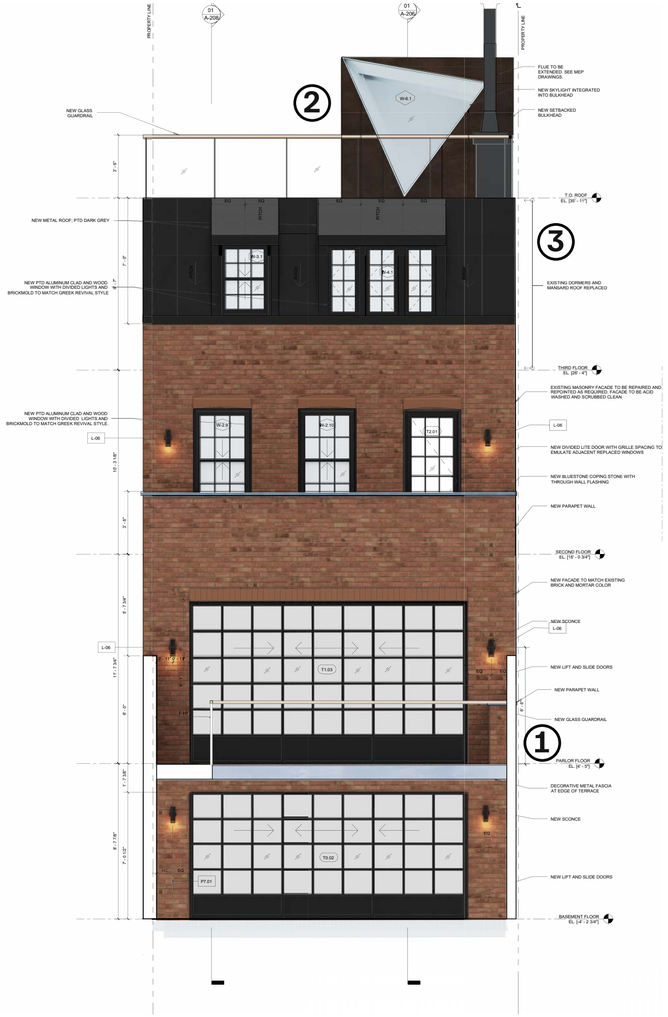
WISKUP PROJECTS

20 King Street, Manhattan, Block 519 Lot 29
DOCKET# LPC-26-02927
2/12/2026 - Community Board 2

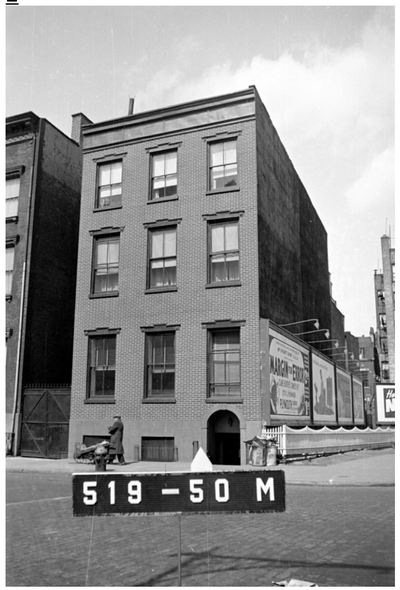
Public Hearing Scope

1. Rear yard addition
2. Rooftop bulkhead and glass guardrails
3. Modification to mansard roof
4. Removal of metal lintel caps at front facade
5. Installation of aluminum-clad windows at front facade
6. Installation of stoop gate



Historic Photo
1940s Tax Photos

1



Looking North from Charlton Street and 6th Avenue

2

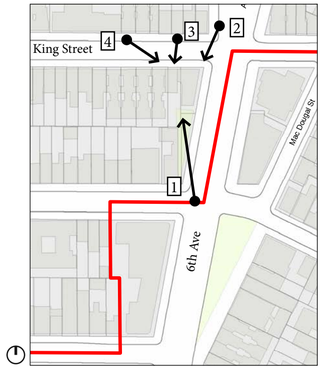
Looking South from King Street and 6th Avenue

3

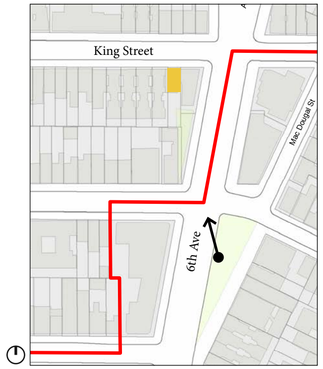
King Street Frontage

4

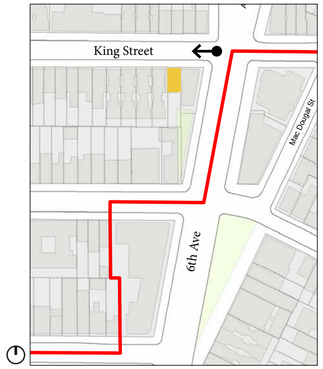
Looking West towards 6th Avenue on King Street



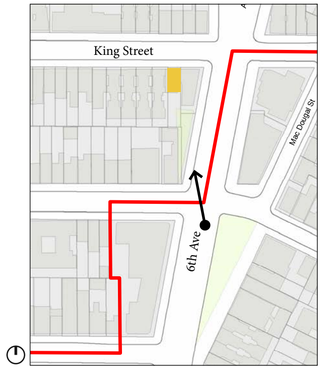
Historic Photo [approx. 1925]
Looking North West from 6th Avenue



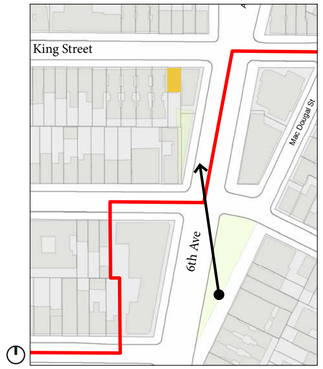
Historic Photo [approx. 1927]
Looking West on King Street



Historic Photo [approx. 1935]
Looking North from 6th Avenue and Charlton St.



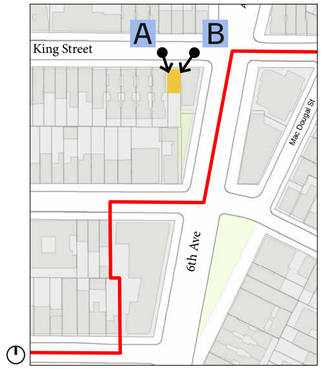
Historic Photo [approx. 1935]
Looking North from 6th Avenue and MacDougal St.



Color Photos of Existing Conditions
Front Facade

A

B



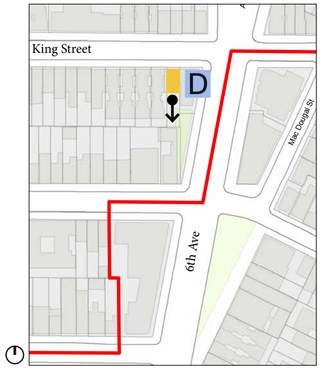
Color Photos of Existing Conditions
Rear Facade

C

Color Photos of Existing Conditions

Rear Yard

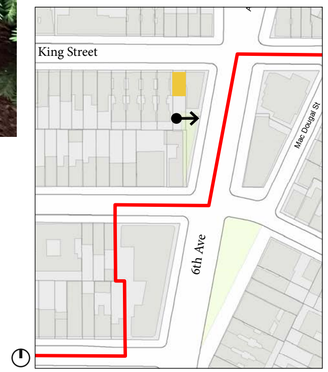
D



Color Photos of Existing Conditions

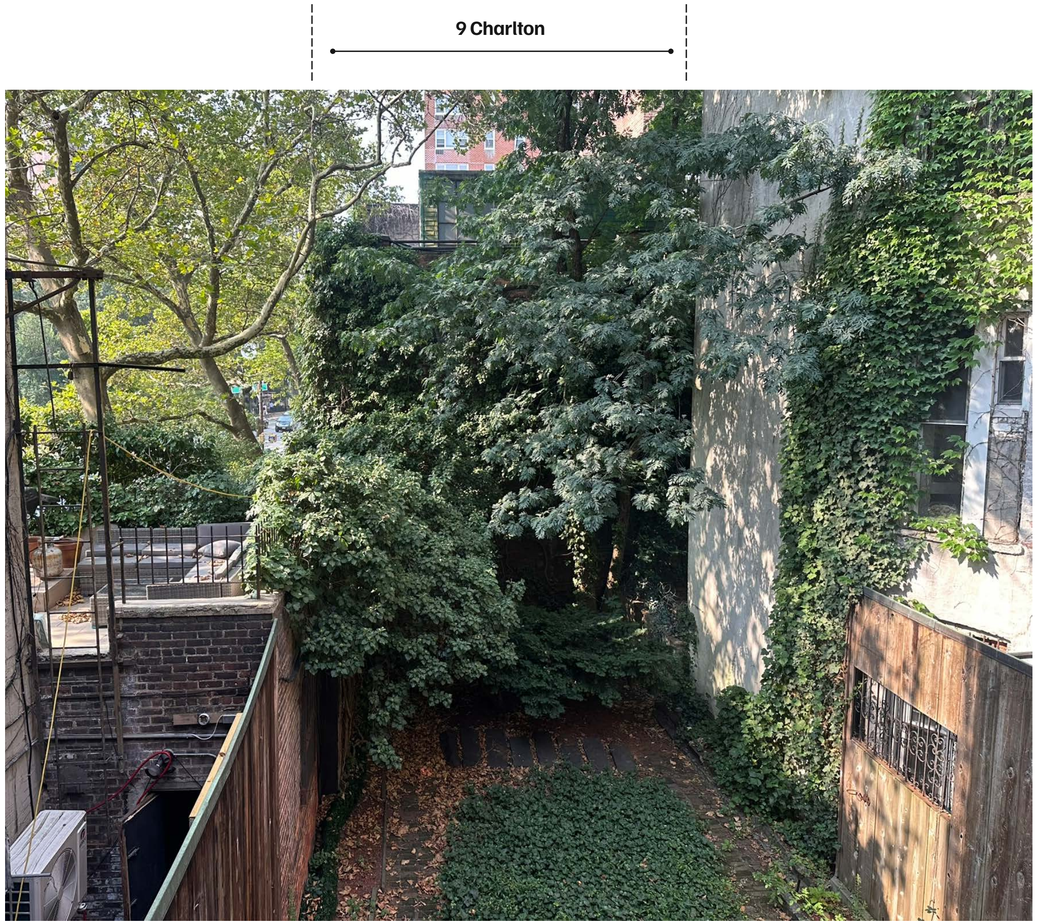
Rear Facades of Adjacent Buildings / Eastern Property Line

20 King | 18 King | Charlton Plaza



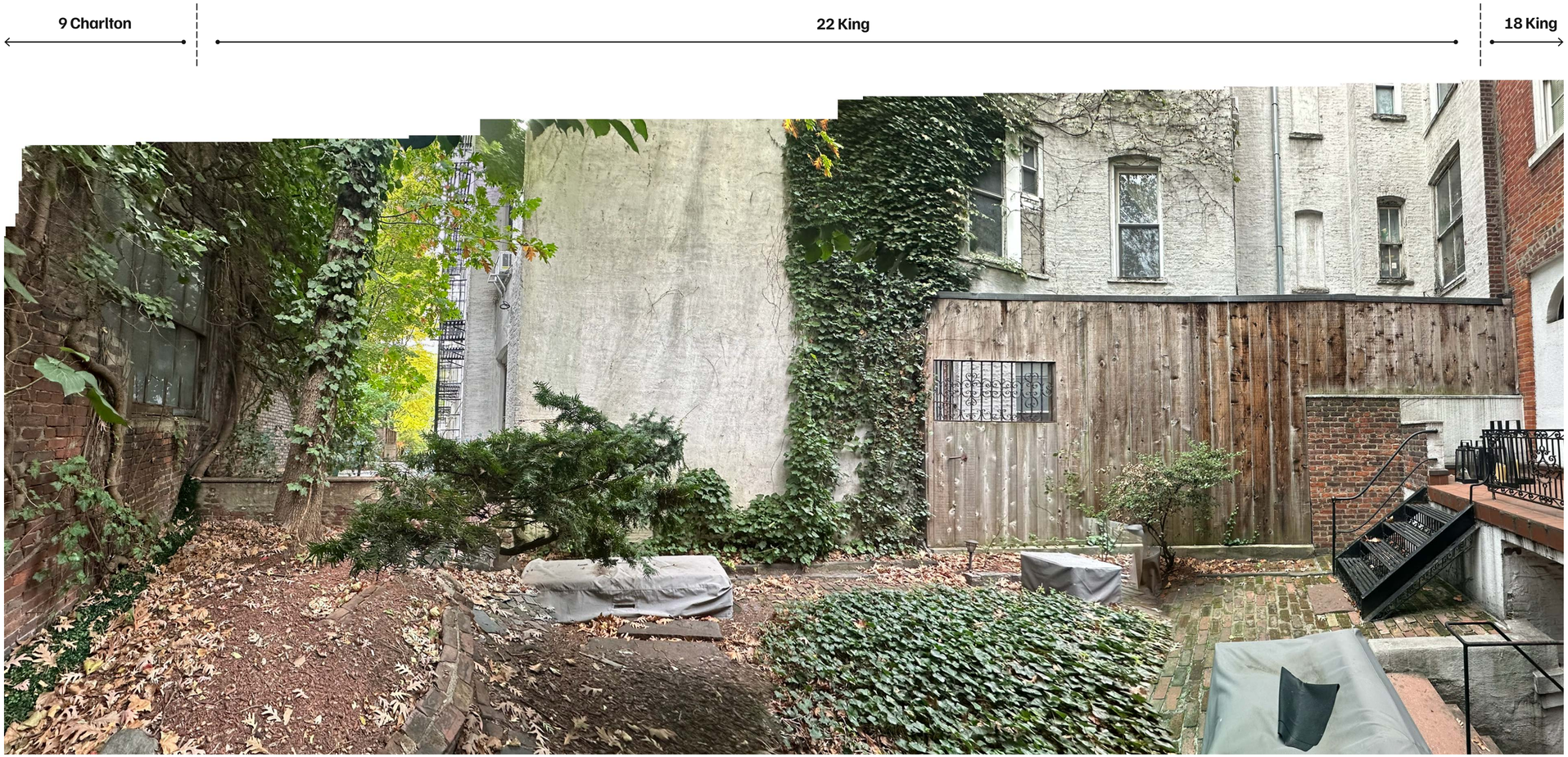
Color Photos of Existing Conditions

Rear Facades of Adjacent Buildings / Southern Property Line



Color Photos of Existing Conditions

Rear Facades of Adjacent Buildings / Western Property Line



Proposed Design
Overview

① Rear yard addition

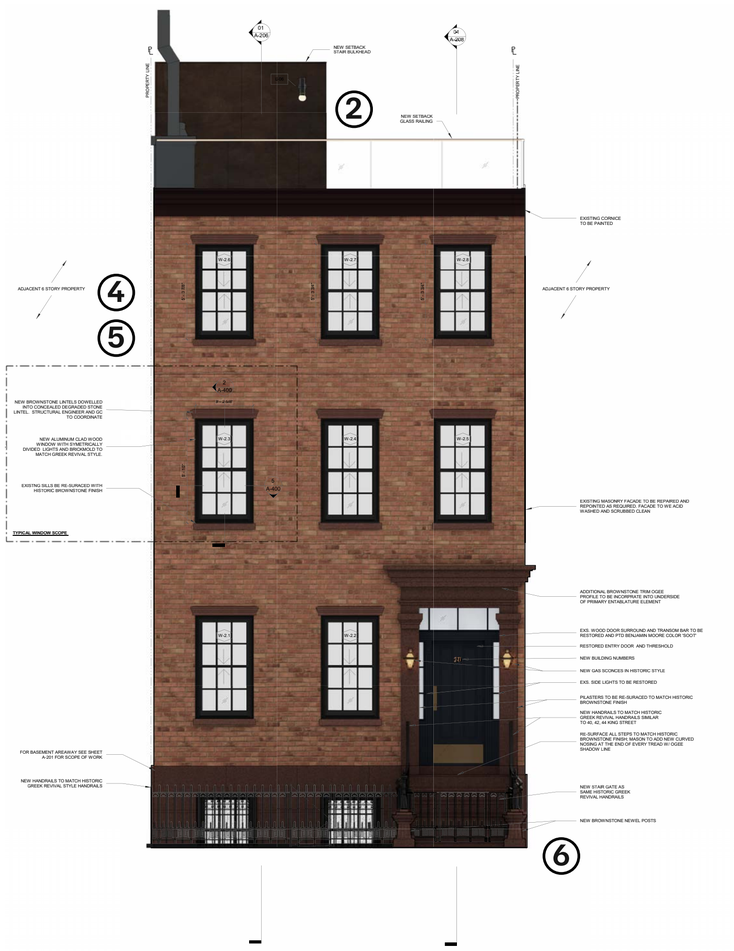
② Rooftop bulkhead and glass guardrails

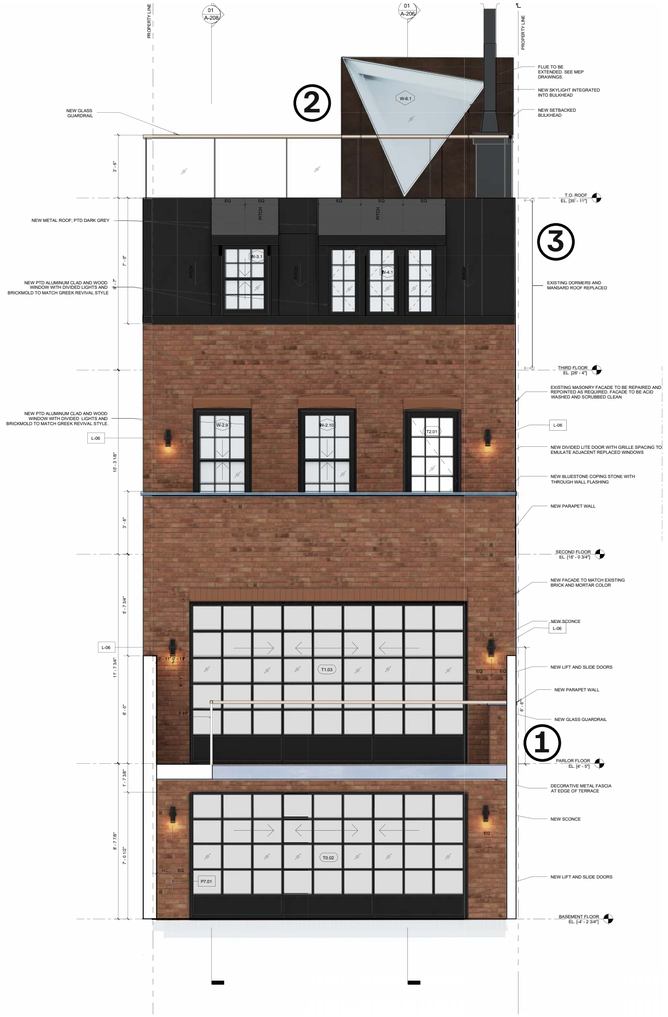
③ Modification to mansard roof

④ Removal of metal lintel caps at front facade

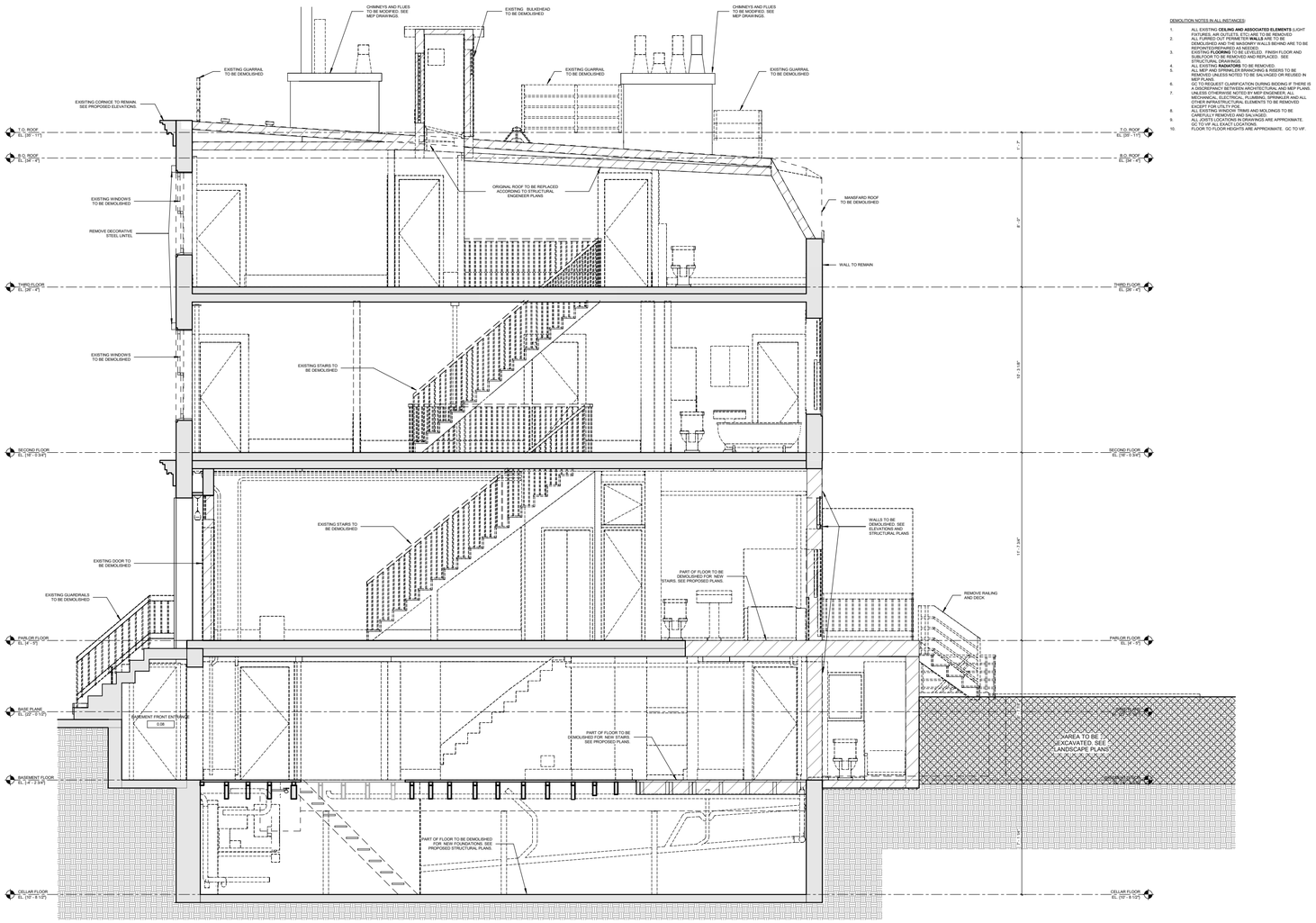
⑤ Installation of aluminum-clad windows at front facade

⑥ Installation of stoop gate





Existing Section



DEMOLITION NOTES IN ALL INSTANCES:

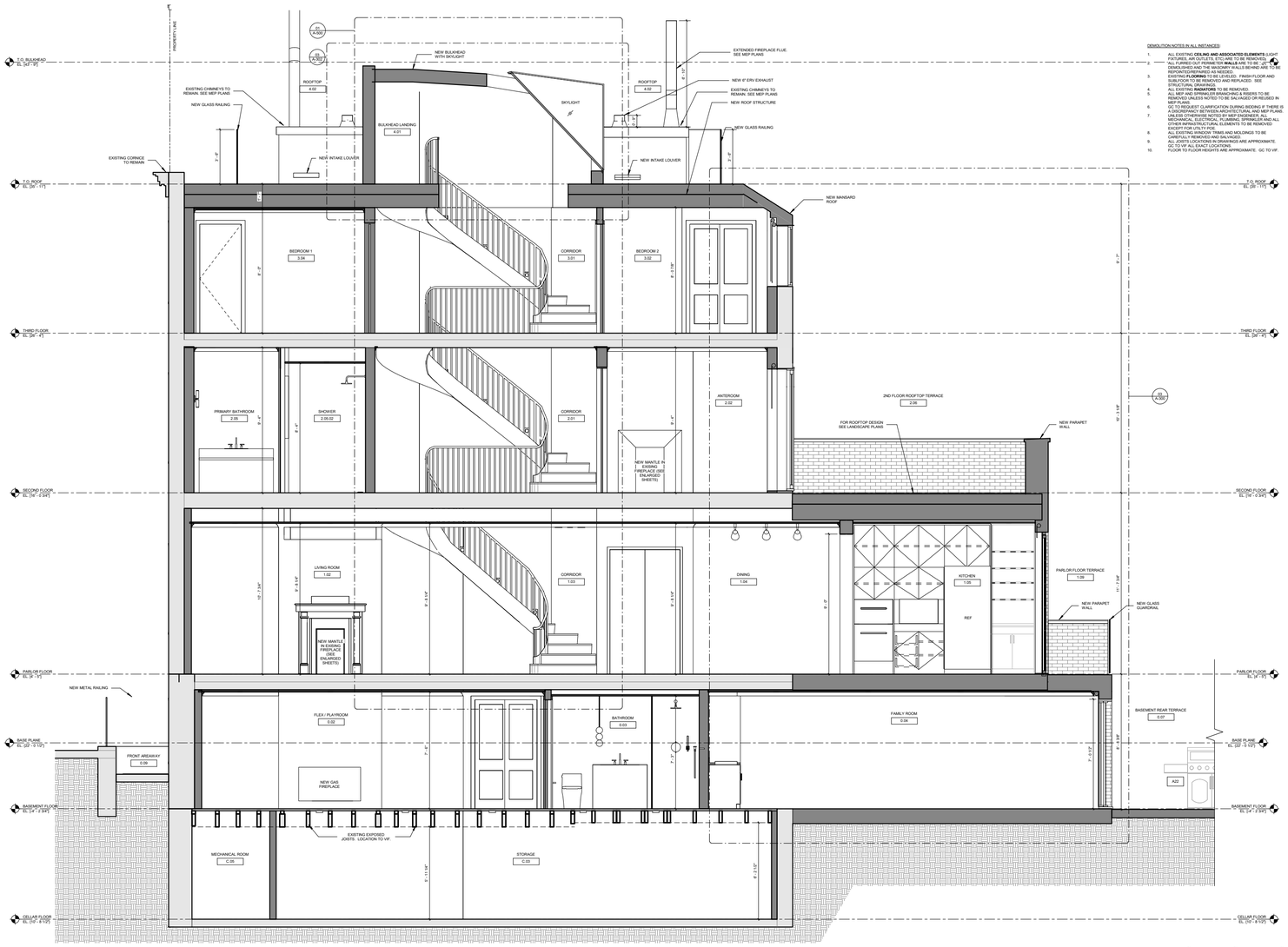
1. ALL EXISTING **CEILING AND ASSOCIATED ELEMENTS** (LIGHT FIXTURES, AIR OUTLETS, ETC) ARE TO BE REMOVED
2. ALL EXISTING **WALLS** TO BE REMOVED. WALLS DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE REPONTED/REPAIRED AS NEEDED.
3. EXISTING FLOORS TO BE LEVELED. FINISH FLOOR AND SUBFLOOR TO BE REMOVED AND REPLACED. SEE STRUCTURAL PLANS.
4. ALL EXISTING **RADIATORS** TO BE REMOVED.
5. ALL MEP AND SPRINKLER BRANCHING & RISERS TO BE REMOVED. VALVES NOTED TO BE SALVAGED OR REUSED IN MEP PLANS.
6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS ANY DOUBT AS TO WHAT IS TO BE REMOVED. SEE PLANS.
7. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER ASSOCIATED ELEMENTS TO BE REMOVED EXCEPT FOR UTILITY RISERS.
8. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
9. ALL DOOR SIZES ON DEMOLITION DRAWINGS ARE APPROXIMATE. GC TO VERIFY ALL EXACT LOCATIONS.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VIF.

01 N/S SECTION 2 EXISTING / DEMOLITION

3/8" = 1'-0"

0' 3' 6'

Proposed Section #1



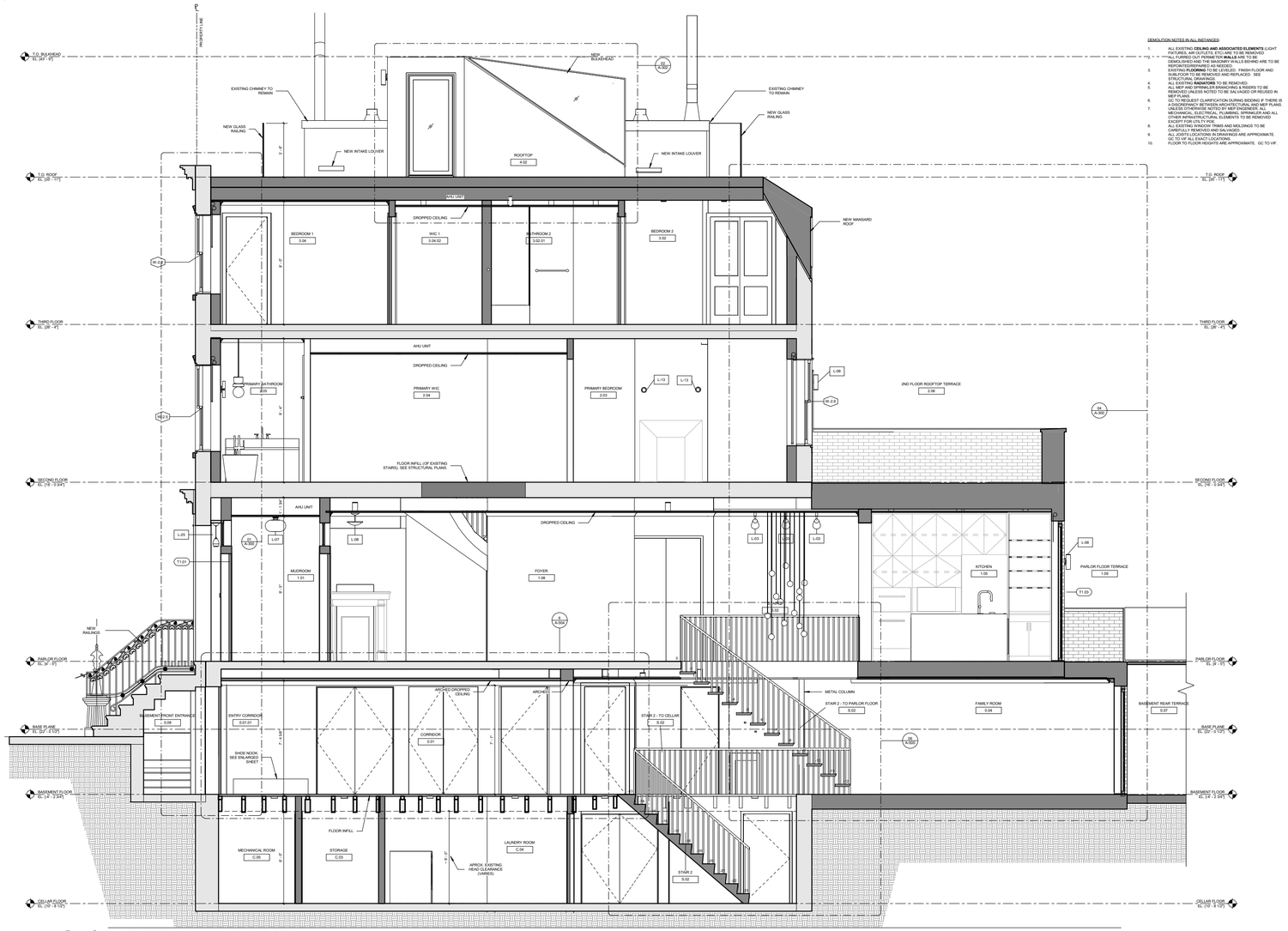
DEMOLITION NOTES IN ALL INSTANCES:

1. ALL EXISTING **CEILING AND ASSOCIATED ELEMENTS** (LIGHT FIXTURES, AIR OUTLETS, ETC) ARE TO BE REMOVED.
2. ALL FURRED OUT PERIMETER **WALLS** ARE TO BE - UP TO PLASTER/DRYWALL. ALL PLASTER WALLS BEHIND ARE TO BE REPOINTED/REPAIRED AS NEEDED.
3. EXISTING **FLOORING** TO BE LEVELED. FINISH FLOOR AND SUBFLOOR TO BE REMOVED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING **RADIATORS** TO BE REMOVED.
5. ALL EXISTING **MECHANICAL/PLUMBING** ELEMENTS TO BE REMOVED UNLESS NOTED TO BE SALVAGED OR REUSED IN MEP PLANS.
6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS ANY CONFLICT BETWEEN ARCHITECTURAL AND MEP PLANS.
7. UNLESS OTHERWISE NOTED BY MEP ENGINEER, ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED COMPLETELY FROM SITE.
8. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE CAREFULLY REMOVED AND SALVAGED.
9. ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE. GC TO VIF ALL EXACT LOCATIONS.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VIF.

01 N/S SECTION 1 PROPOSED

3/8" = 1'-0"

Proposed Section #2



01 N/S SECTION 2 PROPOSED

3/8" = 1'-0"

King Street is rich in handsome Greek Revival houses of the early period, the 1840's. Numbers 20, 40, 42 and 44 are perfect, and in their original state - a great example of survival. Their brownstone doorways, strict and linear, their window lintels, their roof cornices with frames, their ironwork with Grecian motifs - their stair railings terminating on handsome columns of brownstone - are all there. Number 34 is another fine Greek Revival house with its doorway crested with ornament (the anthemion motif) designed in the manner associated with Minard Lafever, the great architect of the period. Number 32, which was its twin, has had a Mansard roof added, which hurts the relationship but is in itself an interesting "modernization" now old enough to have considerable charm. Numbers 22, 24, 26, and 28 are identical apartment houses of 1901, and are outstanding examples for this period. Of red brick, they are covered in a lavish way with white stone ornamentation, which is very eclectic. Their stonework is of a type fast disappearing.

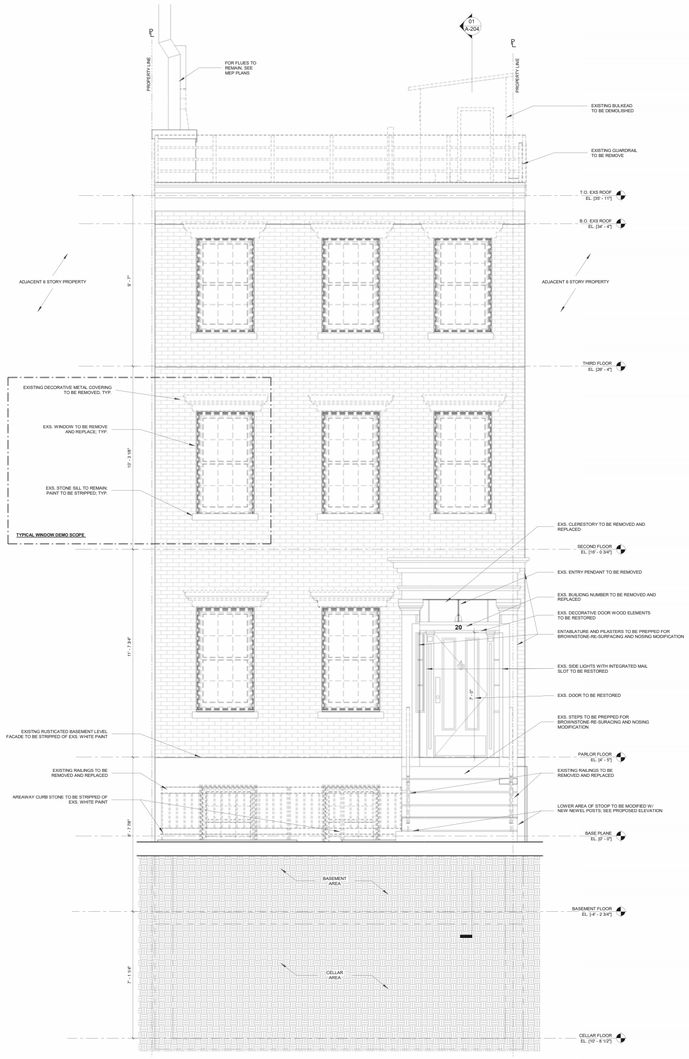
Stoop Fence and New Gate
Precedents

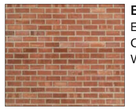
42 King

44 King

Existing and Proposed King Street Facade

North Facade





BRICK FACADE
EXISTING BRICK TO REMAIN,
CLEANED AND REPOINTED
W/ HIGH LIME MORTAR TO LPC SPEC

BROWNSTONE REPAIR
MANF: CATHEDRAL STONE
SERIES: M70- BROWNSTONE
COLOR: S2-BS

METAL FRAMED WINDOWS
MANF: MARVIN
COLOR: BRONZE

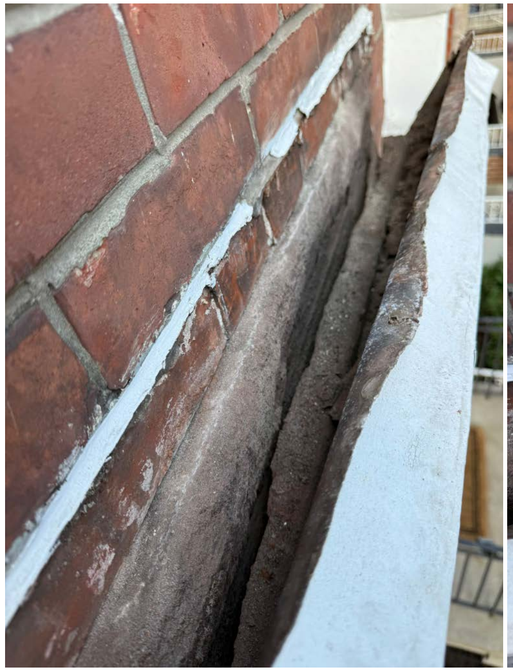
GLASS RAILING
MANF: TBD
SERIES: 1/2" LAMINATED
COLOR: CLEAR LOW IRON

BULKHEAD
MANF: ALUCOBOND
COLOR: DARK BRONZE ANODIZED

NEW RAILS & GATES
TNEMEC PAINT
COLOR: EXACT COLOR TBD
FINISH: PAINTED

WINDOW BARS
EXISTING IRON TO REMAIN
CLEANED & REPAIRED
FINISH: PAINTED
COLOR: EXACT COLOR TO MATCH NEW RAILS & GATES

Lintel Probes
King Street Facade



Replaced Lintel Precedent

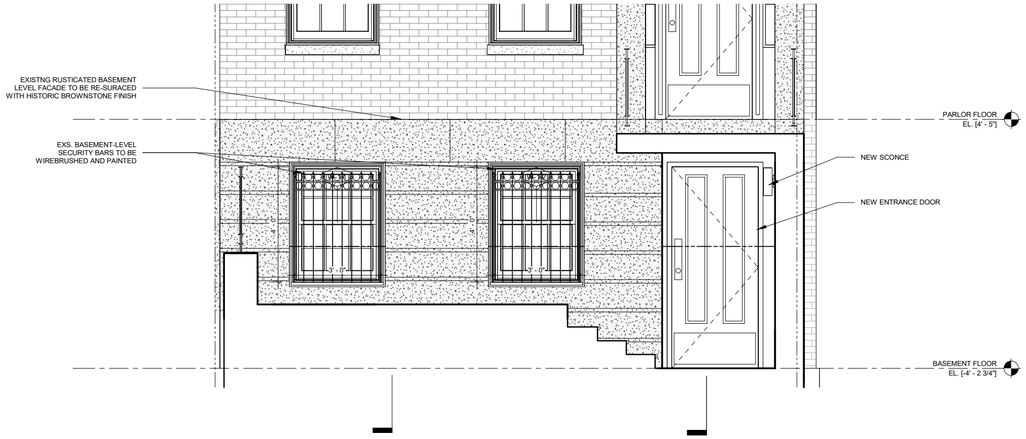
LPC Approved - 52 King Street

Since moving into the home in the Fall of 2025, the owners have experienced:

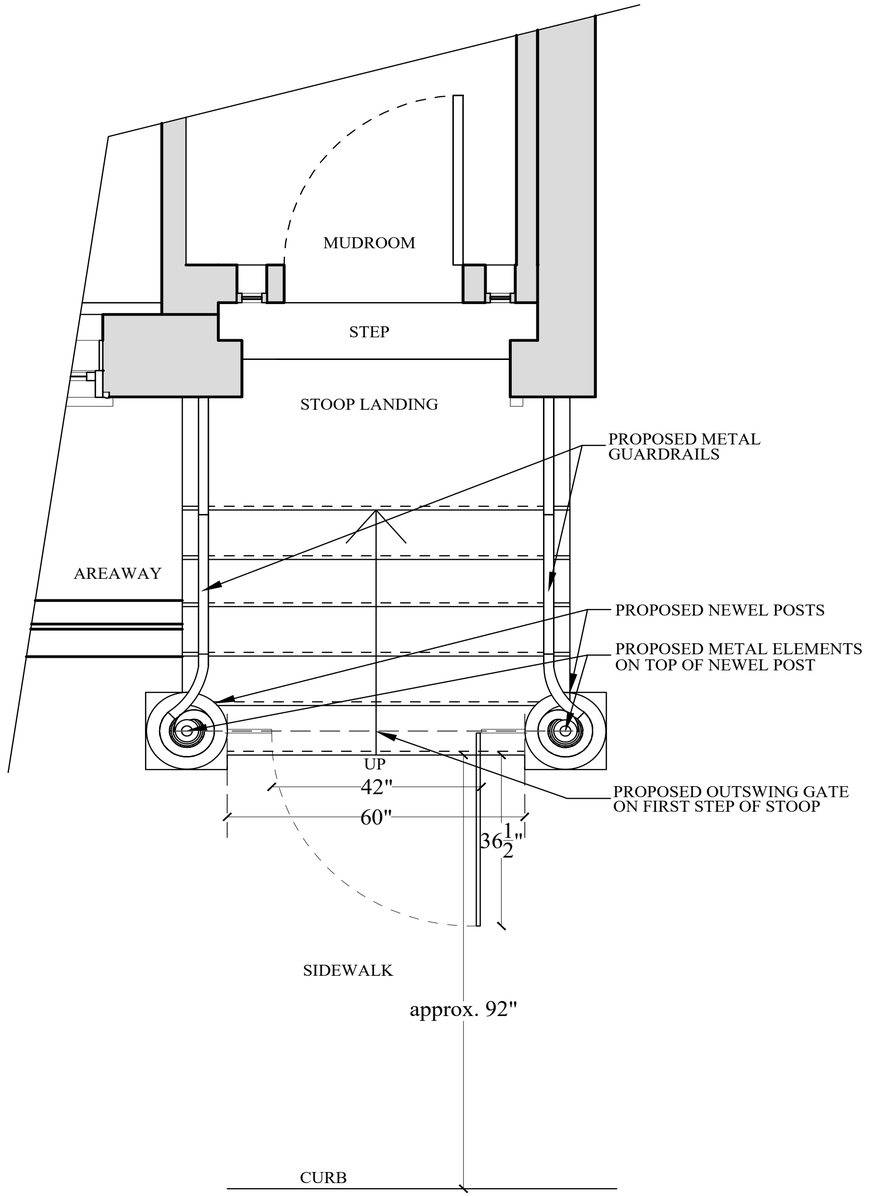
1) Break-in and intruder at night while they were sleeping in the home
2) Mugging directly in front of their home
3) Ongoing Loitering

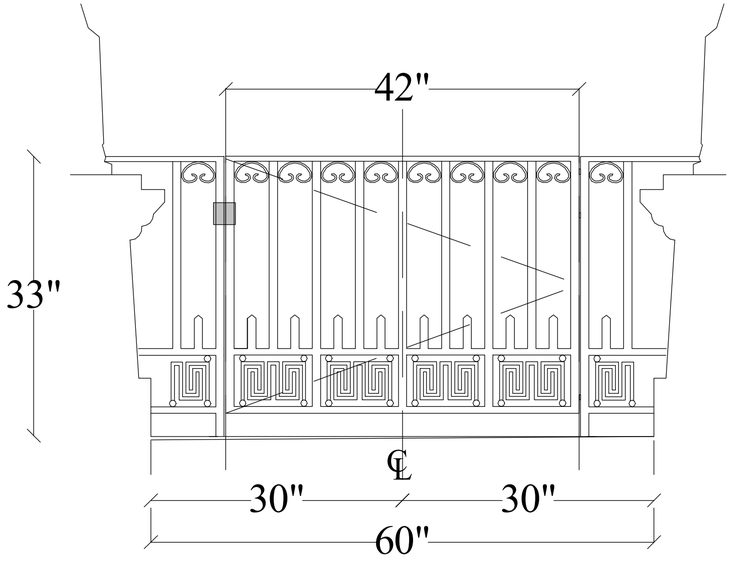
Stoop Fence and New Gate

Proposed



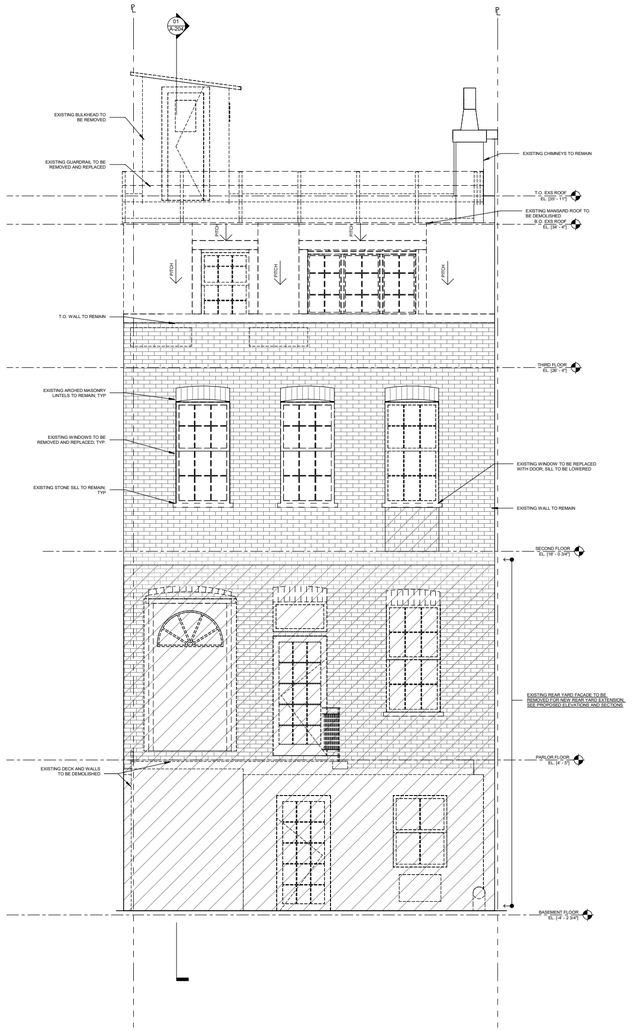
Stoop Gate
Details





Existing and Proposed King Street Facade

South Facade



BRICK FACADE
NEW BRICK AND MORTAR TO MATCH EXISTING

MANSARD ROOF
MANF: GOTHAM METALS
COLOR: MATTE BLACK
FINISH: ULTRA-COOL LOW GLOSS

METAL FRAMED WINDOWS
MANF: MARVIN
COLOR: BRONZE

METAL SLIDING DOOR FRAME
MANF: OPTIMUM STEEL WINDOW MFG CORP.
COLOR: RELA ESPRESSO
FINISH: POWDER-COATING

GLASS RAILING
MANF: TBD
SERIES: 1/2" LAMINATED
COLOR: CLEAR LOW IRON

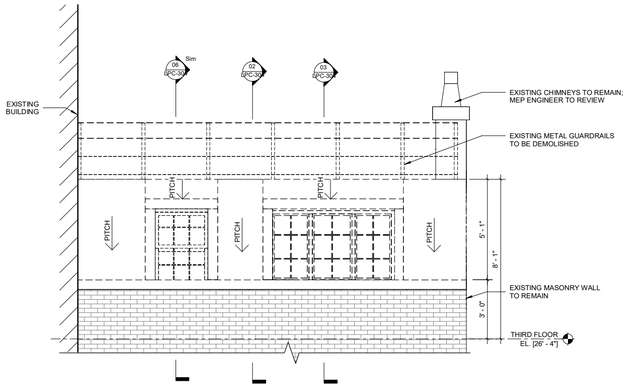
BULKHEAD
COLOR: DARK BRONZE ANODIZED

PAVERS
MANF: HANOVER
COLOR: GLACIER WHITE
FINISH: TUDOR

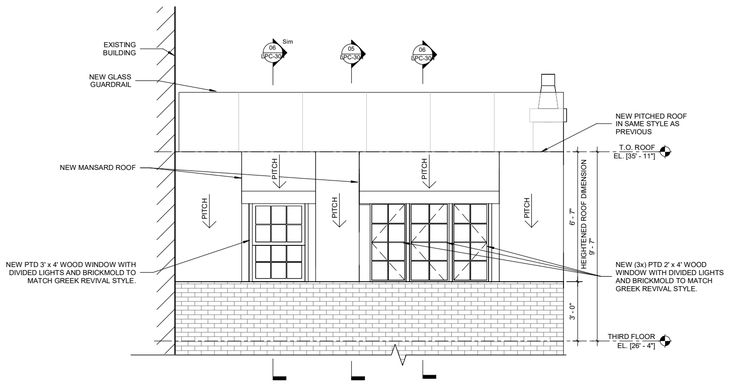
GARDEN PAVERS
MANF: STONEWOOD PRODUCTS
COLOR: NATURAL CLEFT VARIEGATED

Full Block Plan

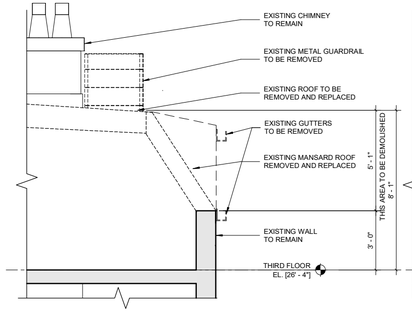
Mansard Roof Design



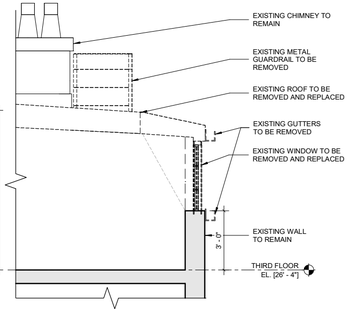
01 ELEVATION - DEMOLITION
3/8" = 1'-0"



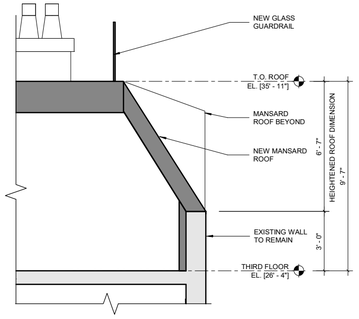
04 ELEVATION - PROPOSED
3/8" = 1'-0"



02 SECTION - DEMOLITION
3/8" = 1'-0"



03 SECTION - DEMOLITION
3/8" = 1'-0"



05 SECTION - PROPOSED
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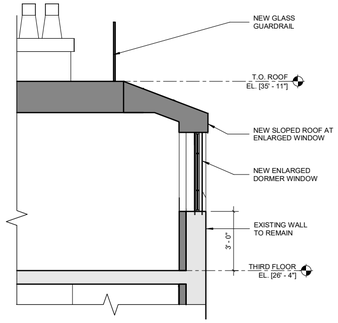
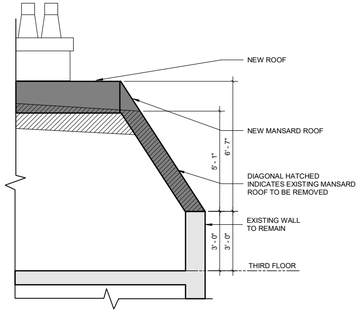


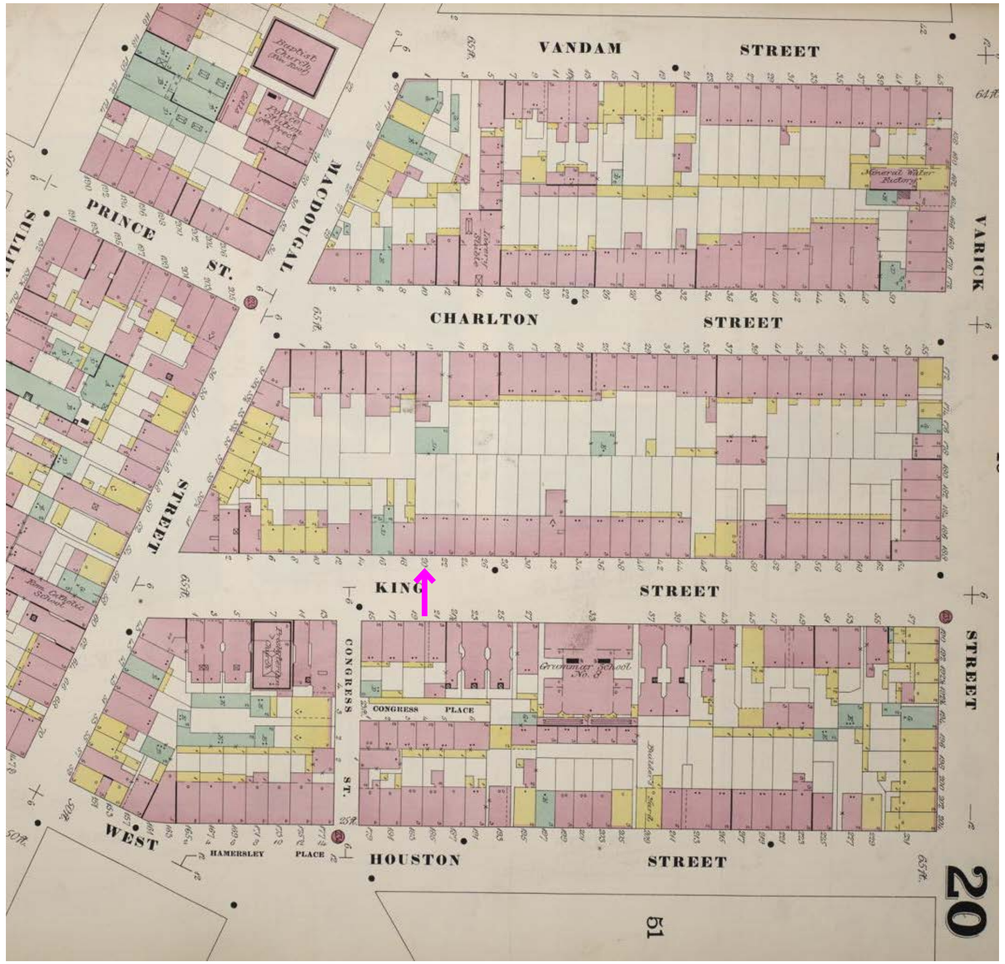
06 SECTION - PROPOSED
3/8" = 1'-0"



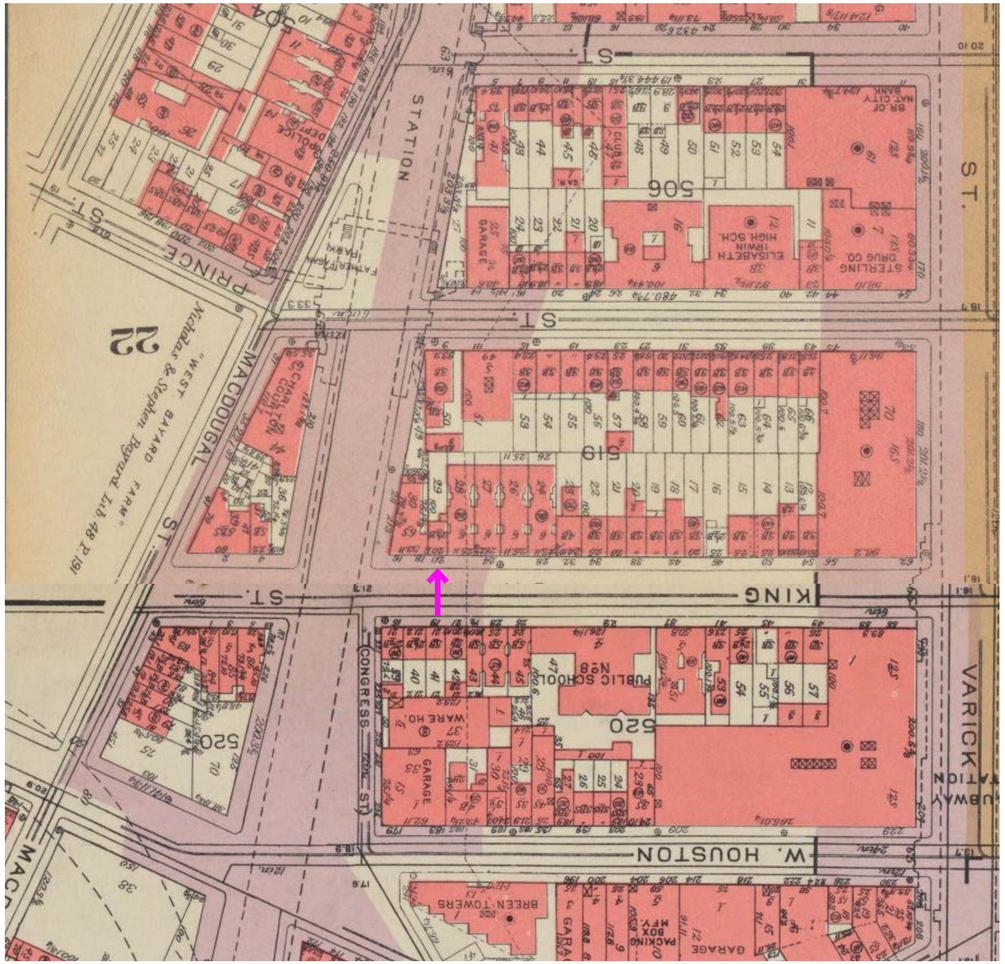
07 MANSARD ROOF DIAGRAM
3/8" = 1'-0"

Urban Fabric Before and After the Sixth Avenue Extension

Arrow Pointing to 20 King St.

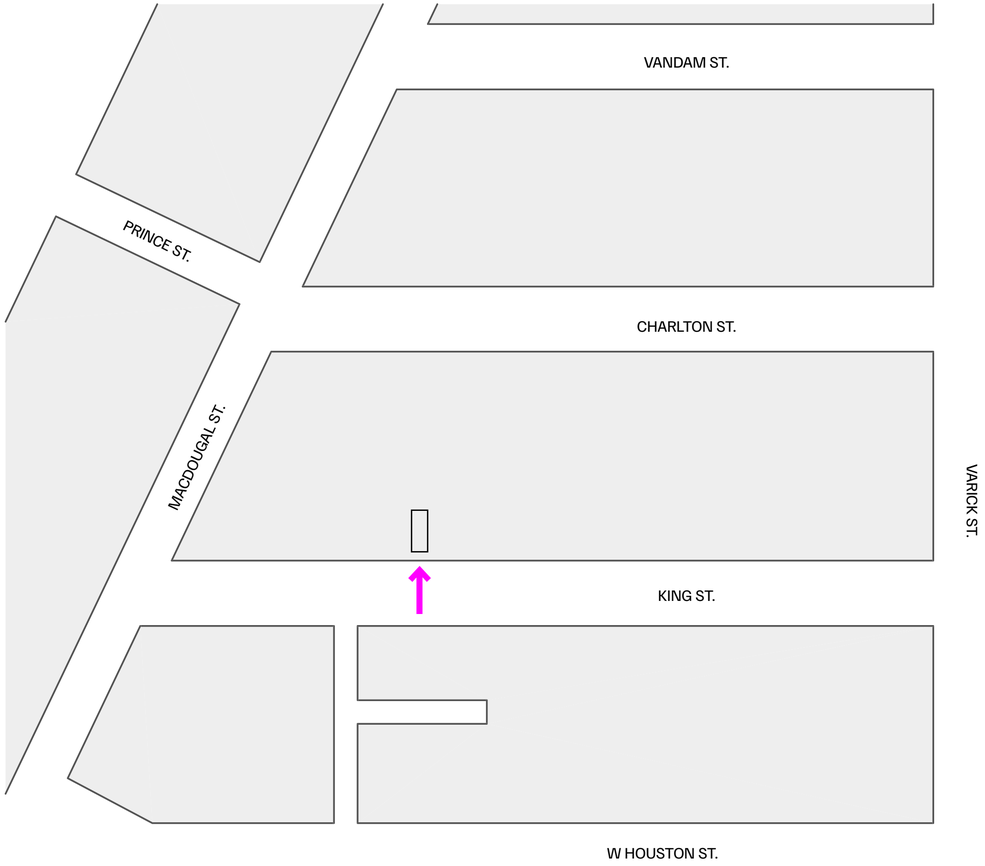


1894 SANBORN MAP

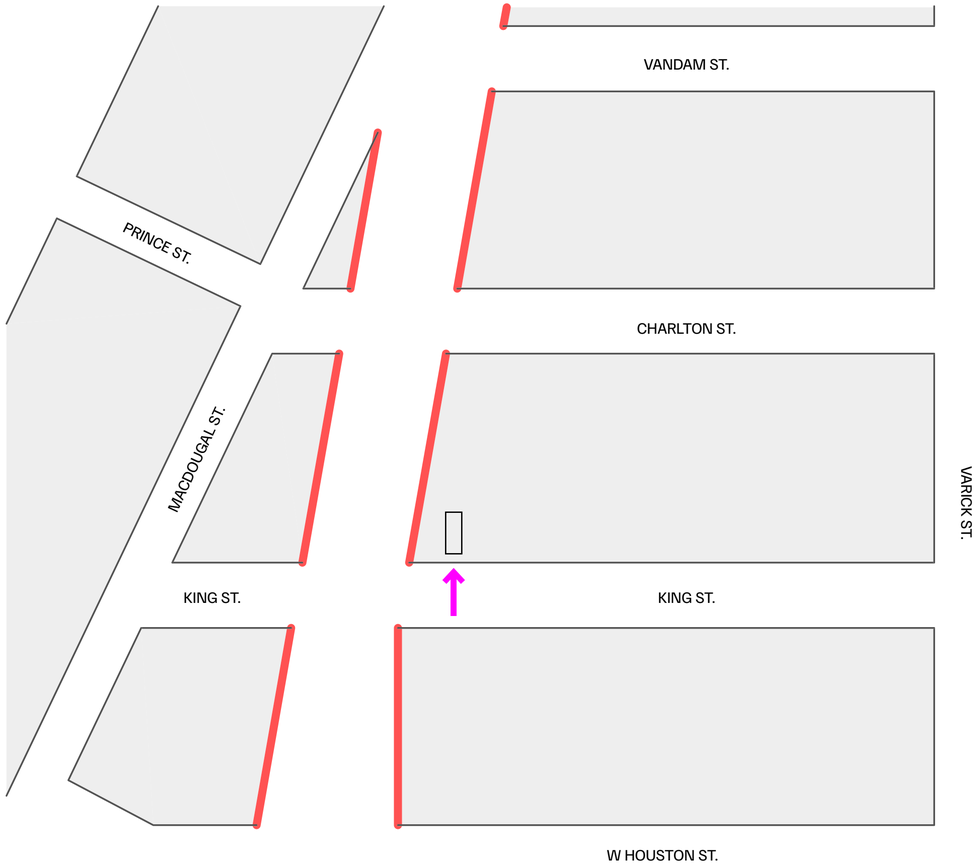


1955 SANBORN MAP

Resulting Urban Massing

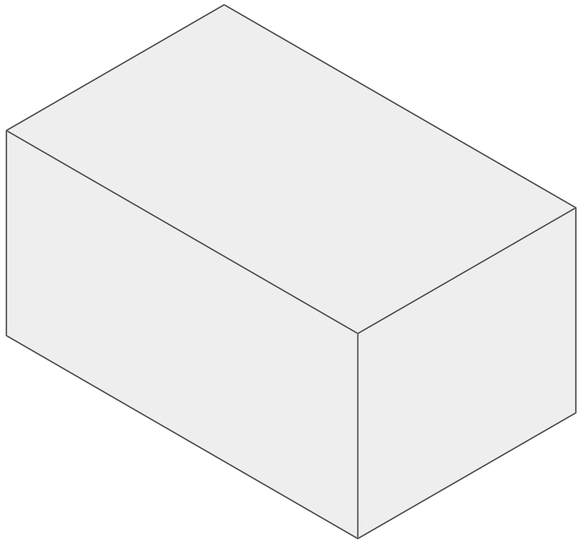


PRIOR TO 6TH AVENUE EXTENSION

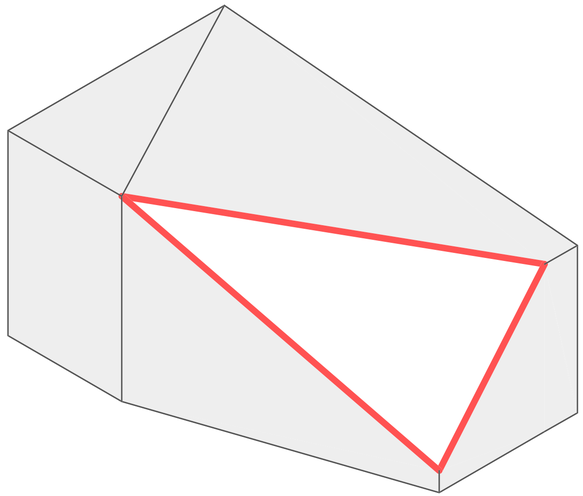


AFTER 6TH AVENUE EXTENSION

Bulkhead Massing: Sculpted Volume



BULKHEAD ENVELOPE

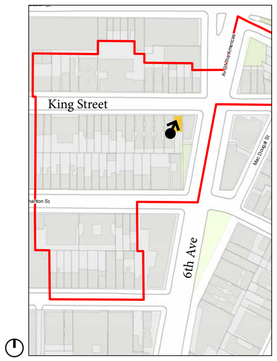


PROPOSED SCULPTED VOLUME

Bulkhead Mockup
Looking North East

EXISTING BULKHEAD
TO BE REMOVED

PROPOSED BULKHEAD



Bulkhead Mockup
Looking South East

PROPOSED BULKHEAD

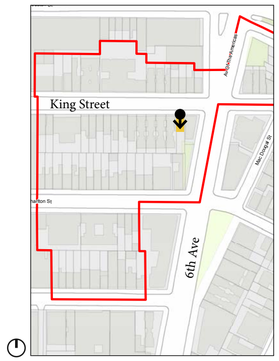
EXISTING BULKHEAD
TO BE REMOVED

Rail and Mansard Roof Mockup
Looking South

PROPOSED GUARDRAIL
GREEN NETTING

PROPOSED TOP OF MANSARD ROOF
YELLOW NETTING

PROPOSED BULKHEAD



Rail Roof Mockup
Looking North

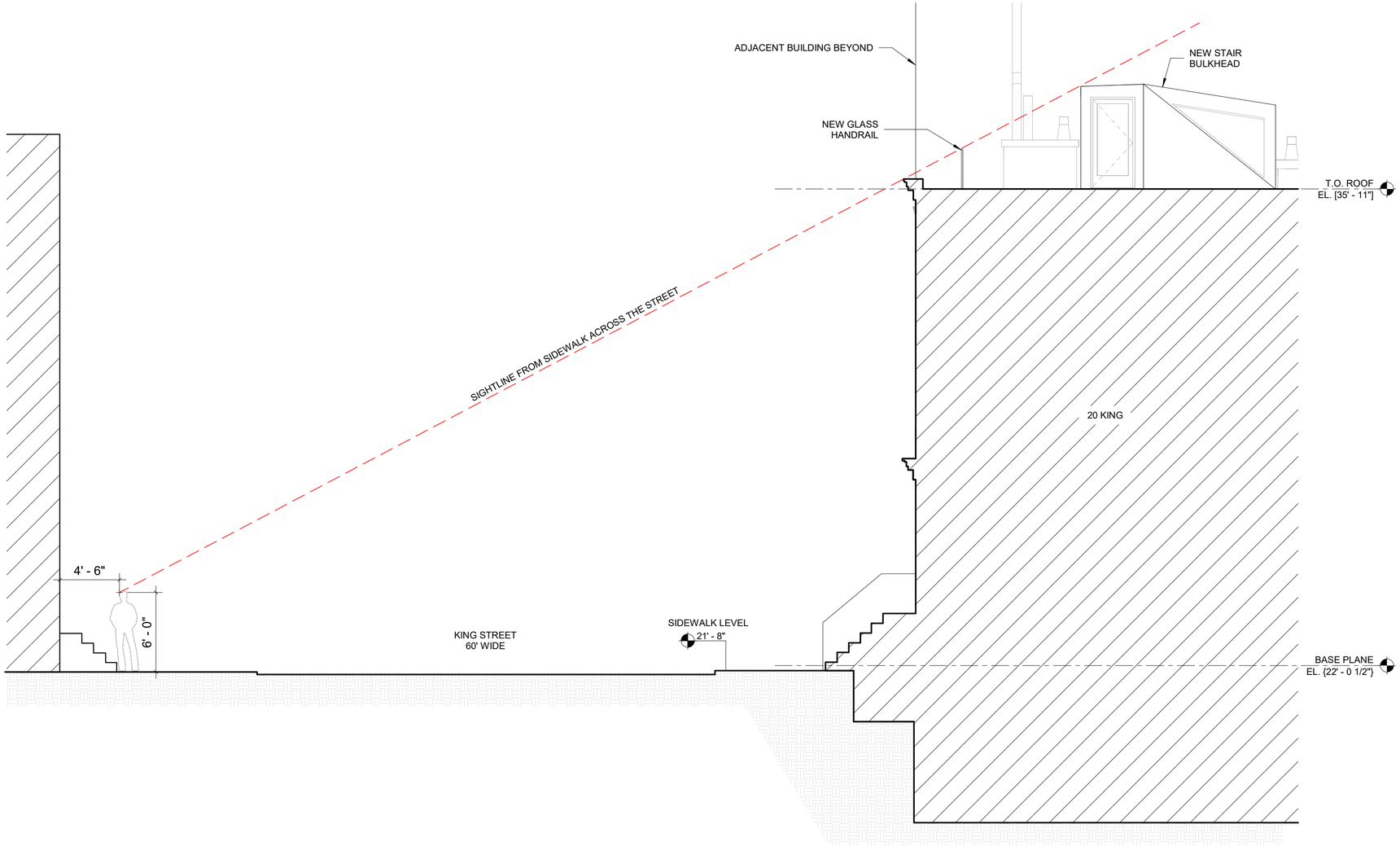
PROPOSED GUARDRAIL
GREEN NETTING

PROPOSED BULKHEAD

Visibility

Front Yard Siteline Section

NOTE: Proposed Rooftop work not visible directly across street , King Street Frontage

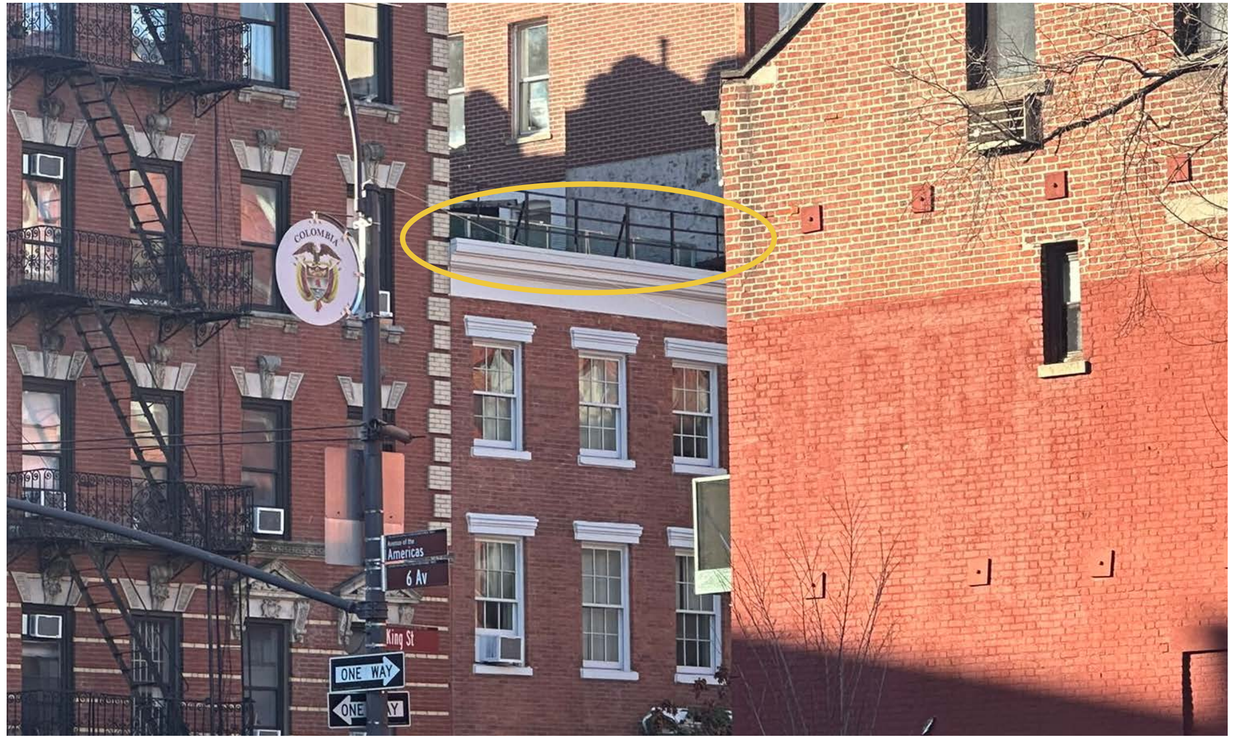


Visibility
Mock-Up Photos

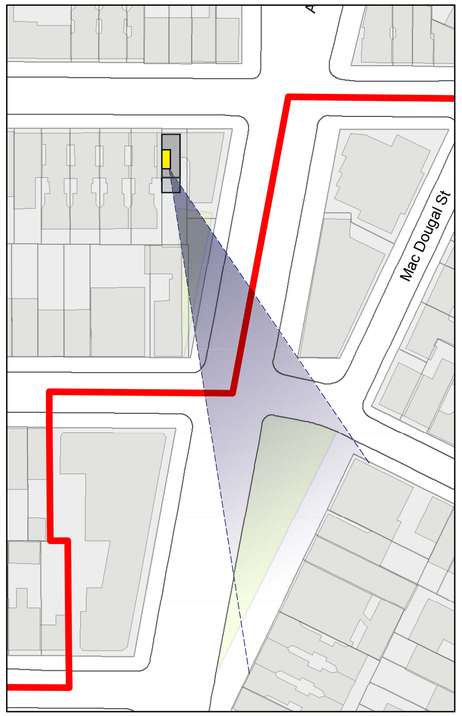
NOTE: Very limited visibility of top rail visible in limited location on King St.

Visibility
Mock-Up Photos

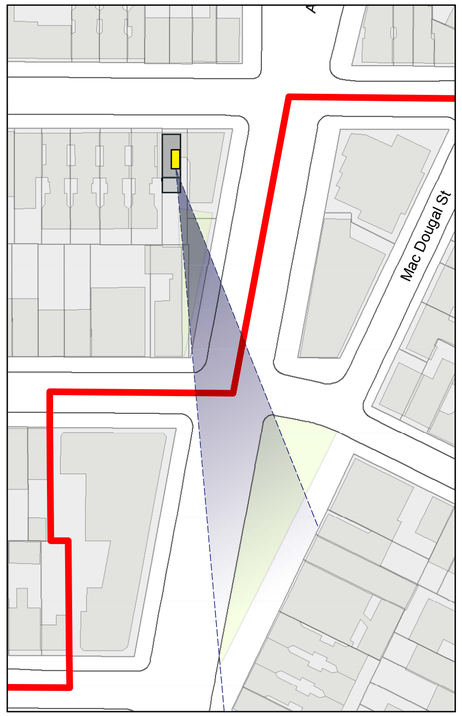
NOTE: Rail visibility at 6th Ave. between King Street and Houston Street



View Coridor to Roof Bulkhead
Placement Strategy



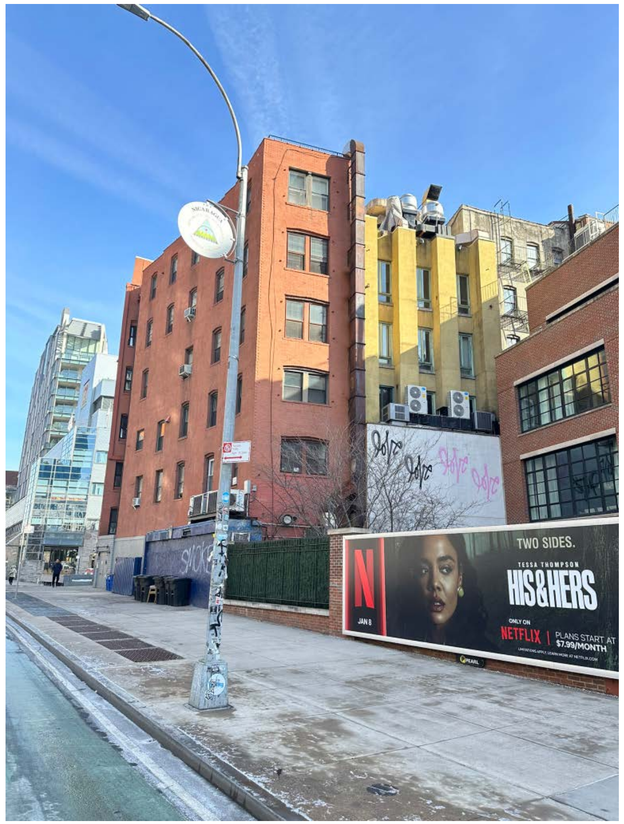
Weighted West



Weighted East

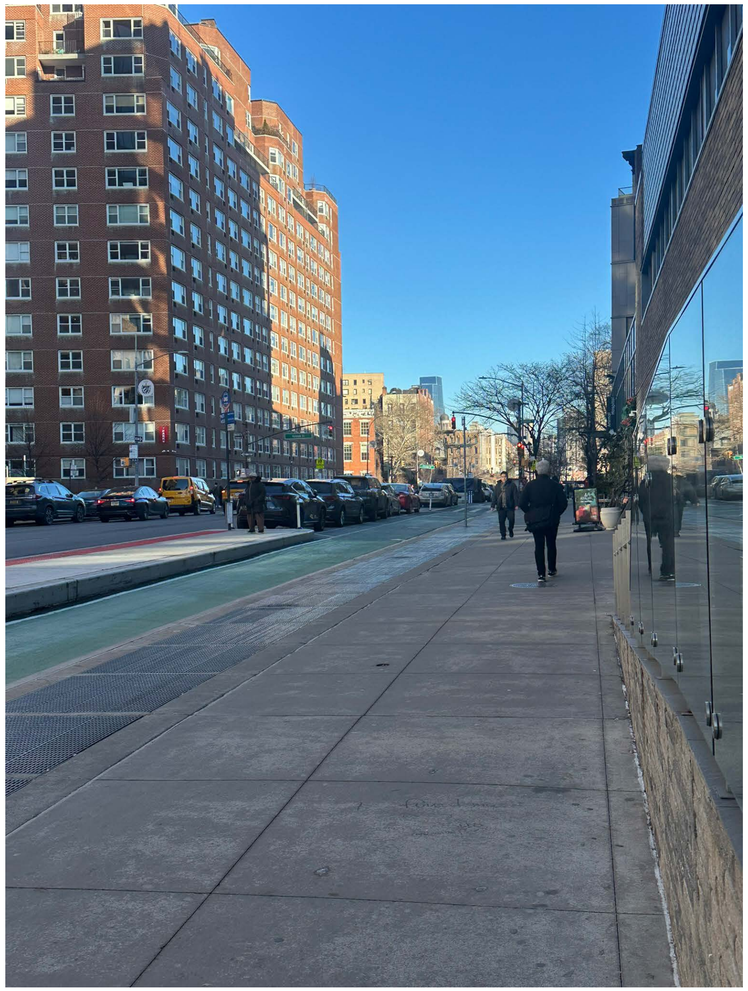
Incidental Views along 6th Avenue Extension

Visible Mechanical Flues and Chimneys



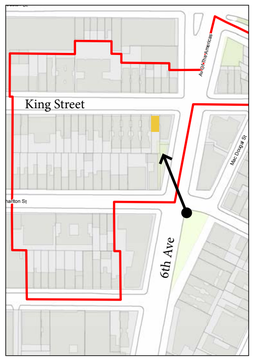
Visibility
Mock-Up Photos

NOTE: We find it difficult to make out the visibility of the mockup just north of the corner of Spring and 6th Ave.



Visibility

Mock-Up Photos and Photomontage



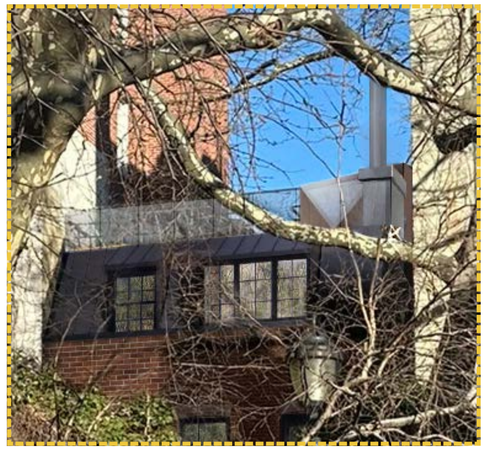
Visibility

Mock-Up Photos and Photomontage

Visibility
Mock-Up Photos and Photomontage

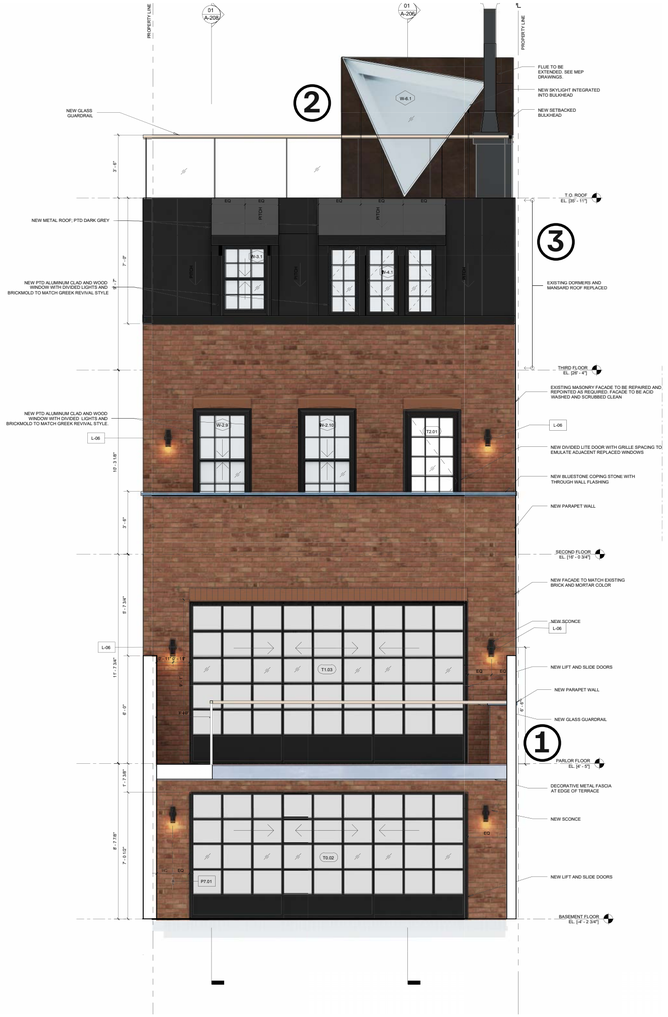
APPROX. LOCATION OF CHAINLINK FENCE

APPROX. HEIGHT OF CMU WALL



THANK YOU!

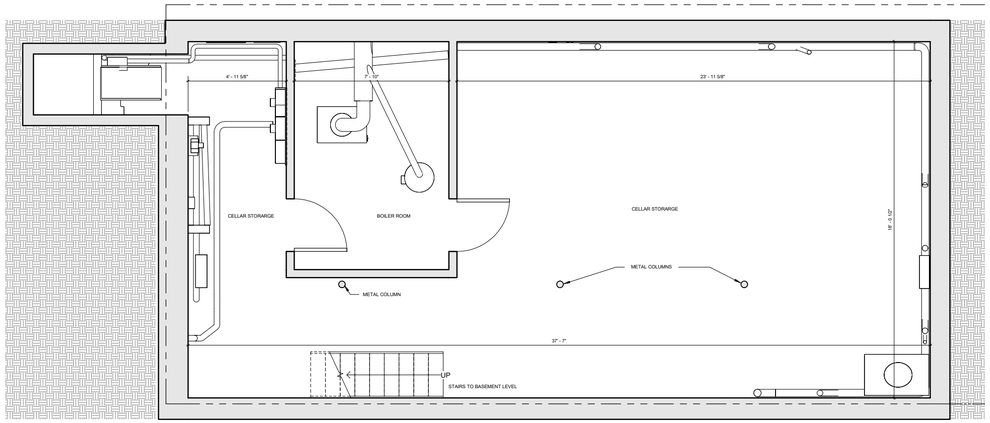
1. Rear yard addition
2. Rooftop bulkhead and glass guardrails
3. Modification to mansard roof
4. Removal of metal lintel caps at front facade
5. Installation of aluminum-clad windows at front facade
6. Installation of stoop gate



END

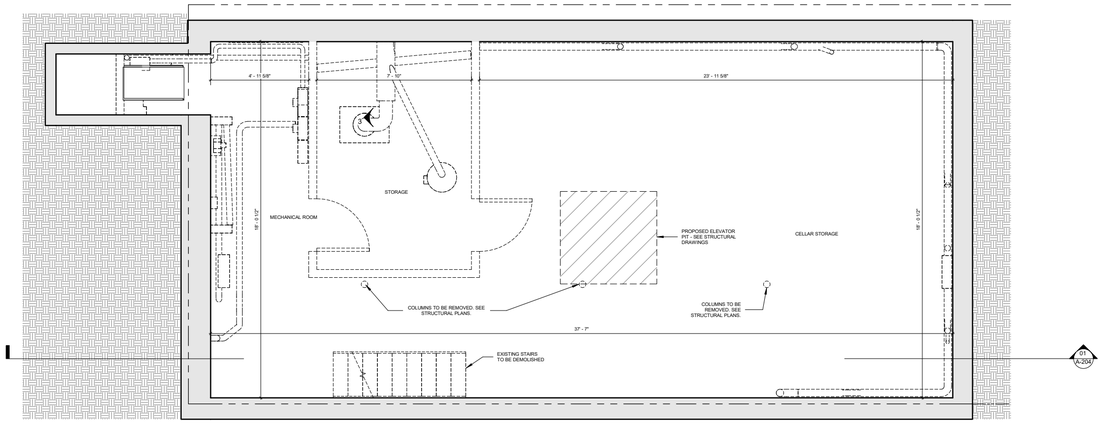
APPENDIX

Visibility
Non-Reflective Glass Sample on Roof



02 CELLAR FLOOR EXISTING PLAN

3/8" = 1'-0"



01 CELLAR FLOOR DEMOLITION PLAN

3/8" = 1'-0"

DEMOLITION NOTES IN ALL INSTANCES:

1. ALL EXISTING **CEILING AND ASSOCIATED ELEMENTS** (LIGHT FIXTURES, AIR OUTLETS, ETC) ARE TO BE REMOVED
2. ALL FURRED OUT PERIMETER **WALLS** ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE PATCHED AND REPAIRED AS NEEDED.
3. EXISTING **FLOORING** TO BE CLEANED. FINISH FLOOR AND SUBLFOOR TO BE REMOVED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING **RADIATORS** TO BE REMOVED.
5. ALL EXISTING SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE SALVAGED OR REUSED IN MEP PLANS.
6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
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8. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE REMOVED AND REPLACED. SEE DETAILS.
9. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VIF ALL EXACT LOCATIONS.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VIF.

0' 3' 6'

True North
N

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CELLAR - EXISTING PLAN & DEMOLITION PLAN

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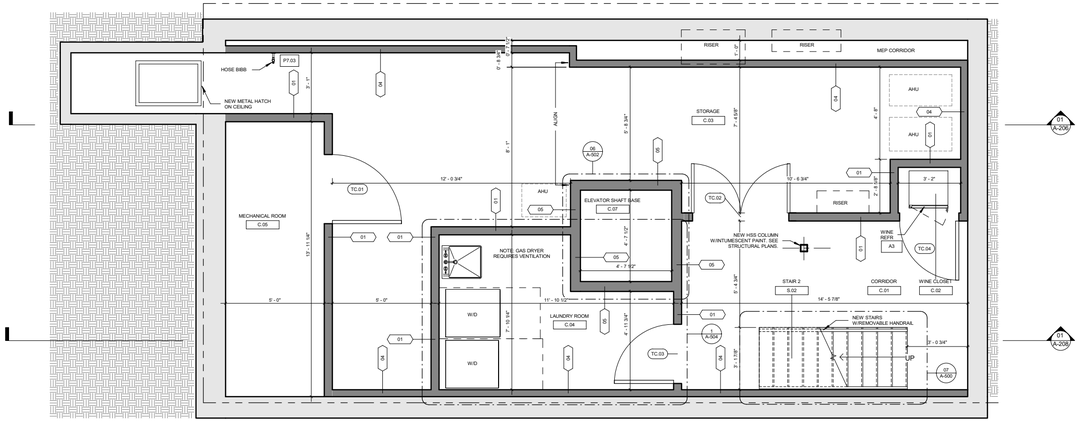
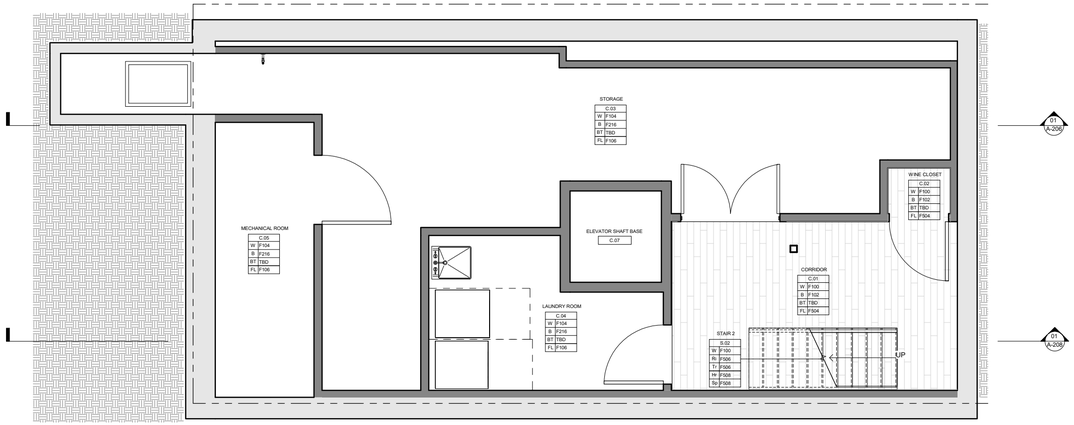


02 CELLAR CONSTRUCTION PLAN

3/8" = 1'-0"



01 CELLAR FINISHES PLAN

3/8" = 1'-0"

CONSTRUCTION NOTES IN ALL INSTANCES:

1. ALL **FLOORS** ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED.
2. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN **JOISTS**.

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CELLAR - CONSTRUCTION PLAN & FINISHES PLAN

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Project No.: 25020

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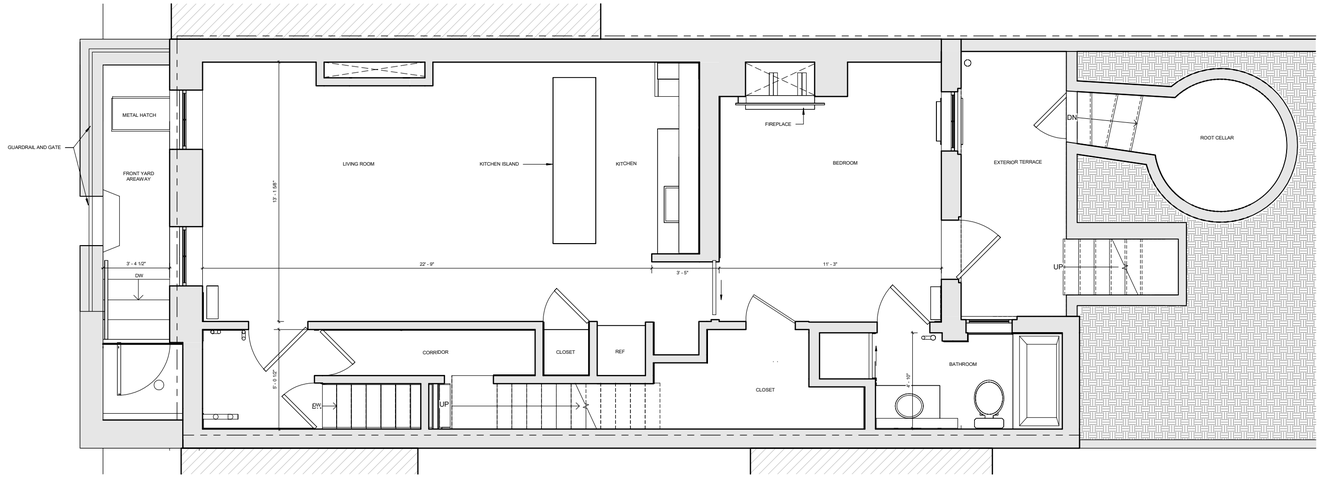
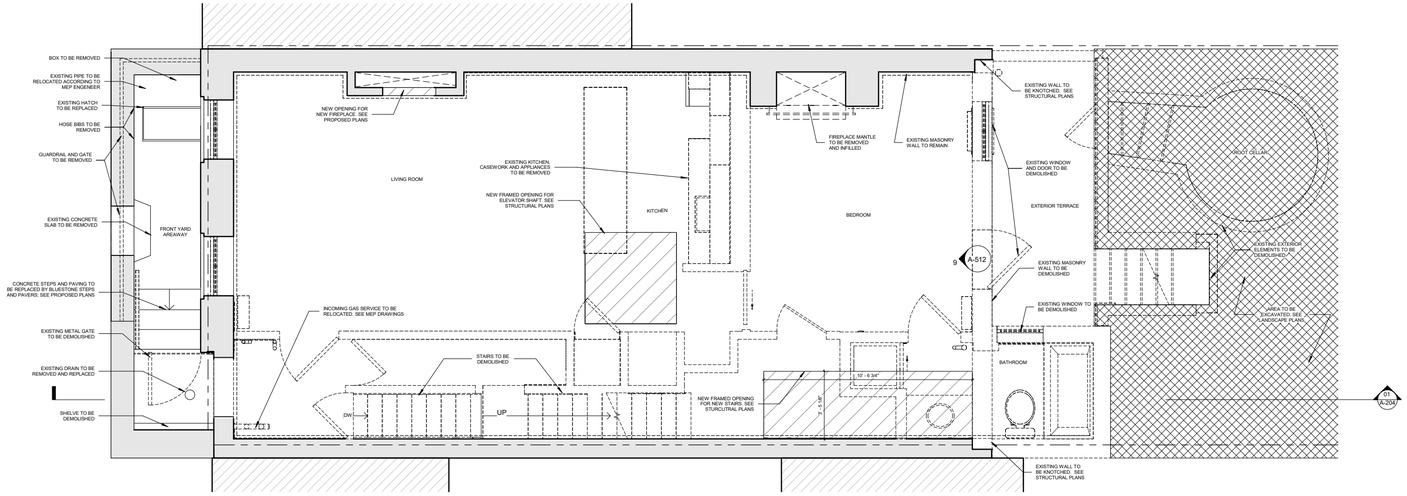


02 BASEMENT EXISTING PLAN

3/8" = 1'-0"



01 BASEMENT DEMOLITION PLAN

3/8" = 1'-0"

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10.

0' 3' 6'

True North N

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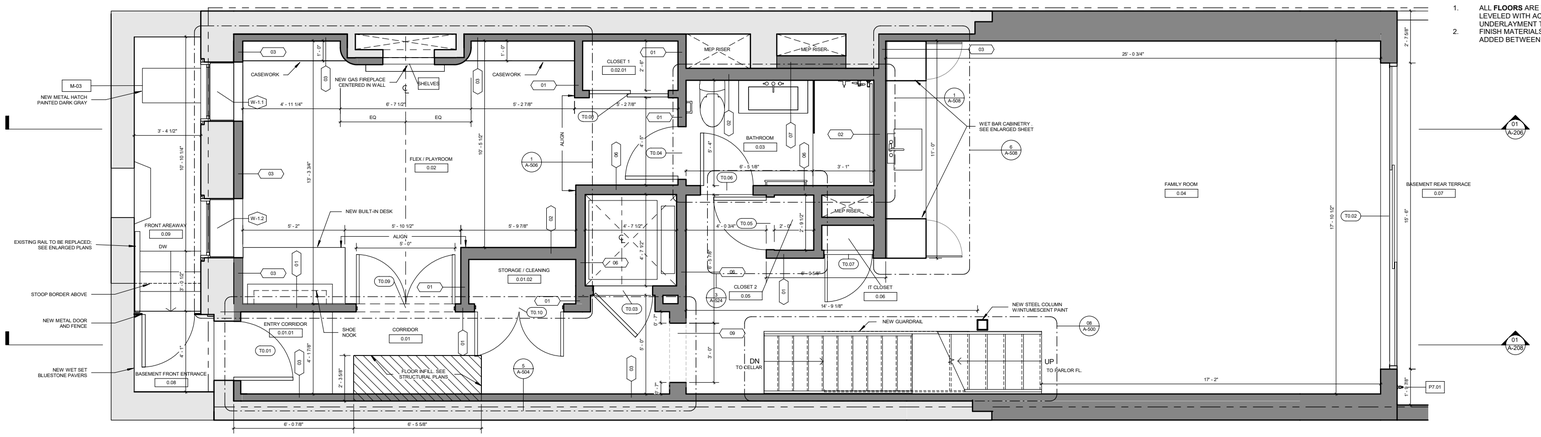
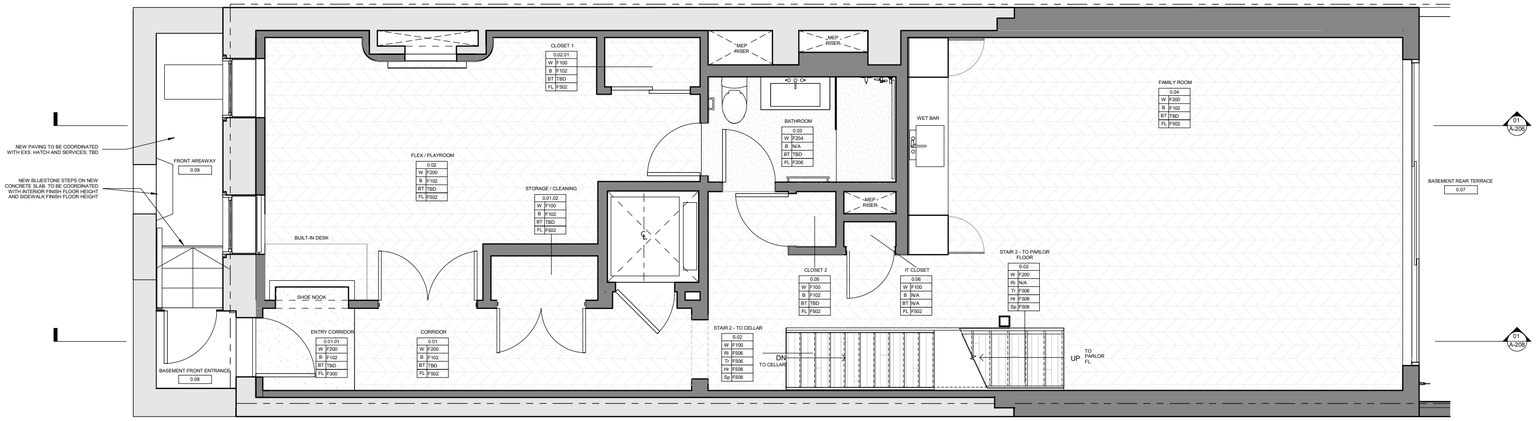


02 BASEMENT CONSTRUCTION PLAN

3/8" = 1'-0"



01 BASEMENT FINISHES PLAN

3/8" = 1'-0"

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0' 3' 6'

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BASEMENT - CONSTRUCTION PLAN & FINISHES PLAN

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Project No.: 25020

Date: 12/12/2025

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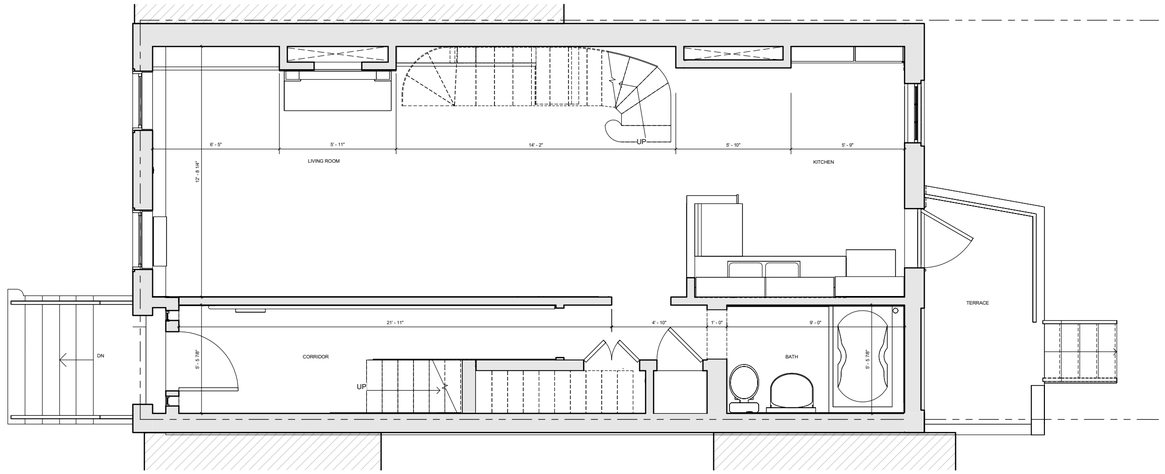
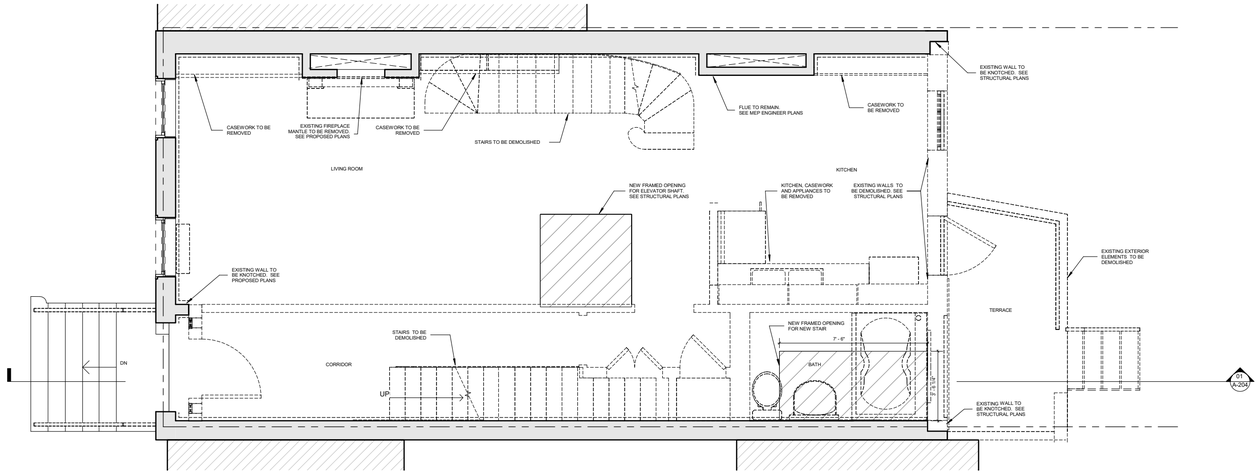


02 PARLOR EXISTING PLAN

3/8" = 1'-0"



01 PARLOR FLOOR DEMOLITION PLAN

3/8" = 1'-0"

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0' 3' 6'

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PARLOR FLOOR - EXISTING PLAN & DEMOLITION PLAN

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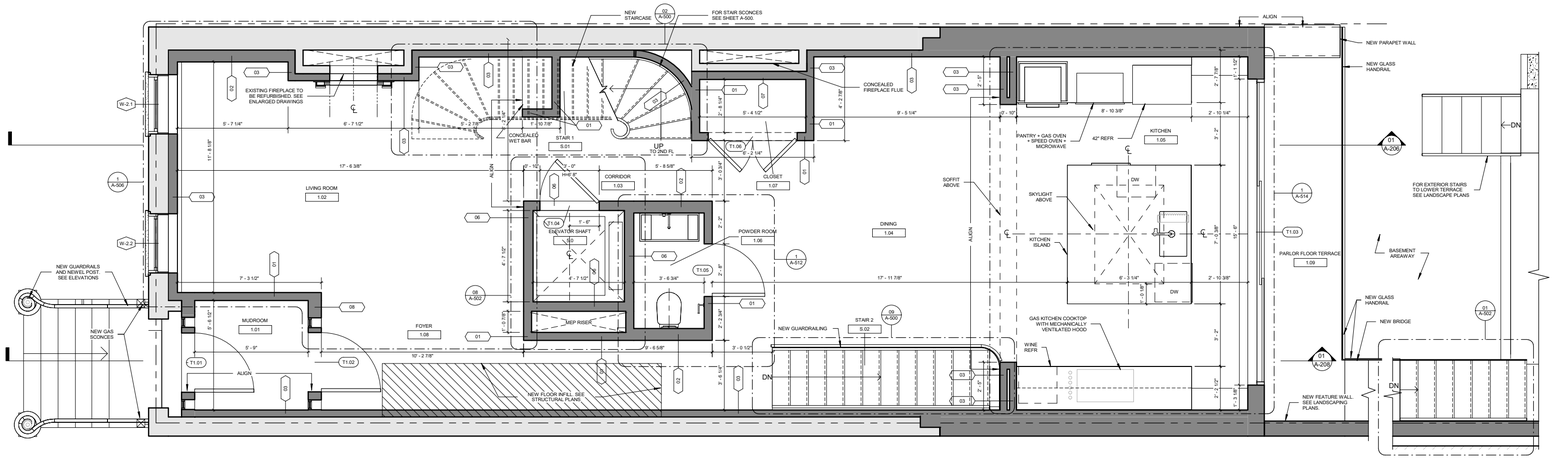
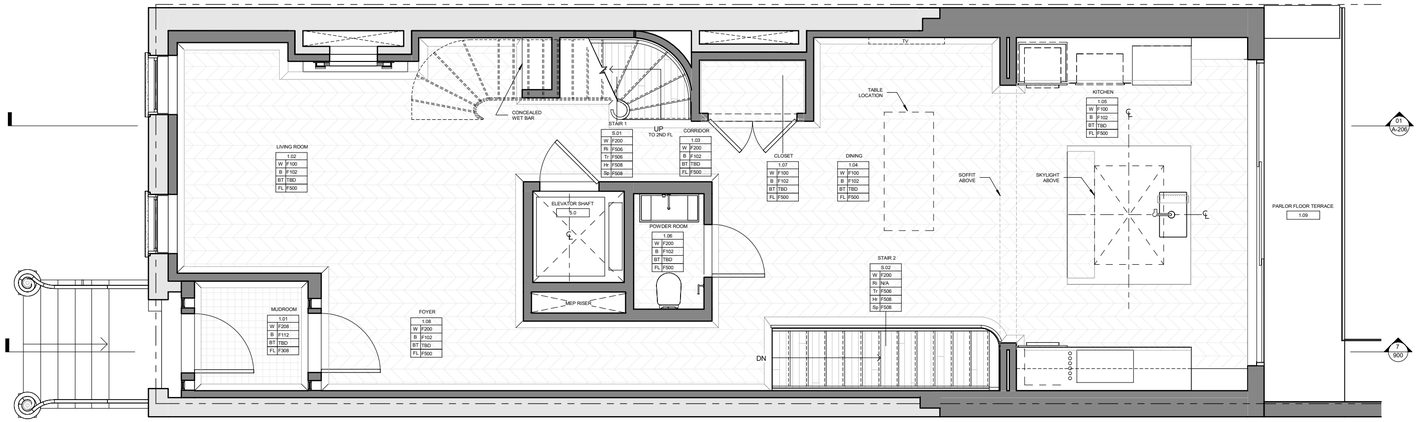


02 PARLOR FLOOR CONSTRUCTION PLAN

3/8" = 1'-0"



01 PARLOR FLOOR FINISHES PLAN

3/8" = 1'-0"

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0' 3' 6'

True North N

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PARLOR FLOOR - CONSTRUCTION PLAN & FINISHES PLAN

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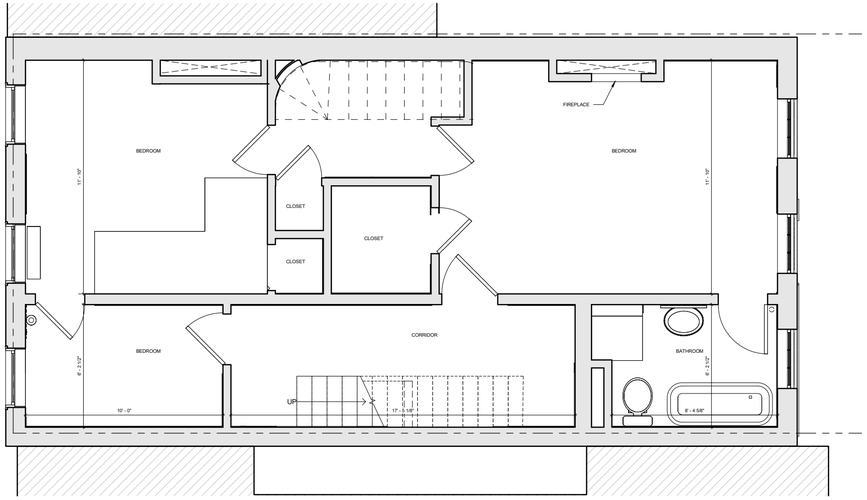
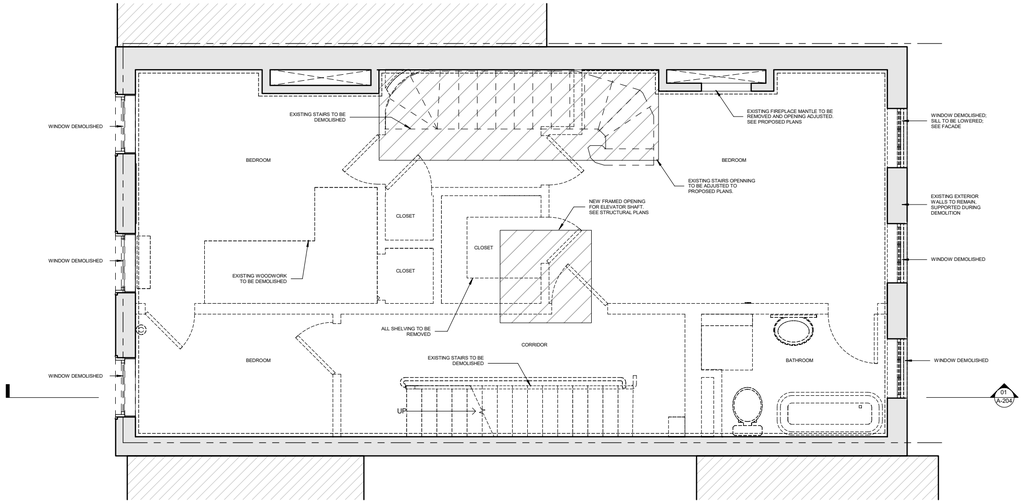


02 SECOND FLOOR EXISTING PLAN

3/8" = 1'-0"



01 SECOND FLOOR DEMOLITION PLAN

3/8" = 1'-0"

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NO.	DATE	ISSUE / REVISIONS
1	9/9/2025	Schematic Design

DOB STAMP

DOB SCAN

DOB NOW Job # XXXXXXX

PROJECT:

20 KING STREET
NEW YORK, NEW YORK
10014

DRAWING TITLE:

2ND FLOOR - EXISTING PLAN & DEMOLITION PLAN

Seal:

Project No.: 25020

Date: 12/12/2025

Scale: As indicated

Drawing No.:

DM-106.00

Sheet 16 of 49

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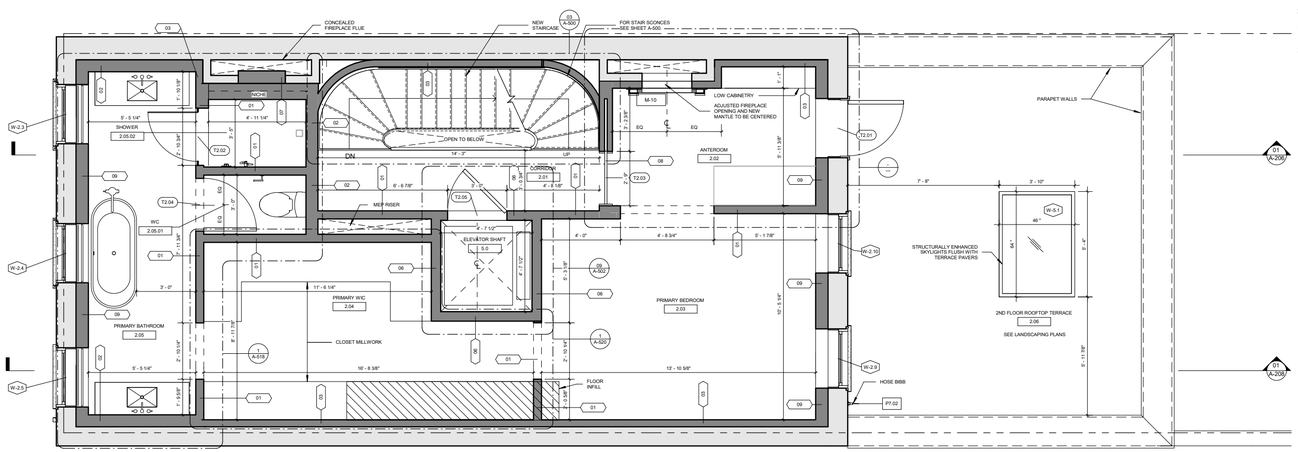
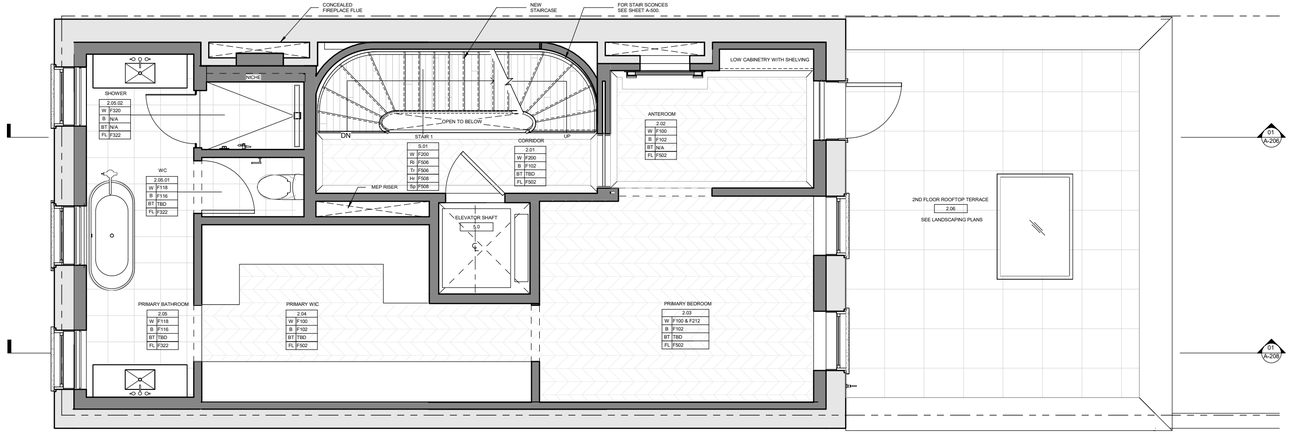


02 SECOND FLOOR CONSTRUCTION PLAN

3/8" = 1'-0"



01 SECOND FLOOR FINISHES PLAN

3/8" = 1'-0"

CONSTRUCTION NOTES IN ALL INSTANCES:

1. ALL **FLOORS** ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED.
2. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN **JOISTS**.

0' 3' 6'

True North N

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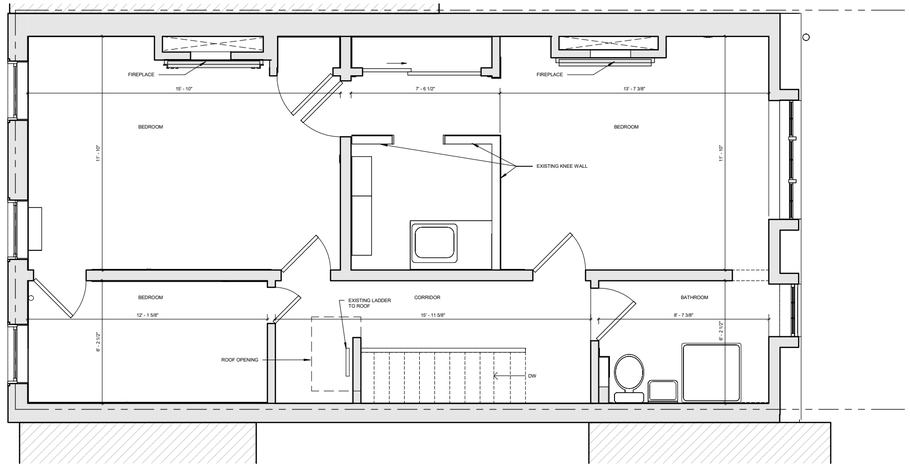
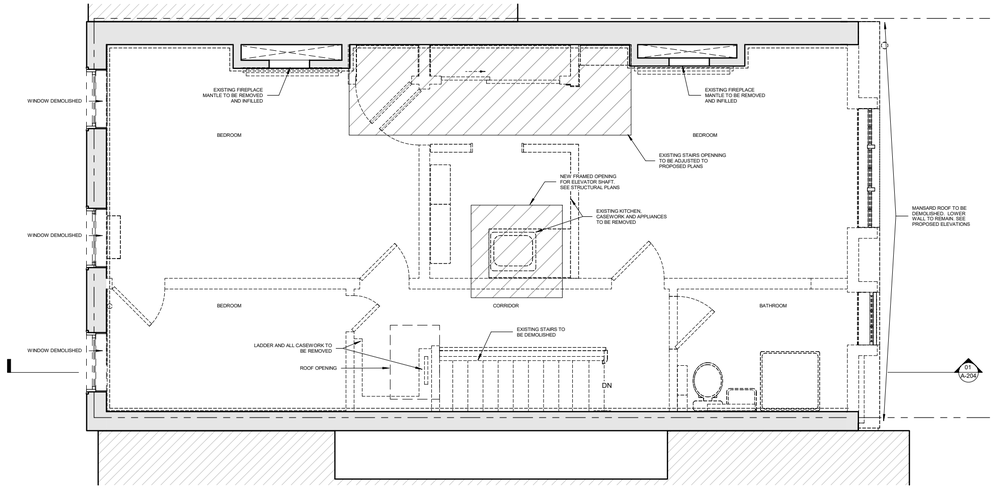


02 THIRD FLOOR EXISTING PLAN

3/8" = 1'-0"



01 THIRD FLOOR DEMOLITION PLAN

3/8" = 1'-0"

DEMOLITION NOTES IN ALL INSTANCES:

1. ALL EXISTING **CEILING AND ASSOCIATED ELEMENTS** (LIGHT FIXTURES, AIR OUTLETS, ETC) ARE TO BE REMOVED
2. ALL FURRED OUT PERIMETER **WALLS** ARE TO BE DEMOLISHED AND THE MASONRY WALLS BEHIND ARE TO BE PATCHED AND REPAIRED AS NEEDED.
3. EXISTING **FLOORING** TO BE CLEANED. FINISH FLOOR AND SUBLFOOR TO BE REMOVED AND REPLACED. SEE STRUCTURAL DRAWINGS.
4. ALL EXISTING **RADIATORS** TO BE REMOVED.
5. ALL EXISTING SPRINKLER BRANCHING & RISERS TO BE REMOVED UNLESS NOTED TO BE SALVAGED OR REUSED IN MEP PLANS.
6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
7. GC TO REMOVE ALL EXISTING ELEMENTS, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR UTILTY POR.
8. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE REMOVED AND REPLACED WITH NEW.
9. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VIF ALL EXACT LOCATIONS.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VIF.

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DRAWING TITLE:

3RD FLOOR - EXISTING PLAN & DEMOLITION PLAN

Seal:

Project No.: 25020

Date: 12/12/2025

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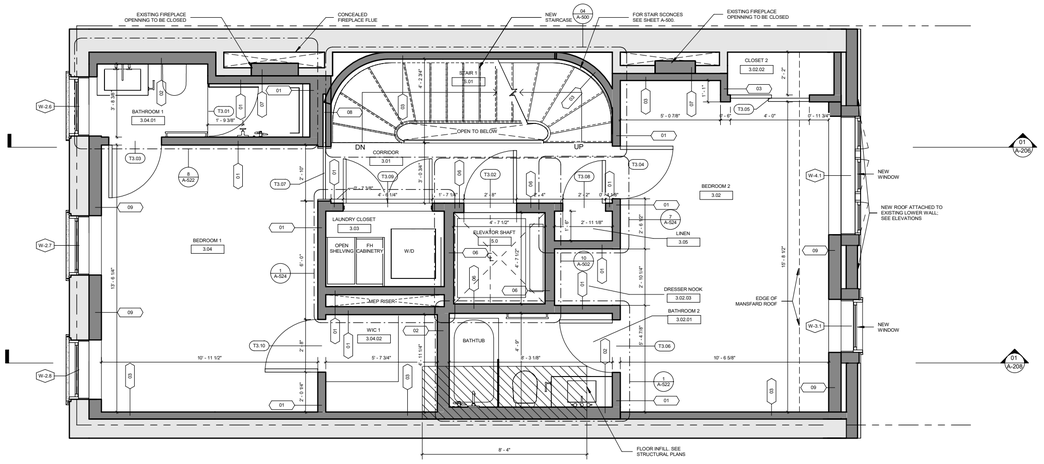
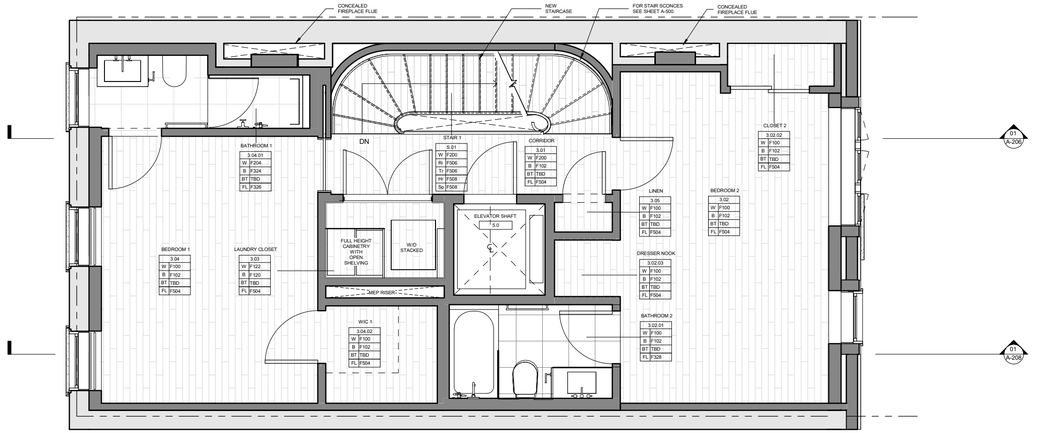


02 THIRD CONSTRUCTION PLAN

3/8" = 1'-0"



01 THIRD FLOOR FINISHES PLAN

3/8" = 1'-0"

CONSTRUCTION NOTES IN ALL INSTANCES:

1. ALL **FLOORS** ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED.
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0' 3' 6'

True North

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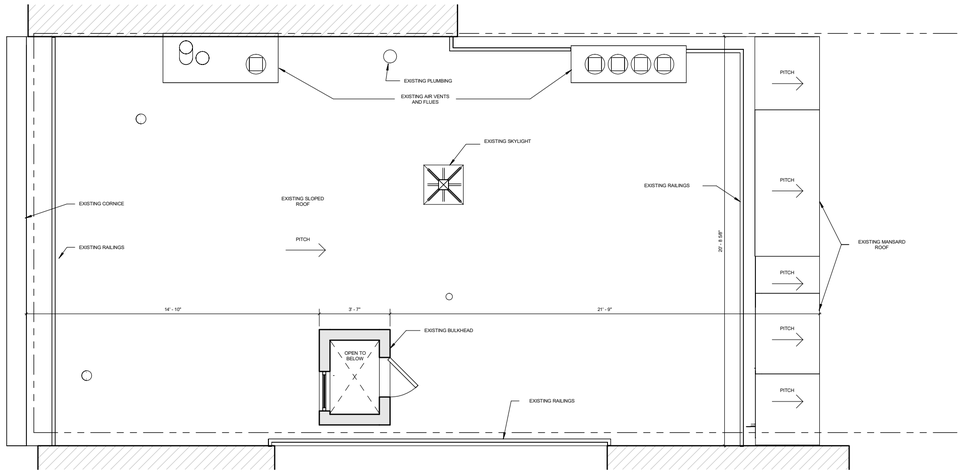
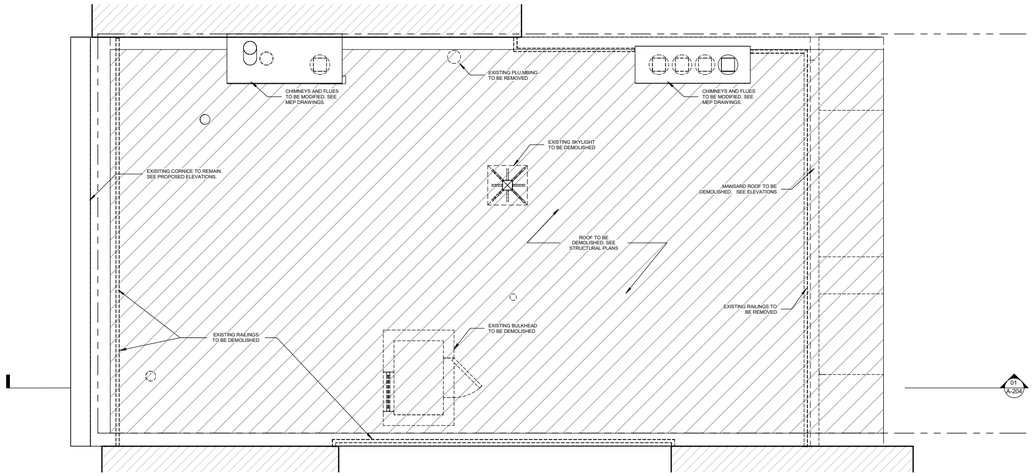


02 ROOF EXISTING PLAN

3/8" = 1'-0"



01 ROOF DEMOLITION PLAN

3/8" = 1'-0"

DEMOLITION NOTES IN ALL INSTANCES:

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6. GC TO REQUEST CLARIFICATION DURING BIDDING IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND MEP PLANS.
7. ALL EXISTING ITEMS TO BE REMOVED INCLUDE ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER INFRASTRUCTURAL ELEMENTS TO BE REMOVED EXCEPT FOR UTILTY POS.
8. ALL EXISTING WINDOW TRIMS AND MOLDINGS TO BE REMOVED AND REPLACED. SEE PLANS.
9. ALL JOISTS LOCATIONS IN DRAWINGS ARE APPROXIMATE. GC TO VIF ALL EXACT LOCATIONS.
10. FLOOR TO FLOOR HEIGHTS ARE APPROXIMATE. GC TO VIF.

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ROOF - EXISTING PLAN & DEMOLITION PLAN

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0' 3' 6'

True North

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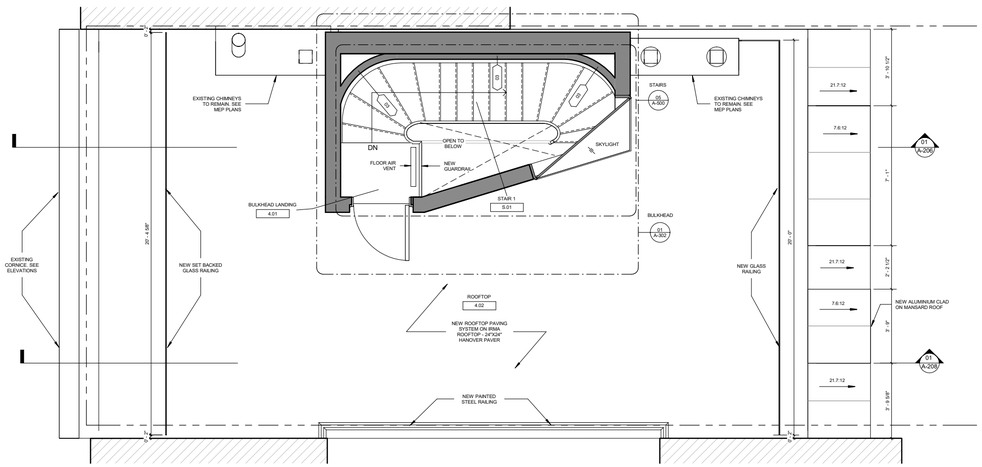
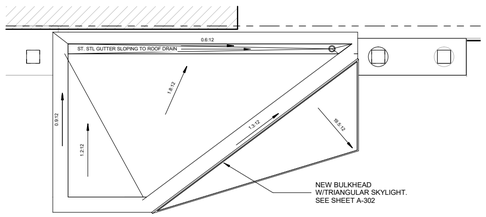


02 ROOF CONSTRUCTION PLAN

3/8" = 1'-0"

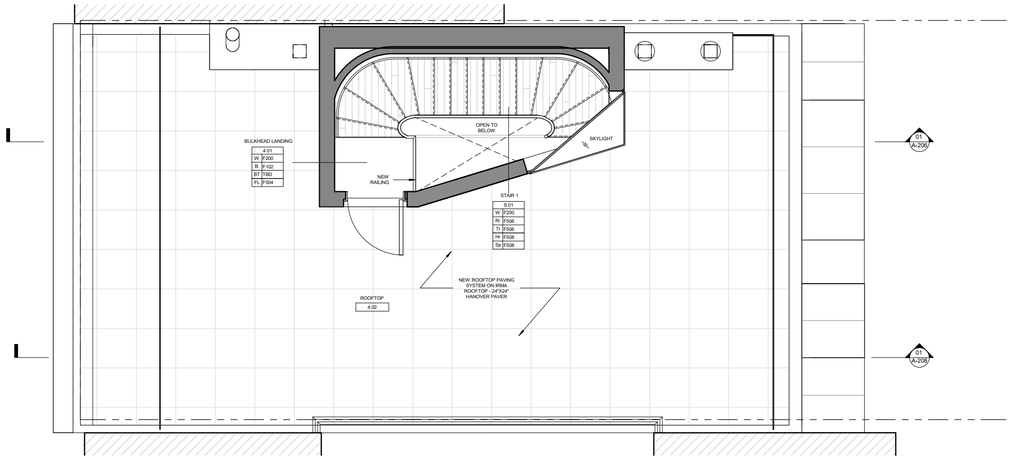


03 BULKHEAD ROOF PLAN

3/8" = 1'-0"

CONSTRUCTION NOTES IN ALL INSTANCES:

1. ALL **FLOORS** ARE TO BE PERFECTLY LEVELED WITH ACOUSTICAL UNDERLAYMENT TO BE ADDED.
2. FINISH MATERIALS AND INSULATION TO BE ADDED BETWEEN **JOISTS**.



01 ROOF FINISHES PLAN

3/8" = 1'-0"

0' 3' 6'

N

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DRAWING TITLE:

ROOF, ROOF BULKHEAD CONSTRUCTION PLAN & FINISHES PLAN

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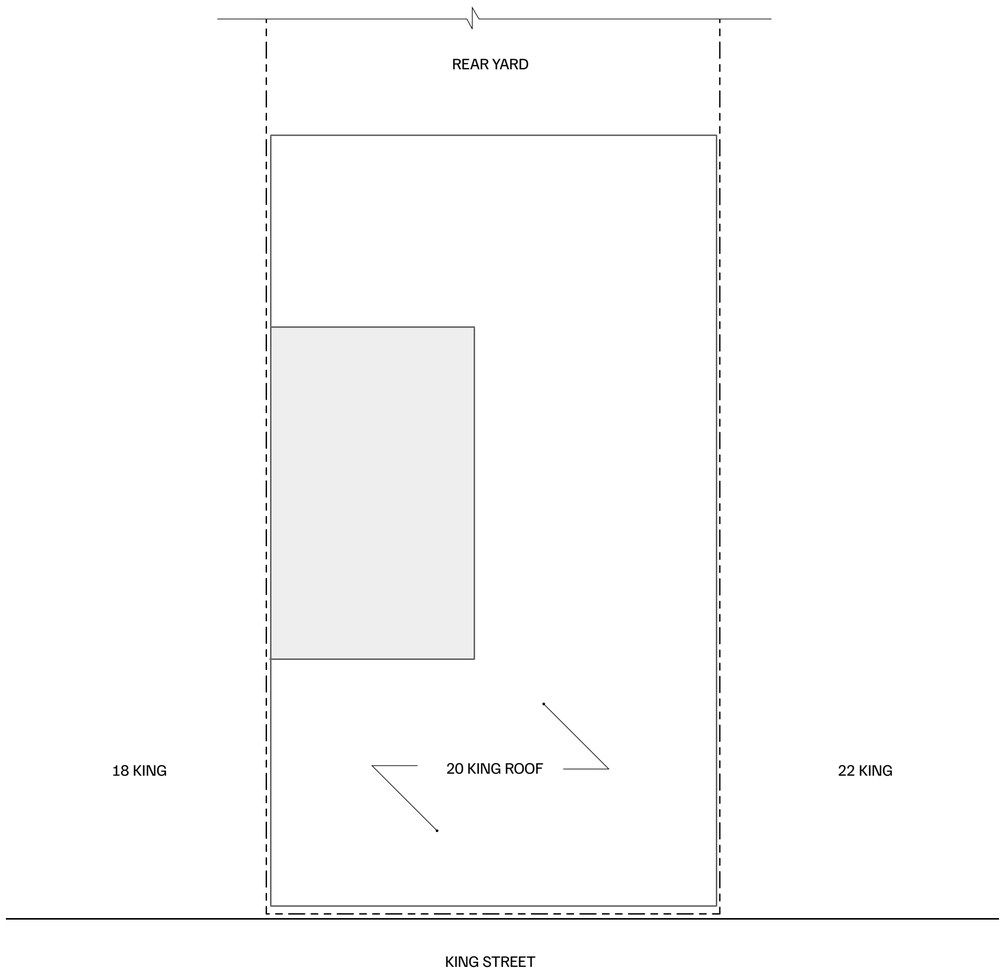
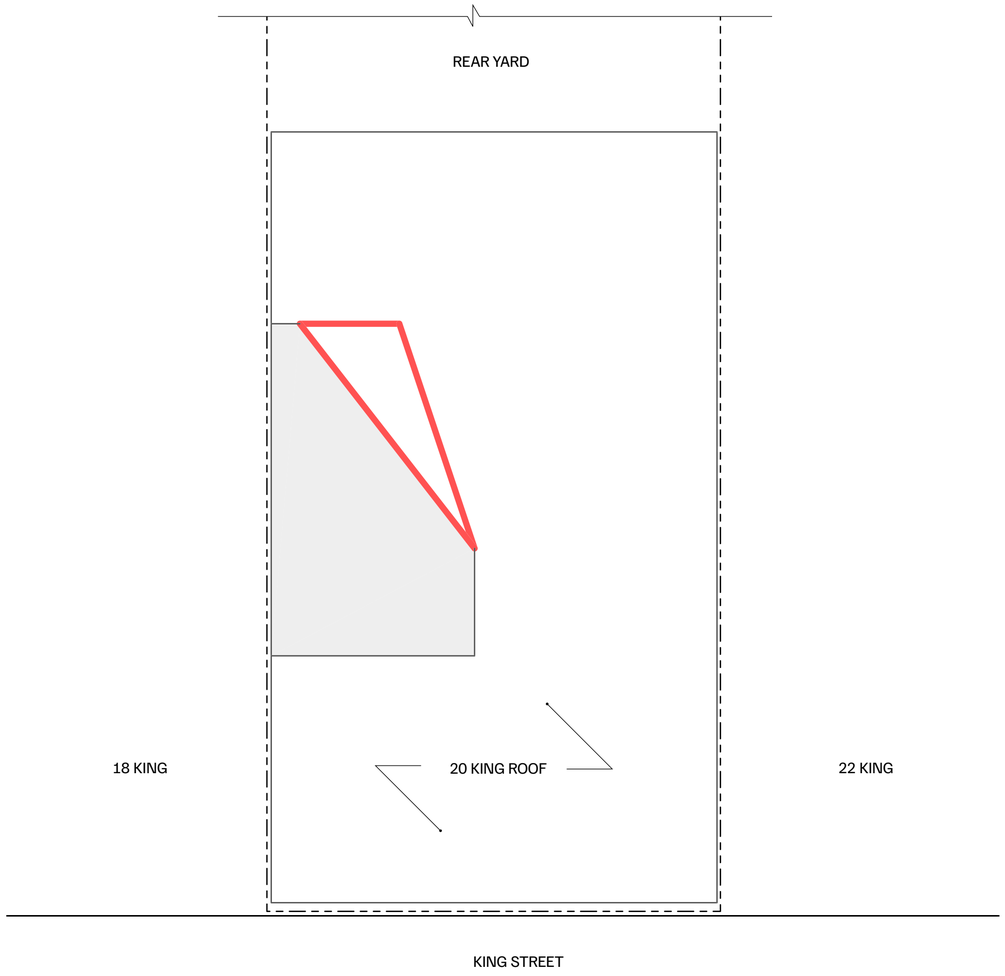
Bulkhead Massing: Sculpted Volume



BULKHEAD ENVELOPE



PROPOSED SCULPTED VOLUME