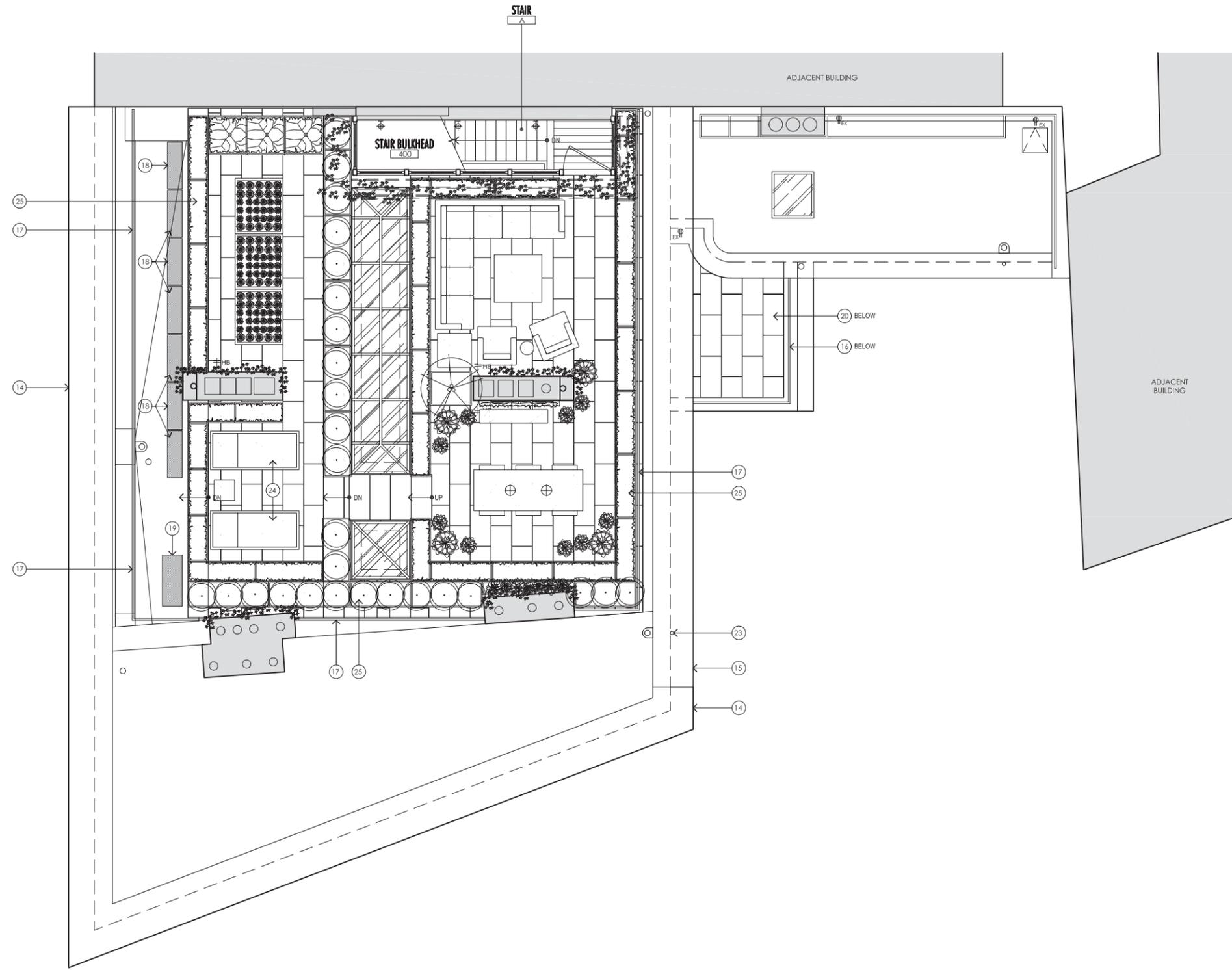
**ROOF PLAN KEYNOTES**

- 1 EXISTING ROOF TO REMAIN W/ NEW KEMPEROL 2K-PLUR FREEZE-REINFORCED AND LIQUID APPLIED WATERPROOFING SYSTEM BY KEMPER SYSTEMS. COLOR TO MATCH EXISTING ROOF
- 2 EXISTING MECHANICAL UNIT TO BE REMOVED
- 3 EXISTING MECHANICAL UNIT TO BE SALVAGED & RELOCATED PER PROPOSED ROOF PLAN
- 4 EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- 5 EXISTING DUCTWORK TO BE REMOVED
- 6 PARTIAL DEMO OF EXISTING ROOF FRAMING FOR NEW STAIR
- 7 EXISTING SKYLIGHT TO REMAIN WITH NEW 3M SECURITY FILM RATED FOR HUMAN IMPACT / FALL PROTECTION
- 8 EXISTING SKYLIGHT TO BE REMOVED
- 9 EXISTING BRICK CHIMNEY. STONE CAP & FLUES TO BE PARTIALLY REBUILT / EXTENDED WITH BRICK TO MATCH EXISTING BUILDING PER DETAIL 2/LPC700
- 10 EXISTING ROOF VENTS TO BE RE-ROUTED TO CHIMNEY EXTENSION
- 11 EXTEND EXISTING CHIMNEY BRICK TO ENCLOSE EXISTING RE-ROUTED VTRS
- 12 EXISTING GUTTER TO BE REMOVED
- 13 EXISTING ROOF HATCH TO REMAIN
- 14 EXISTING CORNICE TO REMAIN
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- 17 NEW METAL RAILING TO MATCH EXISTING BALCONY RAILING / TYPICAL EXISTING RAILING
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- 23 NEW ROOF DRAIN & DOWNSPOUT TO MATCH EXISTING
- 24 NEW MOVEABLE FURNITURE
- 25 NEW MOVEABLE STAINED WOOD PLANTERS

**1 PROPOSED ROOF PLAN**  
1/4" = 1'-0"



**SITE HISTORY**  
**VISIBILITY STUDIES & RENDERINGS**  
**EXISTING & PROPOSED PLANS**  
**EXISTING & MOCK UP ROOF IMAGES**  
**EXISTING & PROPOSED ELEVATIONS**  
**EXISTING & PROPOSED SECTIONS**  
**EXISTING & PROPOSED DETAILS**  
**MATERIALS**  
**APPENDIX**



**ROOF PLAN KEYNOTES**

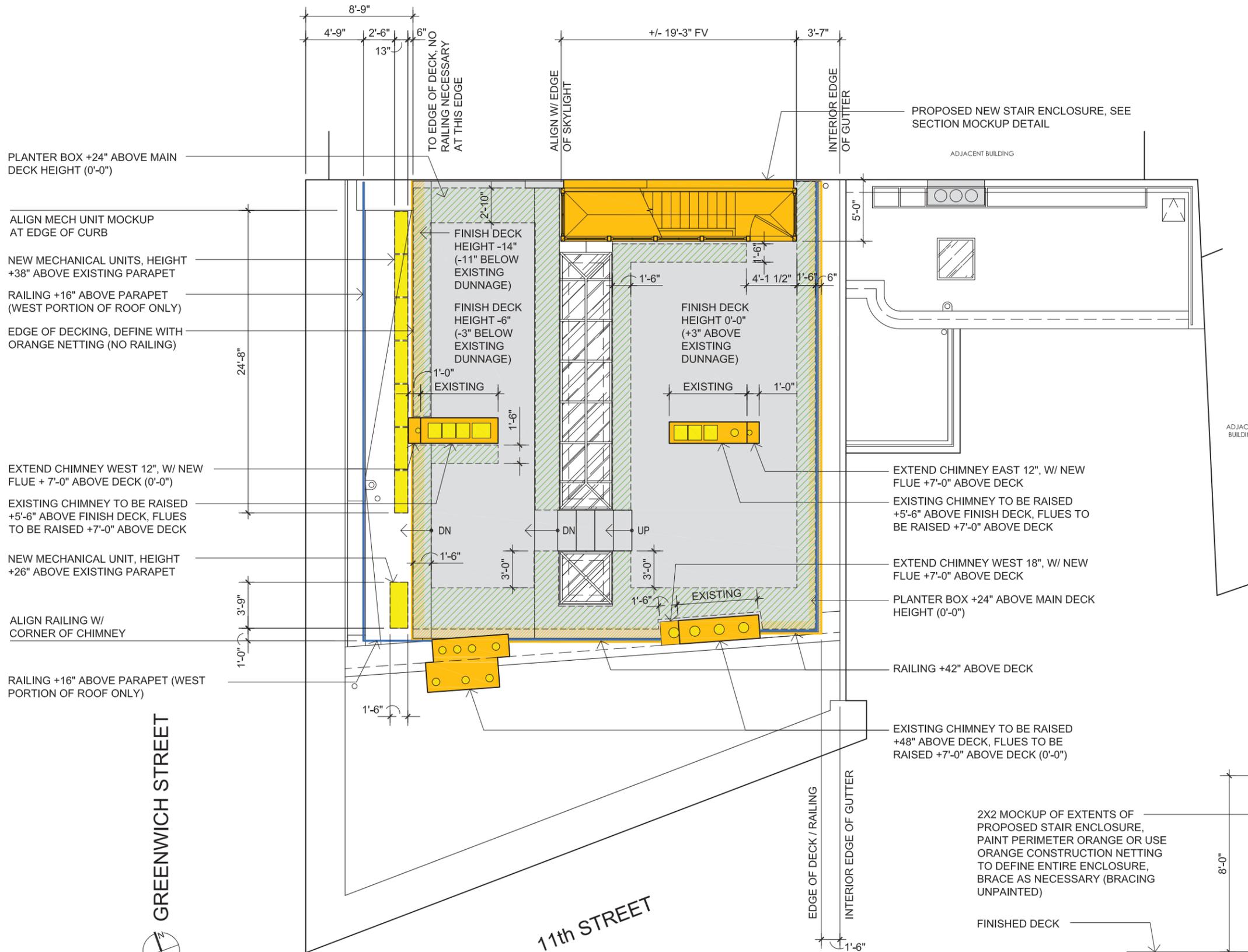
- 1 EXISTING ROOF TO REMAIN W/ NEW KEMPEROL 2K-PLUR FREEZE-REINFORCED AND LIQUID APPLIED WATERPROOFING SYSTEM BY KEMPER SYSTEMS. COLOR TO MATCH EXISTING ROOF. TYPICAL ENTIRE EXISTING ROOF
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- 23 NEW ROOF DRAIN & DOWNSPOUT TO MATCH EXISTING
- 24 NEW MOVEABLE FURNITURE
- 25 NEW MOVEABLE STAINED WOOD PLANTERS

**1 PROPOSED ROOF PLAN with landscape**  
1/4" = 1'-0"



SITE HISTORY  
 VISIBILITY STUDIES & RENDERINGS  
**EXISTING & PROPOSED PLANS**  
 EXISTING & MOCK UP ROOF IMAGES  
 EXISTING & PROPOSED ELEVATIONS  
 EXISTING & PROPOSED SECTIONS  
 EXISTING & PROPOSED DETAILS  
 MATERIALS  
 APPENDIX

**LPC-302.00**



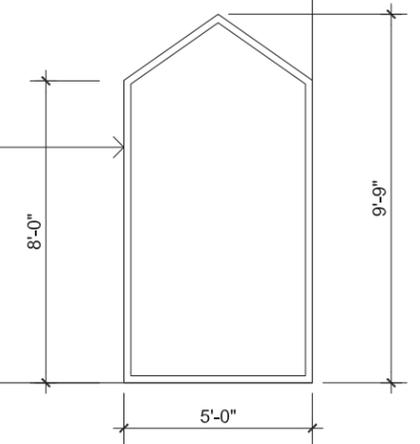
**COLOR LEGEND**

- ORANGE CONSTRUCTION NETTING  
USED TO DEFINE THE FOLLOWING:  
- PERIMETER OF ROOF DECKING  
- PROPOSED STAIR BULKHEAD  
- BRICK CHIMNEY EXPANSION
- YELLOW PAINTED FRAMING / PANELING  
USED TO DEFINE THE FOLLOWING:  
- PROPOSED MECHANICAL UNITS  
- PROPOSED CHIMNEY FLUE HEIGHTS
- GREEN PANELING  
USED TO DEFINE THE FOLLOWING:  
- PROPOSED PLANTER BOXES
- BLUE PAINTED FRAMING  
USED TO DEFINE THE FOLLOWING:  
- PROPOSED RAILING

**SECTION DETAIL PROPOSED STAIR ENCLOSURE**

2X2 MOCKUP OF EXTENTS OF PROPOSED STAIR ENCLOSURE, PAINT PERIMETER ORANGE OR USE ORANGE CONSTRUCTION NETTING TO DEFINE ENTIRE ENCLOSURE, BRACE AS NECESSARY (BRACING UNPAINTED)

FINISHED DECK



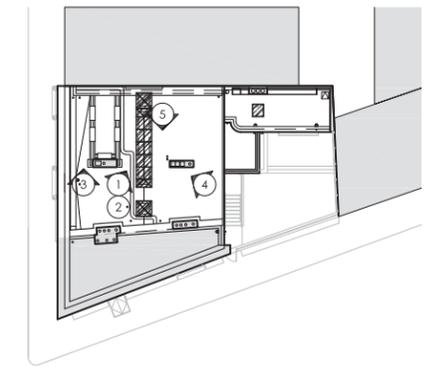
- SITE HISTORY
- VISIBILITY STUDIES & RENDERINGS
- EXISTING & PROPOSED PLANS
- EXISTING & MOCK UP ROOF IMAGES
- EXISTING & PROPOSED ELEVATIONS
- EXISTING & PROPOSED SECTIONS
- EXISTING & PROPOSED DETAILS
- MATERIALS
- APPENDIX



⑤ EXISTING ROOF & SKYLIGHT LOOKING SOUTH



④ EXISTING ROOF, CHIMNEY, MECHANICAL UNITS & SKYLIGHT LOOKING NORTH WEST



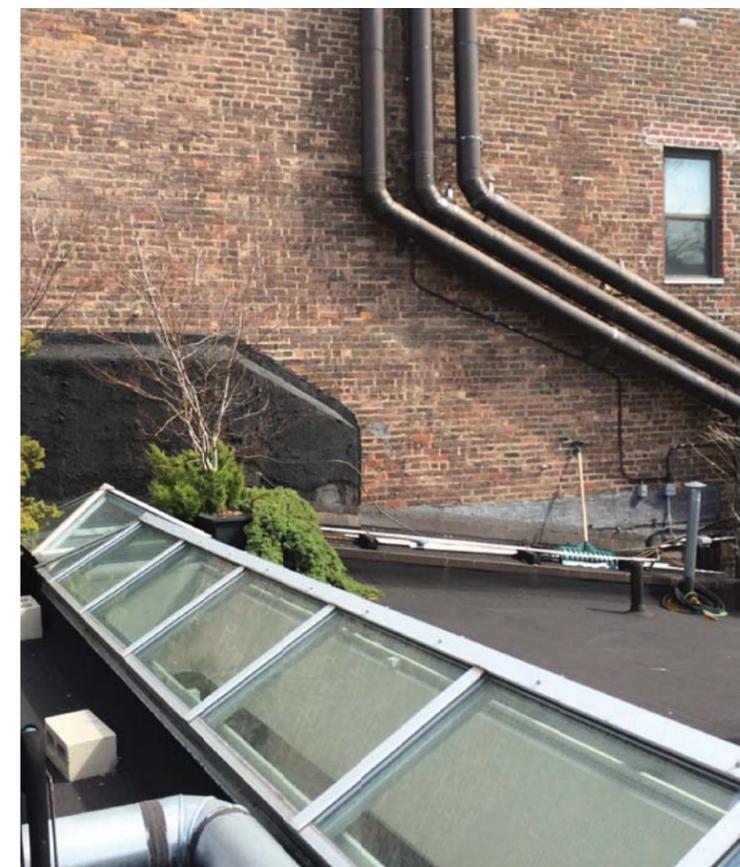
KEYPLAN



③ EXISTING MECHANICAL UNITS & DUNNAGE LOOKING NORTH



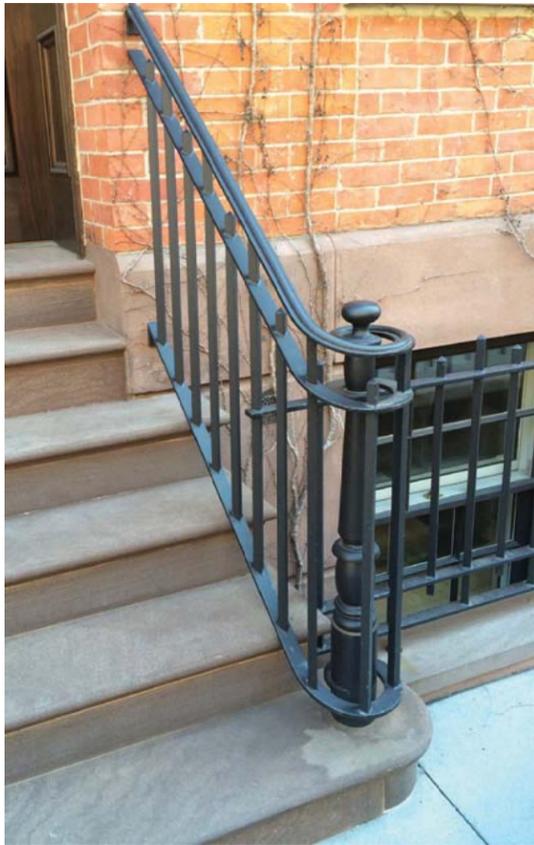
② EXISTING CHIMNEY, MECHANICAL UNITS & DUNNAGE LOOKING NORTH



① EXISTING ROOF & SKYLIGHT LOOKING NORTH

SITE HISTORY  
 VISIBILITY STUDIES & RENDERINGS  
 EXISTING & PROPOSED PLANS  
 EXISTING & MOCK UP ROOF IMAGES  
 EXISTING & PROPOSED ELEVATIONS  
 EXISTING & PROPOSED SECTIONS  
 EXISTING & PROPOSED DETAILS  
 MATERIALS  
 APPENDIX

LPC-401.00



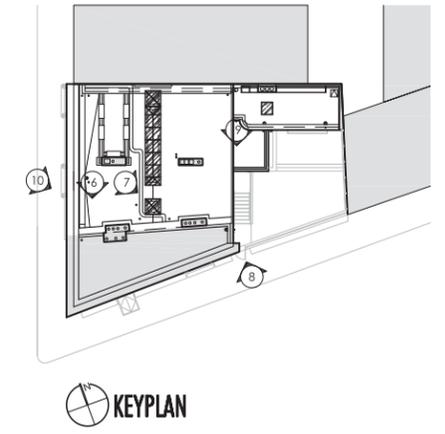
10 EXISTING TYPICAL HAND / GUARDRAIL



9 EXISTING ROOF GUTTER @ COURTYARD SIDE



8 EXISTING CORNICE & GUTTER @ COURTYARD SIDE



KEYPLAN



7 EXISTING CHIMNEY & FLUES @ SOUTHEAST END OF ROOF



6 EXISTING CHIMNEY & FLUES @ SOUTHWEST END OF ROOF

SITE HISTORY  
VISIBILITY STUDIES & RENDERINGS  
EXISTING & PROPOSED PLANS  
EXISTING & MOCK UP ROOF IMAGES  
EXISTING & PROPOSED ELEVATIONS  
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MATERIALS  
APPENDIX

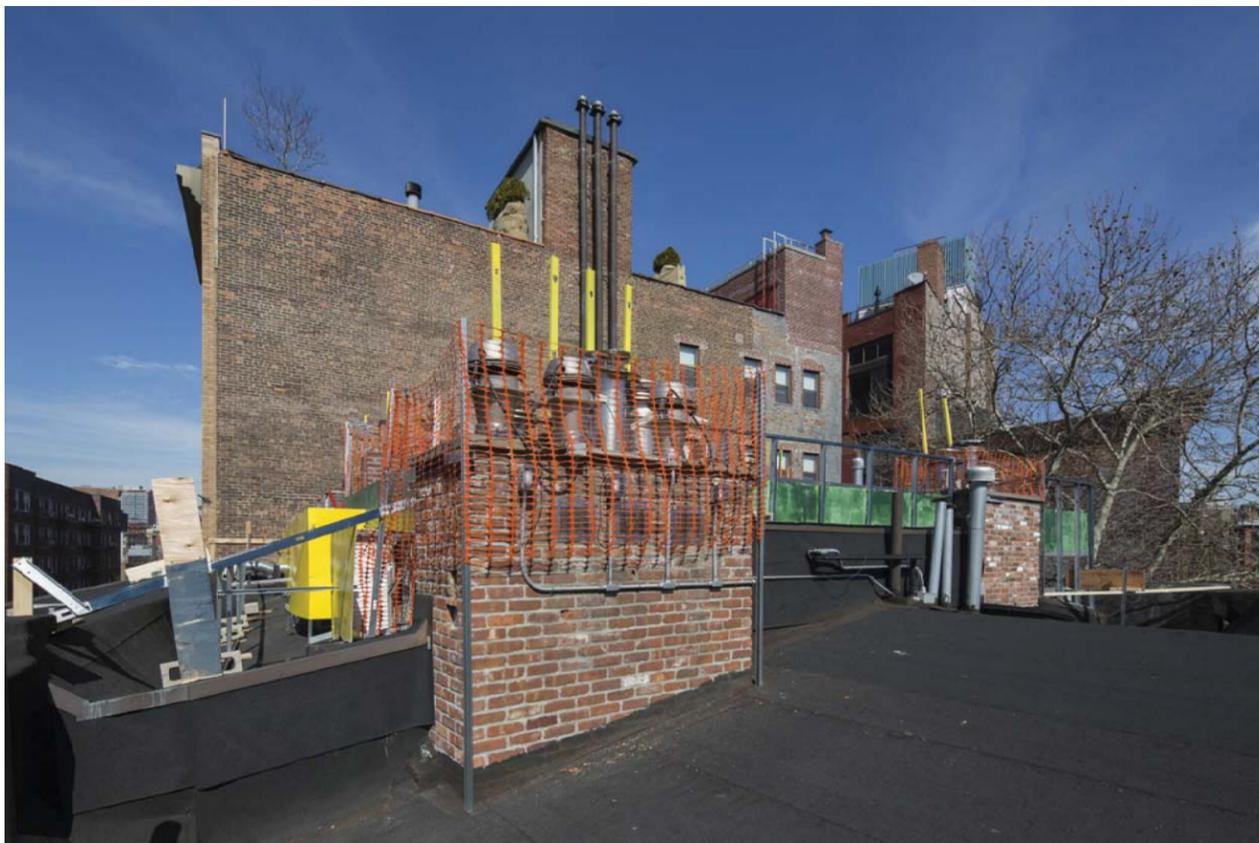
LPC-402.00



④ ROOF MOCK UP FROM NORTHWEST CORNER LOOKING SOUTH



③ ROOF MOCK UP FROM SOUTHEAST CORNER LOOKING NORTH WEST



② ROOF MOCK UP FROM SOUTHWEST CORNER LOOKING NORTH (FROM 311 SIDE)



① ROOF MOCK UP FROM SOUTH WEST CORNER LOOKING NORTH EAST



**EXTERIOR ELEVATION KEYNOTES**

- ① EXISTING MECHANICAL UNIT TO BE REMOVED
- ② EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- ③ EXISTING SKYLIGHT TO REMAIN
- ④ EXISTING BLOCK WALL W/ EXISTING BLACK WATERPROOFING MEMBRANE TO REMAIN
- ⑤ ADJACENT BUILDING BEYOND
- ⑥ EXISTING CHIMNEY FLUES TO REMAIN
- ⑦ EXISTING BRICK CHIMNEY, STONE CAP & FLUES TO BE PARTIALLY REBUILT / EXTENDED WITH BRICK TO MATCH EXISTING BUILDING
- ⑧ EXISTING GUTTER TO BE REMOVED
- ⑨ PROPOSED MECHANICAL UNIT
- ⑩ EXISTING METAL RAILING TO REMAIN
- ⑪ PROPOSED PAINTED METAL AND GLASS STAIR BULKHEAD
- ⑫ PROPOSED BLUESTONE ROOF DECK PAVERS
- ⑬ STEEL BEAM, PAINTED TO MATCH STAIR BULKHEAD
- ⑭ PROPOSED BRICK CHIMNEY EXTENSION, BRICK TO MATCH TYPICAL BUILDING BRICK, STONE CAP TO MATCH EXISTING CAP. FLUES & EXISTING DRAFT INDUCERS TO BE PAINTED TO MATCH STAIR BULKHEAD, SEE ENLARGED DETAILS
- ⑮ NEW RAILING TO MATCH TYPICAL SITE RAILINGS AT SIDEWALK & BALCONY, SEE ENLARGED DETAILS
- ⑯ EXISTING CORNICE TO REMAIN, PATCH AND REPAIR DAMAGED PORTIONS, REPAINT TO MATCH EXISTING COLOR AND FINISH
- ⑰ NEW CORNICE EXTENSION PER SHEET LPC700, COLOR & FINISH TO MATCH EXISTING
- ⑱ EXISTING DOWNSPOUT TO REMAIN
- ⑲ NEW COPPER DOWNSPOUT TO MATCH EXISTING
- ⑳ NEW BRICK PLANTER & STONE CAP TO MATCH EXISTING BUILDING / HARDSCAPE
- ㉑ NOT USED
- ㉒ EXISTING LANDSCAPE TO REMAIN
- ㉓ LANDSCAPE & MOVEABLE STAINED WOOD PLANTERS
- ㉔ EXISTING FENCE TO REMAIN

SITE HISTORY  
 VISIBILITY STUDIES & RENDERINGS  
 EXISTING & PROPOSED PLANS  
 EXISTING & MOCK UP ROOF IMAGES  
**EXISTING & PROPOSED ELEVATIONS**  
 EXISTING & PROPOSED SECTIONS  
 EXISTING & PROPOSED DETAILS  
 MATERIALS  
 APPENDIX

**LPC-500.00**

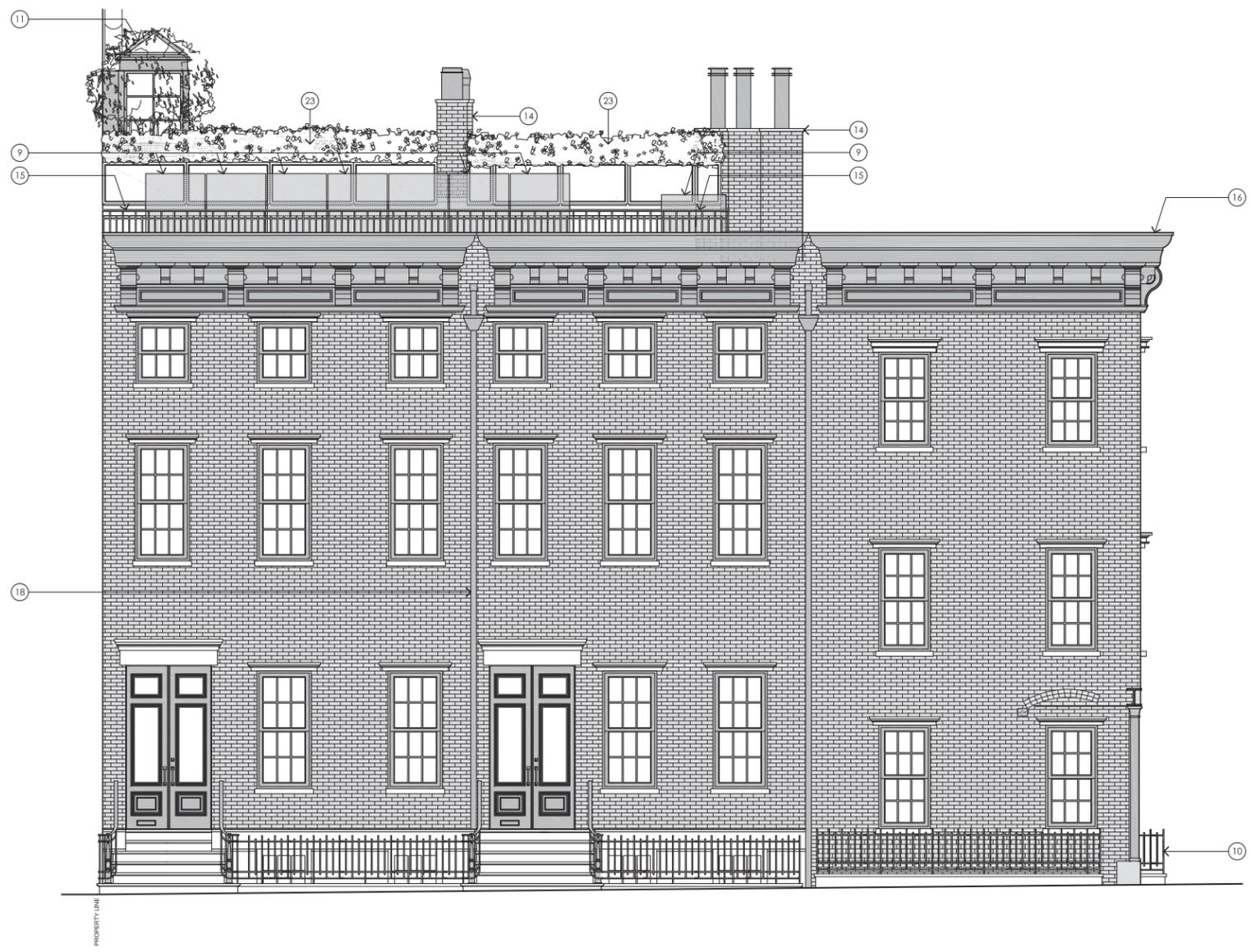
**X1** EXISTING EXTERIOR ELEVATION WEST - GREENWICH STREET  
 1/4" = 1'-0"



**EXTERIOR ELEVATION KEYNOTES**

- ① EXISTING MECHANICAL UNIT TO BE REMOVED
- ② EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- ③ EXISTING SKYLIGHT TO REMAIN
- ④ EXISTING BLOCK WALL W/ EXISTING BLACK WATERPROOFING MEMBRANE TO REMAIN
- ⑤ ADJACENT BUILDING BEYOND
- ⑥ EXISTING CHIMNEY FLUES TO REMAIN
- ⑦ EXISTING BRICK CHIMNEY, STONE CAP & FLUES TO BE PARTIALLY REBUILT / EXTENDED WITH BRICK TO MATCH EXISTING BUILDING
- ⑧ EXISTING GUTTER TO BE REMOVED
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- ⑩ EXISTING METAL RAILING TO REMAIN
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- ⑬ STEEL BEAM, PAINTED TO MATCH STAIR BULKHEAD
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- ㉒ EXISTING LANDSCAPE TO REMAIN
- ㉓ LANDSCAPE & MOVEABLE STAINED WOOD PLANTERS
- ㉔ EXISTING FENCE TO REMAIN

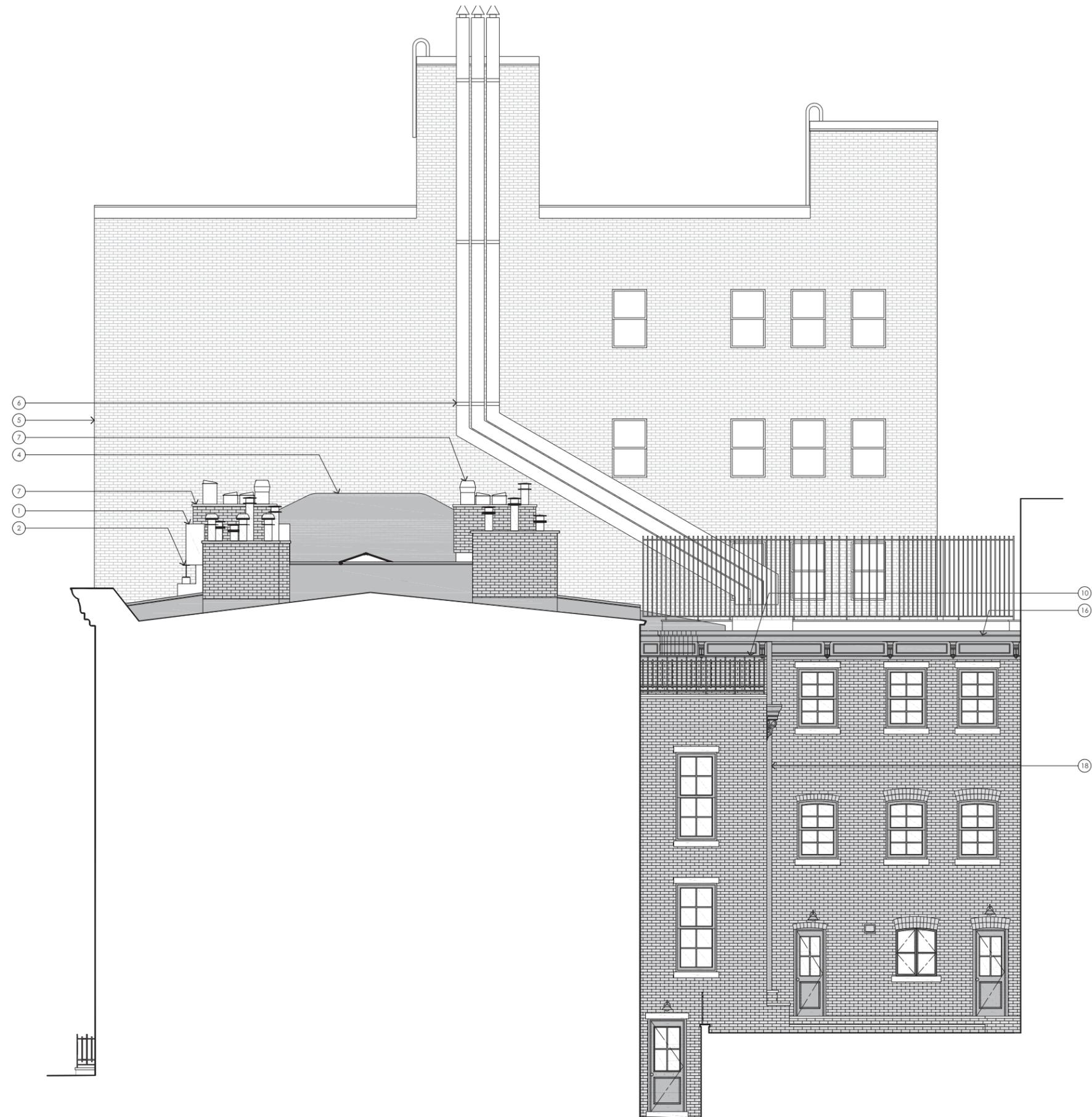
① PROPOSED EXTERIOR ELEVATION WEST - GREENWICH STREET  
1/4" = 1'-0"



**EXTERIOR ELEVATION KEYNOTES**

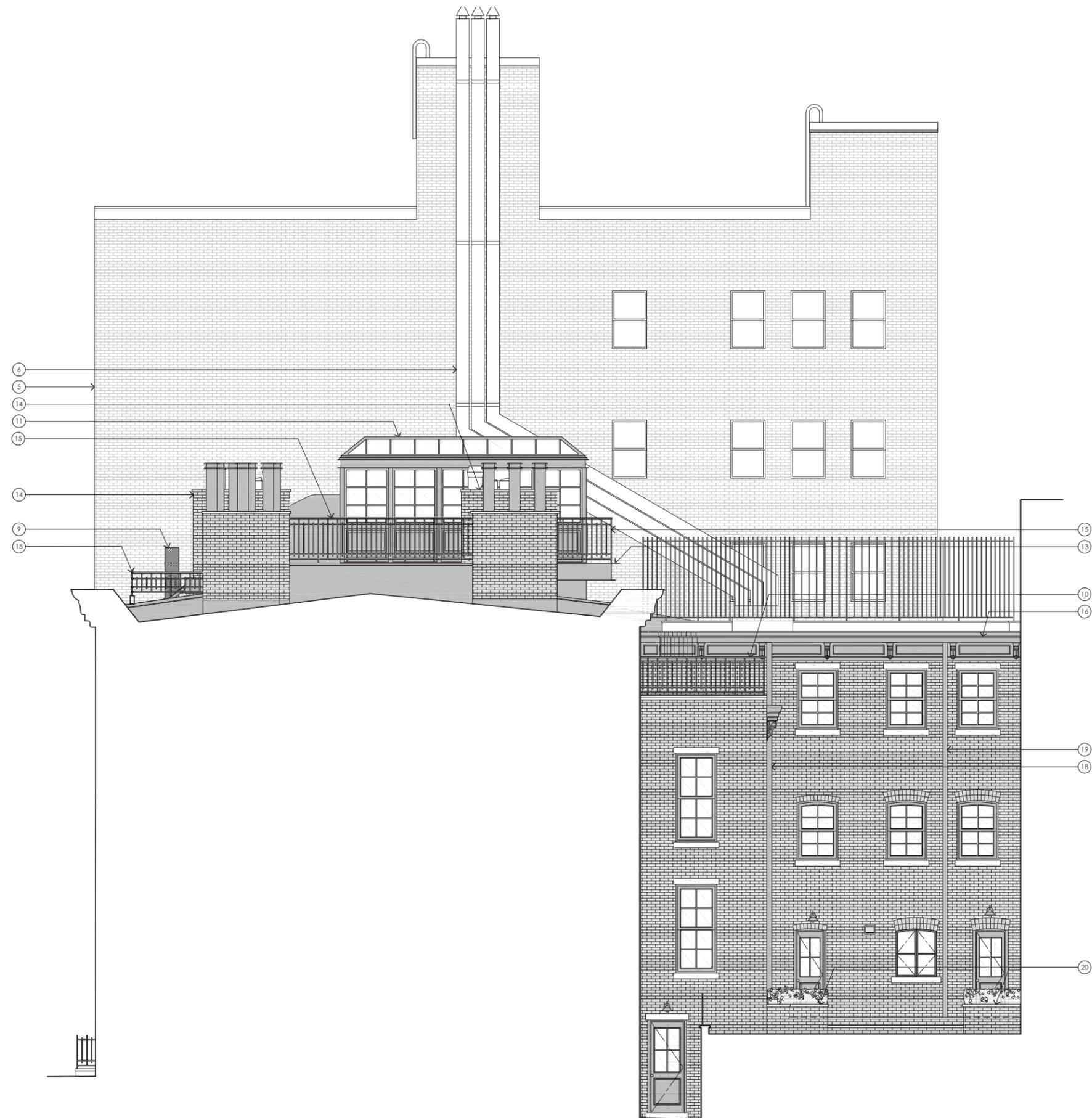
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- 19 NEW COPPER DOWNSPOUT TO MATCH EXISTING
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- 21 NOT USED
- 22 EXISTING LANDSCAPE TO REMAIN
- 23 LANDSCAPE & MOVEABLE STAINED WOOD PLANTERS
- 24 EXISTING FENCE TO REMAIN

**1 PROPOSED EXTERIOR ELEVATION WEST - GREENWICH STREET (with landscape)**  
 1/4" = 1'-0"



**EXTERIOR ELEVATION KEYNOTES**

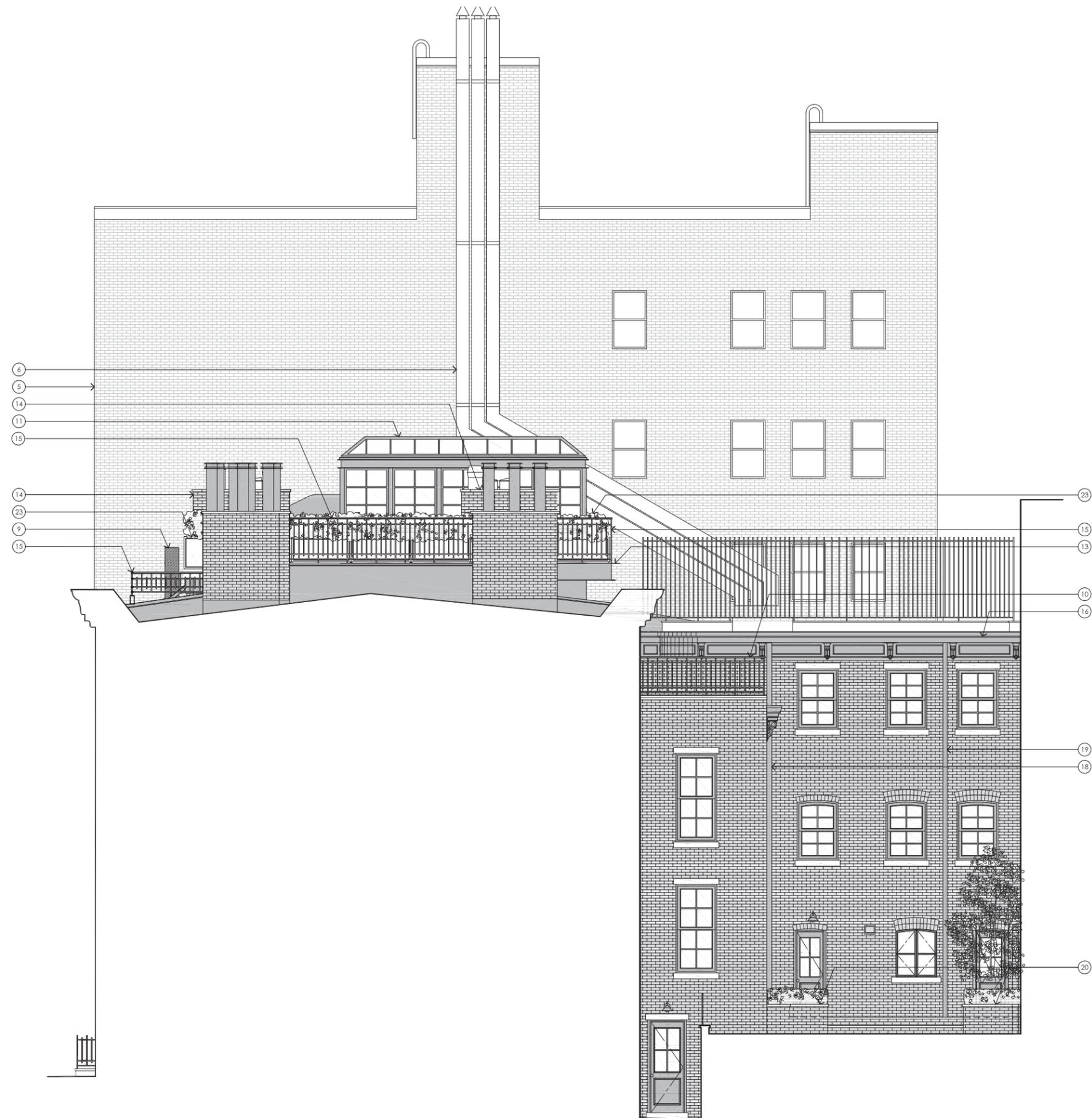
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- ⑧ EXISTING GUTTER TO BE REMOVED
- ⑨ PROPOSED MECHANICAL UNIT
- ⑩ EXISTING METAL RAILING TO REMAIN
- ⑪ PROPOSED PAINTED METAL AND GLASS STAIR BULKHEAD
- ⑫ PROPOSED BLUESTONE ROOF DECK PAVERS
- ⑬ STEEL BEAM, PAINTED TO MATCH STAIR BULKHEAD
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- ⑰ NEW CORNICE EXTENSION PER SHEET LPC700, COLOR & FINISH TO MATCH EXISTING
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- ⑲ NEW COPPER DOWNSPOUT TO MATCH EXISTING
- ⑳ NEW BRICK PLANTER & STONE CAP TO MATCH EXISTING BUILDING / HARDSCAPE
- ㉑ NOT USED
- ㉒ EXISTING LANDSCAPE TO REMAIN
- ㉓ LANDSCAPE & MOVEABLE STAINED WOOD PLANTERS
- ㉔ EXISTING FENCE TO REMAIN



**EXTERIOR ELEVATION KEYNOTES**

- ① EXISTING MECHANICAL UNIT TO BE REMOVED
- ② EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- ③ EXISTING SKYLIGHT TO REMAIN
- ④ EXISTING BLOCK WALL W/ EXISTING BLACK WATERPROOFING MEMBRANE TO REMAIN
- ⑤ ADJACENT BUILDING BEYOND
- ⑥ EXISTING CHIMNEY FLUES TO REMAIN
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- ⑧ EXISTING GUTTER TO BE REMOVED
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- ⑳ NEW BRICK PLANTER & STONE CAP TO MATCH EXISTING BUILDING / HARDSCAPE
- ㉑ NOT USED
- ㉒ EXISTING LANDSCAPE TO REMAIN
- ㉓ LANDSCAPE & MOVEABLE STAINED WOOD PLANTERS
- ㉔ EXISTING FENCE TO REMAIN

② PROPOSED EXTERIOR ELEVATION SOUTH - COURTYARD  
1/4" = 1'-0"



**EXTERIOR ELEVATION KEYNOTES**

- ① EXISTING MECHANICAL UNIT TO BE REMOVED
- ② EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- ③ EXISTING SKYLIGHT TO REMAIN
- ④ EXISTING BLOCK WALL W/ EXISTING BLACK WATERPROOFING MEMBRANE TO REMAIN
- ⑤ ADJACENT BUILDING BEYOND
- ⑥ EXISTING CHIMNEY FLUES TO REMAIN
- ⑦ EXISTING BRICK CHIMNEY, STONE CAP & FLUES TO BE PARTIALLY REBUILT / EXTENDED WITH BRICK TO MATCH EXISTING BUILDING
- ⑧ EXISTING GUTTER TO BE REMOVED
- ⑨ PROPOSED MECHANICAL UNIT
- ⑩ EXISTING METAL RAILING TO REMAIN
- ⑪ PROPOSED PAINTED METAL AND GLASS STAIR BULKHEAD
- ⑫ PROPOSED BLUESTONE ROOF DECK PAVERS
- ⑬ STEEL BEAM, PAINTED TO MATCH STAIR BULKHEAD
- ⑭ PROPOSED BRICK CHIMNEY EXTENSION, BRICK TO MATCH TYPICAL BUILDING BRICK, STONE CAP TO MATCH EXISTING CAP, FLUES & EXISTING DRAFT INDUCERS TO BE PAINTED TO MATCH STAIR BULKHEAD, SEE ENLARGED DETAILS
- ⑮ NEW RAILING TO MATCH TYPICAL SITE RAILINGS AT SIDEWALK & BALCONY, SEE ENLARGED DETAILS
- ⑯ EXISTING CORNICE TO REMAIN, PATCH AND REPAIR DAMAGED PORTIONS, REPAINT TO MATCH EXISTING COLOR AND FINISH
- ⑰ NEW CORNICE EXTENSION PER SHEET LPC700, COLOR & FINISH TO MATCH EXISTING
- ⑱ EXISTING DOWNSPOUT TO REMAIN
- ⑲ NEW COPPER DOWNSPOUT TO MATCH EXISTING
- ⑳ NEW BRICK PLANTER & STONE CAP TO MATCH EXISTING BUILDING / HARDSCAPE
- ㉑ NOT USED
- ㉒ EXISTING LANDSCAPE TO REMAIN
- ㉓ LANDSCAPE & MOVEABLE STAINED WOOD PLANTERS
- ㉔ EXISTING FENCE TO REMAIN

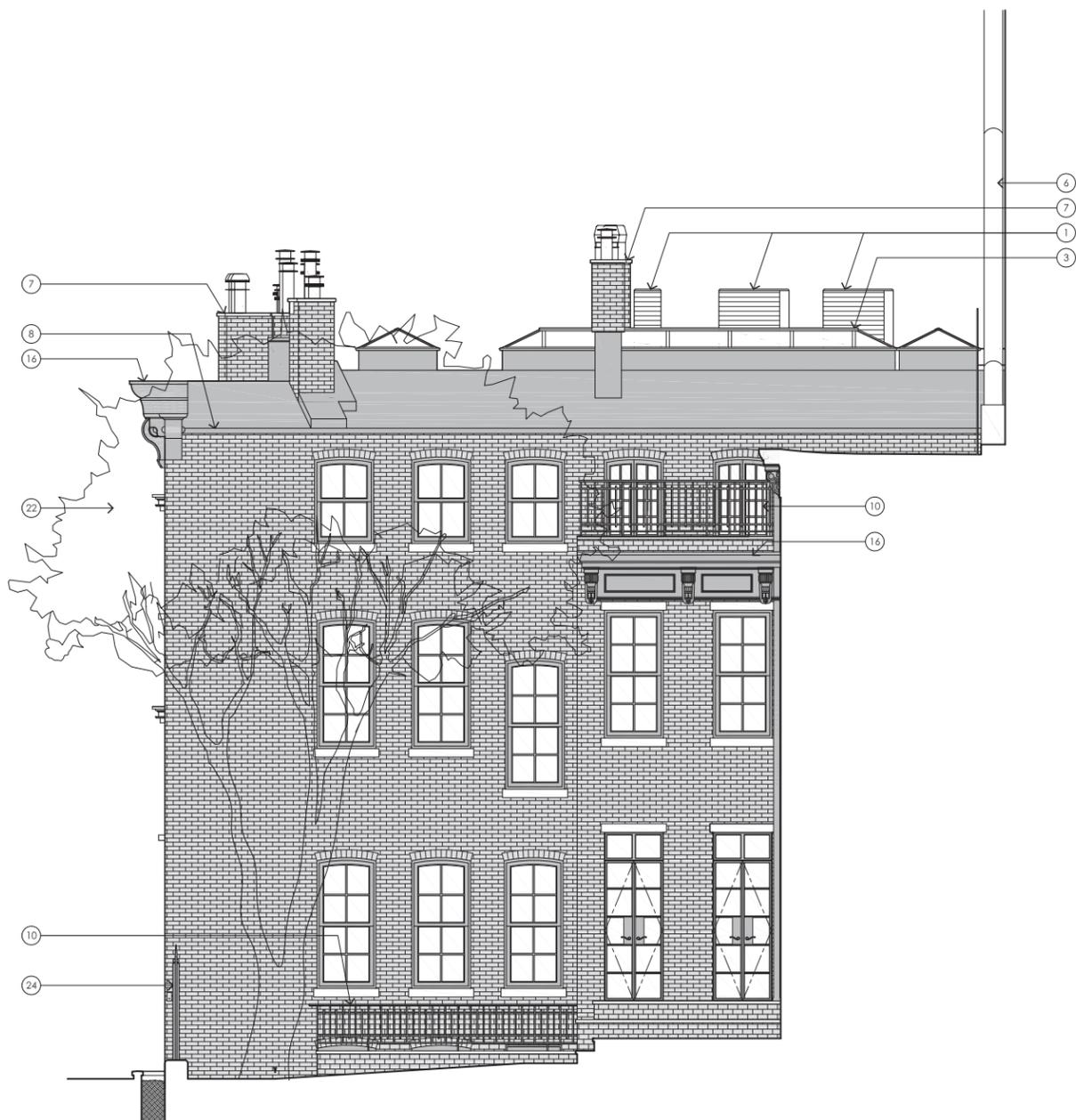
② PROPOSED EXTERIOR ELEVATION SOUTH - COURTYARD (with landscape)  
1/4" = 1'-0"

SITE HISTORY  
 VISIBILITY STUDIES & RENDERINGS  
 EXISTING & PROPOSED PLANS  
 EXISTING & MOCK UP ROOF IMAGES  
**EXISTING & PROPOSED ELEVATIONS**  
 EXISTING & PROPOSED SECTIONS  
 EXISTING & PROPOSED DETAILS  
 MATERIALS  
 APPENDIX

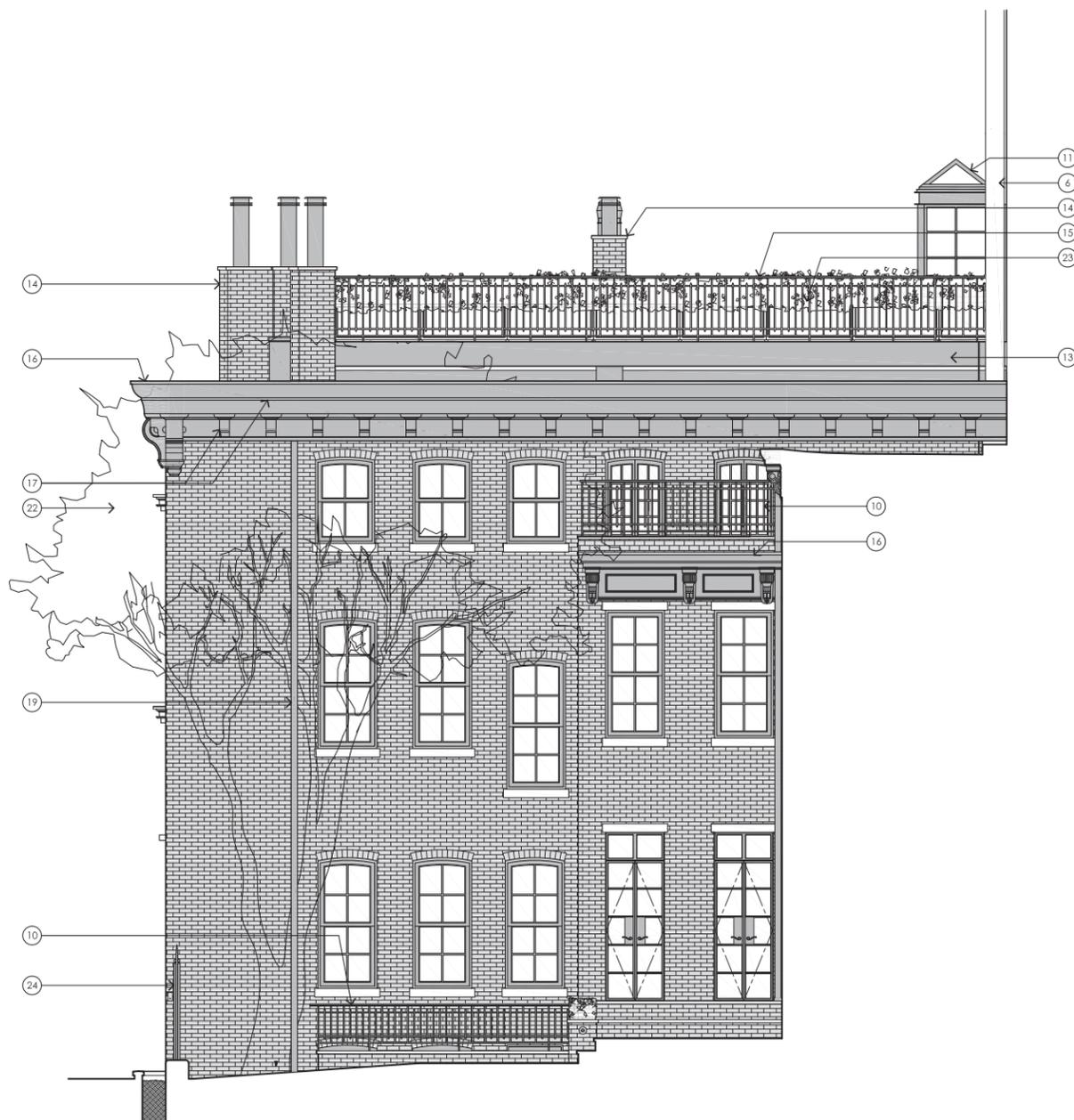
**LPC-505.00**

EXTERIOR ELEVATION KEYNOTES

- 1 EXISTING MECHANICAL UNIT TO BE REMOVED
- 2 EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- 3 EXISTING SKYLIGHT TO REMAIN
- 4 EXISTING BLOCK WALL W/ EXISTING BLACK WATERPROOFING MEMBRANE TO REMAIN
- 5 ADJACENT BUILDING BEYOND
- 6 EXISTING CHIMNEY FLUES TO REMAIN
- 7 EXISTING BRICK CHIMNEY, STONE CAP & FLUES TO BE PARTIALLY REBUILT / EXTENDED WITH BRICK TO MATCH EXISTING BUILDING
- 8 EXISTING GUTTER TO BE REMOVED
- 9 PROPOSED MECHANICAL UNIT
- 10 EXISTING METAL RAILING TO REMAIN
- 11 PROPOSED PAINTED METAL AND GLASS STAIR BULKHEAD
- 12 PROPOSED BLUESTONE ROOF DECK PAVERS
- 13 STEEL BEAM, PAINTED TO MATCH STAIR BULKHEAD
- 14 PROPOSED BRICK CHIMNEY EXTENSION, BRICK TO MATCH TYPICAL BUILDING BRICK, STONE CAP TO MATCH EXISTING CAP. FLUES & EXISTING DRAFT INDUCERS TO BE PAINTED TO MATCH STAIR BULKHEAD, SEE ENLARGED DETAILS
- 15 NEW RAILING TO MATCH TYPICAL SITE RAILINGS AT SIDEWALK & BALCONY, SEE ENLARGED DETAILS
- 16 EXISTING CORNICE TO REMAIN, PATCH AND REPAIR DAMAGED PORTIONS, REPAINT TO MATCH EXISTING COLOR AND FINISH
- 17 NEW CORNICE EXTENSION PER SHEET LPC700, COLOR & FINISH TO MATCH EXISTING
- 18 EXISTING DOWNSPOUT TO REMAIN
- 19 NEW COPPER DOWNSPOUT TO MATCH EXISTING
- 20 NEW BRICK PLANTER & STONE CAP TO MATCH EXISTING BUILDING / HARDSCAPE
- 21 NOT USED
- 22 EXISTING LANDSCAPE TO REMAIN
- 23 LANDSCAPE & MOVEABLE STAINED WOOD PLANTERS
- 24 EXISTING FENCE TO REMAIN



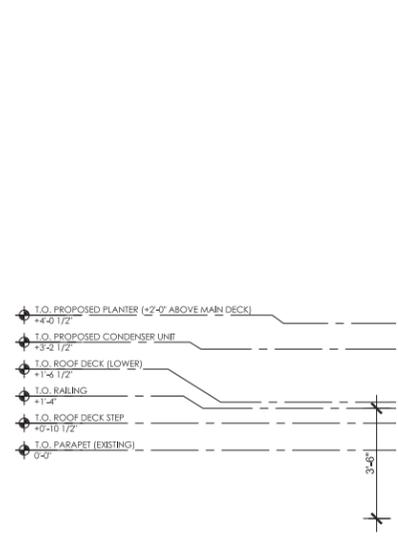
**X4** EXISTING EXTERIOR ELEVATION EAST - COURTYARD  
1/4" = 1'-0"



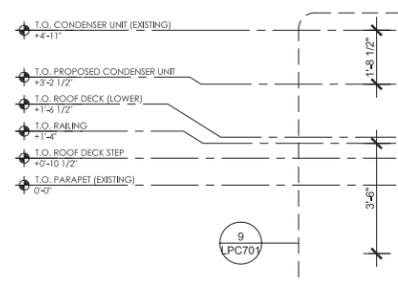
**4** PROPOSED EXTERIOR ELEVATION EAST - COURTYARD (with landscape)  
1/4" = 1'-0"

SITE HISTORY  
VISIBILITY STUDIES & RENDERINGS  
EXISTING & PROPOSED PLANS  
EXISTING & MOCK UP ROOF IMAGES  
**EXISTING & PROPOSED ELEVATIONS**  
EXISTING & PROPOSED SECTIONS  
EXISTING & PROPOSED DETAILS  
MATERIALS  
APPENDIX

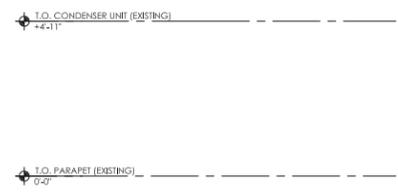
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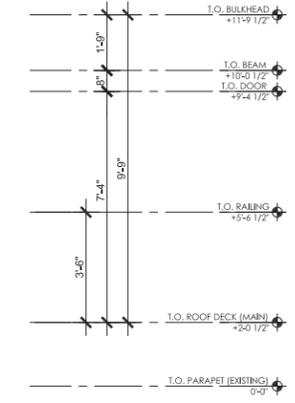
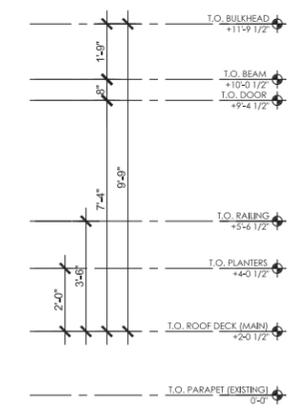
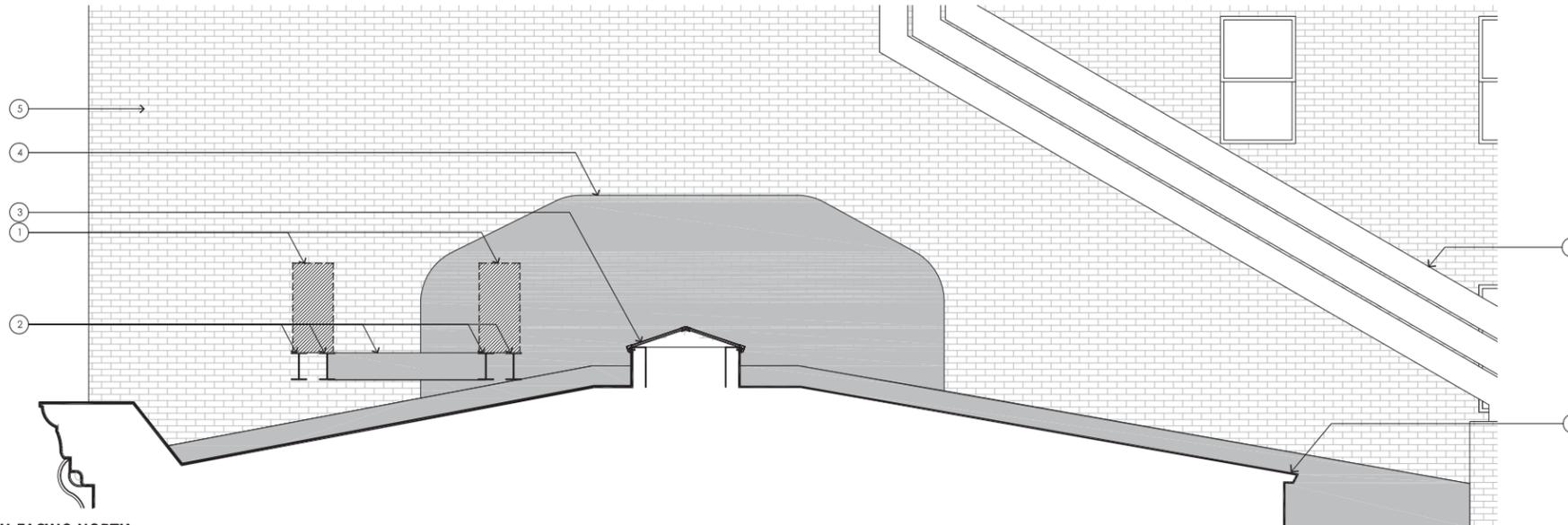
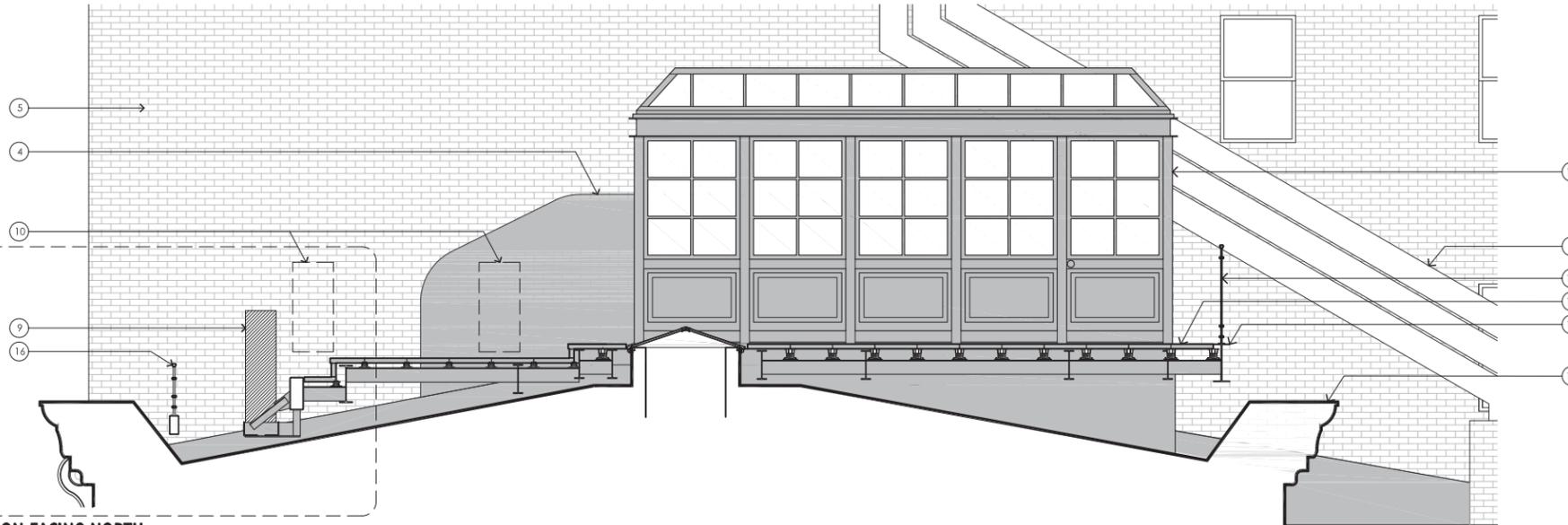
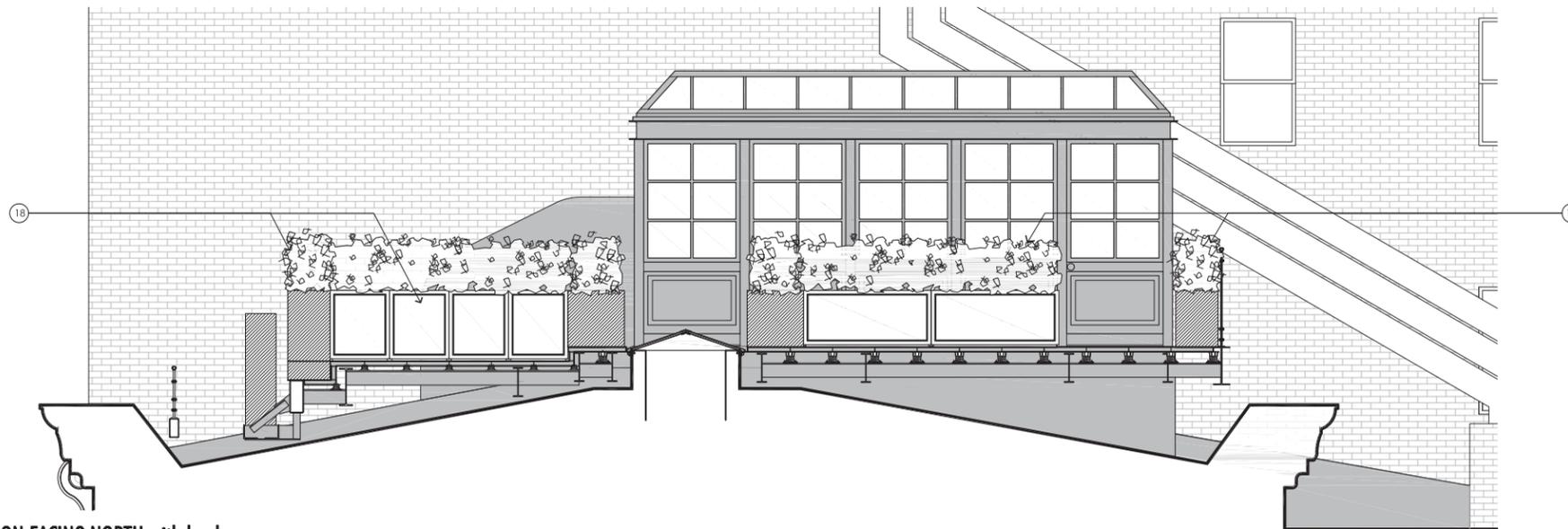
**1c** PROPOSED BUILDING SECTION FACING NORTH with landscape  
3/8" = 1'-0"



**1b** PROPOSED BUILDING SECTION FACING NORTH  
3/8" = 1'-0"



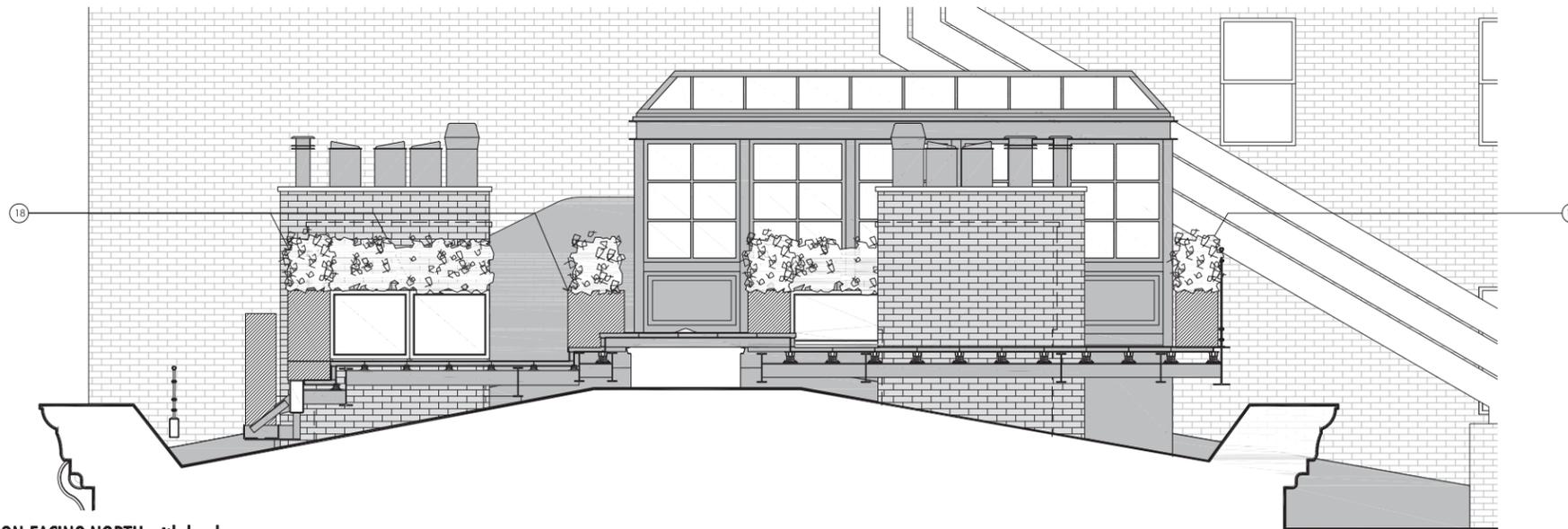
**1a** EXISTING BUILDING SECTION FACING NORTH  
3/8" = 1'-0"



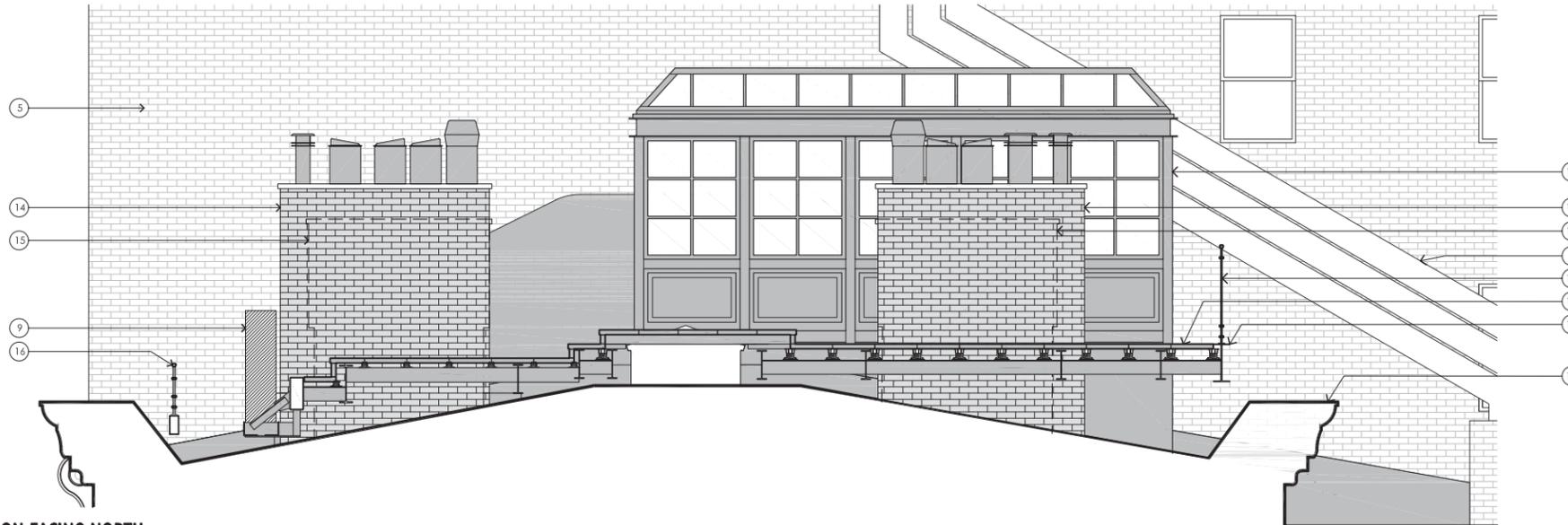
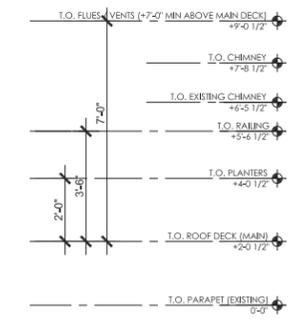
**BUILDING SECTION KEYNOTES**

- 1 EXISTING MECHANICAL UNIT TO BE REMOVED
- 2 EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- 3 EXISTING SKYLIGHT TO REMAIN
- 4 EXISTING BLOCK WALL W/ EXISTING BLACK WATERPROOFING MEMBRANE TO REMAIN
- 5 ADJACENT BUILDING BEYOND
- 6 EXISTING CHIMNEY FLUES TO REMAIN
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- 17 NEW CORNICE EXTENSION PER DETAILS SHEET LPC600, COLOR & FINISH TO MATCH EXISTING
- 18 NEW LANDSCAPE & REMOVABLE STAINED WOOD PLANTERS

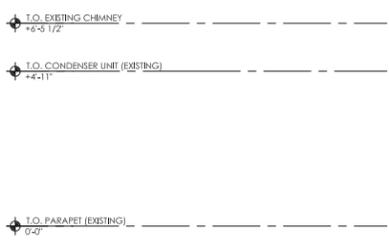
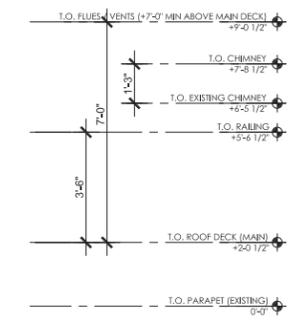
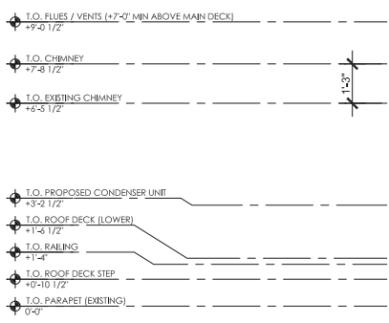
SITE HISTORY  
VISIBILITY STUDIES & RENDERINGS  
EXISTING & PROPOSED PLANS  
EXISTING & MOCK UP ROOF IMAGES  
EXISTING & PROPOSED ELEVATIONS  
EXISTING & PROPOSED SECTIONS  
EXISTING & PROPOSED DETAILS  
MATERIALS  
APPENDIX



**2c** PROPOSED BUILDING SECTION FACING NORTH with landscape  
3/8" = 1'-0"



**2b** PROPOSED BUILDING SECTION FACING NORTH  
3/8" = 1'-0"

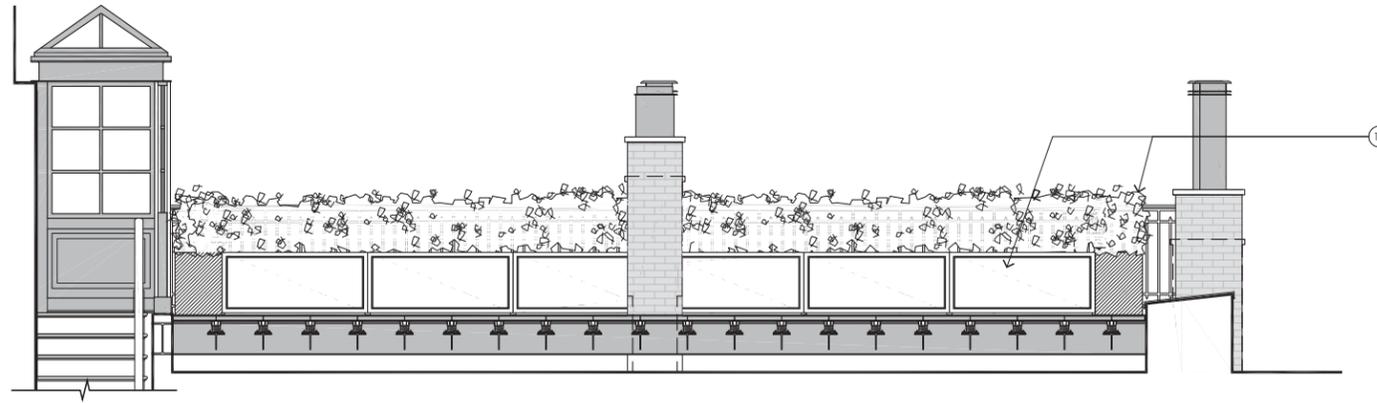


**2a** EXISTING BUILDING SECTION FACING NORTH  
3/8" = 1'-0"

**BUILDING SECTION KEYNOTES**

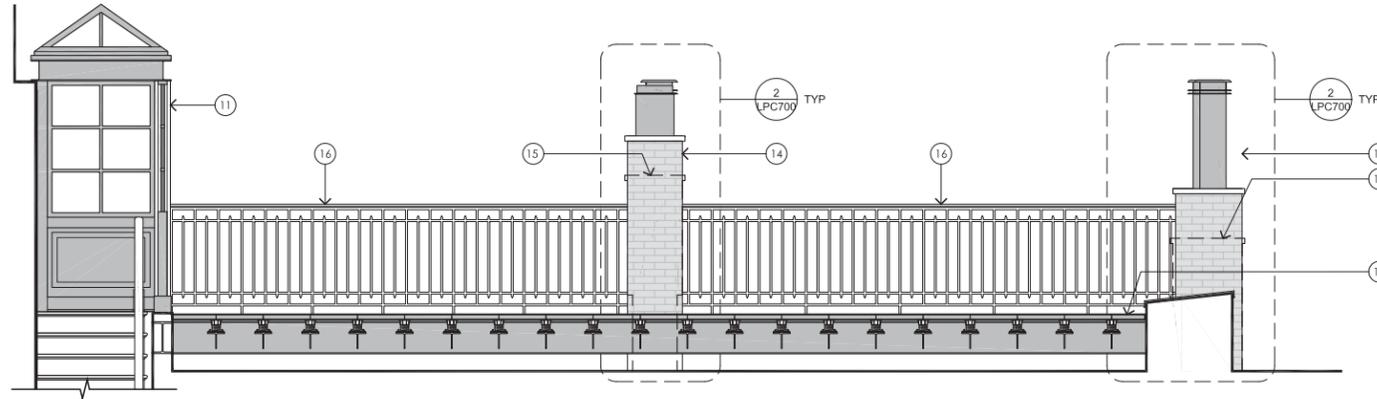
- 1 EXISTING MECHANICAL UNIT TO BE REMOVED
- 2 EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- 3 EXISTING SKYLIGHT TO REMAIN
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- 18 NEW LANDSCAPE & REMOVABLE STAINED WOOD PLANTERS

T.O. BULKHEAD  
+11'-9 1/2"

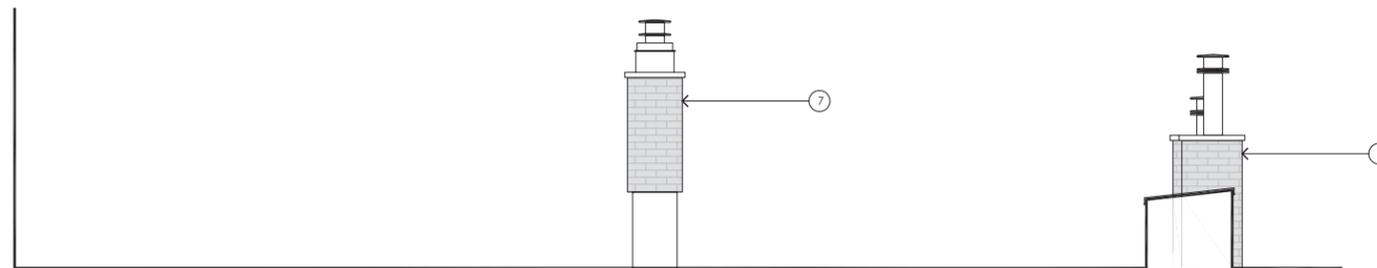


**3c** PROPOSED BUILDING SECTION FACING EAST with landscape  
3/8" = 1'-0"

T.O. BULKHEAD  
+11'-9 1/2"



**3b** PROPOSED BUILDING SECTION FACING EAST  
3/8" = 1'-0"



**3a** EXISTING BUILDING SECTION FACING EAST  
3/8" = 1'-0"

T.O. FLUES / VENTS (+7'-0" MIN ABOVE MAIN DECK) +9'-0 1/2"  
T.O. CHIMNEY +7'-8 1/2"  
T.O. CHIMNEY +6'-0 1/2"  
T.O. RAILING +5'-6 1/2"  
T.O. ROOF DECK +2'-0 1/4"  
T.O. ROOF DECK +2'-0 1/4"

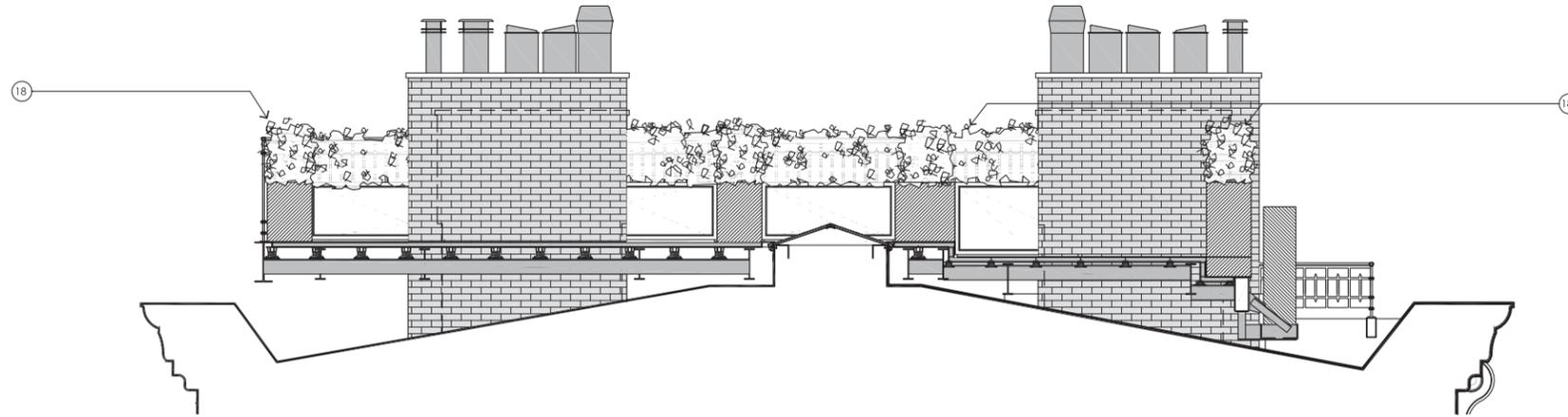
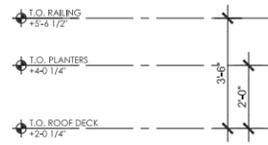
T.O. FLUES / VENTS (+7'-0" MIN ABOVE MAIN DECK) +9'-0 1/2"  
T.O. CHIMNEY +7'-8 1/2"  
T.O. CHIMNEY +6'-0 1/2"  
T.O. RAILING +5'-6 1/2"  
T.O. CHIMNEY (EXISTING) +4'-5 1/2"  
T.O. ROOF DECK +2'-0 1/4"

T.O. CHIMNEY (EXISTING) +6'-5 1/2"  
T.O. CHIMNEY (EXISTING) +4'-5 1/2"  
T.O. PARAPET (EXISTING) 0'-0"

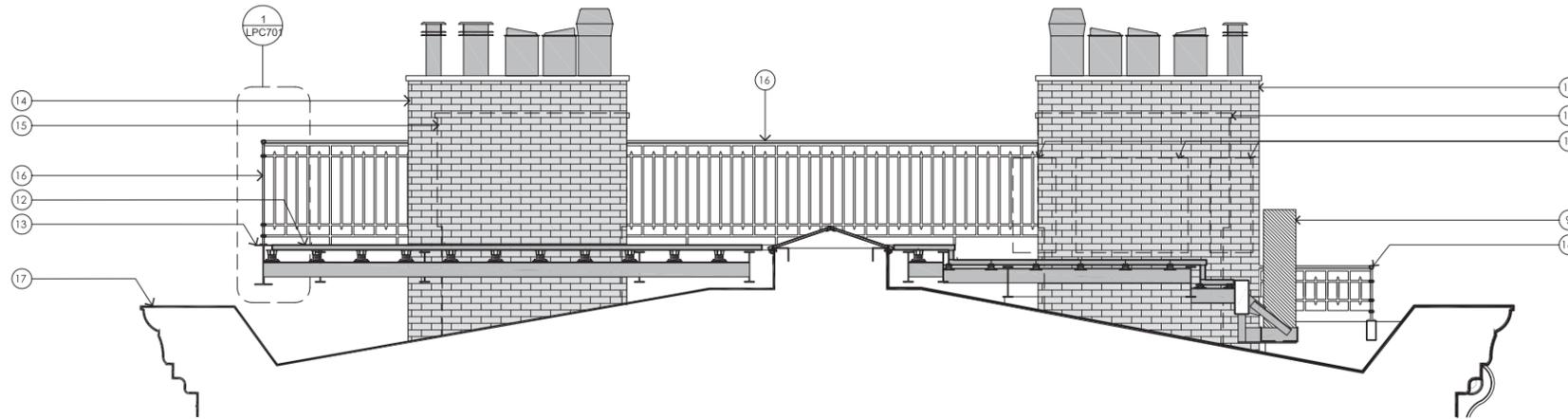
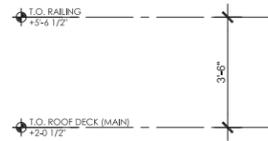
**BUILDING SECTION KEYNOTES**

- 1 EXISTING MECHANICAL UNIT TO BE REMOVED
- 2 EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- 3 EXISTING SKYLIGHT TO REMAIN
- 4 EXISTING BLOCK WALL W/ EXISTING BLACK WATERPROOFING MEMBRANE TO REMAIN
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- 18 NEW LANDSCAPE & REMOVABLE STAINED WOOD PLANTERS

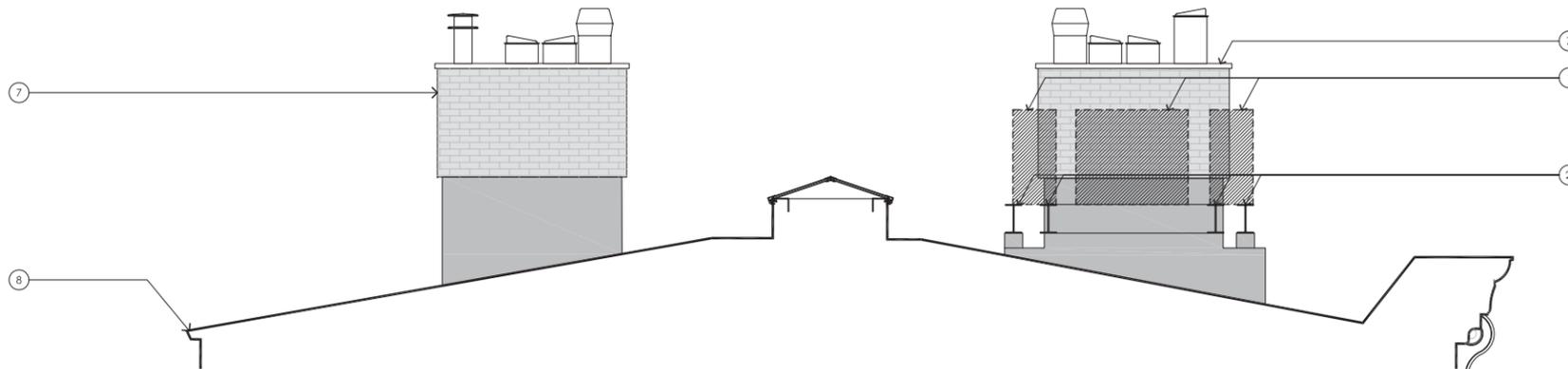
SITE HISTORY  
VISIBILITY STUDIES & RENDERINGS  
EXISTING & PROPOSED PLANS  
EXISTING & MOCK UP ROOF IMAGES  
EXISTING & PROPOSED ELEVATIONS  
EXISTING & PROPOSED SECTIONS  
EXISTING & PROPOSED DETAILS  
MATERIALS  
APPENDIX  
**LPC-602.00**



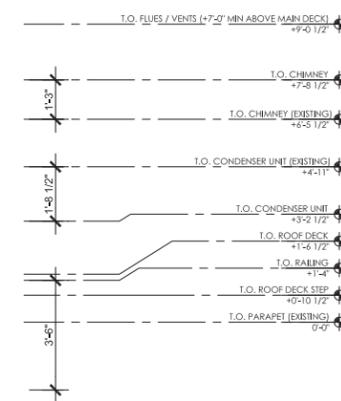
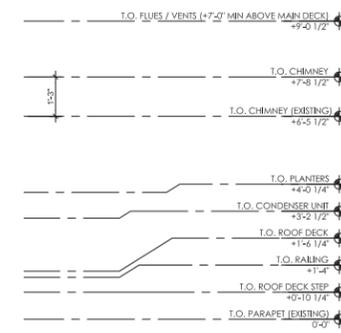
**4c** PROPOSED BUILDING SECTION FACING SOUTH with landscape  
3/8" = 1'-0"



**4b** PROPOSED BUILDING SECTION FACING SOUTH  
3/8" = 1'-0"



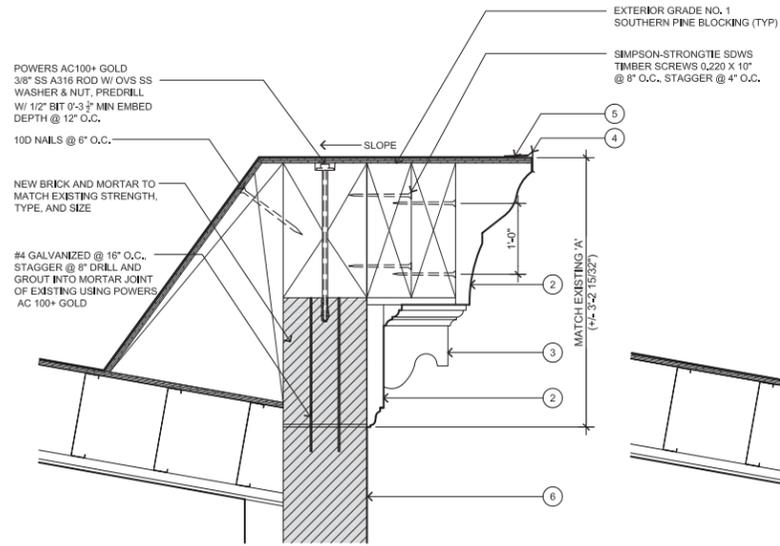
**4a** EXISTING BUILDING SECTION FACING SOUTH  
3/8" = 1'-0"



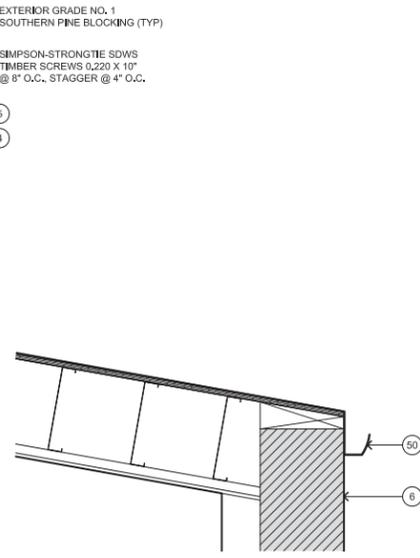
**BUILDING SECTION KEYNOTES**

- 1 EXISTING MECHANICAL UNIT TO BE REMOVED
- 2 EXISTING MECHANICAL DUNNAGE TO BE REMOVED
- 3 EXISTING SKYLIGHT TO REMAIN
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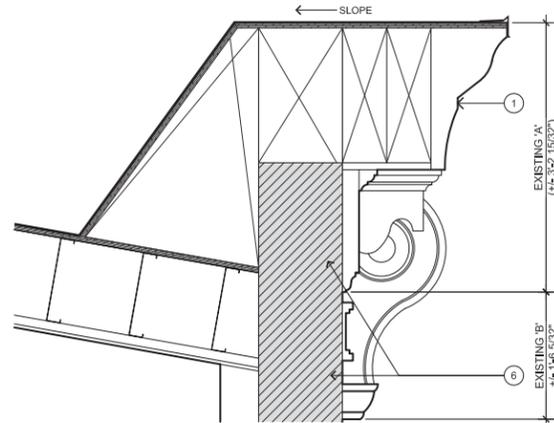
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EXISTING & PROPOSED ELEVATIONS  
EXISTING & PROPOSED SECTIONS  
EXISTING & PROPOSED DETAILS  
MATERIALS  
APPENDIX  
**LPC-603.00**



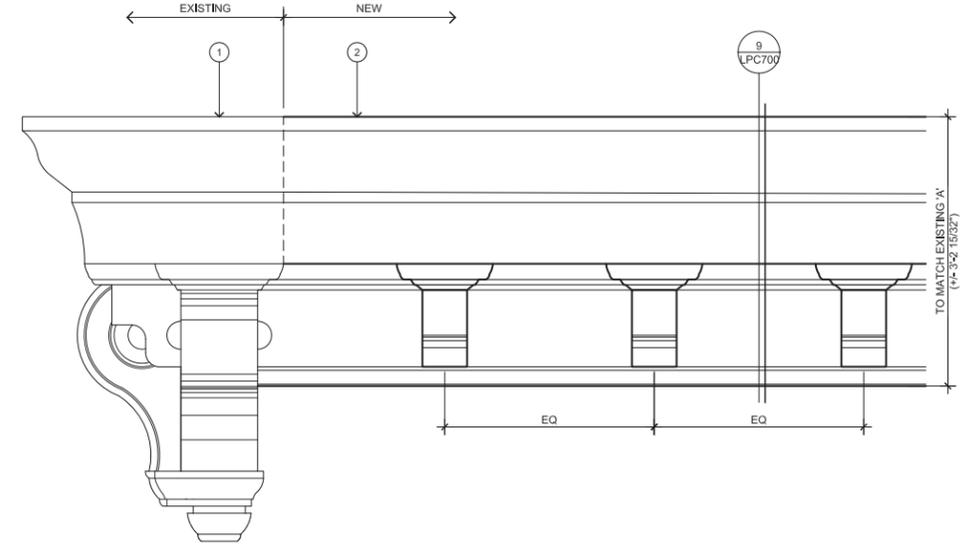
**9 SECTION @ NEW CORNICE**  
1" = 1'-0"



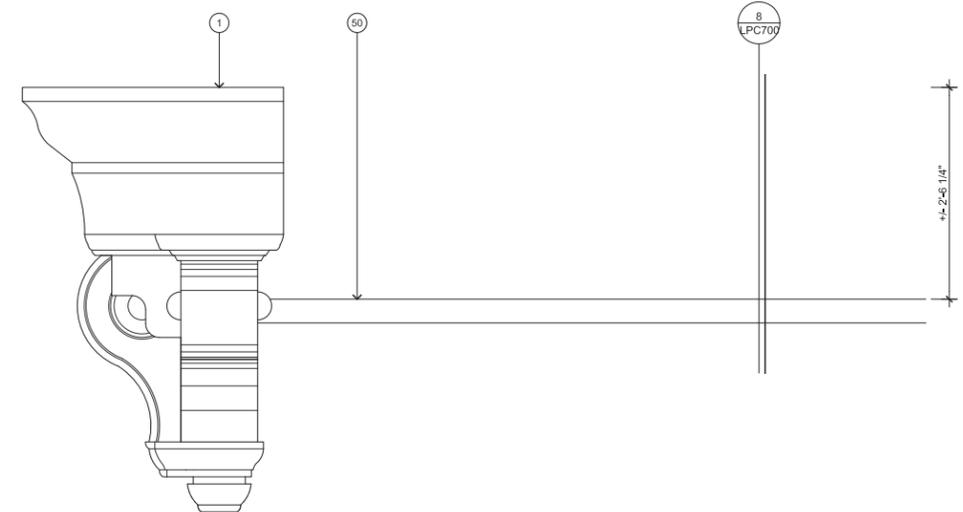
**8 SECTION @ EXISTING GUTTER**  
1" = 1'-0"



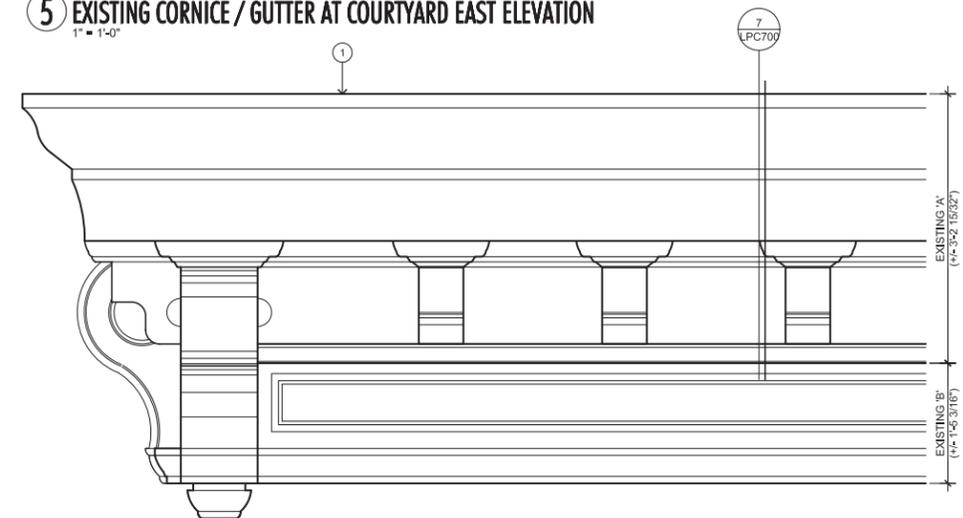
**7 SECTION @ EXISTING CORNICE**  
1" = 1'-0"



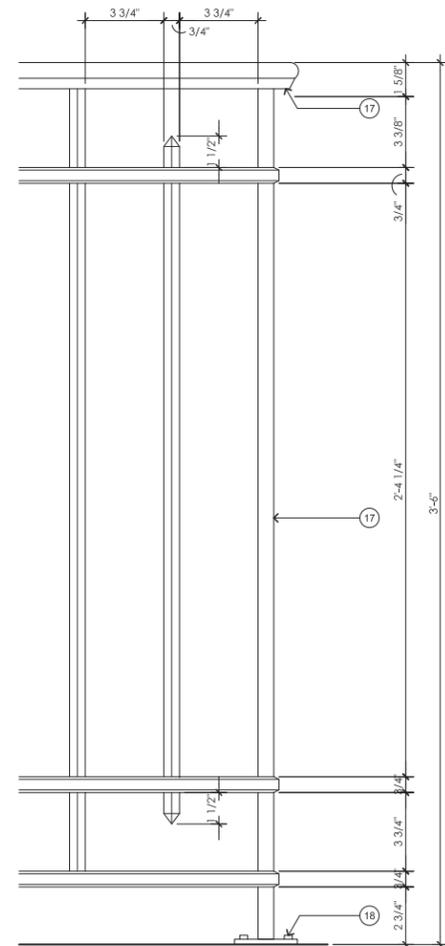
**6 NEW CORNICE EXTENSION AT COURTYARD EAST ELEVATION**  
1" = 1'-0"



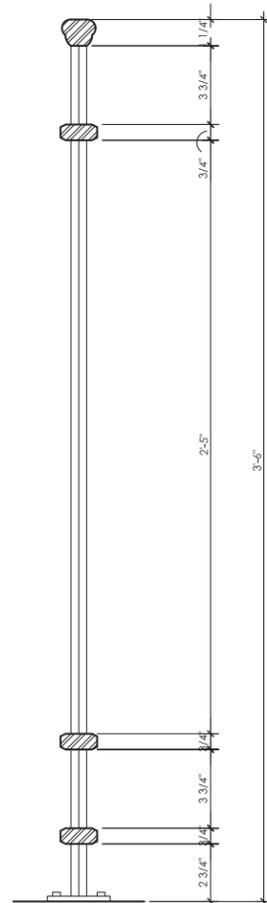
**5 EXISTING CORNICE / GUTTER AT COURTYARD EAST ELEVATION**  
1" = 1'-0"



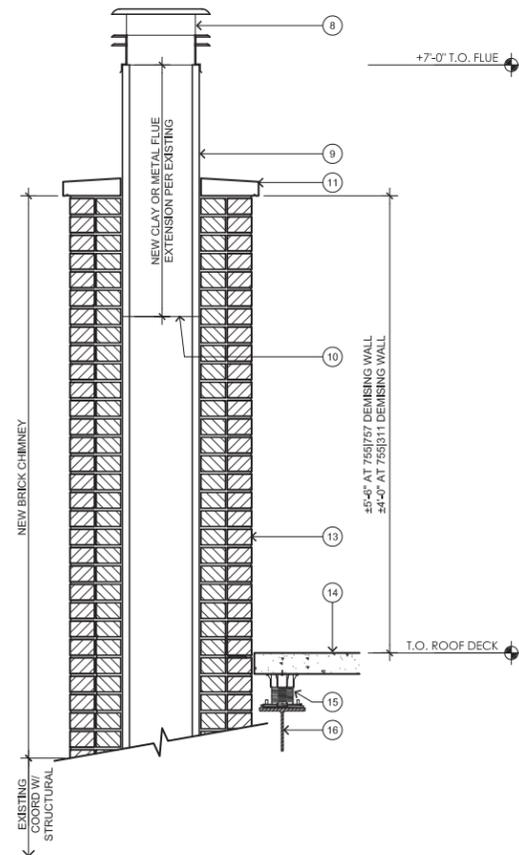
**1 EXISTING CORNICE AT GREENWICH STREET & 11TH STREET ELEVATION**  
1" = 1'-0"



**4 ELEVATION DETAIL @ RAILING**  
3" = 1'-0"



**3 SECTION DETAIL @ RAILING**  
3" = 1'-0"

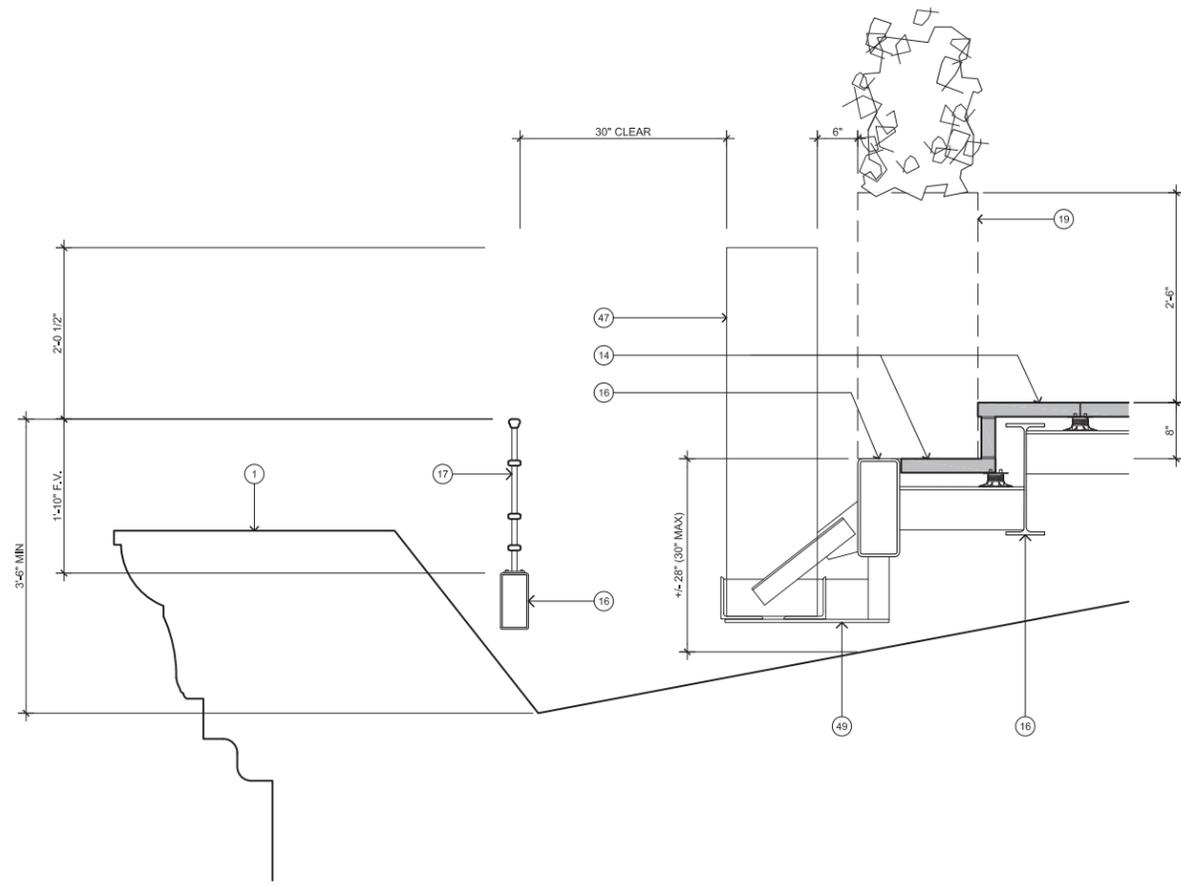


**2 SECTION @ TYPICAL CHIMNEY EXTENSION**  
1" = 1'-0"

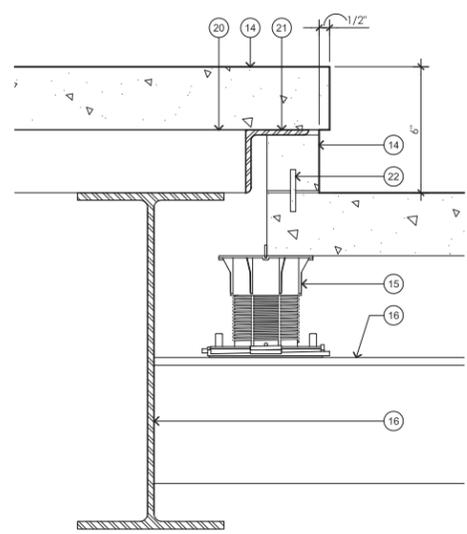
- 1 EXISTING CORNICE
- 2 MILLWORK CORNICE TO MATCH EXISTING PROFILES
- 3 BRACKET TO MATCH EXISTING PROFILES AND SPACING
- 4 METAL FLASHING
- 5 BUILT UP ROOF SYSTEM
- 6 EXISTING BRICK
- 7 FRAMING / BLOCKING
- 8 FLUE CAP OR DRAFT INDUCER TO MATCH EXISTING CONDITIONS
- 9 PAINTED FLUE EXTENSION
- 10 FLUE SEAM TO BE SEALED PER INDUSTRY STANDARDS
- 11 NEW STONE CAP TO MATCH EXISTING
- 12 STEEL SUPPORT ANGLE
- 13 NEW BRICK CHIMNEY EXTENSION, BRICK TO MATCH EXISTING BUILDING BRICK, COORDINATE EXTENT OF NEW EXTENSION WITH STRUCTURAL DETAILS
- 14 STONE PAVER
- 15 PAVER PEDESTAL
- 16 STEEL BEAM, REF. STRUCTURAL
- 17 METAL RAILING, DETAIL TO MATCH TYPICAL EXISTING SITE RAILING
- 18 CONNECTION TO BE DETERMINED PER FIELD CONDITIONS
- 19 PLANTER
- 20 TUBE STEEL BEAM, REF. STRUCTURAL
- 21 STEEL ANGLE ENCLOSURE
- 22 STAINLESS STEEL DOWEL
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- 25 BATT INSULATION
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- 30 GYPSUM BOARD
- 31 WOOD SILL
- 32 INSULATED GLASS
- 33 SEALANT AND BACKER ROD
- 34 STEEL SKYLIGHT
- 35 STEEL DOOR FRAME
- 36 STEEL AND GLASS DOOR
- 37 DOOR THRESHOLD
- 38 TUBE STEEL COLUMN, REF. STRUCTURAL
- 39 STEEL MUNTIN
- 40 FINISHED WOOD / MILLWORK
- 41 CONDENSATION TRAY
- 42 REGLET WITH SEALANT
- 43 WATER PROOFING
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 MATERIALS  
 APPENDIX

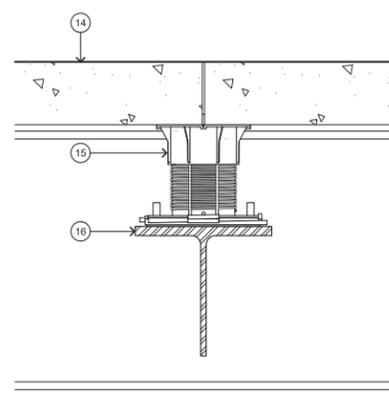
**LPC-700.00**



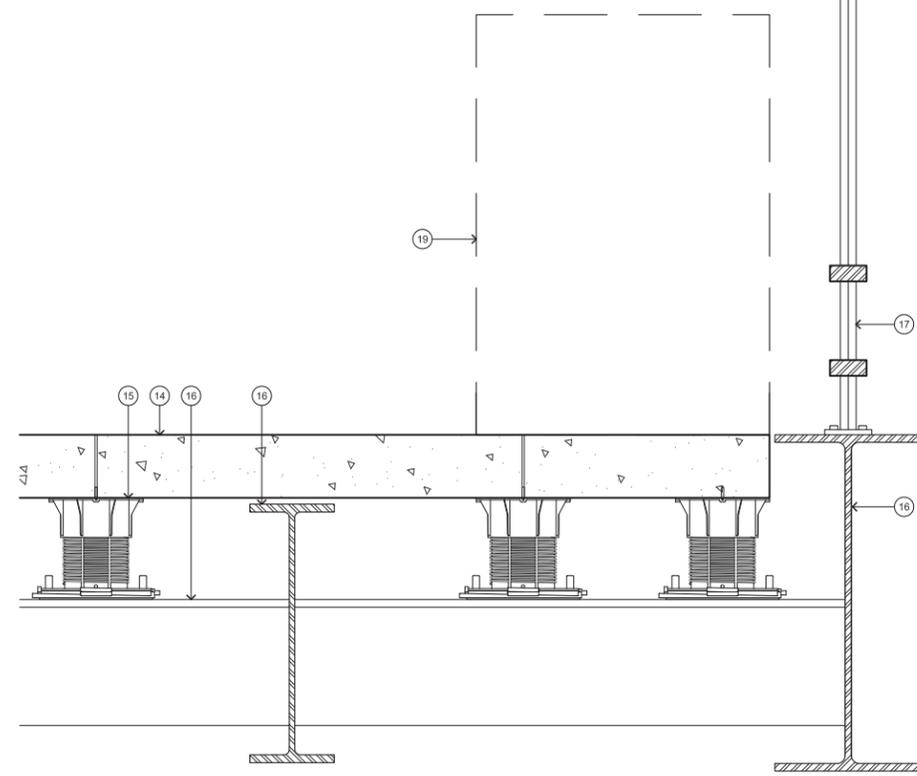
**9 SECTION DETAIL @ MECHANICAL UNITS**  
1" = 1'-0"



**3 SECTION DETAIL @ ROOF DECK STEP**  
3" = 1'-0"



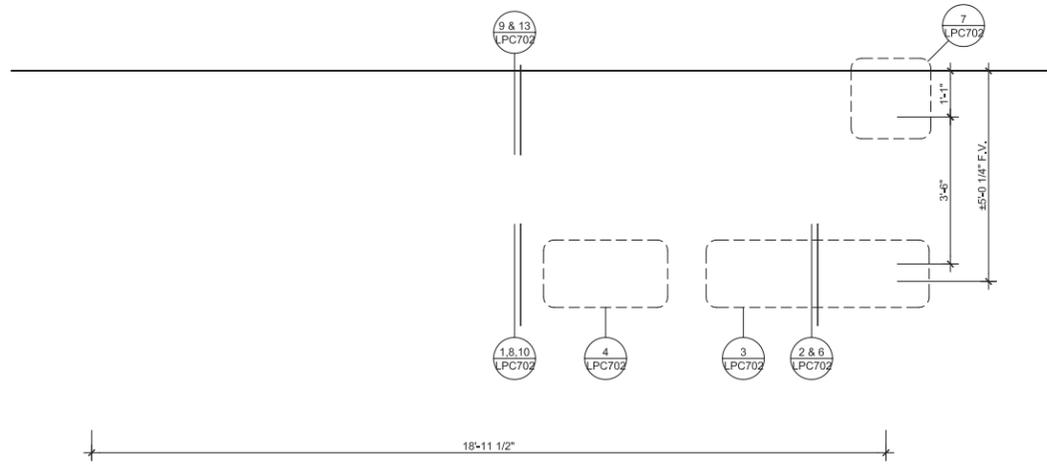
**2 SECTION DETAIL @ ROOF DECK**  
3" = 1'-0"



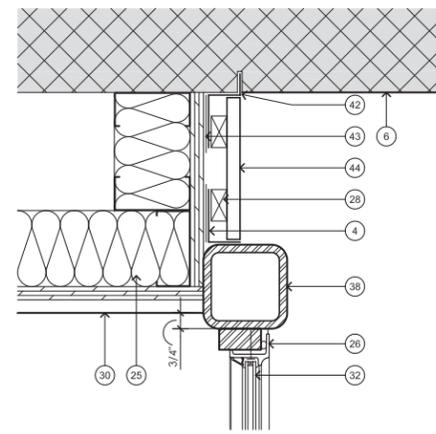
**1 SECTION DETAIL @ RAILING**  
3" = 1'-0"

- 1 EXISTING CORNICE
- 2 MILLWORK CORNICE TO MATCH EXISTING PROFILES
- 3 BRACKET TO MATCH EXISTING PROFILES AND SPACING
- 4 METAL FLASHING
- 5 BUILT UP ROOF SYSTEM
- 6 EXISTING BRICK
- 7 FRAMING / BLOCKING
- 8 FLUE CAP OR DRAFT INDUCER TO MATCH EXISTING CONDITIONS
- 9 PAINTED FLUE EXTENSION
- 10 FLUE SEAM TO BE SEALED PER INDUSTRY STANDARDS
- 11 NEW STONE CAP TO MATCH EXISTING
- 12 STEEL SUPPORT ANGLE
- 13 NEW BRICK CHIMNEY EXTENSION, BRICK TO MATCH EXISTING BUILDING BRICK, COORDINATE EXTENT OF NEW EXTENSION WITH STRUCTURAL DETAILS
- 14 STONE PAVER
- 15 PAVER PEDESTAL
- 16 STEEL BEAM, REF. STRUCTURAL
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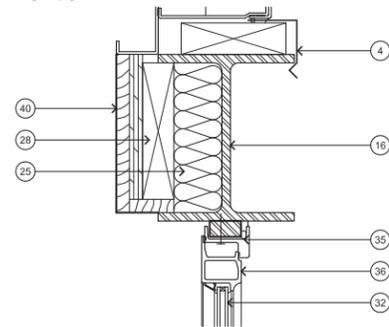


**12 ENLARGED PLAN @ STAIR BULKHEAD 400**  
1/2" = 1'-0"

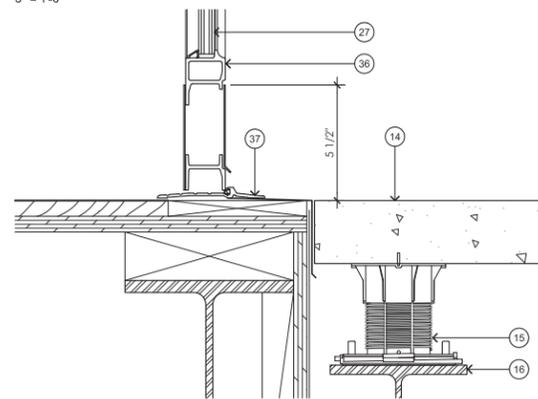


**7 PLAN DETAIL @ BULK HEAD & ADJ. BUILDING**  
3" = 1'-0"

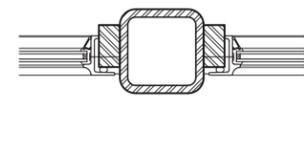
**9 SECTION DETAIL @ BULK HEAD & ADJ. BUILDING**  
3" = 1'-0"



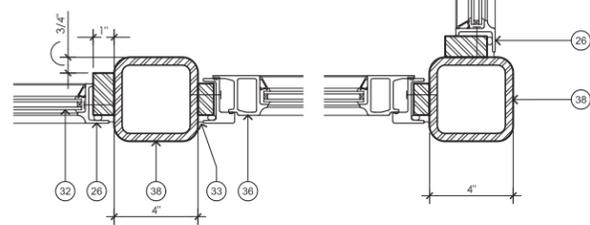
**6 SECTION DETAIL @ BULK HEAD DOOR HEADER**  
3" = 1'-0"



**2 SECTION DETAIL @ BULK HEAD DOOR THRESHOLD**  
3" = 1'-0"

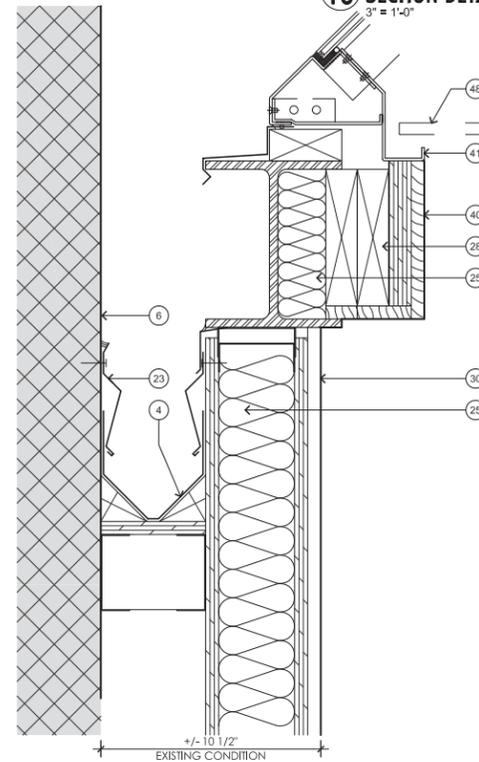


**4 PLAN DETAIL @ BULK HEAD WINDOWS**  
3" = 1'-0"

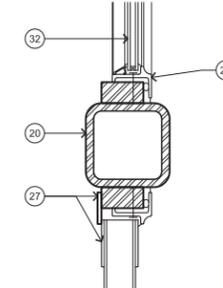


**3 PLAN DETAIL @ BULK HEAD DOOR**  
3" = 1'-0"

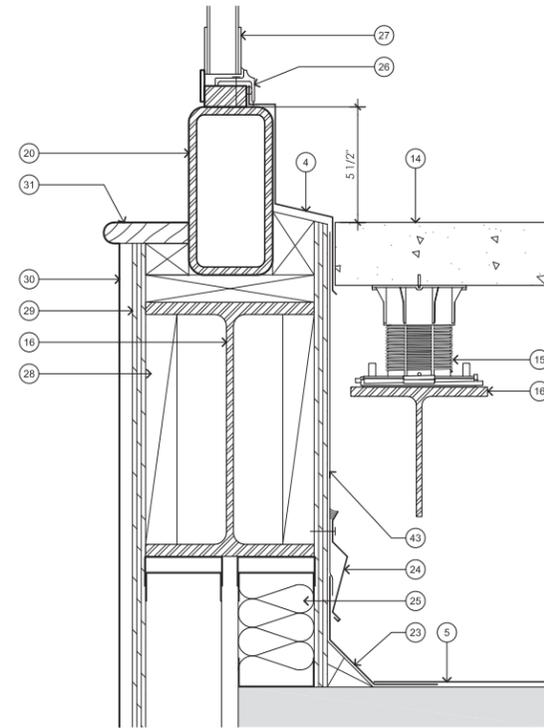
**13 SECTION DETAIL @ SKY LIGHT TOP CAP**  
3" = 1'-0"



**10 SECTION DETAIL @ BULK HEAD BEAM**  
3" = 1'-0"



**8 SECTION DETAIL @ BULK HEAD INTERMEDIATE**  
3" = 1'-0"



**1 SECTION DETAIL @ BULK HEAD BASE**  
3" = 1'-0"

- 1 EXISTING CORNICE
- 2 MILLWORK CORNICE TO MATCH EXISTING PROFILES
- 3 BRACKET TO MATCH EXISTING PROFILES AND SPACING
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ITEM:  
CORNICE EXTENSION

LOCATION:  
EAST EDGE OF 755 | 757 GREENWICH

MATERIAL + FINISH:  
PAINTED WOOD CORNICE TO MATCH EXISTING CORNICE COLOR, FINISH AND PROFILE

ADDITIONAL NOTES:  
NEW CORNICE EXTENSION IS TO MATCH EXACTLY THE EXISTING CORNICE COLOR AND FINISH



ITEM:  
FLUE EXTENSIONS

LOCATION:  
ROOF TERRACE

MATERIAL + FINISH:  
EXISTING FLUES TO BE PAINTED CHARCOAL GRAY TO MATCH STAIR BULKHEAD

ADDITIONAL NOTES:  
COLOR TO MATCH PROPOSED BULKHEAD



ITEM:  
CHIMNEY EXTENSIONS

LOCATION:  
ROOF TERRACE

MATERIAL + FINISH:  
BRICK

ADDITIONAL NOTES:  
NEW BRICK IS TO MATCH EXACTLY THE EXISTING BRICK LOCATED ON 755 | 757 GREENWICH



ITEM:  
PROPOSED RAILING

LOCATION:  
ROOF TERRACE

MATERIAL + FINISH:  
PAINTED METAL

ADDITIONAL NOTES:  
NEW RAILINGS ARE TO MATCH EXISTING SITE RAILING COLOR & FINISH



ITEM:  
BULKHEAD

LOCATION:  
ROOF TERRACE

MATERIAL + FINISH:  
PAINTED METAL (CHARCOAL GRAY) & CLEAR LOW 'E' INSULATED GLAZING

ADDITIONAL NOTES:  
STEEL TO BE PAINTED A CHARCOAL GRAY TO MATCH PROPOSED FLUE EXTENSIONS



ITEM:  
PLANTER BOXES

LOCATION:  
ROOF DECK TERRACE

MATERIAL + FINISH:  
STAINED WOOD

ADDITIONAL NOTES:



ITEM:  
ENTRY GATE & FENCE

LOCATION:  
COURTYARD

MATERIAL + FINISH:  
EXISTING PAINTED METAL RE-PAINTED TO MATCH EXISTING

ADDITIONAL NOTES:  
EXISTING METAL FENCE PICTURED IS FOR REFERENCE



ITEM:  
TRELLIS

LOCATION:  
COURTYARD

MATERIAL + FINISH:  
POWDER COATED ALUMINUM & WOOD TRELLIS TO BE PAINTED TO MATCH EXISTING COURTYARD FENCE COLOR & FINISH

ADDITIONAL NOTES:  
SIMILAR TRELLIS IMAGE SHOWN FOR REFERENCE ONLY, REFER TO TRELLIS DETAILS FOR EXACT DESIGN



ITEM:  
PROPOSED PAVERS

LOCATION:  
COURTYARD + ROOF TERRACE

MATERIAL + FINISH:  
BLUE STONE PAVERS TO MATCH EXISTING COURTYARD PAVERS

ADDITIONAL NOTES:  
REPAIR OR REPLACE ANY DAMAGED PAVERS IN THE COURTYARD, AND MATCH ALL NEW PAVERS EXACTLY WITH THE EXISTING PAVERS LOCATED IN THE COURTYARD