



PRESENT



PROPOSED

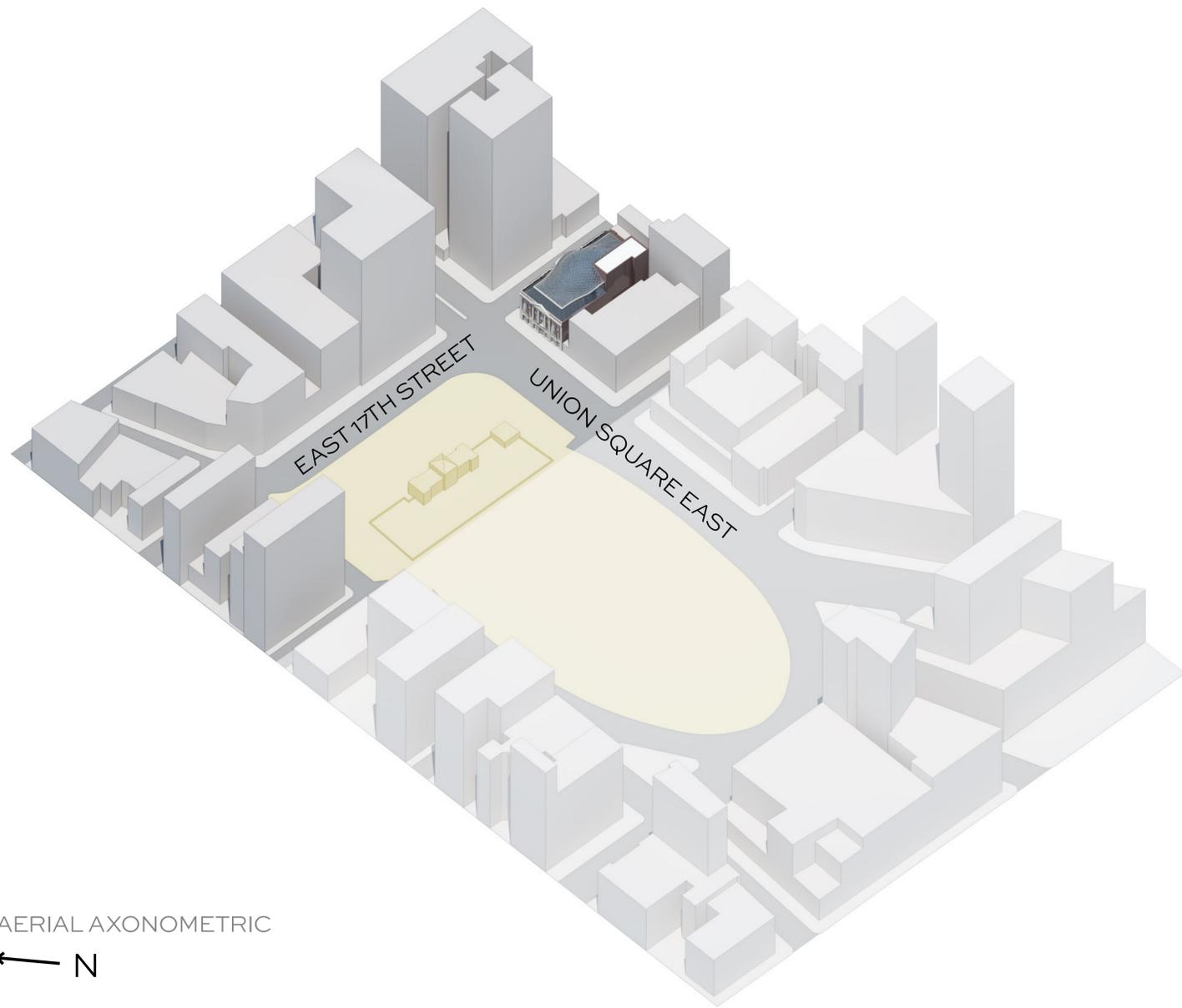
TAMMANY HALL

44 UNION SQUARE EAST - TAMMANY HALL

 HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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AERIAL AXONOMETRIC
 ← N



WESTMORELAND HOTEL - 1920's (NYPL)

TAMMANY HALL - SITE HISTORY
 44 UNION SQUARE EAST - TAMMANY HALL



EXISTING CONDITIONS - E. 17TH STREET

44 UNION SQUARE EAST - TAMMANY HALL

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EXISTING DETAILS



TAMMANY HALL, 1935 NYPL



EXISTING DETAILS



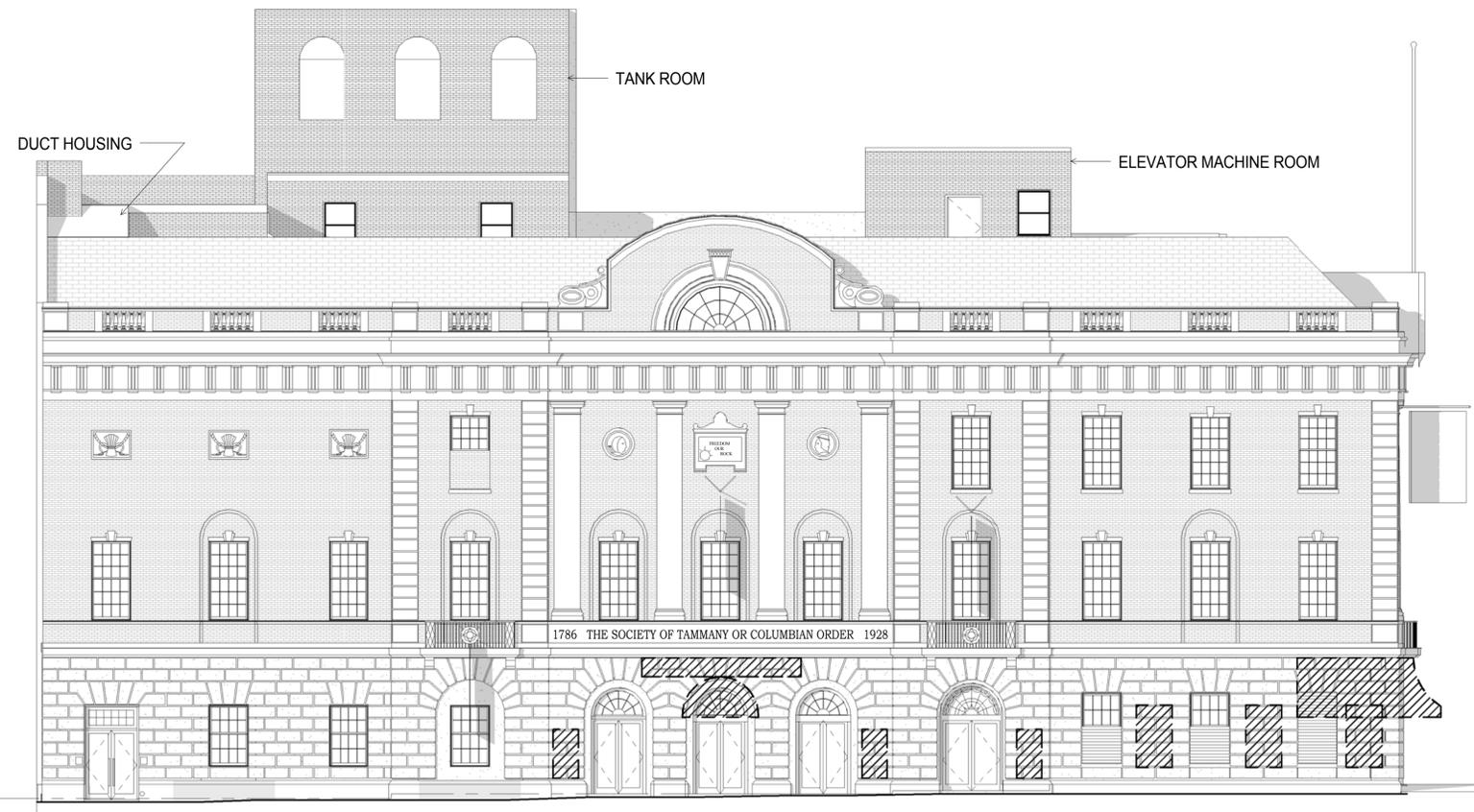
EXISTING DETAILS

EXISTING CONDITIONS - UNION SQUARE EAST

44 UNION SQUARE EAST - TAMMANY HALL

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NORTH ELEVATION - E. 17TH STREET
CANOPIES, SIGNAGE, AND MECHANICAL
EQUIPMENT NOT SHOWN FOR CLARITY



WEST ELEVATION - UNION SQUARE EAST
CANOPIES, SIGNAGE, AND MECHANICAL
EQUIPMENT NOT SHOWN FOR CLARITY

EXISTING ELEVATIONS

44 UNION SQUARE EAST - TAMMANY HALL



AERIAL VIEW FROM GOOGLE EARTH



VIEW FROM W HOTEL

EXISTING CONDITIONS - AERIAL VIEWS OF ROOF

44 UNION SQUARE EAST - TAMMANY HALL





VIEW OF EXISTING SLATE CONDITION ON NORTH FACING HIP ROOF



VIEW OF EXISTING COPPER RIDGE CAP ON NORTH FACING HIP



VIEW OF EXISTING DELAMINATING SLATE TILES

EXISTING CONDITIONS - ROOF DETAILS

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WEST SIDE OF UNION SQUARE EAST - EXISTING

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WEST SIDE OF UNION SQUARE EAST - PROPOSED

44 UNION SQUARE EAST - TAMMANY HALL

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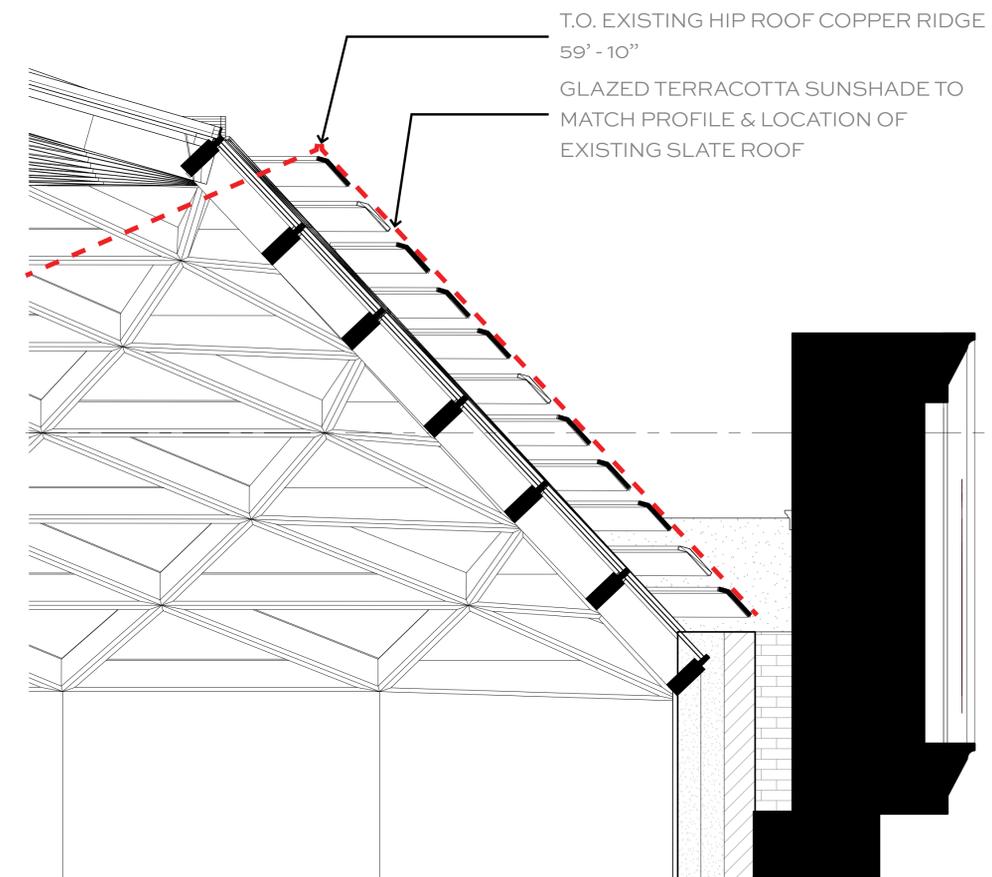
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ROOF REPLACEMENT LOCATION DIAGRAM

PROPOSED HIP ROOF REPLACEMENT

44 UNION SQUARE EAST - TAMMANY HALL



PREVIOUSLY PROPOSED DESIGN



PROPOSED DESIGN

WEST SIDE OF UNION SQUARE EAST - PREVIOUSLY PROPOSED

44 UNION SQUARE EAST - TAMMANY HALL

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EAST SIDE OF UNION SQUARE - PREVIOUSLY PROPOSED

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EAST SIDE OF UNION SQUARE - PROPOSED

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WEST SIDE OF UNION SQUARE - PROPOSED

44 UNION SQUARE EAST - TAMMANY HALL

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WEST SIDE OF UNION SQUARE WEST - PREVIOUSLY PROPOSED

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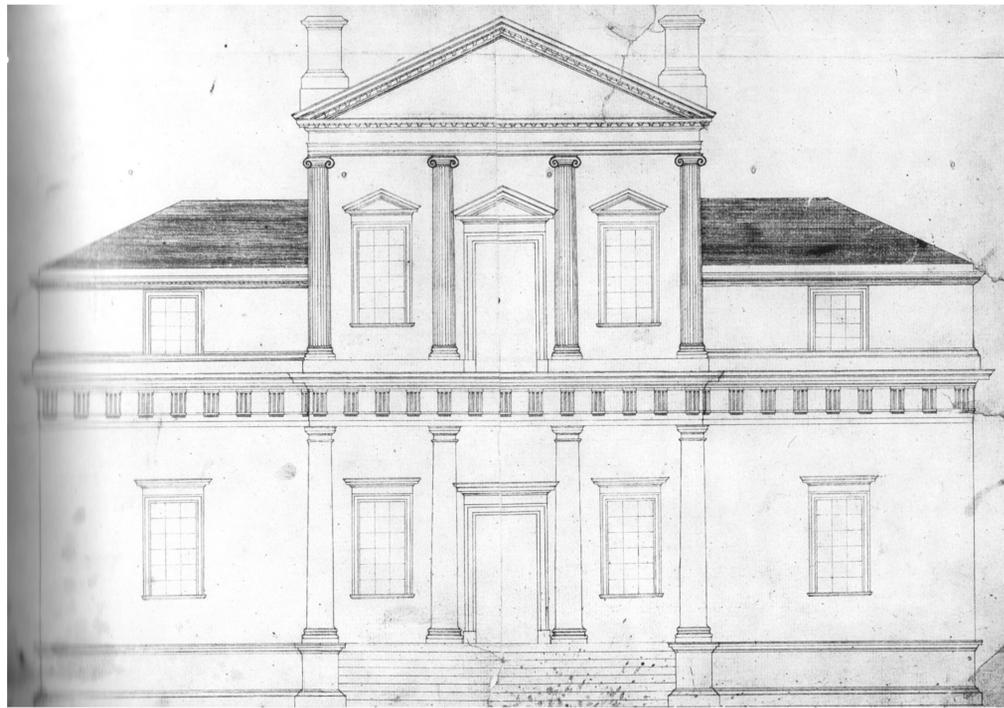
WEST SIDE OF UNION SQUARE WEST - PROPOSED

44 UNION SQUARE EAST - TAMMANY HALL

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MONTICELLO SKETCH - 1770 (THOMAS JEFFERSON)



MONTICELLO - 1808 (THOMAS JEFFERSON)



DEVONSHIRE ROYAL HOSPITAL - 1789 (JOHN CARR), 1881 (ROBERT RIPPON DUKE)



DEVONSHIRE ROYAL HOSPITAL - 1789 (JOHN CARR), 1881 (ROBERT RIPPON DUKE)

BUILDING TRANSFORMATIONS

44 UNION SQUARE EAST - TAMMANY HALL

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SMITHSONIAN INSTITUTE - 1867 (ROBERT MILLS), 2007 (FOSTER + PARTNERS)



SMITHSONIAN INSTITUTE - 1867 (ROBERT MILLS), 2007 (FOSTER + PARTNERS)



REICHSTAG - 1894 (PAUL WALLOT), 1964 (PAUL BAUMGARTEN), 1992 (NORMAN FOSTER)



REICHSTAG - 1894 (PAUL WALLOT), 1964 (PAUL BAUMGARTEN), 1992 (NORMAN FOSTER)

BUILDING TRANSFORMATIONS

44 UNION SQUARE EAST - TAMMANY HALL

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PROPOSED UNION SQUARE VIEW EAST



PROPOSED INTERIOR VIEW 4TH FLOOR LOOKING EAST

PROPOSED GRIDSHELL ADDITION

44 UNION SQUARE EAST - TAMMANY HALL

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TAMMANY HALL - 141 E 14TH STREET BUILT IN 1868 (IMAGE 1914 LIBRARY OF CONGRESS)



TAMMANY HALL - 1868 DEMOCRATIC NATIONAL CONVENTION (NYPL)

TAMMANY HALL - HISTORY

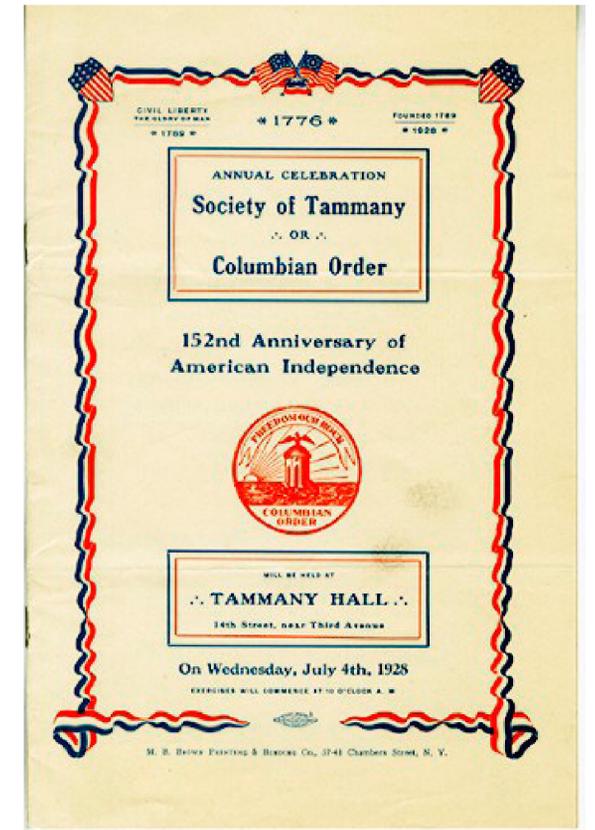
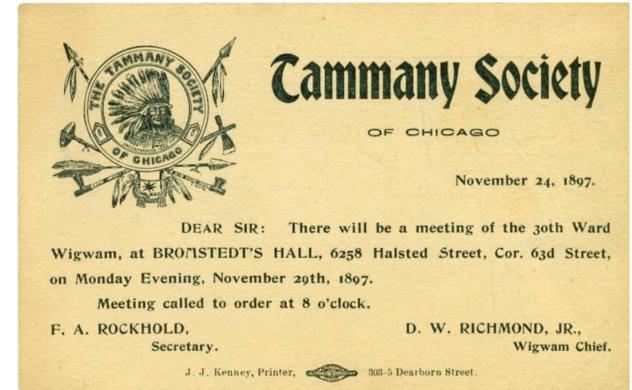
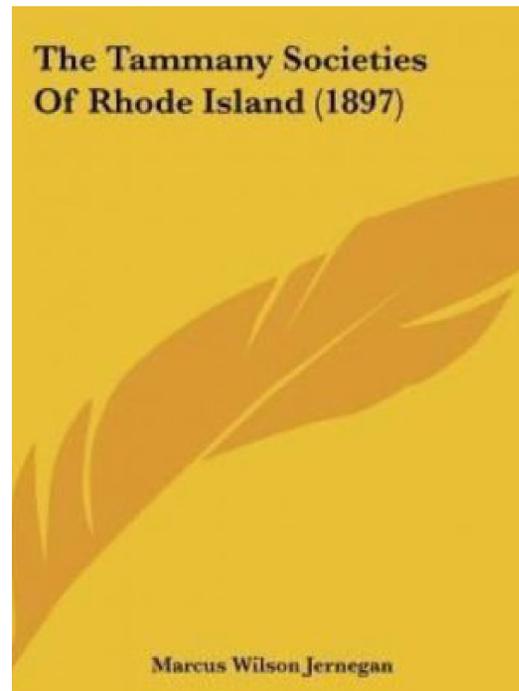
44 UNION SQUARE EAST - TAMMANY HALL



U.S CAPITOL DOME - FRIEZE OF AMERICAN HISTORY - DETAIL
CHIEF TAMANEND AND WILLIAM PENN SIGNING THE TREATY AT SHACKAMAXON
1682



CHIEF TAMANEND STATUE - PHILADELPHIA





TAMMANY HALL - 1928



DETAIL OF TAMMANY HALL E. 14TH STREET BUILT IN 1868 (IMAGE 1914 LIBRARY OF CONGRESS)

TAMMANY HALL - HISTORY

44 UNION SQUARE EAST - TAMMANY HALL



PRESENT



PROPOSED DESIGN

E. 17TH STREET / PARK AVENUE SOUTH, VIEW SOUTH EAST

44 UNION SQUARE EAST - TAMMANY HALL

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PREVIOUSLY PROPOSED DESIGN



PROPOSED DESIGN

E. 17TH STREET / PARK AVENUE SOUTH, VIEW SOUTH EAST

44 UNION SQUARE EAST - TAMMANY HALL

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E. 17TH STREET, VIEW WEST - PREVIOUS

44 UNION SQUARE EAST - TAMMANY HALL

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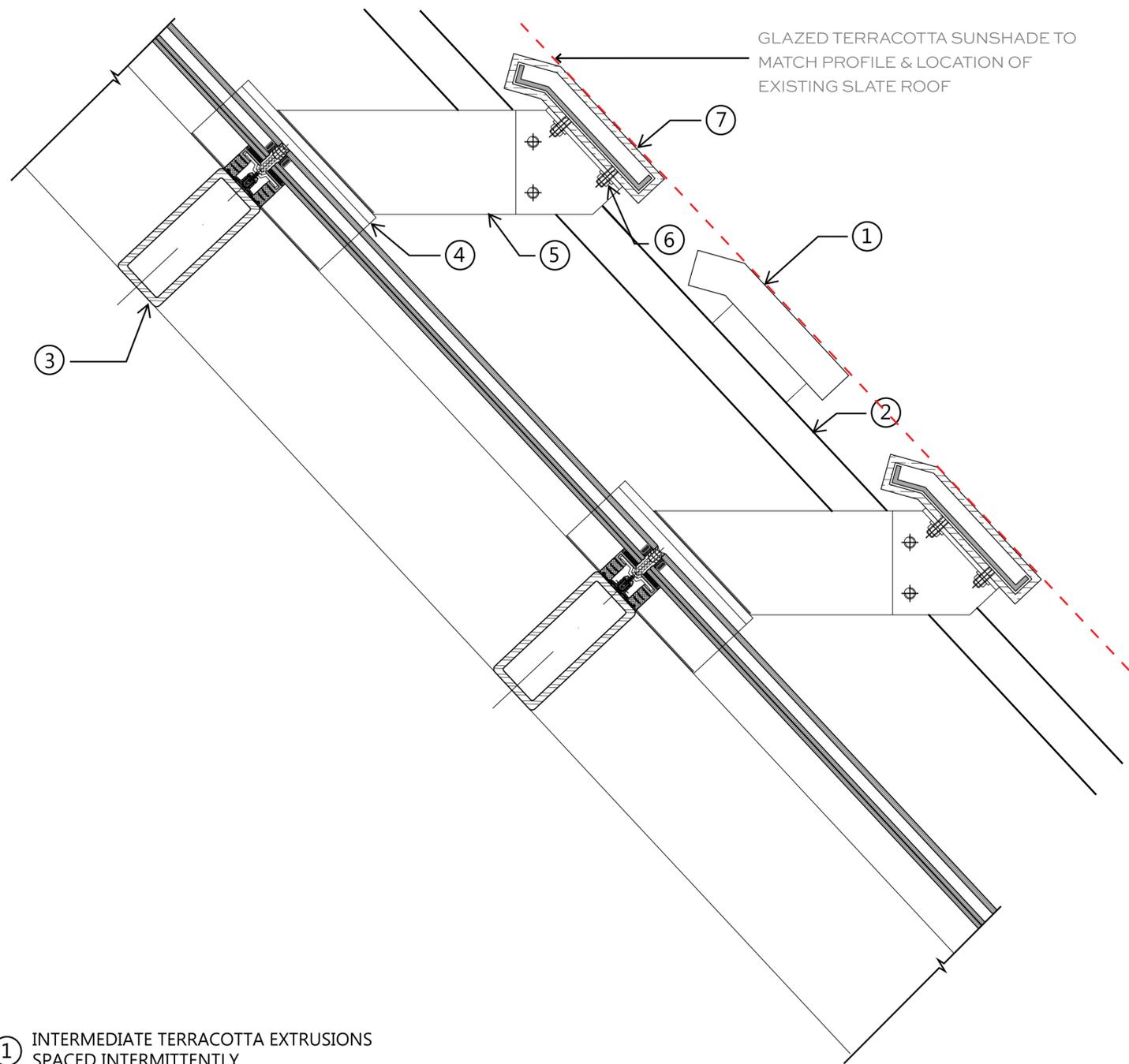
E. 17TH STREET, VIEW WEST - PROPOSED

44 UNION SQUARE EAST - TAMMANY HALL

 HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

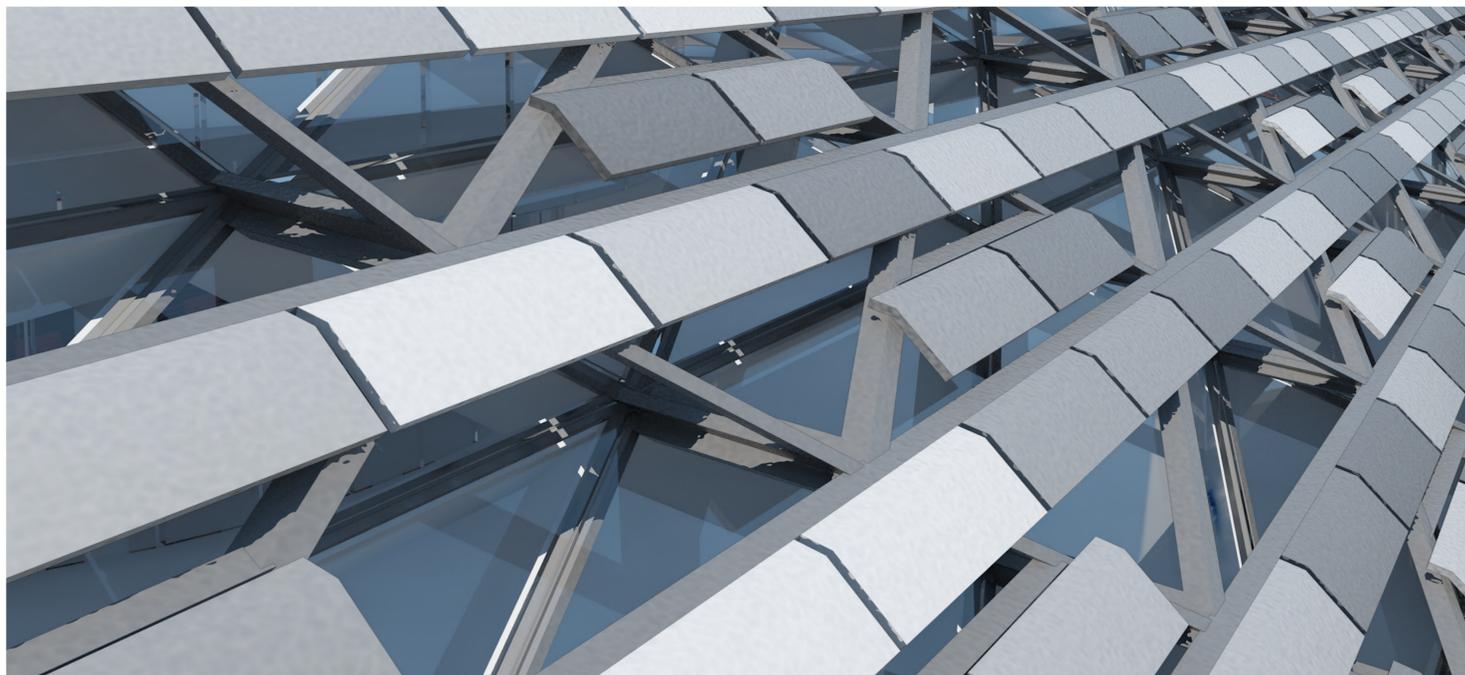
BKSK

03.10.2015

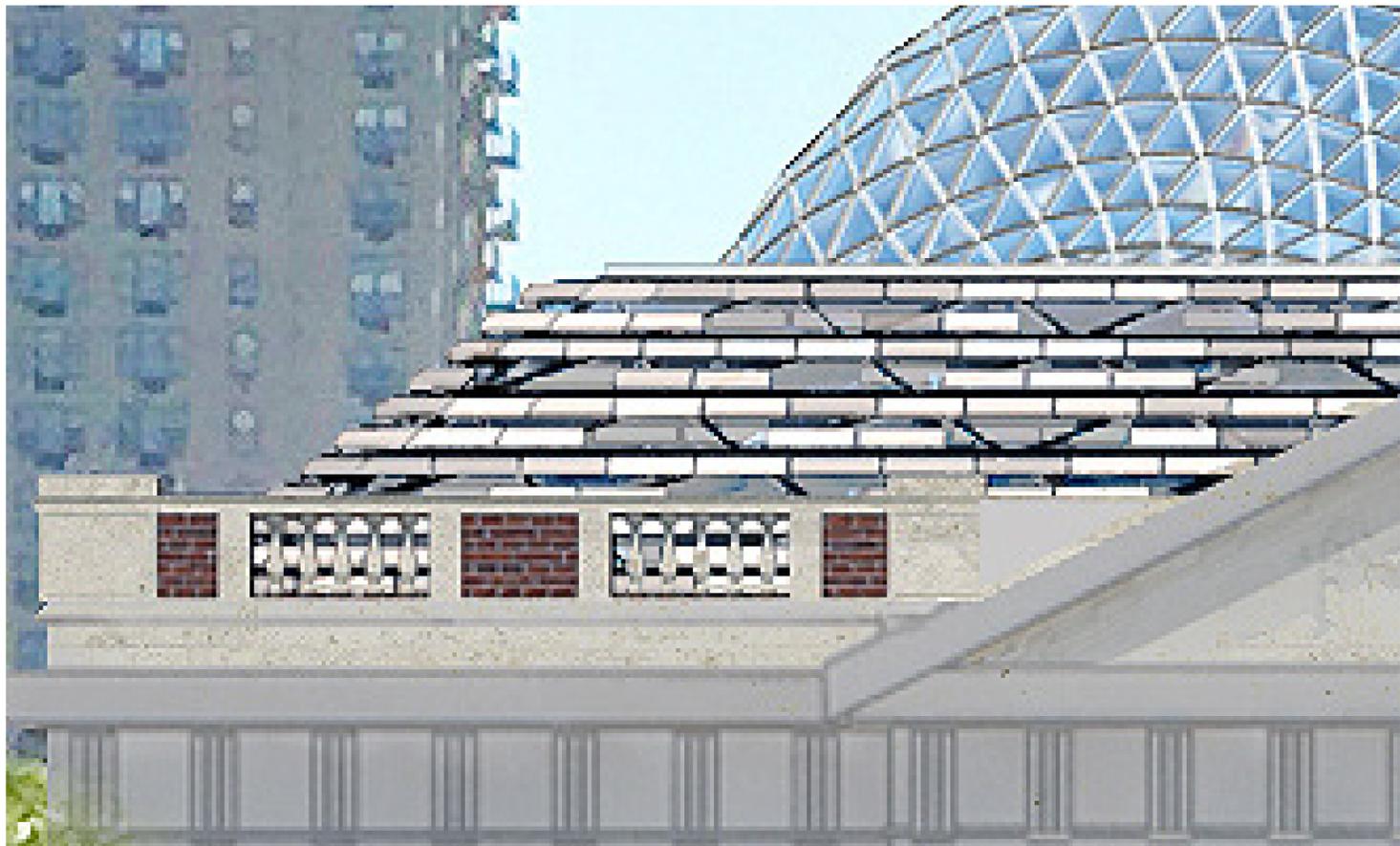


GLAZED TERRACOTTA SUNSHADE TO MATCH PROFILE & LOCATION OF EXISTING SLATE ROOF

- ① INTERMEDIATE TERRACOTTA EXTRUSIONS SPACED INTERMITTENTLY
- ② SUPPORT BRACKET FOR INTERMEDIATE TERRACOTTA
- ③ PRIMARY STRUCTURE
- ④ CONNECTION TO PRIMARY STRUCTURE
- ⑤ OUTRIGGER TUBE STEEL BRACKET TO SUPPORT TERRACOTTA
- ⑥ BACK SUPPORTED ANCHOR FOR TERRACOTTA
- ⑦ TERRACOTTA EXTRUSIONS



PROPOSED ROOF ADDITION BLOW-UP OF ROOF STRUCTURE



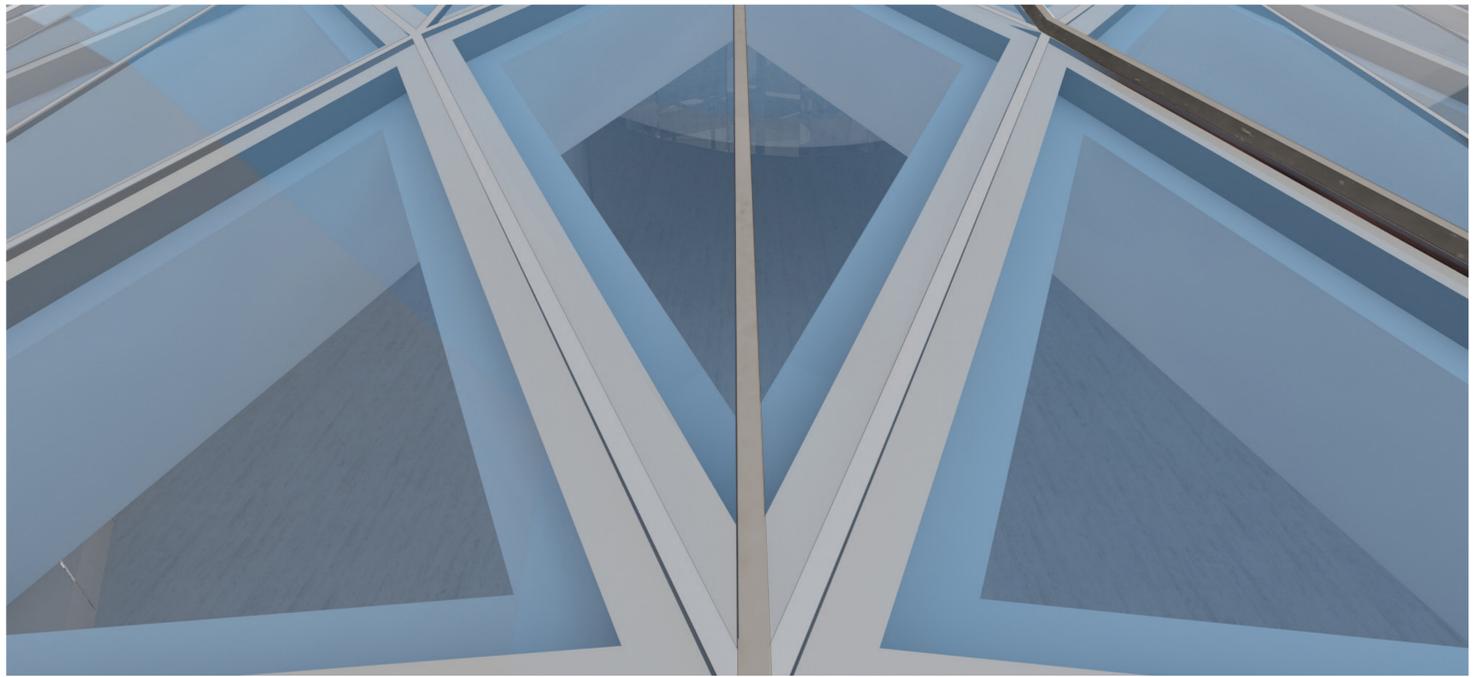
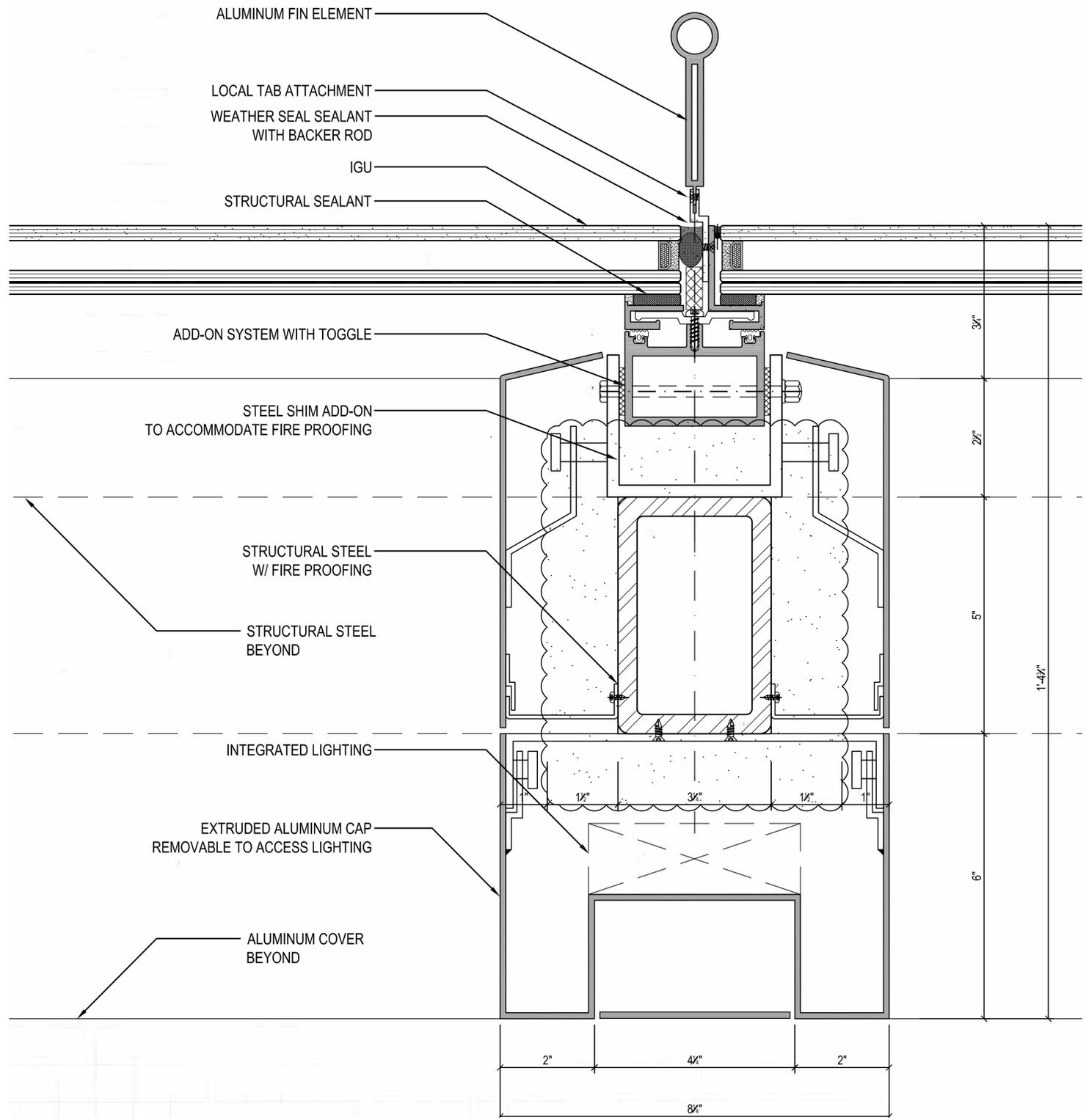
PROPOSED ROOF ADDITION BLOW-UP OF ROOF ELEMENTS

RECONSTRUCTED HIP DETAILS

44 UNION SQUARE EAST - TAMMANY HALL

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DETAIL VIEW OF PROPOSED GRIDSHELL

GRIDSHELL DETAILS

44 UNION SQUARE EAST - TAMMANY HALL



PARK AVENUE SOUTH, VIEW SOUTH - PREVIOUS

44 UNION SQUARE EAST - TAMMANY HALL

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PARK AVENUE SOUTH, VIEW SOUTH - PROPOSED

44 UNION SQUARE EAST - TAMMANY HALL

HIGGINS QUASEBARTH & PARTNERS, LLC
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MIDDLE OF UNION SQUARE, VIEW NORTH EAST - PREVIOUS

44 UNION SQUARE EAST - TAMMANY HALL

HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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MIDDLE OF UNION SQUARE, VIEW NORTH EAST - PROPOSED

44 UNION SQUARE EAST - TAMMANY HALL

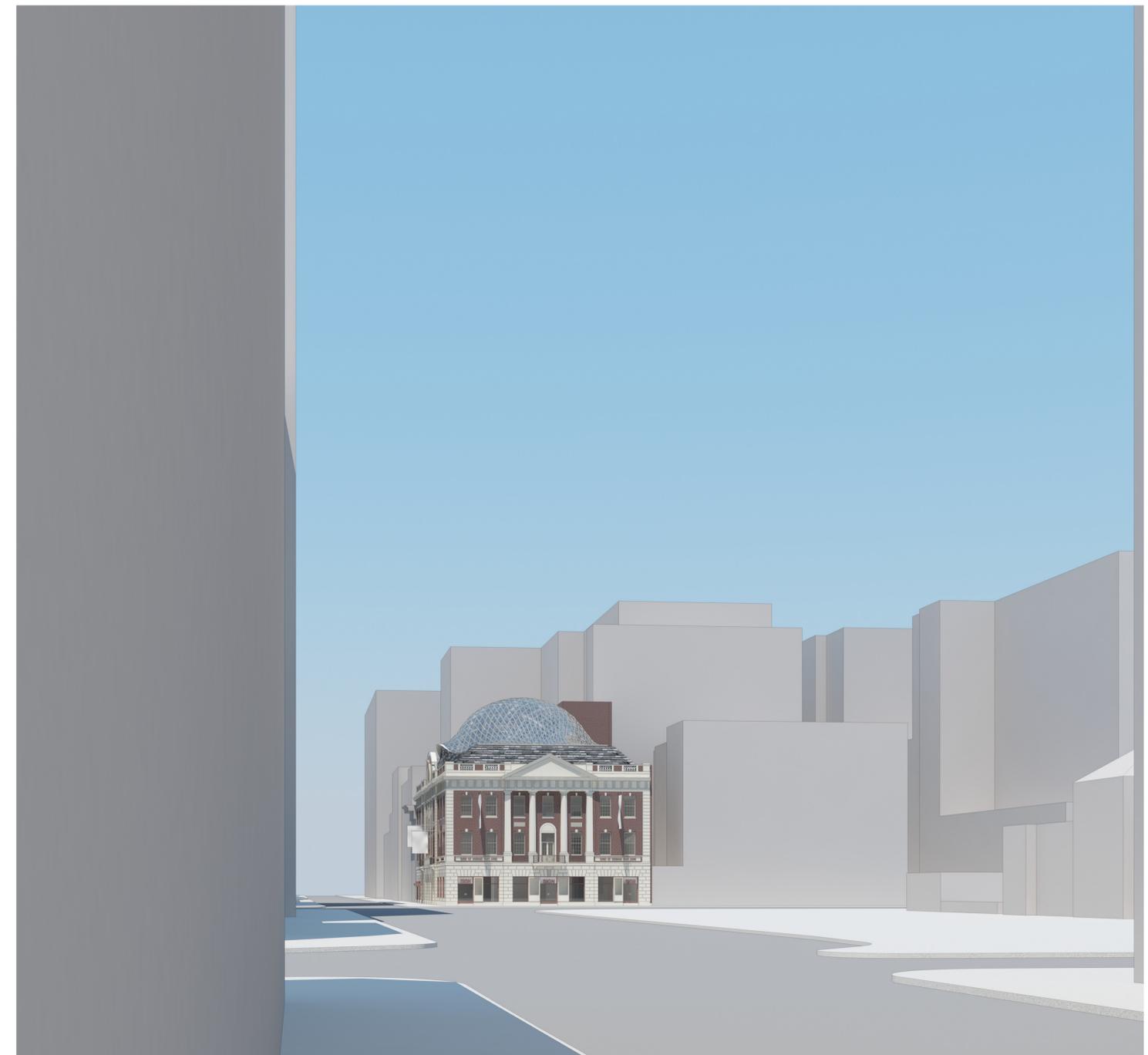
HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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EXTENT OF VISIBILITY OF NEW MECHANICAL BULKHEAD

EXISTING FLUES TO REMAIN

PROFILE OF EXISTING EAST WALL TO REMAIN



VISIBLE MECHANICAL BULKHEAD ON EAST 17TH STREET

VIEW FROM 17TH STREET BETWEEN BROADWAY & 5TH AVENUE

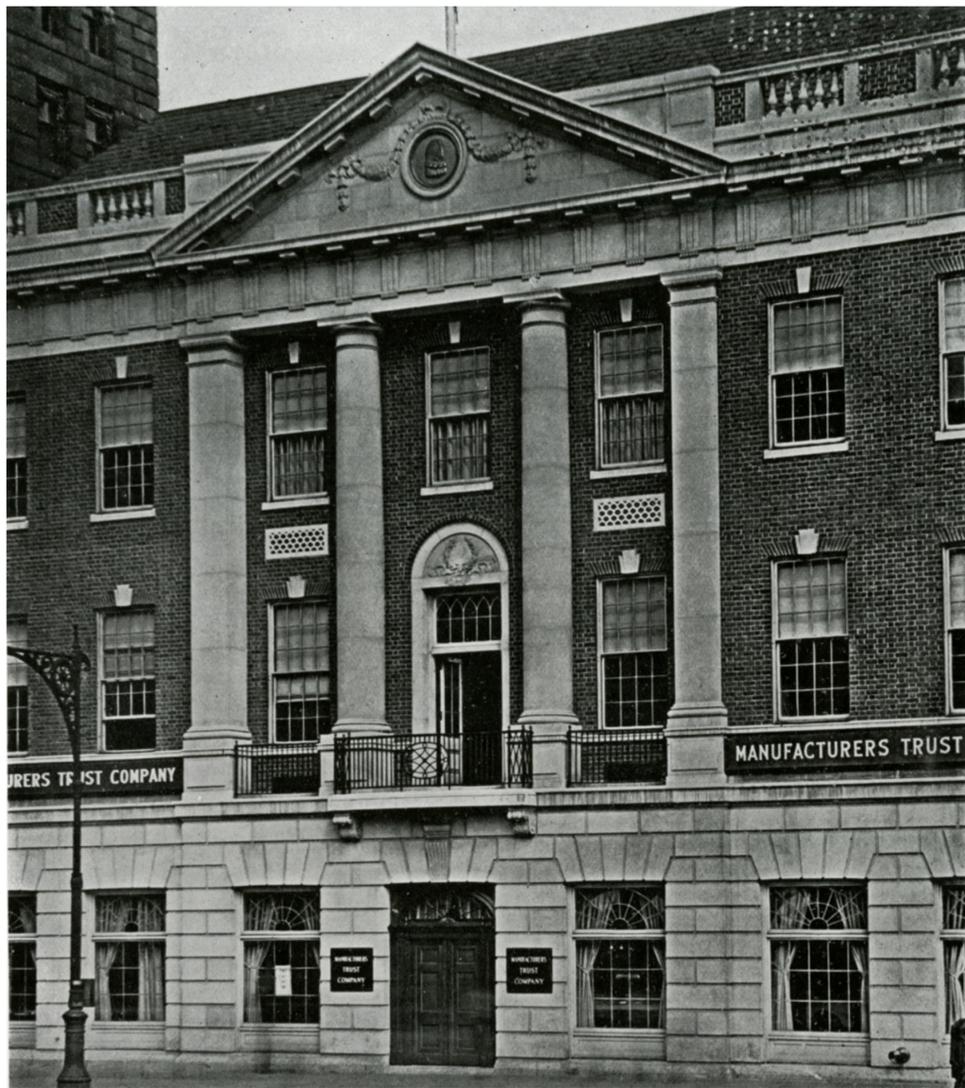
17TH STREET VIEWS

44 UNION SQUARE EAST - TAMMANY HALL

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HISTORIC STOREFRONT CONDITION



HISTORIC STOREFRONT CONDITION



PRESENT STOREFRONT CONDITION

STOREFRONT
44 UNION SQUARE EAST - TAMMANY HALL

HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

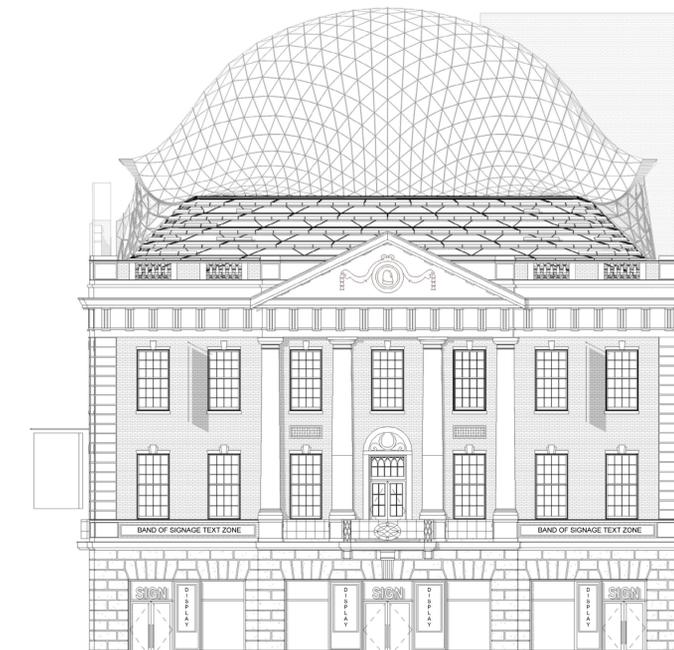
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HISTORIC STOREFRONT CONDITION



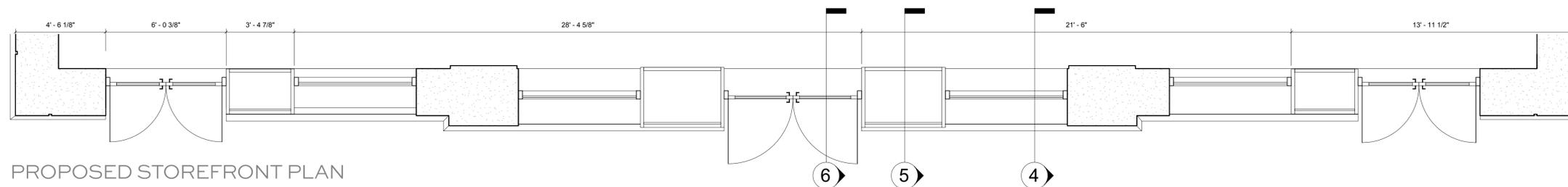
EXISTING STOREFRONT CONDITION



PROPOSED STOREFRONT CONDITION



PROPOSED STOREFRONT ELEVATION



PROPOSED STOREFRONT PLAN

- 1'-6" TALL RETAIL SIGNAGE TYP.
- STOREFRONT GLASS DISPLAY WINDOW TYP.
- METAL VITRINE W/ DISPLAY CASE
- RE-POINTED RUSTICATED LIMESTONE
- NEW STONE BASE TO MATCH HISTORIC PROFILE IN EXISTING OPENINGS TYP.

STOREFRONT DETAILS @ UNION SQUARE EAST

44 UNION SQUARE EAST - TAMMANY HALL





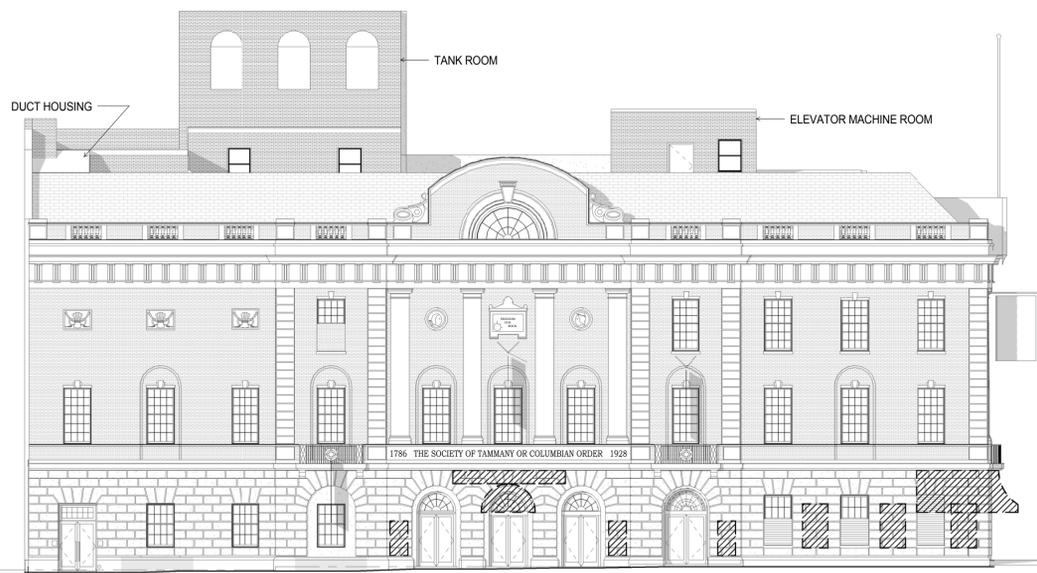
EXISTING STOREFRONT CONDITION



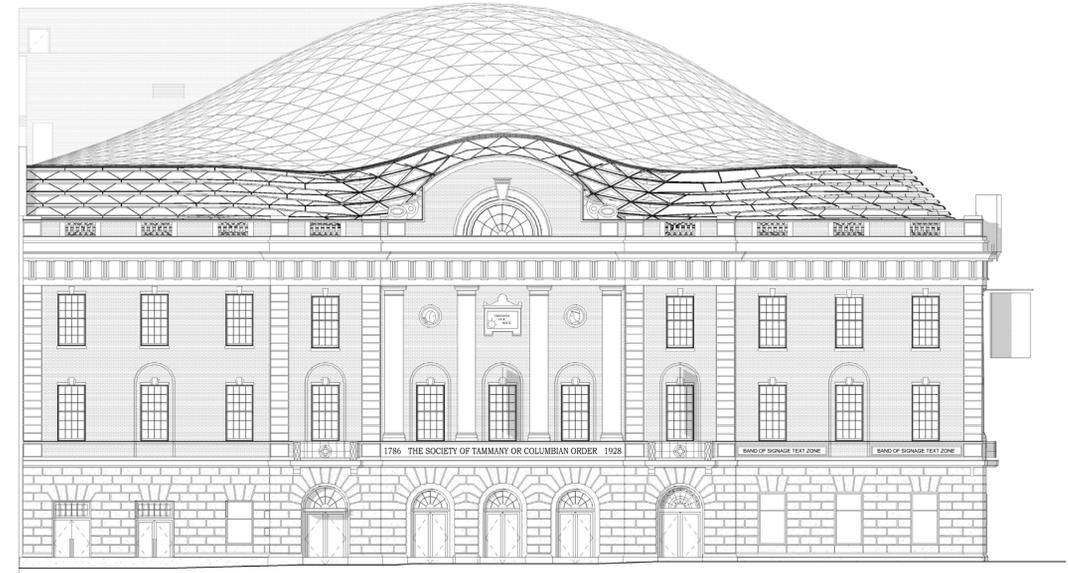
PROPOSED STOREFRONT CONDITION

STOREFRONT DETAILS @ UNION SQUARE EAST

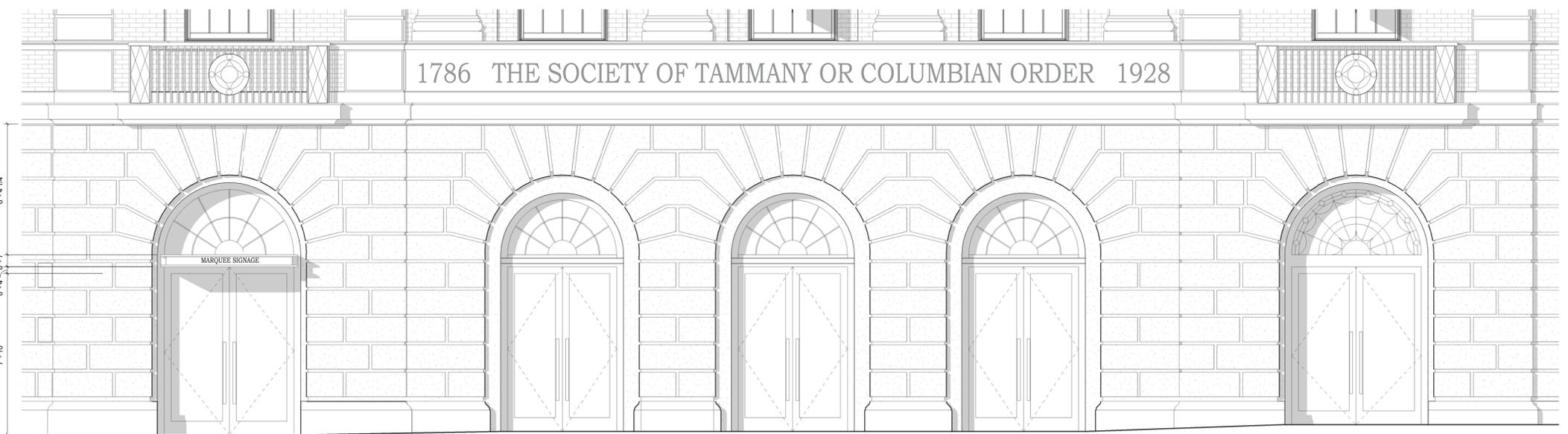
44 UNION SQUARE EAST - TAMMANY HALL



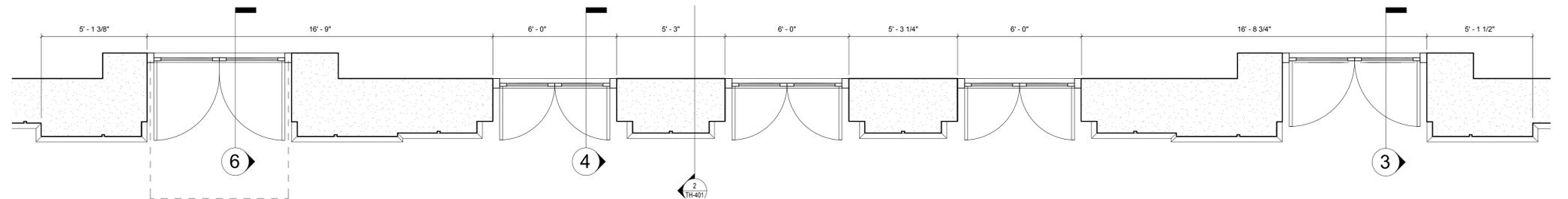
EXISTING GROUND FLOOR CONDITION



PROPOSED GROUND FLOOR CONDITION



PROPOSED CENTER BAY GROUND FLOOR ELEVATION



PROPOSED CENTER BAY GROUND FLOOR PLAN

STOREFRONT DETAILS @ E. 17TH STREET CENTER BAY

44 UNION SQUARE EAST - TAMMANY HALL





EXISTING GROUND FLOOR CONDITION



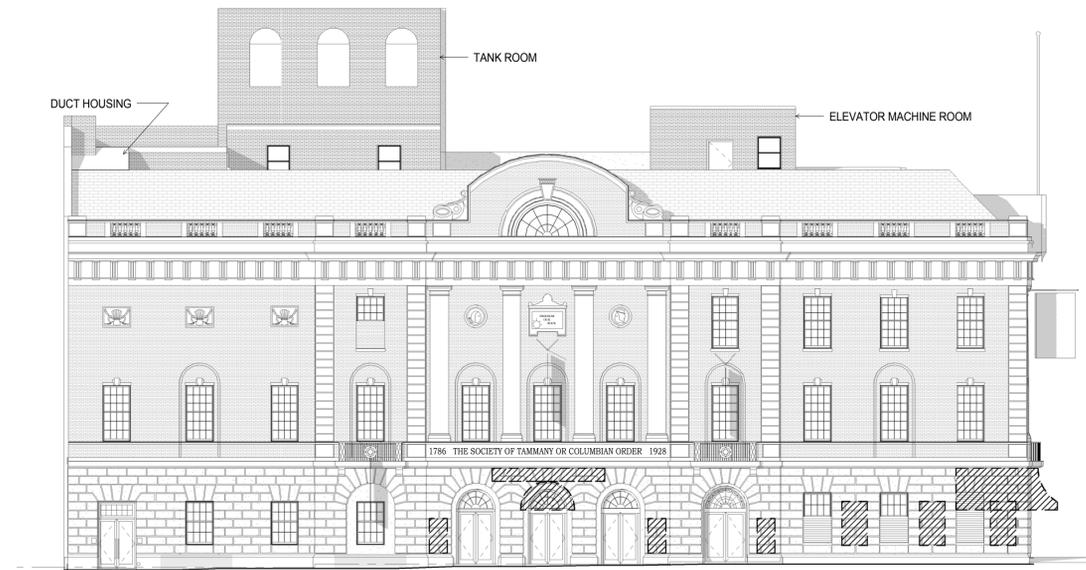
PROPOSED GROUND FLOOR CONDITION

STOREFRONT DETAILS @ E. 17TH STREET CENTER BAY

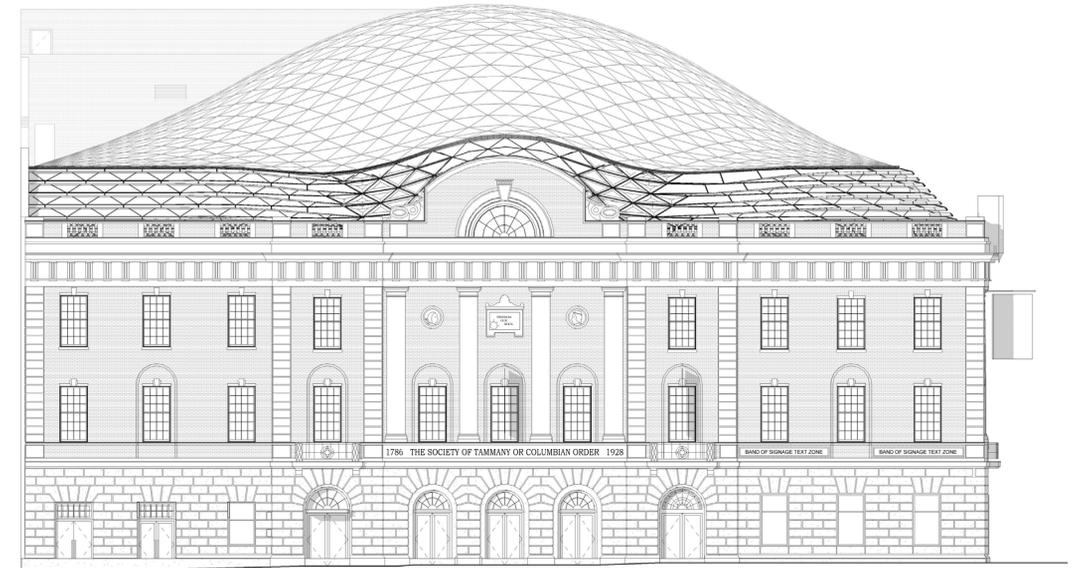
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CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

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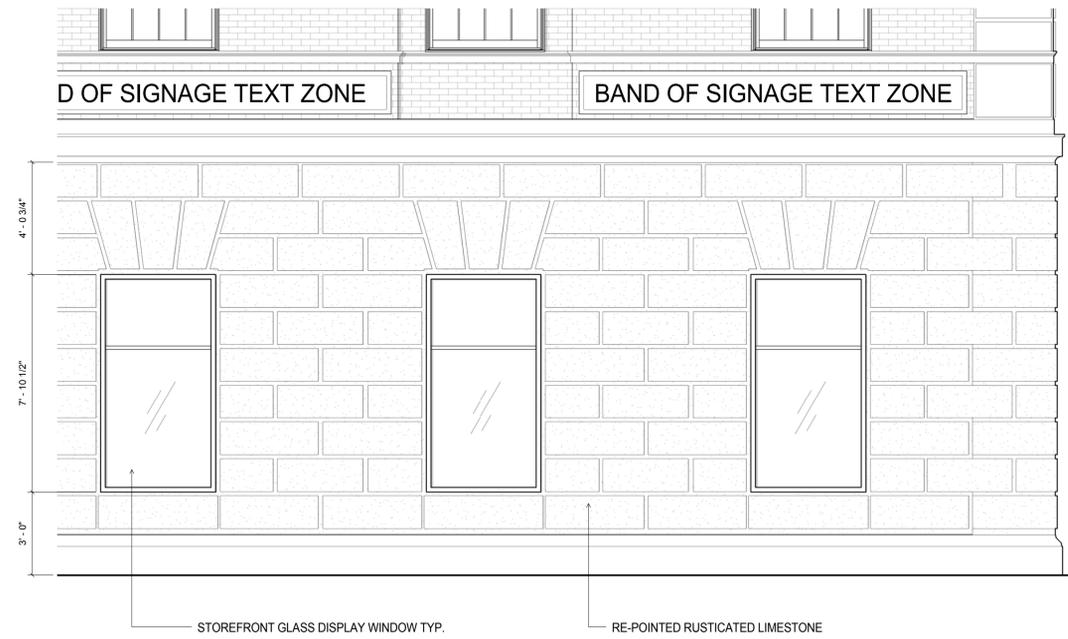
EXISTING GROUND FLOOR CONDITION



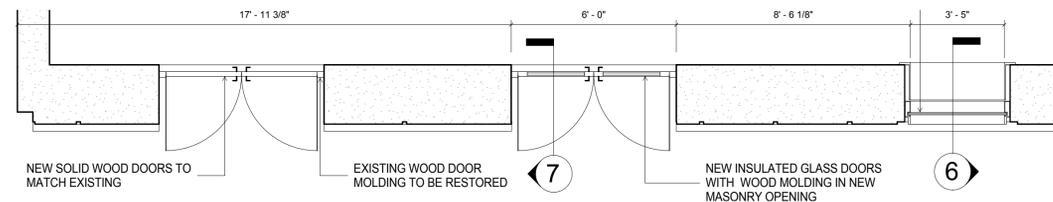
PROPOSED GROUND FLOOR CONDITION



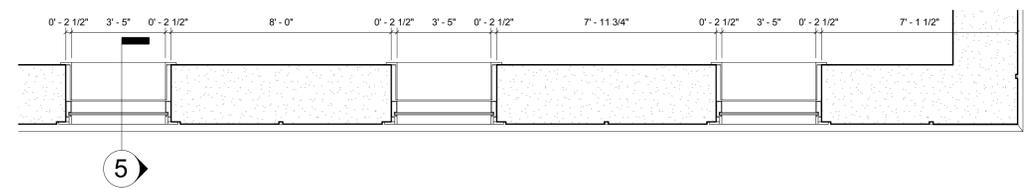
PROPOSED EAST BAY GROUND FLOOR ELEVATION



PROPOSED WEST BAY GROUND FLOOR ELEVATION



PROPOSED EAST BAY GROUND FLOOR PLAN



PROPOSED WEST BAY GROUND FLOOR PLAN

STOREFRONT DETAILS @ E. 17TH STREET EAST & WEST BAYS

44 UNION SQUARE EAST - TAMMANY HALL





EXISTING E. 17TH STREET GROUND FLOOR CONDITION



EXISTING E. 17TH STREET GROUND FLOOR CONDITION



PROPOSED E. 17TH STREET PROPOSED LOBBY ENTRANCE



PROPOSED E. 17TH STREET GROUND FLOOR WINDOWS

STOREFRONT DETAILS @ E. 17TH STREET EAST & WEST BAYS

44 UNION SQUARE EAST - TAMMANY HALL

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UNION SQUARE, VIEW EAST
44 UNION SQUARE EAST - TAMMANY HALL

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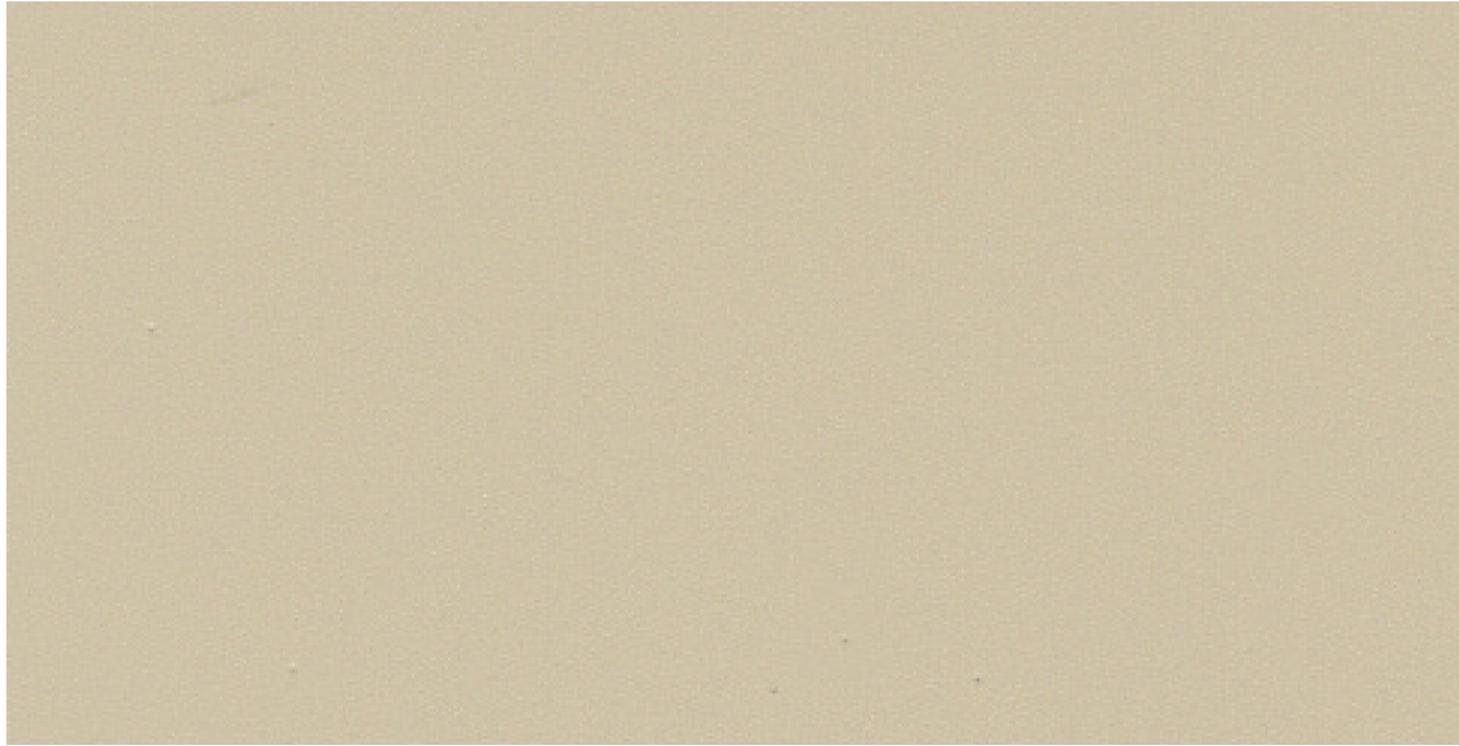
APPENDIX



PROPOSED TERRACOTTA SUN SHADE



PROPOSED HIP AND FIN FRAME STRUCTURE CLADDING - DURANAR XL STEEL CITY SILVER



PROPOSED GRIDSHELL FRAME COLOR - PPG DURANAR MANHATTAN BEIGE PEARL

PROPOSED MATERIAL PALETTE - ROOF ADDITION

44 UNION SQUARE EAST - TAMMANY HALL

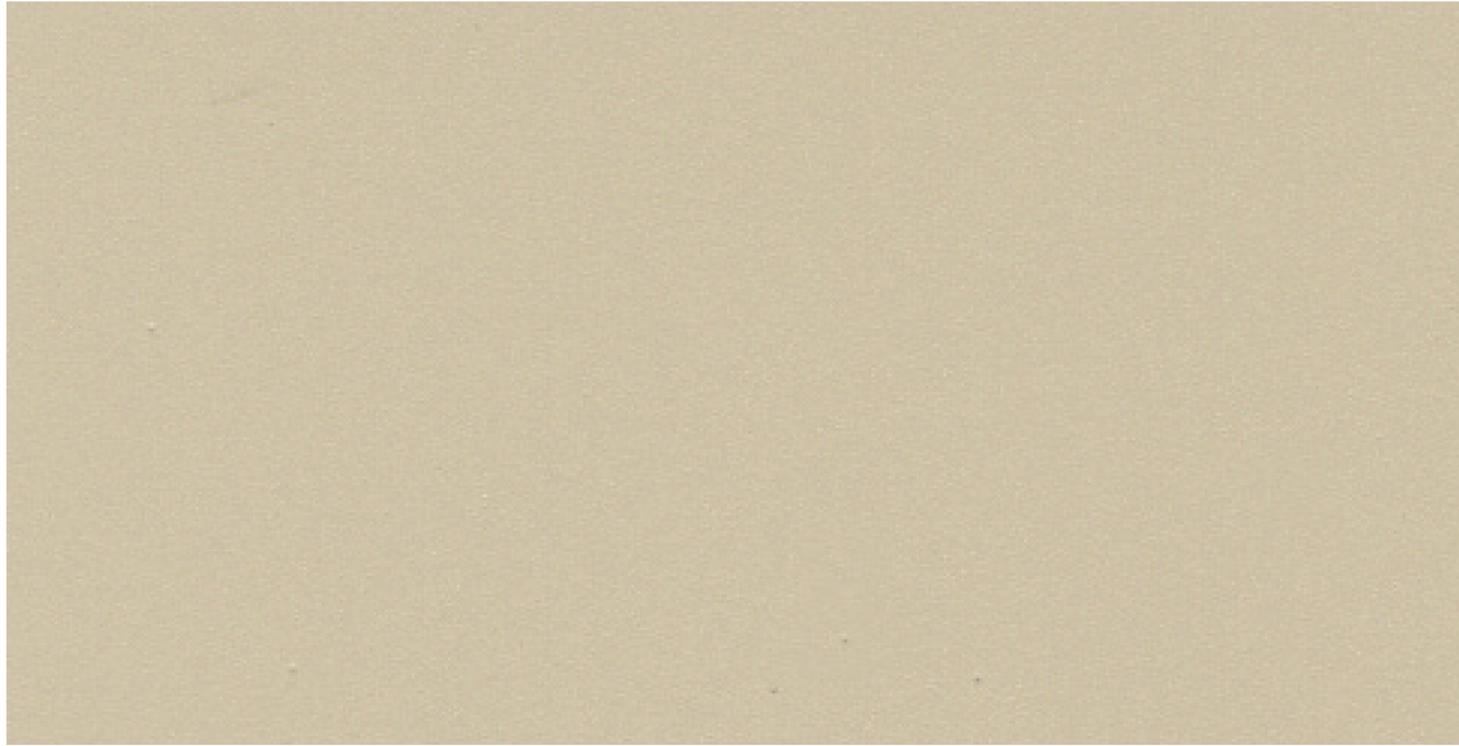




PROPOSED REPLACEMENT WOOD WINDOW FRAME PAINT COLOR - BENJAMIN MOORE HC-35



PROPOSED STOREFRONT & GROUND FLOOR WINDOW FRAME - WEATHERED BRONZE



PROPOSED METAL VITRINE DISPLAY CASE - PPG DURANAR MANHATTAN BEIGE PEARL

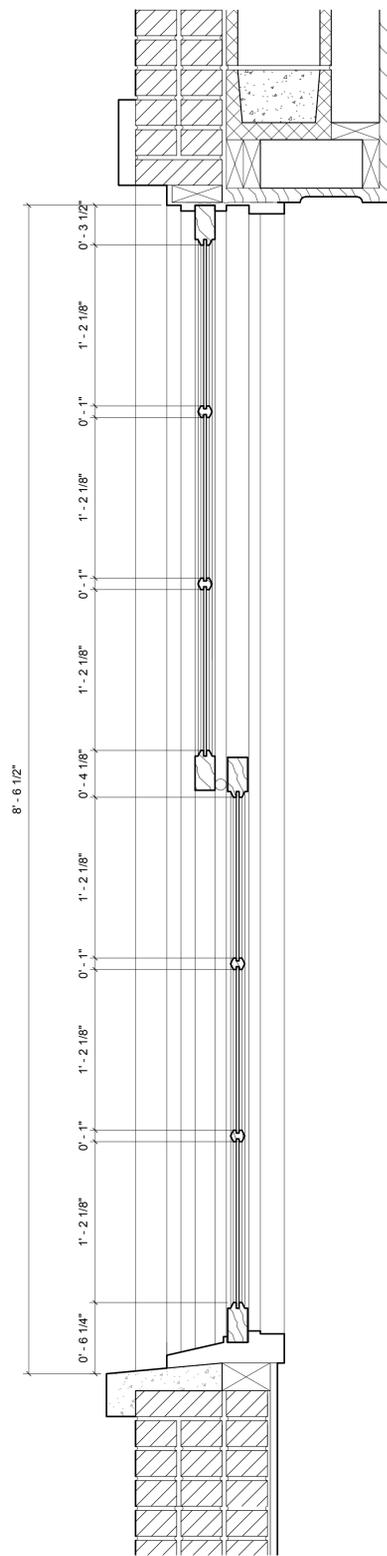


PROPOSED LIMESTONE TO MATCH EXISTING

PROPOSED MATERIAL PALETTE - BASE BUILDING RESTORATION

44 UNION SQUARE EAST - TAMMANY HALL

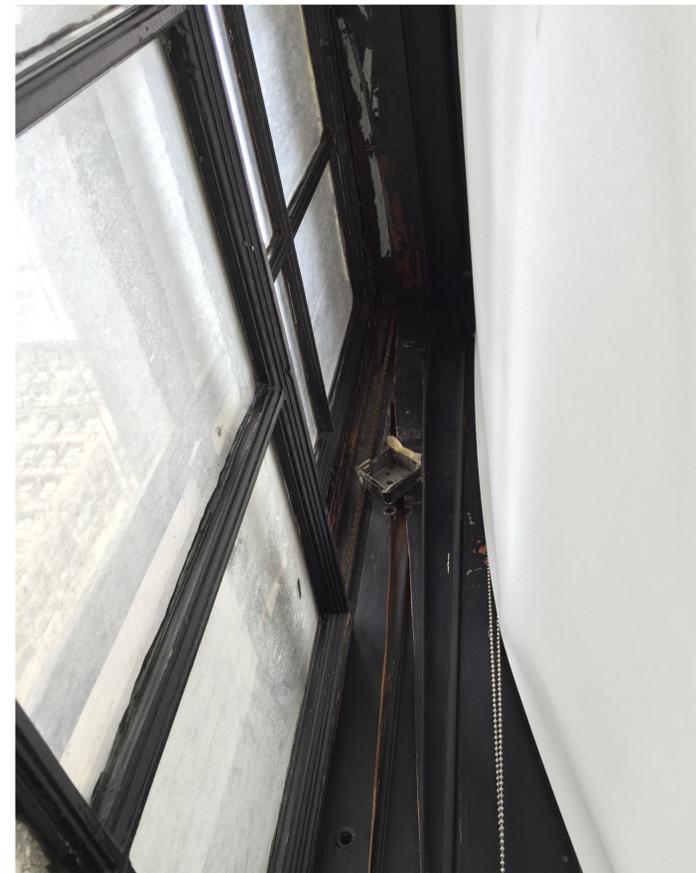




SECTION THROUGH TYPICAL WINDOW



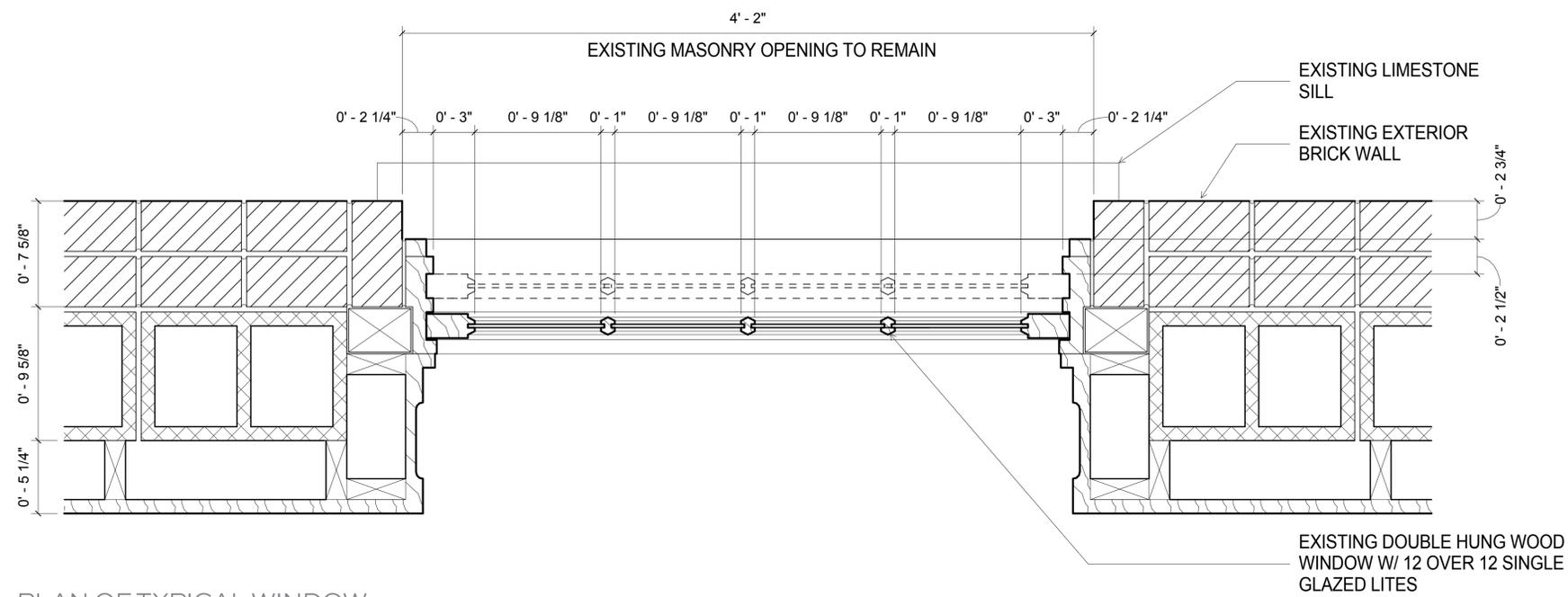
EXISTING WINDOW LITE CONDITION



EXISTING WINDOW FRAME CONDITION



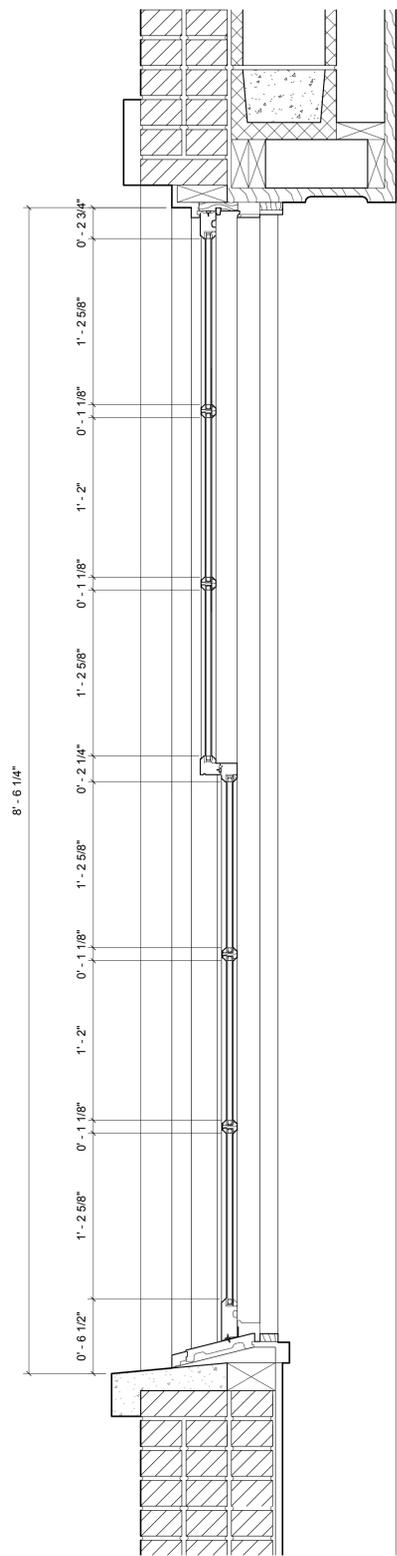
EXISTING WINDOW SILL CONDITION



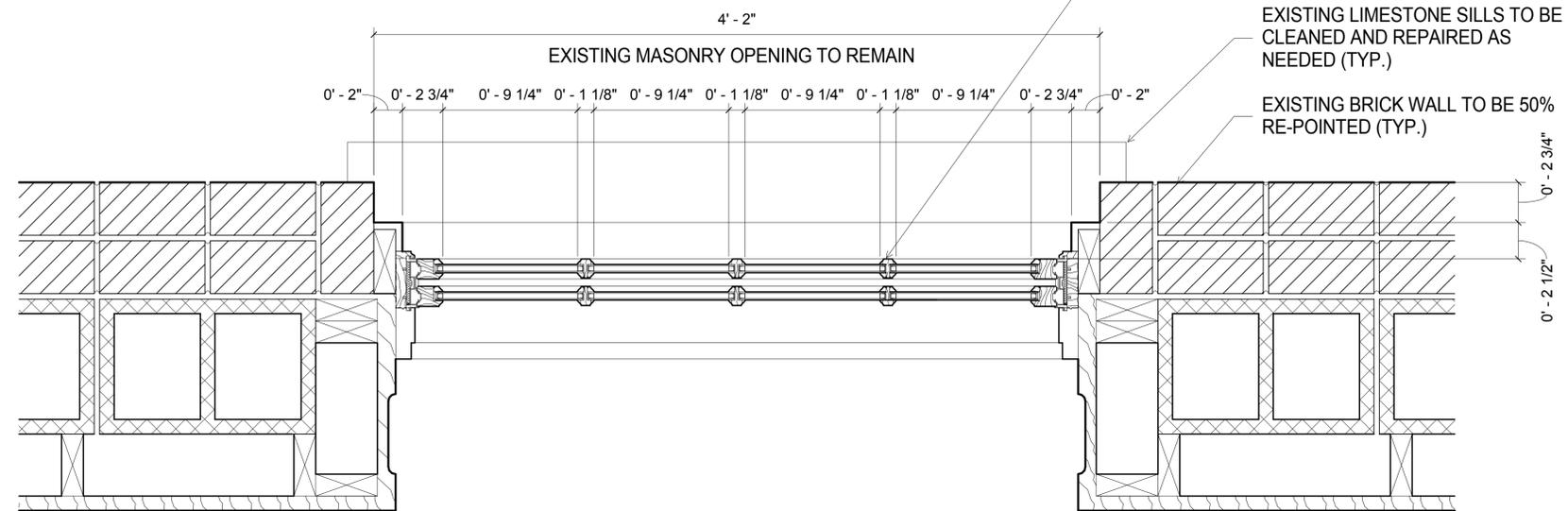
PLAN OF TYPICAL WINDOW

EXISTING WINDOW DETAILS

44 UNION SQUARE EAST - TAMMANY HALL



PROPOSED TRUE DIVIDED LITE WINDOW PAINTED TO MATCH HISTORIC COLOR



NEW WOOD FRAME DOUBLE HUNG WINDOW W/ INSULATED TRUE DIVIDED LITE 12 OVER 12 PATTERN TO BE PAINTED CREAM COLOR TO MATCH HISTORIC COLOR

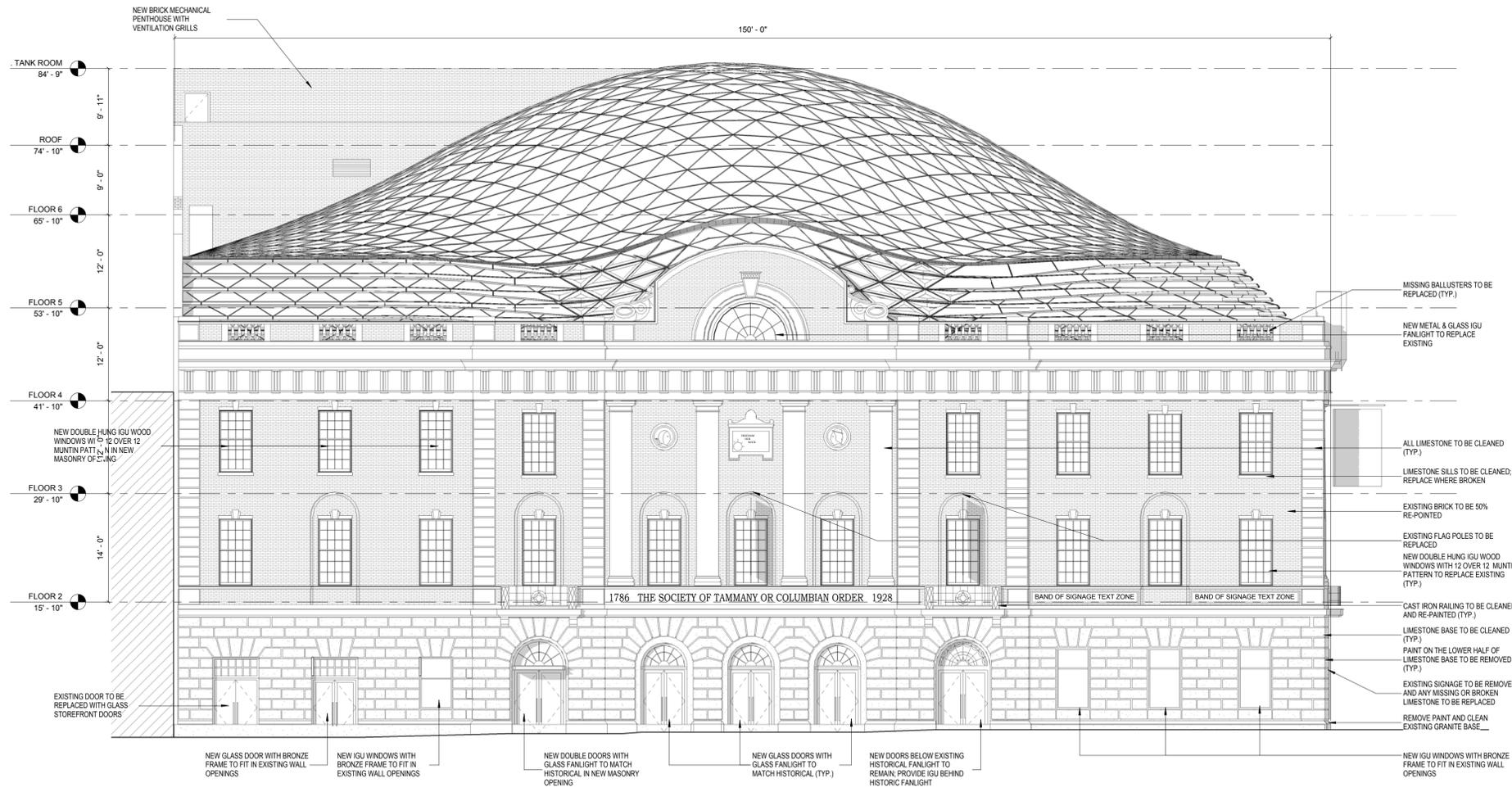
EXISTING LIMESTONE SILLS TO BE CLEANED AND REPAIRED AS NEEDED (TYP.)

EXISTING BRICK WALL TO BE 50% RE-POINTED (TYP.)

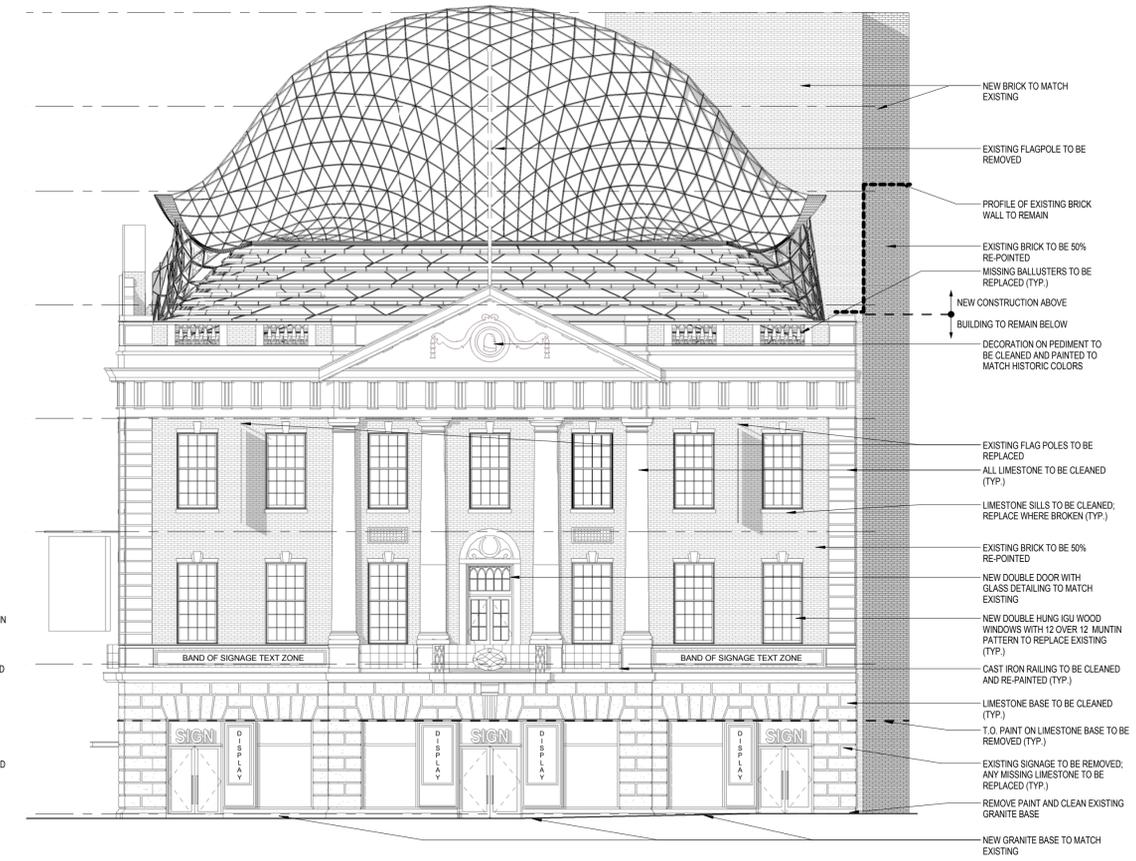
SECTION THROUGH PROPOSED WINDOW PLAN OF PROPOSED WINDOW

EXISTING WINDOW DETAILS

44 UNION SQUARE EAST - TAMMANY HALL



NORTH ELEVATION - E. 17TH STREET

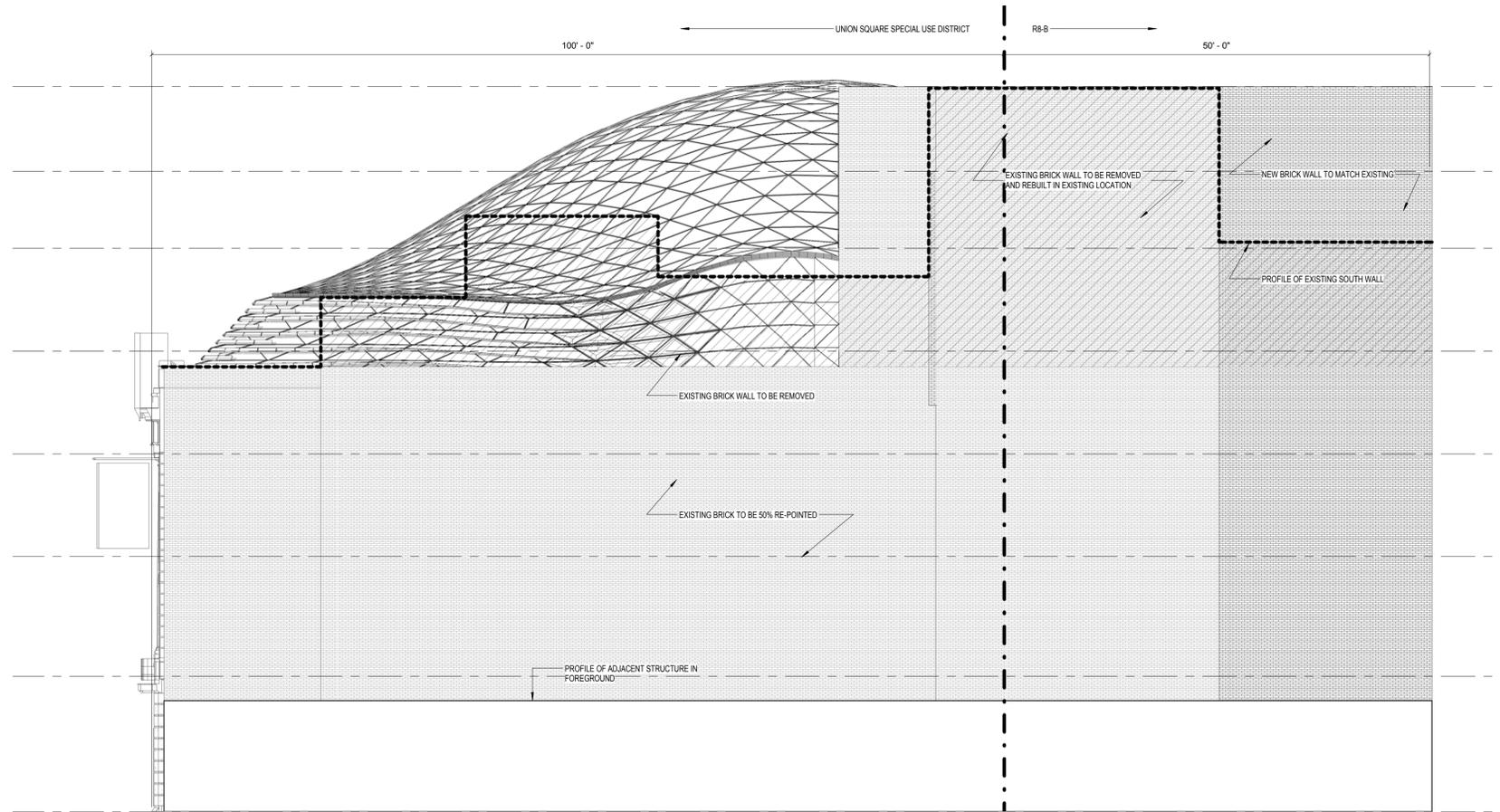


WEST ELEVATION - UNION SQUARE EAST

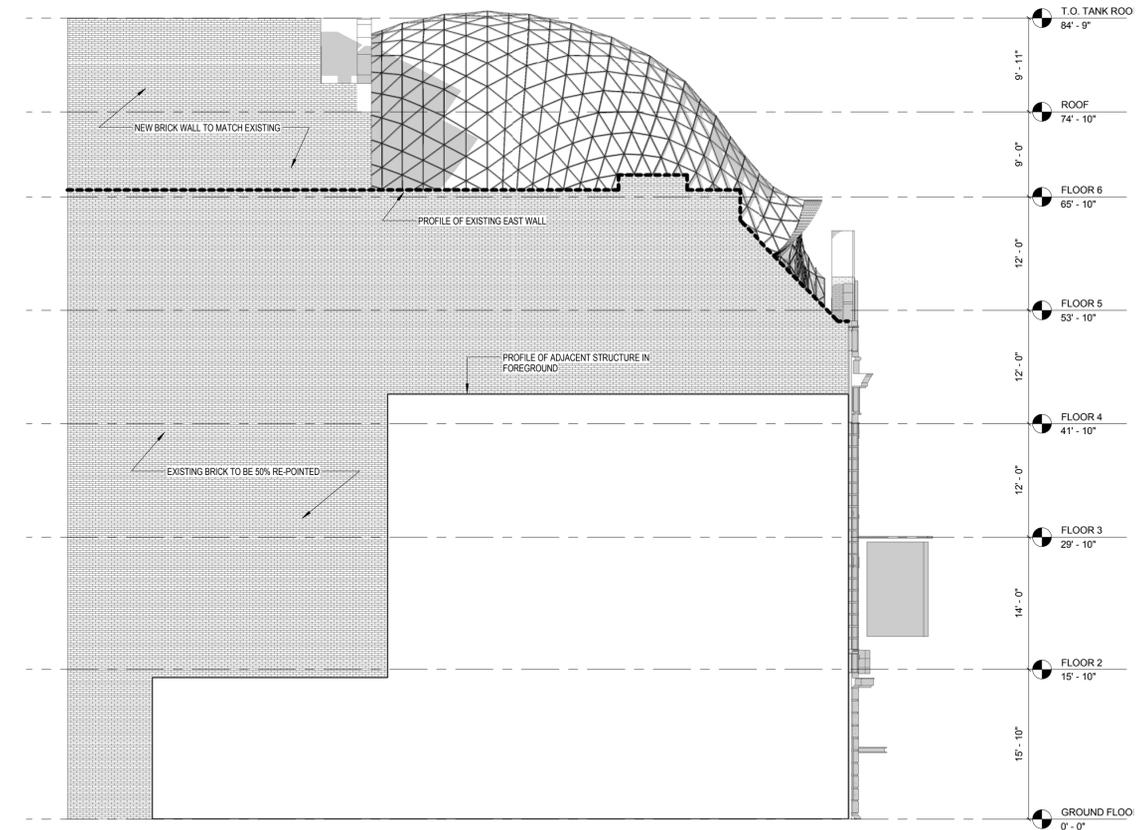
PROPOSED ELEVATIONS

44 UNION SQUARE EAST - TAMMANY HALL



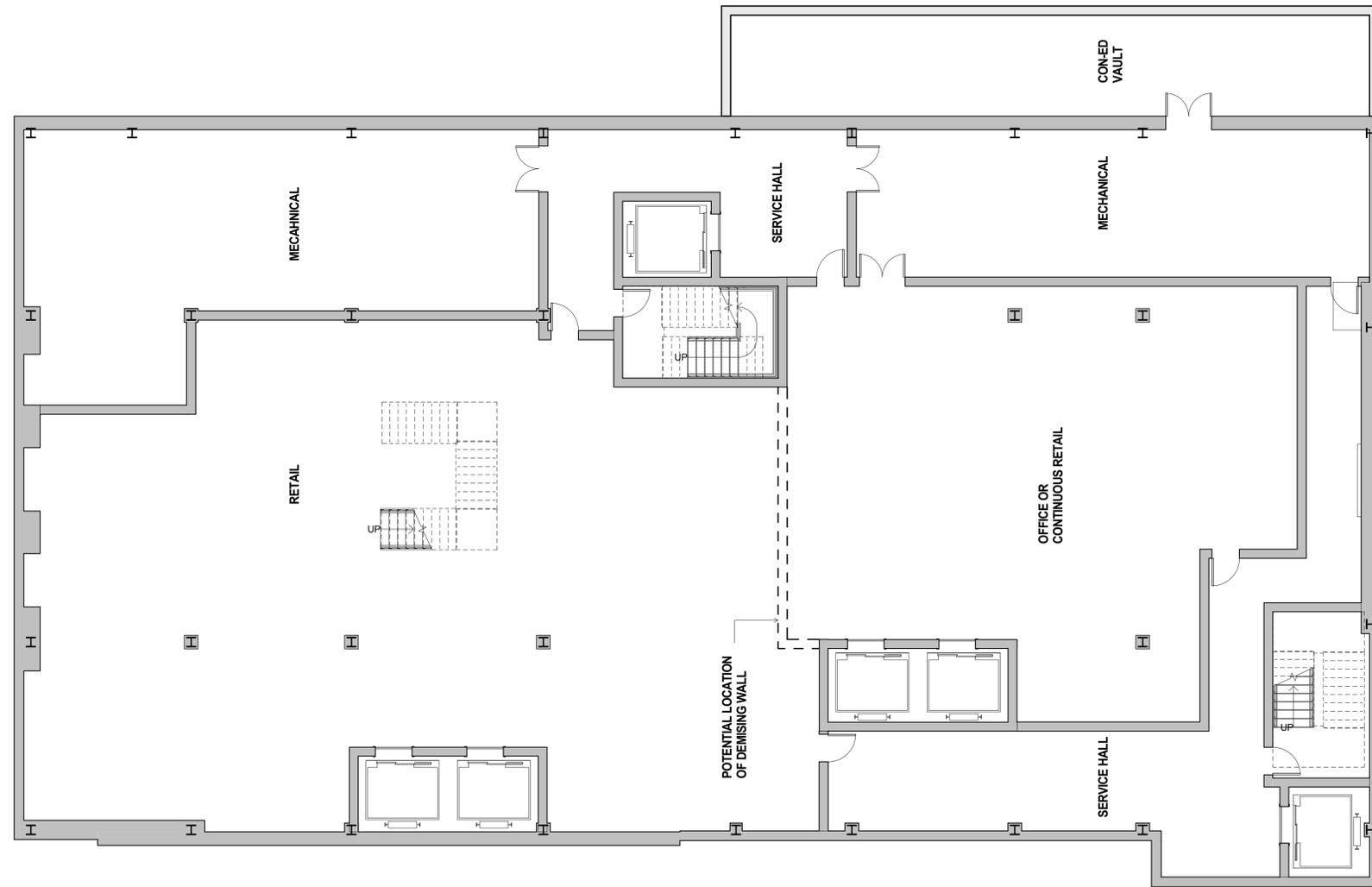


SOUTH ELEVATION



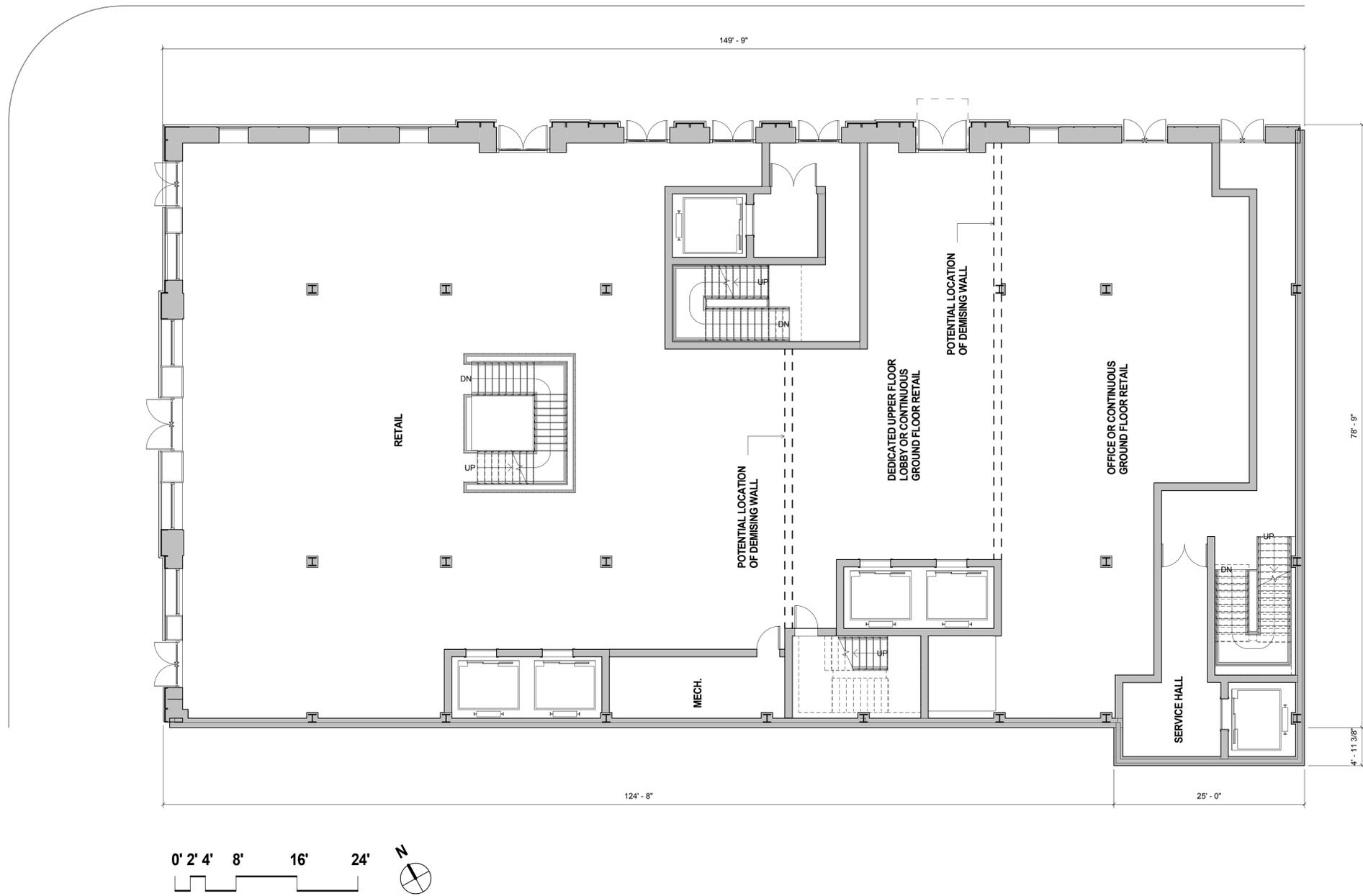
EAST ELEVATION

PROPOSED ELEVATIONS
44 UNION SQUARE EAST - TAMMANY HALL



PROPOSED CELLAR FLOOR PLAN

44 UNION SQUARE EAST - TAMMANY HALL



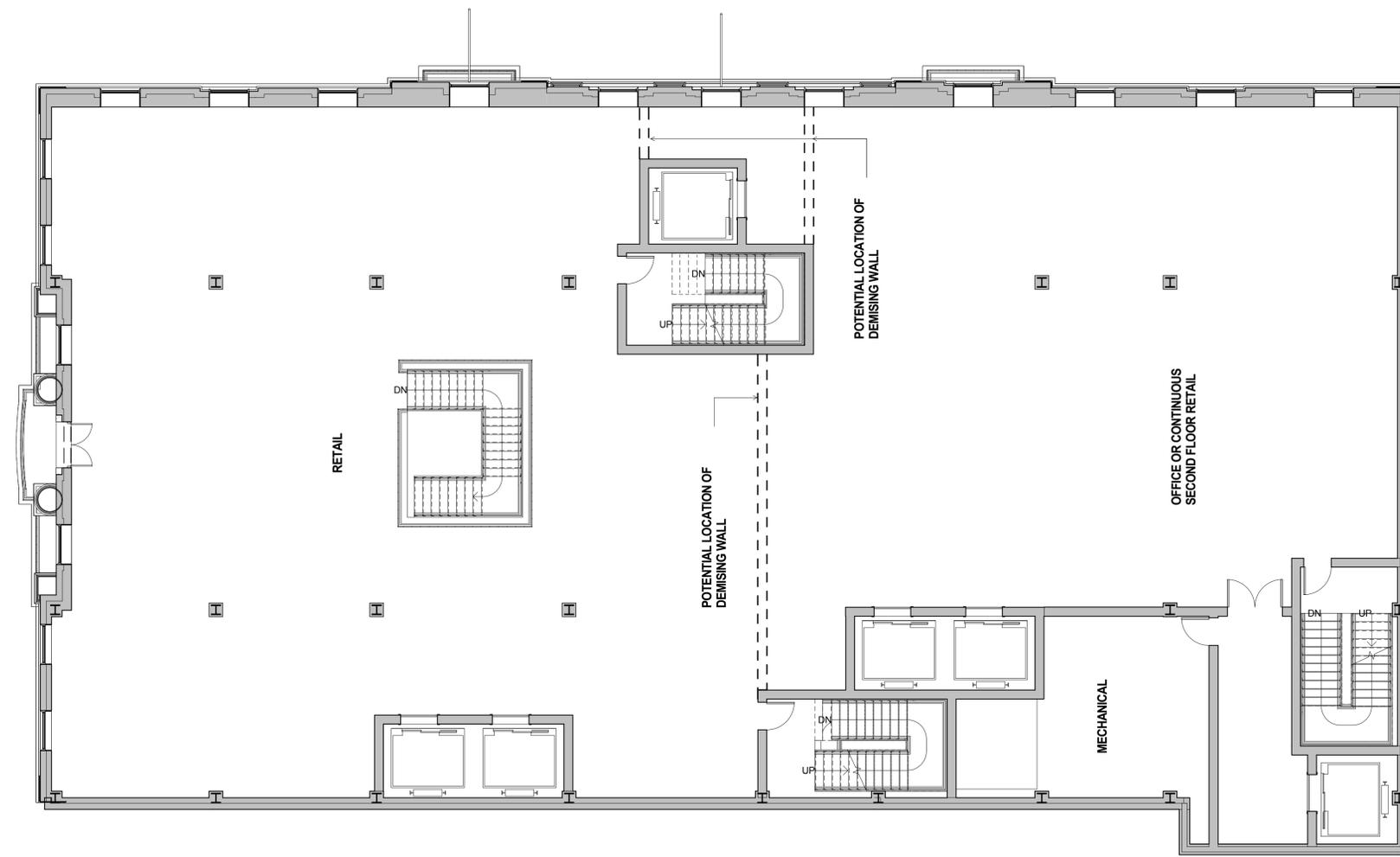
PROPOSED GROUND FLOOR PLAN

44 UNION SQUARE EAST - TAMMANY HALL

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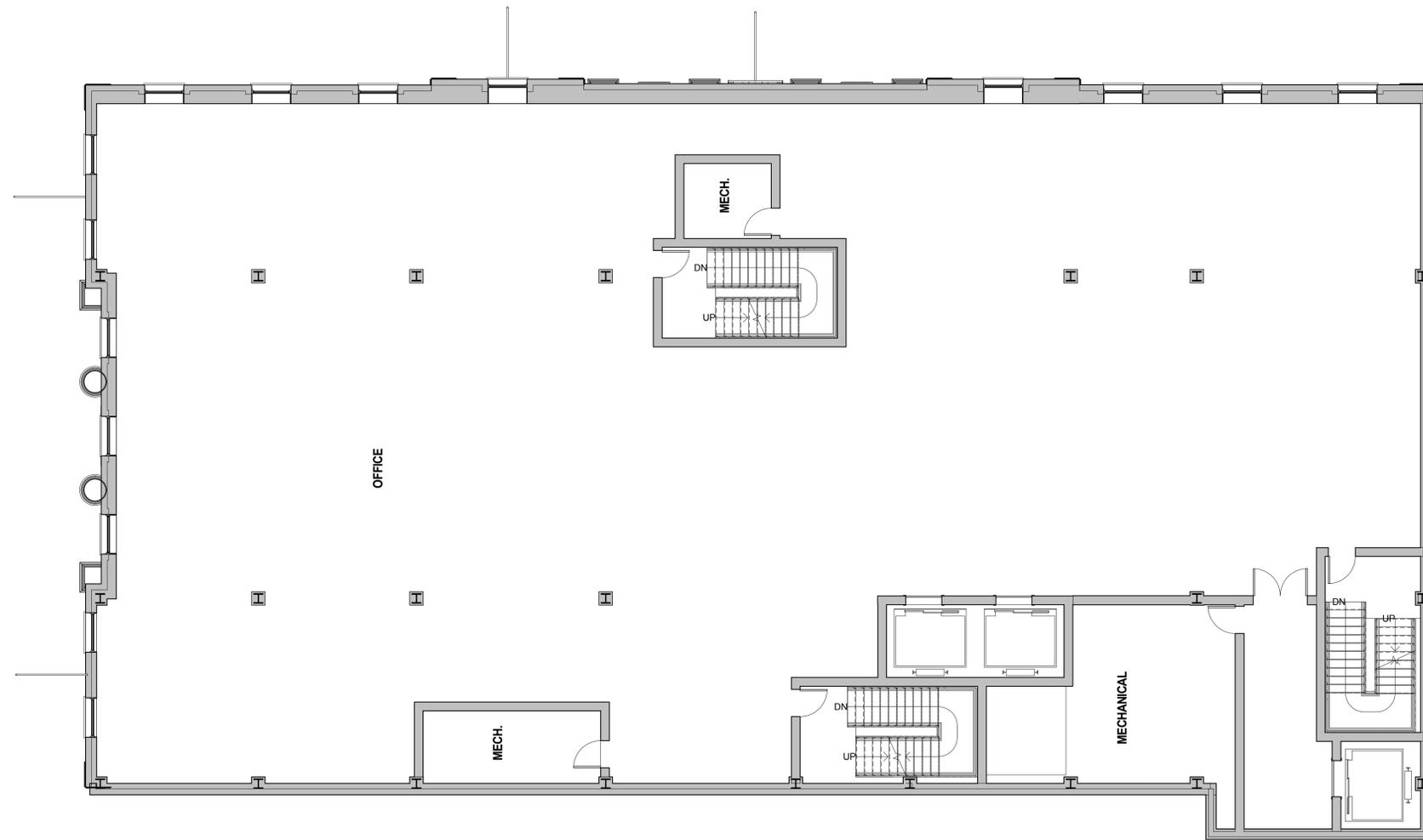
PROPOSED SECOND FLOOR PLAN

44 UNION SQUARE EAST - TAMMANY HALL

 HIGGINS QUASEBARTH & PARTNERS, LLC
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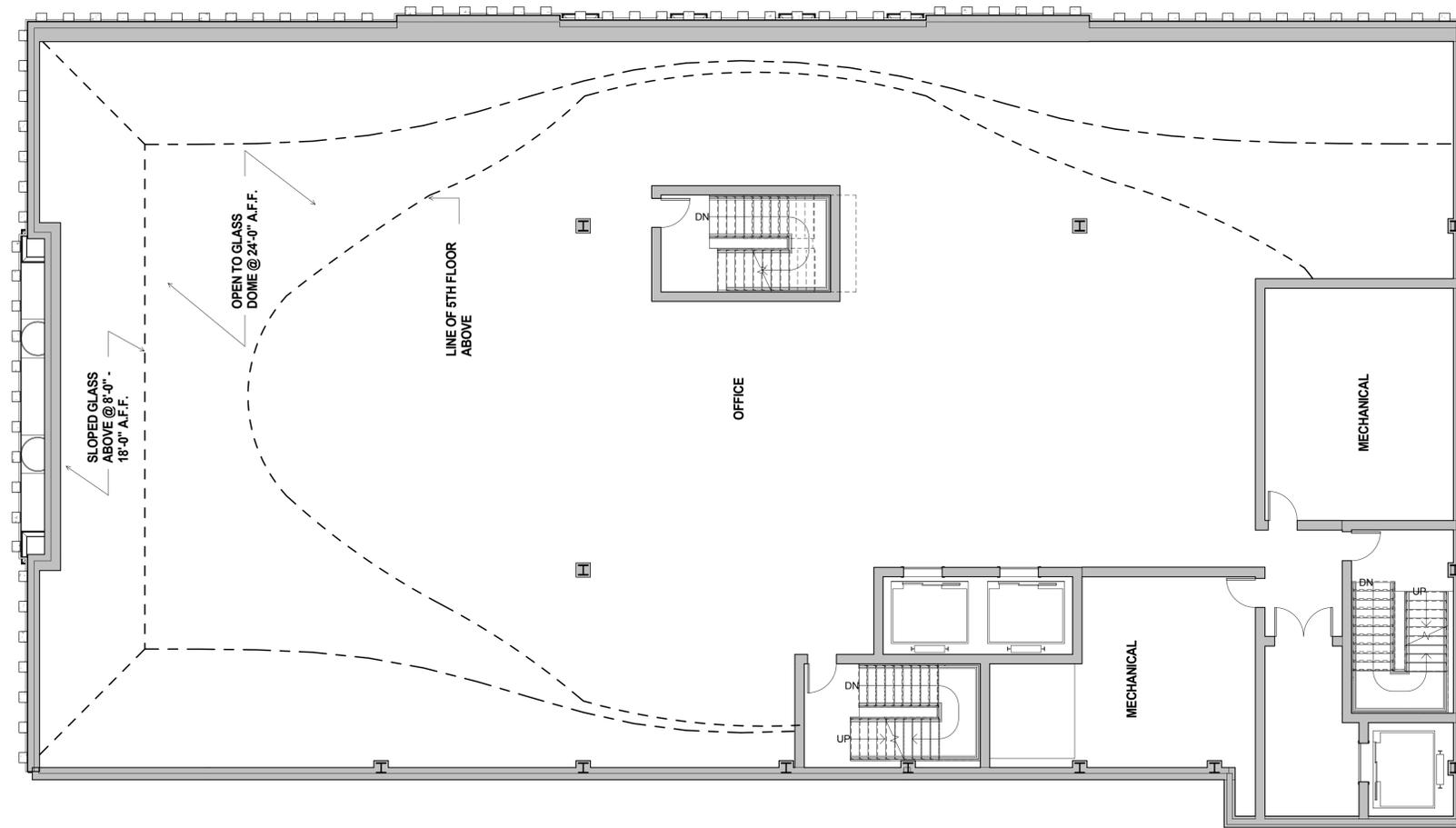
PROPOSED THIRD FLOOR PLAN

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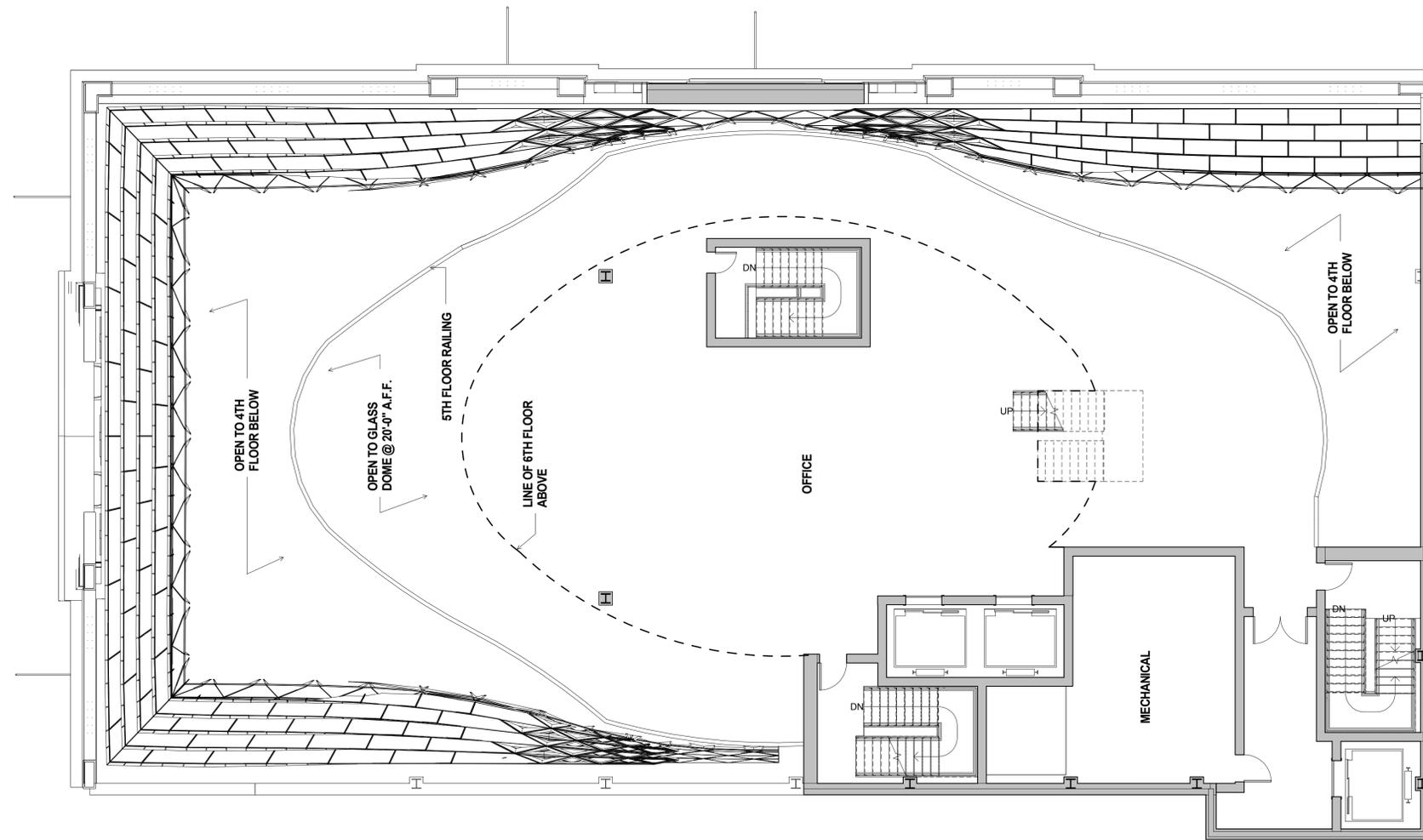


PROPOSED FOURTH FLOOR PLAN

44 UNION SQUARE EAST - TAMMANY HALL

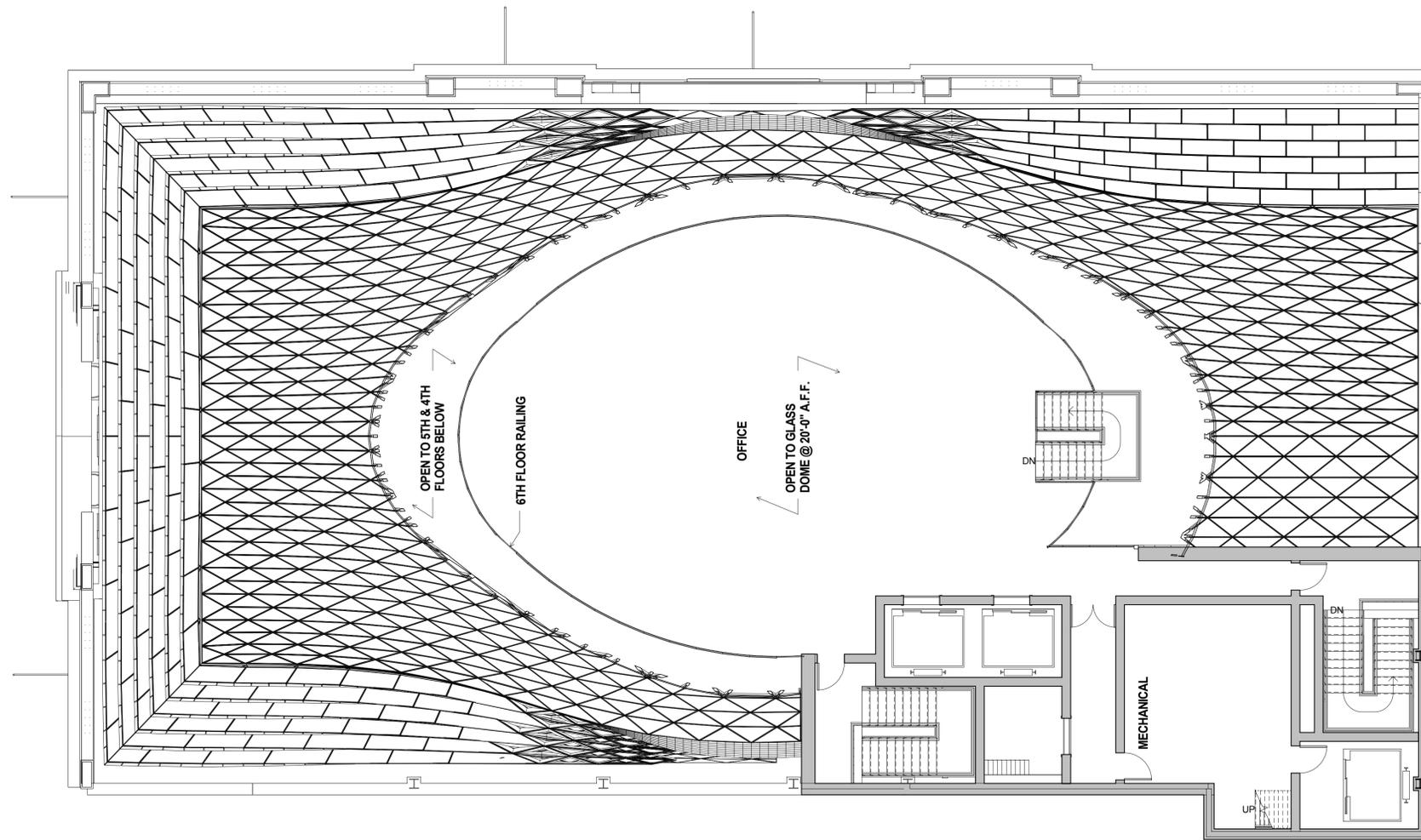


03.10.2015



PROPOSED FIFTH FLOOR PLAN

44 UNION SQUARE EAST - TAMMANY HALL



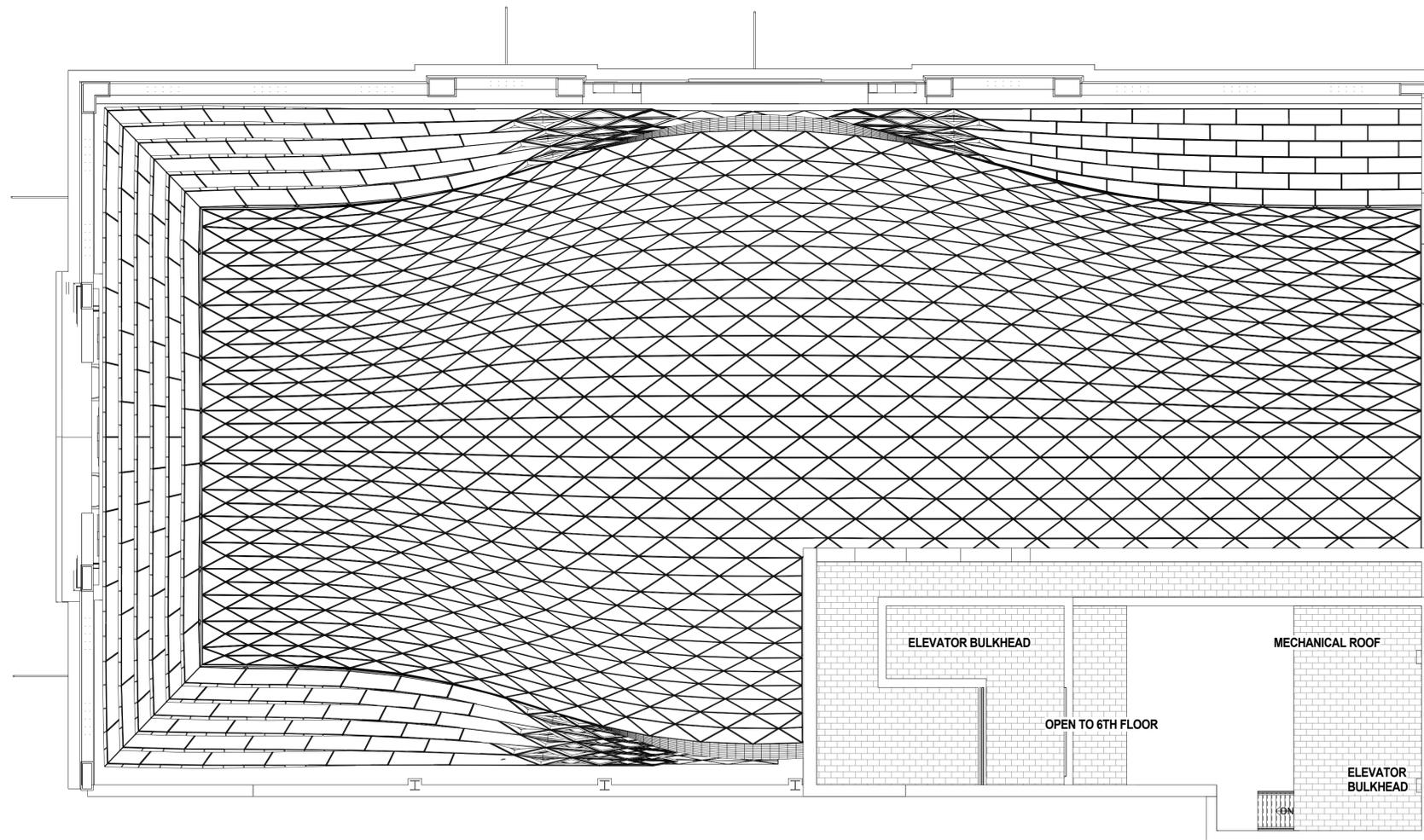
PROPOSED SIXTH FLOOR PLAN

44 UNION SQUARE EAST - TAMMANY HALL

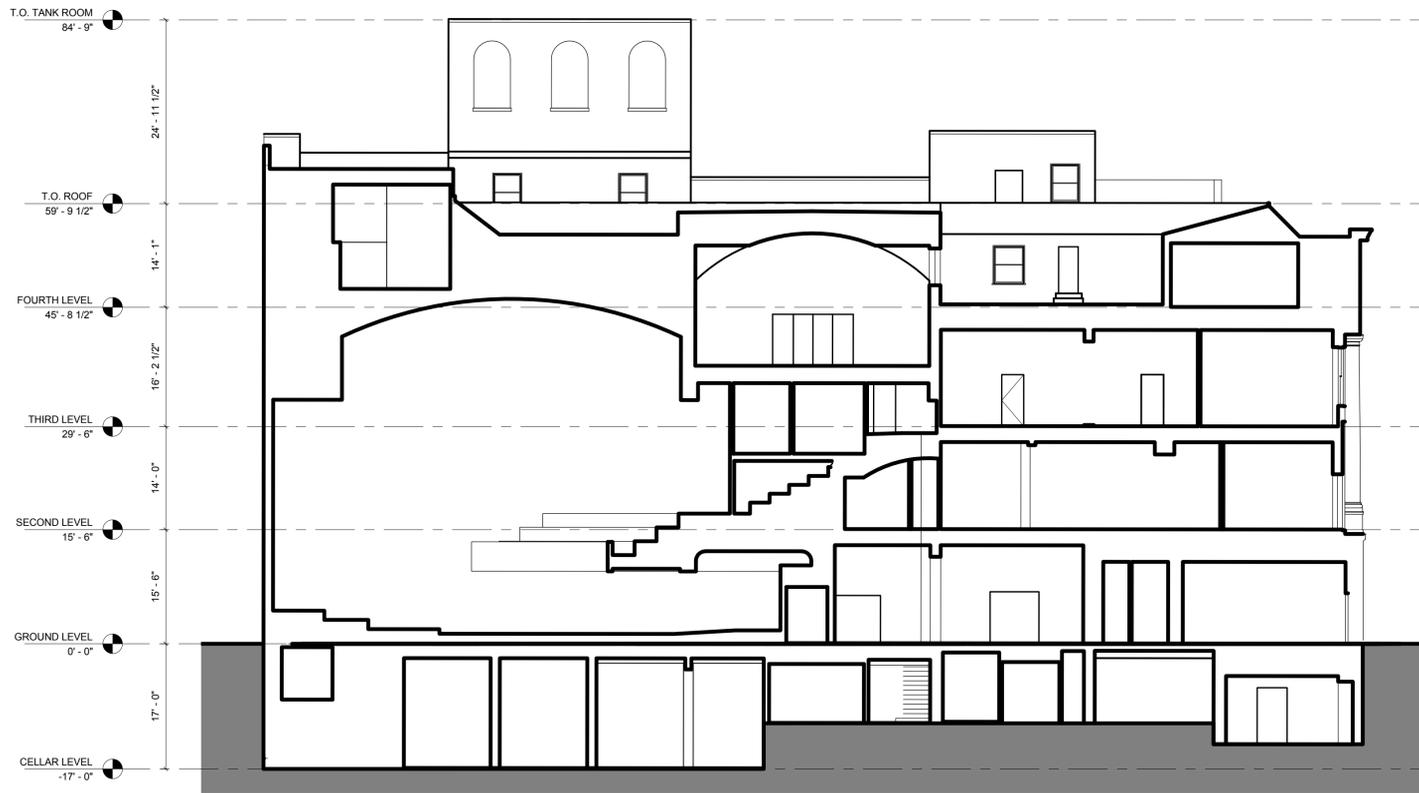
 HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

BKSK

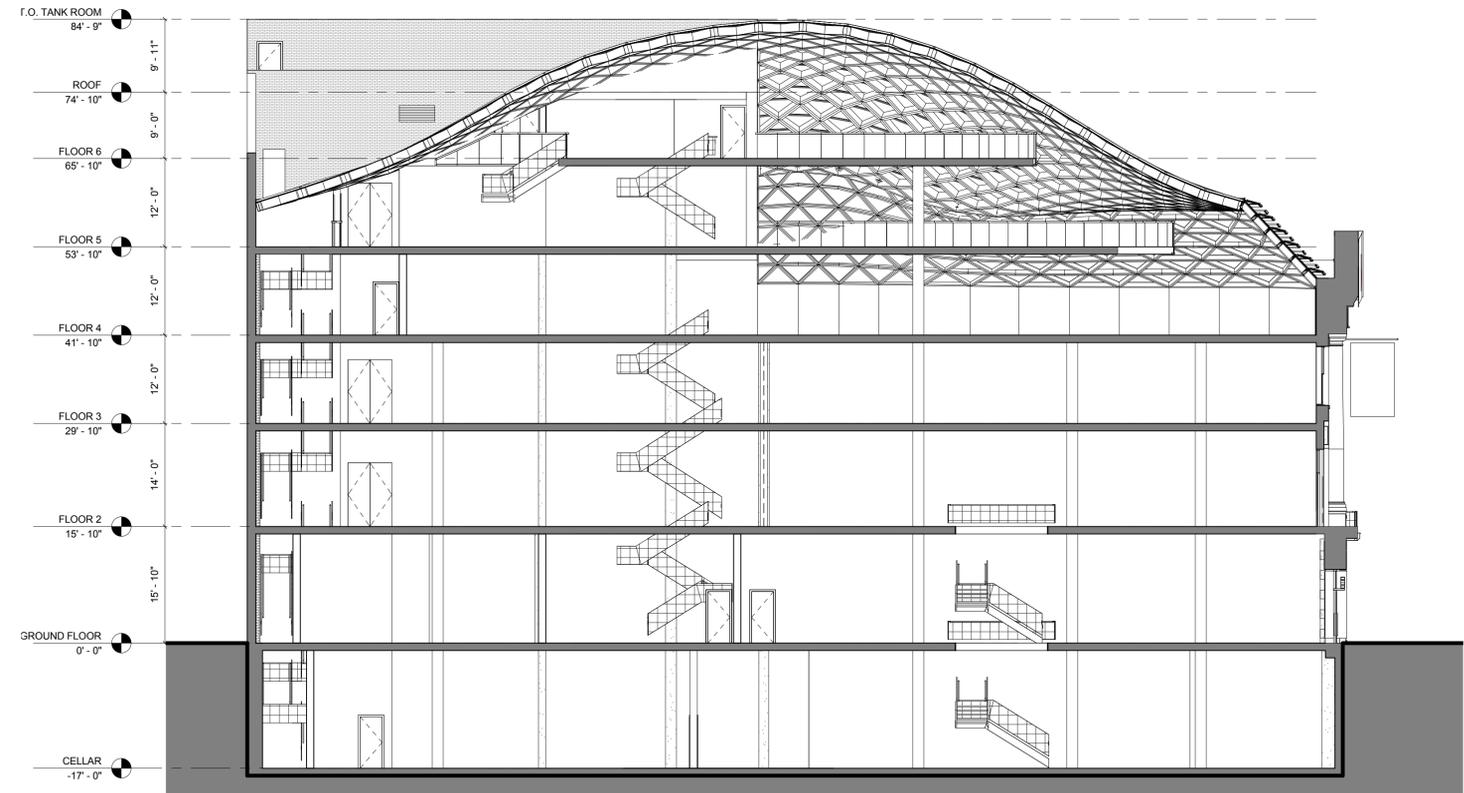
03.10.2015



PROPOSED ROOF PLAN
 44 UNION SQUARE EAST - TAMMANY HALL

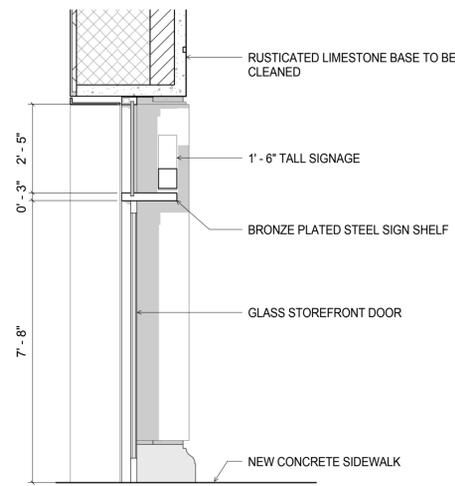


EXISTING SECTION

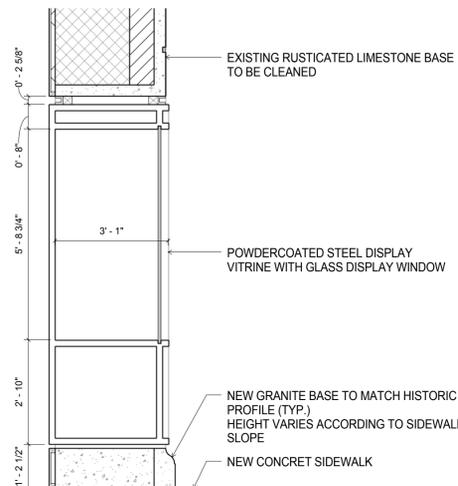


PROPOSED SECTION

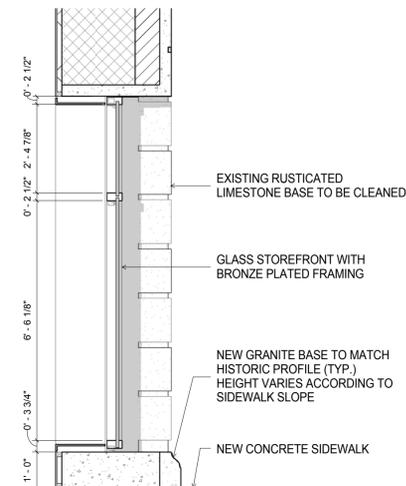
SECTIONS - EAST/WEST
44 UNION SQUARE EAST - TAMMANY HALL



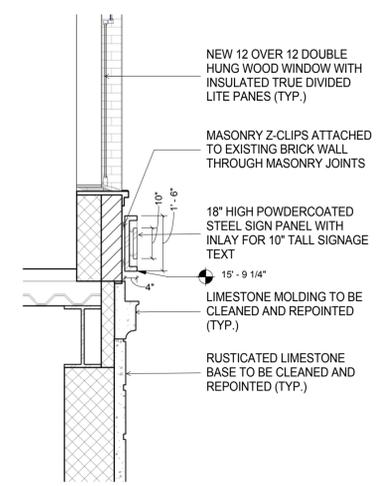
SECTION @ TYPICAL STOREFRONT DOOR
 ⑥
 1/2" = 1'-0"



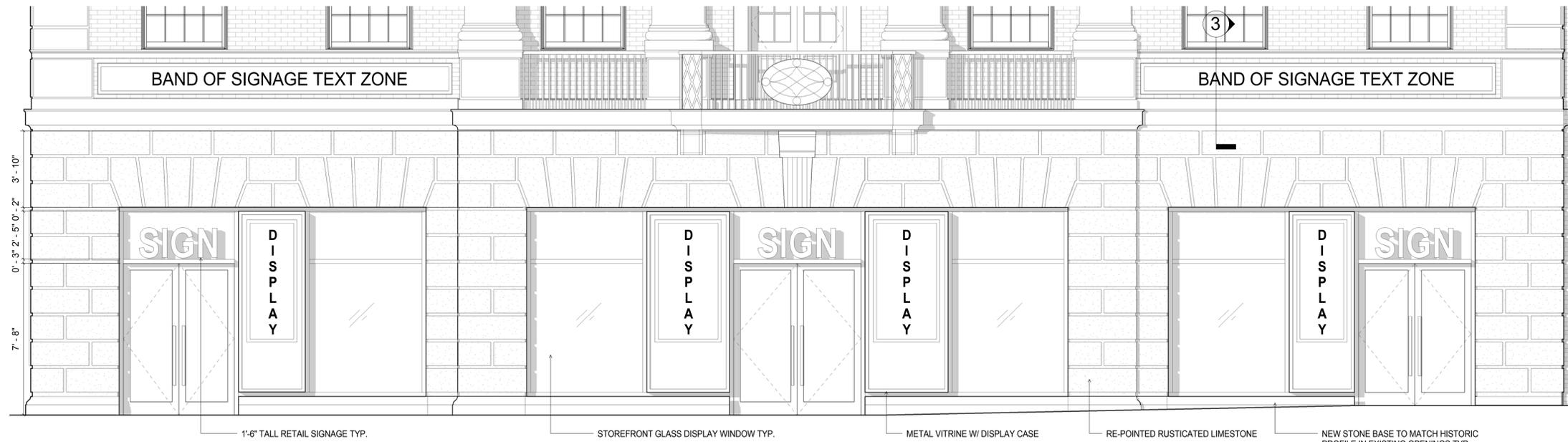
SECTION @ CENTER BAY RETAIL VITRINE
 ⑤
 1/2" = 1'-0"



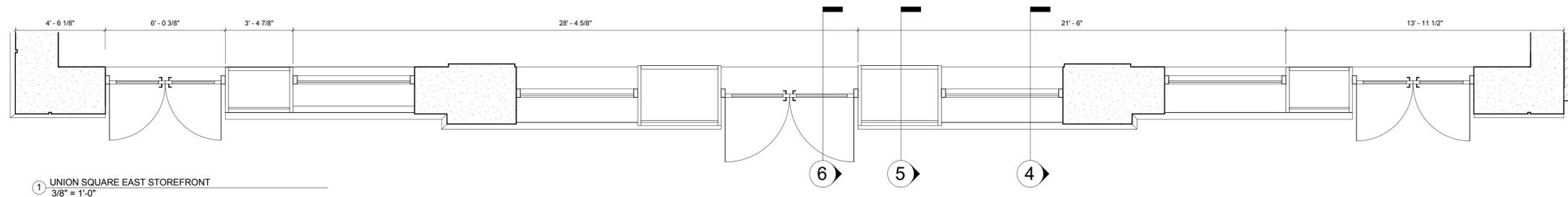
SECTION @ CENTER BAY STOREFRONT WINDOW
 ④
 1/2" = 1'-0"



SECTION @ UNION SQUARE EAST SIGNAGE BAND
 ③
 1/2" = 1'-0"



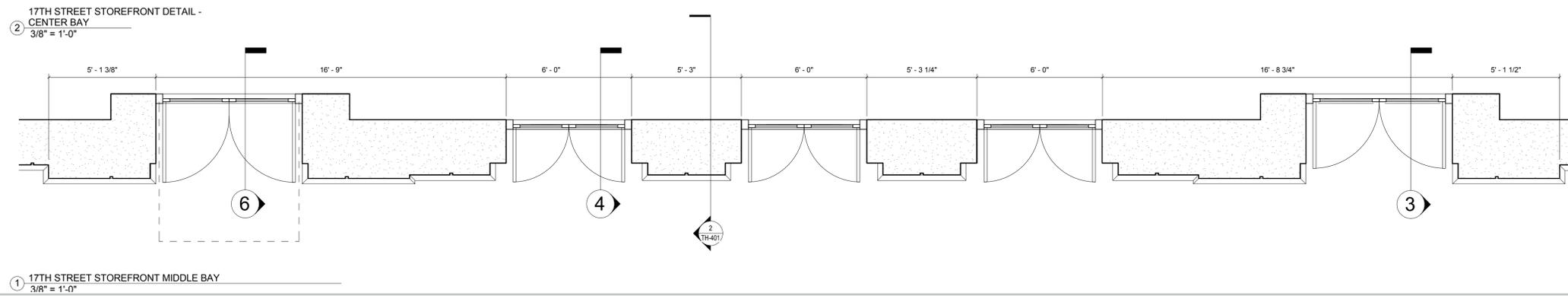
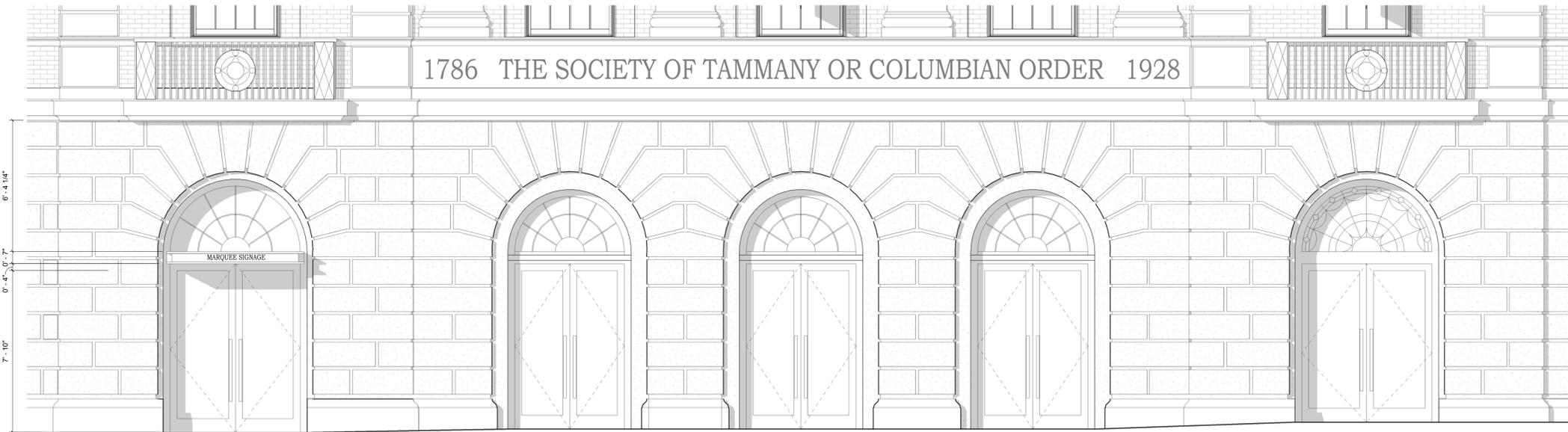
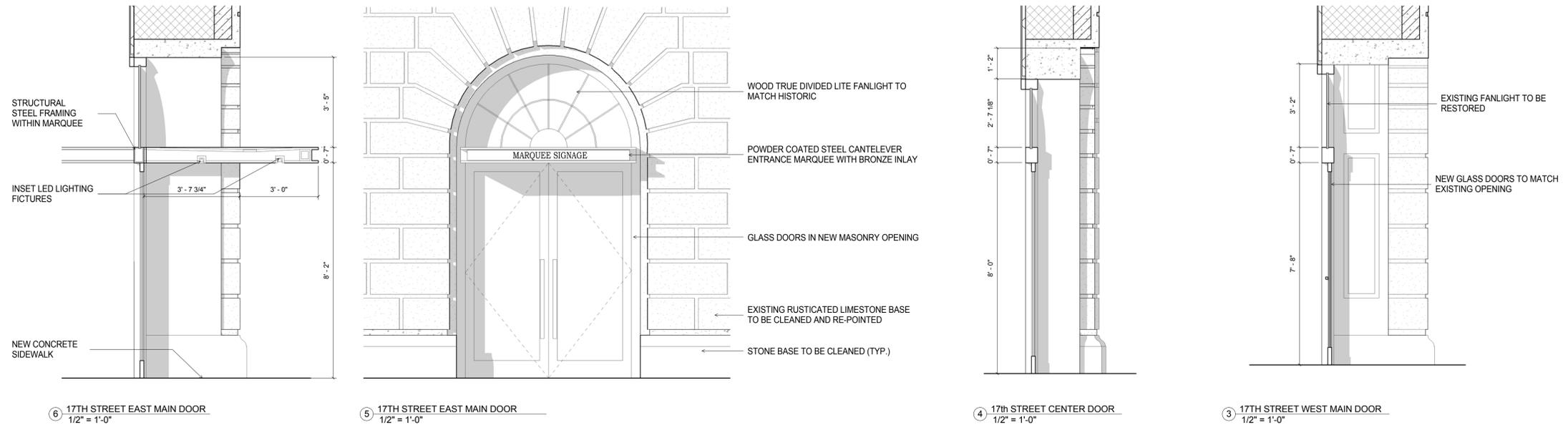
UNION SQUARE EAST STOREFRONT ELEVATION
 ②
 3/8" = 1'-0"



UNION SQUARE EAST STOREFRONT
 ①
 3/8" = 1'-0"

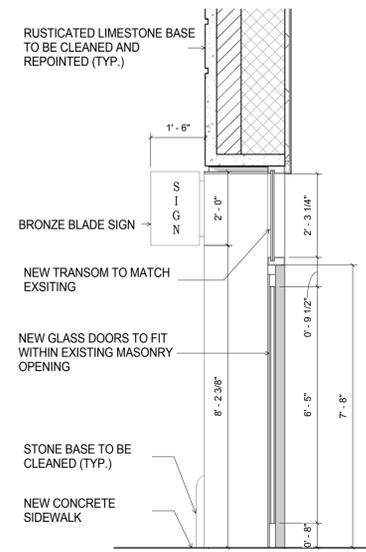
STOREFRONT DETAILS @ UNION SQUARE EAST

44 UNION SQUARE EAST - TAMMANY HALL

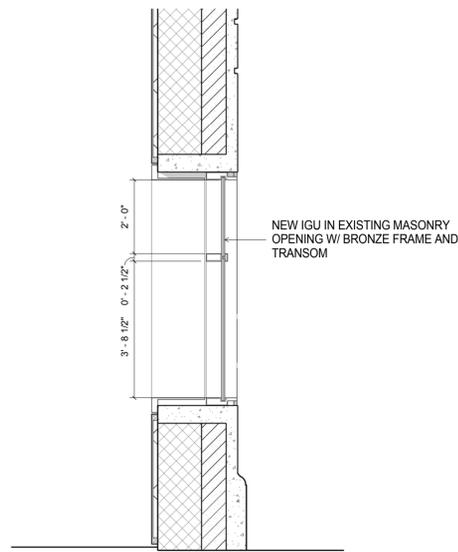


STOREFRONT DETAILS @ 17TH STREET CENTER BAY

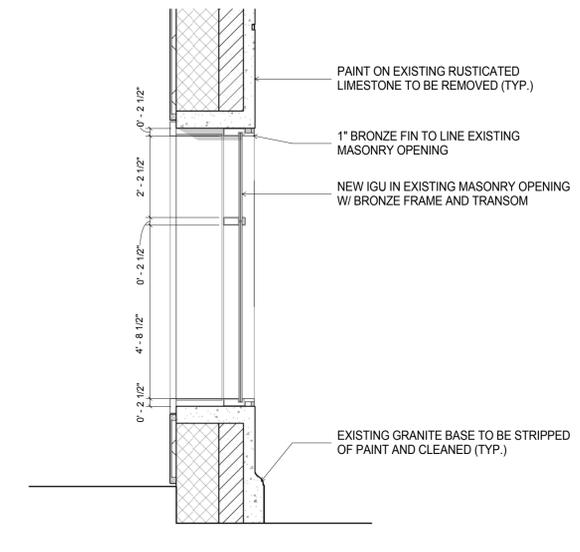
44 UNION SQUARE EAST - TAMMANY HALL



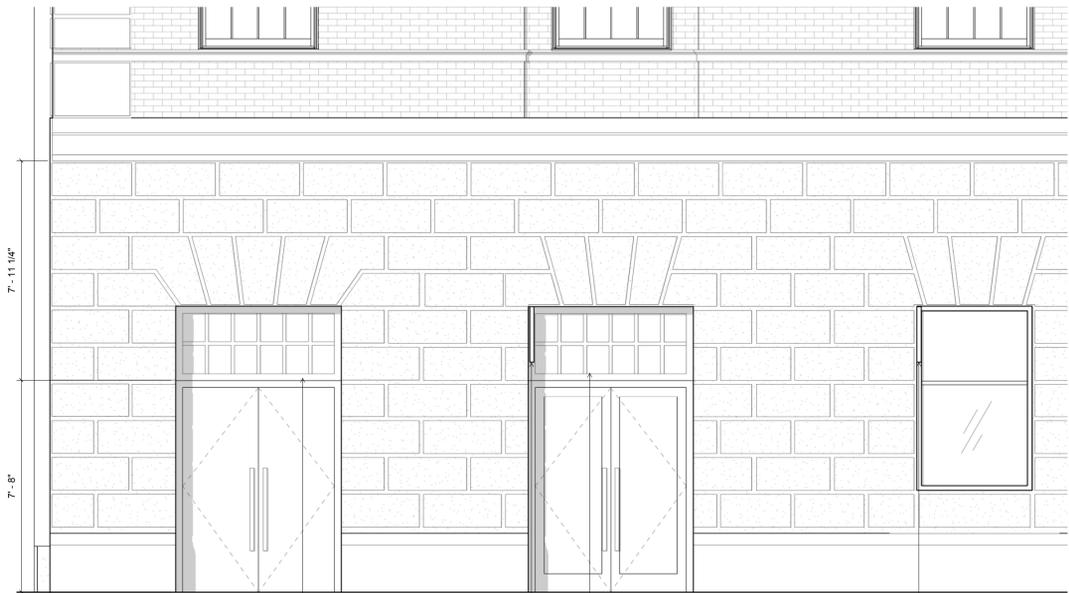
7 17TH STREET EAST BAY DOOR
1/2" = 1'-0"



6 17TH STREET EAST BAY WINDOW
1/2" = 1'-0"

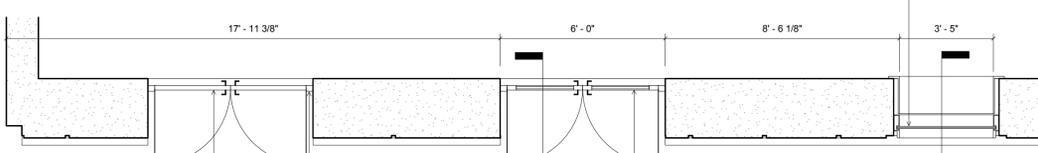


5 17TH STREET WEST BAY WINDOW
1/2" = 1'-0"



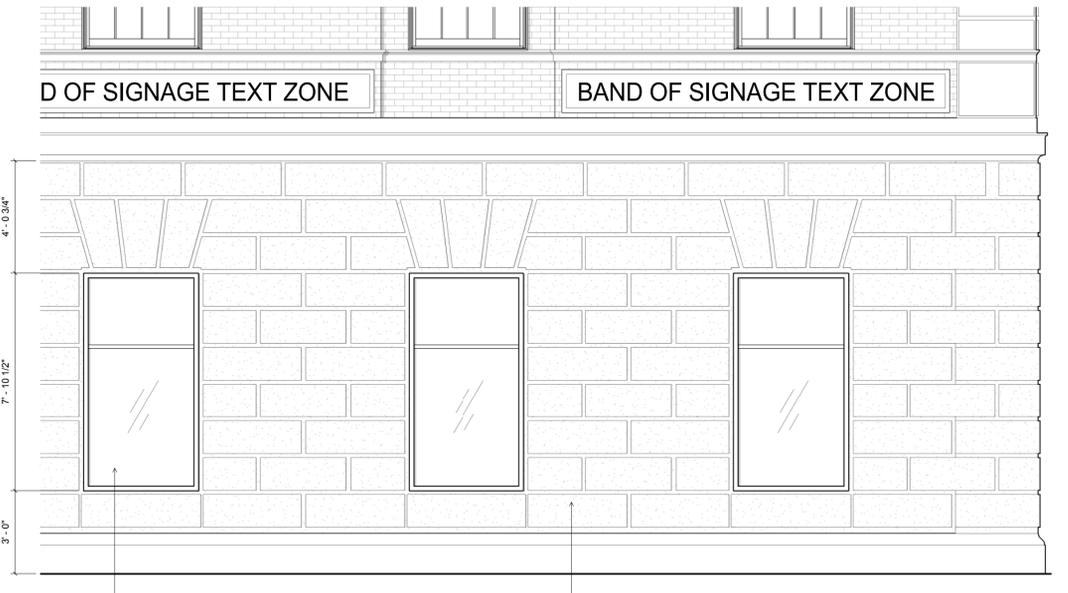
EXISTING WOOD TRANSOM TO REMAIN 2'-0" TALL BRONZE BLADE SIGN
NEW BRONZE TRANSOM TO MATCH HISTORIC 2'-0" TALL BRONZE BLADE SIGN

4 17TH STREET - EAST BAY
3/8" = 1'-0"



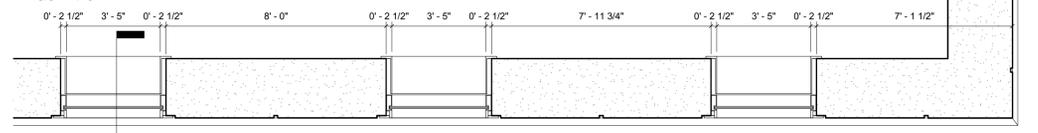
NEW SOLID WOOD DOORS TO MATCH EXISTING EXISTING WOOD DOOR MOLDING TO BE RESTORED NEW INSULATED GLASS DOORS WITH WOOD MOLDING IN NEW MASONRY OPENING

2 17TH STREET STOREFRONT EAST BAY
3/8" = 1'-0"



STOREFRONT GLASS DISPLAY WINDOW TYP. RE-POINTED RUSTICATED LIMESTONE

3 17TH STREET - WEST BAY
3/8" = 1'-0"



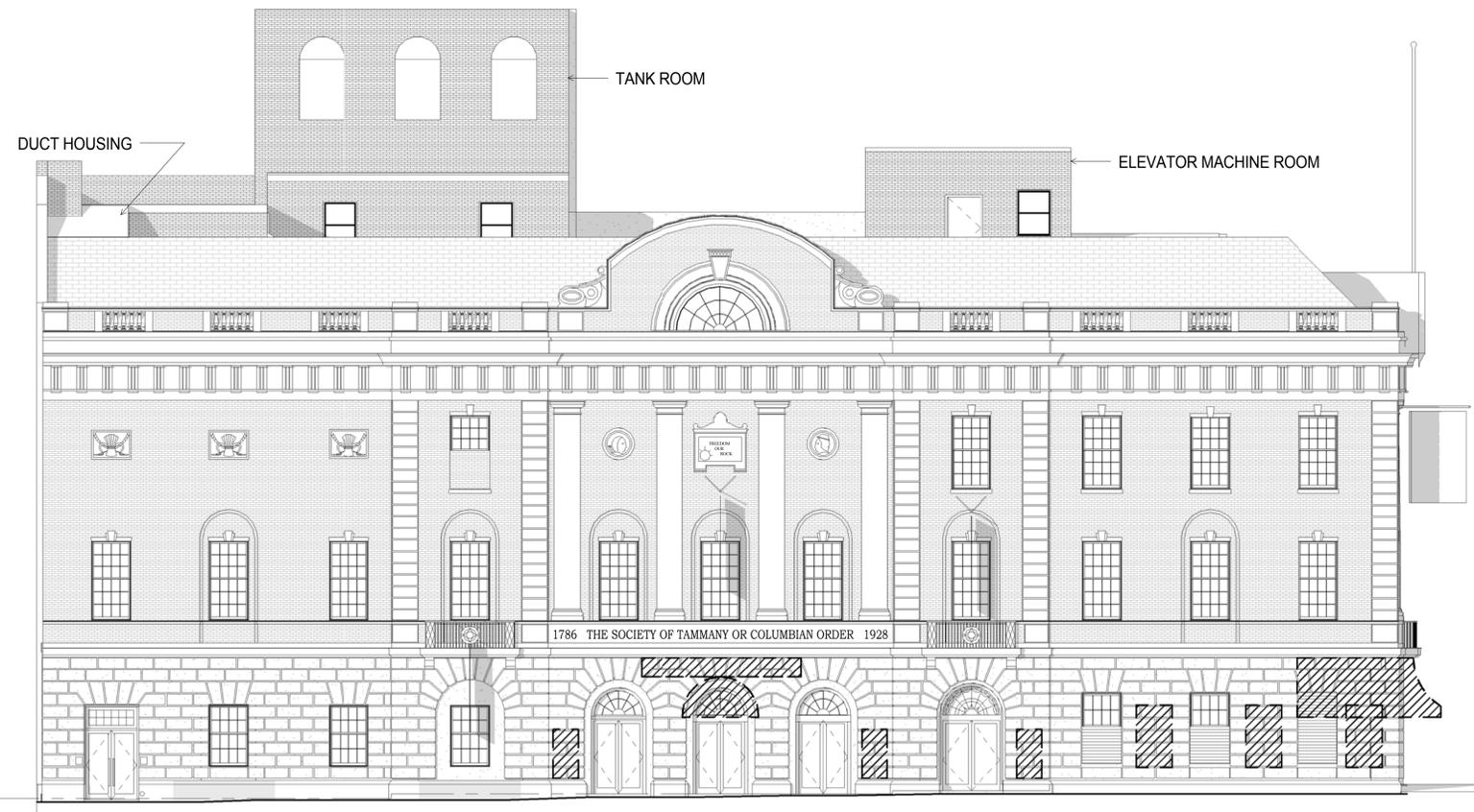
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1 17TH STREET STOREFRONT WEST BAY
3/8" = 1'-0"

STOREFRONT DETAILS @ 17TH STREET EAST/WEST BAYS

44 UNION SQUARE EAST - TAMMANY HALL





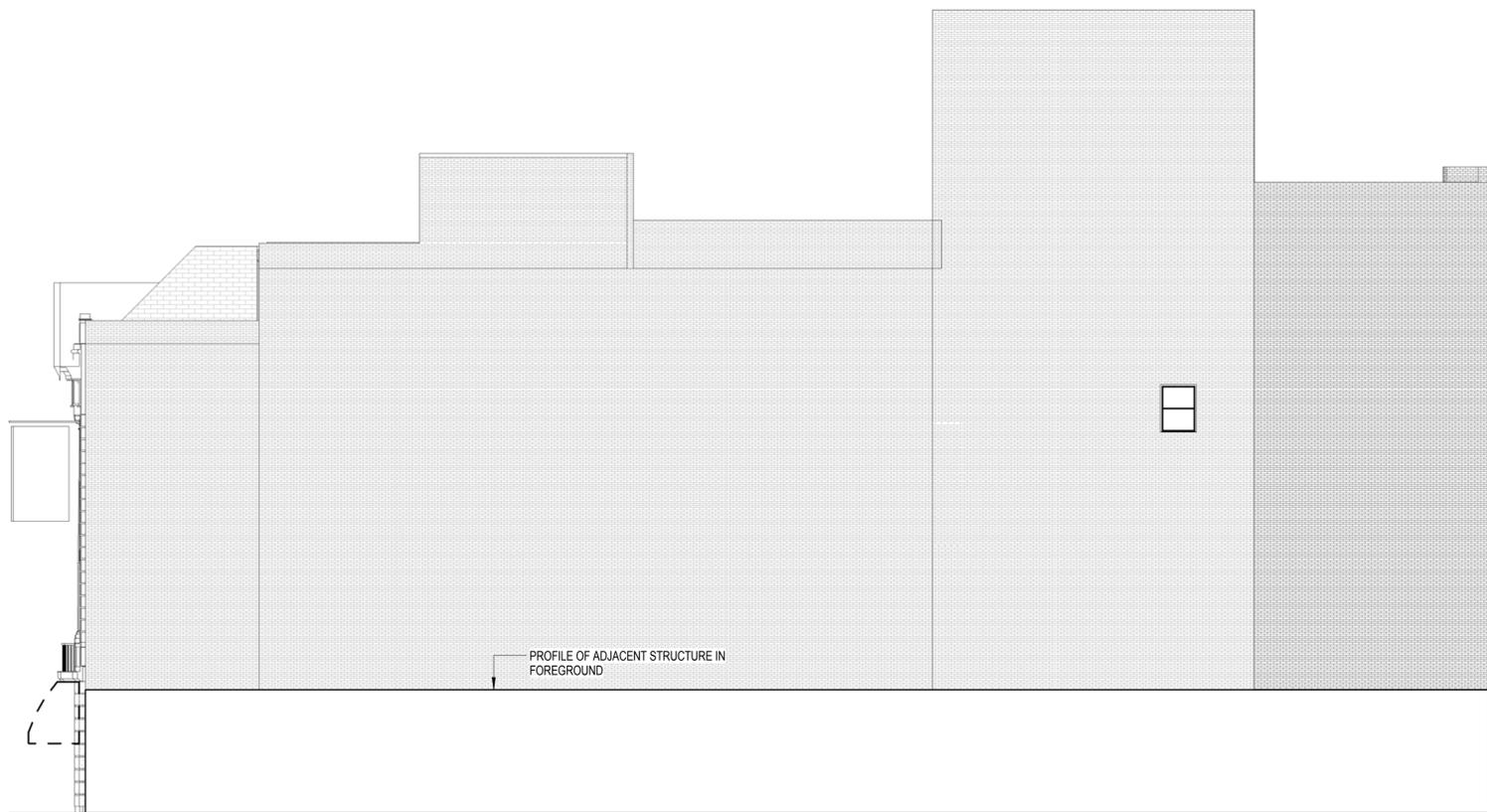
NORTH ELEVATION - E. 17TH STREET
CANOPIES, SIGNAGE, AND MECHANICAL
EQUIPMENT NOT SHOWN FOR CLARITY



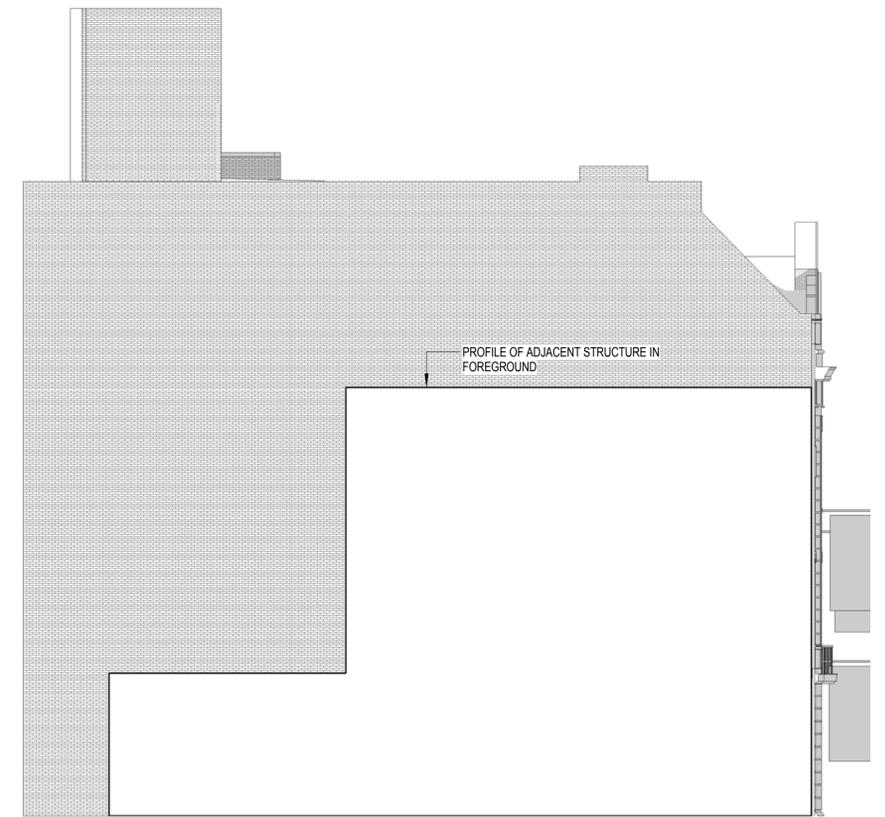
WEST ELEVATION - UNION SQUARE EAST
CANOPIES, SIGNAGE, AND MECHANICAL
EQUIPMENT NOT SHOWN FOR CLARITY

EXISTING ELEVATIONS

44 UNION SQUARE EAST - TAMMANY HALL



SOUTH ELEVATION
CANOPIES, SIGNAGE, AND MECHANICAL
EQUIPMENT NOT SHOWN FOR CLARITY



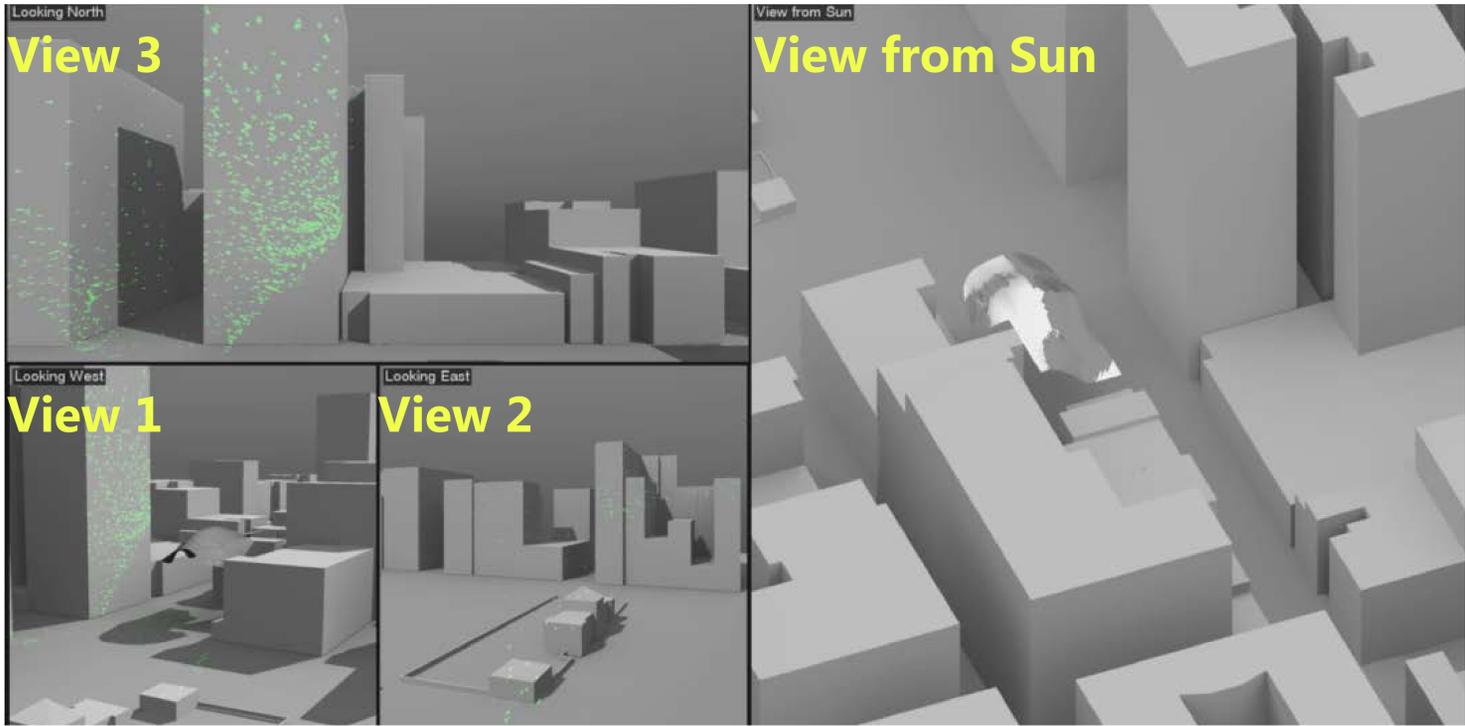
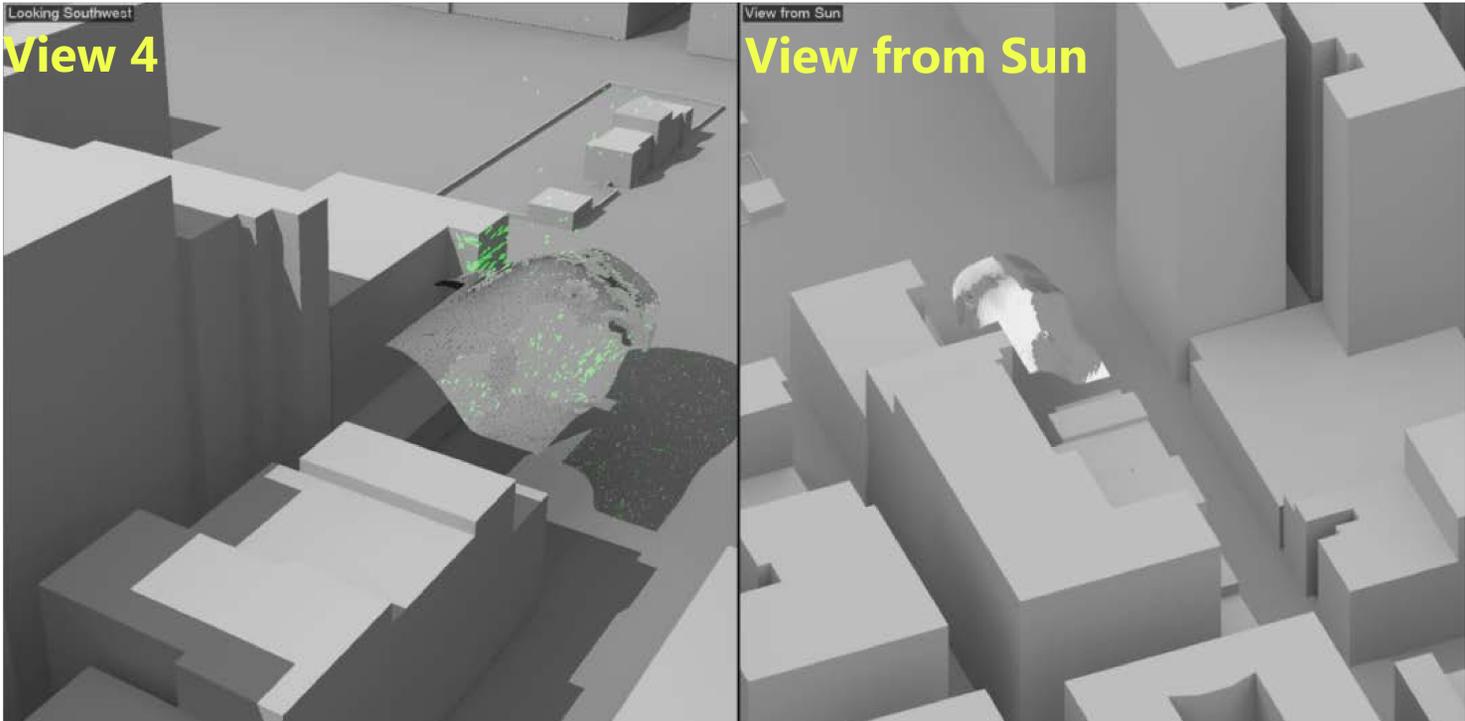
EAST ELEVATION
CANOPIES, SIGNAGE, AND MECHANICAL
EQUIPMENT NOT SHOWN FOR CLARITY

EXISTING ELEVATIONS
44 UNION SQUARE EAST - TAMMANY HALL

SUN REFLECTION STUDIES

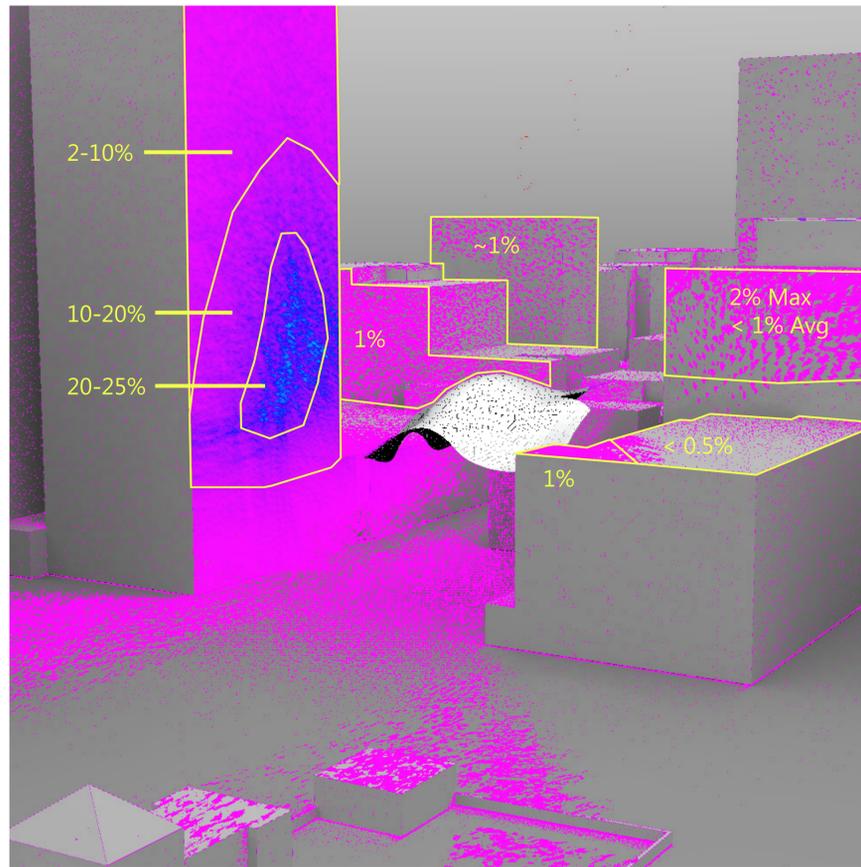
-Animations were performed to identify times throughout the year that sun reflects off the roof shell. One animation was created for the 21st of each month. Animations include all day light hours, in 10 minute intervals. Cloud cover was not considered

-The animation frames were composited to determine the frequency the reflections land on surrounding buildings. The duration of reflected sun is expressed as a percent of the year.

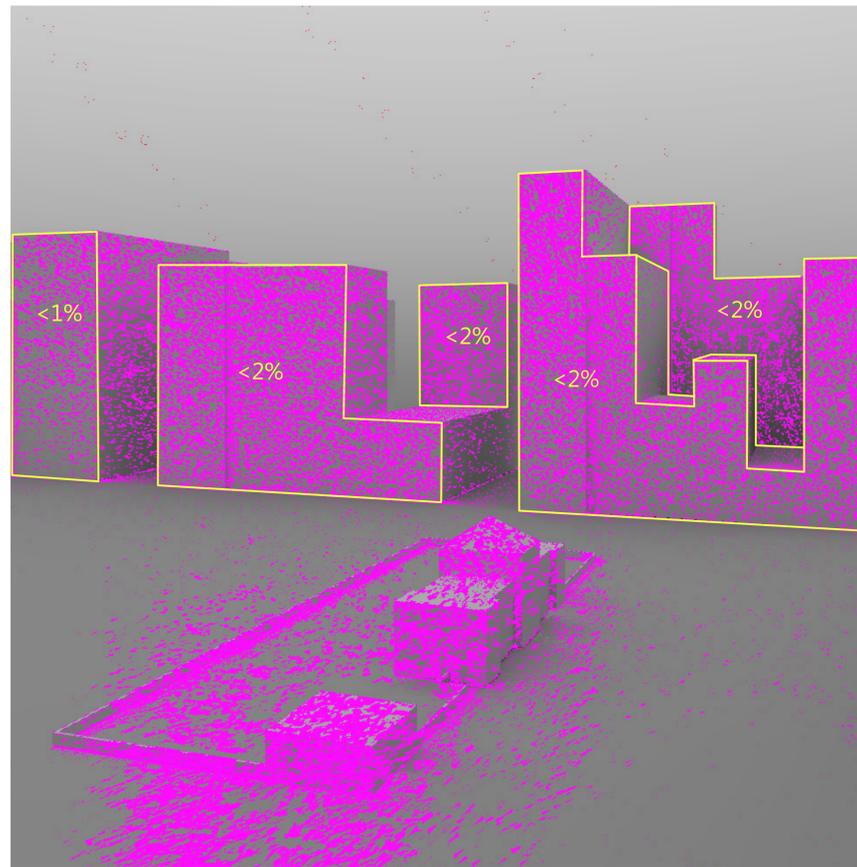


REFLECTIVITY ANALYSIS

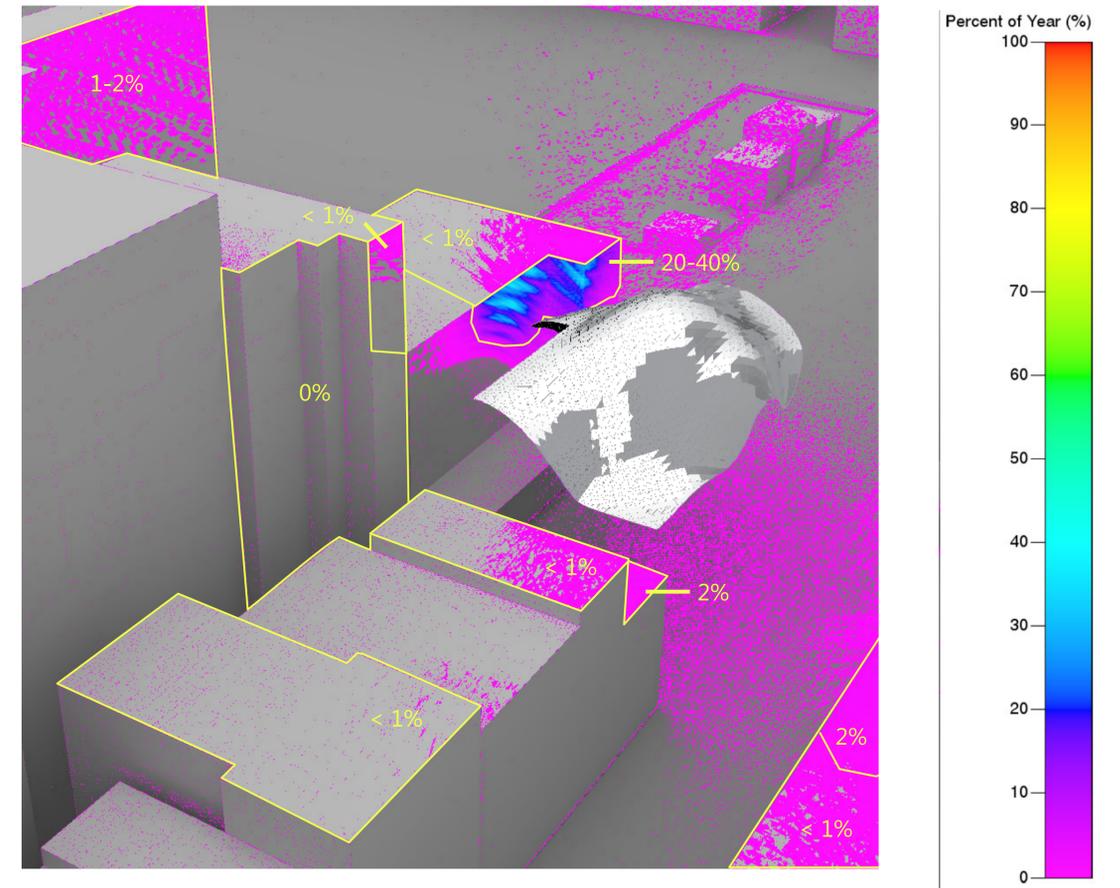
44 UNION SQUARE EAST - TAMMANY HALL



VIEW LOOKING NORTH EAST



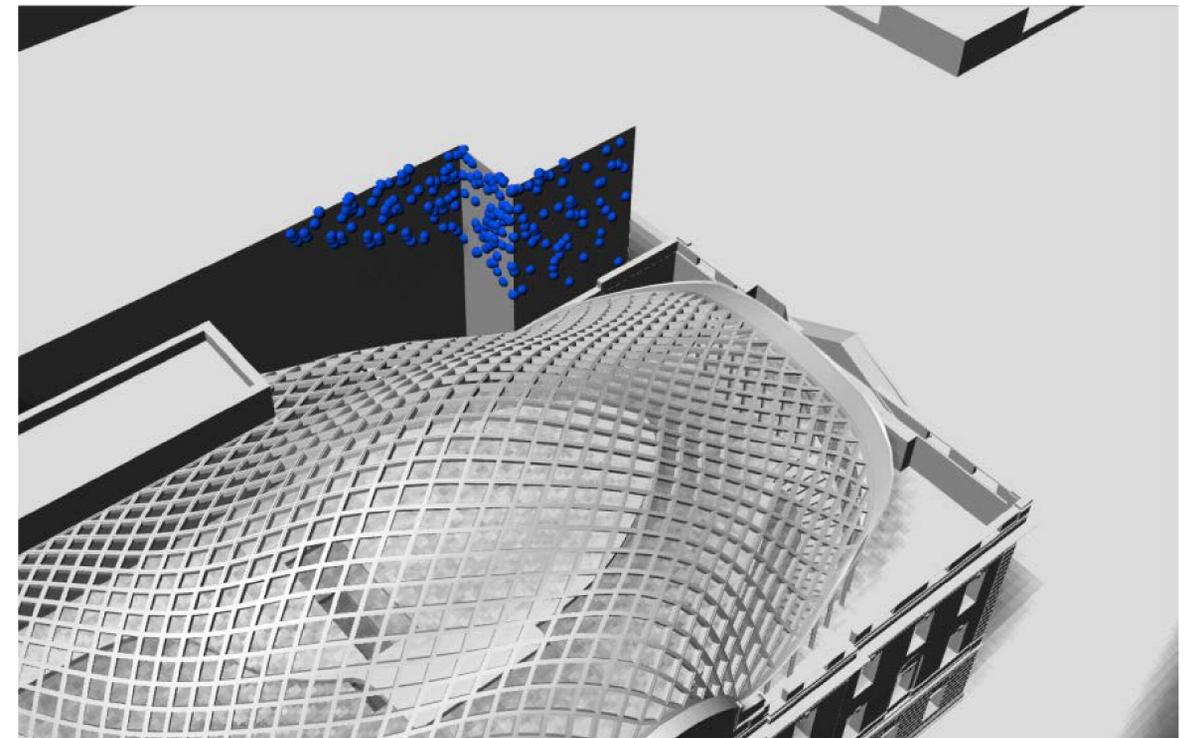
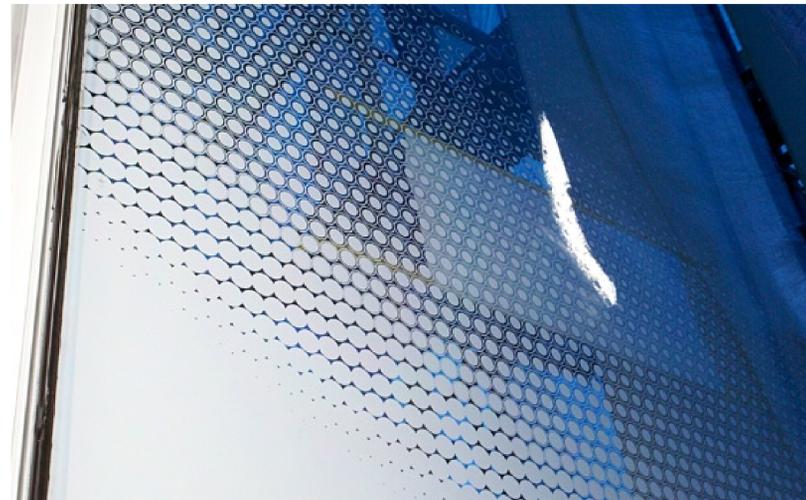
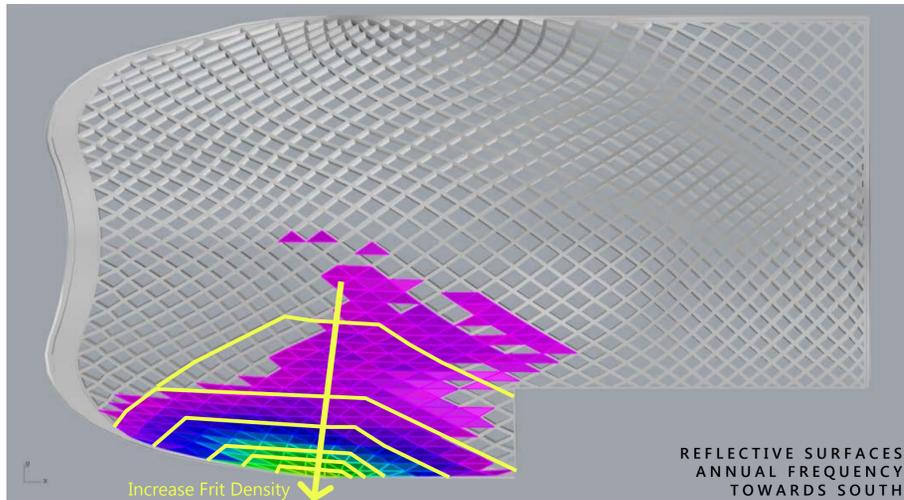
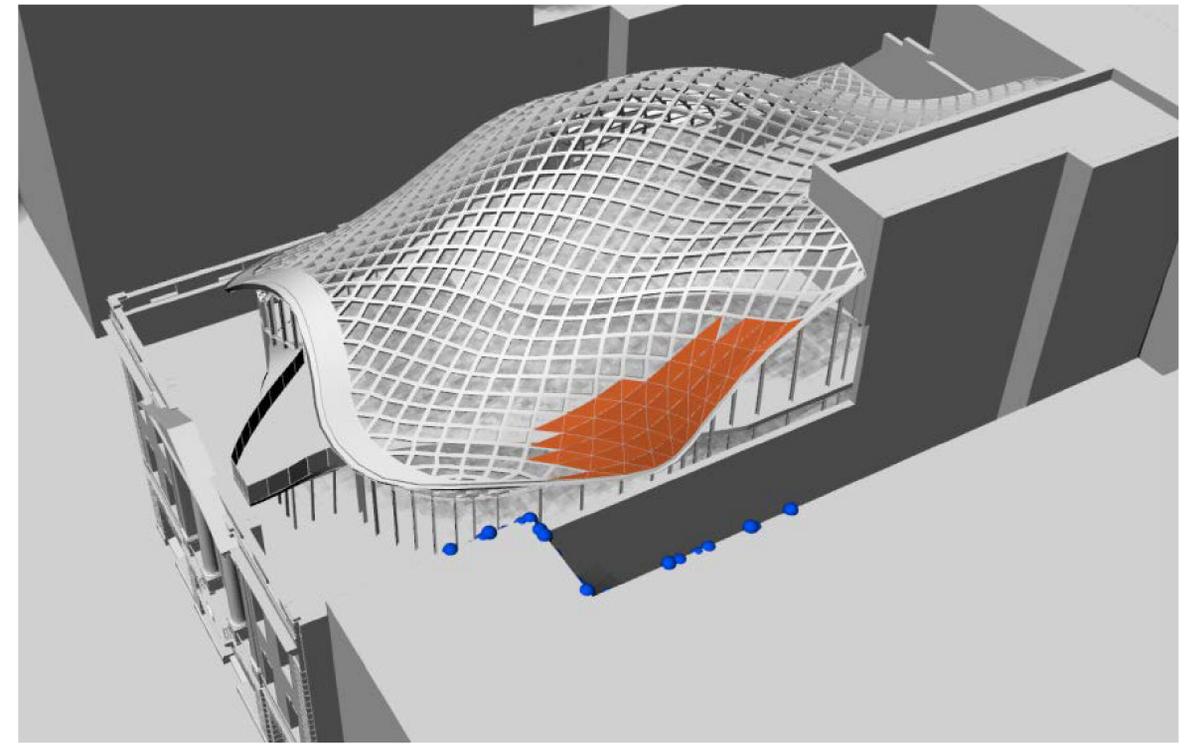
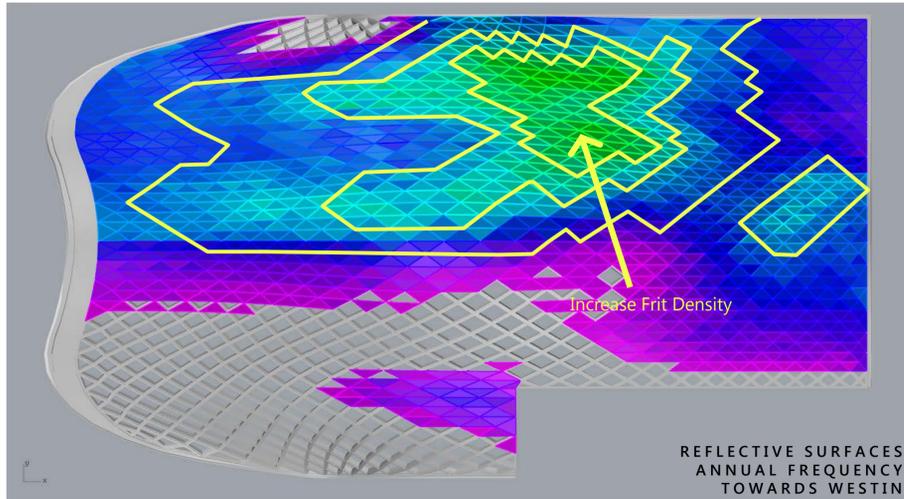
VIEW LOOKING WEST



VIEW LOOKING SOUTH WEST

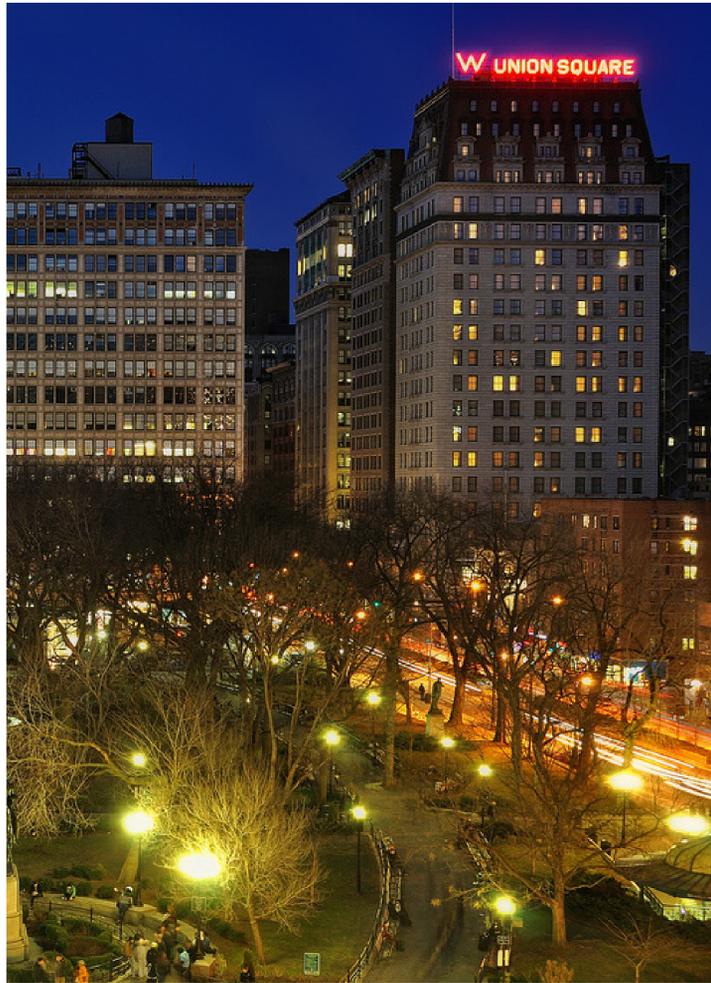
REFLECTIVITY ANALYSIS
44 UNION SQUARE EAST - TAMMANY HALL

- Surfaces causing reflections to the adjacent residences were identified in the Rhino Model
- Analysis to identify these surfaces was performed once an hour.
- Currently, months ranging from September to December have been studied.
- Surfaces identified here should be studied to either change:
 - The surface normal to redirect solar reflections.
 - The reflective properties of the facets.



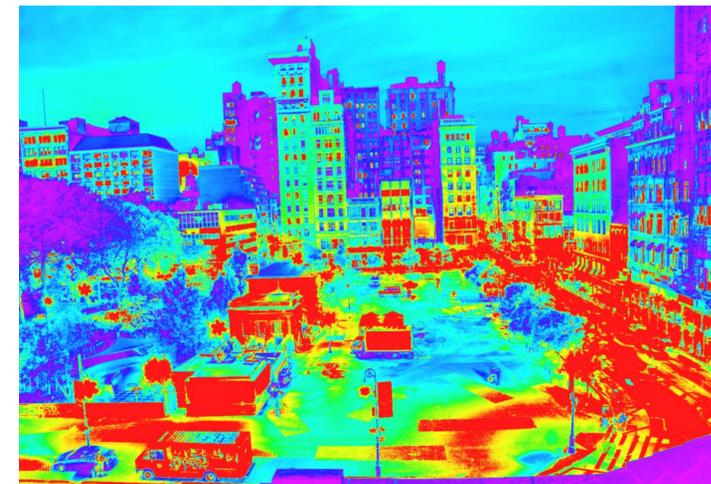
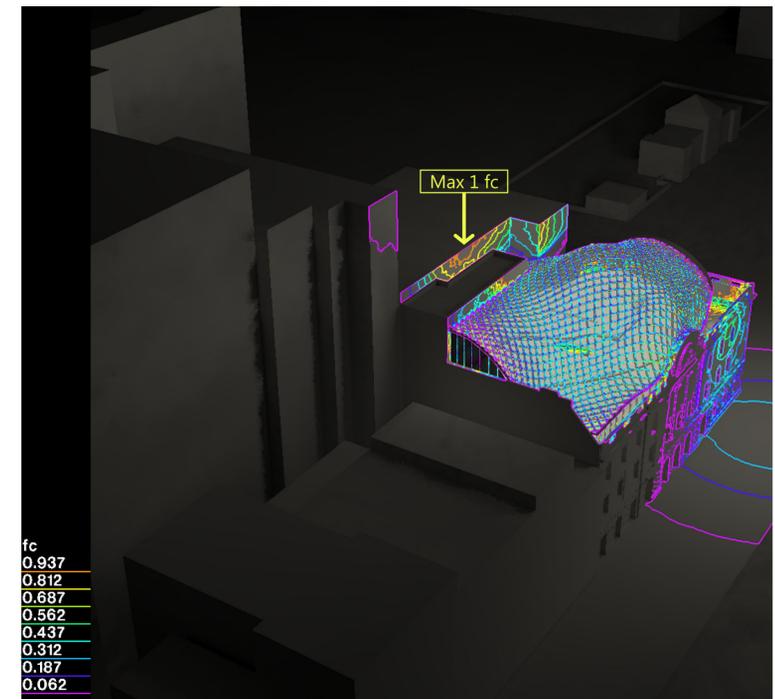
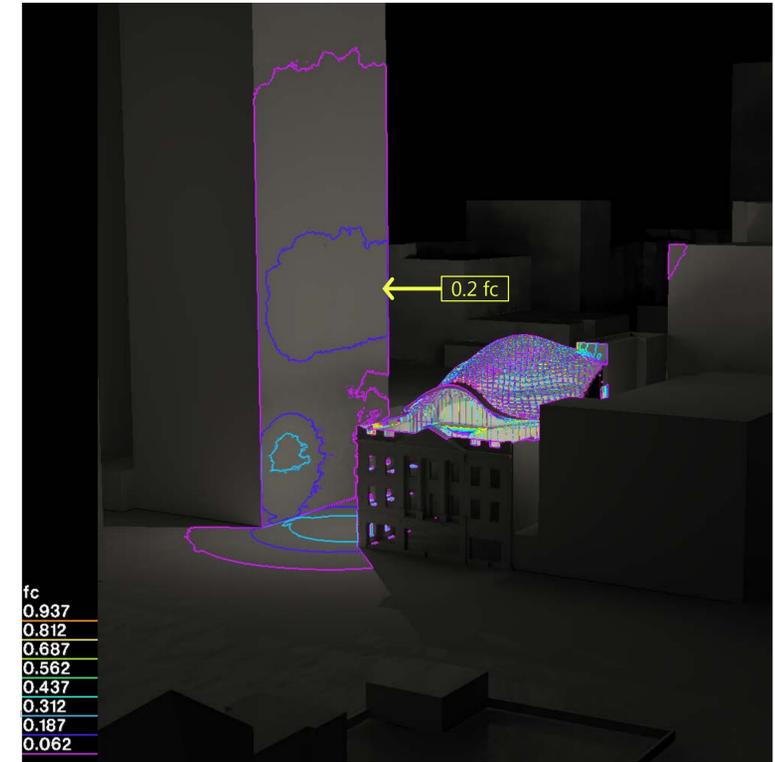
REFLECTIVITY ANALYSIS

44 UNION SQUARE EAST - TAMMANY HALL



LUMINANCE STUDIES

- We studied the impact on adjacent buildings of interior electric lighting as it passes through the proposed glazed roof structure.
- Illumination of floors 4-6 were studied as 30 footcandles, down-lit.
- Glass transmission is initially assumed to be 80%.
- Initial results show 0.6 footcandles of light arriving on the buildings directly to the north and south of the site.



PHOTOS OF UNION SQUARE

LUMINANCE ANALYSIS - FACING NORTH

LUMINANCE ANALYSIS - FACING WEST

LUMINANCE ANALYSIS - RENDERS

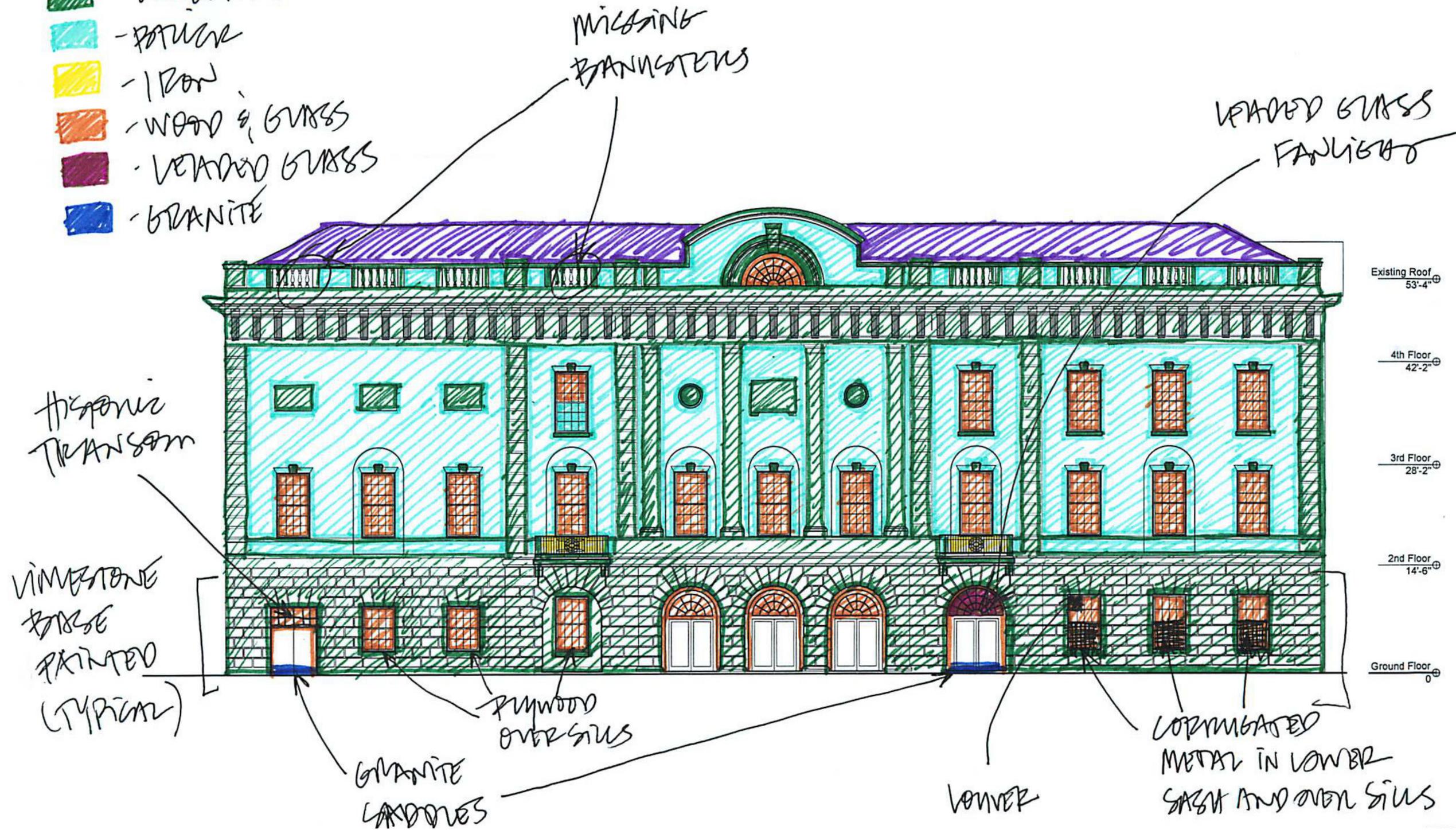
LUMINANCE ANALYSIS

44 UNION SQUARE EAST - TAMMANY HALL



HISPANIC RENOVATION

- GATE
- LIMESTONE
- PORCELAIN
- IRON
- WOOD & GLASS
- LEADED GLASS
- GRANITE



ANNOTATED EXISTING ELEVATION - NORTH

44 UNION SQUARE EAST - TAMMANY HALL

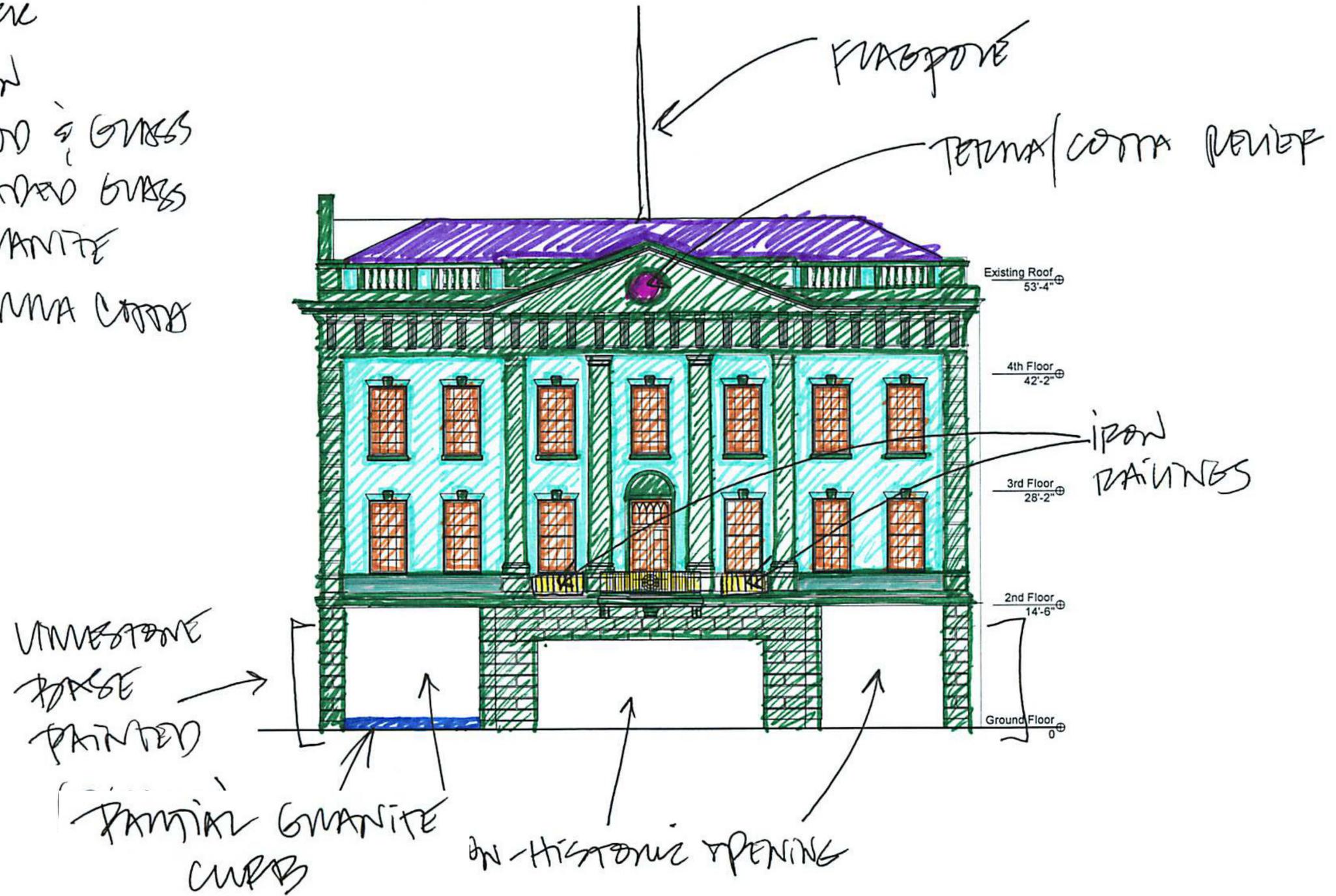
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HISTORIC MATERIAL

-  - Slate
-  - Limestone
-  - Brick
-  - Iron
-  - Wood & Glass
-  - Leaded Glass
-  - Granite
-  - Terra Cotta



ANNOTATED EXISTING ELEVATION - WEST

44 UNION SQUARE EAST - TAMMANY HALL