
WISKUP PROJECTS






20 King Street, Manhattan, Block 519 Lot 29
DOCKET# LPC-26-02927
2/12/2026 - Community Board 2

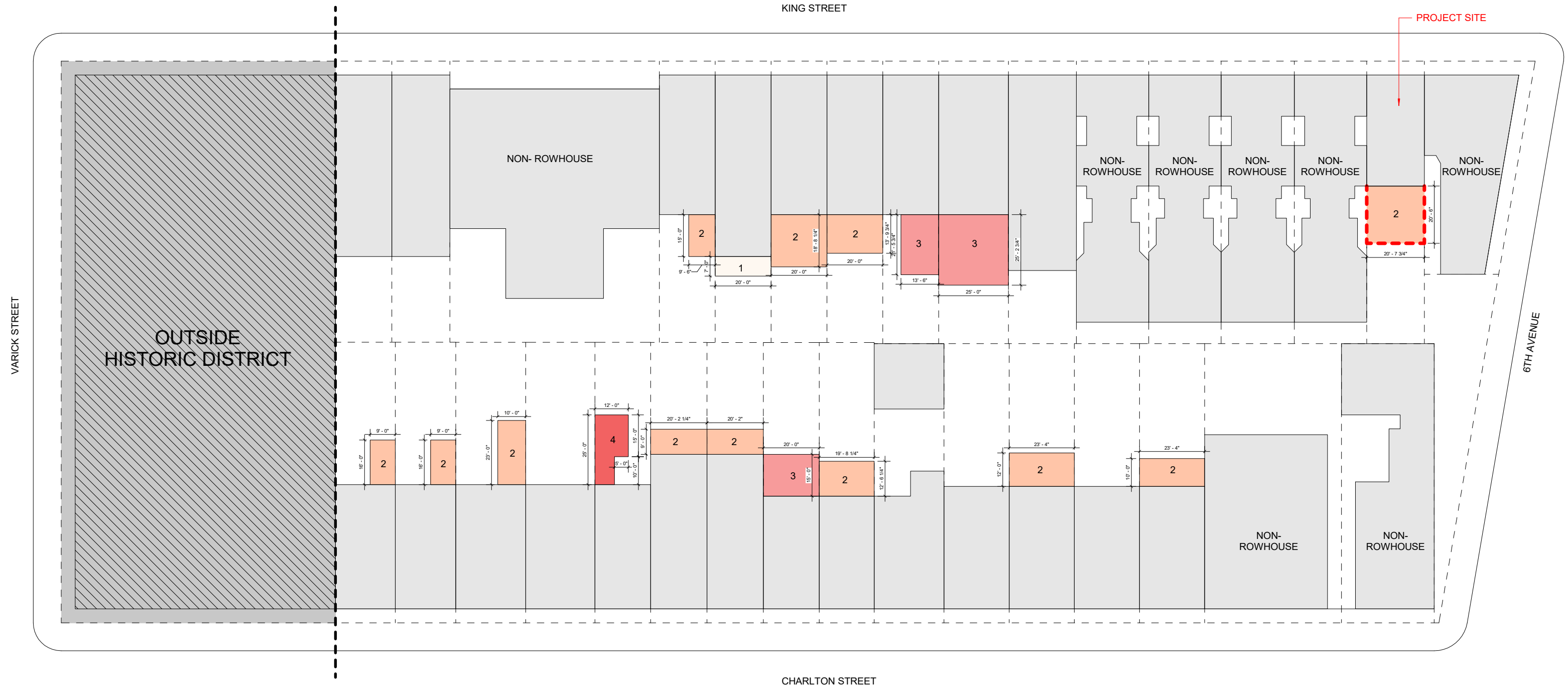
Charlton-King-Vandam Historic District | LP-0224



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.2.2019

Full Block Plan

| BLOCK PLAN LEGEND | |
|---|------------------|
|  | BUILDING |
|  | 1 STORY ADDITION |
|  | 2 STORY ADDITION |
|  | 3 STORY ADDITION |
|  | 4 STORY ADDITION |



Historic Photo
1940s Tax Photos



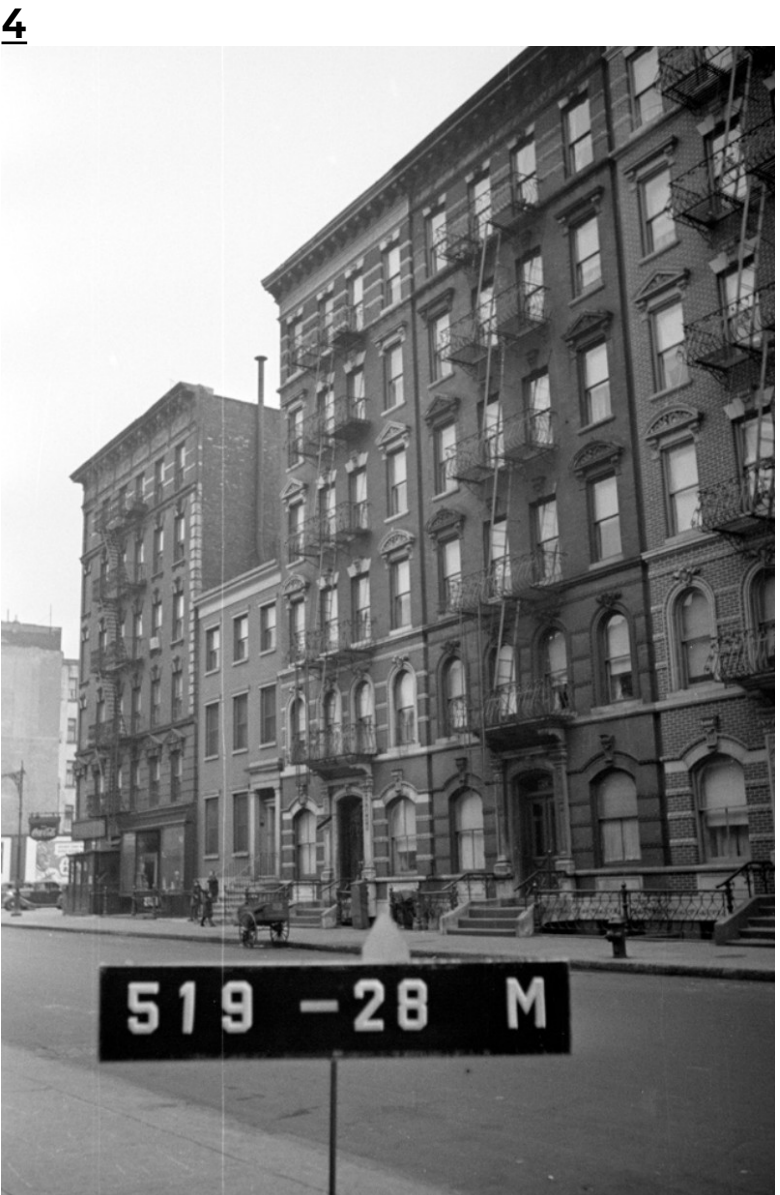
Looking North from Charlton Street and 6th Avenue



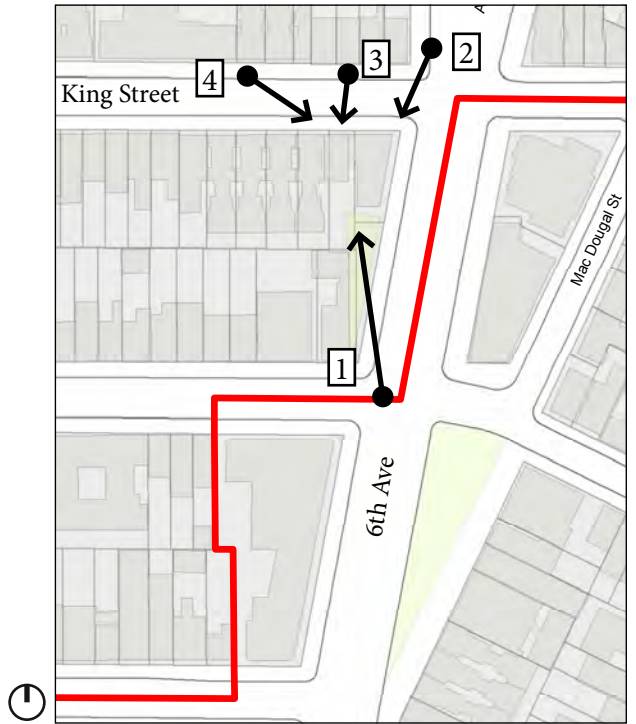
Looking South from King Street and 6th Avenue



King Street Frontage



Looking West towards 6th Avenue on King Street



Historic Photo [approx. 1925]
Looking North West from 6th Avenue



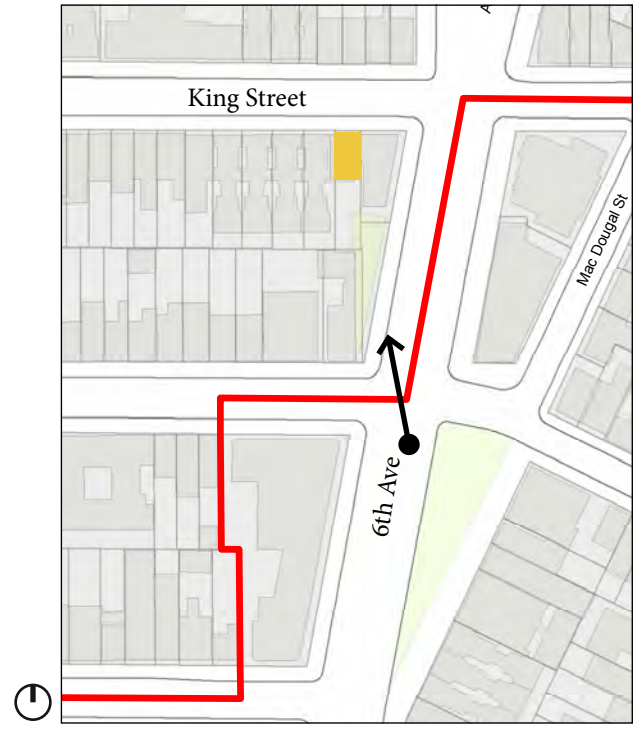
Historic Photo [approx. 1927]

Looking West on King Street



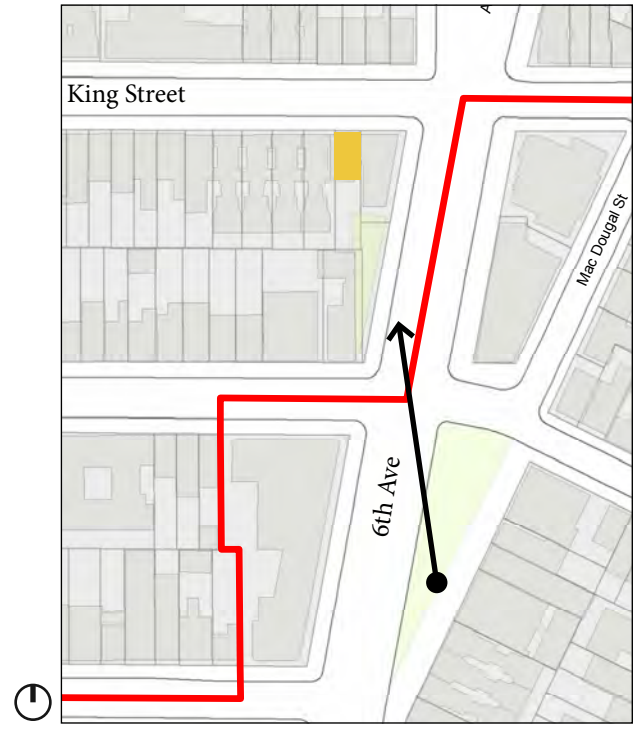
Historic Photo [approx. 1935]

Looking North from 6th Avenue and Charlton St.



Historic Photo [approx. 1935]

Looking North from 6th Avenue and MacDougal St.



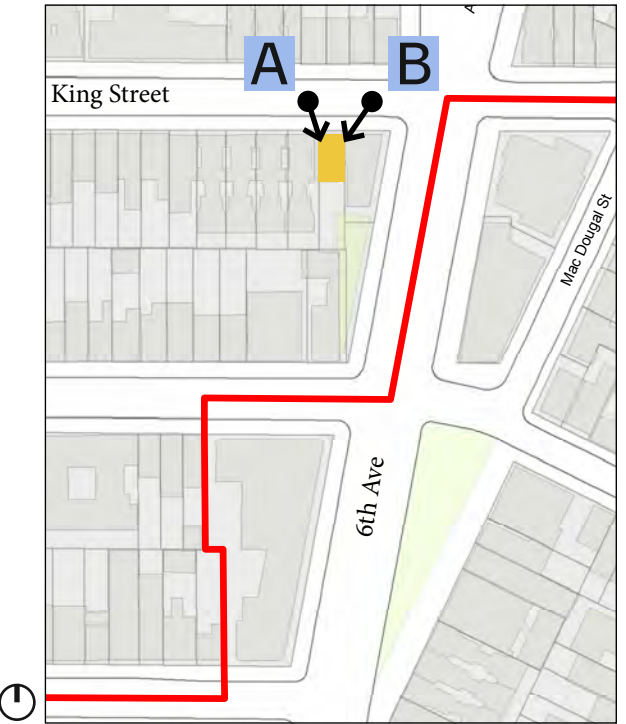
Color Photos of Existing Conditions
Front Facade



A



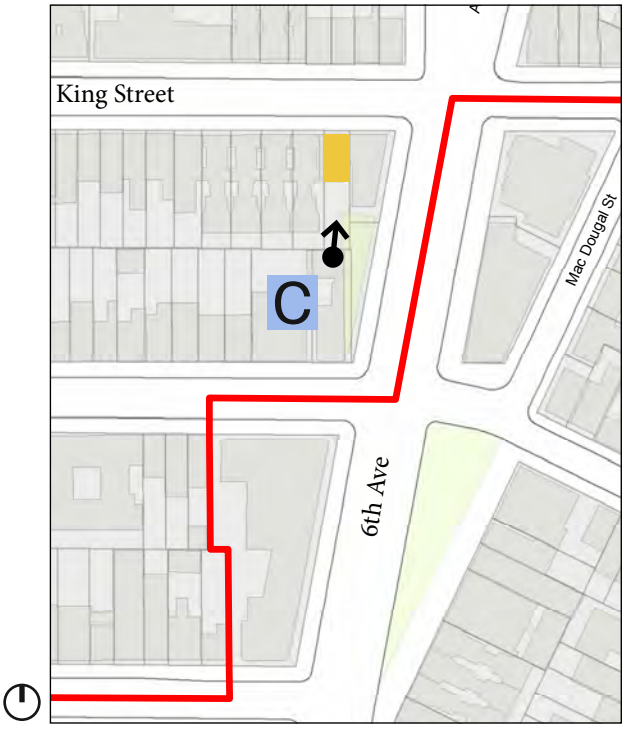
B



Color Photos of Existing Conditions
Rear Facade



C

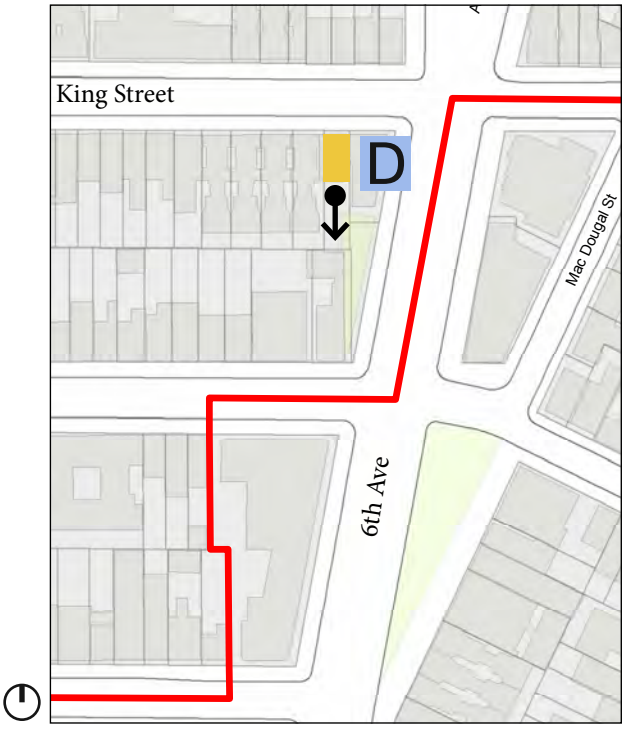


Color Photos of Existing Conditions

Rear Yard



D



Color Photos of Existing Conditions
Rear Facades of Adjacent Buildings / Eastern Property Line

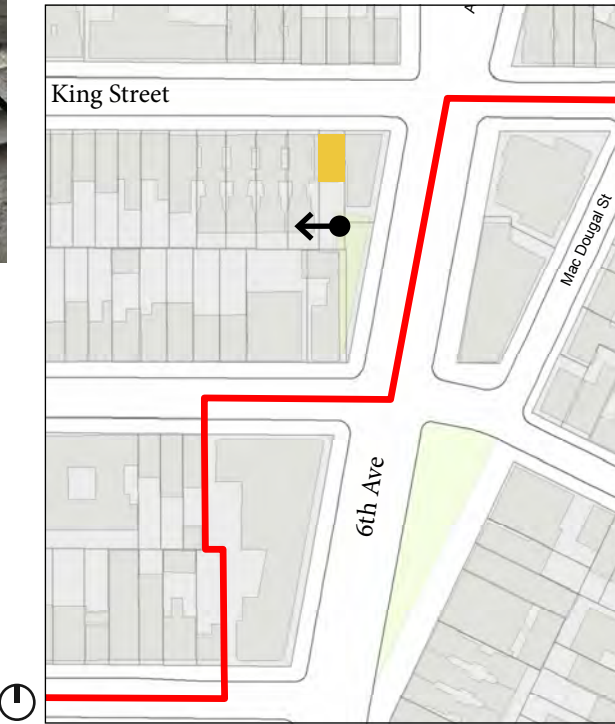
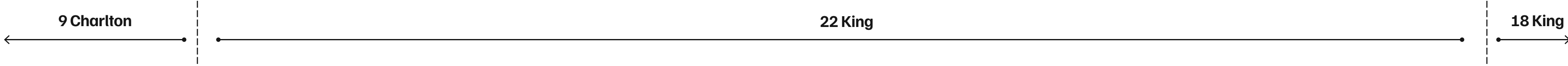


Color Photos of Existing Conditions
Rear Facades of Adjacent Buildings / Southern Property Line

9 Charlton



Color Photos of Existing Conditions
Rear Facades of Adjacent Buildings / Western Property Line

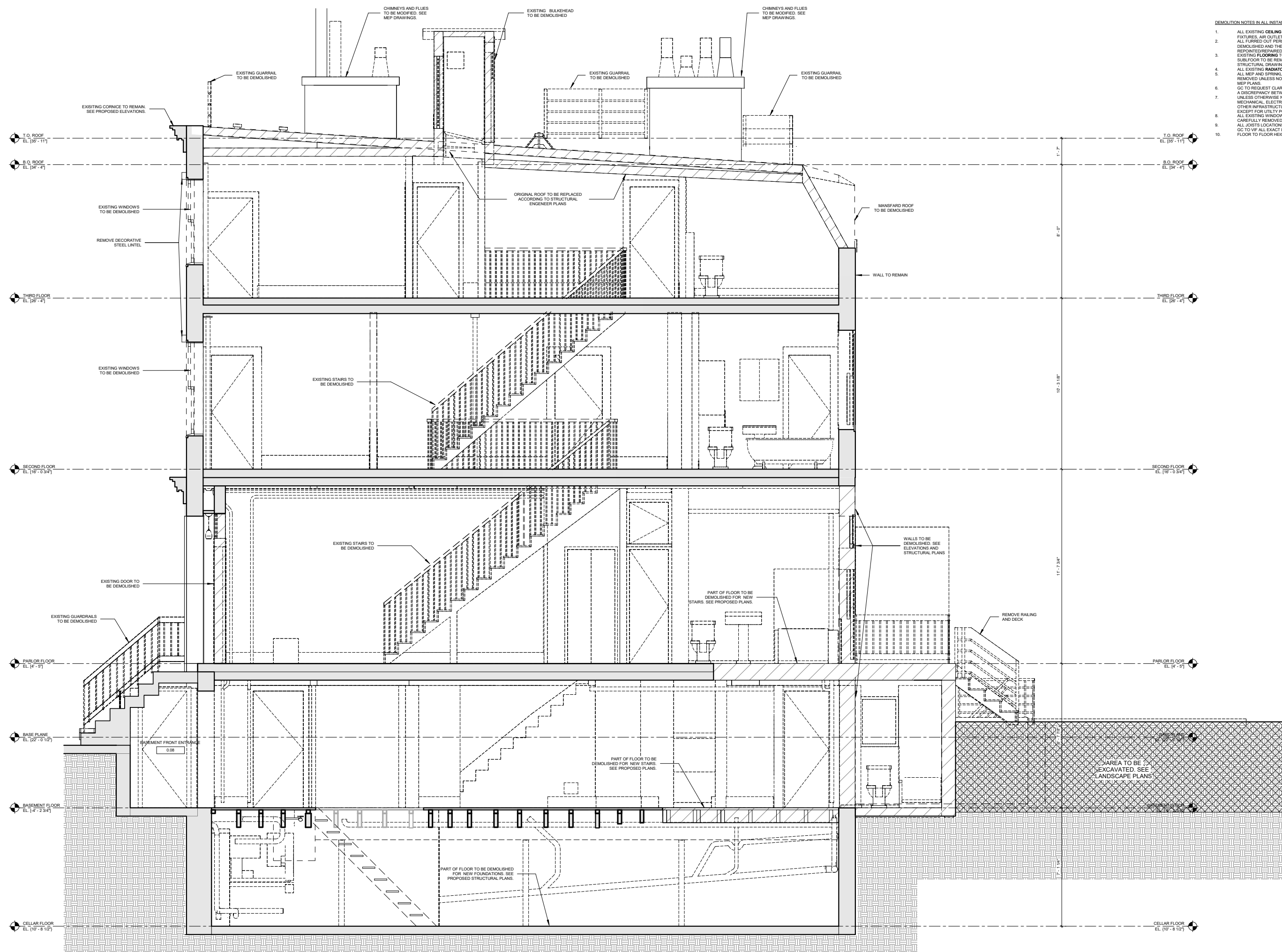


Proposed Design Overview

- ① Rear yard addition
- ② Rooftop bulkhead and glass guardrails
- ③ Modification to mansard roof
- ④ Removal of metal lintel caps at front facade
- ⑤ Installation of aluminum-clad windows at front facade
- ⑥ Installation of stoop gate



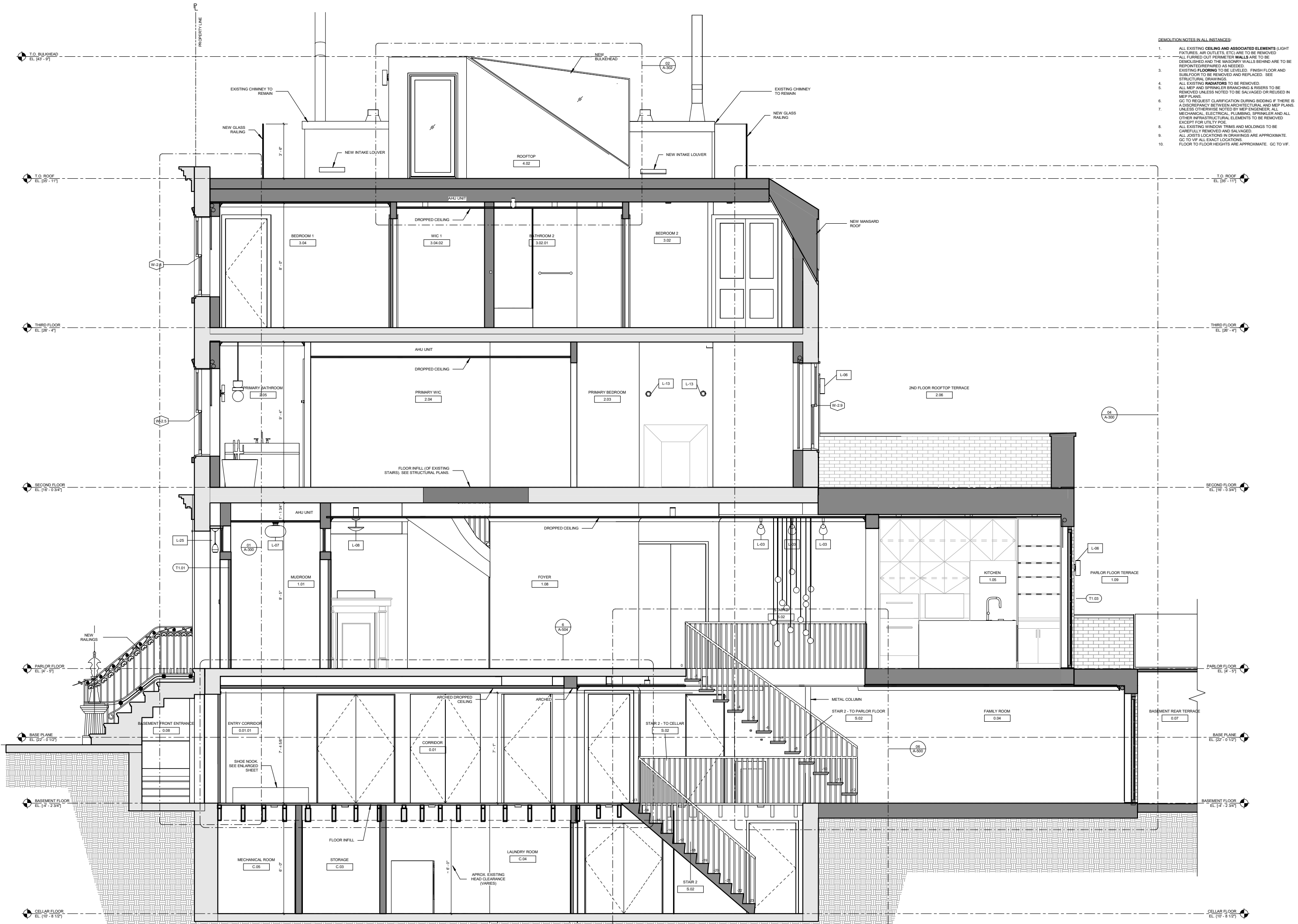
Existing Section



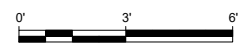
01 N/S SECTION 2 EXISTING / DEMOLITION
3/8" = 1'-0"



Proposed Section #2



01 N/S SECTION 2 PROPOSED
3/8" = 1'-0"



King Street is rich in handsome Greek Revival houses of the early period, the 1840's. Numbers 20, 40, 42 and 44 are perfect, and in their original state - a great example of survival. Their brownstone doorways, strict and linear, their window lintels, their roof cornices with frames, their ironwork with Grecian motifs - their stair railings terminating on handsome columns of brownstone - are all there. Number 34 is another fine Greek Revival house with its doorway crested with ornament (the anthemion motif) designed in the manner associated with Minard Lafever, the great architect of the period. Number 32, which was its twin, has had a Mansard roof added, which hurts the relationship but is in itself an interesting "modernization" not old enough to have considerable charm. Numbers 22, 24, 26, and 28 are identical apartment houses of 1901, and are outstanding examples for this period. Of red brick, they are covered in a lavish way with white stone ornamentation, which is very eclectic. Their stonework is of a type fast disappearing.

Stoop Fence and New Gate
Precedents



42 King



44 King

Lintel Probes
King Street Facade



Replaced Lintel Precedent
LPC Approved - 52 King Street



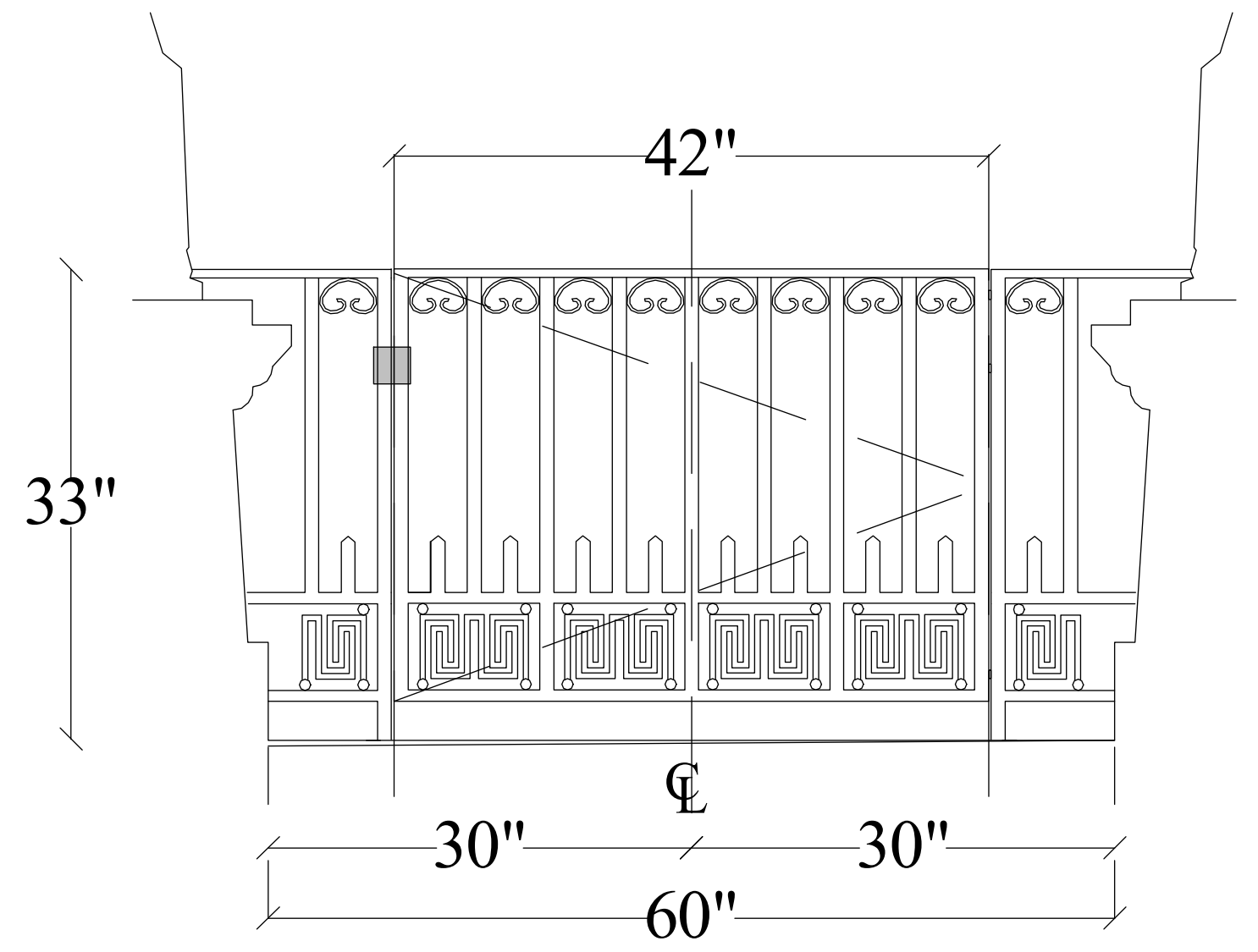
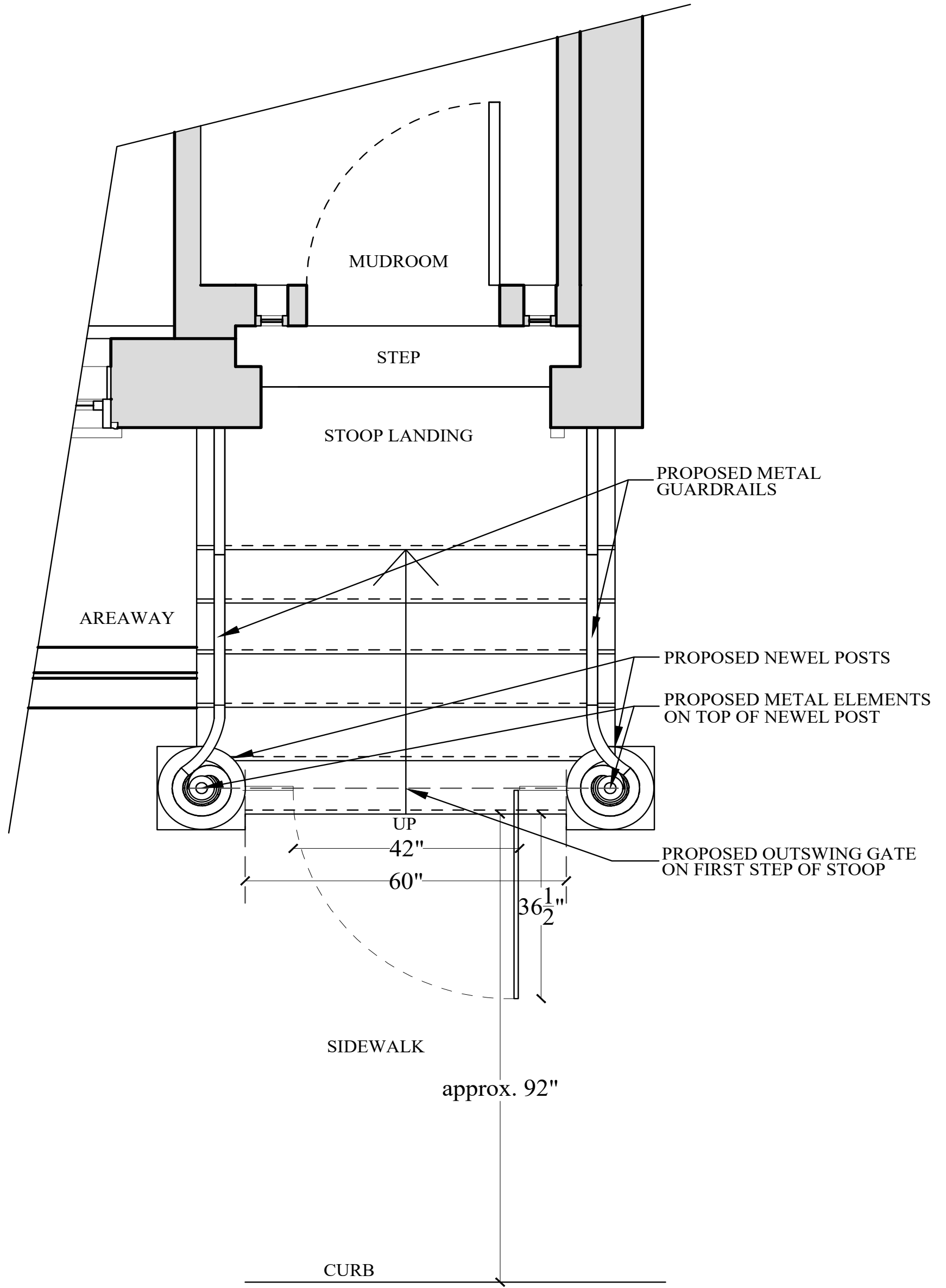
Since moving into the home in the Fall of 2025, the owners have experienced:

- 1) Break-in and intruder at night while they were sleeping in the home**
- 2) Mugging directly in front of their home**
- 3) Ongoing Loitering**

Stoop Fence and New Gate Proposed

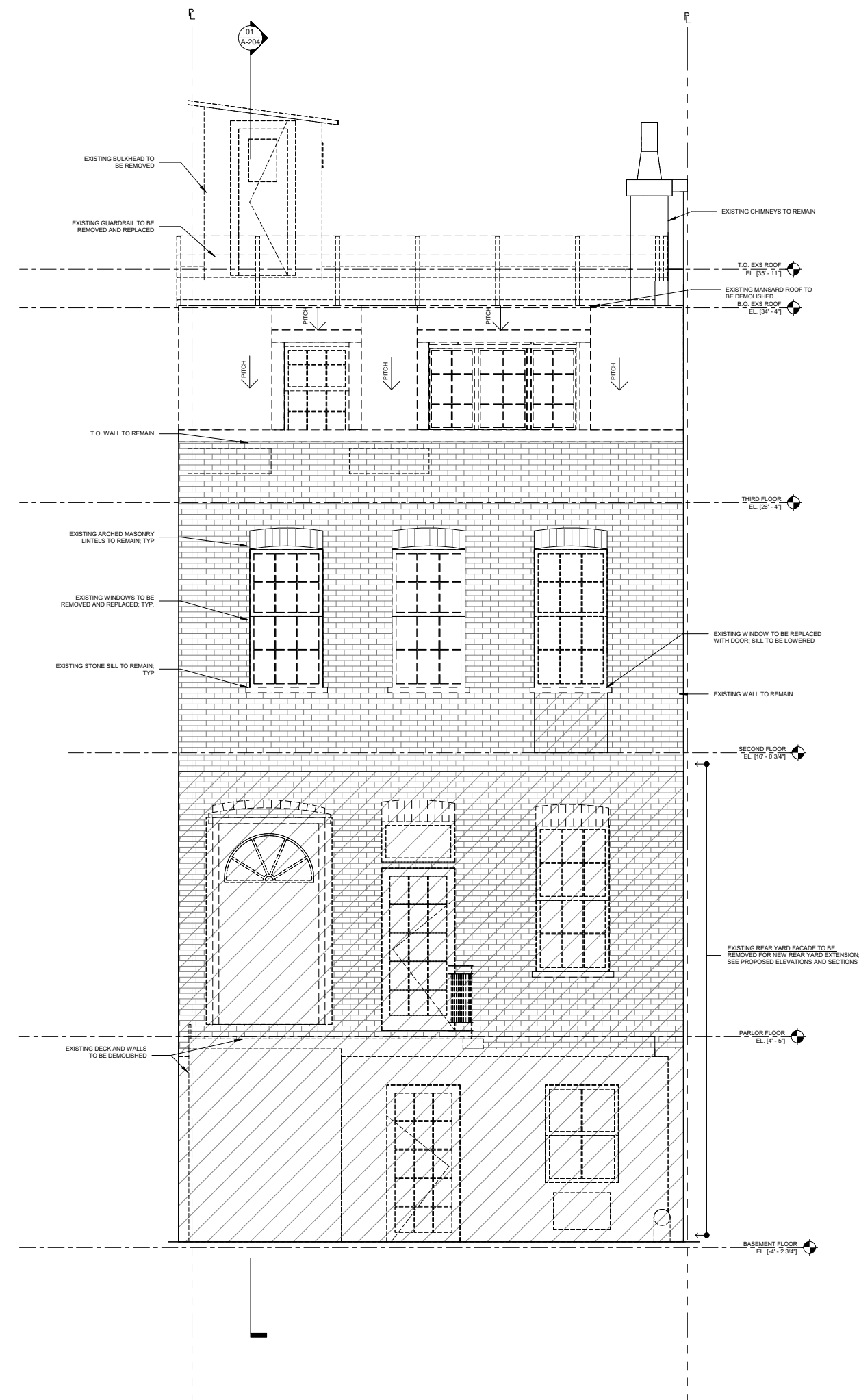


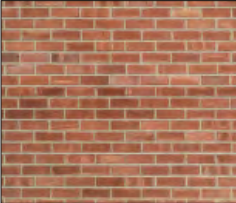
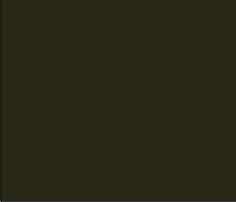

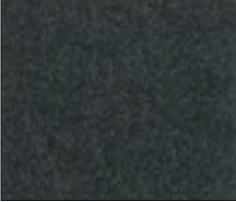

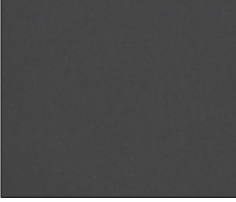
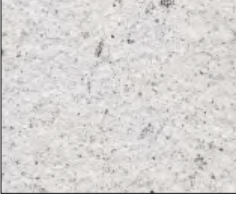

Stoop Gate
Details



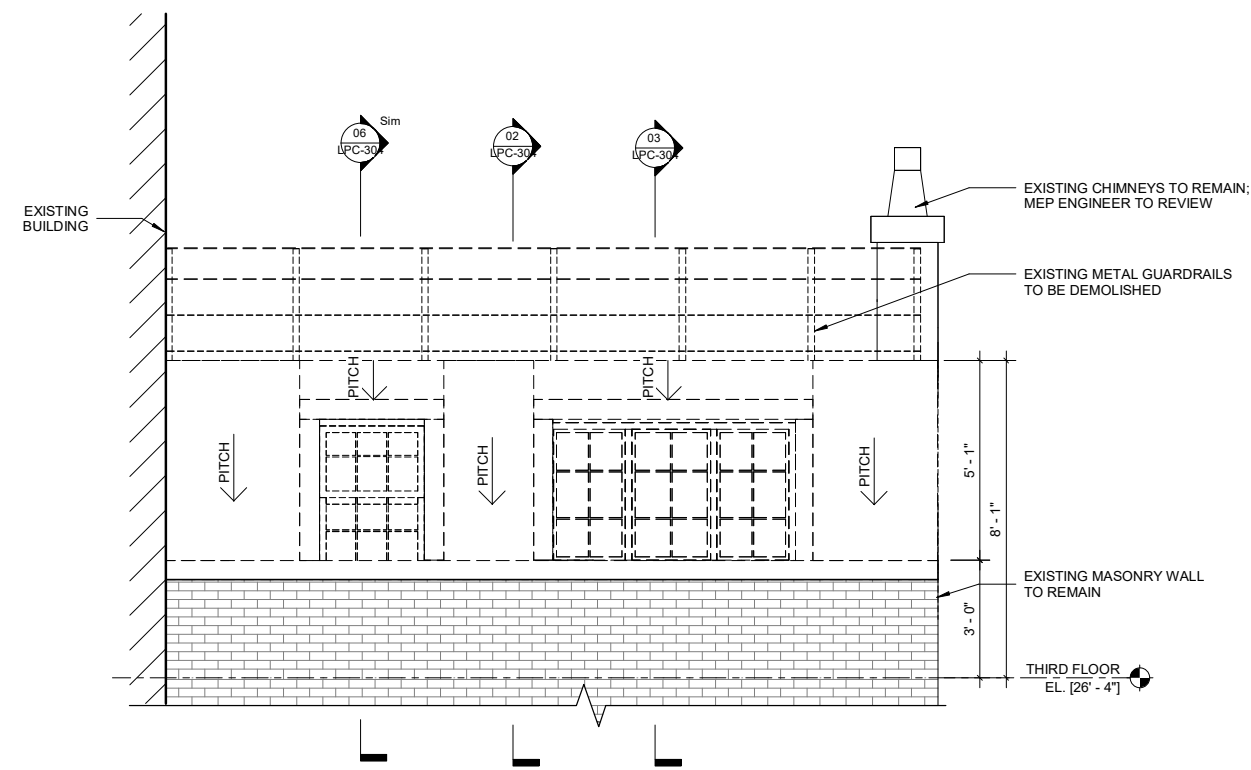
Existing and Proposed King Street Facade

South Facade

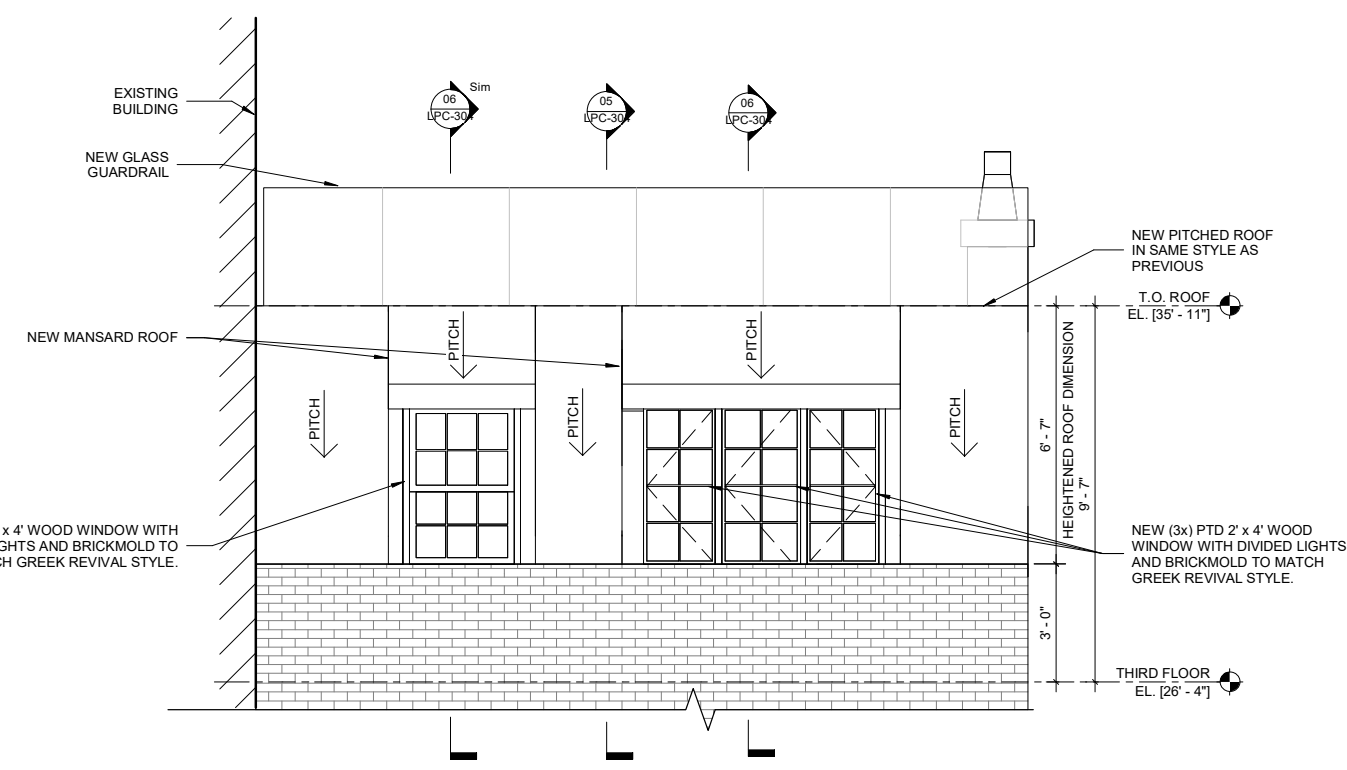


- 
BRICK FACADE
 NEW BRICK AND MORTAR TO MATCH EXISTING
- 
MANSARD ROOF
 MANF: GOTHAM METALS
 COLOR: MATTE BLACK
 FINISH: ULTRA-COOL LOW GLOSS
- 
METAL FRAMED WINDOWS
 MANF: MARVIN
 COLOR: BRONZE
- 
METAL SLIDING DOOR FRAME
 MANF: OPTIMUM STEEL WINDOW MFG CORP.
 COLOR: RELA ESPRESSO
 FINISH: POWDER-COATING
- 
GLASS RAILING
 MANF: TBD
 SERIES: 1/2" LAMINATED
 COLOR: CLEAR LOW IRON
- 
BULKHEAD
 COLOR: DARK BRONZE ANODIZED
- 
PAVERS
 MANF: HANOVER
 COLOR: GLACIER WHITE
 FINISH: TUDOR
- 
GARDEN PAVERS
 MANF: STONEWOOD PRODUCTS
 COLOR: NATURAL CLEFT VARIEGATED

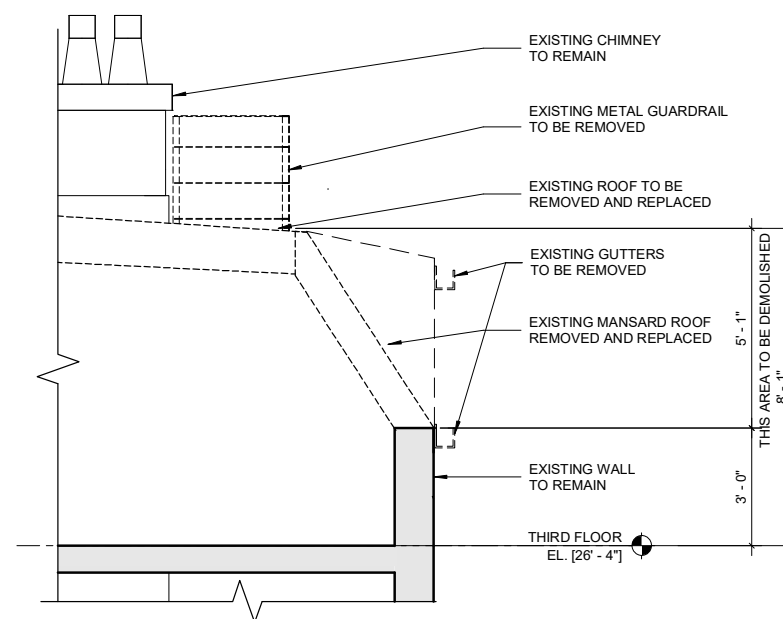
Mansard Roof Design



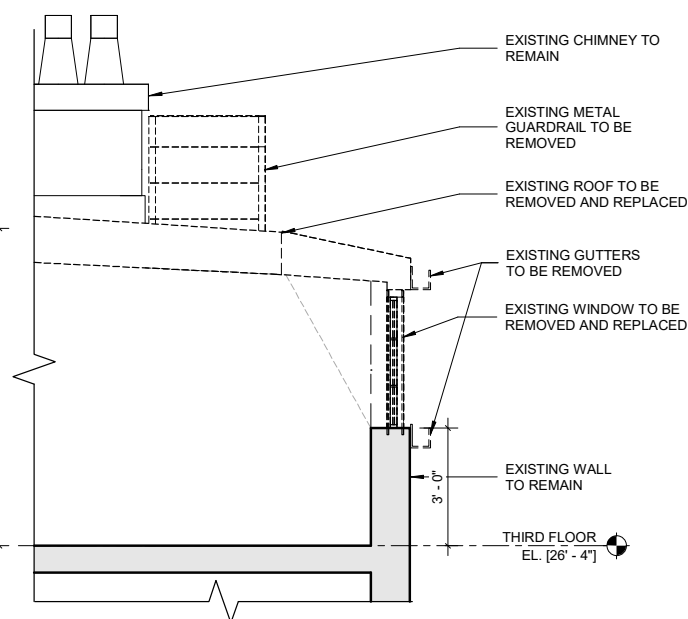
01 ELEVATION - DEMOLITION
3/8" = 1'-0"



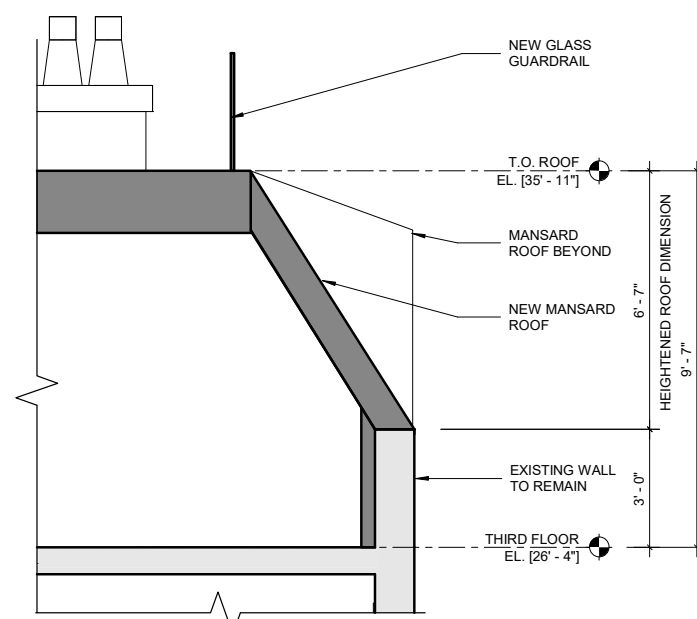
04 ELEVATION - PROPOSED
3/8" = 1'-0"



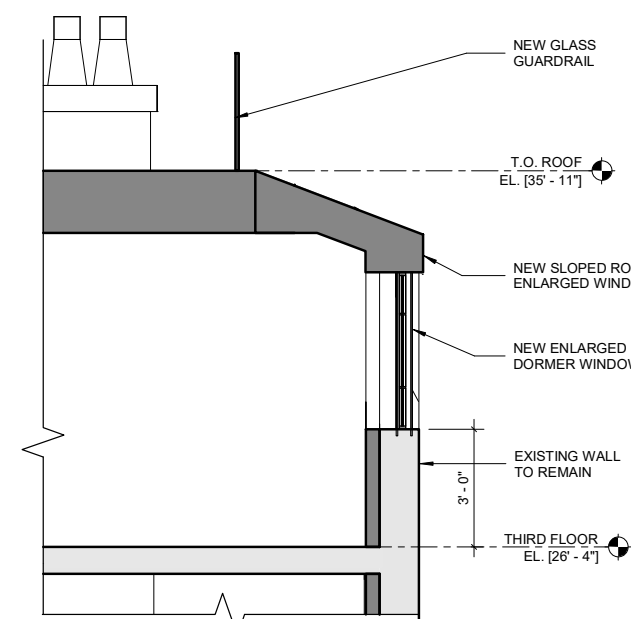
02 SECTION - DEMOLITION
3/8" = 1'-0"



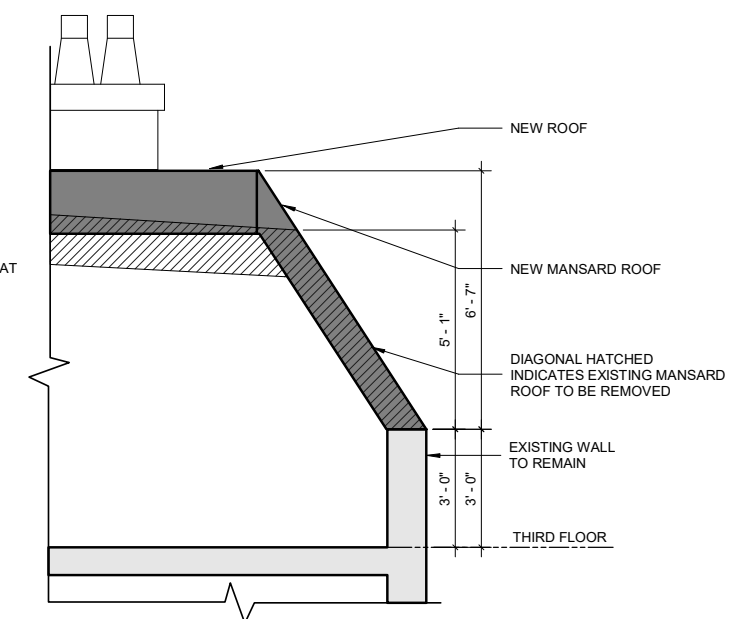
03 SECTION - DEMOLITION
3/8" = 1'-0"



05 SECTION - PROPOSED
3/8" = 1'-0"



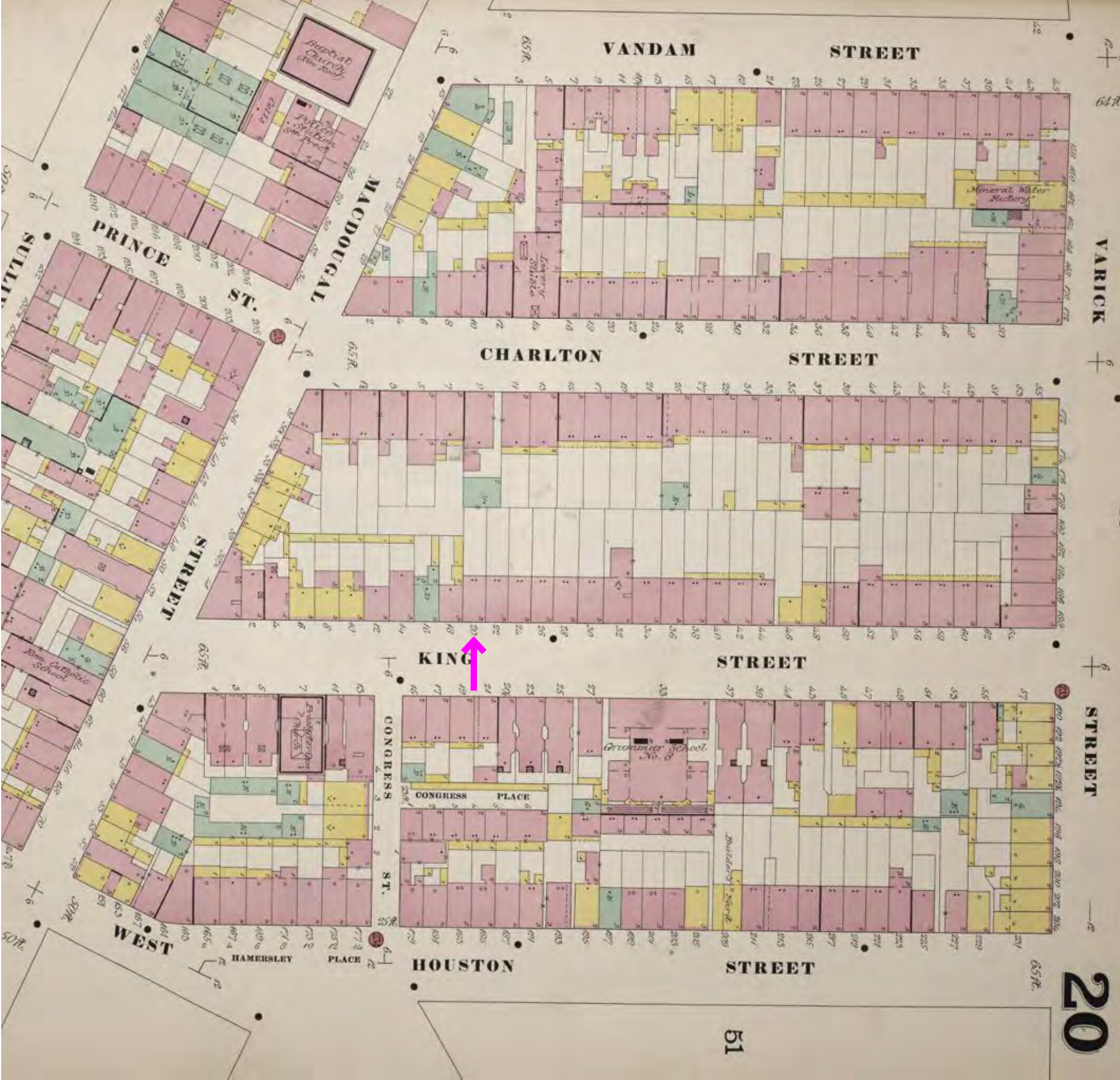
06 SECTION - PROPOSED
3/8" = 1'-0"



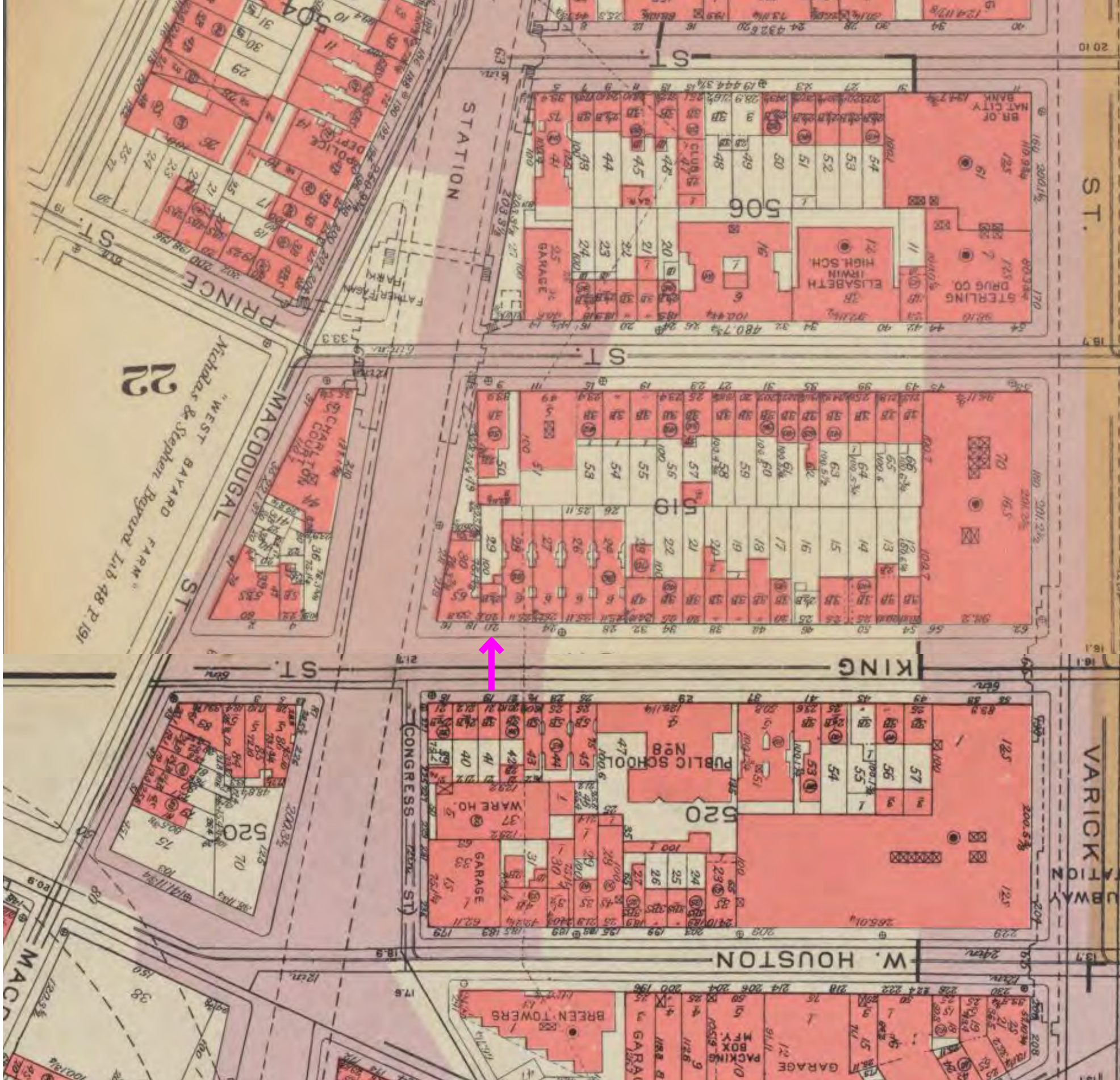
07 MANSARD ROOF DIAGRAM
3/8" = 1'-0"

Urban Fabric Before and After the Sixth Avenue Extension

Arrow Pointing to 20 King St.



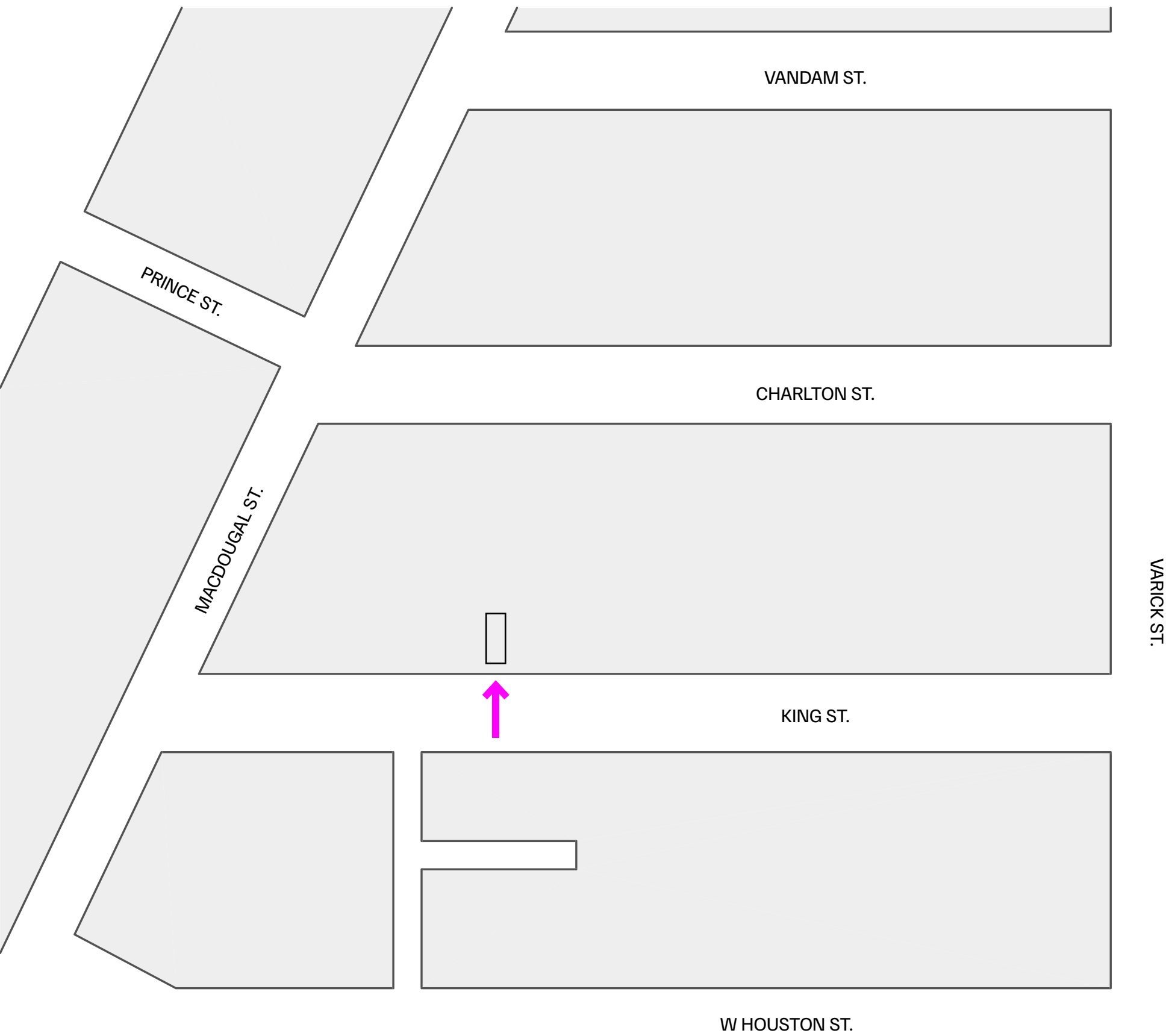
1894 SANBORN MAP



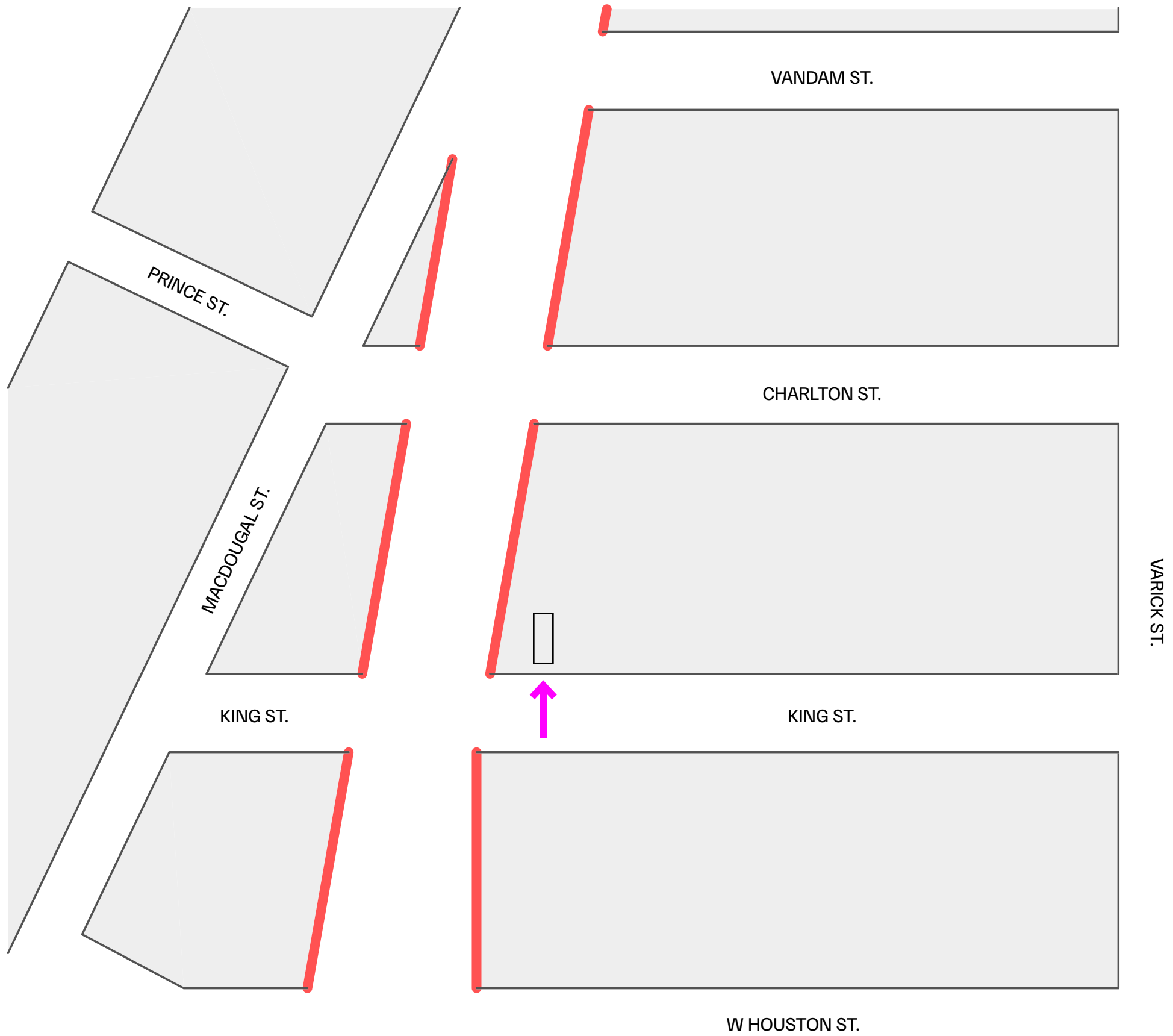
1955 SANBORN MAP



Resulting Urban Massing

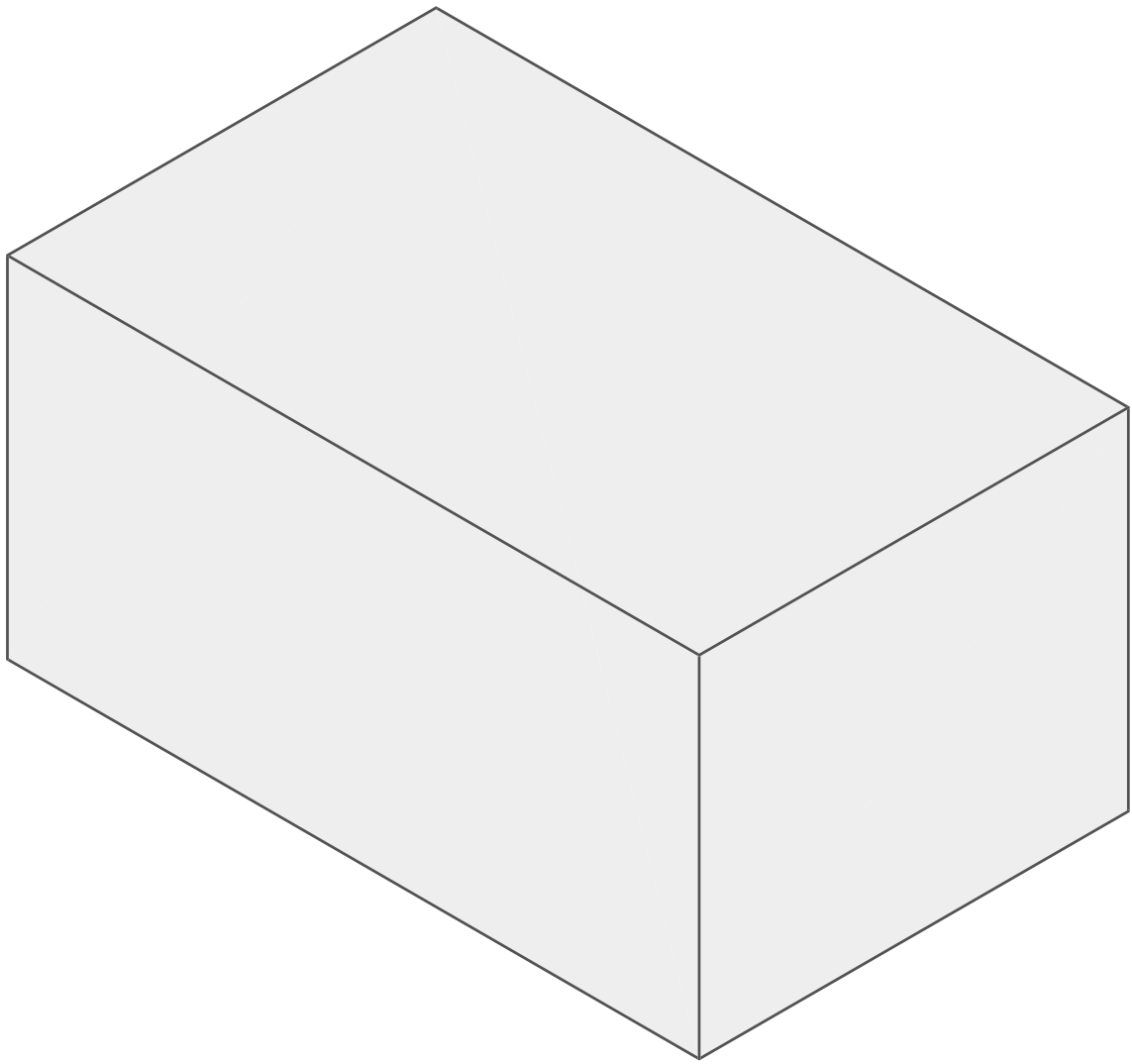


PRIOR TO 6TH AVENUE EXTENSION

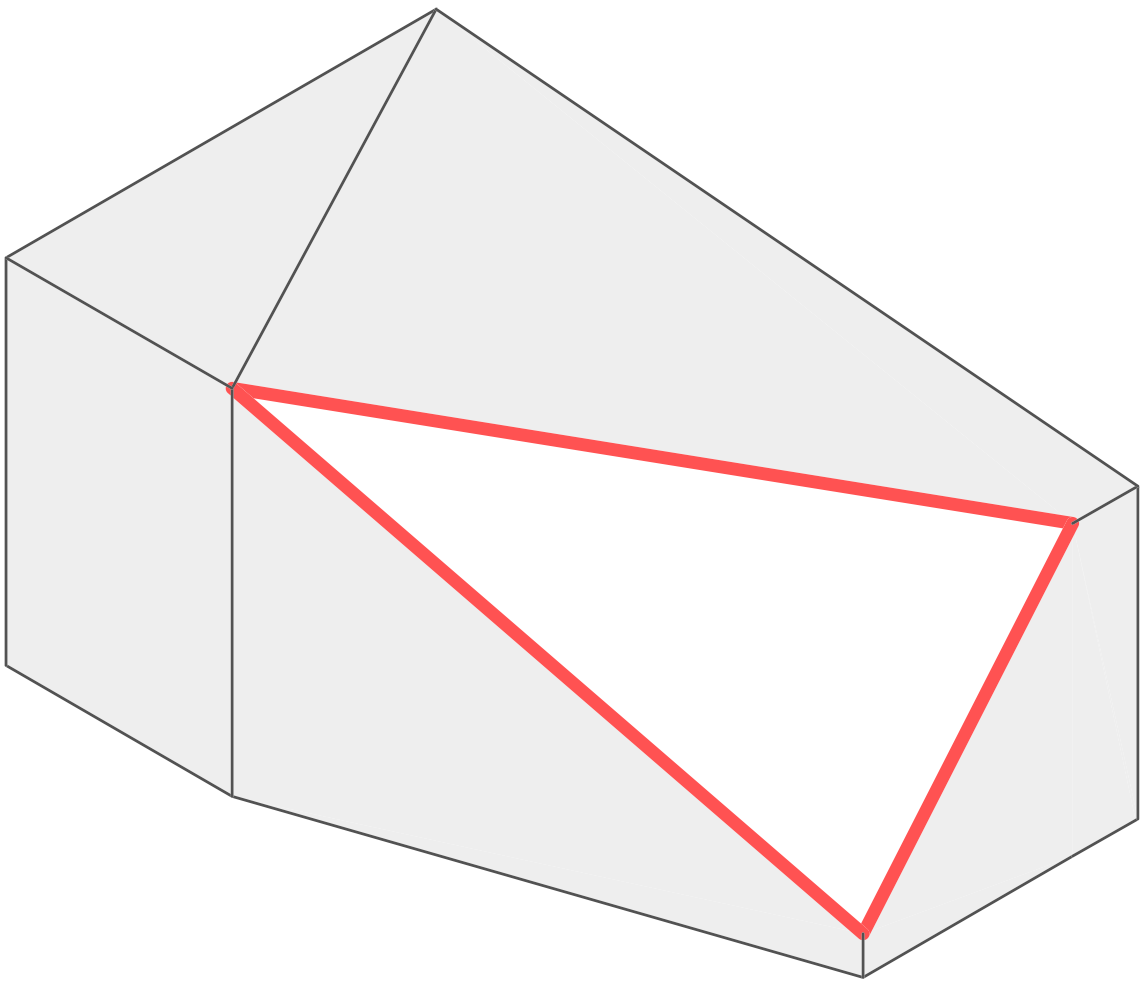


AFTER 6TH AVENUE EXTENSION

Bulkhead Massing: Sculpted Volume



BULKHEAD ENVELOPE



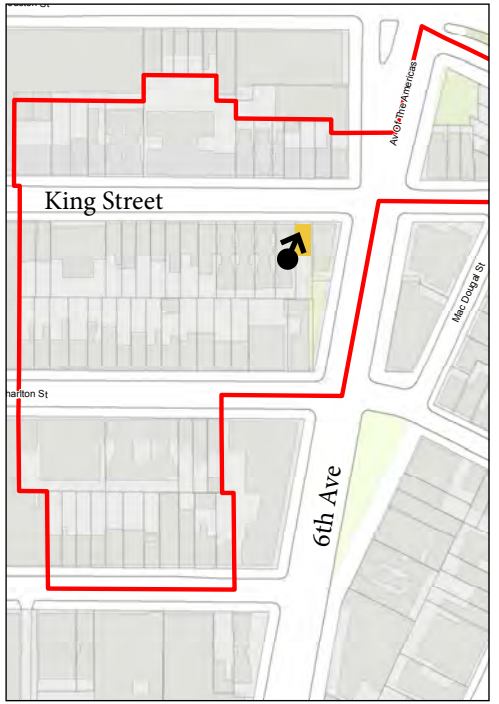
PROPOSED SCULPTED VOLUME

Bulkhead Mockup
Looking North East

**EXISTING BULKHEAD
TO BE REMOVED**



PROPOSED BULKHEAD

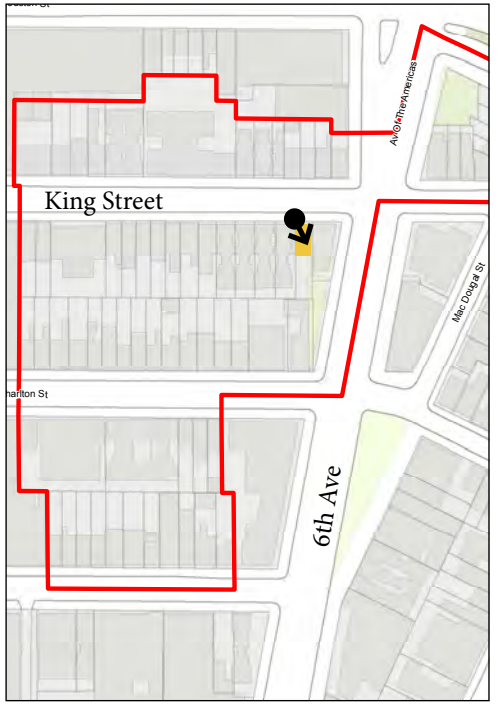


Bulkhead Mockup
Looking South East



PROPOSED BULKHEAD

**EXISTING BULKHEAD
TO BE REMOVED**



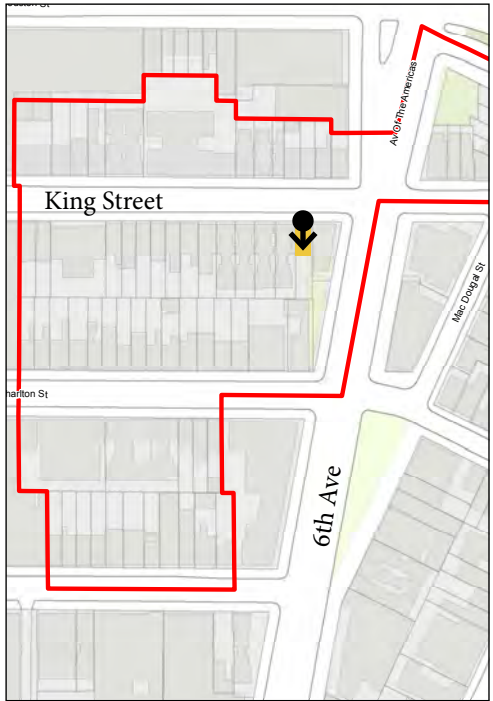
Rail and Mansard Roof Mockup
Looking South



PROPOSED GUARDRAIL
GREEN NETTING

PROPOSED BULKHEAD

PROPOSED TOP OF MANSARD ROOF
YELLOW NETTING

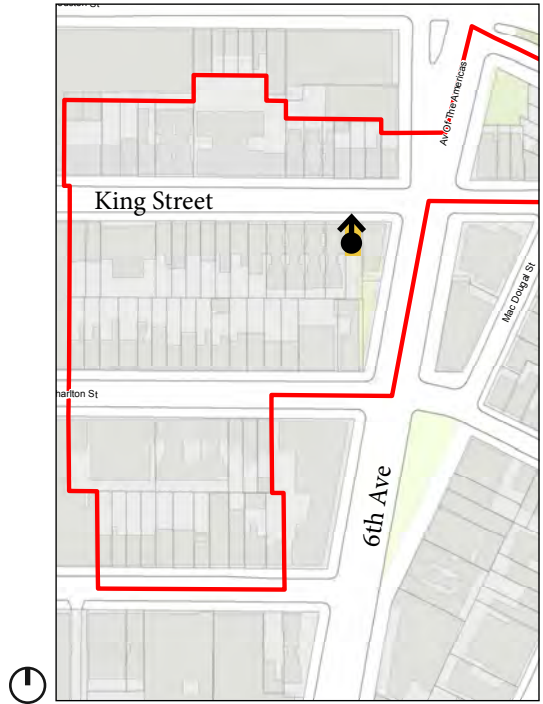


Rail Roof Mockup
Looking North



PROPOSED GUARDRAIL
GREEN NETTING

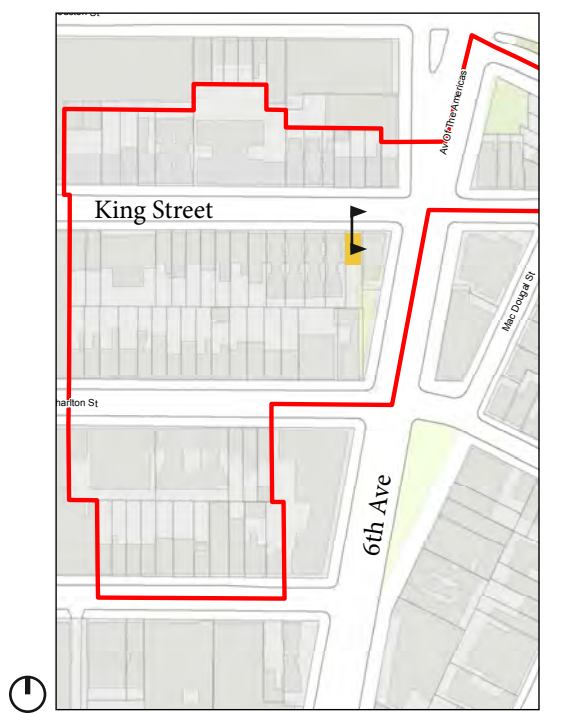
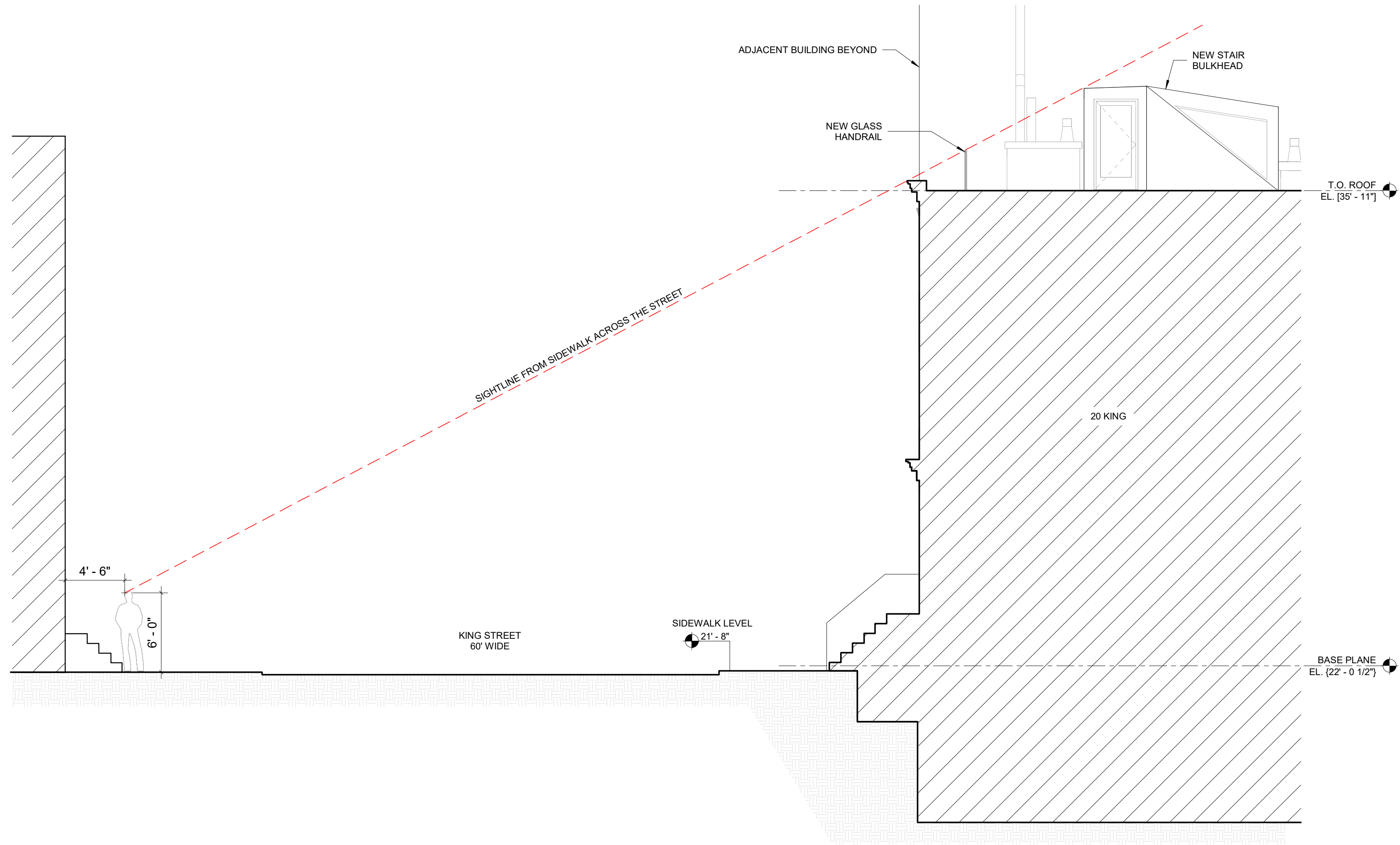
PROPOSED BULKHEAD



Visibility

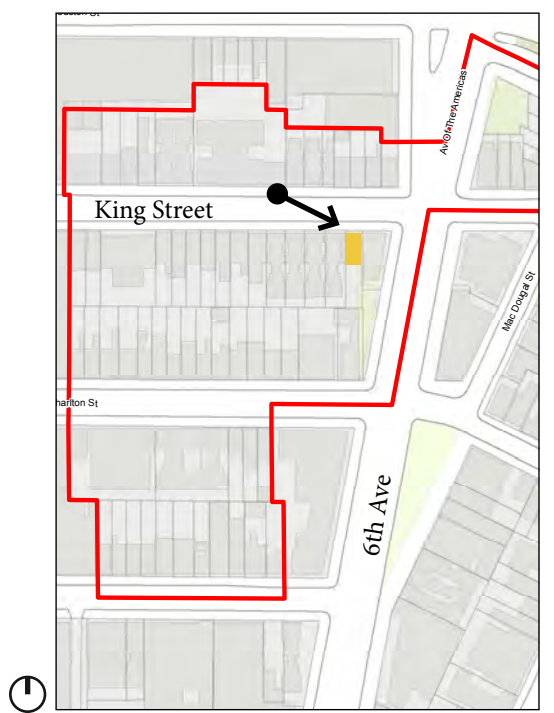
Front Yard Sipline Section

NOTE: Proposed Rooftop work not visible directly across street, King Street Frontage



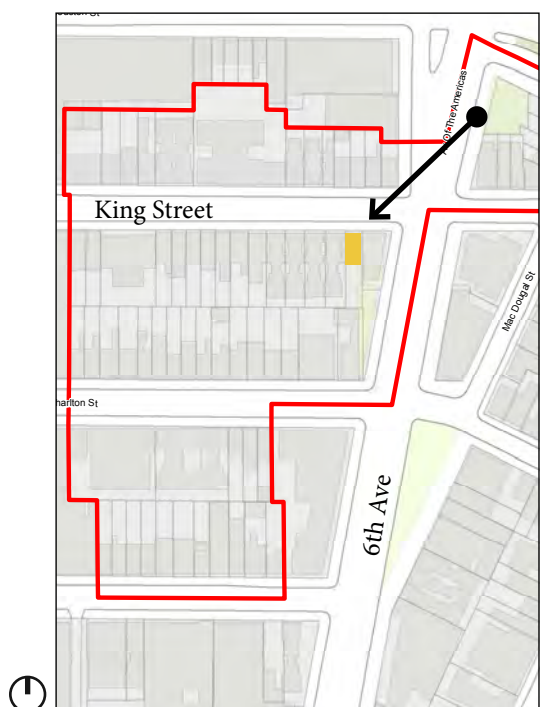
Visibility
Mock-Up Photos

NOTE: Very limited visibility of top rail visible in limited location on King St.

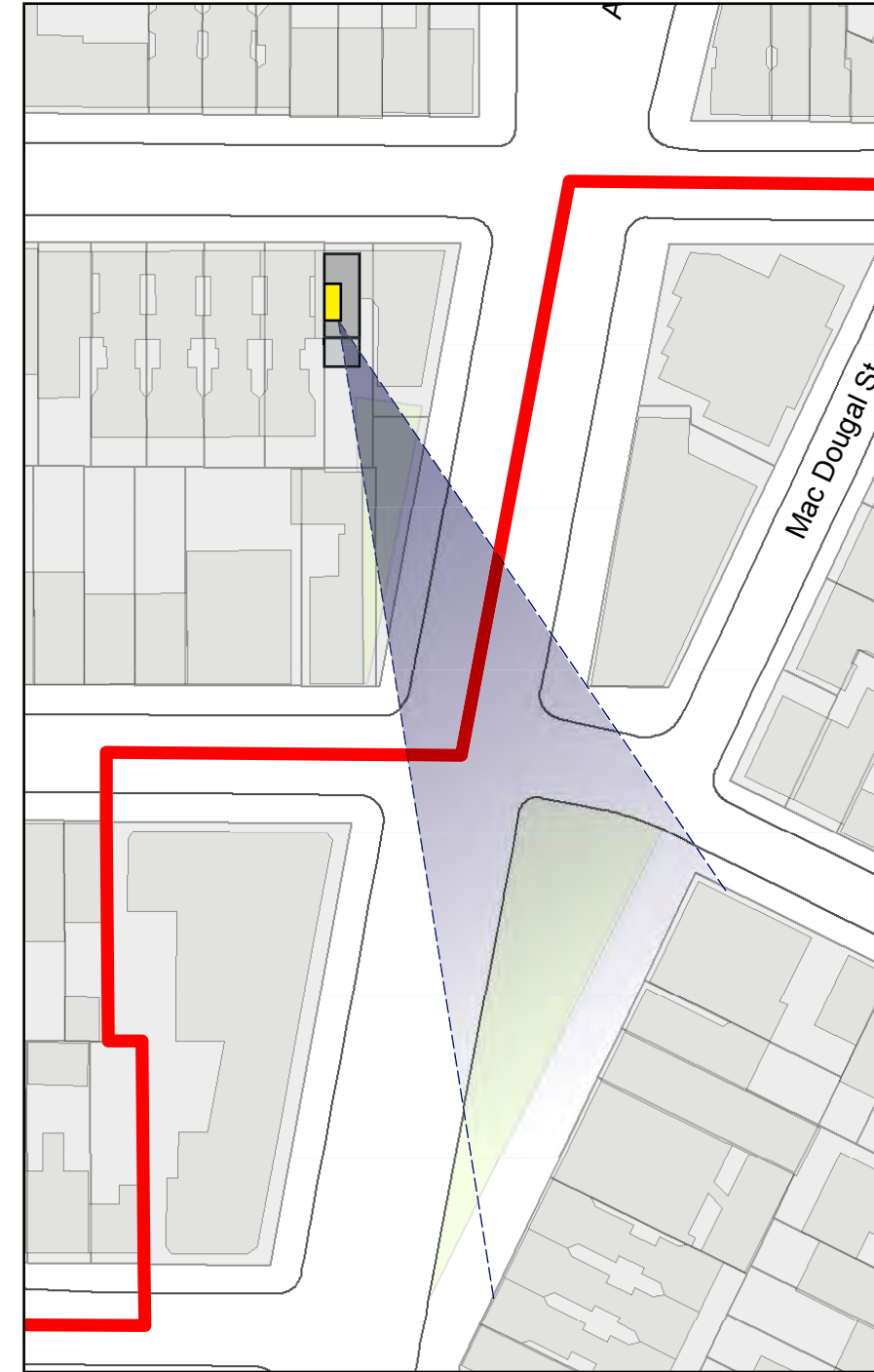


Visibility
Mock-Up Photos

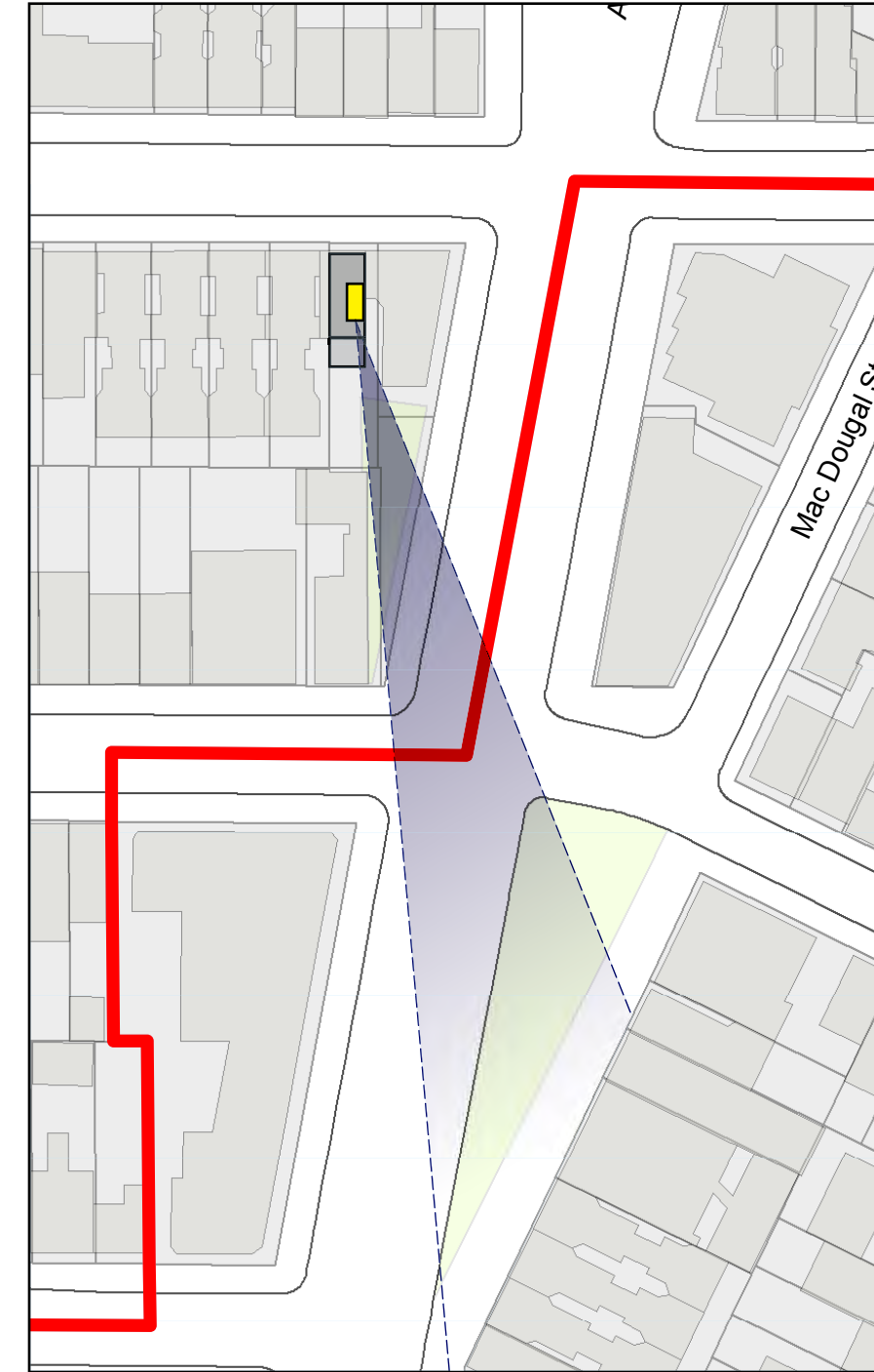
NOTE: Rail visibility at 6th Ave. between King Street and Houston Street



View Corridor to Roof Bulkhead
Placement Strategy



Weighted West



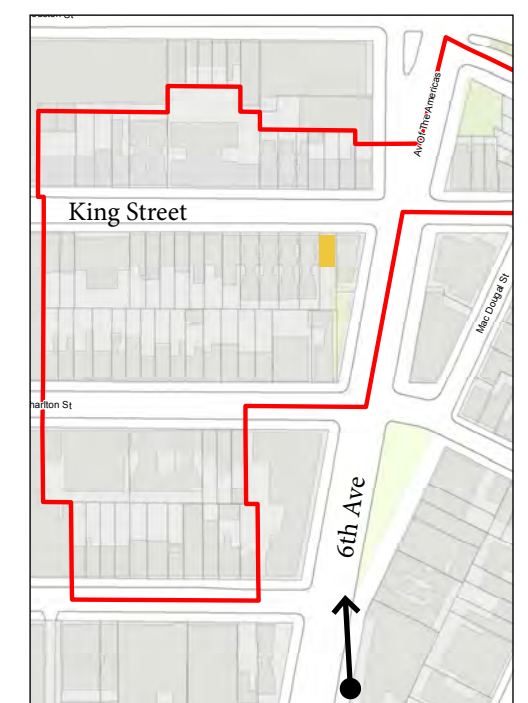
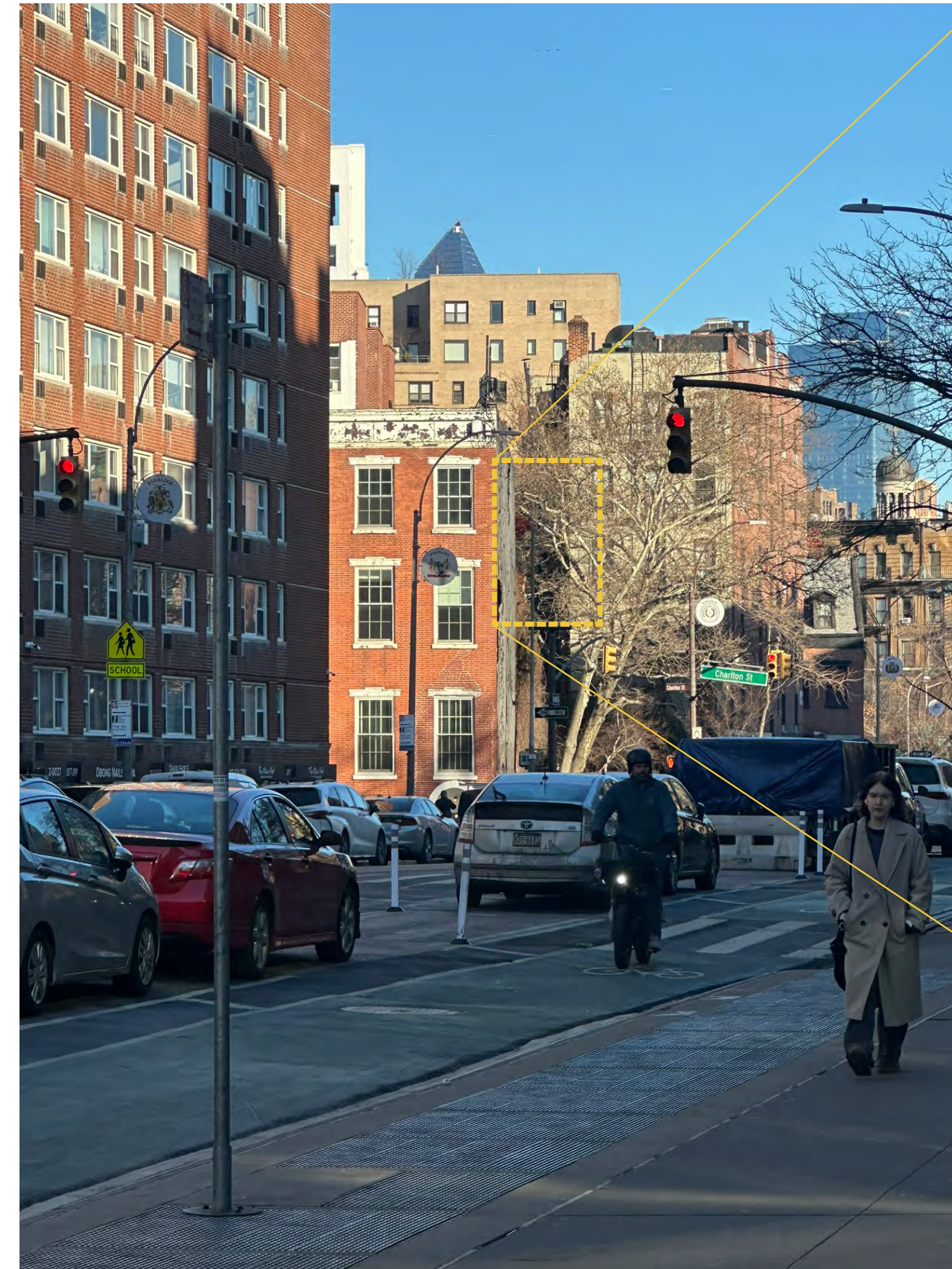
Weighted East

Incidental Views along 6th Avenue Extension
Visible Mechanical Flues and Chimneys

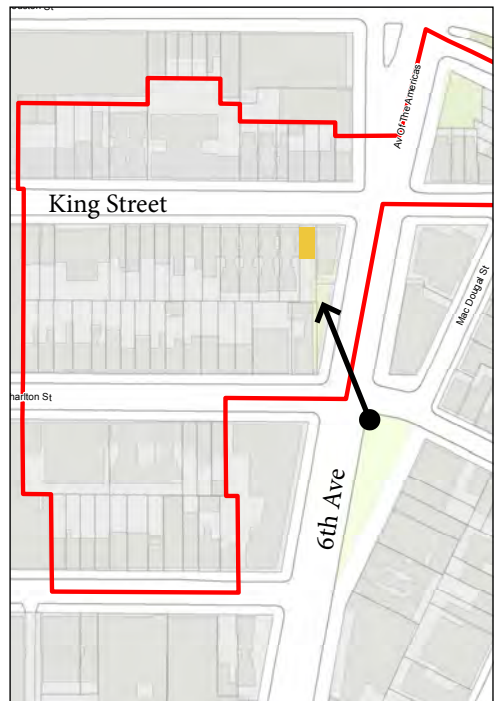


Visibility
Mock-Up Photos

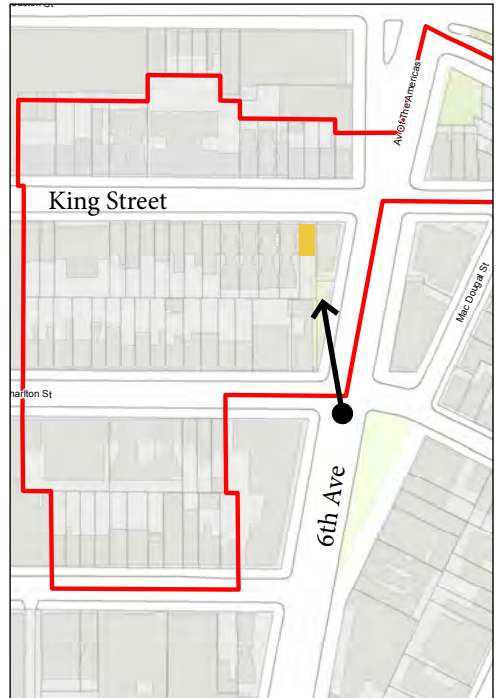
NOTE: We find it difficult to make out the visibility of the mockup just north of the corner of Spring and 6th Ave.



Visibility
Mock-Up Photos and Photomontage



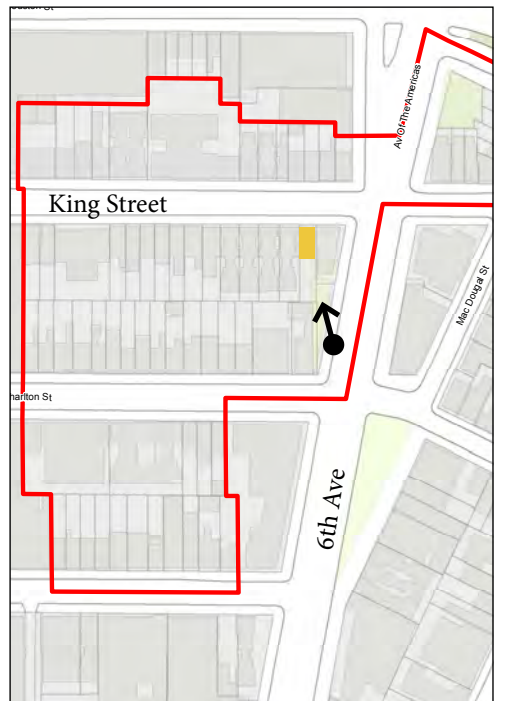
Visibility
Mock-Up Photos and Photomontage



Visibility
Mock-Up Photos and Photomontage



..... APPROX. LOCATION OF CHAINLINK FENCE
///// APPROX. HEIGHT OF CMU WALL



THANK YOU!

- ① Rear yard addition
- ② Rooftop bulkhead and glass guardrails
- ③ Modification to mansard roof
- ④ Removal of metal lintel caps at front facade
- ⑤ Installation of aluminum-clad windows at front facade
- ⑥ Installation of stoop gate

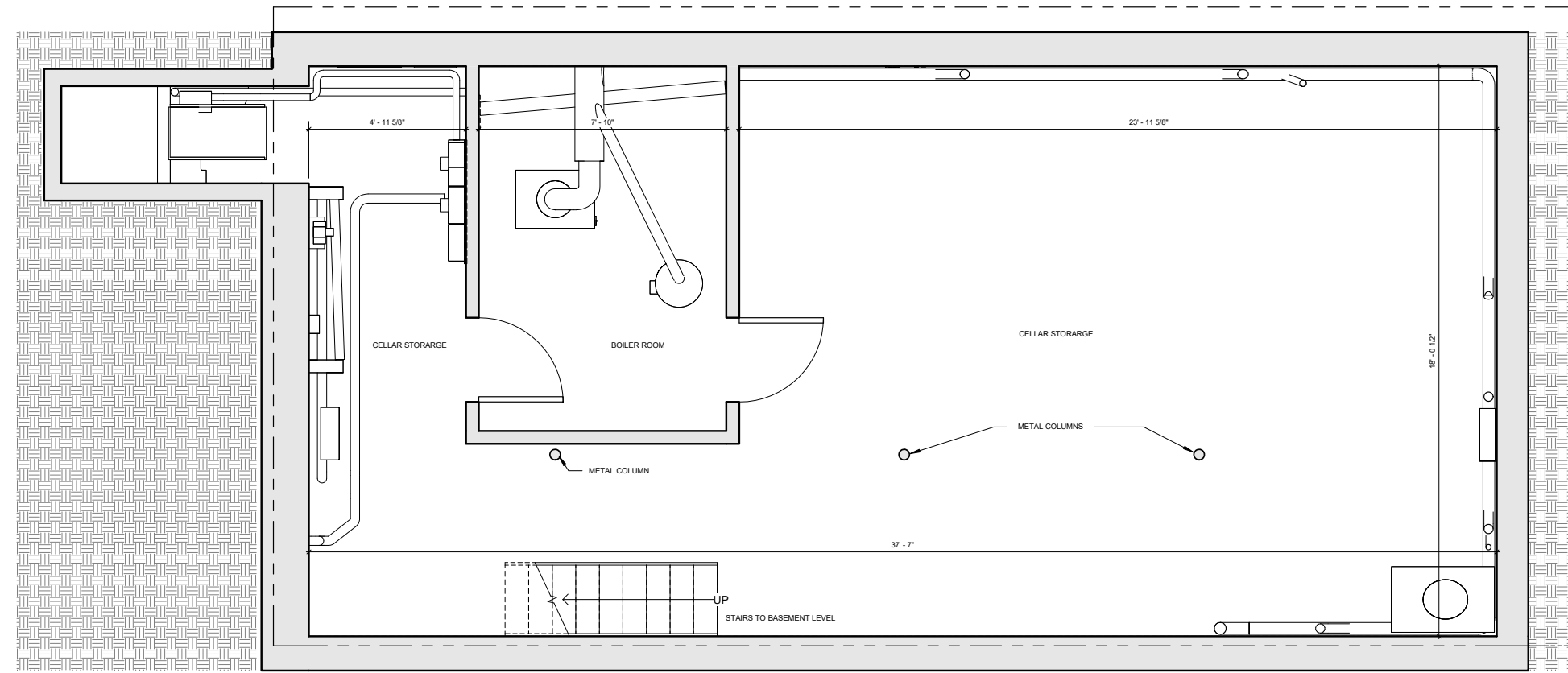


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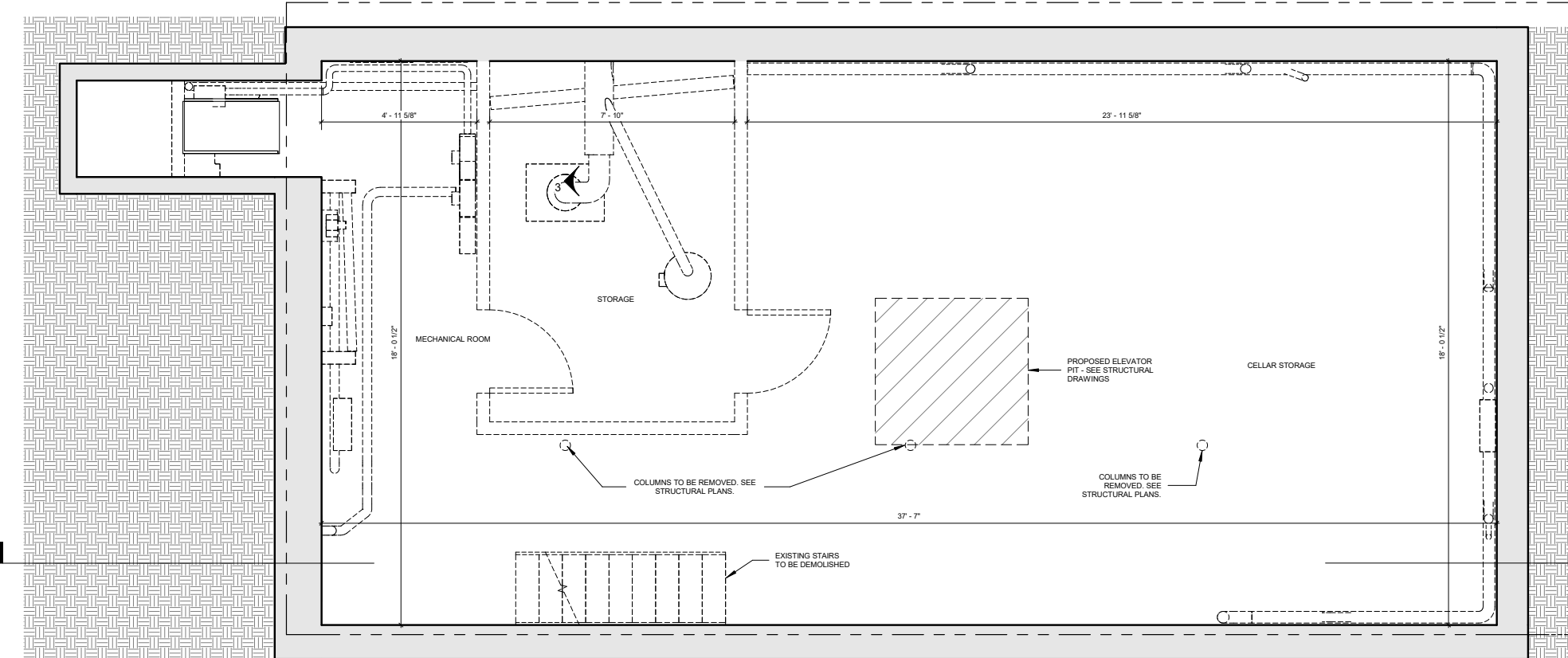
APPENDIX

Visibility
Non-Reflective Glass Sample on Roof





02 CELLAR FLOOR EXISTING PLAN
3/8" = 1'-0"



01 CELLAR FLOOR DEMOLITION PLAN
3/8" = 1'-0"

DEMOLITION NOTES IN ALL INSTANCES:

1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC.) ARE TO BE REMOVED.
2. ALL FURNISHED PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPREPARED AS NEEDED.
3. EXISTING FLOORING TO BE FINISHED. FINISH FLOOR AND SUBFLOOR TO BE BRANCHED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING MASONRY TO BE REMOVED.
5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE MAINTAINED OR REUSED IN MEP PLANS. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
6. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR UTILITY.
7. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
8. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL JOIST LOCATIONS.
9. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

**Wiskup
Architecture**

WISKUP ARCHITECTURE, PLLC
New York, New York
T. 945.162.0436
www.wiskuparchitecture.com

1 9/9/2025 Schematic Design

NO. DATE ISSUE / REVISIONS

DOB STAMP

DOB SCAN

DOB NOW Job # XXXXXXX

PROJECT:
20 KING STREET
NEW YORK, NEW YORK
10014

DRAWING TITLE:
CELLAR - EXISTING
PLAN & DEMOLITION
PLAN

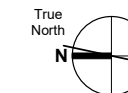
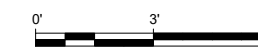
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Date: 12/12/2025
Scale: As Indicated

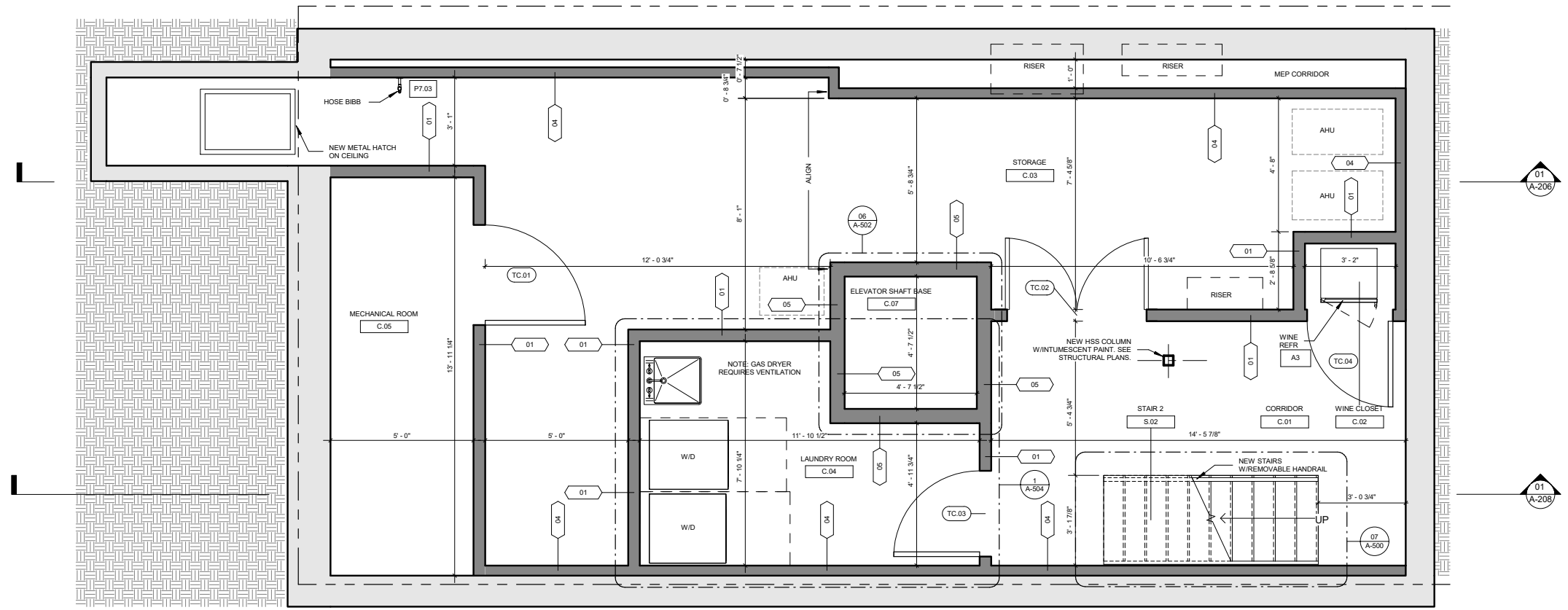
Drawing No.:
DM-100.00

Sheet 13 of 49

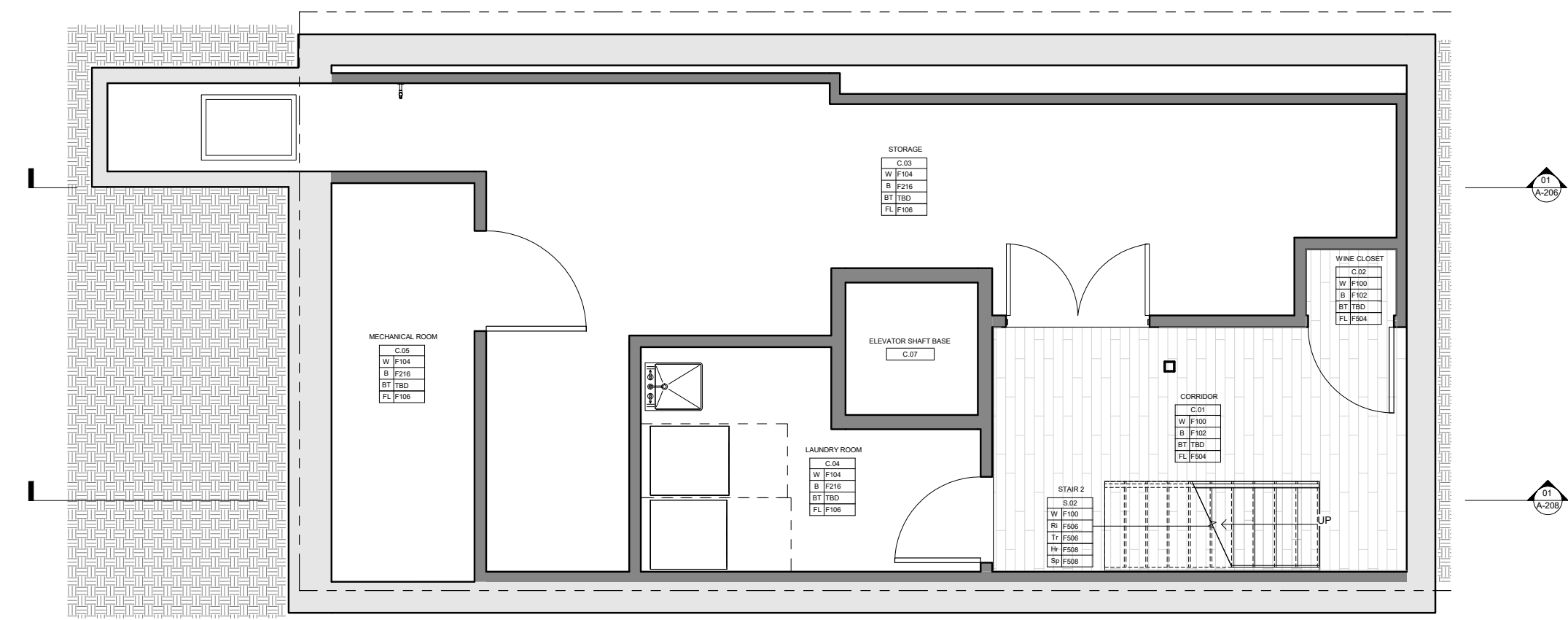
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02 CELLAR CONSTRUCTION PLAN
3/8" = 1'-0"



01 CELLAR FINISHES PLAN
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:**
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.

Wiskup Architecture
WISKUP ARCHITECTURE, PLLC
New York, New York
T. 945.162.0436
www.wiskuparchitecture.com

| 1 | 9/9/2025 | Schematic Design |
|-----|----------|-------------------|
| NO. | DATE | ISSUE / REVISIONS |

DOB STAMP

DOB SCAN

DOB NOW Job # XXXXXXXX

PROJECT:
20 KING STREET
NEW YORK, NEW YORK
10014

DRAWING TITLE:
**CELLAR -
CONSTRUCTION PLAN &
FINISHES PLAN**

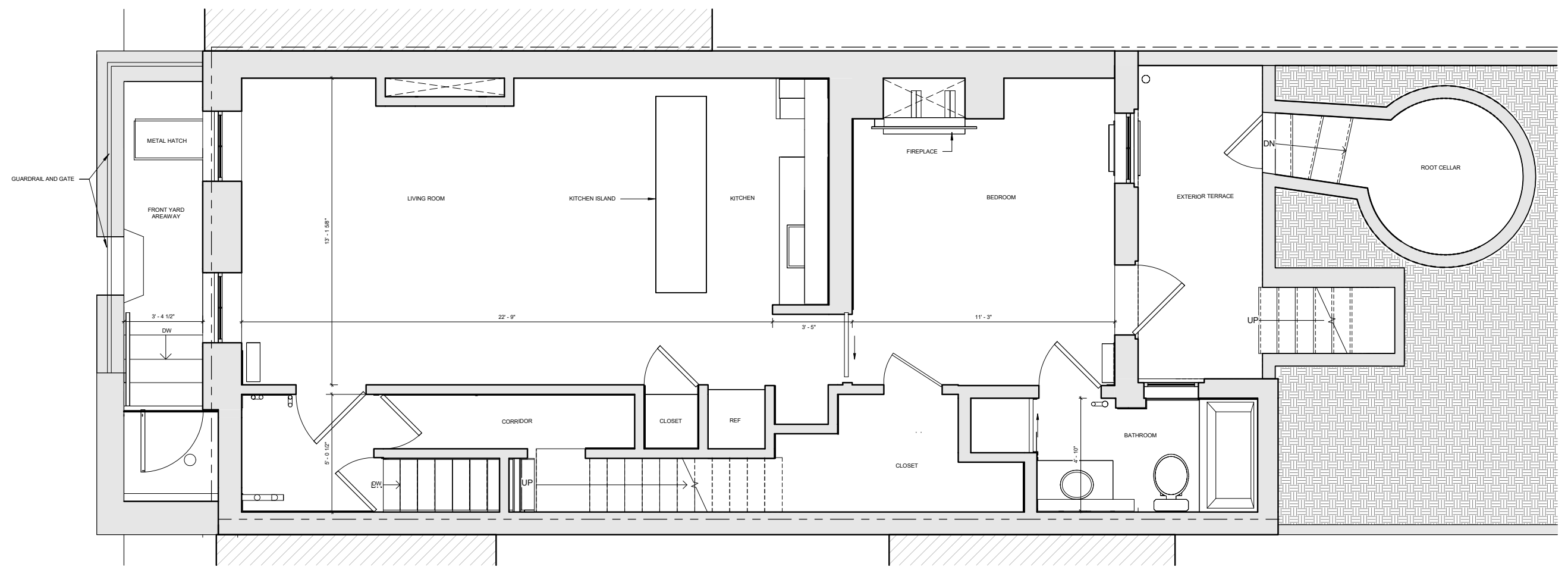
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Date: 12/12/2025
Scale: As Indicated

Drawing No.: **A-100.00**

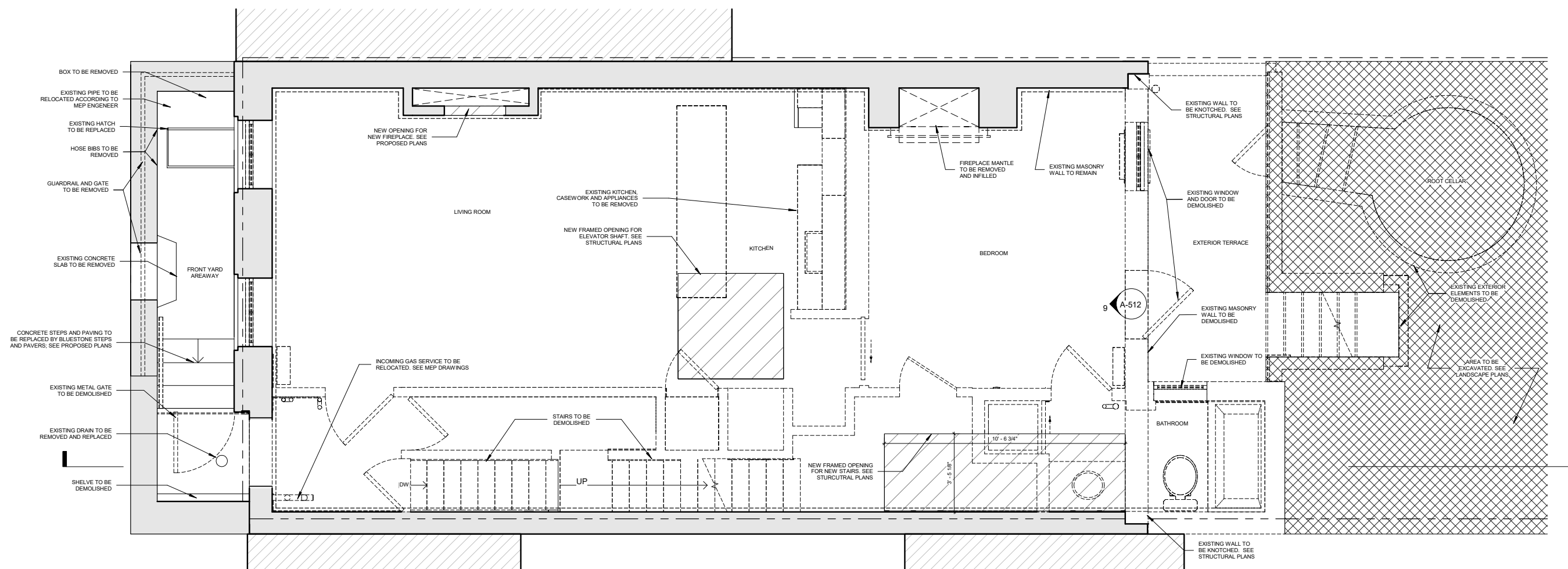
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02 BASEMENT EXISTING PLAN
3/8" = 1'-0"



01 BASEMENT DEMOLITION PLAN
3/8" = 1'-0"

- DEMOLITION NOTES IN ALL INSTANCES:**
1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC.) ARE TO BE REMOVED.
 2. ALL FURRED OUT PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPREPARED AS NEEDED.
 3. EXISTING FLOORING TO BE IN FILL. FRESH FLOOR AND SUBFLOOR TO BE BRANCHED AND REPLACED. SEE STRUCTURAL DRAWINGS.
 4. ALL EXISTING MASONRY TO BE REMOVED.
 5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE MAINTAINED OR REUSED IN MEP PLANS.
 6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
 7. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR THE:
 8. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
 9. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL EXACT LOCATIONS.
 10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

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10014

DRAWING TITLE:
BASEMENT - EXISTING PLAN & DEMOLITION PLAN

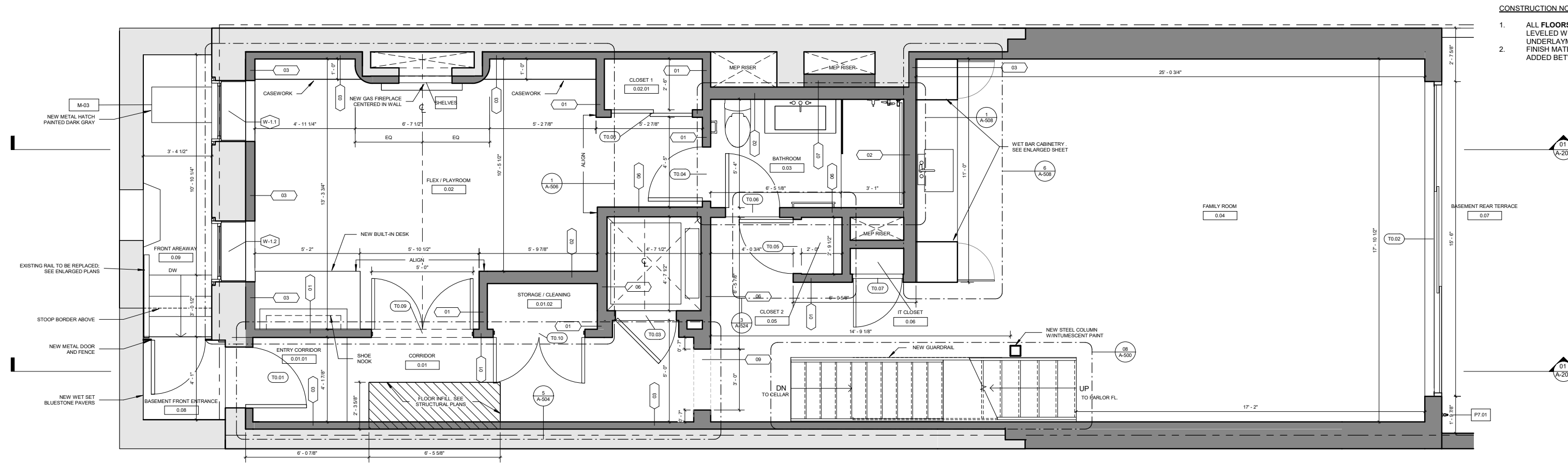
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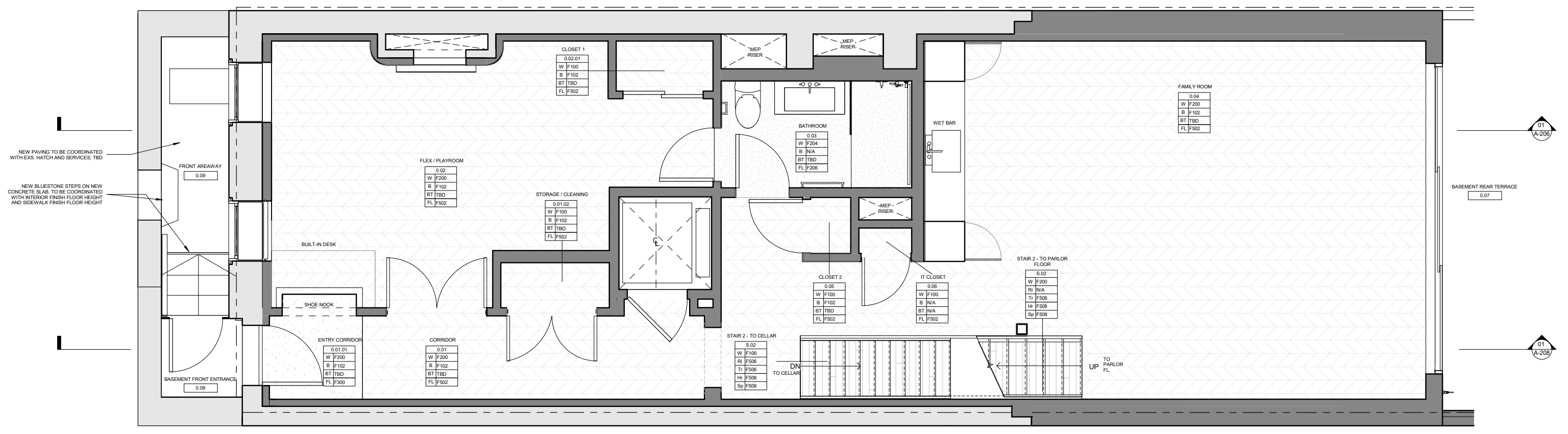
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- CONSTRUCTION NOTES IN ALL INSTANCES:**
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.

02 BASEMENT CONSTRUCTION PLAN
3/8" = 1'-0"



01 BASEMENT FINISHES PLAN
3/8" = 1'-0"

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DRAWING TITLE:
**BASEMENT -
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FINISHES PLAN**

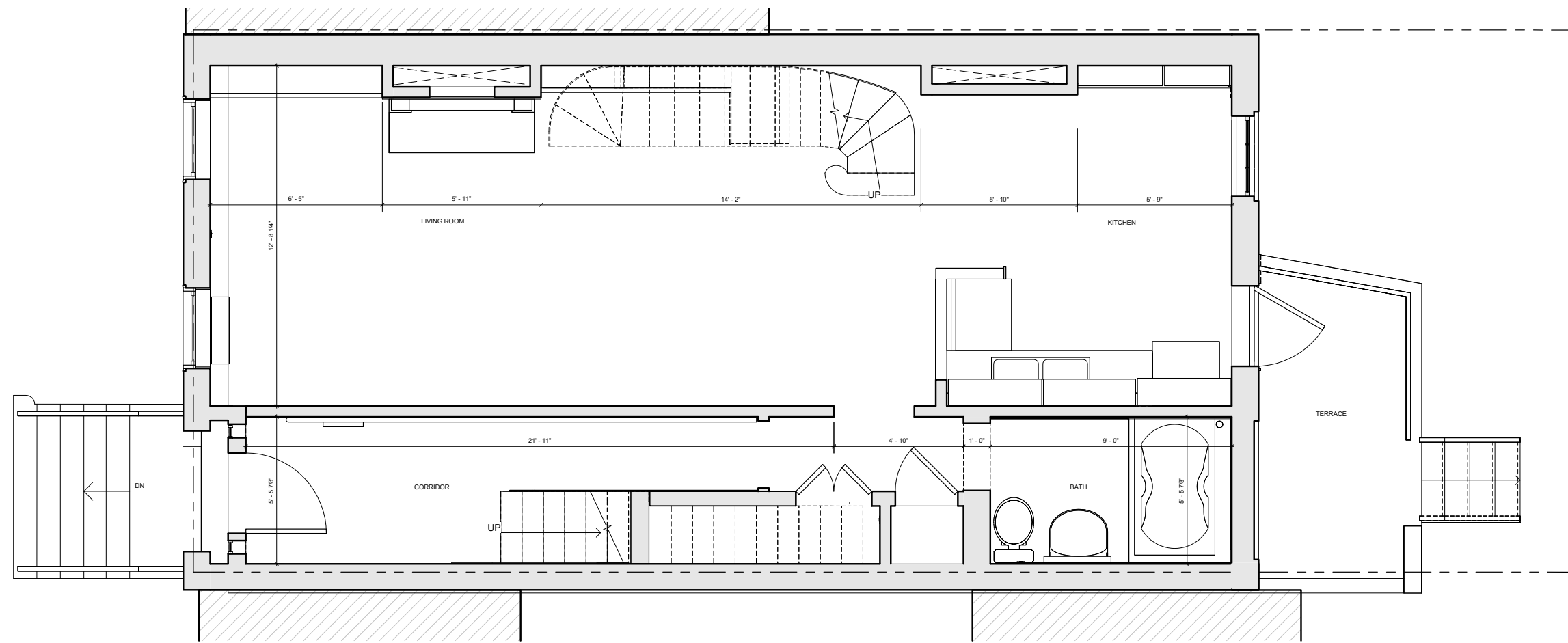
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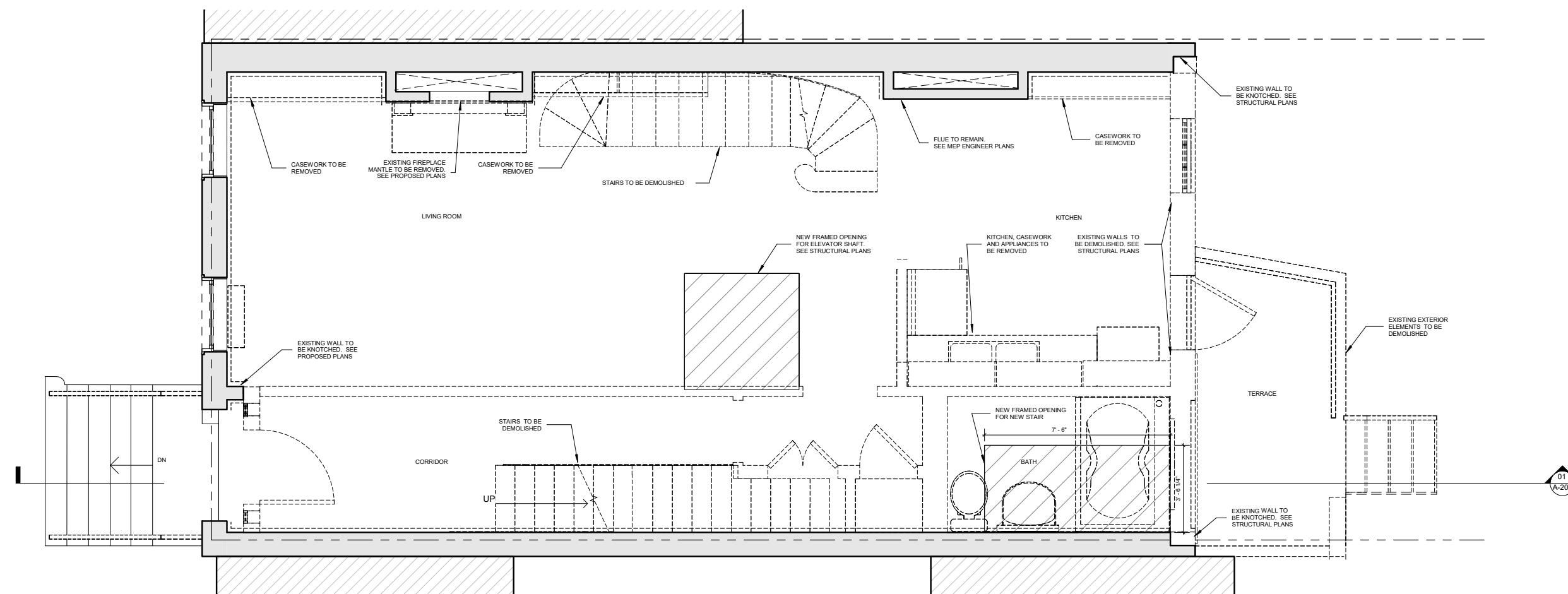
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02 PARLOR EXISTING PLAN
3/8" = 1'-0"



01 PARLOR FLOOR DEMOLITION PLAN
3/8" = 1'-0"

DEMOLITION NOTES IN ALL INSTANCES:

1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC.) ARE TO BE REMOVED.
2. ALL FURRED OUT PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPAIRED AS NEEDED.
3. EXISTING FLOORING TO BE IN PLACE. FINISH FLOOR AND SUBFLOOR TO BE BRANDED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING MASONRY TO BE REMOVED.
5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE MAINTAINED OR REUSED IN MEP PLAN.
6. GO TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
7. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR DUCTS.
8. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
9. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GO TO ME ALL EXIST LOCATIONS.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GO TO VF.

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DEMOLITION PLAN**

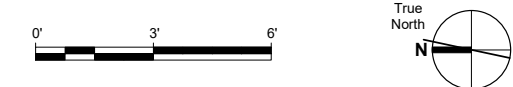
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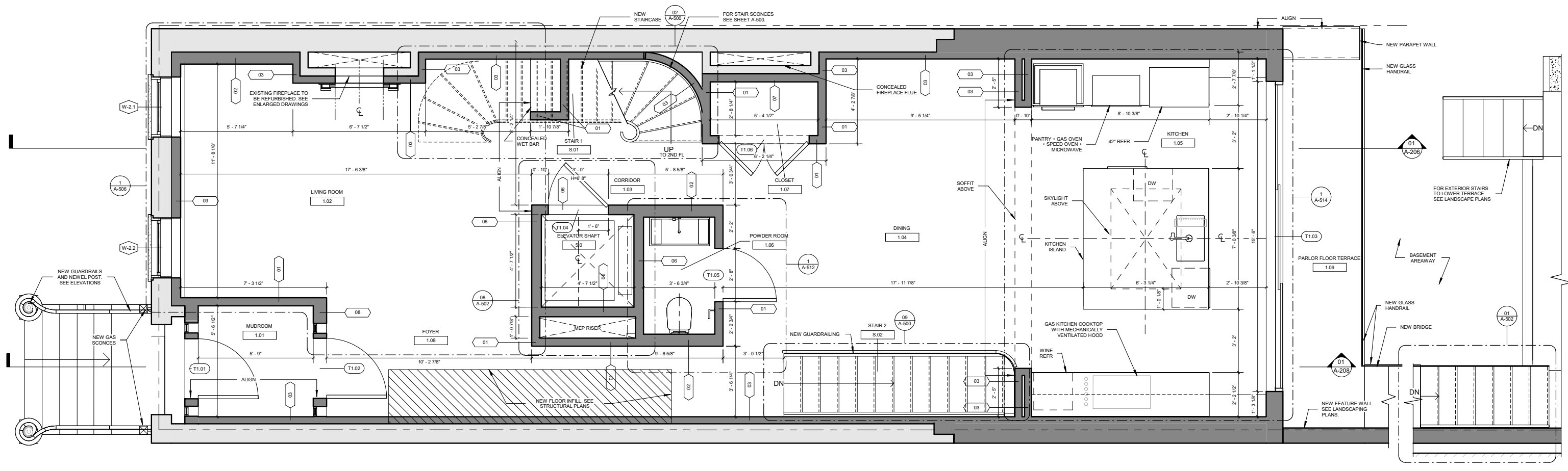
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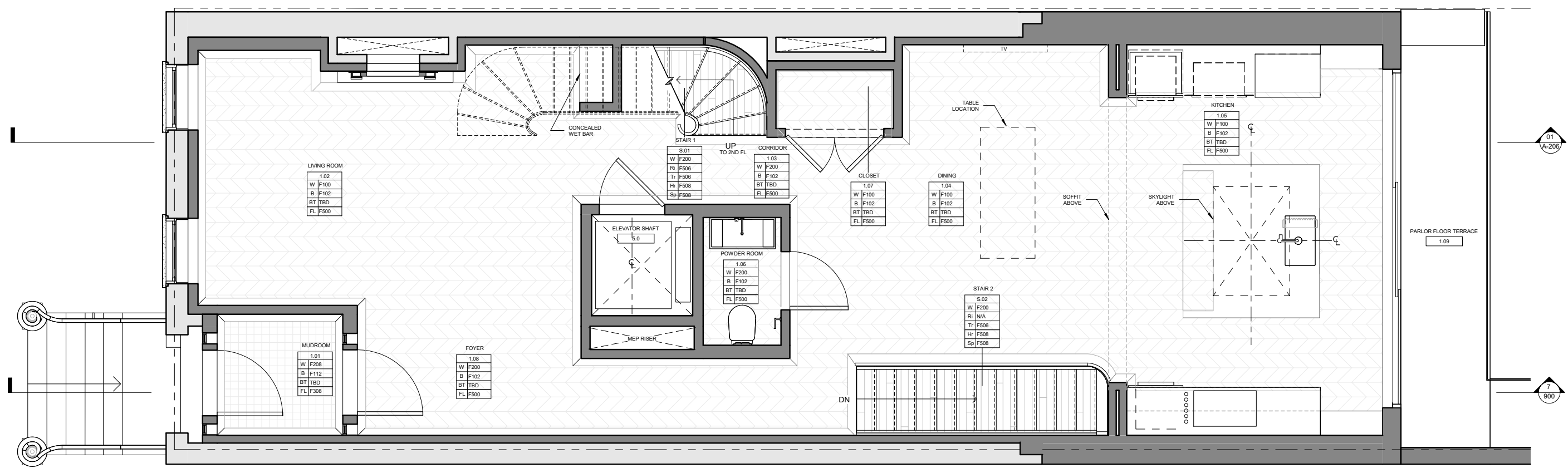
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02 PARLOR FLOOR CONSTRUCTION PLAN
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:**
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.
 - 2.



01 PARLOR FLOOR FINISHES PLAN
3/8" = 1'-0"

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DRAWING TITLE:
**PARLOR FLOOR -
CONSTRUCTION PLAN &
FINISHES PLAN**

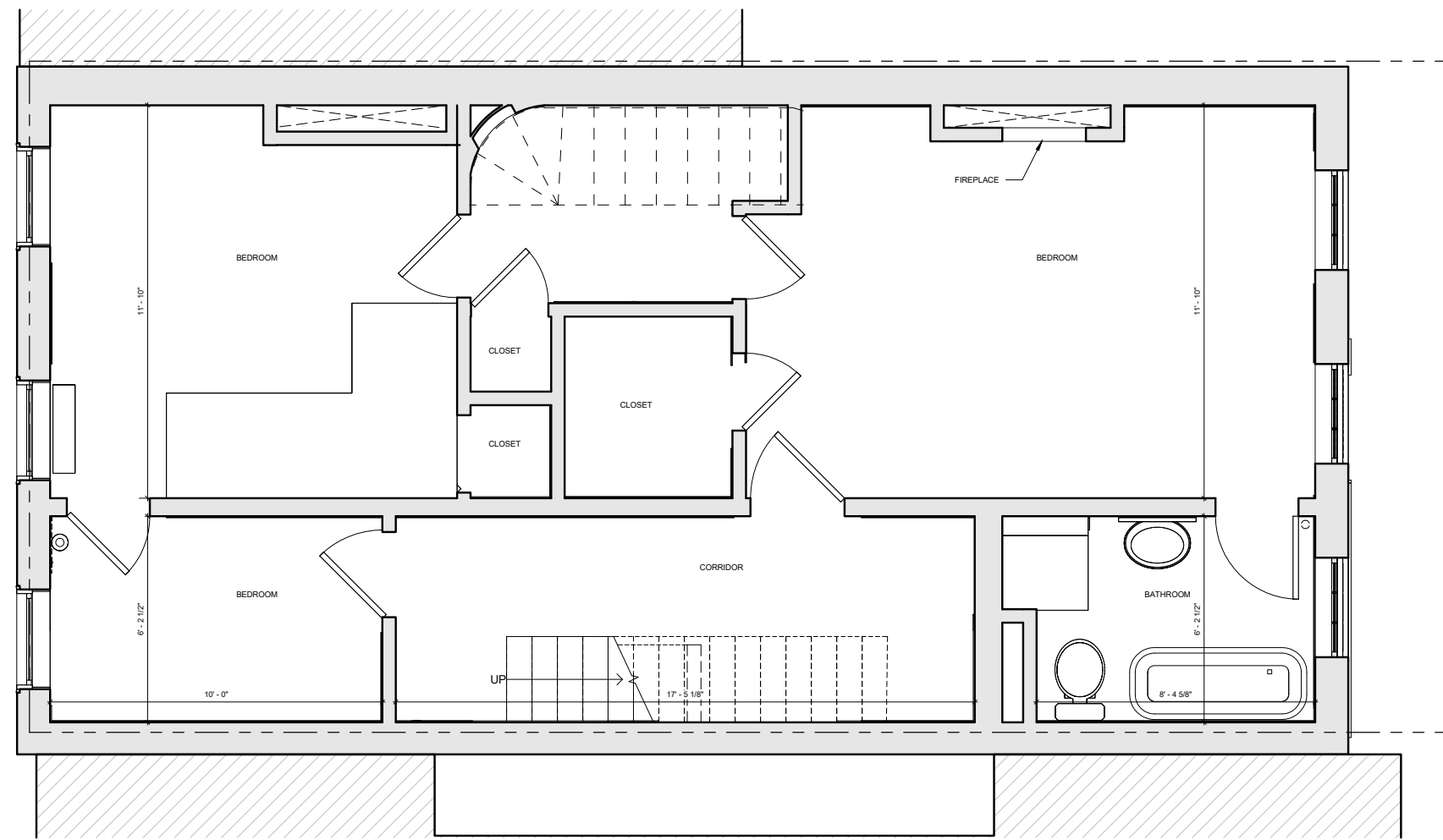
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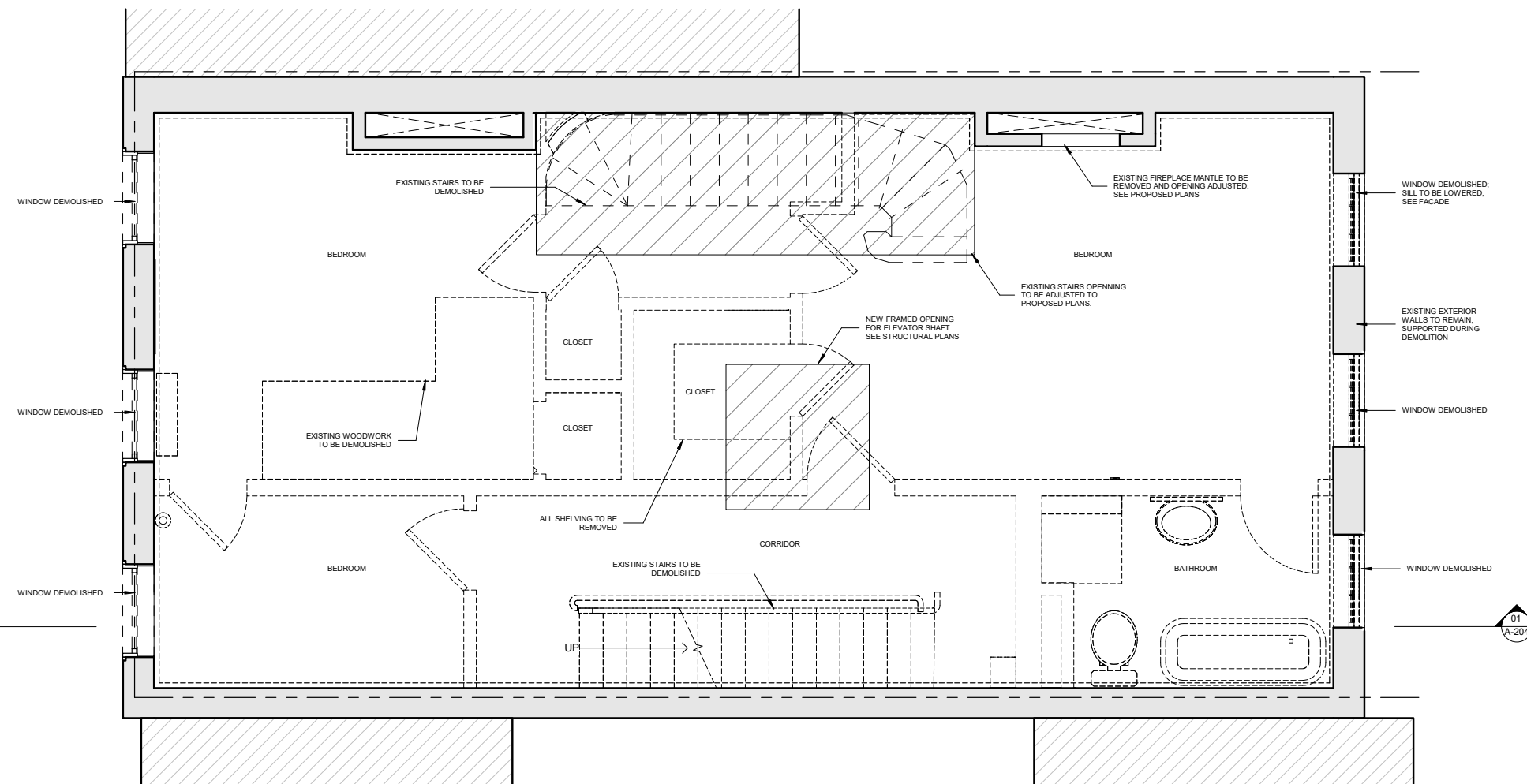
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02 SECOND FLOOR EXISTING PLAN
3/8" = 1'-0"



01 SECOND FLOOR DEMOLITION PLAN
3/8" = 1'-0"

DEMOLITION NOTES IN ALL INSTANCES:

1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC) ARE TO BE REMOVED.
2. ALL FURRED OUT PERIMETER WALLS ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPOINTED/REPAIRED AS NEEDED.
3. EXISTING FLOORING TO BE IN PLACE. FINISH FLOOR AND SUBFLOOR TO BE BRANCHED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING MASONRY TO BE REMOVED.
5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE BALANCED OR REUSED IN MEP PLANS. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
6. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR THE:
 - a. ALL EXISTING WINDOW FRAMES AND HOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
 - b. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL JOIST LOCATIONS.
 - c. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

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DRAWING TITLE:
2ND FLOOR - EXISTING
PLAN & DEMOLITION
PLAN

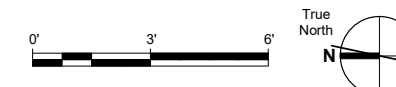
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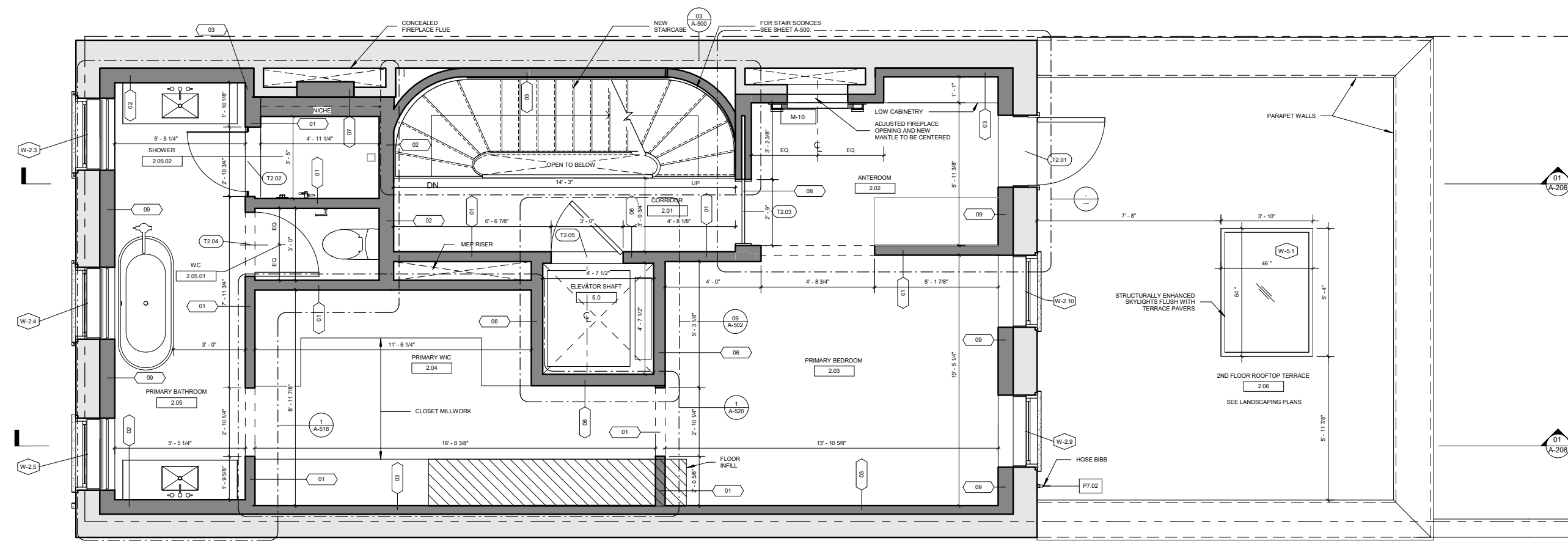
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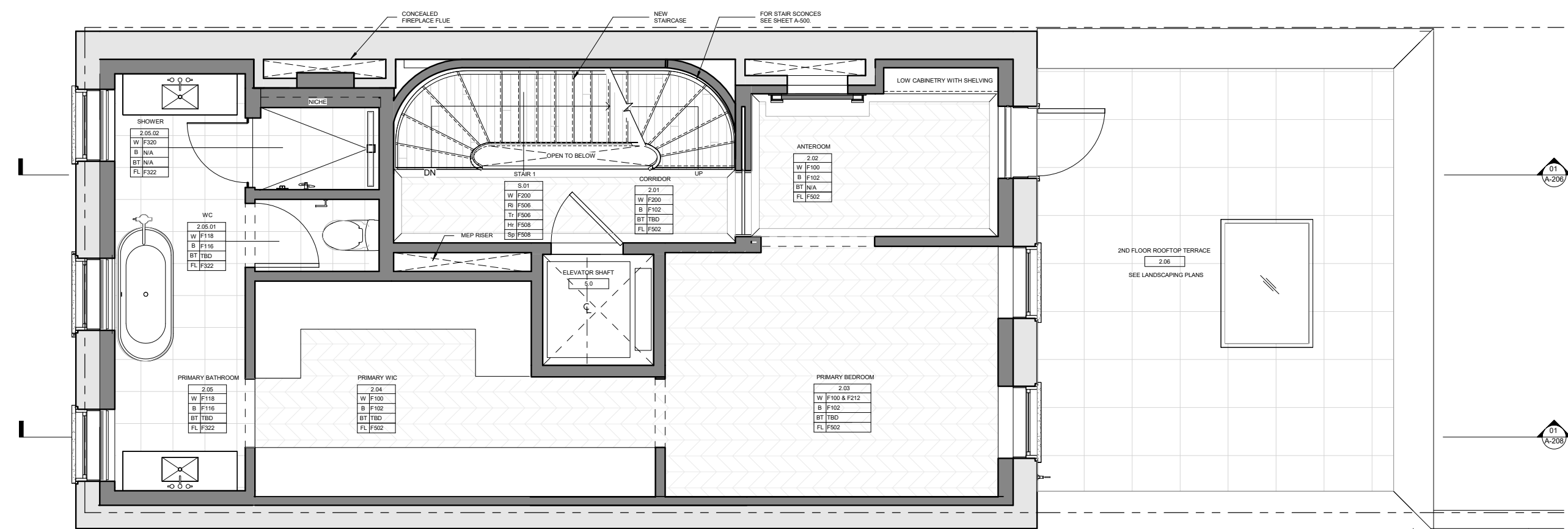




- CONSTRUCTION NOTES IN ALL INSTANCES:**
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED.
 2. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.

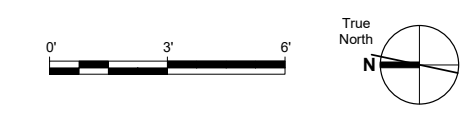
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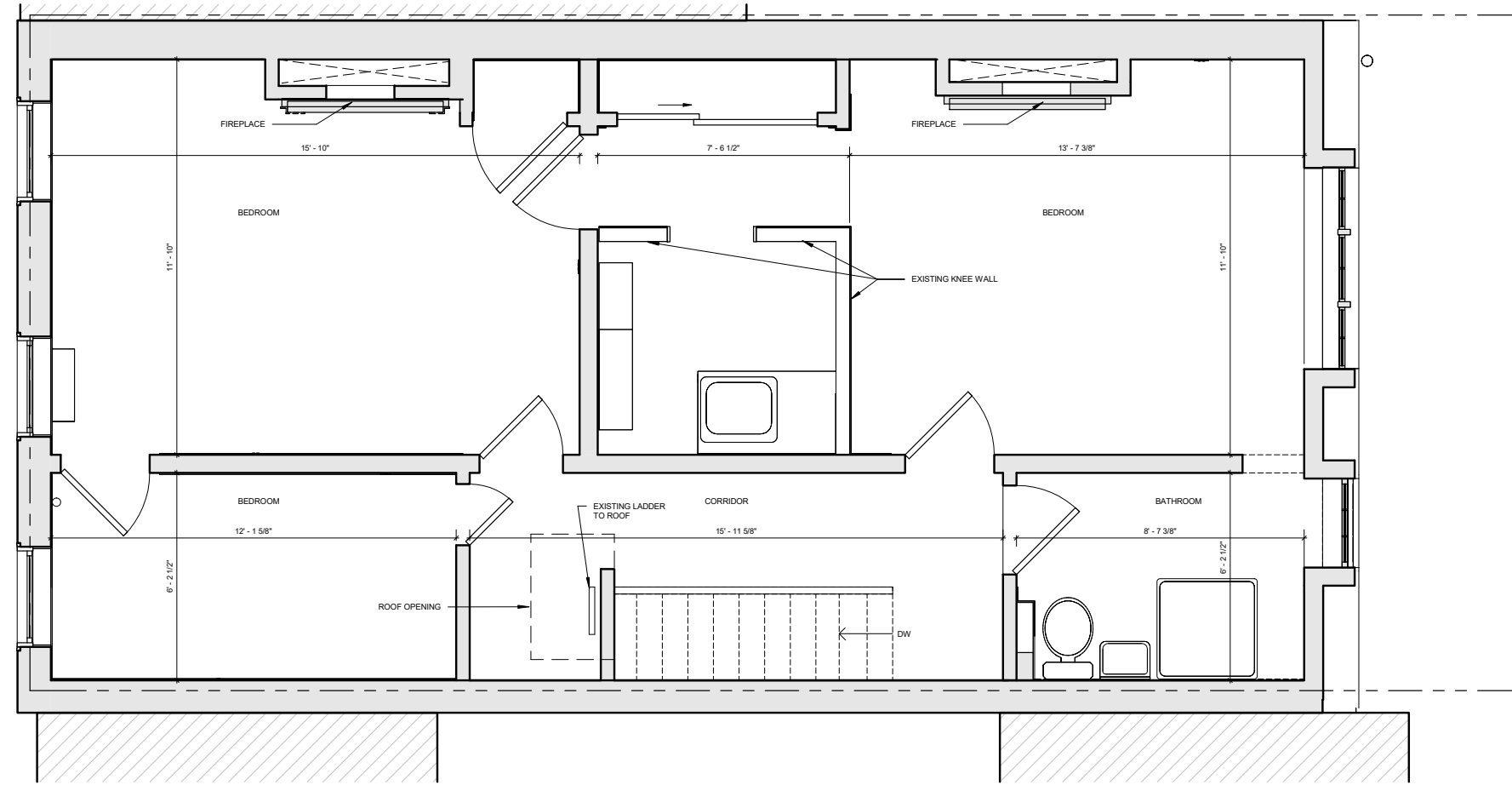
02 SECOND FLOOR CONSTRUCTION PLAN
 3/8" = 1'-0"



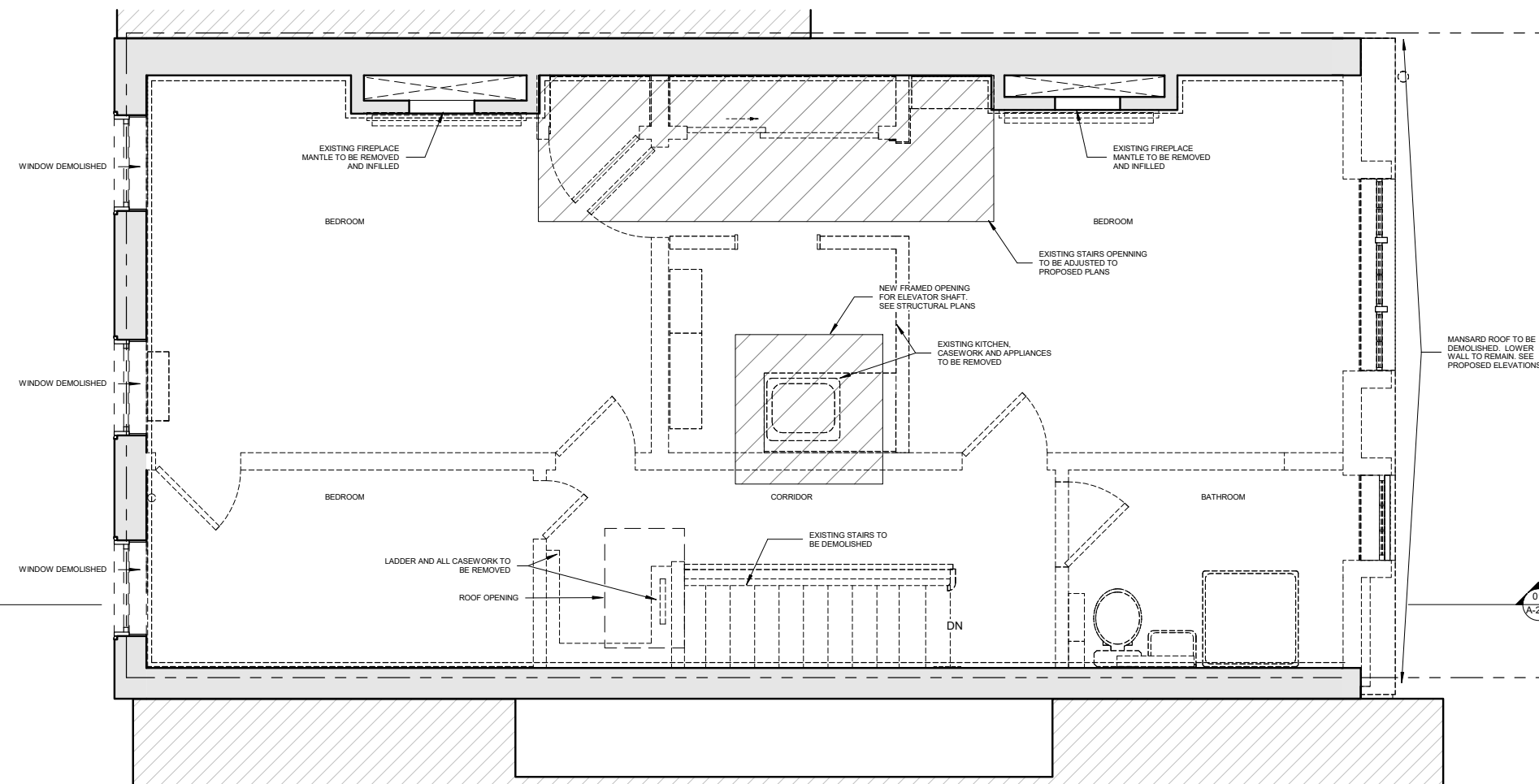
01 SECOND FLOOR FINISHES PLAN
 3/8" = 1'-0"

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02 THIRD FLOOR EXISTING PLAN
3/8" = 1'-0"



01 THIRD FLOOR DEMOLITION PLAN
3/8" = 1'-0"

DEMOLITION NOTES IN ALL INSTANCES:

1. ALL EXISTING CEILING AND ASSOCIATED ELEMENTS (LIGHT FIXTURES, AIR OUTLETS, ETC.) ARE TO BE REMOVED.
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10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VERIFY.

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DRAWING TITLE:
3RD FLOOR - EXISTING
PLAN & DEMOLITION
PLAN

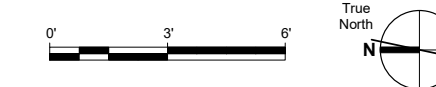
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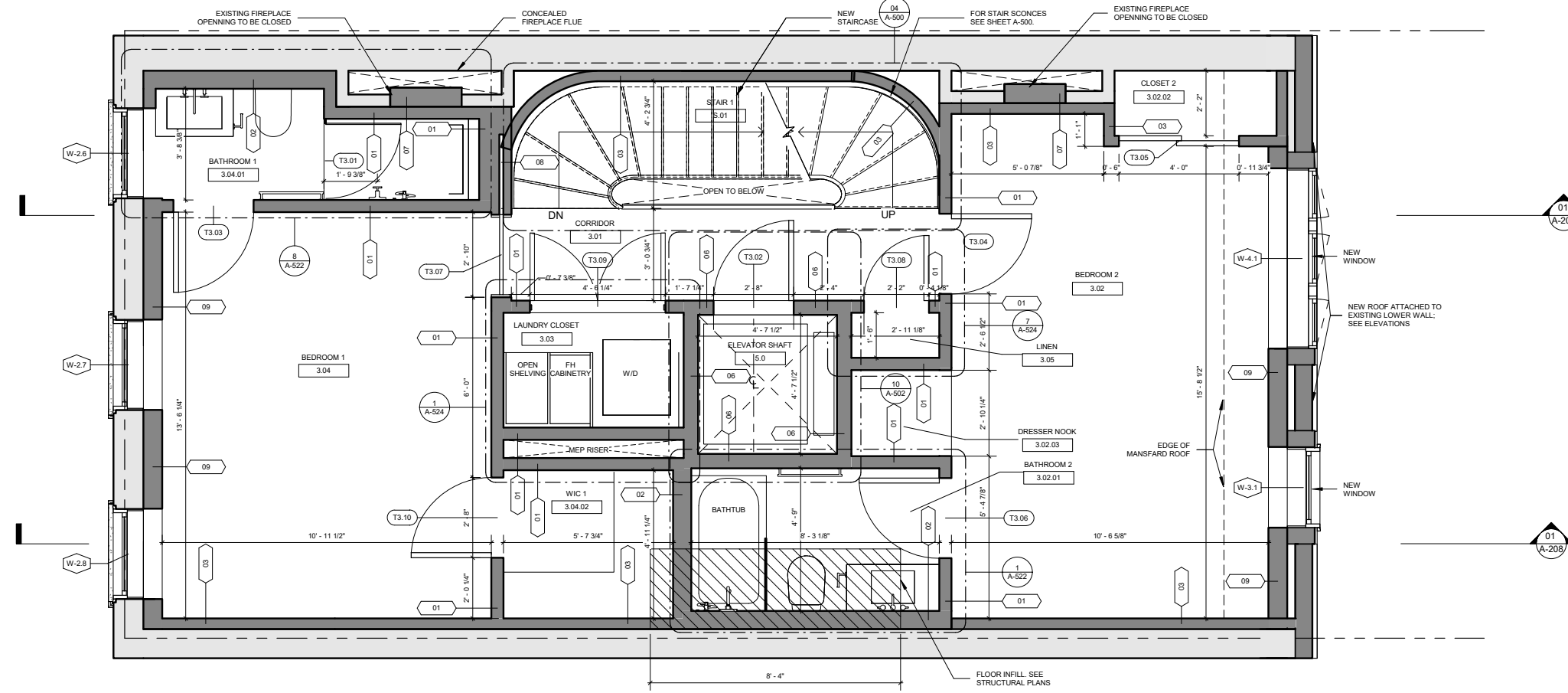
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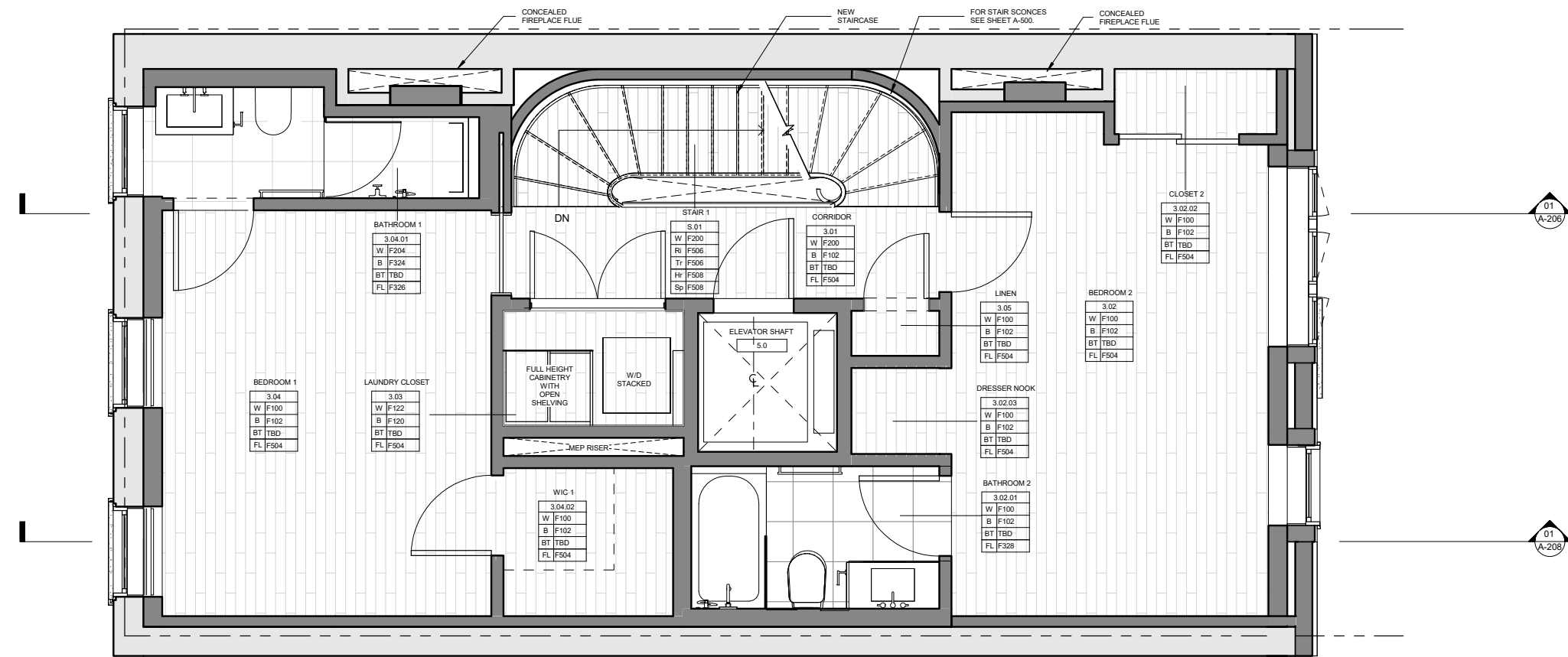
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02 THIRD CONSTRUCTION PLAN
3/8" = 1'-0"



01 THIRD FLOOR FINISHES PLAN
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:
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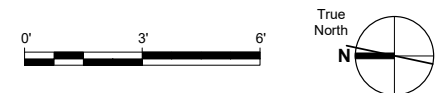
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CONSTRUCTION PLAN &
FINISHES PLAN

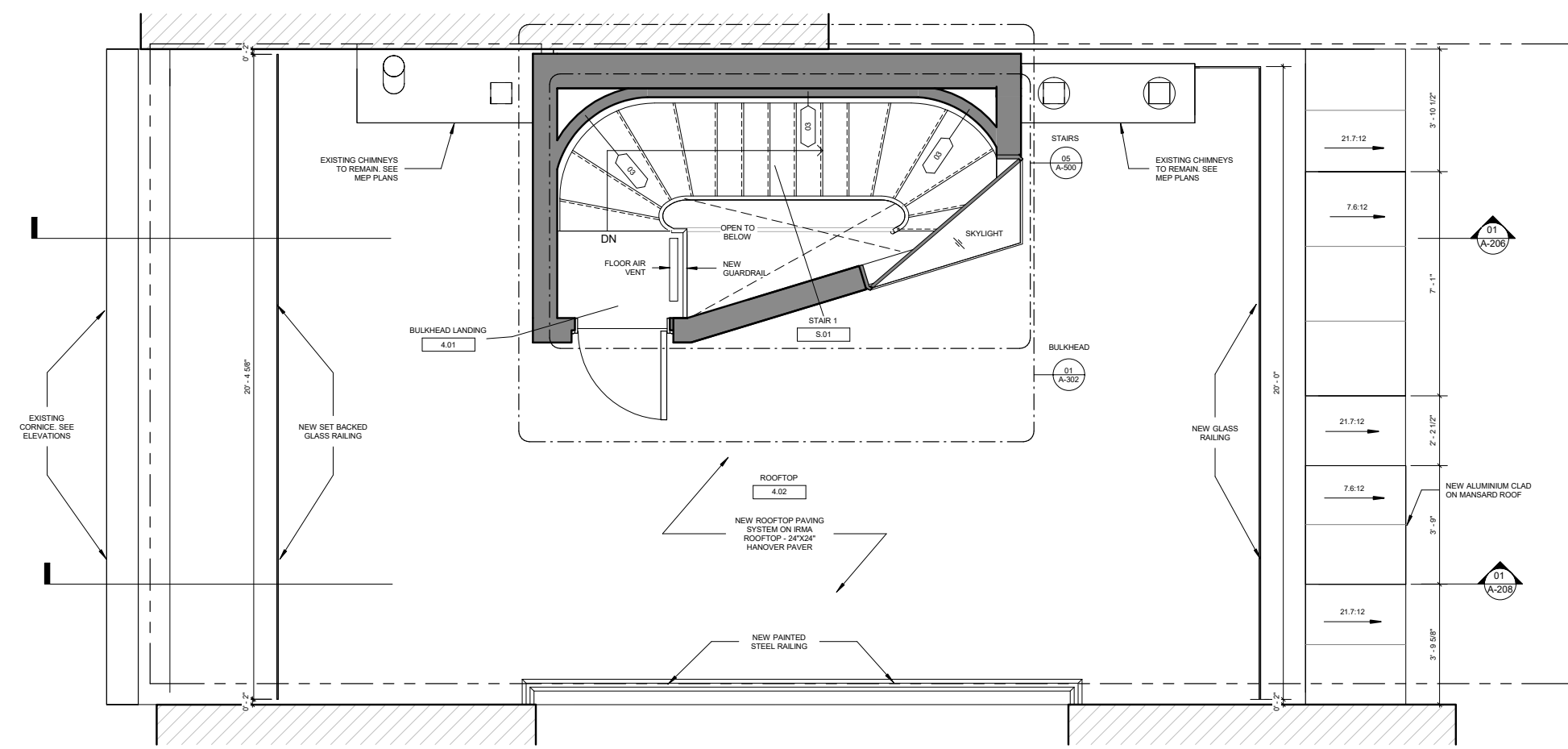
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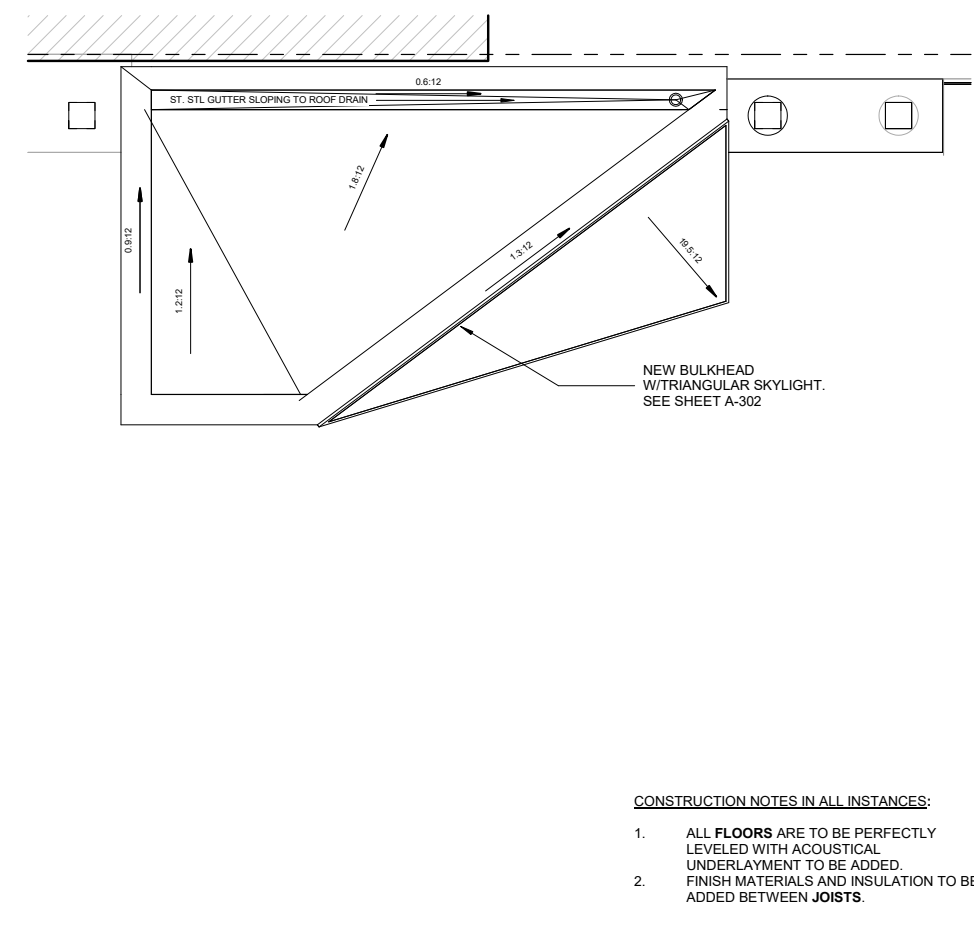
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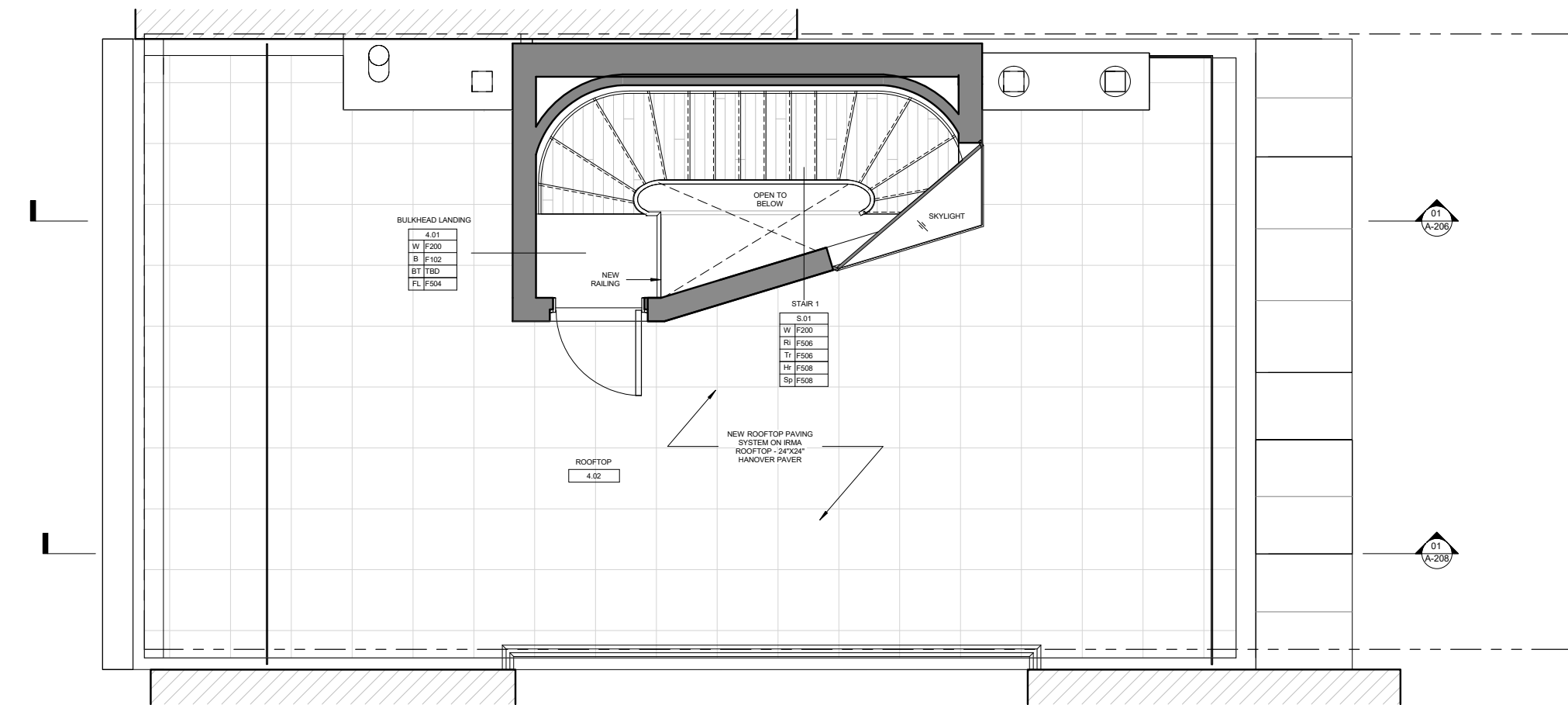


02 ROOF CONSTRUCTION PLAN
3/8" = 1'-0"

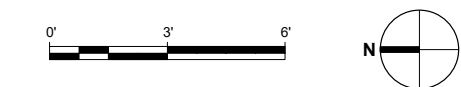


03 BULKHEAD ROOF PLAN
3/8" = 1'-0"

- CONSTRUCTION NOTES IN ALL INSTANCES:
1. ALL FLOORS ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN JOISTS.
 - 2.



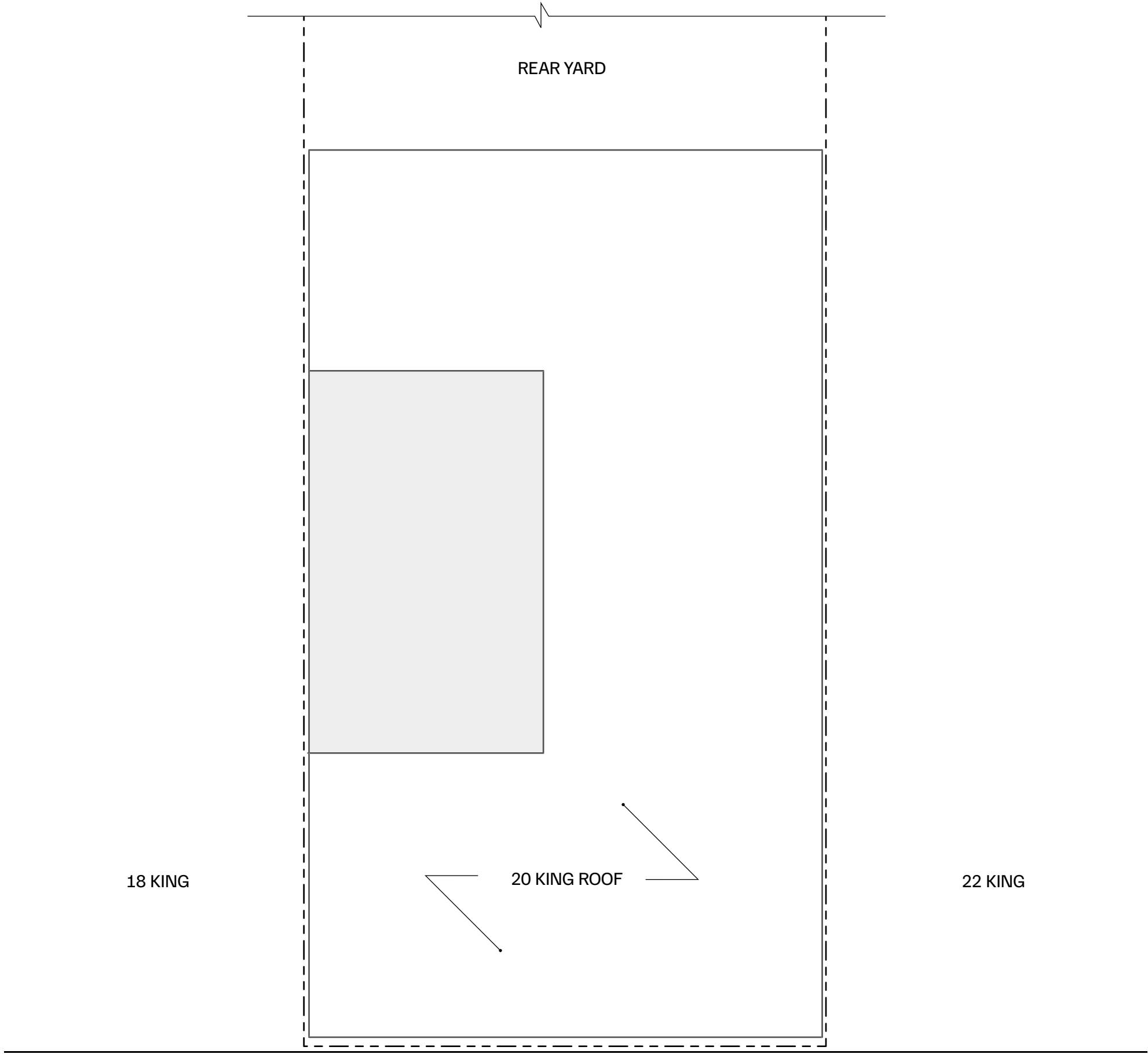
01 ROOF FINISHES PLAN
3/8" = 1'-0"



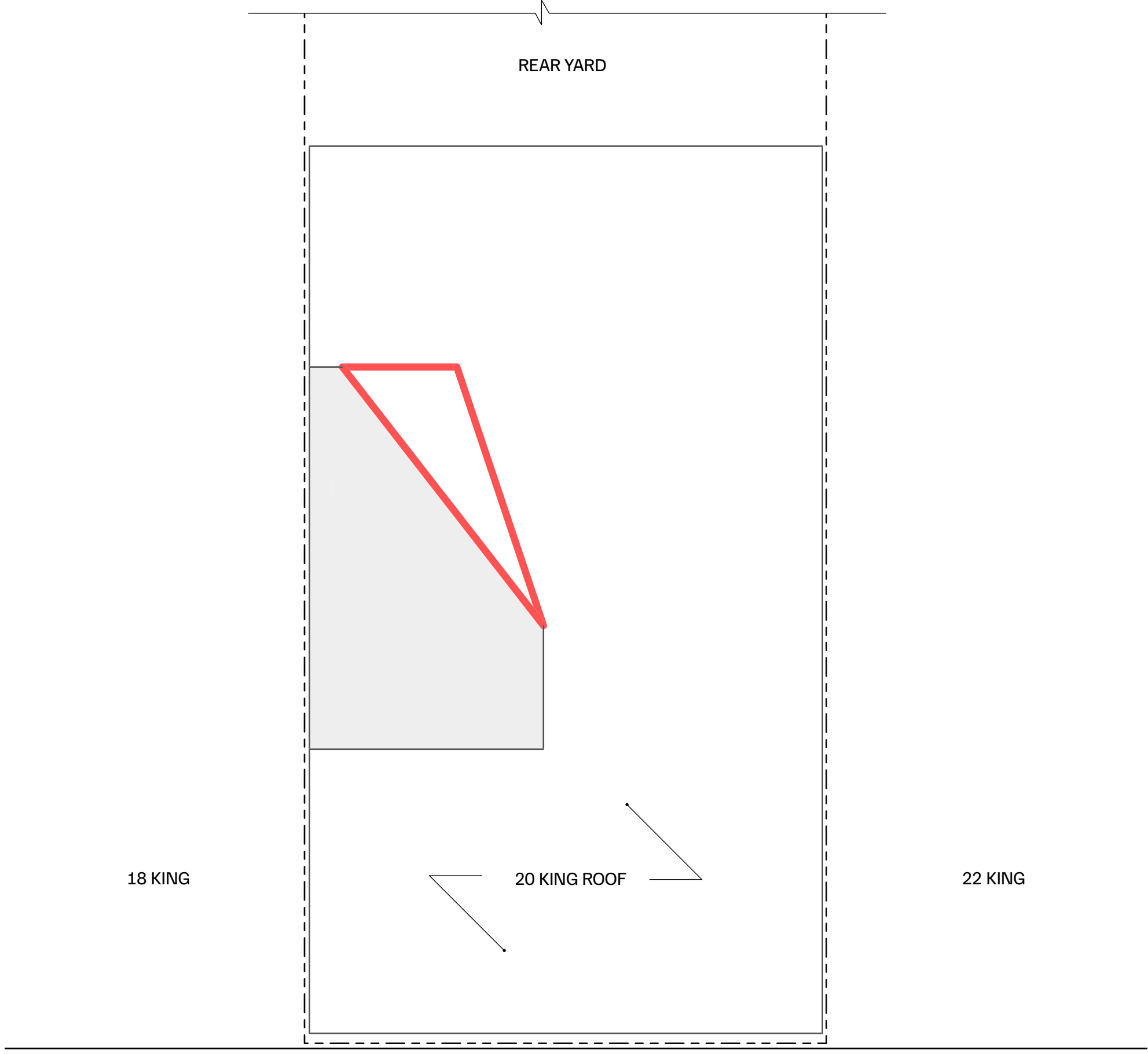
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Bulkhead Massing: Sculpted Volume



BULKHEAD ENVELOPE



PROPOSED SCULPTED VOLUME