

**BUILDING ENTRANCE ENHANCEMENTS •  
RENOVATION COMPONENTS AND STRATEGIES**

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This guide is a reference for consultant architects and others working on New York City Housing Authority residential building entrance modernization design work. While the two critical aspects of this work are to improve durability and security of building entrances, the renovation program also offers an opportunity for the new entrances to be less institutional in appearance.

The enclosed information is intended to inform project designers of some design and detailing strategies that have been successful in addressing the program requirements. While consultants are encouraged to refer to these examples, they are not meant to exclude other thoughtful approaches.

## A. TECHNICAL AND DESIGN OBJECTIVES

The purpose of the entrance modernization work is to provide a durable, secure and tamperproof replacement of existing building entrances. The primary construction components are heavy gauge stainless steel windows and doors, laminated glass and electromagnetic locking system for entrances.

There are two general types of entrances that designers will encounter. The first type (referred to as "Storefront Type Entrance"), has an expanse of aluminum and glass storefront at the building entrance that serves a large lobby with several elevators. These are more common in high rise developments. Renovation work will include replacing broad areas of metal frame and glass. Consideration should be given to developing a detailing strategy and design that will retain as much openness as the context will permit. Employing some of the strategies outlined herein (narrow mullions, large glass panes) may help improve visual access between the lobby interior and exterior as well as produce a more elegant product. Improving lines of sight and visual access between the lobby interior and exterior should be a priority, wherever feasible.

The second type of entrance that consultants will encounter (referred to as "Cased Opening Type Entrance"), has an entrance door in a masonry opening that serves a small lobby (sometimes served by a single elevator). Enlarging the masonry opening is usually not an option. This type is most common at low-rise walk-up buildings.

Design and detailing strategies suited to these two different conditions follow.

### *Miscellaneous technical and design objectives:*

- *Maximum glass size 10 sf.*
- *The number of differing glass sizes should be minimized. However, entrance design should not be a slave to this consideration.*
- *Using 14 ga stainless steel for frames, where permissible, allows for crisper bends, but may require (extra) internal stiffeners.*
- *1/4" bars can be used to create thin window frames when maximizing light and vision in limited openings .*
- *Patterned/textured stainless steel panels can be employed to provide visual relief to broad areas of stainless steel.*
- *Window frame face and depth dimensions can be varied.*
- *Detailing should accommodate existing ceilings, walls and floors that are out of plumb.*
- *Improve sight lines and visual access between interior and exterior.*
- *Eliminate blind spots.*

## **B. STOREFRONT TYPE ENTRY REPLACEMENT (Tompkins Houses example follows)**

### **Existing Conditions and Design**

Renovation of existing entrances was not limited to strict "in kind" replacement of aluminum and glass with new stainless steel and laminated glass. Consideration was given to both the new storefront detailing and configuration. The following were some of the site conditions addressed during the renovation process.

- Heavily caged windows and solid walls obscured the view into and out of the lobby, making residents feel more vulnerable to crime. This was addressed by replacing all solid screen walls and window cages with a storefront treatment consisting of larger, laminated glass panes, and careful mullion treatment and sizing. Replacement of interior and exterior lighting also helped this issue.
- Exterior columns that created blind spots. This condition was considered a safety hazard by building residents as it created a place that intruders could hide from passing police cars or approaching residents. This was resolved by reconfiguring the storefront just behind the column, eliminating the space behind.

## **C. CASED TYPE ENTRY REPLACEMENT (Amsterdam Houses example follows)**

### **Existing Conditions and Design**

The entrances at Amsterdam Houses have openings cased with pre-cast masonry, only slightly larger than a door. The objective in this type of entry is to provide a door, the necessary EML panels and key access without filling in the existing opening with a solid mass of stainless steel. 1/4" bar was used for sidelight frames, allowing 6" wide glass on each side of entry door.

#### **D. LOCATIONS OF EXAMPLE PROJECTS**

*Consultant Architects are encouraged to examine completed entrance renovation projects. Call development management office to make visitation arrangements.*

##### **Tompkins Houses**

Management Office: 105 Tompkins Avenue, Brooklyn  
718-782-2920

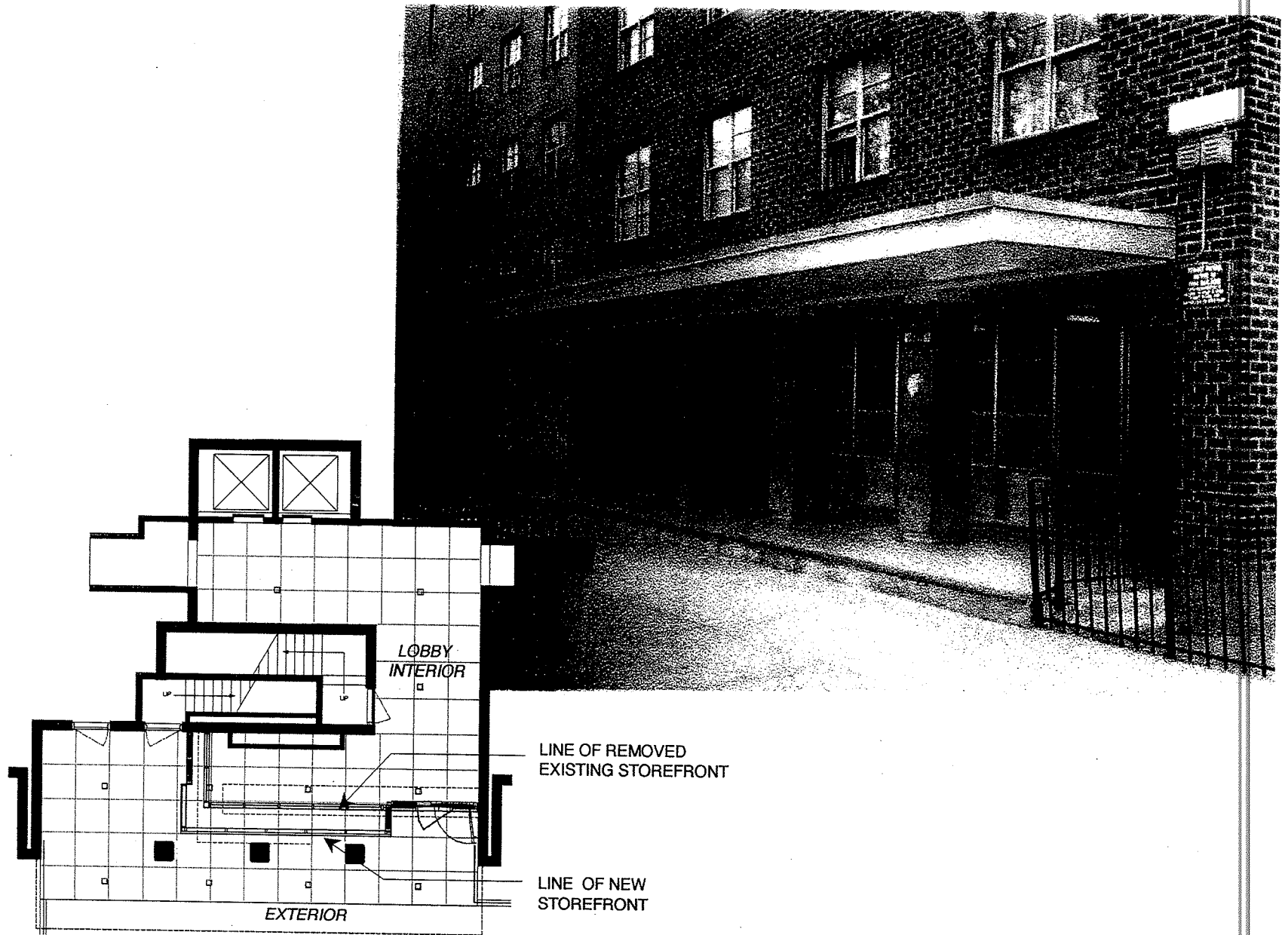
(Williamsburg/ Bedford Stuyvesant section of Brooklyn)

By Subway: G train to Myrtle Avenue stop, walk one block to management office at Tompkins Avenue.

##### **Amsterdam Houses**

Management Office: 205 West 61st Street, Manhattan  
212- 265-1803

(Located directly west of Lincoln Center from West 61st to West 64th Street)

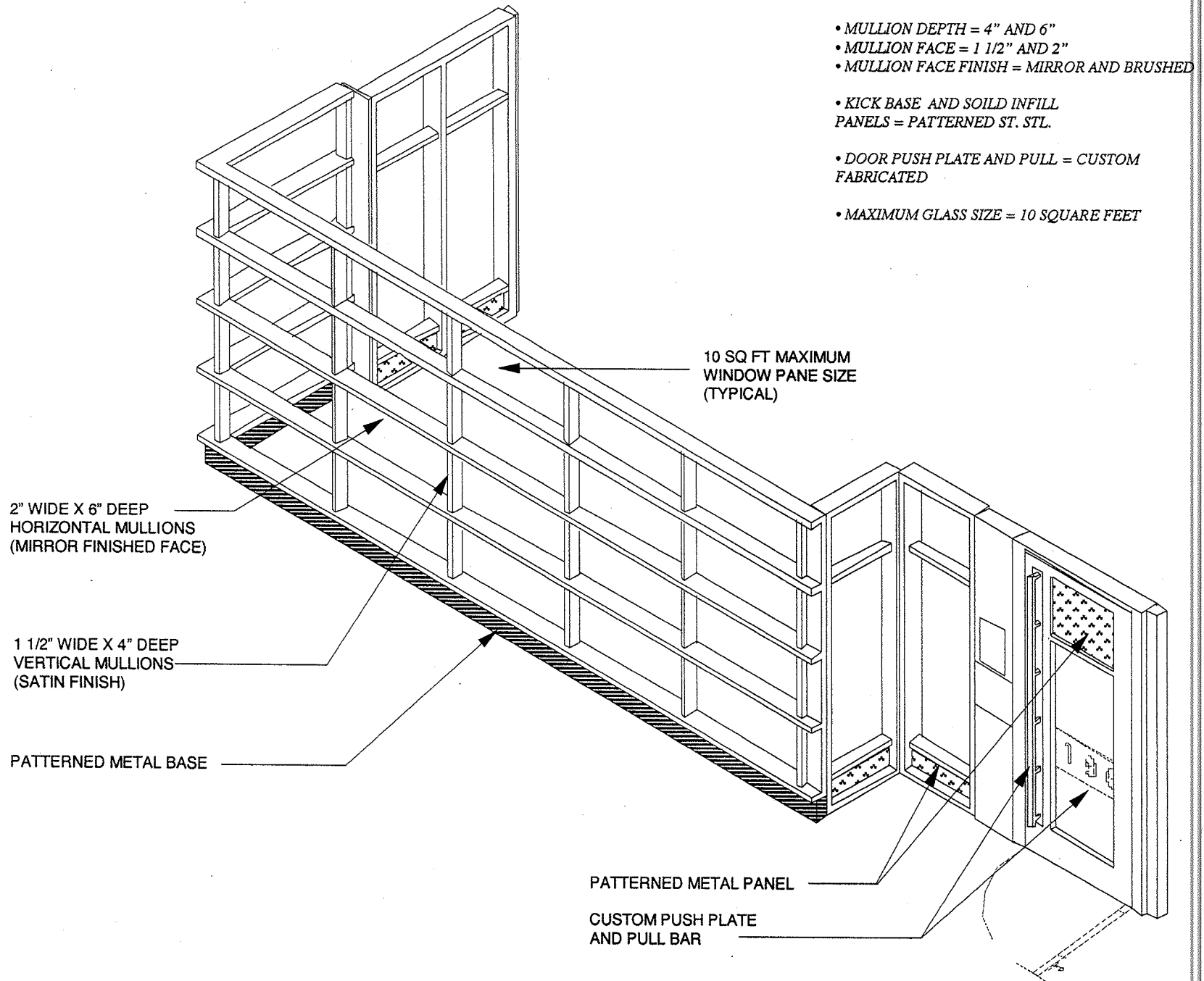


2.1 Storefront Type Entrance Modernization

PLAN and EXISTING CONDITIONS PHOTOGRAPH



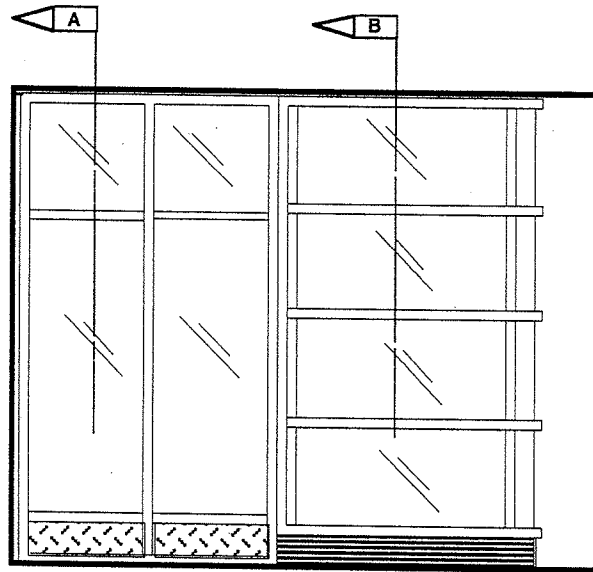
**2.2** Storefront Type Entrance Modernization



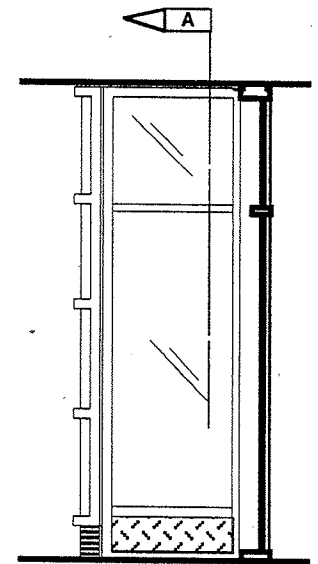
**2.3** Storefront Type Entrance Modernization

**ISOMETRIC**

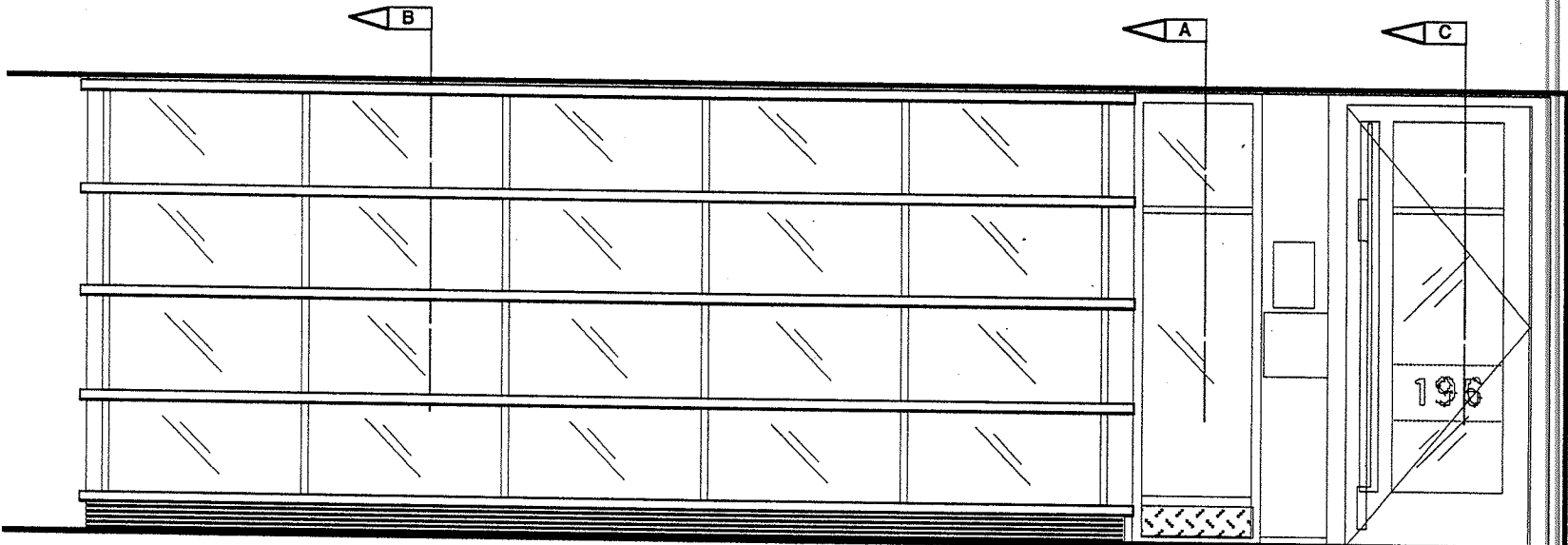




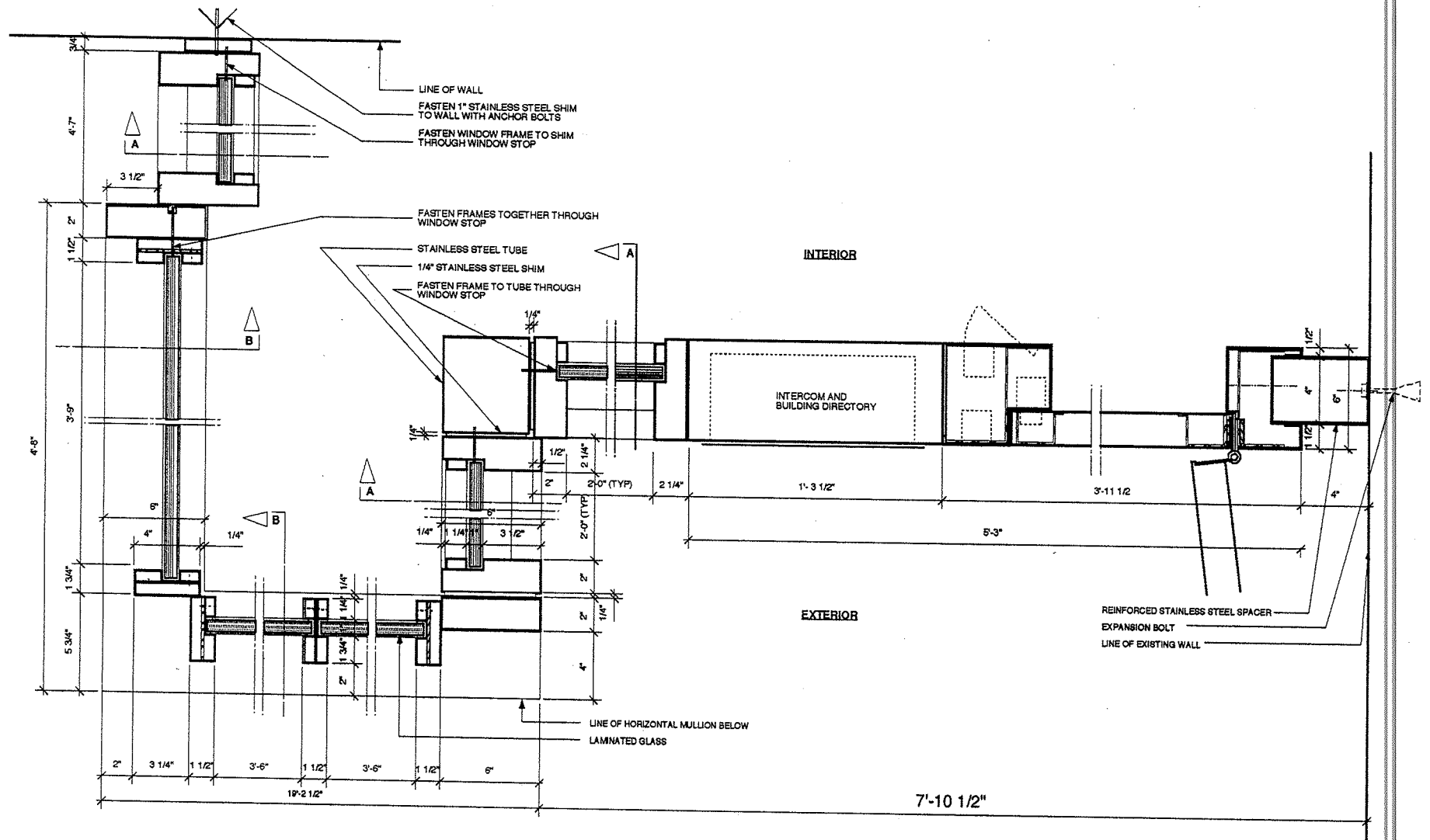
3 FRONT ELEVATION



2 ELEVATION

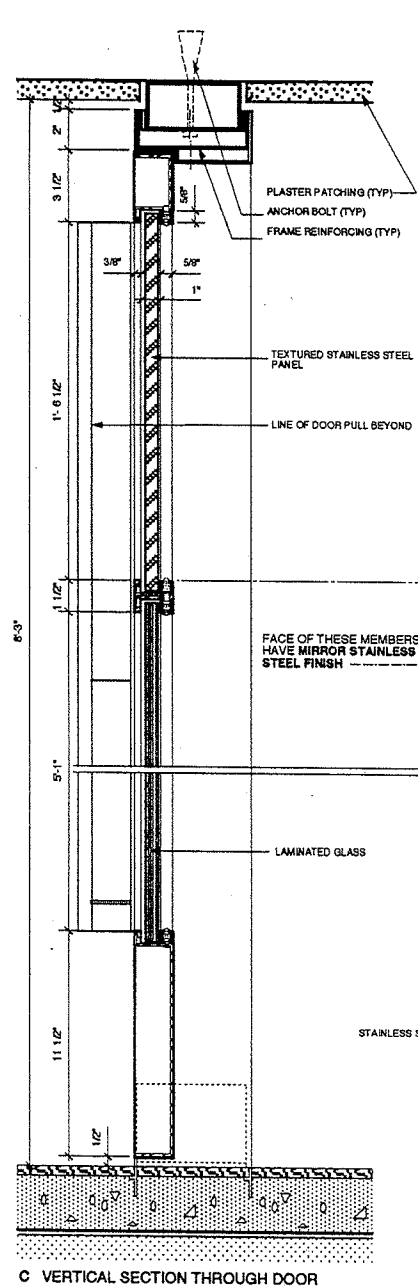


1 FRONT ELEVATION

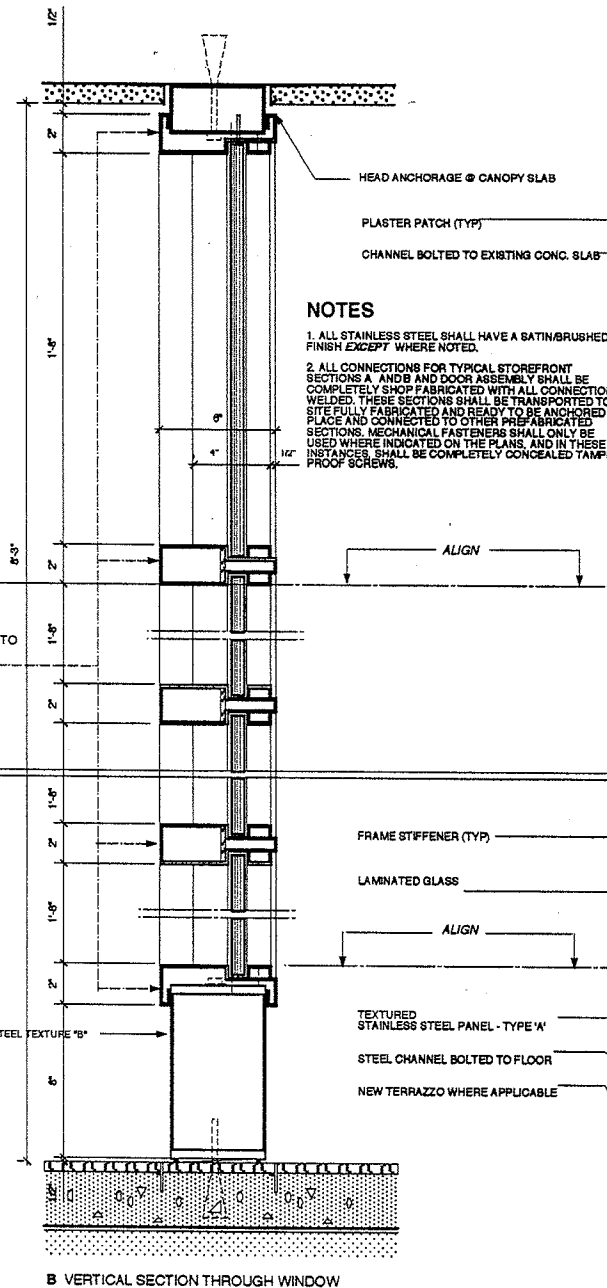


- NOTES:**
1. DIMENSIONS SHOWN ARE SPECIFIC TO TOMPKINS HOUSES RENOVATION PROJECT. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY CONSULTANT PRIOR TO USE ON OTHER PROJECTS.
  2. SEE APPENDIX FOR TECHNICAL DETAILS

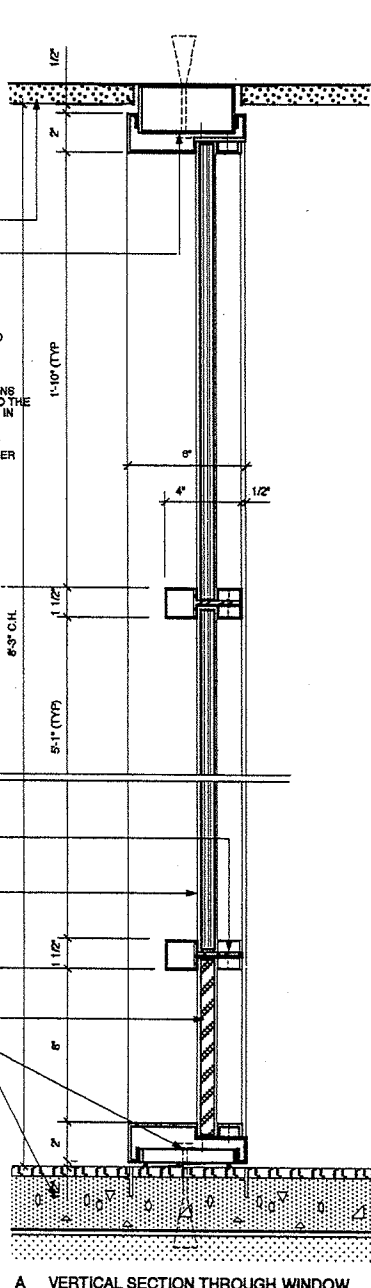
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C VERTICAL SECTION THROUGH DOOR



B VERTICAL SECTION THROUGH WINDOW



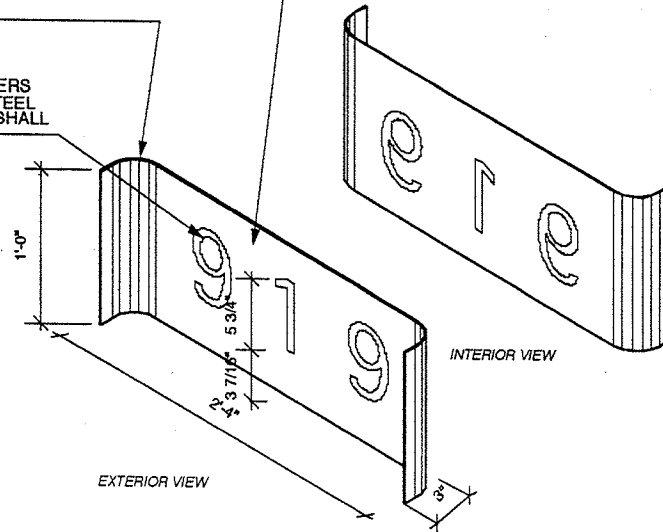
A VERTICAL SECTION THROUGH WINDOW

**NOTES**  
 1. ALL STAINLESS STEEL SHALL HAVE A SATIN BRUSHED FINISH EXCEPT WHERE NOTED.  
 2. ALL CONNECTIONS FOR TYPICAL STOREFRONT SECTIONS A AND B AND DOOR ASSEMBLY SHALL BE COMPLETELY SHOP FABRICATED WITH ALL CONNECTIONS WELDED. THESE SECTIONS SHALL BE TRANSPORTED TO THE SITE FULLY FABRICATED AND READY TO BE ANCHORED IN PLACE AND CONNECTED TO OTHER PREFABRICATED SECTIONS. MECHANICAL FASTENERS SHALL ONLY BE USED WHERE INDICATED ON THE PLANS, AND IN THESE INSTANCES, SHALL BE COMPLETELY CONCEALED TAMPER PROOF SCREWS.

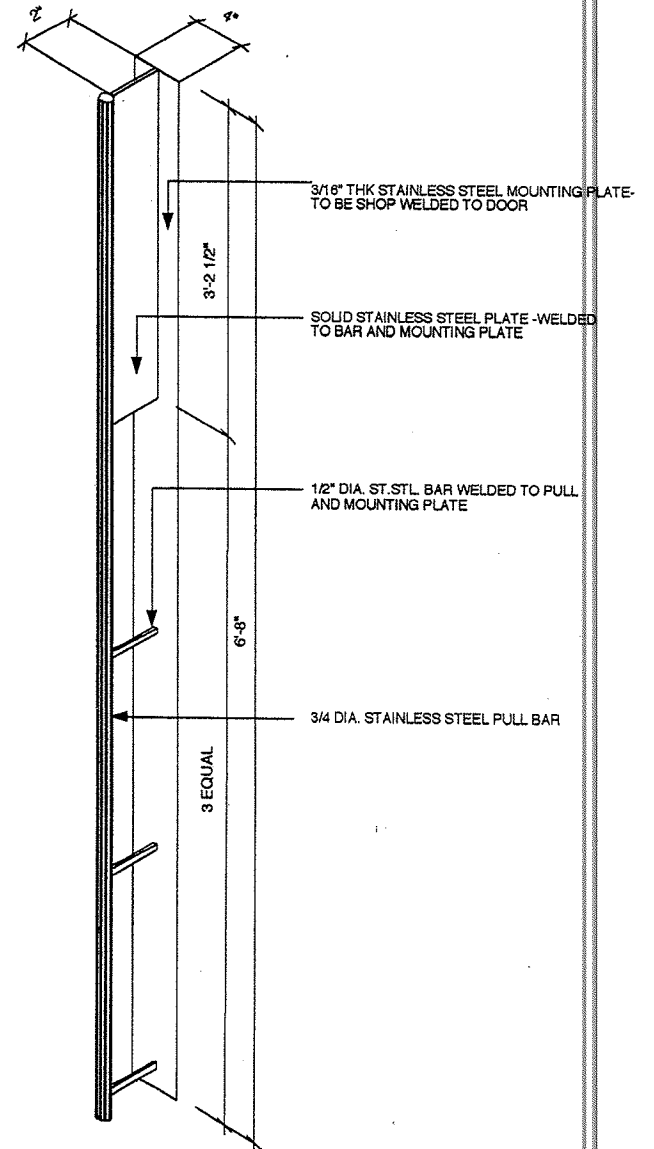
3/16" THICK STAINLESS STEEL  
 PUSH PLATE SHOP WELDED TO  
 BUILDING ENTRY DOOR INTERIOR-  
 SEE DOOR NO. 1 ELEVATION  
 FOR LOCATION

2" RADIUS

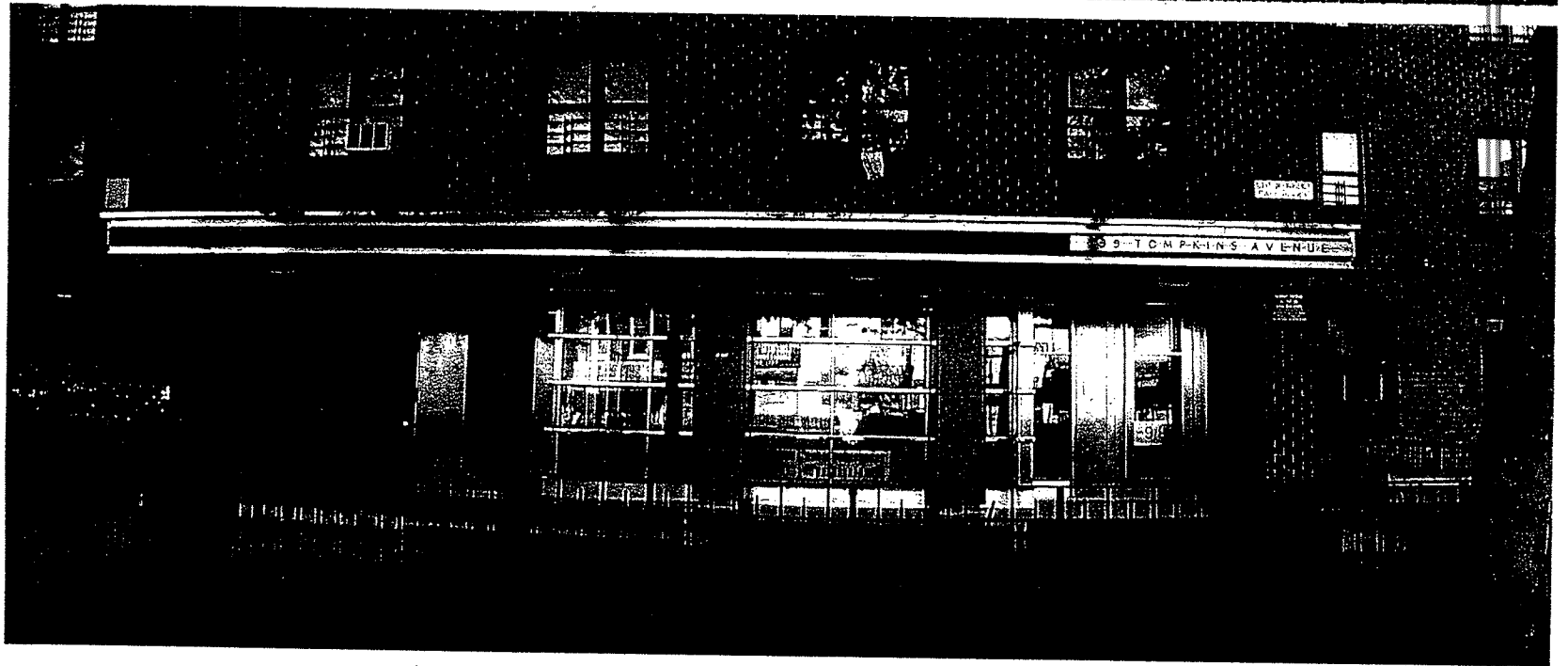
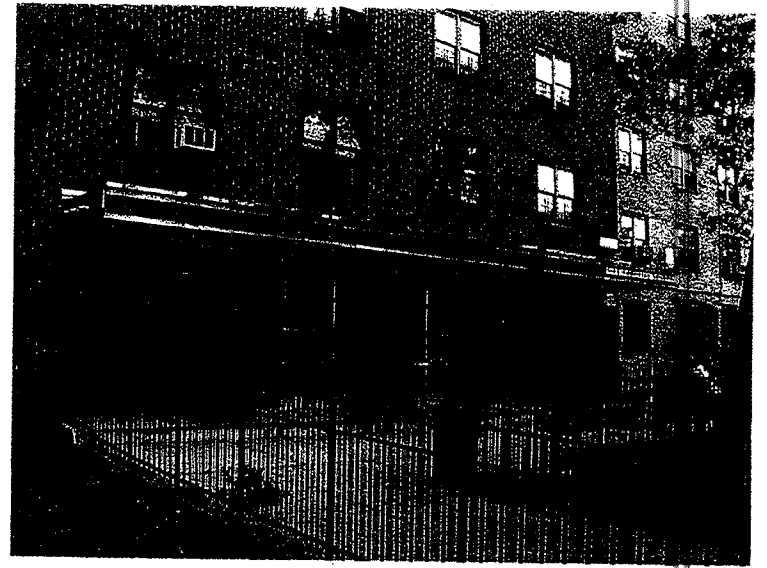
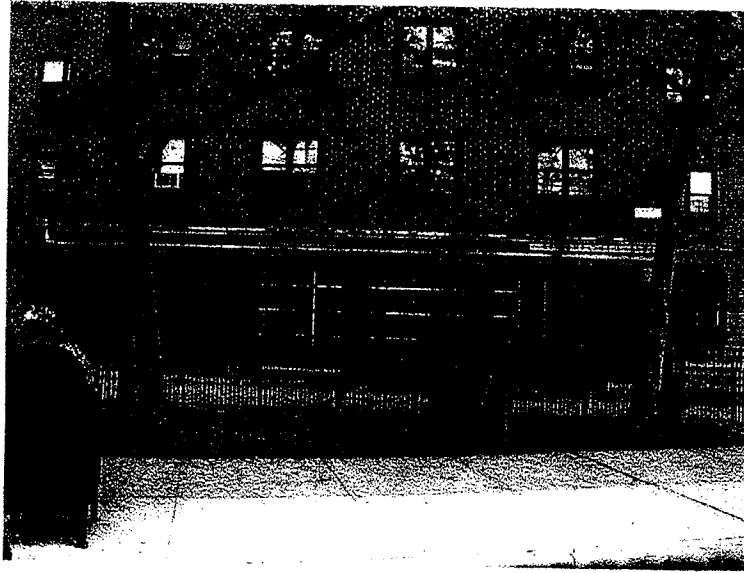
BUILDING ADDRESS NUMBERS  
 CUT OUT OF STAINLESS STEEL  
 PUSH PLATE - NUMERALS SHALL  
 READ FROM EXTERIOR



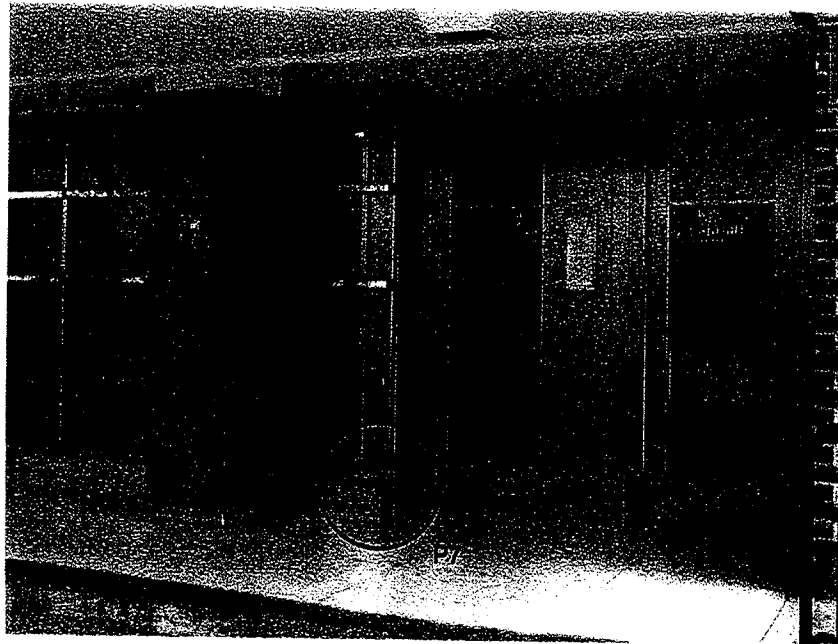
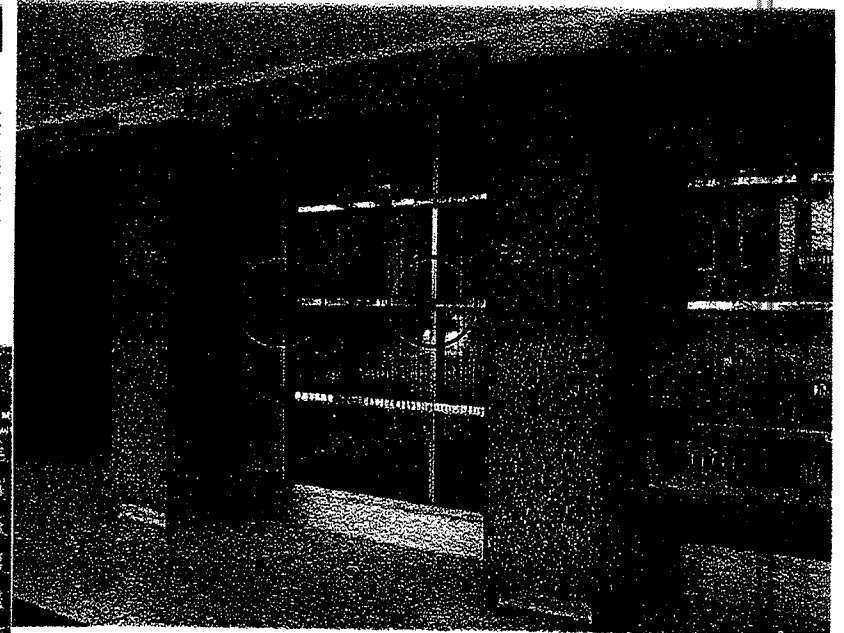
**DOOR PUSH PLATE ISOMETRIC**



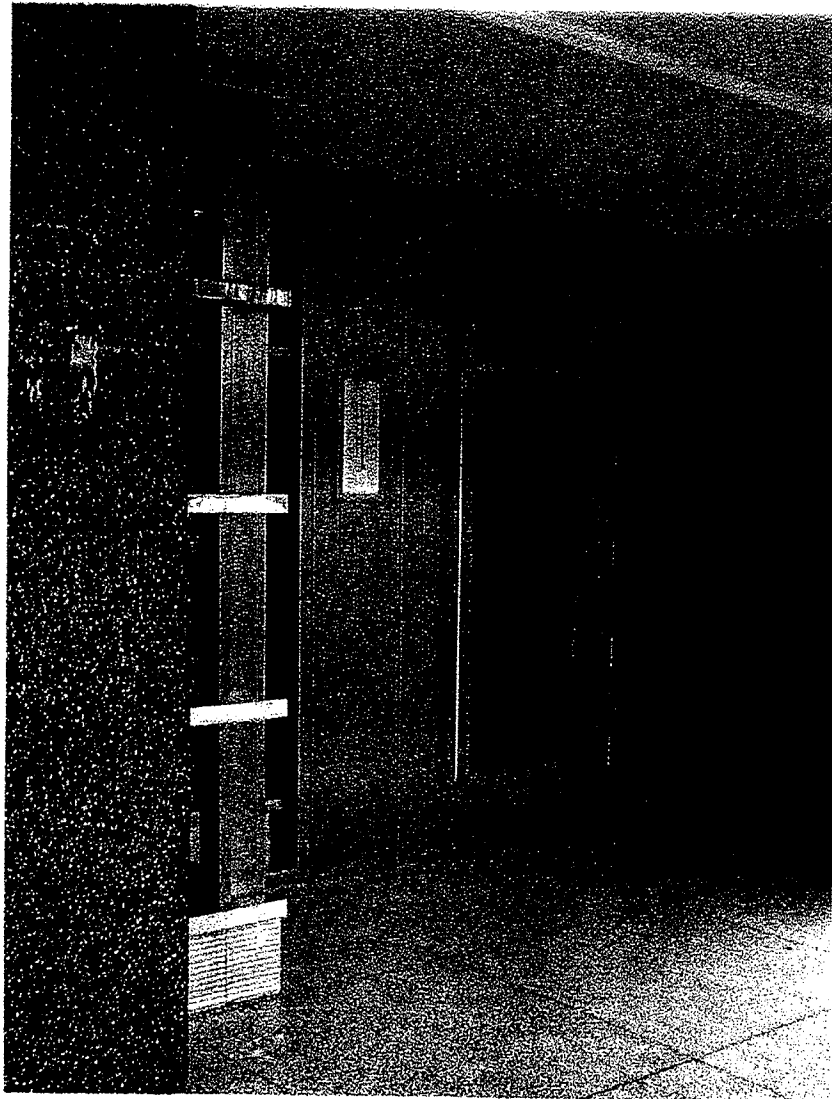
**STAINLESS STEEL PULL ISOMETRIC**



2.8 Storefront Type Entrance Modernization



2.9 Storefront Type Entrance Modernization

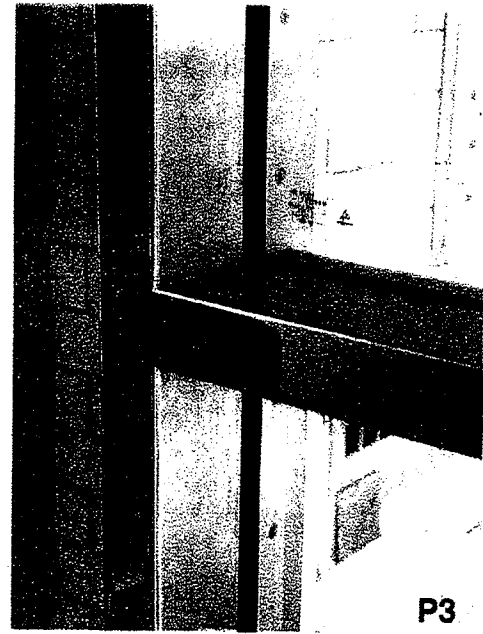


**2.10** Storefront Type Entrance Modernization

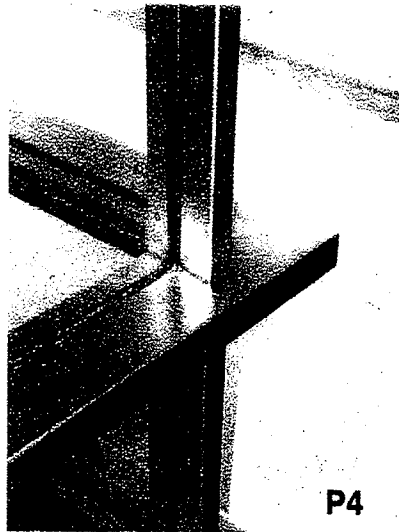


P1

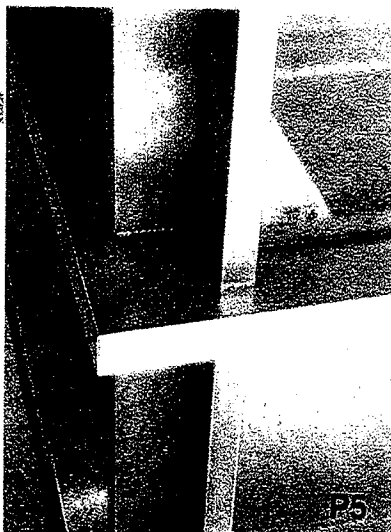
P2



P3



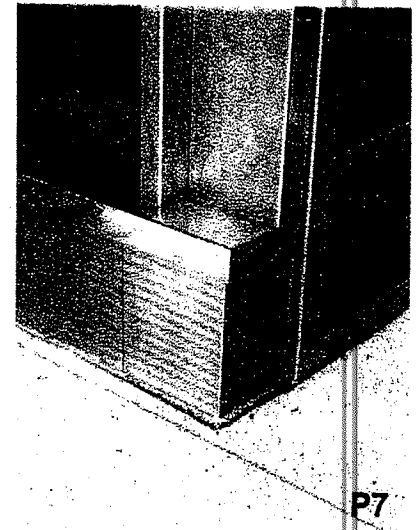
P4



P5

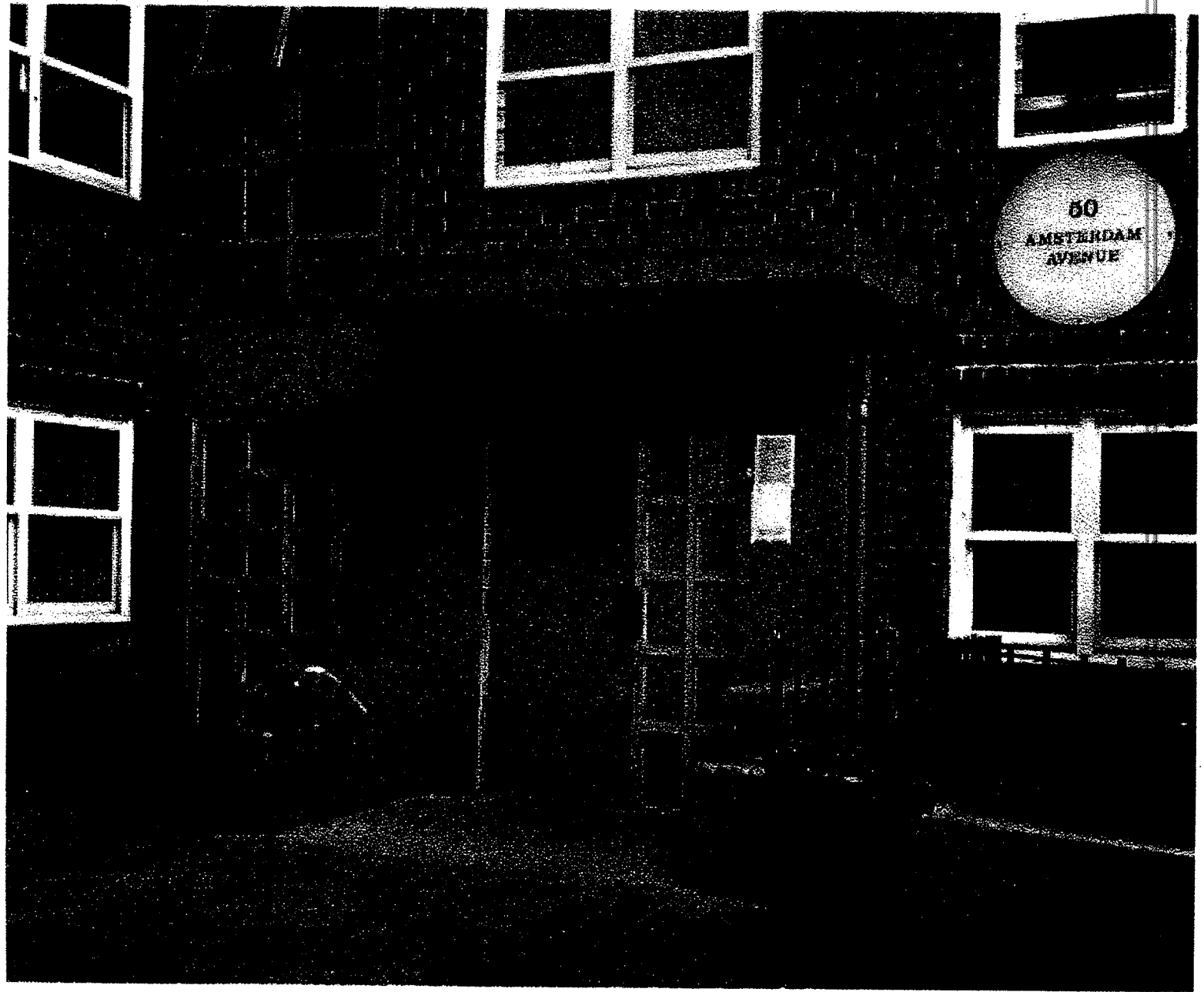


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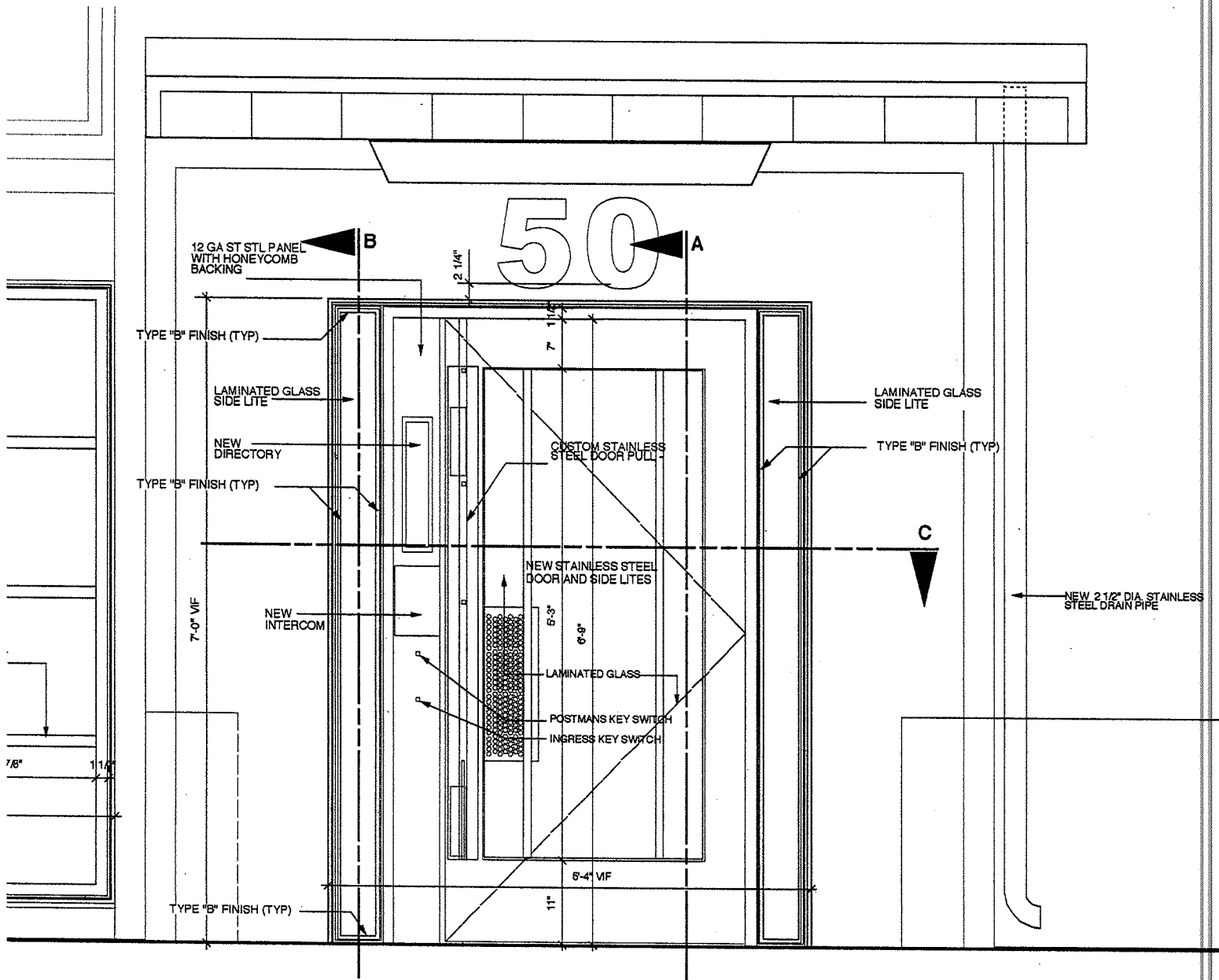
P7





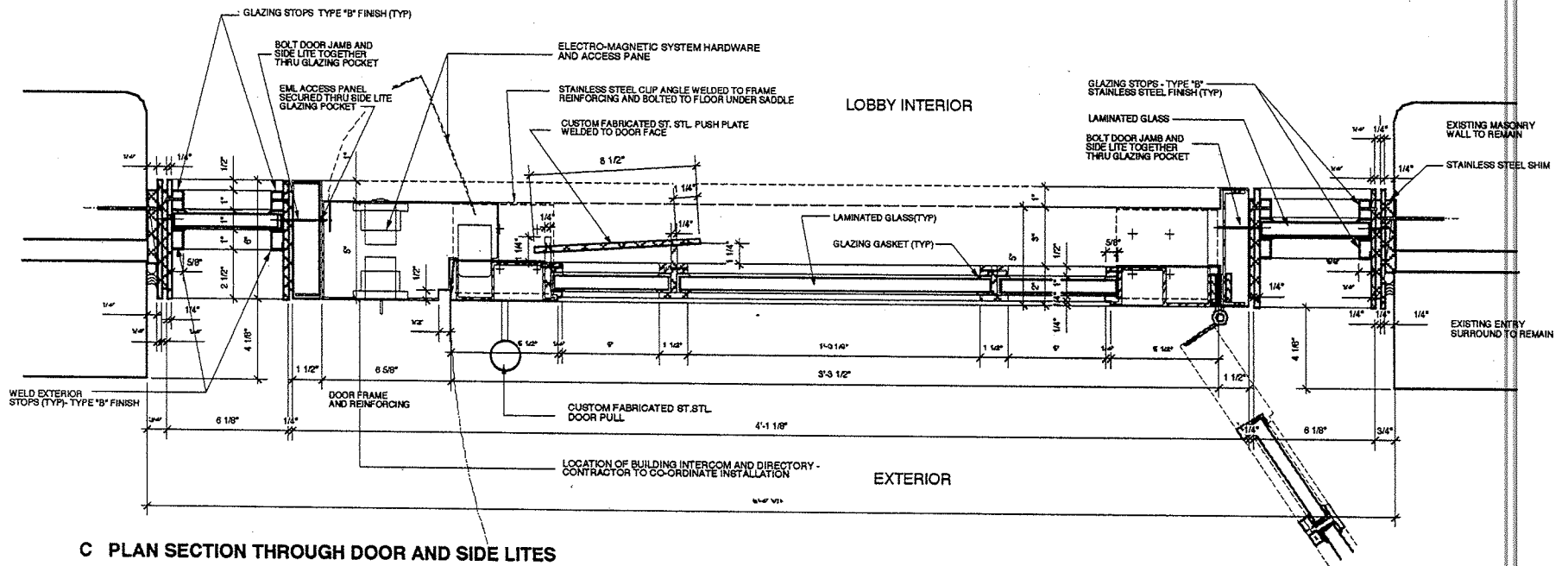
**3.1** Cased Type Entrance Modernization

**EXISTING CONDITIONS PHOTOGRAPH**

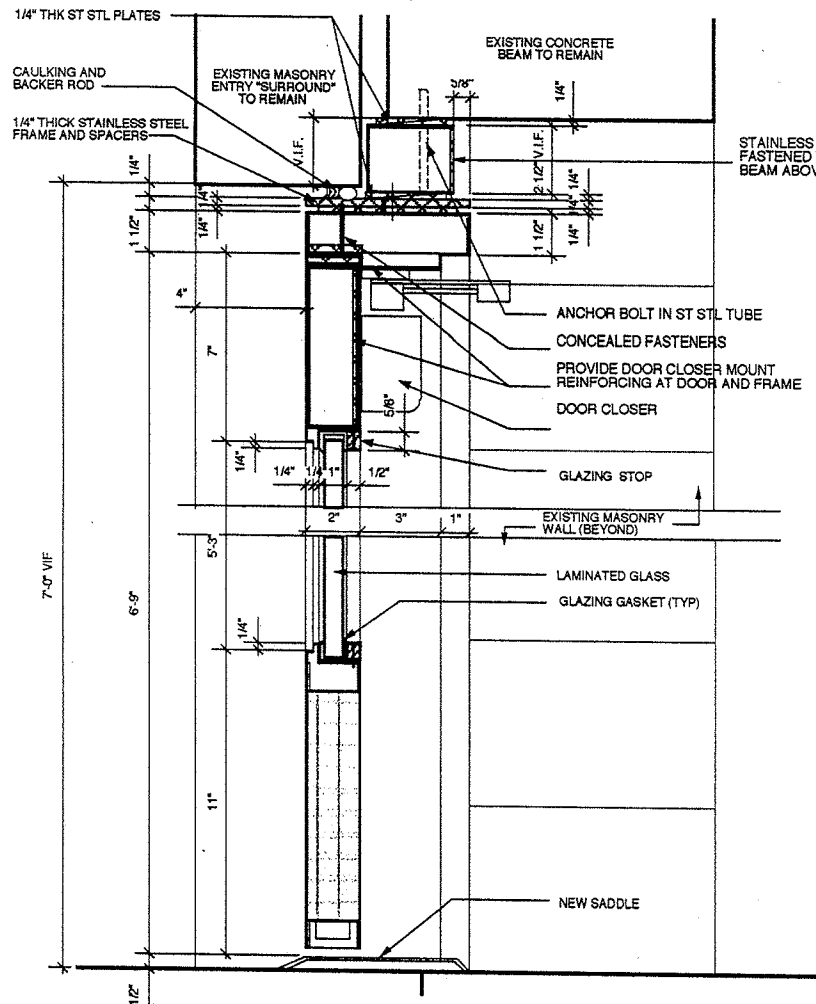


3.2 Cased Type Entrance Modernization

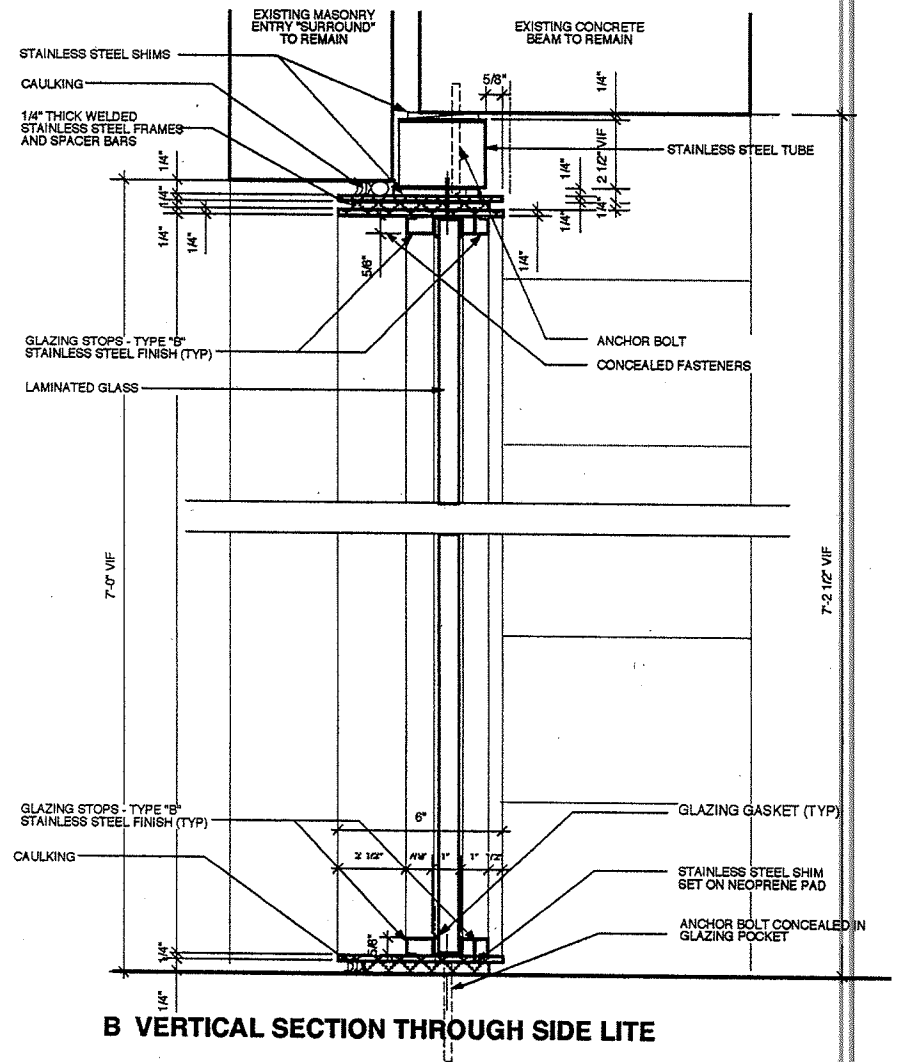
DESIGN ELEVATION



C PLAN SECTION THROUGH DOOR AND SIDE LITES



**A VERTICAL SECTION THROUGH DOOR**



**B VERTICAL SECTION THROUGH SIDE LITE**

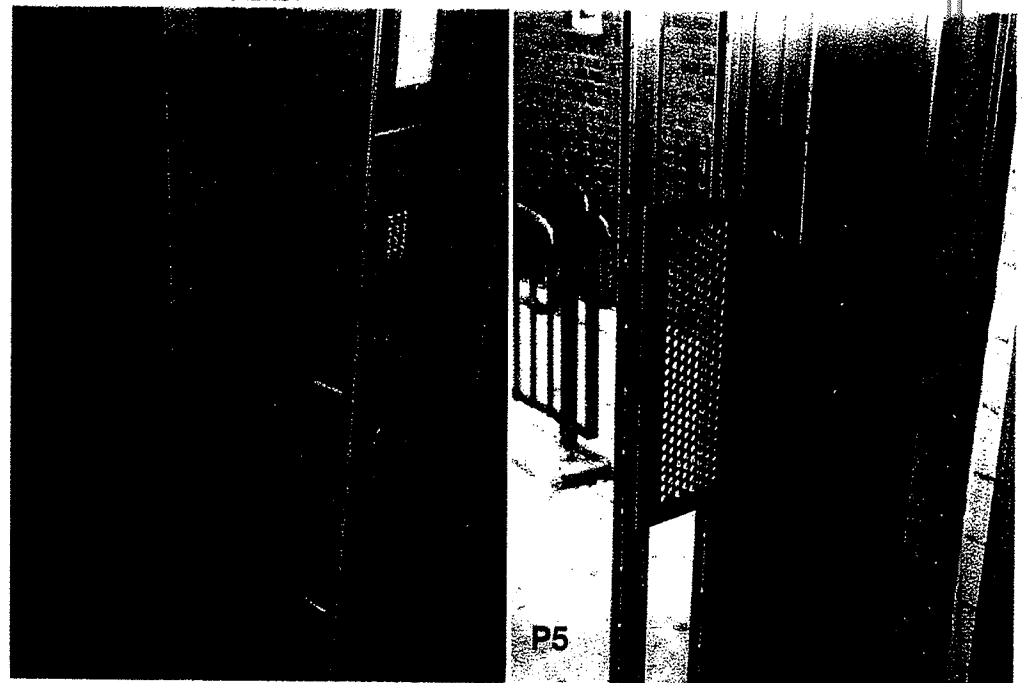
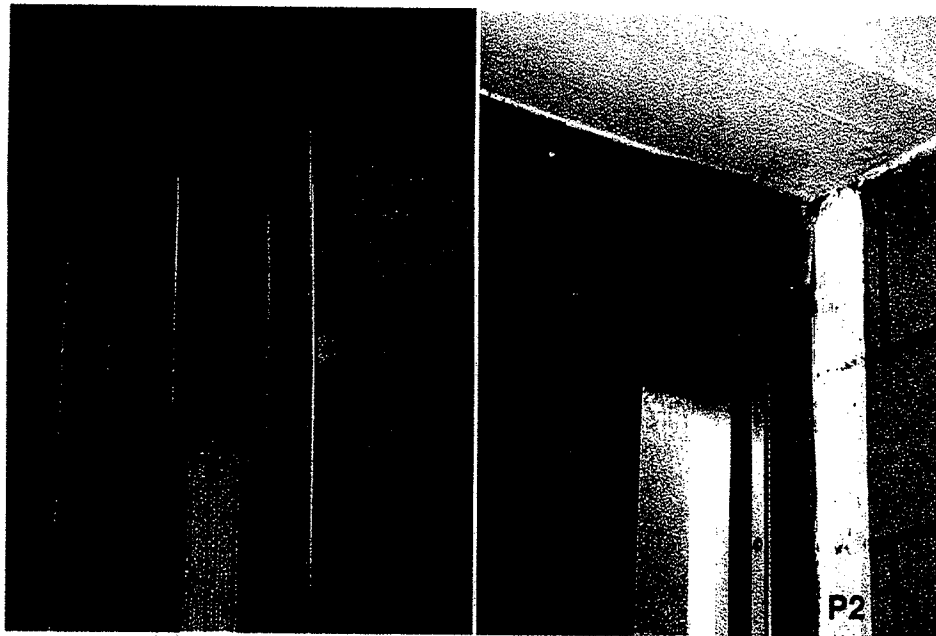


3.5 Cased Type Entrance Modernization

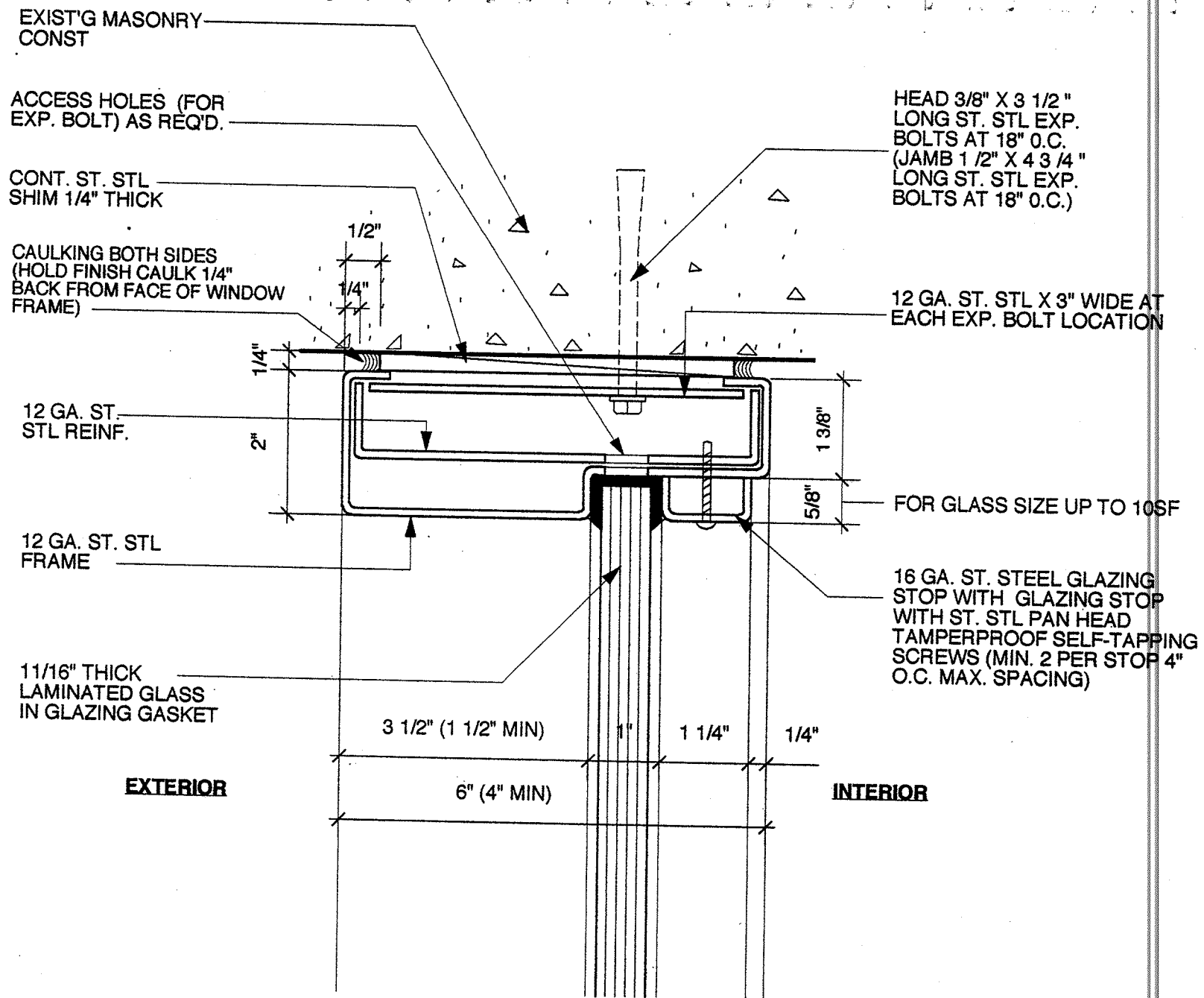
POST RENOVATION PHOTOGRAPHS



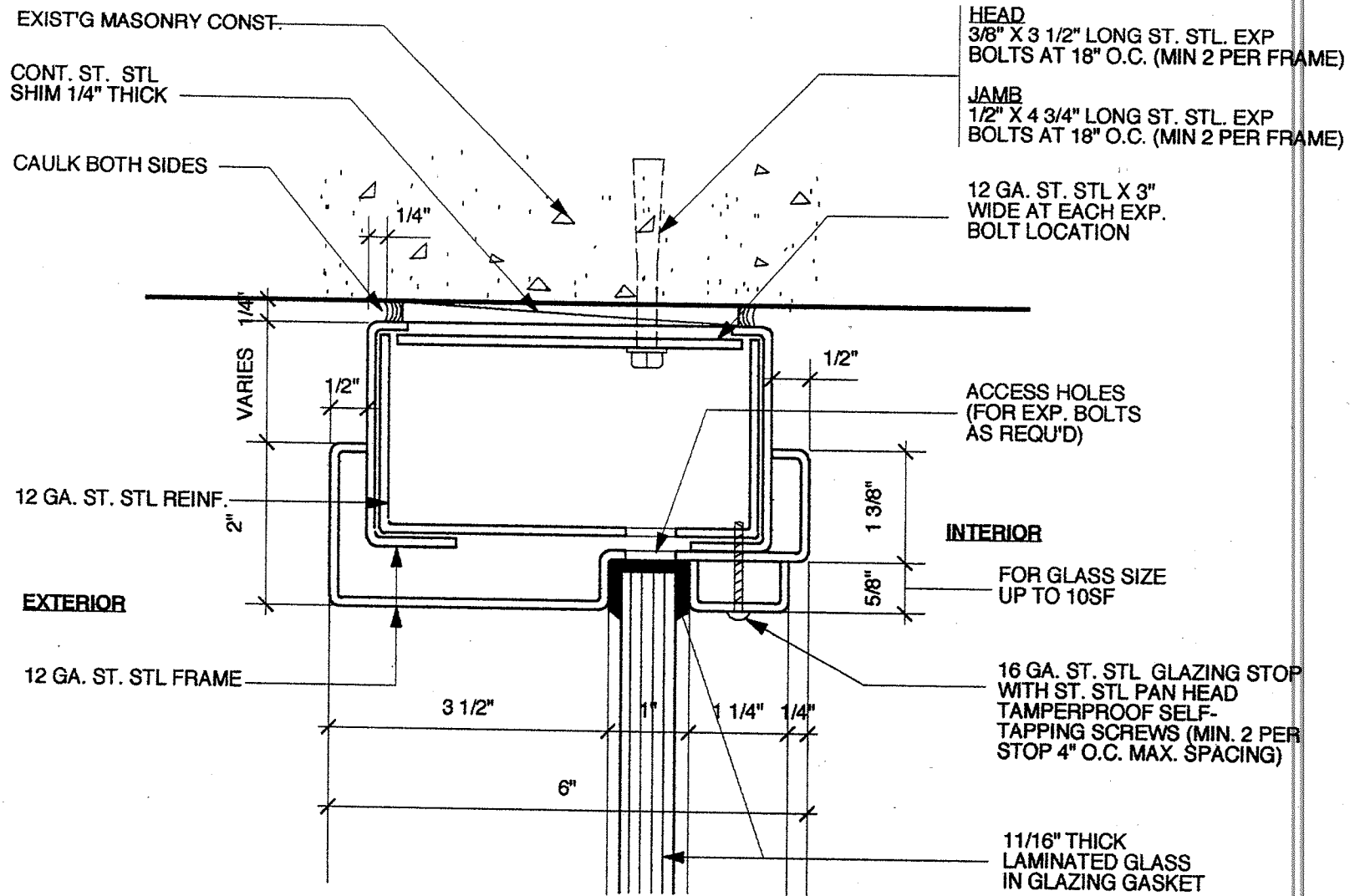
**3.6** Cased Type Entrance Modernization

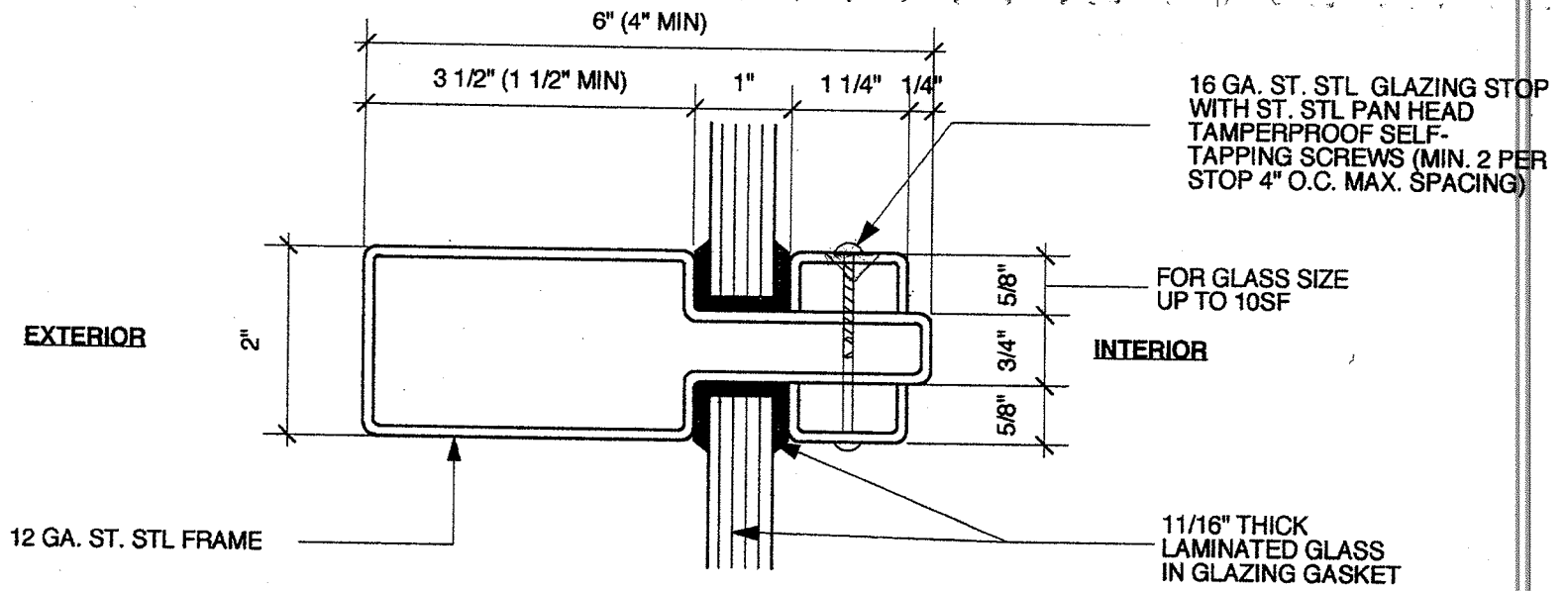


3.7 Cased Type Entrance Modernization

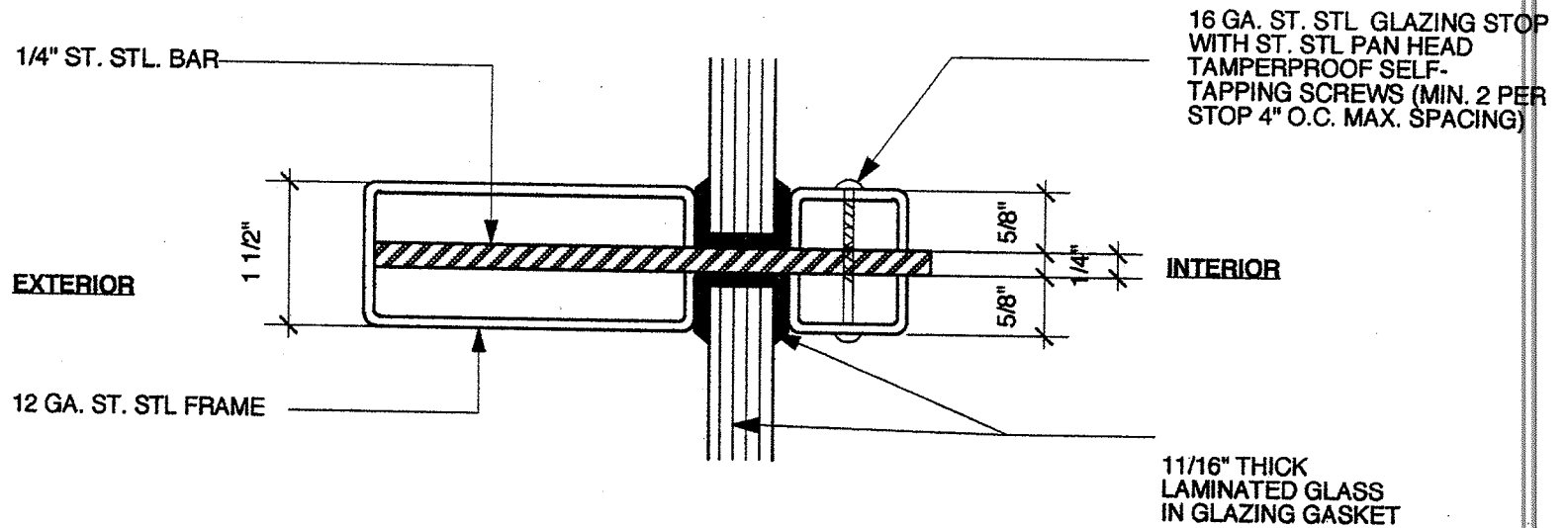








**MULLION SECTION • TYPE A**



**MULLION SECTION • TYPE B**

