

75 Varick Street | Hines

Holland Plaza Building now One Hudson Square

November 13, 2017 Manhattan Community Board No. 2 Presentation

Introduction

Site and Context



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212.460.9500

HOLLAND PLAZA BUILDING - 2013, LPC PHOTO CREDIT: CHRISTOPHER D. BRAZEE



21 ST. HOLLAND PLAZA BLDG. 20 ST. $2^{\frac{1985\,\text{SANBORN\,MAP}}{\text{NTS}}}$ OLLAND PLAZA BUILDING LP-2537

 $3_{\frac{\text{LPCLANDMARKSITE MAP}}{\text{NTS}}}$



Introduction Historic Context



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HISTORIC PHOTO - 1930, MCNY
PHOTO CREDIT: SIGURD FISCHER





HISTORIC PHOTO - 1939, MCNY PHOTO CREDIT: WURTS BROS.

Introduction

Historic Context



DESIGNATION PHOTO - 2013, LPC HUDSON STREET FAÇADE PHOTO CREDIT: CHRISTOPHER D. BRAZEE



DESIGNATION PHOTO - 2013, LPC, WATTS STREET FAÇADE, LOWER STORIES PHOTO CREDIT: CHRISTOPHER D. BRAZEE



75 Varick Street

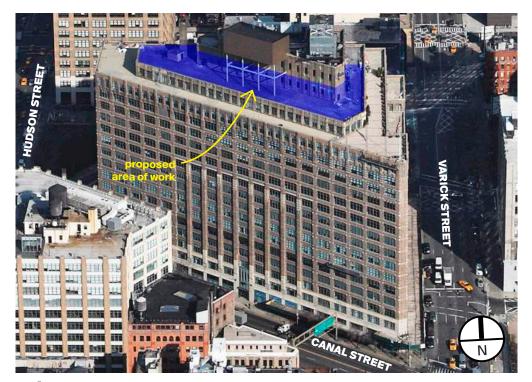
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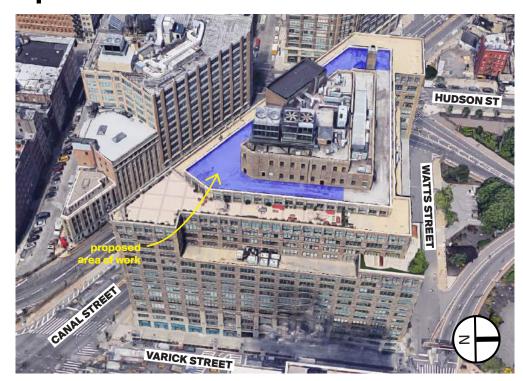


DESIGNATION PHOTO - 2013, LPC, CANAL STREET FAÇADE PHOTO CREDIT: VIRGINIA KURSHAN

Level 17 Proposal Existing Conditions Aerial Views

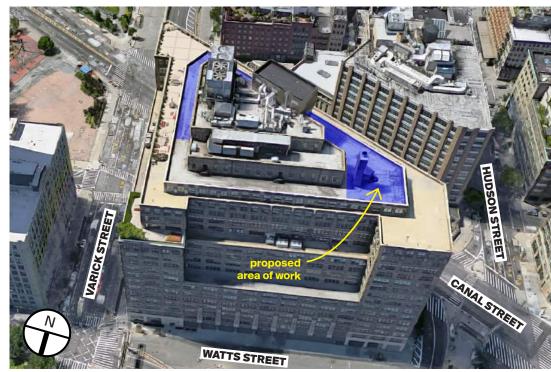


CANAL STREET FAÇADE

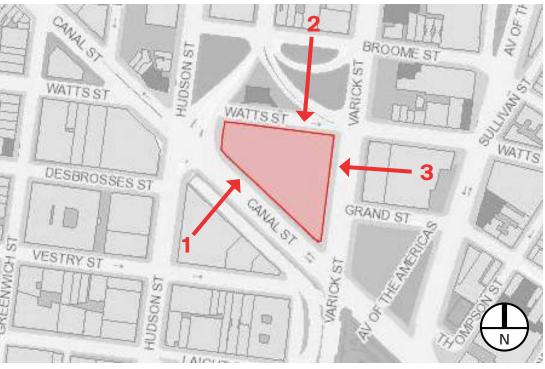


VARICK STREET FAÇADE



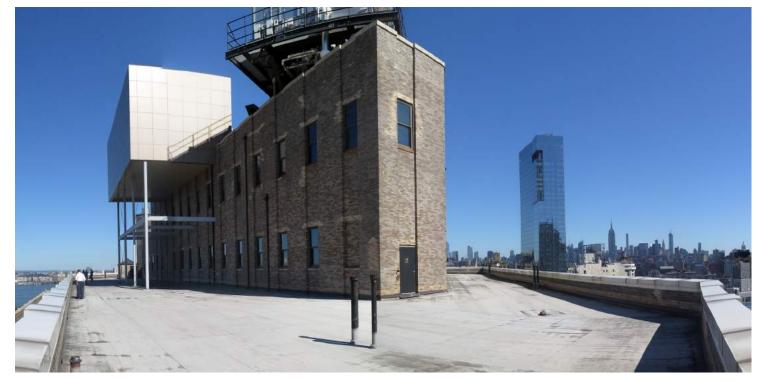


WATTS STREET FAÇADE

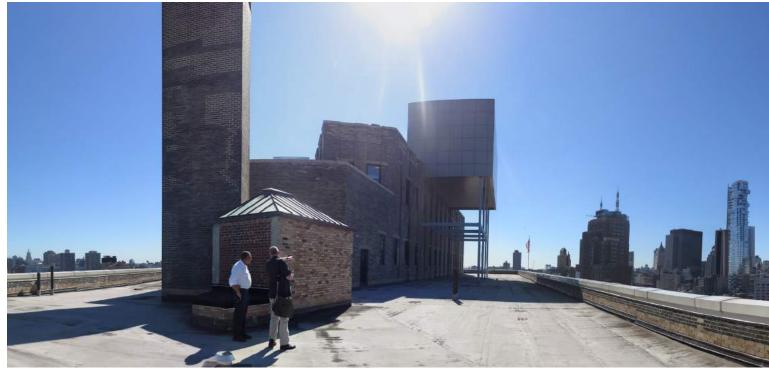


AERIAL PLAN KEY

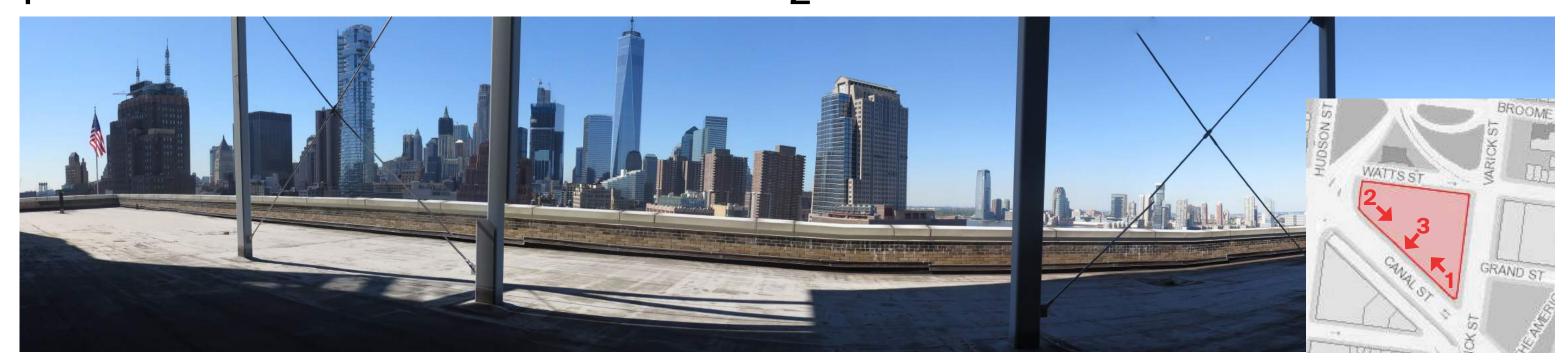
Level 17 Proposal Existing Conditions Roof Photos



SOUTHEAST CORNER



SOUTHWEST CORNER



LOOKING SOUTH FROM UNDERNEATH MECHANICAL BULKHEAD



Level 17 Proposal Existing Aerial Rendering - google maps



AERIAL VIEW OF EXISTING

NTS



Level 17 Proposal Proposed Aerial Rendering



AERIAL VIEW OF PROPOSED

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Level 17 Proposal Rendering



PROPOSED CANAL STREET ELEVATION RENDERING



75 Varick Street

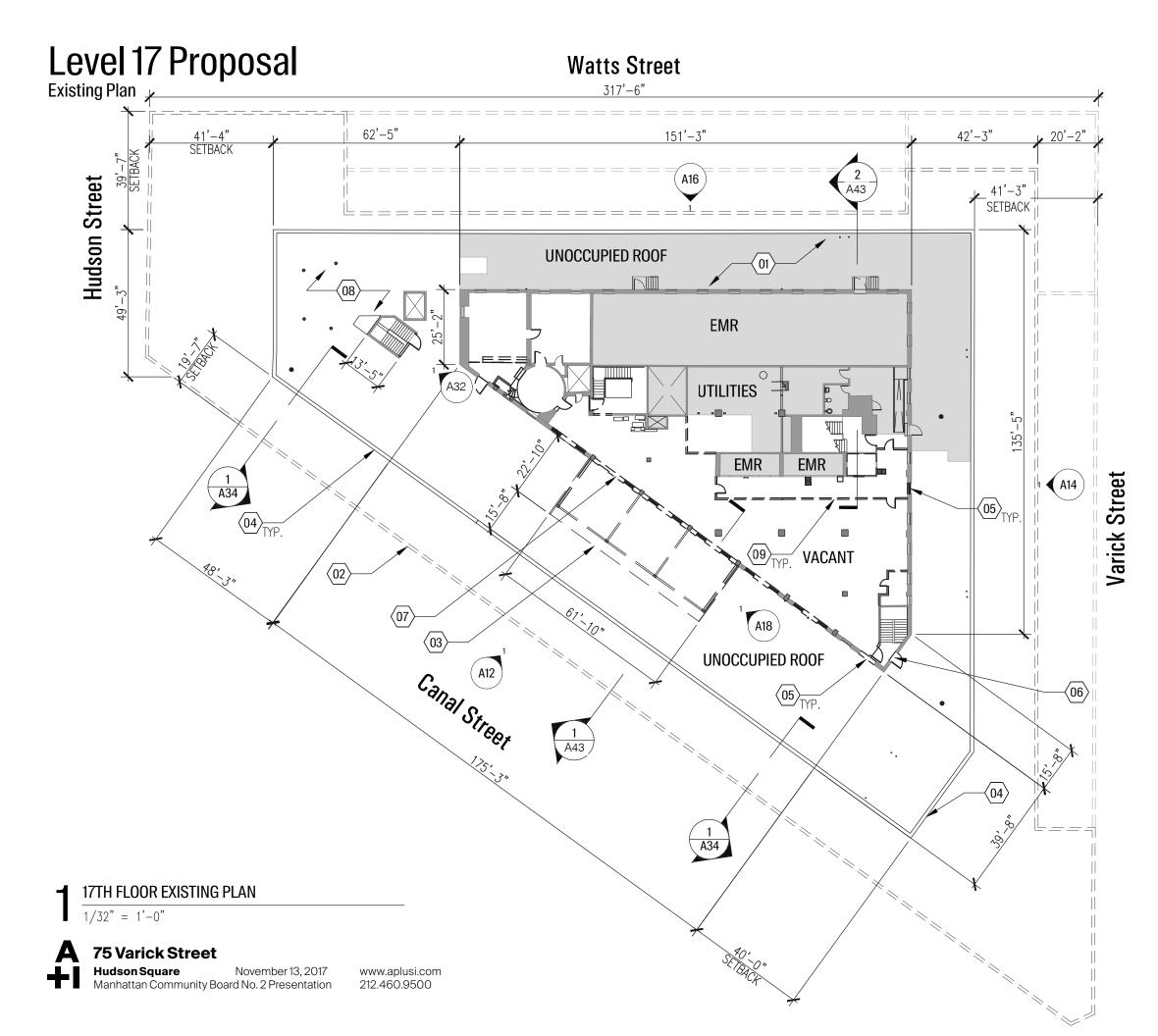
Level 17 Proposal Rendering



PROPOSED VARICK STREET ELEVATION RENDERING







KEY NOTES

- $\langle {f 01} \rangle$ EXISTING UNDEVELOPED ROOF AT 17TH FLOOR
- (02) LINE OF EXISTING ROOF TERRACE BELOW. (NO WORK)
- LINE OF EXISTING MECHANICAL ENCLOSURE ABOVE TO REMAIN. (NO WORK)
- $\overline{\langle 04 \rangle}$ existing parapet, to remain.
- (05) DEMOLISH EXISTING WINDOWS.
- (06) DEMOLISH EXISTING DOOR.
- $\langle 07 \rangle$ demolish portion of existing exterior construction.
- (08) DEMOLISH EXISTING ROOFING; PREPARE TO RECEIVE NEW.
- (09) DEMOLISH PORTION OF EXISTING INTERIOR CONSTRUCTION.

LEGEND

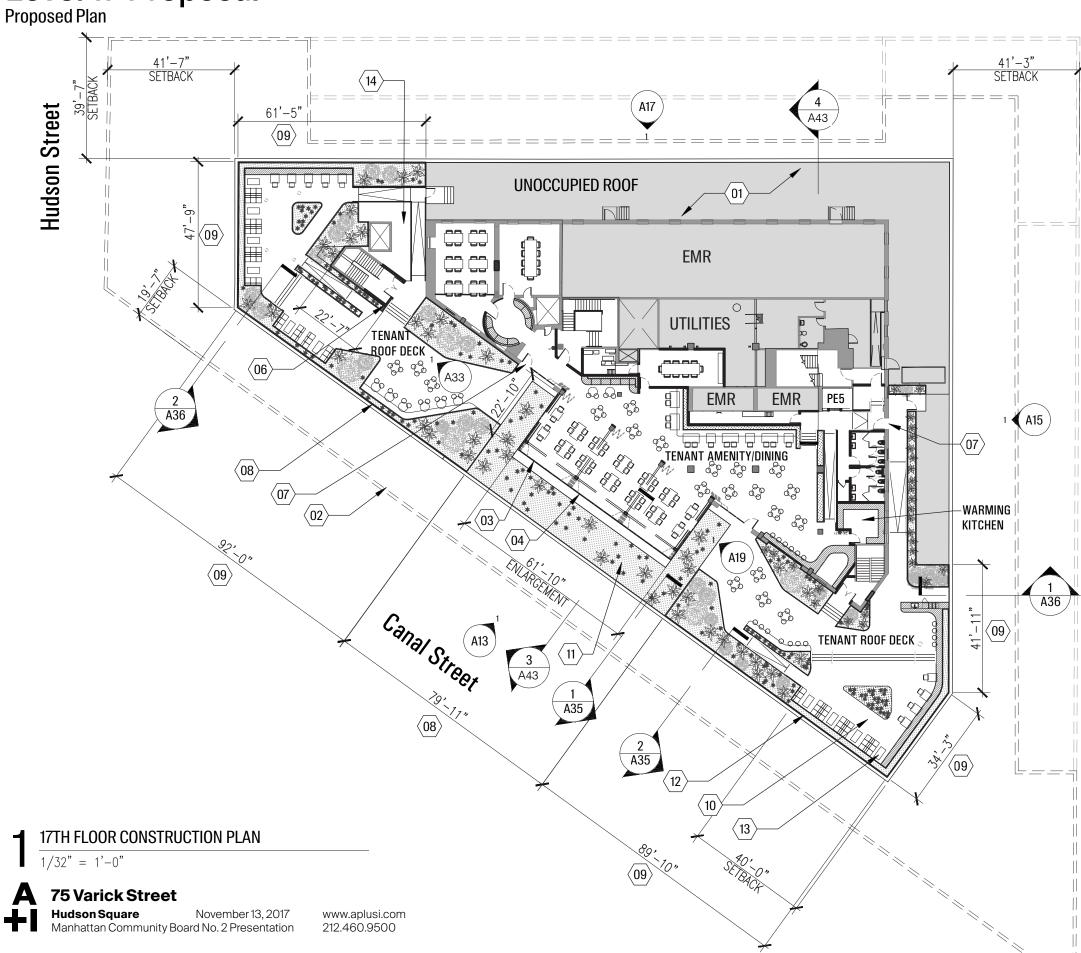
Exi

Existing space, no work

Area of work

Level 17 Proposal

Watts Street



KEY NOTES

- $\langle 01 \rangle$ EXISTING UNDEVELOPED ROOF AT 17TH FLOOR. (NO WORK)
- (02) LINE OF EXISTING ROOF TERRACE BELOW. (NO WORK)
- (NO WORK)

 LINE OF EXISTING MECHANICAL ENCLOSURE ABOVE TO REMAIN.
- NEW HORIZONTAL/VERTICAL EXTENSION WITH GLAZED/OPERABLE WALLS. ENLARGEMENT CONTAINED WITHIN DRIP LINE OF EXISTING MECHANICAL ENCLOSURE ABOVE.
- (05) NEW GLAZED, OPERABLE STOREFRONT; MATCH HEAD OF EXISTIN OPENINGS.
- D6 EXTEND EXISTING FIRE STAIR BULKHEAD; PROVIDE NEW ROOF TO MATCH PROFILE OF EXISTING.
- $\langle 07 \rangle$ NEW EGRESS DOORS; MATCH HEAD OF EXISTING OPENINGS.
- **(08)** GLAZED GUARDRAILS: +5'-6" ABOVE ROOF (3'-6" ABOVE ADJACENT DECK OR PLANTER)
- (09) GLAZED GUARDRAILS: +7'-0" ABOVE ROOF (3-6" ABOVE ADJACENT DECK OR PLANTER)
- RAISED/OCCUPIED ROOF DECK WITH STEEL STRUCTURE & EXTERIOR-GRADE PAVERS
- (11) UNOCCUPIED GREEN ROOF: +24" ABOVE ROOF.
- (12) CUSTOM RAISED PLANTERS.
- (13) MOVEABLE UMBRELLAS & FURNISHINGS
- (14) APPROXIMATE LINE OF NEW FUEL LINE AT DECK LEVEL.
- (15) CAP OFF OR RELOCATE EXISTING VENTS IN AREA OF WORK.

LEGEND

Varick Street

Existing space, no work

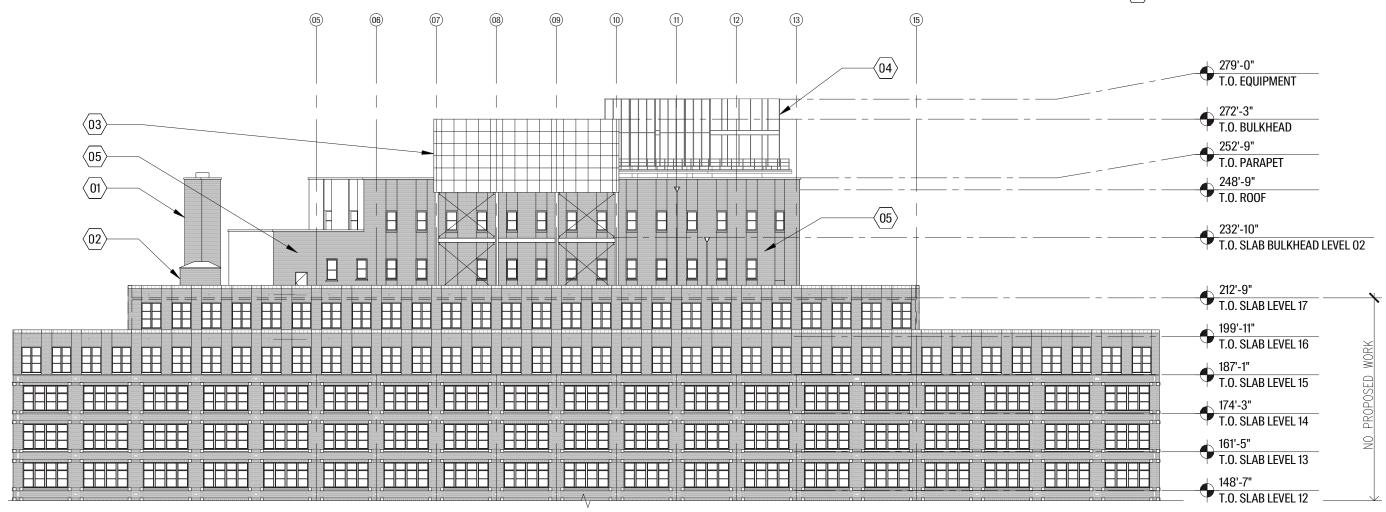
Area of work

New construction

Level 17 Proposal Existing Partial Elevation

KEY NOTES

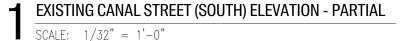
- (01) EXISTING SHAFT. (NO WORK)
- EXISTING FIRE STAIR BULKHEAD. DEMOLISH ROOF AND EAST WALL.
- EXISTING MECHANICAL ENCLOSURE & SUPPORTING STRUCTURE TO REMAIN. REMOVE EXISTING CABLE STAYS AT LOWER LEVEL.
- $\langle 04 \rangle$ existing roof mounted equipment to remain, typical. (No work)
- EXISTING BRICK FACADE TO REMAIN
- DEMOLISH PORTION OF EXISTING EXTERIOR WALL TO SUITE NEW WORK.



LEGEND

Brick facade

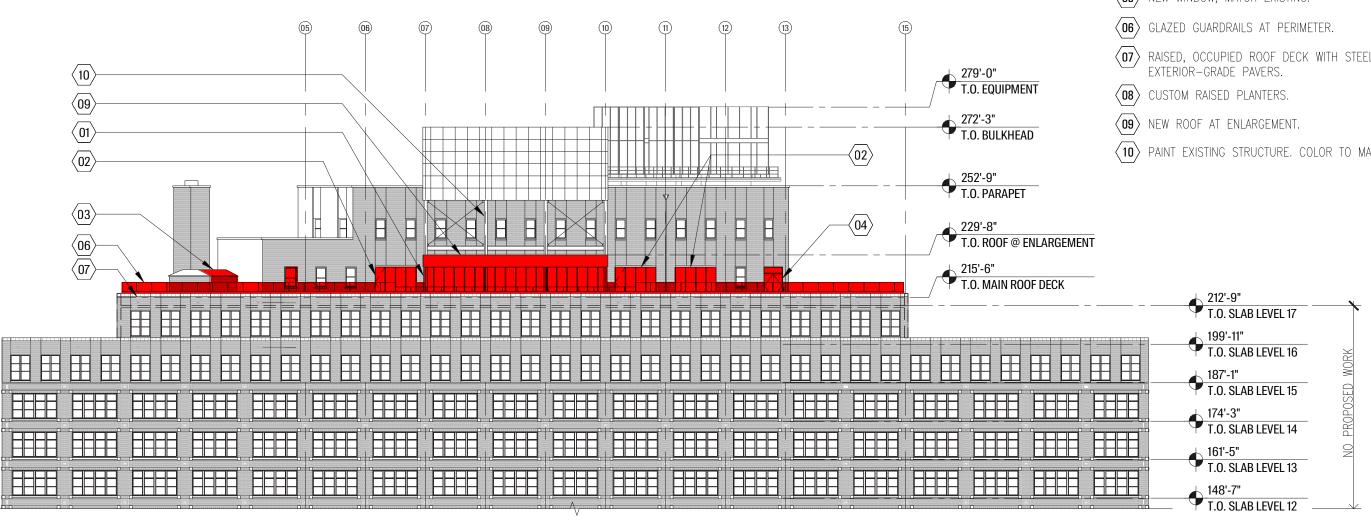




November 13, 2017



Level 17 Proposal Proposed Partial Elevation



PROPOSED CANAL STREET (SOUTH) ELEVATION

SCALE: 1/32" = 1'-0"



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KEY NOTES

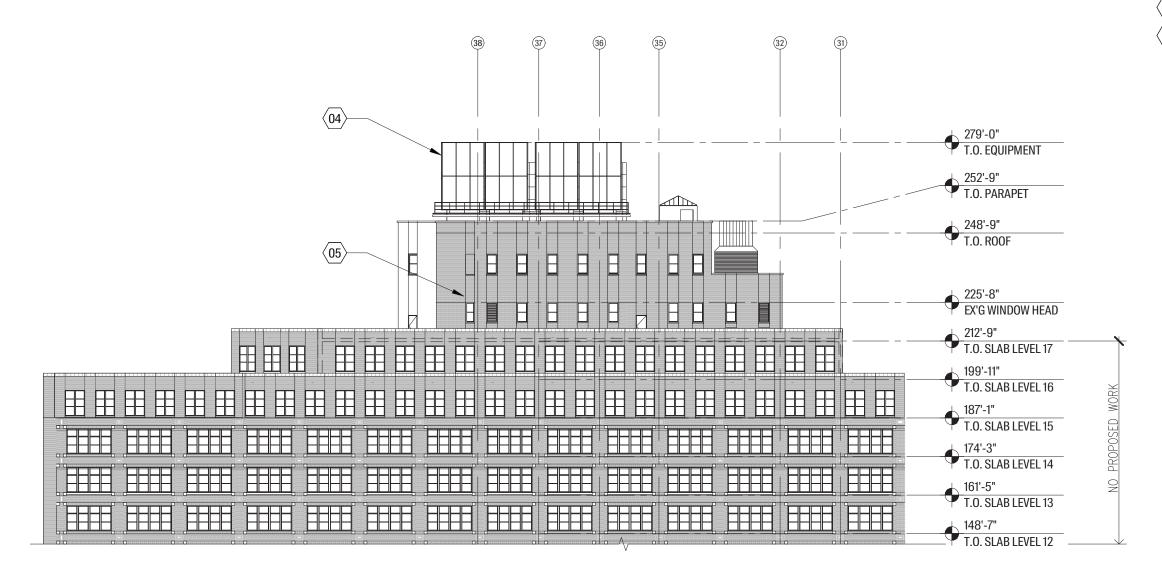
- NEW HORIZONTAL/VERTICAL EXTENSION WITH GLAZED, OPERABLE WALLS. ALIGN HEAD OF WINDOWS WITH EXISTING.
- (02) ENLARGED OPENING WITH OPERABLE STOREFRONT SYSTEM. ALIGN HEAD WITH EXISTING WINDOWS.
- $\langle 03
 angle$ extend existing fire stair bulkhead. Match existing brick. NEW ROOF TO MATCH PROFILE OF EXISTING.
- $\langle 04 \rangle$ New Egress door(s). Align with Head of Existing Windows.
- (05) NEW WINDOW, MATCH EXISTING.
- RAISED, OCCUPIED ROOF DECK WITH STEEL STRUCTURE &
- (10) PAINT EXISTING STRUCTURE. COLOR TO MATCH EXISTING.







Level 17 Proposal Existing Partial Elevation



EXISTING VARICK STREET (EAST) ELEVATION

SCALE: 1/32" = 1'-0"



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KEY NOTES

- (D1) EXISTING SHAFT. (NO WORK)
- EXISTING FIRE STAIR BULKHEAD. DEMOLISH ROOF AND EAST WALL.

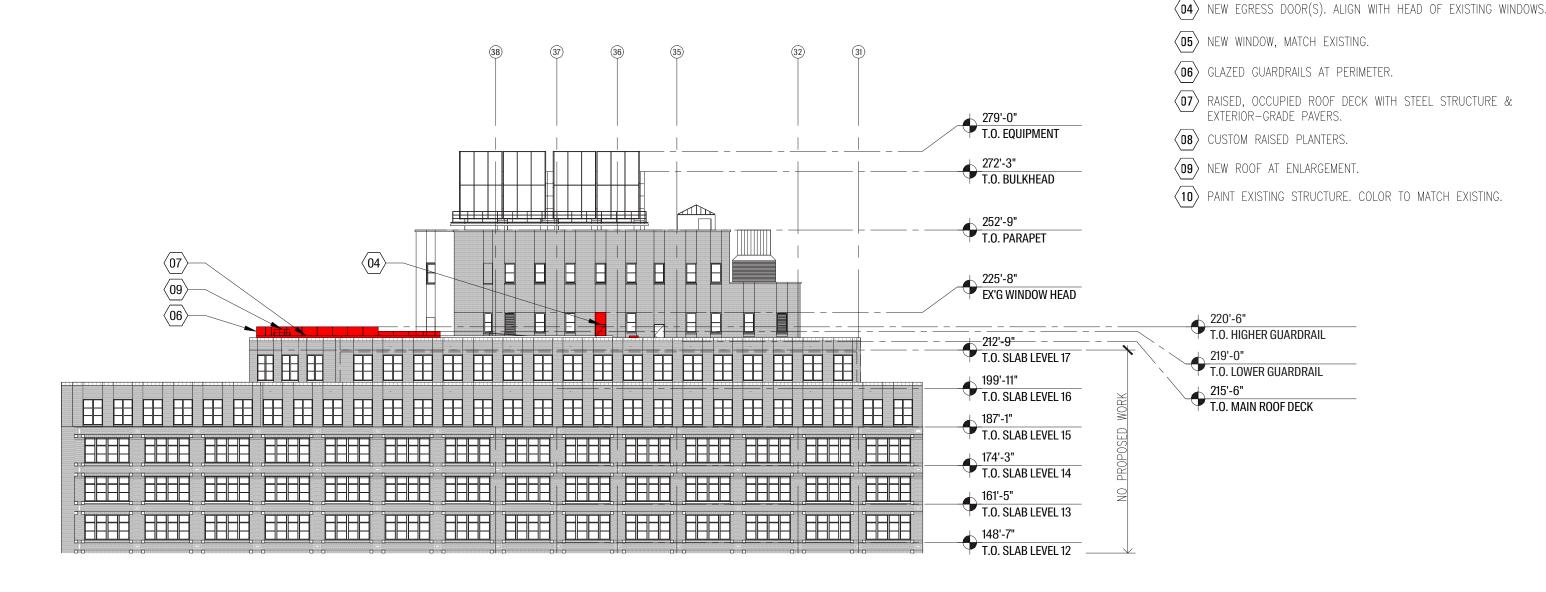
 O3 EXISTING MECHANICAL ENCLOSURE & SUPPORTING STRUCTURE TO REMAIN. REMOVE EXISTING CABLE STAYS AT LOWER LEVEL.
- (04) EXISTING ROOF MOUNTED EQUIPMENT TO REMAIN, TYPICAL. (NO WORK)
- (05) EXISTING BRICK FACADE TO REMAIN
- (06) DEMOLISH PORTION OF EXISTING EXTERIOR WALL TO SUITE NEW WORK.

LEGEND





Level 17 Proposal Proposed Partial Elevation



PROPOSED VARICK STREET (EAST) ELEVATION

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SCALE: 1/32" = 1'-0"



LEGEND Brick facade Area of work

KEY NOTES

HEAD WITH EXISTING WINDOWS.

NEW HORIZONTAL/VERTICAL EXTENSION WITH GLAZED, OPERABLE WALLS. ALIGN HEAD OF WINDOWS WITH EXISTING.

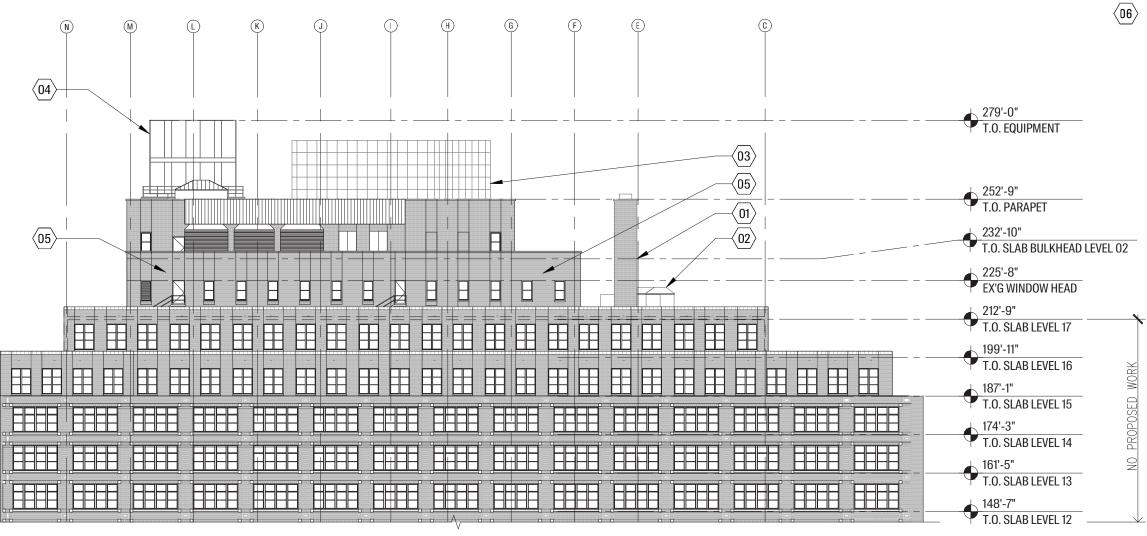
(02) ENLARGED OPENING WITH OPERABLE STOREFRONT SYSTEM. ALIGN

(03) EXTEND EXISTING FIRE STAIR BULKHEAD. MATCH EXISTING BRICK.

NEW ROOF TO MATCH PROFILE OF EXISTING.



Level 17 Proposal Existing Partial Elevation



EXISTING WATTS STREET (NORTH) ELEVATION SCALE: 1/32" = 1'-0"



KEY NOTES

- (D1) EXISTING SHAFT. (NO WORK)
- $\langle 02 \rangle$ existing fire stair bulkhead. Demolish roof and east wall.
- EXISTING MECHANICAL ENCLOSURE & SUPPORTING STRUCTURE TO REMAIN. REMOVE EXISTING CABLE STAYS AT LOWER LEVEL.
- $\langle 04 \rangle$ existing roof mounted equipment to remain, typical. (No work)
- (05) EXISTING BRICK FACADE TO REMAIN
- (D6) DEMOLISH PORTION OF EXISTING EXTERIOR WALL TO SUITE NEW WORK.

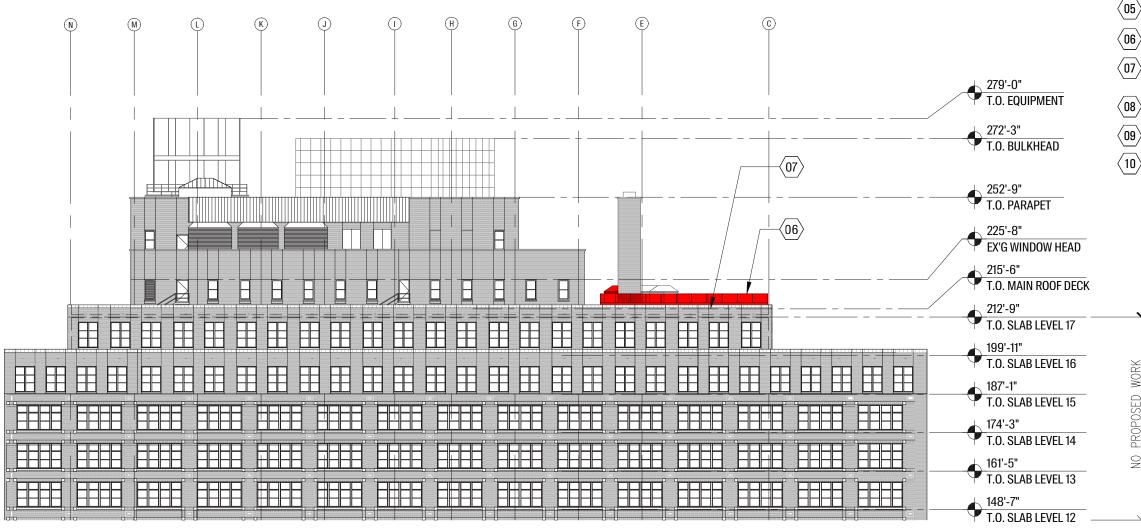








Level 17 Proposal Proposed Partial Elevation



PROPOSED WATTS STREET (NORTH) ELEVATION

SCALE: 1/32" = 1'-0"

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KEY NOTES

- NEW HORIZONTAL/VERTICAL EXTENSION WITH GLAZED, OPERABLE WALLS. ALIGN HEAD OF WINDOWS WITH EXISTING.
- (02) ENLARGED OPENING WITH OPERABLE STOREFRONT SYSTEM. ALIGN HEAD WITH EXISTING WINDOWS.
- (03) EXTEND EXISTING FIRE STAIR BULKHEAD. MATCH EXISTING BRICK. NEW ROOF TO MATCH PROFILE OF EXISTING.
- (04) NEW EGRESS DOOR(S). ALIGN WITH HEAD OF EXISTING WINDOWS.
- (05) NEW WINDOW, MATCH EXISTING.
- $\langle 06 \rangle$ glazed guardrails at perimeter.
- (07) RAISED, OCCUPIED ROOF DECK WITH STEEL STRUCTURE & EXTERIOR-GRADE PAVERS.
- (08) CUSTOM RAISED PLANTERS.
- (09) NEW ROOF AT ENLARGEMENT.
- (10) PAINT EXISTING STRUCTURE. COLOR TO MATCH EXISTING.

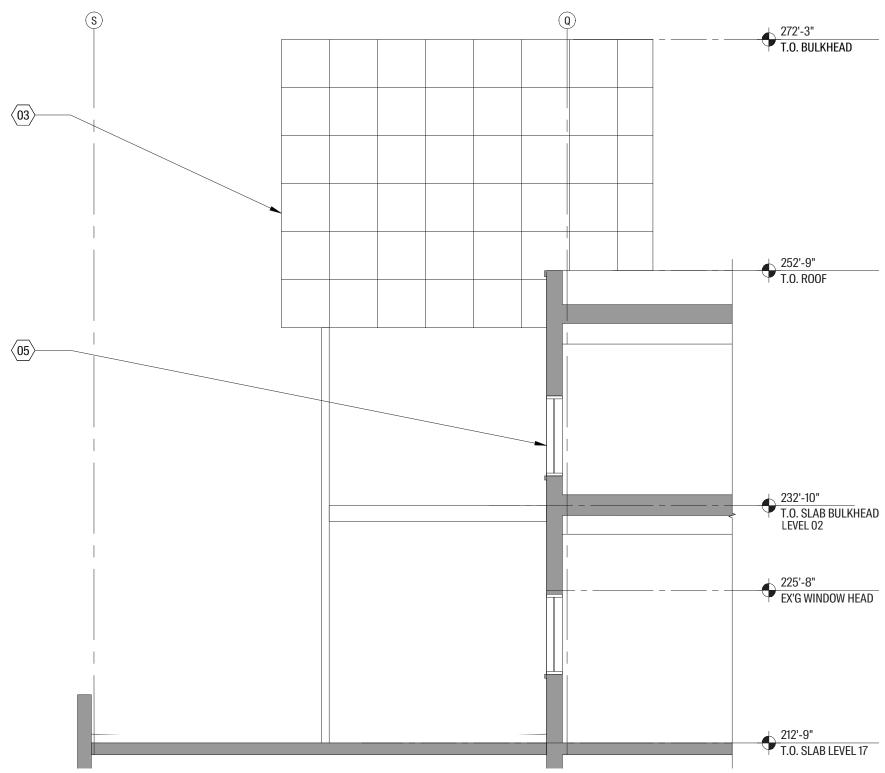








Level 17 Proposal Existing Partial Elevations



EXISTING (WEST) PARTIAL ELEVATION @ ENLARGEMENT





KEY NOTES

- (01) EXISTING SHAFT. (NO WORK)
- EXISTING FIRE STAIR BULKHEAD. DEMOLISH ROOF AND EAST WALL.

 O3

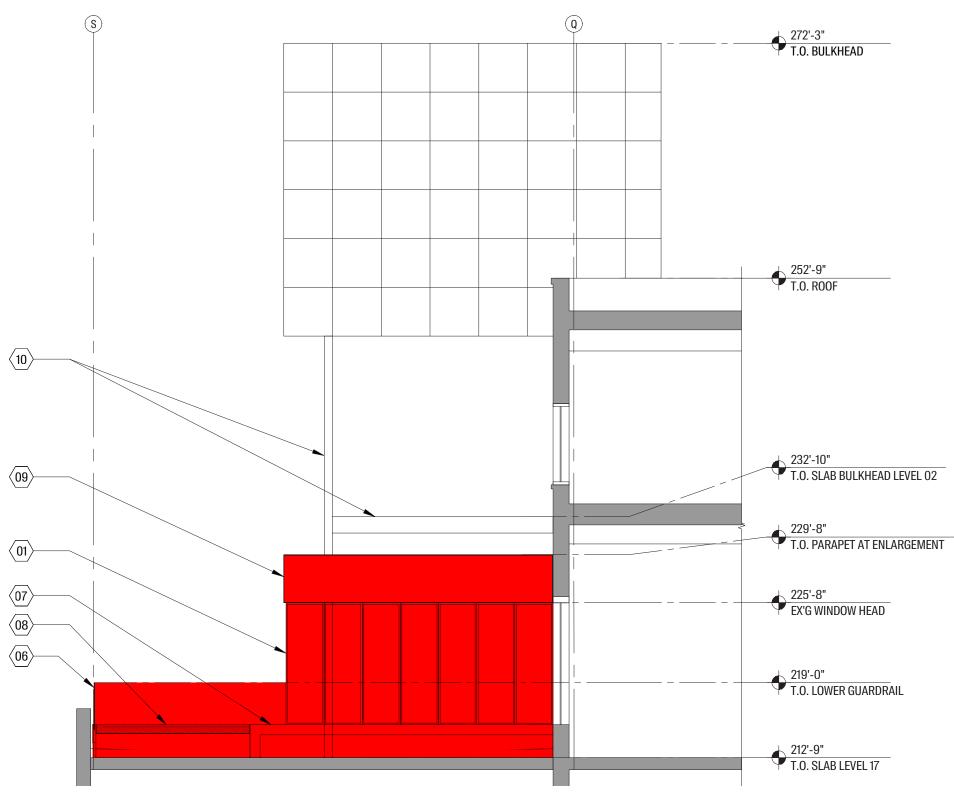
 EXISTING MECHANICAL ENCLOSURE & SUPPORTING STRUCTURE TO REMAIN. REMOVE EXISTING CABLE STAYS AT LOWER LEVEL.
- (04) EXISTING ROOF MOUNTED EQUIPMENT TO REMAIN, TYPICAL. (NO WORK)
- (05) EXISTING BRICK FACADE TO REMAIN
- (06) DEMOLISH PORTION OF EXISTING EXTERIOR WALL TO SUITE NEW WORK.

LEGEND





Level 17 Proposal Proposed Partial Elevations



PROPOSED (WEST) PARTIAL ELEVATION @ ENLARGEMENT

SCALE: 1/8" = 1'-0"



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KEY NOTES

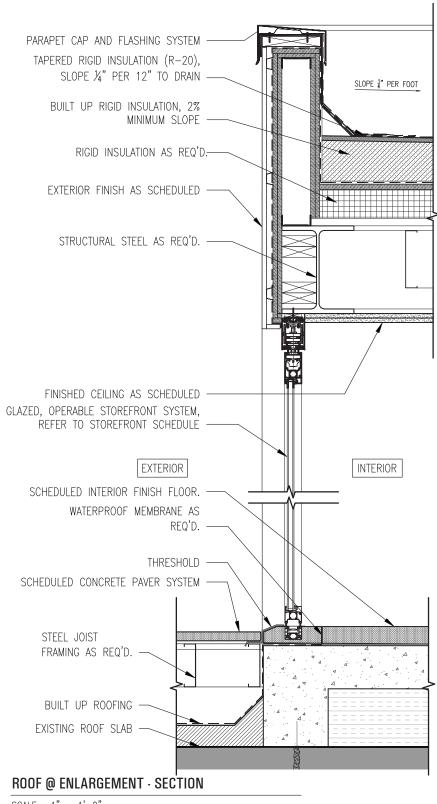
- NEW HORIZONTAL/VERTICAL EXTENSION WITH GLAZED, OPERABLE WALLS. ALIGN HEAD OF WINDOWS WITH EXISTING.
- ENLARGED OPENING WITH OPERABLE STOREFRONT SYSTEM. ALIGN HEAD WITH EXISTING WINDOWS.
- $\langle 03
 angle$ extend existing fire stair bulkhead. Match existing brick. NEW ROOF TO MATCH PROFILE OF EXISTING.
- (04) NEW EGRESS DOOR(S). ALIGN WITH HEAD OF EXISTING WINDOWS.
- (05) NEW WINDOW, MATCH EXISTING.
- (06) GLAZED GUARDRAILS AT PERIMETER.
- RAISED, OCCUPIED ROOF DECK WITH STEEL STRUCTURE & EXTERIOR—GRADE PAVERS.
- (08) CUSTOM RAISED PLANTERS.
- NEW ROOF AT ENLARGEMENT.
- $\langle 10 \rangle$ Paint existing structure. Color to match existing.

LEGEND





Level 17 Proposal Proposed Partial Section



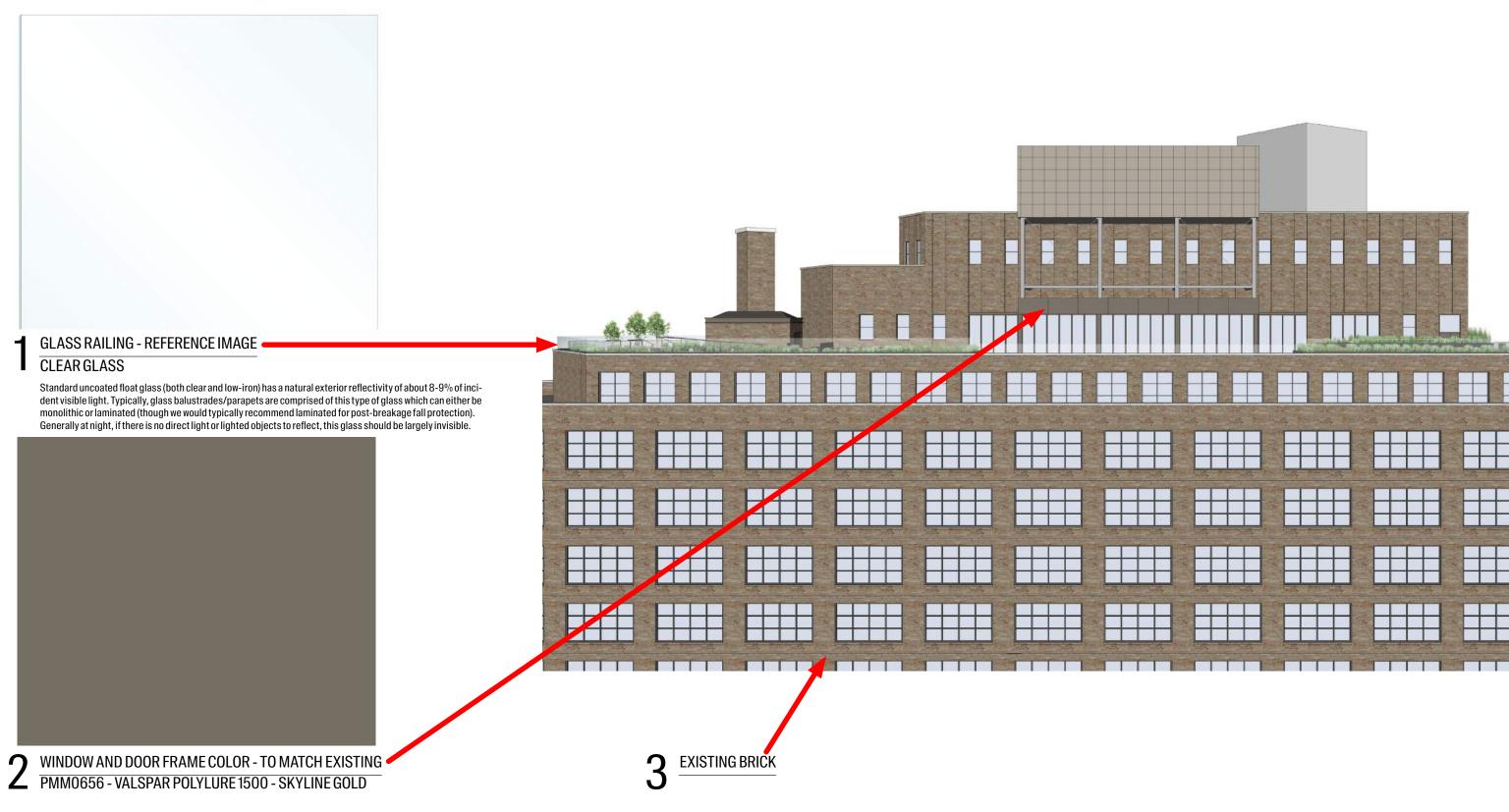






Level 17 Proposal

Material Selection



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Level 17 Proposal Street Views



VIEW LOOKING NORTH FROM VARICK & BEACH STREET - EXISTING



Level 17 Proposal Street Views - Mock-up photos



VIEW LOOKING NORTH FROM VARICK & BEACH STREET - PROPOSED MOCK-UP



Level 17 Proposal Street Views



VIEW LOOKING NORTH FROM VARICK & BEACH STREET - PROPOSED



Level 17 Proposal Street Views



VIEW LOOKING NORTH FROM VARICK & FRANKLIN STREET - EXISTING



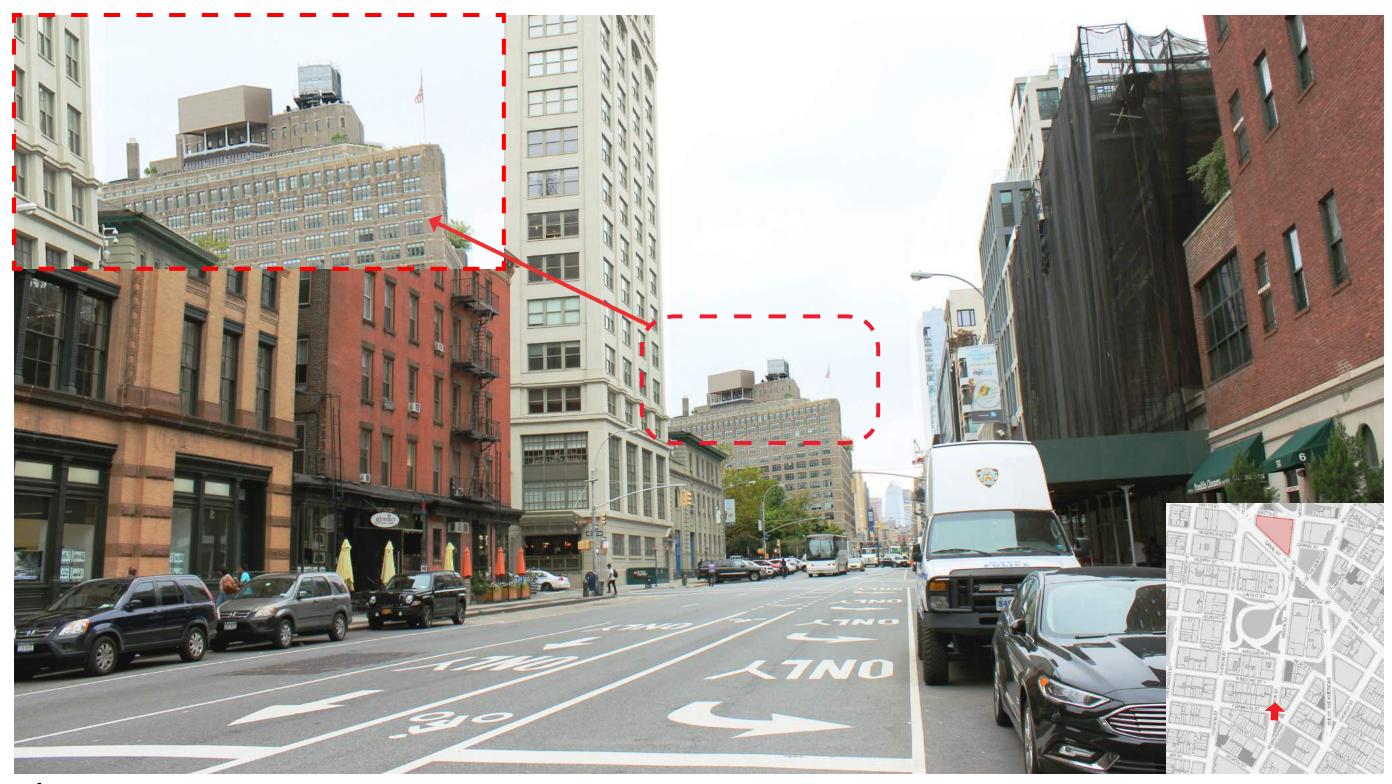
Level 17 Proposal Street Views - Mock-up photos



VIEW LOOKING NORTH FROM VARICK & FRANKLIN STREET - PROPOSED MOCK-UP



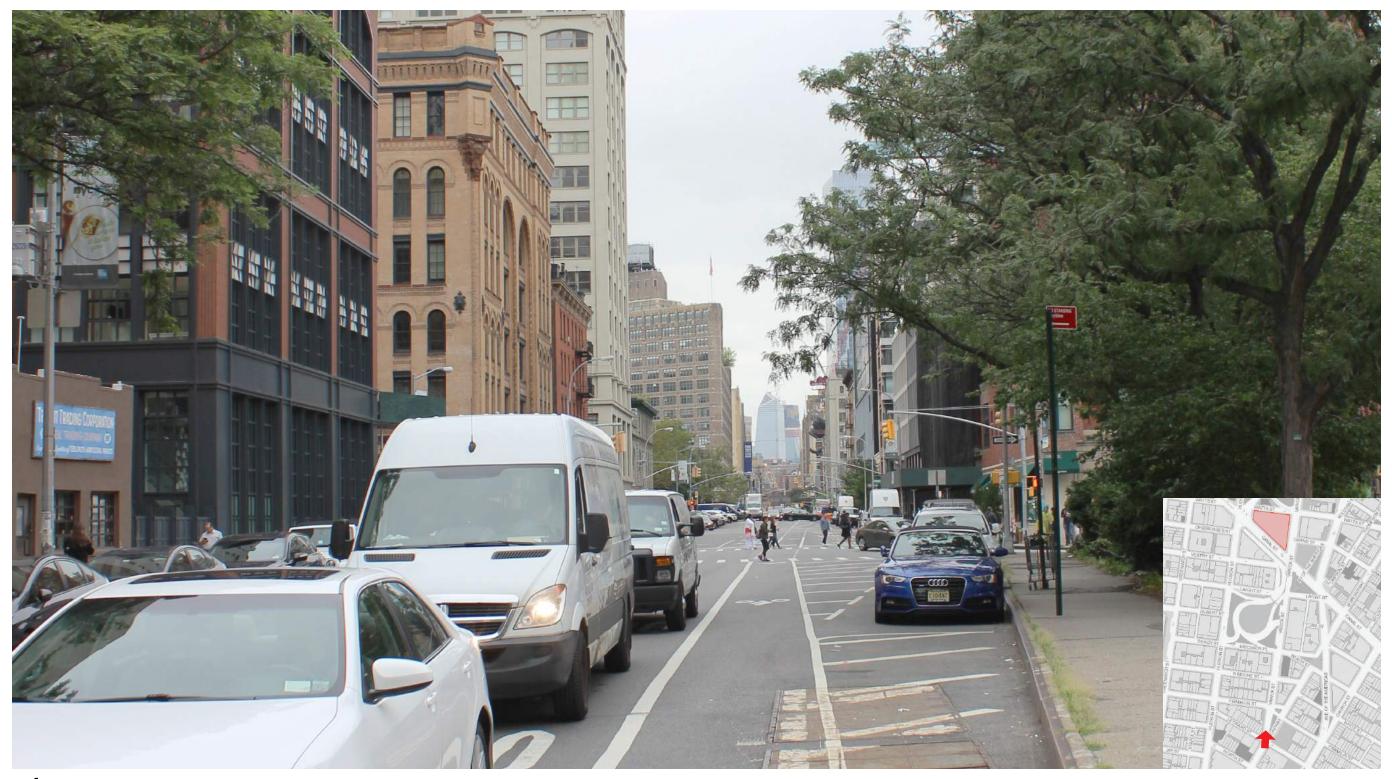
Level 17 Proposal Street Views



VIEW LOOKING NORTH FROM VARICK & FRANKLIN STREET - PROPOSED



Level 17 Proposal Street Views



VIEW LOOKING NORTH FROM VARICK & LEONARD STREET - EXISTING



Level 17 Proposal Street Views - Mock-up photos



VIEW LOOKING NORTH FROM VARICK & LEONARD STREET - PROPOSED MOCK-UP

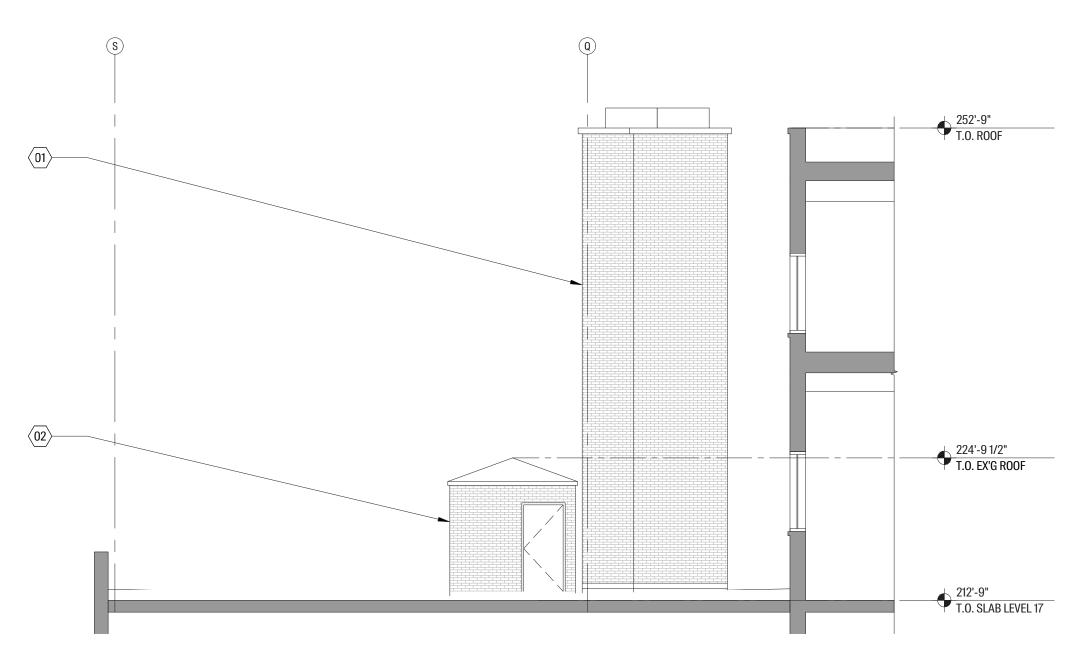
Level 17 Proposal Street Views



VIEW LOOKING NORTH FROM VARICK & LEONARD STREET - PROPOSED



Level 17 Proposal Existing Partial Elevations



EXISTING (WEST) PARTIAL ELEVATION @ FIRE STAIR

SCALE: 1/8" = 1'-0"

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KEY NOTES

- (01) EXISTING SHAFT. (NO WORK)
- EXISTING FIRE STAIR BULKHEAD. DEMOLISH ROOF AND EAST WALL.

 O3

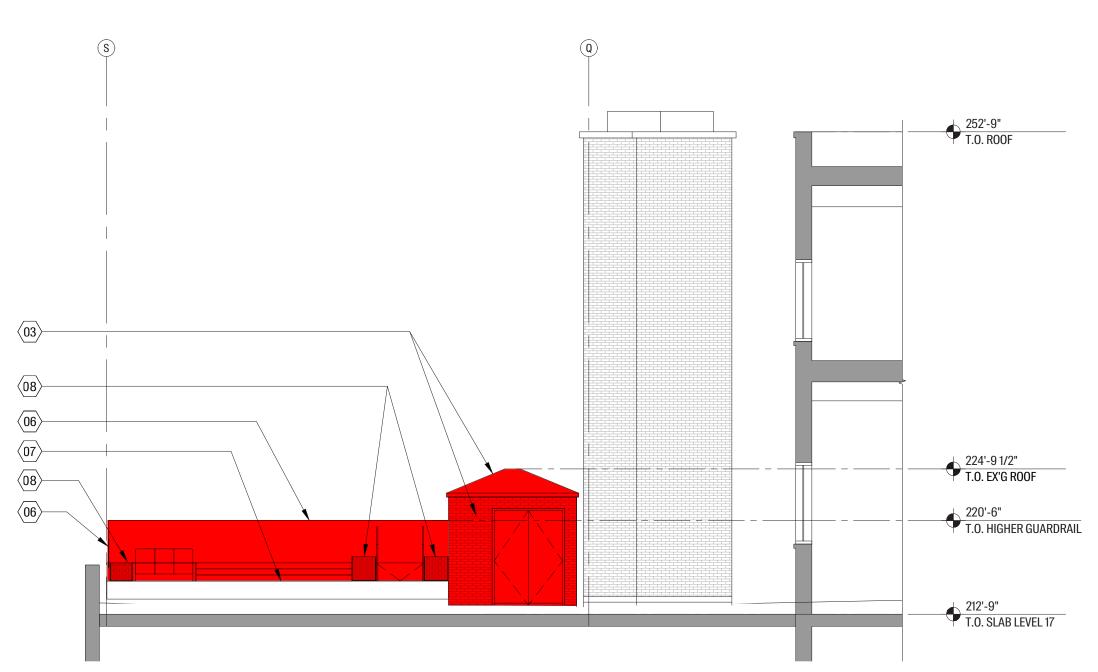
 EXISTING MECHANICAL ENCLOSURE & SUPPORTING STRUCTURE TO REMAIN. REMOVE EXISTING CABLE STAYS AT LOWER LEVEL.
- (04) EXISTING ROOF MOUNTED EQUIPMENT TO REMAIN, TYPICAL. (NO WORK)
- (05) EXISTING BRICK FACADE TO REMAIN
- (06) DEMOLISH PORTION OF EXISTING EXTERIOR WALL TO SUITE NEW WORK.

LEGEND





Level 17 Proposal Proposed Partial Elevations



PROPOSED (WEST) PARTIAL ELEVATION @ FIRE STAIR

SCALE: 1/8" = 1'-0"



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KEY NOTES

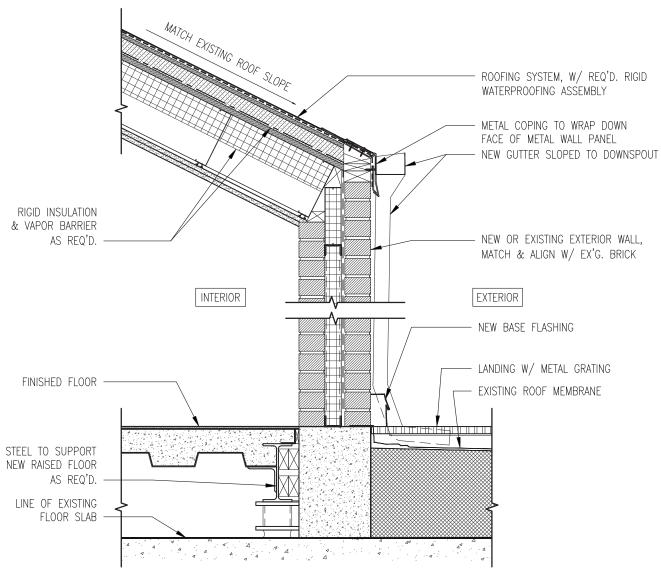
- NEW HORIZONTAL/VERTICAL EXTENSION WITH GLAZED, OPERABLE WALLS. ALIGN HEAD OF WINDOWS WITH EXISTING.
- ©2 ENLARGED OPENING WITH OPERABLE STOREFRONT SYSTEM. ALIGN HEAD WITH EXISTING WINDOWS.
- (03) EXTEND EXISTING FIRE STAIR BULKHEAD. MATCH EXISTING BRICK. NEW ROOF TO MATCH PROFILE OF EXISTING.
- $\langle 04 \rangle$ New Egress door(s). Align with Head of Existing Windows.
- (05) NEW WINDOW, MATCH EXISTING.
- (06) GLAZED GUARDRAILS AT PERIMETER.
- (07) RAISED, OCCUPIED ROOF DECK WITH STEEL STRUCTURE & EXTERIOR-GRADE PAVERS.
- (08) CUSTOM RAISED PLANTERS.
- (09) NEW ROOF AT ENLARGEMENT.
- (10) PAINT EXISTING STRUCTURE. COLOR TO MATCH EXISTING.

LEGEND





Level 17 Proposal Proposed Partial Section



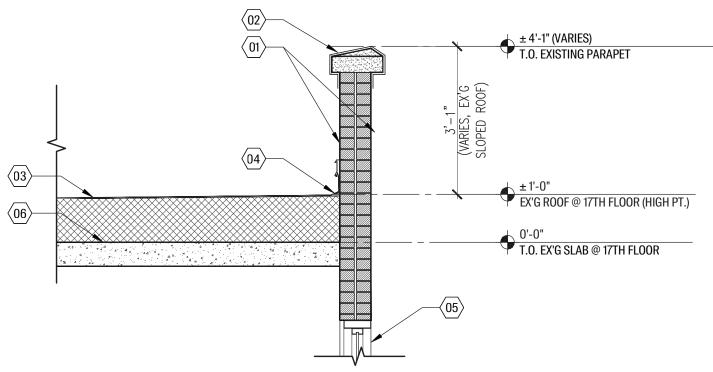
FIRE STAIR BULKHEAD - SECTION

SCALE: 1" = 1'-0"



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Level 17 Proposal Existing Section Details



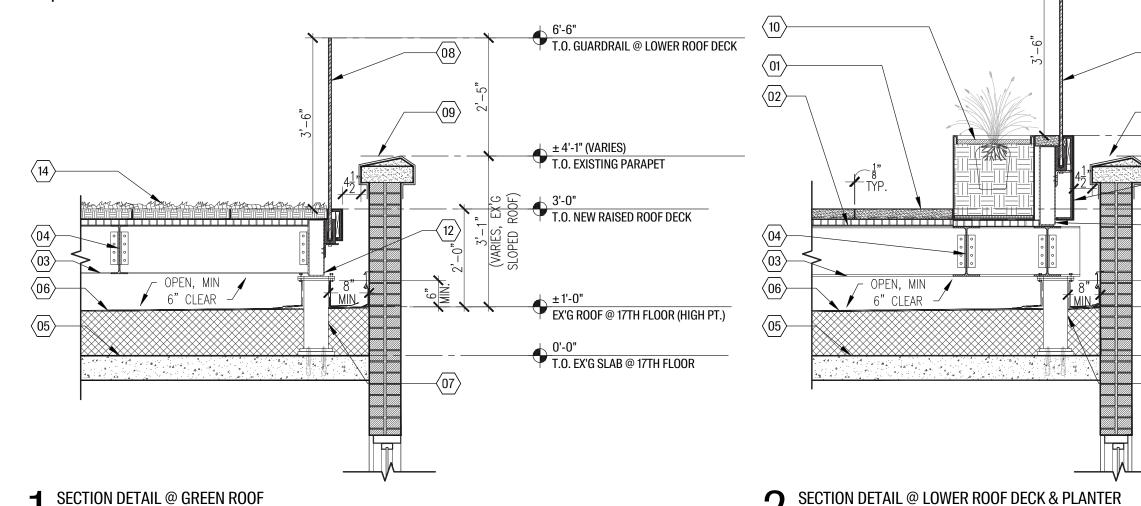
SECTION DETAIL @ EXISTING ROOF

SCALE: 1/2" = 1'-0"

KEY NOTES

- (D1) EXISTING BRICK PARAPET TO REMAIN. (NO WORK)
- EXISTING SHAPED STONE PARAPET CAP TO REMAIN.
- (D3) EXISTING BUILT-UP ROOF. REMOVE & REPLACE.
- $\left\langle \overline{04} \right\rangle$ EXISTING CANT STRIP. REPLACE AS REQUIRED.

- (05) EXISTING WINDOW AT FLOOR 16 TO REMAIN. NO WORK.
- $\langle {\bf 06} \rangle$ existing floor slab @ level 17



SECTION DETAIL @ LOWER ROOF DECK & PLANTER SCALE: 1/2" = 1'-0"

KEY NOTES

SCALE: 1/2" = 1'-0"

 $\langle 01 \rangle$ NEW PRECAST PAVERS, INSTALL USING MANUF. $\frac{1}{8}$ " SPACER TABS AND LEVELING SHIMS AS REQ'D.

 $\langle 02 \rangle$ 1½" STRUCTURAL GRATING FASTENED TO TOP FLANGE OF NEW STEEL

(03) STEEL GIRDER BEYOND

(04) NEW STEEL BEAMS.

(05) EXISTING CONCRETE ROOF SLAB

 $\langle 06 \rangle$ EX'G. BUILT UP ROOF, PROVIDE WATERPROOFING AS REQ'D.

(07) NEW STEEL STUB UP.

(08) FRAMELESS GLASS GUARDRAIL IN METAL SHOE (CRL OR APPROVED EQUAL) SIDE MOUNT TO STEEL PER MANF.'S RECOMMENDATIONS.

(09) EXISTING PARAPET TO REMAIN. (NO WORK)

(10) CUSTOM METAL PLANTER

EXTERIOR FASCIA AS SCHEDULED W/ CONCEALED FASTENERS. COLOR TO MATCH EX'G BUILDING PARAPET.

 $\langle 08 \rangle$

(12)

 $\langle 07 \rangle$

3'-1" (VARIES, EX'G SLOPED RODF)

SUPPORT STEEL ANGLE & TUBE FOR GLASS SHOE WELDED TO STEEL STRUCTURE

(13) NEW RAISED PLATFORM STUB UP BEYOND

 $\langle 14 \rangle$ Green roof system.

T.O. GUARDRAIL @ HIGHER ROOF DECK PLATFORM

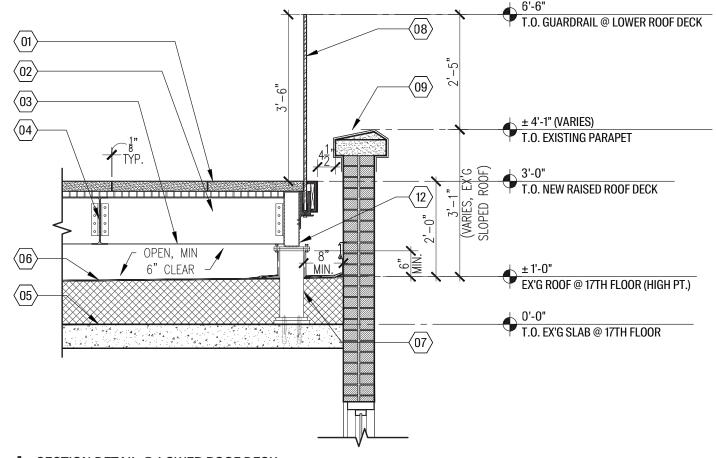
T.O. NEW RAISED ROOF DECK PLATFORM

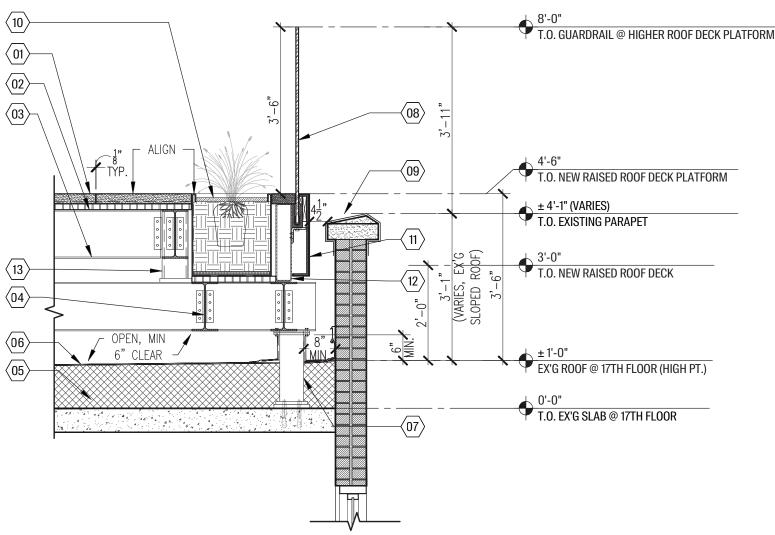
± 4'-1" (VARIES) T.O. EXISTING PARAPET

3'-0"
T.O. NEW RAISED ROOF DECK

± 1'-0"
EX'G ROOF @ 17TH FLOOR (HIGH PT.)

0'-0" T.O. EX'G SLAB @ 17TH FLOOR





SECTION DETAIL @ HIGHER ROOF DECK SCALE: 1/2" = 1'-0"

SECTION DETAIL @ LOWER ROOF DECK

SCALE: 1/2" = 1'-0"

KEY NOTES

- $\fbox{01}$ NEW PRECAST PAVERS, INSTALL USING MANUF. $^{1}_{8}$ SPACER TABS AND LEVELING SHIMS AS REQ'D.
- $\langle 02 \rangle$ 1½" STRUCTURAL GRATING FASTENED TO TOP FLANGE OF NEW STEEL
- (03) STEEL GIRDER BEYOND
- (04) NEW STEEL BEAMS.
- (05) EXISTING CONCRETE ROOF SLAB

- (06) EX'G. BUILT UP ROOF, PROVIDE WATERPROOFING AS REQ'D.
- $\langle \overline{07} \rangle$ NEW STEEL STUB UP.
- (08) FRAMELESS GLASS GUARDRAIL IN METAL SHOE (CRL OR APPROVED EQUAL) SIDE MOUNT TO STEEL PER MANF.'S RECOMMENDATIONS.
- (09) EXISTING PARAPET TO REMAIN. (NO WORK)

- CUSTOM METAL PLANTER
- EXTERIOR FASCIA AS SCHEDULED W/ CONCEALED FASTENERS. COLOR TO MATCH EX'G BUILDING PARAPET.
- SUPPORT STEEL ANGLE & TUBE FOR GLASS SHOE WELDED TO STEEL STRUCTURE
- (13) NEW RAISED PLATFORM STUB UP BEYOND
- (14) GREEN ROOF SYSTEM.





Appendix



Level 17 Proposal Street Views - Mock-up photos



VIEW LOOKING WEST FROM CANAL & CHURCH STREET - PROPOSED MOCK-UP



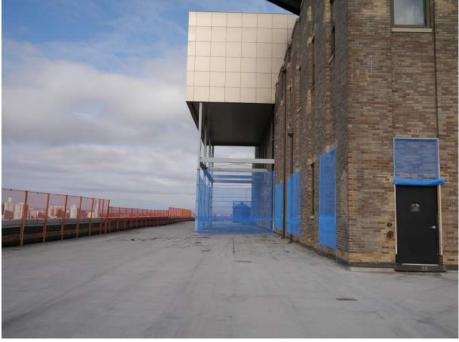
Level 17 Proposal Street Views - Mock-up photos



VIEW LOOKING WEST FROM CANAL & GREENWICH STREET - PROPOSED MOCK-UP

Level 17 Proposal Roof Views - Mock-up photos







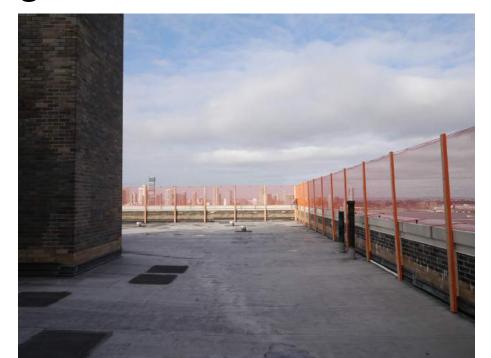
VIEW LOOKING SOUTH - MOCK-UP

VIEW LOOKING WEST - MOCK-UP

VIEW LOOKING WEST - MOCK-UP





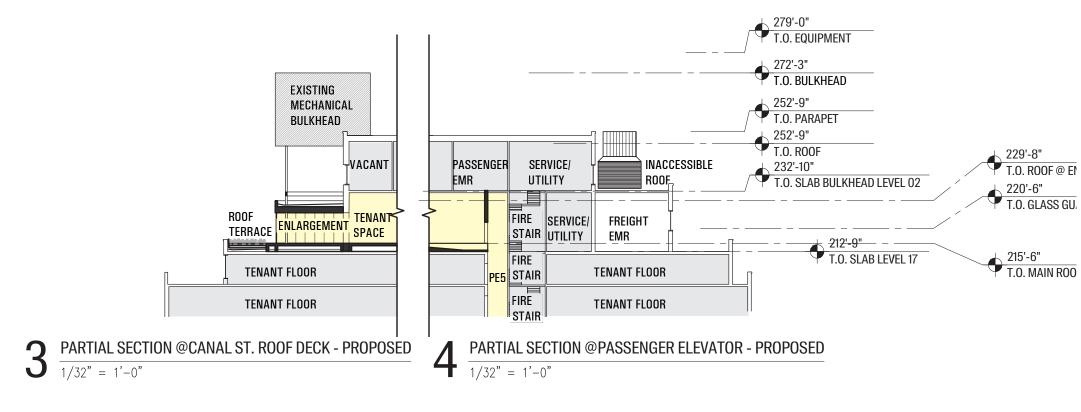


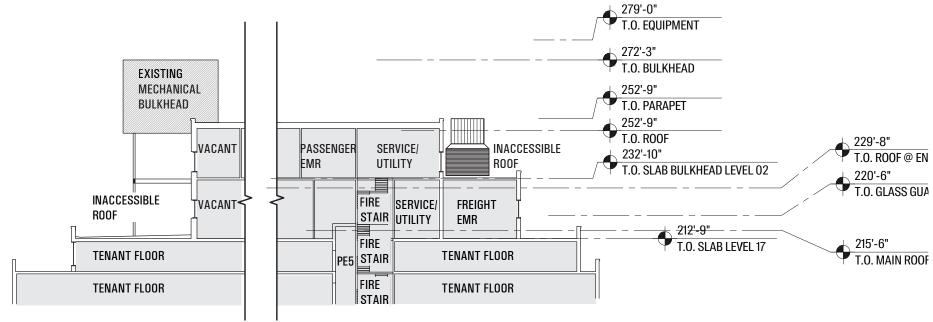
VIEW LOOKING EAST - MOCK-UP

VIEW LOOKING WEST - MOCK-UP

VIEW LOOKING WEST - MOCK-UP

Level 17 Proposal Schematic Building Section

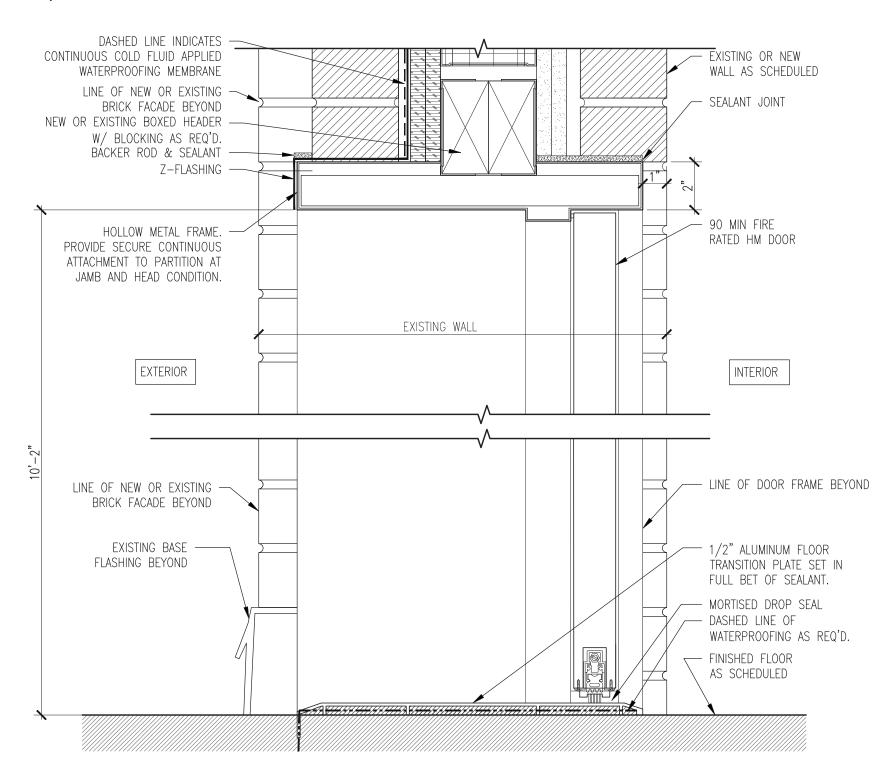


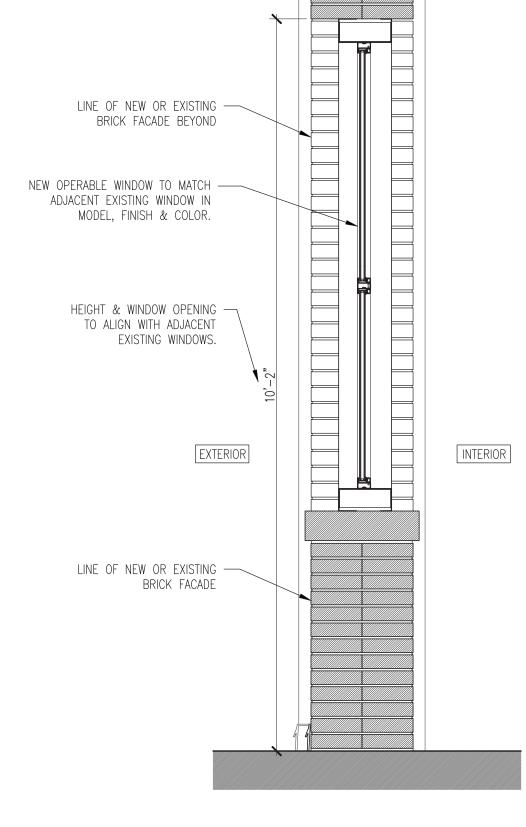


PARTIAL SECTION @CANAL ST. ROOF DECK - EXISTING 1/32" = 1'-0"

PARTIAL SECTION @PASSENGER ELEVATOR - EXISTING 1/32" = 1'-0"





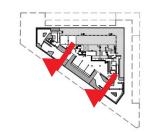


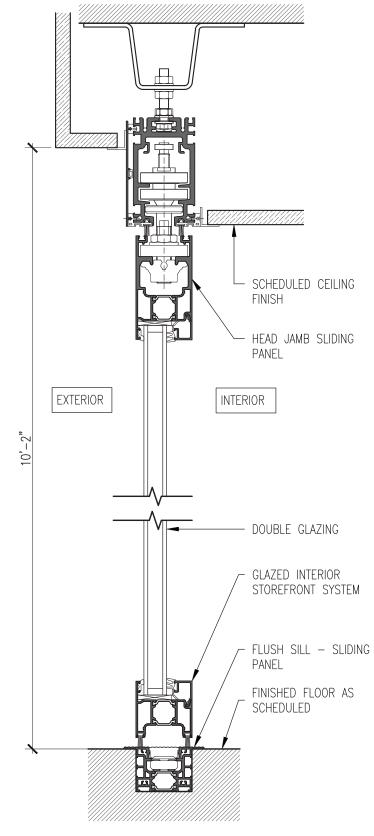
90-MIN. FIRE RATED HM EXTERIOR DOOR - SECTION SCALE: 3'' = 1'-0''



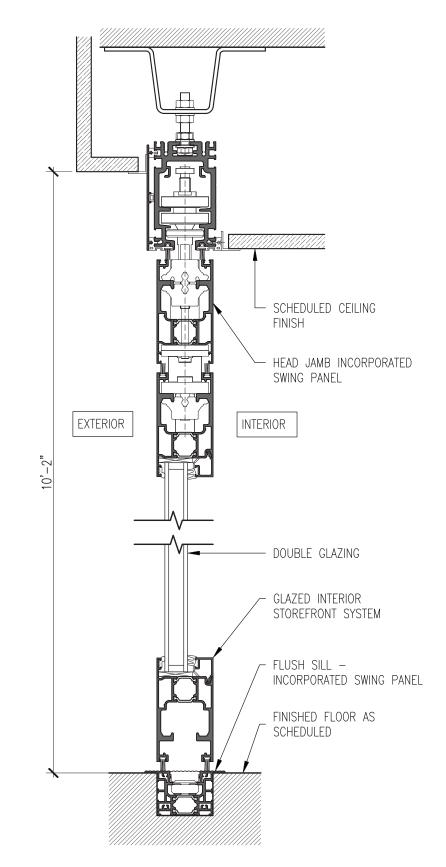
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STOREFRONT SYSTEM SLIDING PANEL - SECTION $\frac{1}{\text{SCALE: } 3" = 1'-0"}$



STOREFRONT SYSTEM SWING DOOR - SECTION SCALE: 3" = 1'-0"

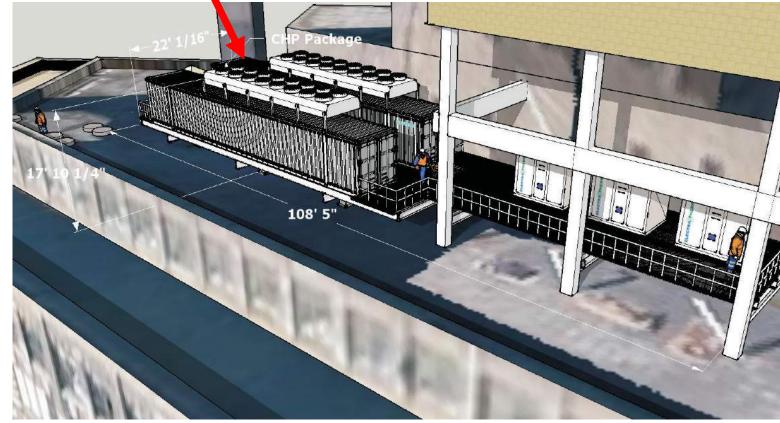




Level 17 Proposal | Approved Cogeneration Installation LPC-147367, SUL 14-8398, Approved 9/13/2013



VIEW FROM VARICK STREET BETWEEN LAIGHT & BEACH STREETS (RENDERING)



THE PROPOSED INSTALLATION

Level 17 Proposal | Approved Cogeneration Installation

LPC-147367, SUL 14-8398, Approved 9/13/2013



CURRENT VS. PREVIOUSLY PROPOSED DIAGRAM - CANAL STREET (SOUTH) ELEVATION NTS



Legend

Level 17 Proposal Glass Rail Precedent Images



GLASS RAILING - REFERENCE IMAGE



GLASS RAILING - STREET DAYLIGHT VIEW



75 Varick Street

Hudson Square November 13, 2017 Manhattan Community Board No. 2 Presentation

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