



2 PARK AVENUE

UPGRADES TO 28 & 29TH FLOORS

6.14.2016

MorganStanley



CUSHMAN & WAKEFIELD
DEBORAH TOMASI
JOSE TORO

GROUP PMX
(OWNER REPRESENTATIVE)
JOE MANNINO
SHELLA CADET-THOMPSON

DESIGN REPUBLIC
(ARCHITECT)
GABRIEL HERNANDEZ
BRIAN COONEY

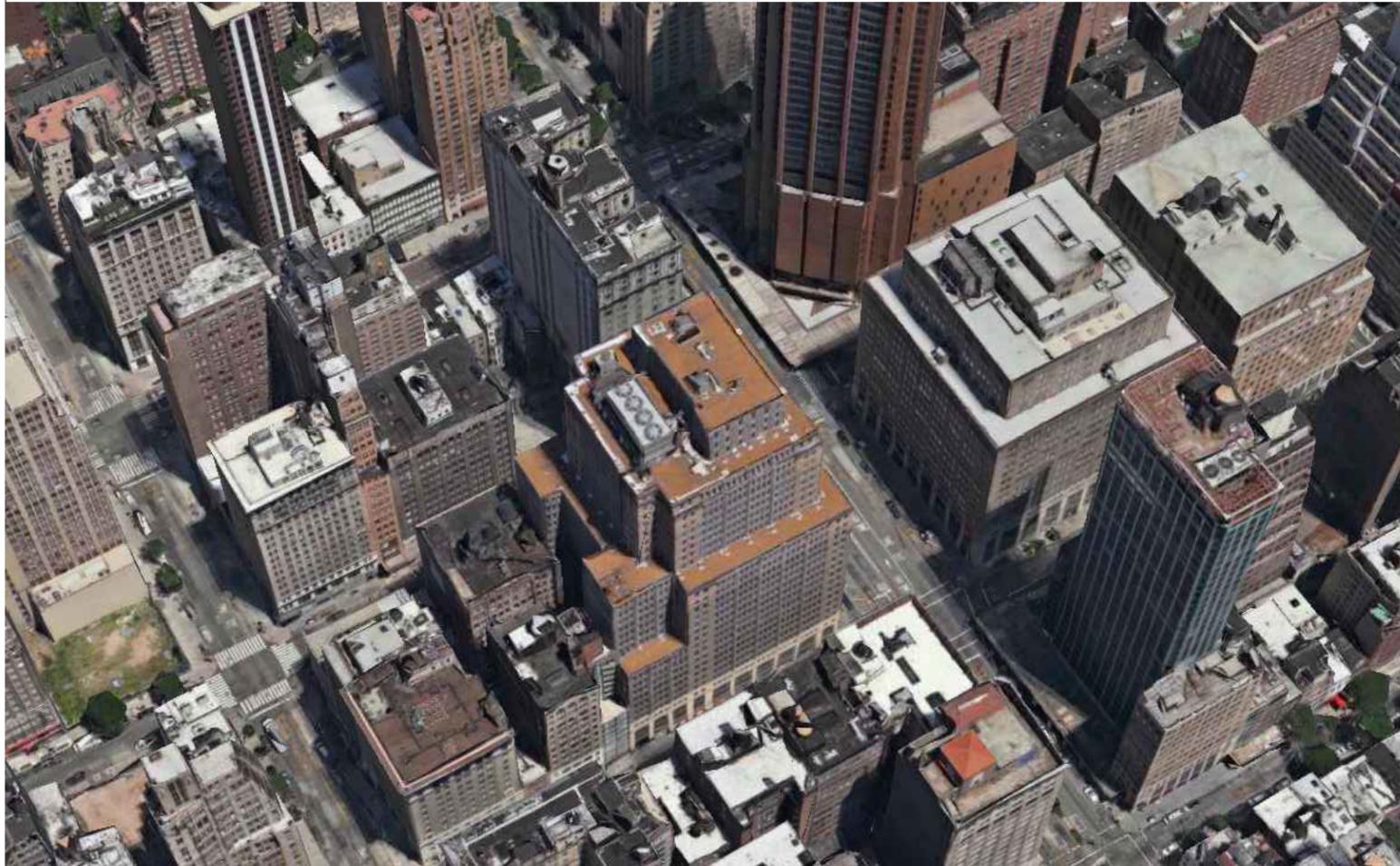
**HIGGINS QUASEBARTH & PARTNERS,
LLC (LANDMARKS CONSULTANT)**
CAS STACHELBERG

**BROOKBRIDGE CONSULTING
SERVICES**
(EXPEDITING SERVICES)
RICHARD IMPERATORE
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JFK&M CONSULTING GROUP
*(MECHANICAL/ELECTRICAL/PLUMBING
ENGINEER)*
MICHAEL JACOB
EDWARD FEINBERG
ROBERT FINK

BIRDS EYE VIEW



SITE LOCATION MAP



PROJECT INFORMATION

JURISDICTION:	CITY OF NEW YORK, NY
CLIENT NAME & ADDRESS:	CUSHMAN WAKEFIELD 2 PARK AVENUE NEW YORK, NY 10016
BOROUGH:	MANHATTAN
BLOCK:	862
LOT:	29
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT (FT):	355'-6" (NO CHANGE)
NUMBER OF STORIES:	29
RESIDENTIAL UNITS:	0
LAND USE:	COMMERCIAL AND OFFICE BUILDINGS
DEPT. OF FINANCE BUILDING CLASSIFICATION:	03-OFFICE BUILDING
ZONING DISTRICT:	C5-2 (COMMERCIAL)
ZONING MAP:	08D
SPECIAL DISTRICT(S):	MID-MIDTOWN
OCCUPANCY GROUP:	E
CONSTRUCTION CLASSIFICATION:	CLASS 1 FIREPROOF
FIRE ALARM SYSTEM:	EXISTING
LANDMARKS DESIGNATION LIST:	372 LP-2186
YEAR BUILT:	1926-1928
BUILDING ARCHITECT:	ELY JAQUES KAHN [BUCHMAN & KAHN]

PROJECT INFORMATION



2 PARK AVENUE: 1928 Museum of the City of New York



2 PARK AVENUE: DESIGNATION PHOTO, 2006

1 REMOVE SLAB AT ROOF FOR ELEVATOR

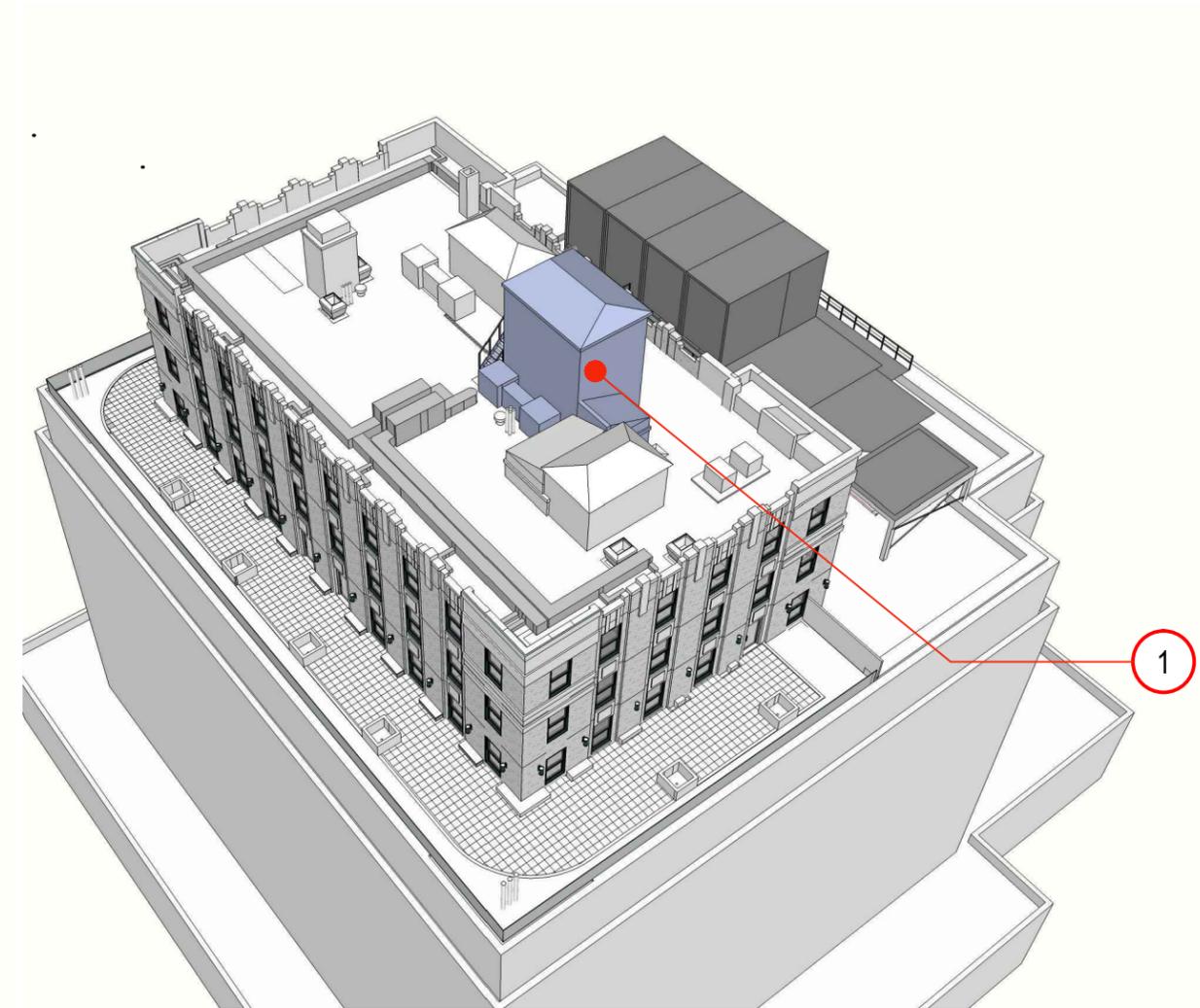
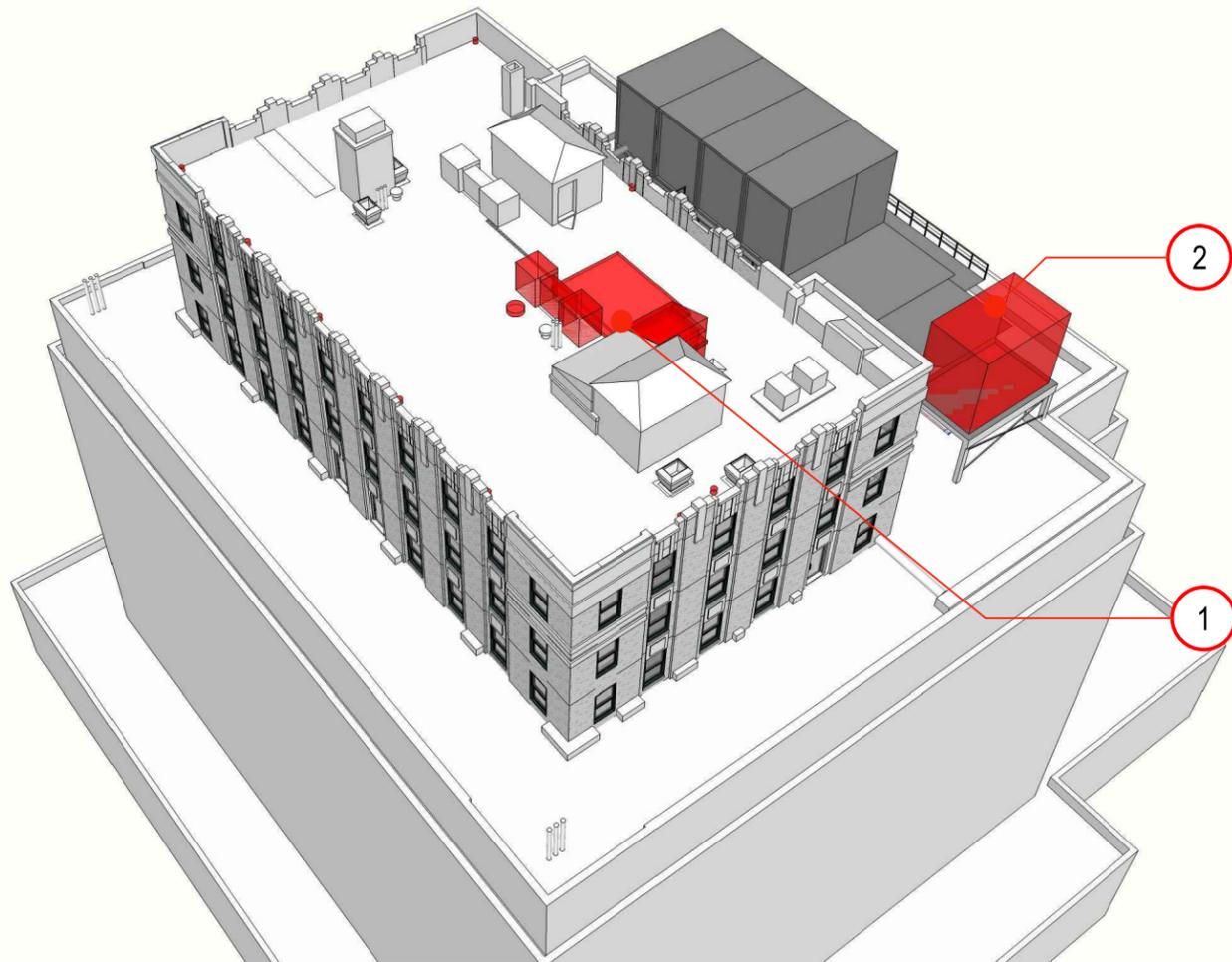
EXISTING ELEVATOR SHAFT TO BE EXTENDED TO SERVE TOP 3 STORIES. SHAFT TO BE MODIFIED FOR NEW ELEVATOR OPENINGS, AND ROOF SLAB TO BE REMOVED FOR MACHINE ROOM BULKHEAD.

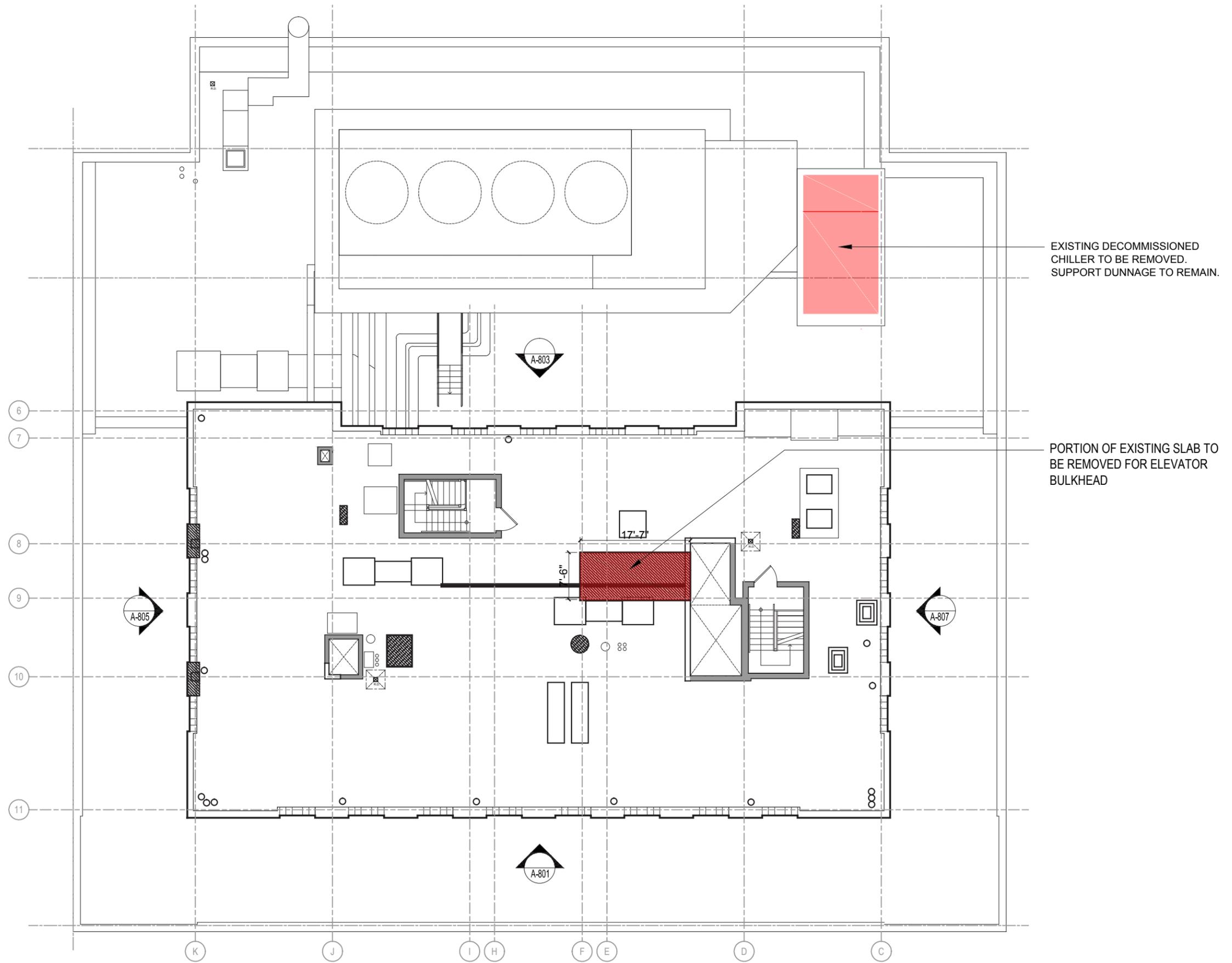
2 REMOVE DECOMMISSIONED CHILLER

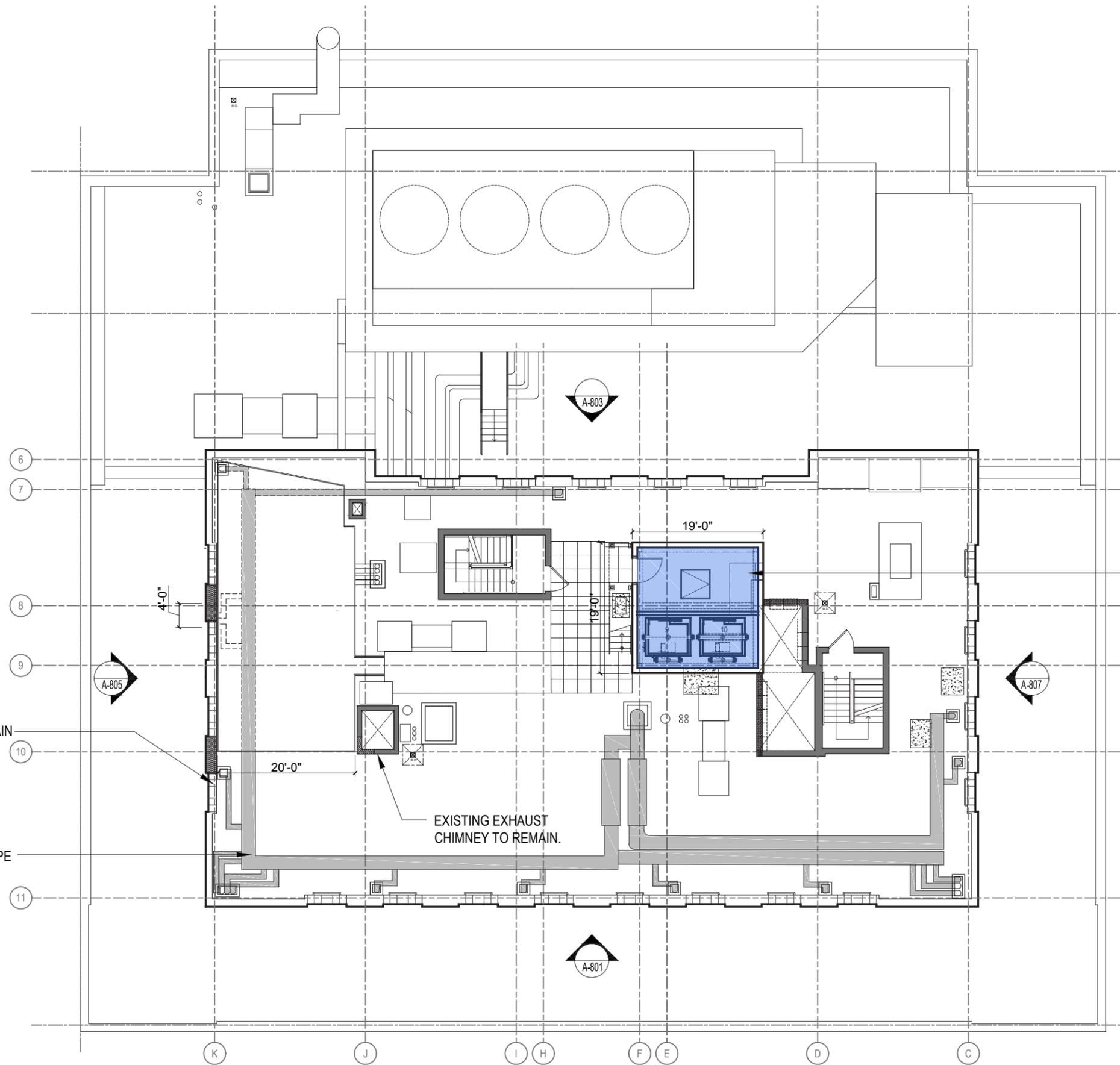
EXISTING DECOMMISSIONED CHILLER TO BE REMOVED. EXISTING STRUCTURAL DUNNAGE TO REMAIN FOR REUSE.

1 NEW ELEVATOR BULKHEAD

EXISTING ELEVATOR SHAFT TO BE EXTENDED TO SERVE TOP 3 STORIES. NEW BULKHEAD TO BE CONSTRUCTED ON MAIN ROOF TO HOUSE ELEVATOR EQUIPMENT. BULKHEAD CONSTRUCTION TO MATCH EXISTING MATERIALS.





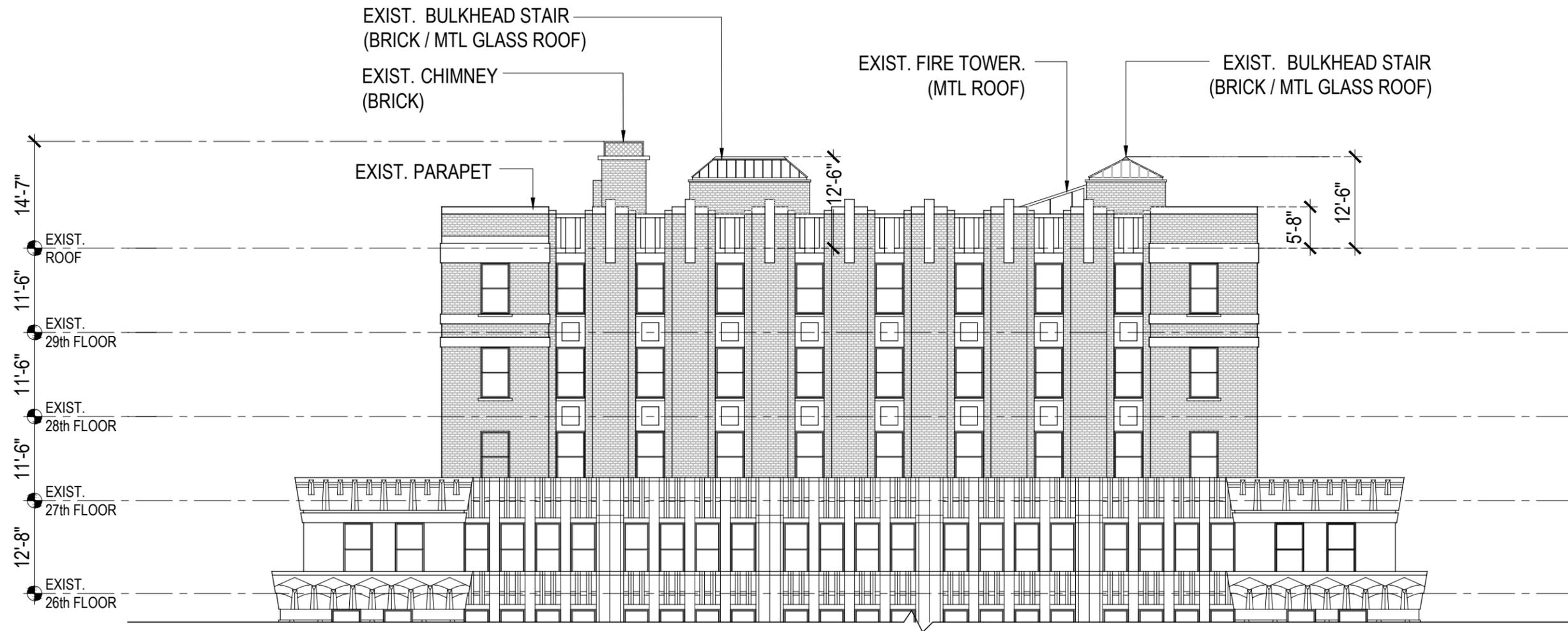


NEW ELEVATOR BULKHEAD AND MOTOR ROOM. ELEVATOR TO BE EXTENDED FROM 26TH FLOOR UP TO TOP FLOORS. EXTERIOR BULKHEAD FINISHES AND BRICK TO MATCH EXISTING.

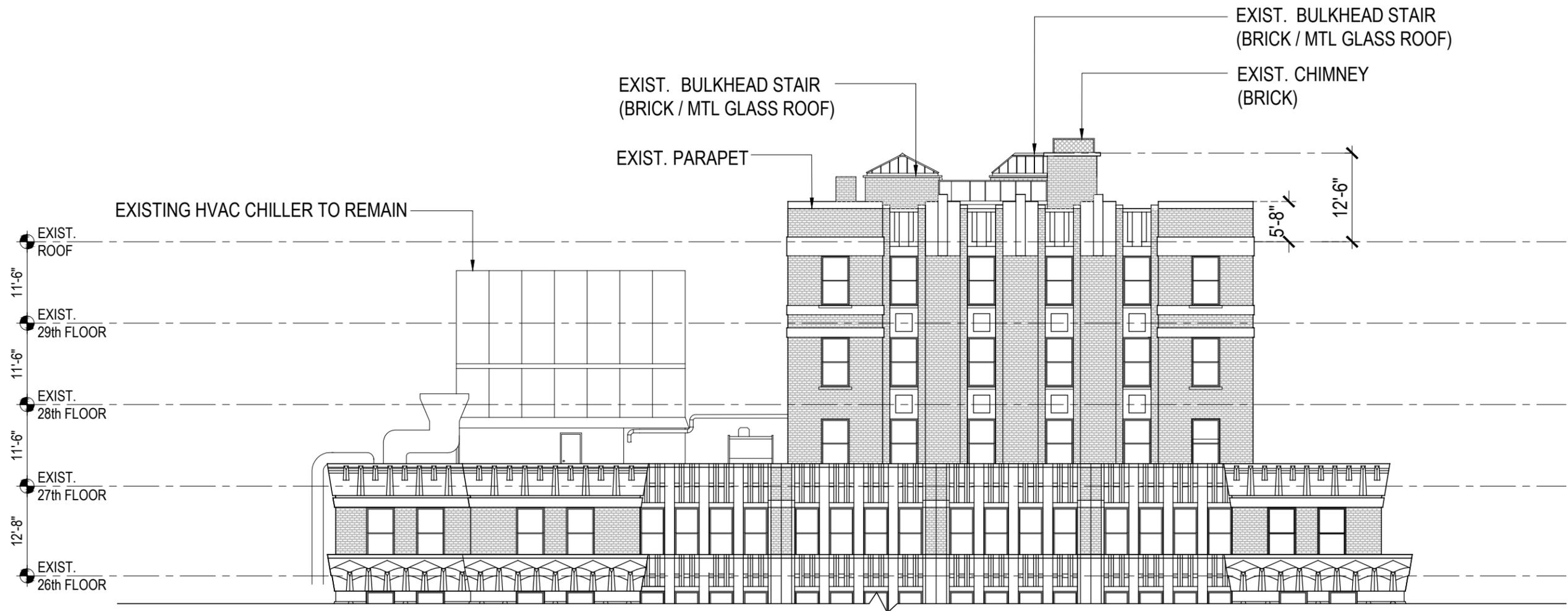
EX PARAPET WALL TO REMAIN

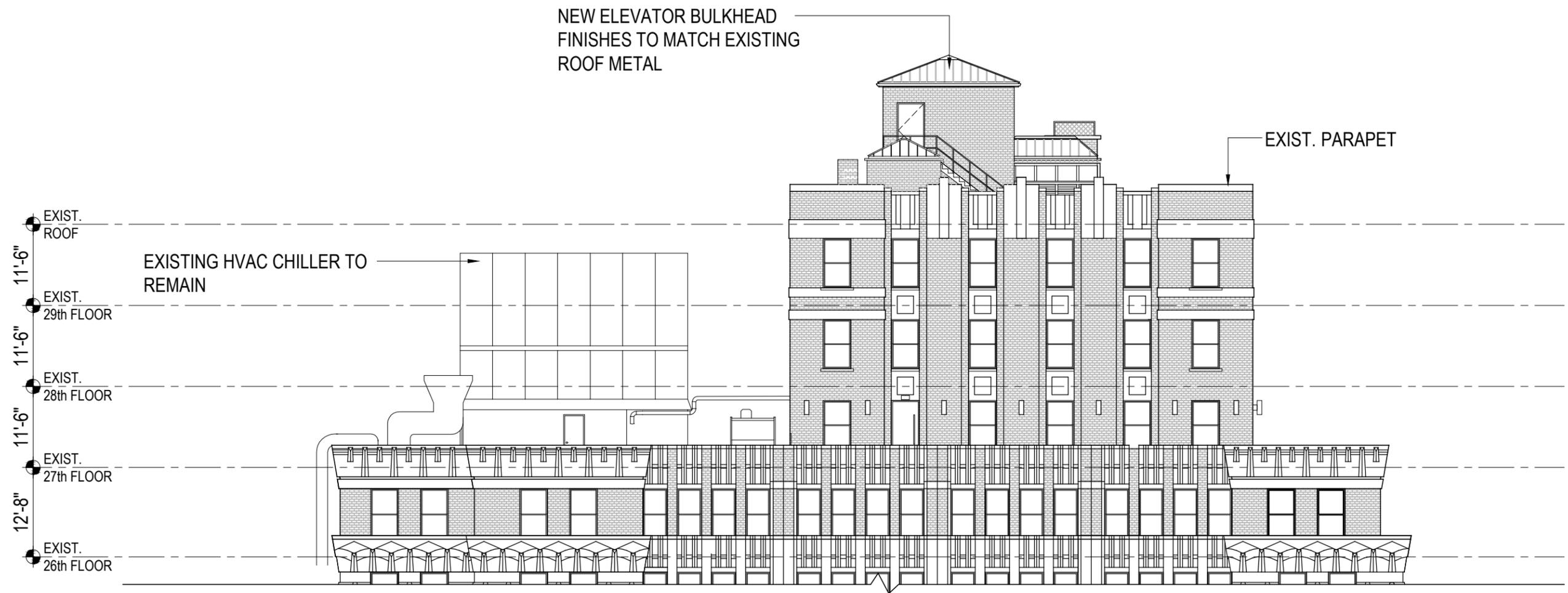
NEW RELOCATED STEAM PIPE MAIN FROM 29TH FLOOR TO ROOF FOR ACCESS

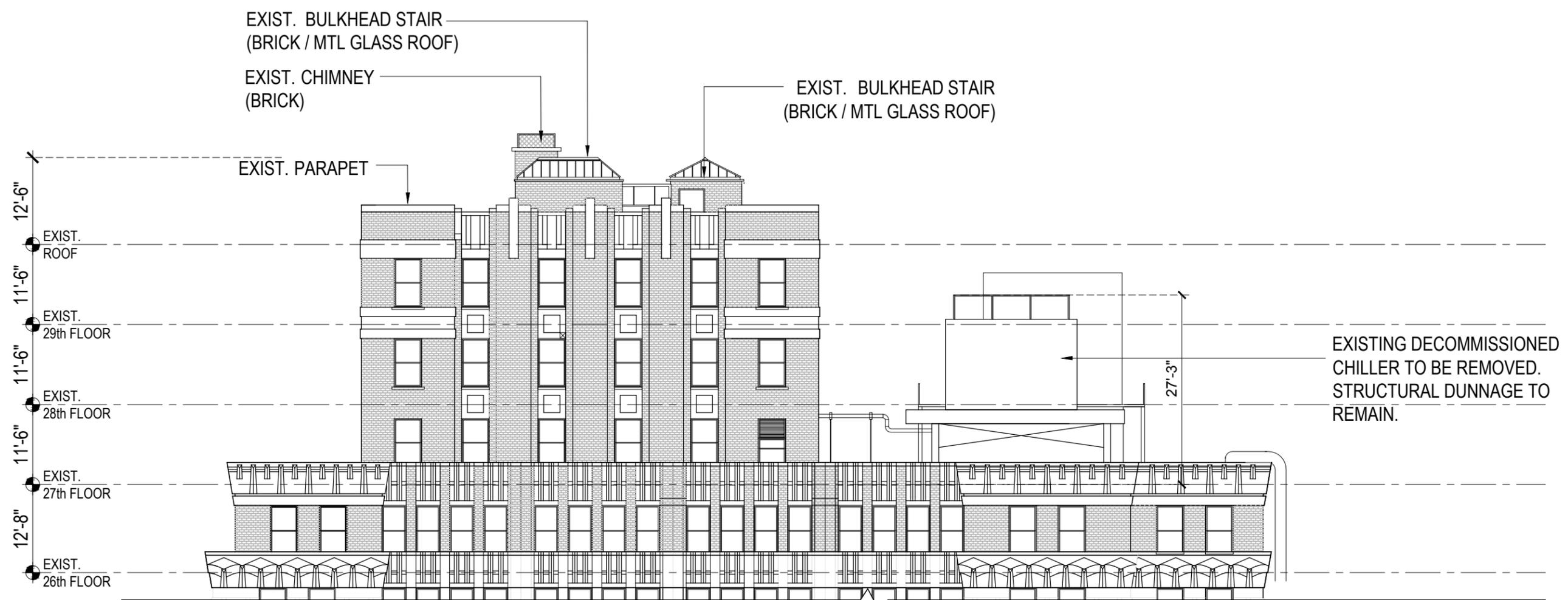
EXISTING EXHAUST CHIMNEY TO REMAIN.

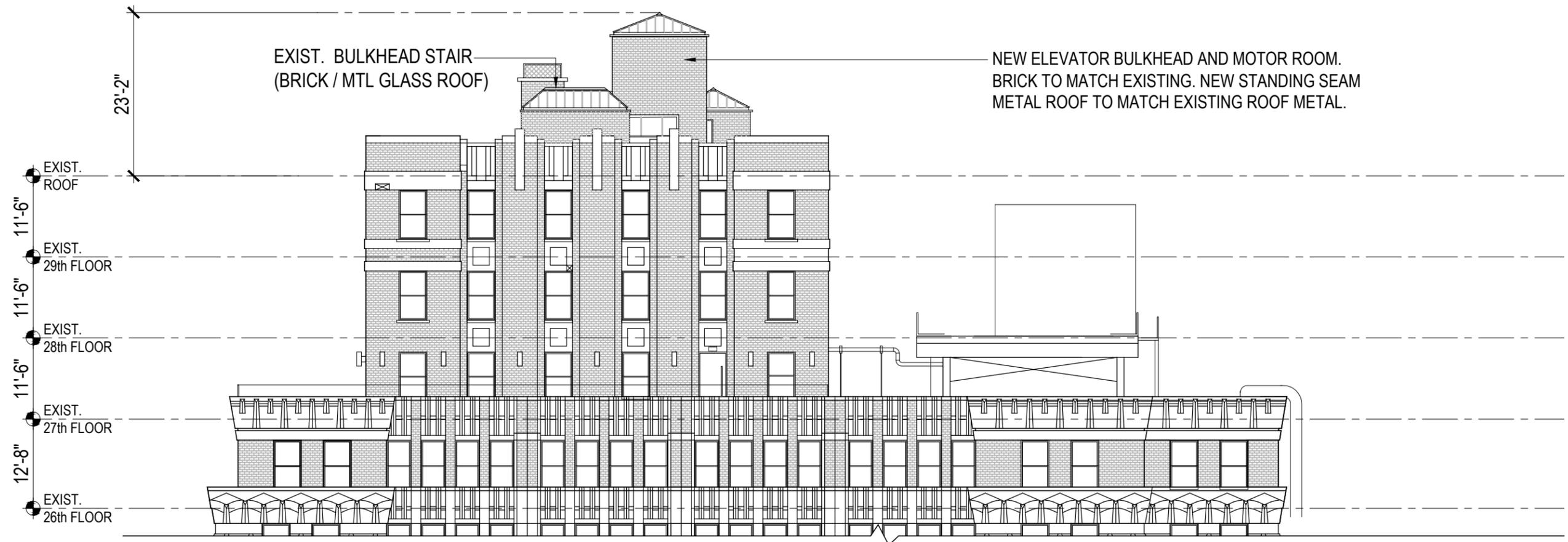


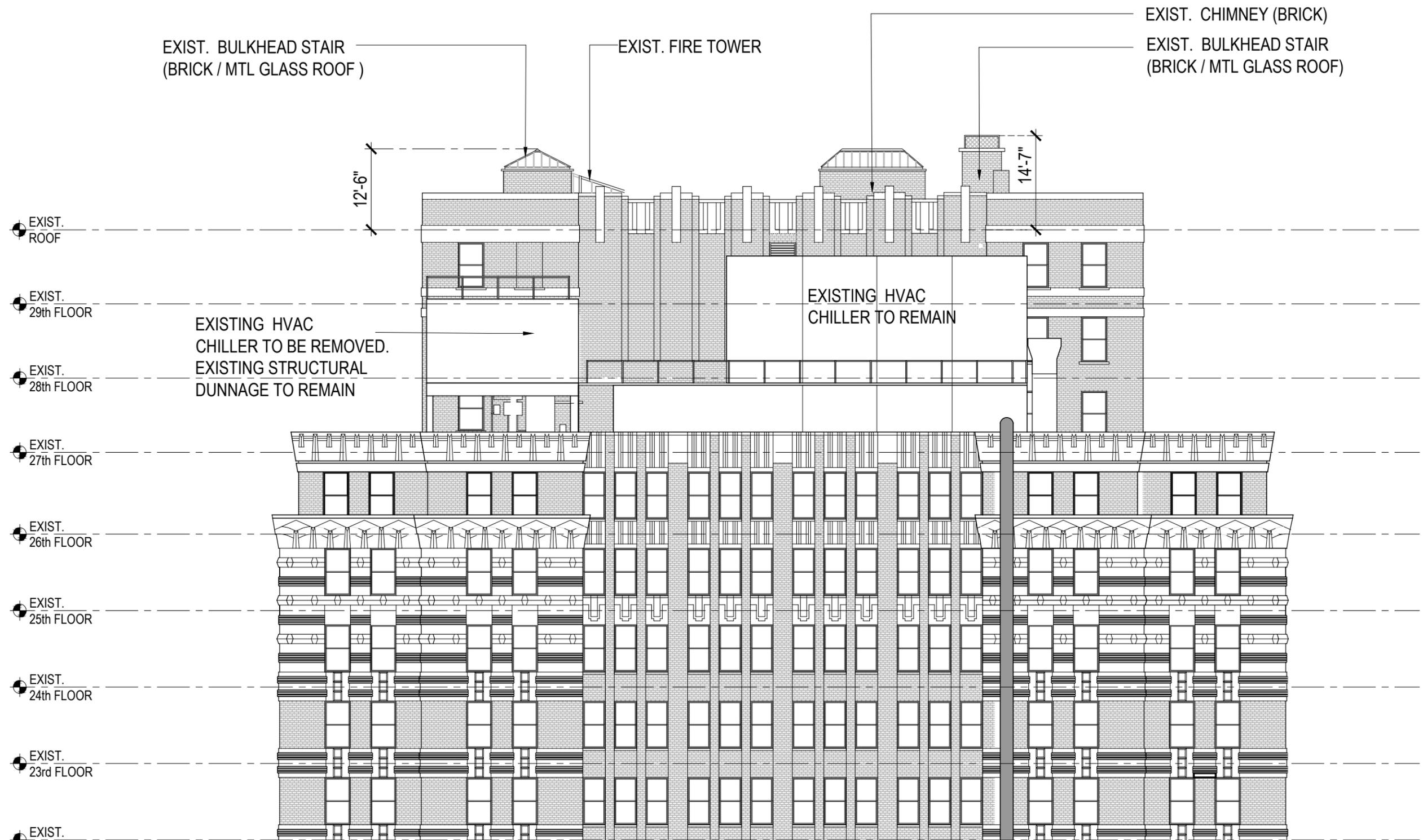








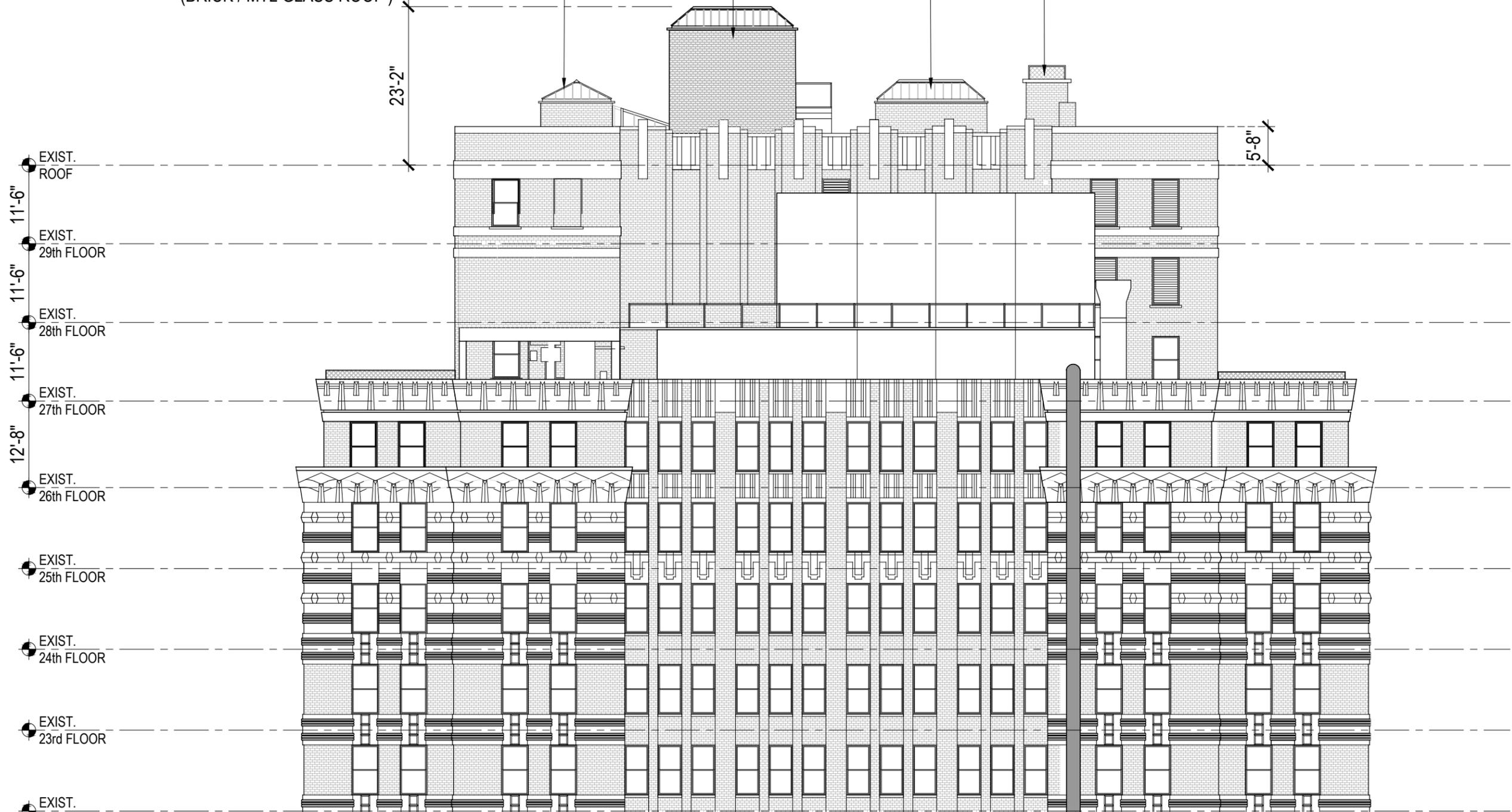




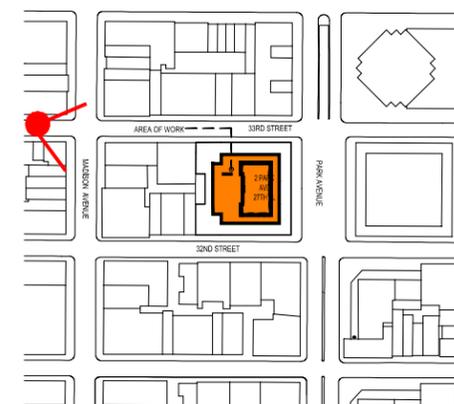
NEW ELEVATOR BULKHEAD AND MOTOR ROOM.
 BRICK TO MATCH EXISTING. NEW STANDING SEAM
 METAL ROOF TO MATCH EXISTING ROOF METAL.

EXIST. CHIMNEY (BRICK)
 EXIST. BULKHEAD STAIR
 (BRICK / MTL GLASS ROOF)

EXIST. BULKHEAD STAIR
 (BRICK / MTL GLASS ROOF)



EXIST. ROOF
 11'-6"
 EXIST. 29th FLOOR
 11'-6"
 EXIST. 28th FLOOR
 11'-6"
 EXIST. 27th FLOOR
 12'-8"
 EXIST. 26th FLOOR
 EXIST. 25th FLOOR
 EXIST. 24th FLOOR
 EXIST. 23rd FLOOR
 EXIST.



1. SITE PHOTO: SE STREET VIEW (EXISTING)

2. SITE PHOTO: SE STREET VIEW (PROPOSED)