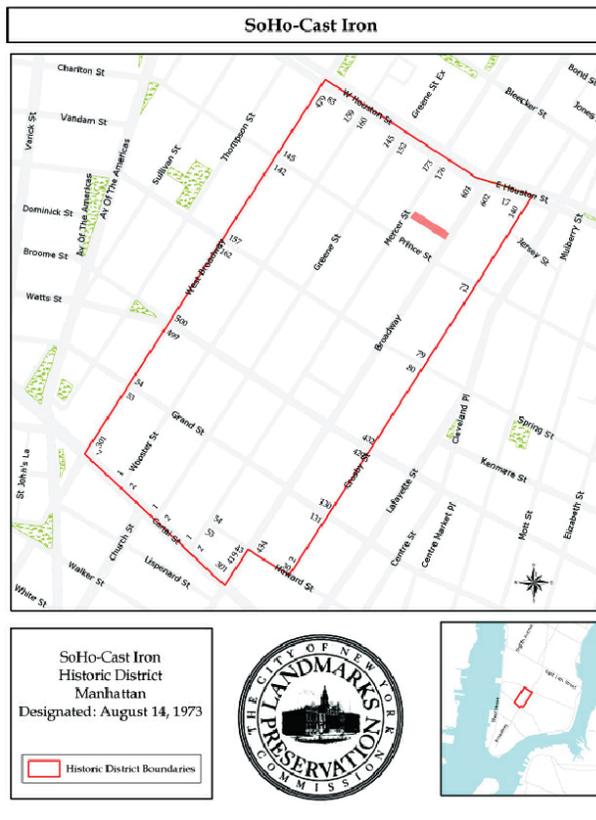


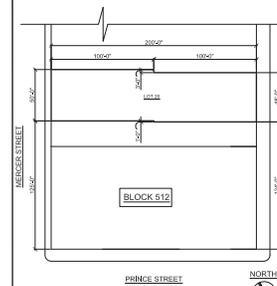
TAX MAP

NOT TO SCALE



LANDMARK'S SOHO DISTRICT MAP

NOT TO SCALE



PLOT PLAN

579 BROADWAY (A.K.A. 150-152 MERCER STREET)
BLOCK 512, LOT 20
ZONING: M-8B
MAP: 120
CLASS 5 NON-FIREPROOF (OLD CODE) EXISTING 5 STORES AND
CELLAR AND SUBCELLAR
OCCUPANCY: MIXED COMMERCIAL AND RESIDENTIAL
COMMUNITY BOARD NO. 102

METES AND BOUNDS DIMENSIONS SHOWN
ARE DERIVED FROM TAX MAP

LIST OF DRAWINGS

- L-001 PLOT PLAN, LIST OF DRAWINGS, CONTRACTOR NOTES, TENANT SAFETY PLAN, TAX MAP AND LANDMARK'S SOHO DISTRICT MAP
- L-002 EXISTING CONTEXTUAL PHOTOS
- L-003 EXISTING AND PROPOSED ELEVATIONS
- L-004 EXISTING AND PROPOSED CELLAR, GROUND FLOOR, FIRST FLOOR PLANS
- L-005 EXISTING ELEVATION, SECTION AND PLAN
- L-006 PROPOSED ELEVATION, SECTION AND PLAN
- L-007 PROPOSED ELEVATION, SECTION AND PLAN
- L-008 BAY 1: PROPOSED CELLAR ELEVATION, SECTION AND PLAN
- L-009 BAY 2: PROPOSED CELLAR ELEVATION, SECTION AND PLAN
- L-010 BAY 1 AND BAY 2: PROPOSED FIRST FLOOR ELEVATION, SECTION AND PLAN

CONTRACTOR NOTES

1. BEFORE STARTING WORK, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SHALL VERIFY EXISTING DIMENSIONS AND CONDITIONS AT THE BUILDING.
2. THE CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS DURING BUILDING OPERATIONS AS PER ARTICLE 10 FOR STORAGE OF MATERIALS AS PER SECTION C26-651.2, PROTECTION OF PUBLIC AND WORKERS AS PER SECTION C26-653.0 AND PROTECTION OF ADJACENT PROPERTY AS PER SECTION C26-661.0.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. ANY DAMAGE CAUSED DURING THE EXECUTION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION, AT THE EXPENSE OF THE CONTRACTOR AND ONCE DURING CONSTRUCTION OPERATIONS.
5. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF THE WORK, CONSTRUCTION AREAS SHALL BE CLEANED AND DELIVERED TO THE OWNER BROOM CLEAN.
6. THE CONTRACTOR SHALL PROPERLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF LOCAL LAW 75 RELATING TO ASBESTOS ABATEMENT.
7. THE CONTRACTOR SHALL MAINTAIN THE BUILDING IN A MANNER AS TO PROTECT IT FROM WATER DAMAGE CAUSED BY WEATHER AND BROKEN PIPES.
8. THE CONTRACTOR SHALL VERIFY DIMENSIONS IN FIELD, DO NOT SCALE THE DRAWINGS, BEFORE COMMENCING WORK, DISCUSS DISCREPANCIES WITH OWNER/ARCHITECT.

TENANT SAFETY PLAN

- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS FOR CONSTRUCTION WITHIN OCCUPIED PREMISES.
1. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
 2. CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS OF THE BUILDING.
 3. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, ARE TO BE SECURED IN A LOCKED AREA WITH ACCESS CONTROLLED BY THE OWNER AND/OR GENERAL CONTRACTOR.
 4. ALL MATERIAL TO BE STORED IN AN ORDERLY FASHION.
 5. ALL FLAMMABLE MATERIALS ARE TO BE KEPT TIGHTLY SEALED IN THEIR ORIGINAL CONTAINERS, SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT OR OPEN FLAMES.
 6. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 7. ALL ELECTRICAL POWER IS TO BE SHUT-OFF WHERE THERE IS EXPOSED CONDUIT.
 8. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA IS TO BE SHUT OFF AFTER WORKING HOURS.
 9. THE CONTRACTOR, AT ALL TIMES, SHALL MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN BUILDINGS, OR ANY OTHER FLAMMABLE GAS USED IN CONSTRUCTION.
 10. THE CONTRACTOR SHALL NOT BURN ANY DEBRIS OR MAINTAIN ANY OPEN FLAMES ON THE SITE.
 11. CONSTRUCTION OPERATION WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
 12. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 13. DEBRIS, DIRT AND DUST SHALL BE CLEANED UP AND REMOVED FROM THE SITE PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
 14. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M., MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS.
 15. THE CONTRACTOR SHALL OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN REGULAR WORK HOURS AND OBTAIN ALL REQUIRED PERMITS FOR SUCH WORK PRIOR TO COMMENCEMENT.

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.
150 MERCER ST., (AKA 579 BROADWAY)
NEW YORK, N.Y.
EXTERIOR FACADE RESTORATION

DRAWING TITLE: PLOT PLAN, LIST OF DRAWINGS, CONTRACTOR NOTES, TENANT SAFETY PLAN, TAX MAP AND LANDMARK'S SOHO DISTRICT MAP

DRAWN BY: EL	DATE: 11/03/14
CHECKED BY: JFP	SCALE: AS NOTED
L-001.00	
JOB NO.: 122128839	PAGE NO.: 1 OF 10



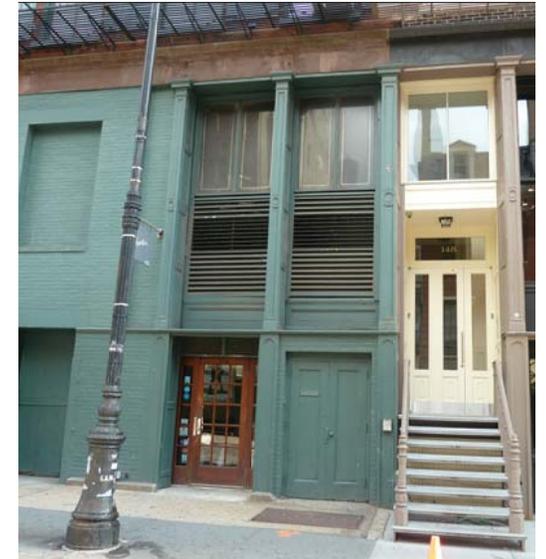
152 MERCER ST. 150 MERCER ST.
(AREA OF WORK)

① 152-148 MERCER ST. SOUTHEAST ELEVATION



150 MERCER ST.
(AREA OF WORK)

③ STOREFRONT ELEVATION



150 MERCER 148 MERCER

⑤ 150 MERCER ST. EAST ELEVATION

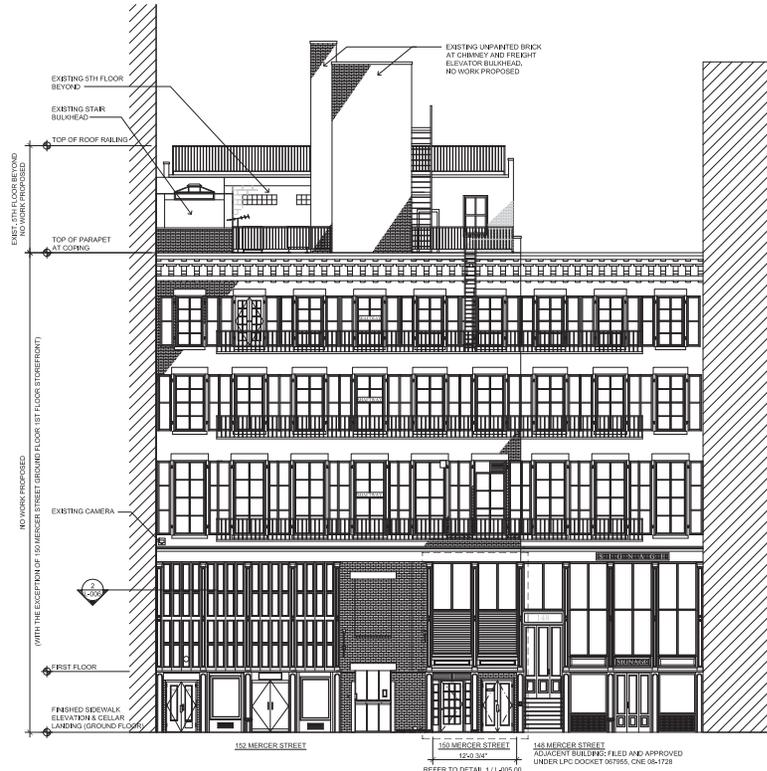


② EXISTING SIDEWALK VIEW LOOKING NORTH
NO WORK PROPOSED



④ EXISTING SIDEWALK VIEW LOOKING SOUTH
NO WORK PROPOSED

REVISION	DESCRIPTION	DATE
JOHN FURTH PEACHY, ARCHITECT		
146 FRANKLIN ST., NEW YORK, N.Y.		
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NEW YORK, N.Y.		
EXTERIOR FACADE RESTORATION		
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EXISTING CONTEXTUAL PHOTOS		
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L-002.00		
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1 EXISTING ELEVATION 1/8" = 1'-0"



2 PROPOSED ELEVATION 1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING HISTORIC CAST IRON MATERIAL TO BE RESTORED AND RETAINED.
2. NO CAST IRON COMPONENT TO BE PUNCTURED OR ALTERED WITH NEW CONSTRUCTION.
3. EXISTING HISTORIC SHUTTERS ON THE GROUND AND 1ST FLOORS TO BE OPEN AND PLACED IN EXISTING COLUMN POCKET.

PAINT NOTES

1. SCRAPE AND PAINT EXISTING CAST IRON SHUTTERS, COLLARS, TRIM, SILLS AND THRESHOLDS.
PRIMER - BENJAMIN MOORE RUSTOLEUM
FINISH - BENJAMIN MOORE BM 993 "BEACHCOMBER"



BENJAMIN MOORE "BEACHCOMBER", BM 993

2. PAINT NEW WOOD WINDOW AND DOOR INFILL:
PRIMER - BENJAMIN MOORE
FINISH - BENJAMIN MOORE 2165-60 "DURANGO DUST"



BENJAMIN MOORE "DURANGO DUST", 2165-60

PATCHING SPECIFICATIONS

1. LOWER CORNICE - PATCH SMALL CHIPS AND HOLES WHERE NECESSARY WITH JAHN PATCHING COMPOUND OR EQUAL TO MATCH EXISTING IN COLOR, TEXTURE, AND DETAIL.

SIGNAGE & LIGHTING

1. LOWER CORNICE - PINNED BRUSHED METAL LETTERS ON METAL SIGN BACKING ATTACHED TO BROWNSTONE CORNICE.
2. SILL BULKHEAD - METAL PLACARD ATTACHED TO PANEL OVER ENTRANCE ONLY.
3. LIGHTING (IF 1ST FLOOR) - FOCUS INDUSTRIES LED - PAINT HOUSING TO MATCH CAST IRON COMPONENTS.

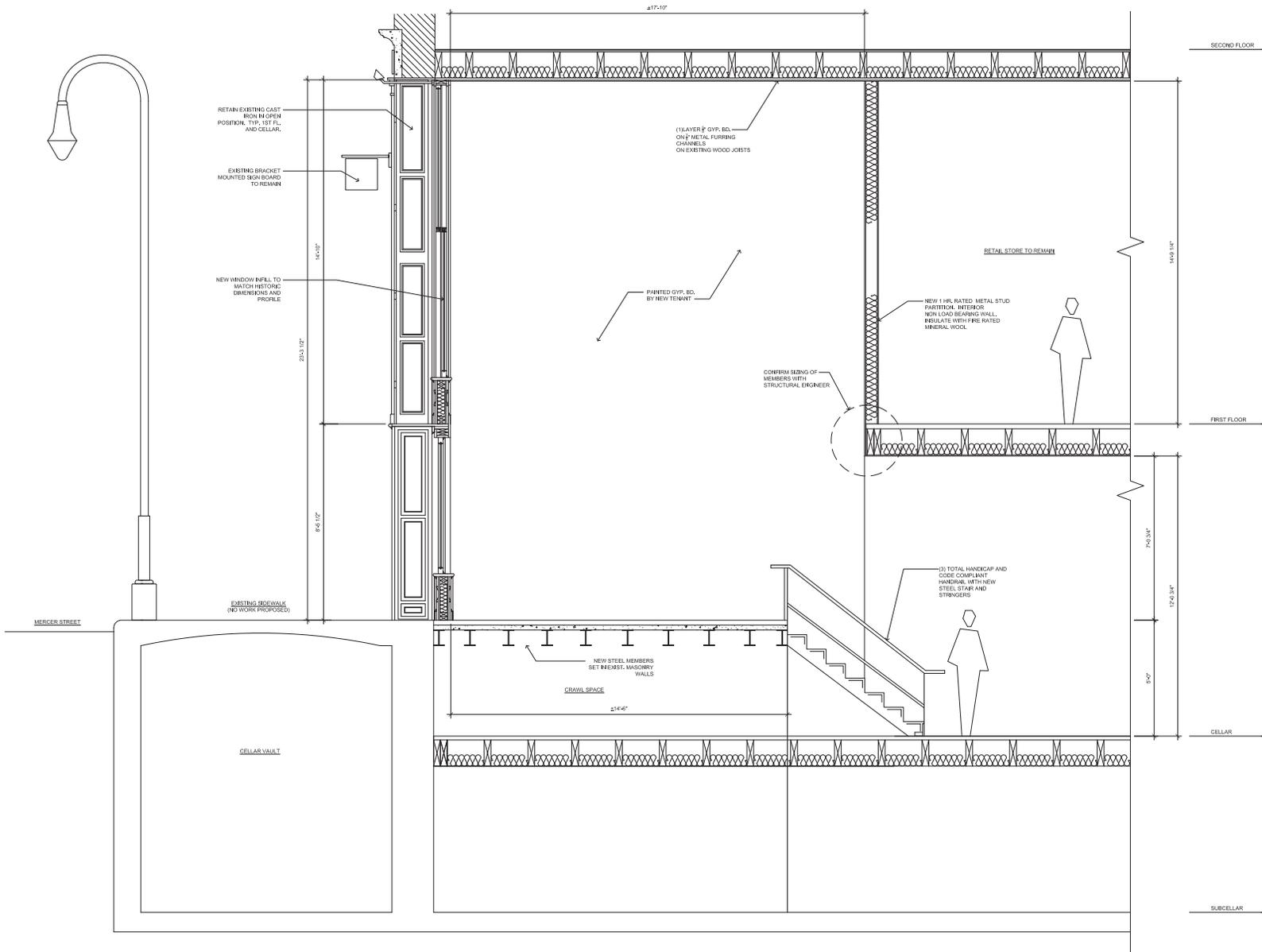
NOTE: ALL SIGN & LIGHTING DETAILS AND MATERIAL SPECIFICATIONS TO MATCH 150 MERCER STREET LPC APPROVAL: COFA 116-1762

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.
150 MERCER ST. (AKA 579 BROADWAY)
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EXTERIOR FACADE RESTORATION

EXISTING AND PROPOSED ELEVATIONS

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RETAIN EXISTING CAST IRON IN OPEN POSITION, TOP SET FL AND CELLAR.

EXISTING BRACKET MOUNTED SIGN BEARD TO REMAIN

NEW WINDOW SILL TO MATCH HISTORIC DIMENSIONS AND PROFILE

EXISTING SIDEWALK (NO WORK PROPOSED)

#17'-10"

(18 LAYER GYP. BD. ON 1" METAL FURRING CHANNELS ON EXISTING WOOD JOISTS

PAINTED GYP. BD. BY NEW TENANT

CONFIRM SIZING OF MEMBERS WITH STRUCTURAL ENGINEER

DETAIL STORE TO REMAIN

NEW 1 HR. RATED METAL STUD PARTITION. INTERIOR NON-COMBUSTIBLE WALL. INSULATE WITH FIRE RATED MINERAL WOOL.

(2) TOTAL HANDICAP AND CODE COMPLIANT RAMPWAY WITH NEW STEEL STAIR AND STRINGERS

NEW STEEL MEMBERS SET IN BEST MASONRY WALLS

GRAVEL SPACE

CELLAR VAULT

SECOND FLOOR

FIRST FLOOR

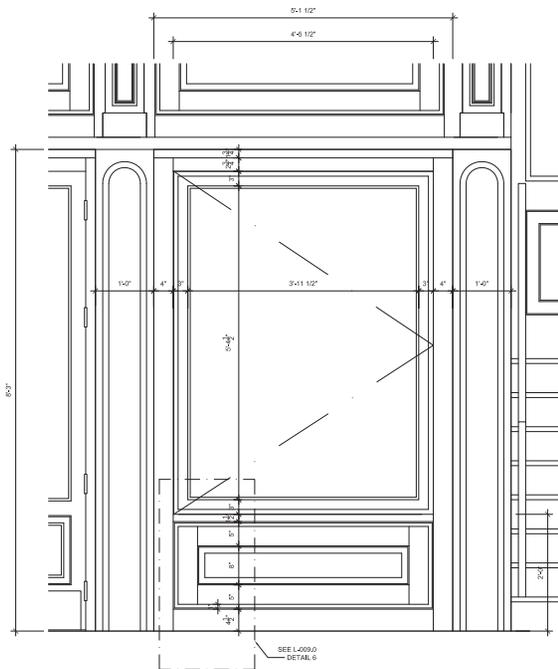
CELLAR

MERCER STREET

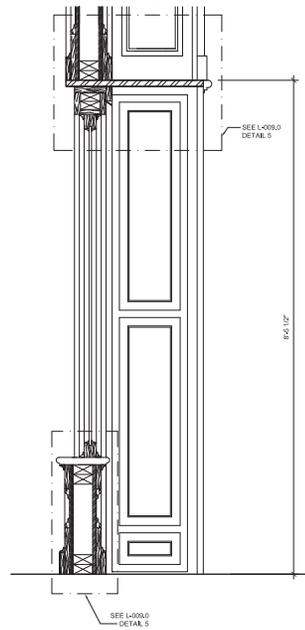
1 PROPOSED SECTION

1/2" = 1'-0"

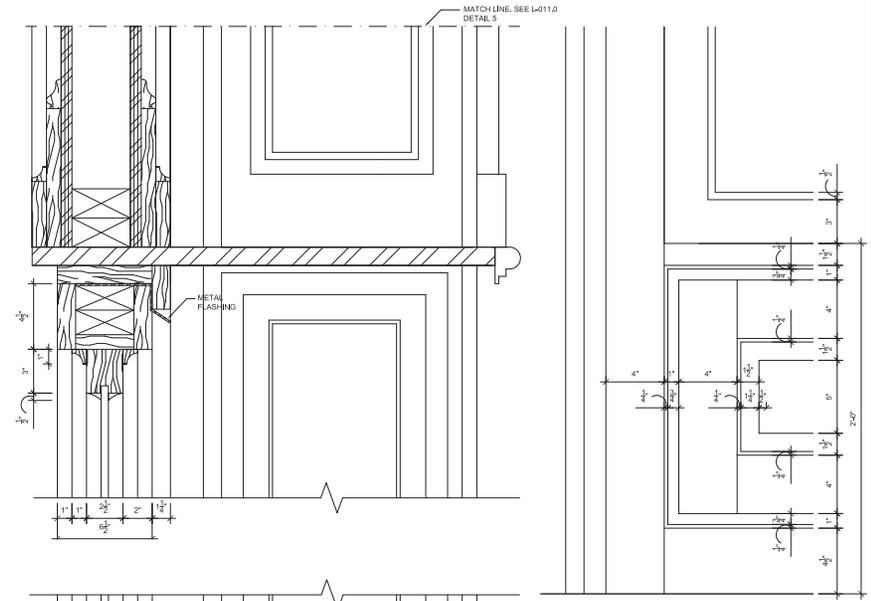
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JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y. 150 MERCER ST. (AKA 579 BROADWAY) NEW YORK, N.Y. EXTERIOR FACADE RESTORATION		
DRAWING TITLE		
PROPOSED ELEVATION, SECTION AND PLAN		
DRAWN BY	EL	DATE
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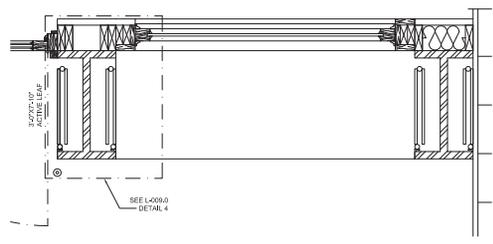
1 BAY 2: PROPOSED ELEVATION 1" = 1'-0"



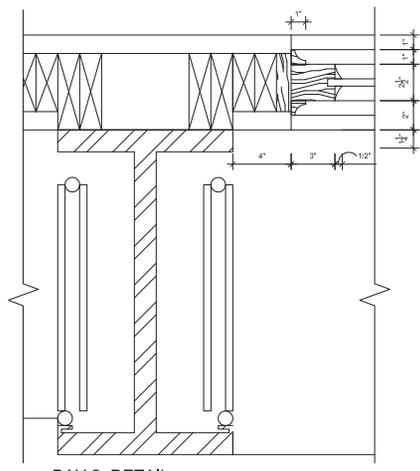
3 BAY 2: PROPOSED SECTION 1" = 1'-0"



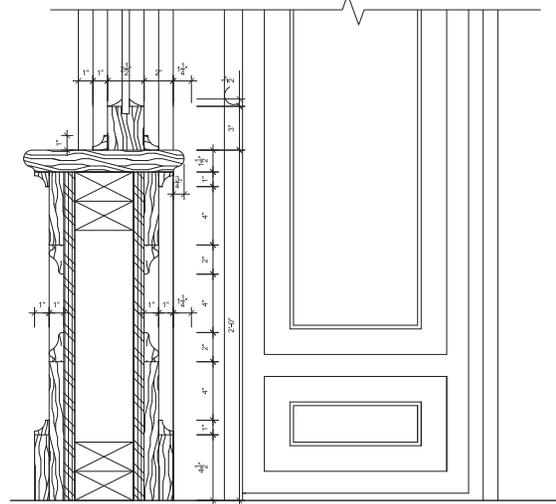
6 BAY 2: DETAIL 3" = 1'-0"



2 BAY 2: PROPOSED PLAN 1" = 1'-0"



4 BAY 2: DETAIL 3" = 1'-0"



5 BAY 2: DETAIL 3" = 1'-0"

NOTE:
ALL WOOD INFILL DETAILING TO MATCH LPC APPROVAL FOR
152 MERCER STREET COFA# 16-7160.

REVISION	DESCRIPTION	DATE

JOHN FURTH PEACHY, ARCHITECT
 146 FRANKLIN ST., NEW YORK, N.Y.
 150 MERCER ST. (AKA 579 BROADWAY)
 NEW YORK, N.Y.
EXTERIOR FACADE RESTORATION

DRAWING TITLE:
**BAY 2: PROPOSED CELLAR ELEVATION,
 SECTION AND PLAN**

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