SOUTH STREET SEAPORT

TIN BUILDING - PROPOSED MODIFICATIONS

MARCH 15, 2016

Howard Hughes THE HOWARD HUGHES CORPORATION® shop

HARDSCAPE

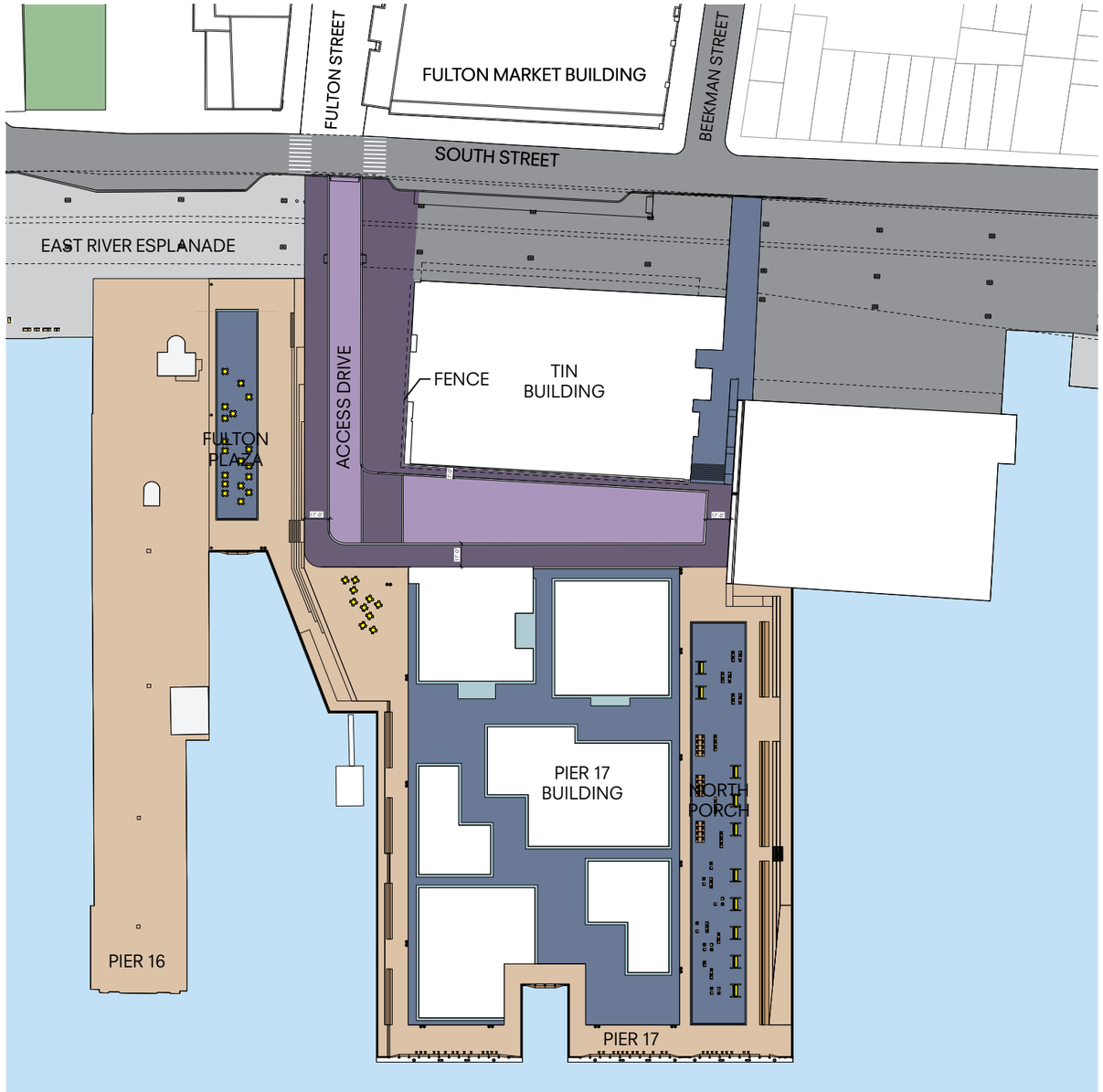
1940: The Tin Building's historic context in the wide expression of South Street. Today, the building is isolated from its historical connections to the street by the FDR (ca. 1954). (NYC MA)

Pier 18, 1943 (LOC)

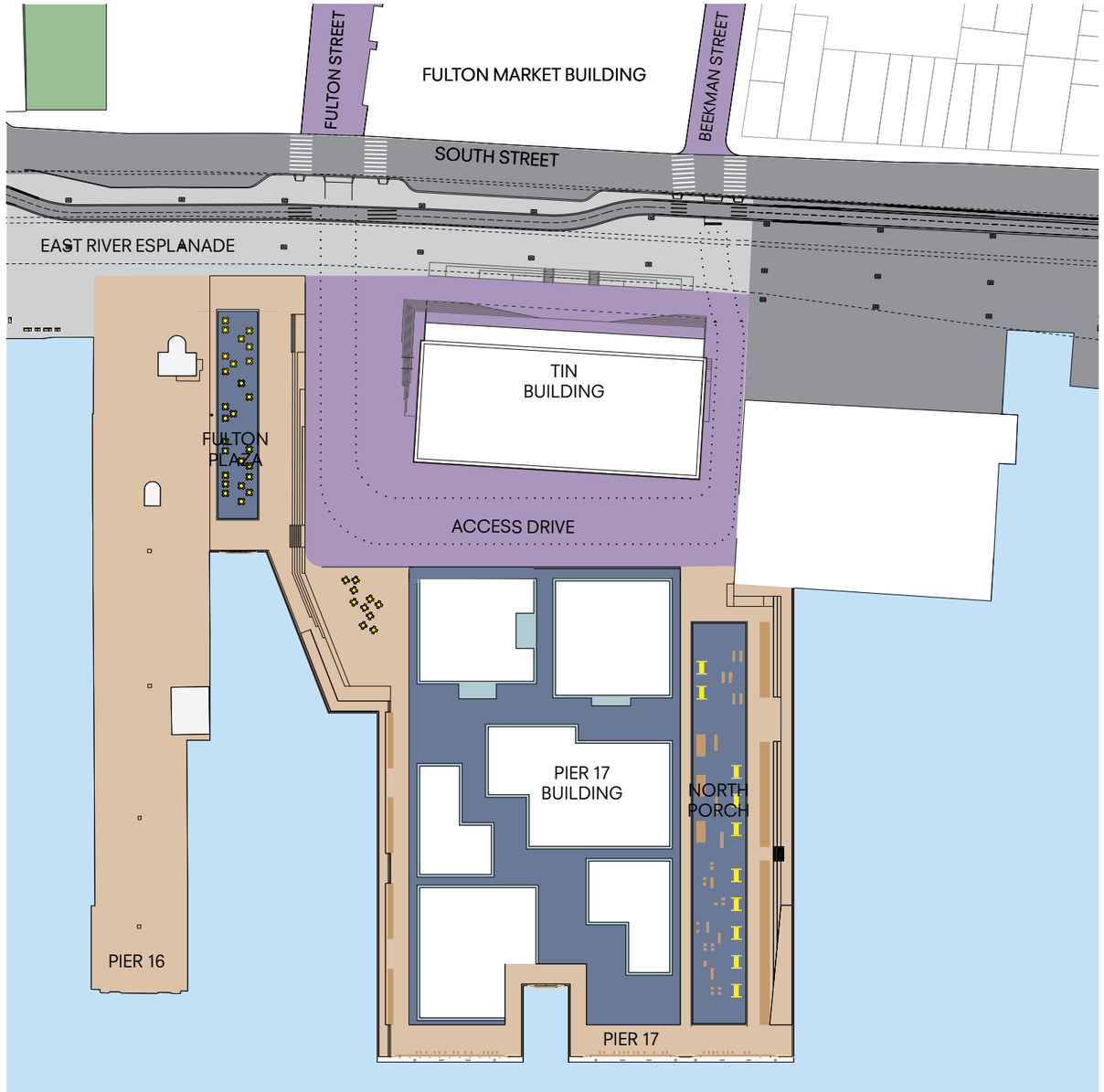
Pier 18, 1943 (LOC)

1943: Showing detail of Tin Building canopy construction, transparency at the ground floor and relationship to the street. (LOC)

SOUTH STREET SEAPORT // HARDSCAPE // APPROVED + PROPOSED LANDSCAPE MATERIALS



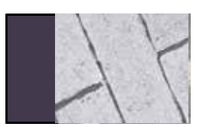
APPROVED SITE PLAN



PROPOSED SITE PLAN

1 PRECAST CONCRETE PAVER - ROAD

2 PRECAST CONCRETE PAVER - SIDEWALK



3 PRECAST PAVER - CROSSWALK

4 PRECAST CONCRETE FLAT CURB

5 ESPLANADE HEX PAVER

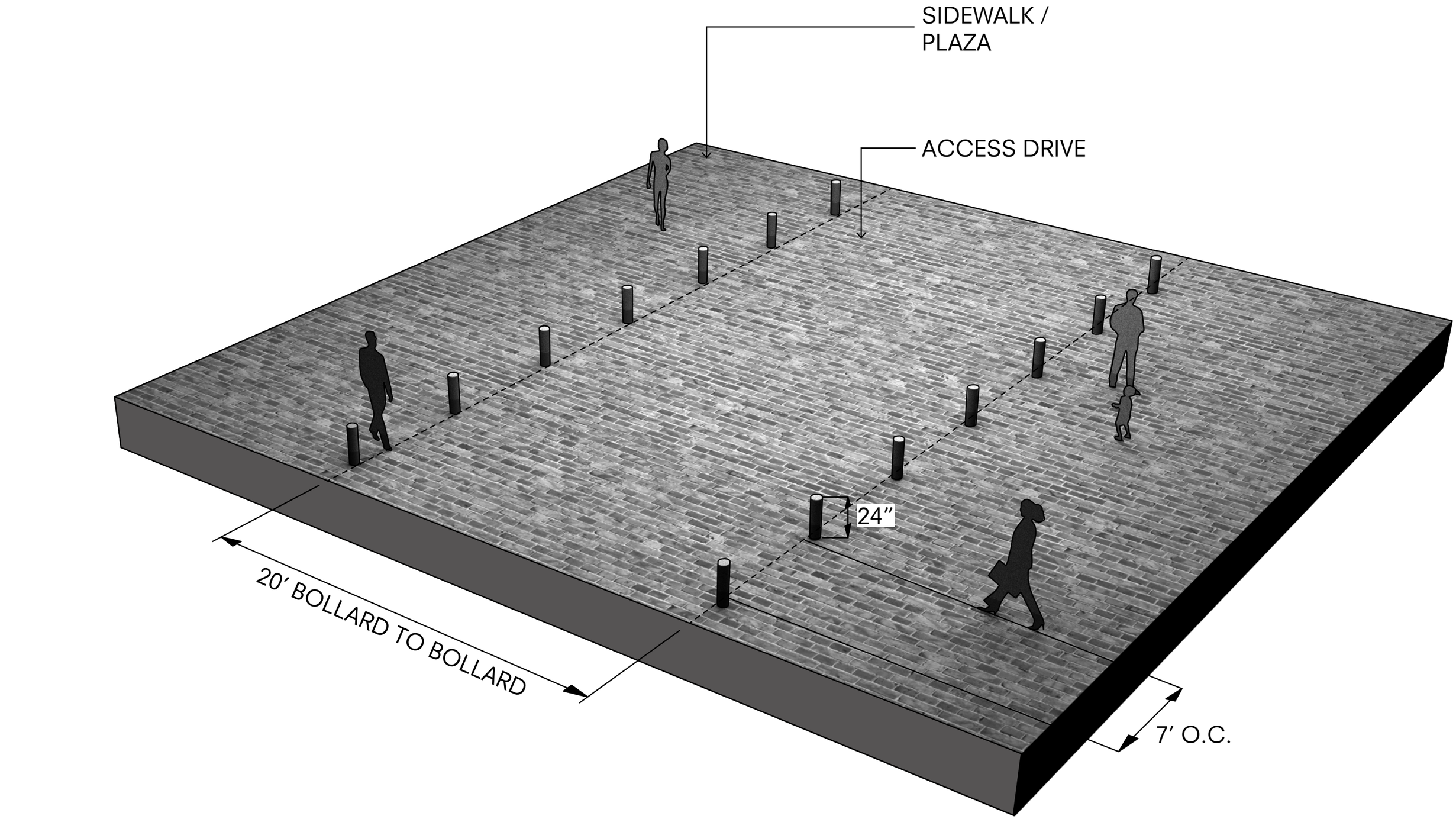
6 WOOD DECKING

7 CONCRETE PAVER

8 BLUESTONE

Howard Hughes THE HOWARD HUGHES CORPORATION® shop

ACCESS DRIVE


SIDEWALK /
PLAZA
ACCESS DRIVE
24″
20′ BOLLARD TO BOLLARD
7′ O.C.

BOLLARD PRECEDENTS // HISTORIC STREETS

SOUTH STREET SEAPORT

SOUTH STREET SEAPORT

LILLE, FRANCE

NASHVILLE

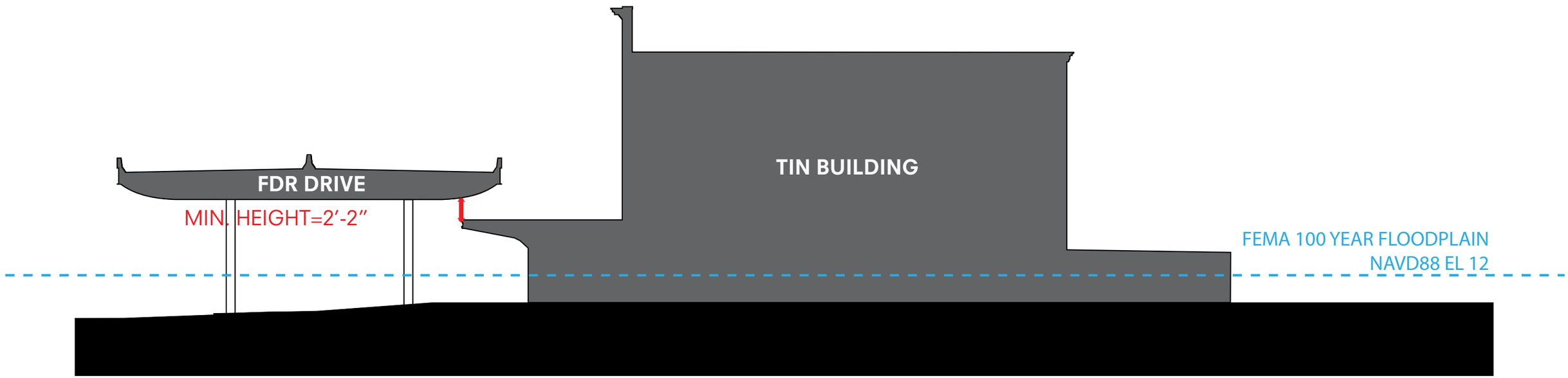
BUTLER'S WHARF, LONDON

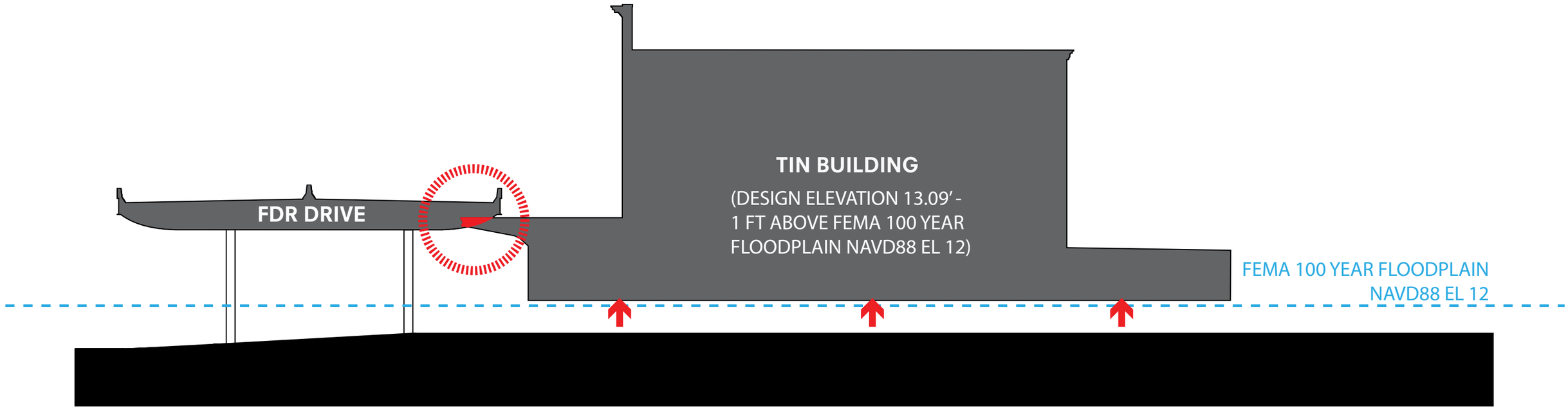
BINGHAM, ENGLAND

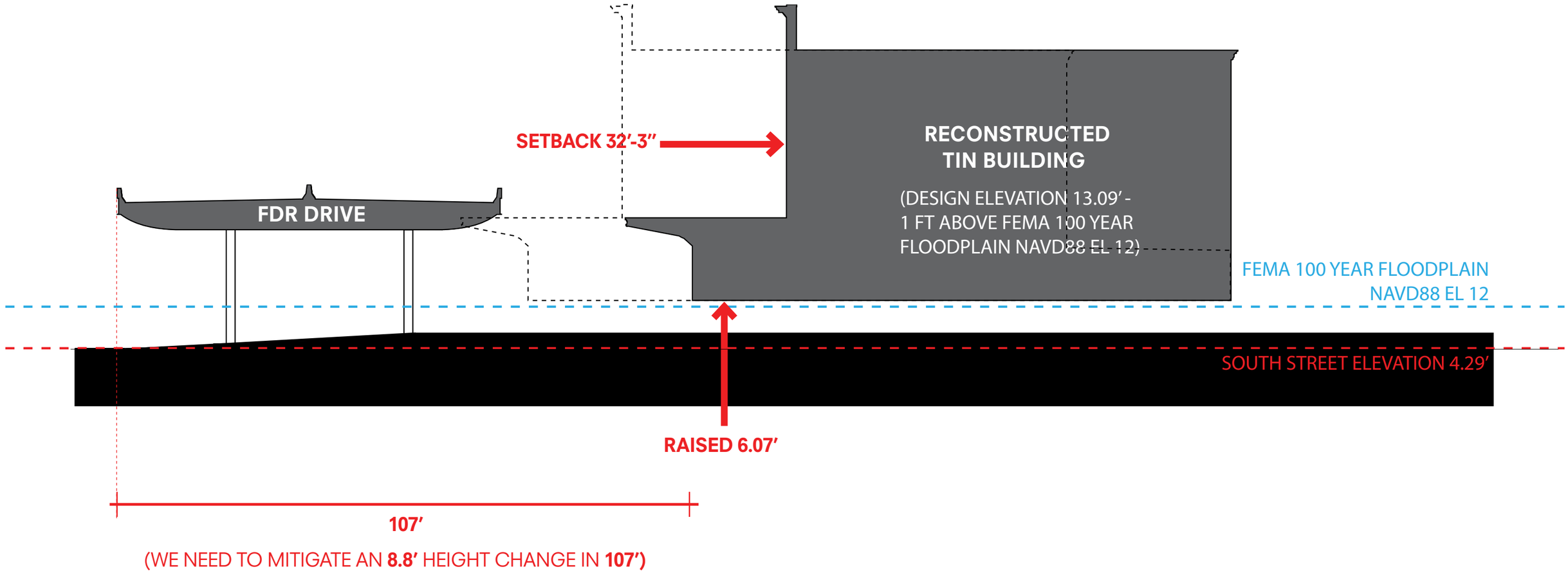
PIAZZA DEL POPOLO, ROME

BOLOGNA

TIN BUILDING GRADING

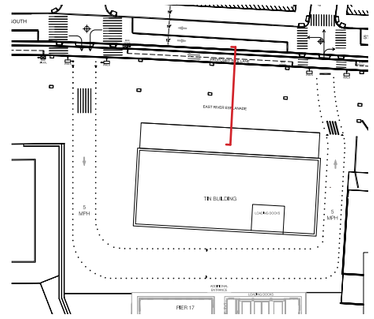

FDR DRIVE
MIN. HEIGHT=2’-2”
TIN BUILDING
FEMA 100 YEAR FLOODPLAIN
NAVD88 EL 12

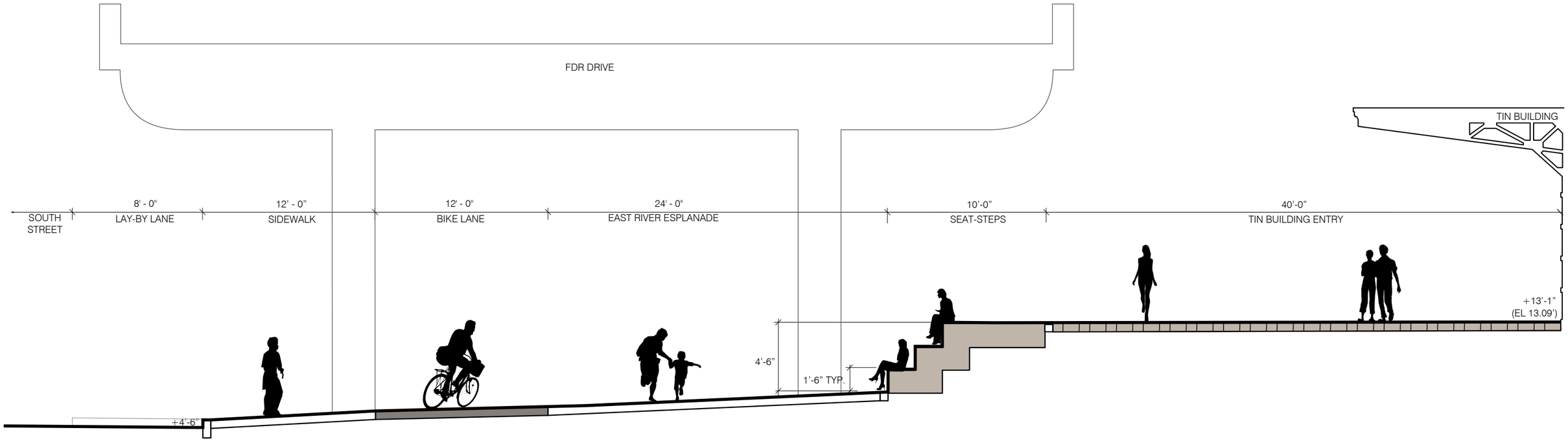

TIN BUILDING
(DESIGN ELEVATION 13.09' -
1 FT ABOVE FEMA 100 YEAR
FLOODPLAIN NAVD88 EL 12)
FDR DRIVE
FEMA 100 YEAR FLOODPLAIN
NAVD88 EL 12



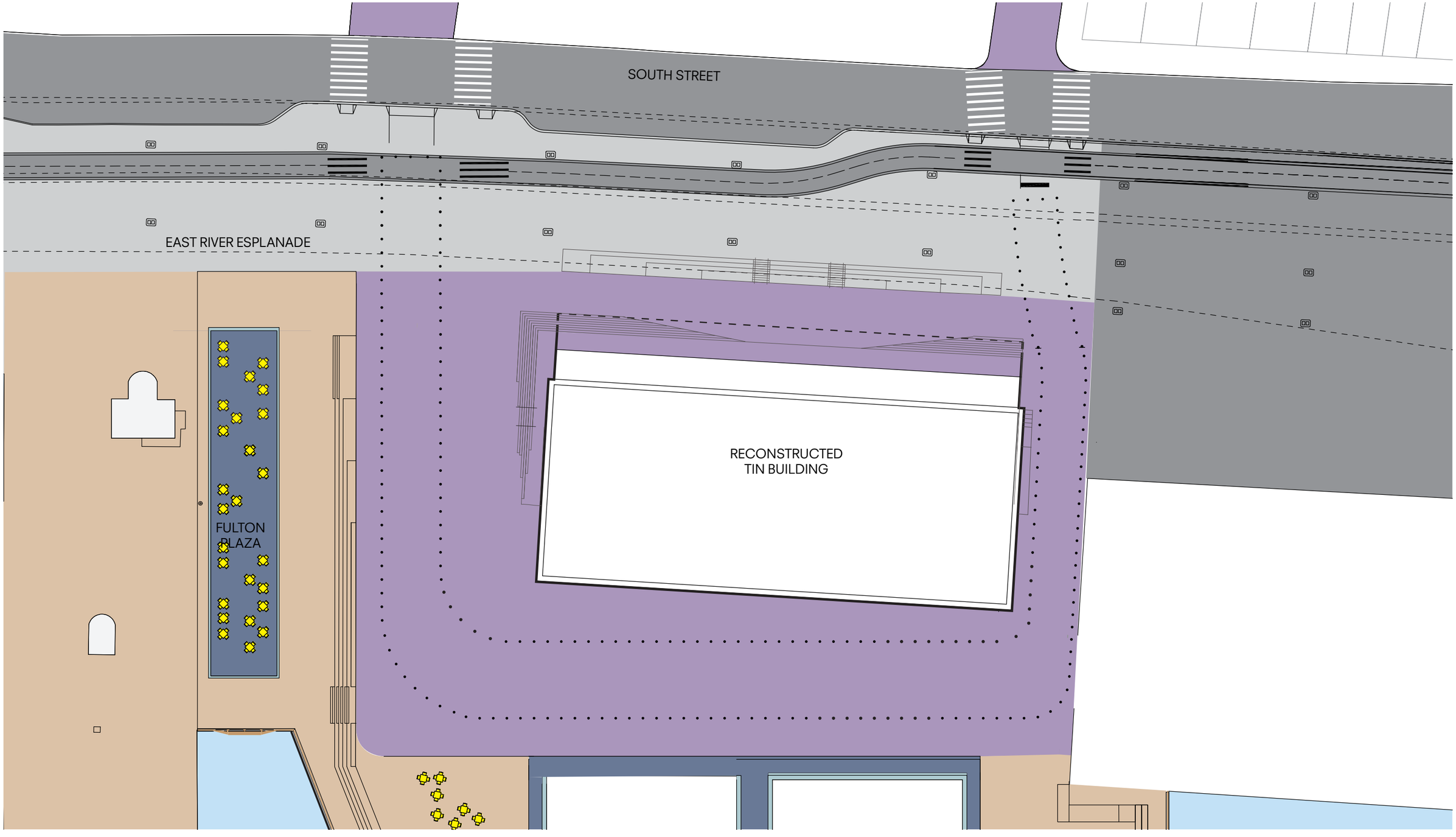
(WE NEED TO MITIGATE AN **8.8'** HEIGHT CHANGE IN **107')**

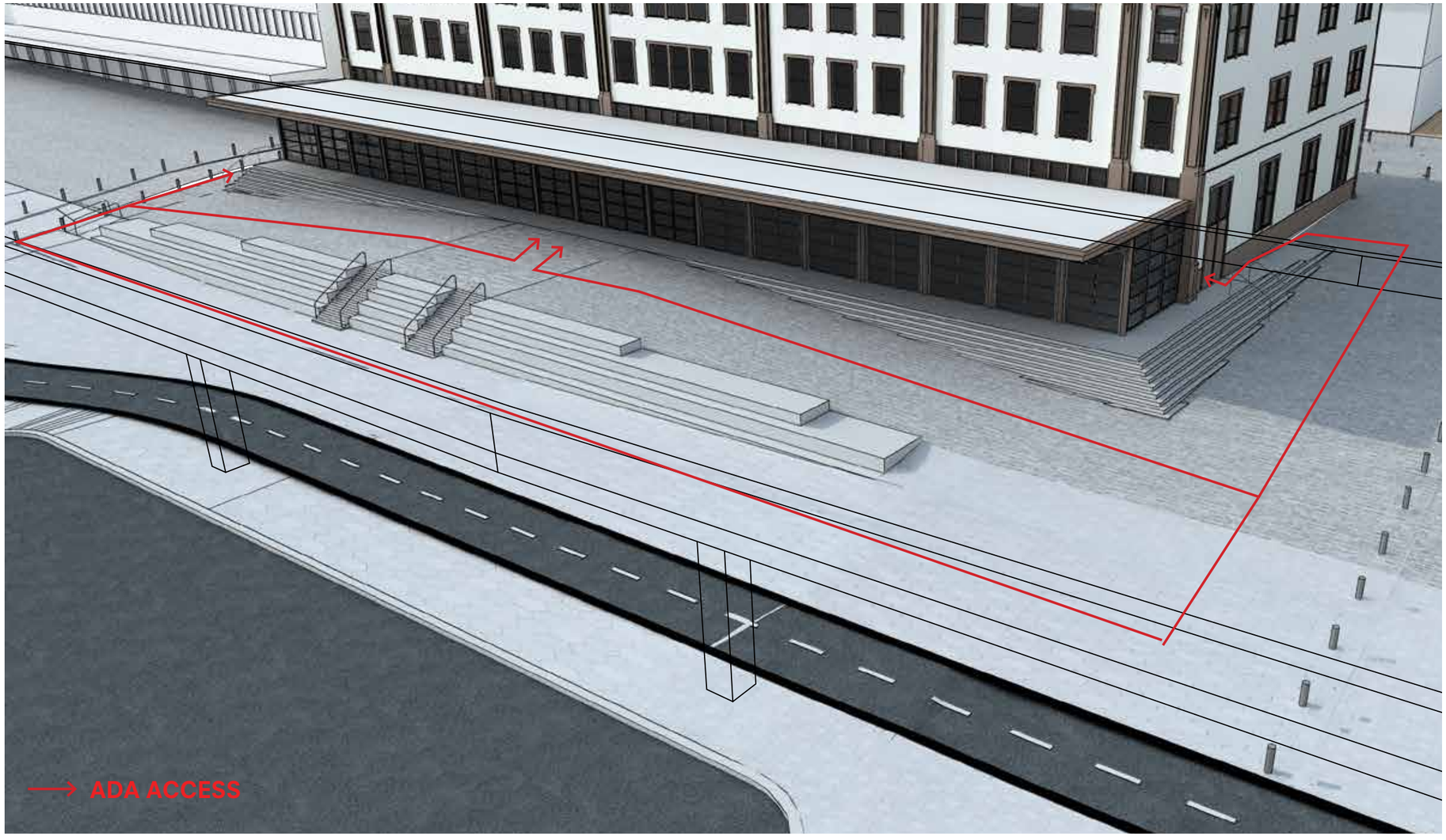
SOUTH STREET SEAPORT // HARDSCAPE / ESPLANADE / SECTION



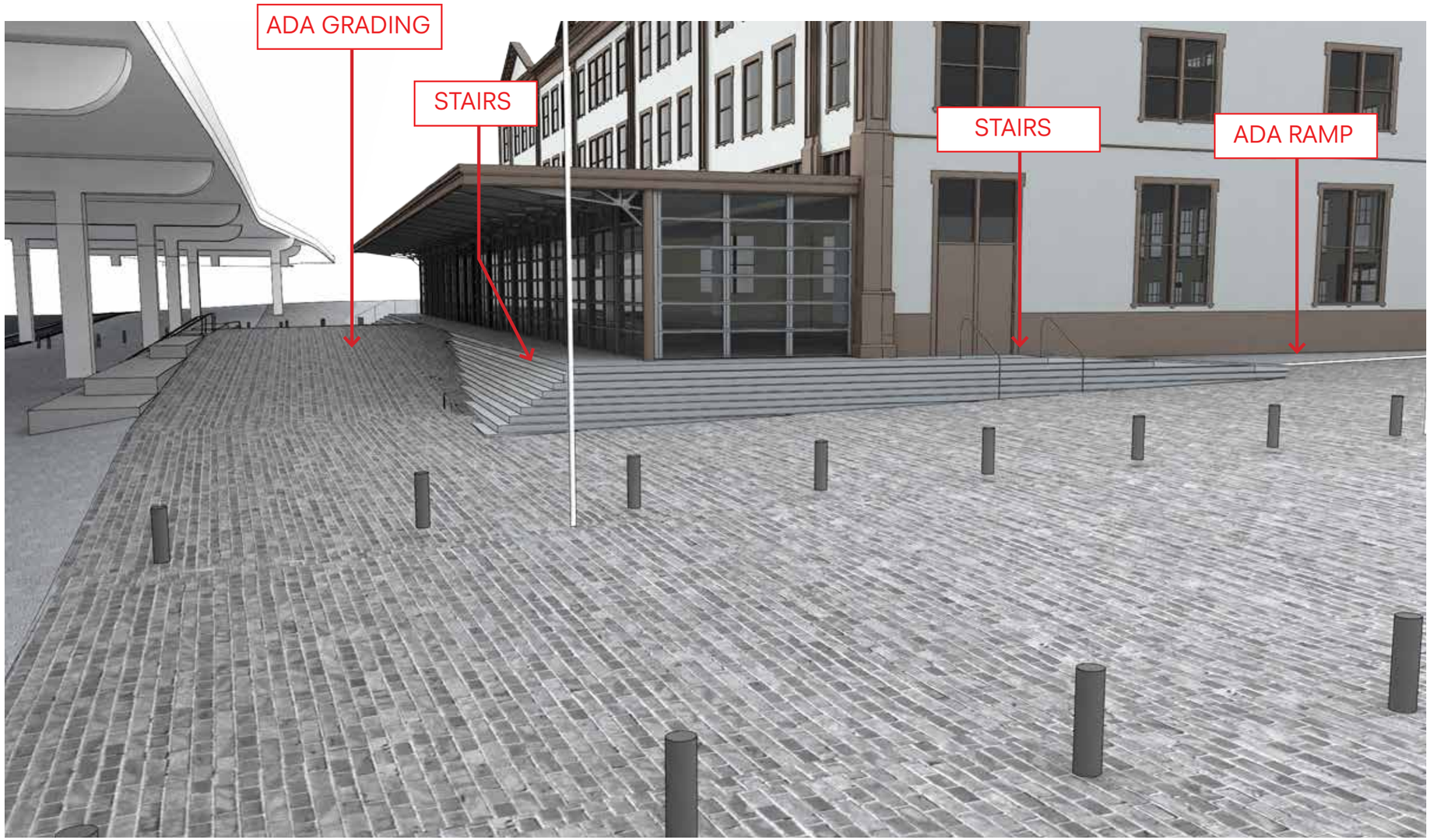


SOUTH STREET SEAPORT // TIN BUILDING HARDSCAPE // PLAN



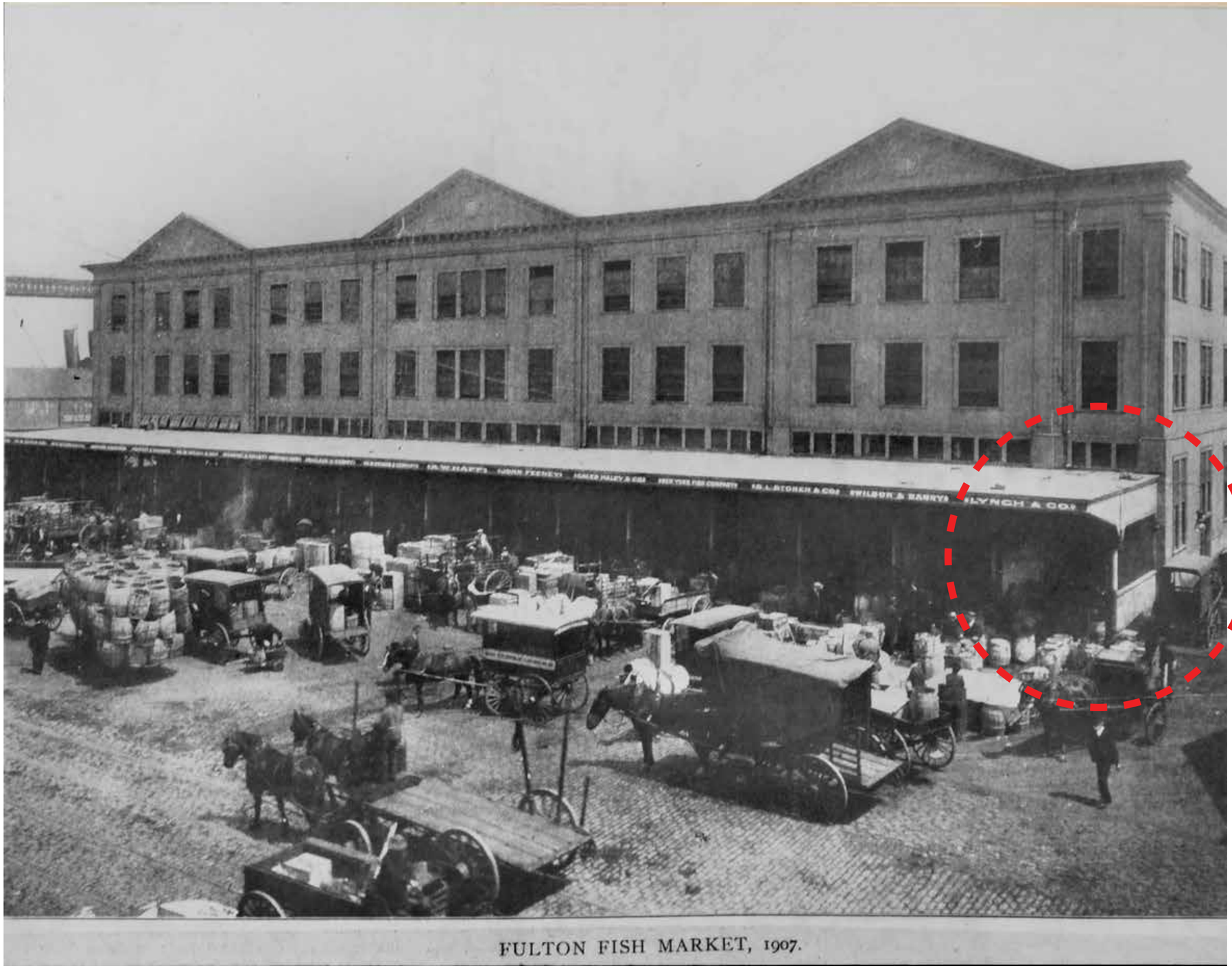


OPTION 3 - ADA ACCESS ROUTE

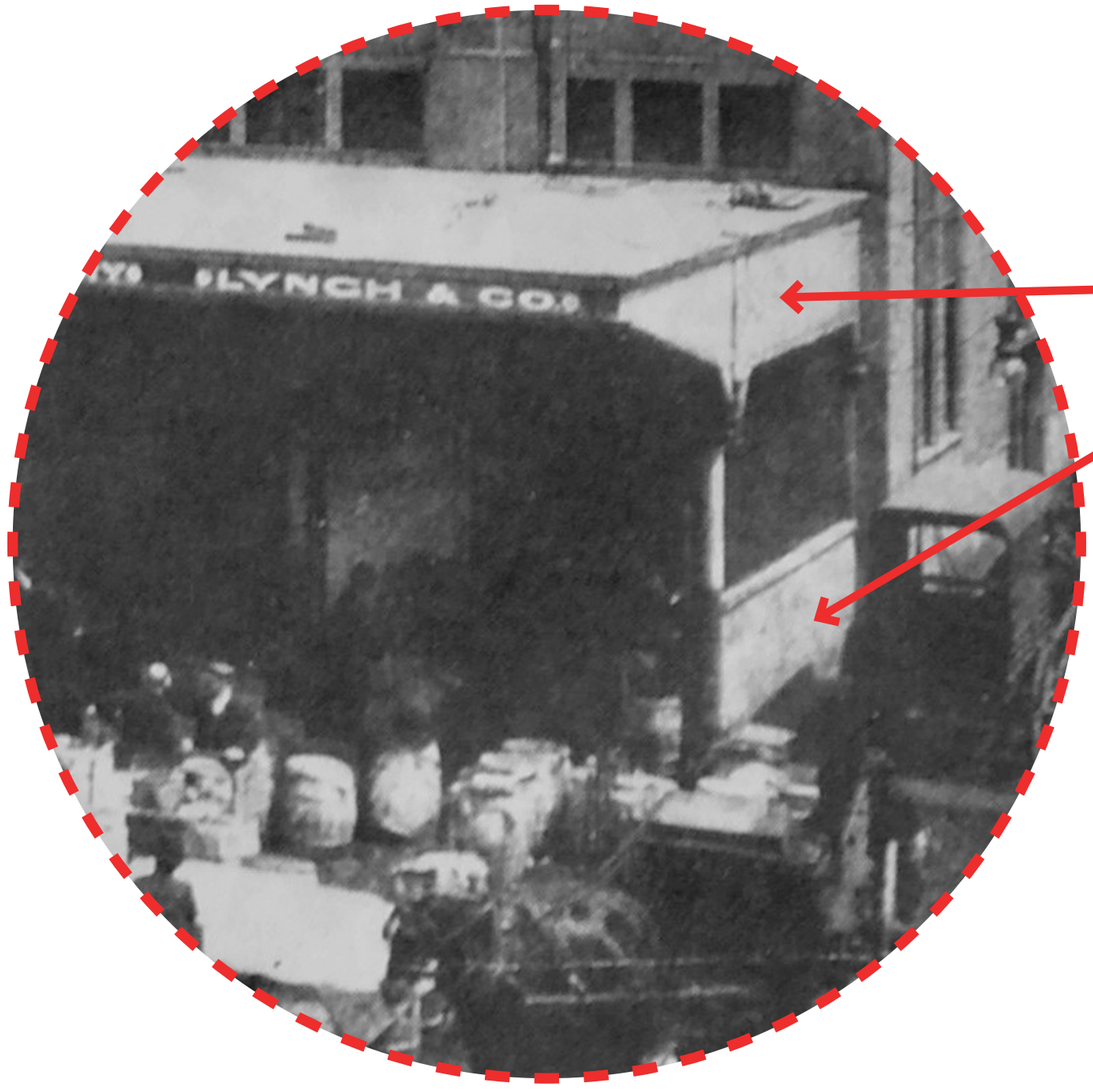


VIEW FROM ESPLANADE

TIN BUILDING CANOPY SIDES



FULTON FISH MARKET, 1907.


LYNCH & CO.
CANOPY
SOLID SIDES

SOUTH STREET SEAPORT // TIN BUILDING // PROPOSED VIEW // BASE OPTION

RENDERING IN PROGRESS
SIGNAGE

RENDERING IN PROGRESS
SIGNAGE

THE TIN BUILDING ACCESS STAIRS
WILL BE UPDATED IN THE RENDERING
SIGNAGE
SIGNAGE
SIGNAGE
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SIGNAGE
SIGNAGE
TIN BLDG.

SOUTH STREET SEAPORT // PROPOSED MID-BLOCK VIEW OF TIN BUILDING // CANOPY SIDES // OPTION 1

THE TIN BUILDING ACCESS STAIRS
WILL BE UPDATED IN THE RENDERING
SIGNAGE
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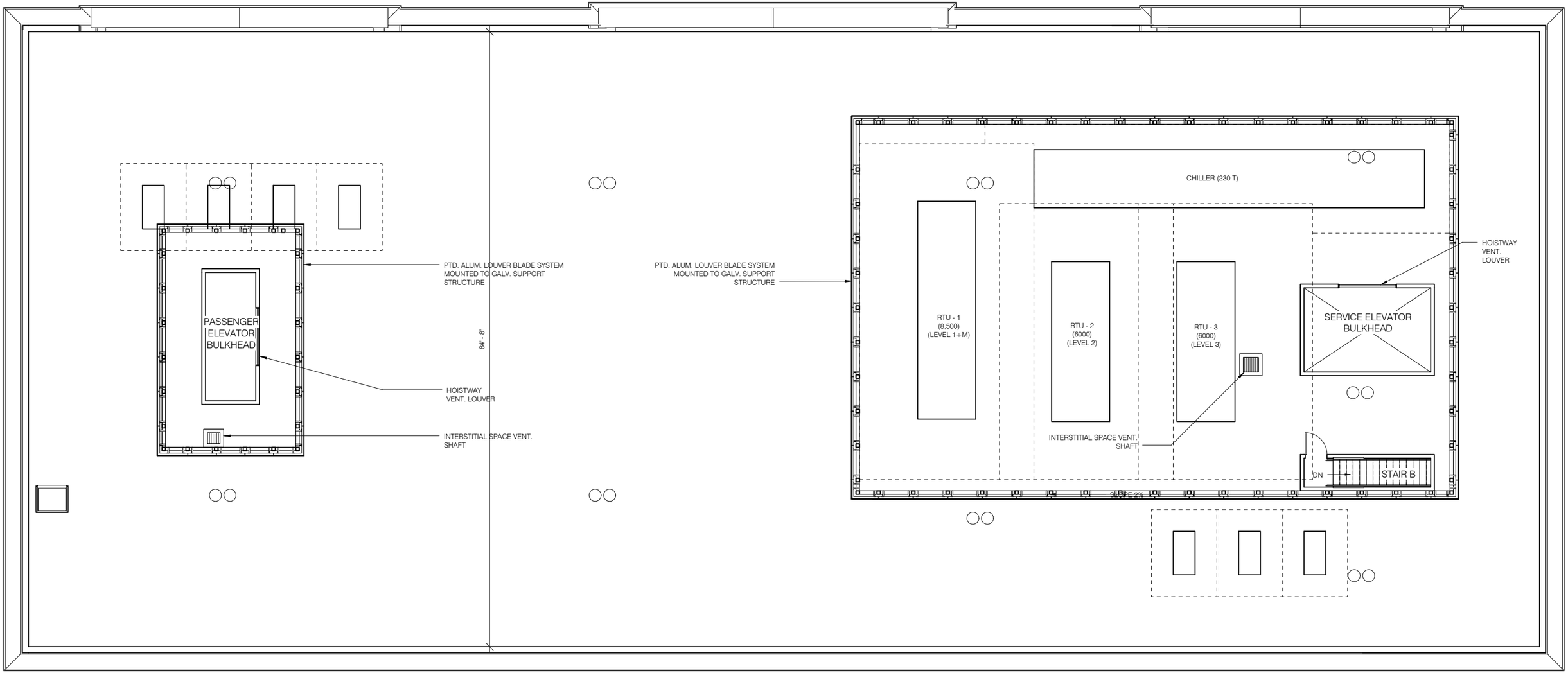
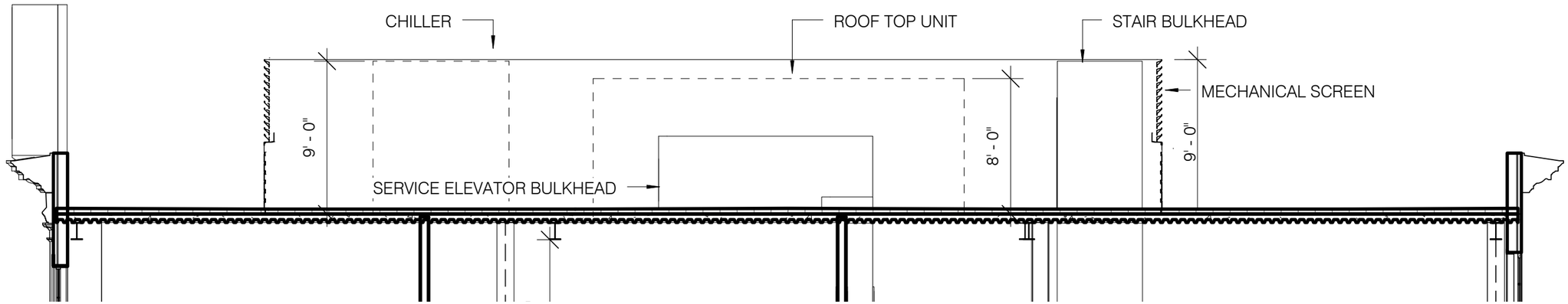
SIGNAGE
TIN BLDG.

BULKHEADS/MECHANICAL

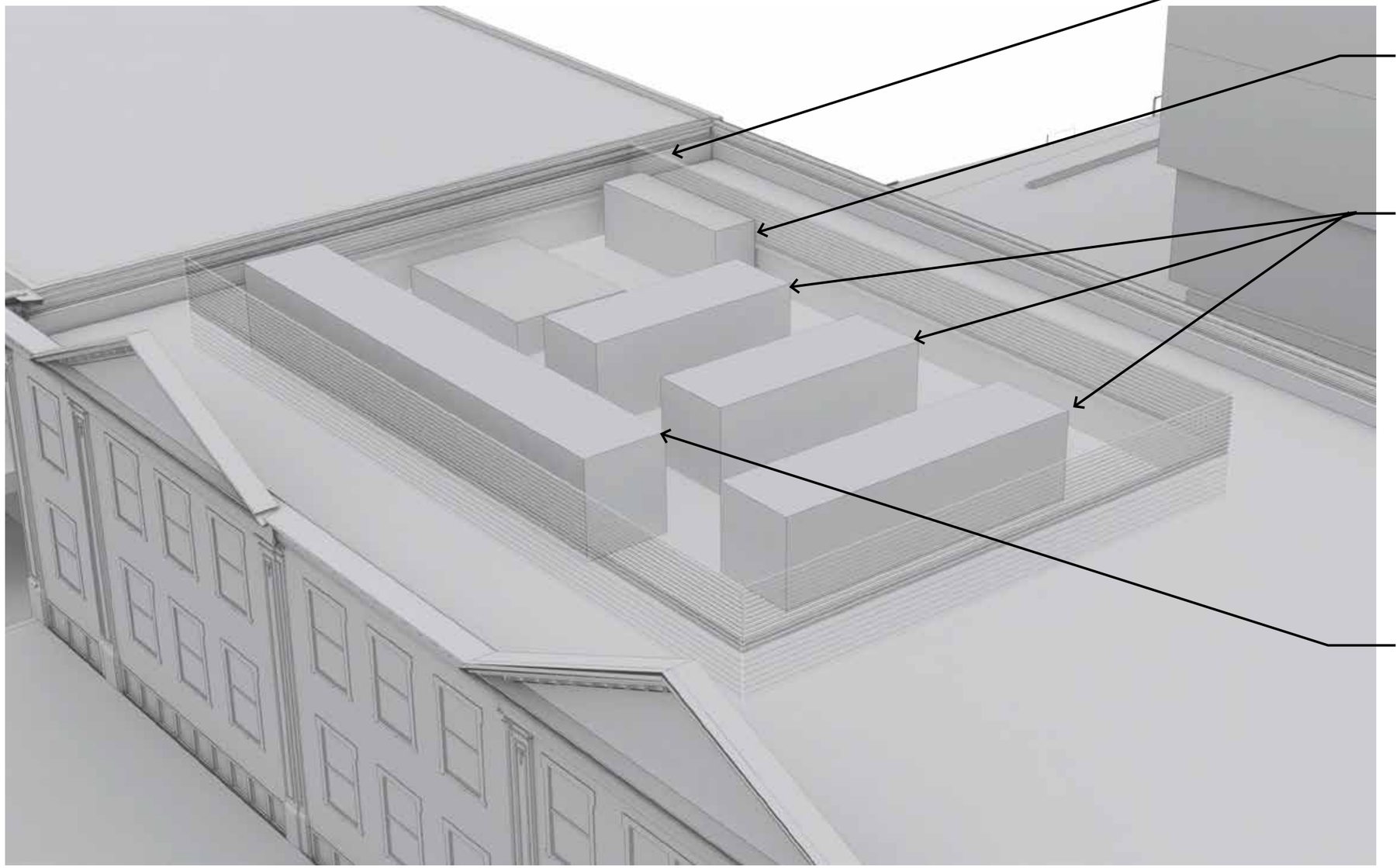
SOUTH STREET SEAPORT // TIN BUILDING // ROOF PLAN





ROOF SECTION THROUGH MECHANICAL SPACE

ROOF MEP // MEP SCREEN

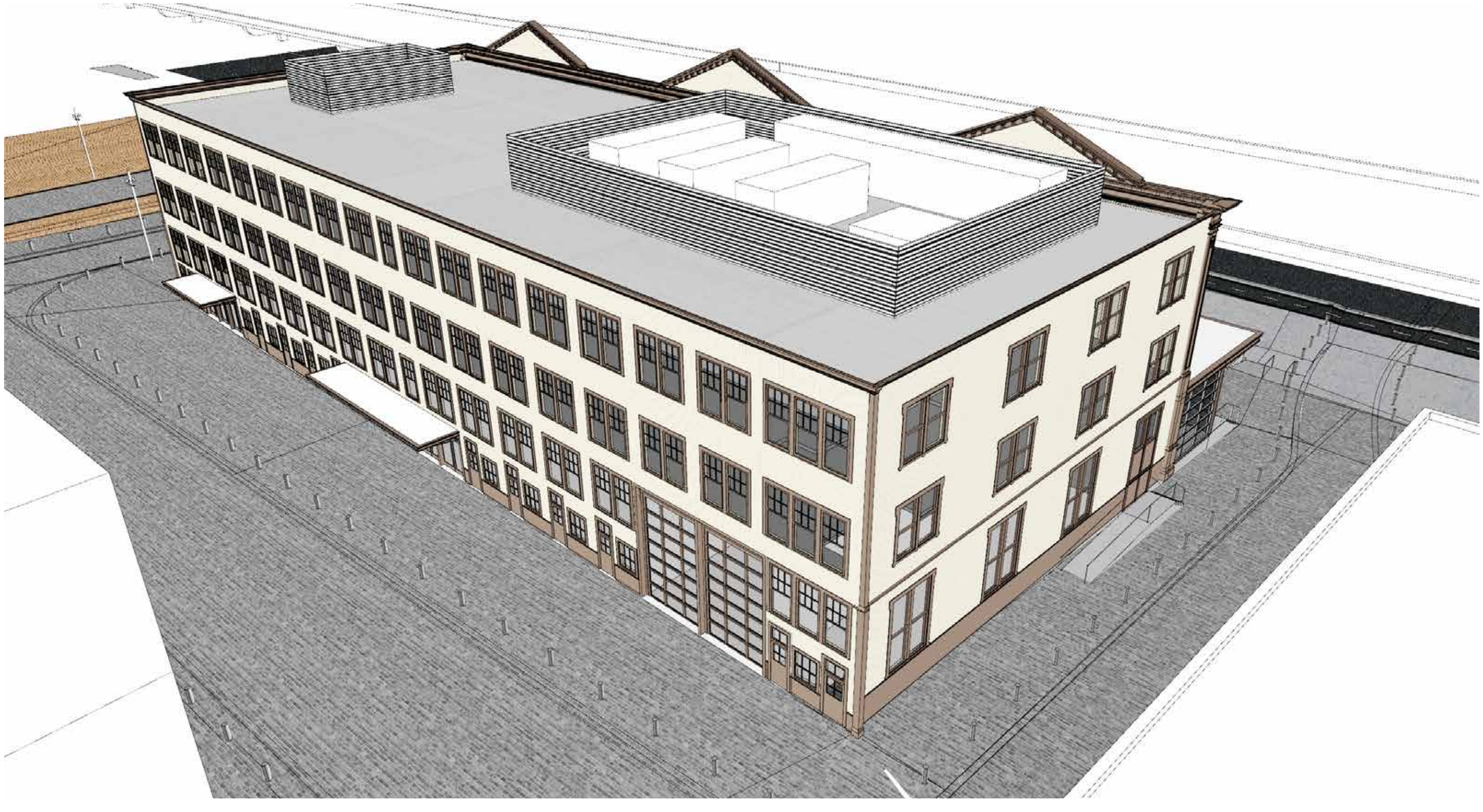


AERIAL VIEW

ELEVATION VIEW

PEDESTRIAN VIEW

PEDESTRIAN VIEW



AERIAL VIEW

ELEVATION VIEW

PEDESTRIAN VIEW

PEDESTRIAN VIEW

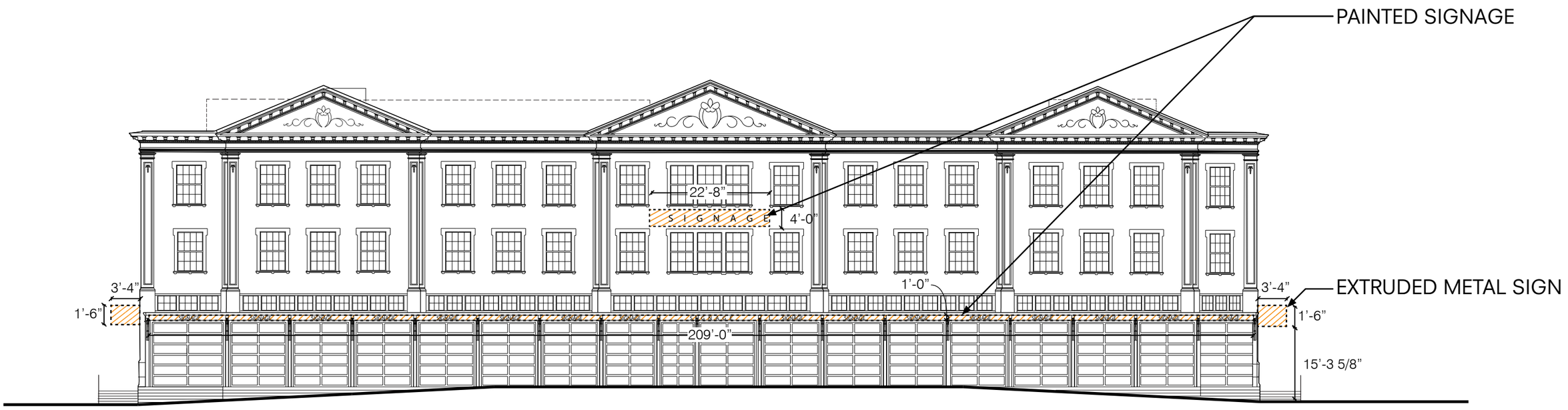
AERIAL VIEW

ELEVATION VIEW

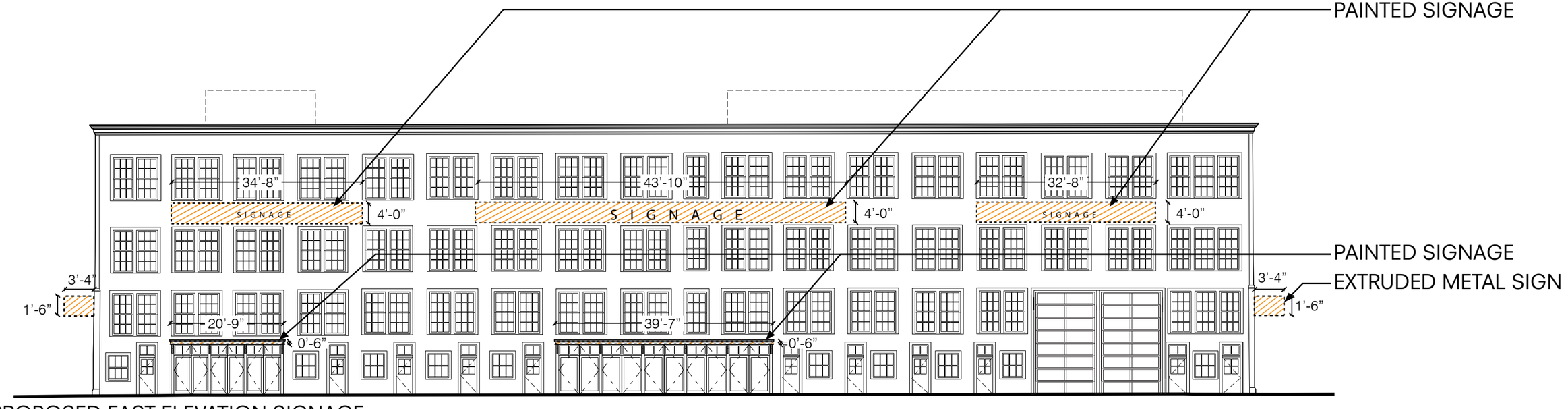
PEDESTRIAN VIEW

PEDESTRIAN VIEW

SIGNAGE

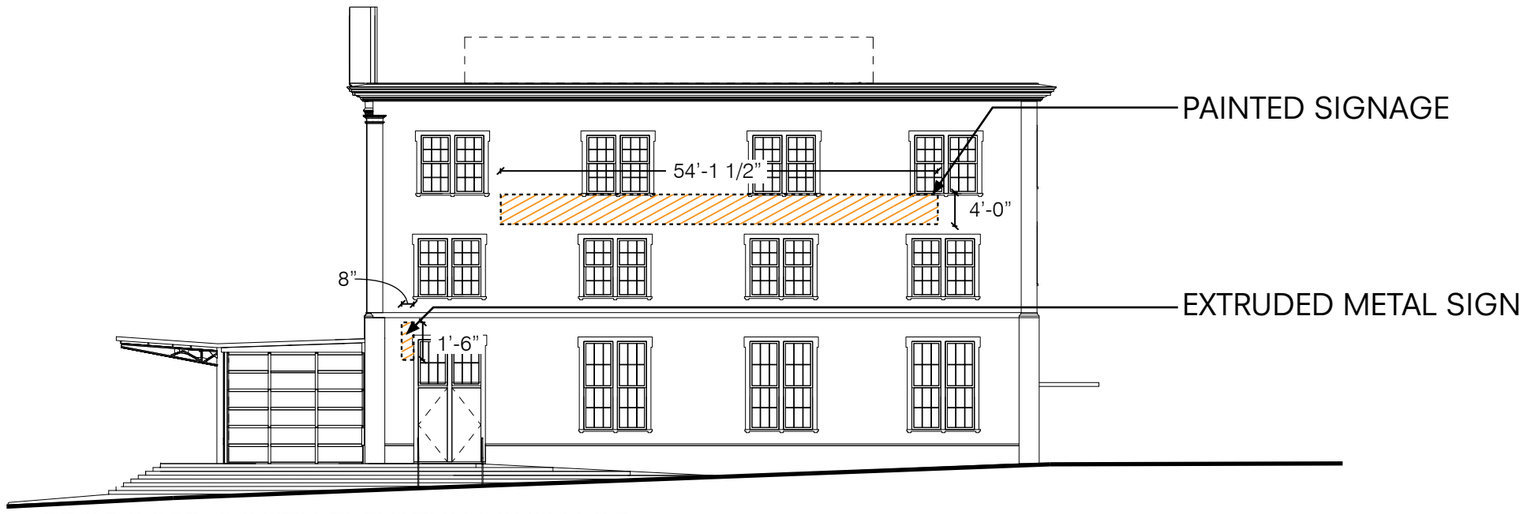


PROPOSED WEST ELEVATION SIGNAGE

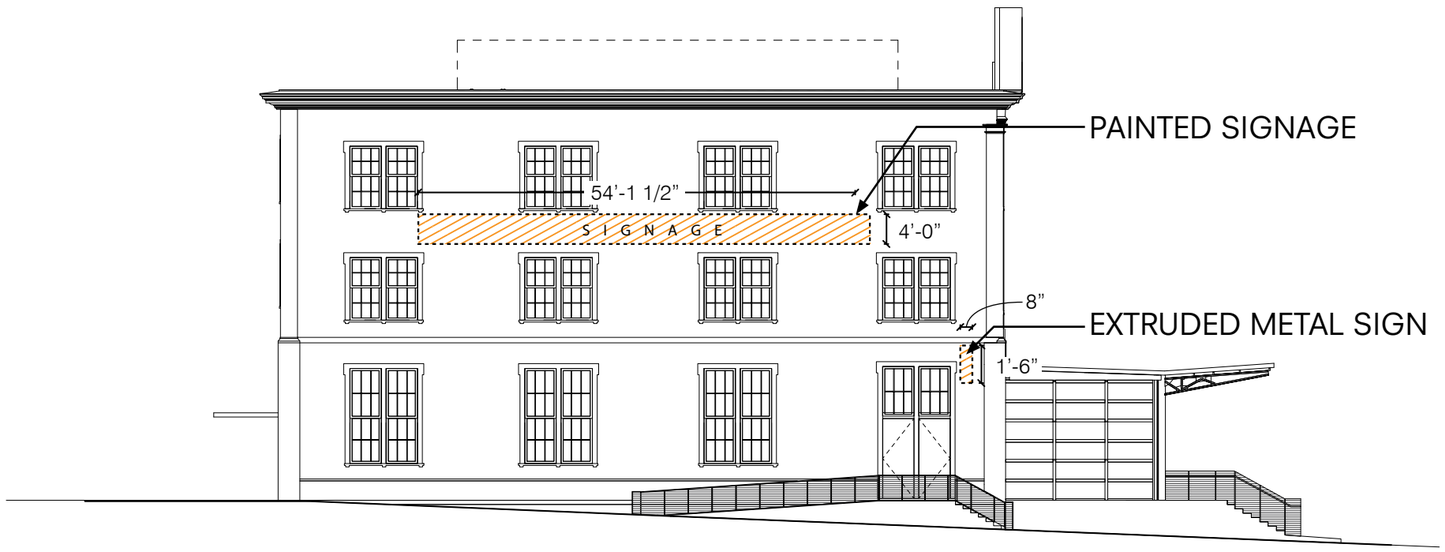


PROPOSED EAST ELEVATION SIGNAGE

MAXIMUM SIGNAGE AREA

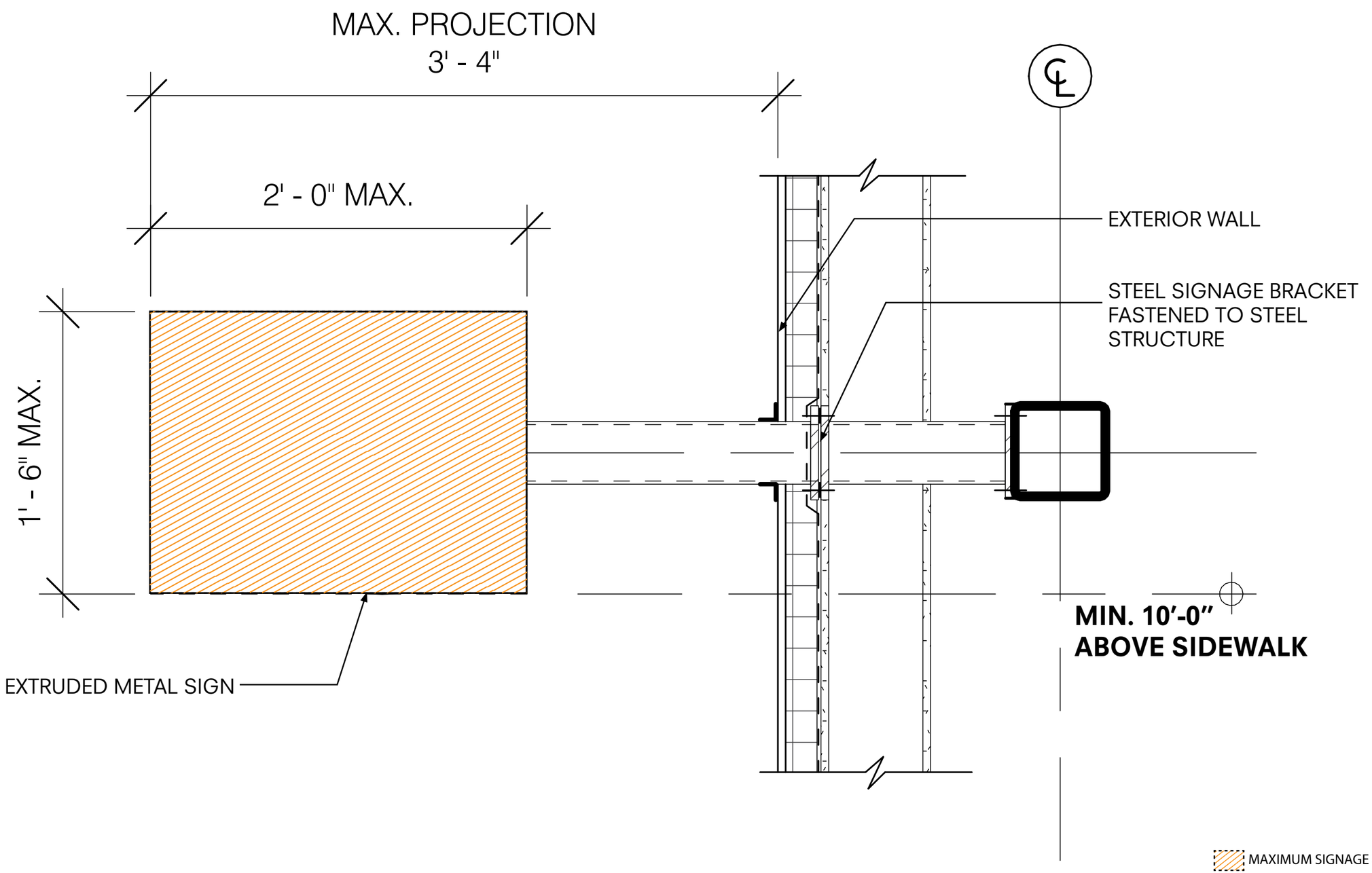


PROPOSED SOUTH ELEVATION SIGNAGE



PROPOSED NORTH ELEVATION SIGNAGE

MAXIMUM SIGNAGE AREA


MAX. PROJECTION
3' - 4"
2' - 0" MAX.
1' - 6" MAX.
EXTRUDED METAL SIGN
EXTERIOR WALL
STEEL SIGNAGE BRACKET FASTENED TO STEEL STRUCTURE
MIN. 10'-0" ABOVE SIDEWALK
MAXIMUM SIGNAGE AREA