PROJECTS BY L&L HOLDING COMPANY LLC / NORMANDY REAL ESTATE PARTNERS

200 FIFTH AVENUE
L&L HOLDING CO.

150 FIFTH AVENUE
L&L HOLDING CO.

195 BROADWAY
L&L HOLDING CO.

125 WEST 25TH STREET
NORMANDY

888 BROADWAY
NORMANDY
TERMINAL WAREHOUSE = 24.9% OF LOT AREA WITHIN THE DISTRICT

3 BUILDINGS WEST OF 11TH AVE = 51.9% OF LOT AREA WITHIN THE DISTRICT
DR. SANDERSON’S PRE-COLONIZATION RE-CREATION

TERMINAL WAREHOUSE

IMAGE - WELIKIA.ORG
1879
ATLAS OF THE CITY OF NY

1869
"GOLDEN SPIKE" CONNECTS
TRANSCONTINENTAL RAILROAD
“These are the only stores in New York at which railway cars, steamships and trucks are in close communication.”

“The tracks of the New York Central & Hudson River Railroad run into the buildings, and there is deep water at the piers at the end.”

- 1893
King’s Handbook of New York
“The Terminal Warehouse Company was founded in 1889 by Rossiter, whose brother was a ranking officer with the New York Central and Hudson River Railroad. The warehouse company benefited from this close connection with the only freight line with a direct rail link into Manhattan...”

- 2008 West Chelsea Historic District Designation Report
Terminal Warehouse Company, 11th and 12th Avenues, 27th and 28th Streets, along the North River.

Most extensive storage-warehouses in America. Erected 1867. 25 distinct buildings, fronting on the North River. The New York Central and Hudson River, Erie, Baltimore and Ohio, and Lehigh Valley Railroads have terminal yards on adjacent blocks. Free, bonded, cold, and freezing storage.
FIG. 9.—THE TERMINAL STORES.

11th Avenue, from 26th to 27th Streets, New York City. G. B. Mallory, Architect.
CIRCA 1910'S
27TH STREET AND 11TH AVENUE - COURTESY OF WATERFRONT NEW YORK
AERIAL VIEW LOOKING EAST WITH 12TH AVENUE IN FOREGROUND - COLLECTION OF D. BIERNACKI, VIA TRAINWEB.COM
"I like it back there," added Keith Haring, the artist, pointing over a fence toward an unrestored part of the building where there are still railroad tracks. "It looks like it must be full of rats."
“... the depth of the masonry openings cause many of the windows to recede into shadow, and cause the windows to have a secondary importance to the masonry building itself, therefore, changes in window configuration will not detract from the special character of the buildings...”

- 2013 LPC CofA 13-9530
EXISTING BUILDING
SCATTERED VERTICAL CIRCULATION

25 ORIGINAL ELEVATOR CORES
7 WERE REBUILT
EXISTING BUILDING
SCATTERED VERTICAL CIRCULATION

25 ORIGINAL ELEVATOR CORES
7 WERE REBUILT
10 ADDITIONAL CORES
EXISTING BUILDING
NON-FIREPROOF 7-STORY WOOD AND MASONRY CONSTRUCTION FROM 1891
“...timbers to build the Terminal Warehouse were likely sourced...in the region between Choccolocco Mountain, Alabama and Spreewell Bluff, Georgia”

The oldest sample dates to 1512

Dendrochronological Dating & Timber Provenance of the Terminal Warehouse
Lamont-Doherty Earth Observatory | Columbia University - September 13, 2019
EXISTING BUILDING
NON-FIREPROOF 7-STORY WOOD AND MASONRY CONSTRUCTION FROM 1891

MAXIMUM HEIGHT LIMIT: 85'-0" (7 STORIES)
PER TABLE 4-2
(1968 NYC BC)

EXISTING NON-FIREPROOF BUILDING HEIGHT: ±80'-0" (7 STORIES)
EXISTING BUILDING
RE-BUILT FIREPROOF STEEL AND CONCRETE CONSTRUCTION - CIRCA 1912

BLOCK B & STORE 3
RE-BUILT TO 9 STORIES

STEEL & CONCRETE STRUCTURE

TIEBACKS AT STORES 24|26
ARCHITECTURAL PROPOSAL
ZONING ENVELOPE LIMITATIONS

EXISTING NON-COMPLIANT CONSTRUCTION
ARCHITECTURAL PROPOSAL
ZONING ENVELOPE RELATIONSHIP

PROPOSED MASSING COMPLIANT WITH ZONING ENVELOPE
DAYLIGHT ANALYSIS
EXISTING CONDITION

TRANSVERSE SECTION

MAXIMUM DAYLIGHT  NO DAYLIGHT

±30’ ±30’

±98’ ±98’

±30’ ±30’

ROOF

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

CELLAR
TYPICAL WINDOW REPLACEMENT
SEGMENTAL ARCH WINDOW

- Radial brick segmental 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 WINDOW REPLACEMENT
ROUND ARCH WINDOW

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
DAYLIGHT ANALYSIS
EXISTING CONDITION
TRANSVERSE SECTION
DAYLIGHT ANALYSIS
ARCHITECTURAL PROPOSAL

TRANSVERSE SECTION

MAXIMUM DAYLIGHT

NO DAYLIGHT

PROPOSED COURTYARD

TUNNEL

GARDEN

LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 5

LEVEL 6

LEVEL 7

CELLAR

ROOF

±64'

±34'

±39'

±59'

±52'

±30'

±30'

±30'

±30'

58
NOMADIC MUSEUM 2005 - PIER 54
GREGORY COLBERT, ASHES AND SNOW - SHIGERU BAN ARCHITECTS
ELEVATION ANALYSIS - STORE MODULATION

± 51' - 5"
± 51' - 6"
± 51' - 8"
± 52' - 0"
1. RECLAIMED LONG LEAF PINE AT TUNNEL ARCH ENTRANCES
2. IPE WOOD HANDRAILS
3. NEW BRICK TO MATCH EXISTING
4. METAL MESH GUARD
5. PERFORATED STEEL AT ENTRANCE RAMPS & FLOOD VENTS - BM 1264 OR SIM
6. BLUESTONE SILL
7. PAINTED METAL SHUTTER - BM 1264 OR SIMILAR
8. METAL FRAME COLOR AT 10TH & 11TH FLOOR - BM AF-285 OR SIMILAR
9. MULLION COLORS AT 10TH & 11TH FLOOR
   A - BM 2156-30 OR SIMILAR
   B - BM AF-235 OR SIMILAR
   C - BM 2164-30 OR SIMILAR
   D - BM 641 OR SIMILAR
10. PHENOLIC PANEL WITH WOOD VENEER AT 10TH & 11TH FLOOR TERRACES
11. STANDING SEAM METAL PANEL AT NEW MECHANICAL ENCLOSURES AND STAIR & ELEVATOR BULKHEADS
12. PAINTED METAL AT 13TH FLOOR - BM 169 OR SIMILAR
13. PAINTED METAL PLANTER COLOR - BM 161 OR SIMILAR
14. TYPICAL PAINTED METAL COLOR - BM 1264 OR SIMILAR
   STOREFRONT MULLIONS
   CURTAIN WALL MULLIONS (UNLESS OTHERWISE NOTED)
   ENTRANCE RAMPS
   SWING & ROLLING SERVICE DOORS
   LOUVERS
GROUND FLOOR
EXISTING PLAN

BLOCK A   BLOCK B   BLOCK C   BLOCK D

26  24  22  20  18  16  14  12  10  8  6  4  2

+6.12'

+10.23'

3
ROOF / MECHANICAL PENTHOUSE
PROPOSED PLAN

BLOCK A
BLOCK B
BLOCK C
BLOCK D

W 28TH ST.
W 27TH ST.
WEST SIDE HIGHWAY
11TH AVENUE

GREEN ROOF
GROUND FLOOR
PROPOSED PLAN

DESIGN FLOOD ELEVATION +12.0’
GROUND FLOOR
PROPOSED PLAN

DESIGN FLOOD ELEVATION +12.0'
EXTENT OF DRY FLOODPROOFING

FLOOD MITIGATION
HISTORIC STRUCTURES ARE EXEMPT PER 2014 BC APPENDIX G, SECTIONS G201.1 & G304
WILL COMPLY WITH THE REQUIREMENTS OF 2014 BC APPENDIX G FOR PRE-FIRM CONSTRUCTION
FLOOD MITIGATION

HISTORIC STRUCTURES ARE EXEMPT PER 2014 BC APPENDIX G, SECTIONS G201.1 & G304
WILL COMPLY WITH THE REQUIREMENTS OF 2014 BC APPENDIX G FOR PRE-FIRM CONSTRUCTION
GROUND FLOOR
PROPOSED PLAN

- DESIGN FLOOD ELEVATION +12.0'
- EXTENT OF DRY FLOODPROOFING
- FLOOD VENTS
- SMARTVENT INSULATED FLOOD VENT
EXISTING CONDITION / 28TH STREET
BLOCK A / STORES 24-26
STOREFRONT / BUILDING AMENITY / 28TH STREET
BLOCK A / STORES 24-26

KEY NOTE LEGEND

A - EXISTING BRICK, REPAIR AND REPOINT AS REQUIRED.
B - DECORATIVE TERRACOTTA PANEL (RESTORED OR REPLICATED AS REQUIRED).
C - PAINTED METAL SHUTTERS (RESTORED OR REPLICATED AS REQUIRED).
D - RESTORED EXISTING STEEL BUMPERS AND BRACKETS (STRIpped AND CLEANED; NEW PAINT FINISH).
E - STEEL LINTELS (RESTORED OR REPLICATED AS REQUIRED).
F - EXISTING METAL TIE RODS PLATES (RESTORED OR REPLICATED AS REQUIRED).
G - RESTORED OR REPAIRED EXTERIOR DRAIN LEADERS.
H - NEW PAINTED METAL RAMPS, STAIRS AND GUARDRAILS, CLADDING AT BASE TO BE PERFORATED, PAINTED METAL PLATE.
I - NEW WINDOW, TYP.
J - NEW STOREFRONT GLAZING, TYP.
K - NEW CUSTOM GLAZING SYSTEM.
L - NEW MARQUEE WITH METAL ROOF
M - NEW PIN MOUNTED RETAIL SIGNAGE.
N - NEW PERFORATED METAL PLATE TO ALLOW FOR STORMWATER FLOW.
O - NEW BICYCLE RACKS.
P - NEW CONCEALED FLOOD VENTS AT MASONRY WALLS, TYP.
Q - WOOD CLADDING AT RECESSED ENTRY.
R - NEW PAINTED STORMPROOF LOUVERS.
S - PAINTED / RAISED LETTER / PLAQUE RETAIL SIGNS.
T - EXISTING SCUPPERS (RESTORED OR REPLICATED AS REQUIRED).
U - MARQUEE BRACKET (RESTORED OR REPLICATED AS REQUIRED).
V - NEW METAL SERVICE DOOR.
W - NEW ROLL UP DOORS.
Y - ADDRESS NUMBER AFFIXED TO GLASS.
X - EXISTING BUILDING LETTERING (RESTORED OR REPLICATED AS REQUIRED).
Z - ZONE FOR POTENTIAL BLADE SIGNS.
1 - NEW DRAIN LEADER FOR MARQUEE.
2 - EXISTING SIAMESE FIRE HOSE CONNECTION.
3 - EXISTING OPENINGS TO BE MODIFIED FOR NEW ZONING REQUIRED LOADING DOCK DOORS.

NOTE: ALL ELEVATIONS FROM NAVD88
TYPICAL STOREFRONT DETAILS - A
STOREFRONT WINDOW

3/ PROPOSED PLAN

4/ PROPOSED ELEVATION

1/ EXISTING SECTION

2/ PROPOSED SECTION

NOTE: SECTION TAKEN AT STORE
21. EXISTING CELLAR WINDOW OPENINGS OCCUR AT SOME LOCATIONS. TYPICAL CONDITION HAS NO EXISTING WINDOW.
TYPICAL STOREFRONT DETAILS - B
SINGLE DOOR

4/ PROPOSED ELEVATION

3/ PROPOSED PLAN

2/ PROPOSED SECTION

1/ EXISTING SECTION

NOTE: SECTION TAKEN AT STORE
2L. EXISTING CELLAR WINDOW OPENINGS OCCUR AT SOME LOCATIONS. TYPICAL CONDITION HAS NO EXISTING WINDOW.
TYPICAL STOREFRONT DETAILS
FLOOD-PROOFED STOREFRONT WINDOW

4/ PROPOSED ELEVATION

2/ PROPOSED SECTION

1/ EXISTING SECTION

NOTE: SECTION TAKEN AT STORE
21. EXISTING CELLAR WINDOW OPENINGS OCCUR AT SOME LOCATIONS. TYPICAL CONDITION HAS NO EXISTING WINDOW.
GROUND FLOOR
PROPOSED PLAN

STREET TREES
1,780 LINEAR FEET OF SIDEWALK
71 TREES REQUIRED
26 TREES PROPOSED
GROUND FLOOR
PROPOSED PLAN

STREET TREES
1,780 LINEAR FEET OF SIDEWALK
71 TREES REQUIRED
26 TREES PROPOSED
GROUND FLOOR
PROPOSED PLAN

BICYCLE RACKS
52 SPOTS MINIMUM
FOR LEED & WELL
CERTIFICATIONS
GROUND FLOOR
PROPOSED PLAN

LOADING
5 NEW OFF-STREET LOADING BERTHS REQUIRED
LOADING BERTHS / 28TH STREET
BLOCK A-B / STORES 20-22

KEY NOTE LEGEND
A - EXISTING BRICK, REPAIR AND REPOINT AS REQUIRED.
B - DECORATIVE TERRACOTTA PANEL (RESTORED OR REPLICATED AS REQUIRED).
C - PAINTED METAL SHUTTERS (RESTORED OR REPLICATED AS REQUIRED).
D - RESTORED EXISTING STEEL BUMPERS AND BRACKETS
(STRIPPED AND CLEANED; NEW PAINT FINISH).
E - STEEL LINTELS (RESTORED OR REPLICATED AS REQUIRED).
F - EXISTING METAL TIE RODS PLATES (RESTORED OR REPLICATED AS REQUIRED).
G - RESTORED OR REPAIRED EXTERIOR DRAIN LEADERS.
H - NEW PAINTED METAL RAMPS, STAIRS AND GUARDRAILS, CLADDING AT BASE TO BE PERFORATED, PAINTED METAL PLATE.
I - NEW FIXED WINDOW, TYP.
J - NEW STOREFRONT GLAZING, TYP.
K - NEW CUSTOM GLAZING SYSTEM.
L - NEW MARQUEE WITH METAL ROOF.
M - NEW PIN MOUNTED RETAIL SIGNAGE.
N - NEW PERFORATED METAL PLATE TO ALLOW FOR STORMWATER FLOW.
O - NEW BICYCLE RACKS.
P - NEW CONCEALED FLOOD VENTS AT MASONRY WALLS, TYP.
Q - WOOD CLADDING AT RECESSED ENTRY.
R - NEW PAINTED STORMPROOF LOUVERS.
S - PAINTED / RAISED LETTER / PLAQUE RETAIL SIGNS.
T - EXISTING SCUPPERS (RESTORED OR REPLICATED AS REQUIRED).
U - MARQUEE BRACKET (RESTORED OR REPLICATED AS REQUIRED).
V - NEW METAL SERVICE DOOR.
W - NEW ROLL UP DOORS.
X - ADDRESS NUMBER AFFIXED TO GLASS.
Y - EXISTING BUILDING LETTERING (RESTORED OR REPLICATED AS REQUIRED).
Z - ZONE FOR POTENTIAL BLADE SIGNS.
1 - NEW DRAIN LEADER FOR MARQUEE.
2 - EXISTING SIAMESE FIRE HOSE CONNECTION.
3 - EXISTING OPENINGS TO BE MODIFIED FOR NEW ZONING REQUIRED LOADING DOCK DOORS.

NOTE: ALL ELEVATIONS FROM NAVD88
EXISTING HISTORIC BUILDING SIGNS

- EXISTING SIGNS SHALL BE RESTORED AND REPAINTED.
- INDIRECTLY ILLUMINATED WHERE SHOWN ON LIGHTING DIAGRAMS
PAINTED RETAIL SIGNAGE

• CAN BE ANY COLOR PERMITTED BY LPC RULES AND REGULATIONS
• SIGNS SHALL BE LIMITED TO FOUR COLORS MAXIMUM
• NOT ALL PAINTED SIGNS ILLUSTRATED WOULD EXIST AT ONE TIME. ACCEPTABLE LOCATIONS FOR PAINTED SIGNS ARE ILLUSTRATED.
• SIGNS ARE INDIRECTLY ILLUMINATED
RAISED METAL / PLAQUE SIGNS

- CAN BE ANY COLOR PERMITTED BY LPC RULES AND REGULATIONS
- SIGNS SHALL BE LIMITED TO FOUR COLORS MAXIMUM
- NOT ALL RAISED METAL / PLAQUE SIGNS ILLUSTRATED WOULD EXIST AT ONE TIME.
- ACCEPTABLE LOCATIONS FOR RAISED METAL / PLAQUE SIGNS ARE ILLUSTRATED.
- MAXIMUM SIZE: 24" X 36"
- MAXIMUM PROJECTION FROM WALL: 3"
- SIGNS ARE INDIRECTLY ILLUMINATED
SIGNS ON GLASS

- SIGNS SHALL BE A DECAL ADHERED TO THE GLASS DOOR AND/OR WINDOW.
- SIGNS SHALL BE CONSISTENTLY ADHERED TO THE EXTERIOR OR INTERIOR FACE OF THE GLASS.
- SIGN CONTENT SHOULD BE LIMITED TO ADDRESS NUMBER, STORE NAME/LOGO, & STORE HOURS.
- DECALS SHALL BE LIMITED TO 20% OF THE WINDOW OR DOOR OPENING.
- SIGNS ARE NON-ILLUMINATED OR INDIRECTLY ILLUMINATED.
MARQUEE SIGNS

- Can be any color permitted by LPC rules and regulations
- Sign material shall be metal
- Armatures and brackets shall be consistent through entire building facade
- Signs shall be limited to four colors maximum
- Illuminated neon signs only where indicated on elevations (at midblock retail entries). All others indirectly illuminated.
- Signs shall be no more than 5” deep

TIE ROD
PAINTED METAL SIGN WITH PIN MOUNTED LETTERS, 2” MAX THICKNESS.

INDIRECT ILLUMINATION, WHERE OCCURS
VARIES SEE ELEVS.
NEW MARQUEE

NEW GLAZED STOREFRONT SYSTEM
NEW ENTRY STAIRS / RAMPS

• Can be any color permitted by LPC rules and regulations
• Sign material shall be metal
• Armatures and brackets shall be consistent through entire building facade
• Signs shall be limited to four colors maximum
• Illuminated neon signs only where indicated on elevations (at midblock retail entries). All others indirectly illuminated.
• Signs shall be no more than 5” deep

• Can be any color permitted by LPC rules and regulations
• Sign material shall be metal
• Armatures and brackets shall be consistent through entire building facade
• Signs shall be limited to four colors maximum
• Illuminated neon signs only where indicated on elevations (at midblock retail entries). All others indirectly illuminated.
• Signs shall be no more than 5” deep
FLAG

- FLAG SHALL BE PENNANT SHAPE, REFLECTIVE OF HISTORIC DESIGNS.
- LENGTH OF FLAG TO BE 20’ LONG
- POLE WILL UTILIZE EXISTING HISTORIC BRACKETS (TO BE RESTORED & REPAINTED)
- FLAG IS NON-ILLUMINATED
BLADE SIGNS

• MAY BE ANY SHAPE PERMITTED BY LPC RULES AND REGULATIONS.
• SIGN MATERIAL SHALL BE METAL.
• ARMATURES AND BRACKETS SHALL BE PAINTED DARK GRAY TO MATCH TYPICAL EXTERIOR METALS (E.G. SHUTTERS, MEDALLIONS)
• ARMATURES AND BRACKETS SHALL BE CONSISTENT THROUGH ENTIRE BUILDING FACADE
• SIGNS WILL BE LIMITED TO 4 COLORS MAX
• ACCEPTABLE LOCATIONS FOR BLADE SIGNS ARE ILLUSTRATED.
• SIGNS TO BE INDIRECTLY ILLUMINATED, EXCEPT WHERE PROHIBITED BY ZONING.

MAX. PROJECTION
18” FROM PROPERTY LINE

75'-0” MAX. HT
ABOVE CURB LEVEL

PAINTED METAL BLADE
SIGN, 2” MAX. THICKNESS

EXISTING MASONRY WALL

3RD FLOOR WINDOW BEYOND

NEW THROUGH BOLTED PAINTED METAL BRACKET TO SUPPORT SIGN AT EACH FLOOR LEVEL

24'-5” TO 25'-10” ABOVE CURB LEVEL
ALIGN

ACCEPTABLE LOCATIONS FOR BLADE SIGNS ARE ILLUSTRATED.
TYPICAL REPLACEMENT WINDOW
FIXED SEGMENTAL-ARCH WITH SHUTTER

RADIAL BRICK SEGMENTAL 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 HISTORIC WINDOW
SEGMENTAL ARCH WINDOW

RADIAL BRICK SEGMENTAL ARCH, TYPICAL 4 ROWLOCK COURSES

DOUBLE-HUNG, DIVIDED-LITE WOOD AND GLASS WINDOW

OPERABLE SHEET IRON SHUTTERS, TYPICAL

METAL SHUTTER GUDGEONS

STONE SILL

3/ ELEVATION

2/ SECTION

1/ PLAN
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 NAVDB88
NORTH ELEVATION (28TH STREET)

1891

T.O. HIGH PARAPET
±100'

BLOCK D - 2ND FLOOR
21.7'

BLOCK D - 3RD FLOOR
32.6'

BLOCK D - 4TH FLOOR
42.9'

BLOCK D - 5TH FLOOR
53.3'

BLOCK D - 6TH FLOOR
63.7'

BLOCK D - 7TH FLOOR
74.0'

T.O. LOW PARAPET
±90.8' (VARIES)

D.F.E.
12.0'

BLOCK D - GROUND FLOOR
11.4'

NAVD88
0.0'

KEY NOTE LEGEND

A - FULL ARCH MASONRY OPENING WITH 10/10 DOUBLE HUNG WINDOW & 10 LITE FIXED TRANSOM

B - SEGMENTED ARCH MASONRY OPENING 15/15 DOUBLE HUNG WINDOW

* SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR

* ALL ELEVATIONS FROM NAVD88
NORTH ELEVATION (28TH 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)
1891

KEY NOTE LEGEND
A - FULL ARCH MASONRY OPENING WITH 10/10 DOUBLE HUNG WINDOW & 10 LITE FIXED TRANSOM
B - SEGMENTED ARCH MASONRY OPENING 15/15 DOUBLE HUNG WINDOW

* SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR
* ALL ELEVATIONS FROM NAVD88
SOUTH ELEVATION (27TH STREET)
EXISTING

2ND FLOOR 19.3'
3RD FLOOR 30.8'
4TH FLOOR 42.5'
5TH FLOOR 53.7'
6TH FLOOR 64.8'
7TH FLOOR 76.2'
T.O. EXISTING PARAPET ±88.7' (VARIES)
T.O. EXISTING BULKHEAD ±135.5'
D.F.E. 12.0'
GROUND FLOOR 8.5'
NAVD88 0.0'
9TH FLOOR 98.8'
BLOCK B - ROOF 112.6'

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

2ND FLOOR
19.3' D.F.E.

GROUND FLOOR
8.5' NAVD88

3RD FLOOR
30.8'

4TH FLOOR
42.5'

5TH FLOOR
53.7'

6TH FLOOR
64.8'

7TH FLOOR
76.2'

8TH FLOOR
87.5'

13TH FLOOR
153.9'

ROOF
168.2'

T.O. MECH. BULKHEAD
178.5'

9TH FLOOR & BLOCK C - MECH. SCREEN
98.8'

10TH FLOOR
111.4'

11TH FLOOR
125.4'

12TH FLOOR
139.7'

BLOCK C - T.O. MECH.
115.0'

KEY NOTE LEGEND

A - EXISTING FULL ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
B - EXISTING SEGMENTED ARCH MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
C - EXISTING RECTANGULAR MASONRY OPENINGS WITH NEW SINGLE LITE WINDOWS
D - NEW RECTANGULAR MASONRY OPENINGS & WINDOWS TO MATCH ADJACENT
E - NEW ROOFTOP ADDITION
* SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR
* ALL ELEVATIONS FROM NAVD88
EAST ELEVATION (11TH AVENUE)
FACADE LIGHTING

KEY NOTE LEGEND
A - BI-DIRECTIONAL WALL SCONCE.
B - SPOT DOWNLIGHTING.
C - NARROW SPOT UPLIGHTING.
D - LINEAR UPLIGHTING.
E - WALL WASH UPLIGHTING.
F - LINEAR GRAZER.
G - UPLIGHTING.
H - INTEGRAL LED STRIP.
I - NEON SIGNAGE.
J - LED STRIP LIGHT.
K - INGRADE LINEAR UPLIGHTING.
L - FLOOD UPLIGHT.
M - DOWNLIGHTING.
N - LINEAR SOFT UPLIGHTING.
O - HIGH GRAZER.
P - SPOT LIGHTING.
Q - SURFACE MOUNTED CUSTOM PICTURE LIGHT.
NORTH ELEVATION (28TH STREET)
FACADE LIGHTING

KEY NOTE LEGEND
A - BI-DIRECTIONAL WALL SCONCE.
B - SPOT DOWNLIGHTING.
C - NARROW SPOT UPLIGHTING.
D - LINEAR UPLIGHTING.
E - WALL WASH UPLIGHTING.
F - LINEAR GRAZER.
G - UPLIGHTING.
H - INTEGRAL LED STRIP.
I - NEON SIGNAGE.
J - LED STRIP LIGHT.
K - INGRADE LINEAR UPLIGHTING.
L - FLOOD UPLIGHT.
M - DOWNLIGHTING.
N - LINEAR SOFT UPLIGHTING.
O - HIGH GRAZER.
P - SPOT LIGHTING.
Q - SURFACE MOUNTED CUSTOM PICTURE LIGHT.
SOUTH ELEVATION (27TH STREET)

FACADE LIGHTING

A - BI-DIRECTIONAL WALL SCONCE.
B - SPOT DOWNLIGHTING.
C - NARROW SPOT UPLIGHTING.
D - LINEAR UPLIGHTING.
E - WALL WASH UPLIGHTING.
F - LINEAR GRAZER.
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H - INTEGRAL LED STRIP.
I - NEON SIGNAGE.
J - LED STRIPLIGHT.
K - INGRADE LINEAR UPLIGHTING.
L - FLOOD UPLIGHT.
M - DOWNLIGHTING.
N - LINEAR SOFT UPLIGHTING.
O - HIGH GRAZER.
P - SPOT LIGHTING.
Q - SURFACE MOUNTED CUSTOM PICTURE LIGHT.
<table>
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<tr>
<th>NAME</th>
<th>CYLINDER FAÇADE LUMINAIRE</th>
<th>GRASSHOPPER PROJECTOR</th>
<th>GEN2</th>
<th>RISE F170 SINGLE</th>
<th>LINEAR GRAZER</th>
<th>RISE F080 SINGLE</th>
<th>GEN3</th>
<th>NEON LIGHT FIXTURE TBD</th>
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<tr>
<td>TYPE</td>
<td>A</td>
<td>B C</td>
<td>D</td>
<td>E</td>
<td>F</td>
<td>G</td>
<td>H</td>
<td>I</td>
</tr>
<tr>
<td>LOCATION</td>
<td>CORNER FAÇADE STORE FRONT WINDOW</td>
<td>B - CORNER FAÇADE DOWN C - CORNER FAÇADE UP</td>
<td>SHUTTER WINDOW</td>
<td>EXTERIOR ROOFTOP</td>
<td>WATER TOWER AND CHIMNEY</td>
<td>FLAG VERTICAL POLE</td>
<td>EXTERIOR HANDRAIL</td>
<td>SIGNAGE AT THE ENTRANCE OF FOOD MARKET</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td>Housing: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Tamper-proof screw.</td>
<td>Housing, hinge and mounting plate: corrosion-resistant, cast aluminum, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Hinge with scale and internal wiring.</td>
<td>An architectural-grade, wet-location LED luminaire engineered for the illumination and grazing of walls and surfaces, with perfect continuous light and plug-together design.</td>
<td>Rise F170 Single is a powerful and compact LED light fixture, delivering up to 2900 lumens, that can be used in spot, accent, landscape and floodlight applications.</td>
<td>TBD - Fixture will not be visible from street level.</td>
<td>Rise F080 Single is a powerful and compact LED light fixture, delivering up to 745 lumens, that can be used in spot, accent, landscape and floodlight applications.</td>
<td>Gen 3 is an architectural-grade, wet-location LED luminaire engineered for the illumination &amp; highlighting of walls &amp; surfaces.</td>
<td>All neon to be provided with 15mm od, dimmable france x-formers. All neon is 15mm White EGL.</td>
</tr>
</tbody>
</table>

**PHOTO**

<table>
<thead>
<tr>
<th>NAME</th>
<th>LED STRIPLIGHT</th>
<th>LUMENFACADE INGROUND</th>
<th>WALL BRACKET</th>
<th>LED CEILING MOUNTED DOWNLIGHT</th>
<th>LUMENFACADE NANO</th>
<th>LUMENFACADE</th>
<th>RISE F080 SINGLE</th>
<th>SURFACE MOUNTED CUSTOM PICTURE LIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE</td>
<td>J</td>
<td>K</td>
<td>L</td>
<td>M</td>
<td>N</td>
<td>O</td>
<td>P</td>
<td>Q</td>
</tr>
<tr>
<td>LOCATION</td>
<td>SIGNAGE ON MARQUES</td>
<td>EAST MAIN ARCH ENTRANCE</td>
<td>EAST MAIN FAÇADE</td>
<td>UNDERNEATH MARQUES</td>
<td>TYPICAL EXTERIOR MARQUES</td>
<td>FOOD MARKET EXTERIOR MARQUES</td>
<td>ROOFTOP ADDITION</td>
<td>EAST MAIN FACADE ARCH ENTRANCE SIGNAGE</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td>To be provided by Signage manufacturer. 90+ CRI, IP65.</td>
<td>The Lumenfaçade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding.</td>
<td>IP55. Bracket mounted LED floodlight. Integral control gear. Special effects can be realized with linear lens, or flood lens.</td>
<td>A compact LED ceiling mounted downlight with partially frosted crystal glass. The partially frosted crystal glass creates an additional vertical light component that supplements the downlight.</td>
<td>The Lumenfaçade Nano White and Static Colors is a high-performance linear LED luminaire for grazing or floodlighting exterior walls and facades.</td>
<td>The Lumenfaçade is a high-performance linear LED luminaire for grazing or floodlighting exterior walls and facades.</td>
<td>TBD - Fixture will not be visible from street level.</td>
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</table>

**PHOTO**
EXTERIOR LIGHTING DETAILS

VISIBLE FROM STREET

**CYLINDER FAÇADE LUMINAIRE**

* A
  - **CORNER FAÇADE STORE FRONT WINDOW**

**GRASSHOPPER PROJECTOR**

* B | C
  - **CORNER FAÇADE DOWN**
  - **CORNER FAÇADE UP**

**GEN2**

* D
  - **SHUTTER WINDOW**
  - An architectural-grade, wet-location LED luminaire engineered for the illumination and grazing of walls and surfaces, with perfect continuous light and plug-together design.

© ALL CONDUIT TO BE HIDDEN BY MEANS OF ROUTING BACK THROUGH EXISTING MASONRY WALL

EXISTING MASONRY BEYOND

EXISTING MASONRY WALL, TYP

TERRACOTTA PANEL

FIXTURE MOUNTED TO REPLACEMENT WINDOW FRAME
EXTERIOR LIGHTING DETAILS

VISIBLE FROM STREET

RISE F080 SINGLE

FLAG VERTICAL POLE

Rise F080 Single is a powerful and compact LED light fixture, delivering up to 745 lumens, that can be used in spot, accent, landscape and floodlight applications.

WALL BRACKET

L

EAST MAIN FAÇADE

IP65. Bracket mounted LED floodlight. Integral control gear. Special effects can be realized with linear lens, or flood lens.

SURFACE MOUNTED CUSTOM PICTURE LIGHT

Q

EAST MAIN FAÇADE ARCH ENTRANCE SIGNAGE

TBD

* ALL CONDUIT TO BE HIDDEN BY MEANS OF ROUTING BACK THROUGH EXISTING MASONRY WALL

** RESTORED “CENTRAL STORES” SIGNAGE

** MASONRY ARCH
SUPPLEMENTAL VIEWS