

769 GREENWICH STREET

PROPOSAL FOR RELOCATING ROOFTOP BULKHEAD AND ADDING GLAZED ENCLOSURE TO THE THIRD FLOOR BALCONY

APRIL 2017

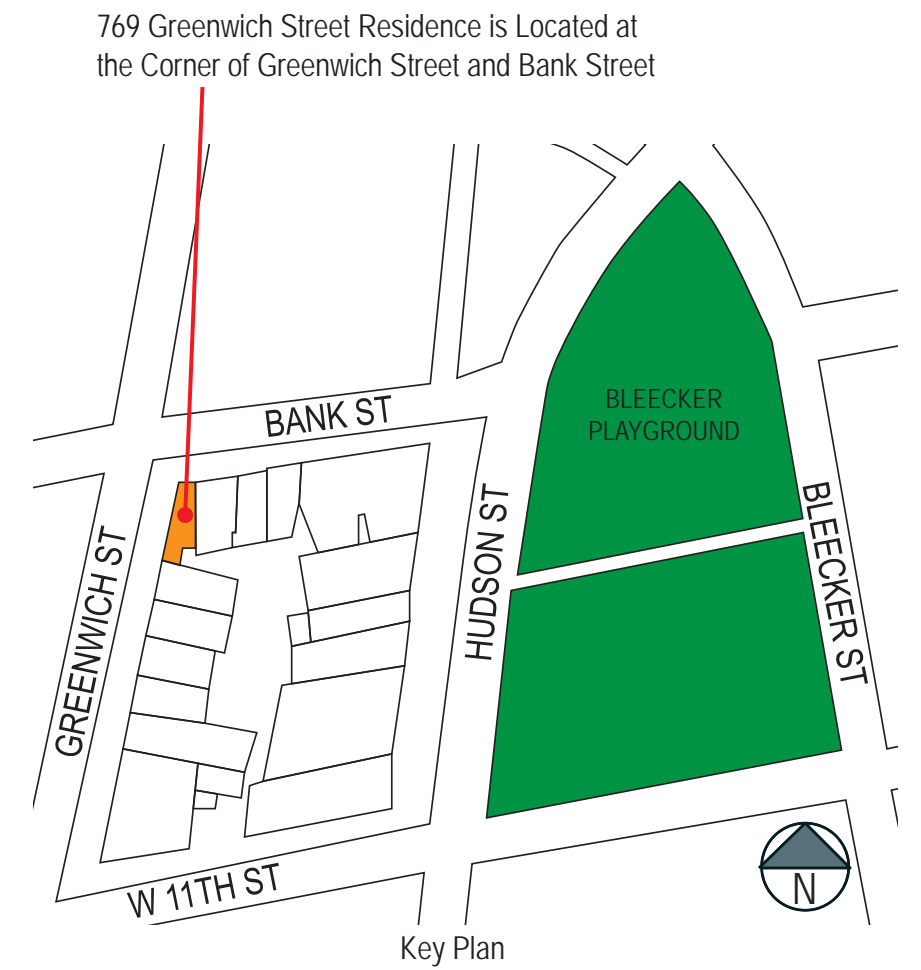


Aerial view of 769 Greenwich Street looking South along Greenwich Street



Aerial view of 769 Greenwich Street looking East along Bank Street

Existing Third Floor Terrace
Existing Elevator Shaft





Facade Along Bank Street

Facade Along Greenwich Street

769 Greenwich Street



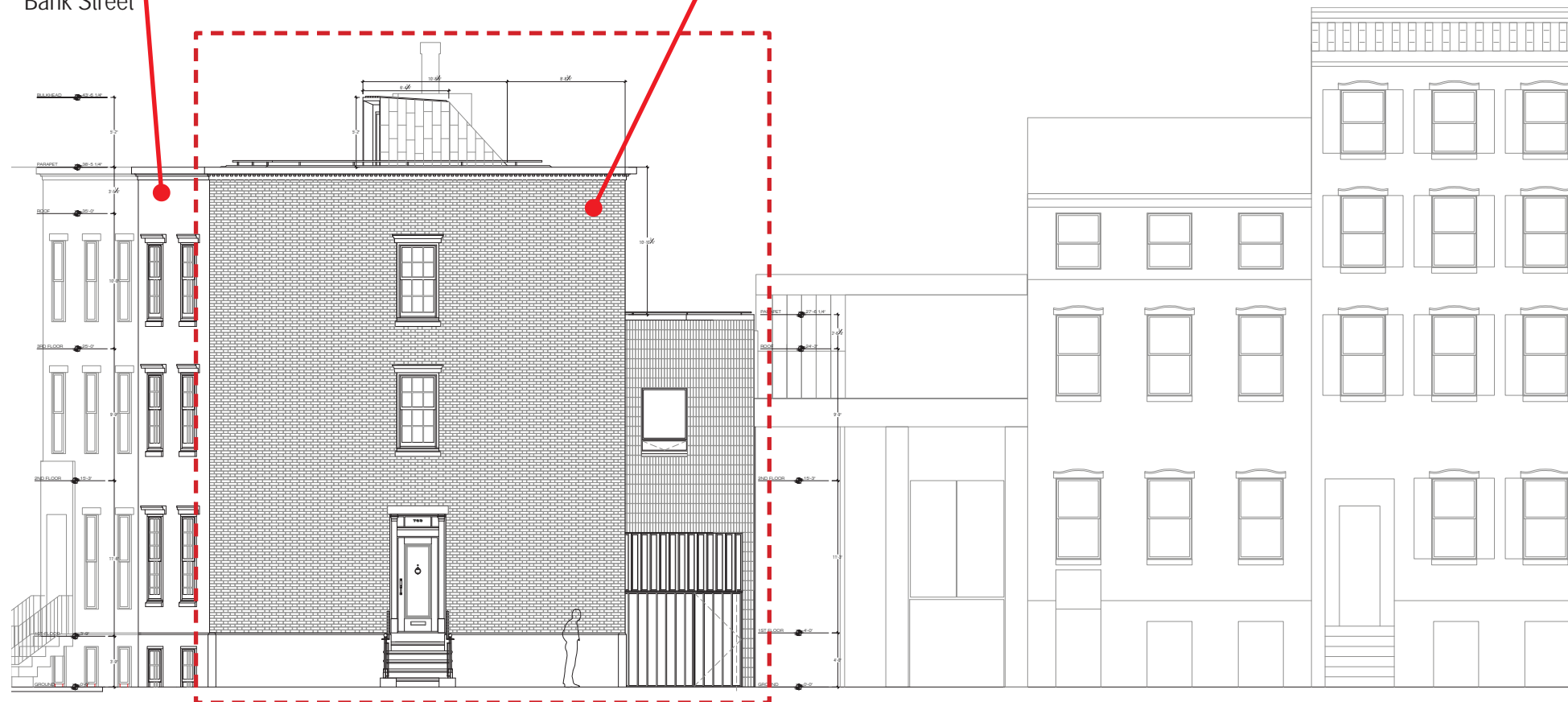
EXISTING ELEVATION BANK STREET



Facade Along Bank Street

769 Greenwich Street

Facade Along Greenwich Street



EXISTING ELEVATION GREENWICH STREET

Mock-up of Shaft Extension & Bulkhead. Orange Fence indicates top of Elevator Shaft and Bulkhead

Mock-up of Glass Enclosure at Third Floor Balcony. Orange Fence indicates 5' Height of Glazing along the parapet

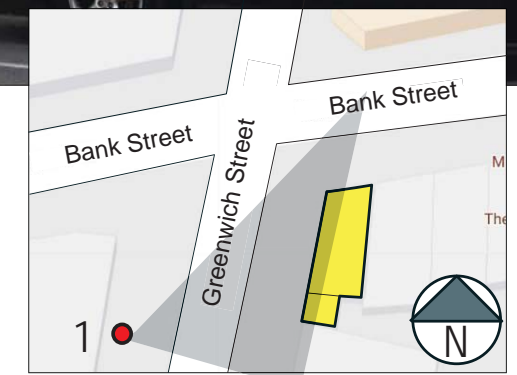
Proposed Shaft Extension & Bulkhead with zinc cladding to match existing elevator shaft.

Proposed Glass Enclosure at Third Floor Balcony, with frosted glass louvers to match existing louvers at street level below



View 1: From West Side of Greenwich Street

Louvered Glass Wall at Street Level



Key Plan

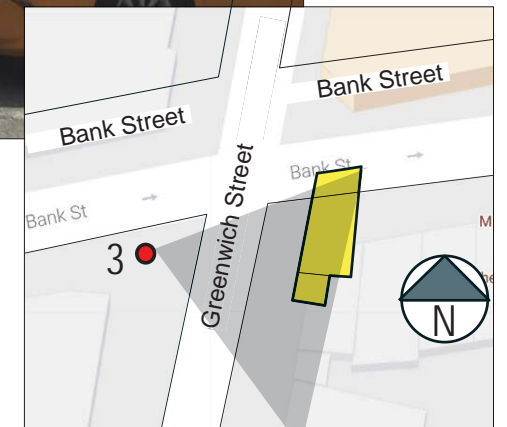
Existing Roofdeck

Mock-up of Proposed New Glass Enclosure at Third Floor Balcony

Proposed Glass Enclosure at Third Floor Balcony. with frosted glass louvers to match existing louvers at street level below



View 3: From Northwest Corner of Greenwich & Bank Streets



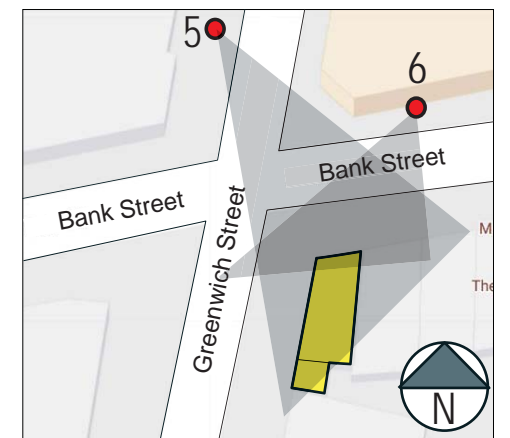
Key Plan



View 5: From Northwest Corner of Greenwich & Bank Streets



View 6: From North Side of Bank Streets

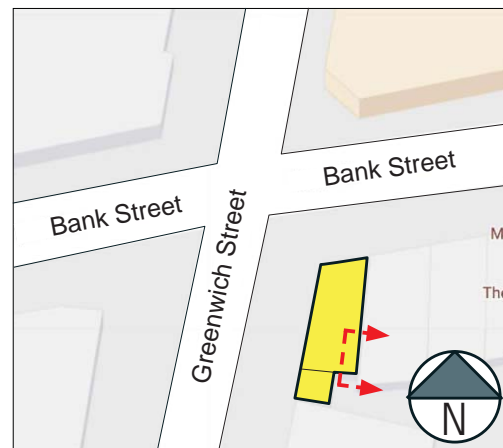


Key Plan

The existing steel Lapere Staircase is very steep and it's nearly impossible to climb up or down safely without holding both handrails. The rise of the steps is too tall for the children to be able to use the stairs and carrying them would be unsafe given the tight width of the steps and the steep climb. The owners currently don't utilize this wonderful space because it is inaccessible for their children and very difficult to bring anything up or down the stairs. To make this roofdeck a functional exterior space, the elevator shaft can be extended up one more floor (9'-3") to provide safe and convenient access to the roof.



Photos of Existing Staircase to the Roof and Elevator Door in Master Bedroom

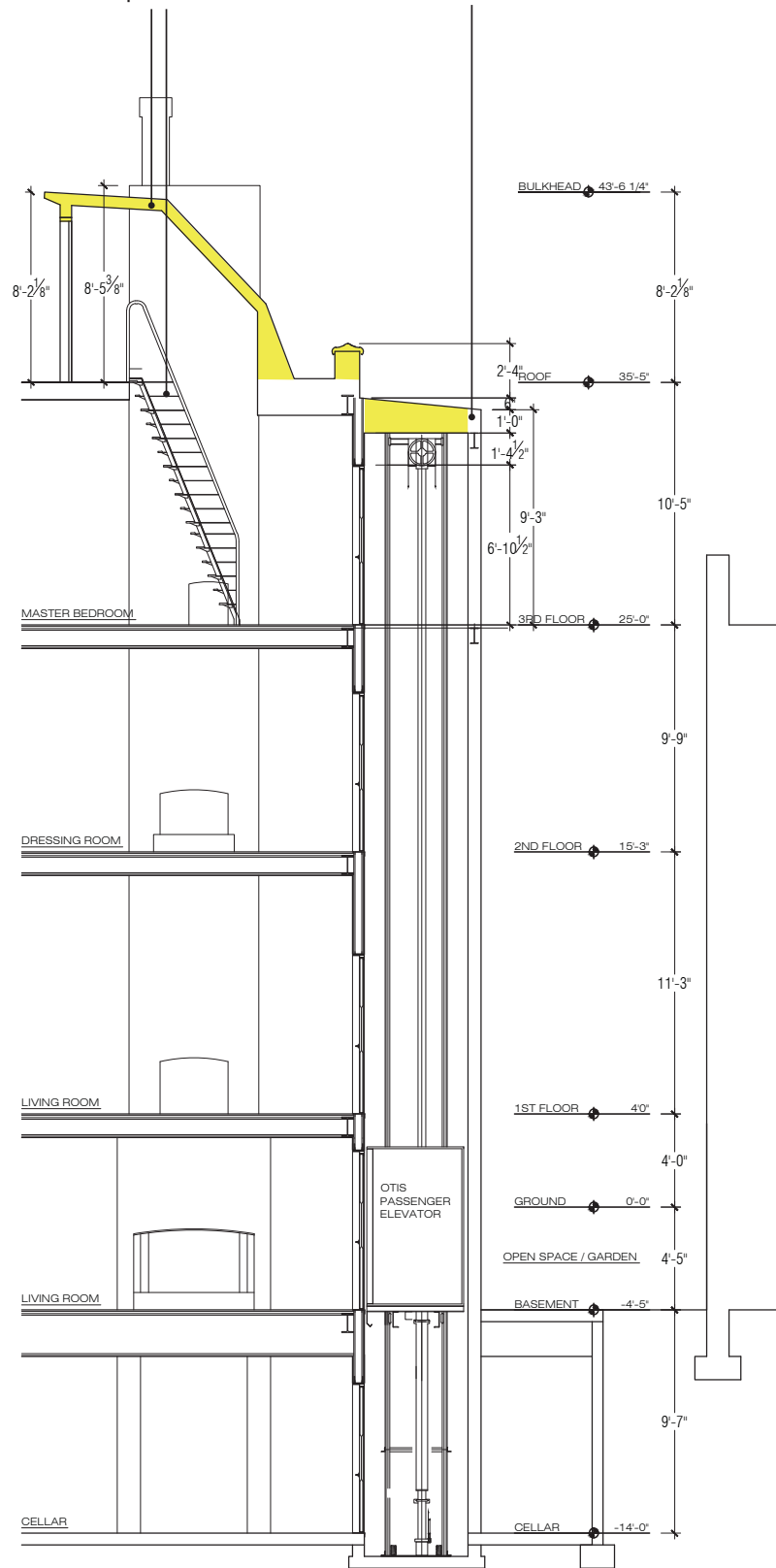


Key Plan

- = To be Removed
- = Proposed

Existing Stair Bulkhead & Steel Ladder to be Replaced

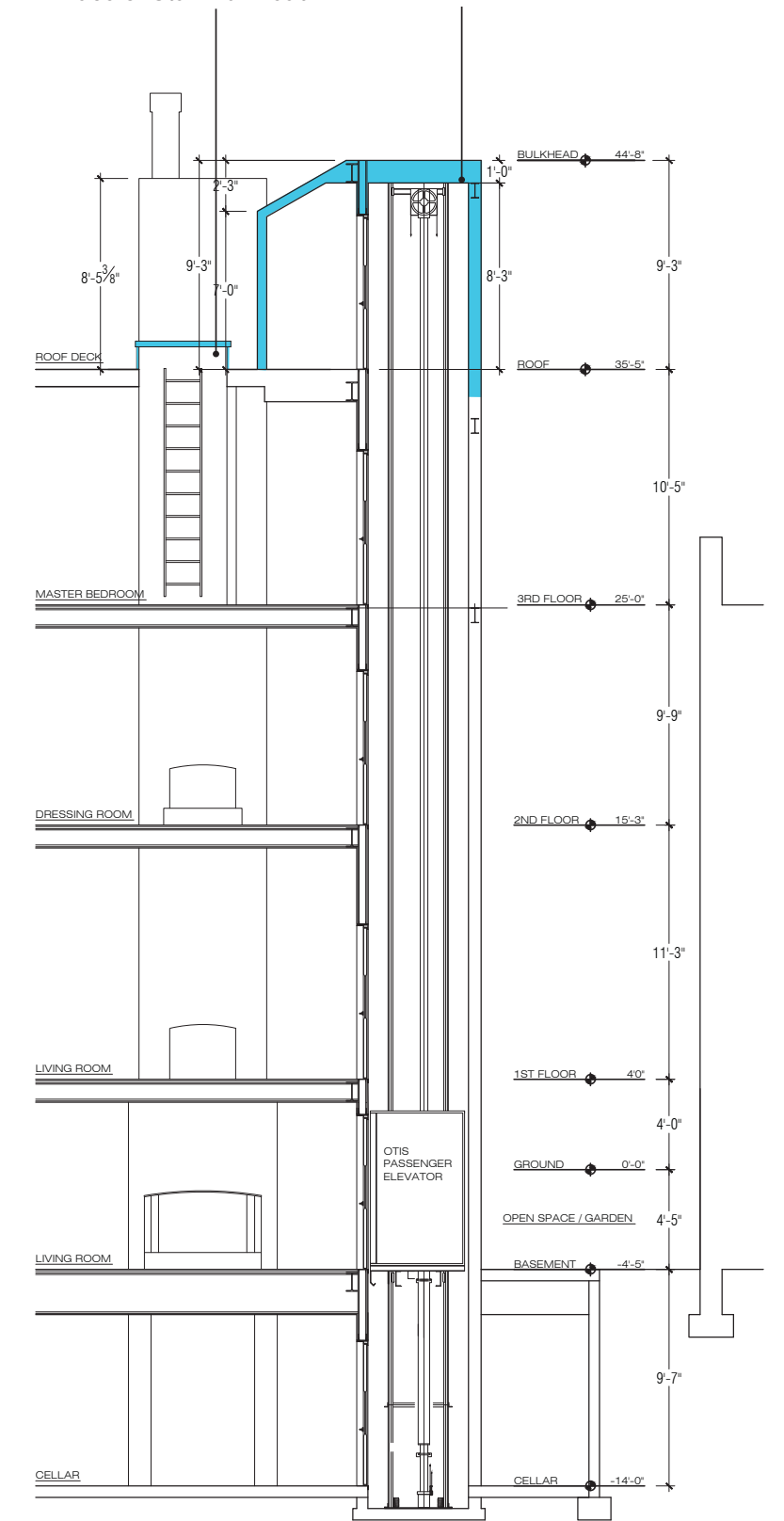
Existing Elevator Shaft Roof to be Removed



SECTION THROUGH EXISTING ELEVATOR SHAFT

Interior Ladder & Roof Hatch in Place of Stair Bulkhead

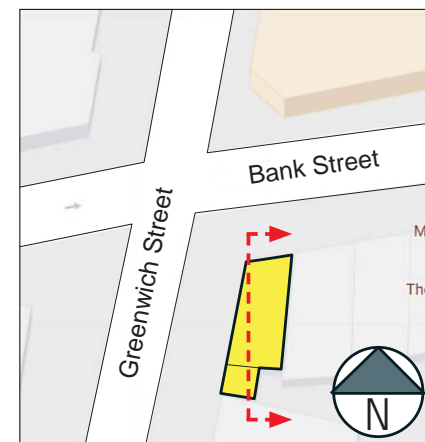
Elevator Shaft Extended to Roofdeck



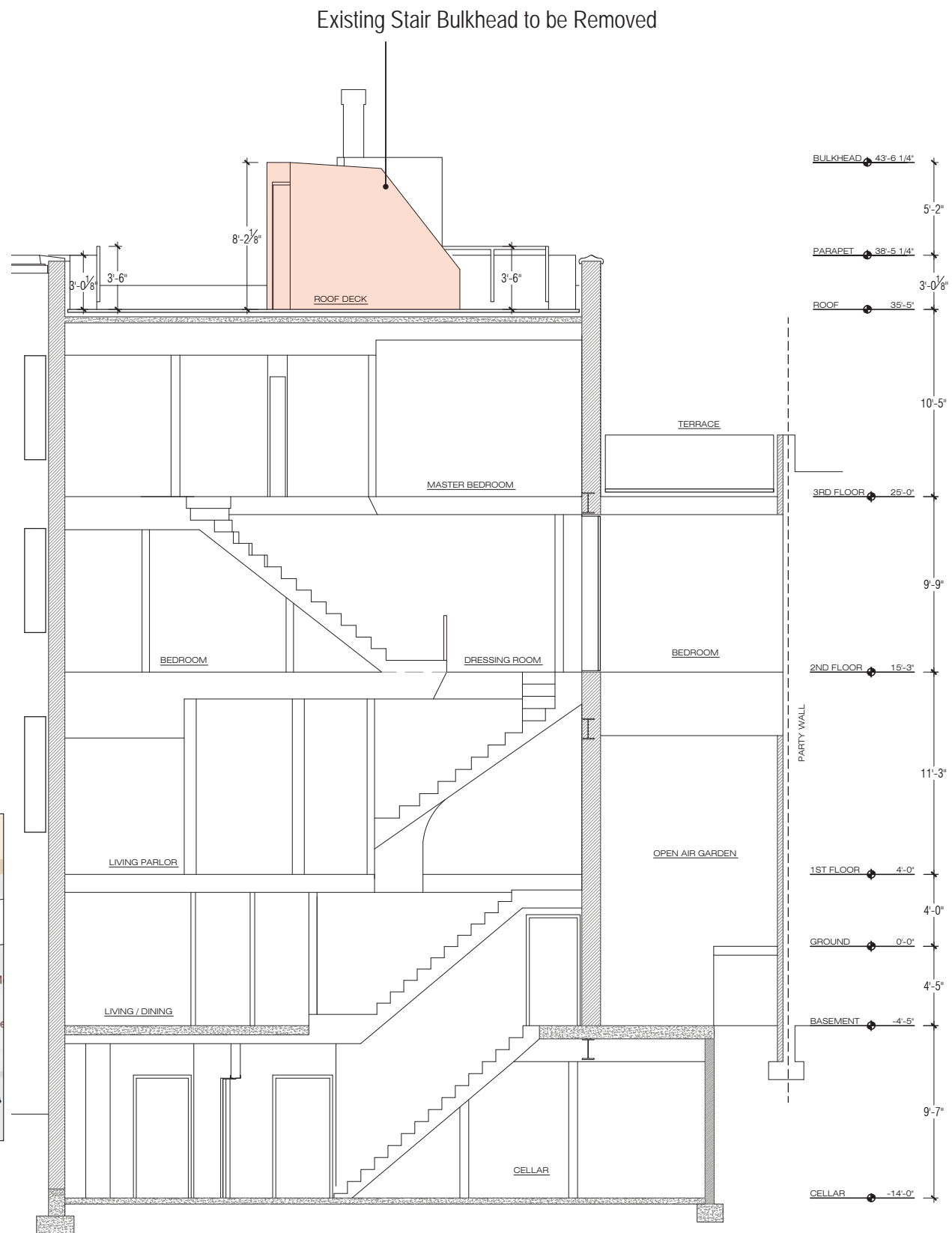
SECTION THROUGH PROPOSED ELEVATOR BULKHEAD



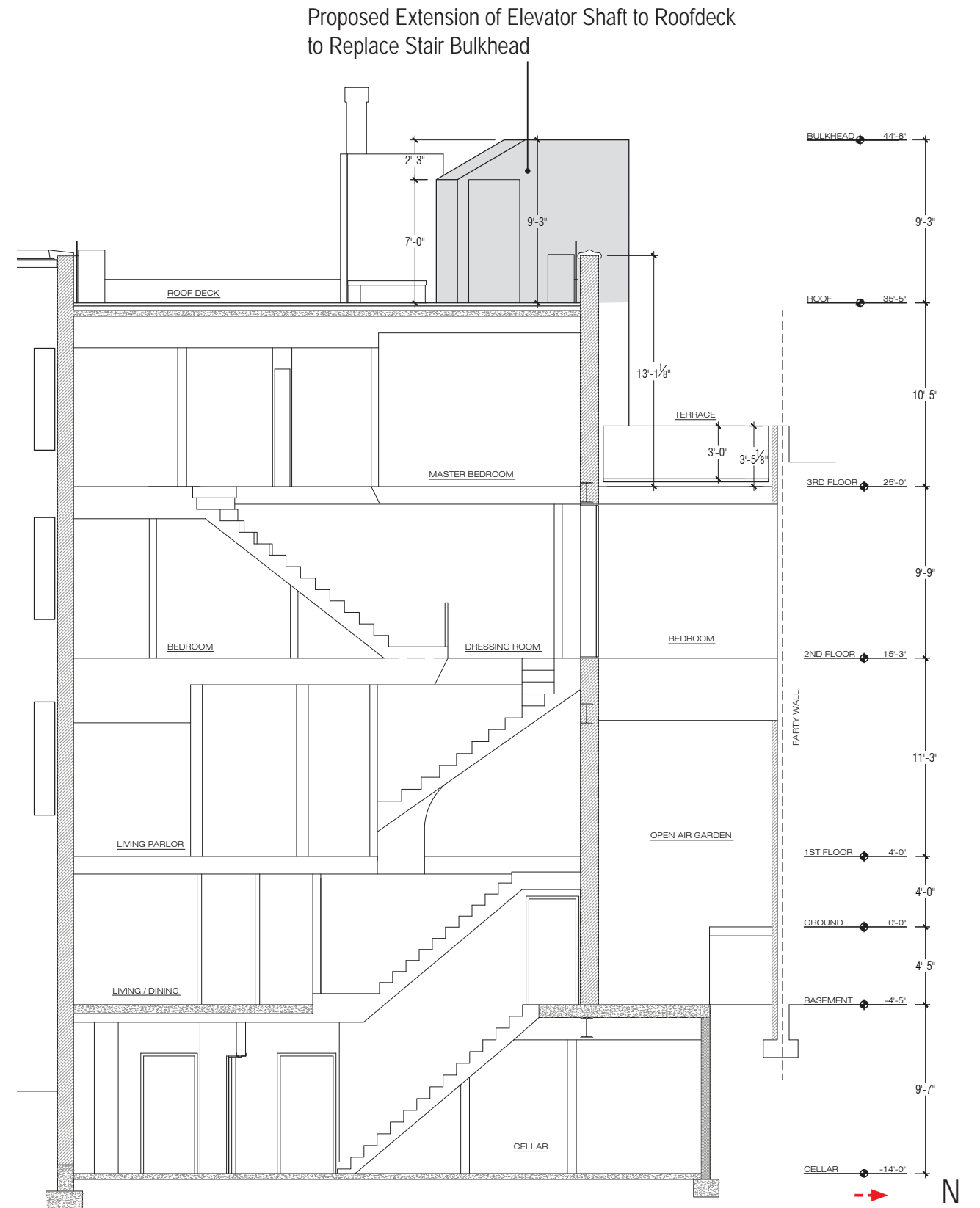
Photo of Existing Staircase to the Roof



Key Plan

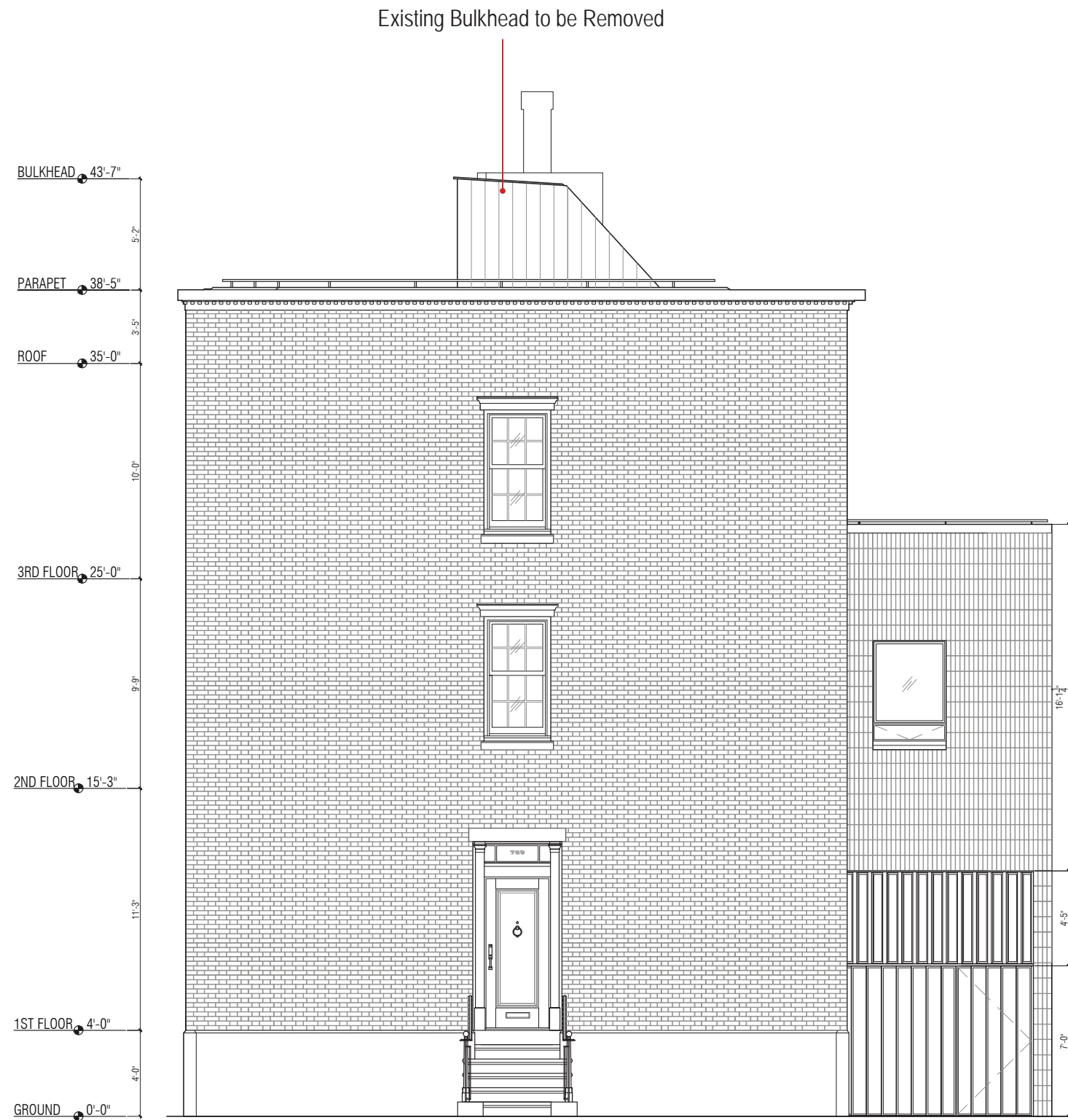


BUILDING SECTION WITH EXISTING STAIR BULKHEAD

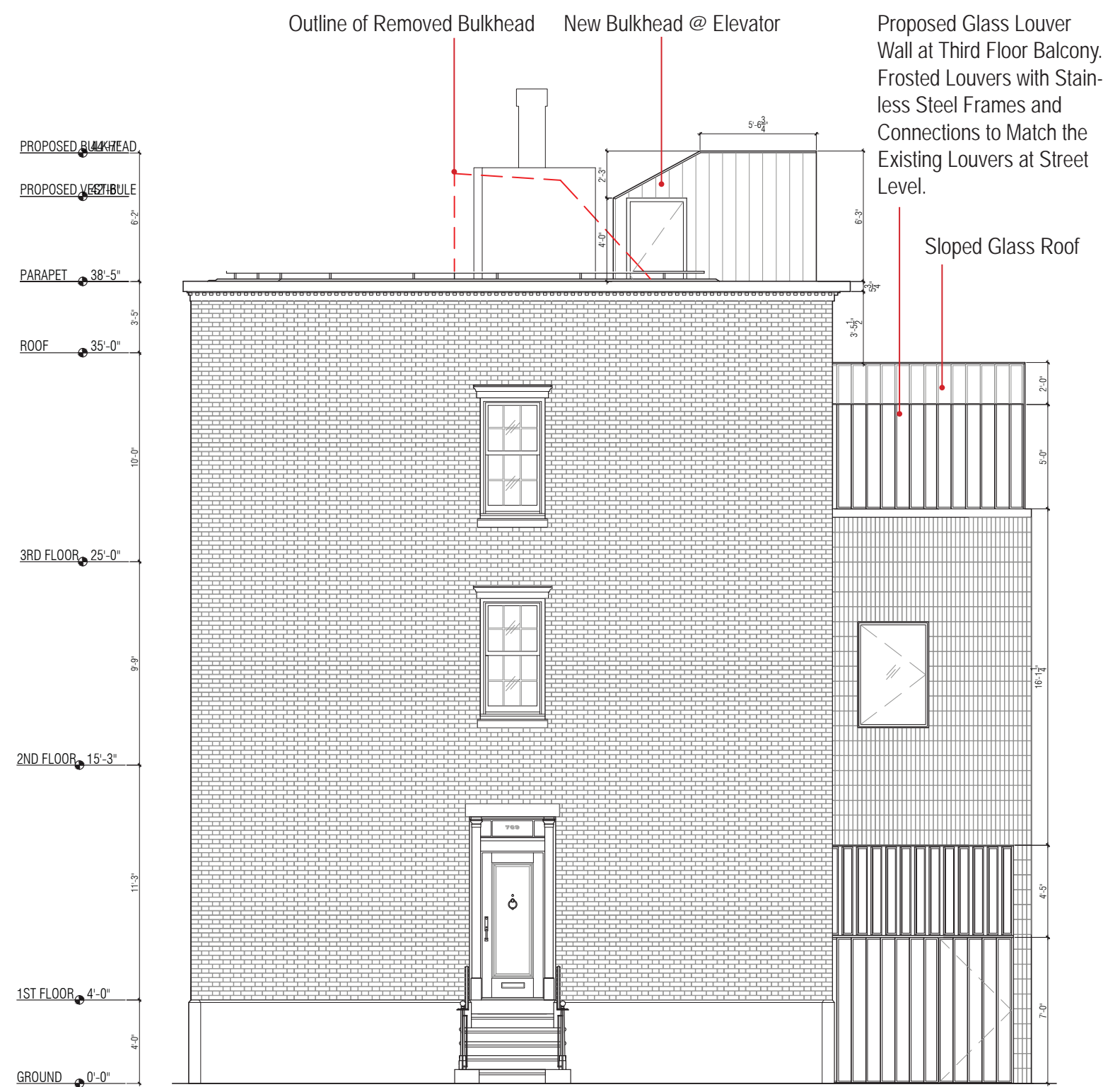


BUILDING SECTION WITH PROPOSED ELEVATOR BULKHEAD

769 GREENWICH STREET BUILDING WEST ELEVATIONS

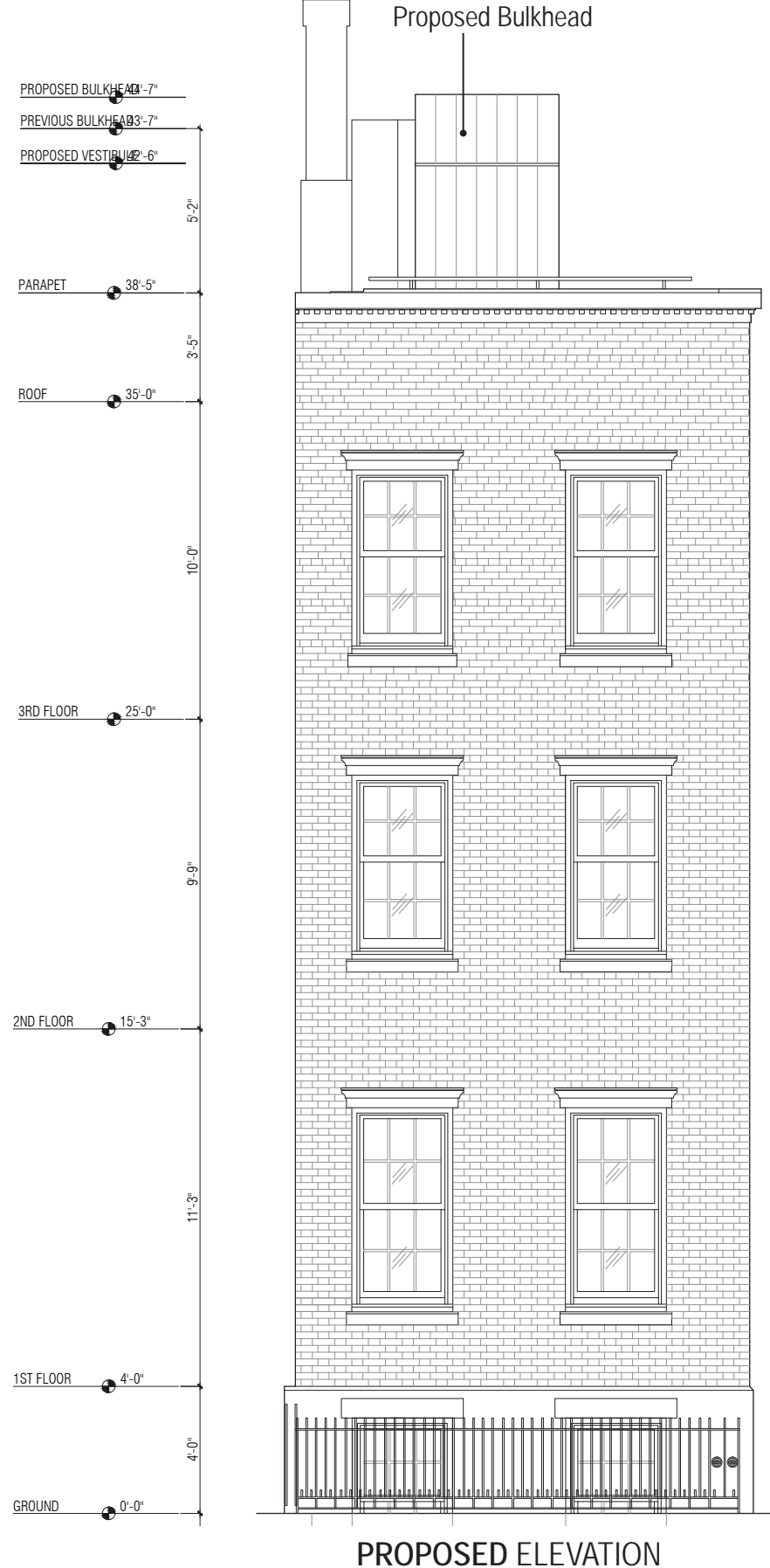
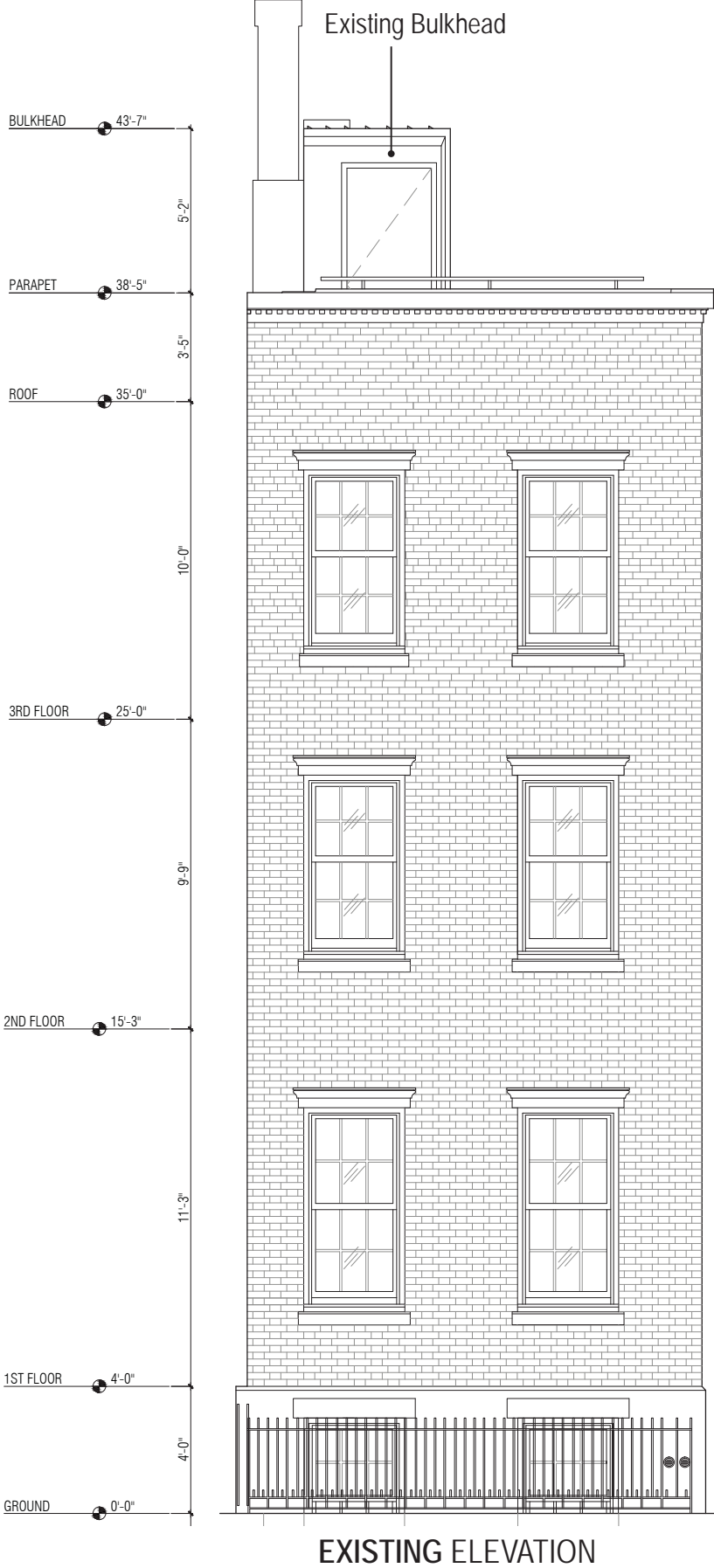


EXISTING ELEVATION

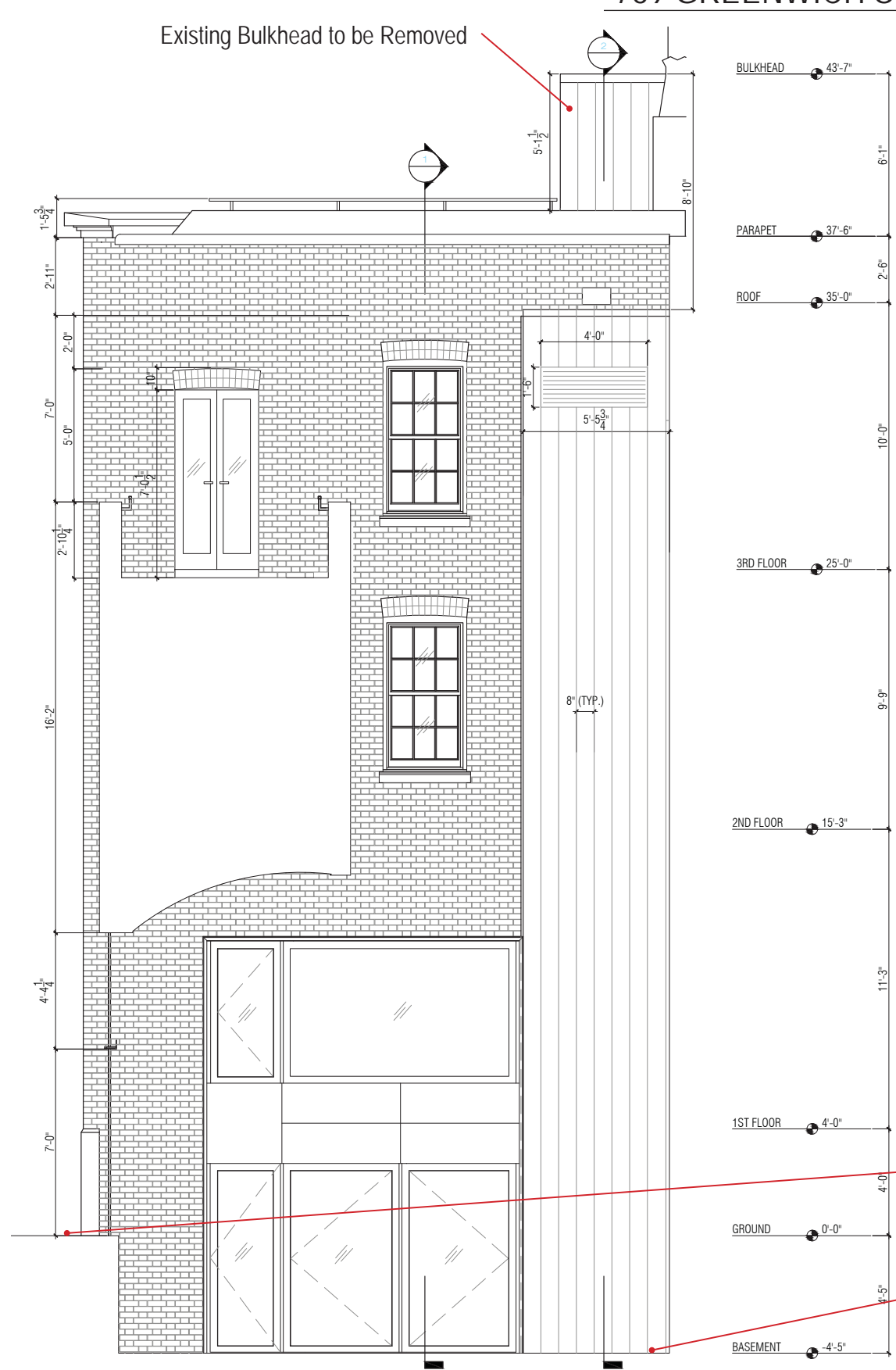


PROPOSED ELEVATION

BANK STREET BUILDING ELEVATIONS



769 GREENWICH STREET BUILDING NORTH ELEVATIONS



EXISTING ELEVATION

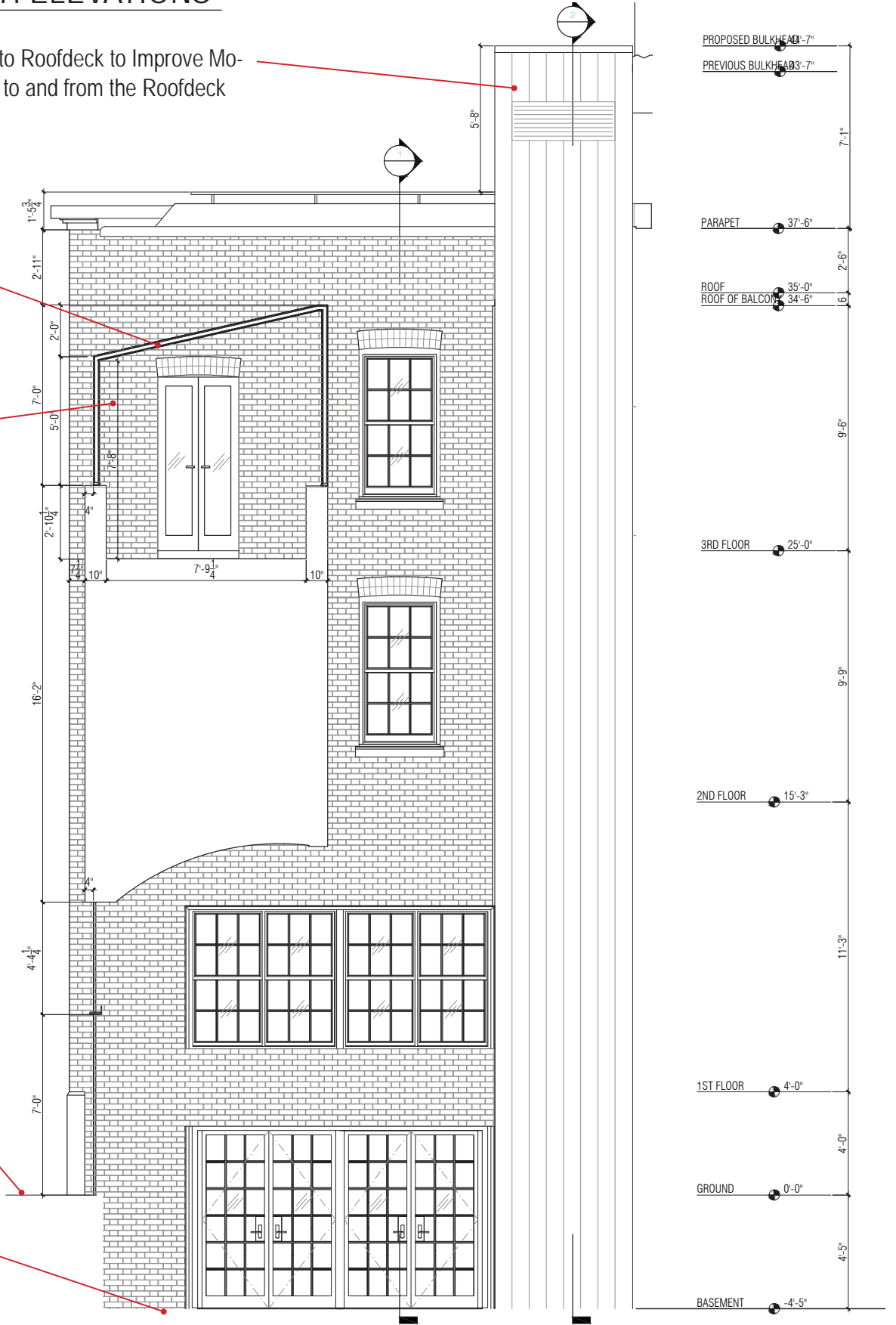
Proposed Elevator Extension to Roofdeck to Improve Mobility, Accessibility, and Safety to and from the Roofdeck

Sloped Glass Roof with Stainless Steel Connections to Match Louvers

Proposed Glass Louver Wall at Third Floor Balcony to Increase the Safety and Use of this Small Terrace. Frosted Louvers with Stainless Steel Frames and Connections to Match the Existing Louvers at Street Level.

Greenwich Street Sidewalk

Sunken Private Patio and Primary Entrance



PROPOSED ELEVATION

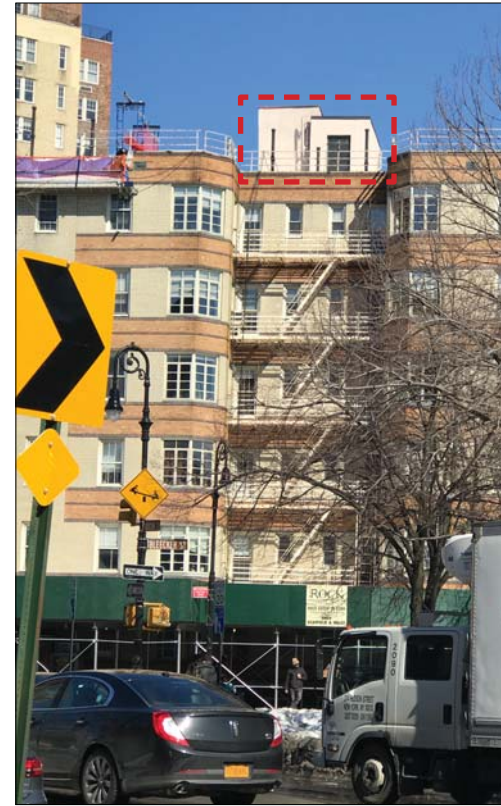
EXAMPLES OF VISIBLE ROOFTOP BULKHEADS IN THE VICINITY OF 769 GREENWICH STREET



513 Hudson Street



272 West 10th Street



421-425 Bleeker St



566 Hudson Street



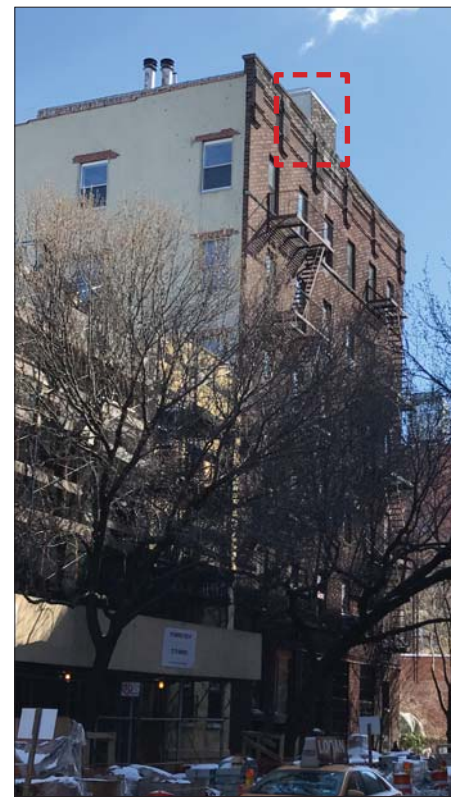
314 W 11th St



269 W 10th Street



759 Greenwich Street



738 Greenwich Street



99 Bank Street



755 Washington St

EXAMPLES OF VISIBLE GLASS ENCLOSURES IN THE VICINITY OF 769 GREENWICH STREET



131 Charles Street (at corner of Greenwich)



311 W 11th Street -OR- 702 Greenwich St



35-37 Bethune (Pickwick House)



694 Greenwich Street



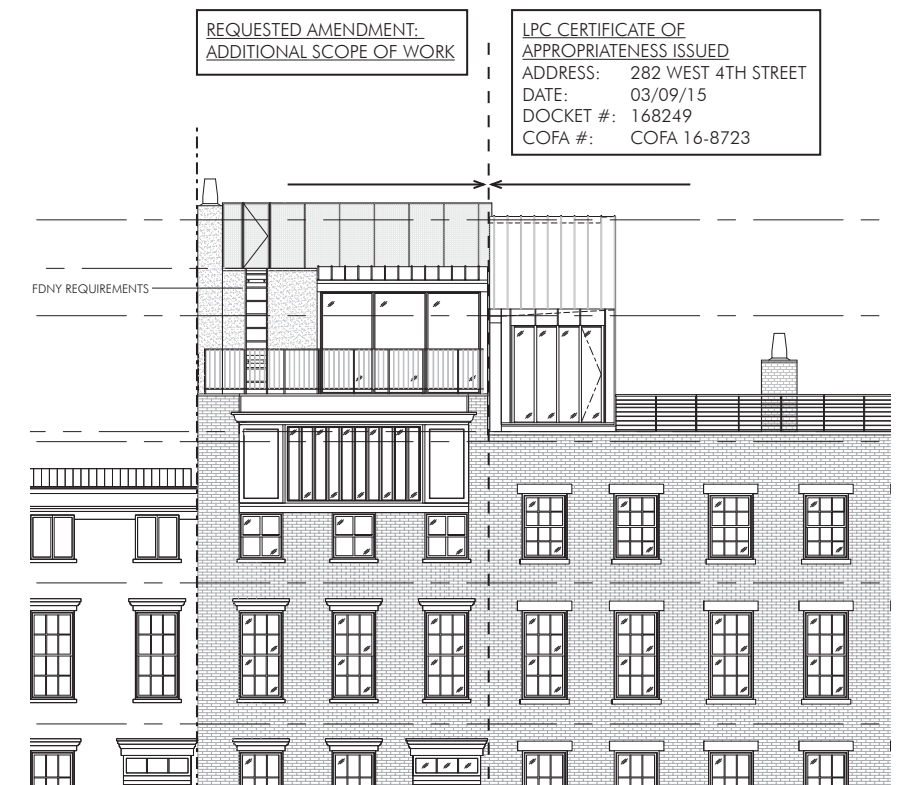
708 Greenwich Street



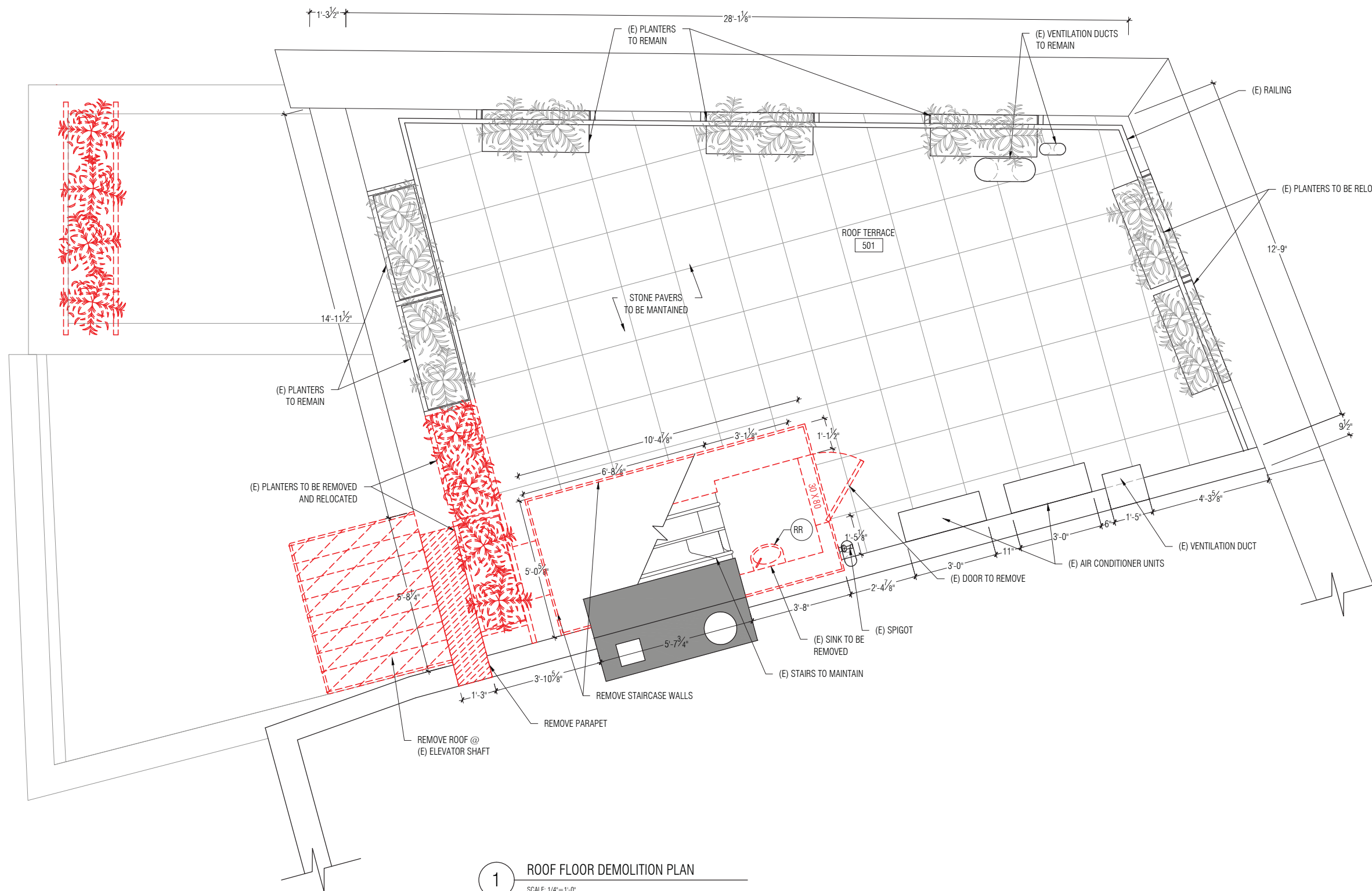
744 Greenwich Street



723 Washington



282 West 4th Street (Seldorf Project under Construction)



TOTAL EXTERIOR AREA: 407.10 SQ. FT.

GENERAL NOTES:

1. REMOVE SOME PLANTERS TO LET THE ELEVATOR GET TO THE ROOF.
2. REMOVE PARAPET WHERE THE ELEVATOR ARRIVES.
3. REMOVE STAIRCASE WALLS.
4. REMOVE RAILING THROUGHOUT.

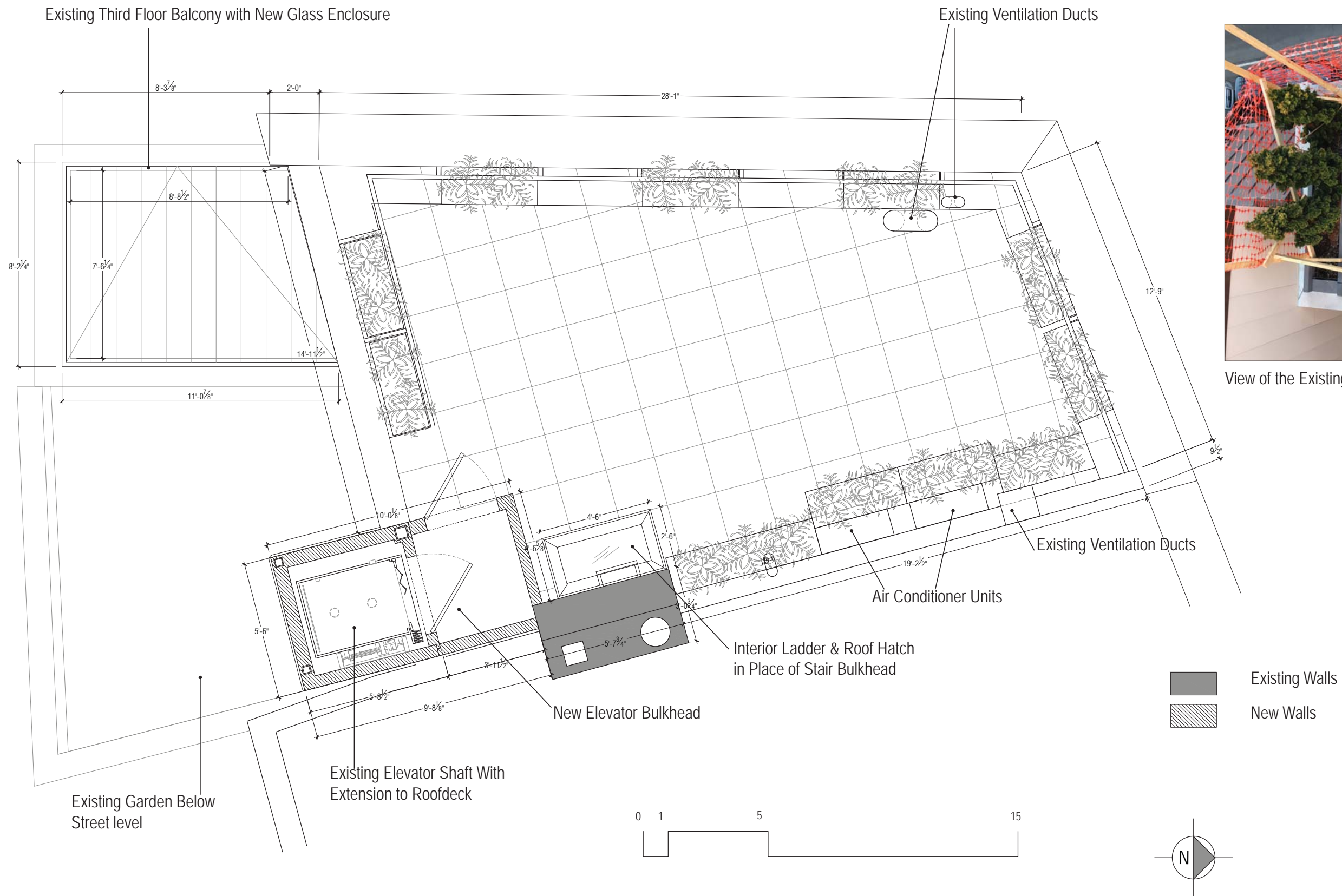
APPLIANCES & PLUMBING FIXTURE NOTES:

- (E) EXISTING APPLIANCE/PLUMBING FIXTURE TO REMAIN AT EXISTING LOCATION
- (REP) APPLIANCE/PLUMBING FIXTURE TO BE REPLACED AT EXISTING LOCATION ON EXISTING ROUGHING
- (RR) APPLIANCE/PLUMBING FIXTURE TO BE REMOVED & RELOCATED
- (REX) APPLIANCE/PLUMBING FIXTURE TO BE REMOVED & CAPPED

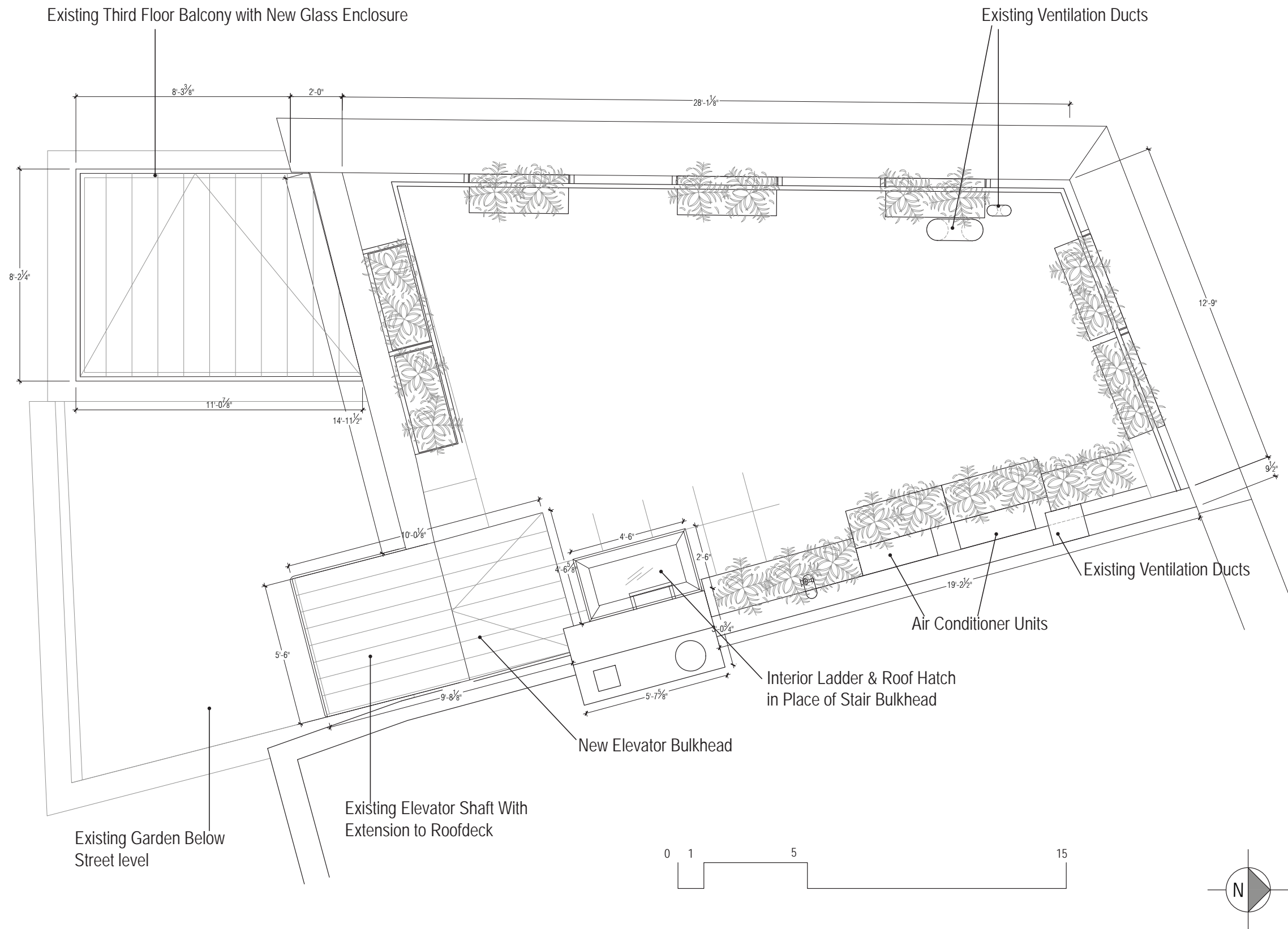
- [Solid Grey Box] = EXISTING WALL
- [Red Hatched Box] = EXISTING WALL TO BE REMOVED
- [White Box with Dashed Border] = NOT IN SCOPE OF WORK
- [Red Hatched Box with Dashed Border] = MILLWORK/FIXTURES TO BE REMOVED

1 ROOF FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

EXISTING/DEMOLITION ROOF PLAN

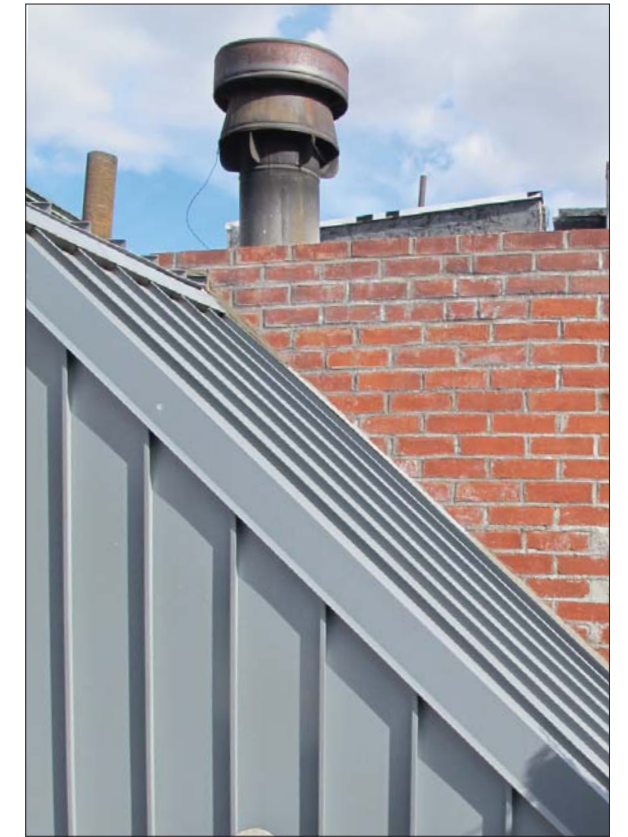
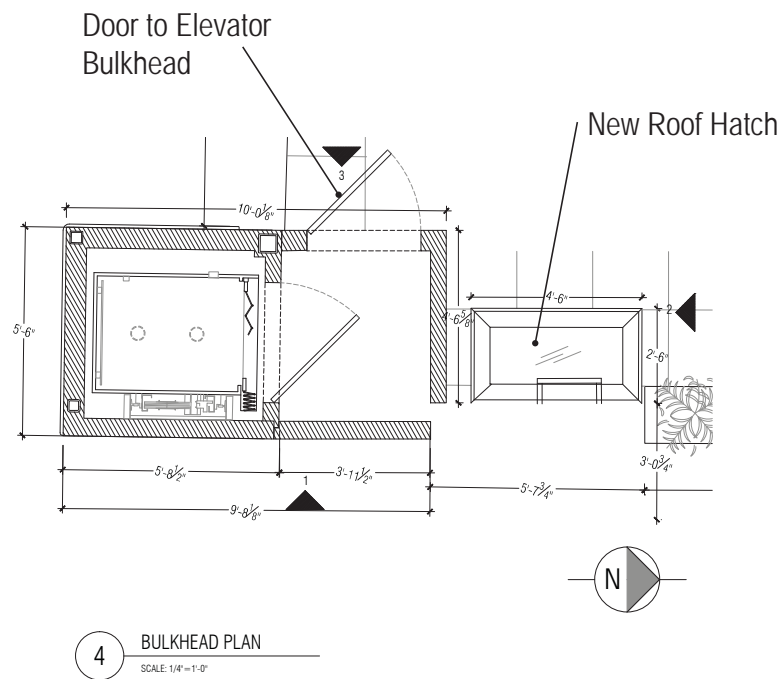
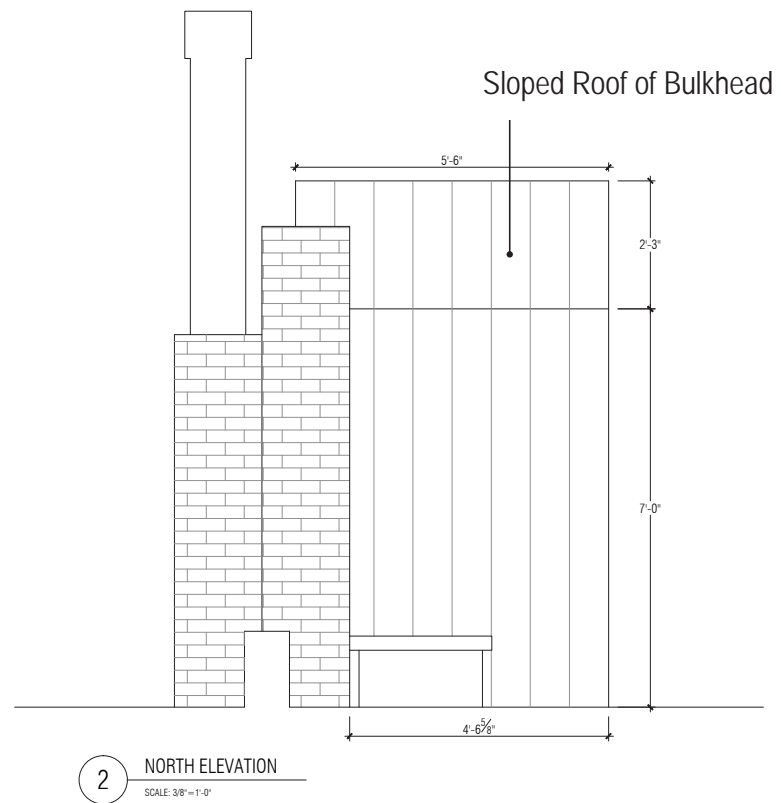
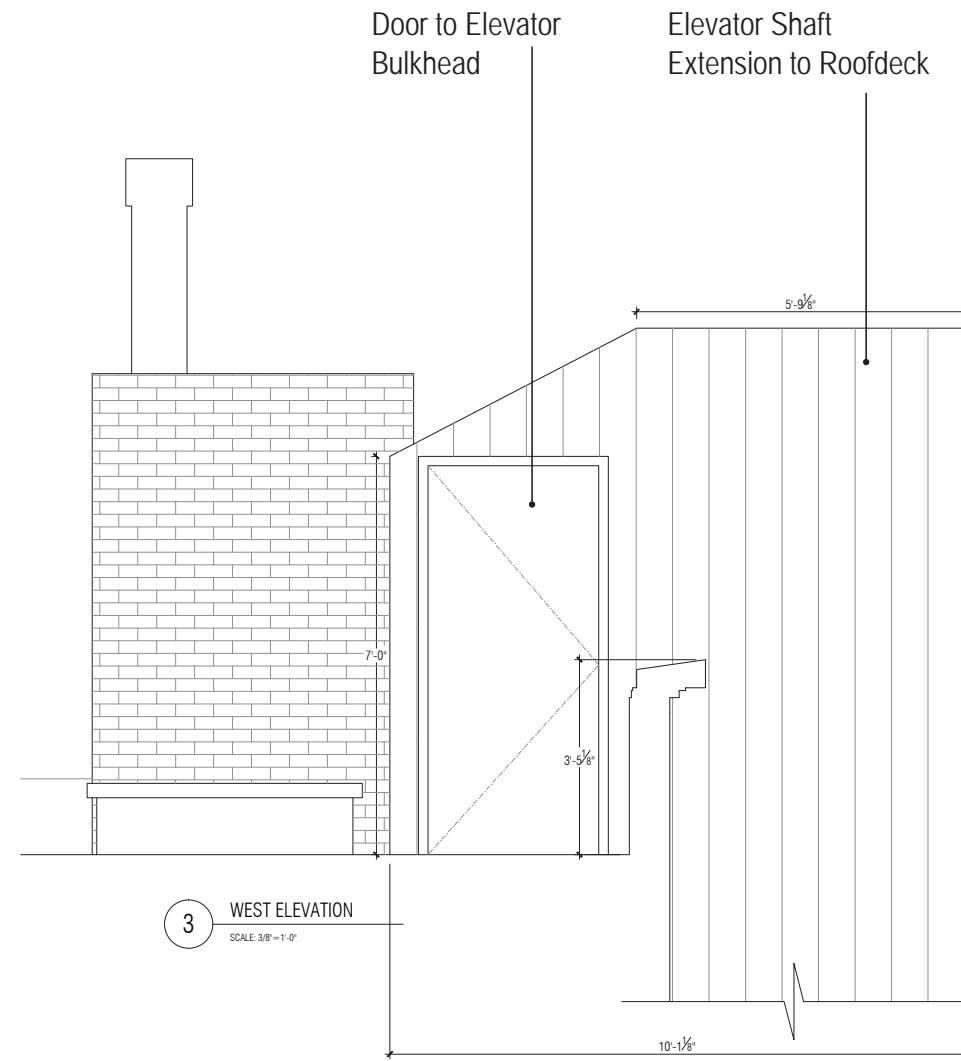
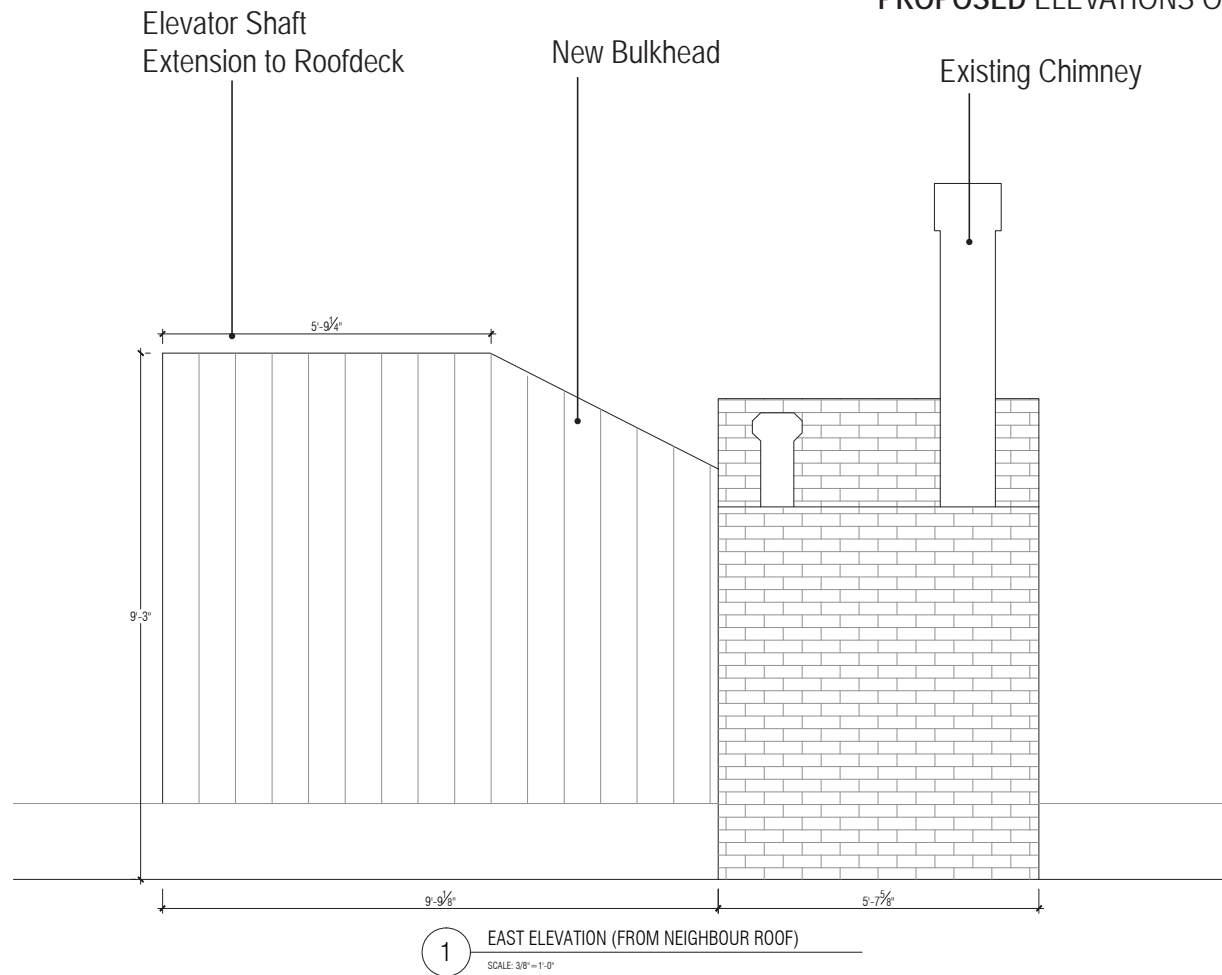


View of the Existing Third Floor Balcony from the Roofdeck



PROPOSED FLOOR PLAN @ ROOF WITH ELEVATOR BULKHEAD

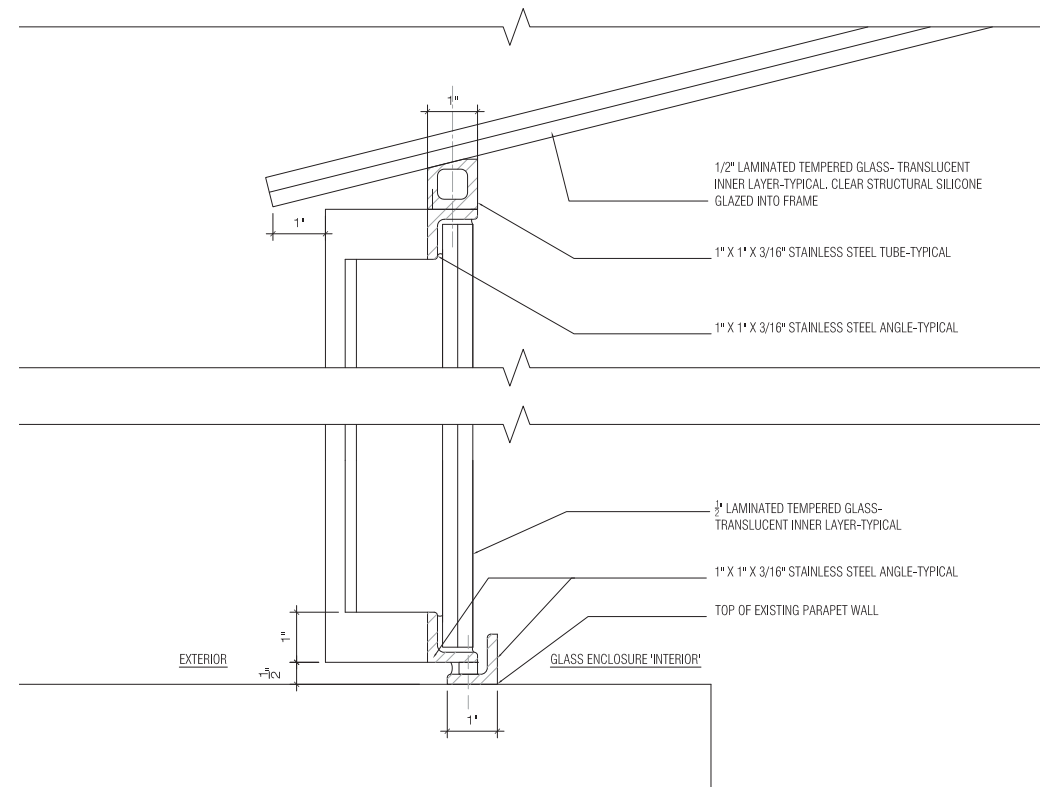
PROPOSED ELEVATIONS OF NEW BULKHEAD AND ROOF HATCH



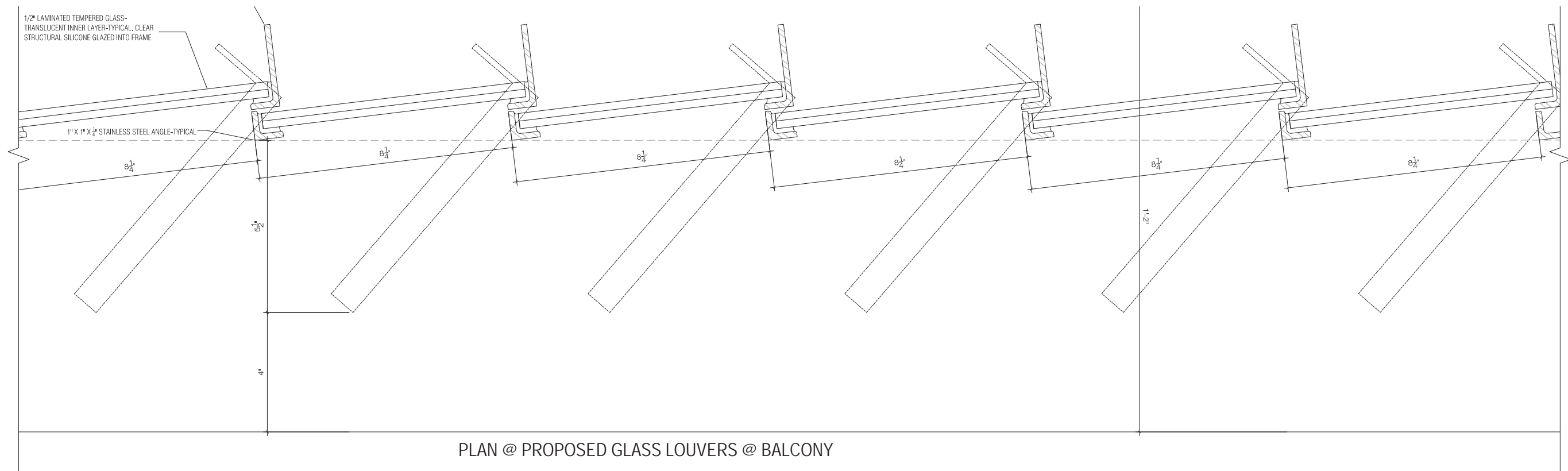
Materials: New bulkhead to have the same zinc cladding as the existing elevator shaft and bulkhead. Brick chimney to remain as-is.



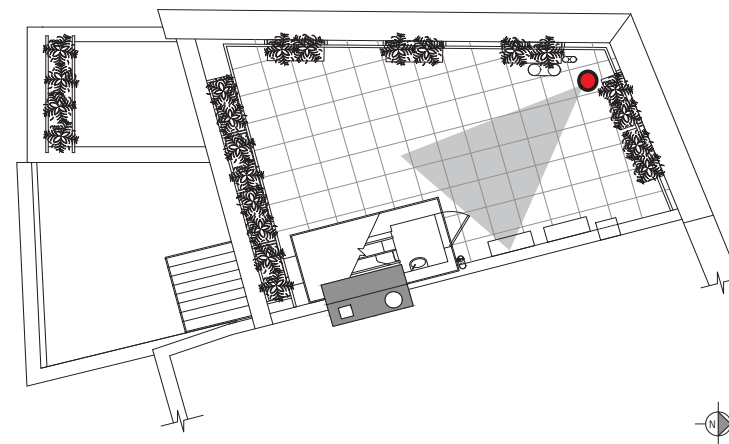
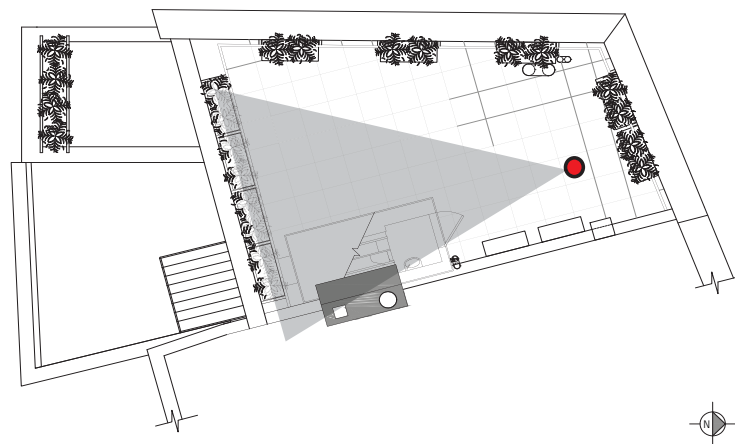
Zinc Panel Close-up



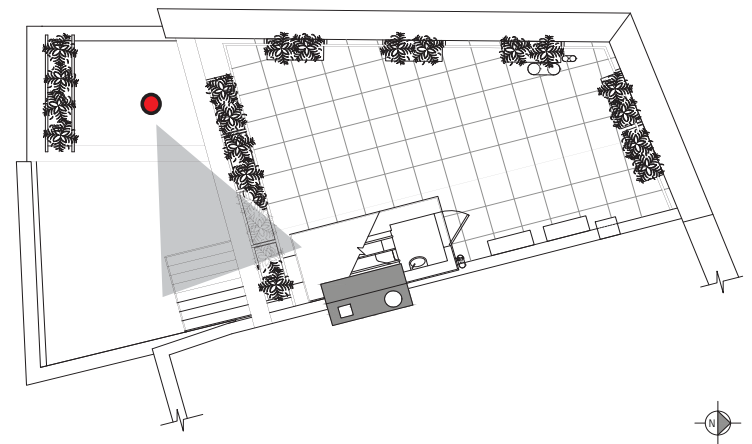
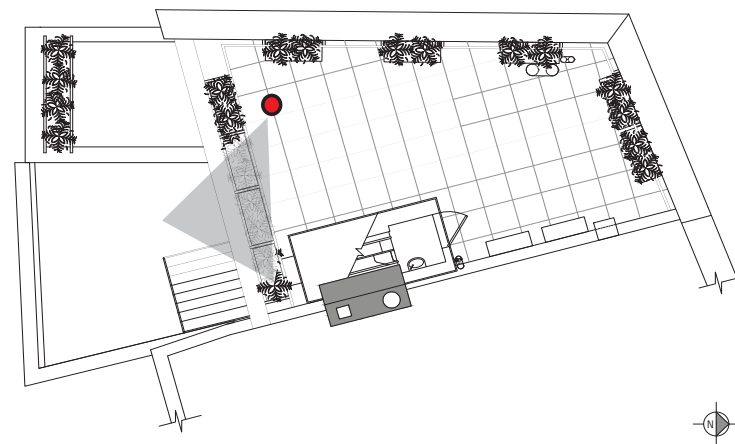
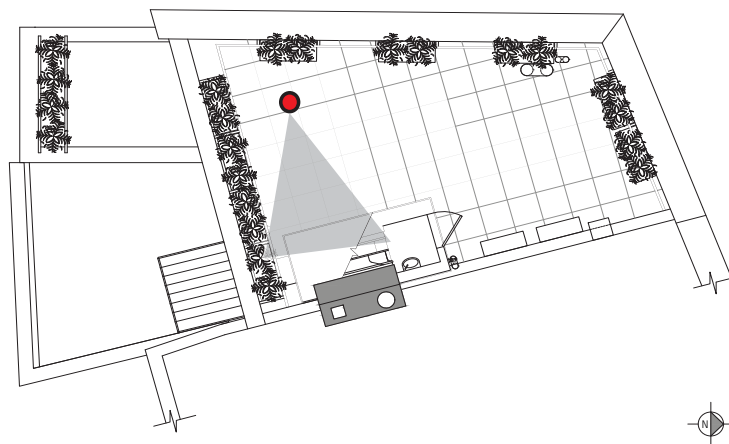
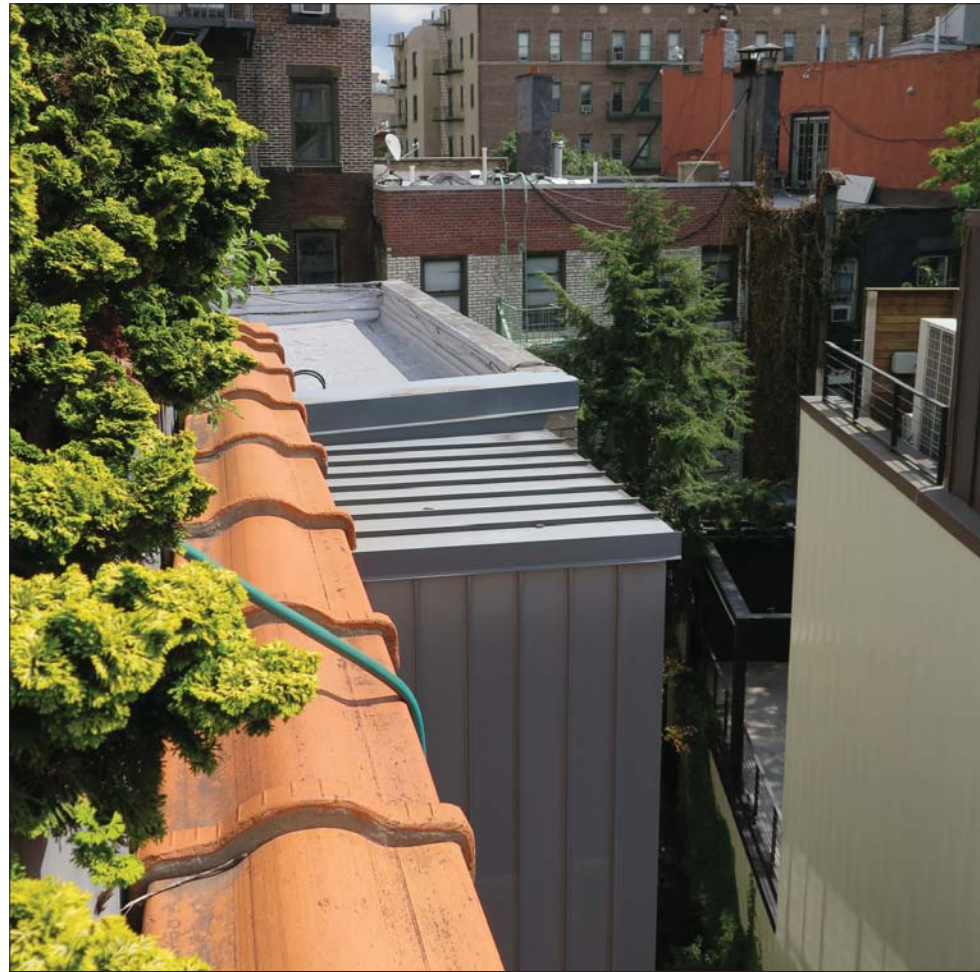
SECTION @ PROPOSED GLASS LOUVERS @ BALCONY



GLASS LOUVER DETAILS



PHOTOS OF EXISTING BULKHEAD ON ROOF



VIEWS OF EXISTING STAIR BULKHEAD ON ROOFDECK