

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





150 FIFTH AVENUE L&L HOLDING CO.



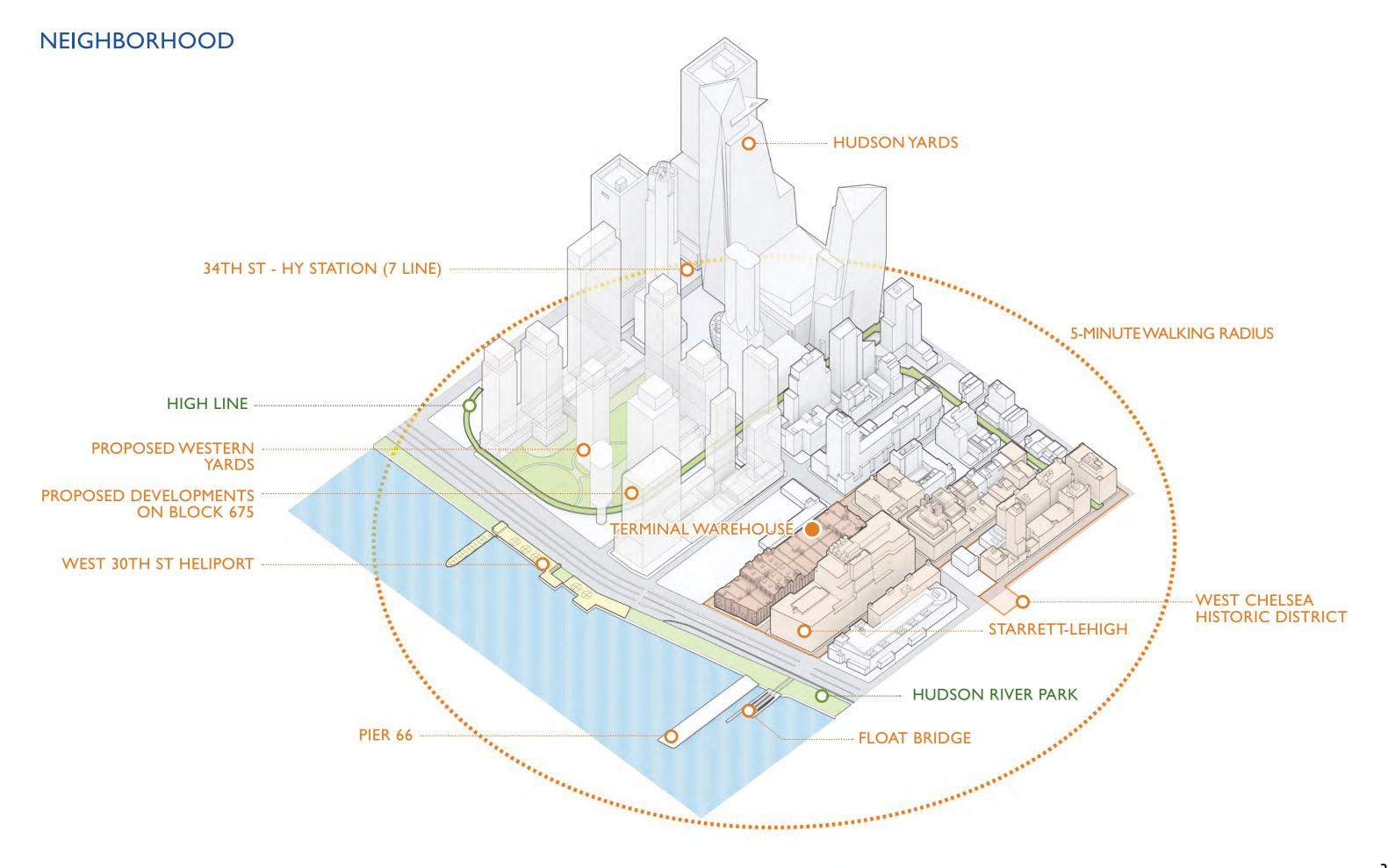
195 BROADWAY L&L HOLDING CO.



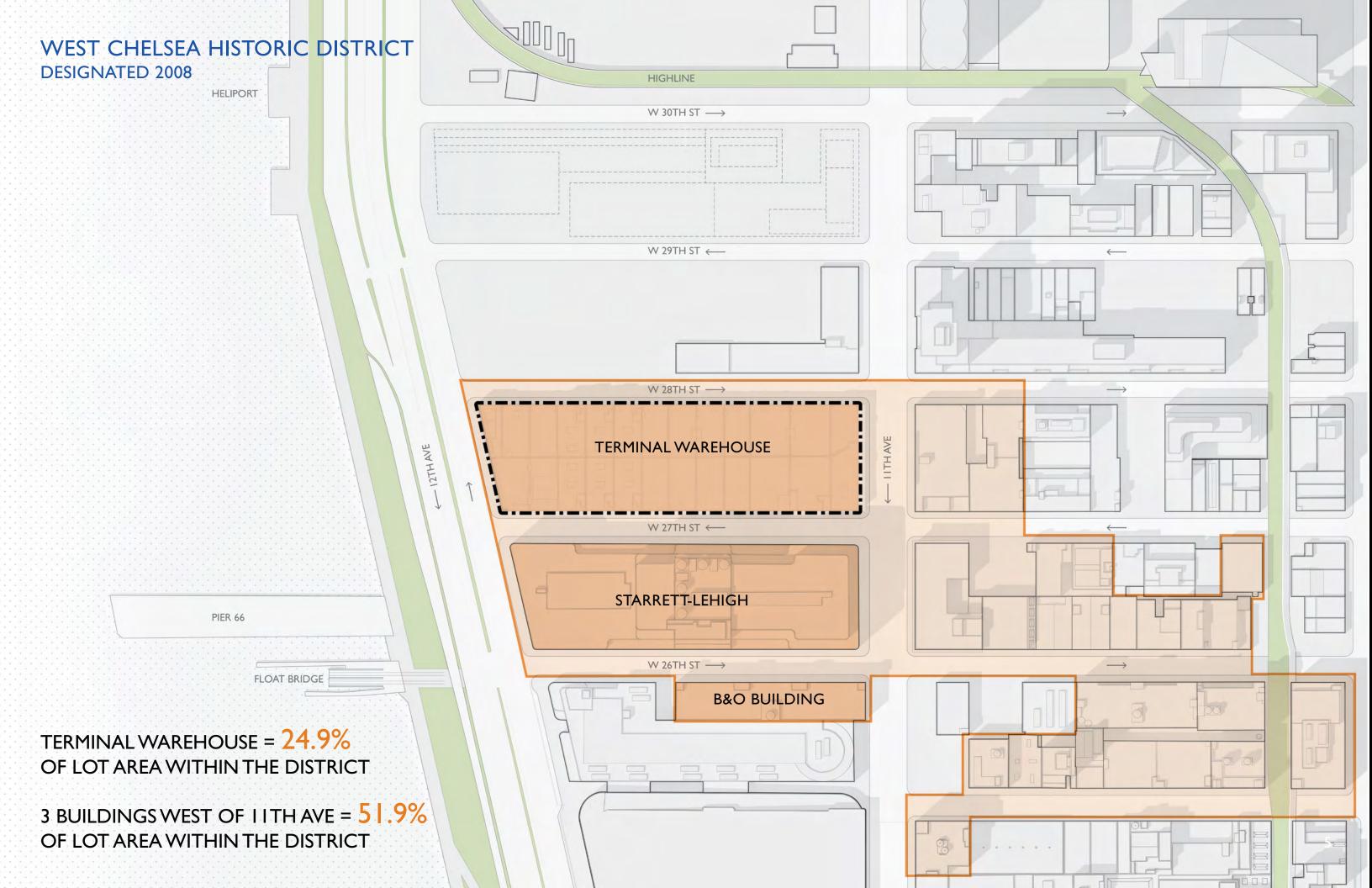
125 WEST 25TH STREET NORMANDY



888 BROADWAY NORMANDY



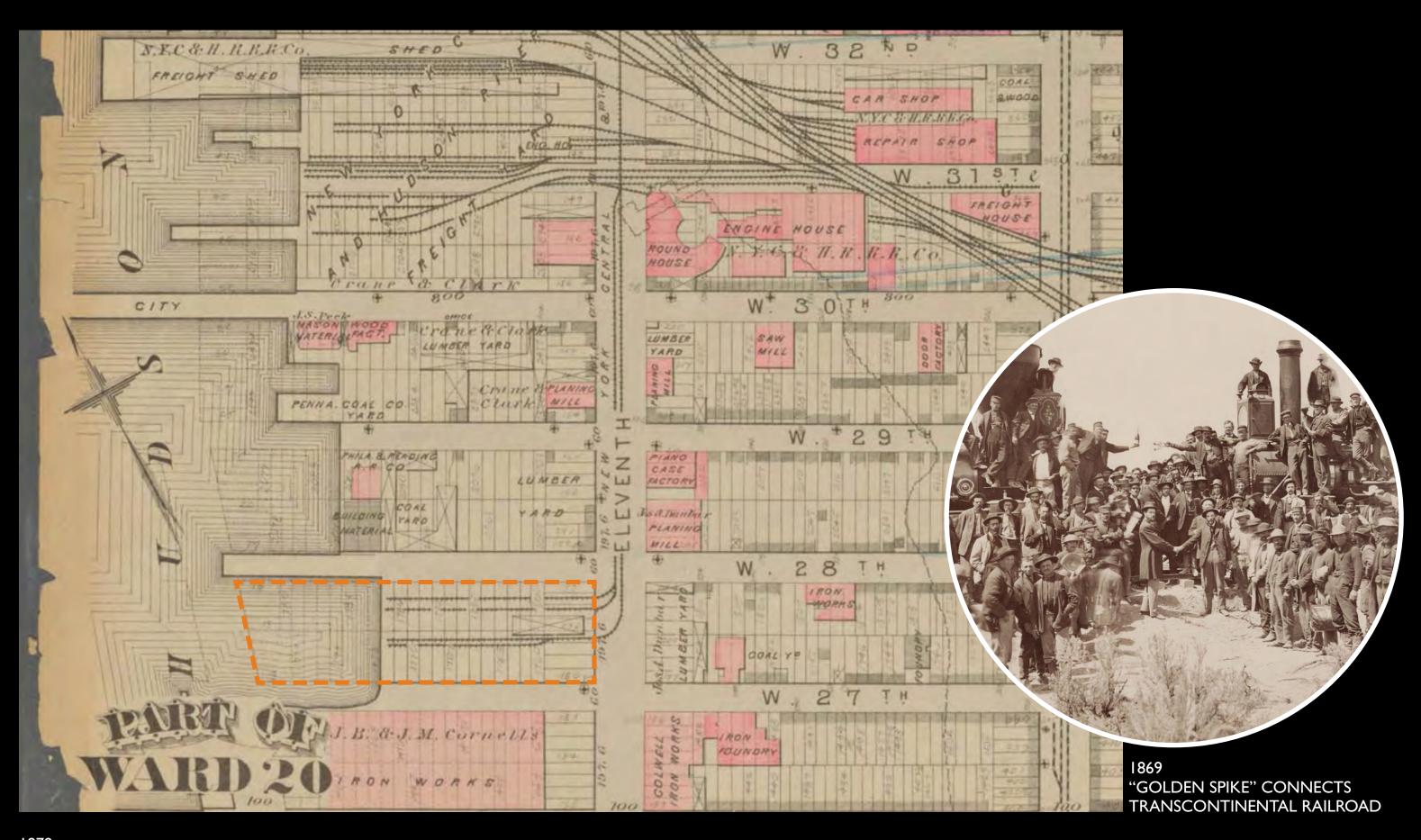


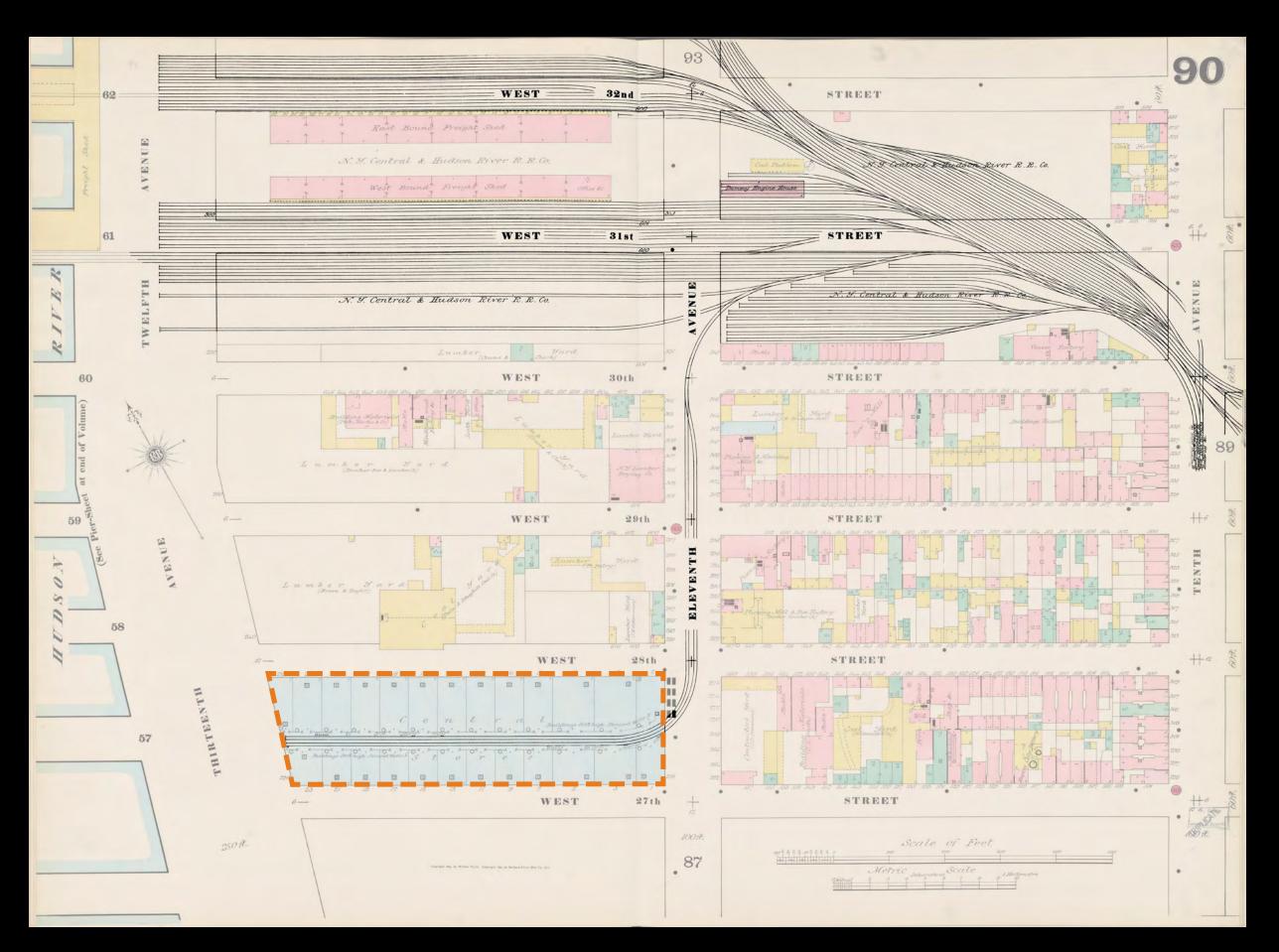




I609 DR. SANDERSON'S PRE-COLONIZATION RE-CREATION









"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 "CENTRALIZATION WITH ECONOMY,"

TERMINAL WAREHOUSE COMPANY.

GENERAL OFFICES, NEW YORK CITY.

CENTRAL STORES,

ROSSITER STORES,

Foot 27th and 28th Streets, NORTH RIVER.

Foot 59th and 60th Streets, NORTH RIVER.

WEST SHORE STORES,

WEEHAWKEN, NEW JERSEY.

These Warehouses are the Terminals of the New York Central & Hudson River R.R., the New York, New Haven & Hartford R.R., the New York & New England R.R. and the West Shore R.R., so that goods from any part of the country can easily be unloaded within the walls of these warehouses.

We offer all the facilities desired for

GENERAL MERCHANDISE STORAGE (FREE OR BOND), FREEZING AND COLD STORAGE,

AND FURNITURE STORAGE,

AND FOR LIGHTERAGE IN AND AROUND NEW YORK.

CTARIATE is given particular attention at the new Central DIVIAUL Stores where large or small lots of household furniture, pictures, pianos, mirrors, bronzes, statuary, trunks, carriages and other goods are received and cared for at moderate charges. Theatrical Scenery and Effects are placed as desired in general or private rooms of any size.

FURS, CARPETS AND WOOLENS are provided for in specially constructed freezing rooms, if desired.

STORES ENTIRELY NEW AND CLEAN.

ESTIMATES including lightering, or packing, or moving, cheerfully furnished.

Terminal Warehouse Company,

WILLIAM W. ROSSITER, PRESIDENT. JOHN H. LYNCH, 20 VICE-PRES. AND SEC'Y.

H. WALTER WEBB. Vice Pres. N.Y. C. & H. R. R.R. B. AYMAR SANDS,

WILLIAM R. GRACE, W. R. Grace & Co. JAMES STILI MAN, Woodward & Stillman.

Platt & Bowers. GEORGE A. MORRISON, Vice-Pres. Washington Trust Co.

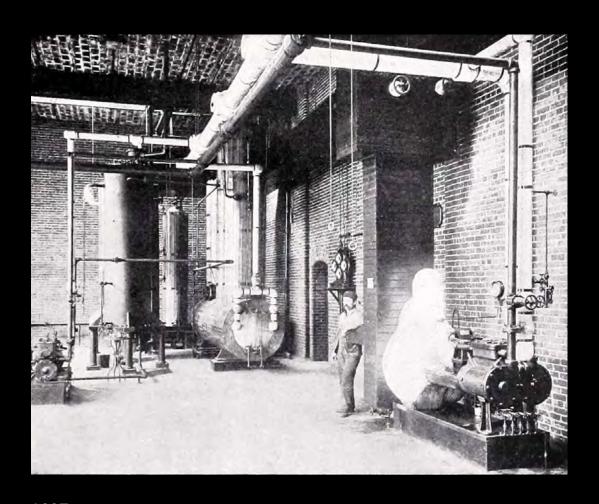
WILLIAM W. ROSSITER, Late of Rossiter & Skidmore.

EDWARD ANNAN,

JOHN E. SEARLES, Treas, Am. Sugar Refining Co. CHAS. W. HOGAN, T. Hogan & Sons.

"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 1891. 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, bouded, cold, and freezing storage.

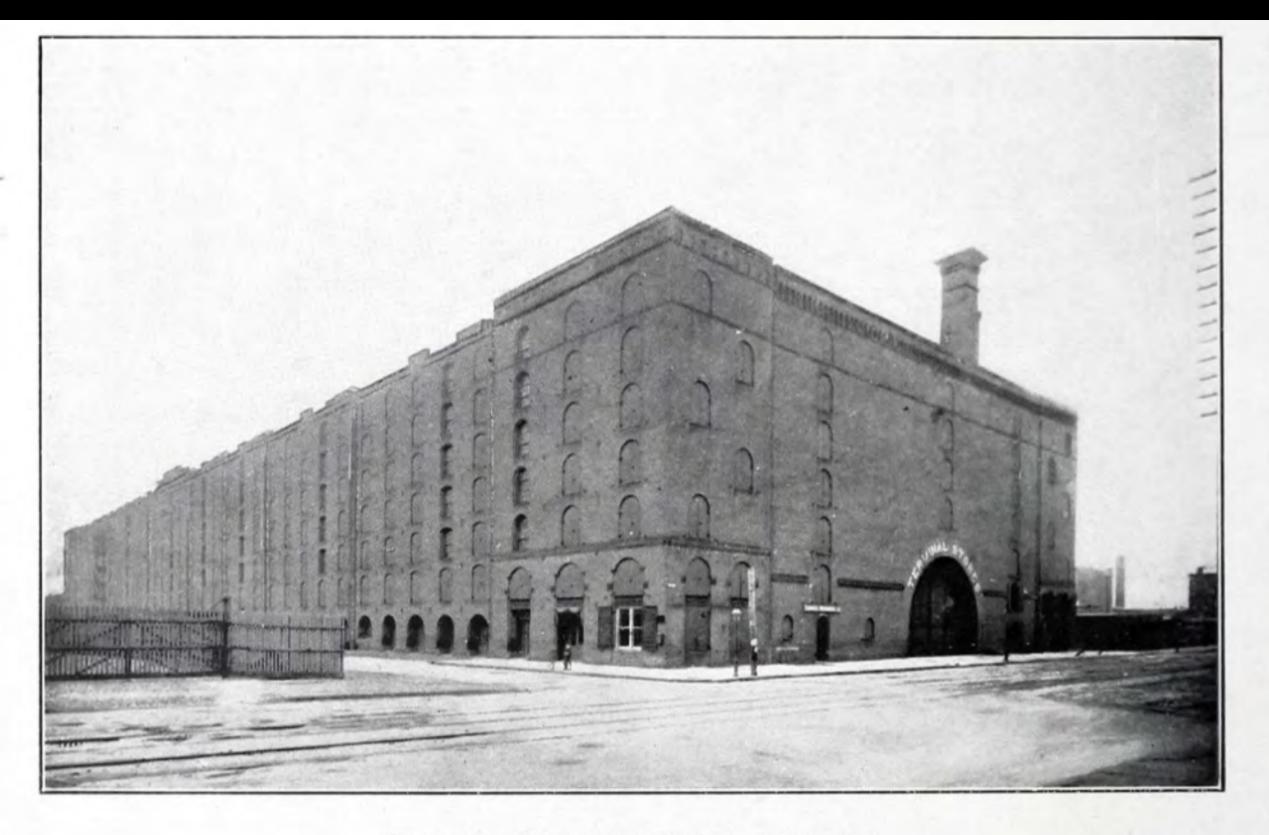
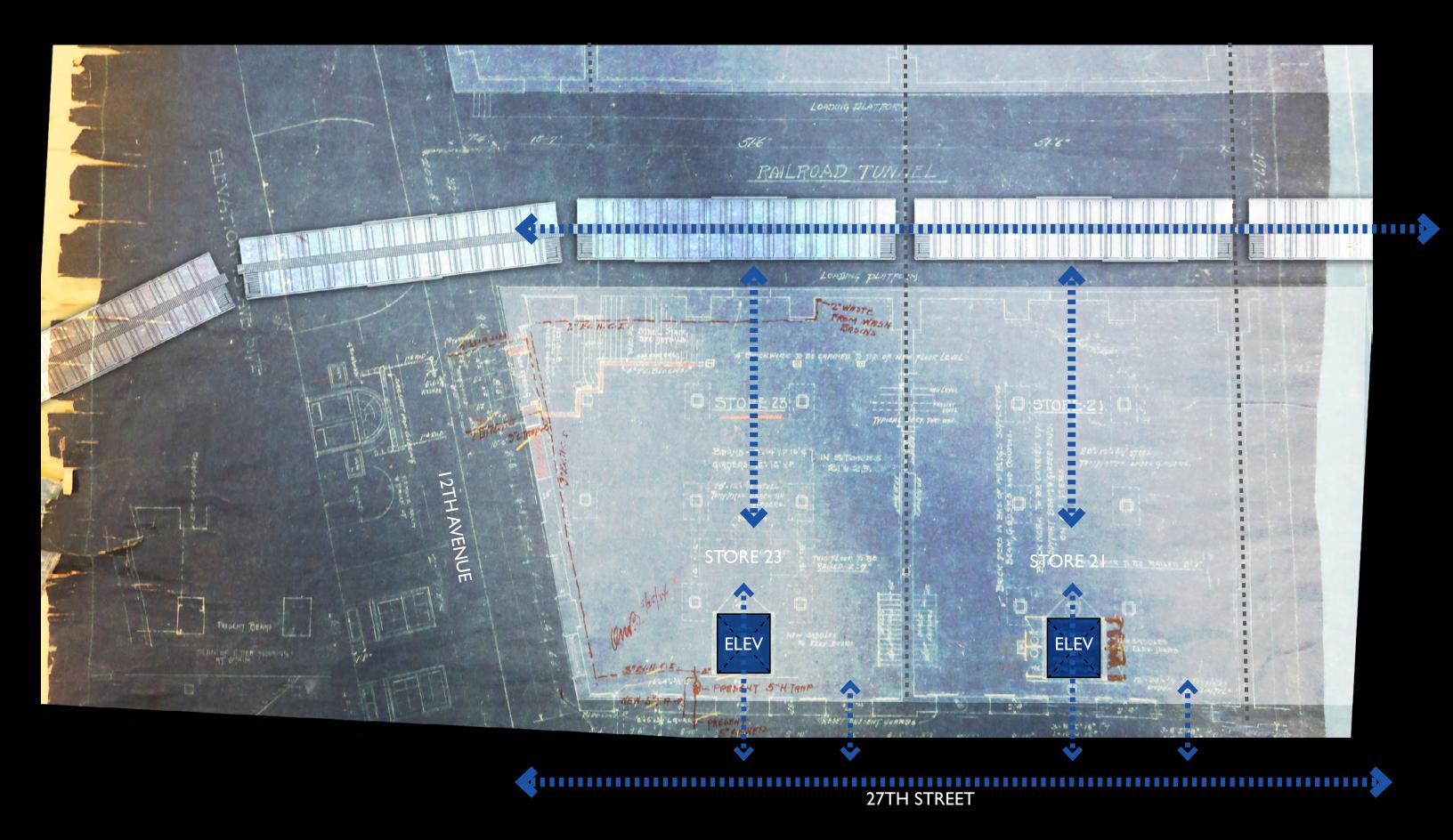


FIG. 9.—THE TERMINAL STORES.

11th Avenue, from 26th to 27th Streets, New York City.

G. B. Mallory, Architect.

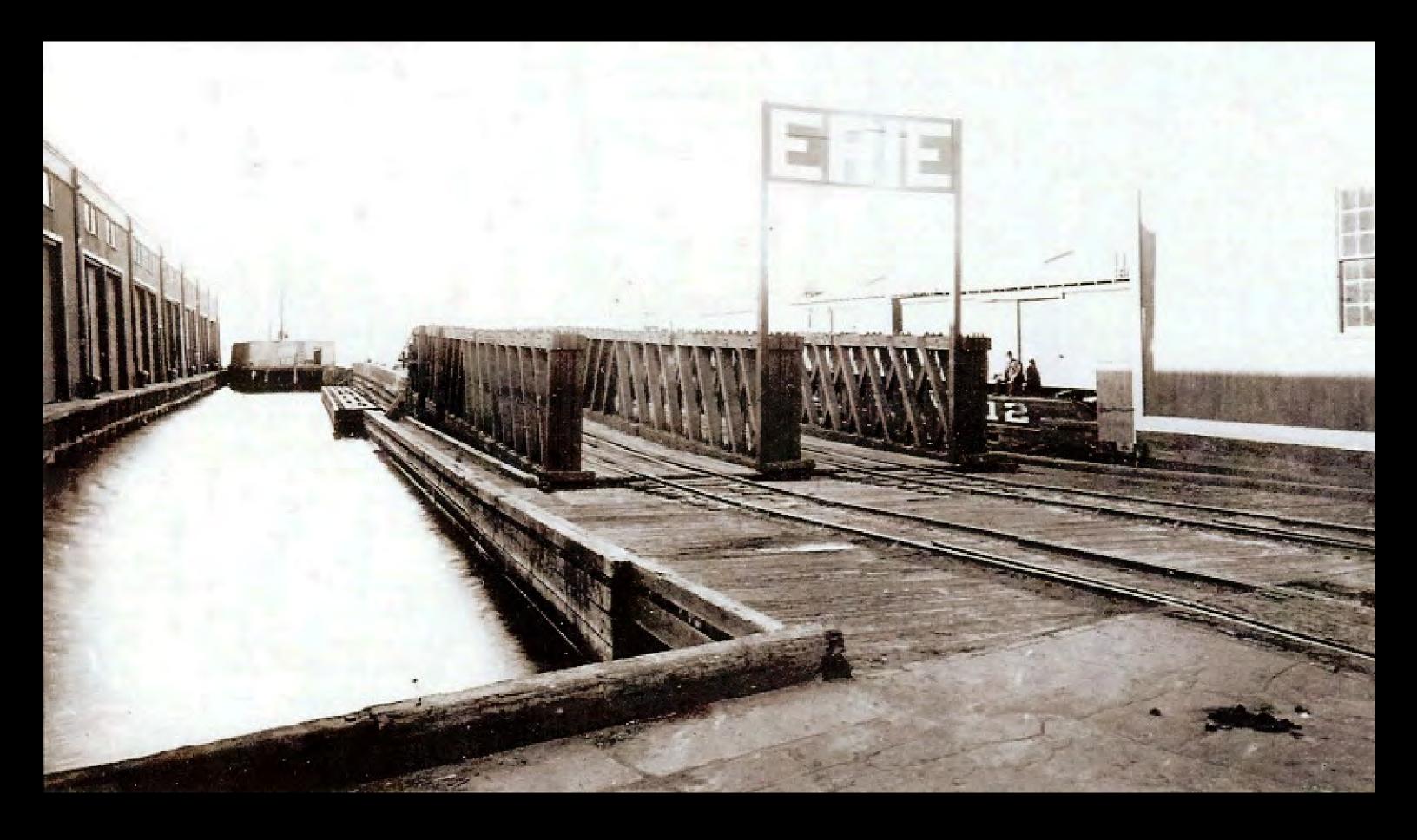






1912 - AFTER THE FIRE TERMINAL WAREHOUSE, 27TH STREET - MUSEUM OF THE CITY OF NY







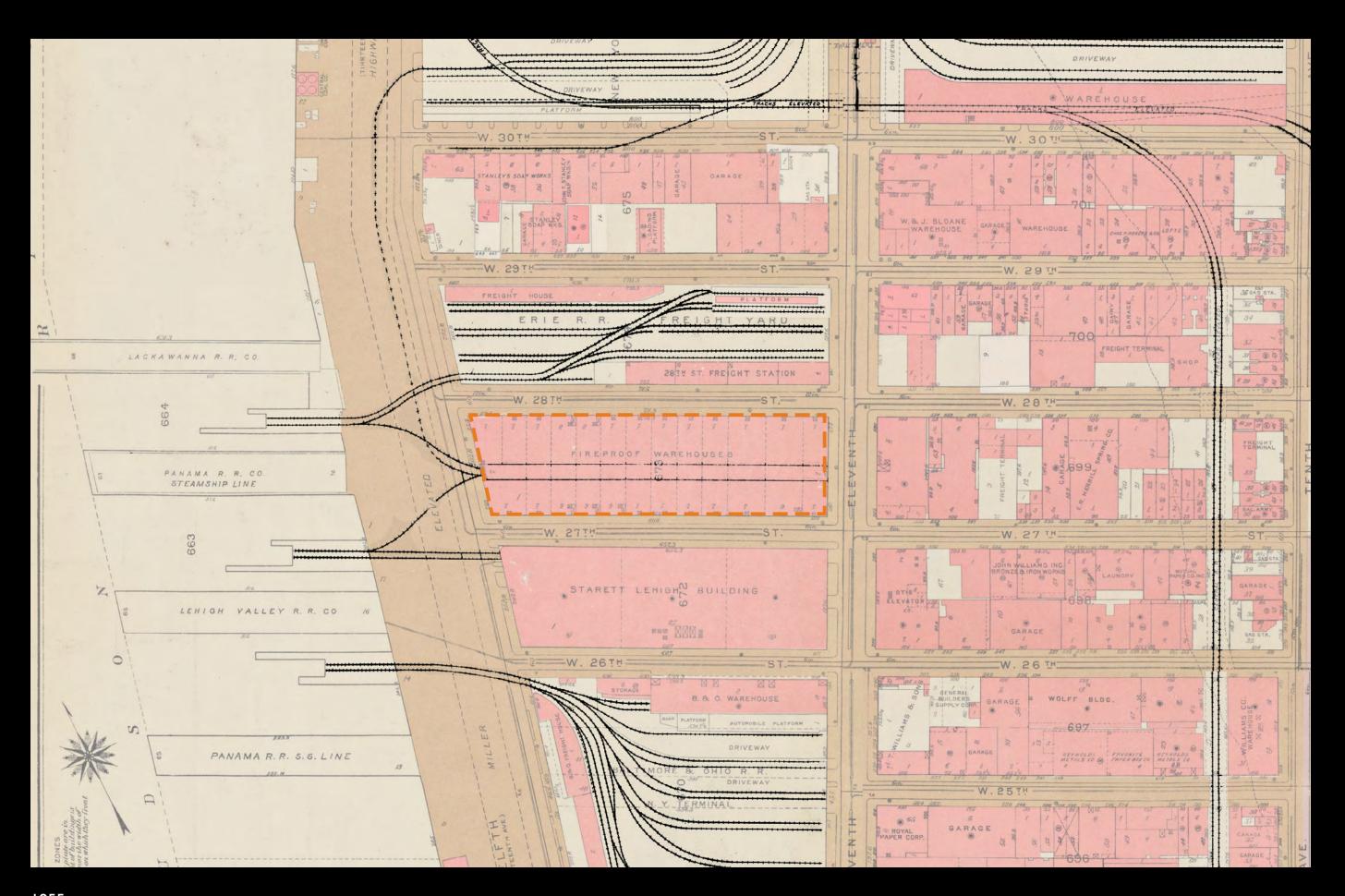
AERIAL VIEW LOOKING EAST WITH 12TH AVENUE IN FOREGROUND - COLLECTION OF D. BIERNACKI, VIA TRAINWEB.COM



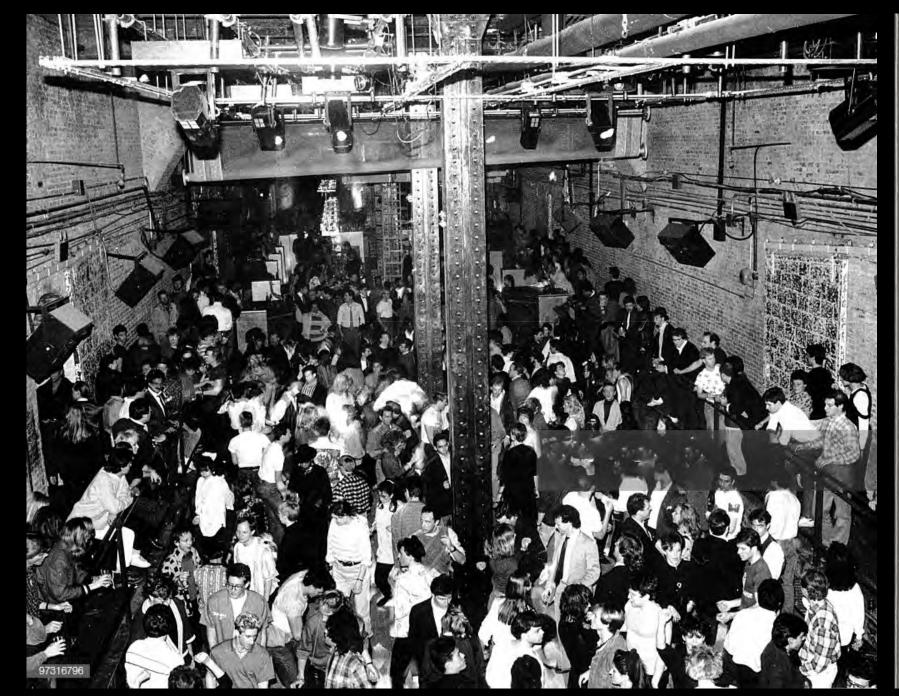
CIRCA 1920'S ELEVENTH AVENUE AT 32ND STREET LOOKING NORTH, KALMBACH PUBLISHING COMPANY



CIRCA 1940 WEST SIDE RAIL YARDS - MUSEUM OF THE CITY OF NEW YORK







Ready or Not, Tunnel Is Open for Parties

By MICHAEL GROSS

O we have bathrooms yet?" asked Laura Jaquays, executive director of the Tunnel, New York's newest dance club, minutes

"Well," a staff member replied uneasily, "we have partitions."

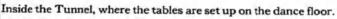
"That'll have to do," Ms. Jaquays said, glancing wearily toward the curved roof of the former waterfront railroad terminal, built in 1891 as the Central Stores Terminal Warehouse Company at 27th Street and 12th Avenue. The 15,000-square-foot behemoth is still unfinished, but opened this week for a series of private preview

They began with a dinner arranged by Gruppo GFT, an Italian fashion manufacturer, for Claes Oldenburg, the artist; his wife, Coosje van Brug-gen, and Frank O. Gehry, an archi-tect. It marked the opening of an exhi-bition at the Guggenheim Museum.

Last night Click Models held its Last night Click Models held its Christmas party. In days to come there will be parties for the Junior International Club, the Village Voice columnist Michael Musto, Mr. Male America and the cast of the Off-Broadway show "The Girl's Guide to Chaos." Friday, several denizens of clubland, recently dubbed "brats" by Spy Magazine, will respond with — what else? — a party that, according to the invitations, will "expose" the magazine. The club opens to the public after Christmas.

The Tunnel is owned by Boaz Aharoni, a real-estate developer, and Elli Dayan, founder and former chairman of Bonjour International, a





"The basement was full of water," Mr. Dayan recalled. "And we cleaned out 28 tons of garbage." He would not

disclose the cost of creating the club.
"My mother would kill me," he said.
Although the owners are nightclub neophytes, their staff includes several professionals, among them the club's director, Rudolf, whose résumé includes Danceteria and Palladium, and Haoui Montaug, who will monitor

Tunnel mixed reviews. "It's a great space — you can't make it better than this," said Richard Meier, the archi-tect, studying the dungeonlike ex-panse of brick, granite and steel girdpanise of orice, granule and steel gird-ers. Despite the catwalks, bars, paint-ings, lights, a balcony and a block-long dance floor, the club, designed by P. Michael Marino, retains a gritty, industrial ambience. "It's about the most extravagant

décor in town - no décor." said Lee

Guests at the GFT dinner gave the Thaw, an international representa-tive of Sotheby's.

Suzy Frankfurt, a decorator, dis-agreed. "It's 15 years too late," she

"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 rail-road tracks. "It looks like it must be

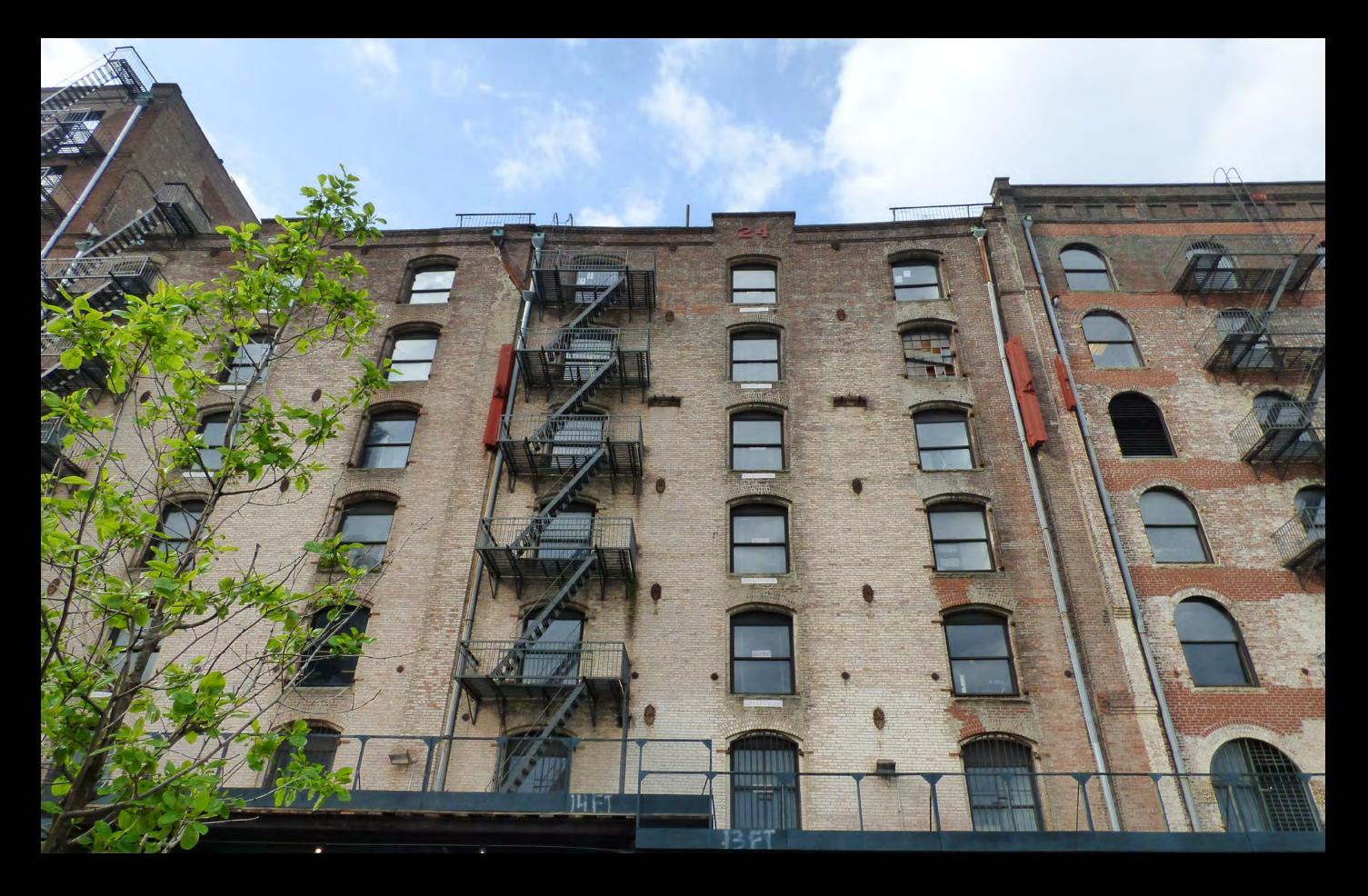




from left: David Byrne; Claes Oldenburg, center left, with Richard Meier, and the actress Isabella Rosselli

"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."





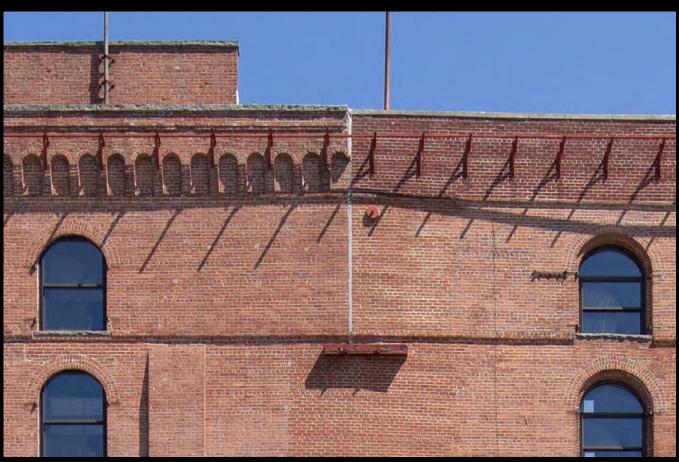
STORES 22 | 24 | 26



STORE 12



I ITH AVENUE ENTRANCE



STORES 26 | 23



I I TH AVENUE ENTRANCE ARCH



STORE 14





STORE 16

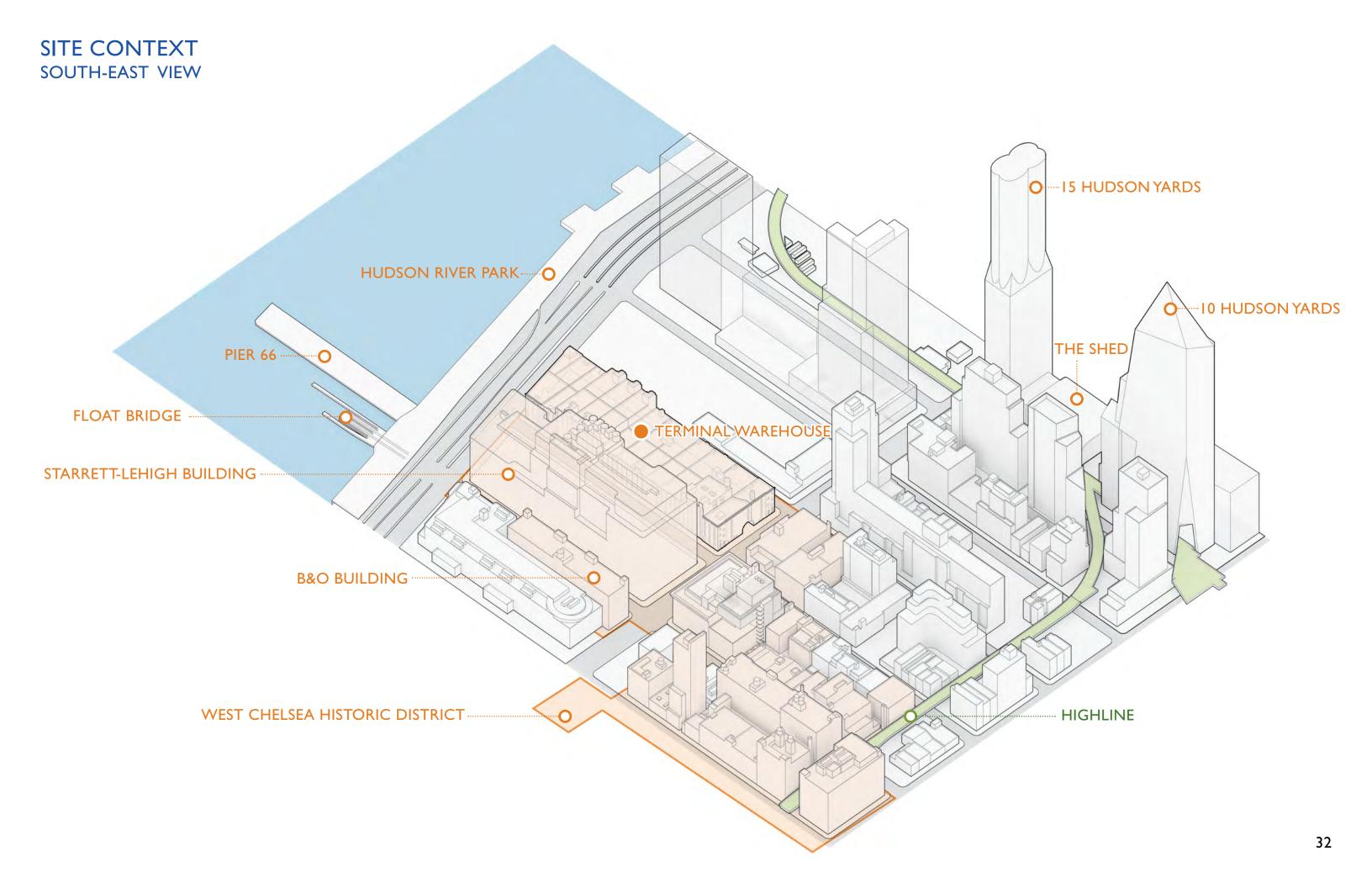


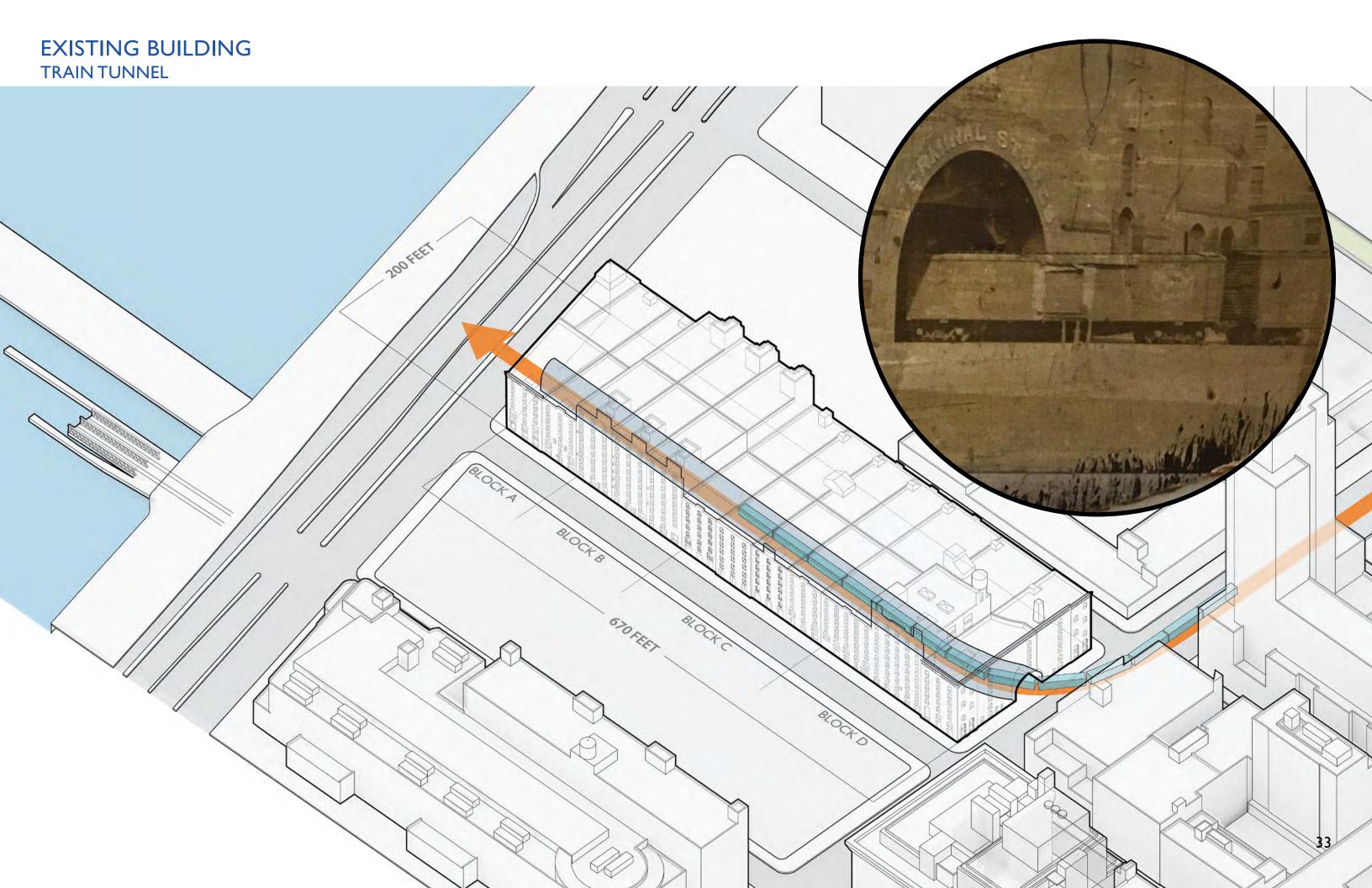
"... the depth of the masonry openings cause many of the windows to recede into shadow, and cause the windows to have a secondary importance to the masonry building itself, therefore, changes in window configuration will not detract from the special character of the buildings..."

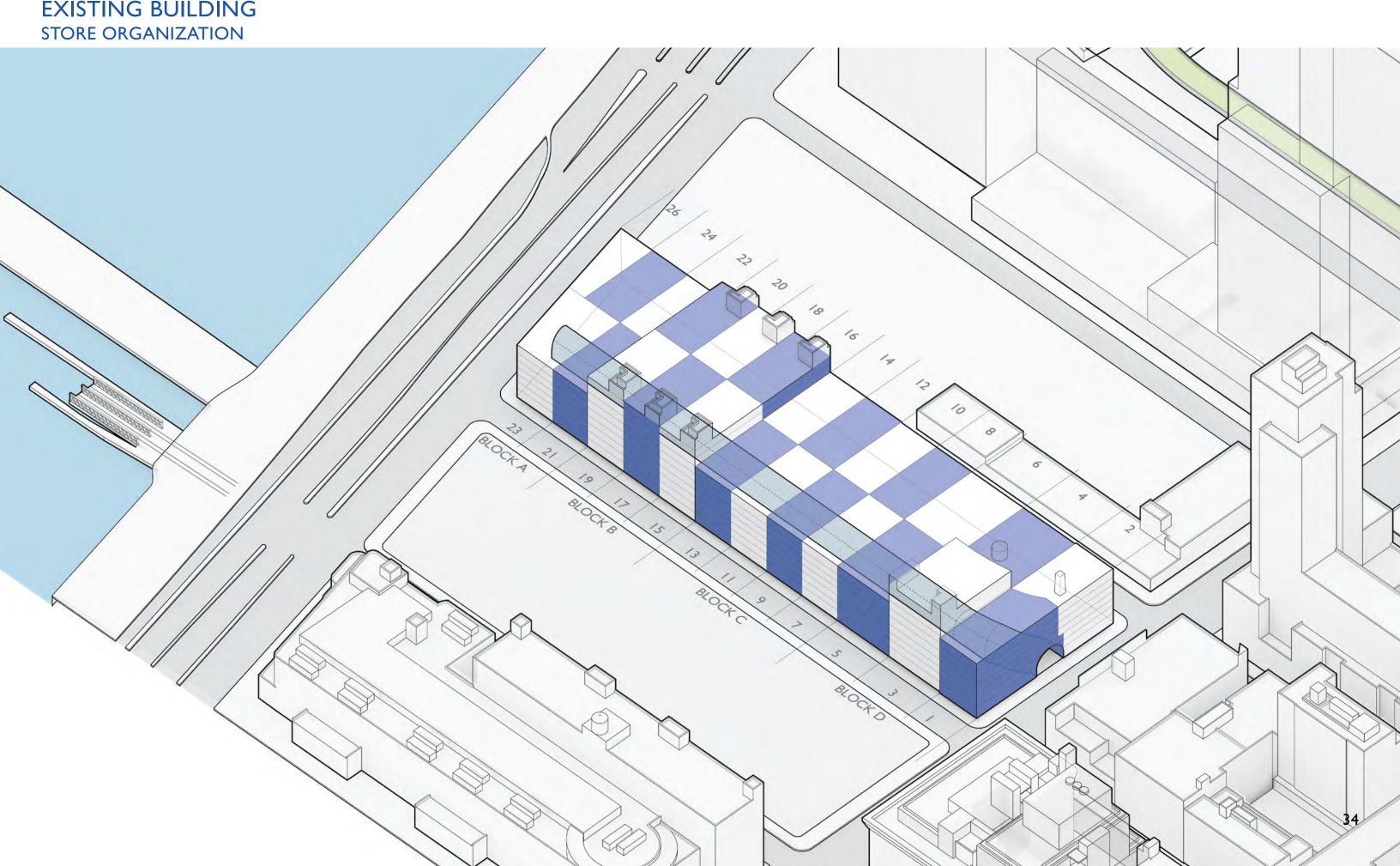
- 2013 LPC CofA 13-9530

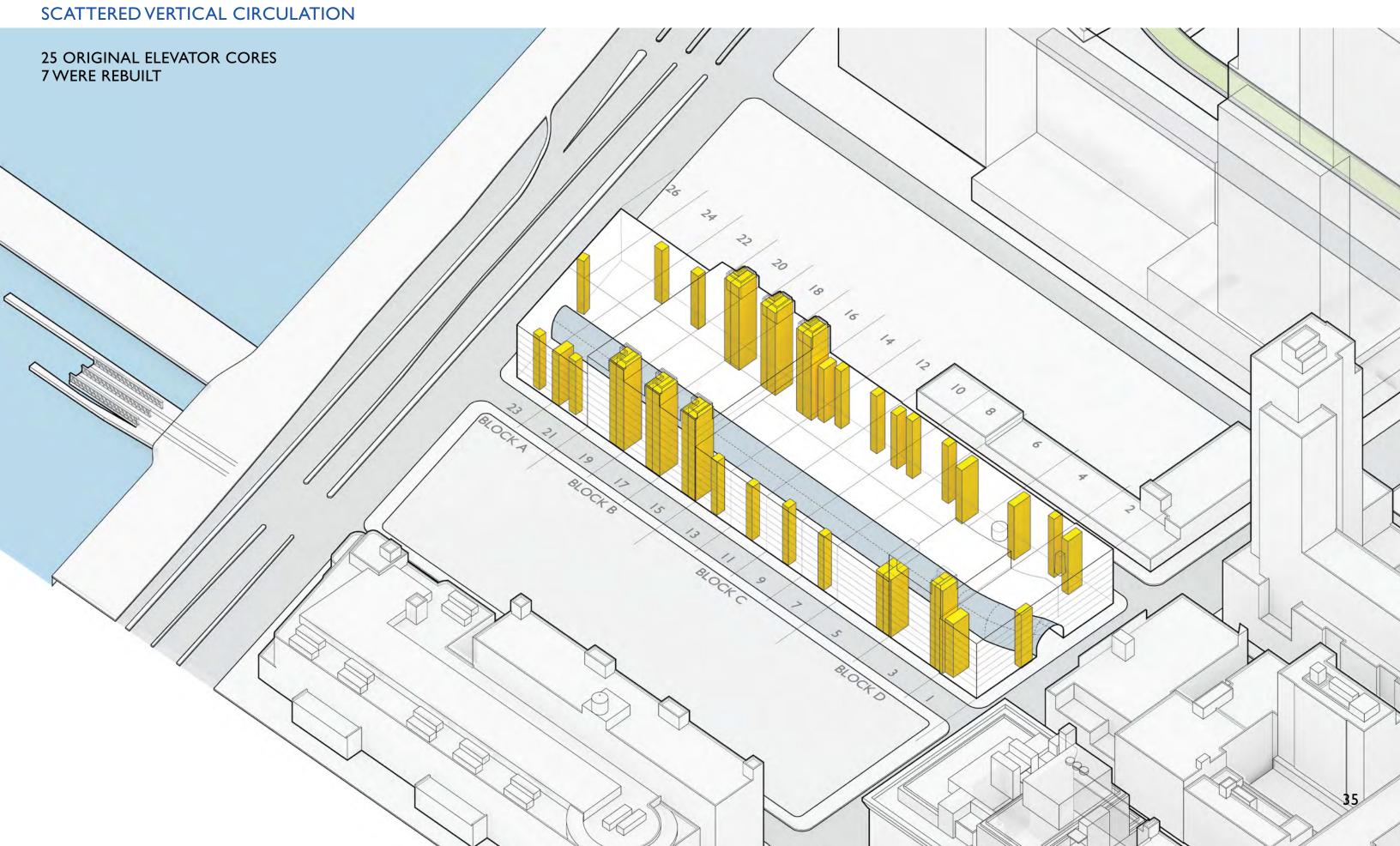


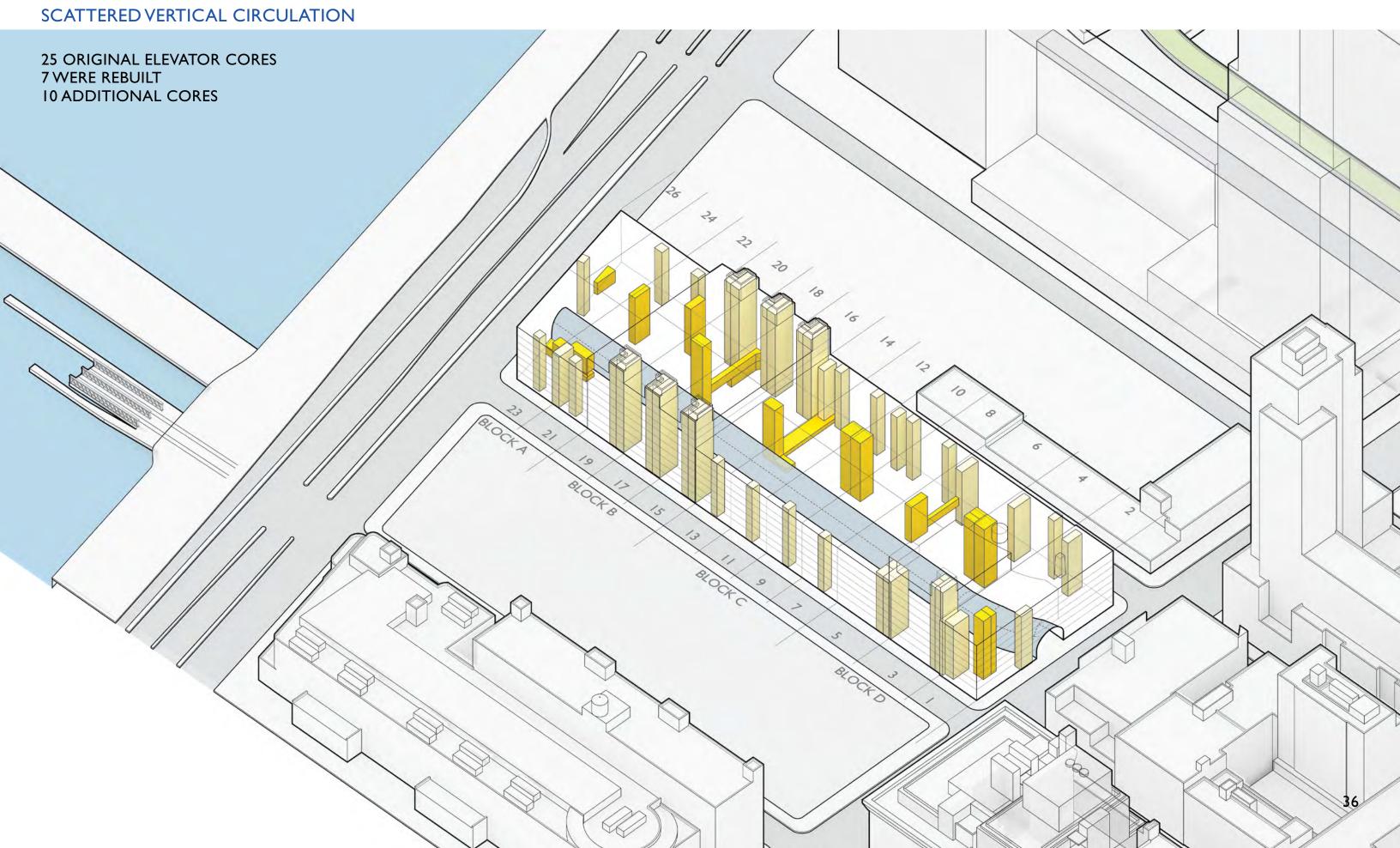


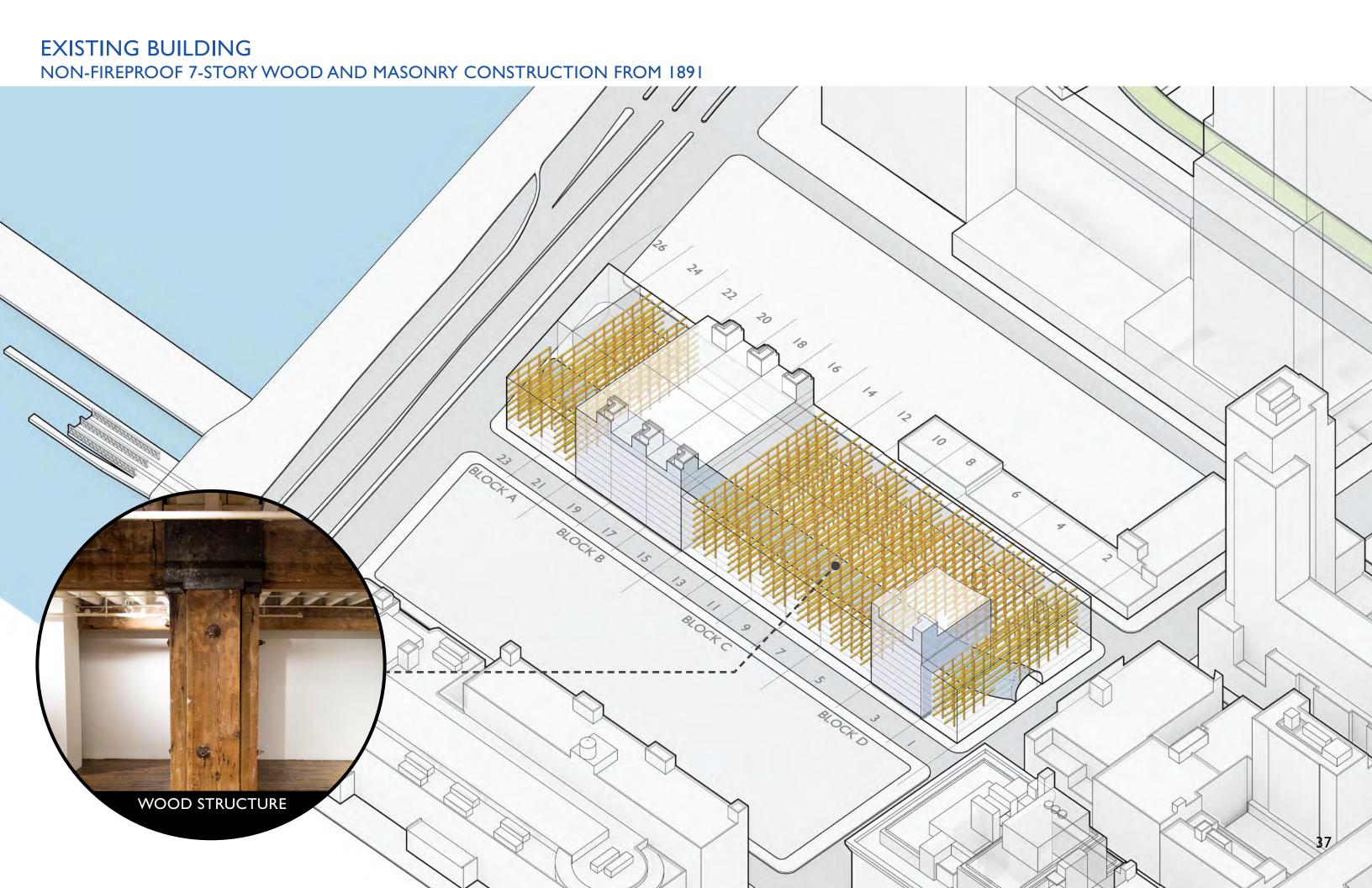


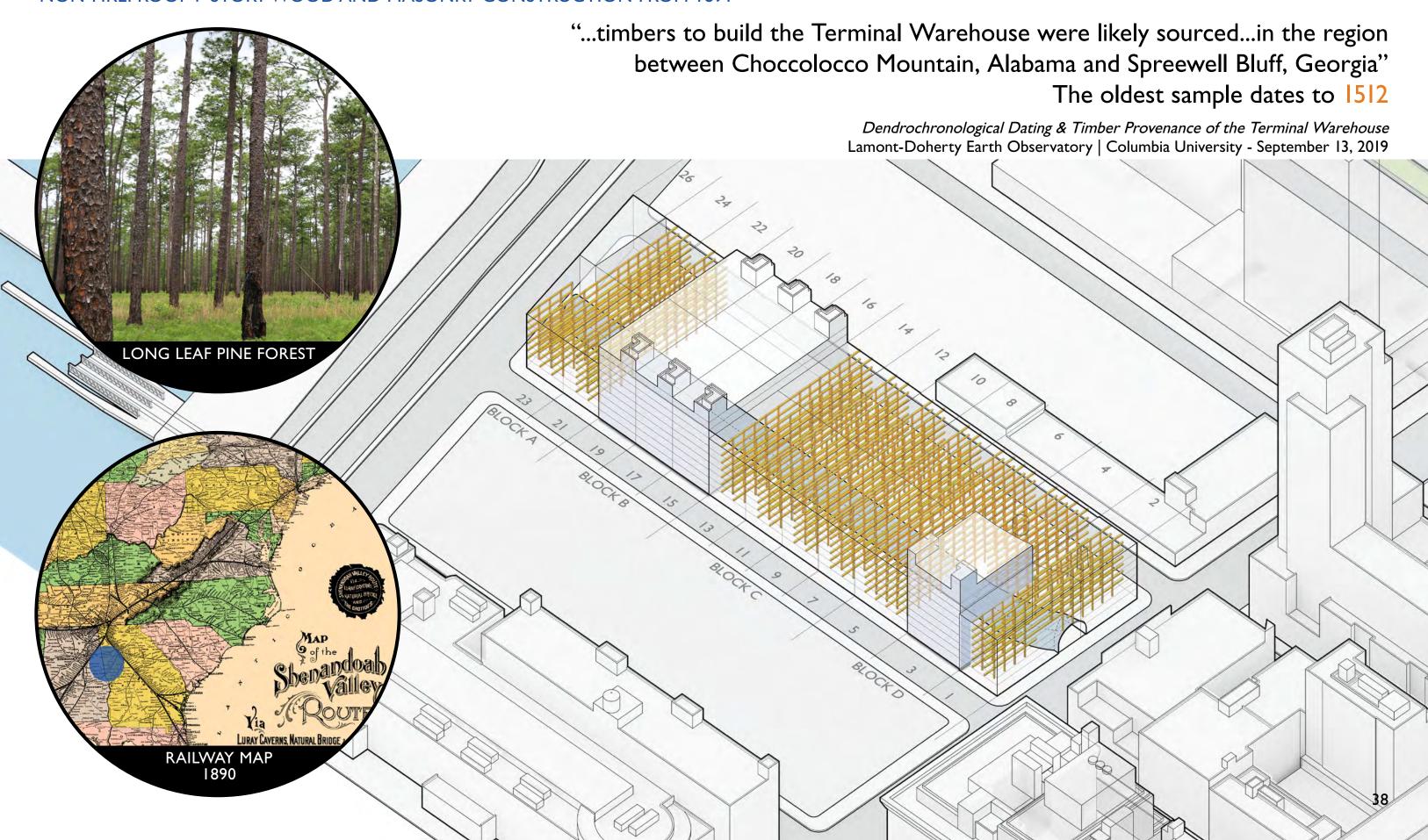




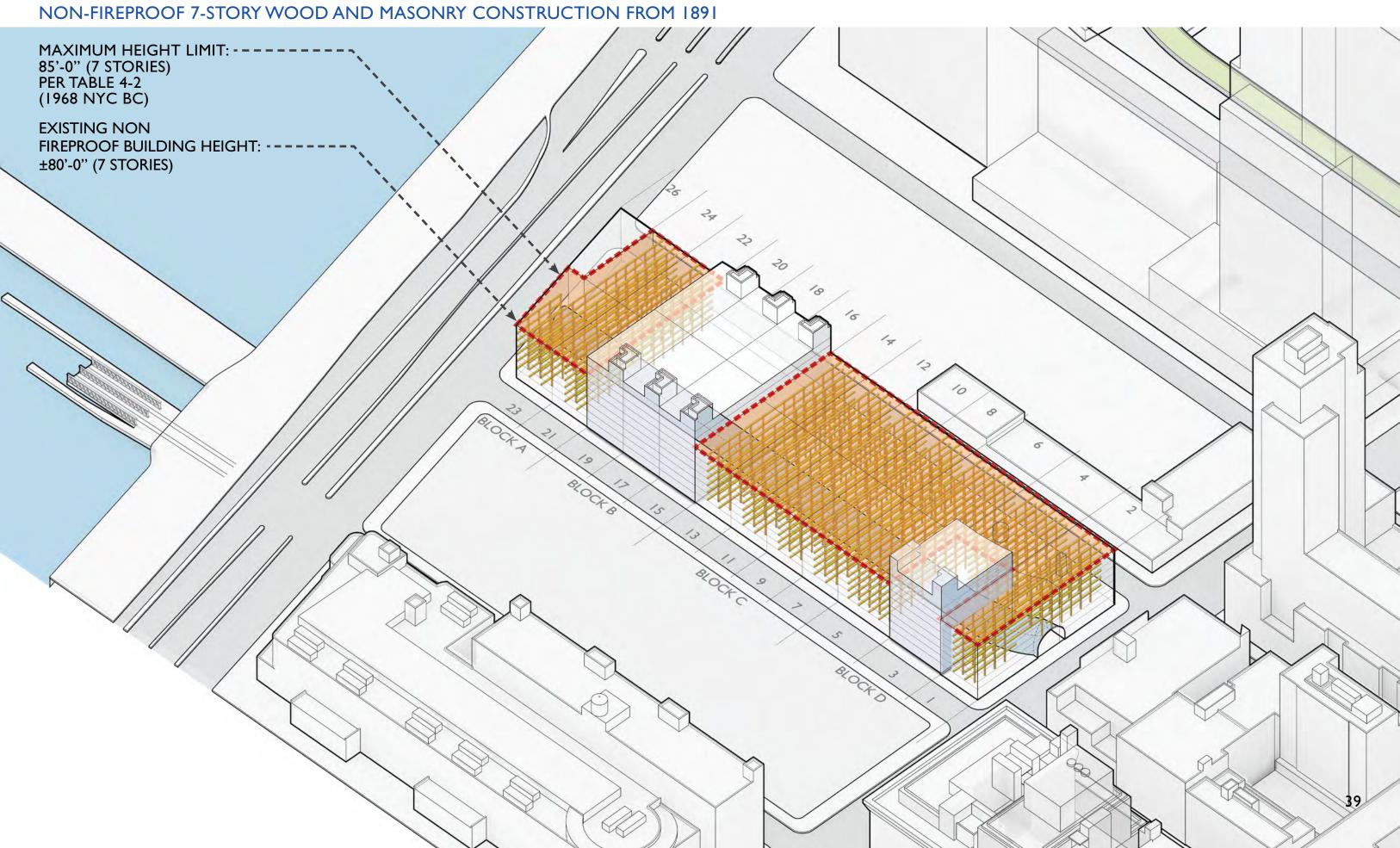


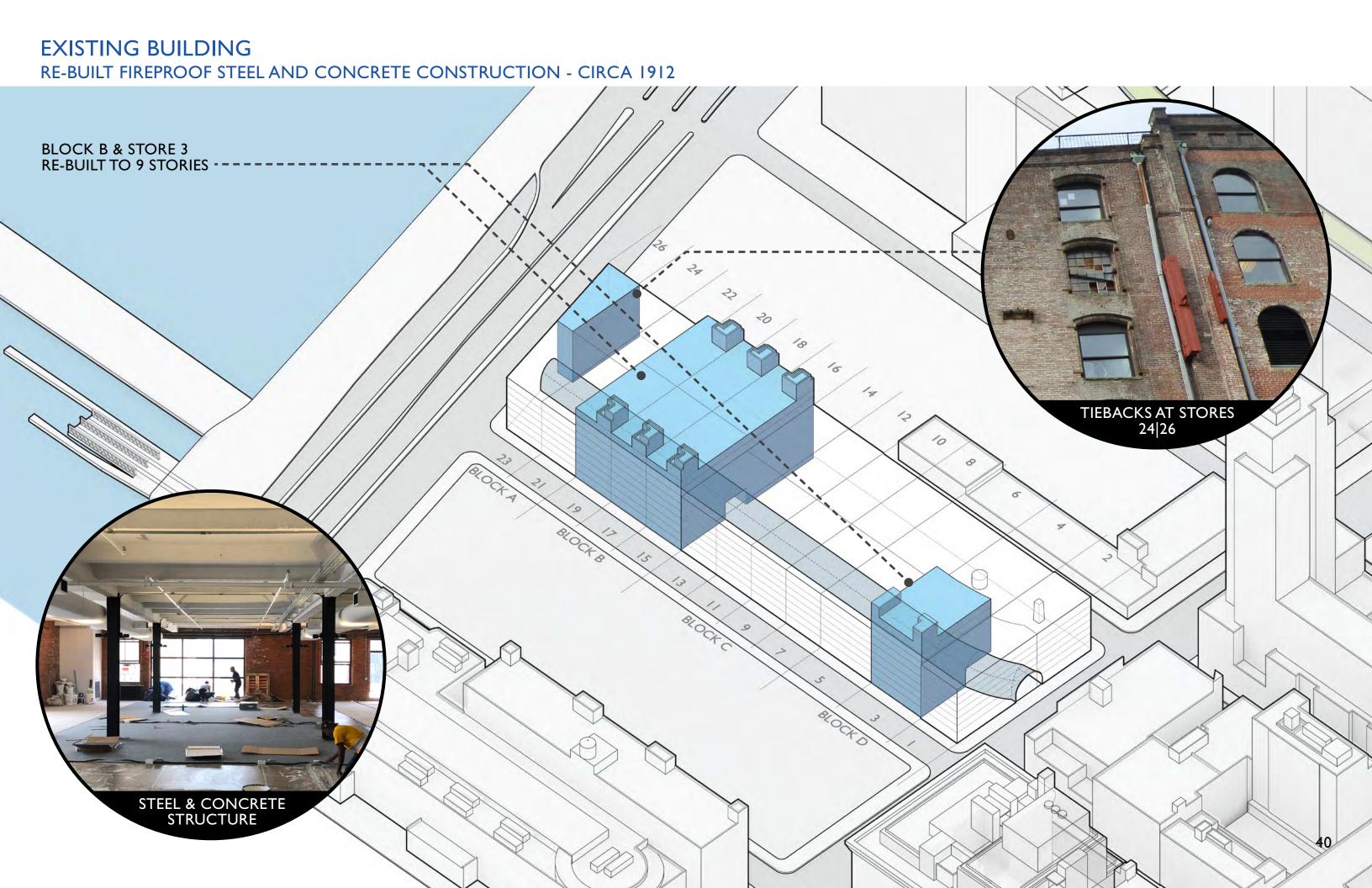




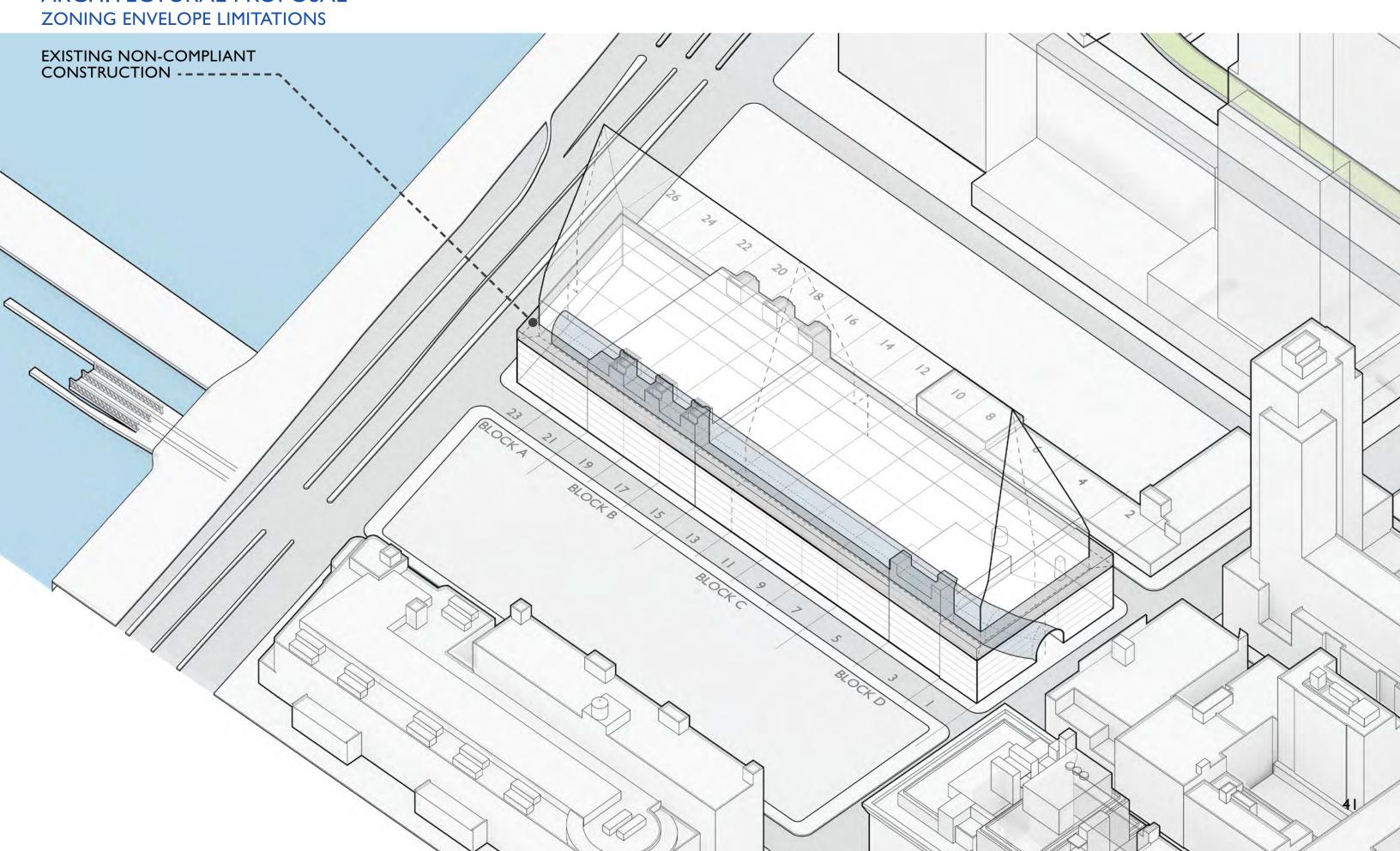


EXISTING BUILDING

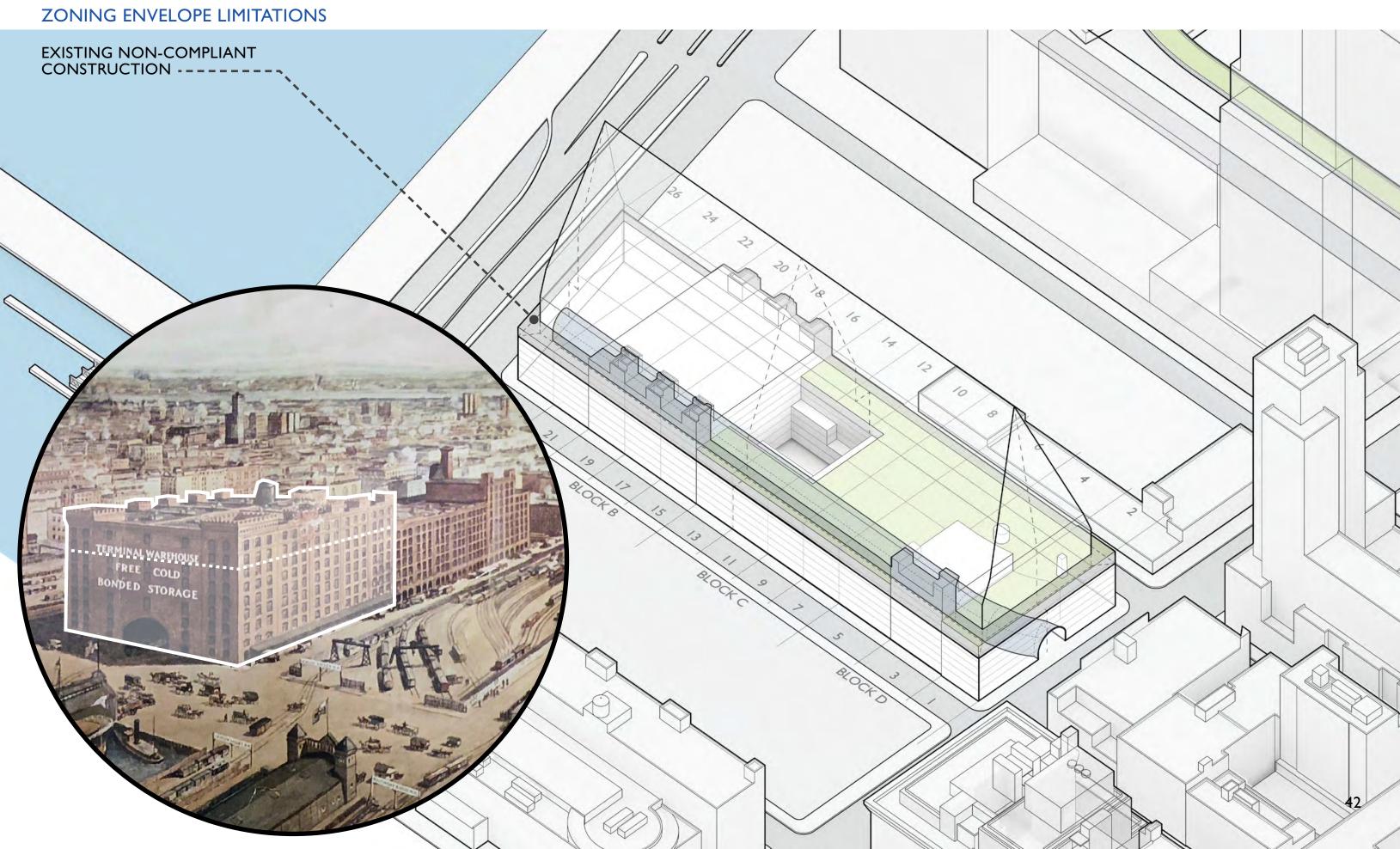




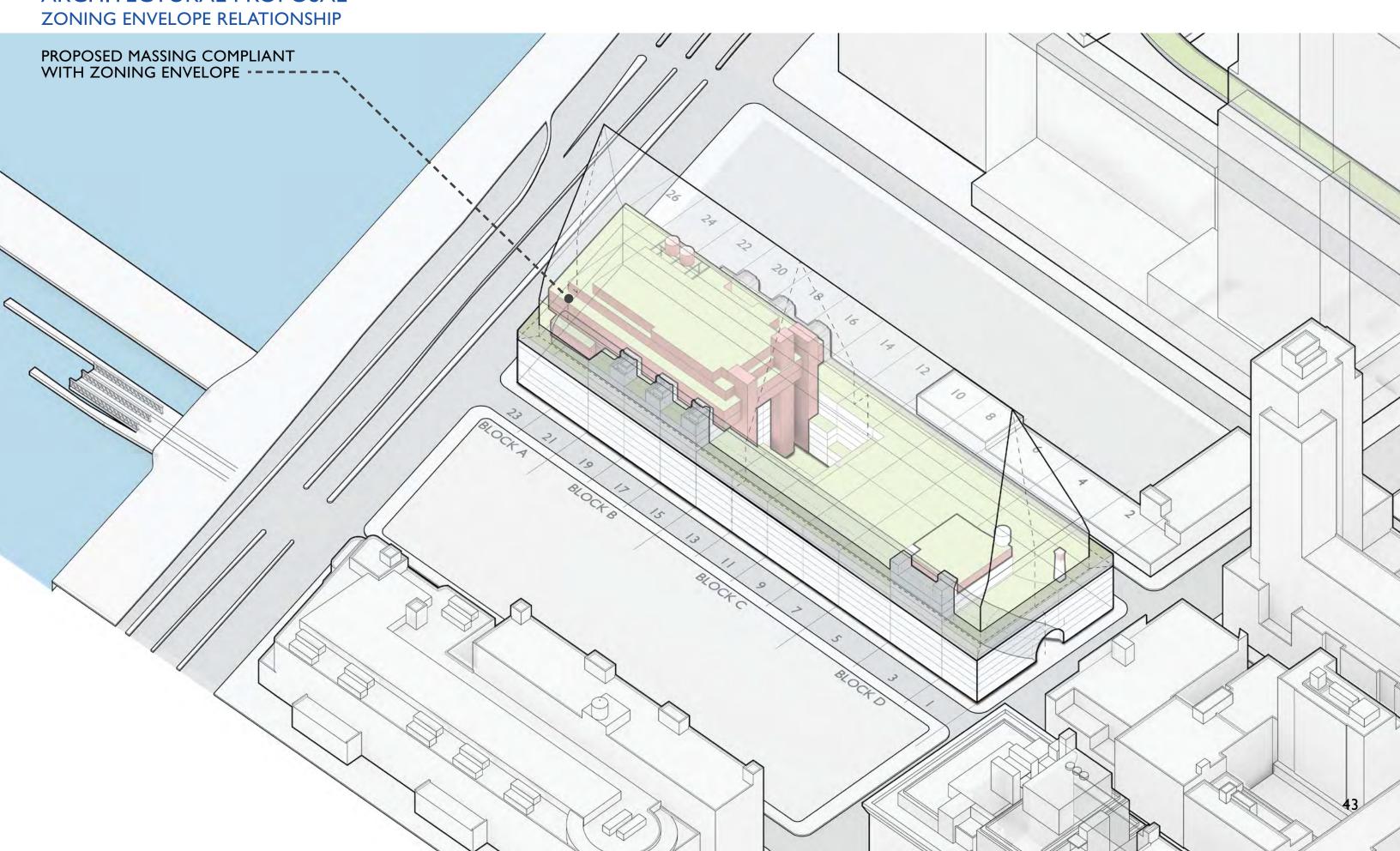
ARCHITECTURAL PROPOSAL

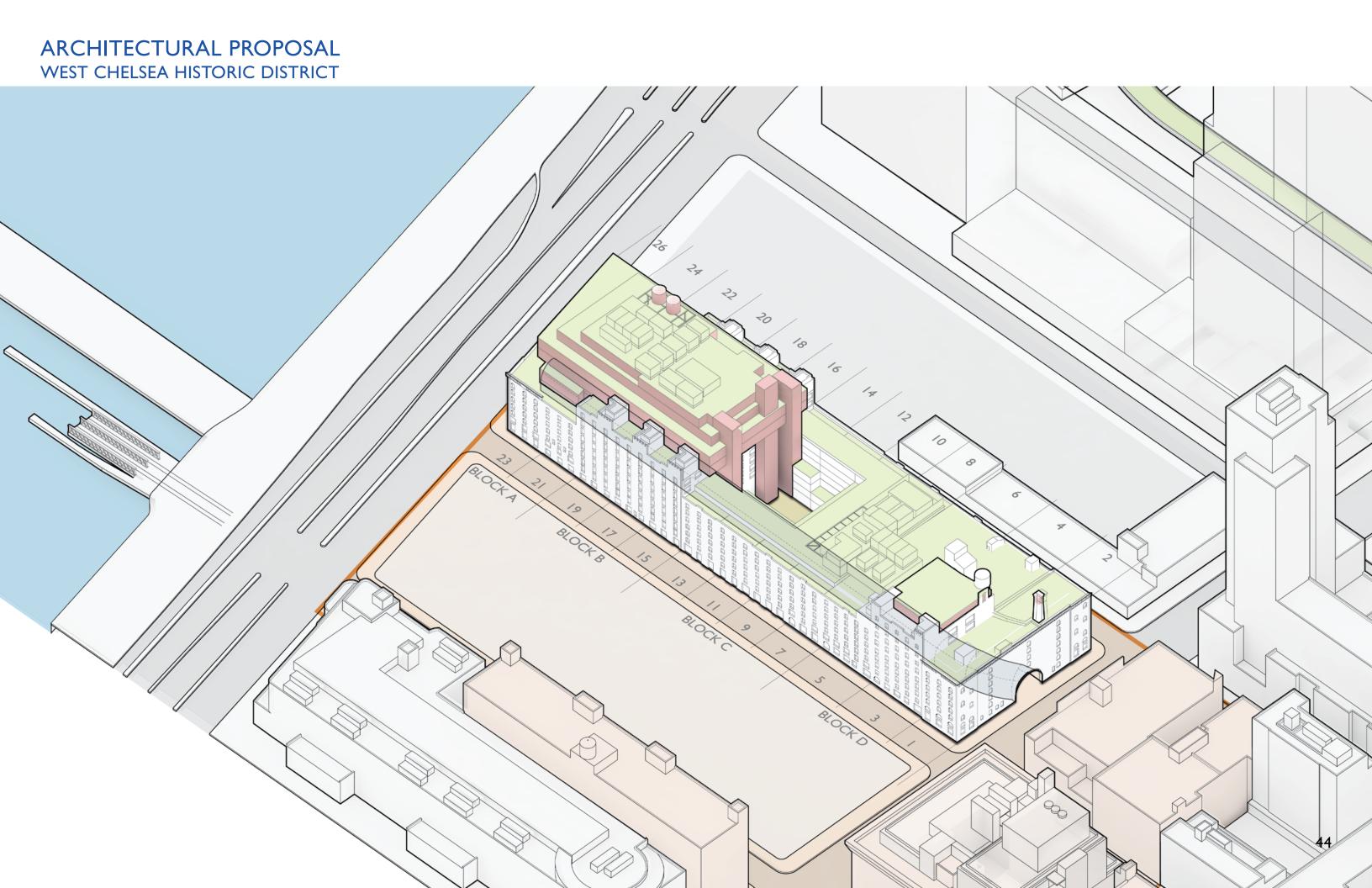


ARCHITECTURAL PROPOSAL ZONING ENVELOPE LIMITATIONS



ARCHITECTURAL PROPOSAL





















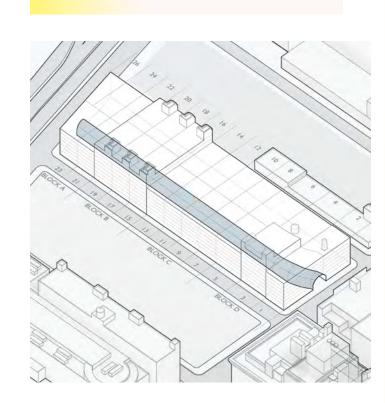


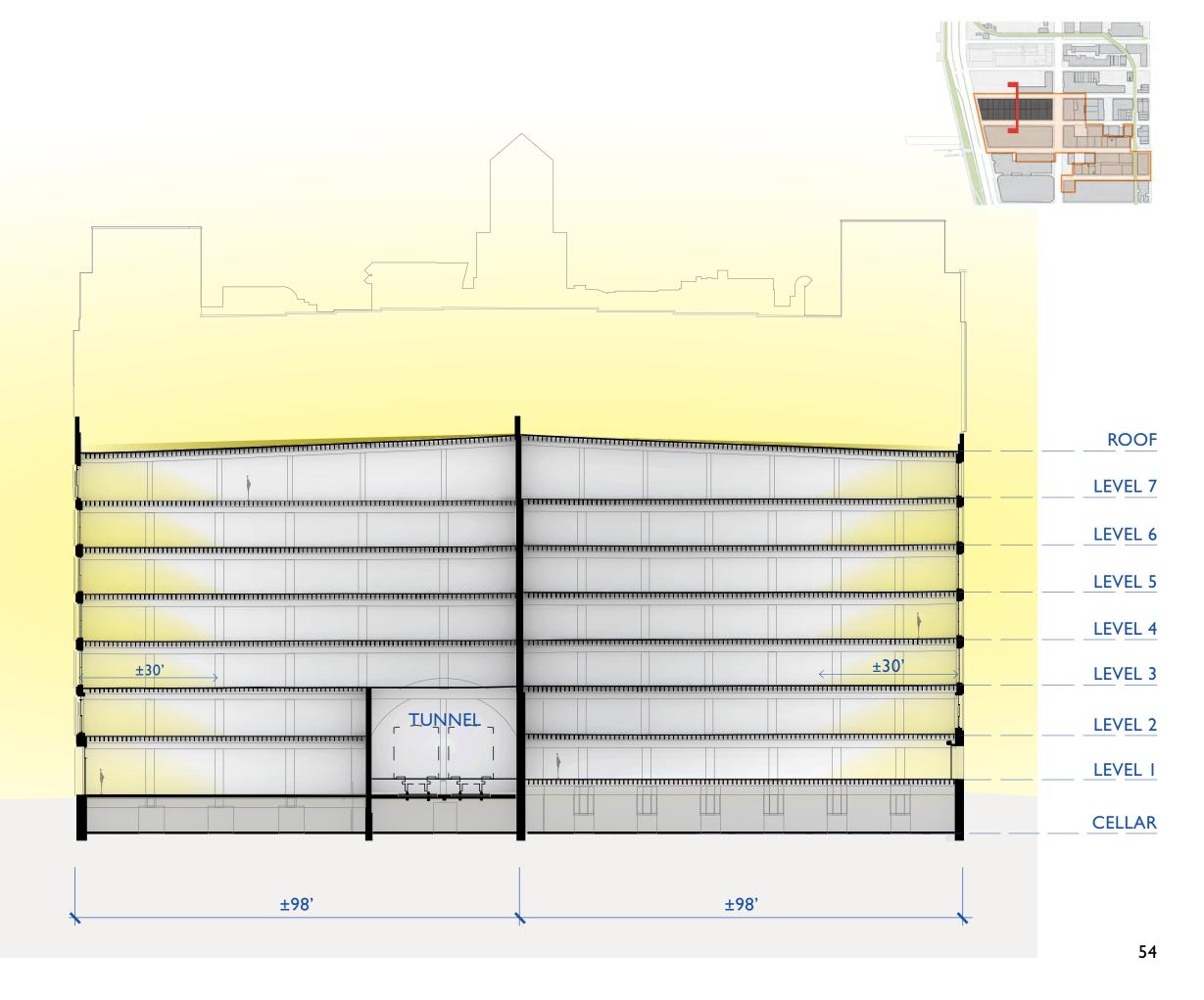
DAYLIGHT ANALYSIS EXISTING CONDITION

TRANSVERSE SECTION

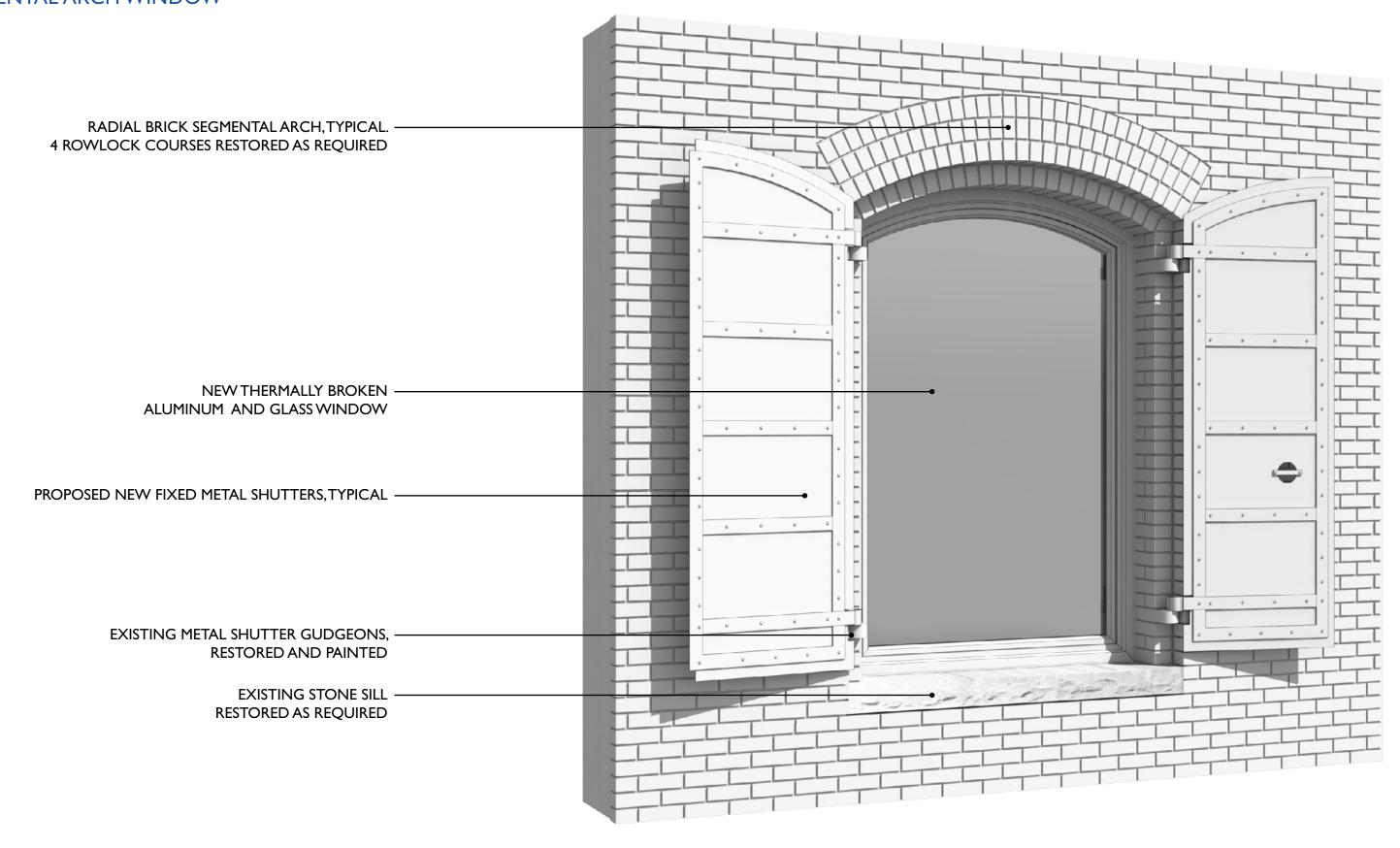
MAXIMUM DAYLIGHT

NO DAYLIGHT

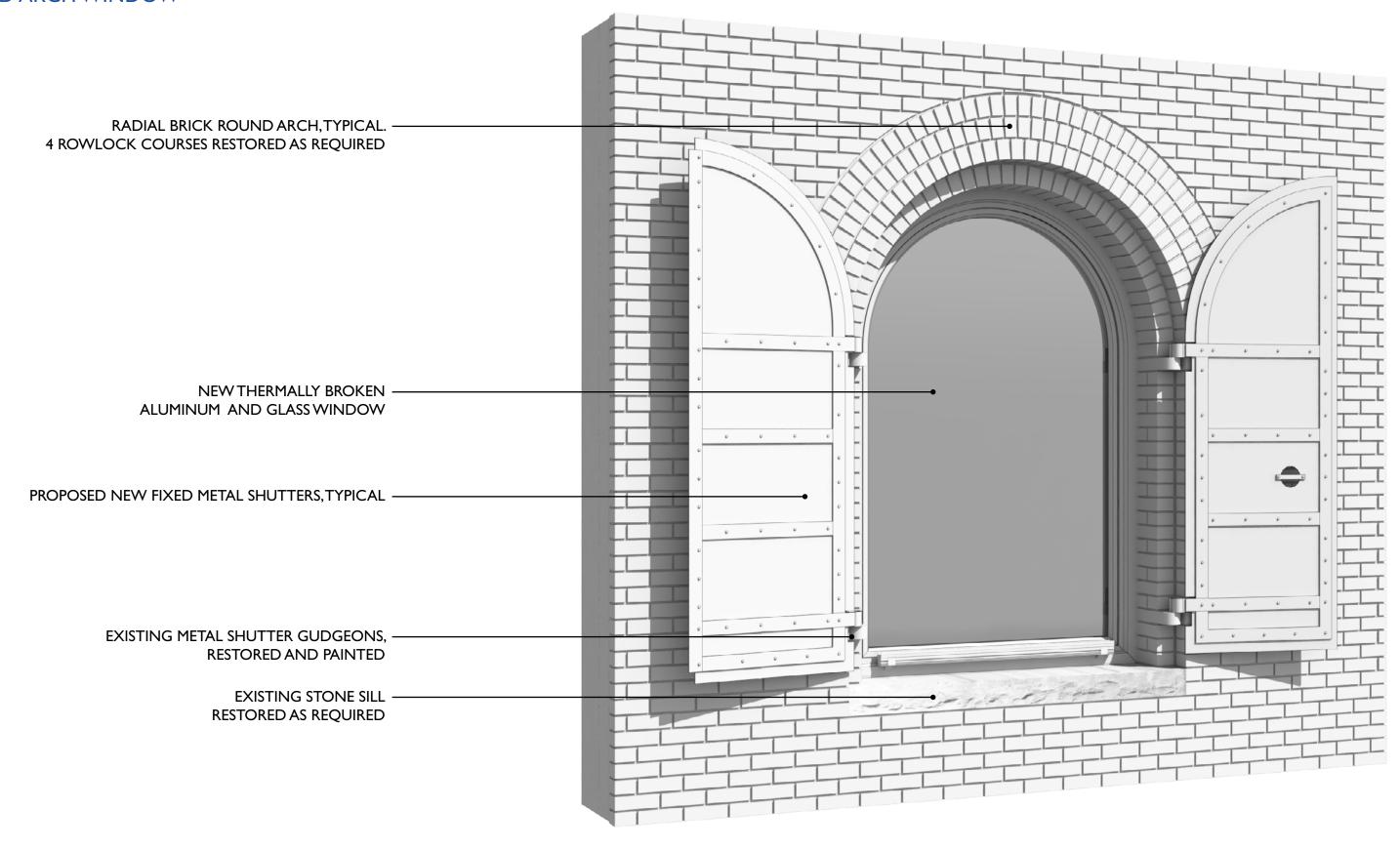




TYPICAL WINDOW REPLACEMENT SEGMENTAL ARCH WINDOW



TYPICAL WINDOW REPLACEMENT ROUND ARCH WINDOW

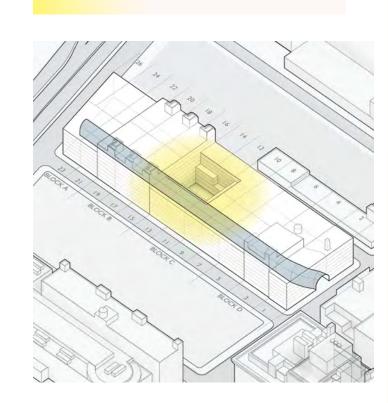


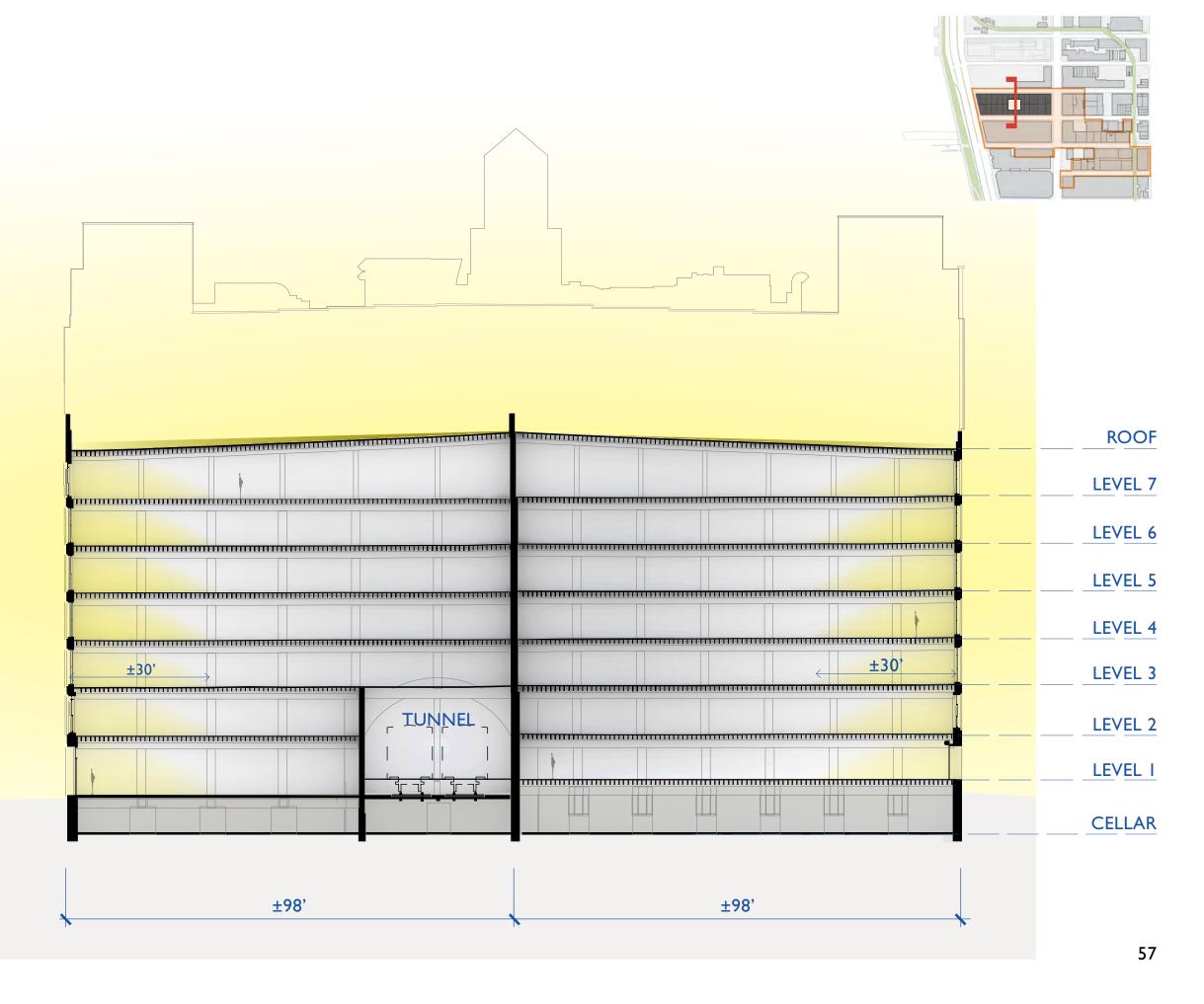
DAYLIGHT ANALYSIS EXISTING CONDITION

TRANSVERSE SECTION

MAXIMUM DAYLIGHT

NO DAYLIGHT



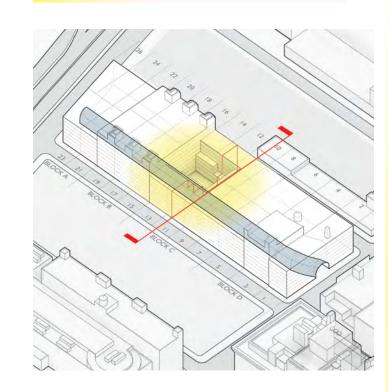


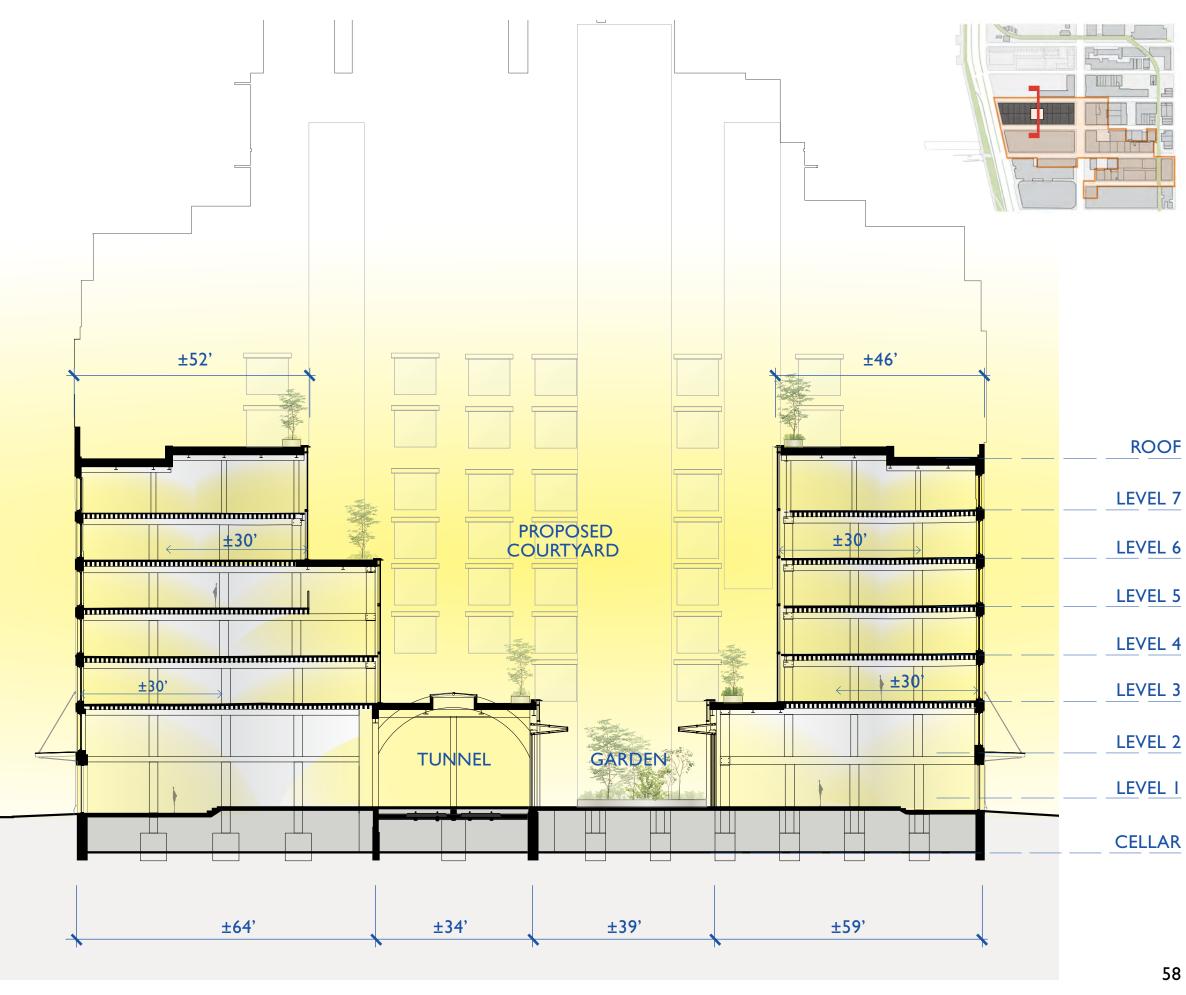
DAYLIGHT ANALYSIS ARCHITECTURAL PROPOSAL

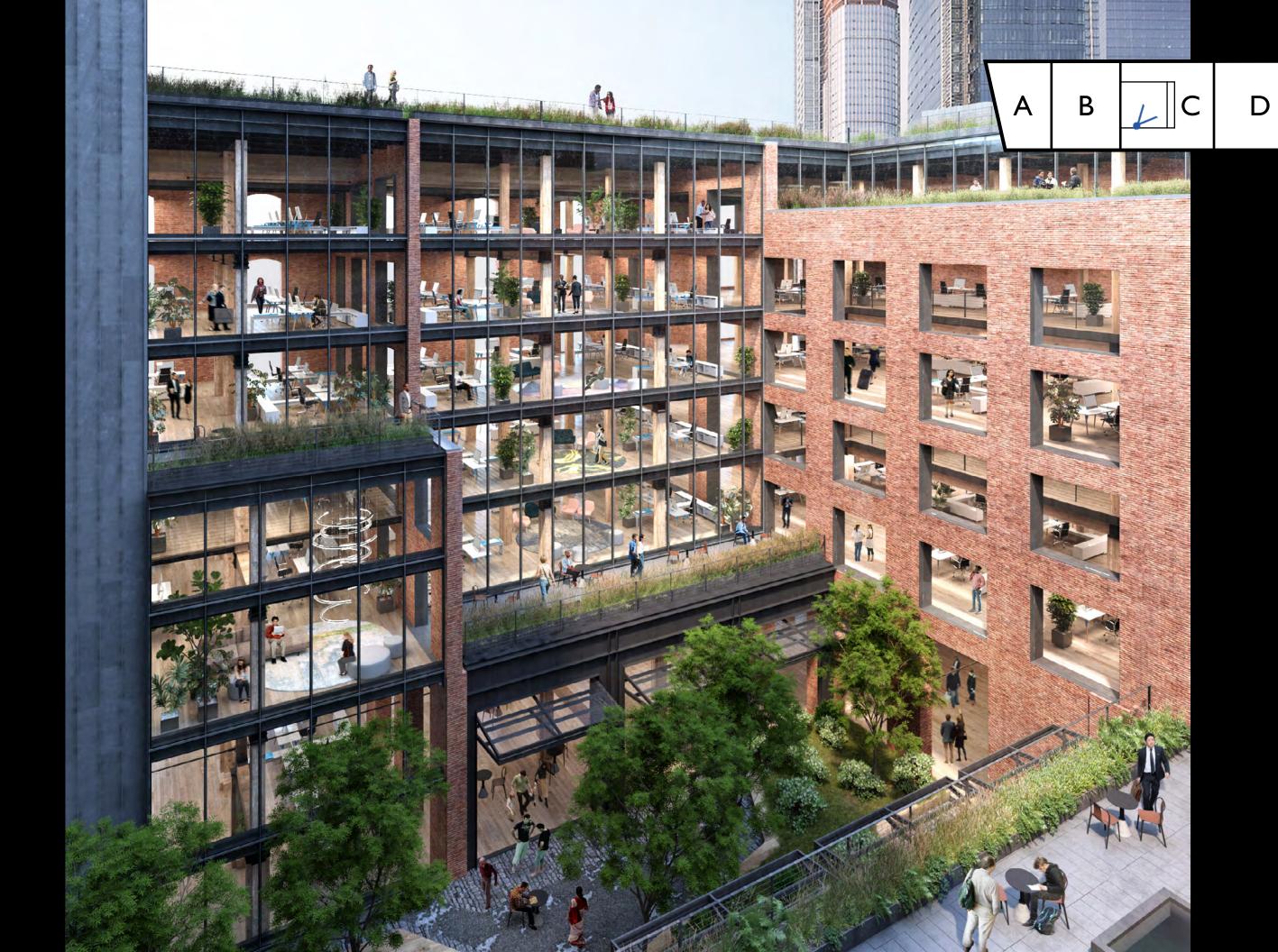
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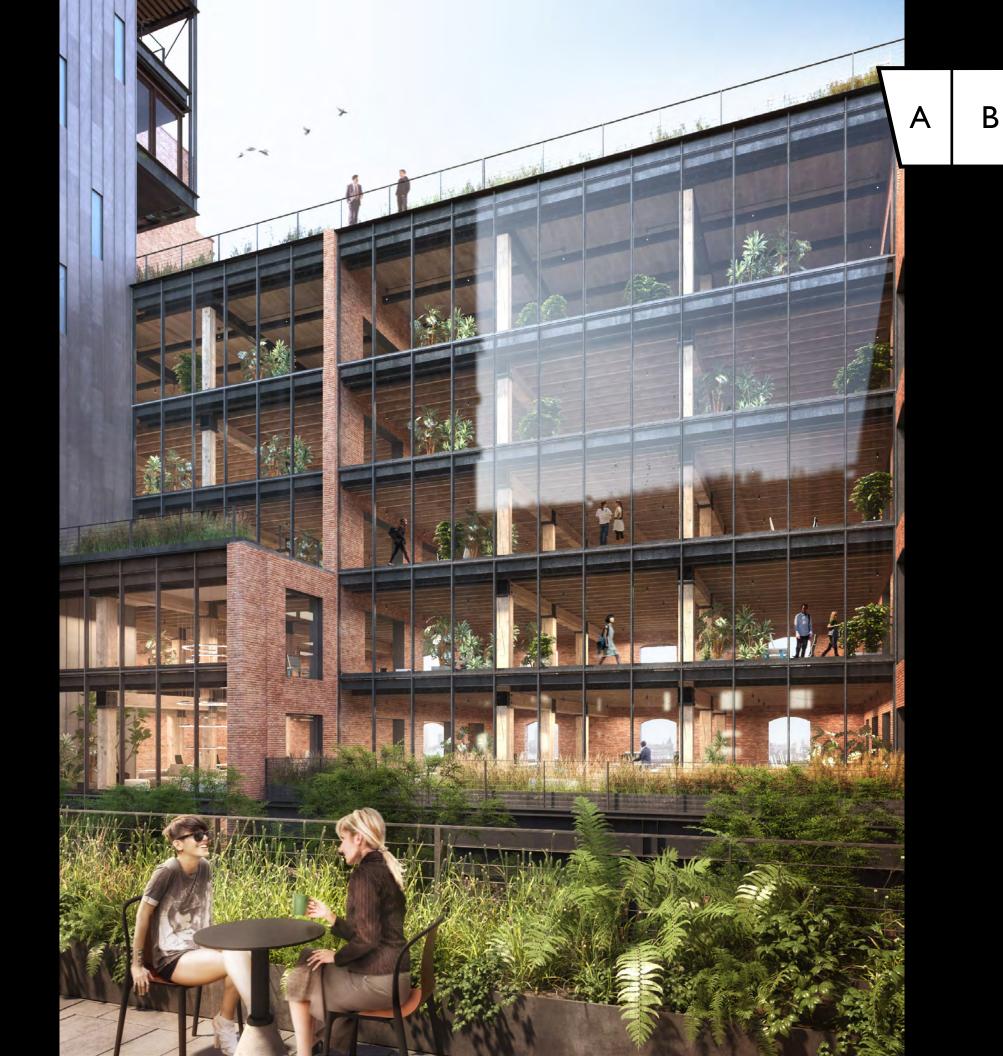
MAXIMUM DAYLIGHT

NO DAYLIGHT

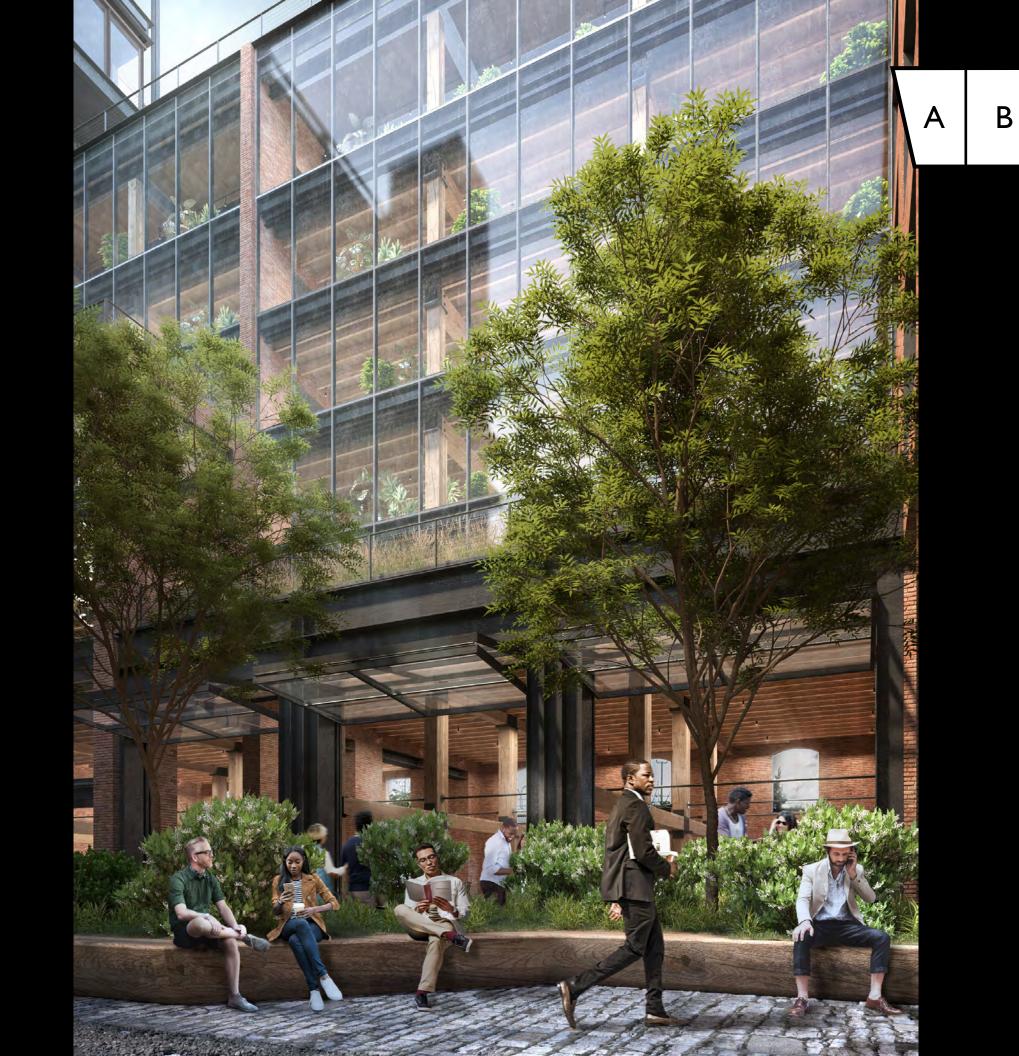




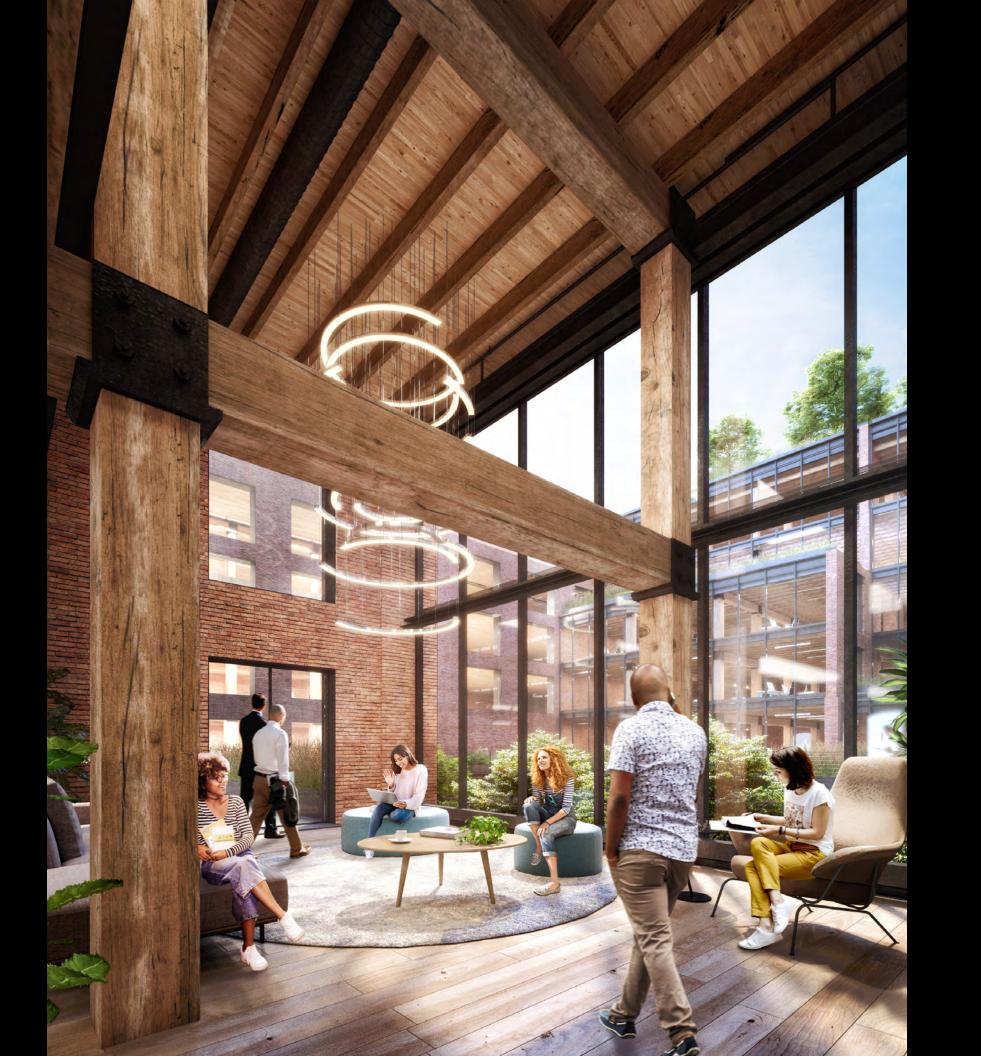




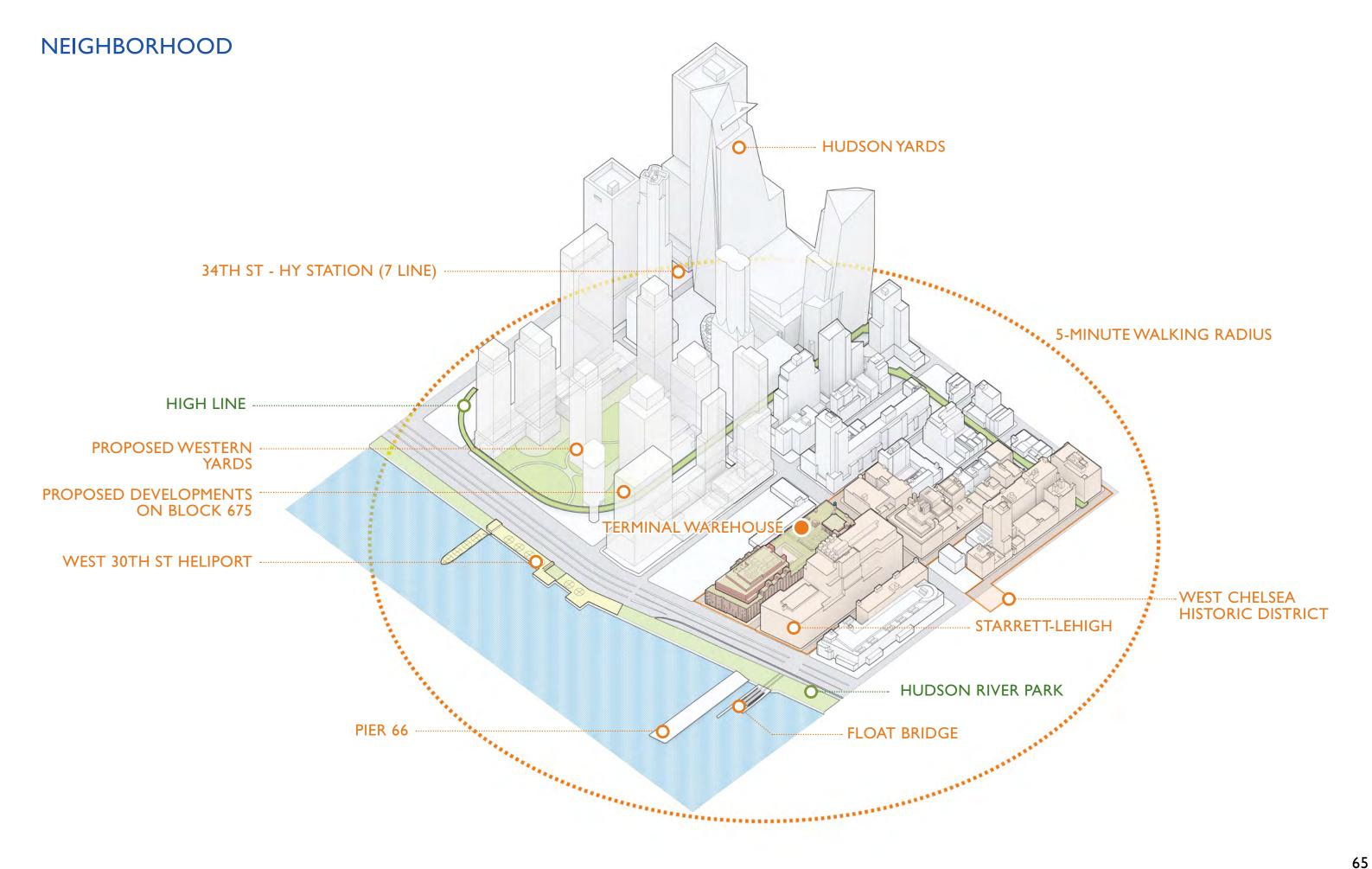
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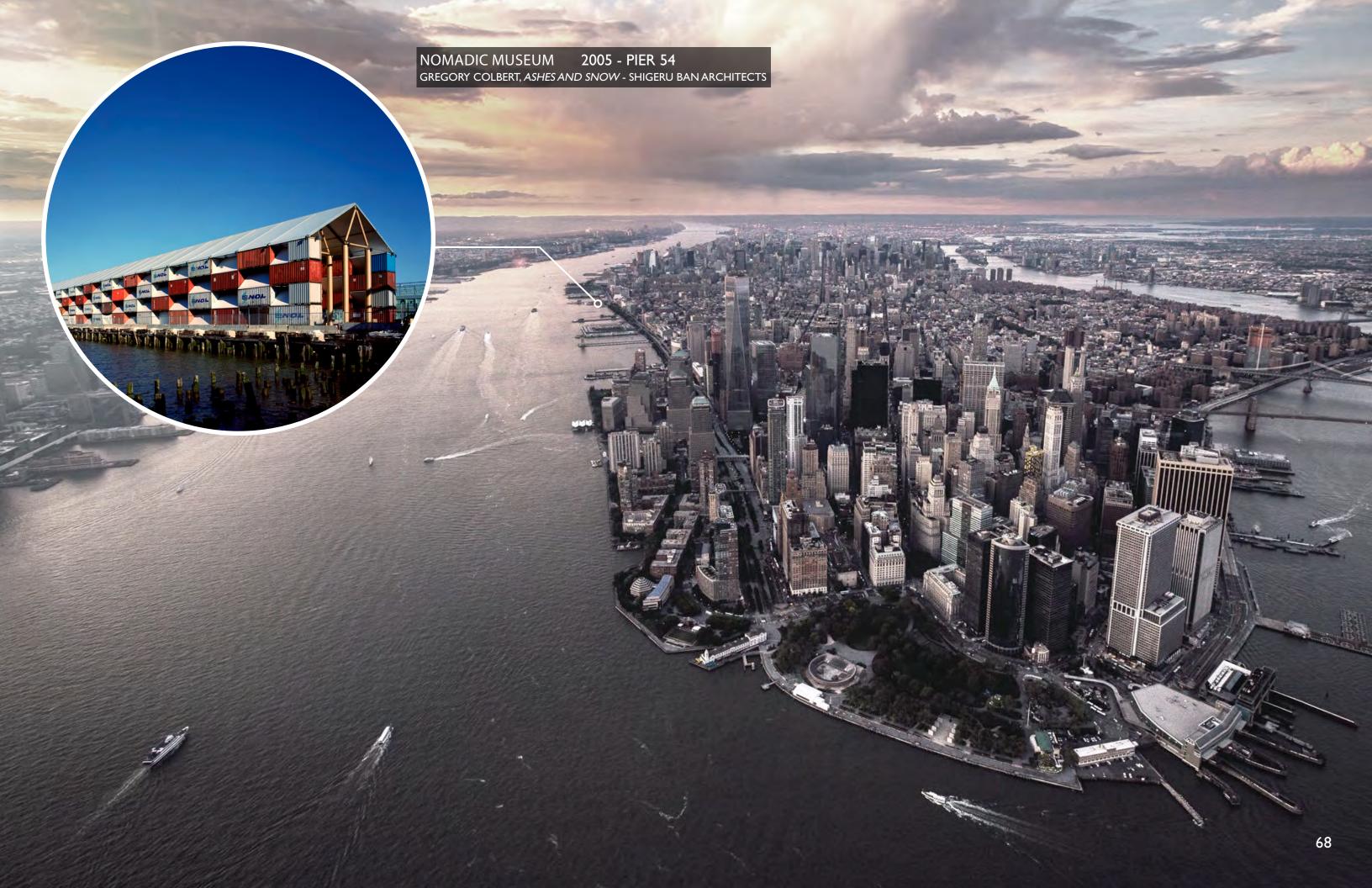








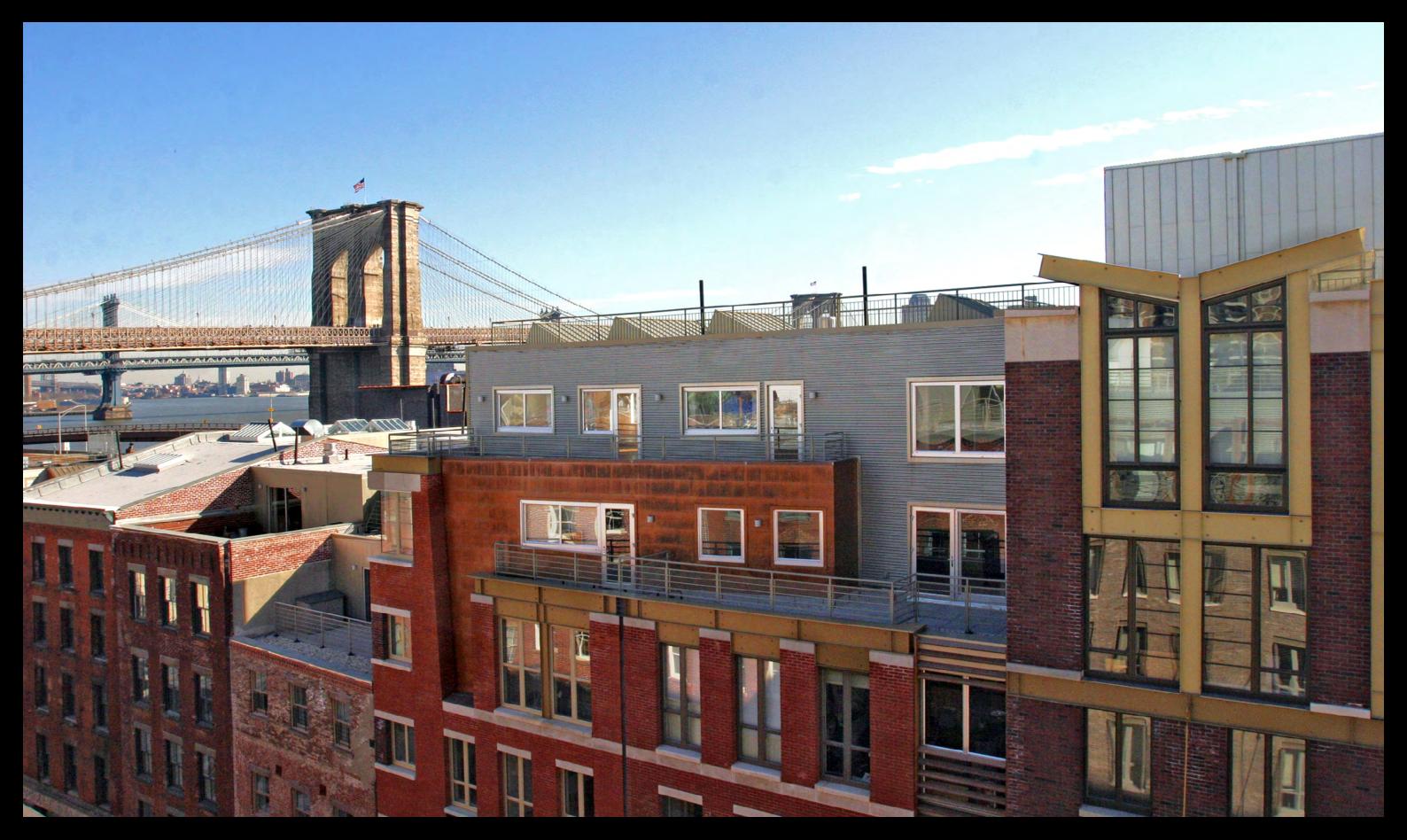


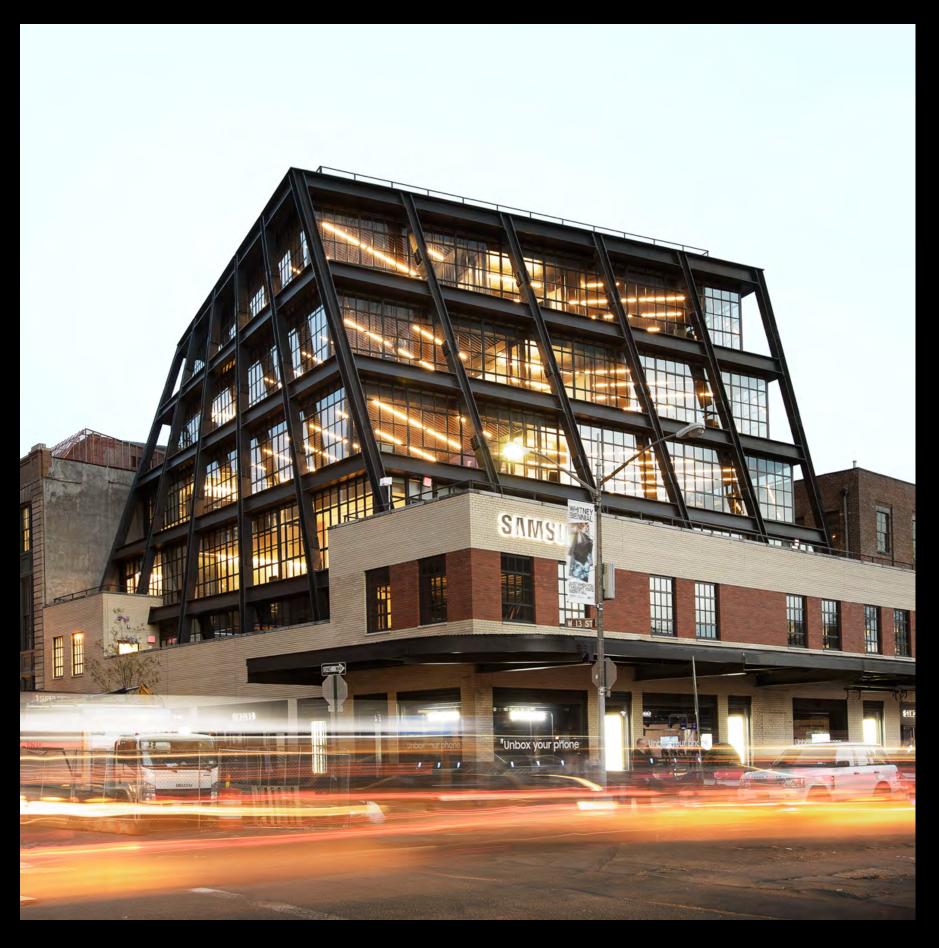






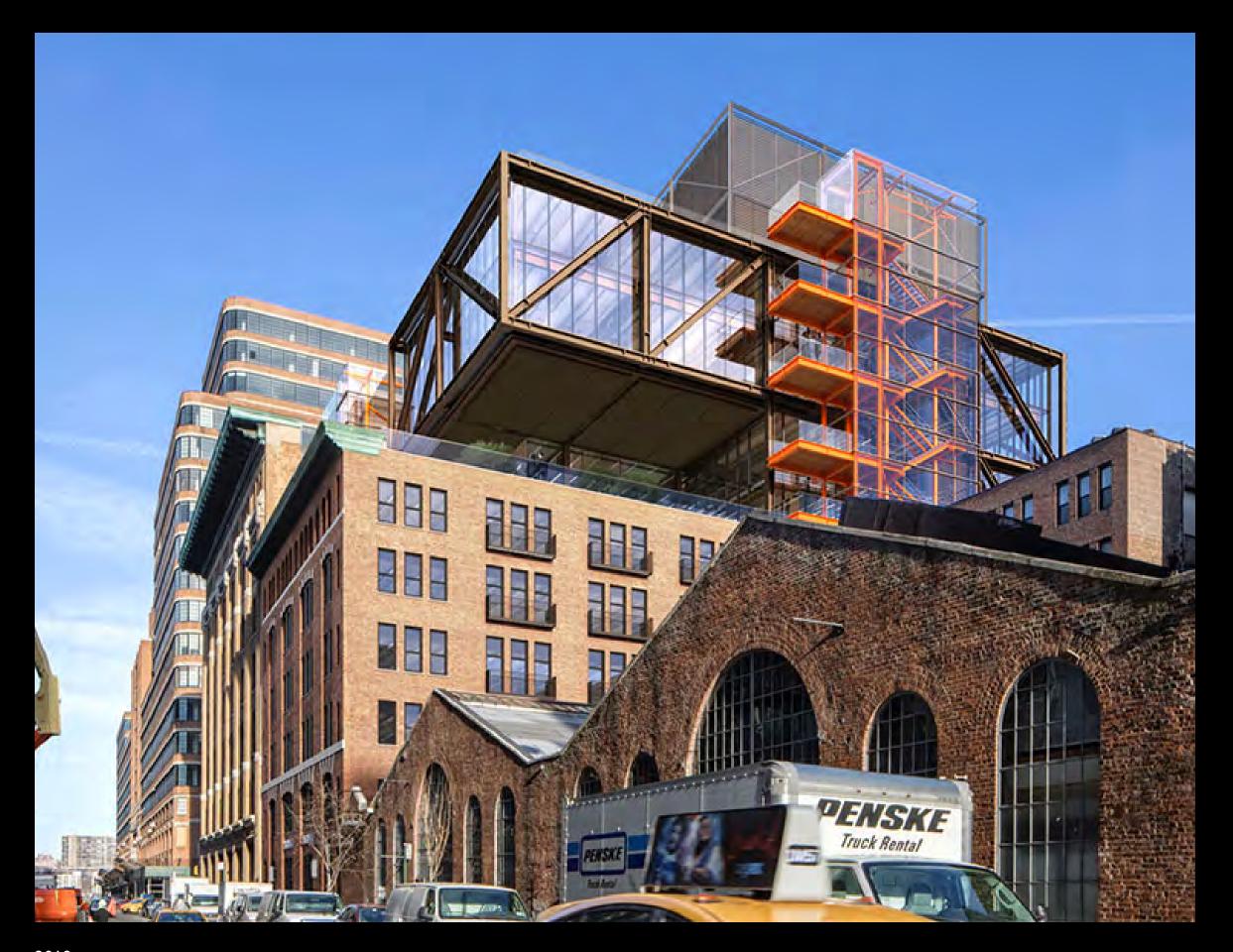


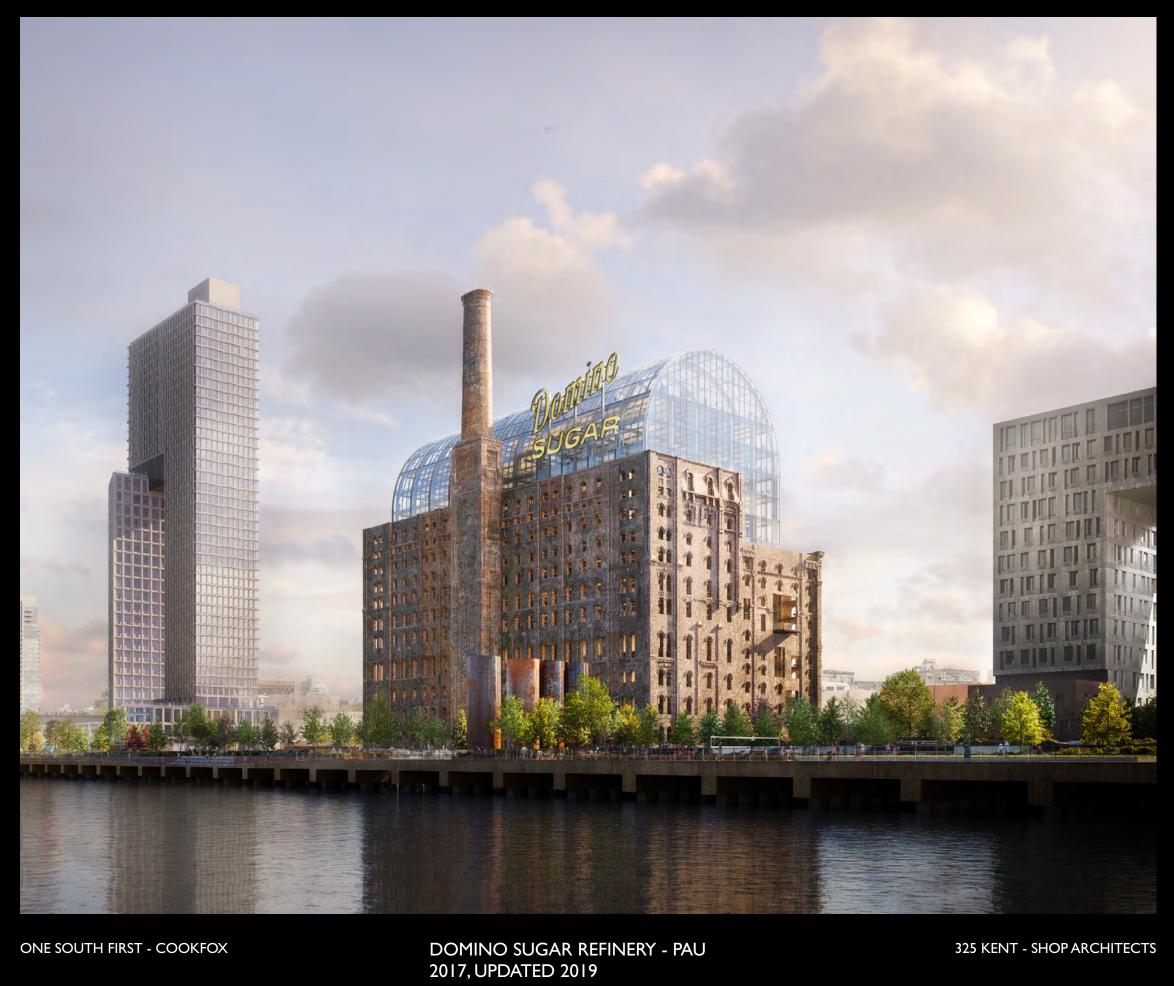


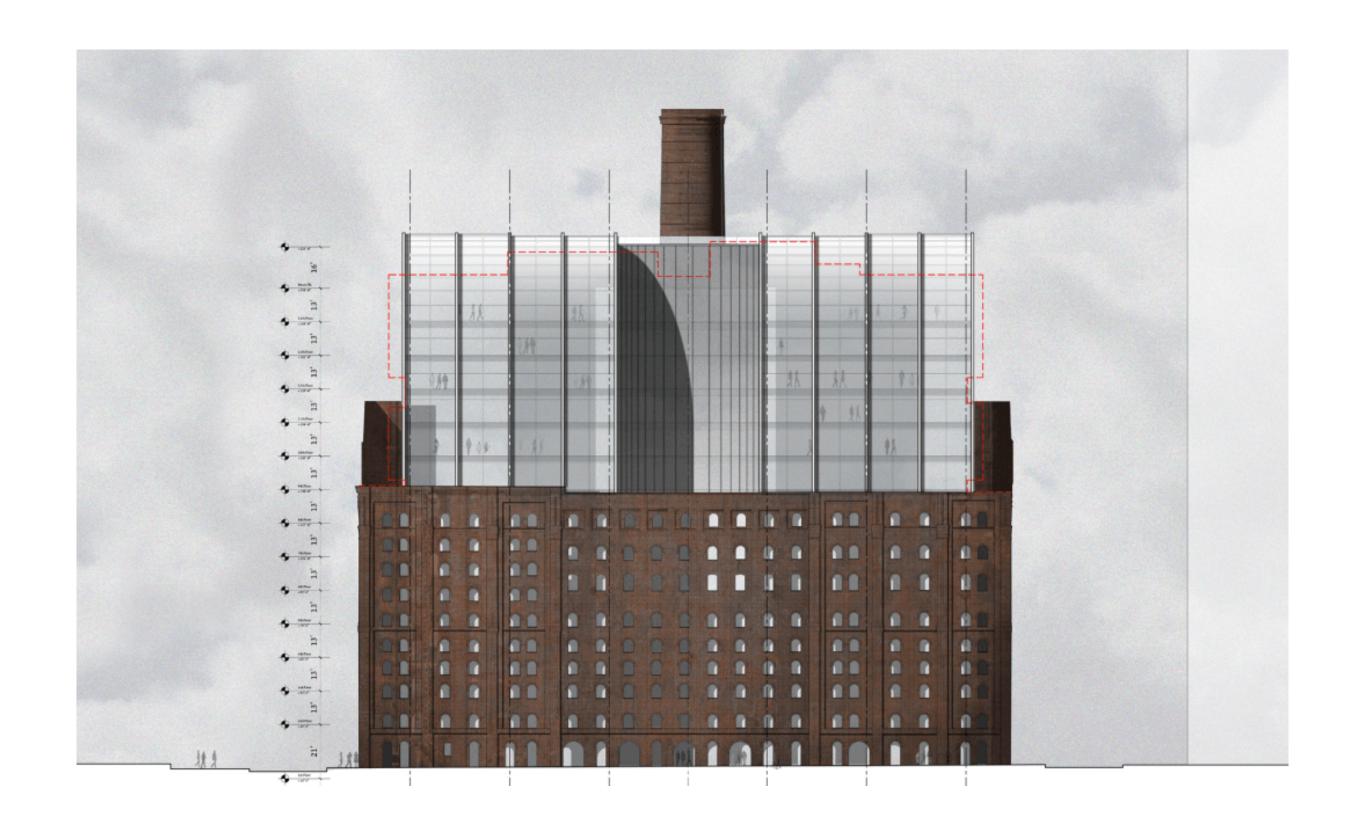




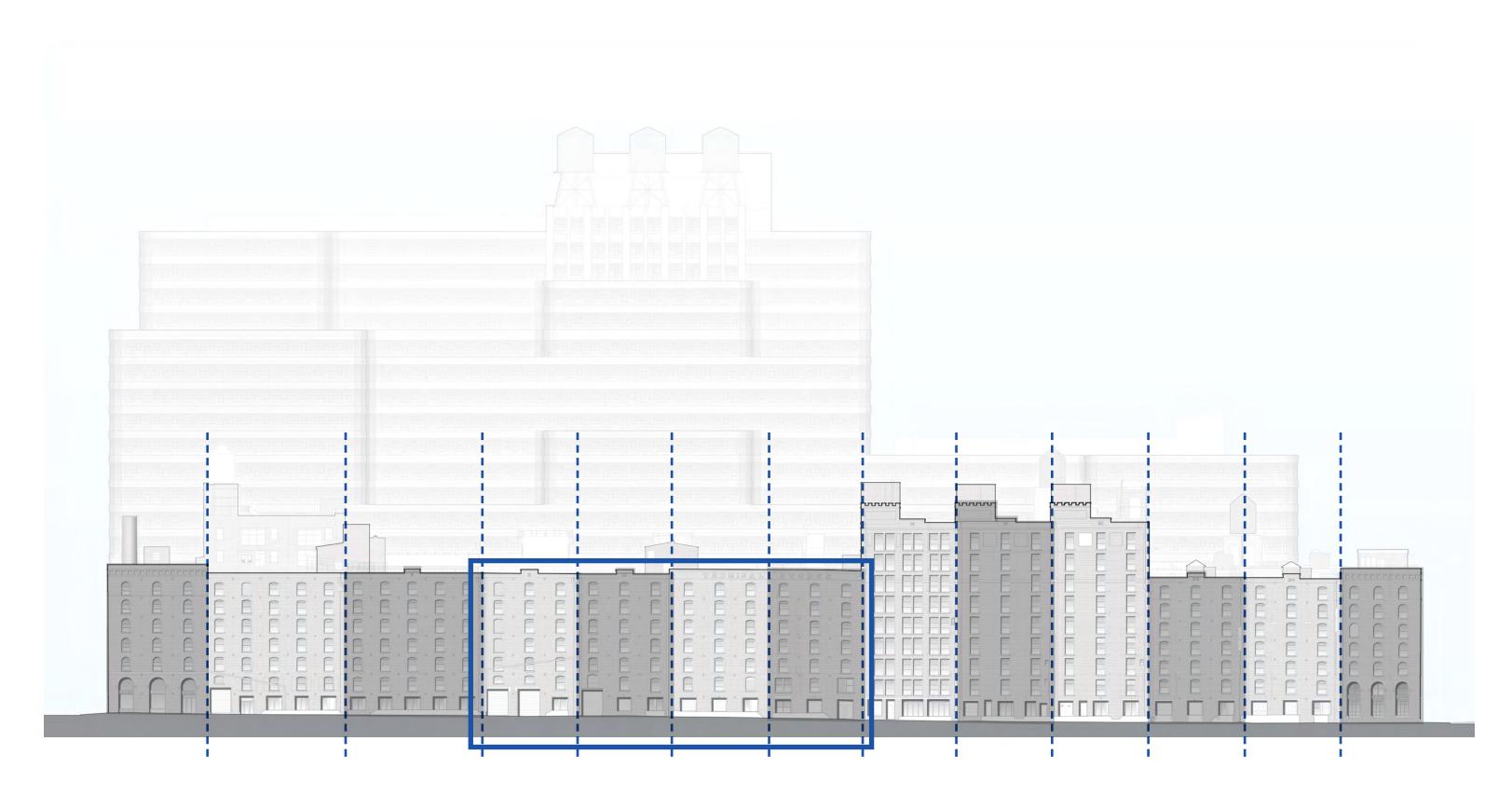






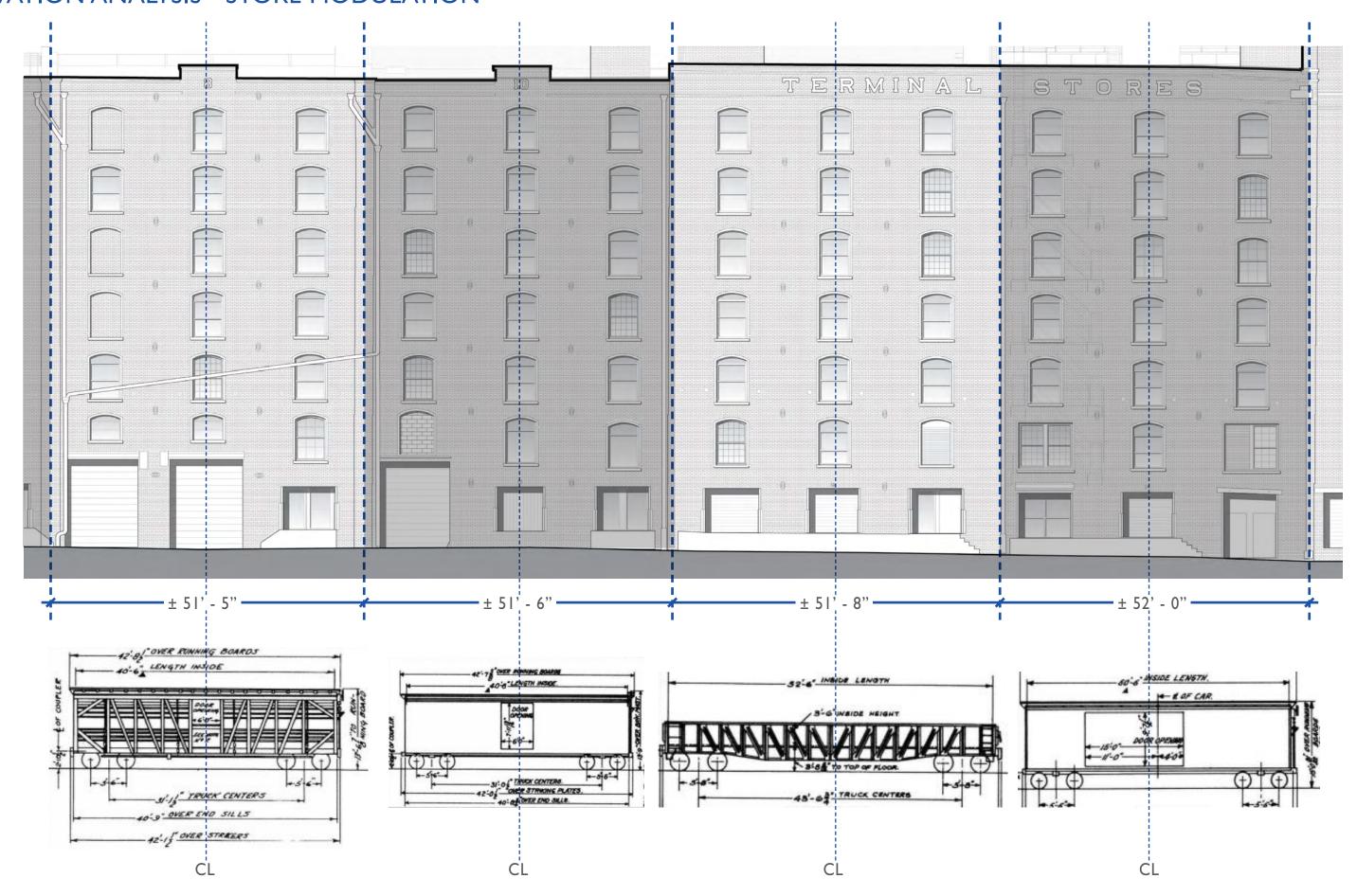


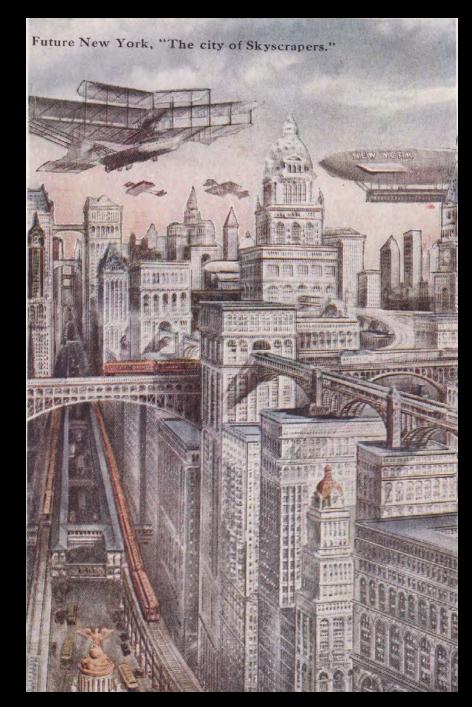
ELEVATION ANALYSIS - STORE MODULATION

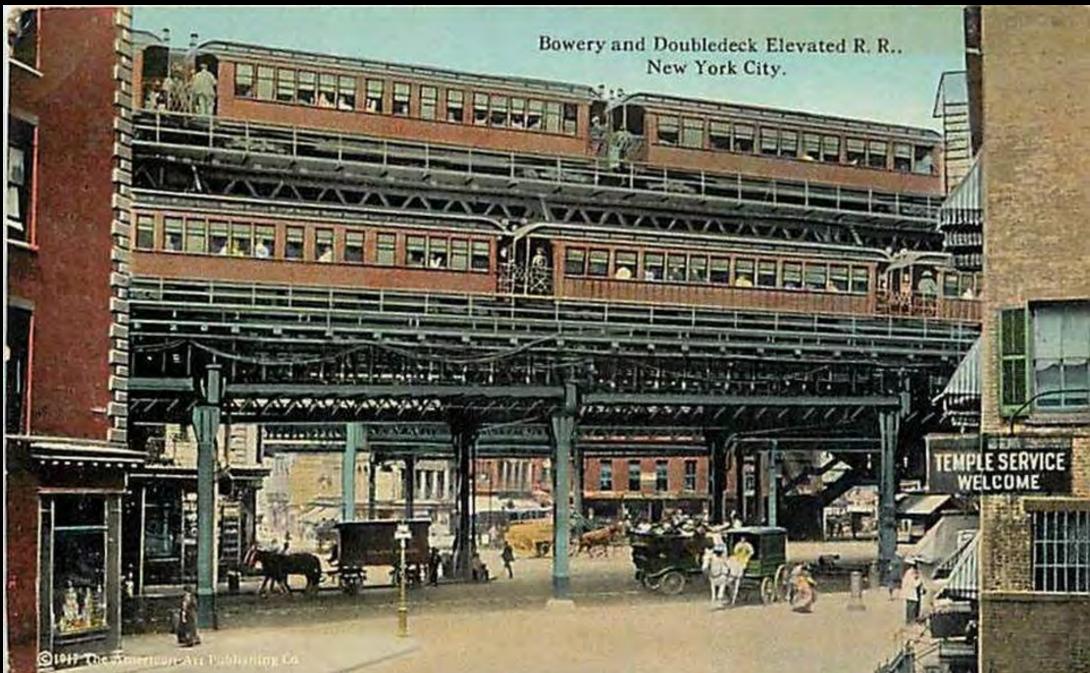


EXISTING NORTH ELEVATION

ELEVATION ANALYSIS - STORE MODULATION

































































TERMINAL WAREHOUSE 261 ELEVENTH AVENUE

PROPOSED MATERIALS

- I. 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

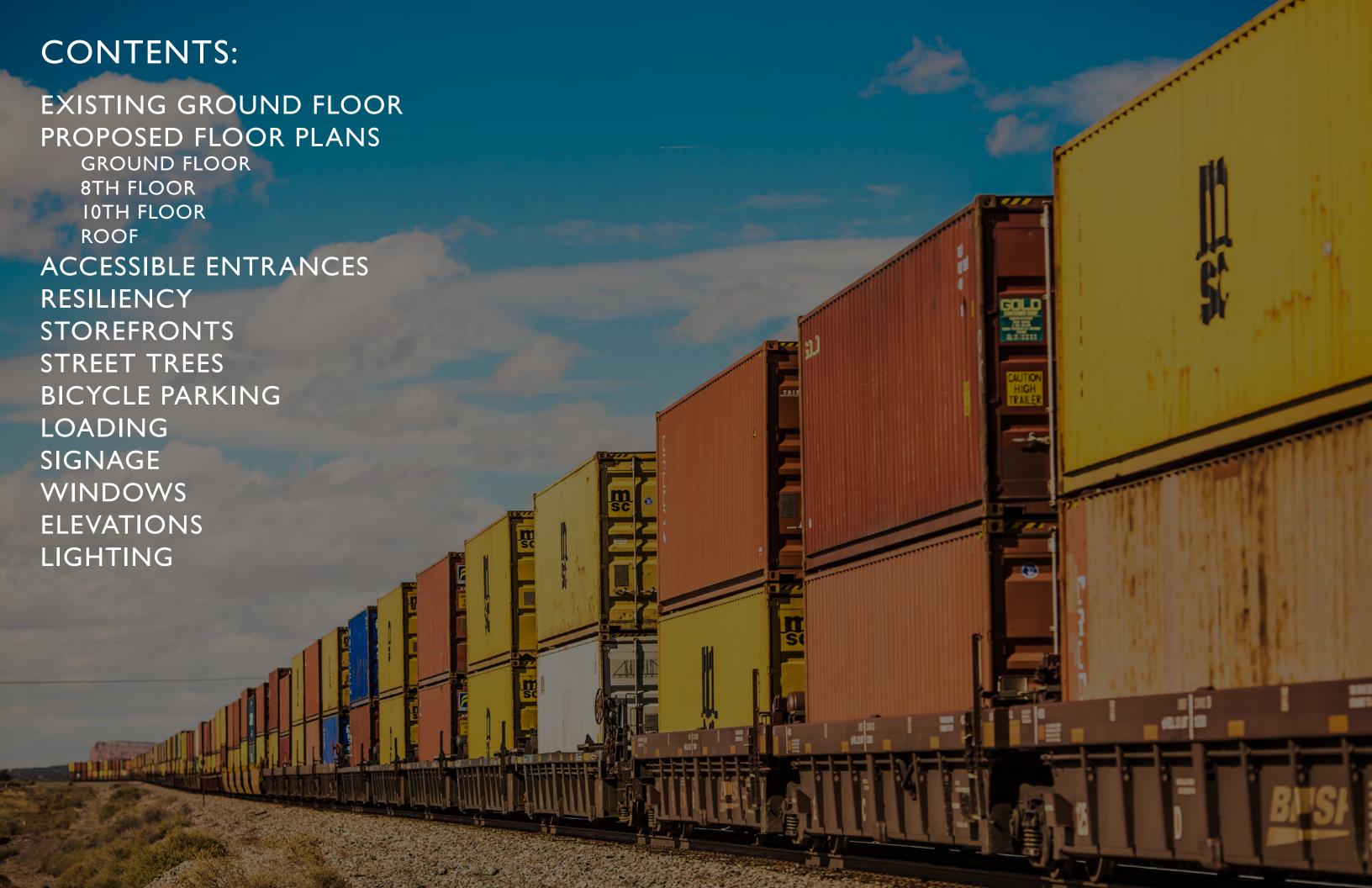
 SWING & ROLLING SERVICE DOORS

 LOUVERS

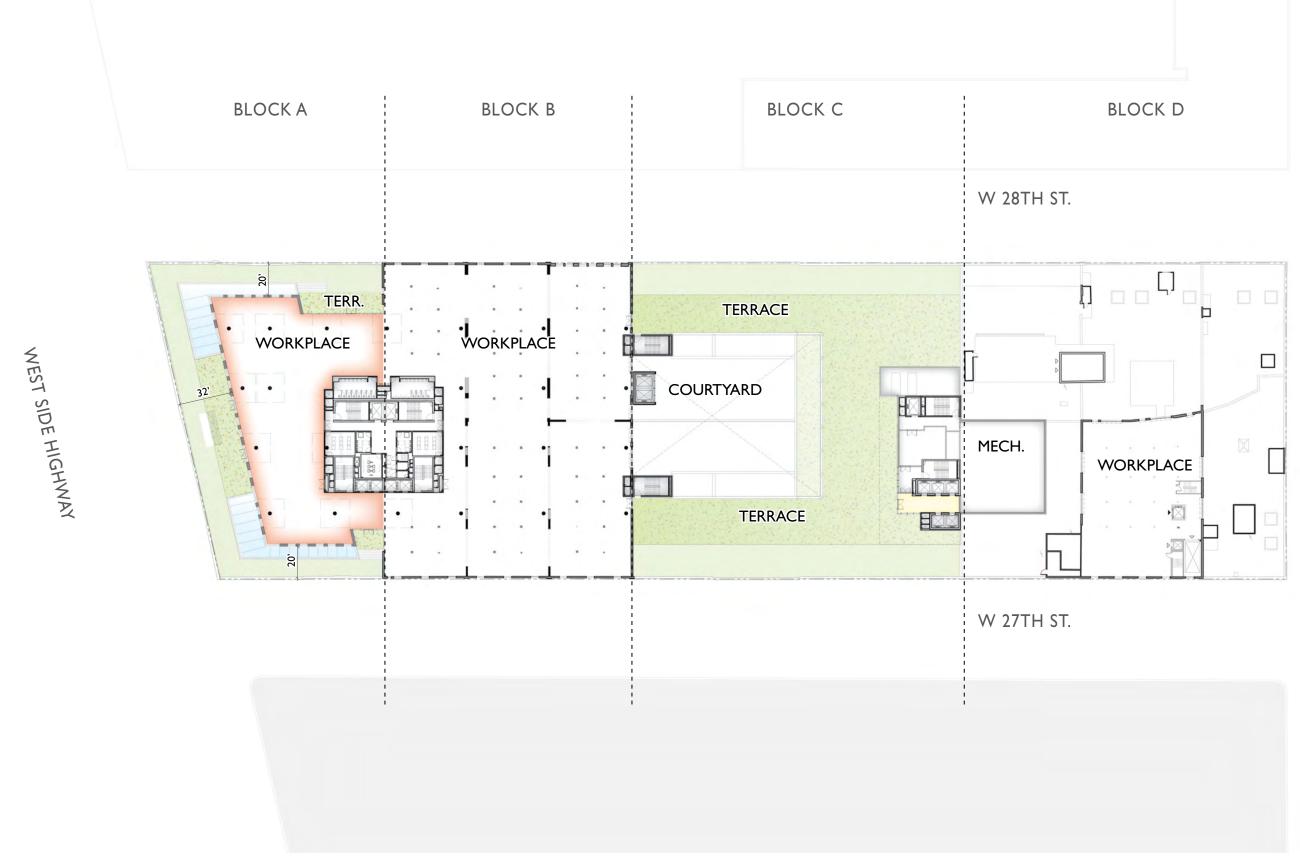




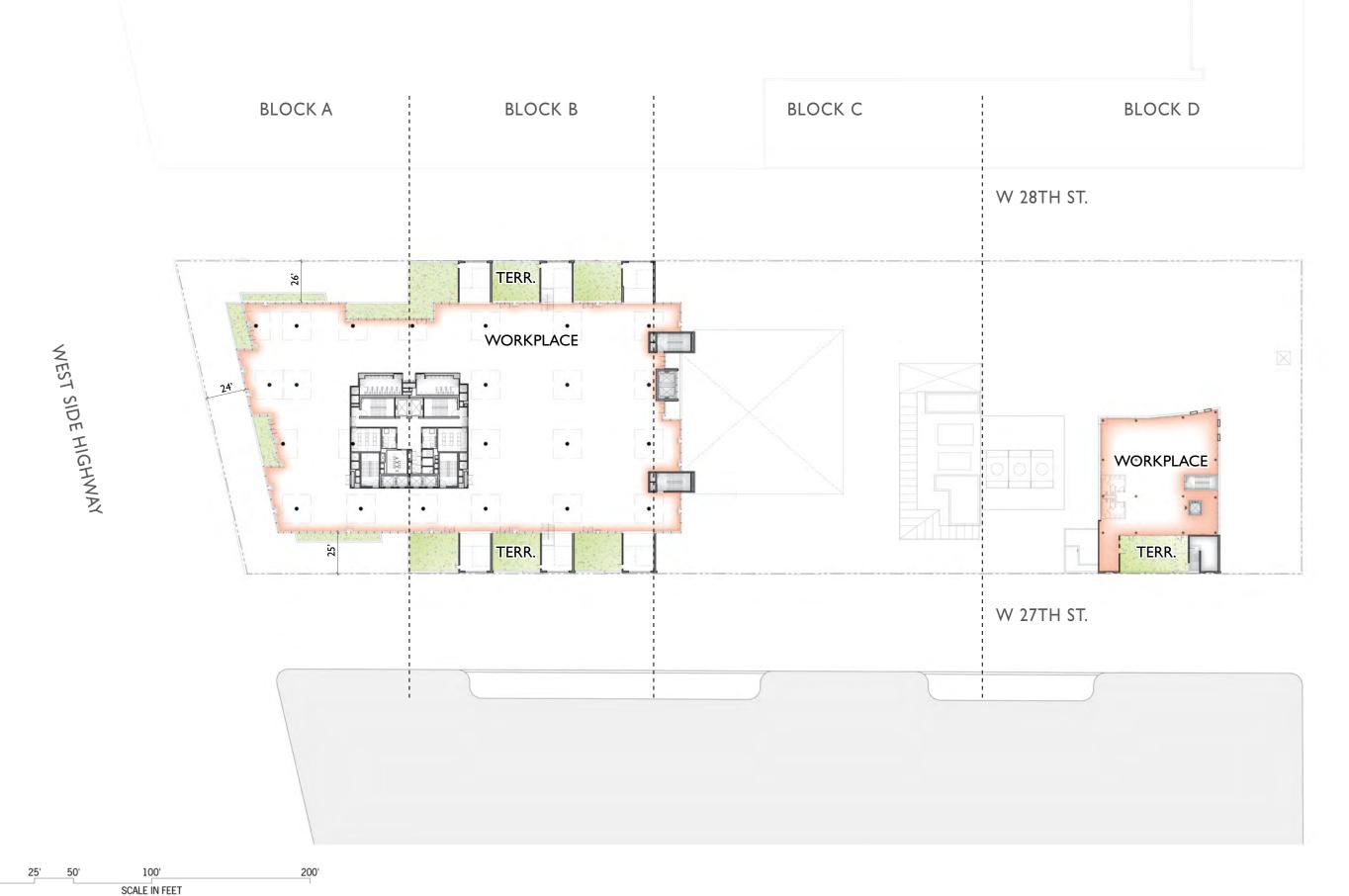


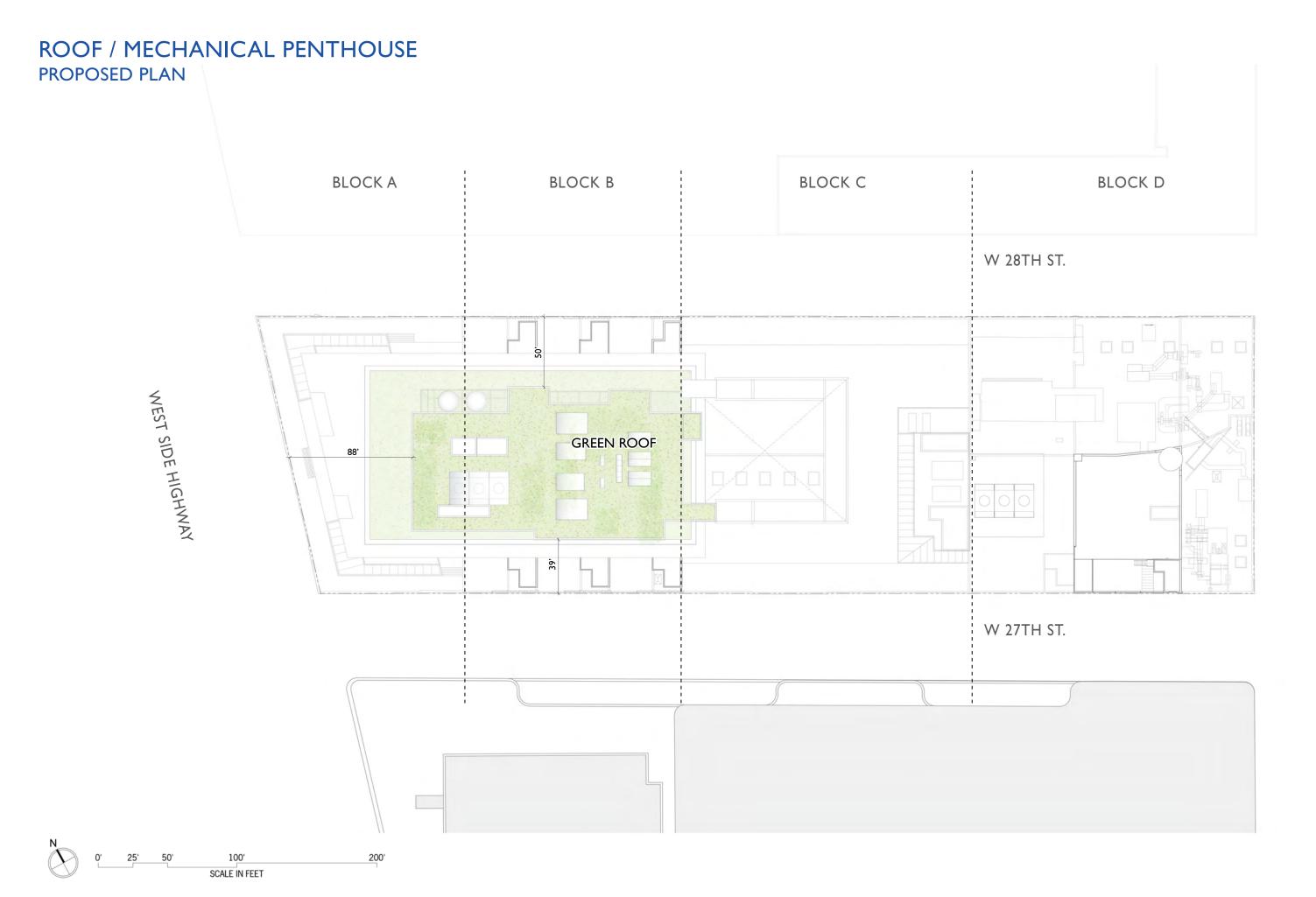






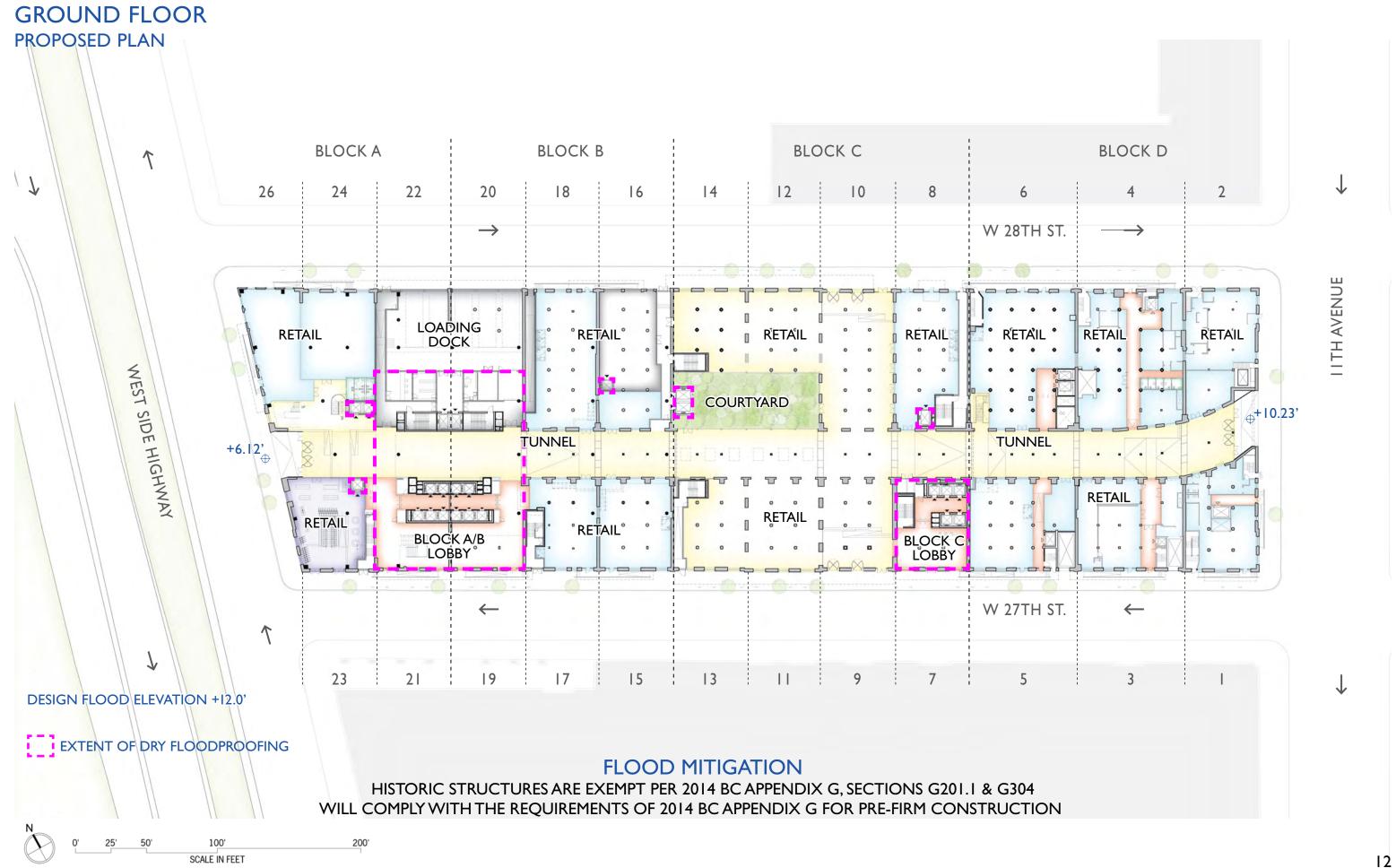


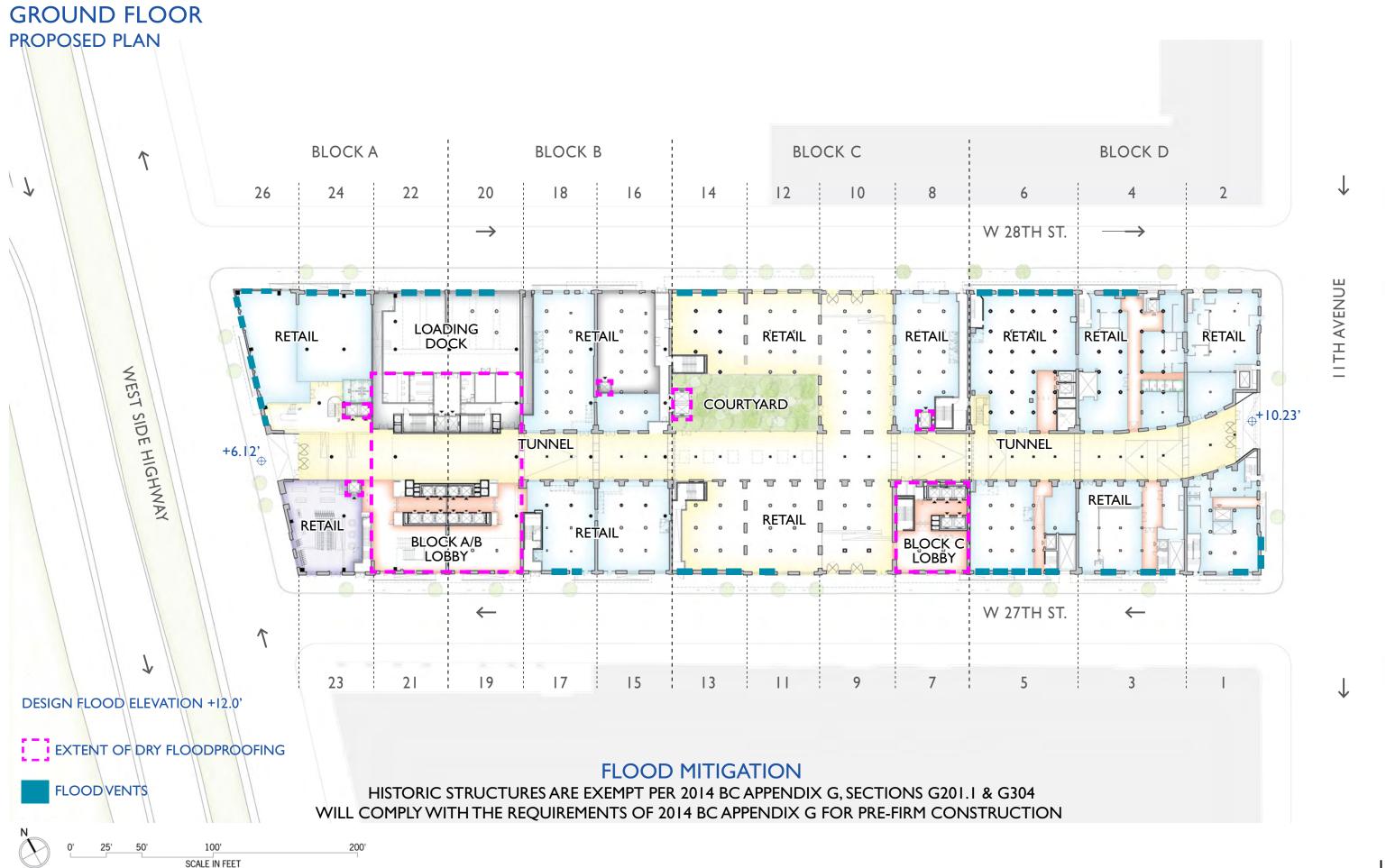


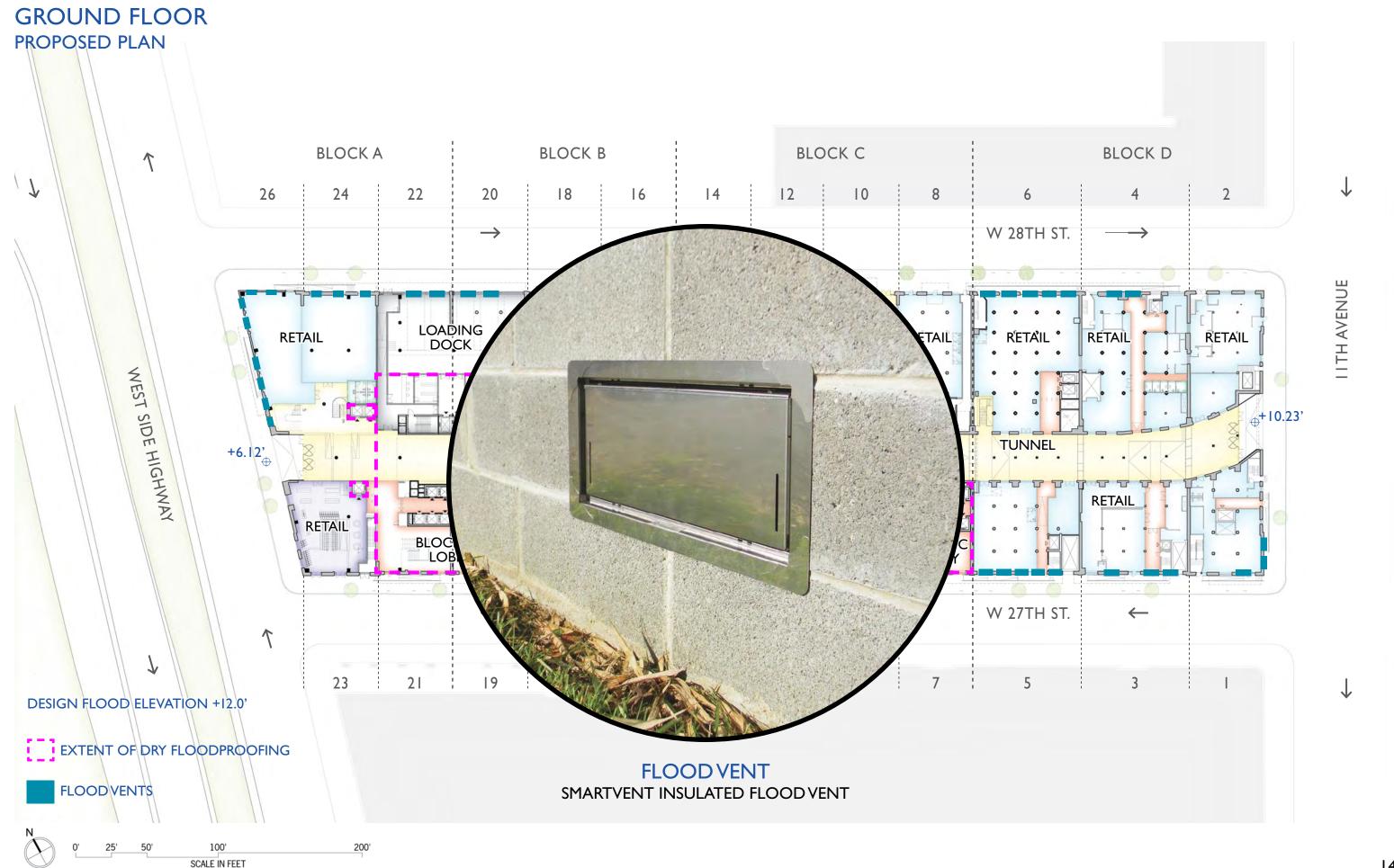




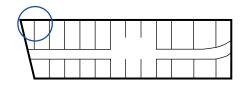


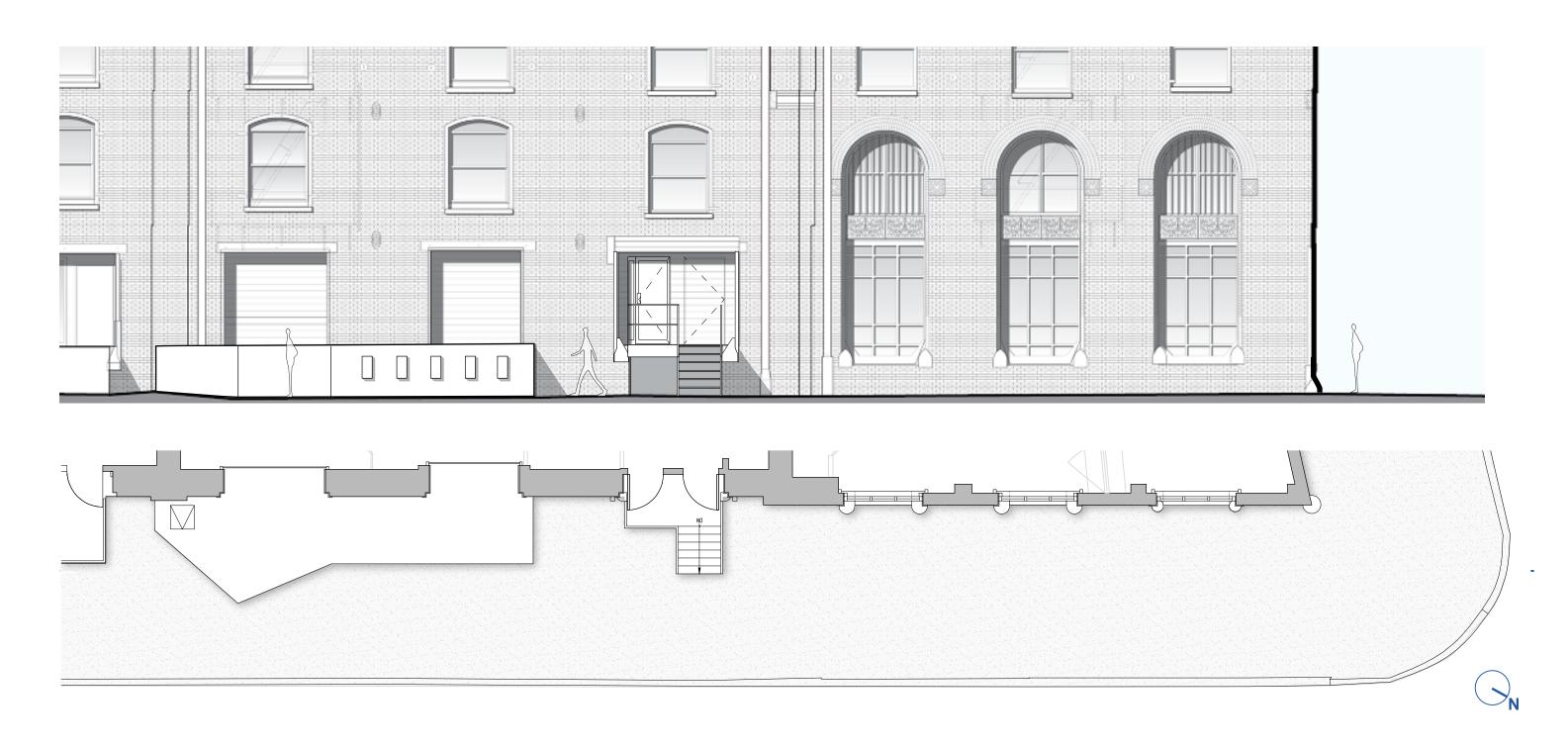




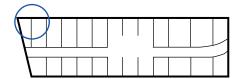


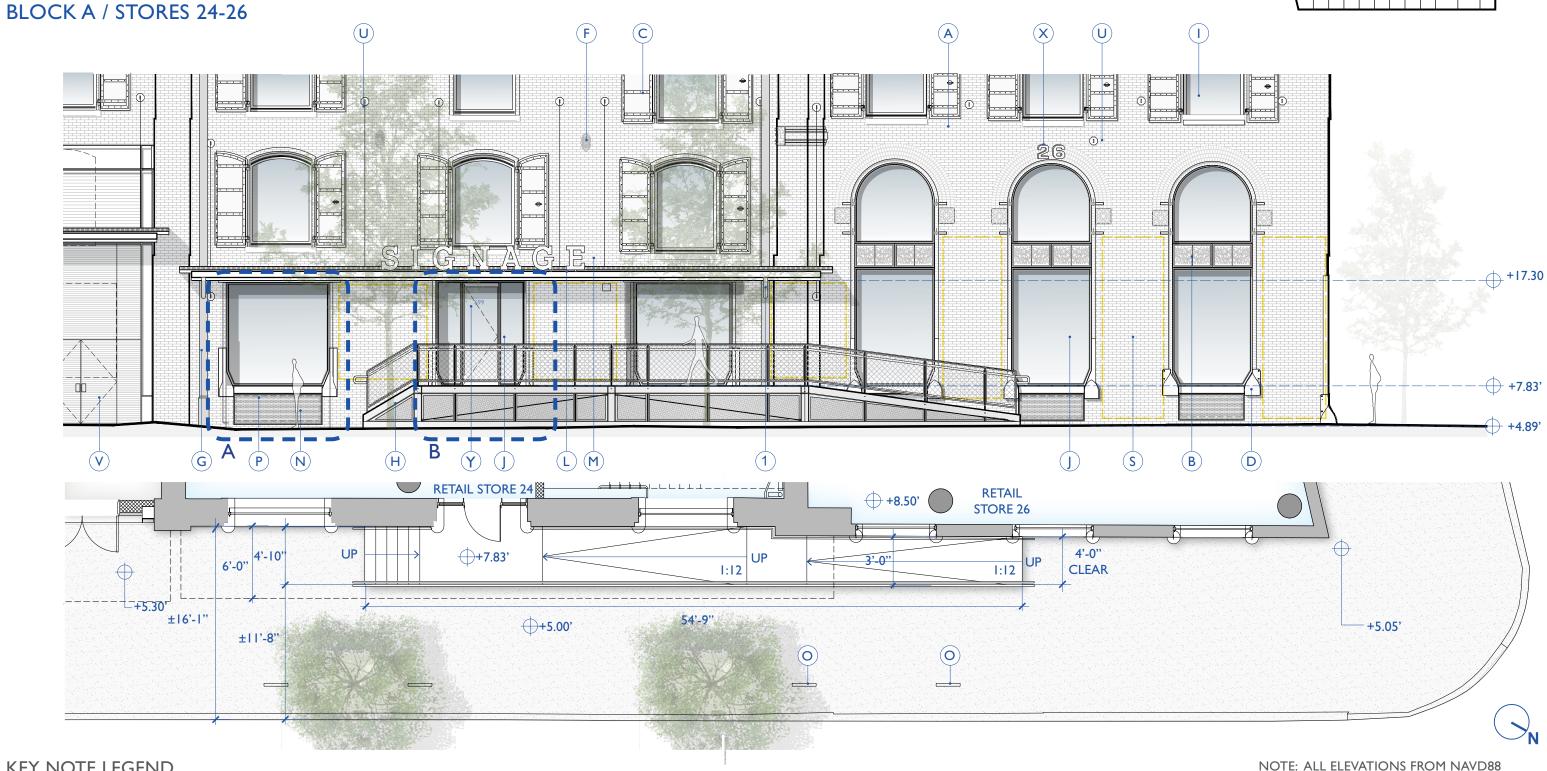
EXISTING CONDITION / 28TH STREET BLOCK A / STORES 24-26





STOREFRONT / BUILDING AMENITY / 28TH STREET





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 (STRIPED 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.
- O- NEW BICYCLE RACKS

 - R NEW PAINTED STORMPROOF LOUVERS.

J - NEW STOREFRONT GLAZING, TYP.

K- NEW CUSTOM GLAZING SYSTEM.

STORMWATER FLOW.

L - NEW MARQUEE WITH METAL ROOF

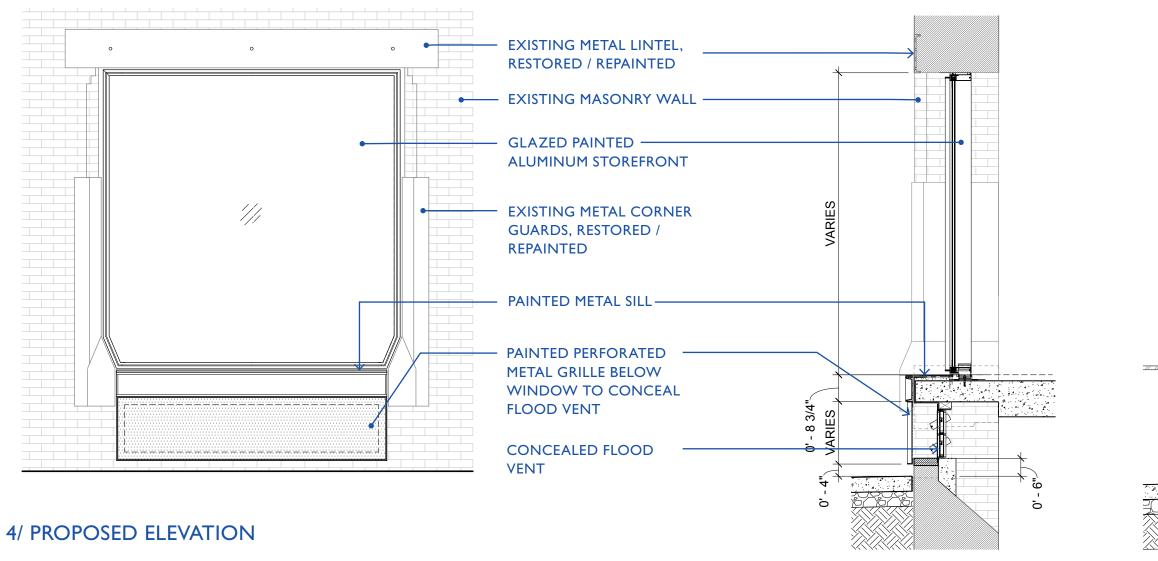
M - NEW PIN MOUNTED RETAIL SIGNAGE.

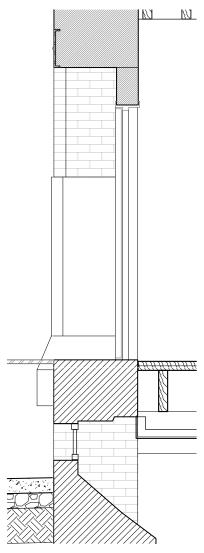
N- NEW PERFORATED METAL PLATE TO ALLOW FOR

S - PAINTED / RAISED LETTER / PLAQUE RETAIL SIGNS.

- P NEW CONCEALED FLOOD VENTS AT MASONRY WALLS, TYP. Q - WOOD CLADDING AT RECESSED ENTRY.
- 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.

TYPICAL STOREFRONT DETAILS - A STOREFRONT WINDOW





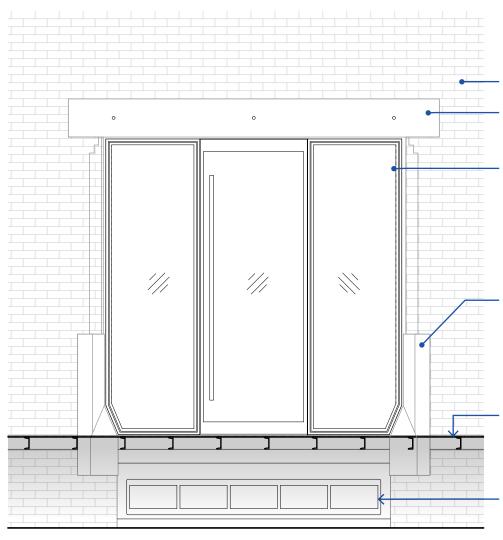
2/ PROPOSED SECTION

I/ EXISTING SECTION

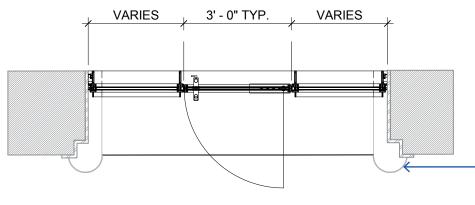
EXISTING METAL CORNER GUARDS, RESTORED / **REPAINTED** 3/ PROPOSED PLAN

NOTE: SECTION TAKEN AT STORE 21. EXISTING CELLAR WINDOW **OPENINGS OCCUR AT SOME** LOCATIONS. TYPICAL CONDITION HAS NO EXISTING WINDOW.

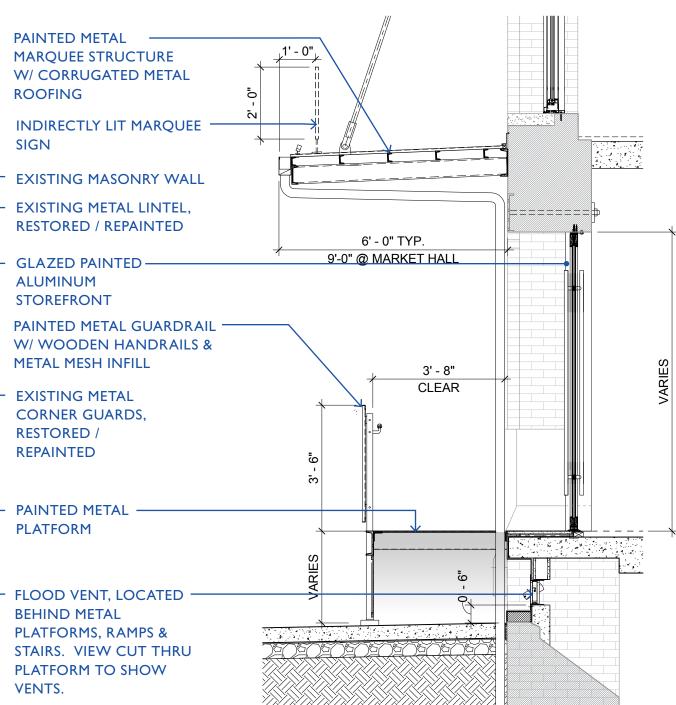
TYPICAL STOREFRONT DETAILS - B SINGLE DOOR



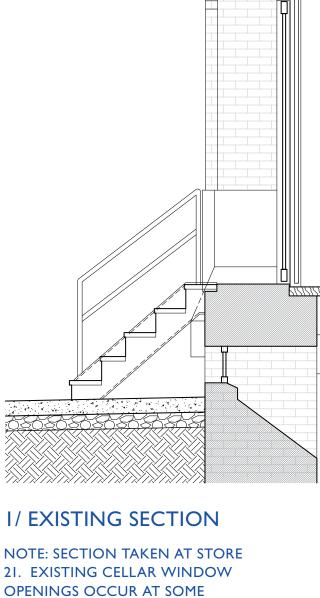
4/ PROPOSED ELEVATION



EXISTING METAL CORNER GUARDS, RESTORED / **REPAINTED**



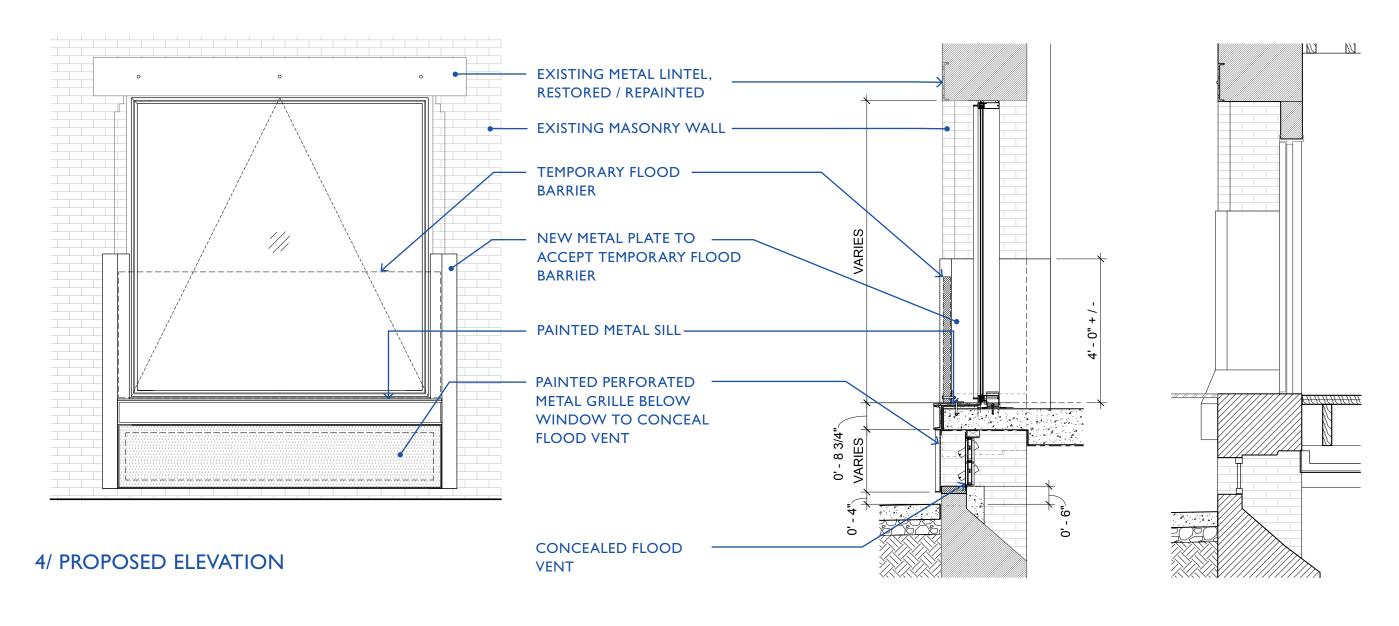
2/ PROPOSED SECTION



21. EXISTING CELLAR WINDOW **OPENINGS OCCUR AT SOME** LOCATIONS. TYPICAL CONDITION HAS NO EXISTING WINDOW.

3/ PROPOSED PLAN

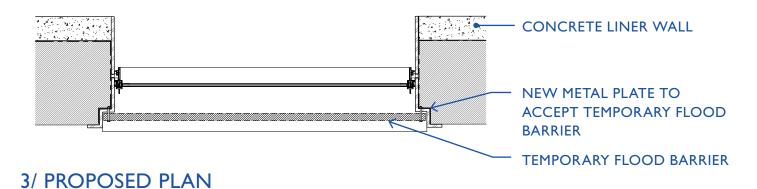
TYPICAL STOREFRONT DETAILS FLOOD-PROOFED STOREFRONT WINDOW

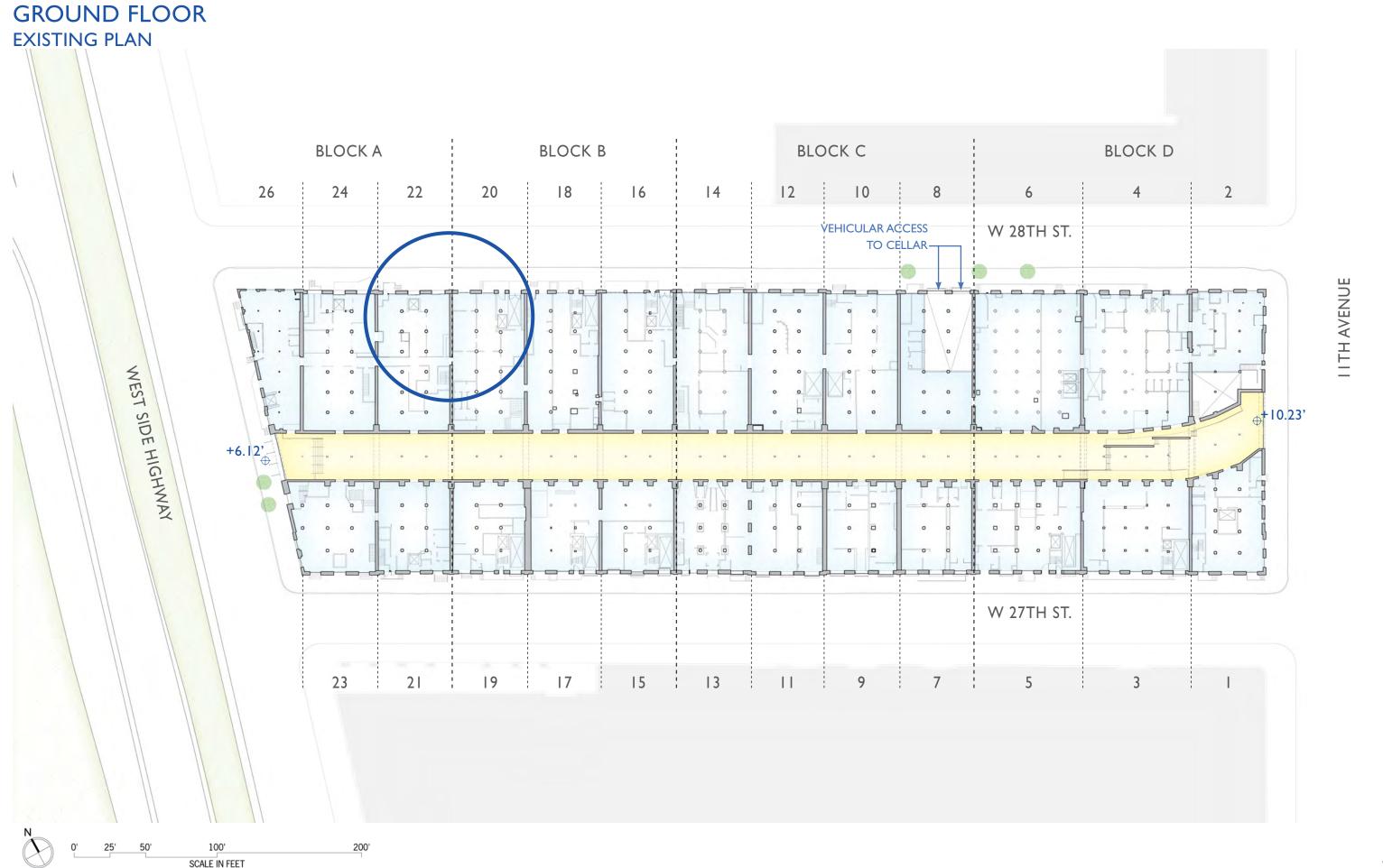


2/ PROPOSED SECTION

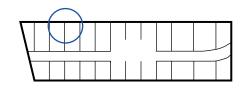
I/ EXISTING SECTION

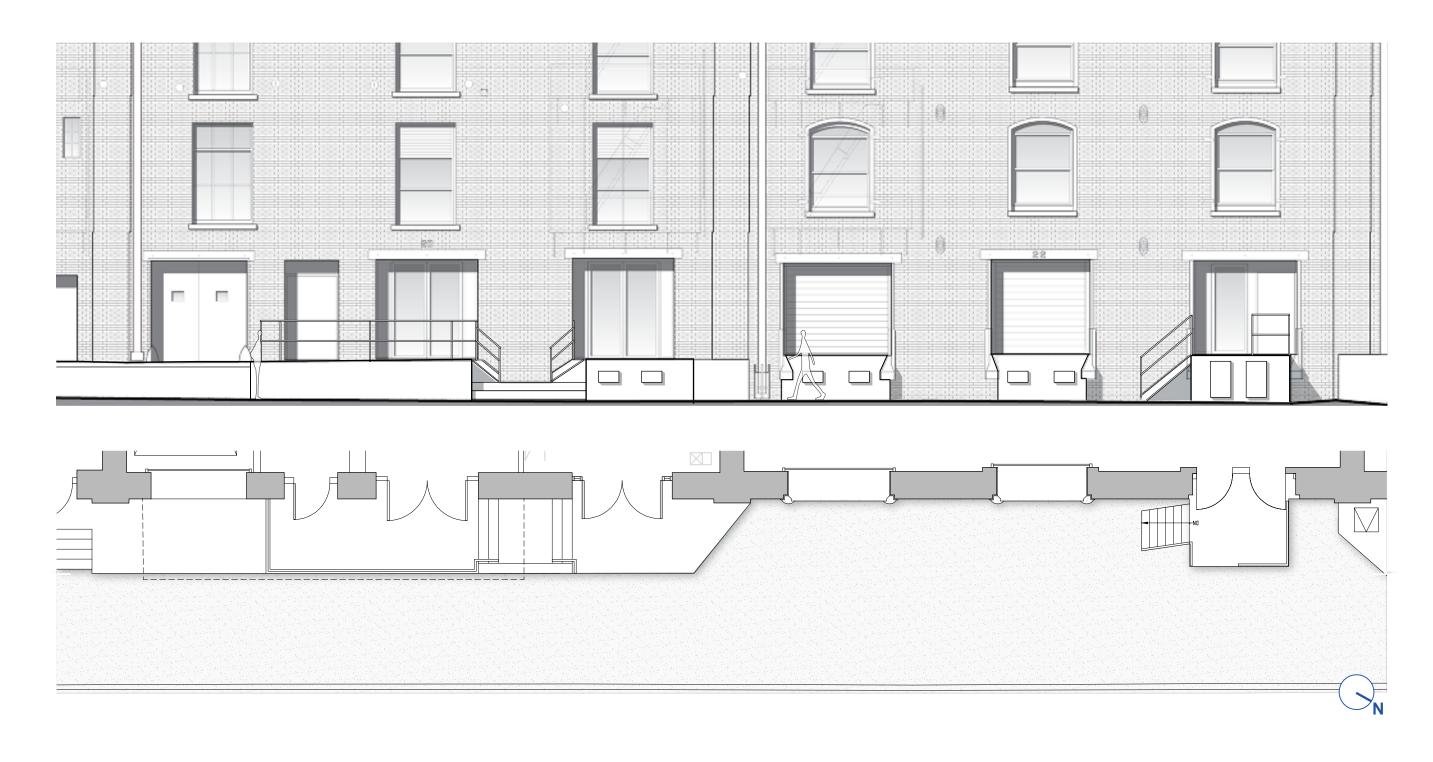
NOTE: SECTION TAKEN AT STORE
21. EXISTING CELLAR WINDOW
OPENINGS OCCUR AT SOME
LOCATIONS. TYPICAL CONDITION
HAS NO EXISTING WINDOW.





EXISTING CONDITION / 28TH STREET BLOCK A-B / STORES 20-22

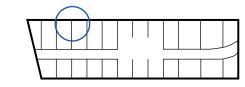


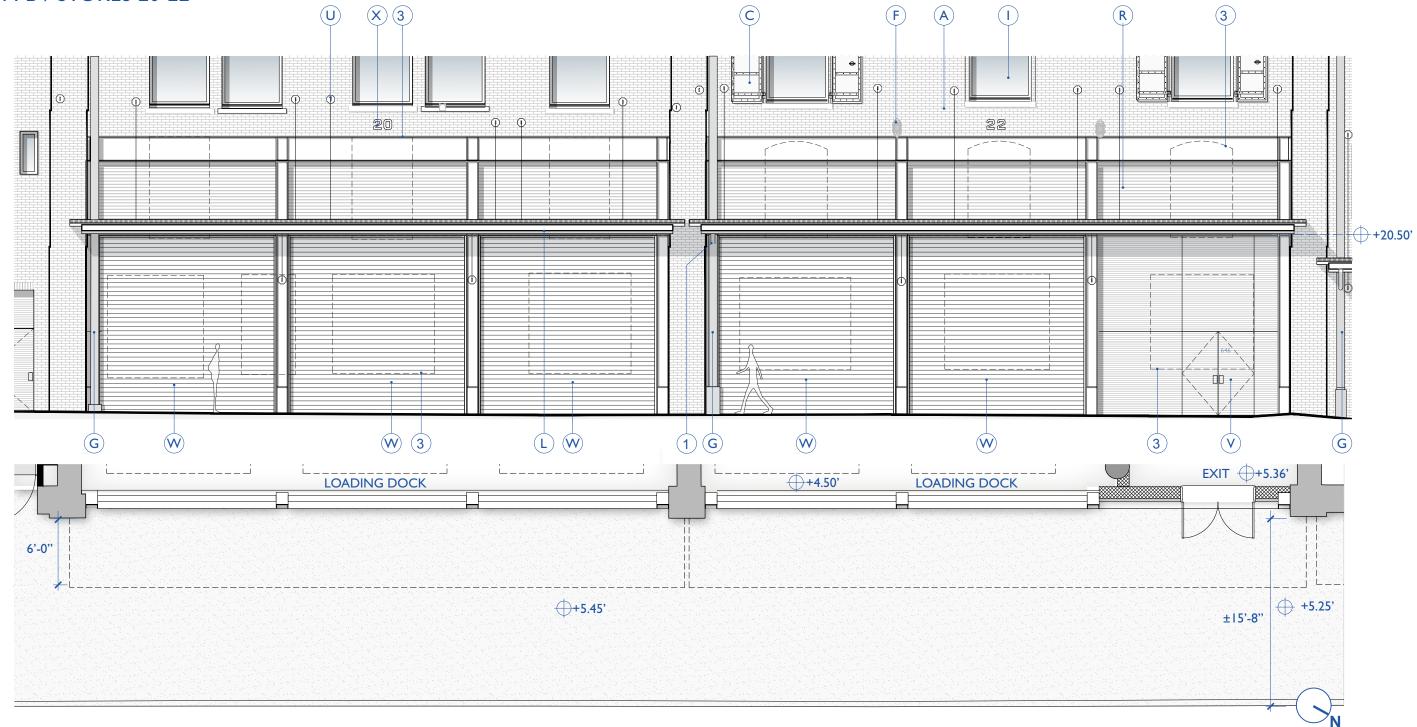






LOADING BERTHS / 28TH STREET BLOCK A-B / STORES 20-22





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 (STRIPED 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.

- 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.

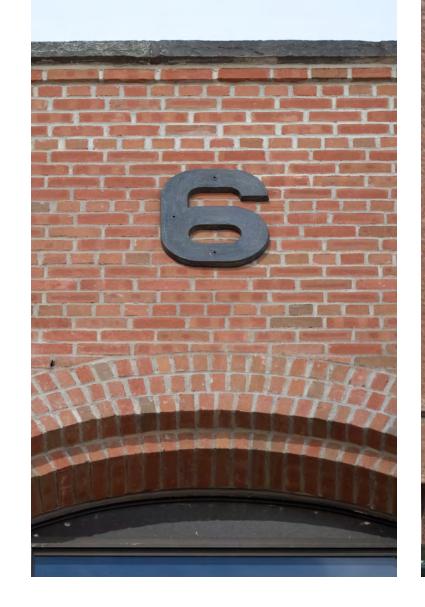
NOTE: ALL ELEVATIONS FROM NAVD88

- 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.

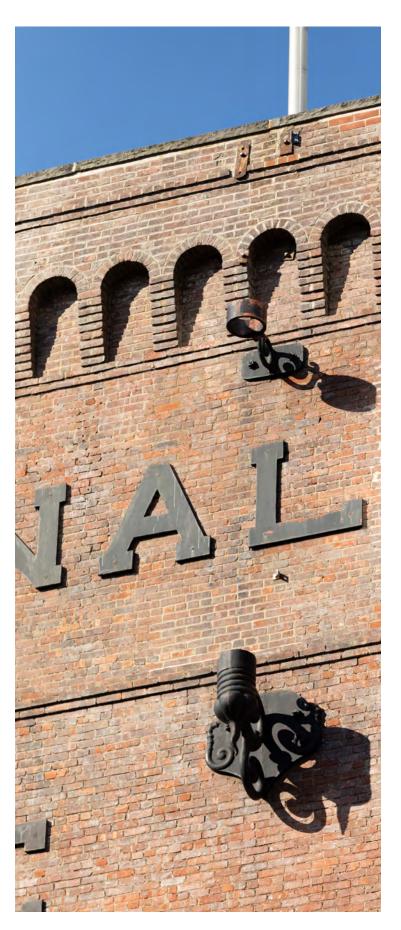


EXISTING HISTORIC BUILDING SIGNS

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







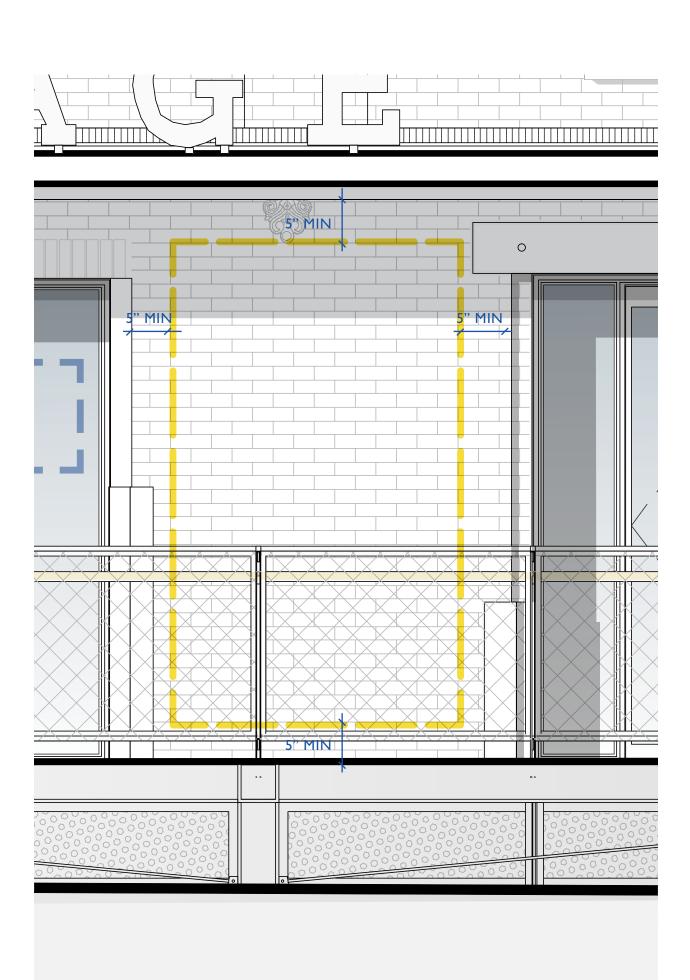


PAINTED RETAIL SIGNAGE

- 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

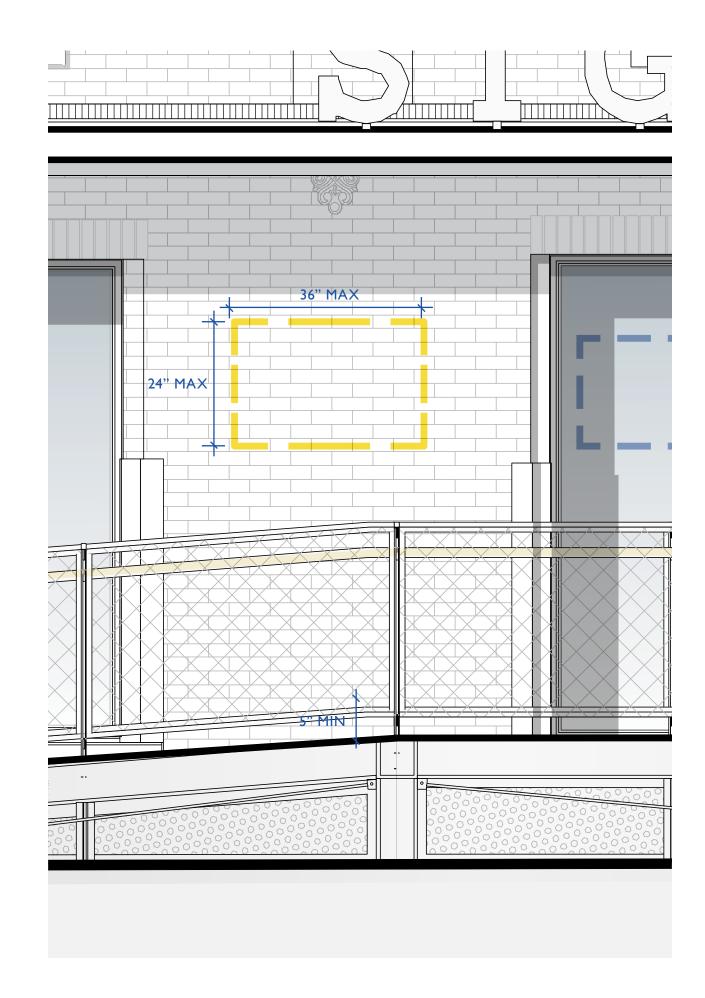
- CAN BE ANY COLOR PERMITTED BY LPC RULES AND REGULATIONS
- SIGNS SHALL BE LIMITED TO FOUR COLORS MAXIMUM
- NOT ALL RAISED METAL / PLAQUE SIGNS
 ILLUSTRATED WOULD EXIST AT ONE TIME.
 ACCEPTABLE LOCATIONS FOR RAISED METAL /
 PLAQUE SIGNS ARE ILLUSTRATED.
- MAXIMUM SIZE: 24"X36"
- MAXIMUM PROJECTION FROM WALL: 3"
- SIGNS ARE INDIRECTLY ILLUMINATED









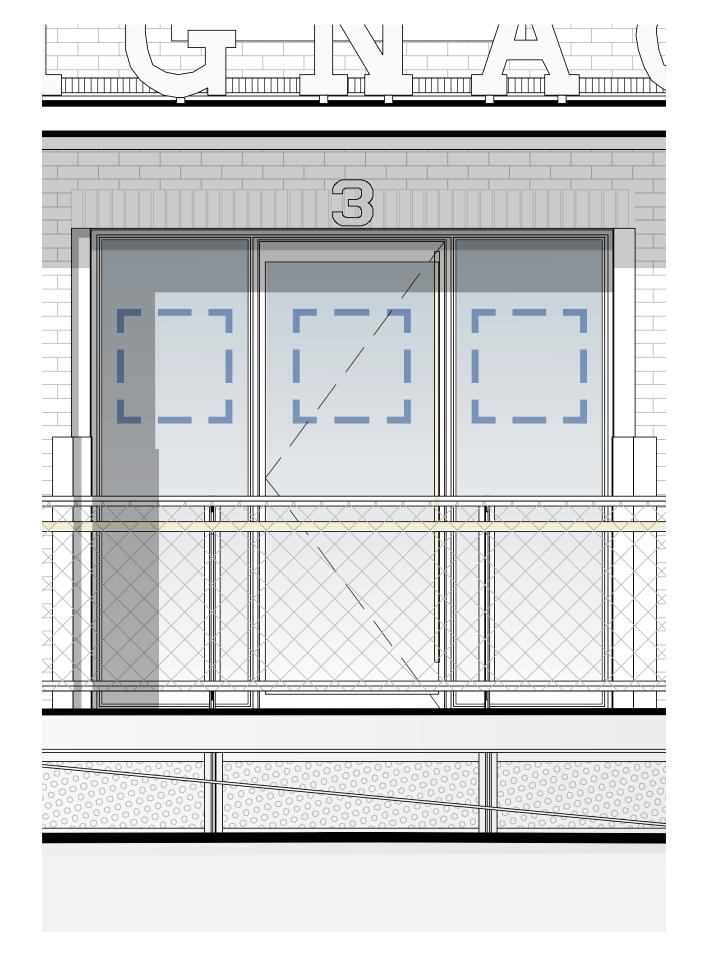


SIGNS ON GLASS

- 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





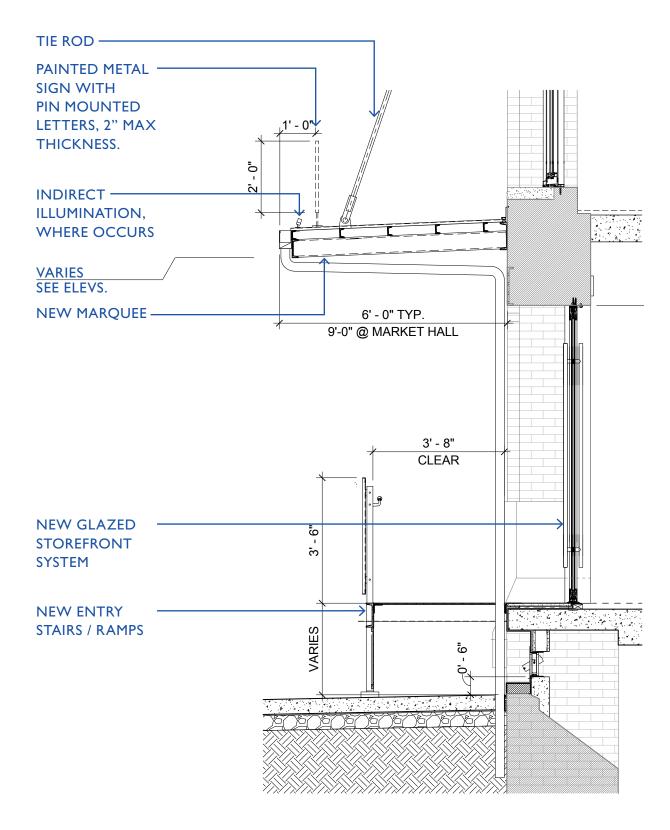


MARQUEE SIGNS

- 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







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





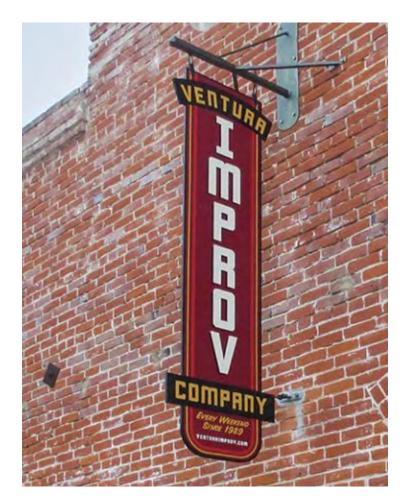


2019
EXISTING FLAGPOLE BRACKETS

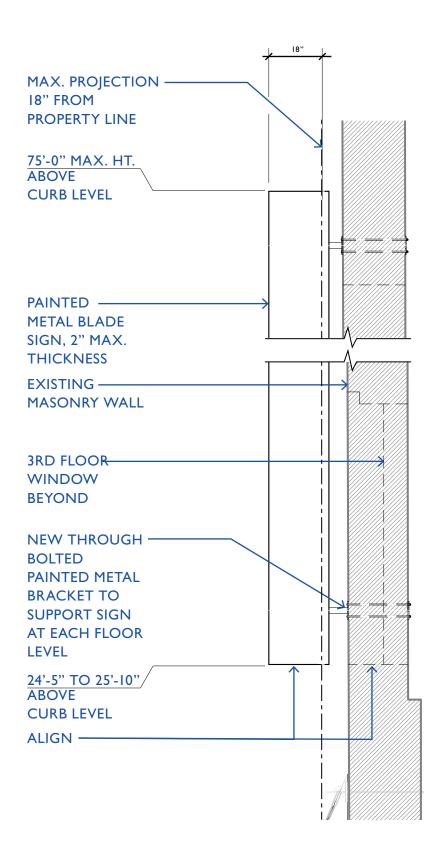
2019
CF RENDERING OF LITH AVE. FACADE

BLADE SIGNS

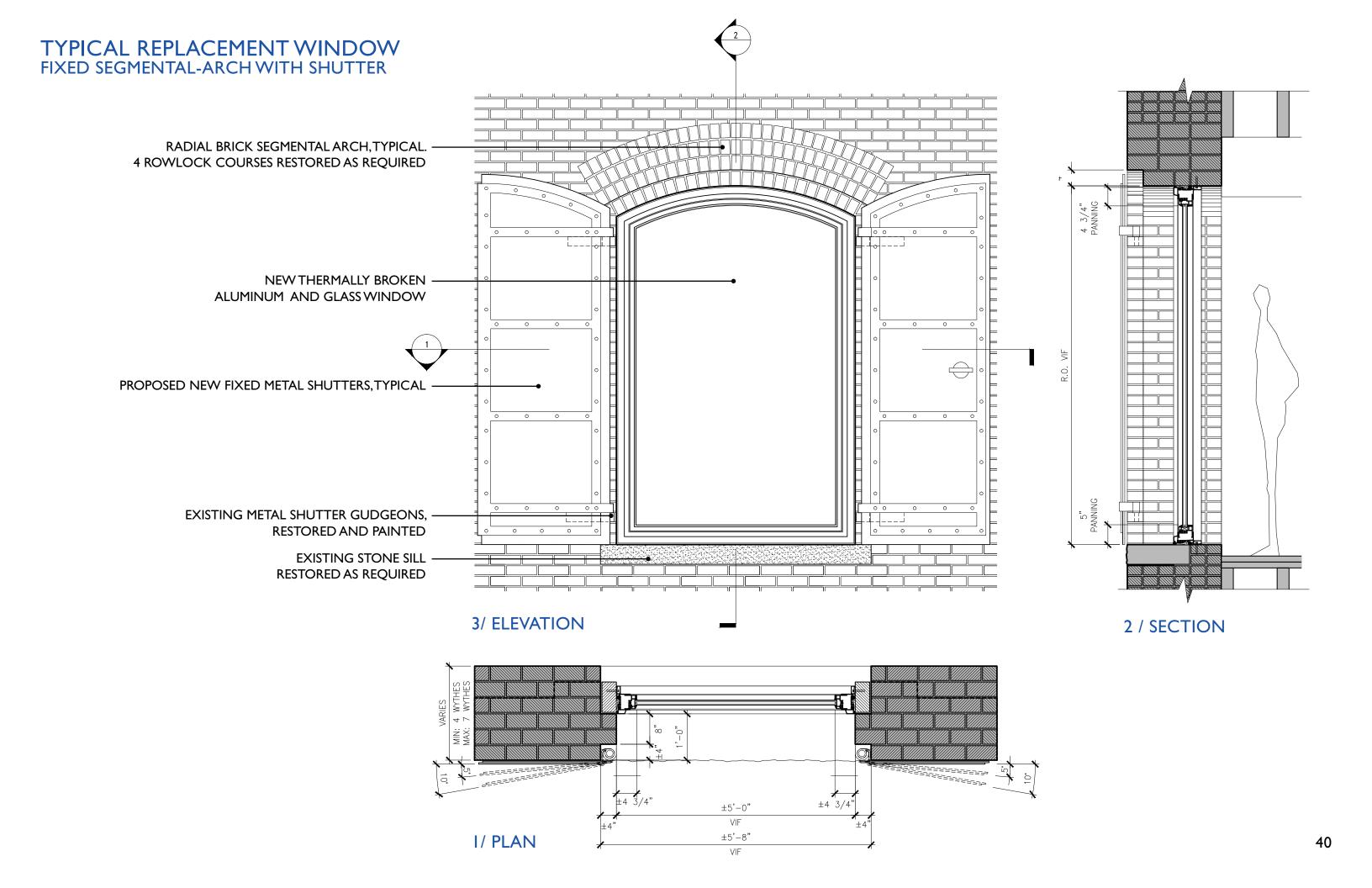
- MAY BE ANY SHAPE PERMITTED BY LPC RULES AND REGULATIONS.
- SIGN MATERIAL SHALL BE METAL.
- ARMATURES AND BRACKETS SHALL BE PAINTED DARK GRAY TO MATCH TYPICAL EXTERIOR METALS (E.G. SHUTTERS, MEDALLIONS)
- ARMATURES AND BRACKETS SHALL BE CONSISTENT THROUGH ENTIRE BUILDING FACADE
- SIGNS WILL BE LIMITED TO 4 COLORS MAX
- NOT ALL BLADE SIGNS ILLUSTRATED WOULD EXIST AT ONE TIME: MAXIMUM 4 SIGNS TOTAL BETWEEN STORES 10 & 14. MAXIMUM 4 SIGNS TOTAL BETWEEN STORES 9 &13. ACCEPTABLE LOCATIONS FOR BLADE SIGNS ARE ILLUSTRATED.
- SIGNS TO BE INDIRECTLY ILLUMINATED, EXCEPT WHERE PROHIBITED BY ZONING.

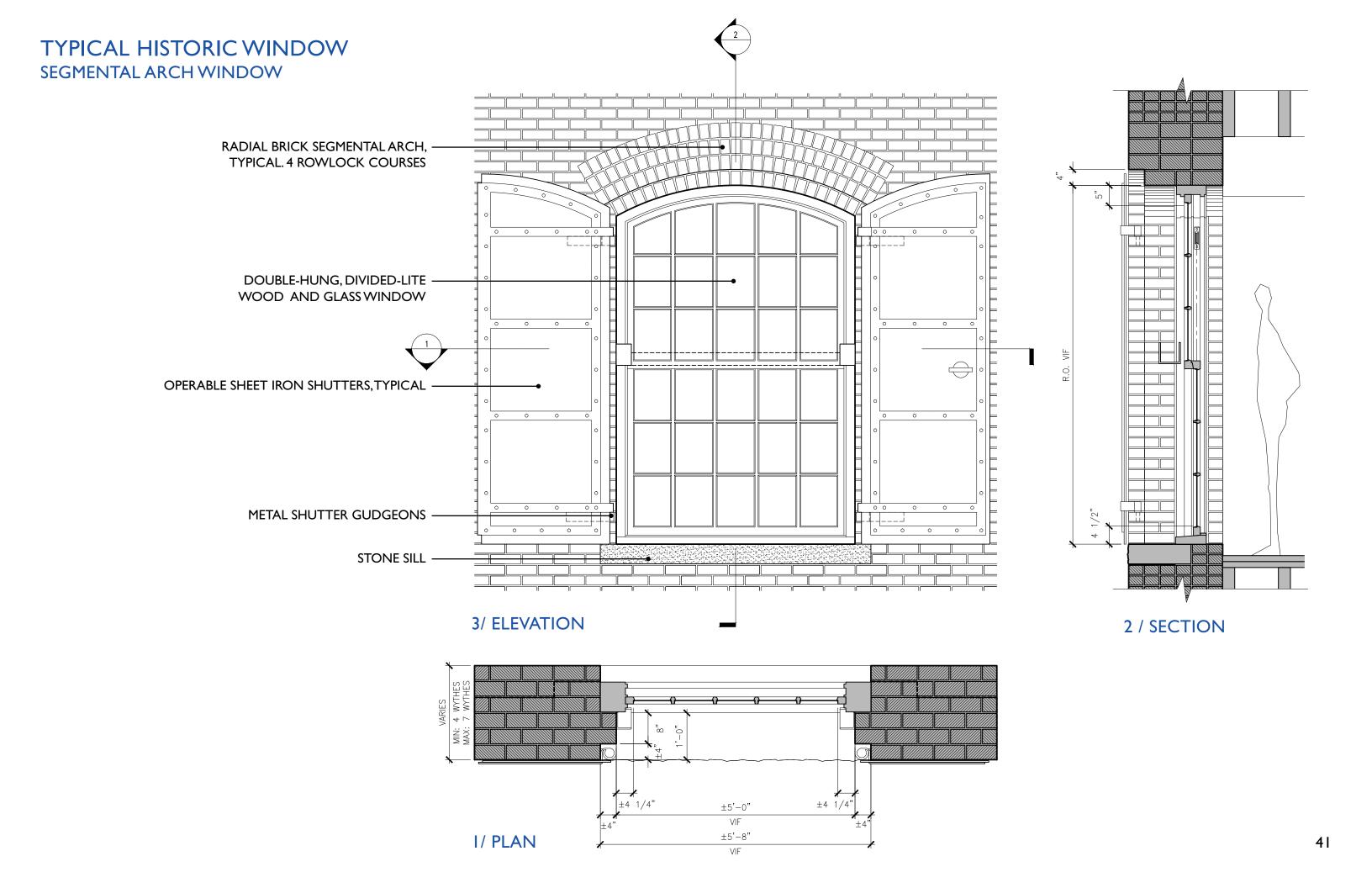






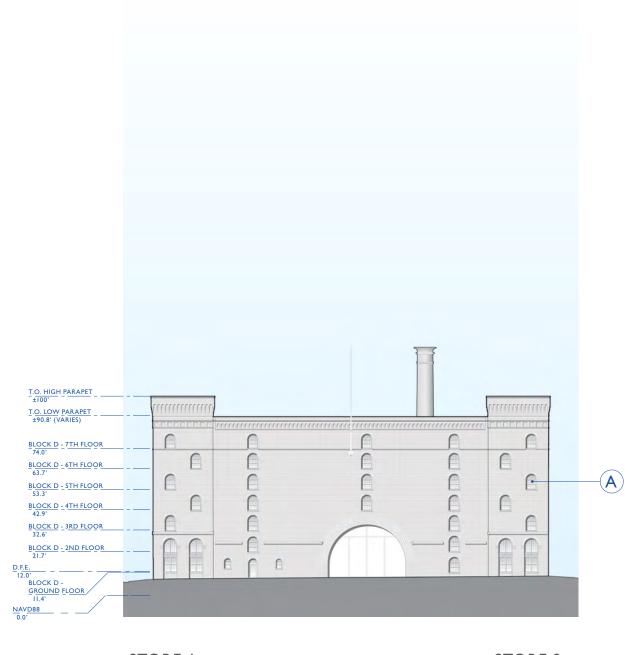






EAST ELEVATION (IITH AVENUE)

WEST ELEVATION (12TH AVENUE) 1891

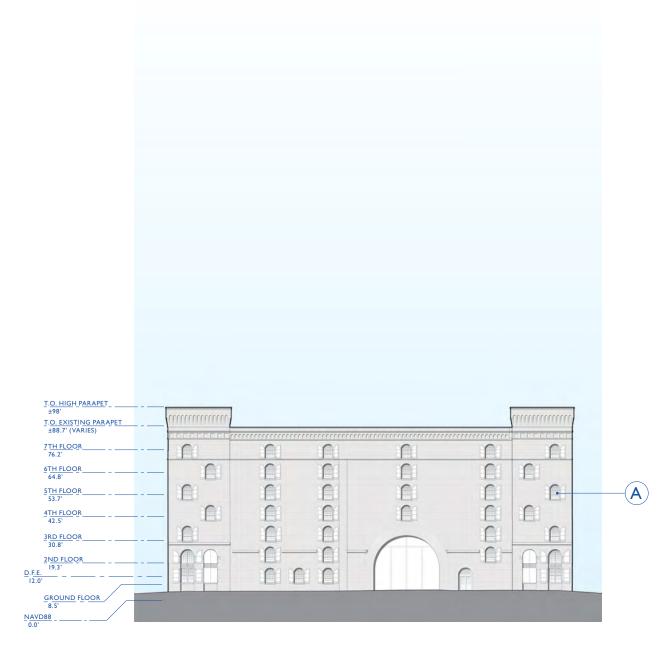


STORE I STORE 2

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



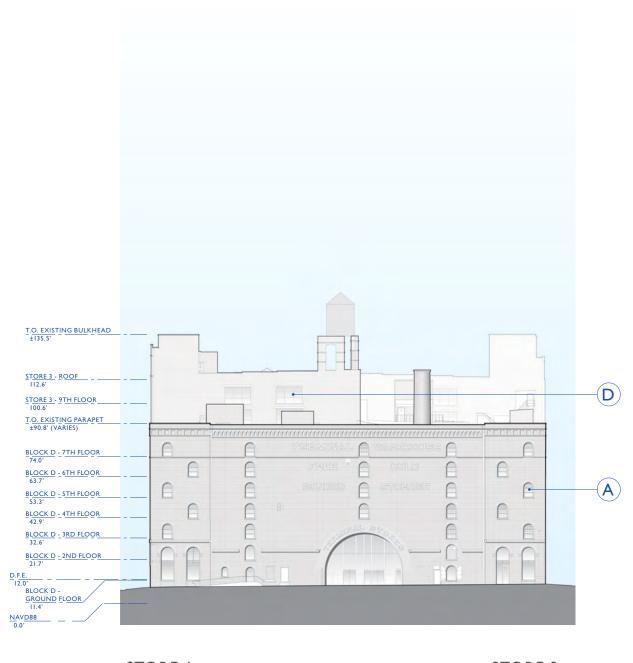
STORE 26 STORE 23

^{*} SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR

^{*} ALL ELEVATIONS FROM NAVD88

EAST ELEVATION (I I TH AVENUE) EXISTING

WEST ELEVATION (12TH AVENUE) EXISTING



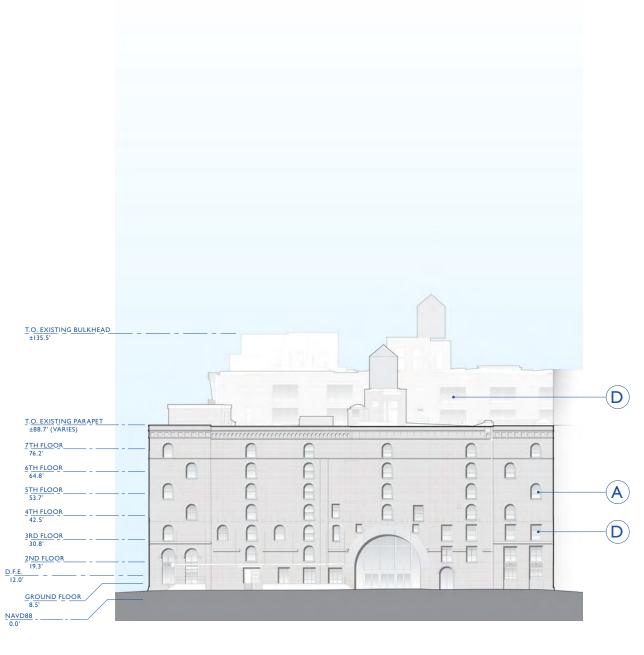
STORE I STORE 2

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



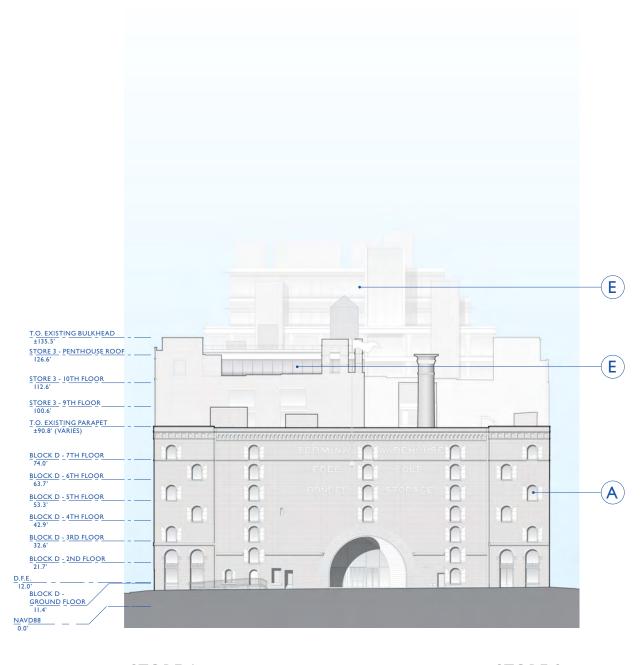
* ALL ELEVATIONS FROM NAVD88



STORE 26 STORE 23

EAST ELEVATION (IITH AVENUE) PROPOSED DESIGN

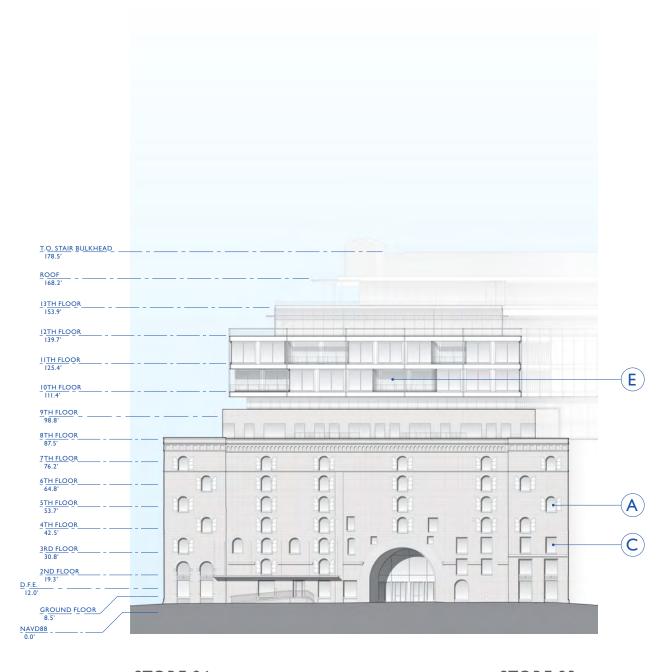
WEST ELEVATION (12TH AVENUE) PROPOSED DESIGN



STORE I STORE 2

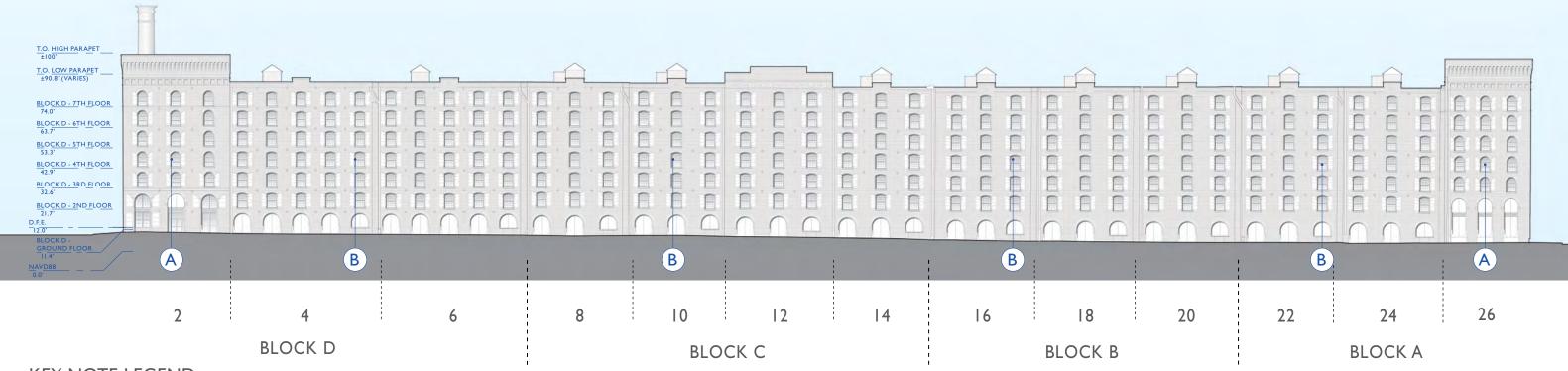
KEY NOTE LEGEND

- 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



STORE 26 STORE 23

NORTH ELEVATION (28TH STREET)



KEY NOTE LEGEND

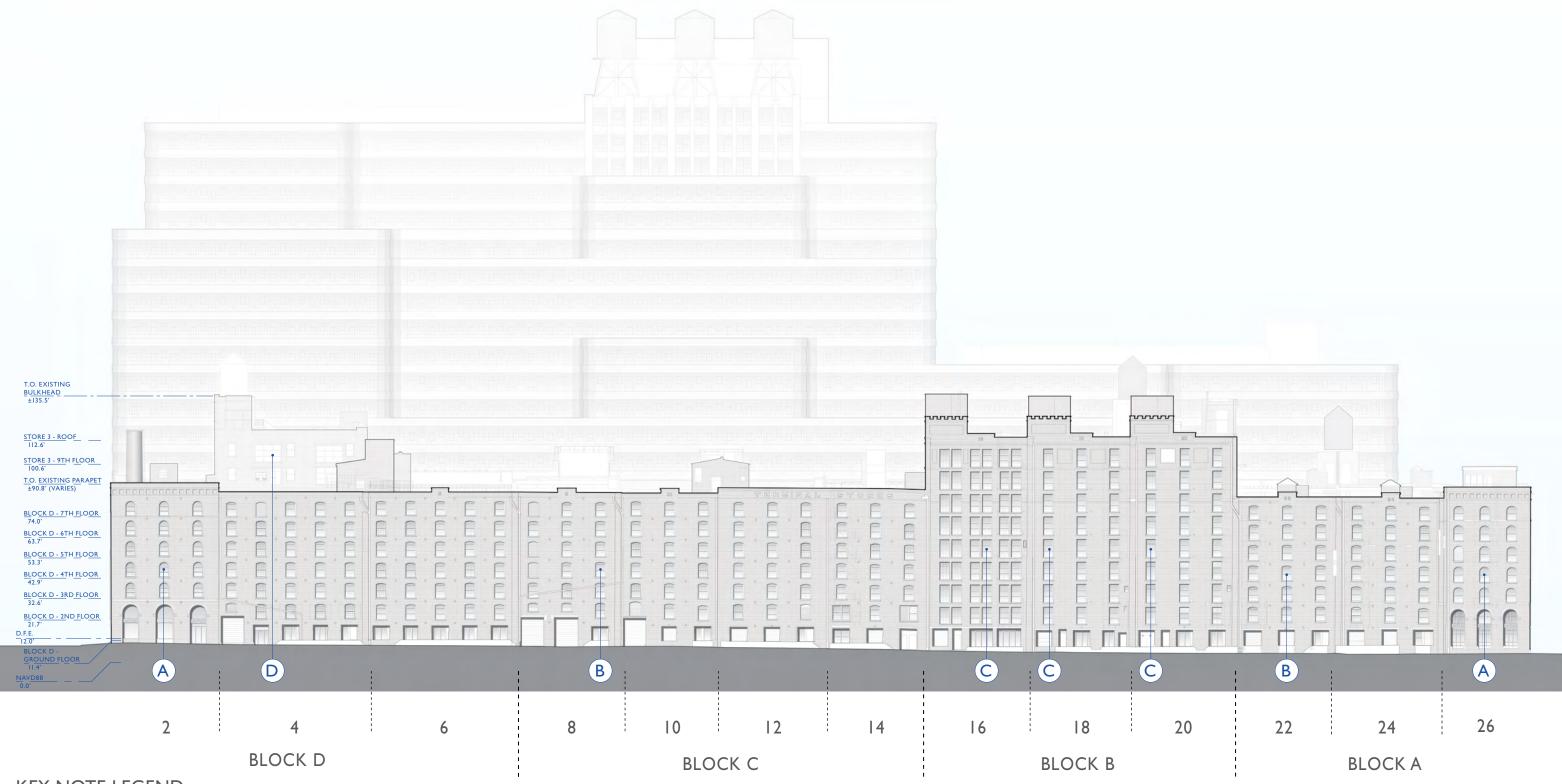
A - FULL ARCH MASONRY OPENING WITH 10/10 DOUBLE HUNG WINDOW & 10 LITE FIXED TRANSOM

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



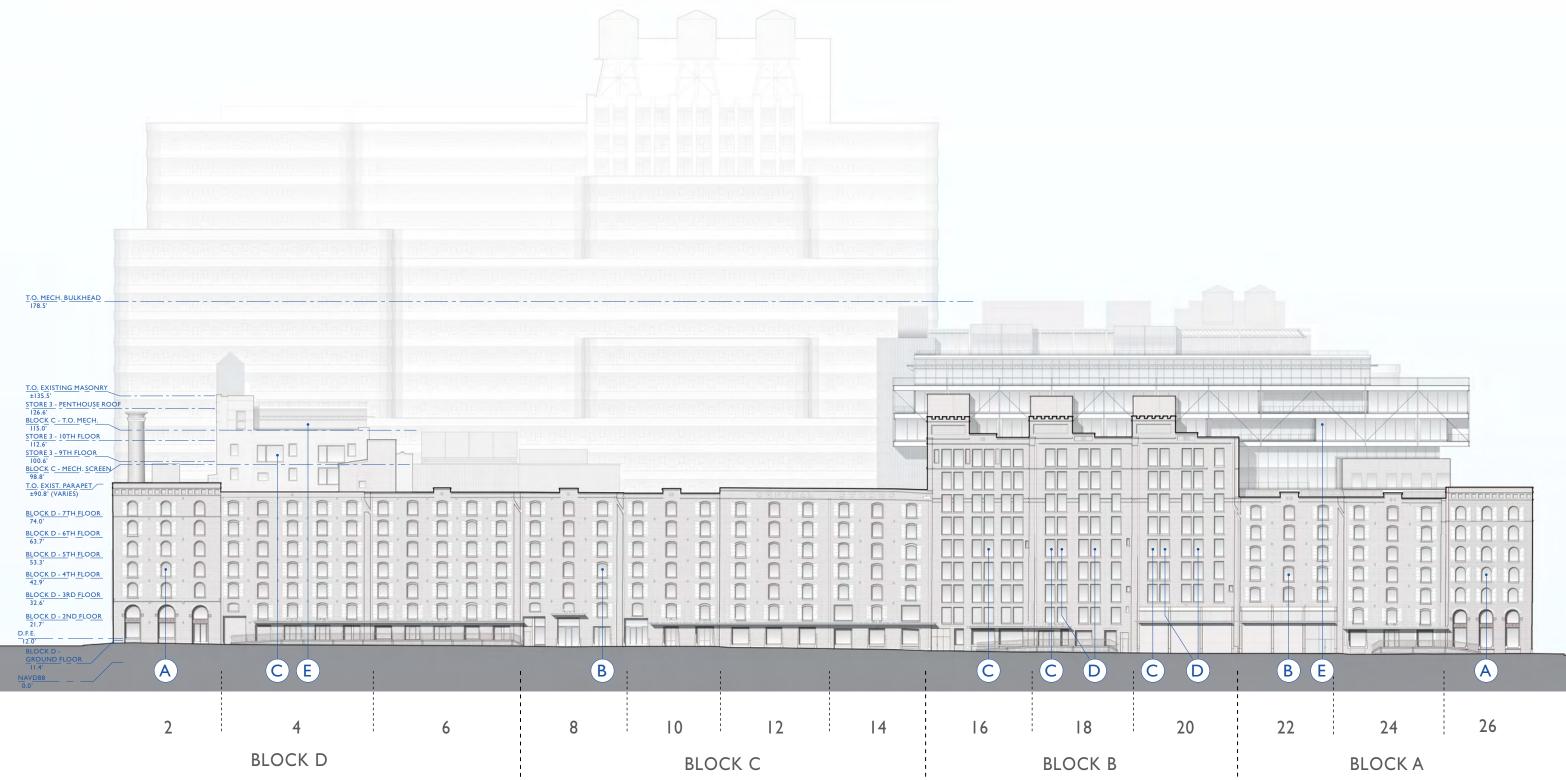
KEY NOTE LEGEND

- 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

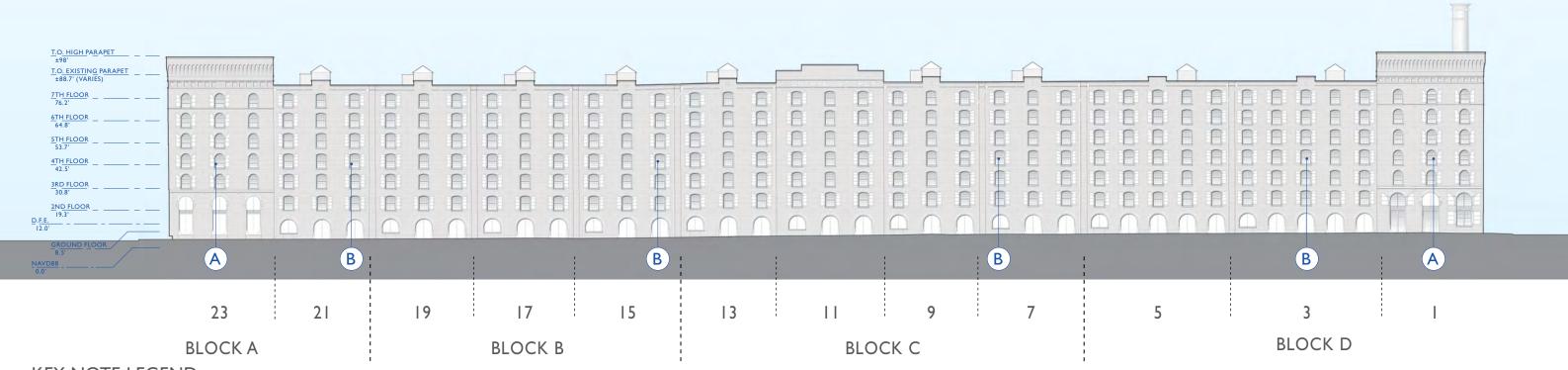
NORTH ELEVATION (28TH STREET) PROPOSED DESIGN



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

SOUTH ELEVATION (27TH STREET)



KEY NOTE LEGEND

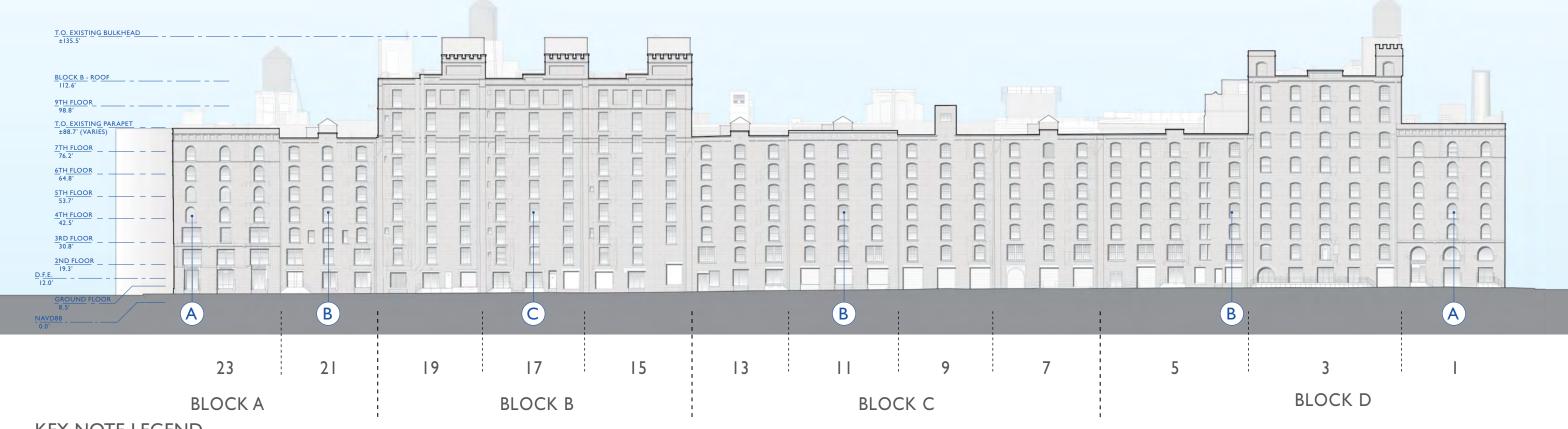
A - FULL ARCH MASONRY OPENING WITH 10/10 DOUBLE HUNG WINDOW & 10 LITE FIXED TRANSOM

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**



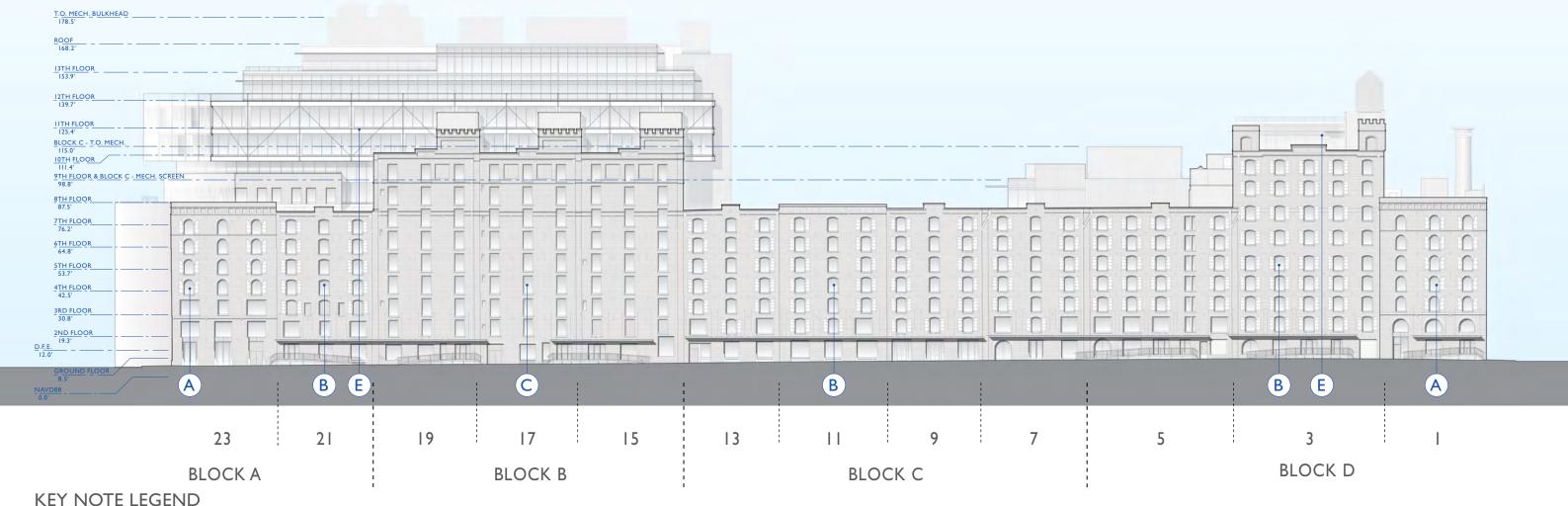
KEY NOTE LEGEND

- 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

* ALL ELEVATIONS FROM NAVD88

^{*} SEE STOREFRONT ELEVATIONS FOR GROUND & SECOND FLOOR

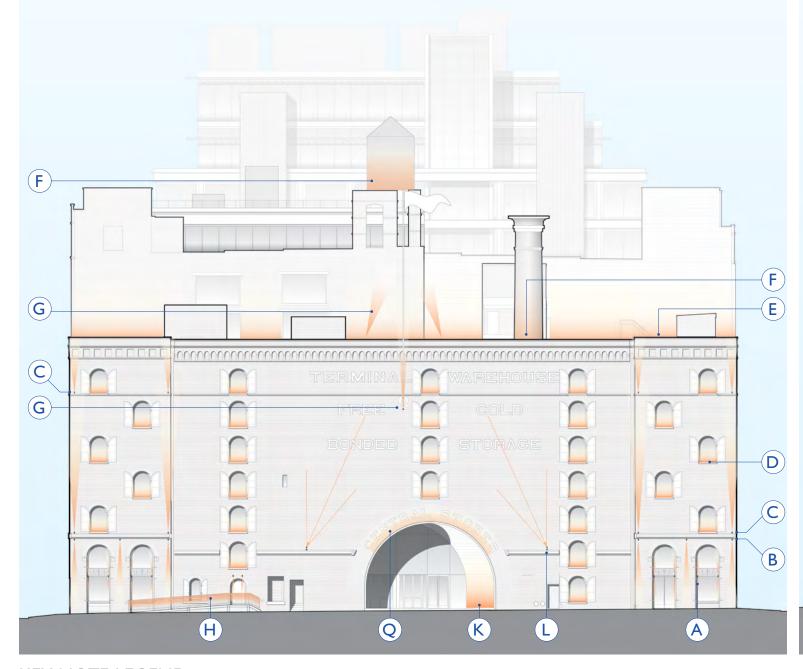
SOUTH ELEVATION (27TH STREET) PROPOSED DESIGN



- 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 (IITH AVENUE) FACADE LIGHTING







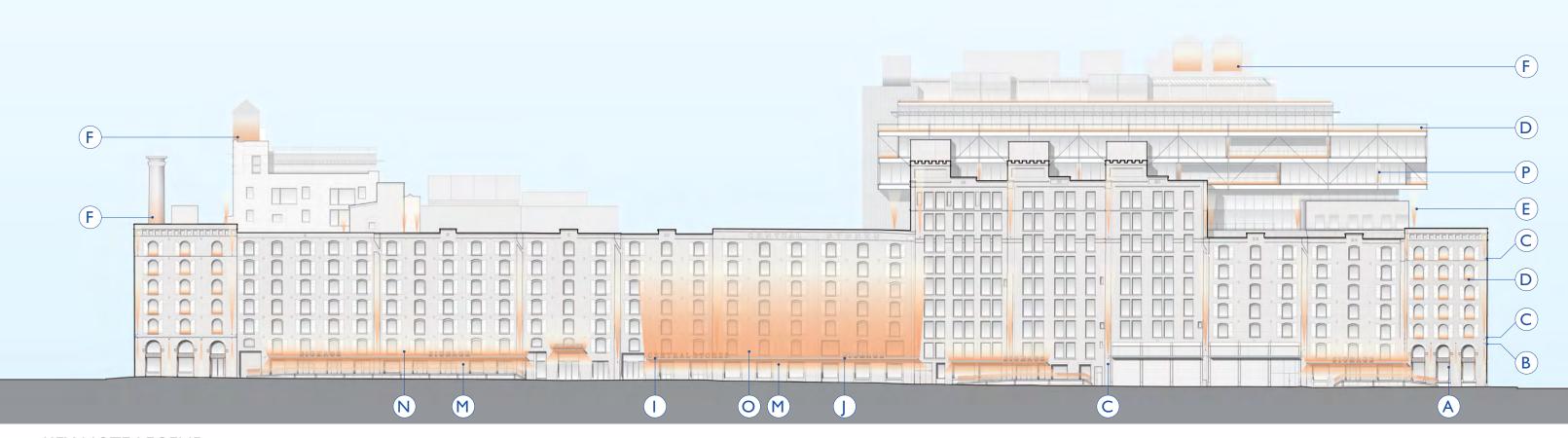
KEY NOTE LEGEND

- 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.
- I 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.

NORTH ELEVATION (28TH STREET) FACADE LIGHTING



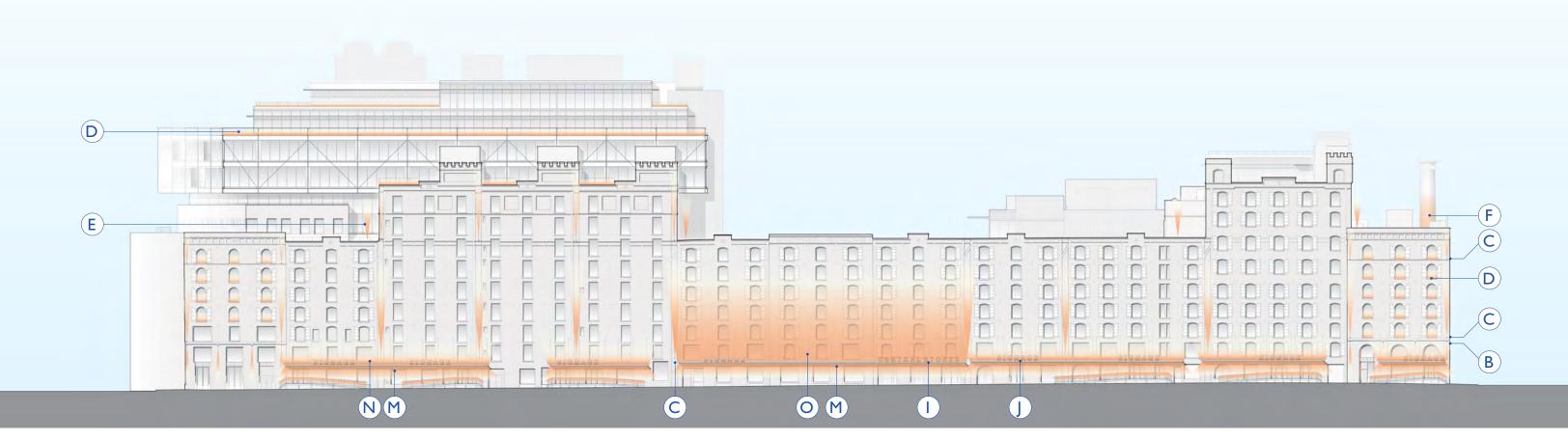
KEY NOTE LEGEND

- 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.
- | 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.

SOUTH ELEVATION (27TH 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.

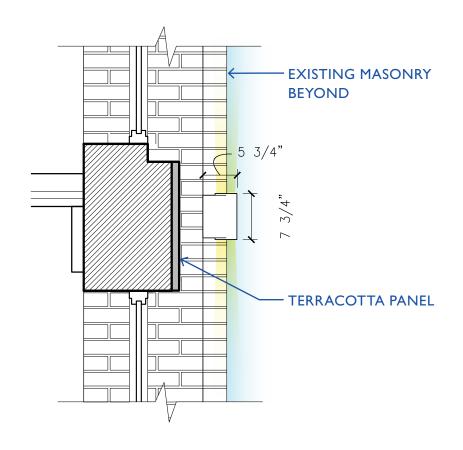
- I NEON SIGNAGE.
- I LED STRIPLIGHT.
- K INGRADE LINEAR UPLIGHTING.
- L FLOOD UPLIGHT.
- M DOWNLIGHTING.
- N LINEAR SOFT UPLIGHTING.
- O HIGH GRAZER.
- P SPOT LIGHTING.

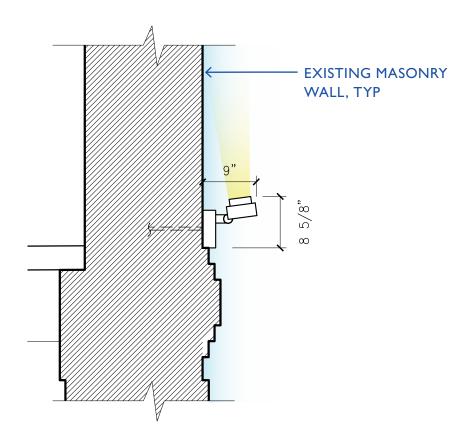
Q - SURFACE MOUNTED CUSTOM PICTURE LIGHT.

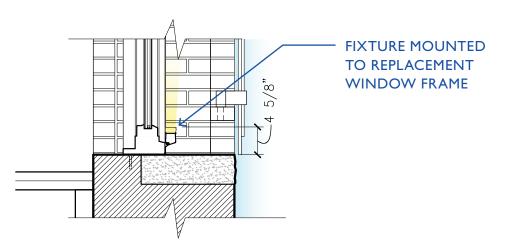
| NAME | CYLINDER FAÇADE LUMINAIRE | GRASSHOPPER PROJECTOR | GEN2 | RISE F170 SINGLE | LINEAR GRAZER | RISE F080 SINGLE | GEN3 | NEON LIGHT FIXTURE TBD |
|-------------|--|--|--|--|--|---|---|--|
| TYPE | Α | B C | D | E | F | G | Н | 1 |
| LOCATION | CORNER FAÇADE STORE FRONT WINDOW | B - CORNER FAÇADE DOWN C - CORNER FAÇADE UP | SHUTTER WINDOW | EXTERIOR ROOFTOP | WATER TOWER AND CHIMNEY | FLAG VERTICAL POLE | EXTERIOR HANDRAIL | SIGNAGE AT THE ENTRANCE OF FOOD MARKET |
| DESCRIPTION | Housing: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Tamper-proof screw. | 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. | 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. | 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. | TBD - Fixture will not be visible from street level. | 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. | Gen 3 is an architecturalgrade, wet-location LED luminaire engineered for the illumination & highlighting of walls & surfaces. | All neon to be provided with 15mm od, dimmable france x-formers. All neon is 15mm White EGL. |
| РНОТО | | | <u>annamananananana</u> | 66 | | | | CHELSEA MAI |
| NAME | LED STRIPLIGHT | LUMENFACADE INGROUND | WALL BRACKET | LED CEILING MOUNTED DOWNLIGHT | LUMENFACADE NANO | LUMENFACADE | RISE F080 SINGLE | SURFACE MOUNTED CUSTOM PICTURE LIGHT |
| TYPE | J | K | L | М | N | 0 | P | Q |
| LOCATION | SIGNAGE ON MARQUEES | EAST MAIN ARCH ENTRANCE | EAST MAIN FAÇADE | UNDERNEATH MARQUEES | TYPICAL EXTERIOR MARQUEES | FOOD MARKET EXTERIOR MARQUEES | ROOFTOP ADDITION | EAST MAIN FACADE ARCH ENTRANCE SIGNAGE |
| DESCRIPTION | To be provided by Signage manufacturer. 90+CRI, IP65. | The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. | IP55. Bracket mounted LED floodlight. Integral control gear. Special effects can be realized with linear lens, or flood lens. | 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. | The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no façade lighting has gone before. | The Lumenfacade is a high- performance linear LED luminaire for grazing or floodlighting exterior walls and facades. | 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. | TBD |
| РНОТО | | | | | | | | |
| | | | | | | | | |

EXTERIOR LIGHTING DETAILS VISIBLE FROM STREET

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









CYLINDER FAÇADE LUMINAIRE

CORNER FAÇADE STORE FRONT WINDOW

Α

Housing: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Tamper-proof screw.



GRASSHOPPER PROJECTOR

B | C

B - CORNER FAÇADE DOWN C - CORNER FAÇADE UP

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.



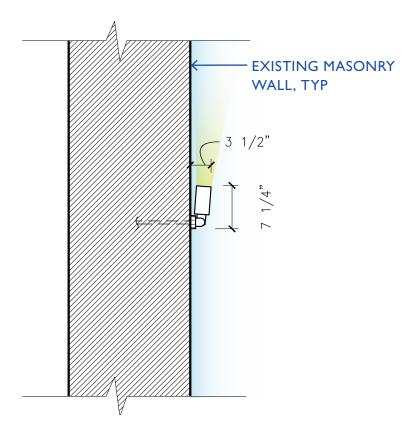
GEN2

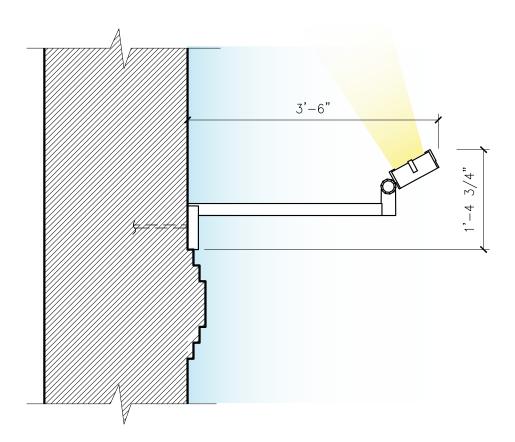
D

SHUTTER WINDOW

An architectural-grade, wetlocation LED luminaire engineered for the illumination and grazing of walls and surfaces, with perfect continuous light and plug-together design.

EXTERIOR LIGHTING DETAILS VISIBLE FROM STREET







RISE F080 SINGLE

G

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.



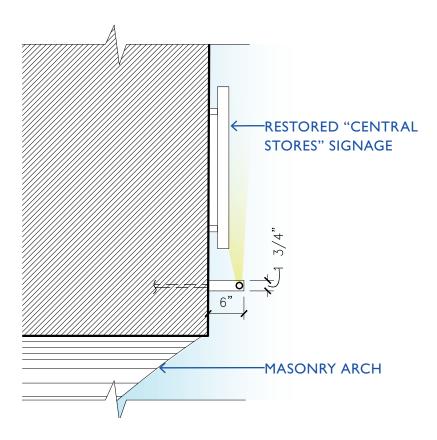
WALL BRACKET

L

EAST MAIN FAÇADE

IP55. Bracket mounted LED floodlight. Integral control gear. Special effects can be realized with linear lens, or flood lens.

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





SURFACE MOUNTED CUSTOM PICTURE LIGHT

Q

EAST MAIN FACADE ARCH ENTRANCE SIGNAGE

TBD



































