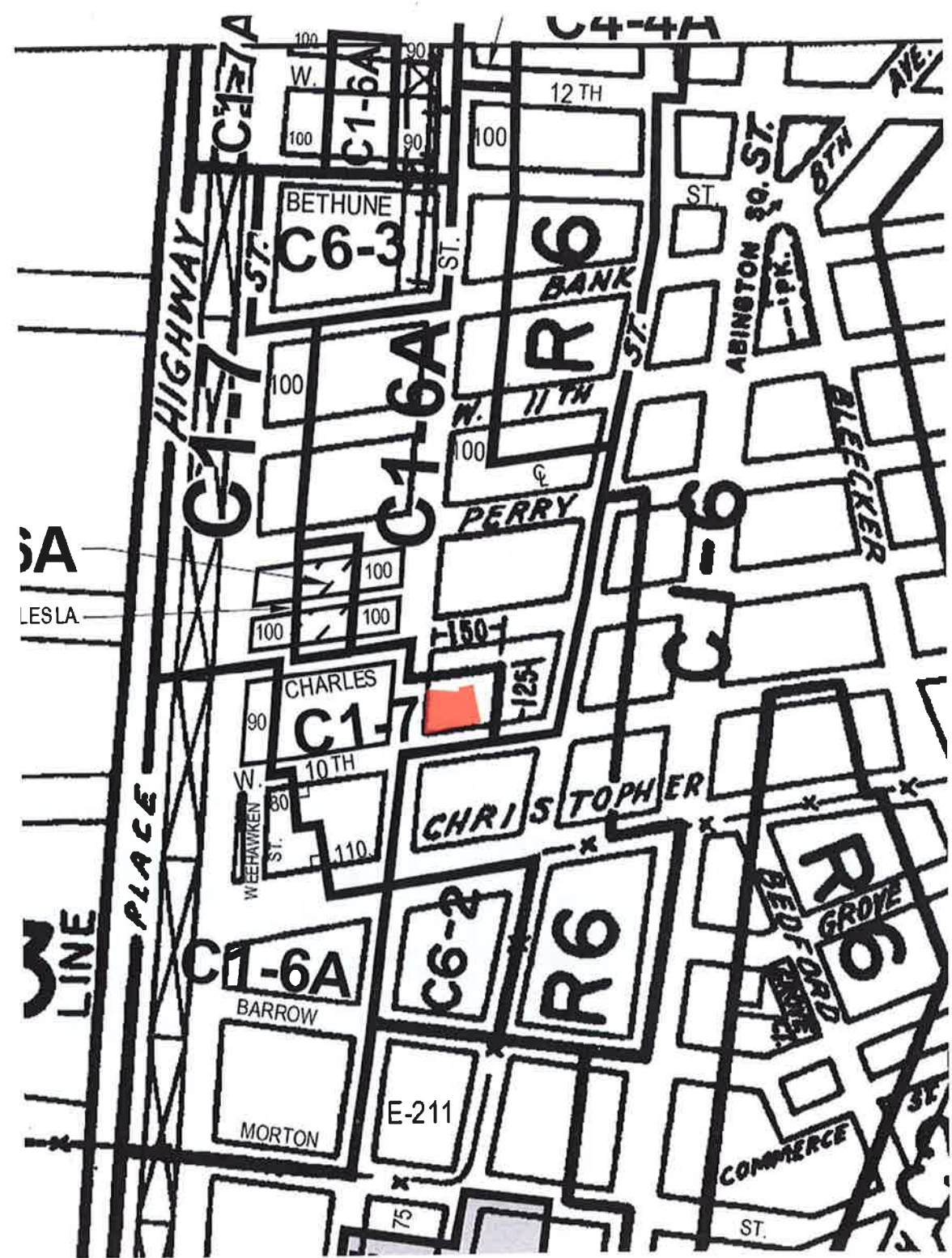




277 WEST 10TH STREET, NEW YORK
COMMUNITY BOARD PRESENTATION
JULY 14, 2014

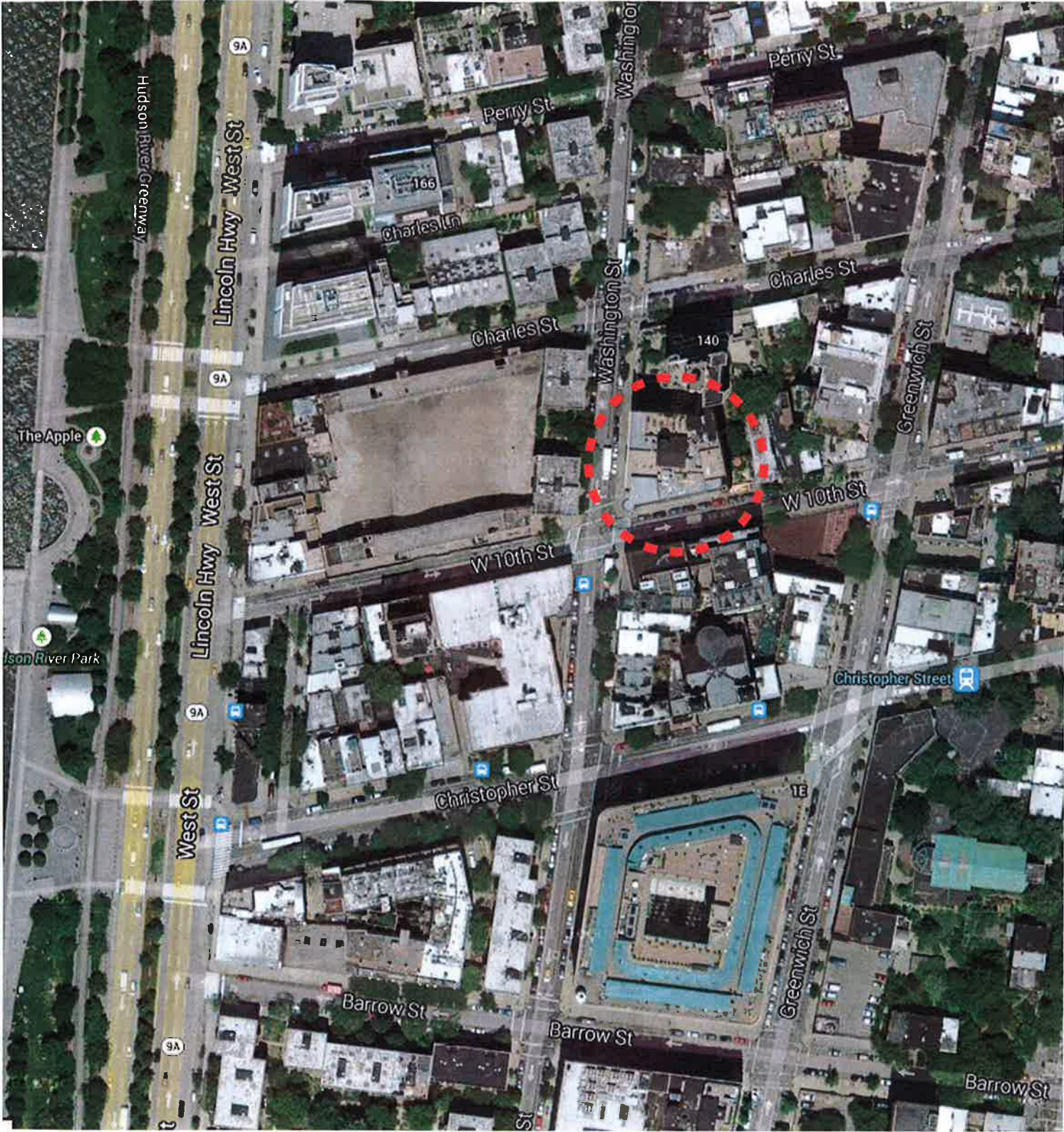
ZONING MAP & HISTORIC DISTRICT MAP



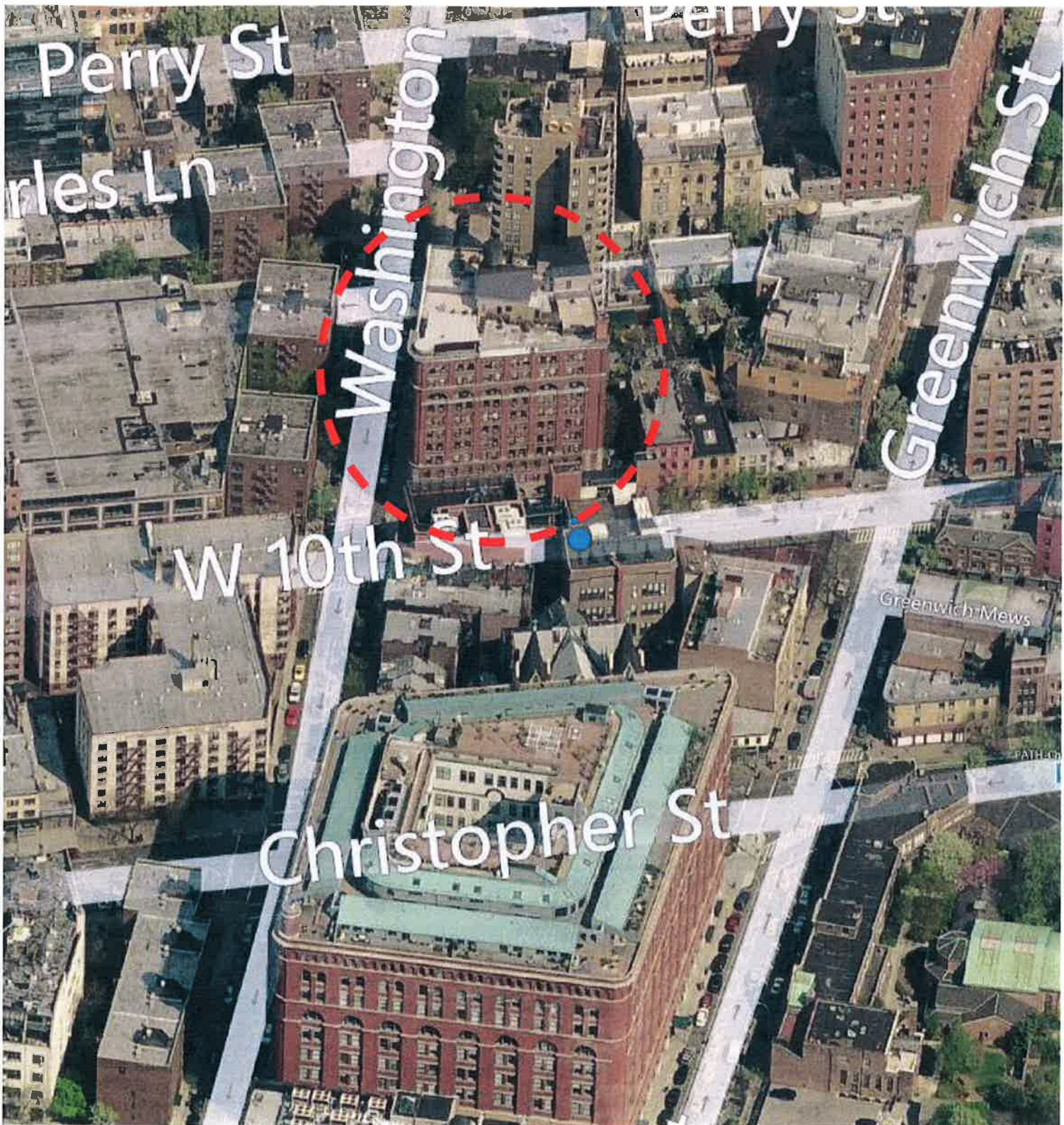
ZONING MAP: C1-7
(COMMERCIAL DISTRICT)



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION

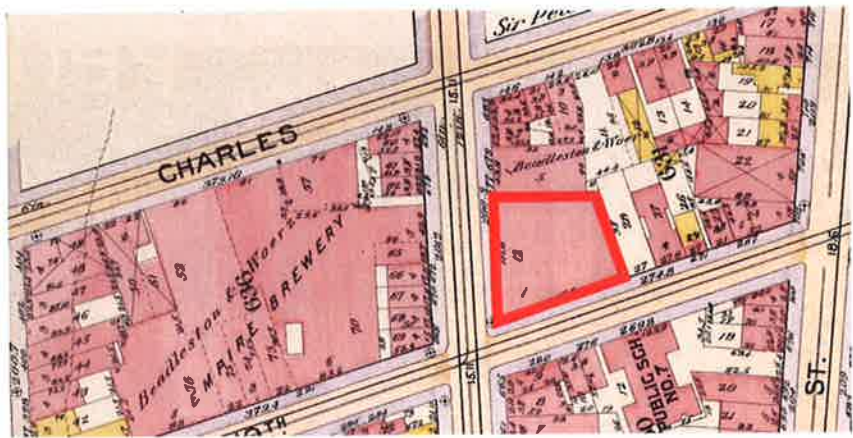


AERIAL VIEW



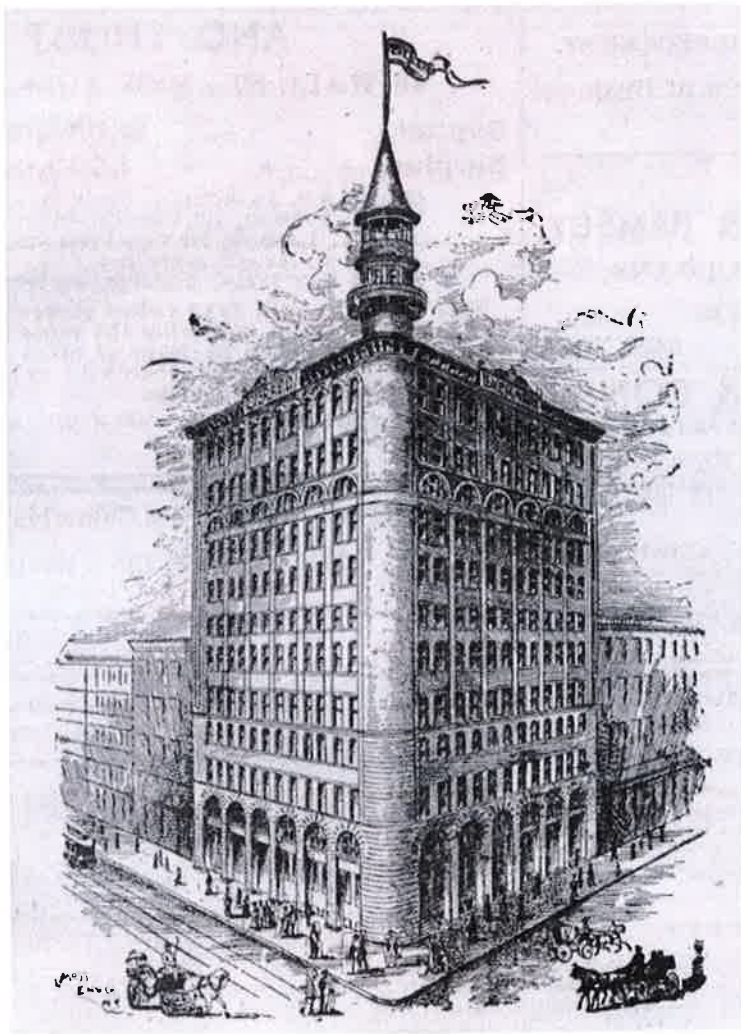
DETAIL VIEW FROM SOUTH

HISTORICAL DEVELOPMENT



1899 MAP

DATE OF CONSTRUCTION: 1894-96
ARCHITECT: MARTIN V.B. FERDON



HISTORICAL RENDERING



1930 PHOTO



1940 PHOTO



1964 PHOTO



CA 1970 PHOTO



RECENT PHOTO

EXISTING CONDITIONS VIEWS



VIEW LOOKING NORTH



CA 1940 PHOTO, WASHINGTON STREET LOOKING NORTH

EXISTING CONDITIONS VIEWS



VIEW LOOKING WEST



TOP: 1969 VIEW WEST ON W10TH STREET
BOTTOM: 1940 TAX PHOTO, SAME VIEW

EXISTING CONDITIONS VIEWS



VIEW LOOKING SOUTH



TOP: VIEW LOOKING SOUTHEAST, CA 1940
BOTTOM: VIEW LOOKING SOUTHEAST, CA. 1930



VIEW LOOKING NORTHEAST



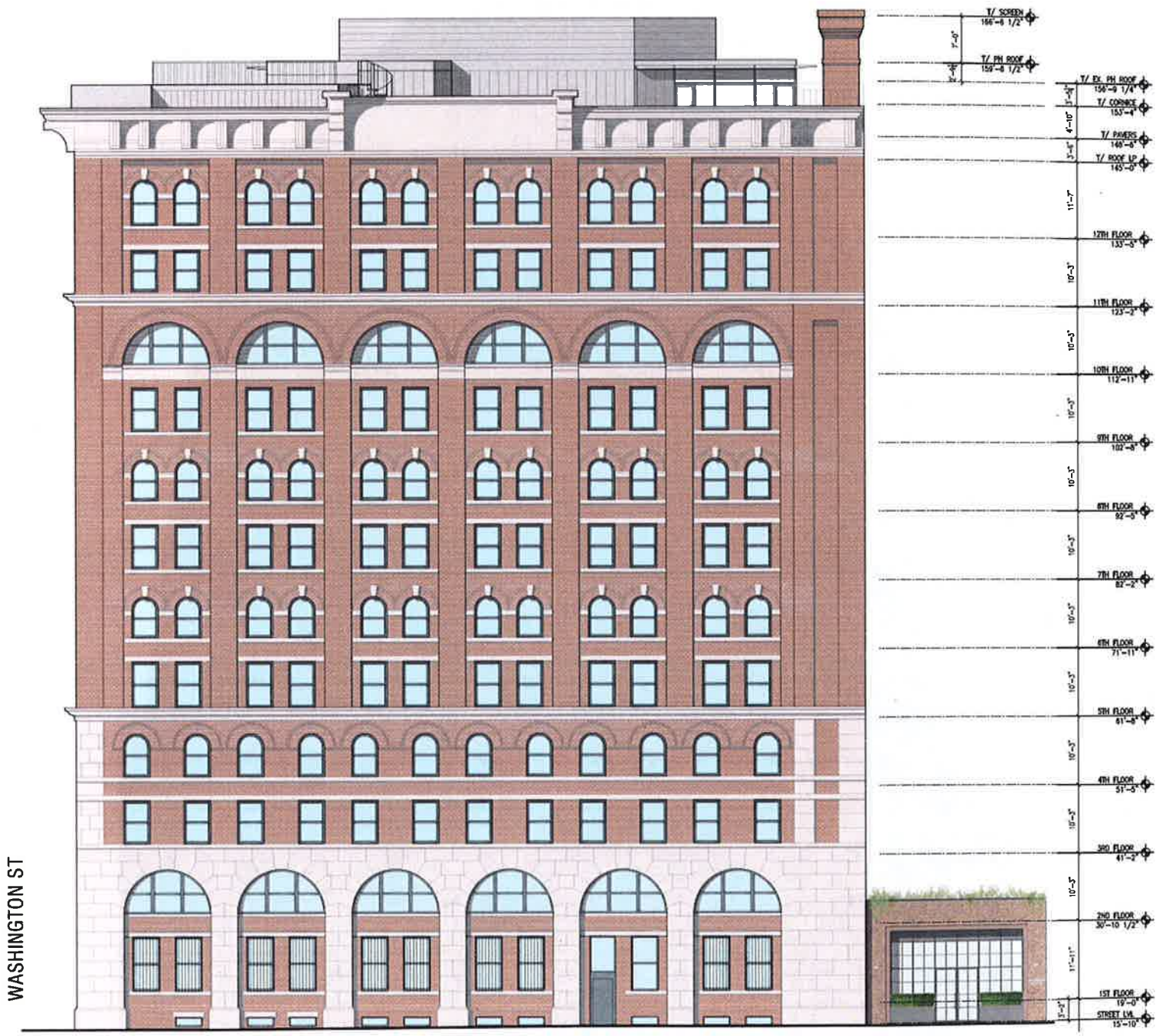
SIMILAR VIEW CA 1940

SOUTH ELEVATION (W 10TH STREET)



EXISTING SOUTH ELEVATION
(W. 10TH STREET)
3/64" = 1'-0"

277 WEST 10TH STREET
NEW YORK, NY



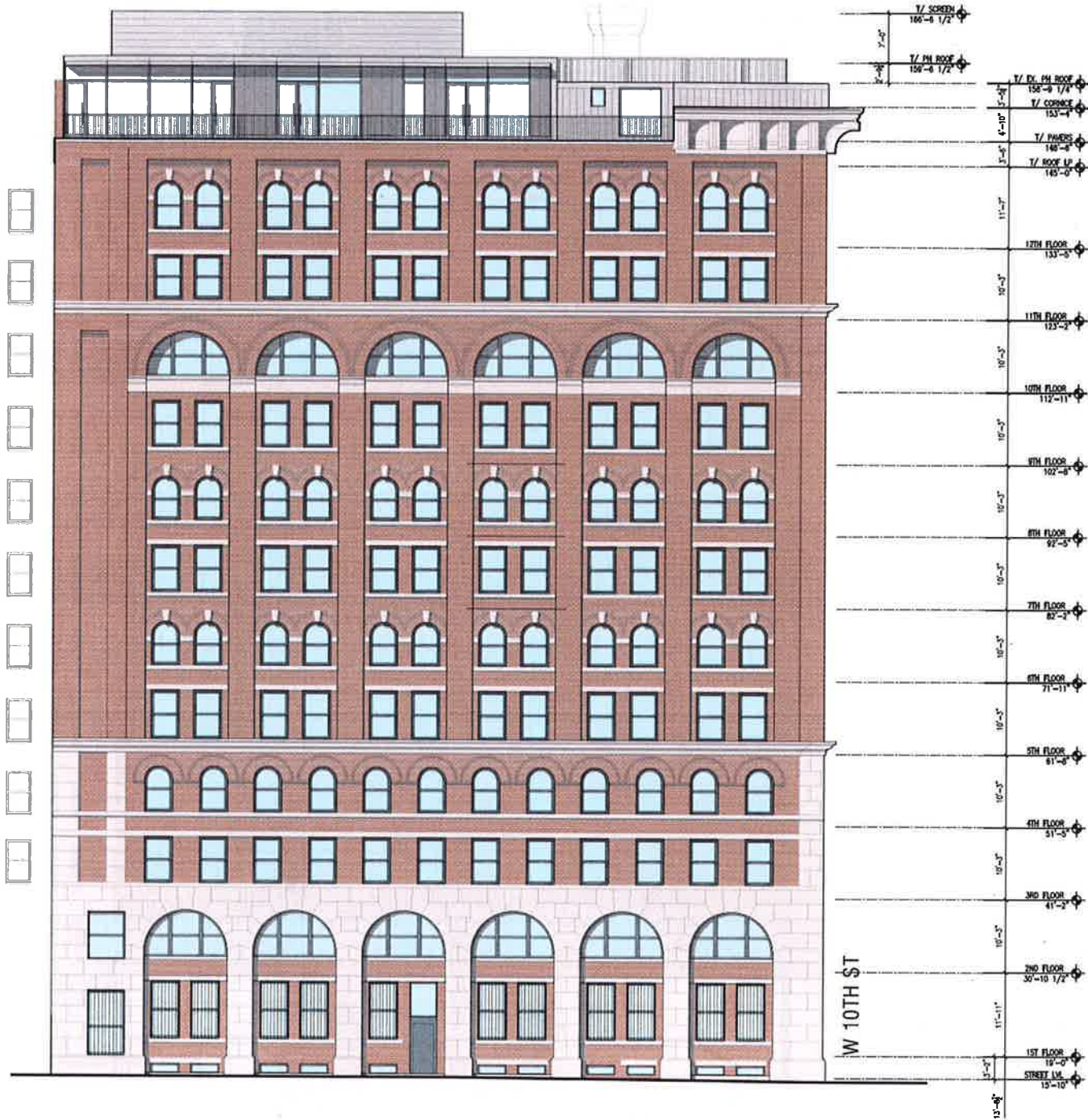
PROPOSED SOUTH ELEVATION
(W. 10TH STREET)
3/64" = 1'-0"

COMMUNITY BOARD PRESENTATION
JULY 14 2014

WEST ELEVATION (WASHINGTON STREET)



EXISTING WEST ELEVATION
(WASHINGTON STREET)
3/64" = 1'-0"

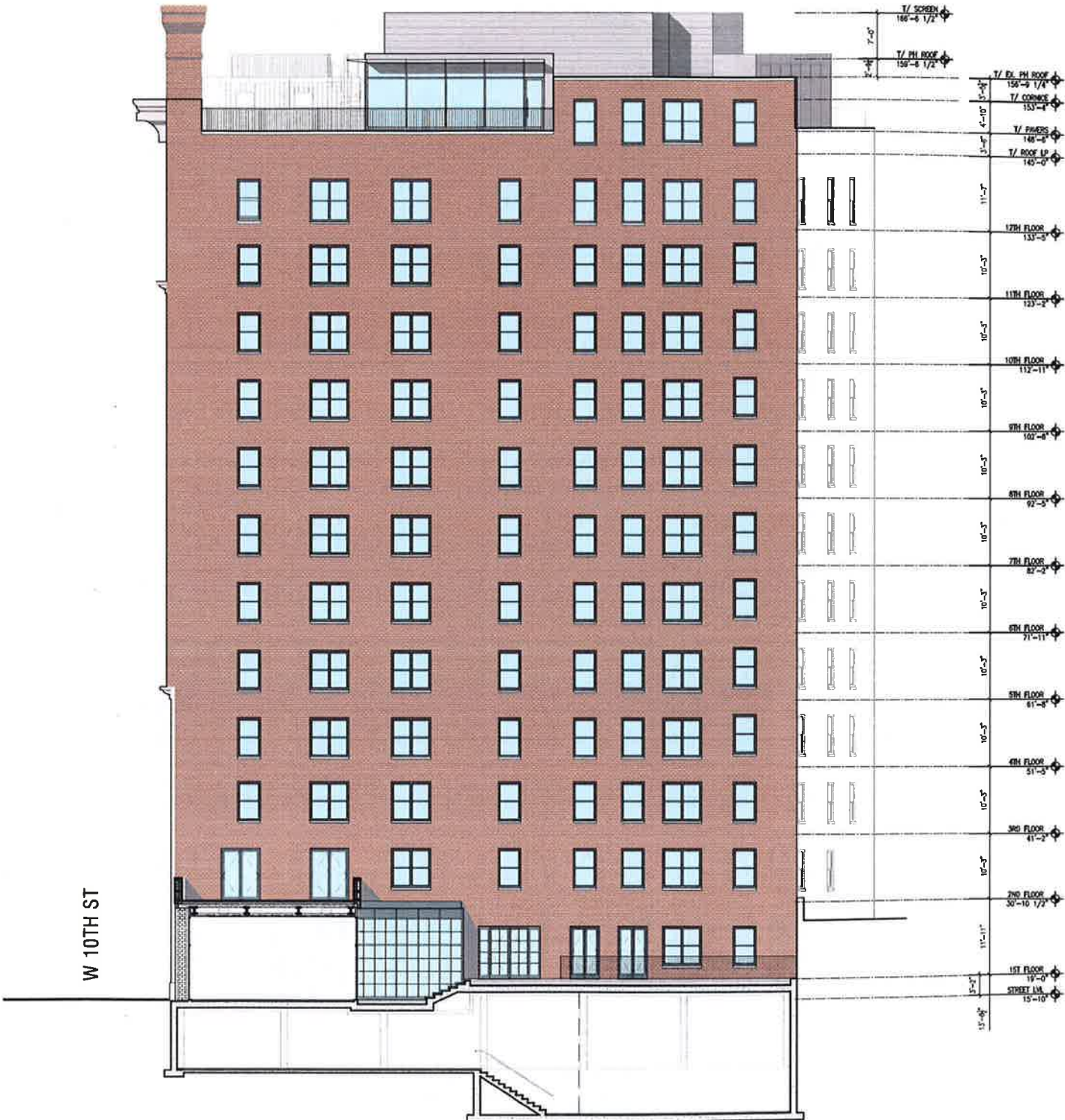


PROPOSED WEST ELEVATION
(WASHINGTON STREET)
3/64" = 1'-0"

EAST ELEVATION

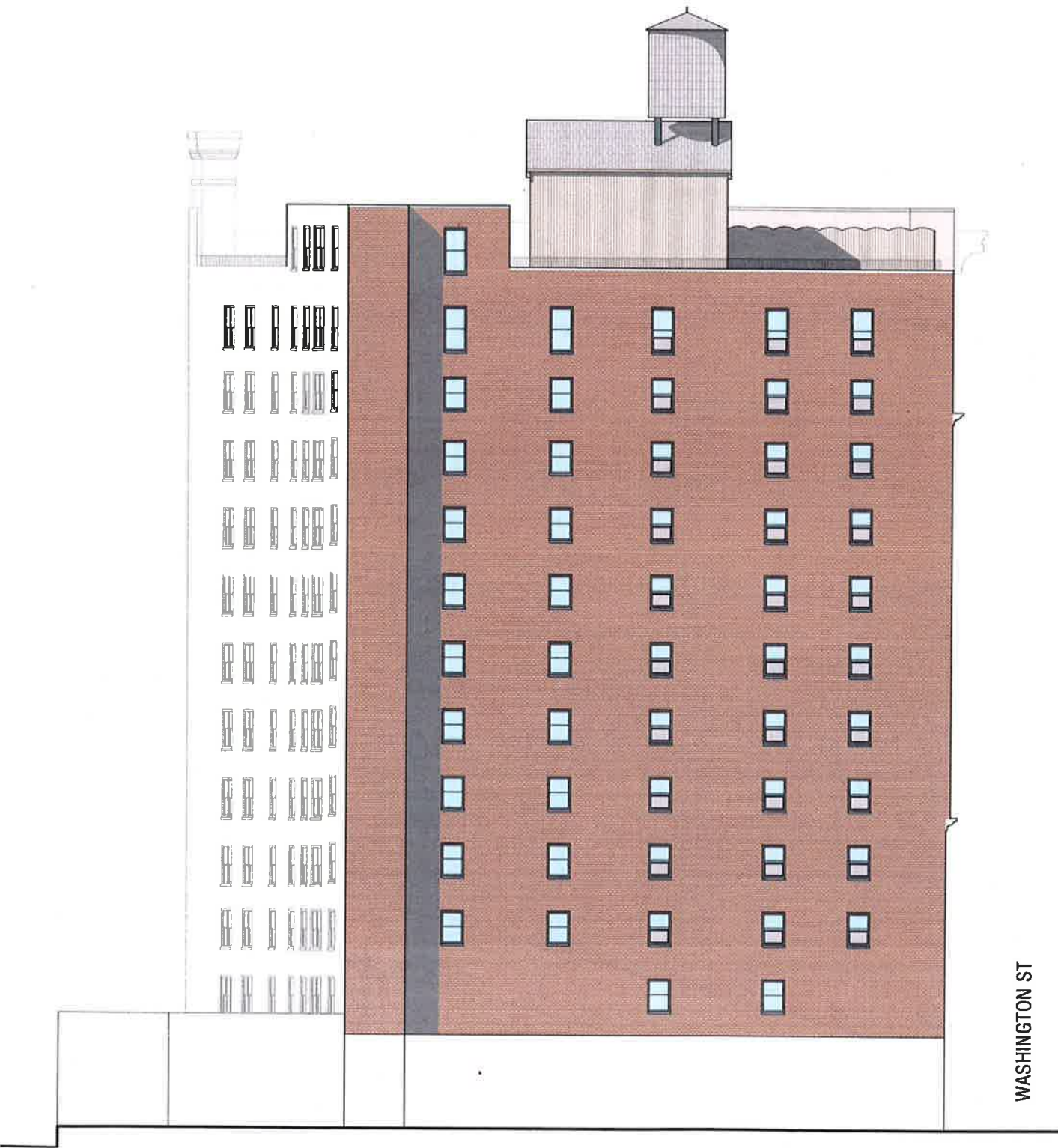


EXISTING EAST ELEVATION
3/64" = 1'-0"

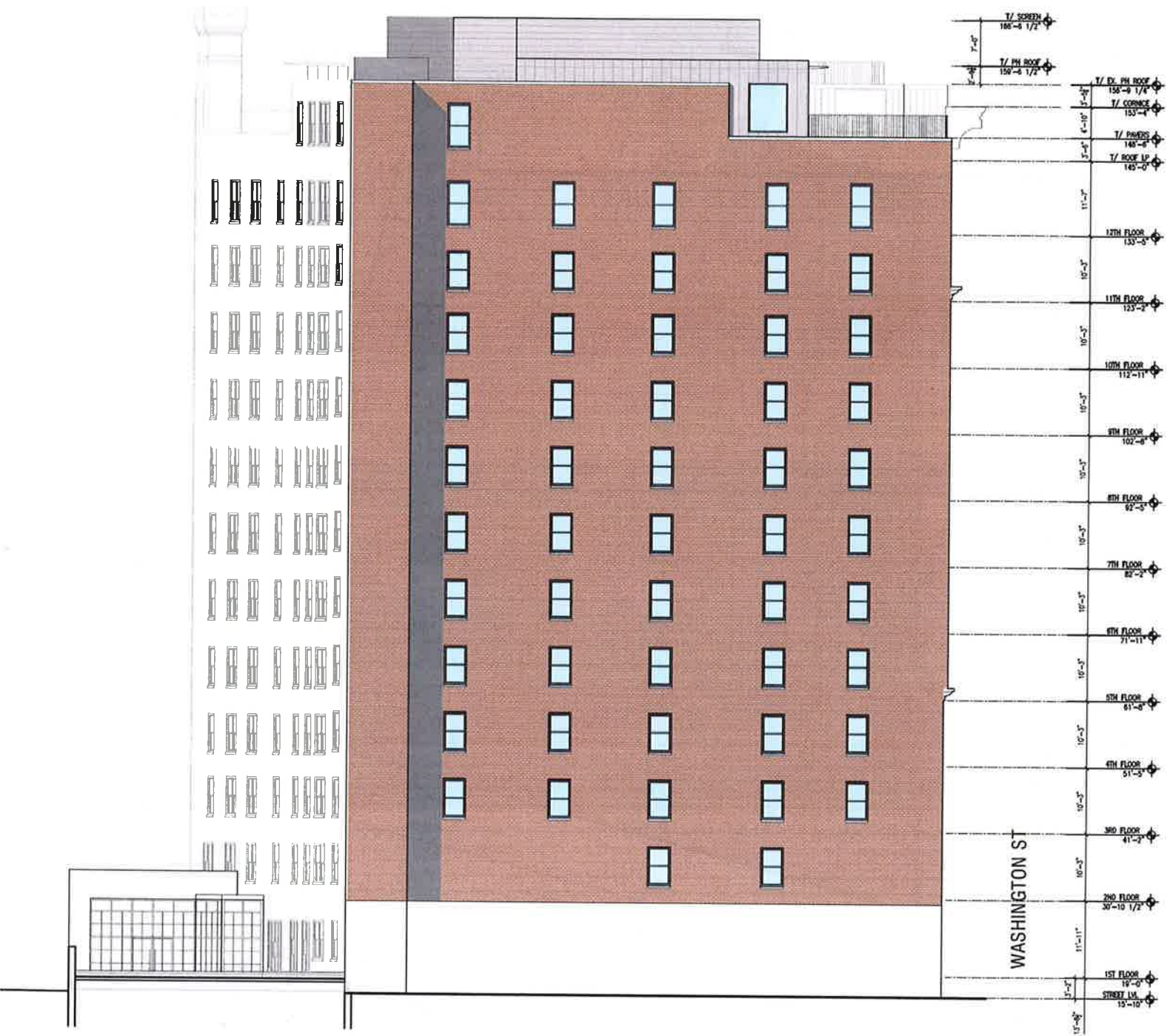


PROPOSED EAST ELEVATION
3/64" = 1'-0"

NORTH ELEVATION



EXISTING NORTH ELEVATION
3/64" = 1'-0"

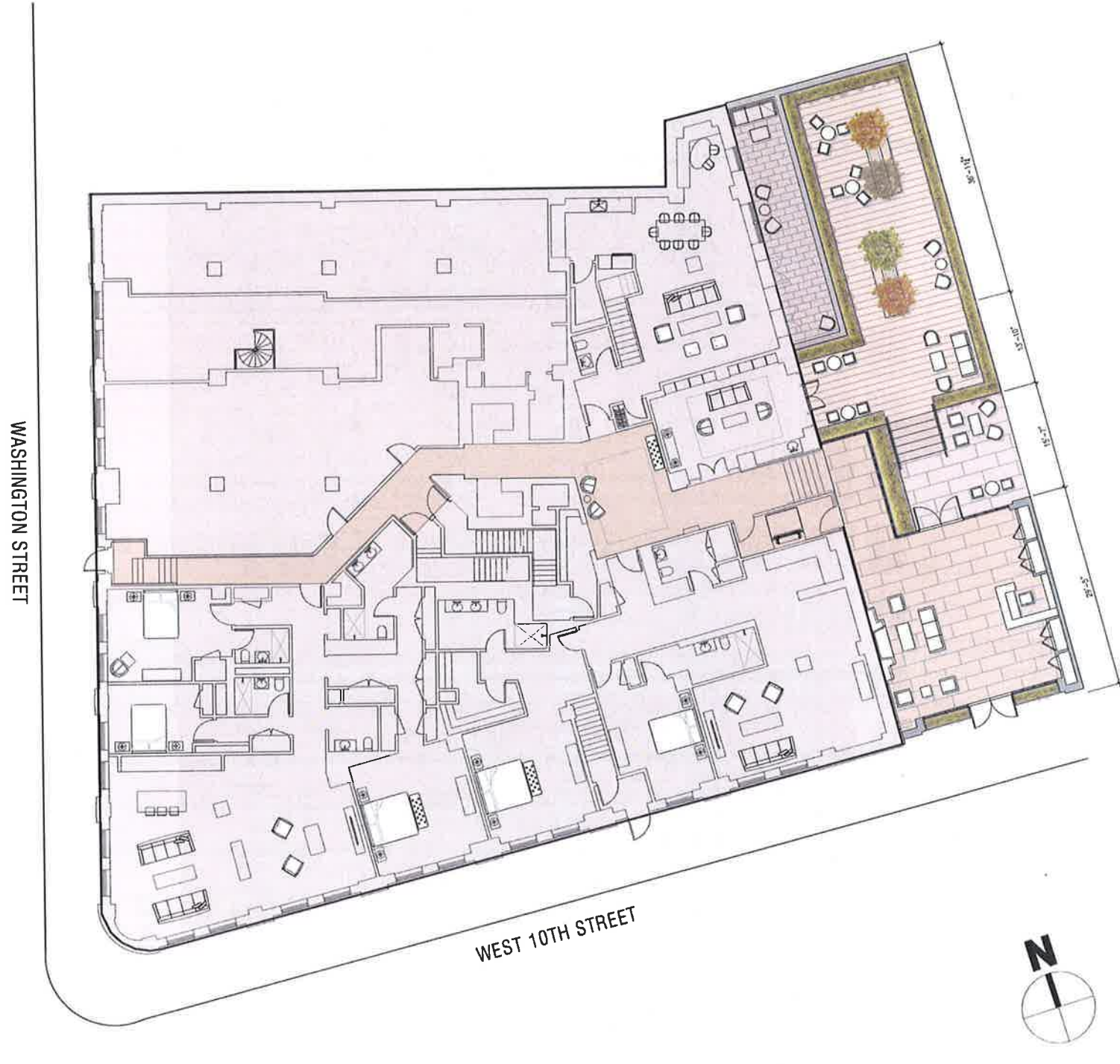


PROPOSED NORTH ELEVATION
3/64" = 1'-0"

GROUND FLOOR PLAN

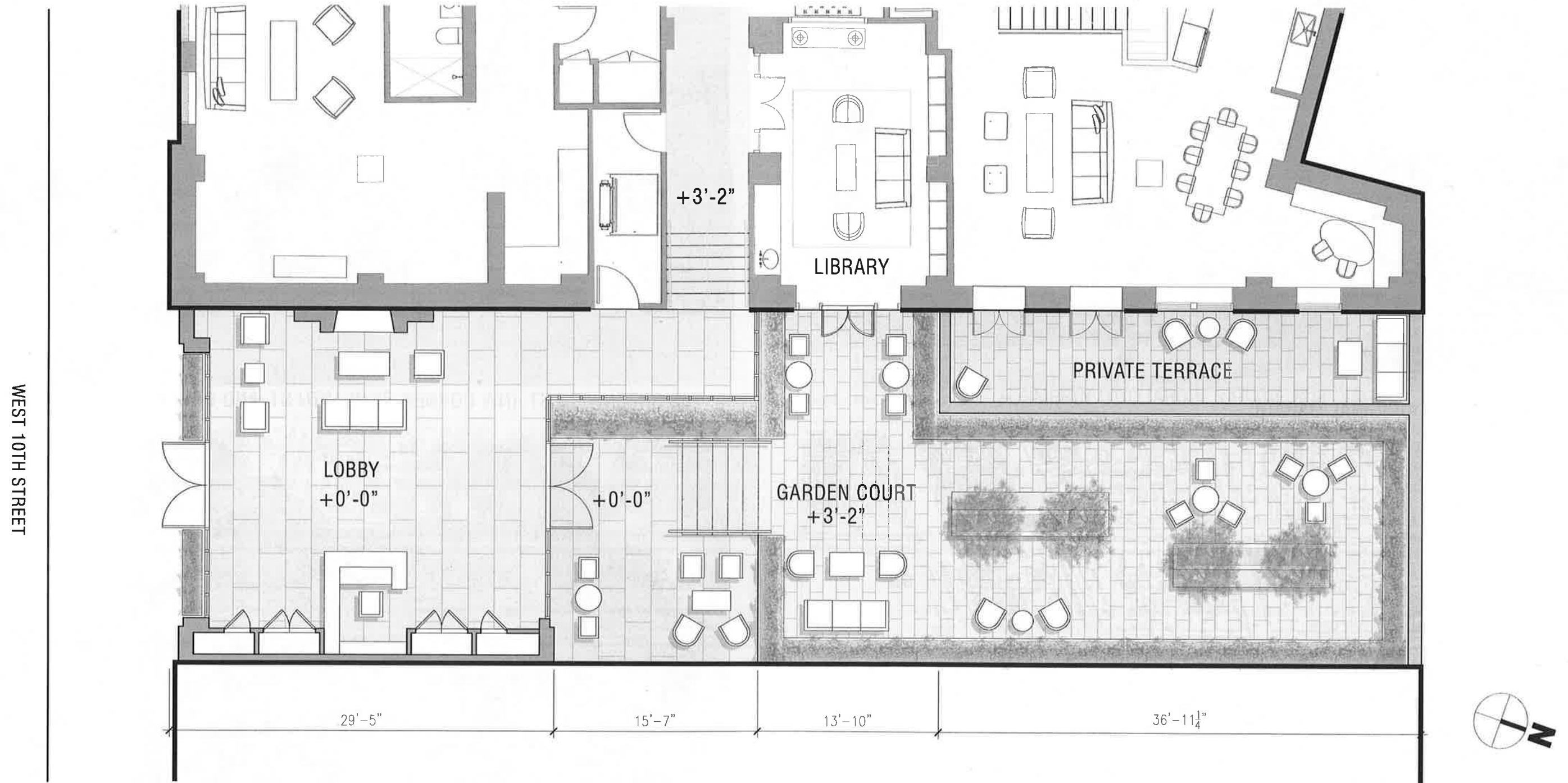


EXISTING GROUND FLOOR PLAN (1/20"=1'-0")



PROPOSED GROUND FLOOR PLAN (1/20"=1'-0")

PROPOSED LOBBY & REAR GARDEN



PROPOSED LOBBY & REAR GARDEN FLOOR PLAN (1/8"=1'-0")

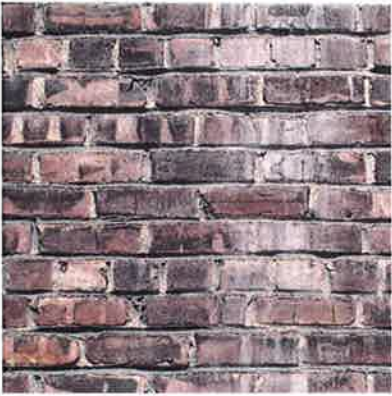
PRECEDENT - ONE STORY UTILITARIAN STRUCTURE IN GREENWICH VILLAGE



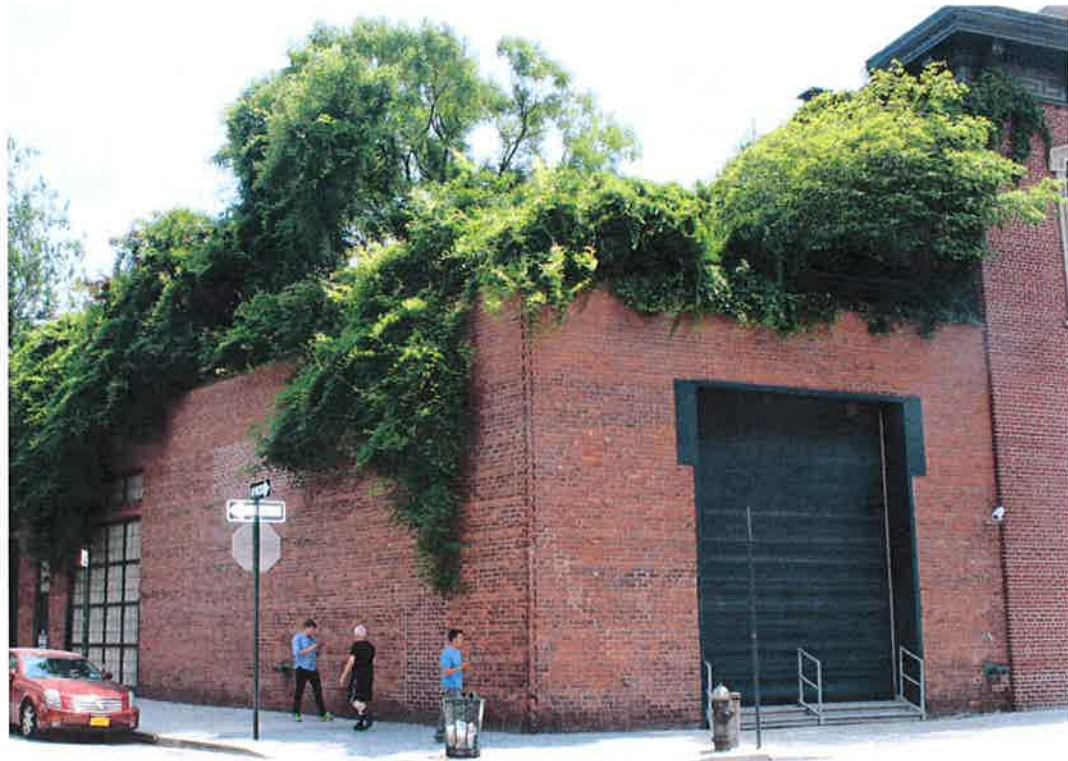
1. 1940 TAX PHOTO - ORIGINAL GARAGE



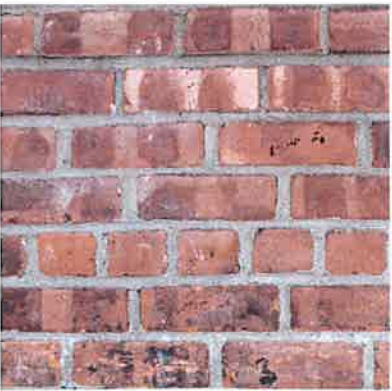
2. 702 GREENWICH ST. (NW CORNER OF W 10TH ST. AND GREENWICH ST.)



GREENWICH VILLAGE HISTORIC DISTRICT MAP



3. 711 GREENWICH ST. (SE CORNER OF GREENWICH ST. AND CHARLES ST.)



PRECEDENT - ONE STORY UTILITARIAN STRUCTURE IN GREENWICH VILLAGE



4. 743 GREENWICH ST.



5. 694 GREENWICH ST. (FORMERLY UTILITARIAN GARAGE BUILDING)



GREENWICH VILLAGE HISTORIC DISTRICT MAP

PROPOSED LOBBY FACADE

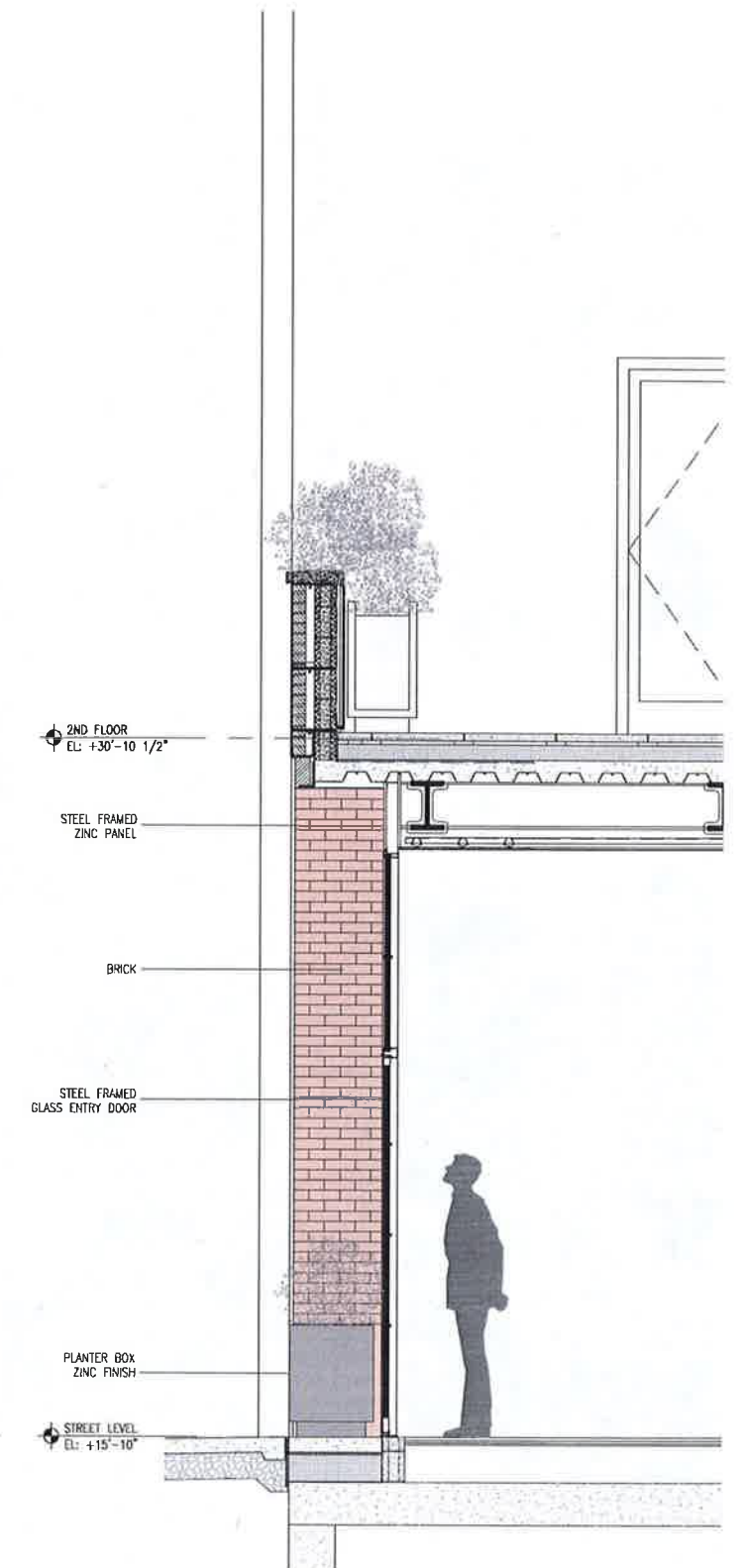


PROPOSED LOBBY ENTRY STREET VIEW

PROPOSED LOBBY FACADE



WEST 10TH STREET
PROPOSED LOBBY SOUTH ELEVATION (FRONT)
(1/4" = 1'-0")



LOBBY FACADE WALL SECTION
(1/4" = 1'-0")

EXISTING TOWNHOUSE & PROPOSED LOBBY



EXISTING TOWNHOUSE



PROPOSED BUILDING LOBBY

EXISTING TOWNHOUSE & PROPOSED LOBBY



EXISTING TOWNHOUSE



PROPOSED BUILDING LOBBY

PROPOSED REAR GARDEN



PROPOSED GARDEN COURT VIEW

PROPOSED LOBBY FACADE



PROPOSED LOBBY NORTH ELEVATION (REAR)
(1/4" = 1'-0")

277 WEST 10TH STREET
NEW YORK, NY

COMMUNITY BOARD PRESENTATION
JULY 14 2014

PROPOSED LOBBY AND REAR GARDEN



PROPOSED SECTION THROUGH NEW LOBBY & REAR GARDEN

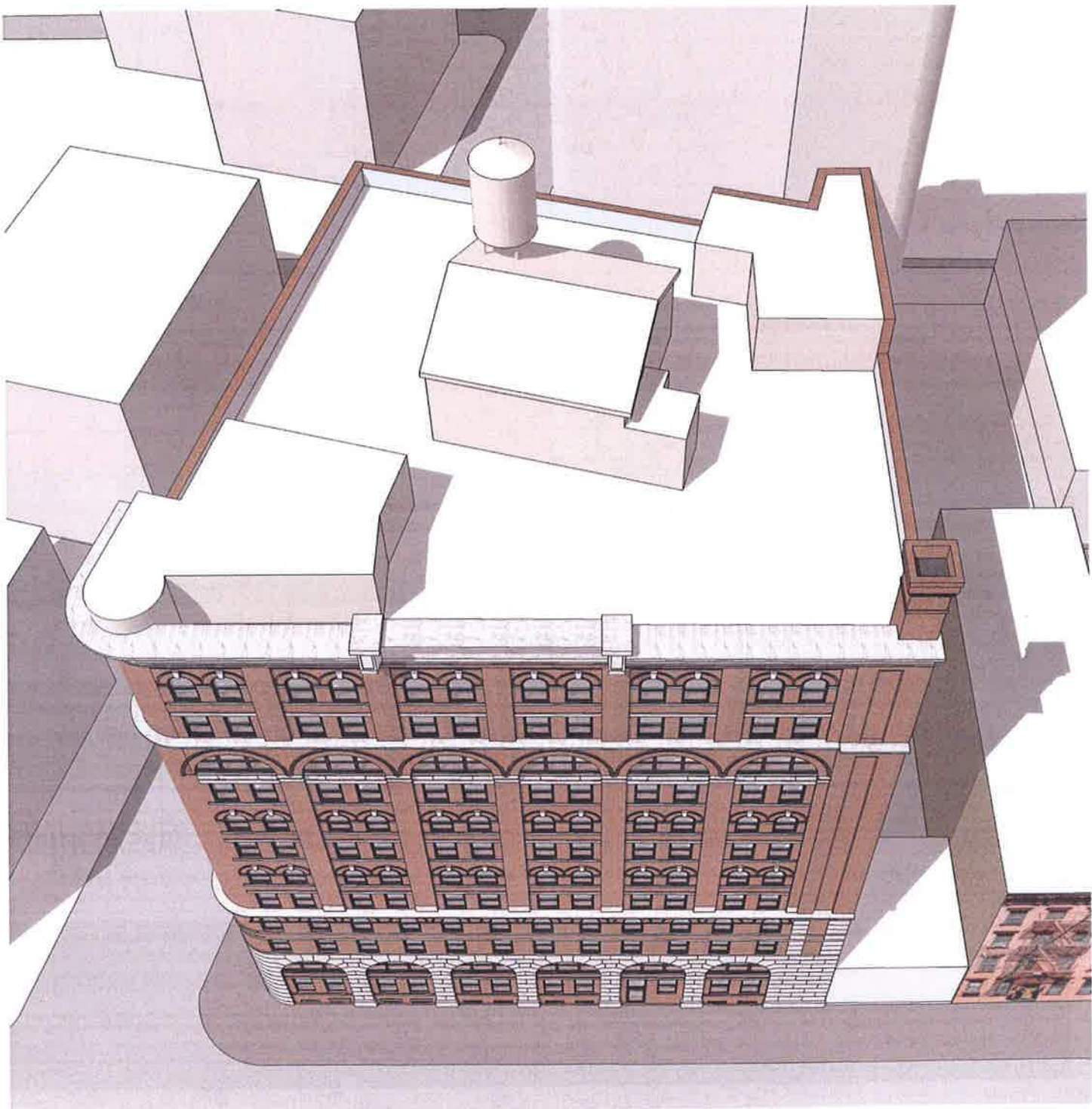


PROPOSED LOBBY - REAR GARDEN SECTION & ELEVATION
(1/8"=1'-0")

277 WEST 10TH STREET
NEW YORK, NY

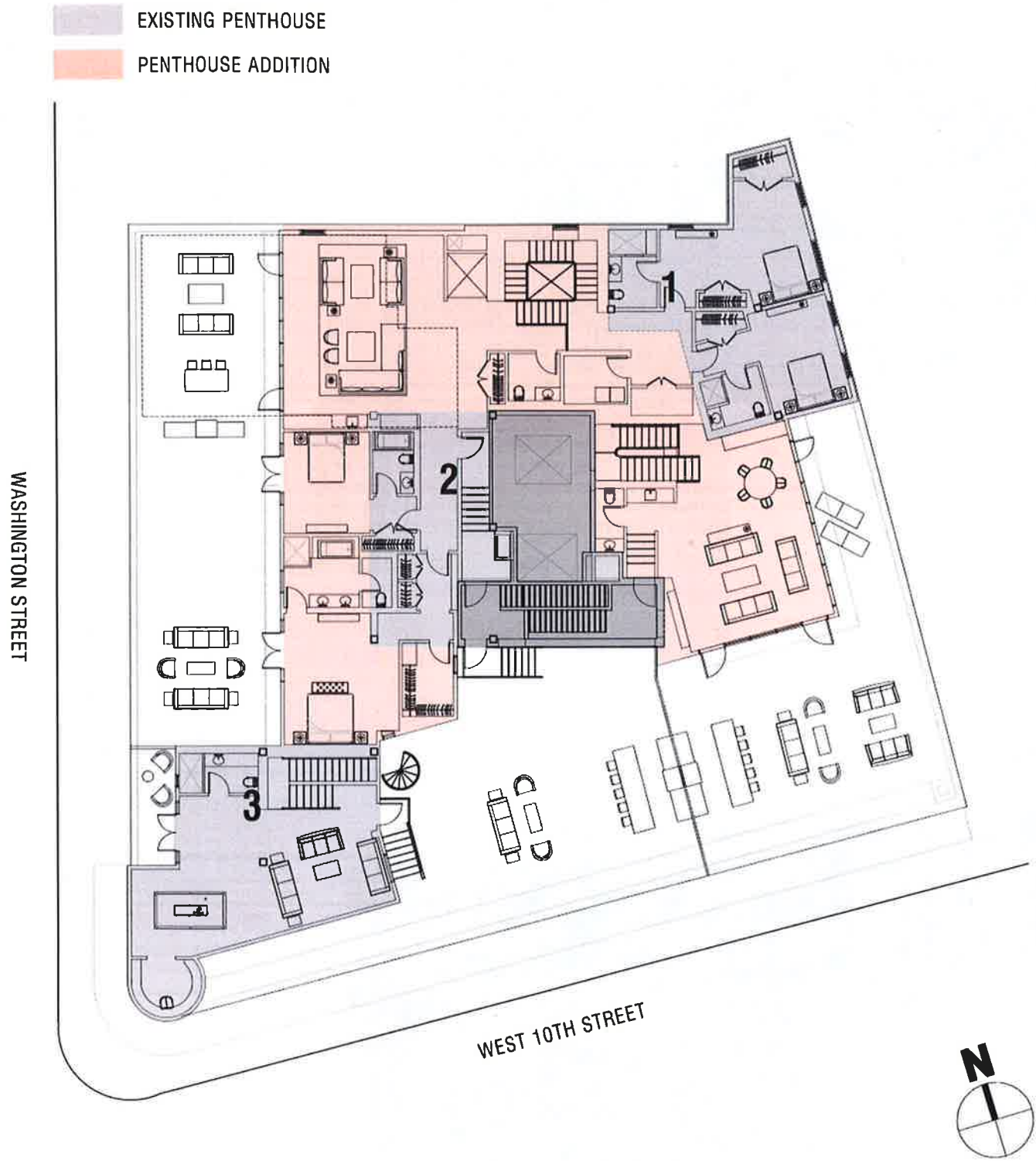
COMMUNITY BOARD PRESENTATION
JULY 14 2014

EXISTING PENTHOUSE

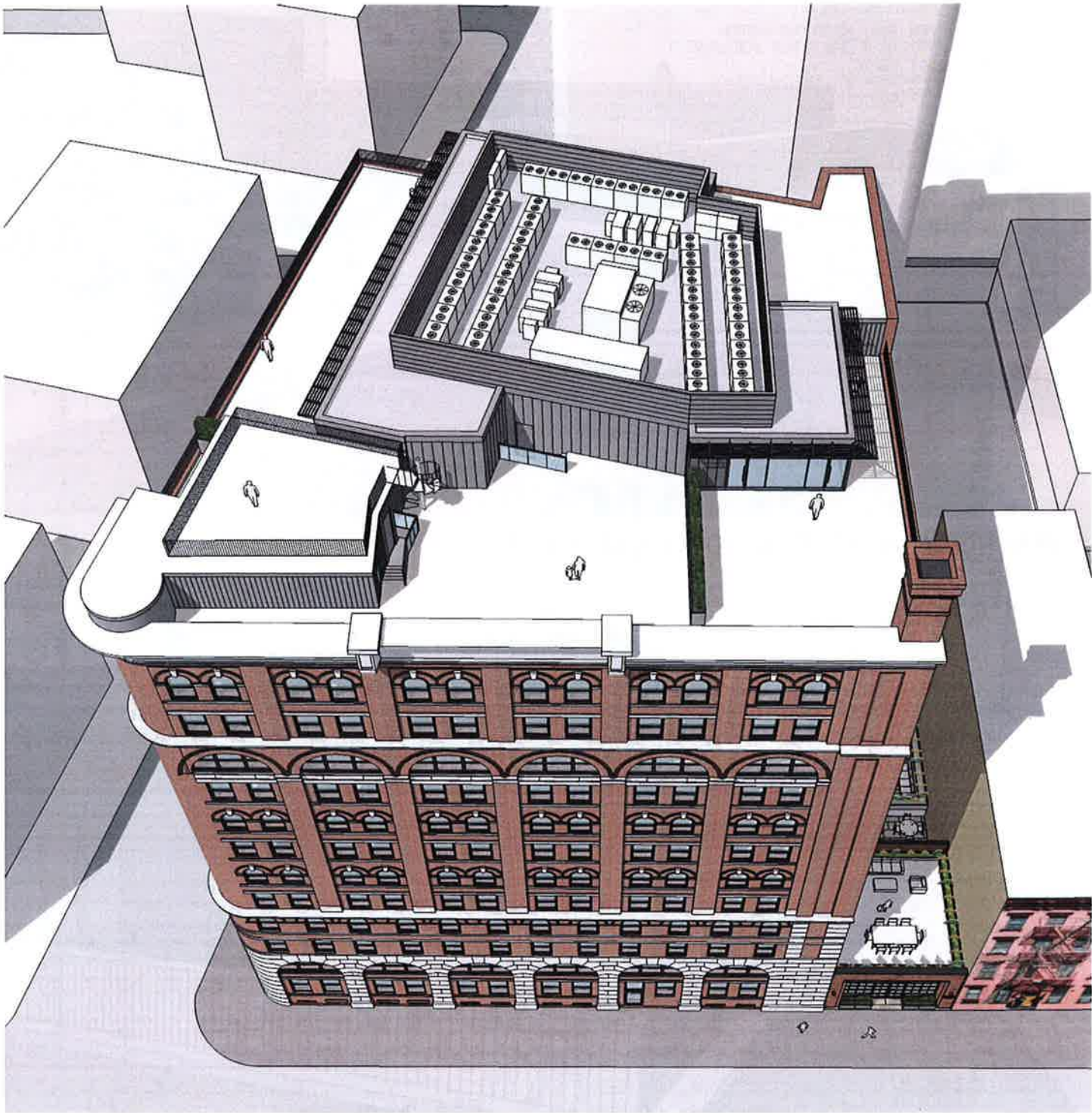


EXISTING PENTHOUSE BIRD'S EYE VIEW

PROPOSED PENTHOUSE ADDITIONS



PROPOSED ROOF FLOOR PLAN (1/20"=1'-0")



PROPOSED PENTHOUSE BIRD'S EYE VIEW

PROPOSED PENTHOUSE ADDITIONS

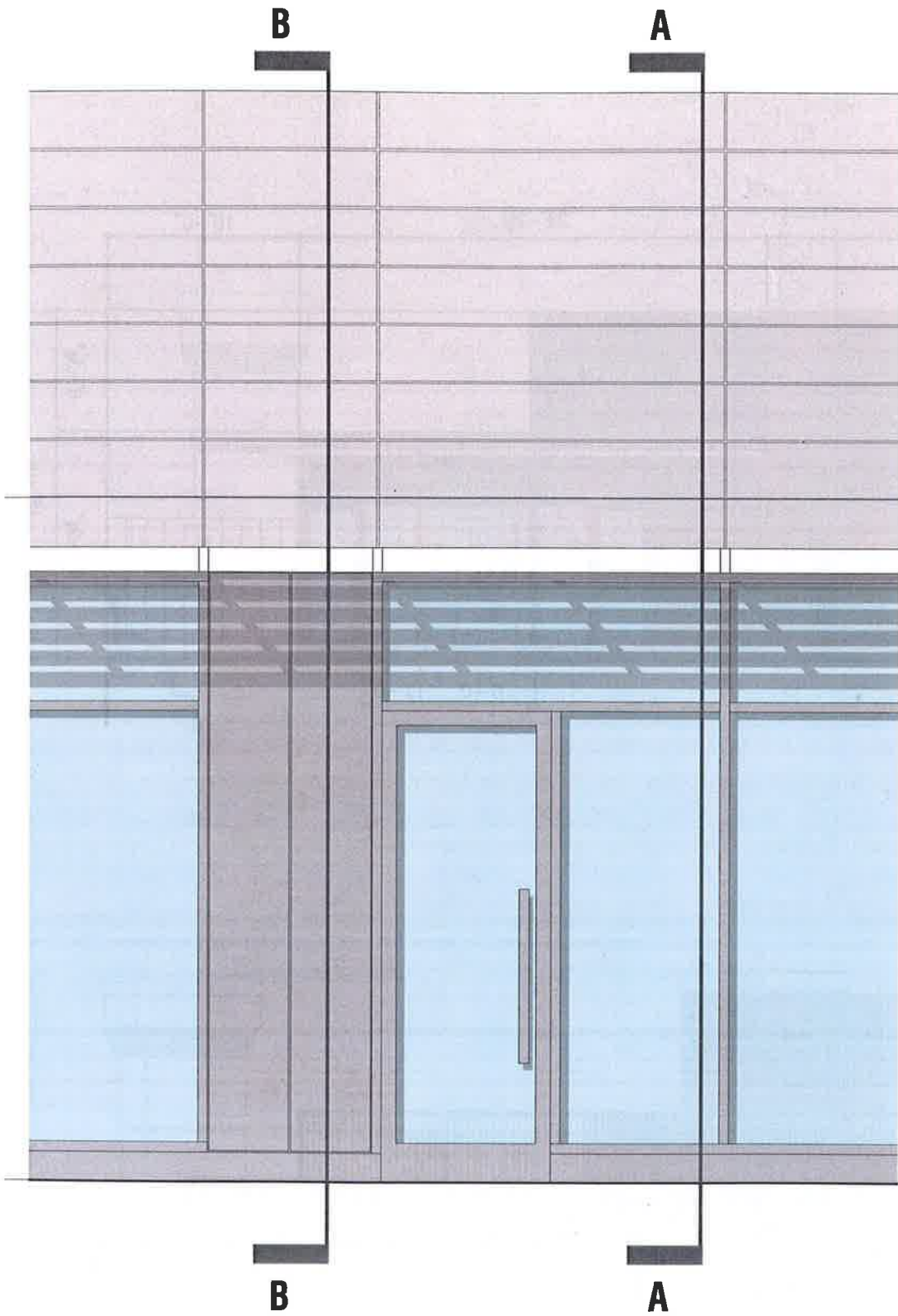


1. PENTHOUSE PERSPECTIVE LOOKING NORTHWEST

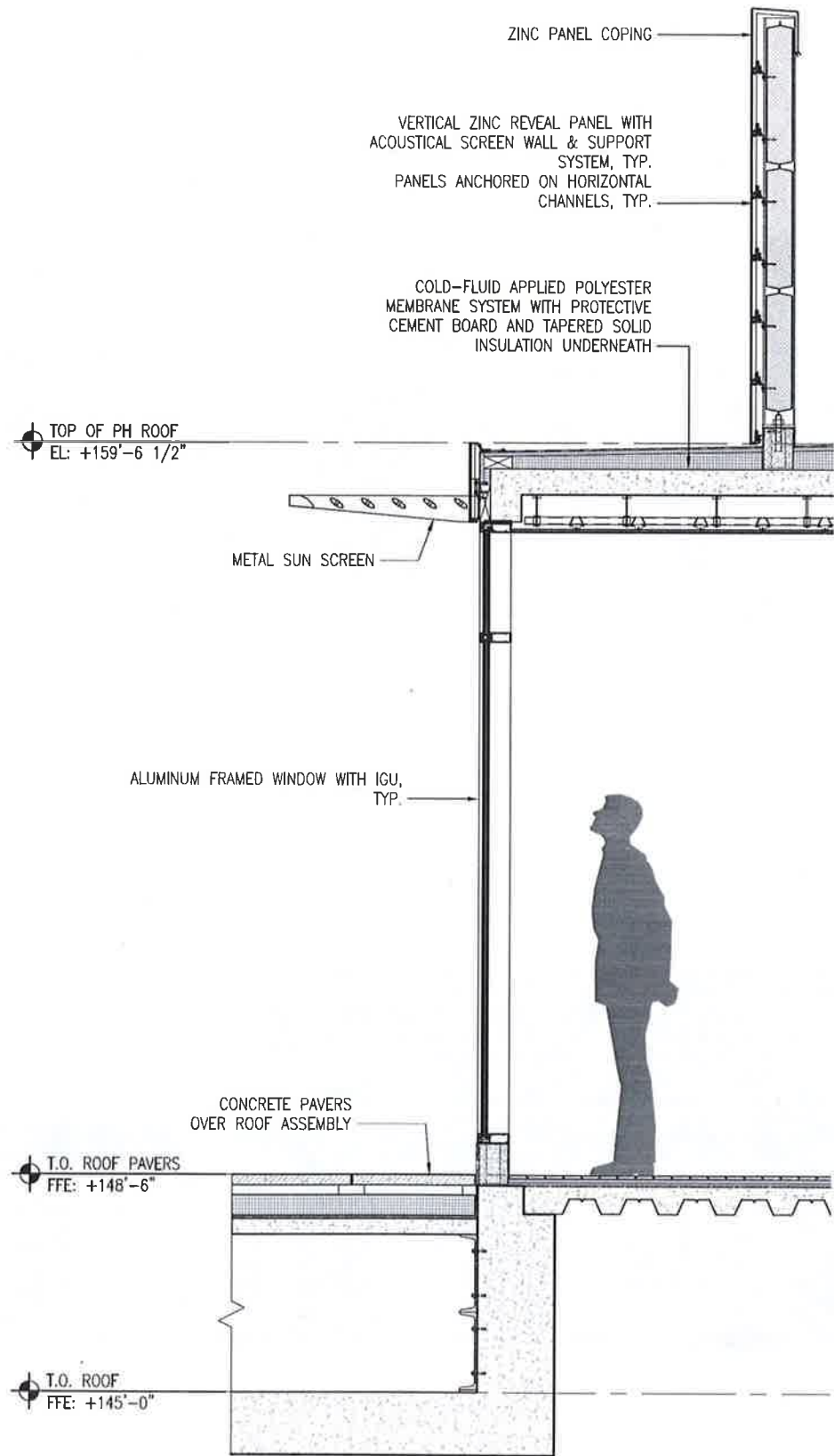


2. PENTHOUSE PERSPECTIVE LOOKING SOUTHEAST

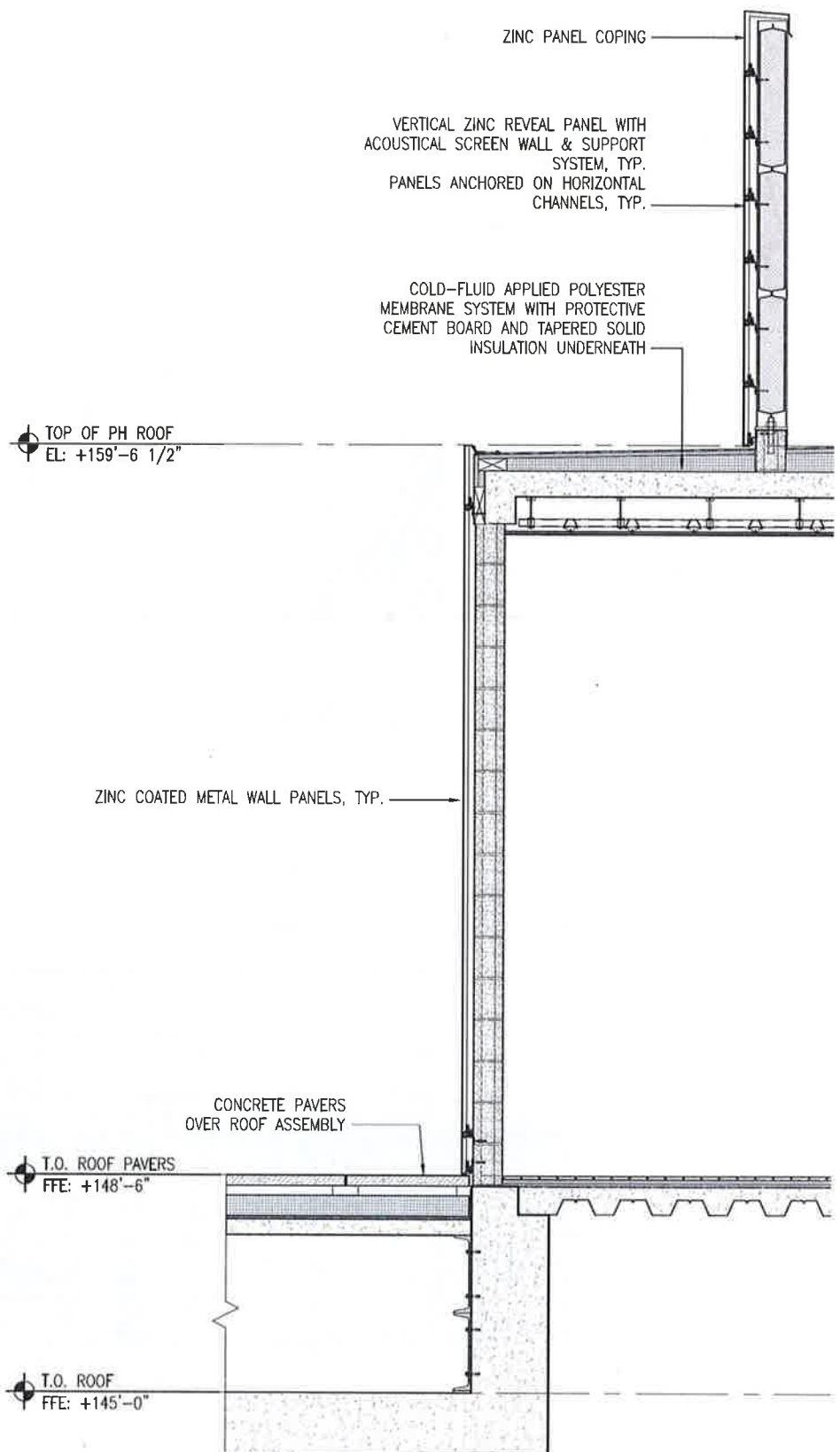
PROPOSED PENTHOUSE DETAIL



PROPOSED ENLARGED ELEVATION (3/8"=1'-0")

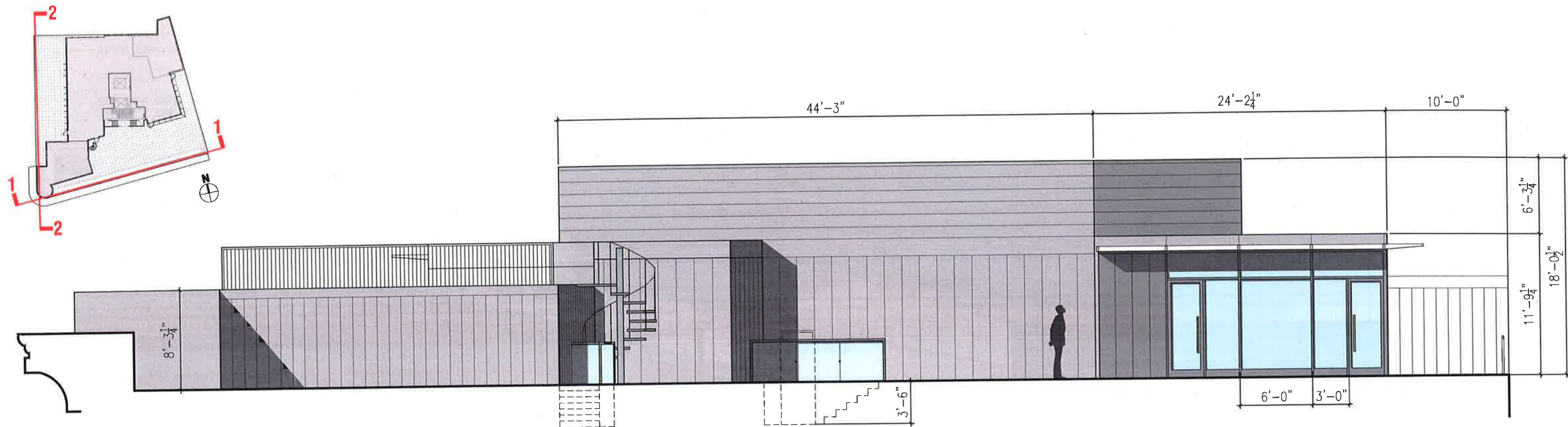


PROPOSED WALL SECTION A-A (3/8"=1'-0")

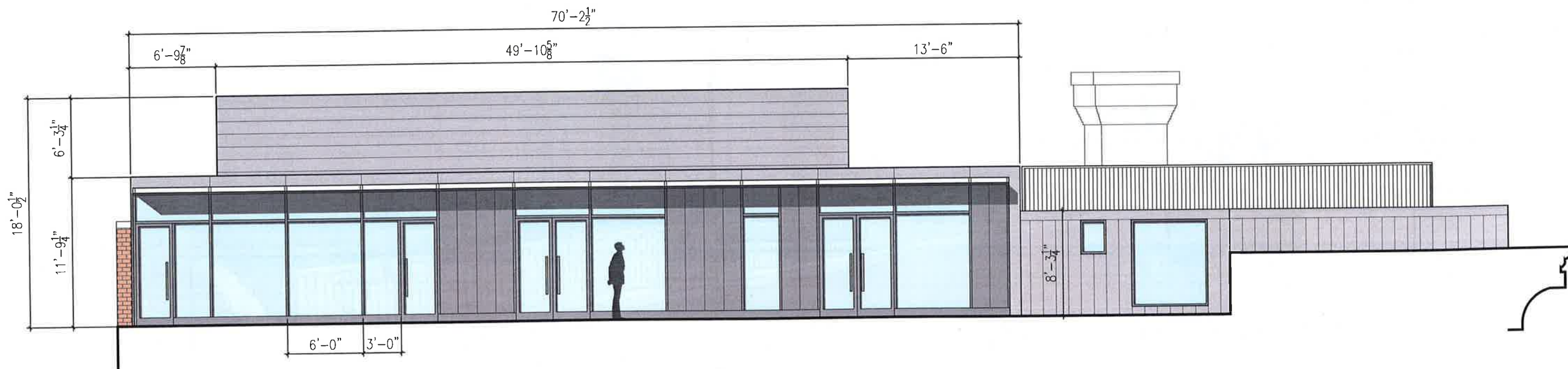


PROPOSED WALL SECTION B-B (3/8"=1'-0")

PROPOSED PENTHOUSE ENLARGED ELEVATIONS

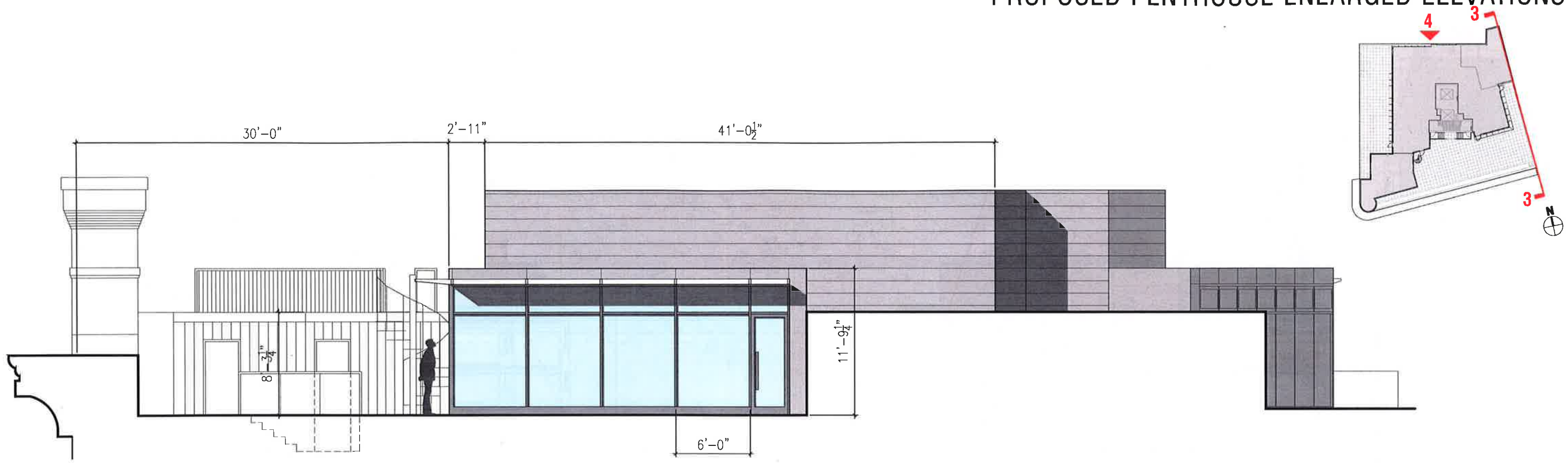


1. ENLARGED SOUTH ELEVATION SCALE 1/8" = 1'-0"

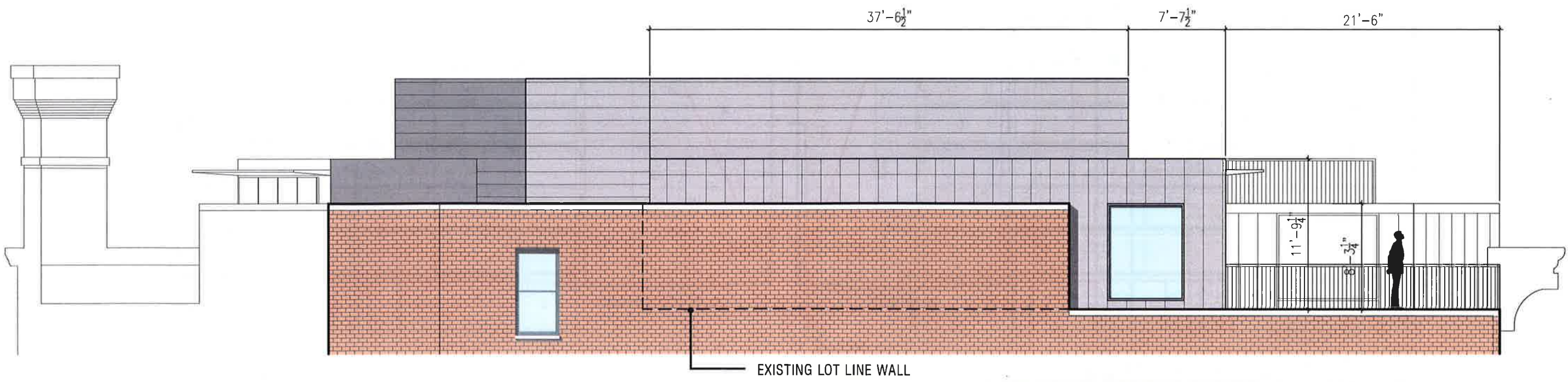


2. ENLARGED WEST ELEVATION SCALE 1/8" = 1'-0"

PROPOSED PENTHOUSE ENLARGED ELEVATIONS

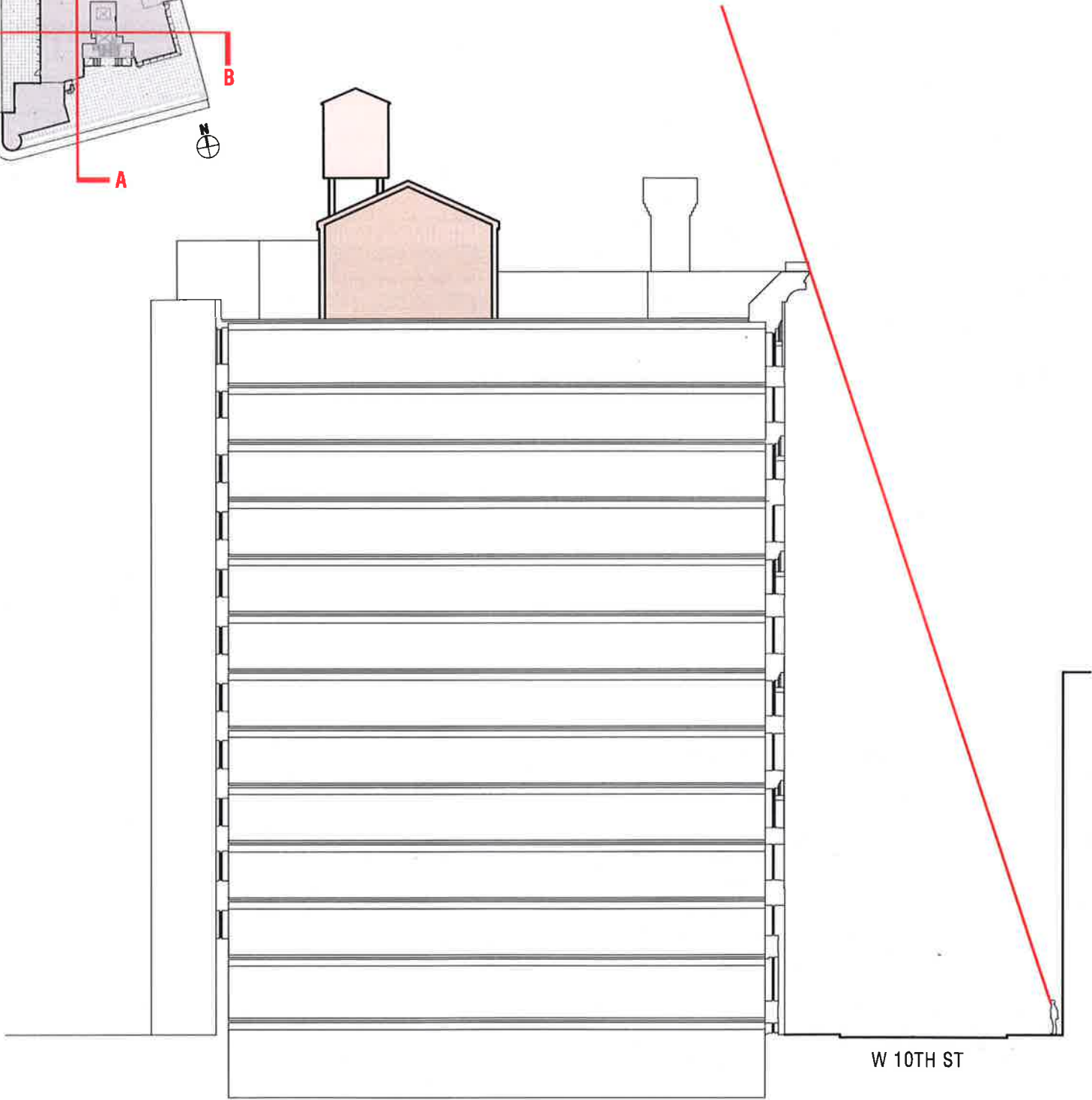
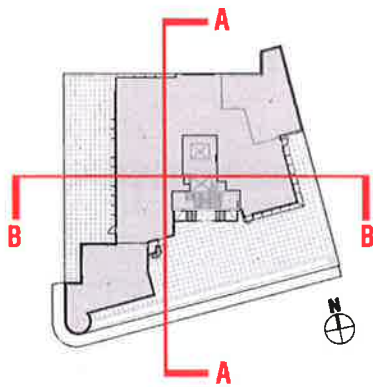


3. ENLARGED EAST ELEVATION SCALE 1/8"=1'-0"

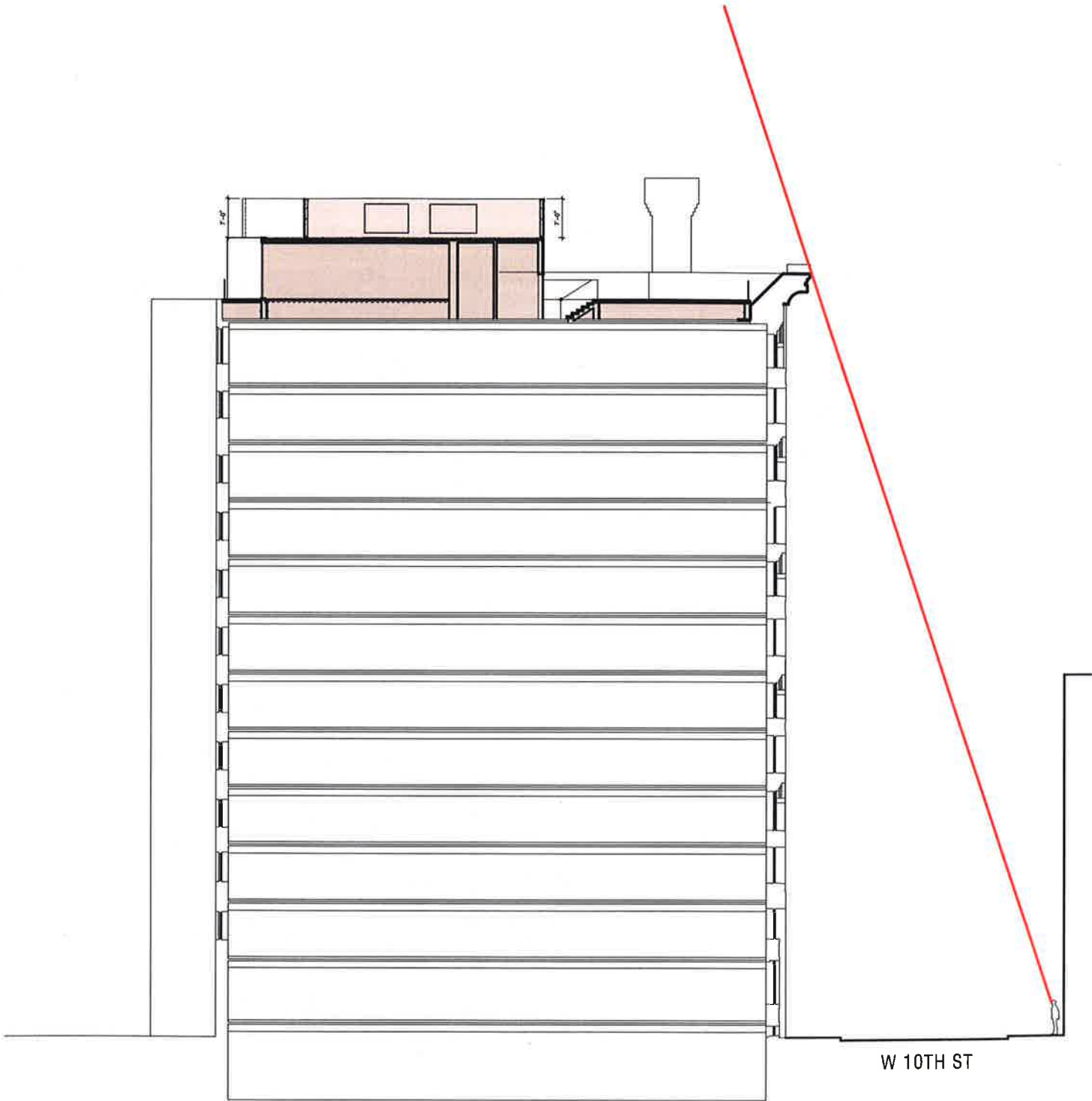


4. ENLARGED NORTH ELEVATION SCALE 1/8"=1'-0"

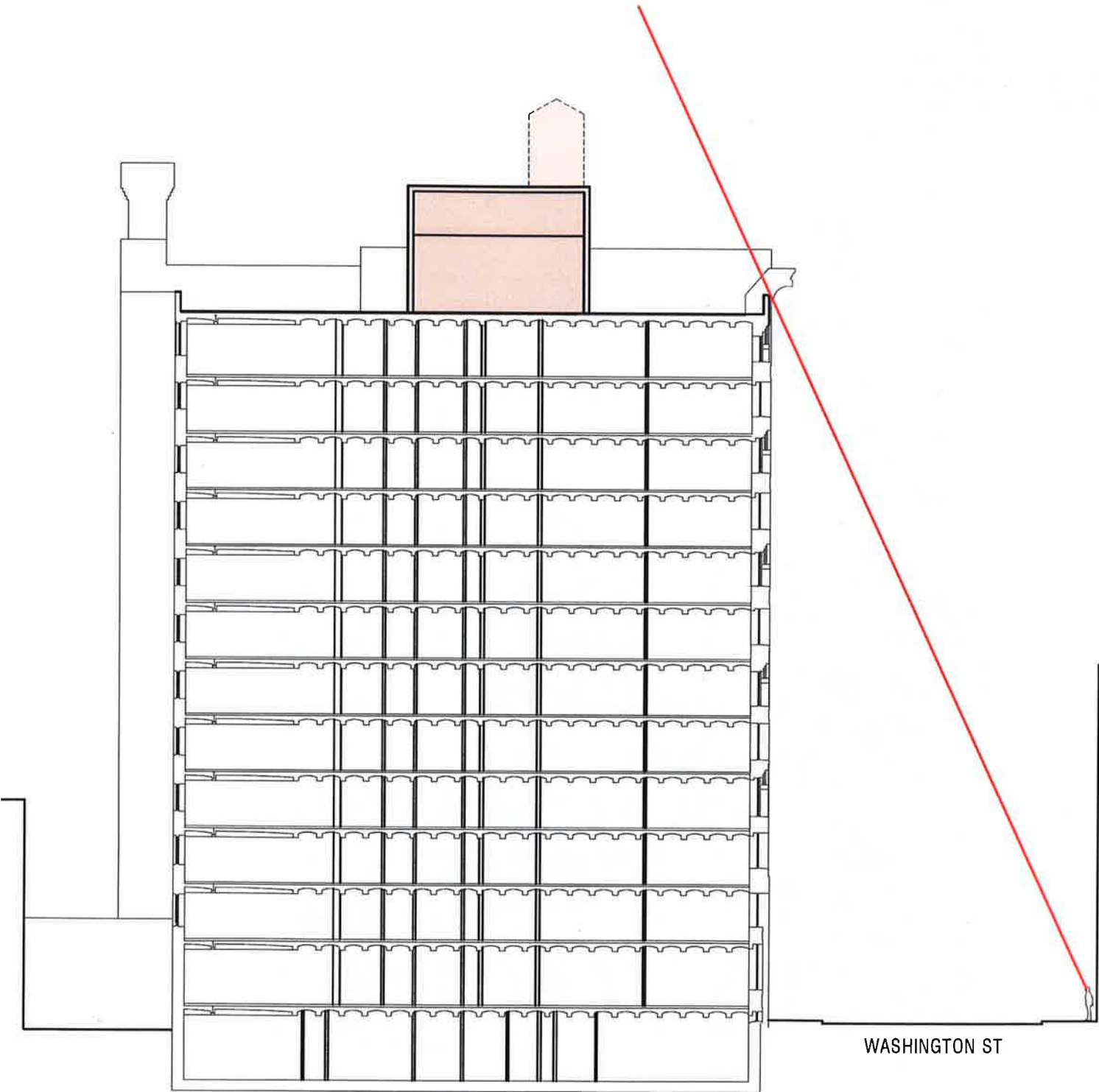
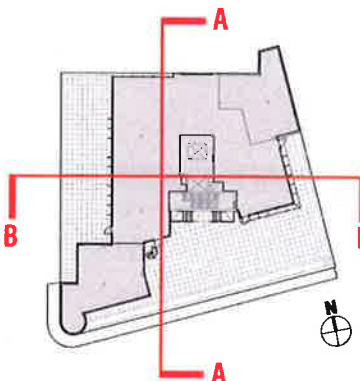
BUILDING SECTIONS SECTION A - NORTH/SOUTH



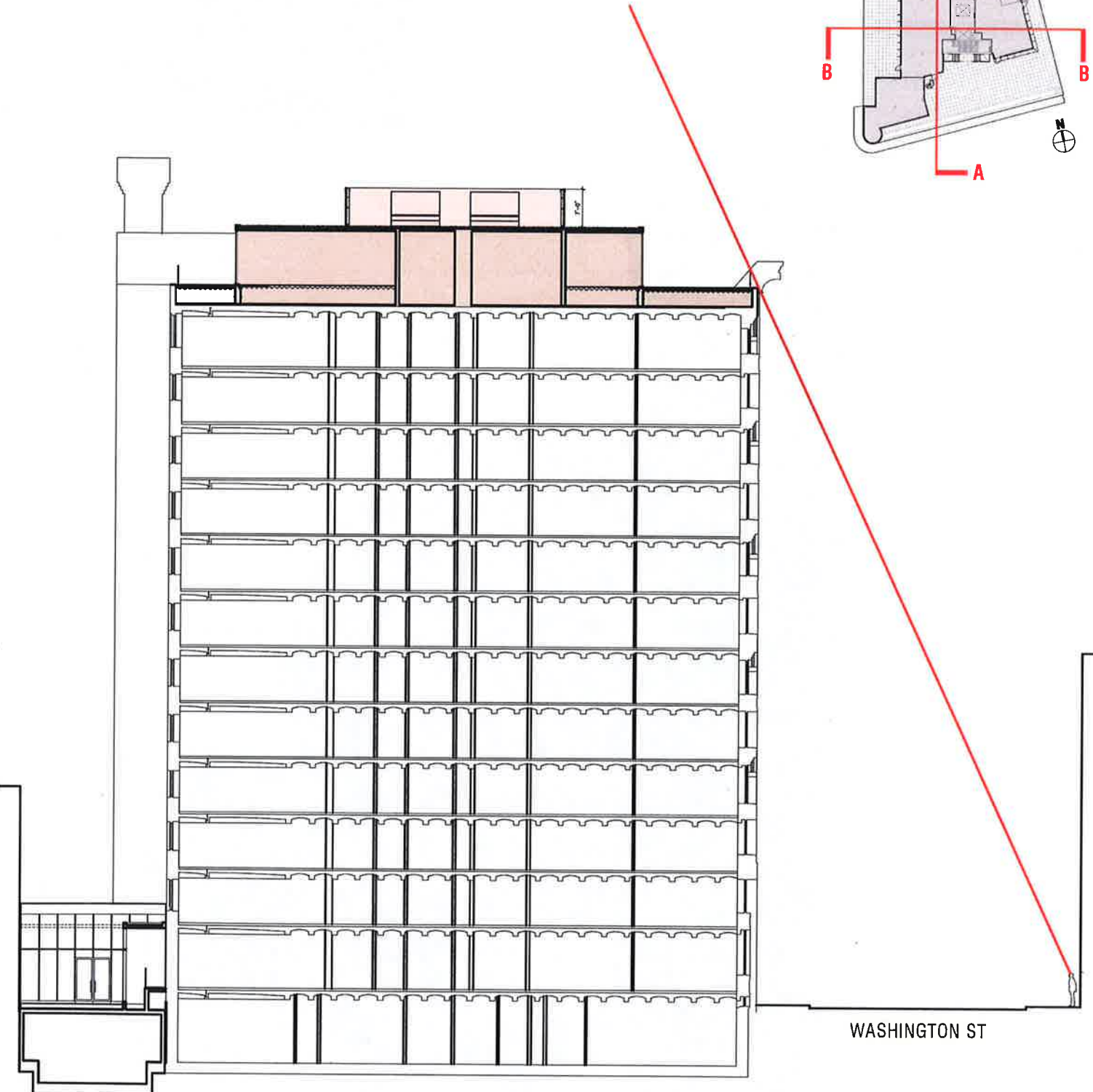
EXISTING BUILDING SECTION A-A
(NOT TO SCALE)



PROPOSED BUILDING SECTION A-A
(NOT TO SCALE)



EXISTING BUILDING SECTION B-B
(NOT TO SCALE)



PROPOSED BUILDING SECTION B-B
(NOT TO SCALE)

SIGHTLINE FROM WASHINGTON STREET LOOKING SOUTH



VIEW 1 FROM CHARLES STREET - EXISTING



VIEW 1 FROM CHARLES STREET - PROPOSED

SIGHTLINE FROM WASHINGTON STREET LOOKING SOUTH

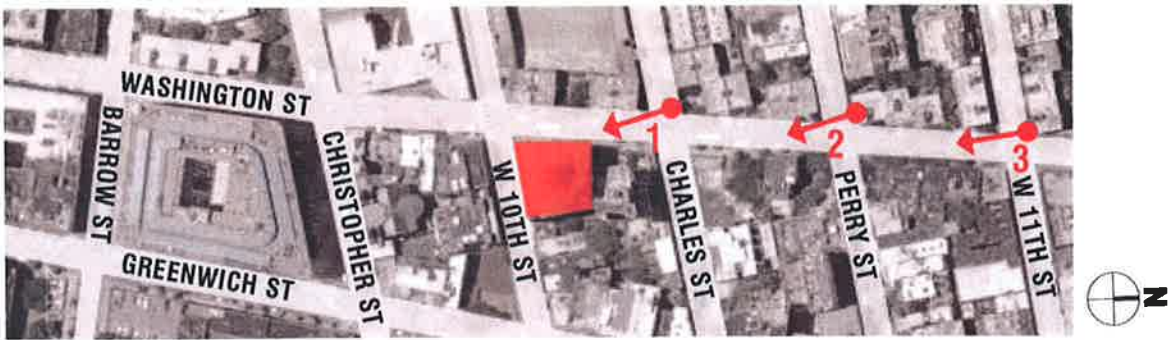


VIEW 2 FROM PERRY STREET - EXISTING



VIEW 2 FROM PERRY STREET - PROPOSED

SIGHTLINE FROM WASHINGTON STREET LOOKING SOUTH



VIEW 3 FROM W 11TH STREET - EXISTING



VIEW 3 FROM W 11TH STREET - PROPOSED

SIGHTLINE FROM WASHINGTON STREET LOOKING NORTH



VIEW 4 FROM W10TH STREET - EXISTING



VIEW 4 FROM W10TH STREET - PROPOSED

SIGHTLINE VIEWS WASHINGTON STREET LOOKING NORTH



VIEW 5 FROM CHRISTOPHER STREET - EXISTING



VIEW 5 FROM CHRISTOPHER STREET - PROPOSED

SIGHTLINE VIEWS WASHINGTON STREET LOOKING NORTH

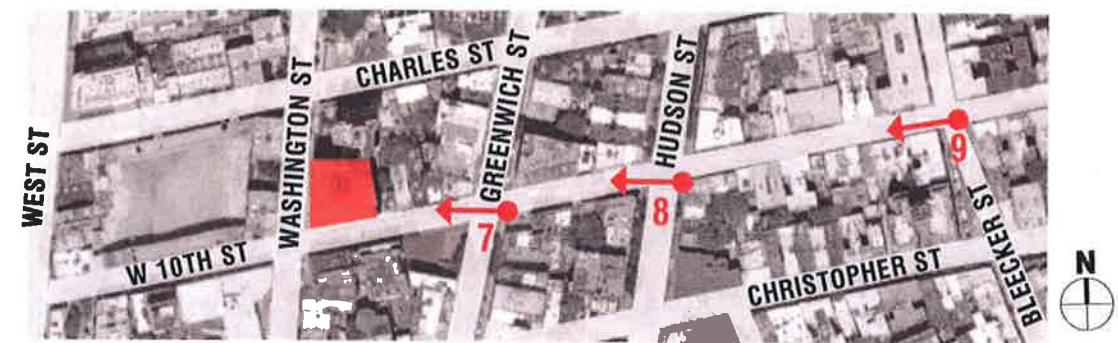


VIEW 6 FROM BARROW STREET - EXISTING



VIEW 6 FROM BARROW STREET - PROPOSED

SIGHTLINE FROM W10TH STREET LOOKING WEST

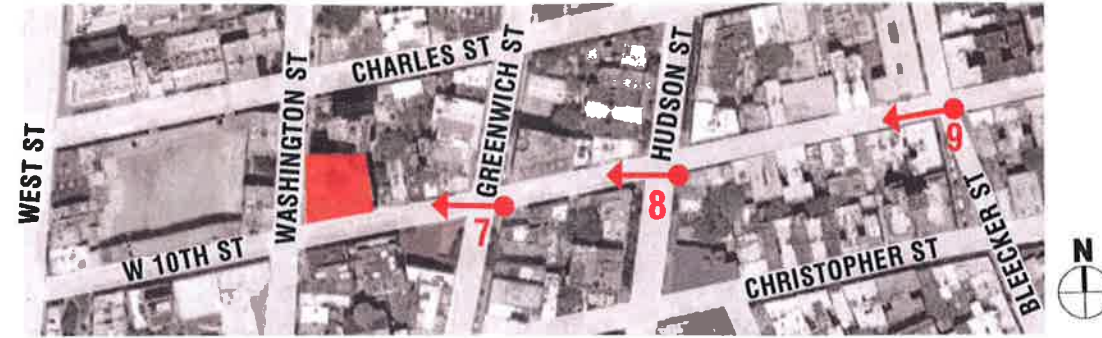


VIEW 7 FROM GREENWICH STREET - EXISTING



VIEW 7 FROM GREENWICH STREET - PROPOSED

SIGHTLINE FROM W10TH STREET LOOKING WEST

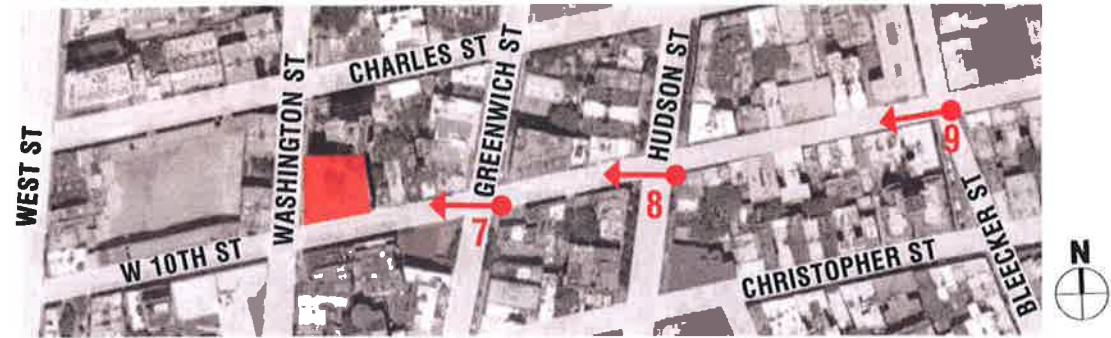


VIEW 8 FROM HUDSON STREET - EXISTING



VIEW 8 FROM HUDSON STREET - PROPOSED

SIGHTLINE FROM W10TH STREET LOOKING WEST



VIEW 9 FROM BLEECKER STREET - EXISTING



VIEW 9 FROM BLEECKER STREET - PROPOSED

SIGHTLINE FROM W10TH STREET LOOKING EAST



VIEW 10 FROM BETWEEN WASHINGTON & WEST STREET
EXISTING



VIEW 10 FROM BETWEEN WASHINGTON & WEST STREET
PROPOSED

SIGHTLINE FROM W10TH STREET LOOKING EAST



VIEW 11 FROM WEST STREET - EXISTING



VIEW 11 FROM WEST STREET - PROPOSED

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FACADE RESTORATION



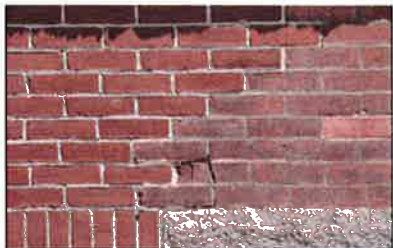
EXTERIOR SOUTH ELEVATION (NOT TO SCALE)



EXTERIOR WEST ELEVATION (NOT TO SCALE)



A1 METAL CORNICE



B1 DAMAGED BRICK



B5 EXISTING COATING REMOVAL



A2 MISCELLANEOUS FERROUS METAL



B2 BRICK RE-POINTING



C1 STONE CRACK



A3 STEEL CHANNEL LINTELS



B4 BRICK CLEANING



C2 SPALLED STONE



C3 PRE-CAST STONE SILL REPAIR



D1 STUCCO REPAIR



C4 STONE RE-POINTING













E1 GRAFFITI & PAINT COATING REMOVAL



C5 STONE CLEANING



F1 SIDEWALK CONCRETE REPAIR

SYMBOL	SCOPE OF WORK
 (A1)	METAL CORNICE: PROVIDE 100% SCRAPE, CLEAN, REPAIR OPEN SEAMS AND JOINTS, PRIME AND REPAINT WITH NEW PAINT TO MATCH EXISTING COLOR - SEE SPECS FOR PREPARATION AND PAINTING.
 (A2)	MISCELLANEOUS FERROUS METAL: REMOVE ALL ABANDONED METAL ANCHORS AS INDICATED ON THE DRAWING. MASONRY REPAIRED SHALL MATCH EXISTING IN QUALITY GRADE, COLOR, TEXTURE AND FINISH - SEE SPECS FOR PROCEDURE.
 (A3)	STEEL CHANNEL LINTELS: SCRAPE, PRIME AND RE-PAINT AS INDICATED ON THE DRAWING - SEE SPECS FOR PREPARATION AND PAINTING.
 (B1)	DAMAGED BRICK: REMOVE AND REPLACE SPALLED, CRACKED AND DETERIORATED BRICK AS INDICATED ON THE DRAWING. NEW BRICK AND MORTAR SHALL MATCH EXISTING IN QUALITY GRADE, COLOR, TEXTURE AND FINISH. SEE SPECS FOR PROCEDURE. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 1,200 SF. FOR BRICK REMOVAL AND REPLACEMENT. PROVIDE UNIT COST ON SQUARE FOOTAGE BASIS.
(B2)	BRICK RE-POINTING: RE-POINTING JOINTS AS INDICATED ON THE DRAWINGS BY CUT-OUT MORTAR JOINT (3/4" MIN.) AND RE-POINT WITH NEW RE-POINTING MORTAR. NEW MORTAR SHALL MATCH EXISTING IN COLOR, TEXTURE AND TOOLING AND IN ACCORDANCE WITH SPECIFICATION AND MORTAR ANALYSIS REPORT. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 1,400 SF. FOR BRICK RE-POINTING. PROVIDE UNIT COST ON SQUARE-FOOT BASIS.
 (B3)	CRACK IN THE EXTERIOR WYTHE OF BRICK MASONRY: CONTRACTOR TO ASSUME AN ALLOWANCE OF 100 LF. OF CRACK REPAIR IN ACCORDANCE WITH BRICK MASONRY CRACK REPAIR DETAIL 3/A-XXX. PROVIDE UNIT COST ON LINEAR-FOOT BASIS.
(B4)	BRICK CLEANING: PROVIDE 100% OF BRICK MASONRY AREA TO BE CLEANED FROM CARBON, SOOT AND BIOLOGICAL GROWTH STAINS - SEE SPECS FOR CLEANING PROCEDURE.
(B5)	EXISTING COATING REMOVAL: REMOVE 100% OF EXISTING PAINT COATING AND PROVIDE WALL CONSOLIDATION WITH BREATHABLE WATER REPELLENT PROTECTIVE COLOR COAT - SEE SPECS FOR PROCEDURE.
 (C1)	STONE CRACK: REPAIR CRACK IN THE STONE AS INDICATED ON THE DRAWINGS BY INJECTING ADHESIVE INTO THE CRACK THROUGH INJECTION PORTS. USE NONCORROSIVE ANCHORING PINS AS REQUIRED. REFER TO CRACK REPAIR DETAIL 7/A-XXX. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 50 LF. FOR STONE CRACK REPAIR. PROVIDE UNIT COST ON LINEAR-FOOT BASIS.
 (C2)	SPALLED STONE : REPAIR SPALLED STONE AS INDICATED ON THE DRAWINGS WITH NEW STONE DUTCHMAN TO MATCH EXISTING INCLUDING TIES, STONE ANCHOR WITH EPOXY AND MORTAR, REFER TO DETAIL 5/A-XXX - SEE SPECS FOR PROCEDURE. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 50 SF. FOR STONE DUTCHMAN REPAIR. PROVIDE UNIT COST ON SQUARE-FOOT BASIS.
 (C3)	PRE CAST STONE SILL REPAIR: REPAIR PRE CAST STONE SILL AS INDICATED ON THE DRAWINGS BY REMOVING ALL LOOSE AND DETERIORATED MATERIAL FROM THE SURFACE AND REPAIR USING A COMPOSITE PATCHING TO MATCH APPEARANCE OF THE EXISTING NATURAL STONE SILL - SEE SPECS FOR PROCEDURE.
(C4)	STONE RE-POINTING: PROVIDE 100% RE-POINTING JOINTS ALONG GROUND FLOOR TO THE HEIGHT OF 1ST FLOOR AT SOUTH AND WEST FACADE. CUT-OUT MORTAR JOINT AND RE-POINT WITH NEW RE-POINTING MORTAR. NEW MORTAR SHALL MATCH EXISTING IN COLOR, TEXTURE AND TOOLING AND IN ACCORDANCE WITH SPECIFICATION AND MORTAR ANALYSIS REPORT. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 200 LF. FOR STONE RE-POINTING. PROVIDE UNIT COST ON LINEAR-FOOT BASIS.
(C5)	STONE CLEANING: PROVIDE 100% OF STONE AREA TO BE CLEANED FROM ALL CARBON, SOOT AND BIOLOGICAL GROWTH STAINS - SEE SPECS FOR CLEANING PROCEDURE.
 (D1)	STUCCO REPAIR: REPAIR 100% HAIRLINE CRACKS IN THE EXISTING STUCCO SURFACE WALL BY APPLYING TWO COATS OF ELASTOMERIC COATING AT NORTH FACADE. - SEE SPECS FOR PROCEDURE.
 (E1)	GRAFFITI & PAINT COATING REMOVAL: REMOVE 100% OF GRAFFITI PAINT AS INDICATED ON THE DRAWINGS BY GRAFFITI REMOVER AND RESTORING THE SUBSTRATE TO ITS ORIGINAL/NATURAL CONDITION - SEE SPECS FOR CLEANING PROCEDURE.
(F1)	SIDEWALK CONCRETE REPAIR: PROVIDE 100% REMOVAL OF THE EXISTING SIDEWALK CONCRETE ALONG SOUTH AND WEST BUILDING FACADES AND REPLACE WITH NEW IN-KIND PROVIDING UNDERLYING WATERPROOFING MEMBRANE. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, WATERPROOFING AND PROTECTION BOARD INSTALLATION EXTENDING 2 FEET DOWN THE EXTERIOR FACE OF EXISTING RETAINING WALL, AND ALL NECESSARY BASE FLASHING DETAIL ALONG THE BASE OF THE BUILDING.

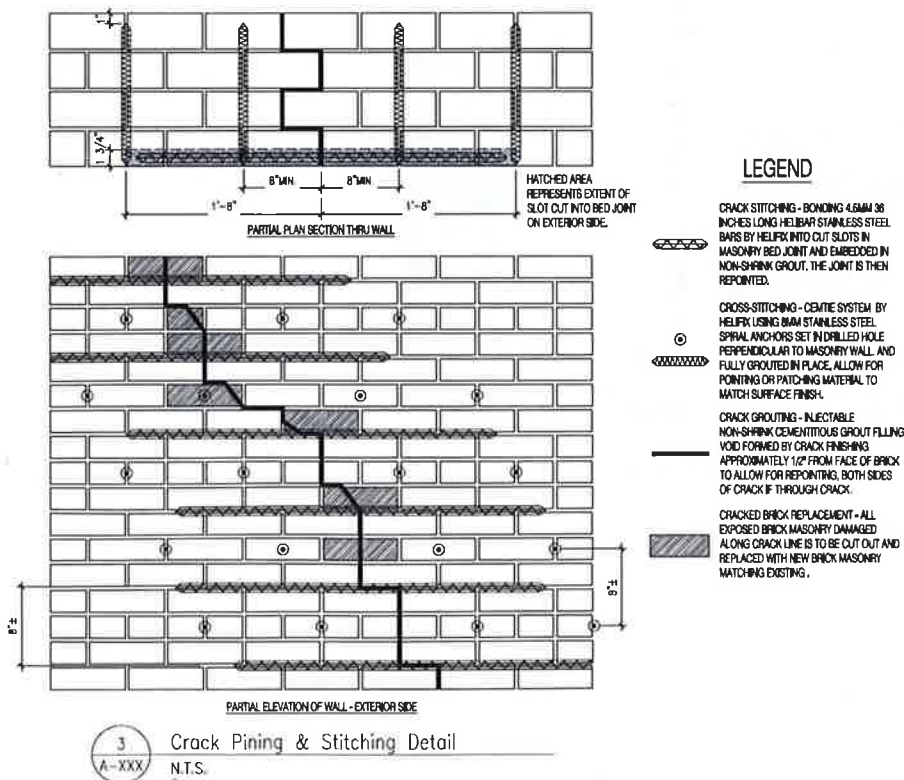
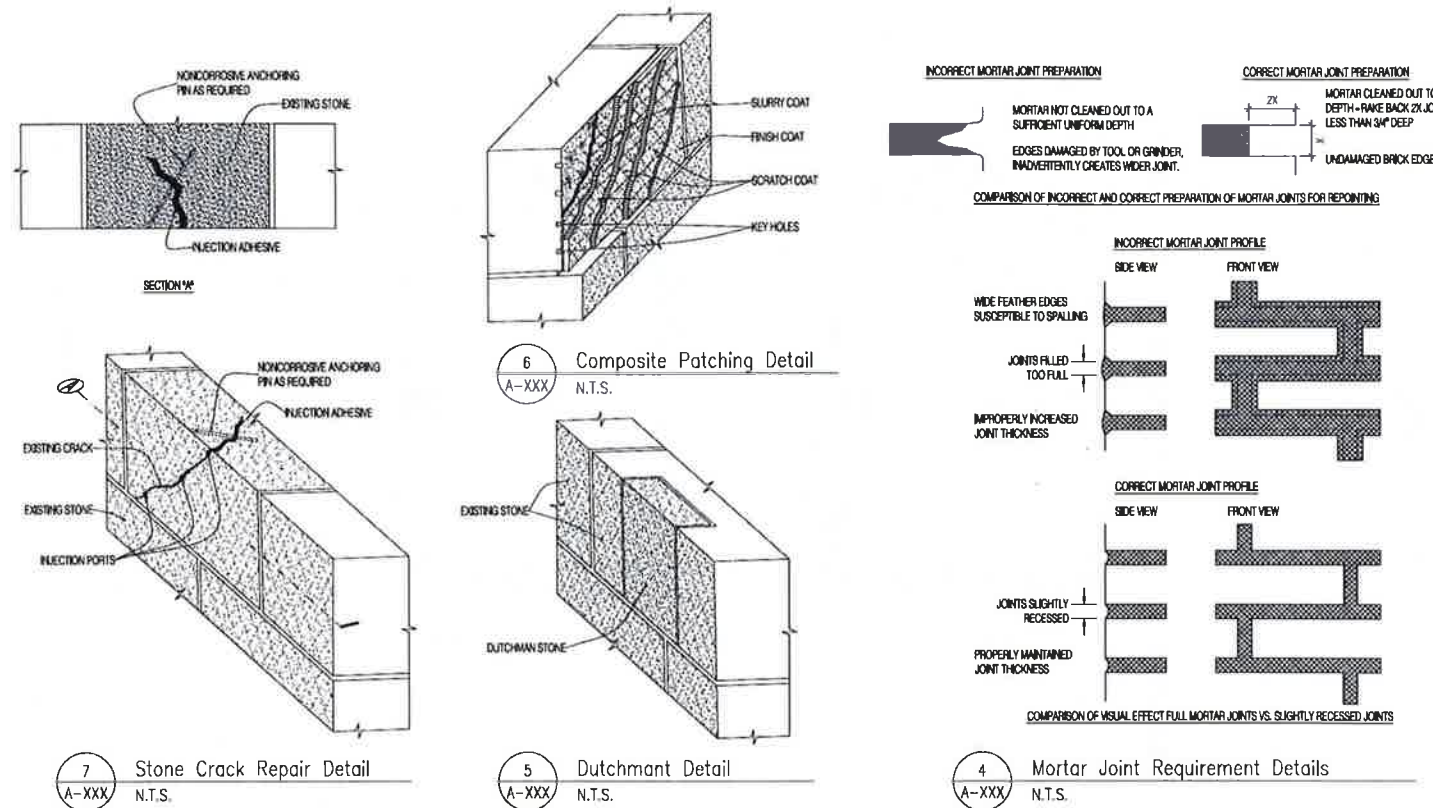
FACADE RESTORATION



EXTERIOR EAST ELEVATION (NOT TO SCALE)



EXTERIOR NORTH ELEVATION (NOT TO SCALE)

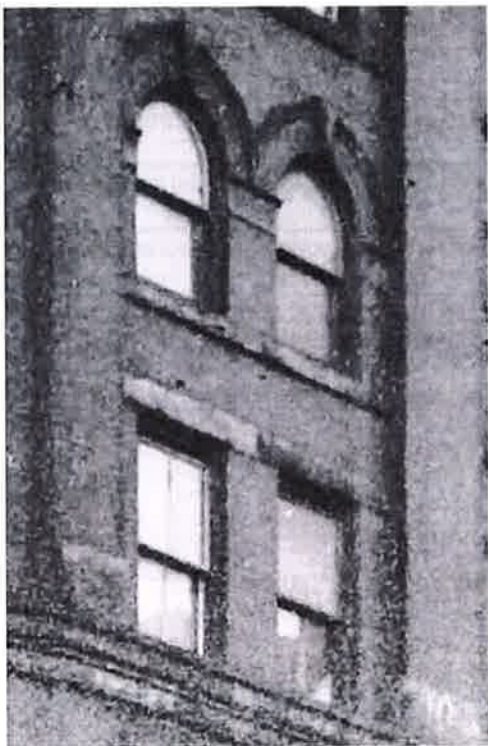


SYMBOL	SCOPE OF WORK
(A1)	METAL CORNICE: PROVIDE 100% SCRAPE, CLEAN, REPAIR OPEN SEAMS AND JOINTS, PRIME AND REPAINT WITH NEW PAINT TO MATCH EXISTING COLOR - SEE SPECS FOR PREPARATION AND PAINTING.
(A2)	MISCELLANEOUS FERROUS METAL: REMOVE ALL ABANDONED METAL ANCHORS AS INDICATED ON THE DRAWING. MASONRY REPAIRED SHALL MATCH EXISTING IN QUALITY GRADE, COLOR, TEXTURE AND FINISH - SEE SPECS FOR PROCEDURE.
(A3)	STEEL CHANNEL LINTELS: SCRAPE, PRIME AND RE-PAINT AS INDICATED ON THE DRAWING - SEE SPECS FOR PREPARATION AND PAINTING.
(B1)	DAMAGED BRICK: REMOVE AND REPLACE SPALLED, CRACKED AND DETERIORATED BRICK AS INDICATED ON THE DRAWING. NEW BRICK AND MORTAR SHALL MATCH EXISTING IN QUALITY GRADE, COLOR, TEXTURE AND FINISH. SEE SPECS FOR PROCEDURE. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 1,200 SF. FOR BRICK REMOVAL AND REPLACEMENT. PROVIDE UNIT COST ON SQUARE FOOTAGE BASIS.
(B2)	BRICK RE-POINTING: RE-POINTING JOINTS AS INDICATED ON THE DRAWINGS BY CUT-OUT MORTAR JOINT (3/4" MIN.) AND RE-POINT WITH NEW RE-POINTING MORTAR. NEW MORTAR SHALL MATCH EXISTING IN COLOR, TEXTURE AND TOOLING AND IN ACCORDANCE WITH SPECIFICATION AND MORTAR ANALYSIS REPORT. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 1,400 SF. FOR BRICK RE-POINTING. PROVIDE UNIT COST ON SQUARE-FOOT BASIS.
(B3)	CRACK IN THE EXTERIOR WYTHE OF BRICK MASONRY: CONTRACTOR TO ASSUME AN ALLOWANCE OF 100 LF. OF CRACK REPAIR IN ACCORDANCE WITH BRICK MASONRY CRACK REPAIR DETAIL 3/A-XXX. PROVIDE UNIT COST ON LINEAR-FOOT BASIS.
(B4)	BRICK CLEANING: PROVIDE 100% OF BRICK MASONRY AREA TO BE CLEANED FROM CARBON, SOOT AND BIOLOGICAL GROWTH STAINS - SEE SPECS FOR CLEANING PROCEDURE.
(B5)	EXISTING COATING REMOVAL: REMOVE 100% OF EXISTING PAINT COATING AND PROVIDE WALL CONSOLIDATION WITH BREATHABLE WATER REPELLENT PROTECTIVE COLOR COAT - SEE SPECS FOR PROCEDURE.
(C1)	STONE CRACK: REPAIR CRACK IN THE STONE AS INDICATED ON THE DRAWINGS BY INJECTING ADHESIVE INTO THE CRACK THROUGH INJECTION PORTS. USE NONCORROSIVE ANCHORING PINS AS REQUIRED. REFER TO CRACK REPAIR DETAIL 7/A-XXX. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 50 LF. FOR STONE CRACK REPAIR. PROVIDE UNIT COST ON LINEAR-FOOT BASIS.
(C2)	SPALLED STONE: REPAIR SPALLED STONE AS INDICATED ON THE DRAWINGS WITH NEW STONE DUTCHMAN TO MATCH EXISTING INCLUDING TIES, STONE ANCHOR WITH EPOXY AND MORTAR, REFER TO DETAIL 5/A-XXX - SEE SPECS FOR PROCEDURE. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 50 SF. FOR STONE DUTCHMAN REPAIR. PROVIDE UNIT COST ON SQUARE-FOOT BASIS.
(C3)	PRE CAST STONE SILL REPAIR: REPAIR PRE CAST STONE SILL AS INDICATED ON THE DRAWINGS BY REMOVING ALL LOOSE AND DETERIORATED MATERIAL FROM THE SURFACE AND REPAIR USING A COMPOSITE PATCHING TO MATCH APPEARANCE OF THE EXISTING NATURAL STONE SILL - SEE SPECS FOR PROCEDURE.
(C4)	STONE RE-POINTING: PROVIDE 100% RE-POINTING JOINTS ALONG GROUND FLOOR TO THE HEIGHT OF 1ST FLOOR AT SOUTH AND WEST FACADE. CUT-OUT MORTAR JOINT AND RE-POINT WITH NEW RE-POINTING MORTAR. NEW MORTAR SHALL MATCH EXISTING IN COLOR, TEXTURE AND TOOLING AND IN ACCORDANCE WITH SPECIFICATION AND MORTAR ANALYSIS REPORT. IN ADDITION TO WHAT IS INDICATED IN THE DRAWINGS, INCLUDE AN ADDITIONAL ALLOWANCE OF 200 LF. FOR STONE RE-POINTING. PROVIDE UNIT COST ON LINEAR-FOOT BASIS.
(C5)	STONE CLEANING: PROVIDE 100% OF STONE AREA TO BE CLEANED FROM ALL CARBON, SOOT AND BIOLOGICAL GROWTH STAINS - SEE SPECS FOR CLEANING PROCEDURE.
(D1)	STUCCO REPAIR: REPAIR 100% HAIRLINE CRACKS IN THE EXISTING STUCCO SURFACE WALL BY APPLYING TWO COATS OF ELASTOMERIC COATING AT NORTH FACADE. - SEE SPECS FOR PROCEDURE.
(E1)	GRAFFITI & PAINT COATING REMOVAL: REMOVE 100% OF GRAFFITI PAINT AS INDICATED ON THE DRAWINGS BY GRAFFITI REMOVER AND RESTORING THE SUBSTRATE TO ITS ORIGINAL/NATURAL CONDITION - SEE SPECS FOR CLEANING PROCEDURE.
(F1)	SIDEWALK CONCRETE REPAIR: PROVIDE 100% REMOVAL OF THE EXISTING SIDEWALK CONCRETE ALONG SOUTH AND WEST BUILDING FACADES AND REPLACE WITH NEW IN-KIND PROVIDING UNDERLYING WATERPROOFING MEMBRANE. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, WATERPROOFING AND PROTECTION BOARD INSTALLATION EXTENDING 2 FEET DOWN THE EXTERIOR FACE OF EXISTING RETAINING WALL, AND ALL NECESSARY BASE FLASHING DETAIL ALONG THE BASE OF THE BUILDING.

WINDOW REPLACEMENT - SOUTH & WEST FACADE



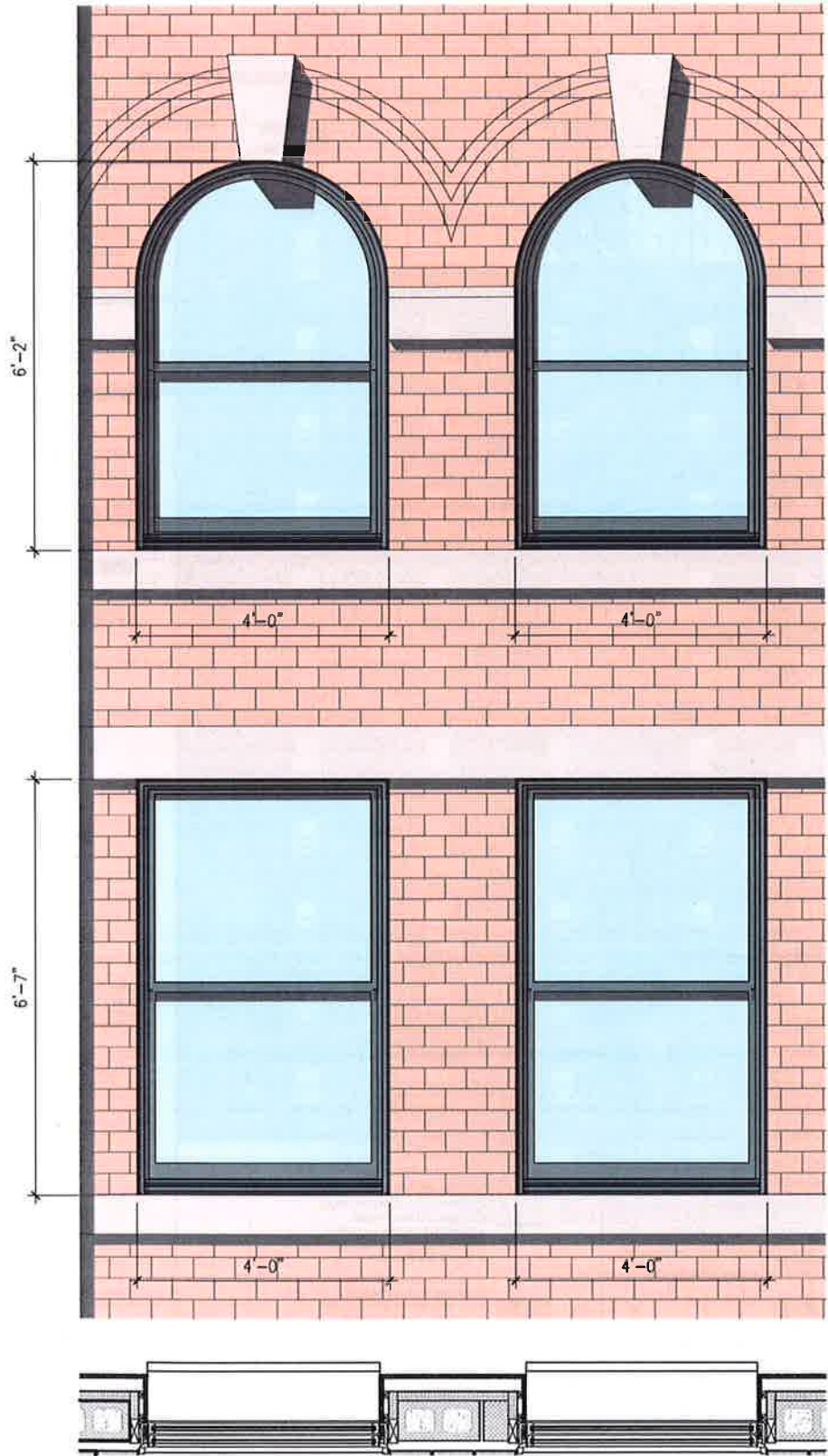
EXISTING SOUTH & WEST WINDOWS



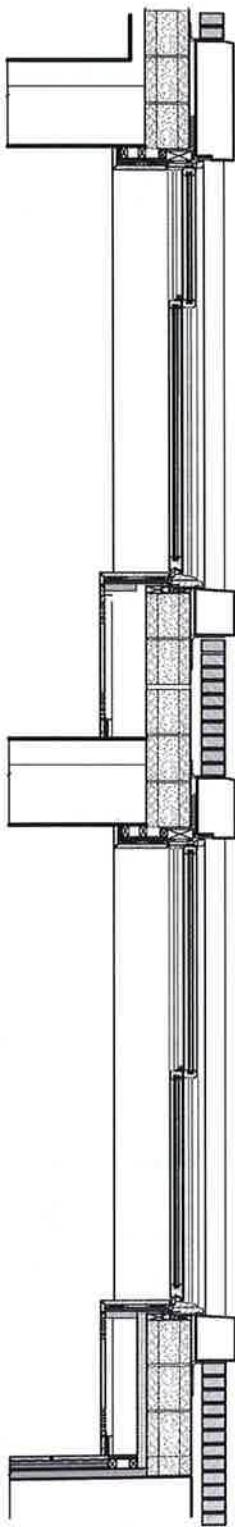
ORIGINAL SOUTH & WEST WINDOWS



EXISTING SOUTH & WEST WINDOWS
(3/8" = 1'-0")



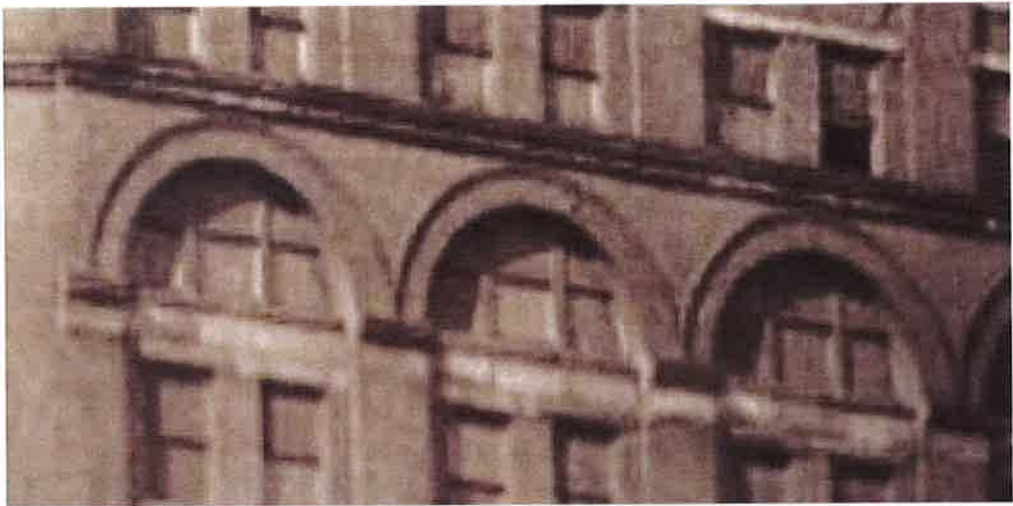
PROPOSED SOUTH & WEST WINDOWS
(3/8" = 1'-0")



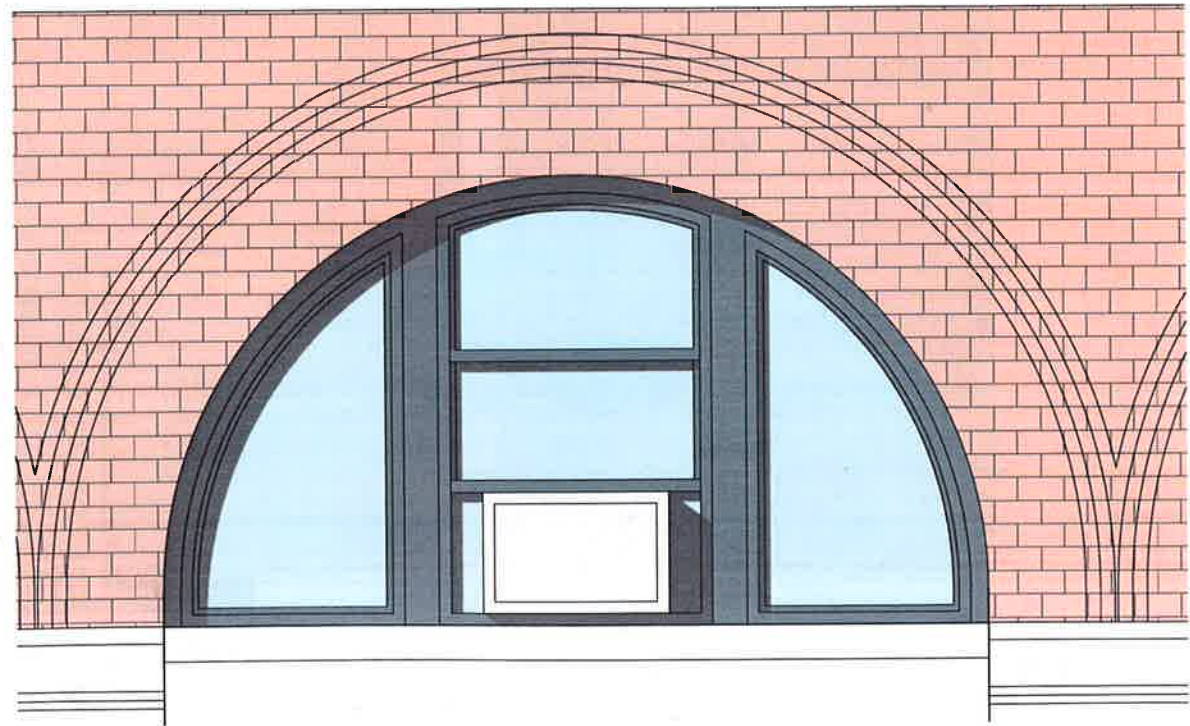
WINDOW REPLACEMENT - SOUTH & WEST FACADE



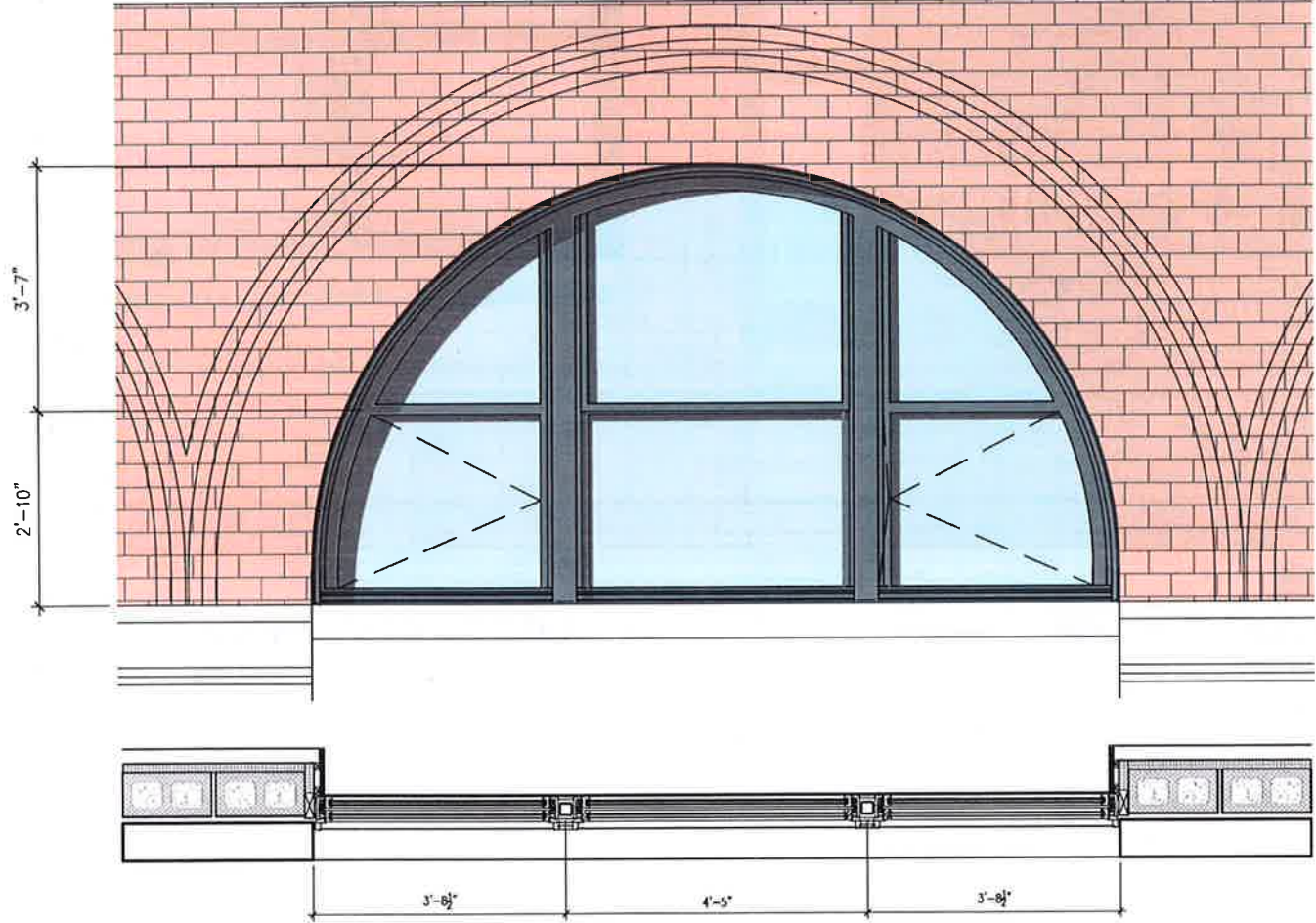
EXISTING SOUTH & WEST ARCH WINDOWS



ORIGINAL SOUTH & WEST ARCH WINDOWS



EXISTING SOUTH & WEST ARCH WINDOWS
(3/8" = 1'-0")

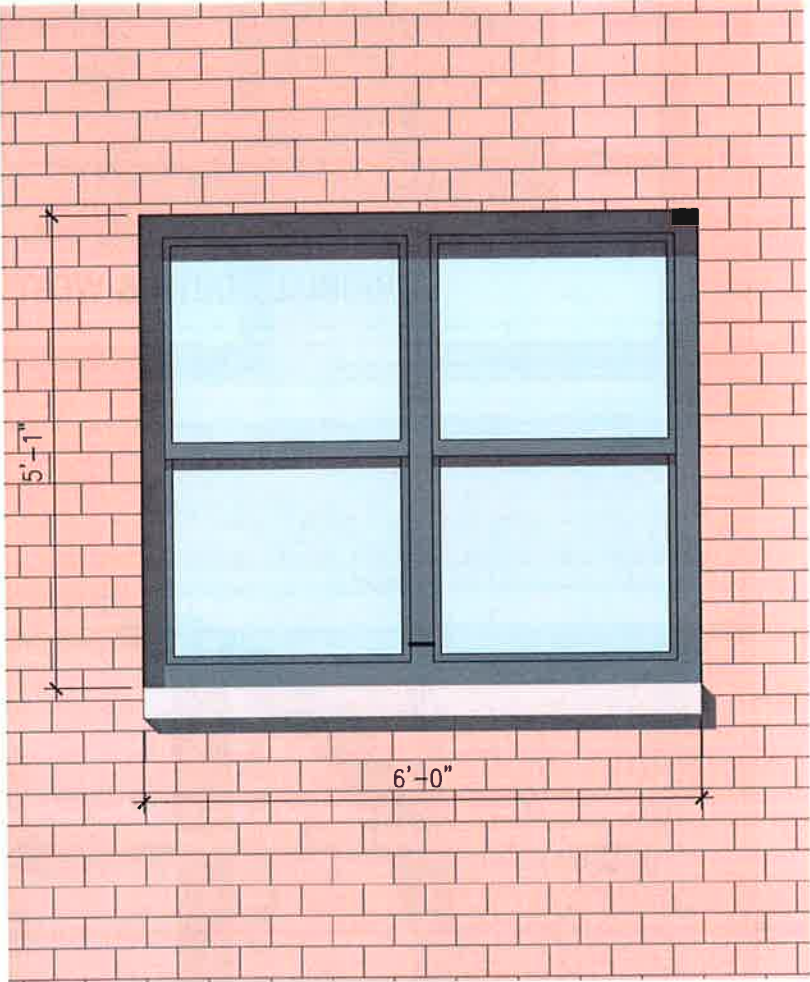


PROPOSED SOUTH & WEST ARCH WINDOWS
(3/8" = 1'-0")

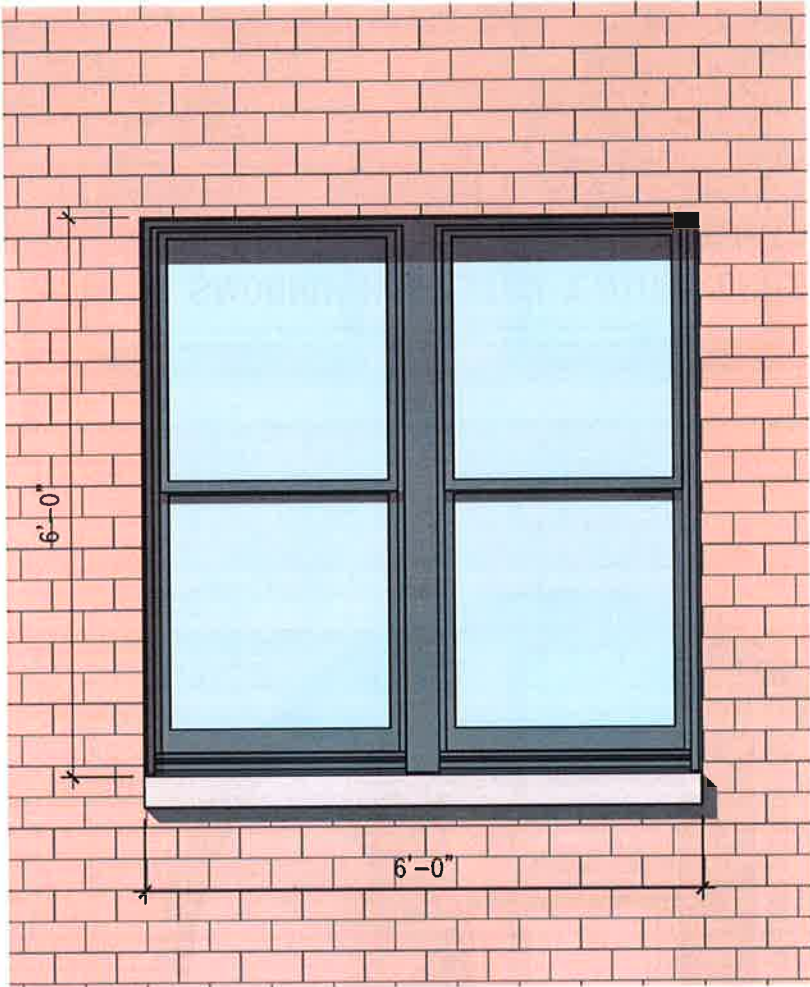
WINDOW REPLACEMENT - EAST FACADE



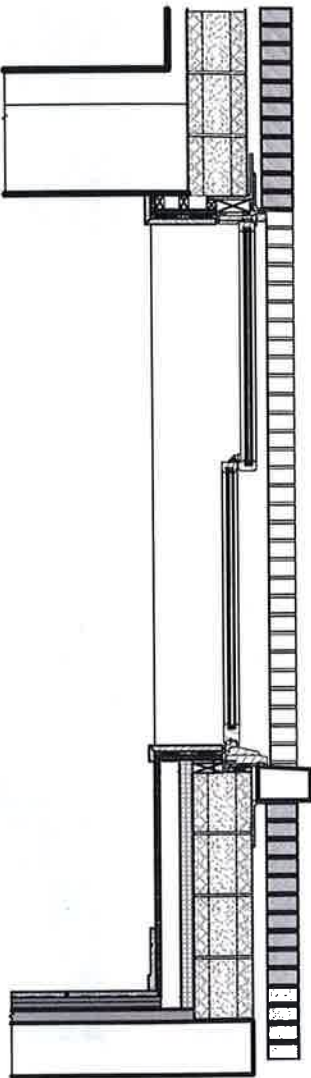
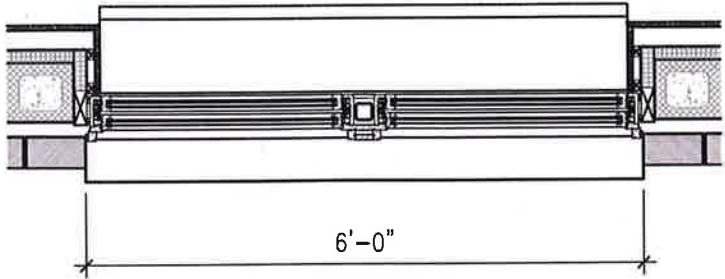
EXISTING EAST WINDOWS



EXISTING EAST WINDOWS
(1/2" = 1'-0")



PROPOSED EAST WINDOWS
(1/2" = 1'-0")



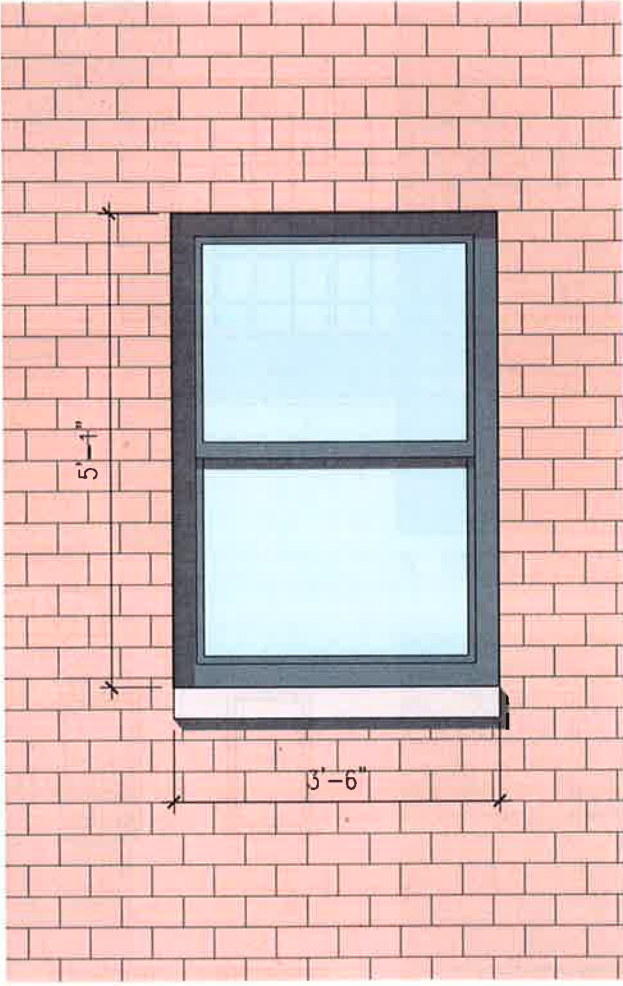
WINDOW REPLACEMENT - EAST & NORTH FACADE



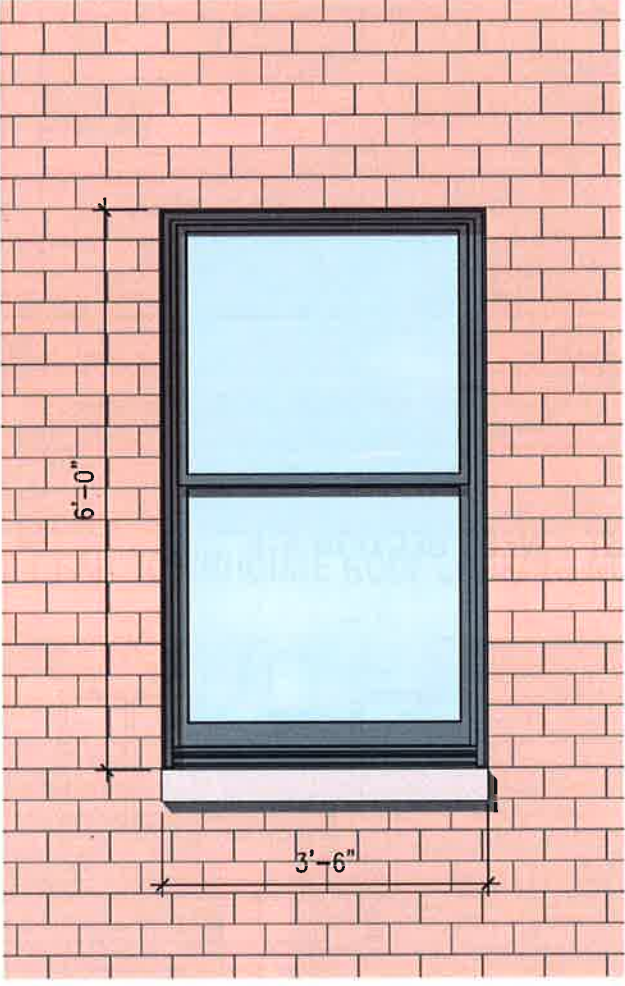
EXISTING EAST WINDOWS



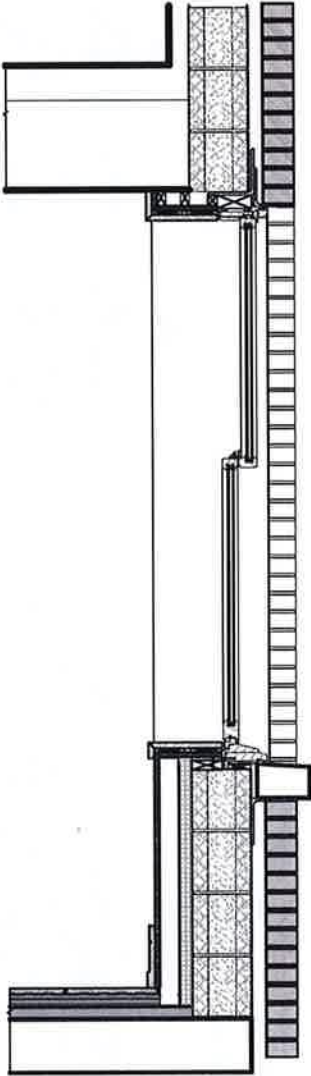
EXISTING NORTH WINDOWS



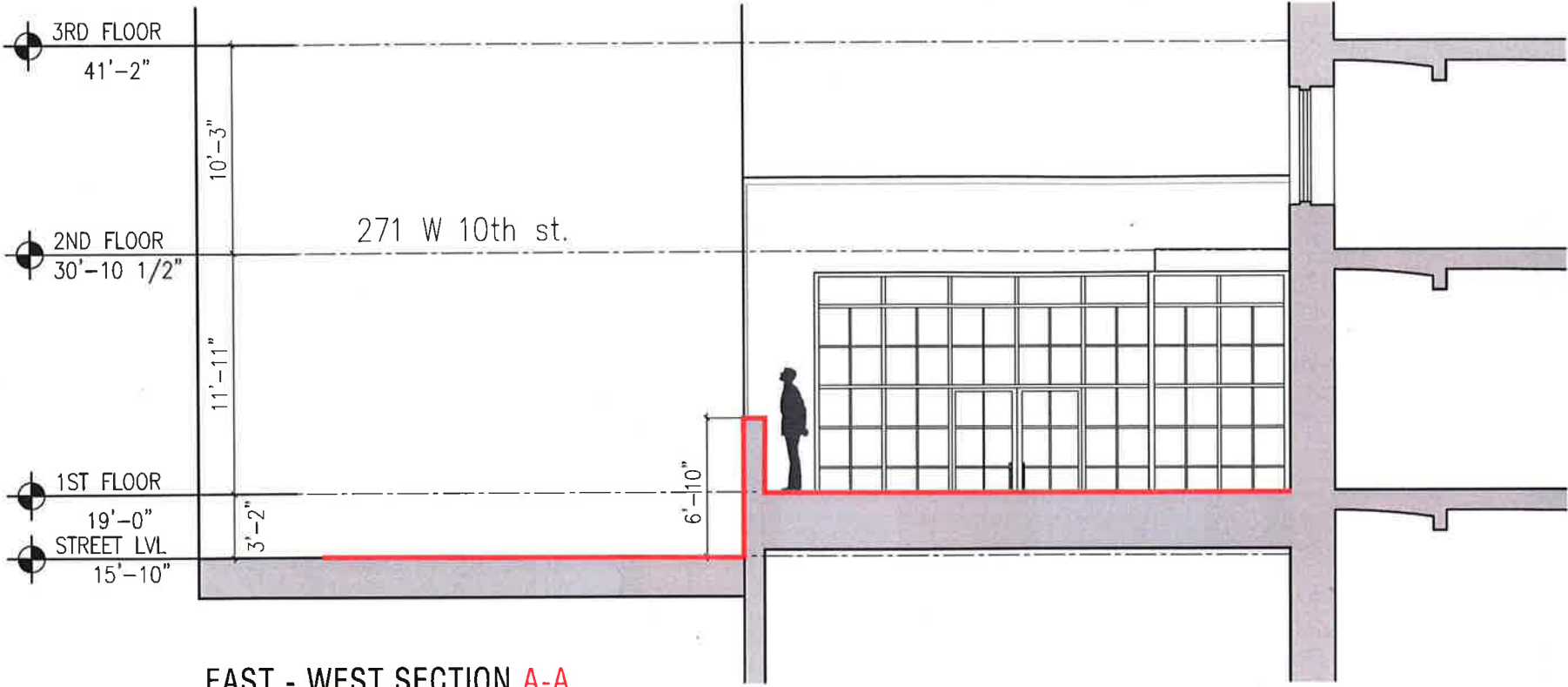
EXISTING EAST & NORTH WINDOWS
(1/2" = 1'-0")



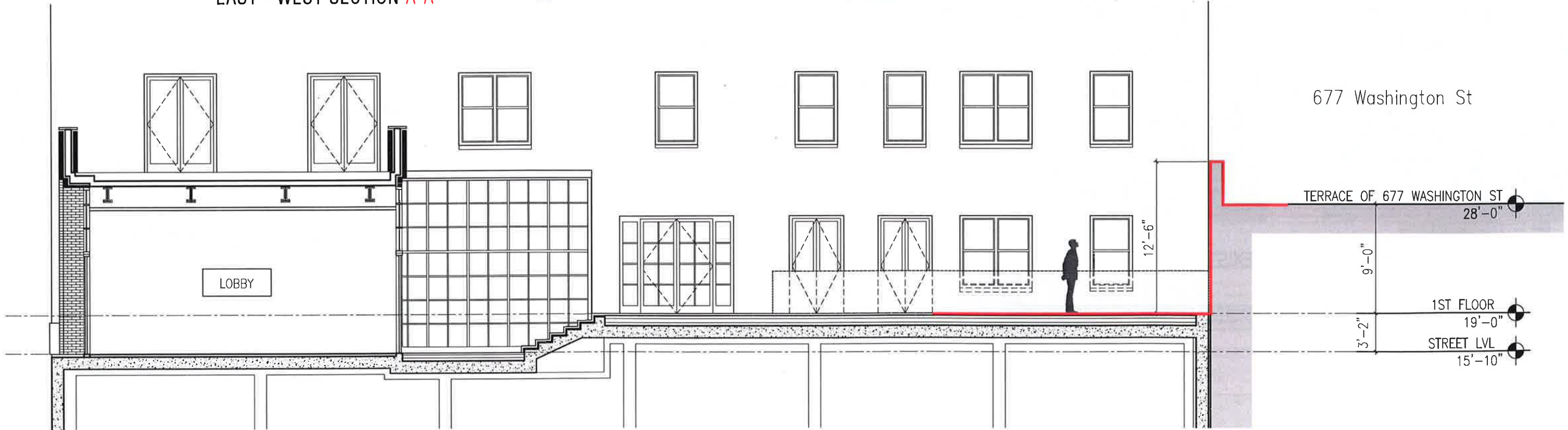
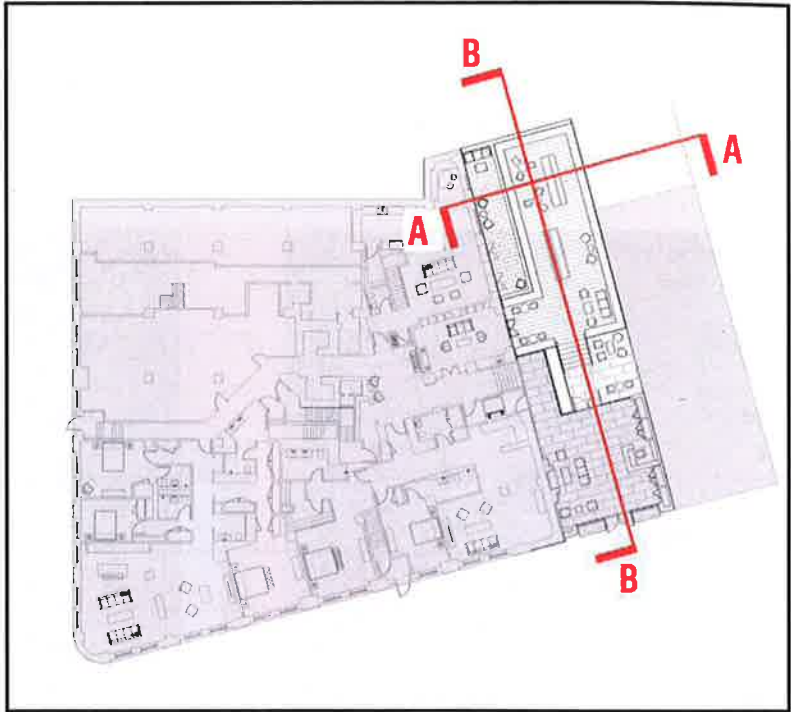
PROPOSED EAST & NORTH WINDOWS
(1/2" = 1'-0")



NEW LOBBY & GARDEN SECTIONS

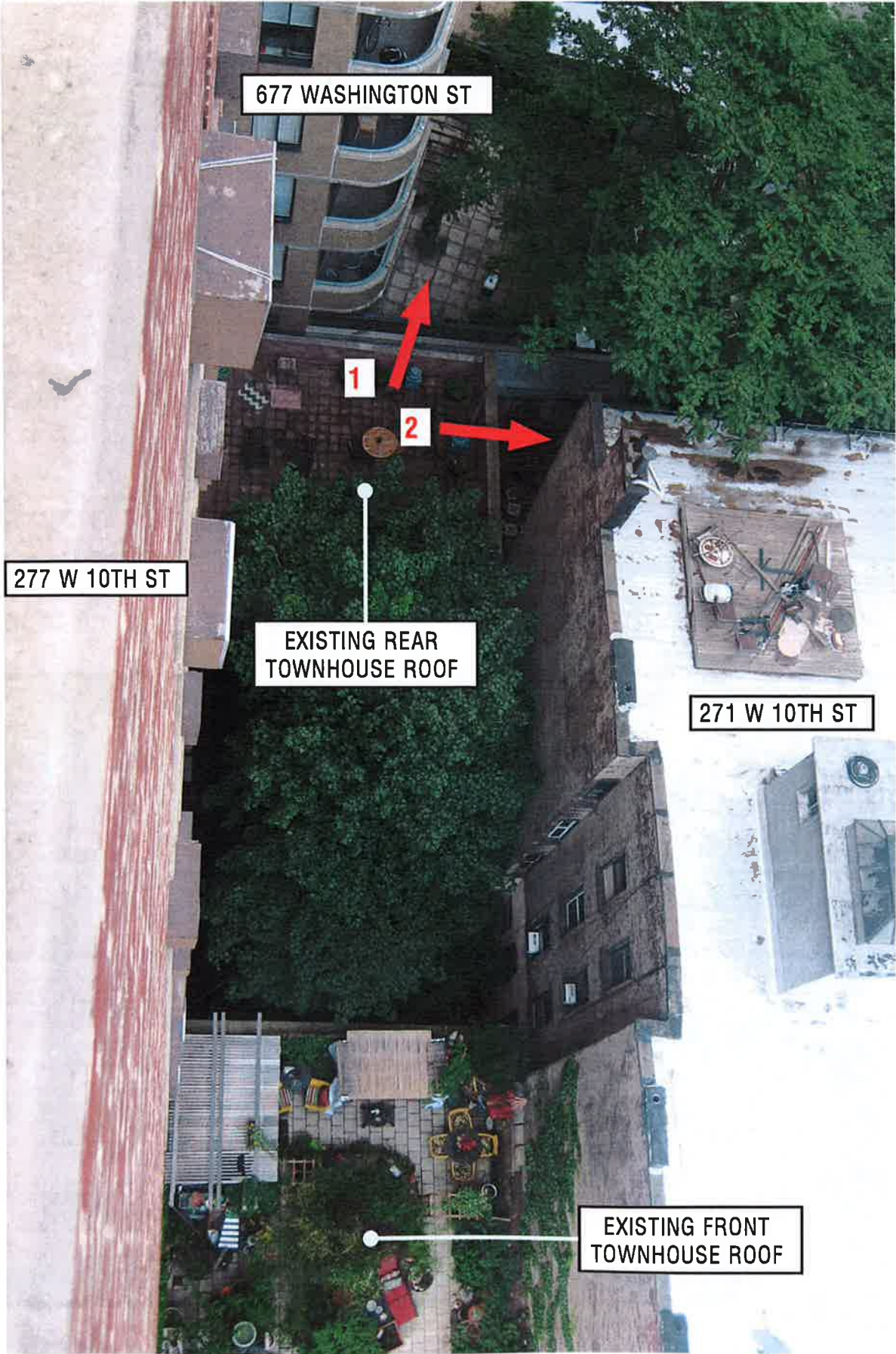


EAST - WEST SECTION A-A



SOUTH - NORTH SECTION B-B

VIEWS FROM EXISTING TOWNHOUSE

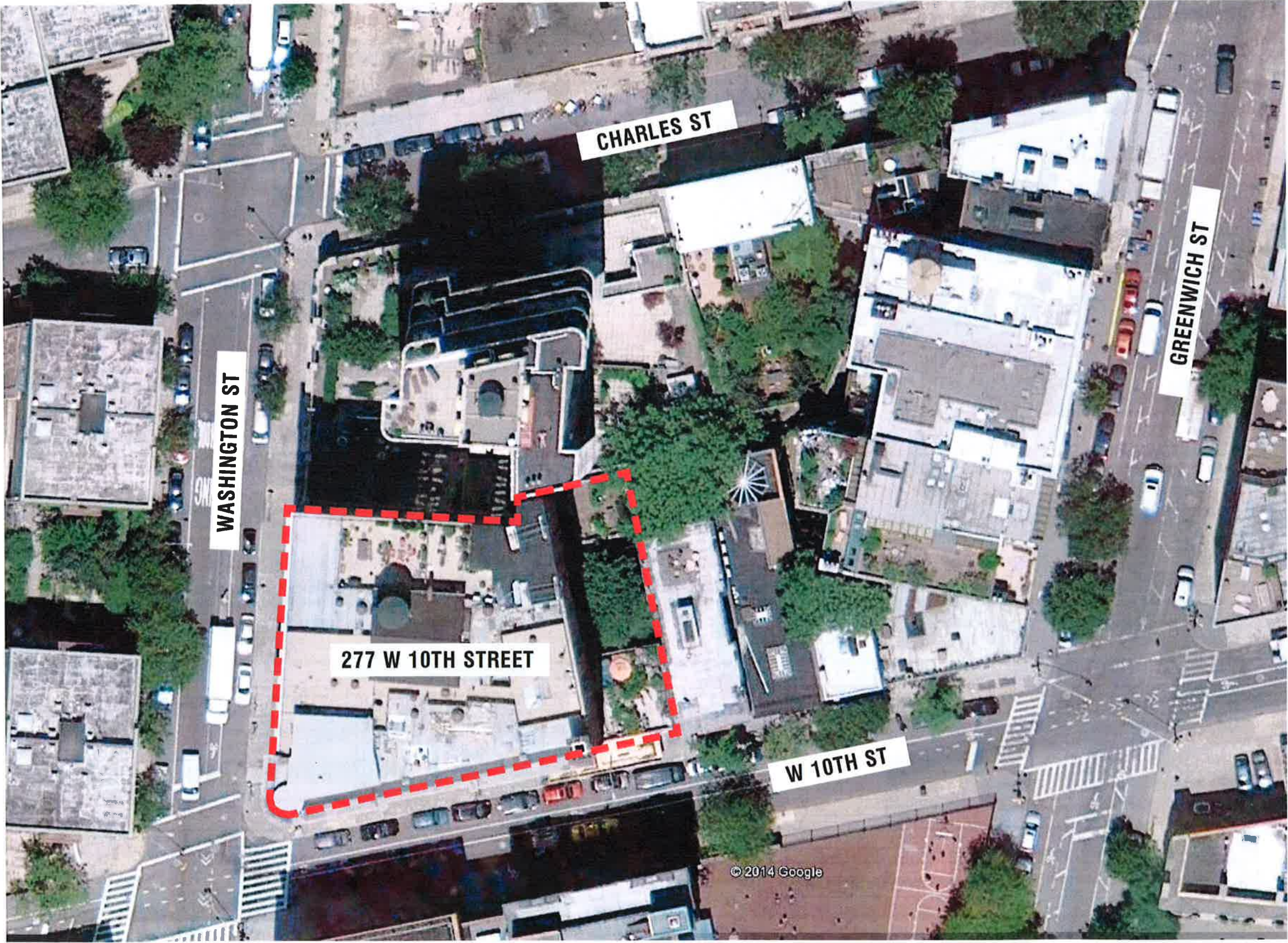


1. VIEW FROM EXISTING REAR TOWNHOUSE ROOF LOOKING NORTH



2. VIEW FROM EXISTING REAR TOWNHOUSE ROOF LOOKING EAST

SITE MAP



EXISTING TOWNHOUSE FACADE



1. PANORAMIC PHOTO OF EXISTING TOWNHOUSE COURTYARD



2. NORTH FACADE OF FRONT TOWNHOUSE



3. SOUTH FACADE OF REAR TOWNHOUSE

