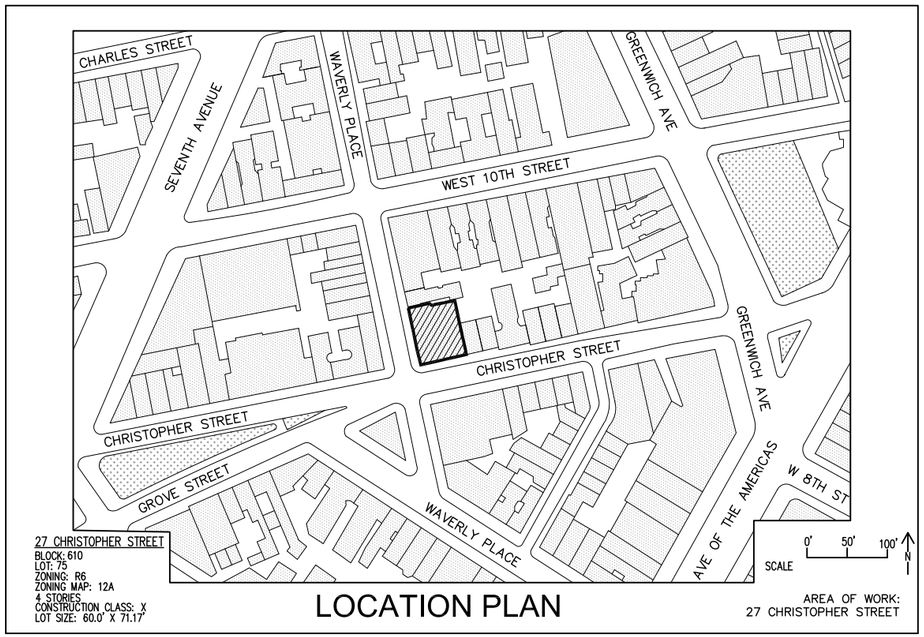


LOCATION PLAN

27 CHRISTOPHER STREET

MARCH-25-2016

LPC-001

27 CHRISTOPHER STREET
LOCATION PLAN
EXISTING PHOTO

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

CHRISTOPHER STREET WEST ENTRANCE

CHRISTOPHER STREET EAST ENTRANCE

MARCH – 25 – 2016

LPC-002

27 CHRISTOPHER STREET
EXISTING PHOTOS

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

CELLAR & FIRST FLOOR WINDOWS

THIRD & FOURTH FLOOR WINDOWS

MARCH – 25 – 2016

LPC-003

27 CHRISTOPHER STREET
EXISTING PHOTOS

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

1933 NYPL

1938 NYPL

MARCH – 25 – 2016

LPC-004

27 CHRISTOPHER STREET
HISTORIC PHOTOGRAPHS

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

Tax Photo 610-41

Tax Photo 610-75

MARCH-25-2016

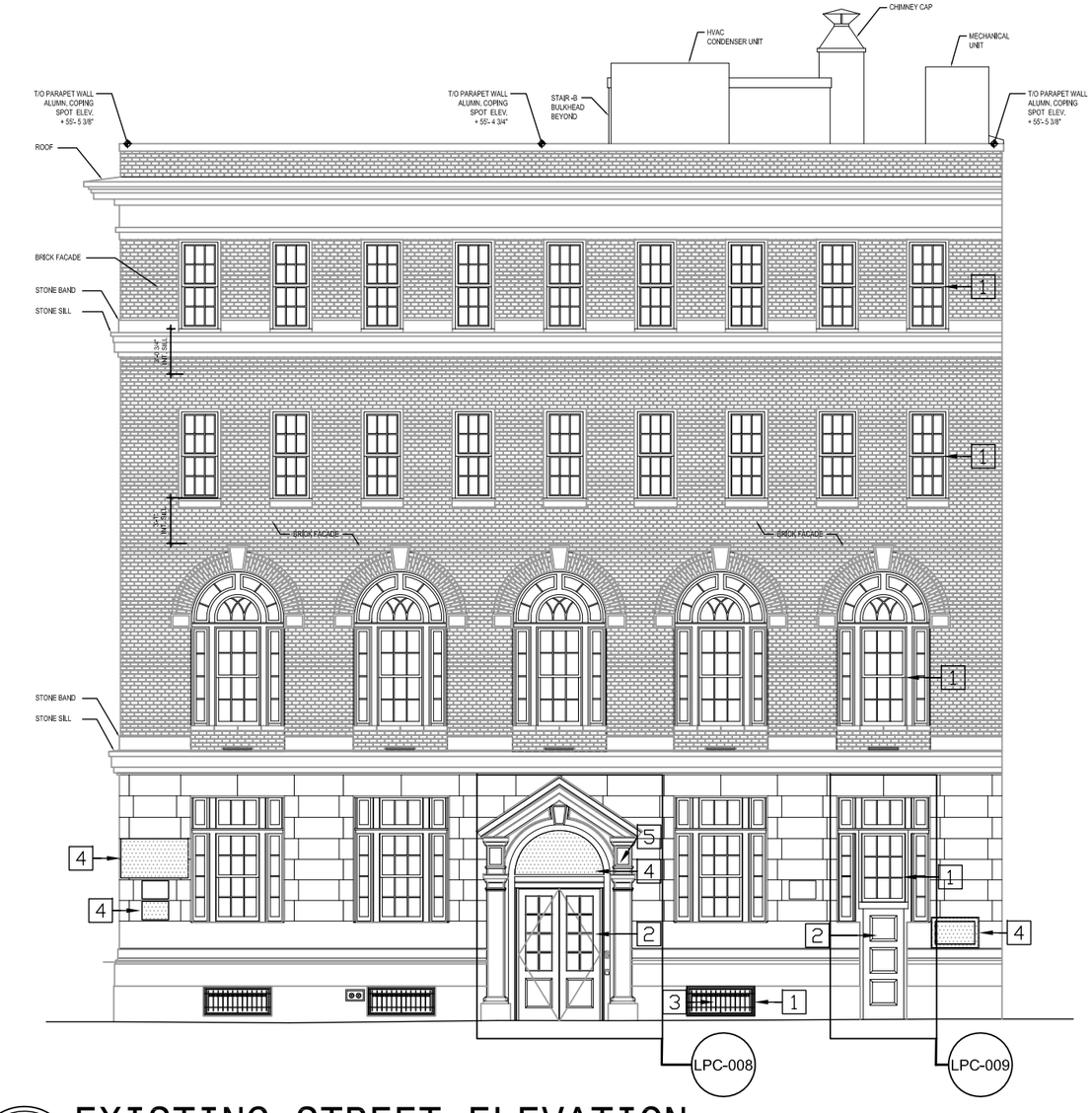
LPC-005

27 CHRISTOPHER STREET
HISTORIC PHOTOGRAPHS

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

PROPOSED REMOVALS LEGEND:

1. REMOVE EXISTING SINGLE GLAZED NON–HISTORIC WOOD WINDOWS, TRANSOMS, SIDELIGHTS. NO CHANGE TO MASONRY OPENING.
2. REMOVE EXISTING NONHISTORIC ENTRY DOORS AND FRAME.
3. STRIP EXISTING SECURITY GUARDS.
4. REMOVE EXISTING NONHISTORIC PLAQUES, VITRINES AND LETTERING.
5. REMOVE EXISTING SECURITY CAMERA

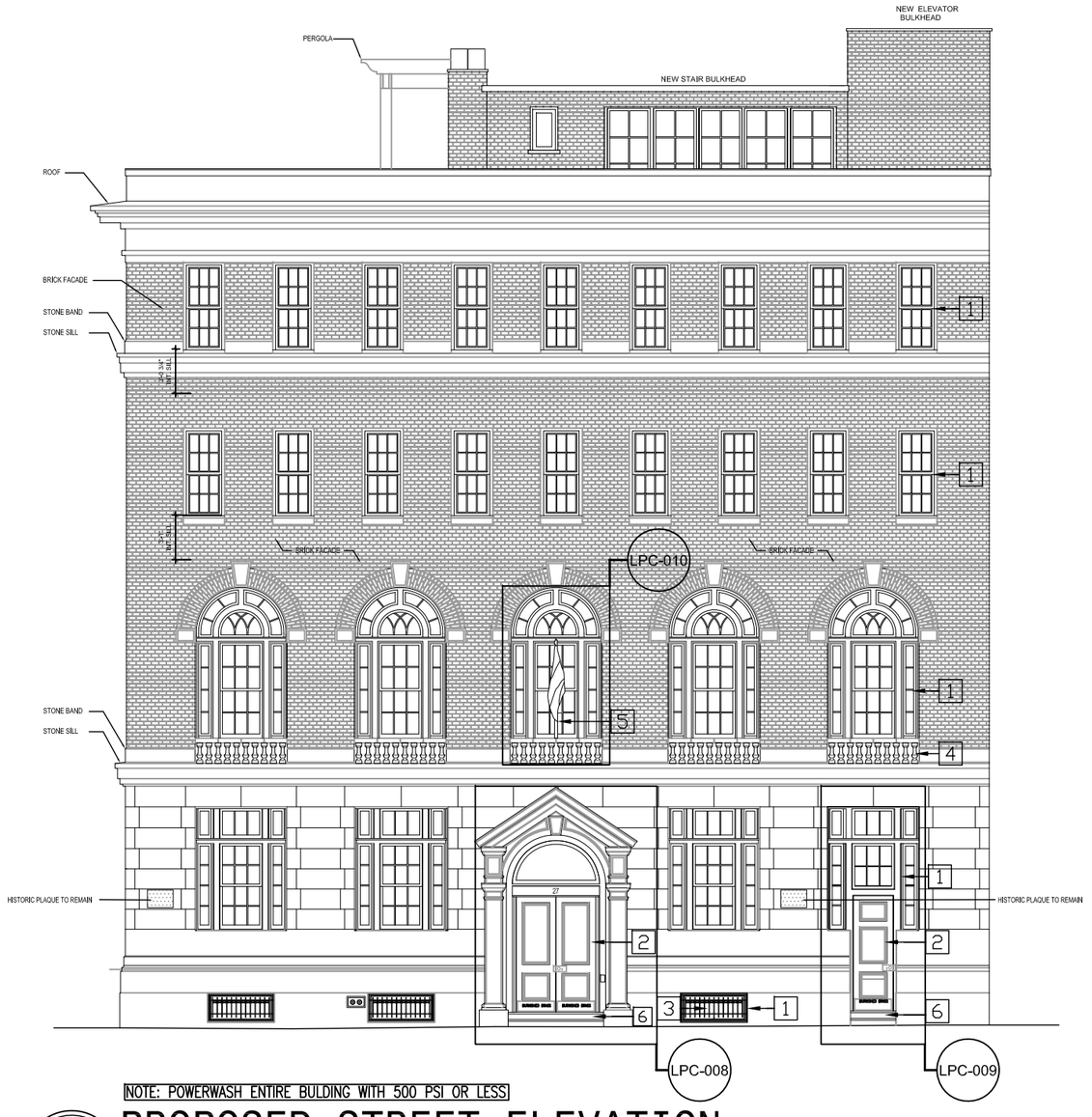


E1 EXISTING STREET ELEVATION

LOOKING NORTH

PROPOSED WORK LEGEND:

1. INSTALL REPLACEMENT WOOD WINDOWS,TRANSOMS, SIDELIGHTS AND FRAMES TO CONFORM TO DIMENSIONS, PROFILES AND EXISTING CONFIGURATION. NO CHANGE TO MASONRY OPENING.
2. INSTALL NEW WOOD DOORS & FRAMES AND LIMESTONE TRANSOM. NO CHANGE TO MASONRY OPENING.
3. RESTORE EXISTING METAL SECURITY GUARDS.
4. RESTORE BALUSTERS TO MATCH EXISTING STONE BELOW SECOND FLOOR WINDOWS AS PER HISTORIC PHOTO
5. RESTORE FLAGPOLE AS PER HISTORIC PHOTO
6. RESTORE GRANITE STEPS AS PER HISTORIC PHOTO



NOTE: POWERWASH ENTIRE BULDING WITH 500 PSI OR LESS

E2 PROPOSED STREET ELEVATION

LOOKING NORTH

MARCH–25–2016

LPC-006

27 CHRISTOPHER STREET
EXISTING AND PROPOSED STREET ELEVATION; SOUTH

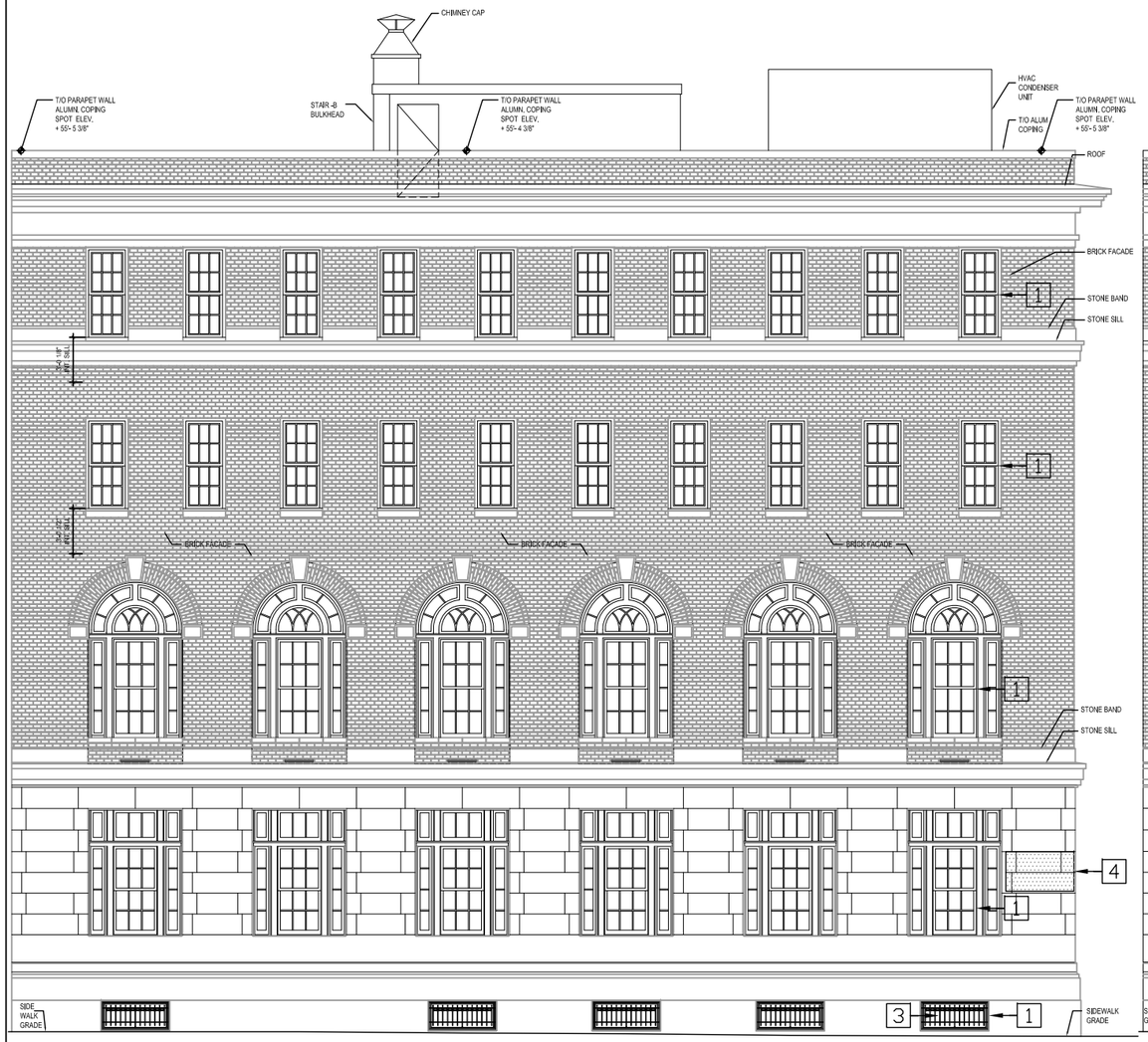
H.S. JESSUP ARCHITECTURE
11 BROADWAY SUITE 660
NEW YORK, NY 10004
212–514–8545

PROPOSED REMOVALS LEGEND:

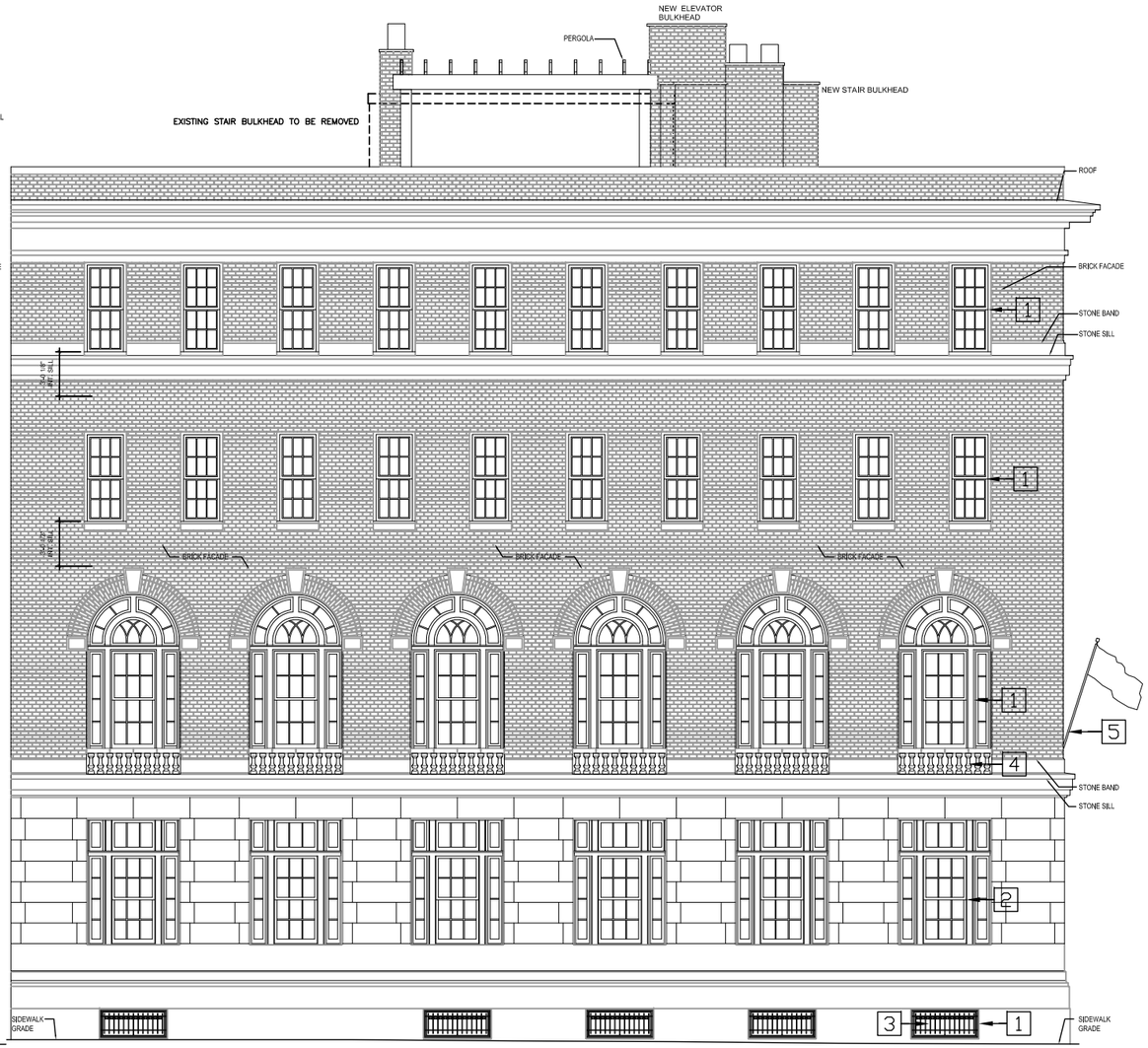
1. REMOVE EXISTING SINGLE GLAZED NON–HISTORIC WOOD WINDOWS, TRANSOMS, SIDELIGHTS. NO CHANGE TO MASONRY OPENING.
2. REMOVE EXISTING NONHISTORIC ENTRY DOORS AND FRAME.
3. STRIP EXISTING SECURITY GUARDS.
4. REMOVE EXISTING NON–HISTORIC PLAQUES VITRINES LETTERING.

PROPOSED WORK LEGEND:

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



E1 EXISTING WEST ELEVATION
LOOKING EAST



NOTE: POWERWASH ENTIRE BULDING WITH 500 PSI OR LESS

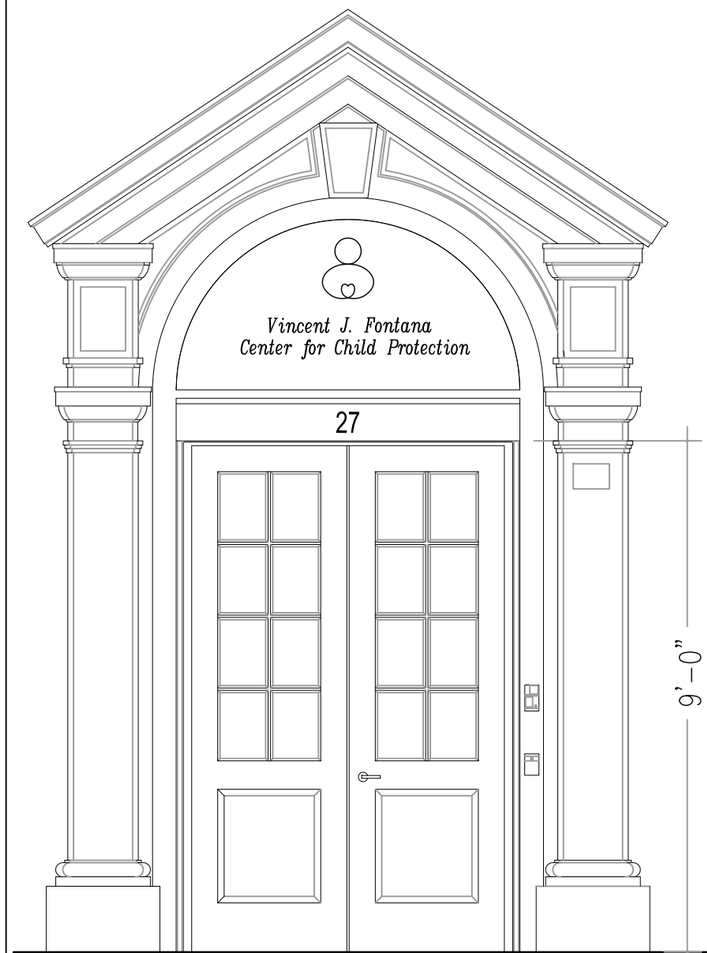
E2 PROPOSED WEST ELEVATION
LOOKING EAST

MARCH–25–2016

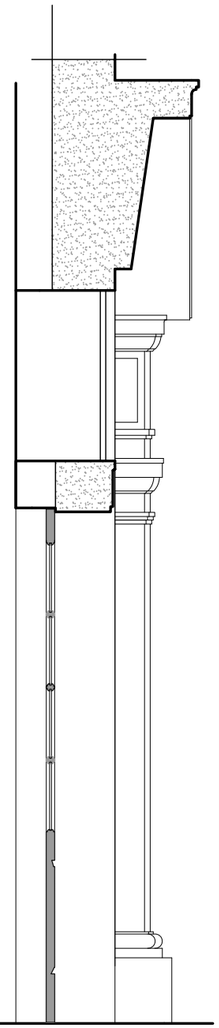
LPC-007

27 CHRISTOPHER STREET
EXISTING AND PROPOSED STREET ELEVATION; WEST

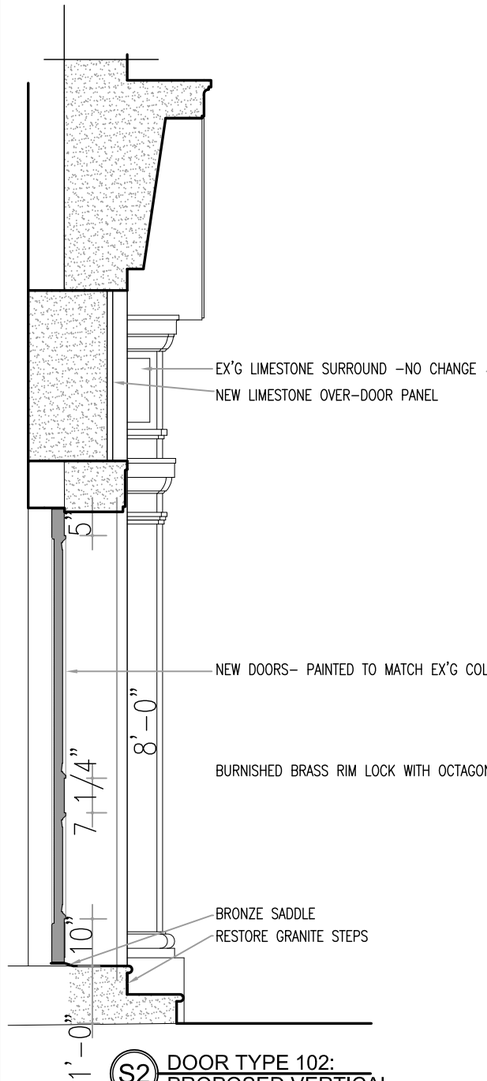
H.S. JESSUP ARCHITECTURE
11 BROADWAY SUITE 660
NEW YORK, NY 10004
212–514–8545



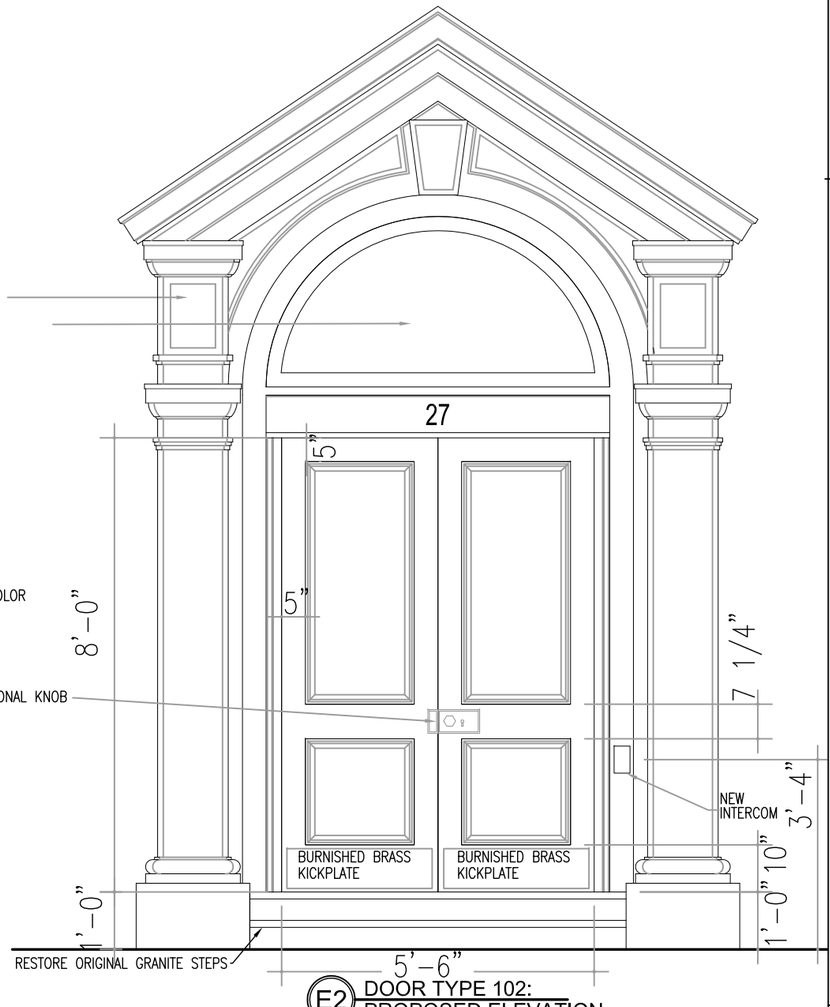
E1 DOOR TYPE 102:
EXISTING ELEVATION
SCALE 3/8"=1'0"



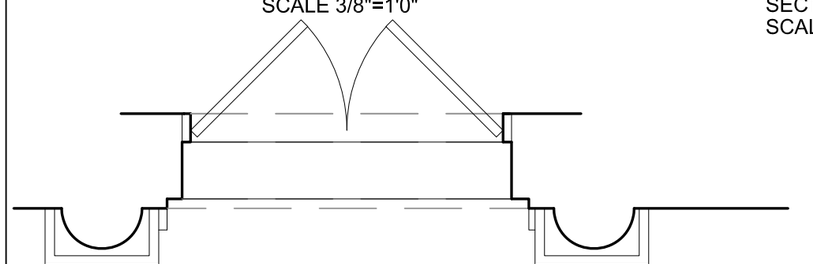
S1 DOOR TYPE 102:
EXISTING VERTICAL SECTION
SCALE 3/8"=1'0"



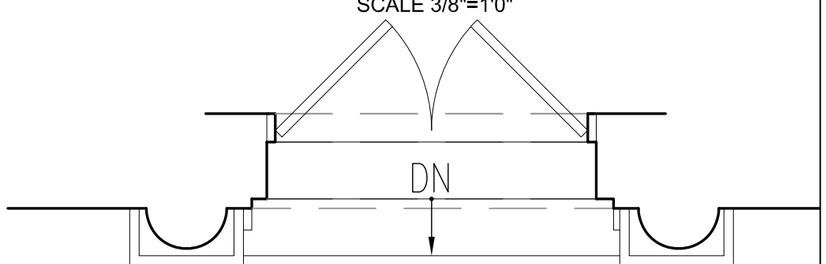
S2 DOOR TYPE 102:
PROPOSED VERTICAL SECTION
SCALE 3/8"=1'0"



E2 DOOR TYPE 102:
PROPOSED ELEVATION
SCALE 3/8"=1'0"



P1 DOOR TYPE 102:
EXISTING PLAN
SCALE 3/8"=1'0"



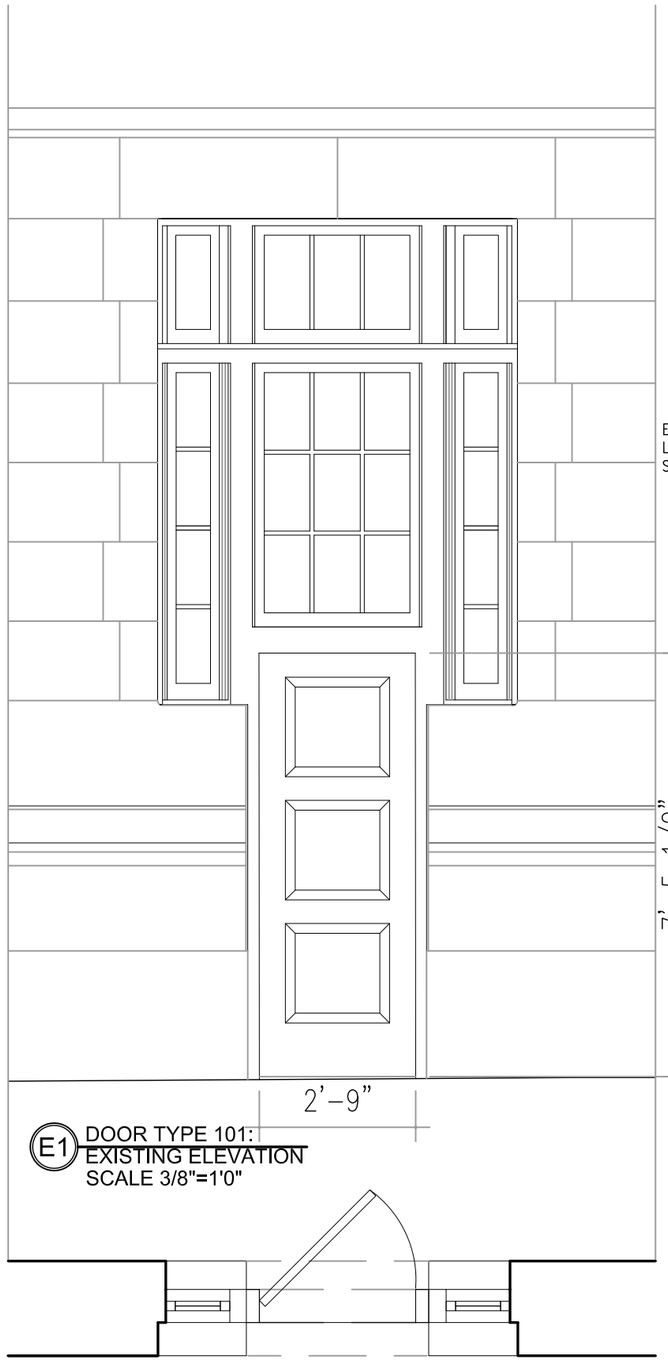
P2 DOOR TYPE 102:
PROPOSED PLAN
SCALE 3/8"=1'0"

MARCH–25–2016

LPC-008

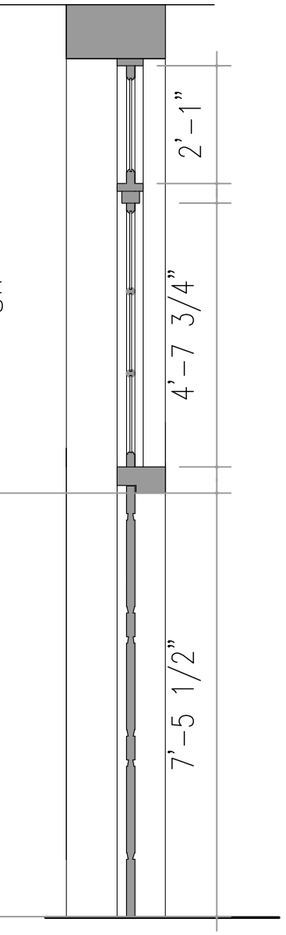
27 CHRISTOPHER STREET
EXISTING AND PROPOSED FRONT DOOR #102
PLAN; SECTION; ELEVATION

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

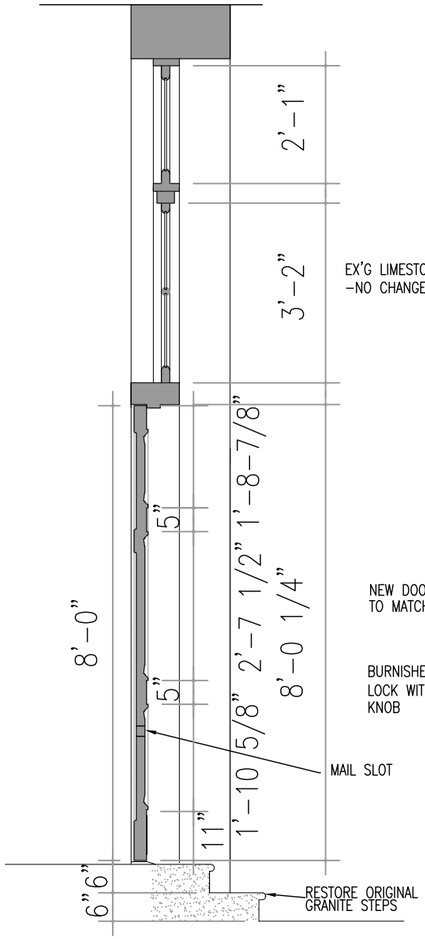


E1 DOOR TYPE 101:
EXISTING ELEVATION
SCALE 3/8"=1'0"

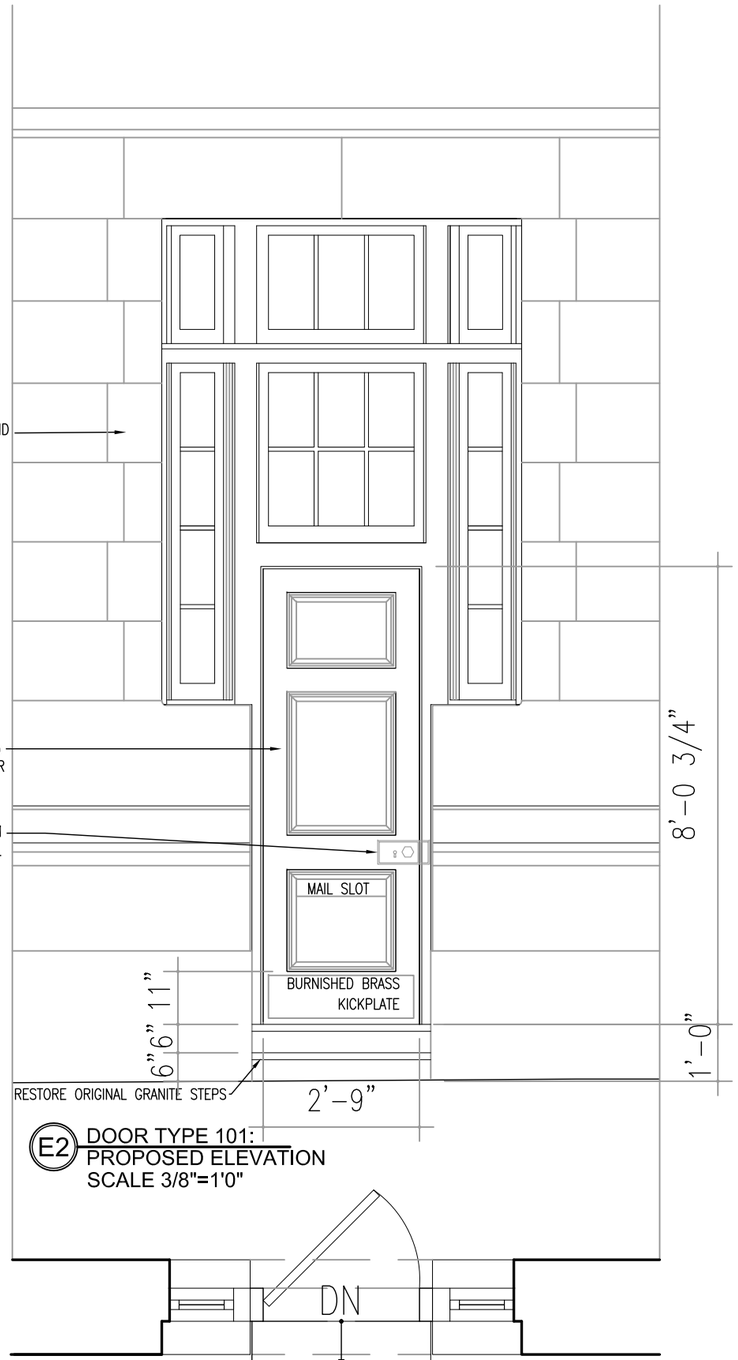
P1 DOOR TYPE 101:
EXISTING PLAN
SCALE 3/8"=1'0"



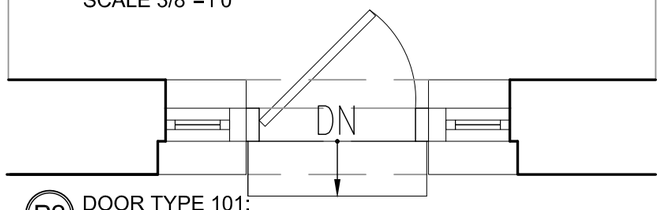
S1 DOOR TYPE 101:
EXISTING VERTICAL
SECTION
SCALE 3/8"=1'0"



S2 DOOR TYPE 101:
PROPOSED VERTICAL
SECTION
SCALE 3/8"=1'0"



E2 DOOR TYPE 101:
PROPOSED ELEVATION
SCALE 3/8"=1'0"



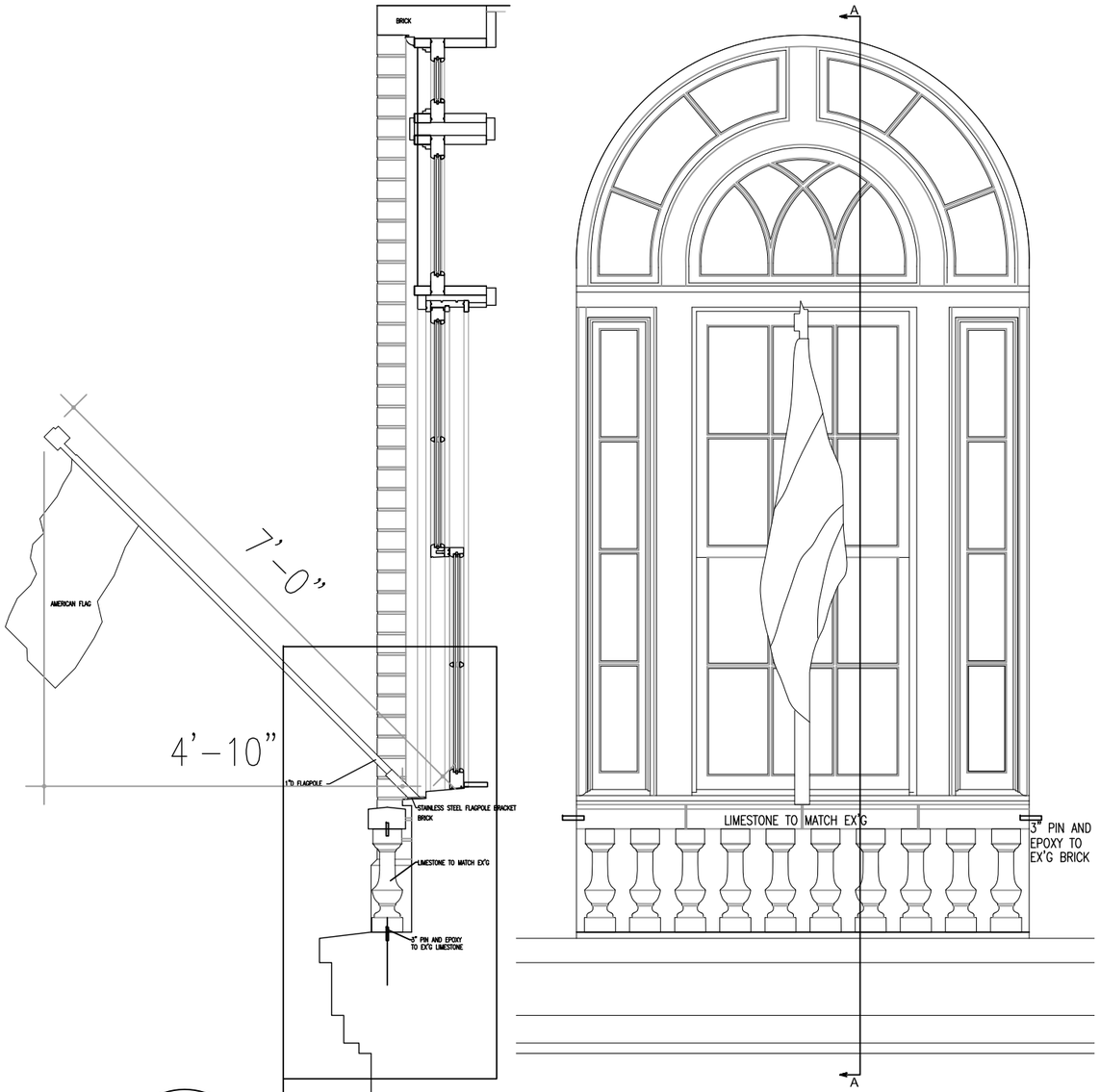
P2 DOOR TYPE 101:
PROPOSED PLAN
SCALE 3/8"=1'0"

MARCH-25-2016

LPC-009

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

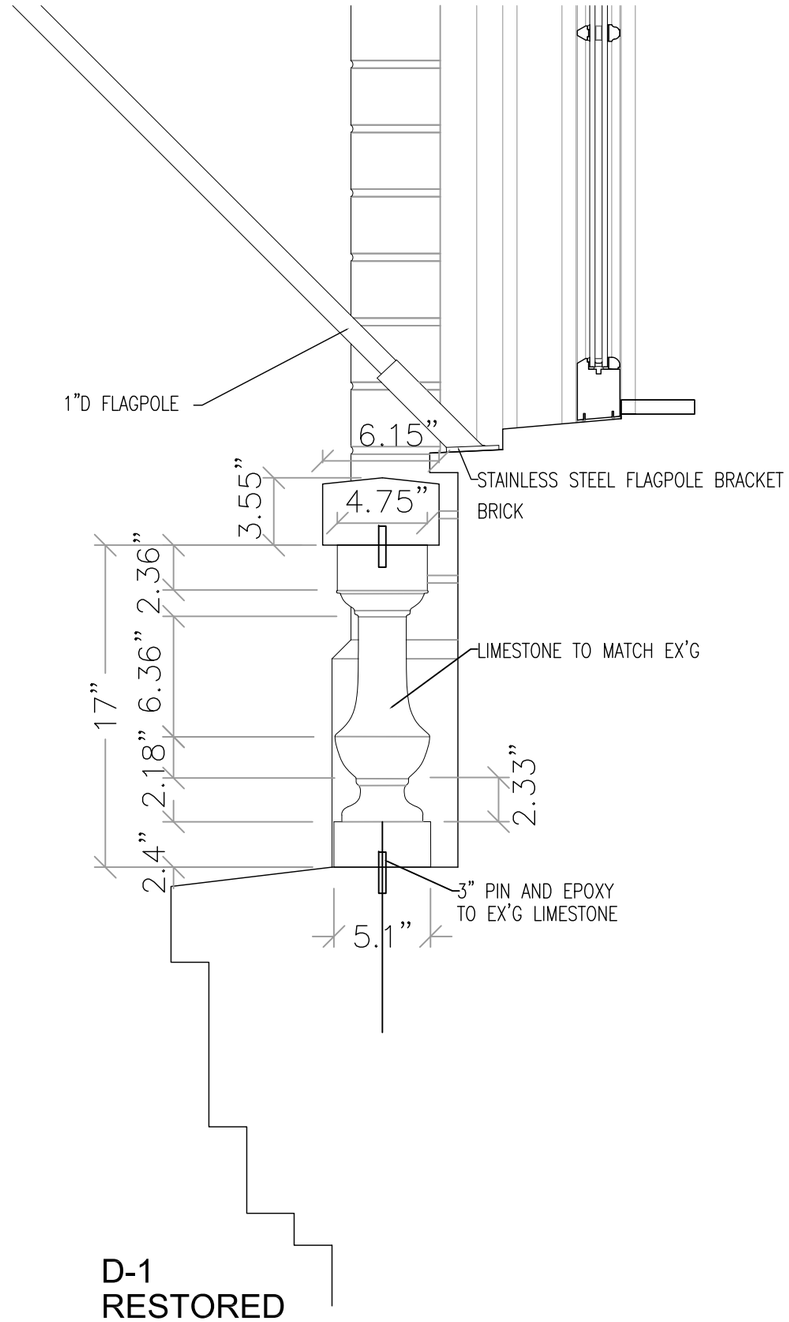
H.S. JESSUP ARCHITECTURE
11 BROADWAY SUITE 660
NEW YORK, NY 10004
212-514-8545



D-1

SECTION A-A

RESTORED
FLAG POLE;
SECOND FLOOR;
PLAN, SECTION,
ELEVATION:
SCALE 1/2"=1'0"



D-1
RESTORED
FLAGPOLE:
SCALE 1-1/2"=1'0"

MARCH-25-2016

LPC-010

27 CHRISTOPHER STREET
RESTORED FLAG POLE
SECOND FLOOR
DETAILS

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

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

KEY PLAN

MARCH–25–2016

LPC-011

27 CHRISTOPHER STREET
EXISTING PHOTO
COURTYARD FACADE

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

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

KEY PLAN

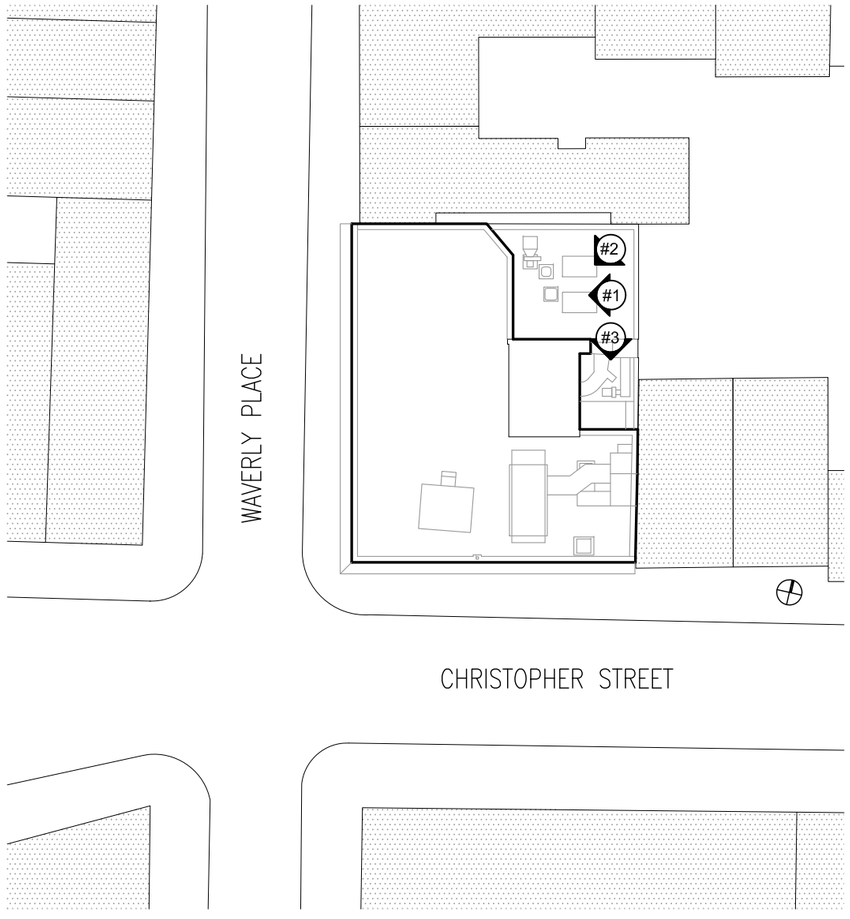
MARCH – 25 – 2016

LPC-012

27 CHRISTOPHER STREET
EXISTING PHOTOS
COURTYARD FACADES

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

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



KEY PLAN

MARCH – 25 – 2016

LPC-013

27 CHRISTOPHER STREET
EXISTING PHOTOS
COURTYARD FACADES

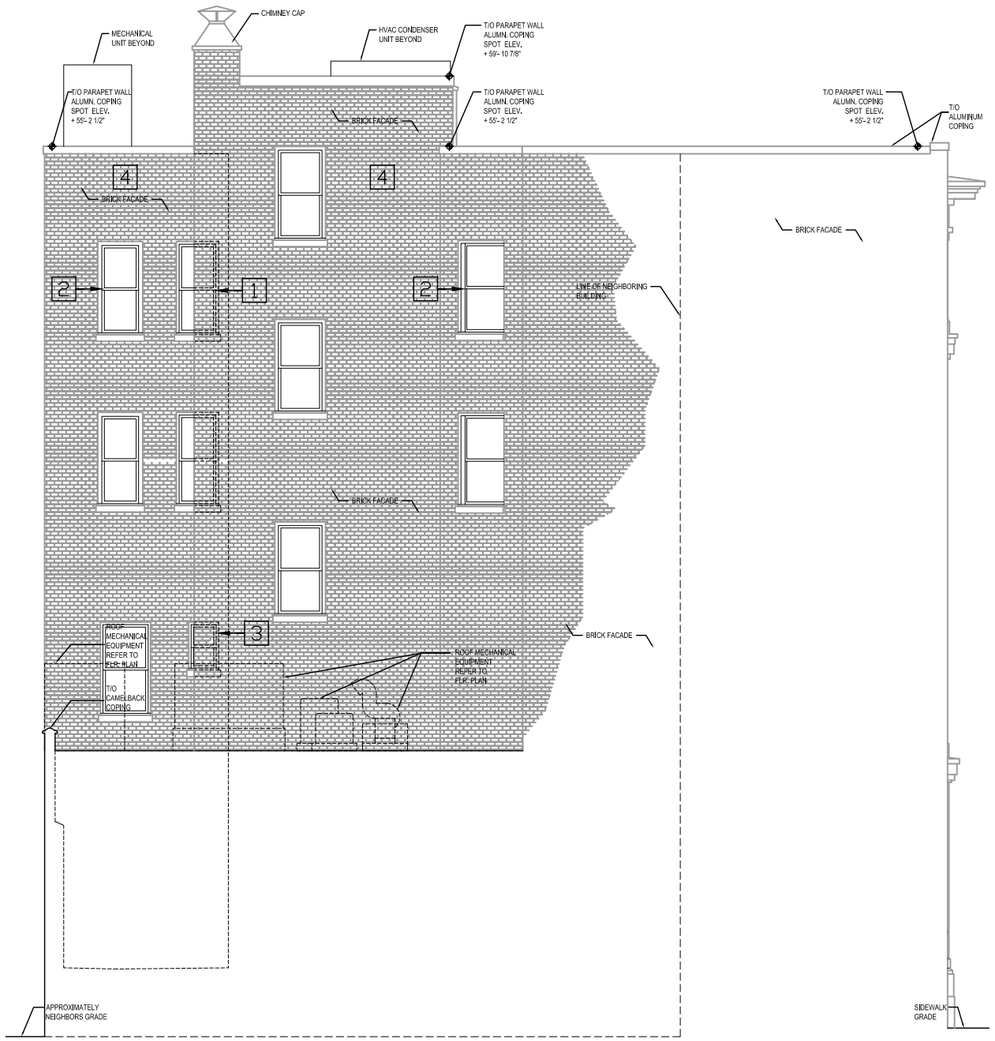
H.S. JESSUP ARCHITECTURE
11 BROADWAY SUITE 660
NEW YORK, NY 10004
212-514-8545

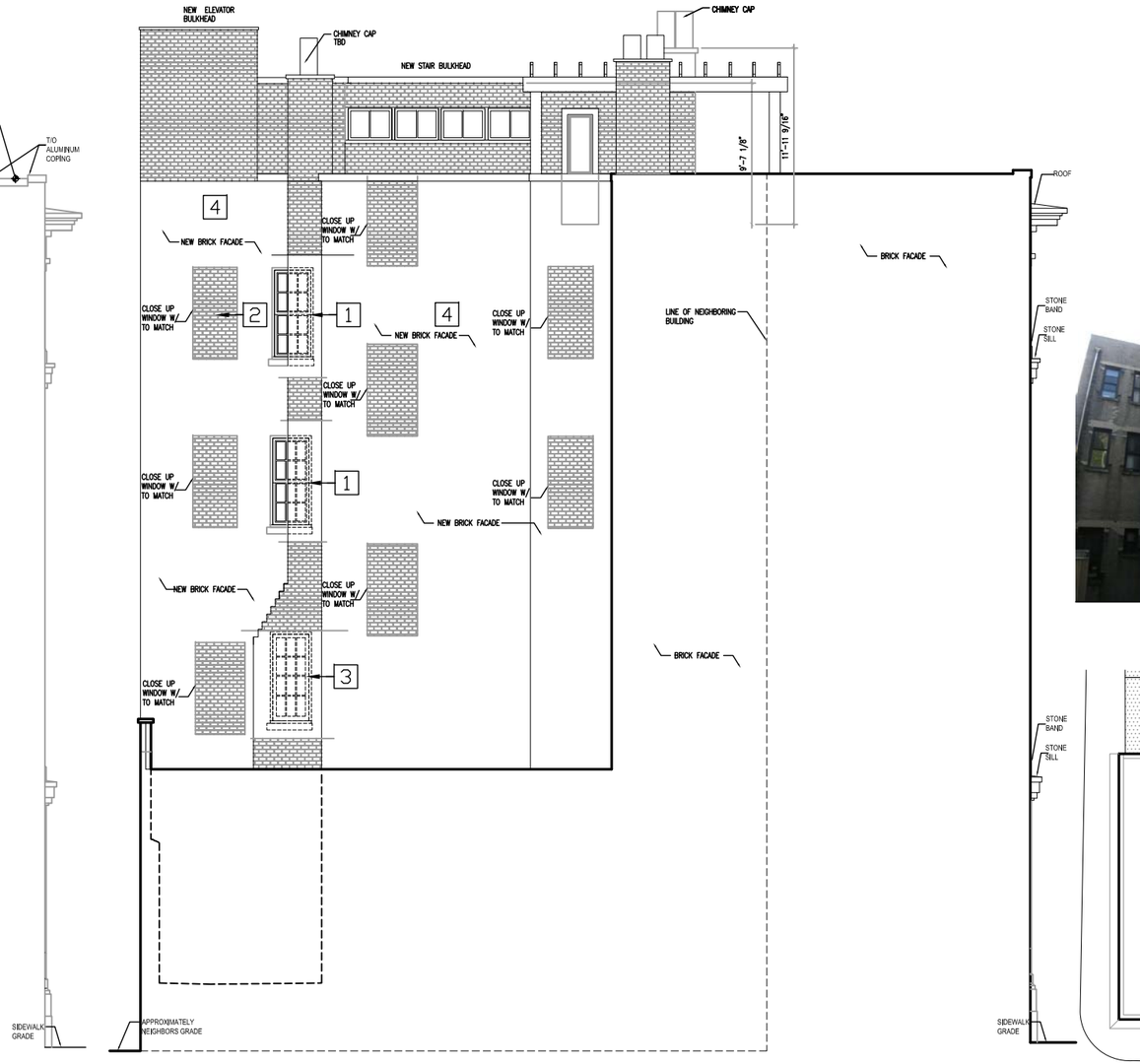
PROPOSED REMOVALS LEGEND:

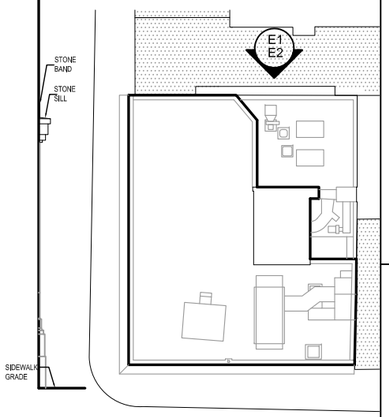
1. REMOVE EXISTING SINGLE GLAZED NON-HISTORIC ALUMINUM WINDOWS. NO CHANGE TO MASONRY OPENING.
2. REMOVE EXISTING SINGLE GLAZED NON-HISTORIC ALUMINUM WINDOWS. INFILL MASONRY
3. REMOVE EXISTING SINGLE GLAZED NON-HISTORIC ALUMINUM WINDOWS. REVISE MASONRY OPENING.
4. REMOVE EXISTING BRICK.

PROPOSED WORK LEGEND:

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







E1 EXISTING COURTYARD ELEVATION
LOOKING SOUTH

E2 PROPOSED COURTYARD ELEVATION
LOOKING SOUTH

KEY PLAN

MARCH-25-2016

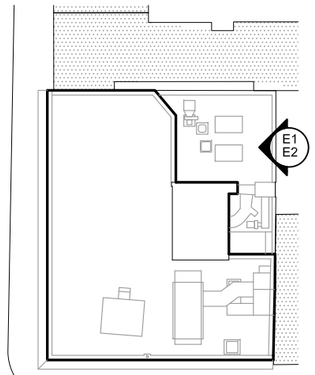
LPC-014

27 CHRISTOPHER STREET
EXISTING AND PROPOSED COURTYARD ELEVATION; NORTH

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

PROPOSED REMOVALS LEGEND:

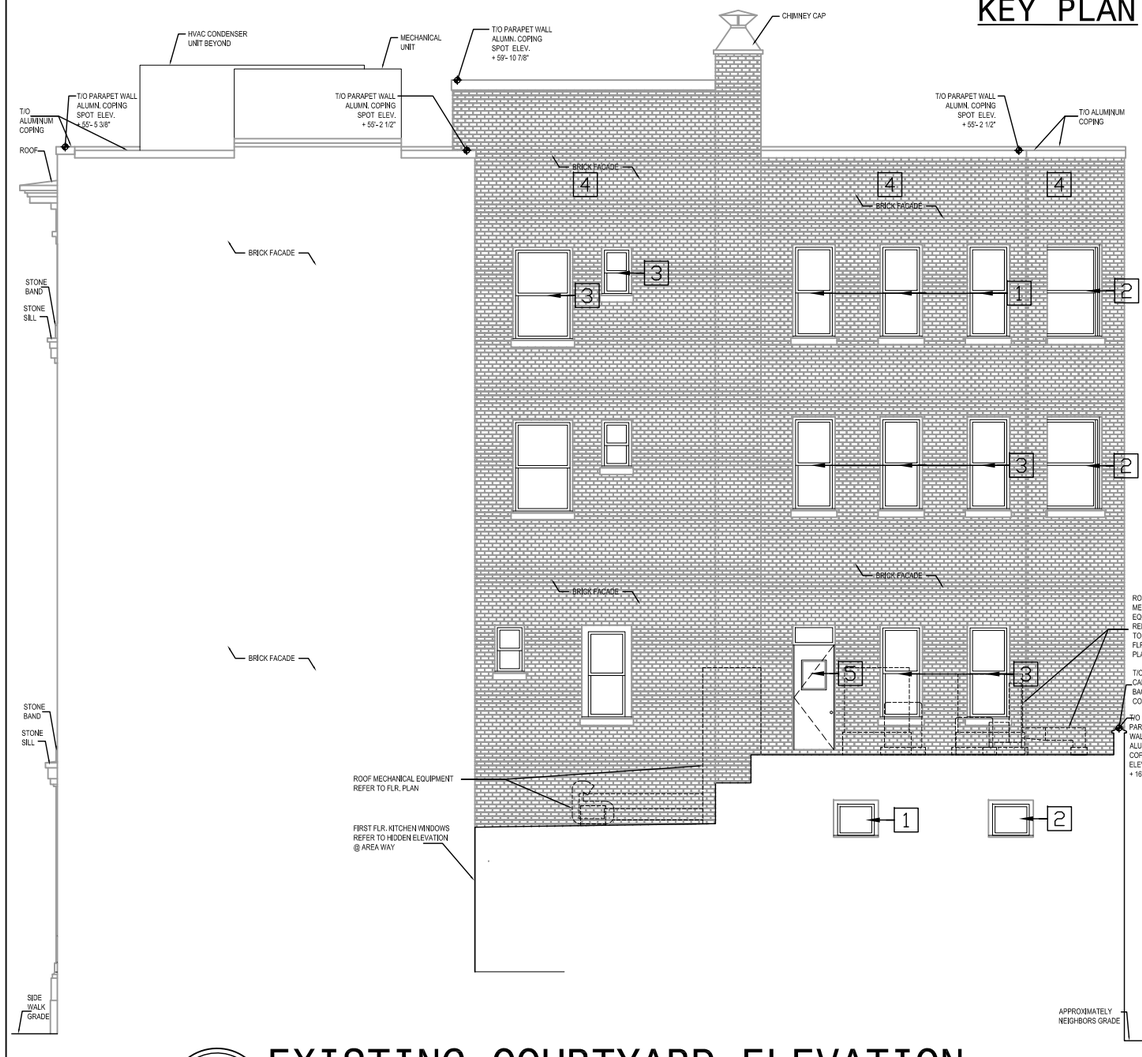
1. REMOVE EXISTING SINGLE GLAZED NON–HISTORIC ALUMINUM WINDOWS. NO CHANGE TO MASONRY OPENING.
2. REMOVE EXISTING SINGLE GLAZED NON–HISTORIC ALUMINUM WINDOWS. INFILL MASONRY
3. REMOVE EXISTING SINGLE GLAZED NON–HISTORIC ALUMINUM WINDOWS. REVISE MASONRY OPENING.
4. REMOVE EXISTING BRICK.
5. REMOVE EXISTING NON–HISTORIC ENTRY DOOR, TRANSOM AND FRAME. REVISE MASONRY OPENING.



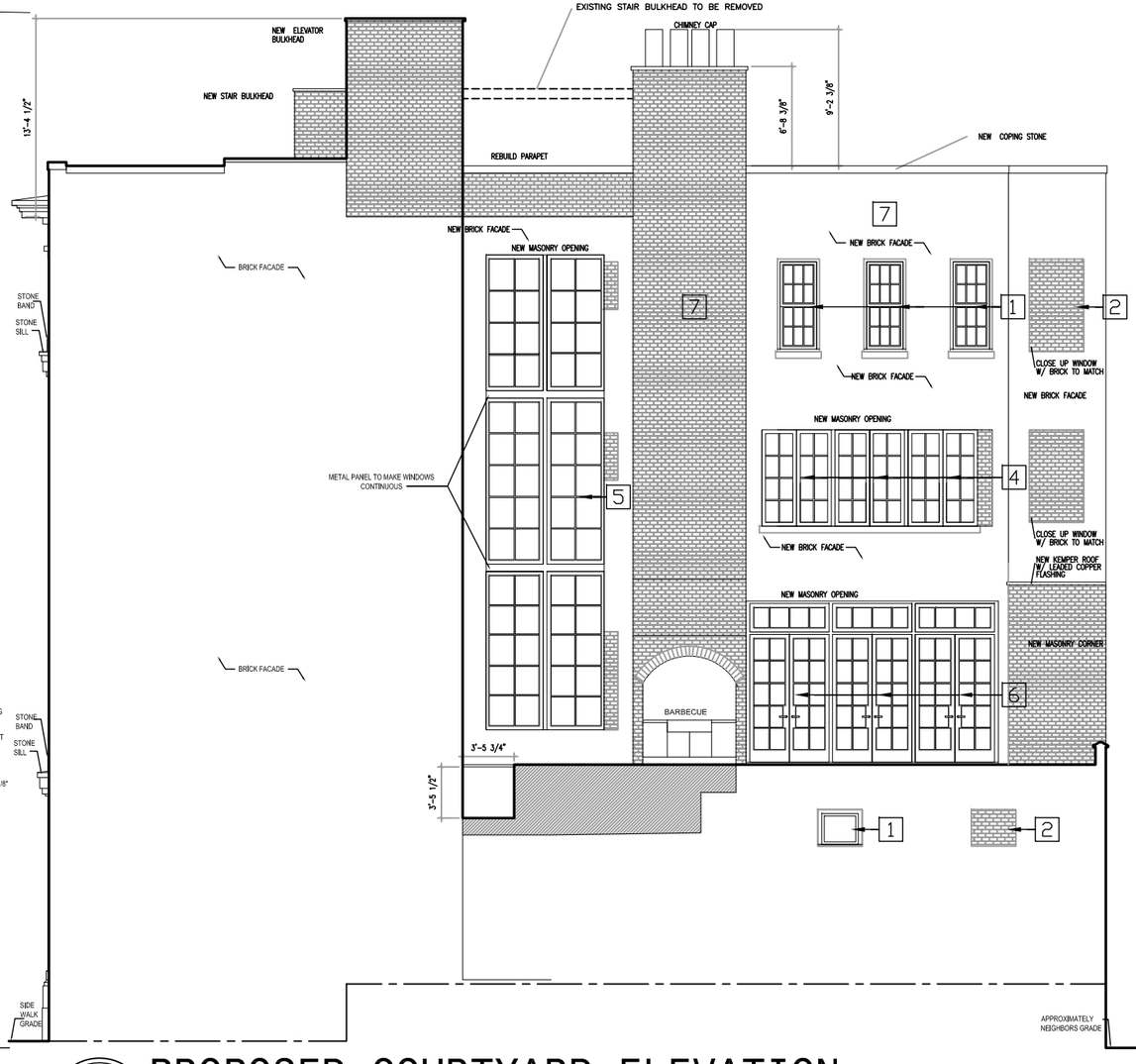
KEY PLAN

PROPOSED WORK LEGEND:

1. INSTALL REPLACEMENT WOOD WINDOWS TO CONFORM TO DIMENSIONS, PROFILES. NO CHANGE TO MASONRY OPENING.
2. REMOVE EXISTING WINDOW. INFILL MASONRY. NEW BRICK AND MORTAR TO MATCH EXISTING. FACADE CLEANING OF MASONRY MATERIALS, BRICK, STONE TO BE POWER WASHED WITH 500 PSI OR LESS.
3. INSTALL NEW REPLACEMENT WOOD WINDOW AND FRAME IN NEW OR MODIFIED MASONRY OPENING
4. INSTALL NEW REPLACEMENT PAINTED STEEL CASEMENT WINDOW AND FRAME IN NEW OR MODIFIED MASONRY OPENING.
5. INSTALL NEW REPLACEMENT FIXED BRONZE WINDOW AND FRAME IN NEW OR MODIFIED MASONRY OPENING.
6. INSTALL NEW REPLACEMENT BRONZE FRENCH DOORS AND FRAME IN NEW OR MODIFIED MASONRY OPENING.
7. REPLACE ALL EXISTING BRICK WITH NEW. COLOR TO MATCH EXISTING.



E1 EXISTING COURTYARD ELEVATION
LOOKING WEST



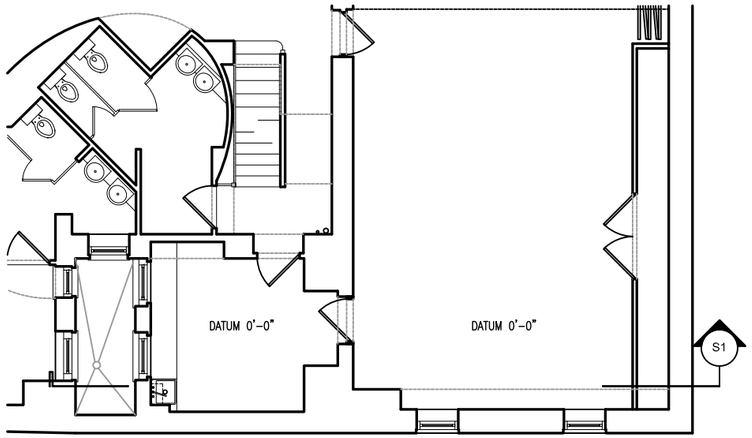
E2 PROPOSED COURTYARD ELEVATION
LOOKING WEST

MARCH–25–2016

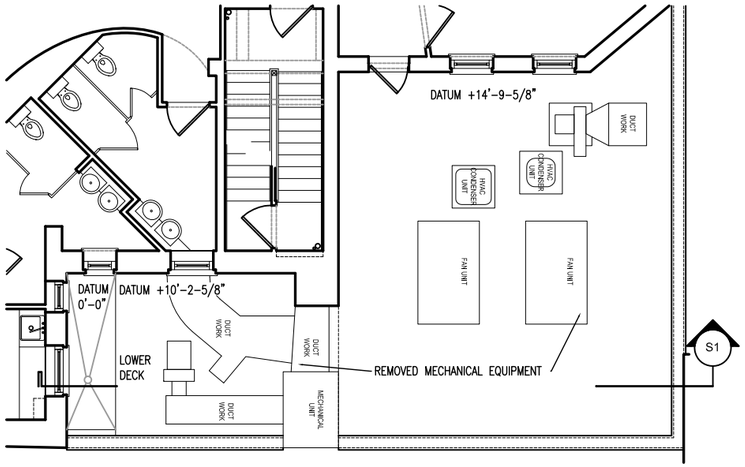
LPC-015

27 CHRISTOPHER STREET
EXISTING AND PROPOSED COURTYARD ELEVATION; EAST

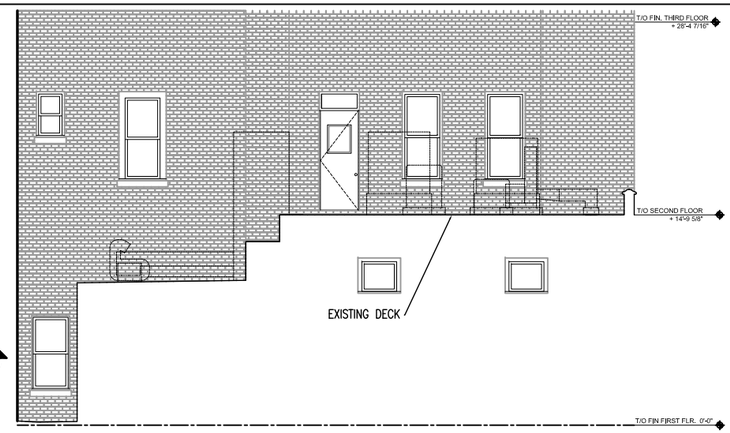
H.S. JESSUP ARCHITECTURE
11 BROADWAY SUITE 660
NEW YORK, NY 10004
212–514–8545



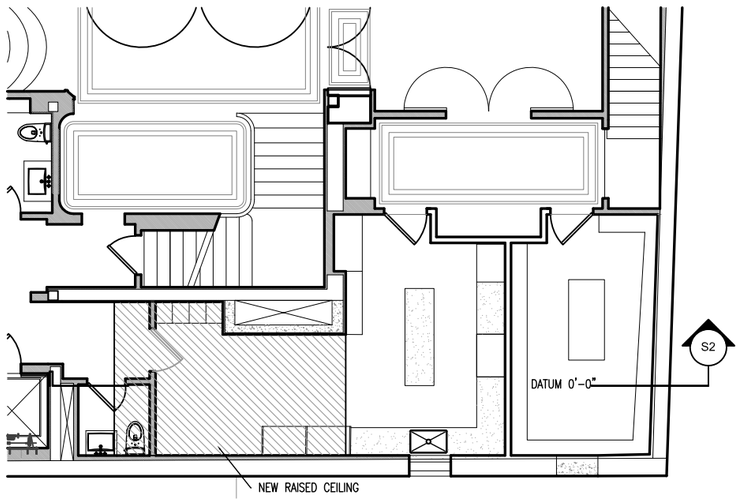
EXISTING FIRST FLOOR PLAN



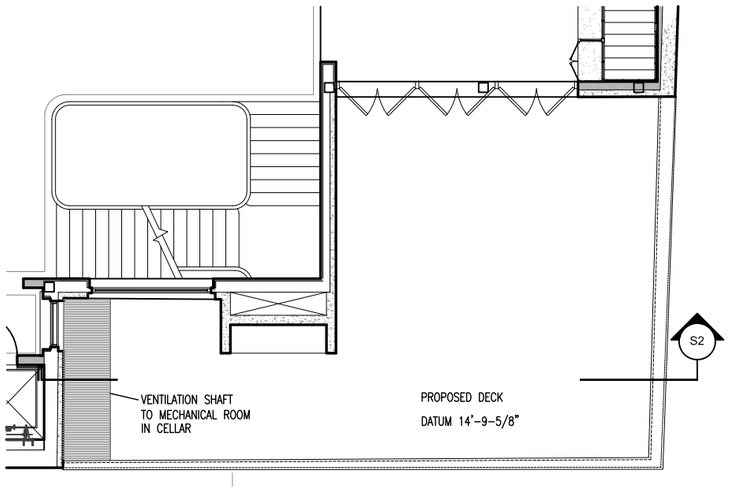
EXISTING SECOND FLOOR PLAN



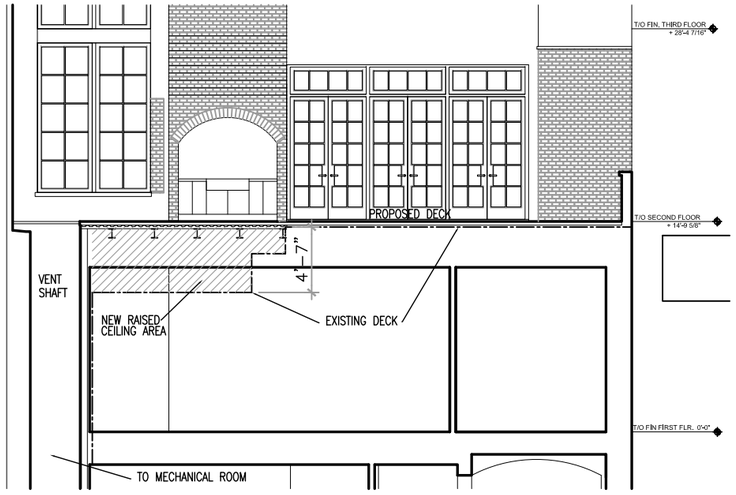
SECTION 1 EXISTING



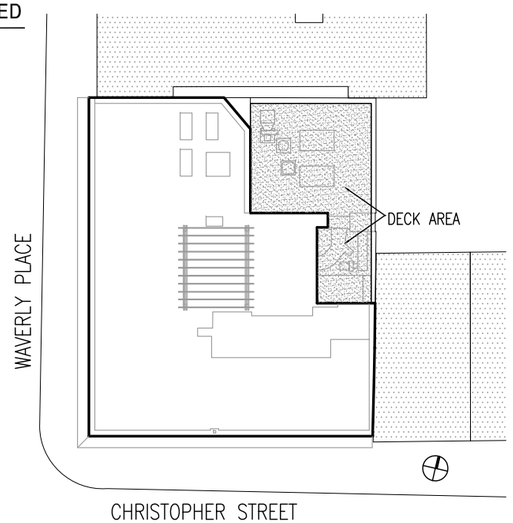
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



SECTION 2 PROPOSED



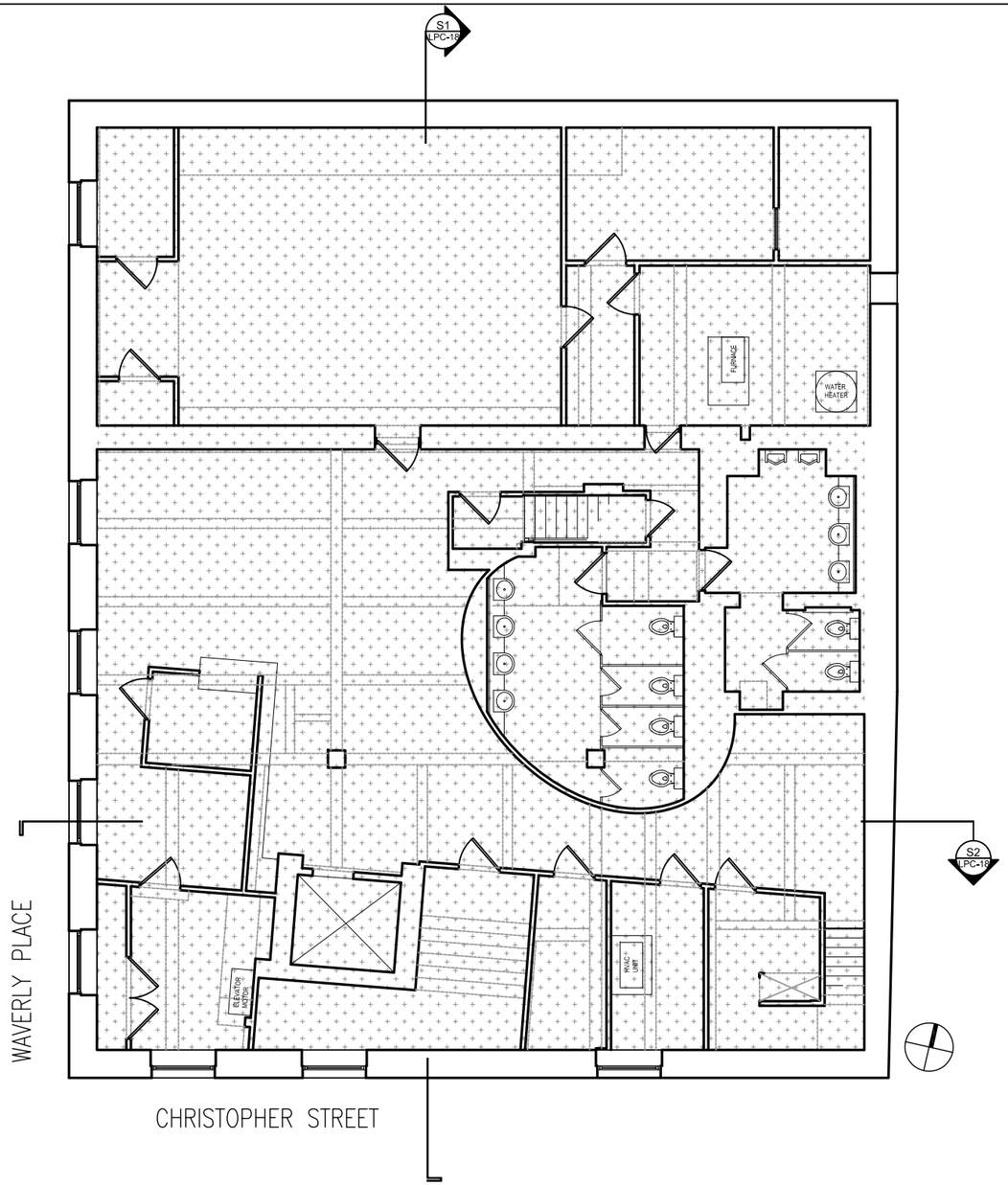
LOCATION PLAN

MARCH-25-2016

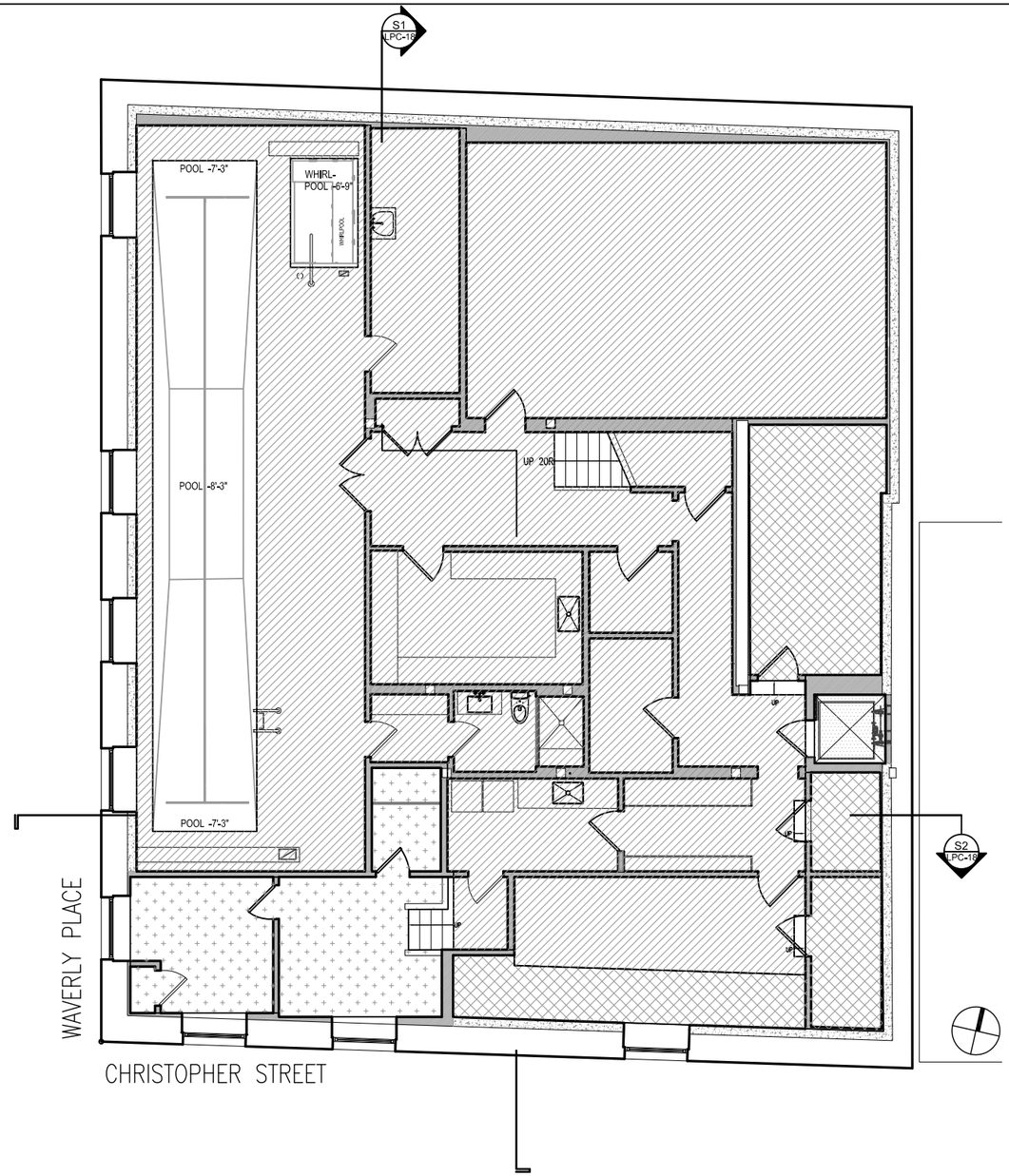
LPC-016

27 CHRISTOPHER STREET
EXISTING AND PROPOSED FIRST AND SECOND FLOOR PARTIAL PLANS
AND SECTIONS

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



EXISTING CELLAR PLAN



PROPOSED CELLAR PLAN

EL= +/- 0'-0" EXISTING ELEVATION
EL= - 1''-11"
EL= - 3'-3"
EL= -7'-3" TO -8'-3" POOL

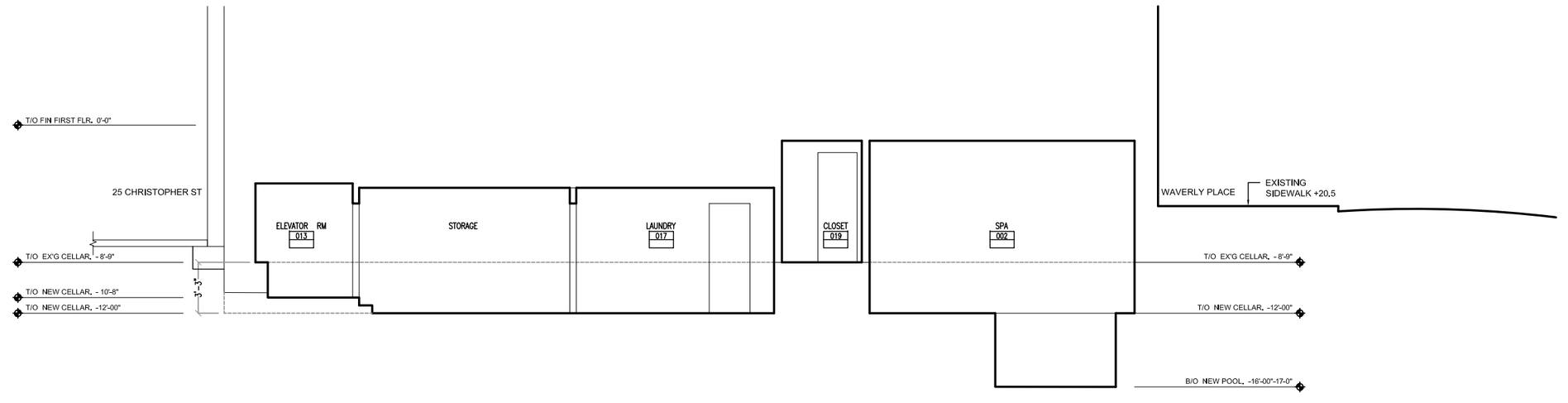
MARCH-25-2016

LPC-017

27 CHRISTOPHER STREET
EXISTING AND PROPOSED EXCAVATION PLANS

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

S1 EXISTING AND PROPOSED CELLAR SECTION NORTH/SOUTH



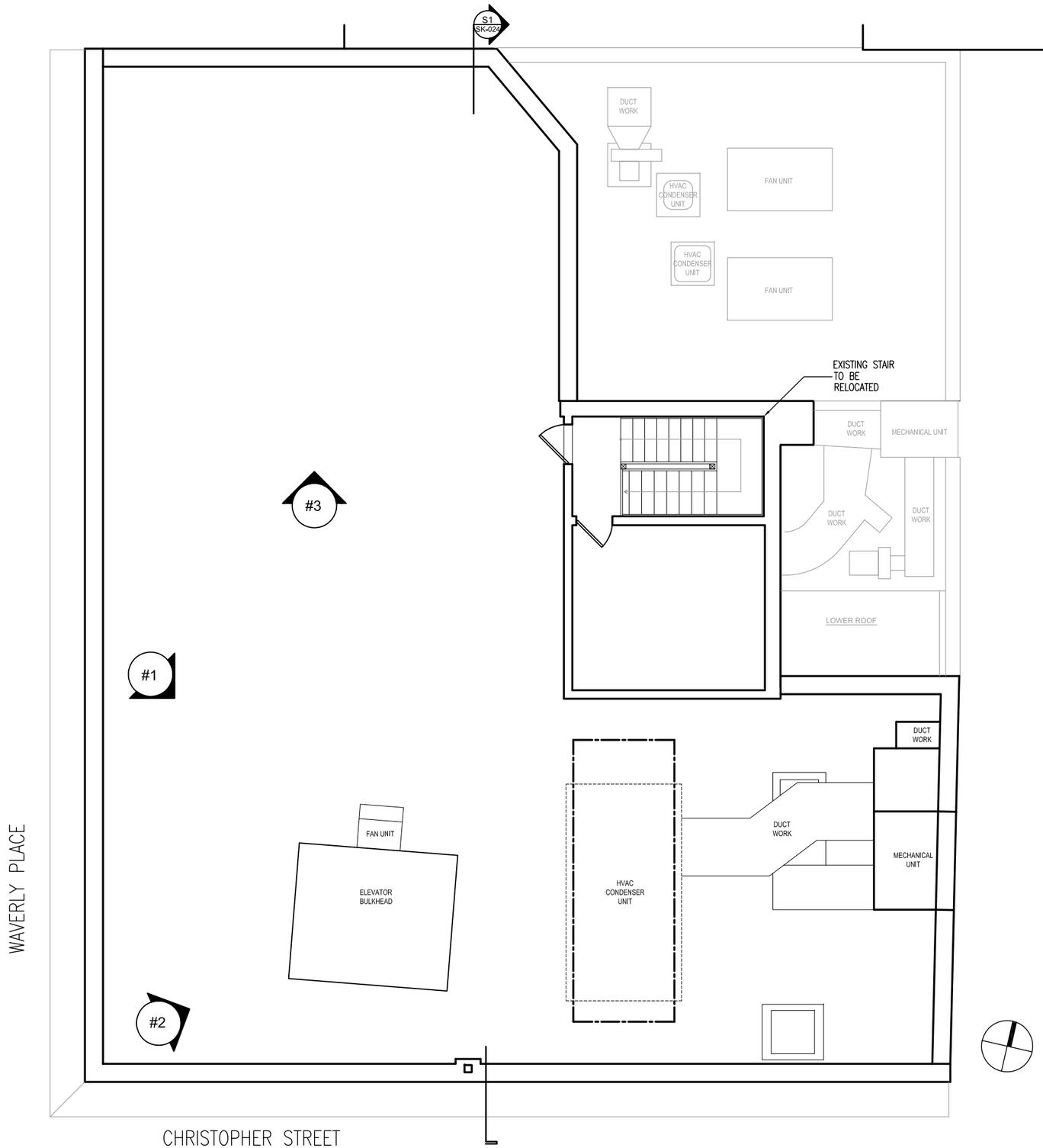
S2 EXISTING AND PROPOSED CELLAR SECTION EAST/WEST

MARCH-25-2016

LPC-018

27 CHRISTOPHER STREET
EXISTING AND PROPOSED CELLAR SECTIONS

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



EXISTING ROOF PLAN

MARCH–25–2016

LPC-019

27 CHRISTOPHER STREET
EXISTING ROOF PLAN

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

KEY PLAN

PHOTO #1 LOOKING SOUTHEAST

MARCH – 25 – 2016

LPC-020

27 CHRISTOPHER STREET
EXISTING ROOF PHOTO
KEY PLAN

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

KEY PLAN

PHOTO #2 LOOKING NORTHEAST

MARCH-21-2016

LPC-021

27 CHRISTOPHER STREET
EXISTING ROOF PHOTO
KEY PLAN

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

KEY PLAN

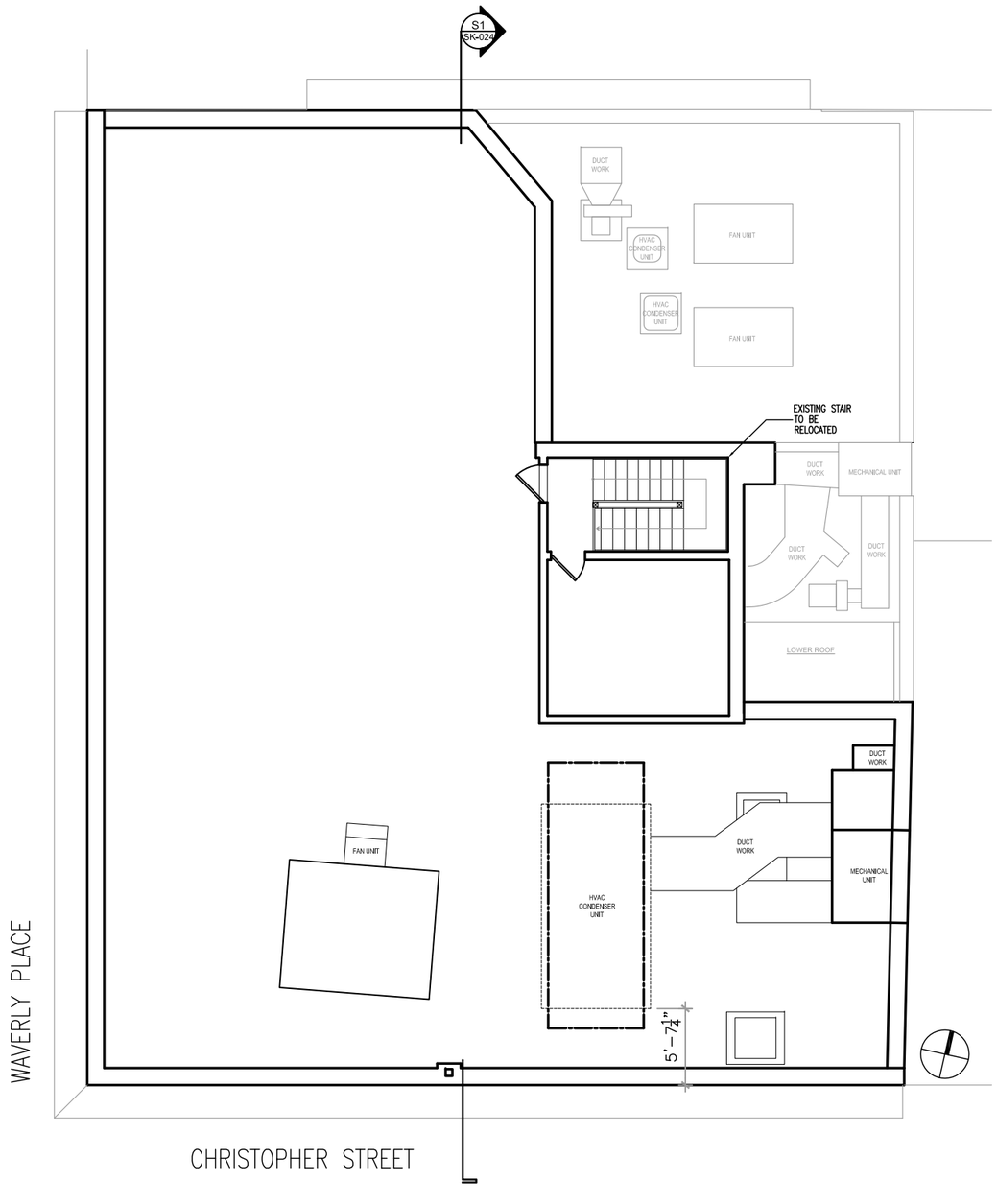
PHOTO #3 LOOKING NORTH

MARCH–25–2016

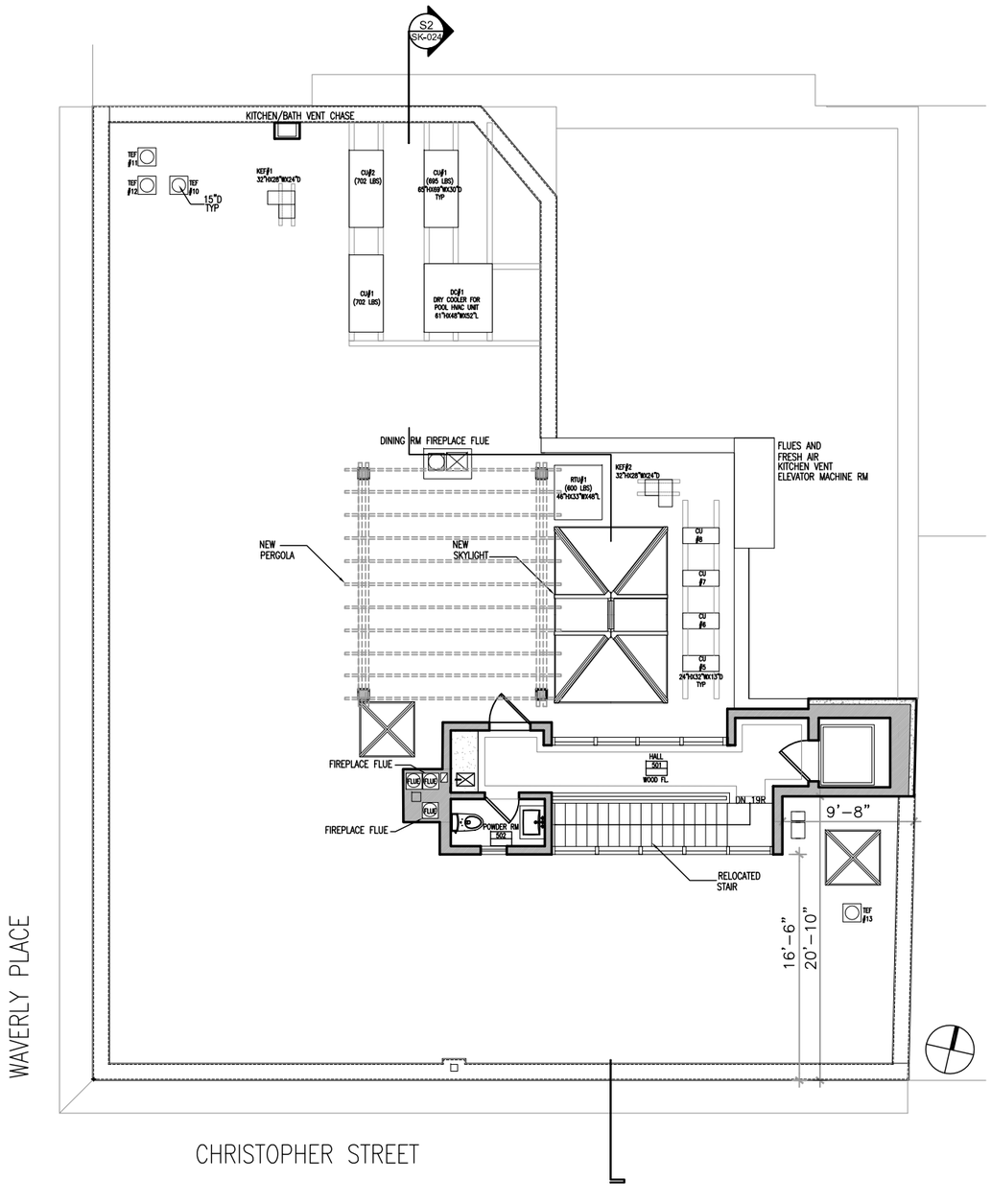
LPC-022

27 CHRISTOPHER STREET
EXISTING ROOF PHOTO
KEY PLAN

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



EXISTING ROOF PLAN



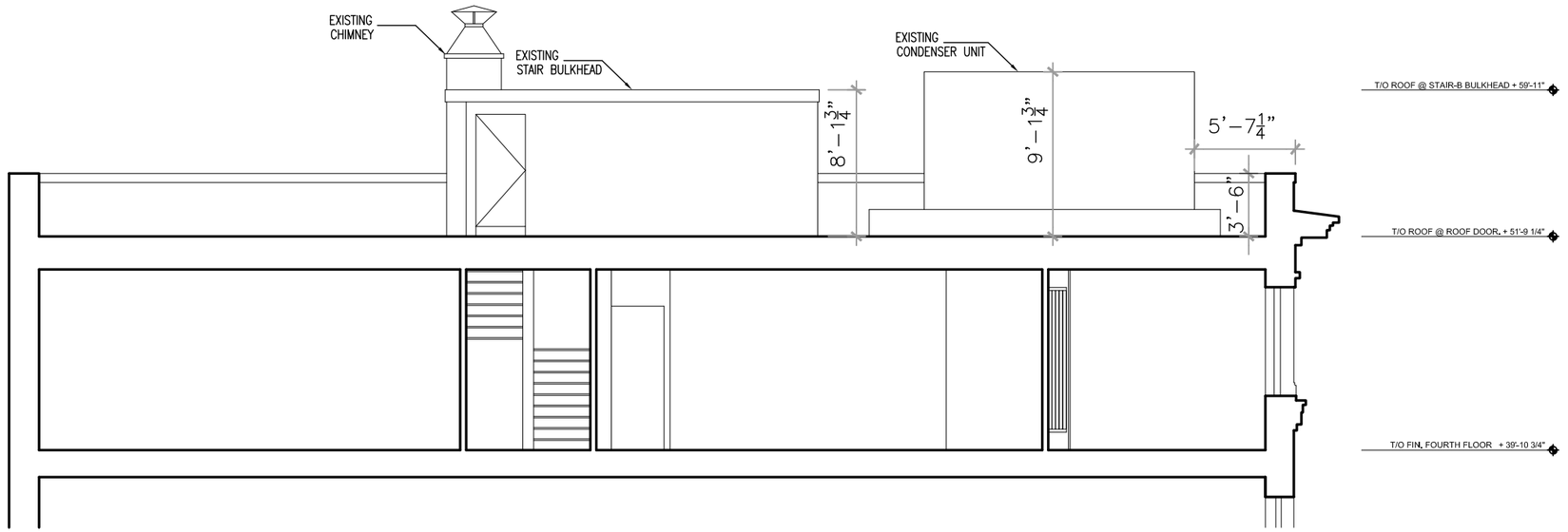
PROPOSED ROOF PLAN

MARCH-25-2016

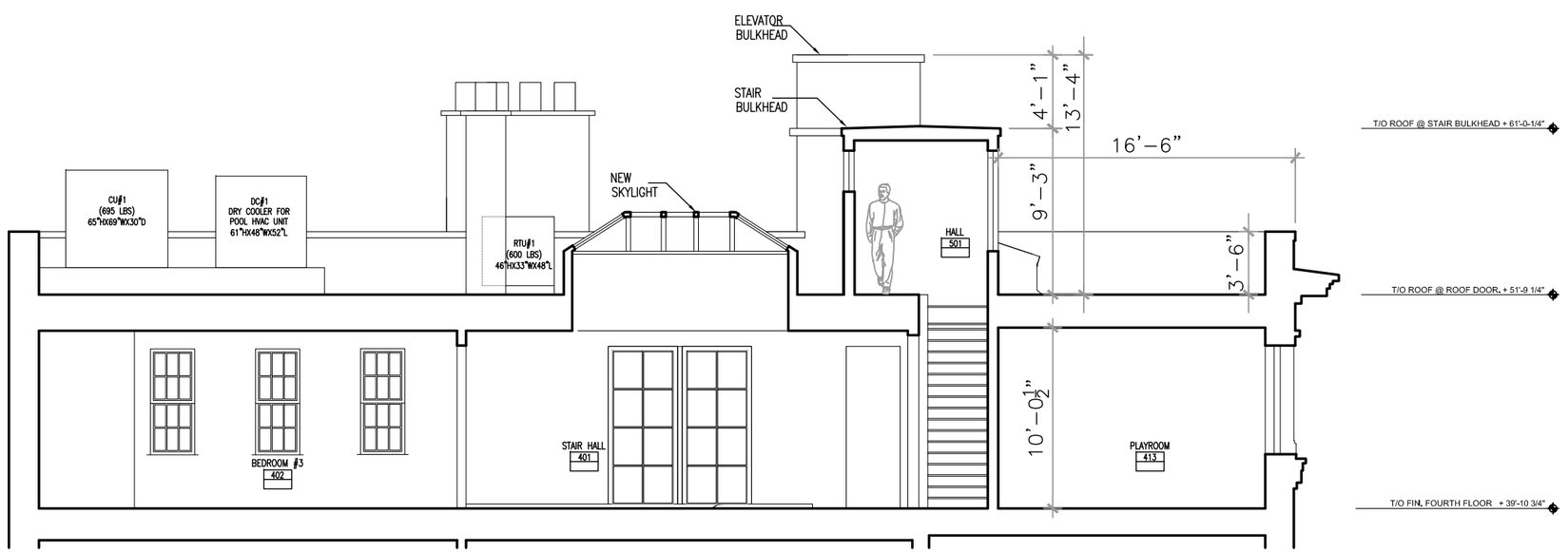
LPC-023

27 CHRISTOPHER STREET
EXISTING AND PROPOSED ROOF PLANS

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



S1 EXISTING ROOF SECTION



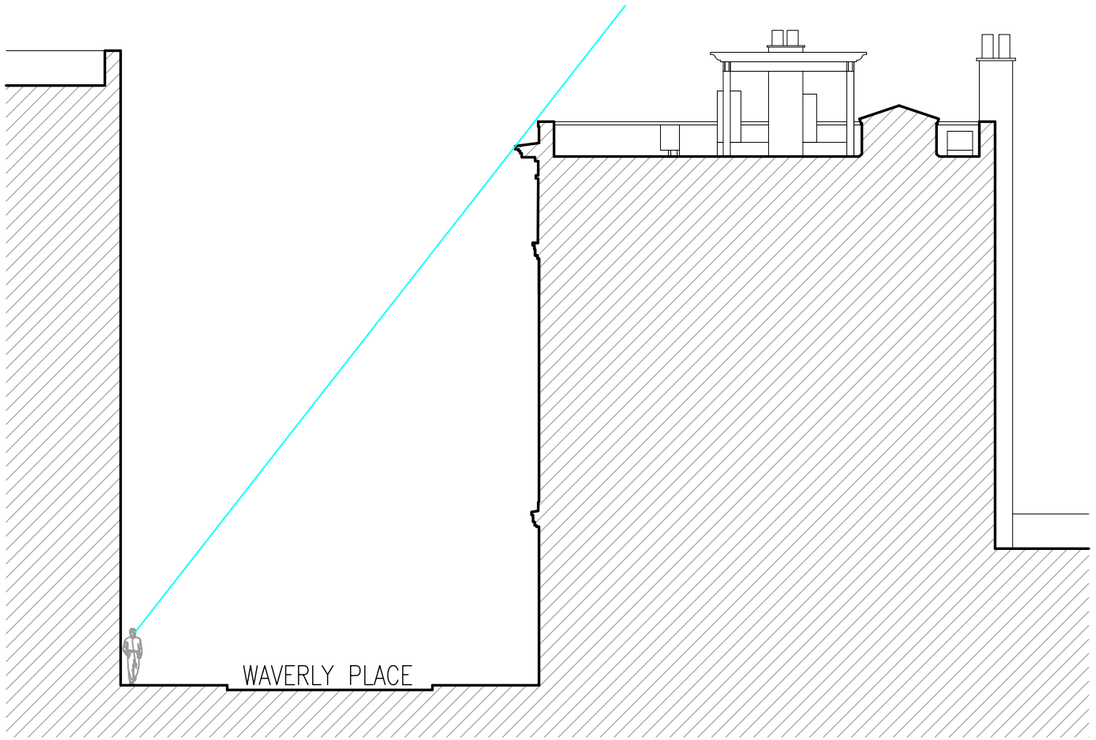
S2 PROPOSED ROOF SECTION

MARCH-25-2016

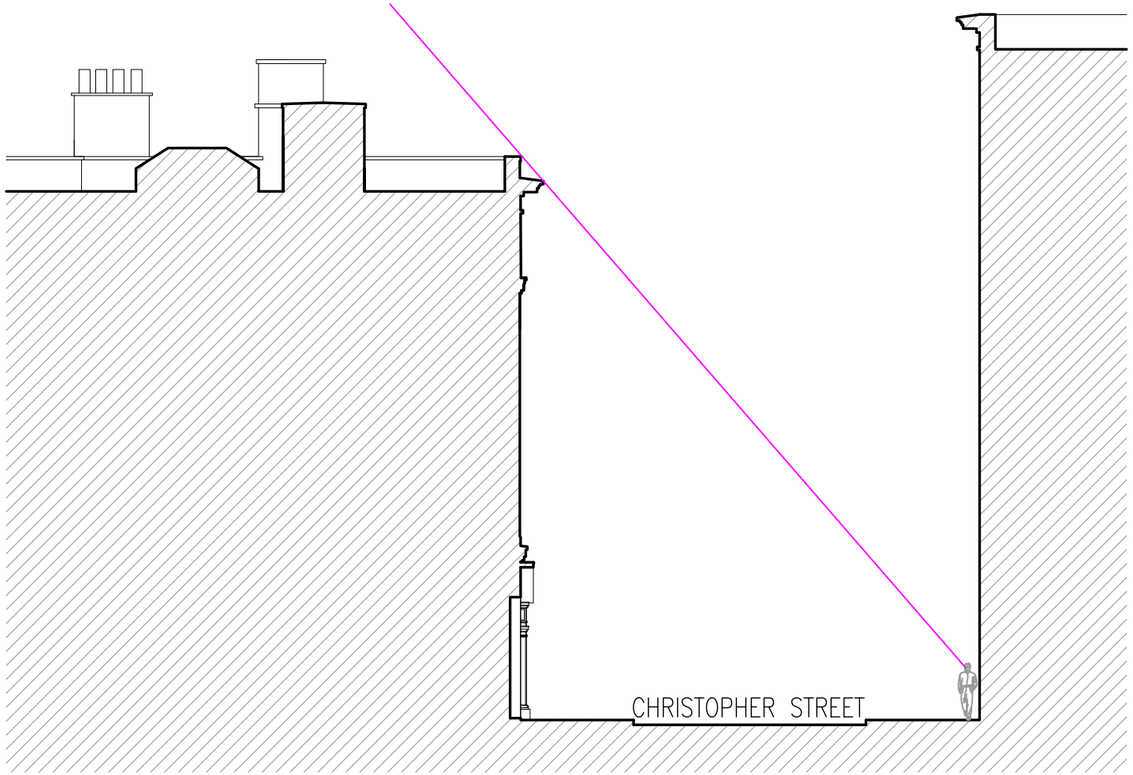
LPC-024

27 CHRISTOPHER STREET
EXISTING AND PROPOSED ROOF SECTIONS
NORTH/SOUTH

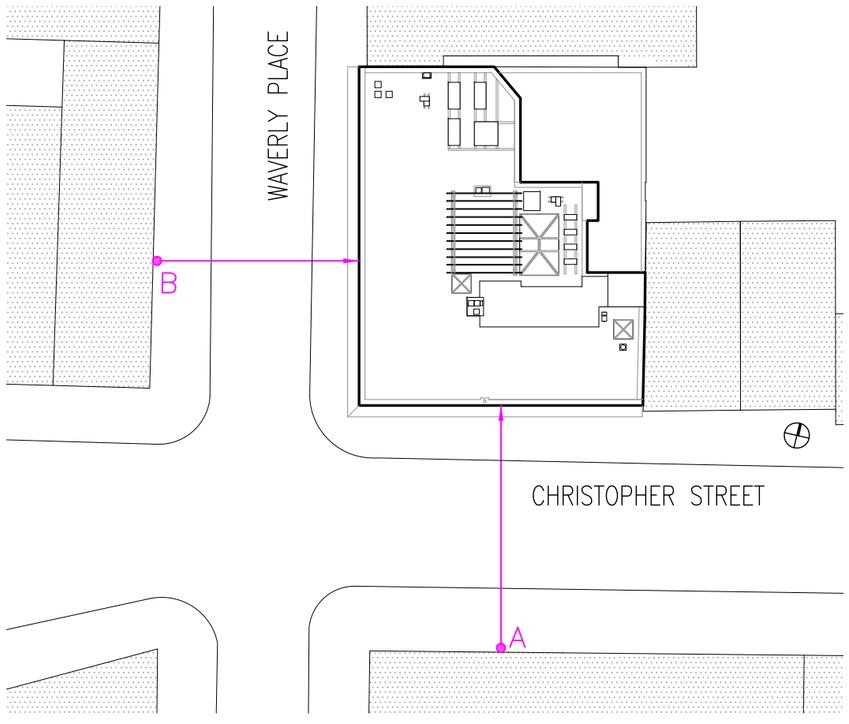
H.S. JESSUP ARCHITECTURE
11 BROADWAY SUITE 660
NEW YORK, NY 10004
212-514-8545



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



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



KEY PLAN

MARCH – 25 – 2016

LPC-025

27 CHRISTOPHER STREET
SITE SECTIONS AND SIGHT LINES

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

KEY PLAN

PHOTO #1 LOOKING NORTH

MARCH–25–2016

LPC-026

27 CHRISTOPHER STREET
ROOF MOCK-UP PHOTO
KEY PLAN

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

EXISTING
MECHANICAL WORK
TO BE REMOVED

NEW ELEVATOR
BULKHEAD

CHRISTOPHER STREET
LOOKING WEST

EXISTING
MECHANICAL WORK
TO BE REMOVED

NEW ELEVATOR
BULKHEAD

CHRISTOPHER STREET
LOOKING WEST

NEW ELEVATOR
BULKHEAD

CHRISTOPHER STREET
PROPOSED - LOOKING WEST

MARCH-25-2016

LPC-027

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

27 CHRISTOPHER STREET
VISIBILITY
CHRISTOPHER STREET LOOKING WEST

NEW STAIR BULKHEAD
NEW CHIMNEY
TOP OF FLUE

WAVERLY PLACE
LOOKING NORTH

NEW STAIR BULKHEAD
NEW CHIMNEY
TOP OF FLUE

WAVERLY PLACE
LOOKING NORTH

NEW STAIR BULKHEAD
NEW CHIMNEY
TOP OF FLUE

WAVERLY PLACE
PROPOSED - LOOKING NORTH

MARCH-25-2016

LPC-028

27 CHRISTOPHER STREET
VISIBILITY
WAVERLY PLACE LOOKING NORTH

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

NEW CHIMNEY
TOP OF FLUE
NEW PERGOLA

WAVERLY PLACE AT GROVE STREET
LOOKING NORTHEAST

NEW CHIMNEY
TOP OF FLUE
NEW PERGOLA

WAVERLY PLACE AT GROVE STREET
LOOKING NORTHEAST

NEW CHIMNEY
TOP OF FLUE
NEW PERGOLA

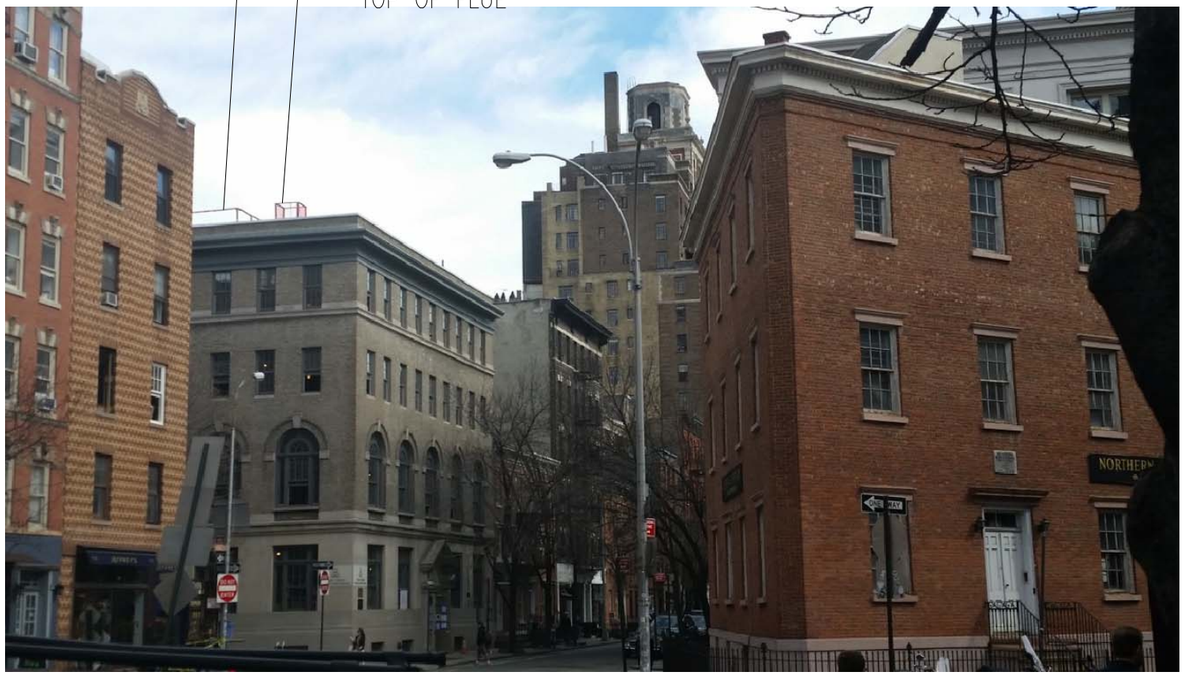
WAVERLY PLACE AT GROVE STREET
PROPOSED - LOOKING NORTHEAST

MARCH-25-2016

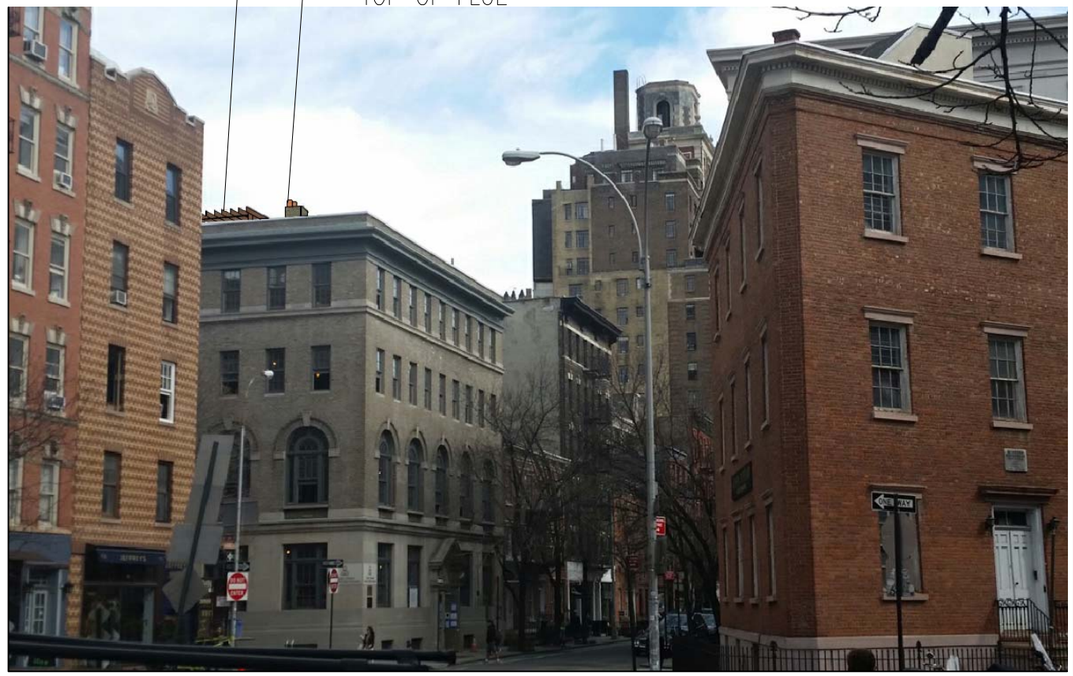
LPC-029

27 CHRISTOPHER STREET
VISIBILITY
WAVERLY PLACE/GROVE STREET LOOKING NORTHEAST

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

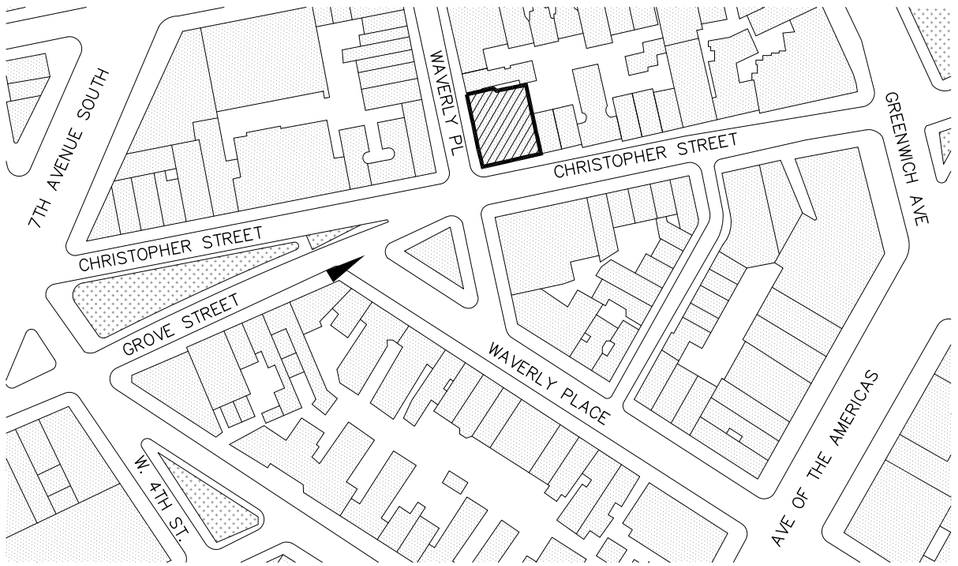


GROVE STREET AT WAVERLY PLACE
PROPOSED MOCKUP - LOOKING NORTHEAST



NOTE: WIDTH OF NEW CHIMNEY REDUCED PER REVISED PROGRAM

GROVE STREET AT WAVERLY PLACE
PROPOSED MOCKUP - RENDERED - LOOKING NORTHEAST



KEY PLAN

MARCH-25-2016

LPC-030

27 CHRISTOPHER STREET
VISIBILITY
GROVE STREET AT WAVERLY PLACE LOOKING NORTHEAST

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

NEW PERGOLA

NEW CHIMNEY TOP OF FLUE

GROVE STREET

PROPOSED MOCKUP - LOOKING NORTHEAST

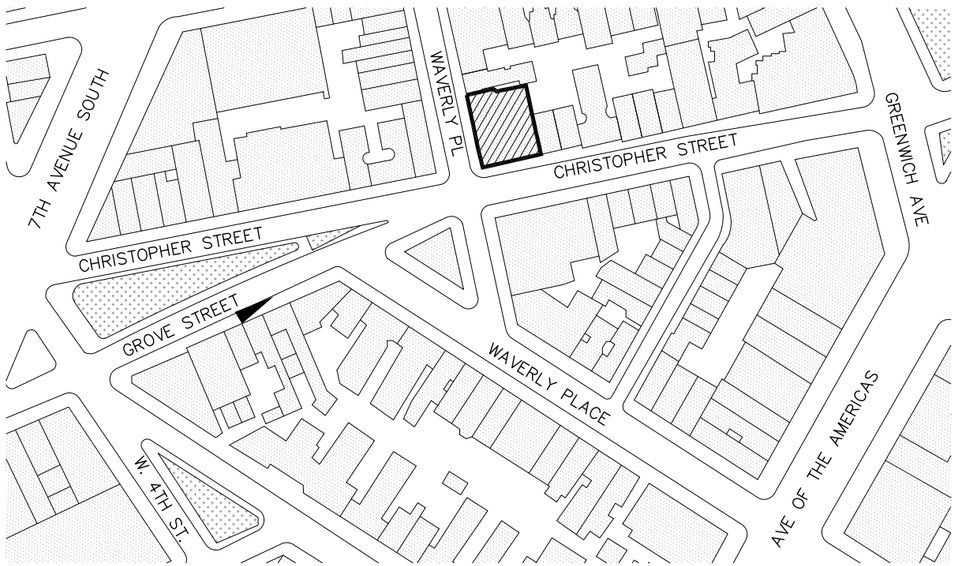
NEW PERGOLA

NEW CHIMNEY TOP OF FLUE

NOTE: WIDTH OF NEW CHIMNEY REDUCED PER REVISED PROGRAM

GROVE STREET

PROPOSED MOCKUP - RENDERED - LOOKING NORTHEAST



KEY PLAN

MARCH-25-2016

LPC-031

27 CHRISTOPHER STREET
VISIBILITY
GROVE STREET LOOKING NORTHEAST

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

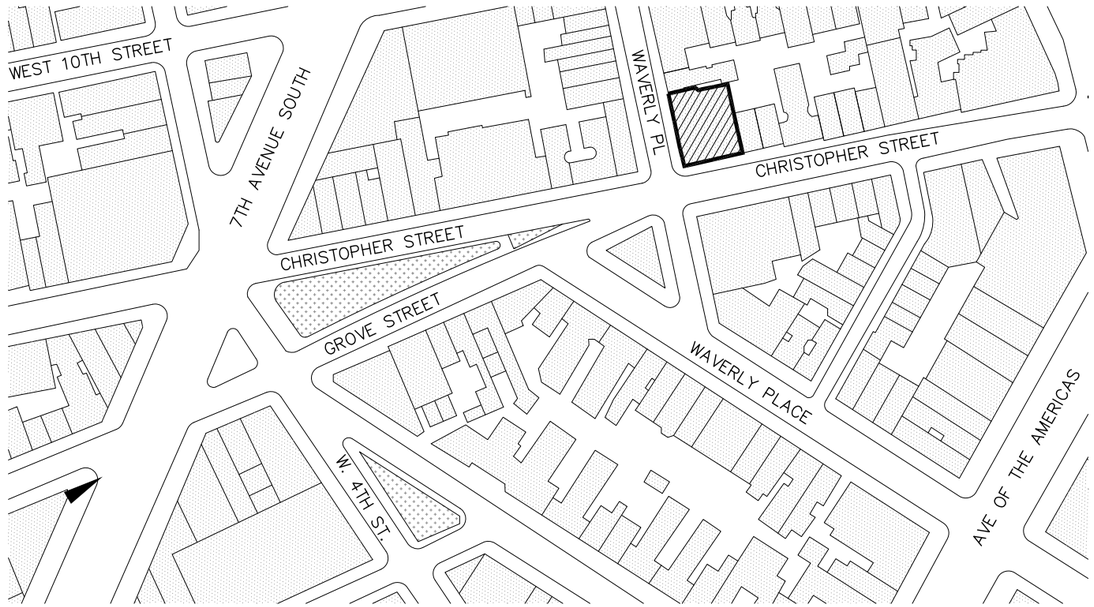
NEW ELEVATOR BULKHEAD
NEW STAIR BULKHEAD
NEW CHIMNEY TOP OF FLUE
NEW PERGOLA

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

NEW ELEVATOR BULKHEAD
NEW STAIR BULKHEAD
NEW CHIMNEY TOP OF FLUE
NEW PERGOLA

NOTE: WIDTH OF NEW CHIMNEY REDUCED PER REVISED PROGRAM

GROVE STREET AT 7TH AVENUE SOUTH
PROPOSED MOCKUP - RENDERED - LOOKING NORTHEAST



KEY PLAN

MARCH-25-2016

LPC-032

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

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