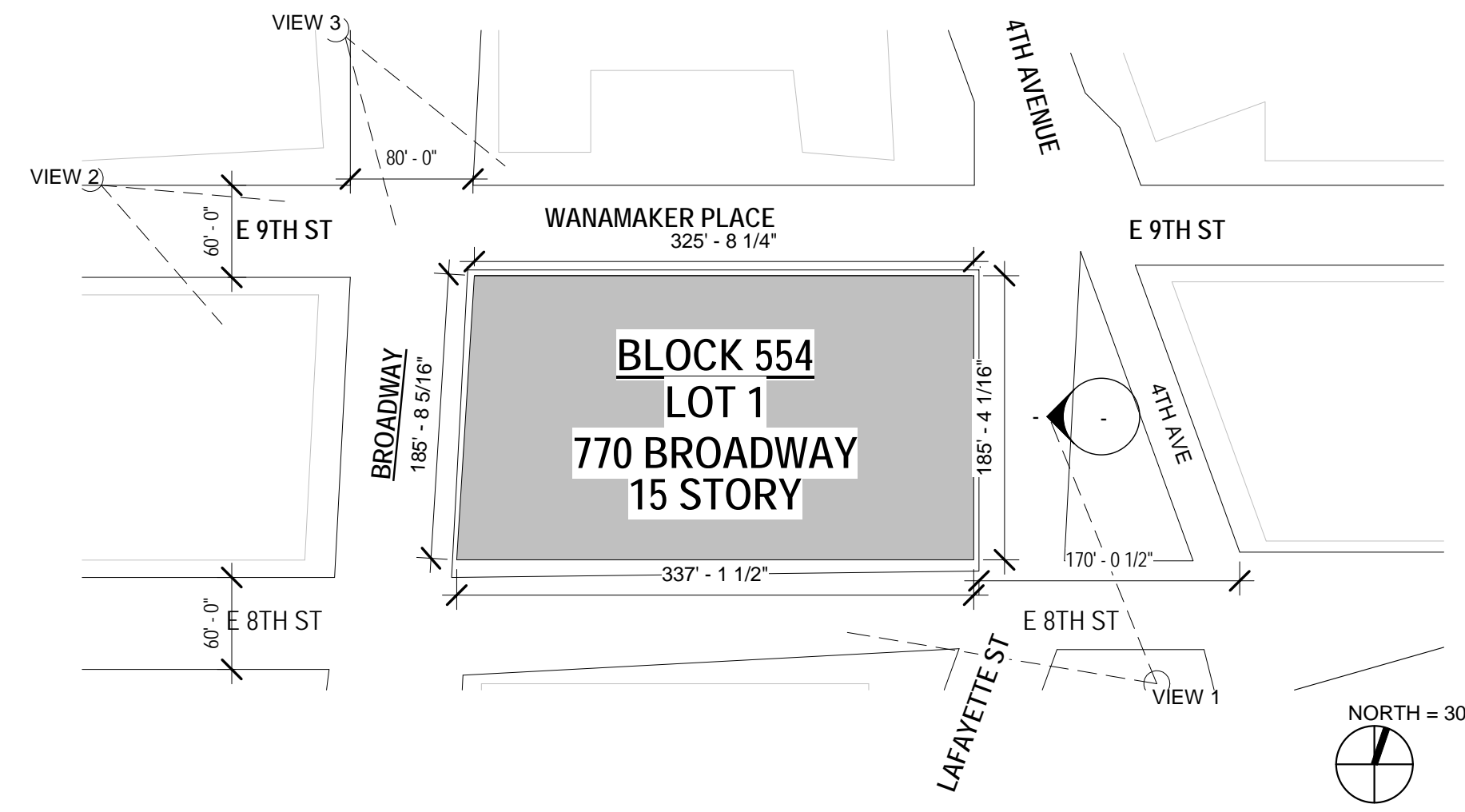


770 BROADWAY
11TH AND 13TH FLOORS
NEW YORK, NEW YORK

SEPTEMBER 12, 2019

TPG Architecture

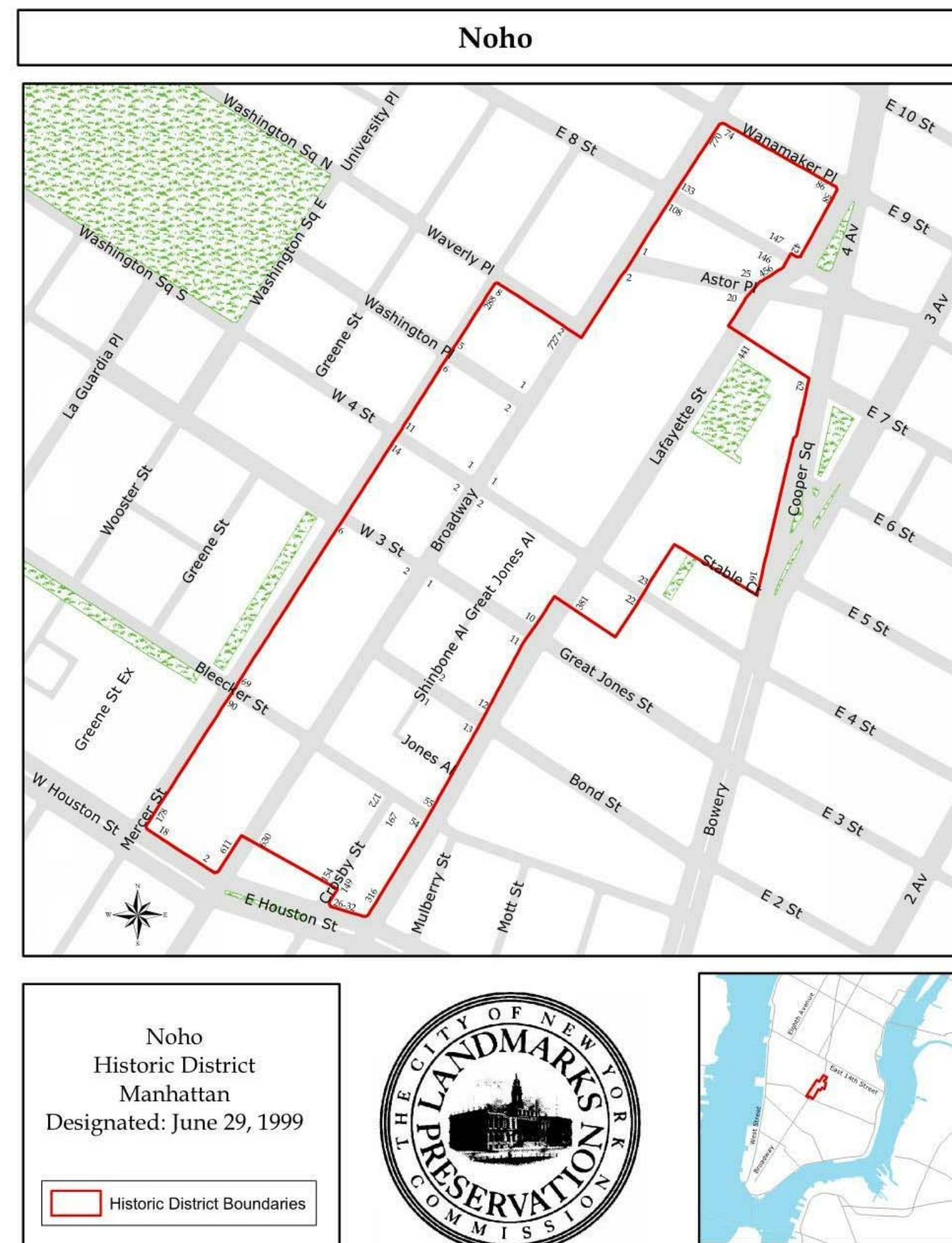


SITE INFORMATION

ADDRESS: 770 BROADWAY , NEW YORK, NY 10003
 BOROUGH: MANHATTAN
 ZONING DISTRICT: C2-2
 ZONING MAP: C12
 TAX BLOCK: 554
 TAX LOT: 01
 NUMBER OF STORIES: 15



VIEW 1- COOPER AND ASTOR PLACE, 2019



VIEW 2 - 9TH AND UNIVERSITY, 2019



VIEW 3 - 9TH AND BROADWAY, 2019

_BUILDING LOCATION
 770 BROADWAY, NEW YORK, NEW YORK



CLOSE UP - EAST FACADE



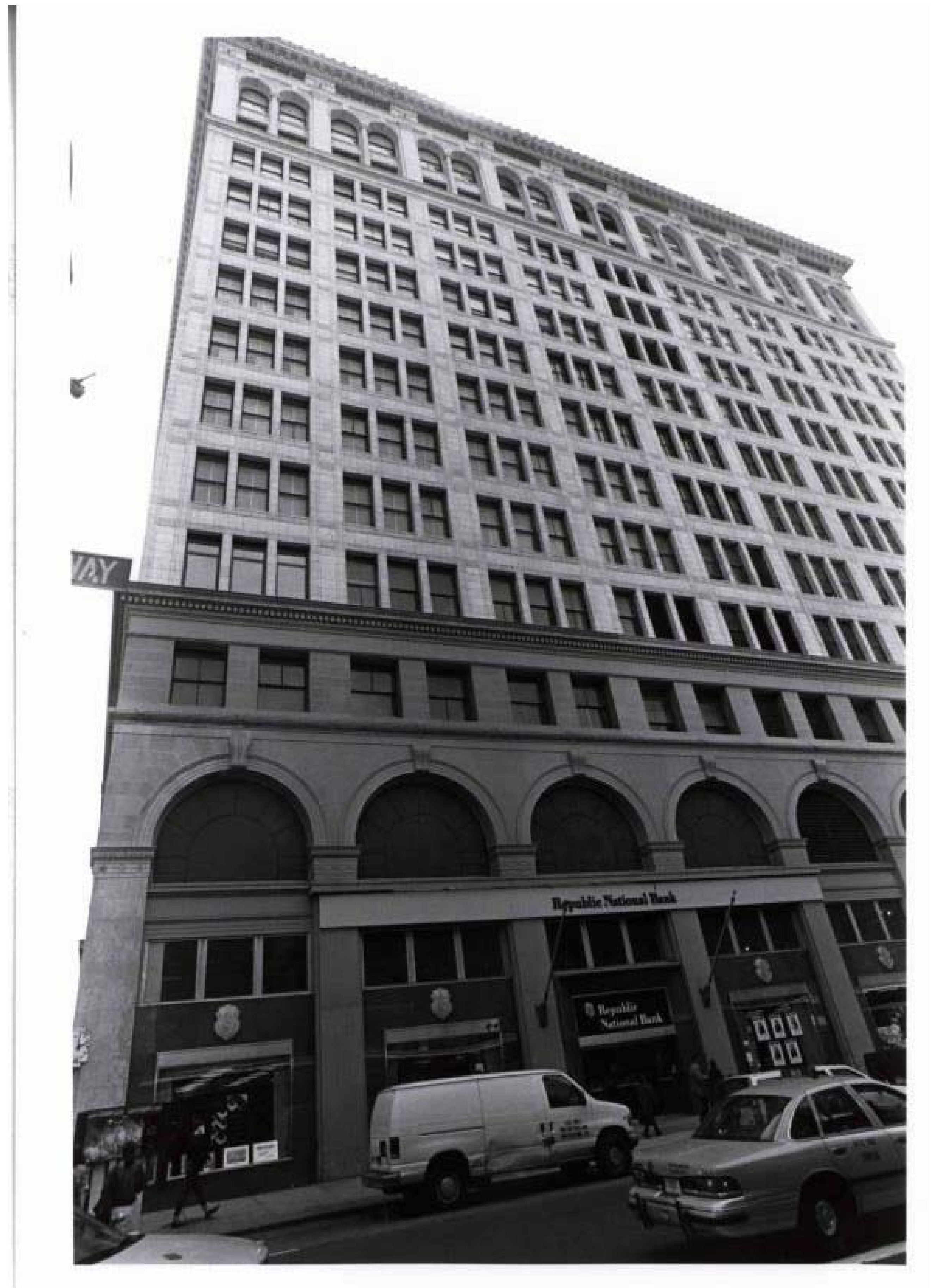
CLOSE UP - WEST FACADE



CLOSE UP - NORTH FACADE



BROADWAY AT EAST 8TH STREET, 1925 (NYPL)



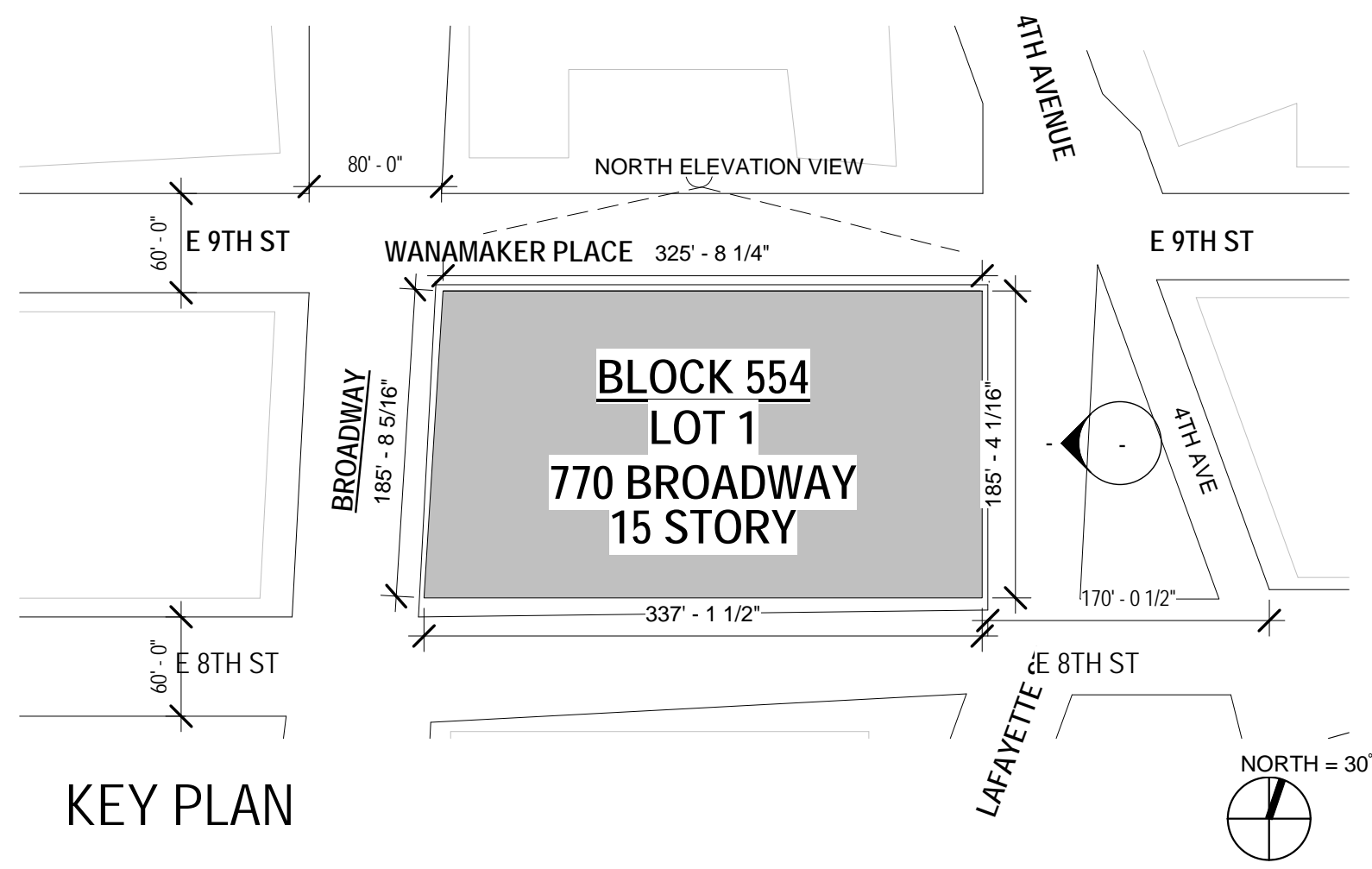
BROADWAY AT EAST 9TH STREET, 1999 LPC DESIGNATION PHOTO



COOPER AND ASTOR PLACE, 1915 (ARCHITECTURAL RECORD)



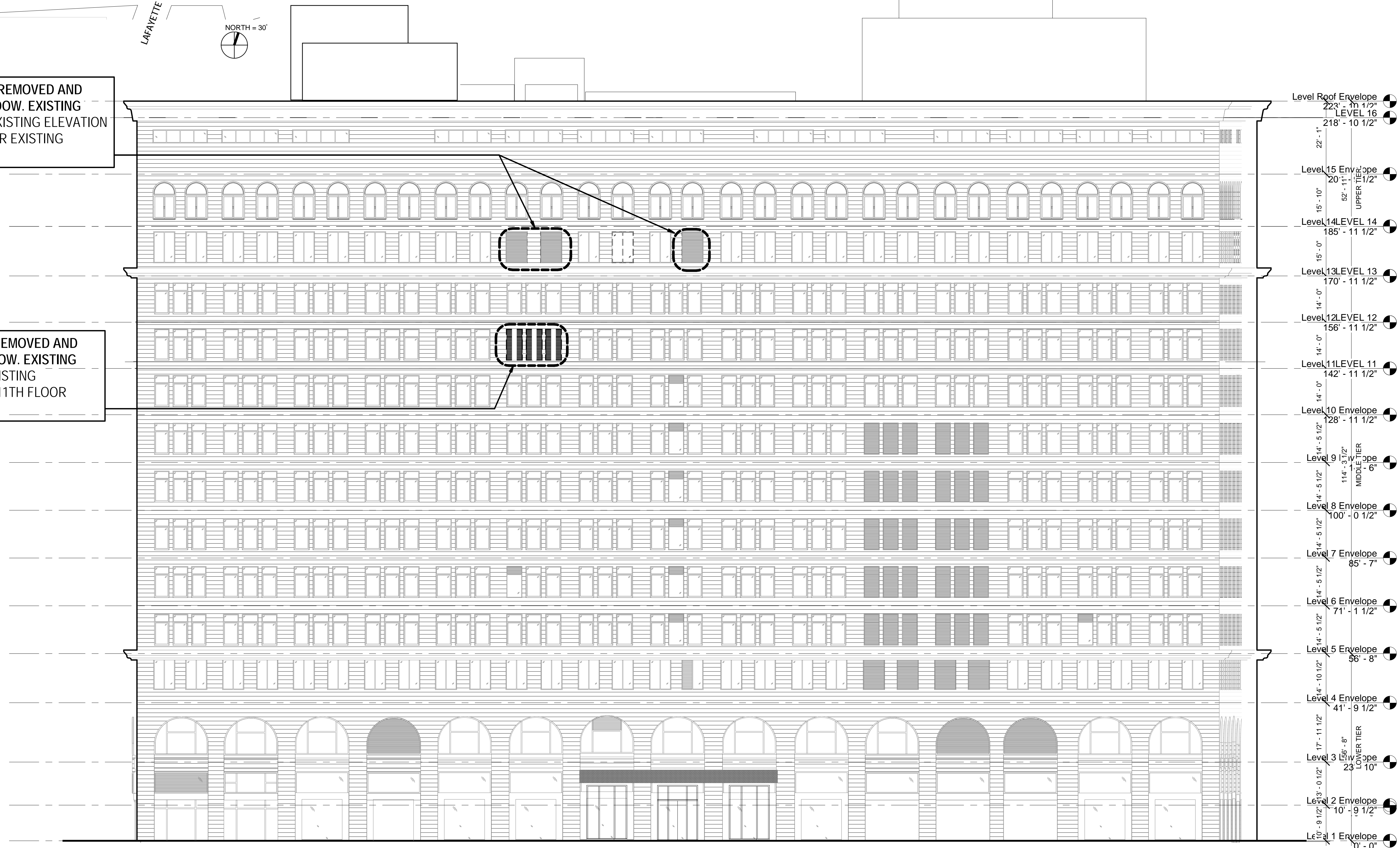
COOPER AT EAST 7TH STREET, 1925 (NYPL)



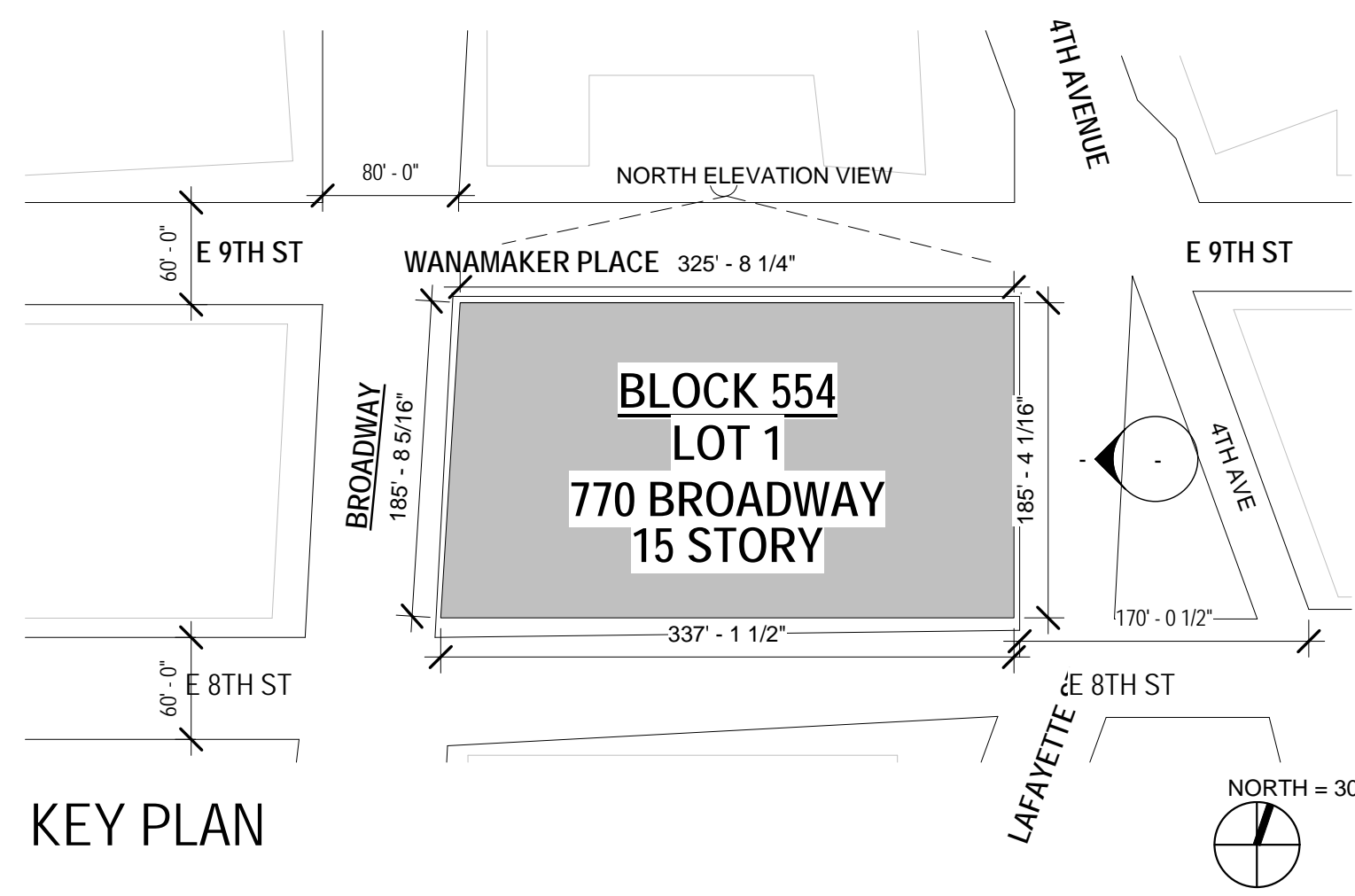
STREET VIEW- NORTH ELEVATION

EXISTING LOUVERS TO BE REMOVED AND REPLACED BY GLASS WINDOW. EXISTING FRAME TO REMAIN. SEE EXISTING ELEVATION PICTURE # 4 ON 13TH FLOOR EXISTING OPENINGS SHEET.

EXISTING LOUVERS TO BE REMOVED AND REPLACED BY GLASS WINDOW. EXISTING FRAME TO REMAIN. SEE EXISTING ELEVATION PICTURE # 1 ON 11TH FLOOR EXISTING OPENINGS SHEET.

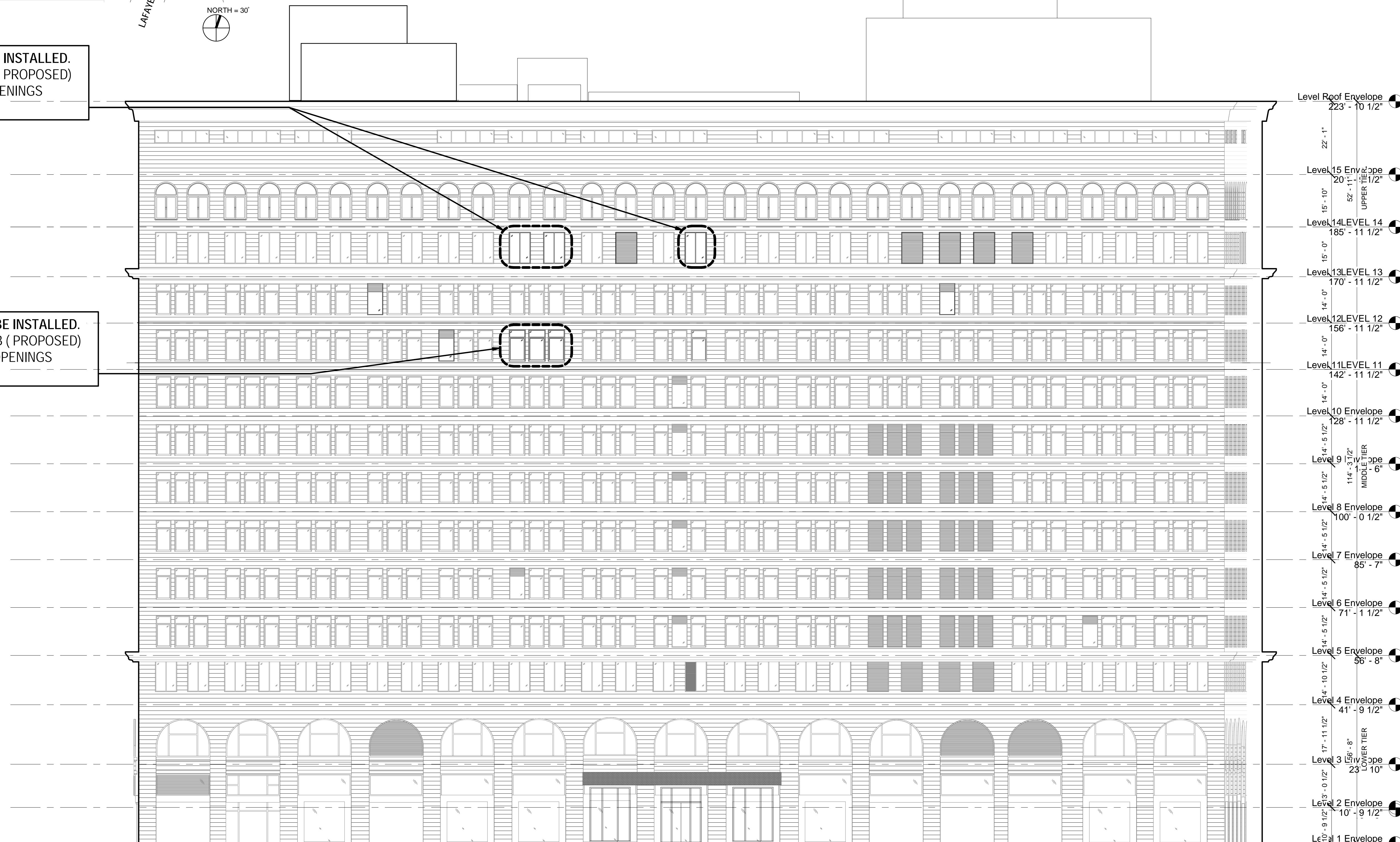


NORTH ELEVATION EXISTING



NEW GLASS WINDOWS TO BE INSTALLED.
SEE TYPICAL ELEVATION 5A (PROPOSED)
ON 13TH FLOOR EXISTING OPENINGS
SHEET.

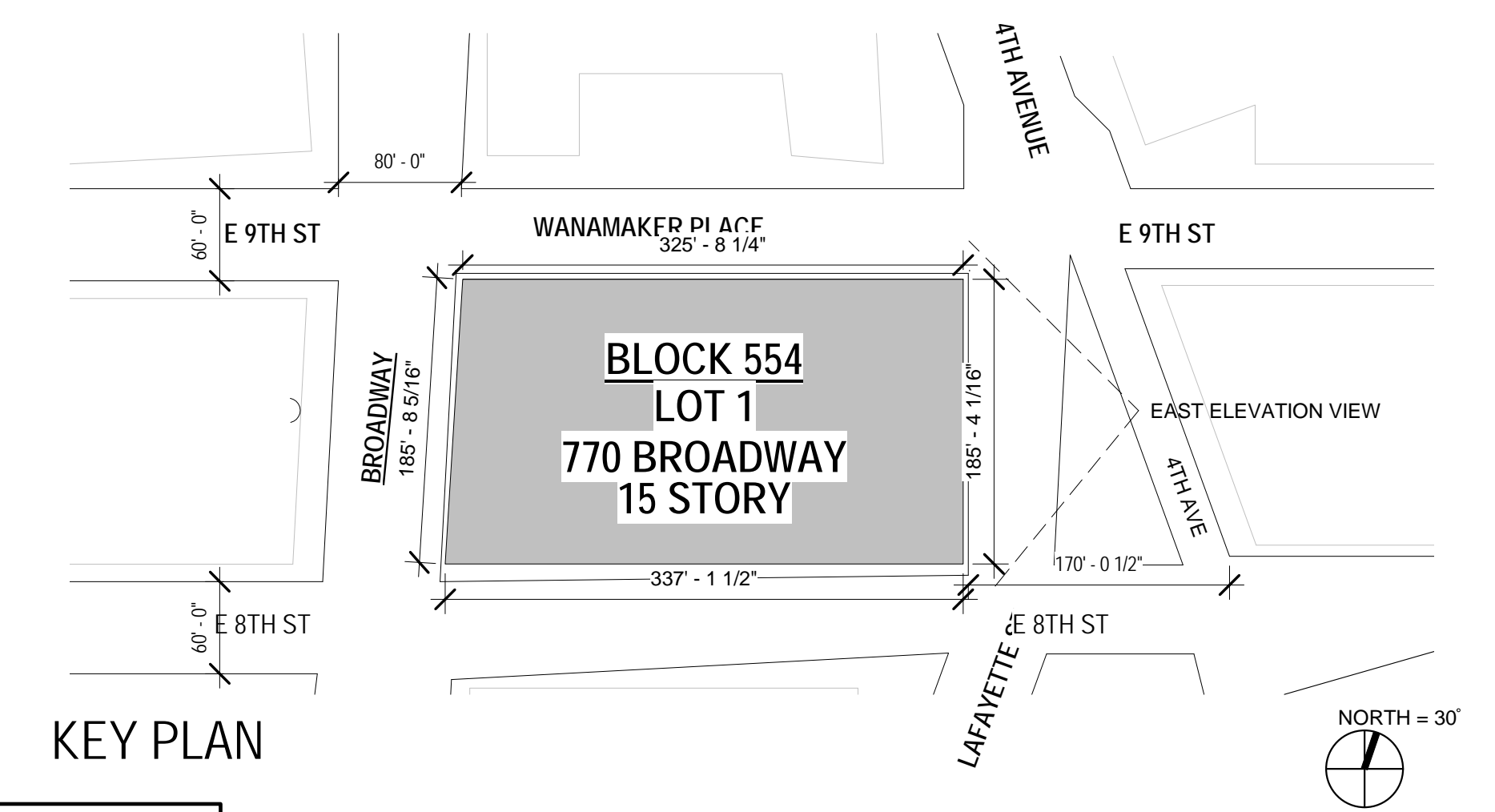
NEW GLASS WINDOWS TO BE INSTALLED.
SEE TYPICAL ELEVATION 2B (PROPOSED)
ON 11TH FLOOR EXISTING OPENINGS
SHEET.



NORTH ELEVATION PROPOSED

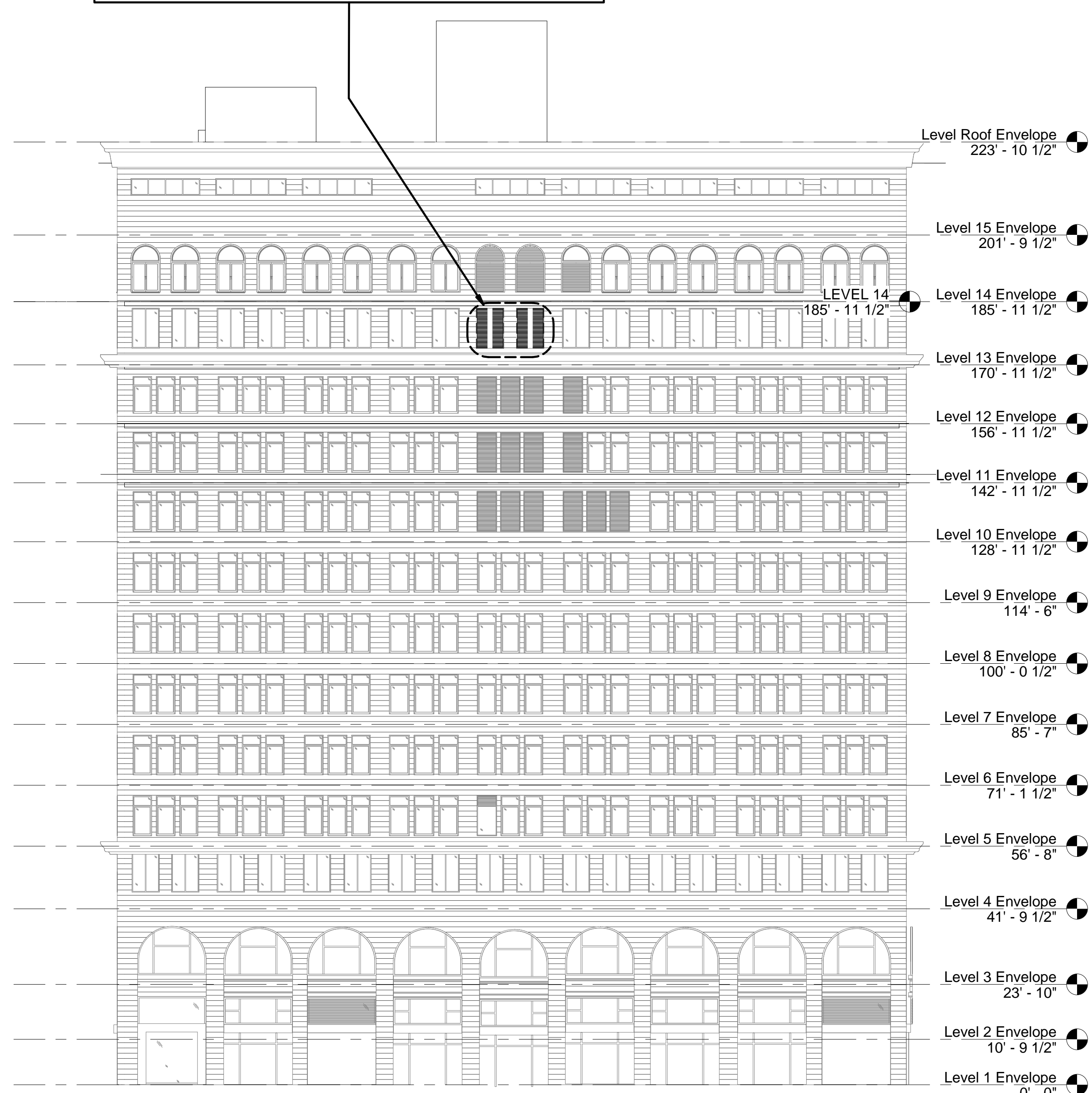


STREET VIEW- EXISTING EAST ELEVATION(PARTIAL)

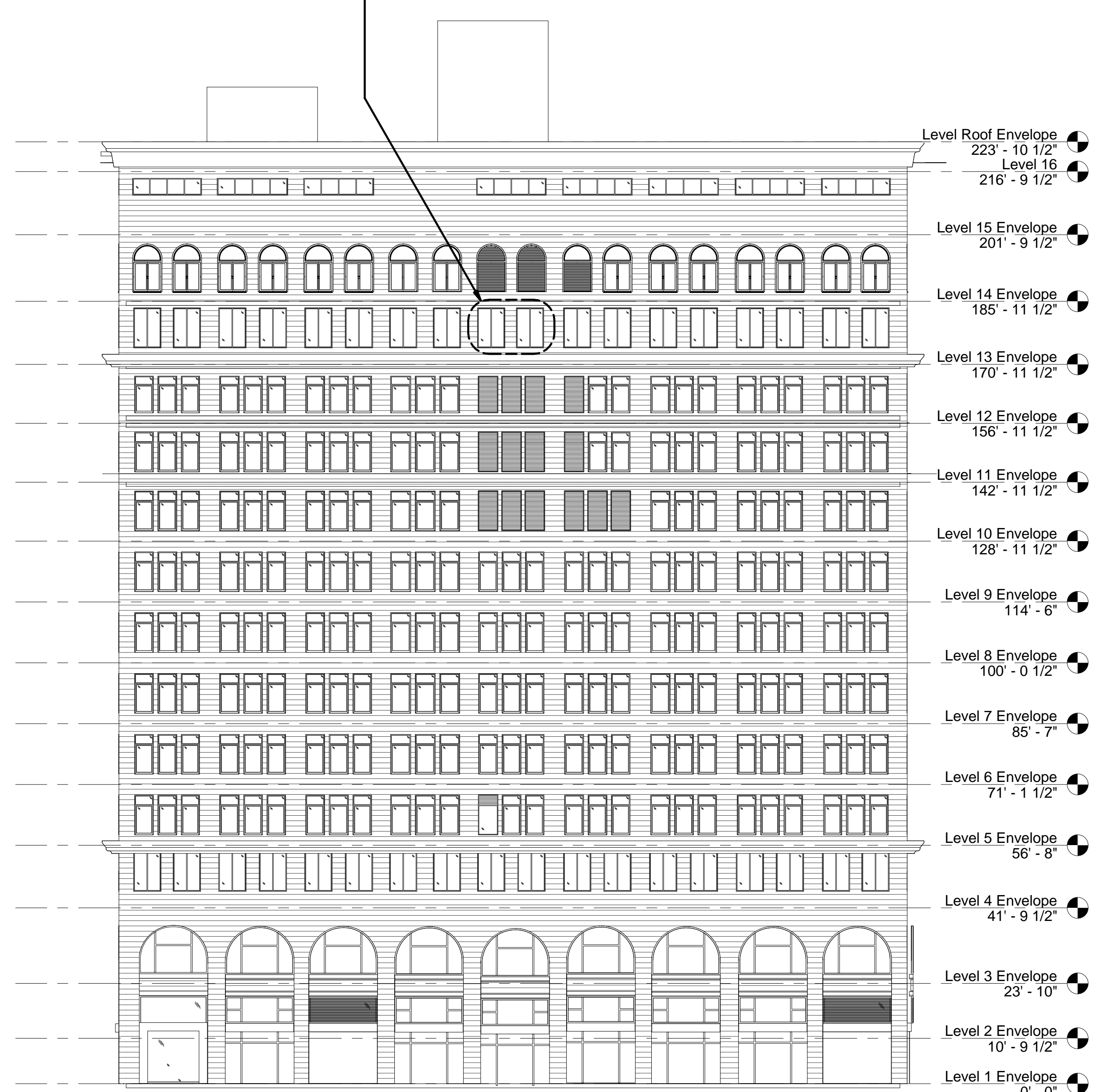


EXISTING LOUVERS TO BE REMOVED AND REPLACED BY GLASS WINDOW. EXISTING FRAME TO REMAIN. SEE EXISTING ELEVATION PICTURE # 4 ON 13TH FLOOR EXISTING OPENINGS SHEET.

NEW GLASS WINDOWS TO BE INSTALLED. SEE TYPICAL ELEVATION 5A (PROPOSED) ON 13TH FLOOR EXISTING OPENINGS SHEET.



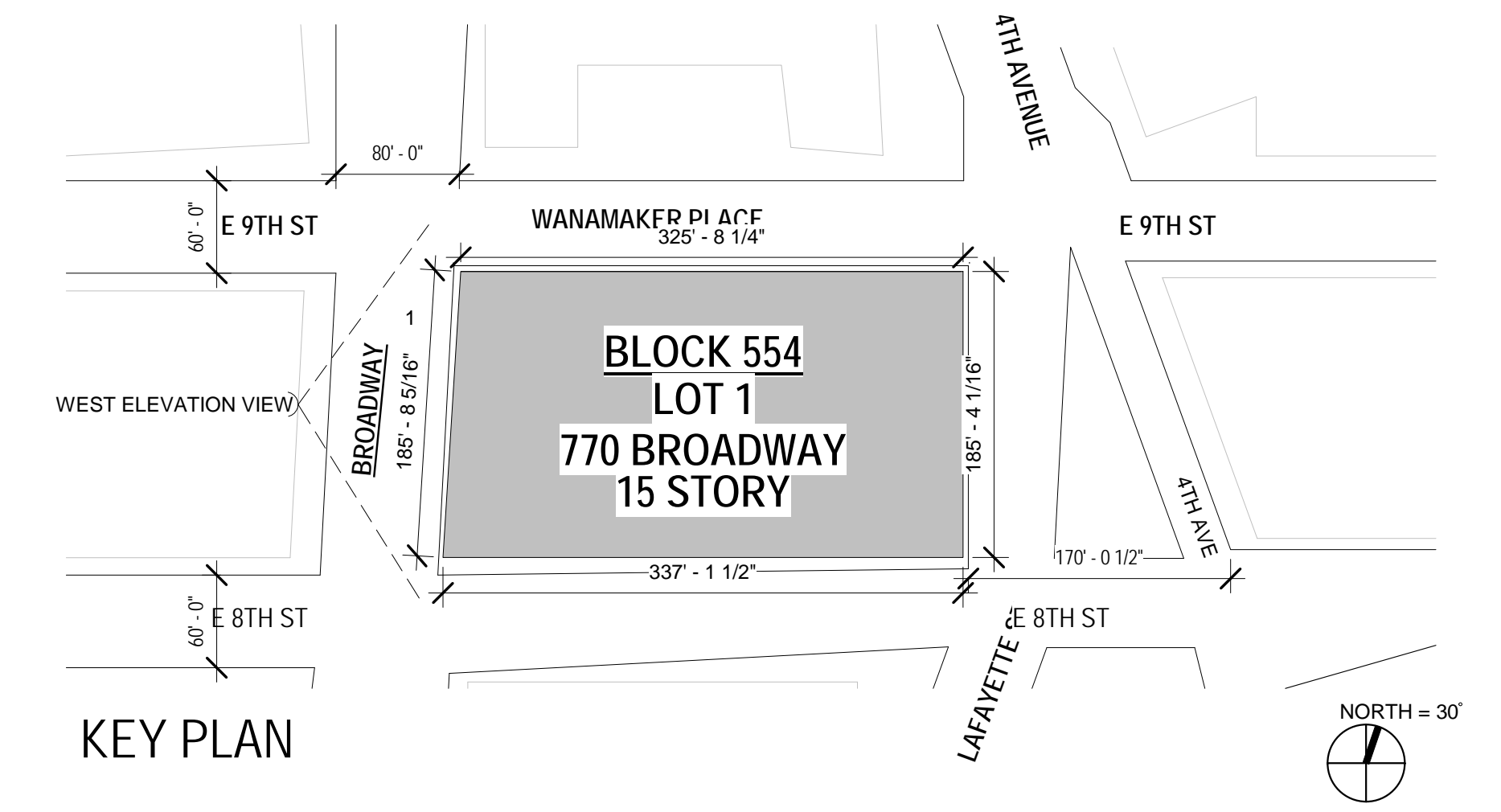
EAST ELEVATION EXISTING



EAST ELEVATION PROPOSED

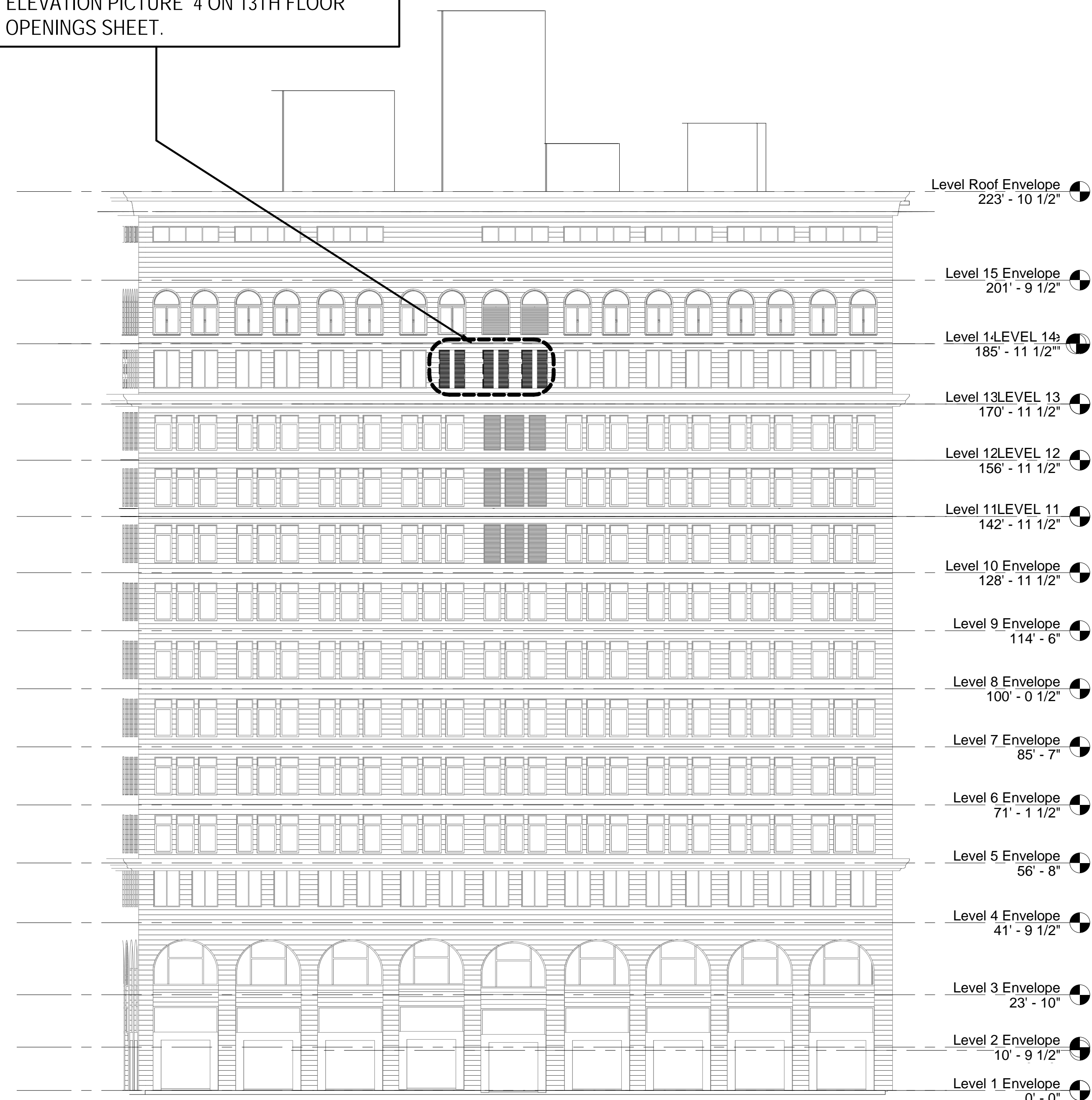


STREET VIEW- EXISTING WEST ELEVATION(PARTIAL)

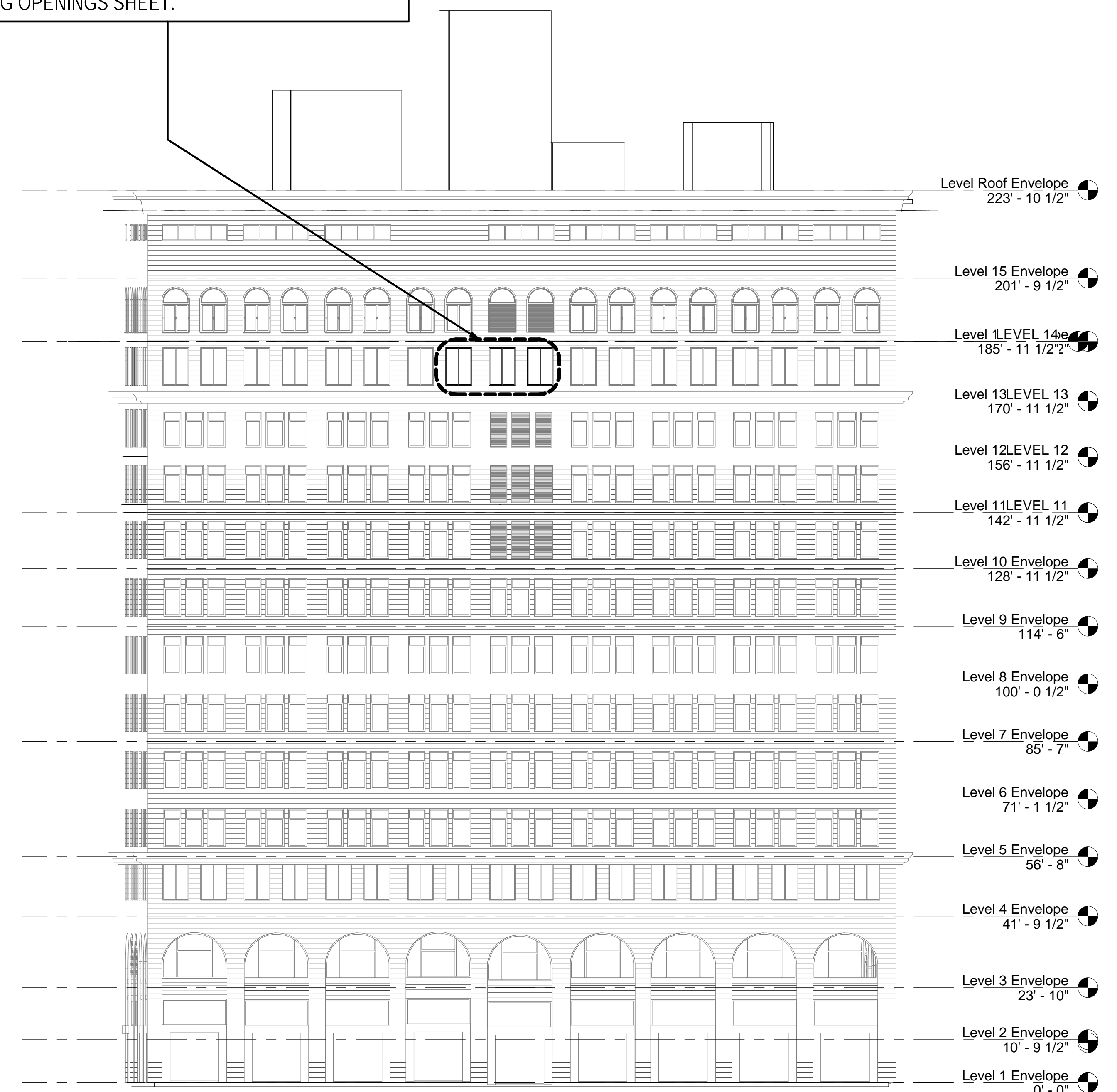


EXISTING LOUVERS TO BE REMOVED AND REPLACED BY GLASS WINDOW. EXISTING FRAME TO REMAIN. SEE EXISTING ELEVATION PICTURE 4 ON 13TH FLOOR EXISTING OPENINGS SHEET.

NEW GLASS WINDOWS TO BE INSTALLED. SEE TYPICAL ELEVATION 5A (PROPOSED) ON 13TH FLOOR EXISTING OPENINGS SHEET.



WEST ELEVATION EXISTING



WEST ELEVATION PROPOSED

EXISTING LOUVERS TO BE REPLACED BY
NEW METAL AND GLASS WINDOW

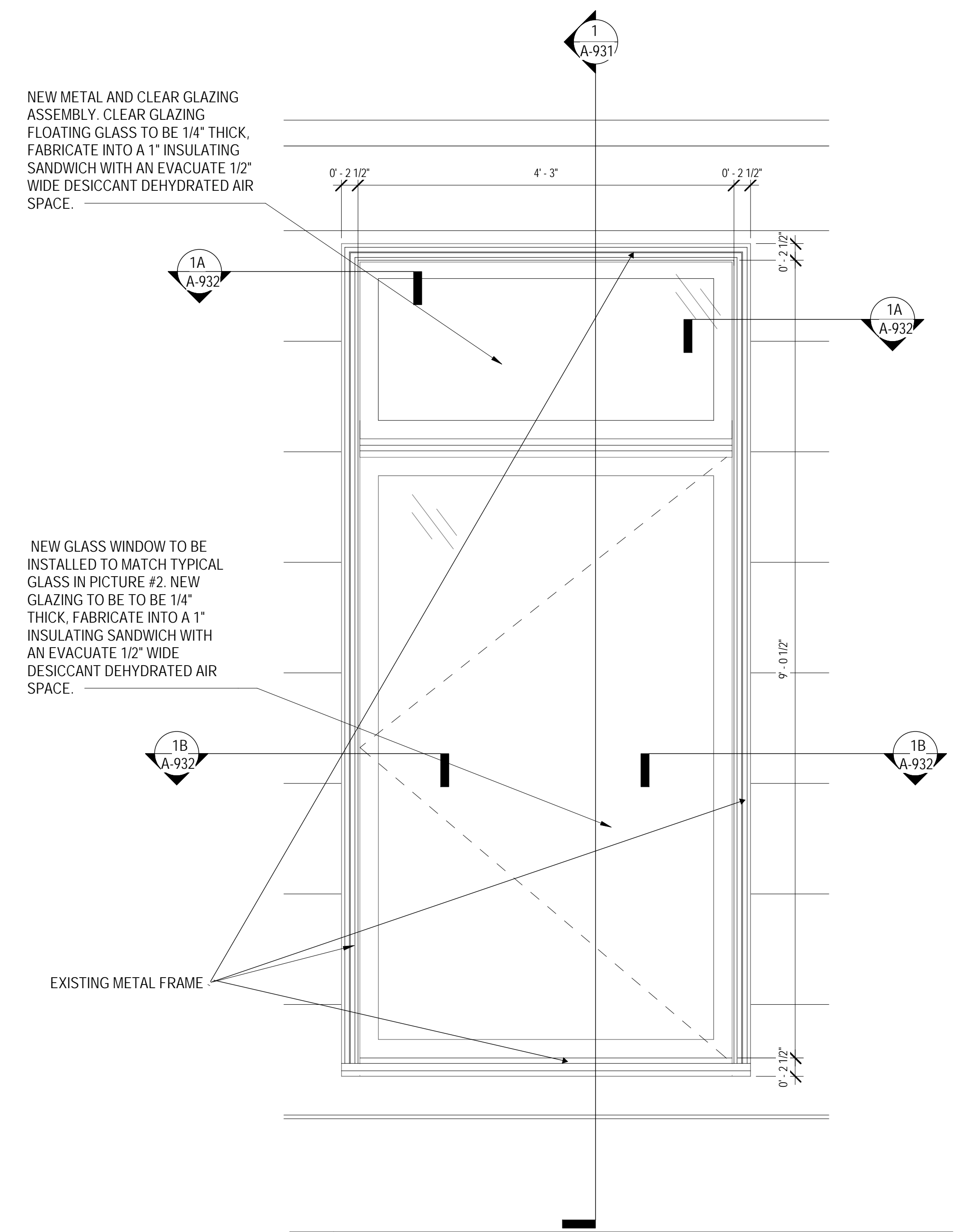
EXISTING FRAME TO BE REUSED



1 11TH FLOOR - TYP. EXISTING GLASS WINDOW AND GLASS TRANSOM.



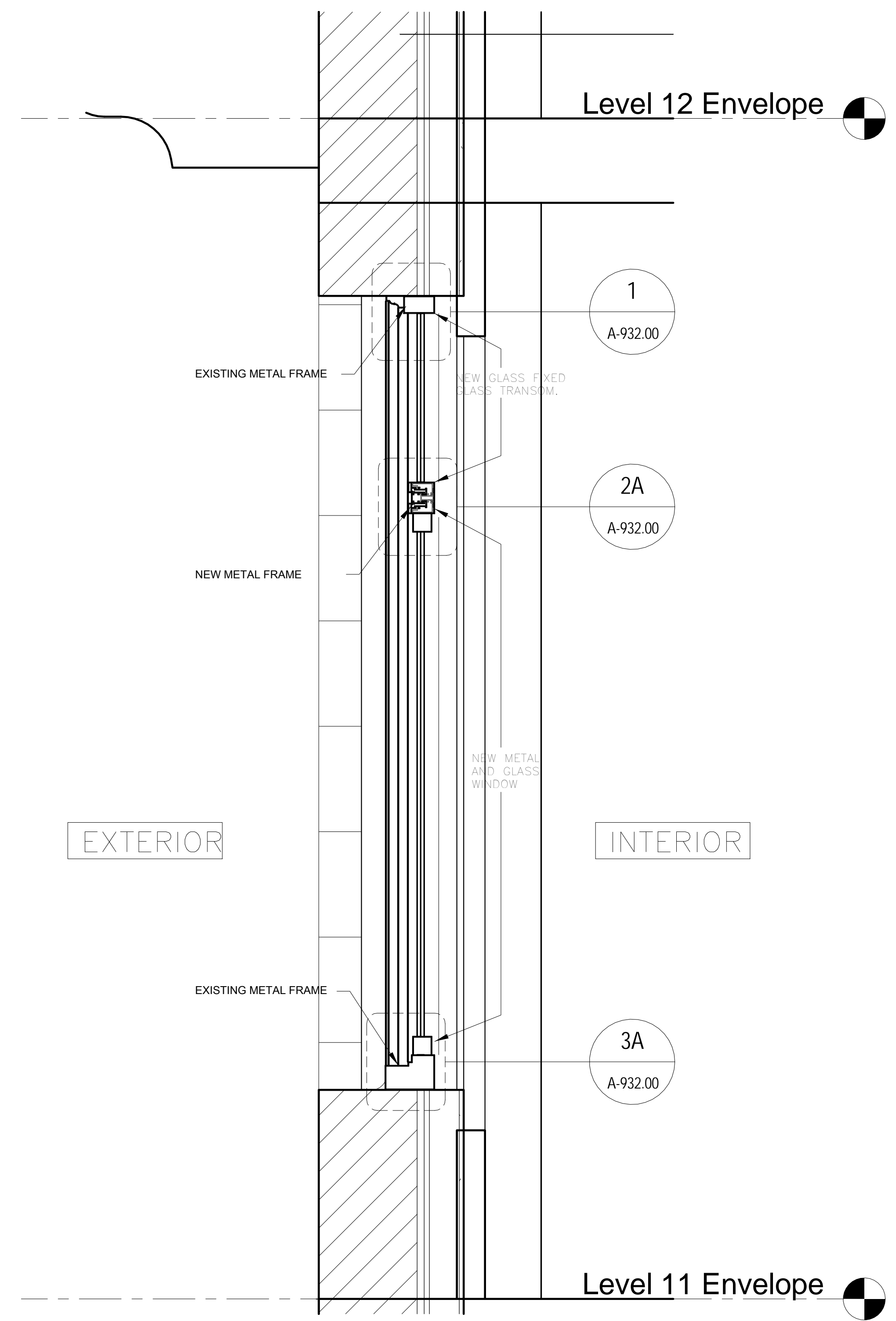
2 11TH FLOOR - TYP. EXISTING GLASS WINDOW AND GLASS TRANSOM.



2B 11TH FLOOR- PROPOSED NEW GLASS WINDOW

PROPOSED TO MATCH LOOK AND FINISH IN EXISTING #2

FOR SECTION DETAILS NOTED AS A-931, REFER TO DETAIL SHEET A. FOR SECTION DETAILS NOTED AS A-932, REFER TO DETAIL SHEET B.



1 11TH FL. NEW WINDOW SECTION DETAIL/
NEW GLASS TRANSOM SCALE 1" = 1'-0"

FOR SECTION DETAILS NOTED AS A-932, REFER TO DETAIL SHEET B.

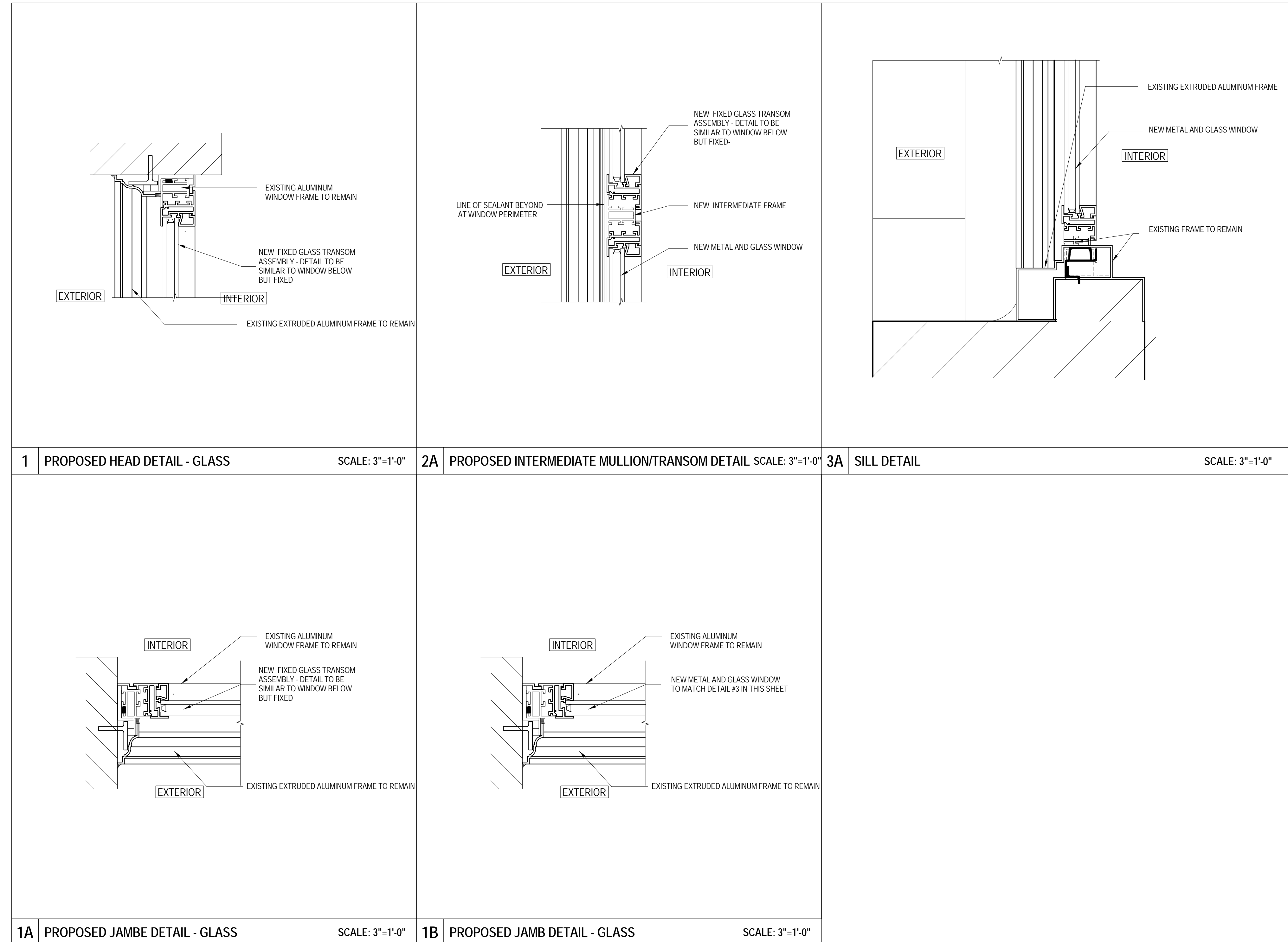
DETAIL SHEET A

**_NEW WINDOW SECTION-VERTICAL- 11TH FLOOR
770 BROADWAY, NEW YORK, NEW YORK**

PROPOSED COLOR
(TO MATCH EXISTING)



SPEC:
DURACRON XL (ALUMINIUM
COATING)
COLOR UC51733 HARFORD
GREEN



DETAIL SHEET B

_NEW WINDOW DETAILS - 11TH FLOOR
770 BROADWAY NEW YORK, NEW YORK

EXISTING LOUVERS TO BE REPLACED BY
NEW METAL AND GLASS WINDOW

EXISTING FRAME TO BE REUSED

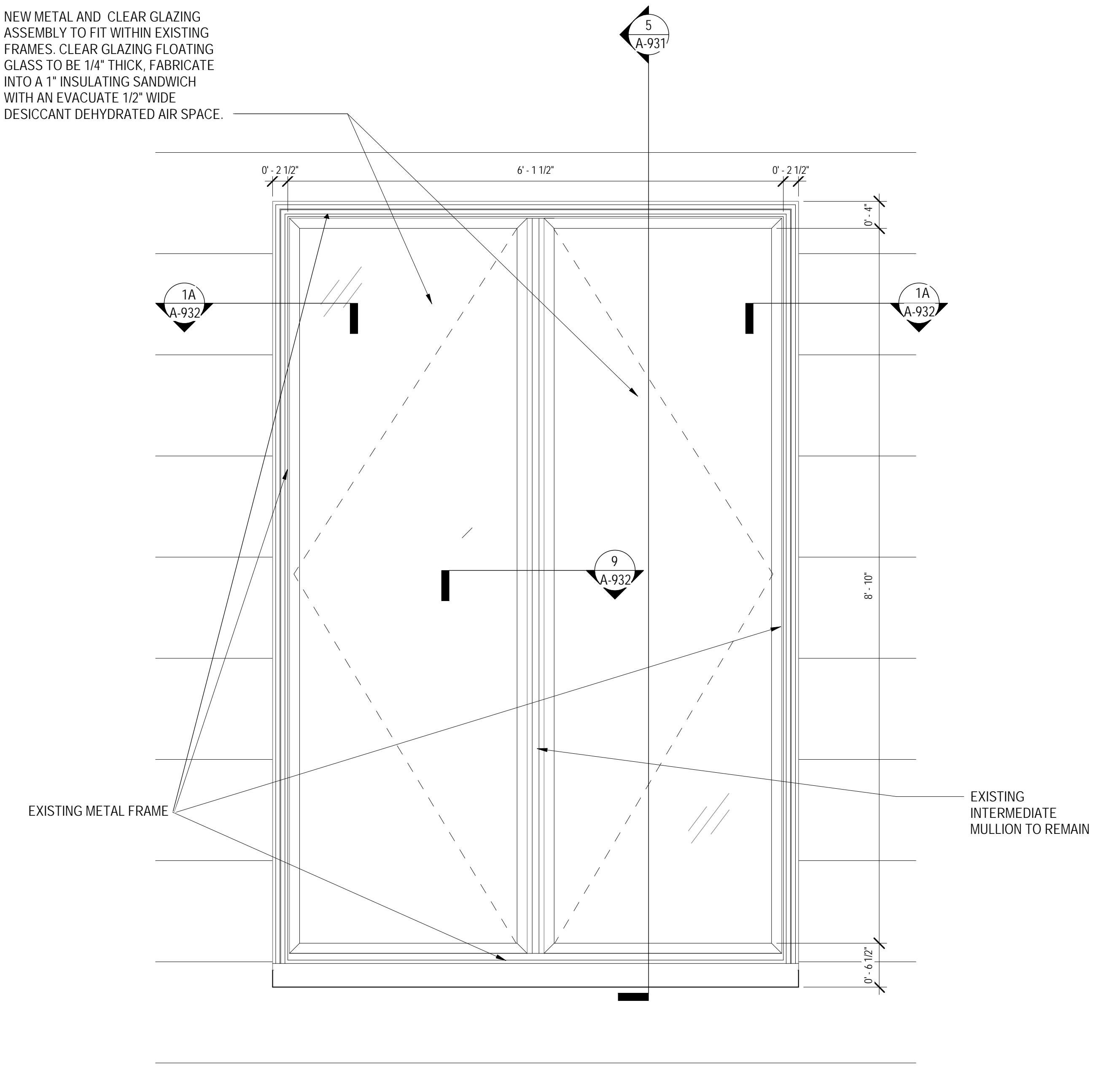


4 13TH FLOOR- EXISTING LOUVER WINDOW



5 13TH FLOOR- EXISTING GLASS WINDOW

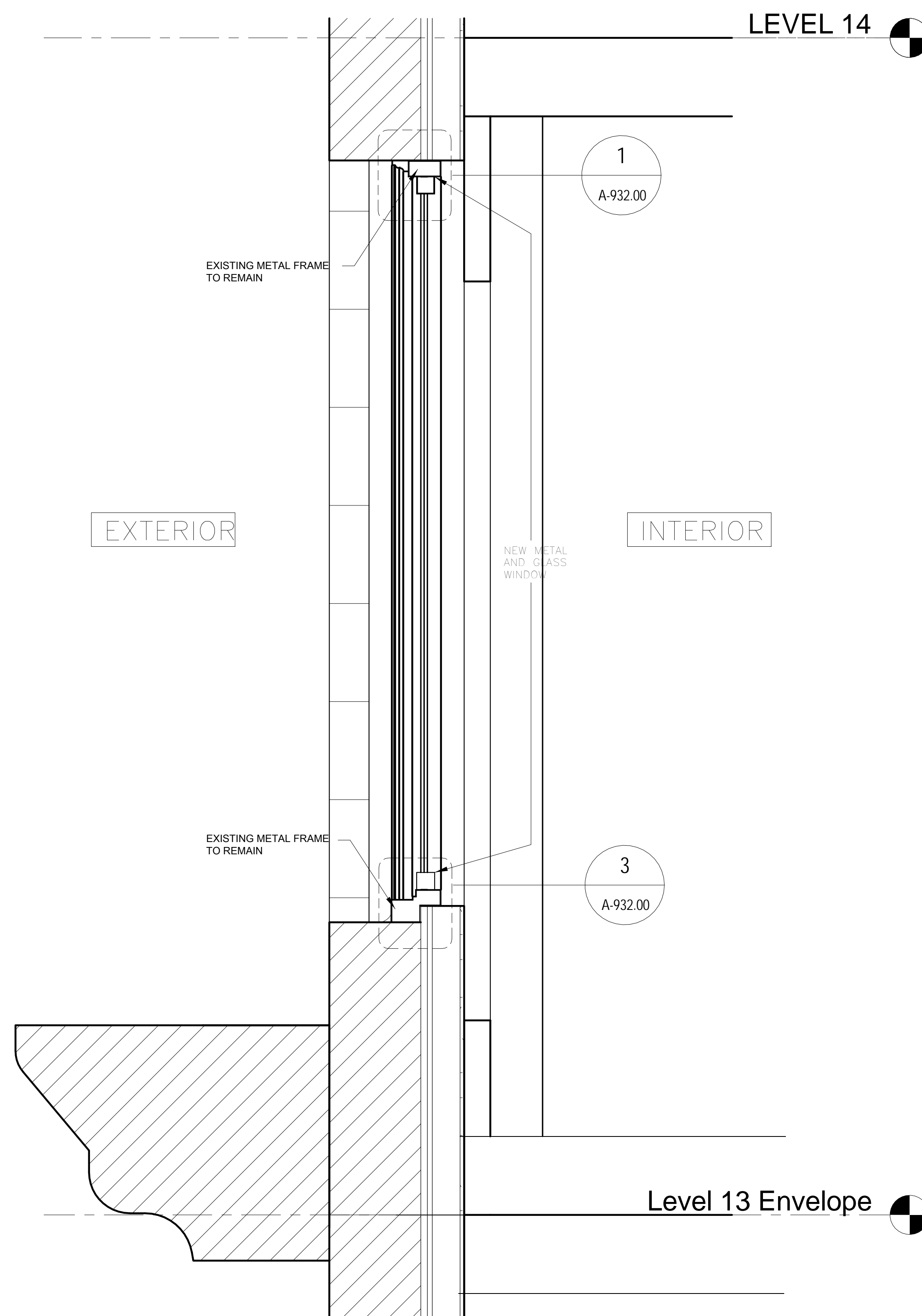
NEW METAL AND CLEAR GLAZING
ASSEMBLY TO FIT WITHIN EXISTING
FRAMES. CLEAR GLAZING FLOATING
GLASS TO BE 1/4" THICK. FABRICATE
INTO A 1" INSULATING SANDWICH
WITH AN EVACUATE 1/2" WIDE
DESICCANT DEHYDRATED AIR SPACE.



5A 13TH FLOOR- PROPOSED NEW GLASS WINDOW

* PROPOSED TO MATCH LOOK AND FINISH IN EXISTING
WINDOW (#5)

FOR SECTION DETAILS NOTED AS A-931, REFER TO
DETAIL SHEET C. FOR SECTION DETAILS NOTED AS
A-932, REFER TO DETAIL SHEET D.



5 13TH FLOOR TYPICAL WINDOW SECTION DETAIL
SCALE 1" = 1'-0"

FOR SECTION DETAILS NOTED AS A-932, REFER TO DETAIL SHEET D.

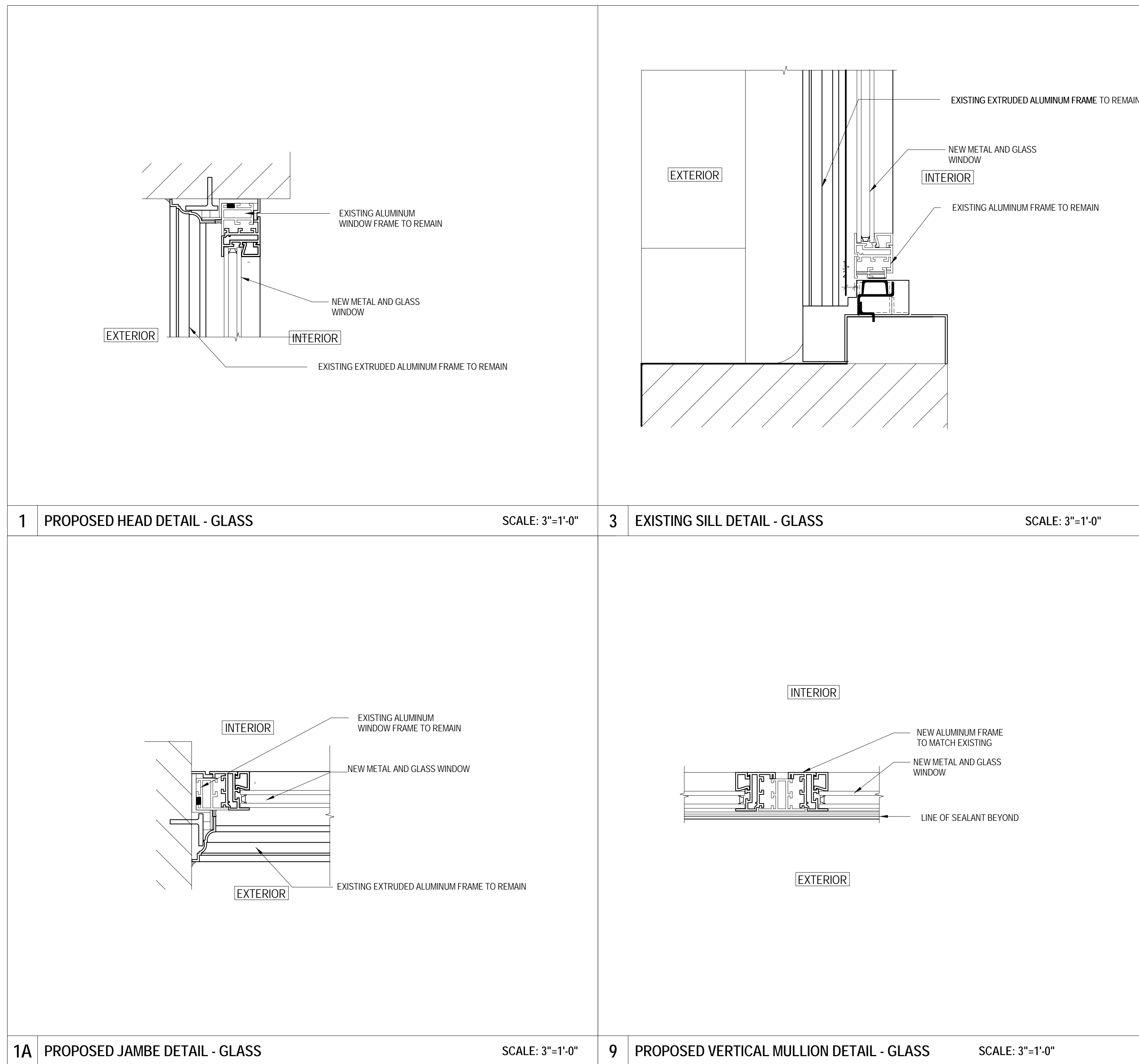
DETAIL SHEET C

_NEW WINDOW SECTION-VERTICAL- 13TH FLOOR
770 BROADWAY NEW YORK, NEW YORK

PROPOSED COLOR
(TO MATCH EXISTING)



SPEC:
DURACRON XL (ALUMINIUM
COATING)
COLOR UC51733 HARFORD GREEN

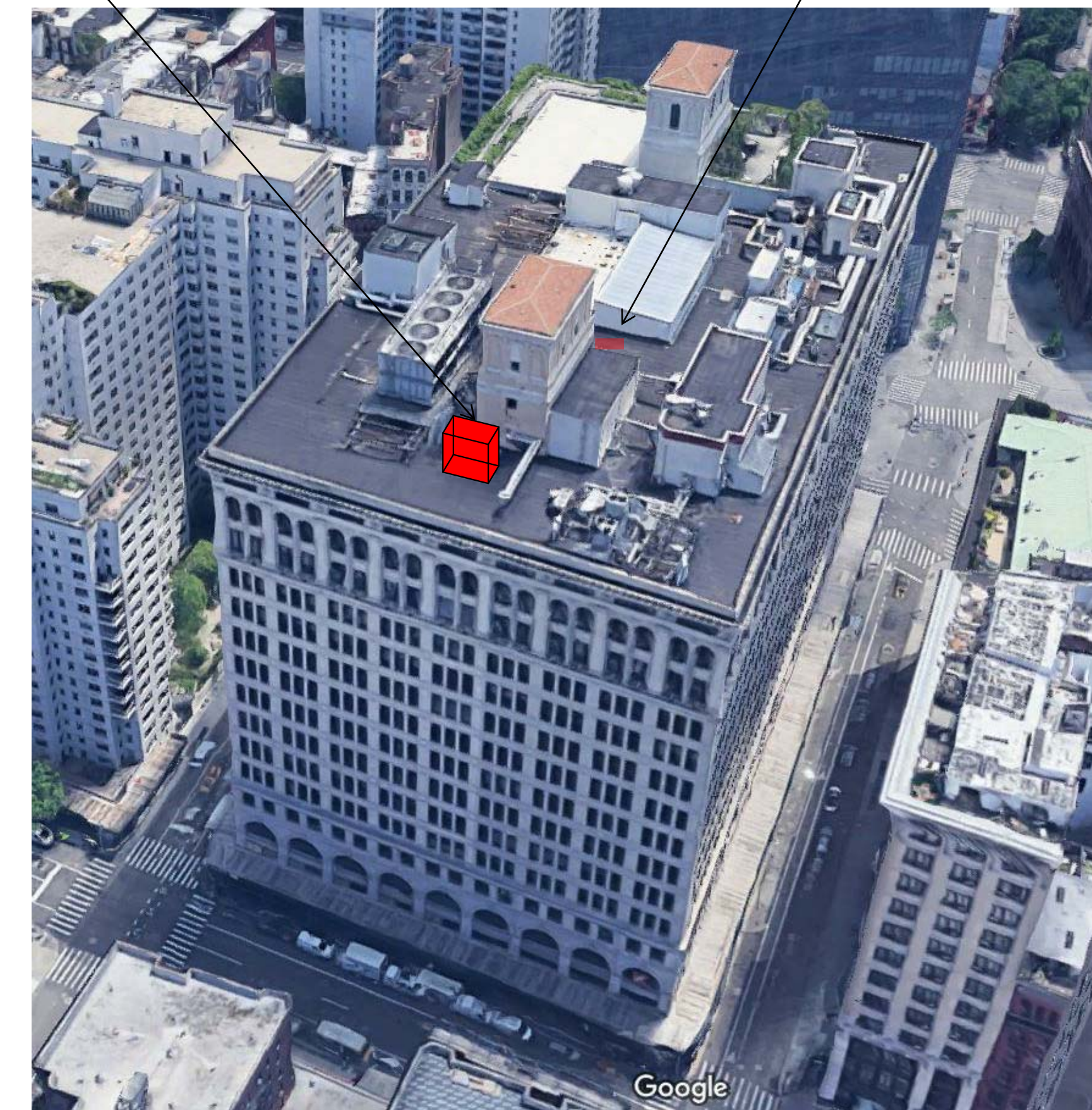


DETAIL SHEET D

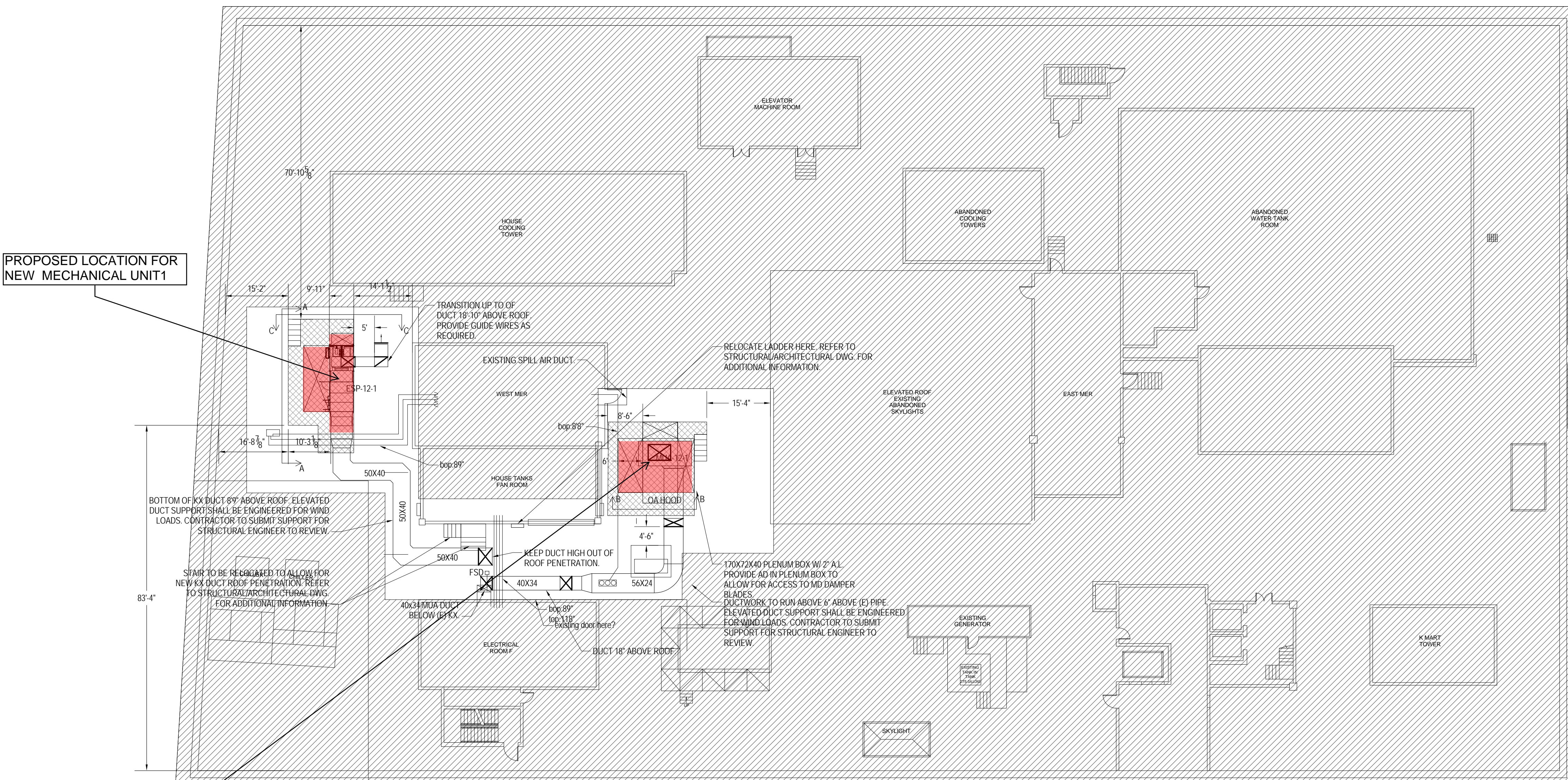
_NEW WINDOW DETAILS- 13TH FLOOR
770 BROADWAY, NEW YORK, NEW YORK

PROPOSED LOCATION FOR NEW MECHANICAL UNIT 1

PROPOSED LOCATION FOR NEW MECHANICAL UNIT 2



770 BROADWAY AERIAL VIEW

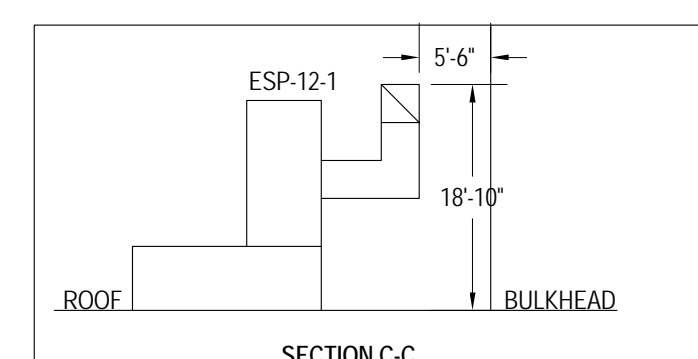
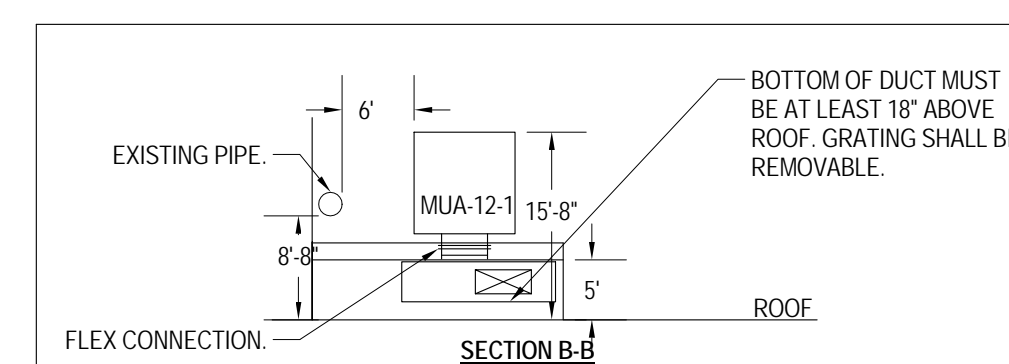
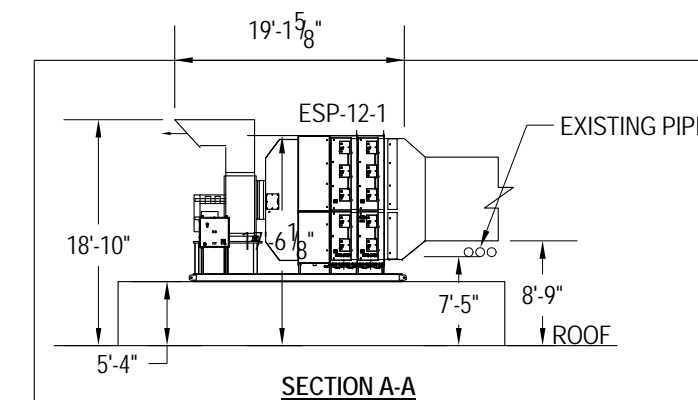


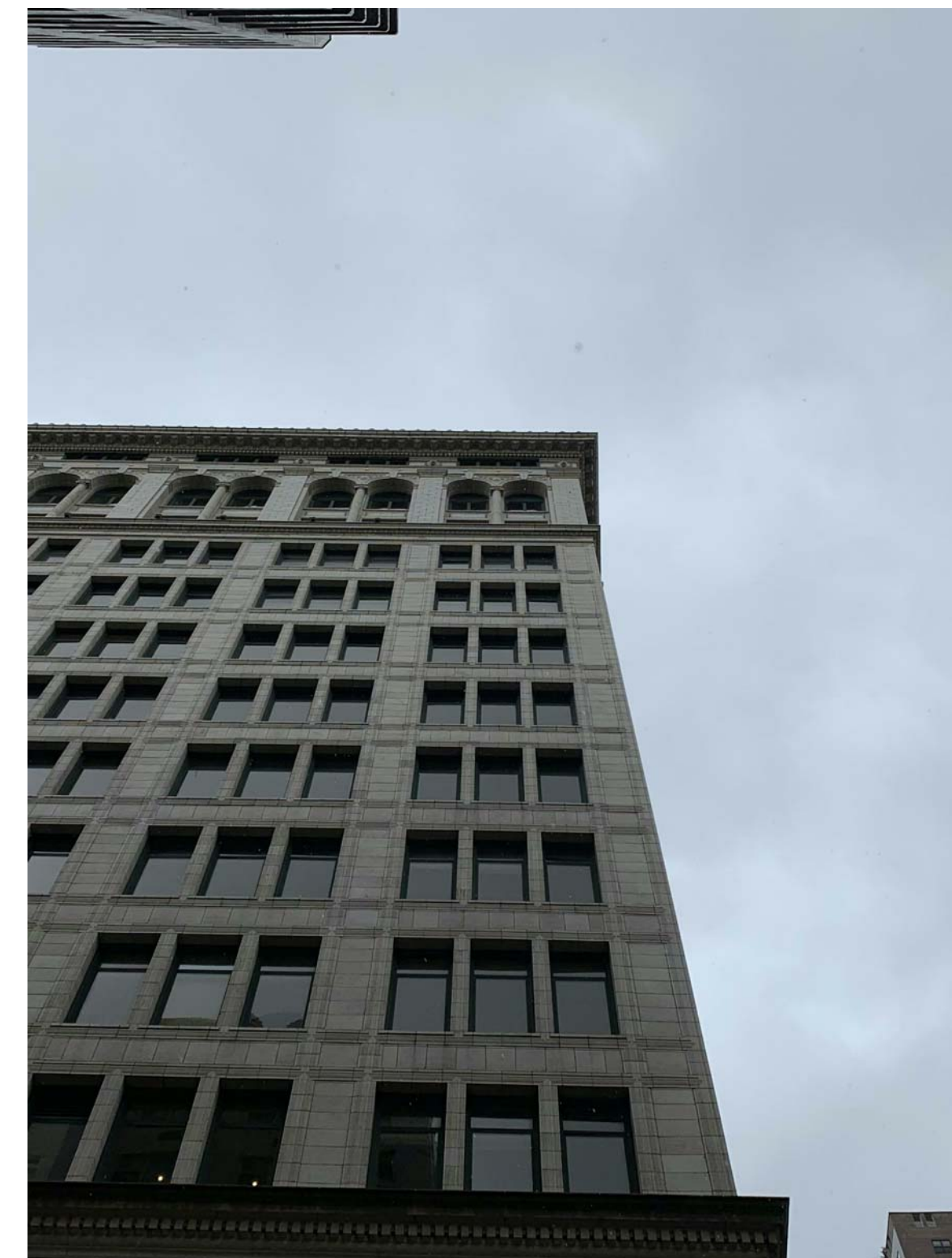
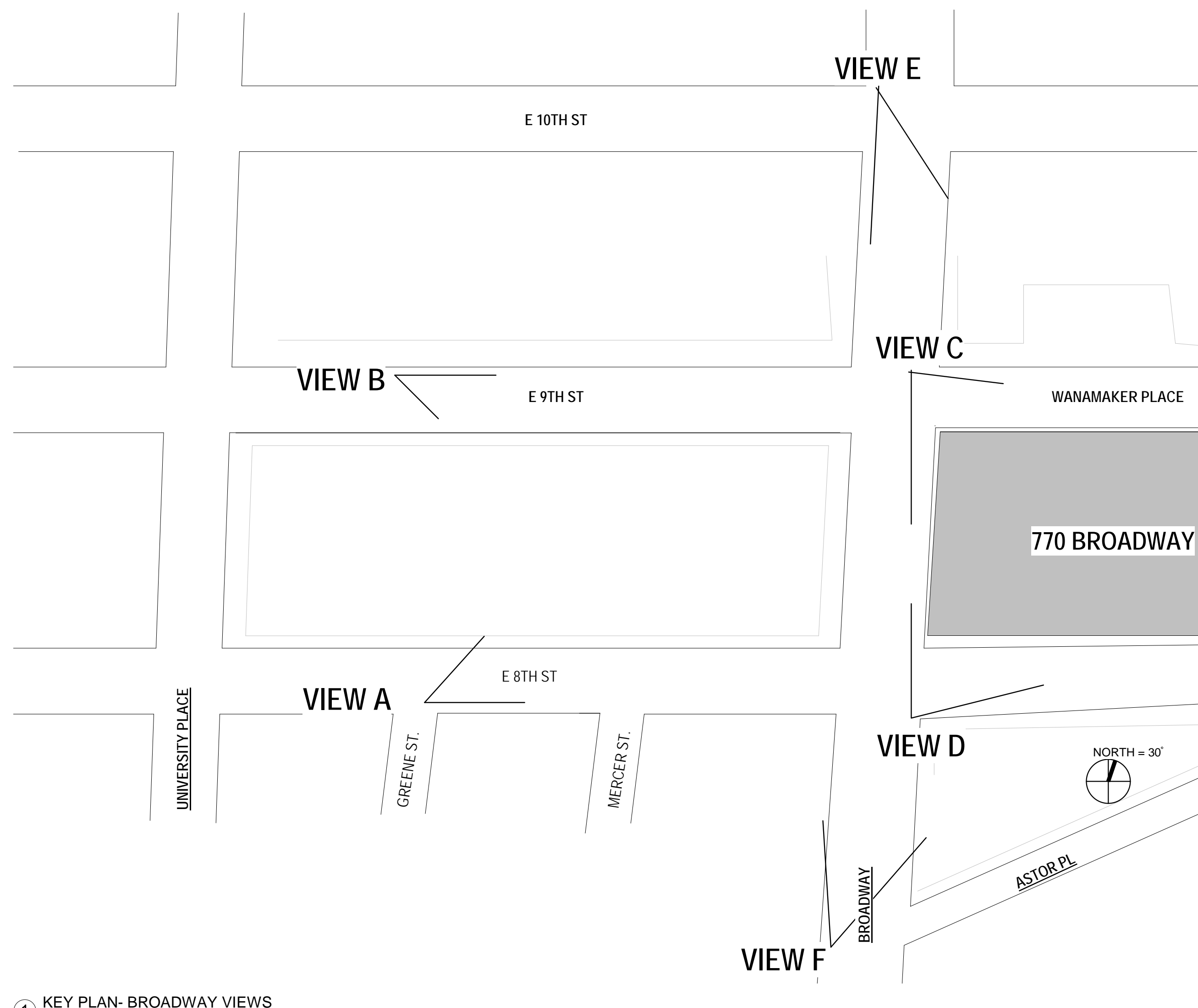
PROPOSED LOCATION FOR NEW MECHANICAL UNIT 1

PROPOSED LOCATION FOR NEW MECHANICAL UNIT 2

HVAC NOTES:

1. DUCTWORK MUST BE INSTALLED AT LEAST 18" ABOVE ROOF.
2. PROVIDE 1" ACOUSTICAL LINING AND 18 GAUGE DUCTWORK DOWNSTREAM OF AC UNIT TO FSD AT ROOF PENETRATION. MUA DUCTWORK SHALL BE PROVIDED W/R-8 INSULATION AND WEATHER PROOF JACKET.
3. EXTERIOR KX DUCTWORK ON ROOF SHALL BE PROVIDED W/ 16 GAUGE STAINLESS STEEL CONSTRUCTION.





VIEW C



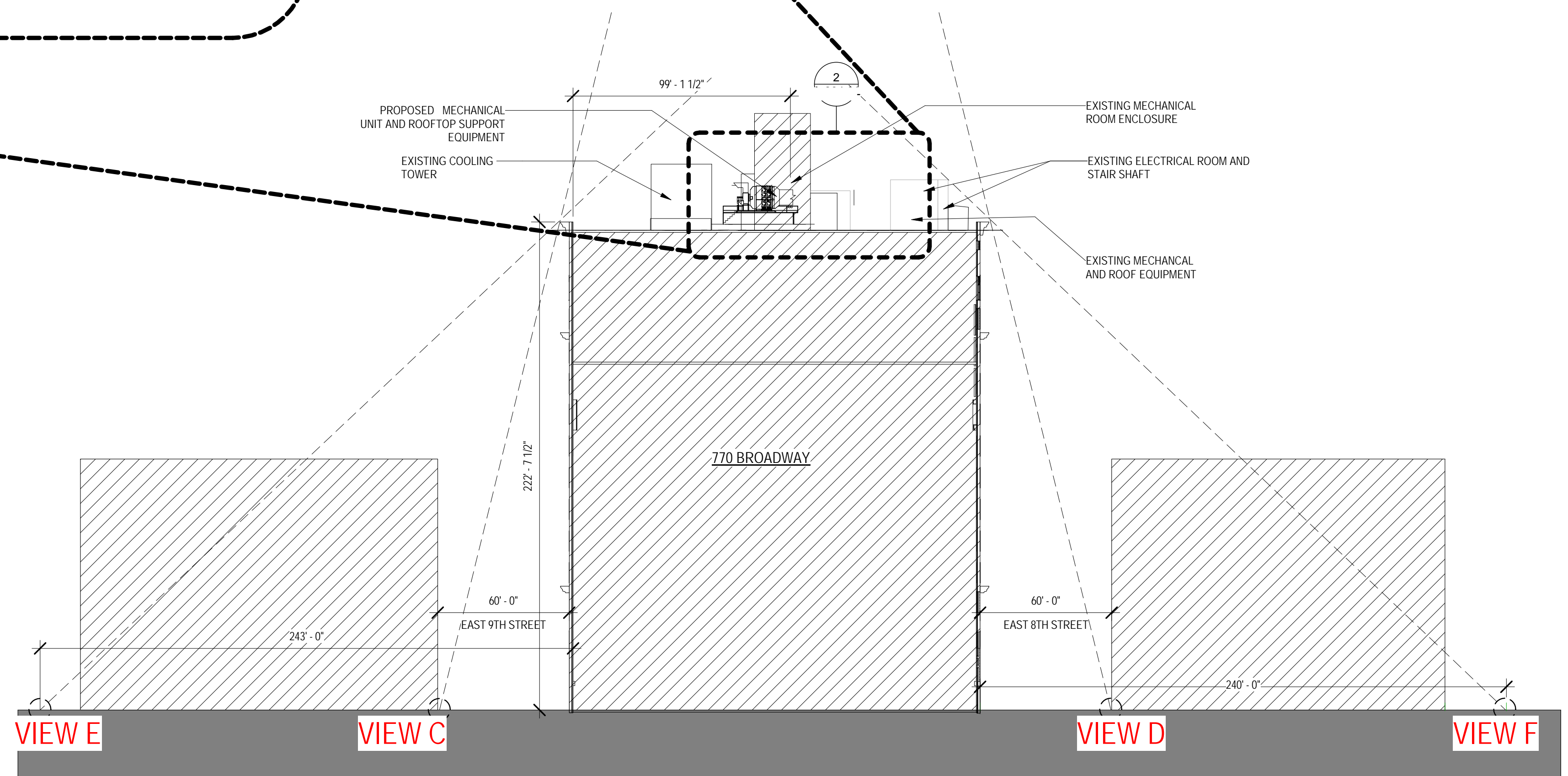
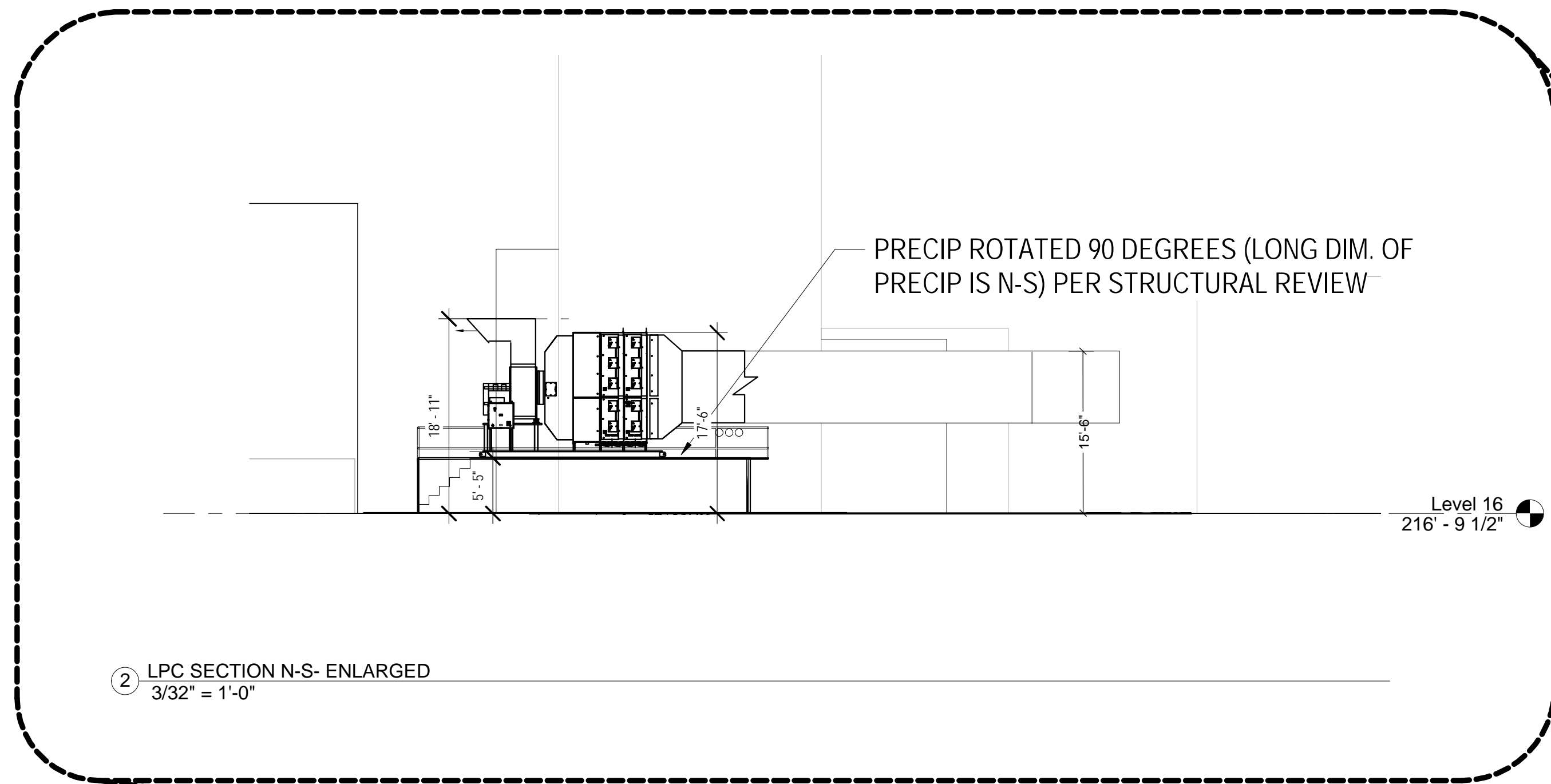
VIEW D



VIEW E

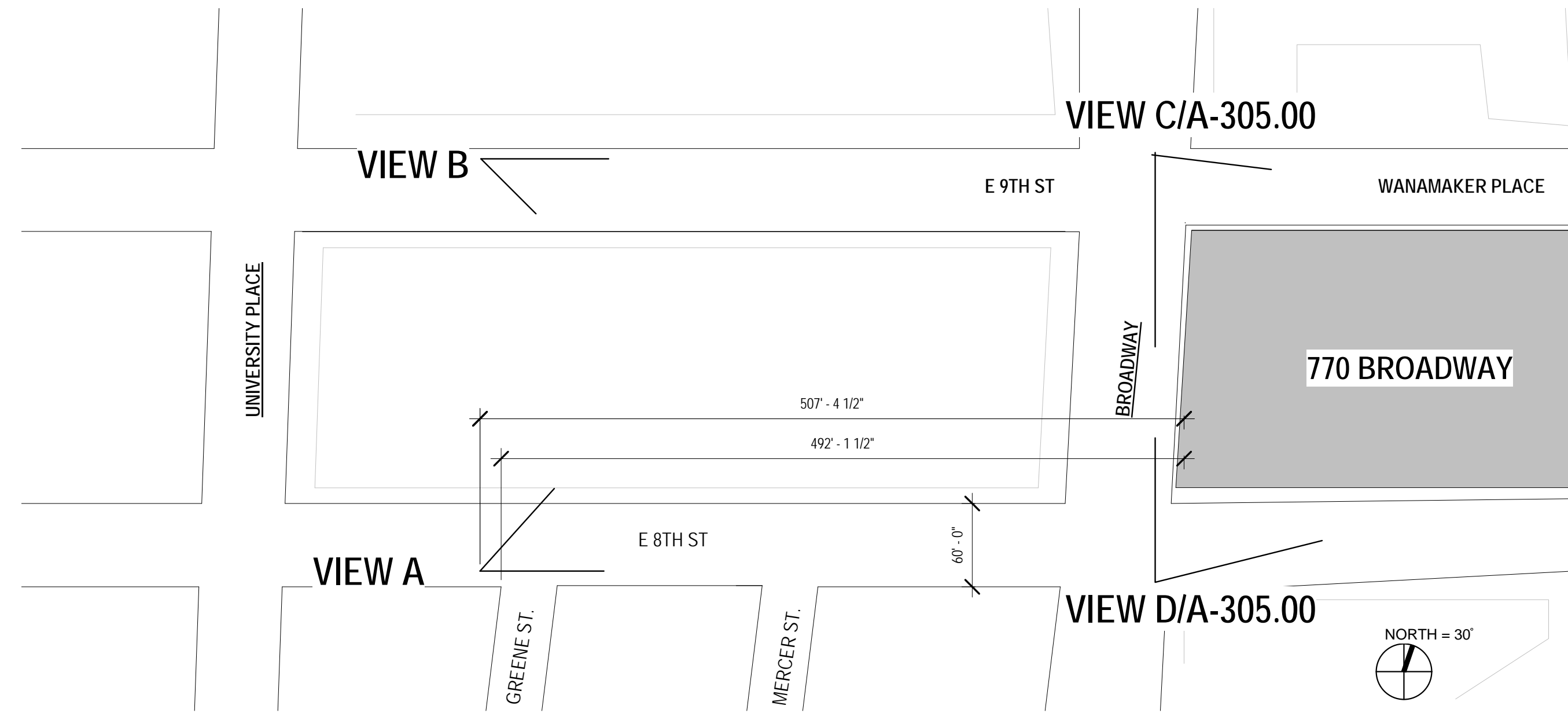


VIEW F



① LPC SECTION N-S
1" = 40'-0"

*EXACT LOCATION IN PLAN AND PICTURES FOR VIEWS C, D, E AND F. REFER TO VISIBILITY ANALYSIS SHEET 1



① KEY PLAN- E.8TH ST. AND E.9TH ST.
1" = 80'-0"



VIEW A

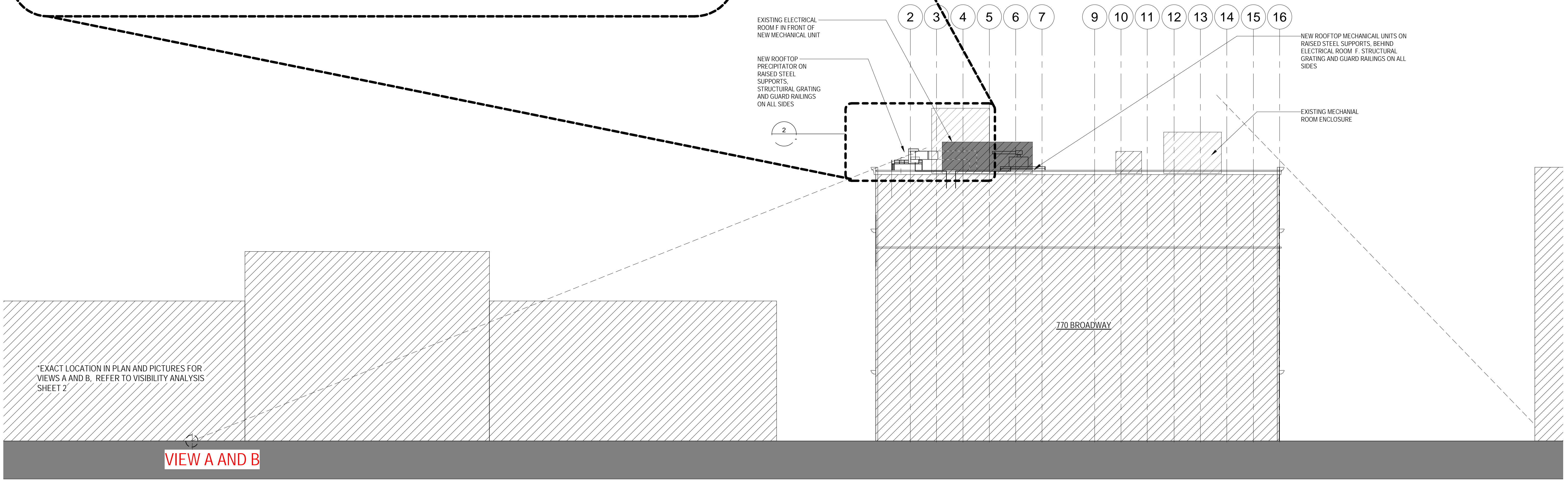
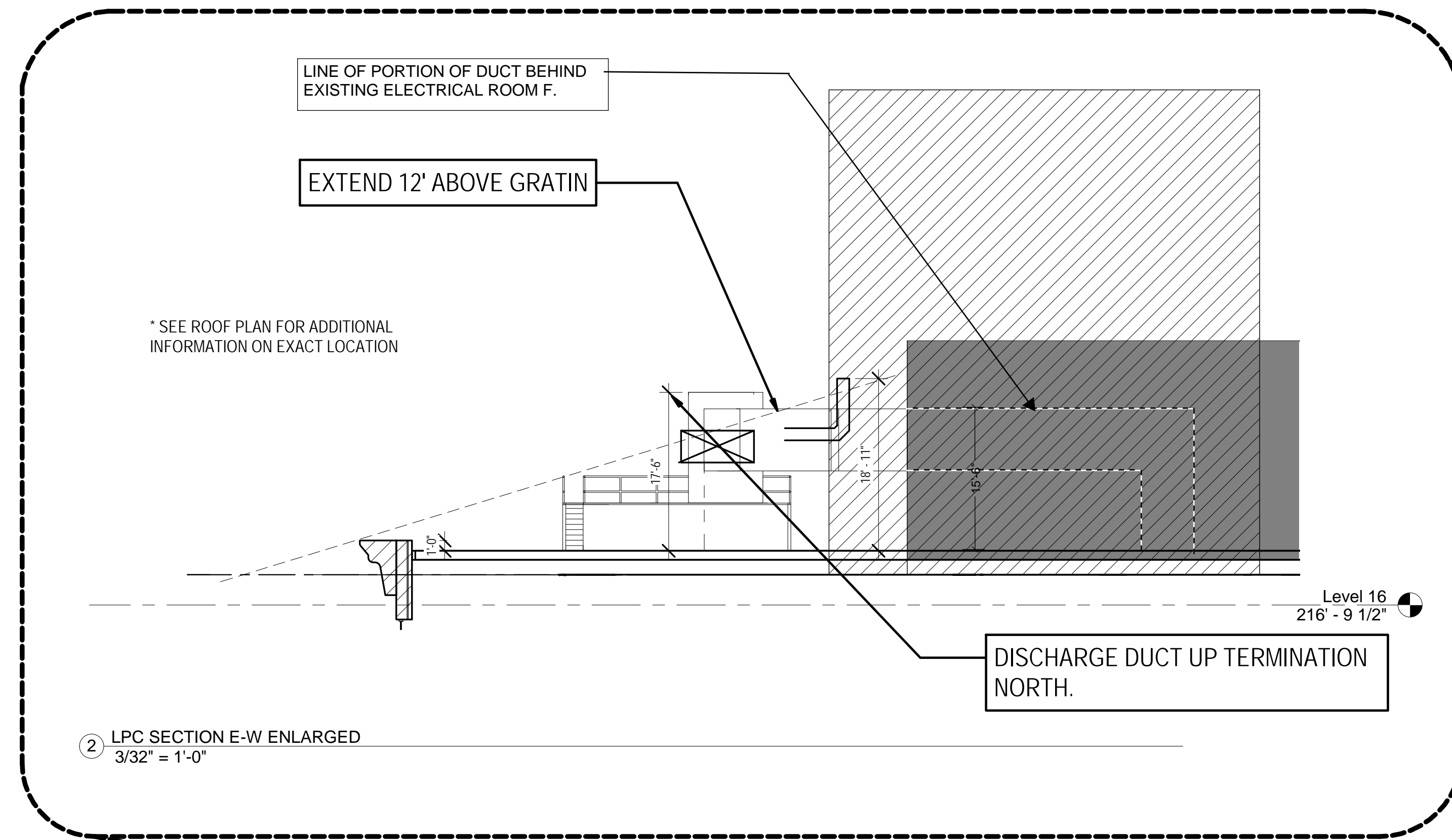


VIEW B

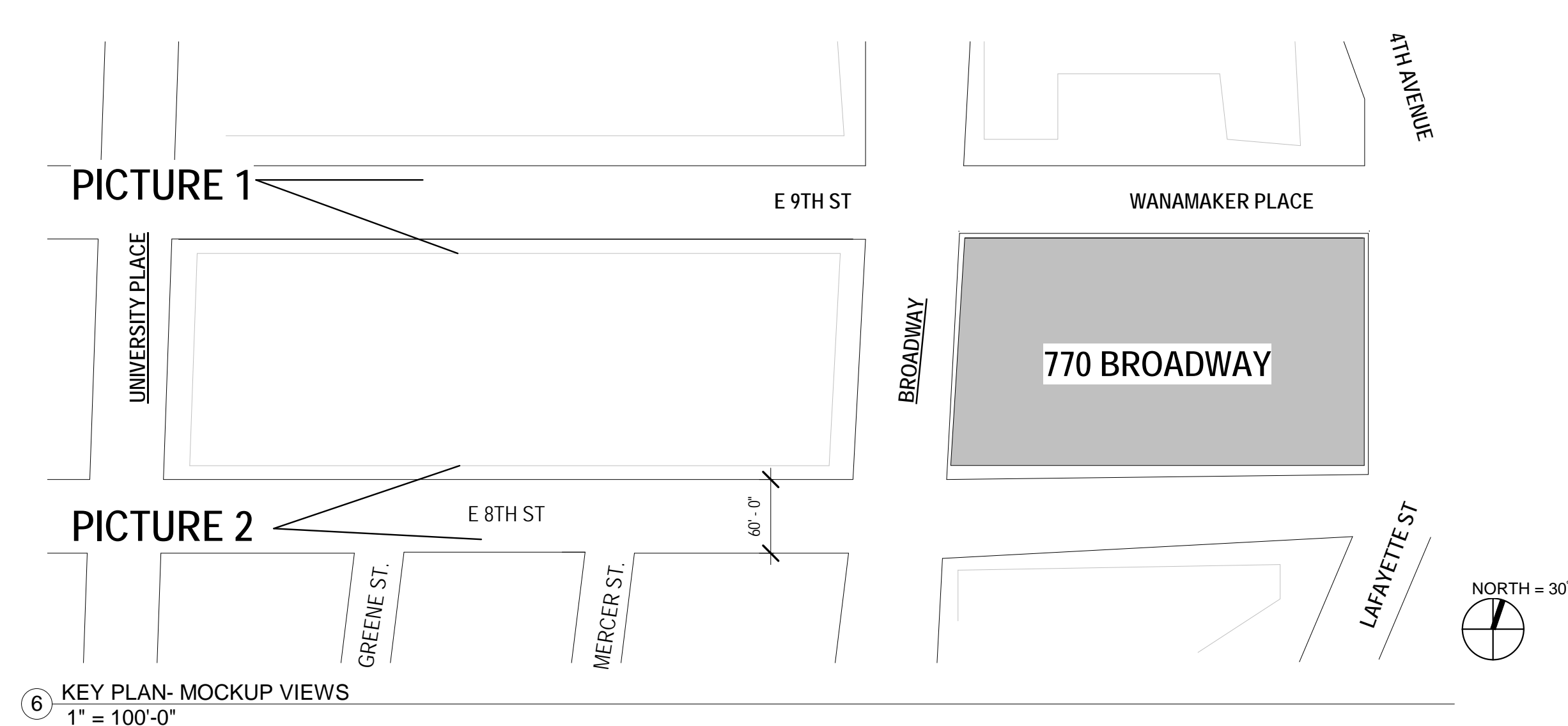
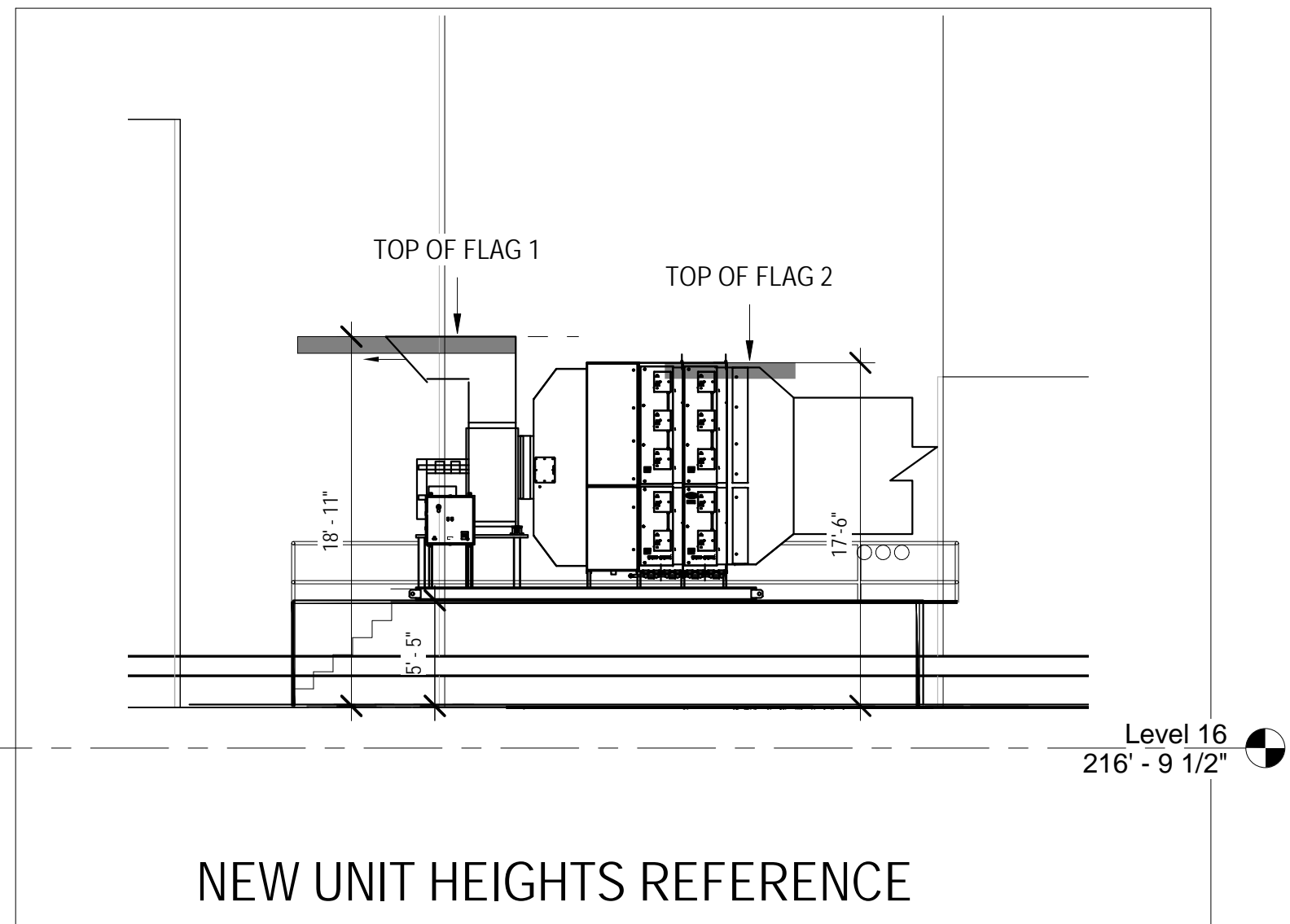
EXISTING MECHANICAL EQUIPMENT

EXISTING MECHANICAL ROOM ENCLOSURE

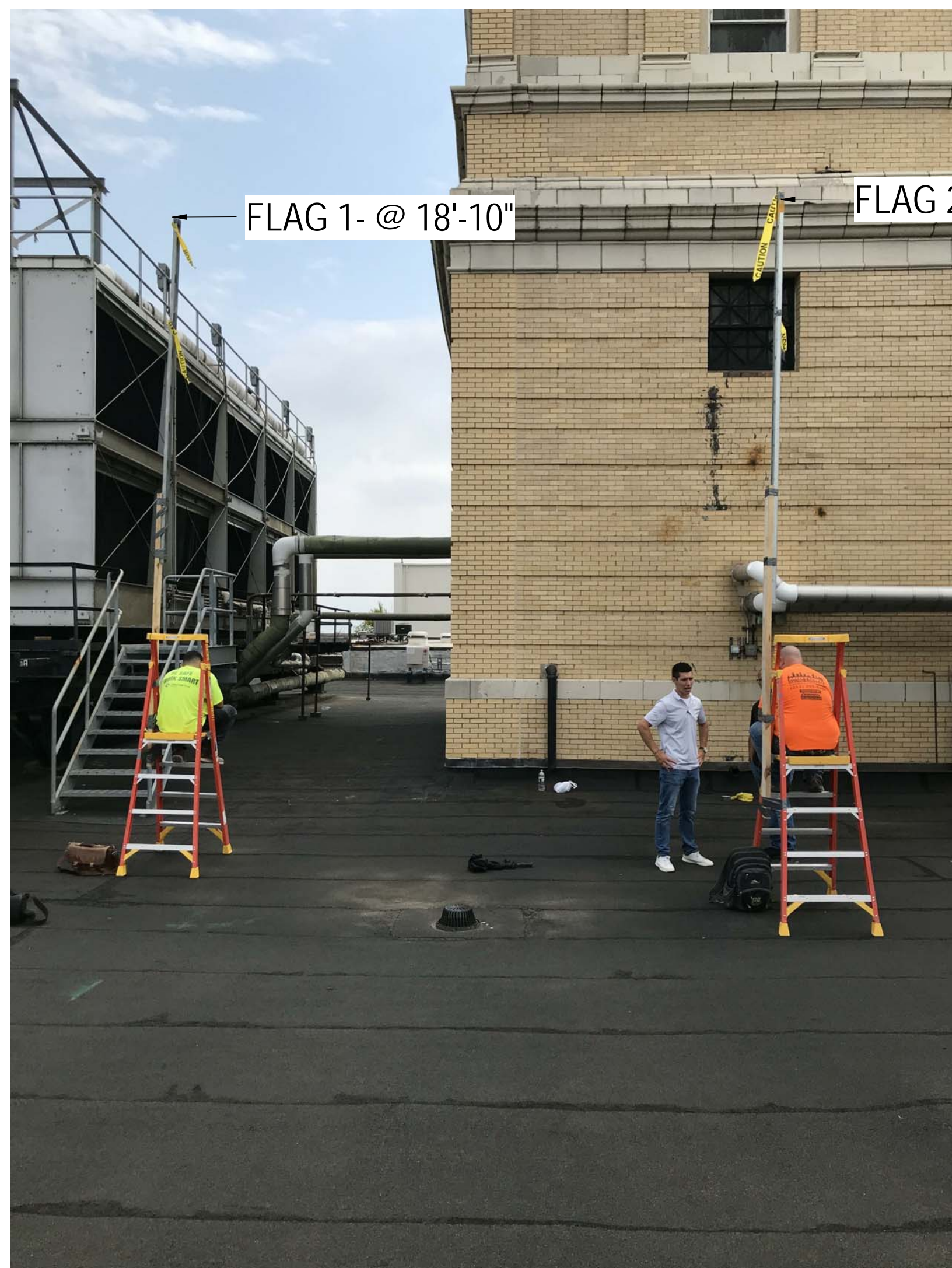
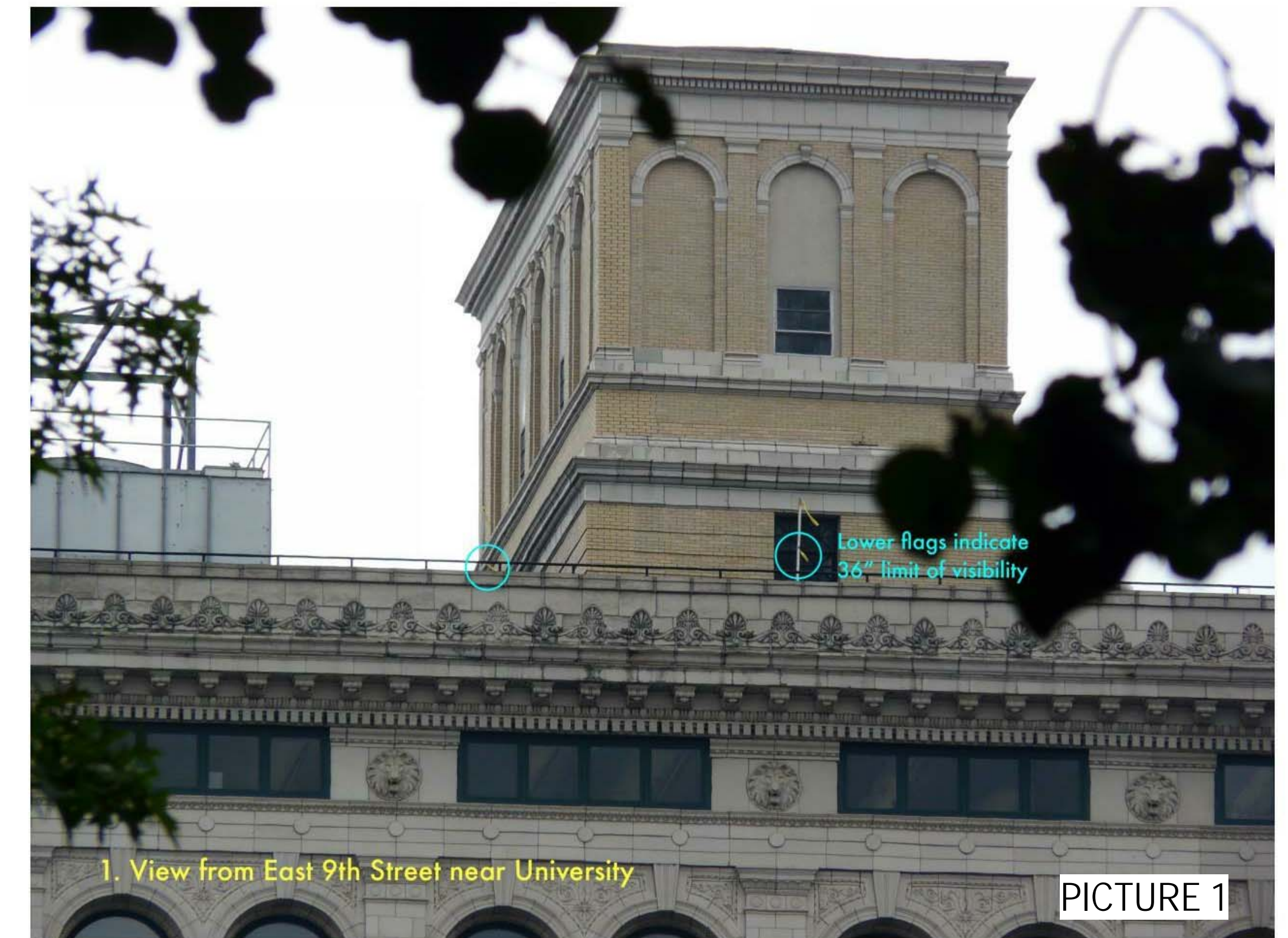
PROPOSED LOCATION FOR NEW MECHANICAL UNIT.
SEE MOCK UP PICTURES FOR ADDITIONAL INFORMATION.
SEE ENLARGED SECTION IN ENLARGED VISIBILITY ANALYSIS SHEET 2.



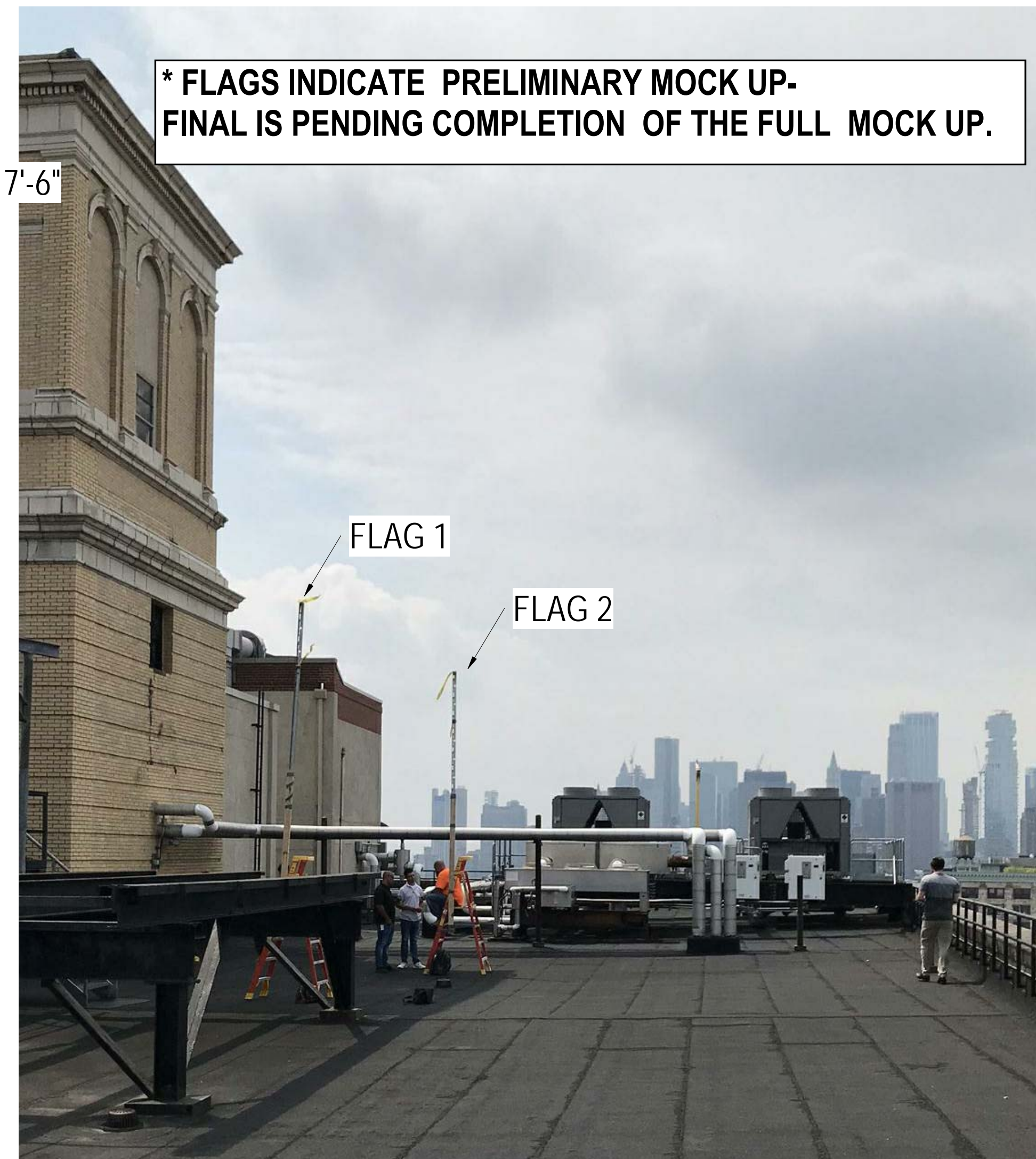
VIEW A AND B



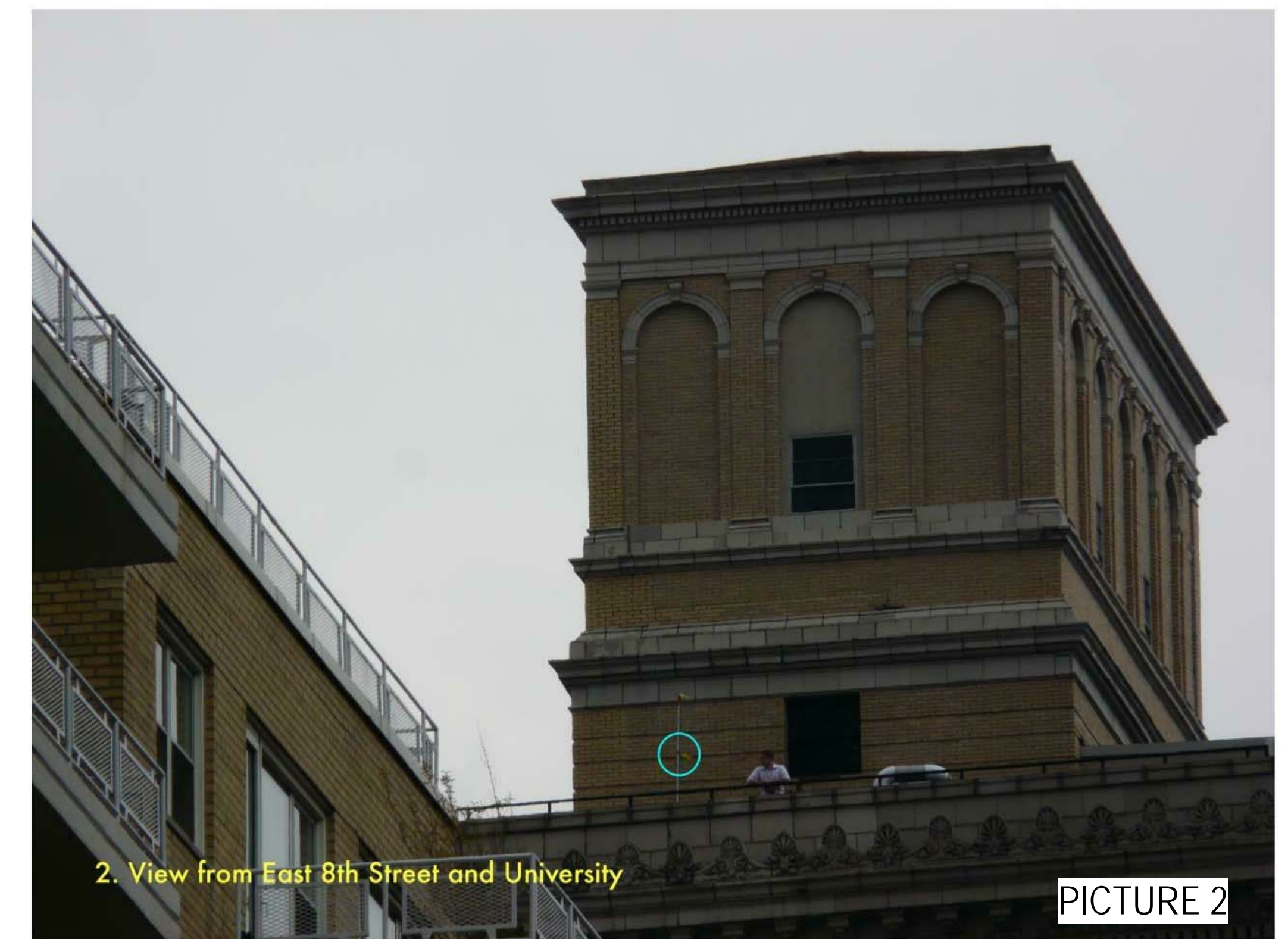
MOCKUP OBSERVATIONS



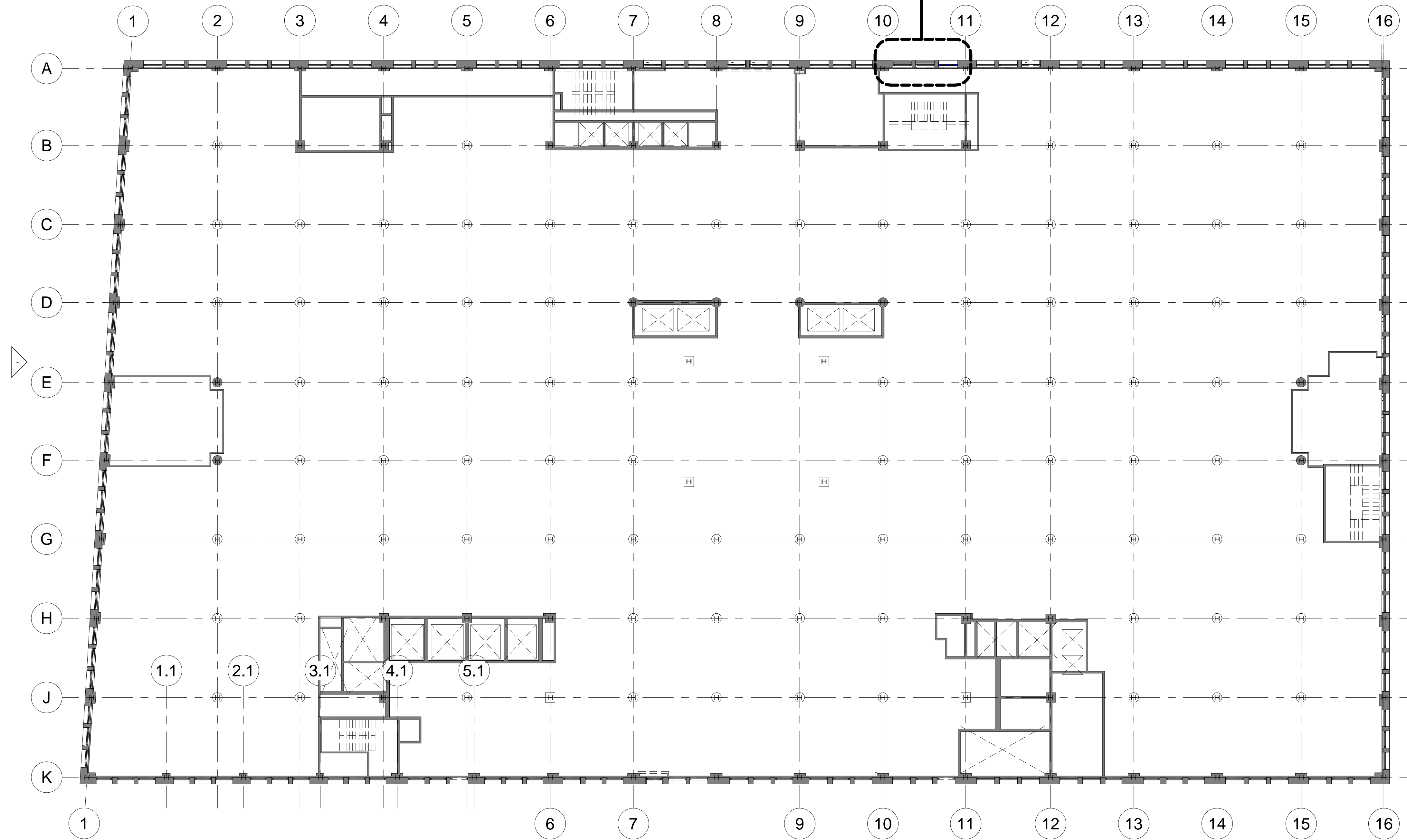
FRONT VIEW- HEIGHT REFERENCES MOCKUP



FRONT VIEW- HEIGHT REFERENCES



EXISTING LOUVERS TO BE REPLACED BY NEW WINDOWS. SEE TYPICAL ELEVATION 1 (EXISTING) AND TYPICAL ELEVATION 2A (PROPOSED) ON 11TH FLOOR EXISTING AND PROPOSED METAL AND GLASS WINDOWS



① LEVEL 11 - PLAN - NEW WINDOWS
1/16" = 1'-0"

EXISTING WINDOW LOUVERS TO BE REPLACED BY NEW GLASS WINDOWS. SEE TYPICAL ELEVATION 04 (EXISTING) AND TYPICAL ELEVATION 5B (PROPOSED) ON 13TH FLOOR EXISTING AND PROPOSED METAL AND GLASS WINDOWS

EXISTING WINDOW LOUVERS TO BE REPLACED BY NEW GLASS WINDOWS. SEE TYPICAL ELEVATION 04 (EXISTING) AND TYPICAL ELEVATION 5B (PROPOSED) ON 11TH FLOOR EXISTING AND PROPOSED METAL AND GLASS WINDOWS

EXISTING WINDOW LOUVERS TO BE REPLACED BY NEW GLASS WINDOWS. SEE TYPICAL ELEVATION 04 (EXISTING) AND TYPICAL ELEVATION 5B (PROPOSED) ON 13TH FLOOR EXISTING AND PROPOSED METAL AND GLASS WINDOWS

