



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989
DATE: 09/03/2015



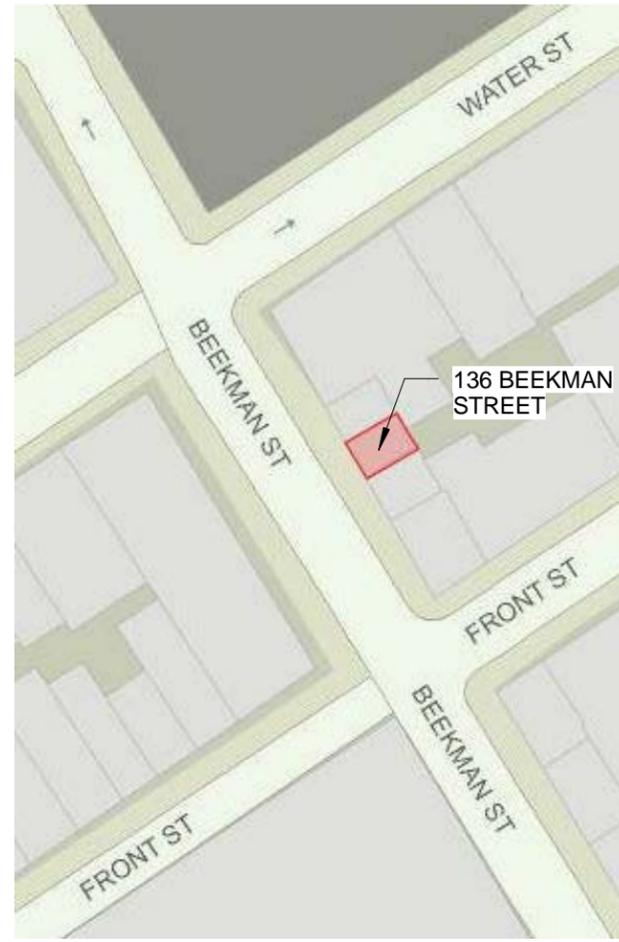
136 BEEKMAN STREET, NEW YORK, NY 10038

**ROOFTOP ADDITION PRESENTATION FOR
LANDMARKS PRESERVATION COMMISSION**

P:\Crown\Projects\CDC-272-13-01-136 Beekman Street\Drawings and Documents\Construction Documents\Base\PC\CDC-272-13-01-136 Beekman Street_Zoning_Revised LPC_Submission_08.31.15.rvt



SOUTH STREET SEAPORT HISTORIC DISTRICT MAP



PLOT PLAN



TAX MAP

136 BEEKMAN STREET, NEW YORK, NY 10038

BLOCK: 97
 LOT: 44
 EXISTING HEIGHT: 41'-4"
 EXISTING STORIES: 4
 ZONING: C6-2A
 ZONING MAP NO.: 12B
 LAND USE: 1 & 2 FAMILY BUILDINGS
 RESIDENTIAL UNITS: 1

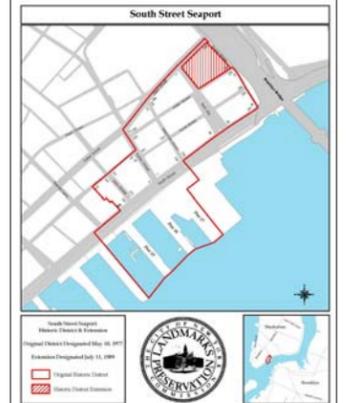
LOT AREA: 478 SF
 LOT FRONTAGE: 18.69'
 LOT DEPTH: 25.58'
 GROSS FLOOR AREA: 1,900 SF (ESTIMATED)
 CROSS STREETS: WATER & FRONT STREET
 SPECIAL DISTRICT: LM - LOWER MANHATTAN
 OCCUPANCY CLASS: R-3 RESIDENTIAL
 CONSTRUCTION CLASS: 3, NON-FIREPROOF



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

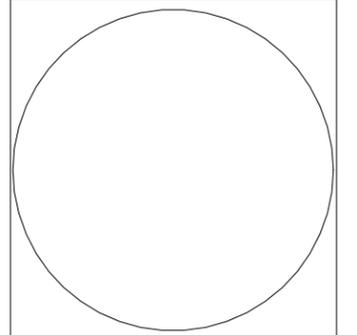
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE

SITE INFORMATION

LM-2

P:\Crown\CD\Projects\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\136 Beekman Street_Zoning_Revised LPC_Submission_08.31.15.rvt

ZONING NOTES & CALCULATION

136 BEEKMAN STREET

ZONING LOT AREA: 18.69' X 25.58' = 478.09'

ZONING: C6-2A

ZONING MAP: 12B

BUILDINGS ON LOT: 1

MAXIMUM FAR ALLOWED: 6.02 (RESIDENTIAL PER ZR 23-145)

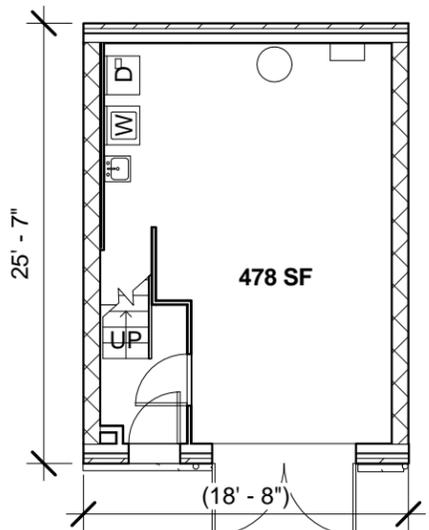
MAXIMUM FLOOR AREA ALLOWED= (6.02) X (478.09') = 2,878.10 SF
 EXISTING FLOOR AREA= 1,912.00 SF
 ADDITIONAL FLOOR AREA AVAILABLE= 966.10 SF

AREA OF PROPOSED ROOFTOP ADDITION= 336.30 SF
 EXISTING FLOOR AREA= 1,912.00 SF
 PROPOSED TOTAL BUILDING FLOOR AREA= 2,248.03 SF

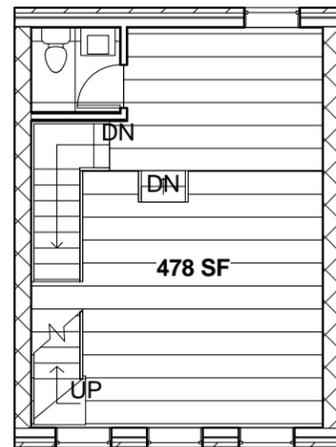
2,248.03 SF (PROPOSED) < (ALLOWED) 2,878.10 SF

MAXIMUM BUILDING HEIGHT= 120'-0"
 EXISTING BUILDING HEIGHT= 41'-4"
 PROPOSED BUILDING HEIGHT= 51'-9 1/2"

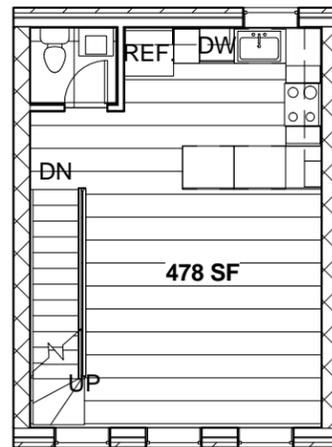
51'-9 1/2" (PROPOSED) < (ALLOWED) 120'-0"



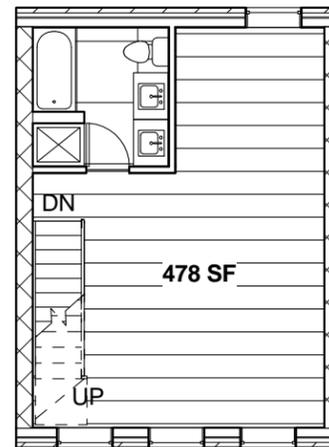
1 FIRST FLOOR EXISTING
3/32" = 1'-0"



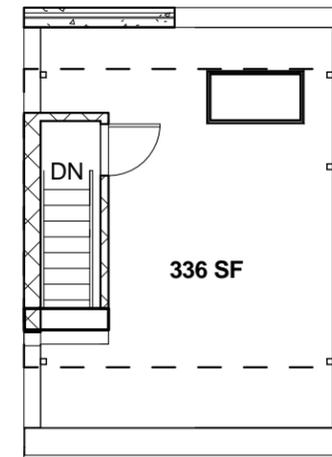
2 SECOND FLOOR EXISTING
3/32" = 1'-0"



3 THIRD FLOOR EXISTING
3/32" = 1'-0"

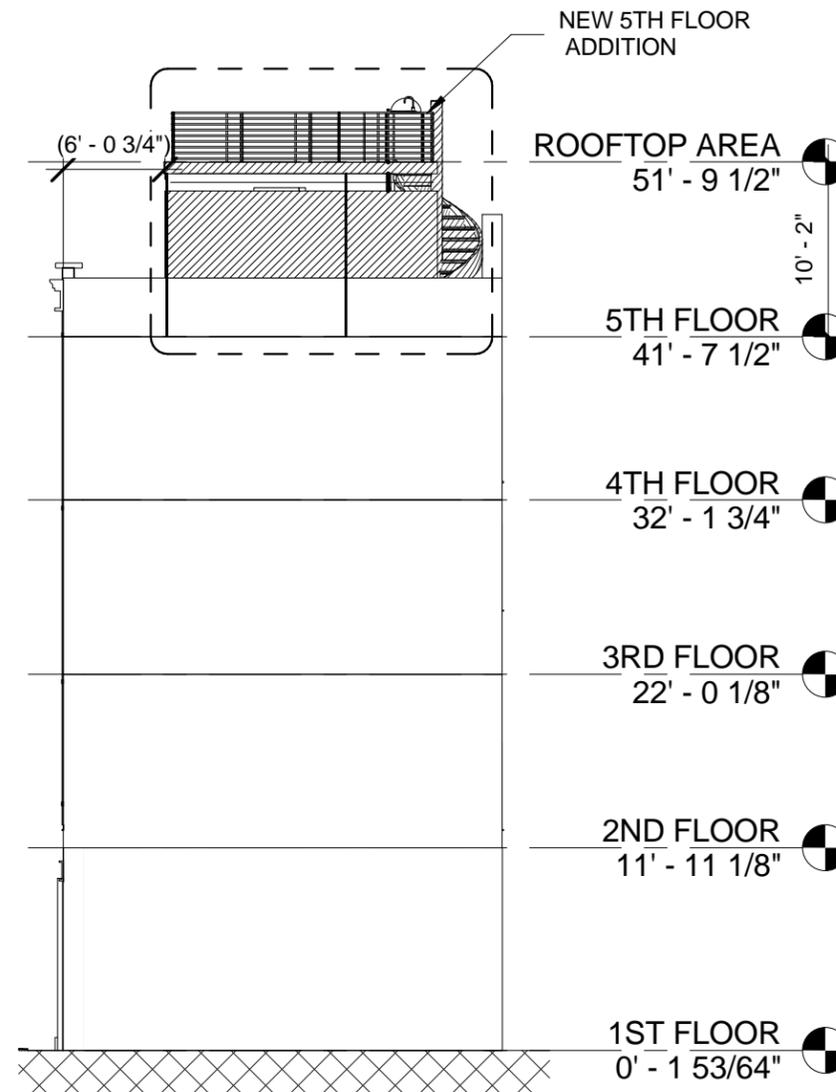


4 FOURTH FLOOR EXISTING
3/32" = 1'-0"



5 FIFTH FLOOR EXISTING
3/32" = 1'-0"

6 PROPOSED SIDE ELEVATION
3/32" = 1'-0"



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

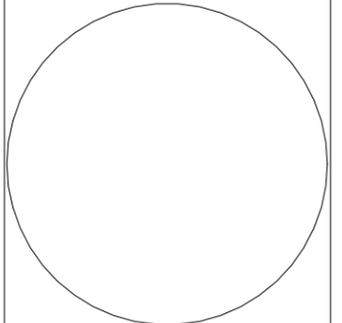
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



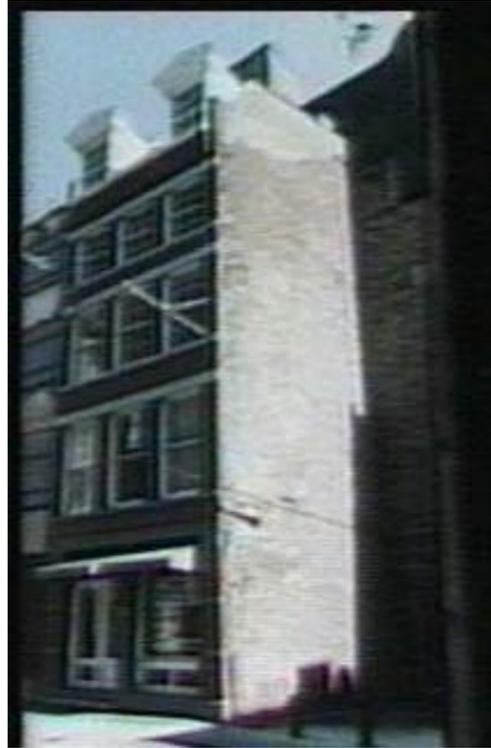
BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
ZONING INFORMATION

LM-3



1980 HISTORICAL TAX PHOTO OF 134 BEEKMAN STREET



1980 HISTORICAL TAX PHOTO OF 136-138 BEEKMAN STREET

No. 134.
 A building was erected on this site by 1824. The present brick building, shown as four stories high by 1859, may incorporate some of the earlier structure. In 1884, this building was purchased by a new owner, and the following year it was raised to five stories. A dormer window is set at the fifth story. Available records indicate that the present facade may also date from 1885. The facade is of machine-pressed brick with narrow granite band courses extending the width of the building. The projecting band courses also serve as sills for the windows of each of the three upper stories, while the flush window lintels are also connected to form band courses. Above the top-most band course, there is a corbeled brick cornice. The off-center pedimented dormer window of sheet metal is set in the pitched roof.

BEEKMAN STREET

No. 136-138. This site is now a vacant lot.

No. 140. (212 Front)

Built in 1824, the same year that Beekman Street was created, this brick structure with facades in Flemish bond is one of the few in the Historic District to retain its round-arched ground floor openings. These arches were typical features of the Georgian style which characterized so many of the early buildings in the District until the ground floors were altered to the Greek Revival trabeated shopfronts of the 1830s and 1840s. The Georgian arches at No. 140 were enframed in brick with brownstone keystones. Although the arched doorway and the arched windows on both Beekman and Front Street are now covered with stucco, incised to simulate rustication, their arched forms remain intact, and are among the few extant vestiges of the Georgian counting-house era. In 1890 the building was raised to four stories and the earlier brownstone window sills and lintels were altered to bluestone. A simple sheet metal cornice now crowns the building.

EXCERPT FROM LPC'S 1977 SOUTH STREET SEAPORT HISTORIC DESIGNATION REPORT

HISTORY: THE LOT AT 136 BEEKMAN STREET WAS ORIGINALLY VACANT WHEN THE SOUTH STREET DISTRICT WAS DESIGNATED AS A HISTORICALLY LANDMARKED AREA IN 1977. THE EXISTING STRUCTURE WAS ERECTED IN 1998 AND MAINTAINS A CERTIFICATE OF OCCUPANCY THAT IS DATED FROM JUNE 22ND OF 2000.



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

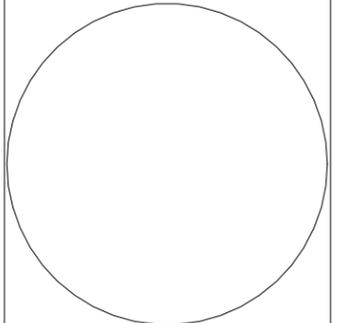
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



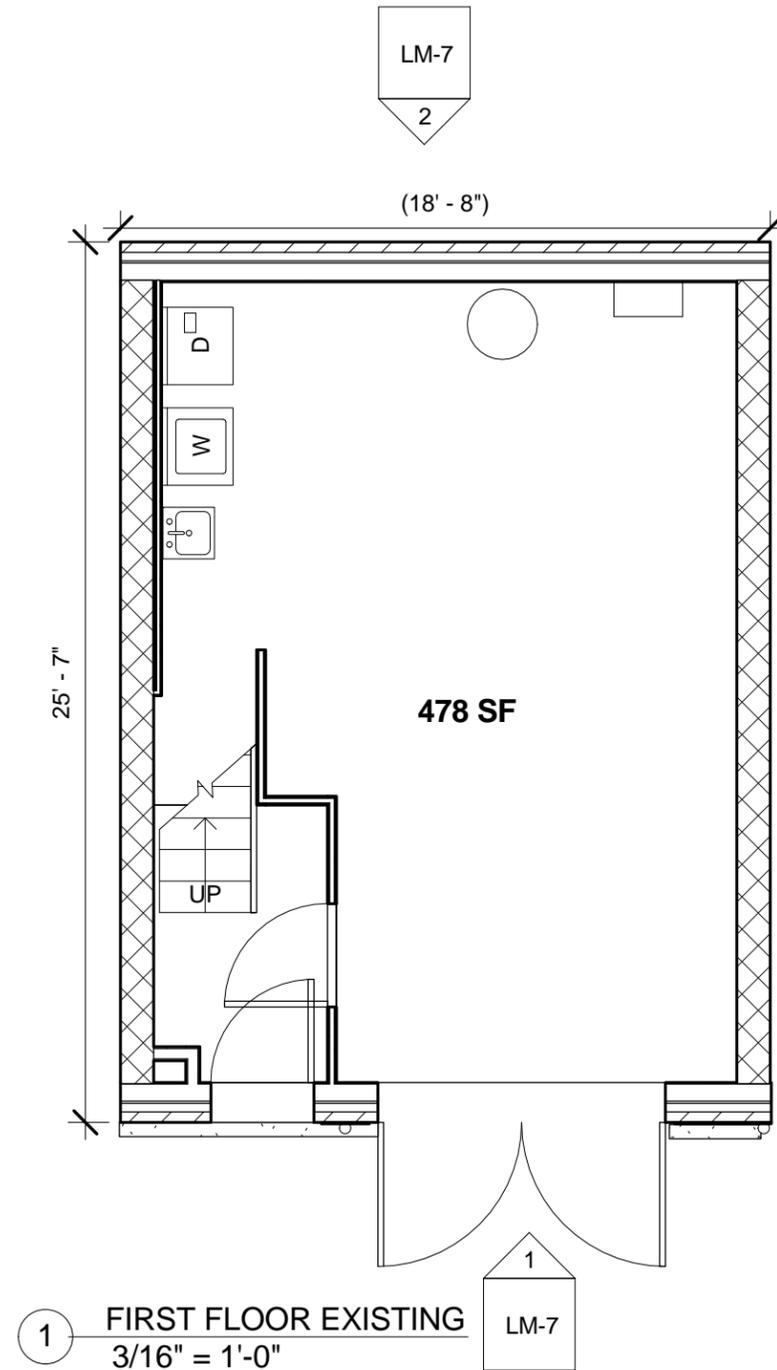
SHEET TITLE
 HISTORIC INFORMATION

LM-4

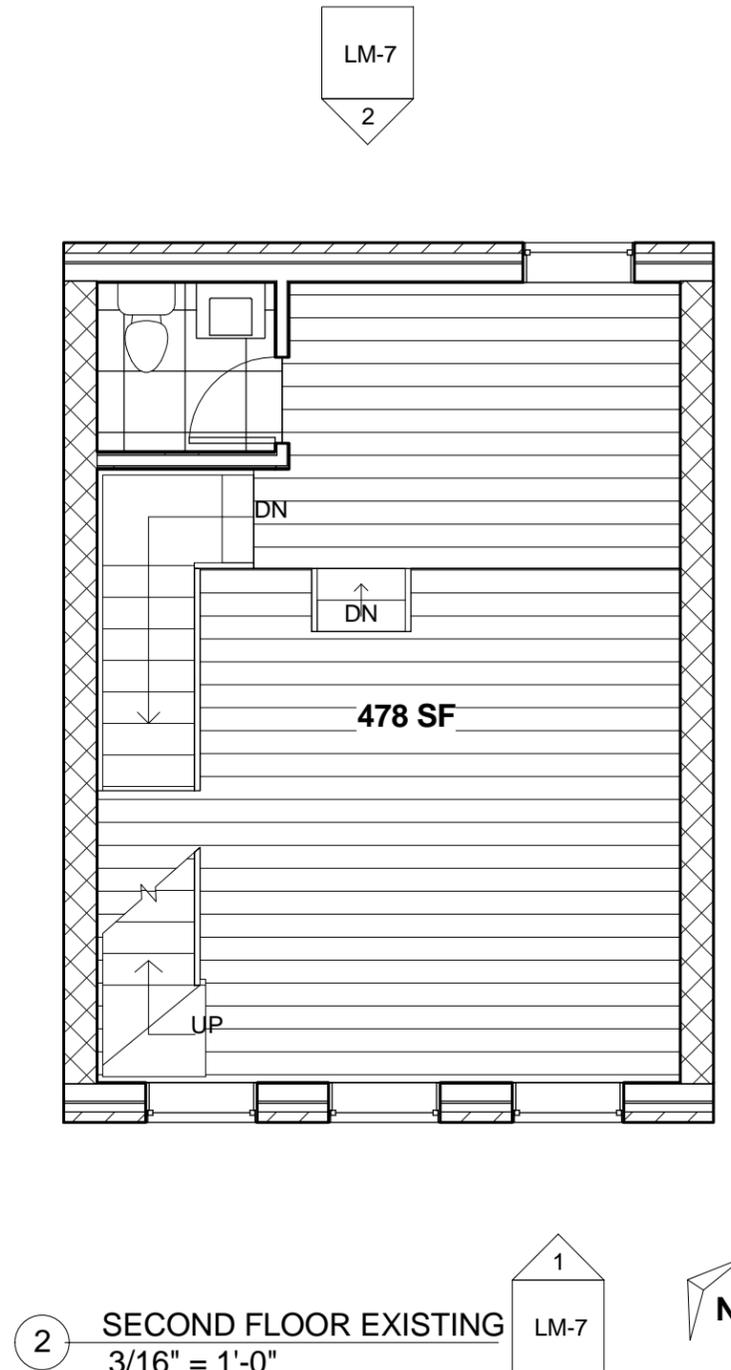
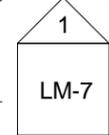
P:\Crown\Projects\CDC 272-13-01 James Nelson\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\LM-5 Revised LPC Submission_08.31.15.rvt



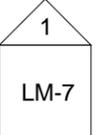
136 BEEKMAN STREET FRONT ELEVATION



1 FIRST FLOOR EXISTING
3/16" = 1'-0"



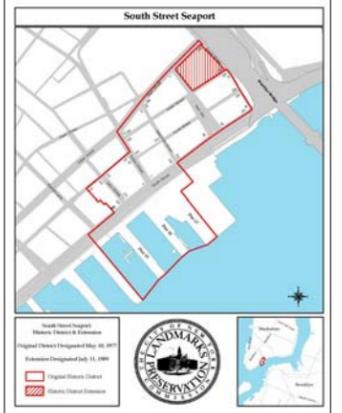
2 SECOND FLOOR EXISTING
3/16" = 1'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

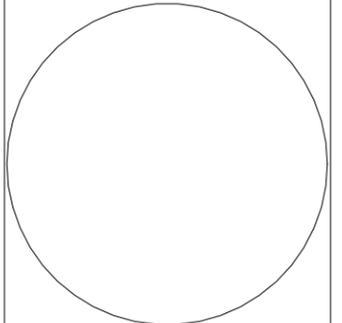
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

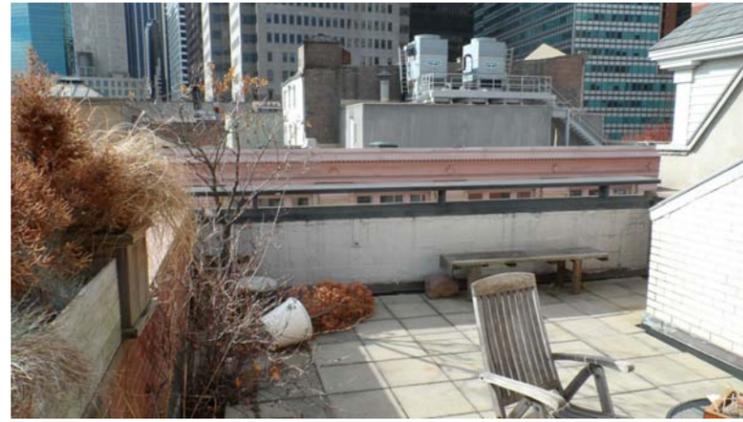
CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
EXISTING
CONDITIONS

LM-5

P:\Crown\CDC\Projects\CDC 272-13-01 James Nelson\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\Bases\LM-6_Rev15.rvt



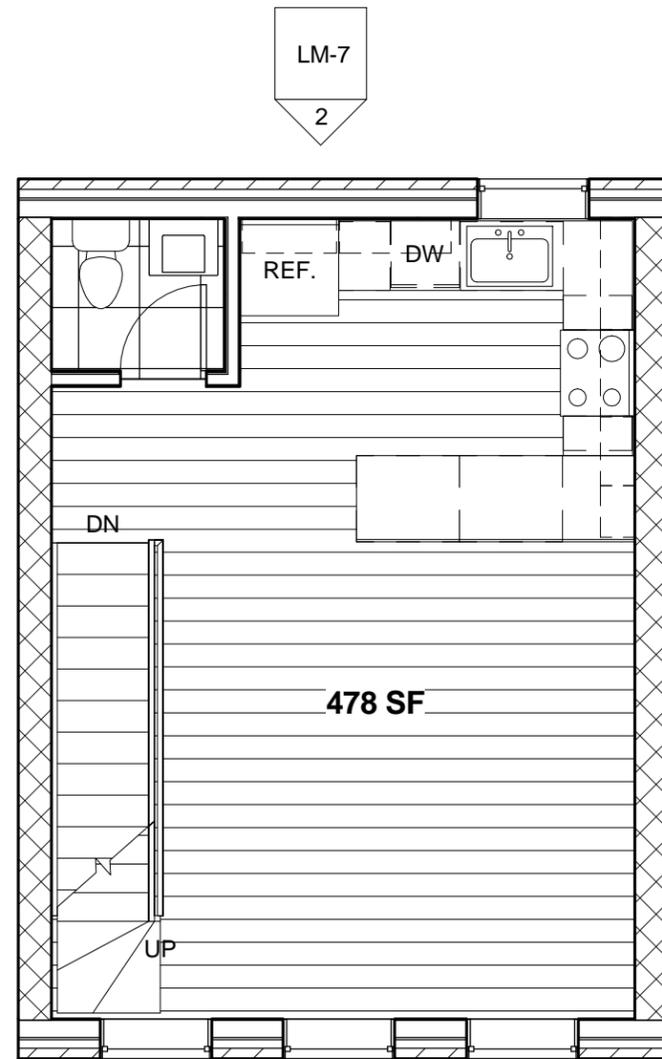
VIEW (A) FROM EXISTING ROOFTOP



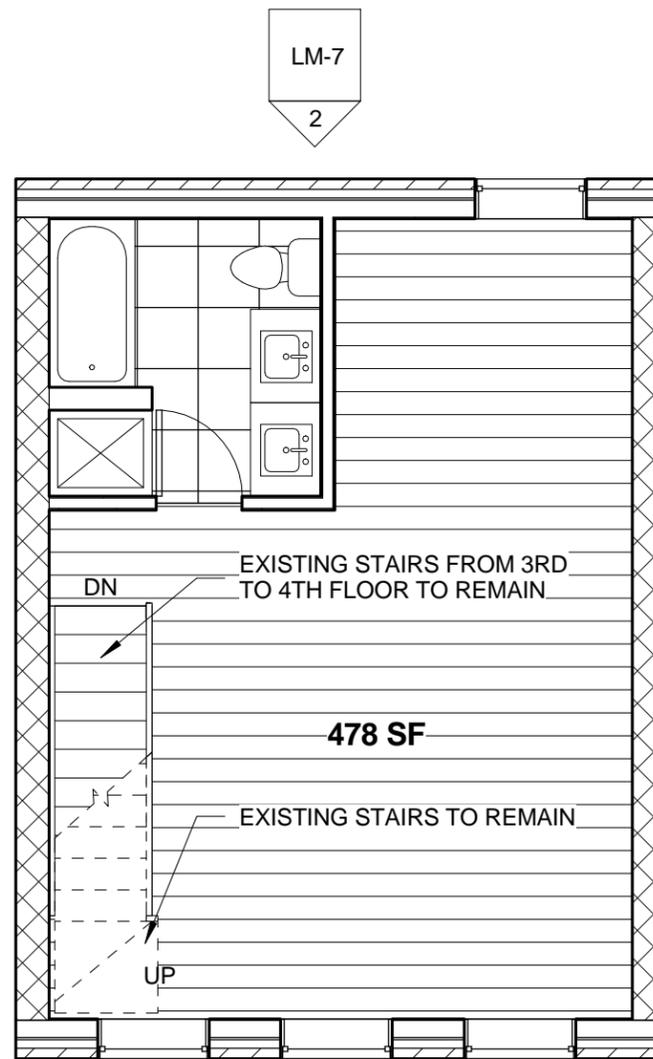
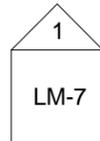
VIEW (B) FROM EXISTING ROOFTOP



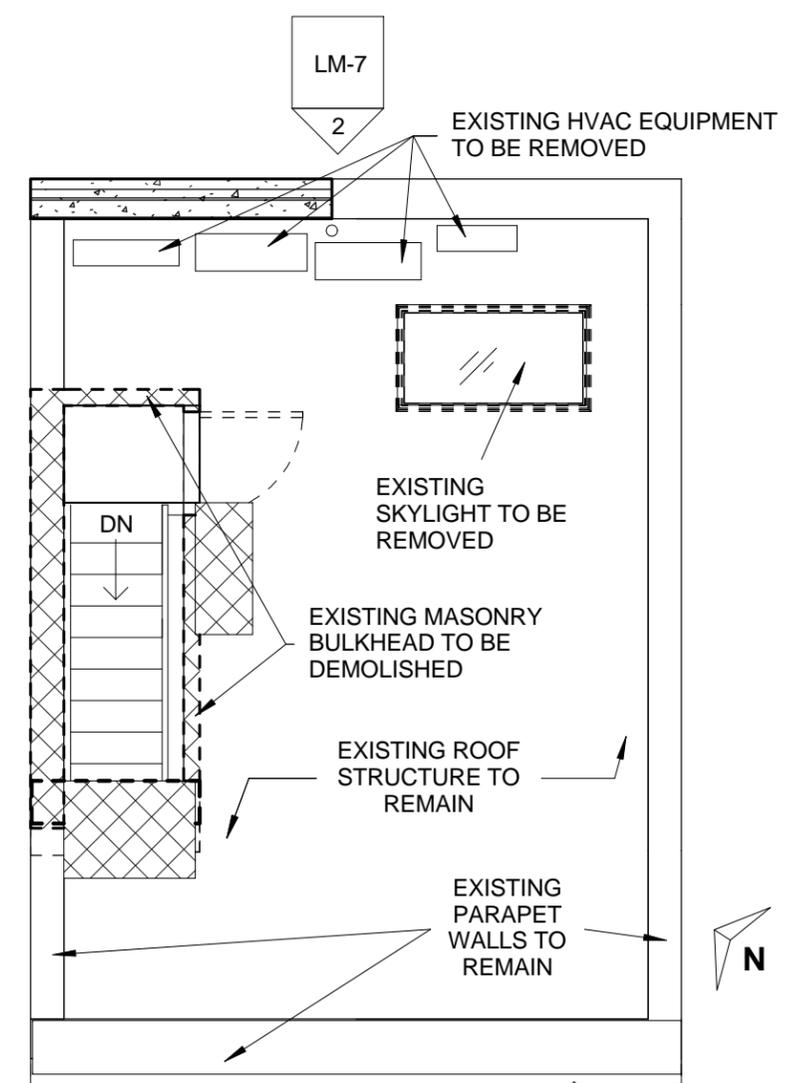
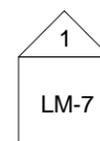
VIEW (C) FROM EXISTING ROOFTOP



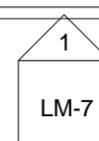
1 3RD FLOOR EXISTING
3/16" = 1'-0"



2 4TH FLOOR EXISTING
3/16" = 1'-0"



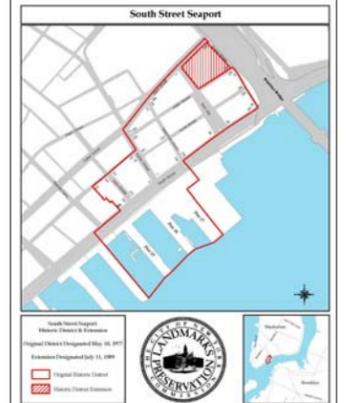
3 5TH FLOOR EXISTING
3/16" = 1'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

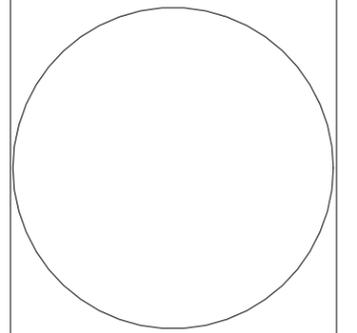
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

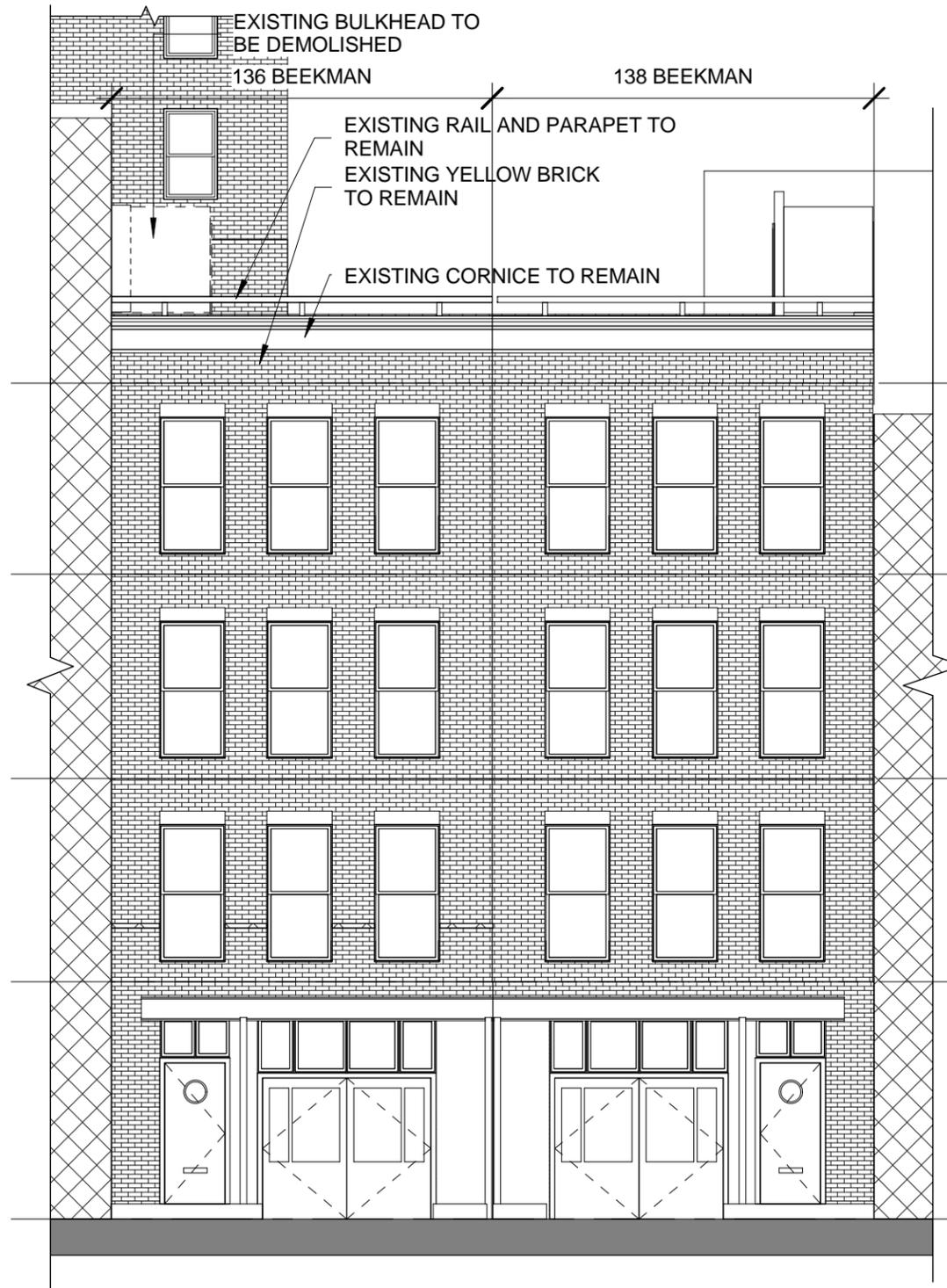
CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



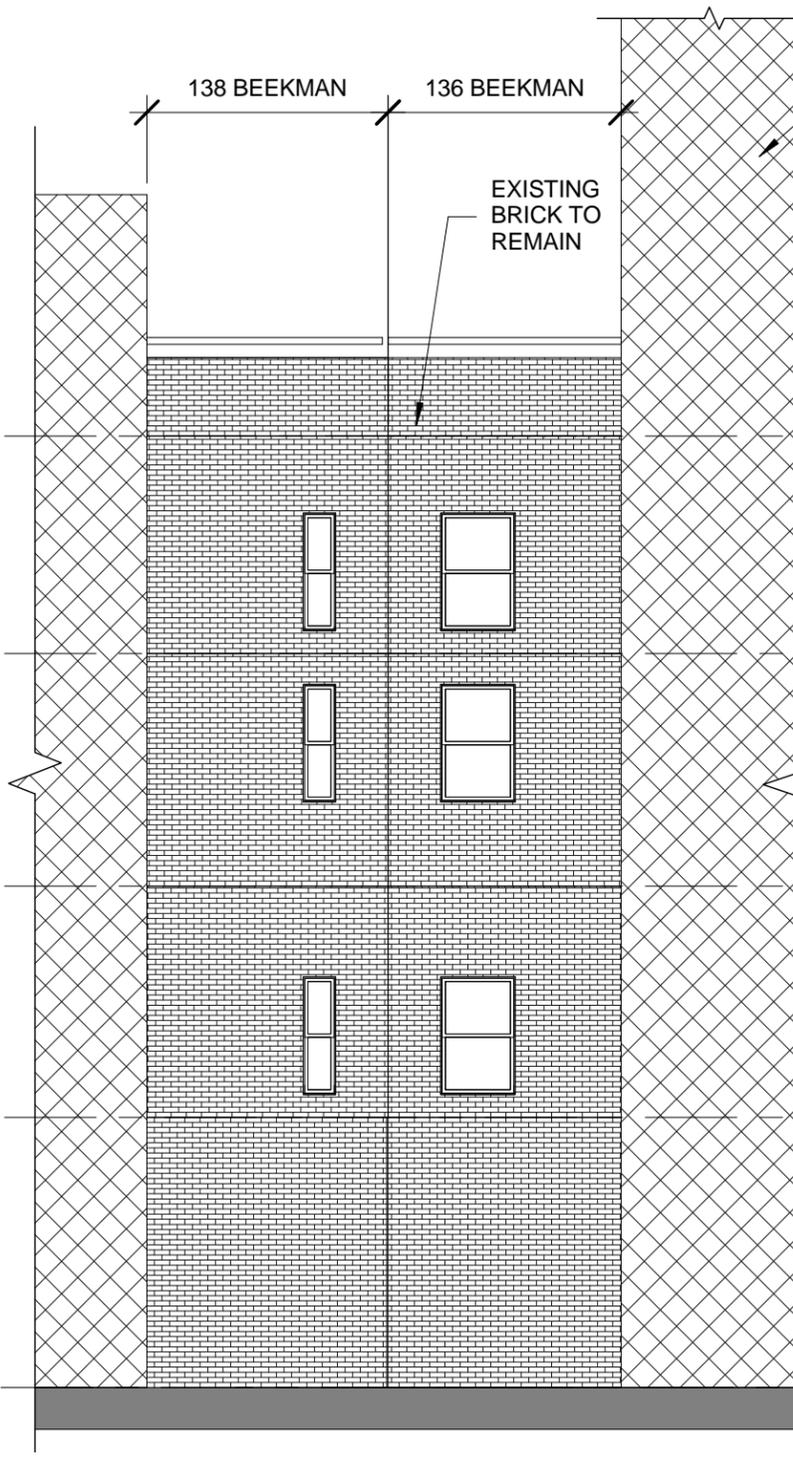
SHEET TITLE
EXISTING
CONDITIONS

LM-6

P:\Crown\CD\Projects\CDC 272-13-01 James Nelson\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\Base\PC\CDC-272-13-01 136 Beekman Street_Zoning_Revised LPC Submission_08.31.15.rvt



1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 EXISTING REAR ELEVATION
1/8" = 1'-0"

NOTE : NO WORK TO BE DONE TO EXISTING WINDOWS OR DOORS THROUGHOUT

EXISTING NEIGHBORING BUILDING

5TH FLOOR
41' - 7 1/2"

4TH FLOOR
32' - 1 3/4"

3RD FLOOR
22' - 0 1/8"

2ND FLOOR
11' - 11 1/8"

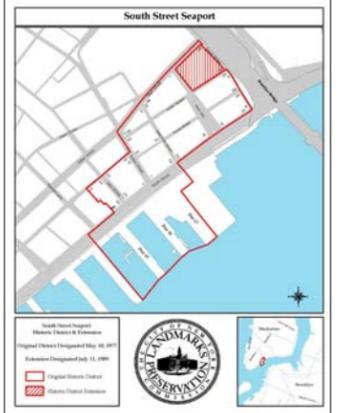
1ST FLOOR
0' - 1 53/64"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

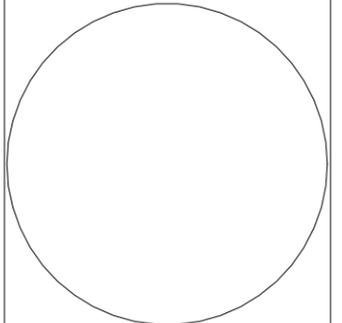
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©

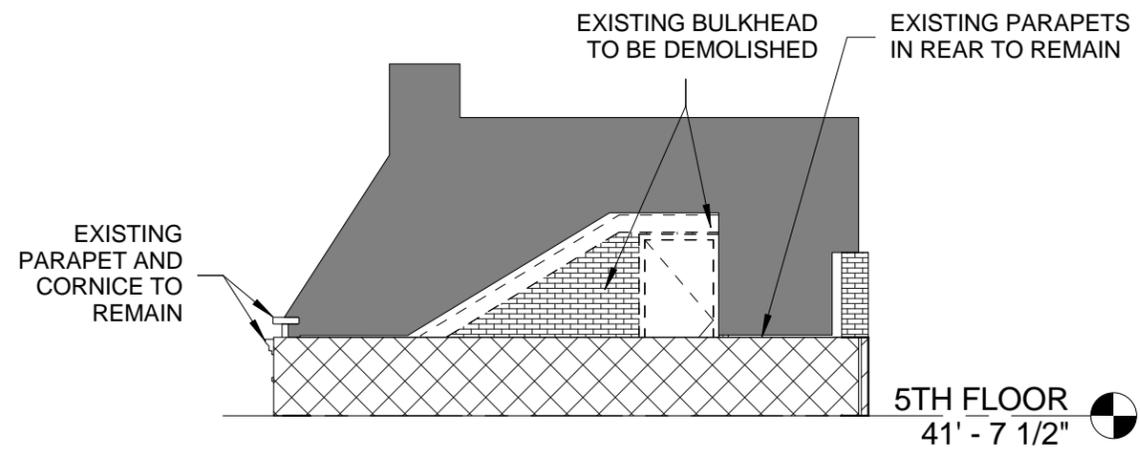


SHEET TITLE
EXISTING ELEVATIONS

LM-7



1 EXISTING ISOMETRIC VIEW



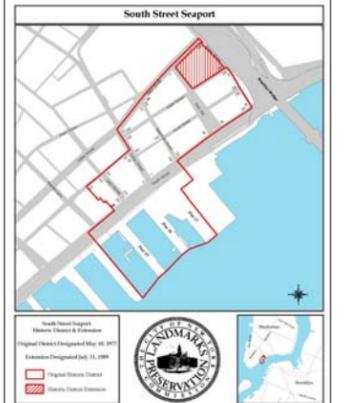
2 EXISTING EAST ELEVATION
1/8" = 1'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

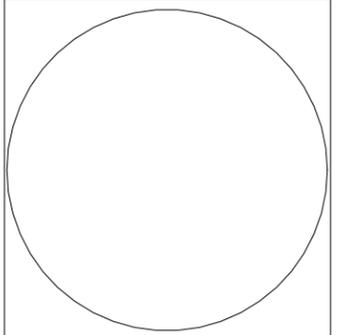
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

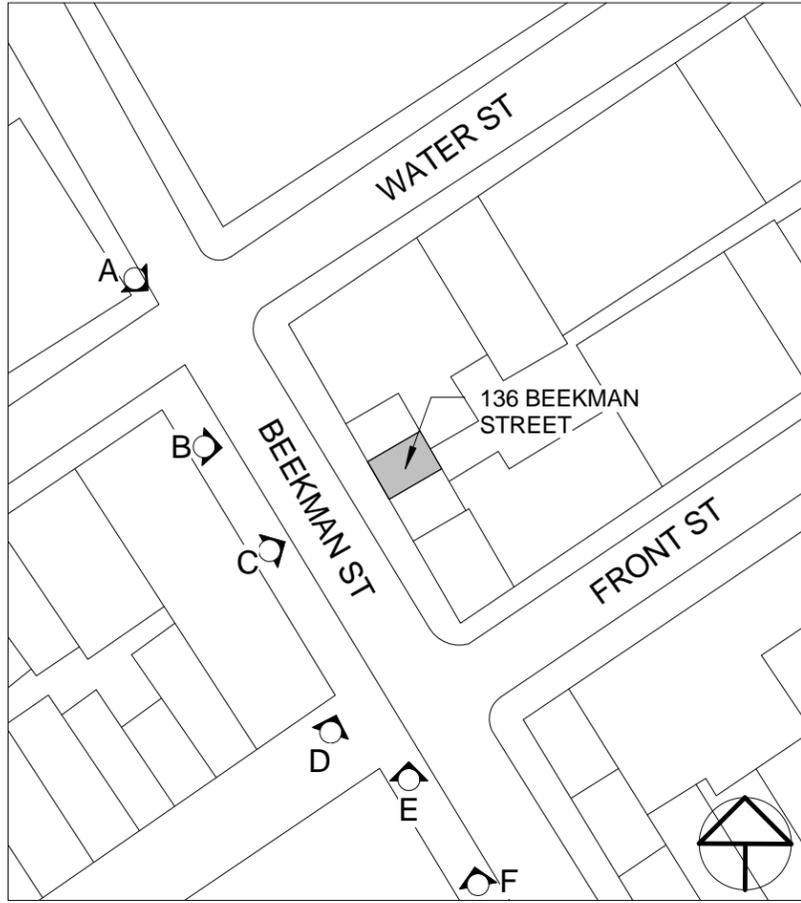
CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
EXISTING ELEVATION
& ISOMETRIC

LM-8

P:\Crown\CD\Projects\CDC 272-13-01_136 Beekman Street\Drawings and Documents\Construction Documents\136 Beekman Street_Zoning_Revised LPC Submission_08.31.15.rvt



1 PLOT PLAN
1" = 80'-0"



A VIEW

NOTE: REAR FACADE NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY



B VIEW



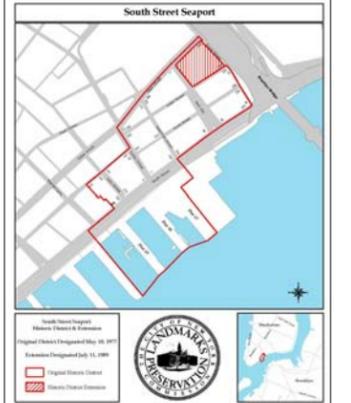
C VIEW



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

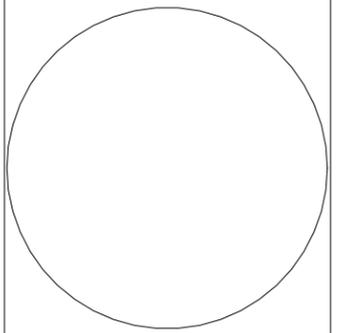
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©

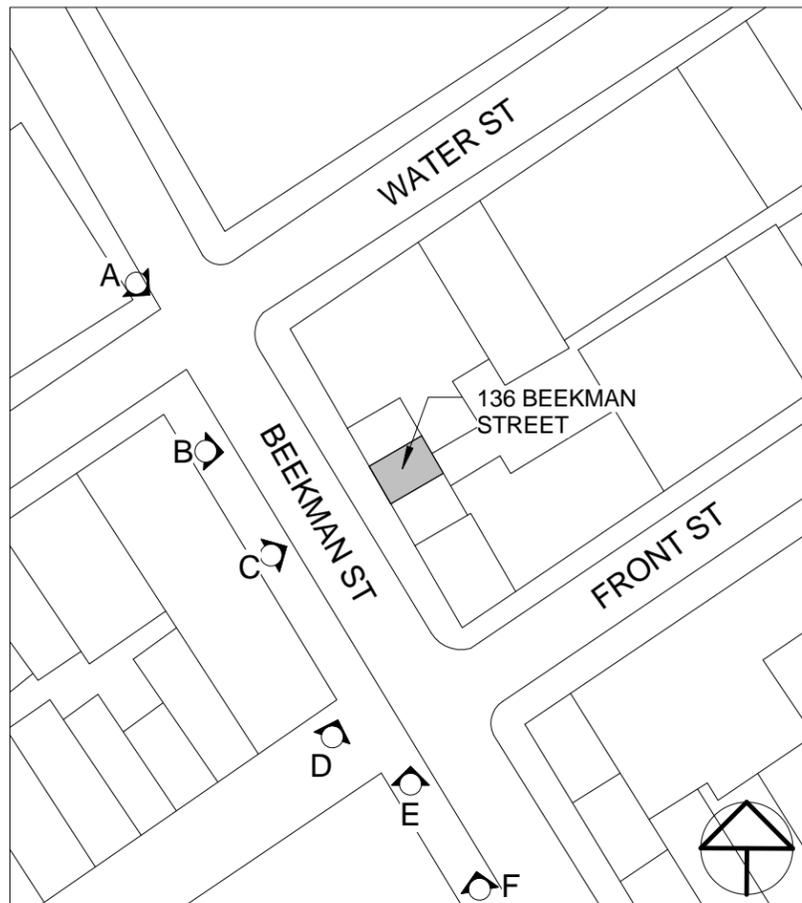


SHEET TITLE

MOCK-UP PHOTOS

LM-9

P:\Crown\Projects\CDC 272 James Nelson\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\136 Beekman Street_Zoning_Revised LPC Submission_08.31.15.rvt



1 PLOT PLAN
1" = 80'-0"



D VIEW



E VIEW



F VIEW



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

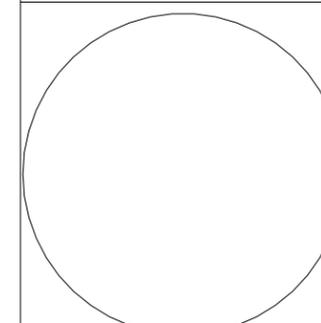
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
MOCK-UP PHOTOS

LM-9.1



VIEW TOWARDS EAST



VIEW TOWARDS SOUTH AT BEEKMAN STREET



VIEW TOWARDS WEST AT BEEKMAN STREET



VIEW TOWARDS NORTH AT BULKHEAD



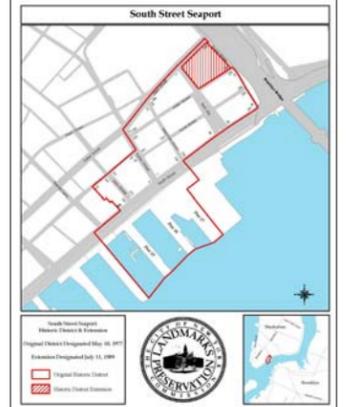
VIEW TOWARDS BULKHEAD DOOR AND EXISTING MECHANICAL UNITS



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

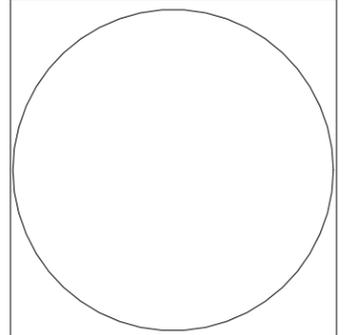
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE

MOCK-UP PHOTOS

LM-10

P:\Crown\CDC\Projects\CDC 272-13-01_136 Beekman Street\Drawings and Documents\Construction Documents\Bases\PC\CDC-272-13-01_136 Beekman Street_Zoning_Revised LPC Submission_08.31.15.rvt



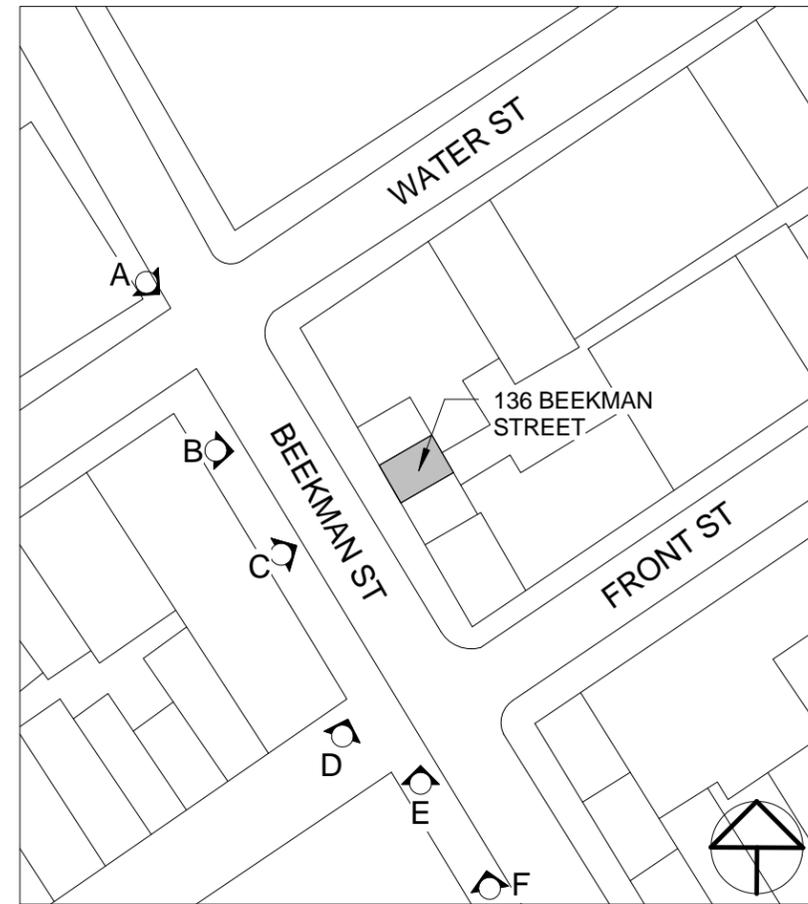
B VIEW



C VIEW



D VIEW



1 PLOT PLAN
1" = 80'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

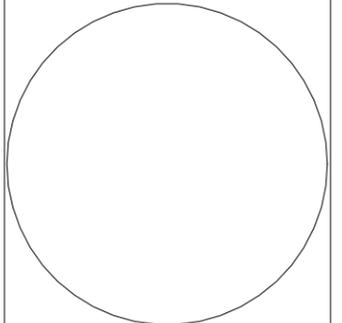
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©

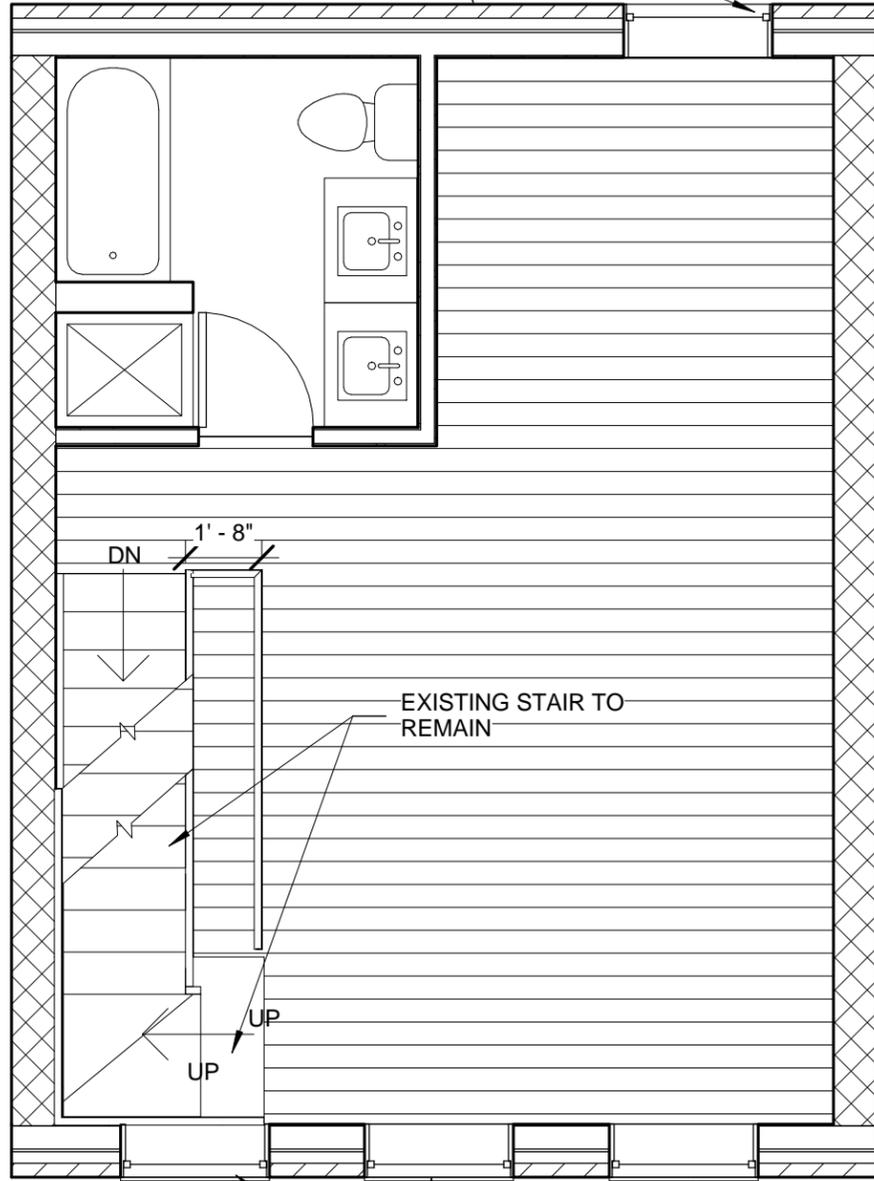


SHEET TITLE
PHOTOMONTAGES

LM-10.1

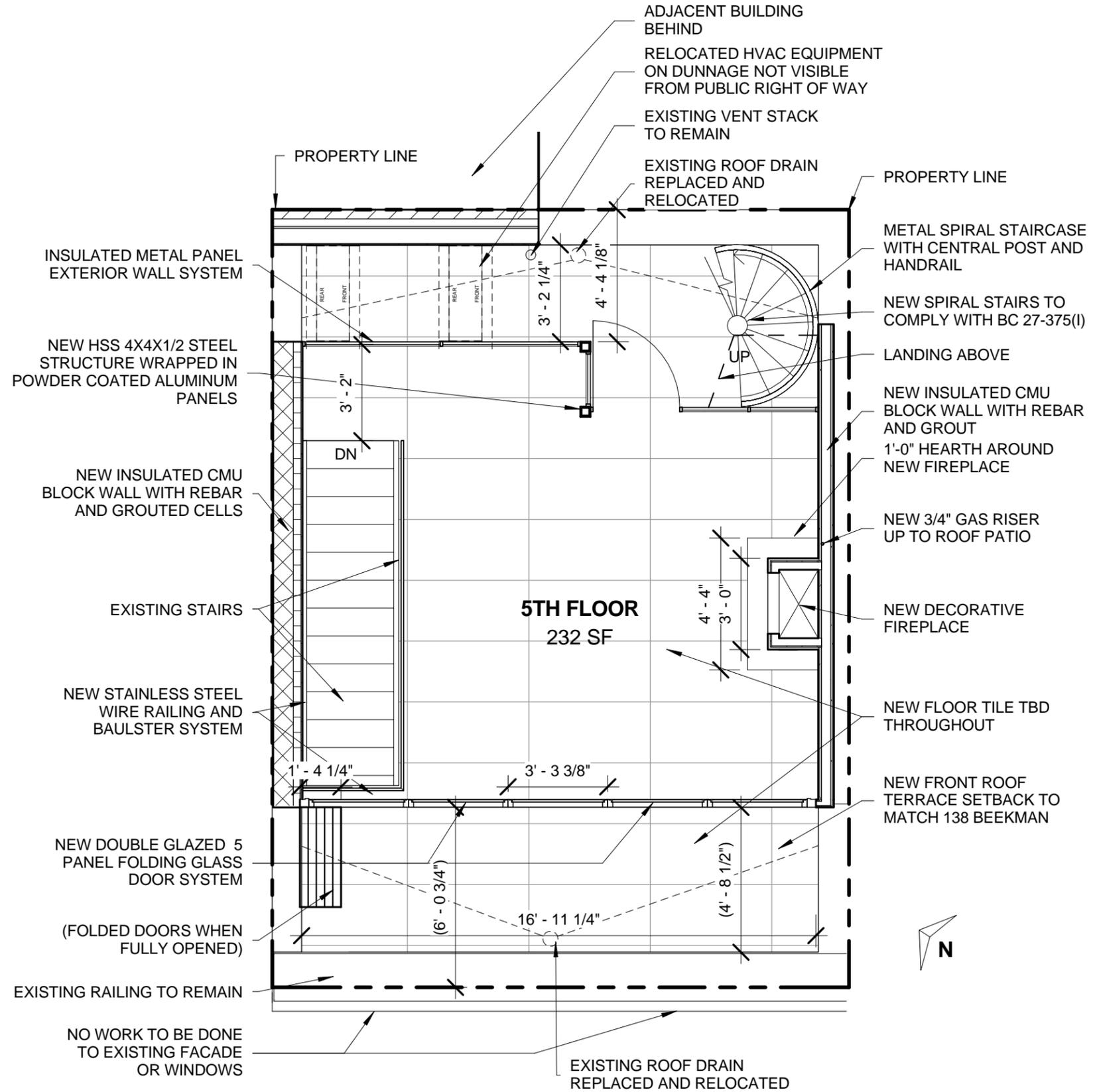
P:\Crown\CD\Projects\CDC 272-13-01 James Nelson\CD\Drawings and Documents\Construction Documents\Bases\LP\CDC-272-13-01 136 Beekman Street_Zoning_Revise LPC Submission_08.31.15.rvt

NO WORK TO BE DONE TO EXISTING REAR FACADE AND WINDOWS



NO WORK TO BE DONE TO EXISTING FRONT FACADE AND WINDOWS

1 4TH FLOOR CONSTRUCTION PLAN PROPOSED
1/4" = 1'-0"



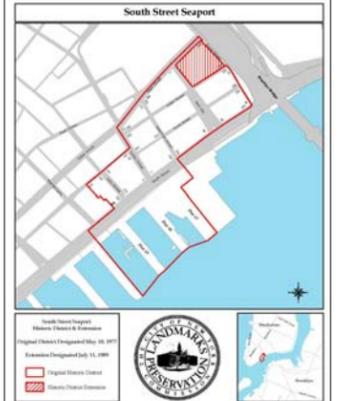
2 5TH FLOOR CONSTRUCTION PLAN PROPOSED
1/4" = 1'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

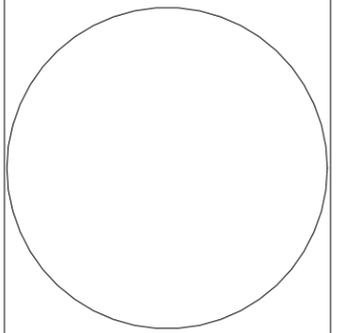
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©

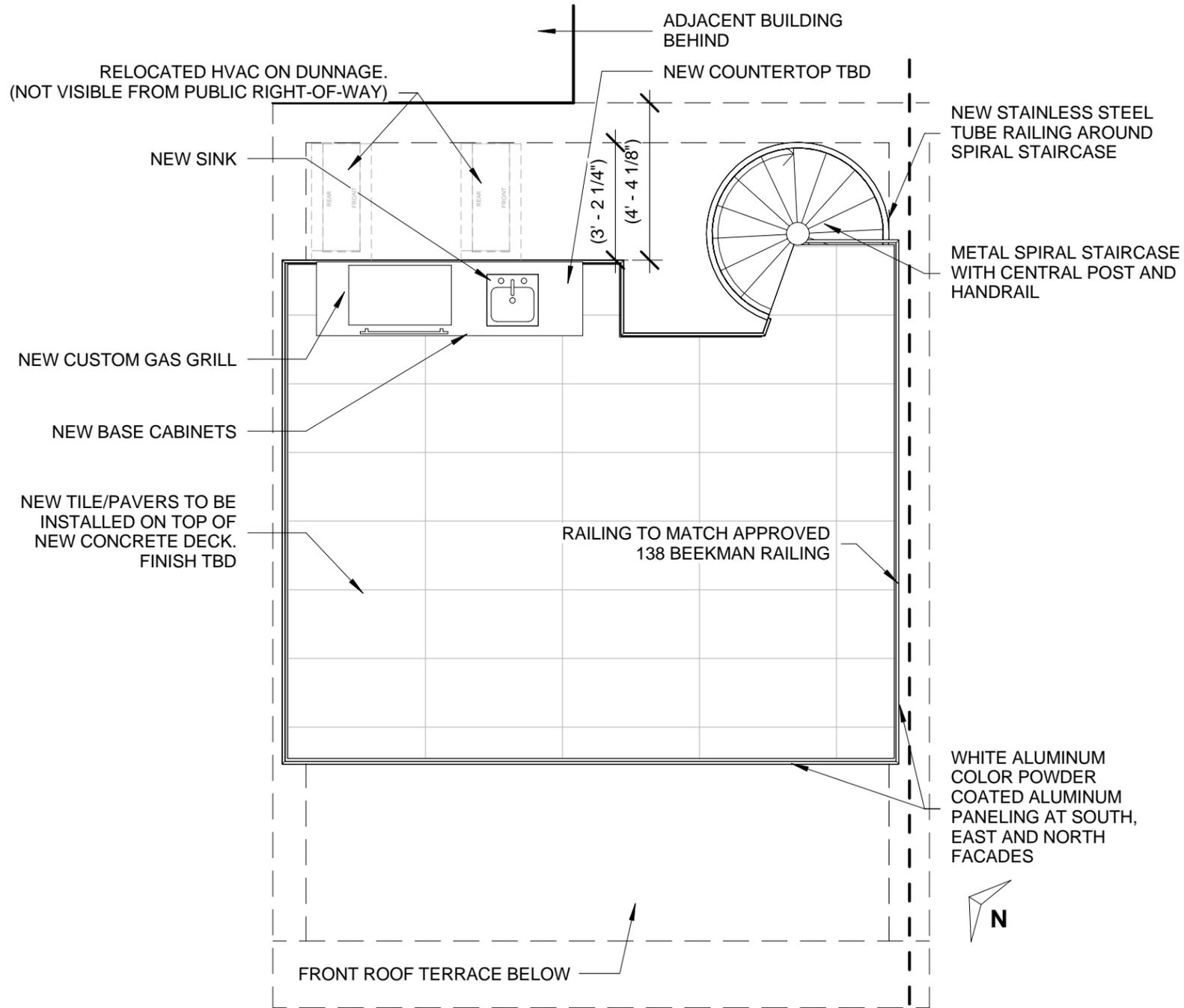


SHEET TITLE

PROPOSED PLANS

LM-11

P:\Crown\Projects\CDC 272-13-01 James Nelson\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\Bases\136 Beekman Street_Zoning_Revised LPC_Submission_08.31.15.rvt



1 UPPER ROOF TERRACE BELOW PROPOSED
1/4" = 1'-0"



2 PROPOSED ISOMETRIC VIEW 1



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

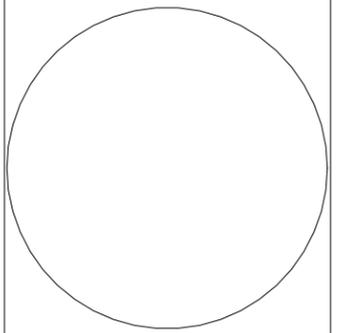
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE

PROPOSED PLANS

LM-12

P:\Crown\CD\Projects\CDC-272-13-01-136 Beekman Street\Drawings and Documents\Construction Documents\Bases\LM-13-01-136 Beekman Street_Zoning_Revised LPC Submission_08.31.15.rvt



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

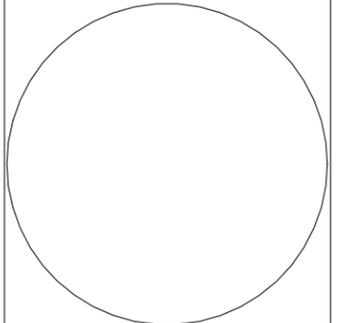
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



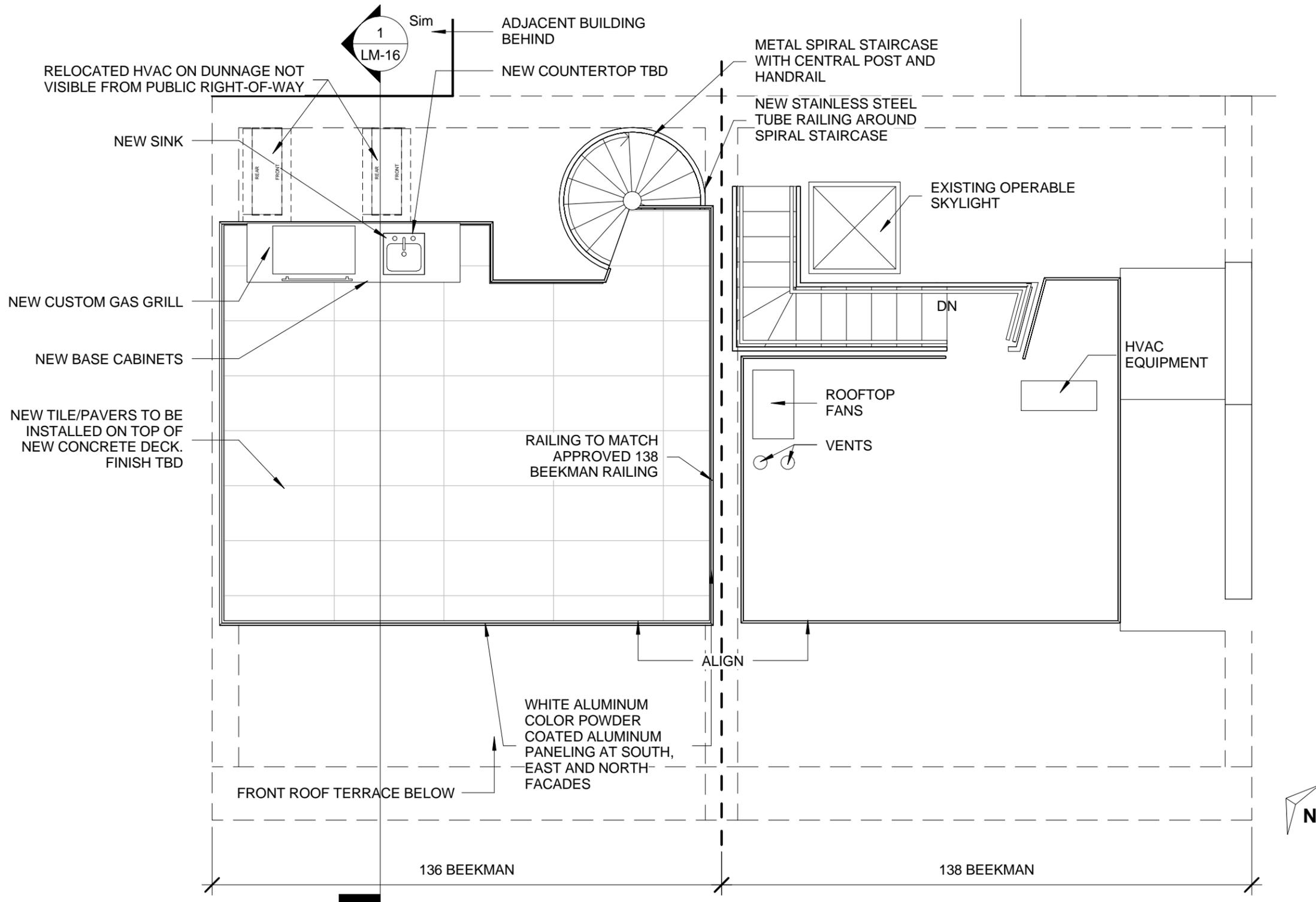
BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
PROPOSED PLANS WITH ADJ. BUILDING

LM-13



1 PROPOSED UPPER ROOF TERRACE WITH APPROVED NEIGHBORING BUILDING ROOF
 1/4" = 1'-0"

P:\Crown\CD\Projects\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\136 Beekman Street_Zoning_Revised LPC_Submission_08.31.15.rvt



NOTE: REAR ELEVATION IS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY

1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

2 PROPOSED REAR ELEVATION
1/8" = 1'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

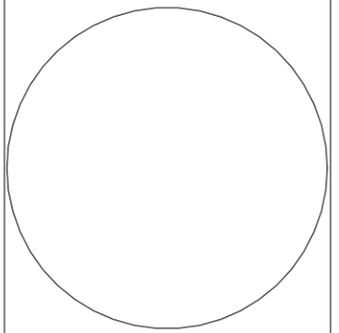
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

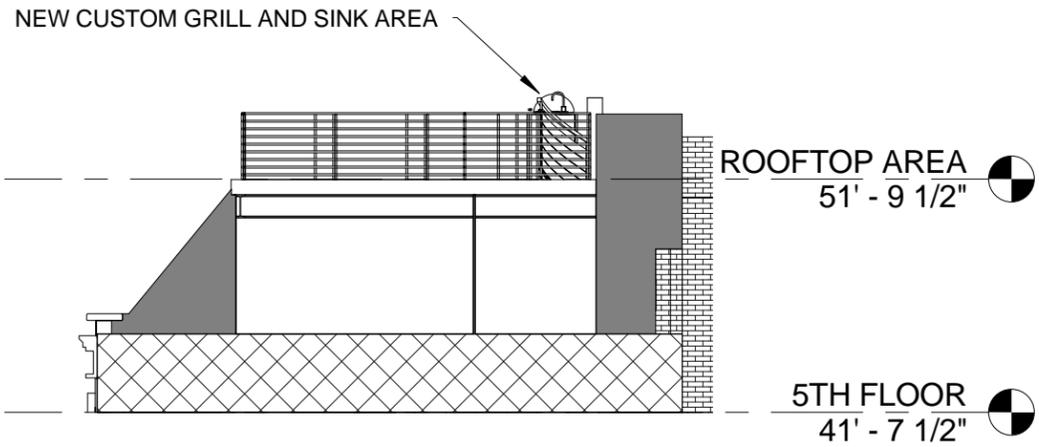
CDC V LLC CROWN DESIGN
& CONSULTING 2012 ©



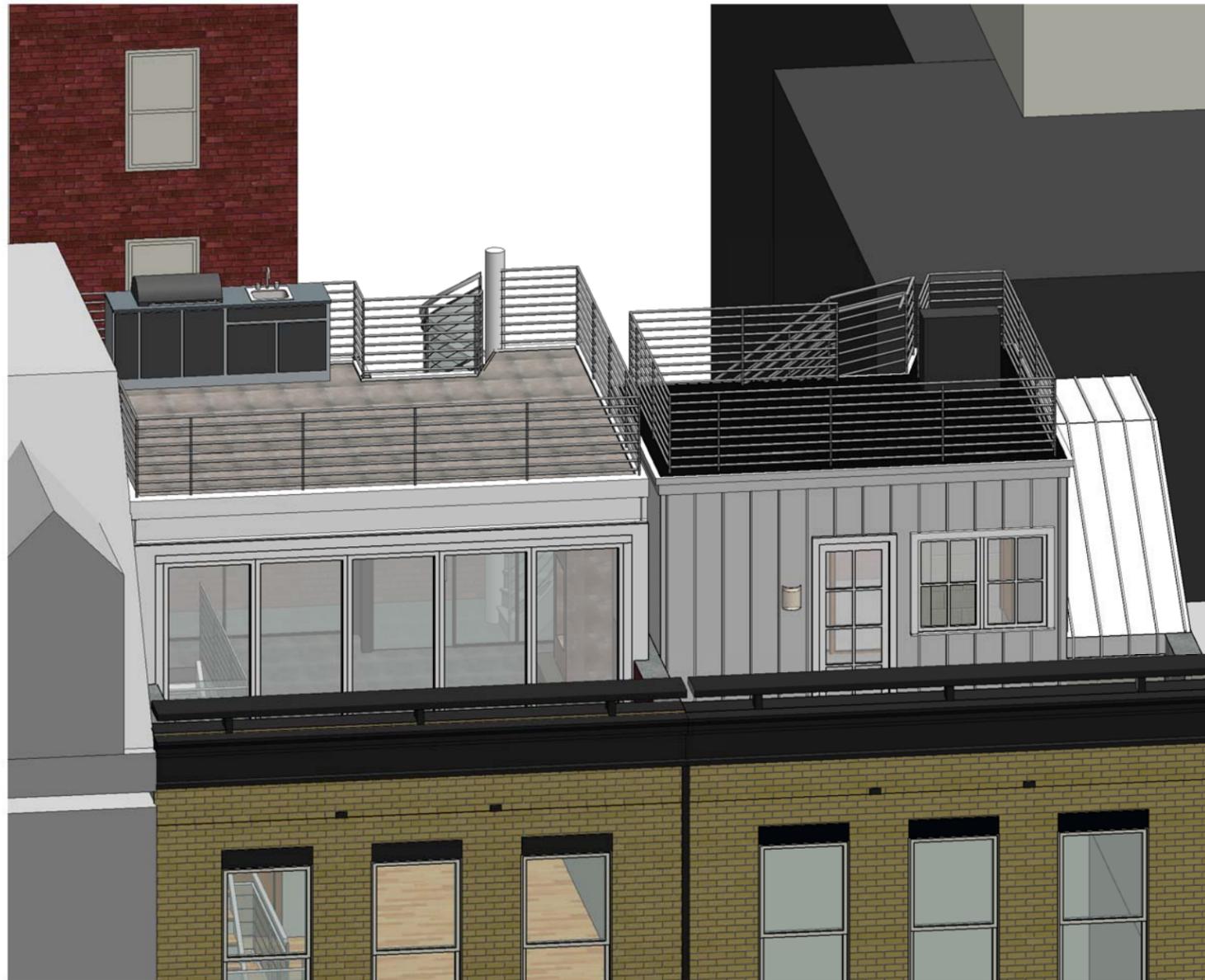
SHEET TITLE
PROPOSED
ELEVATIONS

LM-14

P:\Crown\CDC\Projects\CDC 272-13-01 James Nelson\CDC 272-13-01 136 Beekman Street Drawings and Documents\Construction Documents\Base\PC\CDC-272-13-01 136 Beekman Street_Zoning_Revision LPC_Submission_08.31.15.rvt



1 PROPOSED EAST ELEVATION
1/8" = 1'-0"



2 PROPOSED ROOFTOP ISOMETRIC



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

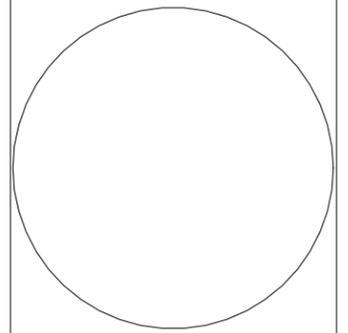
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

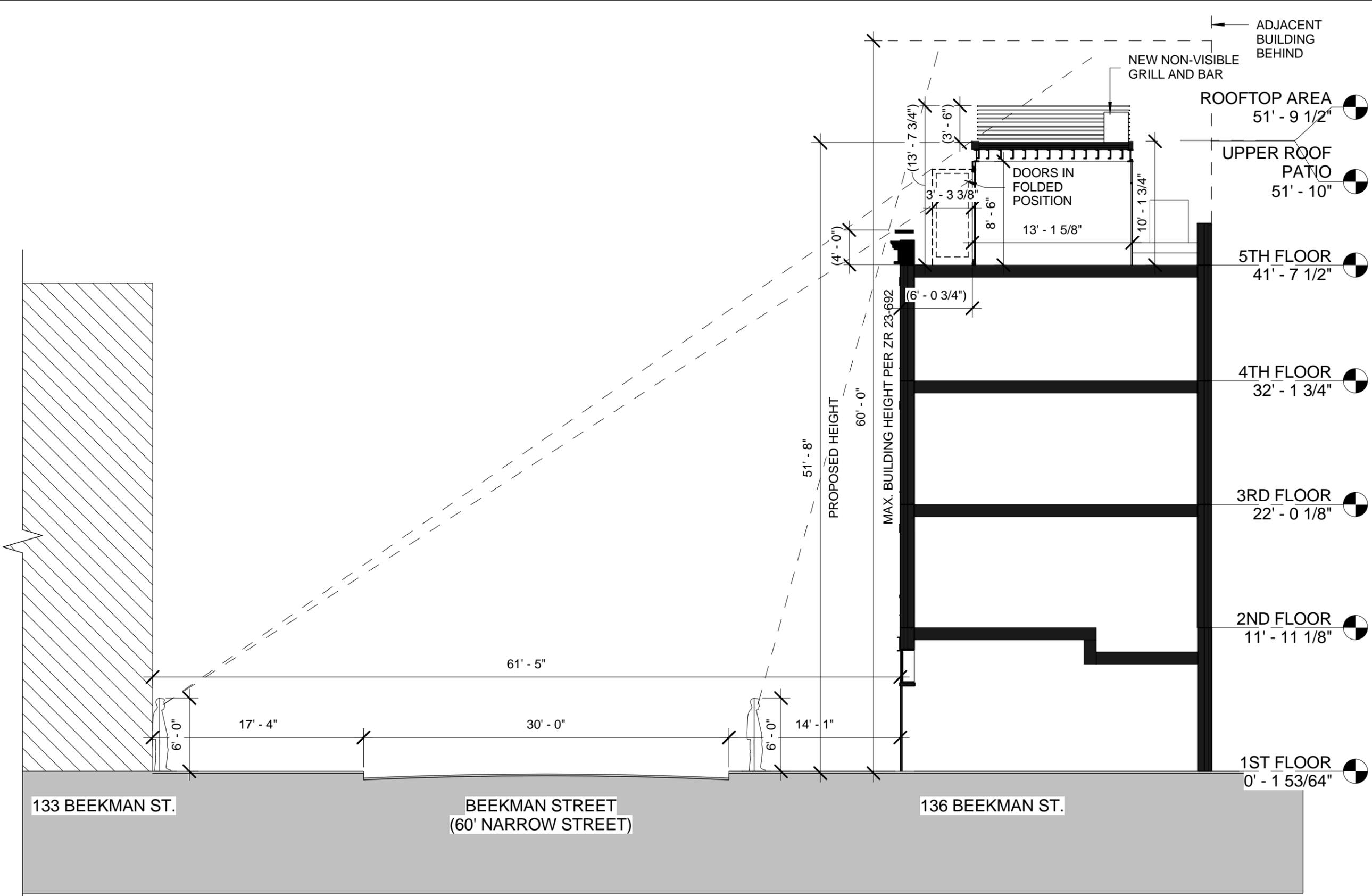
CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
PROPOSED ELEVATION

LM-15

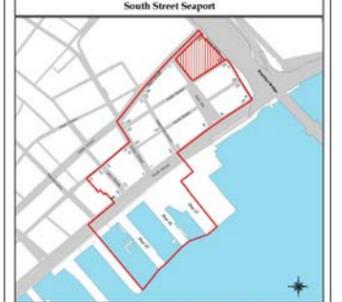
P:\Crown\CD\Projects\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\136 Beekman Street_Zoning_Revised LPC Submission_08.31.15.rvt



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

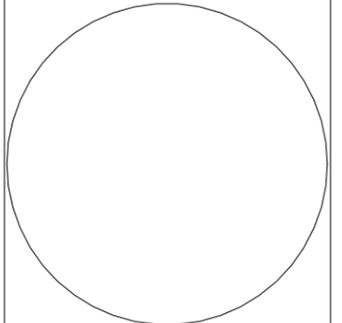
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©

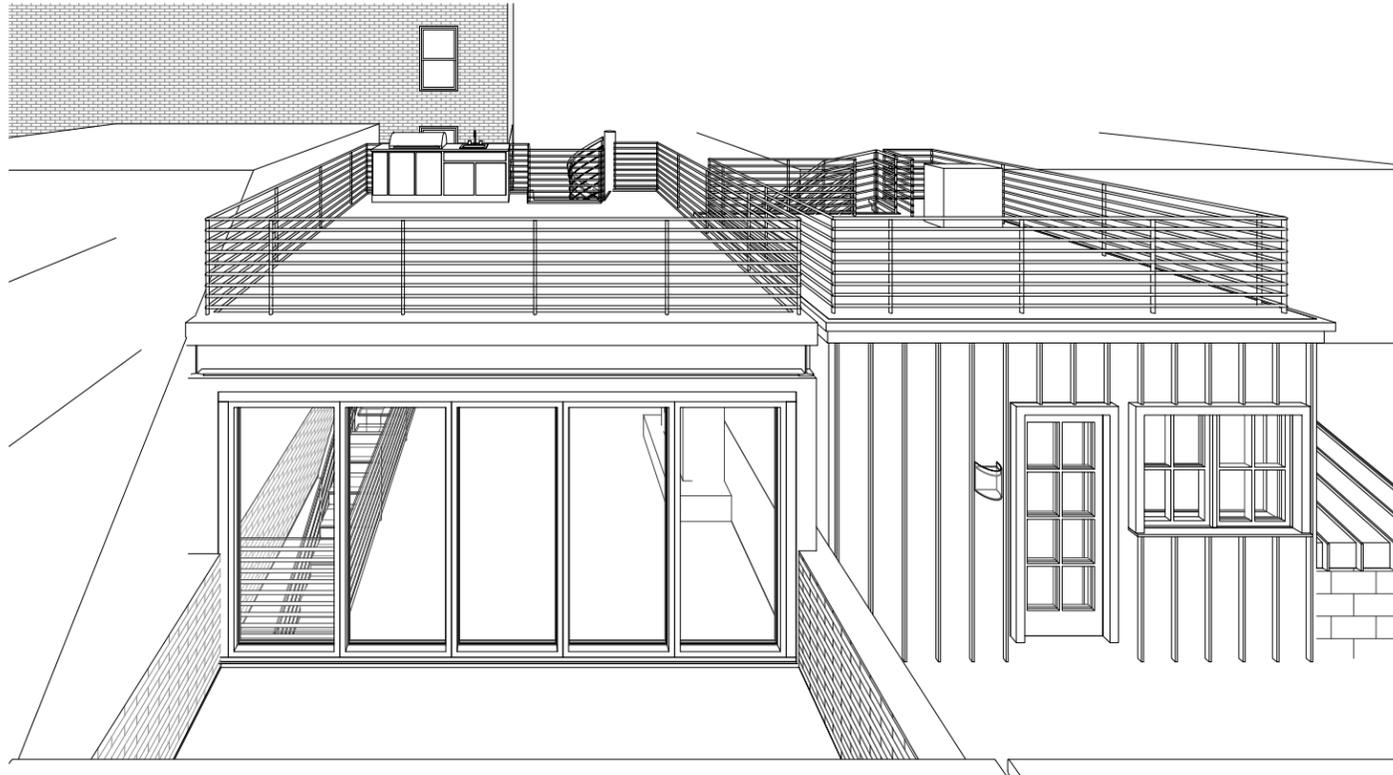


SHEET TITLE
 PROPOSED LINE OF SIGHT DIAGRAM

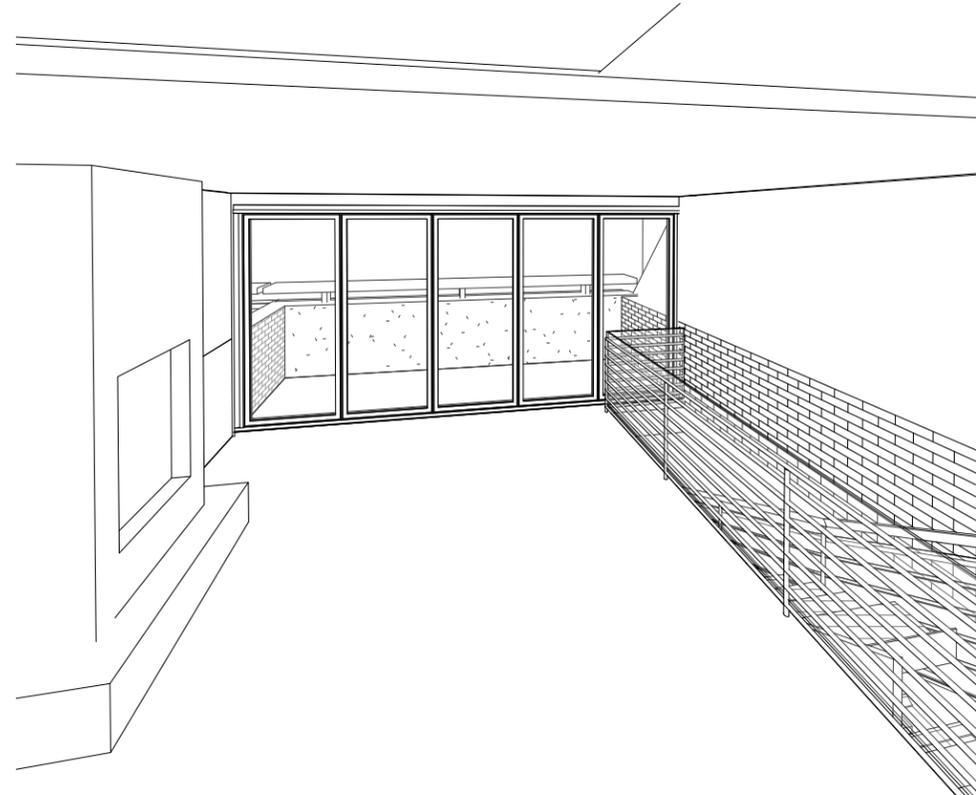
LM-16

1 STREET VIEW SECTION
 1/8" = 1'-0"

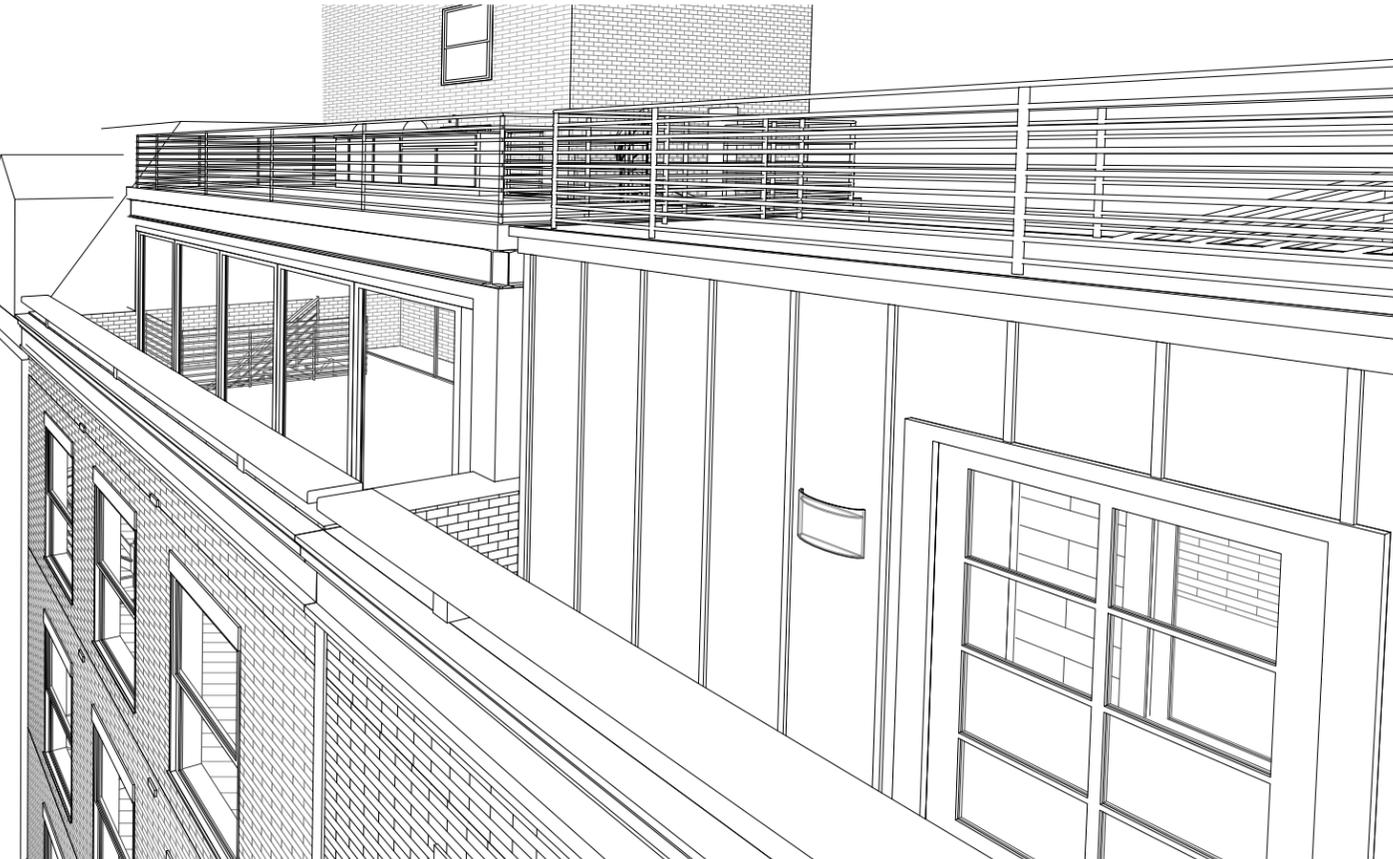
P:\Crown\CD\Projects\CDC 272 James Nelson\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\Bases\LP\CDC-272-13-01 136 Beekman Street_Zoning_Revision_LPC_Submission_08.31.15.rvt



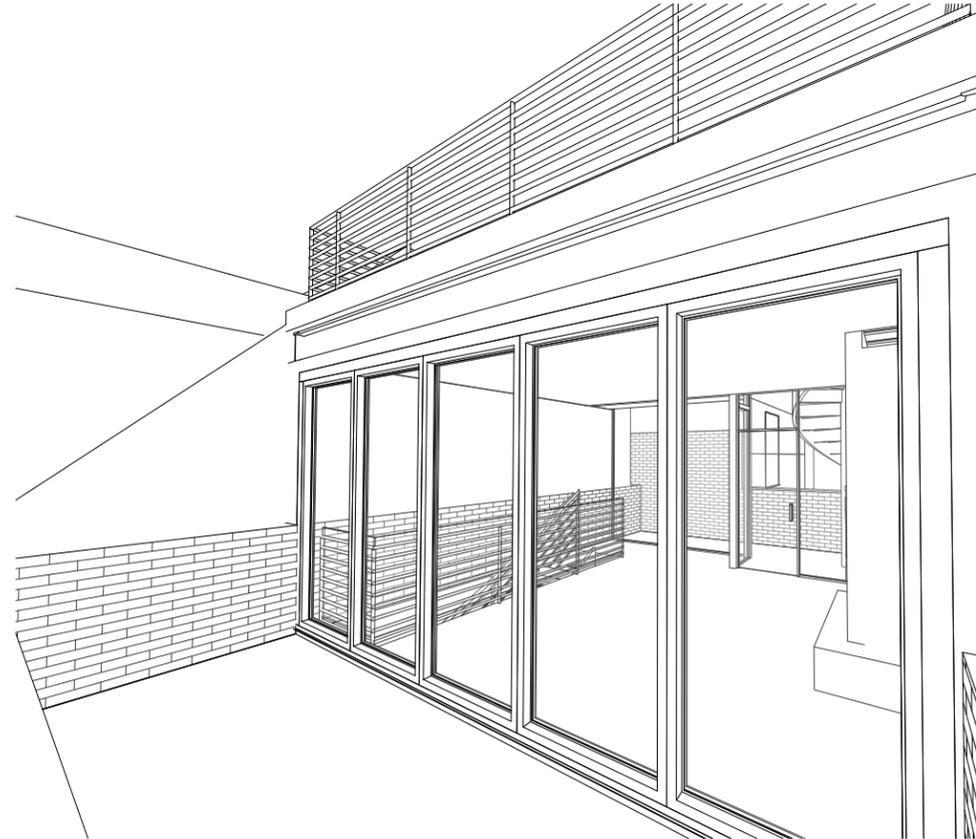
1 PROPOSED EXTERIOR PERSPECTIVE 1



3 PROPOSED INTERIOR PERSPECTIVE



2 PROPOSED EXTERIOR PERSPECTIVE 2



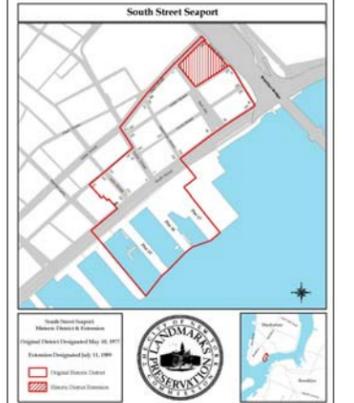
4 PROPOSED 5TH FLOOR TERRACE VIEW



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

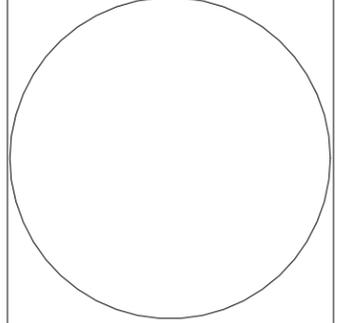
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
PROPOSED RENDERINGS

LM-17

P:\Crown\CD\Projects\CDC 272-13-01 James Nelson\CDC 272-13-01 136 Beekman Street\Drawings and Documents\Construction Documents\Bases\136 Beekman Street_Zoning_Revise LPC_Submission_08.31.15.rvt



- ROOFTOP AREA 51' - 9 1/2"
- 5TH FLOOR 41' - 7 1/2"
- 4TH FLOOR 32' - 1 3/4"
- 3RD FLOOR 22' - 0 1/8"
- 2ND FLOOR 11' - 11 1/8"
- 1ST FLOOR 0' - 1 53/64"

1 EXISTING BEEKMAN STREET FACADE DRAWING
1/16" = 1'-0"



- ROOFTOP AREA 51' - 9 1/2"
- 5TH FLOOR 41' - 7 1/2"
- 4TH FLOOR 32' - 1 3/4"
- 3RD FLOOR 22' - 0 1/8"
- 2ND FLOOR 11' - 11 1/8"
- 1ST FLOOR 0' - 1 53/64"

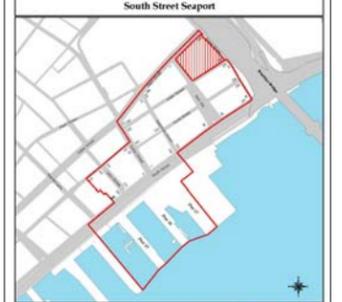
2 PROPOSED BEEKMAN STREET FACADE DRAWING
1/16" = 1'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

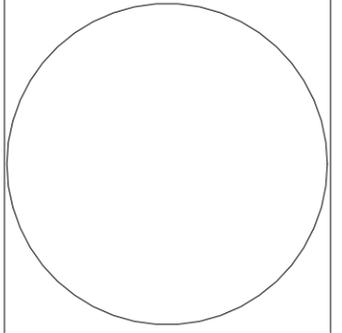
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

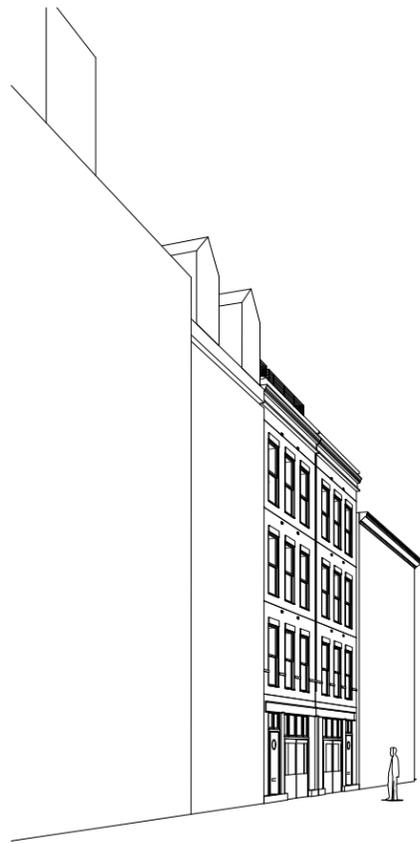
CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
STREET FACADES

LM-18

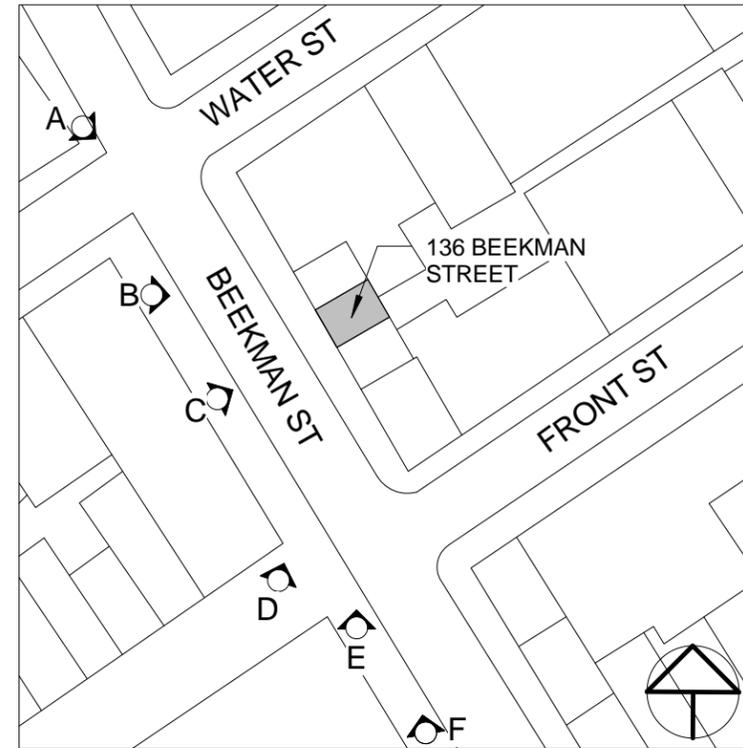
P:\Crown\CDC\Projects\CDC 272-13-01 James Nelson\CDC 272-13-01 136 Beekman Street Drawings and Documents\Construction Documents\136 Beekman Street_Zoning_Revised LPC Submission_08.31.15.rvt



1 PROPOSED PERSPECTIVE VIEW A



2 PROPOSED PERSPECTIVE VIEW B



4 PLOT PLAN
1" = 80'-0"



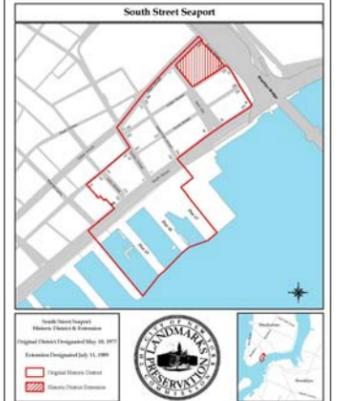
3 PROPOSED PERSPECTIVE VIEW C



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

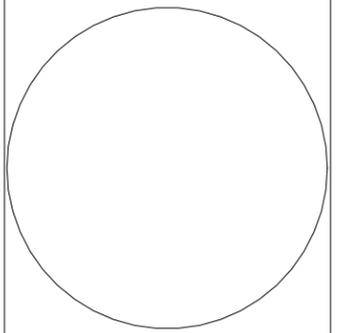
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN
& CONSULTING 2012 ©



SHEET TITLE
STREET
PERSPECTIVES

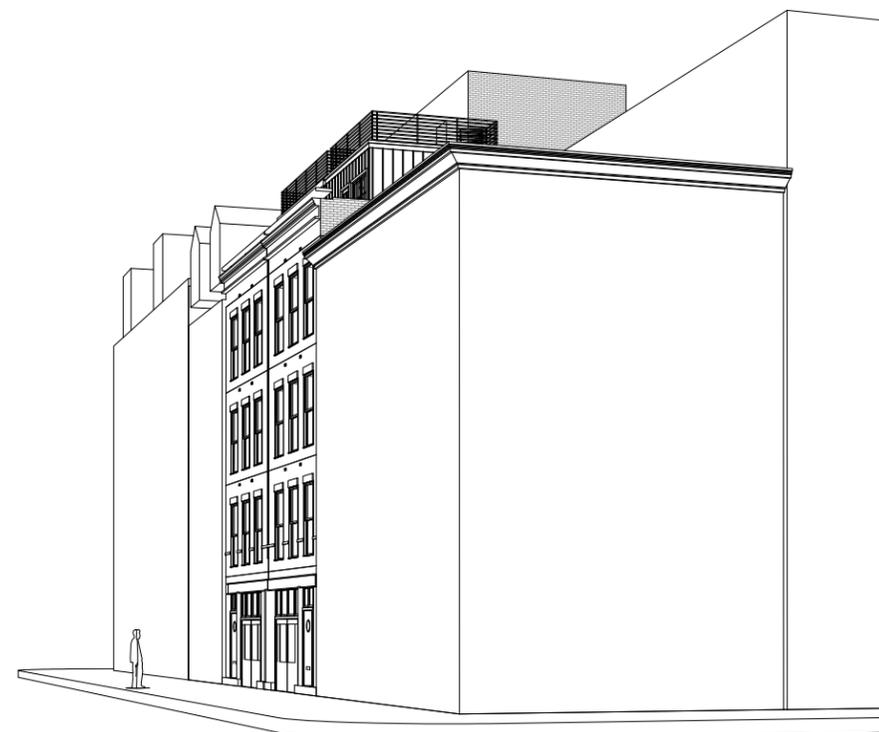
LM-19



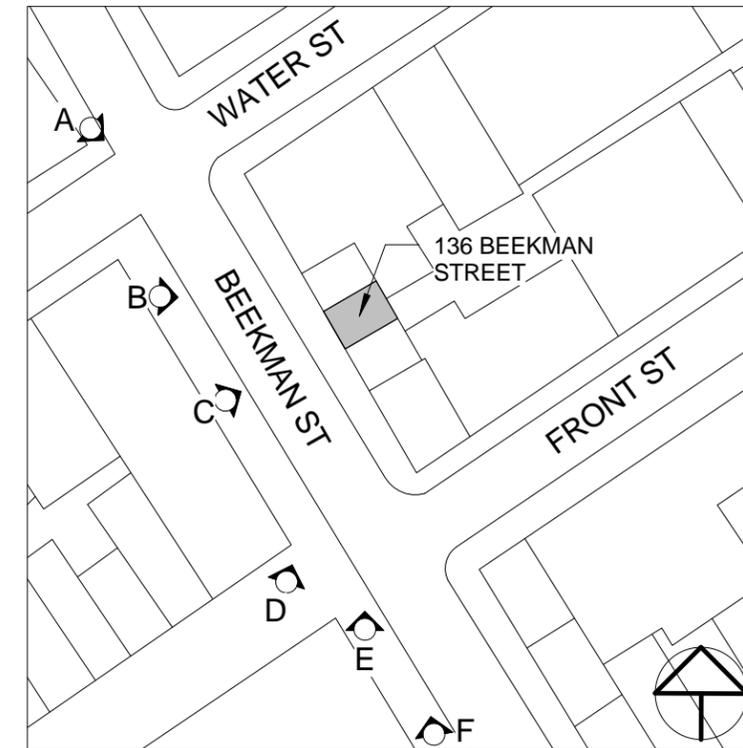
1 PROPOSED PERSPECTIVE VIEW D



2 PROPOSED PERSPECTIVE VIEW E



3 PROPOSED PERSPECTIVE VIEW F



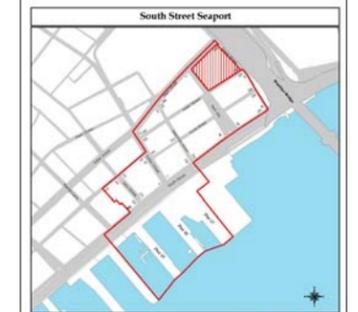
4 PLOT PLAN
1" = 80'-0"



80 MAIDEN LANE, SUITE 503
NEW YORK, NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

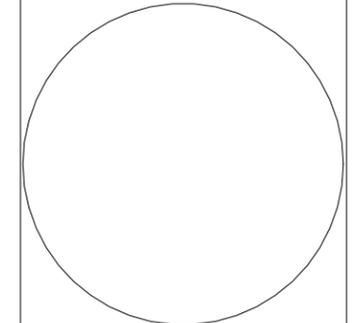
ROOFTOP ADDITION

136 BEEKMAN STREET
NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
**STREET
PERSPECTIVES**

LM-20

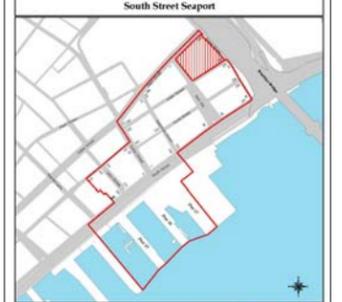
P:\Crown\CD\Projects\CDC-272-13-01-136 Beekman Street\Drawings and Documents\Construction Documents\Bases\LP\CDC-272-13-01-136 Beekman Street_Zoning_Revision_LPC_Submission_08.31.15.rvt



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

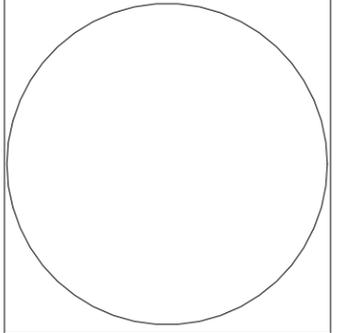
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



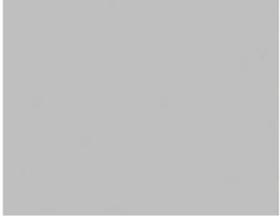
SHEET TITLE
MATERIAL DIAGRAM

LM-21

WHITE ALUMINUM
 COLOR RAL 9006
 PAINTED EXPOSED
 STRUCTURE

DOOR FRAMES TO BE
 WHITE ALUMINUM
 COLOR RAL 9006
 POWDER COATED
 ALUMINUM

WHITE ALUMINUM
 COLOR RAL 9006
 POWDER COATED
 ALUMINUM PANELING
 AT SOUTH, EAST AND
 NORTH FACADES



DOUBLE PANE LOW E
 GLASS TO BE INSTALLED IN
 THE FOLDING DOOR
 PANELS AND RAILINGS



EXISTING PARAPET RAILING
 TO REMAIN UNCHANGED

EXISTING CORNICE TO
 REMAIN UNCHANGED

EXISTING BRICK FACADE
 TO REMAIN UNCHANGED

CUSTOM GRILL, SINK, AND
 COUNTERTOP IS NOT VISIBLE
 FROM PUBLIC RIGHT-OF-WAY

BALUSTERS TO BE WHITE
 ALUMINUM COLOR RAL 9006
 POWDER COATED ALUMINUM, TO
 MATCH

**138 BEEKMAN STREET
 APPROVED DESIGN**

NEW METAL GUARDRAIL

AC UNIT

NEW LIGHT FIXTURE

EXISTING BULKHEAD
 TO REMAIN

NEW FRENCH DOOR

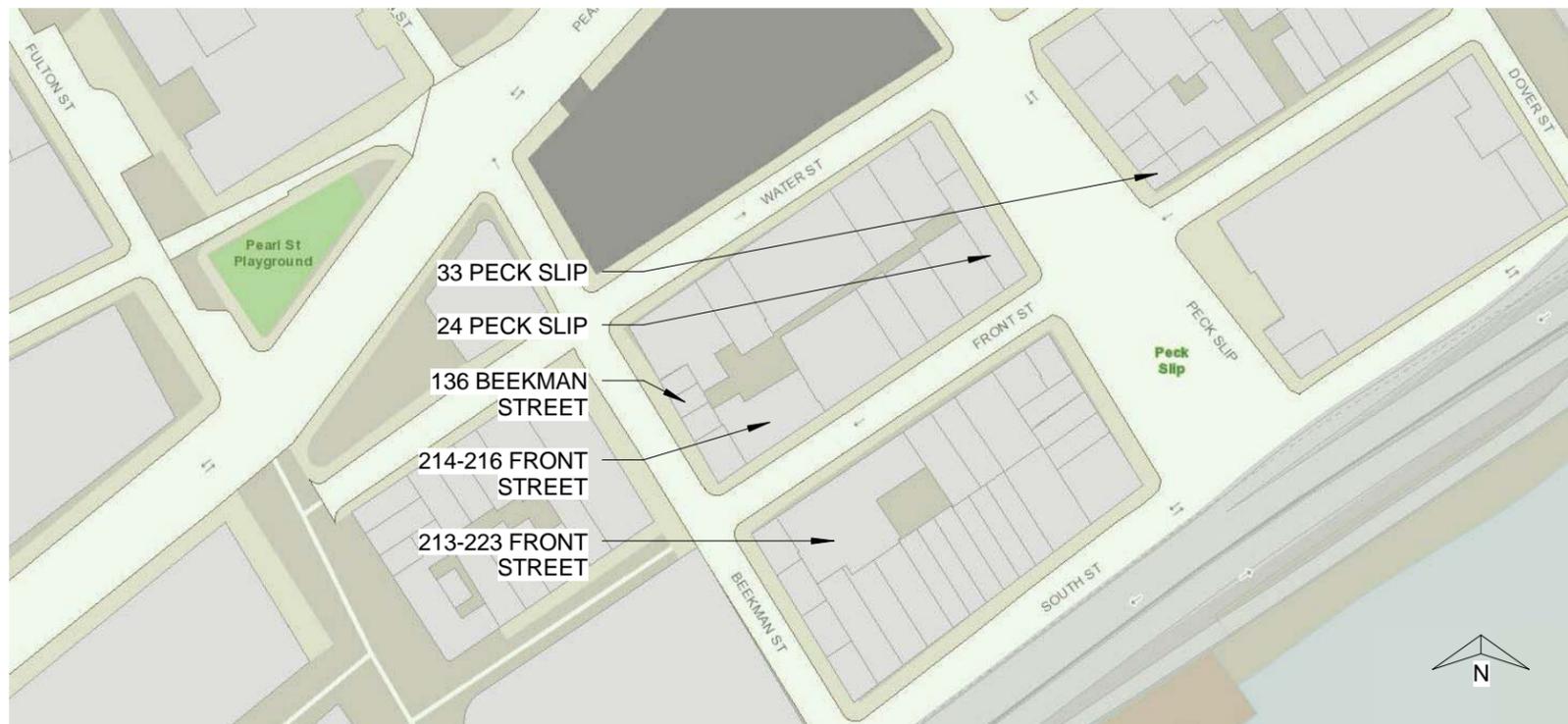
NEW ALUMINUM WINDOWS

NEW PENTHOUSE WITH
 "FREEDOM GRAY" COPPER
 STANDING SEAM SIDING



1 MATERIAL DIAGRAM





33 PECK SLIP



213-223 FRONT STREET



214-216 FRONT STREET



24 PECK SLIP

NEW BUILDINGS / ADDITIONS WITHIN SOUTH STREET SEAPORT HISTORIC DISTRICT



80 MAIDEN LANE, SUITE 503
 NEW YORK, NY 10038
 PHONE: 212-888-8334
 FAX: 646-360-5989

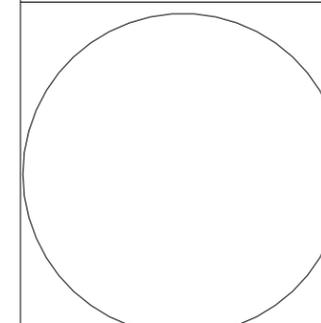
ROOFTOP ADDITION

136 BEEKMAN STREET
 NEW YORK 10038



BIN:	1086053
BLOCK:	97
LOT:	44
DATE:	09/03/2015
PROJECT NO:	CDC 272-13-01
DRAWN BY:	JM
CHECKED BY:	HS

CDC V LLC CROWN DESIGN & CONSULTING 2012 ©



SHEET TITLE
ADDITIONS / NEW BUILDINGS

LM-22