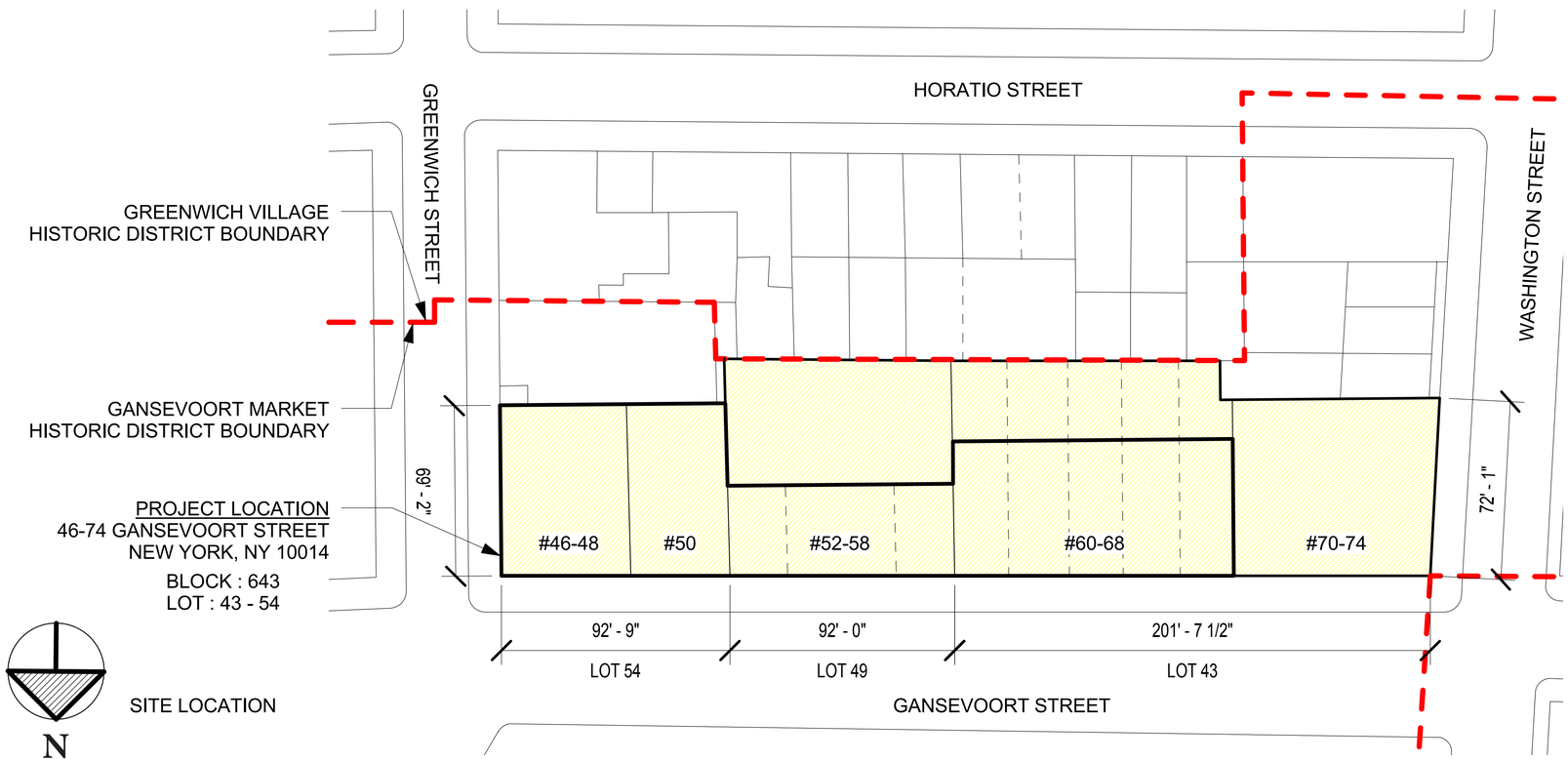
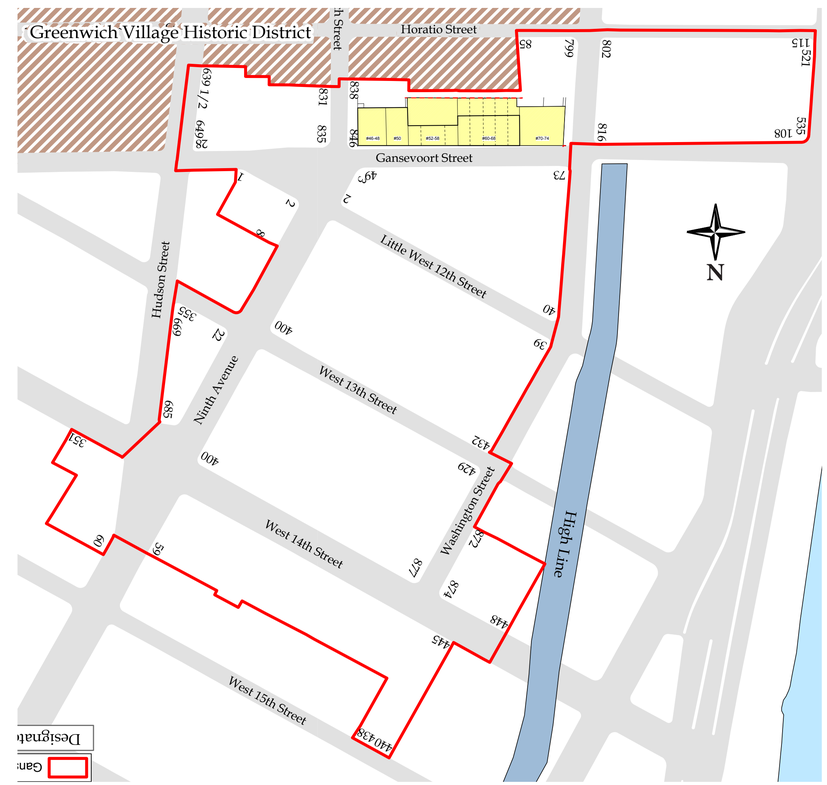
#46-48 #50 #52-58 #60-68 #70-74





GANSEVOORT STREET SITE PLAN, ELEVATION AND DISTRICT MAP

46-74 GANSEVOORT STREET

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GANSEVOORT MARKET HISTORIC DISTRICT CHARACTERISTICS

46-74 GANSEVOORT STREET

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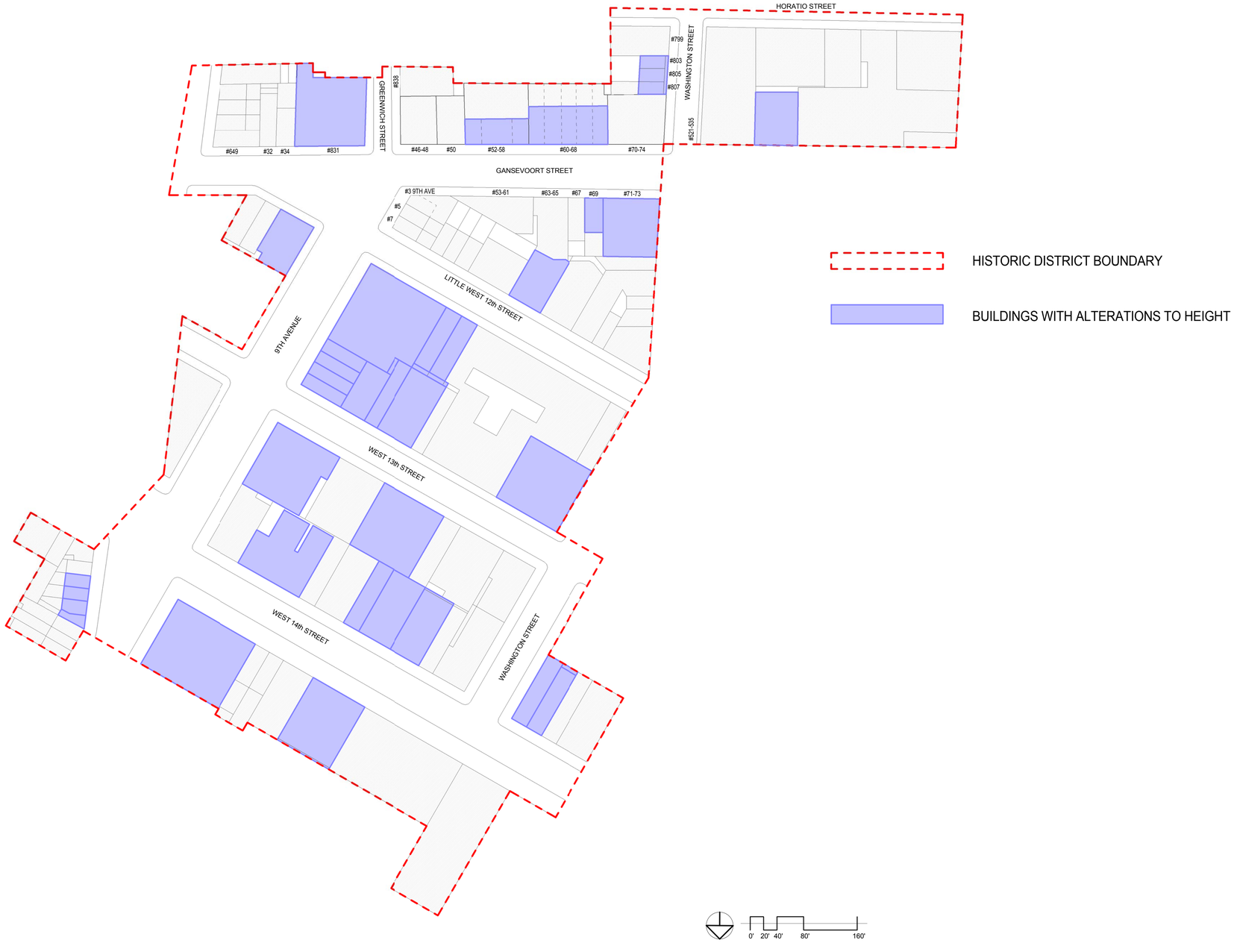

CHANGES TO BUILDING HEIGHTS WITHIN HISTORIC DISTRICT

46-74 GANSEVOORT STREET

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BUILDINGS CUT DOWN IN HEIGHT WITHIN HISTORIC DISTRICT

46-74 GANSEVOORT STREET

BKSK

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HISTORICAL AND PRE-DESIGNATION ADDITIONS WITHIN HISTORIC DISTRICT

46-74 GANSEVOORT STREET

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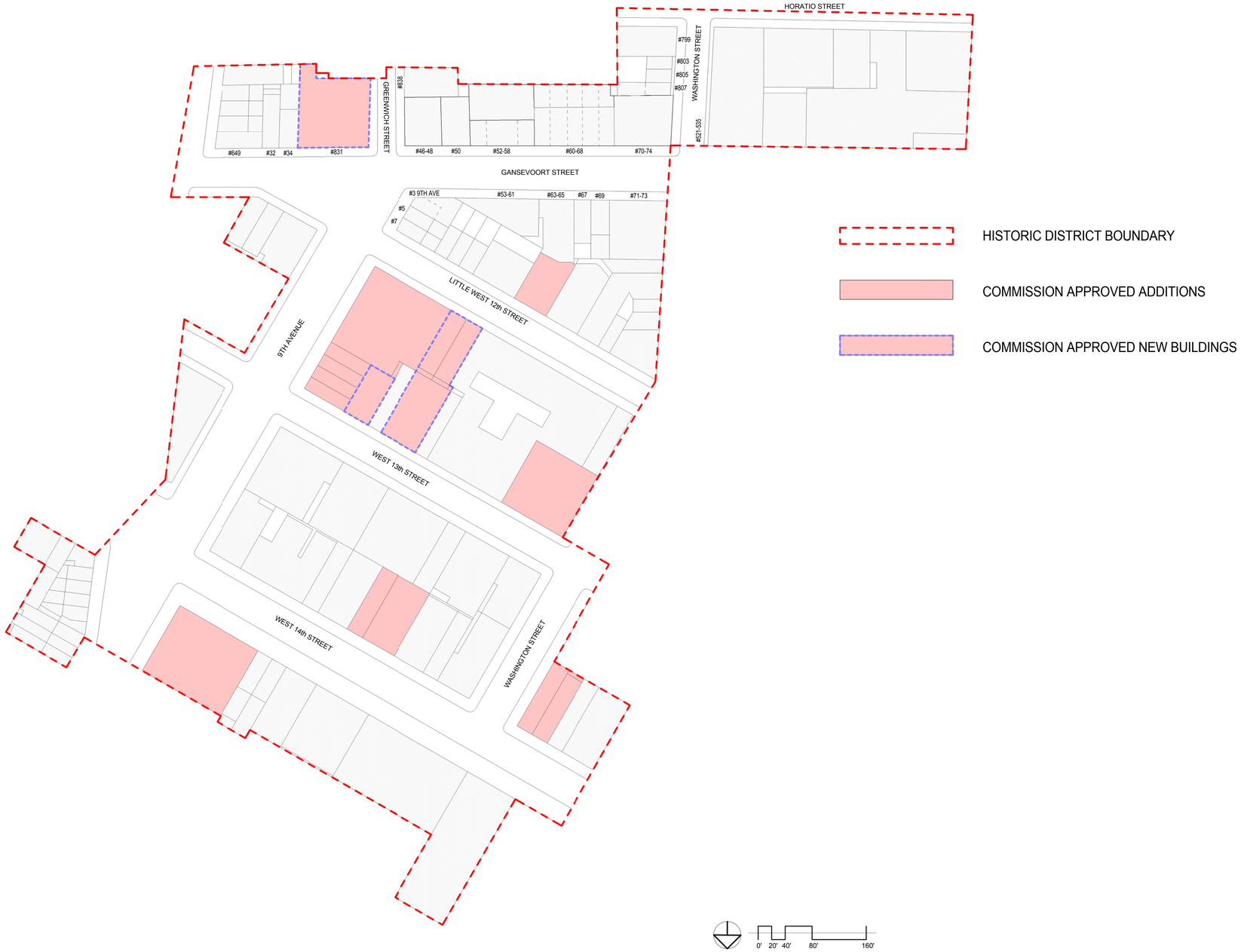

COMMISSION-APPROVED ADDITIONS AND NEW BUILDINGS

46-74 GANSEVOORT STREET

BKSK

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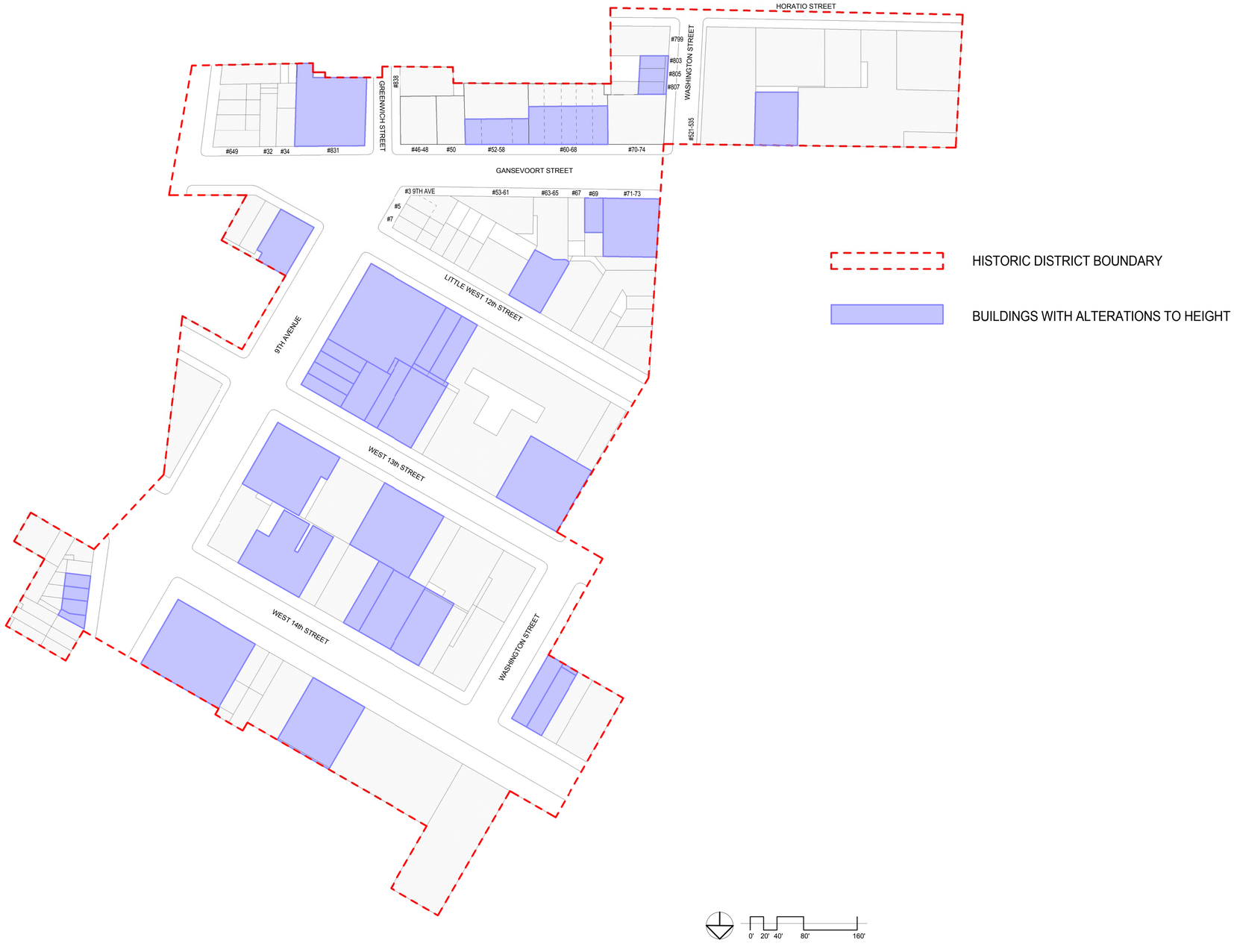

CHANGES TO BUILDING HEIGHTS WITHIN HISTORIC DISTRICT

46-74 GANSEVOORT STREET

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GANSEVOORT STREET - SOUTH SIDE

GANSEVOORT STREET - NORTH SIDE

GANSEVOORT STREET ELEVATIONS

46-74 GANSEVOORT STREET

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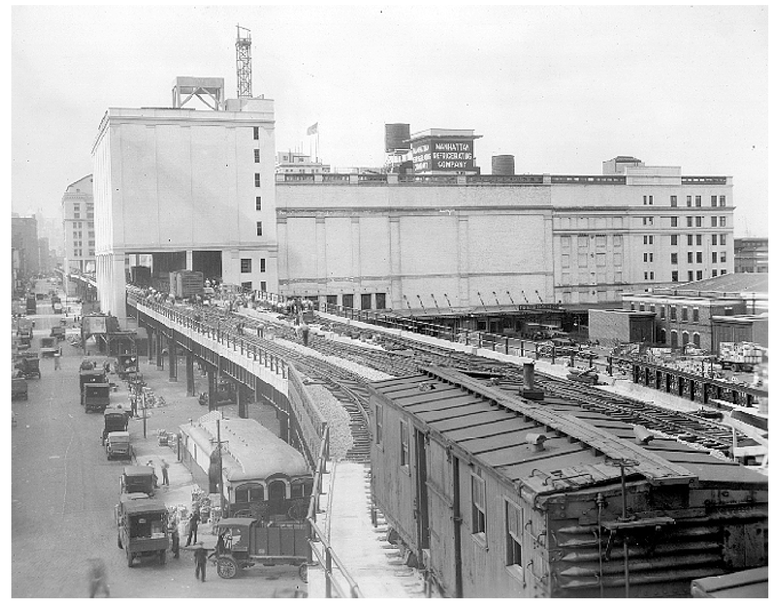
1933

1938

1938

1940



1935

1933

HISTORIC PHOTOGRAPHS

46-74 GANSEVOORT STREET

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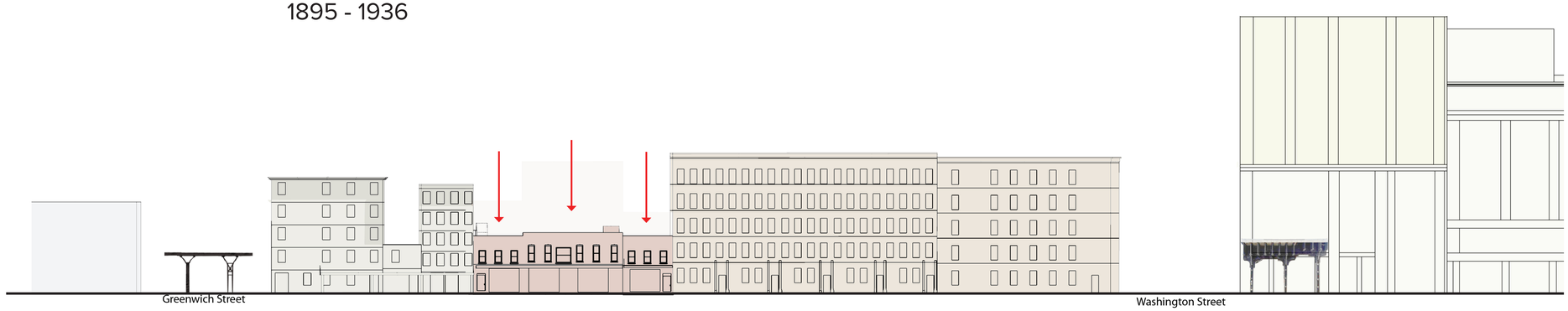
1887 - 1895
46-74 GANSEVOORT STREET

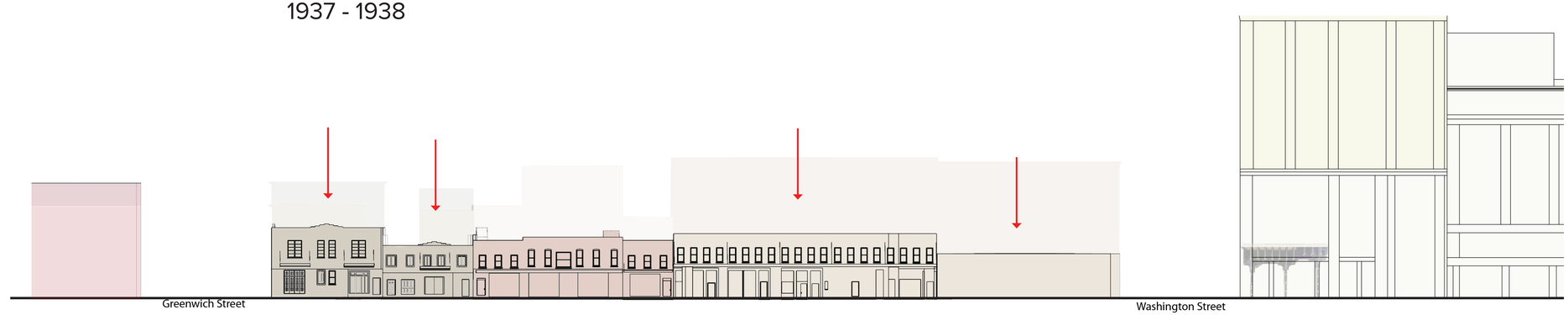
HISTORIC 1933

1895 - 1936



1937 - 1938

PRESENT



1939-1940; PRESENT

HISTORIC STREET BUILDING PROFILE

46-74 GANSEVOORT STREET

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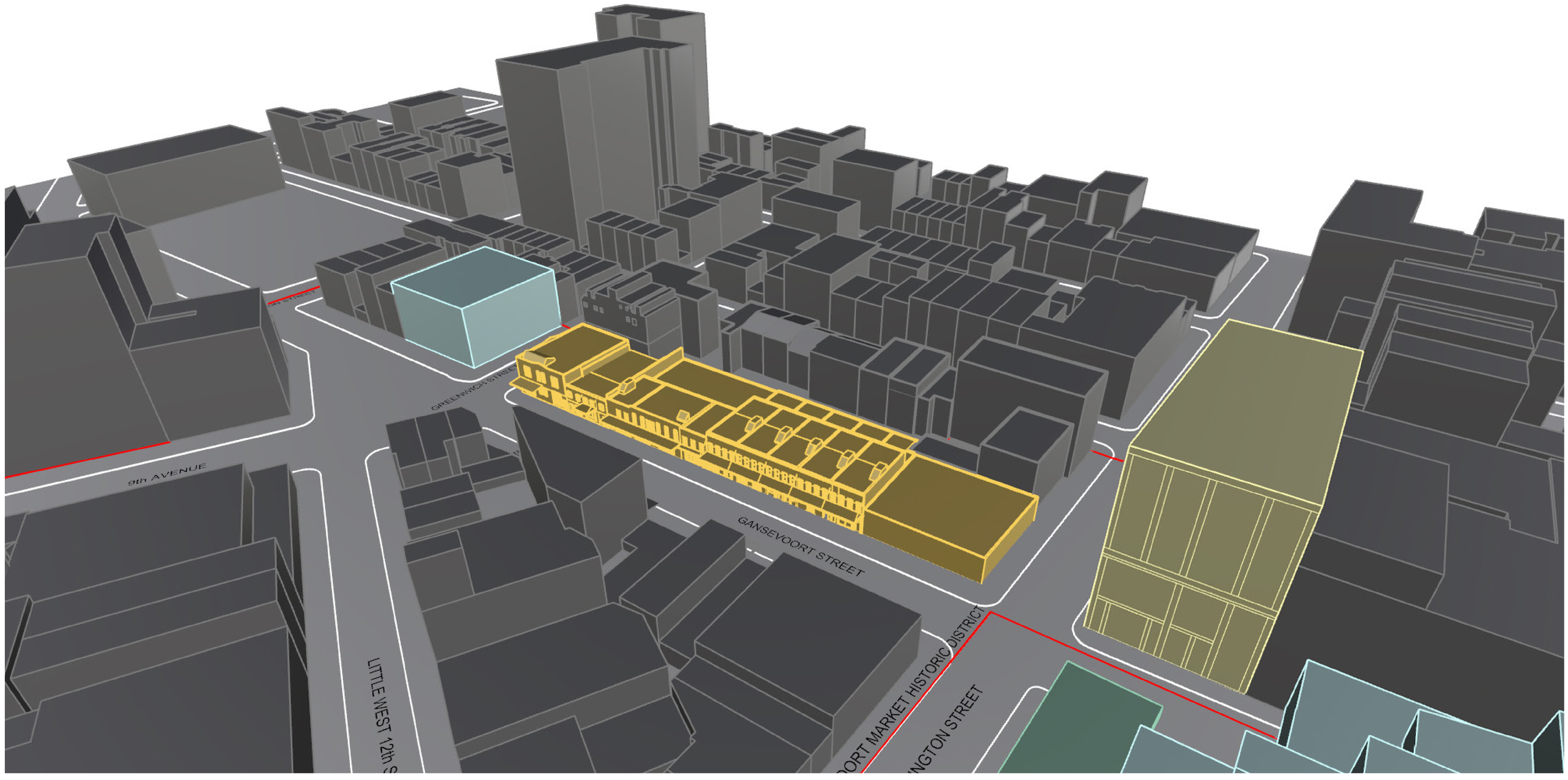

EXISTING MASSING IN CONTEXT : ELEVATED VIEW SOUTH

46-74 GANSEVOORT STREET

BKSK

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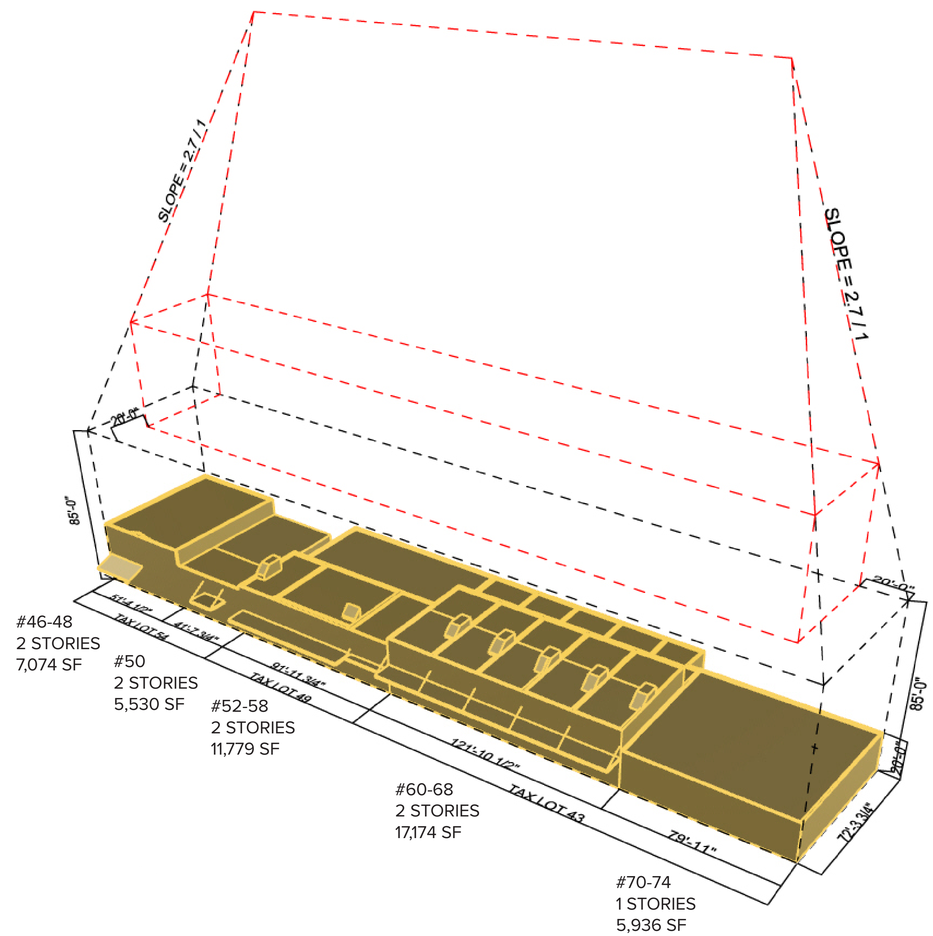

TOTAL EXISTING SF
#46-74
47,493 SF

ZONING ENVELOPE : M1-5 EXISTING MASSING

46-74 GANSEVOORT STREET

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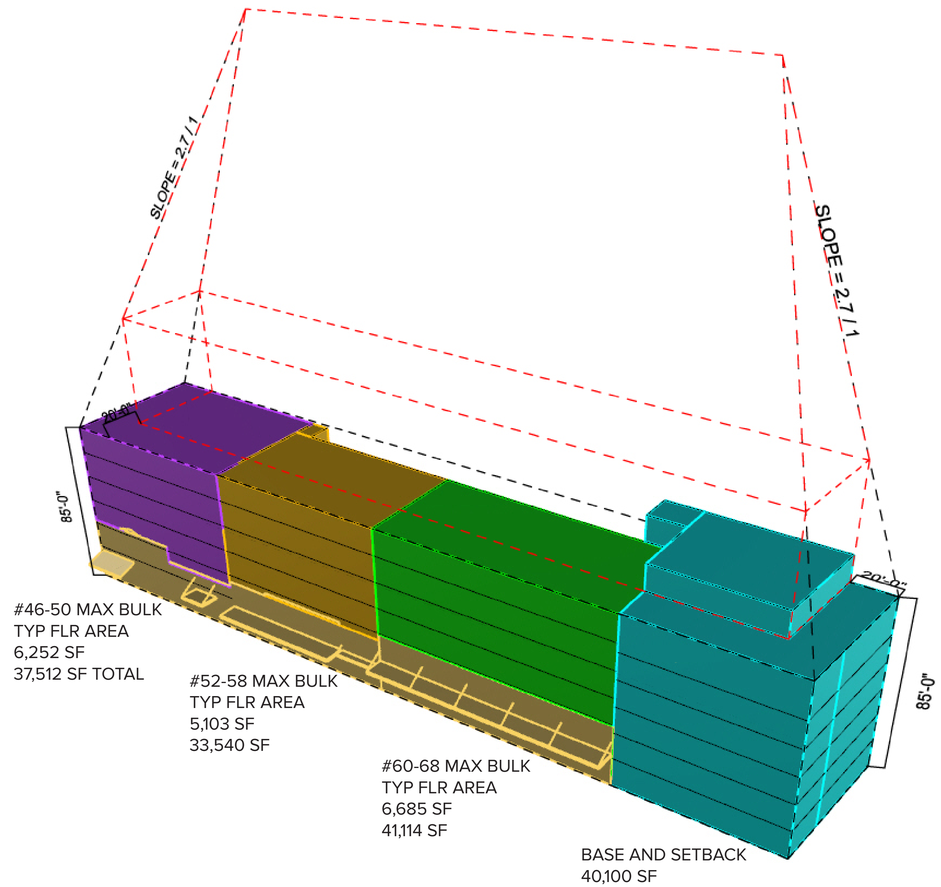

TOTAL SITE ALLOWABLE
PER ZONING RESOLUTION
155,000 SF

ZONING ENVELOPE : M1-5 ALLOWABLE MASSING

46-74 GANSEVOORT STREET

BKSK

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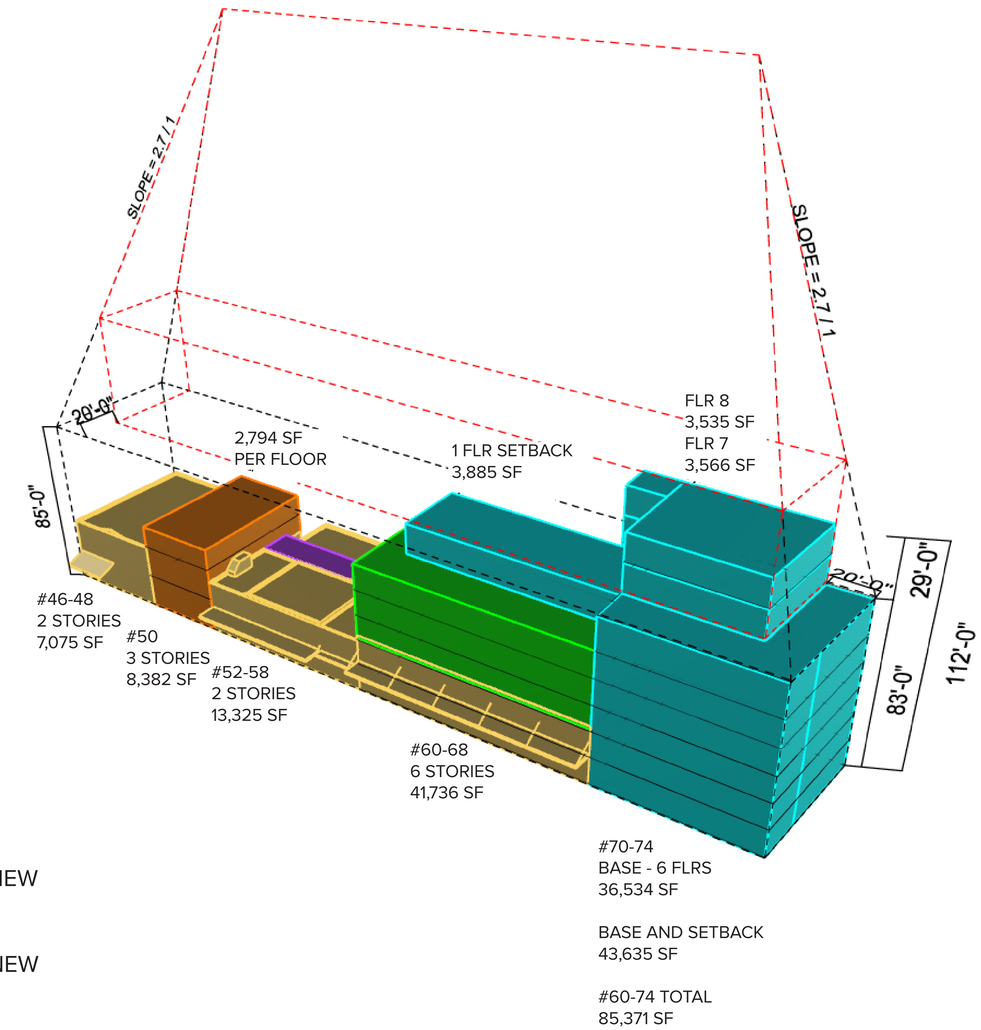

#46-48 EXISTING
7,075 SF

#50 NEW
8,382 SF

#52-58 EXISTING AND NEW
13,325 SF

#60-68 EXISTING AND NEW
41,736 SF

#70-74 NEW
43,635 SF

PROPOSED TOTAL ZFA
114,153 SF

ALLOWABLE TOTAL ZFA
155,000 SF

ZONING ENVELOPE : PROPOSED MASSING

46-74 GANSEVOORT STREET

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EXISTING GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

BKSK

11.04.15

PROPOSED GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-50 GANSEVOORT STREET

46-74 GANSEVOORT STREET

BKSK

11.04.15

1885 - 1936

1939 - 2015

1938

1939

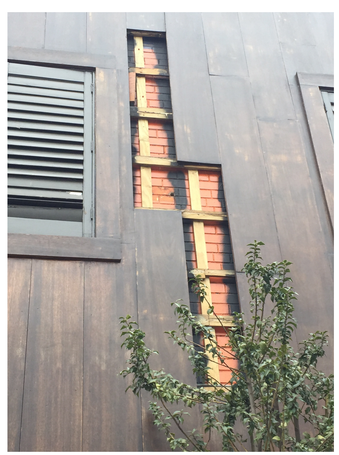
46-50 GANSEVOORT STREET

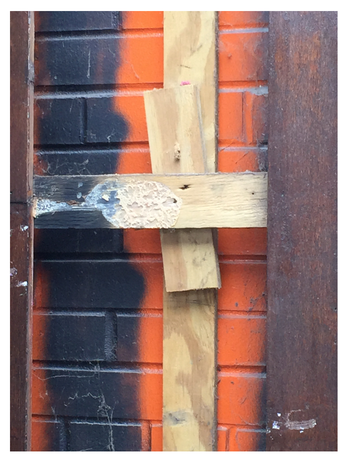
46-74 GANSEVOORT STREET

BKSK

1980

2000





PROBE

GANSEVOORT STREET 1933

405 WEST 14TH STREET

440 WEST 14TH STREET

803-807 WASHINGTON STREET

DISTRICT 4-STORY TENEMENT TYPOLOGY

46-74 GANSEVOORT STREET

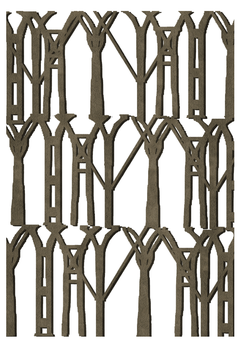
BKSK

46-50 GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

11.04.15



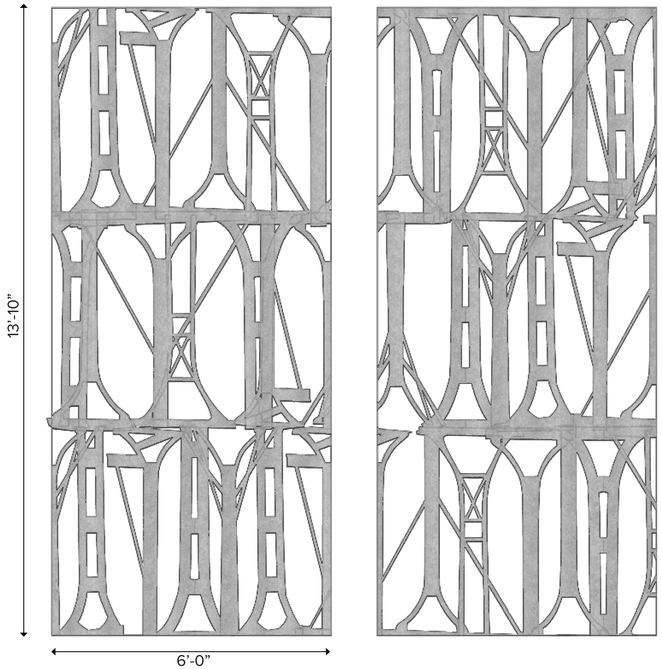
46-50 GANSEVOORT STREET DETAIL VIEW

46-74 GANSEVOORT STREET

BKSK

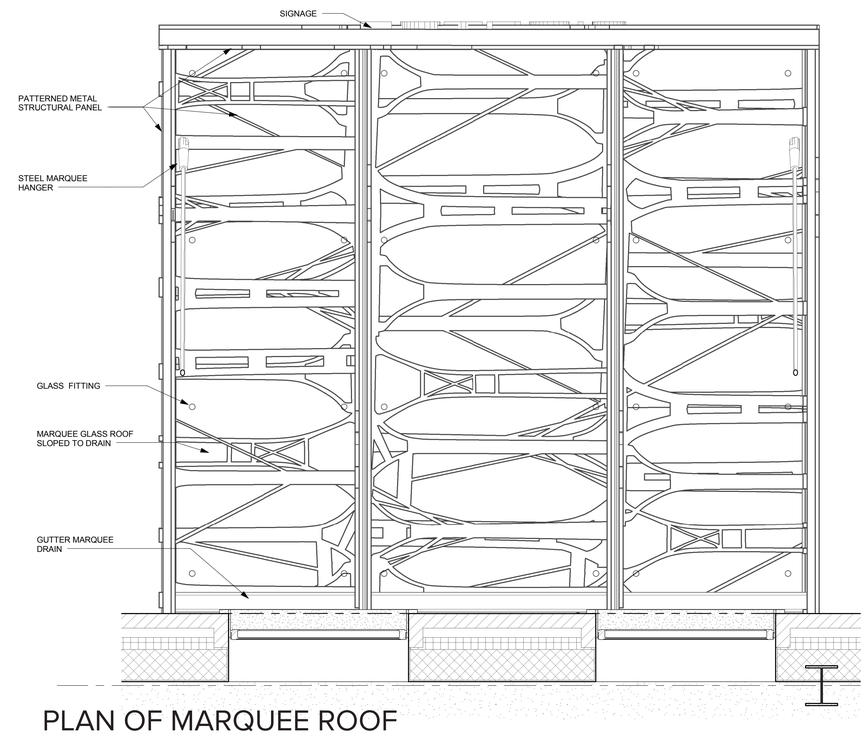
11.04.15

HISTORIC ELEVATED RAIL



TYPICAL PANEL PATTERNS

SHADOW UNDER HISTORIC ELEVATED RAIL



PLAN OF MARQUEE ROOF

46-50 GANSEVOORT STREET METAL SCREEN

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-50 GANSEVOORT STREET VIEW TOWARD SOUTHEAST

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-50 GANSEVOORT STREET VIEW TOWARD SOUTHWEST

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-50 GANSEVOORT STREET EXISTING NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-50 GANSEVOORT STREET PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

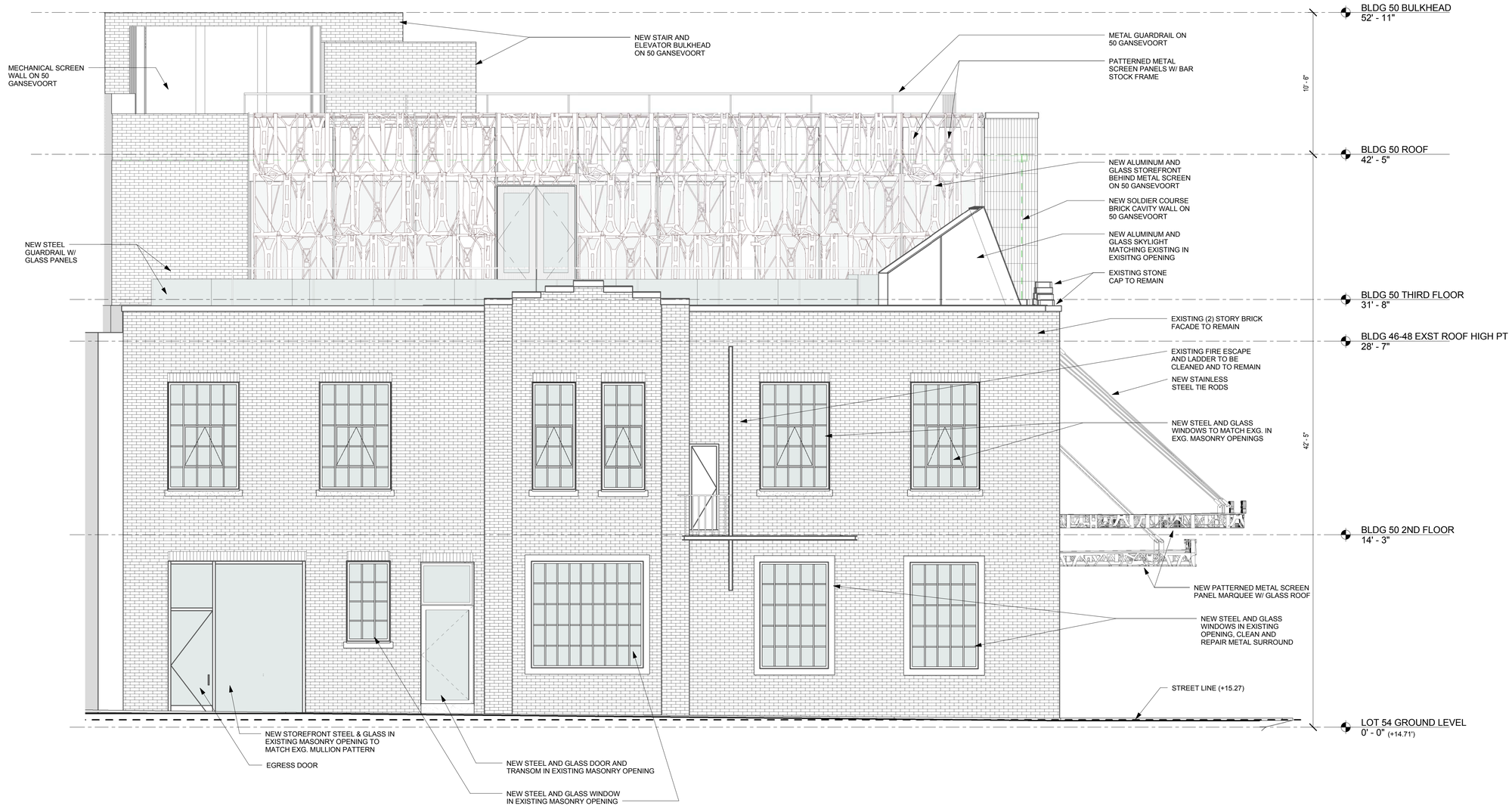
11.04.15

46-50 GANSEVOORT STREET EXISTING EAST ELEVATION

46-74 GANSEVOORT STREET

BKSK

11.04.15

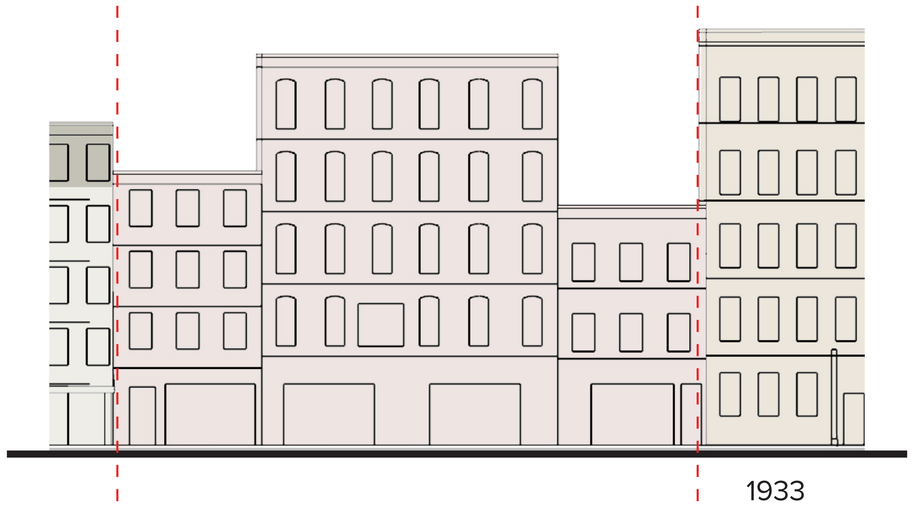


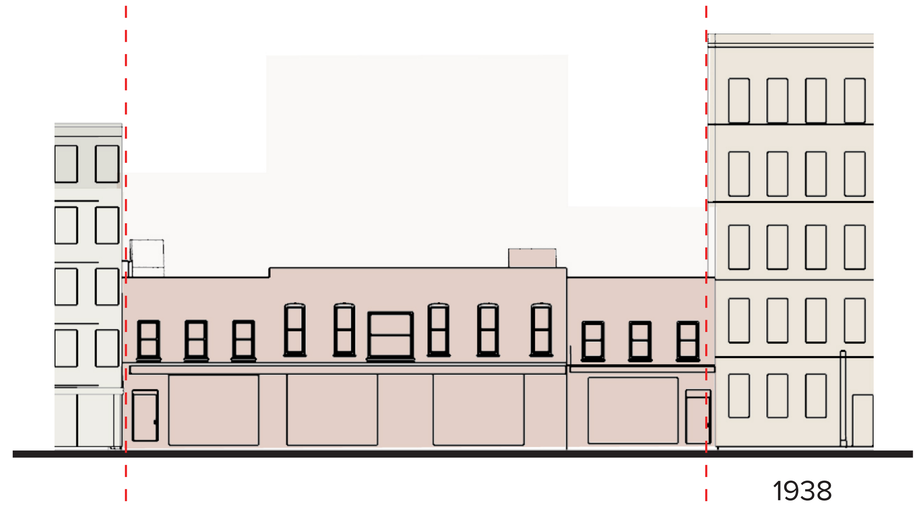
46-50 GANSEVOORT STREET PROPOSED EAST ELEVATION

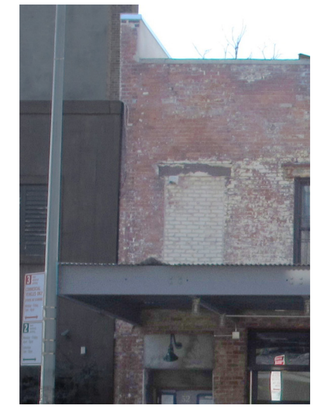
46-74 GANSEVOORT STREET

BKSK

11.04.15







EXISTING

52-58 GANSEVOORT STREET

46-74 GANSEVOORT STREET

BKSK

EXISTING

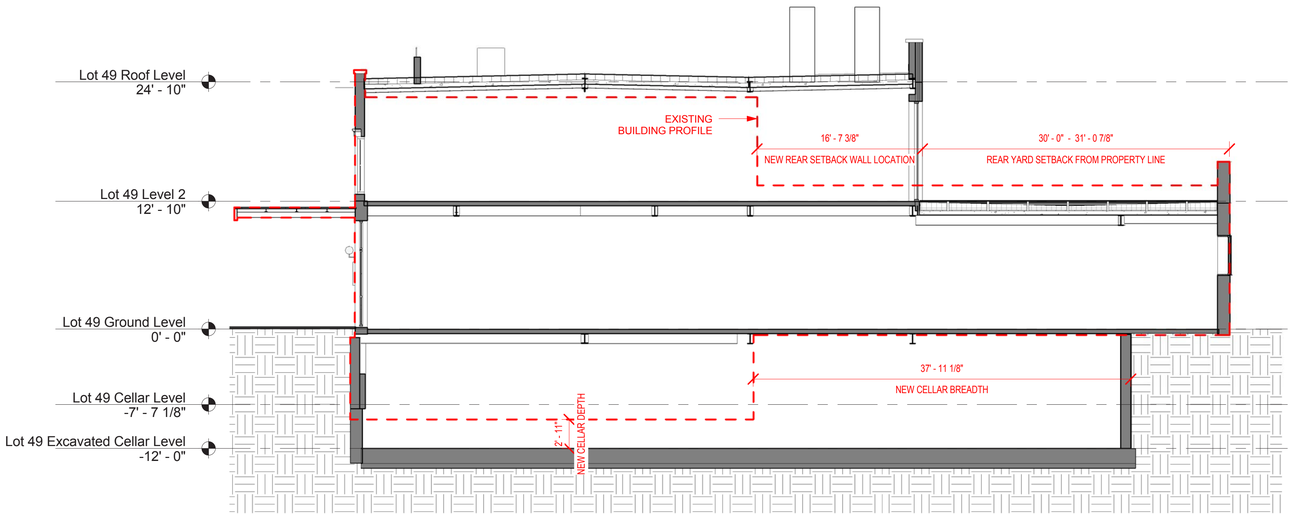
PROPOSED

52-58 GANSEVOORT STREET EXISTING AND PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

11.04.15

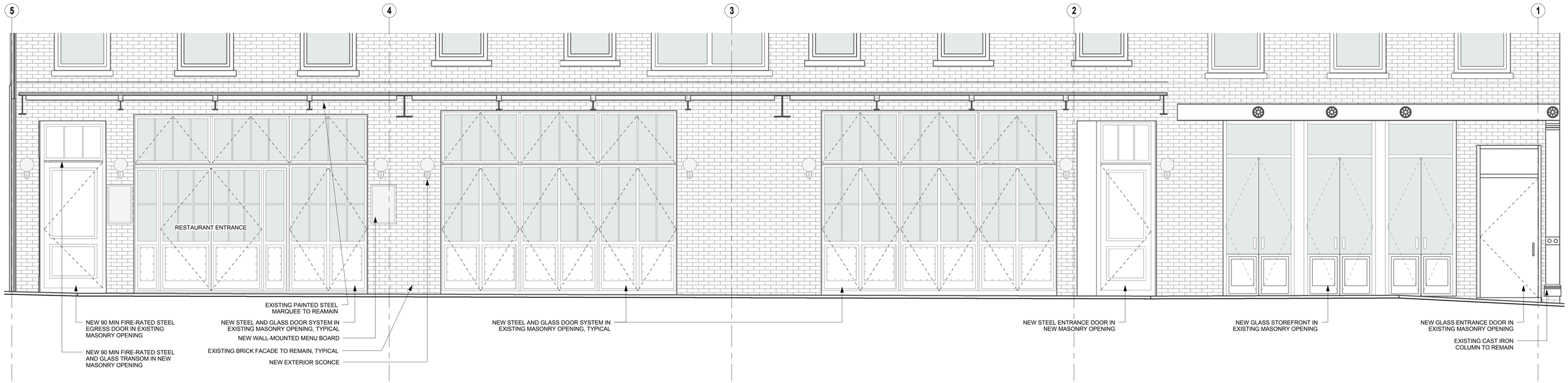


52-58 GANSEVOORT STREET BUILDING SECTION AND REAR WALL

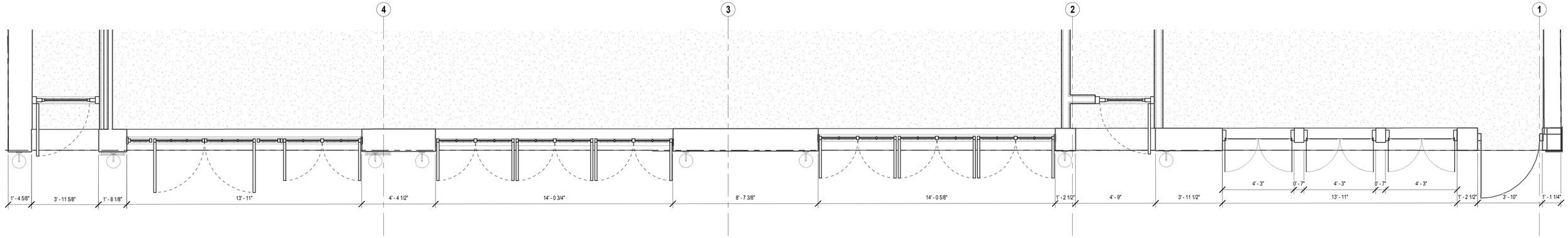
46-74 GANSEVOORT STREET

BKSK

11.04.15



1 NORTH ELEVATION STOREFRONT
3/8" = 1'-0"



2 STOREFRONT PLAN DETAIL
3/8" = 1'-0"

52-58 GANSEVOORT STREET PROPOSED STOREFRONT DETAILS

46-74 GANSEVOORT STREET

BKSK

11.04.15

PRESENT

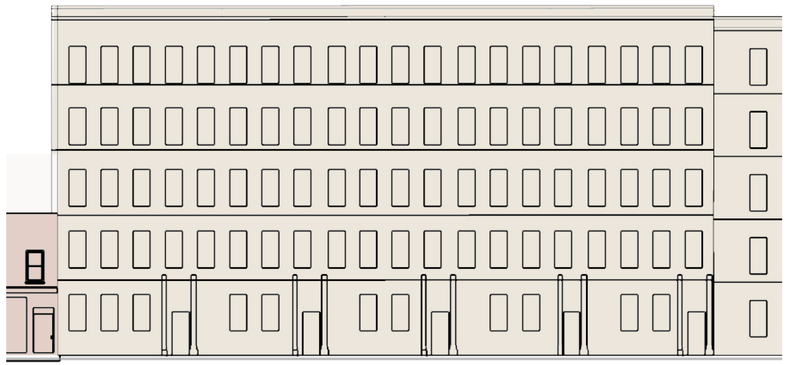
1938

60-68 GANSEVOORT STREET

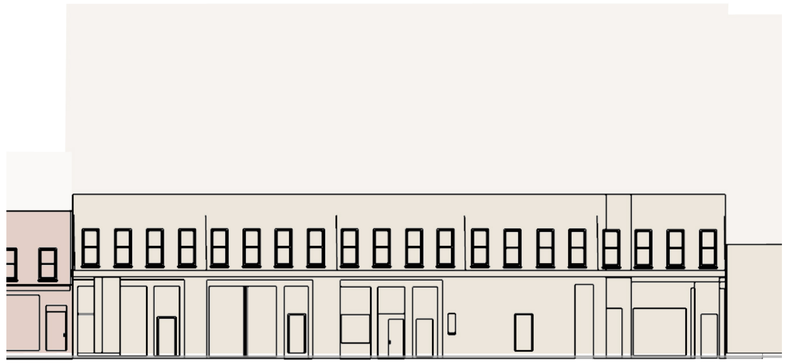
46-74 GANSEVOORT STREET

BKSK

877 WASHINGTON STREET



1938



1939-1940; PRESENT

PRESENT

60-68 GANSEVOORT STREET

46-74 GANSEVOORT STREET

BKSK

11.04.15

60-68 GANSEVOORT STREET PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

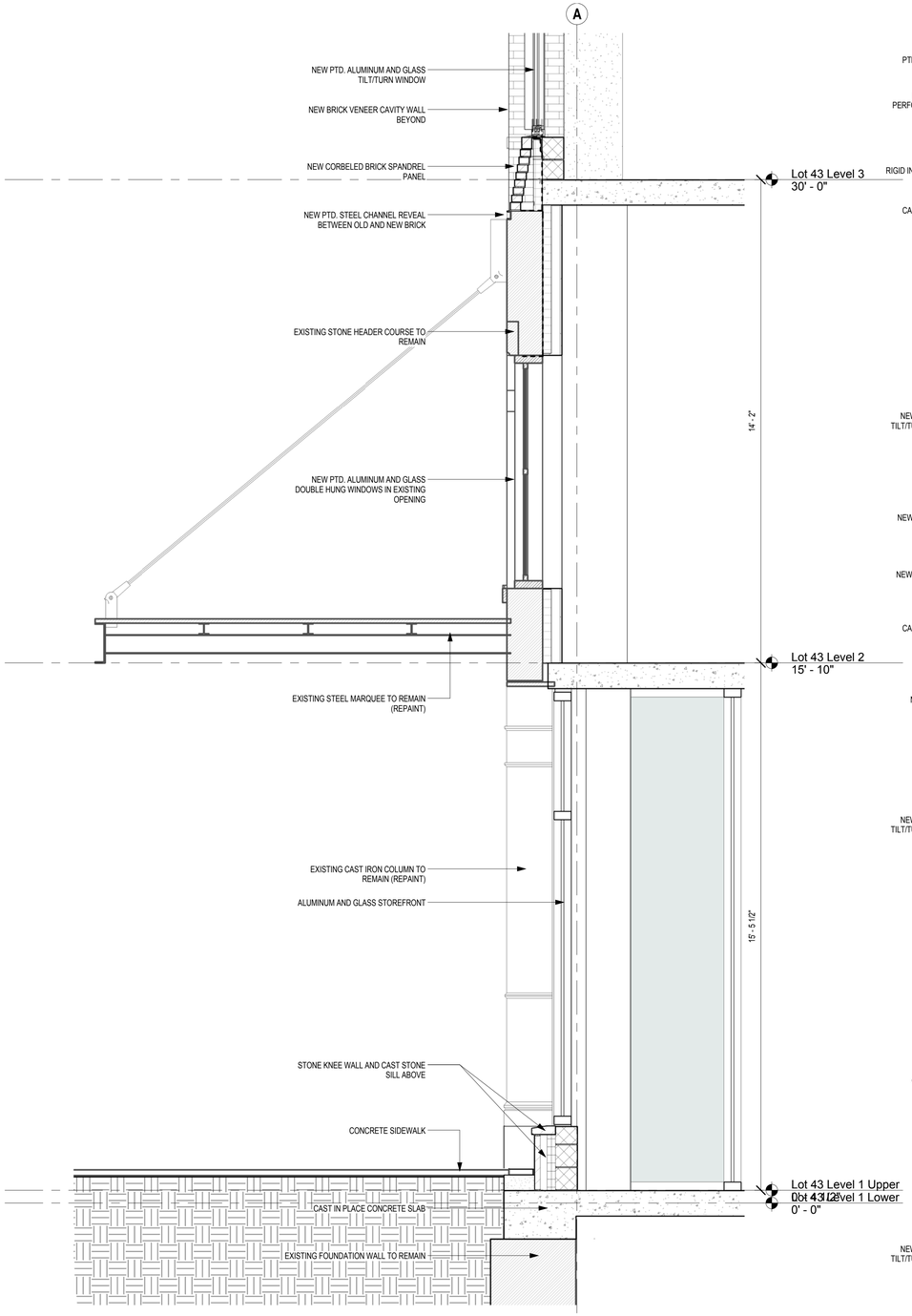
11.04.15

60-68 GANSEVOORT STREET PROPOSED DETAIL

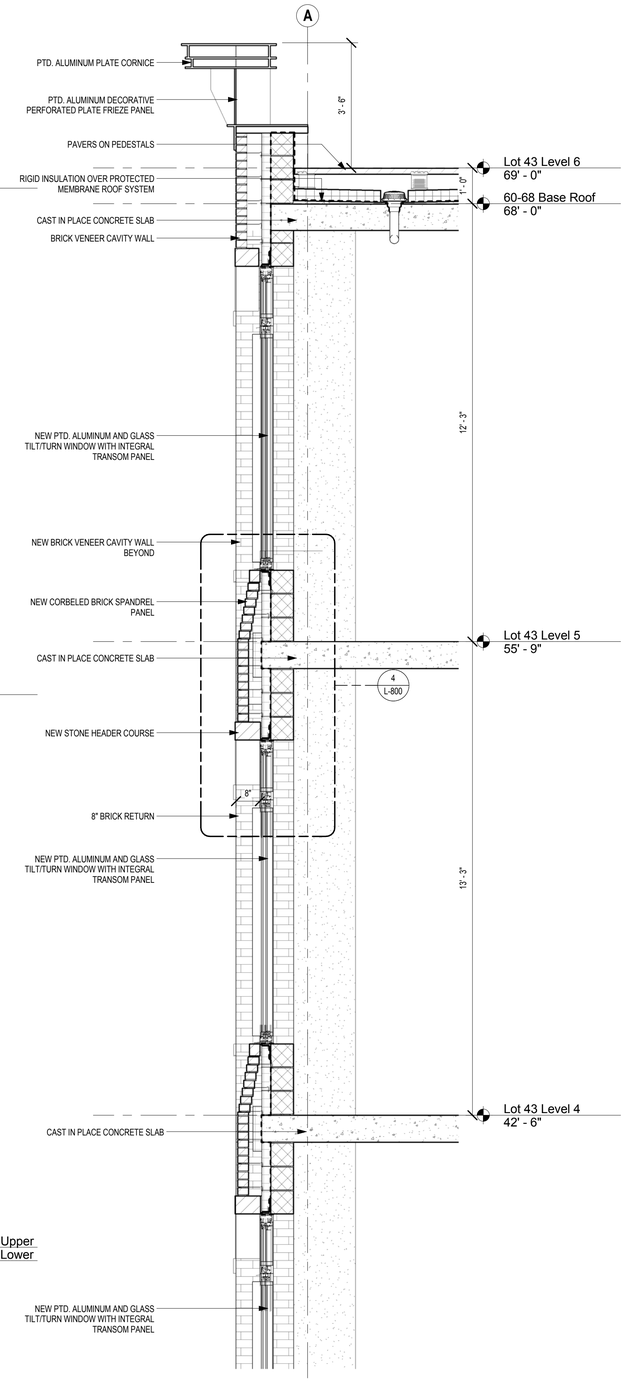
46-74 GANSEVOORT STREET

BKSK

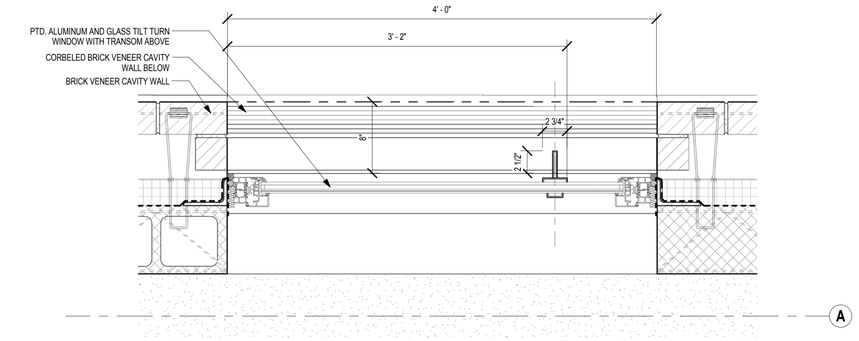
11.04.15



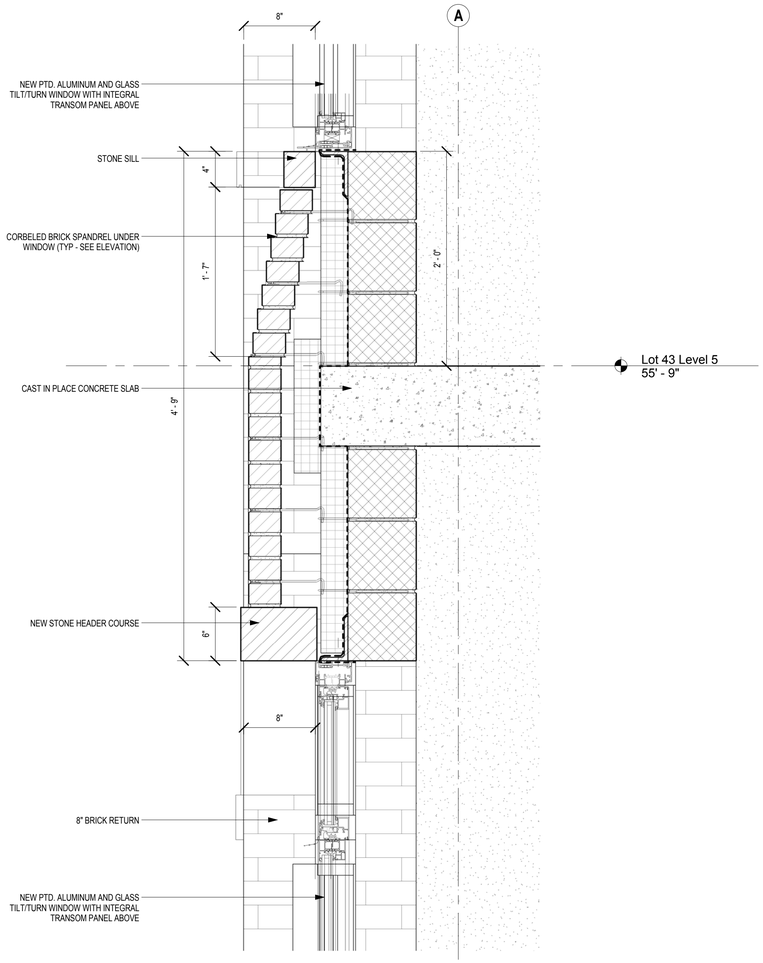
1 LPC_60-68 NORTH WALL SECTION
LOWER
NTS



2 LPC_60-68 NORTH WALL SECTION
UPPER
NTS



3 LPC_60-68 WINDOW PLAN DETAIL
1 1/2" = 1'-0"



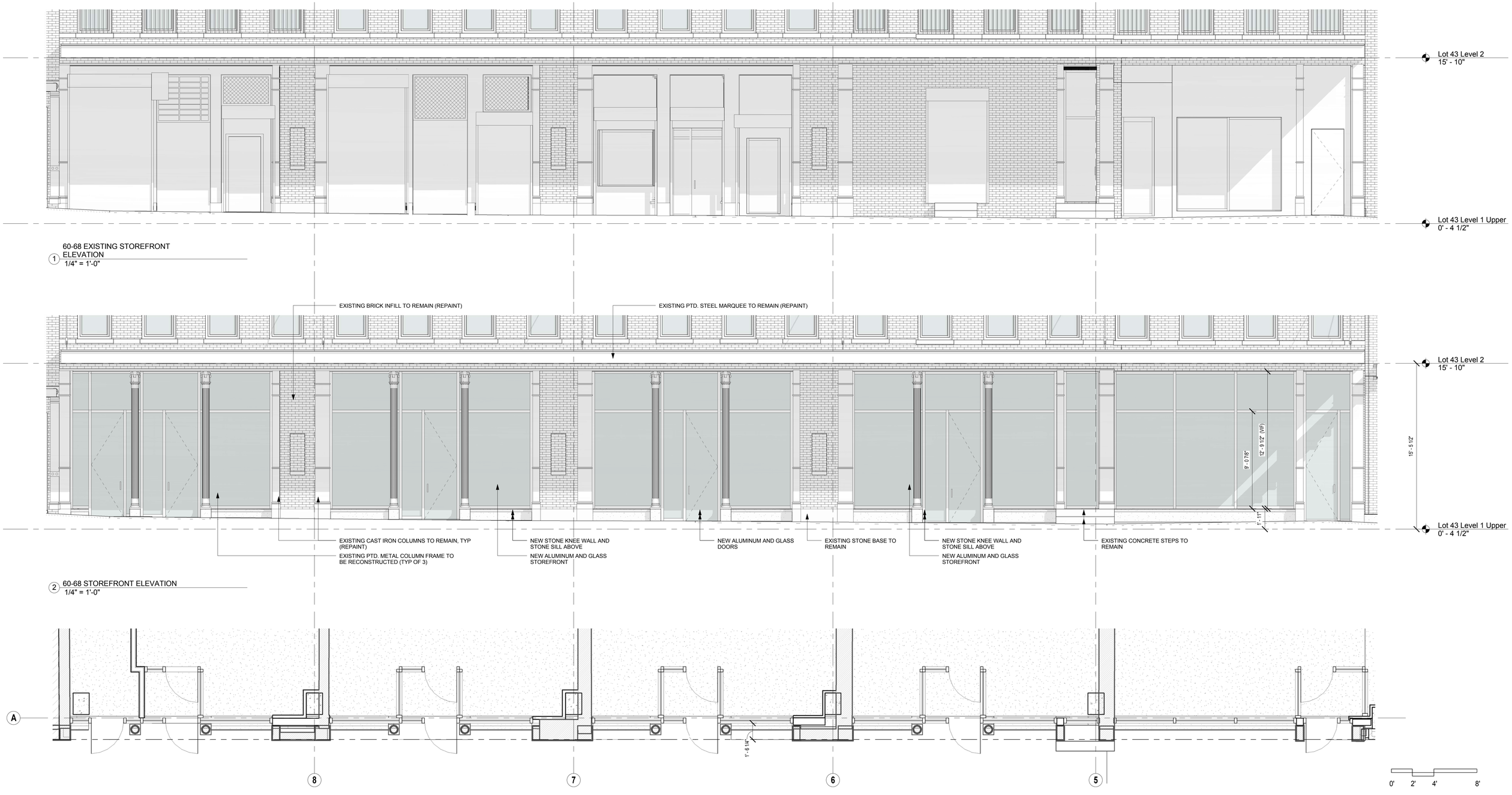
4 LPC_60-68 TYPICAL SPANDREL DETAIL
1 1/2" = 1'-0"

60-68 GANSEVOORT STREET PROPOSED NORTH WALL SECTION

46-74 GANSEVOORT STREET

BKSK

11.04.15



60-68 GANSEVOORT STREET EXISTING AND PROPOSED STOREFRONT

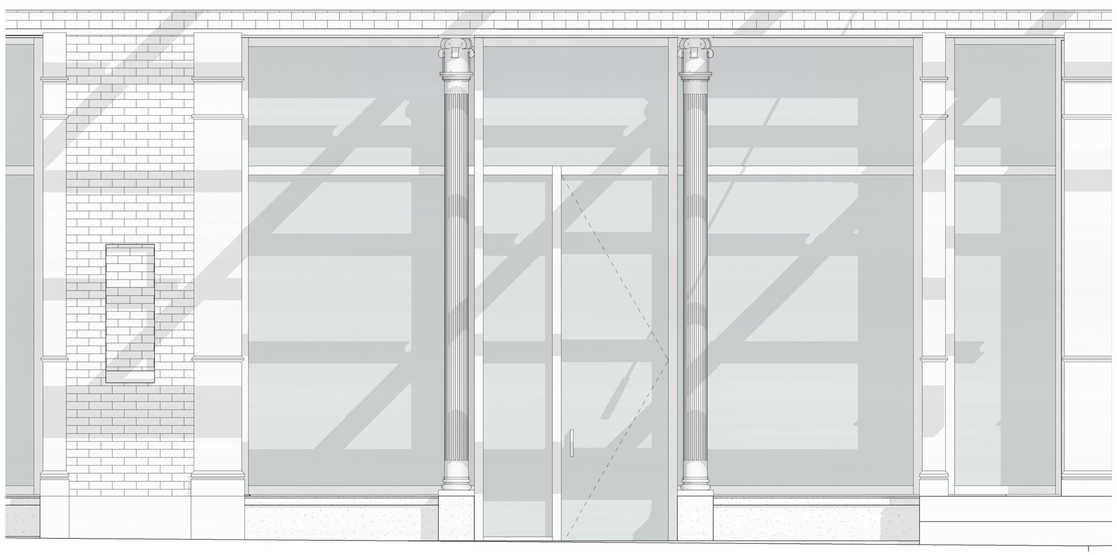
46-74 GANSEVOORT STREET

BKSK

11.04.15

EXISTING INFILL AT 66 GANSEVOORT STREET

CAST IRON COLUMNS BEHIND EXISTING INFILL



PROPOSED STOREFRONT AT 66 GANSEVOORT STREET

PROPOSED STOREFRONT AT 66 GANSEVOORT STREET

60-68 GANSEVOORT STREET EXISTING AND PROPOSED STOREFRONT

46-74 GANSEVOORT STREET

BKSK

11.04.15

799 WASHINGTON

420 W13TH / 21-33 LITTLE WEST 12TH

26 LITTLE WEST 12TH

799 WASHINGTON

91 HORATIO STREET

29-35 NINTH AVE

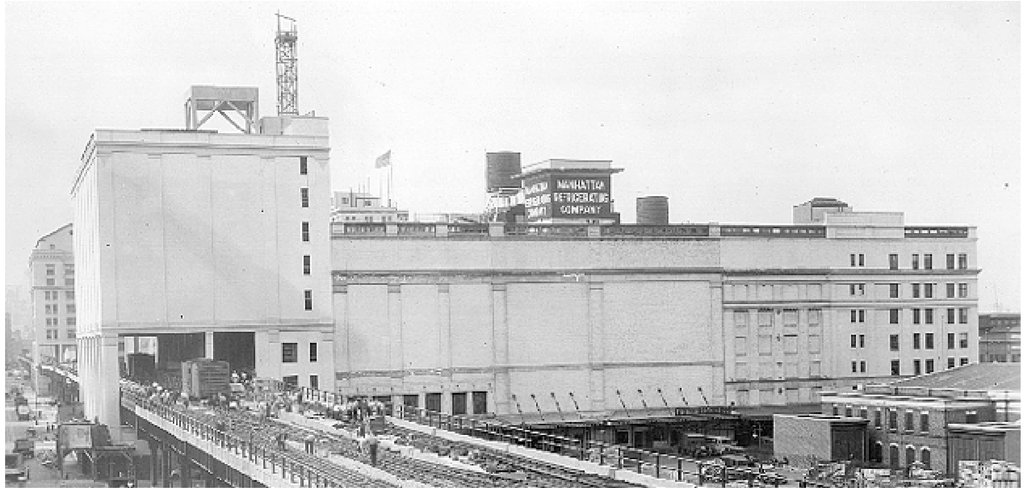
68 JANE STREET

DISTRICT WAREHOUSE TYPOLOGY

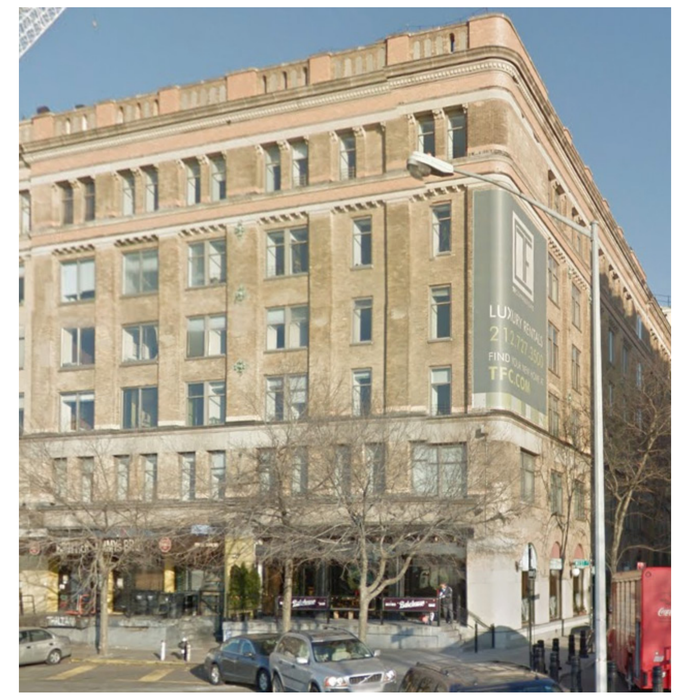
46-74 GANSEVOORT STREET

BKSK

11.04.15



108 GANSEVOORT STREET

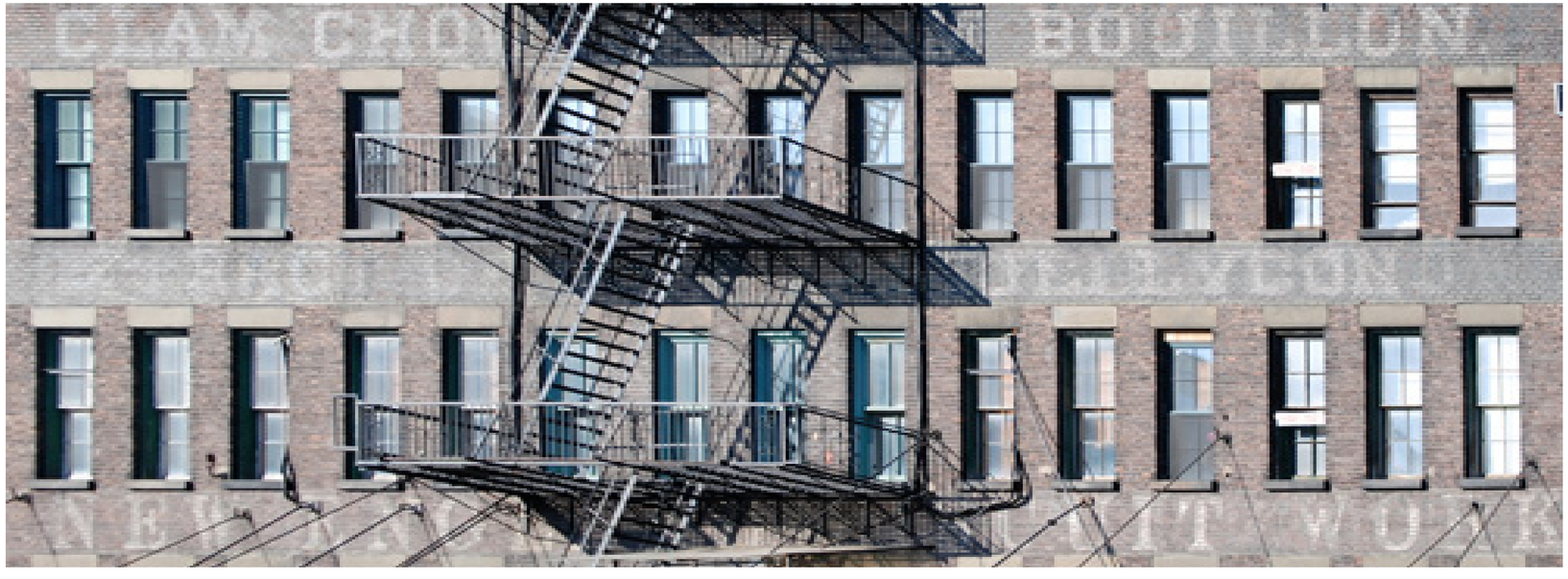


521 WEST STREET

DISTRICT WAREHOUSE TYPOLOGY

46-74 GANSEVOORT STREET

BKSK



DISTRICT MATERIAL

46-74 GANSEVOORT STREET

BKSK

DISTRICT ROOFTOPS

46-74 GANSEVOORT STREET

BKSK

WASHINGTON STREET, 1930

46-74 GANSEVOORT STREET

BKSK

11.04.15

70-74 GANSEVOORT STREET : WASHINGTON STREET PERSPECTIVE

46-74 GANSEVOORT STREET

BKSK

11.04.15

70-74 GANSEVOORT STREET VIEW TOWARD SOUTHEAST

46-74 GANSEVOORT STREET

BKSK

11.04.15

70-74 GANSEVOORT STREET PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

11.04.15

70-74 GANSEVOORT STREET PROPOSED DETAILS

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-74 GANSEVOORT STREET VIEW FROM HIGH LINE

46-74 GANSEVOORT STREET

BKSK

11.04.15

70-74 GANSEVOORT STREET : WASHINGTON STREET PROPOSED DETAILS

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-74 GANSEVOORT STREET VIEW FROM WHITNEY MUSEUM

46-74 GANSEVOORT STREET

BKSK

11.04.15

46-74 GANSEVOORT STREET VIEW FROM THE WHITNEY MUSEUM DETAIL

46-74 GANSEVOORT STREET

BKSK

11.04.15

PROPOSED

1938

46-74 GANSEVOORT STREET VIEW FROM 9TH AVENUE

46-74 GANSEVOORT STREET

BKSK

11.04.15

WASHINGTON STREET WEST SIDE

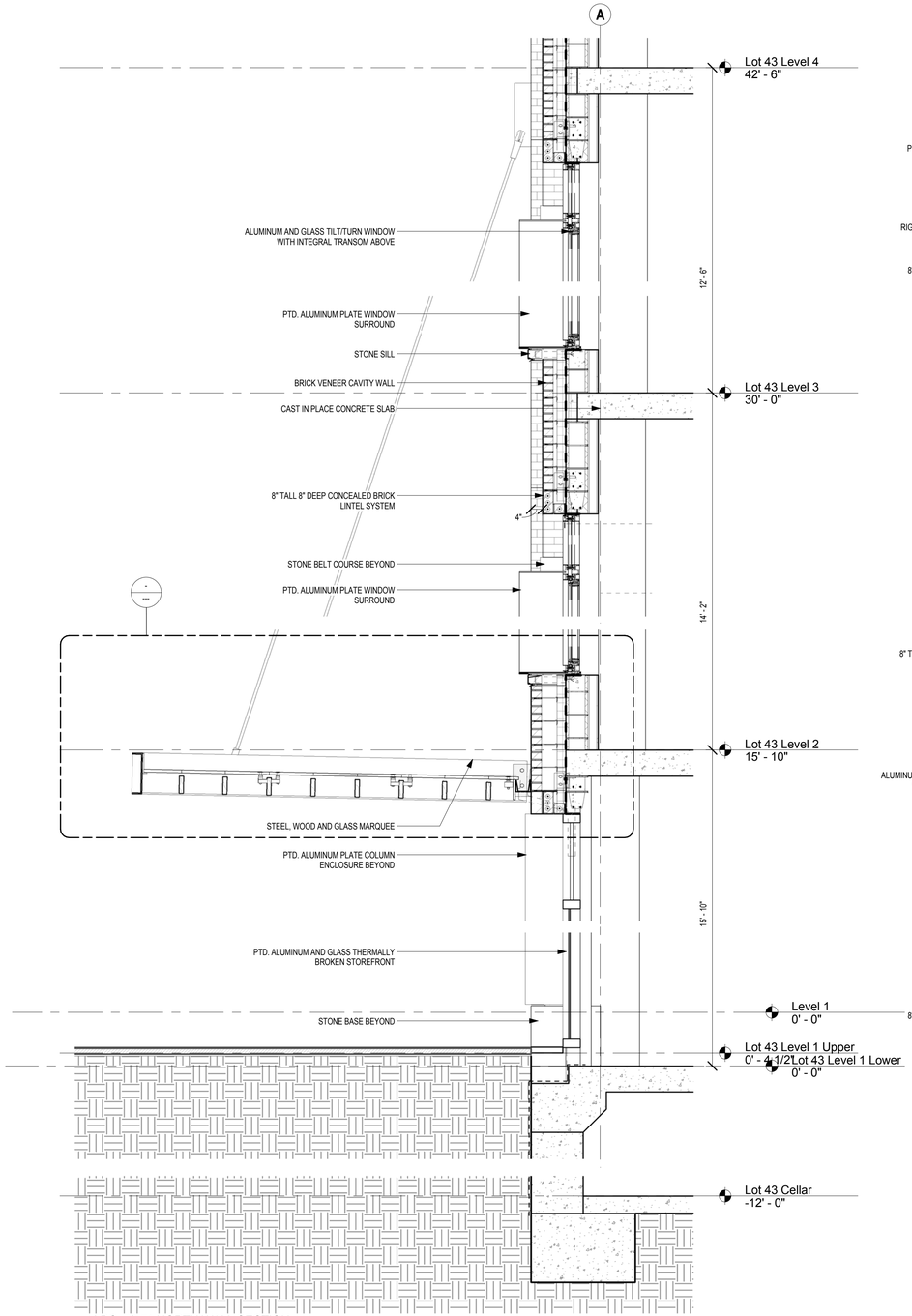
WASHINGTON STREET EAST SIDE

70-74 GANSEVOORT STREET : WASHINGTON STREET PROPOSED STREETFRONT

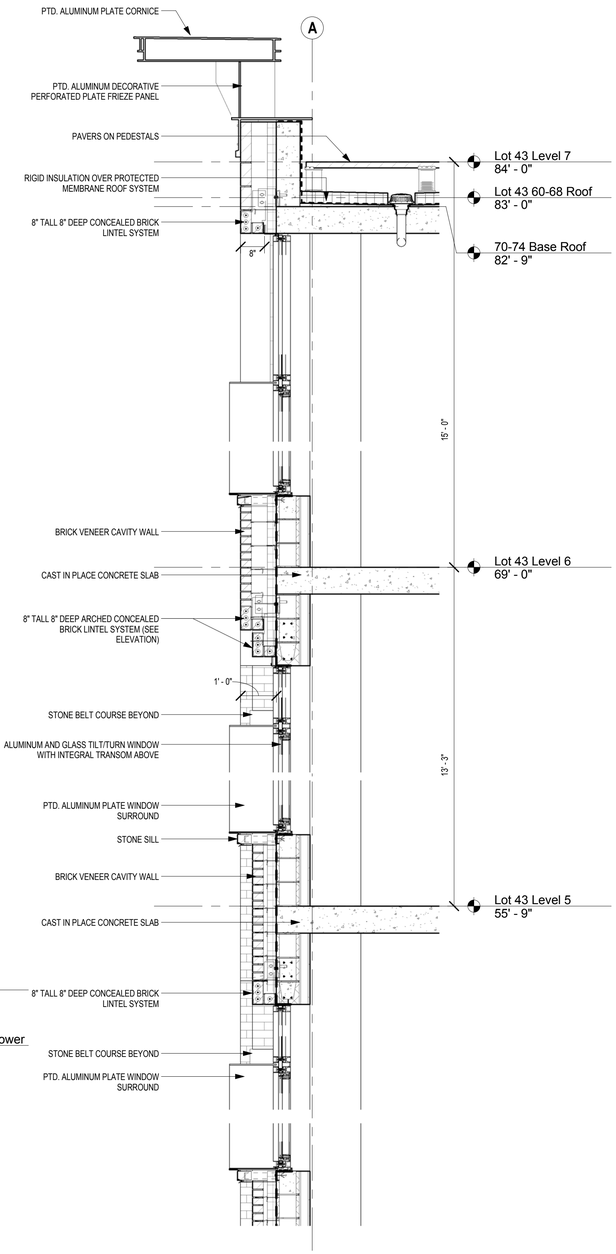
BKSK

46-74 GANSEVOORT STREET

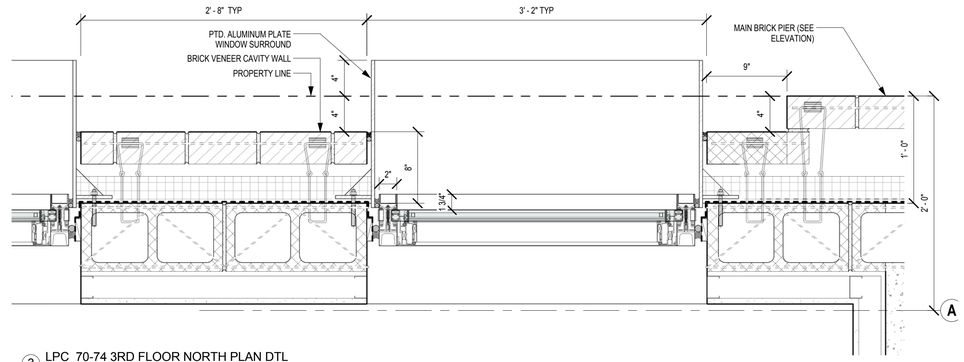
11.04.15



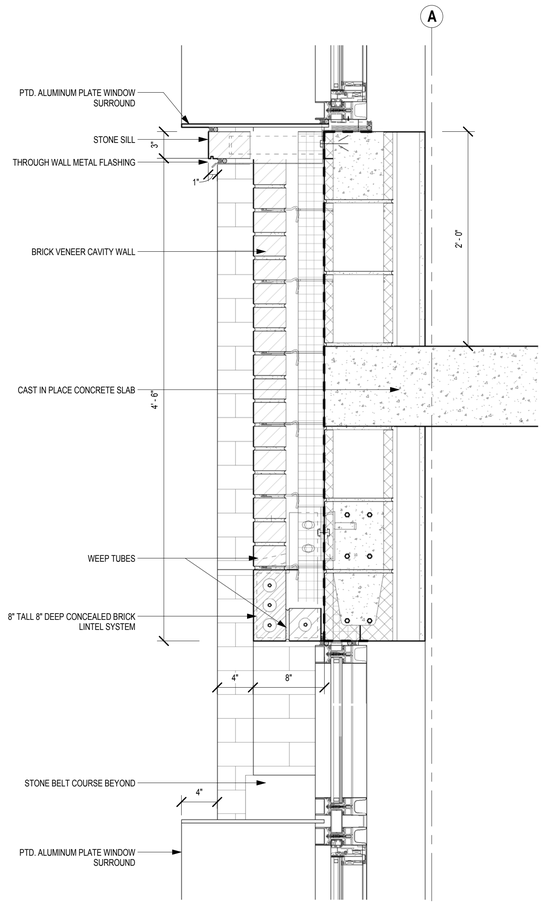
1 LPC_70-74 NORTH WALL SECTION LOWER
1/2" = 1'-0"



2 LPC_70-74 NORTH WALL SECTION UPPER
1/2" = 1'-0"



3 LPC_70-74 3RD FLOOR NORTH PLAN DTL
1 1/2" = 1'-0"



4 LPC_NORTH FACADE TYP SPANDREL DTL
1 1/2" = 1'-0"

70-74 GANSEVOORT STREET PROPOSED NORTH WALL SECTION AND PLAN

46-74 GANSEVOORT STREET

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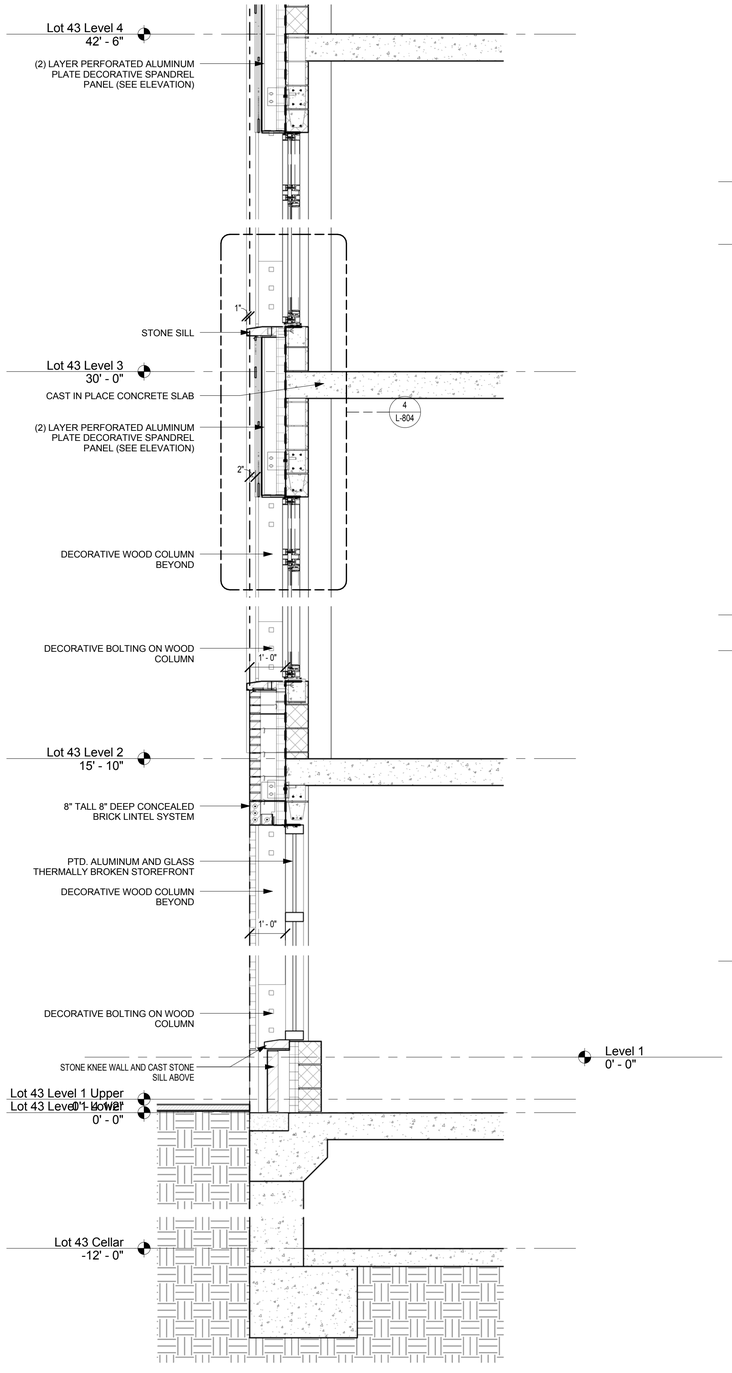
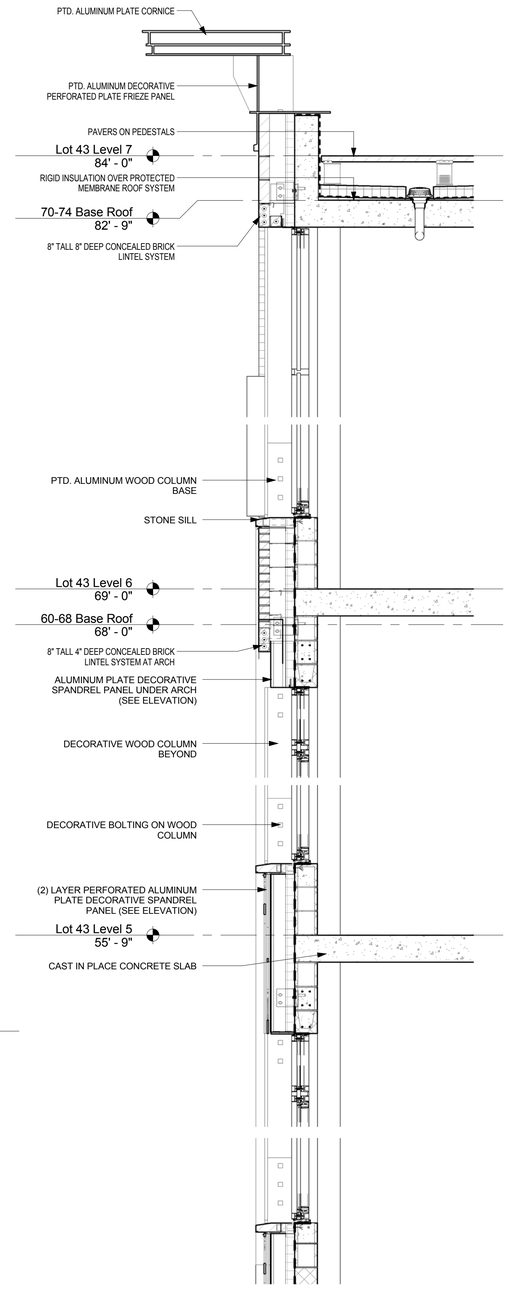
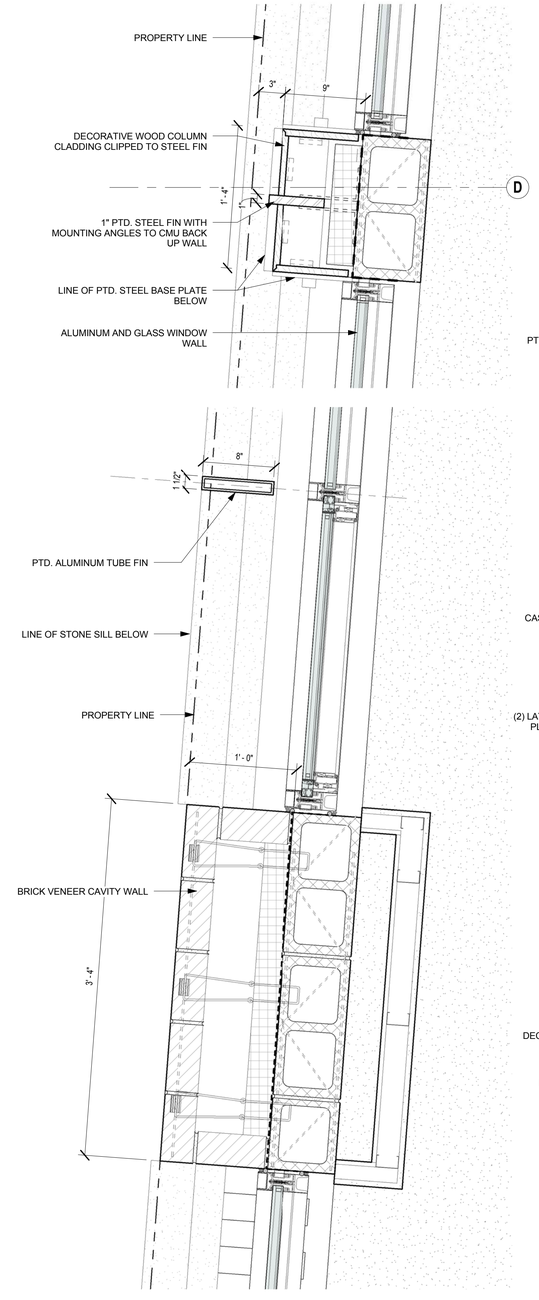


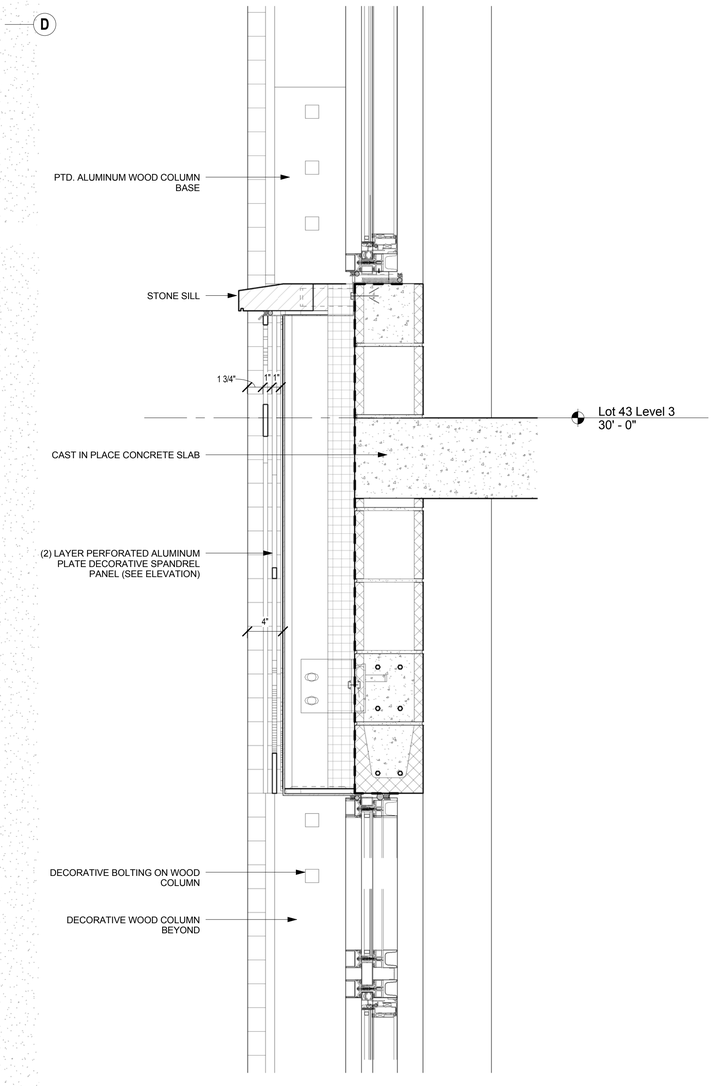
1 LPC_70-74 WEST WALL SECTION LOWER
1/2" = 1'-0"



2 LPC_70-74 WEST WALL SECTION UPPER
1/2" = 1'-0"



3 LPC_70-74 3RD FLOOR WEST PLAN DTL
1 1/2" = 1'-0"



4 70-74 WEST TYP SPANDREL DTL
1 1/2" = 1'-0"

70-74 GANSEVOORT STREET PROPOSED WEST WALL SECTION AND PLAN

46-74 GANSEVOORT STREET

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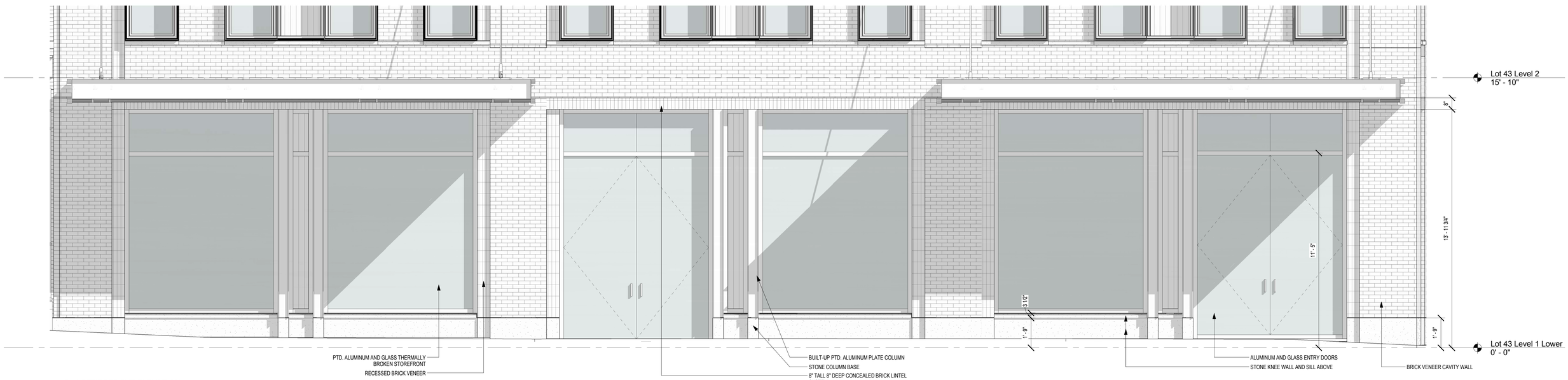
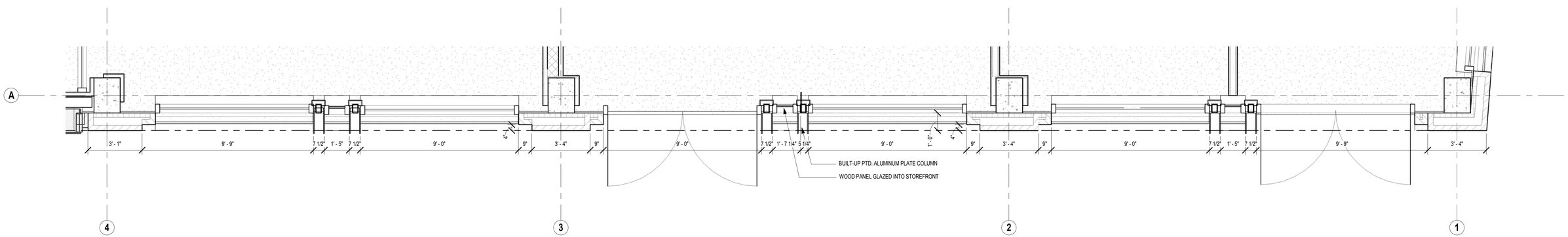
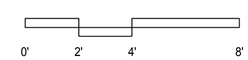


1 70-74 STOREFRONT ELEVATION
3/8" = 1'-0"



2 LPC_GROUND FLOOR PLAN DETAIL_WEST
3/8" = 1'-0"



70-74 GANSEVOORT STREET PROPOSED NORTH STOREFRONT DETAILS

46-74 GANSEVOORT STREET

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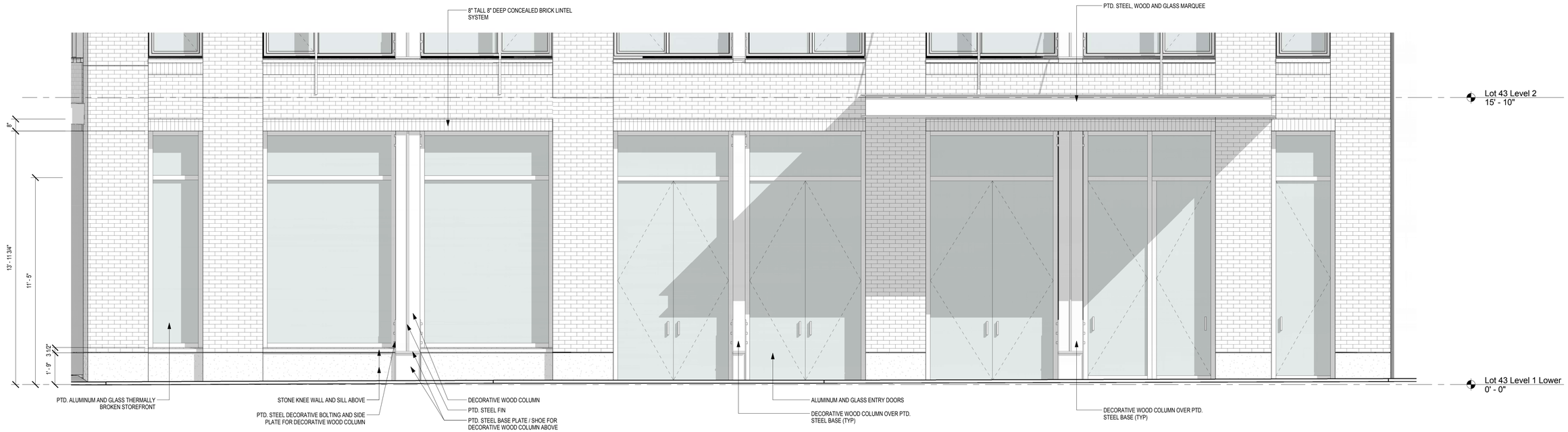
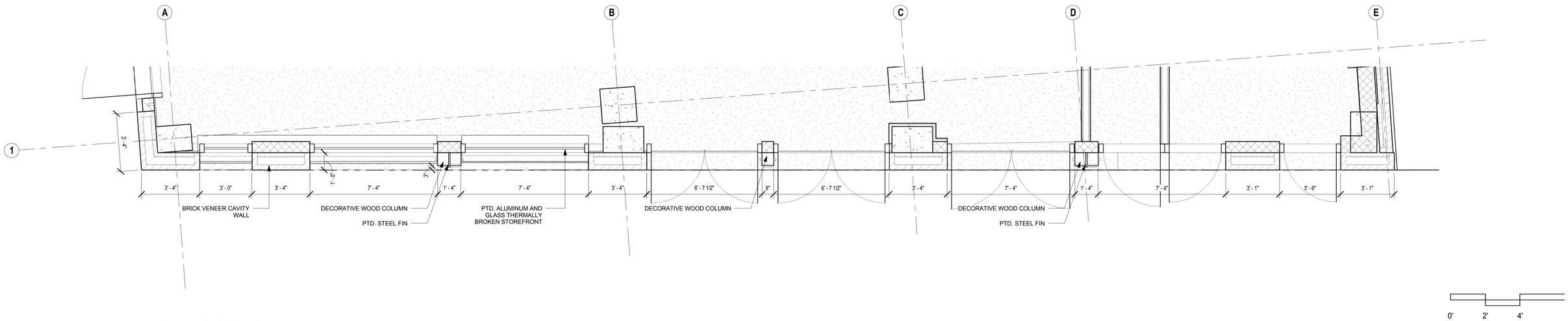


1 Callout of WEST ELEVATION
3/8" = 1'-0"



2 LPC_70-74 WEST STOREFRONT PLAN DETAIL
3/8" = 1'-0"

70-74 GANSEVOORT STREET PROPOSED WEST STOREFRONT DETAILS

46-74 GANSEVOORT STREET

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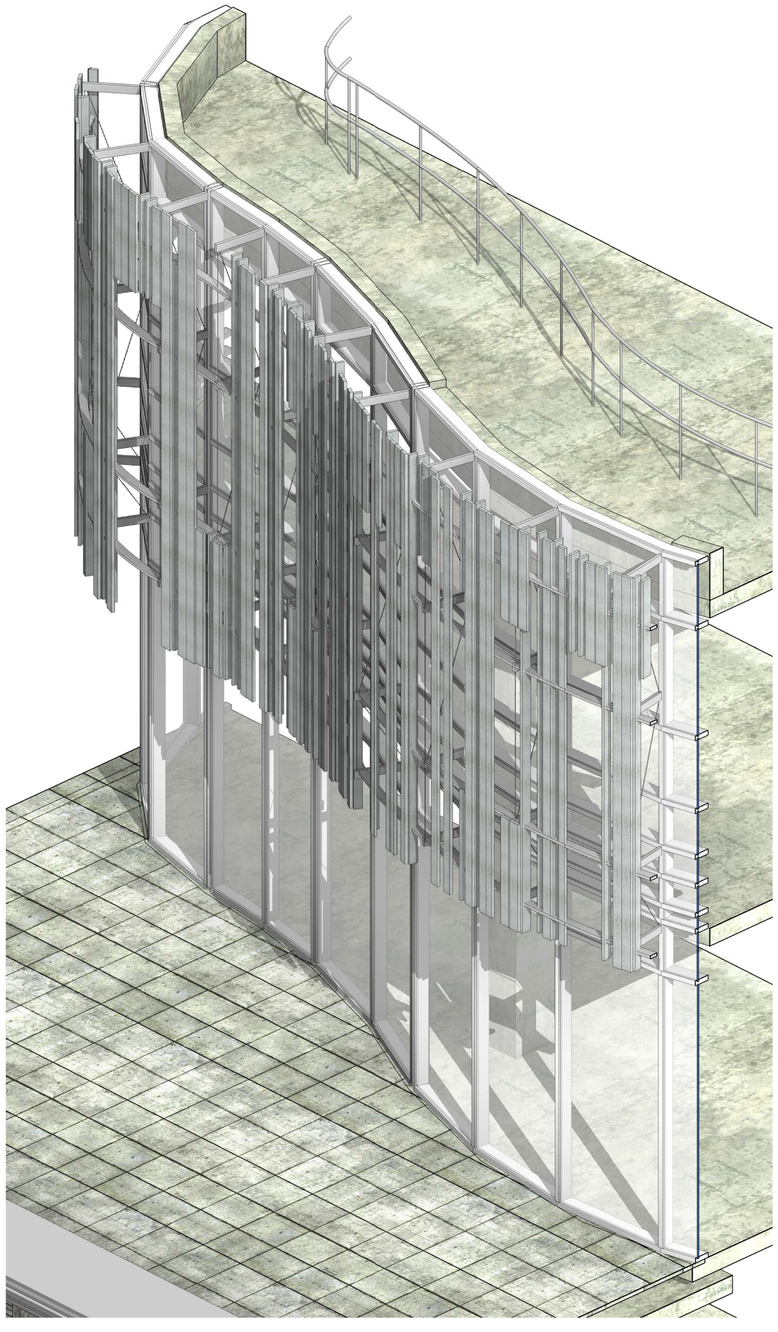
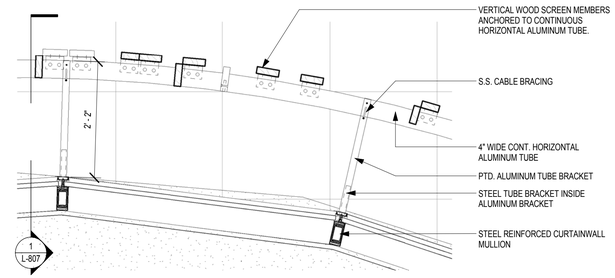
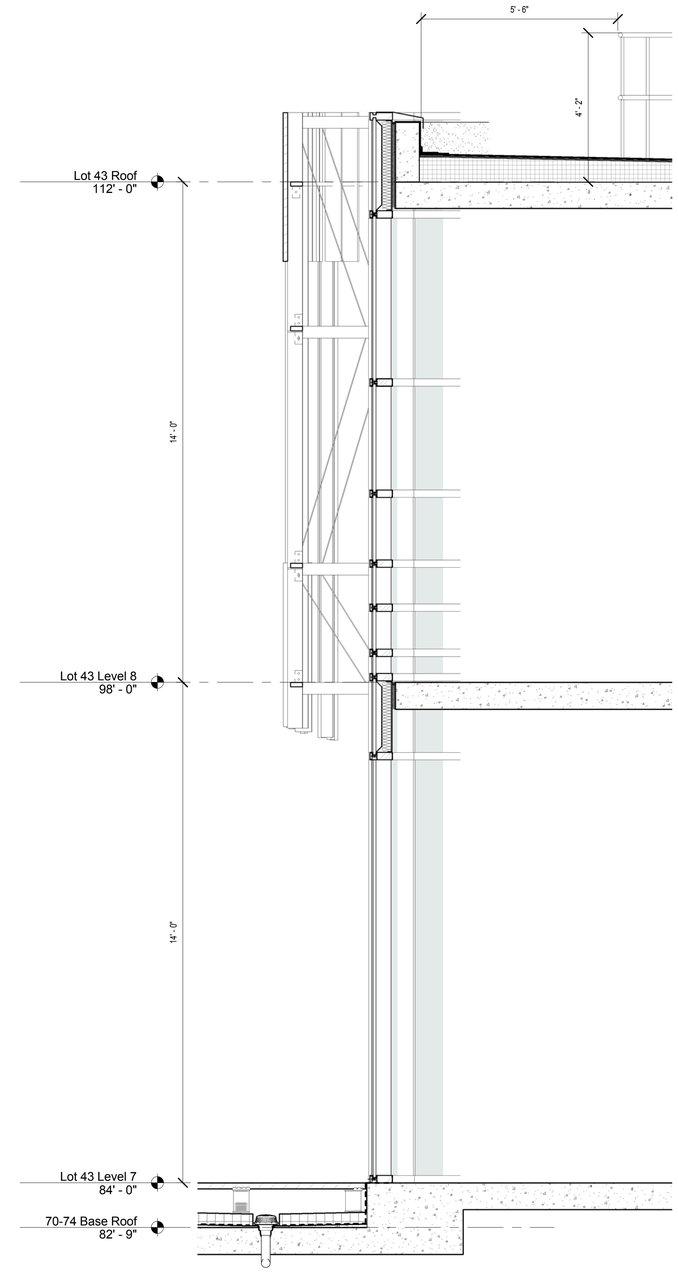


3 NorthFacadeAxon



2 LPC_8TH FLOOR SCREEN PLAN DETAIL
3/4" = 1'-0"



1 LPC_ 70-74 NORTH SETBACK WALL SECTION
1/2" = 1'-0"

70-74 GANSEVOORT STREET PROPOSED SETBACK WALL SECTION

46-74 GANSEVOORT STREET

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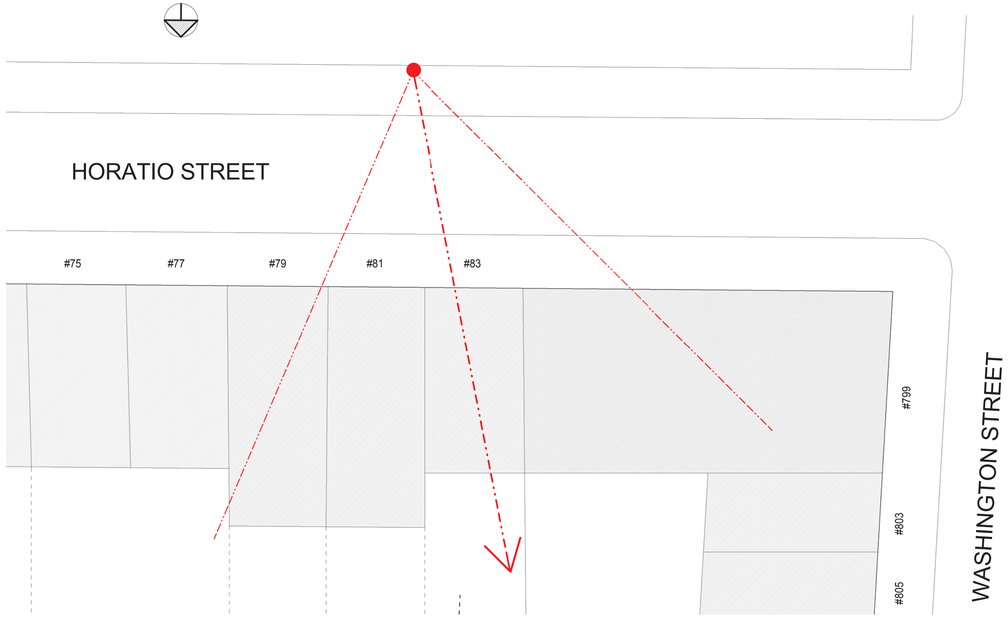
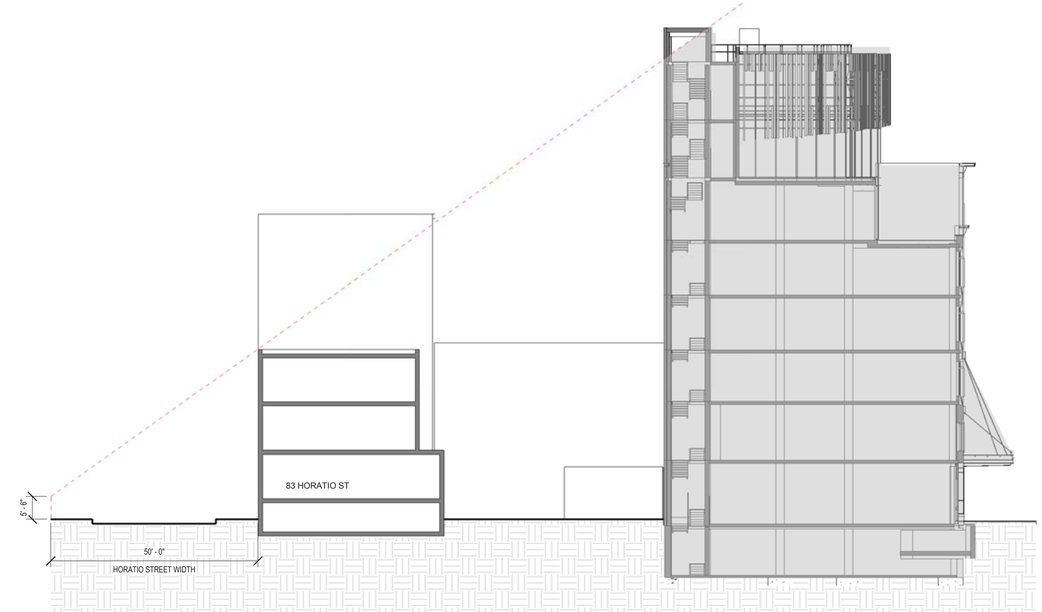
83 HORATIO STREET - EXISTING

83 HORATIO STREET - PROPOSED





HORATIO STREET VIEWS EXISTING AND PROPOSED

46-74 GANSEVOORT STREET

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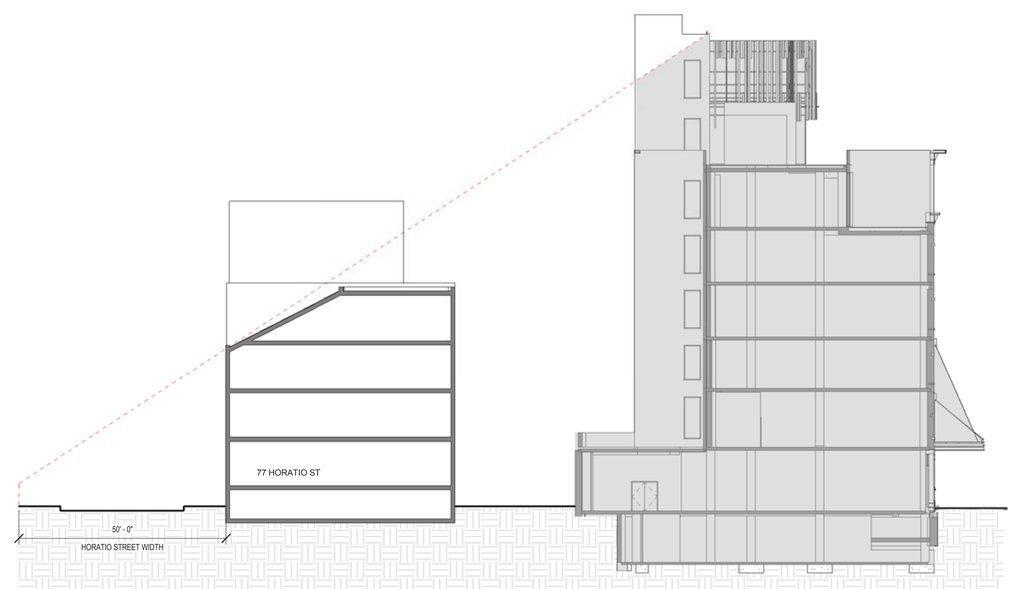
77 HORATIO STREET - EXISTING

77 HORATIO STREET - PROPOSED



HORATIO STREET VIEWS EXISTING AND PROPOSED

46-74 GANSEVOORT STREET

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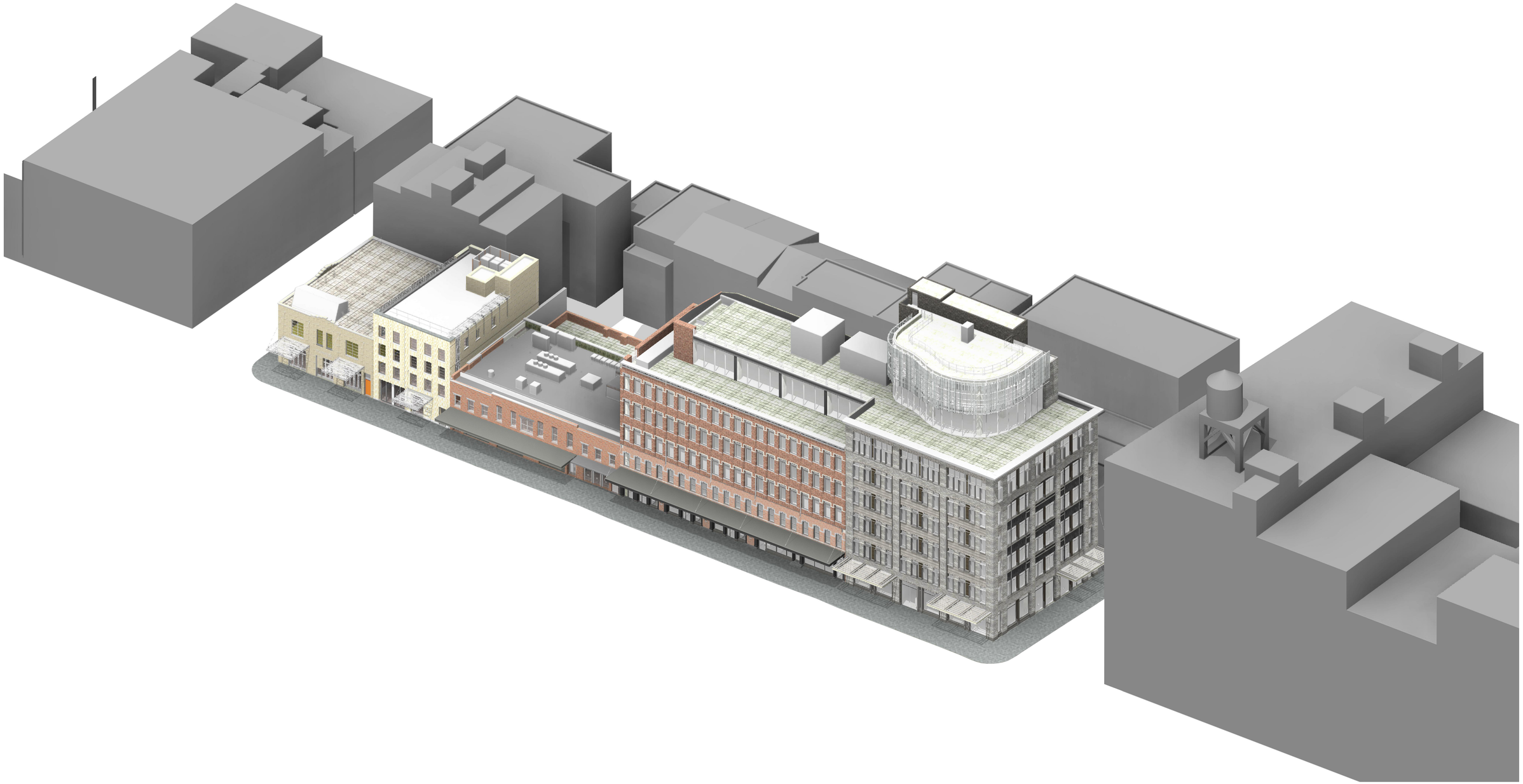
50 GANSEVOORT STREET
EMPEROR SIZE : 15-5/8” x 2-1/4” x 3-5/8”

60-68 GANSEVOORT STREET
MODULAR SIZE : 7-5/8” x 2-3/4” x 3-5/8”

70-74 GANSEVOORT STREET
NORMAN SIZE : 11-5/8” x 2-1/4” x 3-5/8”



PROPOSED AXONOMETRIC VIEW

46-74 GANSEVOORT STREET

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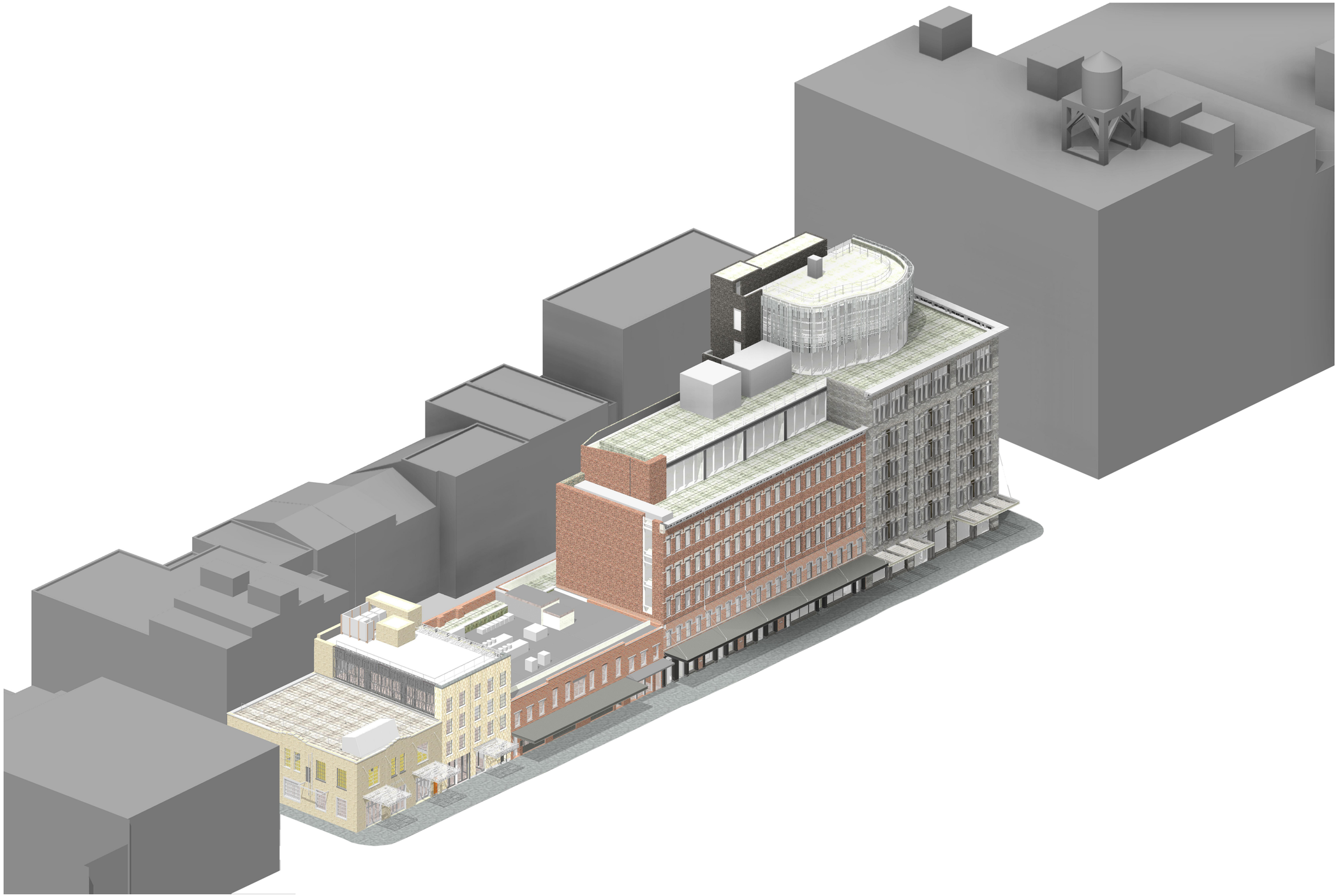

PROPOSED AXONOMETRIC VIEW

46-74 GANSEVOORT STREET

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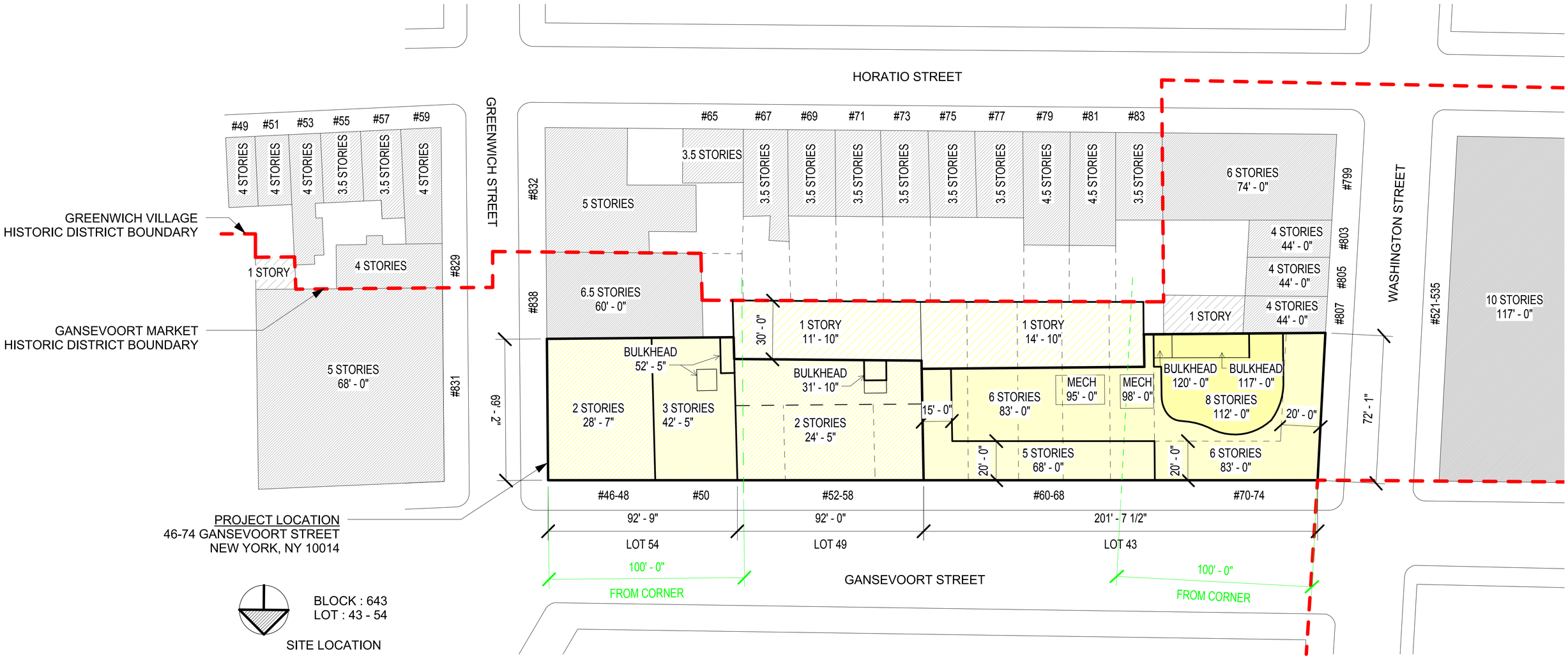
APPENDIX



PROPOSED GANSEVOORT STREET SITE PLAN

46-74 GANSEVOORT STREET

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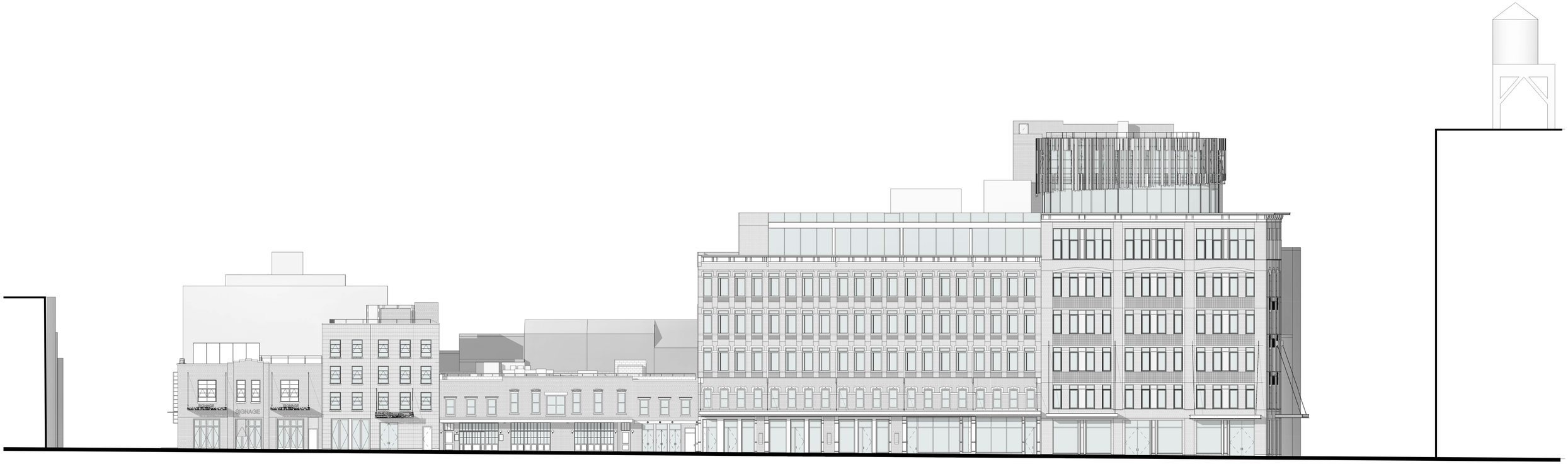

1 NORTH ELEVATION
1/16" = 1'-0"

PROPOSED GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

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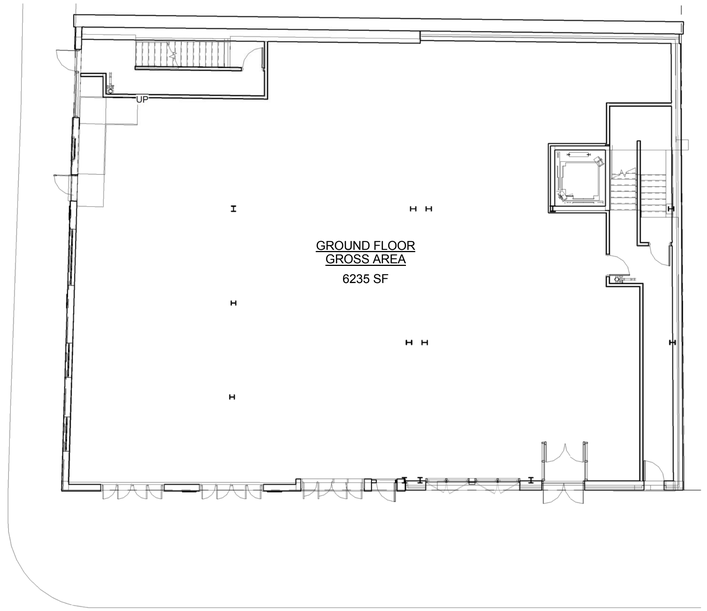
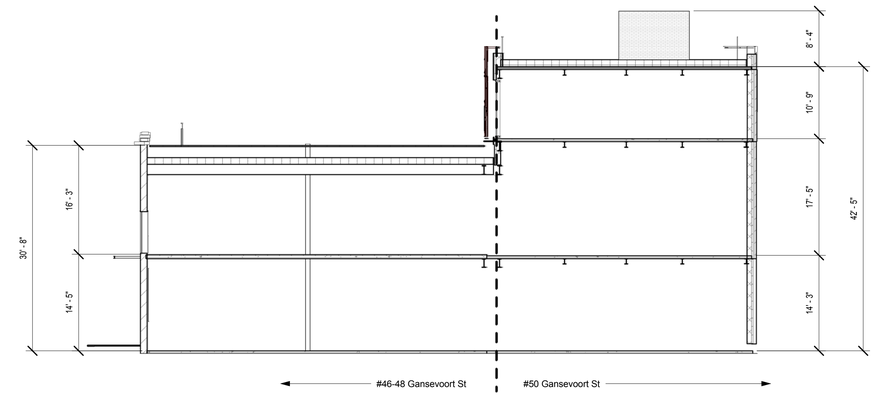
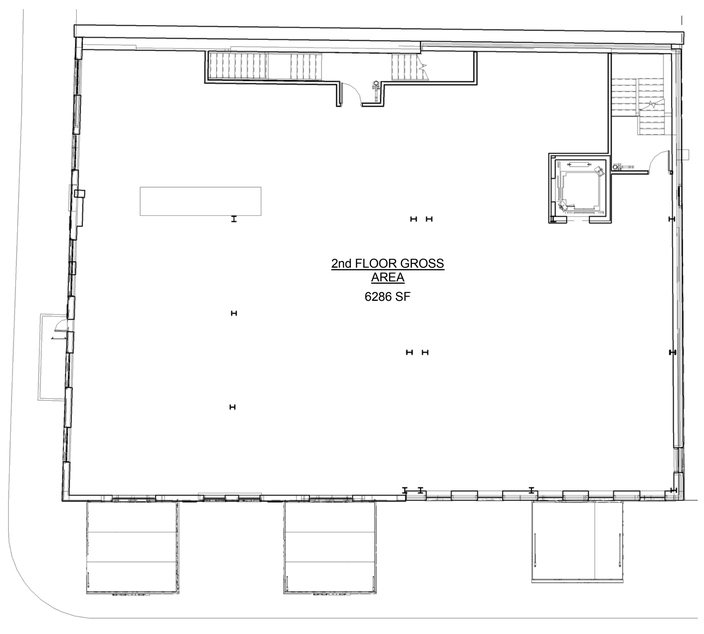
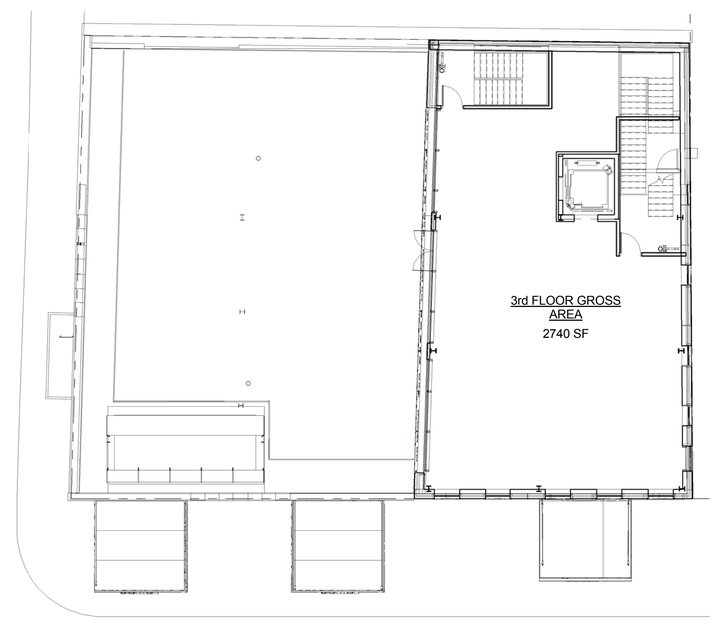


1 GROUND FLOOR PLAN
3/32" = 1'-0"



6 BUILDING SECTION
3/32" = 1'-0"





46-50 GANSEVOORT STREET

46-74 GANSEVOORT STREET

BKSK

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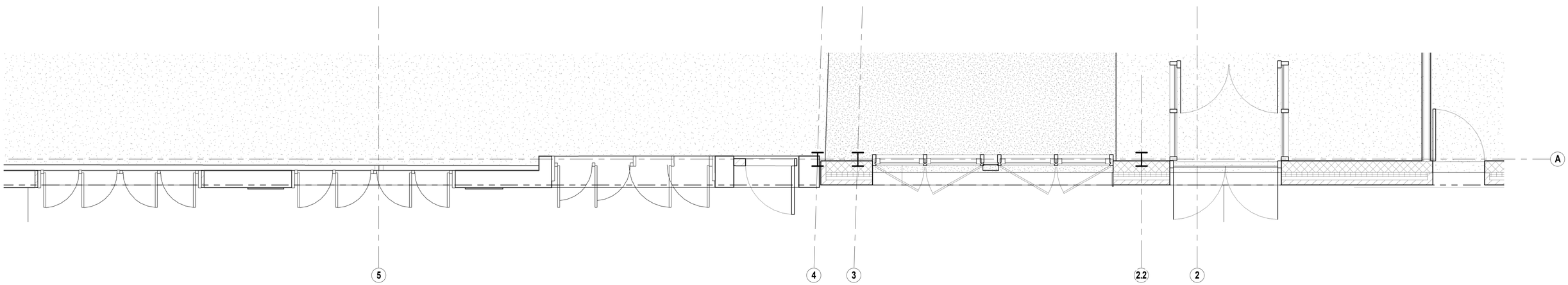
1 NORTH STOREFRONT ELEVATION DETAIL
3/8" = 1'-0"



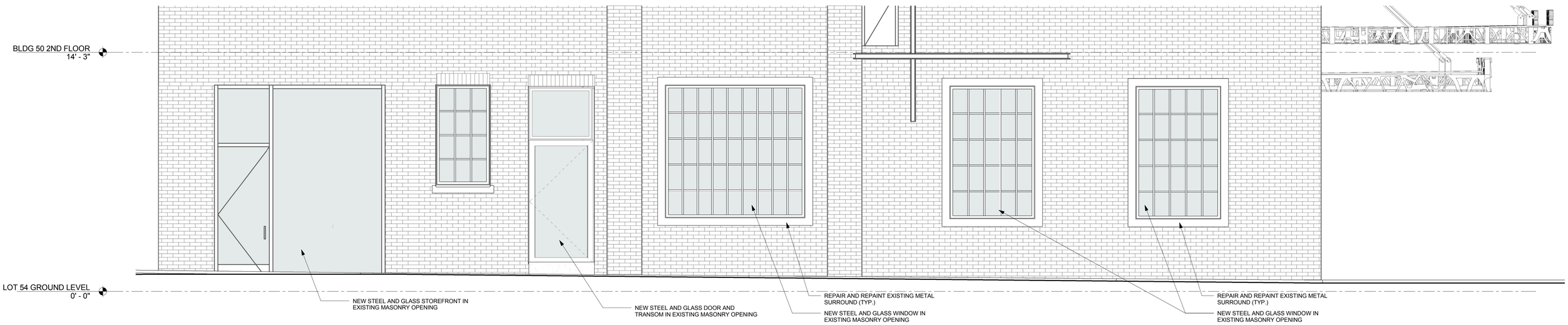
2 NORTH STOREFRONT PLAN DETAIL
3/8" = 1'-0"

46-50 GANSEVOORT STREET PROPOSED NORTH STOREFRONT

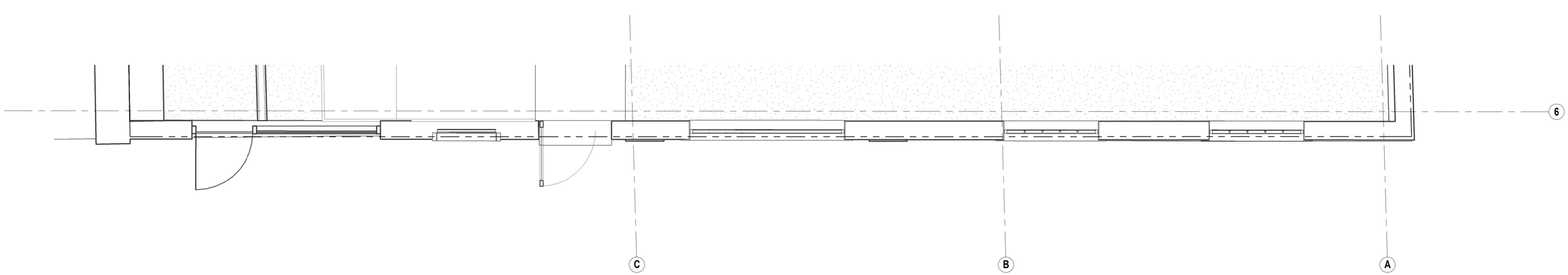
46-74 GANSEVOORT STREET

BKSK

11.04.15



1 EAST STOREFRONT ELEVATION DETAIL
3/8" = 1'-0"



2 EAST STOREFRONT PLAN DETAIL
3/8" = 1'-0"

46-50 GANSEVOORT STREET PROPOSED EAST STOREFRONT

46-74 GANSEVOORT STREET

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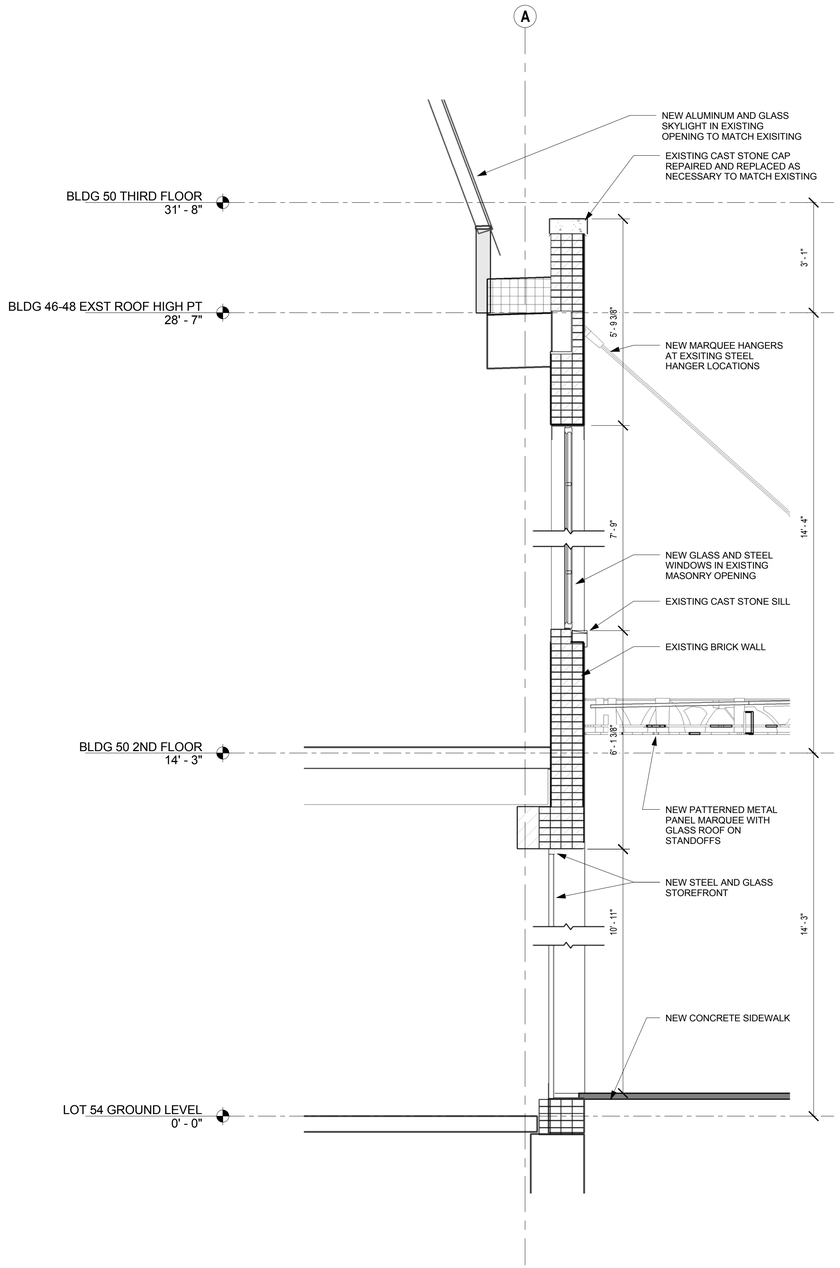
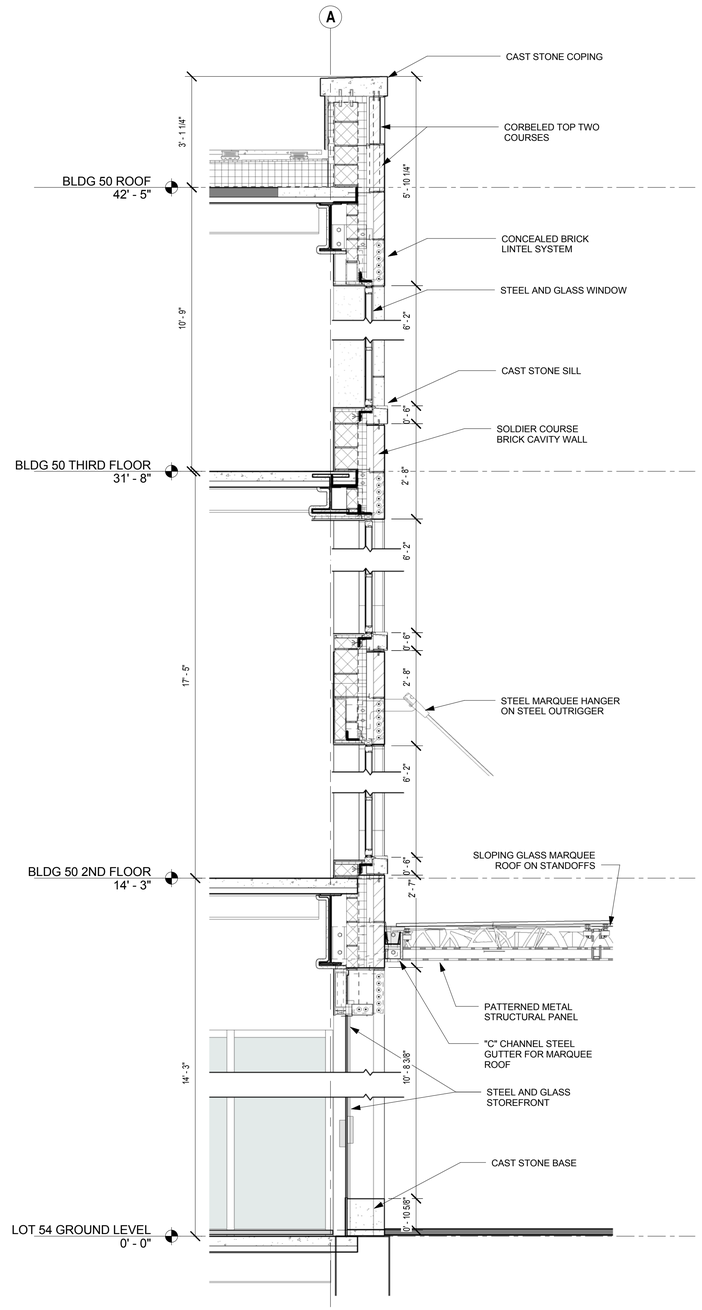
11.04.15



1 BUILDING 46-48 NORTH WALL SECTION
1/2" = 1'-0"



2 North Wall Detail Section
1/2" = 1'-0"

46-50 GANSEVOORT STREET PROPOSED WALL SECTIONS

46-74 GANSEVOORT STREET

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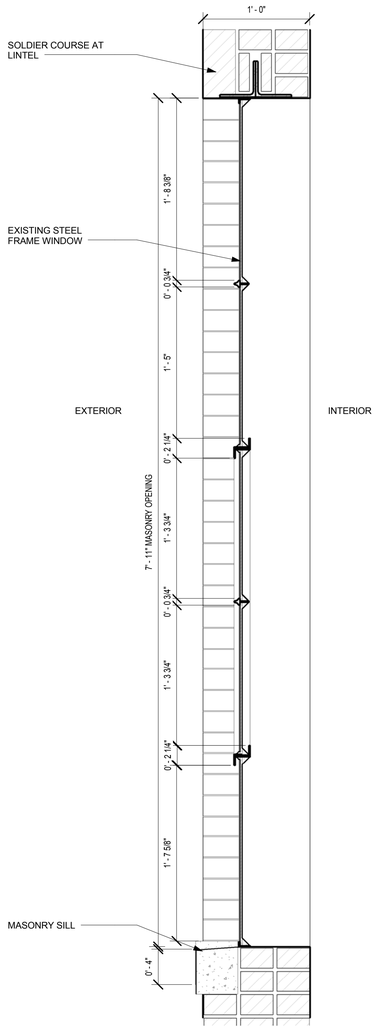
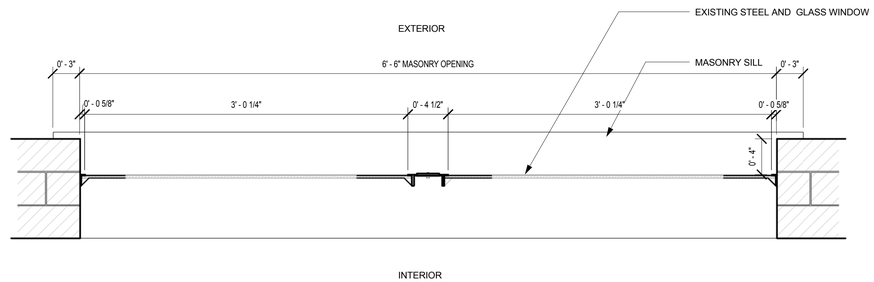
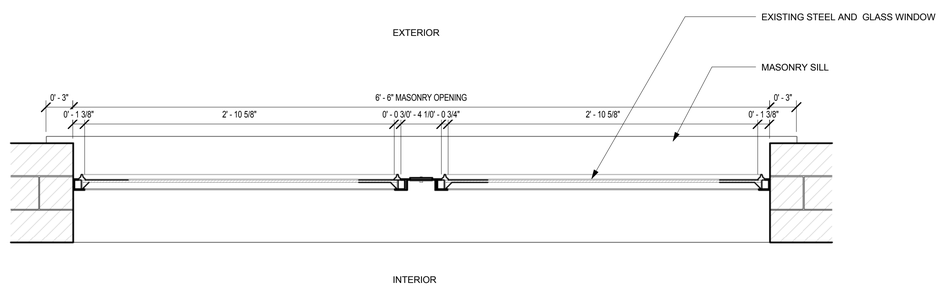


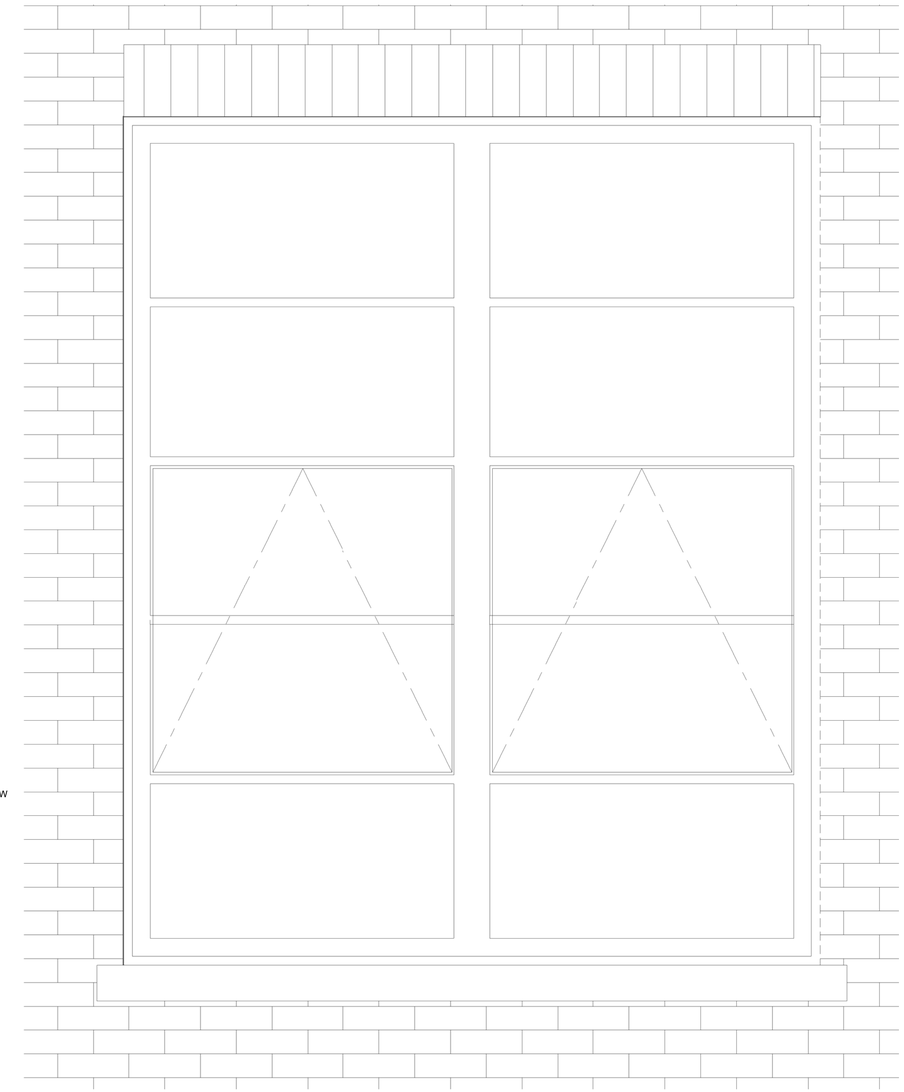
1 EXISTING NORTH WINDOW SECTION
1 1/2" = 1'-0"



3 EXISTING NORTH WINDOW PLAN SECTION_FIXED
1 1/2" = 1'-0"



4 EXISTING NORTH WINDOW PLAN SECTION_OPERABLE
1 1/2" = 1'-0"



5 EXISTING NORTH WINDOW ELEVATION
1 1/2" = 1'-0"

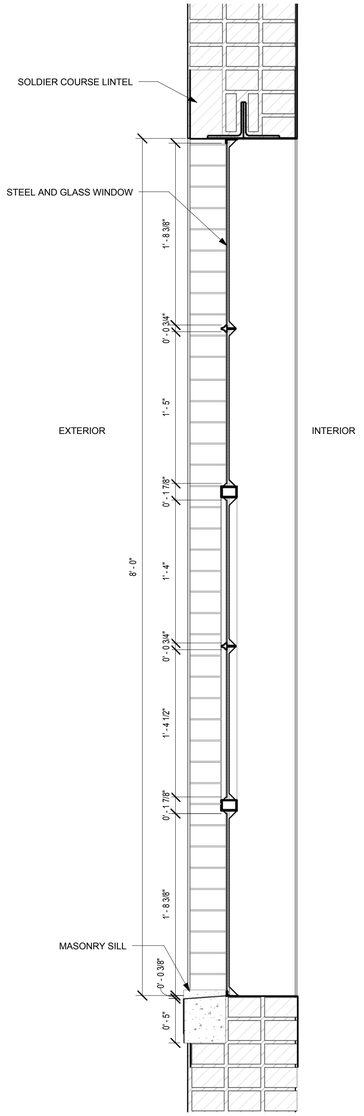
0' 1' 2' 4'

46-50 GANSEVOORT STREET EXISTING NORTH WINDOW DETAILS

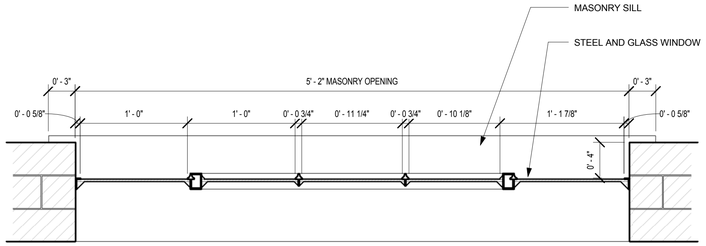
46-74 GANSEVOORT STREET

BKSK

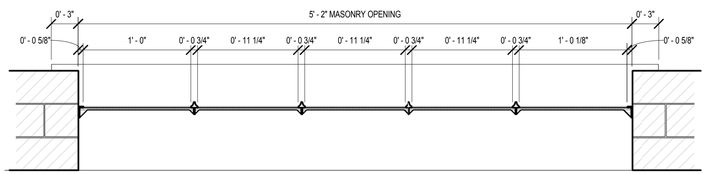
11.04.15



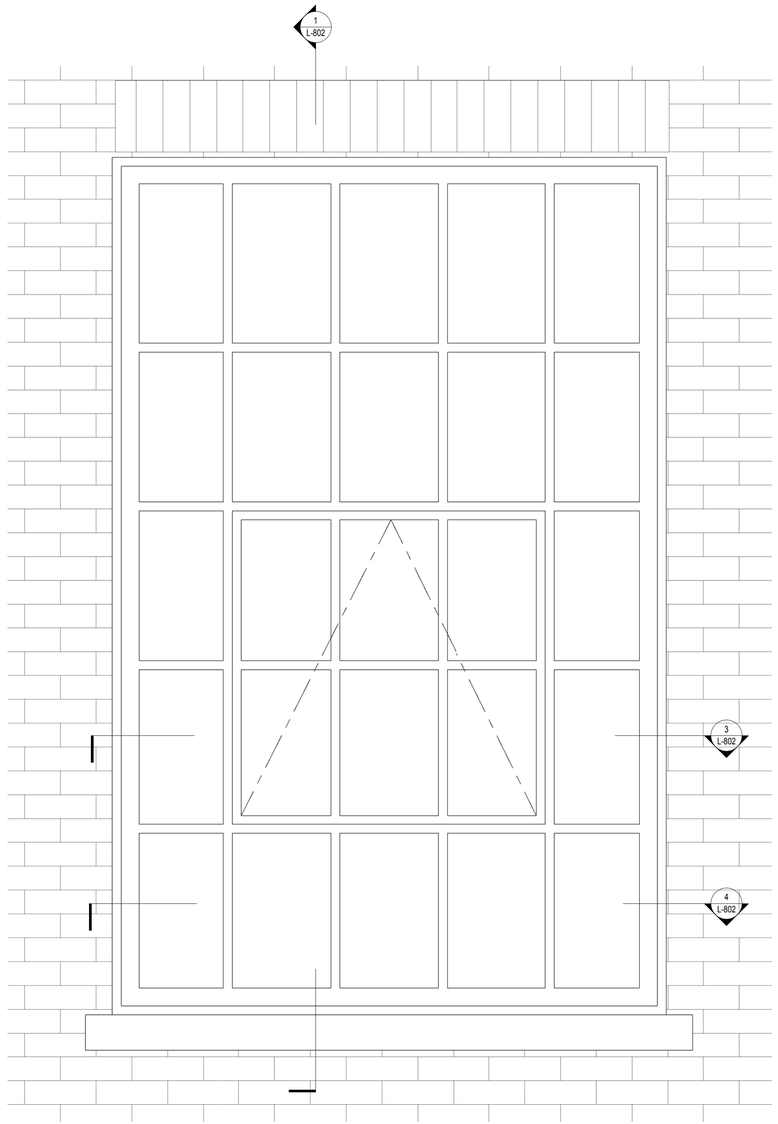
1 EXISTING EAST WINDOW SECTION
1 1/2" = 1'-0"



3 EXISTING EAST WINDOW PLAN
SECTION_OPERABLE
1 1/2" = 1'-0"



4 EXISTING EAST WINDOW PLAN
SECTION_FIXED
1 1/2" = 1'-0"



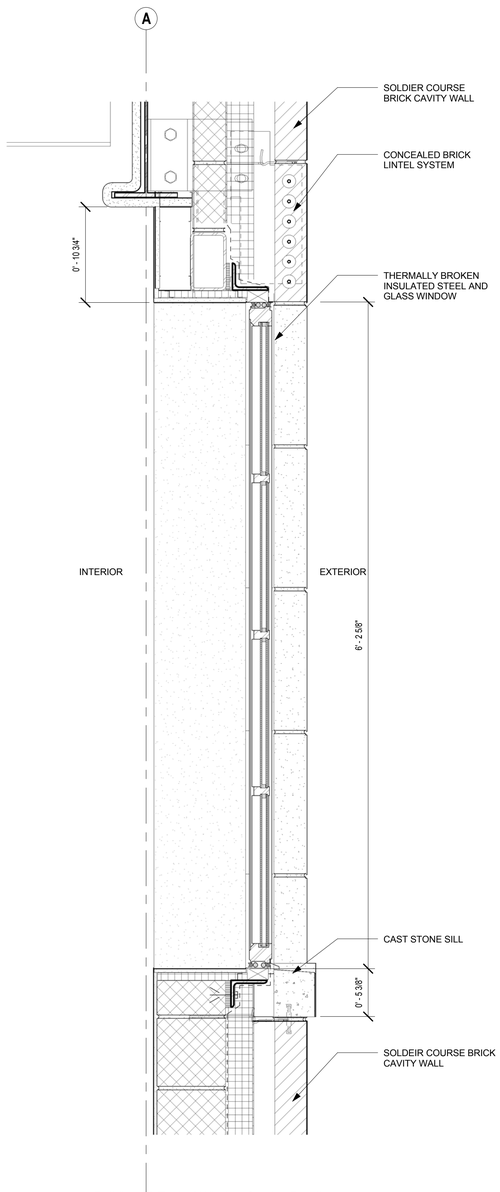
2 EXISTING EAST WINDOW ELEVATION
1 1/2" = 1'-0"

46-50 GANSEVOORT STREET EXISTING EAST WINDOW DETAILS

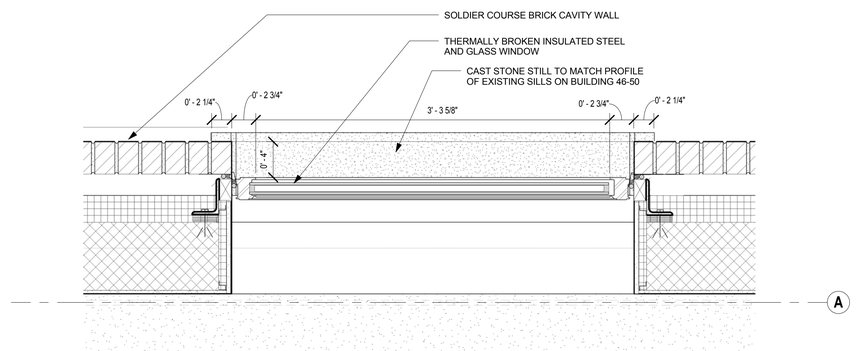
46-74 GANSEVOORT STREET

BKSK

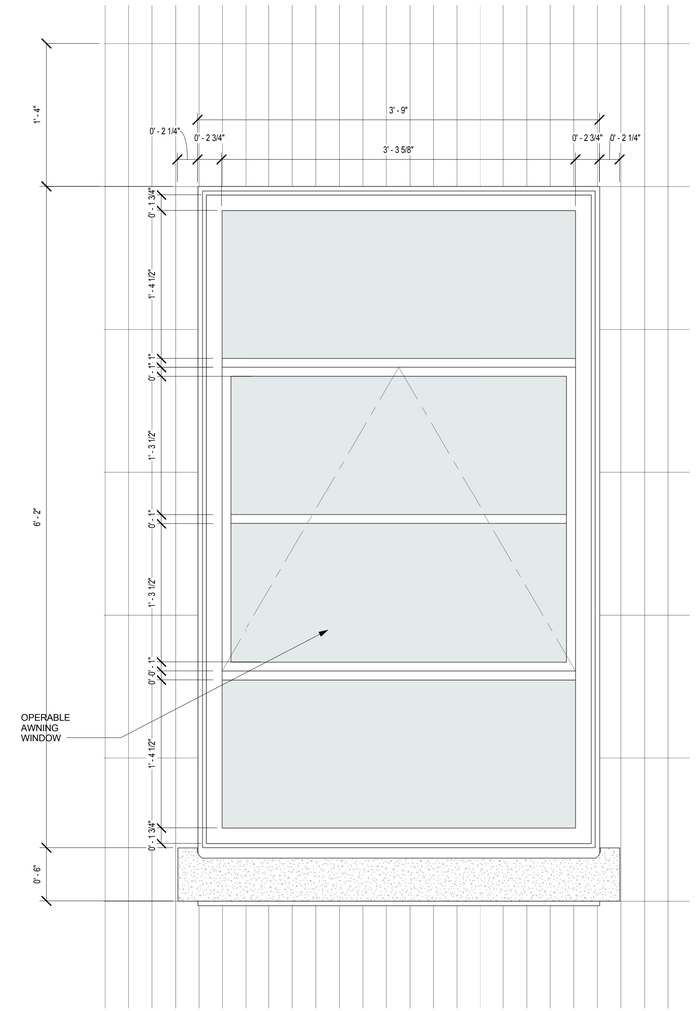
11.04.15



2 Building 50 Typical Window Section Detail



1 BUILDING 50 TYPICAL WINDOW PLAN DETAIL



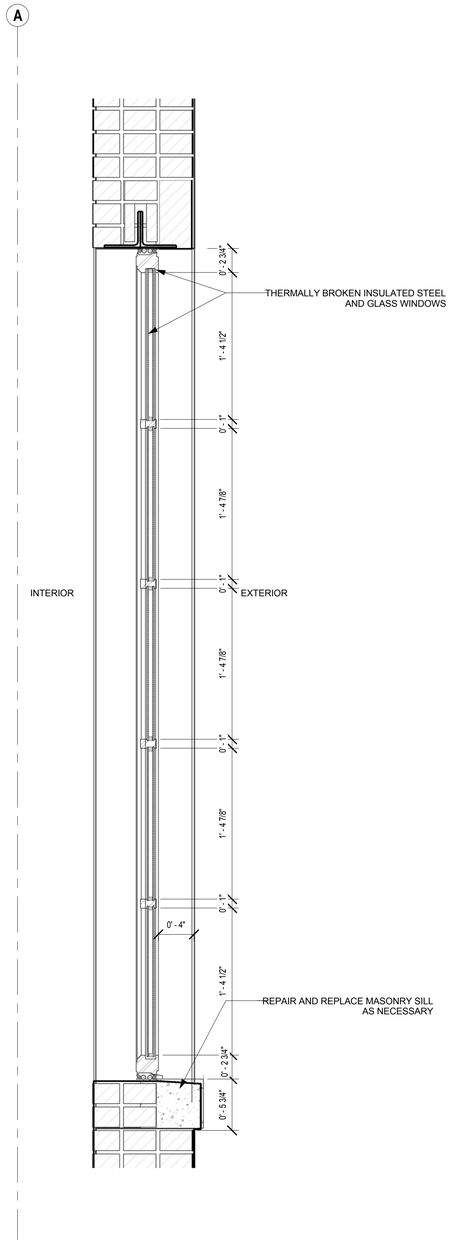
2 BLDG 50 TYPICAL WINDOW ELEV DETAIL

46-50 GANSEVOORT STREET PROPOSED NORTH WINDOW DETAILS

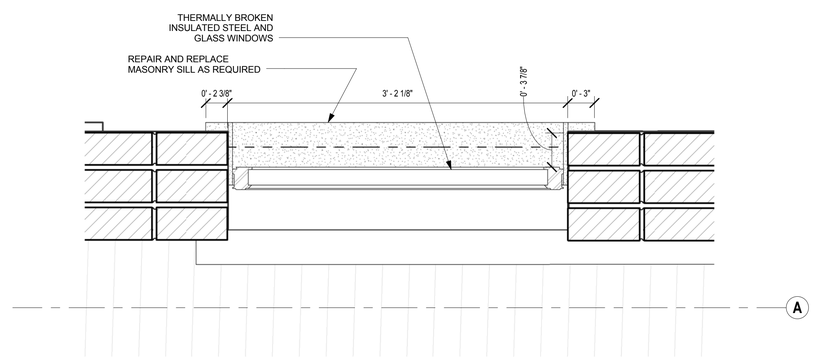
46-74 GANSEVOORT STREET

BKSK

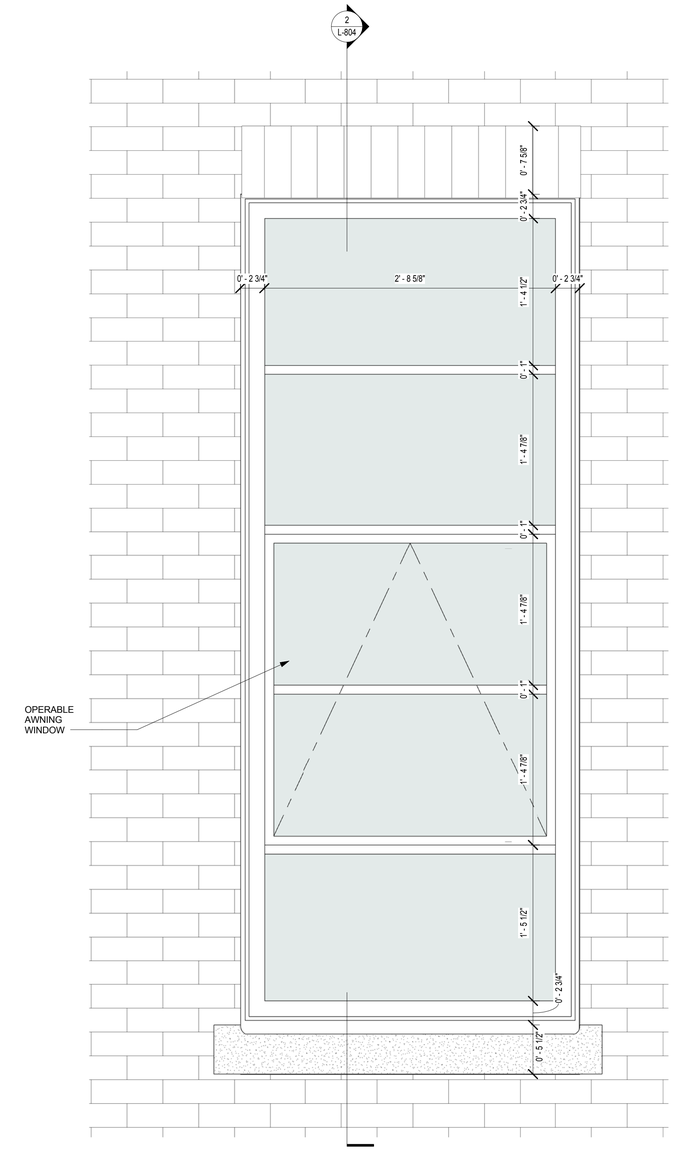
11.04.15



BUILDING 46-48 TYPICAL NEW NORTH WINDOW SECTION DETAIL



BUILDING 46-48 TYPICAL NEW NORTH WINDOW PLAN DETAIL



BUILDING 46-48 TYP NORTH WINDOW ELEV DETAIL

46-50 GANSEVOORT STREET PROPOSED NORTH WINDOW DETAILS

46-74 GANSEVOORT STREET

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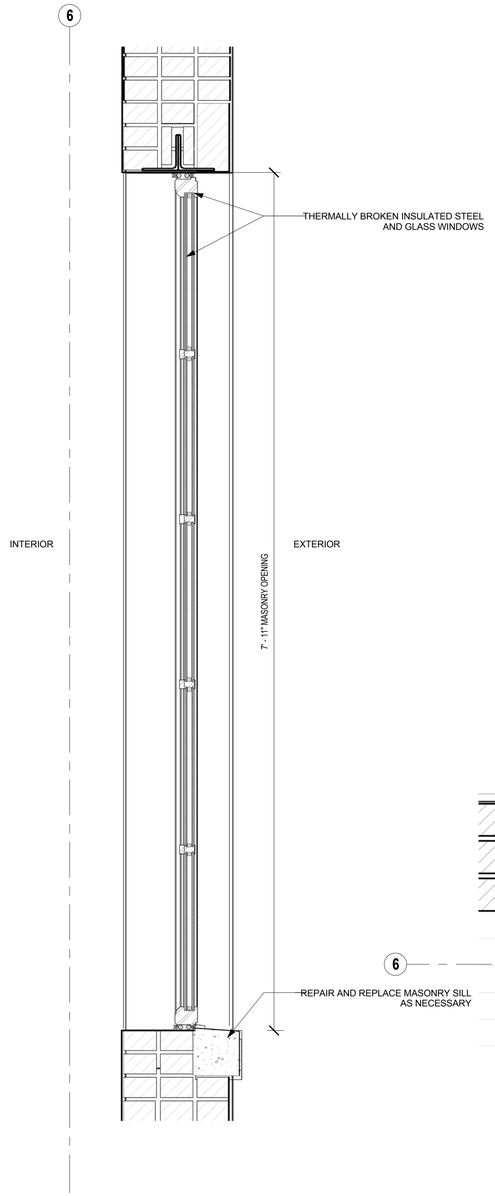
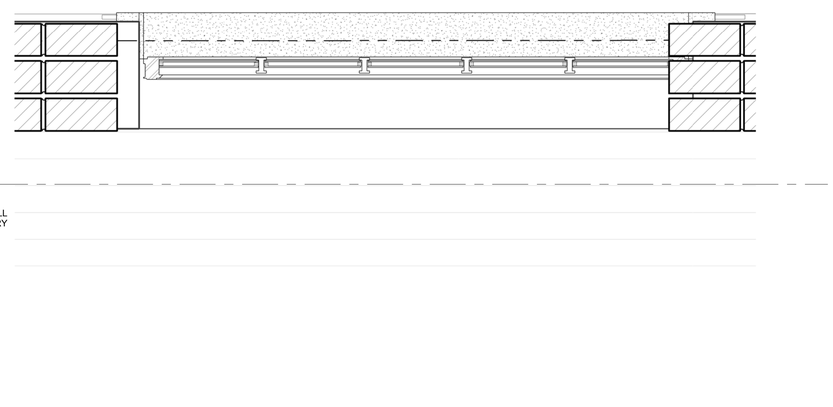
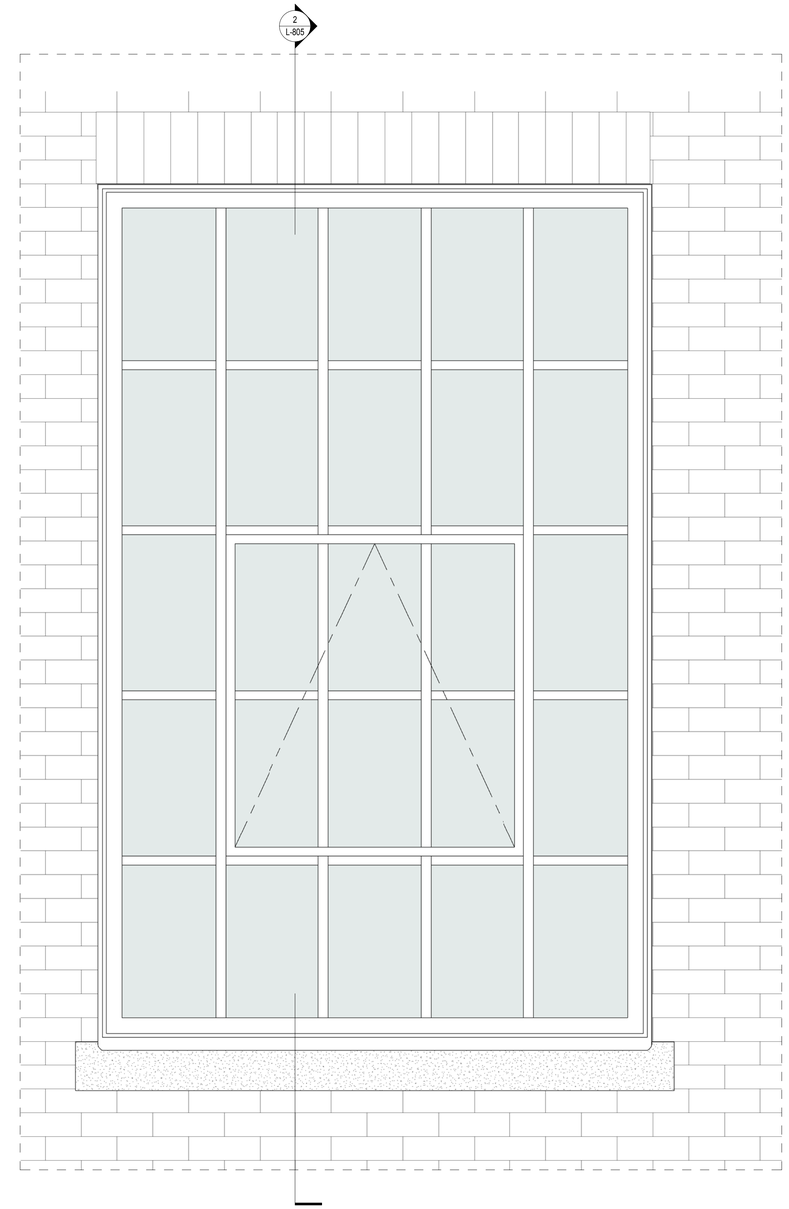


2 BUILDING 46-48 TYPICAL NEW EAST WINDOW SECTION DETAIL
1 1/2" = 1'-0"



3 BUILDING 46-48 TYPICAL NEW EAST WINDOW PLAN DETAIL
1 1/2" = 1'-0"



1 BUILDING 46-48 TYPICAL NEW EAST WINDOW ELEV DETAIL
1 1/2" = 1'-0"

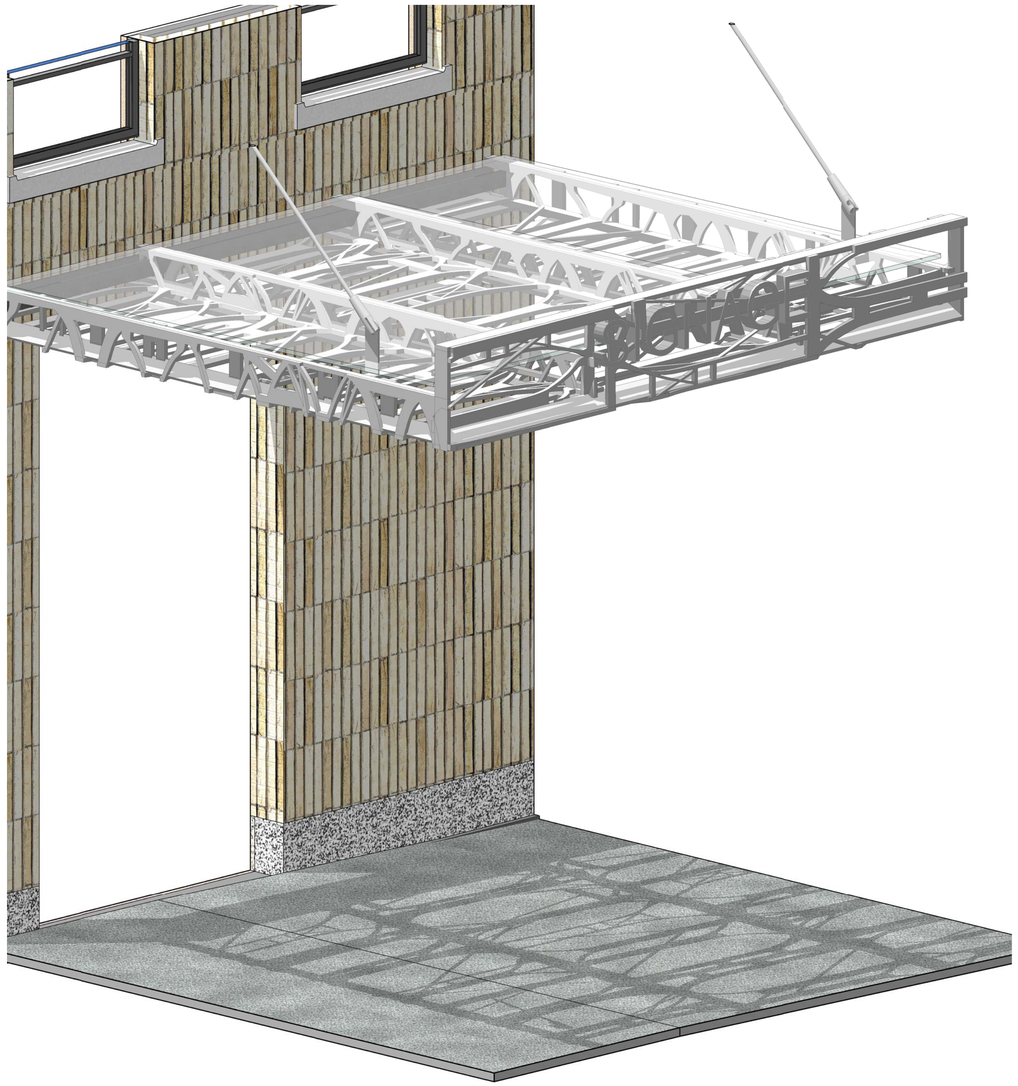
0' 1' 2' 4'

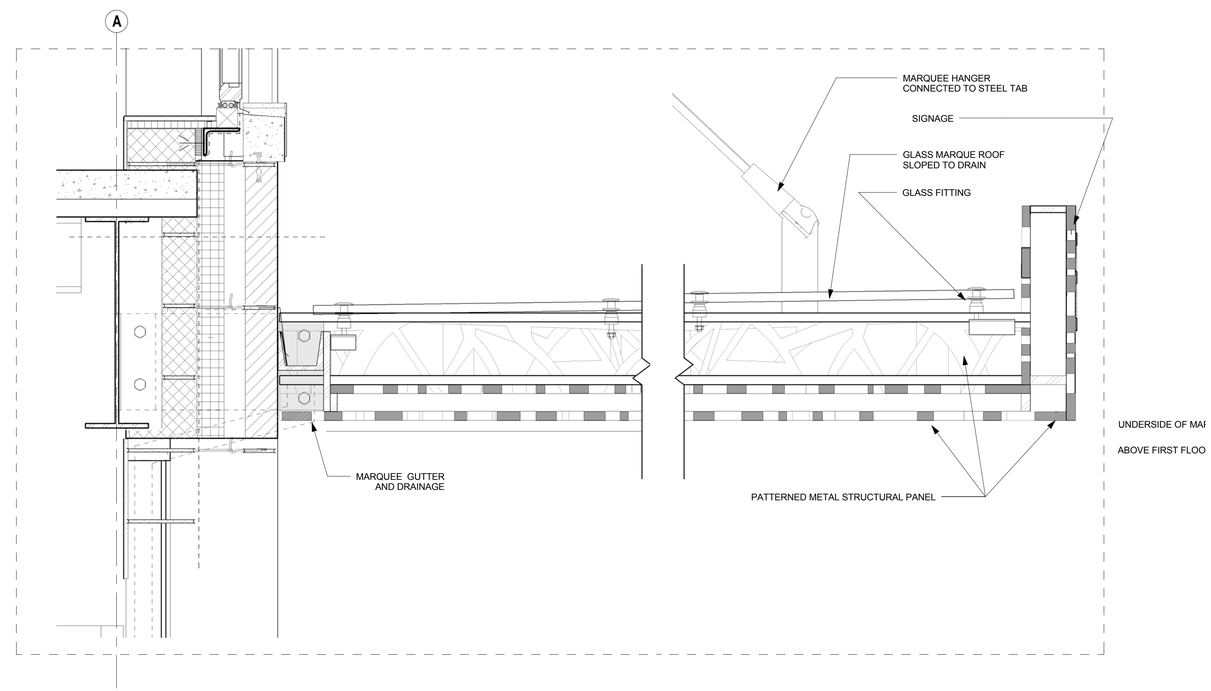
46-50 GANSEVOORT STREET PROPOSED EAST WINDOW DETAILS

46-74 GANSEVOORT STREET

BKSK

11.04.15





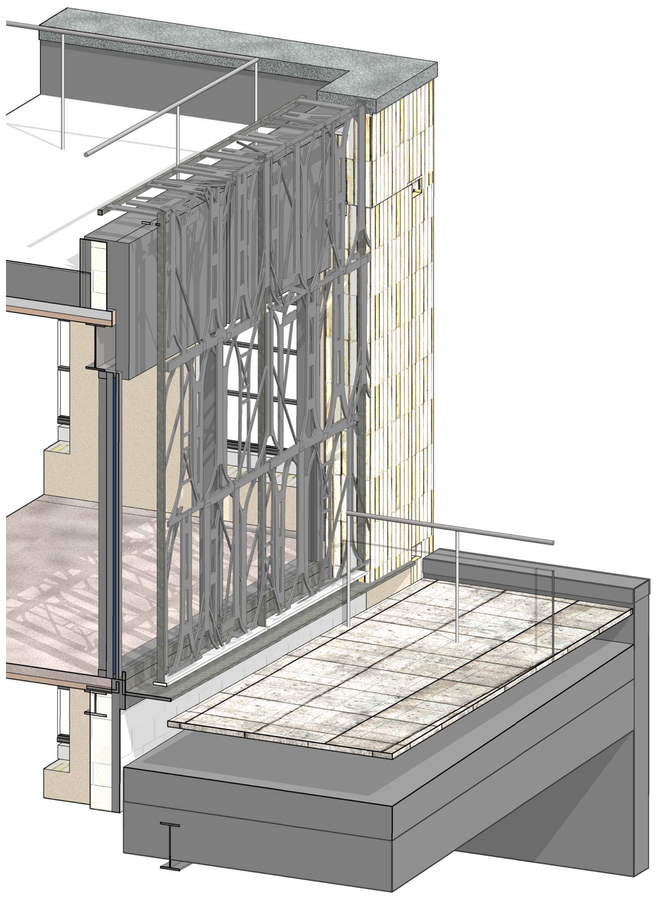
1 MARQUEE SECTION DETAIL
1 1/2" = 1'-0"

46-50 GANSEVOORT STREET PROPOSED MARQUEE DETAILS

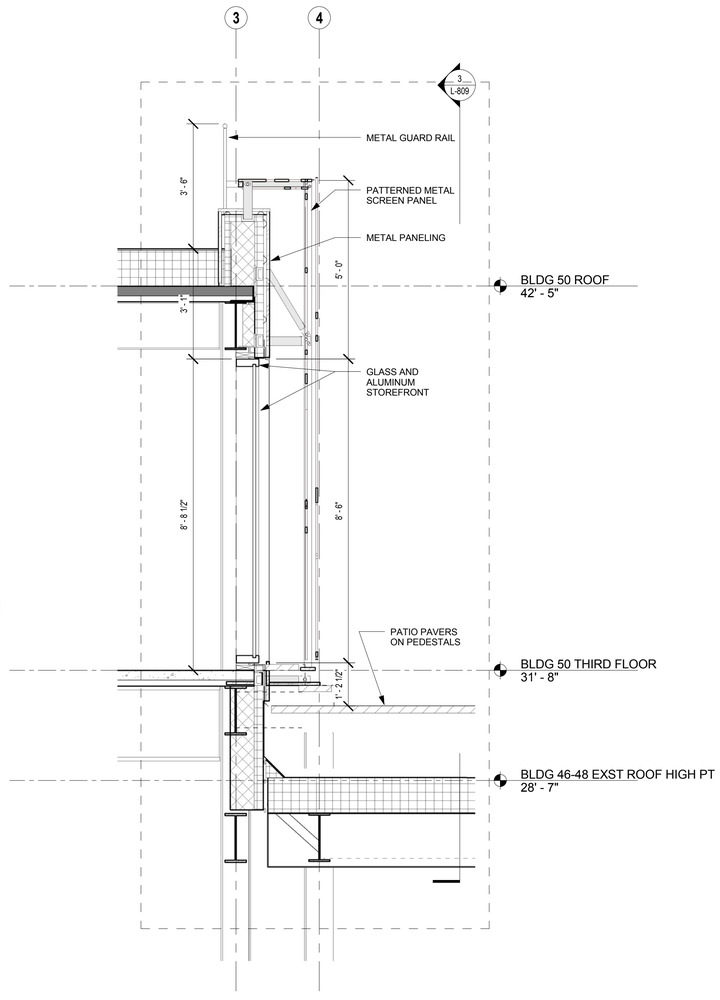
46-74 GANSEVOORT STREET

BKSK

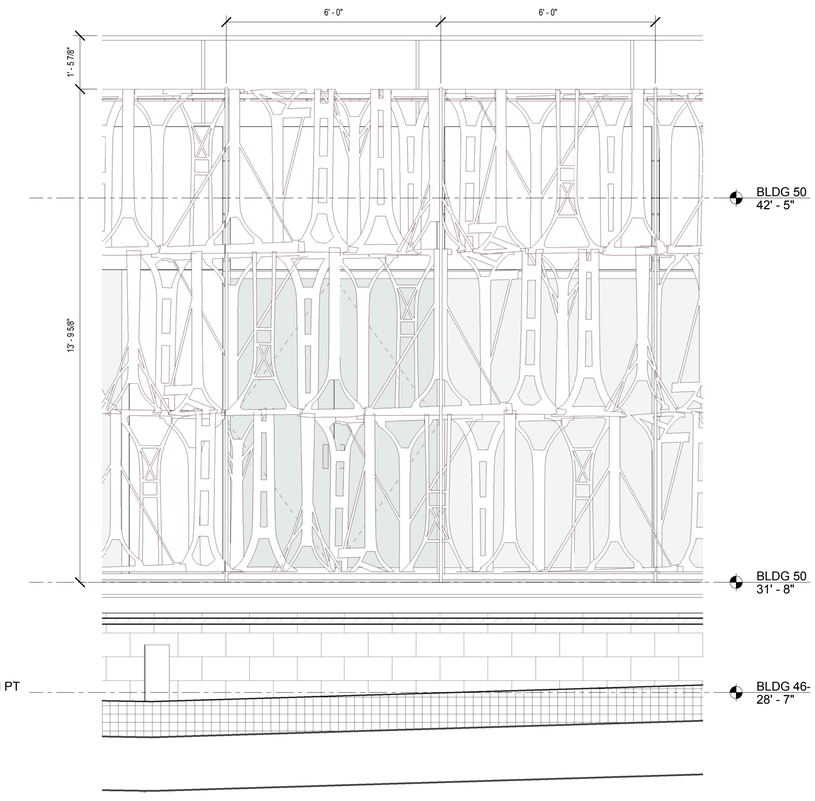
11.04.15



EEN WALL AXON



2 ROOFTOP STOREFRONT AND SCREENWALL SECTION
1/2" = 1'-0"



3 Dependent on METAL SCREEN DETAIL
ELEVATION
1/2" = 1'-0"

46-50 GANSEVOORT STREET PROPOSED SCREEN WALL DETAIL

46-74 GANSEVOORT STREET

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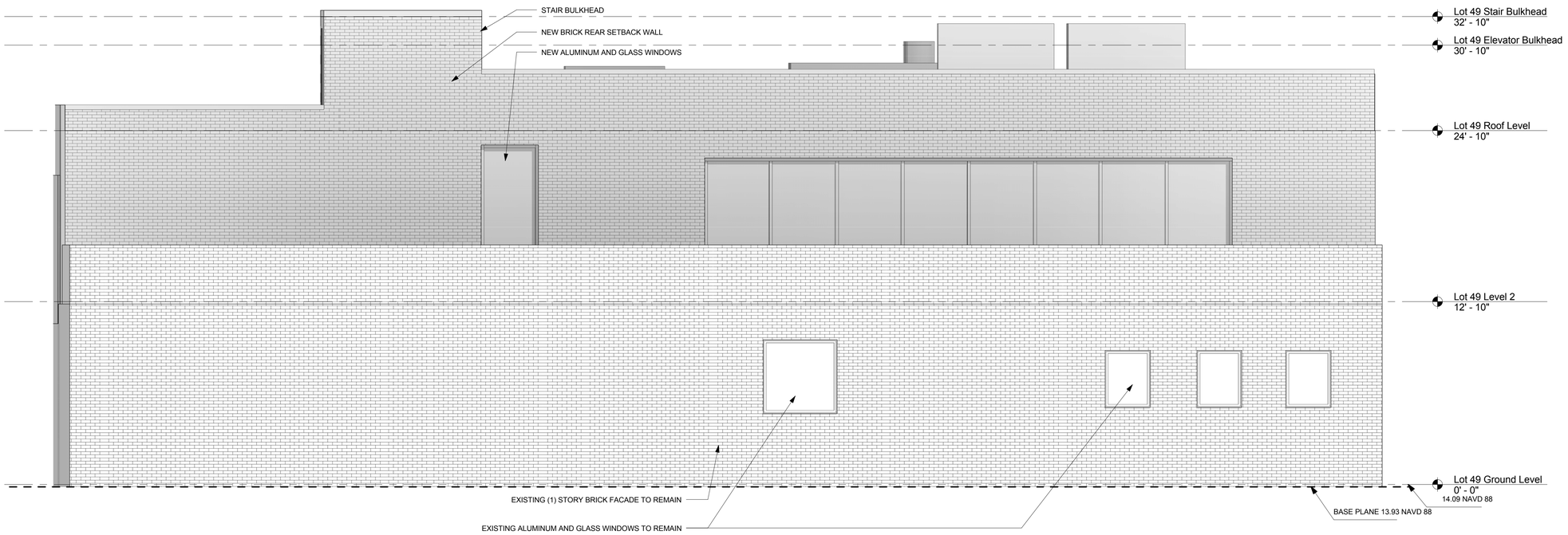
1 NORTH ELEVATION
1/4" = 1'-0"

52-58 GANSEVOORT STREET PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

11.04.15



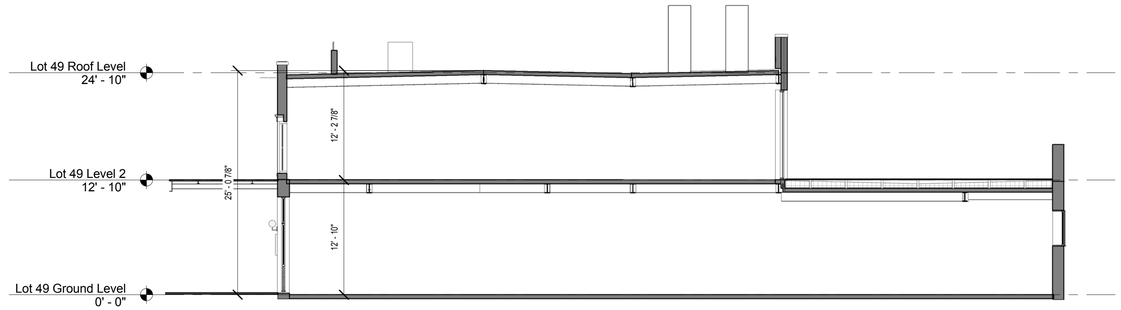
1 SOUTH ELEVATION
1/4" = 1'-0"

52-58 GANSEVOORT STREET PROPOSED SOUTH ELEVATION

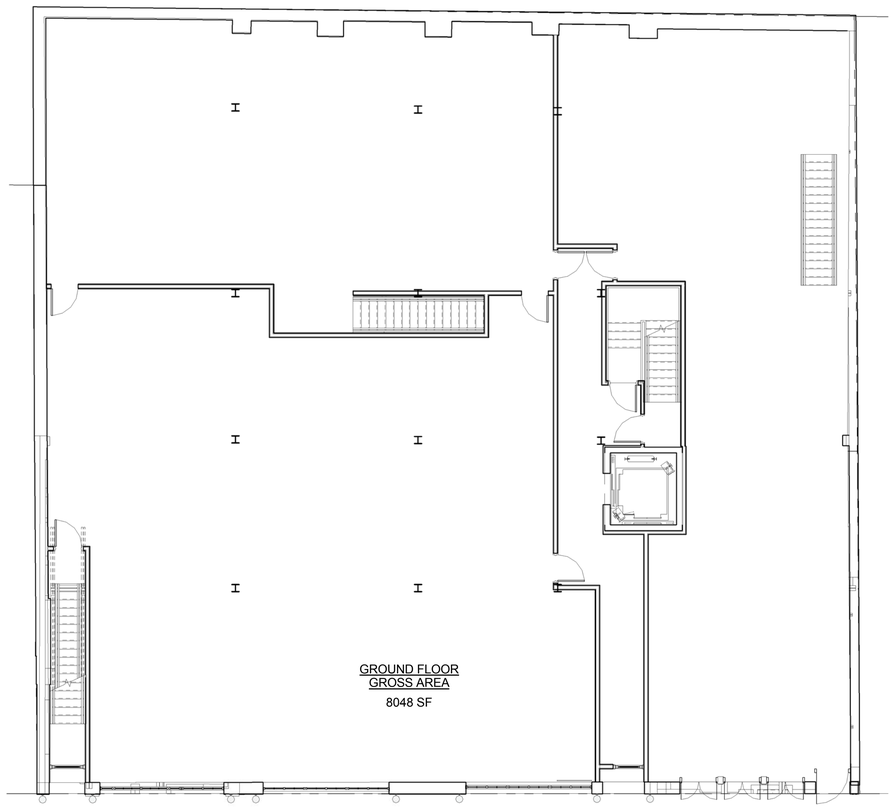
46-74 GANSEVOORT STREET

BKSK

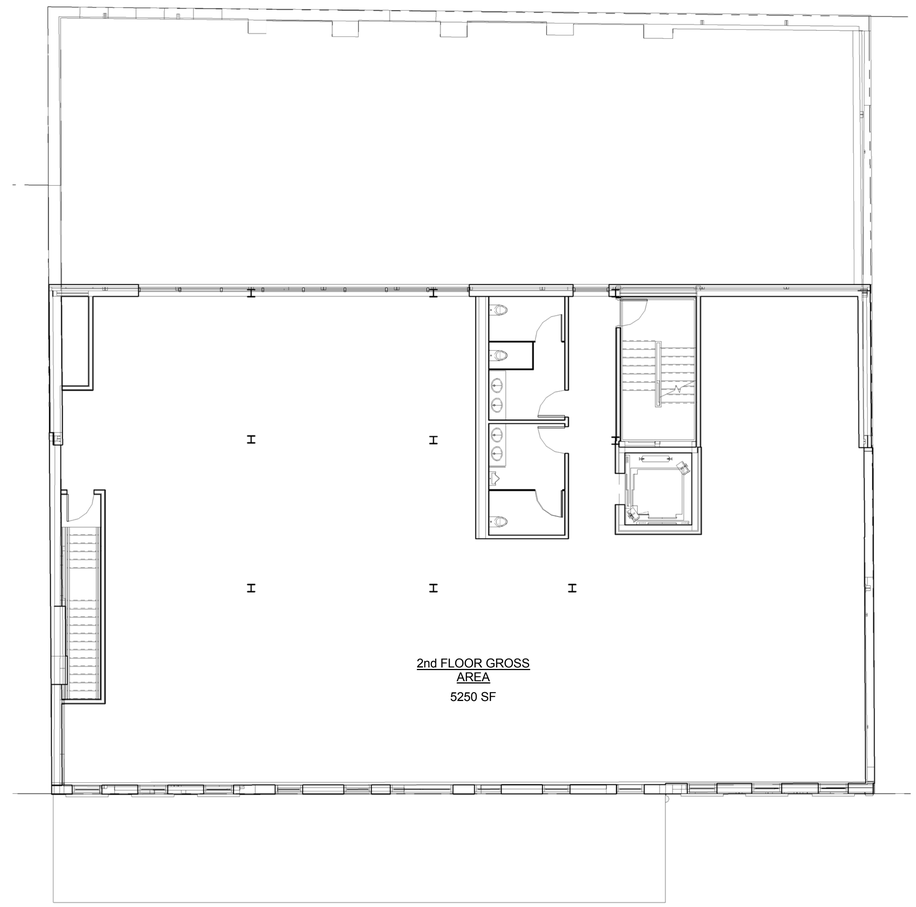
11.04.15



3 NORTH-SOUTH SECTION
1/8" = 1'-0"



1 GROUND FLOOR PLAN
1/8" = 1'-0"



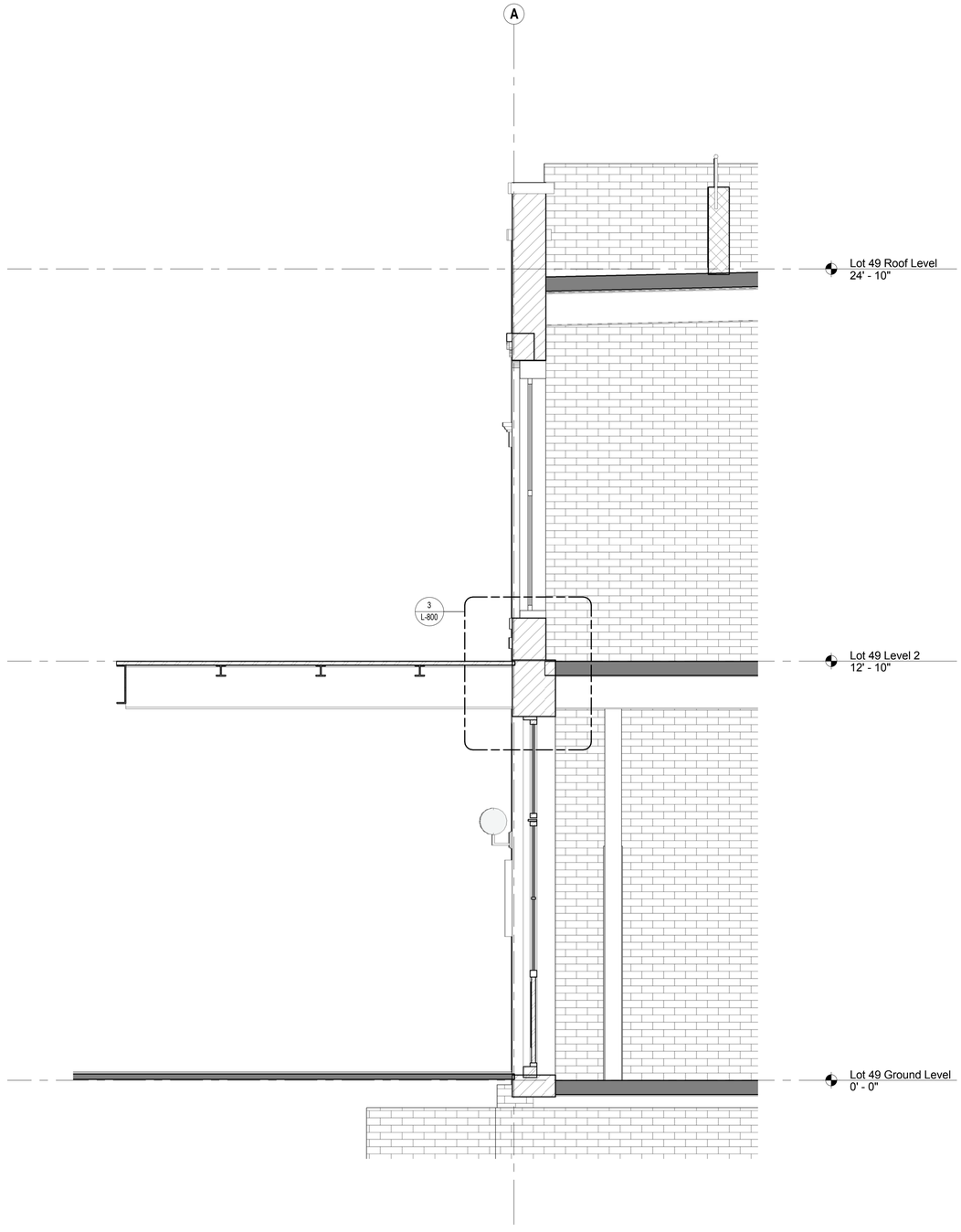
2 2nd FLOOR PLAN
1/8" = 1'-0"

52-58 GANSEVOORT STREET

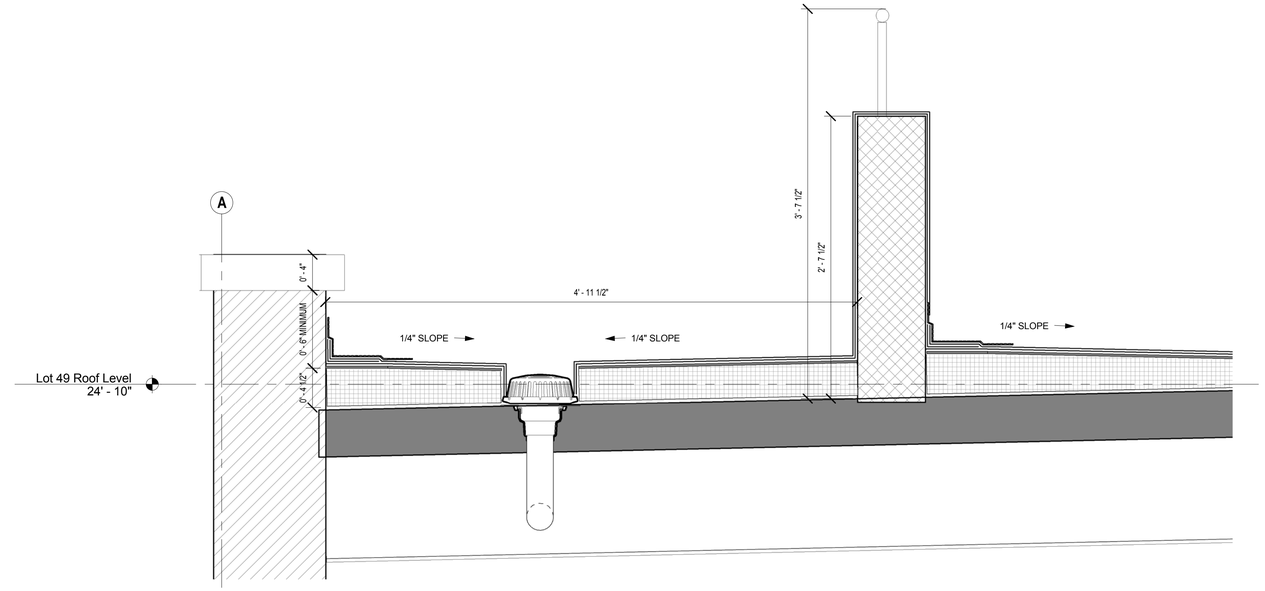
46-74 GANSEVOORT STREET

BKSK

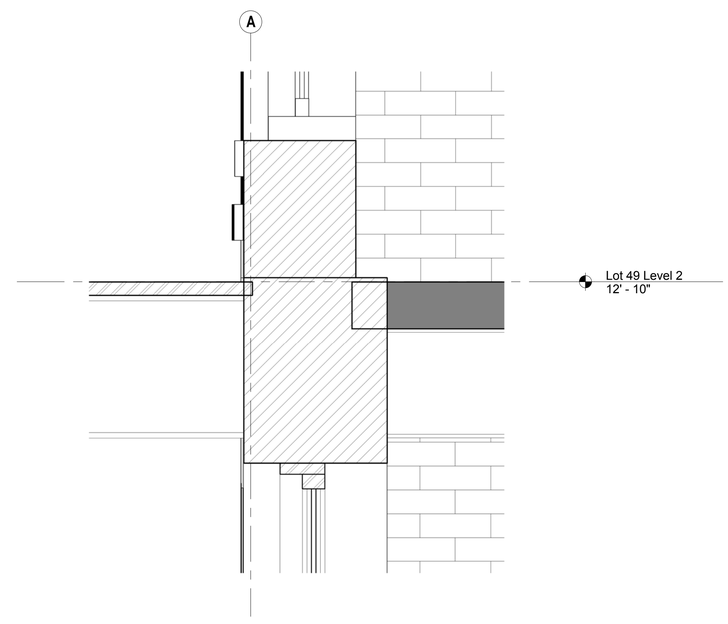
11.04.15



1 NORTH WALL SECTION
1/2" = 1'-0"



2 NORTH WALL PARAPET DETAIL
1 1/2" = 1'-0"



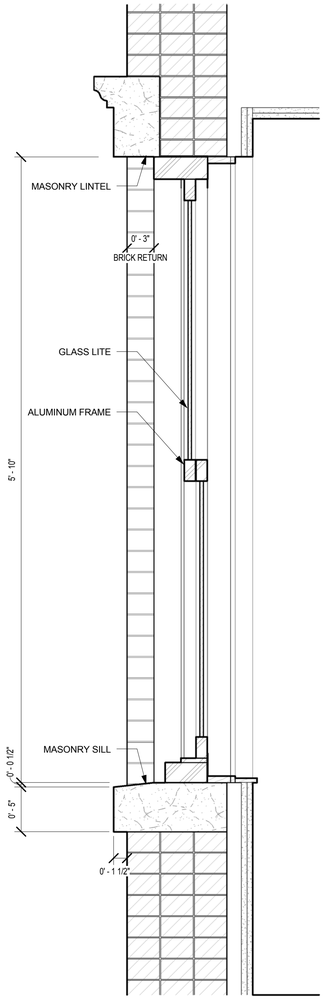
3 NORTH WALL SECTION AT 2ND FLOOR
1 1/2" = 1'-0"

52-58 GANSEVOORT STREET PROPOSED NORTH WALL SECTION

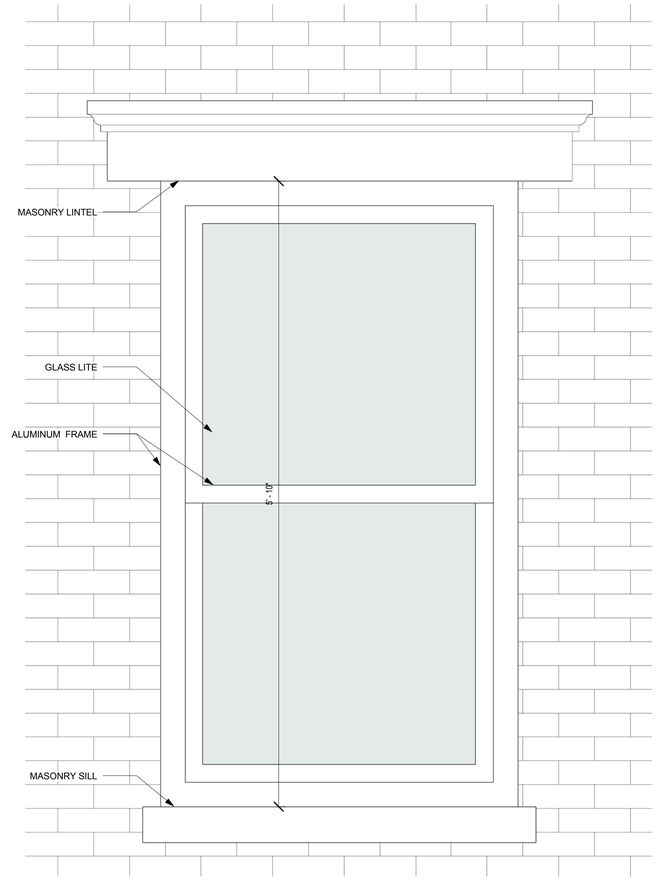
46-74 GANSEVOORT STREET

BKSK

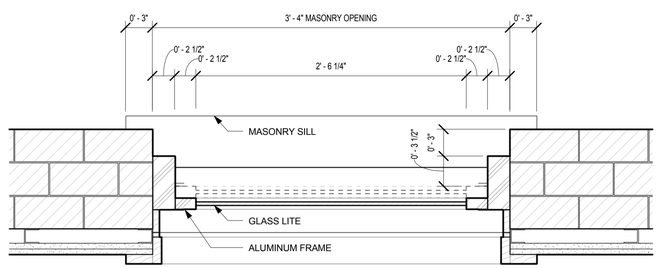
11.04.15



3 EXISTING EAST WINDOW SECTION
1 1/2" = 1'-0"

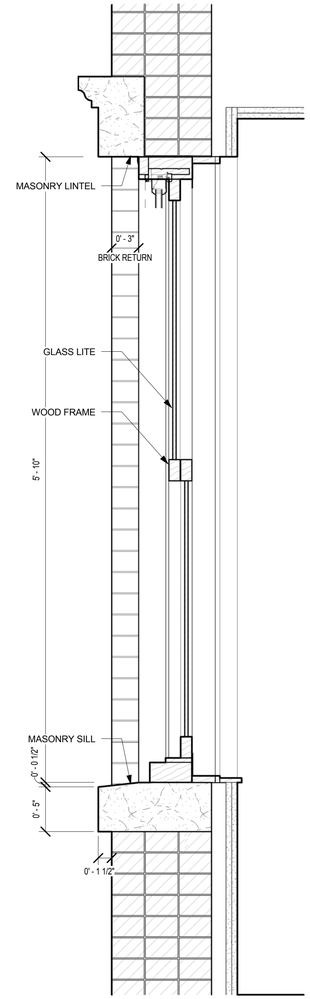


2 NORTH ELEVATION
1 1/2" = 1'-0"

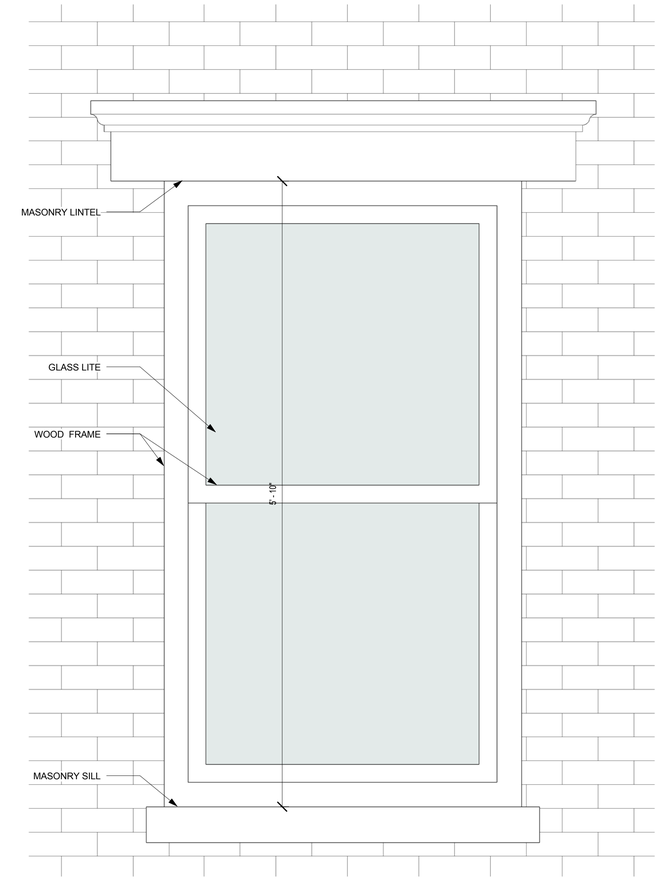


4 EXISTING EAST WINDOW PLAN SECTION
1 1/2" = 1'-0"

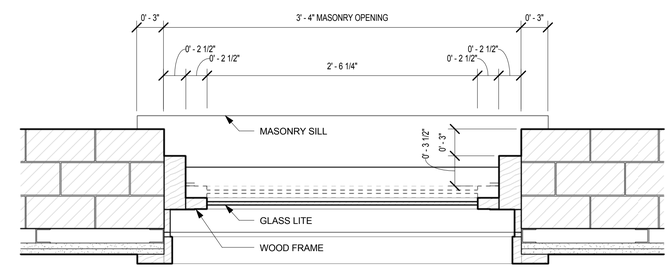
EXISTING



6 PROPOSED EAST WINDOW SECTION
1 1/2" = 1'-0"



1 NORTH ELEVATION
1 1/2" = 1'-0"



5 PROPOSED EAST WINDOW PLAN SECTION
1 1/2" = 1'-0"

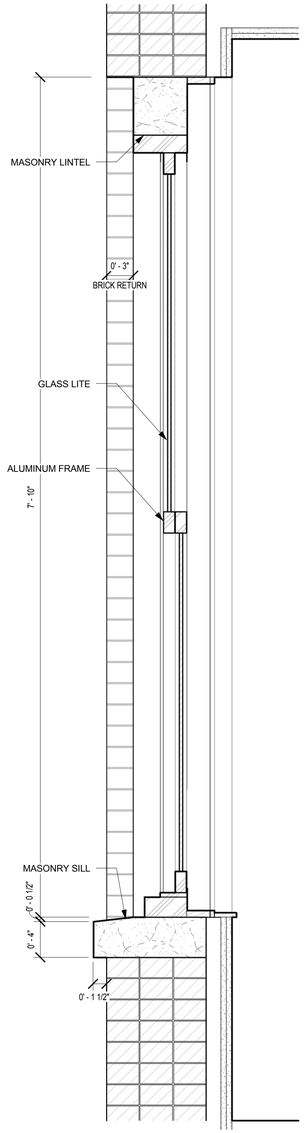
PROPOSED

52 AND 58 GANSEVOORT STREET WINDOW DETAILS

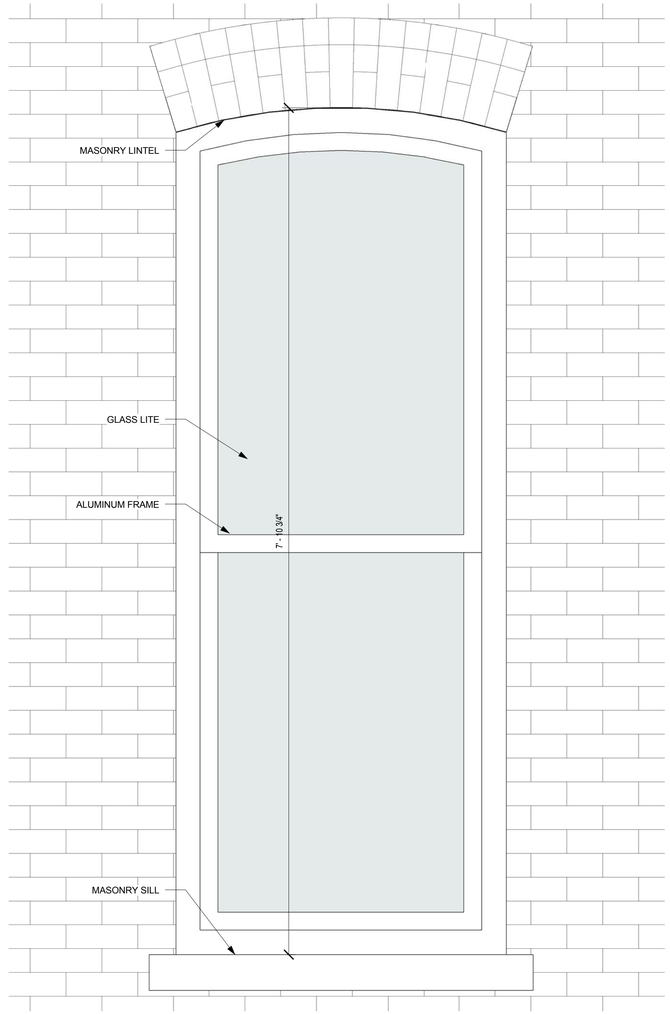
46-74 GANSEVOORT STREET

BKSK

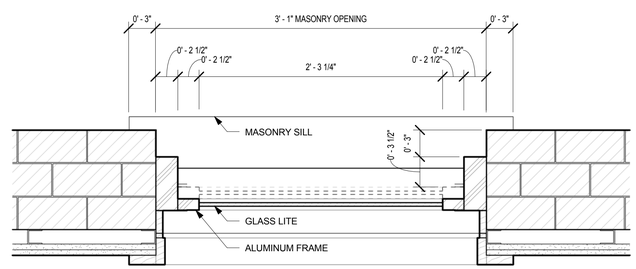
11.04.15



4 EXISTING MID WINDOW SECTION
1 1/2" = 1'-0"

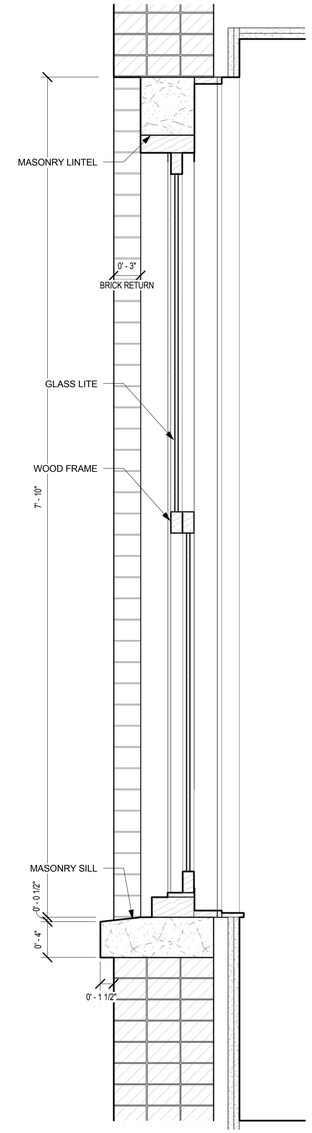


1 NORTH ELEVATION
1 1/2" = 1'-0"

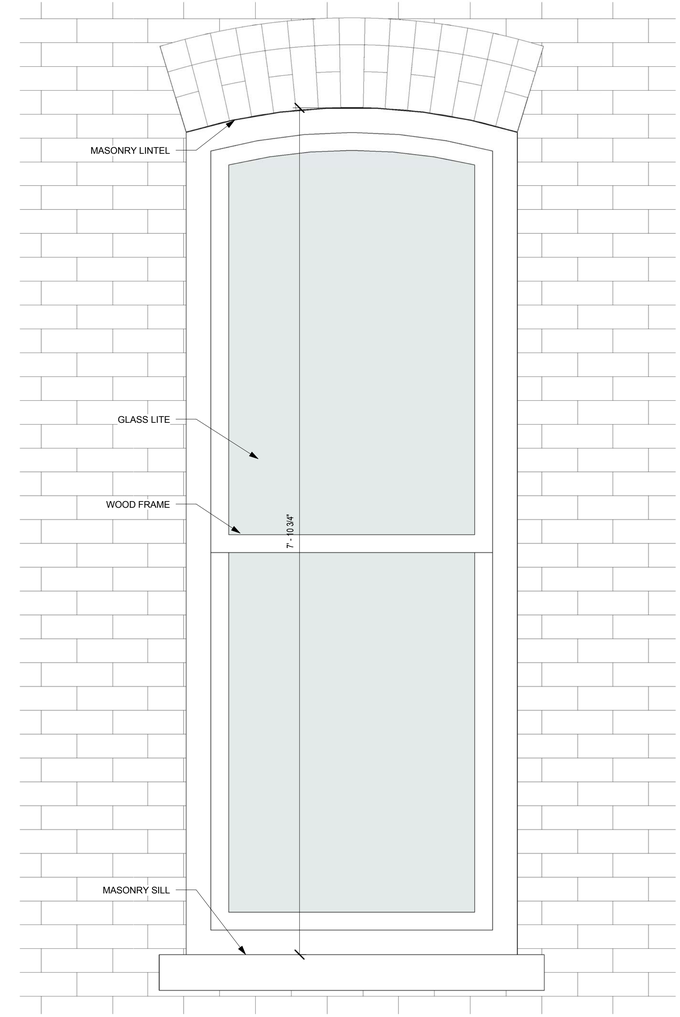


3 EXISTING MID WINDOW PLAN SECTION
1 1/2" = 1'-0"

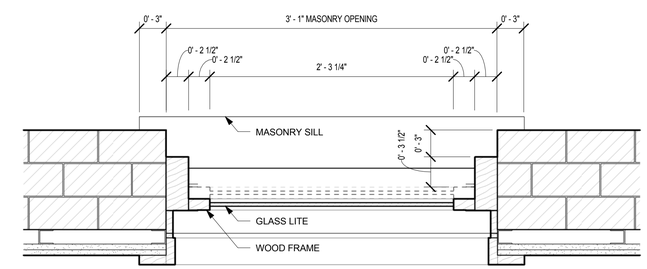
EXISTING



6 PROPOSED MID WINDOW SECTION
1 1/2" = 1'-0"



2 NORTH ELEVATION
1 1/2" = 1'-0"



5 PROPOSED MID WINDOW PLAN SECTION
1 1/2" = 1'-0"

PROPOSED

54-56 GANSEVOORT STREET WINDOW DETAILS

46-74 GANSEVOORT STREET

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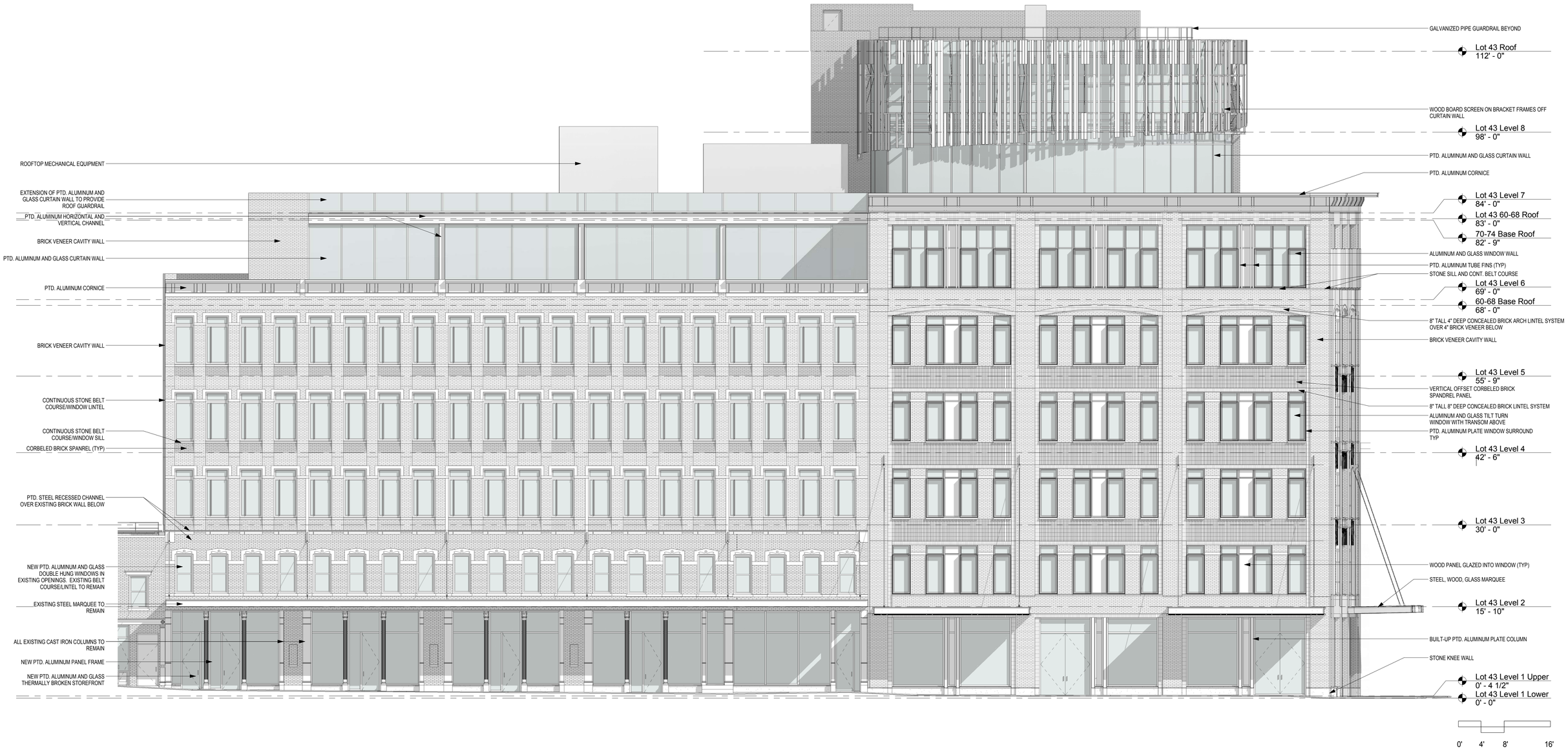
11.04.15

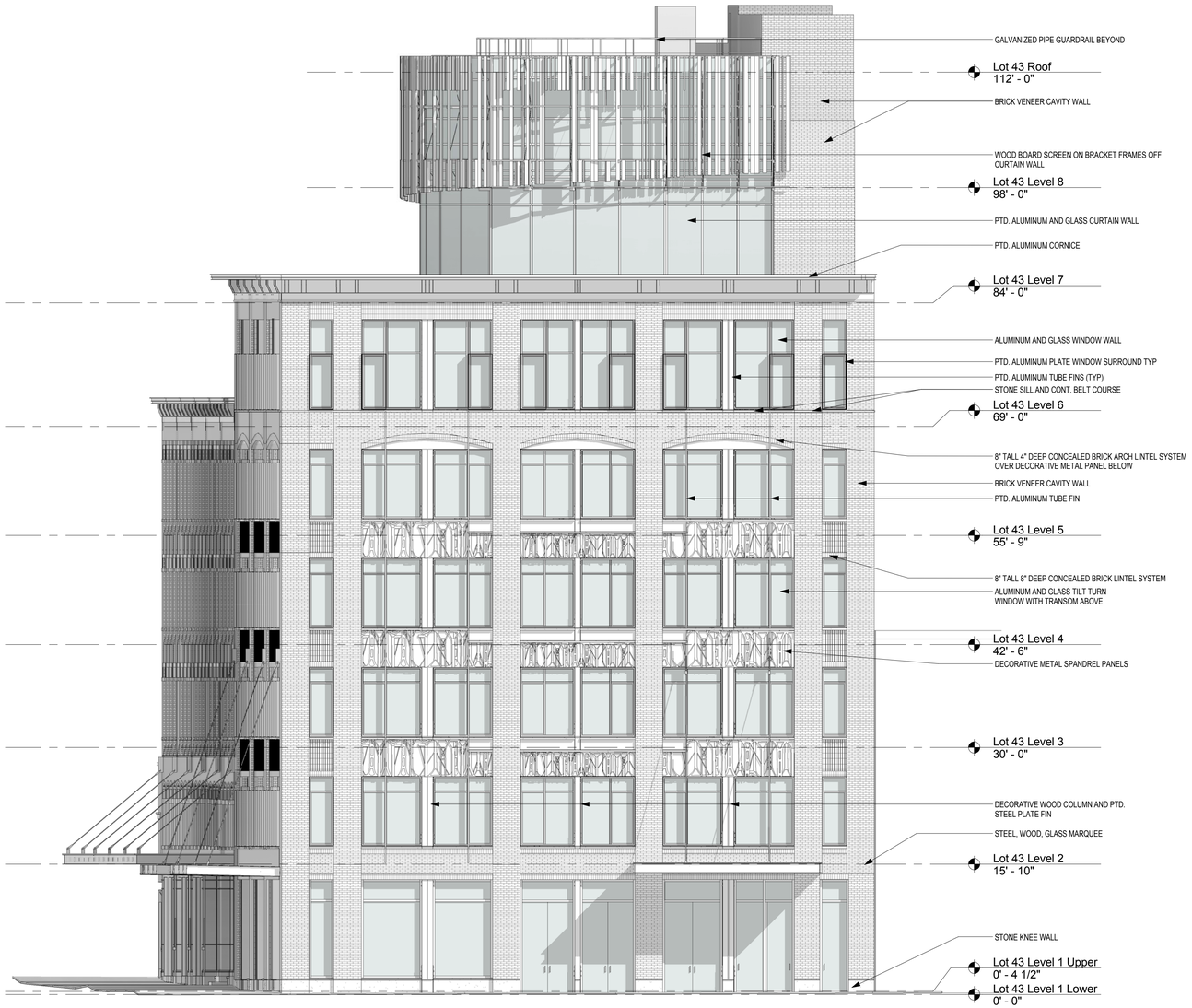


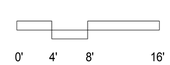
60-74 GANSEVOORT STREET PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

11.04.15



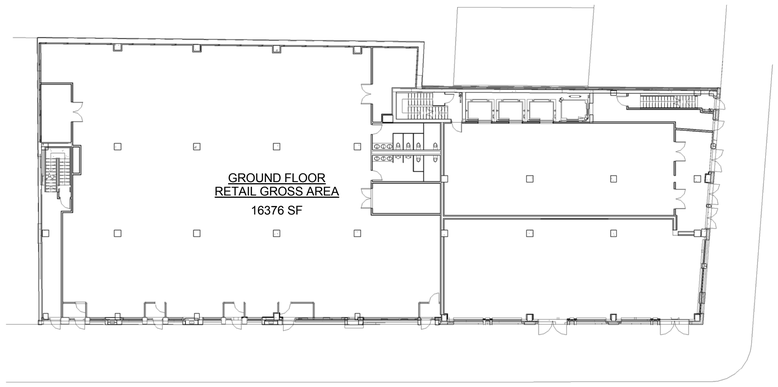


60-74 GANSEVOORT STREET PROPOSED WEST ELEVATION

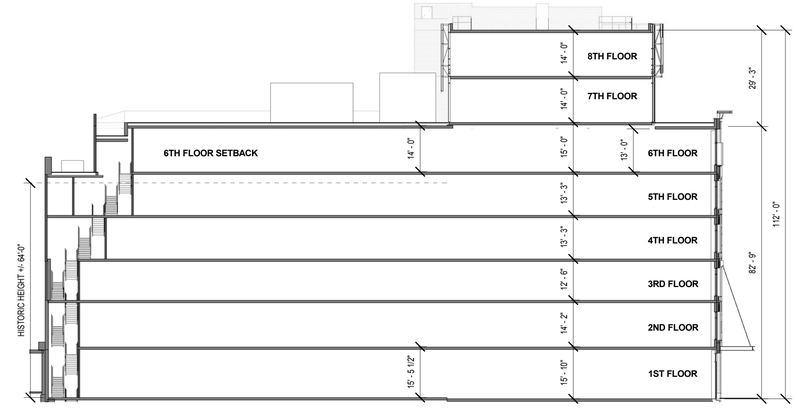
46-74 GANSEVOORT STREET

BKSK

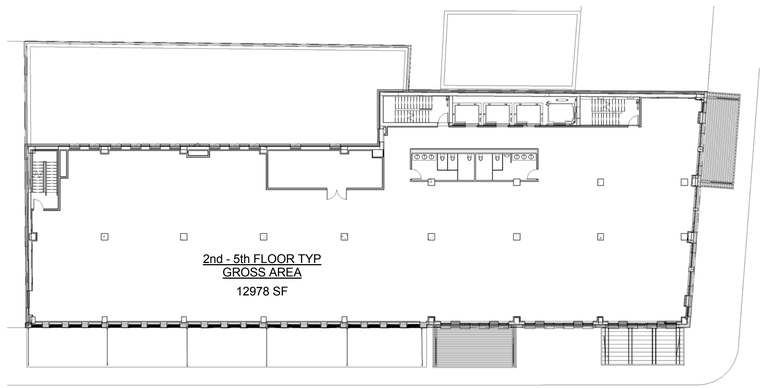
11.04.15



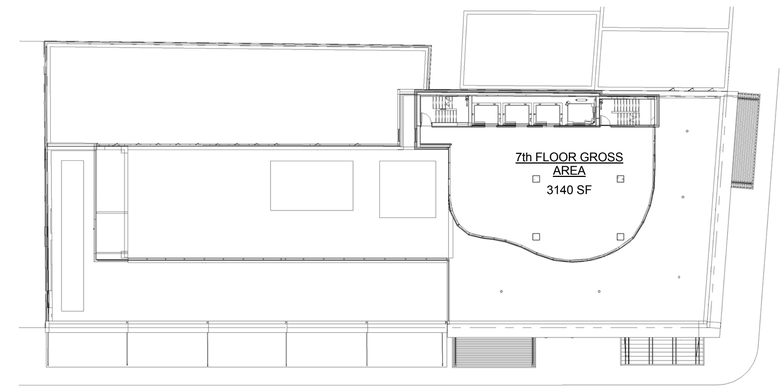
1 GROUND FLOOR PLAN
3/64" = 1'-0"



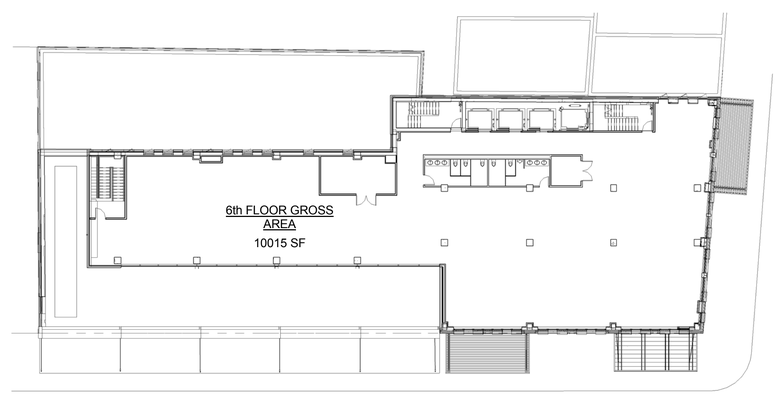
6 SECTION: #60-74
3/64" = 1'-0"



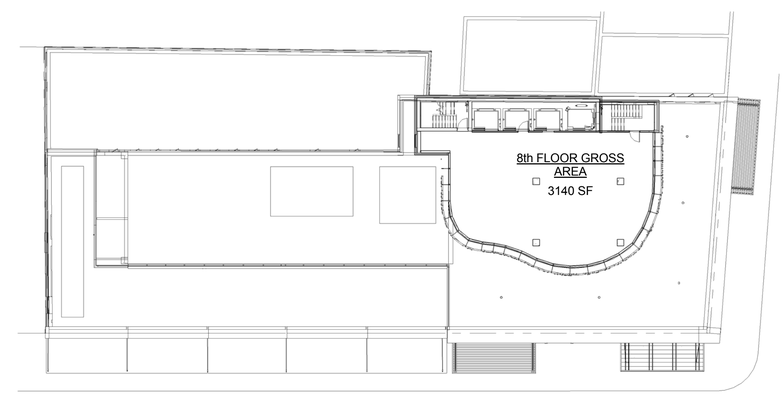
2 2nd-5th FLOOR TYP PLAN
3/64" = 1'-0"



4 7th FLOOR PLAN
3/64" = 1'-0"



3 6th FLOOR PLAN
3/64" = 1'-0"



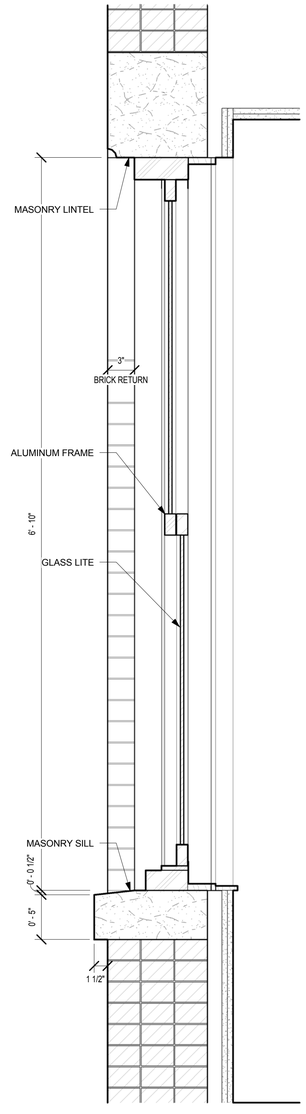
5 8th FLOOR PLAN
3/64" = 1'-0"

60-68 GANSEVOORT STREET

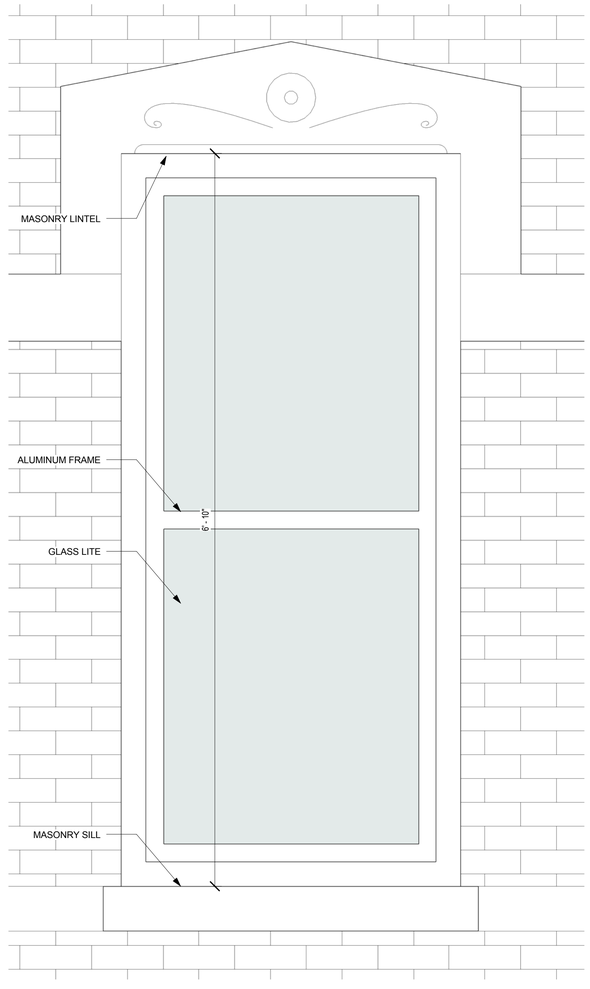
46-74 GANSEVOORT STREET

BKSK

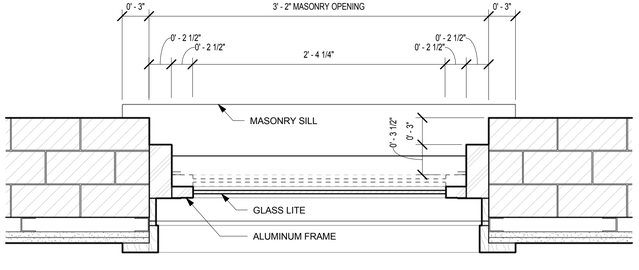
11.04.15



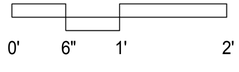
1 EXISTING WINDOW SECTION
1 1/2" = 1'-0"



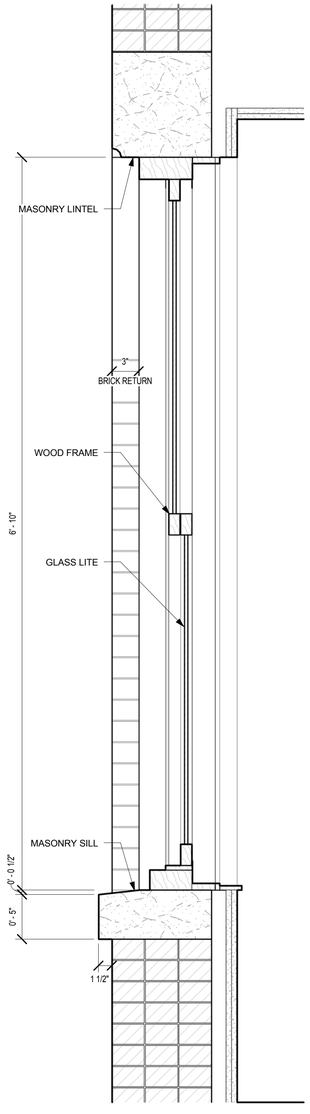
2 EXISTING ELEVATION - NORTH
1 1/2" = 1'-0"



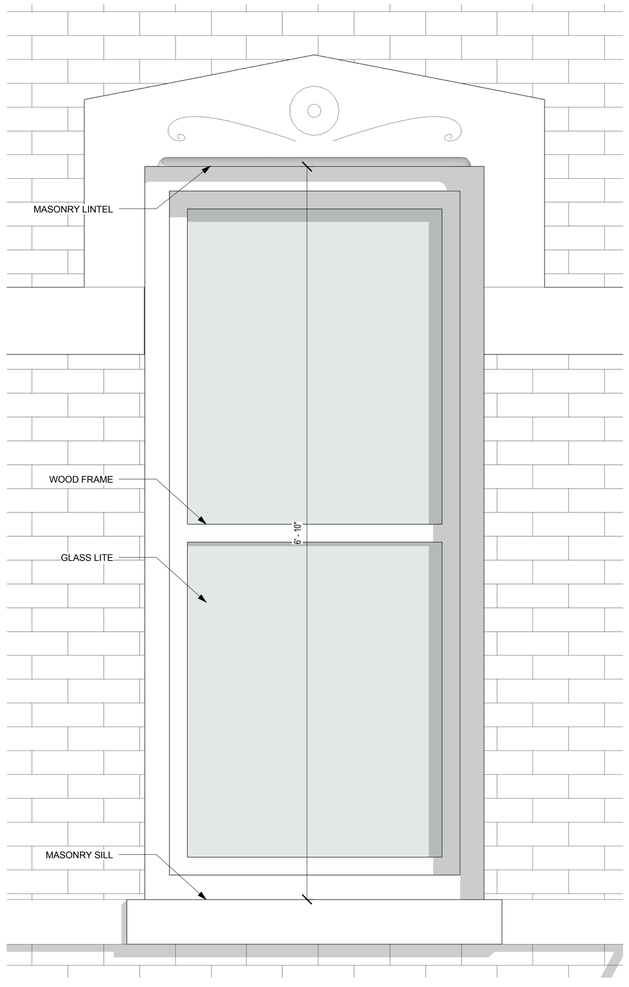
3 EXISTING WINDOW PLAN SECTION
1 1/2" = 1'-0"



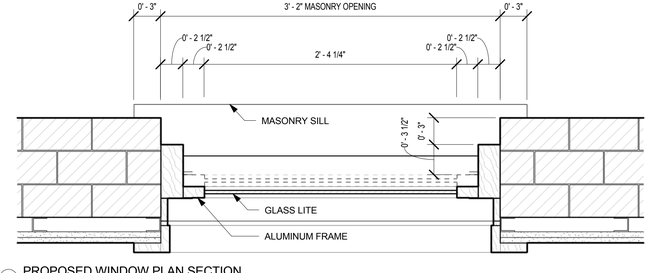
EXISTING



5 PROPOSED WINDOW SECTION
1 1/2" = 1'-0"



4 NORTH ELEVATION - PROPOSED WINDOW
1 1/2" = 1'-0"



6 PROPOSED WINDOW PLAN SECTION
1 1/2" = 1'-0"

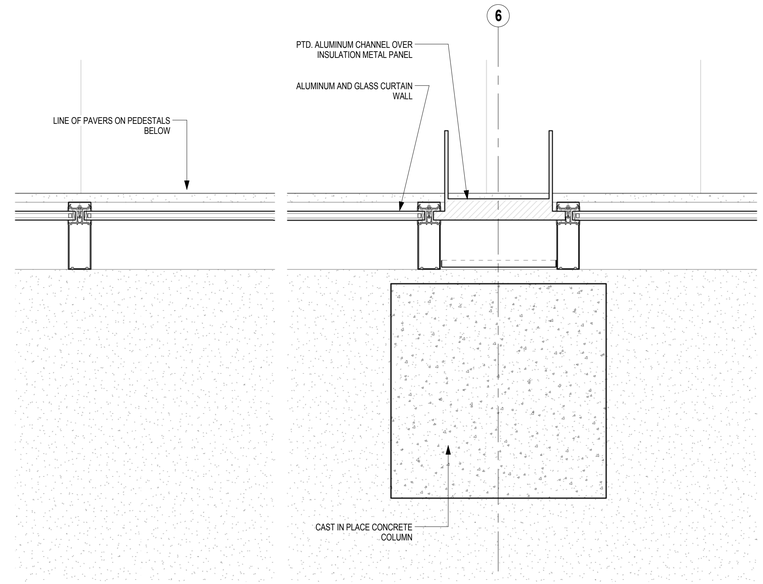
PROPOSED

60-68 GANSEVOORT STREET EXISTING WINDOW DETAILS

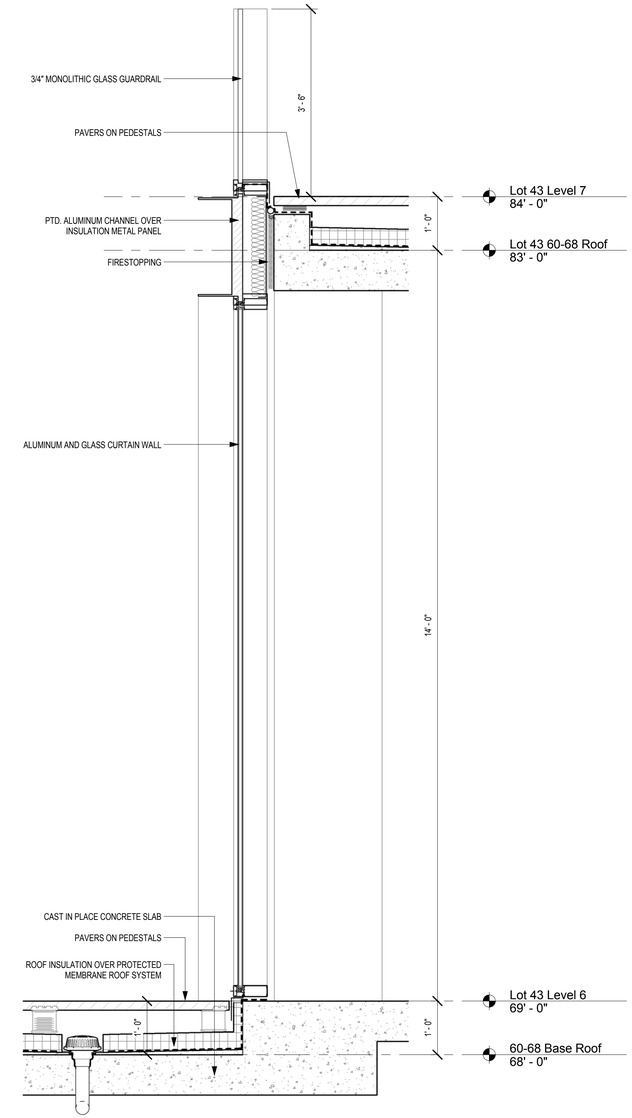
46-74 GANSEVOORT STREET

BKSK

11.04.15



2 LPC_60-68 6TH FLOOR PLAN DETAIL
1 1/2" = 1'-0"



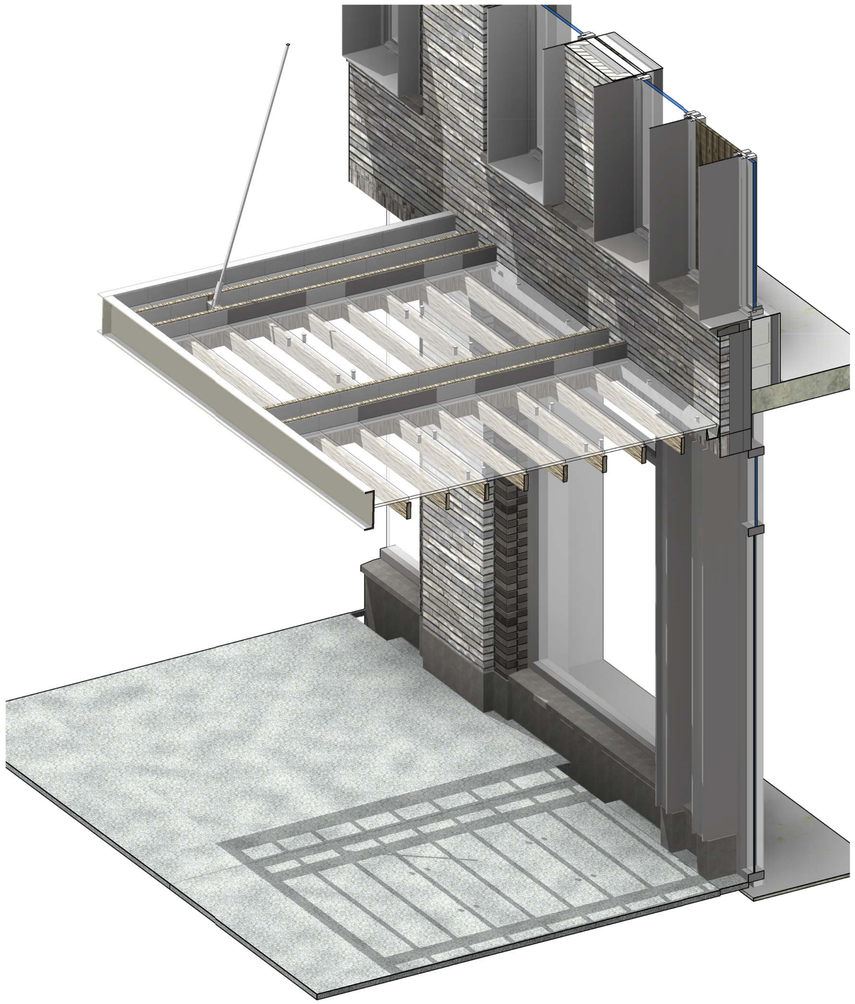
1 LPC_60-68 NORTH SETBACK WALL SECTION
3/4" = 1'-0"

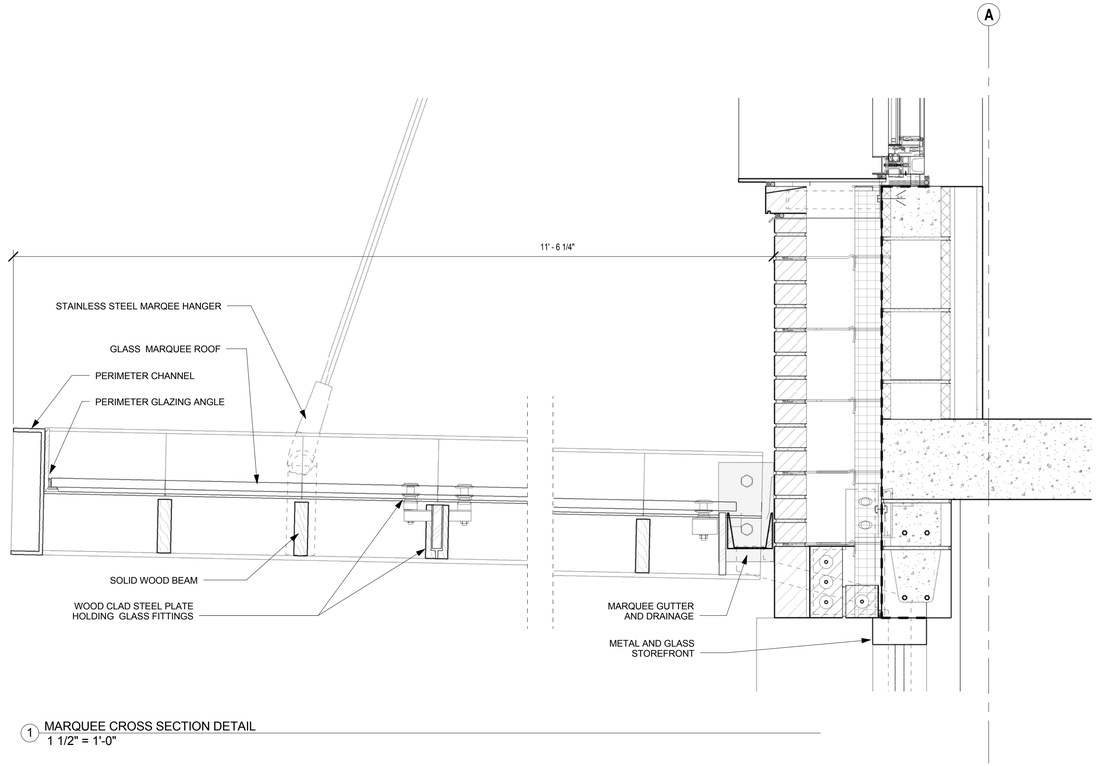
60-68 GANSEVOORT STREET PROPOSED NORTH SETBACK WALL SECTION

46-74 GANSEVOORT STREET

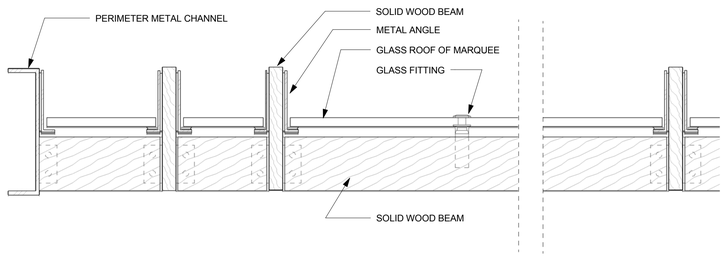
BKSK

11.04.15





1 MARQUEE CROSS SECTION DETAIL
1 1/2" = 1'-0"



60-74 GANSEVOORT STREET PROPOSED MARQUEE DETAILS

46-74 GANSEVOORT STREET

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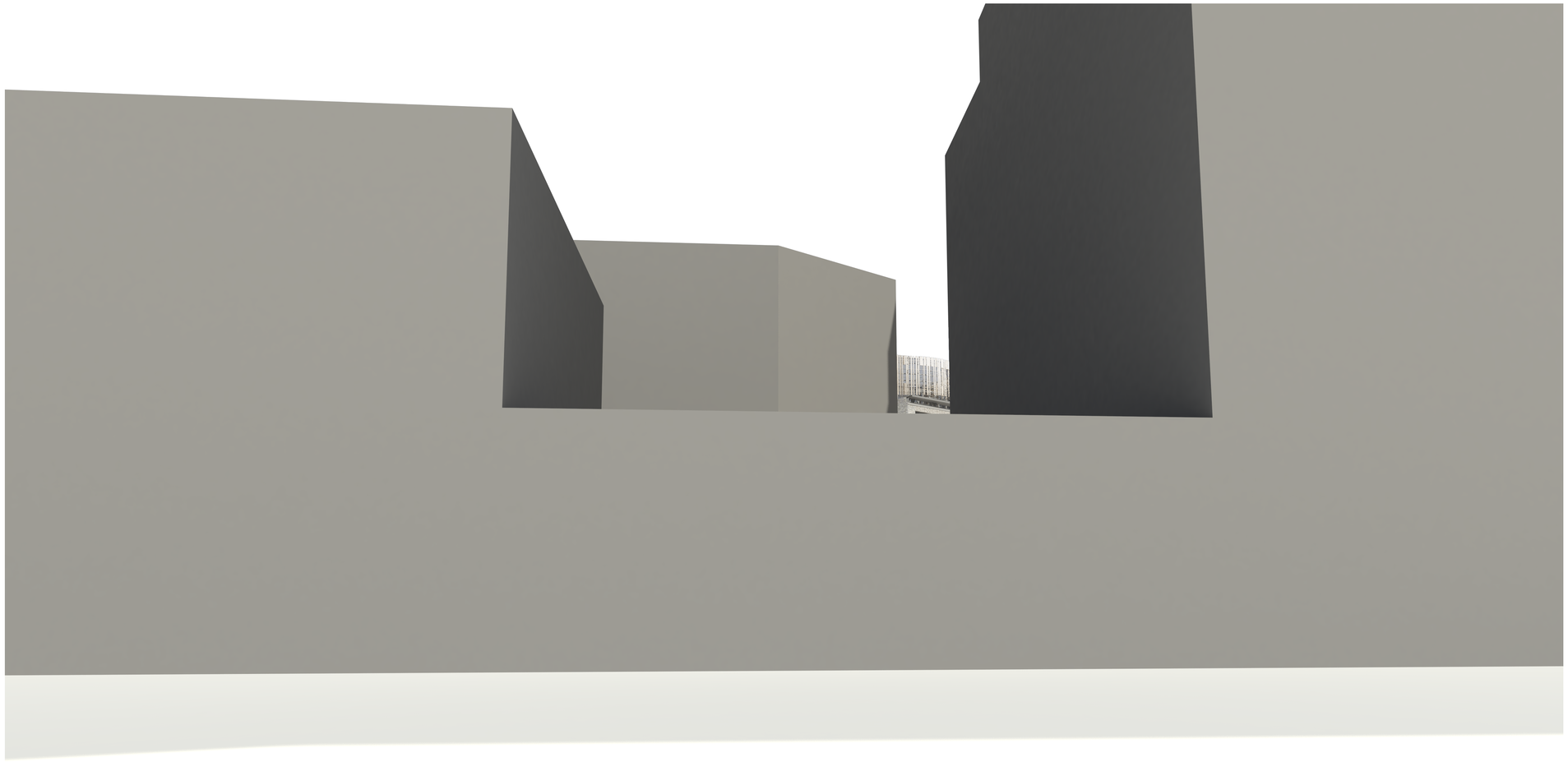
11.04.15

VIEW FROM 9TH AVE AND 14TH STREET TOWARD SOUTH

46-74 GANSEVOORT STREET

BKSK

11.04.15



VIEW FROM LITTLE WEST 12TH STREET TOWARD SOUTHWEST

46-74 GANSEVOORT STREET

BKSK

11.04.15