

**27 CHRISTOPHER STREET**

H.S. JESSUP ARCHITECTURE  
 11 BROADWAY SUITE 660  
 NEW YORK, NY 10004  
 212-514-8545

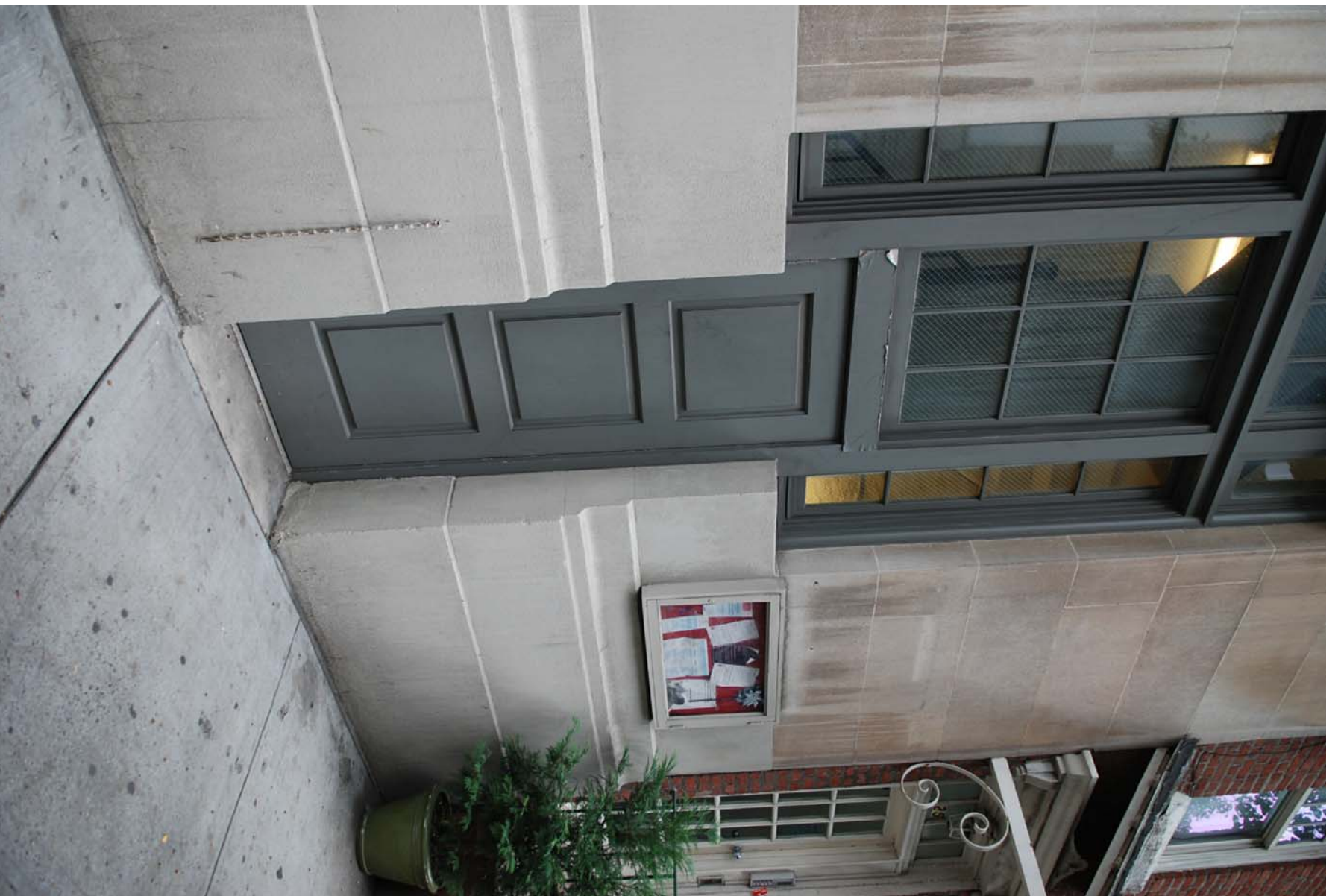
27 CHRISTOPHER STREET  
 LOCATION PLAN  
 EXISTING PHOTO

MARCH-11-2016

LPC-001



CHRISTOPHER STREET WEST ENTRANCE



CHRISTOPHER STREET EAST ENTRANCE

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27 CHRISTOPHER STREET  
 EXISTING PHOTOS

MARCH-11-2016

LPC-002



CELLAR & FIRST FLOOR WINDOWS



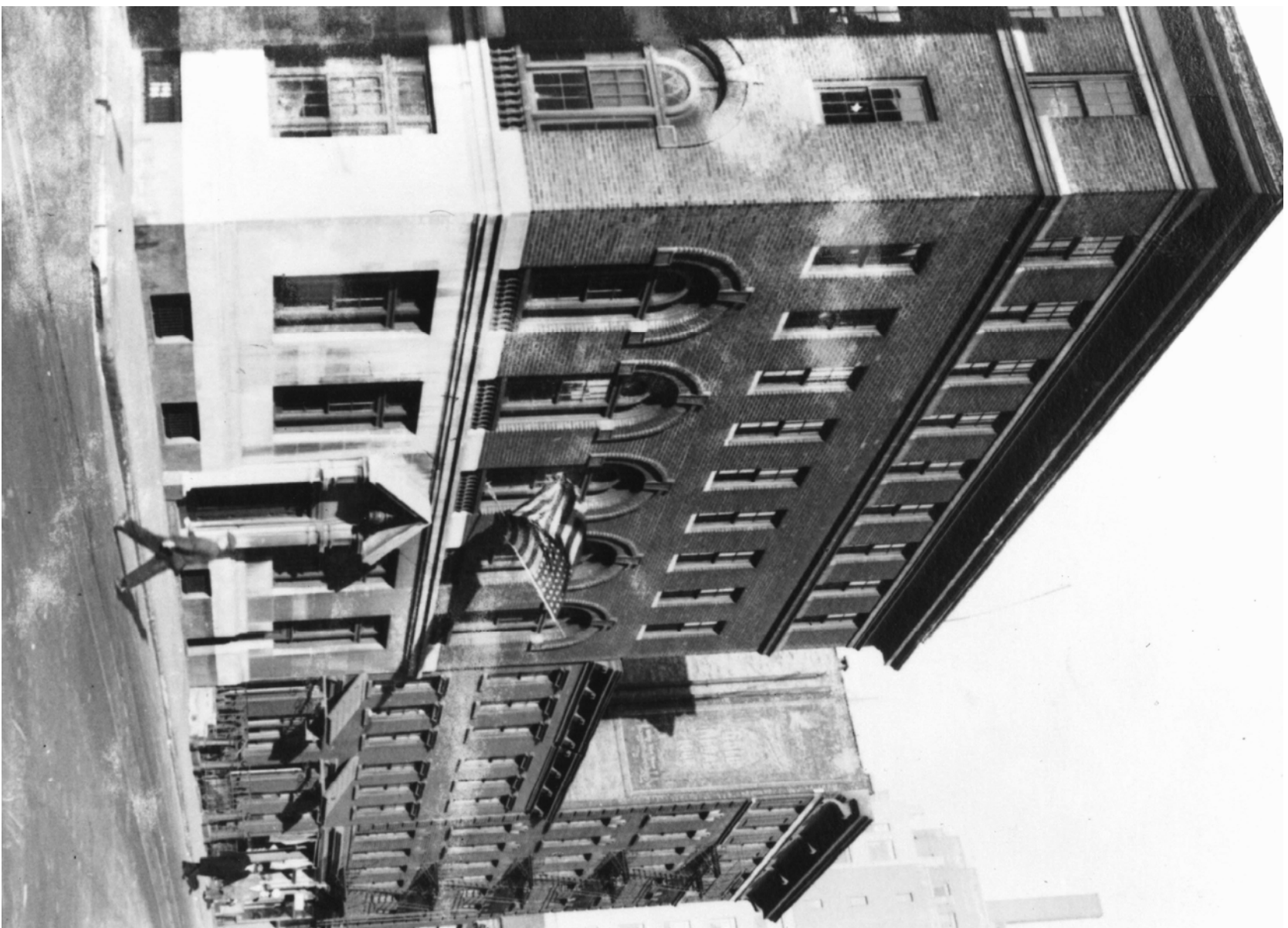
THIRD & FOURTH FLOOR WINDOWS

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EXISTING PHOTOS

MARCH-11-2016

LPC-003



1933 NYPL

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27 CHRISTOPHER STREET  
HISTORIC PHOTOGRAPH

MARCH-11-2016

LPC-004



1938 NYPL

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27 CHRISTOPHER STREET  
HISTORIC PHOTOGRAPH

MARCH-11-2016

LPC-005



Tax Photo 610-41



Tax Photo 610-75

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27 CHRISTOPHER STREET  
HISTORIC PHOTOGRAPHS

MARCH-11-2016

LPC-006



Tax Photo (1980) 610-75

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27 CHRISTOPHER STREET  
HISTORIC PHOTOGRAPH

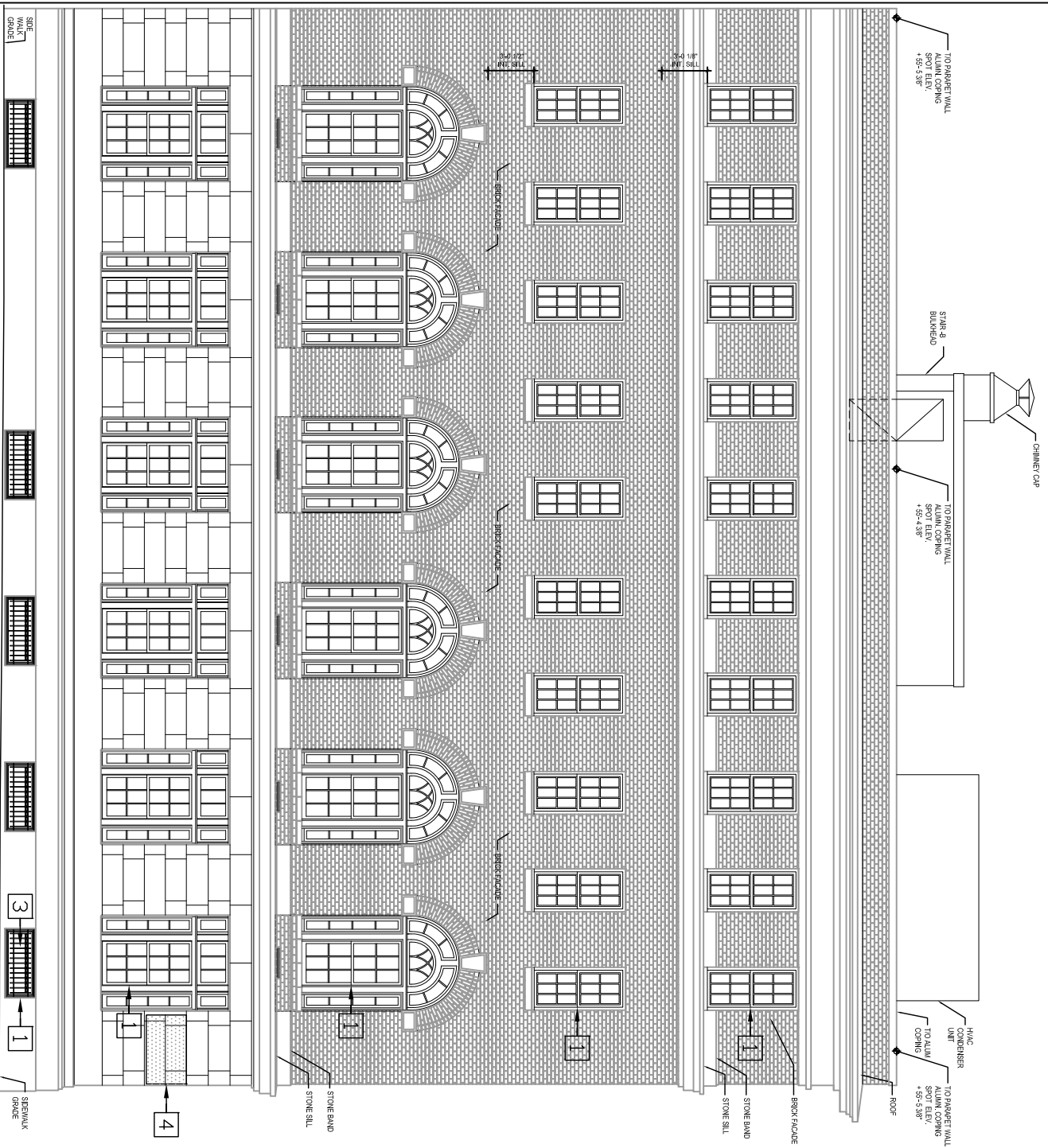
MARCH-11-2016

LPC-007

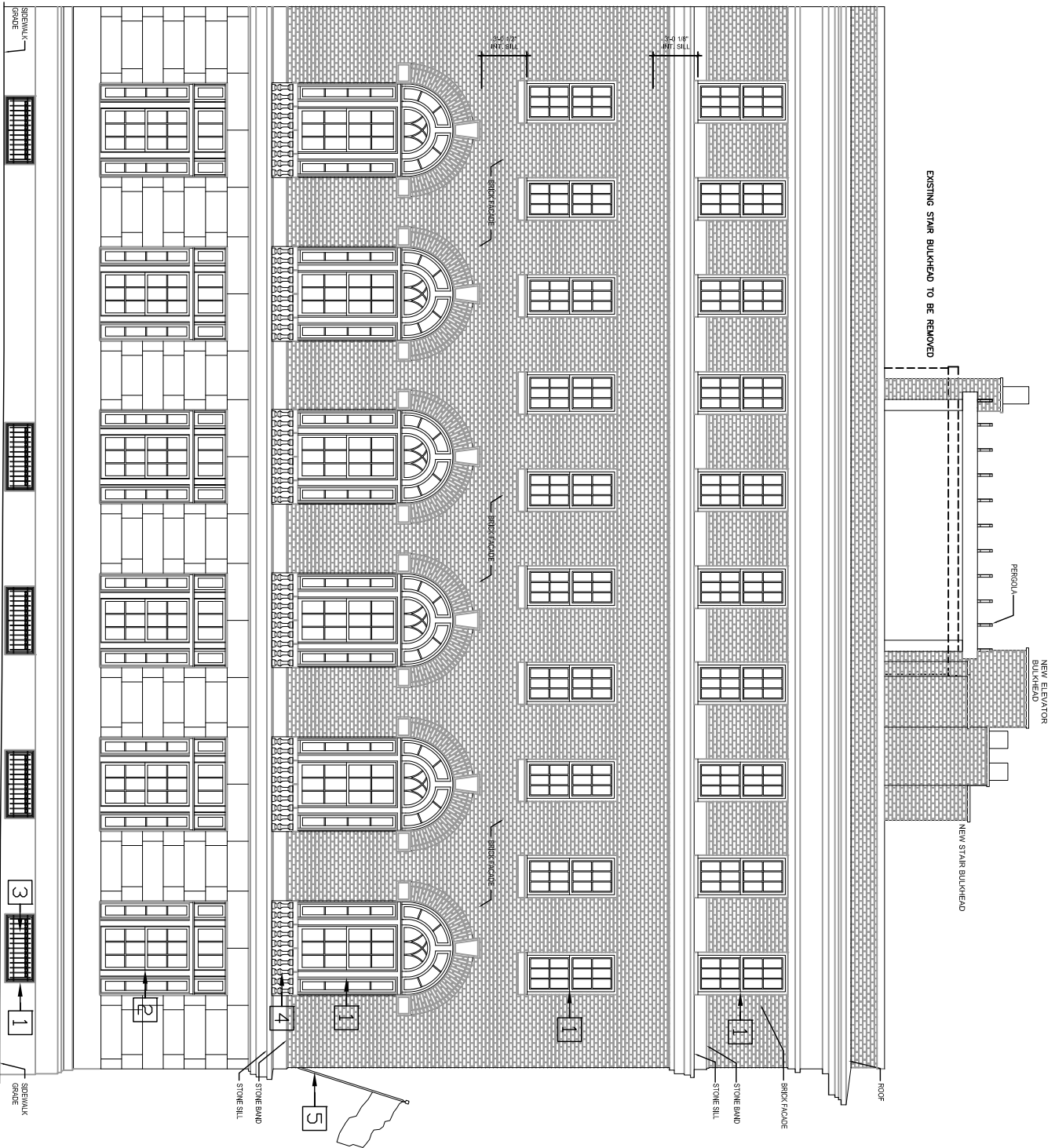




- PROPOSED REMOVALS LEGEND:
- 1 REMOVE EXISTING SINGLE GLAZED NON-HISTORIC WOOD WINDOWS, TRANSOMS, SIDELIGHTS. NO CHANGE TO MASONRY OPENING.
  - 2 REMOVE EXISTING NONHISTORIC ENTRY DOORS AND FRAME.
  - 3 STRIP EXISTING SECURITY GUARDS.
  - 4 REMOVE EXISTING NONHISTORIC PLAQUES AND VITRINES.



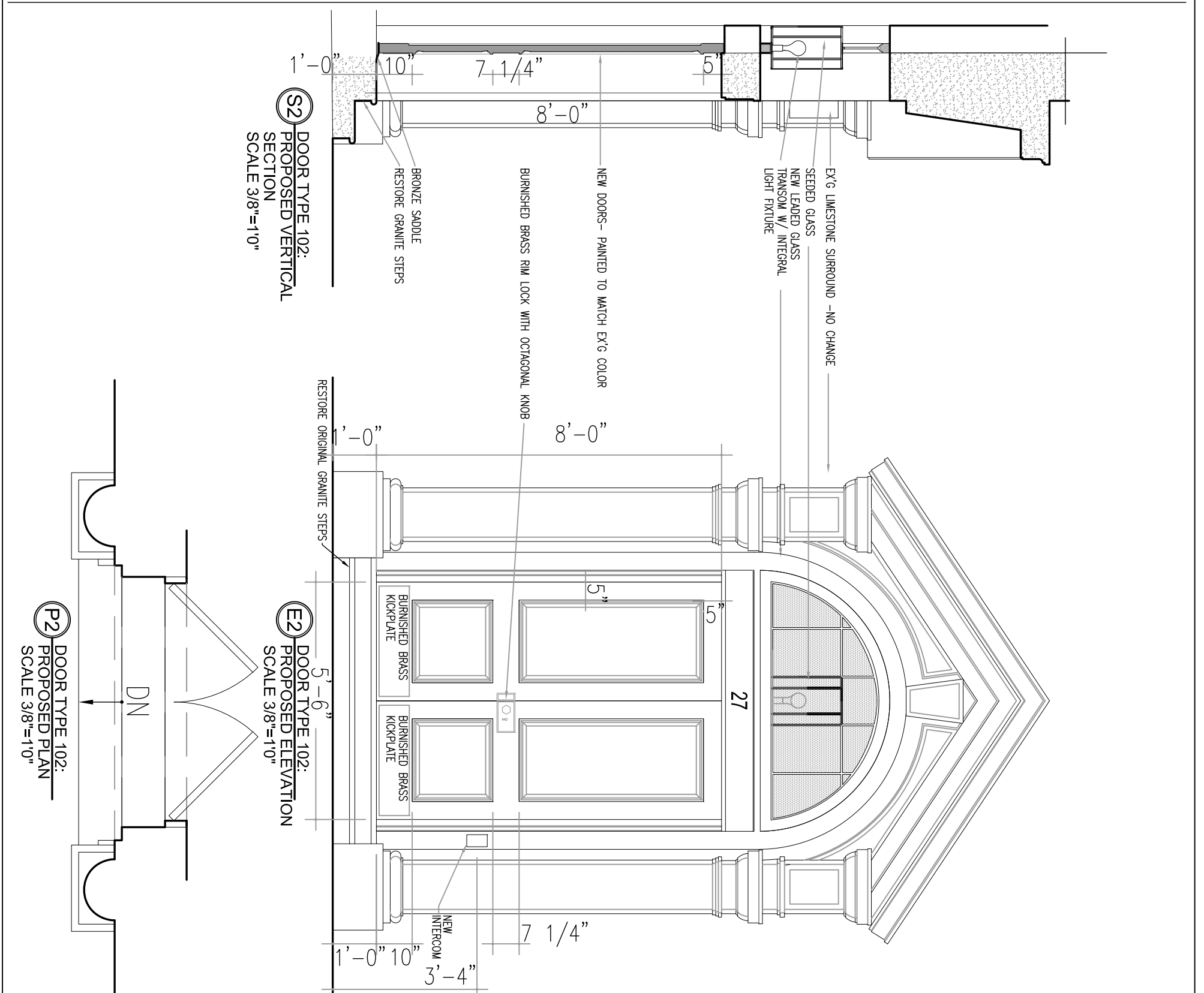
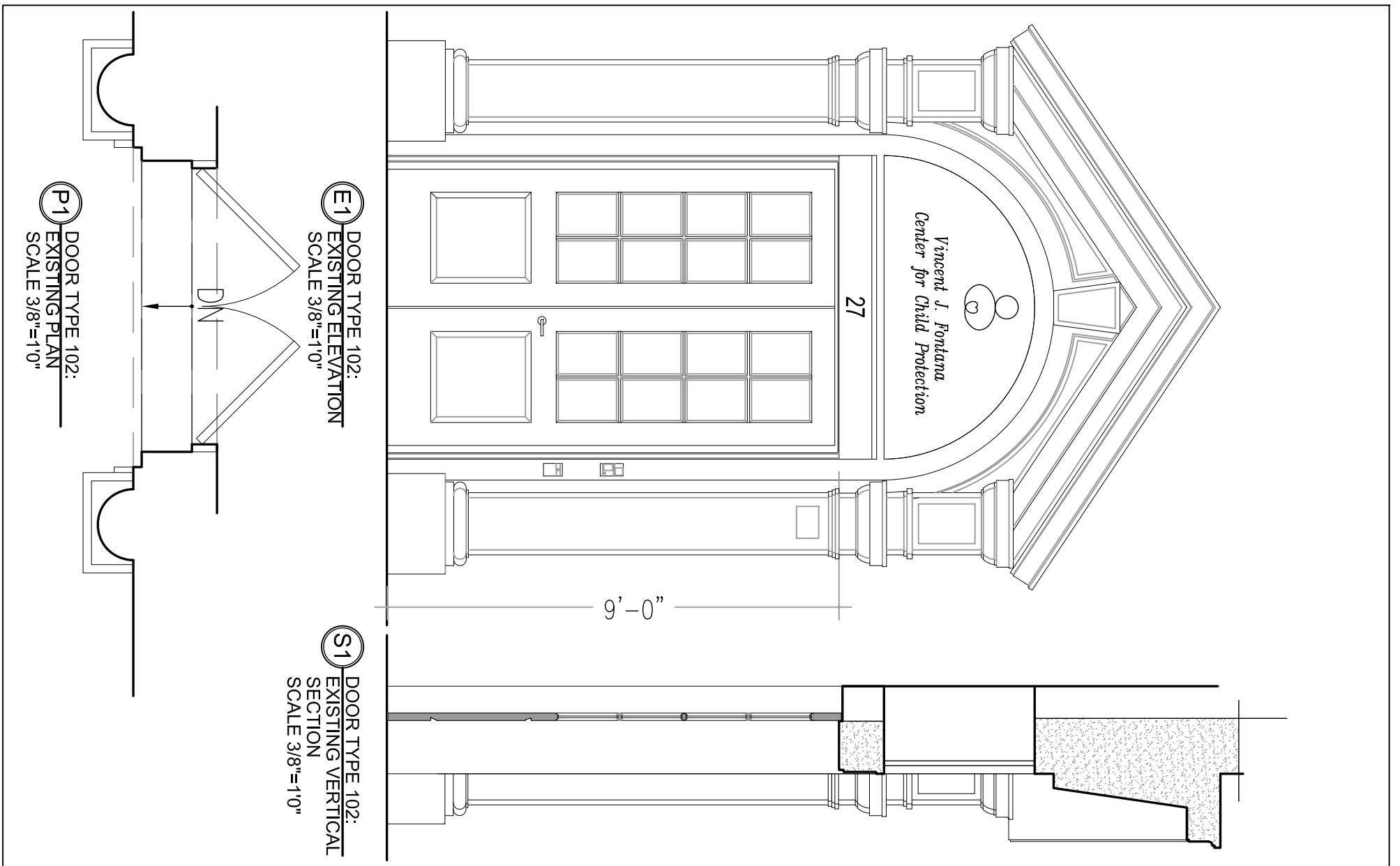
- PROPOSED WORK LEGEND:
- 1 INSTALL REPLACEMENT WOOD WINDOWS, TRANSOMS, SIDELIGHTS AND FRAMES TO CONFORM TO DIMENSIONS, PROFILES AND HISTORIC CONFIGURATION. NO CHANGE TO MASONRY OPENING.
  - 2 INSTALL NEW WOOD DOORS TRANSOMS AND FRAMES. NO CHANGE TO MASONRY OPENING.
  - 3 RESTORE EXISTING METAL SECURITY GUARDS.
  - 4 RESTORE BALUSTERS TO MATCH EXISTING STONE BELOW SECOND FLOOR WINDOWS AS PER HISTORIC PHOTO
  - 5 RESTORE FLAGPOLE AS PER HISTORIC PHOTO



NOTE: POWERWASH ENTIRE BUILDING WITH 500 PSI OR LESS

**E1** EXISTING WEST ELEVATION  
LOOKING EAST

**E2** PROPOSED WEST ELEVATION  
LOOKING EAST

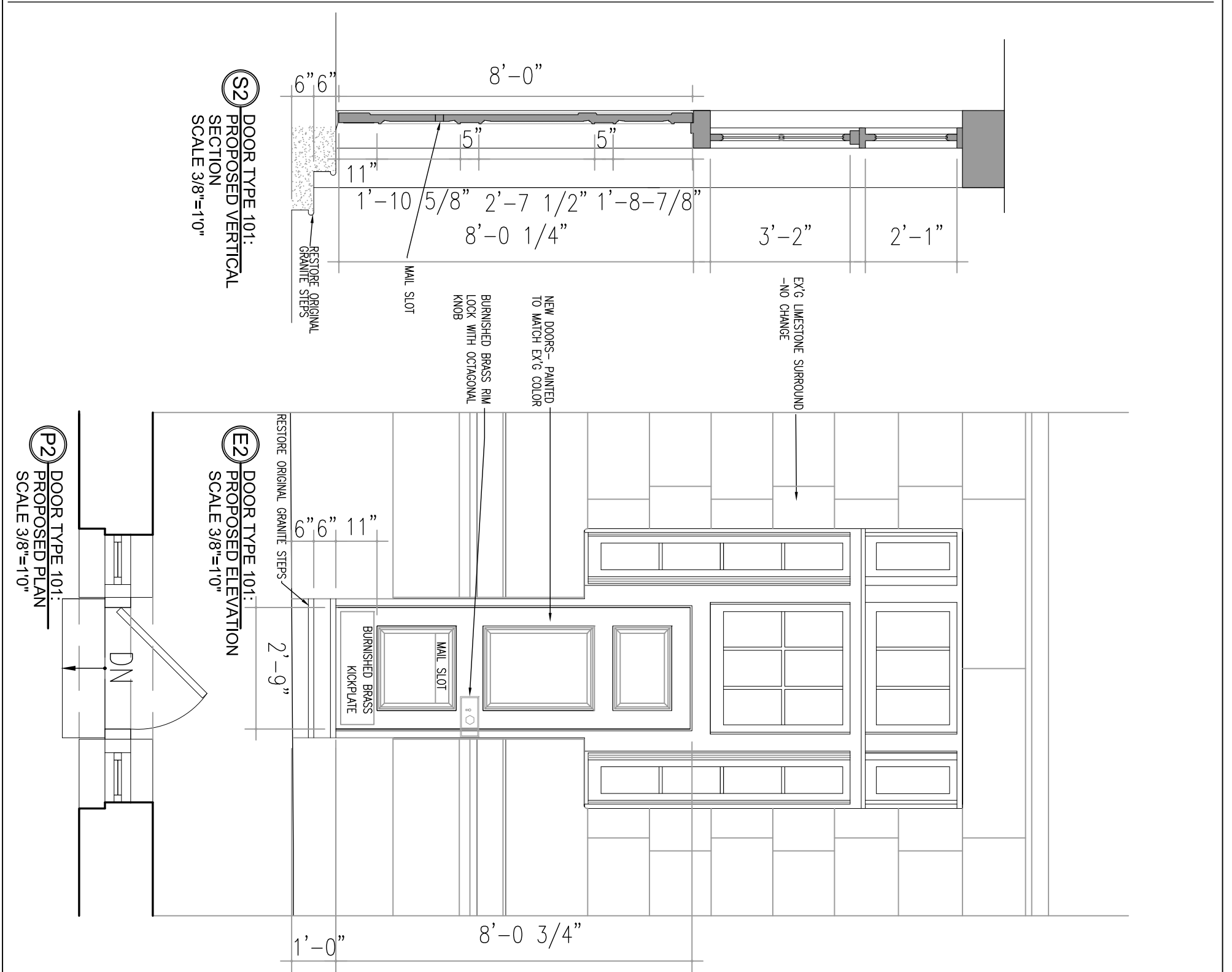
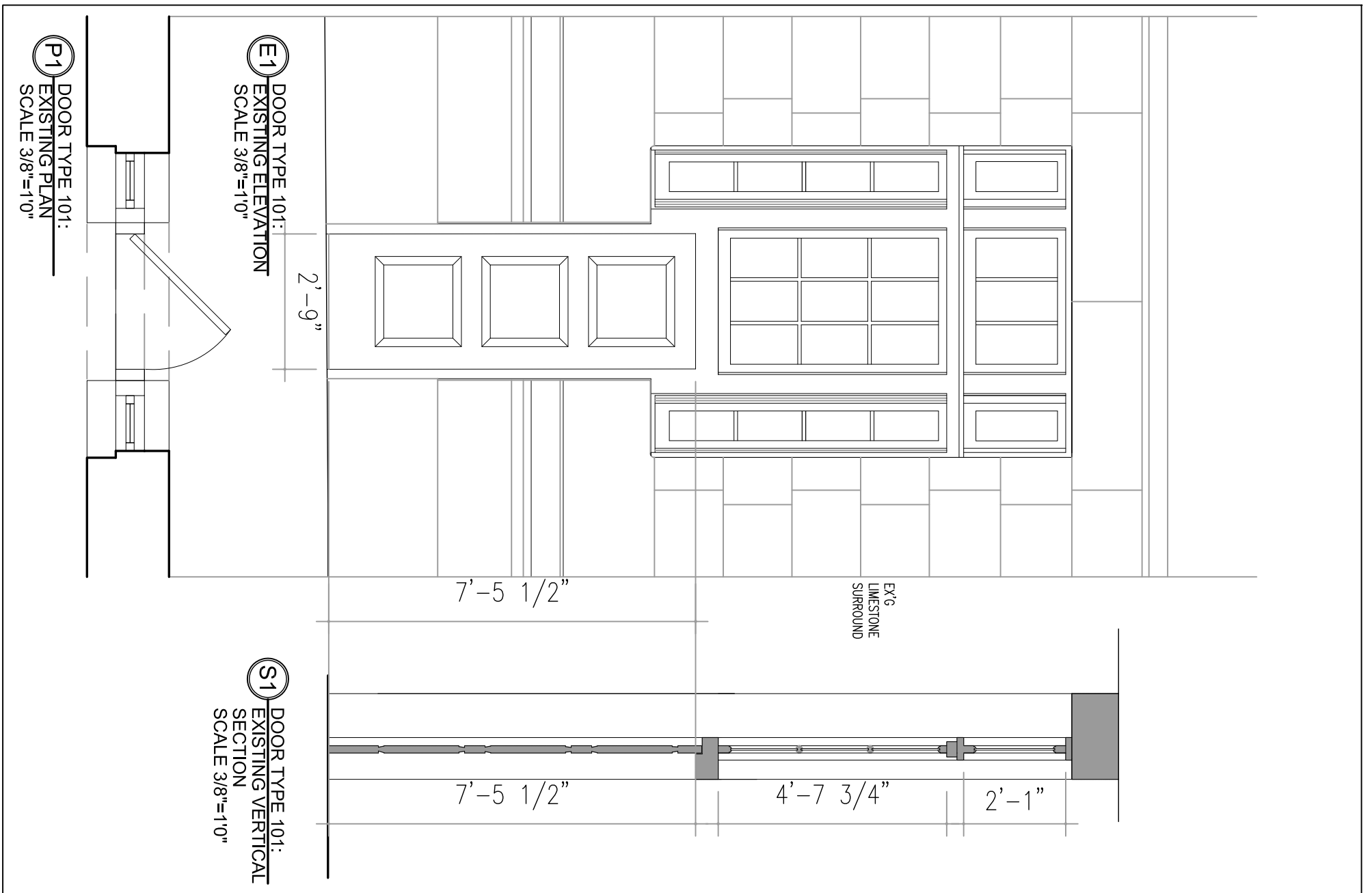


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27 CHRISTOPHER STREET  
 EXISTING AND PROPOSED FRONT DOOR #102  
 PLAN; SECTION; ELEVATION

MARCH-11-2016

LPC-010



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27 CHRISTOPHER STREET  
EXISTING AND PROPOSED FRONT DOOR #101  
PLAN; SECTION; ELEVATION

MARCH-11-2016

LPC-011



#1 2ND, 3RD & 4TH FLOORS LOOKING WEST



WAVERLY PLACE

CHRISTOPHER STREET

KEY PLAN

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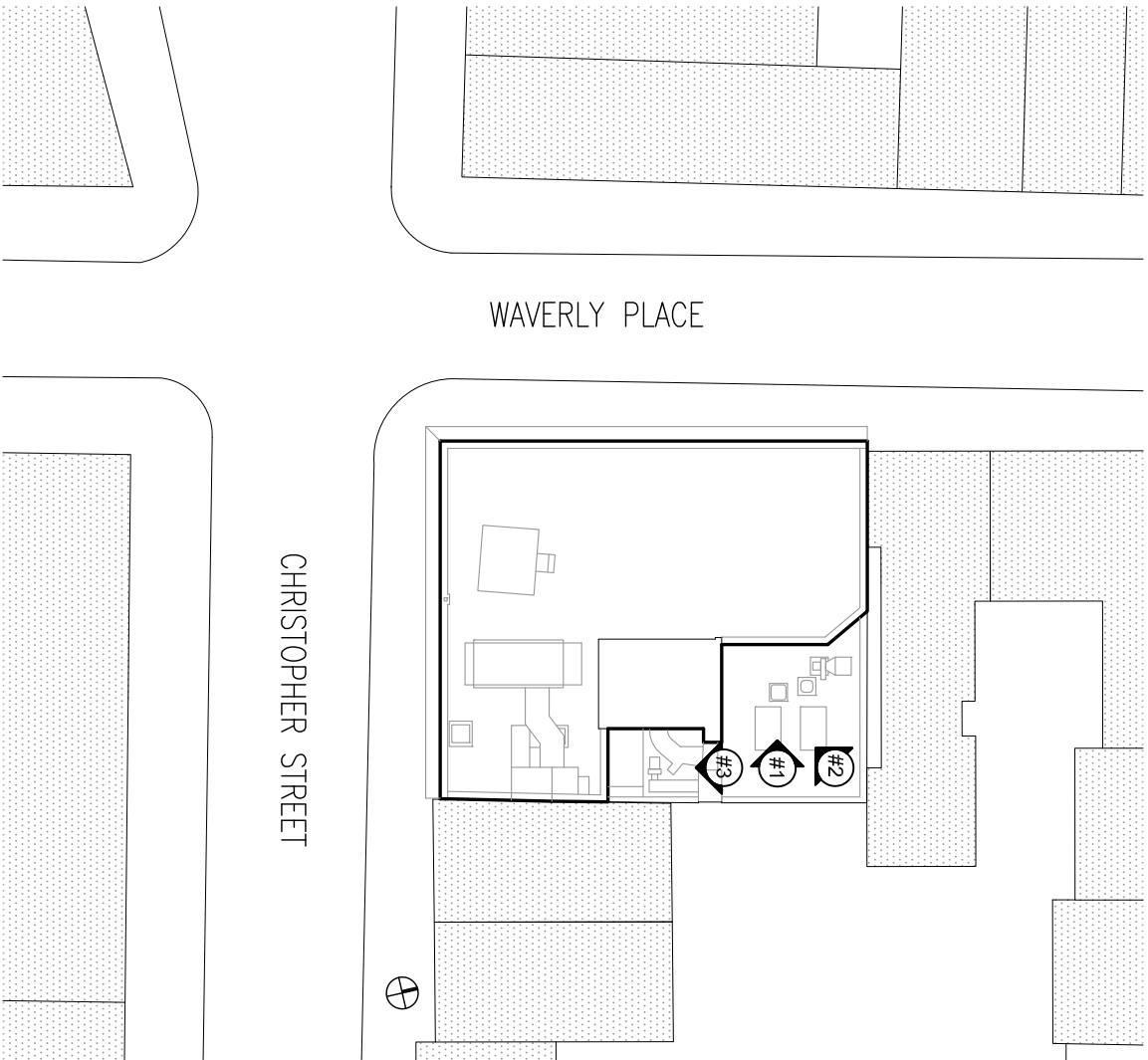
27 CHRISTOPHER STREET  
 EXISTING PHOTO  
 COURTYARD FACADE

MARCH-11-2016

LPC-012



#2 2ND, 3RD & 4TH FLOORS LOOKING SOUTHWEST



WAVERLY PLACE

CHRISTOPHER STREET

KEY PLAN



#3 2ND, 3RD & 4TH FLOORS LOOKING SOUTH



WAVERLY PLACE

CHRISTOPHER STREET

KEY PLAN

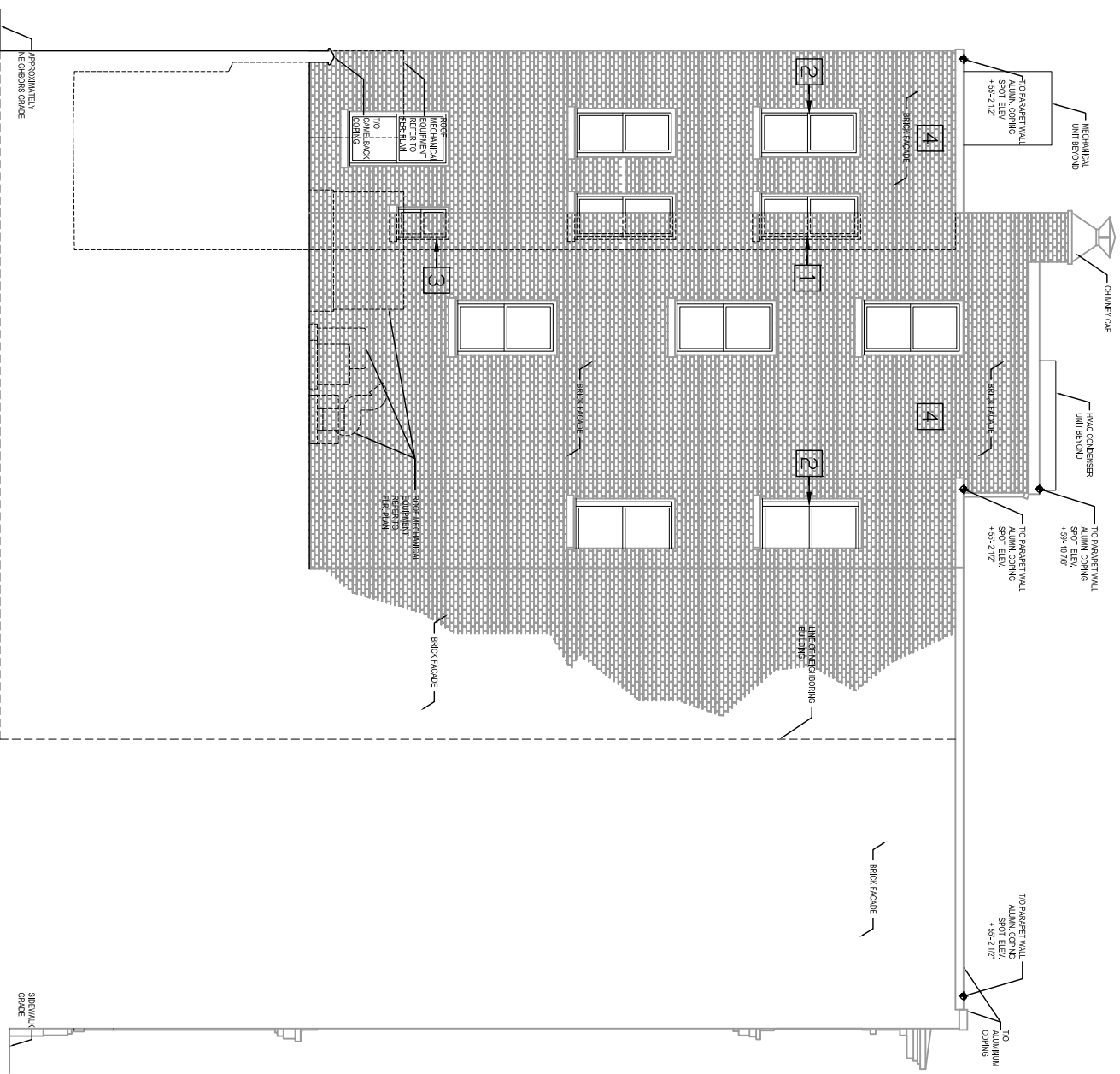
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27 CHRISTOPHER STREET  
 EXISTING PHOTOS  
 COURTYARD FACADES

MARCH-11-2016

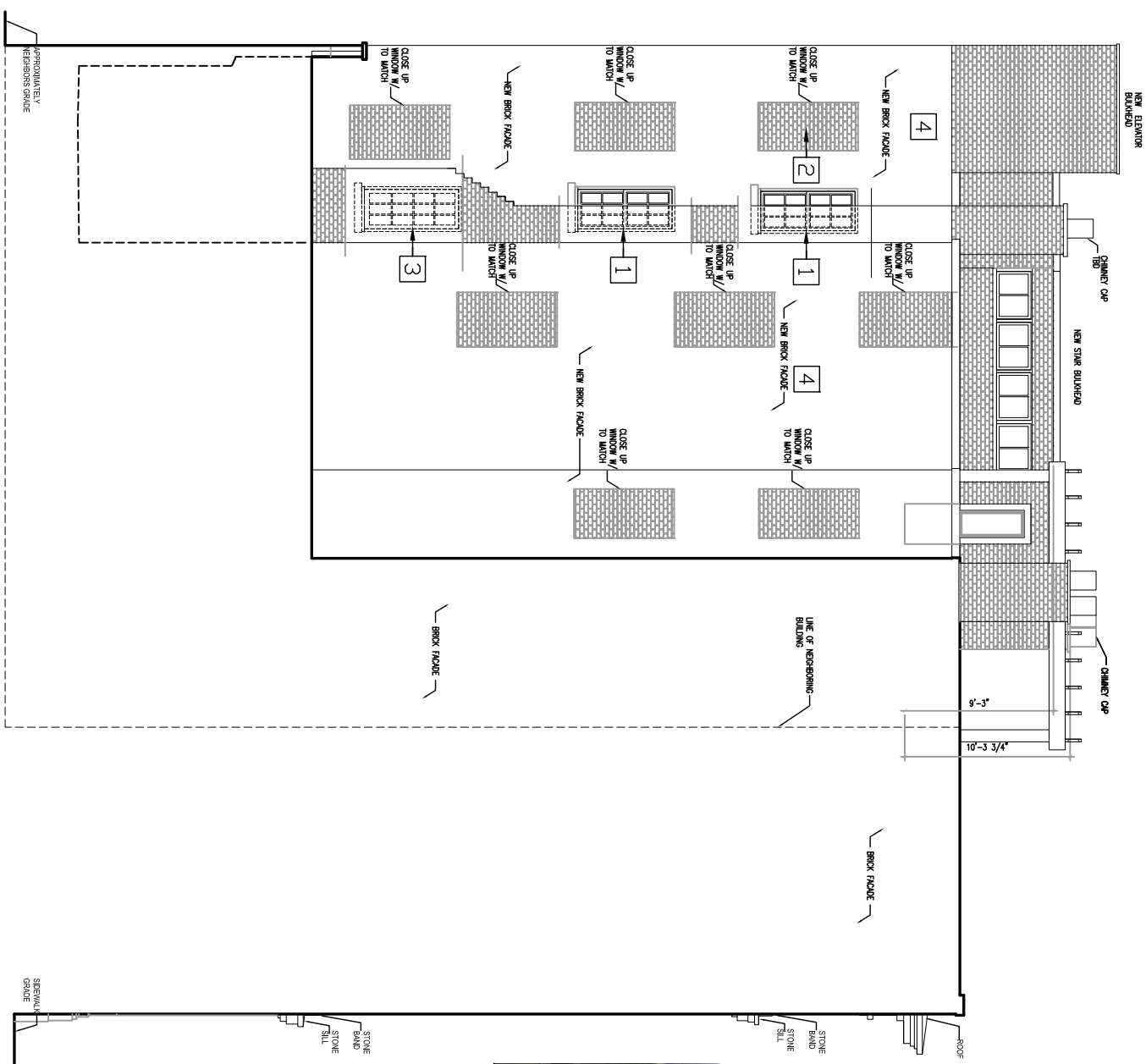
LPC-014

- PROPOSED REMOVALS LEGEND:
- 1 REMOVE EXISTING SINGLE GLAZED NON-HISTORIC ALUMINUM WINDOWS. NO CHANGE TO MASONRY OPENING.
  - 2 REMOVE EXISTING SINGLE GLAZED NON-HISTORIC ALUMINUM WINDOWS. INFILL MASONRY
  - 3 REMOVE EXISTING SINGLE GLAZED NON-HISTORIC ALUMINUM WINDOWS. REVISE MASONRY OPENING.
  - 4 REMOVE EXISTING BRICK.

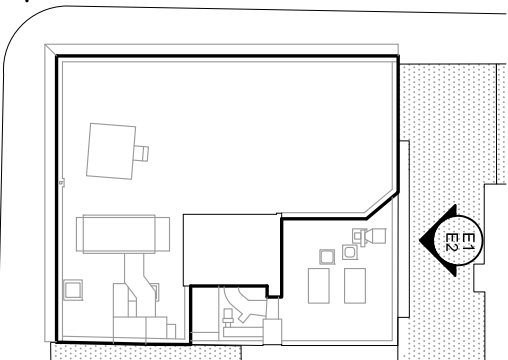


**E1** EXISTING COURTYARD ELEVATION  
LOOKING SOUTH

- PROPOSED WORK LEGEND:
- 1 INSTALL REPLACEMENT WOOD WINDOWS TO CONFORM TO DIMENSIONS, PROFILES. NO CHANGE TO MASONRY OPENING.
  - 2 REMOVE EXISTING WINDOW. INFILL MASONRY. NEW BRICK AND MORTAR TO MATCH EXISTING. FAÇADE CLEANING OF MASONRY MATERIALS, BRICK, STONE TO BE POWER WASHED WITH 500 PSI OR LESS.
  - 3 INSTALL NEW REPLACEMENT WOOD WINDOW AND FRAME IN NEW OR MODIFIED MASONRY OPENING
  - 4 REPLACE ALL EXISTING BRICK WITH NEW. COLOR TO MATCH EXISTING.



**E2** PROPOSED COURTYARD ELEVATION  
LOOKING SOUTH



KEY PLAN

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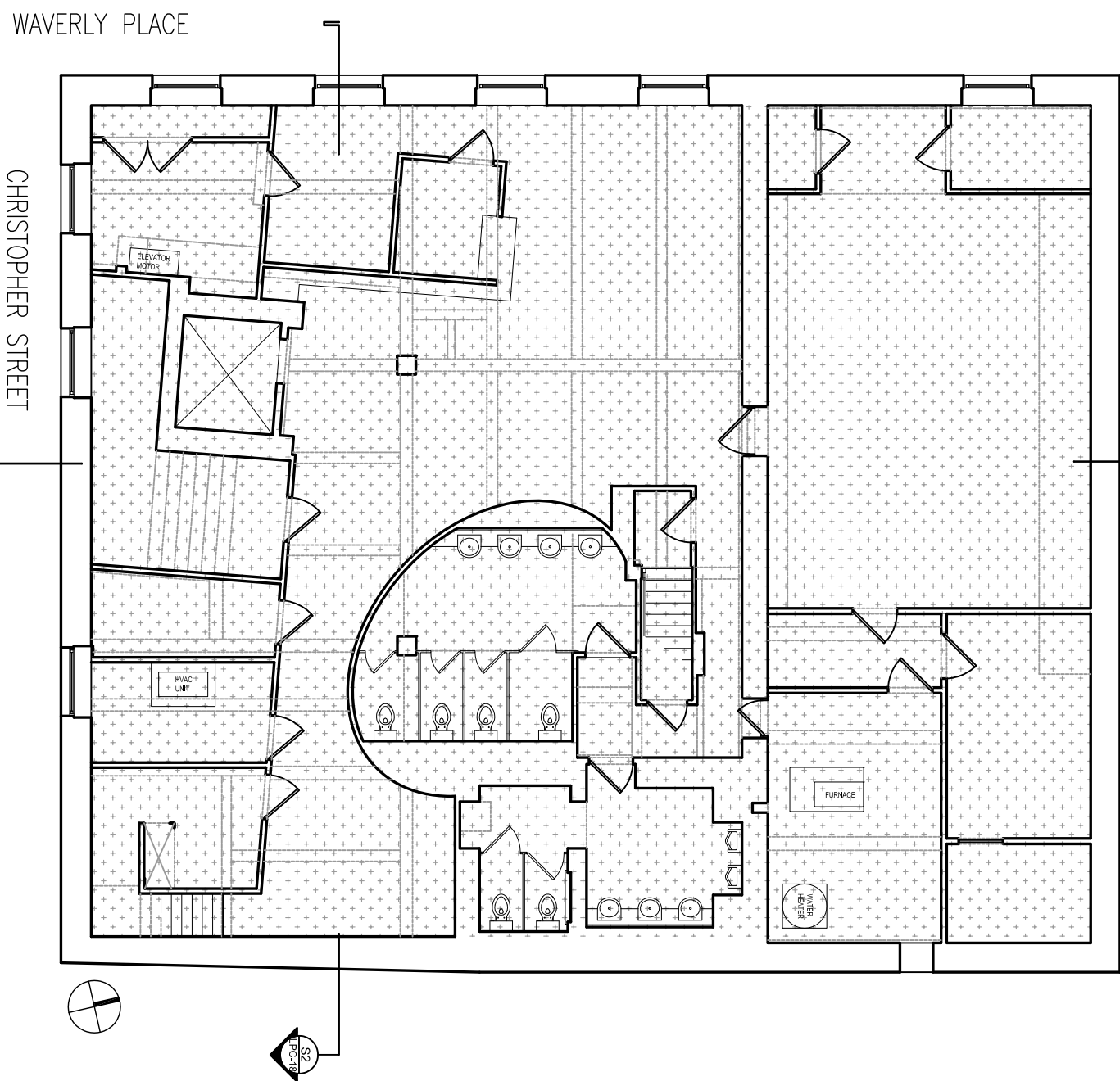
27 CHRISTOPHER STREET  
EXISTING AND PROPOSED COURTYARD ELEVATION; NORTH

MARCH-11-2016  
**LPC-015**

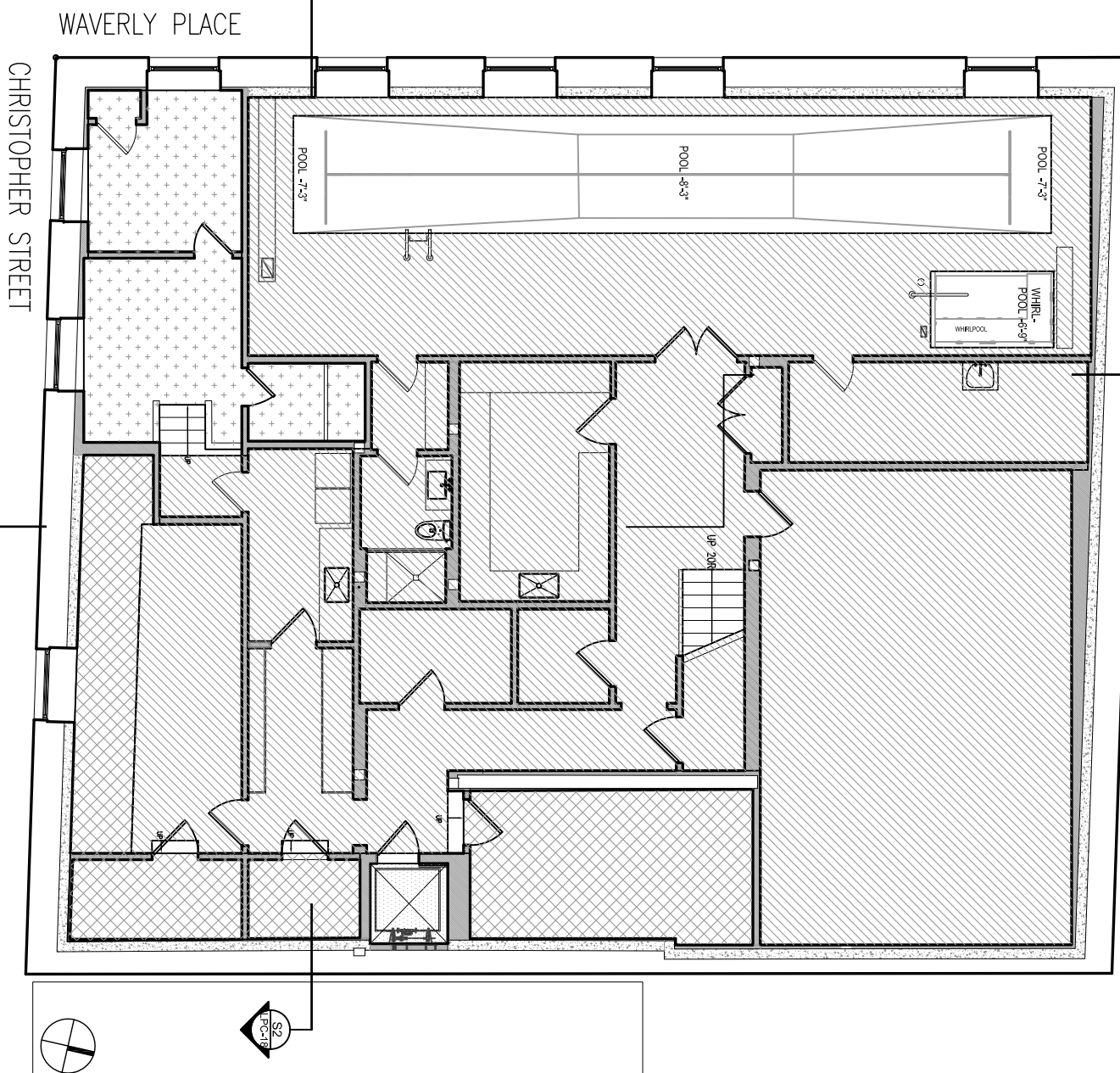




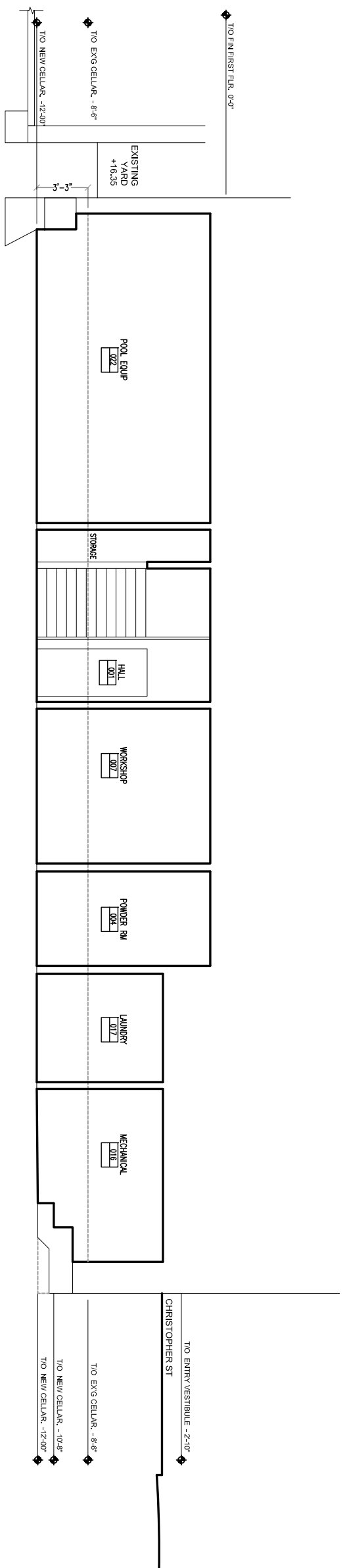
**EXISTING CELLAR PLAN**



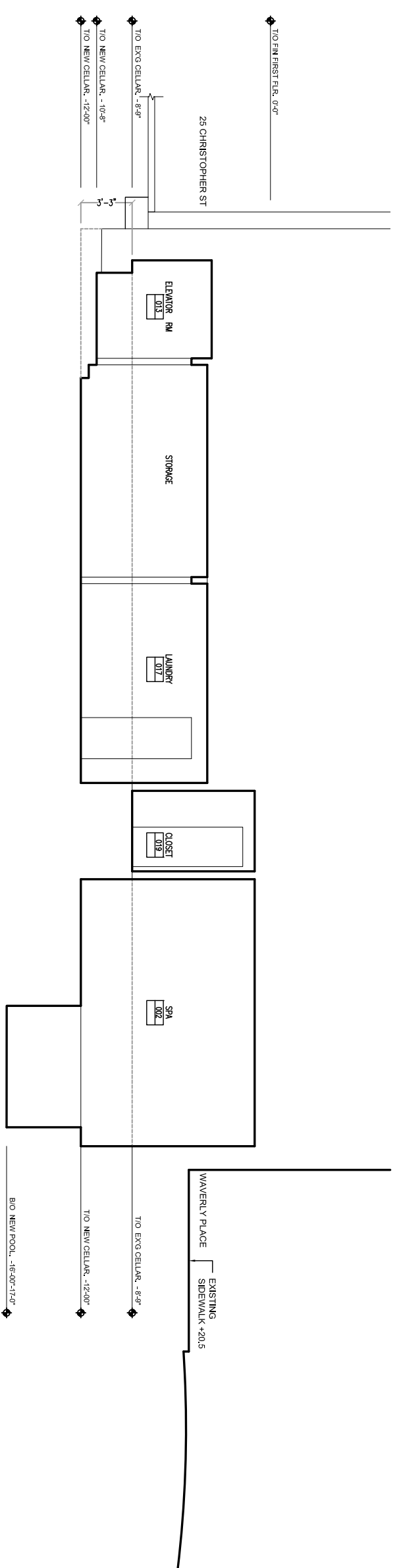
**PROPOSED CELLAR PLAN**



- EXISTING ELEVATION**
- EL = +/- 0'-0" EXISTING ELEVATION
  - EL = - 1'-1"
  - EL = - 3'-3"
  - EL = - 3'-9"



**S1** EXISTING AND PROPOSED CELLAR SECTION  
NORTH/SOUTH



**S2** EXISTING AND PROPOSED CELLAR SECTION  
EAST/WEST

WAVERLY PLACE

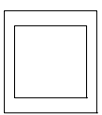
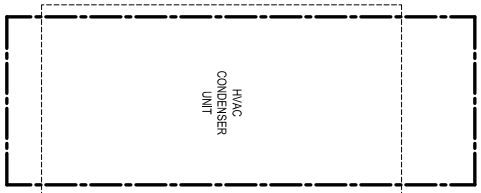
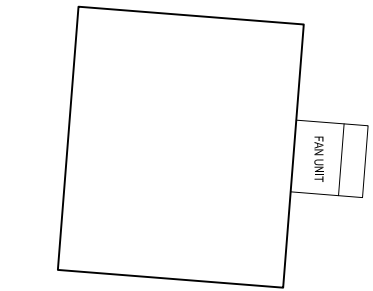
CHRISTOPHER STREET

#2

#1

#3

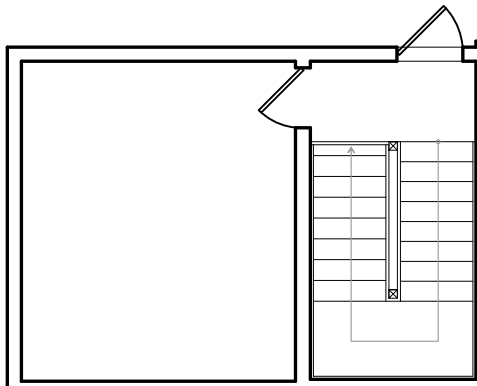
S1  
S2  
S3



MECHANICAL UNIT

DUCT WORK

DUCT WORK



EXISTING STAIR  
TO BE  
RELOCATED

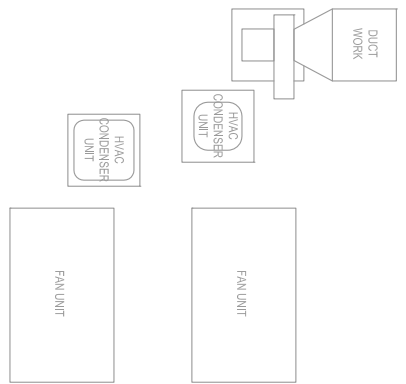
MECHANICAL UNIT

DUCT WORK

DUCT WORK

DUCT WORK

LOWER ROOF

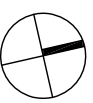


HVAC  
CONDENSER  
UNIT

HVAC  
CONDENSER  
UNIT

FAN UNIT

FAN UNIT



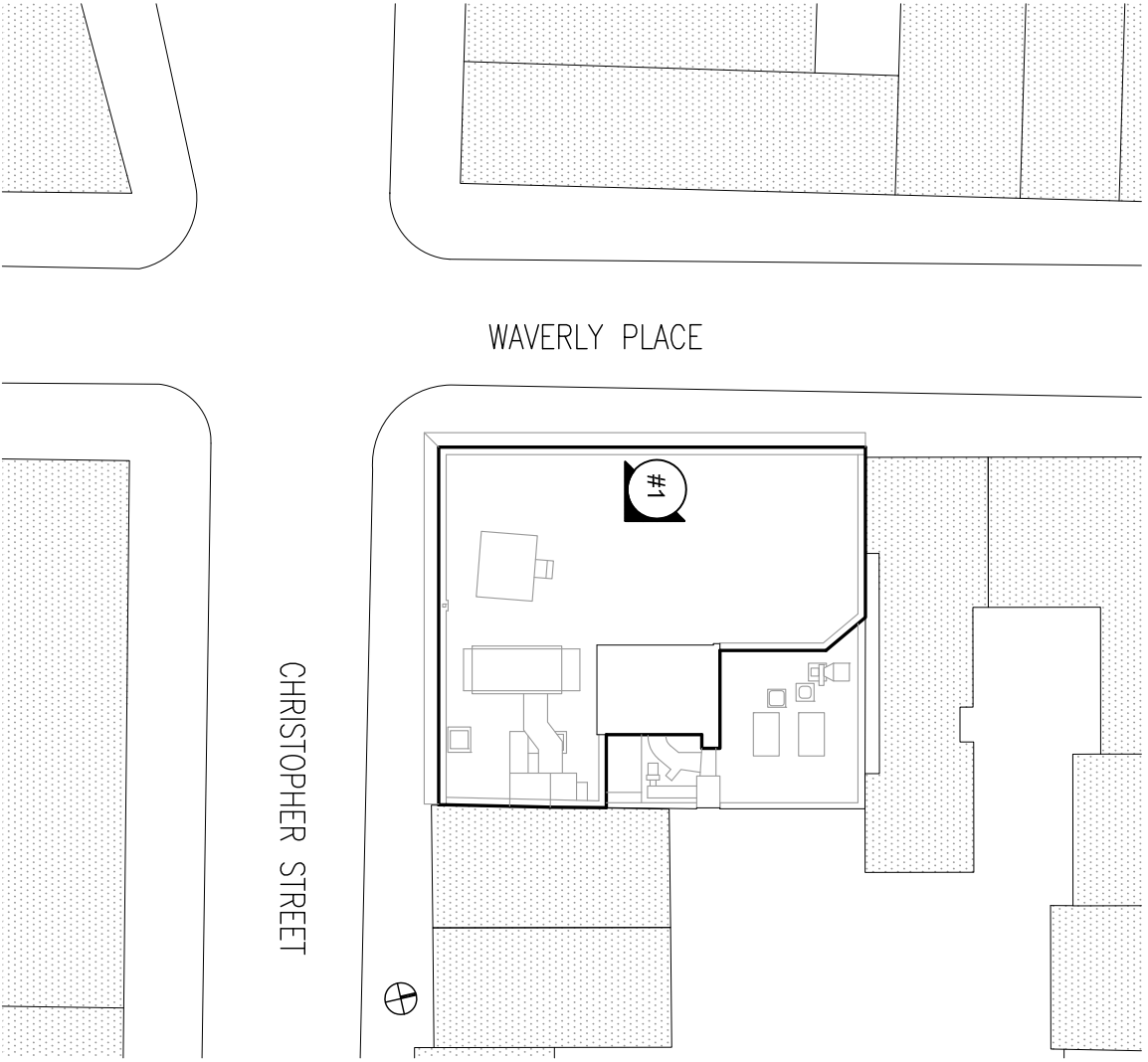
**EXISTING ROOF PLAN**

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27 CHRISTOPHER STREET  
EXISTING ROOF PLAN

MARCH-11-2016

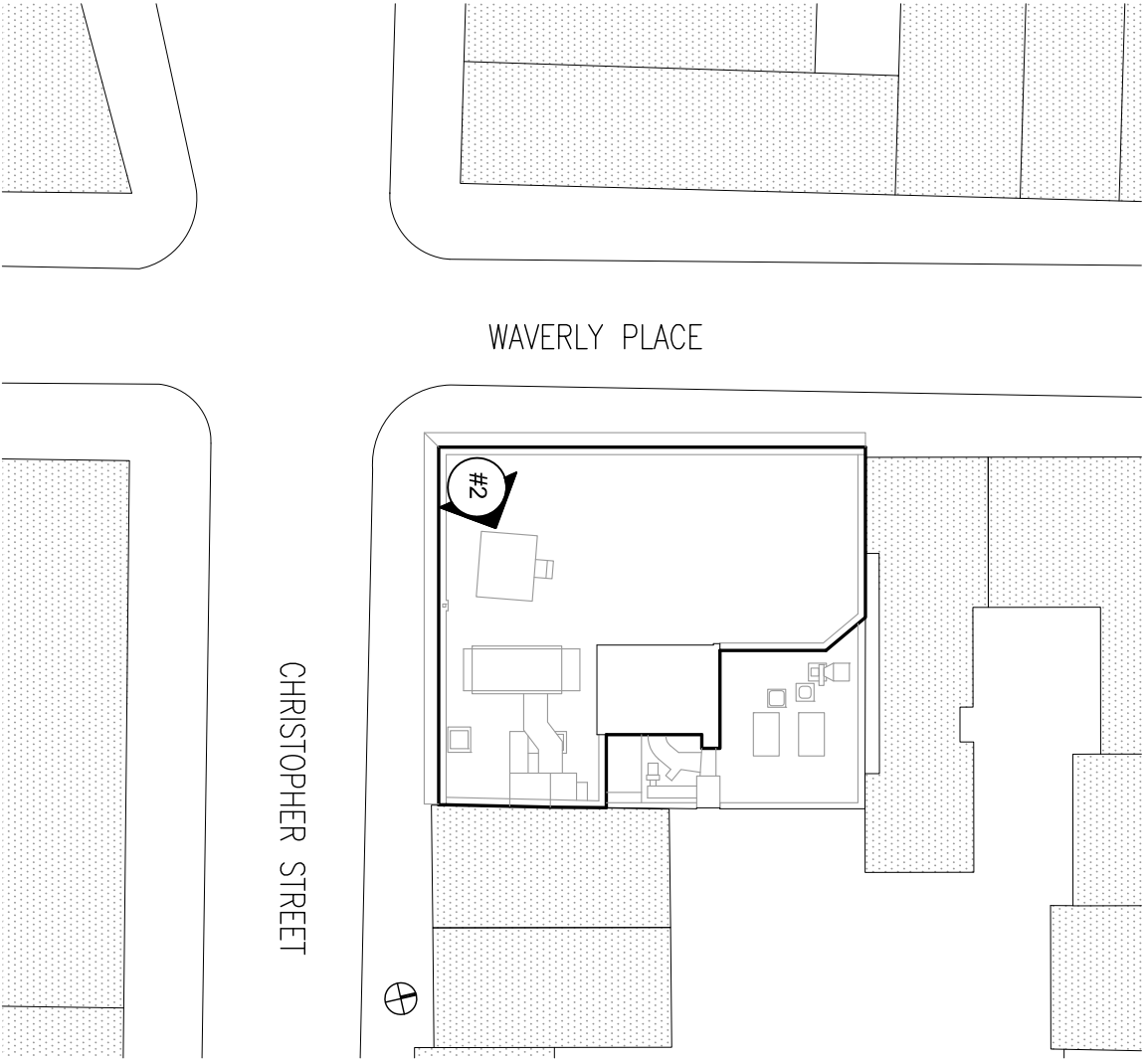
LPC-019



**KEY PLAN**



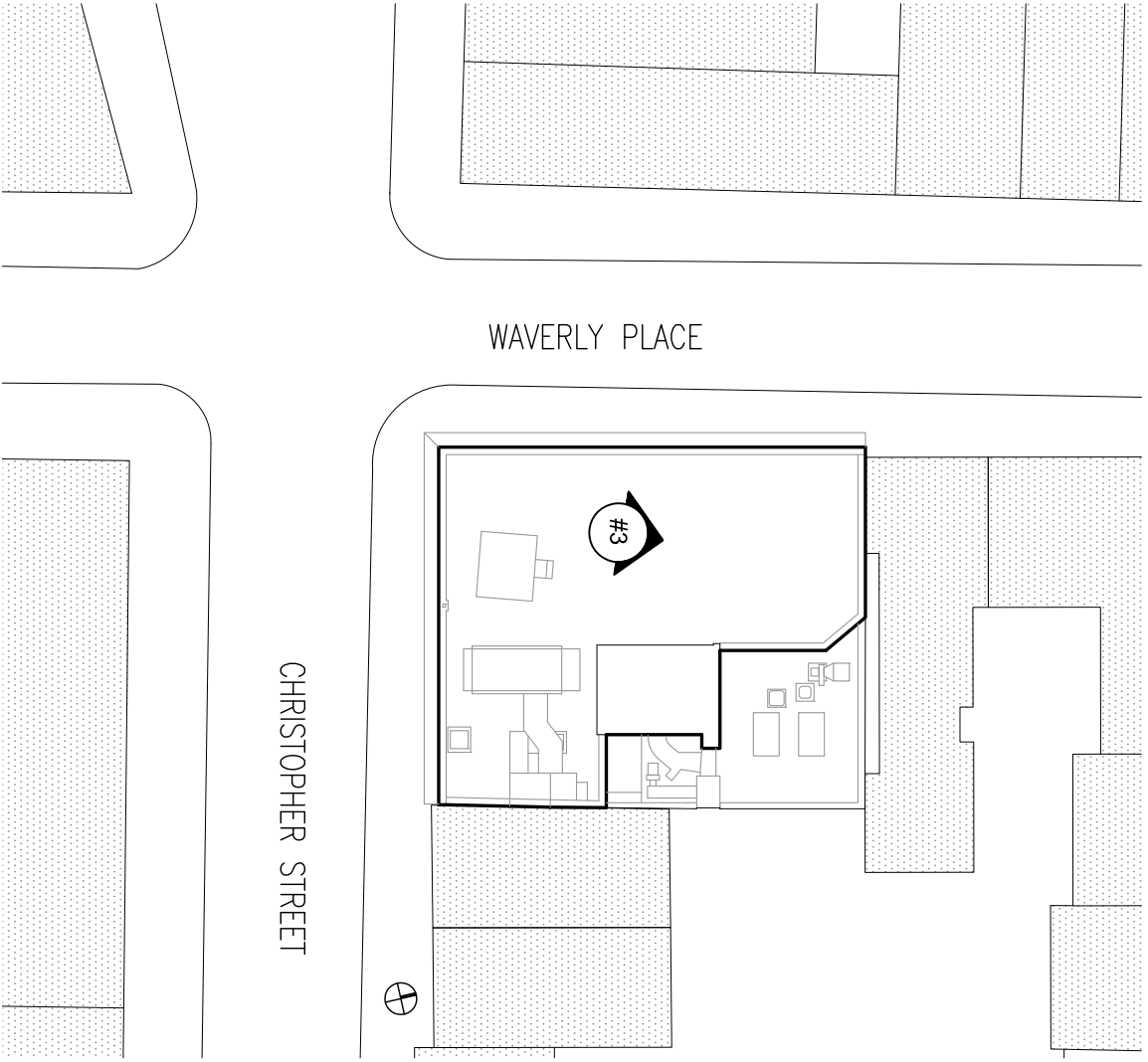
**PHOTO #1 LOOKING SOUTHEAST**



**KEY PLAN**



**PHOTO #2 LOOKING NORTHEAST**



**KEY PLAN**



**PHOTO #3 LOOKING NORTH**

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27 CHRISTOPHER STREET  
 EXISTING ROOF PHOTO  
 KEY PLAN

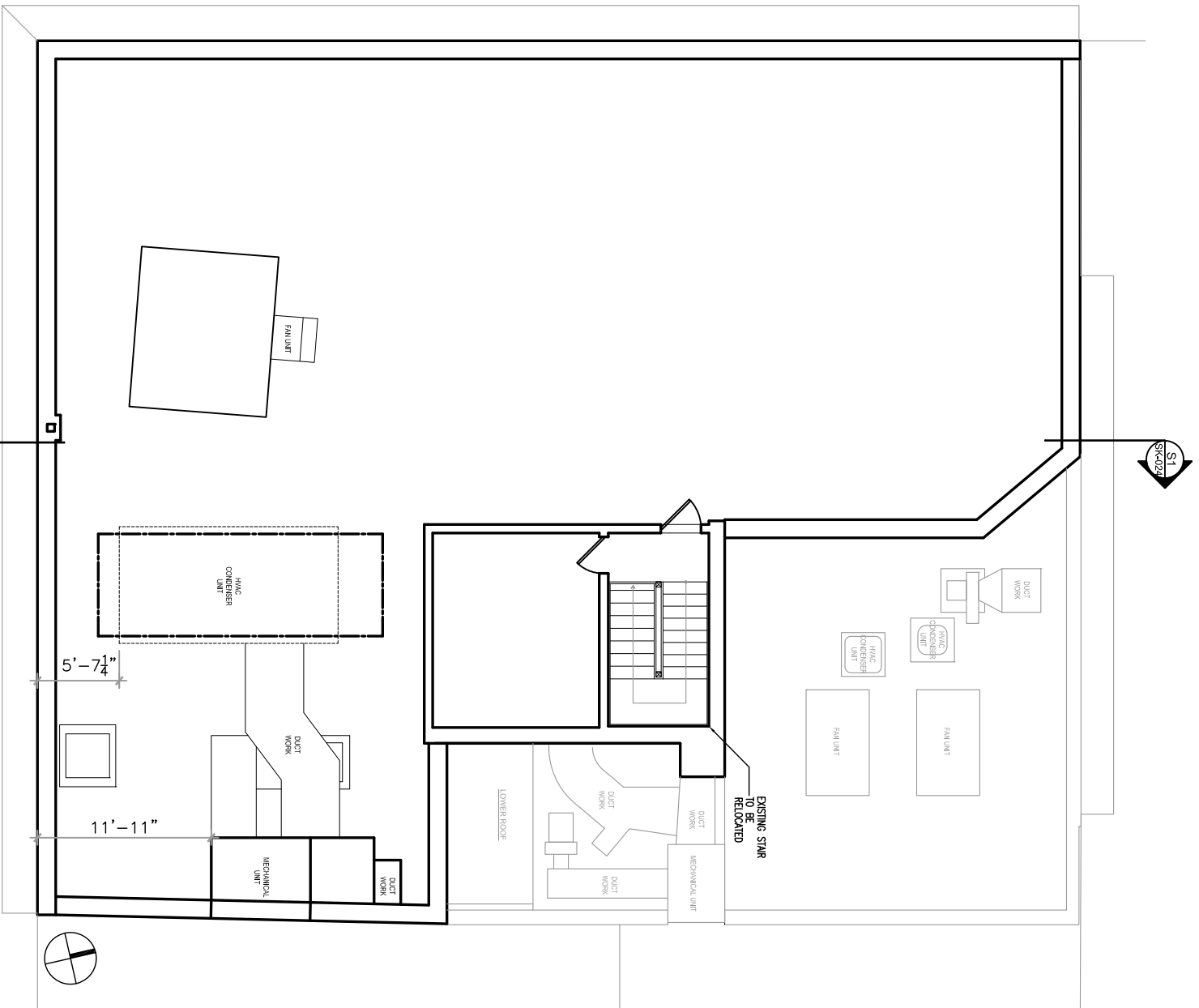
MARCH-11-2016

LPC-022

WAVERLY PLACE

CHRISTOPHER STREET

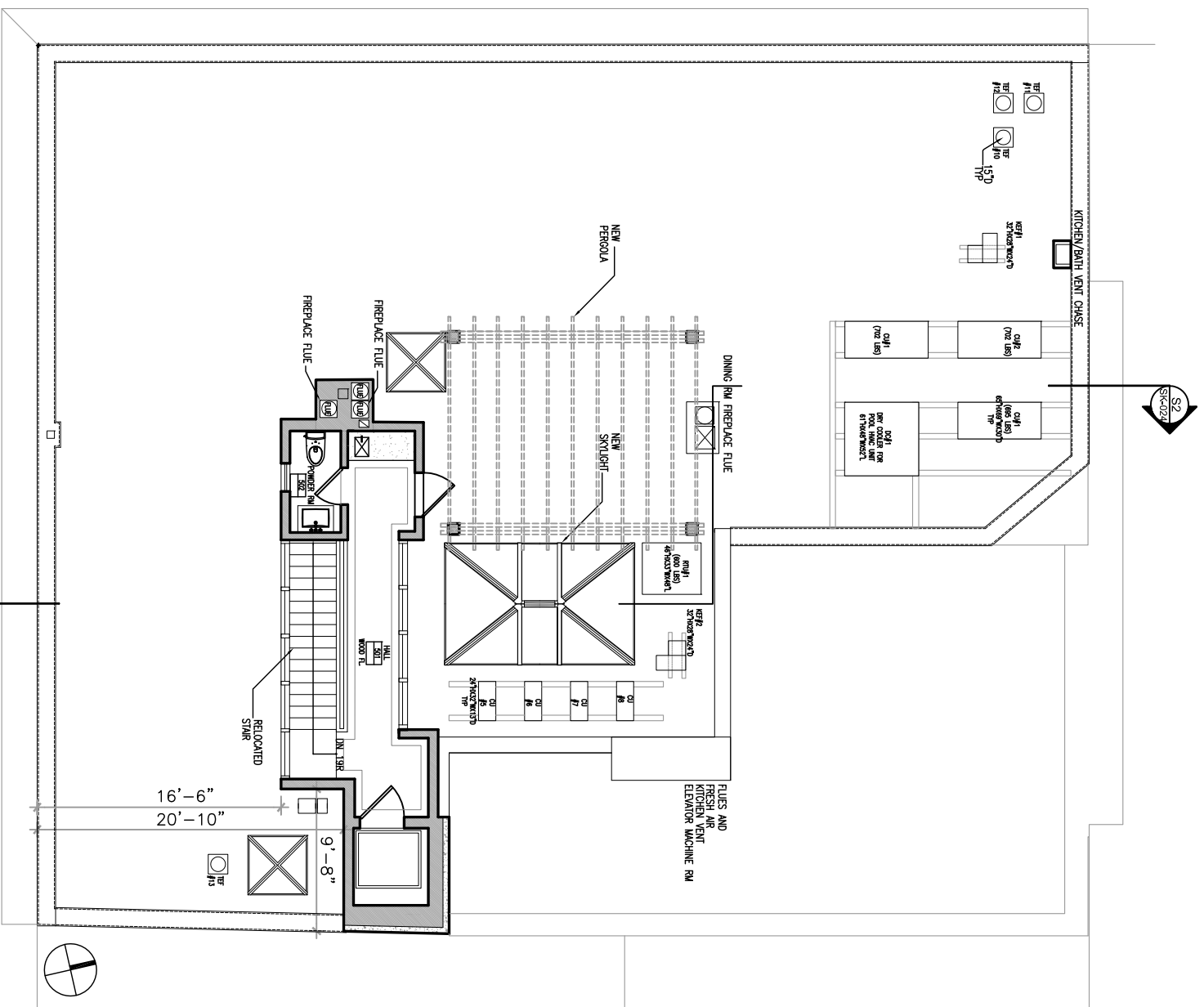
# EXISTING ROOF PLAN

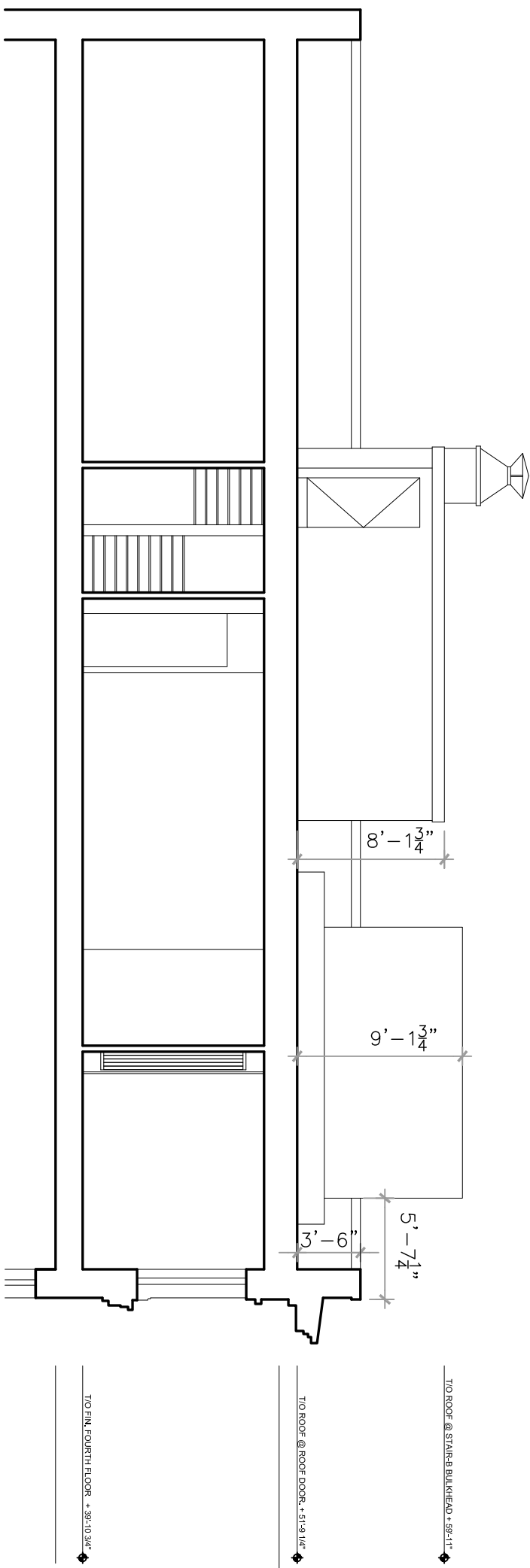


WAVERLY PLACE

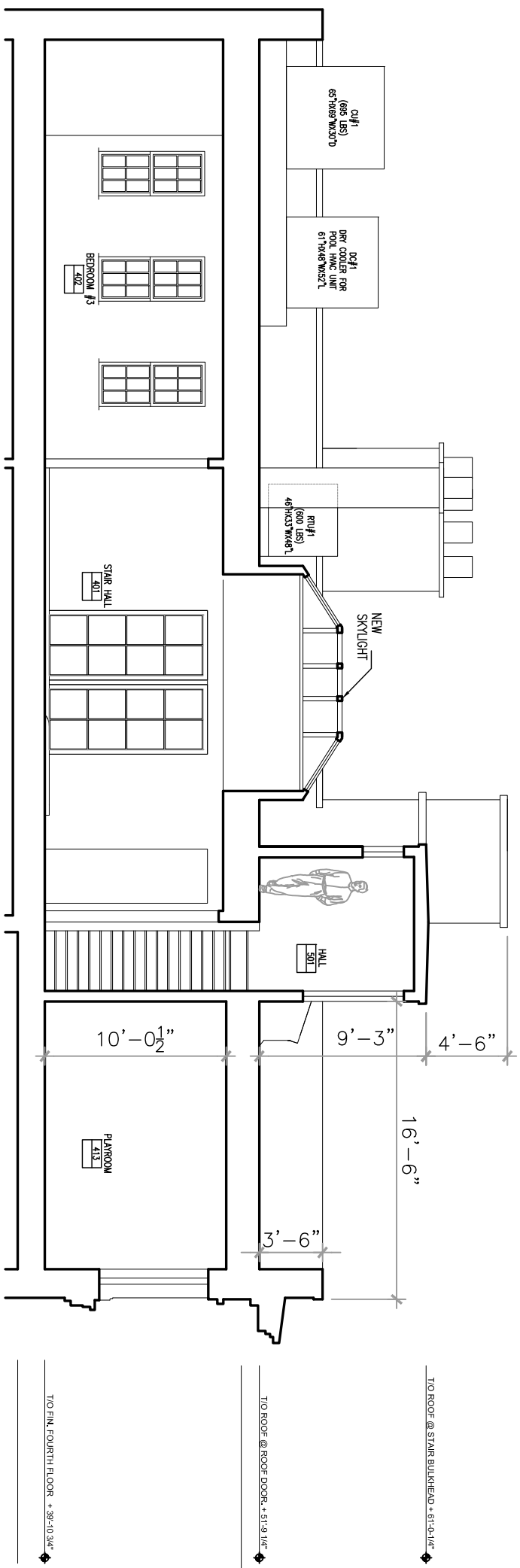
CHRISTOPHER STREET

# PROPOSED ROOF PLAN



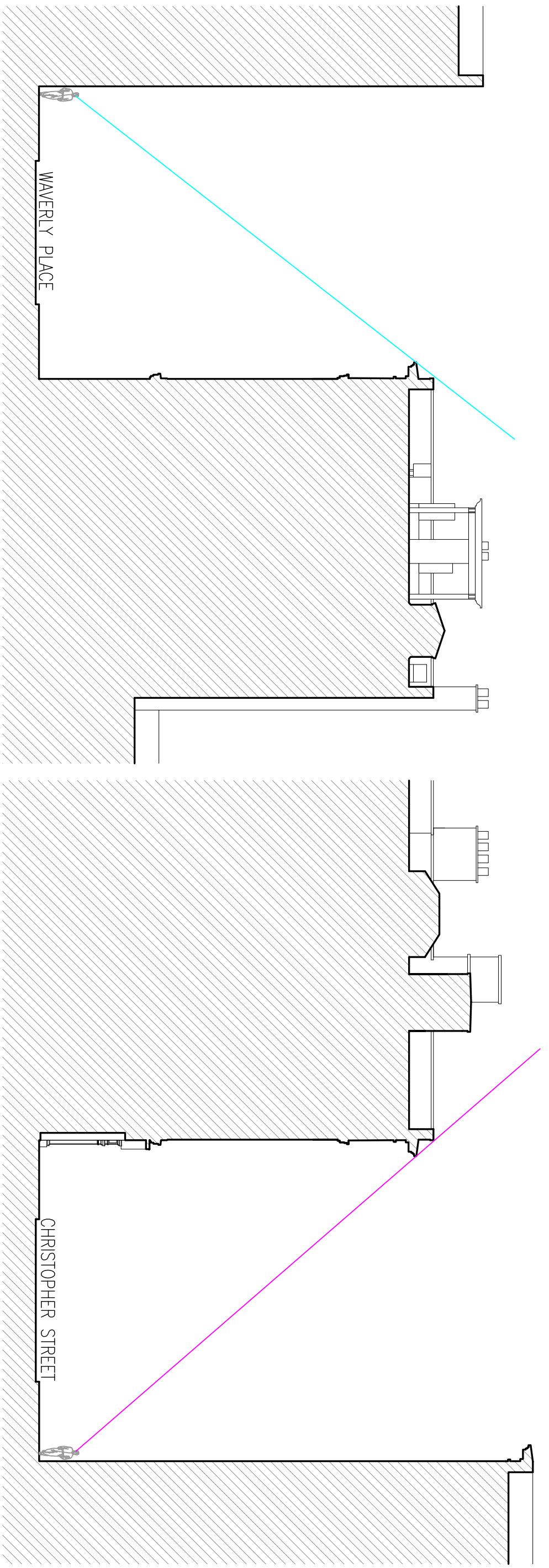


**S1**  
EXISTING ROOF SECTION



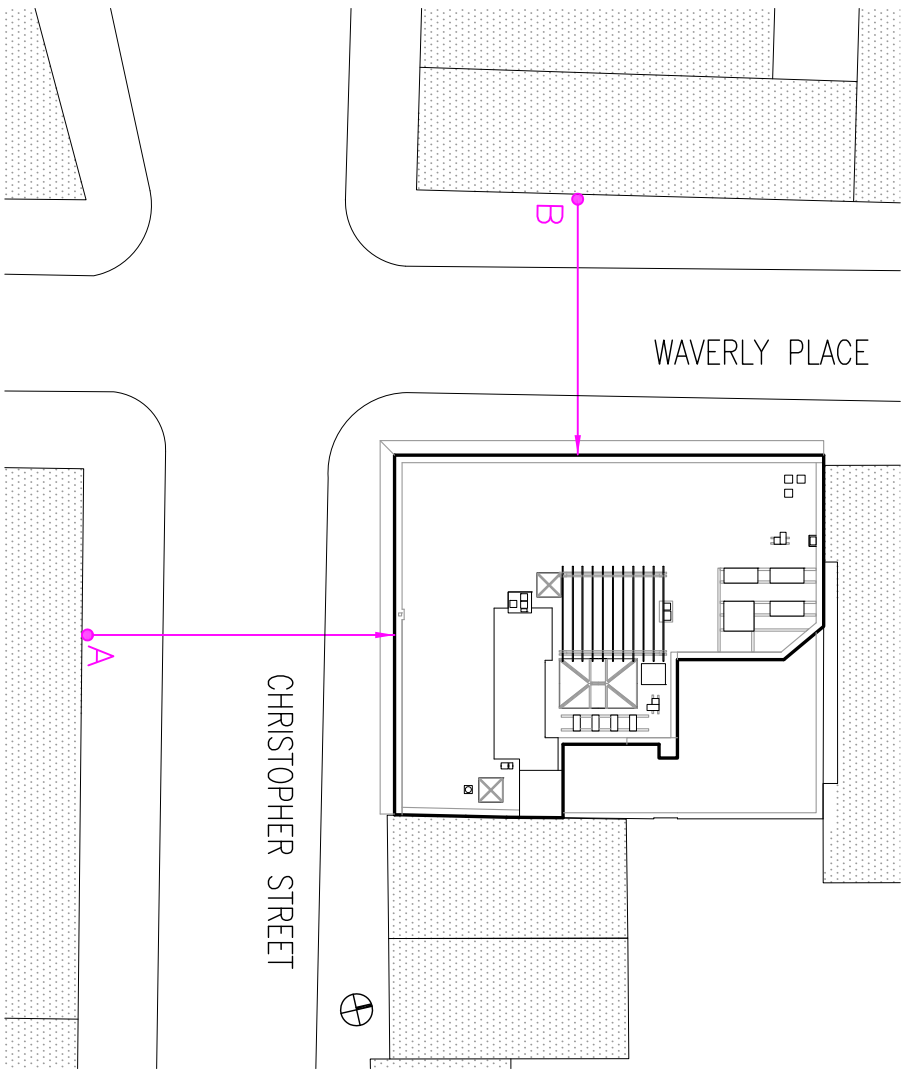
**S2**  
PROPOSED ROOF SECTION





**2** SIGHT LINE B  
SCALE: 1/16"=1'-0"

**1** SIGHT LINE A  
SCALE: 1/16"=1'-0"



**KEY PLAN**

EXISTING  
MECHANICAL WORK  
TO BE REMOVED

NEW ELEVATOR  
BULKHEAD



EXISTING  
MECHANICAL WORK  
TO BE REMOVED

NEW ELEVATOR  
BULKHEAD



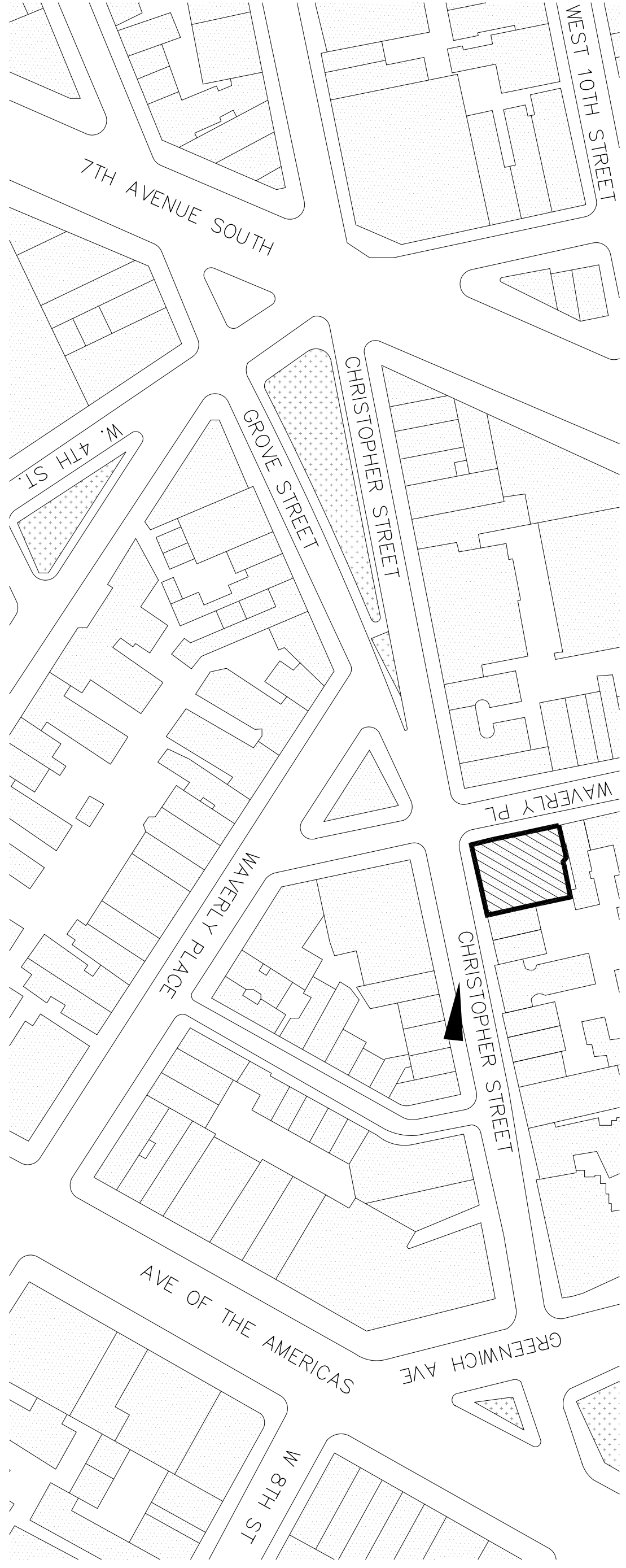
NEW ELEVATOR  
BULKHEAD



**CHRISTOPHER STREET  
LOOKING WEST**

**CHRISTOPHER STREET  
LOOKING WEST**

**CHRISTOPHER STREET  
PROPOSED - LOOKING WEST**



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27 CHRISTOPHER STREET  
VISIBILITY  
CHRISTOPHER STREET LOOKING WEST

MARCH-11-2016

LPC-026

NEW ELEVATOR &  
STAIR BULKHEAD



NEW ELEVATOR &  
STAIR BULKHEAD



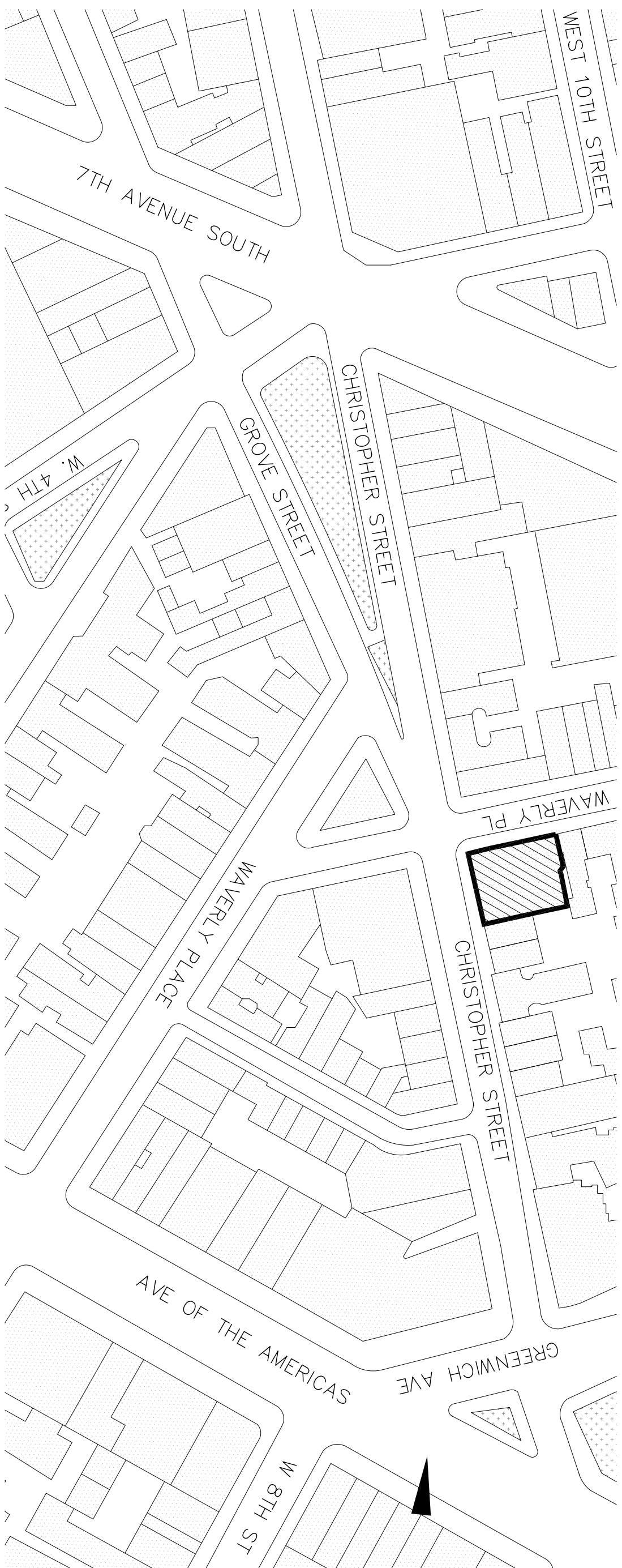
NEW ELEVATOR &  
STAIR BULKHEAD



AVENUE OF THE AMERICAS  
LOOKING WEST

AVENUE OF THE AMERICAS  
LOOKING WEST

AVENUE OF THE AMERICAS  
PROPOSED - LOOKING WEST



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27 CHRISTOPHER STREET  
VISIBILITY  
AVENUE OF THE AMERICAS LOOKING WEST

MARCH-11-2016

LPC-027

NEW CHIMNEY &  
STAIR BULKHEAD



NEW CHIMNEY &  
STAIR BULKHEAD



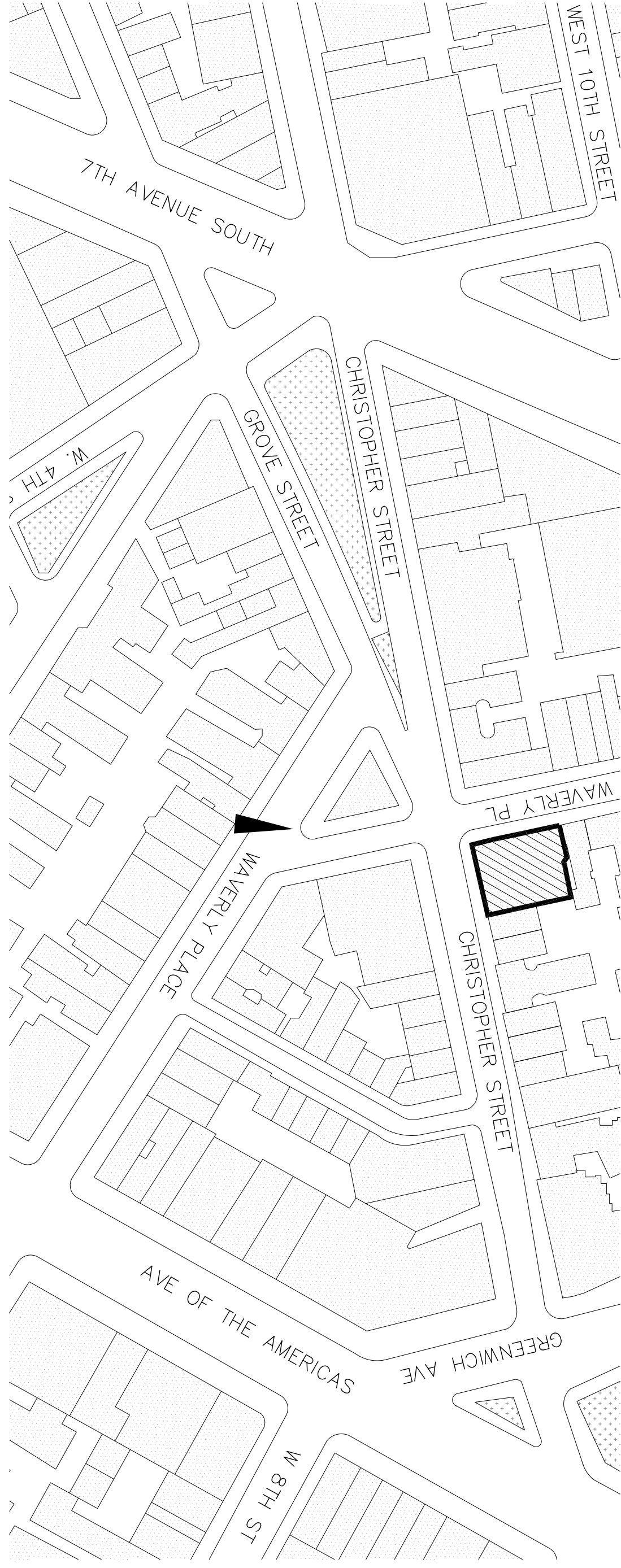
NEW CHIMNEY &  
STAIR BULKHEAD



**WAVERLY PLACE**  
LOOKING NORTH

**WAVERLY PLACE**  
LOOKING NORTH

**WAVERLY PLACE**  
PROPOSED - LOOKING NORTH



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27 CHRISTOPHER STREET  
VISIBILITY  
WAVERLY PLACE LOOKING NORTH

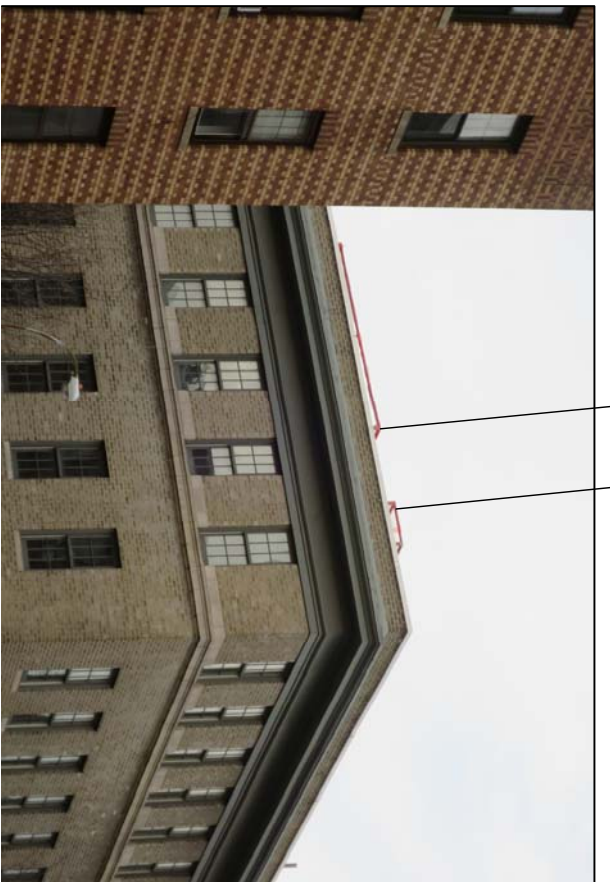
MARCH-11-2016

LPC-028



NEW CHIMNEY  
NEW PERGOLA

**WAVERLY PLACE AT GROVE STREET  
LOOKING NORTHEAST**



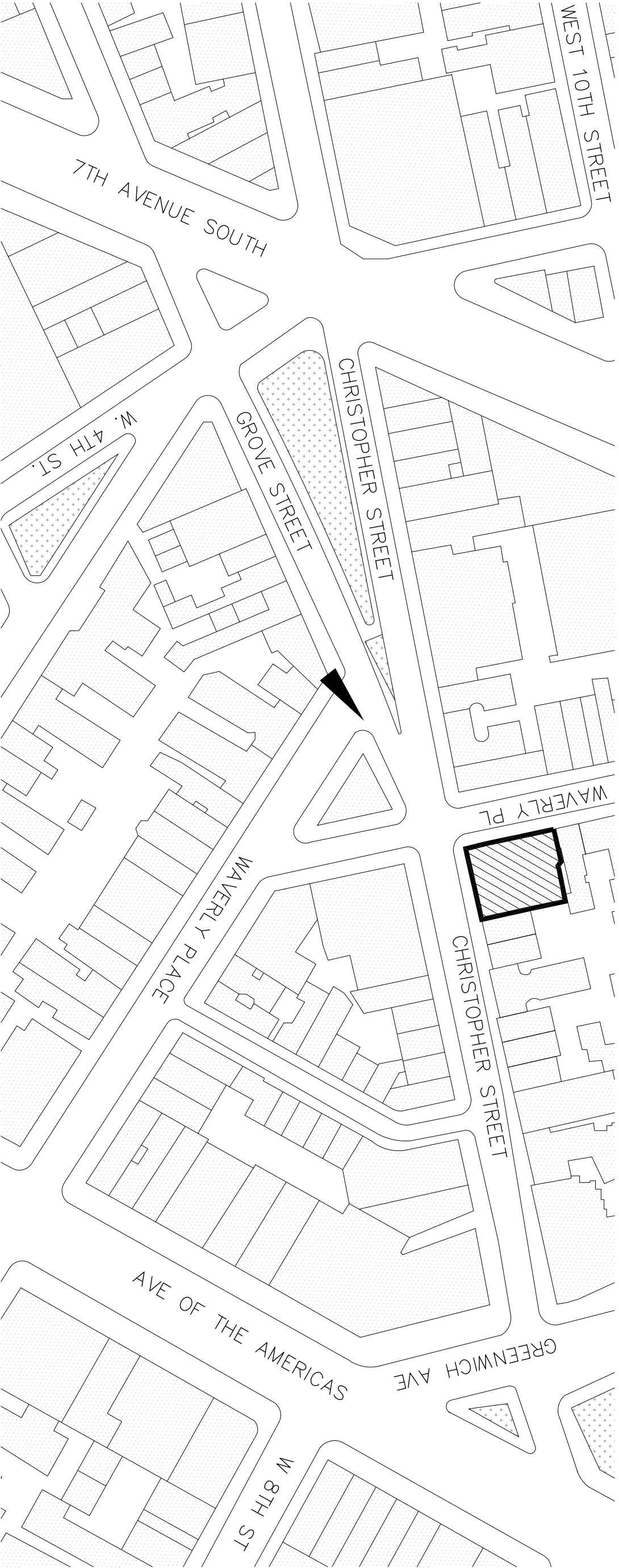
NEW CHIMNEY  
NEW PERGOLA

**WAVERLY PLACE AT GROVE STREET  
LOOKING NORTHEAST**



NEW CHIMNEY  
NEW PERGOLA

**WAVERLY PLACE AT GROVE STREET  
PROPOSED - LOOKING NORTHEAST**



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27 CHRISTOPHER STREET  
VISIBILITY  
WAVERLY PLACE/GROVE STREET LOOKING NORTHEAST

MARCH-11-2016

LPC-029

NEW ELEVATOR BULKHEAD  
 NEW STAIR BULKHEAD  
 NEW CHIMNEY  
 NEW PERGOLA



NEW ELEVATOR BULKHEAD  
 NEW STAIR BULKHEAD  
 NEW CHIMNEY  
 NEW PERGOLA



EXISTING MECH BULKHEAD TO BE REMOVED

NEW ELEVATOR BULKHEAD  
 NEW STAIR BULKHEAD  
 NEW CHIMNEY  
 NEW PERGOLA



**GROVE STREET AT 7TH AVENUE SOUTH  
 LOOKING NORTHEAST**

**GROVE STREET AT 7TH AVENUE SOUTH  
 LOOKING NORTHEAST**

**GROVE STREET AT 7TH AVENUE SOUTH  
 PROPOSED - LOOKING NORTHEAST**



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27 CHRISTOPHER STREET  
 VISIBILITY  
 GROVE STREET AT 7TH AVENUE SOUTH LOOKING NORTHEAST

MARCH-11-2016

LPC-030