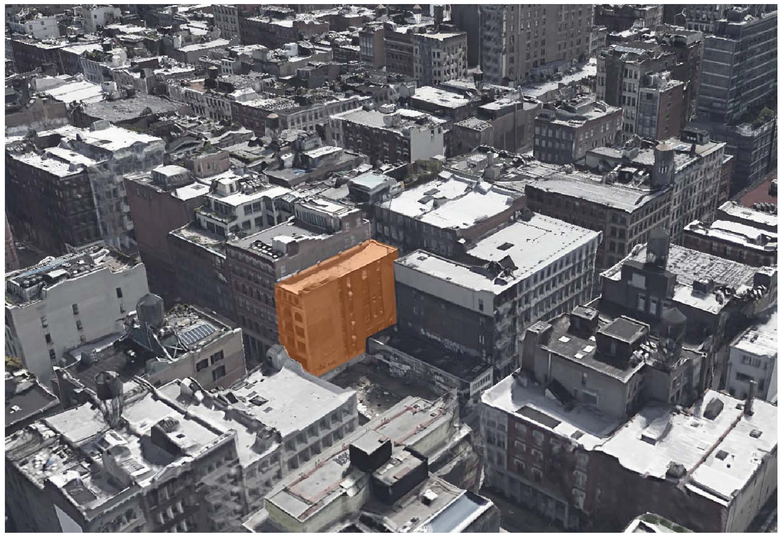
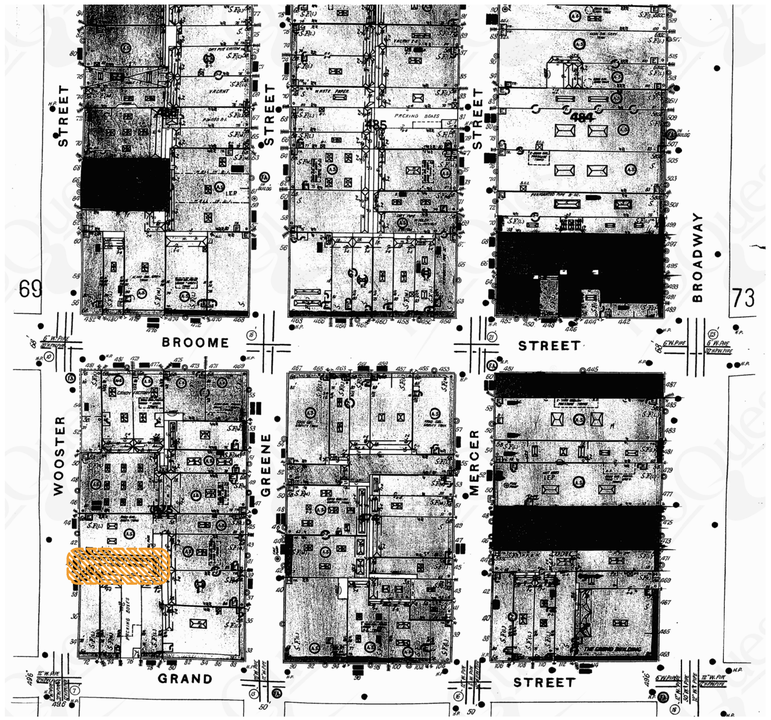


4 AERIAL VIEW - GOOGLE EARTH (2014)
SCALE: N.T.S.

BUILDING INFORMATION

TAX MAP BLOCK/LOT: 475/34
DATE: 1895-96
ARCHITECT: BUCHMAN & DEISLER
CURRENT OWNER: NORTHWIND GROUP

TYPE: COMMERCIAL OFFICE BUILDING
FACADE: BRICK, TERRA COTTA AND CAST IRON
NUMBER OF STORIES: 6 WITH BASEMENT

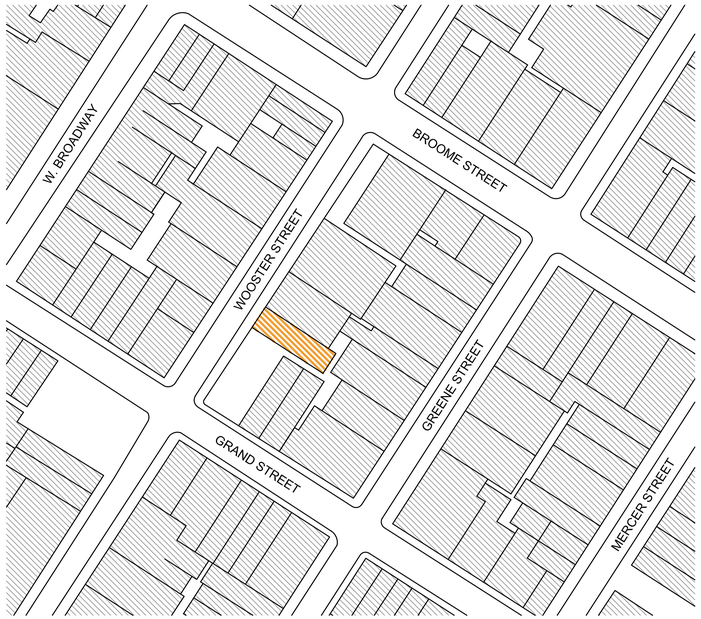


1 1908 SANBORN MAP
SCALE: AS SHOWN

HISTORIC DISTRICT BOUNDARY
40 WOOSTER STREET

SOHO-CAST IRON HISTORIC DISTRICT, DESIGNATED BY THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION IN 1973

5 SOHO-CAST IRON HISTORIC DISTRICT MAP
SCALE: N.T.S.

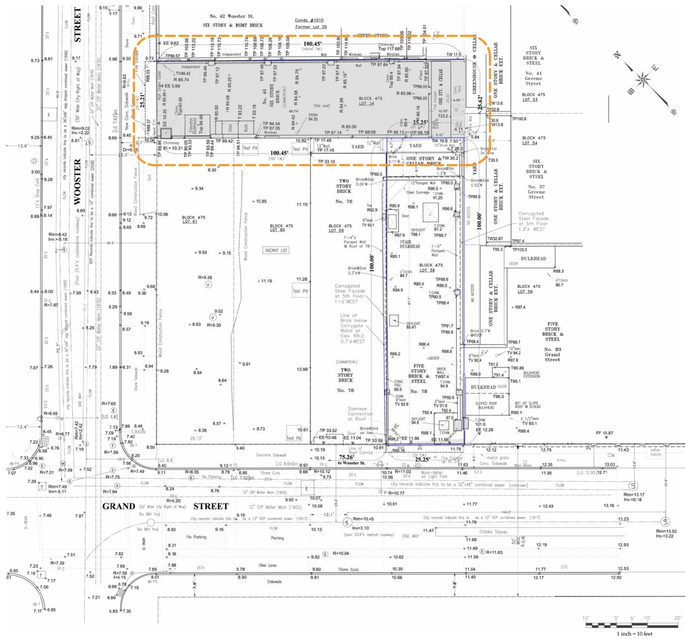


2 SITE PLAN
SCALE: N.T.S.

1940s TAX PHOTO

1980s TAX PHOTO

6 TAX PHOTOS



3 SITE SURVEY
SCALE: AS SHOWN

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SITE CONTEXT

1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

RESTORATION KEY NOTES

GENERAL RESTORATION NOTES

G1 CONTRACTOR IS RESPONSIBLE TO DOCUMENT AND PHOTOGRAPH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF WORK AREA PRIOR TO ANY DISASSEMBLY AND CUTTING OF MASONRY ELEMENTS.

G2 WHERE NEW OR EXISTING MASONRY (CAST OR UNIT) IS TO BE INSTALLED, MASON SHALL VERIFY IN FIELD THE STRUCTURAL INTEGRITY OF THE INTERFACE AS REQUIRED, MINOR OR LOCAL REPAIRS SHALL BE MADE WITH BRICK MORTAR TYPE "N" OR AS APPROVED BY ARCHITECT.

G3 THE CONTRACTOR SHALL PROTECT ALL EXISTING SURFACES FOR THE DURATION OF THE CONTRACT AND SHALL REPAIR ANY DAMAGE TO SURFACES RESULTING FROM WORK AT NO EXTRA COST OR CONTRACT TIME. ALL DAMAGE RESULTING FROM THE REMOVALS SHALL BE DOCUMENTED BY CONTRACTOR ON DRAWINGS. SUCH ITEMS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

G4 THESE DOCUMENTS DO NOT INDICATE CUTTING, PATCHING AND PROTECTION OF INTERIOR SPACES OR FEATURES, WHICH IS THE RESPONSIBILITY OF THE CONTRACTOR.

G5 THE PROPERTY HAS BEEN DETERMINED TO POSSESS HISTORIC AND ARCHITECTURAL SIGNIFICANCE, THE CONTRACTOR SHALL RECOGNIZE THAT ALL ASPECTS OF THE PROPERTY MAY POTENTIALLY CONTRIBUTE TO THE SIGNIFICANCE AND THE CONTRACTOR SHALL NOT JUDGE THE RELATIVE SIGNIFICANCE OF ANY FEATURES NOR THE IMPACT OF ANY OR ALL PROPOSED WORK, THE RESPONSIBILITY SHALL REST SOLELY WITH THE ARCHITECT. CONSEQUENTLY NO DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE PERFORMED AND NO FEATURES SHALL BE ALTERED, REMOVED, REUSED OR TAKEN FROM THE PREMISES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AS BEING CONSISTENT WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

ARCHITECTURAL NOTES

A1 PROVIDE SHORING AND BRACING OF ALL BUILDING COMPONENTS AND FEATURES TO REMAIN IN PLACE DURING THE COURSE OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO CAST IRON COLUMNS, CAPITALS, FRIEZES AND CORNICE, BRICK, TERRA COTTA ORNAMENT, METAL FIRE ESCAPES AND SECURITY CAMERAS.

A2 PROVIDE AND INSTALL NEW BRICK MASONRY UNITS IDENTIFIED FOR REPLACEMENT ON THE SOUTH FAÇADE. (ALLOWANCE 200 SF)

A3 CUT OUT AND REPOINT MORTAR JOINTS OF EXISTING BRICK AND TERRA COTTA MASONRY AT WEST AND SOUTH FACADES INCLUDING ALL HORIZONTAL AND VERTICAL SURFACES AND PROJECTION. (100%) REPOINTING MORTAR TO MATCH ORIGINAL IN COMPOSITION, COLOR, TOOLING, ETC.

A4 PERFORM MASONRY REPAIRS REQUIRED AT AREAS IDENTIFIED ON DRAWINGS INCLUDING BUT NOT LIMITED TO COMPOSITE PATCHING REPAIRS IN AREAS OF PREVIOUS ANCHOR ATTACHMENTS AND CRACK REPAIRS ON THE WEST AND SOUTH FACADES. (PATCHING ALLOWANCE: 25 SF; CRACK REPAIR ALLOWANCE: 20 LF)

A5 REMOVE GRAFFITI AND GENERAL SOILING FROM EXISTING BRICK AND TERRA COTTA MASONRY AT WEST AND SOUTH FACADES. (100%)

A6 SCRAPE, PRIME AND PAINT CAST IRON AND METAL INCLUDING BUT NOT LIMITED TO METAL CORNICE, CAST IRON COLUMNS, METAL FIRE ESCAPE, STEEL LINTELS AND IRON SPINDLES (REAR FACADE). FINISH COLORS BASED ON HISTORIC DOCUMENTATION AND PAINT ANALYSIS.

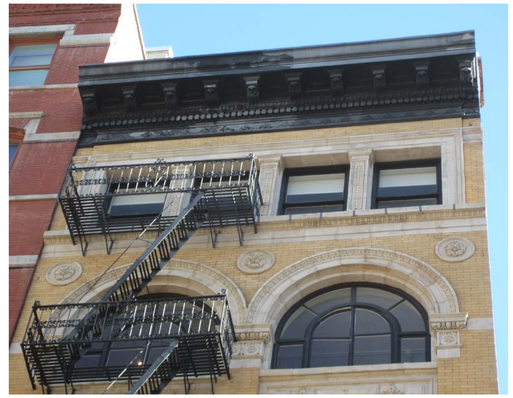
A7 FURNISH AND INSTALL NEW GLASS AND WOOD STOREFRONT BASED ON HISTORIC DOCUMENTATION COMPLETE WITH FINISH CARPENTRY.

A8 REPLICATE (14) WOOD WINDOWS AND FRAMES TO MATCH THE ORIGINAL CONFIGURATION OF THE WINDOWS ON THE WEST FAÇADE. PAINT COLOR BASED ON HISTORIC DOCUMENTATION AND PAINT ANALYSIS.

A9 REPLACE (38) EXISTING WINDOWS (COMBINATION OF WOOD, STEEL AND ALUMINUM WINDOWS) WITH ALUMINUM AND FIRE-RATED STEEL LOT LINE WINDOWS TO MATCH THE ORIGINAL CONFIGURATION.

A10 CLEAN EXISTING CONCRETE FLAGS AT SIDEWALK. (100%)

2 WEST ELEVATION
PHOTOGRAPHED: 01.06.15



5 WEST ELEVATION, 5TH & 6TH FLOORS
PHOTOGRAPHED: 01.06.15

7 CORNICE DETAIL
PHOTOGRAPHED: 01.06.15

6 ARCHED TOP WINDOW DETAIL
PHOTOGRAPHED: 01.06.15

3 WEST ELEVATION, STOREFRONT
PHOTOGRAPHED: 01.06.15

4 WEST ELEVATION, 2ND FLOOR
PHOTOGRAPHED: 01.06.15

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PROPOSED WEST ELEVATION/
EXISTING CONDITIONS PHOTOGRAPHS

422 W. BROADWAY

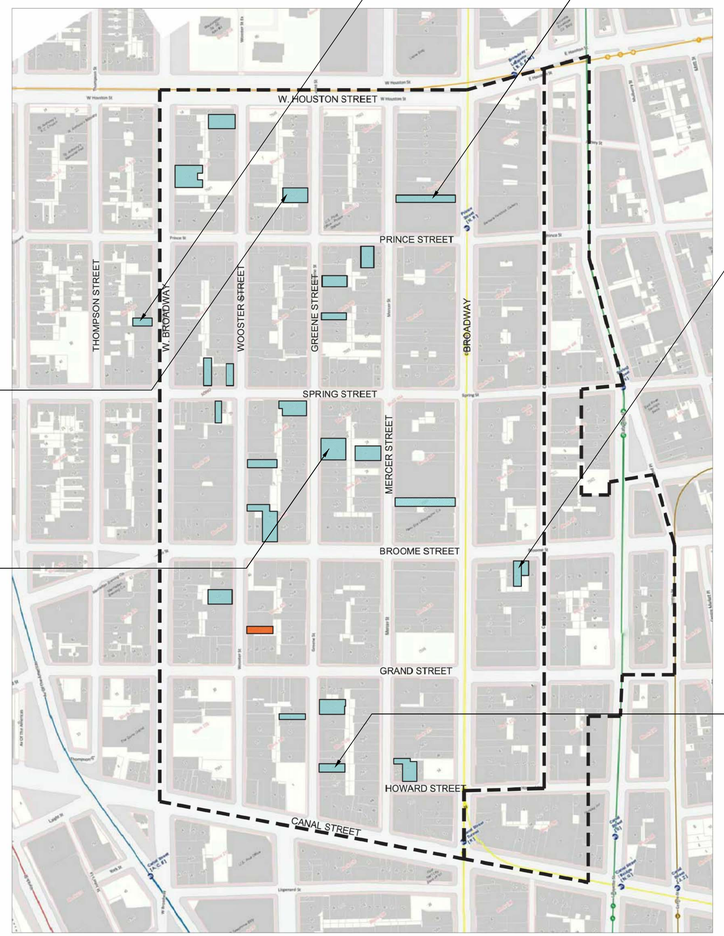
LPC PERMIT ISSUE DATE: 01.02.2013
APPROVED WORK: CONSTRUCTION OF A TWO-STORY ROOFTOP ADDITION SETBACK 11'6" FROM THE PRIMARY FACADE AND 15' FROM THE REAR FACADE, AND MEASURING APPROX.22' IN HEIGHT AT THE HIGHEST POINT; AND ADJUSTING THE INTERIOR FLOOR HEIGHTS AND ROOF TO RECESS THE ADDITION 3'10" INTO THE BUILDINGS STRUCTURE. THE SECOND FLOOR OF THE ADDITION IS FURTHER SETBACK FROM THE SOUTH SECONDARY FACADE 9'5" AND FEATURES A SLOPING ROOF CLAD IN LIGHT METAL PANELS. SINGLE PANE SLIDING GLASS RAILINGS; THE FIRST FLOOR OF THE ADDITION WILL FEATURE LIGHT METAL PANELS, SINGLE PANE SLIDING GLASS DOORS AND WINDOWS, AND WILL CLAD IN GRAY BRICK AT THE SOUTH SECONDARY ELEVATION

577 BROADWAY

LPC PERMIT ISSUE DATE: 08.14.2007
APPROVED WORK: CONSTRUCTING A ONE-STORY GLASS ROOFTOP ADDITION AND MECHANICAL EQUIPMENT

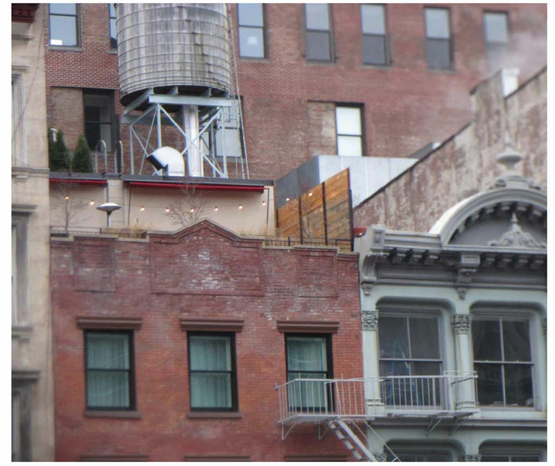
121 GREENE STREET

LPC PERMIT ISSUE DATE: 07.09.2008
APPROVED WORK: CONSTRUCTING A ONE-STORY GLASS ROOFTOP ADDITION AND STAIR BULKHEAD



431 BROOME STREET

LPC PERMIT ISSUE DATE: 03.30.2011
APPROVED WORK: CONSTRUCTING A ONE-STORY STUCCO CLAD ROOFTOP ADDITION WITH ANELEVATOR BULKHEAD SETBACK APPROX. 17-FEET FROM THE BROOME STREET ELEVATION AND ALIGNING WITH THE REAR ELEVATION FOR APPROX. 14-FEET, INSTALLING A METAL RAILING AT THE REAR PARAPET WALL TO CREATE A TERRACE, INSTALLING MECHNAICAL EQUIPMENT, TWO (2) ROOF ACCESS SCUTTLES AN TWO (2) SKYLIGHTS ON THE ROOF ADDITION

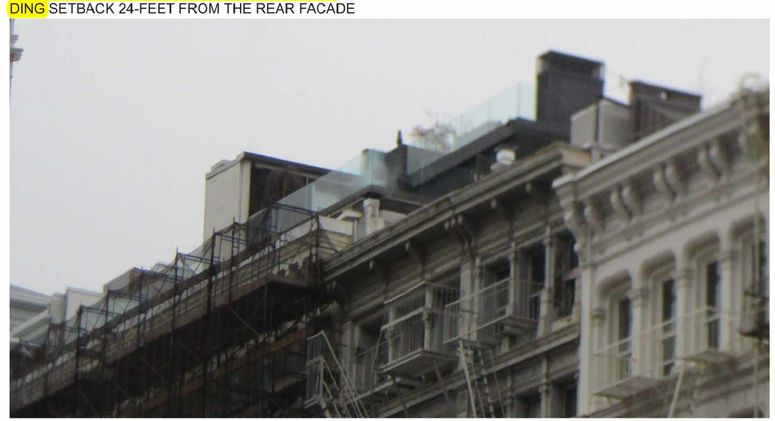


72-76 GREENE STREET

LPC PERMIT ISSUE DATE: 12.29.2006
APPROVED WORK: CONSTRUCTING A ONE-STORY ROOFTOP PENTHOUSE

12 GREENE STREET

LPC PERMIT ISSUE DATE: 05.09.2008
APPROVED WORK: CONSTRUCTION OF A TWO-STORY ROOFTOP ADDITION WITH METAL CLADDING SETBACK 24-FEET FROM THE REAR FACADE



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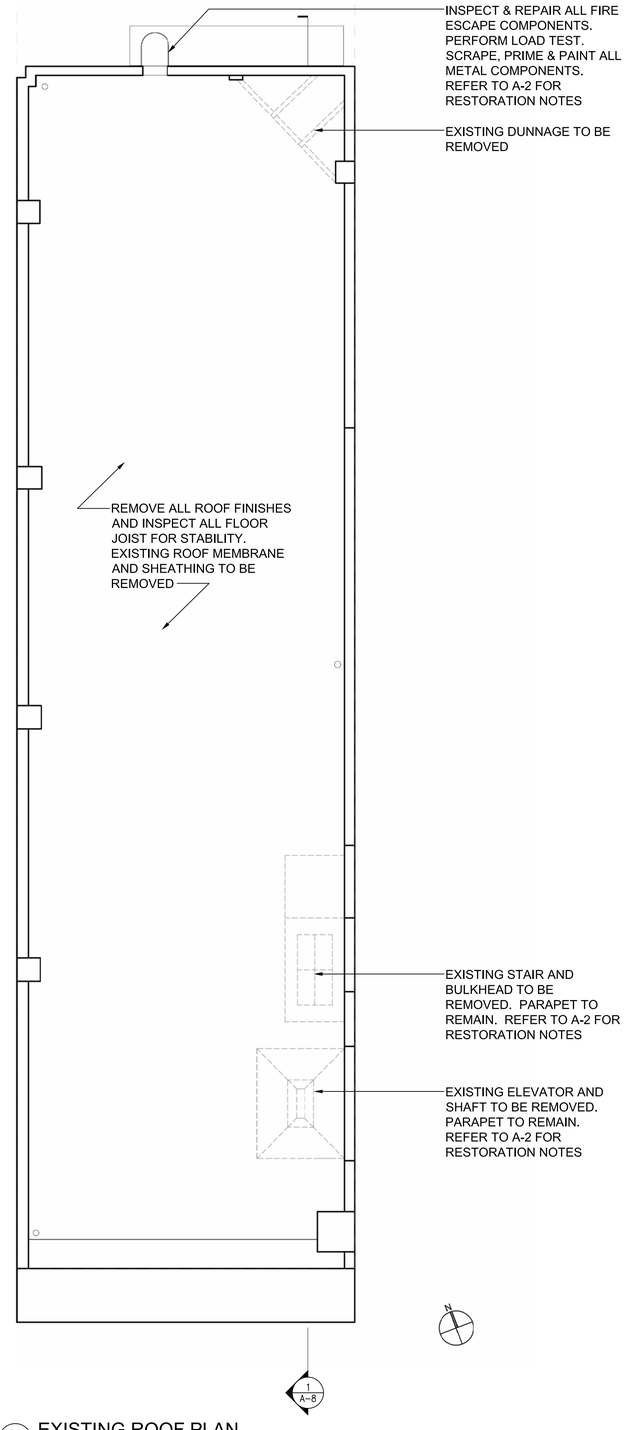
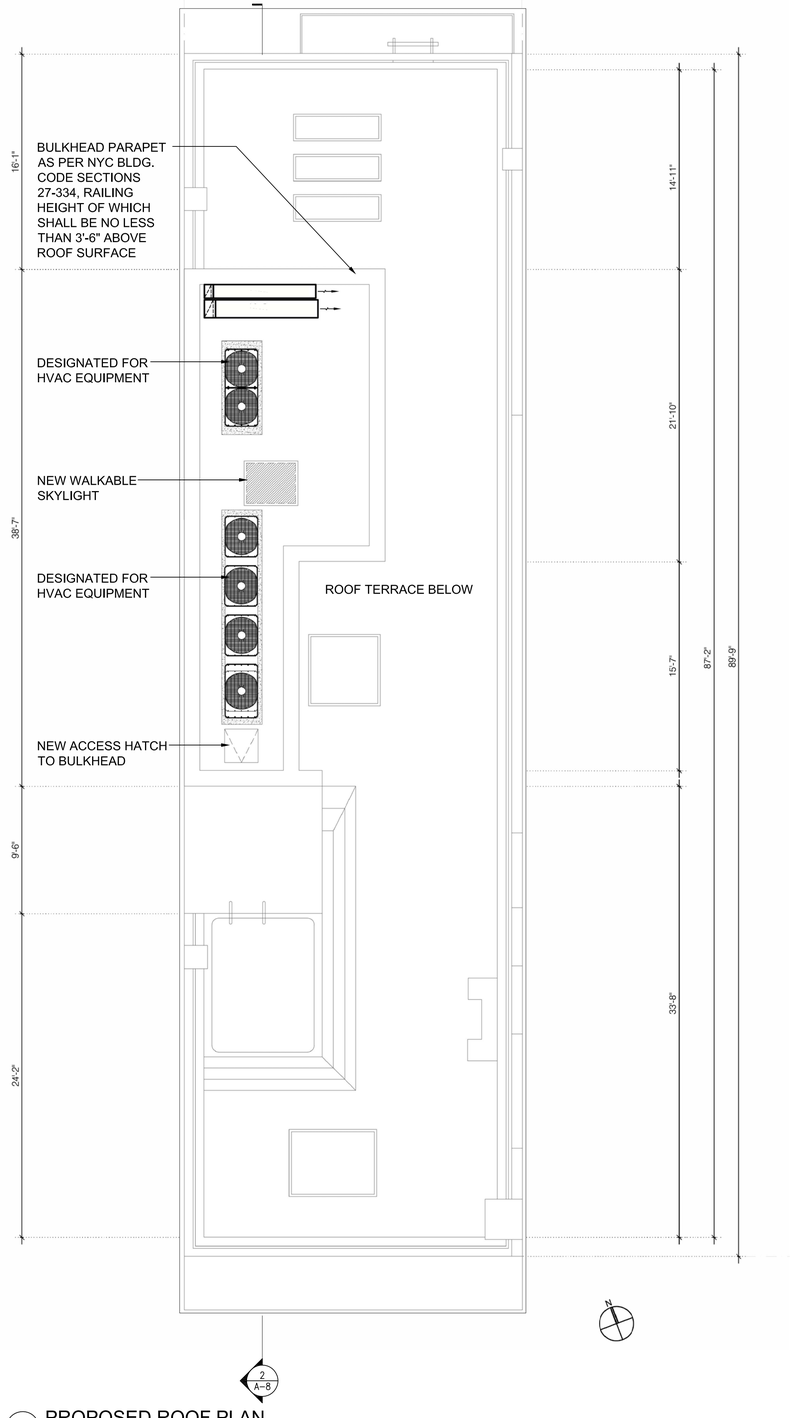
NEIGHBORHOOD SURVEY: ROOFTOP PRECEDENTS



1 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

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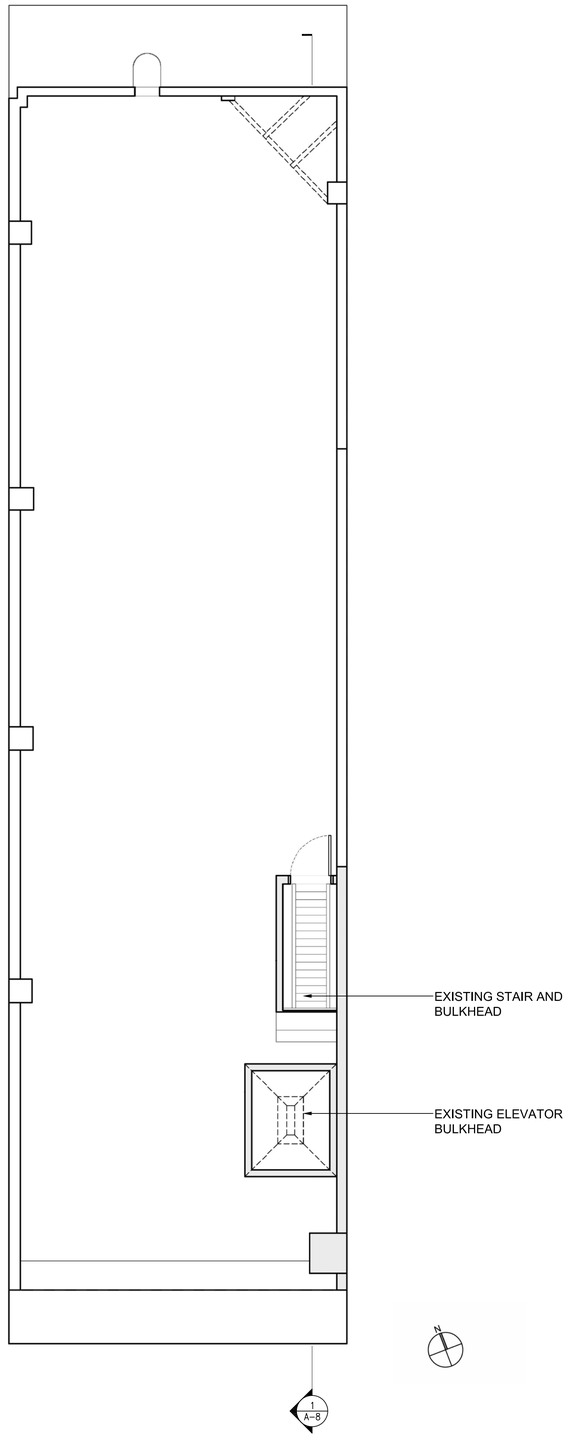
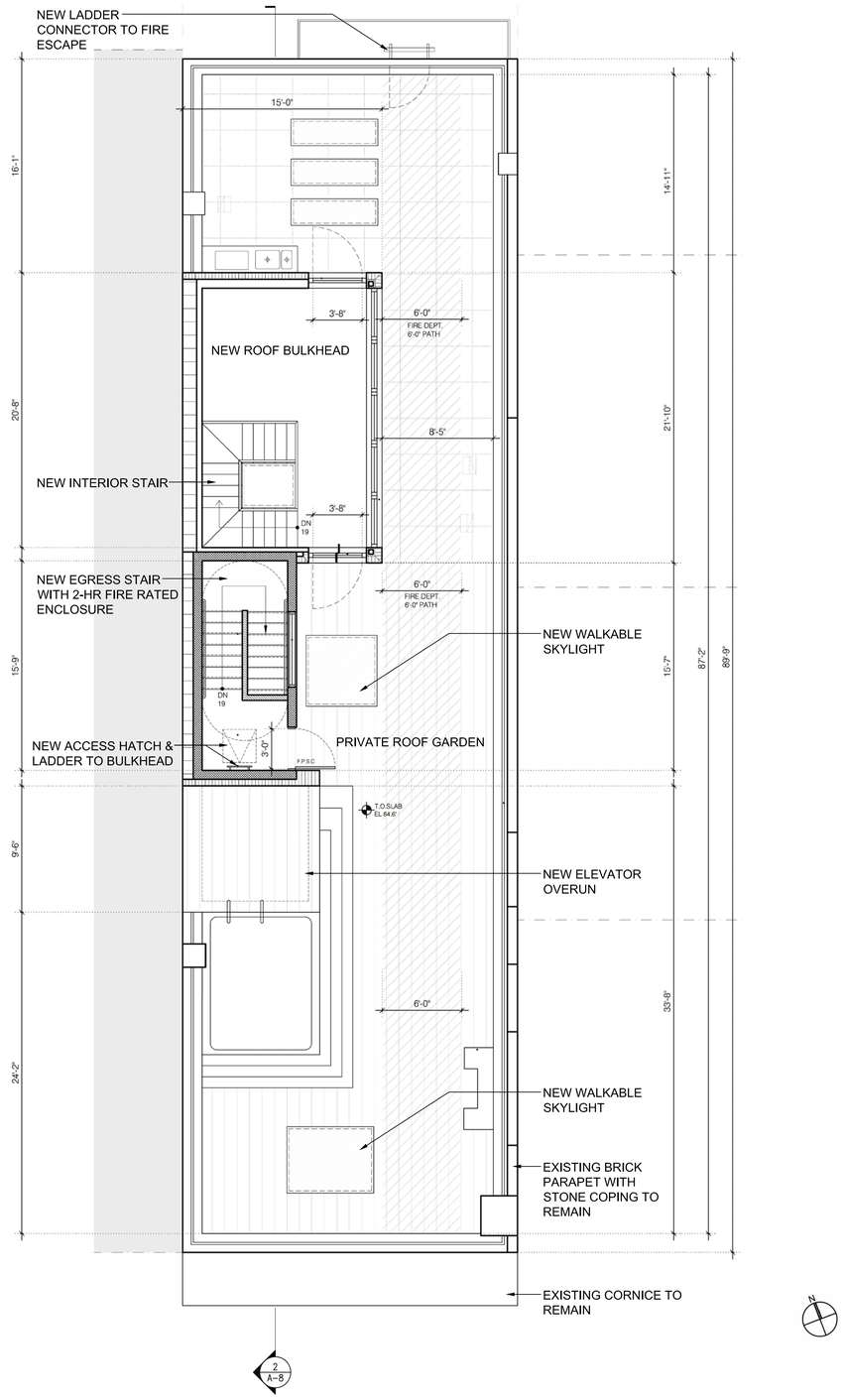
EXISTING & PROPOSED ROOF PLANS



1 EXISTING ROOF PLAN AT BULKHEAD
SCALE: 3/16" = 1'-0"



2 PROPOSED ROOF PLAN AT BULKHEAD
SCALE: 3/16" = 1'-0"

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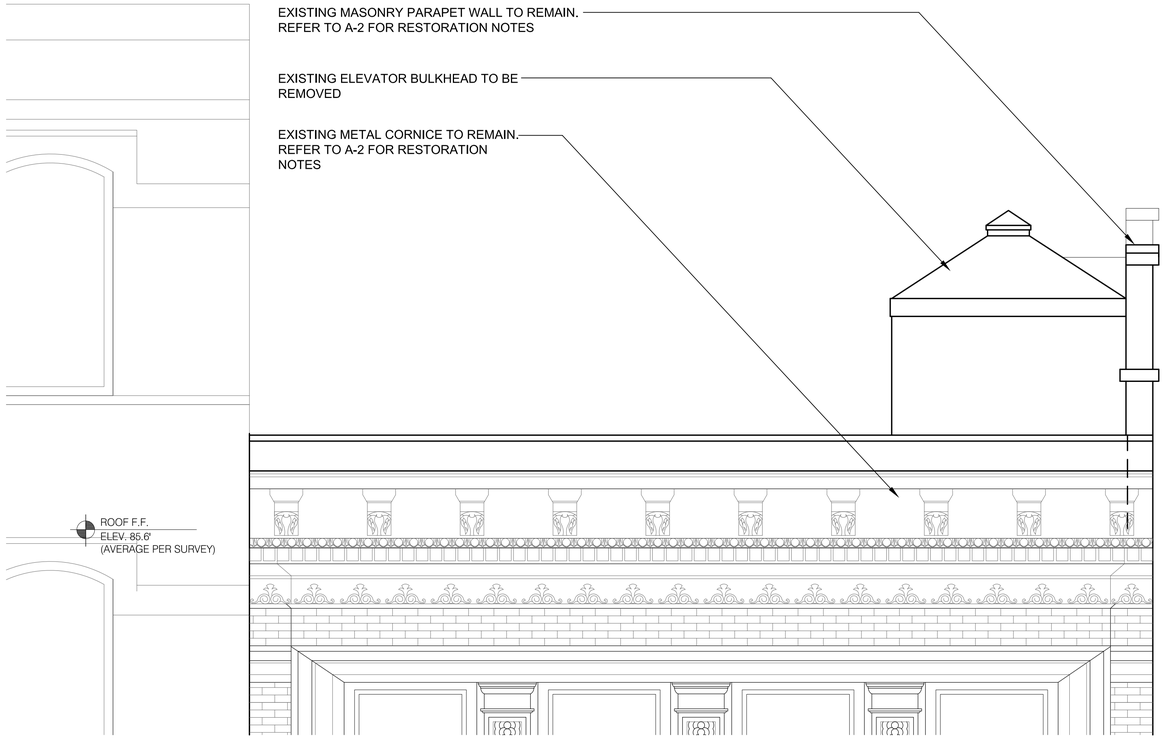
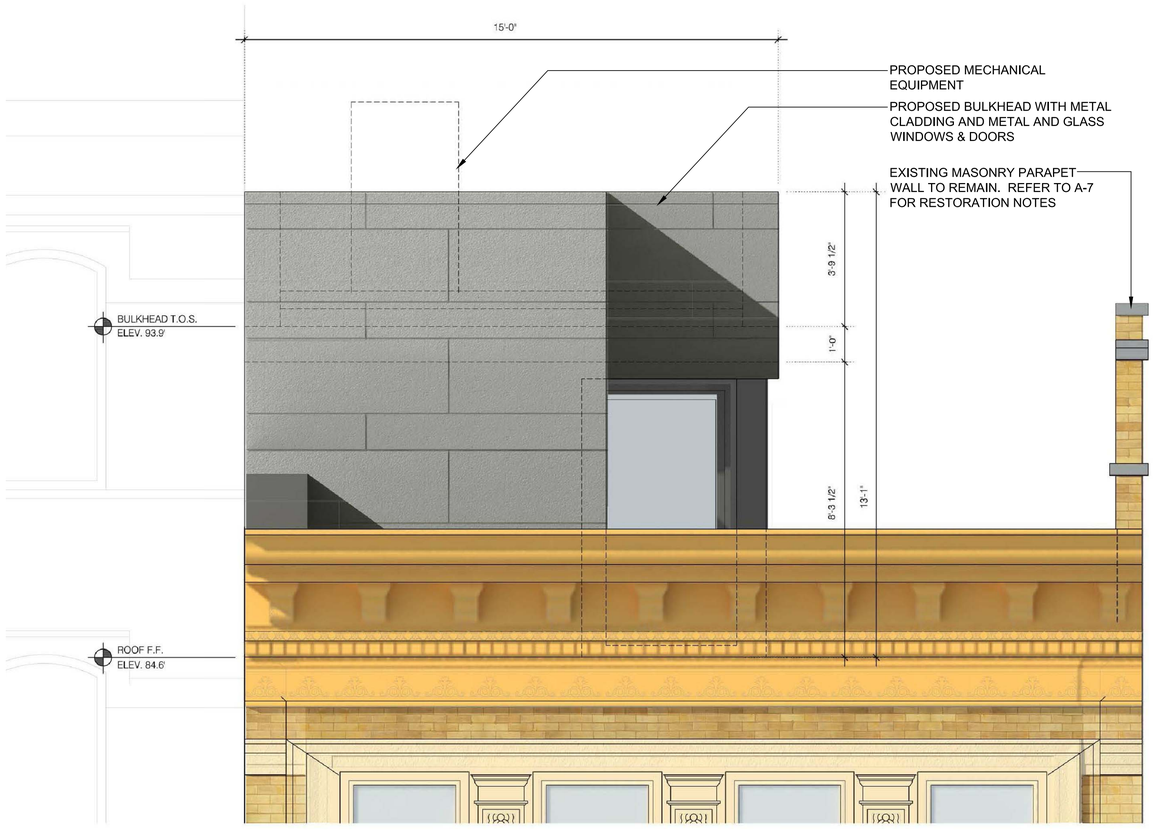
EXISTING & PROPOSED BULKHEAD PLANS



1 EXISTING WEST ELEVATION AT ROOF LEVEL
SCALE: 1/2" = 1'-0"



2 PROPOSED WEST ELEVATION AT ROOF LEVEL
SCALE: 1/2" = 1'-0"

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EXISTING & PROPOSED ENLARGED WEST ELEVATIONS AT ROOF LEVEL

2 PROPOSED EAST ELEVATION AT ROOF LEVEL
SCALE: 1/2" = 1'-0"

1 PROPOSED SOUTH ELEVATION AT ROOF LEVEL
SCALE: 1/2" = 1'-0"

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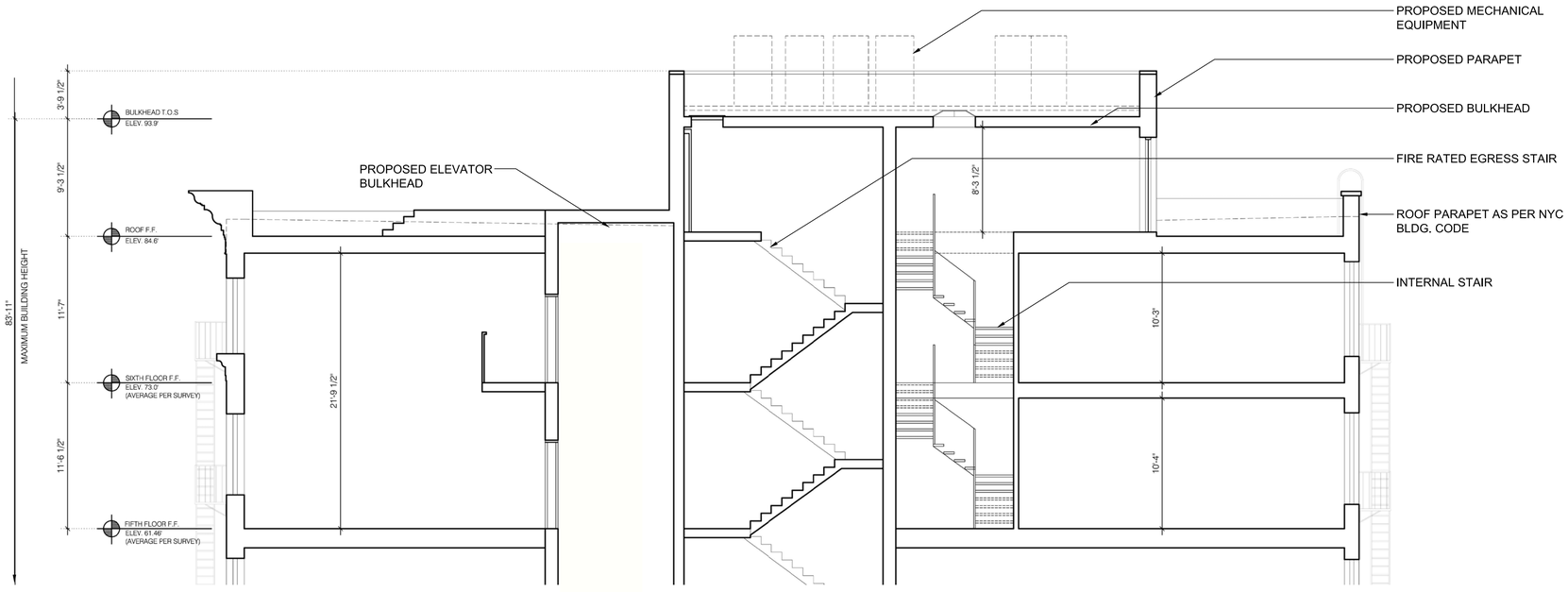
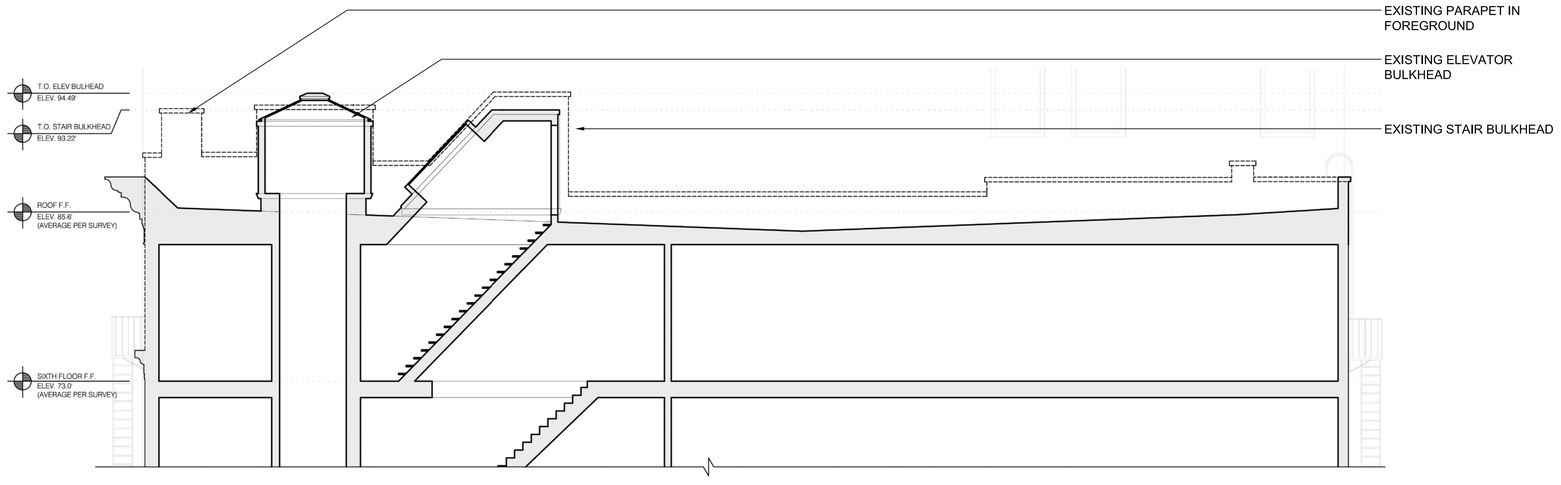
PROPOSED ENLARGED EAST & SOUTH ELEVATIONS AT ROOF LEVEL



2 PROPOSED LONGITUDINAL SECTION AT BULKHEAD

SCALE: 3/16" = 1'-0"



1 EXISTING LONGITUDINAL SECTION AT BULKHEAD

SCALE: 3/16" = 1'-0"

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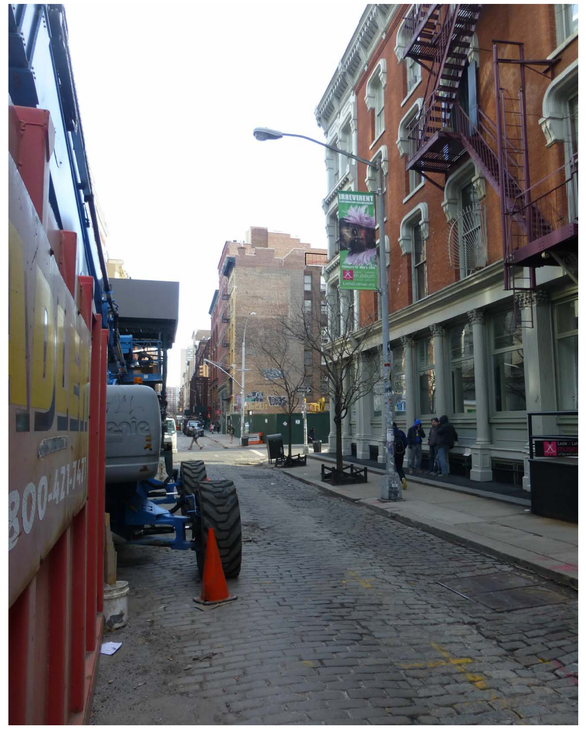
EXISTING & PROPOSED LONGITUDINAL SECTIONS AT BULKHEAD

4 VIEW 01
SCALE: N.T.S.

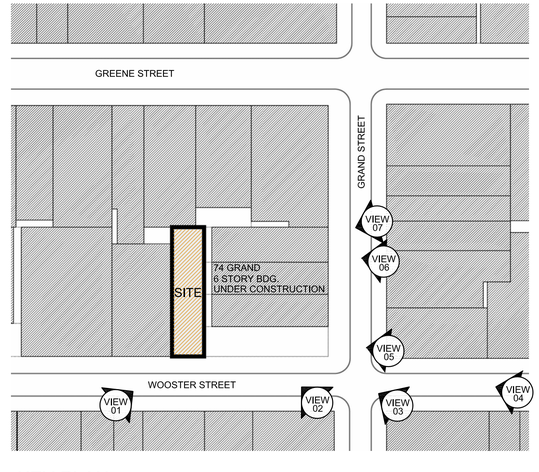
5 VIEW 02
SCALE: N.T.S.



4 VIEW 04: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

1 VIEW 03: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

2 VIEW 03: WITH 74 GRAND BDG. OUTLINE & PROPOSED BULKHEAD MASS PHOTOSHOPPED IN
SCALE: N.T.S.



3 KEY PLAN
SCALE: N.T.S.

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MOCK-UP PHOTOGRAPHS

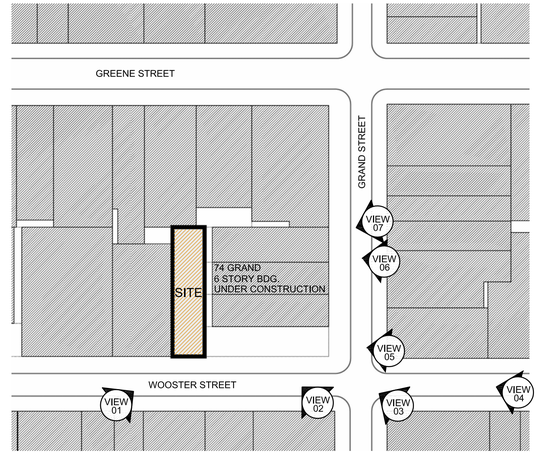
4 VIEW 06: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

5 VIEW 06: WITH 74 GRAND BDG. OUTLINE & PROPOSED BULKHEAD MASS PHOTOSHOPPED IN
SCALE: N.T.S.

6 VIEW 07: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

1 VIEW 05: MOCK-UP PHOTOGRAPH
SCALE: N.T.S.

2 VIEW 05: WITH 74 GRAND BDG. OUTLINE & PROPOSED BULKHEAD MASS PHOTOSHOPPED IN
SCALE: N.T.S.



3 KEY PLAN
SCALE: N.T.S.

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MOCK-UP PHOTOGRAPHS

9 50 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

10 42 & 40 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

11 28-26 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

12 22 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

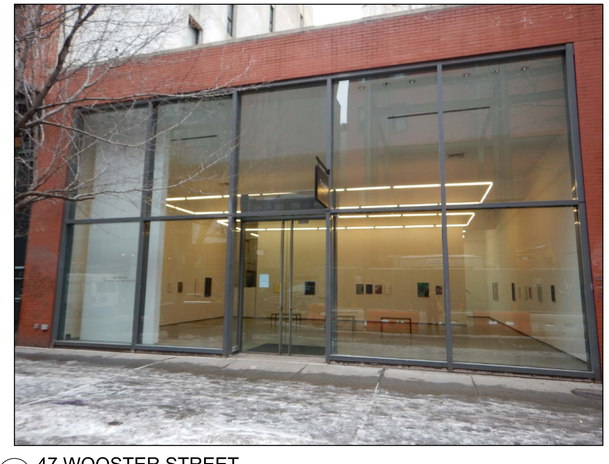
5 37 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

6 39 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

7 41 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

8 43 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

1 KEY MAP
SCALE: N.T.S.



2 47 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

3 51 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

4 55 WOOSTER STREET
PHOTOGRAPHED: 02.10.15

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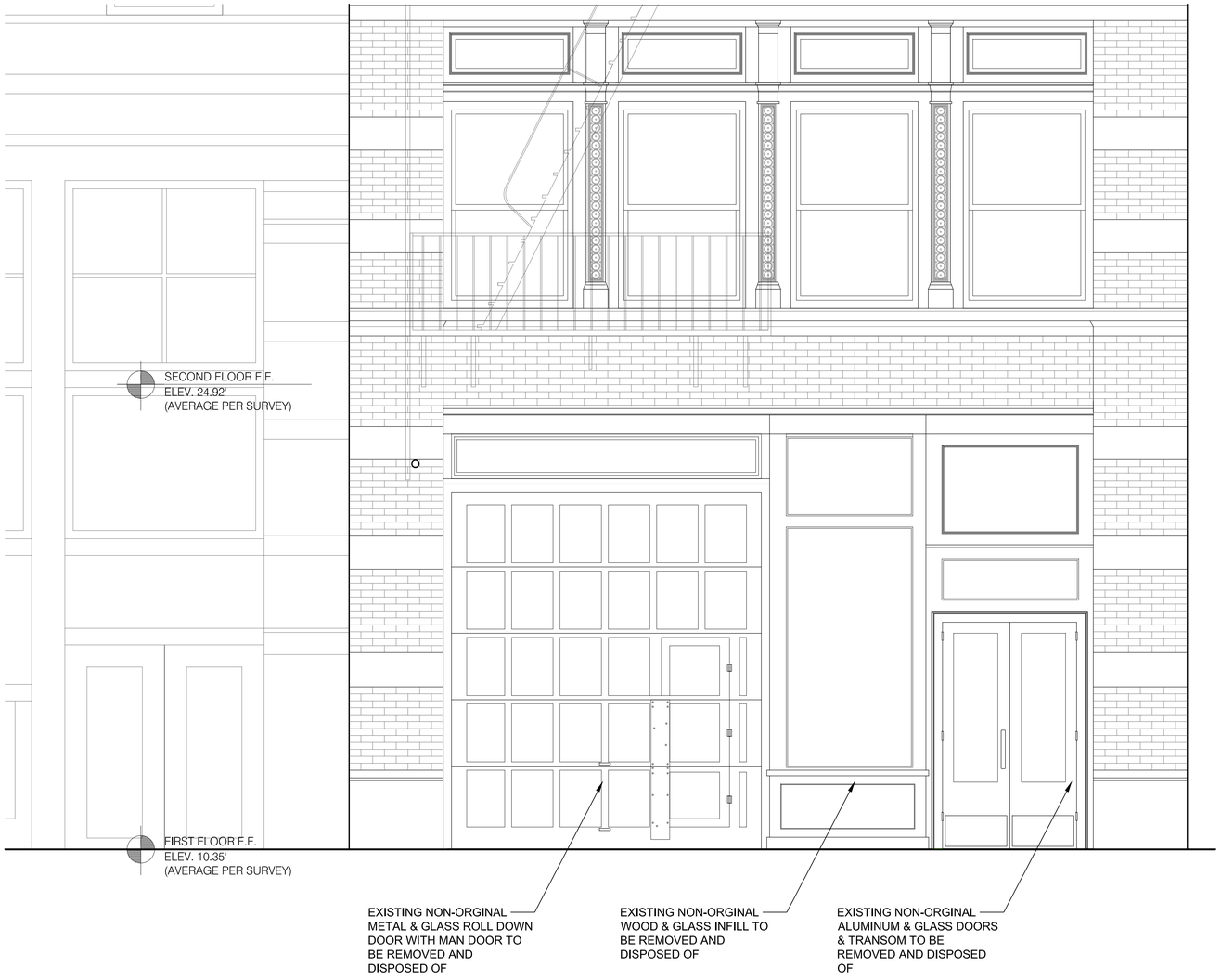
APPENDIX-1

DATE: 04.07.15

NEIGHBORHOOD CONTEXT



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

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

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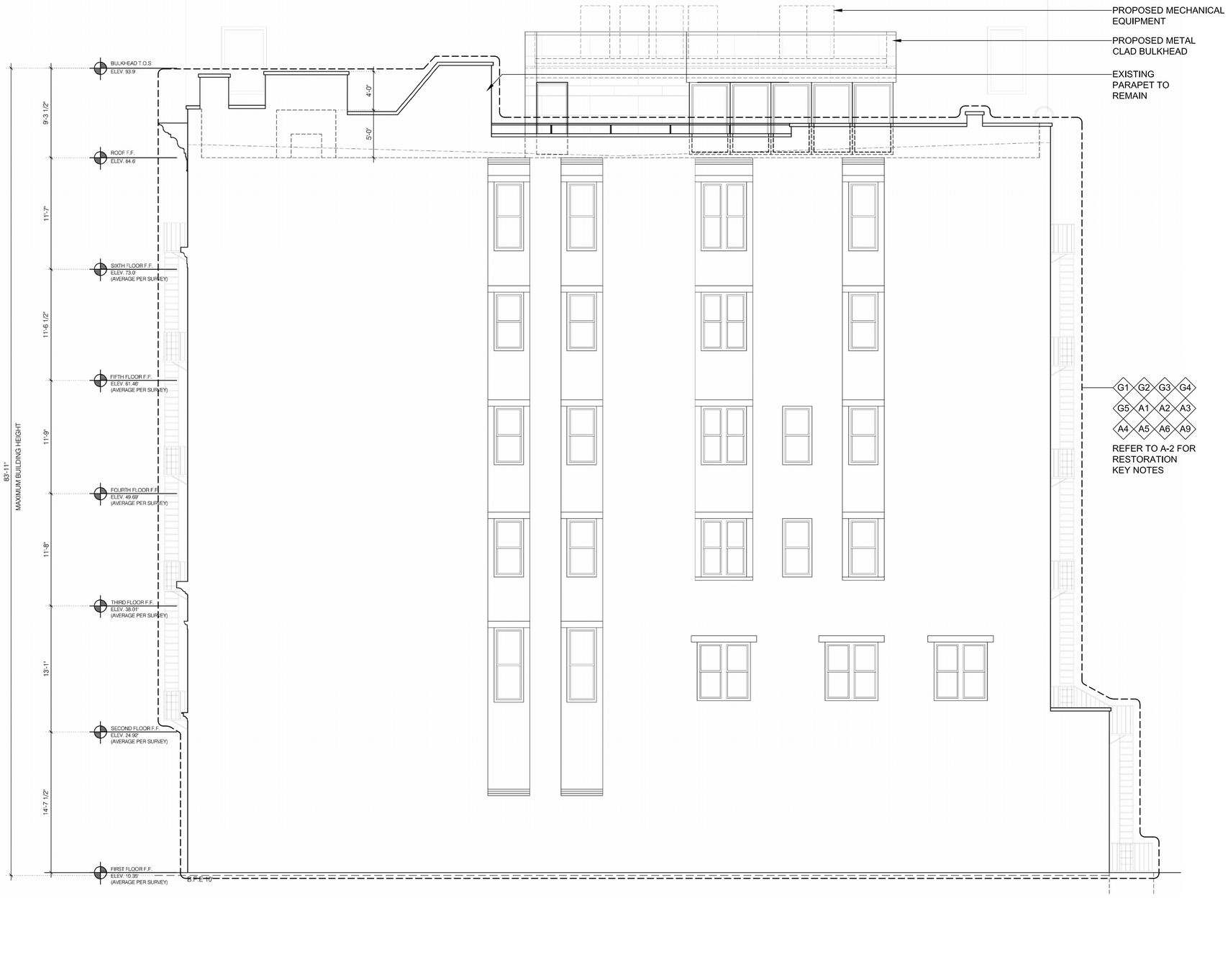
APPENDIX-2
DATE: 04.07.15

EXISTING & PROPOSED STOREFRONT ELEVATIONS

1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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APPENDIX-3
DATE: 04.07.15

PROPOSED EAST & SOUTH ELEVATIONS

5 SW CORNER OF BUILDING, OPEN JOINTS & PREVIOUS REPAIRS
PHOTOGRAPHED: 01.20.15

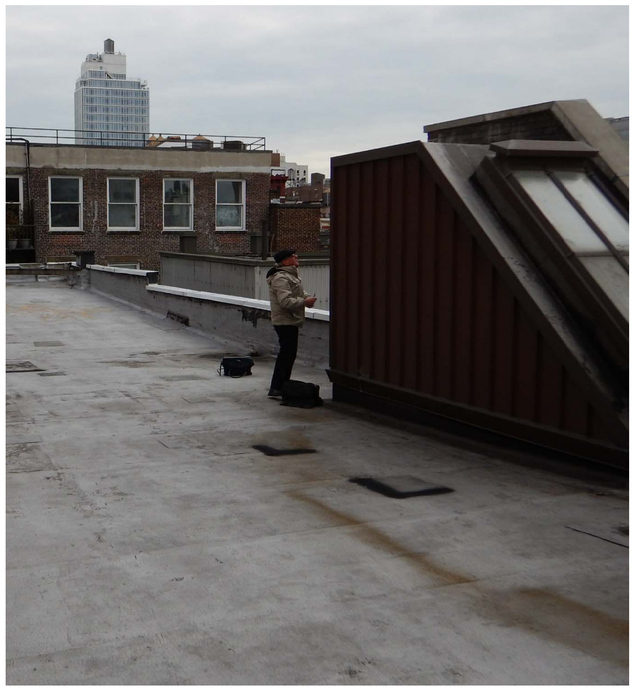
6 SOUTH ELEVATION, SOILING & DETERIORATED MASONRY
PHOTOGRAPHED: 01.20.15

7 ROOF LEVEL PARAPET, LOOKING WEST
PHOTOGRAPHED: 01.20.15

8 TYPICAL WINDOW AT EAST ELEVATION
PHOTOGRAPHED: 01.20.15

1 SOUTH ELEVATION, GRAFFITI & OPEN JOINTS
PHOTOGRAPHED: 01.20.15

2 SOUTH ELEVATION, GRAFFITI AND OPEN JOINTS
PHOTOGRAPHED: 01.20.15



3 ROOF LEVEL, LOOKING EAST
PHOTOGRAPHED: 01.20.15

4 EAST ELEVATION
PHOTOGRAPHED: 01.20.15

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APPENDIX-4
DATE: 04.07.15

EXISTING CONDITIONS
ROOF, SOUTH & EAST ELEVATIONS