



102 GREENE STREET · COVER



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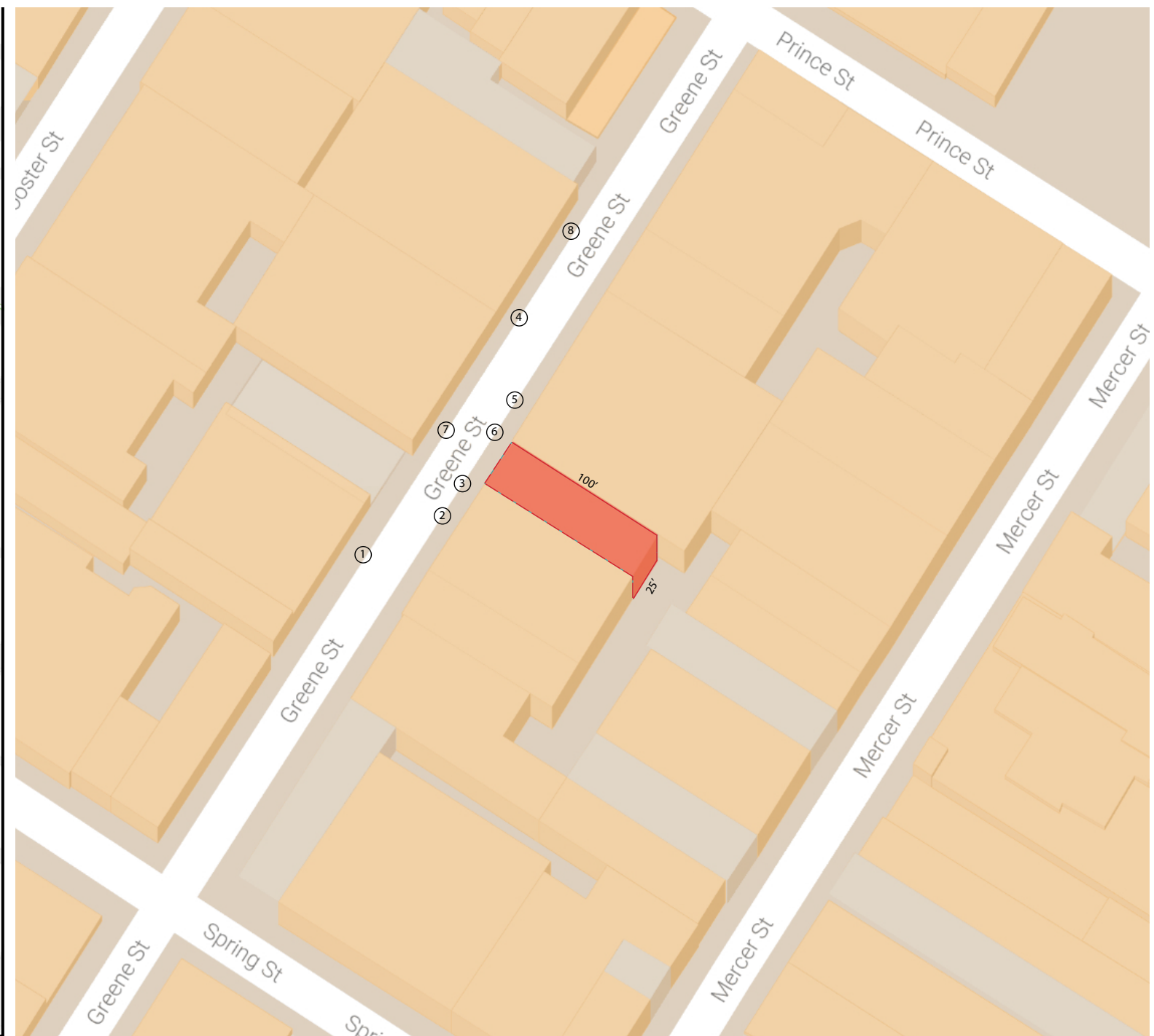
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JLL Realty
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SOHO CAST-IRON HISTORIC DISTRICT MAP



SITE PLAN: (8) Rooftop Addition Visibility Study Views



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102 GREENE STREET · HISTORIC DISTRICT + SITE PLAN MAP

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E. V. HAUGHWOUT BUILDING



SOHO CAST IRON DISTRICT TYPICAL STREET ELEVATION

102 GREENE STREET · SOHO CAST IRON DISTRICT - CONTEXT



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LANDMARKS DESIGNATION PHOTO



1940 TAX PHOTO

102 GREENE STREET · HISTORIC PHOTOS

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EXISTING ELEVATION



EXISTING STOREFRONT



EXISTING STOREFRONT DOOR

102 GREENE STREET · EXISTING STOREFRONT PHOTOS



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102 GREENE STREET · EXISTING ENTRY DOOR PHOTOS

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102 GREENE STREET · 96 GREENE ST - HENRY FERNBACH (1879)



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SOUTH PRISMATIC VAULT LIGHT CONDITION



EXISTING SOUTH PRISMATIC VAULT LIGHTS



BUILDING ADDRESS CONDITION



NORTH PRISMATIC VAULT LIGHT CONDITION - DECAY



EXISTING DIAMOND PLATE COVERING NORTH VAULT



STOREFRONT DOOR WOOD FINISH CONDITION

102 GREENE STREET · EXISTING ENTRY DETAIL PHOTOS



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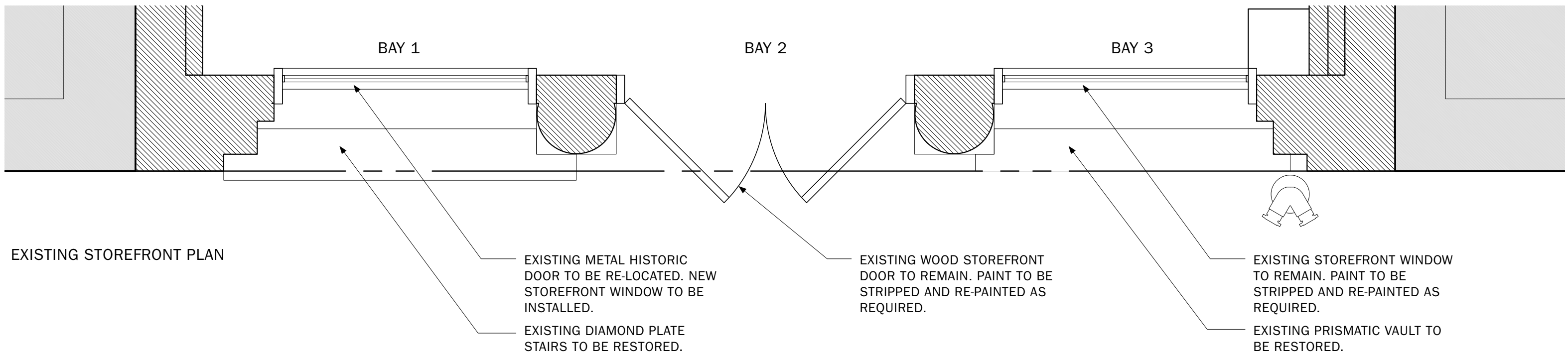
BAY 1



BAY 2



BAY 3

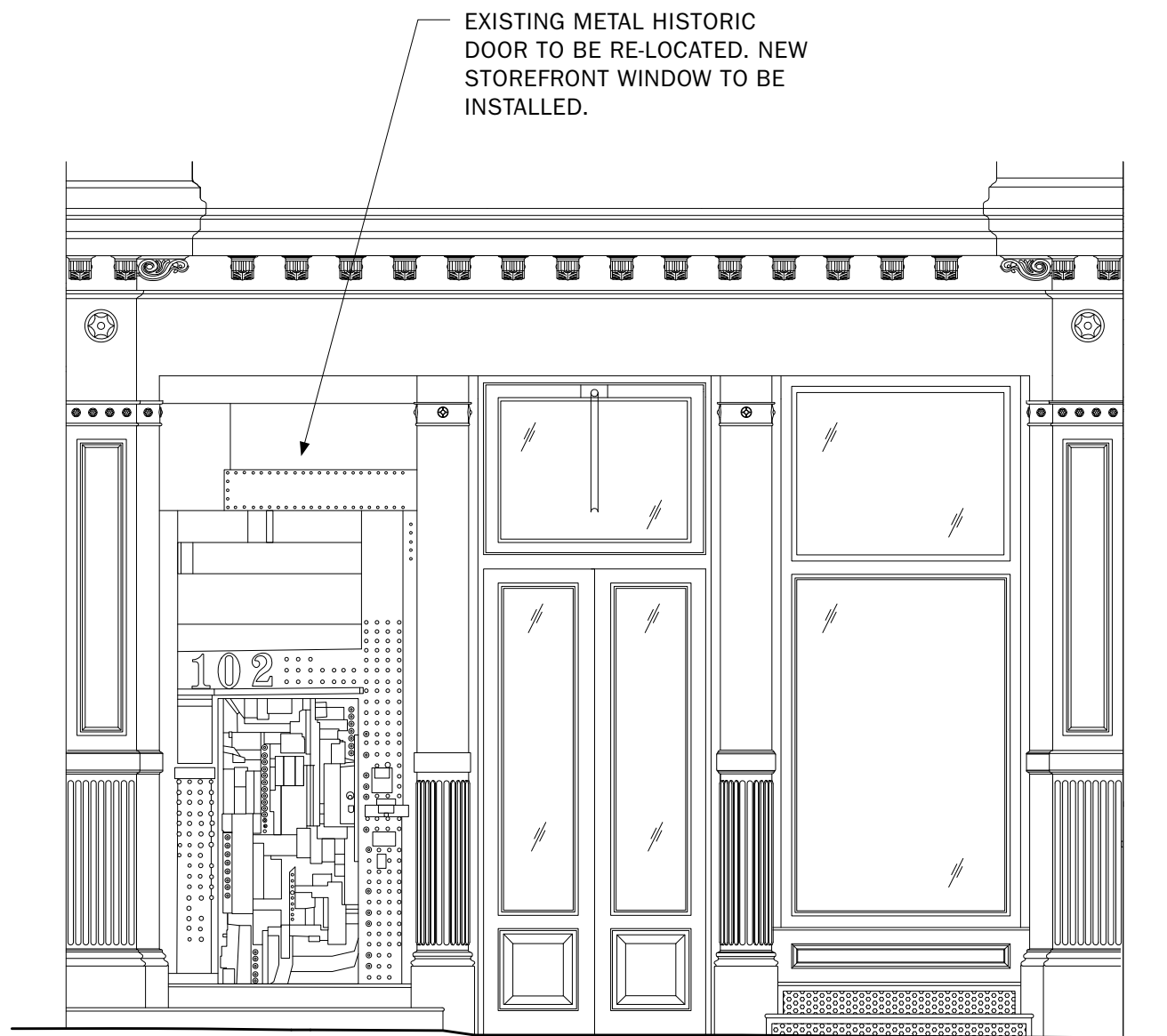


102 GREENE STREET · ENTRY DETAIL PROPOSED



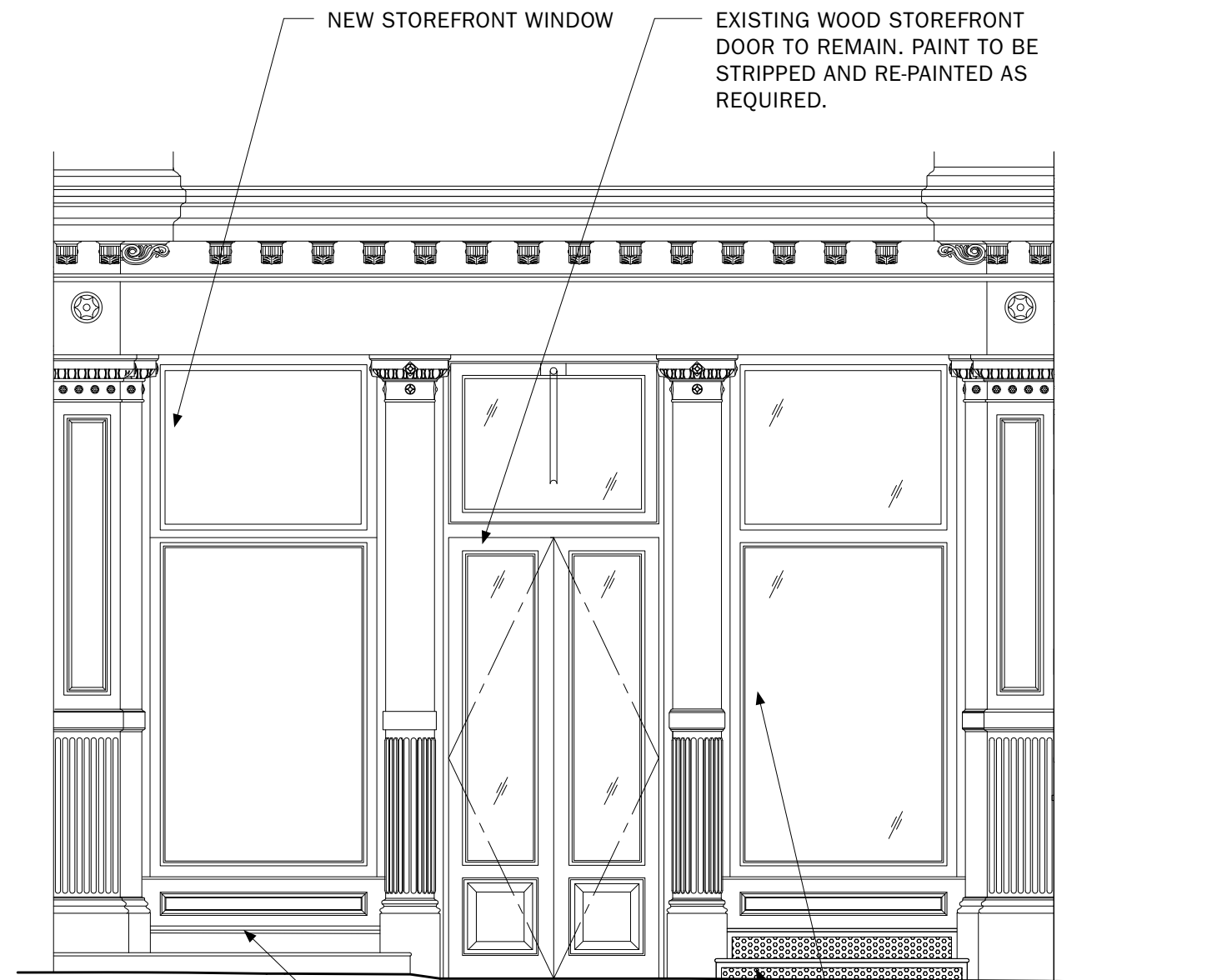
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EXISTING METAL HISTORIC DOOR TO BE RE-LOCATED. NEW STOREFRONT WINDOW TO BE INSTALLED.

EXISTING



NEW STOREFRONT WINDOW

EXISTING WOOD STOREFRONT DOOR TO REMAIN. PAINT TO BE STRIPPED AND RE-PAINTED AS REQUIRED.

EXISTING DIAMOND PLATE STAIRS TO BE RESTORED.

EXISTING STOREFRONT WINDOW TO REMAIN. PAINT TO BE STRIPPED AND RE-PAINTED AS REQUIRED.

EXISTING PRISMATIC VAULT TO BE RESTORED.

PROPOSED

102 GREENE STREET · ENLARGED STOREFRONT ELEVATIONS



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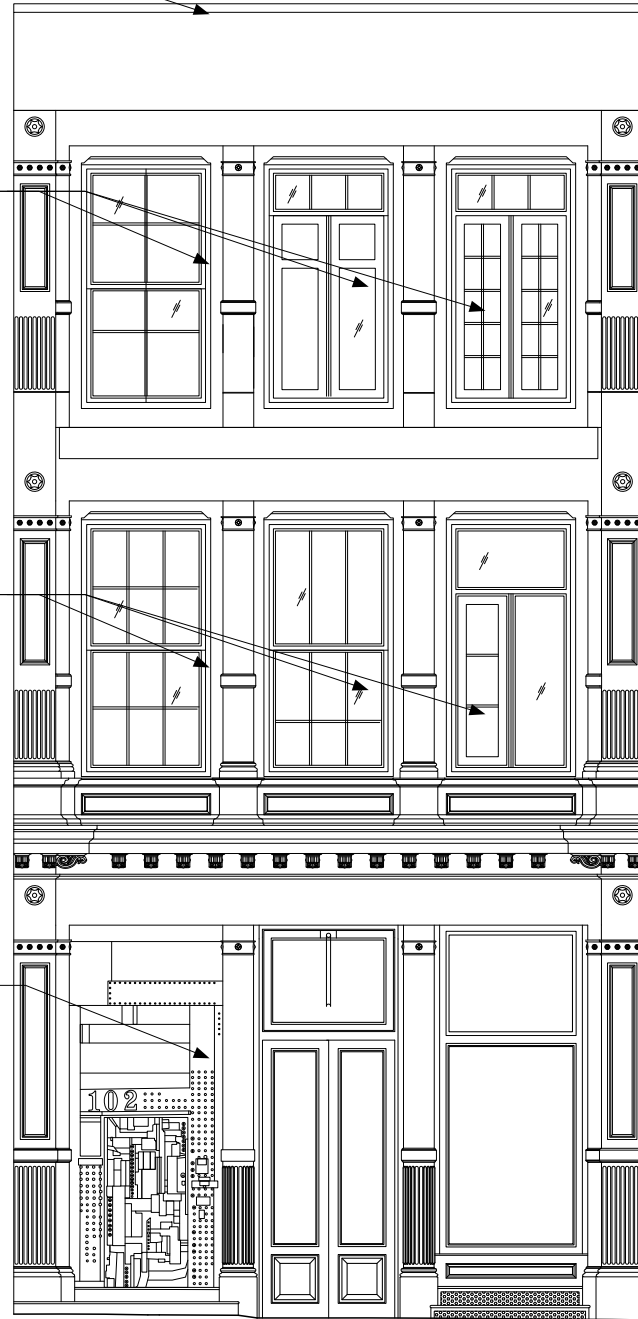
EXISTING PARAPET TO REMAIN.

EXISTING WINDOWS TO BE REPLACED

EXISTING WINDOWS TO BE REPLACED

EXISTING HISTORIC DOOR TO BE RE-LOCATED ON ROOF.

ADJACENT 12 STORY BUILDING



EXISTING

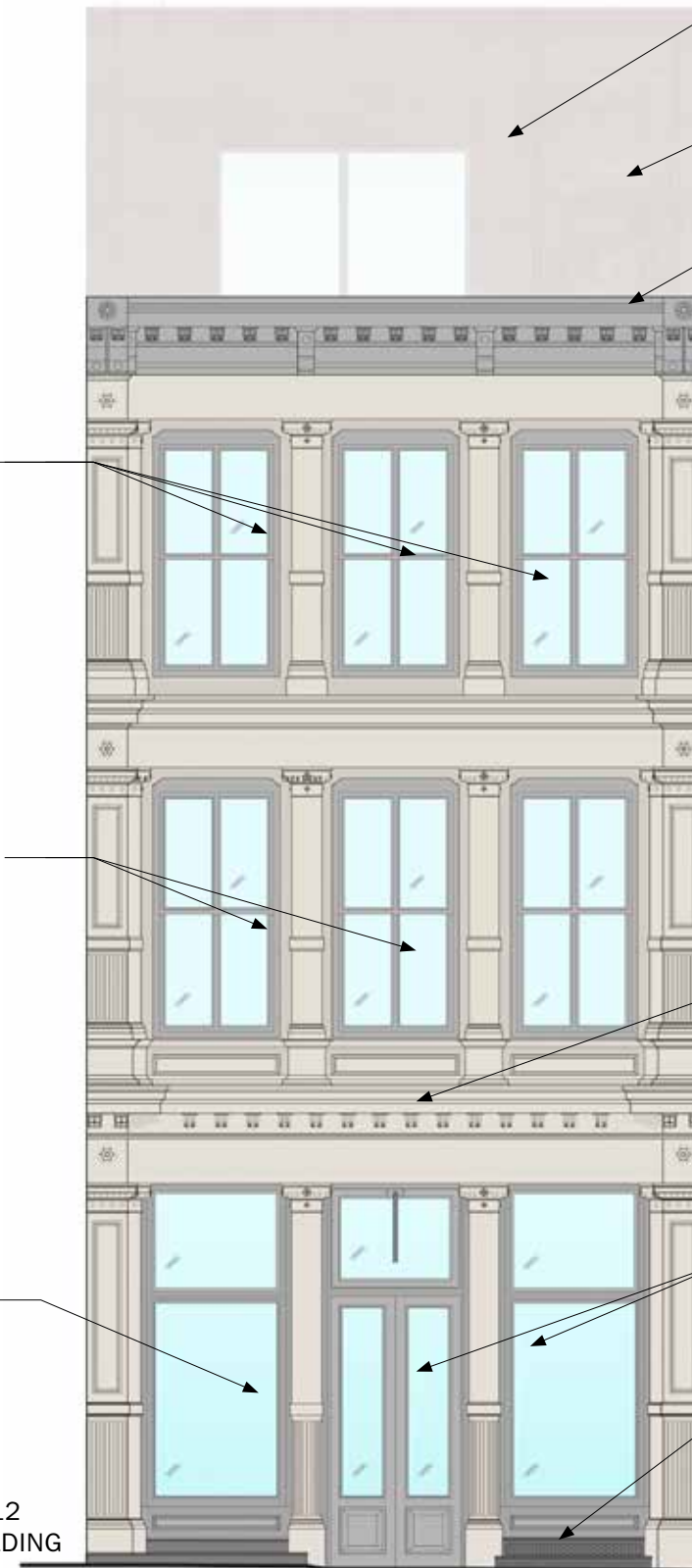
FDNY LADDER

EXISTING WINDOWS TO BE REPLACED WITH NEW WOOD WINDOWS, DOUBLE HUNG AND PAINTED.

EXISTING WINDOWS TO BE REPLACED WITH NEW WOOD WINDOWS, DOUBLE HUNG AND PAINTED.

EXISTING METAL HISTORIC DOOR TO BE RE-LOCATED. NEW STOREFRONT WINDOW TO BE INSTALLED.

ADJACENT 12 STORY BUILDING



PROPOSED

NEW PENTHOUSE METAL PERFORATED WEATHERED STEEL

RE-LOCATED METAL HISTORIC DOOR-INTEGRATED WITHIN PENTHOUSE ENVELOPE

NEW FIBERGLASS CORNICE

FACADE TO BE SCRAPED/REPAINTED TYP.

EXISTING WOOD STOREFRONT WINDOWS AND DOOR TO REMAIN.

EXISTING PRISMATIC VAULT TO BE REPAIRED. GLASS TO BE REPLACED.

ADJACENT 5 STORY BUILDING

102 GREENE STREET · PROPOSED STREET ELEVATION



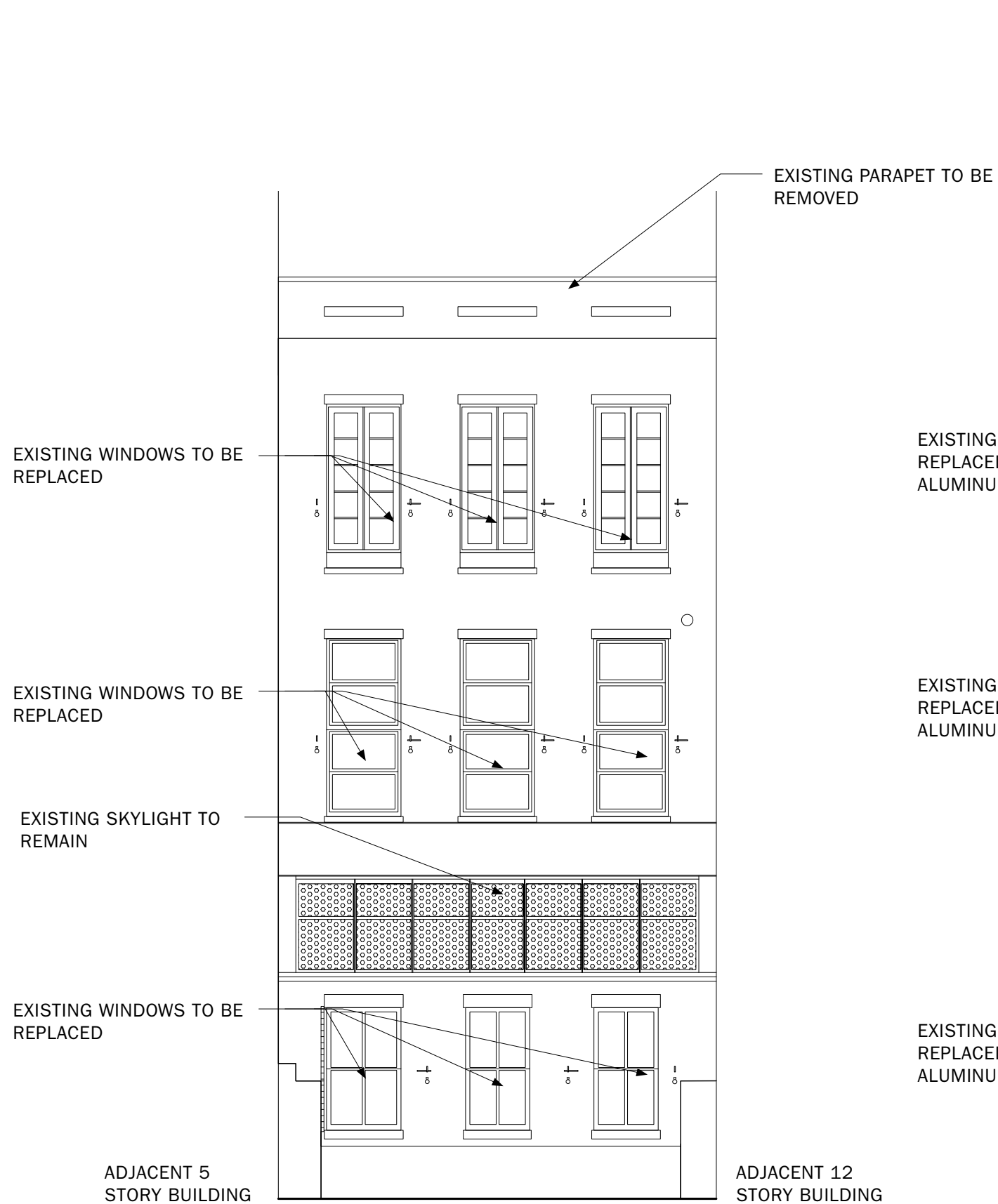
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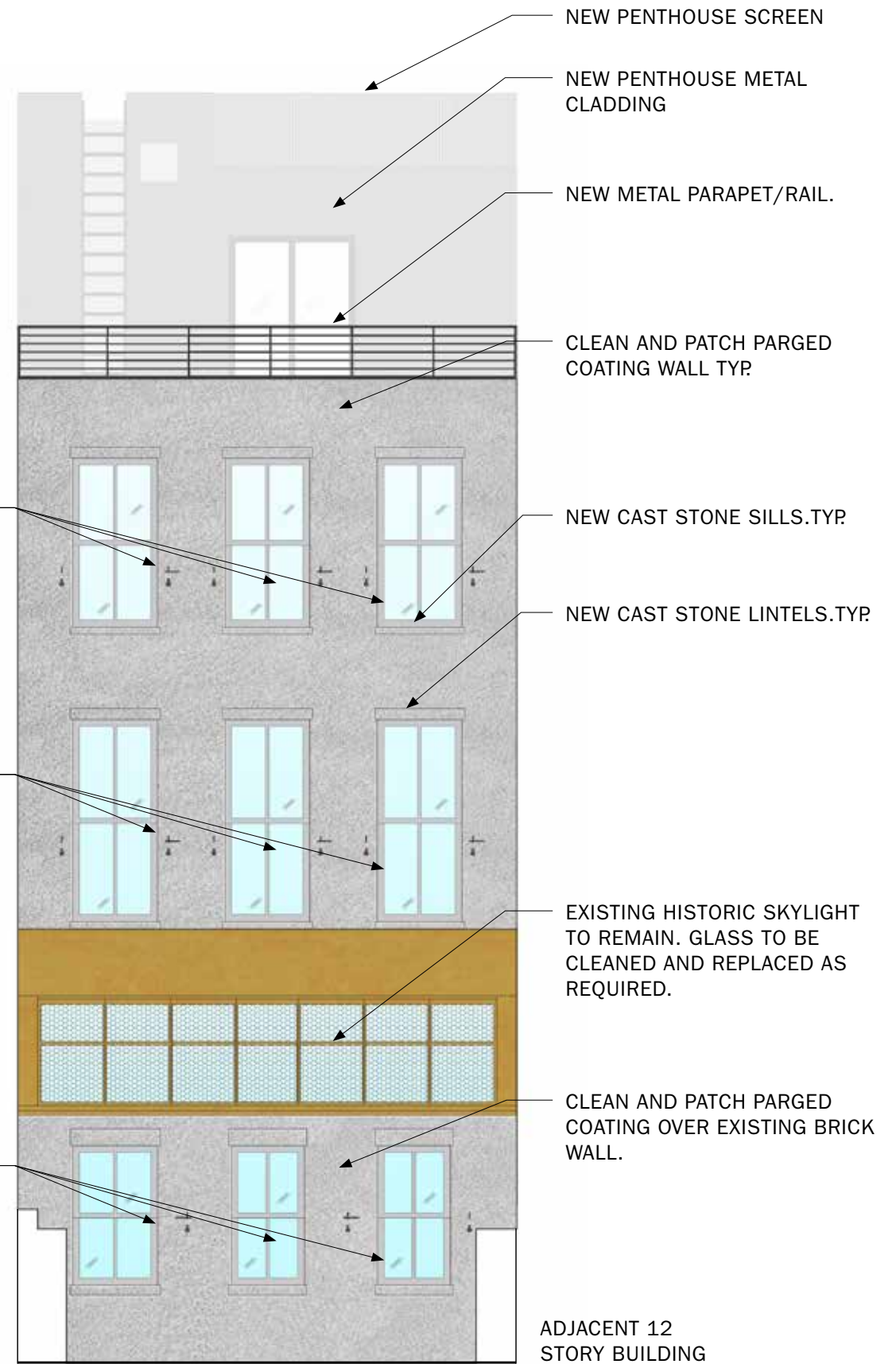


EXISTING

EXISTING WINDOWS TO BE REPLACED WITH DOUBLE-HUNG ALUMINUM WINDOWS.

EXISTING WINDOWS TO BE REPLACED WITH DOUBLE-HUNG ALUMINUM WINDOWS.

EXISTING WINDOWS TO BE REPLACED WITH DOUBLE-HUNG ALUMINUM WINDOWS.



PROPOSED

102 GREENE STREET · PROPOSED REAR ELEVATION



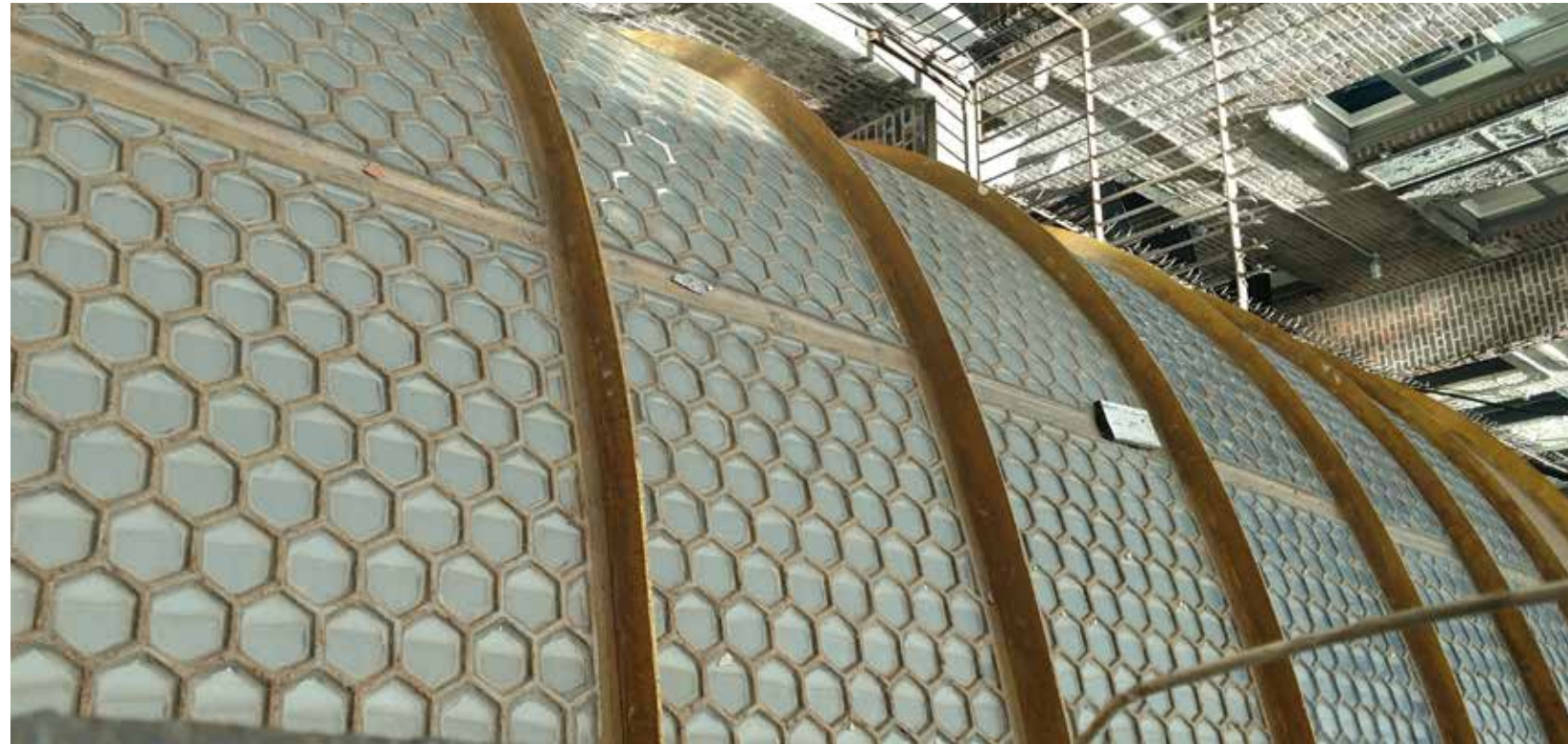
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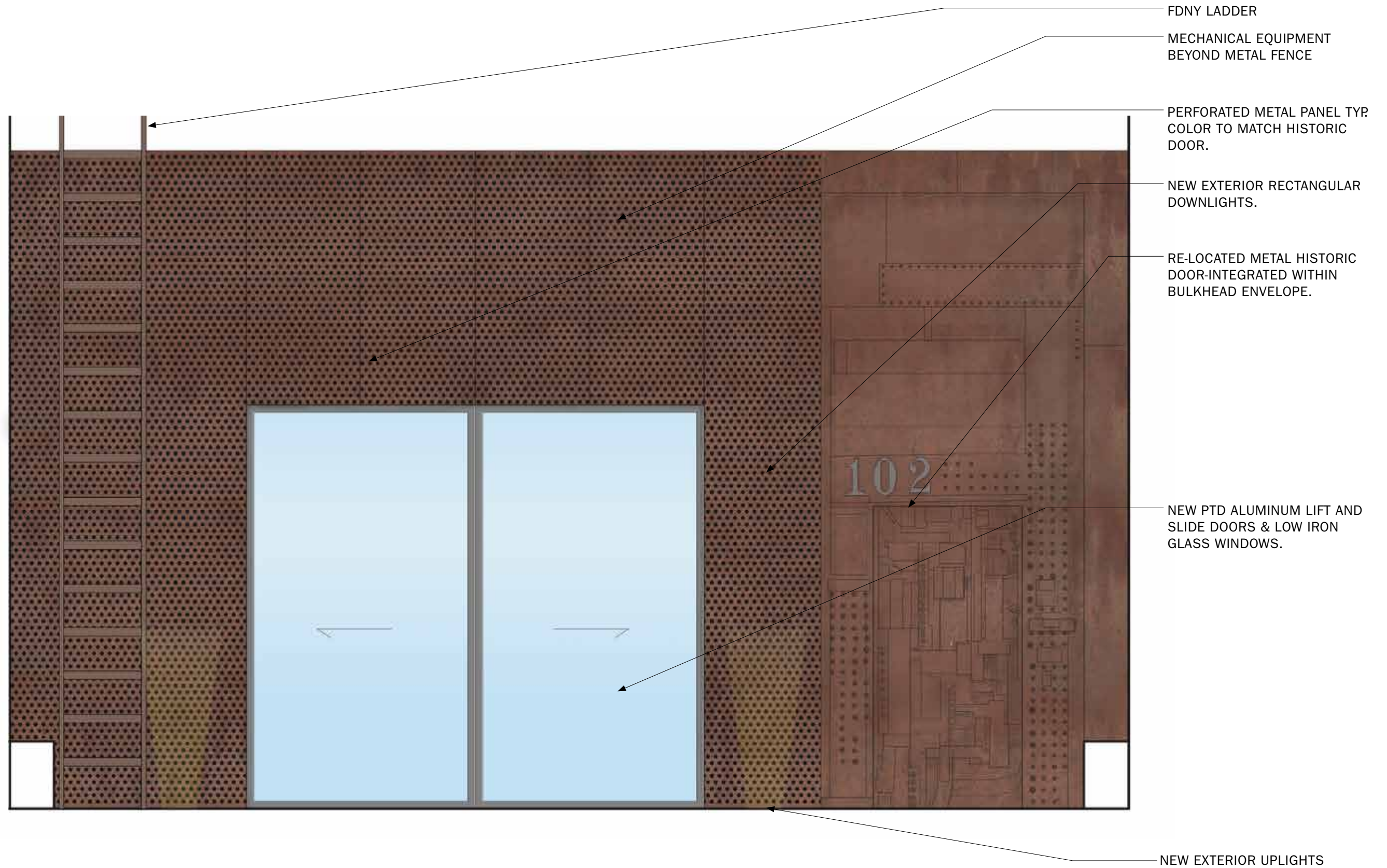
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102 GREENE STREET · EXISTING REAR FACADE PHOTOS

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102 GREEN STREET · PROPOSED PENTHOUSE ELEVATION

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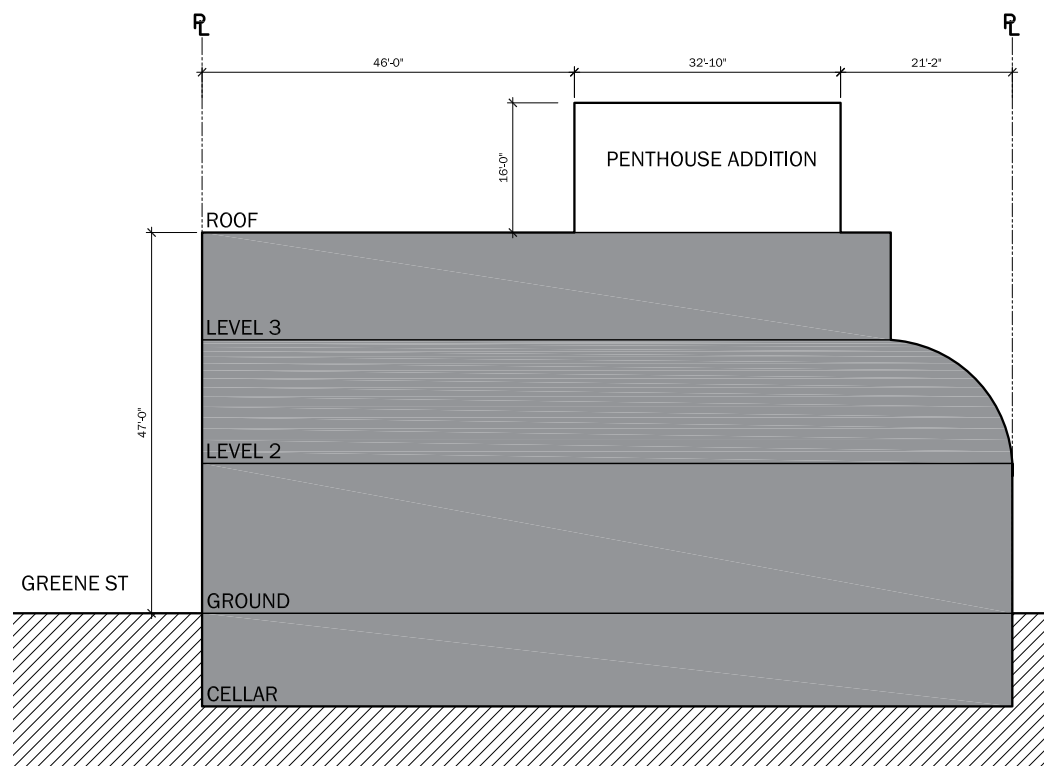




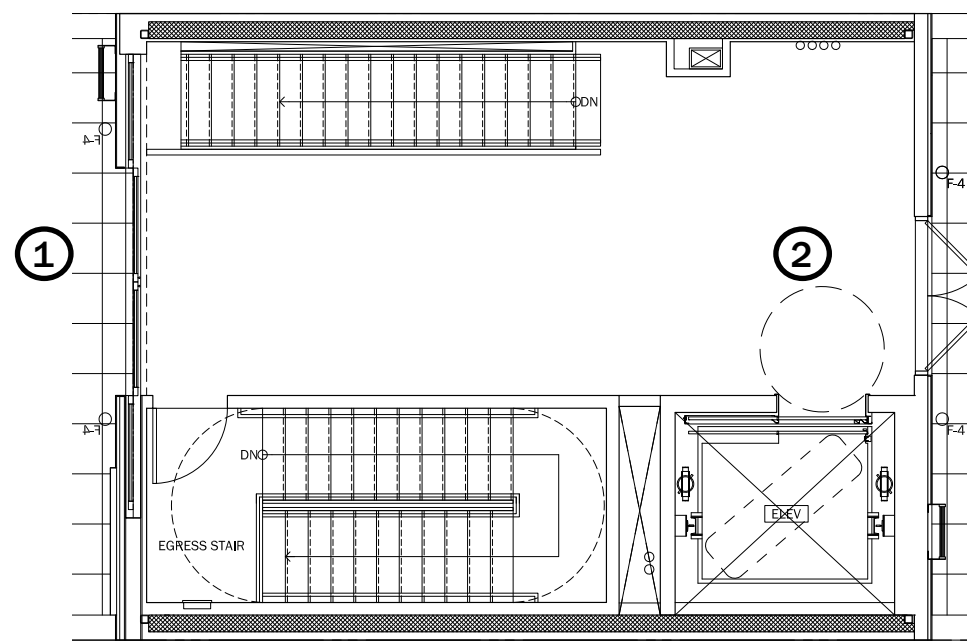
① PENTHOUSE ADDITION



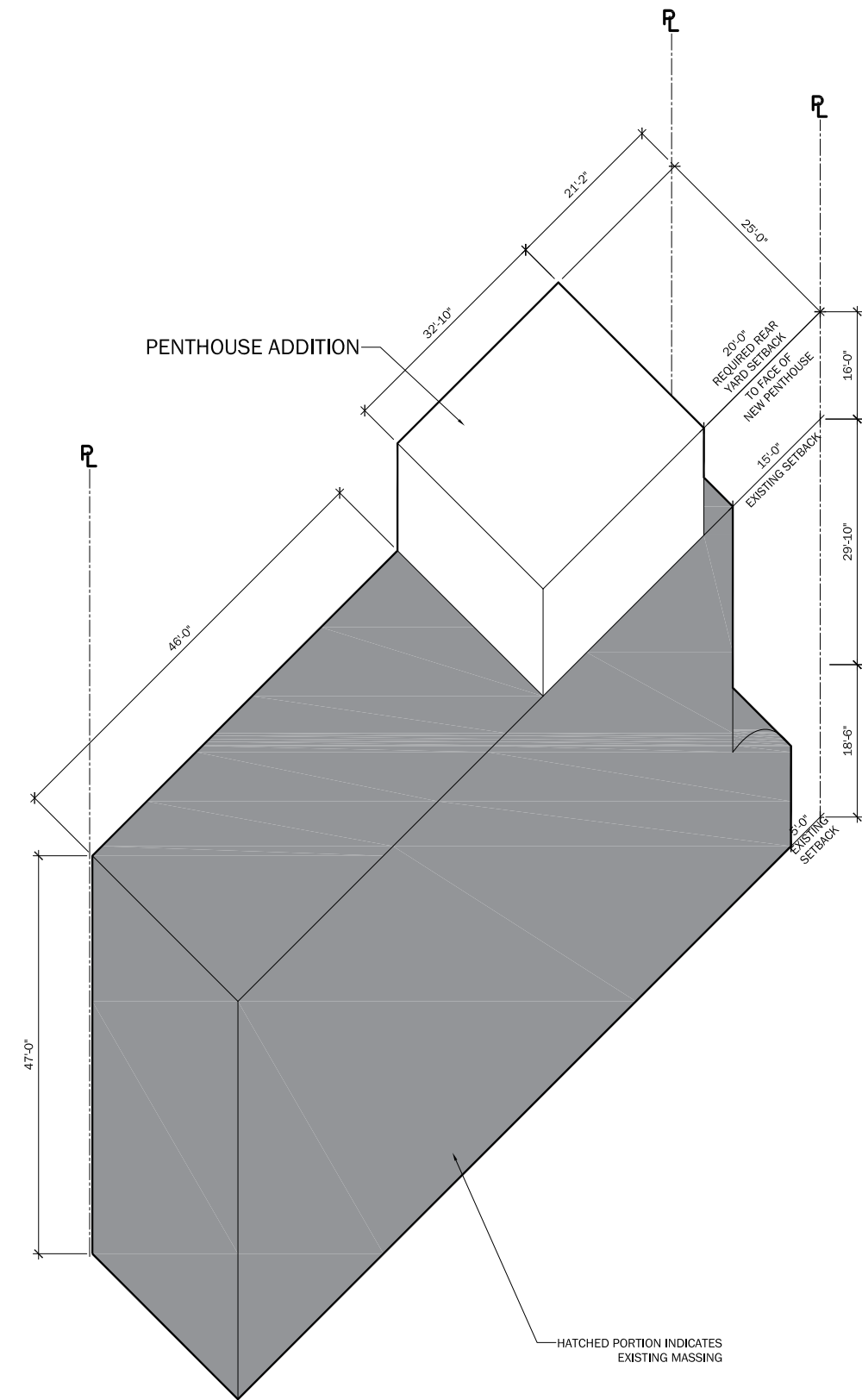
② PENTHOUSE ADDITION



BUILDING MASS SECTION



NEW PENTHOUSE PLAN



ADDITIONAL HEIGHT TO ACCOMMODATE CODE COMPLIANCE.

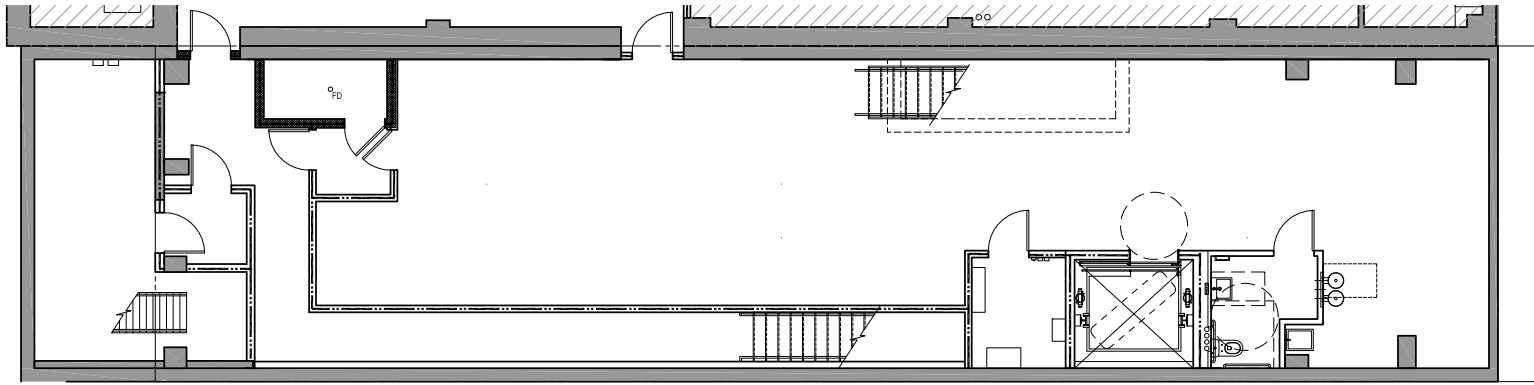
AXONOMETRIC DIAGRAM

102 GREENE STREET · PROPOSED BULKHEAD MOCK-UP

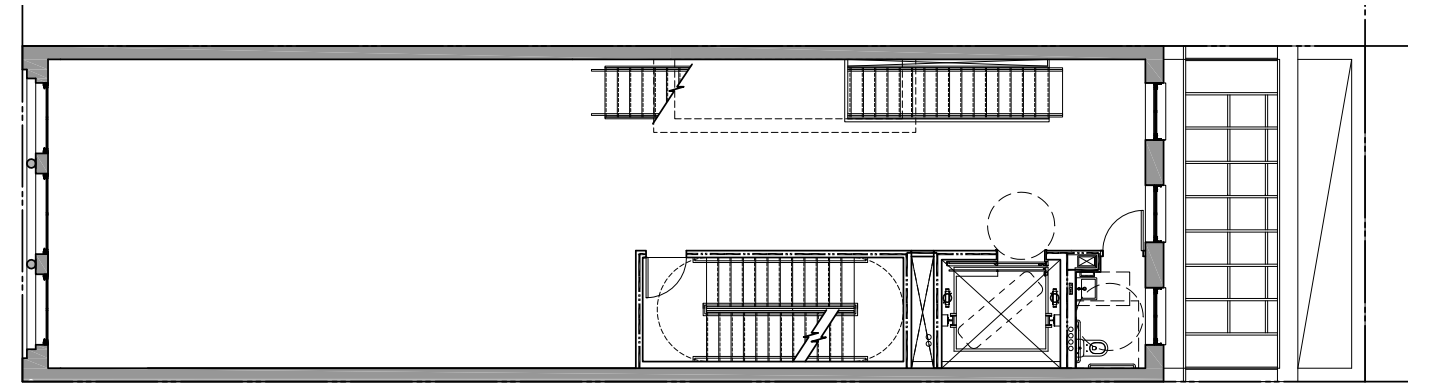


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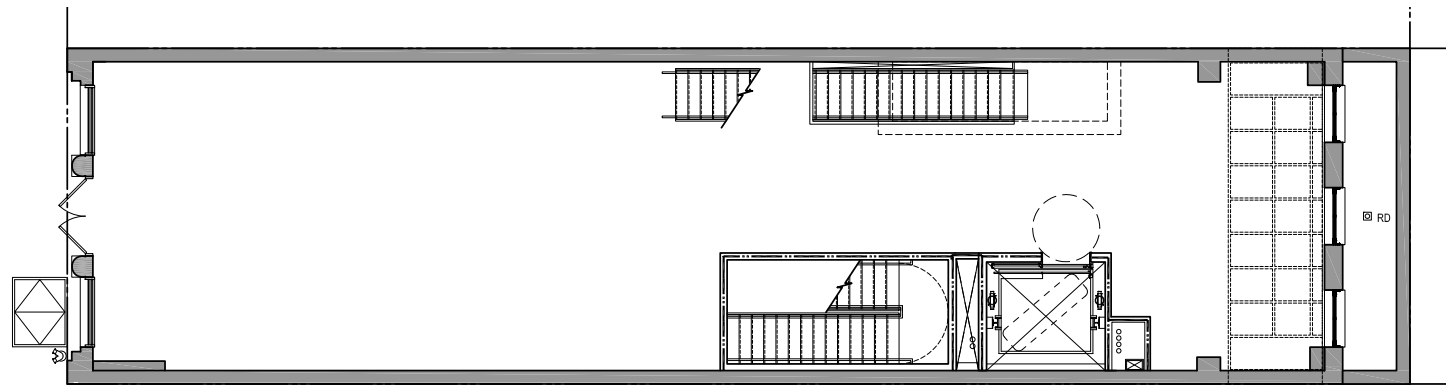
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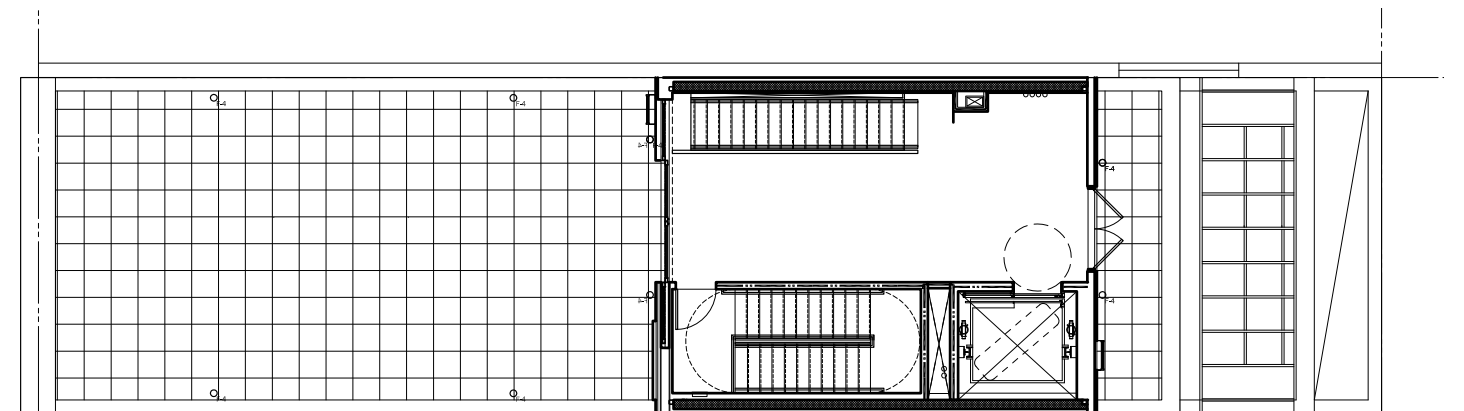
CELLAR PLAN



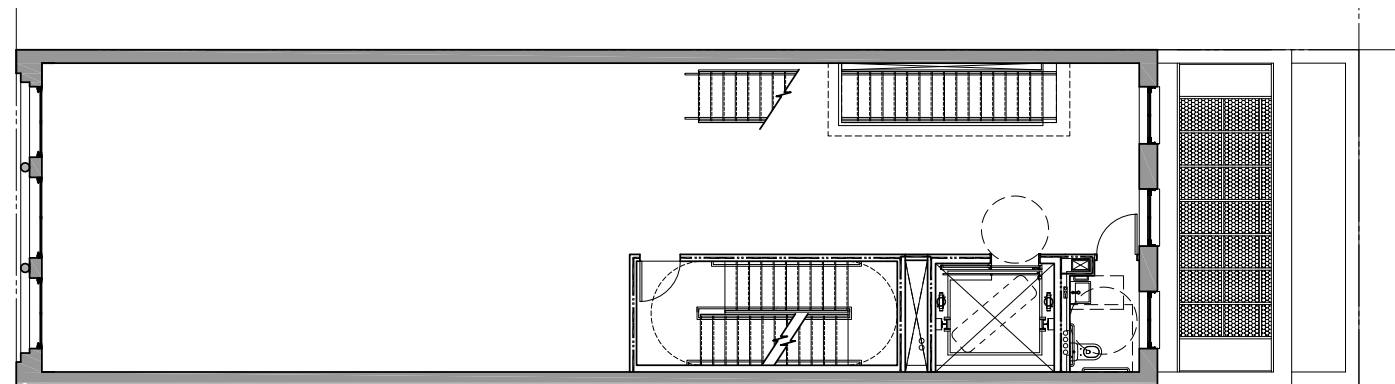
THIRD FLOOR PLAN



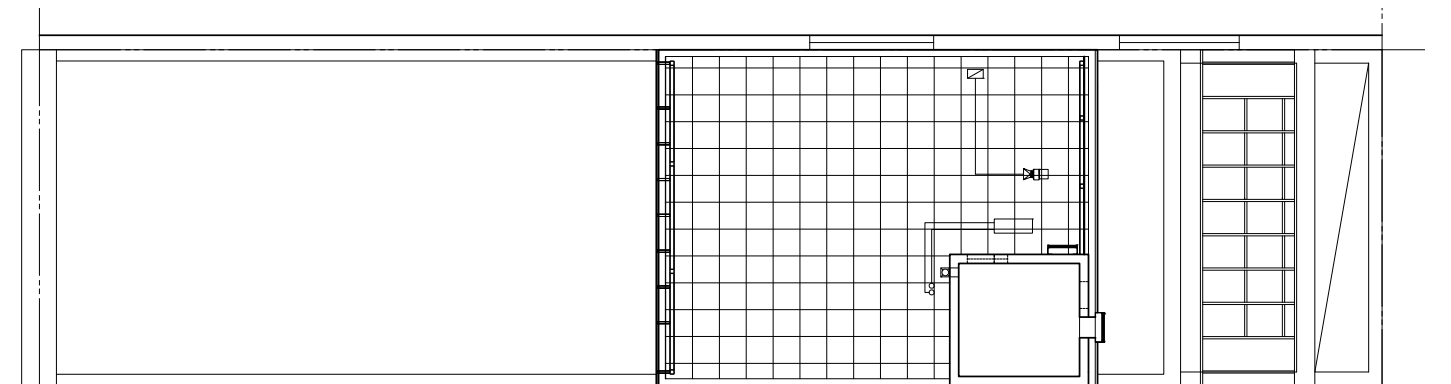
GROUND FLOOR PLAN



PENTHOUSE FLOOR PLAN



SECOND FLOOR PLAN



ROOF BULKHEAD PLAN

102 GREENE STREET · PROPOSED PLANS (FOR ILLUSTRATIVE PURPOSES ONLY)



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VIEW ①: NO VISIBILITY



VIEW ②: NO VISIBILITY



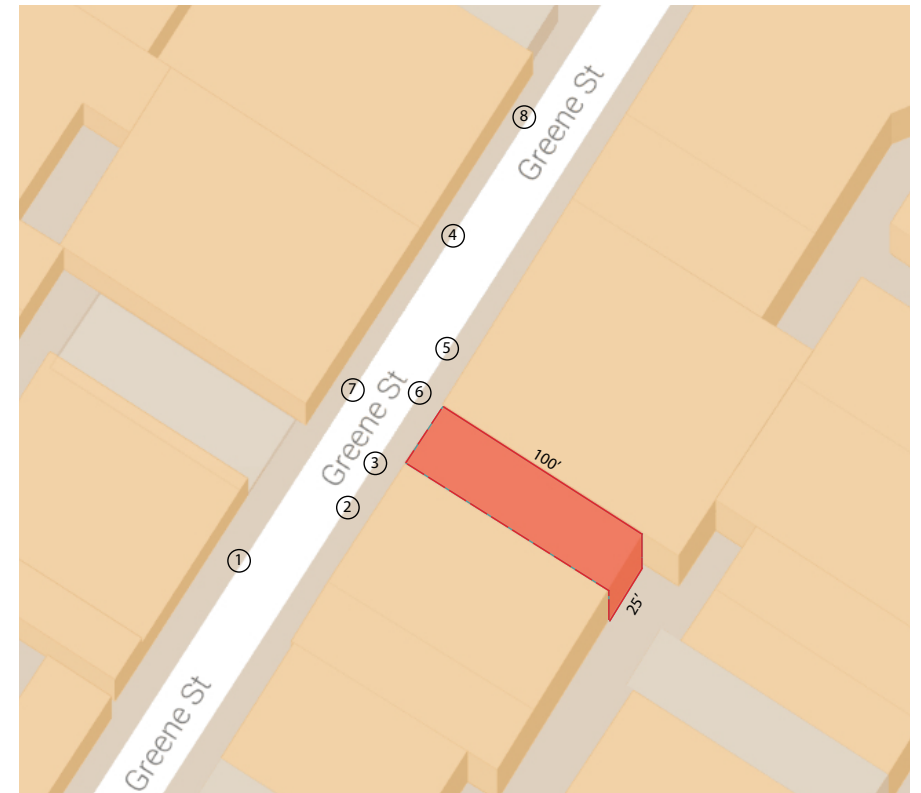
VIEW ③: NO VISIBILITY



VIEW ④: NO VISIBILITY



VIEW ⑤: NO VISIBILITY



KEY

102 GREENE STREET · PROPOSED PENTHOUSE MOCK-UP VISIBILITY STUDY



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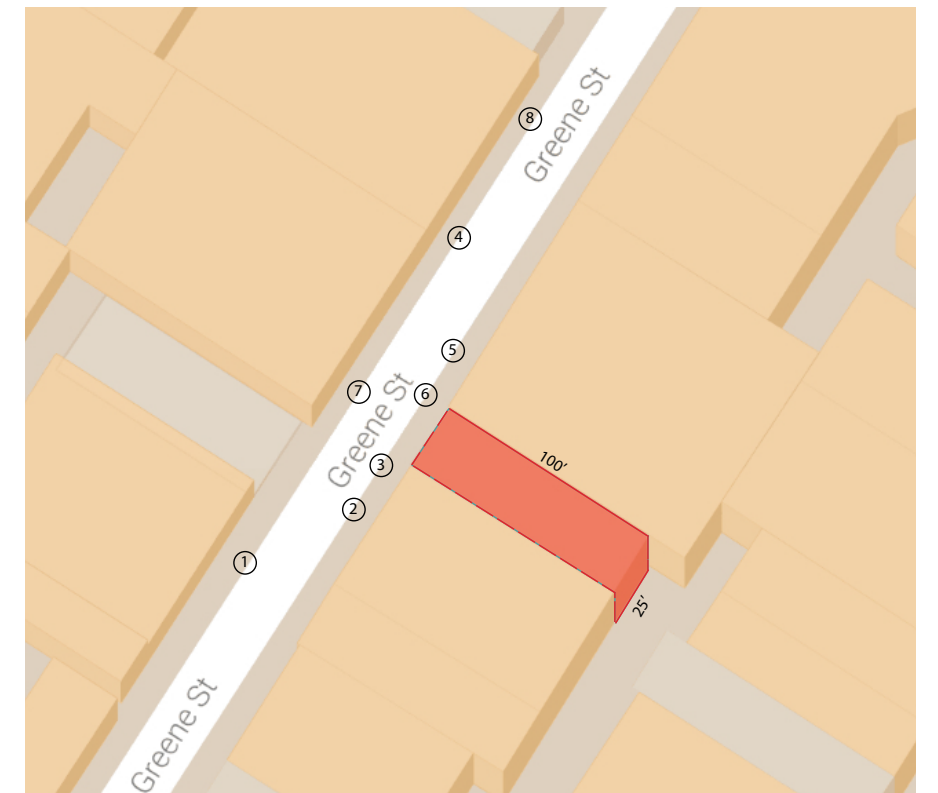
VIEW ⑥: NO VISIBILITY



VIEW ⑦: NO VISIBILITY



VIEW ⑧: NO VISIBILITY



KEY

NEW PENTHOUSE HAS NO VISIBILITY FROM STREET

102 GREENE STREET · PROPOSED PENTHOUSE MOCK-UP VISIBILITY STUDY



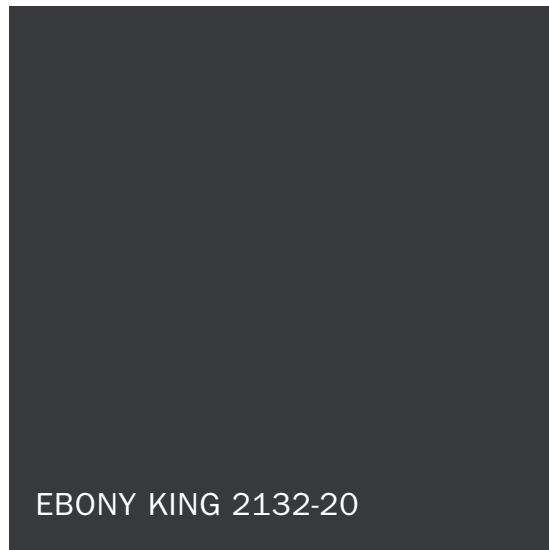
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DOOR HARDWARE

EBONY KING 2132-20



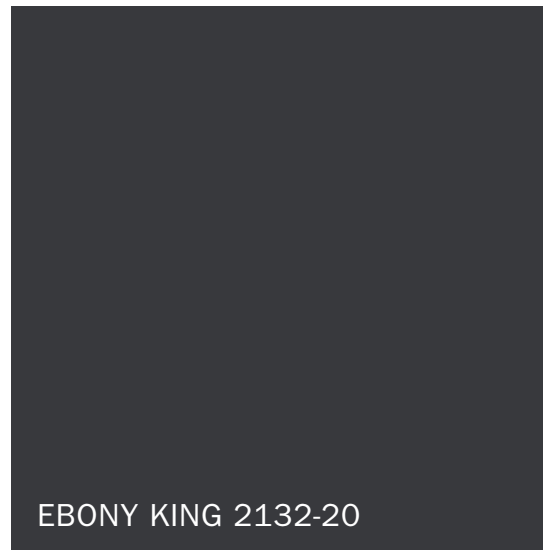
WOOD WINDOWS

GULL WING GREY 2134-50



BULKHEAD METAL

WEATHERED STEEL



METAL GUARDRAIL

EBONY KING 2132-20



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