



# 2 PARK AVENUE

UPGRADES TO 28 & 29TH FLOORS

4.19.2016

## MorganStanley



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SHELLA CADET-THOMPSON

**DESIGN REPUBLIC**  
*(ARCHITECT)*  
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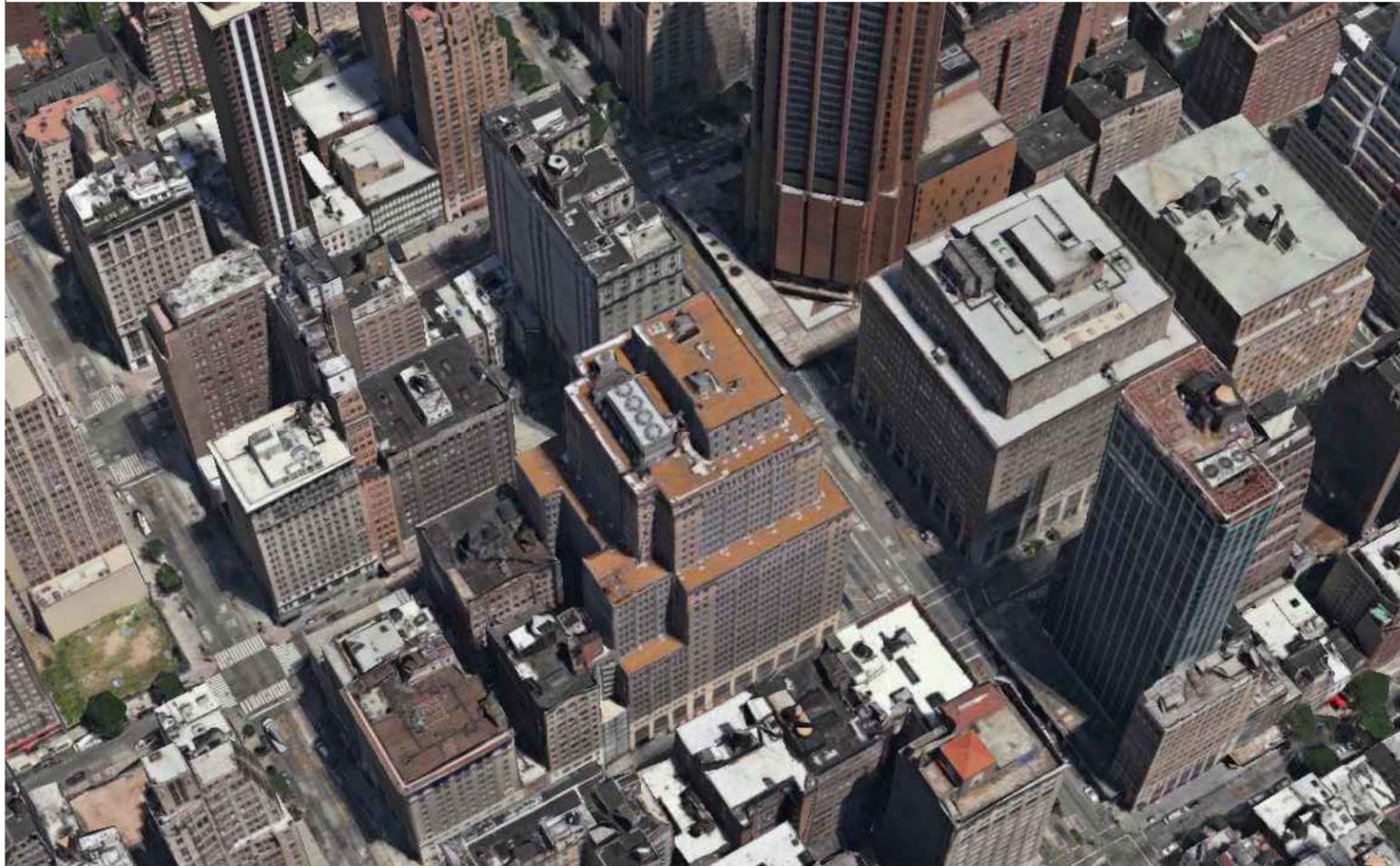
**HIGGINS QUASEBARTH & PARTNERS,  
LLC (LANDMARKS CONSULTANT)**  
CAS STACHELBERG

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SERVICES**  
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RICHARD IMPERATORE  
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ANDREA SHEAR  
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**JFK&M CONSULTING GROUP**  
*(MECHANICAL/ELECTRICAL/PLUMBING  
ENGINEER)*  
MICHAEL JACOB  
EDWARD FEINBERG  
ROBERT FINK

BIRDS EYE VIEW



SITE LOCATION MAP



PROJECT INFORMATION

<b>JURISDICTION:</b>	CITY OF NEW YORK, NY
<b>CLIENT NAME &amp; ADDRESS:</b>	CUSHMAN WAKEFIELD 2 PARK AVENUE NEW YORK, NY 10016
<b>BOROUGH:</b>	MANHATTAN
<b>BLOCK:</b>	862
<b>LOT:</b>	29
<b>NUMBER OF BUILDINGS:</b>	1
<b>BUILDING HEIGHT (FT):</b>	355'-6" (NO CHANGE)
<b>NUMBER OF STORIES:</b>	29
<b>RESIDENTIAL UNITS:</b>	0
<b>LAND USE:</b>	COMMERCIAL AND OFFICE BUILDINGS
<b>DEPT. OF FINANCE BUILDING CLASSIFICATION:</b>	03-OFFICE BUILDING
<b>ZONING DISTRICT:</b>	C5-2 (COMMERCIAL)
<b>ZONING MAP:</b>	08D
<b>SPECIAL DISTRICT(S):</b>	MID-MIDTOWN
<b>OCCUPANCY GROUP:</b>	E
<b>CONSTRUCTION CLASSIFICATION:</b>	CLASS 1 FIREPROOF
<b>FIRE ALARM SYSTEM:</b>	EXISTING
<b>LANDMARKS DESIGNATION LIST</b>	372 LP-2186
<b>YEAR BUILT</b>	1926-1928
<b>BUILDING ARCHITECT</b>	ELY JAQUES KAHN [BUCHMAN & KAHN]

PROJECT INFORMATION



2 PARK AVENUE: 1928 Museum of the City of New York



2 PARK AVENUE: DESIGNATION PHOTO, 2006

**1 REMOVE INTERIOR WATER TANKS**

EXISTING INTERIOR WATER TANKS ON FLOOR 28 & 29 TO BE DECOMMISSIONED & REMOVED IN ORDER TO ALLOW FOR ADDITIONAL OCCUPIABLE TENANT SPACE.

**3 REMOVE SLAB AT ROOF FOR ELEVATOR**

EXISTING ELEVATOR SHAFT TO BE EXTENDED TO SERVE TOP 3 STORIES. SHAFT TO BE MODIFIED FOR NEW ELEVATOR OPENINGS, AND ROOF SLAB TO BE REMOVED FOR MACHINE ROOM BULKHEAD.

**1 NEW WATER TANKS**

EXISTING INTERIOR WATER TANKS ON FLOOR 28 & 29 TO BE DECOMMISSIONED & REMOVED IN ORDER TO ALLOW FOR ADDITIONAL OCCUPI-ABLE TENANT SPACE. TWO NEW WATER TANKS TO BE CONSTRUCTED ON ROOF WITH TRADITIONAL WOOD TANK CONSTRUCTION. NEW TANKS TO BE LOCATED DIRECTLY ABOVE EXISTING TANKS DUE TO STRUCTURAL CONSIDERATIONS.

**3 NEW ELEVATOR BULKHEAD**

EXISTING ELEVATOR SHAFT TO BE EXTENDED TO SERVE TOP 3 STORES. NEW BULKHEAD TO BE CONSTRUCTED ON MAIN ROOF TO HOUSE ELEVATOR EQUIPMENT. BULKHEAD CONSTRUCTION TO MATCH EXISTING MATERIALS.

**2 REMOVE DECOMMISSIONED CHILLER**

EXISTING DECOMMISSIONED CHILLER TO BE REMOVED. EXISTING STRUCTURAL DUNNAGE TO REMAIN FOR REUSE.

**4 RELOCATE EXISTING STEAM PIPING**

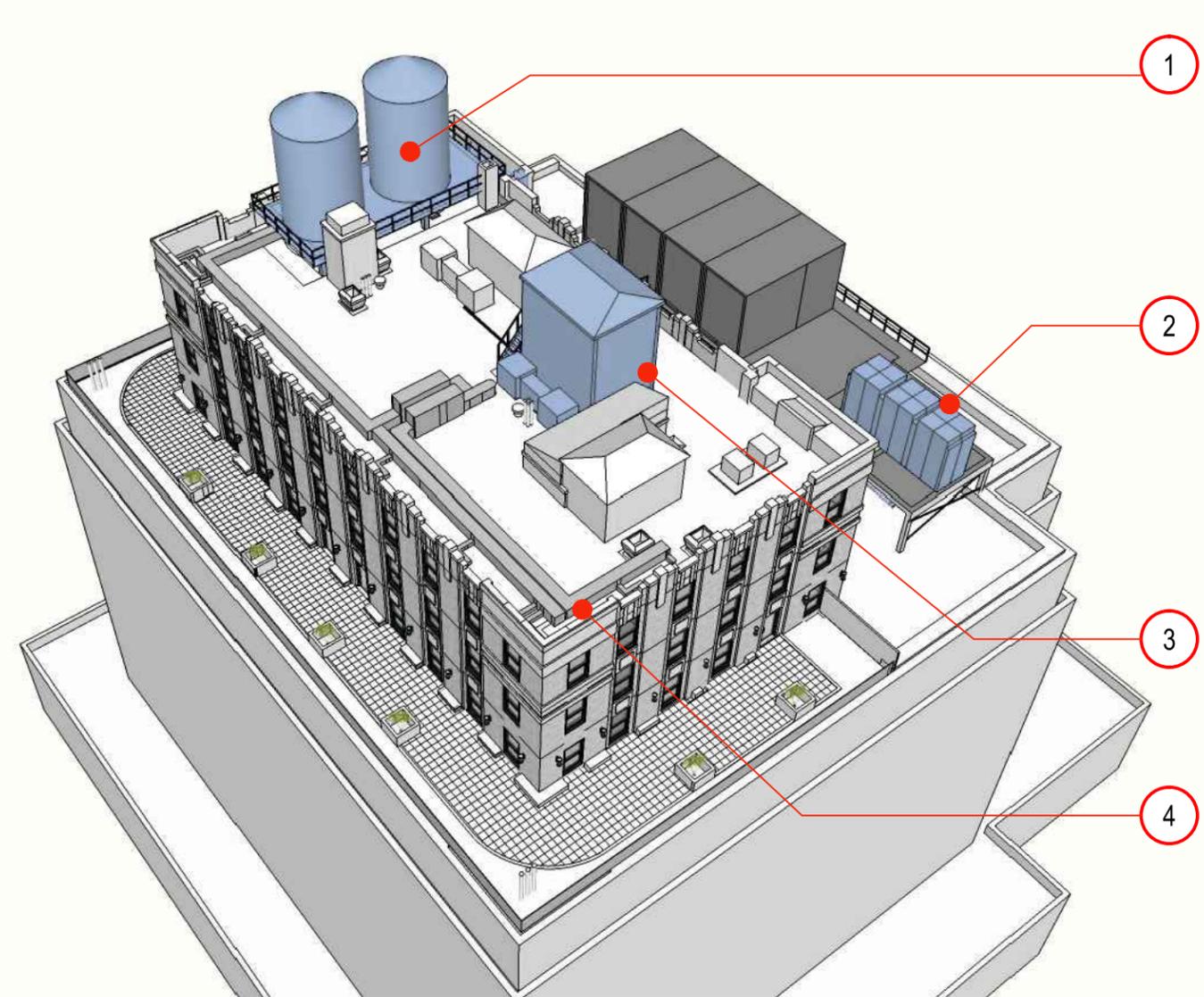
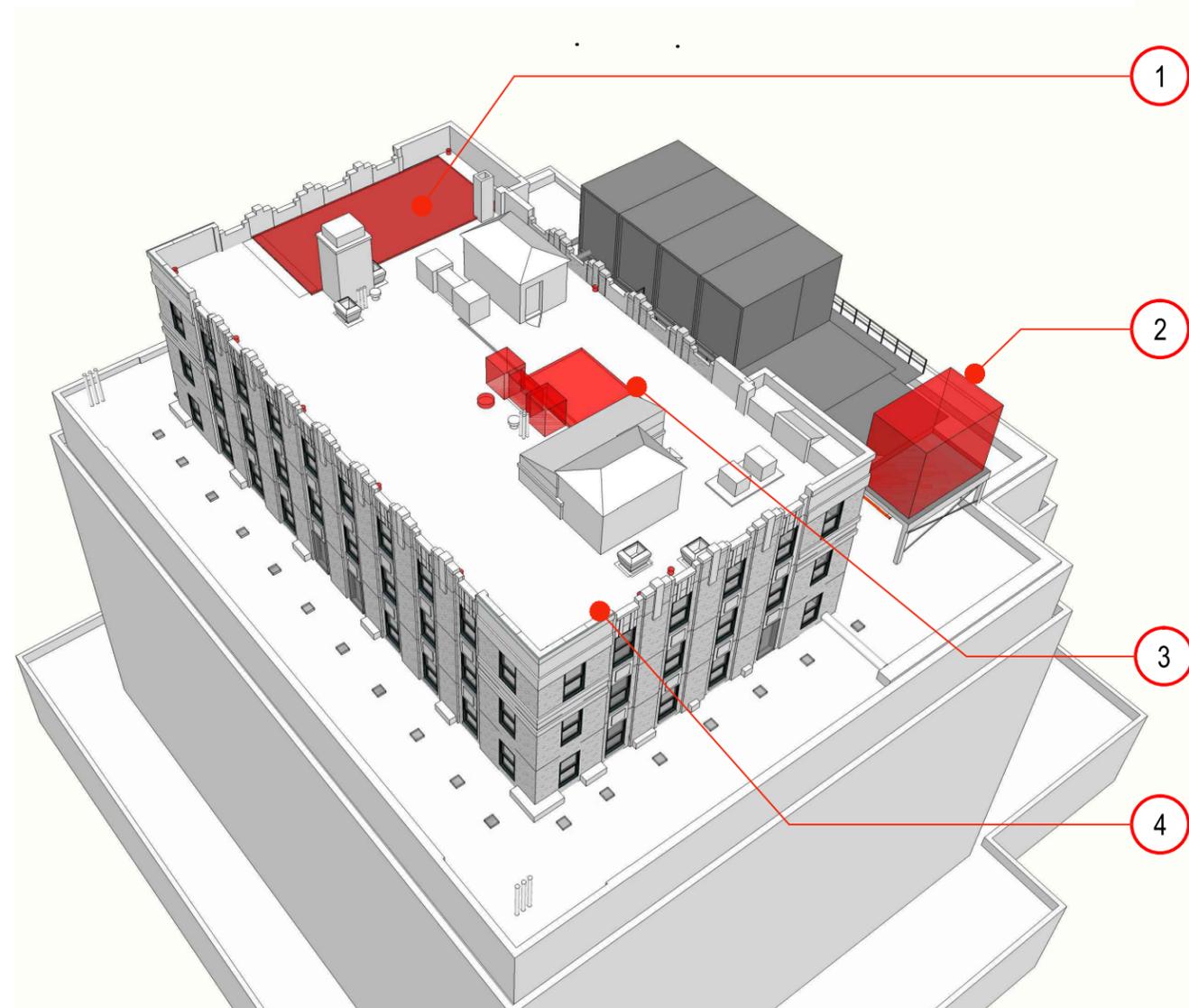
EXISTING STEAM DISTRIBUTION HEADER ON 29TH FLOOR TO BE DECOMMISSIONED AND REMOVED.

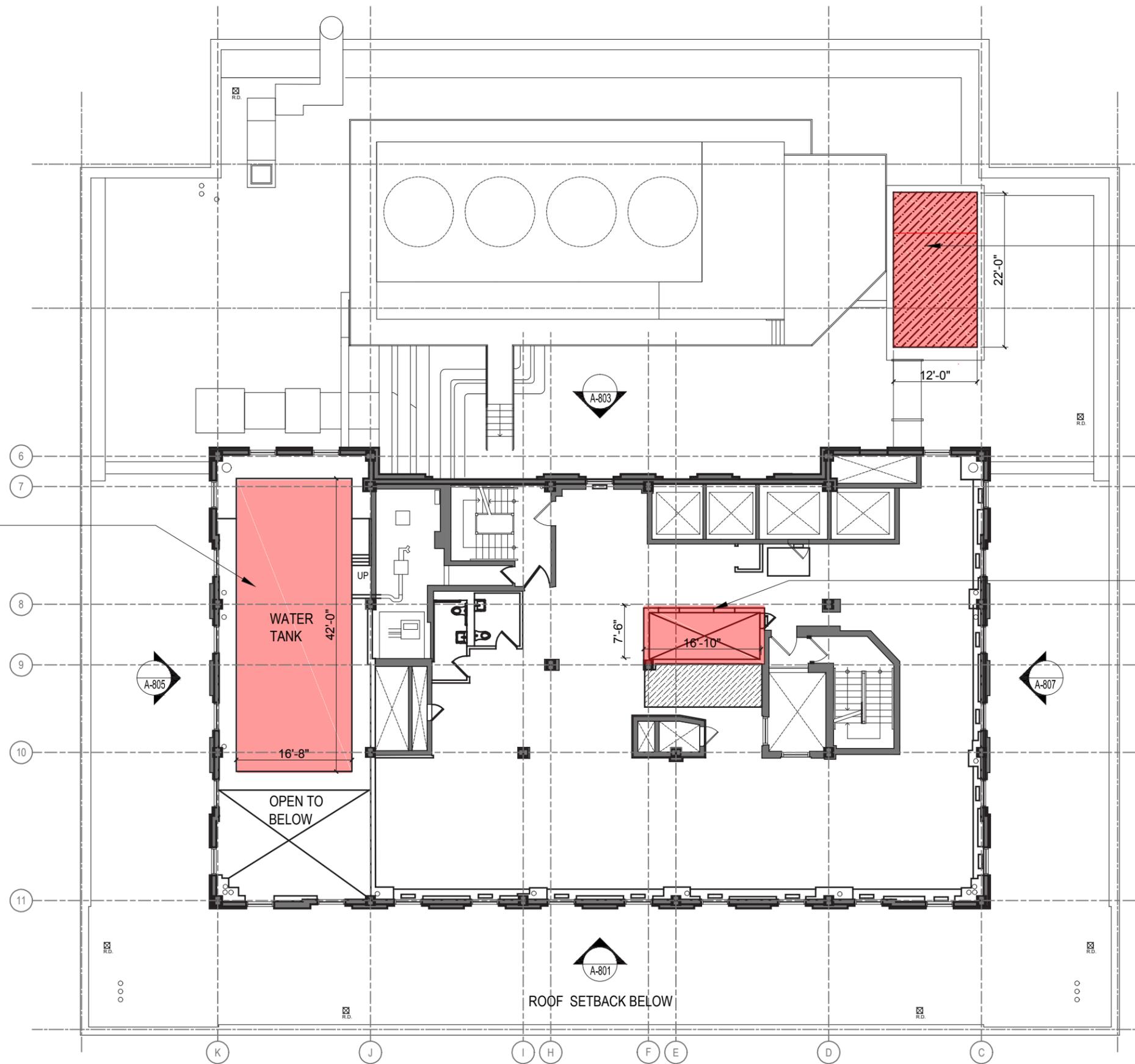
**2 NEW CHILLER**

EXISTING DECOMMISSIONED CHILLER TO BE REMOVED. NEW CHILLER TO BE INSTALLED IN SAME LOCATION TO SERVE TOP 3 STORIES AND UTILIZE EXISTING STRUCTURAL STEEL DUNNAGE SUPPORT.

**4 NEW STEAM DISTRIBUTION HEADER**

EXISTING STEAM DISTRIBUTION HEADER ON 29TH FLOOR TO BE DECOMMISSIONED AND REMOVED. NEW STEAM DISTRIBUTION HEADER TO BE INSTALLED ON MAIN ROOF.

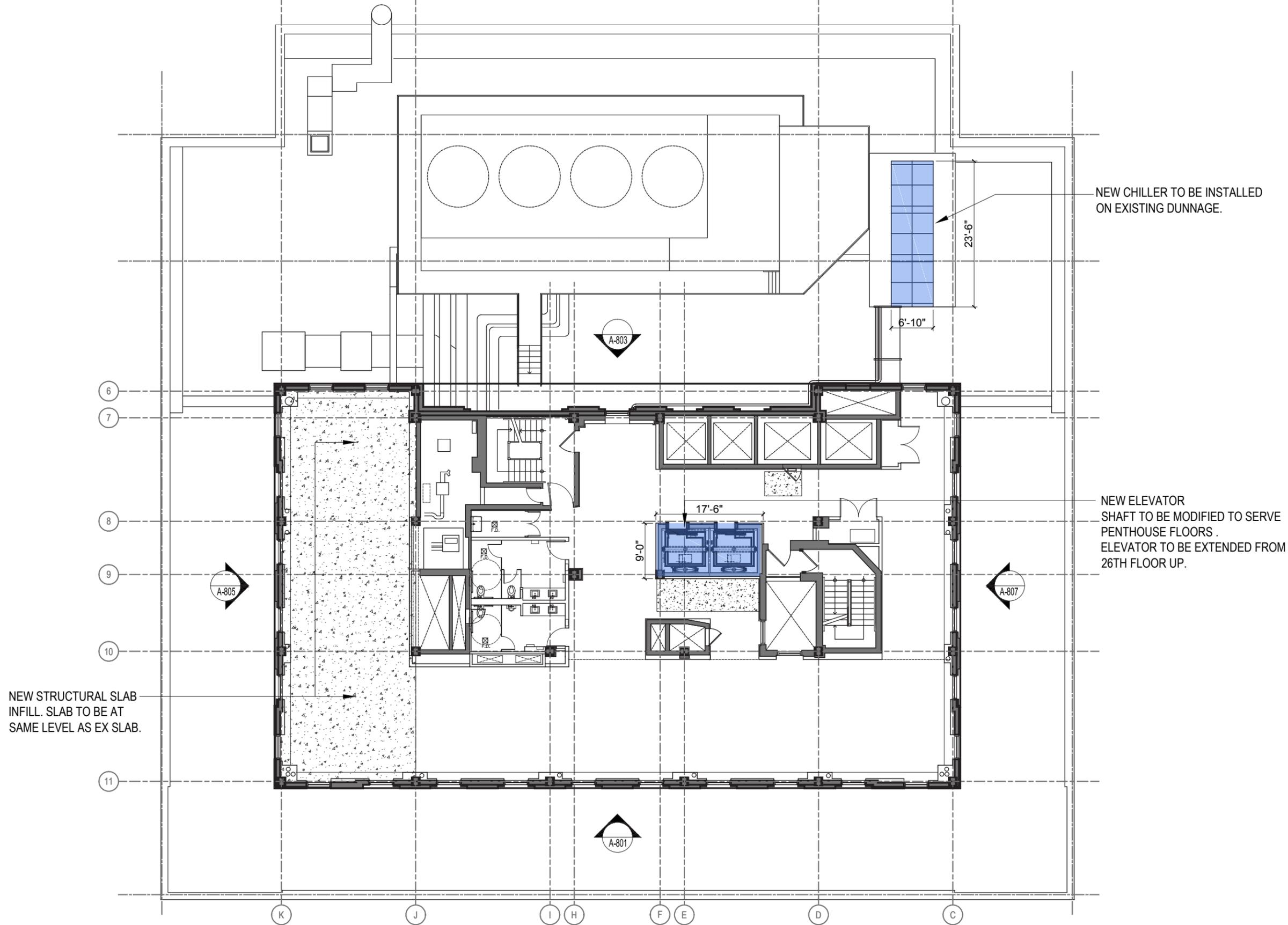




EXISTING DECOMMISSIONED  
CHILLER TO BE REMOVED.  
SUPPORT DUNNAGE TO REMAIN.

WATER TANK TO BE  
DECOMMISSIONED AND  
REMOVED.  
MECHANICAL MEZZANINE AND  
WATER TANK INFRASTRUCTURE  
TO BE REMOVED.

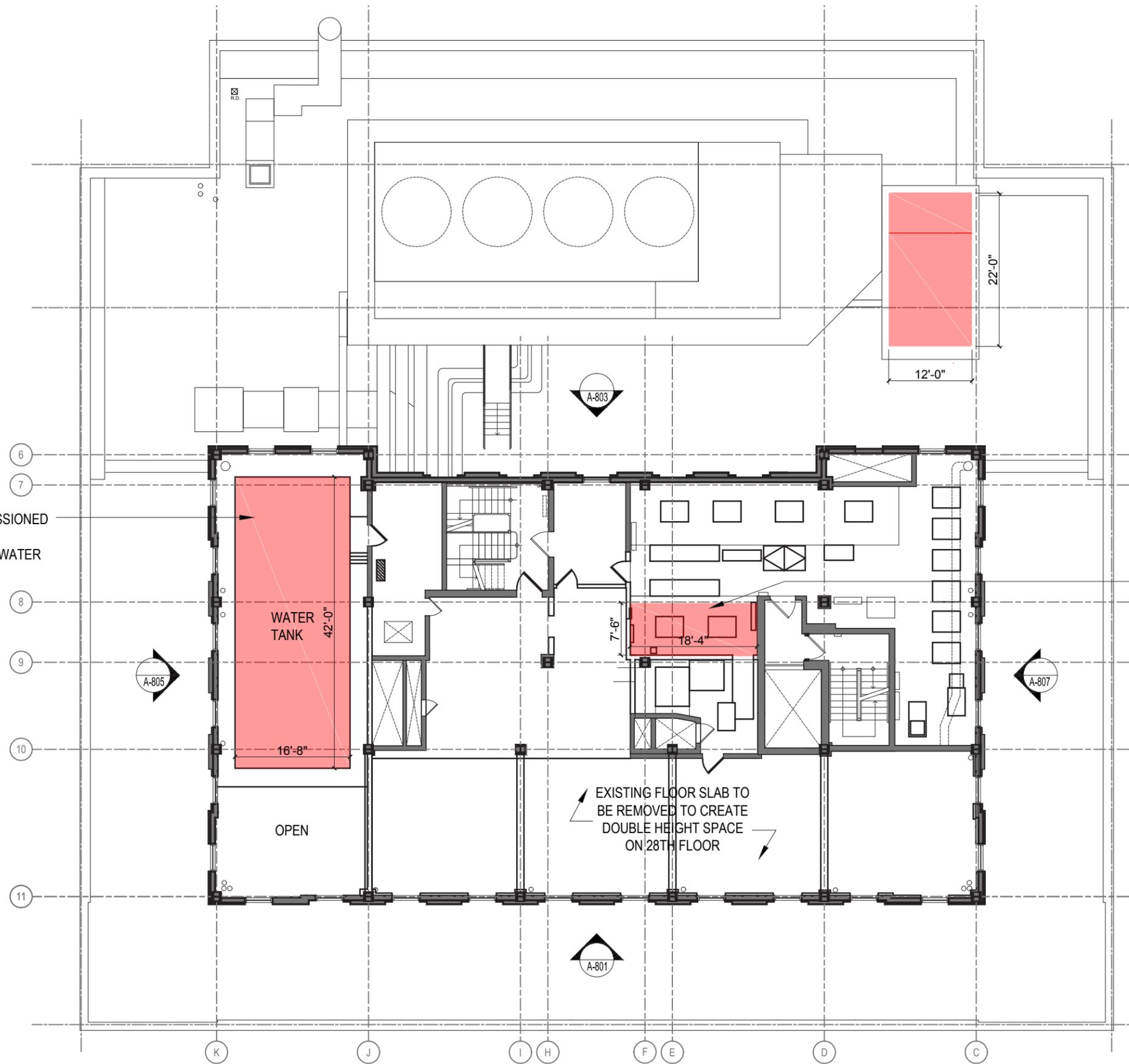
EXISTING ELEVATOR SHAFT TO BE  
MODIFIED AND OPENINGS CUT FOR  
NEW ELEVATOR SERVICE.



NEW CHILLER TO BE INSTALLED ON EXISTING DUNNAGE.

NEW ELEVATOR SHAFT TO BE MODIFIED TO SERVE PENTHOUSE FLOORS. ELEVATOR TO BE EXTENDED FROM 26TH FLOOR UP.

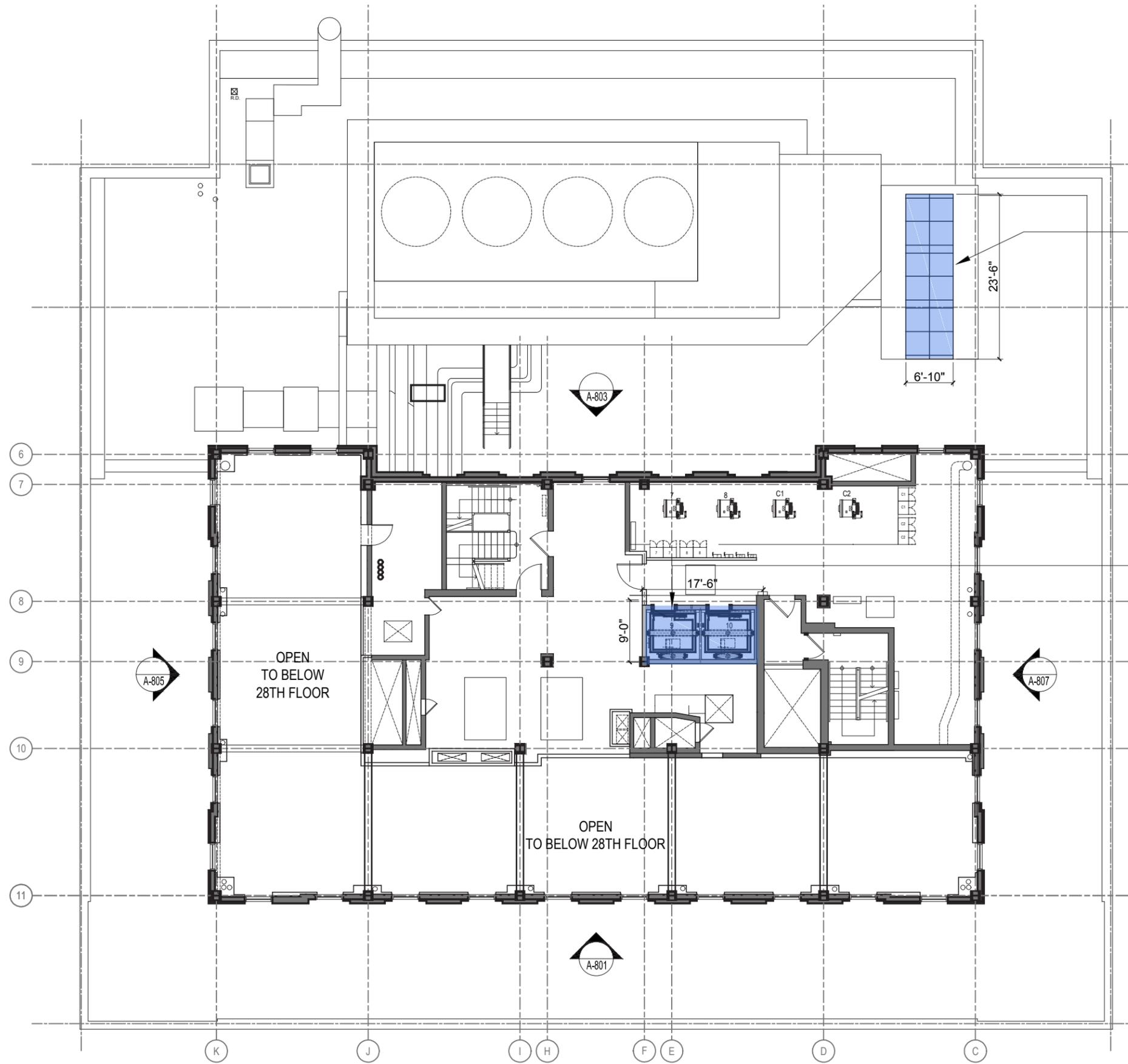
NEW STRUCTURAL SLAB INFILL. SLAB TO BE AT SAME LEVEL AS EX SLAB.



WATER TANK TO BE DECOMMISSIONED AND REMOVED .  
MECHANICAL MEZZANINE AND WATER TANK INFRASTRUCTURE TO BE REMOVED.

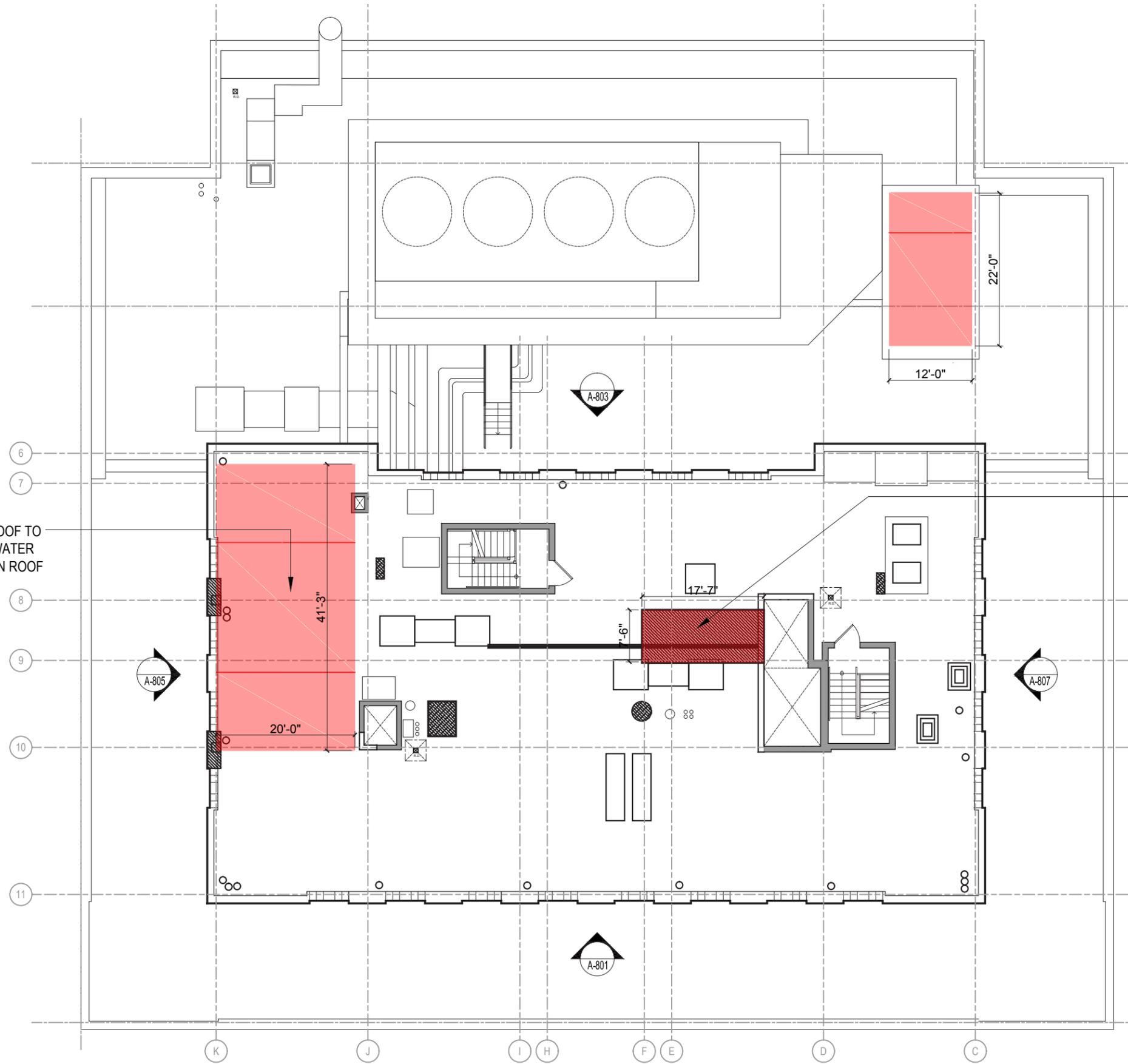
EXISTING ELEVATOR SHAFT TO BE MODIFIED AND OPENINGS CUT FOR NEW ELEVATOR SERVICE.

EXISTING FLOOR SLAB TO BE REMOVED TO CREATE DOUBLE HEIGHT SPACE ON 28TH FLOOR



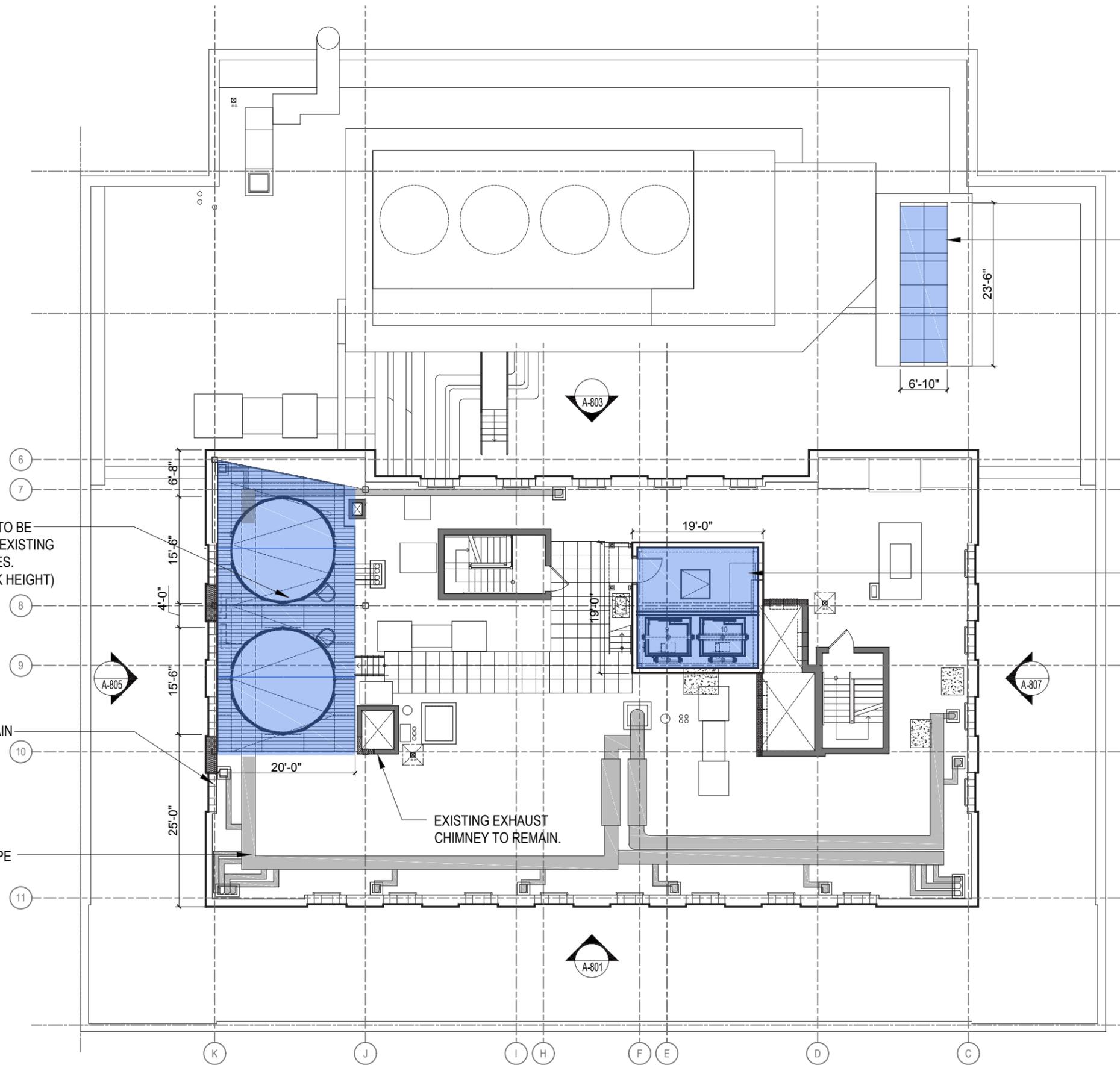
NEW CHILLER TO BE INSTALLED ON EXISTING DUNNAGE.

NEW ELEVATOR SHAFT TO BE MODIFIED TO SERVE PENTHOUSE FLOORS. ELEVATOR TO BE EXTENDED FROM 26TH FLOOR UP.



EXISTING PORTION OF ROOF TO BE MODIFIED FOR NEW WATER TANKS. PENETRATIONS IN ROOF TO BE CREATED FOR STRUCTURAL DUNNAGE CONNECTIONS.

PORTION OF EXISTING SLAB TO BE REMOVED FOR ELEVATOR BULKHEAD



NEW CHILLER TO BE INSTALLED ON EXISTING DUNNAGE.

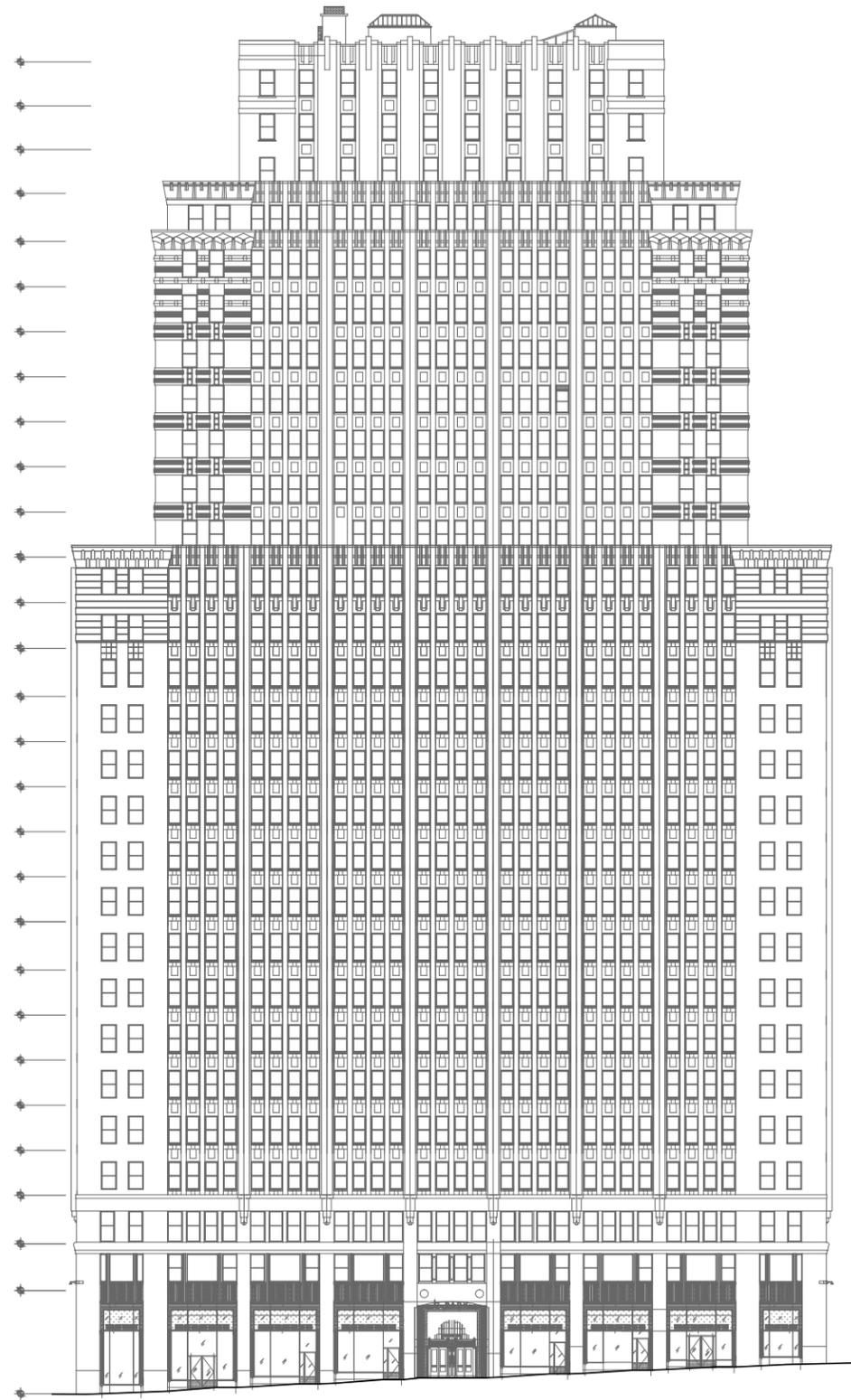
NEW WATER TANKS. TANKS TO BE LOCATED DIRECTLY ABOVE EXISTING FOR STRUCTURAL PURPOSES. (SEE ELEVATIONS FOR TANK HEIGHT)

NEW ELEVATOR BULKHEAD AND MOTOR ROOM. ELEVATOR TO BE EXTENDED FROM 26TH FLOOR UP TO TOP FLOORS. EXTERIOR BULKHEAD FINISHES AND BRICK TO MATCH EXISTING.

EX PARAPET WALL TO REMAIN

EXISTING EXHAUST CHIMNEY TO REMAIN.

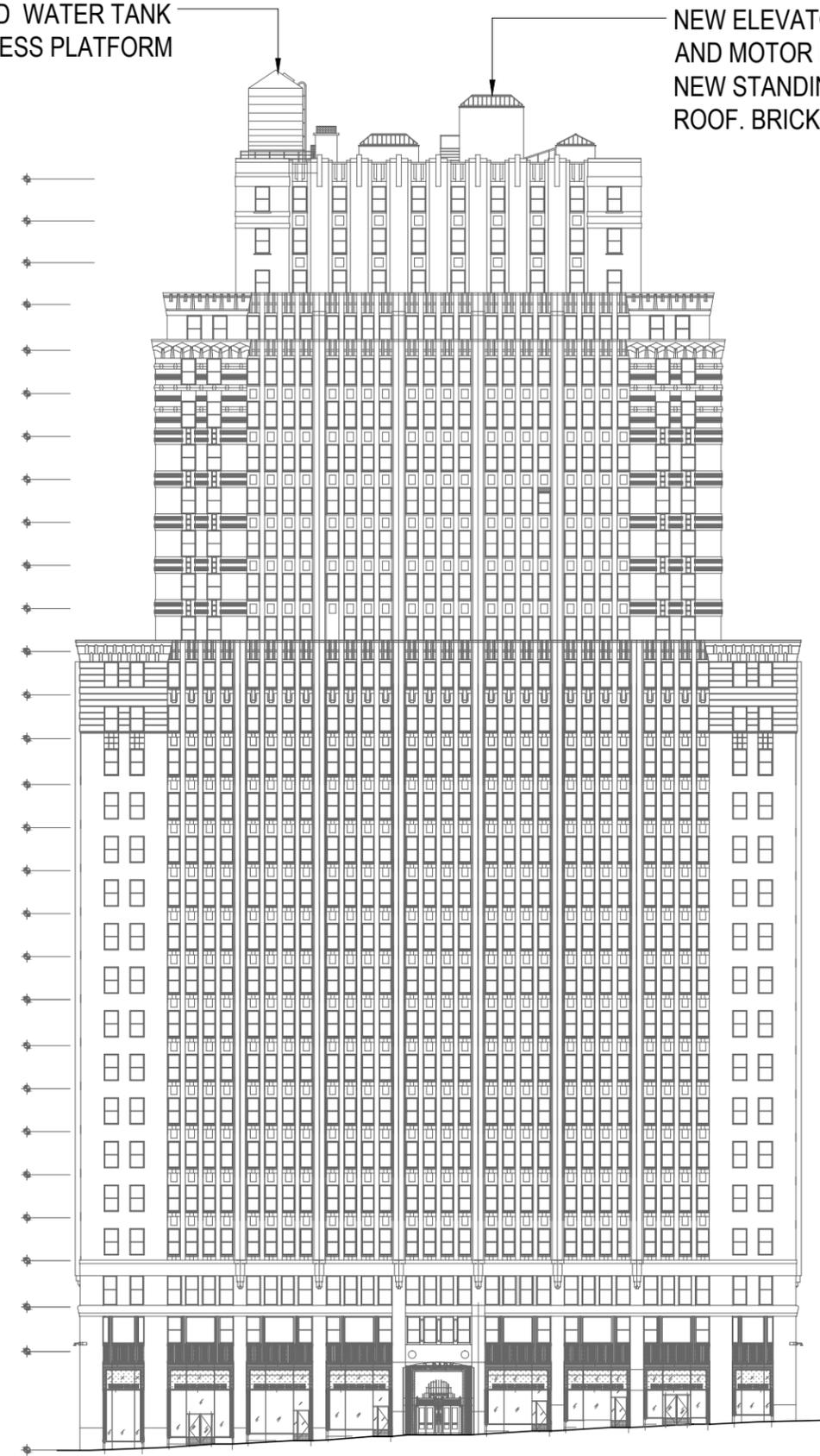
NEW RELOCATED STEAM PIPE MAIN FROM 29TH FLOOR TO ROOF FOR ACCESS



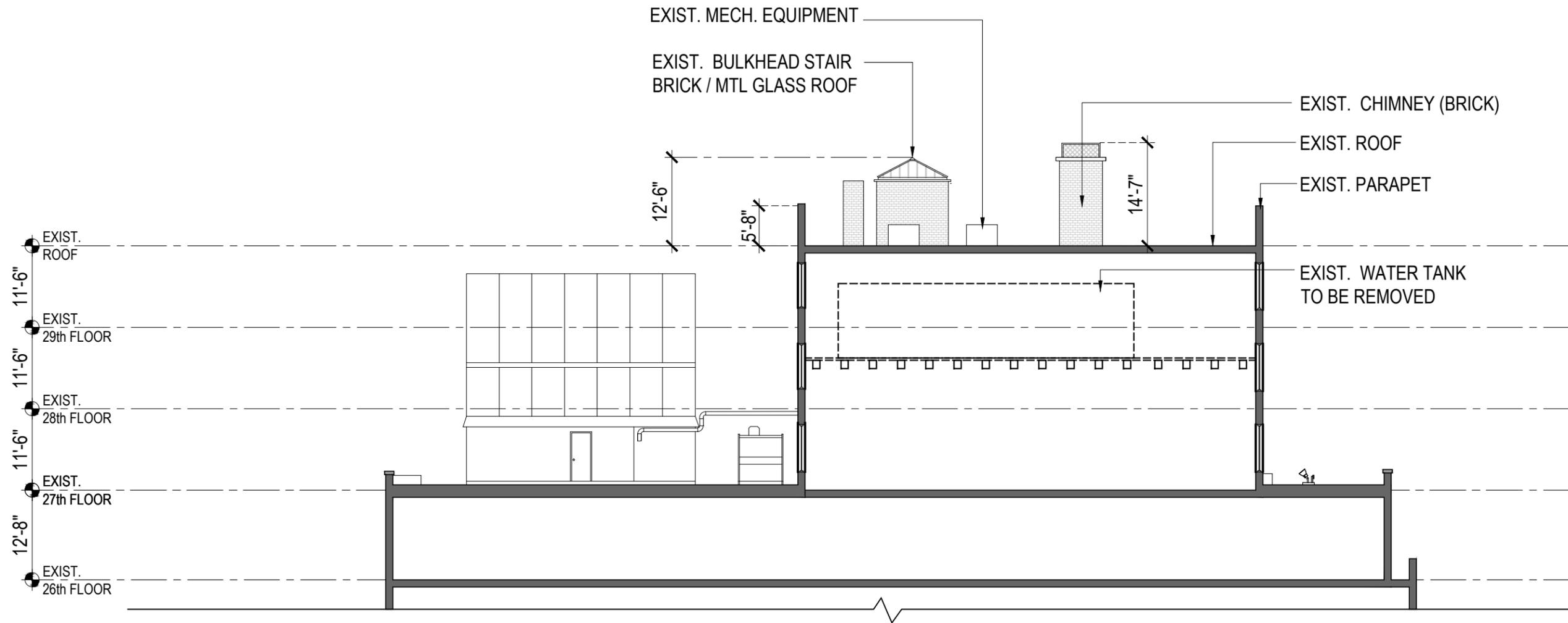
A-700 EXISTING PARK AVE ELEVATION

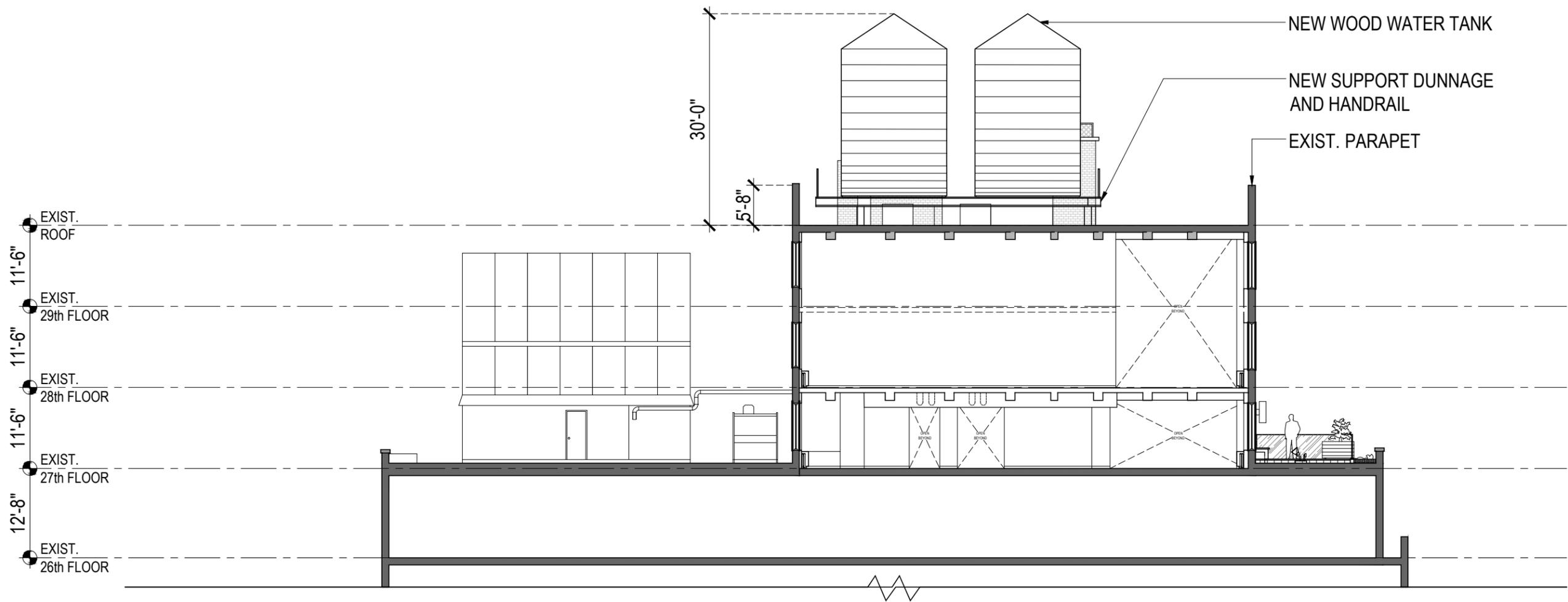
NEW WOOD WATER TANK  
AND ACCESS PLATFORM

NEW ELEVATOR BULKHEAD  
AND MOTOR ROOM.  
NEW STANDING SEAM METAL  
ROOF. BRICK TO MATCH EXISTING.

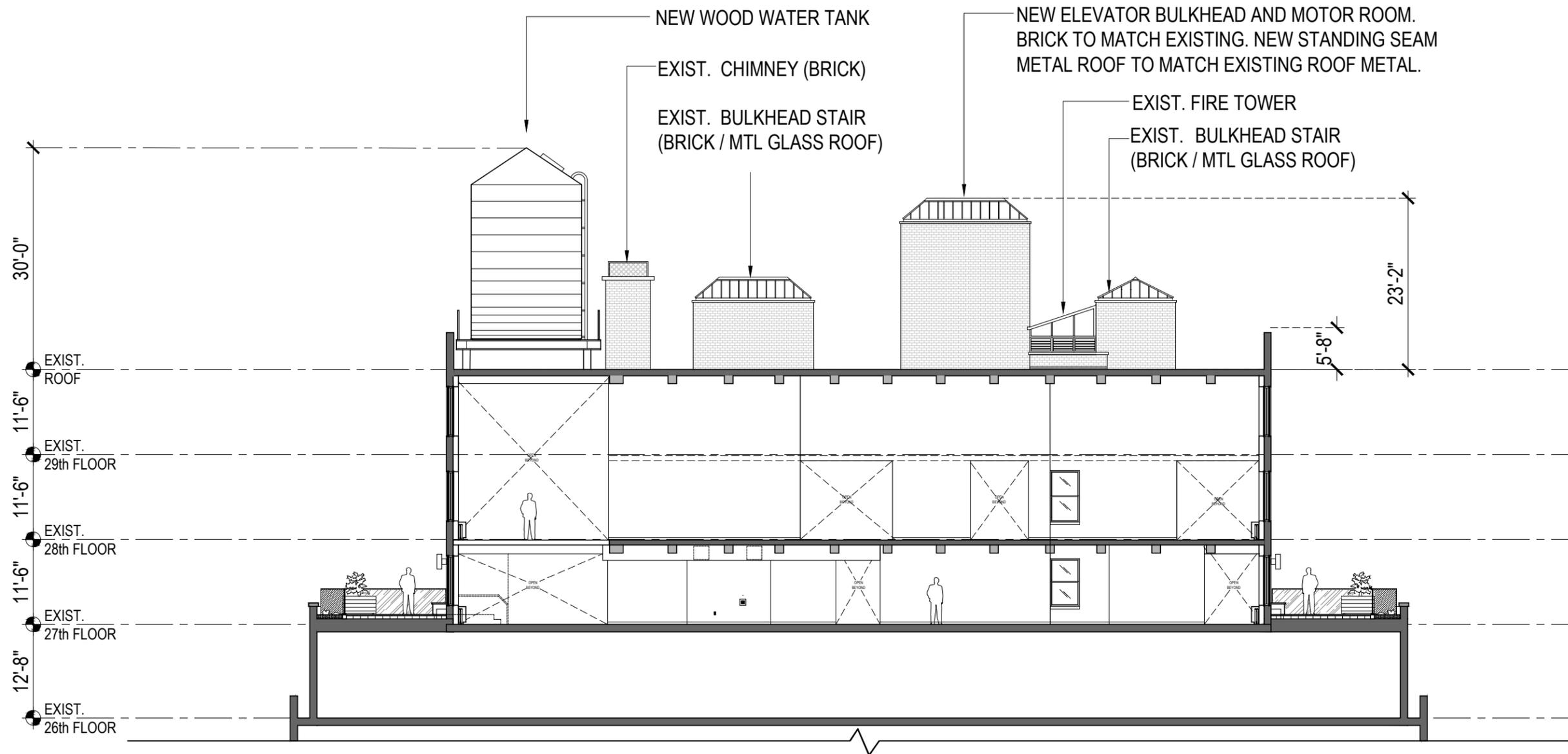


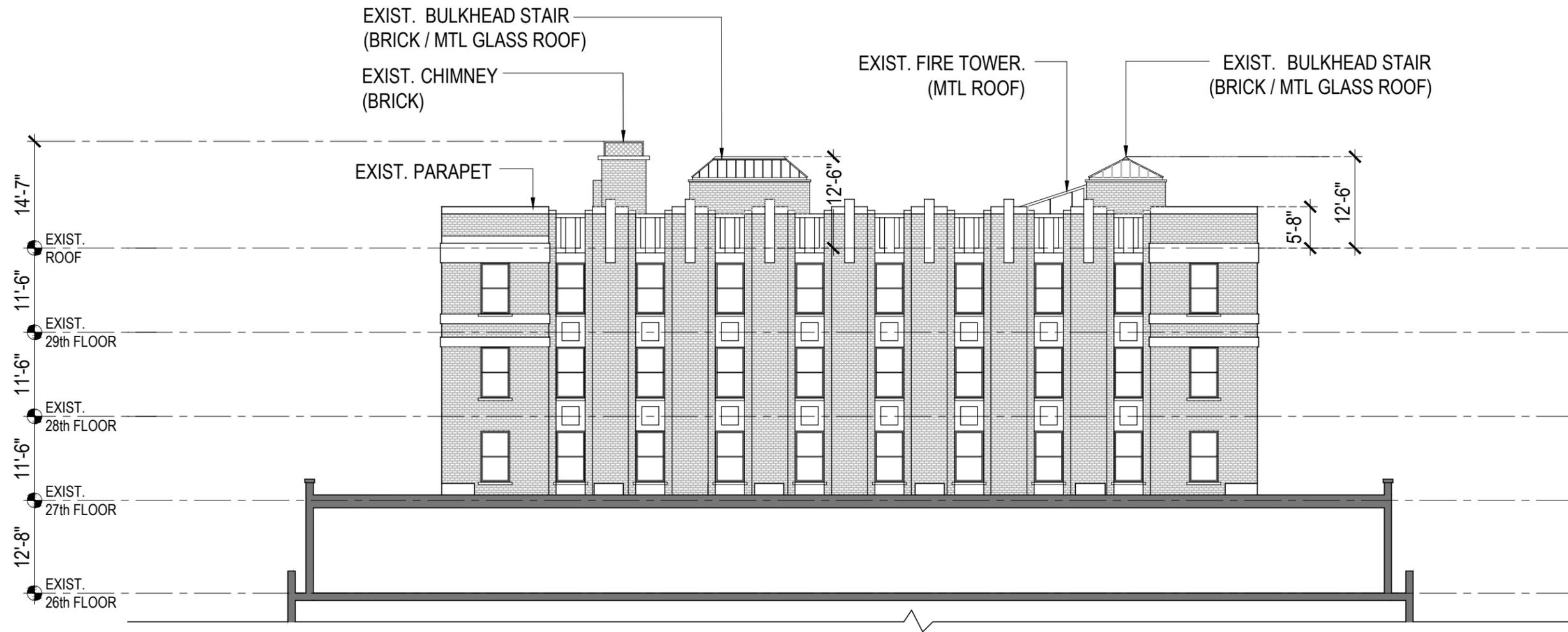
PROPOSED PARK AVE ELEVATION

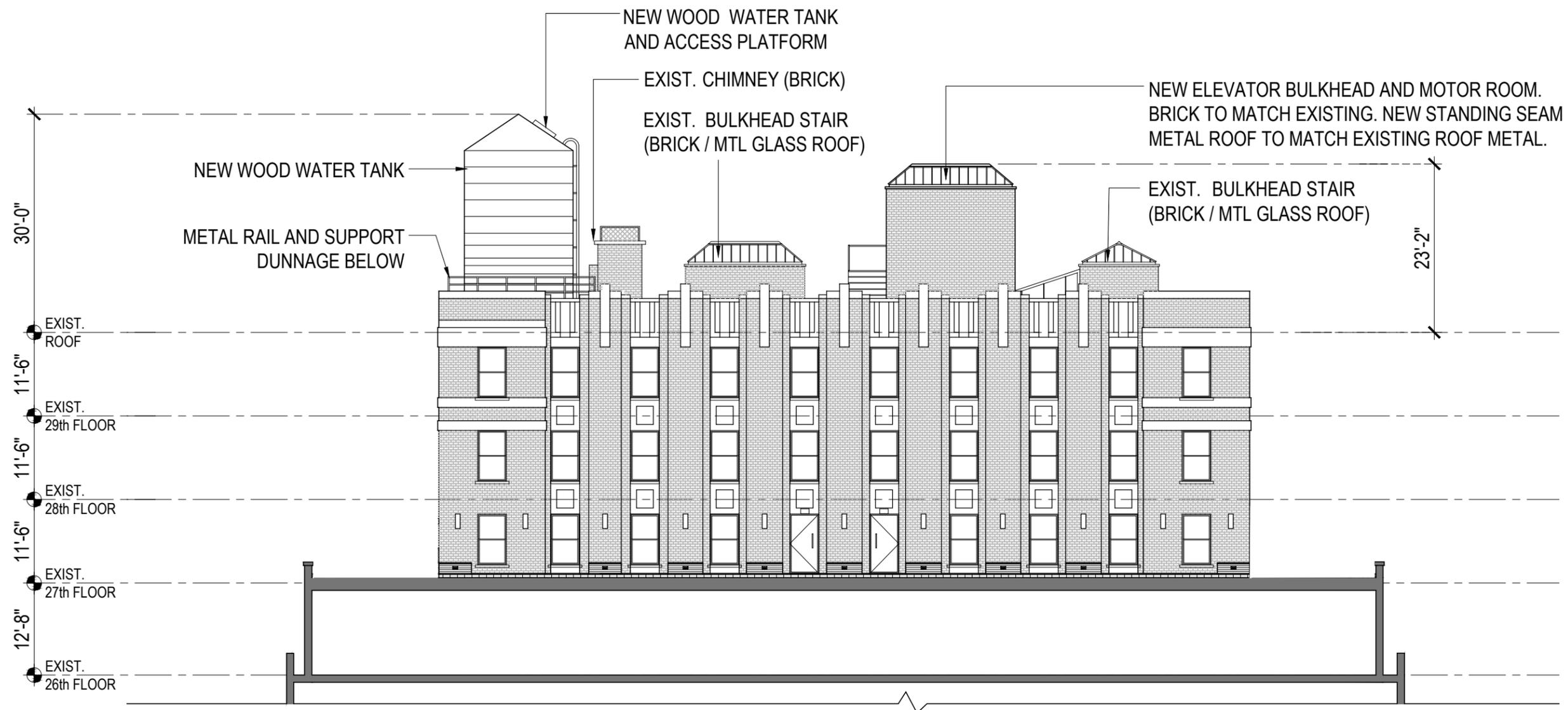


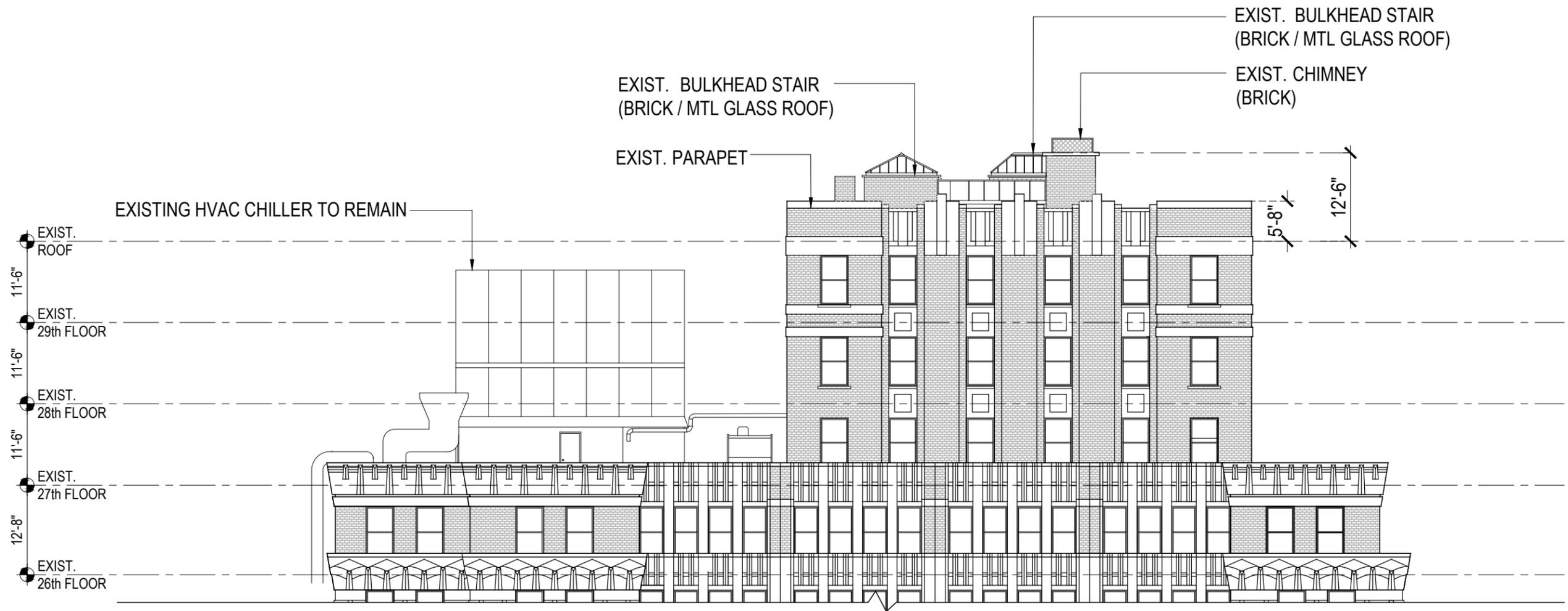


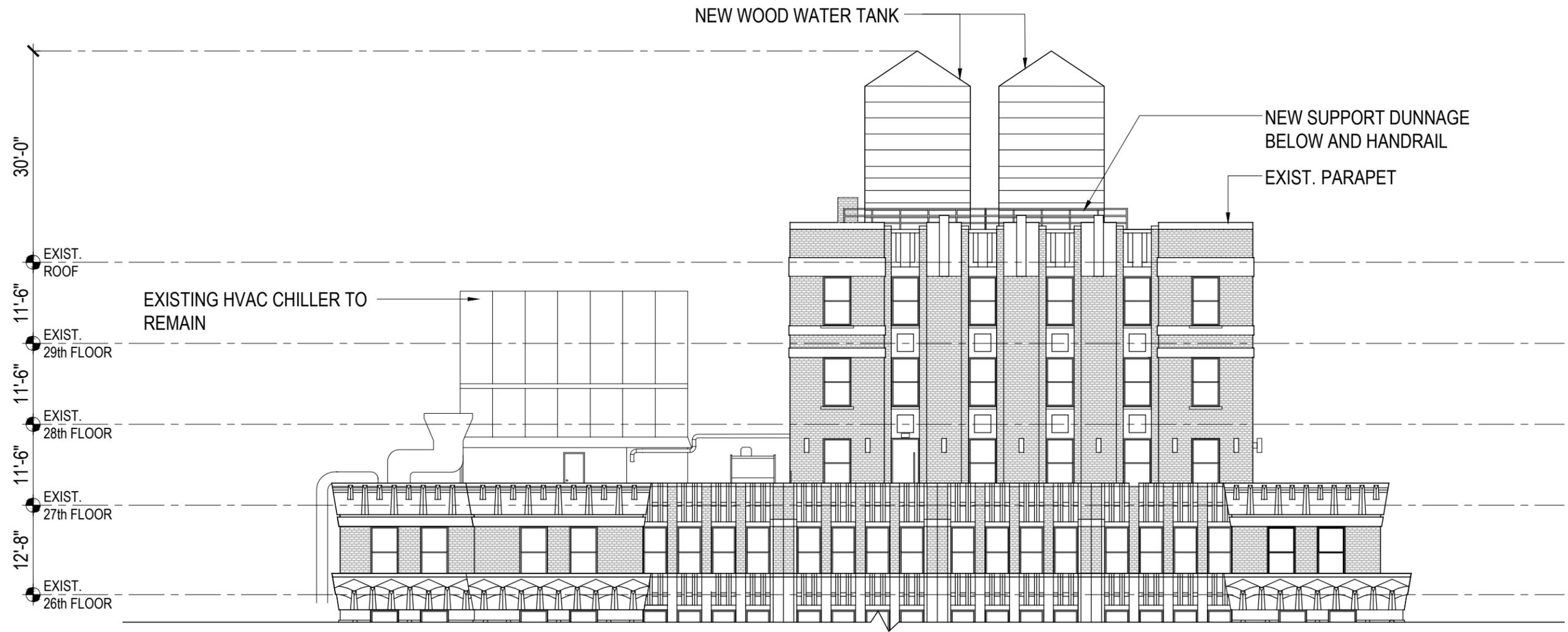


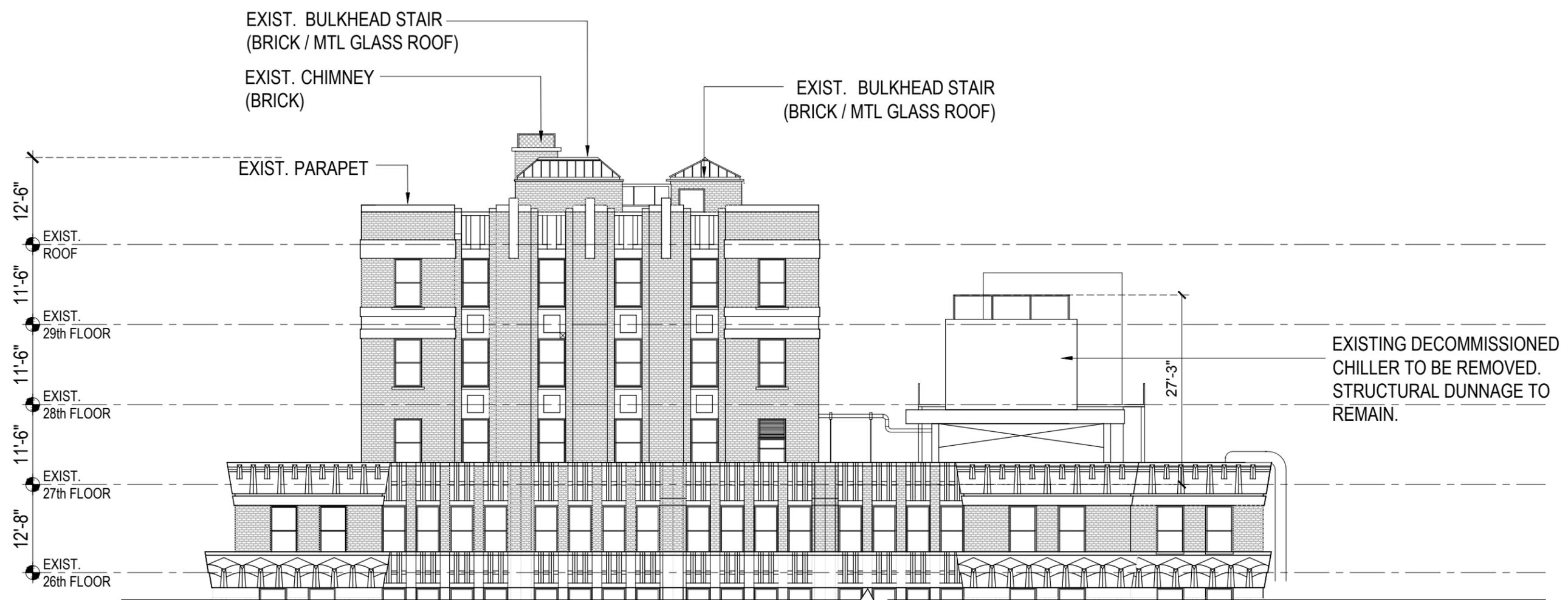


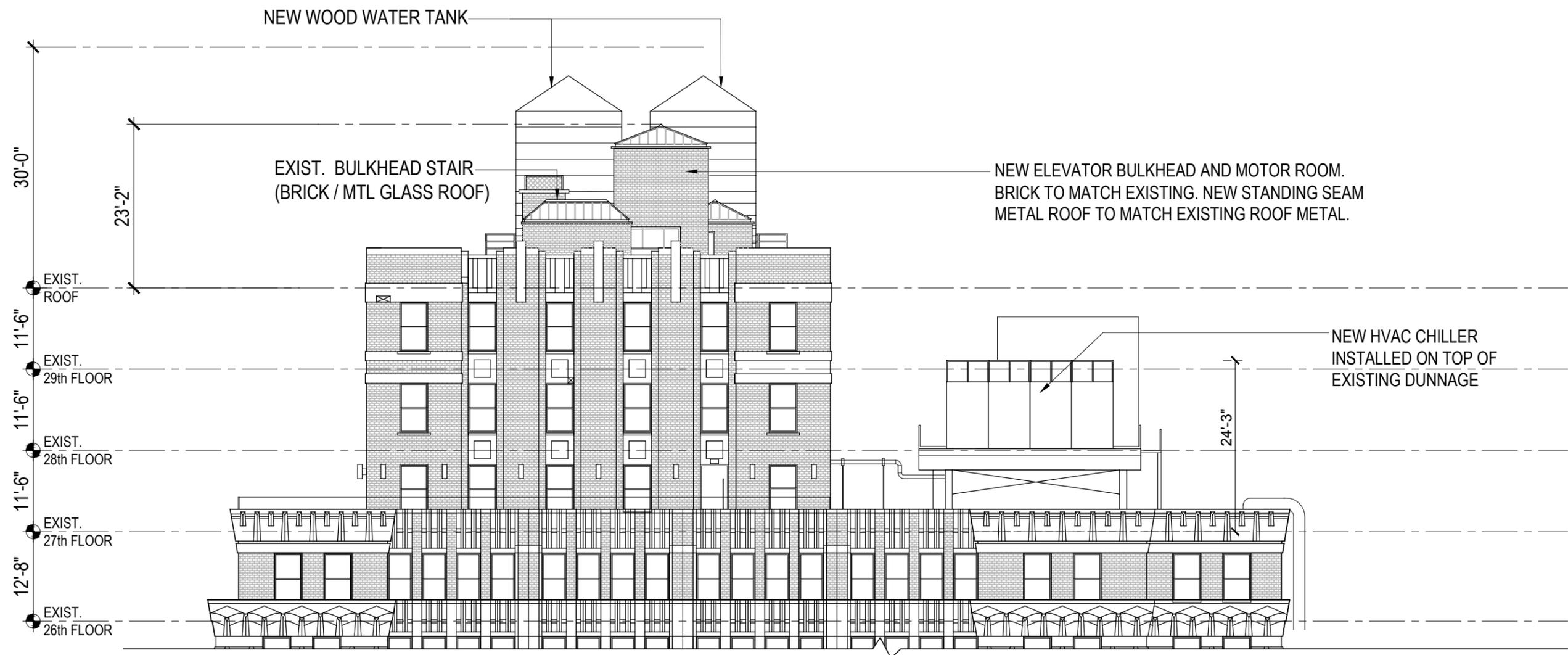


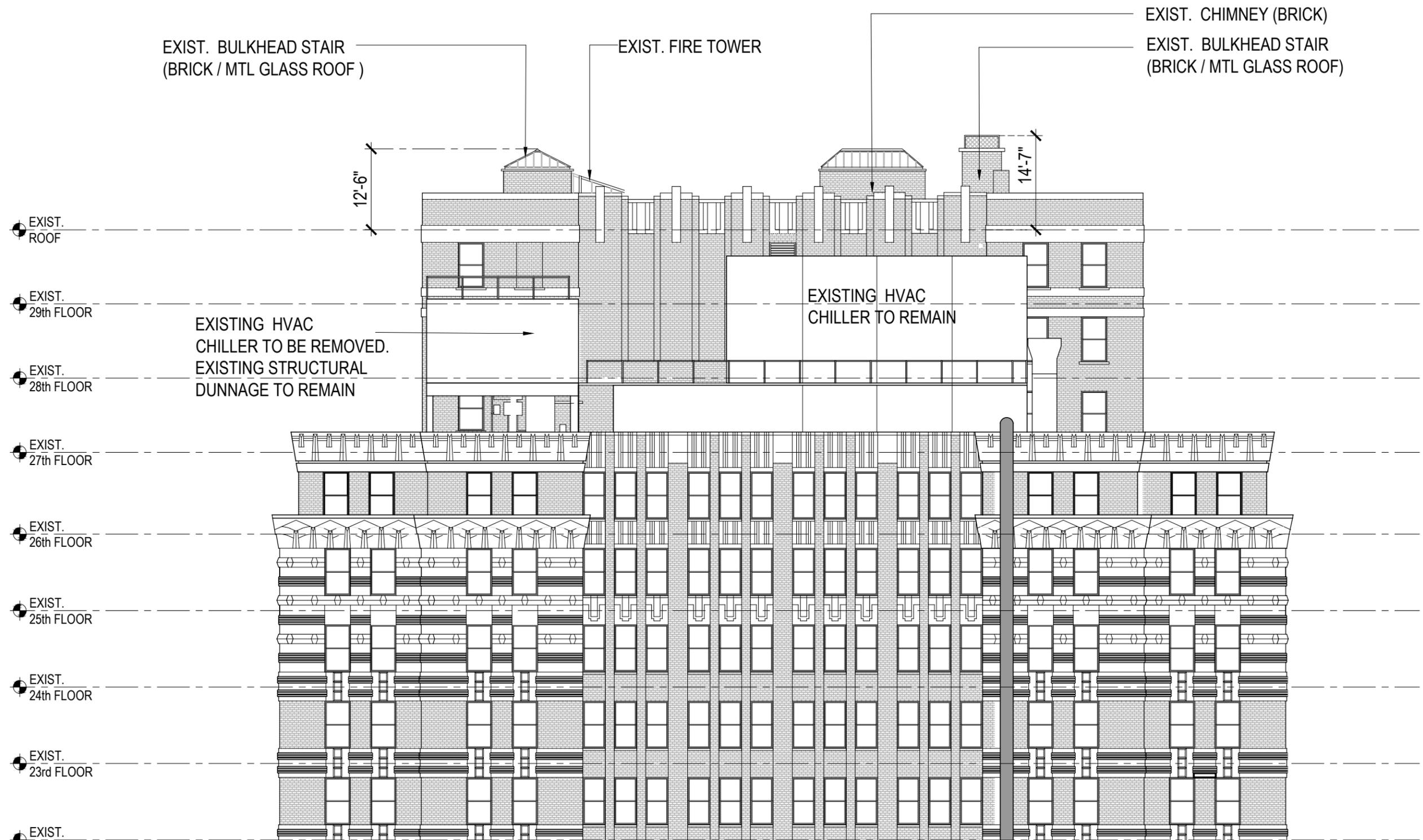


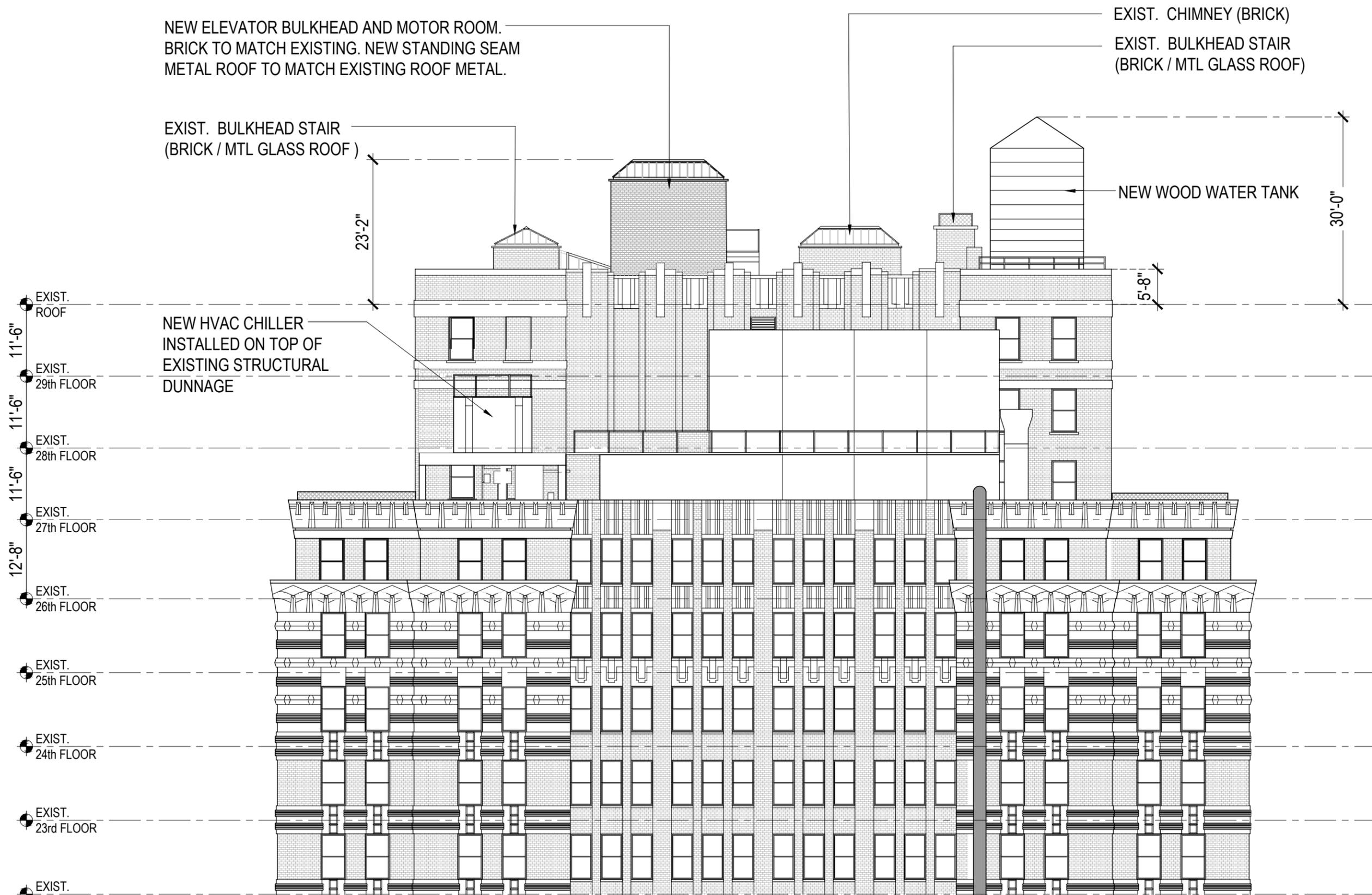


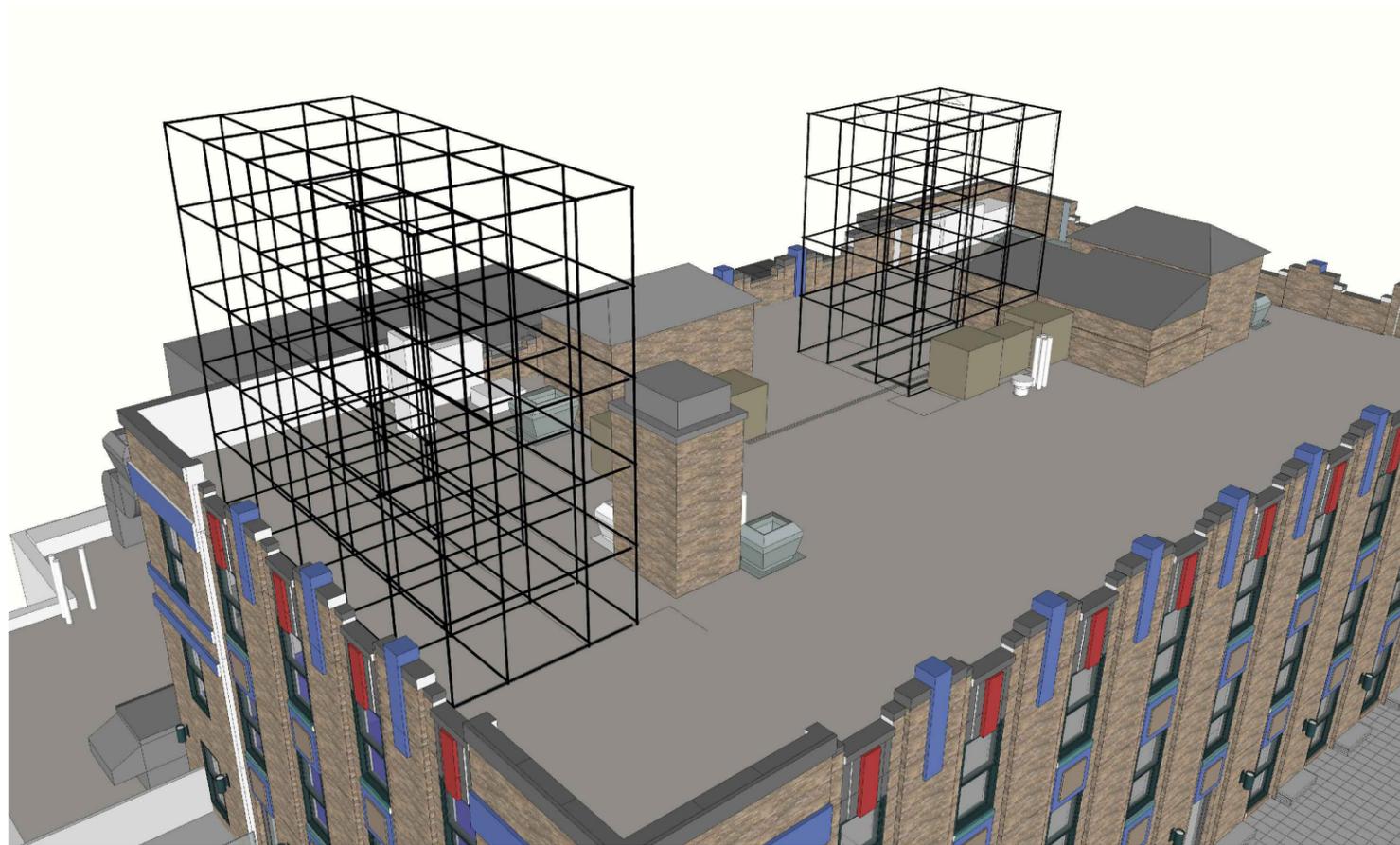




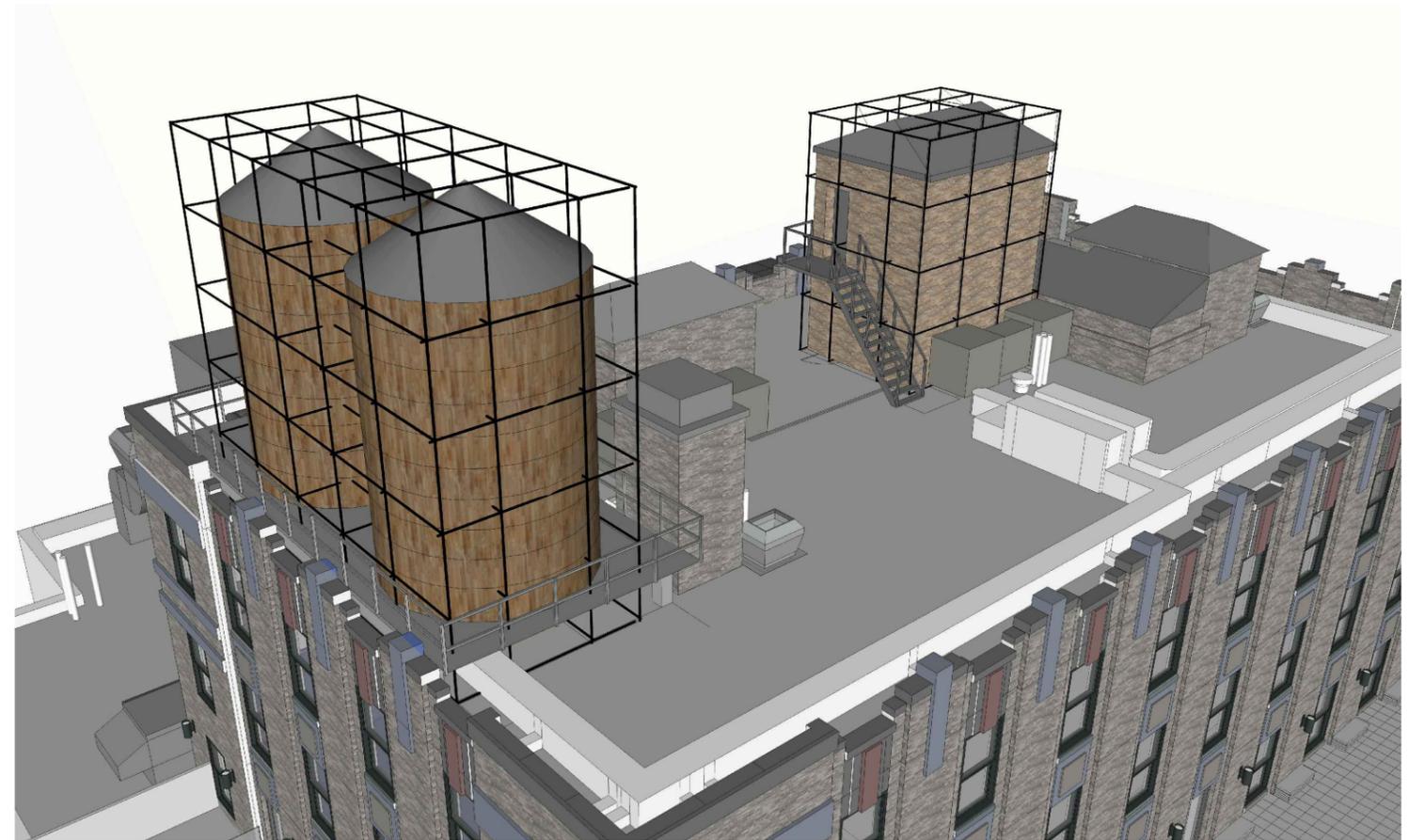






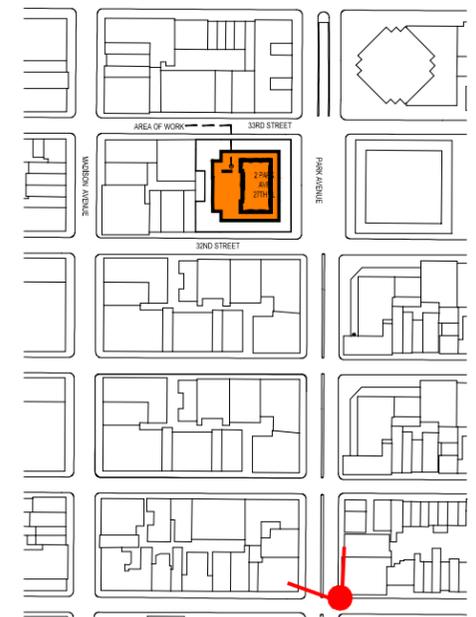


ROOF MOCKUP : AS INSTALLED



ROOF MOCKUP : WITH PROPOSED WATER TANK AND BULKHEAD

WIRE FRAME SHOWN FOR ILLUSTRATION PURPOSES ONLY



1. SITE PHOTO: NW STREET VIEW (EXISTING)

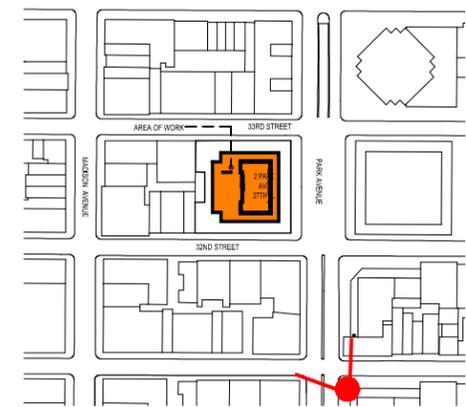
2. SITE PHOTO: NW STREET VIEW (PROPOSED)

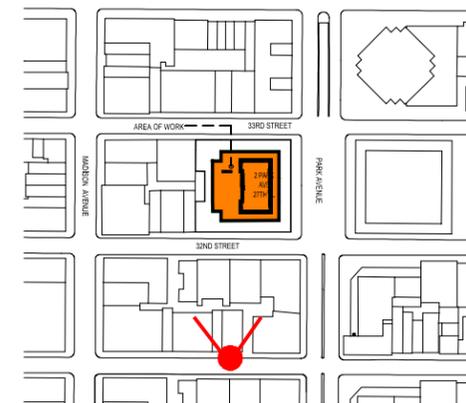


1. SITE PHOTO: NW STREET VIEW (EXISTING)



2. SITE PHOTO: NW STREET VIEW (PROPOSED)





1.SITE PHOTO: NORTH STREET VIEW (EXISTING)

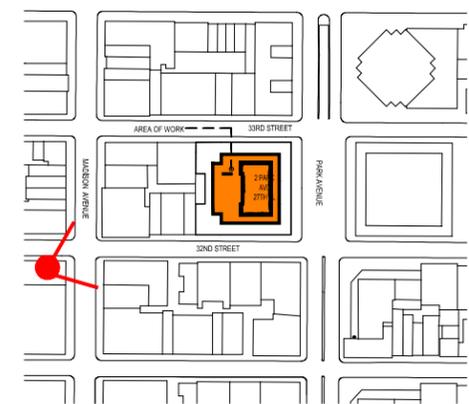
2. SITE PHOTO: NORTH STREET VIEW (PROPOSED)

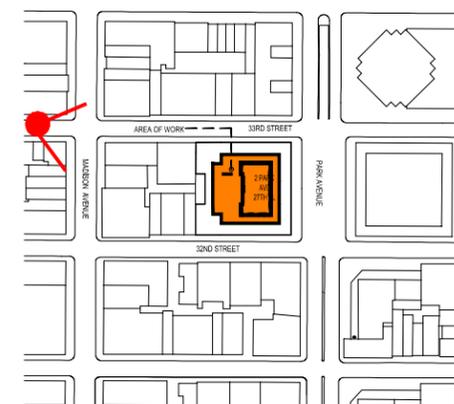


1. SITE PHOTO: NE STREET VIEW (EXISTING)



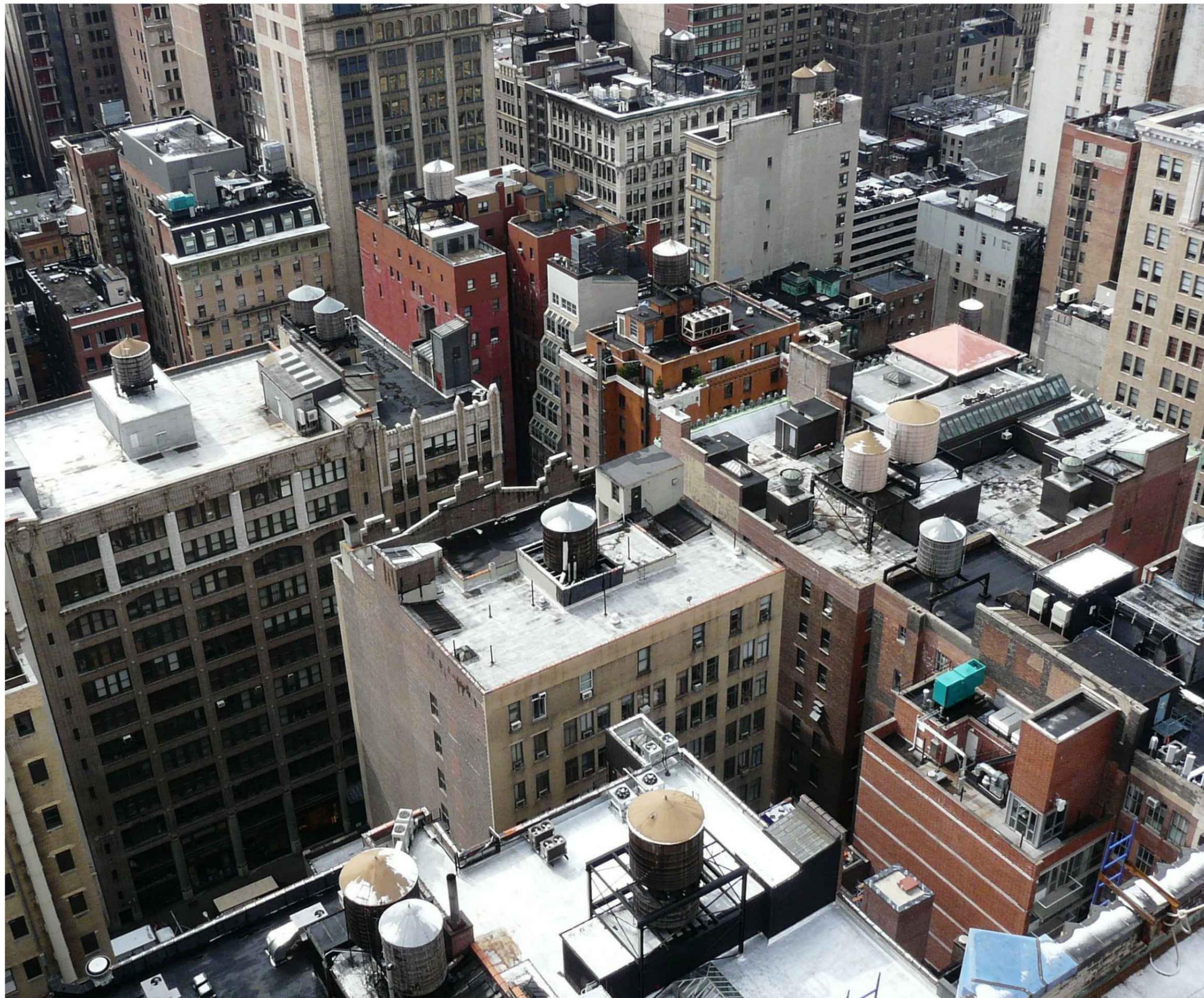
2. SITE PHOTO: NE STREET VIEW (PROPOSED)





1. SITE PHOTO: SE STREET VIEW (EXISTING)

2. SITE PHOTO: SE STREET VIEW (PROPOSED)



VIEW FROM 2 PARK AVE ROOF



425 443 451 PARK AV S



131 MADISON AV

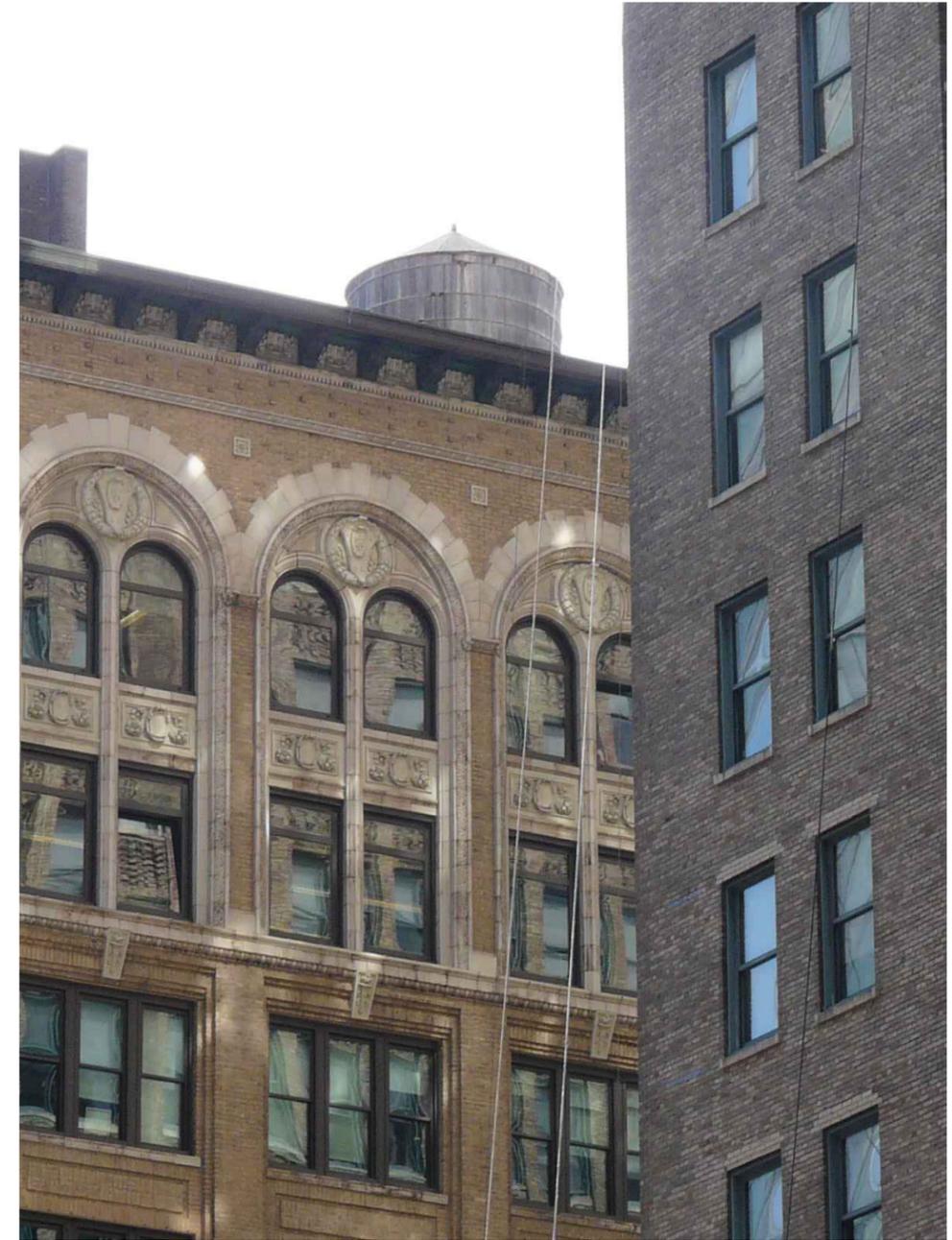
SITE CONTEXT PHOTOS: ADJACENT WATER TANKS



16 PARK AV



192 LEXINGTON AV



470 PARK AVE SOUTH