

75 SPRING STREET
ROOF VESTIBULE AND BULKHEAD

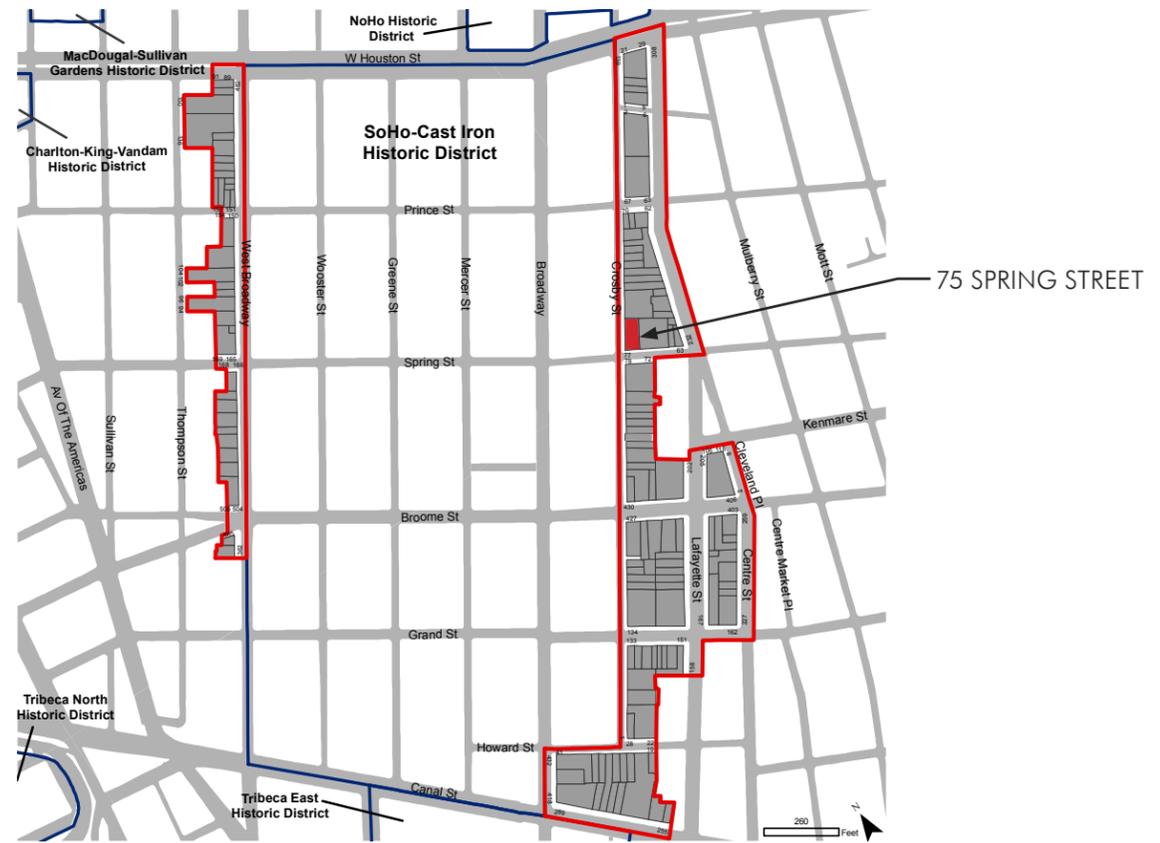
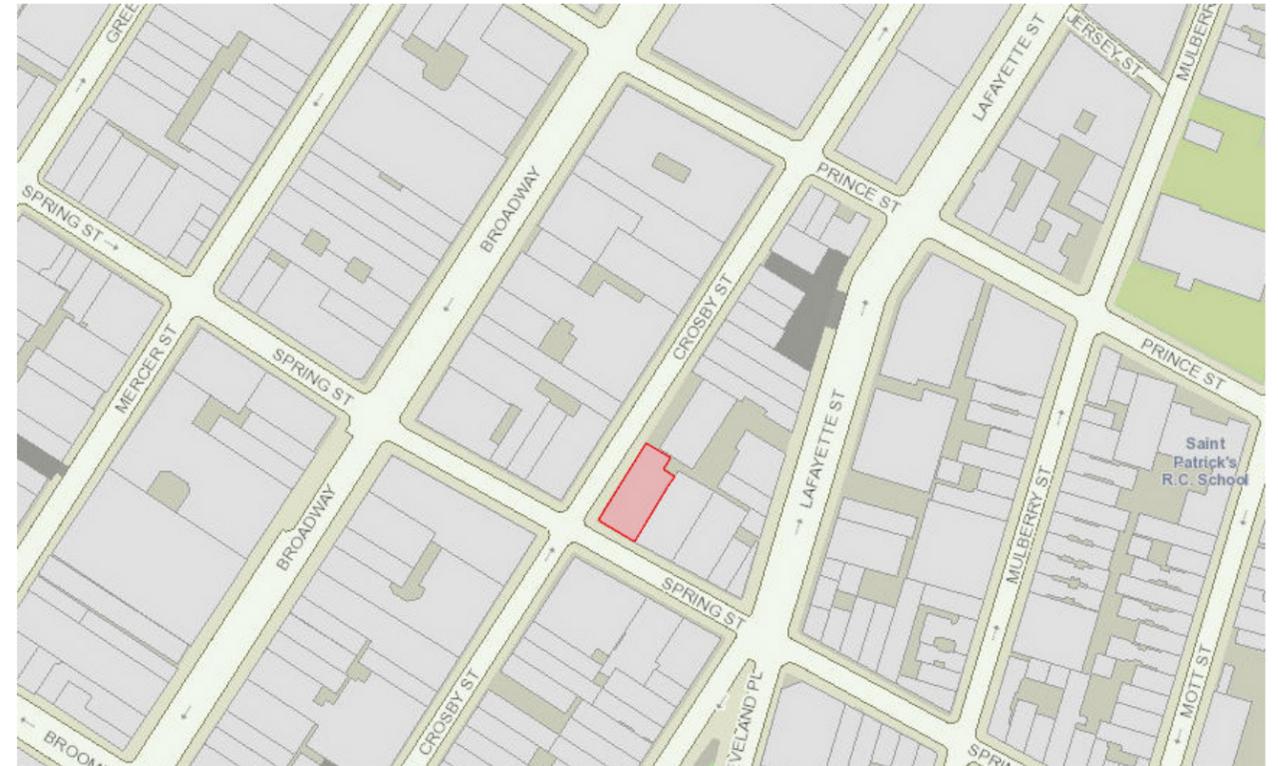
GREYSTONE MANAGEMENT CORP.

08.02.2016





75 SPRING STREET, AT CROSBY STREET & SPRING STREET



SOHO-CAST IRON HISTORIC DISTRICT EXTENSION



C. 1940, COURTESY OF NYC MUNICIPAL ARCHIVES



VIEW NORTH FROM SPRING STREET



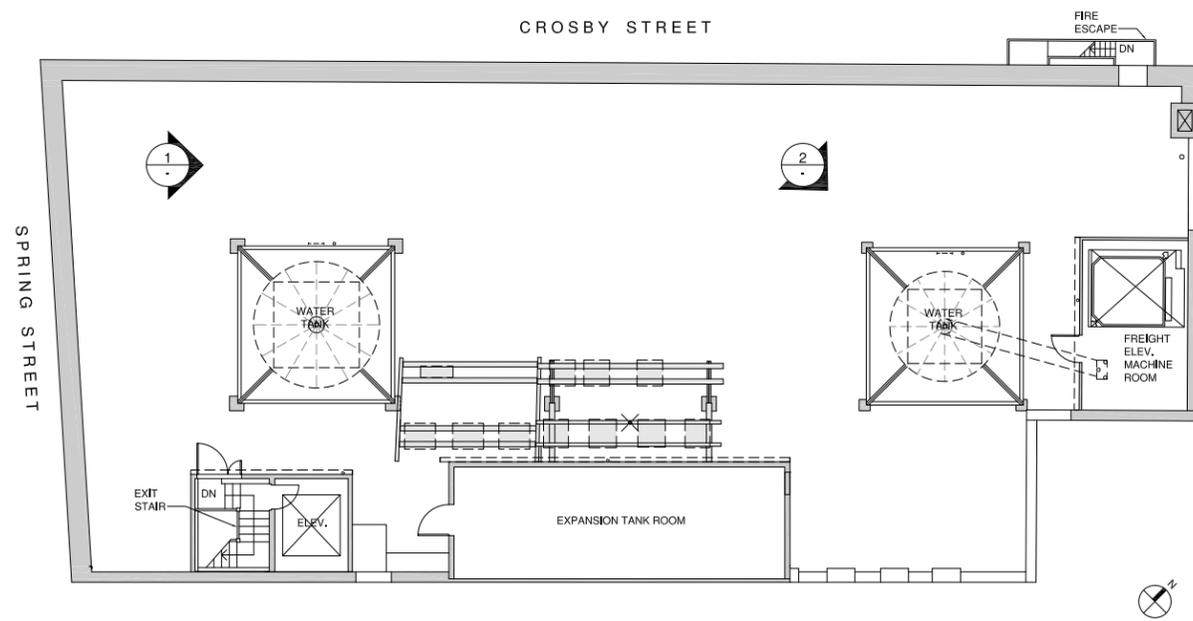
VIEW SOUTH FROM CROSBY STREET



1|EXISTING ROOF IMAGE



2|EXISTING ROOF IMAGE



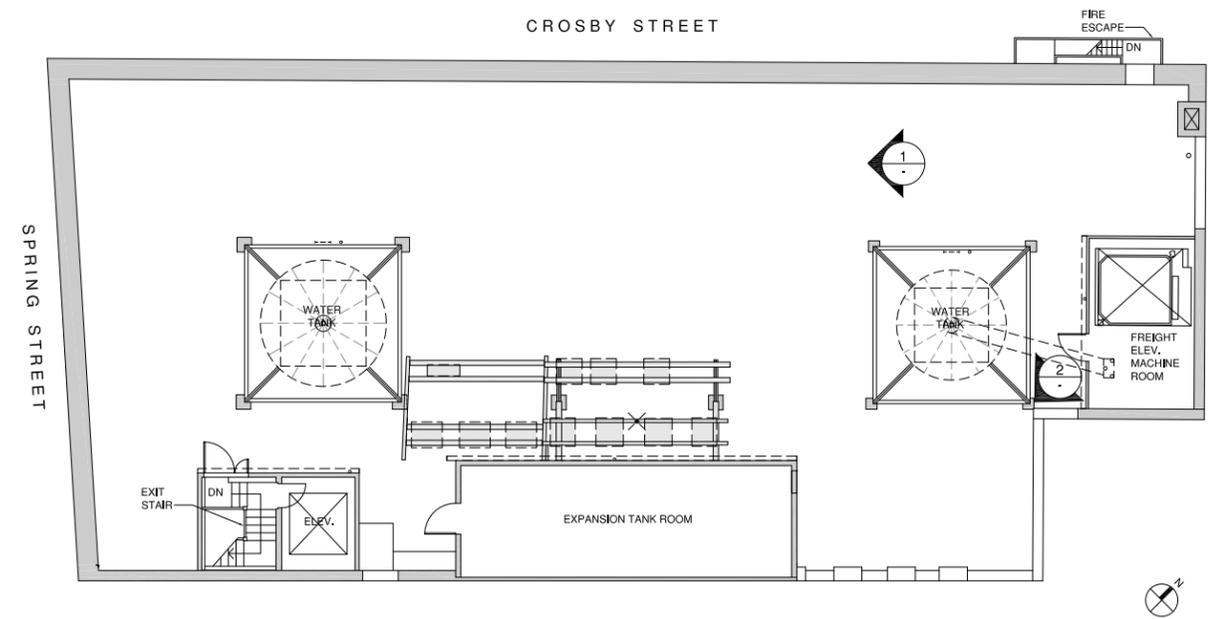
KEY ROOF PLAN



1|EXISTING ROOF IMAGE



2|EXISTING ROOF IMAGE



KEY ROOF PLAN



PROPOSED TRELLIS

PROPOSED ELEVATOR
BULKHEAD

PROPOSED VESTIBULE

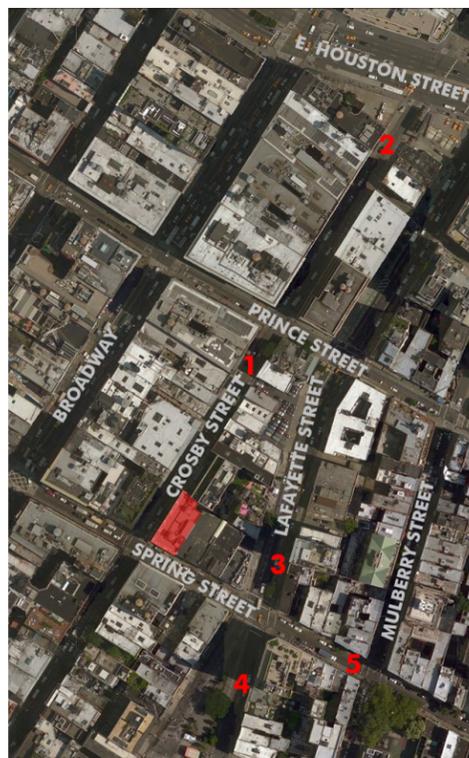
PROPOSED RELOCATED
DOOR TO ELEVATOR
MACHINE ROOM

PROPOSED EGRESS
STAIR EXTENSION AND
RELOCATION OF DOOR

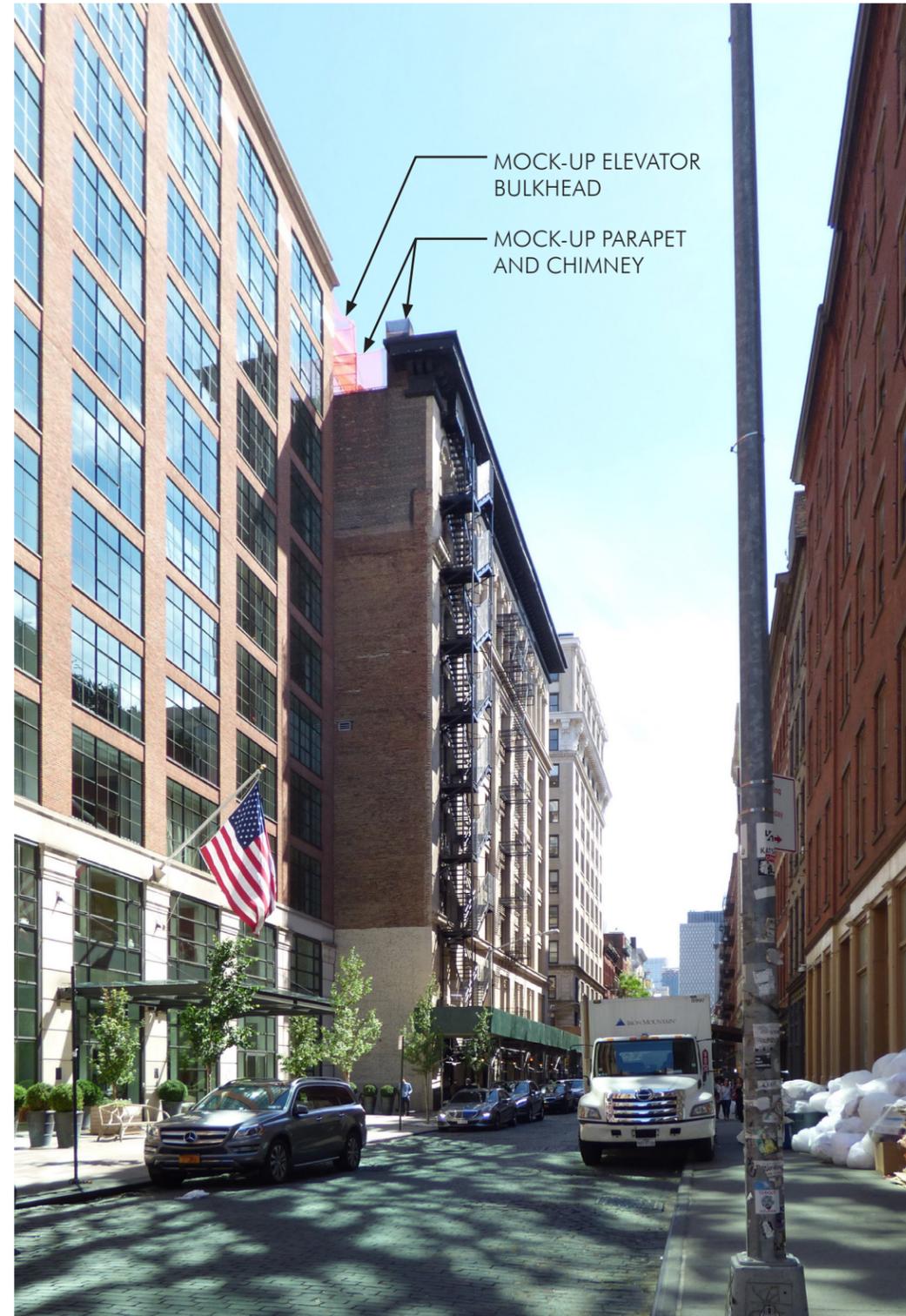




MOCK-UP VIEW - ZOOMED IN



KEY PLAN



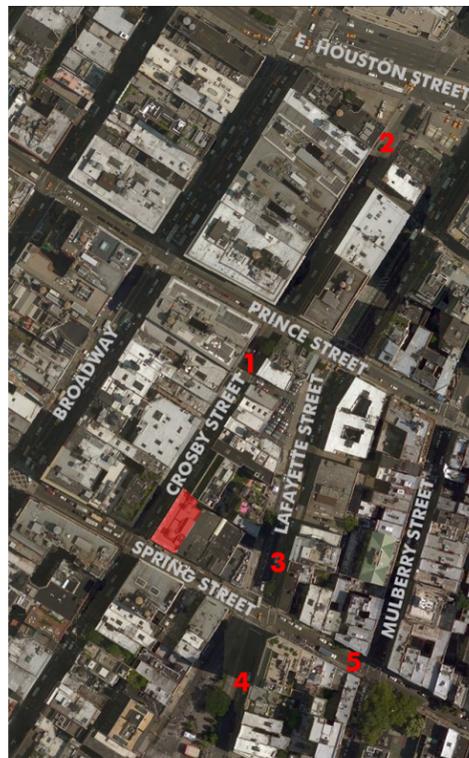
MOCK-UP VIEW, SOUTH ON CROSBY STREET,
BETWEEN SPRING STREET AND PRINCE STREET



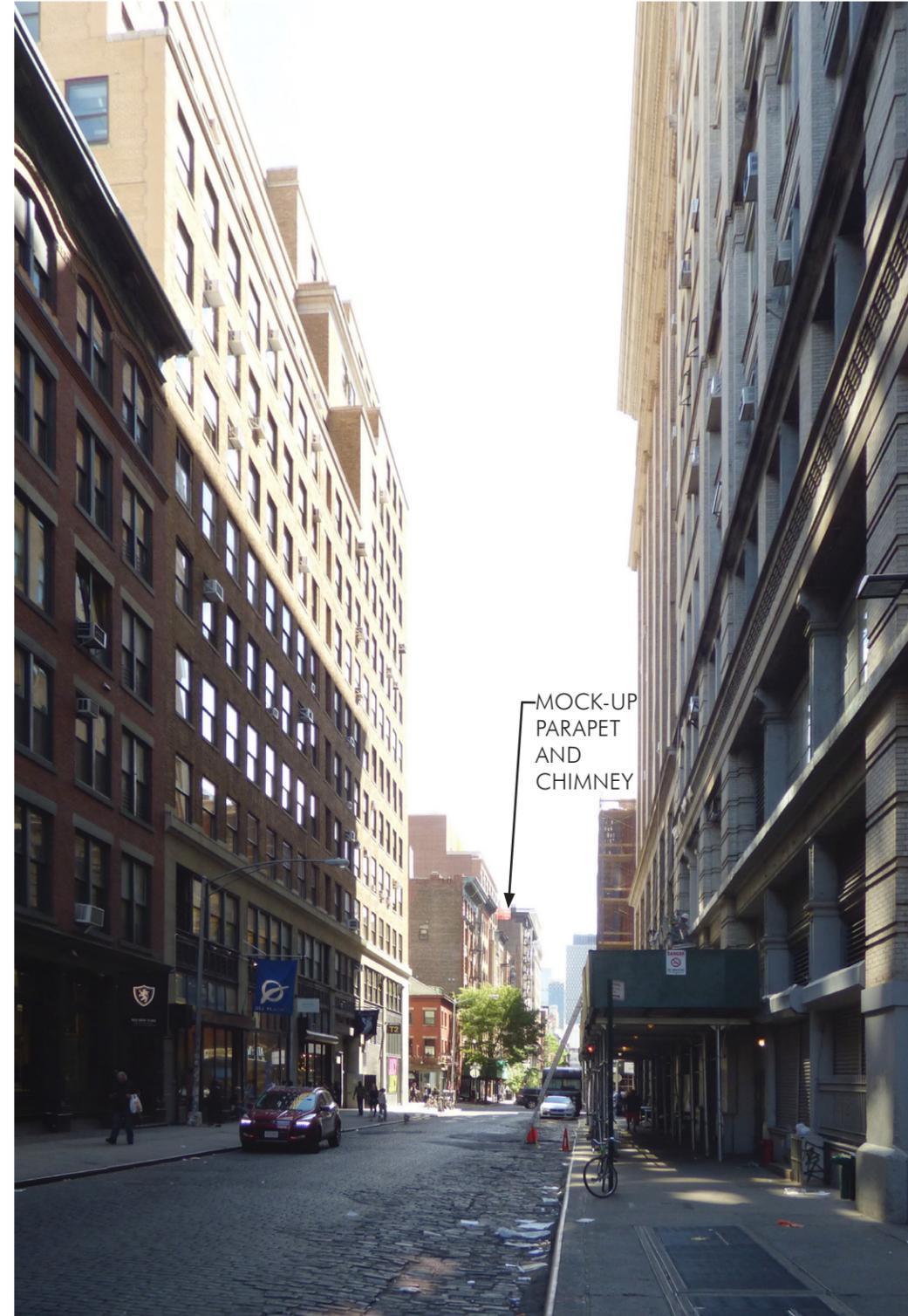
PROPOSED VIEW, SOUTH ON CROSBY STREET,
BETWEEN SPRING STREET AND PRINCE STREET



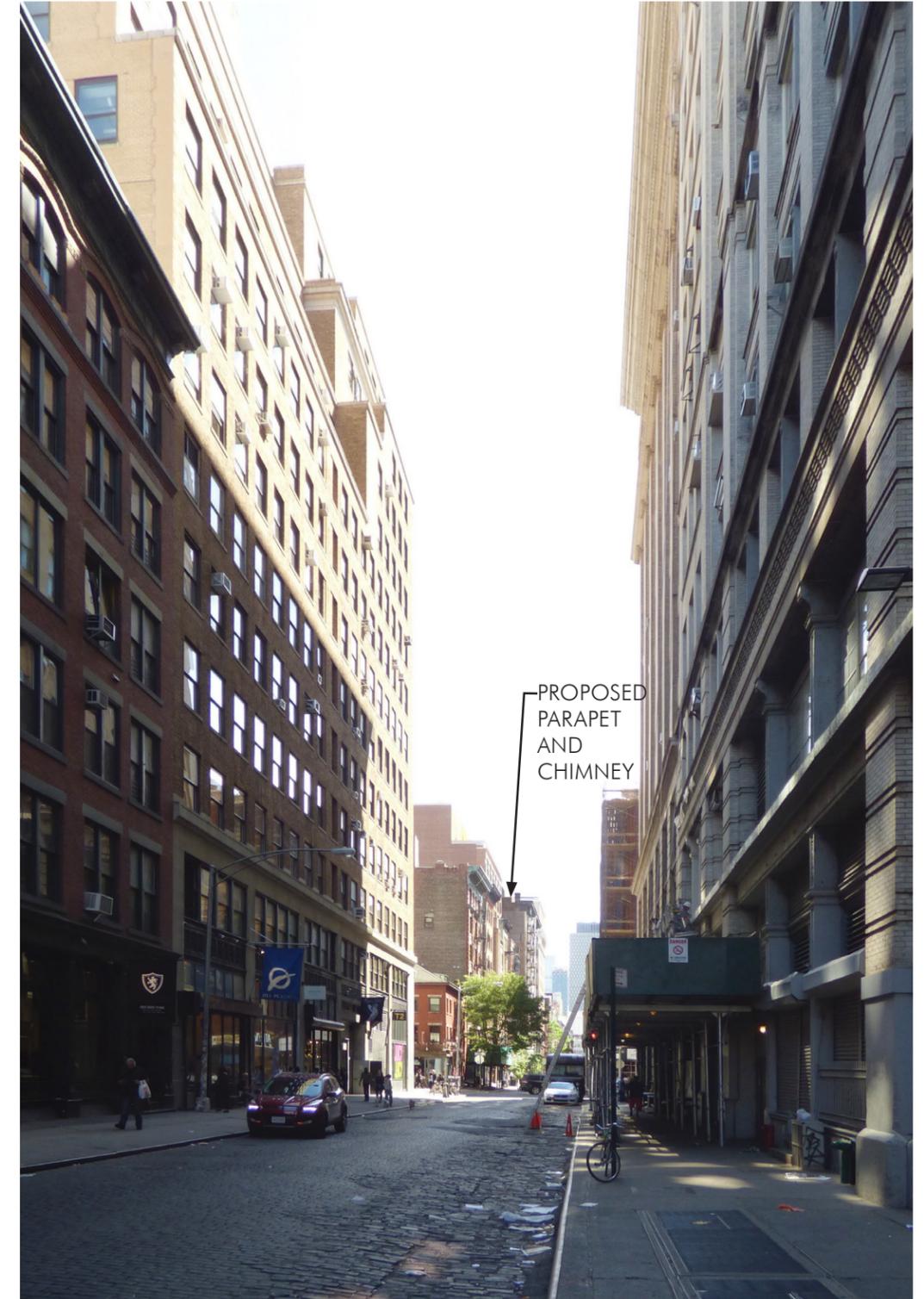
MOCK-UP VIEW - ZOOMED IN



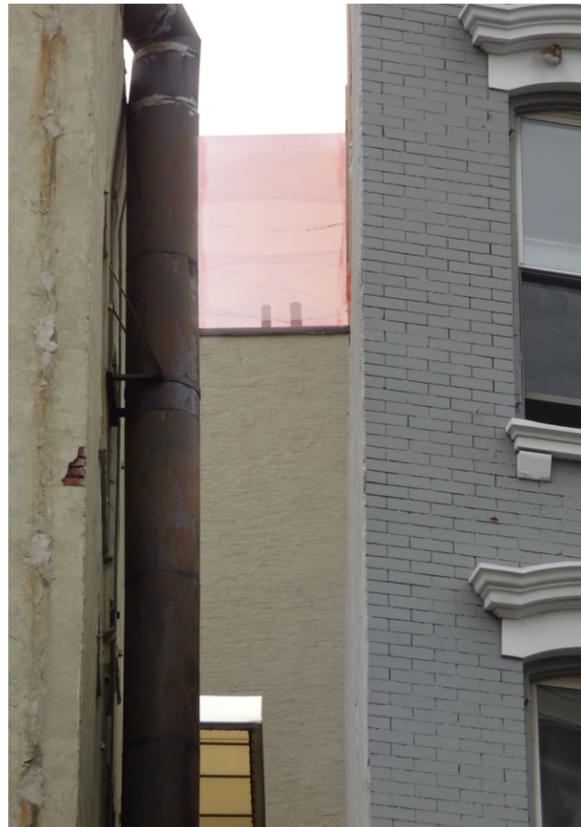
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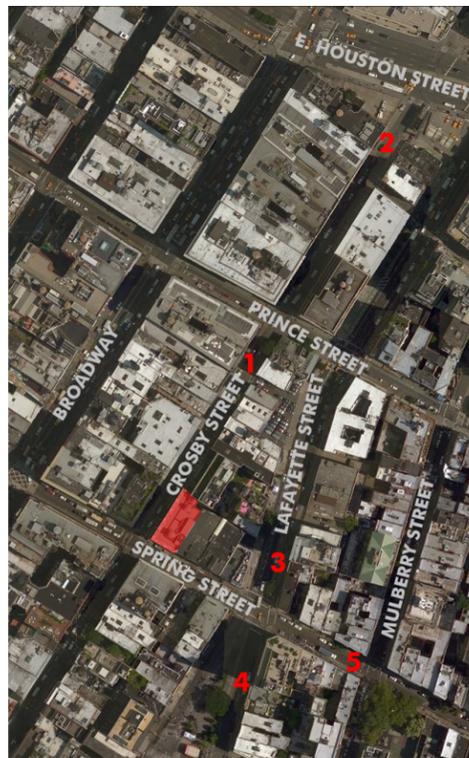
MOCK-UP VIEW, SOUTH ON CROSBY STREET,
BETWEEN PRINCE STREET AND HOUSTON STREET



PROPOSED VIEW, SOUTH ON CROSBY STREET,
BETWEEN PRINCE STREET AND HOUSTON STREET



MOCK-UP VIEW - ZOOMED IN



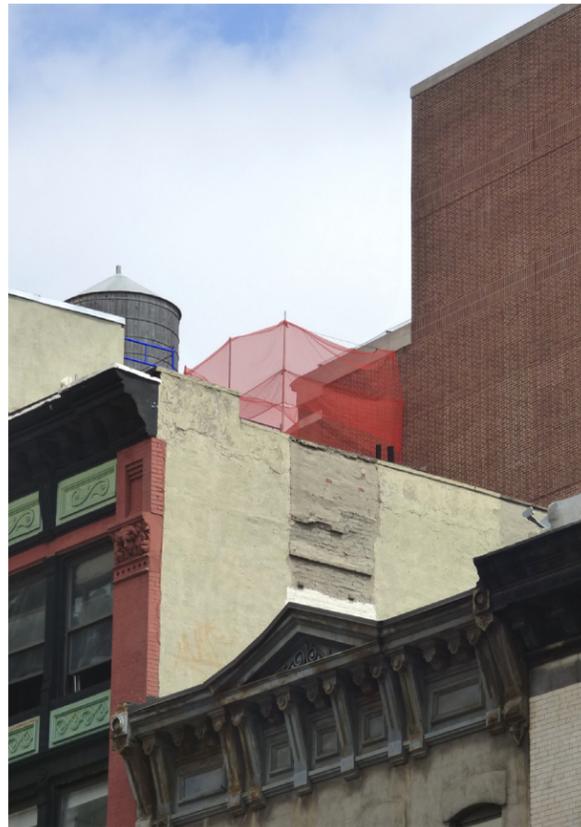
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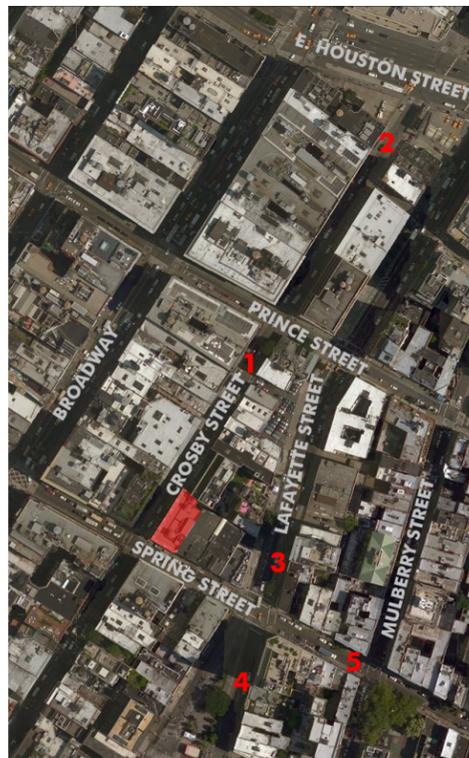
MOCK-UP VIEW, WEST ON LAFAYETTE STREET,
BETWEEN SPRING STREET AND PRINCE STREET



PROPOSED VIEW, WEST ON LAFAYETTE STREET,
BETWEEN SPRING STREET AND PRINCE STREET



MOCK-UP VIEW - ZOOMED IN



KEY PLAN



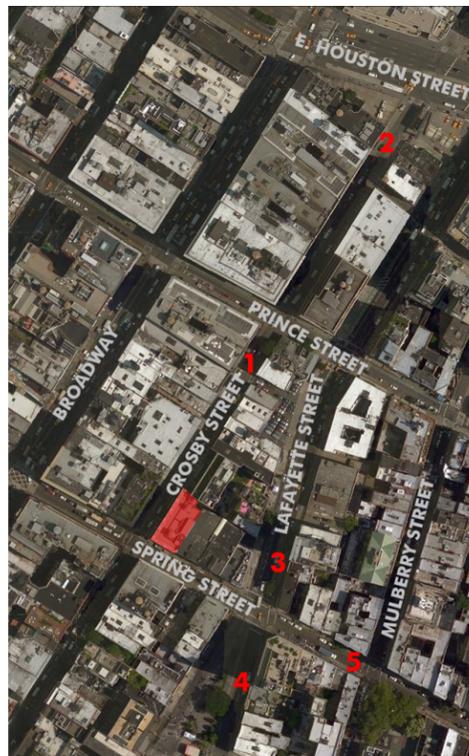
MOCK-UP VIEW, NORTHWEST ON CLEVELAND PLACE, AT SPRING STREET



PROPOSED VIEW, NORTHWEST ON CLEVELAND PLACE, AT SPRING STREET



MOCK-UP VIEW - ZOOMED IN



KEY PLAN



MOCK-UP ELEVATOR
BULKHEAD AND WALL
MOCK-UP TRELLIS

MOCK-UP VIEW, WEST ON SPRING STREET, BETWEEN LAFAYETTE STREET AND MULBERRY STREET



PROPOSED ELEVATOR
BULKHEAD AND WALL
PROPOSED TRELLIS

PROPOSED VIEW, WEST ON SPRING STREET, BETWEEN LAFAYETTE STREET AND MULBERRY STREET



41 CROSBY STREET, AKA 428 BROOME STREET



97 CROSBY STREET



85 SPRING STREET, AKA 536 BROADWAY



240 LAFAYETTE STREET



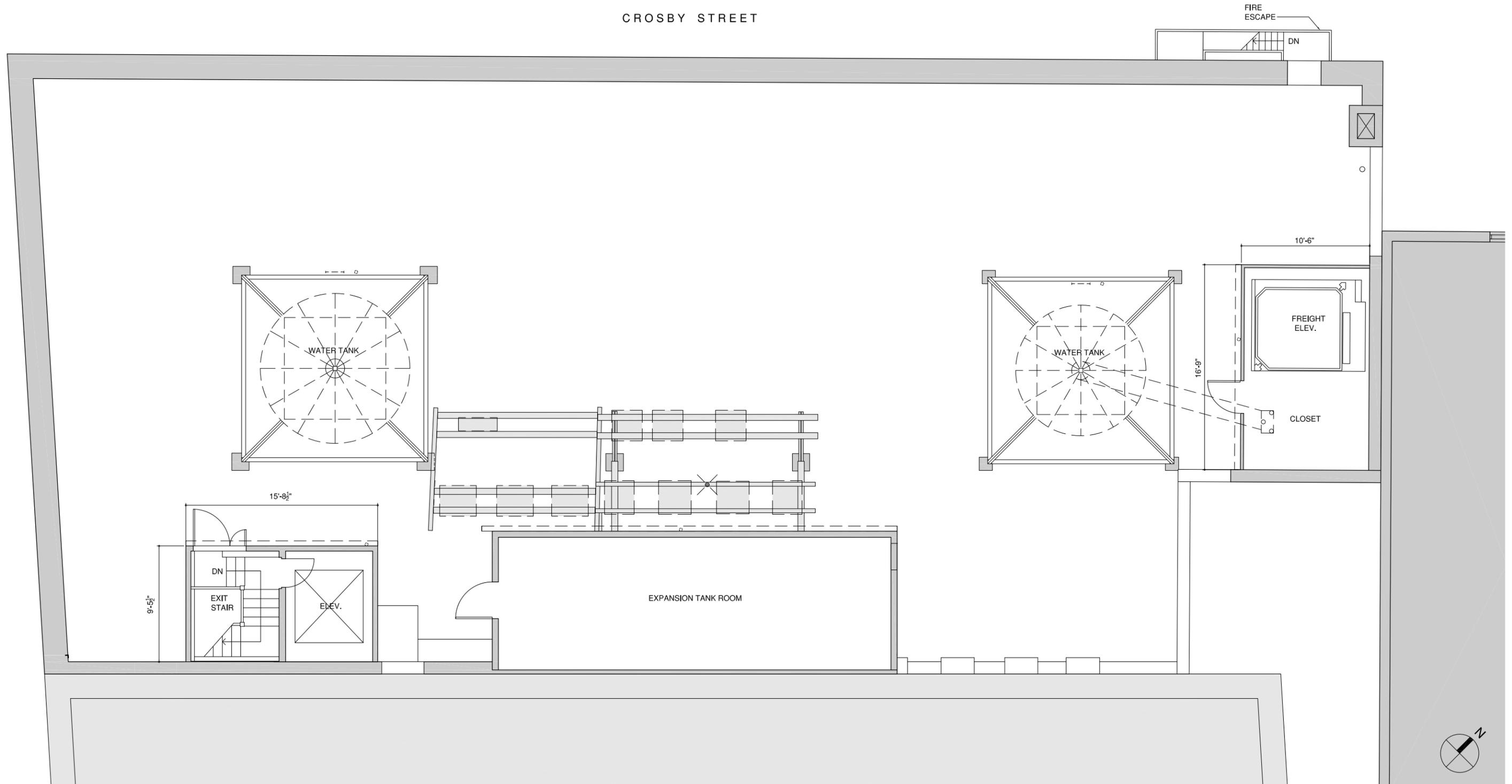
182 LAFAYETTE STREET



2 CLEVELAND PLACE, AKA 406-08 BROOME STREET

CROSBY STREET

SPRING STREET



SPRING STREET

CROSBY STREET

PROPOSED CONCRETE PAVERS
PROPOSED PLANTER W/
BOXWOOD PLANTING
PROPOSED GROUND COVER,
JAPANESE SPURGE

PROPOSED BENCHES

FIRE ESCAPE
DN

PROPOSED LIGHT BOLLARDS

EXISTING CHIMNEY TO BE EXTENDED

PROPOSED PARAPET BRICK WALL

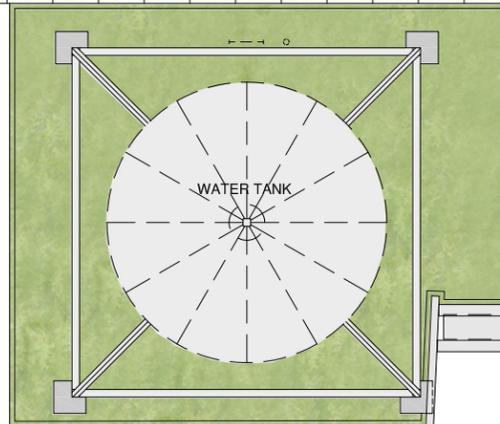
PROPOSED METAL AND GLASS VESTIBULE

EXTENSION OF FREIGHT ELEV. AND SHAFTWAY, MODERNIZATION OF ELEVATOR

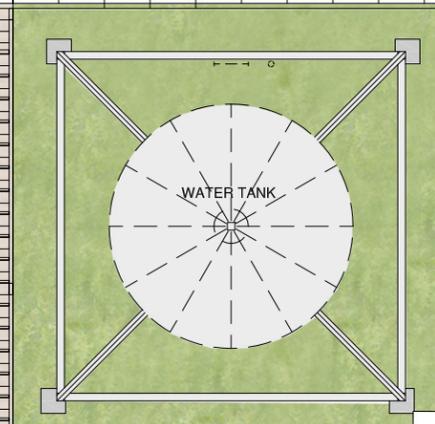
PROPOSED CLOSET W/ ELEVATOR MACHINE ROOM ABOVE

PROPOSED OUTDOOR A/C UNIT

PROPOSED WOOD DECKING



17'-10 3/4"



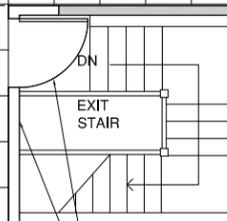
10'-6"

VESTIBULE

FREIGHT ELEV.

CLOSET

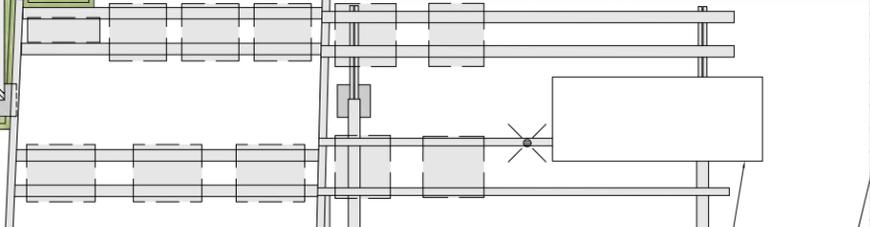
22'-2 1/2"



9'-5 1/2"

EXIT STAIR

ELEV.



EXPANSION TANK ROOM

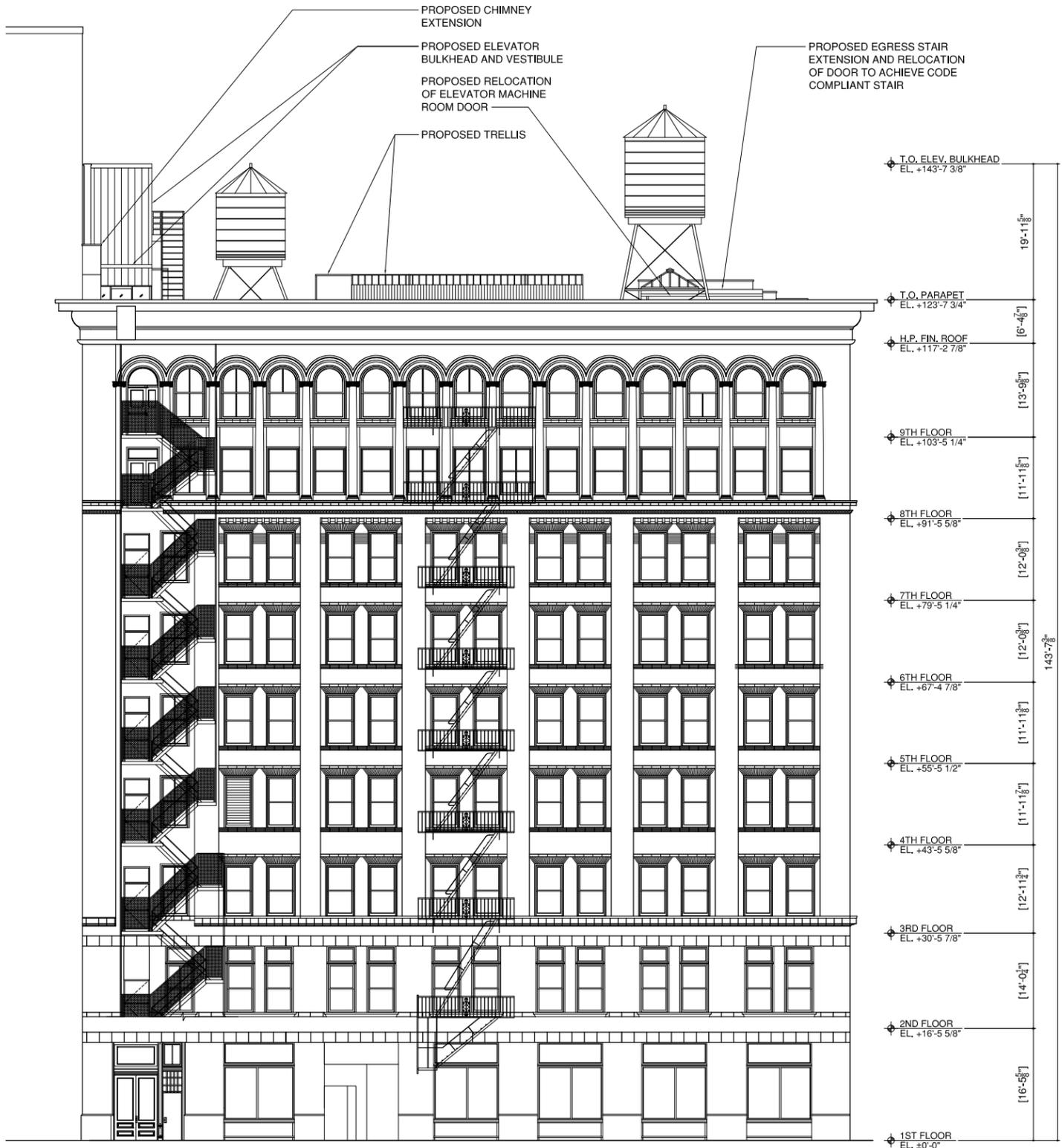
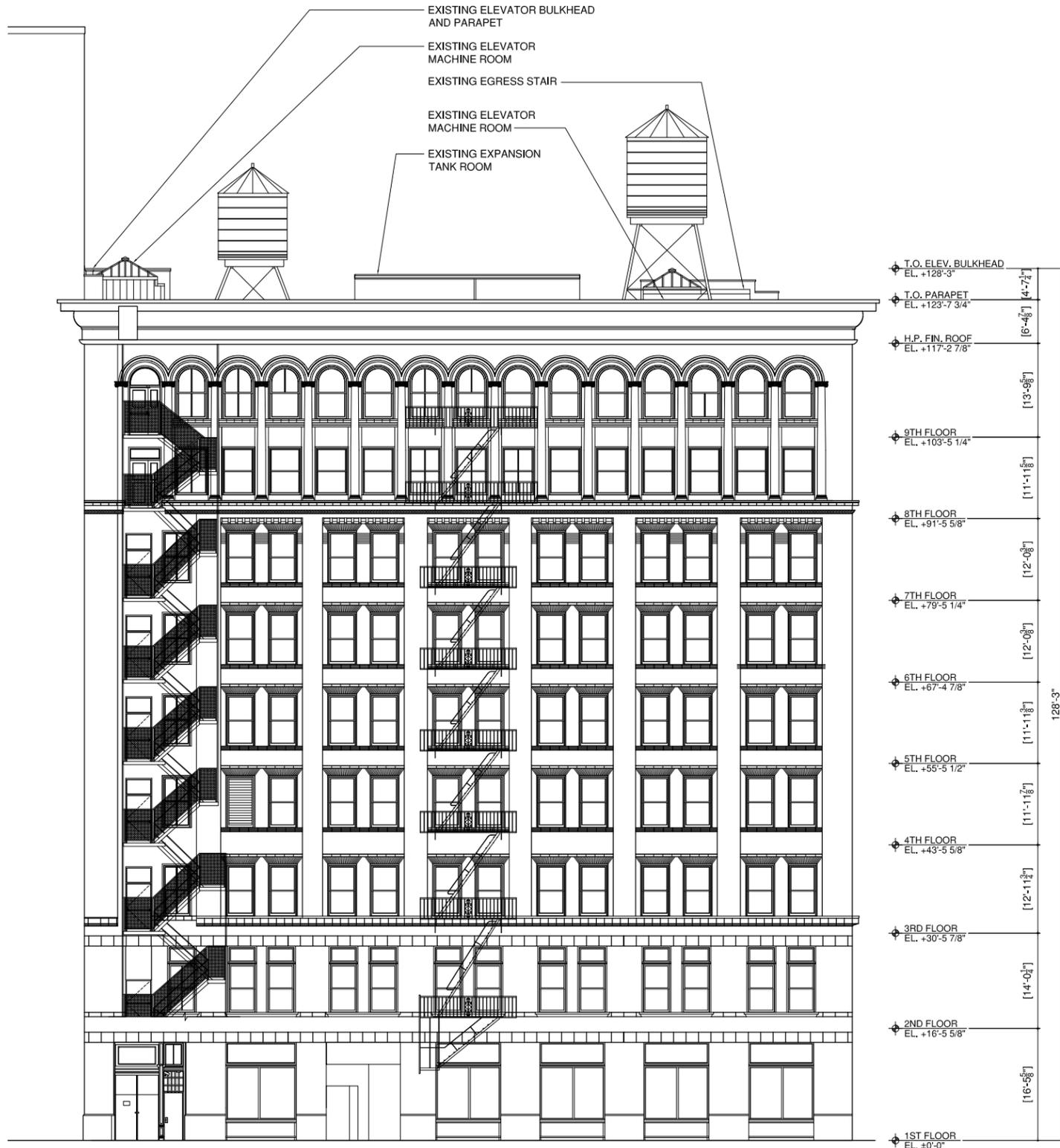
PROPOSED EGRESS STAIR EXTENSION AND RELOCATION OF DOOR TO ACHIEVE CODE COMPLIANT STAIR

PROPOSED RELOCATION OF ELEVATOR MACHINE ROOM DOOR

PROPOSED LOCATION OF EMERGENCY GENERATOR

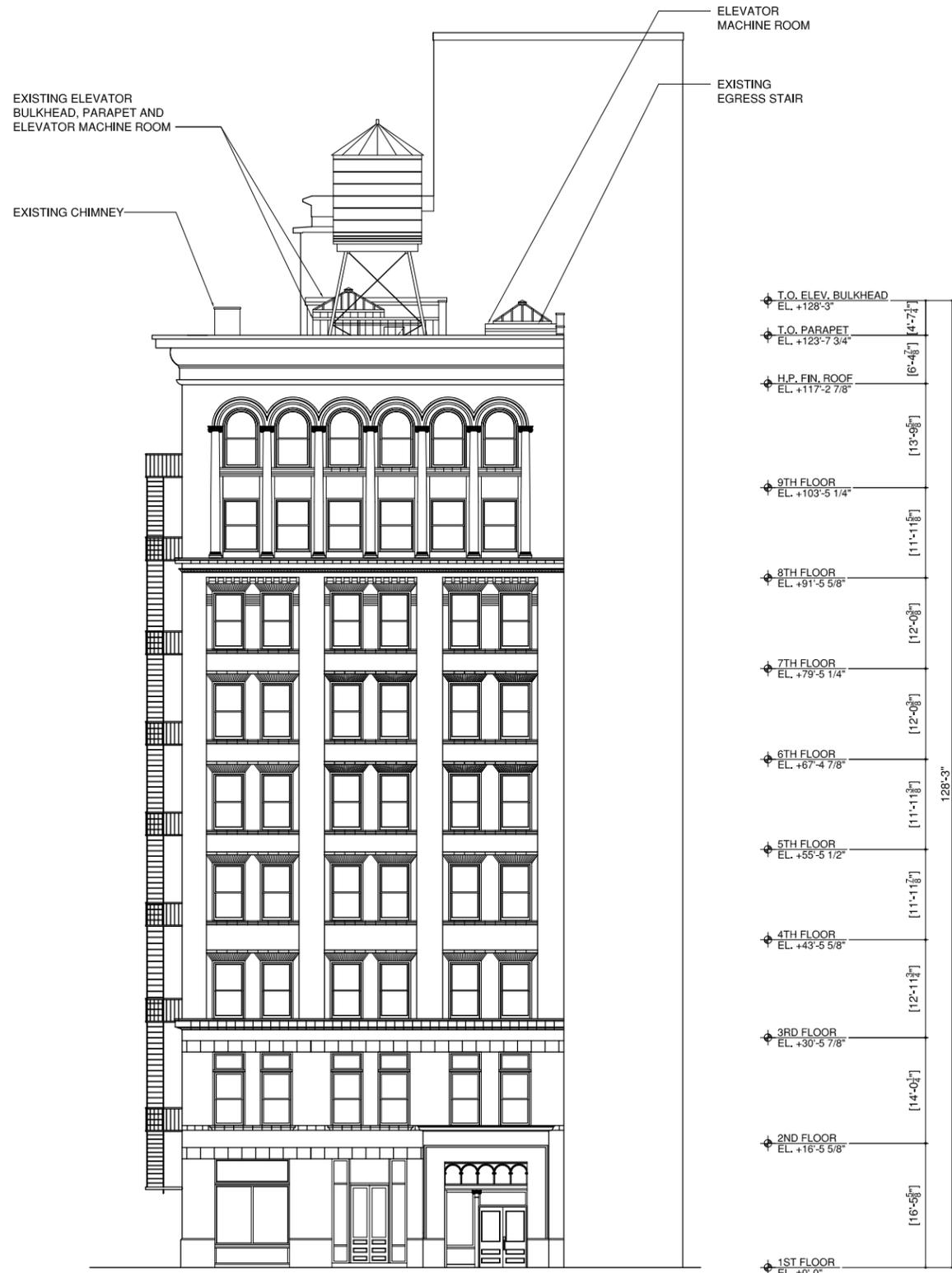
PROPOSED METAL AND WOOD PERGOLA



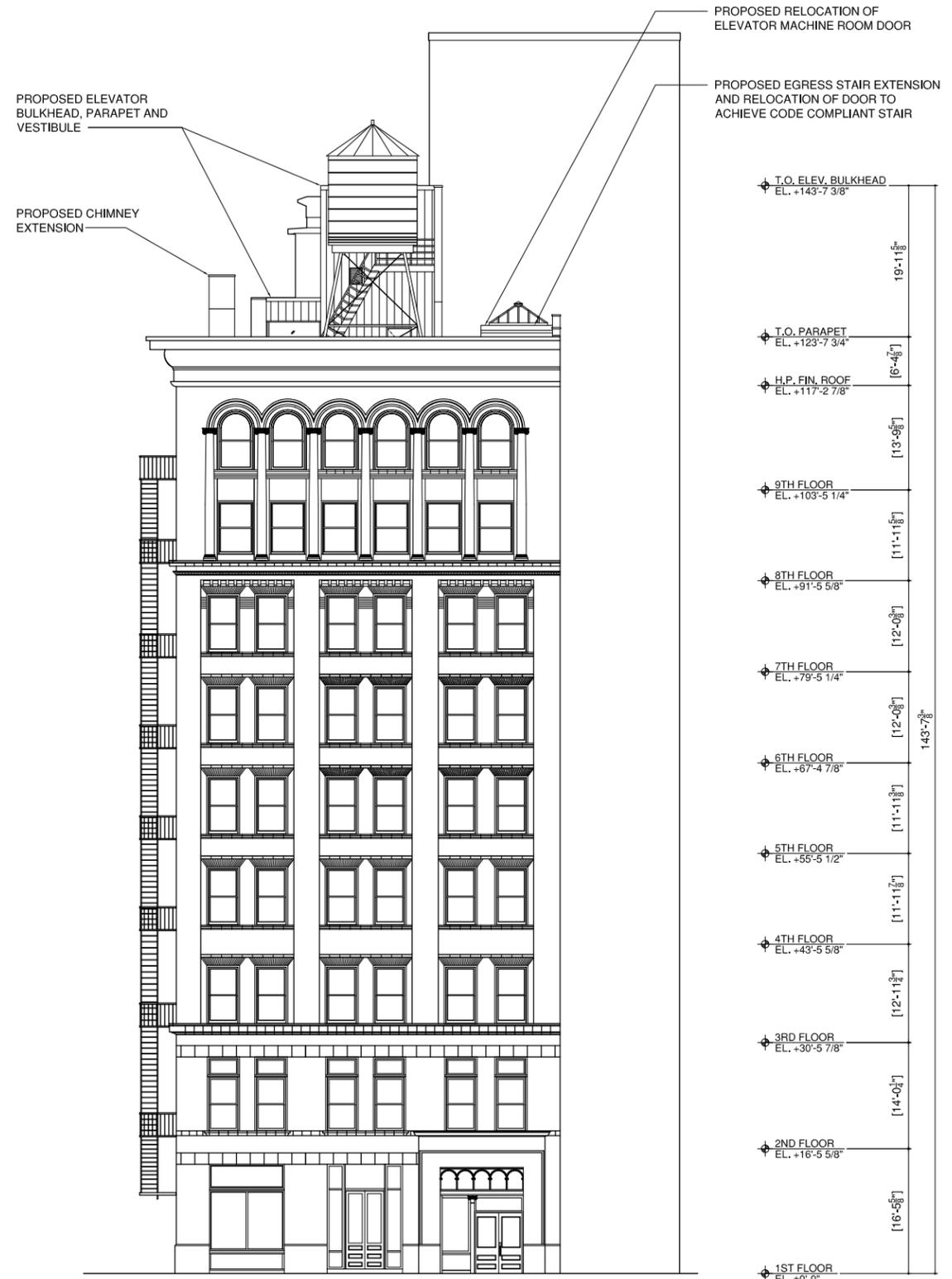


1 EXISTING ELEVATION - CROSBY STREET
SCALE: N.T.S.

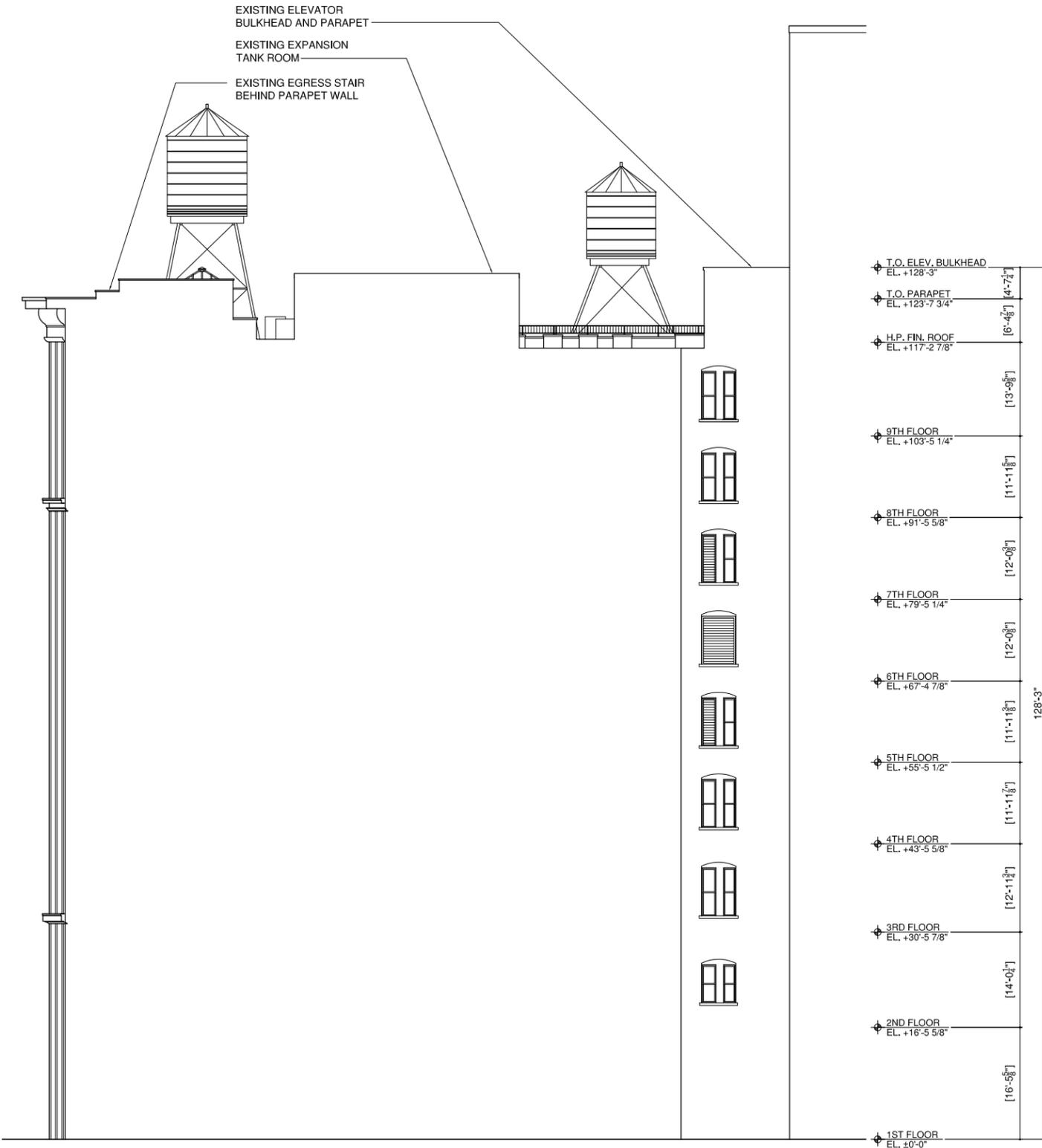
2 PROPOSED ELEVATION - CROSBY STREET
SCALE: N.T.S.



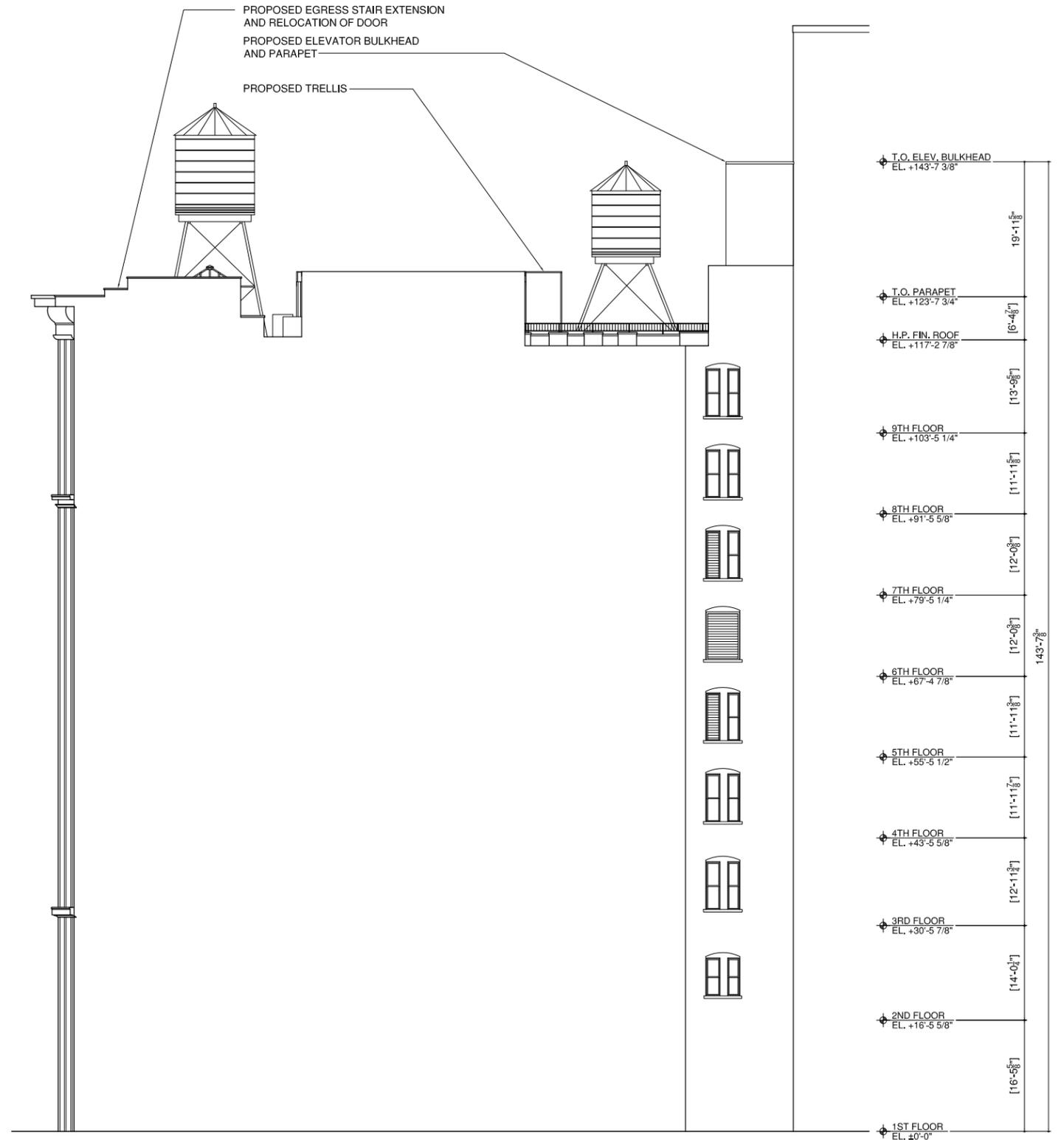
1 EXISTING ELEVATION - SPRING STREET
SCALE: N.T.S.



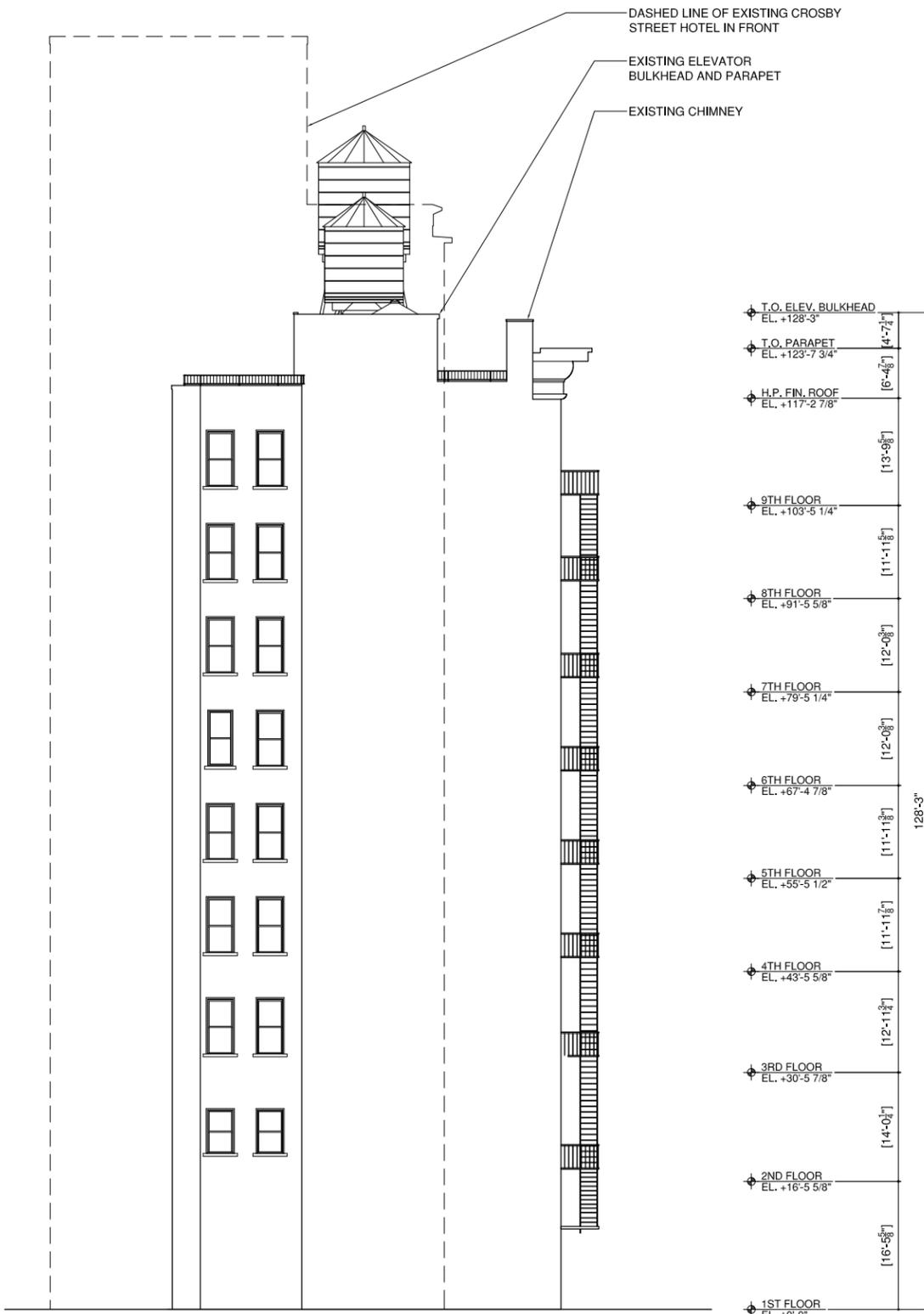
2 PROPOSED ELEVATION - SPRING STREET
SCALE: N.T.S.



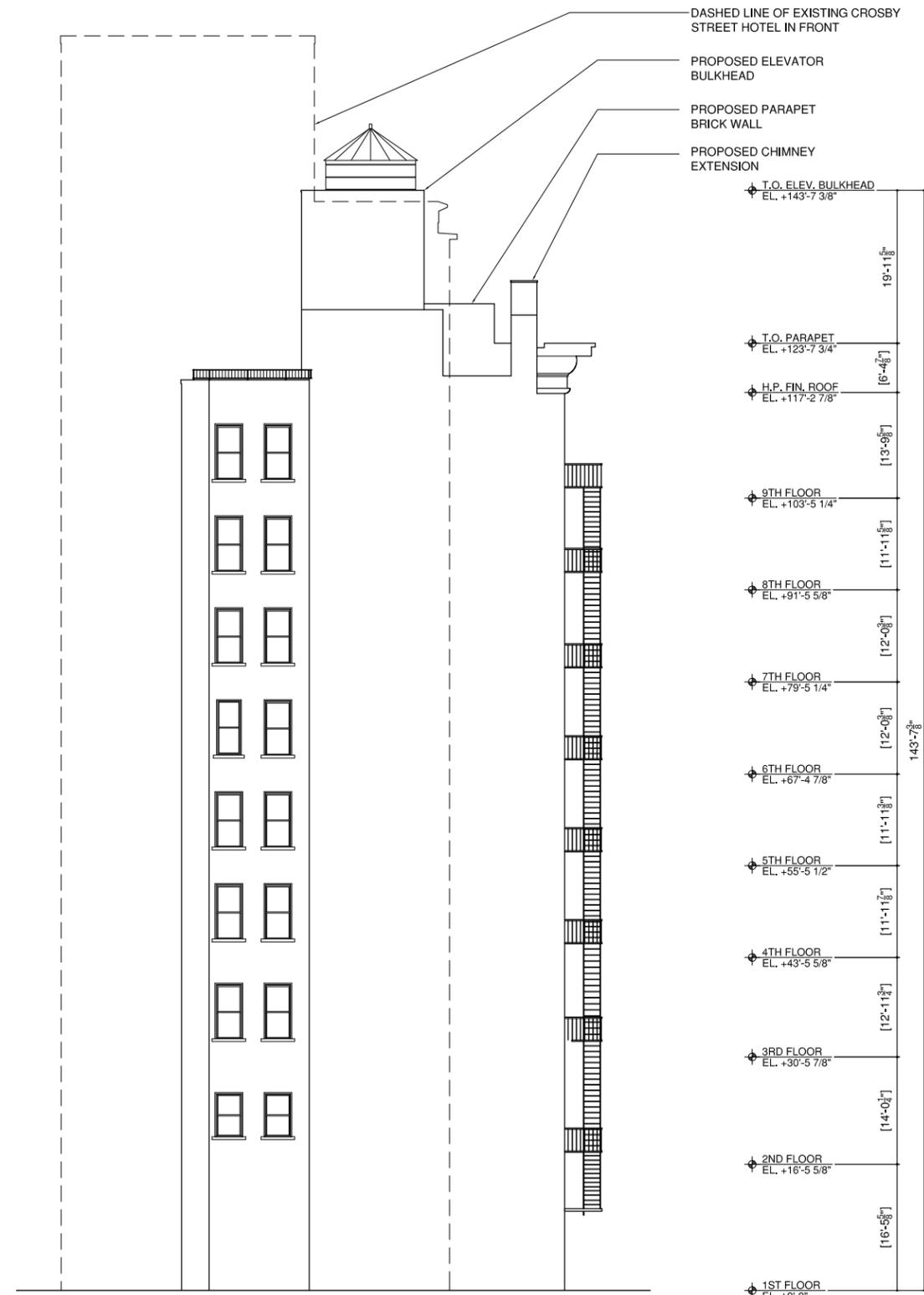
1 EXISTING ELEVATION - LOOKING WEST
SCALE: N.T.S.



2 PROPOSED ELEVATION - LOOKING WEST
SCALE: N.T.S.

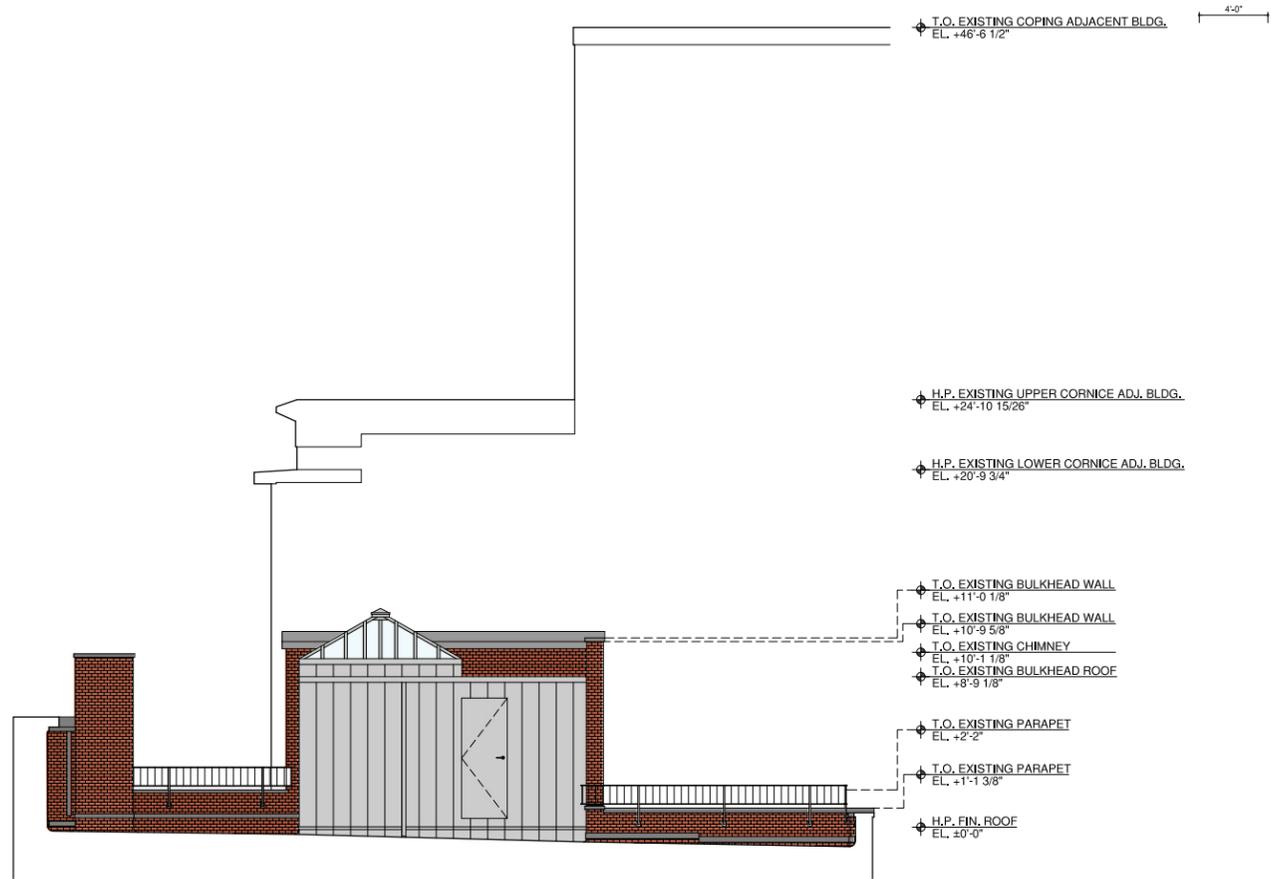


1 EXISTING ELEVATION - LOOKING SOUTH
SCALE: N.T.S.

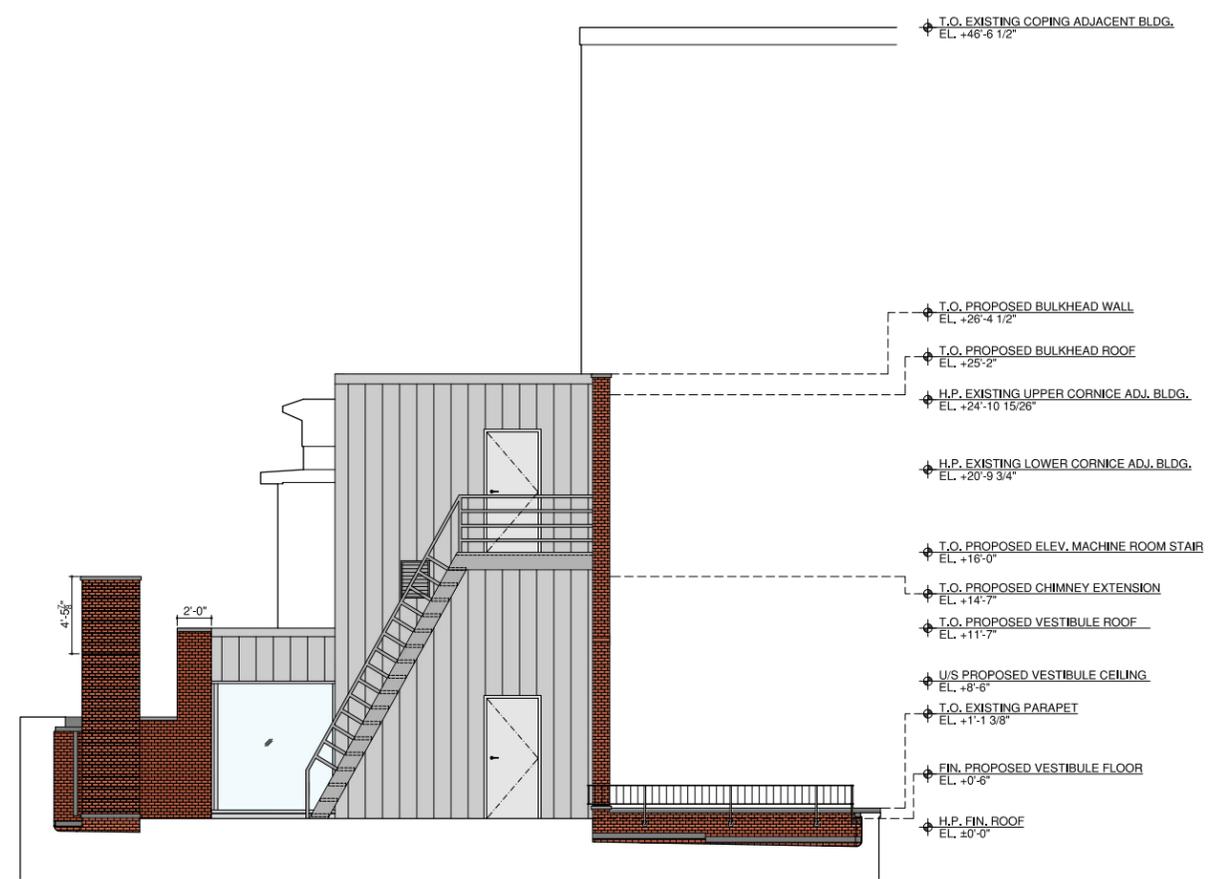


2 PROPOSED ELEVATION - LOOKING SOUTH
SCALE: N.T.S.

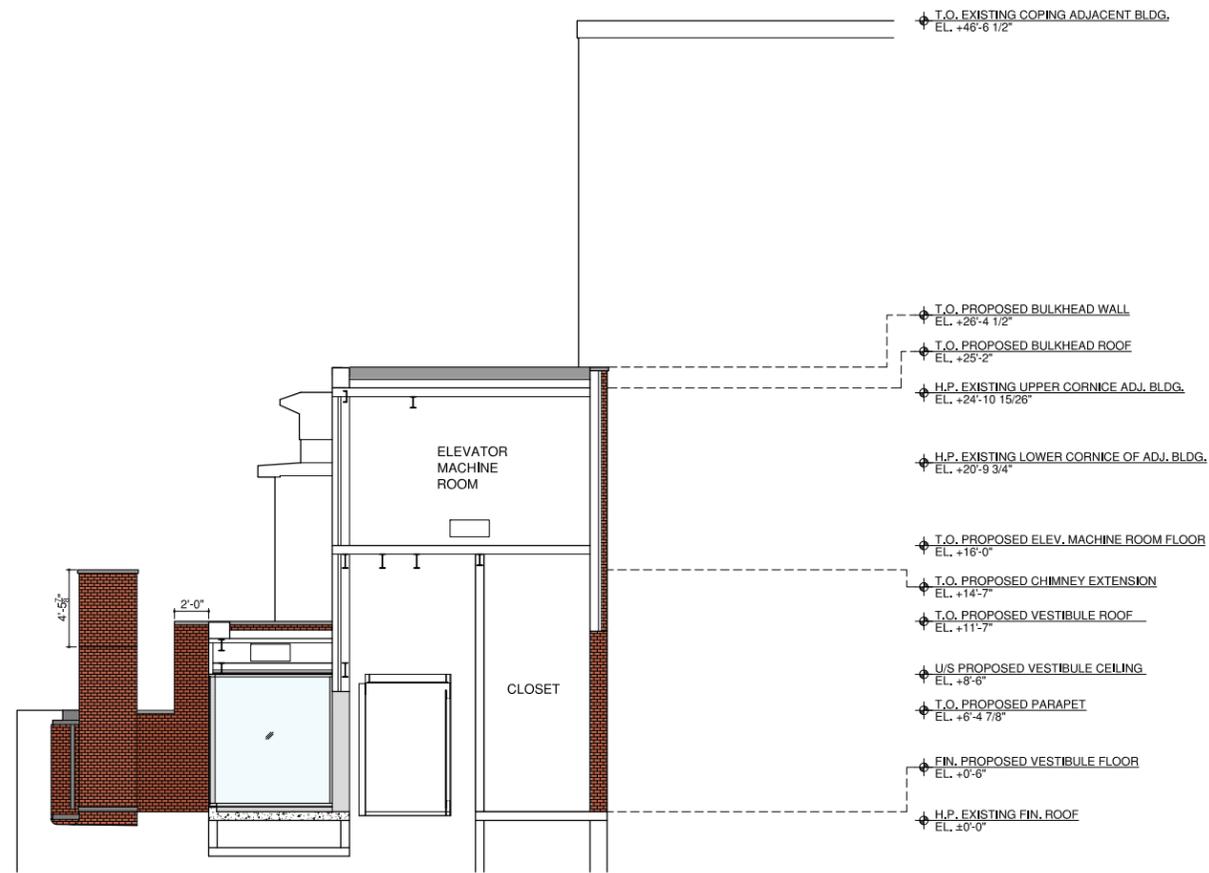




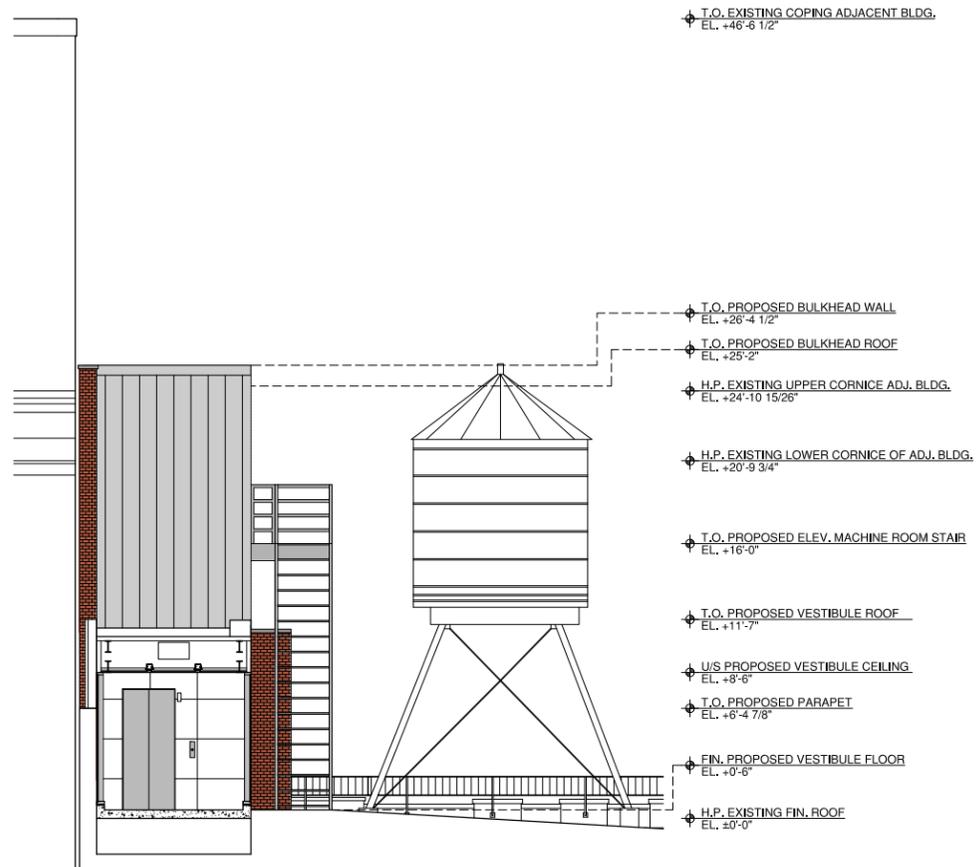
1 EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"



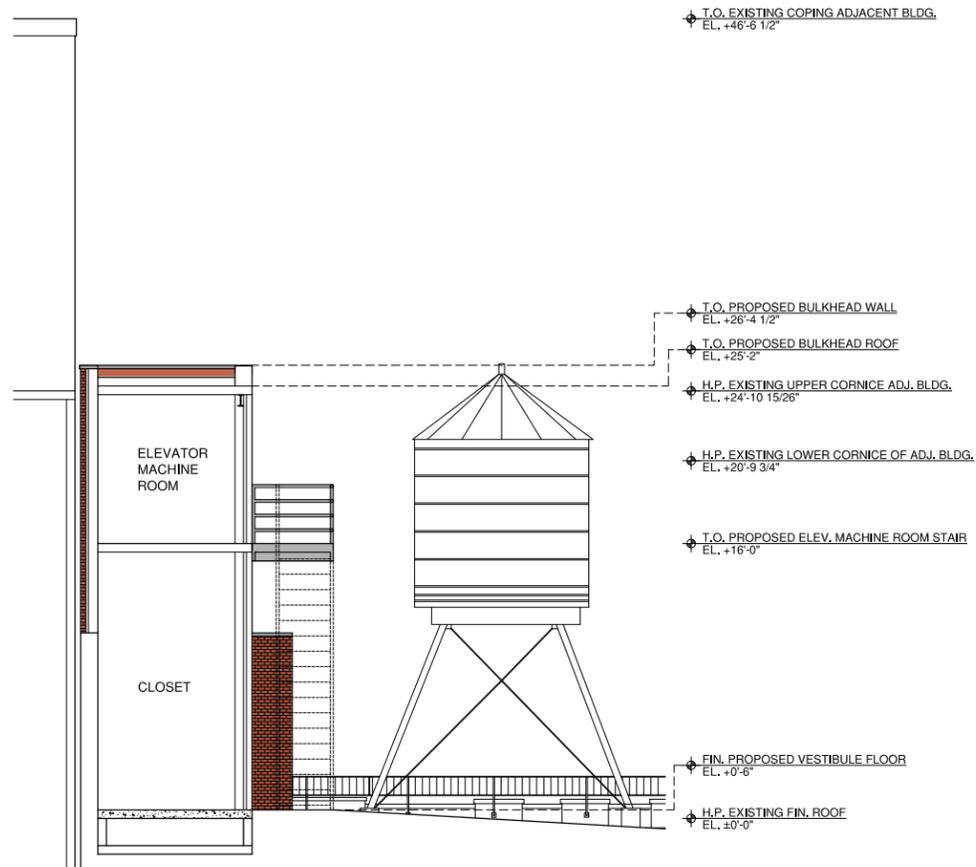
2 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



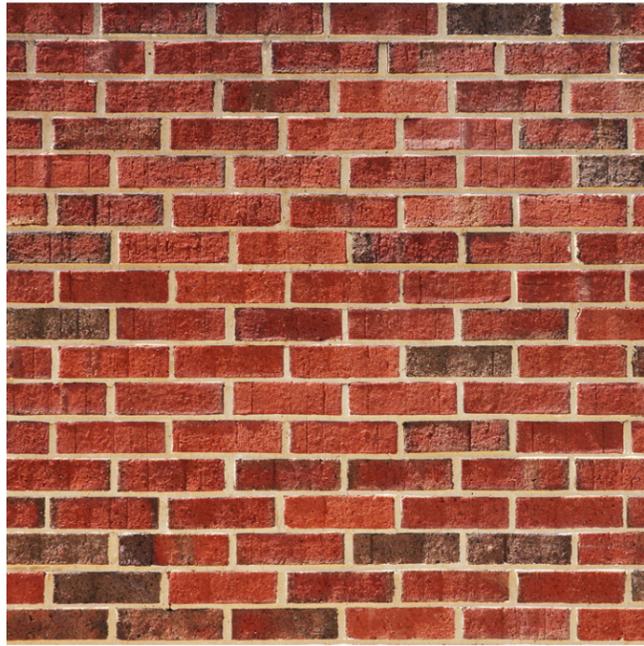
1 SECTION AT VESTIBULE AND BULKHEAD
SCALE: 3/32" = 1'-0"



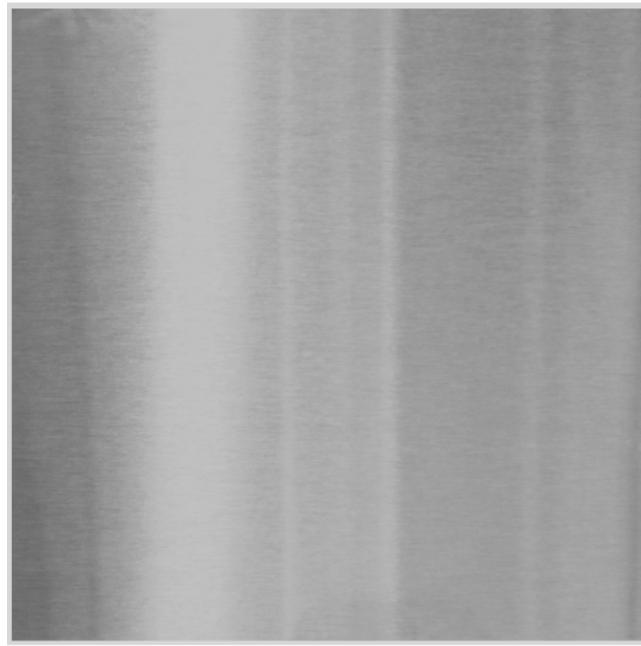
1 SECTION AT VESTIBULE ENTRY
SCALE: 3/32" = 1'-0"



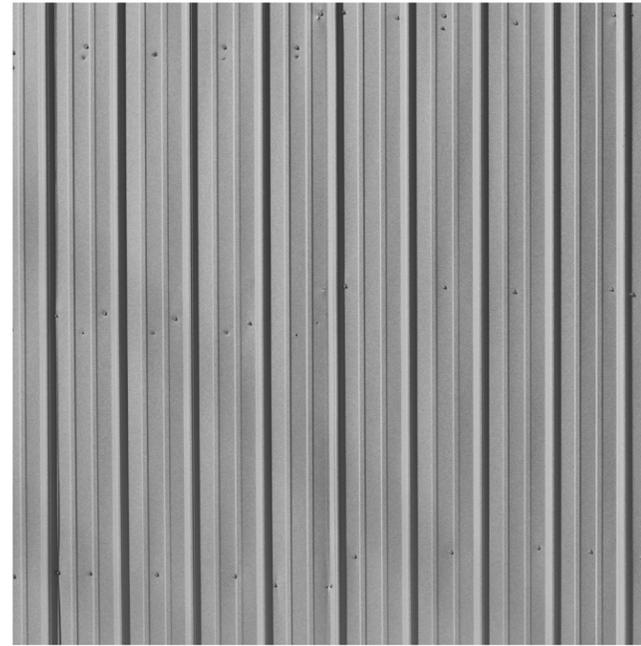
2 SECTION AT ELEVATOR MACHINE ROOM
SCALE: 3/32" = 1'-0"



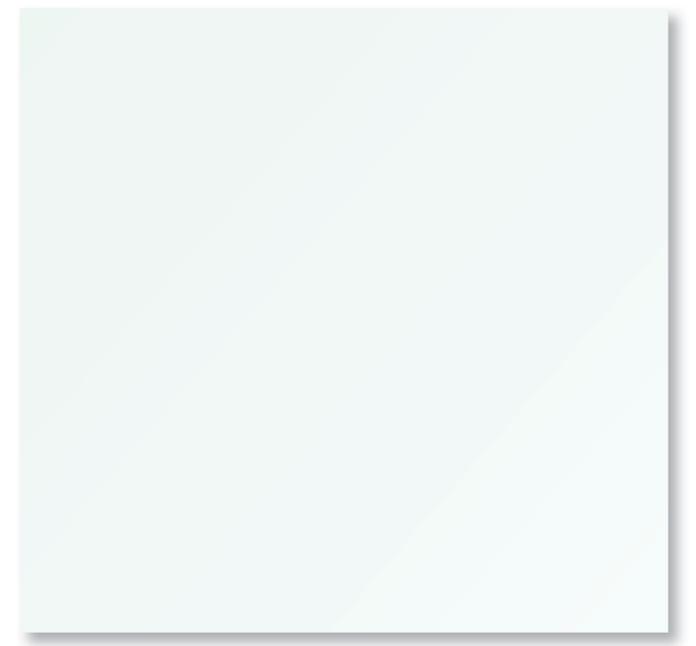
BRICK WALLS - TO MATCH EXISTING



ALUMINUM MULLIONS WITH MATTE FINISH



CORRUGATED METAL PANELS WITH
MATTE FINISH



LOW E COATING LOW IRON FULLY
TEMPERED GLASS