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HOWARD L.  
**ZIMMERMAN**  
ARCHITECTS PC

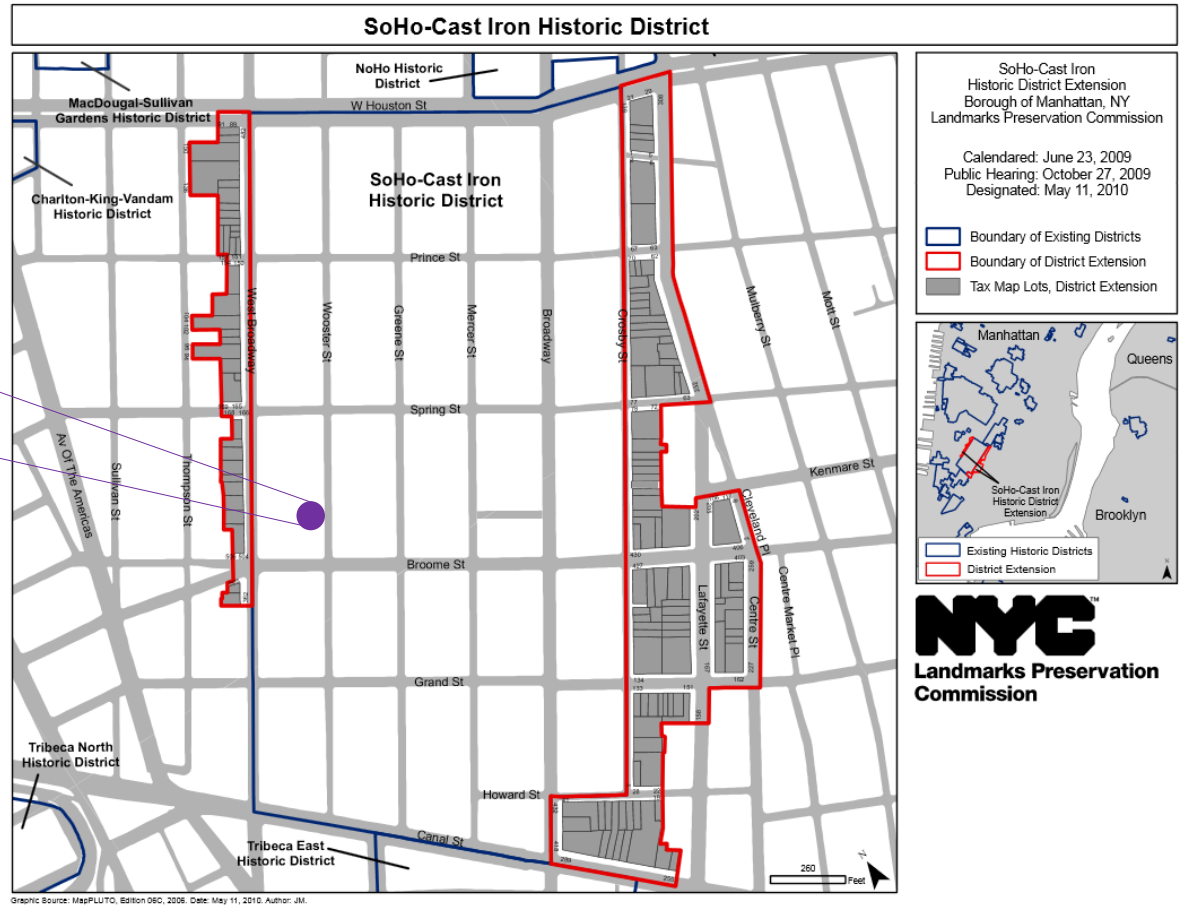
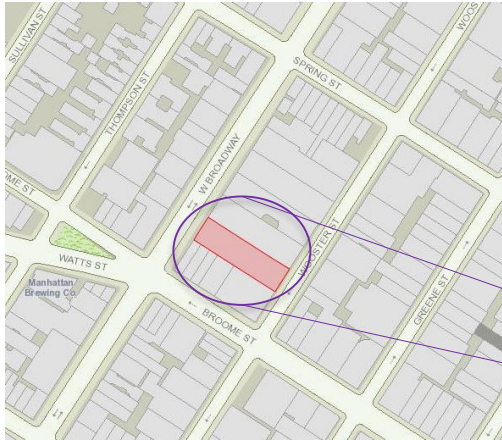
# 375 West Broadway

Proposal for Vault and Sidewalk Replacement

Presented to NYC Community Board No. 2

November 10<sup>th</sup>, 2016

# 375 West Broadway – Vault and Sidewalk Replacement



## Soho-Cast Iron Historic District

# 375 West Broadway – Vault and Sidewalk Replacement

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## Building Information:

- Year built: 1900
- Mixed-use
- Number of floors: 5
- Historic District: Soho-Cast Iron Historic District
- Not individually Landmarked



# 375 West Broadway – Vault and Sidewalk Replacement



## Proposed Scope of Work:

- Vault and sidewalk replacement
  - Removing existing diamond plate and cast iron vault
    - **Includes removal of approx. 320 s.f. of severely deteriorated glass vault lights**
  - Remove and replace sidewalk, to match existing
  - Sidewalk and curbs recently replaced to LPC standards
  - New steel frame with diamond plate surfaces
- Sidewalk and diamond plate to be replaced *in-kind* to match existing
  - No change in color
- New cast iron vault light risers to match original historic risers
- Removal of hatch replaced with stairs to match adjacent
- Temporary shoring is in place. Replacement is critical and necessary as soon as possible.
- Storage of any light panels found in satisfactory or repairable condition
- New code compliant railing at loading dock



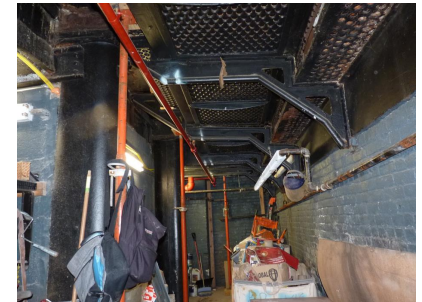
# 375 West Broadway – Vault and Sidewalk Replacement



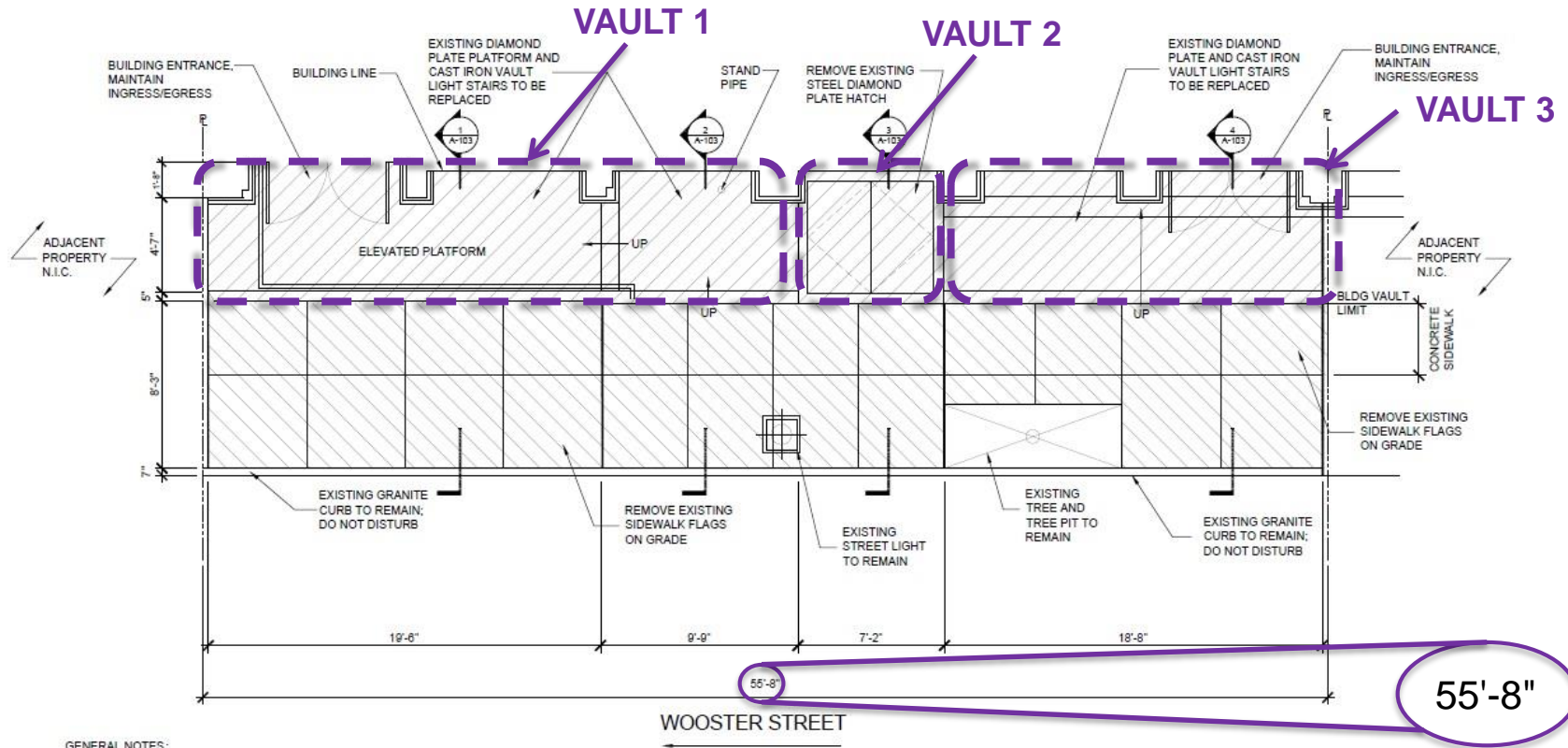
- Building's vault is separated into three (3) separate vaults, numbered from the south.



Wooster Street looking north.



# 375 West Broadway – Vault and Sidewalk Replacement



**GENERAL NOTES:**

1. MAINTAIN INGRESS/EGRESS TO BUILDING AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
2. MAINTAIN ACCESSIBILITY TO STANDPIPE AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND WORK QUANTITIES.
4. PROTECT OPEN VAULT FROM THE ELEMENTS DURING DEMOLITION AND CONSTRUCTION.
5. PROTECT STOREFRONT AS REQUIRED.



**1** EXISTING WOOSTER STREET VAULT DEMOLITION PLAN  
3/16" = 1'-0"

# 375 West Broadway – Vault and Sidewalk Replacement

- Vault #1 (from south)

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# 375 West Broadway – Vault and Sidewalk Replacement

- Vault #2 (Hatch)

**HLZA**





# 375 West Broadway – Vault and Sidewalk Replacement



- **Vault #3**
  - Extensive electrical equipment recently replaced due to excessive water infiltration

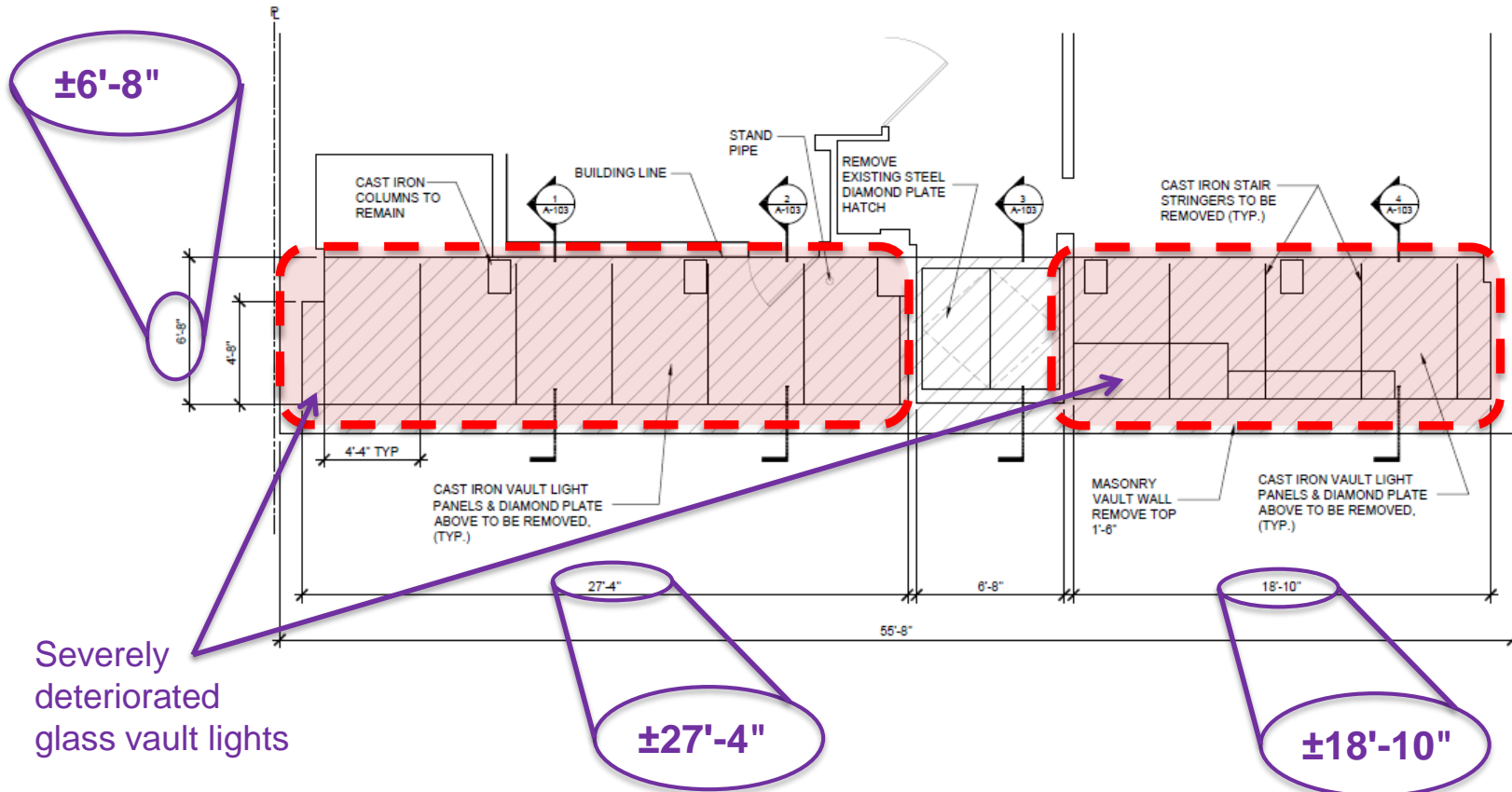


# 375 West Broadway – Vault and Sidewalk Replacement



- Historic glass vault lights in Vaults #1 and #3

APPROXIMATELY 320 SF



Severely deteriorated glass vault lights

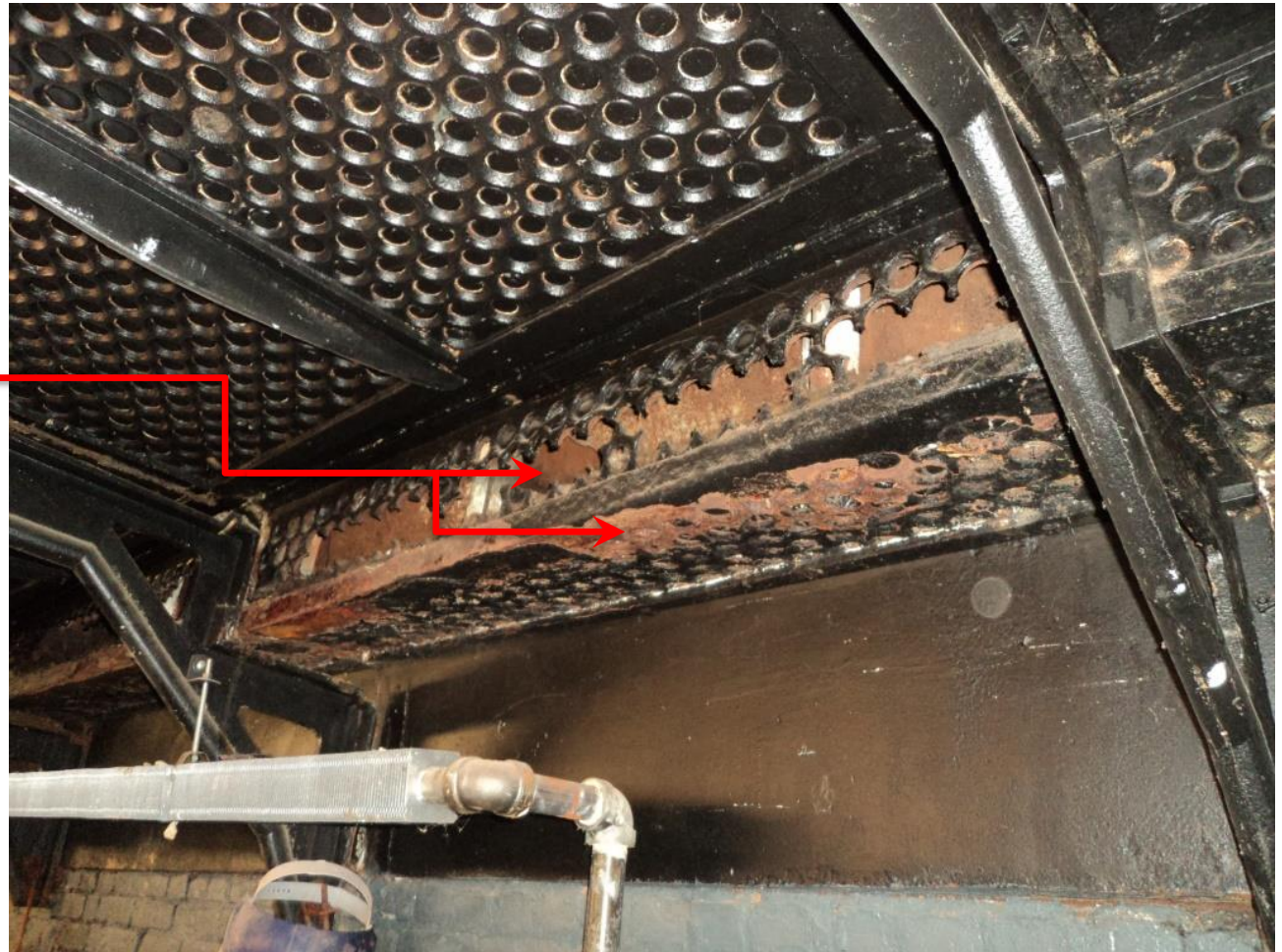
# 375 West Broadway – Vault and Sidewalk Replacement

- **Historic glass vault lights in Vault #1**



Severely deteriorated cast iron and missing glass vault lights.

Note: Underside of vault lights recently painted for building sale to hide defects



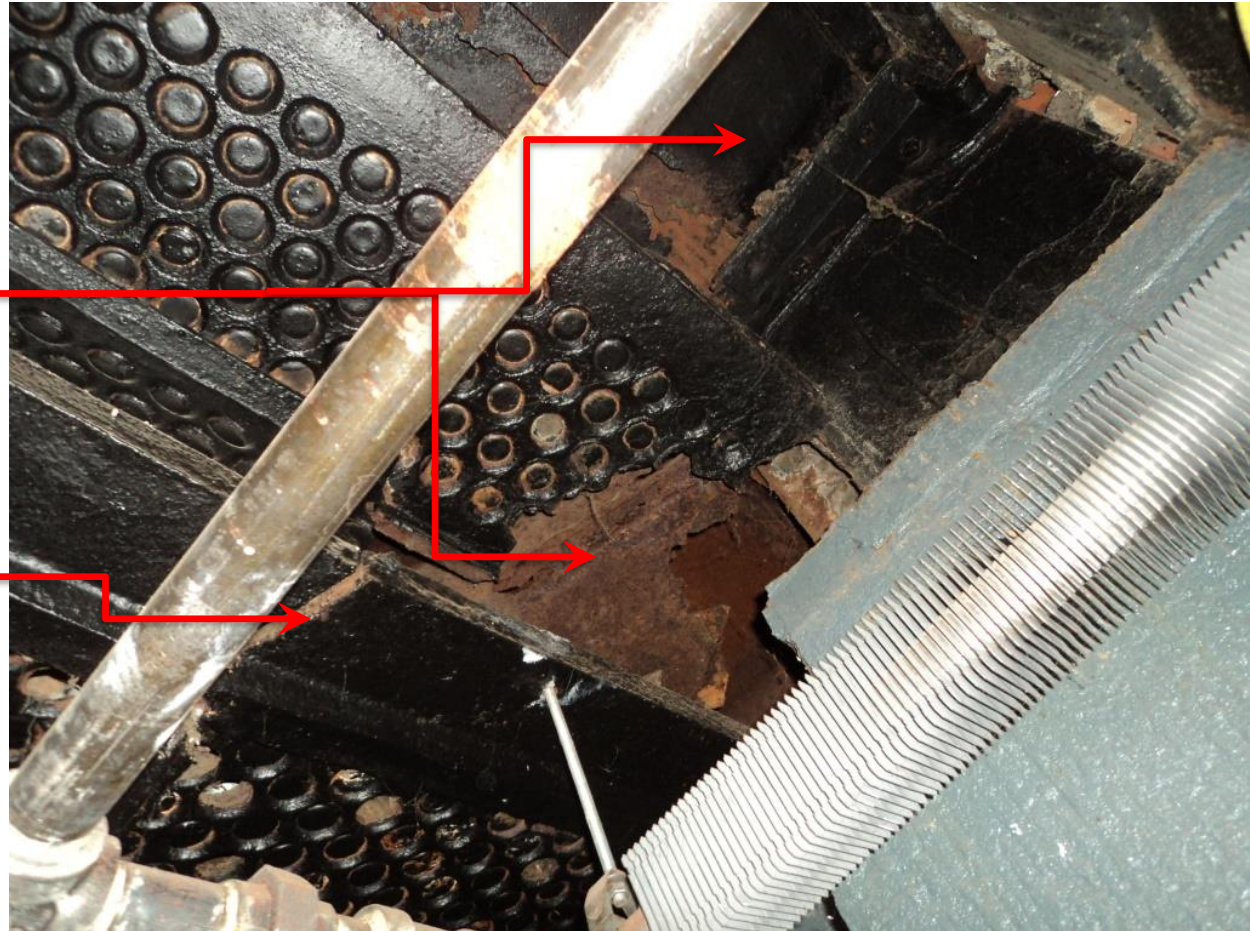
# 375 West Broadway – Vault and Sidewalk Replacement

- Historic glass vault lights in Vault #1



Severely deteriorated and missing cast iron framing and vault lights

Fractured cast iron stair tread



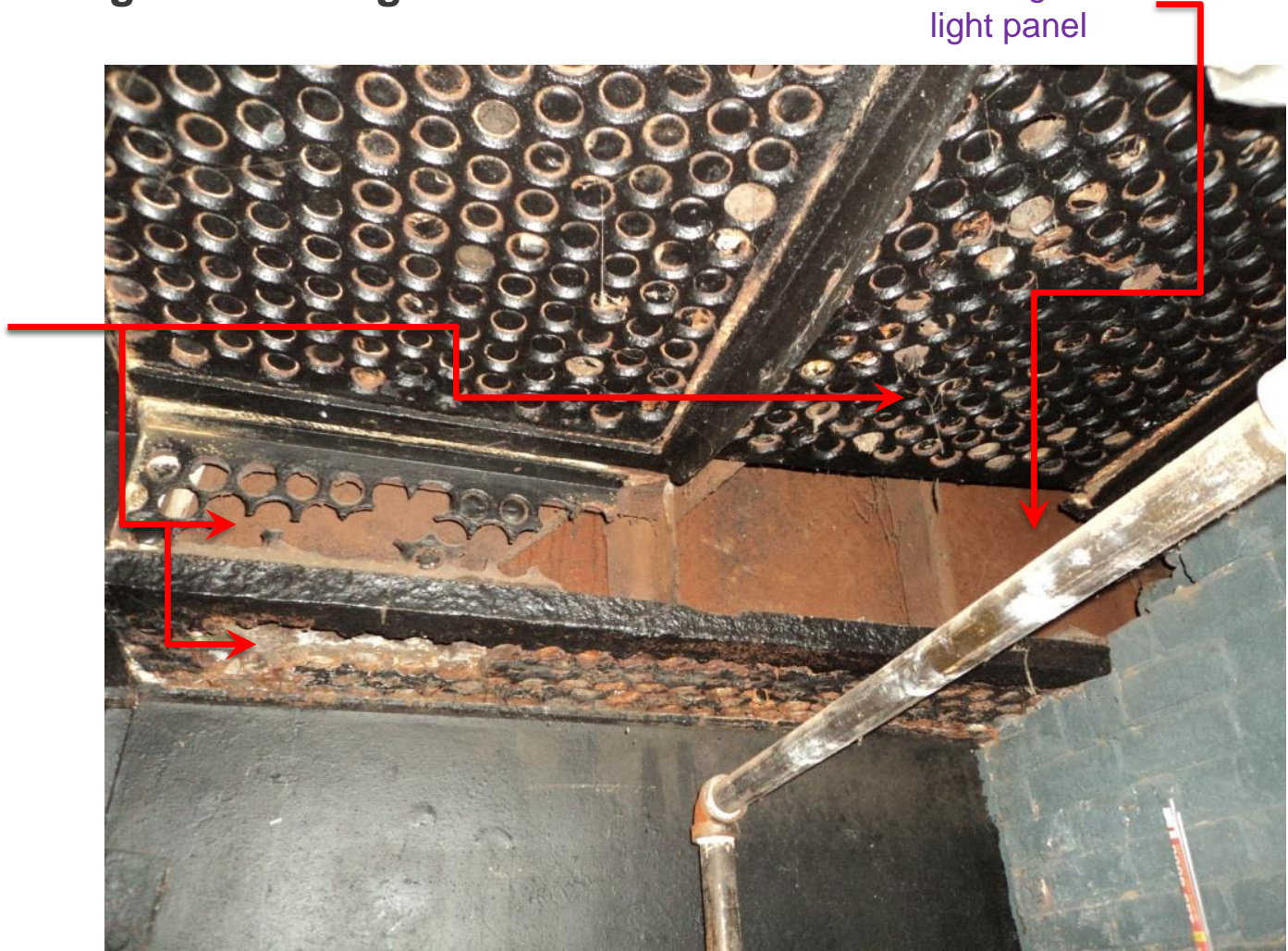
# 375 West Broadway – Vault and Sidewalk Replacement



- **Historic glass vault lights in Vault #1**

Missing vault light panel

Severely deteriorated and missing cast iron framing and vault lights.

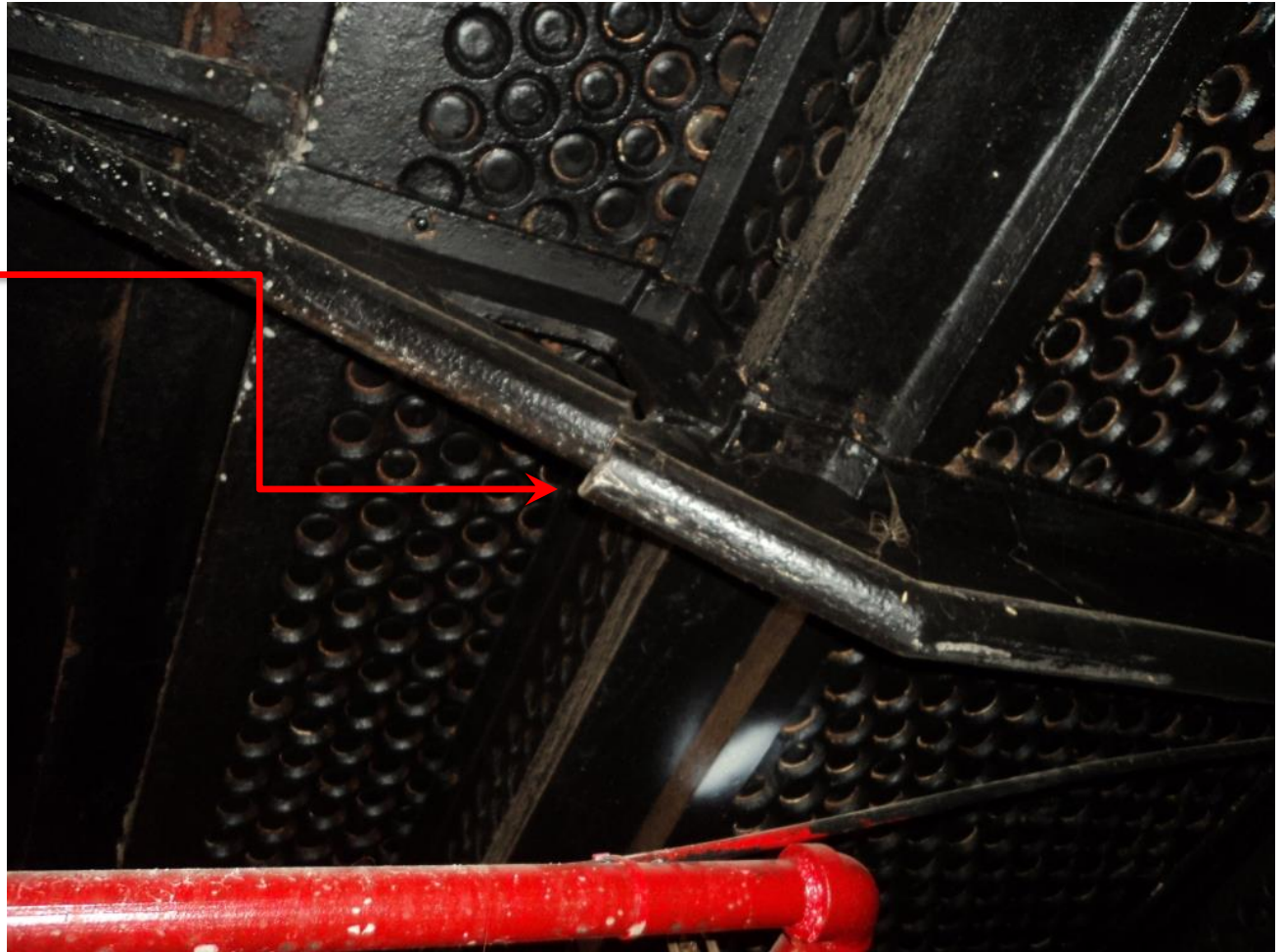


# 375 West Broadway – Vault and Sidewalk Replacement

- Historic glass vault lights in Vault #1



Fractured cast iron stringer.



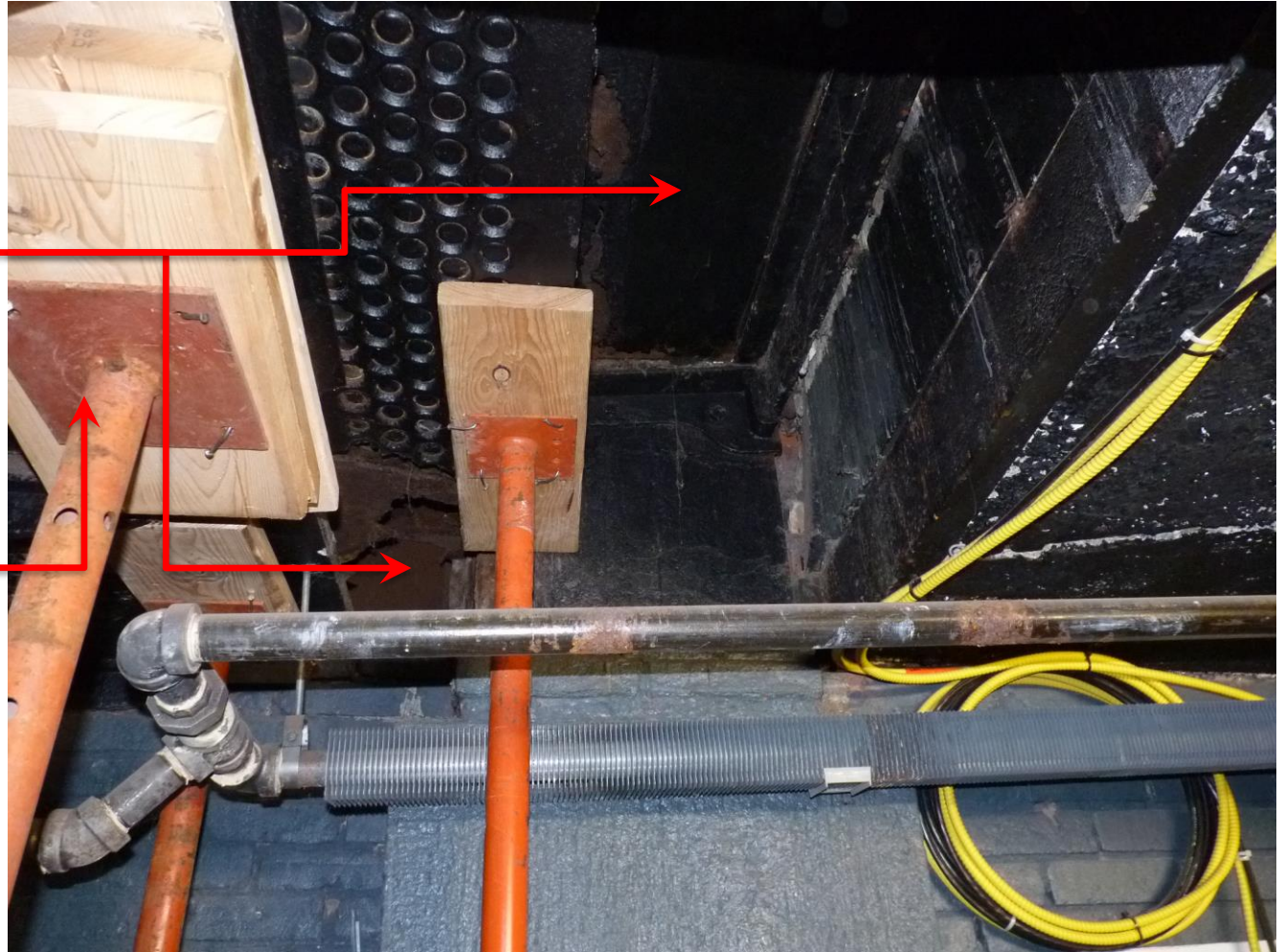
# 375 West Broadway – Vault and Sidewalk Replacement

- Historic glass vault lights in Vault #1



Severely deteriorated and missing vault lights

Temporary Shoring

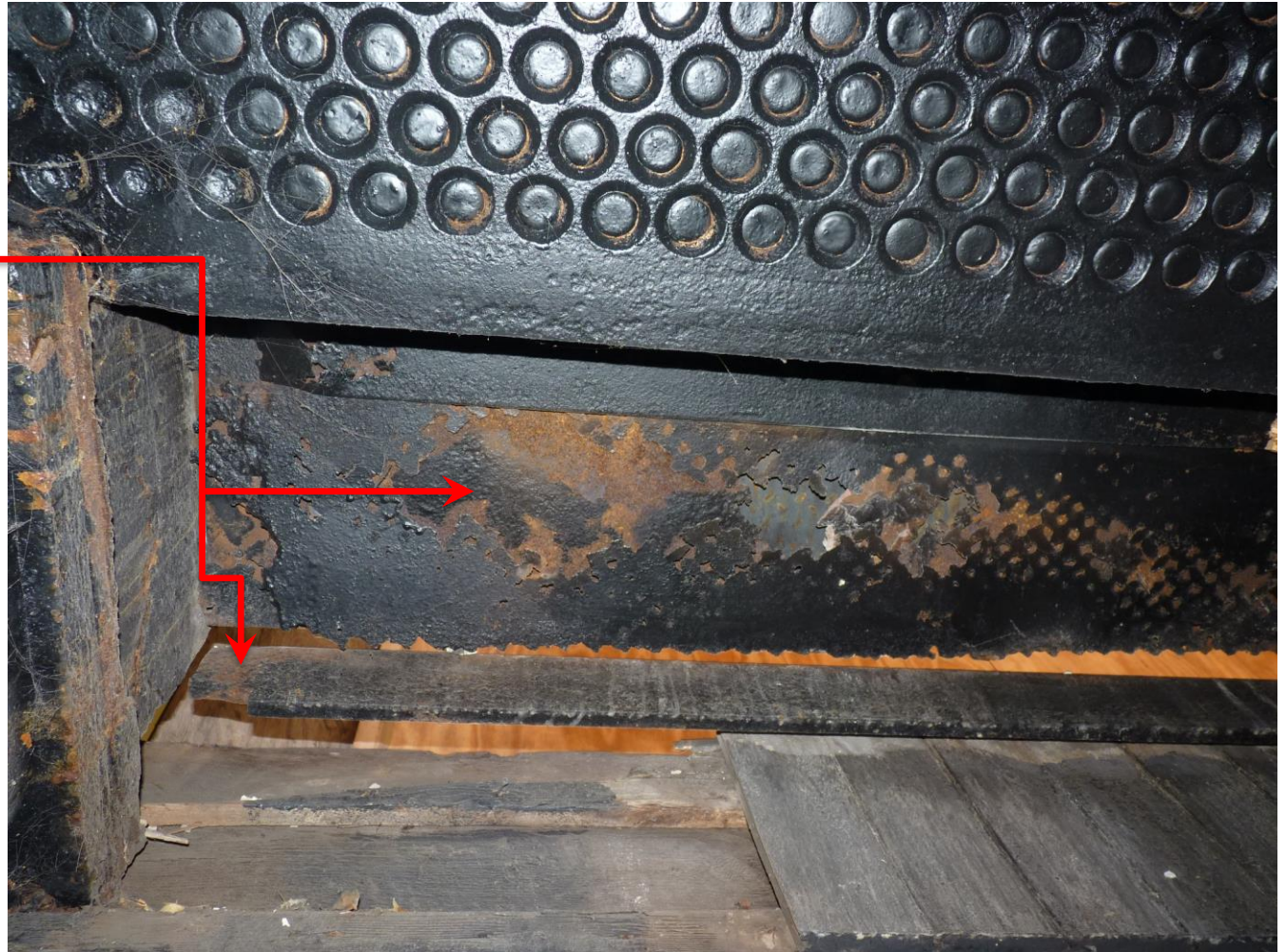


# 375 West Broadway – Vault and Sidewalk Replacement

- Historic glass vault lights in Vault #1



Severely deteriorated cast iron panel and framing



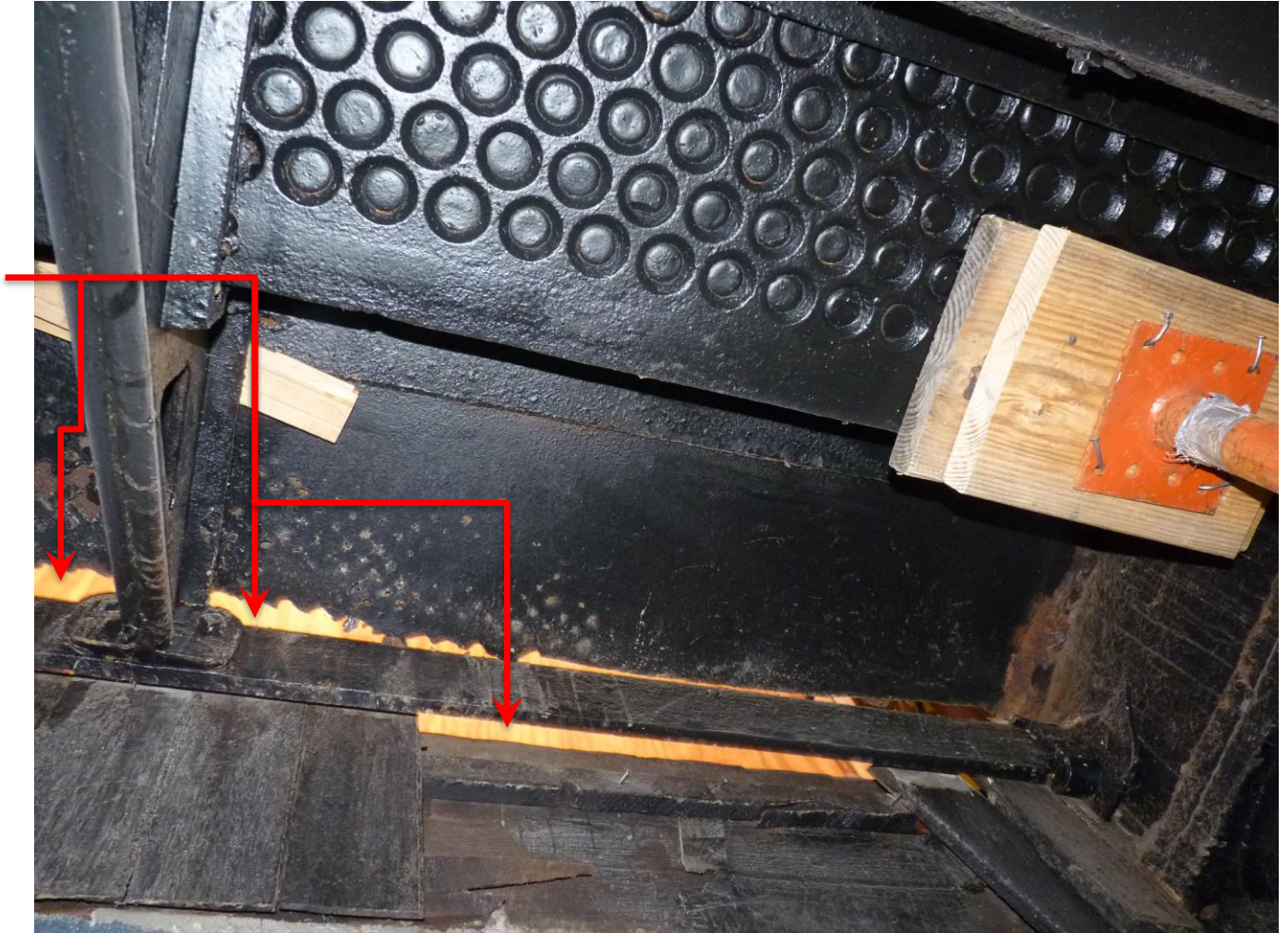


# 375 West Broadway – Vault and Sidewalk Replacement

- Historic glass vault lights in Vault #1



Severely deteriorated and missing cast iron panel and framing



# 375 West Broadway – Vault and Sidewalk Replacement

- **Historic glass vault lights in Vault #1**



Severely deteriorated and missing cast iron framing and vault lights.



# 375 West Broadway – Vault and Sidewalk Replacement

- Historic glass vault lights in Vault #1



Severely deteriorated steel diamond plate and framing

Severely deteriorated and missing cast iron framing and vault lights.

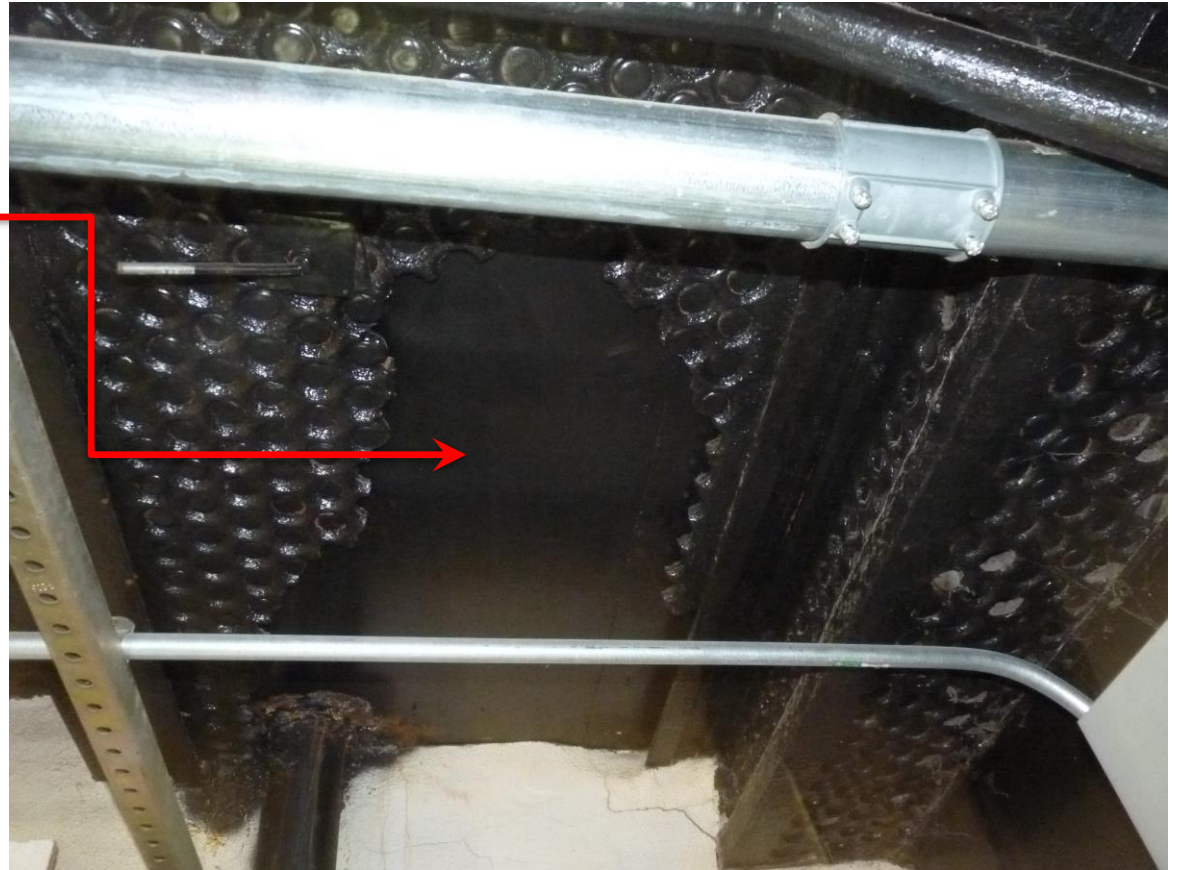


# 375 West Broadway – Vault and Sidewalk Replacement

- Historic glass vault lights in Vault #3



Severely  
deteriorated  
vault lights.

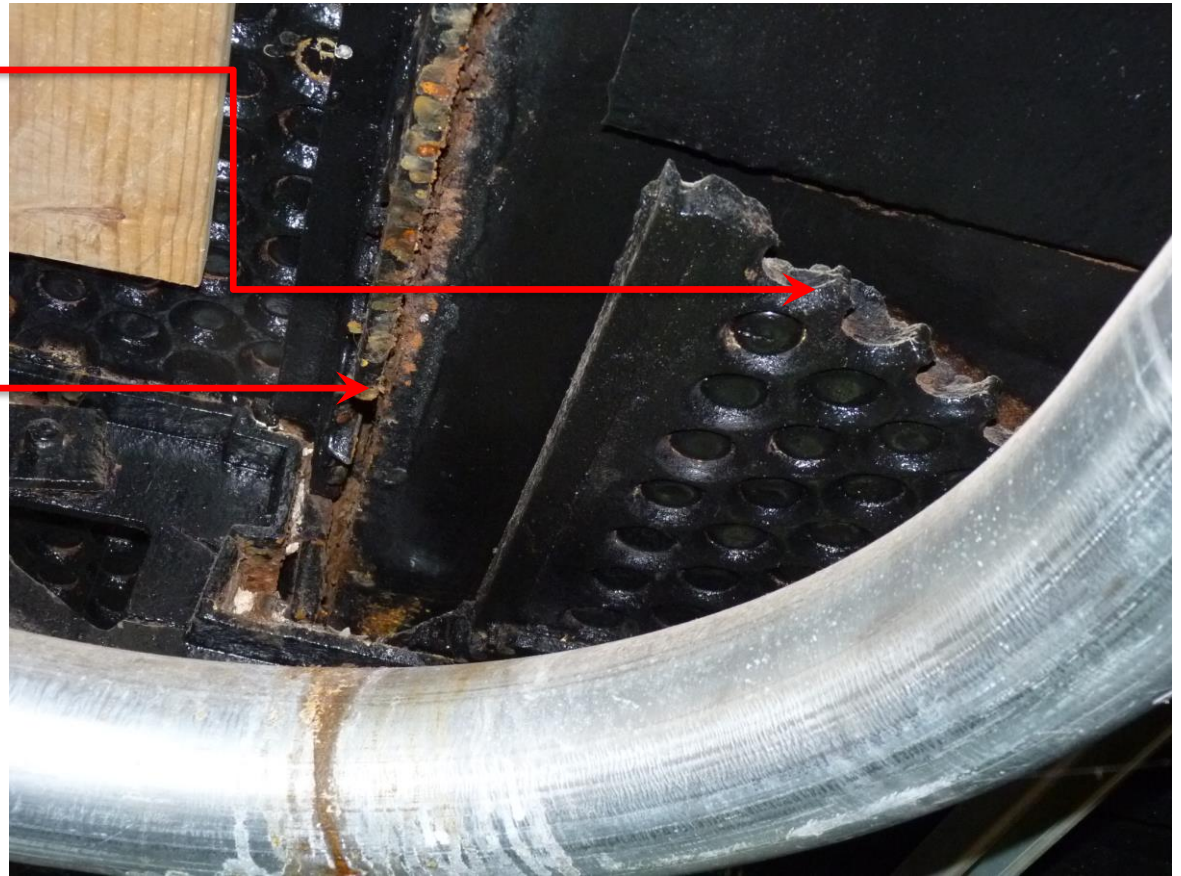


# 375 West Broadway – Vault and Sidewalk Replacement



- Historic glass vault lights in Vault #3

Severely deteriorated vault lights.



# 375 West Broadway – Vault and Sidewalk Replacement



- Historic glass vault lights in Vault #3

Fractured cast iron framing



# 375 West Broadway – Vault and Sidewalk Replacement



- Historic glass vault lights in Vault #3

Severely deteriorated vault lights.

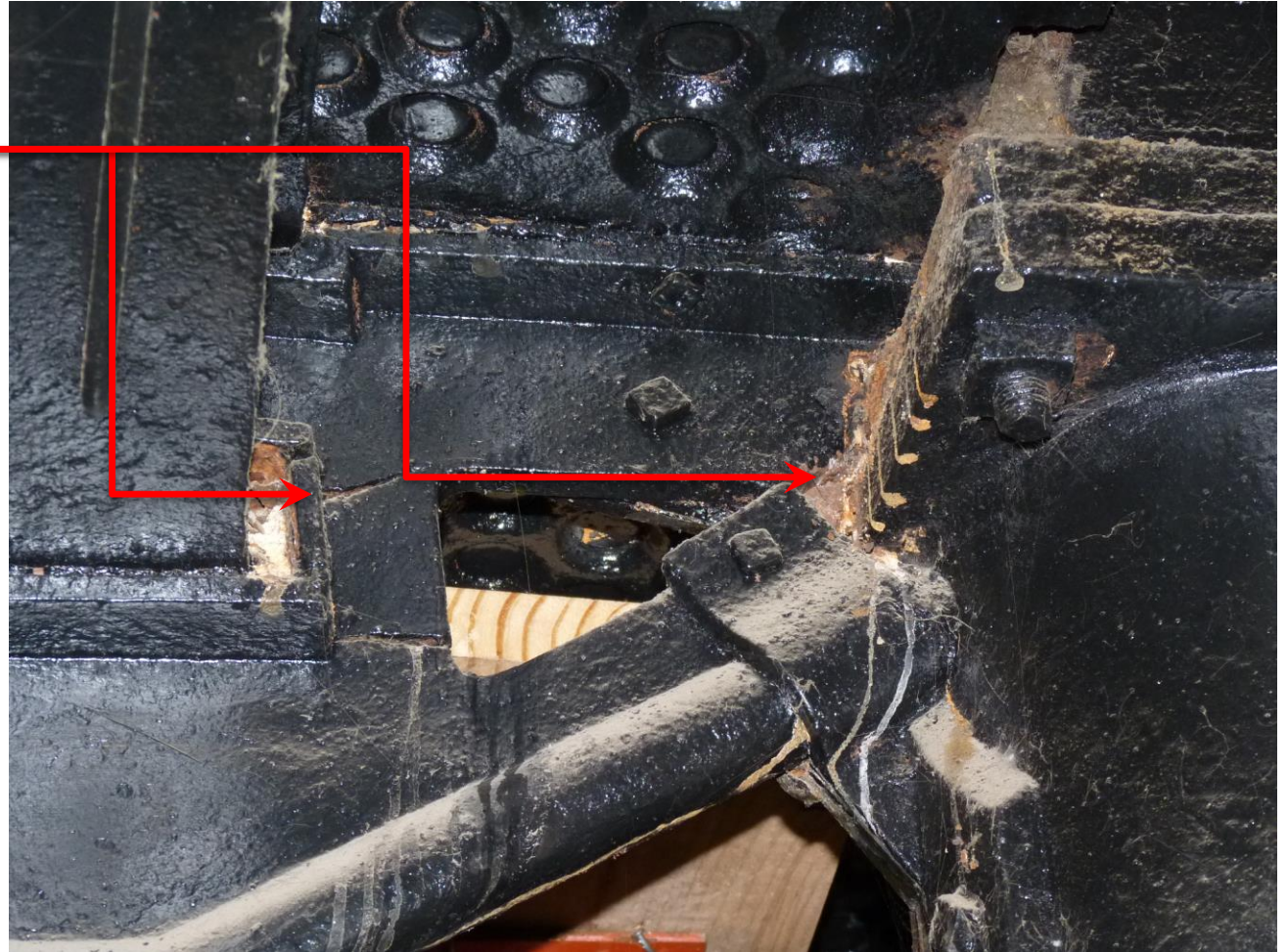


# 375 West Broadway – Vault and Sidewalk Replacement



- Historic glass vault lights in Vault #3

Fractured and deteriorated cast iron stringer





# 375 West Broadway – Vault and Sidewalk Replacement



- **Historic glass vault lights in Vault #3**

Severely deteriorated and missing cast iron framing and vault lights panels





## Historic glass vault lights in Vault #2

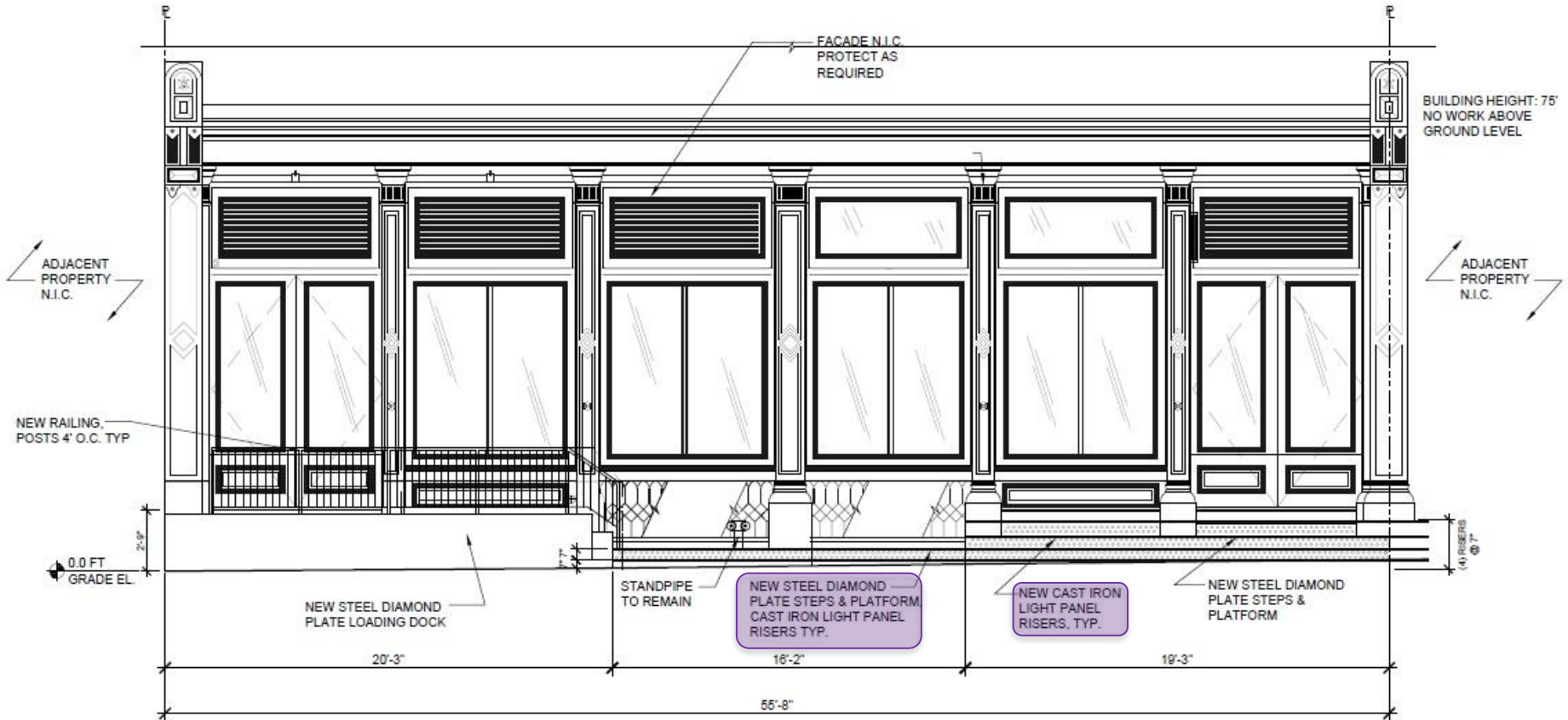
### Condition Assessment

- **Severely deteriorated cast iron panels and framing, nearly all beyond repair**
- **Missing locations of entire glass light panels at risers, treads, and platforms**
- **Inadequate live load capacity per current DOT standards**
- **Hazard to electrical equipment below from ongoing leaks**

# 375 West Broadway – Vault and Sidewalk Replacement

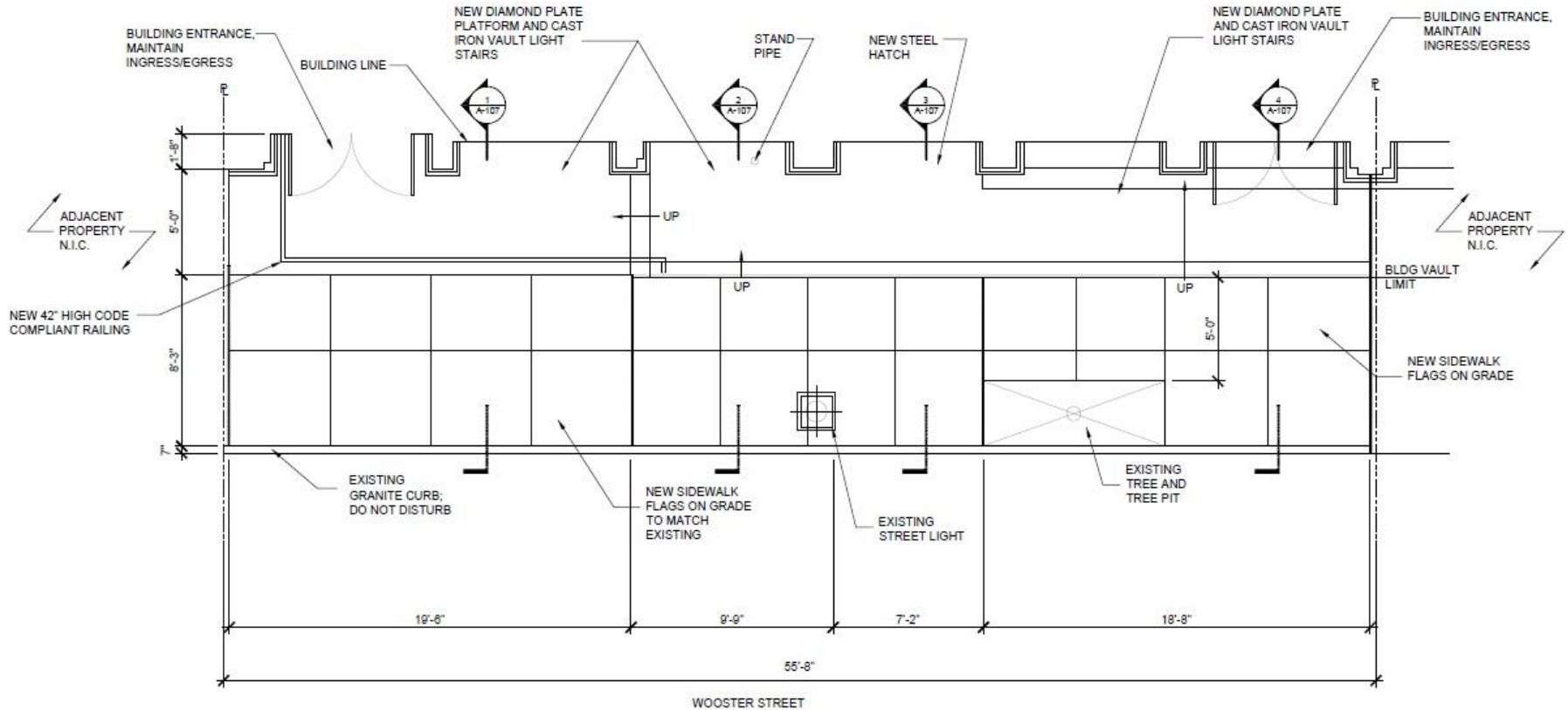


- **Proposed Wooster Street Storefront**
  - Glass vault lights on risers



# 375 West Broadway – Vault and Sidewalk Replacement

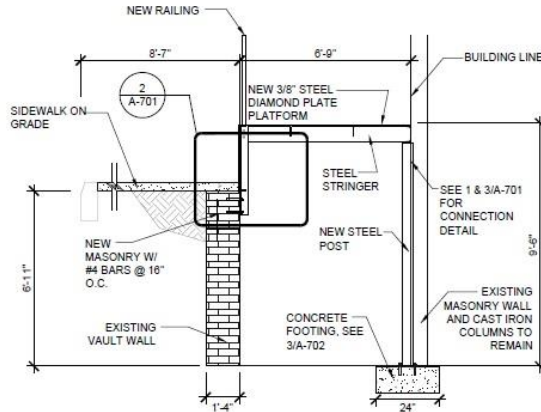
- Proposed Vault Plan



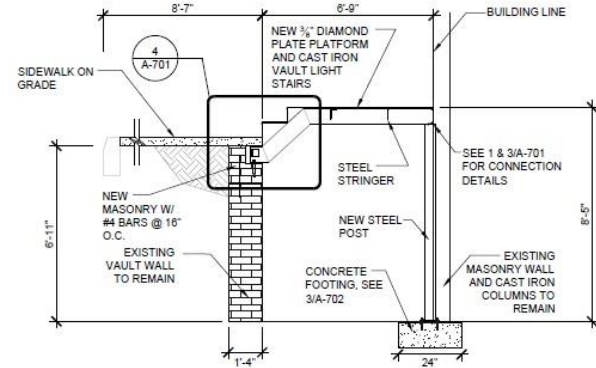
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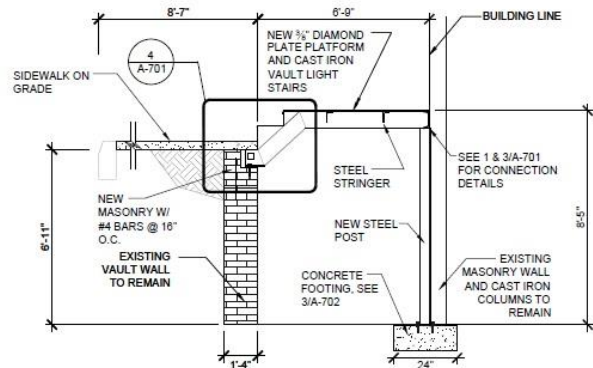
- Proposed Vault Sections



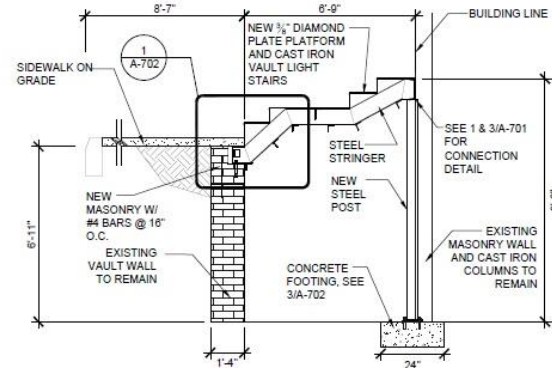
1 PROPOSED VAULT SECTION  
1/4" = 1"



2 PROPOSED VAULT SECTION  
1/4" = 1"



3 PROPOSED VAULT HATCH SECTION  
1/4" = 1"



4 PROPOSED VAULT SECTION  
1/4" = 1"

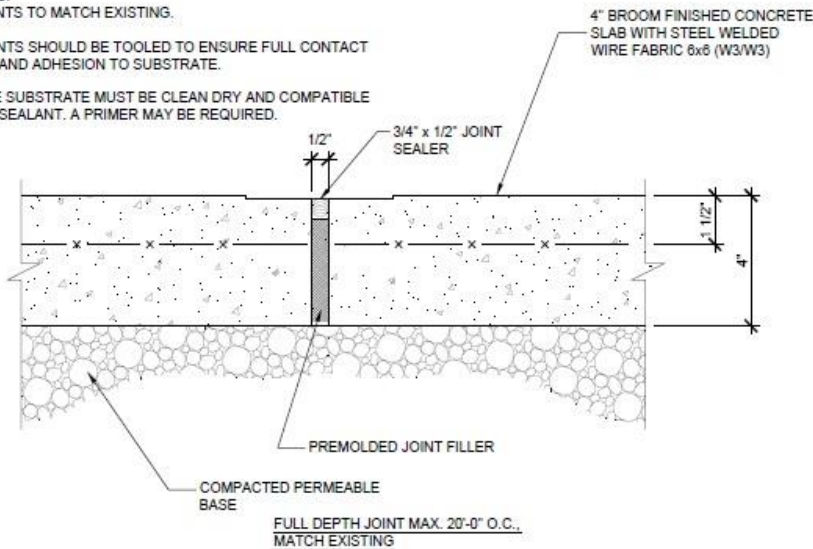
# 375 West Broadway – Vault and Sidewalk Replacement



- Proposed Sidewalk (to match existing)

## NOTES:

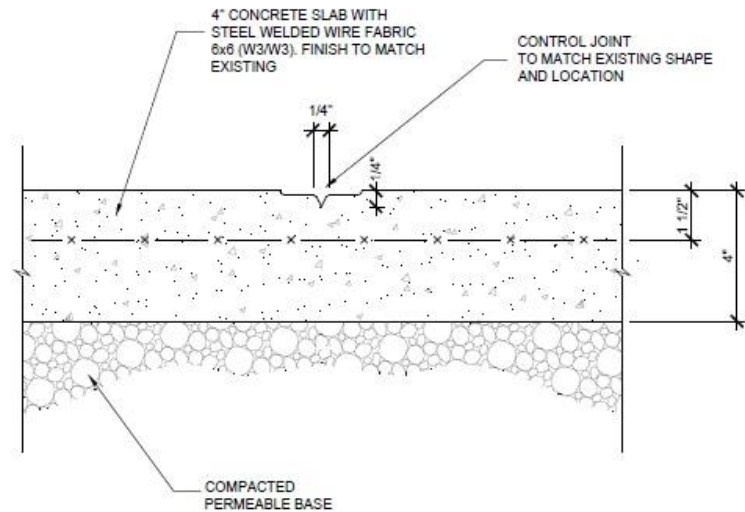
1. JOINTS TO MATCH EXISTING.
2. JOINTS SHOULD BE TOOLED TO ENSURE FULL CONTACT WITH AND ADHESION TO SUBSTRATE.
3. THE SUBSTRATE MUST BE CLEAN DRY AND COMPATIBLE WITH SEALANT. A PRIMER MAY BE REQUIRED.



1

## SIDEWALK EXPANSION JOINT

3'=1'-0"



2

## SIDEWALK CONTROL JOINT

3'=1'-0"

**Note: Sidewalk recently replaced with LPC approval in early 2016  
LPC Docket #171890**

# 375 West Broadway – Vault and Sidewalk Replacement



- **Adjacent sidewalks on Wooster Street**

- Adjacent building to north on Wooster St.
- Note diamond plate throughout



- Adjacent building to south on Wooster St.

# 375 West Broadway – Vault and Sidewalk Replacement

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62 Wooster St.

- **Nearby sidewalk vaults on Wooster Street**
  - Note most with diamond plate only



58 Wooster St.



90 Wooster St.



# 375 West Broadway – Vault and Sidewalk Replacement



- More vaults in the area



# 375 West Broadway – Vault and Sidewalk Replacement



- More vaults in the area



# 375 West Broadway – Vault and Sidewalk Replacement



102 Wooster St.

- More vaults in the area



123 Prince St.



121 Prince St.

# 375 West Broadway – Vault and Sidewalk Replacement



111 Prince St.

- More vaults in the area



99 Prince St.



99 Prince St.