



TERMINAL WAREHOUSE

261 ELEVENTH AVENUE

21 JANUARY 2020

L&L HOLDING COMPANY LLC / NORMANDY REAL ESTATE PARTNERS

NEW YORK, NY



DESIGN RESPONSES

TO COMMISSIONERS' COMMENTS FROM
DECEMBER 10, 2019 PUBLIC MEETING

DESIGN REFINEMENTS

I. WINDOWS

II. ARCHITECTURAL EXPRESSION

APPENDIX

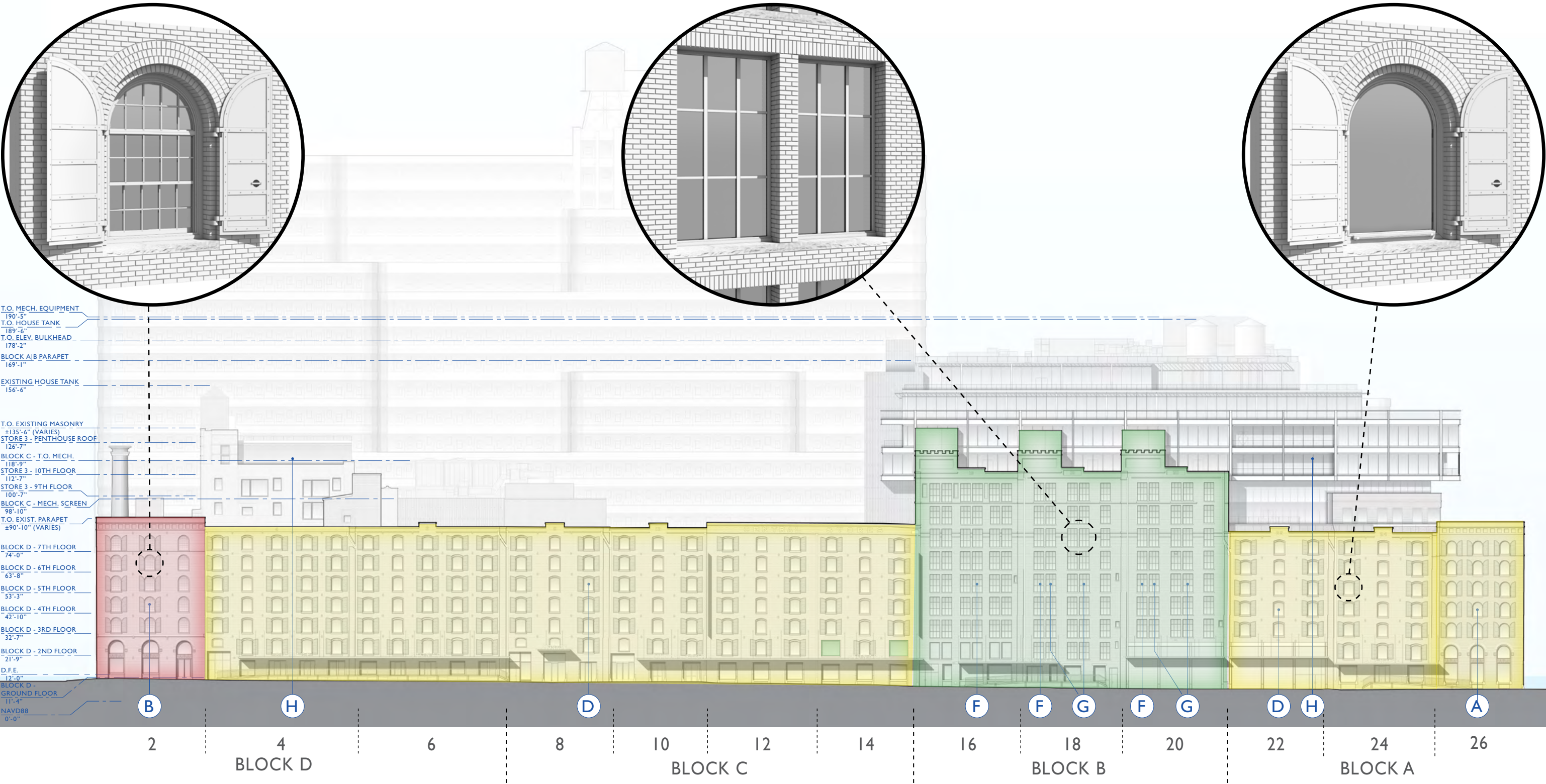
I. WINDOW DETAILS

II. ELEVATIONS

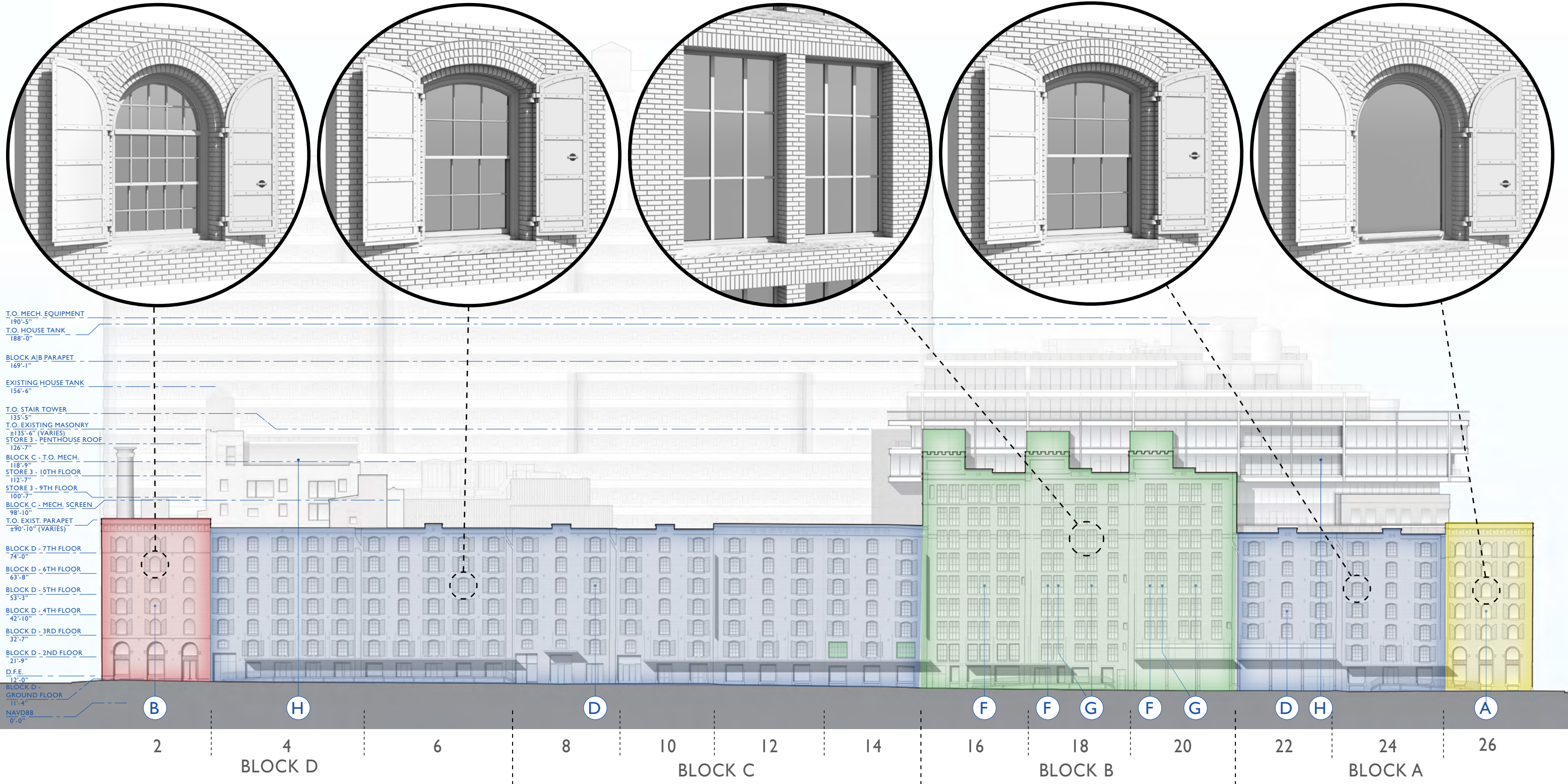
III. PLANS

WINDOWS

NORTH ELEVATION (28TH STREET)
PROPOSED DESIGN - 10 DECEMBER 2019



UPDATED DESIGN - 21 JANUARY 2020



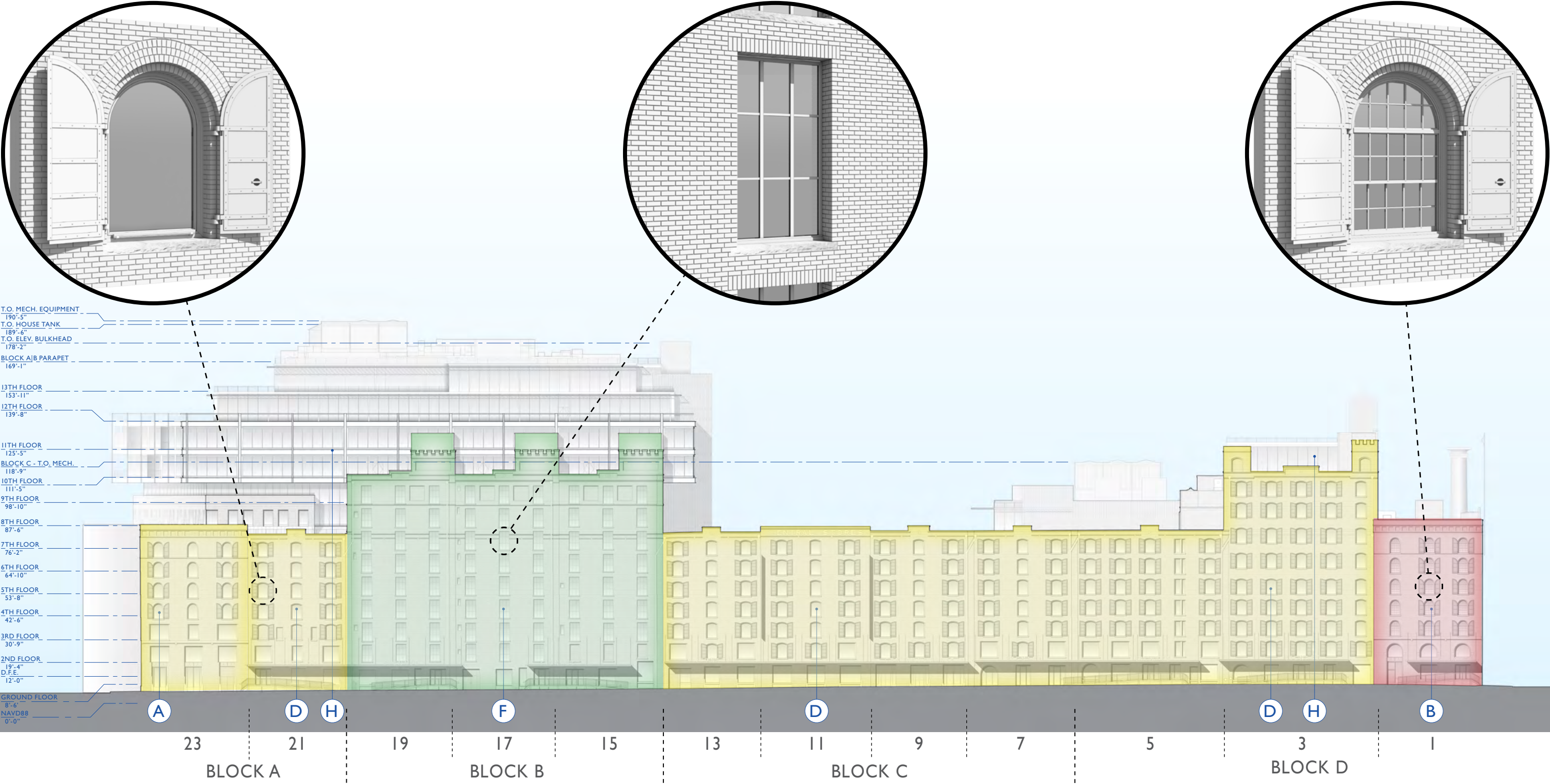
KEY NOTE LEGEND

- A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
B - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS & FIXED TRANSOM
C - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
D - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS
E - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS

- F - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW FIXED MULTI-LITE WINDOWS
G - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT
H - NEW ROOFTOP AREA RELOCATION
* SEE STOREFRONT ELEVATIONS FOR GROUND FLOOR OPENINGS
* ALL ELEVATIONS FROM NAVD88

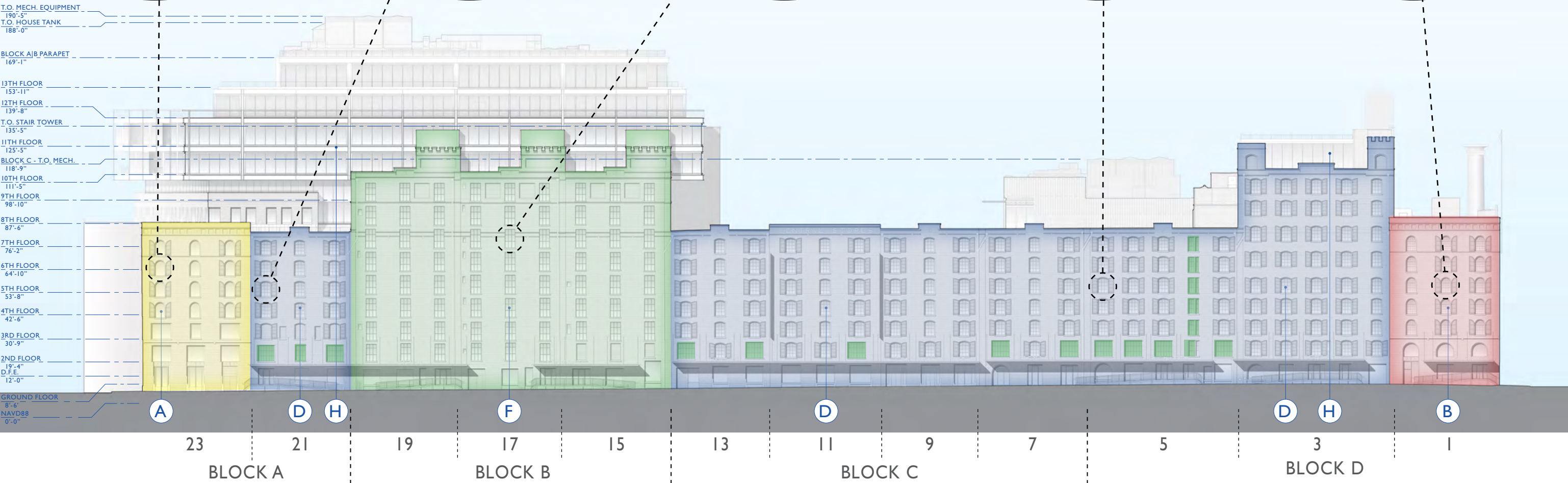
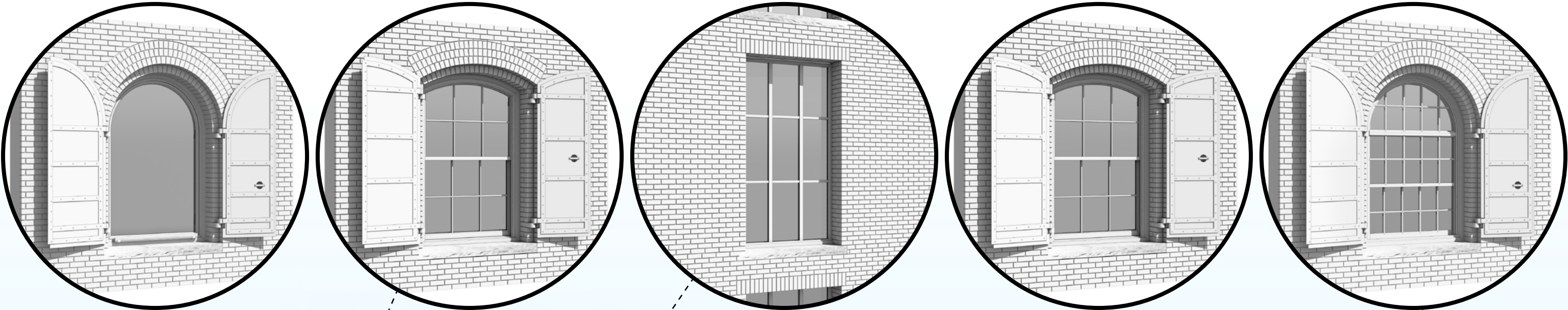
SOUTH ELEVATION (27TH STREET)

PROPOSED DESIGN - 10 DECEMBER 2019



SOUTH ELEVATION (27TH STREET)

UPDATED DESIGN - 21 JANUARY 2020



KEY NOTE LEGEND

- A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- B - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS & FIXED TRANSOM
- C - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- D - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS
- E - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS

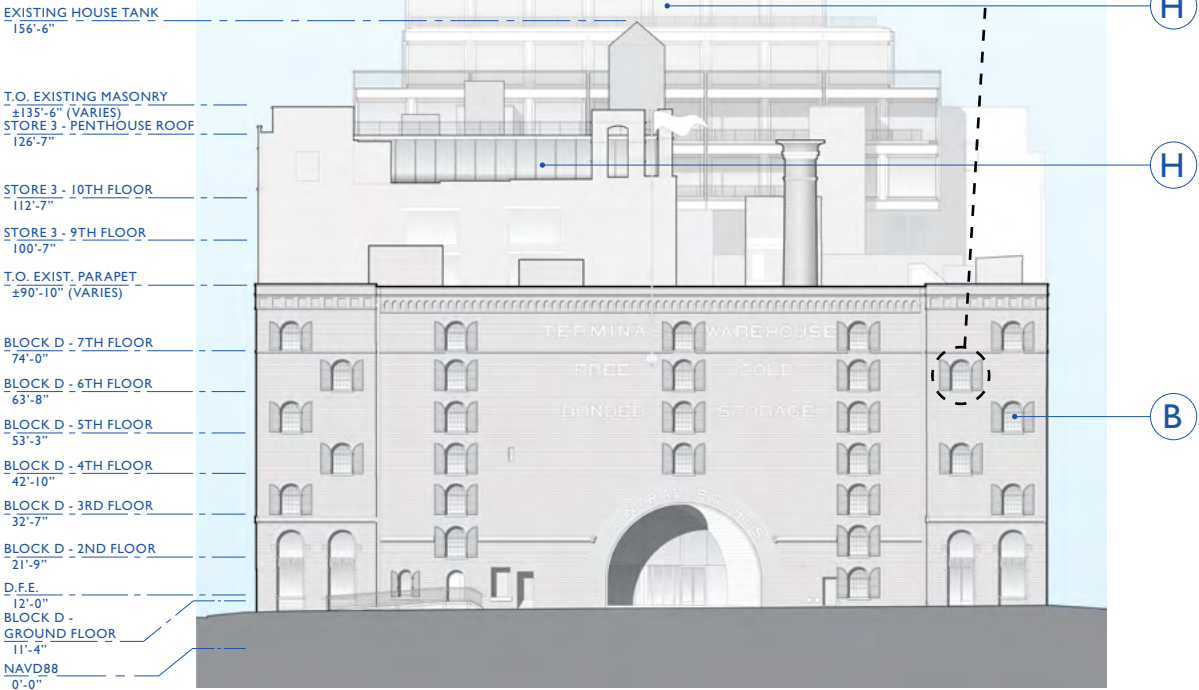
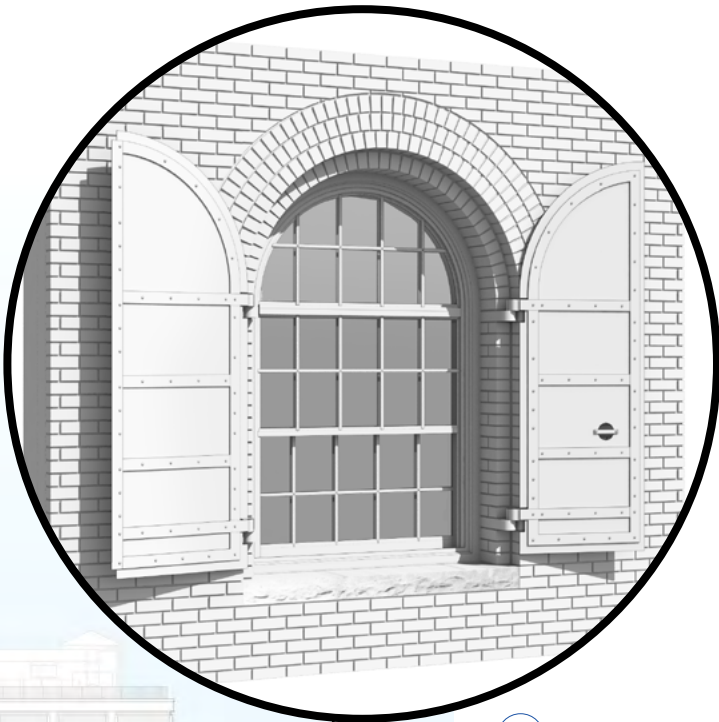
- F - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW FIXED MULTI-LITE WINDOWS
- G - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT
- H - NEW ROOFTOP AREA RELOCATION
- * SEE STOREFRONT ELEVATIONS FOR GROUND FLOOR OPENINGS
- * ALL ELEVATIONS FROM NAVD88

EAST ELEVATION (11TH AVENUE)

UPDATED DESIGN - 21 JANUARY 2020

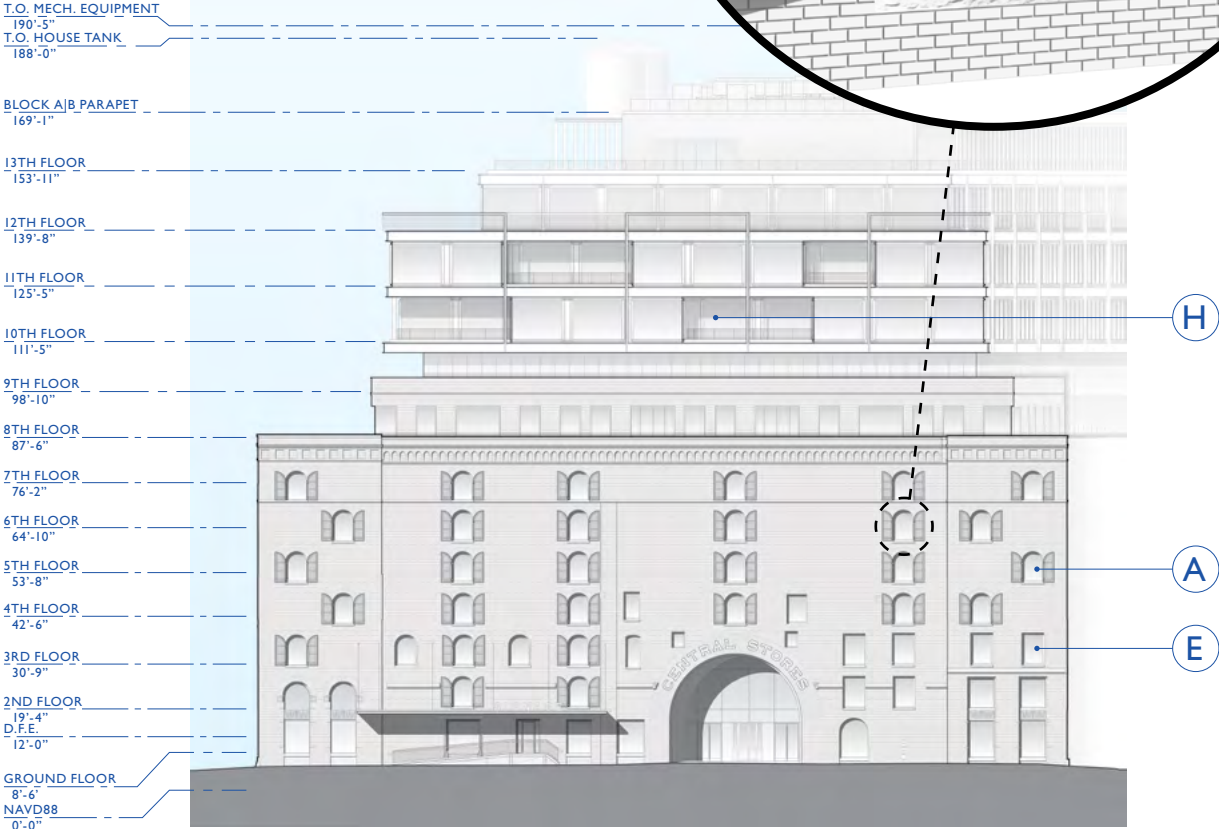
WEST ELEVATION (12TH AVENUE)

UPDATED DESIGN - 21 JANUARY 2020



STORE 1

STORE 2



STORE 26

STORE 23

KEY NOTE LEGEND

- A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- B - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS & FIXED TRANSOM
- C - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- D - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS
- E - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS

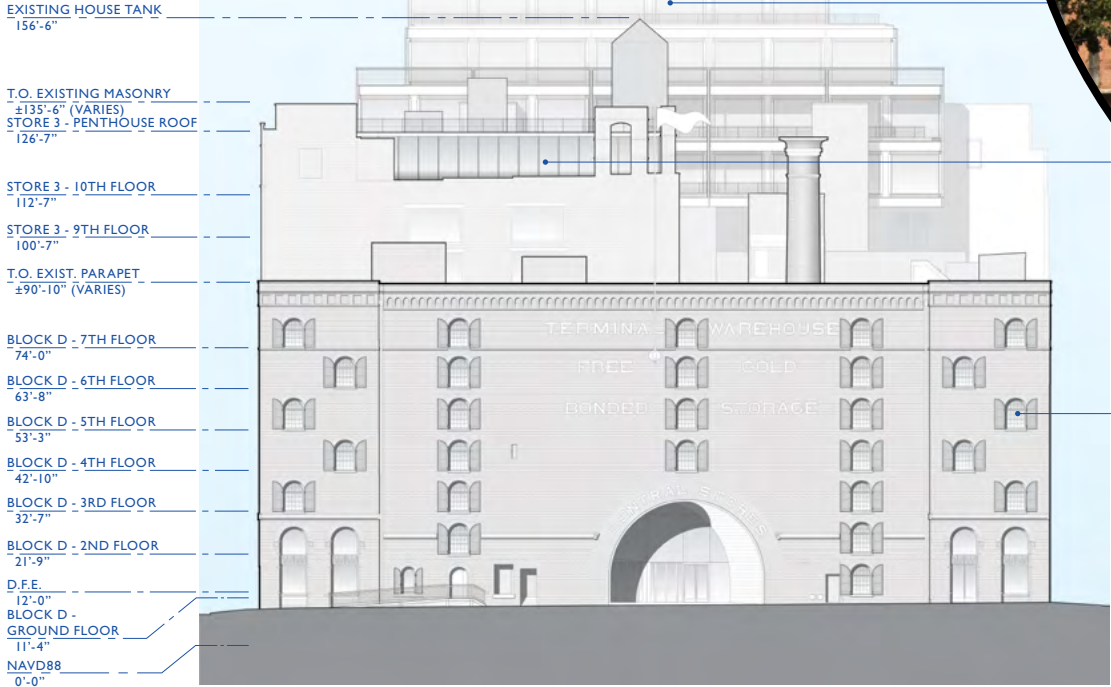
- F - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW FIXED MULTI-LITE WINDOWS
- G - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT
- H - NEW ROOFTOP AREA RELOCATION
- * SEE STOREFRONT ELEVATIONS FOR GROUND FLOOR OPENINGS
- * ALL ELEVATIONS FROM NAVD88

EAST ELEVATION (11TH AVENUE)

UPDATED DESIGN - 21 JANUARY 2020

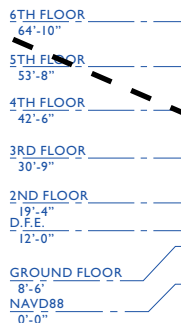
WEST ELEVATION (12TH AVENUE)

UPDATED DESIGN - 21 JANUARY 2020



STORE 1

STORE 2



STORE 26

STORE 23

KEY NOTE LEGEND

- A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- B - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS & FIXED TRANSOM
- C - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- D - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS
- E - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS

- F - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW FIXED MULTI-LITE WINDOWS
- G - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT
- H - NEW ROOFTOP AREA RELOCATION
- * SEE STOREFRONT ELEVATIONS FOR GROUND FLOOR OPENINGS
- * ALL ELEVATIONS FROM NAVD88

EAST ELEVATION (11TH AVENUE)

UPDATED DESIGN - 21 JANUARY 2020

WEST ELEVATION (12TH AVENUE)

UPDATED DESIGN - 21 JANUARY 2020

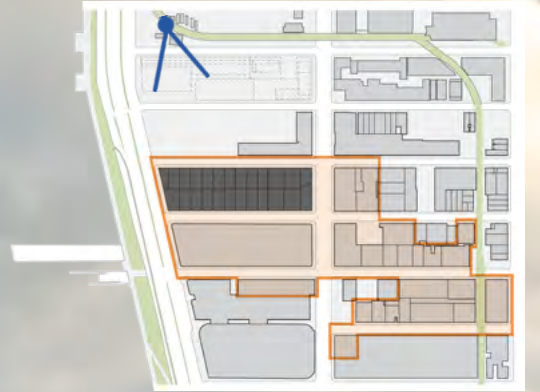


KEY NOTE LEGEND

- A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- B - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS & FIXED TRANSOM
- C - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
- D - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS
- E - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS

- F - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW FIXED MULTI-LITE WINDOWS
- G - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT
- H - NEW ROOFTOP AREA RELOCATION
- * SEE STOREFRONT ELEVATIONS FOR GROUND FLOOR OPENINGS
- * ALL ELEVATIONS FROM NAVD88

ARCHITECTURAL EXPRESSION



HIGHLINE AT 31ST STREET
21 JANUARY 2020



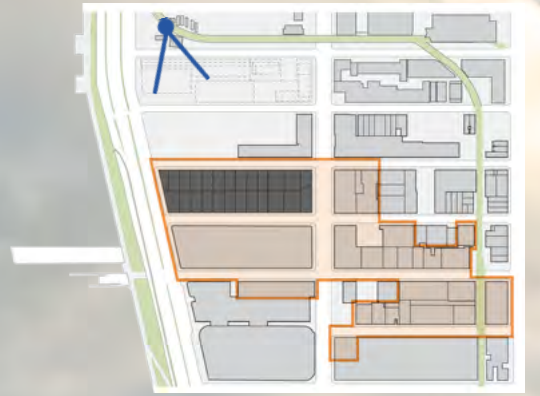
HIGHLINE AT 31ST STREET
10 DECEMBER 2019

PREVIOUS PROPOSAL



HIGHLINE AT 31ST STREET
12 NOVEMBER 2019

PREVIOUS PROPOSAL



HIGHLINE AT 31ST STREET
21 JANUARY 2020



HIGHLINE AT 31ST STREET
21 JANUARY 2020



HIGHLINE AT 31ST STREET
10 DECEMBER 2019

PREVIOUS PROPOSAL



HIGHLINE AT 31ST STREET
12 NOVEMBER 2019

PREVIOUS PROPOSAL



HIGHLINE AT 31ST STREET
21 JANUARY 2020



KEY NOTE LEGEND

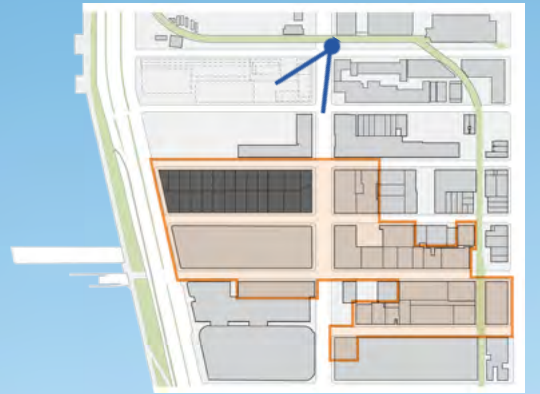
- 1. STAIR TOWERS CHANGED TO BRICK & STAIR TOWERS LOWERED TO MATCH HEIGHT OF EXISTING BULKHEADS ON NORTH FACADE
- 2. FLOOR PLATE SIMPLIFIED AT 12TH & 13TH FLOORS
- 3. EXTERNAL ELEVATOR TOWER REMOVED
- 4. CURTAIN WALL ARTICULATION OF 12TH & 13TH FLOORS CHANGED TO MATCH 10TH & 11TH FLOORS
- 5. BRISE SOLEIL REMOVED FROM 13TH FLOOR
- 6. WATER TANKS LOWERED, DUNNAGE SIMPLIFIED
- 7. BRISE SOLEIL REMOVED & EXTERNAL FRAME ARTICULATION ADDED TO 12TH FLOOR
- 8. SEGMENTAL ARCH WINDOWS CHANGED TO 6 OVER 6 DOUBLE-HUNG WINDOWS



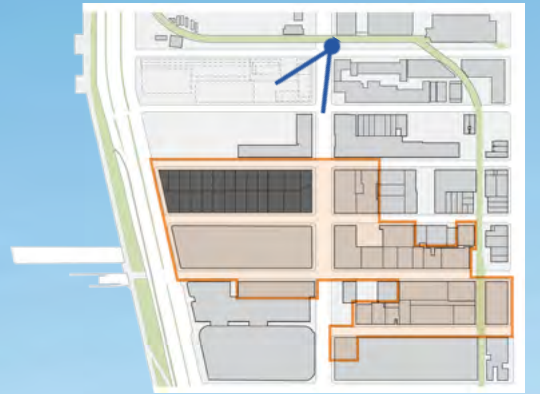


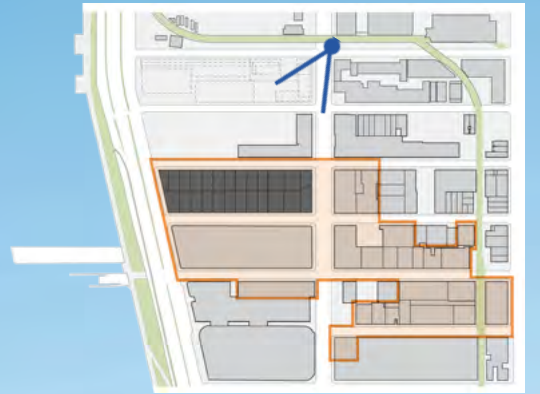






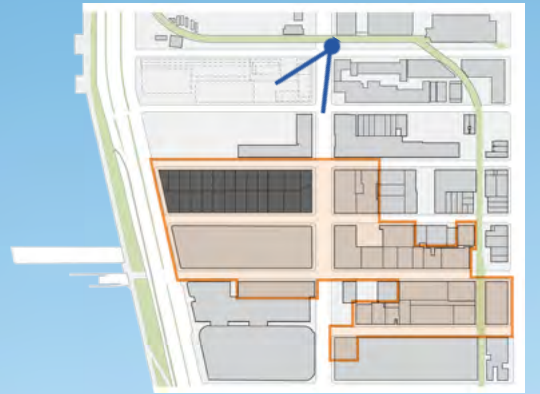
HIGHLINE AT 11TH AVENUE
21 JANUARY 2020





HIGHLINE AT 11TH AVENUE
12 NOVEMBER 2019

PREVIOUS PROPOSAL



HIGHLINE AT 11TH AVENUE
21 JANUARY 2020



HIGHLINE AT 11TH AVENUE
21 JANUARY 2020

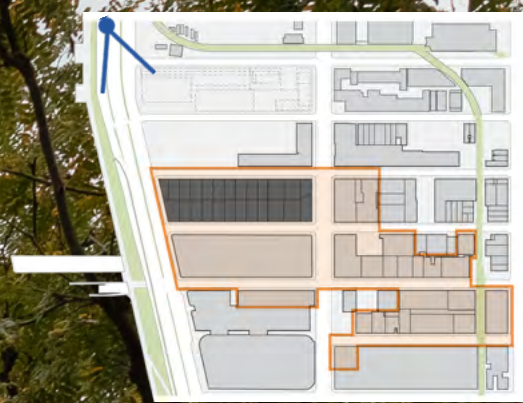


12TH AVENUE & 31ST STREET
EXISTING WITH PROPOSED MASSING
21 JANUARY 2020



12TH AVENUE & 31ST STREET
EXISTING WITH PROPOSED MASSING
10 DECEMBER 2019

PREVIOUS PROPOSAL



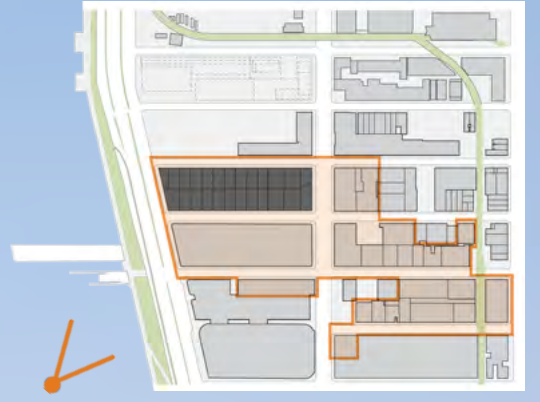
12TH AVENUE & 31ST STREET
EXISTING WITH PROPOSED MASSING
12 NOVEMBER 2019

PREVIOUS PROPOSAL



12TH AVENUE & 31ST STREET
EXISTING WITH PROPOSED MASSING
21 JANUARY 2020









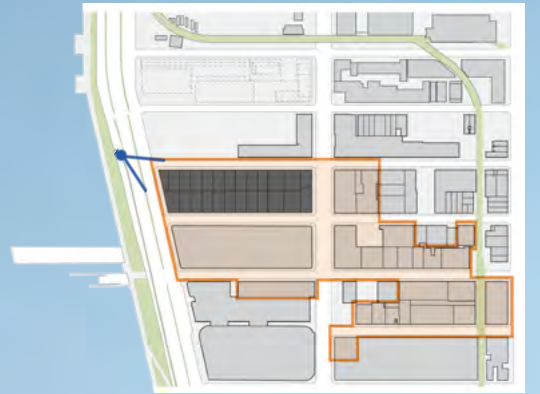


HUDSON RIVER PARK BIKE PATH & 27TH STREET
21 JANUARY 2020







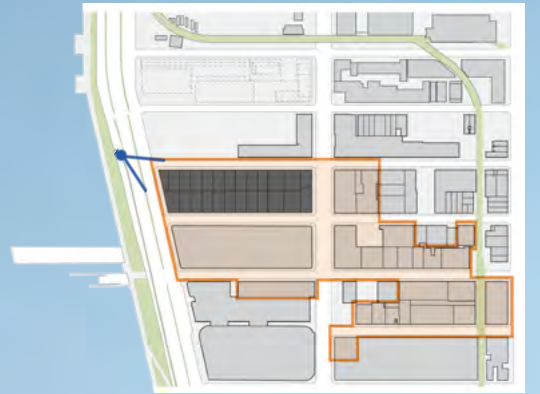


12TH AVENUE & 28TH STREET
10 DECEMBER 2019 | 21 JANUARY 2020



12TH AVENUE & 28TH STREET
12 NOVEMBER 2019

PREVIOUS PROPOSAL



12TH AVENUE & 28TH STREET
10 DECEMBER 2019 | 21 JANUARY 2020



TERMINAL WAREHOUSE

261 ELEVENTH AVENUE

21 JANUARY 2020

L&L HOLDING COMPANY LLC / NORMANDY REAL ESTATE PARTNERS

NEW YORK, NY



APPENDIX

TERMINAL WAREHOUSE 261 ELEVENTH AVENUE

21 JANUARY 2020

L&L HOLDING COMPANY LLC / NORMANDY REAL ESTATE PARTNERS

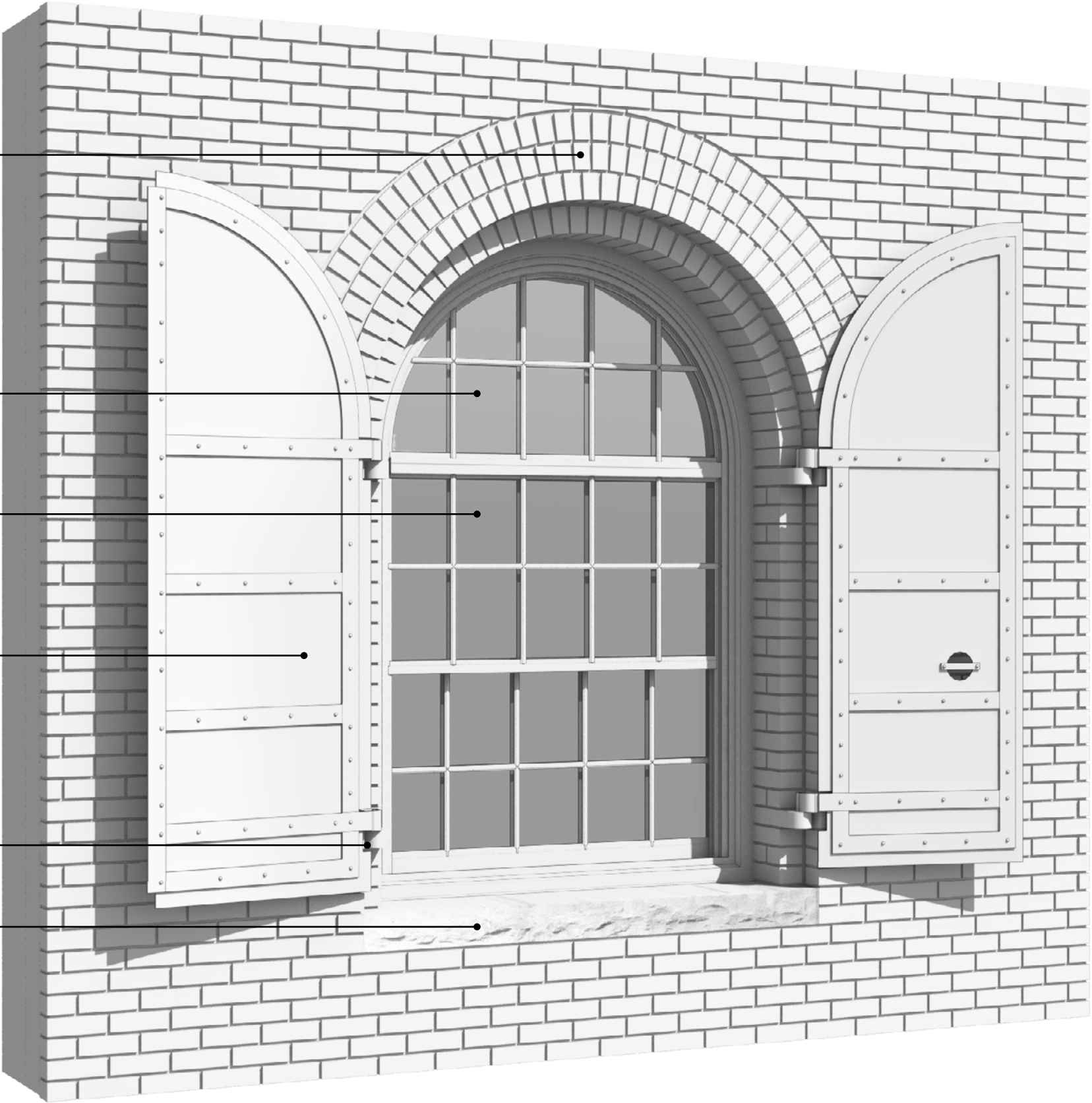
NEW YORK, NY



I. WINDOW DETAILS

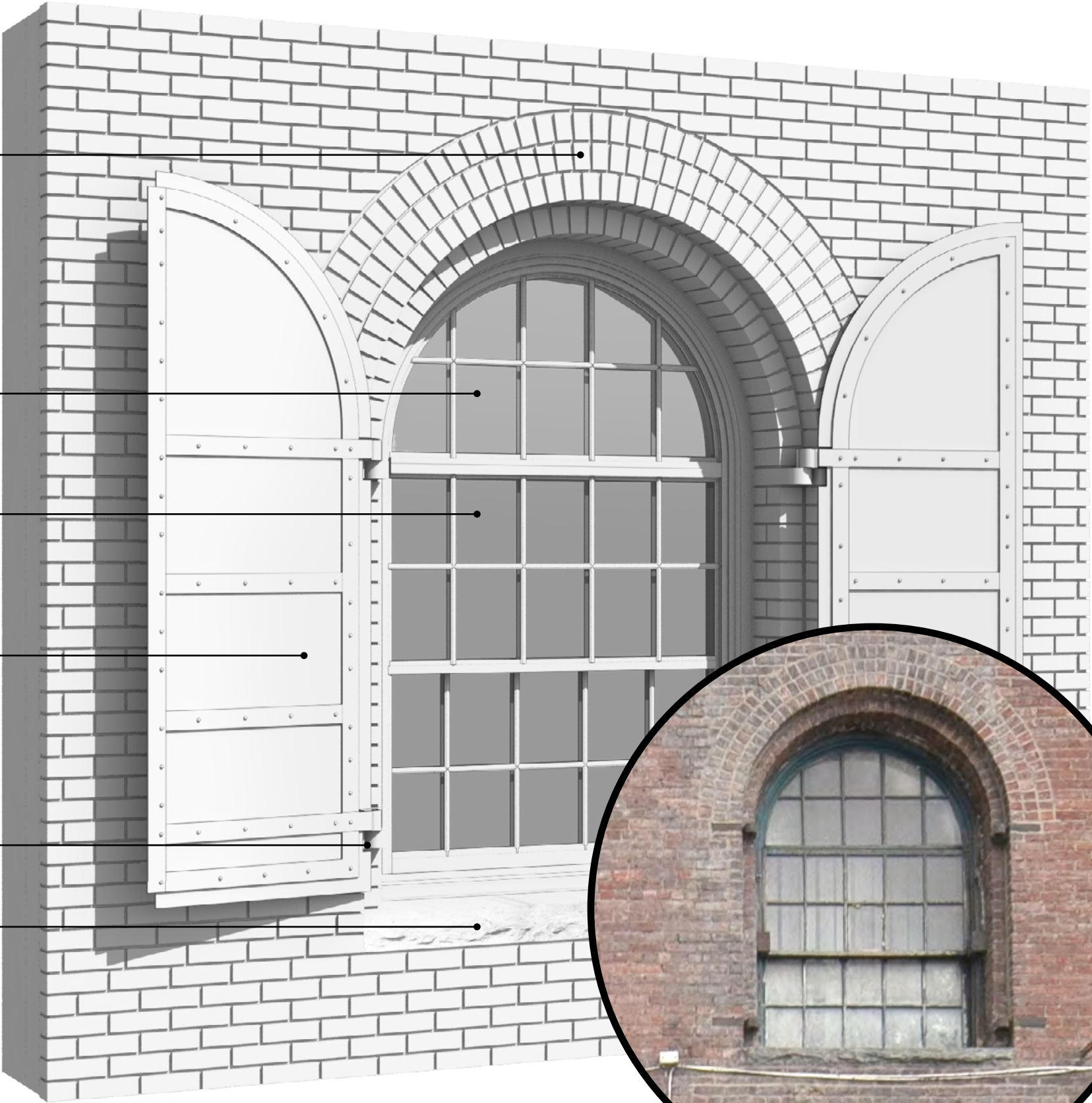
TYPICAL REPLACEMENT WINDOW
ROUND ARCH WINDOW TO MATCH HISTORIC

- RADIAL BRICK ROUND ARCH,
4 ROWLOCK COURSES, TYPICAL
- FIXED, SIMULATED DIVIDED-LITE
ALUMINUM AND GLASS TRANSOM
- DOUBLE-HUNG, SIMULATED DIVIDED-LITE
ALUMINUM AND GLASS WINDOW
- PROPOSED NEW FIXED METAL SHUTTERS,TYPICAL
- EXISTING METAL SHUTTER GUDGEONS,
RESTORED AND PAINTED
- EXISTING STONE SILL
RESTORED AS REQUIRED



TYPICAL REPLACEMENT WINDOW
ROUND ARCH WINDOW TO MATCH HISTORIC

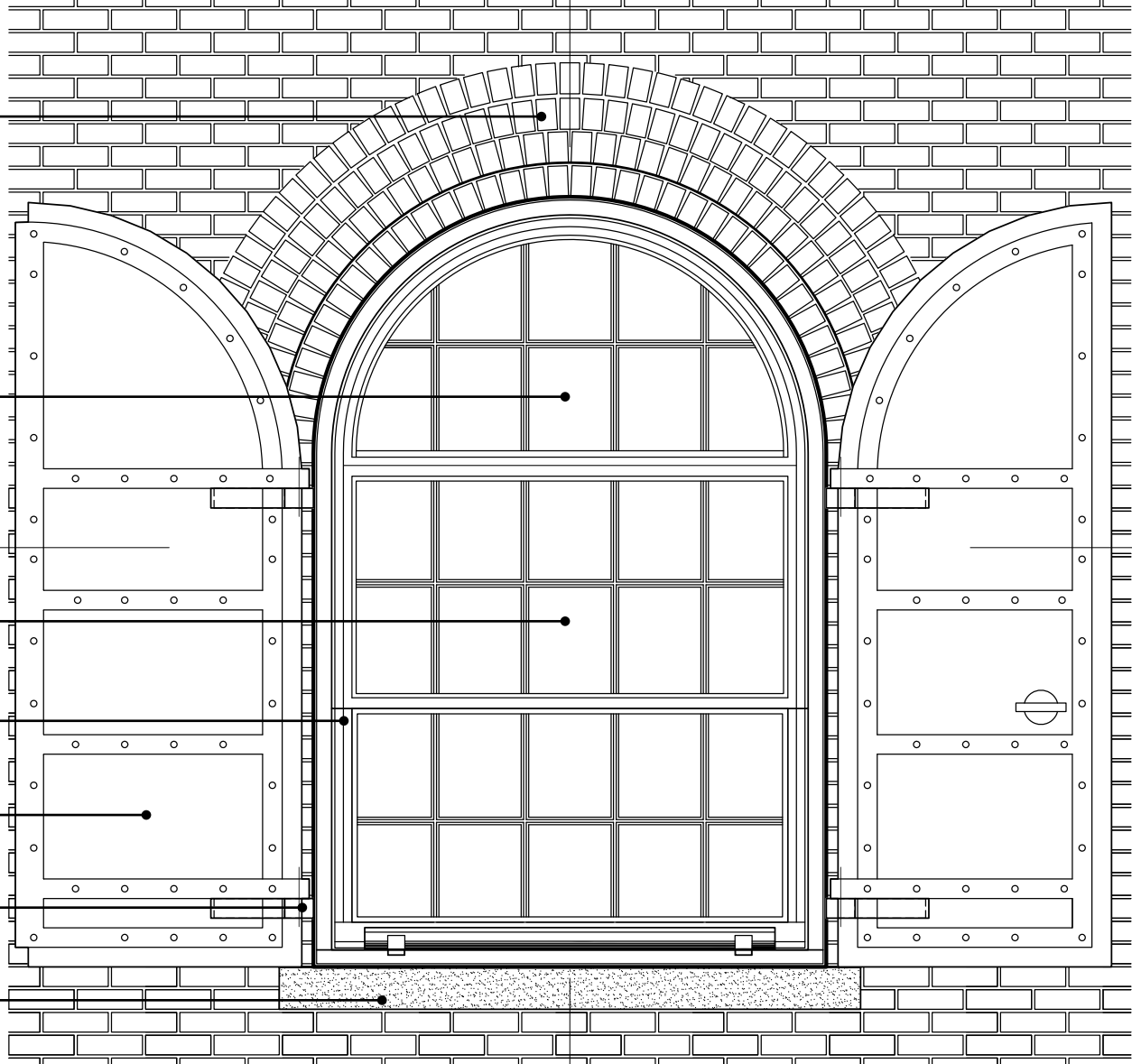
- RADIAL BRICK ROUND ARCH,
4 ROWLOCK COURSES, TYPICAL
- FIXED, SIMULATED DIVIDED-LITE
ALUMINUM AND GLASS TRANSOM
- DOUBLE-HUNG, SIMULATED DIVIDED-LITE
ALUMINUM AND GLASS WINDOW
- PROPOSED NEW FIXED METAL SHUTTERS,TYPICAL
- EXISTING METAL SHUTTER GUDGEONS,
RESTORED AND PAINTED
- EXISTING STONE SILL
RESTORED AS REQUIRED



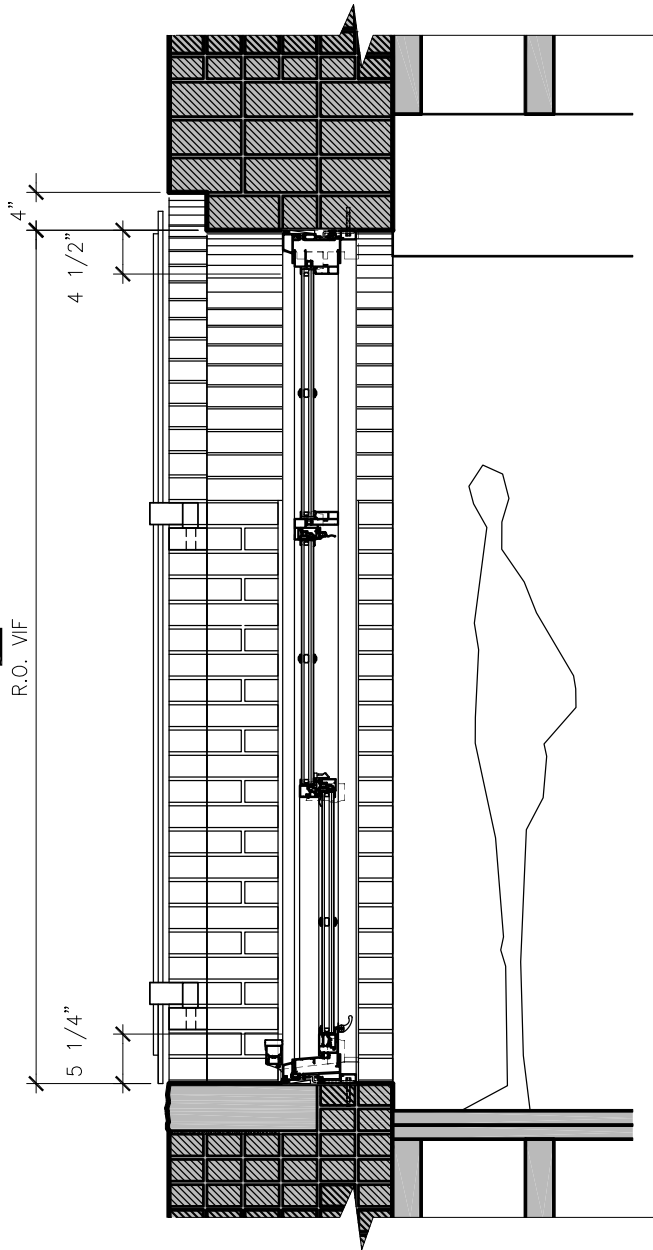
EXISTING HISTORIC
WINDOW

TYPICAL REPLACEMENT WINDOW
ROUND ARCH WINDOW TO MATCH HISTORIC

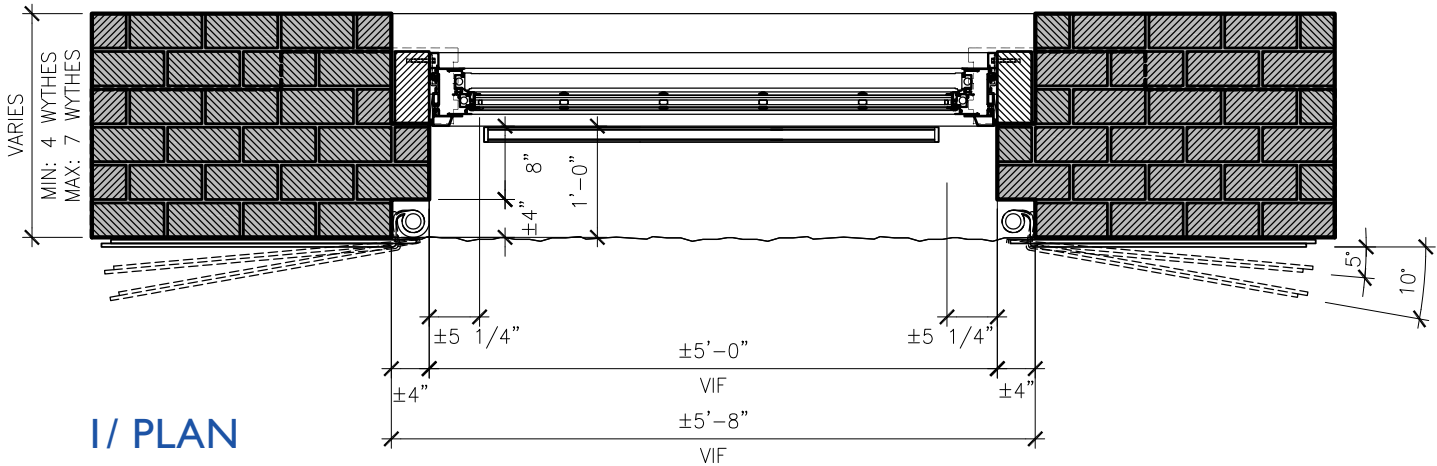
- RADIAL BRICK ROUND ARCH, TYPICAL. 4 ROWLOCK COURSES
- FIXED, SIMULATED DIVIDED-LITE ALUMINUM AND GLASS TRANSOM
- DOUBLE-HUNG, SIMULATED DIVIDED-LITE ALUMINUM AND GLASS WINDOW
- WINDOW FRAME COLOR CHARCOAL GRAY
- PROPOSED NEW FIXED METAL SHUTTERS, TYPICAL
- EXISTING METAL SHUTTER GUDGEONS, RESTORED AND PAINTED
- EXISTING STONE SILL RESTORED AS REQUIRED



3/ ELEVATION



2 / SECTION



1/ PLAN

WINDOW DETAILS - ROUND ARCH WINDOW

PROPOSED REPLACEMENT WINDOW

EXISTING GLAZED AREA 3600.35 Sq. In.
 PROPOSED GLAZED AREA 3392.74 Sq. In.
 DECREASE IN AREA 207.61 Sq. In.
 GLAZING AREA DIMINUTION = 5.8%

DETAILS WILL BE REFINED FOR HISTORIC ACCURACY
 WHEN A MANUFACTURER IS IDENTIFIED

HEAD

TRANSOM BAR

MEETING RAIL

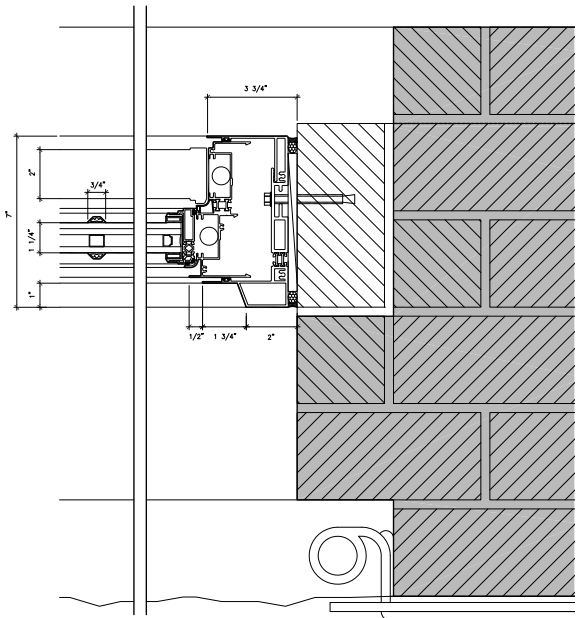
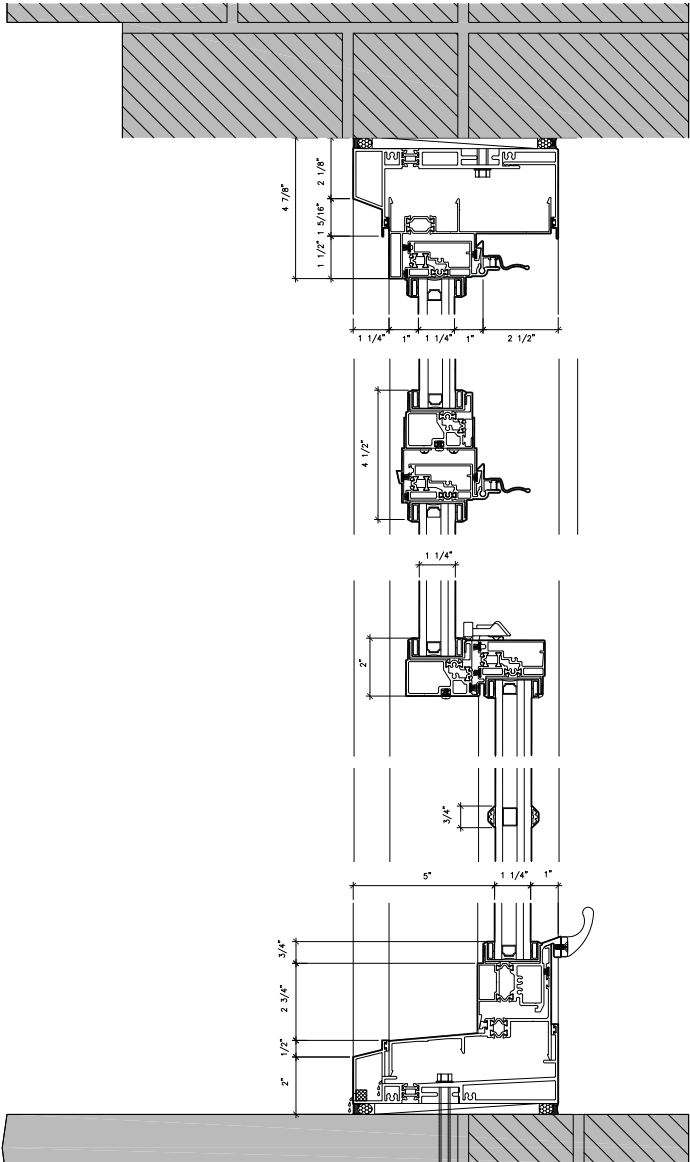
HORIZONTAL MUNTIN

SILL

SECTION

VERTICAL MUNTIN
& JAMB

PLAN



HISTORIC ROUND ARCH WINDOW

HEAD

TRANSOM BAR

MEETING RAIL

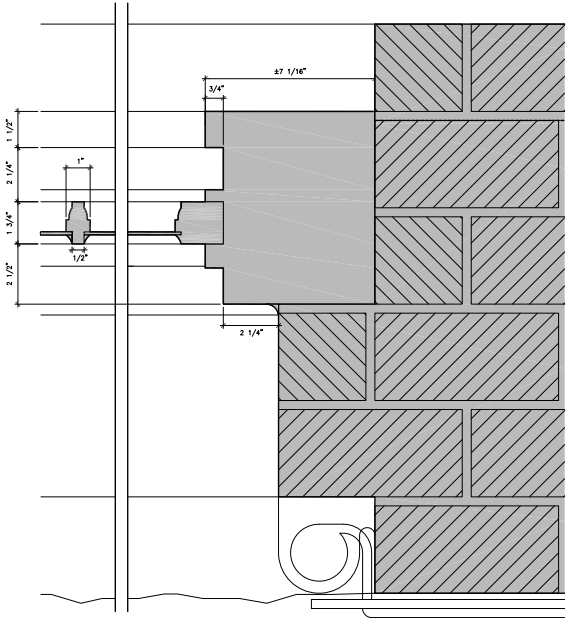
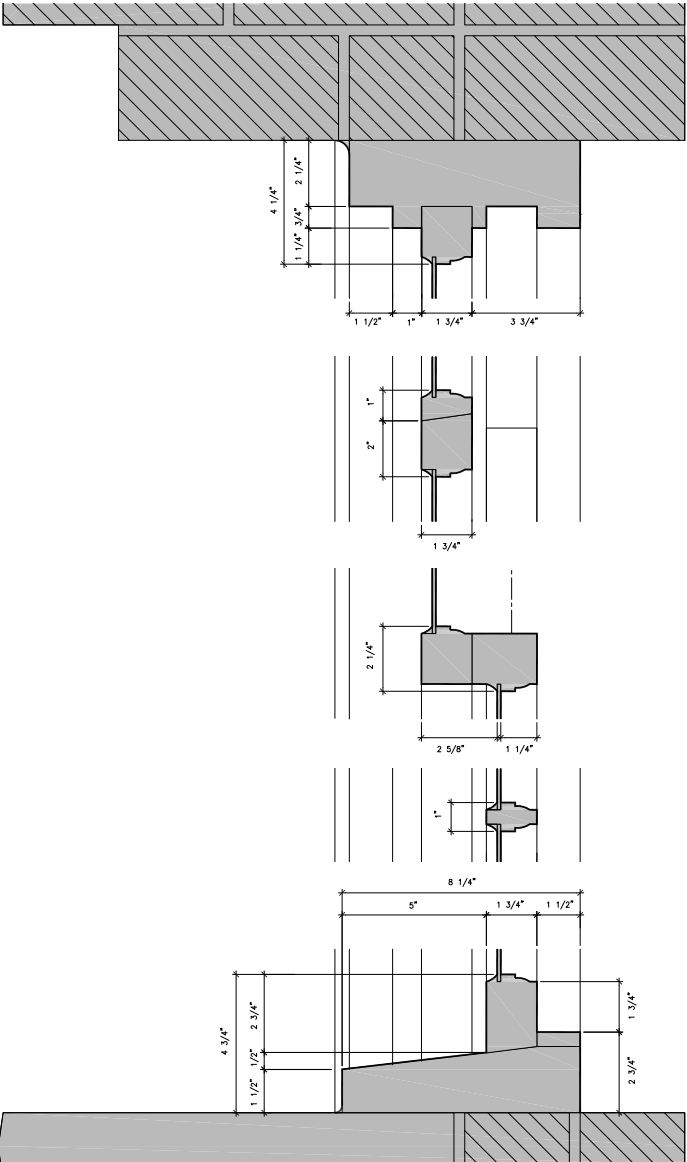
HORIZONTAL MUNTIN

SILL

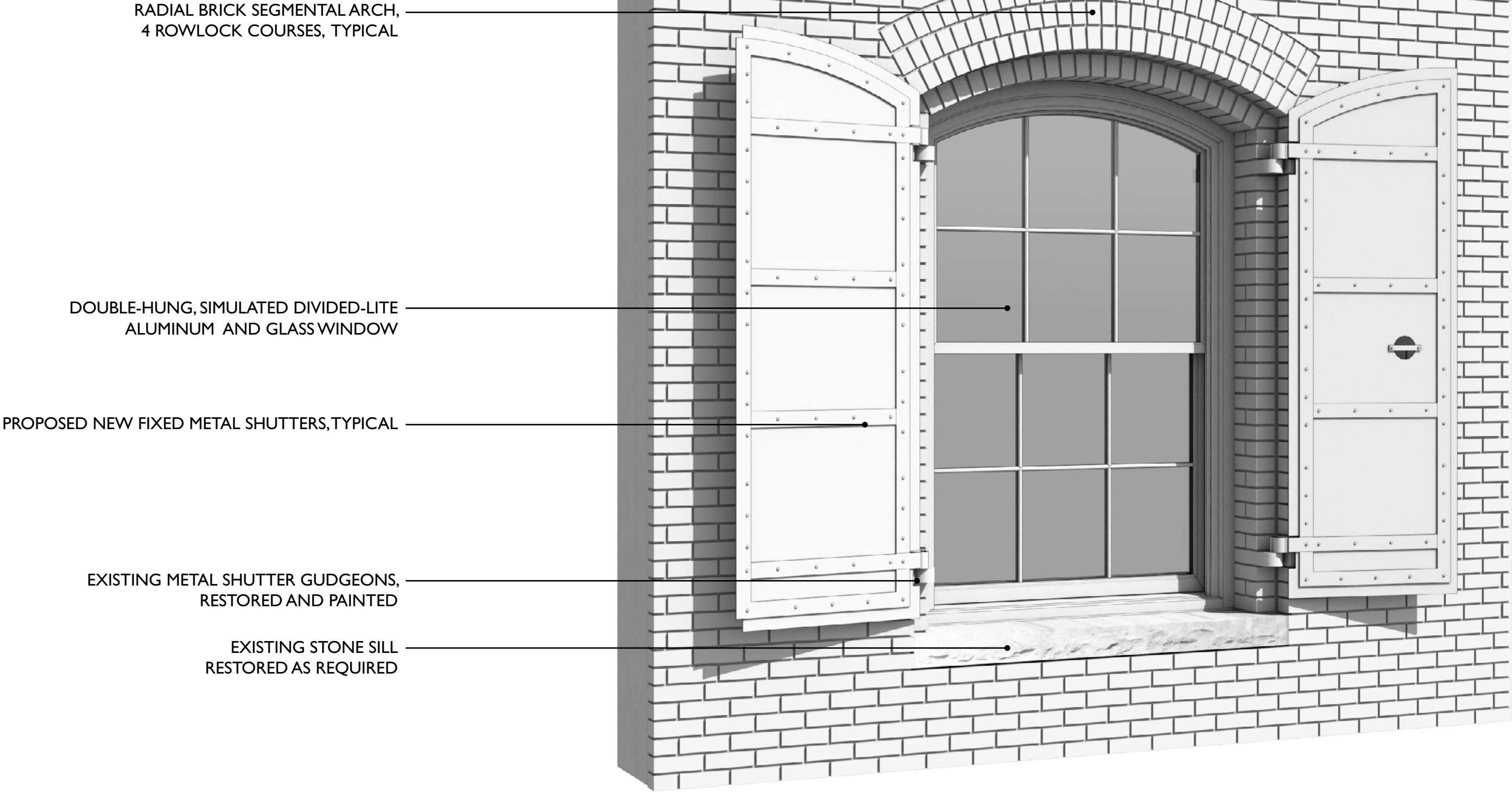
SECTION

VERTICAL MUNTIN
& JAMB

PLAN



TYPICAL REPLACEMENT WINDOW
SEGMENTAL ARCH WINDOW



RADIAL BRICK SEGMENTAL ARCH,
4 ROWLOCK COURSES, TYPICAL

DOUBLE-HUNG, SIMULATED DIVIDED-LITE
ALUMINUM AND GLASS WINDOW

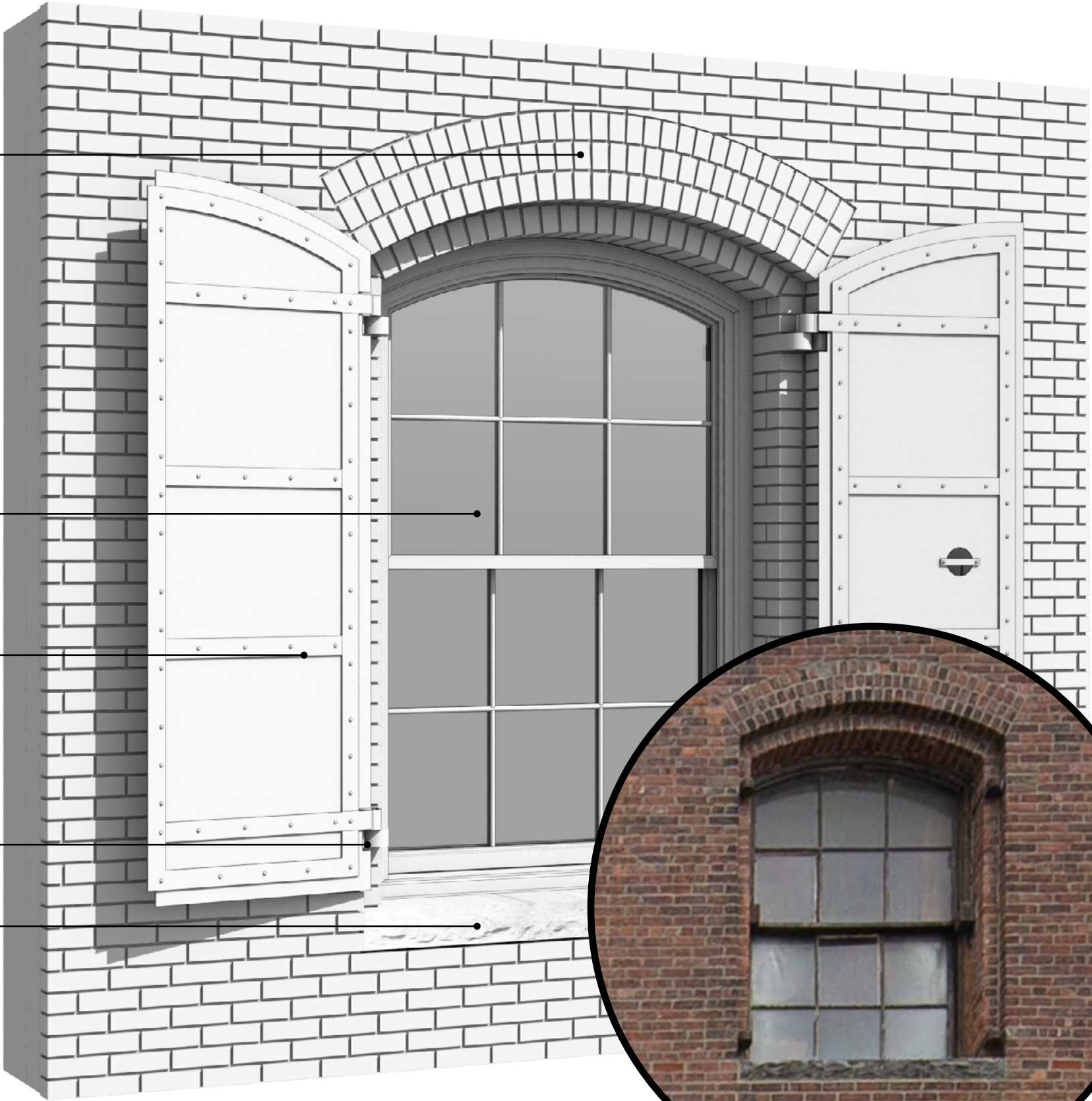
PROPOSED NEW FIXED METAL SHUTTERS, TYPICAL

EXISTING METAL SHUTTER GUDGEONS,
RESTORED AND PAINTED

EXISTING STONE SILL
RESTORED AS REQUIRED

TYPICAL REPLACEMENT WINDOW
SEGMENTAL ARCH WINDOW

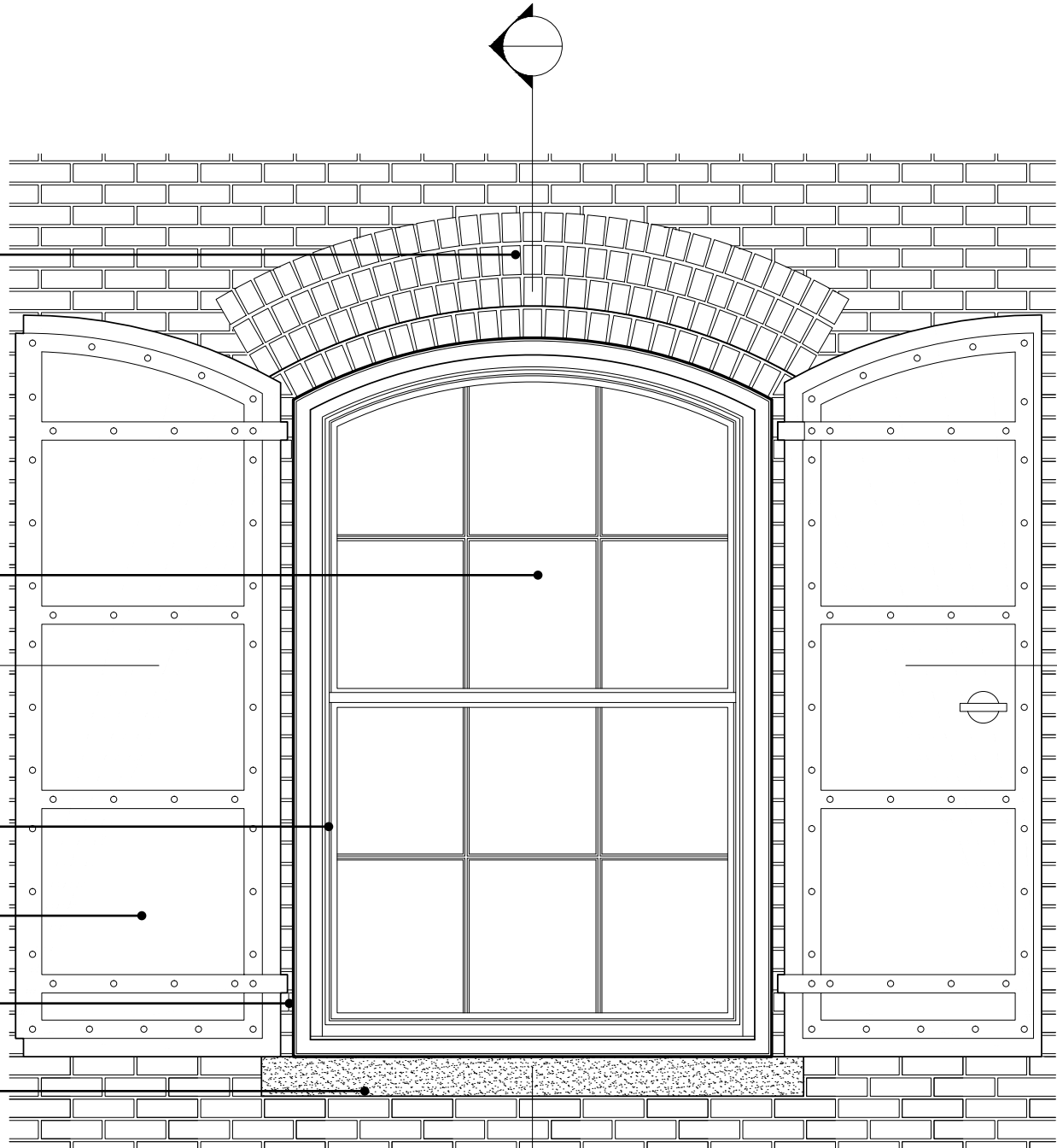
- RADIAL BRICK SEGMENTAL ARCH,
4 ROWLOCK COURSES, TYPICAL
- DOUBLE-HUNG, SIMULATED DIVIDED-LITE
ALUMINUM AND GLASS WINDOW
- PROPOSED NEW FIXED METAL SHUTTERS,TYPICAL
- EXISTING METAL SHUTTER GUDGEONS,
RESTORED AND PAINTED
- EXISTING STONE SILL
RESTORED AS REQUIRED



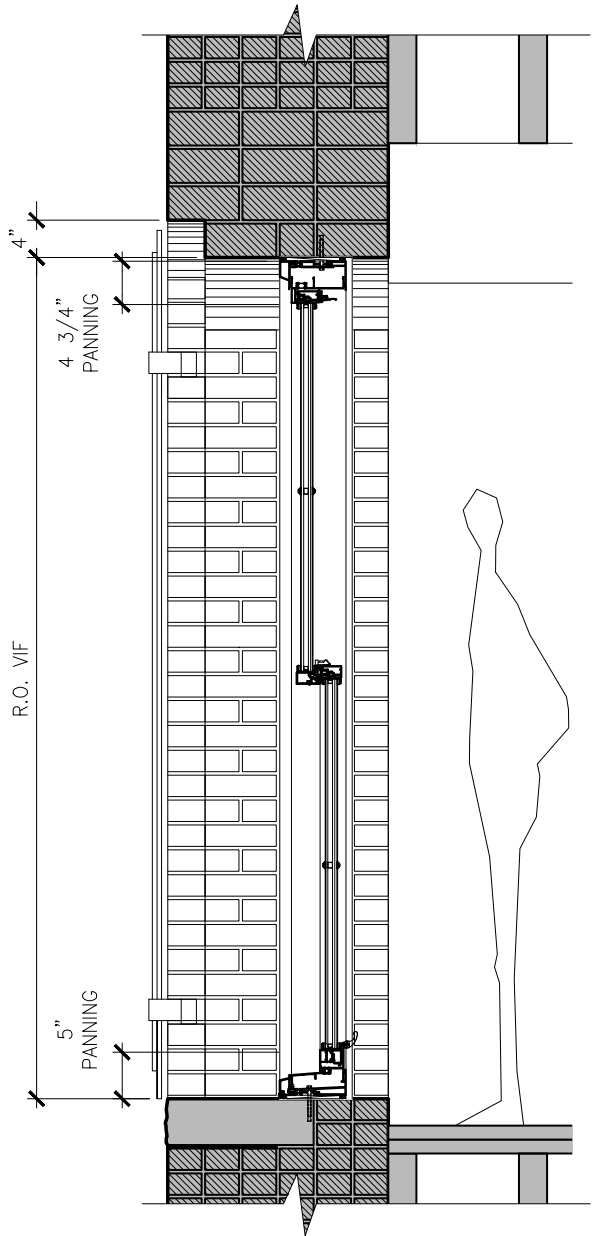
EXISTING WINDOW

TYPICAL REPLACEMENT WINDOW
SEGMENTAL ARCH WINDOW

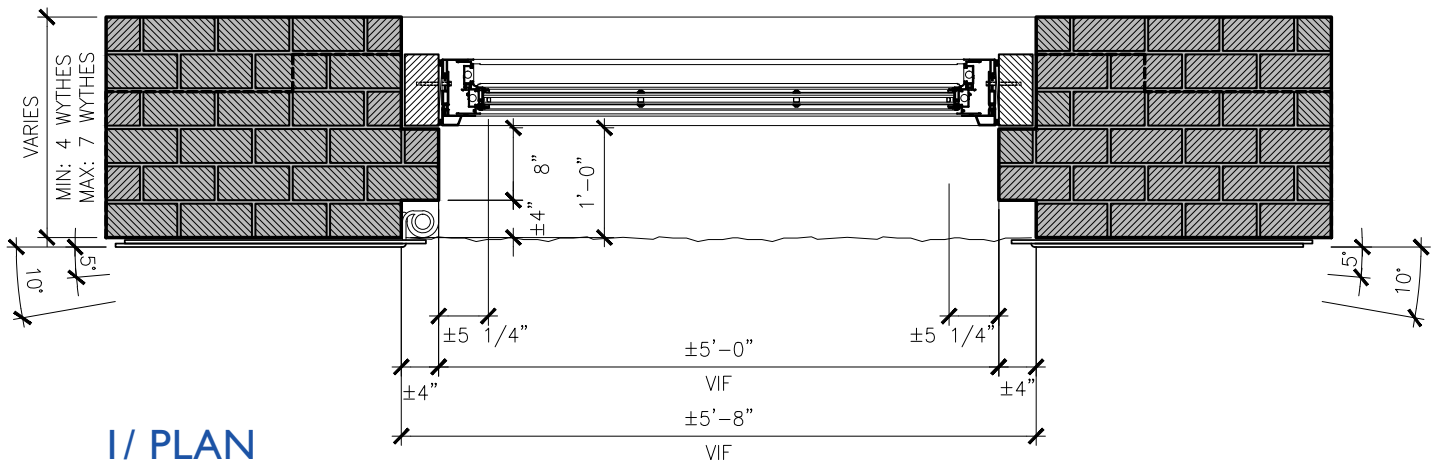
- RADIAL BRICK SEGMENTAL ARCH,
TYPICAL. 4 ROWLOCK COURSES
- DOUBLE-HUNG, SIMULATED DIVIDED-LITE
ALUMINUM AND GLASS WINDOW
- WINDOW FRAME COLOR
CHARCOAL GRAY
- PROPOSED NEW FIXED METAL SHUTTERS, TYPICAL
- EXISTING METAL SHUTTER GUDGEONS,
RESTORED AND PAINTED
- EXISTING STONE SILL
RESTORED AS REQUIRED



3/ ELEVATION



2 / SECTION



1/ PLAN

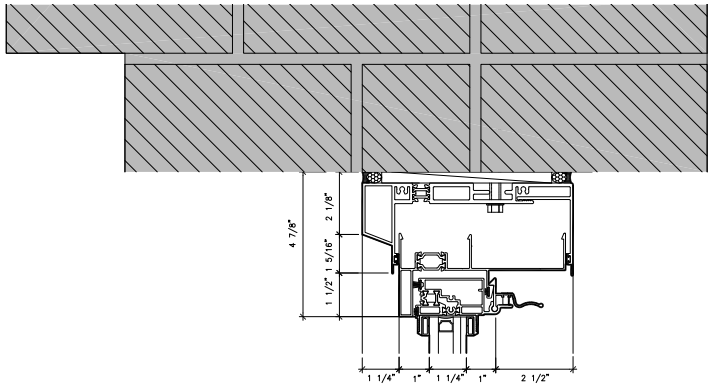
WINDOW DETAILS - SEGMENTAL ARCH WINDOW

PROPOSED REPLACEMENT WINDOW

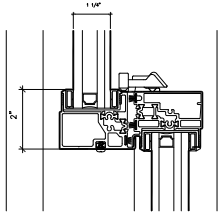
EXISTING GLAZED AREA 3902.35 Sq. In.
PROPOSED GLAZED AREA 3670.82 Sq. In.
DECREASE IN AREA 231.53 Sq. In.
GLAZING AREA DIMINUTION = 5.9%

DETAILS WILL BE REFINED FOR HISTORIC ACCURACY
WHEN A MANUFACTURER IS IDENTIFIED

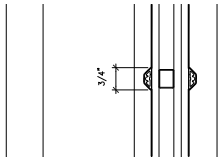
HEAD



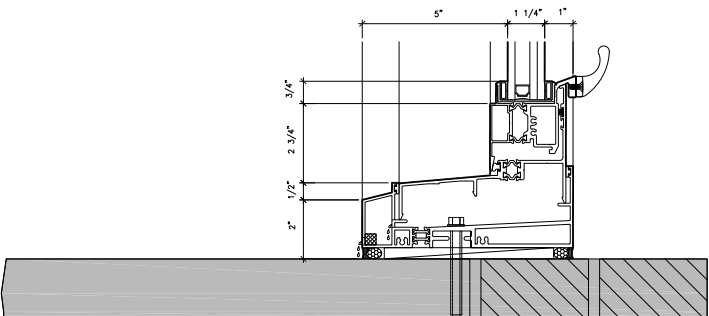
MEETING RAIL



HORIZONTAL MUNTIN

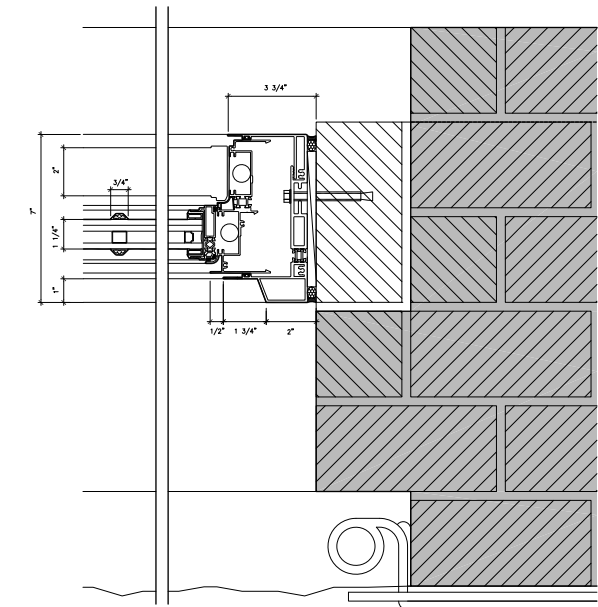


SILL



SECTION

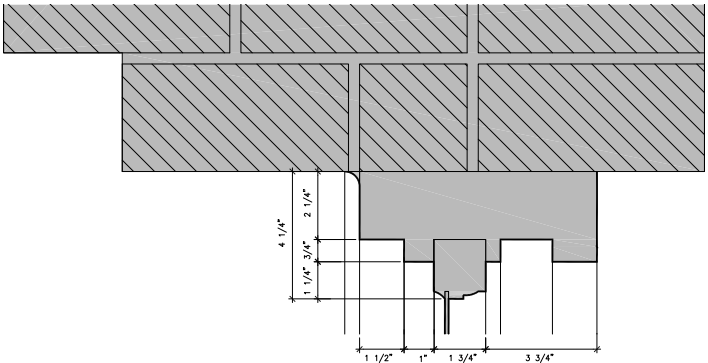
VERTICAL MUNTIN
& JAMB



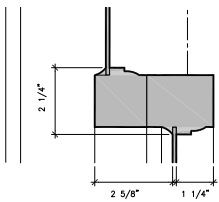
PLAN

EXISTING SEGMENTAL ARCH WINDOW

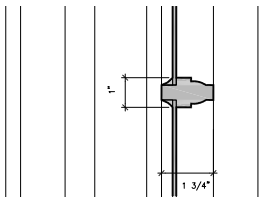
HEAD



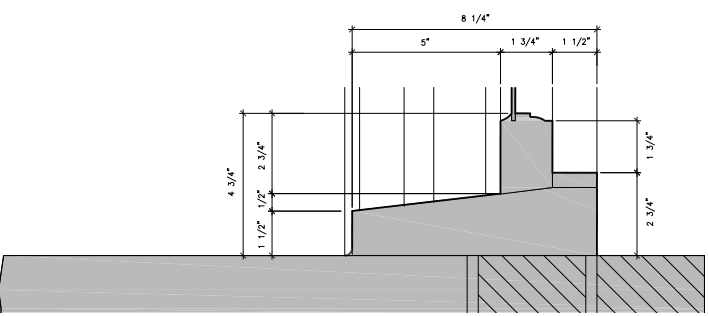
MEETING RAIL



HORIZONTAL MUNTIN

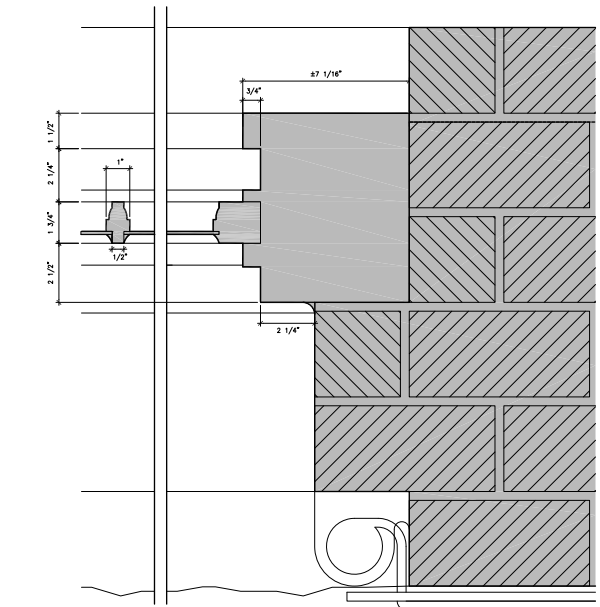


SILL



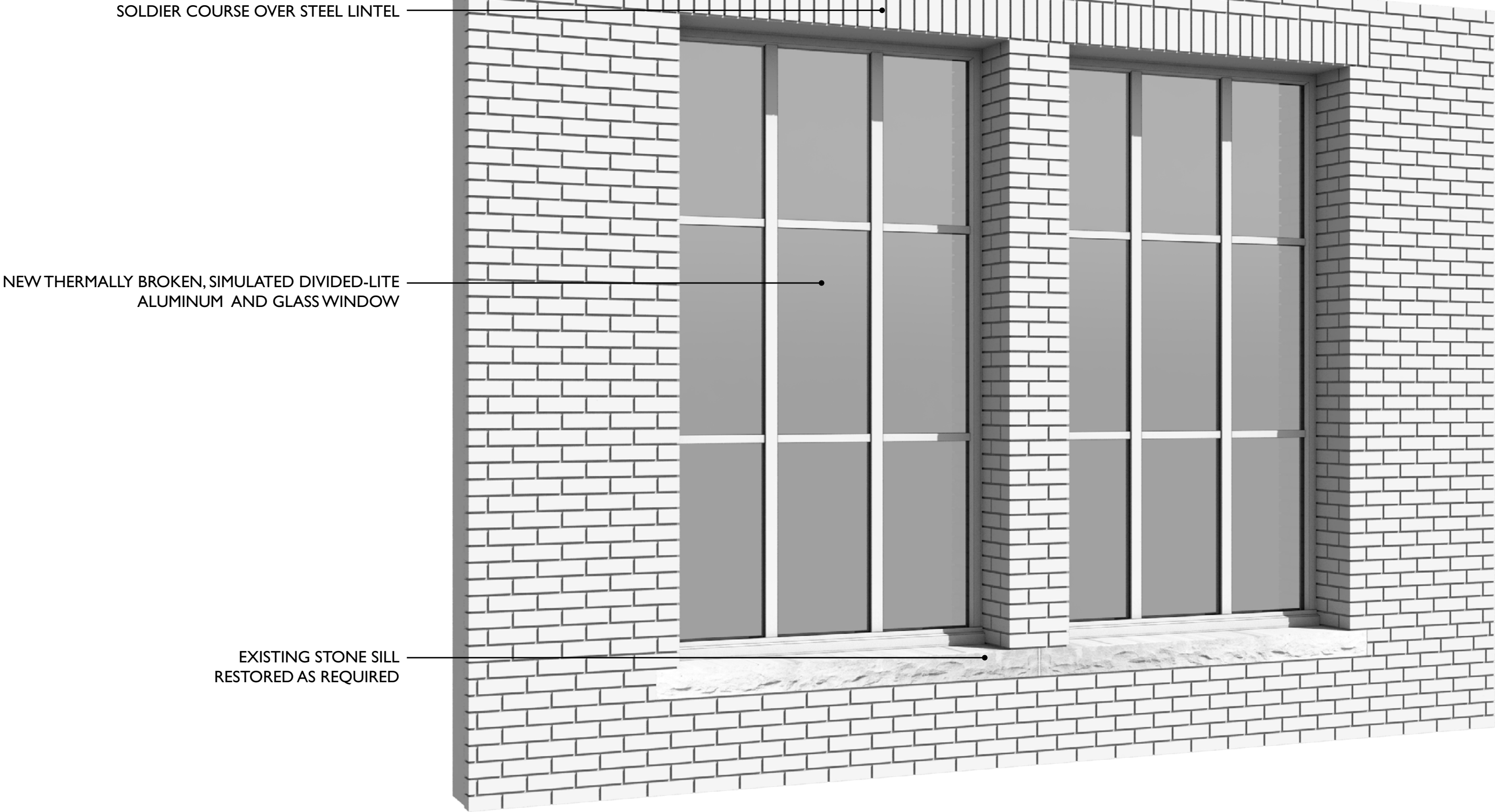
SECTION

VERTICAL MUNTIN
& JAMB

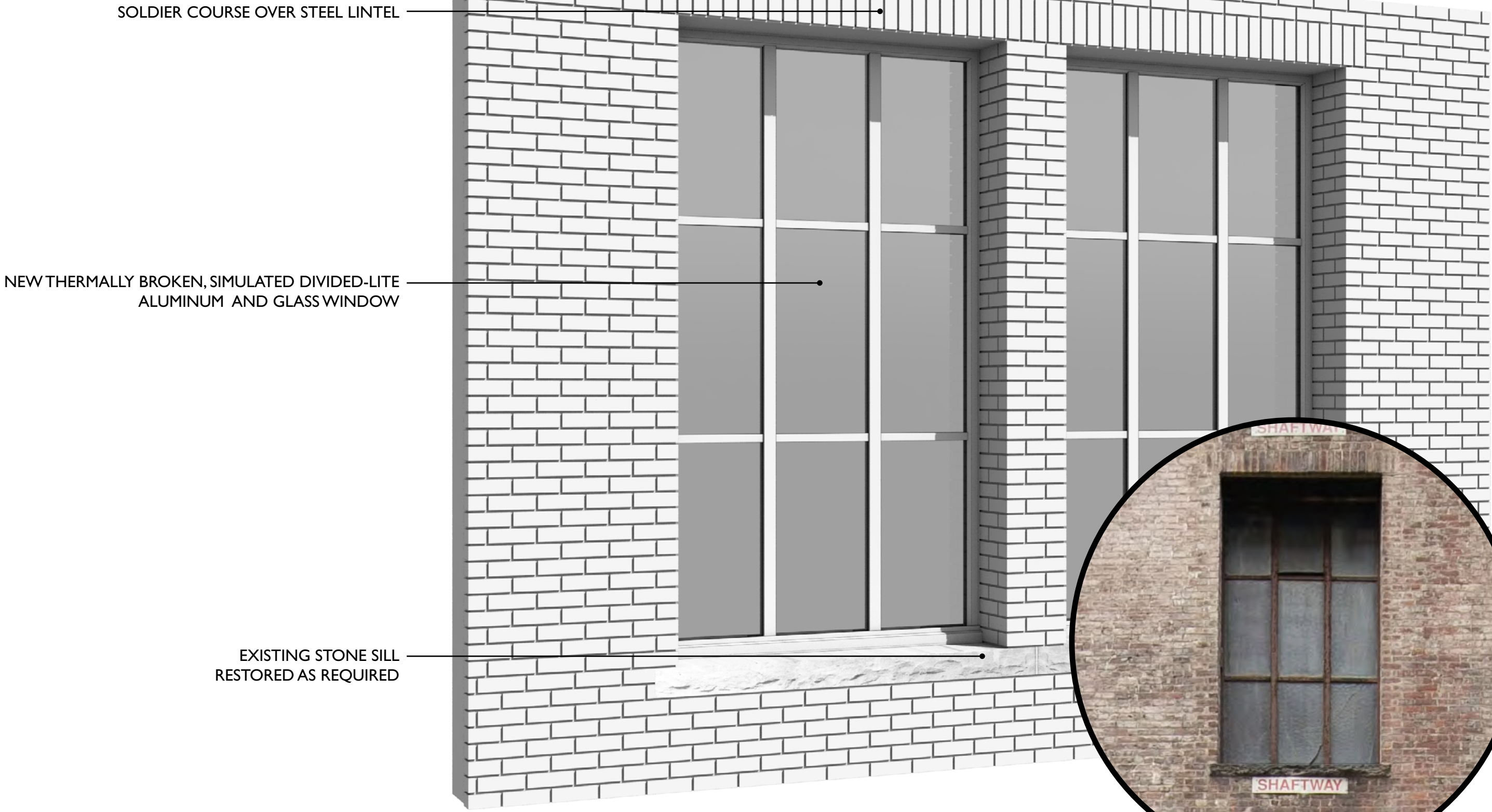


PLAN

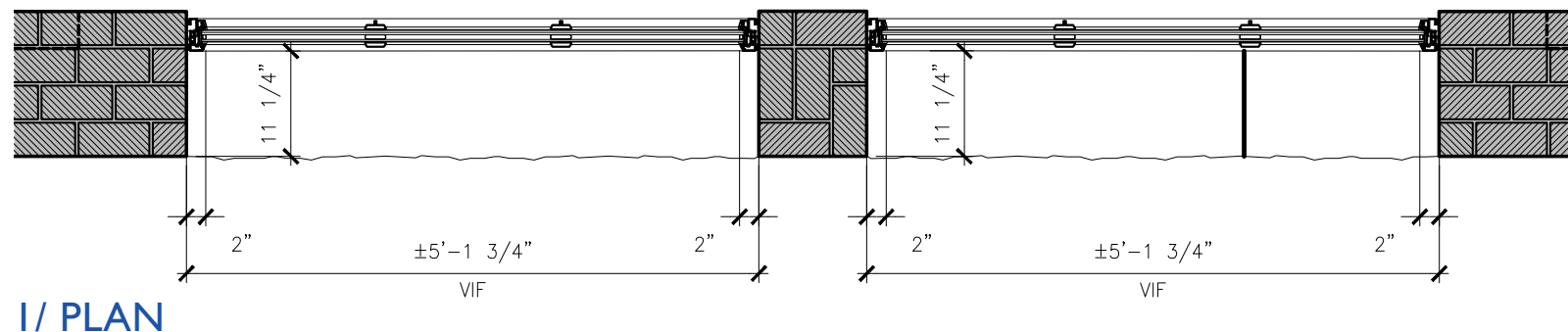
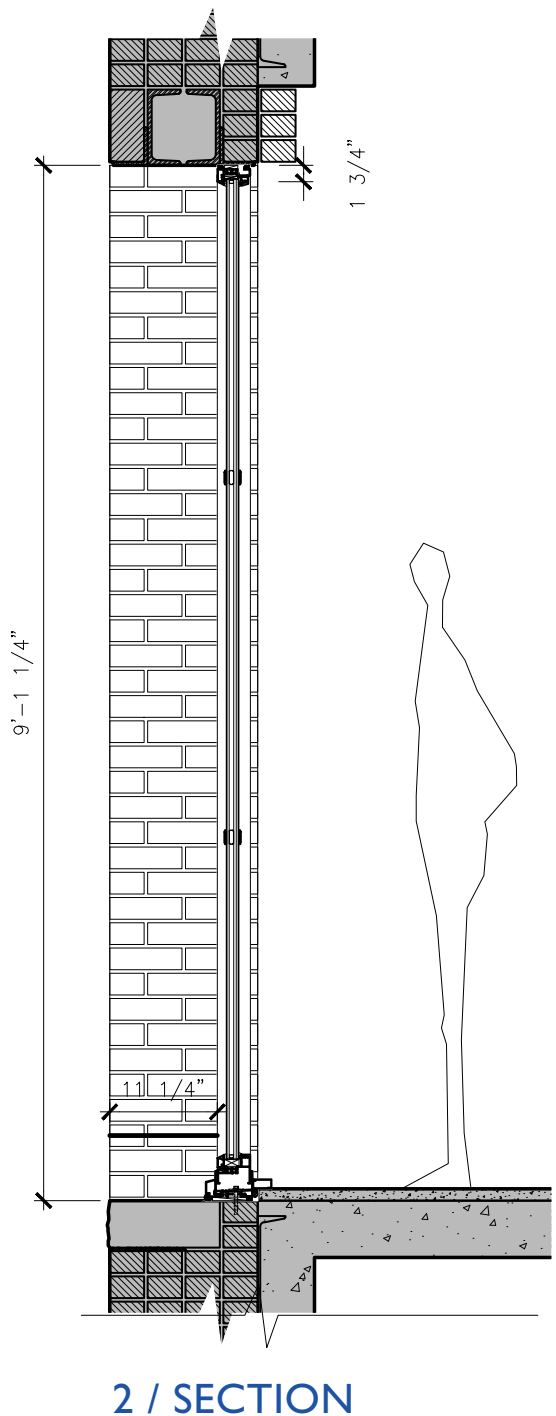
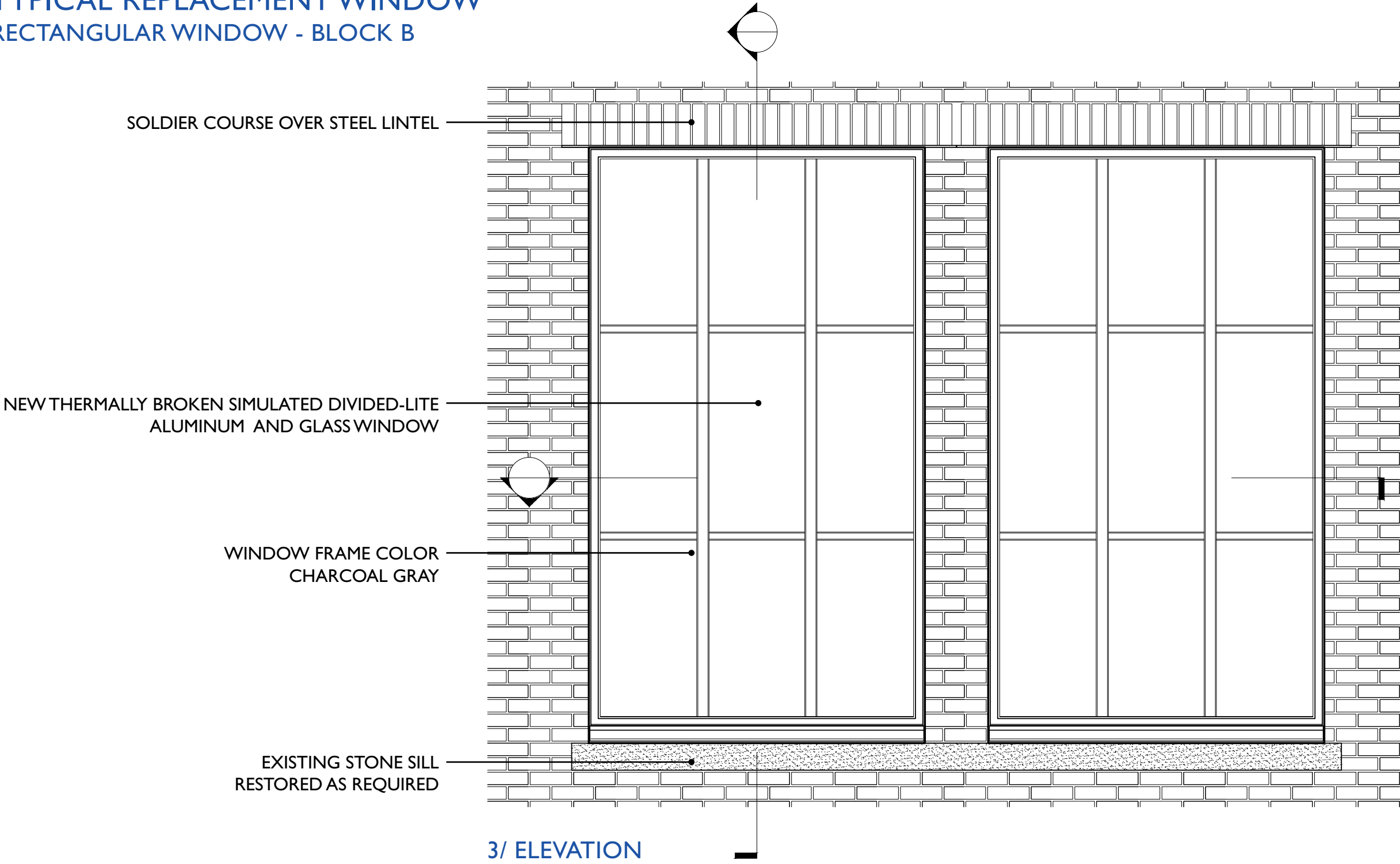
TYPICAL REPLACEMENT WINDOW
RECTANGULAR WINDOW - BLOCK B



TYPICAL REPLACEMENT WINDOW
RECTANGULAR WINDOW - BLOCK B



TYPICAL REPLACEMENT WINDOW
RECTANGULAR WINDOW - BLOCK B

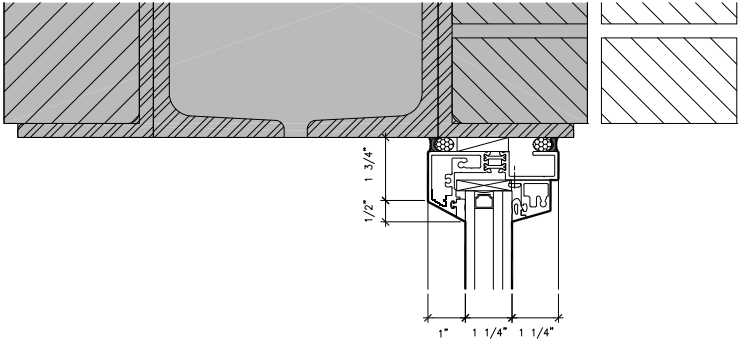


WINDOW DETAILS - RECTANGULAR WINDOW

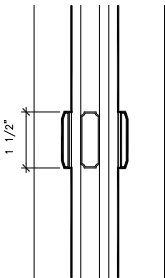
PROPOSED REPLACEMENT WINDOW

EXISTING GLAZED AREA 5674.67 Sq. In.
PROPOSED GLAZED AREA 5315.89 Sq. In.
DECREASE IN AREA 358.67 Sq. In.
GLAZING AREA DIMINUTION = 6.3%
DETAILS WILL BE REFINED FOR HISTORIC ACCURACY
WHEN A MANUFACTURER IS IDENTIFIED

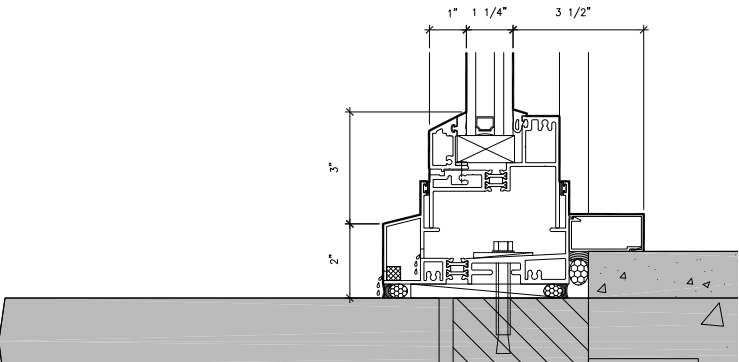
HEAD



HORIZONTAL MUNTIN

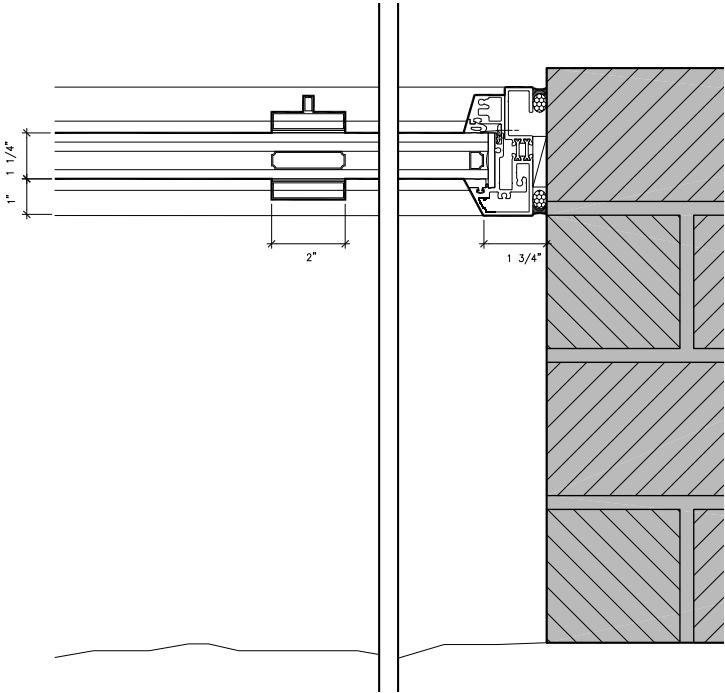


SILL



SECTION

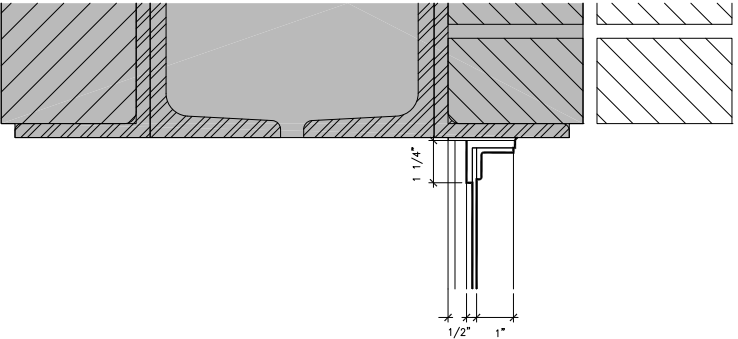
VERTICAL MUNTIN
& JAMB



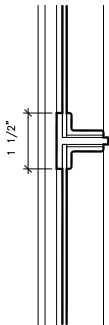
PLAN

HISTORIC FIXED 9 LITE WINDOW

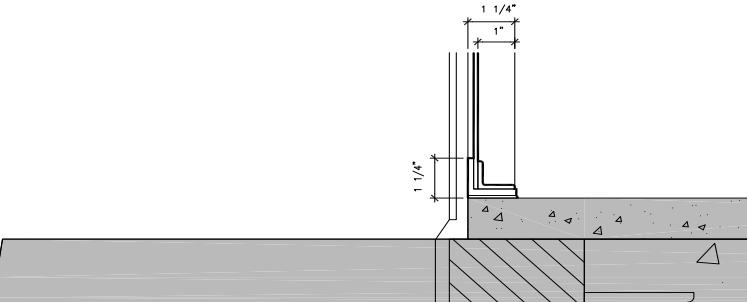
HEAD



HORIZONTAL MUNTIN

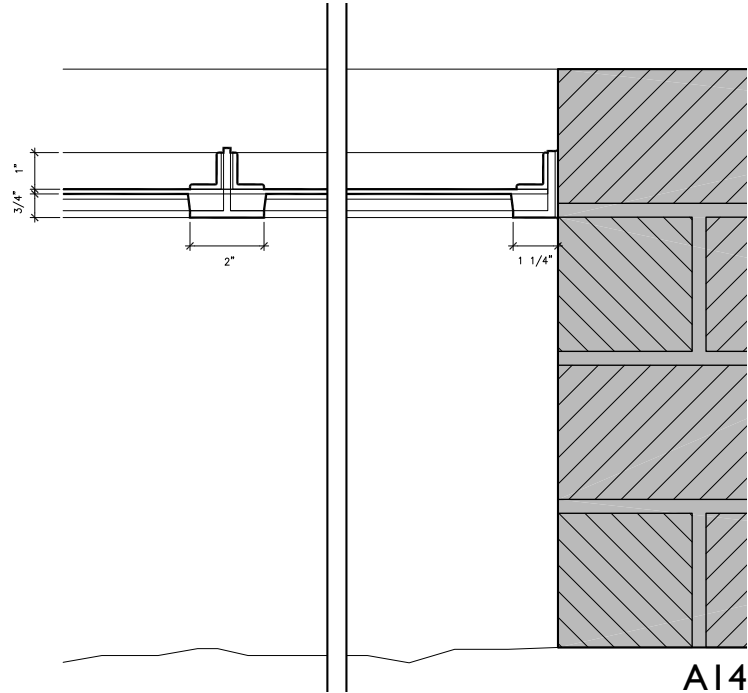


SILL



SECTION

VERTICAL MUNTIN
& JAMB



PLAN

TYPICAL WINDOW REPLACEMENT
ROUND ARCH WINDOW - STORES 23 & 26(SIM)

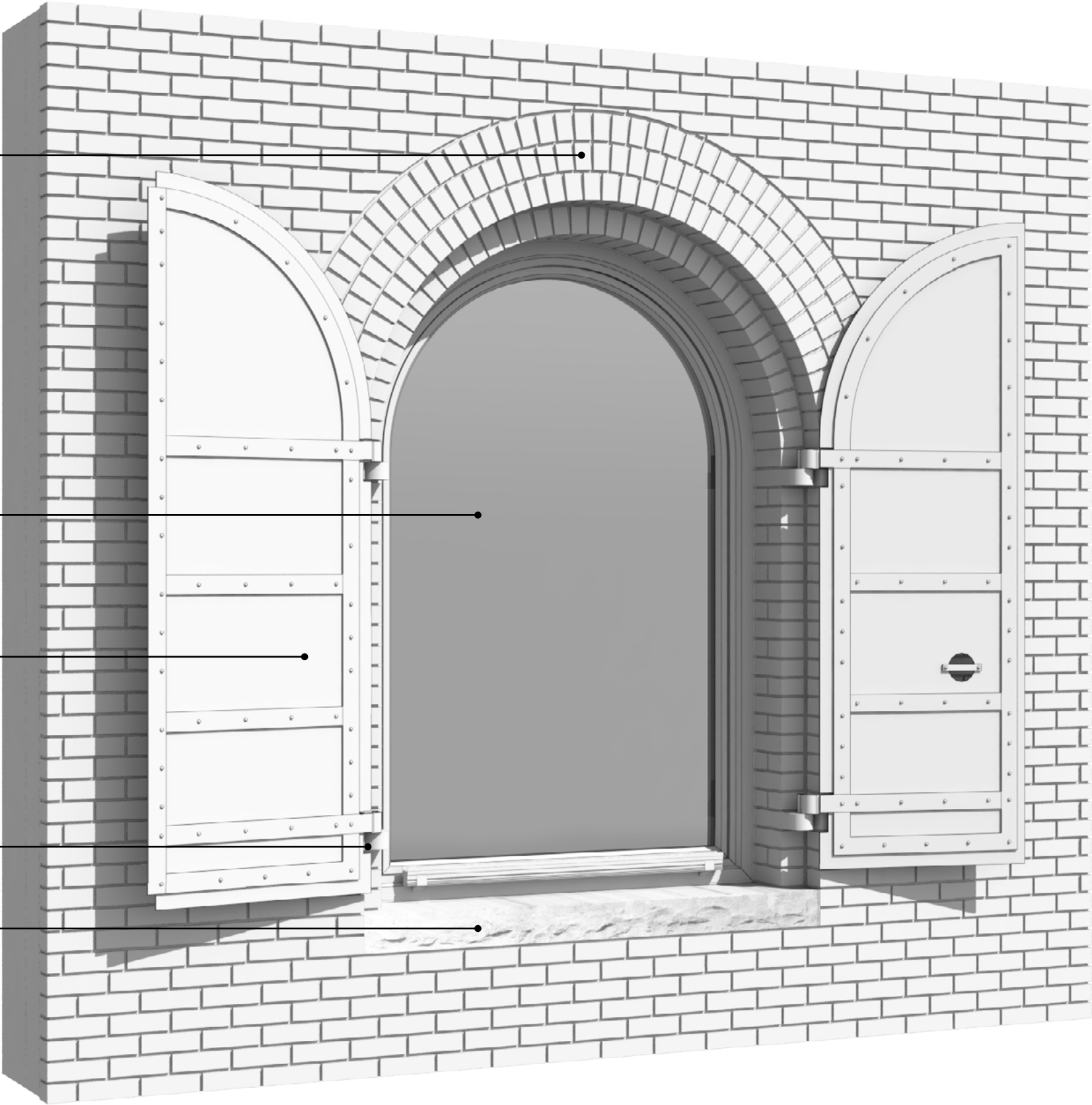
RADIAL BRICK ROUND ARCH, TYPICAL.
4 ROWLOCK COURSES RESTORED AS REQUIRED

NEW THERMALLY BROKEN
ALUMINUM AND GLASS WINDOW

PROPOSED NEW FIXED METAL SHUTTERS, TYPICAL

EXISTING METAL SHUTTER GUDGEONS,
RESTORED AND PAINTED

EXISTING STONE SILL
RESTORED AS REQUIRED



TYPICAL REPLACEMENT WINDOW
FIXED ROUND-ARCH WITH SHUTTER- STORES 23 & 26(SIM)

RADIAL BRICK ROUND ARCH,TYPICAL.
4 ROWLOCK COURSES RESTORED AS REQUIRED

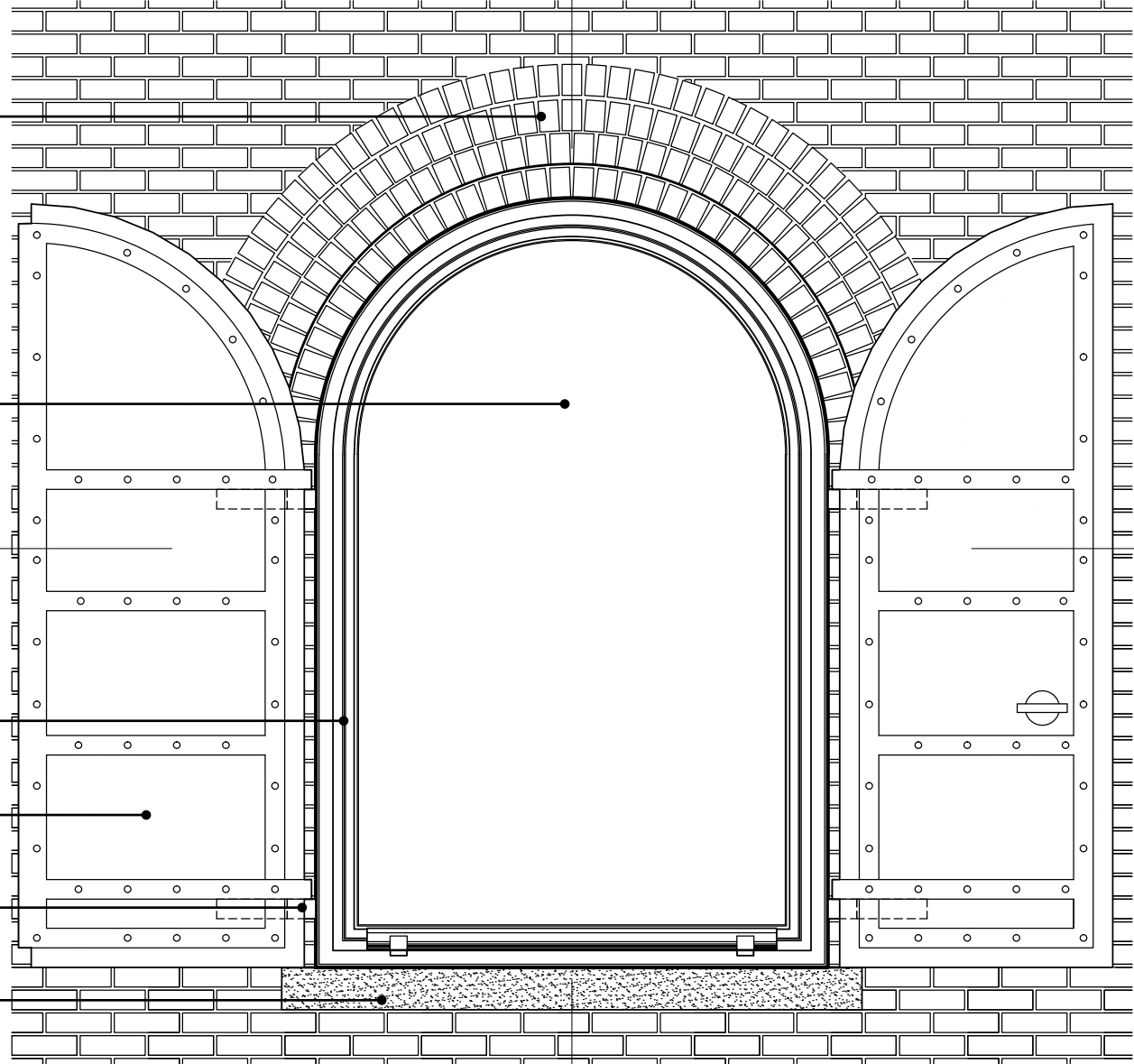
NEW THERMALLY BROKEN
ALUMINUM AND GLASS WINDOW

WINDOW FRAME COLOR
CHARCOAL GRAY

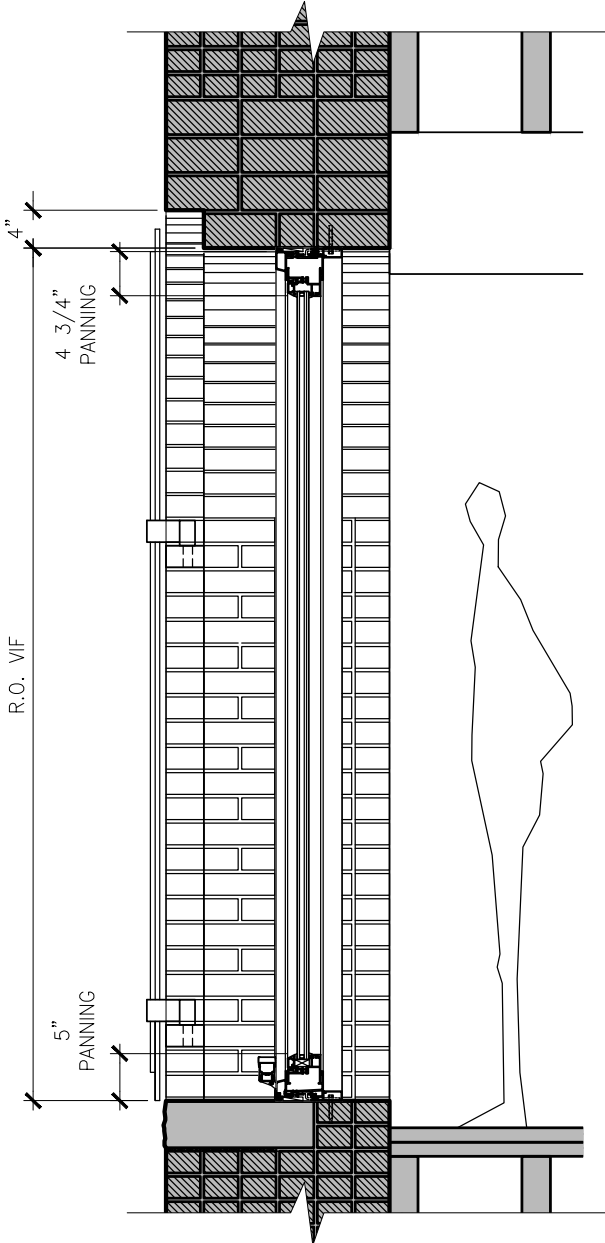
PROPOSED NEW FIXED METAL SHUTTERS,TYPICAL

EXISTING METAL SHUTTER GUDGEONS,
RESTORED AND PAINTED

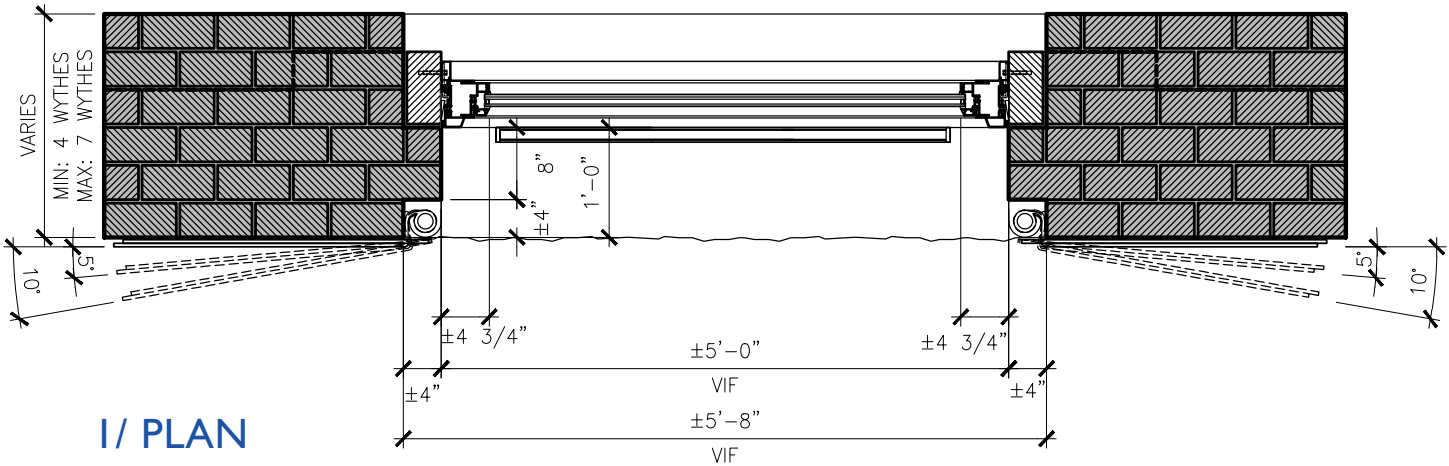
EXISTING STONE SILL
RESTORED AS REQUIRED



3/ ELEVATION



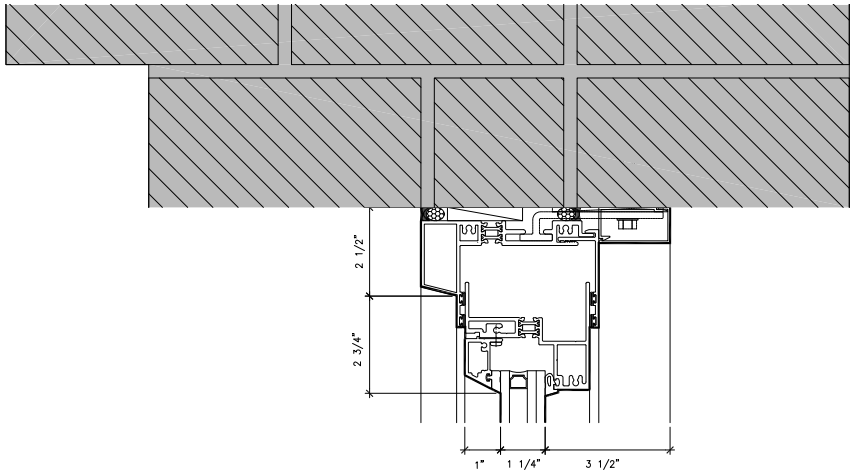
2 / SECTION



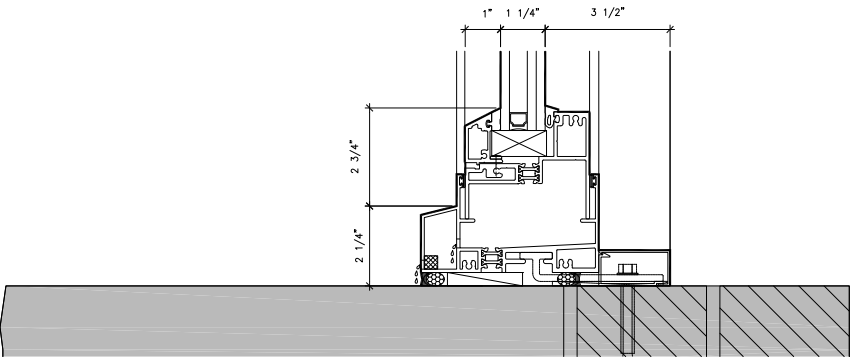
1/ PLAN

WINDOW DETAILS - FIXED SINGLE LITE WINDOW
PROPOSED REPLACEMENT WINDOW - STORE 23

HEAD

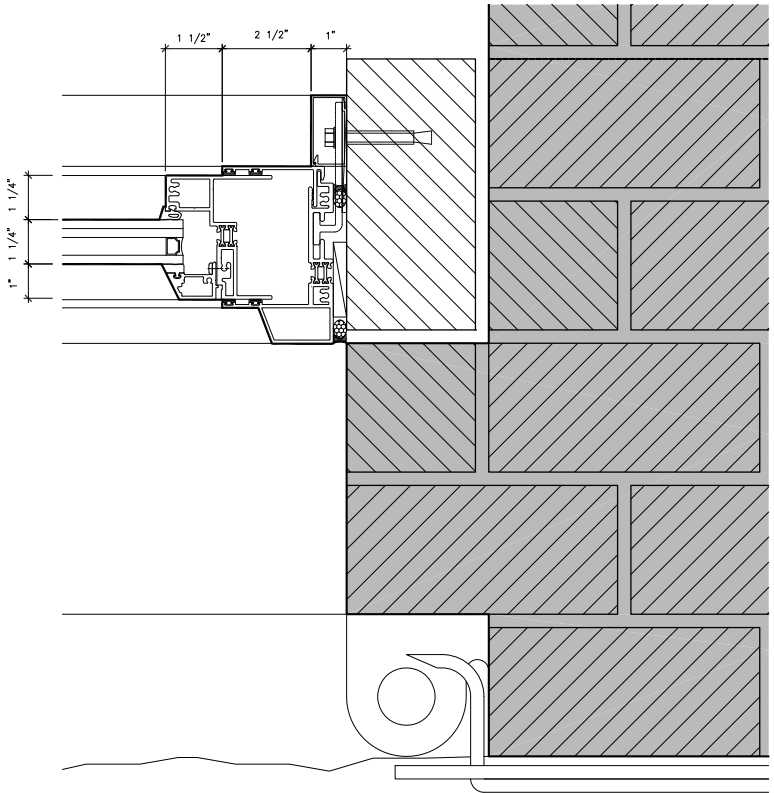


SILL



SECTION

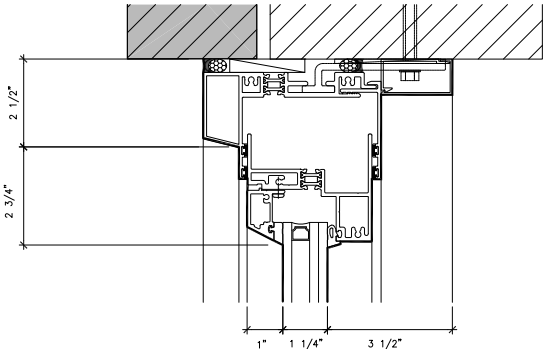
JAMB



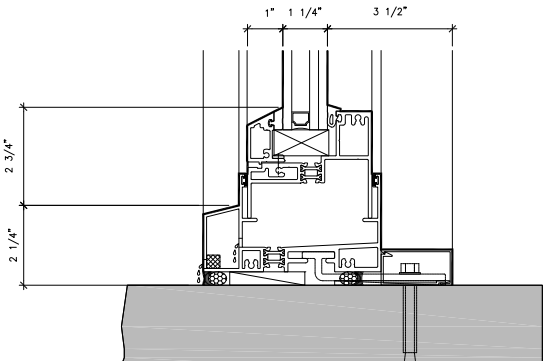
PLAN

PROPOSED REPLACEMENT WINDOW - STORE 26

HEAD

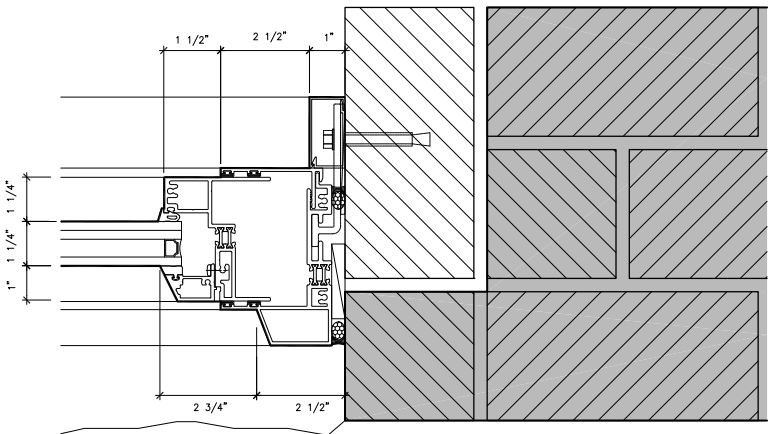


SILL



SECTION

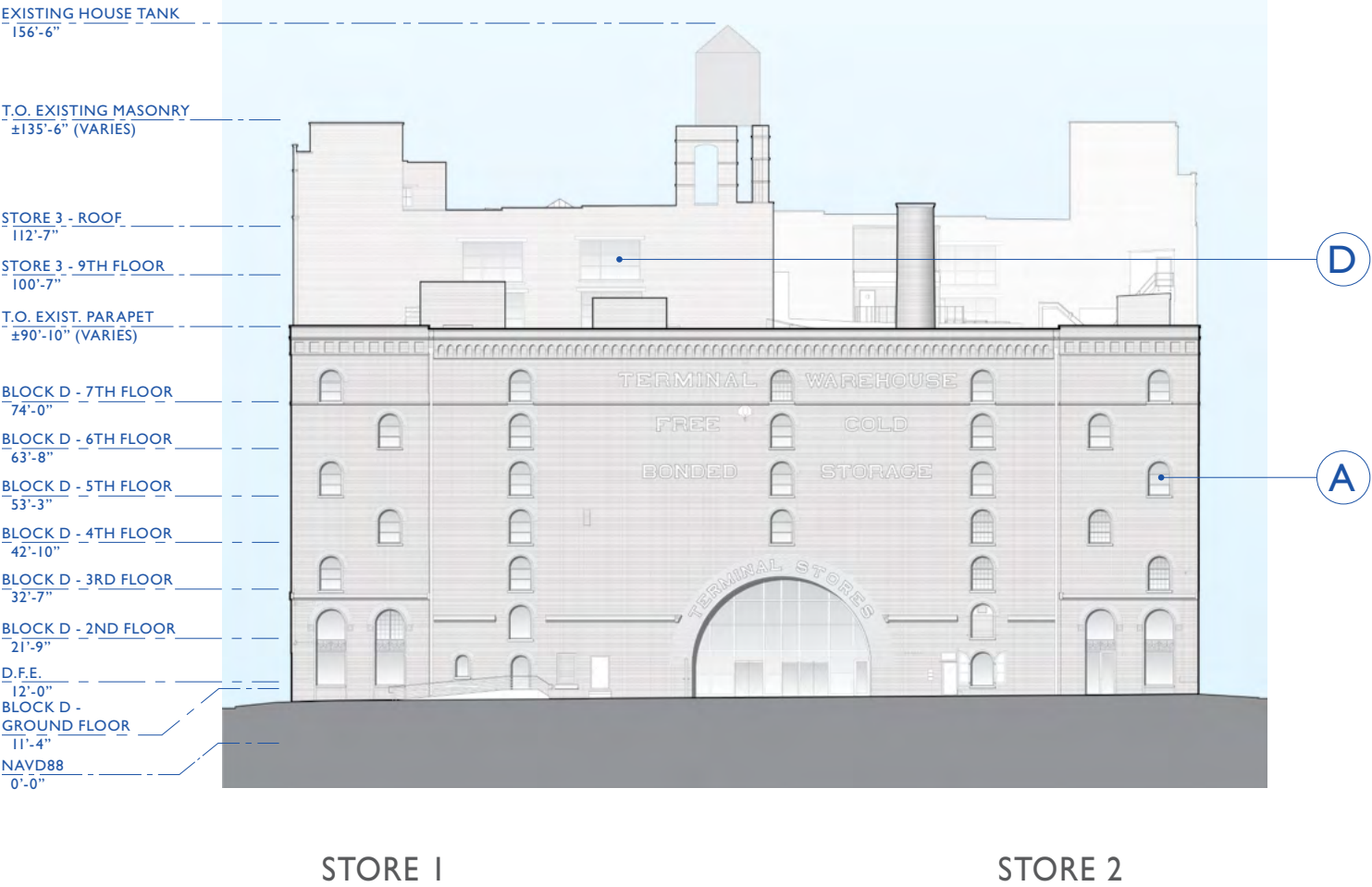
JAMB



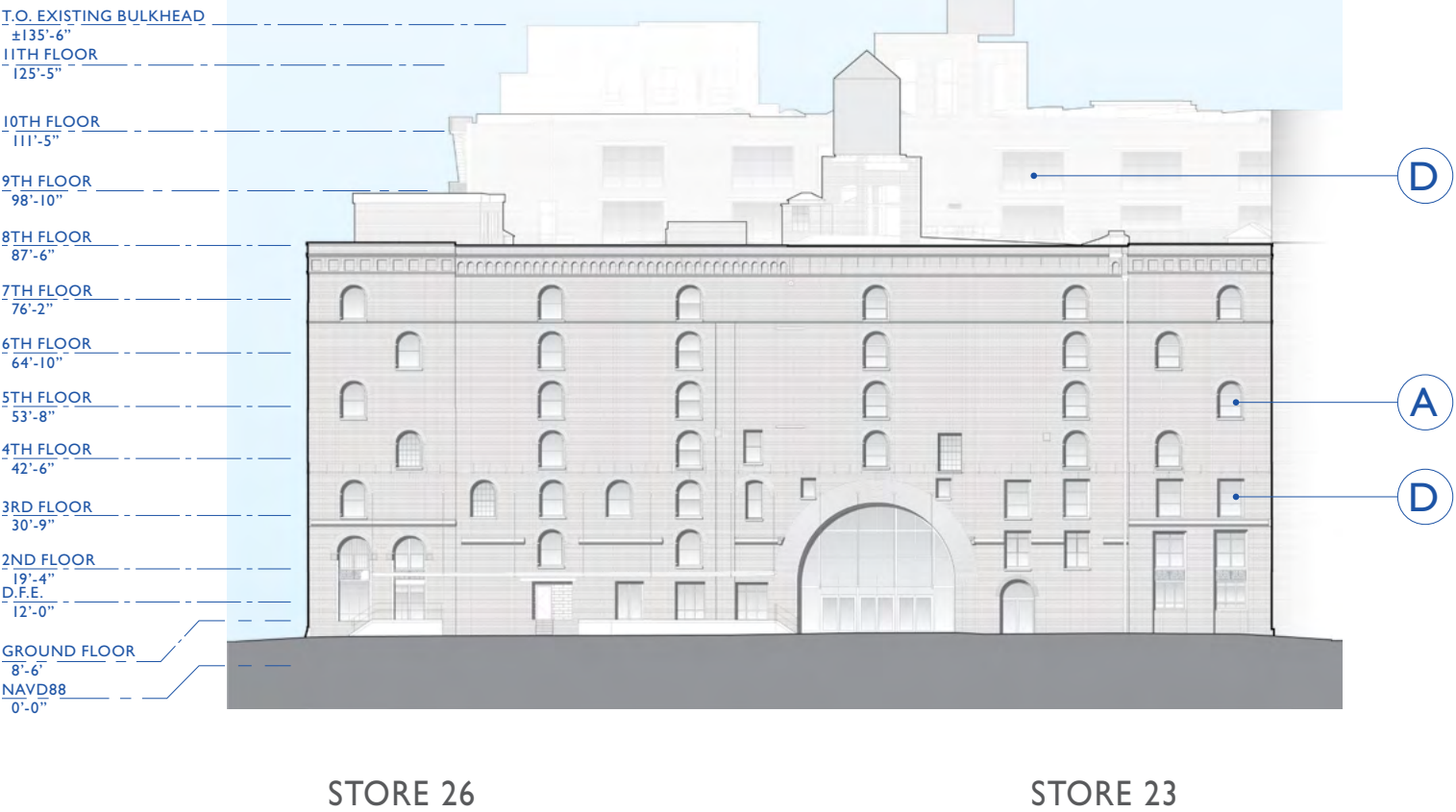
PLAN

II. ELEVATIONS

EAST ELEVATION (11TH AVENUE)
EXISTING



WEST ELEVATION (12TH AVENUE)
EXISTING



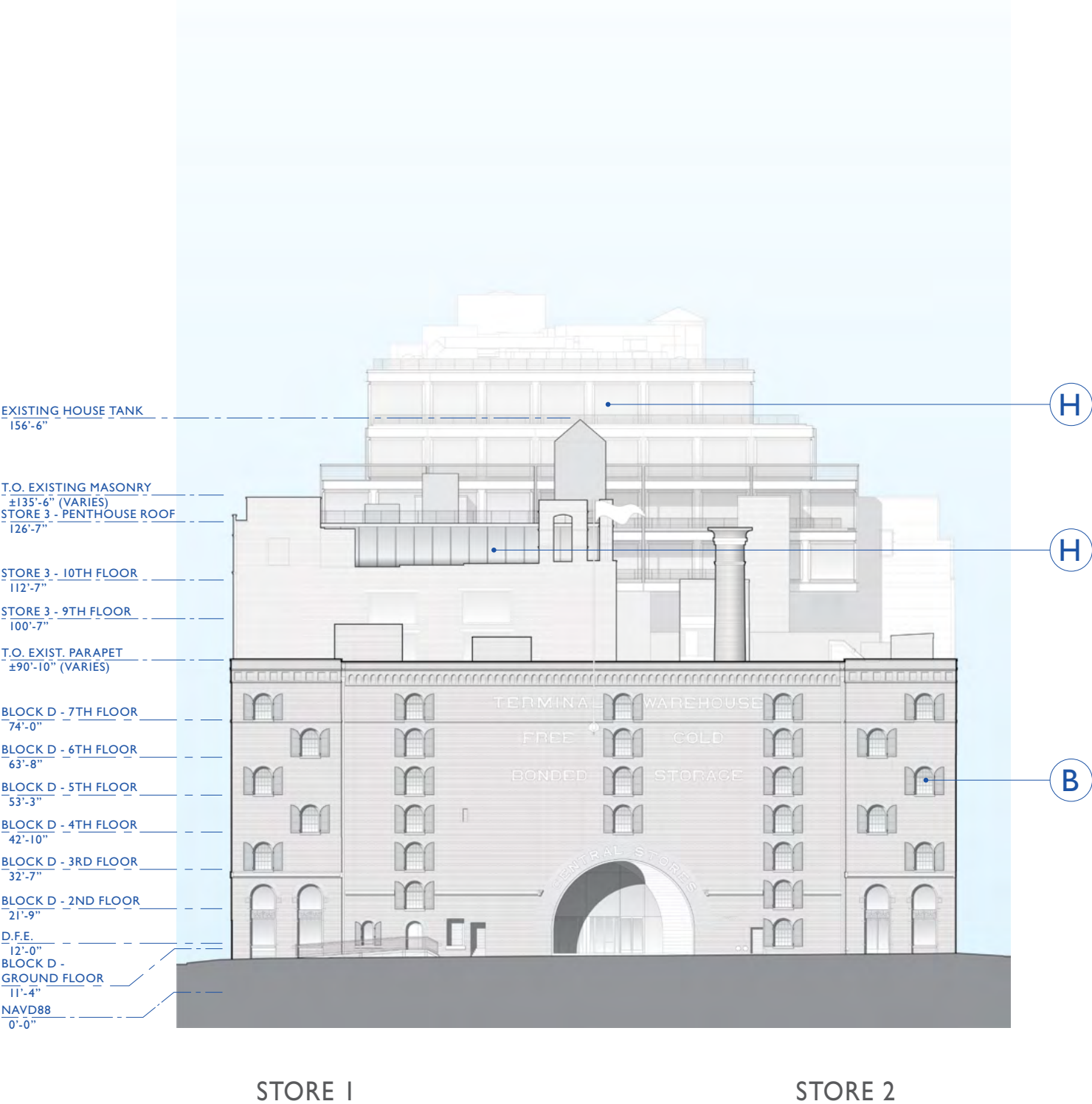
KEY NOTE LEGEND

- A - ORIGINAL FULL ARCH MASONRY OPENINGS, WINDOWS VARY BY AGE & TYPE
- B - ORIGINAL SEGMENTED ARCH MASONRY OPENINGS, WINDOWS VARY BY AGE & TYPE
- C - RECTANGULAR MASONRY OPENINGS, ORIGINAL TO RECONSTRUCTION, WINDOWS VARY BY AGE & TYPE
- D - NON-ORIGINAL RECTANGULAR MASONRY OPENINGS, WINDOWS VARY BY AGE & TYPE

* SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR
* ALL ELEVATIONS FROM NAVD88

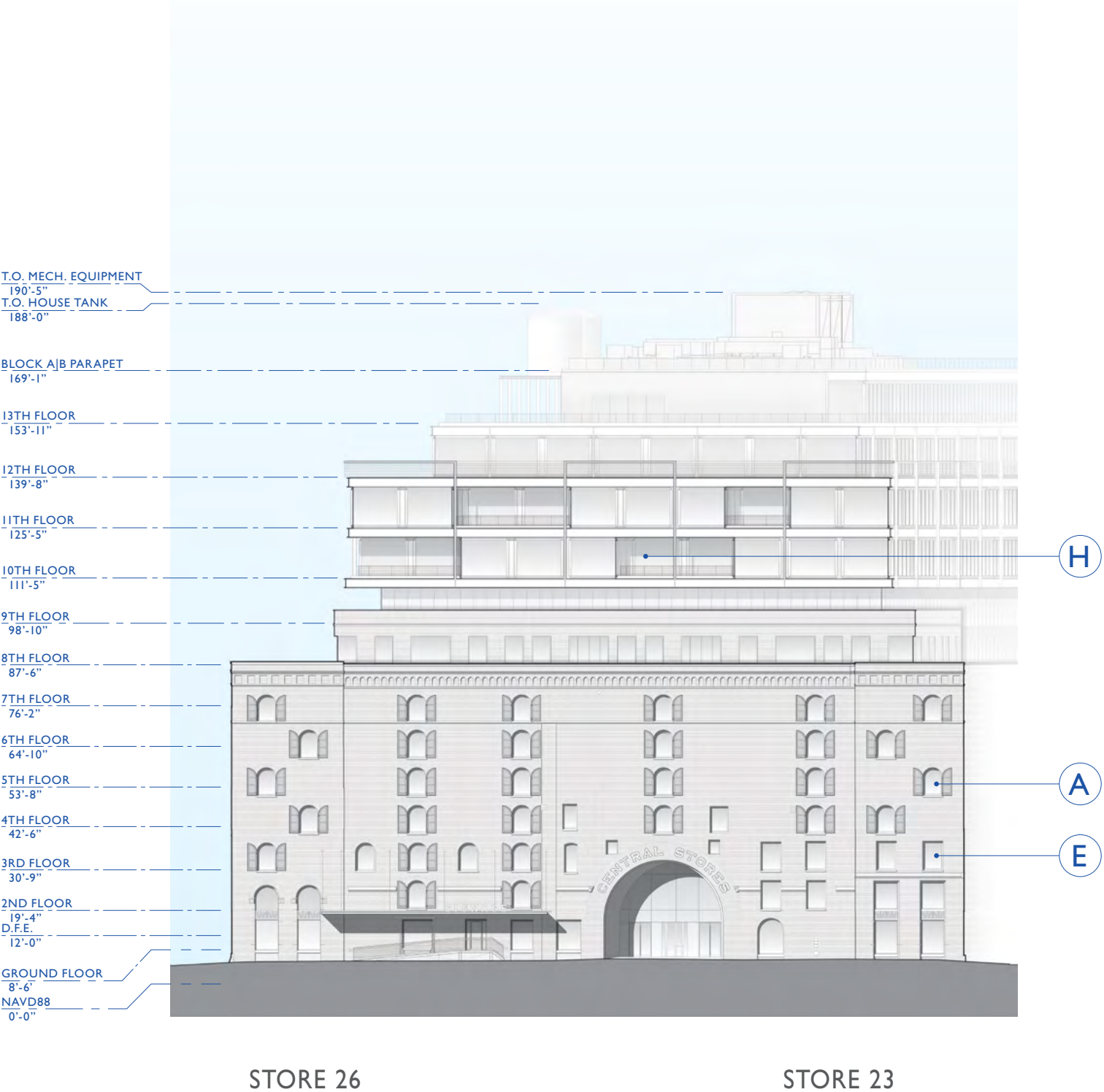
EAST ELEVATION (11TH AVENUE)

PROPOSED DESIGN - 21 JANUARY 2020

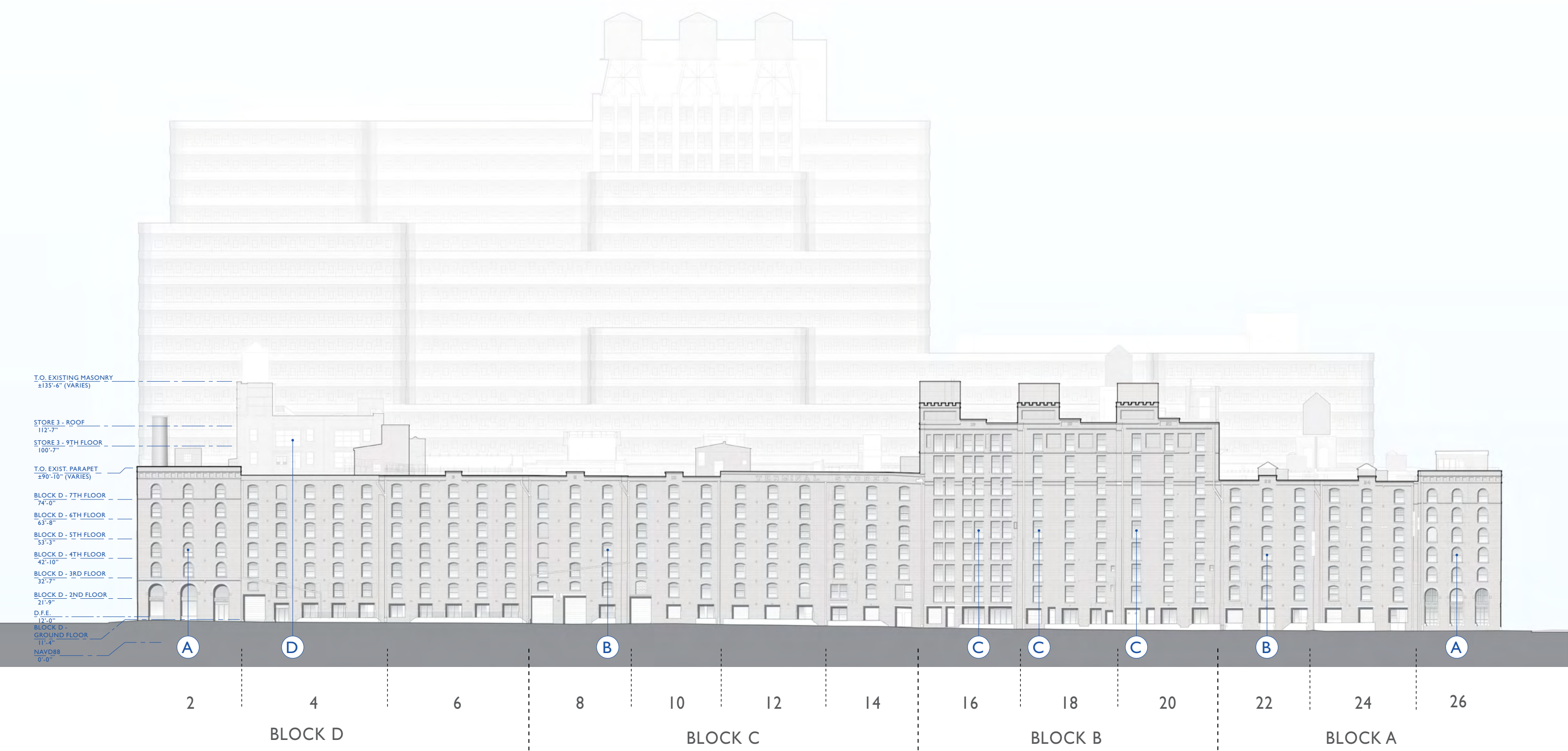


WEST ELEVATION (12TH AVENUE)

PROPOSED DESIGN - 21 JANUARY 2020



NORTH ELEVATION (28TH STREET)
EXISTING



* SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR
* ALL ELEVATIONS FROM NAVD88

NORTH ELEVATION (28TH STREET)
PROPOSED DESIGN - 21 JANUARY 2020

T.O. MECH. EQUIPMENT
190'-5"
T.O. HOUSE TANK
188'-0"

BLOCK A/B PARAPET
169'-1"

EXISTING HOUSE TANK
156'-6"

T.O. STAIR TOWER
135'-5"
T.O. EXISTING MASONRY
±135'-6" (VARIES)
STORE 3 - PENTHOUSE ROOF
126'-7"

BLOCK C - T.O. MECH.
118'-9"
STORE 3 - 10TH FLOOR
112'-7"
STORE 3 - 9TH FLOOR
100'-7"

BLOCK C - MECH. SCREEN
98'-10"
T.O. EXIST. PARAPET
±90'-10" (VARIES)

BLOCK D - 7TH FLOOR
74'-0"

BLOCK D - 6TH FLOOR
63'-8"

BLOCK D - 5TH FLOOR
53'-3"

BLOCK D - 4TH FLOOR
42'-10"

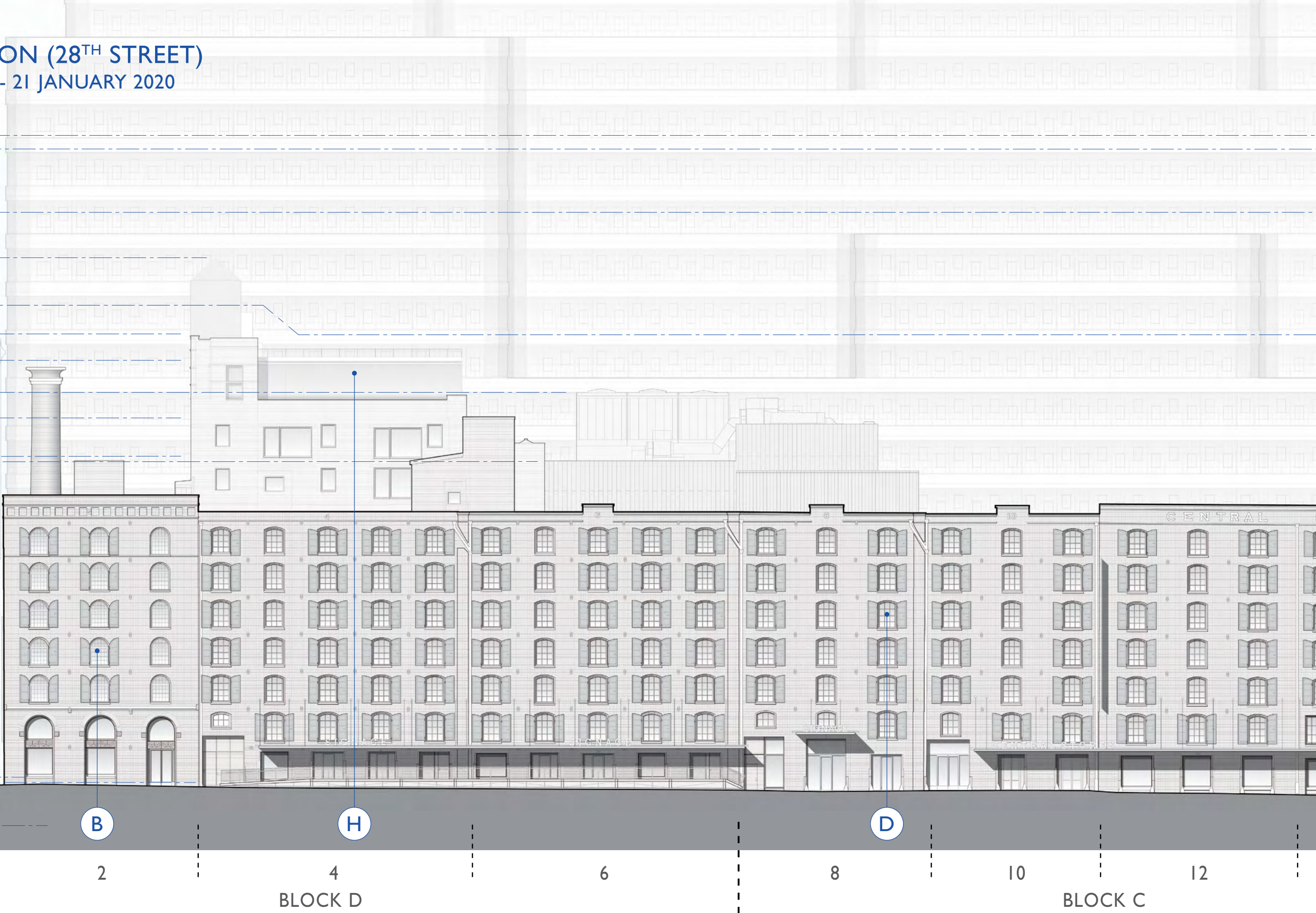
BLOCK D - 3RD FLOOR
32'-7"

BLOCK D - 2ND FLOOR
21'-9"

D.F.E.
12'-0"

BLOCK D -
GROUND FLOOR
11'-4"

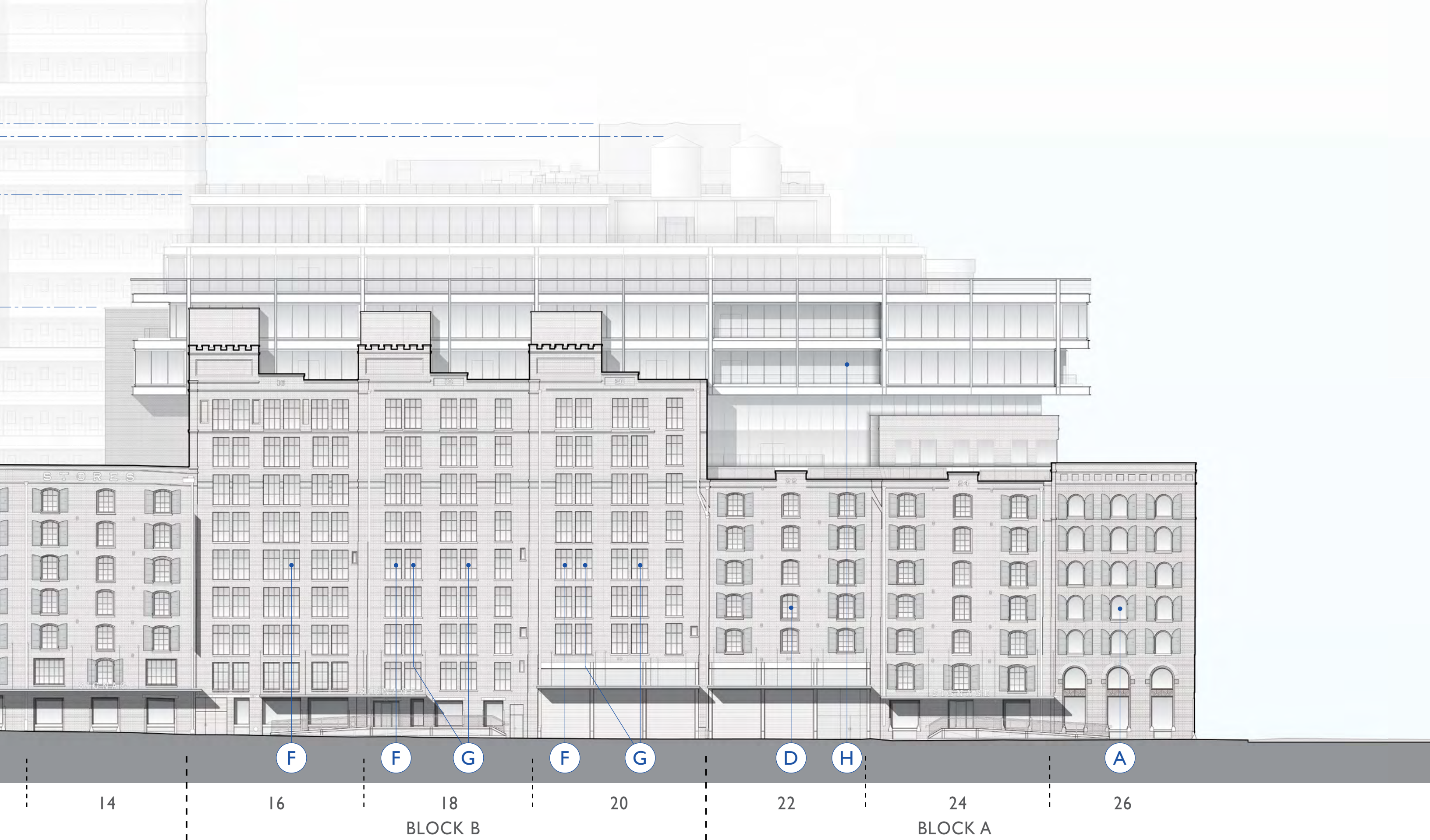
NAVD88
0'-0"



KEY NOTE LEGEND

A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
B - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS & FIXED TRANSOM

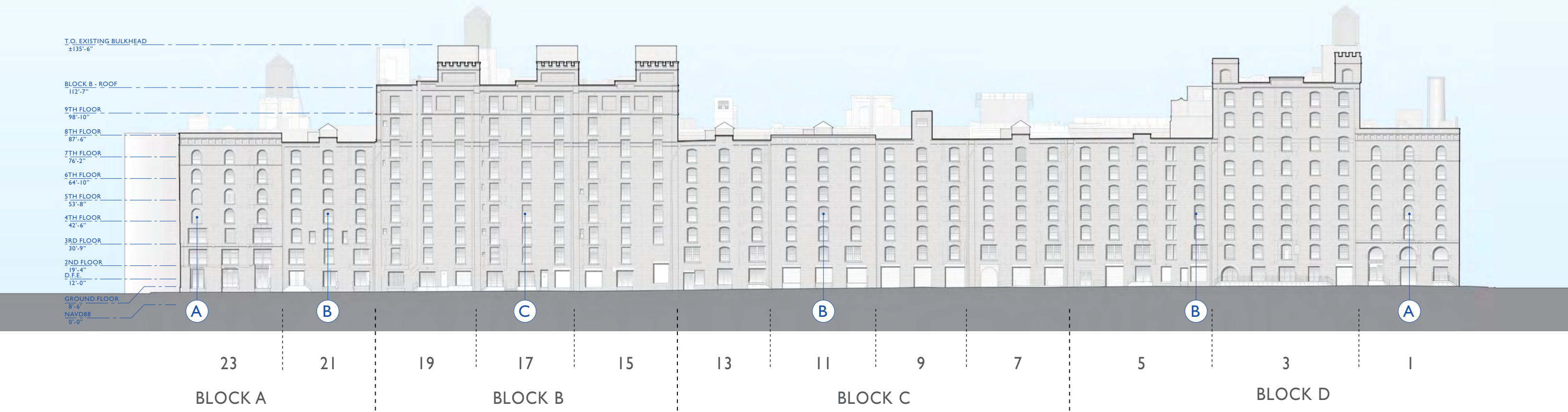
C - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
D - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS



E - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
F - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW FIXED MULTI-LITE WINDOWS
G - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT

H - NEW ROOFTOP AREA RELOCATION
* SEE STOREFRONT ELEVATIONS FOR GROUND FLOOR OPENINGS
* ALL ELEVATIONS FROM NAVD88

SOUTH ELEVATION (27TH STREET)
EXISTING



KEY NOTE LEGEND

- A - ORIGINAL FULL ARCH MASONRY OPENINGS, WINDOWS VARY BY AGE & TYPE
- B - ORIGINAL SEGMENTED ARCH MASONRY OPENINGS, WINDOWS VARY BY AGE & TYPE
- C - RECTANGULAR MASONRY OPENINGS, ORIGINAL TO RECONSTRUCTION, WINDOWS VARY BY AGE & TYPE
- D - NON-ORIGINAL RECTANGULAR MASONRY OPENINGS, WINDOWS VARY BY AGE & TYPE

* SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR
* ALL ELEVATIONS FROM NAVD88

SOUTH ELEVATION (27TH STREET)
PROPOSED DESIGN - 21 JANUARY 2020

T.O. MECH. EQUIPMENT
190'-5"
T.O. HOUSE TANK
188'-0"

BLOCK A/B PARAPET
169'-1"

13TH FLOOR
153'-11"

12TH FLOOR
139'-8"

T.O. STAIR TOWER
135'-5"

11TH FLOOR
125'-5"

BLOCK C - T.O. MECH.
118'-9"

10TH FLOOR
111'-5"

9TH FLOOR
98'-10"

8TH FLOOR
87'-6"

7TH FLOOR
76'-2"

6TH FLOOR
64'-10"

5TH FLOOR
53'-8"

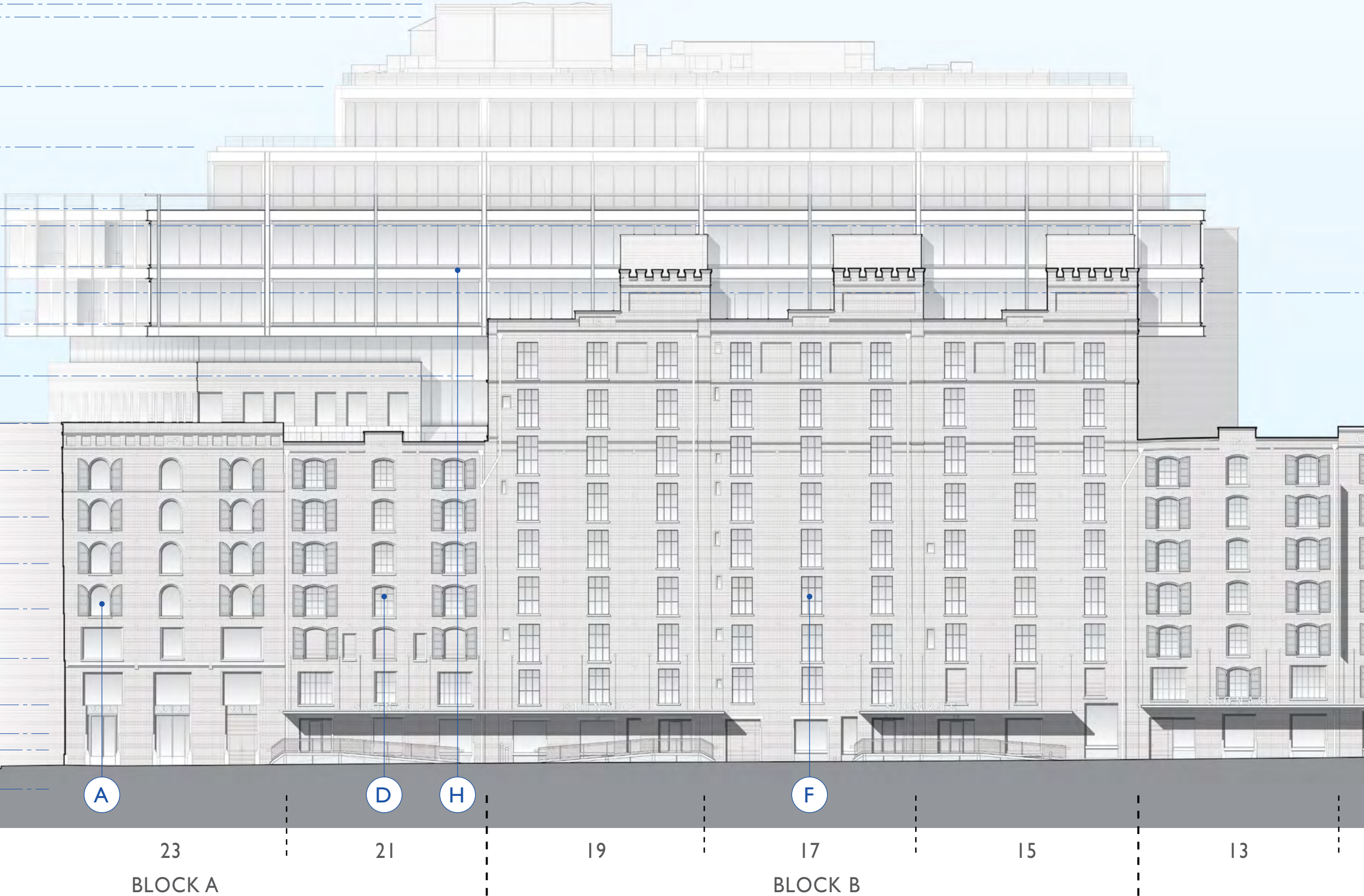
4TH FLOOR
42'-6"

3RD FLOOR
30'-9"

2ND FLOOR
19'-4"

D.F.E.
12'-0"

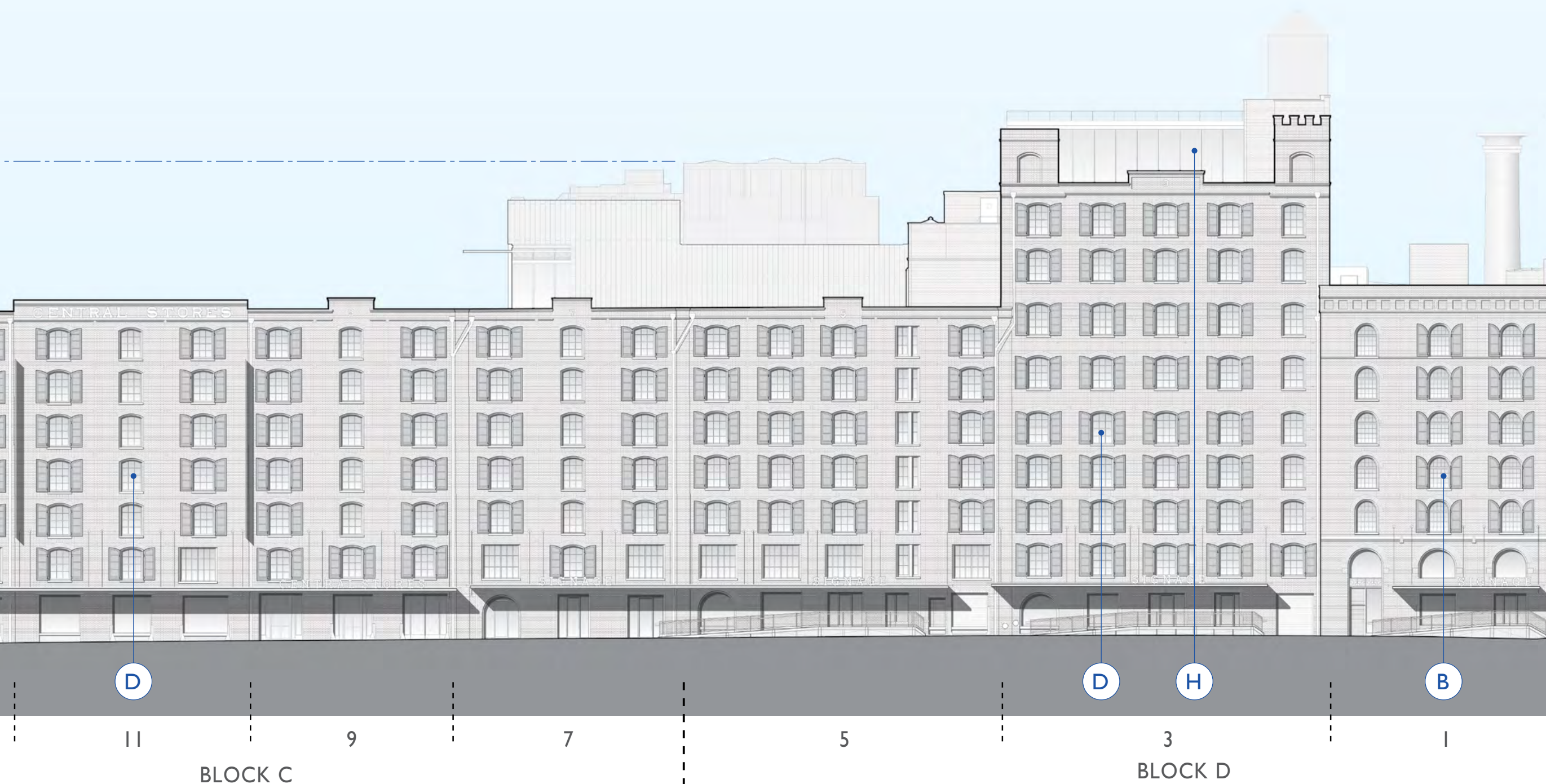
GROUND FLOOR
8'-6"
NAVD88
0'-0"



KEY NOTE LEGEND

A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
B - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS & FIXED TRANSOM

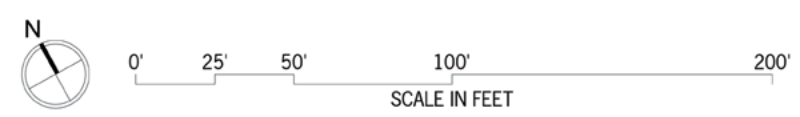
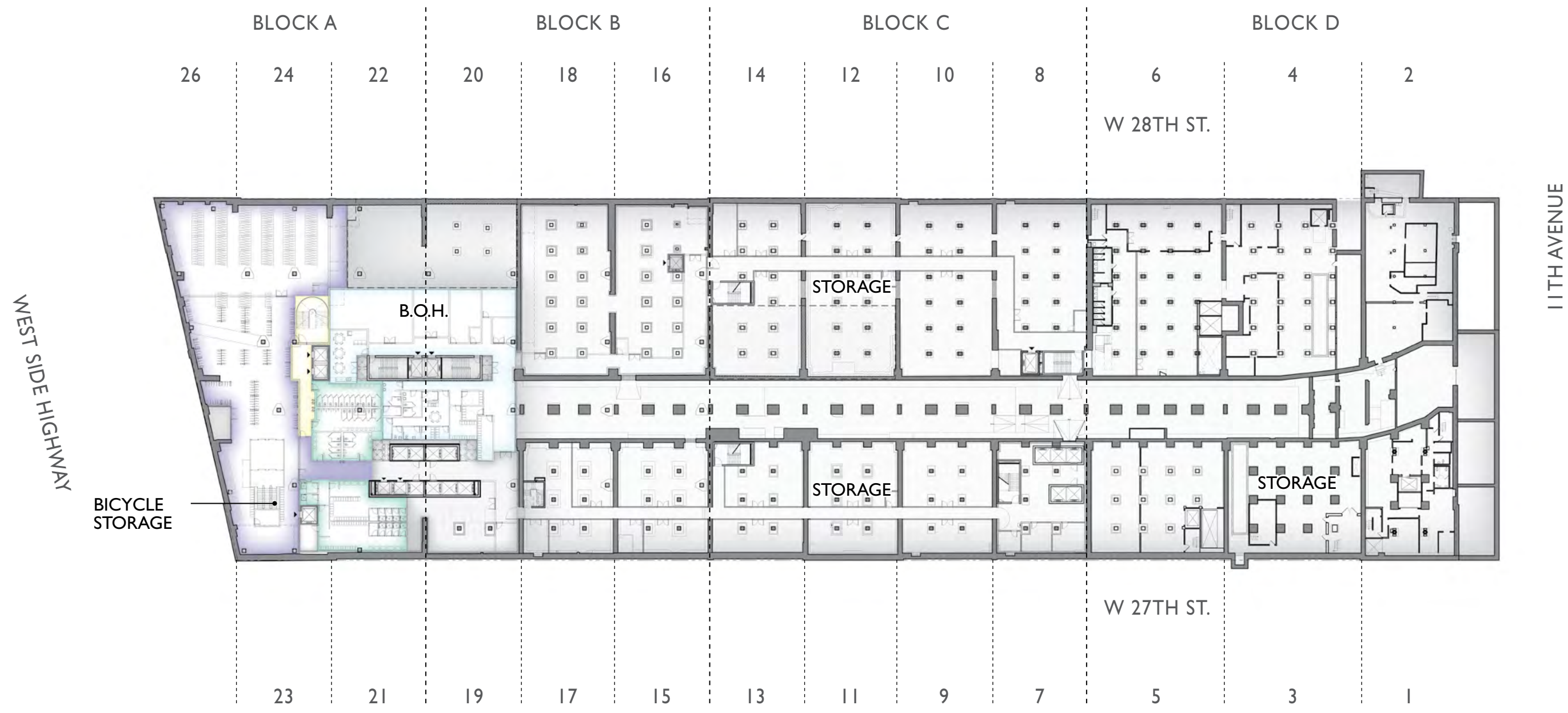
C - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
D - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW MULTI-LITE DOUBLE HUNG WINDOWS



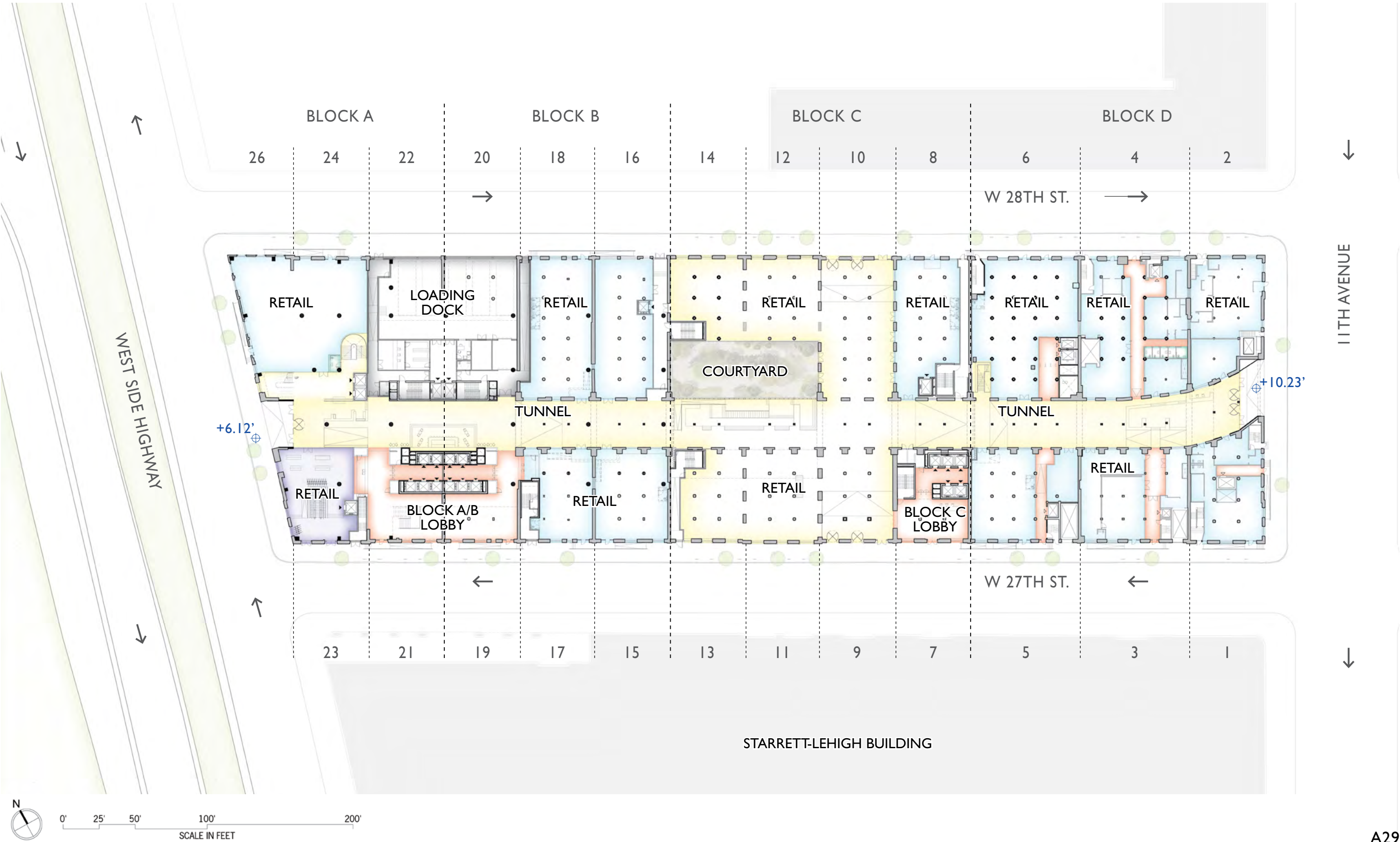
E - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
 F - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW FIXED MULTI-LITE WINDOWS
 G - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT

H - NEW ROOFTOP AREA RELOCATION
 * SEE STOREFRONT ELEVATIONS FOR GROUND FLOOR OPENINGS
 * ALL ELEVATIONS FROM NAVD88

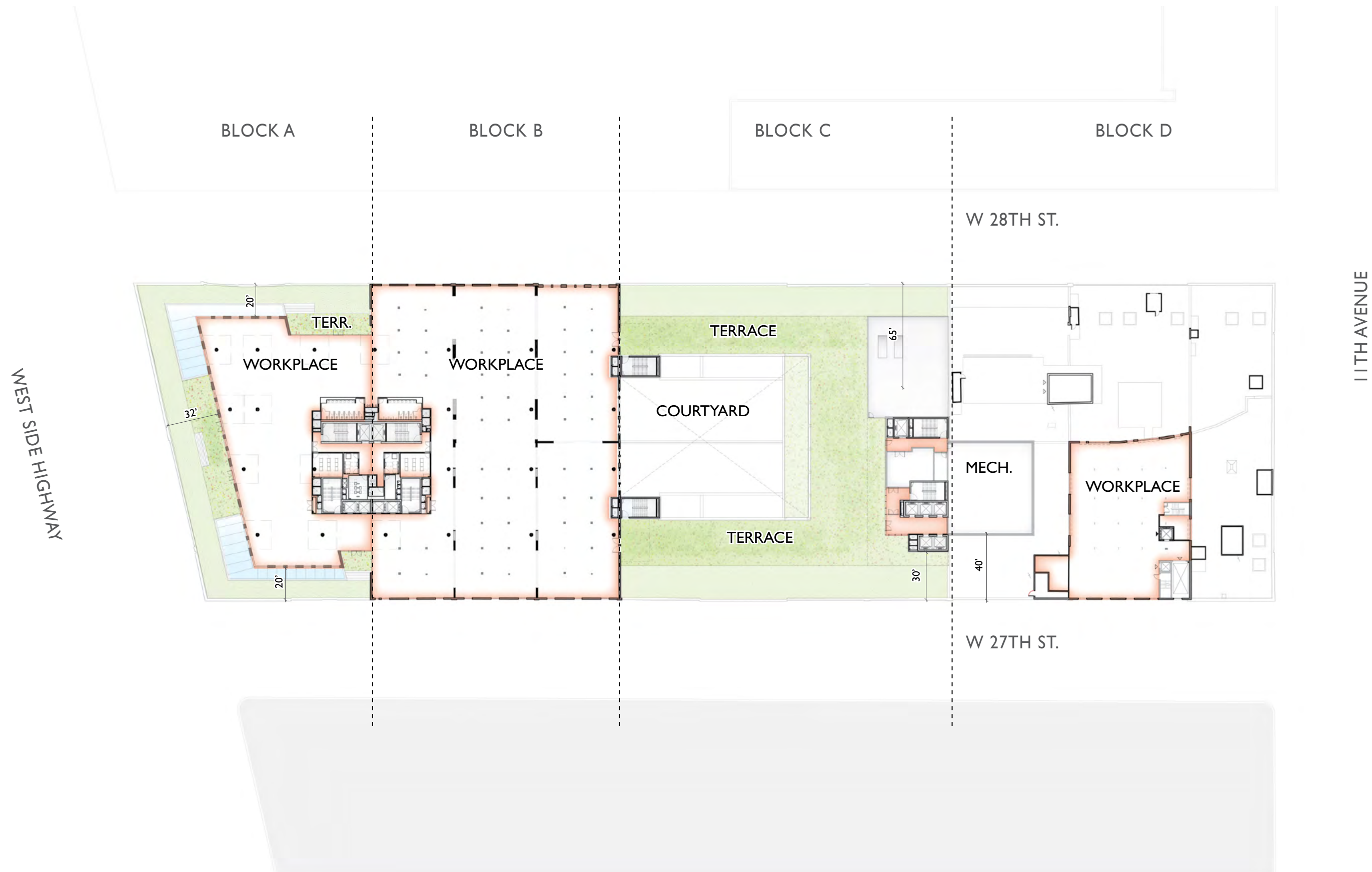
III. PLANS



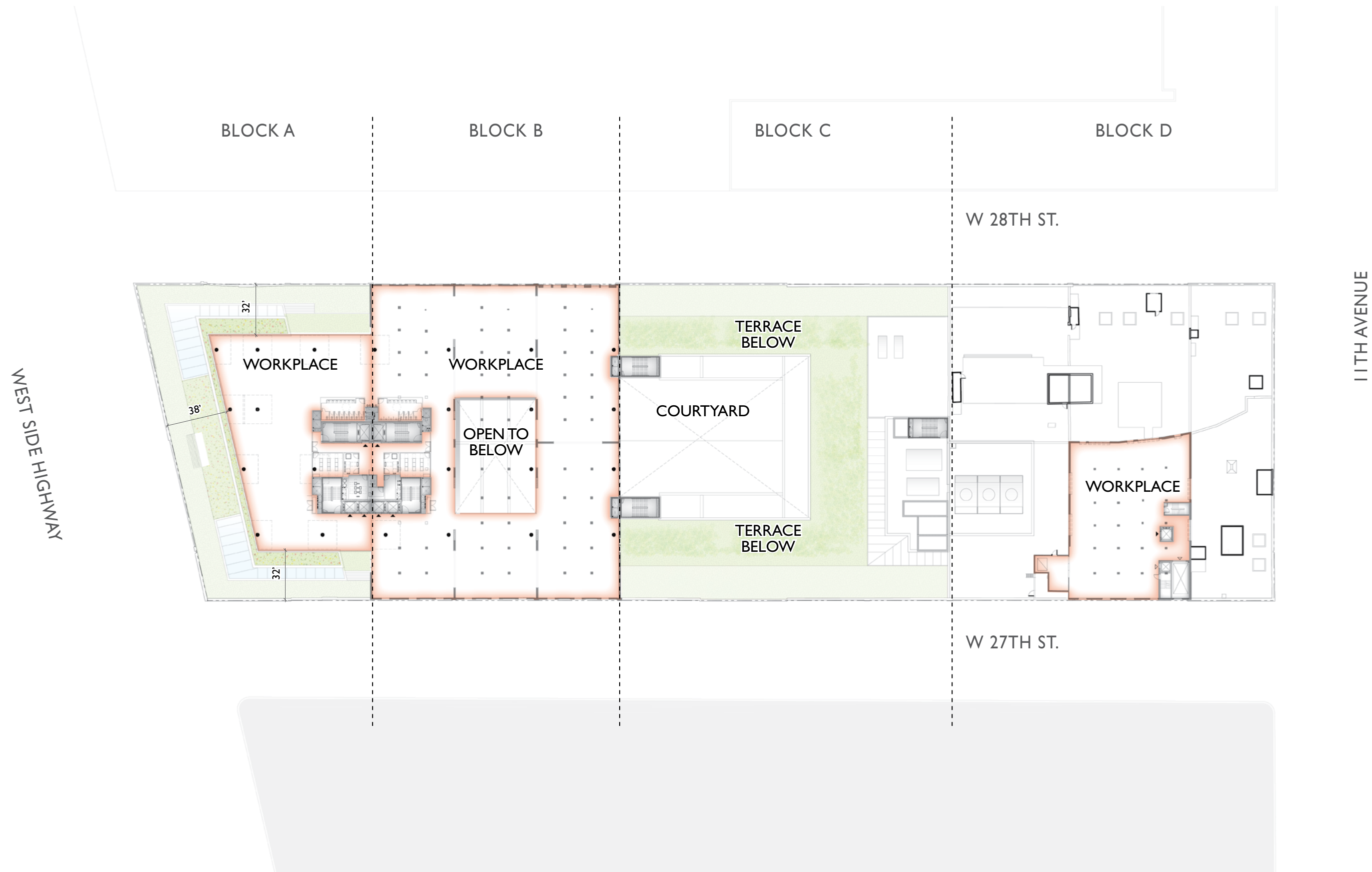
GROUND FLOOR



8TH FLOOR



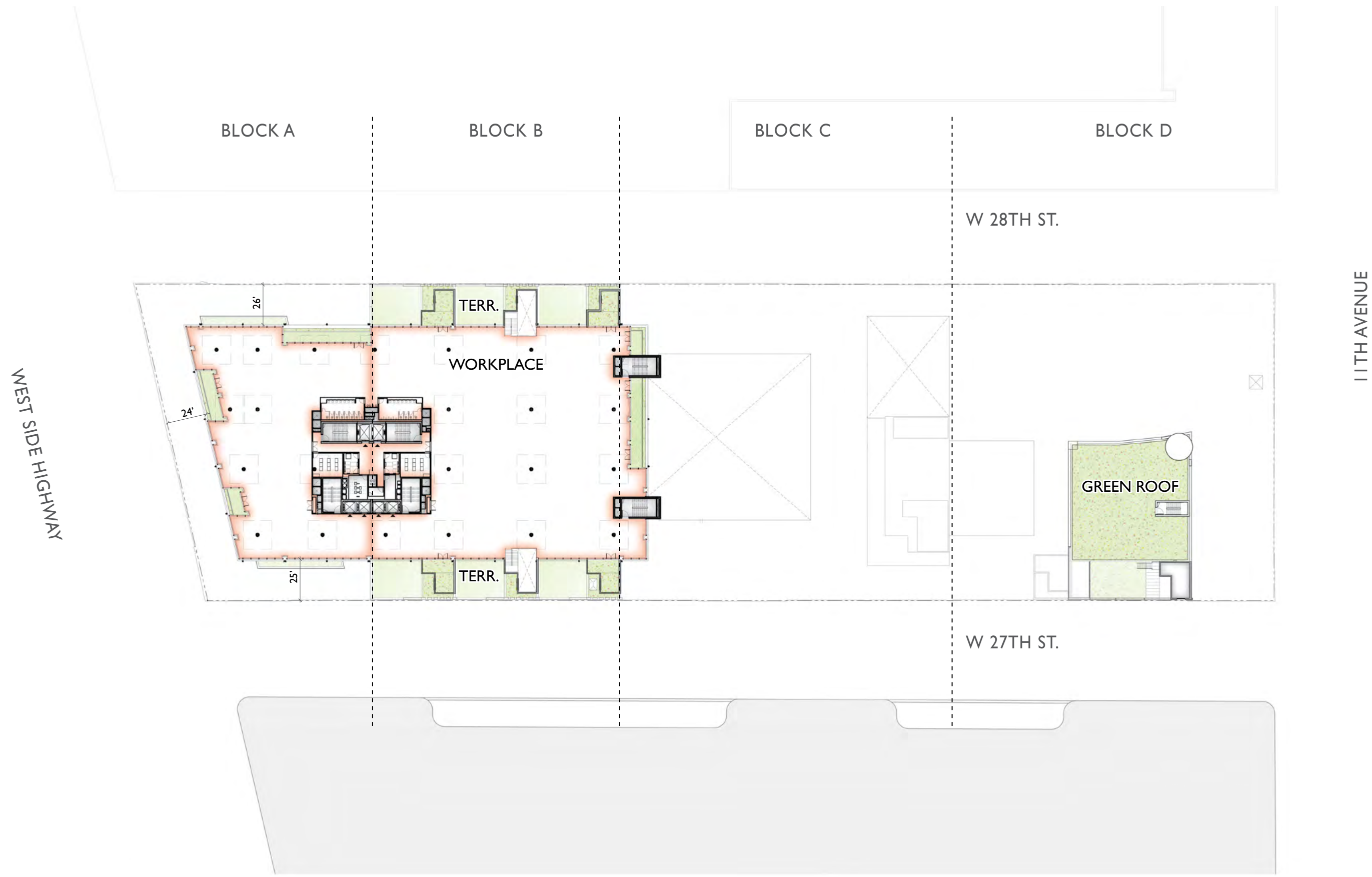
9TH FLOOR



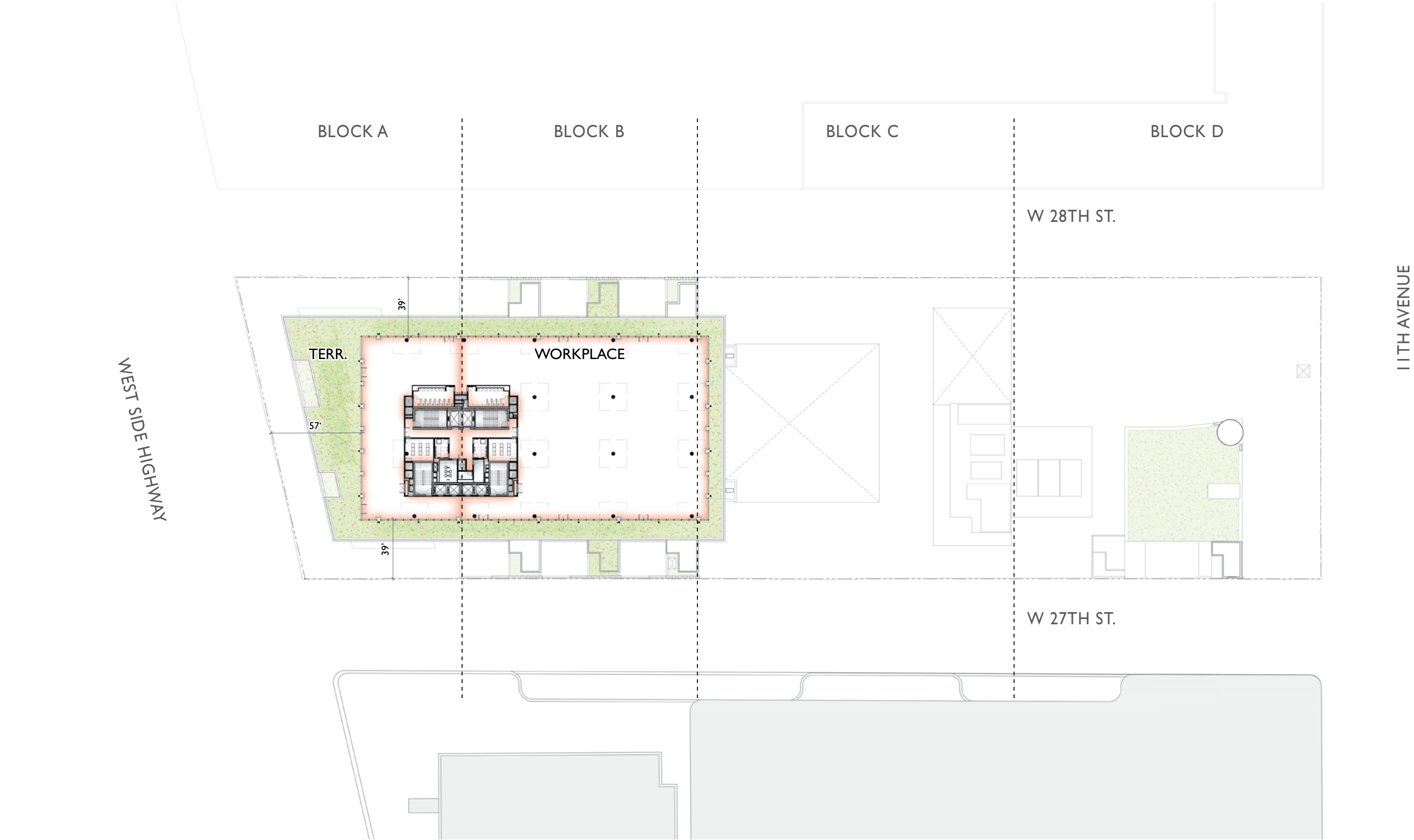
10TH FLOOR



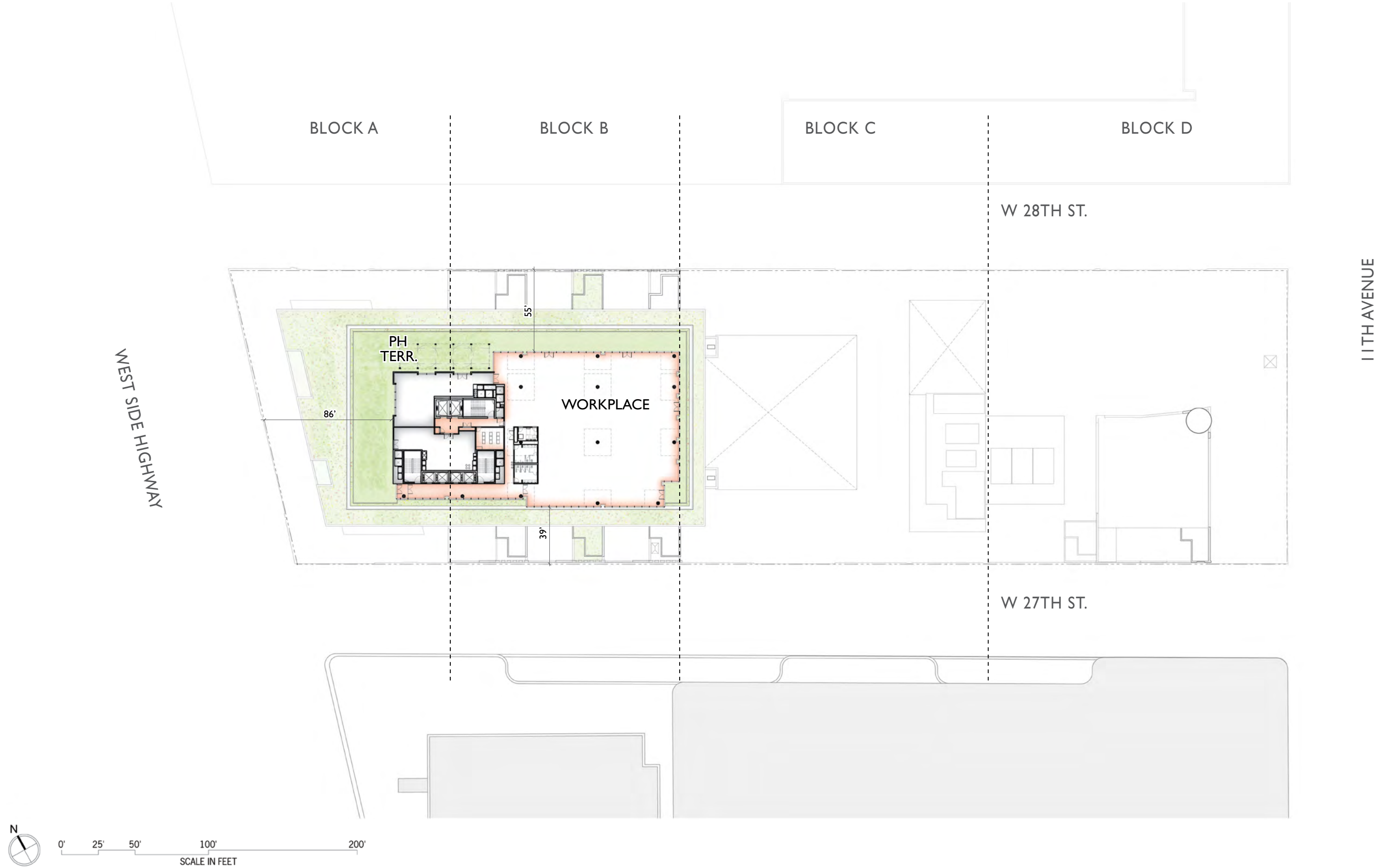
11TH FLOOR



12TH FLOOR



13TH FLOOR / PENTHOUSE



ROOF / MECHANICAL PENTHOUSE

