

VERSUS

VERSACE

75 GREENE STREET
NEW YORK, NY 10012

PROPERTY OVERVIEW

75 GREENE STREET 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
ZONING MAP:	12C
OWNER:	75-26 SOHO LLC
OCCUPANCY / ZONING USE:	CELLAR (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
 2011 NEW YORK CITY ELECTRICAL CODE
 2014 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

SOHO-CAST IRON DISTRICT DESIGNATION MAP



SoHo-Cast Iron
Historic District
Manhattan
Designated: August 14, 1973

Historic District Boundaries



STORE LOCATION (NOT TO SCALE)

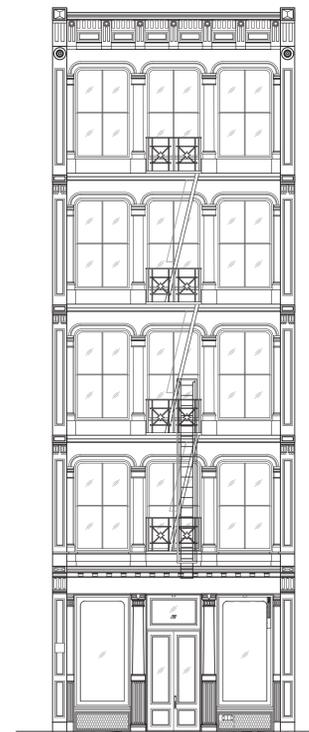


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CURRENT FACADE CONDITIONS



EXISTING BUILDING FACADE



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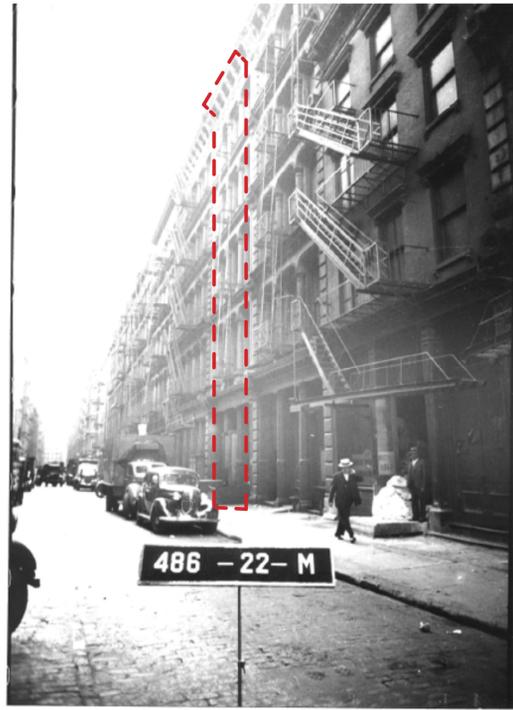
LANDMARKS PRESERVATION COMMISSION PRESENTATION
 75 GREENE STREET
 NEW YORK, NY 10012

STAMP

PROJECT NO.:	215170	#	REVISIONS	DATE
DATE:	16 SEPTEMBER 2015		ISSUED FOR NYC LPC	16 SEP 2015
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SHEET TITLE
BUILDING INFORMATION, MAPS, & DESIGNATION

SHEET NO.
A-810.00



1 PHOTO
HISTORIC PHOTO FROM 1940
SCALE: N.T.S.



3 PHOTO
EXISTING
SCALE: N.T.S.



2 PHOTO
HISTORIC PHOTO FROM 1980
SCALE: N.T.S.



4 PHOTO
EXISTING STOREFRONT PHOTO
SCALE: N.T.S.

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SHEET NO.
A-811.00



470 BROOME STREET



57-63 GREENE STREET



65-67 GREENE STREET



122 SPRING STREET



80-82 GREENE STREET



78 GREENE STREET



74-76 GREENE STREET



69 GREENE STREET



71-73 GREENE STREET



75 GREENE STREET



77 GREENE STREET



72 GREENE STREET



70 GREENE STREET



68 GREENE STREET



64-66 GREENE STREET



79 GREENE STREET



81 GREENE STREET



126 SPRING STREET



62 GREENE STREET



60 GREENE STREET



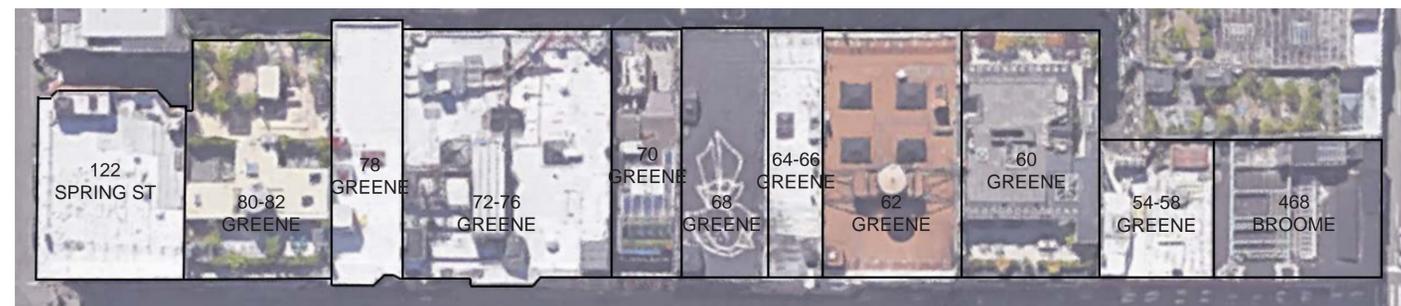
54-58 GREENE STREET



470 BROOME STREET



GREENE STREET (WEST SIDE)



GREENE STREET (EAST SIDE)



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SHEET TITLE
EXISTING CONDITIONS
SHEET NO.
A-812.00



EXISTING TEMPORARY VINYL SIGNAGE TO BE REMOVED BY APPLICANT

EXISTING TEMPORARY VINYL SIGNAGE TO BE REMOVED BY APPLICANT

EXISTING FACADE
(WITH TEMPORARY VINYL SIGNAGE)



MUNTINS EXIST BEYOND FROSTED GLASS

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

EXISTING FACADE
(PRIOR TO INSTALLATION OF TEMPORARY VINYL SIGNAGE)

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PROJECT NO.:	#	REVISIONS	DATE	SHEET TITLE
215170				EXISTING FACADE ELEVATIONS
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SHEET NO.
A-813.00



PROPOSED STOREFRONT

EXISTING NON-ILLUMINATED BLACK METAL VERSUS-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

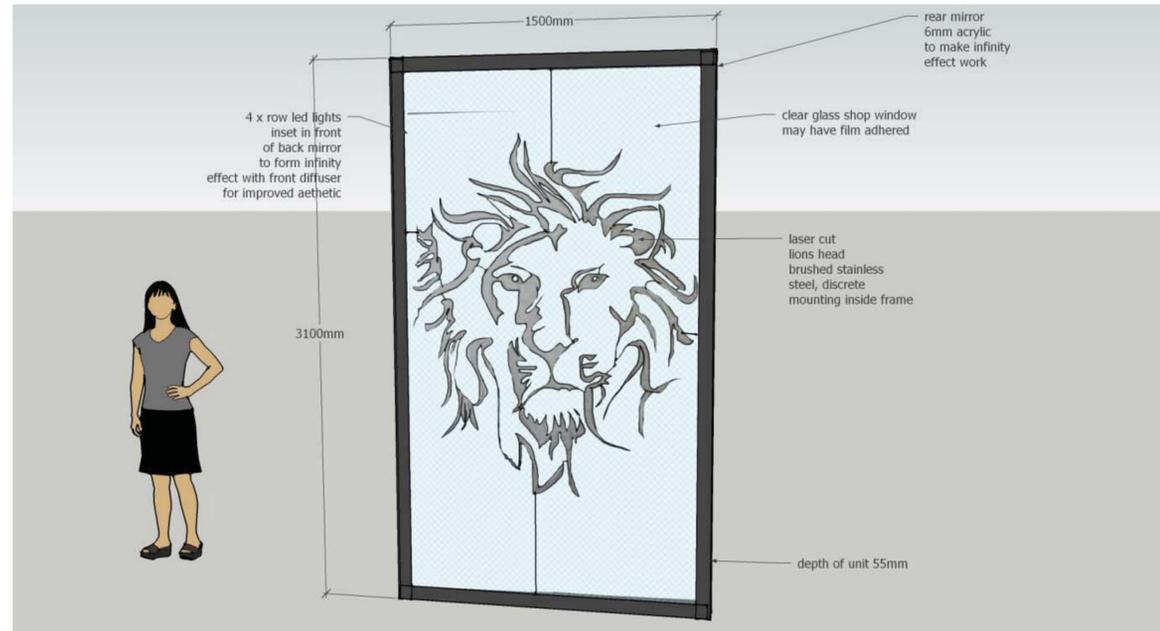
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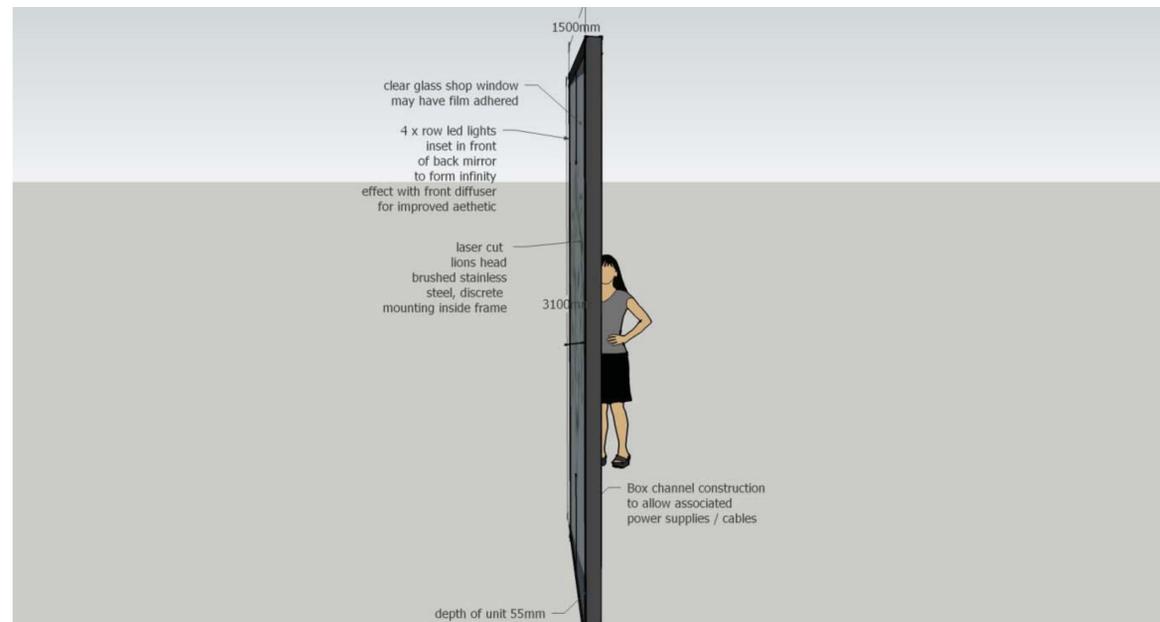
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SHEET TITLE
PROPOSED STOREFRONT
 SHEET NO.
A-814.00



RENDERING: FRONT VIEW



RENDERING: SIDE VIEW

PROPOSED 3D SIGNAGE



NEW PROPOSED 3-D LIGHTBOX BEHIND WINDOW

PROPOSED STOREFRONT

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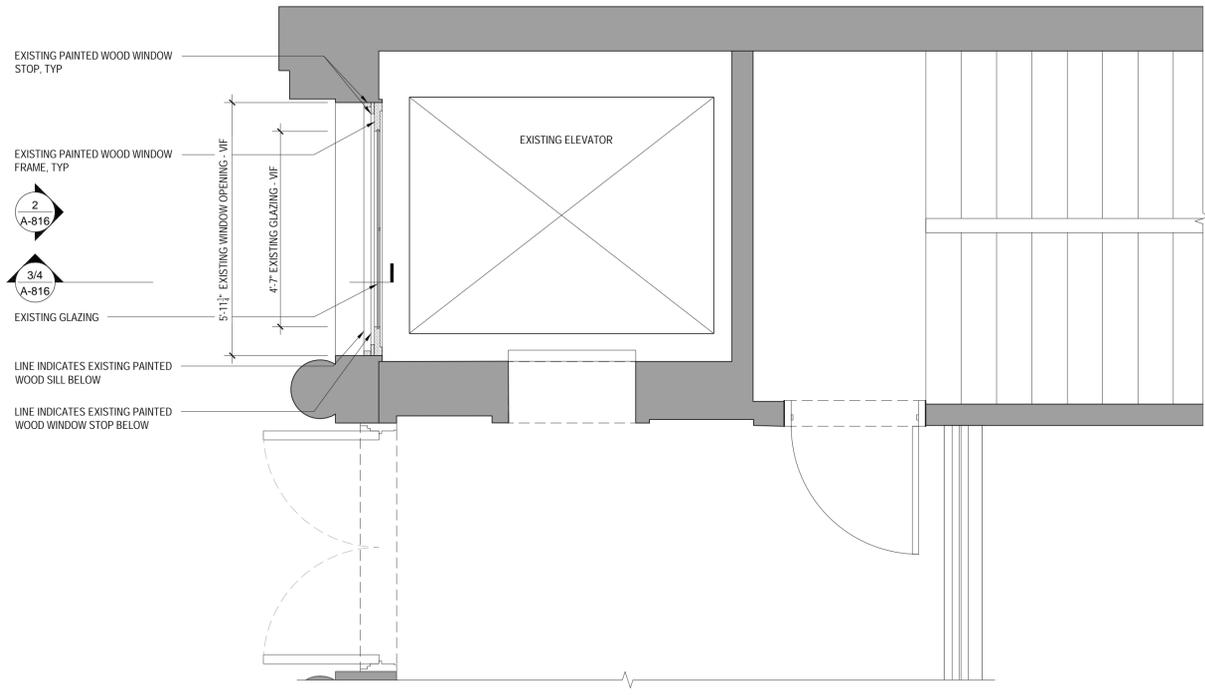
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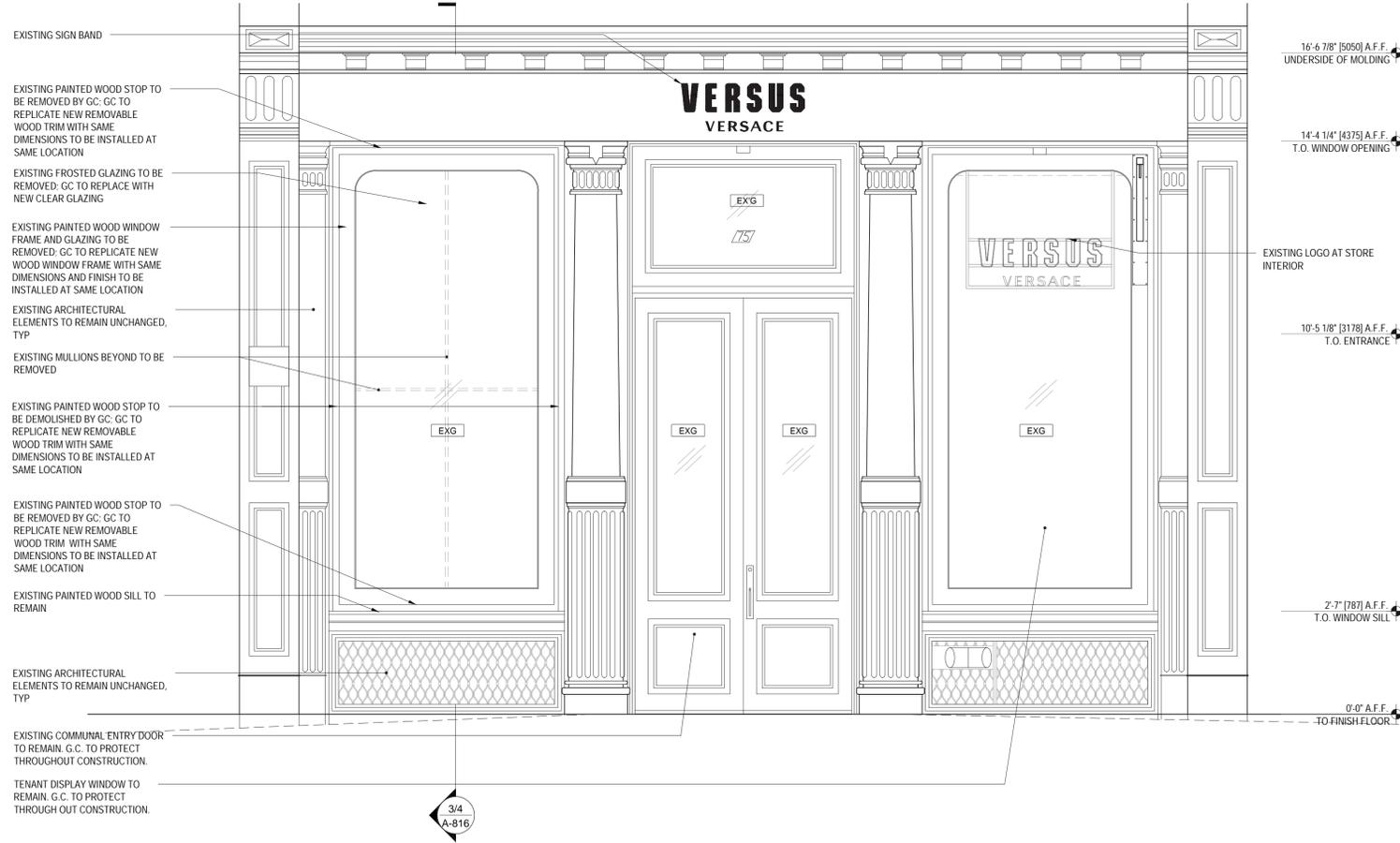
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SHEET TITLE
PROPOSED STOREFRONT

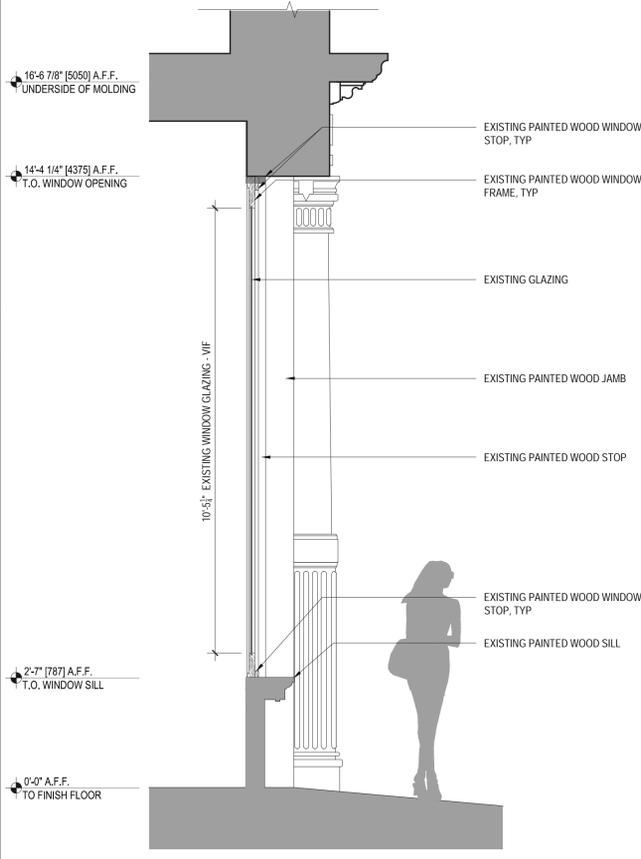
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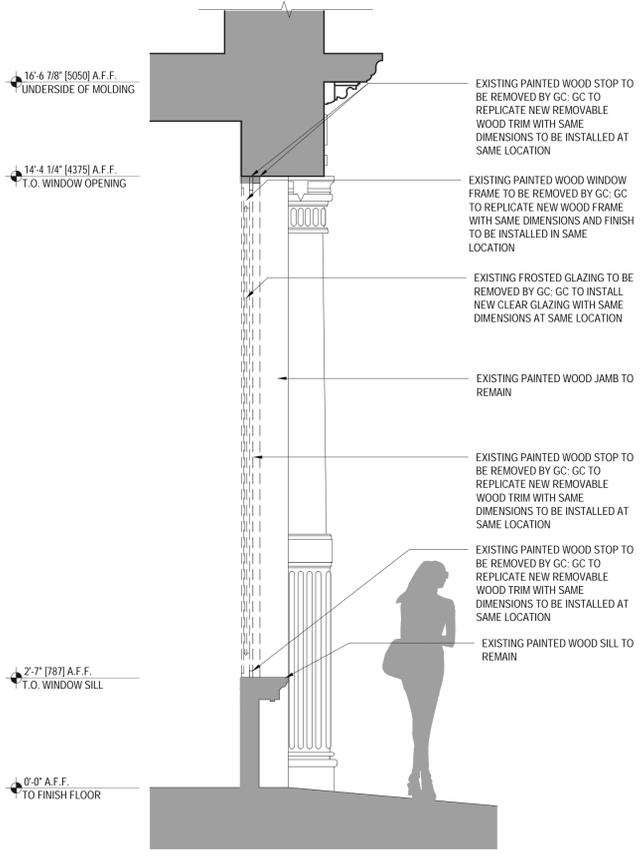
1 PLAN
EXTERIOR STOREFRONT PLAN - EXISTING CONDITIONS AT ELEVATOR SHAFT
SCALE: 1/2" = 1'-0"



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



3 SECTION
EXTERIOR STOREFRONT - EXISTING CONDITIONS
SCALE: 1/2" = 1'-0"



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

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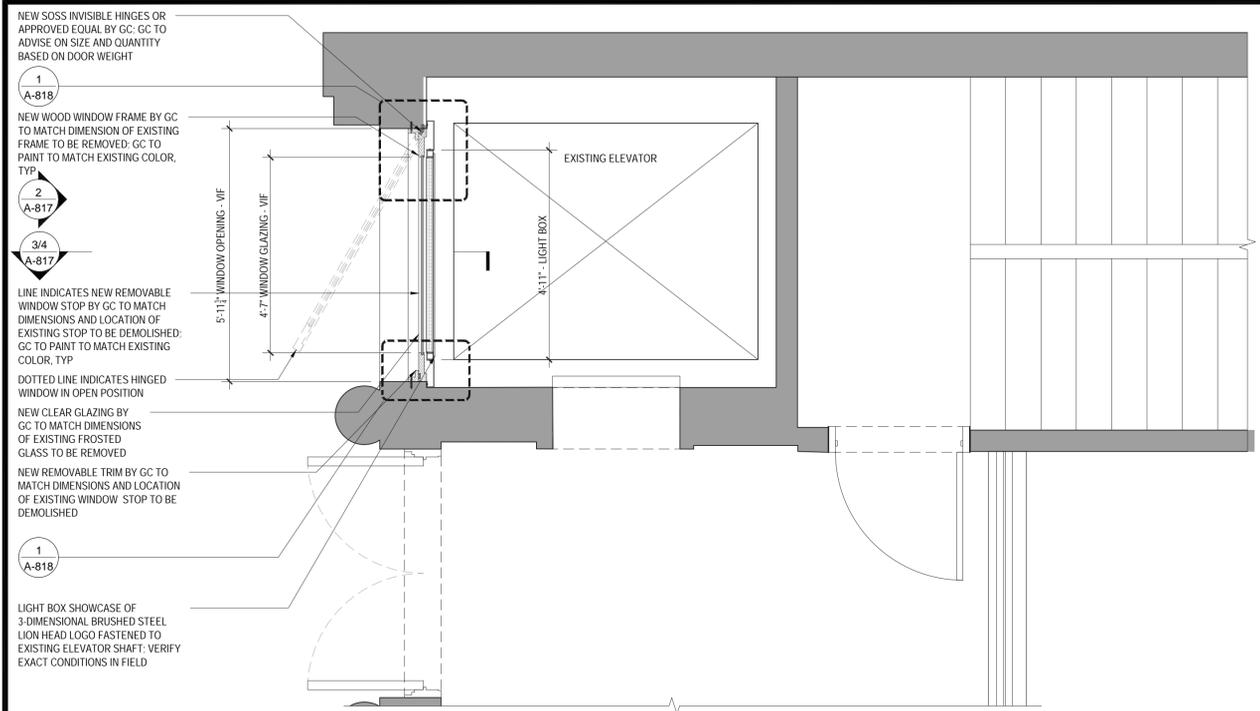
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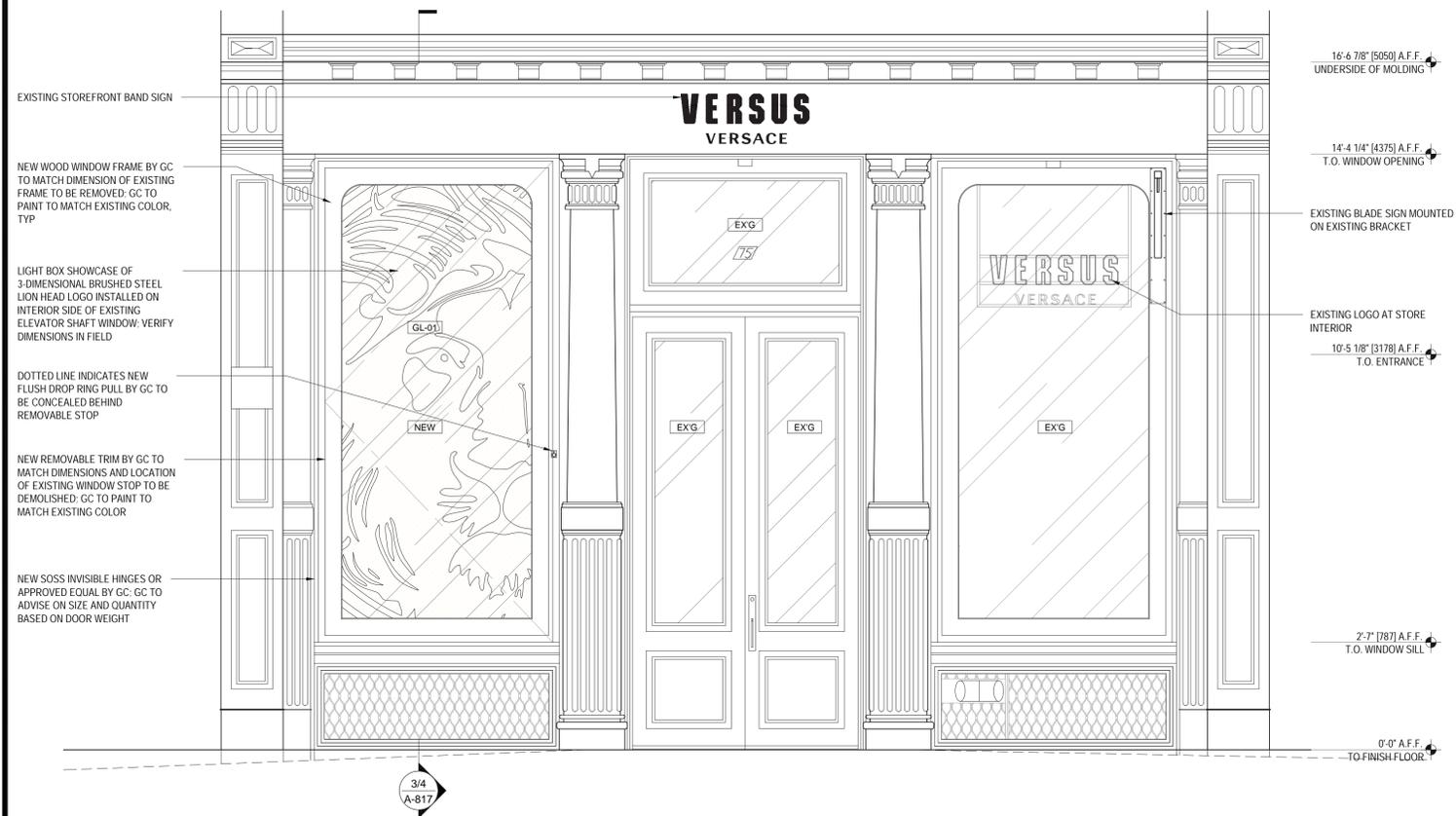
SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
A-816.00

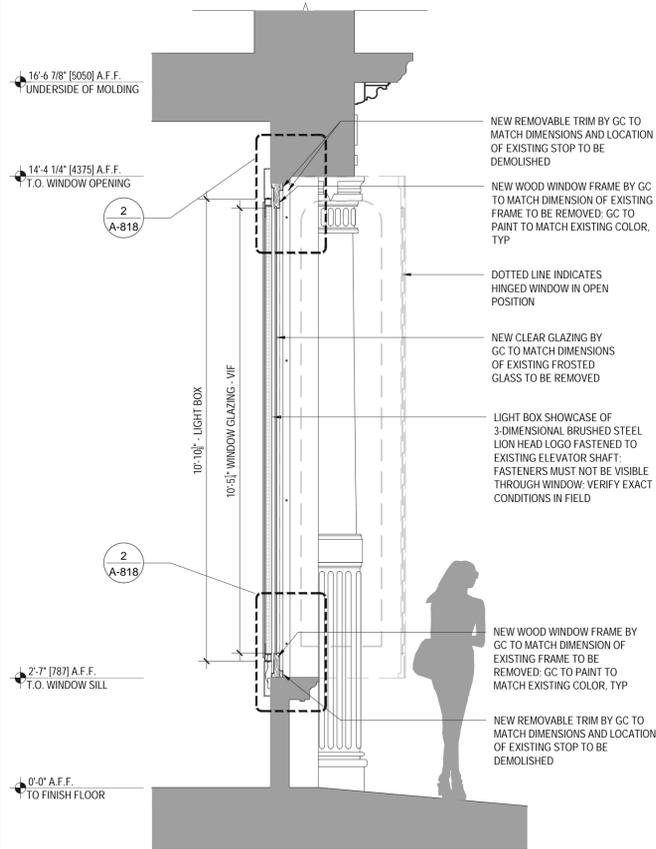
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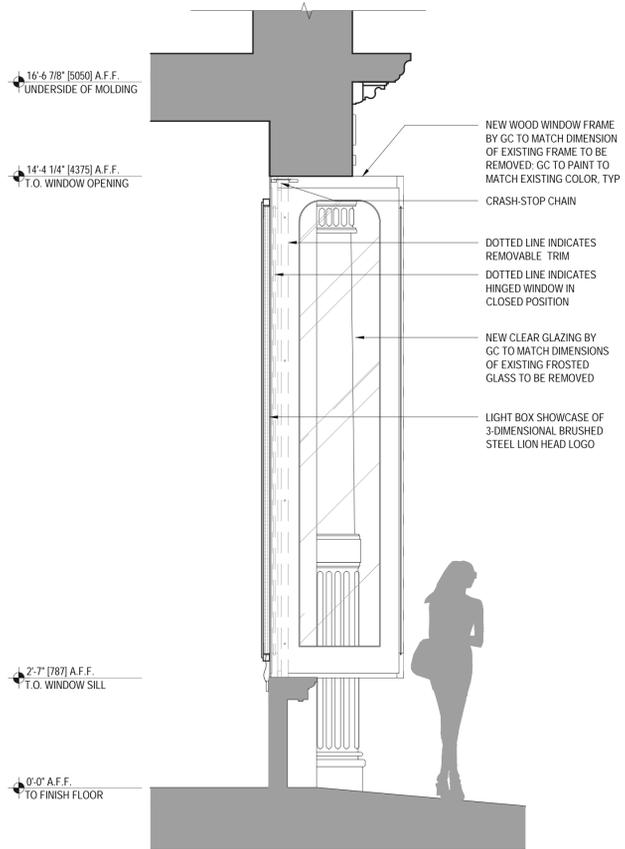
1 PLAN
EXTERIOR STOREFRONT PLAN - PROPOSED LIGHTBOX AT ELEVATOR SHAFT
SCALE: 1/2" = 1'-0"



2 ELEVATION
EXTERIOR STOREFRONT PLAN - PROPOSED LIGHT BOX
SCALE: 1/2" = 1'-0"



3 SECTION
EXTERIOR STOREFRONT - PROPOSED LIGHT BOX
SCALE: 1/2" = 1'-0"



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

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

GC TO FASTEN REMOVABLE TRIM TO EXISTING WINDOW JAMB

LINE INDICATES EXISTING WINDOW JAMB TO REMAIN

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

NEW WOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING FRAME TO BE REMOVED; FC TO PAINT TO MATCH EXISTING COLOR, TYP

DOTTED LINE INDICATES HINGED WINDOW IN OPEN POSITION

LINE INDICATES EXISTING WINDOW SILL BELOW TO REMAIN

ELEVATOR SHAFT

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

LINE INDICATES REMOVABLE WOOD TRIM BELOW

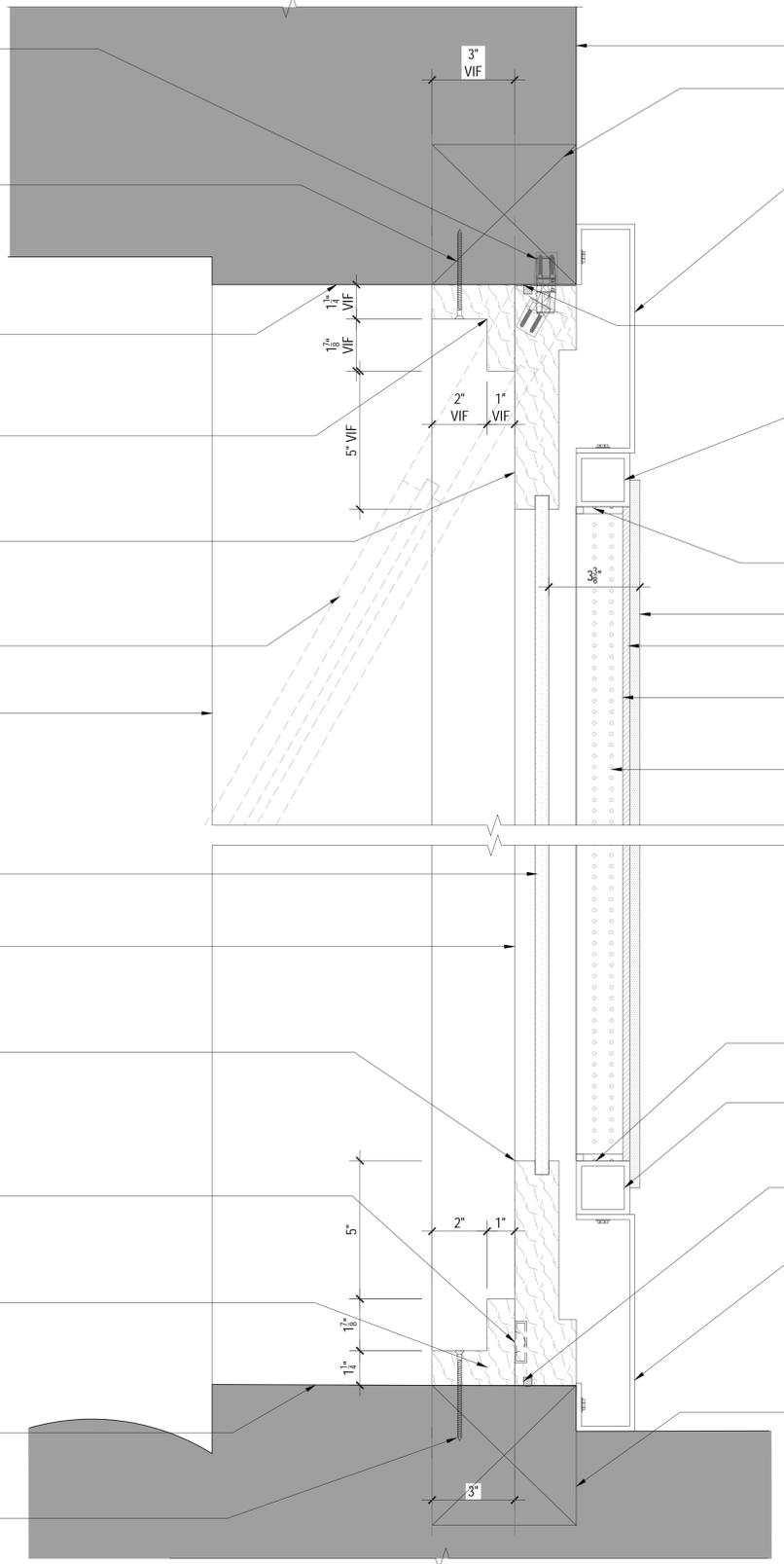
NEW WOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING FRAME TO BE REMOVED; FC TO PAINT TO MATCH EXISTING COLOR, TYP

DOTTED LINE INDICATES NEW FLUSH DROP RING PULL BY GC TO BE CONCEALED BEHIND REMOVABLE STOP

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

LINE INDICATES EXISTING WINDOW JAMB TO REMAIN

GC TO FASTEN REMOVABLE TRIM TO EXISTING WINDOW JAMB



LINE INDICATED EXISTING ELEVATOR SHAFT

CONCEALED FR BLOCKING AS REQ'D FOR ADDITIONAL SUPPORT BY GC

LIGHT BOX FRAME TO BE SECURED TO EXISTING ELEVATOR SHAFT WALL BY BRACKET BY GC; FINISH TO MATCH LIGHT BOX FRAME; GC TO VERIFY CONDITIONS IN FIELD AND PROVIDE ATTACHMENT AS REQUIRED PER FINAL SIZE AND WEIGHT OF LIGHT BOX

WEATHERSTIPPING ON ALL SIDES AS REQ'D

BLACK POWDERCOATED LIGHTBOX FRAME

2 ROWS LED LIGHT

3/8" MDF BACK PANEL

3/4" MIRROR

LIGHT BOX SHOWCASE OF 3-DIMENSIONAL BRUSHED STEEL LION HEAD LOGO

2 ROWS LED LIGHT BELOW EXTERIOR SIDE

2 ROWS LED LIGHT

BLACK POWDERCOATED LIGHTBOX FRAME

WEATHERSTIPPING ON ALL SIDES AS REQ'D

LIGHT BOX FRAME TO BE SECURED TO EXISTING ELEVATOR SHAFT WALL BY BRACKET BY GC; FINISH TO MATCH LIGHT BOX FRAME; GC TO VERIFY CONDITIONS IN FIELD AND PROVIDE ATTACHMENT AS REQUIRED PER FINAL SIZE AND WEIGHT OF LIGHT BOX

CONCEALED FR BLOCKING AS REQ'D FOR ADDITIONAL SUPPORT BY GC

ALL TRIM AND FRAME COLOR TO MATCH EXISTING DIMENSIONS AND AESTHETIC.

CONCEALED FR BLOCKING AS REQ'D FOR ADDITIONAL SUPPORT BY GC

WEATHERSTIPPING ON ALL SIDES AS REQUIRED

LIGHT BOX FRAME TO BE SECURED TO EXISTING ELEVATOR SHAFT WALL BY BRACKET BY GC; FINISH TO MATCH LIGHT BOX FRAME; GC TO VERIFY CONDITIONS IN FIELD AND PROVIDE ATTACHMENT AS REQUIRED PER FINAL SIZE AND WEIGHT OF LIGHT BOX

BLACK POWDERCOATED LIGHTBOX FRAME

2 ROWS LED LIGHT

SHADED AREA INDICATES BLACK FILM

LIGHT BOX SHOWCASE OF 3-DIMENSIONAL BRUSHED STEEL LION HEAD LOGO

2 ROWS LED LIGHT

3/4" MIRROR

ELEVATOR SHAFT

SHADED AREA INDICATES BLACK FILM

2 ROWS LED LIGHT

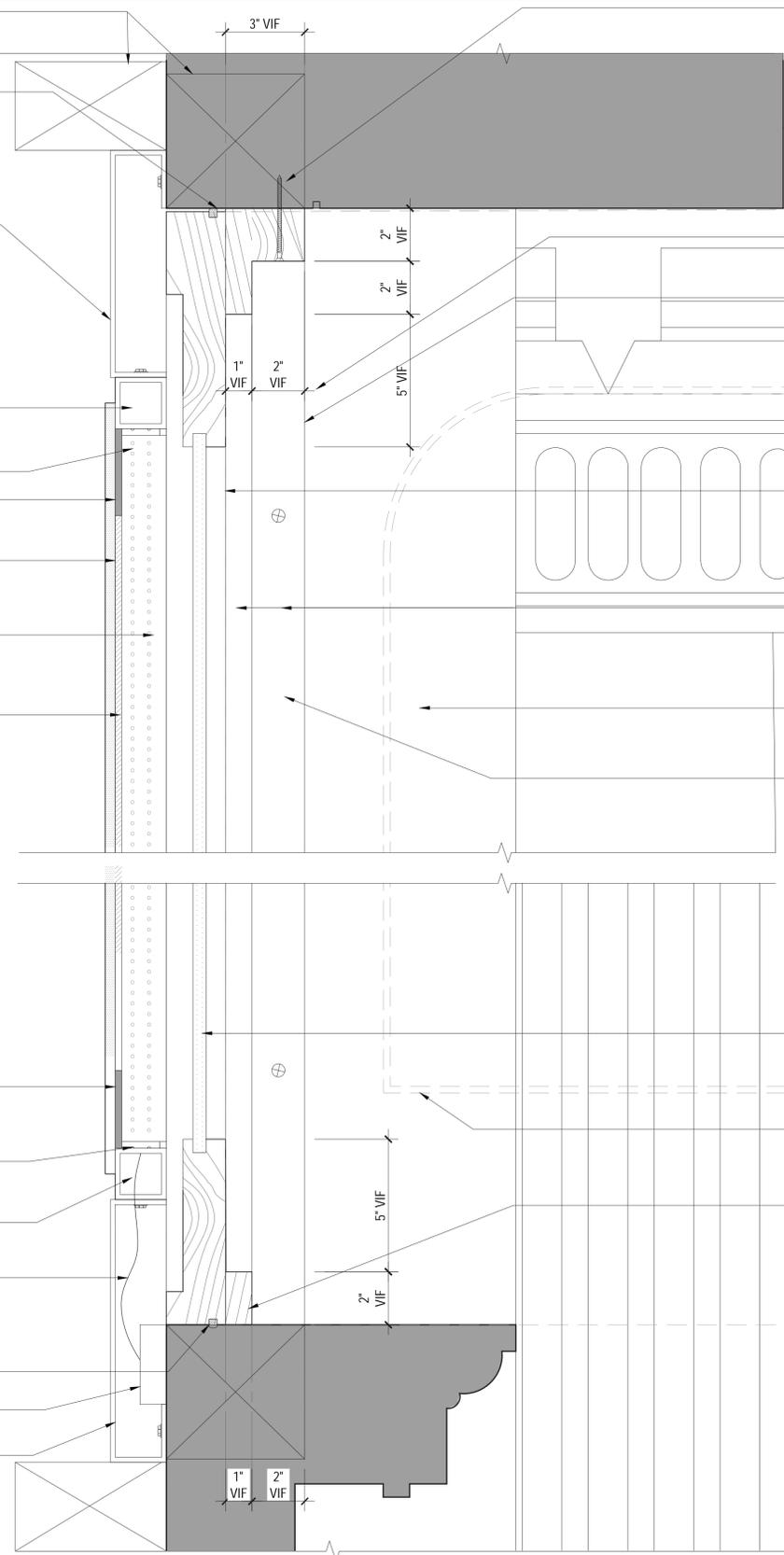
BLACK POWDERCOATED LIGHTBOX FRAME

LIGHTBOX ELECTRICAL CONNECTION; ALL WIRING AND CONNECTIONS TO BE OUTDOOR RATED

WEATHERSTIPPING ON ALL SIDES AS REQUIRED

J-BOX MOUNTED ON ELEVATOR SHAFT TO BE OUTDOOR RATED

LIGHT BOX FRAME TO BE SECURED TO EXISTING ELEVATOR SHAFT WALL BY BRACKET BY GC; FINISH TO MATCH LIGHT BOX FRAME; GC TO VERIFY CONDITIONS IN FIELD AND PROVIDE ATTACHMENT AS REQUIRED PER FINAL SIZE AND WEIGHT OF LIGHT BOX



GC TO FASTEN REMOVABLE TRIM TO EXISTING WINDOW JAMB

GC TO NOTCH EXISTING HEADER AS REQ'D TO PREVENT WATER PENETRATION INTO WINDOW

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

NEW WOOD WINDOW FRAME BY GC TO MATCH DIMENSIONS OF EXISTING FRAME TO BE REMOVED; FC 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

EXISTING PAINTED WINDOW JAMB TO REMAIN

GC TO FASTEN REMOVABLE TRIM TO EXISTING WINDOW JAMB

EXTERIOR SIDE

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

DOTTED LINE INDICATES HINGED WINDOW IN OPEN POSITION

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

ALL TRIM AND FRAME COLOR TO MATCH EXISTING DIMENSIONS AND AESTHETIC.

1 PLAN ENLARGED PLAN: PROPOSED LIGHT BOX AT STOREFRONT SCALE: 3" = 1'-0"

2 SECTION ENLARGED SECTION: PROPOSED LIGHT BOX AT STOREFRONT SCALE: 3" = 1'-0"

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73 GREENE STREET



77 GREENE STREET



79 GREENE STREET



76 GREENE STREET

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SHEET TITLE
**EXISTING NEIGHBORHOOD
 CONDITIONS**
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122 GREENE STREET WINDOW DISPLAY

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