



102 GREENE STREET · COVER

<b>SCALE</b>	Not To Scale
<b>CLIENT</b>	102 Greene Street - SL Green Realty
<b>PROJECT NUMBER</b>	17.15
<b>DATE</b>	June 1st, 2017

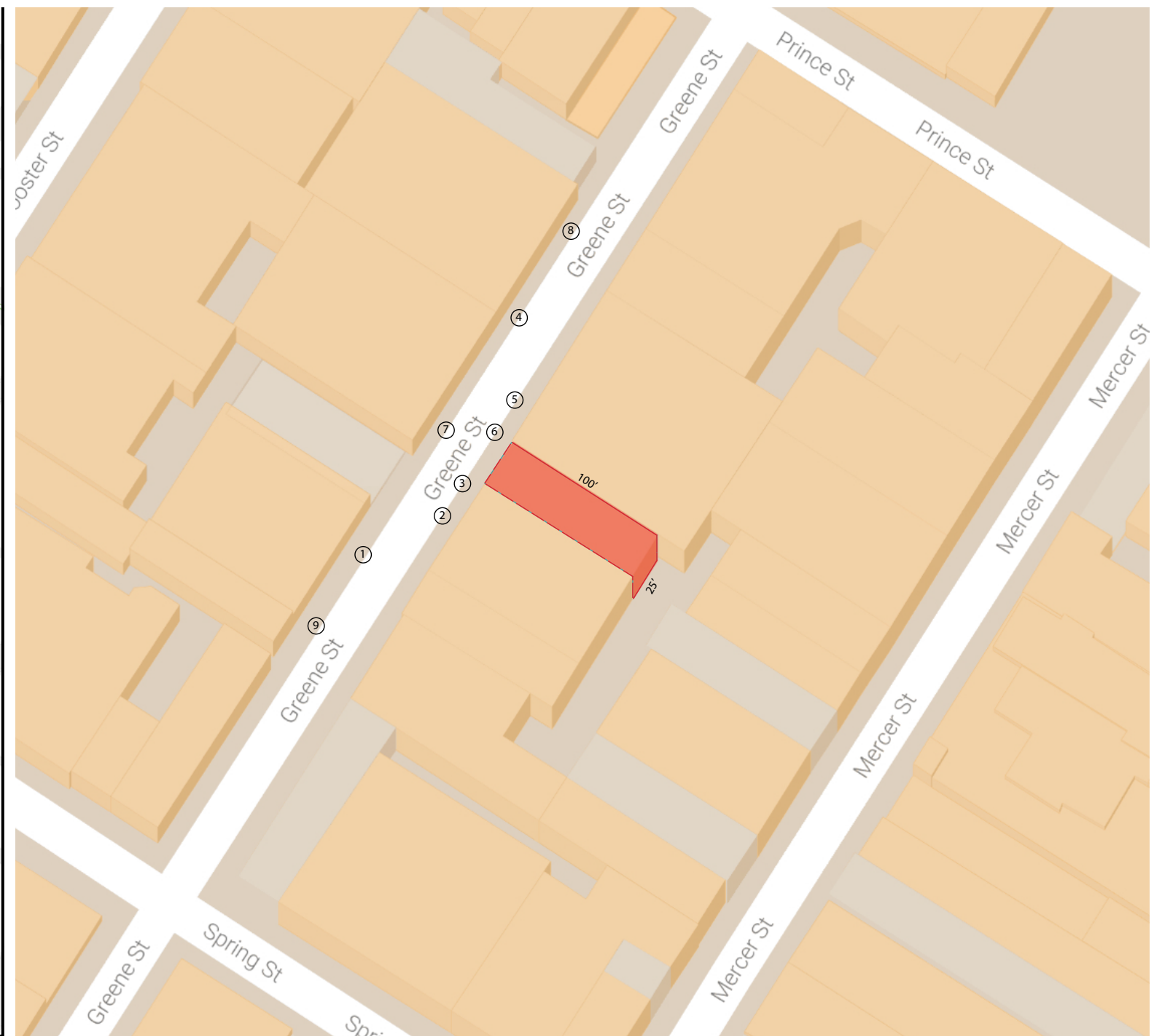
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SOHO CAST-IRON HISTORIC DISTRICT MAP



SITE PLAN: (1-9) Rooftop Addition Visibility Study Views



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102 GREENE STREET · HISTORIC DISTRICT + SITE PLAN MAP

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**01**



E. V. HAUGHWOUT BUILDING



SOHO CAST IRON DISTRICT TYPICAL STREET ELEVATION

102 GREENE STREET · SOHO CAST IRON DISTRICT - CONTEXT



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102 GREENE STREET · 1940 TAX PHOTO

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03



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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 HISTORIC DOOR PHOTOS



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**05**

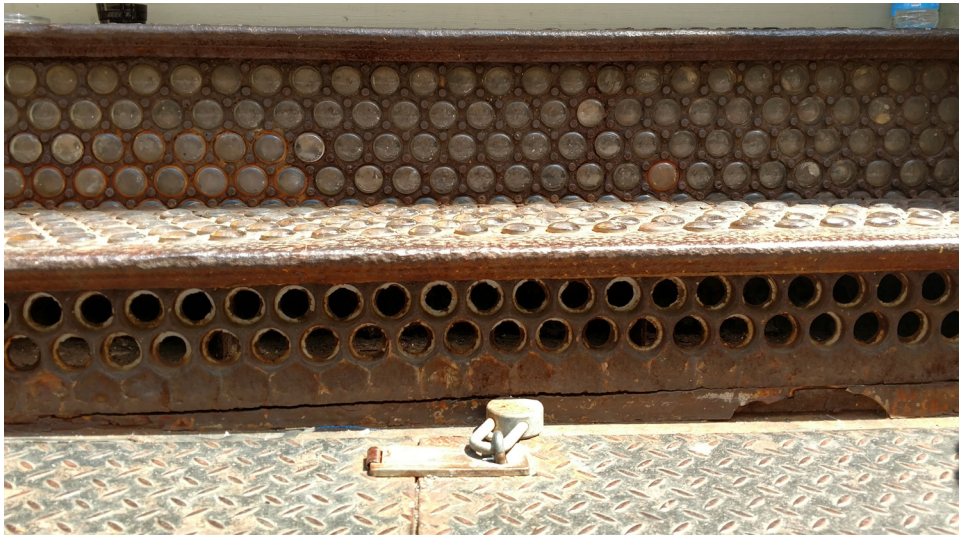


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102 GREENE STREET · 96 GREENE ST - HENRY FERNBACH (1879)

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**06**



PRISMATIC VAULT CONDITION



JUNCTION OF BUILDING FINISHES



EXISTING PRISMATIC VAULT LIGHTS



STOREFRONT EXPOSED EQUIPMENT



BUILDING ADDRESS CONDITION



STOREFRONT DOOR WOOD FINISH CONDITION

102 GREENE STREET · EXISTING ENTRY DETAIL PHOTOS



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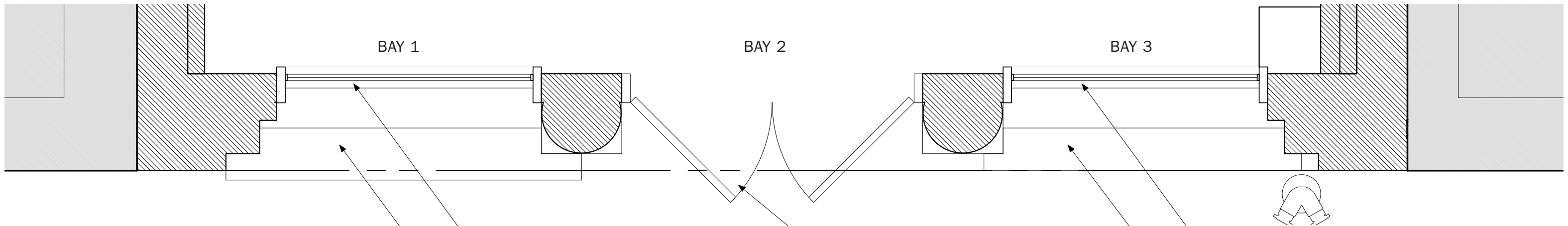
BAY 1



BAY 2



BAY 3



EXISTING STOREFRONT PLAN

EXISTING METAL HISTORIC DOOR TO BE RE-LOCATED. NEW STOREFRONT WINDOW TO BE INSTALLED.  
EXISTING DIAMOND PLATE STAIRS TO BE RESTORED.

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

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

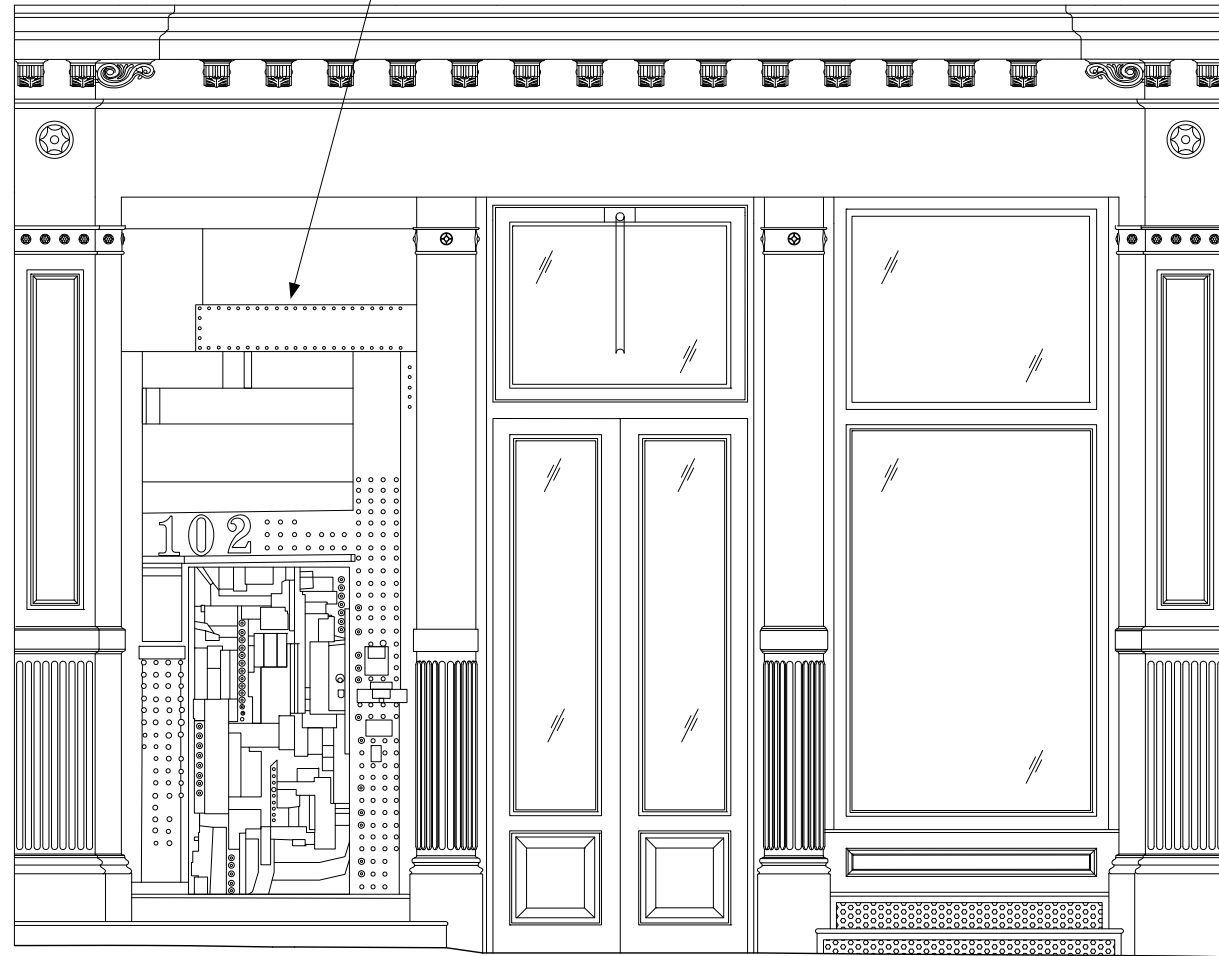
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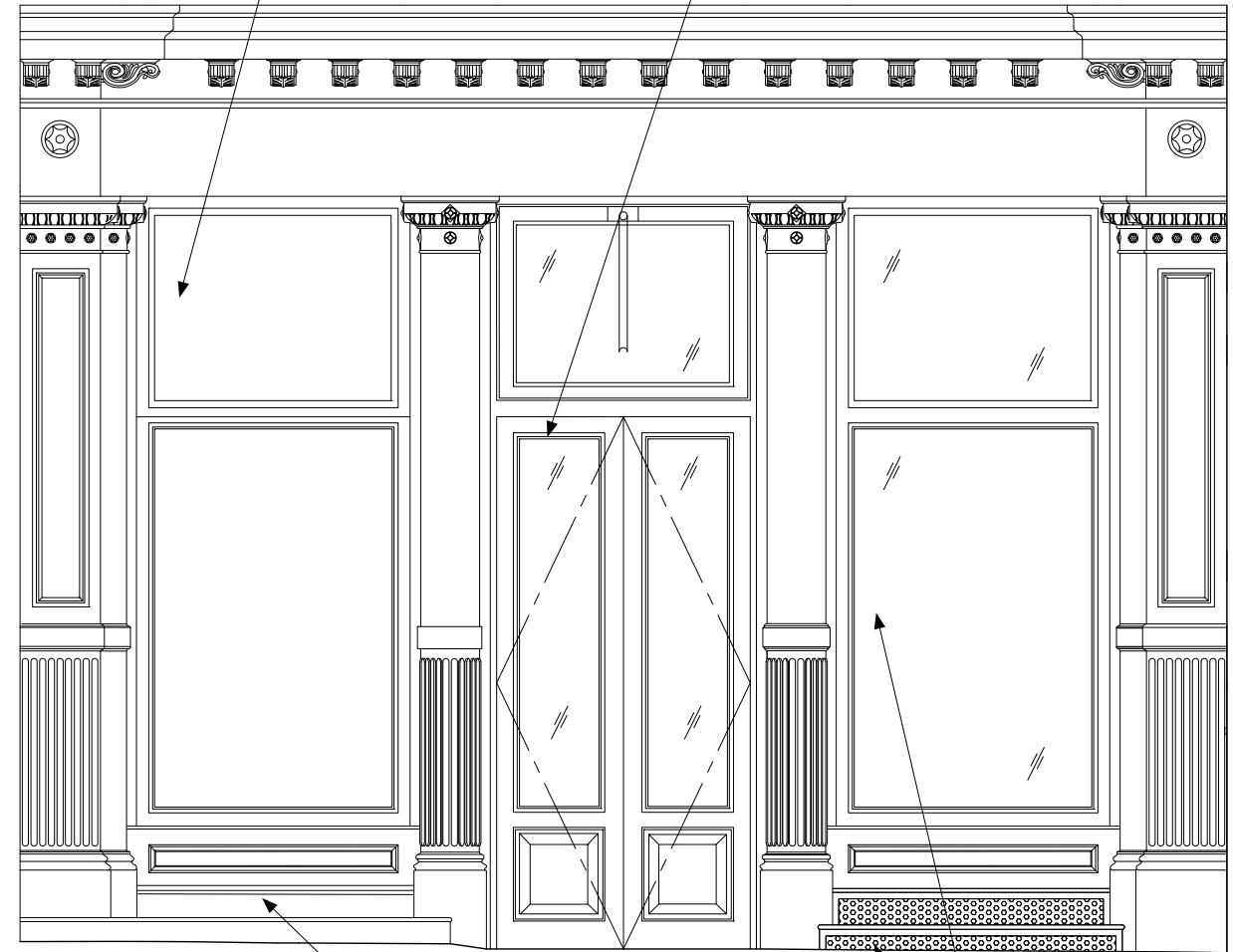
EXISTING METAL HISTORIC DOOR TO BE RE-LOCATED. NEW STOREFRONT WINDOW TO BE INSTALLED.



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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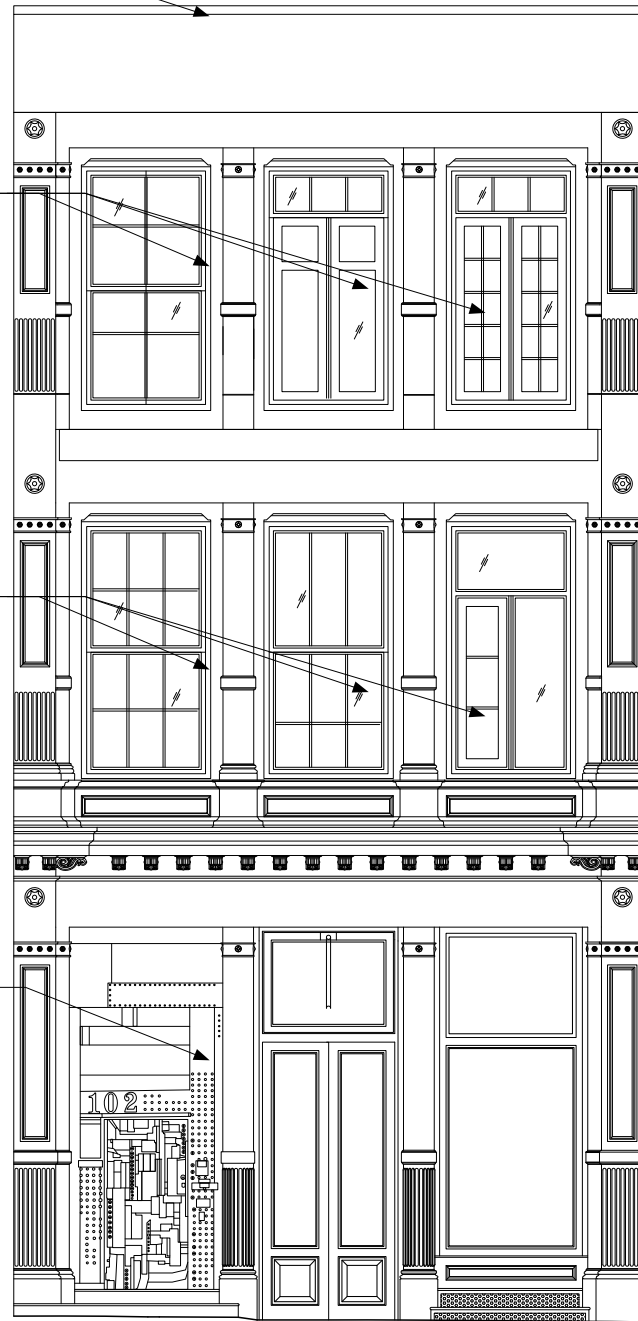
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EXISTING PARAPET TO REMAIN.

EXISTING WINDOWS TO BE REPLACED

EXISTING WINDOWS TO BE REPLACED

EXISTING HISTORIC DOOR TO BE RE-LOCATED ON ROOF.

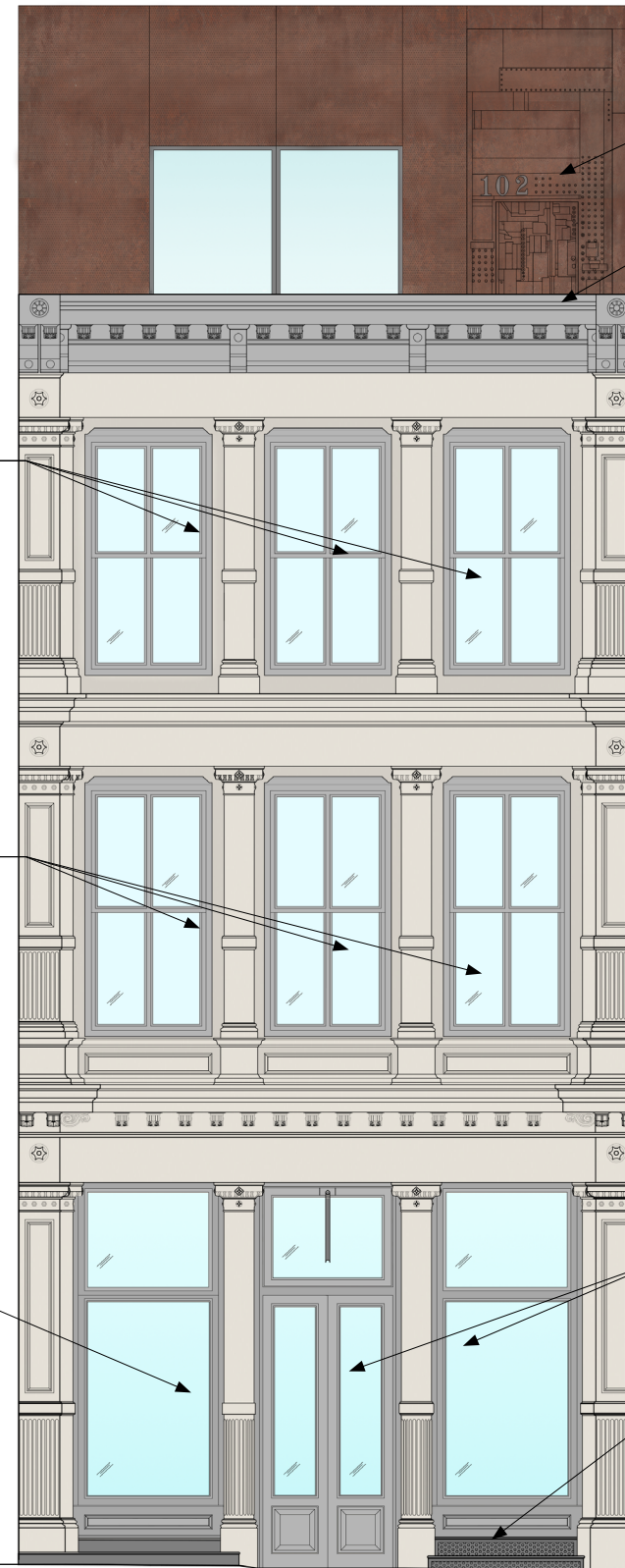


EXISTING

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.



PROPOSED

RE-LOCATED METAL HISTORIC DOOR-INTEGRATED WITHIN BULKHEAD ENVELOPE

NEW FIBERGLASS CORNICE

EXISTING WOOD STOREFRONT WINDOWS AND DOOR TO REMAIN.

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

102 GREENE STREET · PROPOSED STREET ELEVATION



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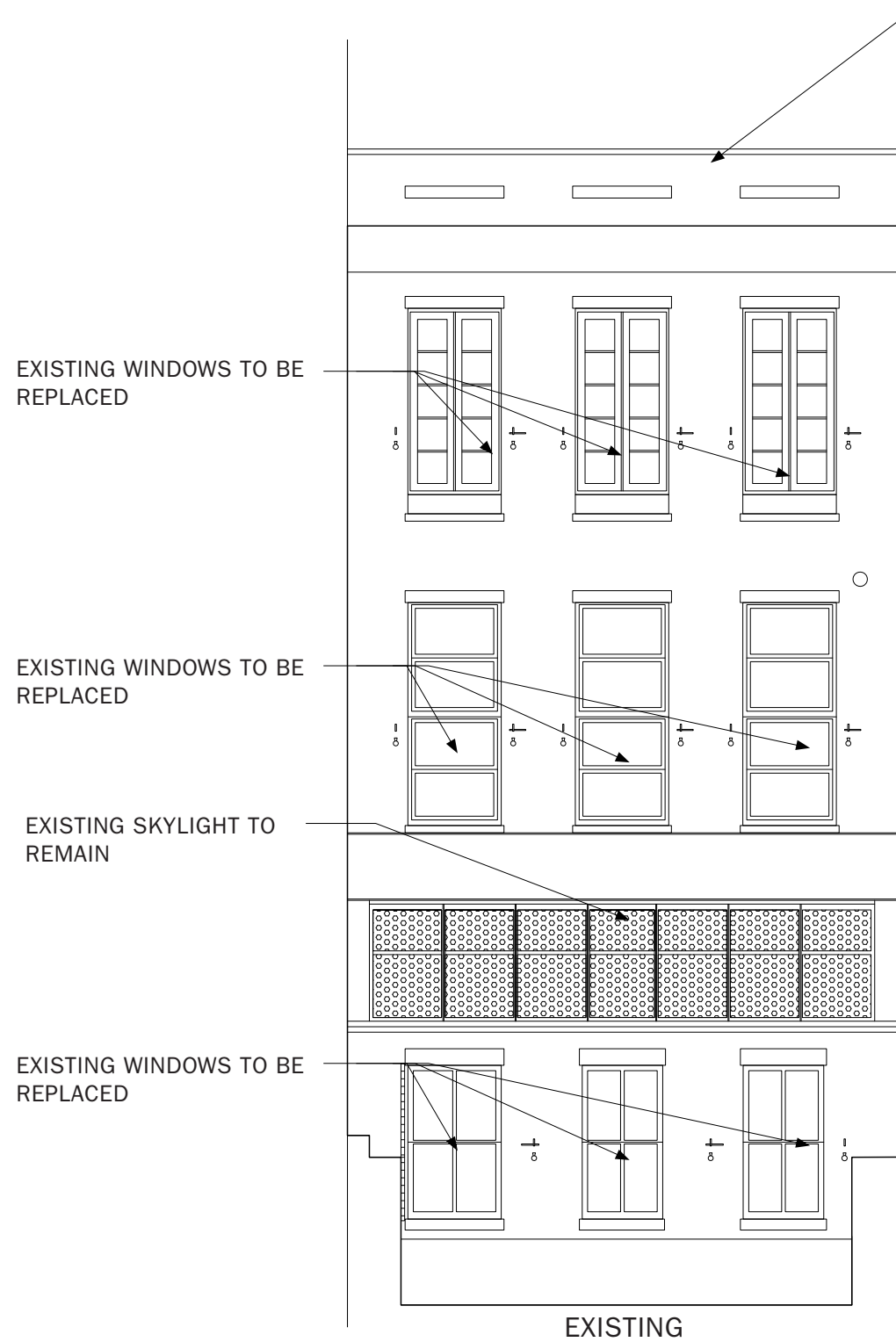
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**10**



EXISTING

EXISTING PARAPET TO BE REMOVED

EXISTING WINDOWS TO BE REPLACED

EXISTING WINDOWS TO BE REPLACED

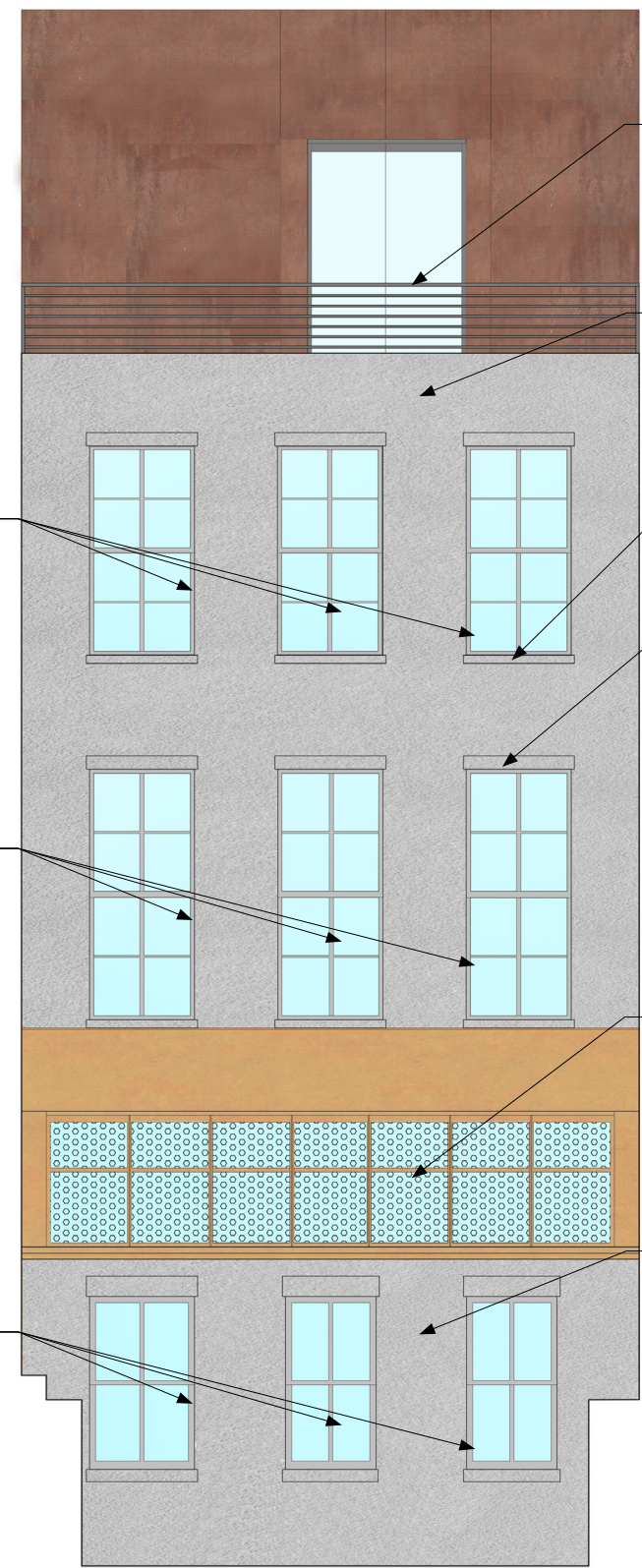
EXISTING SKYLIGHT TO REMAIN

EXISTING WINDOWS TO BE REPLACED

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

NEW METAL PARAPET/RAIL.

CLEAN AND PATCH CEMENT WALL TYP.

NEW CAST STONE SILLS.TYP.

NEW CAST STONE LINTELS.TYP.

EXISTING HISTORIC SKYLIGHT TO REMAIN. GLASS TO BE CLEANED AND REPLACED AS REQUIRED.

CLEAN AND PATCH CEMENT OVER EXISTING BRICK WALL.

102 GREENE STREET · PROPOSED REAR ELEVATION



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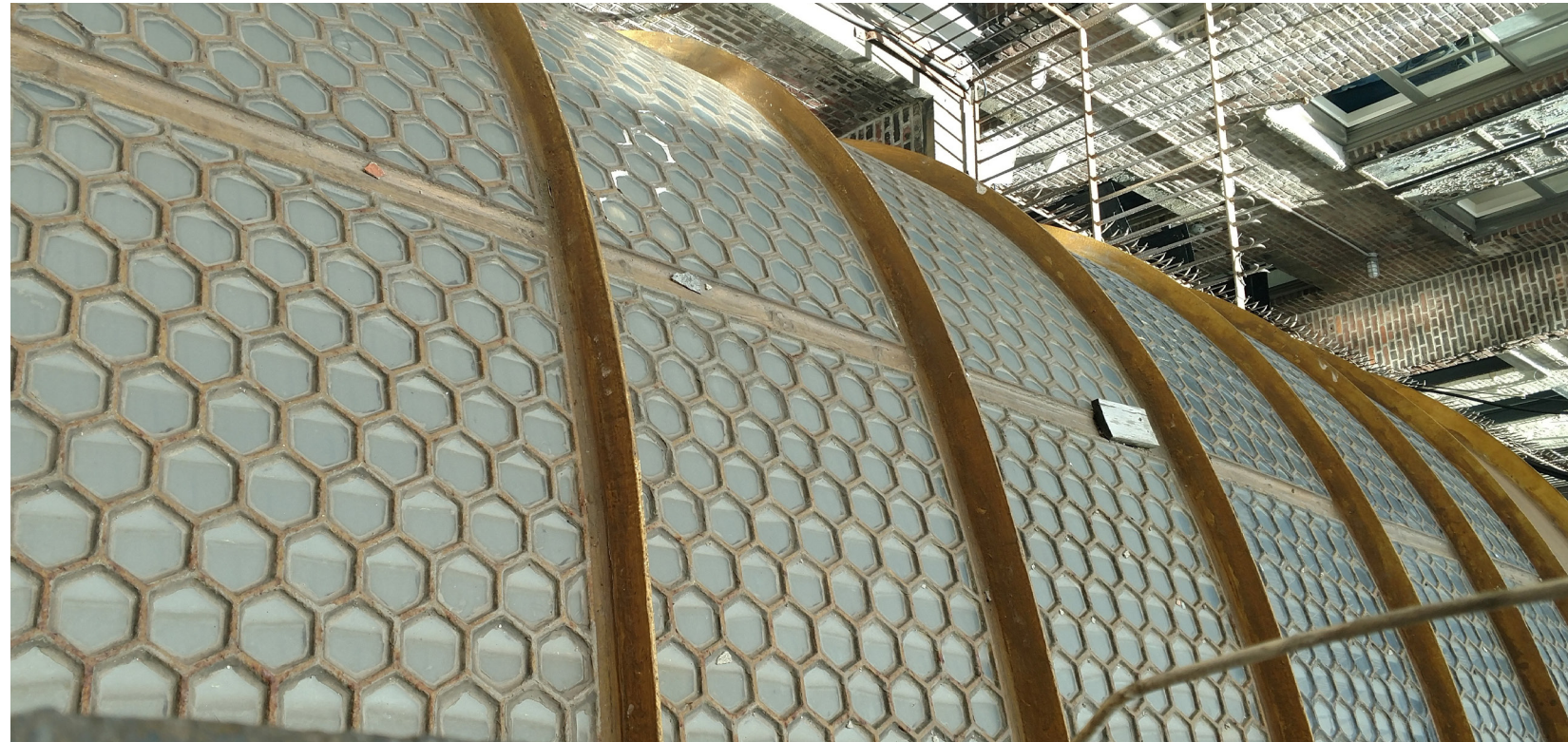
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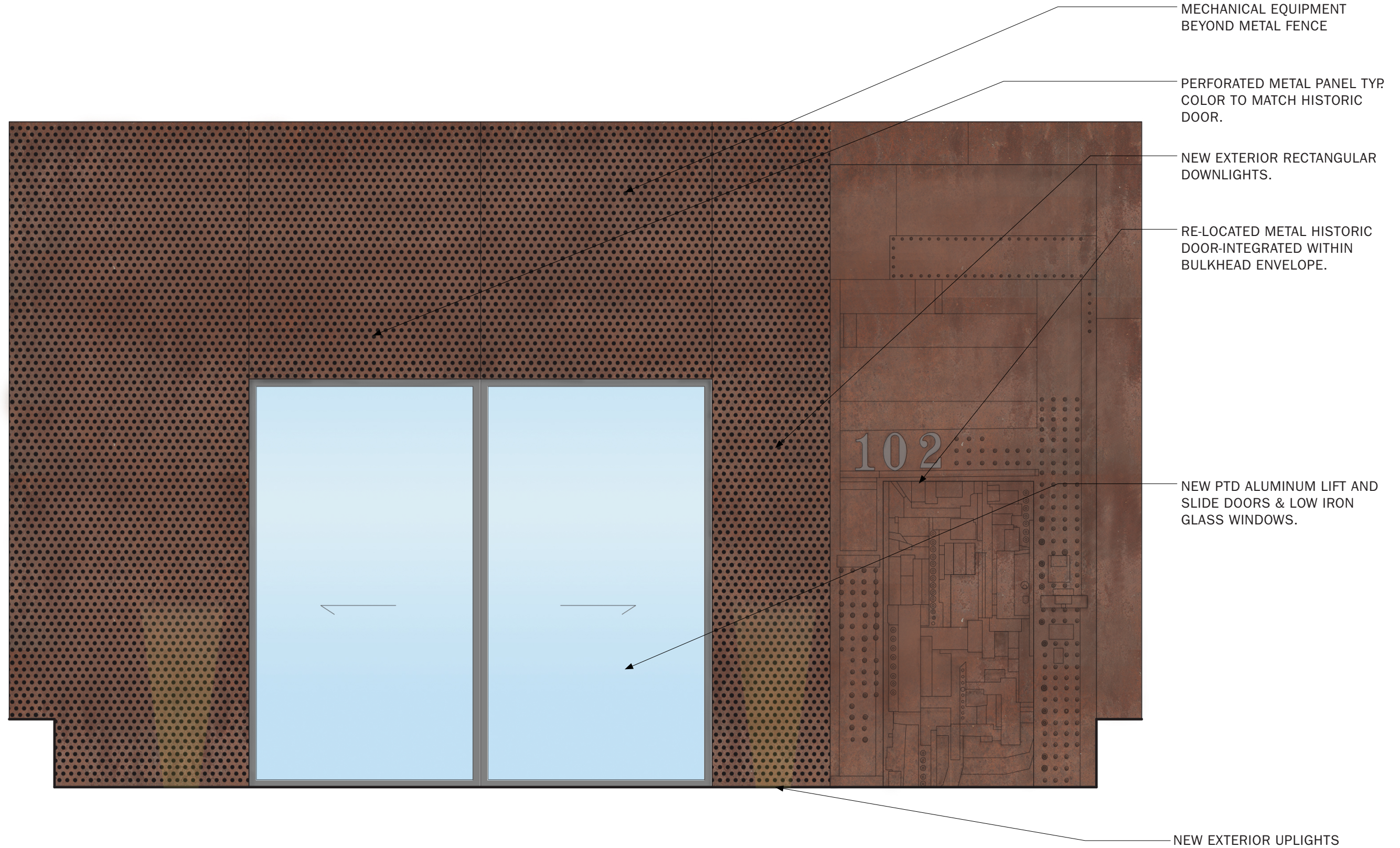
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102 GREENE STREET · EXISTING REAR FACADE PHOTOS

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102 GREEN STREET · PROPOSED BULKHEAD ELEVATION

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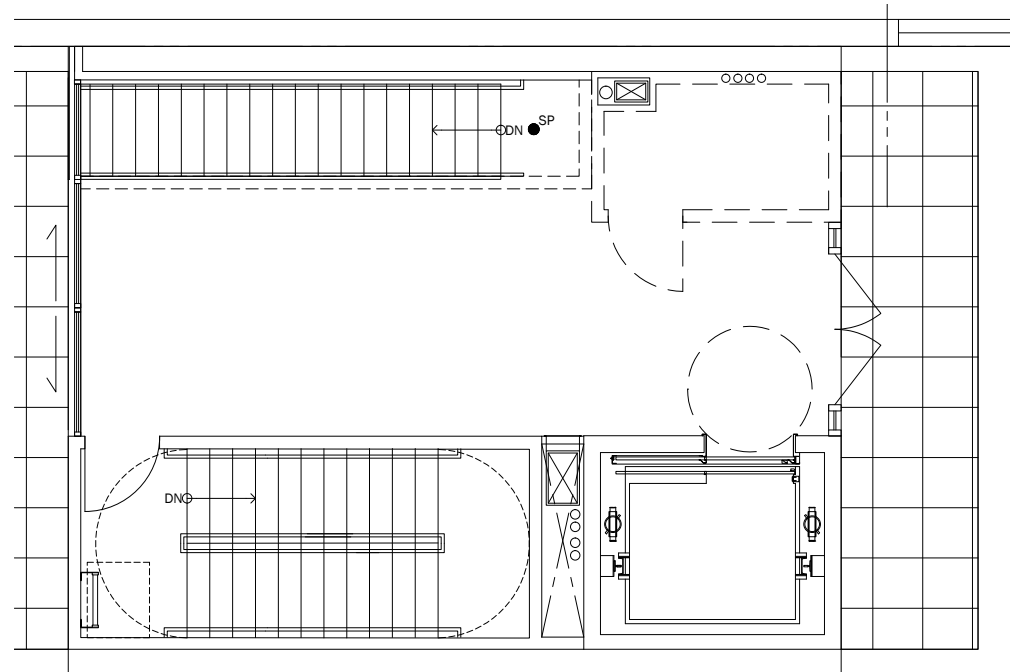
IN PROGRESS

① BULKHEAD ADDITION

ALL NEW BULKHEADS AND ADDITIONS  
HAVE NO VISIBILITY FROM STREET

IN PROGRESS

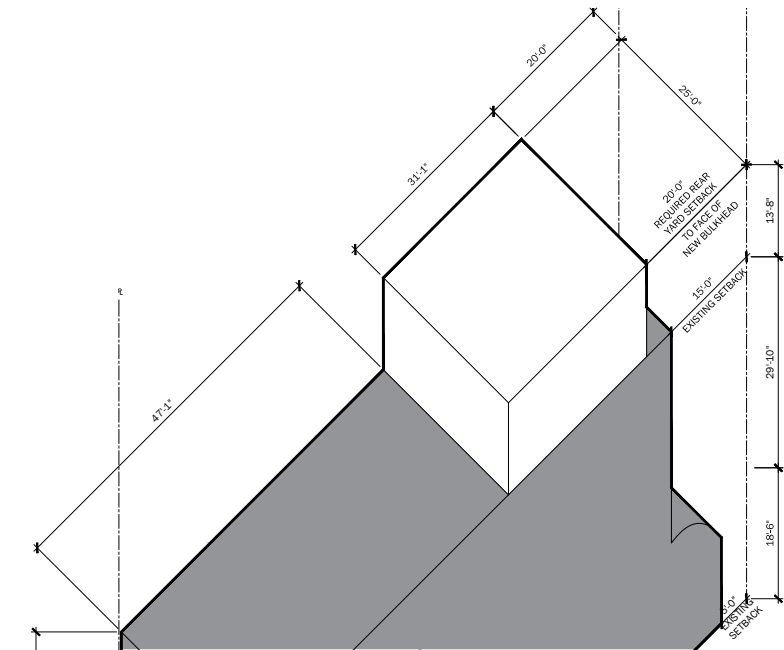
② BULKHEAD ADDITION



NEW BULKHEAD ROOF PLAN

IN PROGRESS

③ BULKHEAD ADDITION - ADDITIONAL HEIGHT TO ACCOMMODATE CODE COMPLIANCE.



NEW BULKHEAD ROOF AXON

102 GREENE STREET · PROPOSED BULKHEAD MOCK-UPS



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VIEW ①: NO VISIBILITY



VIEW ②: NO VISIBILITY



VIEW ③: NO VISIBILITY



VIEW ④: NO VISIBILITY



VIEW ⑤: NO VISIBILITY



VIEW ⑥: NO VISIBILITY

102 GREENE STREET · PROPOSED BULKHEAD MOCK-UP VISIBILITY STUDY



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VIEW ⑦: NO VISIBILITY



VIEW ⑧: NO VISIBILITY

102 GREENE STREET · PROPOSED BULKHEAD MOCK-UP VISIBILITY STUDY

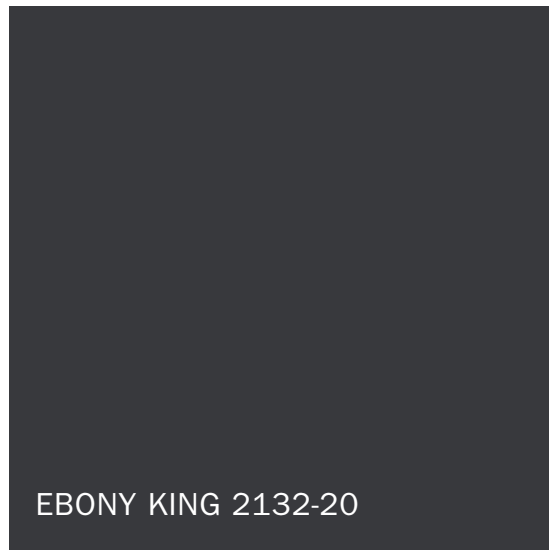


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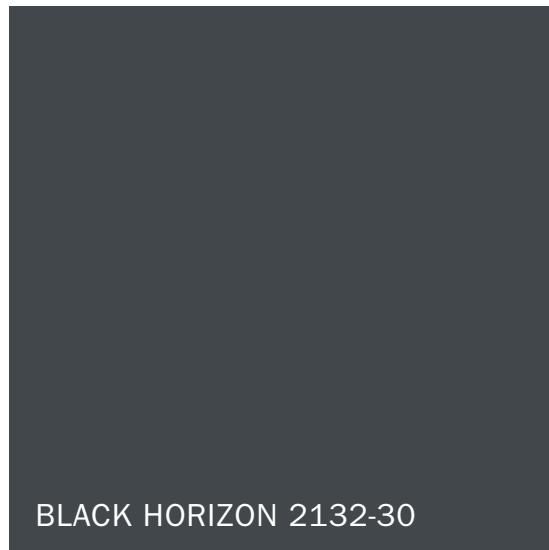
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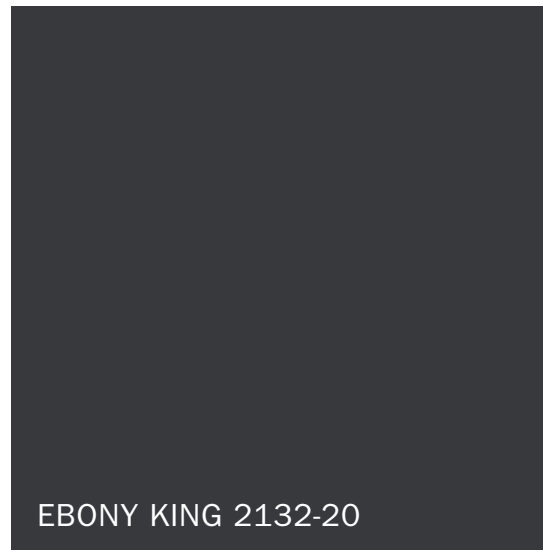
DOOR HARDWARE



BULKHEAD METAL



WOOD WINDOWS  
PAINTED ALUMINUM FRAMES



METAL GUARDRAIL



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102 GREENE STREET · PROPOSED MATERIALS

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