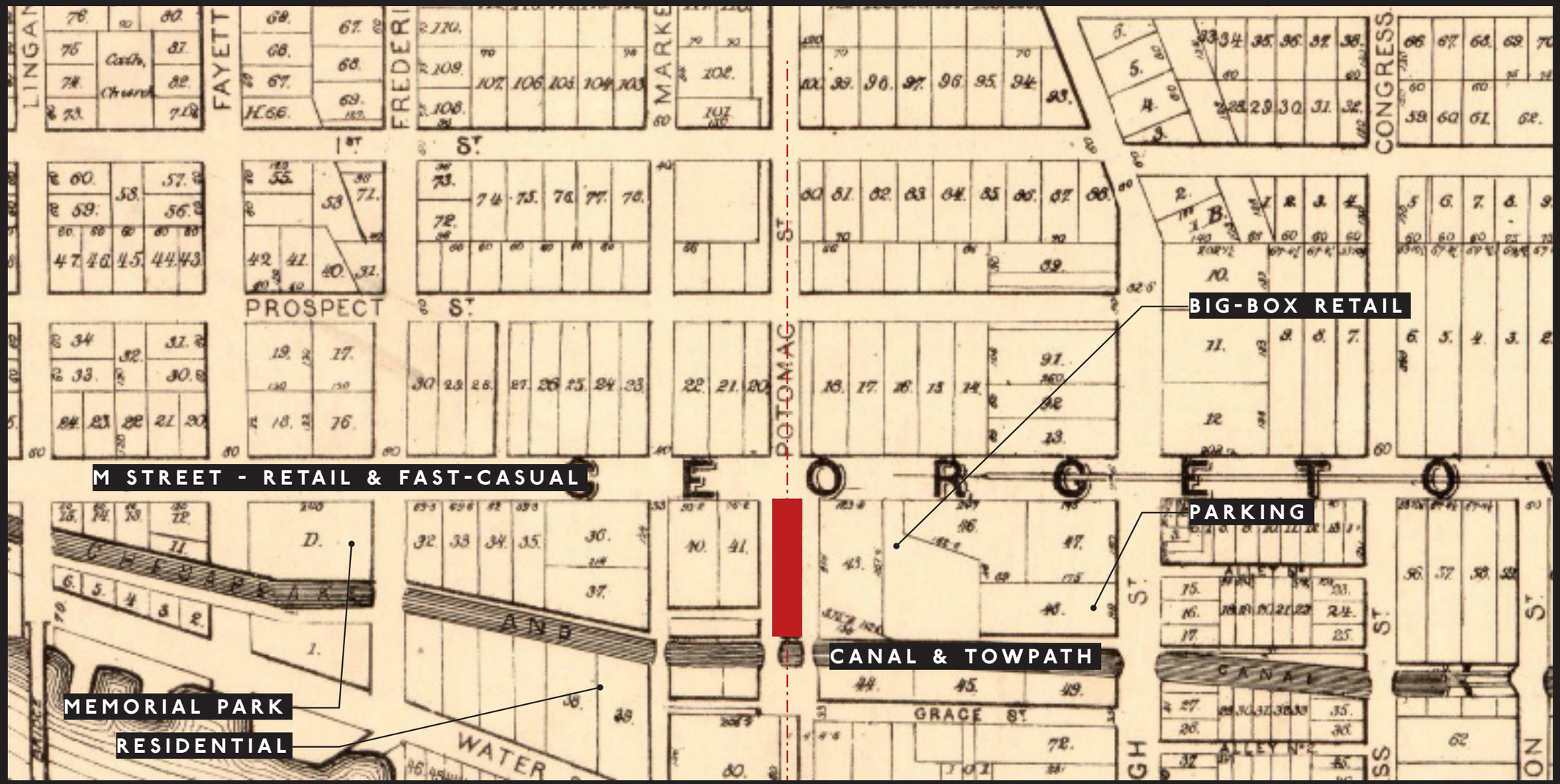
Rw 2

GEORGETOWN MARKET

OGB SUBMISSION - OCTOBER 14, 2022 REVISED

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK



IMMEDIATE SITE - GEORGETOWN

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS

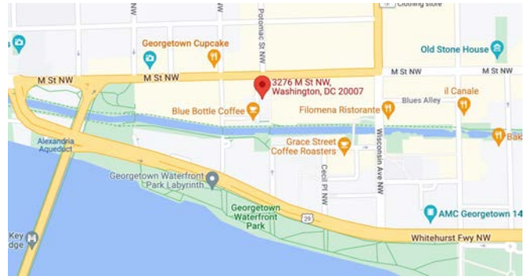
324 LAFAYETTE STREET NEW YORK

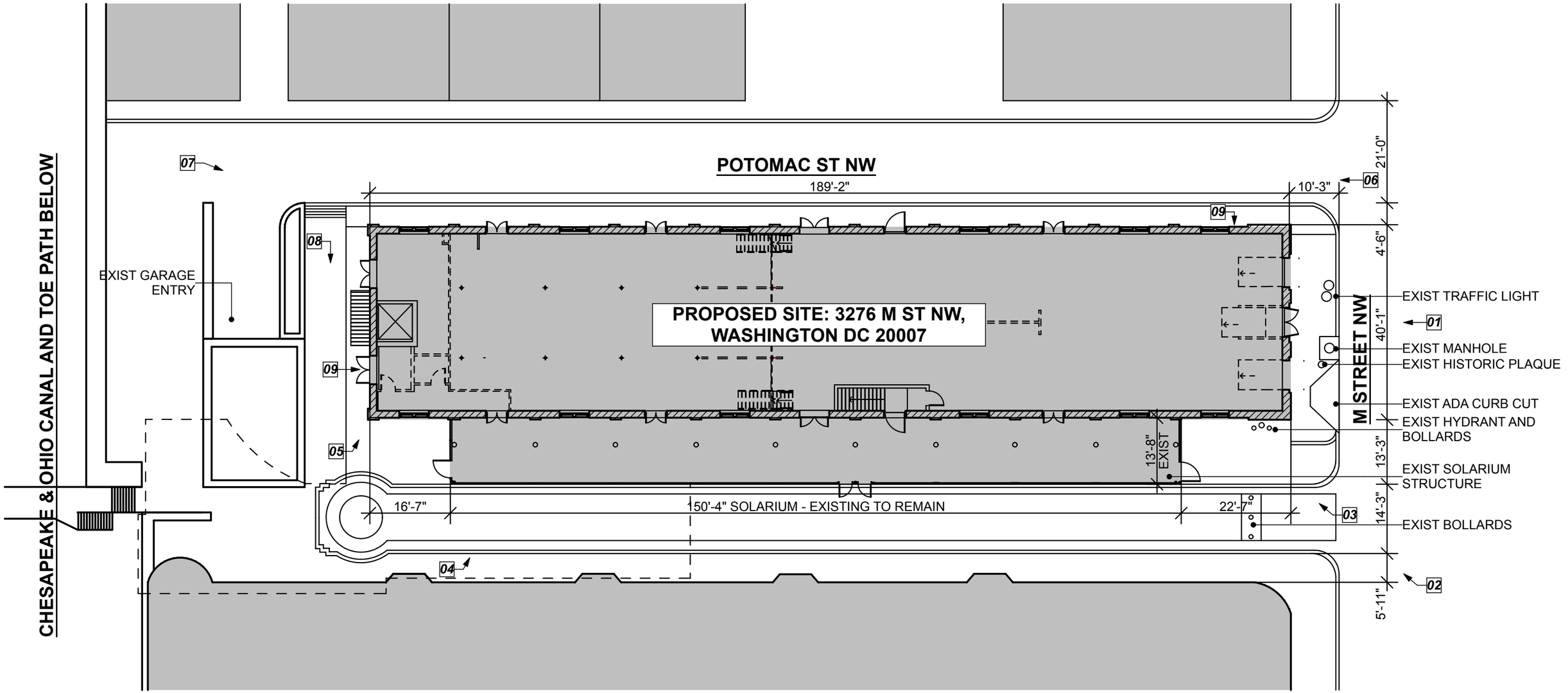
SITE PHOTOS - EXISTING BUILDING

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK

GEORGETOWN MARKET
EXISTING PLANS

SITE PLAN EXISTING





1 **Site Plan**
Scale:1" = 20'

HapstakDemetriou+
ARCHITECTURE | DESIGN

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EXTERIOR EXISTING CONDITIONS

01

02

03

04

05

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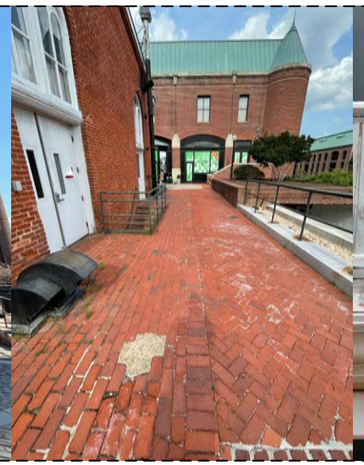

08

09 (various)

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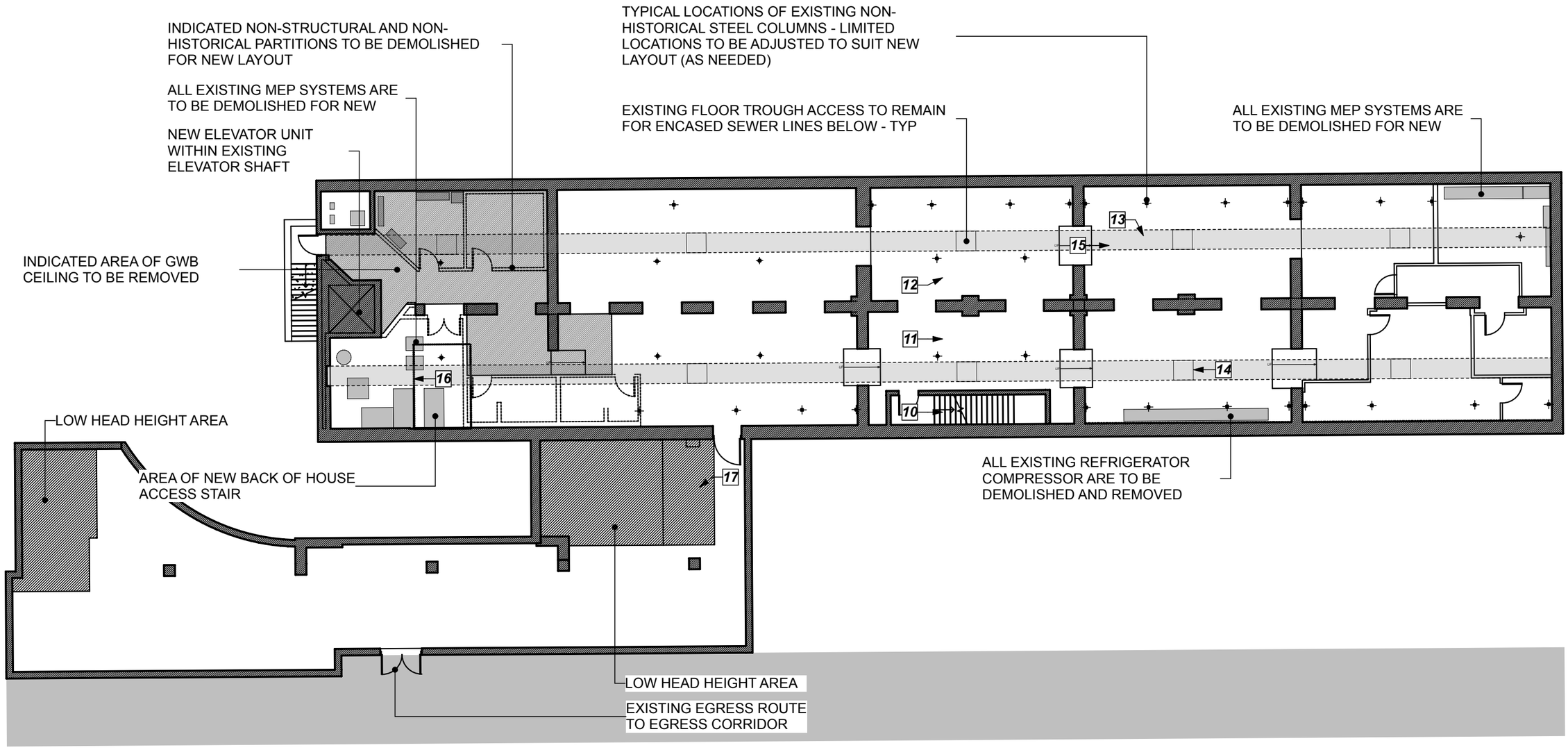
GEORGETOWN MARKET
EXISTING PLANS

BASEMENT EXISTING PLAN



1 **BASEMENT**
Scale:1/16" = 1'-0"

0 8' 16' 32'

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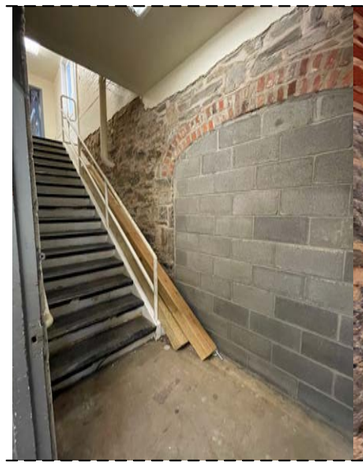
BASEMENT EXISTING CONDITIONS



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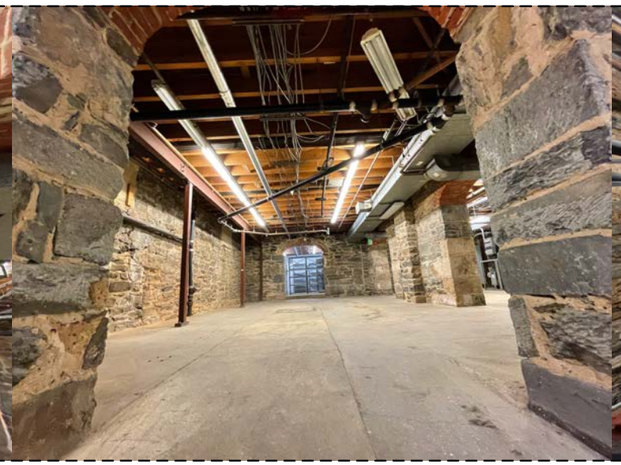

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16

17

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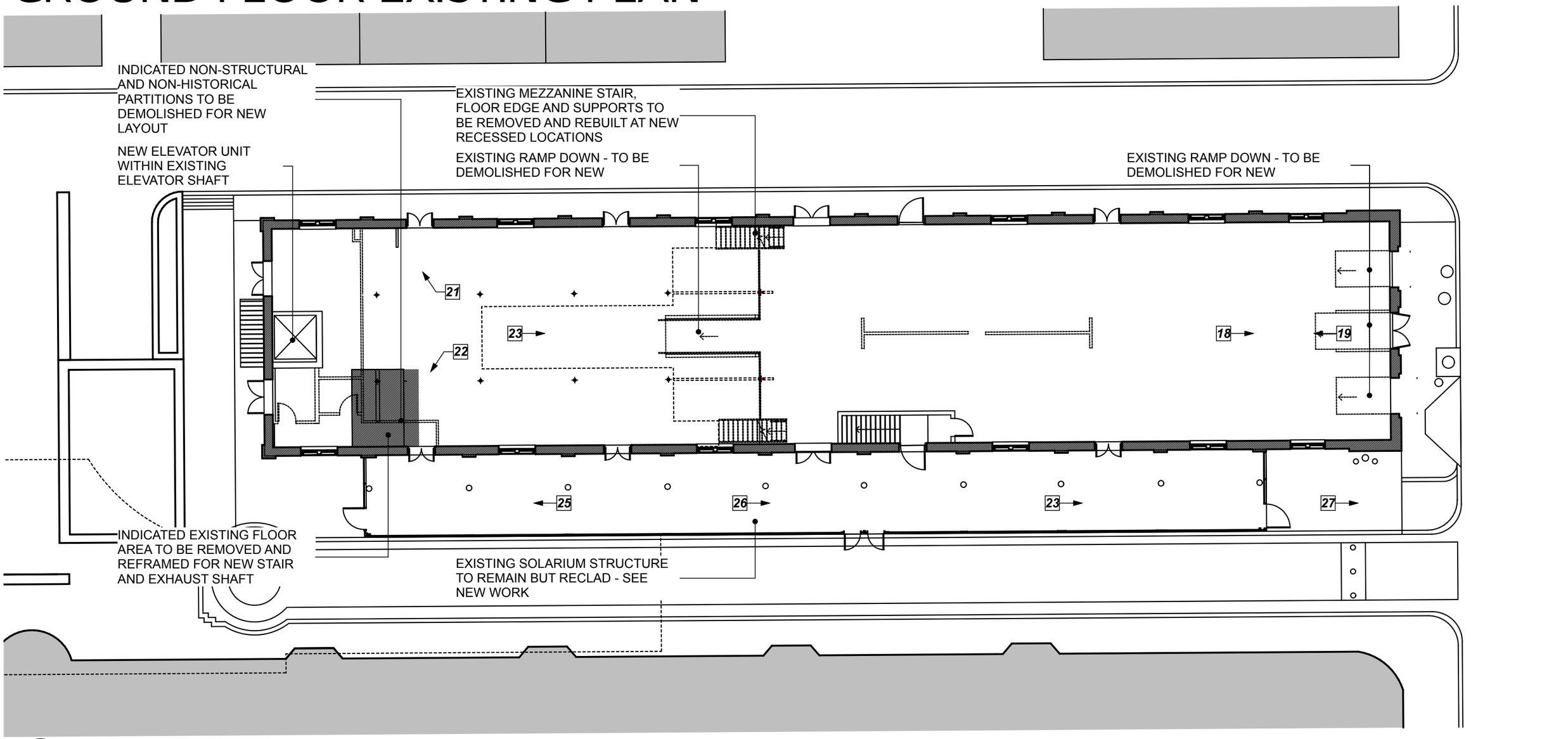
GEORGETOWN MARKET
EXISTING PLANS

GROUND FLOOR EXISTING PLAN



1 **GROUND**
Scale:1/16" = 1'-0"

0 8' 16' 32'

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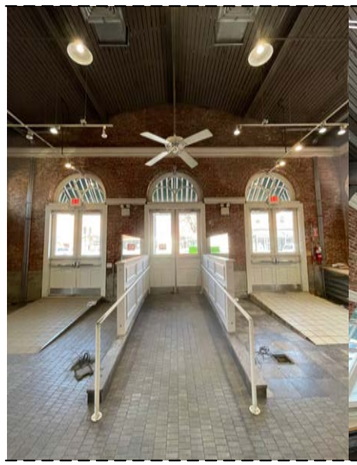
GEORGETOWN MARKET
EXISTING PLANS

GROUND FLOOR EXISTING CONDITIONS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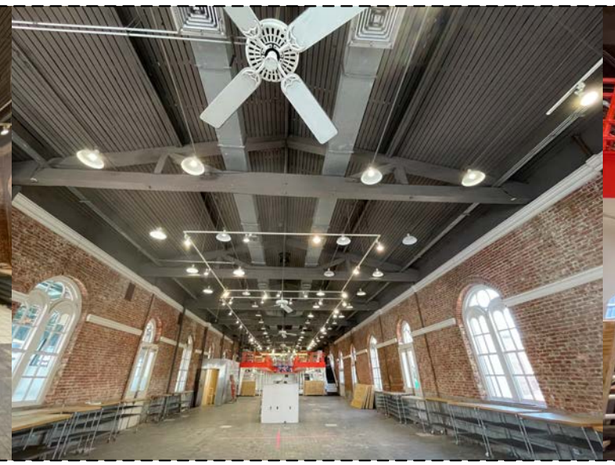
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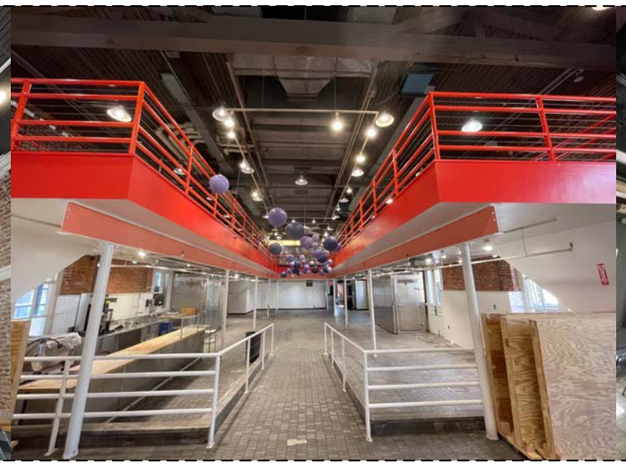
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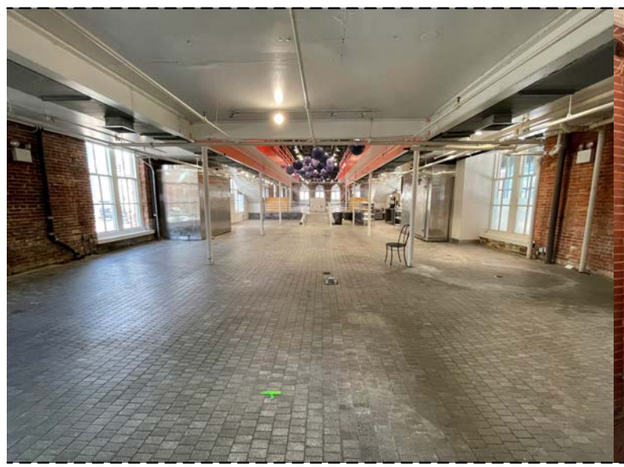
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GEORGETOWN MARKET
EXISTING PLANS

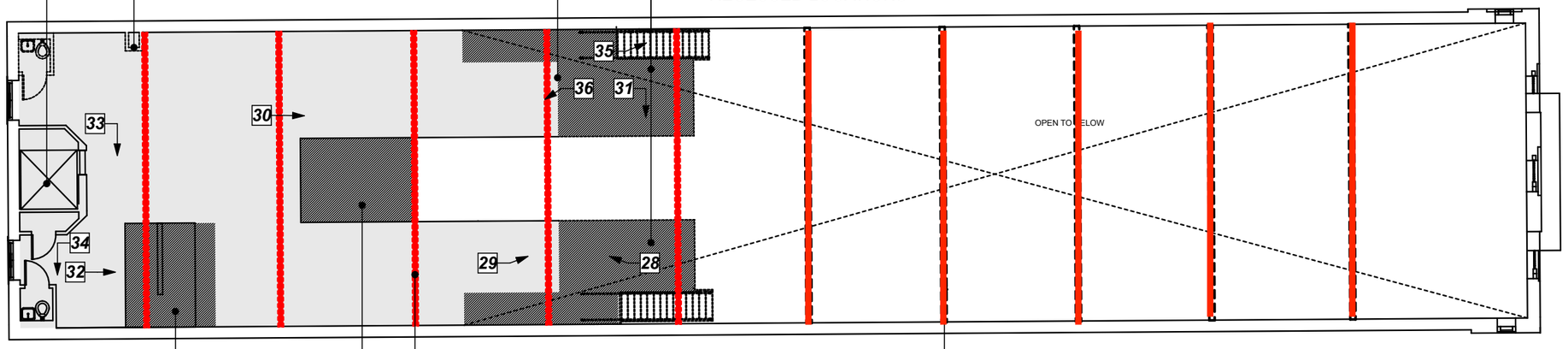
MEZZANINE EXISTING PLAN

INDICATED NON-STRUCTURAL AND NON-HISTORICAL PARTITIONS TO BE DEMOLISHED FOR NEW LAYOUT

NEW ELEVATOR UNIT WITHIN EXISTING ELEVATOR SHAFT

LOCATION OF NEW MEZZANINE EDGE

EXISTING MEZZANINE STAIR, FLOOR EDGE AND SUPPORTS TO BE MODIFIED AND REBUILT AT NEW RECESSED LOCATIONS

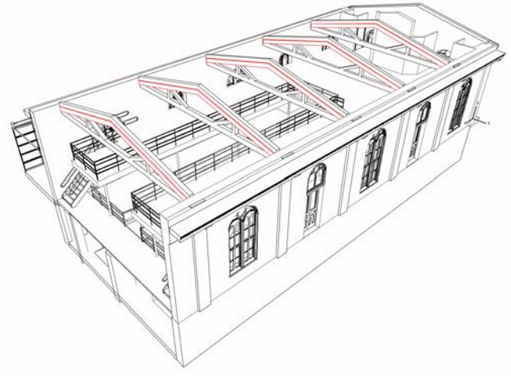


LINE OF EXISTING TRUSSES ABOVE - THE REST OF THE REMAINING (5) EXISTING WOOD TRUSSES ARE TO REMAIN UNMODIFIED

INDICATED EXISTING FLOOR AREA TO BE REMOVED AND REFRAMED FOR NEW STAIR AND EXHAUST SHAFT

AREA TO BE FRAMED IN FOR NEW MEZZANINE INFILL

LINE OF EXISTING TRUSSES ABOVE - RED INDICATING (5) EXISTING WOOD TRUSSES IN MECHANICAL HANGING AREA THAT WILL NEED TO BE REINFORCED TO SUSTAIN LOADS IMPLIED TO MEET CURRENT CODE STANDARDS: REINFORCE TOP CHORD AT BOTH ENDS OF TRUSS BY ADDING A 20' LONG 2X10 SP#1 TO EACH SIDE. FASTEN WITH (2) 1/4"X3" SDS SCREWS AT 16" OC ALL NEW REINFORCEMENTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE TRUSSES



1 **MEZZANINE**
Scale:1/16" = 1'-0"

0 8' 16' 32'

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MEZZANINE EXISTING CONDITIONS

28

29

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31

32

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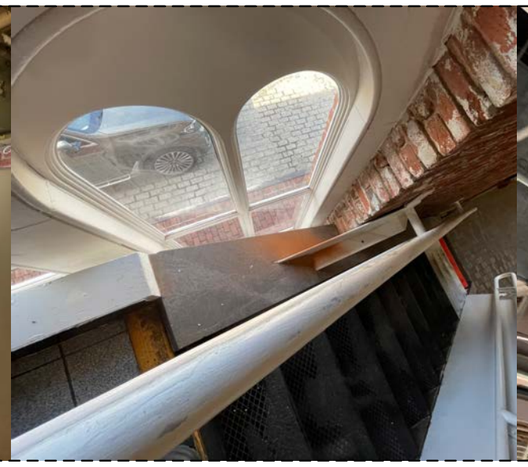
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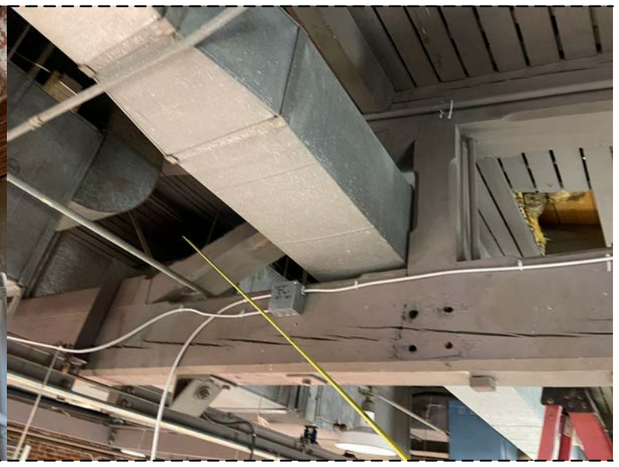
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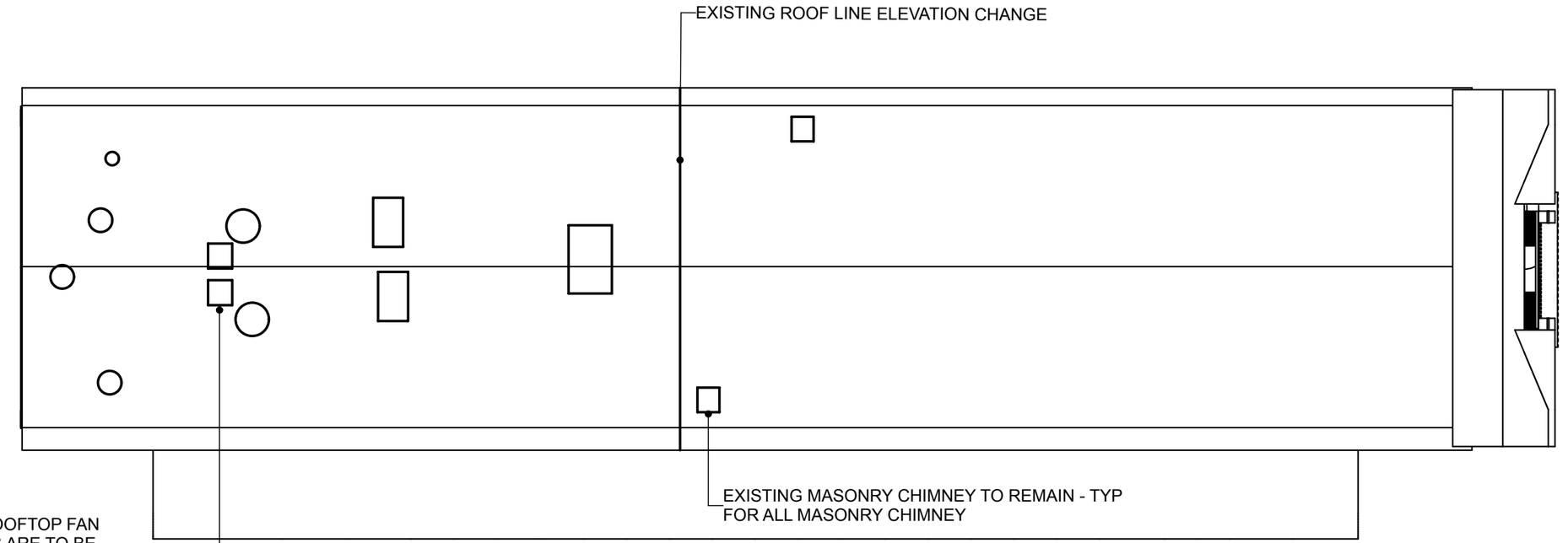
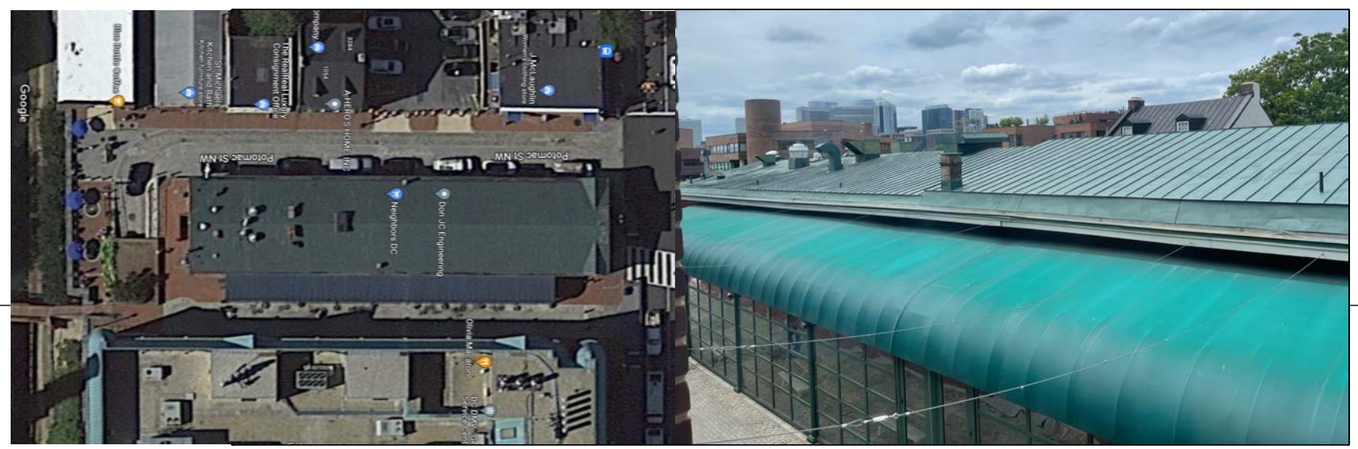
GEORGETOWN MARKET
EXISTING PLANS

ROOF EXISTING PLAN



ALL EXISTING ROOFTOP FAN AND HVAC UNITS ARE TO BE REPLACED WITH NEW SYSTEMS IN KIND. ALL EXISTING PENETRATIONS ARE TO BE RE-UTILIZED AS MUCH AS POSSIBLE TO FIT NEW UNITS. OTHERWISE NEW PENETRATIONS WILL BE MADE TO SUIT



1 **MEZZANINE**
Scale:1/16" = 1'-0"

0 8' 16' 32'

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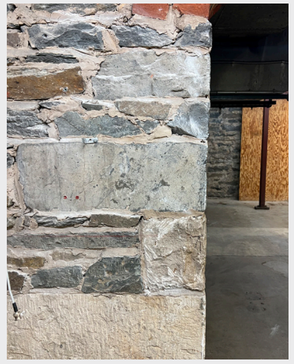
SEAT COUNT

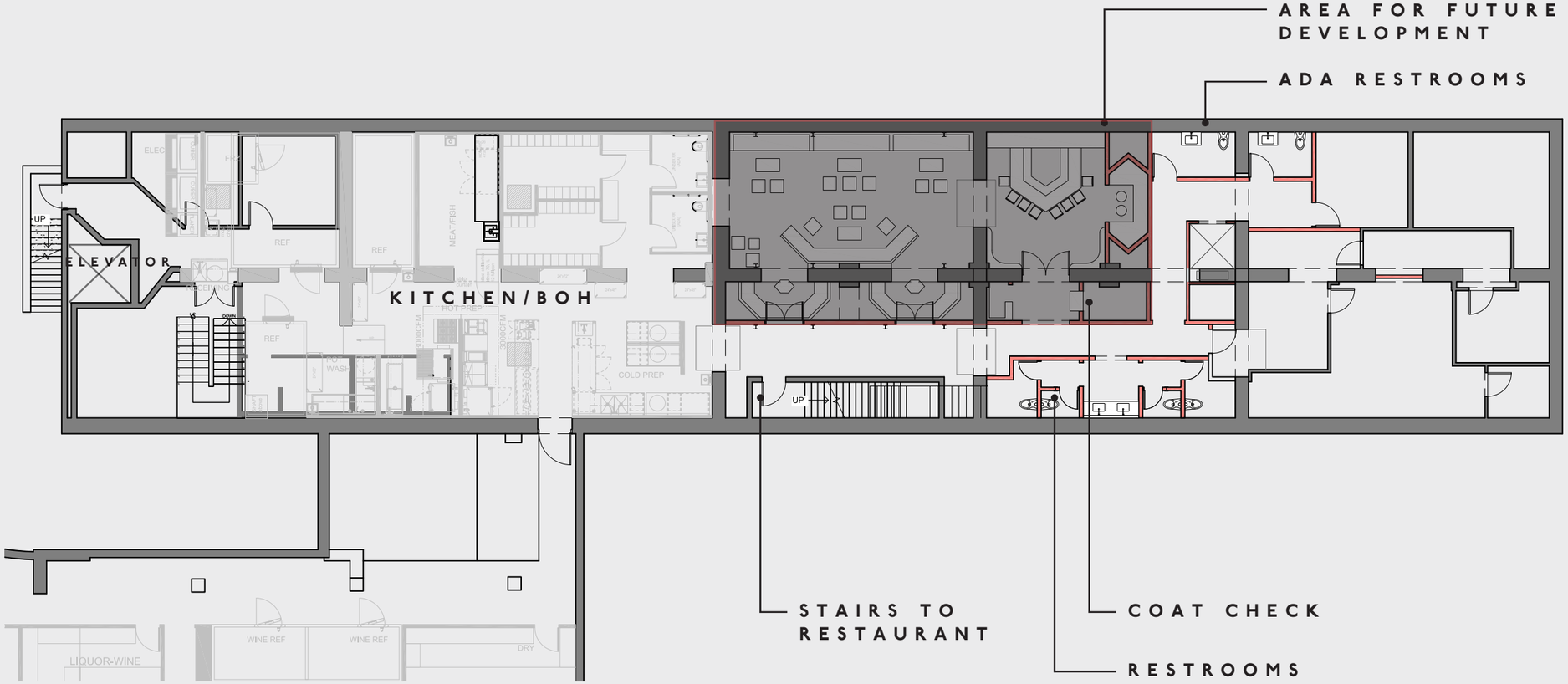
BAR - 17

LOUNGE SEATING - 39

TOTAL FUTURE SEATING - 56 SEATS



EXISTING BASEMENT FOUNTAIN WALL TO REMAIN VISIBLE



FEET

0 4 8 16

PLAN - BASEMENT LEVEL

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS

324 LAFAYETTE STREET NEW YORK

SEAT COUNT

DINING FIRST FLOOR: 272

BARS: 56
- MOZZARELLA - 13
- BAR BANQUETTE - 16
- GRANITA AND JUICE BAR - 7
- PROSCUITTO BAR - 7
- COCKTAIL BAR - 13

SOLARIUM:111
- MAIN - 81
- SIDEWALK - 6
- PDR - 24

INDOOR: 105
- MAIN - 92
- FIRE COUNTER - 13

TOTAL SEATING (INCLUDES MEZZ - 40 AND LOWER LEVEL - TBD)

TOTAL SEATING - 312 SEATS

HOST

COCKTAIL BAR

PIZZA AND GRILL

STAIRS TO MEZZ

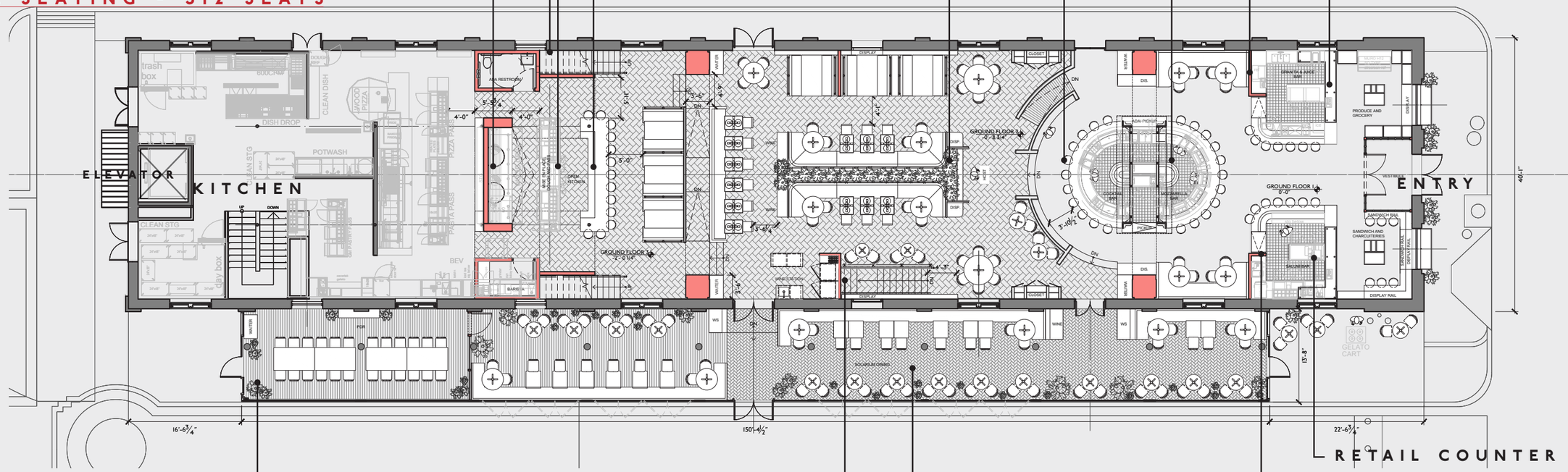
PASS AND MISE EN PLACE

FIRE COUNTER

MOZZARELLA BAR

GRANITA & JUICE BAR

PRODUCE AND GROCERY



FEET
0 4 8 16 32

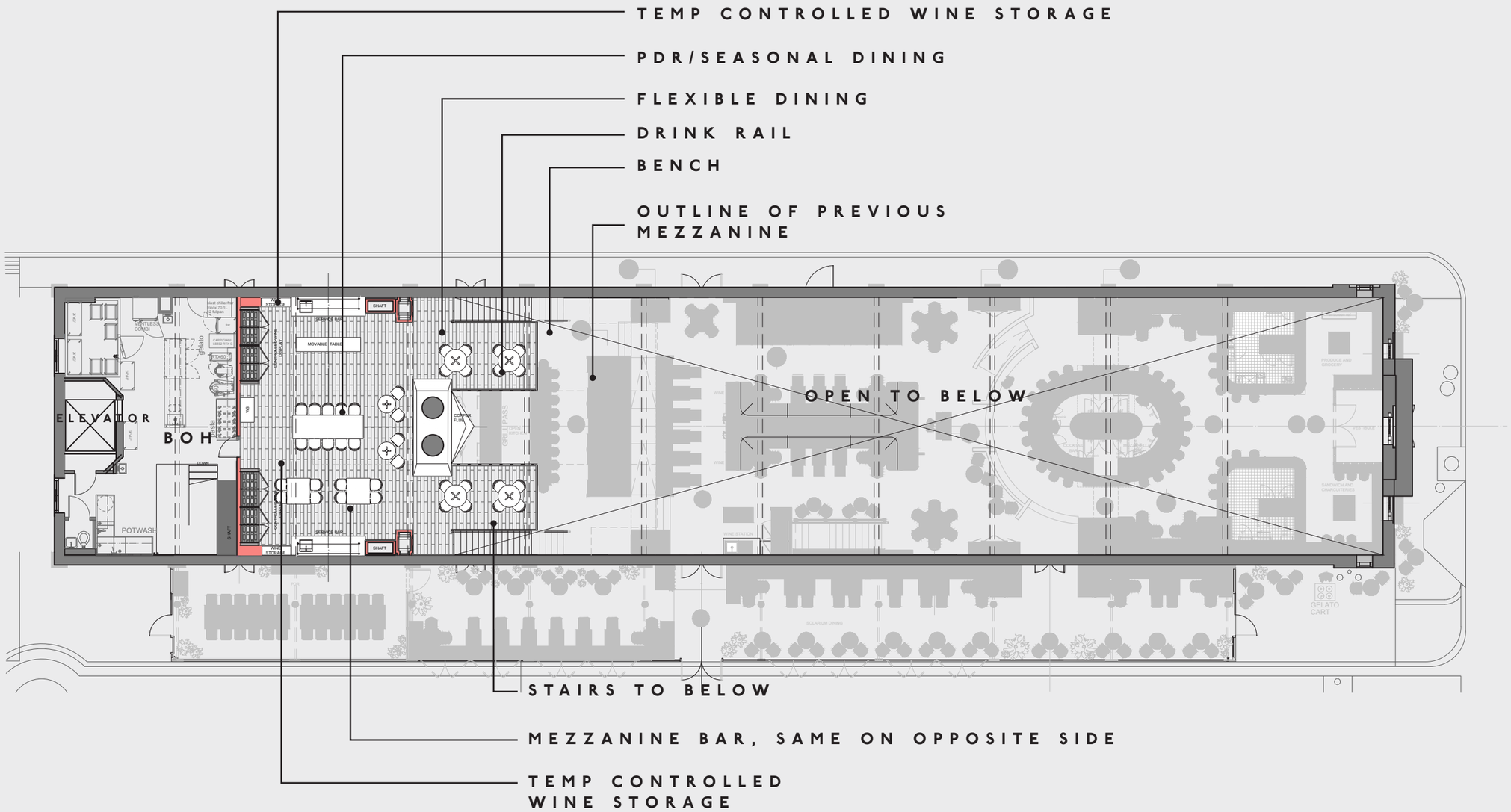
PLAN - FIRST FLOOR

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS

324 LAFAYETTE STREET NEW YORK

SEAT COUNT

BAR - 10
MAIN TABLE - 14
GENERAL SEATING - 18
TOTAL SEATING - 42 SEATS



FEET
0 4 8 16

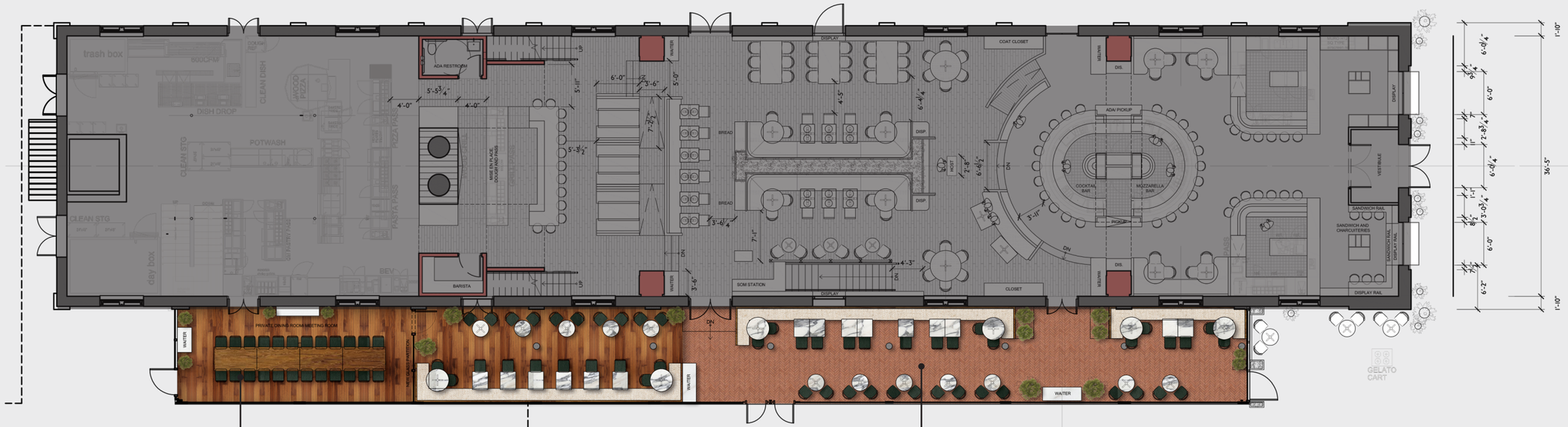
PLAN - MEZZANINE, TYPICAL

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK

SEAT COUNT

SOLARIUM: 111

- MAIN - 81
- SIDEWALK - 6
- PDR - 24



PDR/ MEETING ROOM

TEAK @ WOOD DECK

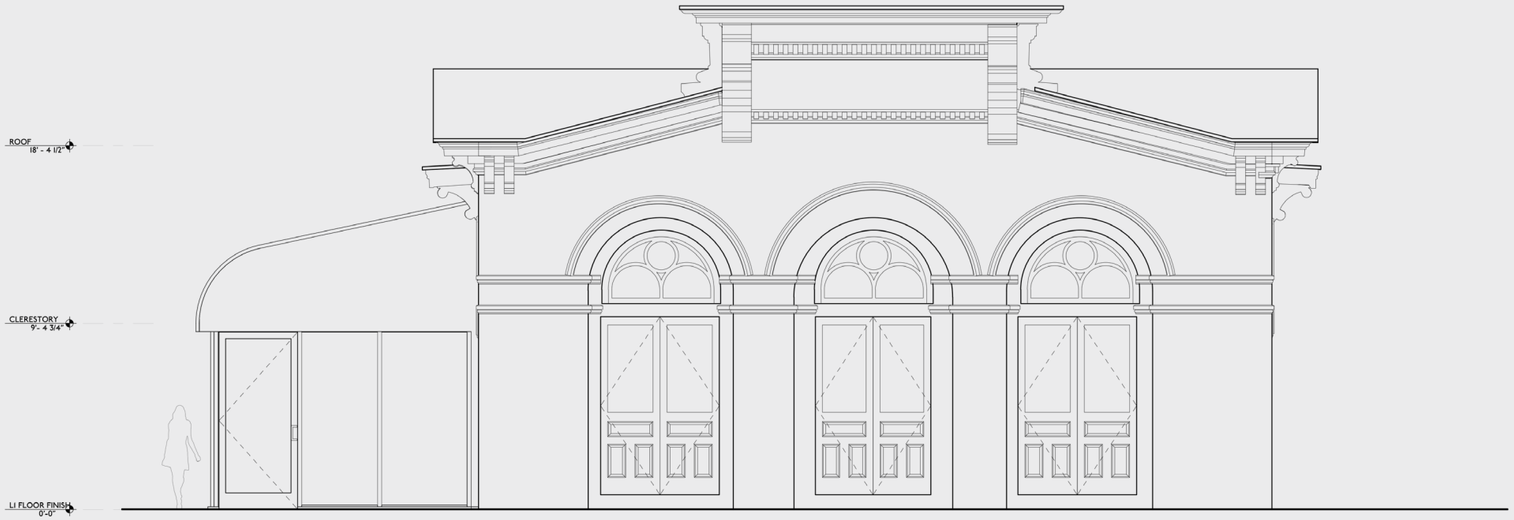
CAFE SEATING

EXISTING BRICK FLOOR

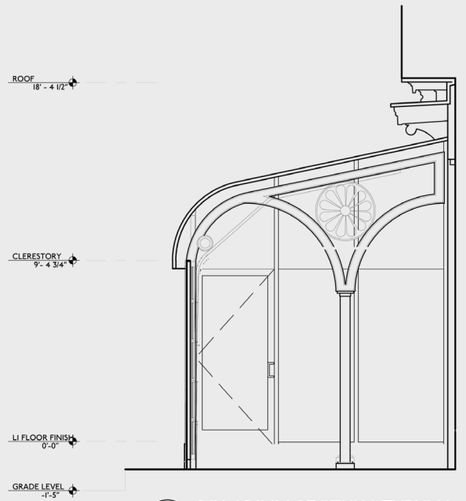
SOLARIUM MATERIALITY PLAN

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS

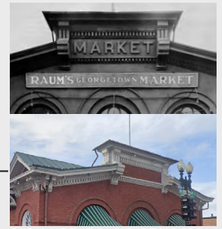
324 LAFAYETTE STREET NEW YORK



1 FACADE ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



3 SOLARIUM SECTION TYPICAL - EXISTING
SCALE: 1/4" = 1'-0"



SIGNAGE TO BE STUDIED WITH HISTORICAL REFERENCES, UNDER SEPARATE SUBMISSION

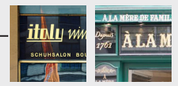
EXISTING BRICK FACADE TO BE CLEANED PER APPROVAL

EXISTING WINDOWS TO REMAIN, REPAIR AND REPAINT TO MATCH

GREEN FABRIC W/ PIPING AWNING @ ALL DOORS

EXISTING DOORS TO REMAIN, REPAIR AND REPAINT TO MATCH

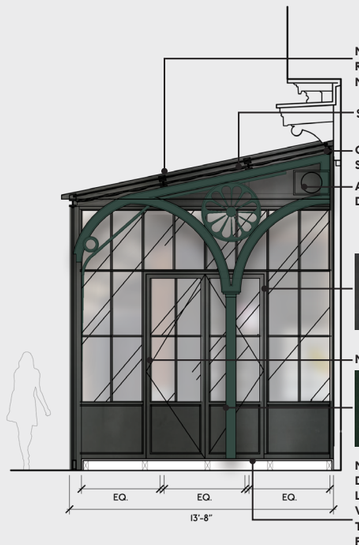
NEW MOVABLE DISPLAY



GOLD LEAF PAINTED LETTERING AT ENTRY DOORS

FEET
0 1 2 3 4 5 10

2 FACADE ELEVATION
SCALE: 1/4" = 1'-0"



NEW SOLARIUM ROOF, GLAZING AND MULLIONS

SOLAR SHADE TRACK

CEILING MOUNTED SOLAR SHADE

ACCOMMODATE HVAC DUCT

NEW GLAZING AND BLACKENED STEEL MULLIONS

NEW DOOR

EXISTING COLUMN TO BE PAINTED IN DARK GREEN

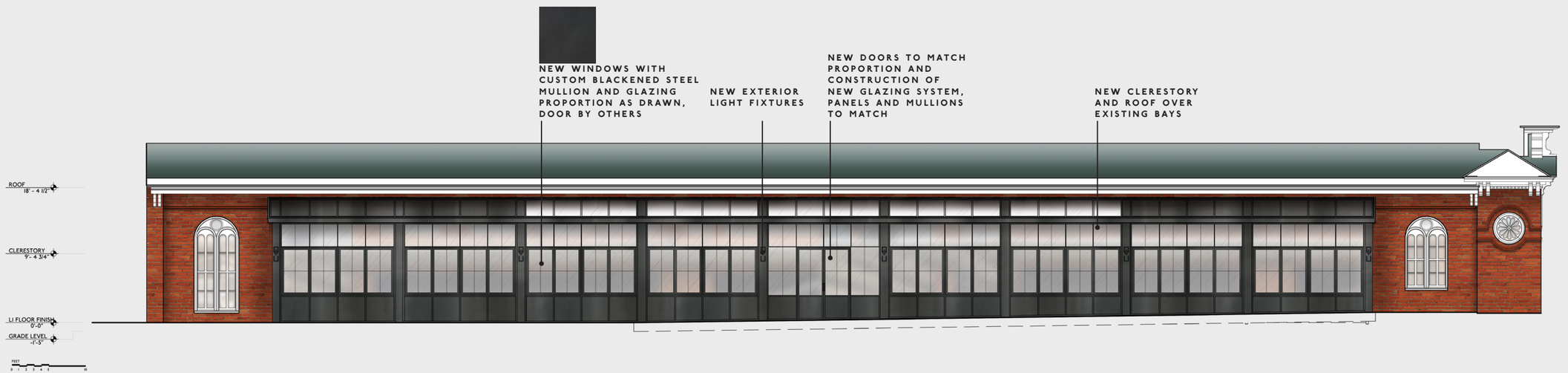
NEW EXTERIOR TEAK DECK, SEE PLAN FOR LOCATION. DECK RISE VARIES ALONG SECTION TO FOLLOW EXISTING FLOOR SLOPE

4 SOLARIUM SECTION TYPICAL
SCALE: 1/4" = 1'-0"

EXTERIOR AND SOLARIUM FRONT ELEVATION & SECTION

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK

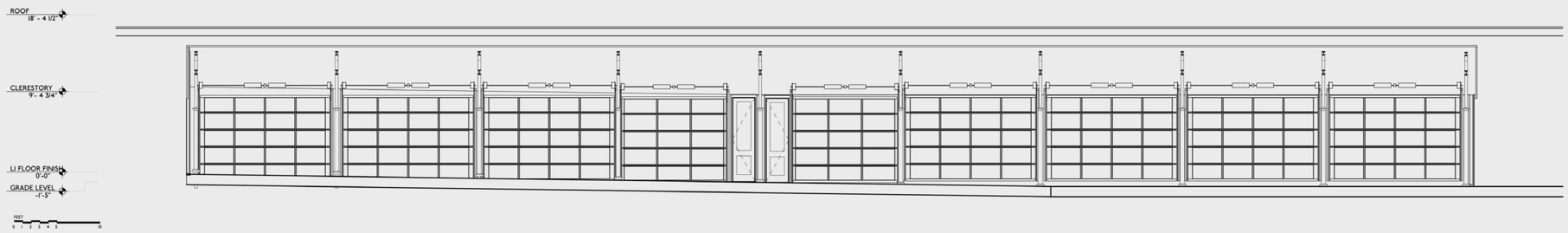
1 SOLARIUM ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



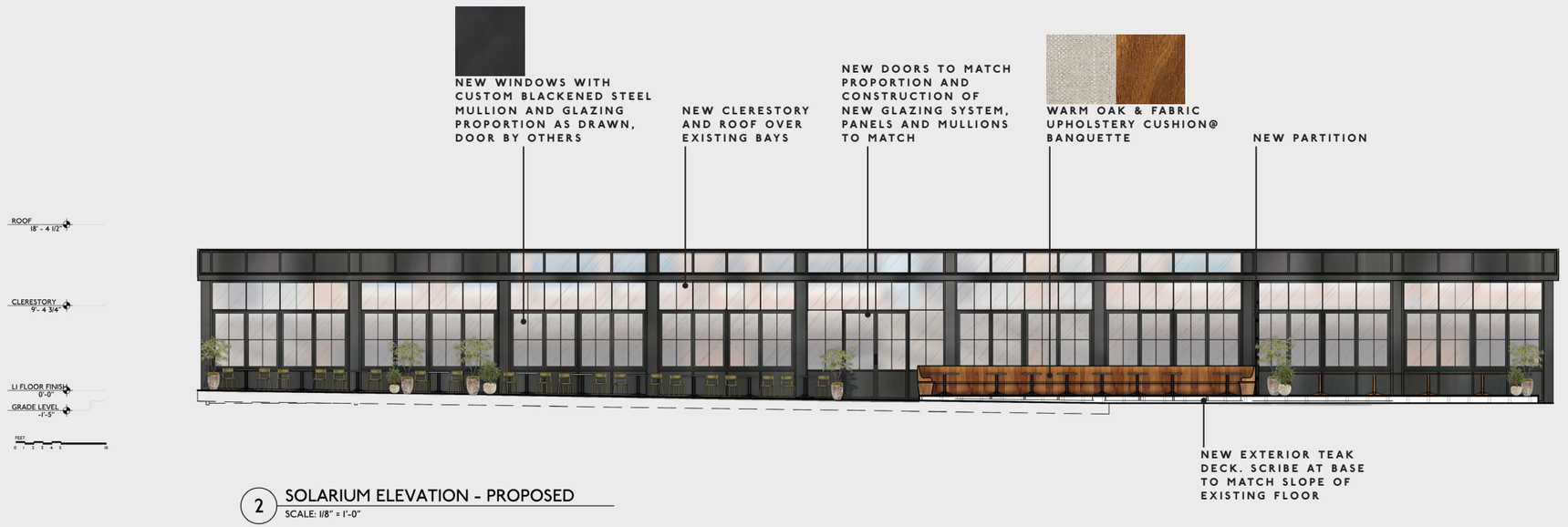
2 SOLARIUM ELEVATION
SCALE: 1/8" = 1'-0"

SOLARIUM EXTERIOR ELEVATION

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK



1 SOLARIUM ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



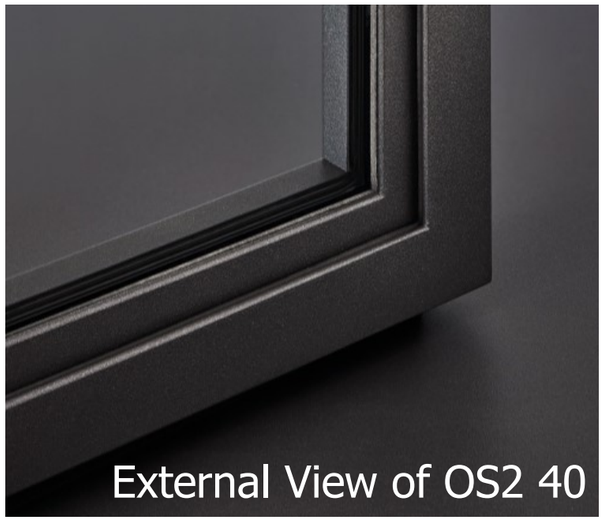
2 SOLARIUM ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

SOLARIUM INTERIOR ELEVATION

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK

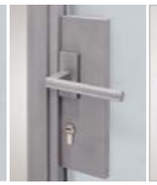
SOLARIUM INTERIOR CLAY RENDERING

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK



Door

Square


Truncated

inox5002

Tilt / Turn

Truncated TT

Square TT

Inox5056 TT

Square L

Window

Truncated L

Truncated

Square

Rounded

Oval

Two-wing

Three-wing

Concealed

Pivot

TT Standard

TT Stainless Steel

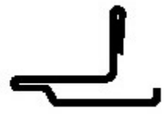
TT Concealed

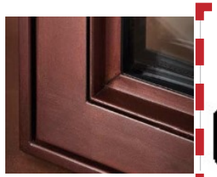
Rounded Square

Painted Galvanized Steel

Oxidized Corten Steel

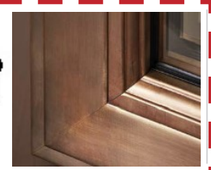
Thin




Waxed Oxidized Corten Steel

Burnished Brass

Gothic


Polished Brass

Polished Stainless Steel

Triangular

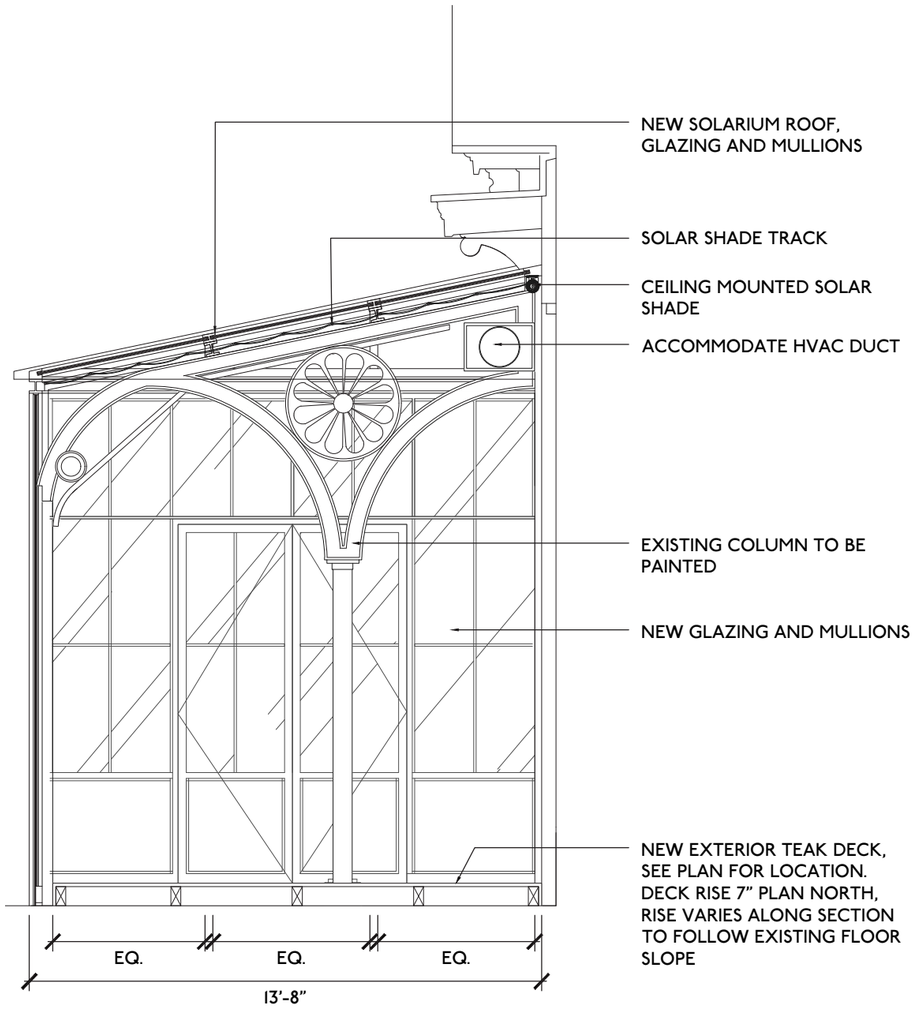
Scotch-Brite Stainless Steel

Satin-Finished Stainless Steel

Straight Square

Blackened Stainless Steel

SOLARIUM INTERIOR - STEEL WINDOW TYPE



SOLARIUM - ROOF SHADE TYPE

ROMAN AND WILLIAMS BUILDINGS AND INTERIORS
324 LAFAYETTE STREET NEW YORK

THANK YOU!