

486 BROADWAY

LPC MEETING OCTOBER 11, 2016
 PROPOSAL FOR REPLACEMENT & REDUCTION OF EXISTING FIRE ESCAPE ON BROOME STREET.



LIST OF DRAWINGS

SHEET NO.	DWG TITLE	SHEET NO.	DWG TITLE
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LPC-002	HISTORICAL PHOTOS I	LPC-013	WINDOW REPLACEMENT DETAILS III
LPC-003	HISTORICAL PHOTOS II	LPC-014	PHOTO SHEET I
LPC-004	BROOME AND BROADWAY ST. EXISTING ELEVATION	LPC-015	PHOTO SHEET II
LPC-005	BROOME ST. ELEVATION PROPOSED FIRE ESCAPE	LPC-016	PHOTO SHEET III
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LPC-009	FACADE REPAIRS AND FIRE ESCAPE REPLACEMENT	LPC-020	NEW FIRE ESCAPE AND FACADE REPAIRS
LPC-010	FACADE REPAIRS AND FIRE ESCAPE REPLACEMENT	LPC-021	NEW FIRE ESCAPE AND FACADE REPAIRS

FIRE ESCAPE REPLACEMENT AT 486 BROADWAY, NEW YORK, NY 10013

Seal & Signature

No.	Date	Revisions

GMS STRUCTURAL ENGINEERS &
 BUILDING ENVELOPE CONSULTANTS
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GILSANZ, MURRAY, STEFICEK, LLP

Project
**LPC PRESENTATION
 FIRE ESCAPE REPLACEMENT**
 486 Broadway
 New York, NY 10013

Drawing Title
TITLE SHEET

Project no. 15450-007	Date 09.09.16	Scale As Shown	T-001 PAGE 1 OF 20
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1 486 BROADWAY, PLOT PLAN
SCALE: NOT TO SCALE (N.T.S.)

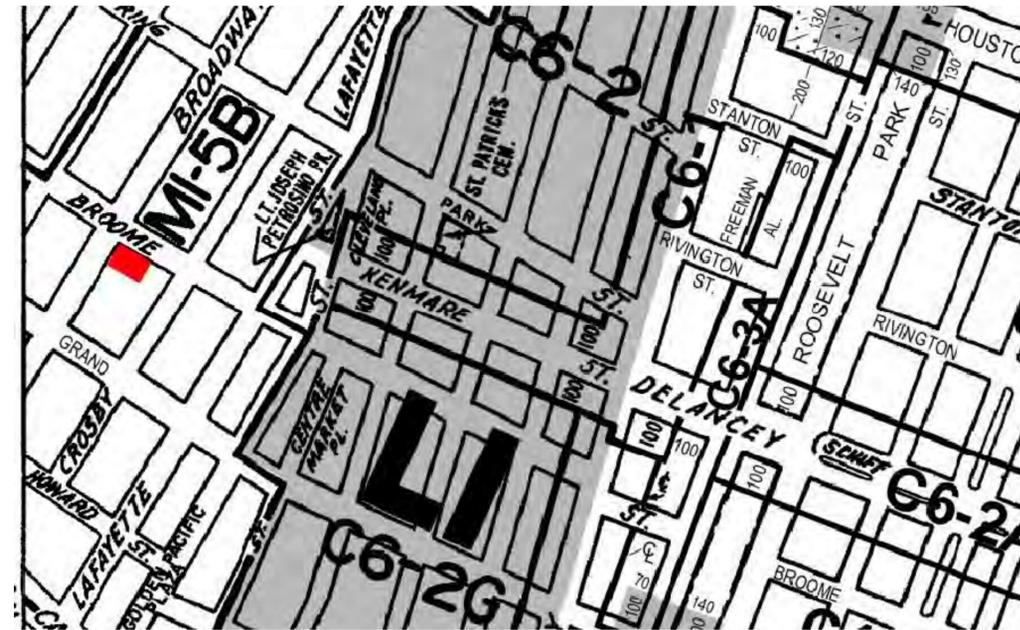
FROM LPC DESIGNATION REPORT of THE SOHO - CAST IRON DISTRICT

Date of Designation: 8/14/1973

NO. 437-441 BROOME (486 BROADWAY) IS ONE OF THE LATEST BUILDINGS ON THIS BLOCK, DATING FROM 1882-83. IT WAS DESIGNED BY LAMB AND RICH WITH A COMBINATION OF ROMANESQUE AND MOORISH ELEMENTS FOR WILLIAM DEFOREST, ALTHOUGH IT WAS LEASED TO THE MECHANICS AND TRADERS BANK BY 1885 OR BEFORE.

SIX STORIES HIGH, NINE BAYS WIDE ON BROOME AND TWO BAYS WIDE ON BROADWAY, THIS BRICK, STONE AND TERRA-COTTA BUILDING ADDS A MASSIVE ACCENT TO THE CORNER. TWO GROUPED BAYS ON EACH END PROJECT FORWARD, CREATING A PAVILION EFFECT. ALTHOUGH THE GROUND FLOOR HAS BEEN ALTERED AT THE CORNER AND ON BROADWAY, IT STILL RETAINS CERTAIN MASSIVE QUALITIES, IN PARTICULAR A VERY WIDE, RUSTICATED ROUND-ARCHED WINDOW ON BROOME, POSSIBLY DESIGNED TO ACCENTUATE THE BANKING ROOM. THE TREATMENT OF THE WINDOW BAYS ABOVE THE GROUND FLOOR IS BOTH VARIED AND COMPLEX. THE SECOND FLOOR HAS MERELY A ROW OF ROUND-ARCHED WINDOWS. IN THE THIRD THROUGH FIFTH STORIES THE CENTER BAYS ARE DECORATED WITH STYLIZED NEO-GREC ORNAMENT. THE FIFTH FLOOR CENTRAL BAYS ALSO HAVE A ROUNDED METAL SCREEN APPLIED AT THE TOPS OF THE OUTER WINDOWS. THE SIXTH FLOOR CENTRAL BAY AREA IS GIVEN A SET-BACK MANSARD ROOF TREATMENT WITH THREE PROJECTING WINDOW GROUPS; THE OUTER TWO HAVE SIMPLE PEDIMENTS, AND ARE OUTLINED WITH METAL WORK. THE CENTER WINDOW GROUP HAS AN ELABORATELY SCROLLED PEDIMENT DECORATED WITH CIRCULAR ORNAMENTS OVER SQUARE paneled frieze. IN THE GROUPED END BAYS THE WINDOWS IN THE FIFTH AND SIXTH FLOORS ARE SEPARATED BY IRON COLONNETTES WITH DECORATED PANELS SEPARATING THE FIFTH AND SIXTH FLOORS. THE FRIEZE ABOVE THESE WINDOWS CONTAINS A FLAT APPLIED RIBBON-LIKE ORNAMENT. RISING ABOVE THIS IS ANOTHER ROW OF SQUARE PANELING. CROWNING EACH END GROUPING ARE TWO SMALL CUPOLAS WHICH ARE, OF COURSE, INFLUENTIAL IN CREATING THE PAVILION EFFECT.

3 EXTRACT FROM LPC DESIGNATION REPORT



2 PORTION OF ZONING MAP 12c
SCALE: N.T.S.



Note: Block numbers are for reference to the text.
DESIGNATED AUGUST 14, 1973

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

Seal & Signature

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Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**

486 Broadway
New York, NY 10013

Drawing Title
**PLOT PLAN, ZONING MAP, SOHO-CAST
IRON HISTORIC DISTRICT MAP**

Project no. 15450-007	Date 09.09.16	LPC-001
Drawn by MO	Scale As Shown	

PAGE 2 OF 20

486 BROADWAY



1 PHOTO FROM OLDNYC.COM WEBSITE - CIRCA 1935
LOOKING WEST FROM BROOME STREET



2 TAX PHOTO
LOOKING EAST FROM BROOME STREET



3 LPC DESIGNATION PHOTO-BROADWAY FACADE, WEST FACADE



4 LPC DESIGNATION PHOTO-DETAIL AT BRICK ARCHES
4TH FLOOR



5 LPC DESIGNATION PHOTO-DETAIL AT METAL TRANSOM
5TH AND 6TH FLOOR



6 LPC DESIGNATION PHOTO-DETAIL AT FRIEZE ON 6TH FLOOR
6TH FLOOR

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Drawing Title
HISTORICAL PHOTOS I

Project no. 15450-007	Date 09.09.16	LPC-002 PAGE 3 OF 20
Drawn by MO	Scale As Shown	



⑦ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET
5TH FLOOR EAST END



⑧ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET
6TH FLOOR WEST END



⑨ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET
5TH AND 6TH FLOOR (CENTER PORTION)



⑩ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET
3RD FLOOR

Seal & Signature

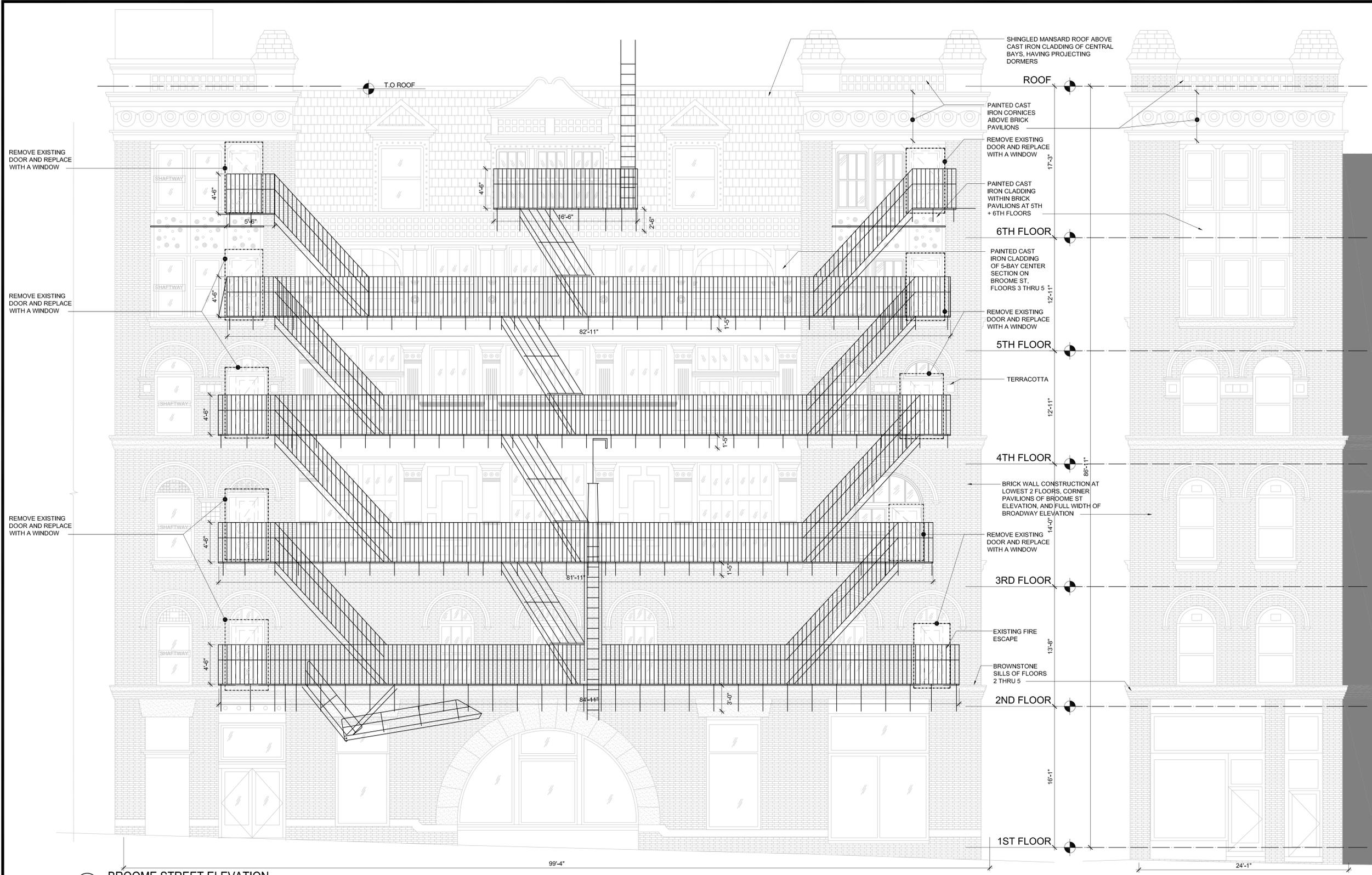
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**LPC PRESENTATION
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486 Broadway
New York, NY 10013

Drawing Title
HISTORICAL PHOTOS II

Project no. 15450-007	Date 09.09.16	LPC-003 PAGE 4 OF 20
Drawn by MO	Scale As Shown	



1 BROOME STREET ELEVATION
SCALE: 3/16"=1'-0"

2 BROADWAY STREET ELEVATION
SCALE: 3/16"=1'-0"

Seal & Signature

No. Date Revisions

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Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
New York, NY 10013

Drawing Title
**BROOME AND BROADWAY ST.
EXISTING ELEVATION**

Project no. 15450-007	Date 09.09.16	Scale As Shown	LPC-004 PAGE 5 OF 20
Drawn by MO	As Shown		



1 BROOME STREET ELEVATION (PROPOSED FIRE ESCAPE)
SCALE: 3/16"=1'-0"

Seal & Signature

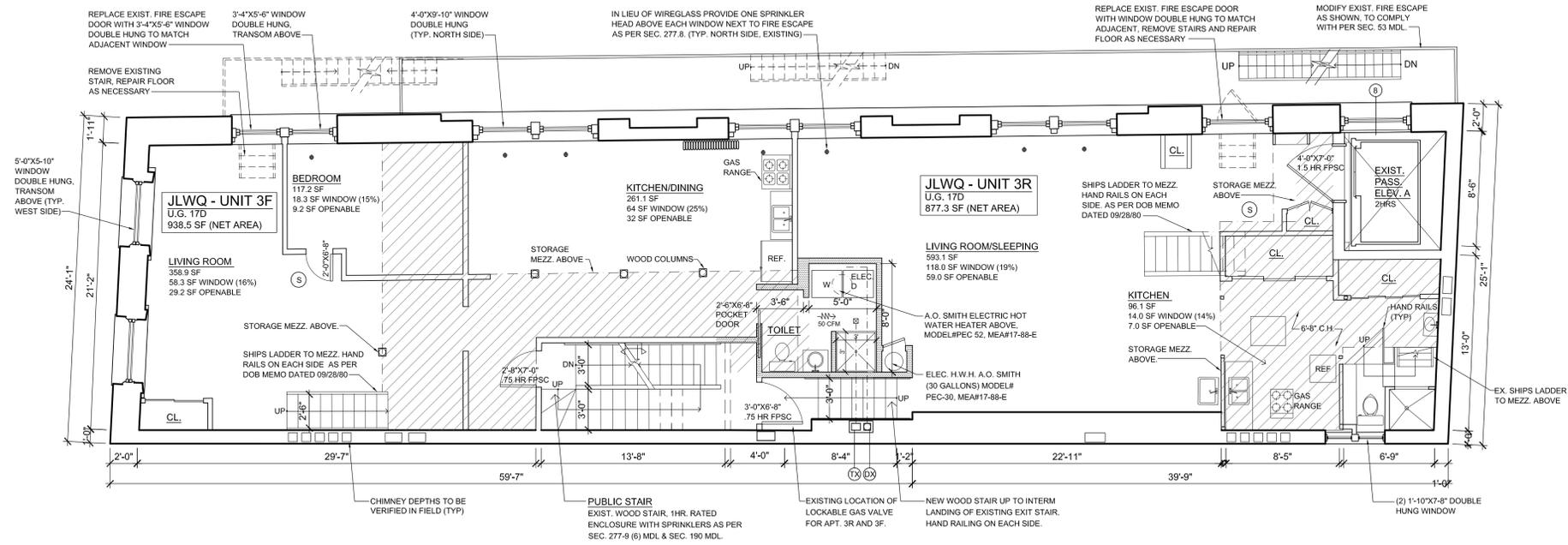
No. Date Revisions

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**LPC PRESENTATION
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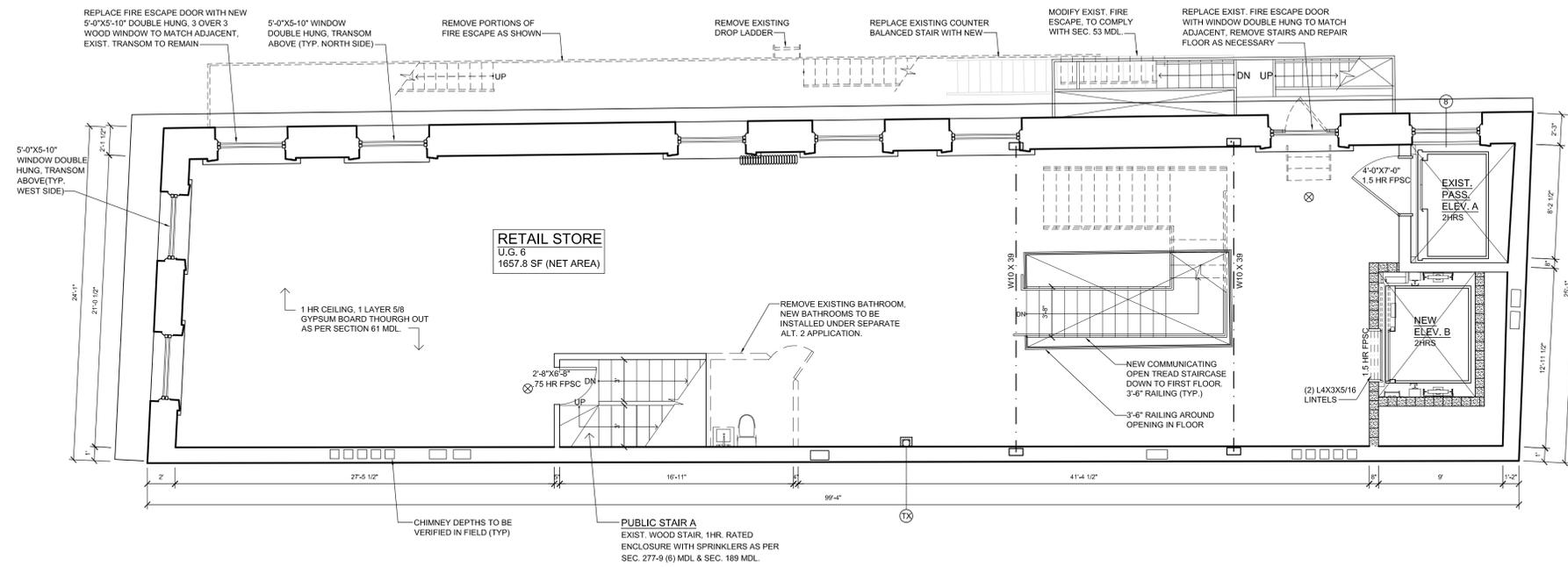
Drawing Title
**BROOME ST. ELEVATION
PROPOSED FIRE ESCAPE**

Project no. 15450-007	Date 09.09.16	Scale As Shown	LPC-005 PAGE 6 OF 20
Drawn by MO			



2 3RD FLOOR PLAN
SCALE: 3/4"=1'-0"

THIRD FLOOR
REVISED 09/05/07



1 2ND FLOOR PLAN
SCALE: 3/4"=1'-0"

Seal & Signature

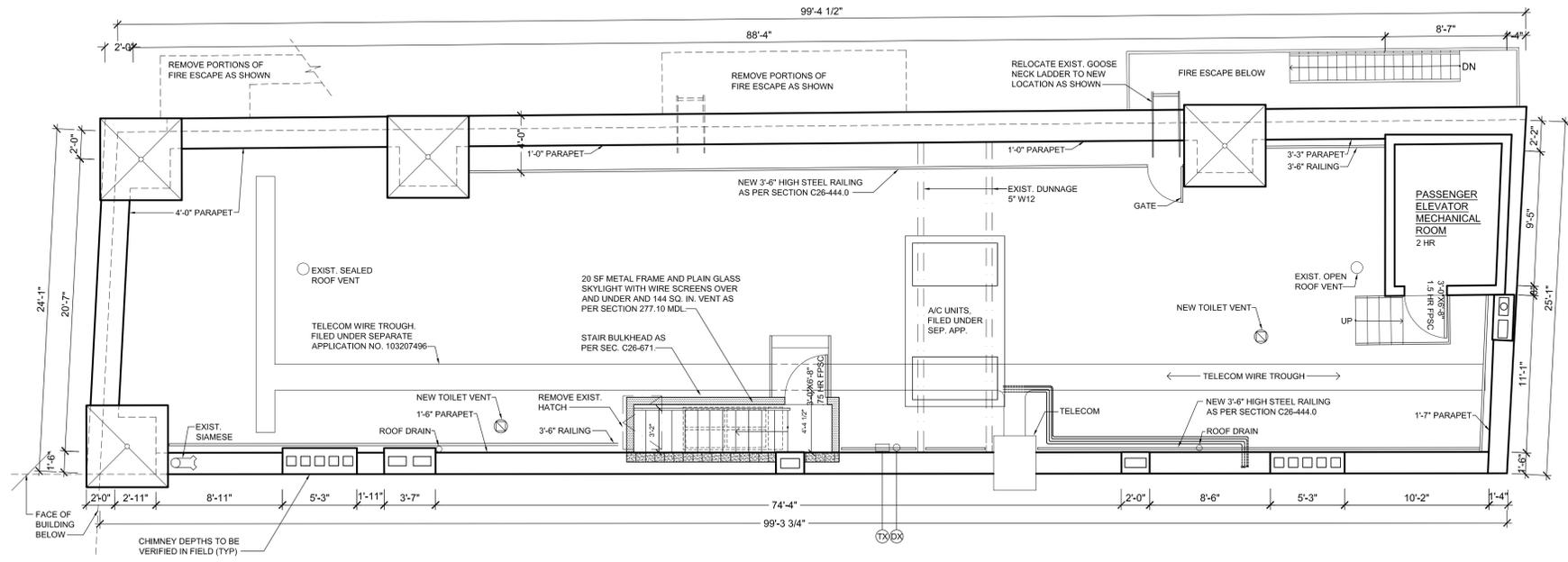
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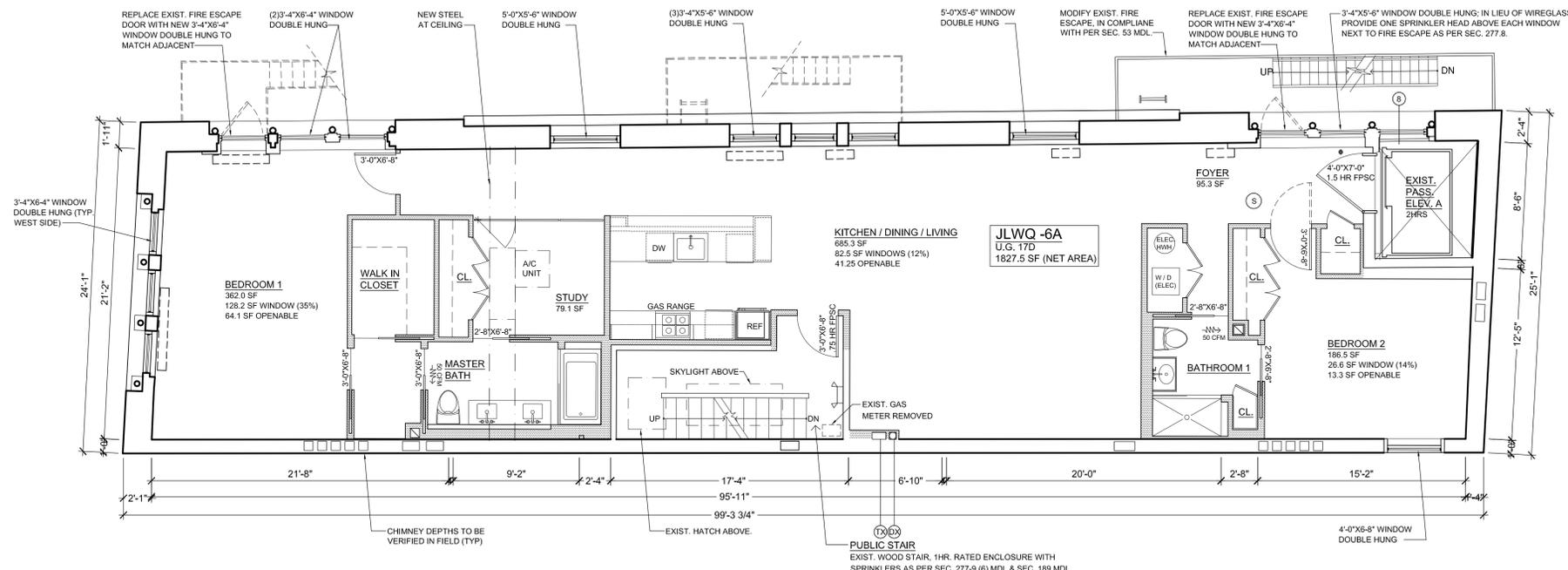
Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
New York, NY 10013

Drawing Title
2ND AND 3RD FLOOR PLANS

Project no. 15450-007	Date 09.09.16	LPC-006 PAGE 7 OF 20
Drawn by MO	Scale As Shown	



4 ROOF PLAN
SCALE: 3/4"=1'-0"



3 6TH FLOOR PLAN
SCALE: 3/4"=1'-0"

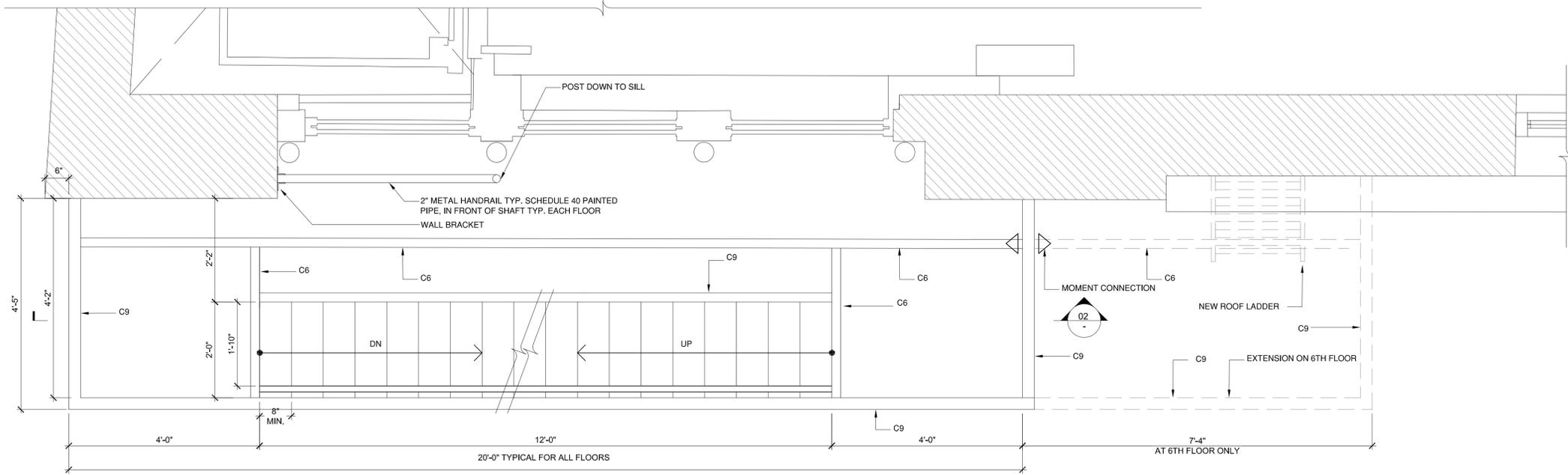
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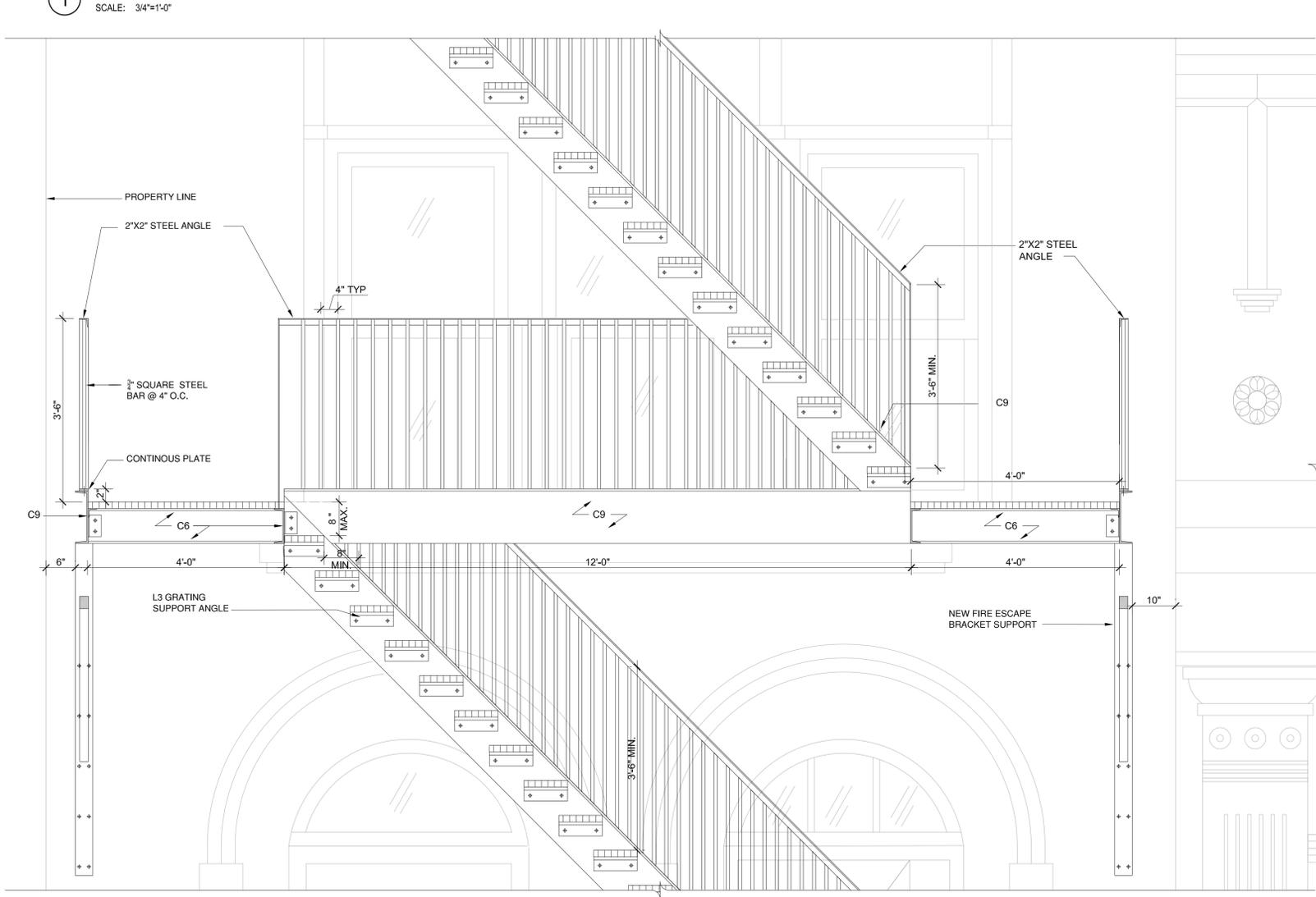
Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
New York, NY 10013

Drawing Title
6TH AND ROOF FLOOR PLANS

Project no. 15450-007	Date 09.09.16	LPC-008 PAGE 9 OF 20
Drawn by MO	Scale As Shown	



1 TYP. FIRE ESCAPE FRAMING PLAN
SCALE: 3/4"=1'-0"



2 TYP. SECTION THROUGH PROPOSED FIRE ESCAPE PER FLOOR
SCALE: 3/4"=1'-0"

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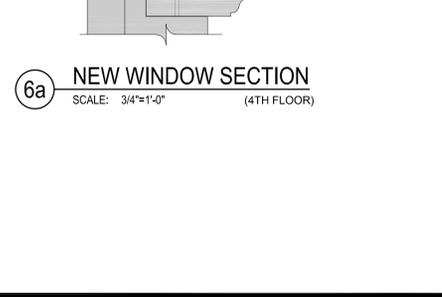
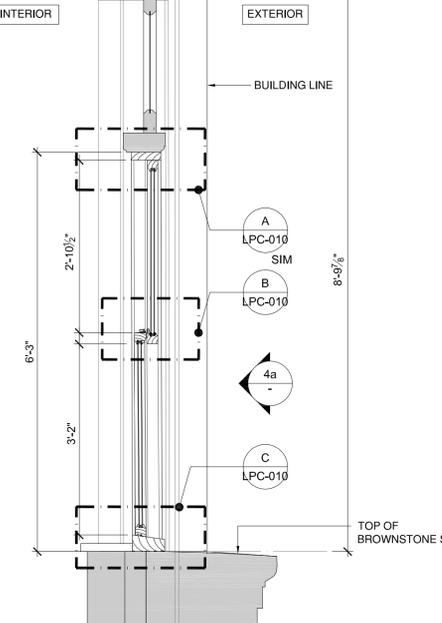
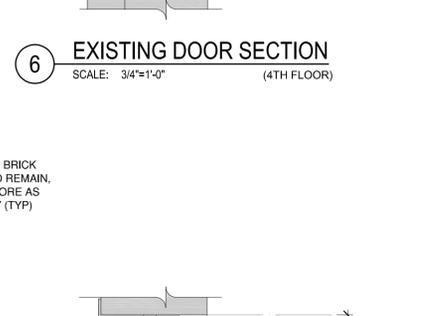
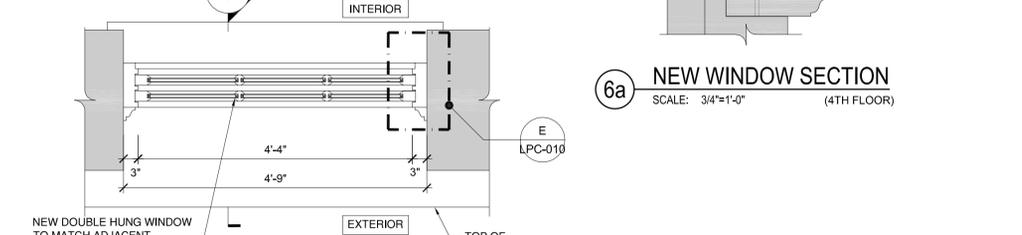
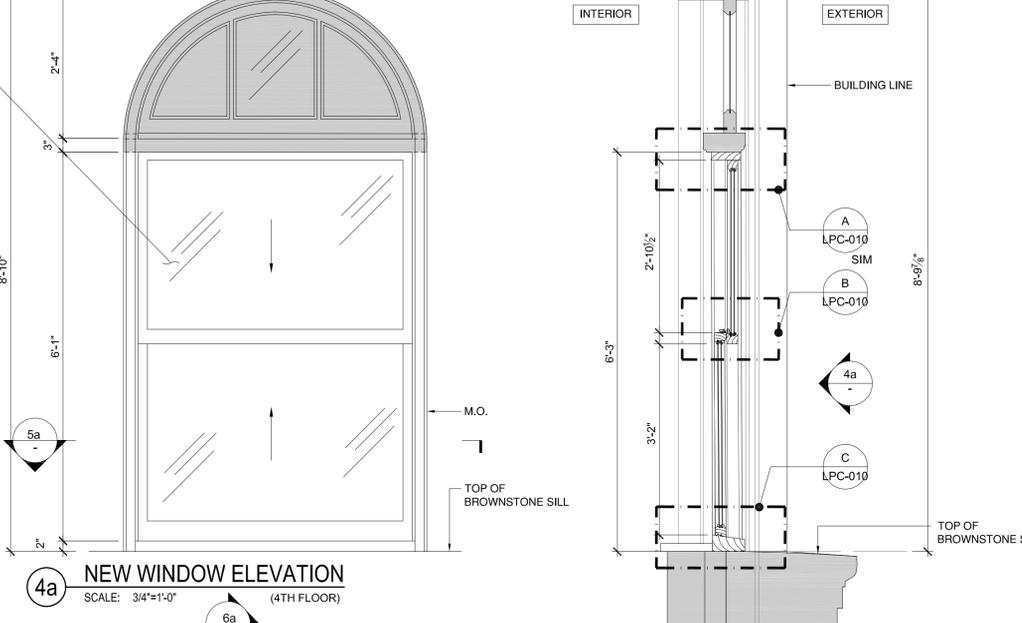
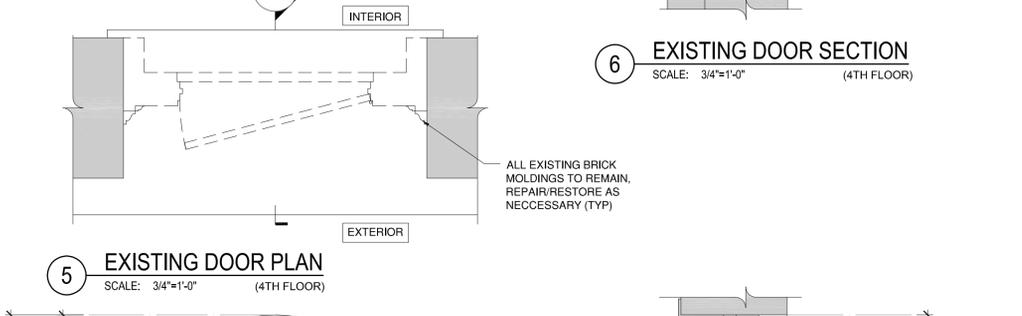
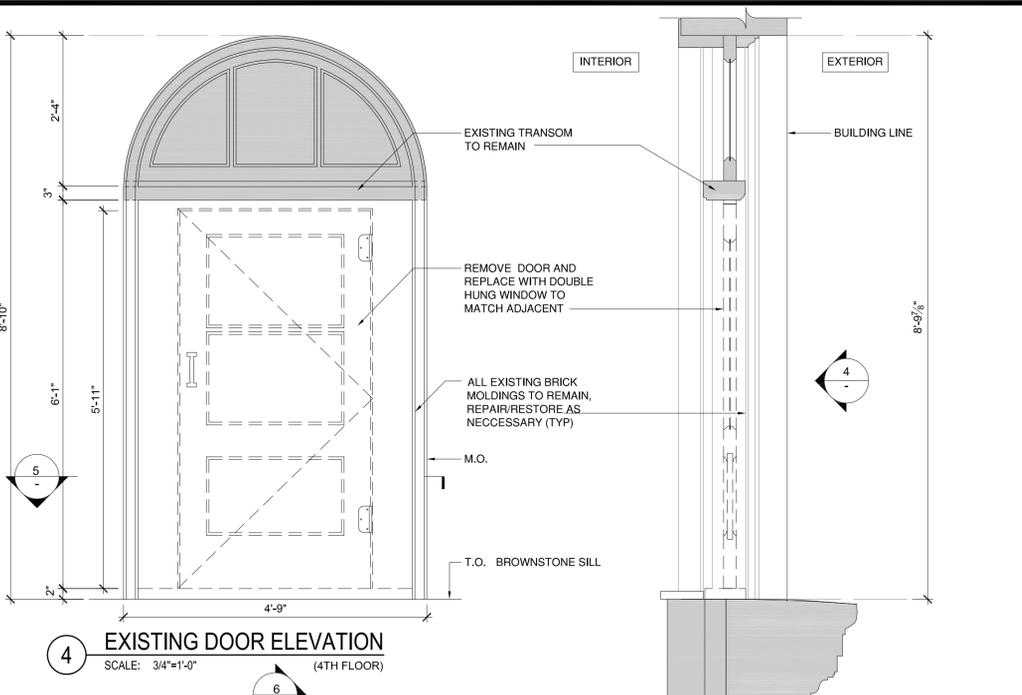
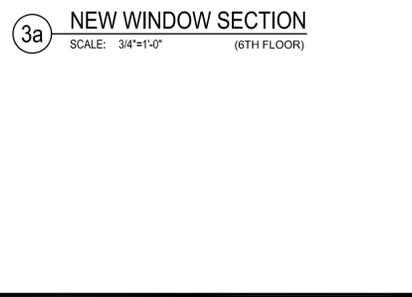
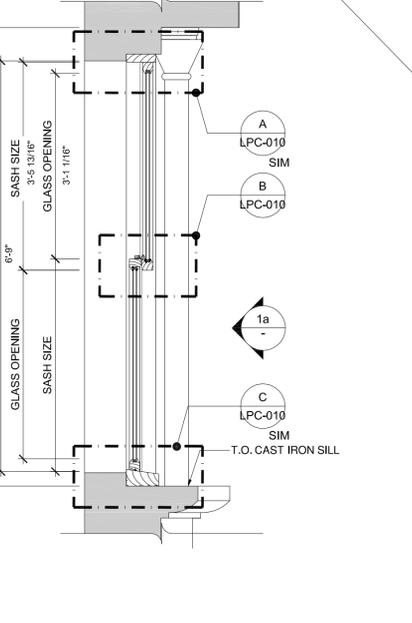
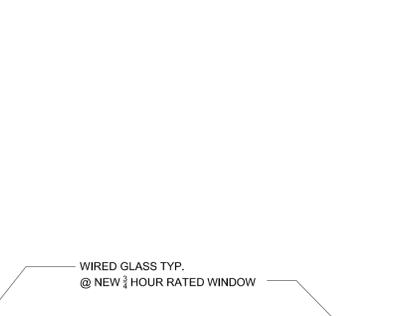
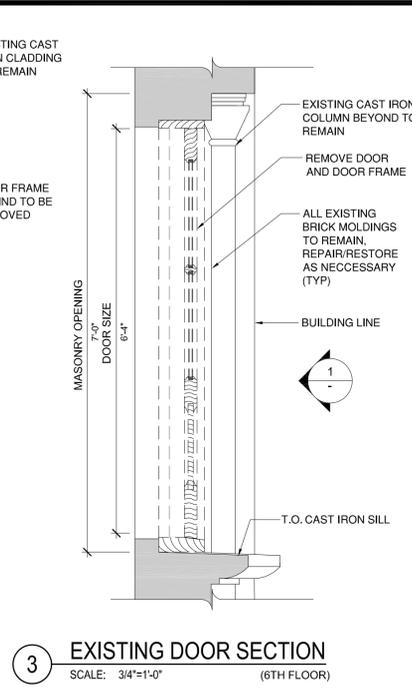
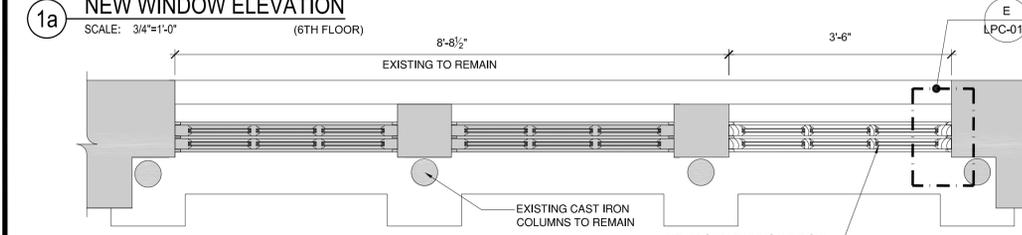
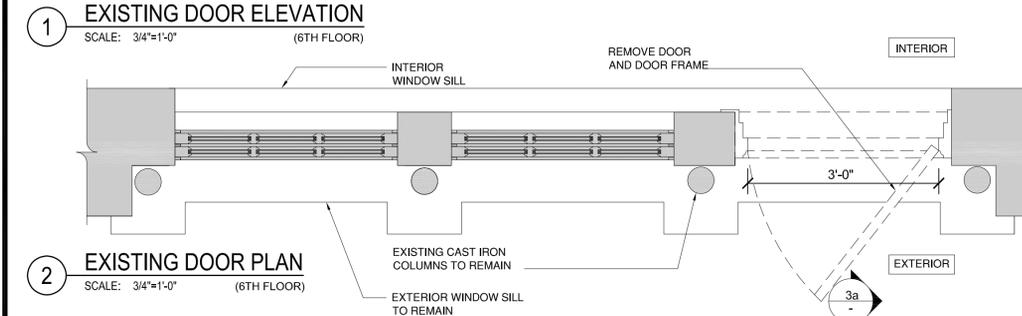
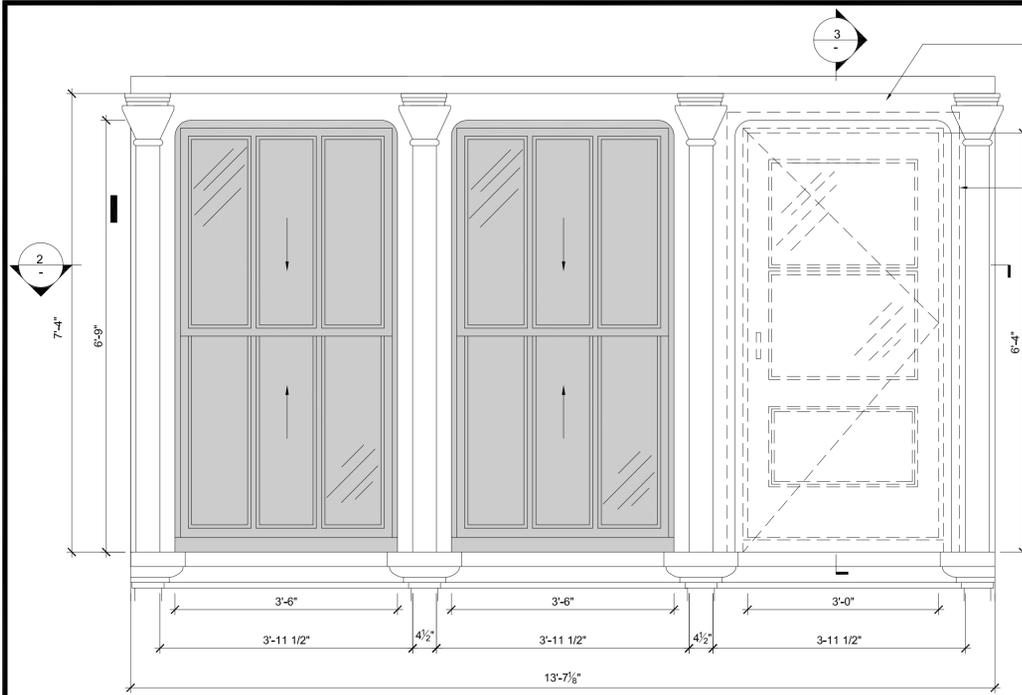
No. Date Revisions

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Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
New York, NY 10013

Drawing Title
**BROOME ST. ELEVATION
NEW FIRE ESCAPE DETAILS**

Project no. 15450-007	Date 09.09.16	LPC-009 PAGE 10 OF 20
Drawn by MO	Scale As Shown	

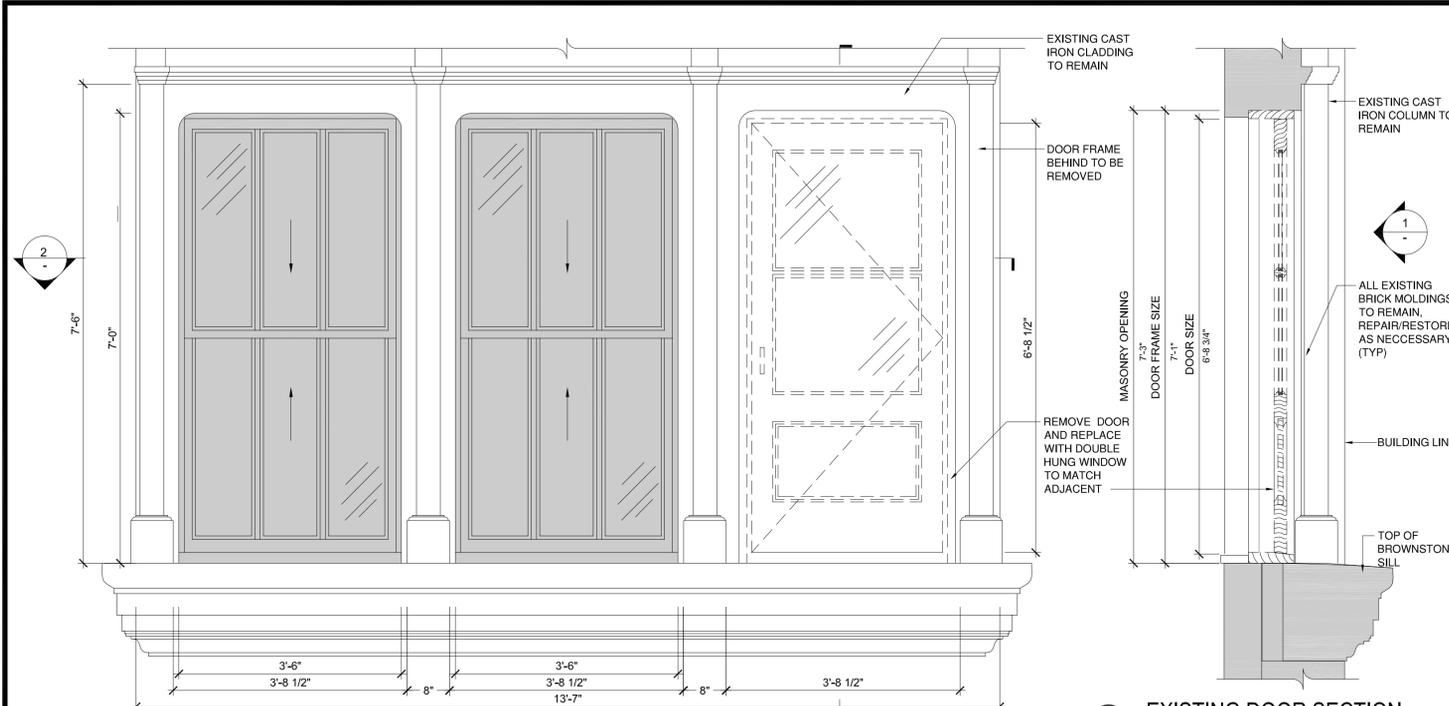


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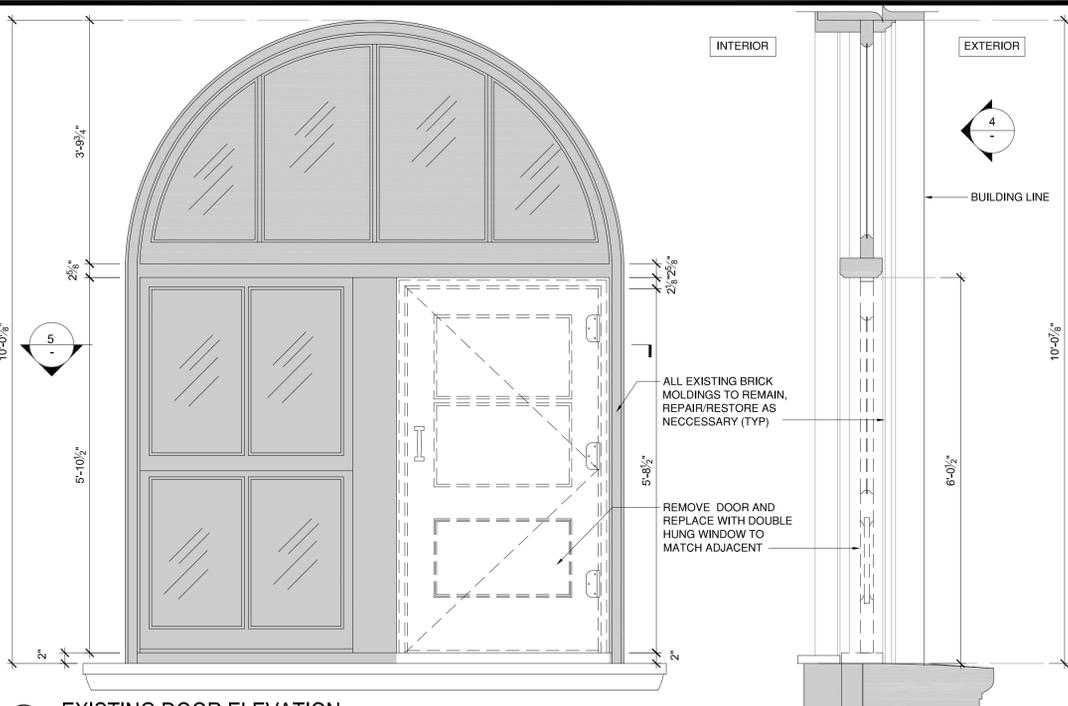
Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
New York, NY 10013
Drawing Title
WINDOW REPLACEMENT DETAILS I

Project no. 15450-007	Date 03/09/16	Scale As Shown	LPC-011
Drawn by MO	As Shown		PAGE 12 OF 20



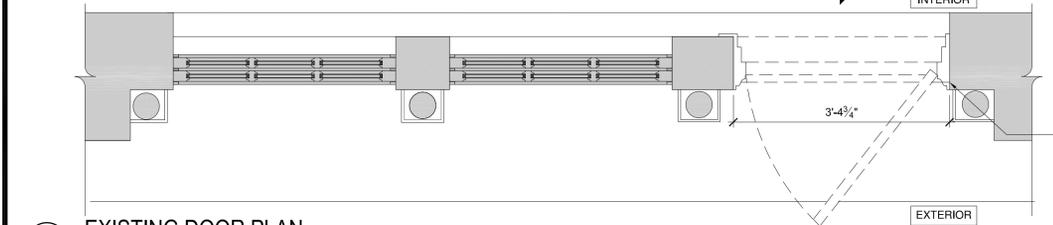
1 EXISTING DOOR ELEVATION
SCALE: 3/4"=1'-0"
(5TH FLOOR)

3 EXISTING DOOR SECTION
SCALE: 3/4"=1'-0"
(5TH FLOOR)

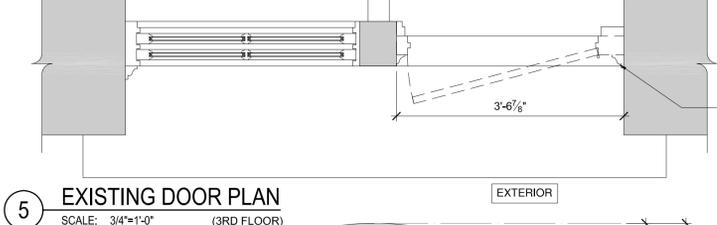


4 EXISTING DOOR ELEVATION
SCALE: 3/4"=1'-0"
(3RD FLOOR)

6 EXISTING DOOR SECTION
SCALE: 3/4"=1'-0"
(3RD FLOOR)



2 EXISTING DOOR PLAN
SCALE: 3/4"=1'-0"
(5TH FLOOR)

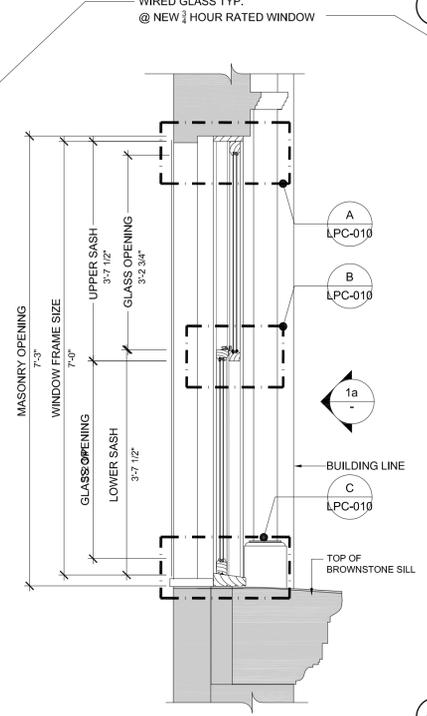


5 EXISTING DOOR PLAN
SCALE: 3/4"=1'-0"
(3RD FLOOR)



1a NEW WINDOW ELEVATION
SCALE: 3/4"=1'-0"
(5TH FLOOR)

2a NEW WINDOW PLAN
SCALE: 3/4"=1'-0"
(5TH FLOOR)



3a NEW WINDOW SECTION
SCALE: 3/4"=1'-0"
(5TH FLOOR)



4a EXISTING DOOR ELEVATION
SCALE: 3/4"=1'-0"
(3RD FLOOR)

6a NEW WINDOW SECTION
SCALE: 3/4"=1'-0"
(3RD FLOOR)

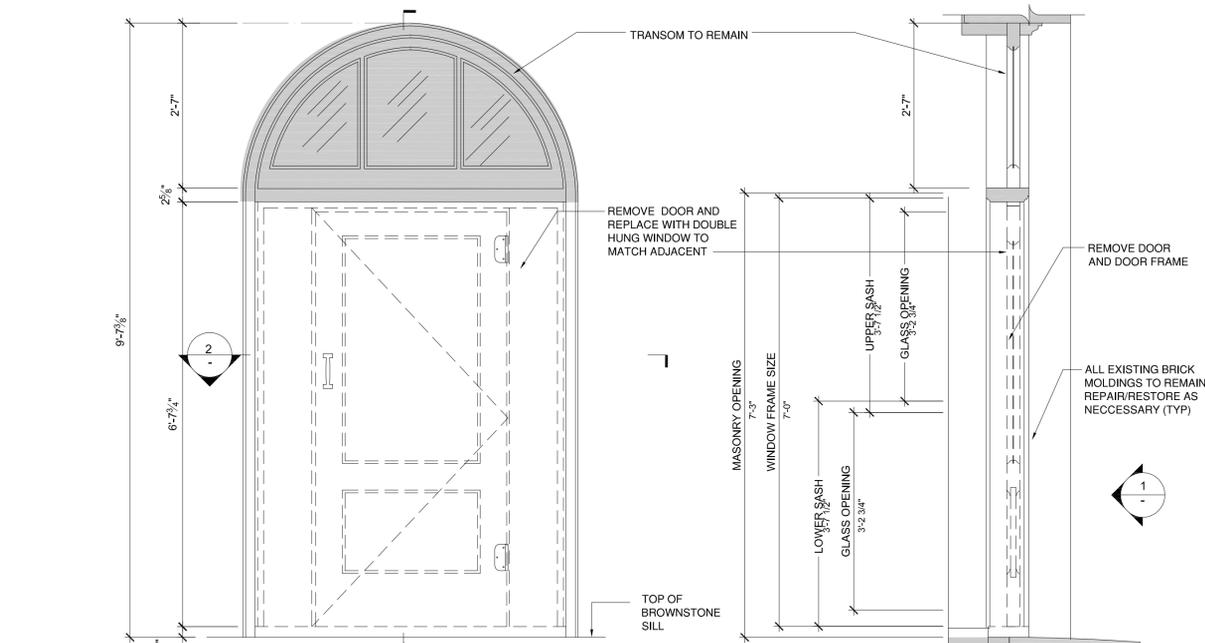
5a EXISTING DOOR PLAN
SCALE: 3/4"=1'-0"
(3RD FLOOR)

Seal & Signature

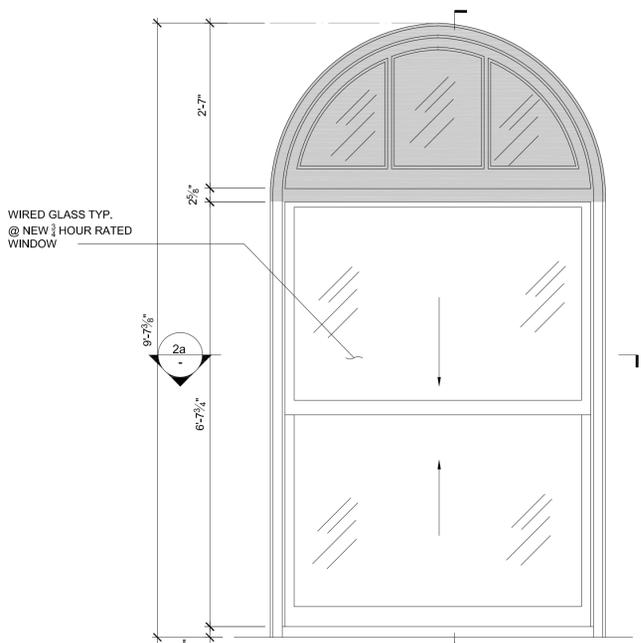
No.	Date	Revisions

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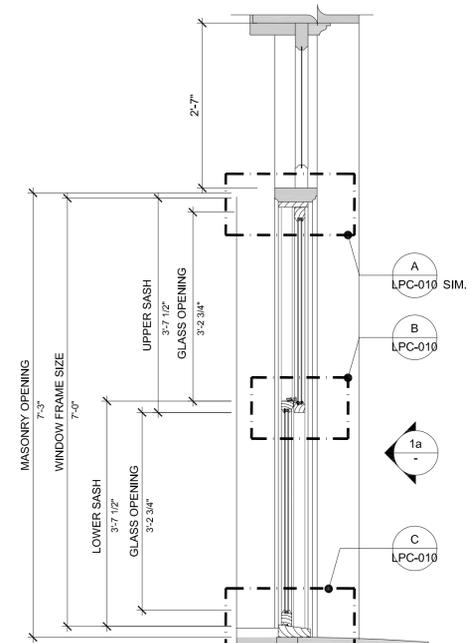
Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
New York, NY 10013
Drawing Title
WINDOW REPLACEMENT DETAILS II



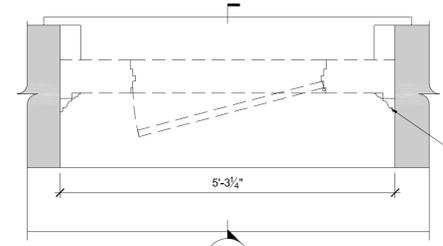
1 EXISTING DOOR ELEVATION
SCALE: 3/4"=1'-0"
(2ND FLOOR)



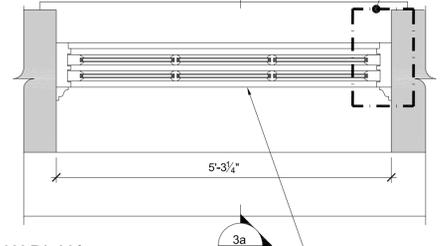
1a NEW WINDOW ELEVATION
SCALE: 3/4"=1'-0"
(2ND FLOOR)



3a NEW WINDOW SECTION
SCALE: 3/4"=1'-0"
(2ND FLOOR)

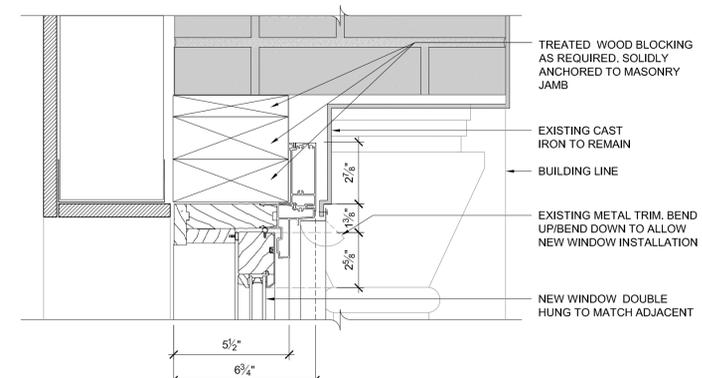


3 EXISTING DOOR SECTION
SCALE: 3/4"=1'-0"
(2ND FLOOR)

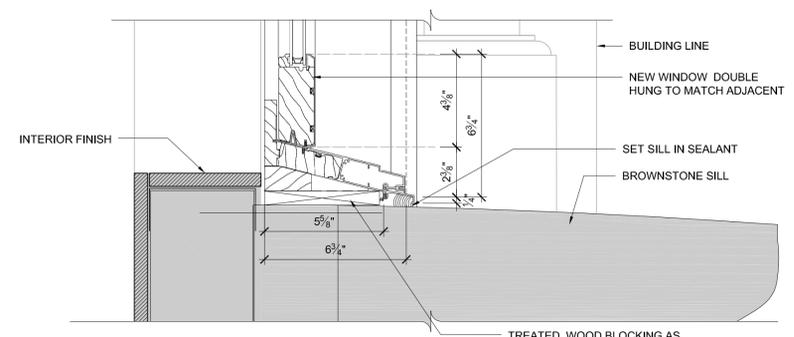


2a NEW WINDOW PLAN
SCALE: 3/4"=1'-0"
(2ND FLOOR)

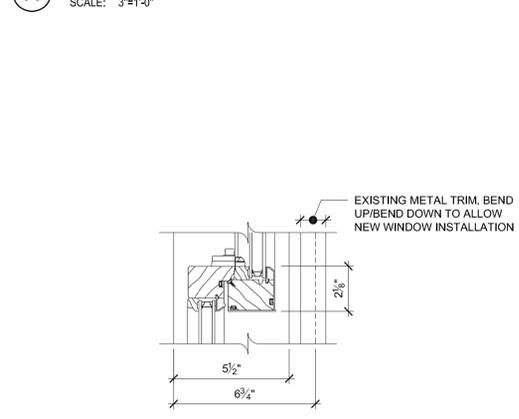
2 EXISTING DOOR PLAN
SCALE: 3/4"=1'-0"
(2ND FLOOR)



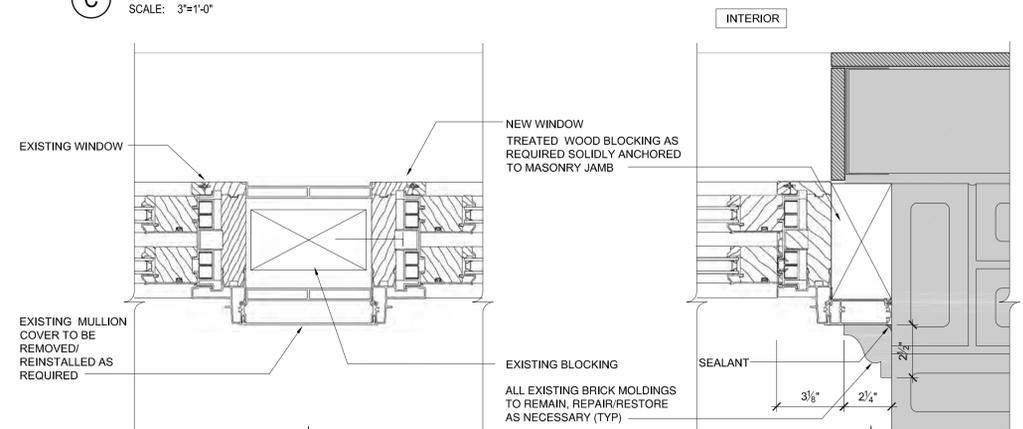
A WINDOW HEAD DETAIL
SCALE: 3"=1'-0"



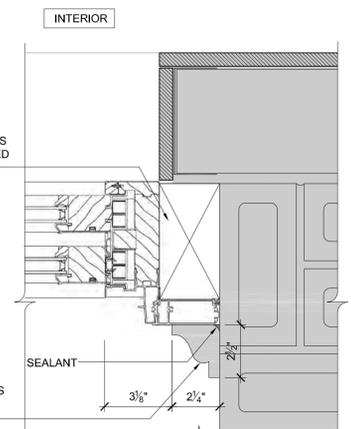
C WINDOW SILL DETAIL
SCALE: 3"=1'-0"



B CHECK RAIL DETAIL
SCALE: 3"=1'-0"



D WINDOW MULLION DETAIL (NEW TO EXIST)
SCALE: 3"=1'-0"



E WINDOW JAMB DETAIL
SCALE: 3"=1'-0"

Seal & Signature

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Project
**LPC PRESENTATION
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486 Broadway
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Drawing Title
WINDOW REPLACEMENT DETAILS III

Project no. 15450-007	Date 03.09.16	LPC-013
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PAGE 14 OF 20



(A) BROOME ST. FACADE



(B) BROADWAY FACADE (WEST FACADE)

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Drawing Title
PHOTO SHEET I

Project no. 15450-007	Date 09.09.16	LPC-014 PAGE 15 OF 20
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(C) VIEW OF NORTH FACADE (EAST END)
AT 4TH FLOOR TO ROOF @ BROOME ST.



(D) VIEW OF NORTH FACADE (WEST END)
4TH FLOOR TO ROOF @ BROOME ST.



(E) VIEW OF BROADWAY FACADE (WEST FACADE)
4TH FLOOR TO ROOF



(F) VIEW OF NORTH FACADE (EAST END)
AT 2ND AND 3RD FLOORS @ BROOME ST.



(G) VIEW OF NORTH FACADE (WEST END)
AT 2ND AND 3RD FLOORS @ BROOME ST.



(H) VIEW OF BROADWAY FACADE
AT 2ND TO 4TH FLOORS.

Seal & Signature

No.	Date	Revisions

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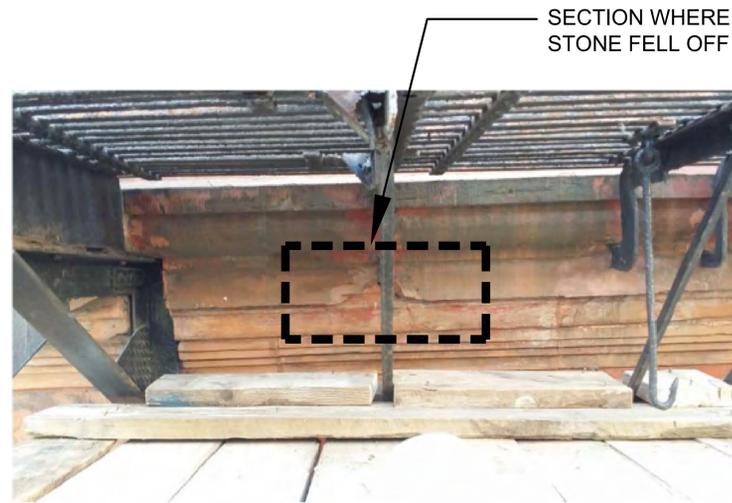
Project
LPC PRESENTATION
FIRE ESCAPE REPLACEMENT
486 Broadway
New York, NY 10013

Drawing Title
PHOTO SHEET II

Project no. 15450-007	Date 09.09.16	Scale As Shown	LPC-015 PAGE 16 OF 20
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① TYPICAL FIRE ESCAPE SUPPORT EMBEDMENT INTO BROWNSTONE WATERTABLE



② 2ND FLOOR WATERTABLE - FIRE ESCAPE CRACKED BROWNSTONE



③ 2ND FLOOR WATERTABLE - CRACKED BROWNSTONE (DUE TO FIRE ESCAPE SUPPORT EMBEDMENT)



④ 3RD FLOOR WATERTABLE - CRACKED BROWNSTONE AT FIRE ESCAPE SUPPORT EMBEDMENT



⑤ 4TH FLOOR WATERTABLE - BROWNSTONE PATCH AT FORMER CRACK



⑥ 5TH FLOOR WATERTABLE - CRACK AT BROWNSOTONE DUE TO EMBEDMENT (NW CORNER)

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PHOTO SHEET III

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CORRODED FIRE ESCAPE SUPPORT

7 FIRE ESCAPE BRACKET PENETRATION AT BROWNSTONE SILL, AT 2nd FLOOR.



8 ANCHORAGE OF GUARDRAIL ANCHOR THROUGH SQUARE TERRACOTTA MEDALLION AT EAST END OF 4th FLOOR FIRE ESCAPE PLATFORM



9 WEST END OF 2ND FLOOR FIRE ESCAPE - BRICK DAMAGE DUE TO FIRE ESCAPE ANCHORAGE



10 PROBE OF DEPTH AND CONDITION OF FIRE ESCAPE PLATFORM ANCHORAGE AT 2nd FLOOR NOTE CORRODED STEEL



11 DEPTH MEASURE OF ANCHOR AT 2nd FLOOR NOTE STEEL DETERIORATION



12 DETERIORATED STEEL FIRE ESCAPE ANCHOR

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Drawing Title
PHOTO SHEET IV

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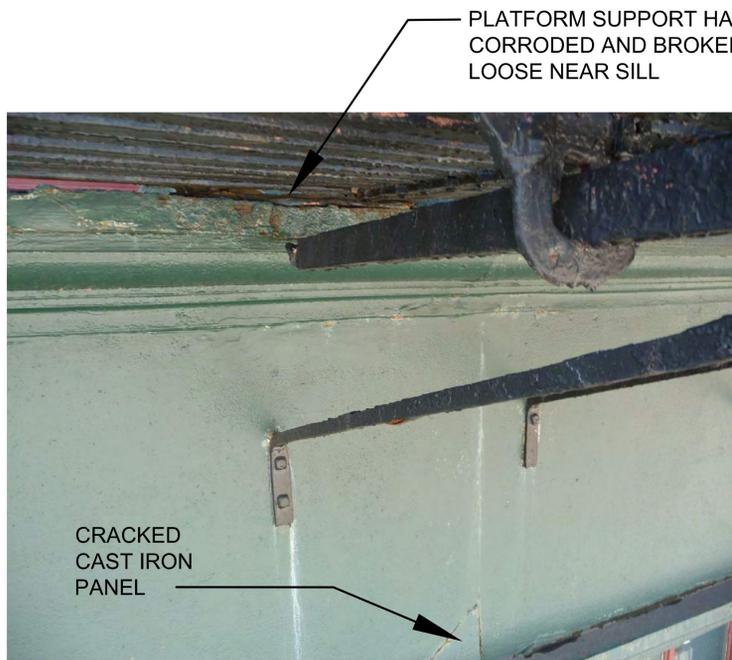
13 FIRE ESCAPE PLATFORM BRACKET AT 2ND FLOOR BROWNSTONE WATERTABLE



14 CLOSE-UP VIEW OF PHOTO No.13



15 FIRE ESCAPE BRACKET PENETRATION AT BROWNSTONE SILL, AT 2nd FLOOR.



16 UNDERSIDE OF 5th FLOOR FIRE ESCAPE PLATFORM, CENTRAL SECTION



17 TYPICAL FIRE ESCAPE ANCHORAGE TO CAST IRON DECORATIVE SILL



18 CLOSE-UP VIEW OF FIRE ESCAPE LADDER ANCHOR ATTACHED TO SHINGLE ROOF, FACING BROOM ST.

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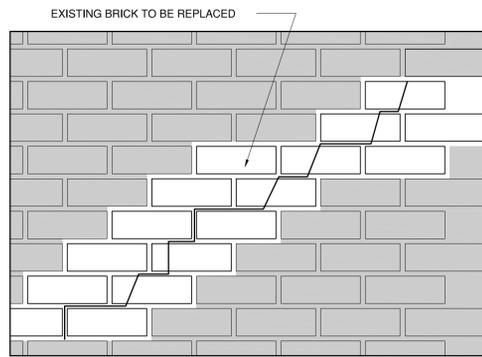
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Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
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Drawing Title
PHOTO SHEET V

Project no. 15450-007	Date 09.09.16	LPC-018 PAGE 19 OF 20
Drawn by MO	Scale As Shown	

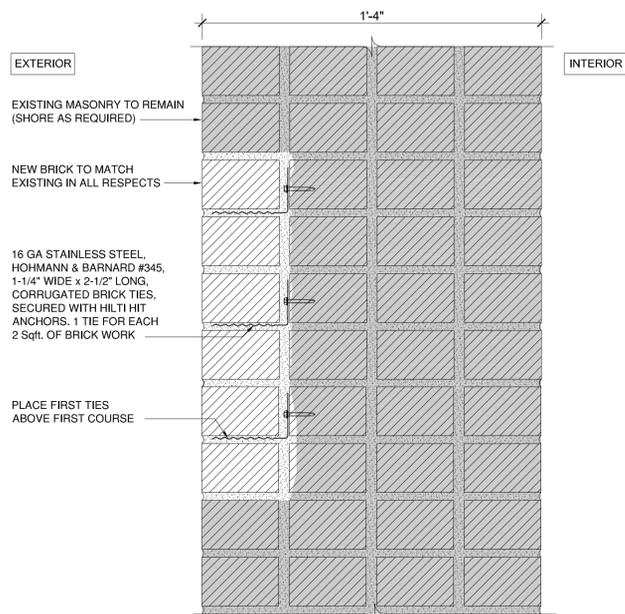


1 SCHEMATIC STITCH REPAIR AT CRACK

SCALE: 3"=1'-0"

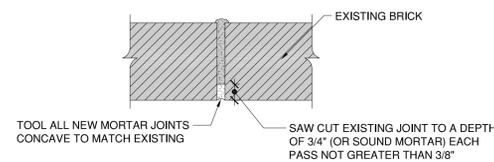
PROCEDURE:

1. USING HAND TOOLS REMOVE ADJACENT (1) BRICK ON EACH SIDE OF THE CRACK.
2. CLEAN REMAINING SURFACES TO RECEIVE NEW TYPE "N" MORTAR.
3. REPLACE BRICKWORK ALONG CRACK, APPROXIMATELY 1 S.F. OF MASONRY PER 1 L.F. OF CRACK. NEW BRICK TO MATCH EXISTING IN ALL RESPECTS.



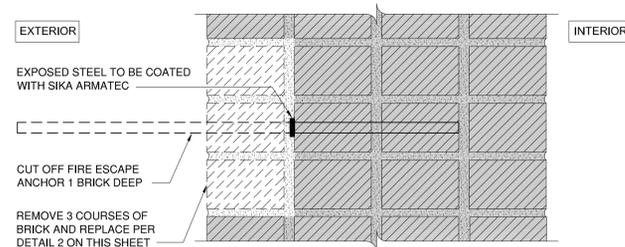
2 WALL SECTION FACE BRICK REPLACEMENT

SCALE: 3"=1'-0"



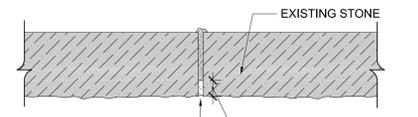
3 BRICK POINTING

SCALE: NTS



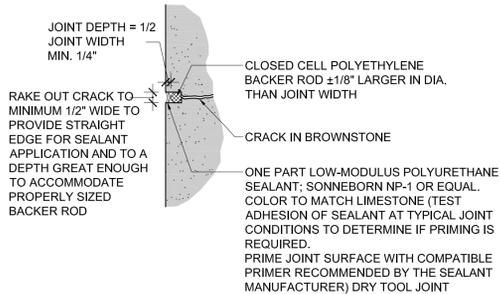
4 REMOVAL/PATCH DETAIL AT FIRE ESCAPE ANCHOR (FLAT BRICK WALL)

SCALE: 3"=1'-0"



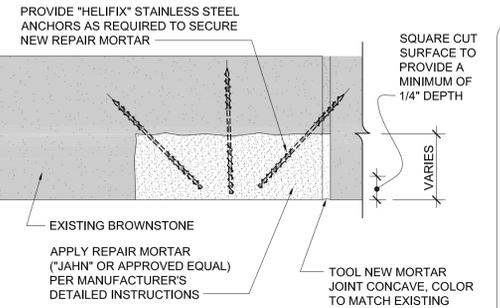
5 STONE POINTING

SCALE: 3"=1'-0"



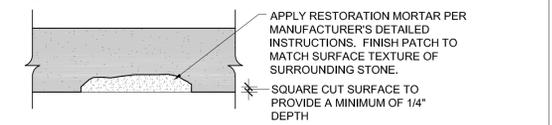
6 SEAL CRACK AT BROWNSTONE

SCALE: NTS



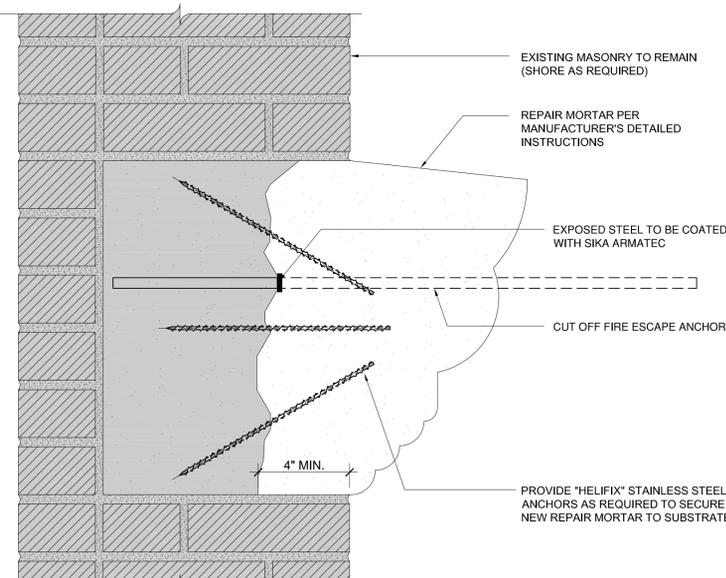
7b DEEP PATCH WITH REINFORCING

SCALE: 3"=1'-0"



7a SURFACE PATCH W/O REINFORCING

SCALE: 3"=1'-0"

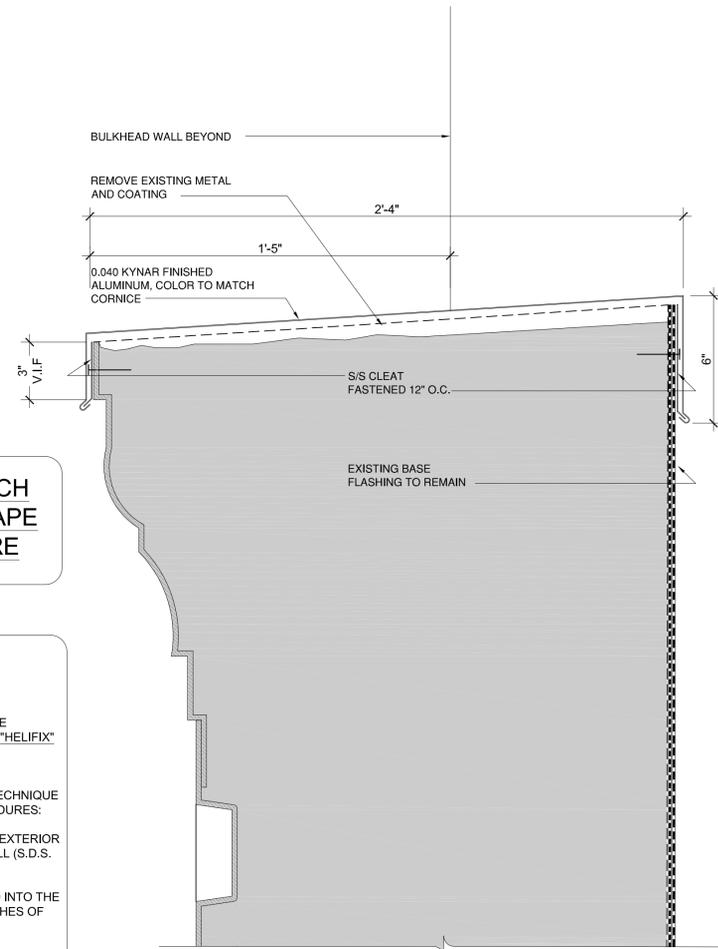


8 REMOVAL/PATCH DETAIL AT FIRE ESCAPE ANCHOR (BROWNSTONE ANCHOR)

SCALE: 3"=1'-0"

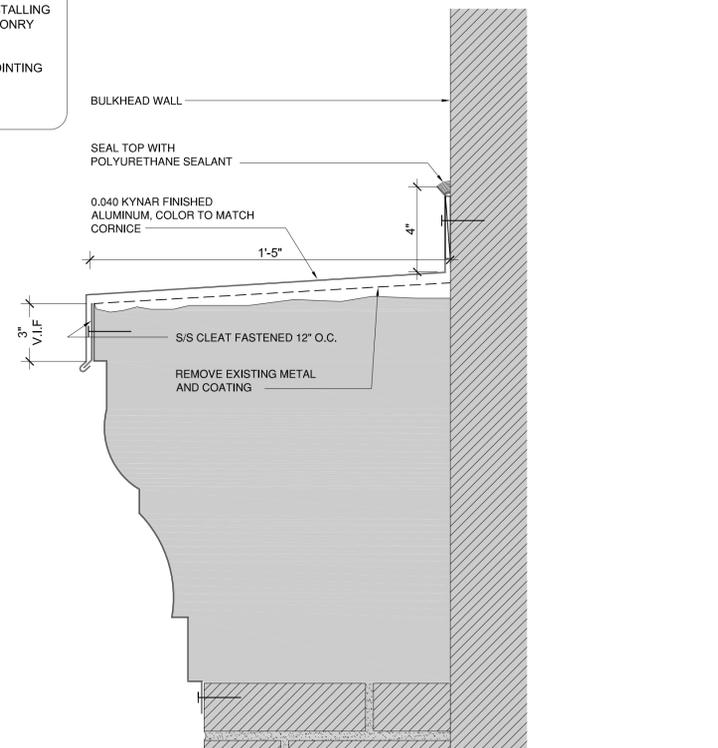
ALL REPAIRS TO MATCH EXISTING IN SIZE, SHAPE PROFILE AND TEXTURE

HELICAL TIES (T-1 & T-2)
8 mm DRY SET MASONRY REPAIR
SPECIFICATION:
ALL BROWNSTONE PIECES ARE TO BE STABILIZED TO THE COMPOSITE BRICK BACKUP WALL BY MEANS OF AN 8mm "HELIFIX" HELICAL STAINLESS STEEL REMEDIAL WALL TIE.
INSTALLATION PROCEDURES:
INSTALL HELICAL STAINLESS STEEL TIES IN A DRY SET TECHNIQUE AT SPECIFIED SPACING AS PER THE FOLLOWING PROCEDURES:
A 6.5mm ENTRY HOLE SHALL BE DRILLED THROUGH THE EXTERIOR BROWNSTONE BY MEANS OF AN ELECTRIC HAMMER DRILL (S.D.S. TYPE).
A FURTHER 6.5mm ENTRY HOLE SHALL THEN BE DRILLED INTO THE MULTI WYTHE BRICK TO PENETRATE AT LEAST TWO WYTHES OF BRICK.
THIS DRILL PROCEDURE SHALL BE CARRIED OUT BY MEANS OF A HIGH SPEED ROTARY PERCUSSION DRILL (3 JAW CHUCK TYPE)
THE HELICAL TIE SHALL THEN BE DRIVEN INTO POSITION AND RECESSED BY MEANS OF A HELICAL DRY SET SETTING TOOL MOUNTED ON AN ELECTRIC HAMMER DRILL (S.D.S. TYPE)
A DRY SET SUPPORT TOOL MAY BE REQUIRED WHEN INSTALLING LONGER LENGTHS OF THE HELICAL TIE INTO DENSE MASONRY UNITS.
PATCH ALL PENETRATIONS TO MATCH EXISTING WITH POINTING MORTAR TO MATCH EXISTING.



9 REPAIR DETAIL AT PARAPET WALL COPING

SCALE: NTS



10 REPAIR DETAIL AT PARAPET WALL COPING @ ADJACENT WALL

SCALE: NTS

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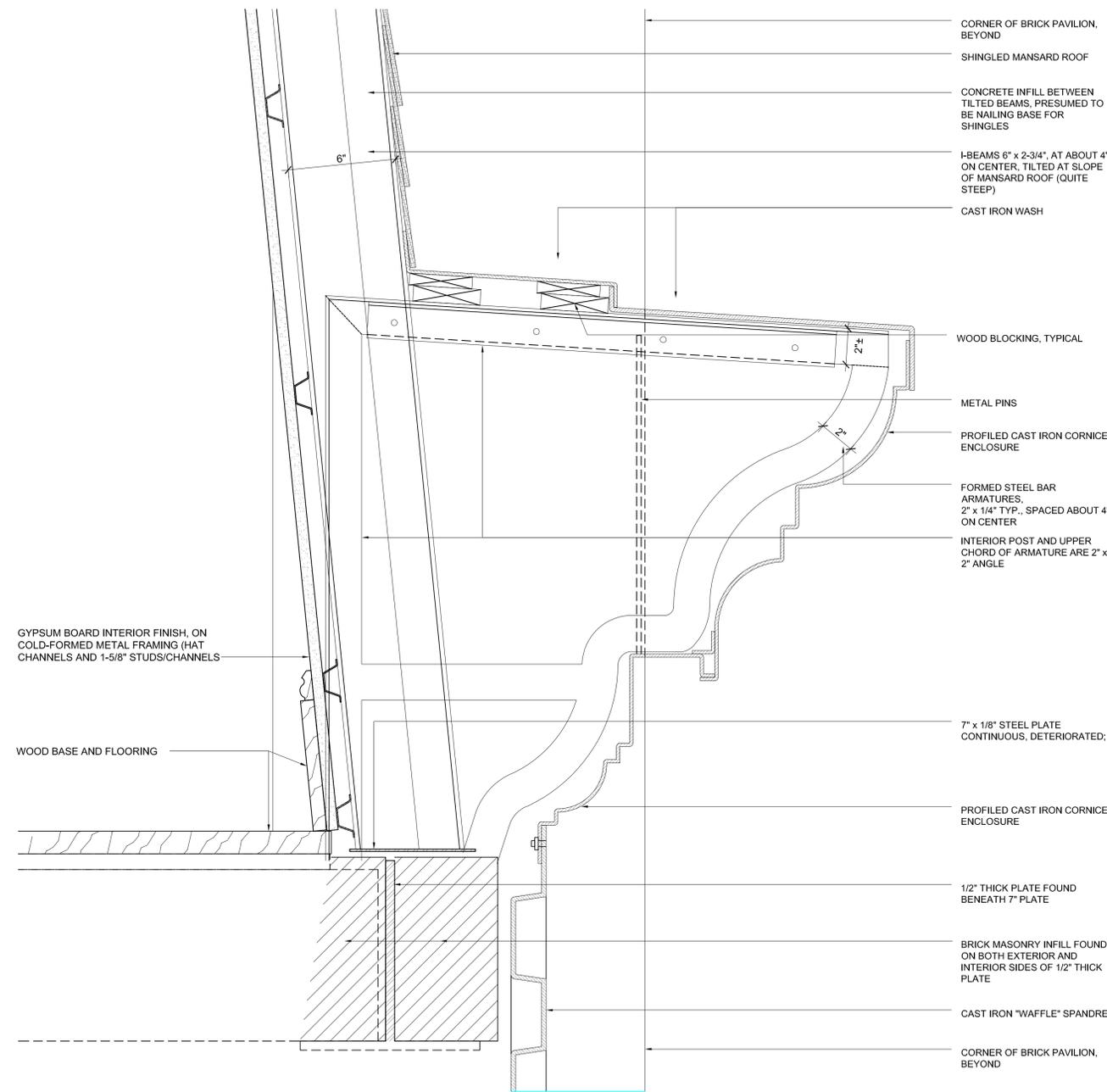
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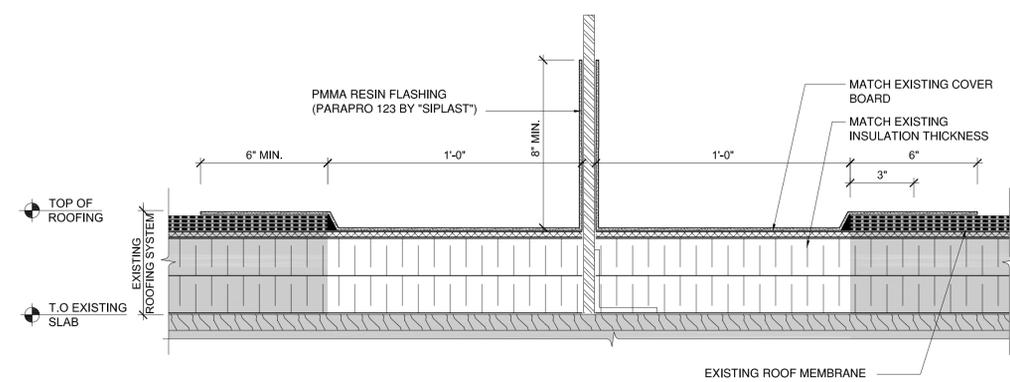
Project
**LPC PRESENTATION
FIRE ESCAPE REPLACEMENT**
486 Broadway
New York, NY 10013

Drawing Title
**NEW FIRE ESCAPE AND
FACADE REPAIRS**

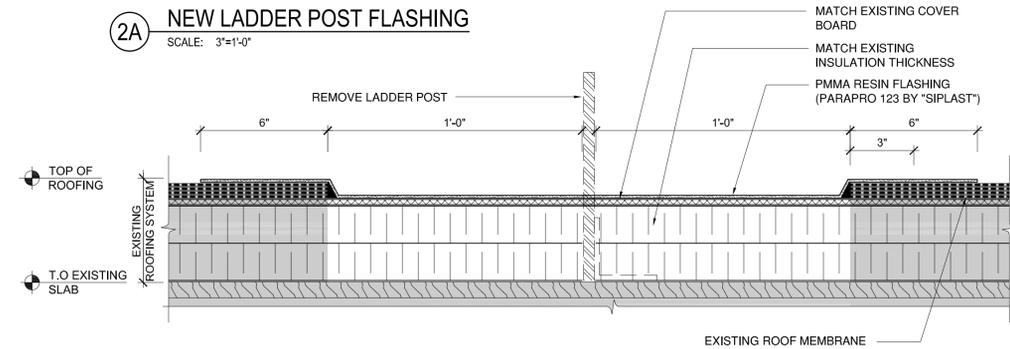
Project no. 15450-007	Date 03/02/16	Scale As Shown	LPC-020
Drawn by MO	Scale As Shown		PAGE 21 OF 20



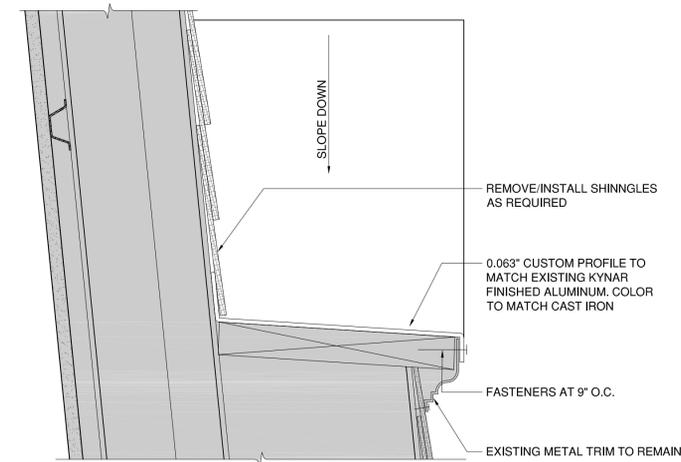
1 CAST IRON CORNICE SECTION - EXISTING
SCALE: NTS



2A NEW LADDER POST FLASHING
SCALE: 3\"/>



2B LADDER POST REMOVAL/PATCH DETAIL AT ROOF
SCALE: 3\"/>



3 PEDIMENT FLASHING DETAIL
SCALE: 3\"/>

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Project
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FIRE ESCAPE REPLACEMENT**
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Drawing Title
**NEW FIRE ESCAPE AND
FACADE REPAIRS**

Project no. 15450-007	Date 03.09.16	LPC-021
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