

The current proposal is:

Preservation Department – Item 8, LPC-22-02764

**860 Broadway, aka 27-29 East 17th Street and 32-34 East 18th
Street - Ladies' Mile Historic District
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 841 3316 6850

Passcode: 776108

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

07 JUNE 2021

ADDRESS:	860 BROADWAY A.K.A 32-34 E 18TH STREET (10003)
BOROUGH:	MANHATTAN
BLOCK:	846
LOT:	26
LOT FRONTAGE:	42.83'
LOT DEPTH:	101'
LOT AREA:	11,250 SF
ZONING MAP:	12c
ZONING:	M1-5M/ C6-4/ SPECIAL UNION SQUARE DISTRICT
HISTORIC DISTRICT:	LADIES MILE HISTORIC DISTRICT

- NEW ACCESSIBLE ELEVATED TERRACE AND GARDEN ON TOP OF EXISTING ROOF
- EXTENSION OF EXISTING PASSENGER ELEVATOR CORE AT ROOF WITH NEW VESTIBULE
- NEW ENCLOSED CONSTRUCTION AT NORTHERN PORTION OF ROOF ADJACENT TO EXISTING PRESSURE TANK ROOM AND DUNNAGE
- ADDITION OF ACCESS STAIR ABOVE EXISTING ROOF STAIR BULKHEAD
- REMOVAL OF EXISTING HVAC UNITS AND INSTALLATION OF NEW HVAC UNITS AT MAIN ROOF AND SECOND FLOOR ROOF

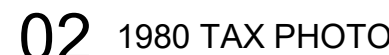
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SCALE: 1/64" = 1'-0"



A-101.00	EXISTING 2ND FLOOR ROOF, 6TH FLOOR, AND ROOF PLANS
A-102.00	PROPOSED 2ND FLOOR ROOF, 6TH FLOOR, AND ROOF PLANS
A-201.00	EXISTING BROADWAY AND E 17TH ST ELEVATIONS
A-202.00	PROPOSED BROADWAY AND E 17TH ST ELEVATIONS
A-203.00	EXISTING WEST ELEVATION
A-204.00	PROPOSED WEST ELEVATION
A-205.00	EXISTING INNER COURT ELEVATIONS
A-206.00	PROPOSED INNER COURT ELEVATIONS
A-207.00	EXISTING EAST WALL ELEVATION
A-208.00	PROPOSED EAST WALL ELEVATION
A-301.00	ENLARGED EXISTING BULKHEAD PLANS AND ELEVATIONS
A-302.00	ENLARGED PROPOSED BULKHEAD PLANS AND ELEVATIONS
A-303.00	ENLARGED PROPOSED STAIR B BULKHEAD PLANS AND ELEVATIONS
A-502.00	EGRESS STAIR B BULKHEAD DETAILS

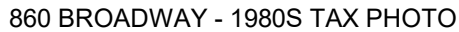
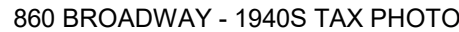
01 1940 TAX PHOTO



DOB Stamp

860 Broadway, New York, NY 10018

LPC000.00



LPC001.00



DOB Stamp

860 BROADWAY

360 Broadway, New York, NY 10018

Seal	Date:	06/07/2021
	Project No.:	2101-01
	Drawn By:	FC
	Checked By:	RB
	Drawing No.:	

PREVIOUS ROOFTOP
ADDITION APPROVAL



$$\begin{matrix} P & K \\ + & \\ S & B \end{matrix}$$

LPC002.00

P **K**
S **B**

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T. (212) 868-9090

[illegible]

860 BROADWAY

860 BROADWAY

860 Broadway, New York, NY 10018

PROPOSED ROOF -
AERIAL PERSPECTIVE

NEW RAISED ROOF
TERRACE —————

- NEW PLATERS AND BENCH

1 PROPOSED AERIAL ROOFTOP VIEW

LPC006.00



P K
S B

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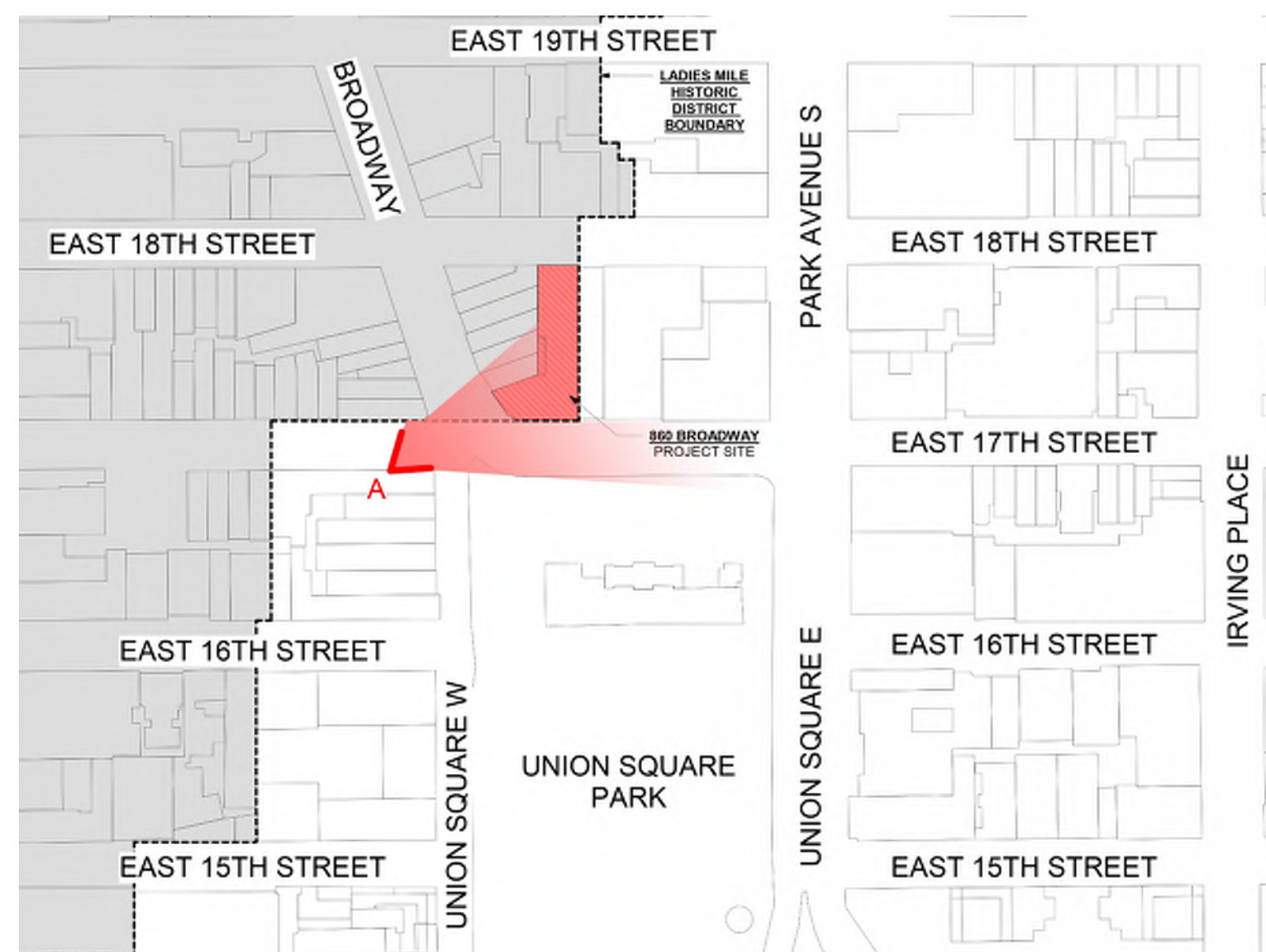
860 BROADWAY - PROJECT SITE



MOCK-UP VIEW A LOOKING NORTHEAST FROM E 17TH ST AND BROADWAY



RENDERED VIEW A OF PROPOSAL LOOKING NORTHEAST FROM E 17TH ST AND BROADWAY



VIEW KEY PLAN



ENLARGED RENDERED VIEW A - ZOOMED IN VIEW OF HUNG FASCIA

$$\begin{matrix} \mathbf{P} & & \mathbf{K} \\ & + & \\ \mathbf{S} & & \mathbf{B} \end{matrix}$$

DOB Stamp

No.	Description	Revision Date

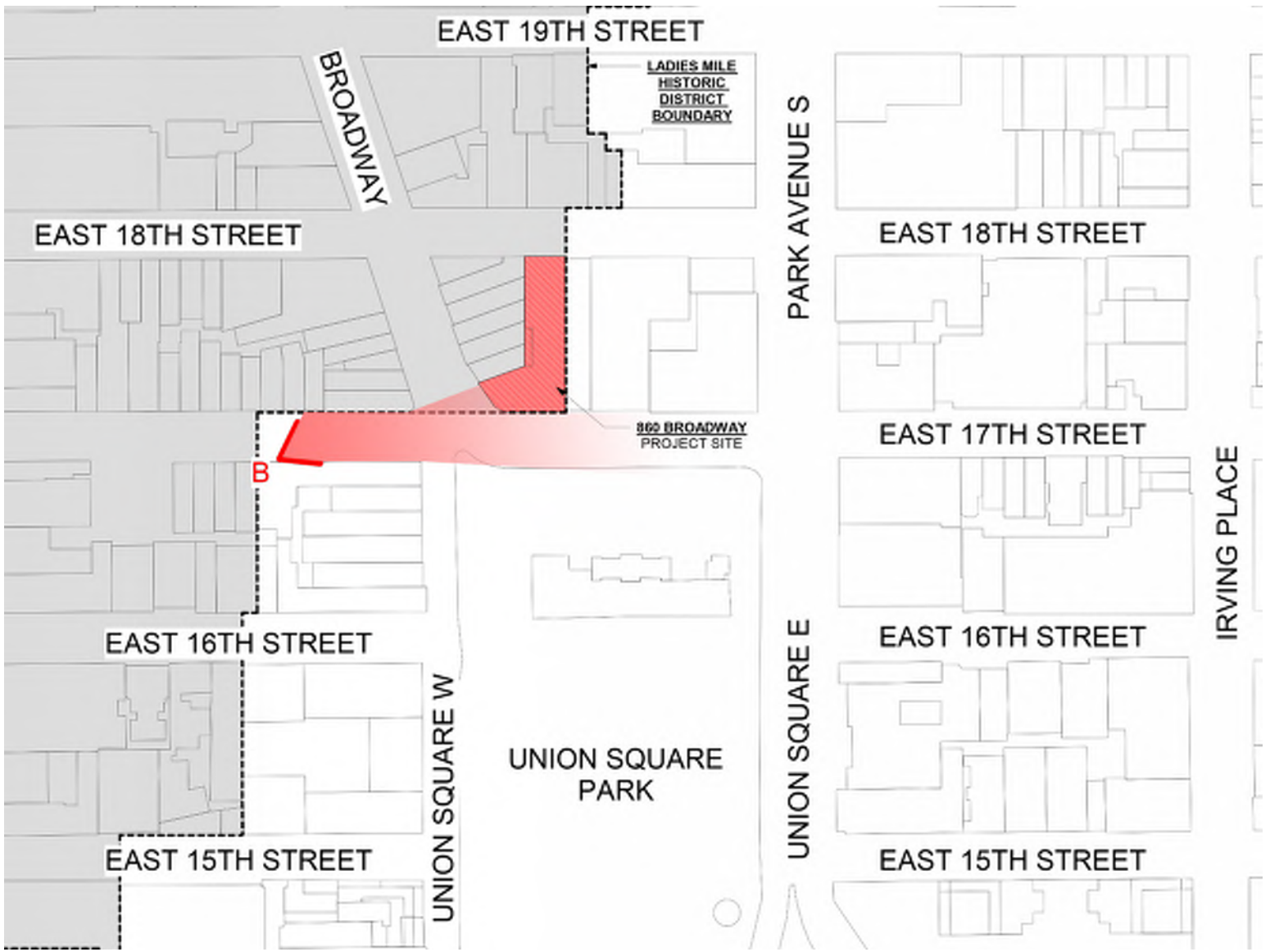
LPC008.00

860 BROADWAY - PROJECT
SITE

MOCK-UP VIEW B LOOKING NORTHEAST FROM E 17TH ST



RENDERED VIEW B LOOKING NORTHEAST FROM E 17TH ST

[VIEW KEY PLAN](#)

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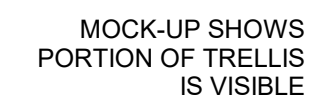
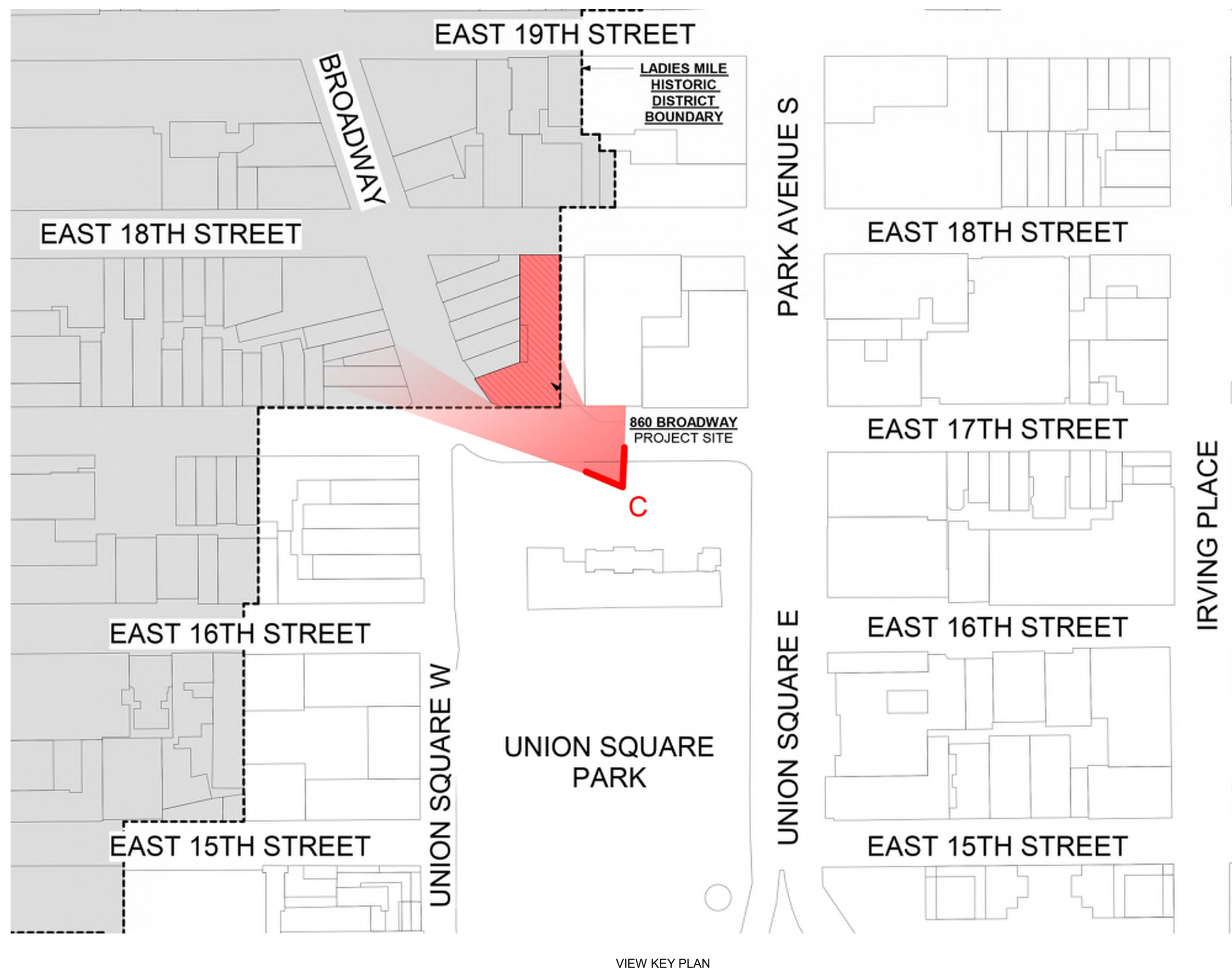
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SIGHT LINE VIEW B -
VIEW FROM E 17TH ST

LPC009.00


$$\begin{matrix} \text{P} & \text{K} \\ + & \\ \text{S} & \text{B} \end{matrix}$$

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Structural Engineer

Madsen Consulting Engineering

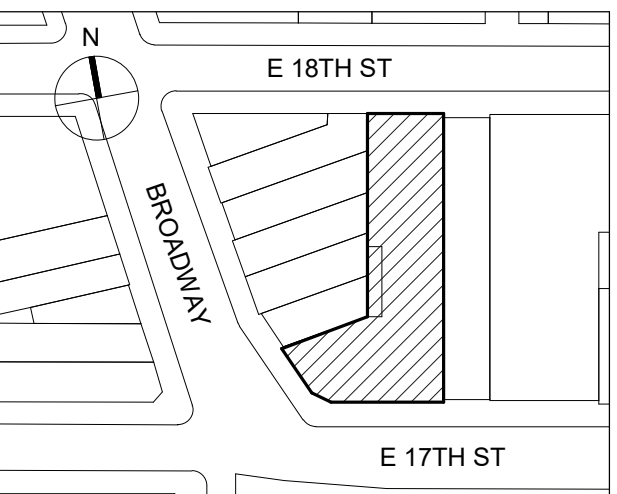
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Elevator Consultant

WDA Associates

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Location Plan



DOB BSCAN

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No.	Description	Revision Date

860 BROADWAY

160 Broadway, New York, NY 10018

Drawing Title

SIGHT LINE VIEW C -
VIEW FROM E 17TH ST
AND UNION SQUARE

Seal

Date: 06/07/2021

Project No.: 2101-01

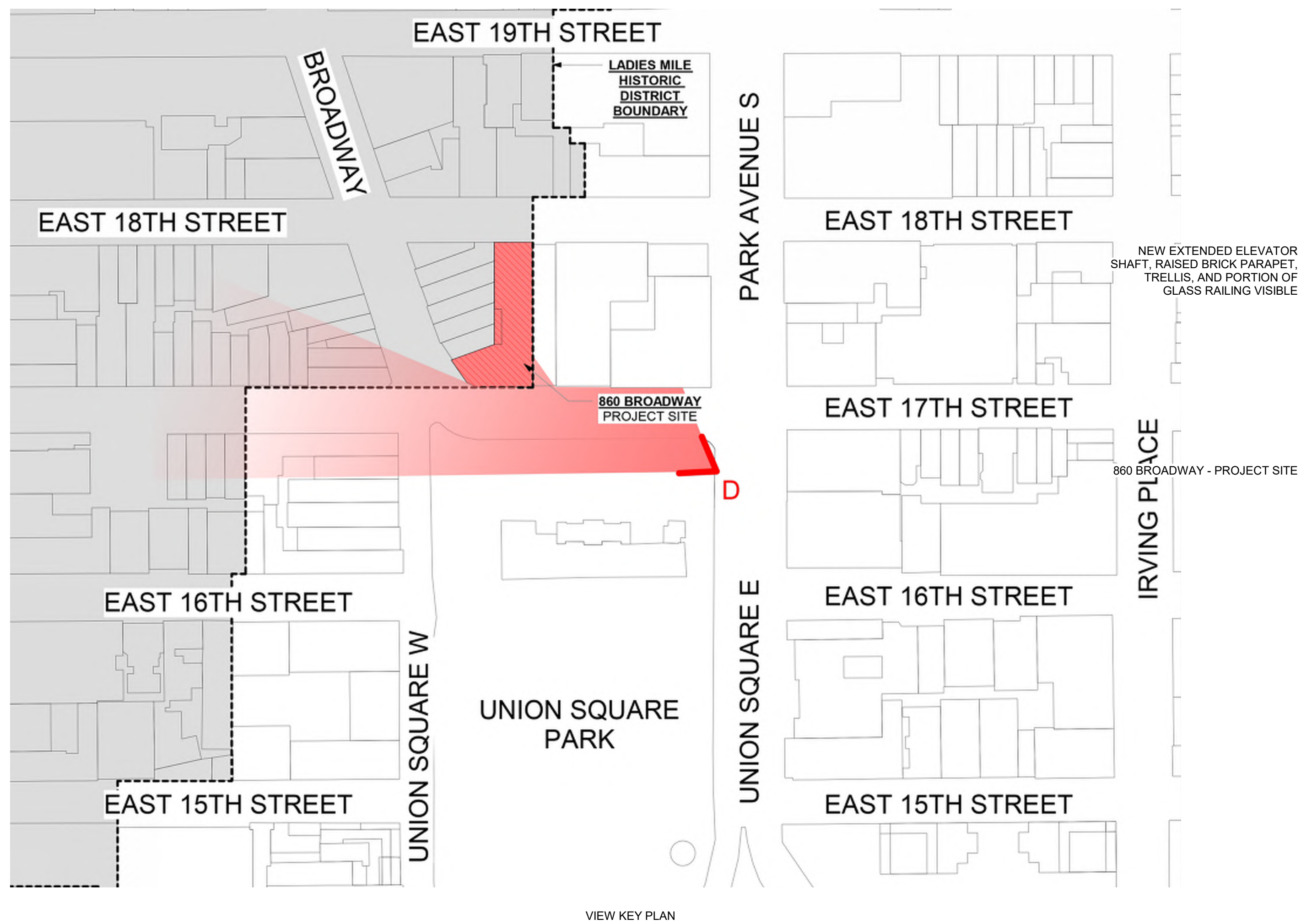
Drawn By: FC

Checked By: RB

LD0010.00

LPC010.00





Architect

$$\begin{array}{cc} \mathbf{P} & \mathbf{K} \\ + & \\ \mathbf{S} & \mathbf{B} \end{array}$$

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Structural Engineer

Madsen Consulting Engineering

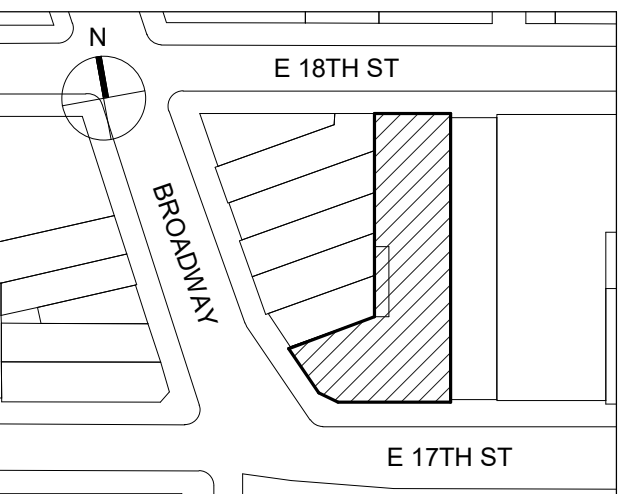
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Elevator Consultant

VDA Associates

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Location Plan



DOB BSCAN

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No.	Description	Revision Date

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

SIGHT LINE VIEW D -
VIEW FROM UNION
SQUARE EAST

Seal

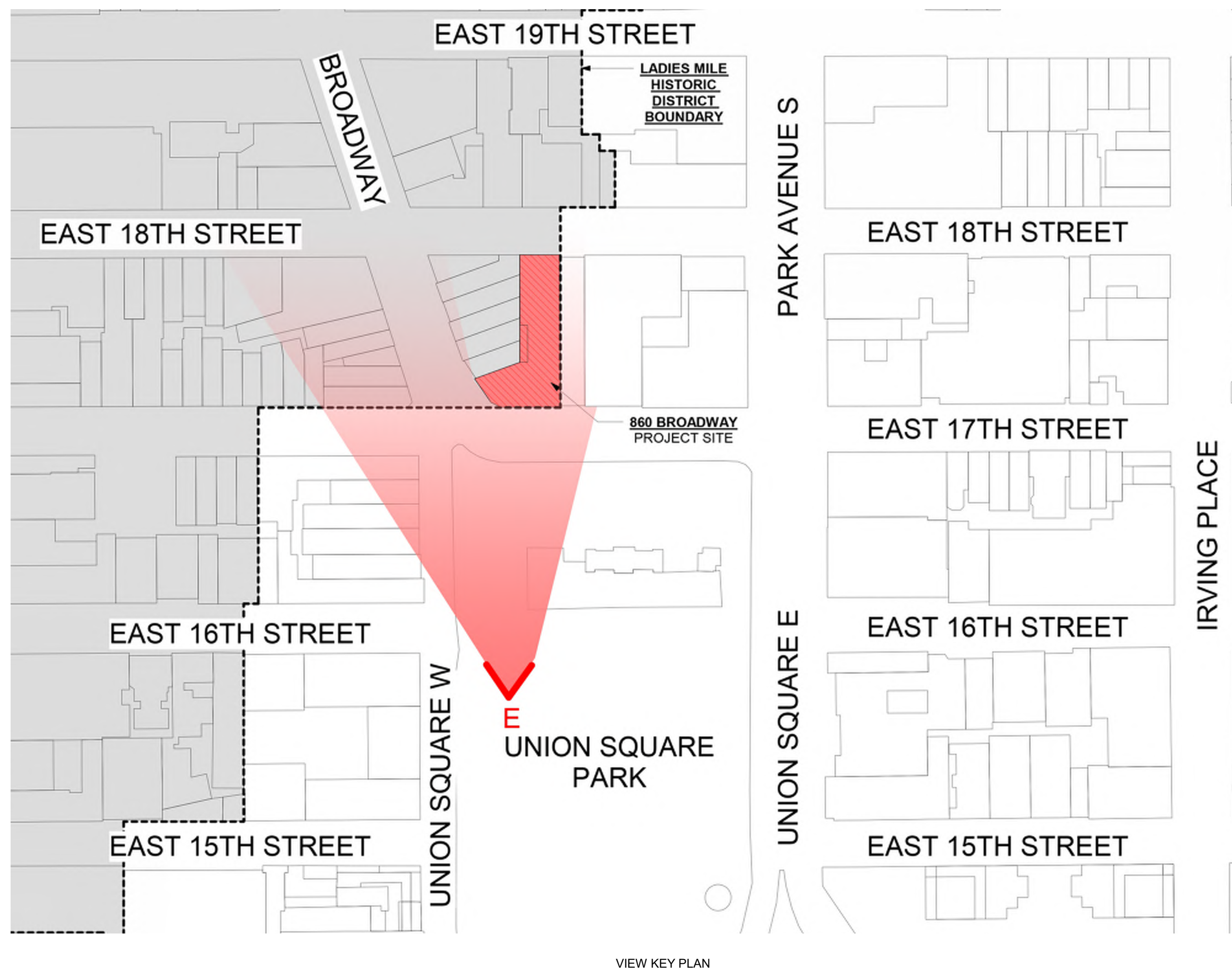
ate: 06/07/2021

Project No.: 2101-01

Drawn By: FC
Booked By: RB

Checked By: RB
Drawing No.:

LPC011.00



Architect

$$\begin{array}{cc} \mathbf{P} & \mathbf{K} \\ \mathbf{S} & \mathbf{B} \end{array}$$

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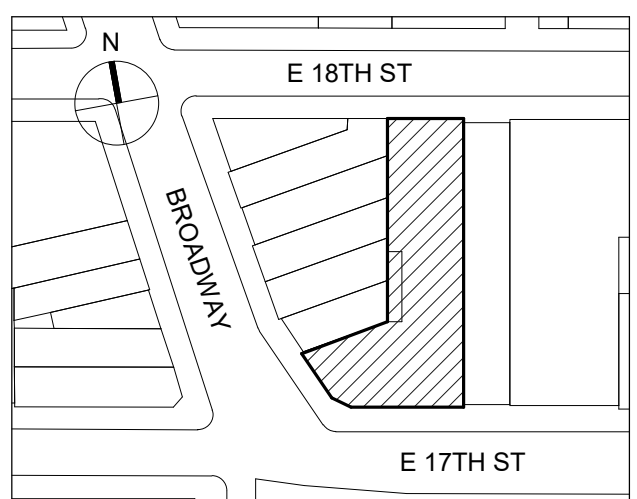
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Location Plan



DOB BSCAN

DOB Stamp

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860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

SIGHT LINE VIEW E -
VIEW FROM UNION
SQUARE PARK

Seal

Date: 06/07/2021

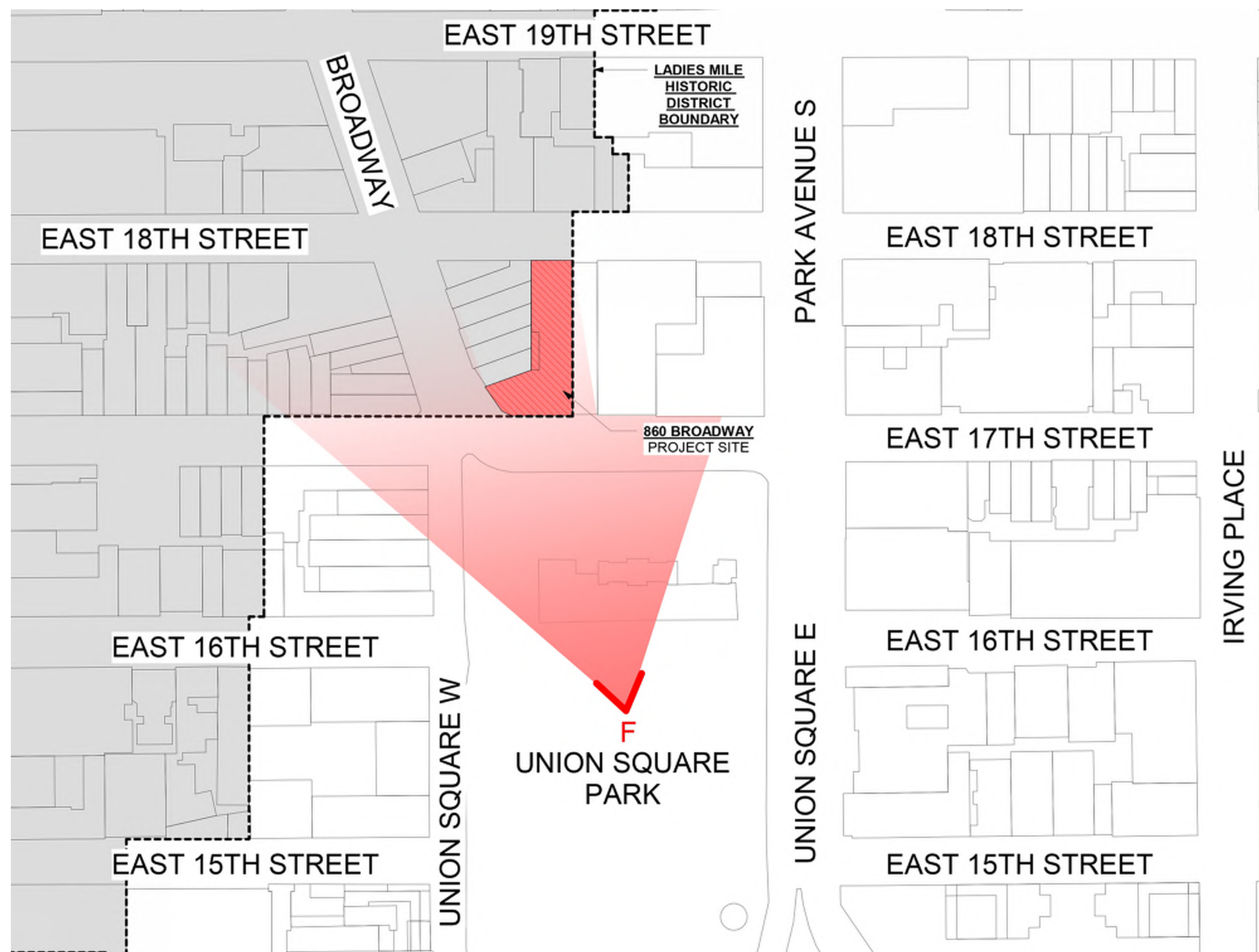
Project No.: 2101-01

Drawn By: FC

Checked By: RB

Drawing No.:
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LPC012.00



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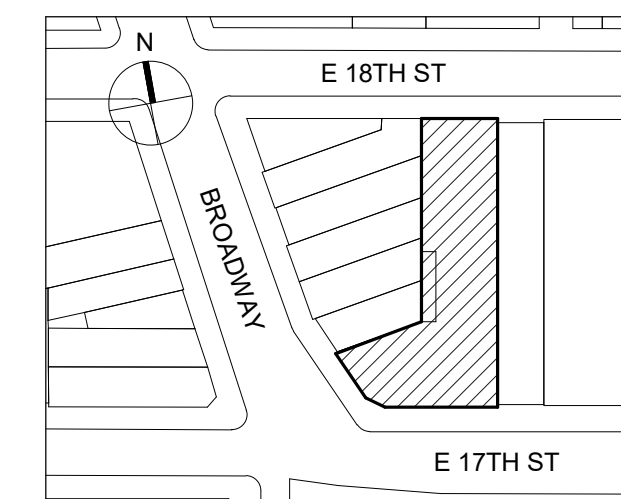
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VDA Associates

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Location Plan



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860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

SIGHT LINE VIEW F -
VIEW FROM UNION
SQUARE PARK

Sea

Date:	06/07/202
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Project No.:	2101-0
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Drawn By:	FO
Checked By:	BO

Drawing No.:

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Architec

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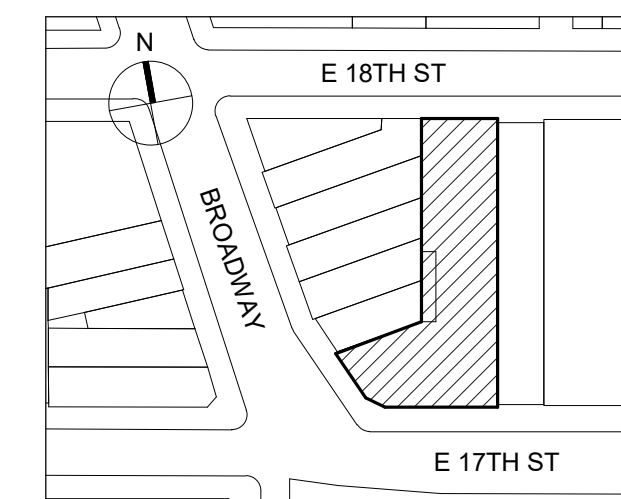
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Location Plan



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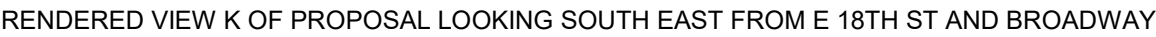
860 BROADWAY
860 Broadway, New York, NY 10018

Drawing Title

SIGHT LINE VIEW J -
VIEW FROM E 12TH ST

Sea

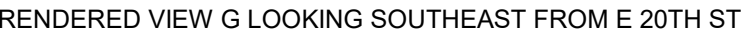
Date:	06/07/2021
Project No.:	2101-01
Drawn By:	FC
Checked By:	RE
Drawing No.:	LPC016.00



£1 0011.00



LPC018.00



A map showing the intersection of Brooklyn Avenue and 18th Street. A north arrow is in the top left. A shaded area is located between 18th and 17th Streets, east of Brooklyn Avenue.

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LDC010.00





ET 0021.00

P K
S B

LPC022.00



P K
S B

LPC023.00





LPC024.00

$$\begin{matrix} P & K \\ + & \\ S & B \end{matrix}$$

2/8/2021 11:52:14 AM

P K
S B

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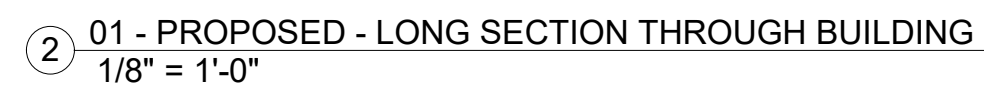
VDA Associates
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T. (212) 868-9090

A map showing the intersection of Broadway and E 18th St. Broadway is a diagonal street running from the top left to the bottom right. E 18th St is a horizontal street at the top, and E 17th St is a horizontal street at the bottom. A triangular area, bounded by Broadway, E 18th St, and a diagonal property line, is shaded with diagonal hatching. A north arrow is located in the top left corner, pointing towards the top of the page.

No.	Description	Revision Date
Project		

EXISTING AND PROPOSED ROOF LONG SECTIONS

A-221.00



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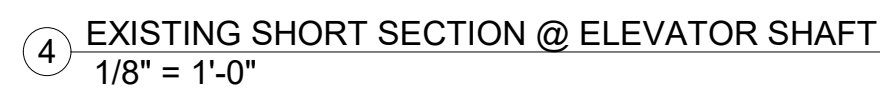
145 West 30th Street, 4th Floor
New York, NY 10001
T. (212) 868-9090

A map showing the intersection of Broadway and E 18th St. Broadway is a diagonal street running from the top left to the bottom right. E 18th St is a horizontal street at the top, and E 17th St is a horizontal street at the bottom. A triangular area, bounded by Broadway, E 18th St, and a diagonal property line, is shaded with diagonal hatching. A north arrow is located in the top left corner, pointing towards the top of the page.

[illegible]

EXISTING AND PROPOSED ROOF SHORT SECTIONS

A-222.00



3 DETAIL @ SOUTH FACADE ROOF TERRACE PERIMETER
1" = 1'-0"

2. DETAIL @ WEST FACADE ROOF TERRACE PERIMETER
1" = 1'-0"

1 DETAIL @ EAST FACADE PARAPET
1" = 1'-0"

4 TYP. GLASS BARRIER DETAIL
3" = 1'-0"

$$\begin{matrix} \mathbf{P} & \mathbf{K} \\ + & \\ \mathbf{S} & \mathbf{B} \end{matrix}$$

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No.	Description	Revision Date
Project		

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ENLARGED TRELLIS DETAILS

A-503.00



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860 BROADWAY

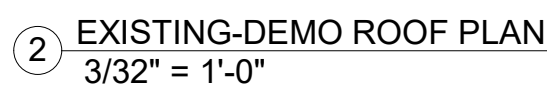
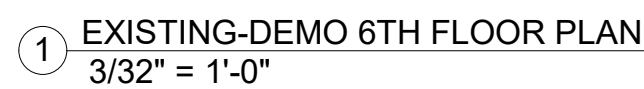
PROPOSED ROOF -
AERIAL PERSPECTIVE

NEW RAISED ROOF
TERRACE —————

- NEW PLATERS AND BENCH

1 PROPOSED AERIAL ROOFTOP VIEW

860 BROADWAY -
APPENDIX
TECHNICAL DRAWINGS



P **K**
S **B**

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A map showing the intersection of Broadway and E 18th St. Broadway is a diagonal street running from the top left to the bottom right. E 18th St is a horizontal street at the top, and E 17th St is a horizontal street at the bottom. A triangular area, bounded by Broadway, E 18th St, and a diagonal property line, is shaded with diagonal hatching. A north arrow is located in the top left corner, pointing towards the top of the page.

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860 BROADWAY

PROPOSED 2ND FLOOR

PROPOSED 2ND FLOOR ROOF, 6TH FLOOR, AND ROOF PLANS

Date:	06/07/2021
Project No.:	2101-01
Drawn By:	FC
Checked By:	RB
Drawing No.:	

A-102.00

OCCUPANCY	WATER CLOSETS		LAVATORIES	
	MALE	FEMALE	MALE	FEMALE
A-2* RESTAURANTS, BANQUET HALLS, AND FOOD COURTS	1 PER 75	1 PER 75	1 PER 200	

*Per Table 403.1 Exception K, The number of fixtures for building or nonaccessory tenant space used for assembly purposes by fewer than 75 persons and classified as Group B occupancy in accordance with Section 303.1, Exception 2of the New York City Building Codeshall be permitted to be calculated in accordance with the requirements for Assembly occupancies

OCCUPANCY	AREA/ OCC.	NET AREA	OCC. LOAD
ROOF TERRACE ACCESSORY TO E - OFFICE	100	6,383 SF	64

NEW RTU ON EXISTING
DUNNAGE - SEE MECH

NEW 3'-0" X 3'-0" LOUVER FOR
STAIR B - SEE SHEET A-303

EGRESS STAIR B EXTENSION
AT ROOF LEVEL

NEW PRIVATE CONVENIENCE STAIR
ACCESS BULKHEAD FOR 6TH FLOOR
OFFICE AT EXISTING SKYLIGHT OPENING

NEW 8'-0" TALL BARRIER WITH 3'-0" WIDE ACCESS
DOOR AND ACCESS PLATFORM TO EXISTING

DOORS	UNIT CAPACITY	# OF UNITS	DOOR CAPACITY
STAIR A DOOR	80	1.5	120
STAIR B DOOR	80	1.5	120

STAIRS	UNIT CAPACITY	# OF UNITS	STAIR CAPACITY
STAIR A	60	2	120
STAIR B	60	1.5	120

24" X 24" ROOF
PAVERS

NEW SINGLE
OCCUPANT

6'-0" RADIUS @ STAIR —
DOOR

NEW ELEVATOR DOOR —
AND EXTENDED SHAFT
FOR EXISTING

RELOCATED VERIZON —
EQUIPMENT RACK -
RUN ALL DATA CABLE
RUNWAYS BELOW NEW
ROOF TERRACE DECK

PROVIDE NEW STUCCO
FINISH ON EXISTING
AND NEW BULKHEAD
AND VESTIBULE WALLS

NEW ACCESS STAIR
AND GATE DOWN
FROM NEW ROOF
TERRACE TO EXISTING
ROOF LEVEL

NEW ELEVATOR VESTIBULE AT NEW
ELEVATED ROOF TERRACE WITH
STOREFRONT GLASS ENTRY

NEW ROOF TERRACE
6,282 SQ. FT.

H STREET |

2 PROPOSED ROOF PLAN
3/32" = 1'-0"

2) $3/32" = 1'-0"$

[illegible]

EXISTING BROADWAY AND E 17TH ST ELEVATIONS

Seal	Date:	06/07/2021
	Project No.:	2101-01
	Drawn By:	FC
	Checked By:	RB
	Drawing No.:	A-201.00



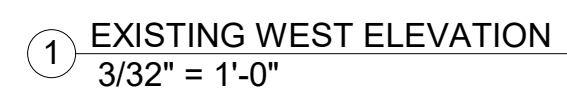
A-202.00

2 PROPOSED BROADWAY ELEVATION
3/32" = 1'-0"

1 PROPOSED E 17TH STREET ELEVATION
3/32" = 1'-0"

P K
S B

A-203.00



P K
S B

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T. (212) 868-9090

A street map showing the intersection of E 18th St, E 17th St, and Broadway. A shaded area is located on the east side of Broadway, between E 17th St and E 18th St. A north arrow is in the top left corner.

[illegible]

EXISTING INNER COURT ELEVATIONS

A-205.00



630 Ninth Avenue, Suite 1200
New York, NY 10036
T. (212) 594-2010 F. (212) 947-4381

441 Lexington Avenue, 9th Floor
New York, NY 10017

580 8th Avenue, 14th Floor
New York, NY 10018
T. (646) 572-0488

26 Broadway, 3rd Floor
New York, NY 10004
T. (212) 634-7886

VDA Associates
145 West 30th Street, 4th Floor
New York, NY 10001
T. (212) 868-9090

DOB Stamp

No.	Description	Revision Date
Project		

PROPOSED INNER COURT ELEVATIONS

A-206.00



$$\begin{array}{cc} \mathbf{P} & \mathbf{K} \\ \mathbf{S} & \mathbf{B} \end{array}$$

630 Ninth Avenue, Suite 1200
New York, NY 10036
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New York, NY 10017

580 8th Avenue, 14th Floor
New York, NY 10018
T. (646) 572-0488

26 Broadway, 3rd Floor
New York, NY 10004
T. (212) 634-7886

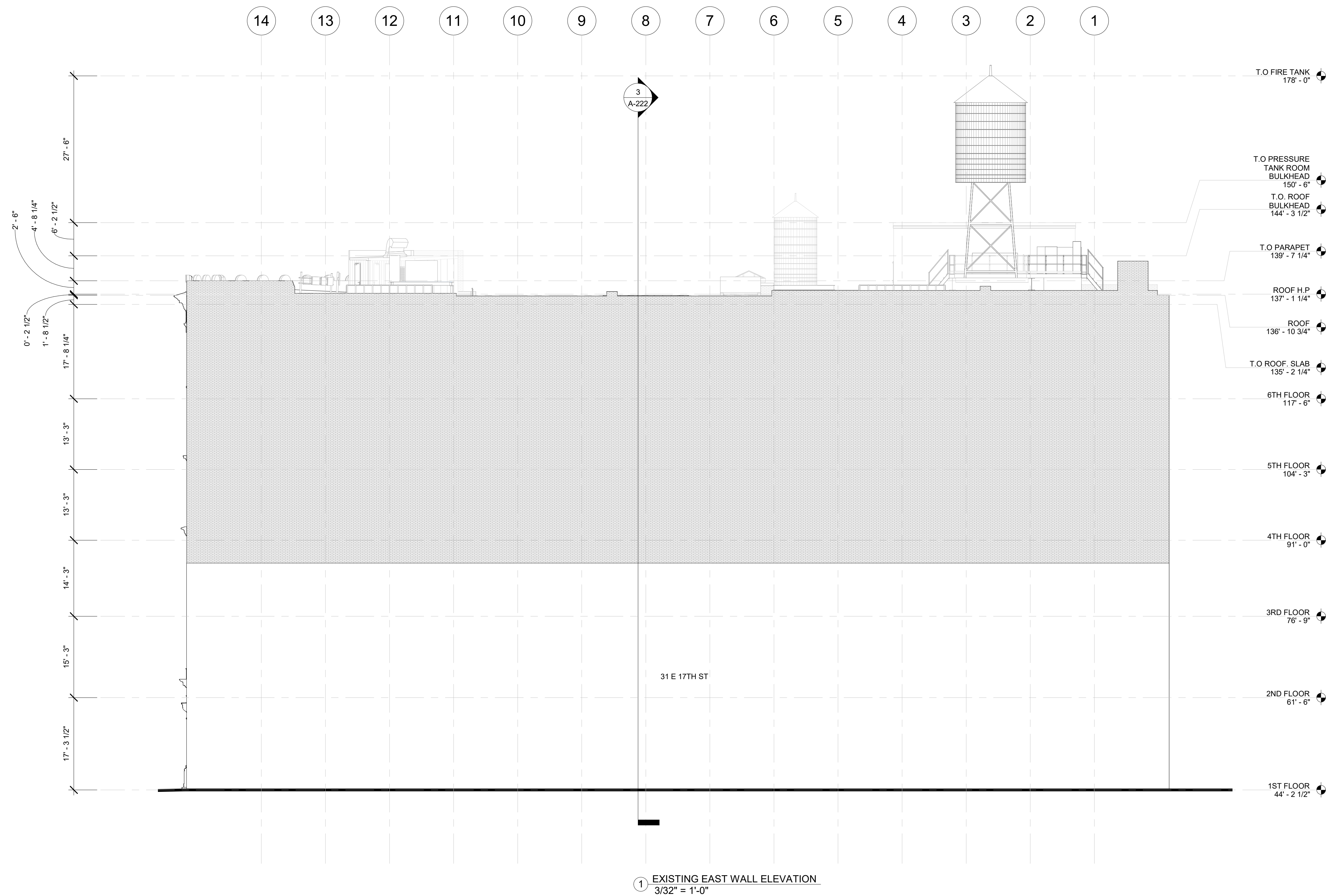
145 West 30th Street, 4th Floor
New York, NY 10001
T. (212) 868-9090

[illegible]

860 BROADWAY

EXISTING EAST WALL ELEVATION

A-207.00



$$\begin{array}{cc} \mathbf{P} & \mathbf{K} \\ \mathbf{S} & \mathbf{B} \end{array}$$

630 Ninth Avenue, Suite 1200
New York, NY 10036
T. (212) 594-2010 F. (212) 947-4381

441 Lexington Avenue, 9th Floor
New York, NY 10017

580 8th Avenue, 14th Floor
New York, NY 10018
T. (646) 572-0488

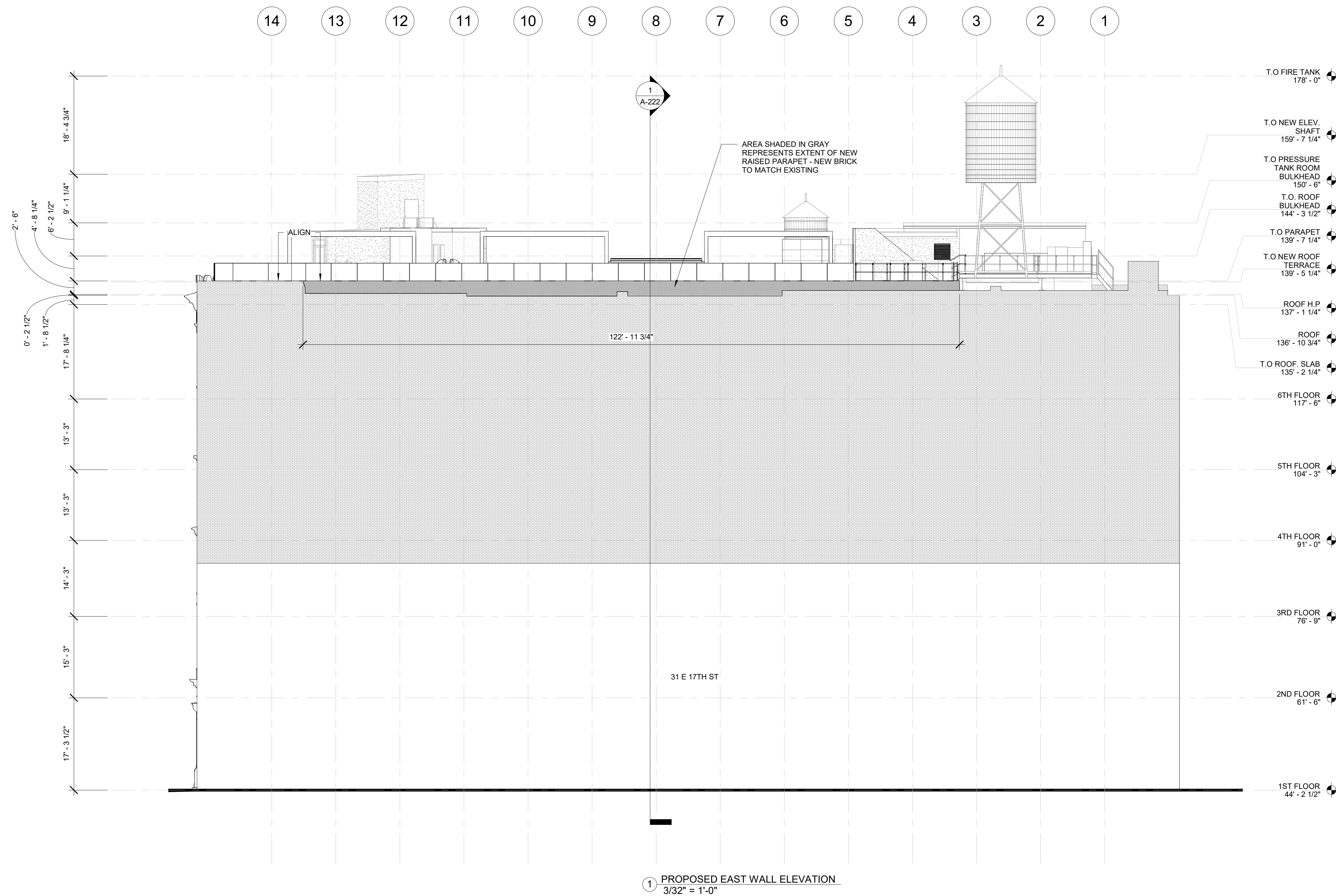
26 Broadway, 3rd Floor
New York, NY 10004
T. (212) 634-7886

145 West 30th Street, 4th Floor
New York, NY 10001
T. (212) 868-9090

[illegible]

PROPOSED EAST WALL ELEVATION

A-208.00



2/8/2021 11:52:02 AM

P **K**
S **B**

630 Ninth Avenue, Suite 1200
New York, NY 10036
T. (212) 594-2010 F. (212) 947-4381

860 Broadway, LLC

580 8th Avenue, 14th Floor
New York, NY 10018
T. (646) 572-0488

26 Broadway, 3rd Floor
New York, NY 10004
T. (212) 634-7886

145 West 30th Street, 4th Floor
New York, NY 10001
T. (212) 868-9090

DOB Stamp

[illegible]

860 Broadway, New York, NY 10018

ENLARGED PROPOSED BULKHEAD PLANS AND ELEVATIONS

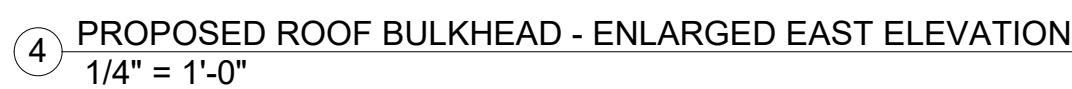
Date: 06/07/202

Project No.: 2101-0

Drawn By: _____ FO

Checked By: _____ R

A-302.00





Owner

441 Lexington Avenue, 9th Floor
New York, NY 10017

Mechanical Engineer

580 8th Avenue, 14th Floor
New York, NY 10018
T. (646) 572-0488

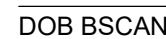
Structural Engineer

26 Broadway, 3rd Floor
New York, NY 10004
T. (212) 634-7886

Elevator Consultant

145 West 30th Street, 4th Floor
New York, NY 10001
T. (212) 868-9090

Location Plan



DOB Stamp

860 BROADWAY
860 Broadway, New York, NY 10018

Drawing Title

EGRESS STAIR B BULKHEAD DETAILS

Seal

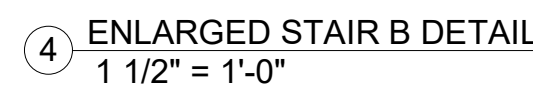
Date: 06/07/2021

Project No.: 2101-01

Drawn By:	TS
Checked By:	RB

Drawing No.:

A-502.00



The current proposal is:

Preservation Department – Item 8, LPC-22-02764

**860 Broadway, aka 27-29 East 17th Street and 32-34 East 18th
Street - Ladies' Mile Historic District
Borough of Manhattan**

To Testify Please Join Zoom

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Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.