



71 LAIGHT STREET 401 WASHINGTON STREET
412 GREENWICH STREET

TRIBECA NORTH HISTORIC DISTRICT

SEPTEMBER 09, 2008 LANDMARKS PRESENTATION

ARCHITECT:
MORRIS ADAMI ARCHITECTS
45 EAST 20TH STREET
11TH FLOOR
NEW YORK NY 10003
T 212 982 2020
F 212 674 4511

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HIGGINS QUASEBARTH & PARTNERS
11 HANOVER STREET
16TH FLOOR
NEW YORK NY 10005
T 212 274 9468
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MA



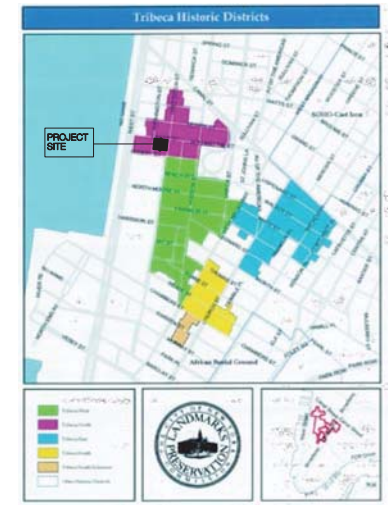
412 GREENWICH STREET



401 WASHINGTON STREET



412 GREENWICH STREET



71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

MORRIS ADJMI ARCHITECTS
45 EAST 20 STREET - 11TH FL
NEW YORK CITY NY 10003
TEL 212 982 2020

CONTEXT SITE / EXISTING CONDITIONS

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401 WASHINGTON STREET, FACADE WASHINGTON STREET



401 WASHINGTON STREET, DETAIL BRICKWORK AND CORNICE



401 WASHINGTON STREET, DETAIL BRICKWORK AND CORNICE



401 WASHINGTON STREET, FACADE LAIGHT STREET



401 WASHINGTON STREET, LOADING DOCK ON WASHINGTON STREET



401 WASHINGTON STREET, LOADING DOCK ON LAIGHT STREET

71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

MORRIS ADJMI ARCHITECTS
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EXISTING CONDITIONS

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401 WASHINGTON STREET, NORTHWEST CORNER
MUNICIPAL ARCHIVES, TAX PHOTO, CIRCA 1940



401 WASHINGTON STREET
MUNICIPAL ARCHIVES, TAX PHOTO, CIRCA 1940



401 WASHINGTON STREET, ACKER COLLECTION, NEW YORK PUBLIC LIBRARY, PRE-1956



WASHINGTON STREET VIEW SOUTH FROM VESTRY STREET
PHOTOGRAPHIC VIEWS OF NYC, NEW YORK PUBLIC LIBRARY, 1937

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MORRIS ADJMI ARCHITECTS
45 EAST 20 STREET - 11TH FL
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HISTORIC PHOTOS

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412 GREENWICH STREET (PRE GARAGE)
MUNICIPAL ARCHIVES, TAX PHOTO, CIRCA 1940



LAIGHT STREET (PRE GARAGE)
MUNICIPAL ARCHIVES, TAX PHOTO, CIRCA 1940



NORTHEAST CORNER GREENWICH STREET & LAIGHT STREET (PRE GARAGE)
PHOTOGRAPHIC VIEWS OF NYC, NEW YORK PUBLIC LIBRARY, 1941

71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

MORRIS ADJMI ARCHITECTS
45 EAST 20 STREET - 11TH FL
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HISTORIC PHOTOS

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3.5



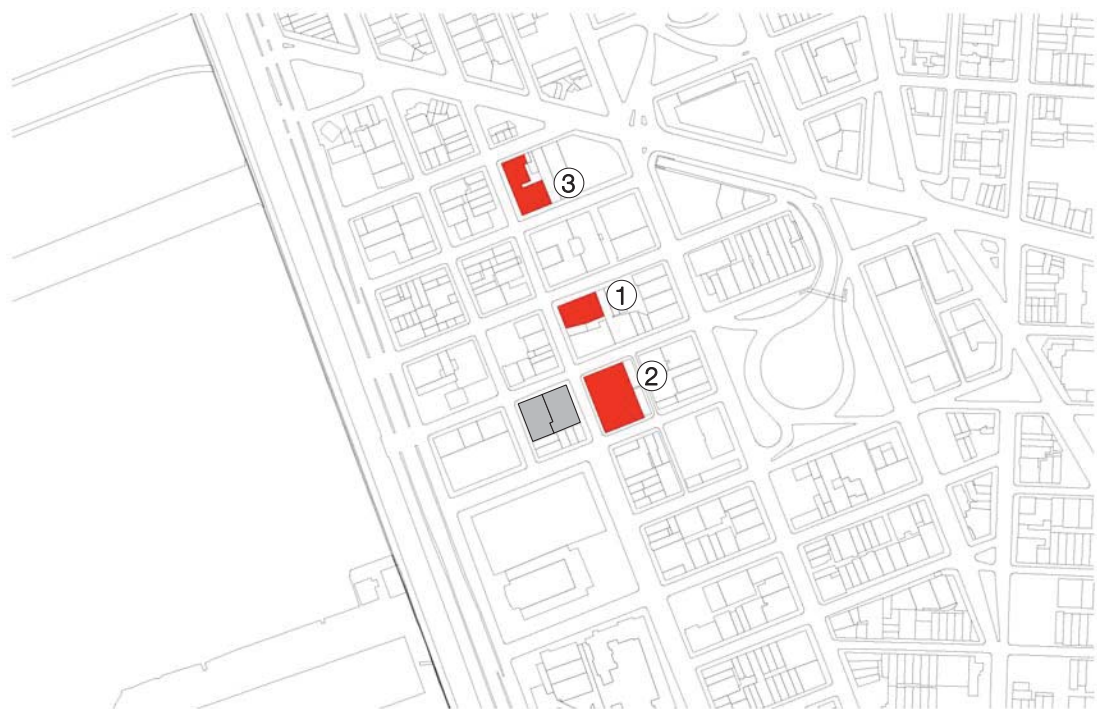
① 41-45 VESTRY ST / 437-441 GREENWICH ST
1867 & 1875



② 415-427 GREENWICH ST
1911 & 1912



③ 461-469 GREENWICH ST / 18-22 DESBROSSES ST / 125-129
WATTS STREET, 1884-1885



INDEX MAP

71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

MORRIS ADJMI ARCHITECTS
45 EAST 20 STREET - 11TH FL
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EXPANDED BUILDINGS / MATERIALS
IMITATING OTHER MATERIALS

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① 147 WEST BROADWAY
1869

② CARY BUILDING, 105-107 CHAMBERS ST / 89-91 READE ST
1856

③ FISCHER MILLS, 62 BEACH ST



INDEX MAP

71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

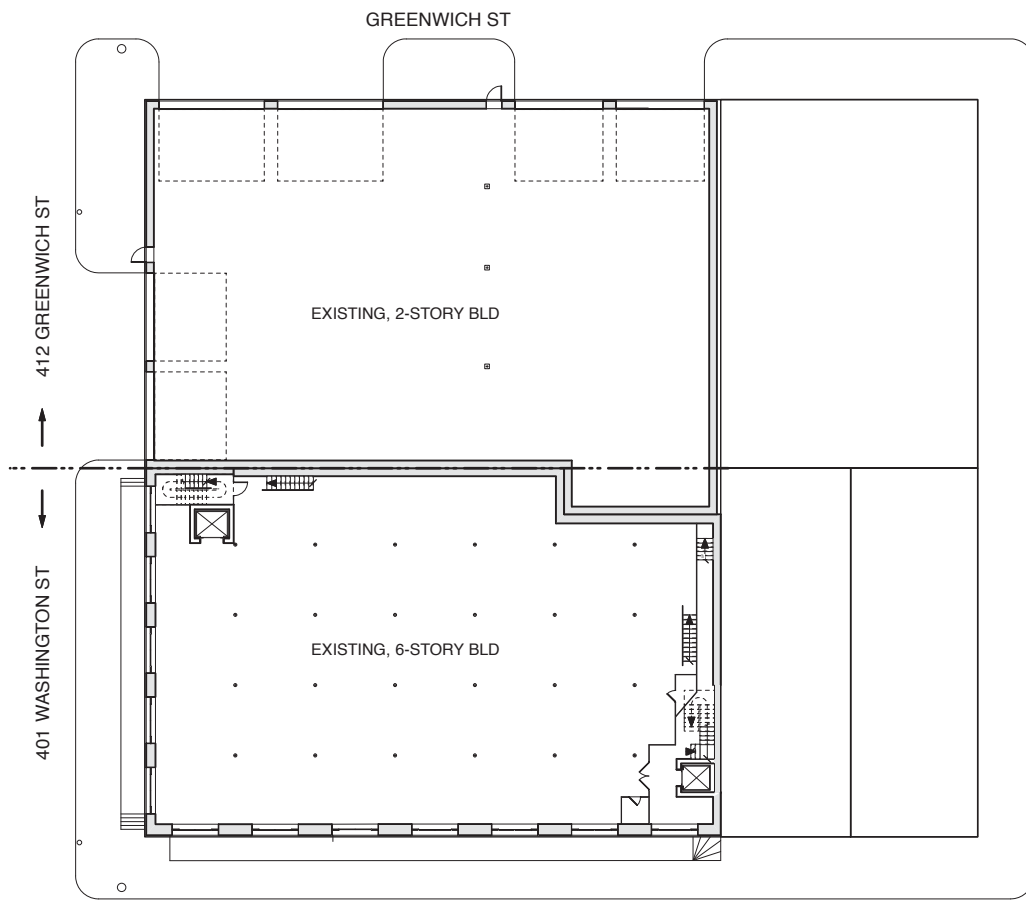
MORRIS ADJMI ARCHITECTS
45 EAST 20 STREET - 11TH FL
NEW YORK CITY NY 10003
TEL 212 982 2020

EXPANDED BUILDINGS / MATERIALS
IMITATING OTHER MATERIALS

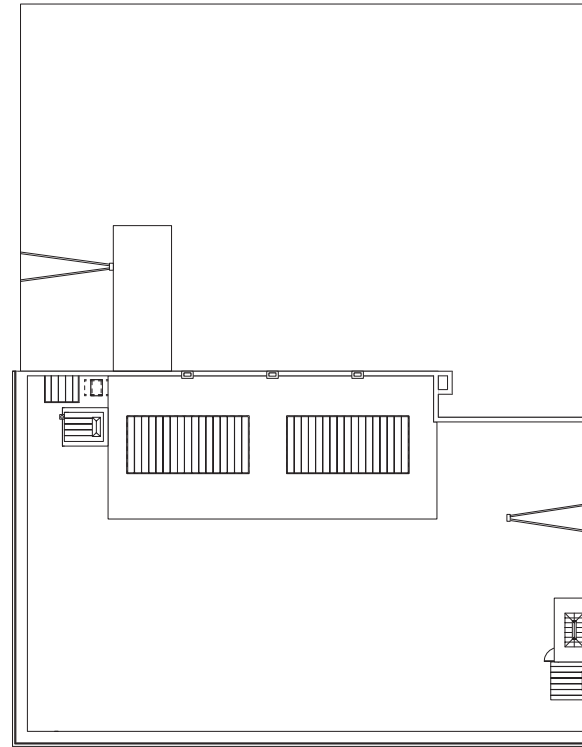
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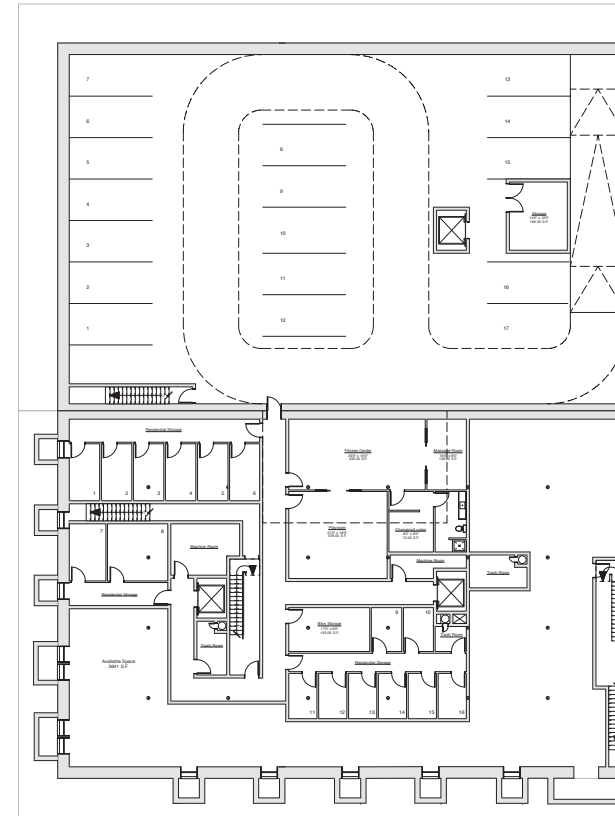
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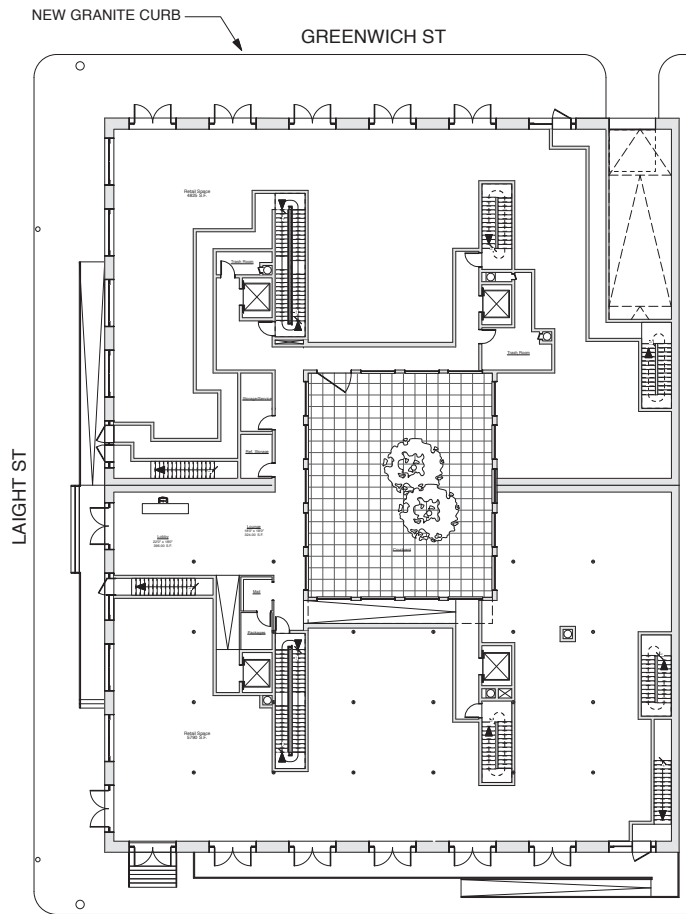
WASHINGTON ST
FLOOR 1, EXISTING



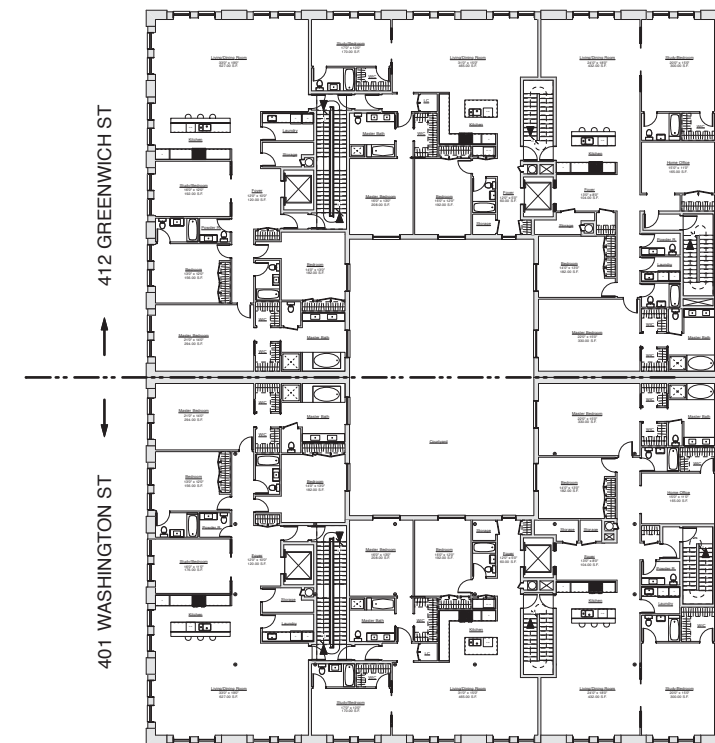
ROOF, EXISTING



CELLAR, PROPOSED



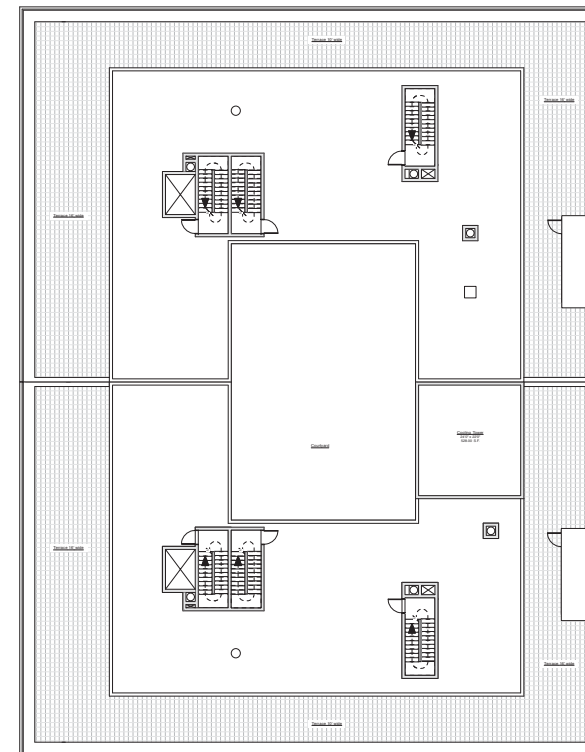
WASHINGTON ST
FLOOR 1, PROPOSED



FLOOR 2-6, PROPOSED



PENTHOUSE, PROPOSED



ROOF, PROPOSED

71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

MORRIS ADJMI ARCHITECTS
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FLOOR PLANS

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ROOF C. TOWER	12'-0"	ROOF COOLING TOWER	12'-0"
ROOF P. H.	9'-0"	ROOF EGRESS STAIR	3'-0"
ROOF LINE	3'-9 1/2"	ROOF PENTHOUSE	9'-0"
6TH FLOOR	14'-10"	T.O. PARAPET	7'-8 1/2"
5TH FLOOR	12'-4"	TOP OF PARAPET	11'-6"
4TH FLOOR	10'-4"	ROOF LINE	3'-9 1/2"
3RD FLOOR	10'-4"		
2ND FLOOR	13'-0"		
1ST FLOOR	13'-0"		
CELLAR	9'-10"		

ROOF C. TOWER	12'-0"	ROOF COOLING TOWER	12'-0"
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71 LAIGHT ST
 401 WASHINGTON ST / 412 GREENWICH ST

MORRIS ADJMI ARCHITECTS
 45 EAST 20 STREET - 11TH FL
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SECTION
 DATE 09 SEPTEMBER 2008
 SCALE 1/16" = 1'0"
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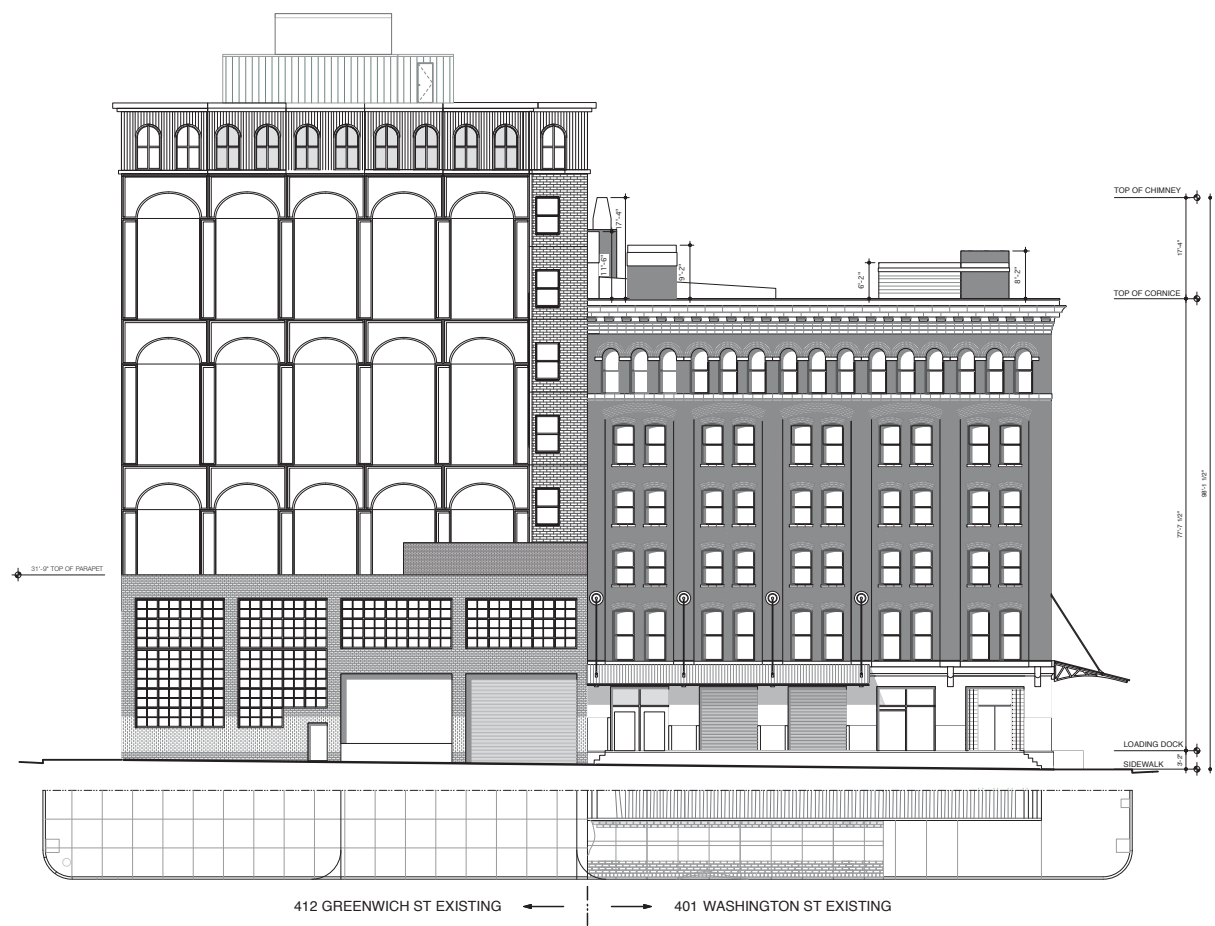


401 WASHINGTON ST EXISTING



401 WASHINGTON ST PROPOSED

71 LAIGHT ST
 401 WASHINGTON ST / 412 GREENWICH ST
 MORRIS ADJMI ARCHITECTS
 45 EAST 29 STREET - 11TH FL
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 WASHINGTON ST ELEVATION
 DATE 09 SEPTEMBER 2008
 SCALE 3/64" = 1'-0"
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 MORRIS ADAMI ARCHITECTS
 45 EAST 20 STREET - 11TH FL
 NEW YORK CITY - 10003
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LAIGHT ST ELEVATION
 DATE 09 SEPTEMBER 2008
 SCALE 3/64" = 1'-0"
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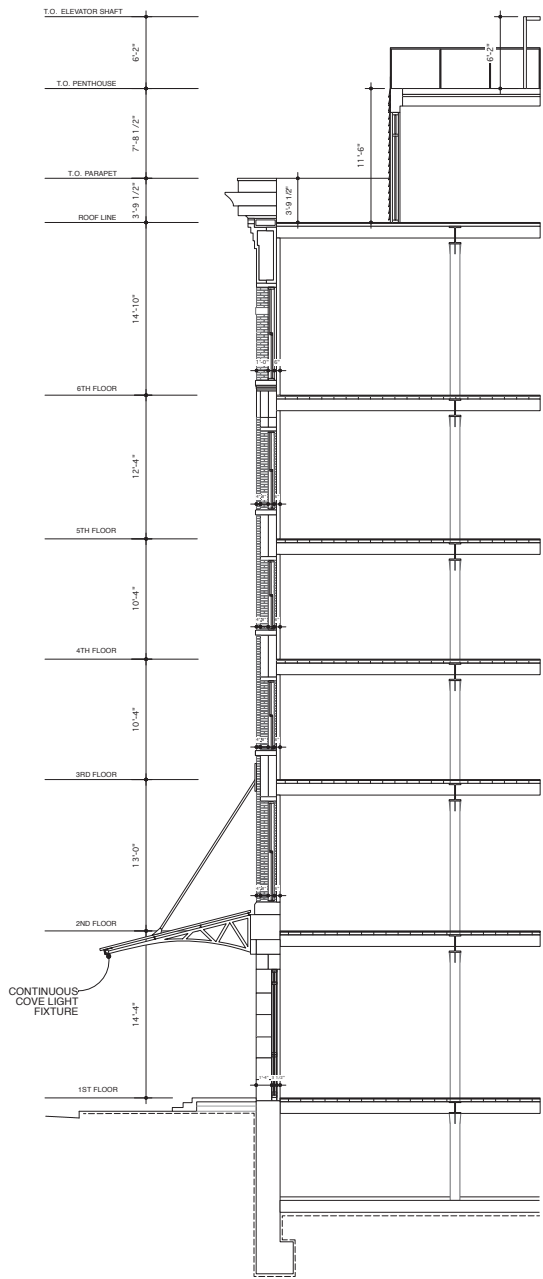


412 GREENWICH ST EXISTING

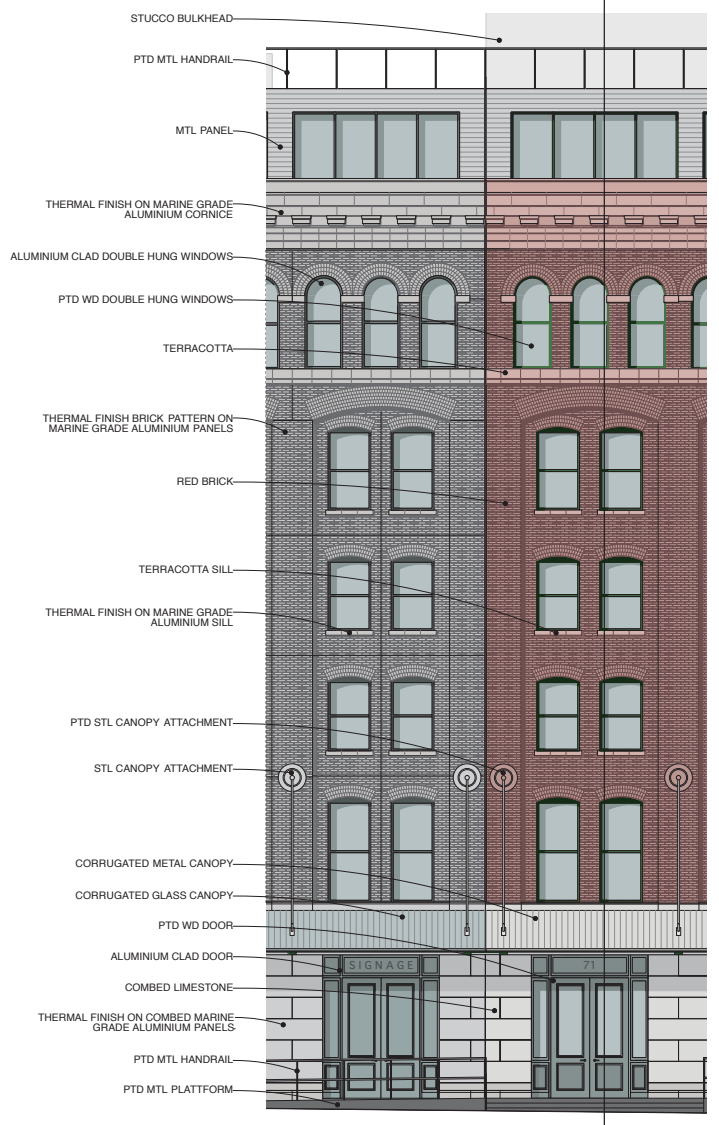


412 GREENWICH ST PROPOSED

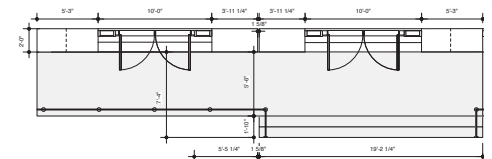
71 LAIGHT ST
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 MORRIS ADAMI ARCHITECTS
 45 EAST 20 STREET - 11TH FL
 NEW YORK, NY 10003
 TEL 212 992 2020
 GREENWICH ST ELEVATION
 DATE 09 SEPTEMBER 2008
 SCALE 3/64" = 1'-0"
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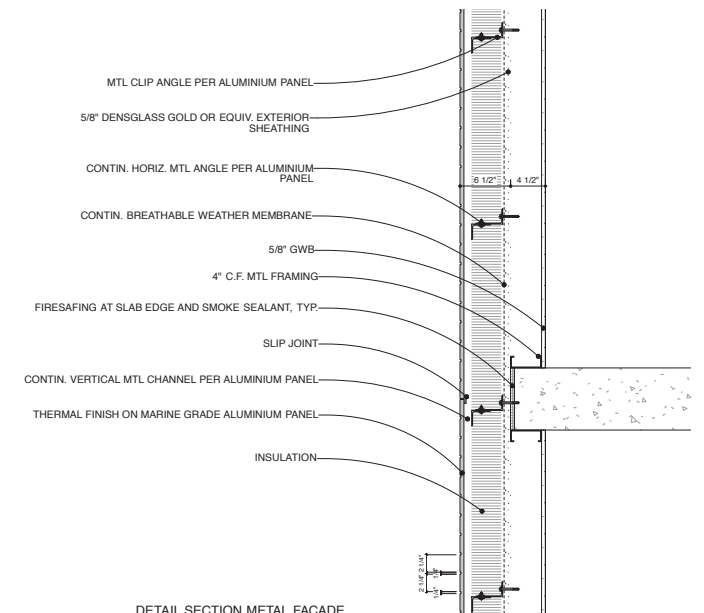
SECTION 401 WASHINGTON



ELEVATION DETAIL @ LAIGHT STREET



PLAN DETAIL @ LAIGHT STREET ENTRANCE

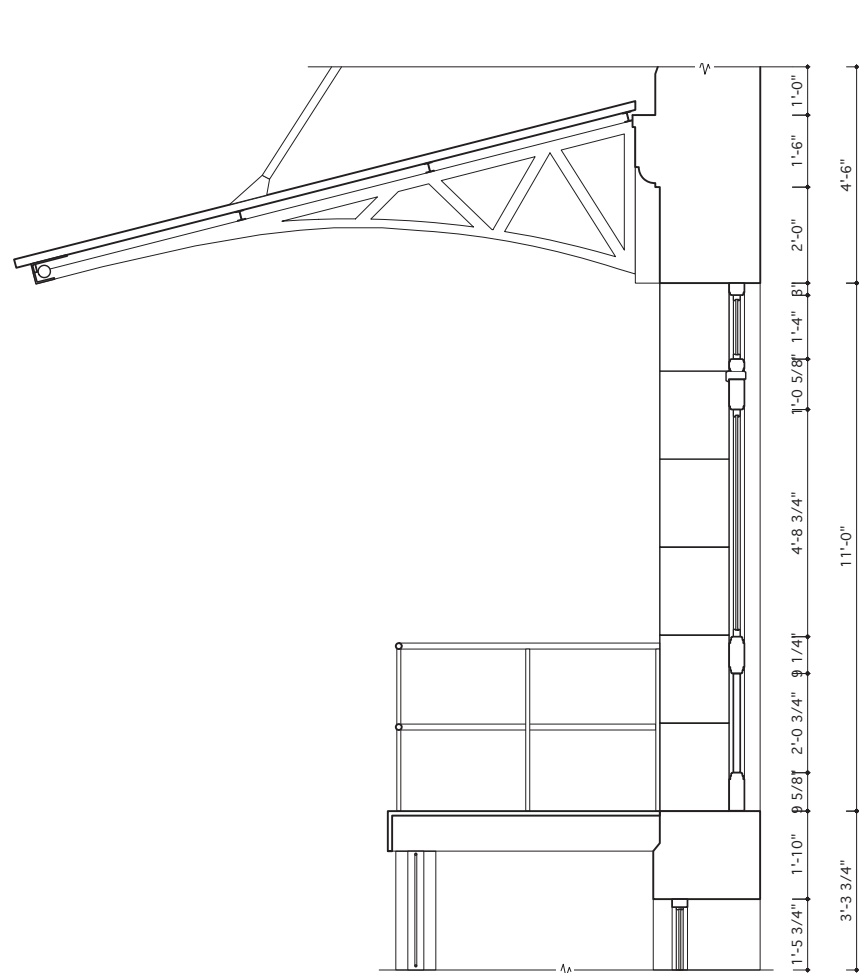


DETAIL SECTION METAL FACADE

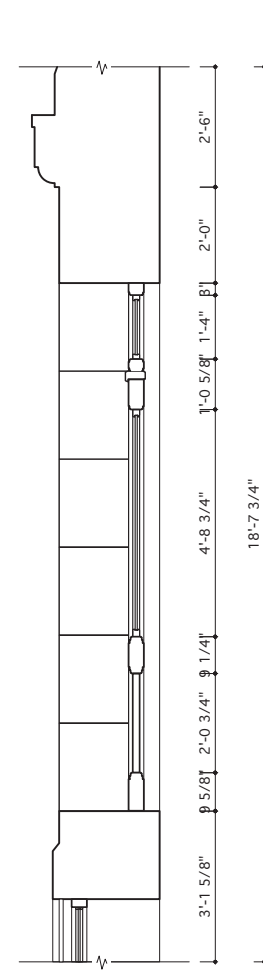
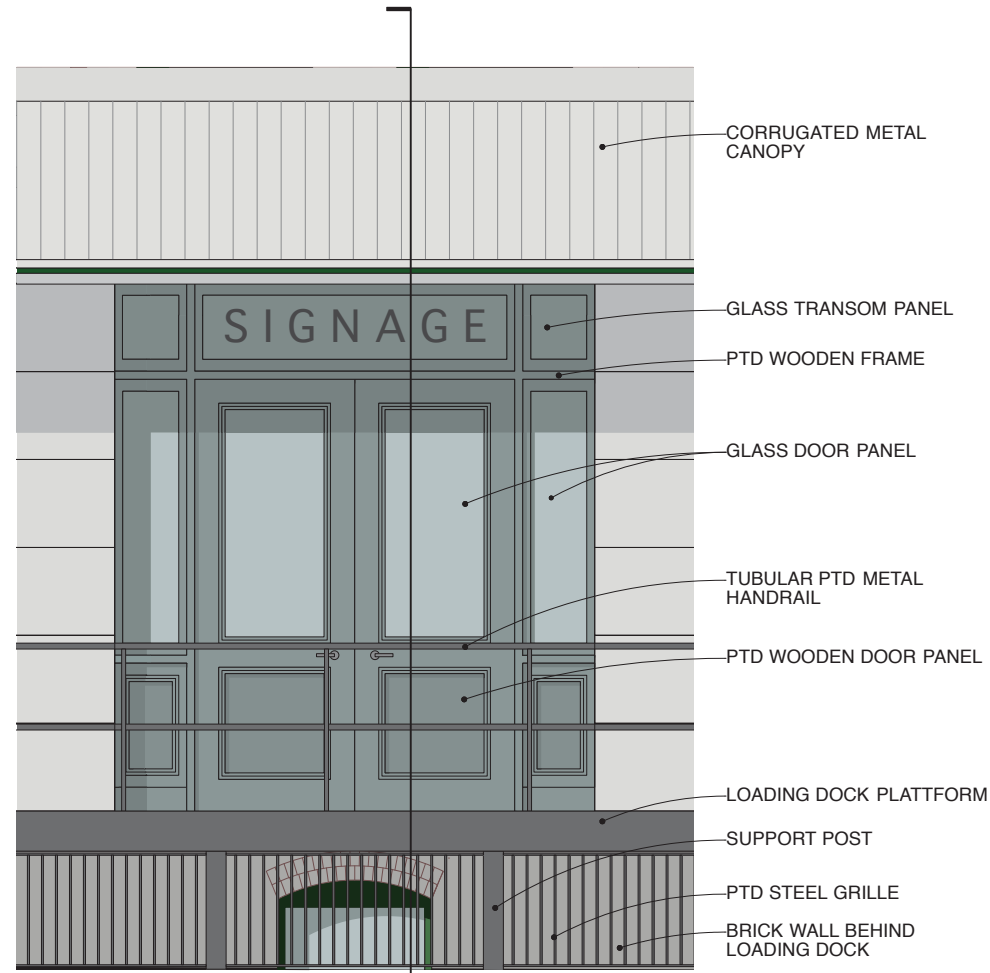
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DATE 09 SEPTEMBER 2008
 SCALE 3/8" = 1'-0" / 3/4" = 1'-0"

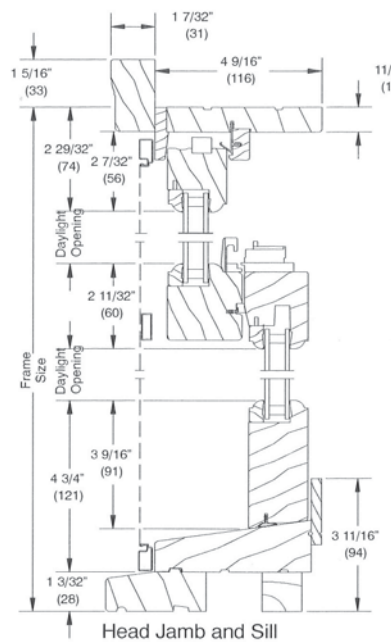
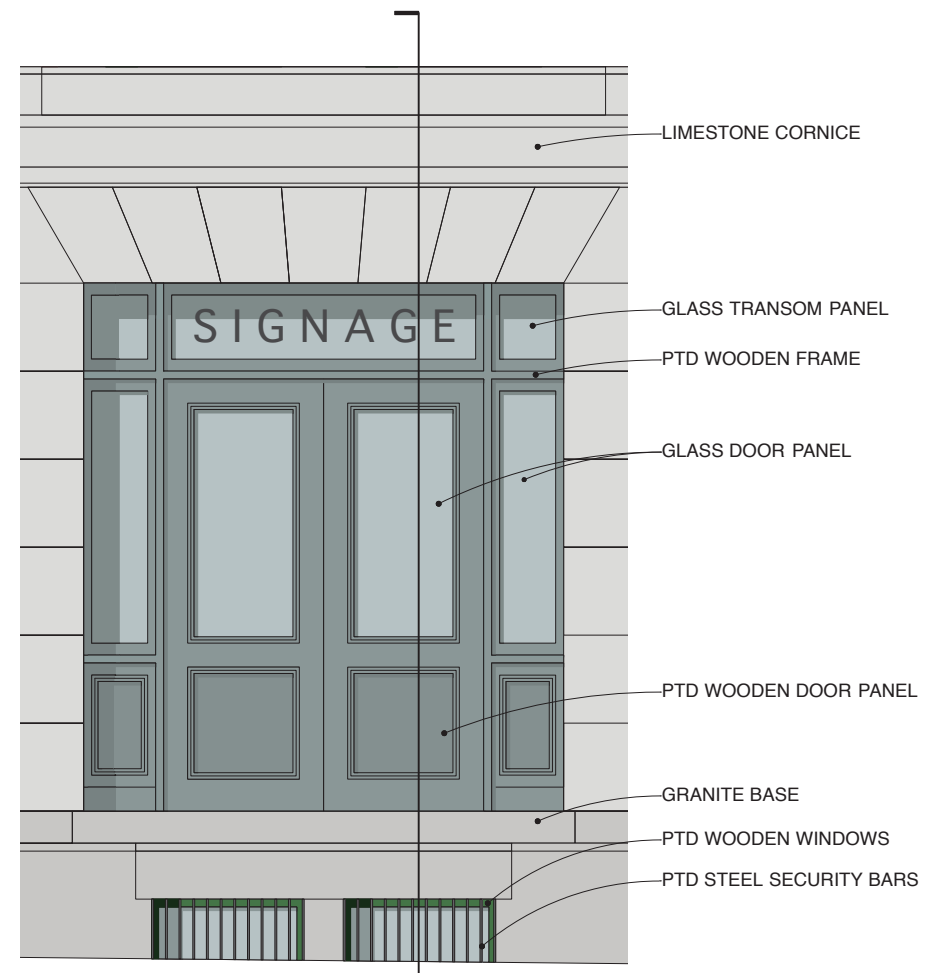
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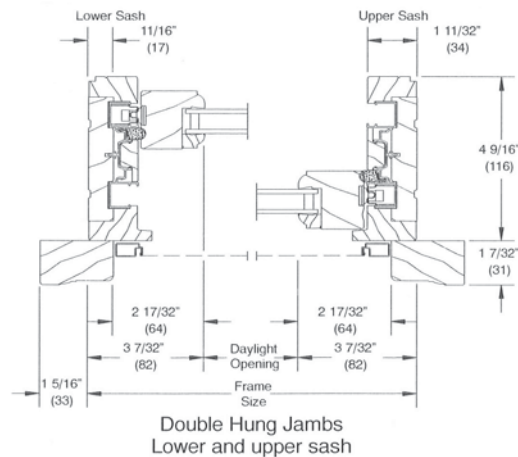
TYPICAL STOREFRONT DETAIL AT LOADING DOCK, WASHINGTON STREET



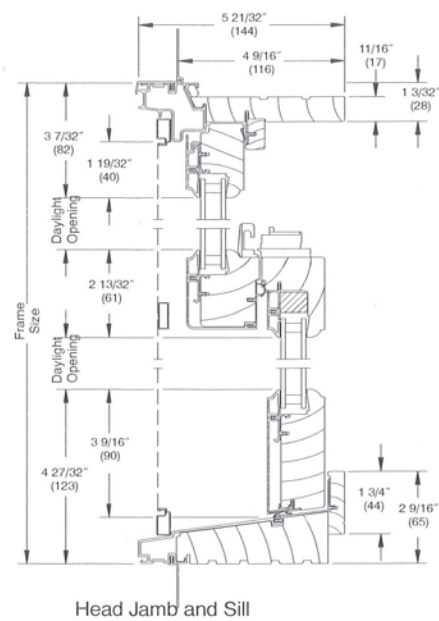
STOREFRONT DETAIL AT CORNER LAIGHT STREET



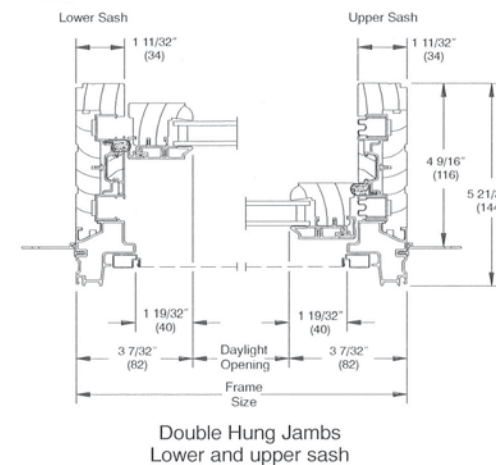
DOUBLE HUNG WOODEN WINDOW DETAILS



Double Hung Jamb
Lower and upper sash



DOUBLE HUNG ALUMINIUM CLAD WINDOW DETAILS



Double Hung Jamb
Lower and upper sash

71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

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STOREFRONT AND WINDOW DETAILS

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SCALE 1/4" = 1'0" / N.T.S.
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1, VIEW FROM WEST STREET



2, VIEW FROM WASHINGTON STREET



KEY PLAN



3, VIEW FROM GREENWICH & LAIGHT STREET



4, VIEW FROM GREENWICH & BEACH STREET

71 LAIGHT ST
401 WASHINGTON ST / 412 GREENWICH ST

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MOCK UP IMAGES

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401 WASHINGTON STREET



412 GREENWICH STREET

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RENDERINGS

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