

APPLICATION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION IN THE MATTER OF

RESTORATION OF
PRIMARY FACADE, CORNICE, STOREFRONT
WINDOW REPLACEMENT
ROOFTOP AND REAR YARD ADDITIONS

355 WEST BROADWAY, NEW YORK, NY. 10013



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- LPC-003: EXISTING & PROPOSED SECONDARY ELEVATION
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- LPC-008: 1ST FLOOR PLANS EXISTING & PROPOSED
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- LPC-017: PRIMARY ELEVATION WINDOW REPLACEMENT
- LPC-018: PRIMARY ELEVATION STOREFRONT RESTORATION



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RESTORATION OF
PRIMARY FACADE, CORNICE, STOREFRONT
WINDOW REPLACEMENT
ROOFTOP AND REAR YARD ADDITIONS

PREPARED BY:
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212-222-3719

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DATE:	11.24.15	SCALE:	AS NOTED
DRAWN BY:	FGW		



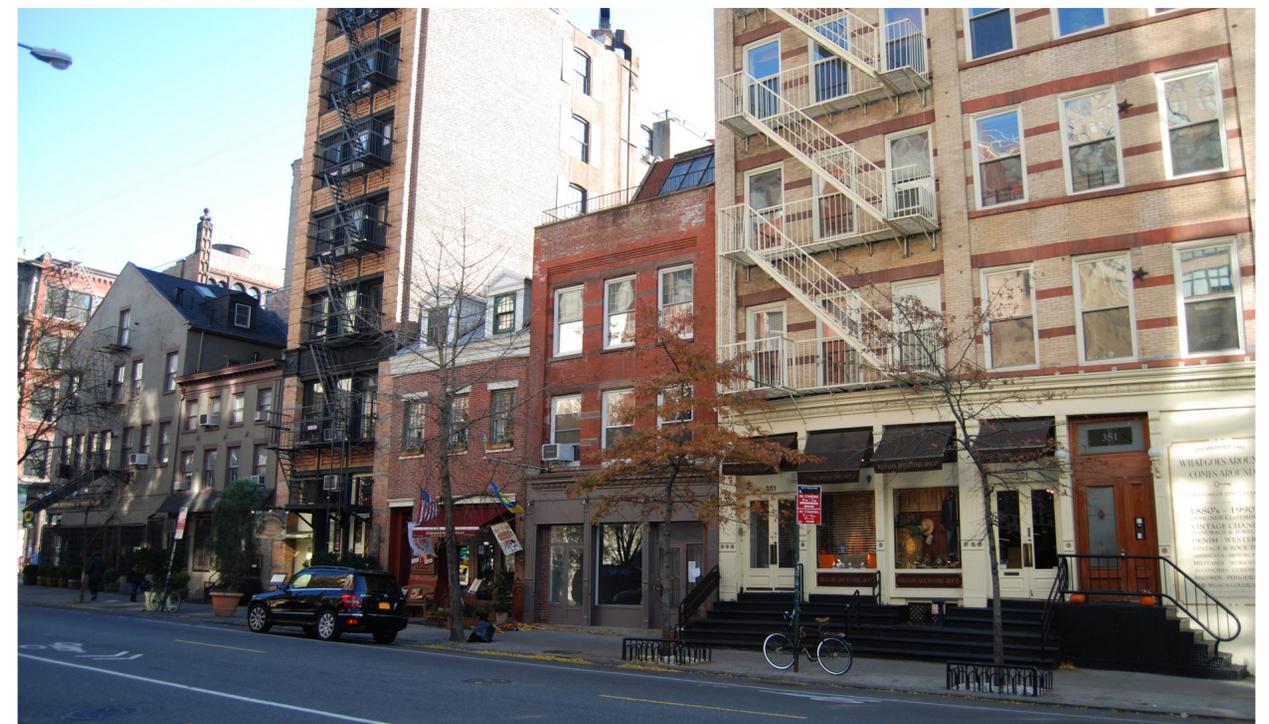
1940 NYC TAX PHOTO



EXISTING CONDITION 2015



WEST BROADWAY STREET SCAPE 2014



WEST BROADWAY STREET SCAPE 2014



EXISTING CONDITIONS AT STOREFRONT AND WINDOWS (TYP)

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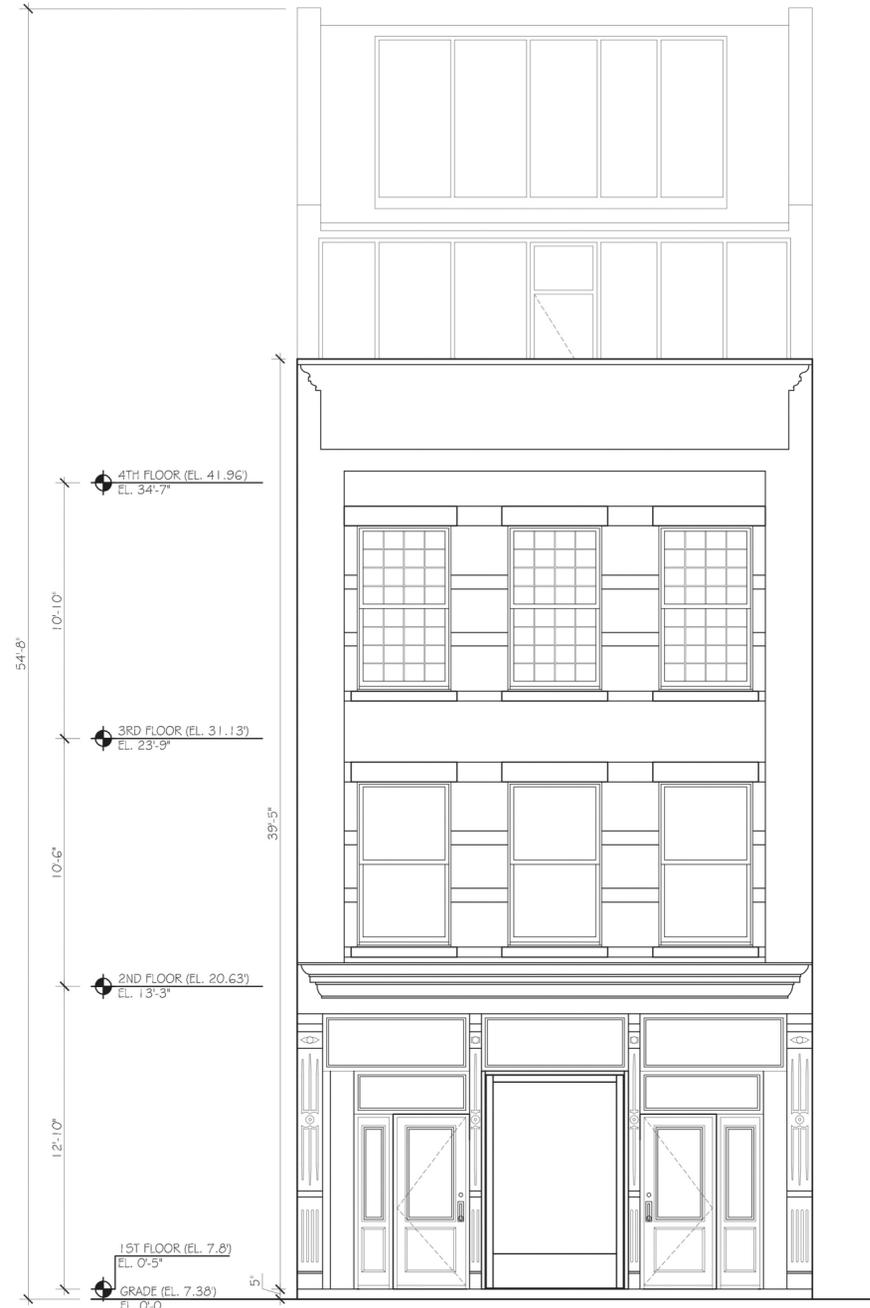
PROPOSED FRONT ELEVATION 355 WEST BROADWAY

ARCHIVE &
CONTEMPORARY IMAGES

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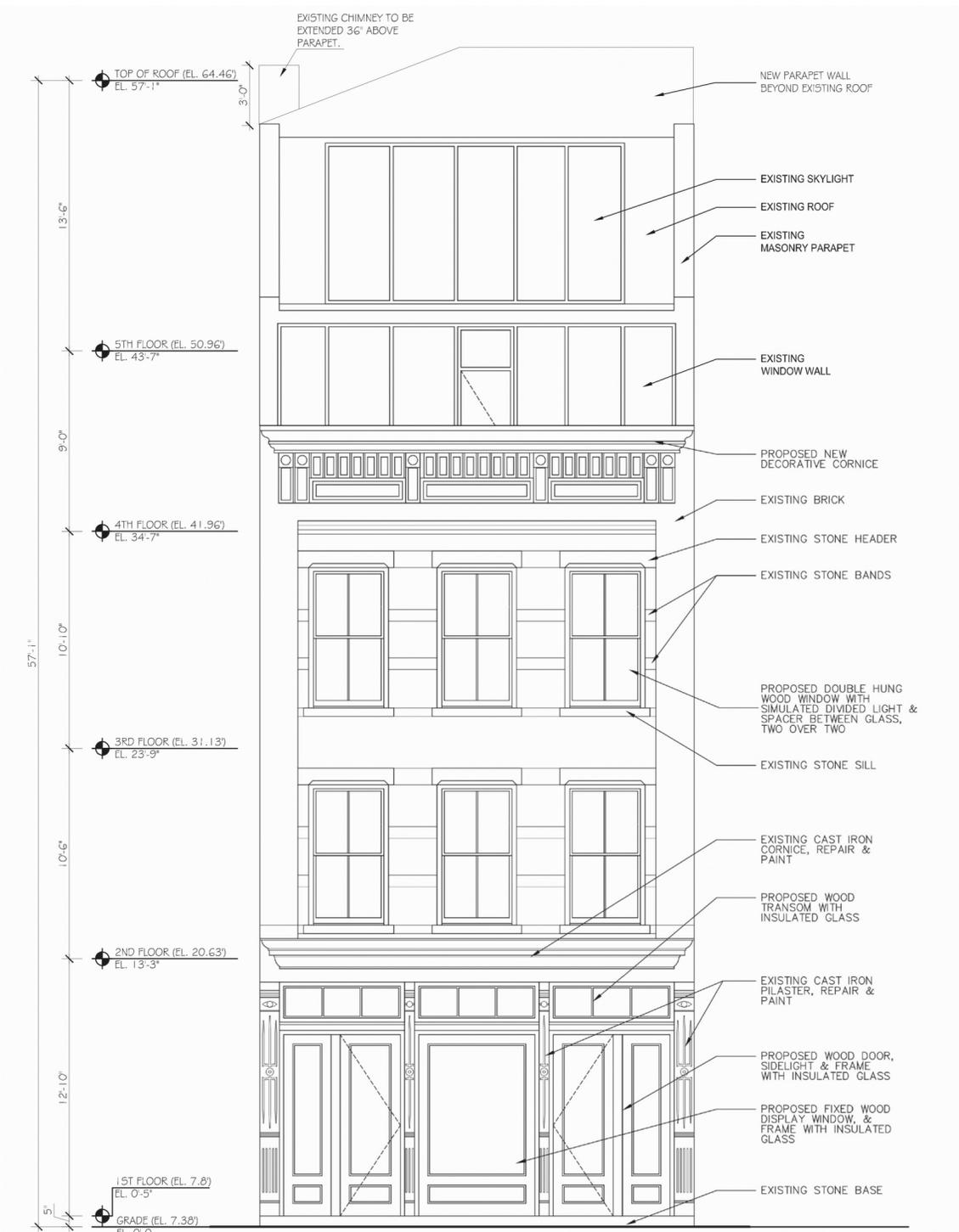
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EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"

BASE PLANE CALCULATIONS:
17.57 + 7.2092 = 7.38

ALEXANDER L. HIRSCH
AIA ASSOCIATE
DESIGN & ZONING CONSULTANT

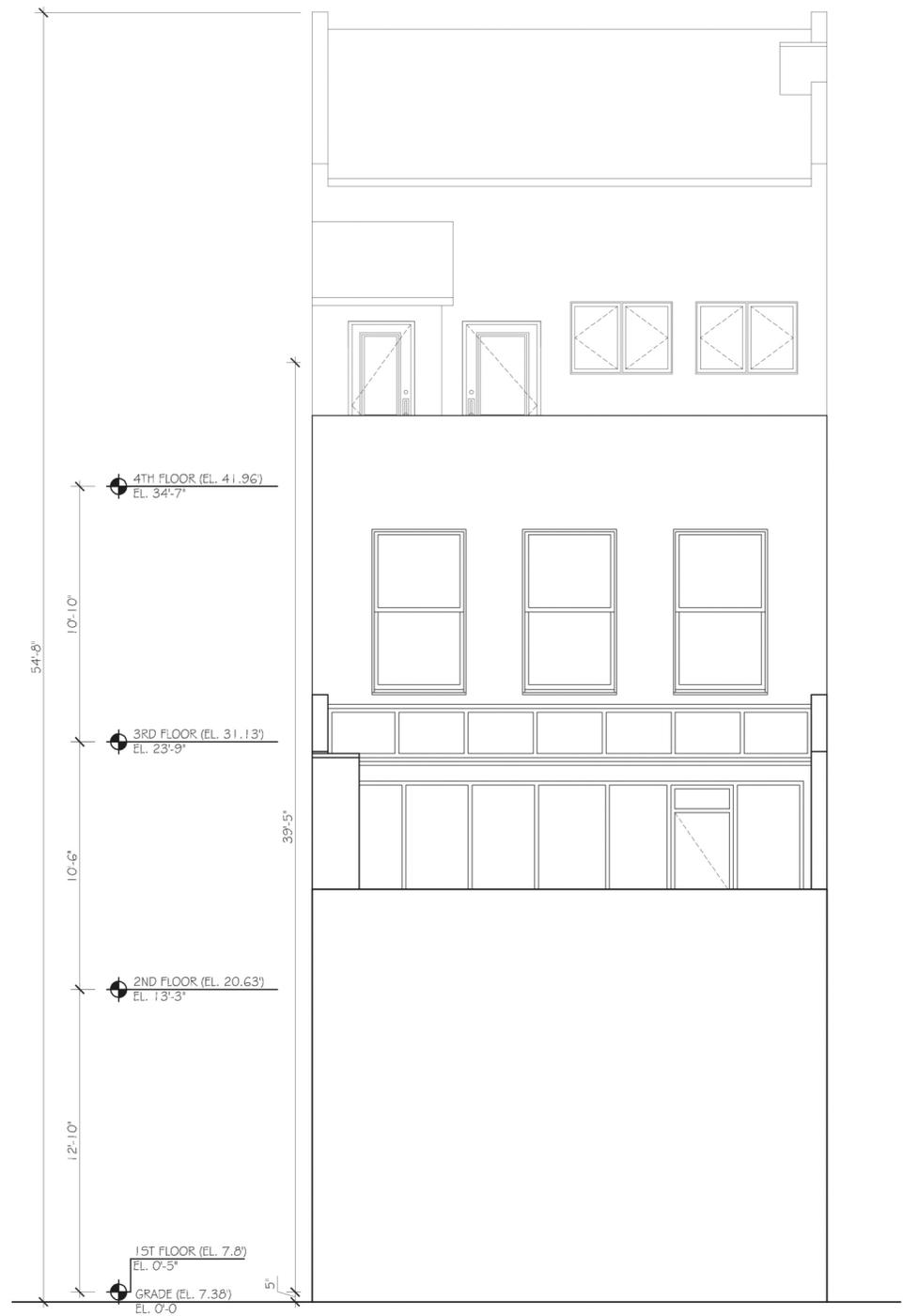
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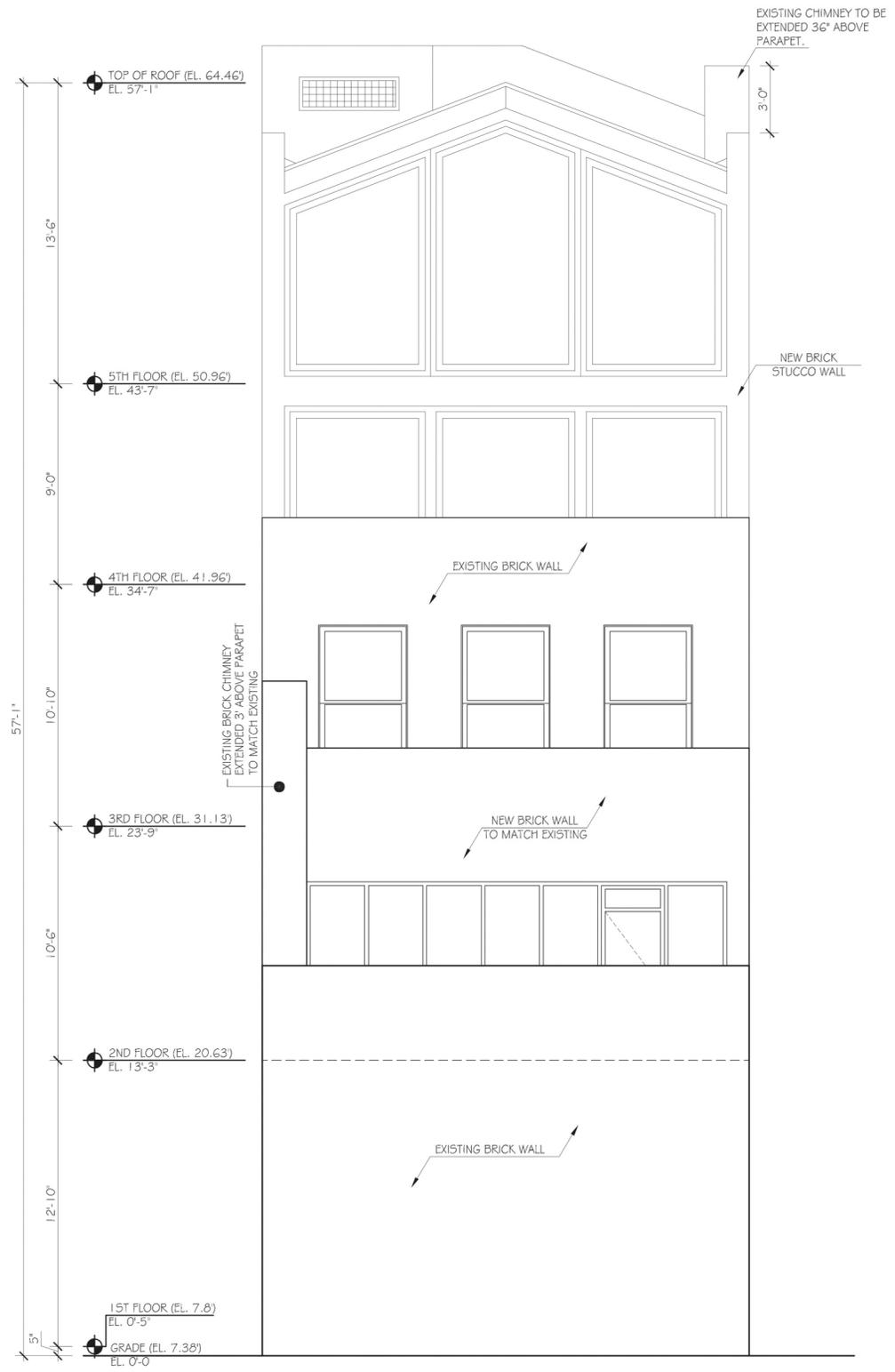
**EXISTING & PROPOSED
FRONT ELEVATION**

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LPC-002

PAGE:



EXISTING REAR ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"

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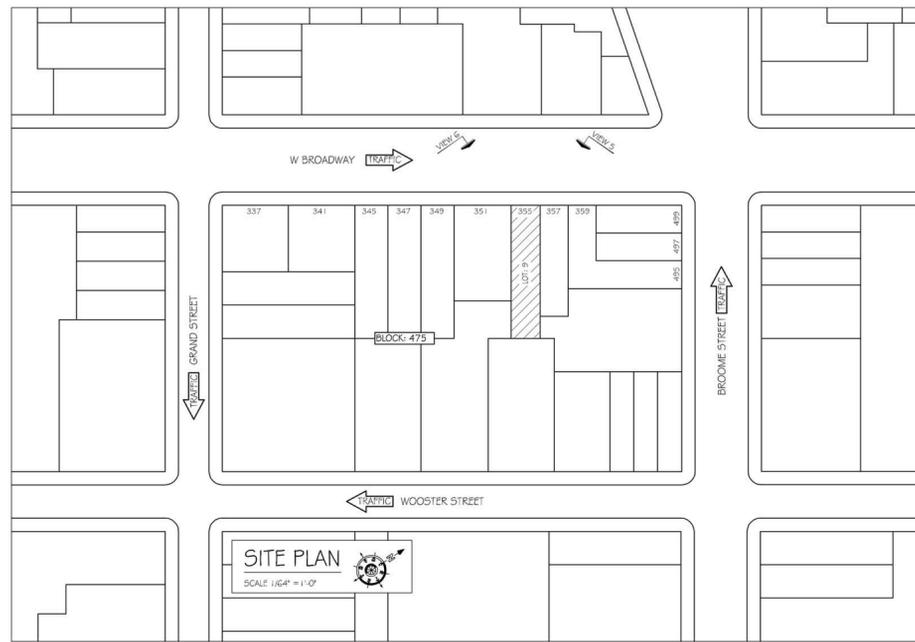
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**EXISTING & PROPOSED
REAR ELEVATION**

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PAGE:



LOCATION



5 VIEW 05 - EXISTING



6 VIEW 06 - EXISTING



5 VIEW 05 - MOCK - UP



5 VIEW 05 - PROPOSED RENDERING



6 VIEW 06 - PROPOSED RENDERING

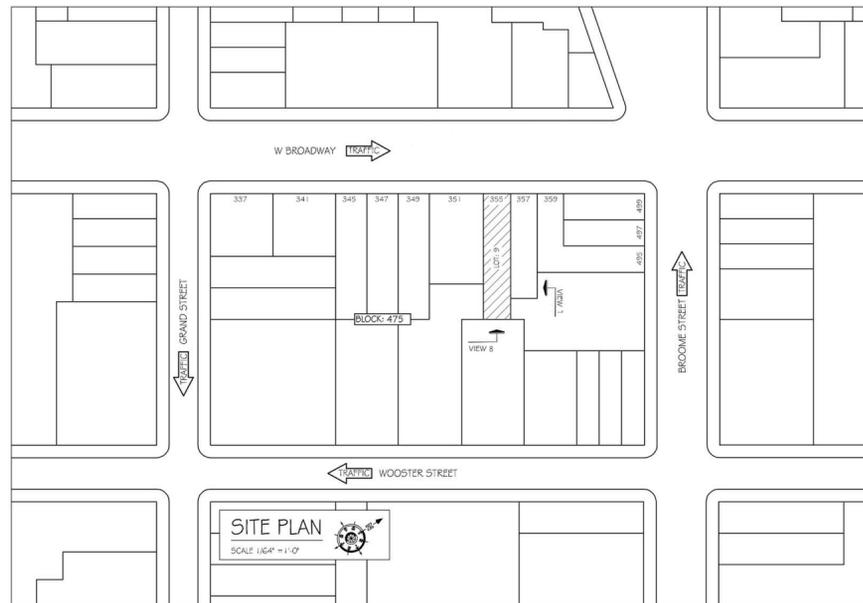
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PRIMARY ELEVATION
EXISTING & PROPOSED CONDITIONS

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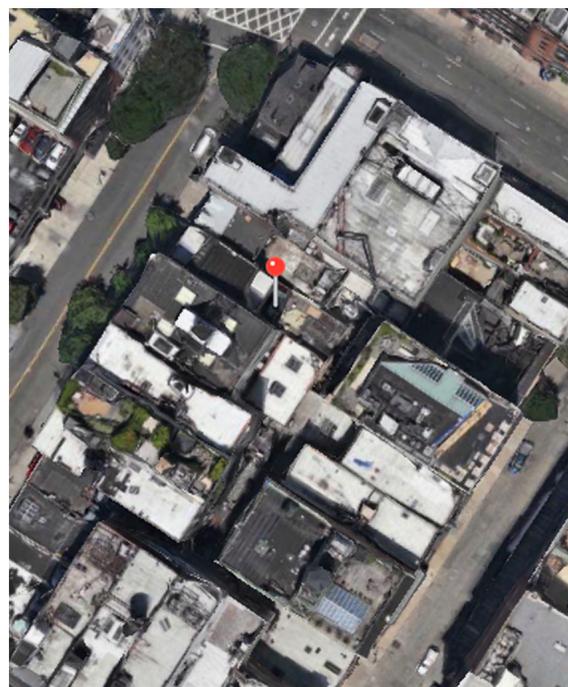
LOCATION



7 VIEW 07 - WITH MOCK -UP IN PLACE



7 VIEW 07 - WITH MOCK -UP IN PLACE



AERIAL VIEW



8 VIEW 08 - EXISTING



8 VIEW 08 - EXISTING



8 VIEW 08 - EXISTING

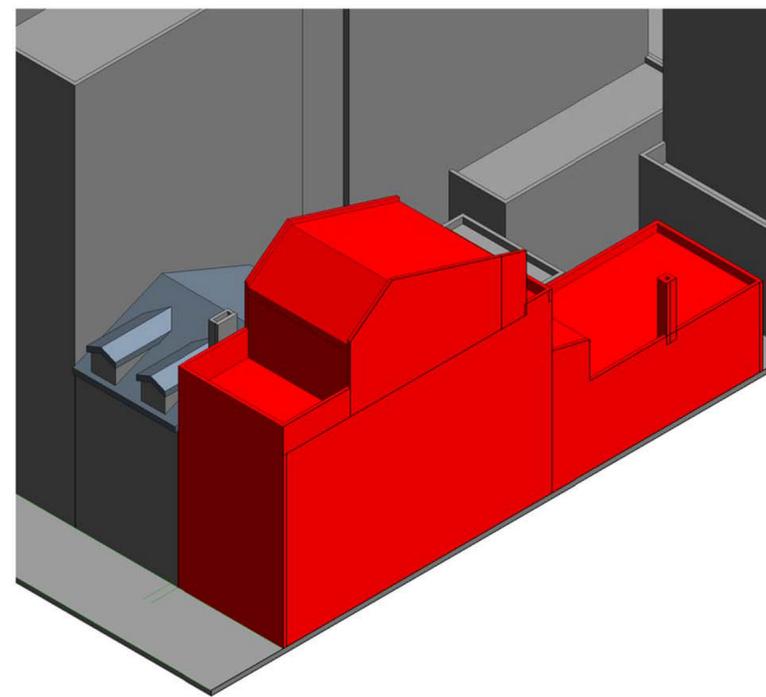
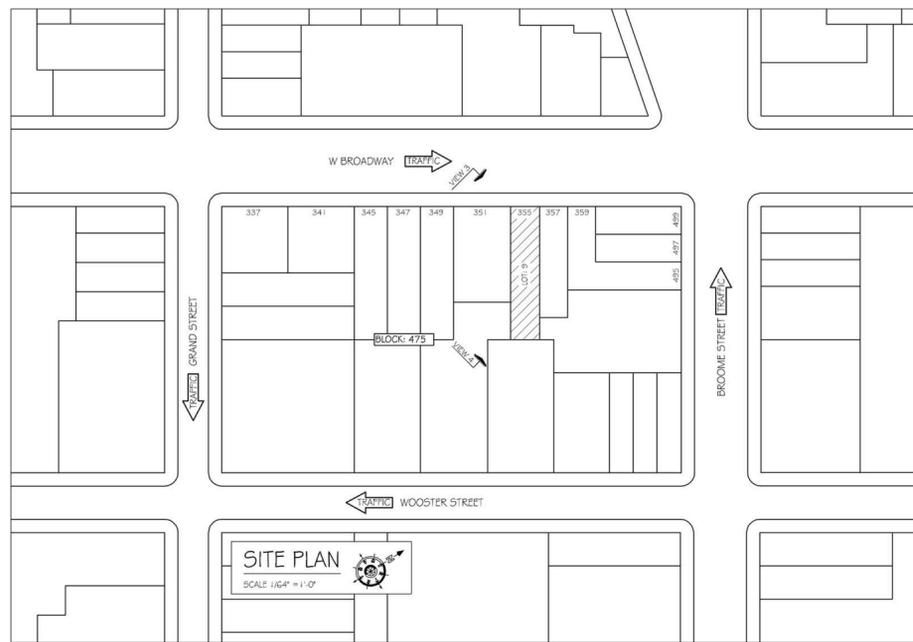
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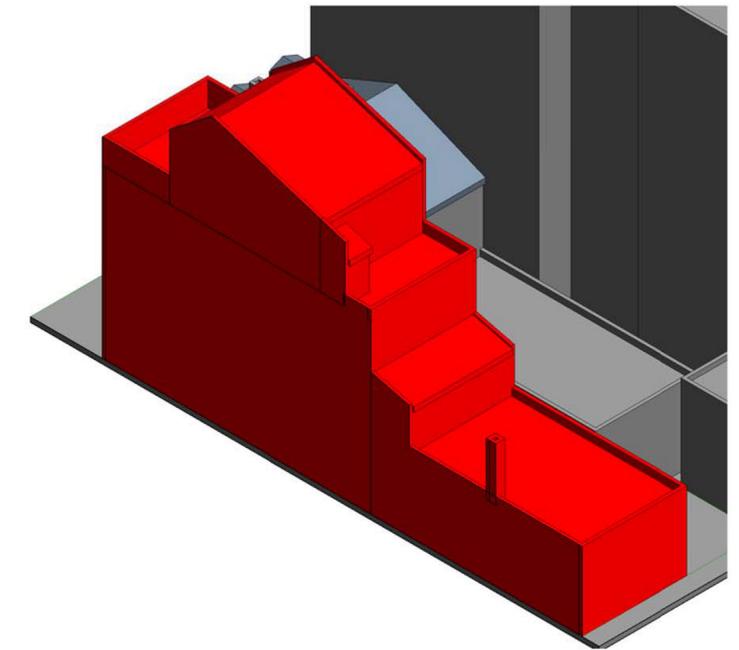
MOCK-UP PHOTOS
EXISTING CONDITIONS
ROOFTOP AND REAR YARD ADDITIONS

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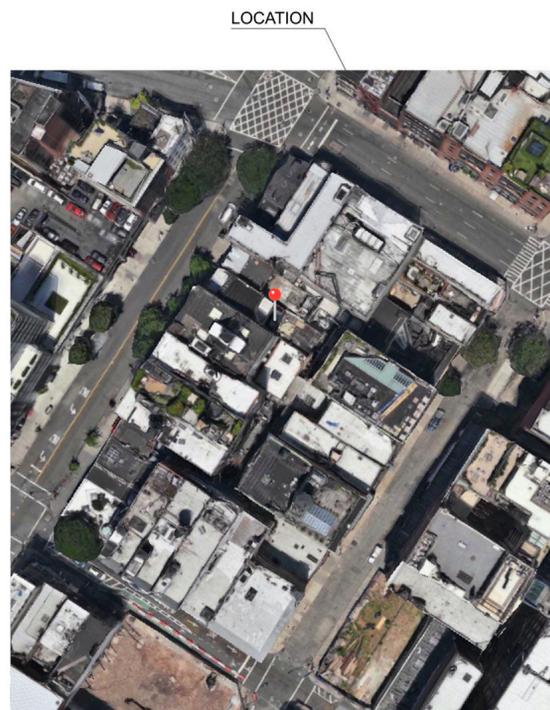
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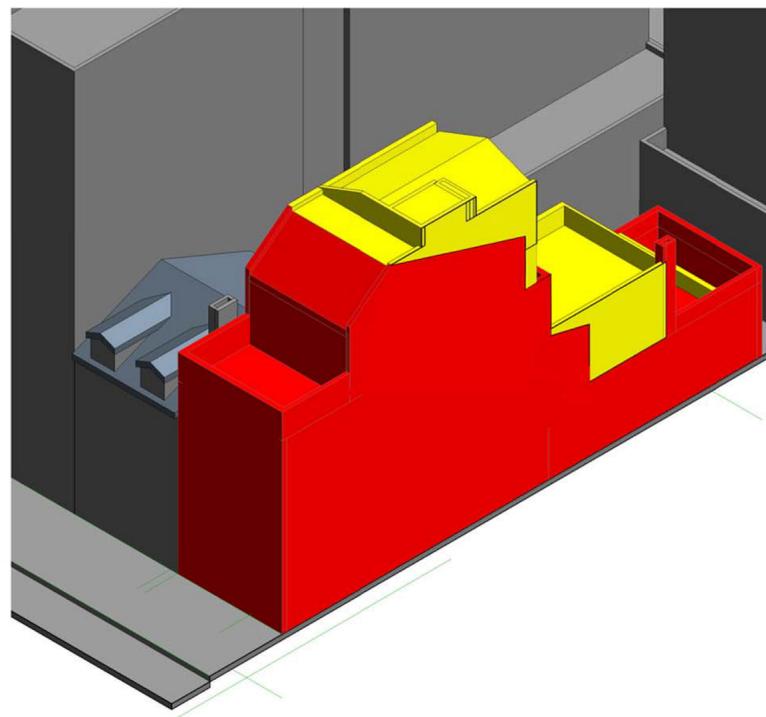
3 VIEW 03 - EXISTING



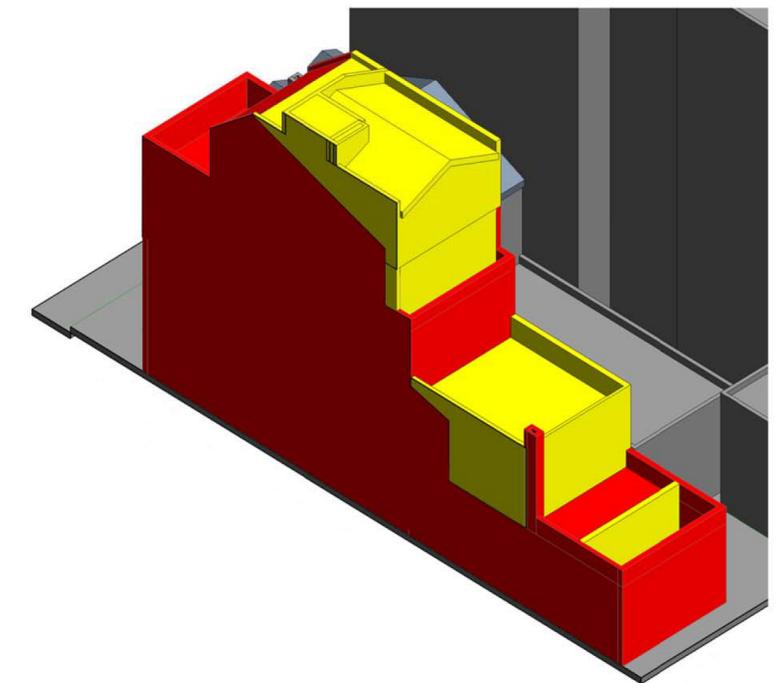
4 VIEW 04 - EXISTING



AERIAL VIEW



3 VIEW 03 - PROPOSED



4 VIEW 04 - PROPOSED

- LEGEND**
- EXISTING BRICK BUILDING
 - EXISTING ADJACENT BUILDING
 - PROPOSED NEW BRICK BUILDING TO MATCH EXISTING

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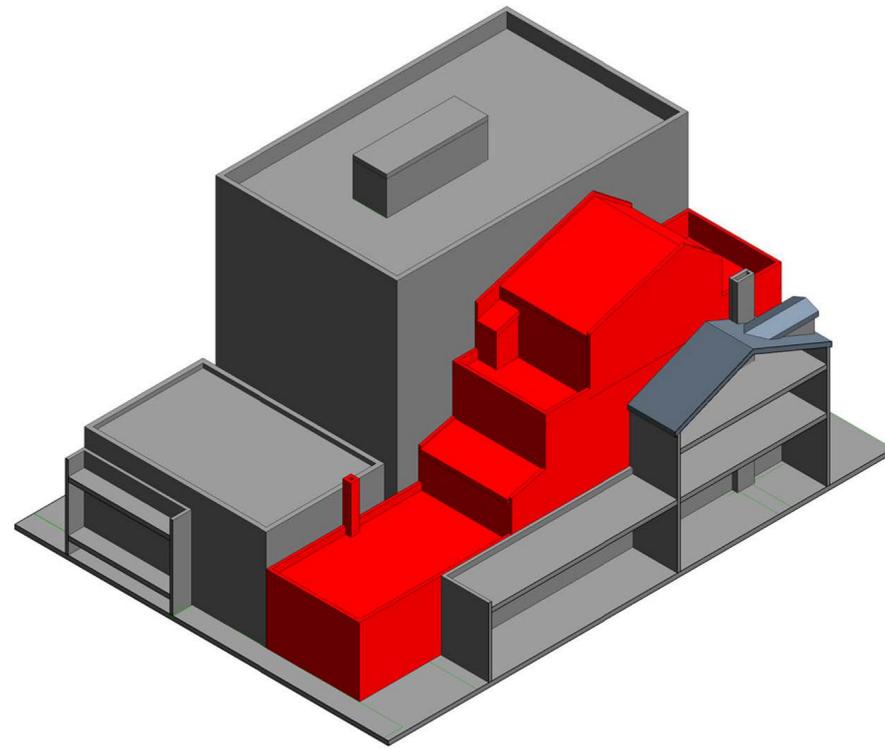
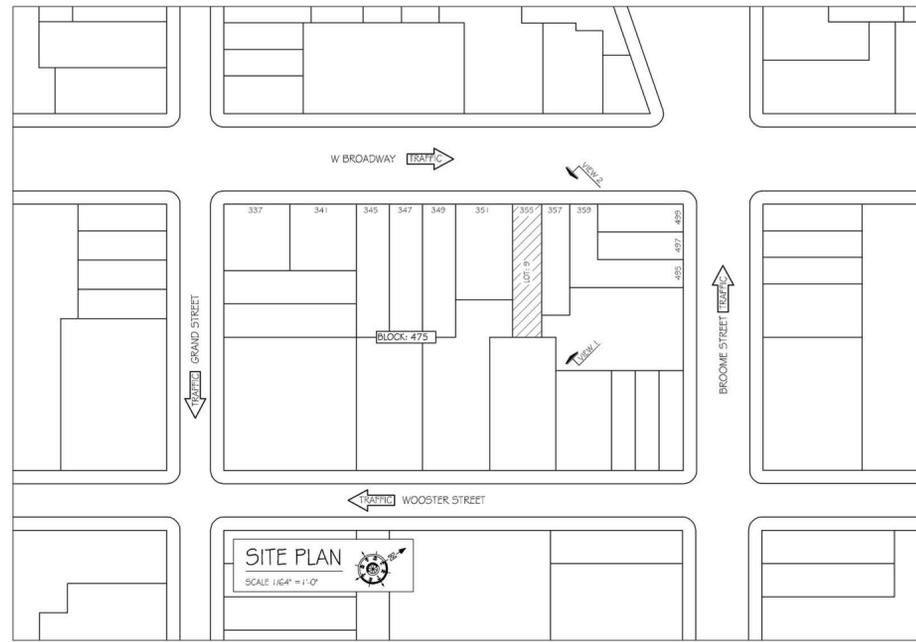
BULK STUDY # 1
EXISTING & PROPOSED CONDITIONS
ROOFTOP AND REAR YARD ADDITIONS

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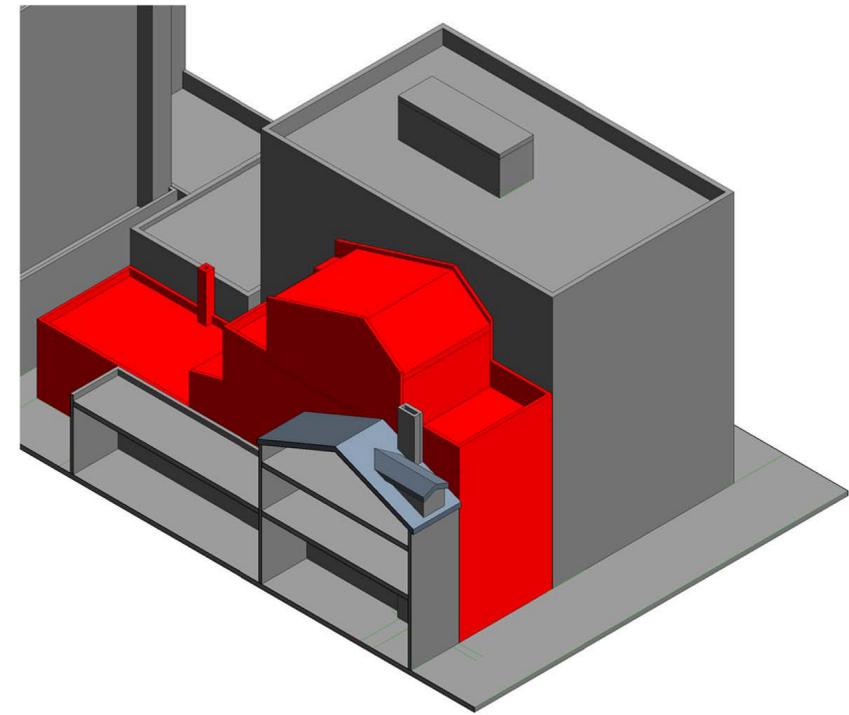
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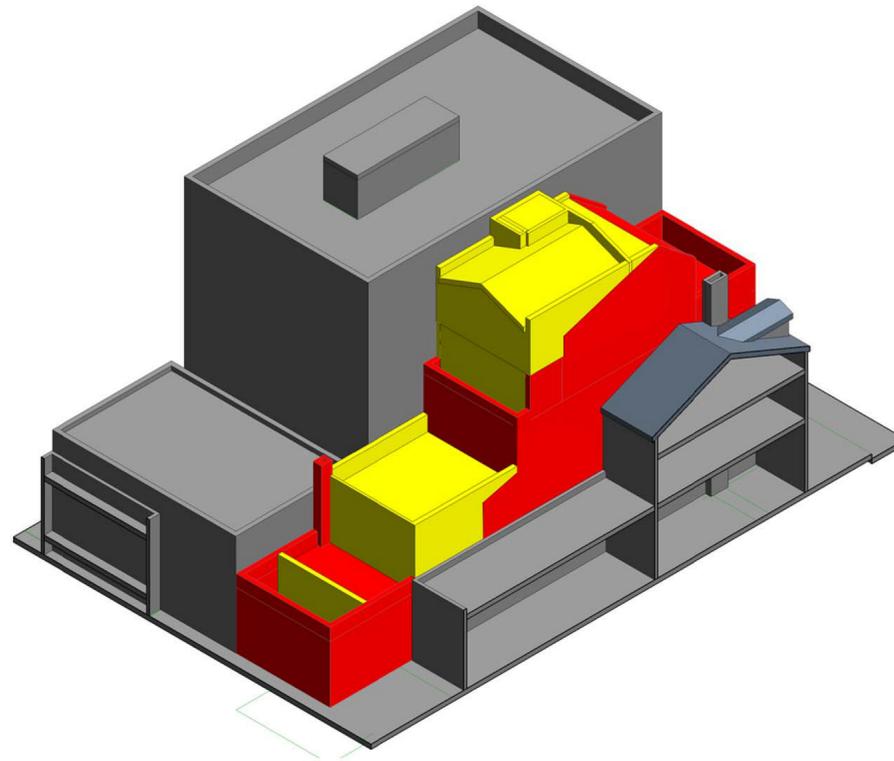
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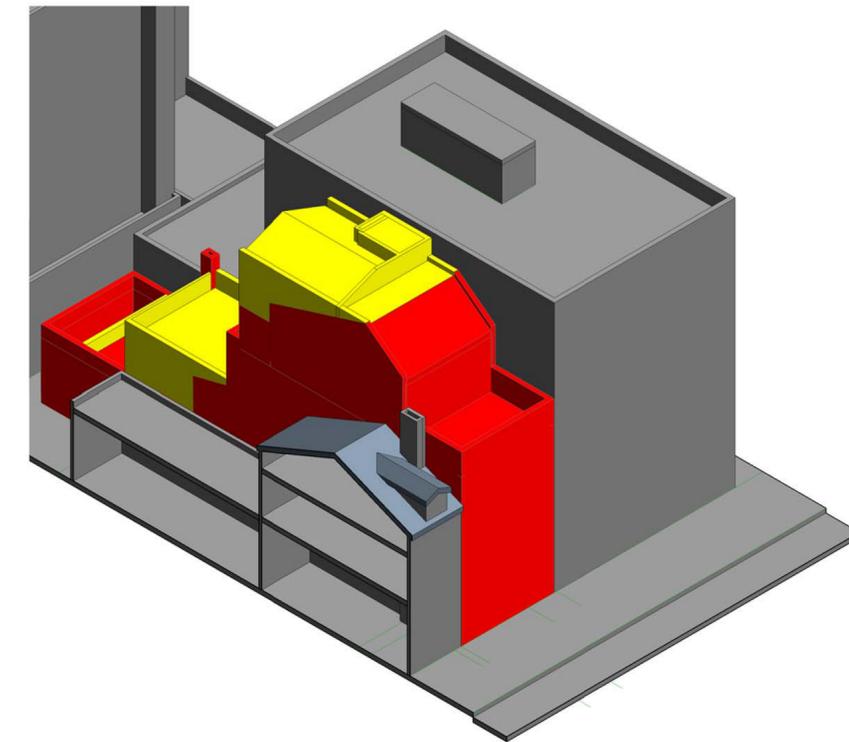
1 VIEW 01 - EXISTING



2 VIEW 02 - EXISTING



1 VIEW 01 - PROPOSED



2 VIEW 02 - PROPOSED

LEGEND

- EXISTING BRICK BUILDING
- EXISTING ADJACENT BUILDING
- PROPOSED NEW BRICK BUILDING TO MATCH EXISTING

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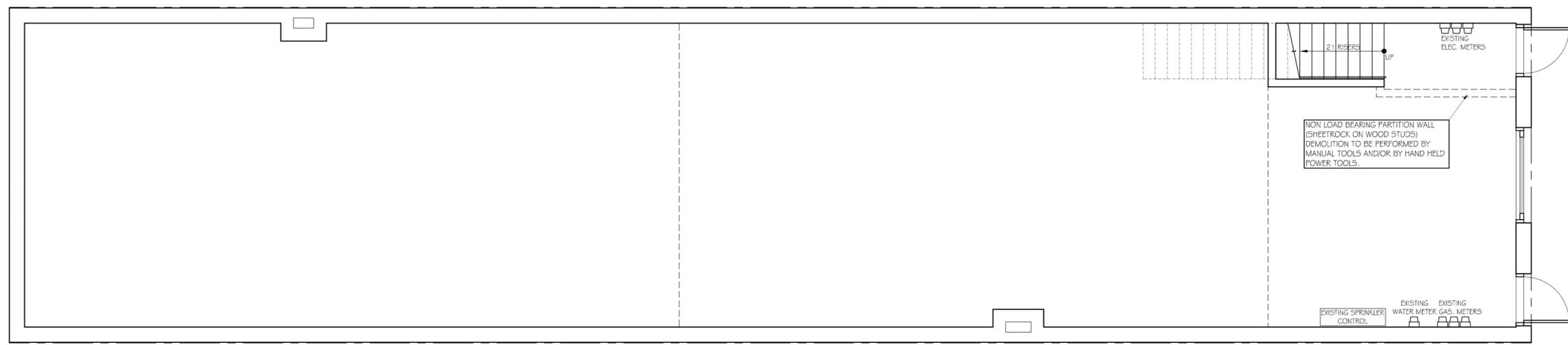
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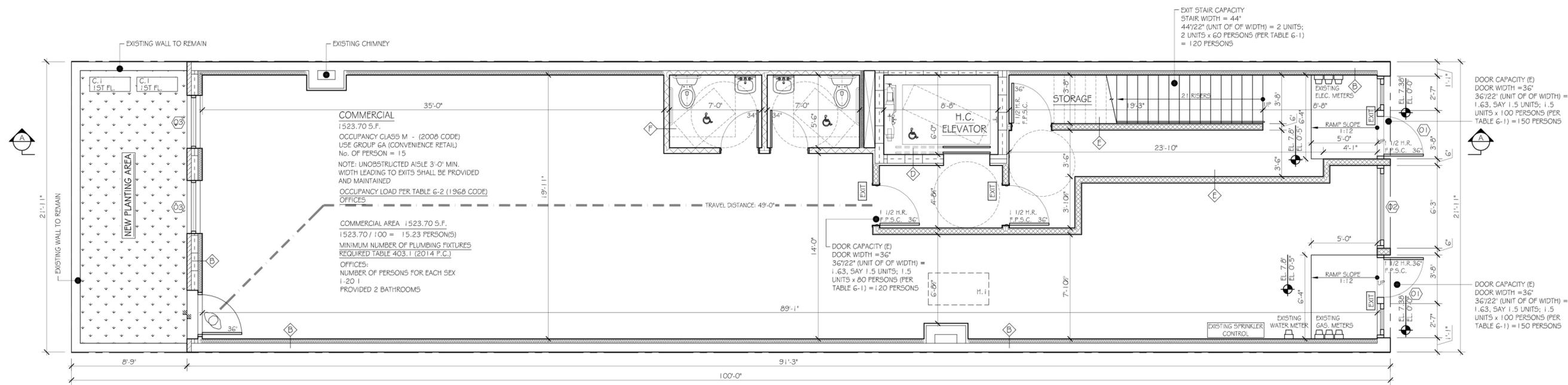
BULK STUDY # 2
EXISTING & PROPOSED CONDITIONS
ROOFTOP AND REAR YARD ADDITIONS

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EXISTING 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"
ALL GLASS IN WINDOWS, DOORS, SKYLIGHTS AND FIXTURES TO BE REMOVED BEFORE COMMENCEMENT OF ACTUAL DEMOLITION



PROPOSED 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

MITSUBISHI ELECTRIC HEAT PUMP MODEL: PCA-A42KA4 BTU: 45,000 MEA #: 122-06-E

MECHANICAL VENTILATION SHALL BE PROVIDED IN ALL OCCUPABLE ROOMS OR SPACES WHERE THE REQUIREMENTS FOR NATURAL VENTILATION ARE NOT MET.

BUILDING SHALL COMPLY WITH L.L. 17795

B.C. 27-384 EXIT OR DIRECTIONAL SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE.

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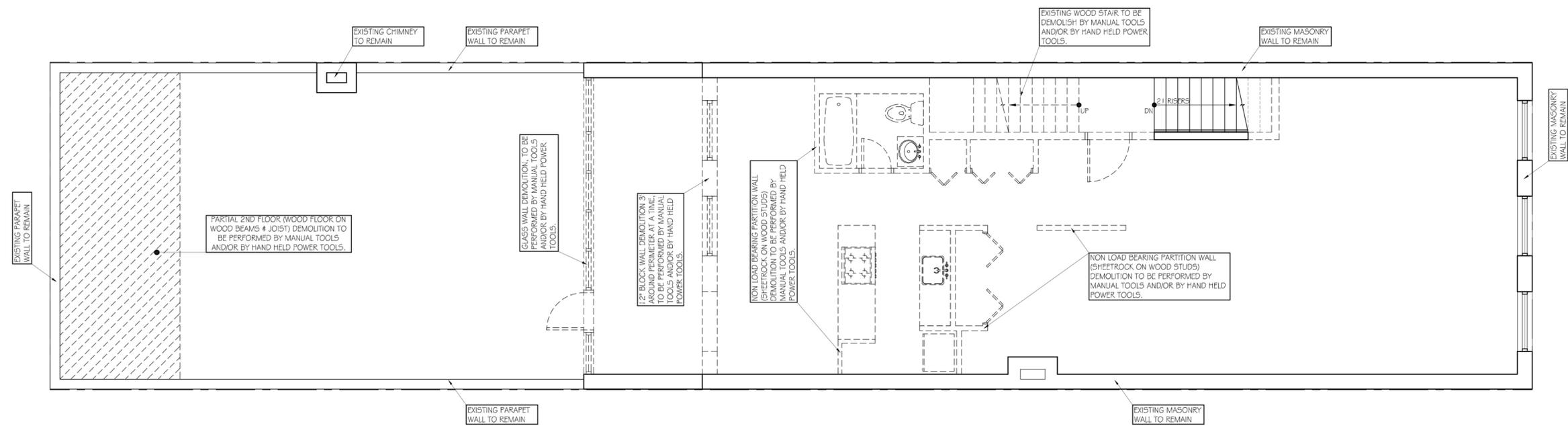
EXISTING 1ST FL.
PROPOSED 1ST FL.

DWG No
LPC-008

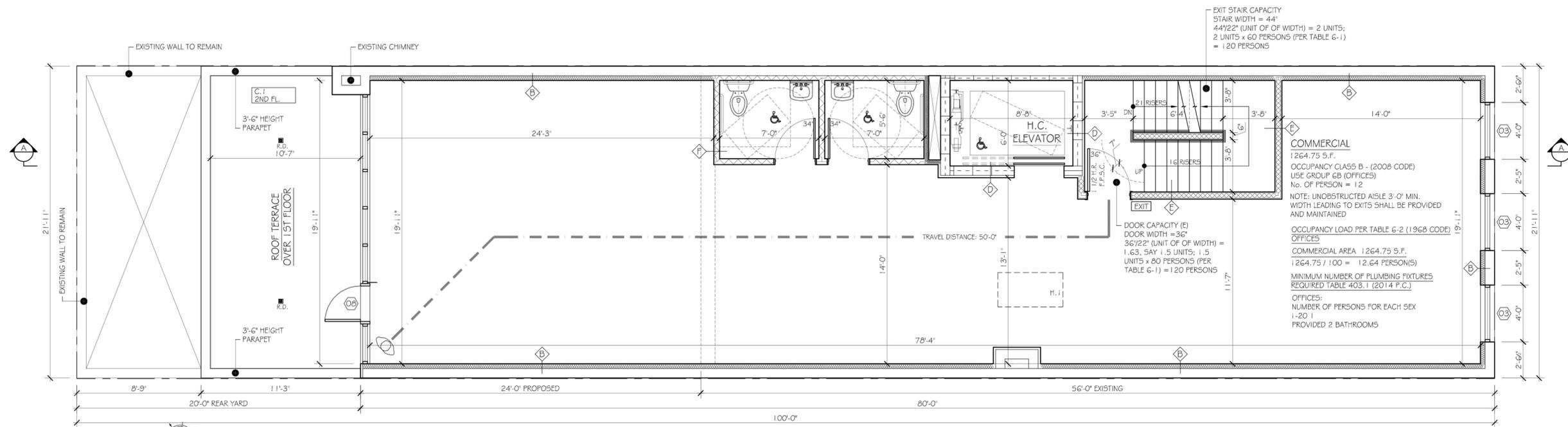
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SEAL



EXISTING 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"
REMOVE ALL WINDOWS, DOORS, SKYLIGHTS AND FIXTURES TO BE REMOVED BEFORE COMMENCEMENT OF ACTUAL DEMOLITION



PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

H.11 MITSUBISHI ELECTRIC HEAT PUMP MODEL: PCA-A42KA4 BTU: 45,000 MEA #: 122-06-E

C.1 MITSUBISHI CONDENSING UNIT MODEL: PUZ-A42NH44 BTU: 42,000 MEA #: 122-06-E

MECHANICAL VENTILATION SHALL BE PROVIDED IN ALL OCCUPABLE ROOMS OR SPACES WHERE THE REQUIREMENTS FOR NATURAL VENTILATION ARE NOT MET.

B.C. 27-364 EXIT OR DIRECTIONAL SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE.

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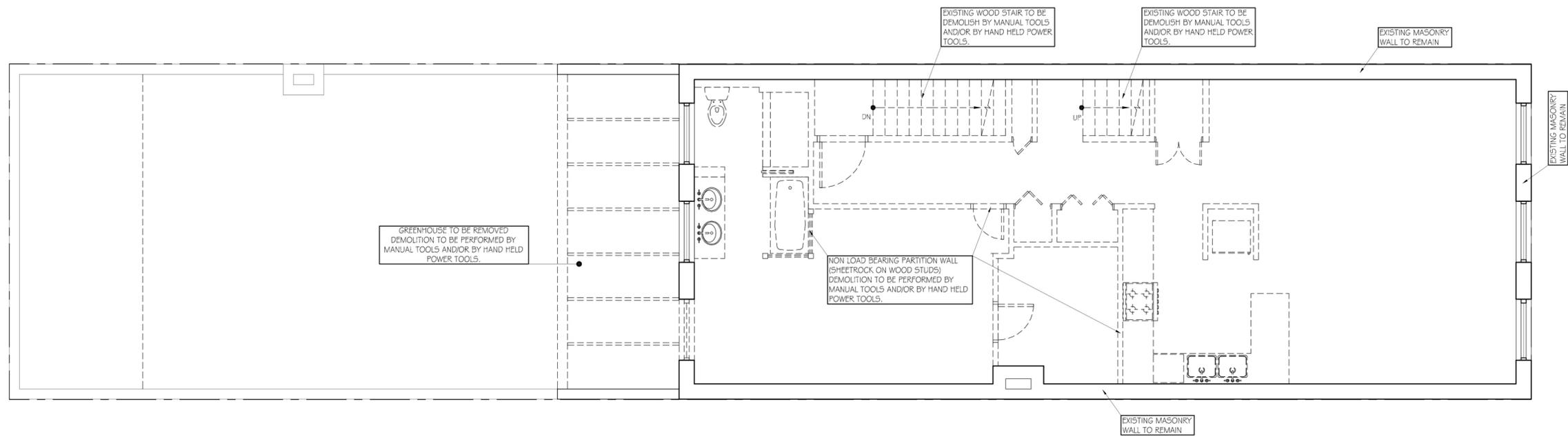
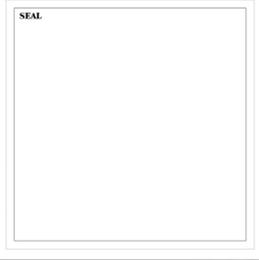
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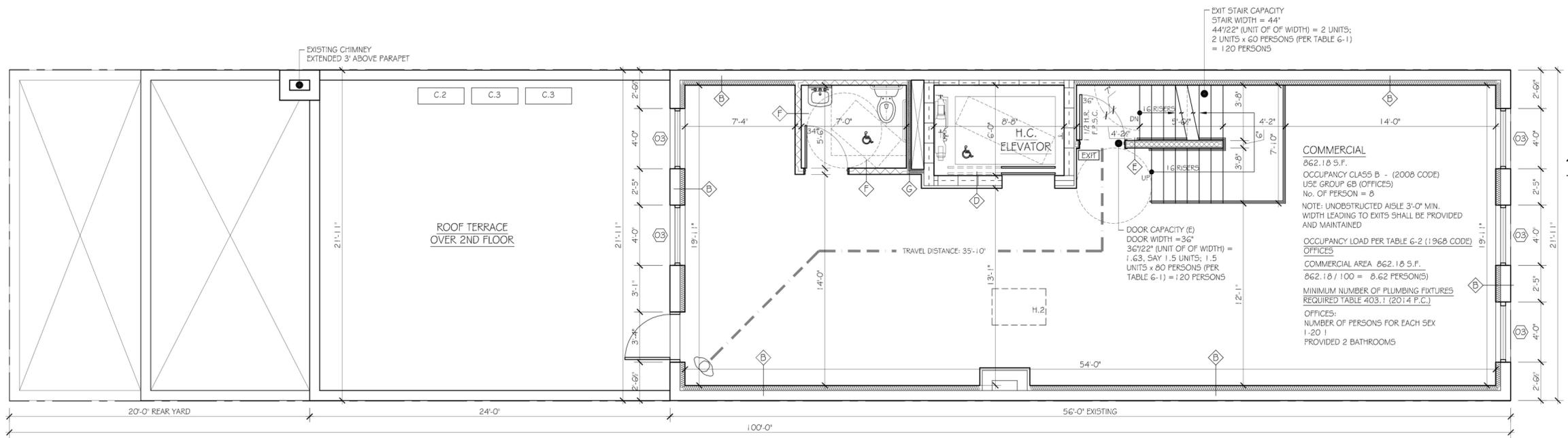
EXISTING 2ND FL.
PROPOSED 2ND FL.

DWG No
LPC-009

PAGE:



EXISTING 3RD FLOOR PLAN
SCALE 1/4" = 1'-0"
ALL GLASS IN WINDOWS, DOORS, SKYLIGHTS AND FIXTURES TO BE REMOVED BEFORE COMMENCEMENT OF ACTUAL DEMOLITION



PROPOSED 3RD FLOOR PLAN
SCALE 1/4" = 1'-0"

- C.2 MITSUBISHI CONDENSING UNIT MODEL: PUZ-A30NH44 BTU: 30,000 MEA #: 122-06-E
 - C.3 MITSUBISHI CONDENSING UNIT MODEL: PUZ-A24NH44 BTU: 24,000 MEA #: 122-06-E
 - H.2 MITSUBISHI ELECTRIC HEAT PUMP MODEL: PCA-A30KA4 BTU: 32,000 MEA #: 122-06-E
- MECHANICAL VENTILATION SHALL BE PROVIDED IN ALL OCCUPABLE ROOMS OR SPACES WHERE THE REQUIREMENTS FOR NATURAL VENTILATION ARE NOT MET.
- B.C. 27-384 EXIT OR DIRECTIONAL SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE.

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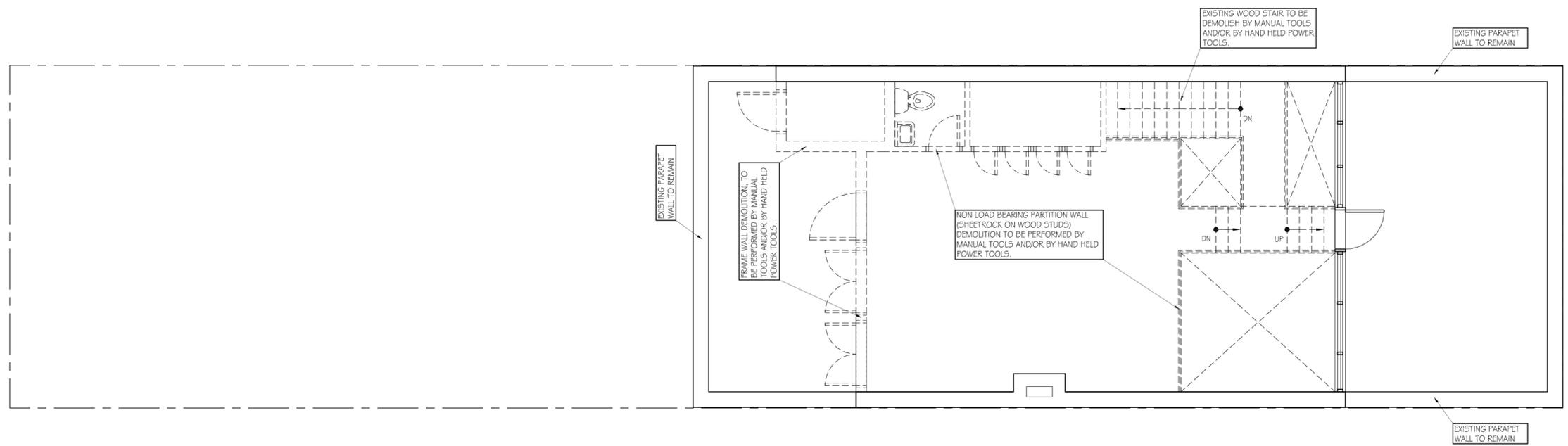
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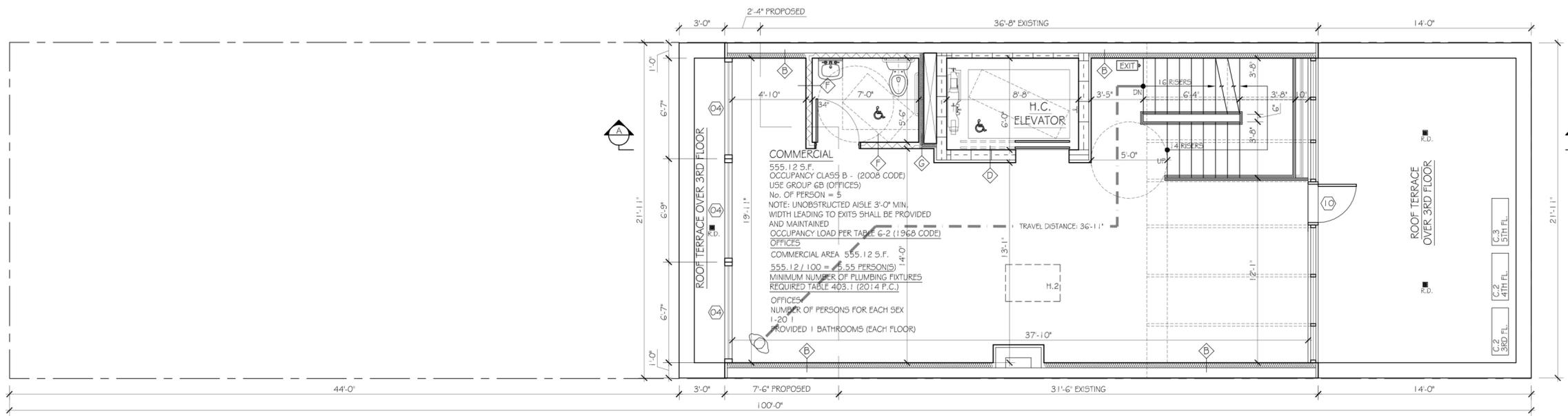
**EXISTING 3RD FL.
PROPOSED 3RD FL.**

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PAGE:



EXISTING MEZZANINE FLOOR PLAN
SCALE 1/4" = 1'-0"
ALL GLASS IN WINDOWS, DOORS, SKYLIGHTS AND FIXTURES TO BE REMOVED BEFORE COMMENCEMENT OF ACTUAL DEMOLITION



PROPOSED 4TH FLOOR PLAN
SCALE 1/4" = 1'-0"

11.2 MITSUBISHI ELECTRIC HEAT PUMP MODEL: PCA-A30KA4 BTU: 32,000 MEA #: 122-06-E

MECHANICAL VENTILATION SHALL BE PROVIDED IN ALL OCCUPABLE ROOMS OR SPACES WHERE THE REQUIREMENTS FOR NATURAL VENTILATION ARE NOT MET.

B.C. 27-384 EXIT OR DIRECTIONAL SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE.

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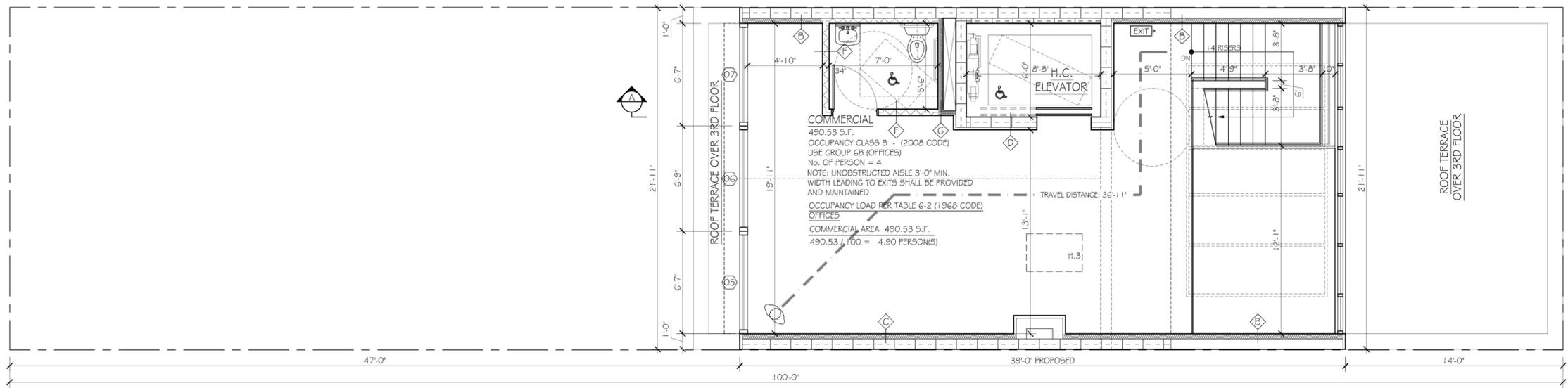
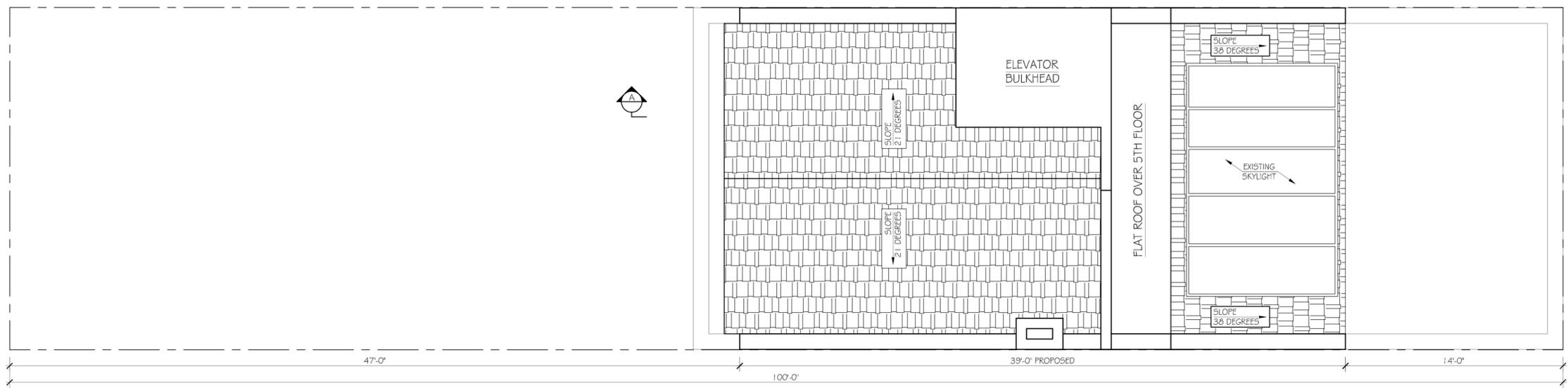
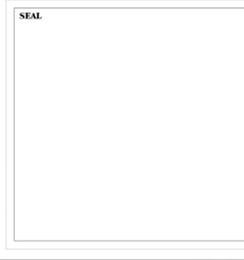
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**EXISTING MEZZANINE
PROPOSED 4TH FL.**

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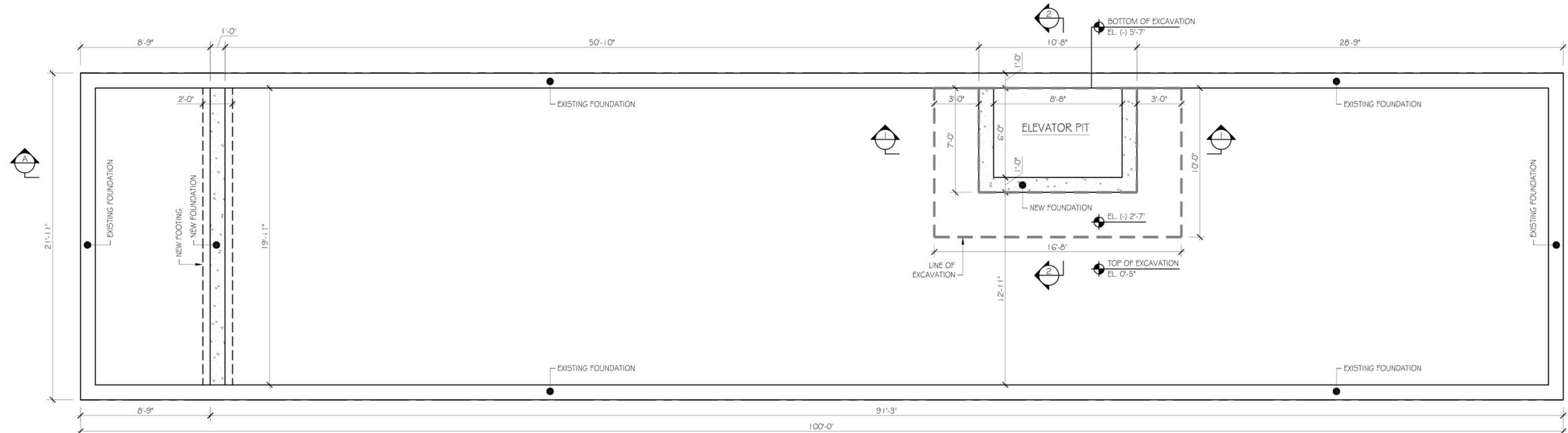
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**PROPOSED ROOF PLAN
PROPOSED 5TH FL.**

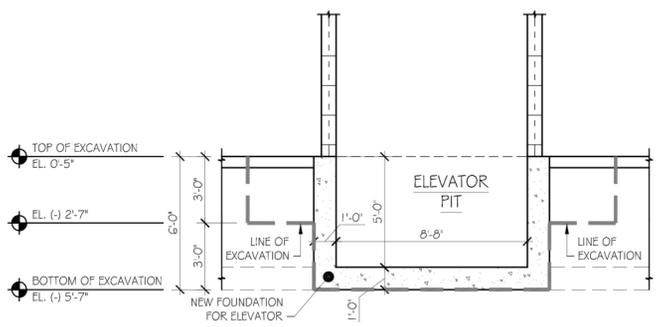
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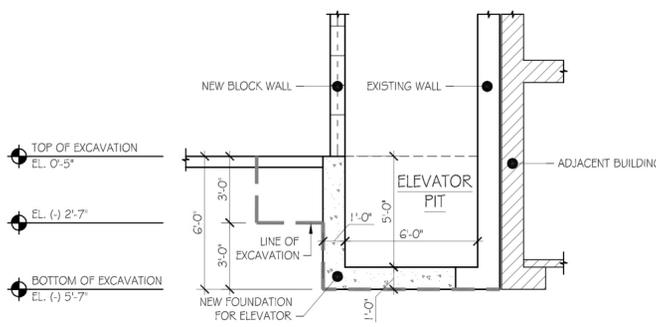
SEAL



PROPOSED FOUNDATION PLAN
SCALE 1/4" = 1'-0"



SECTION 1-1
SCALE 1/4" = 1'-0"



SECTION 2-2
SCALE 1/4" = 1'-0"

PARTITION LEGEND

- A FOUNDATION WALL (4 HOUR RATED)**
1 1/2" CONCRETE FOUNDATION WALL, 3 1/2" METAL STUDS @ 16" O.C. WITH 3 1/2" SPRAY HIGH DENSITY INSULATION (R21) IN WALL CAVITY, ONE LAYER OF 3/8" TYPE 'X' GYPSUM BOARD ON INTERIOR FACE.
BASED ON UL DESIGN No. U92G
STC RATING > 50, AS PER ASTM E 90.
- B EXISTING MASONRY WALL (4 HOUR RATED)**
EXISTING 8" MASONRY WALL, 3 1/2" METAL STUDS @ 16" O.C. WITH 3 1/2" SPRAY HIGH DENSITY INSULATION (R21) IN WALL CAVITY, ONE LAYER OF 3/8" TYPE 'X' GYPSUM BOARD ON INTERIOR FACE.
BASED ON UL DESIGN No. U902. STC RATING > 46, AS PER ASTM E 90.
- C NEW MASONRY WALL (4 HOUR RATED)**
8" CONCRETE MASONRY UNIT WITH 16" O.C. 9 GA GALVANIZED TRUSS REINFORCEMENT, 1 1/2" METAL STUDS @ 16" O.C. WITH 3 1/2" SPRAY HIGH DENSITY INSULATION (R21) IN WALL CAVITY, ONE LAYER OF 3/8" TYPE 'X' GYPSUM BOARD ON INTERIOR FACE.
BASED ON UL DESIGN No. U902. STC RATING > 46, AS PER ASTM E 90.
- D NEW ELEVATOR MASONRY WALL (4 HOUR RATED)**
8" CONCRETE MASONRY UNIT WITH 16" O.C. 9 GA GALVANIZED TRUSS REINFORCEMENT, 1 1/2" METAL STUDS @ 16" O.C. WITH 3 1/2" SPRAY HIGH DENSITY INSULATION (R21) IN WALL CAVITY, ONE LAYER OF 3/8" TYPE 'X' GYPSUM BOARD ON INSIDE FACE.
BASED ON UL DESIGN No. U902. STC RATING > 46, AS PER ASTM E 90.
- E INTERIOR PARTITION (2 HOUR RATED)**
2 LAYERS OF 3/8" TYPE 'X' GYPSUM BOARD EACH SIDE, 3 1/2" 1.8 GAUGE METAL STUDS @ 16" O.C. WITH R-11 BATT INSULATION PACKED IN WALL CAVITY.
IN STAIRCASE, INSTALL 24" GA. 36" X 48" SHEET SECURED BETWEEN PANELS 18" ABOVE FLOOR LINE.
BASED ON UL DESIGN No. U419
STC RATING > 50, AS PER ASTM E 90.
- F INTERIOR PARTITION @ BATHROOMS AND KITCHENS**
SAME AS PARTITION TYPE E BUT USING WATER-RESISTANT GYPSUM BOARD AT WALL SURFACES FACING KITCHEN AND BATHROOM AREAS.
USE TYPE X GYPSUM BOARD AT KITCHENS.
- G SHAFT WALLS (2 HOUR RATED)**
1" SHEETROCK BRAND GYPSUM LINER PANELS SET BETWEEN 3" USG C-H STUDS 20 GA MIN. @ 24" O.C., 2" SPF (R-12) INSULATION BETWEEN STUDS, 2 LAYERS OF 3/8" TYPE 'X' GYPSUM BOARD, UL DESIGN No. U415 SYSTEM C
STC RATING = 50, AS PER ASTM E 90.
- H INTERIOR WALL NON-BEARING**
1 LAYER OF 3/8" GYPSUM BOARD EACH SIDE, 3 1/2" 1.8 GAUGE METAL STUDS @ 16" O.C.
- I EXTERIOR WALL (2 HOUR RATED)**
2 1/2" EIFS (exterior insulation finish system) LABELED ANSII/EM 99A, TYVEK StuccoWrap WEATHER RESISTANT BARRIER, 1 LAYER OF 3/8" TYPE 'X' GYPSUM BOARD, 4J16 @ 16" O.C., 2 LAYERS OF 3/8" TYPE 'X' GYPSUM BOARD ON INTERIOR FACE.
BASED ON UL DESIGN No. U419
STC RATING > 50, AS PER ASTM E 90.

DOOR SCHEDULE (DUAL-PANE, LOW-E4, ARGON BLEND FILLED GLASS)

ROUGH OPENING DIMENSIONS SHOWN ARE MINIMUM FOR PROPER INSTALLATION AND MAY NEED TO BE INCREASED TO ALLOW FOR USE OF BUILDING WRAPS, FLASHING, SILL OR PAN FLASHINGS, ANCHORING BRACKETS OR OTHER MATERIALS. ADJUSTING ROUGH OPENING DIMENSIONS TO ACCOMMODATE THESE MATERIALS IS THE RESPONSIBILITY OF THE DESIGNER OR INSTALLER.

REF	DESCRIPTION	WIDTH	HEIGHT	ROUGH OPENING DIMENSIONS	GLASS TYPE	U FACTOR (1)	SHGC(2)	VT(3)	ENERGY STAR ZONE (4)	PERFORMANCE GRADE	CERT AIR INFILTRATION (CFM/FT2)	SOUND TRANSMISSION	WINDOW WALL ATTENUATION
		WIDTH	HEIGHT	WIDTH	HEIGHT								
01	FRONT DOOR OUTSWING	6'-3"	9'-3"	6'-3"	9'-3"	HP LOW-E4(R) SUN	0.30	0.24	0.41	ABCD	CLASS R-PG45	0.30	28
	FRONT DOOR SIDELIGHT	2'-9 1/2"	9'-3"	2'-9 1/2"	9'-3"	HP LOW-E4(R) SUN	0.30	0.24	0.41	ABCD	CLASS LC-PG45	0.30	24
	FRONT DOOR TRANSOM	5'-10"	2'-0"	5'-10"	2'-0"	HP LOW-E4(R) SUN	0.30	0.24	0.41	ABCD	CLASS LC-PG60	0.30	24
06	2ND FLOOR BACK	19'-1 3/8"	7'-1 1/2"	19'-2 1/8"	8'-0"	HP LOW-E4(R) SUN	0.30	0.24	0.41	ABCD	CLASS LC-PG60	0.12	32
10	4TH FLOOR FRONT	19'-1 3/8"	7'-1 1/2"	19'-2 1/8"	8'-0"	HP LOW-E4(R) SUN	0.30	0.24	0.41	ABCD	CLASS LC-PG60	0.12	32
	OPAQUE DOOR	3'-0"	6'-1 1/2"	3'-0"	7'-0"	NONE	0.60					50	

WINDOW SCHEDULE (DUAL-PANE, LOW-E4, ARGON BLEND FILLED GLASS)

ROUGH OPENING DIMENSIONS SHOWN ARE MINIMUM FOR PROPER INSTALLATION AND MAY NEED TO BE INCREASED TO ALLOW FOR USE OF BUILDING WRAPS, FLASHING, SILL OR PAN FLASHINGS, ANCHORING BRACKETS OR OTHER MATERIALS. ADJUSTING ROUGH OPENING DIMENSIONS TO ACCOMMODATE THESE MATERIALS IS THE RESPONSIBILITY OF THE DESIGNER OR INSTALLER.

REF	DESCRIPTION	WIDTH	HEIGHT	ROUGH OPENING DIMENSIONS	GLASS TYPE	U FACTOR (1)	SHGC(2)	VT(3)	ENERGY STAR ZONE (4)	PERFORMANCE GRADE	CERT AIR INFILTRATION (CFM/FT2)	SOUND TRANSMISSION	WINDOW WALL ATTENUATION
		WIDTH	HEIGHT	WIDTH	HEIGHT								
02	STORE FRONT WINDOW	6'-3"	7'-0 1/2"	6'-3"	7'-0 1/2"	HP LOW-E4(R) SUN	0.28	0.31	0.54	ABCD	CLASS R-PG45	0.30	27
03	DBL-HUNG UNIT	4'-0"	7'-0"	4'-0"	7'-0"	HP LOW-E4(R) SUN	0.30	0.30	0.52	ABCD	CLASS R-PG45	0.30	27
04	REAR UNIT 4TH FLOOR	6'-7"	8'-0"	6'-7 1/2"	8'-0 1/2"	HP LOW-E4(R) SUN	0.28	0.31	0.52	ABCD	CLASS R-PG45	0.01	30
05	REAR UNIT 5TH FLOOR	6'-7"	8'-0"	6'-7 1/2"	8'-0 1/2"	HP LOW-E4(R) SUN	0.28	0.31	0.52	ABCD	CLASS R-PG45	0.01	30
06	REAR UNIT 5TH FLOOR	6'-7 1/2"	8'-0"	6'-7 1/2"	8'-0 1/2"	HP LOW-E4(R) SUN	0.28	0.31	0.52	ABCD	CLASS R-PG45	0.01	30
07	REAR UNIT 5TH FLOOR	6'-7"	8'-0"	6'-7 1/2"	8'-0 1/2"	HP LOW-E4(R) SUN	0.28	0.31	0.52	ABCD	CLASS R-PG45	0.01	30

SKYLIGHT SCHEDULE (DUAL-PANE, LOW-E4, ARGON BLEND FILLED GLASS)

ROUGH OPENING DIMENSIONS SHOWN ARE MINIMUM FOR PROPER INSTALLATION AND MAY NEED TO BE INCREASED TO ALLOW FOR USE OF BUILDING WRAPS, FLASHING, SILL OR PAN FLASHINGS, ANCHORING BRACKETS OR OTHER MATERIALS. ADJUSTING ROUGH OPENING DIMENSIONS TO ACCOMMODATE THESE MATERIALS IS THE RESPONSIBILITY OF THE DESIGNER OR INSTALLER.

REF	DESCRIPTION	WIDTH	HEIGHT	ROUGH OPENING DIMENSIONS	GLASS TYPE	U FACTOR (1)	SHGC(2)	VT(3)	ENERGY STAR ZONE (4)	PERFORMANCE GRADE	CERT AIR INFILTRATION (CFM/FT2)	SOUND TRANSMISSION	WINDOW WALL ATTENUATION
		WIDTH	HEIGHT	WIDTH	HEIGHT								
09	2ND FLOOR BACK SKYLIGHT	19'-1 1/4"	21'-0"	19'-1 1/4"	21'-0"	HP LOW-E4(R)	0.53	0.38	0.62	AB	CLASS DP-40	0.02	27
11	4TH FLOOR FRONT SKYLIGHT	19'-1 1/4"	21'-0"	19'-1 1/4"	21'-0"	HP LOW-E4(R)	0.53	0.38	0.62	AB	CLASS DP-40	0.02	27

AS PER TABLE 303.1.3(1) PENETRATION U-FACTOR MAX 0.55
AS PER TABLE 303.1.3(3) PENETRATION SHGC MAX 0.70

- U-FACTOR DEFINES THE AMOUNT OF HEAT LOSS THROUGH THE TOTAL UNIT IN BTU/HR SQ. FT. °F. THE LOWER THE VALUE, THE LESS HEAT IS LOST THROUGH THE ENTIRE PRODUCT. WINDOW VALUES REPRESENT NON-TEMPERED GLASS. USE OF TEMPERED GLASS AND/OR CAPILLARY BREATHERS FOR HIGH ALTITUDE CAN INCREASE U-FACTOR RATINGS. SEE ANDERSENWINDOWS.COM FOR SPECIFIC PERFORMANCE VALUES. DOOR VALUES REPRESENT TEMPERED GLASS.
 - SOLAR HEAT GAIN COEFFICIENT (SHGC) DEFINES THE FRACTION OF SOLAR RADIATION ADMITTED THROUGH THE GLASS BOTH DIRECTLY TRANSMITTED AND ABSORBED AND SUBSEQUENTLY RELEASED INWARD. THE LOWER THE VALUE, THE LESS HEAT IS TRANSMITTED THROUGH THE PRODUCT.
 - VISIBLE TRANSMITTANCE (VT) MEASURES HOW MUCH LIGHT COMES THROUGH A PRODUCT (GLASS AND FRAME). THE HIGHER THE VALUE, FROM 0 TO 1, THE MORE DAYLIGHT THE PRODUCT LETS IN OVER THE PRODUCTS TOTAL UNIT AREA. VISIBLE TRANSMITTANCE IS MEASURED OVER THE 380 TO 760 NANOMETER PORTION OF THE SOLAR SPECTRUM.
 - ENERGY STAR QUALIFICATION HELPS IDENTIFY THE WINDOW AND DOOR THAT IS BEST FOR EACH CLIMATE ZONE. PRODUCTS THAT BEAR THE ENERGY STAR LOGO MUST MEET STRINGENT ENERGY EFFICIENCY GUIDELINES SET BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND THE U.S. DEPARTMENT OF ENERGY. THESE GUIDELINES ARE BASED ON THE HEAT GAIN AND LOSS OF EACH PRODUCT IN VARIOUS REGIONS OF THE COUNTRY.
 - A NORTHERN CLIMATE ZONE (MOSTLY HEATING)
 - B NORTHCENTRAL CLIMATE ZONE (HEATING AND COOLING)
 - C SOUTHCENTRAL CLIMATE ZONE (COOLING AND HEATING)
 - D SOUTHERN (MOSTLY COOLING)
- FOR NFRC CERTIFIED TOTAL UNIT PERFORMANCE ON UNITS WITH CAPILLARY BREATHERS FOR HIGH ALTITUDES, PLEASE VISIT ANDERSENWINDOWS.COM.
NFRC RATINGS ARE BASED ON MODELING BY A THIRD PARTY AGENCY AS VALIDATED BY AN INDEPENDENT TEST LAB IN COMPLIANCE WITH NFRC PROGRAM AND PROCEDURAL REQUIREMENTS.
* AAMAWDVA/CSA 101A.5 2/2440.08 RATING. * PERFORMANCE GRADE (PG) RATINGS MAY VARY FROM TESTED PERFORMANCE RATING FOR LARGER OR SMALLER UNITS OF A PARTICULAR TYPE.
** *SOUND TRANSMISSION CLASS (STC) AND *OUTDOOR/INDOOR TRANSMISSION CLASS (OITC) RATINGS GIVEN ARE FOR INDIVIDUAL UNITS BASED ON INDEPENDENT TESTS AND REPRESENT THE ENTIRE UNIT. HIGHER STC AND OITC VALUES MAY BE AVAILABLE WITH OTHER GLAZINGS.

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NEW YORK, NY 10013**

**PROPOSED
FOUNDATION PLAN
WINDOW SCHEDULE**

DWG No
LPC-013

PAGE:

SPECIAL INSPECTION ITEMS

ALL MATERIALS DESIGNATED FOR "CONTROLLED INSPECTION" SHALL BE INSPECTED AND/OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENTS, UNLESS OTHERWISE SPECIFICALLY PROVIDED BY CODE PROVISIONS. ALL REQUIRED INSPECTIONS AND TESTS OF MATERIAL SHALL BE MADE AND / OR WITNESSED BY OR ON BEHALF OF THE OWNER OR LESSEE.

CONCRETE - CAST IN PLACE.....	BC 1704.4
MASONRY.....	BC 1704.5
SUBGRADE INSPECTION.....	BC 1704.7.1
EXTERIOR INSULATION & FINISH SYSTEMS (EIFS).....	BC 1704.13
MECHANICAL SYSTEMS.....	BC 1704.16
STRUCTURAL STABILITY - EXISTING BUILDINGS.....	BC 1704.20.1
SPRINKLER SYSTEM.....	BC 1704.23
EXCAVATION - SHEETING, SHORING AND BRACING.....	BC 1704.20.2
UNDERPINNING.....	BC 1704.20.3
CONCRETE DESIGN MIX.....	BC 1905.3, BC 1913.5
CONCRETE SAMPLING & TESTING.....	BC 1905.6, BC 1913.10

LIST OF PROGRESS INSPECTIONS

FOOTING AND FOUNDATION.....	BC 1103.1
ENERGY CODE COMPLIANCE INSPECTIONS.....	BC 1103.5
FIRE-RESISTANCE RATED CONSTRUCTION.....	BC 1103.4

LIST OF ENERGY CODE PROGRESS INSPECTION

PROTECTION OF FOUNDATION INSULATION.....	(IA.1), (IA.1)
INSULATION PLACEMENT AND R VALUES.....	(IA.2), (IA.2)
FENESTRATION THERMAL VALUES AND RATINGS.....	(IA.3), (IA.3)
FENESTRATION RATINGS FOR AIR LEAKAGE.....	(IA.4), (IA.4)
FENESTRATION AREAS.....	(IA.5), (IA.5)
AIR SEALING AND INSULATION - VISUAL.....	(IA.6), (IA.6)
HVAC AND SERVICE WATER HEATING EQUIPMENT.....	(IB.3), (IB.3)
HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS.....	(IB.4), (IB.4)
DUCT PLENUM AND PIPING INSULATION AND SEALING.....	(IB.5), (IB.5)
ELECTRIC METERING.....	(IC.1), (IC.1)
LIGHTING IN DWELLING UNITS.....	(IC.2), (IC.2)
INTERIOR LIGHTING POWER.....	(IC.2), (IC.2)
EXTERIOR LIGHTING POWER.....	(IC.4), (IC.4)
LIGHTING CONTROLS.....	(IC.5), (IC.5)
EXIT SIGNS.....	(IC.6), (IC.6)
MAINTENANCE INFORMATION.....	(D.1), (D.1)

LIST OF DRAWINGS:

ZONING:	ZONING ANALYSIS
Z-001	CODE COMPLIANCE PAGE
G-001	
ARCHITECTURAL:	
A-001.00	EXISTING 1ST FLOOR PLAN
A-002.00	PROPOSED 1ST FLOOR PLAN
A-003.00	EXISTING 2ND FLOOR PLAN
A-004.00	PROPOSED 2ND FLOOR PLAN
A-005.00	EXISTING 3RD FLOOR PLAN
A-006.00	PROPOSED 3RD FLOOR PLAN
A-007.00	EXISTING MEZZANINE FLOOR PLAN
A-008.00	PROPOSED 4TH FLOOR PLAN
	PROPOSED 5TH FLOOR PLAN
	PROPOSED ROOF PLAN
	PROPOSED FOUNDATION PLAN
	WINDOW SCHEDULE
	EXISTING SECTION A-A
	PROPOSED SECTION A-A
	PROPOSED FRONT ELEVATION
	PROPOSED REAR ELEVATION

WORK TYPES ON A SEPARATE APPLICATION:

1) SPRINKLERS

ZONING INFORMATION

**LOCATION: 355 W BROADWAY
NEW YORK, N.Y.**

ZONE: M1-5A
MAP #: 12a BLOCK #: 475 LOT #: 9
OCCUPANCY CLASS: B - BUSINESS (2008 CODE)
M - MERCANTILE (2008 CODE)
ZONING USE GROUP: USE GROUP (A), CONVENIENCE RETAIL - 1ST FLOOR
USE GROUP (B), OFFICES - 2ND THRU 5TH FLOOR
CONSTRUCTION CLASS: TYPE IIB (PROTECTED WOOD JOIST) - (1968 CODE)

SCOPE OF WORK: VERTICAL AND HORIZONTAL ENLARGEMENT AND INTERIOR RENOVATION, MEZZANINE FLOOR CONVERTED TO 4TH FLOOR AND NEW 5TH FLOOR.

LOT AREA: 21'-1 1/2" x 100'-0" = 2198.95 SF			
ZR 43-12 MAX. ALLOWABLE F.A.: 5.0 x 2198.95 = 10994.75 S.F.			
1ST FLOOR	EXISTING FLOOR AREA	PROPOSED EXTENSION	TOTAL FLOOR AREA
	100'-0" x 21'-1 1/2" = 2191.66 S.F.		= 1999.89 S.F.
	(+) 8'-9" x 21'-1 1/2" = 191.77 S.F.		
	91'-3" x 21'-1 1/2" = 1999.89 S.F.		
2ND FLOOR	56'-0" x 21'-1 1/2" = 1227.33 S.F.	16'-0" x 21'-1 1/2" = 350.66 S.F.	= 1753.32 S.F.
	(+) 8'-0" x 21'-1 1/2" = 175.33 S.F.		
	64'-0" x 21'-1 1/2" = 1402.66 S.F.		
3rd FLOOR	56'-0" x 21'-1 1/2" = 1227.33 S.F.		= 1227.33 S.F.
(EXISTING MEZZ.)	31'-6" x 21'-1 1/2" = 690.37 S.F.		
	5'-6" x 5'-2" = 28.42 S.F.		
4TH FLOOR		2'-4" x 21'-1 1/2" = 51.14 S.F.	
		5'-2" x 16'-5" = 84.82 S.F.	= 854.75 S.F.
5TH FLOOR		39'-0" x 21'-1 1/2" = 854.75 S.F.	= 854.75 S.F.
TOTAL FLOOR AREA	5,348.67 S.F.	1,341.37 S.F.	= 6,690.04 S.F.
PROPOSED FLOOR AREA = 6690.05 SQ.FT. < 10994.75 SQ. OK.			

STREET TREE PLANTING IN MANUFACTURING DISTRICTS

ZR 43-02 ENLARGEMENTS OF 20 PERCENT OR MORE IN FLOOR AREA, SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING). IN ADDITION, ANY BUILDING WHERE 20 PERCENT OR MORE OF THE FLOOR AREA IS CONVERTED FROM A MANUFACTURING USE TO A COMMERCIAL OR COMMUNITY FACILITY USE SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41.

ZR 26-41 PROPOSED ENLARGEMENT: 1516.70 (28%)
ONE TREE PER 25'-0" OF STREET FRONTAGE OF ZONING LOT
FRONTAGE OF ZONING LOT: 21'-1 1/2" / 25 = 0.87
ONE (1) TREE REQUIRED

43-20 YARD REGULATIONS

ZR 43-25 NO SIDE YARD IS REQUIRED HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL IT SHALL MEASURE AT LEAST EIGHT FEET WIDE FOR THE ENTIRE LENGTH OF THE SIDE LOT LINE.
REQUIRED SIDE YARD = 0
PROVIDED SIDE YARD = 0

ZR 43-26 A REAR YARD WITH A DEPTH OF NOT LESS THAN 20 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT.
REQD. REAR YARD: 20'-0"
PROPOSED REAR YARD: 20'-0"

ZR 43-23 PERMITTED OBSTRUCTIONS IN REQUIRED REAR YARD UP TO 23' ABOVE CURB LEVEL. ANY BUILDING OR PORTION OF A BUILDING USED FOR ANY PERMITTED USE OTHER THAN RESIDENCES OR SLEEPING PURPOSES

43-40 HEIGHT AND SETBACK REGULATIONS

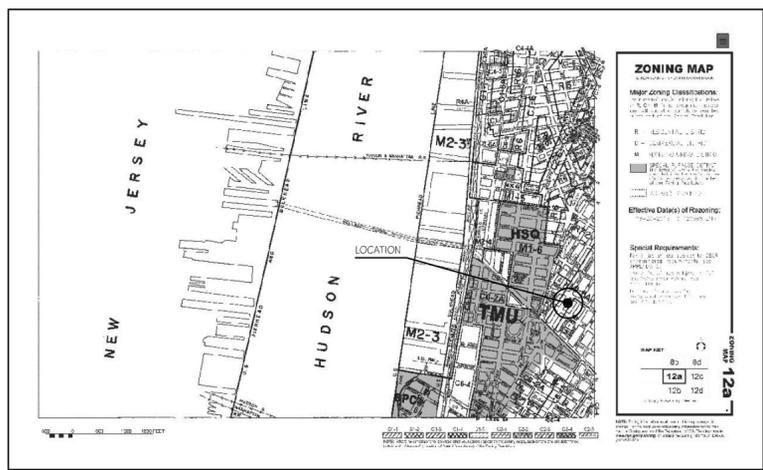
ZR 43-43 MAXIMUM HEIGHT OF A FRONT WALL: 85'-0" OR 6 STORIES WHICHEVER IS LESS
SKY EXPOSURE PLANE: WIDE STREET: 5.6 TO 1
INITIAL SETBACK DISTANCE: WIDE STREET: 15'
PROPOSED BUILDING HEIGHT: 57'-1" (5 STORS) < 85'-0" OR 6 STORIES, OK.

HEIGHT OF BUILDING IS NOT HIGHER THAN WIDTH OF STREET
WEST BROADWAY WIDTH: (+) 73'-0"
PROPOSED BUILDING HEIGHT: 57'-0" < 73'-0" OK.

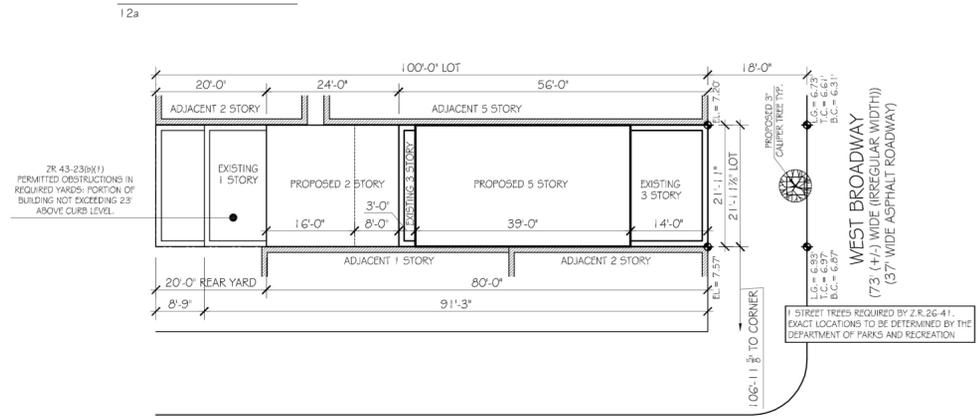
1.3-10 PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE
ZR 1.3-10 NO PARKING SHALL BE REQUIRED WITHIN THE MANHATTAN CORE.

44-50 GENERAL PURPOSES
ZR 44-52 REQUIRED ACCESSORY OFF-STREET LOADING BERTHS
M1-5 OFFICES
FIRST 100,000 SQUARE FEET OF FLOOR AREA - NONE
REQD. BERTH: NONE

44-60 BICYCLE PARKING
ZR 44-60 THE PROVISIONS OF SECTION 36-70 (BICYCLE PARKING), INCLUSIVE, SHALL APPLY TO ALL PERMITTED COMMERCIAL USES.
ZR 36-70 USE GROUP 6B - 1 PER 7,500
REQD. BICYCLE PARKING: NONE



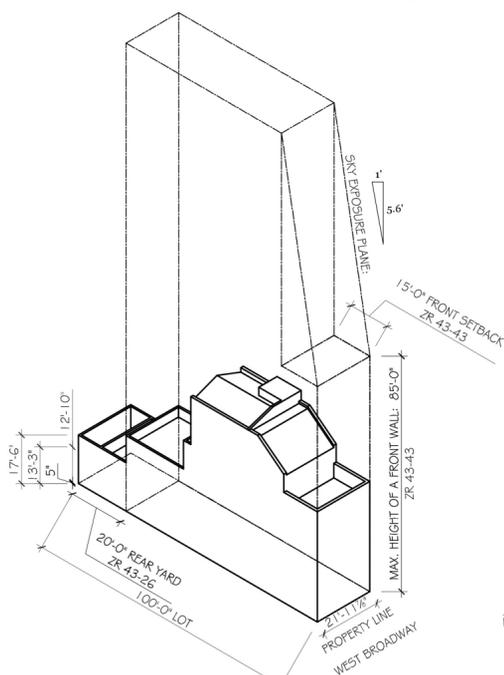
VICINITY MAP



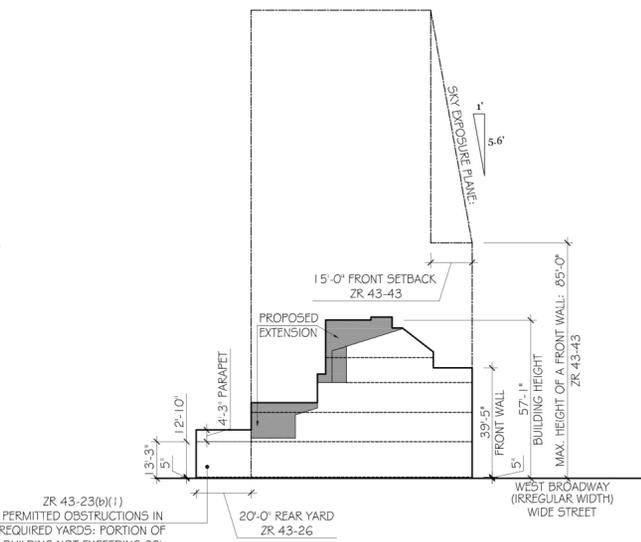
BROOME STREET (IRREGULAR WIDTH)

PLOT PLAN

SCALE 1/16" = 1'-0"



ISOMETRIC DIAGRAM



MAXIMUM BUILDING ENVELOPE DIAGRAM

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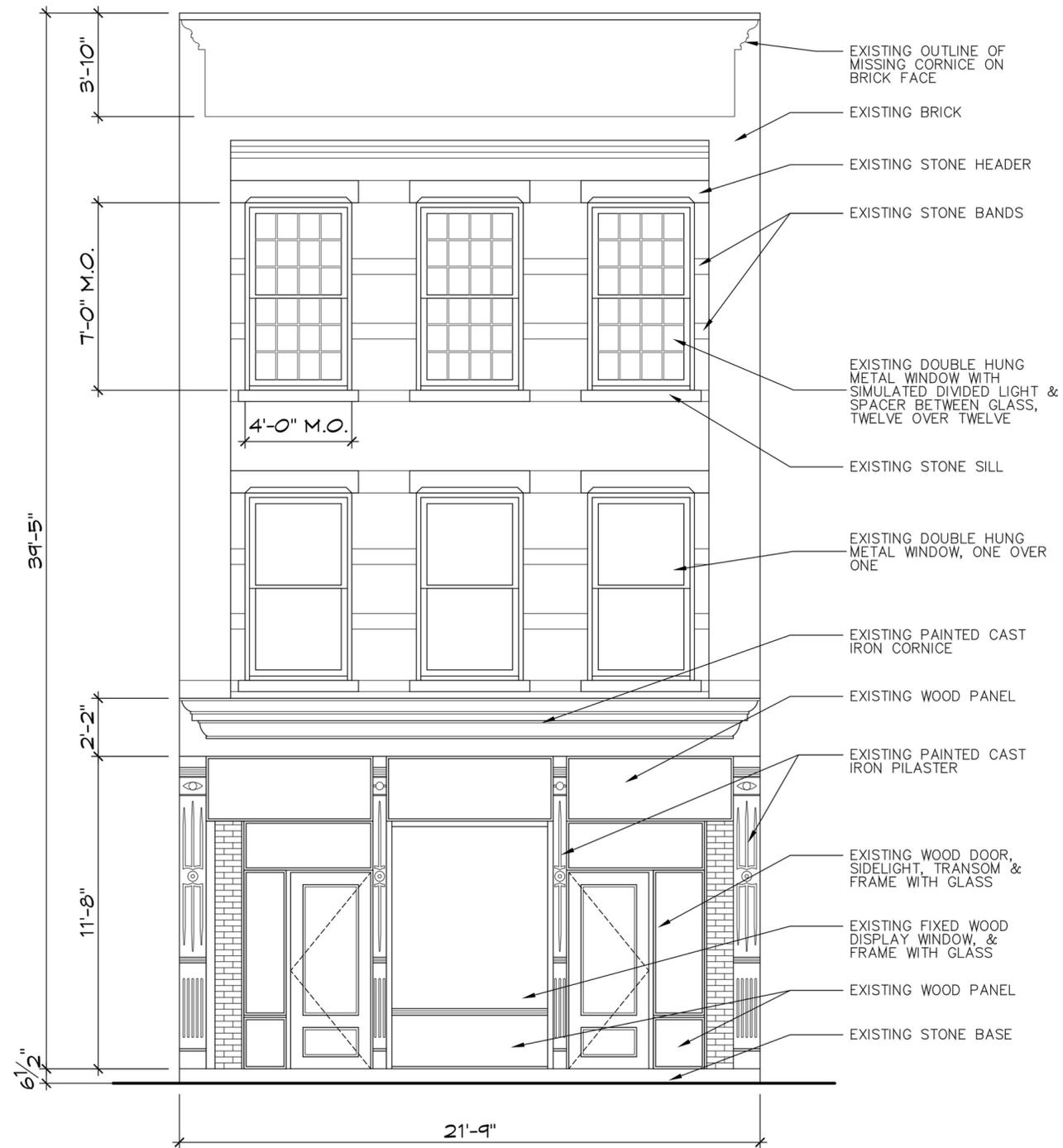
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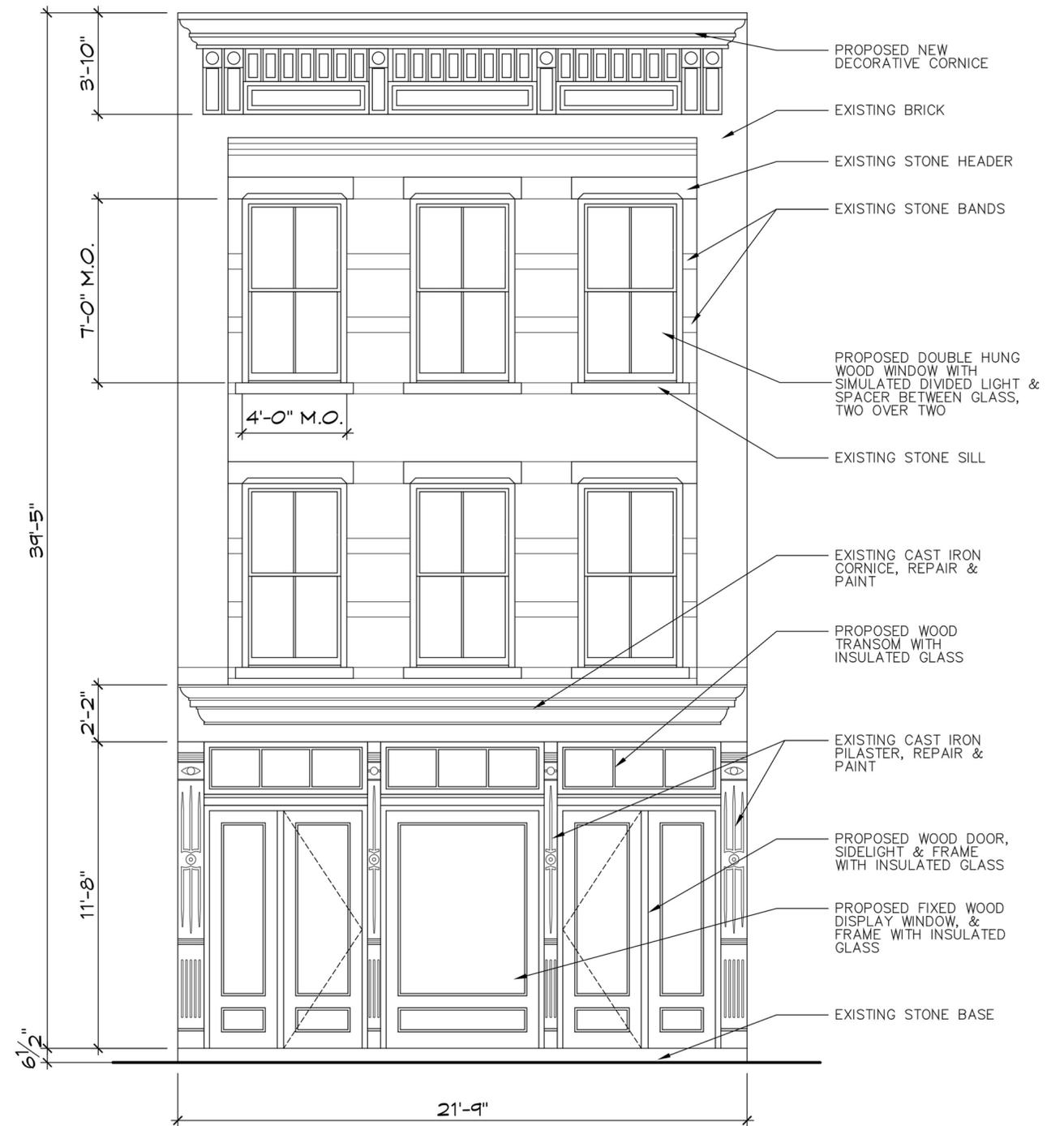
ZONING

DWG No
LPC-015

PAGE:



1 EXISTING FRONT ELEVATION



2 PROPOSED FRONT ELEVATION

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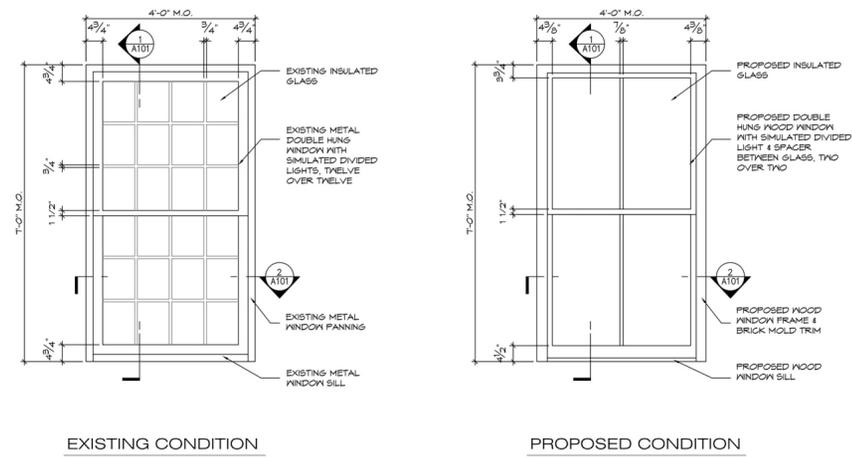
PROPOSED FRONT ELEVATION 355 WEST BROADWAY

EXISTING AND PROPOSED
 BUILDING FRONT ELEVATIONS

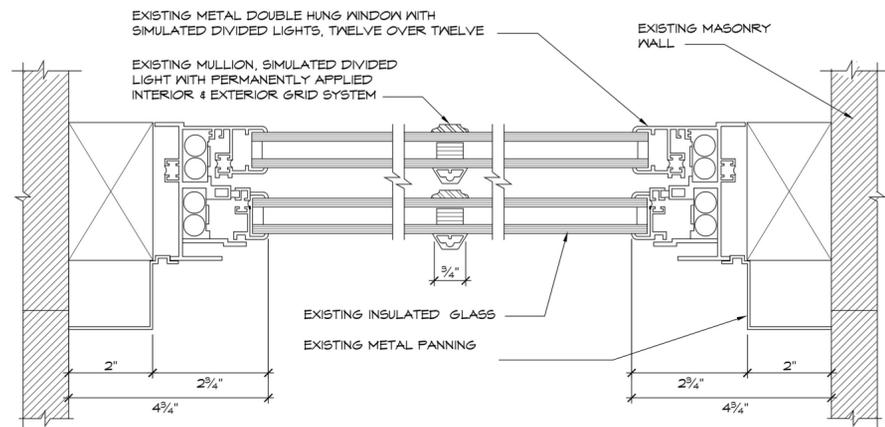
PREPARED BY:
 AZAR ASSOCIATES
 215 WEST 94th ST. ste 517
 NEW YORK, NY. 10025
 212-222-3719

JOB NUMBER:
 DATE: 02/13/2015
 SCALE: AS NOTED
 DRAWN BY: FGW

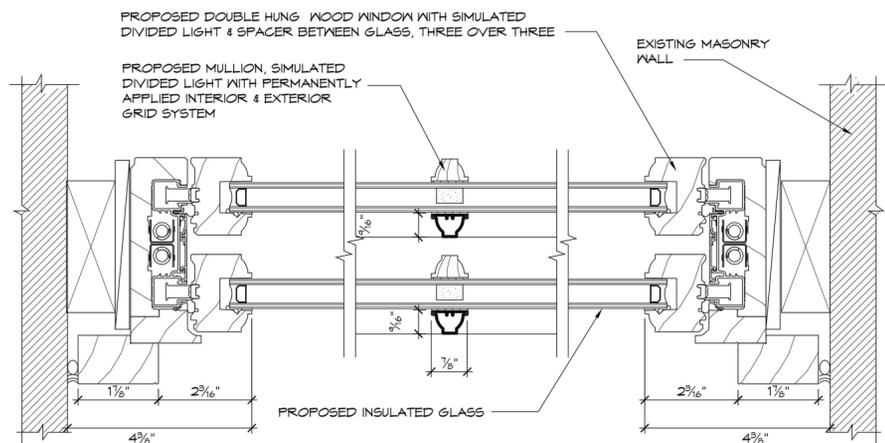
DRAWING NO:
 LPC-016



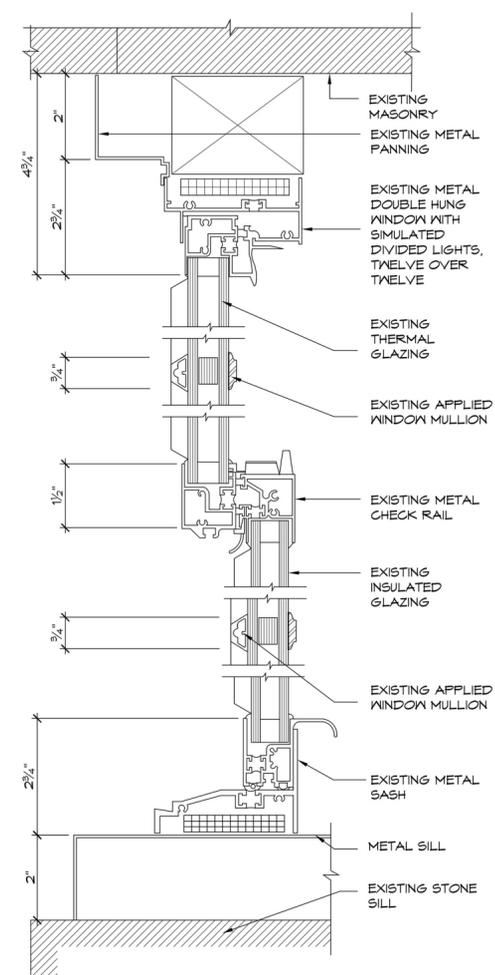
1 WINDOW ELEVATION
SCALE: 1/2" = 1'-0"



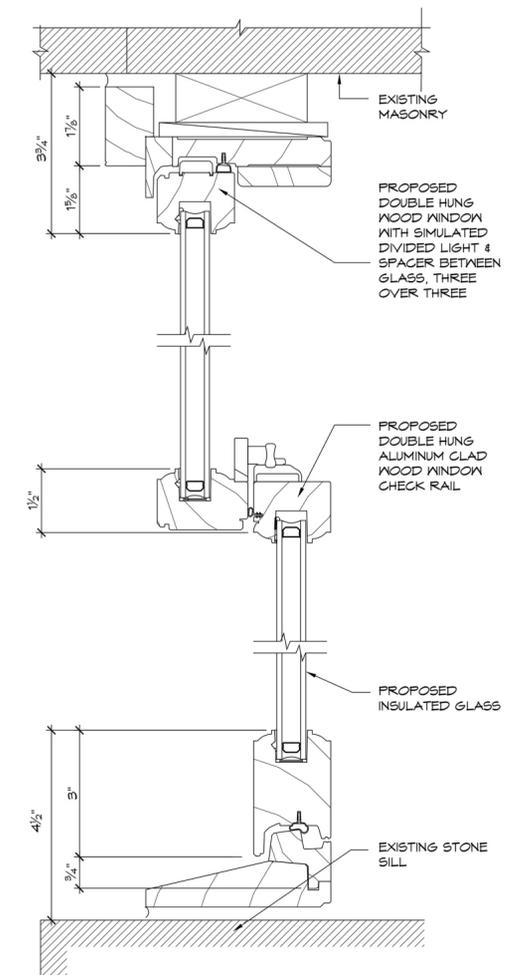
4 JAMB @ EXISTING WINDOW
SCALE: 6" = 1'-0"



5 JAMB @ PROPOSED WINDOW
SCALE: 6" = 1'-0"



2 SECTION @ EXISTING WINDOW
SCALE: 6" = 1'-0"



3 SECTION @ PROPOSED WINDOW
SCALE: 6" = 1'-0"

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PROPOSED FRONT ELEVATION 355 WEST BROADWAY

EXISTING AND PROPOSED WINDOW
ELEVATIONS, SECTIONS AND DETAILS

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NEW YORK, NY. 10025
212-222-3719

JOB NUMBER:
DATE: 02/13/2015
SCALE: AS NOTED
DRAWN BY: FGW

DRAWING NO:
LPC-017



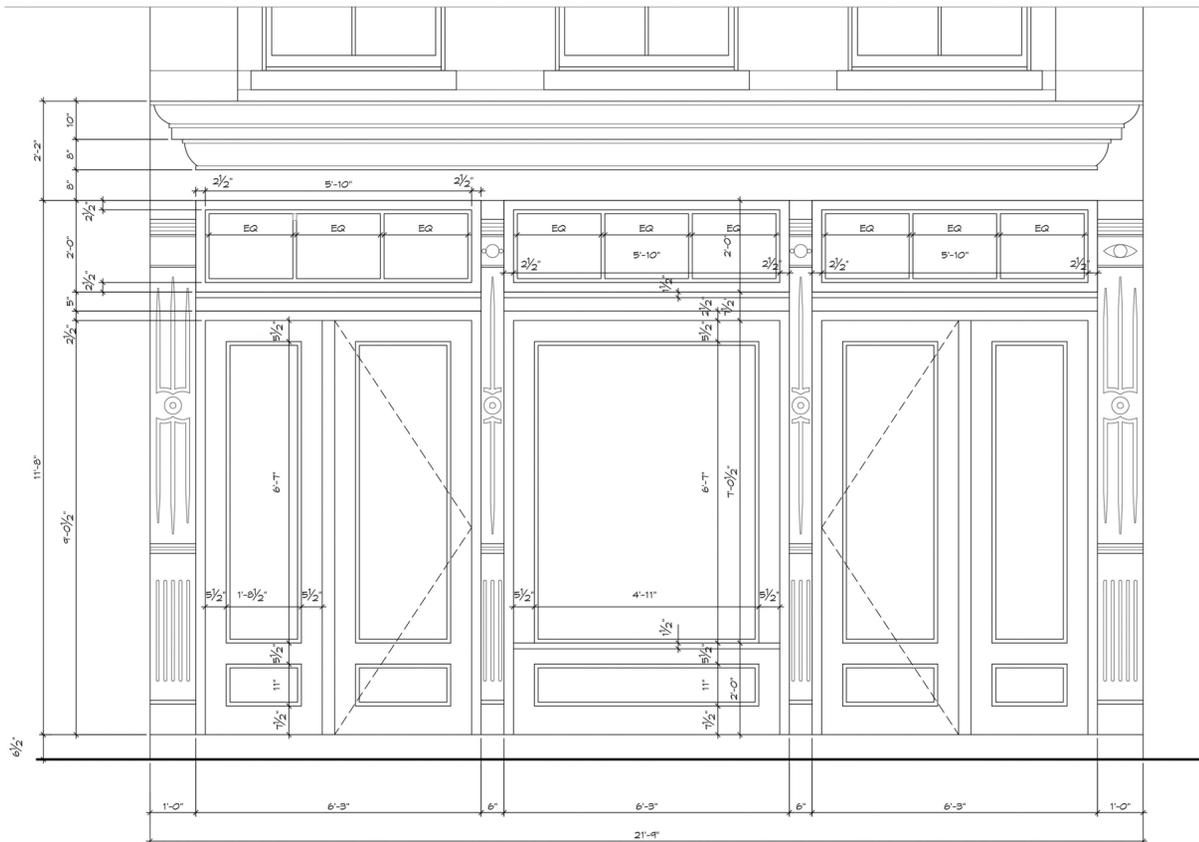
STOREFRONT CIRCA 1940



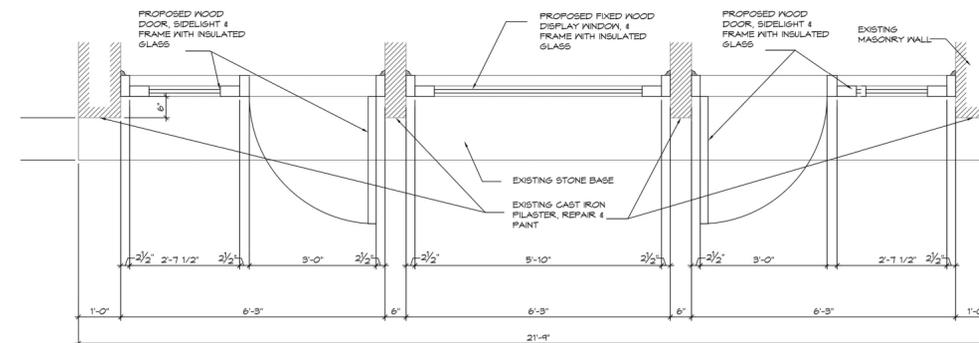
EXISTING CONDITION STOREFRONT CIRCA 2015



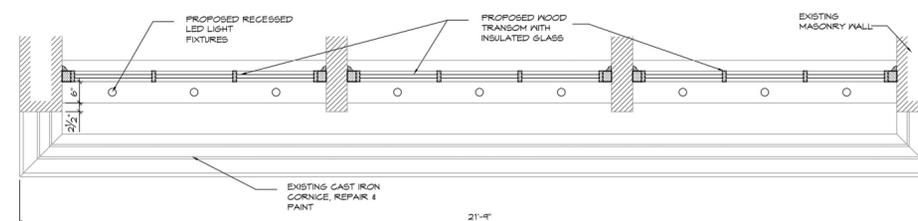
PROPOSED STOREFRONT



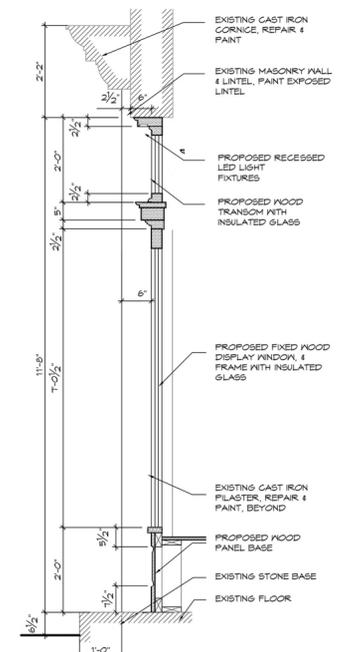
1 PROPOSED STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"



2 PROPOSED STOREFRONT PLAN
SCALE: 1/2" = 1'-0"



3 PROPOSED STOREFRONT REFLECTED CEILING PLAN @ SOFFIT
SCALE: 1/2" = 1'-0"



4 PROPOSED STOREFRONT SECTION
SCALE: 1/2" = 1'-0"

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PROPOSED FRONT ELEVATION 355 WEST BROADWAY

PROPOSED STOREFRONT PLAN, ELEVATION AND SECTION

PREPARED BY:
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212-222-3719

JOB NUMBER:	-	DRAWING NO.:	LPC-018
DATE:	02/13/2015		
SCALE:	AS NOTED		
DRAWN BY:	FGW		