75 GREENE STREET
NEW YORK, NY 10012

PROPERTY OVERVIEW

BUILDING INFORMATION:
- BLOCK: 486
- LOT: 22
- LOT AREA: 2250 SF
- LOT FRONTAGE: 25'
- LOT DEPTH: 90'
- YEAR BUILT: 1900
- NUMBER OF BUILDINGS: 1
- NUMBER OF FLOORS: 6
- GROSS FLOOR AREA: 11,223 SF (ESTIMATED)
- TOTAL UNITS: 5
- LAND USE: INDUSTRIAL AND MANUFACTURING
- ZONING: M1-5A

OWNER:
- 75-26 SOHO LLC

OCCUPANCY / ZONING USE:
- (M) MERCANTILE - USE GROUP 6A, 6 (RETAIL)
- GROUND FLOOR: (M) MERCANTILE - USE GROUP 6B, 6 (RETAIL)

APPLICABLE CODES:
- 1968 NEW YORK CITY BUILDING CODE
- 2014 NEW YORK CITY PLUMBING CODE
- 2014 NEW YORK CITY MECHANICAL CODE
- 2014 NEW YORK CITY FIRE CODE
- 2012 NEW YORK CITY ELECTRICAL CODE
- 2013 NEW YORK CITY ENERGY CONSERVATION CODE (NYCECC)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- LANDMARKS PRESERVATION COMMISSION, TITLE 63 RULES OF THE CITY OF NEW YORK
- SOHO-CAST IRON DISTRICT

EXISTING BUILDING FACADE

STORE LOCATION (NOT TO SCALE)

LANDMARKS PRESERVATION COMMISSION PRESENTATION
75 GREENE STREET
NEW YORK, NY 10012
EXISTING FACADE
(WITH TEMPORARY VINYL SIGNAGE)

EXISTING FACADE
(PRIOR TO INSTALLATION OF TEMPORARY VINYL SIGNAGE)

EXISTING TEMPORARY VINYL SIGNAGE TO BE REMOVED BY APPLICANT

MUNTINS AT STOREFRONT WINDOW REMOVED BY PREVIOUS TENANT WITHOUT PERMIT; THIS PROPOSAL TO INCLUDE LEGALIZING THIS STORE-FRONT ALTERATION

MUNTINS EXIST BEYOND FROSTED GLASS

EXISTING TEMPORARY VINYL SIGNAGE TO BE REMOVED BY APPLICANT

LANDMARKS PRESERVATION COMMISSION PRESENTATION
75 GREENE STREET
NEW YORK, NY 10012

SD - 16 SEPTEMBER 2015

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECT. DO NOT SCALE BLUEPRINTS.

ISSUED FOR NYC LPC 16 SEP 2015
EXISTING NON-ILLUMINATED BLACK METAL VERSACE LOGO ON SIGN BAND
EXISTING BLADE SIGN AND BRACKET
EXISTING LOGO AT STORE INTERIOR
NEW PROPOSED 3-D LIGHT BOX BEHIND SOUTH WINDOW
NORTH WINDOW TO REMAIN AS EXISTING

PROPOSED STOREFRONT
EXISTING PAINTED WOOD WINDOW
EXISTING PAINTED WOOD WINDOW FRAME, TYP
EXISTING GLAZING
LINE INDICATES EXISTING PAINTED WOOD WINDOW STOP BELOW
LINE INDICATES EXISTING PAINTED WOOD SILL BELOW
EXISTING PAINTED WOOD JAMB
EXISTING PAINTED WOOD STOP
EXISTING PAINTED WOOD JAMB TO REMAIN
EXISTING PAINTED WOOD STOP TO BE REMOVED BY GC; GC TO REPLICATE NEW REMOVABLE WOOD TRIM WITH SAME DIMENSIONS TO BE INSTALLED AT SAME LOCATION
EXISTING COMMUNAL ENTRY DOOR TO REMAIN. G.C. TO PROTECT THROUGHOUT CONSTRUCTION.
EXISTING TENANT DISPLAY WINDOW TO REMAIN. G.C. TO PROTECT THROUGHOUT CONSTRUCTION.
EXISTING ARCHITECTURAL ELEMENTS TO REMAIN UNCHANGED, TYP
EXISTING PAINTED WOOD WINDOW FRAME AND GLAZING TO BE REMOVED; GC TO REPLICATE NEW WOOD WINDOW FRAME WITH SAME DIMENSIONS AND FINISH TO BE INSTALLED AT SAME LOCATION
EXISTING PAINTED WOOD SILL TO REMAIN
EXISTING PAINTED WOOD STOP TO BE REMOVED BY GC; GC TO REPLICATE NEW REMOVABLE WOOD TRIM WITH SAME DIMENSIONS TO BE INSTALLED AT SAME LOCATION
EXISTING PAINTED WOOD STOP TO BE REMOVED BY GC; GC TO REPLICATE NEW REMOVABLE WOOD TRIM WITH SAME DIMENSIONS TO BE INSTALLED AT SAME LOCATION
EXISTING FROSTED GLAZING TO BE REMOVED; GC TO REPLACE WITH NEW CLEAR GLAZING
EXISTING SIGN BAND
EXISTING LOGO AT STORE INTERIOR
EXISTING MULLIONS BEYOND TO BE REMOVED
EXISTING CHRISTMAS LIGHTS TO BE REMOVED
EXISTING APOTHECARY GLAZING TO BE REMOVED; GC TO REPLACE WITH CLEAR GLAZING
EXISTING ELEVATOR TO REMAIN
EXISTING ELEVATOR 3/4 A-816
EXISTING STOREFRONT TO REMAIN
EXISTING STOREFRONT PLAN - EXISTING CONDITIONS AT ELEVATOR SHAFT
SCALE: 1/2" = 1'-0"
EXISTING STOREFRONT PLAN - EXISTING CONDITIONS
SCALE: 1/2" = 1'-0"
EXISTING STOREFRONT - EXISTING CONDITIONS
SCALE: 1/2" = 1'-0"
EXISTING STOREFRONT - DEMOLITION
SCALE: 1/2" = 1'-0"
EXISTING CONDITIONS
SHEET TITLE
SHEET NO
ARCHITECT
O'NEIL LANGAN
LANDMARKS PRESERVATION COMMISSION PRESENTATION
75 GREENE STREET
NEW YORK, NY 10012
SD
215170
DRAWN BY:
CHECKED BY:
DATE: 16 SEPTEMBER 2015
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECT. DO NOT SCALE BLUEPRINTS.
ISSUED FOR NYC LPC 16 SEP 2015
REVISIONS DATE
PROJECT NO.
A-816.00

0'-0" A.F.F. TO FINISH FLOOR
16'-6 7/8" [5050] A.F.F. UNDERSIDE OF MOLDING
10'-5 1/8" [3178] A.F.F. T.O. ENTRANCE
2'-7" [787] A.F.F. T.O. WINDOW SILL
14'-4 1/4" [4375] A.F.F. T.O. WINDOW OPENING
5'-111 4" EXISTING WINDOW OPENING - VIF
4'-7" EXISTING GLAZING - VIF
3/4 A-816 EXTERIOR STOREFRONT PLAN - EXISTING CONDITIONS AT ELEVATOR SHAFT
3/4 A-816 EXTERIOR STOREFRONT PLAN - EXISTING CONDITIONS
3/4 A-816 EXTERIOR STOREFRONT - EXISTING CONDITIONS
3/4 A-816 EXTERIOR STOREFRONT - DEMOLITION
3/4 A-816
...
NEW WOOD WINDOW FRAME BY GC TO MATCH DIMENSION OF EXISTING FRAME TO BE REMOVED; GC TO PAINT TO MATCH EXISTING COLOR.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEW SOSS INVISIBLE HINGES OR APPROVED EQUAL BY GC; GC TO ADVISE ON SIZE AND QUANTITY BASED ON DOOR WEIGHT.

NEW REMOVABLE TRIM BY GC TO MATCH DIMENSIONS AND LOCATION OF EXISTING WINDOW STOP TO BE DEMOLISHED; GC TO PAINT TO MATCH EXISTING COLOR, TYP.

3-DIMENSIONAL BRUSHED STEEL LION HEAD LOGO INSTALLED ON INTERIOR SIDE OF EXISTING ELEVATOR SHAFT WINDOW; VERIFY EXACT CONDITIONS IN FIELD THROUGH WINDOW; VERIFY EXACT CONDITIONS IN FIELD.

NEW REMOVABLE TRIM BY GC TO MATCH DIMENSIONS AND LOCATION OF EXISTING WINDOW STOP TO BE DEMOLISHED; GC TO PAINT TO MATCH EXISTING COLOR, TYP.

NEW REMOVABLE TRIM BY GC TO MATCH DIMENSIONS AND LOCATION OF EXISTING WINDOW STOP TO BE DEMOLISHED; GC TO PAINT TO MATCH EXISTING COLOR, TYP.

NEW WOOD WINDOW FRAME BY GC TO MATCH DIMENSION OF EXISTING FRAME TO BE REMOVED; GC TO PAINT TO MATCH EXISTING COLOR.

NEW WOOD WINDOW FRAME BY GC TO MATCH DIMENSION OF EXISTING FRAME TO BE REMOVED; GC TO PAINT TO MATCH EXISTING COLOR.
NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.

NEW CLEAR GLAZING BY GC TO MATCH DIMENSIONS OF EXISTING FROSTED GLASS TO BE REMOVED.

NEWWOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING WINDOW STOP TO BE REMOVED.
122 GREENE STREET WINDOW DISPLAY