

December 7th, 2021
Public Hearing

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.

860 BROADWAY

NEW ROOFTOP TERRACE CONSTRUCTION

860 BROADWAY (32-34 E 18TH STREET),
NEW YORK, NY 10003

LPC FILING SET

07 JUNE 2021

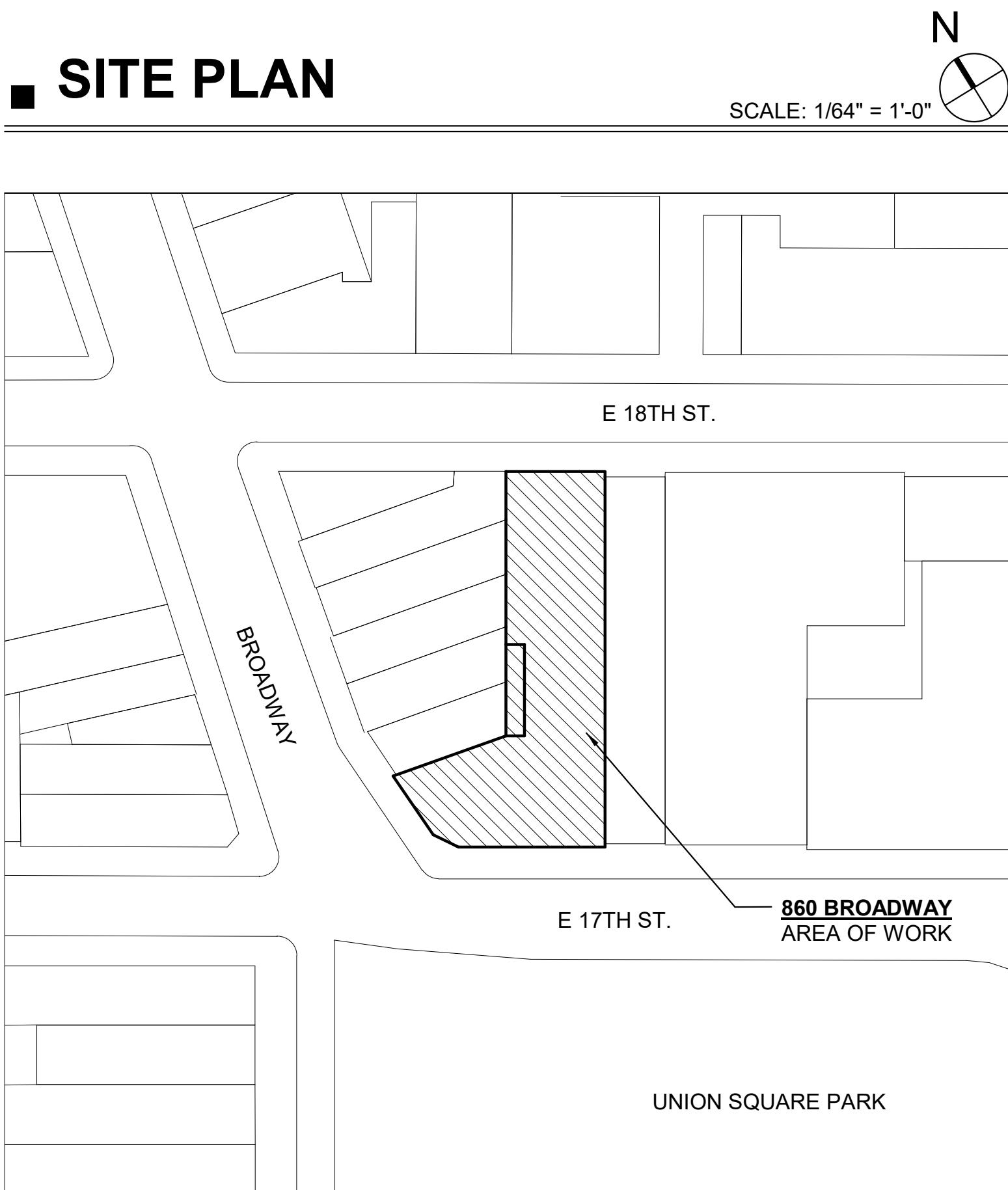
BUILDING INFORMATION

ADDRESS: 860 BROADWAY A.K.A 32-34 E 18TH STREET (10003)
BOROUGH: MANHATTAN
BLOCK: 846
LOT: 26
LOT FRONTOAGE: 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

SCOPE OF WORK

- 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

SITE PLAN



DRAWING LIST

ARCHITECTURAL

LPC-000 LANDMARKS SET COVER PAGE/ SHEET LIST
LPC-001 HISTORIC PHOTOS AND DESIGNATION REPORT
LPC-002 EXISTING ROOF PHOTOS
LPC-003 EXISTING ROOF - AERIAL PERSPECTIVE
LPC-004 PROPOSED ROOF - AERIAL PERSPECTIVE
LPC-005 ROOF MOCKUP PHOTOS
LPC-006 SIGHT LINE KEY PLAN
LPC-007 SIGHT LINE SECTIONS
LPC-008 SIGHT LINE VIEW A - VIEW FROM E 17TH ST
LPC-009 SIGHT LINE VIEW B - VIEW FROM E 17TH ST
LPC-010 SIGHT LINE VIEW C - VIEW FROM E 17TH ST AND UNION SQUARE
LPC-011 SIGHT LINE VIEW D - VIEW FROM UNION SQUARE EAST
LPC-012 SIGHT LINE VIEW E - VIEW FROM UNION SQUARE PARK
LPC-013 SIGHT LINE VIEW F - VIEW FROM UNION SQUARE PARK
LPC-014 SIGHT LINE VIEW G - VIEW FROM E 14TH ST
LPC-015 SIGHT LINE VIEW H - VIEW FROM E 13TH ST
LPC-016 SIGHT LINE VIEW J - VIEW FROM E 12TH ST
LPC-017 SIGHT LINE VIEW K - VIEW FROM E 18TH ST
LPC-018 SIGHT LINE VIEW L - VIEW FROM E 19TH ST
LPC-019 SIGHT LINE VIEW M - VIEW FROM E 20TH ST
LPC-020 SIGHT LINE VIEW N - VIEW FROM E 18TH ST FAÇADE - LOOKING SE
LPC-021 SIGHT LINE VIEW O - VIEW FROM E 18TH ST FAÇADE - LOOKING SW
LPC-022 CONTEXT PHOTOS - VISIBLE BULKHEAD STUDY
LPC-023 CONTEXT PHOTOS - VISIBLE BULKHEAD STUDY
LPC-024 CONTEXT PHOTOS - VISIBLE BULKHEAD STUDY
LPC-025 CONTEXT PHOTOS - VISIBLE BULKHEAD STUDY
A-221.00 EXISTING AND PROPOSED ROOF LONG SECTIONS
A-222.00 EXISTING AND PROPOSED ROOF SHORT SECTIONS
A-501.00 ROOF TERRACE DETAILS
A-503.00 ENLARGED TRELLIS DETAILS

APPENDIX

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

P K
S + B

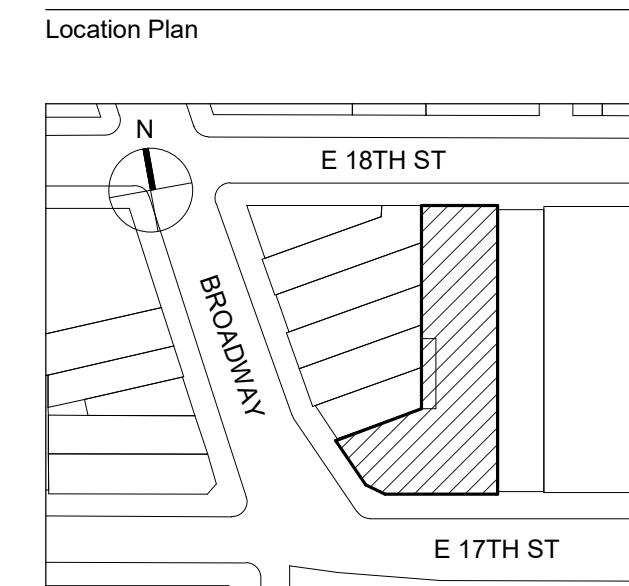
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DOB BSCAN

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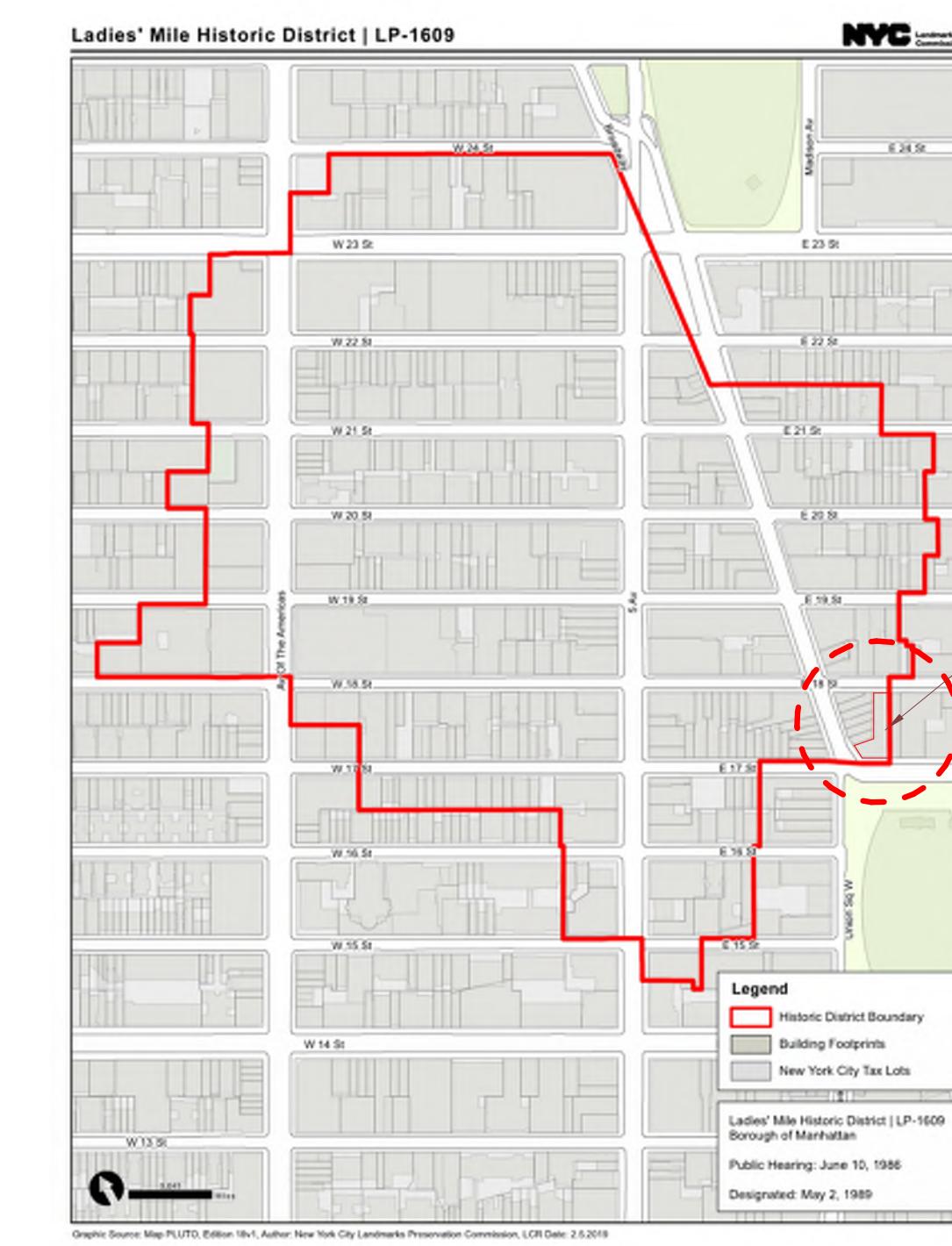
HISTORICAL INFORMATION



01 1940 TAX PHOTO



02 1980 TAX PHOTO



03 LADIES MILE HISTORIC DISTRICT MAP

No.	Description	Revision Date
Project		

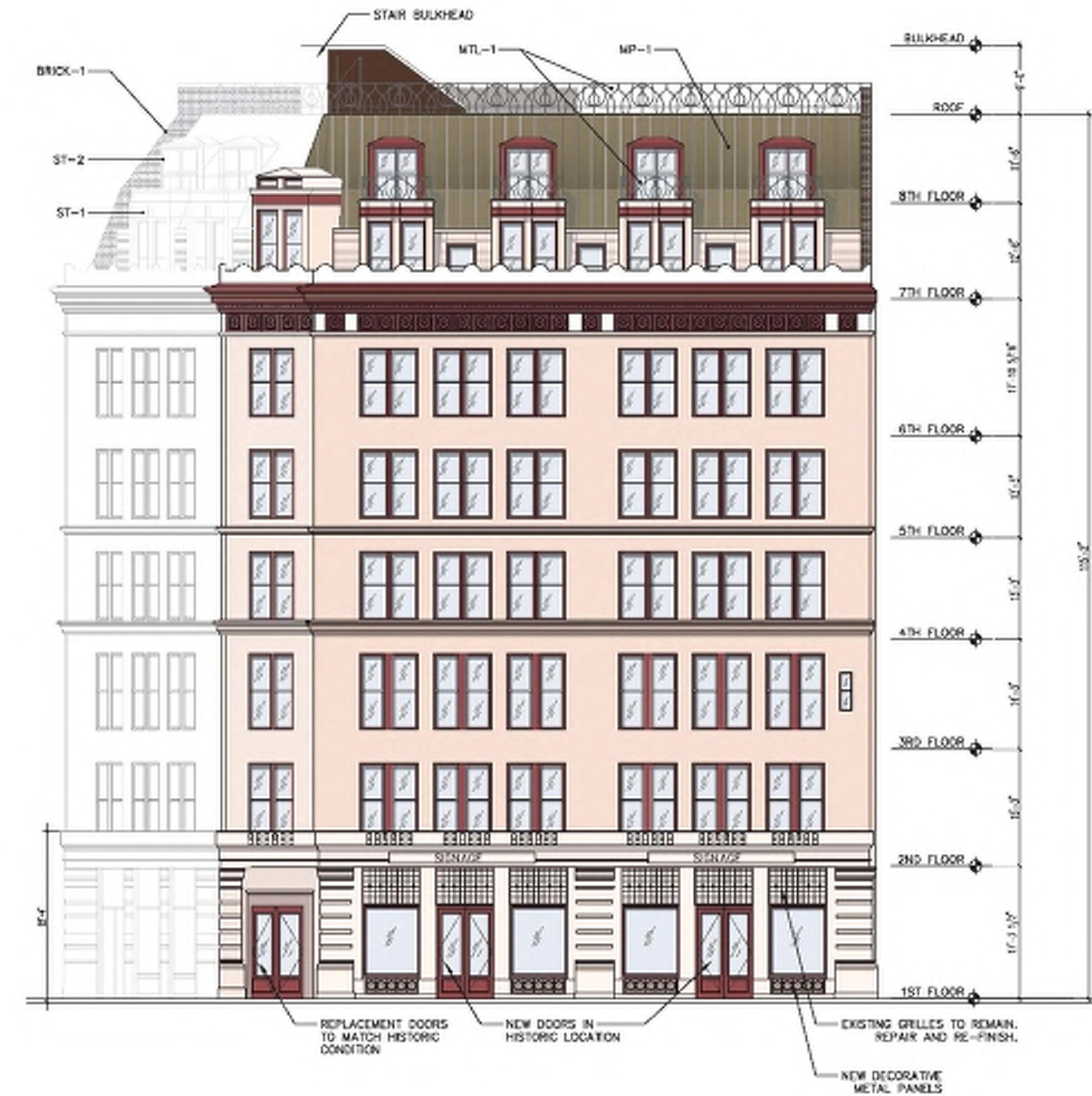
860 BROADWAY
860 Broadway, New York, NY 10018

Drawing Title

LANDMARKS SET
COVER PAGE / SHEET
LIST

Seal Date: 06/07/2021
Project No.: 2101-01
Drawn By: FC
Checked By: RB
Drawing No.: LPC000.00

PREVIOUS ROOFTOP ADDITION APPROVAL



TWO STORY MANSARD ROOF ADDITION: APPROVED AT SEPT. 16TH, 2014 PUBLIC HEARING
CofA PERMIT EXPIRED SEPT 16TH, 2020

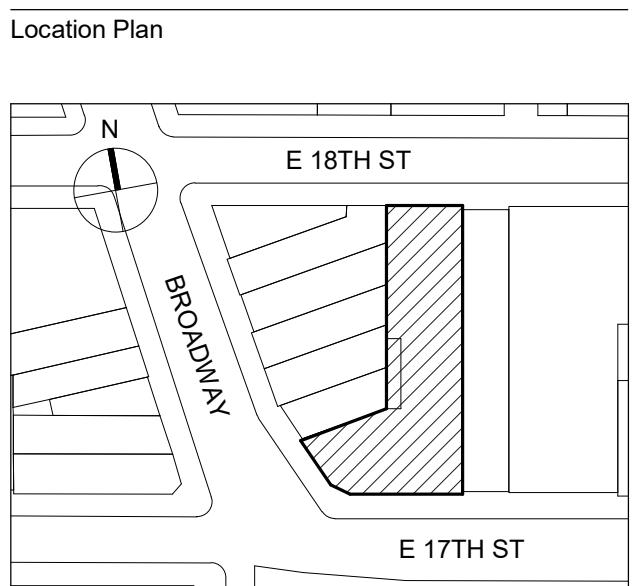
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Project		

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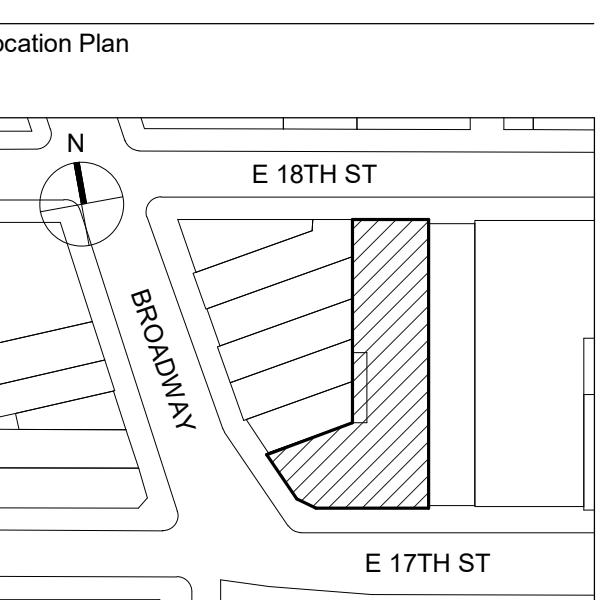
Drawing Title

PREVIOUS ROOFTOP
ADDITION APPROVAL

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

PREVIOUS ROOFTOP
ADDITION APPROVAL





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No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

EXISTING ROOF PHOTOS



VIEW OF EXISTING ROOF LOOKING SOUTH



VIEW OF EXISTING ROOF LOOKING NORTHEAST



VIEW OF EXISTING ROOF BULKHEAD



REAR VIEW OF EXISTING ROOF BULKHEAD



VIEW OF EXISTING PRESSURE TANK ROOM



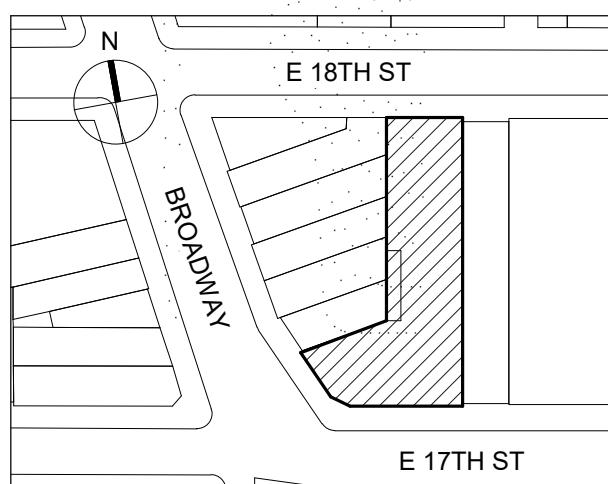
VIEW OF EXISTING SKYLIGHT AND ROOF DUNNAGE



VIEW OF VERIZON CONNECTIONS @ PARAPET NEAR BULKHEAD



VIEW OF VERIZON CONNECTIONS @ PARAPET NEAR BULKHEAD



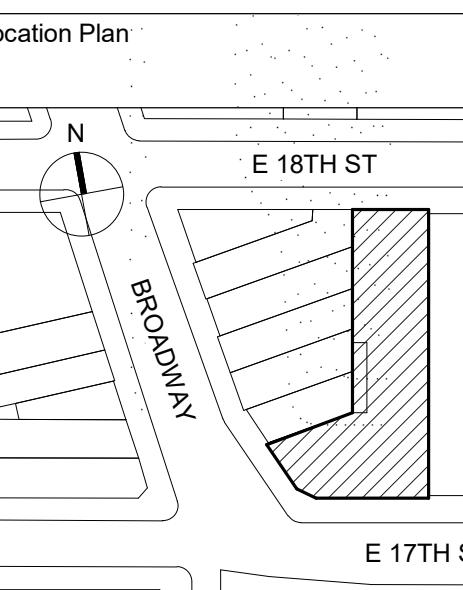
No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

**EXISTING ROOF -
AERIAL PERSPECTIVE**


① EXISTING AERIAL ROOFTOP VIEW



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No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

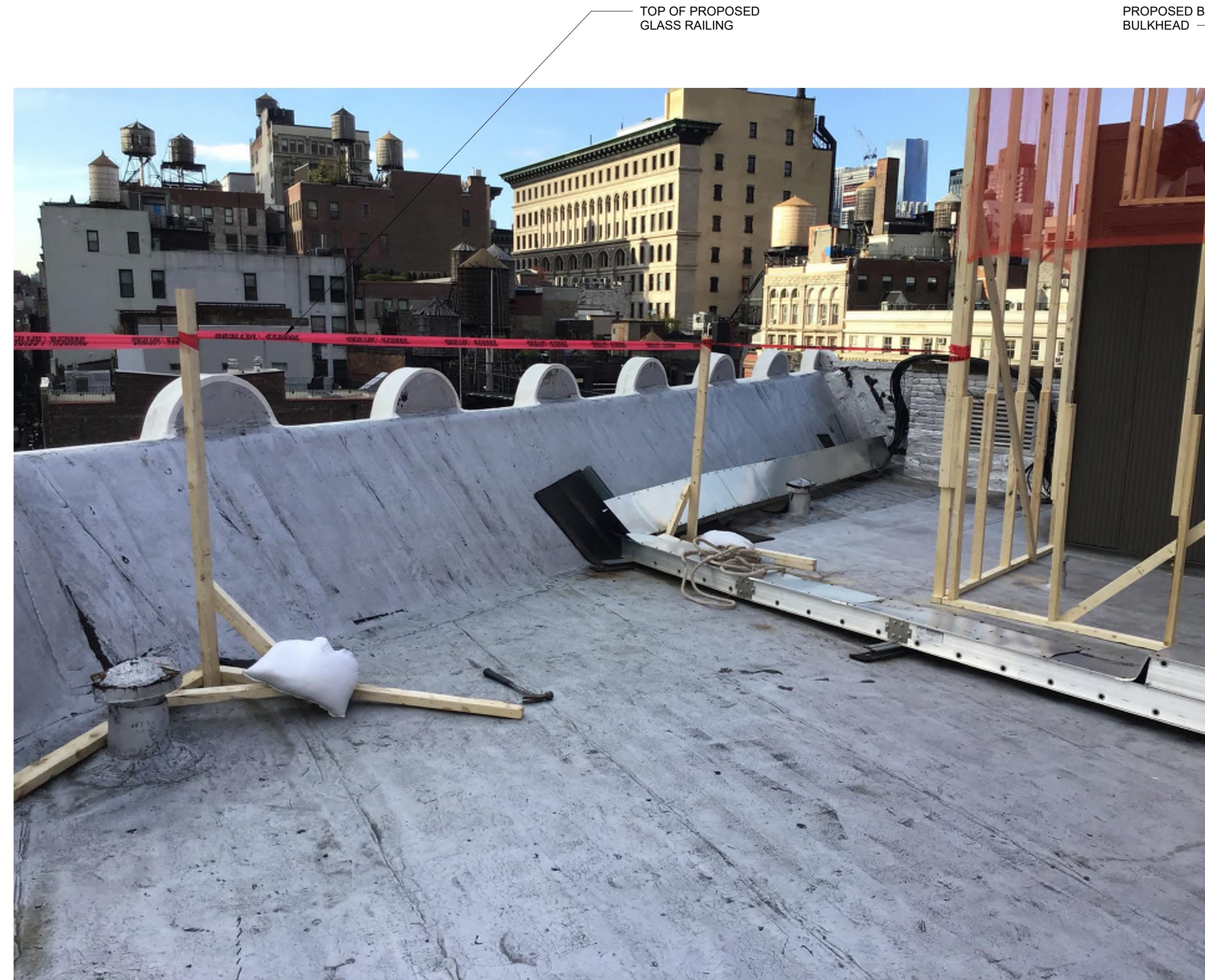
Drawing Title

**PROPOSED ROOF -
AERIAL PERSPECTIVE**

Seal	Date: 06/07/2021
Project No. 2101-01	
Drawn By FC	
Checked By RB	
Drawing No. LPC004.00	



① PROPOSED AERIAL ROOFTOP VIEW



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Location Plan



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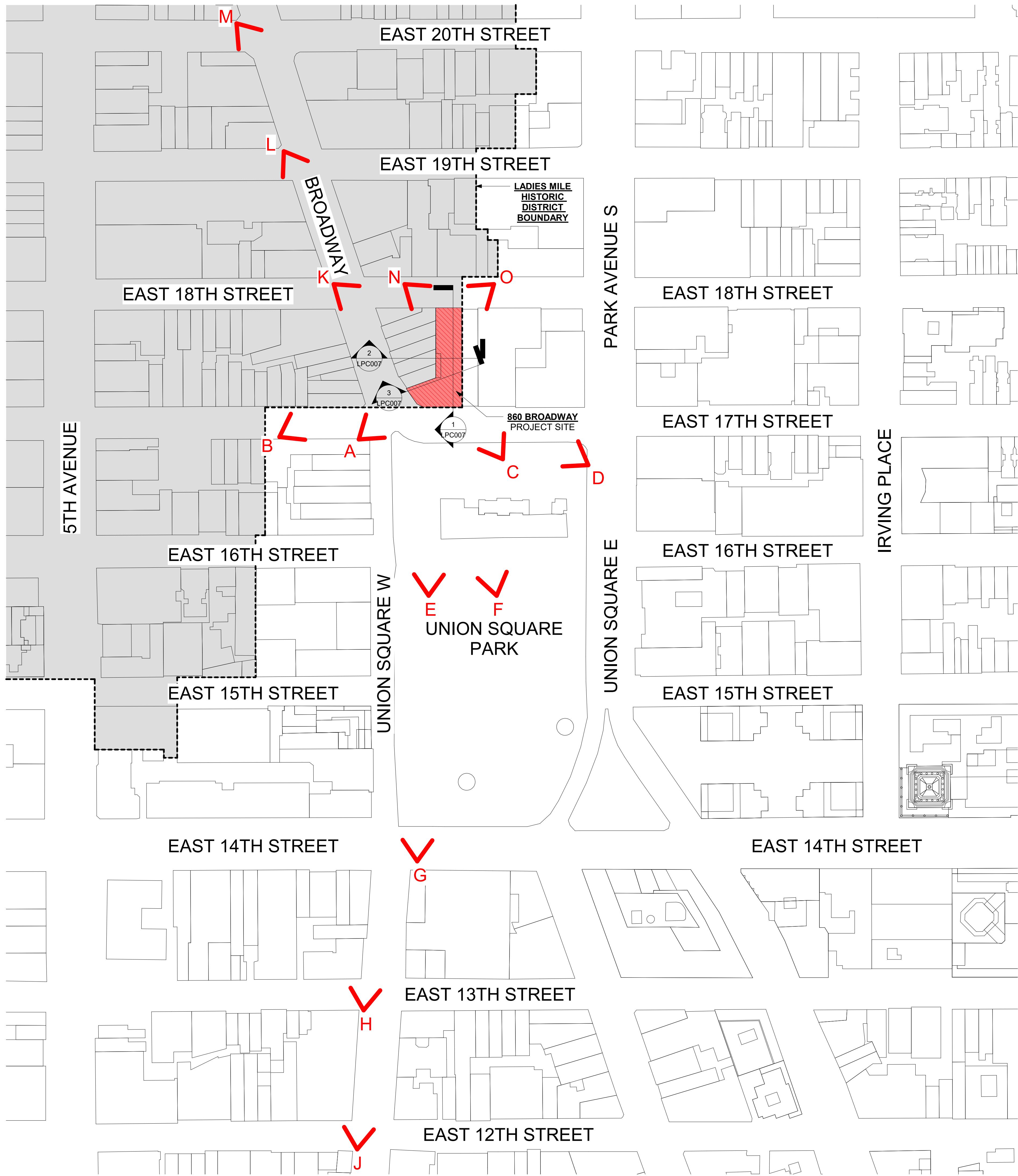
No.	Description	Revision Date
Project		

860 BROADWAY
 860 Broadway, New York, NY 10018

Drawing Title

**ROOF MOCKUP
PHOTOS**

Seal
 Date: 06/07/2021
 Project No.: 2101-01
 Drawn By: FC
 Checked By: RB
 Drawing No.: **LPC005.00**



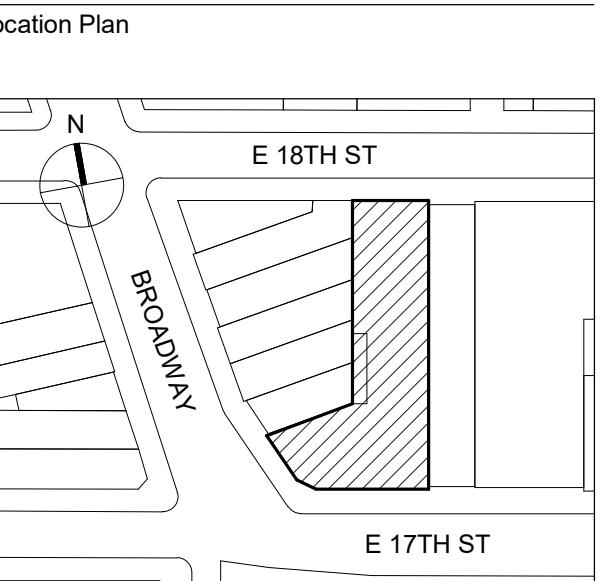
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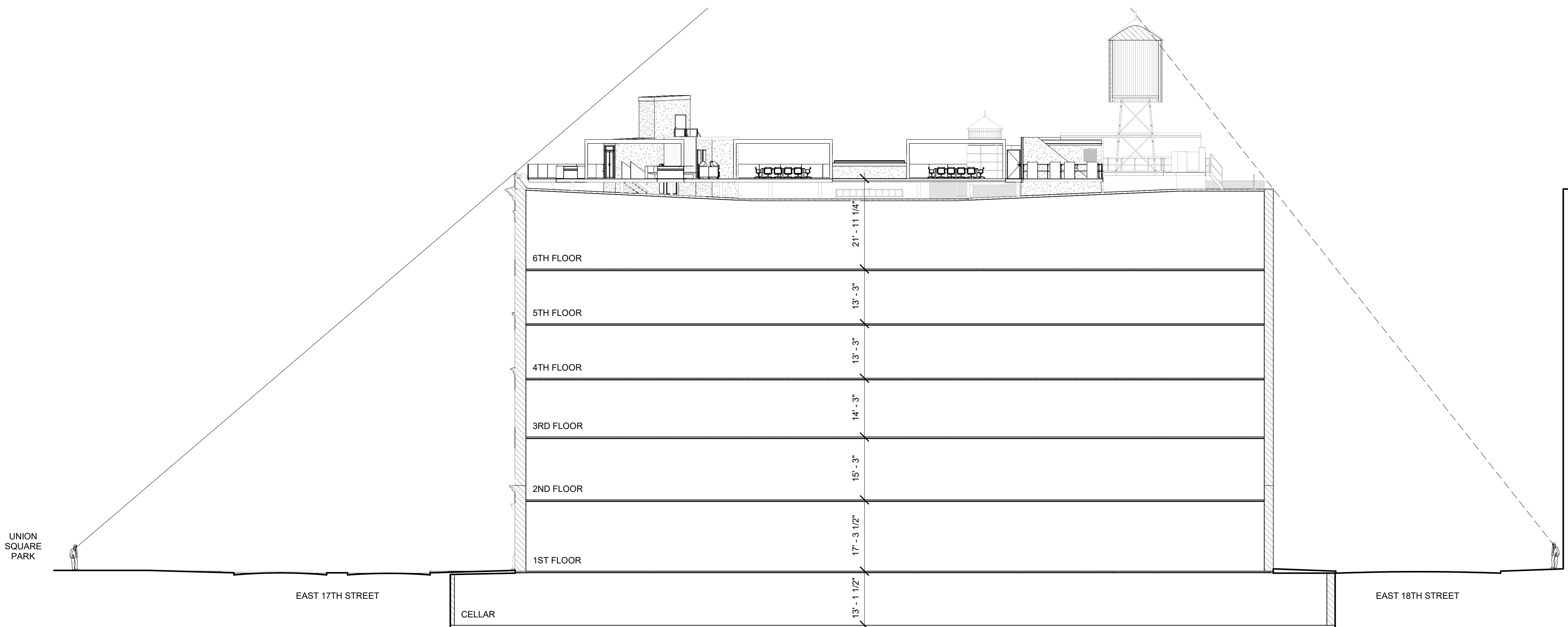
No.	Description	Revision Date
Project		

860 BROADWAY
860 Broadway, New York, NY 10018

Drawing Title
SIGHT LINE KEY PLAN

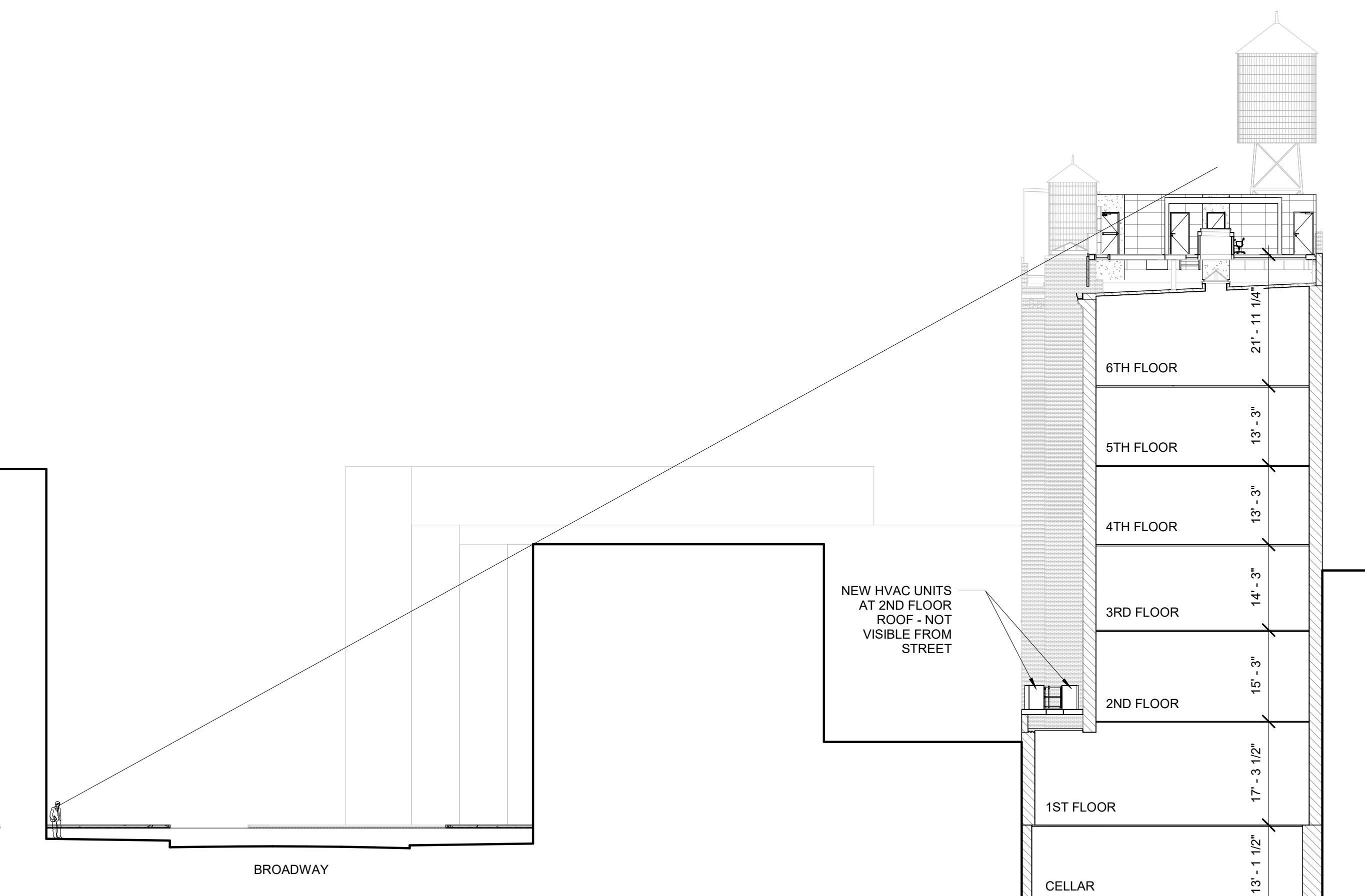
Seal
Date: 06/07/2021
Project No.: 2101-01
Drawn By: FC
Checked By: RB
Drawing No.: **LPC006.00**





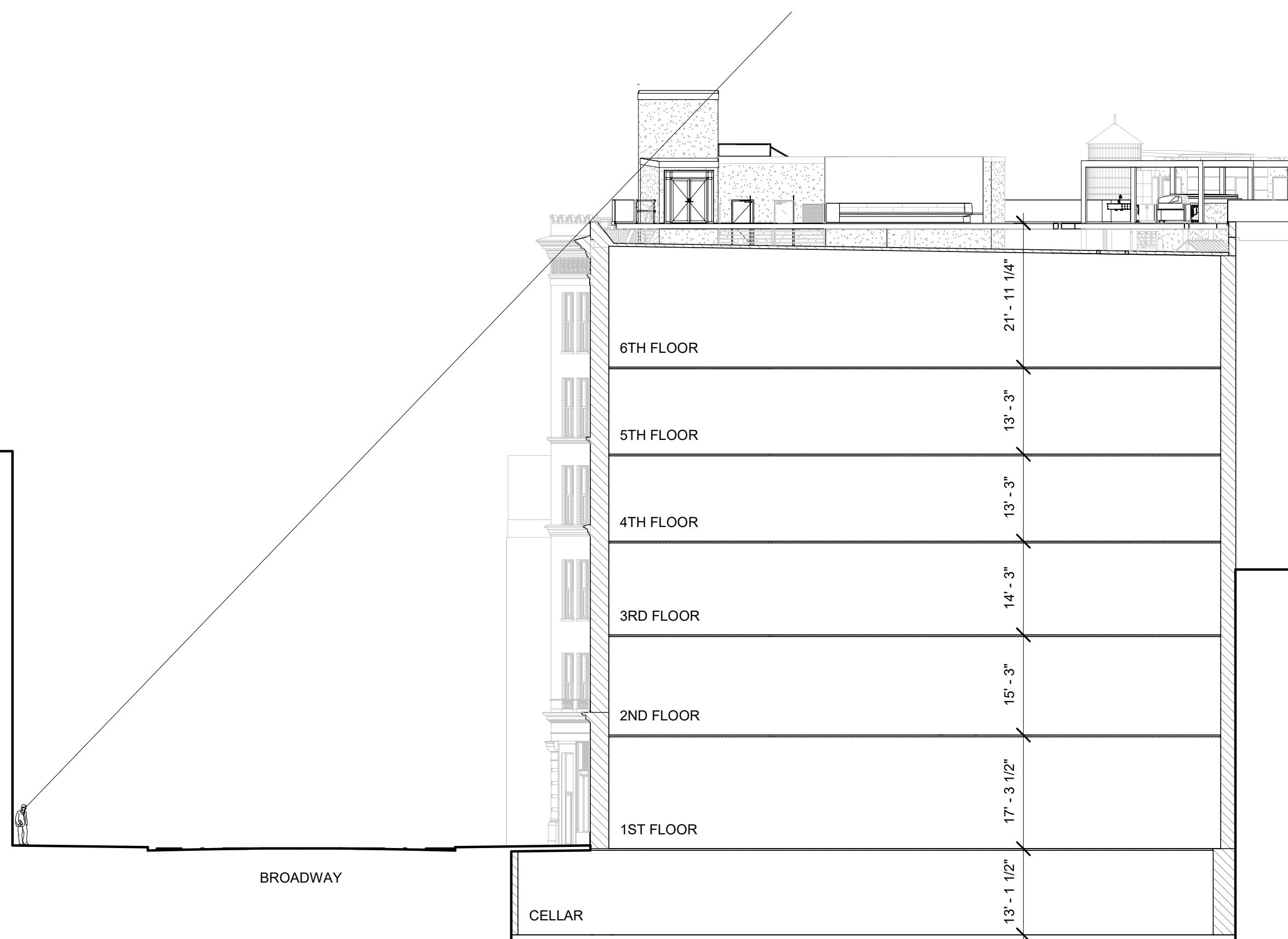
1 SIGHT LINE SECTION THROUGH 17TH AND 18TH STREETS
1/16" = 1' 0"

1/16" = 1'-0"



2 SIGHT LINE SECTION THROUGH BROADWA
1/16" = 1'-0"

1/16 - 1-0



3 SIGHT LINE SECTION THROUGH BROADWAY CORNER
1/16" = 1'-0"

1/16 = 1

SIGHT LINE SECTIONS

860 Broadway, New York, NY 10018

Drawing Title

SIGHTLINE SECTIONS

SIGHT LINE SECTIONS

Seal Date: 06/07/

Seal Date: 08/07/11

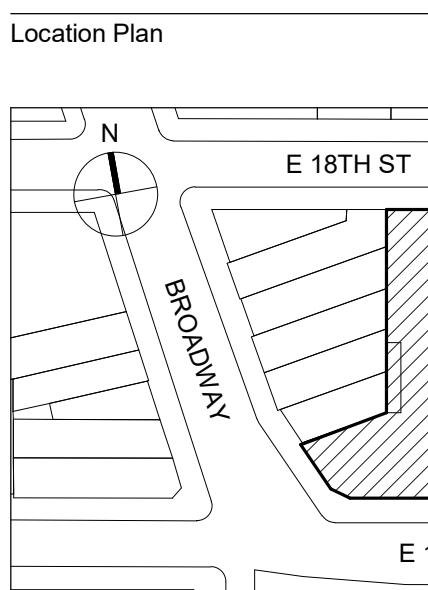
Drawn By:

Checked By:
Drawing No.:

Drawing No.: LPC007

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Date:	06/07/2021
Project No.:	2101-01
Drawn By:	FC
Checked By:	RB
Drawing No.:	LPC007.00

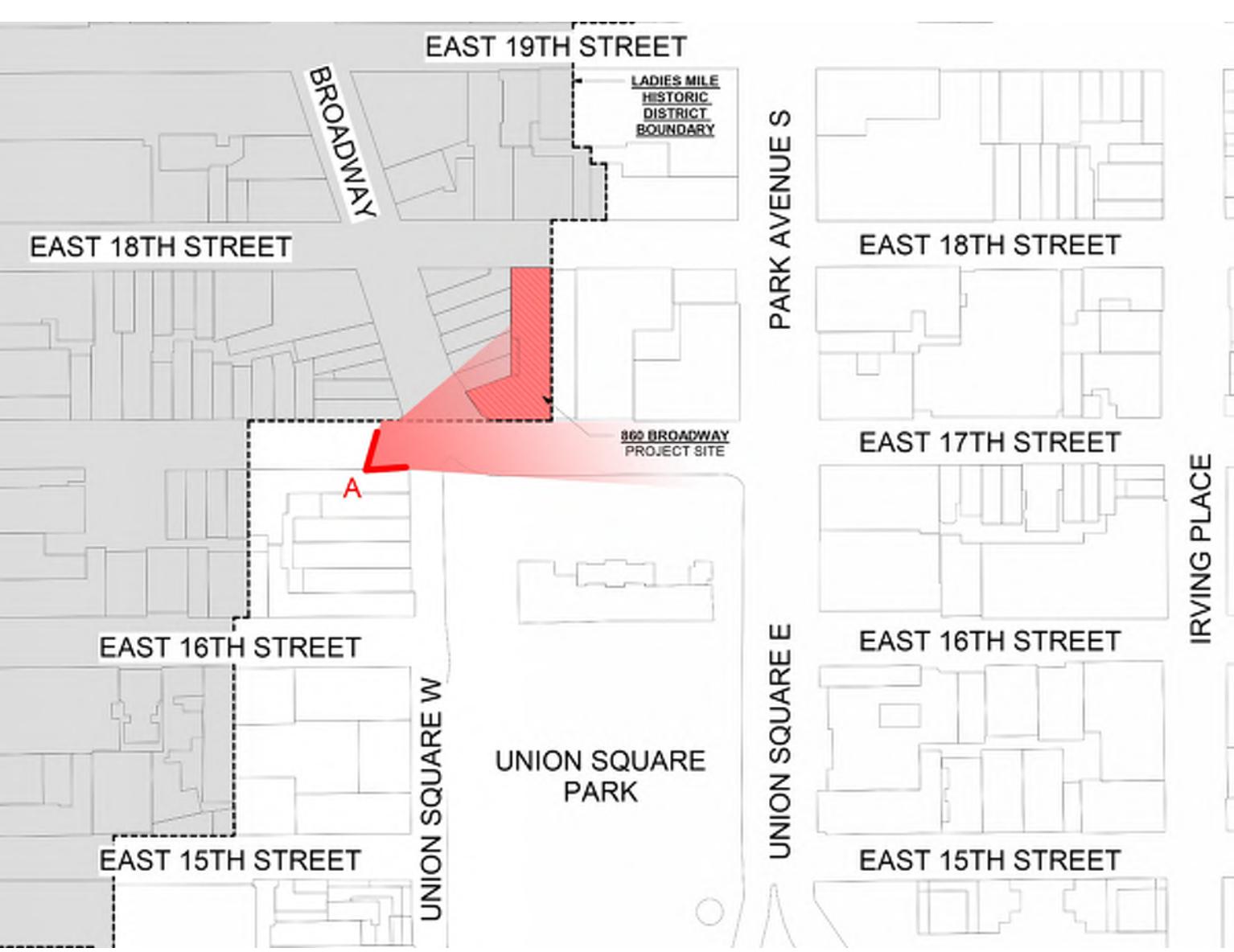


DOB BSCAN

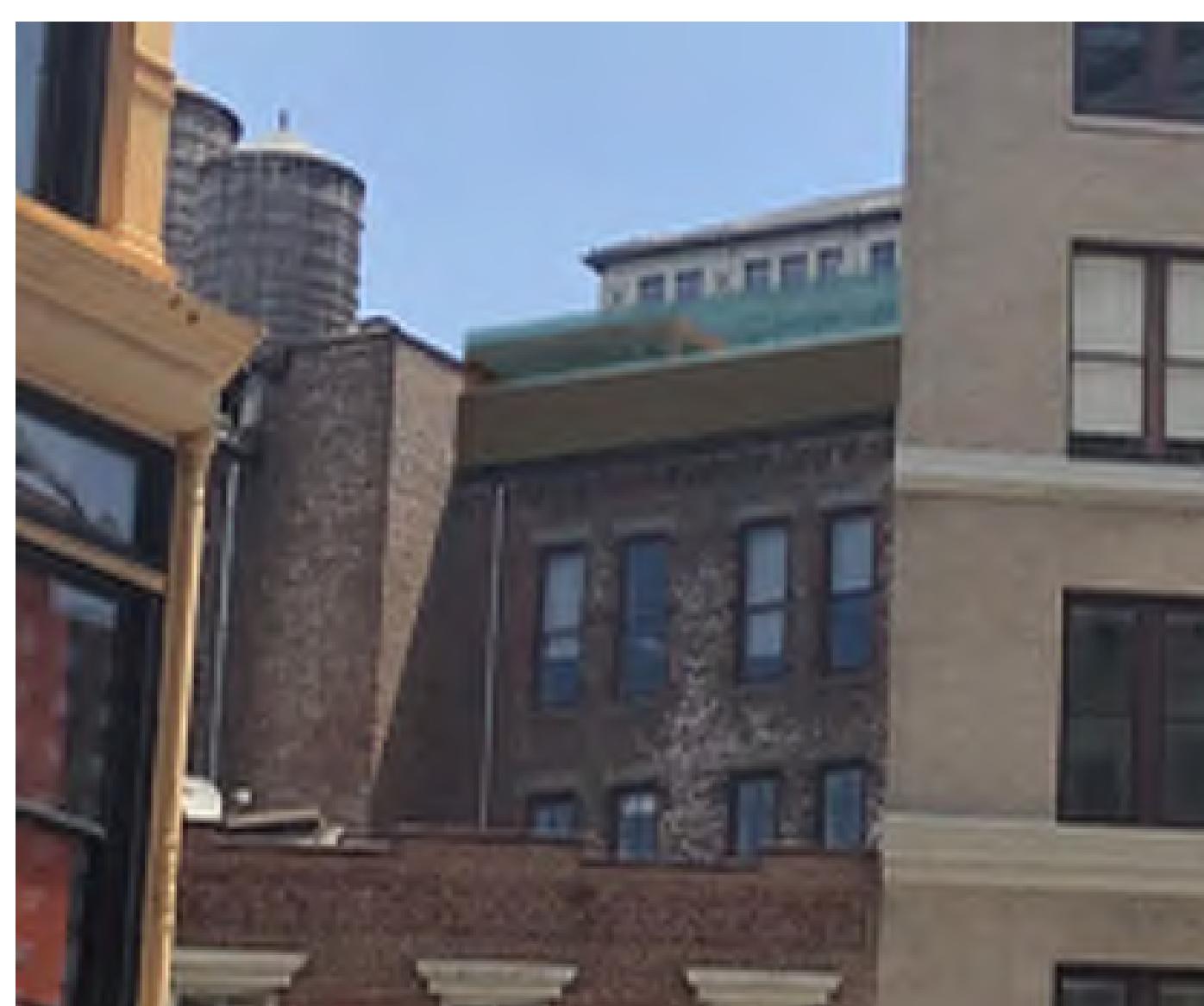
DOB Stamp



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



ENLARGED RENDERED VIEW A - ZOOMED IN VIEW OF HUNG FASCIA

No.	Description	Revision Date
Project		

860 BROADWAY
 860 Broadway, New York, NY 10018

Drawing Title

**SIGHT LINE VIEW A -
VIEW FROM E 17TH ST**

Seal Date: 06/07/2021
 Project No. 2101-01
 Drawn By: FC
 Checked By: RB
 Drawing No.: **LPC008.00**



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



RENDERED VIEW B LOOKING NORTHEAST FROM E 17TH ST



VIEW KEY PLAN

Architect
**P K
+
S B**

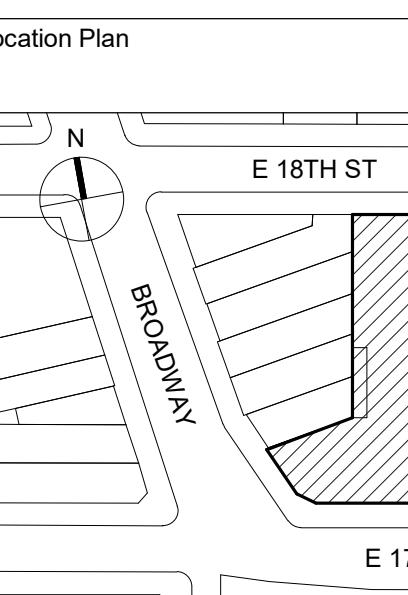
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DOB Stamp

No.	Description	Revision Date
Project		

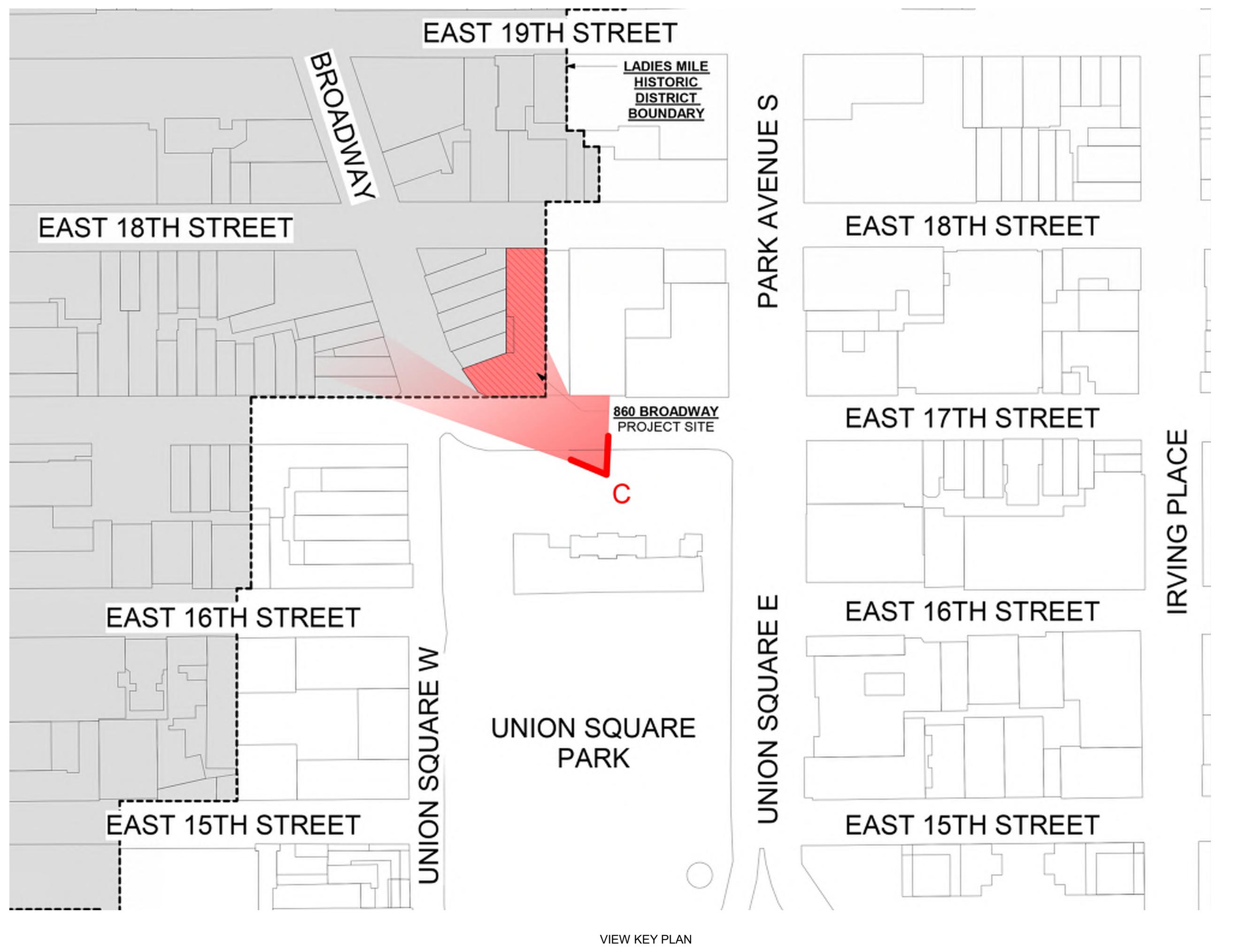
860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

SIGHT LINE VIEW B - VIEW FROM E 17TH ST

Seal	Date: 06/07/2021
Project No. 2101-01	
Drawn By: FC	
Checked By: RB	
Drawing No.: LPC009.00	



RENDERED VIEW C LOOKING NORTH WEST FROM E 17TH ST AND UNION SQUARE



EXISTING VIEW C LOOKING NORTH WEST FROM E 17TH ST AND UNION SQUARE

Architect
**P K
+
S B**

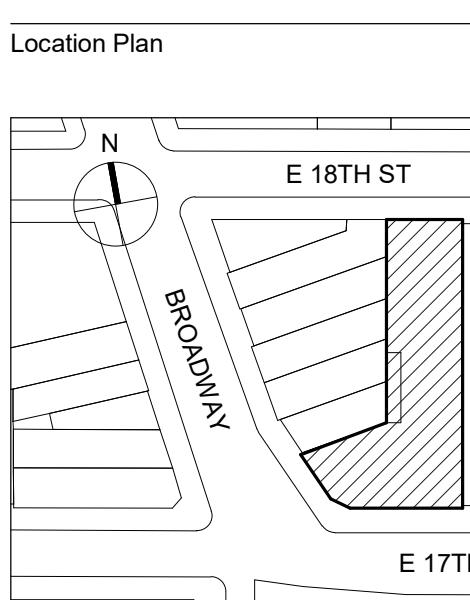
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No.	Description	Revision Date
Project		

860 BROADWAY
860 Broadway, New York, NY 10018

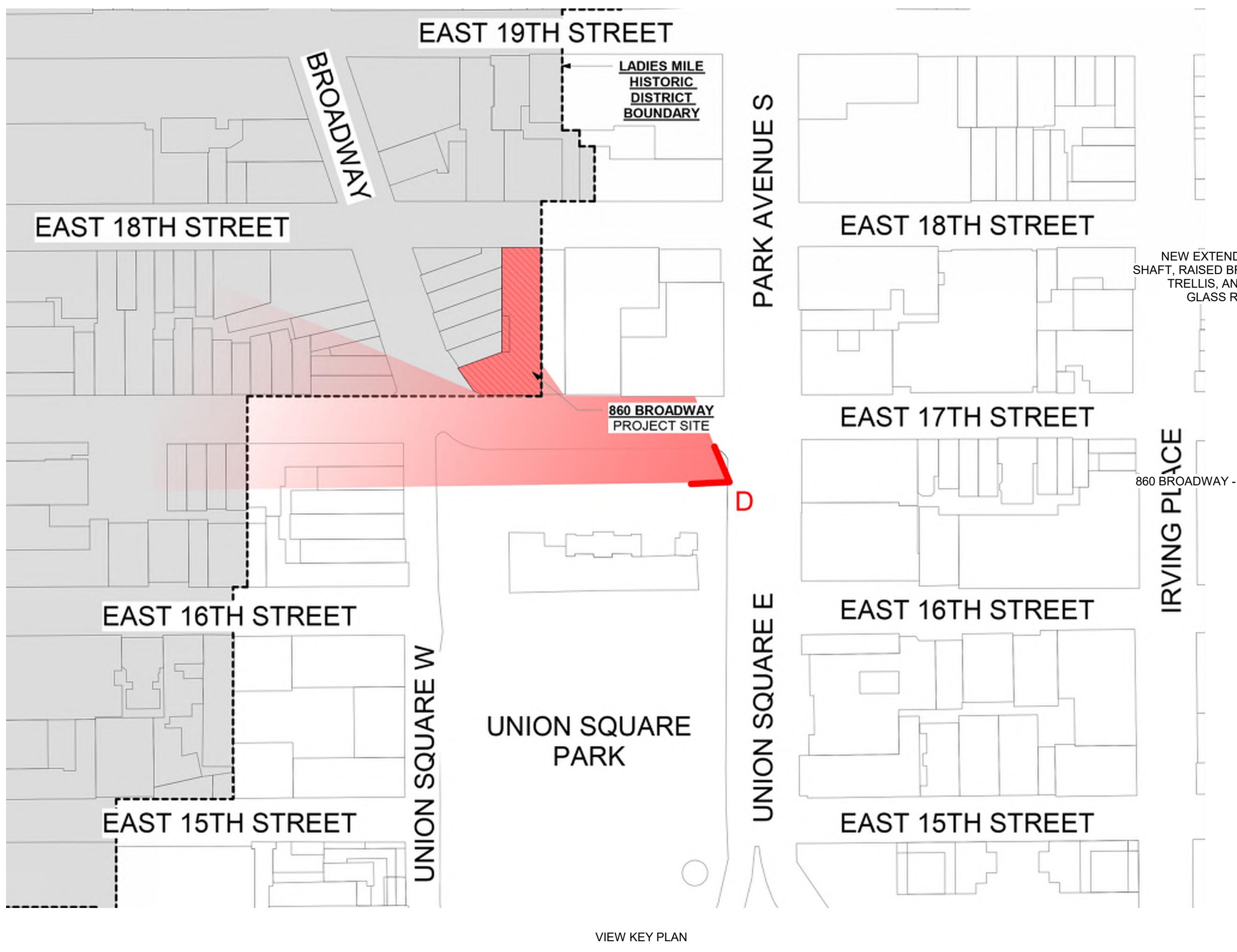
Drawing Title

**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
Drawing No.: LPC010.00



RENDERED VIEW C LOOKING NORTH WEST FROM E 17TH ST AND UNION SQUARE



RENDERED VIEW D LOOKING NORTHWEST FROM UNION SQUARE



RENDERED VIEW D LOOKING NORTHWEST FROM UNION SQUARE

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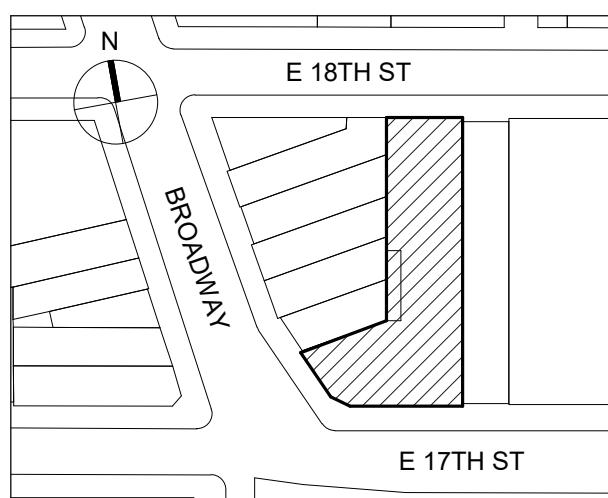
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Location Plan



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DOB Stamp

No.	Description	Revision Date
Project		

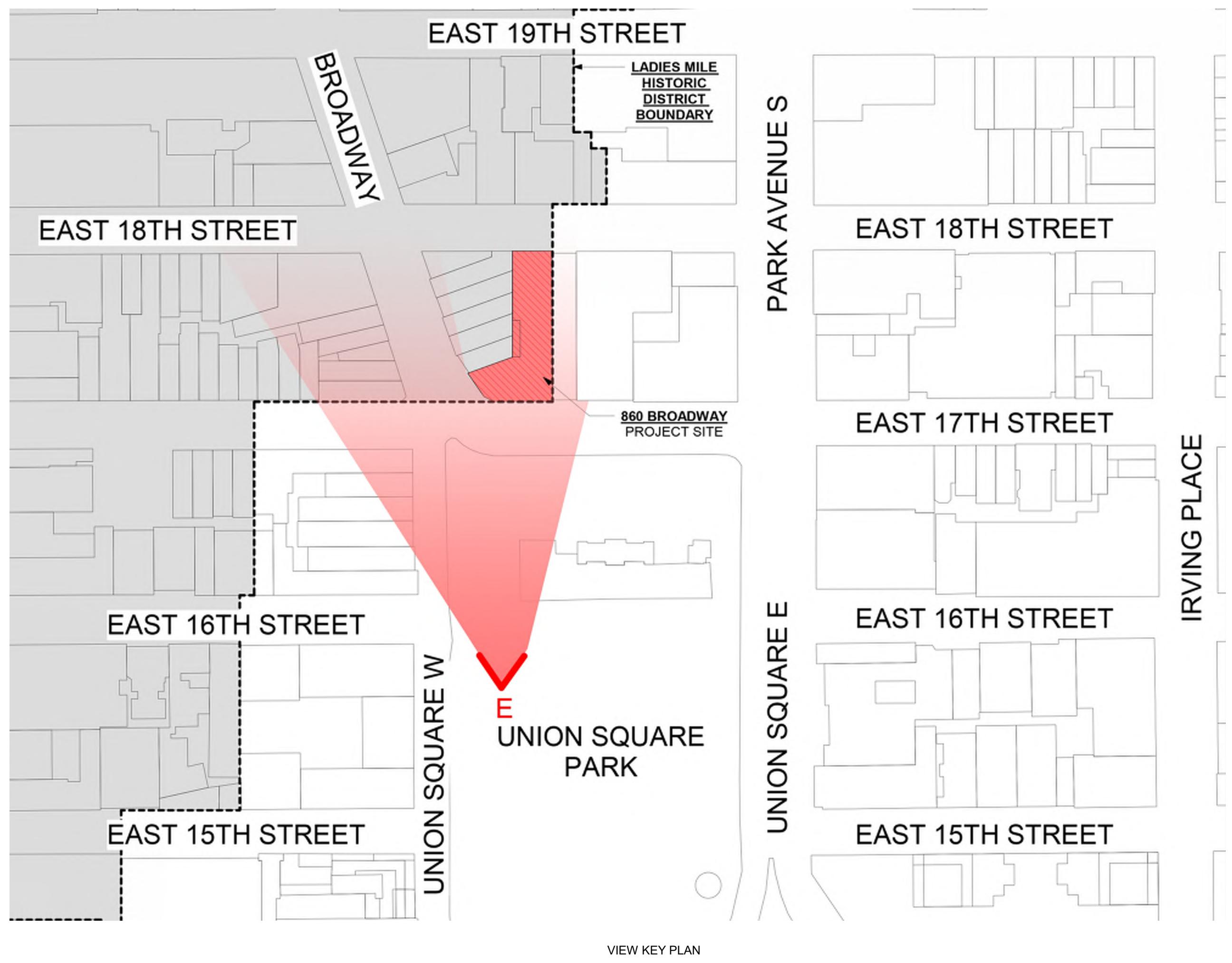
860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

**SIGHT LINE VIEW D -
VIEW FROM UNION
SQUARE EAST**

Seal	Date: 06/07/2021
Project No. 2101-01	Drawn By: FC
Checked By: RB	
Drawing No.:	LPC011.00



MOCK-UP VIEW E LOOKING NORTH FROM UNION SQUARE PARK



RENDERED VIEW E LOOKING NORTH FROM UNION SQUARE PARK - ZOOMED IN



RENDERED VIEW E LOOKING NORTH FROM UNION SQUARE PARK

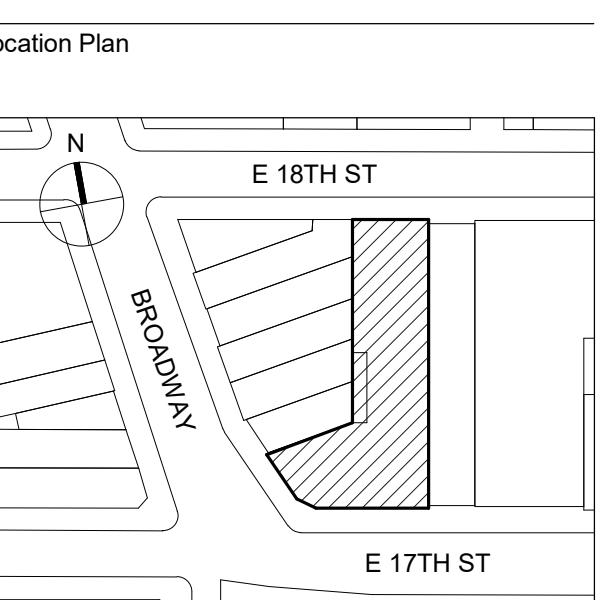
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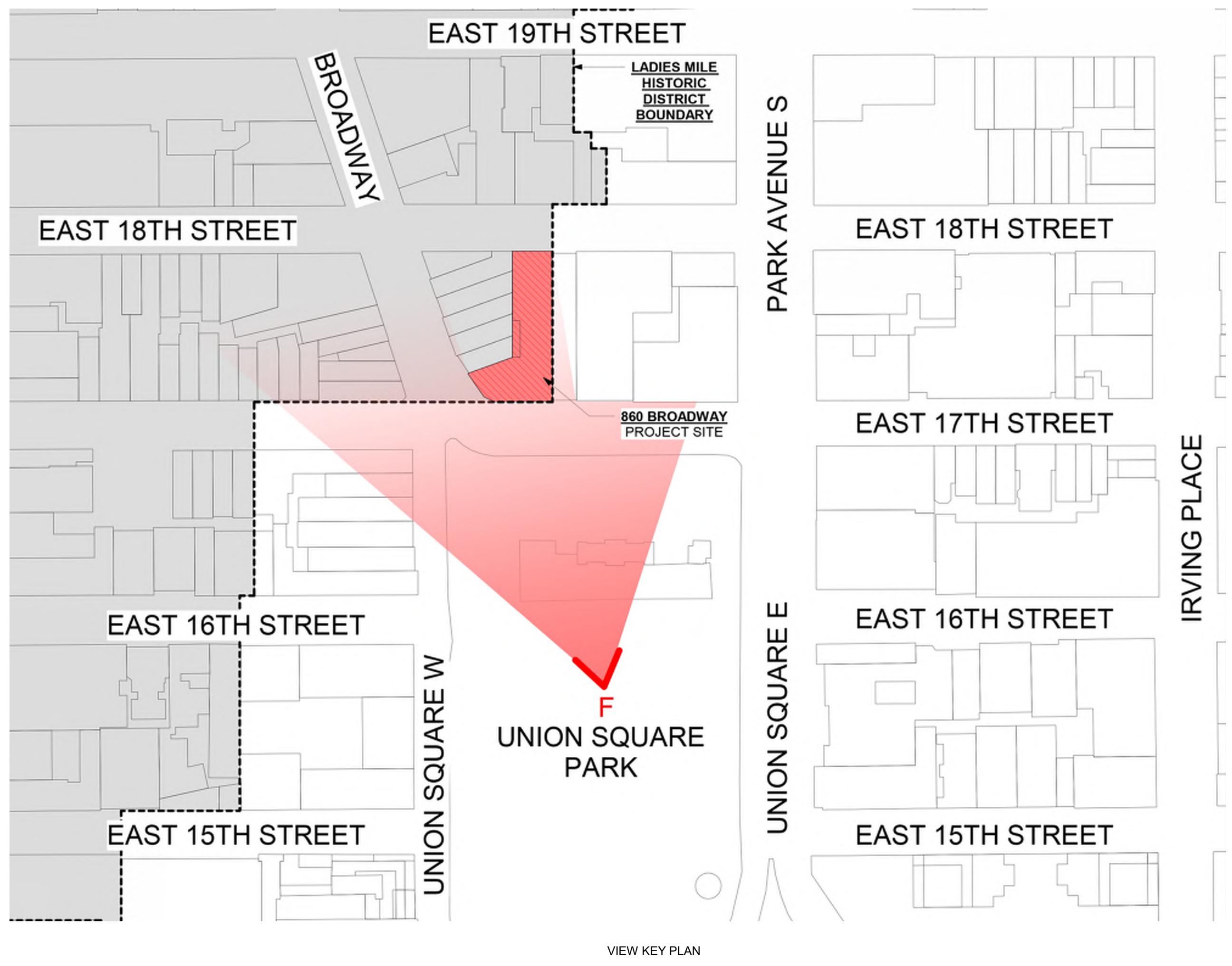
860 BROADWAY

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.:
LPC012.00



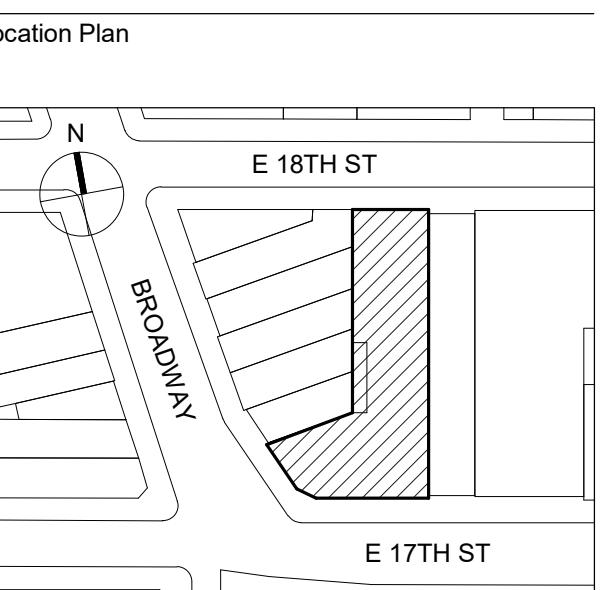
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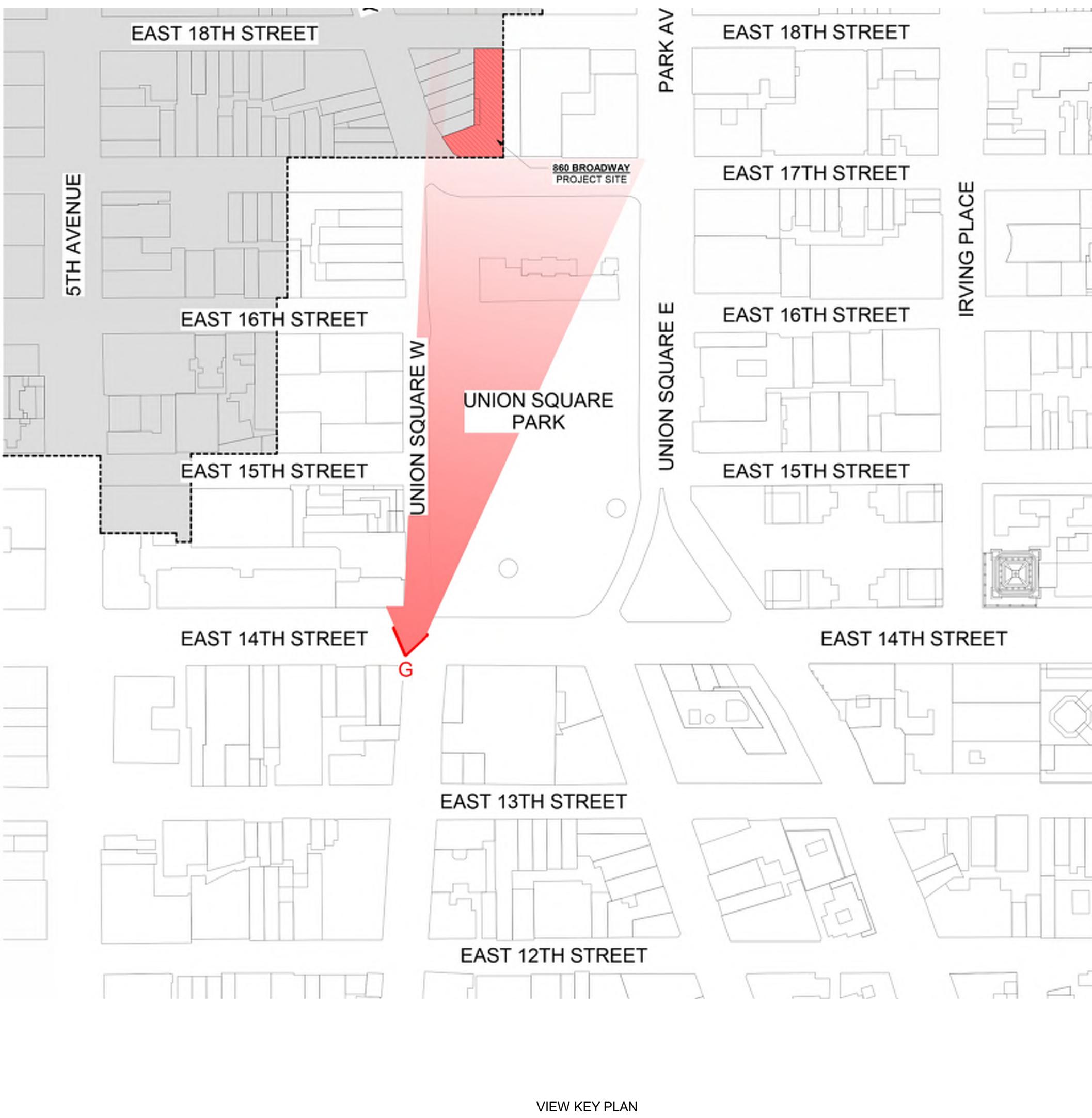
DOB Stamp

No.	Description	Revision Date
Project		

860 BROADWAY
860 Broadway, New York, NY 10018

Drawing Title
**SIGHT LINE VIEW F -
VIEW FROM UNION
SQUARE PARK**

Seal
Date: 06/07/2021
Project No.: 2101-01
Drawn By: FC
Checked By: RB
Drawing No.: **LPC013.00**



VIEW KEY PLAN



MOCK-UP VIEW G LOOKING NORTH FROM E 14TH ST AND UNION SQUARE WEST

EXTENDED ELEVATOR BULKHEAD VESTIBULE, TREE IS ELEVATED TERRACE GLASS BARRIER AND RESTROOM WALLS VISIBLE

860 BROADWAY - PROJECT SITE

**P K
S + B**

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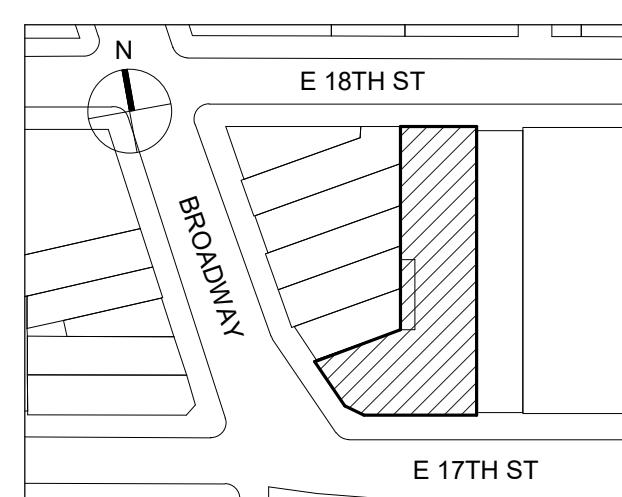
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Location Plan



DOB BSCAN

DOB Stamp

EXTENDED ELEVATOR BULKHEAD, VESTIBULE, ACCESS STAIR, GLASS BARRIER RAILING AND PERGOLA VISIBLE

860 BROADWAY - PROJECT SITE



Seal

Date: 06/07/2021

Project No.: 2101-01

Drawn By: FC

Checked By: RB

Drawing No.:

LPC014.00

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

**SIGHT LINE VIEW G -
VIEW FROM E 14TH ST**

RENDERED VIEW G OF PROPOSAL LOOKING NORTH FROM E 14TH ST AND UNION SQUARE WEST



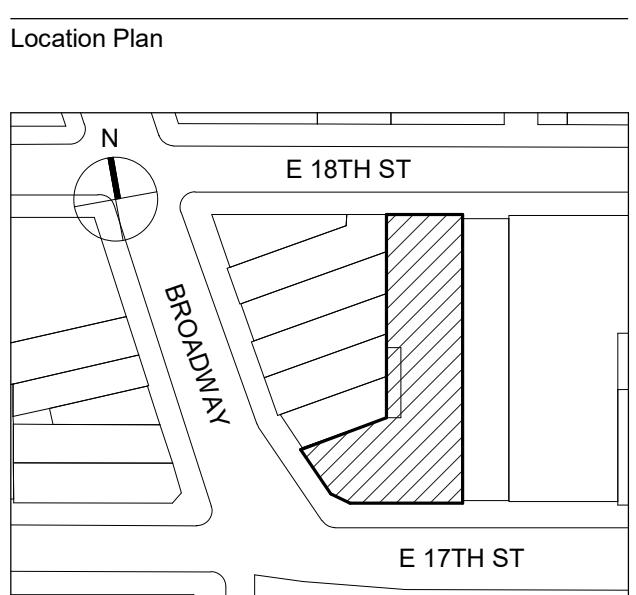
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No.	Description	Revision Date
Project		

860 BROADWAY
 860 Broadway, New York, NY 10018

Drawing Title

**SIGHT LINE VIEW H -
VIEW FROM E 13TH ST**

Seal **Date:** 06/07/2021
Project No.: 2101-01
Drawn By: FC
Checked By: RB
Drawing No.: **LPC015.00**



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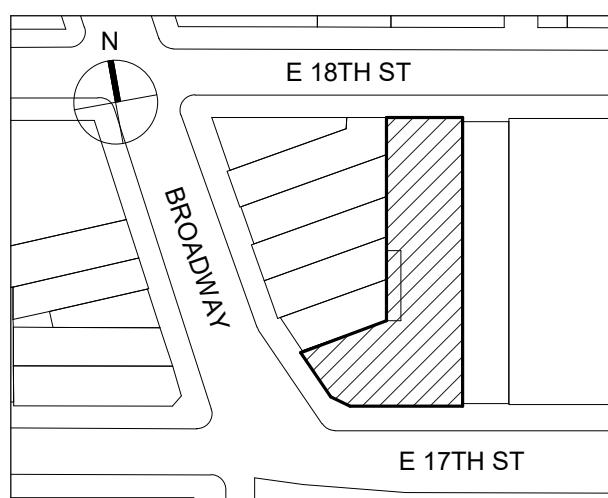
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Location Plan



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DOB Stamp

No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

**SIGHT LINE VIEW J -
VIEW FROM E 12TH ST**

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



VIEW KEY PLAN



MOCK-UP VIEW K LOOKING SOUTH EAST FROM E 18TH ST AND BROADWAY

EXTENDED
ELEVATOR
BULKHEAD,
RESTROOM WALL,
AND ACCESS STAIR
RAILING VISIBLE

860 BROADWAY -
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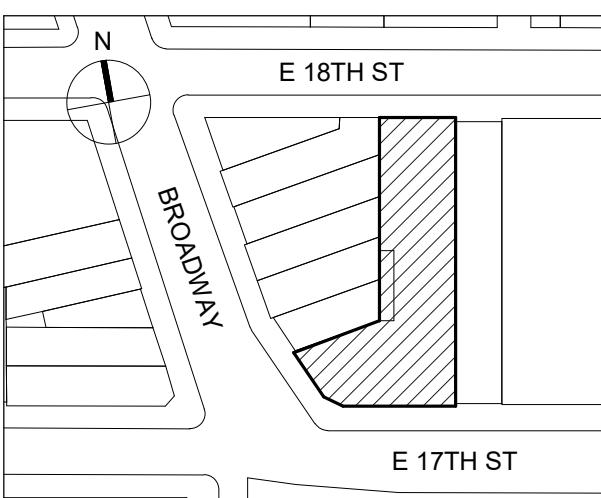
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Location Plan



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RENDERED VIEW K OF PROPOSAL LOOKING SOUTH EAST FROM E 18TH ST AND BROADWAY

No.	Description	Revision Date
Project		

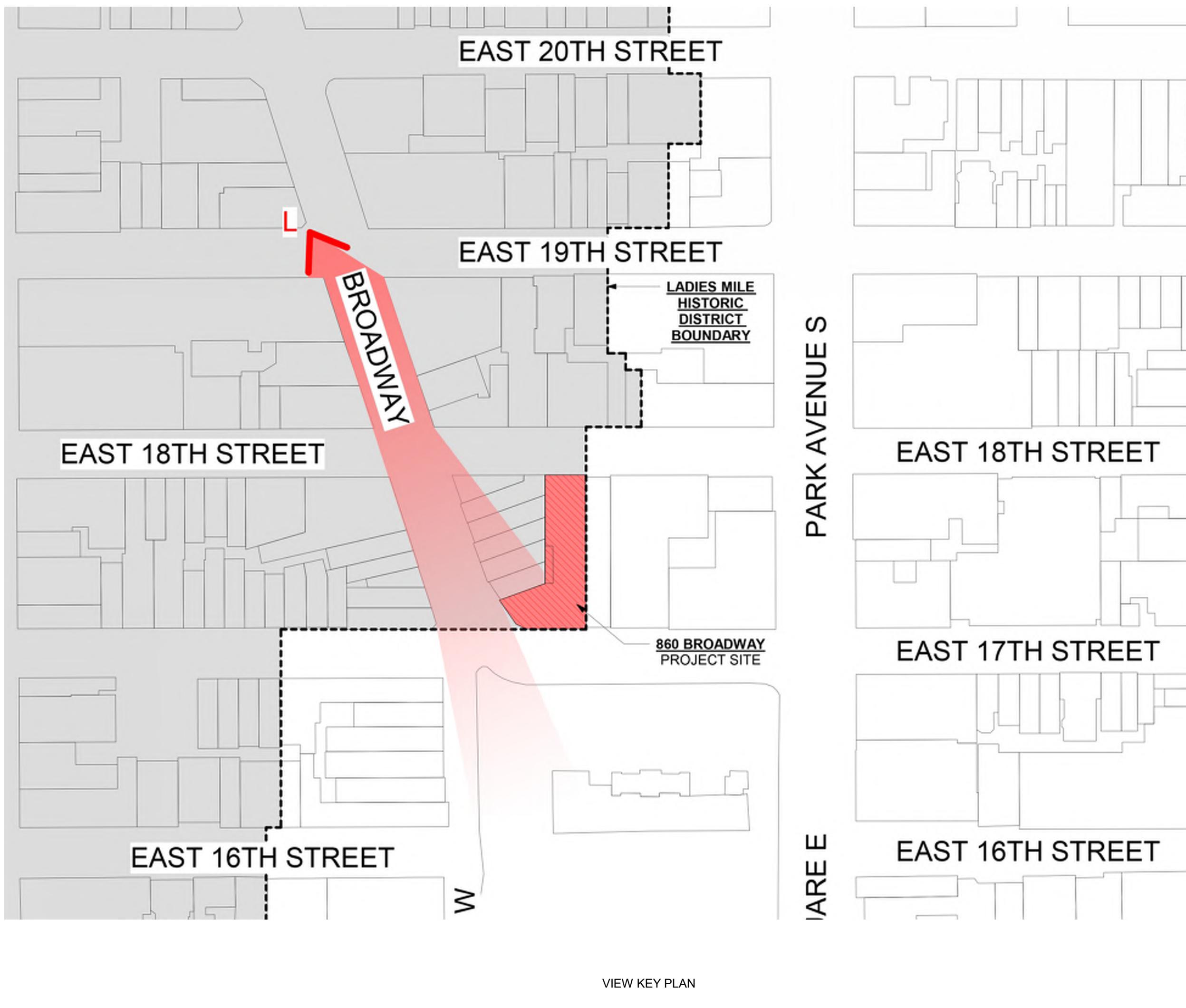
860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

**SIGHT LINE VIEW K -
VIEW FROM E 18TH ST**

Seal Date: 06/07/2021
Project No.: 2101-01
Drawn By: FC
Checked By: RB
Drawing No.: LPC017.00



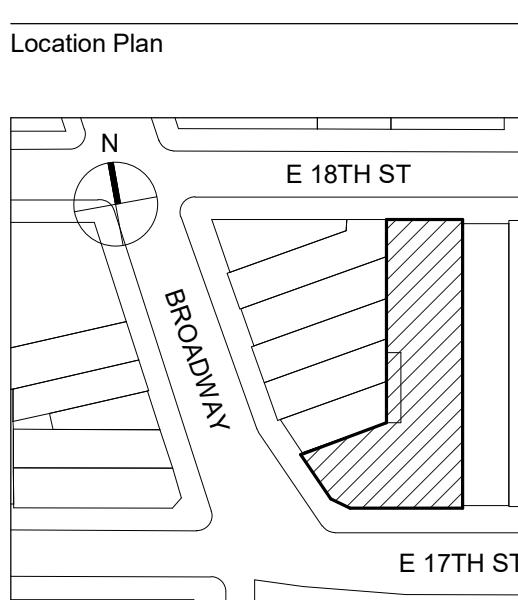
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860 BROADWAY
 860 Broadway, New York, NY 10018
 Drawing Title

SIGHT LINE VIEW L -
 VIEW FROM E 19TH ST

Seal Date: 06/07/2021
 Project No.: 2101-01
 Drawn By: FC
 Checked By: RB
 Drawing No.: **LPC018.00**

RENDERED VIEW L LOOKING SOUTH FROM E 19TH ST AND BROADWAY



MOCK-UP VIEW G LOOKING SOUTHEAST FROM E 20TH ST



RENDERED VIEW G LOOKING SOUTHEAST FROM E 20TH ST

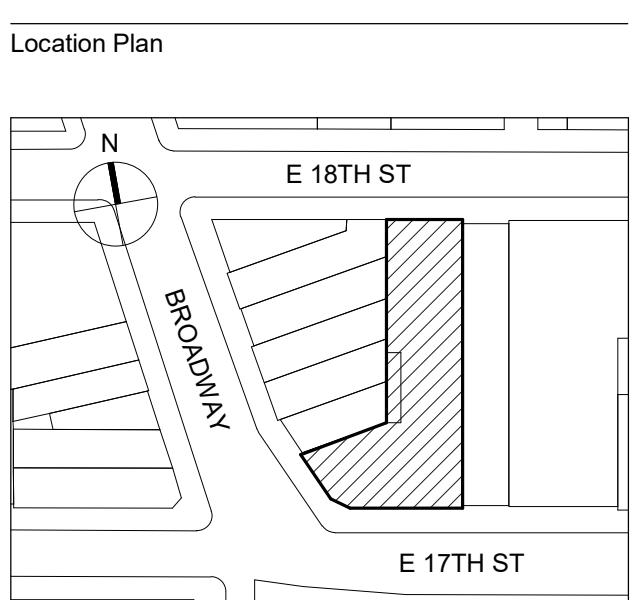
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No.	Description	Revision Date
Project		

860 BROADWAY
 860 Broadway, New York, NY 10018

Drawing Title
**SIGHT LINE VIEW M -
VIEW FROM E 20TH ST**

Seal
 Date: 06/07/2021
 Project No.: 2101-01
 Drawn By: FC
 Checked By: RB
 Drawing No.: **LPC019.00**



No.	Description	Revision Date
Project		

860 BROADWAY

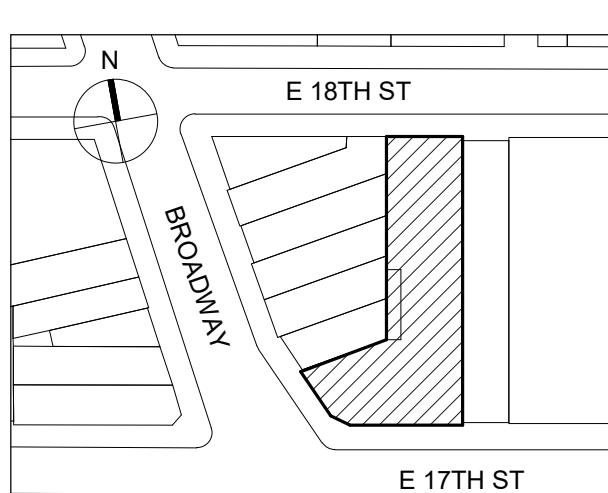
860 Broadway, New York, NY 10018

SIGHT LINE VIEW N -
VIEW FROM E 18TH ST
FAÇADE - LOOKING SE

VIEW KEY PLAN



MOCK-UP VIEW N LOOKING SOUTHEAST FROM E 18TH ST



No.	Description	Revision Date
Project		

860 BROADWAY

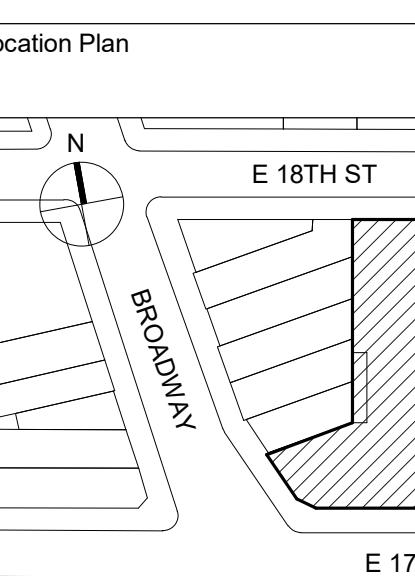
860 Broadway, New York, NY 10018

SIGHT LINE VIEW O -
VIEW FROM E 18TH ST
FAÇADE - LOOKING SW

VIEW KEY PLAN



MOCK-UP VIEW O LOOKING SOUTHWEST FROM E 18TH ST



DOB BSCAN

DOB Stamp

No.	Description	Revision Date
Project		

860 BROADWAY
 860 Broadway, New York, NY 10018

Drawing Title
**CONTEXT PHOTOS -
VISIBLE BULKHEAD
STUDY**

Seal	Date: 06/07/2021
Project No. 2101-01	Drawn By: FC
Checked By: RB	
Drawing No.:	
LPC022.00	



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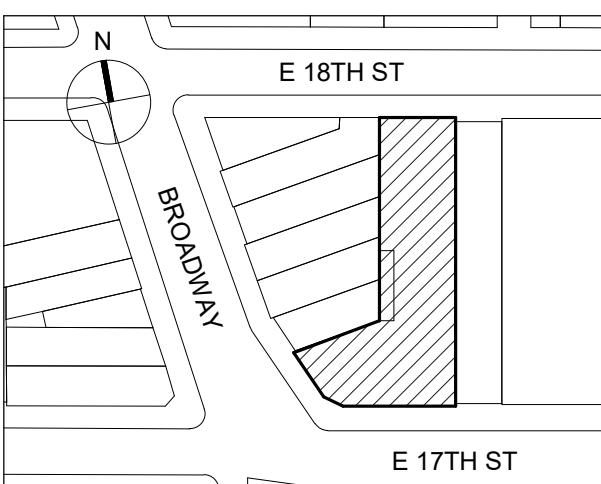
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Location Plan



DOB BSCAN

DOB Stamp

No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

CONTEXT PHOTOS -
VISIBLE BULKHEAD
STUDY

Seal

Date: 06/07/2021

Project No.: 2101-01

Drawn By: FC

Checked By: RB

Drawing No.:

LPC023.00



VIEW FROM UNION SQUARE PARK

P
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B

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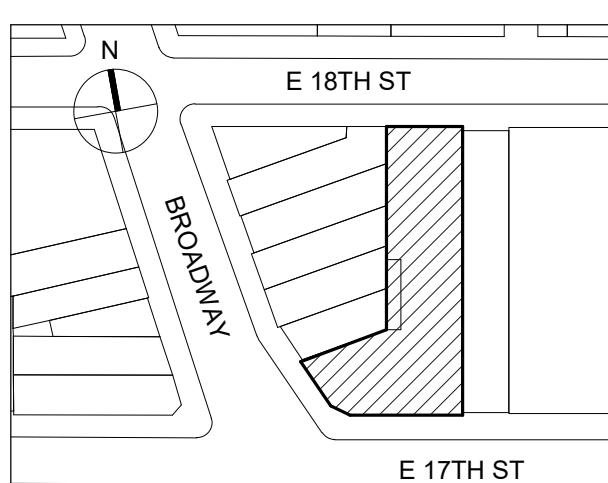
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Location Plan



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No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

CONTEXT PHOTOS -
VISIBLE BULKHEAD
STUDY

Seal

Date: 06/07/2021

Project No.: 2101-01

Drawn By: FC

Checked By: RB

Drawing No.:

LPC024.00



VIEW FROM UNION SQUARE PARK



VIEW FROM UNION SQUARE PARK

105 E 16TH ST. ROOF BULKHEAD VISIBLE FROM PARK

TAMMANY HALL ROOF DOME BY BSKS ARCHITECTS VISIBLE FROM PARK

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Location Plan



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No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

**CONTEXT PHOTOS -
VISIBLE BULKHEAD
STUDY**

Seal

Date: 06/07/2021

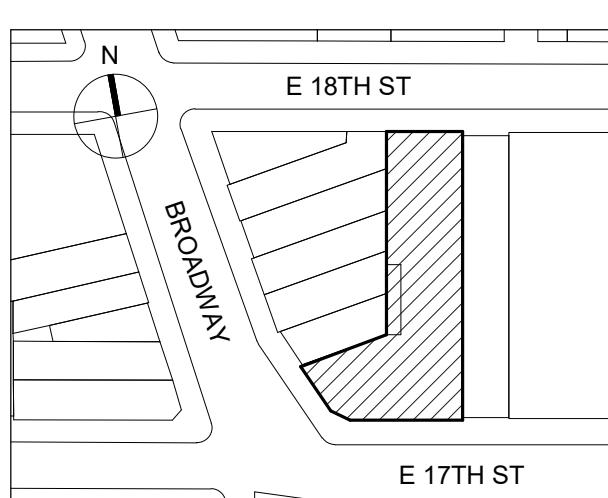
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Drawing No.:

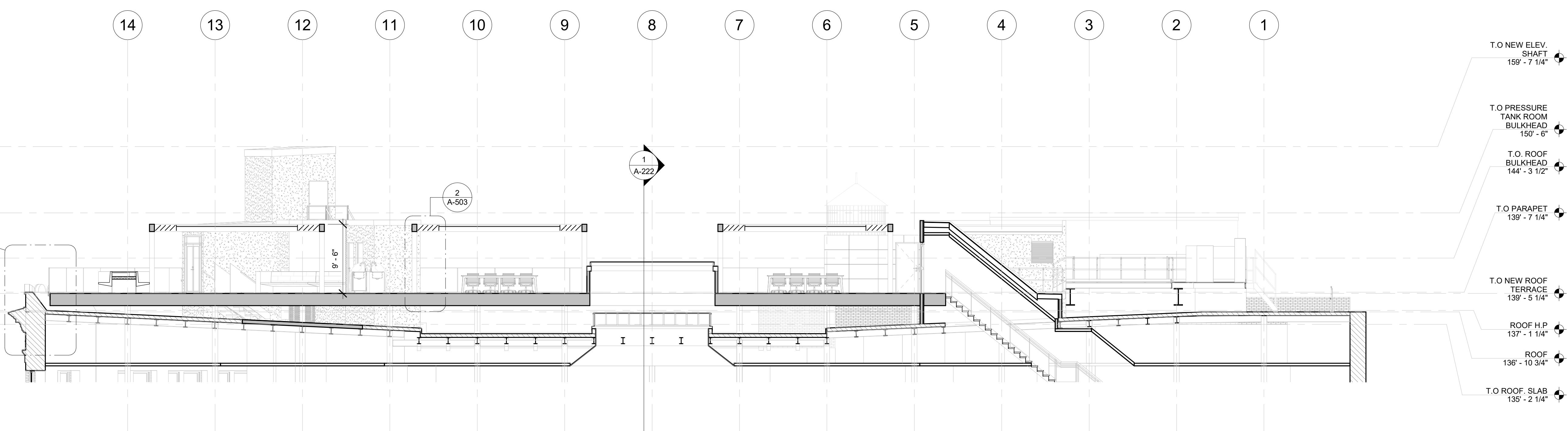
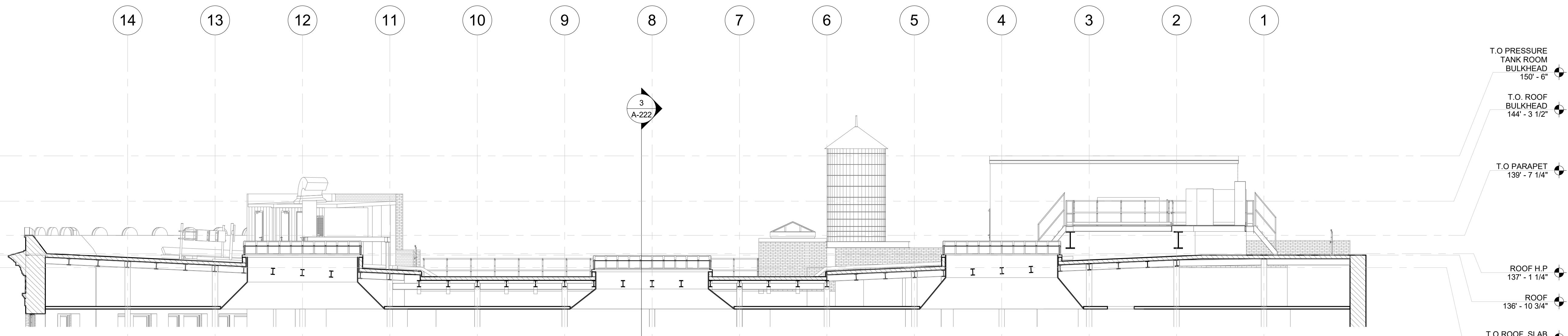
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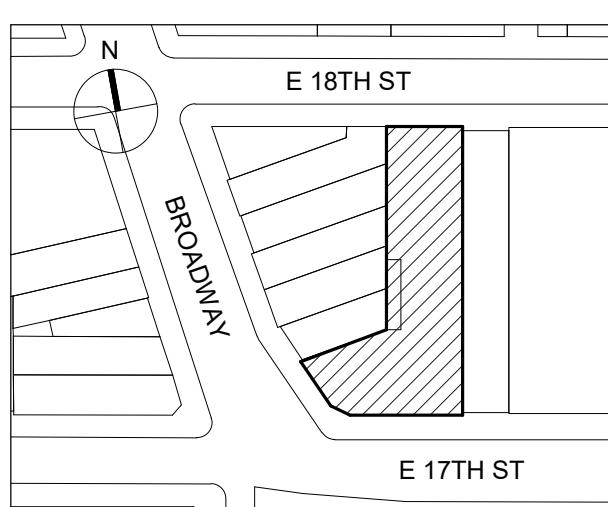


No.	Description	Revision Date
Project		

860 BROADWAY
860 Broadway, New York, NY 10018

**EXISTING AND
PROPOSED ROOF LONG
SECTIONS**





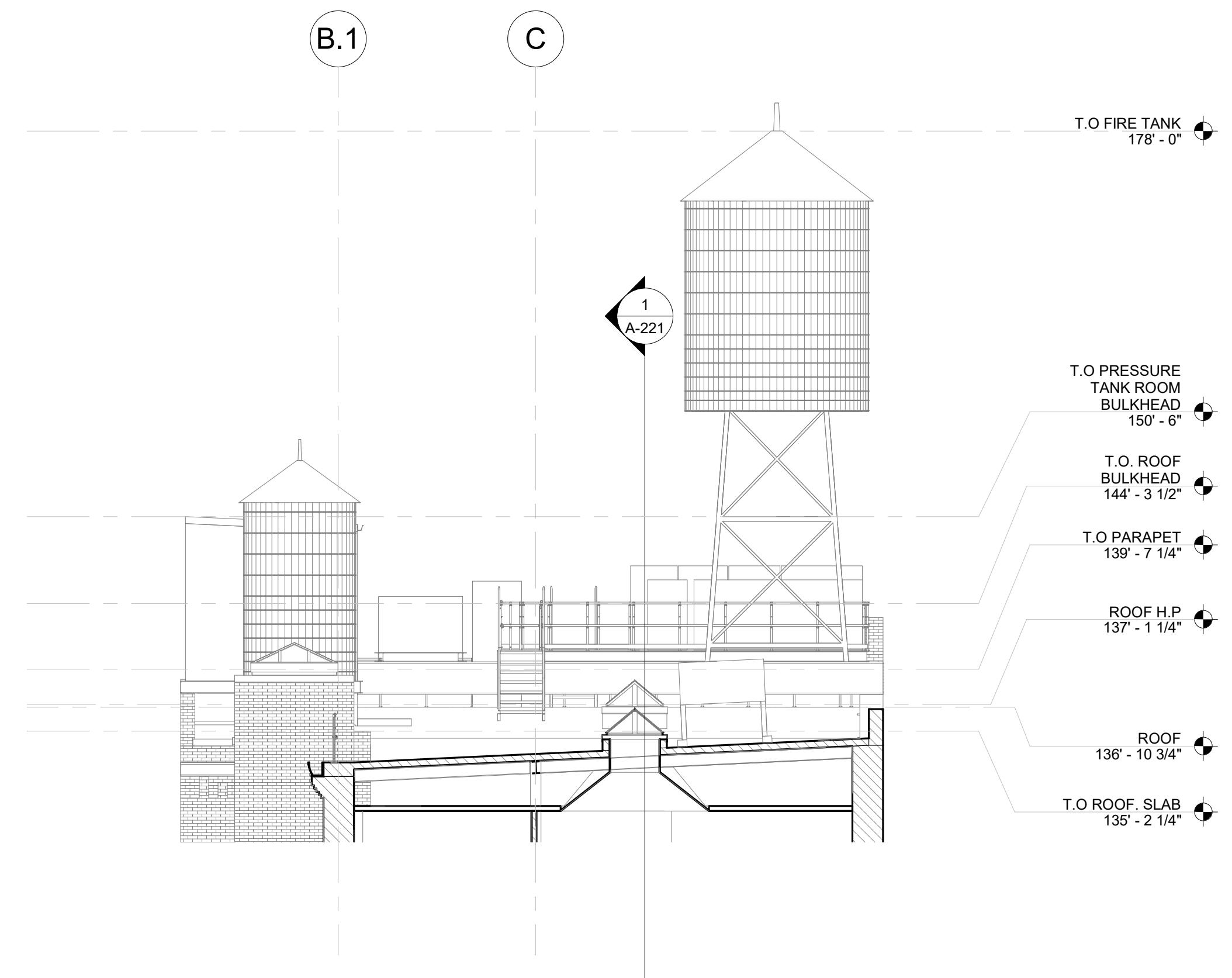
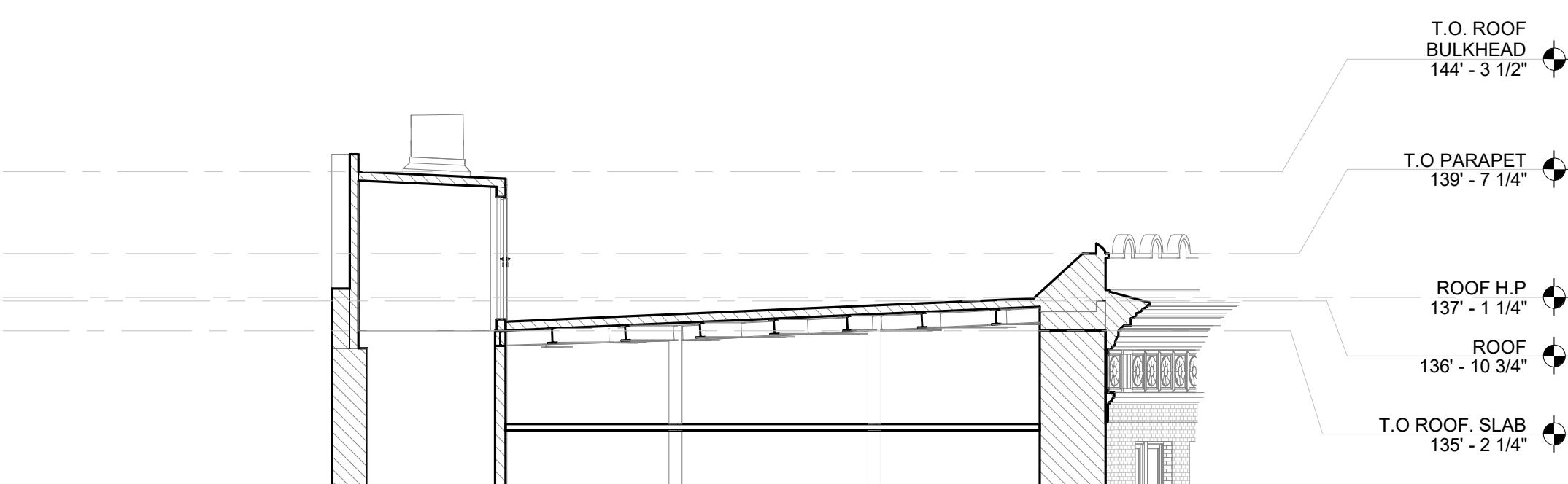
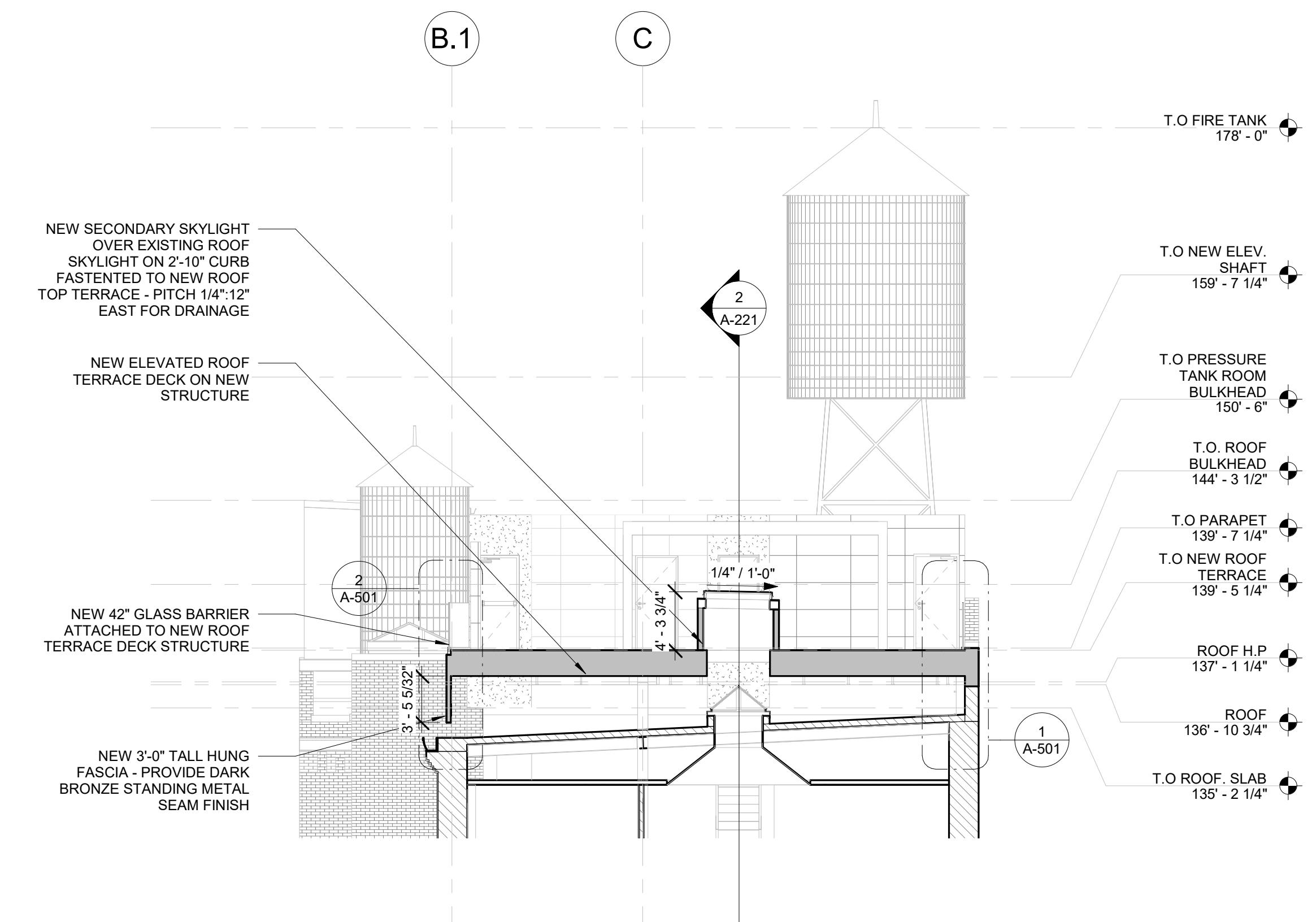
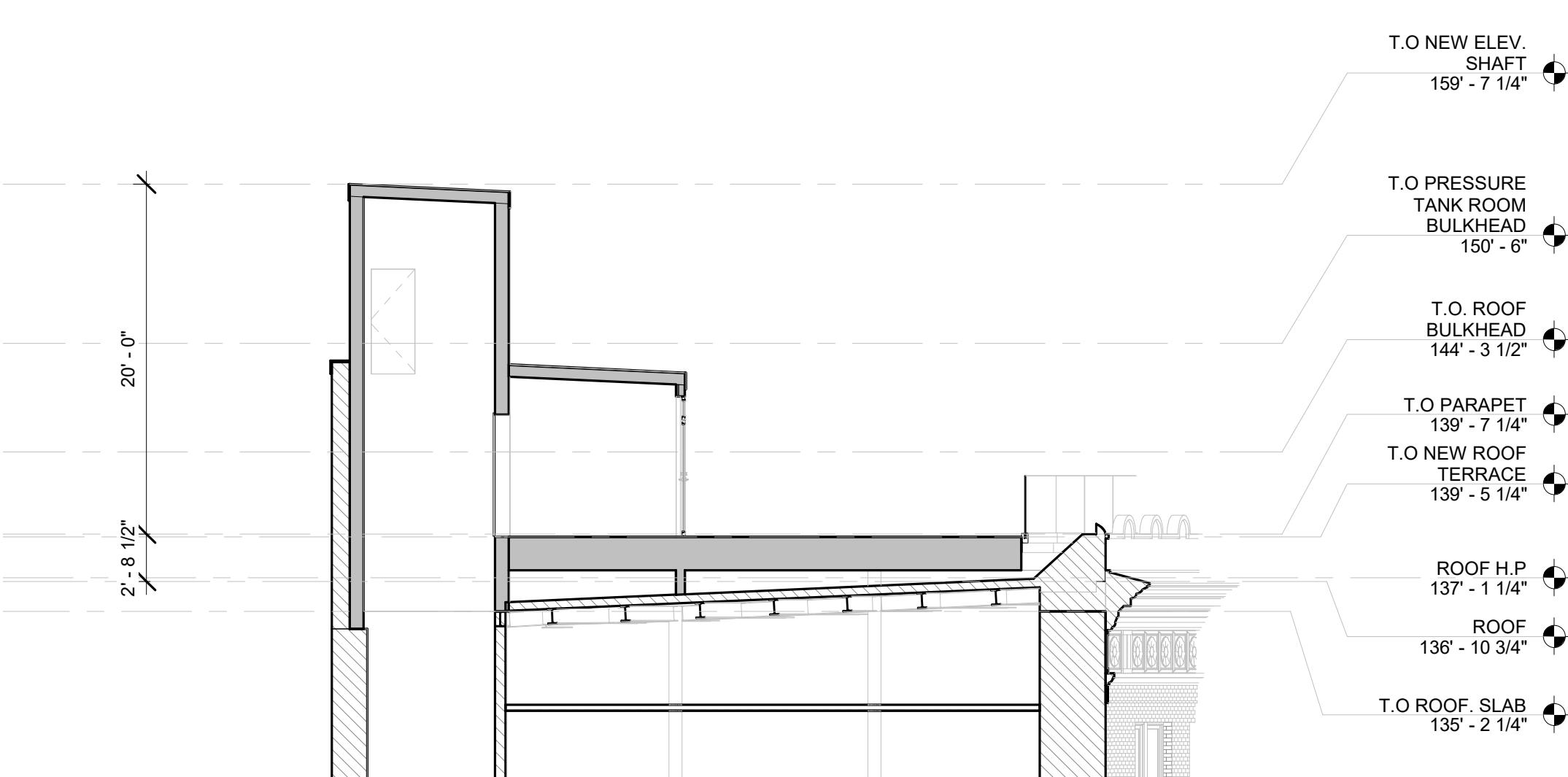
No.	Description	Revision Date
Project		

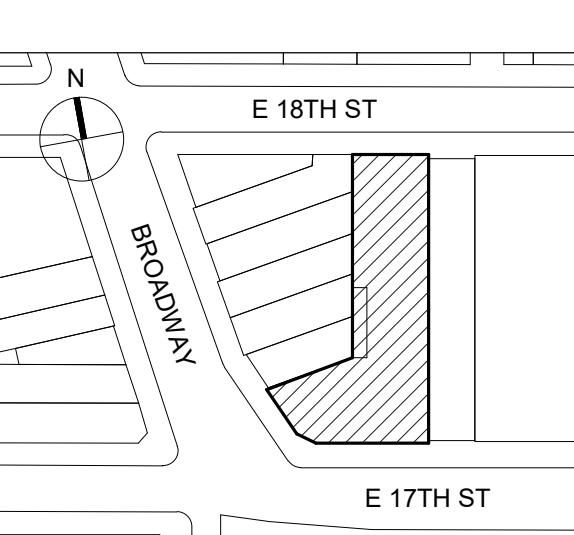
860 BROADWAY

860 Broadway, New York, NY 10018

EXISTING AND PROPOSED ROOF SHORT SECTIONS

Date:	06/07/2021
Project No.:	2101-01
Drawn By:	FC
Checked By:	RB
Drawing No.:	A-222.00

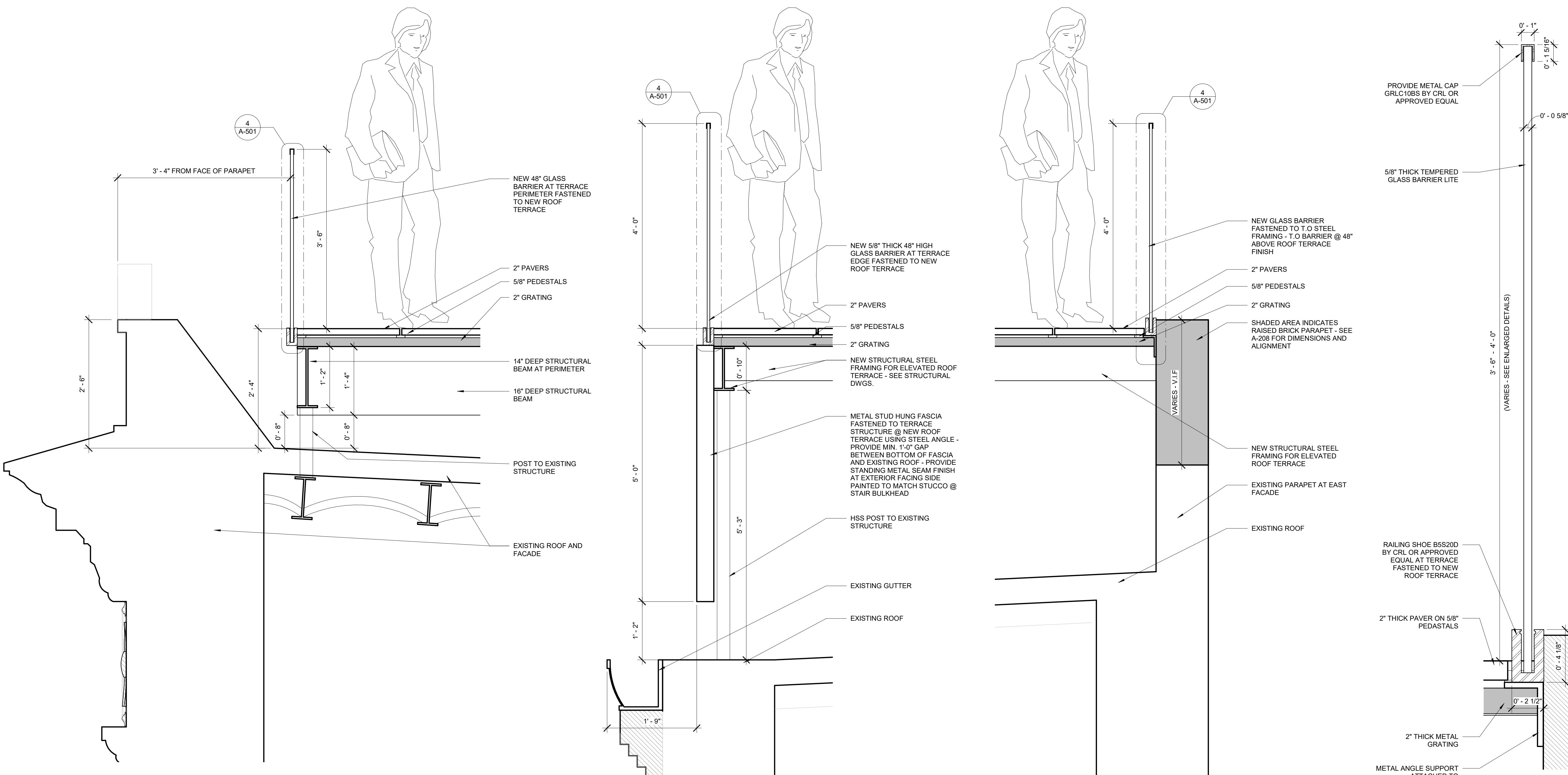
④ EXISTING SHORT SECTION @ ELEVATOR SHAFT
1/8" = 1'-0"③ EXISTING SHORT SECTION @ CENTRAL ROOF
1/8" = 1'-0"② 01 - PROPOSED SHORT SECTION @ ELEVATOR SHAFT
1/8" = 1'-0"① PROPOSED SHORT SECTION @ CENTRAL ROOF
1/8" = 1'-0"



No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

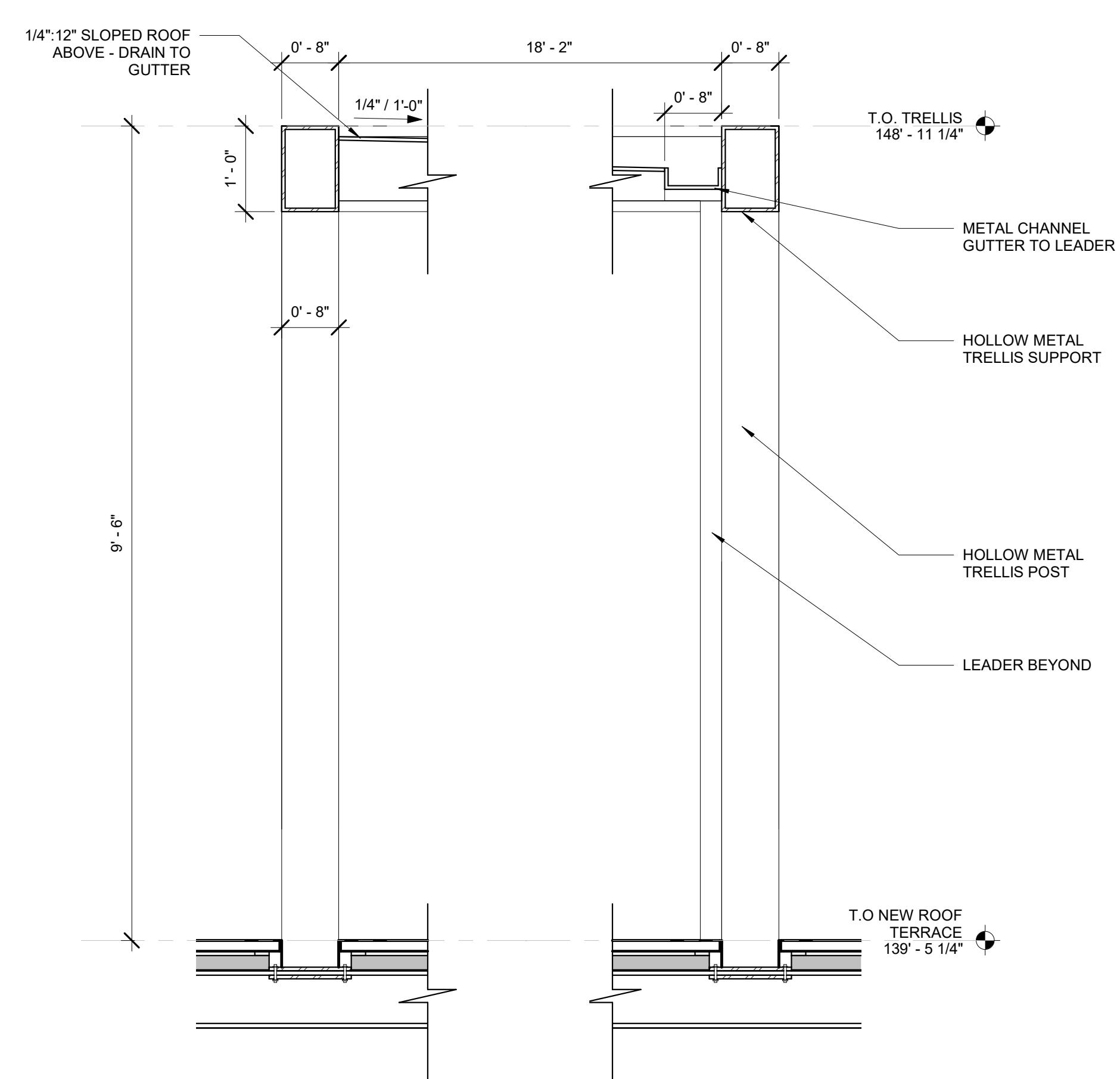
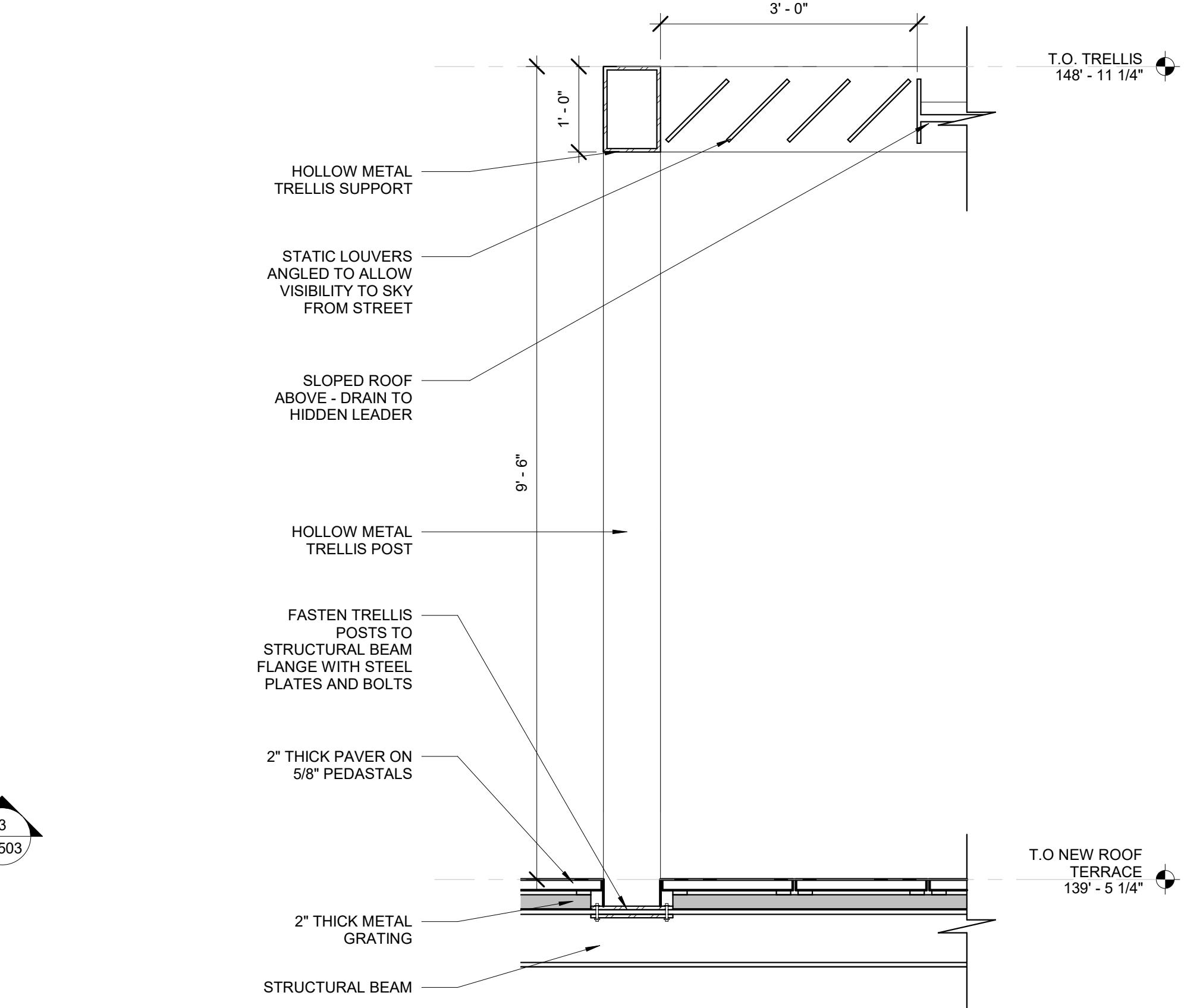
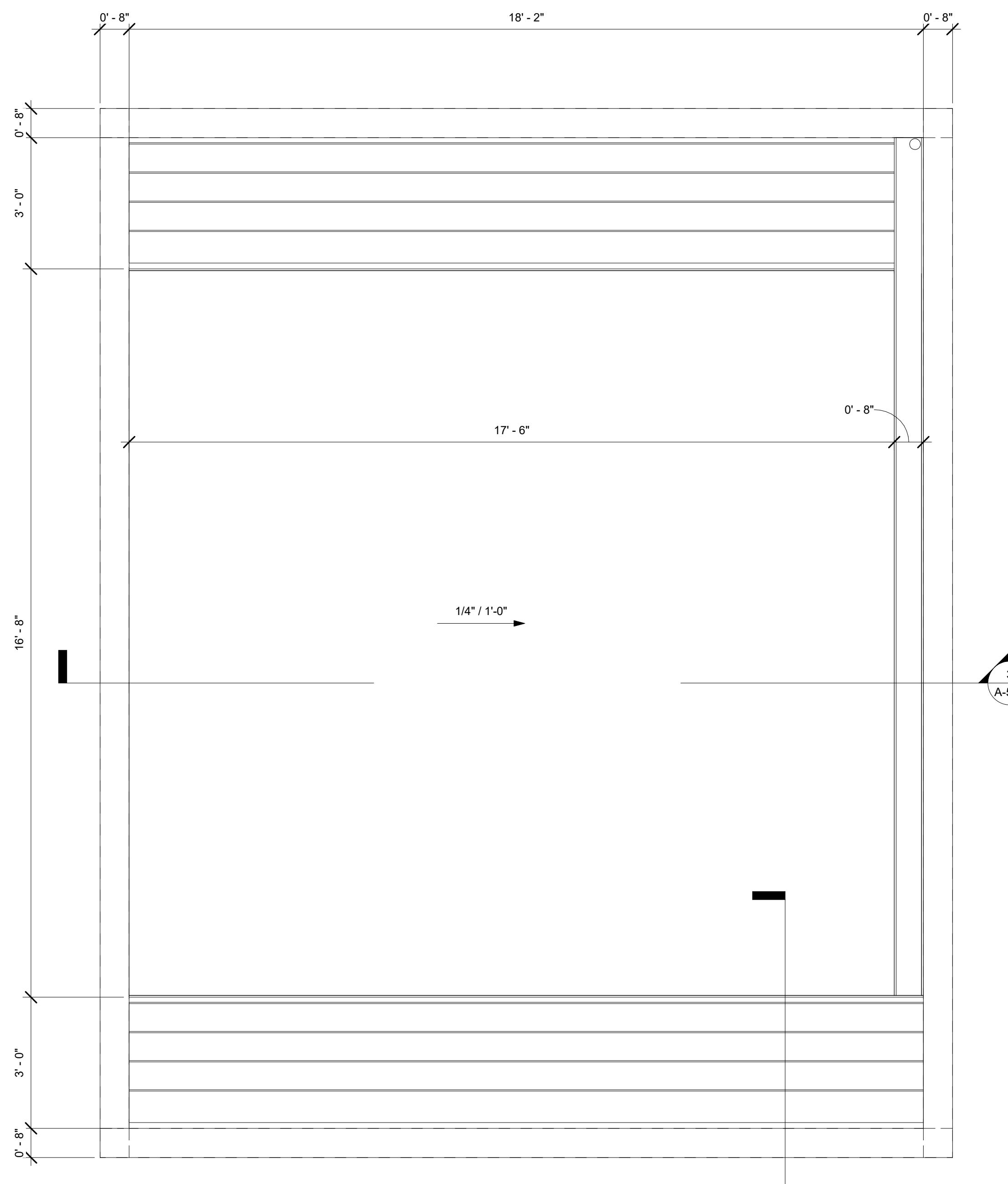
ROOF TERRACE DETAILS

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

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

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

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

Seal	Date: 06/07/2021
Project No. 2101-01	Drawn By: FC
Checked By: RB	
Drawing No. A-501.00	



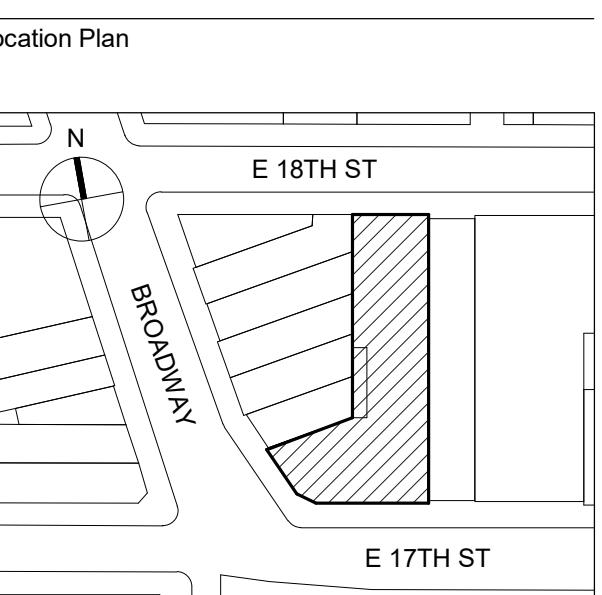
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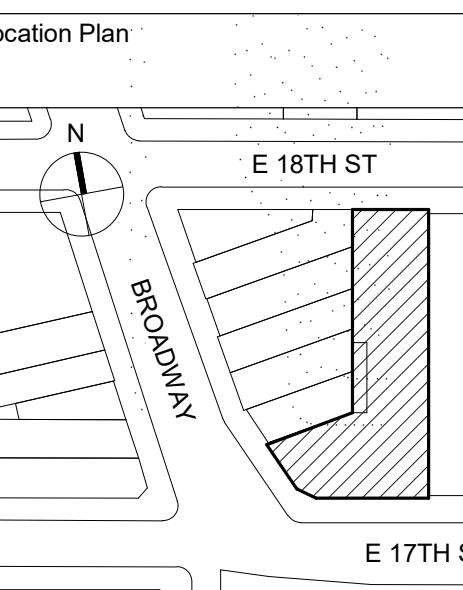
DOB Stamp

No.	Description	Revision Date
Project		

860 BROADWAY
860 Broadway, New York, NY 10018

Drawing Title
ENLARGED TRELLIS DETAILS

Seal	Date: 06/07/2021
Project No. 2101-01	Drawn By: FC
Checked By: RB	Drawing No.: A-503.00



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No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

Drawing Title

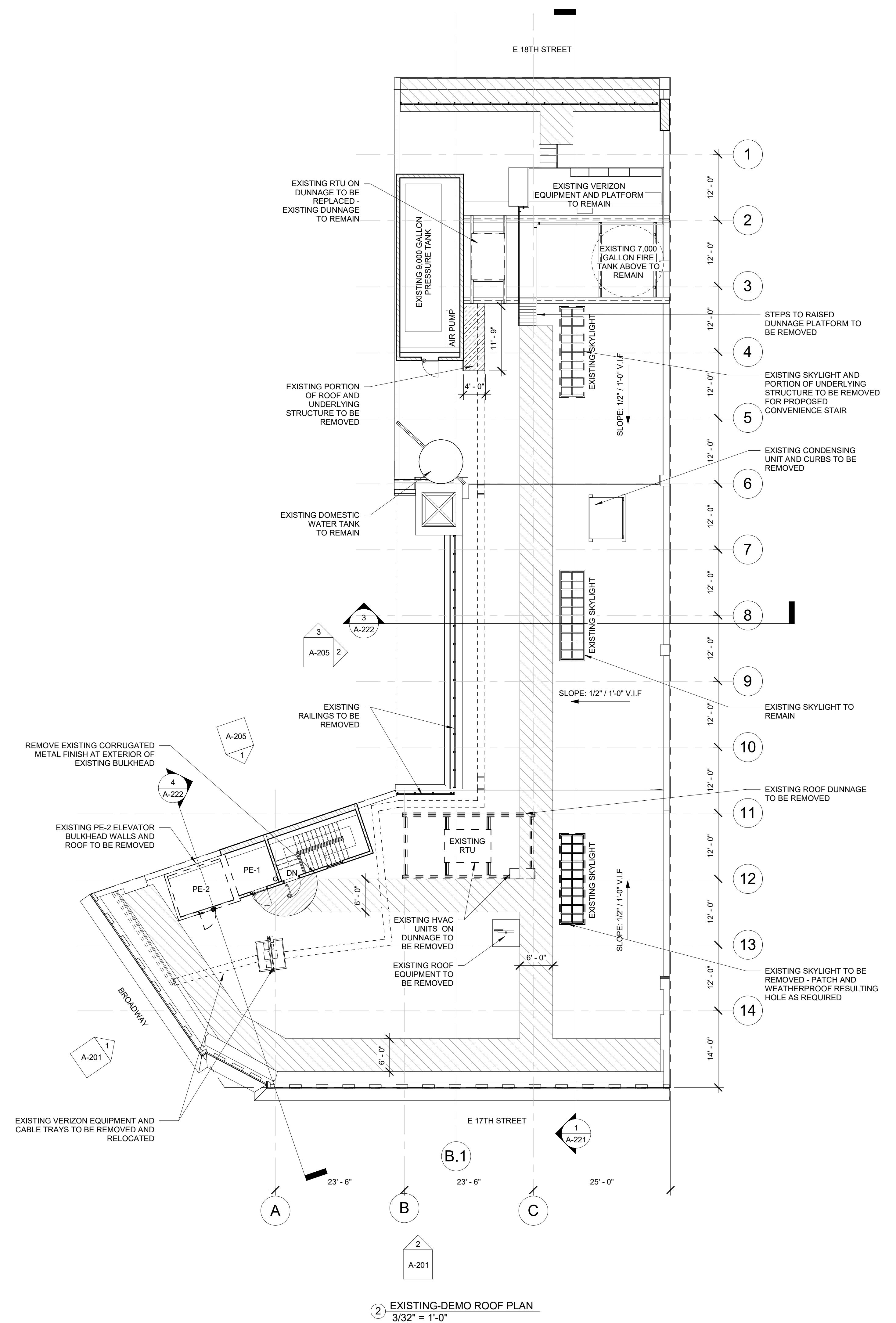
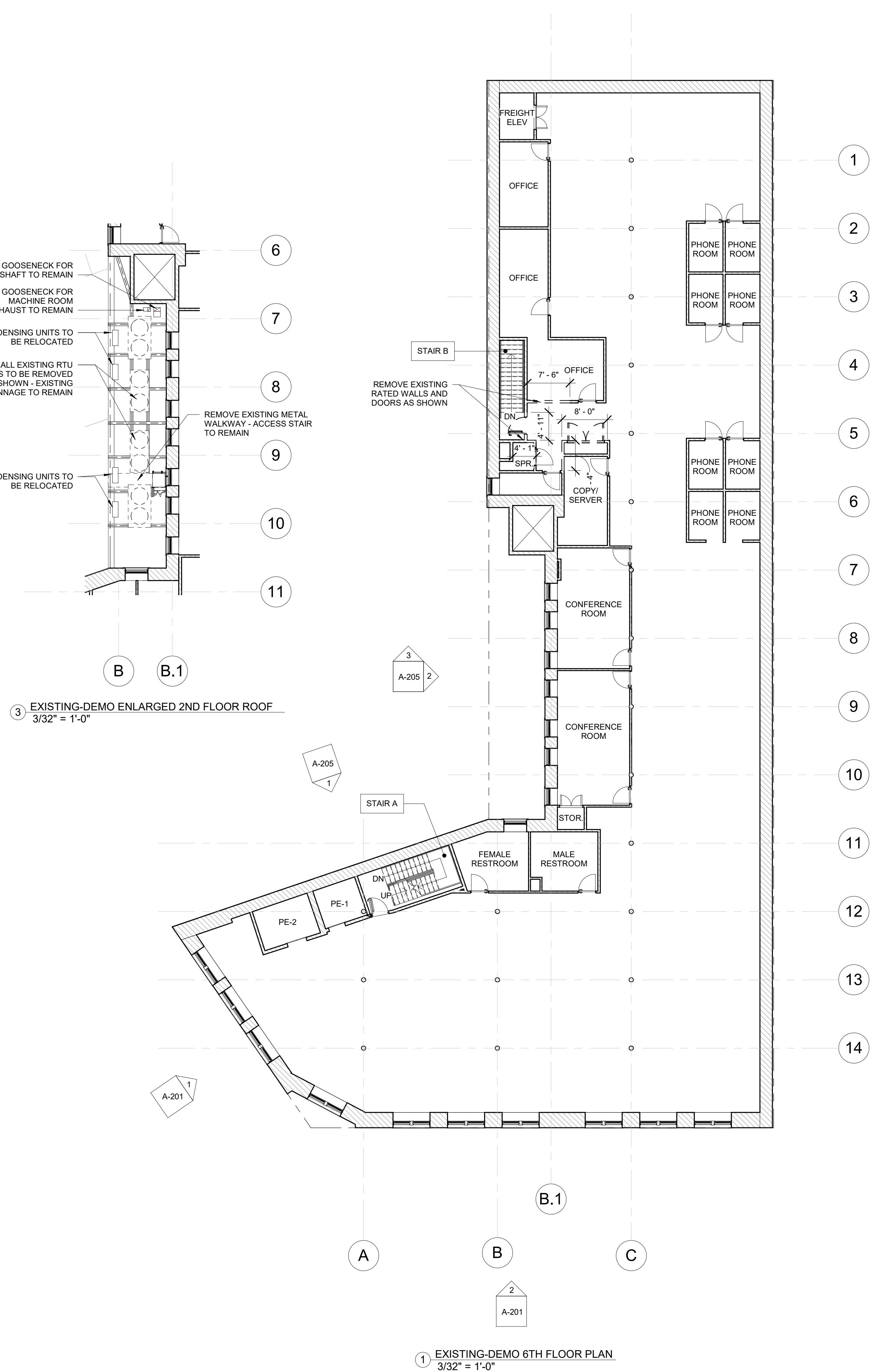
**PROPOSED ROOF -
AERIAL PERSPECTIVE**

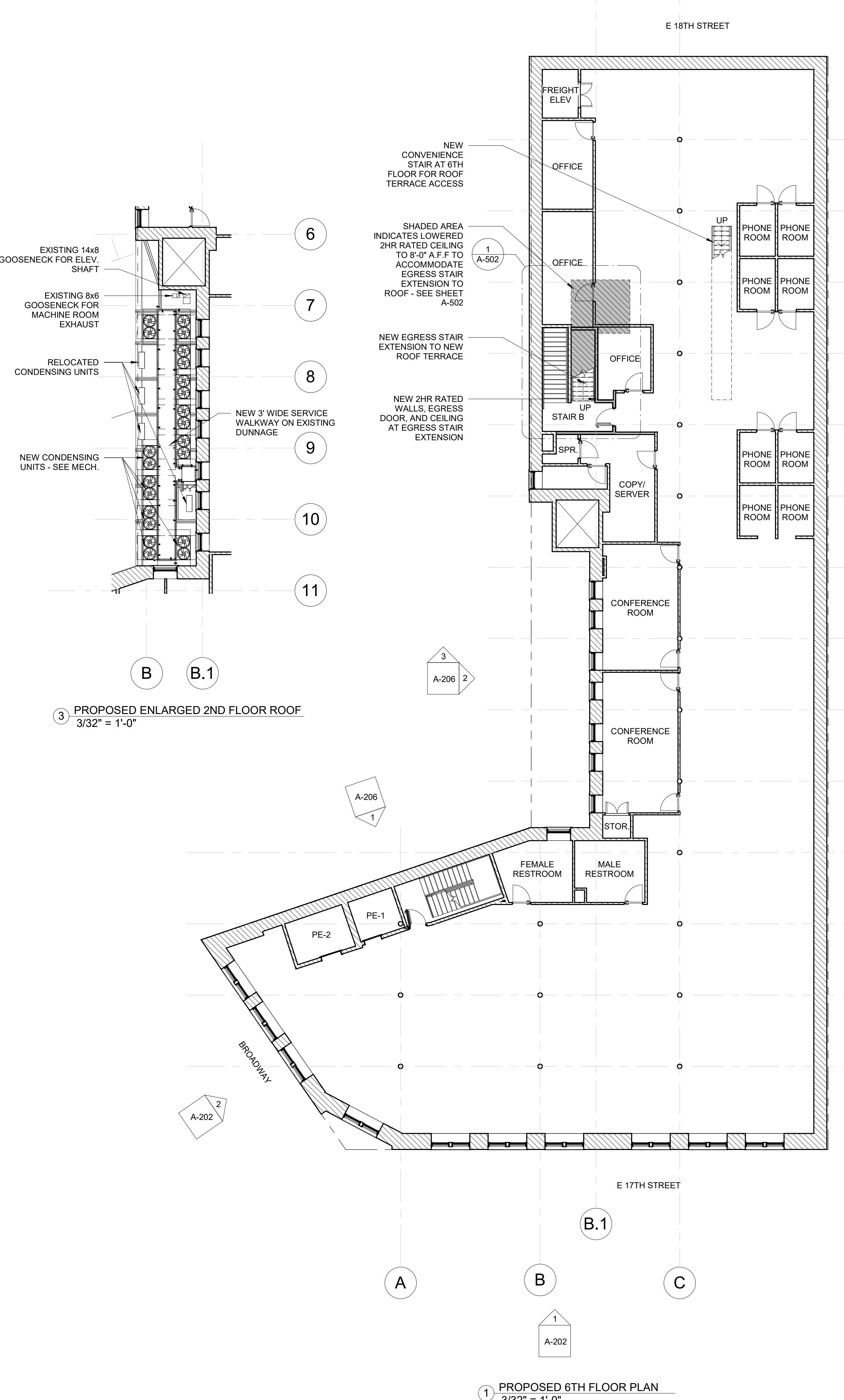
Seal	Date: 06/07/2021
Project No. 2101-01	
Drawn By FC	
Checked By RB	
Drawing No. LPC004.00	



① PROPOSED AERIAL ROOFTOP VIEW

**860 BROADWAY -
APPENDIX
TECHNICAL DRAWINGS**





REQUIRED PLUMBING FIXTURES
(TABLE PC 403.1)

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	

PLUMBING FIXTURES PROVIDED:
TWO SINGLE OCCUPANT TOILETS WITH 1 TOILET AND 1 SINK EACH. TWO
OUTDOOR KITCHEN FAUCETS PROVIDED.

OCCUPANT LOAD (TABLE 6-2)

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

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

NEW 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
ROOF LEVEL AND PRESSURE TANK ROOM

NEW 42" TALL GLASS
BARRIER ATTACHED
TO TERRACE DECK

EXIT CAPACITY (TABLE 6-1)

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

6'-0" RADIUS @ STAIR
DOOR

24" X 24" ROOF
PAVERS

NEW SINGLE
OCCUPANT
RESTROOMS

NEW ELEVATOR DOOR
AND EXTENDED SHAFT
FOR EXISTING
ELEVATOR PE-2 - SEE
ENLARGED ROOF
BULKHEAD PLANS

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
6,383 SQ. FT.
OCCU. LOAD: 64
PERSONS

23' - 6"

23' - 6"

23' - 6"

23' - 6"

23' - 6"

23' - 6"

23' - 6"

23' - 6"

23' - 6"

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23' - 6"



No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

EXISTING BROADWAY
AND E 17TH ST
ELEVATIONS

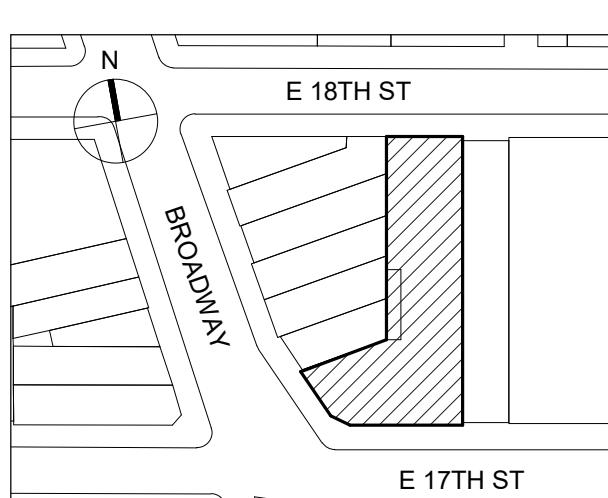
Date:	06/07/2021
Project No.:	2101-01
Drawn By:	FC
Checked By:	RB
Drawing No.:	A-201.00



① EXISTING BROADWAY ELEVATION
3/32" = 1'-0"



② EXISTING E 17TH STREET ELEVATION
3/32" = 1'-0"

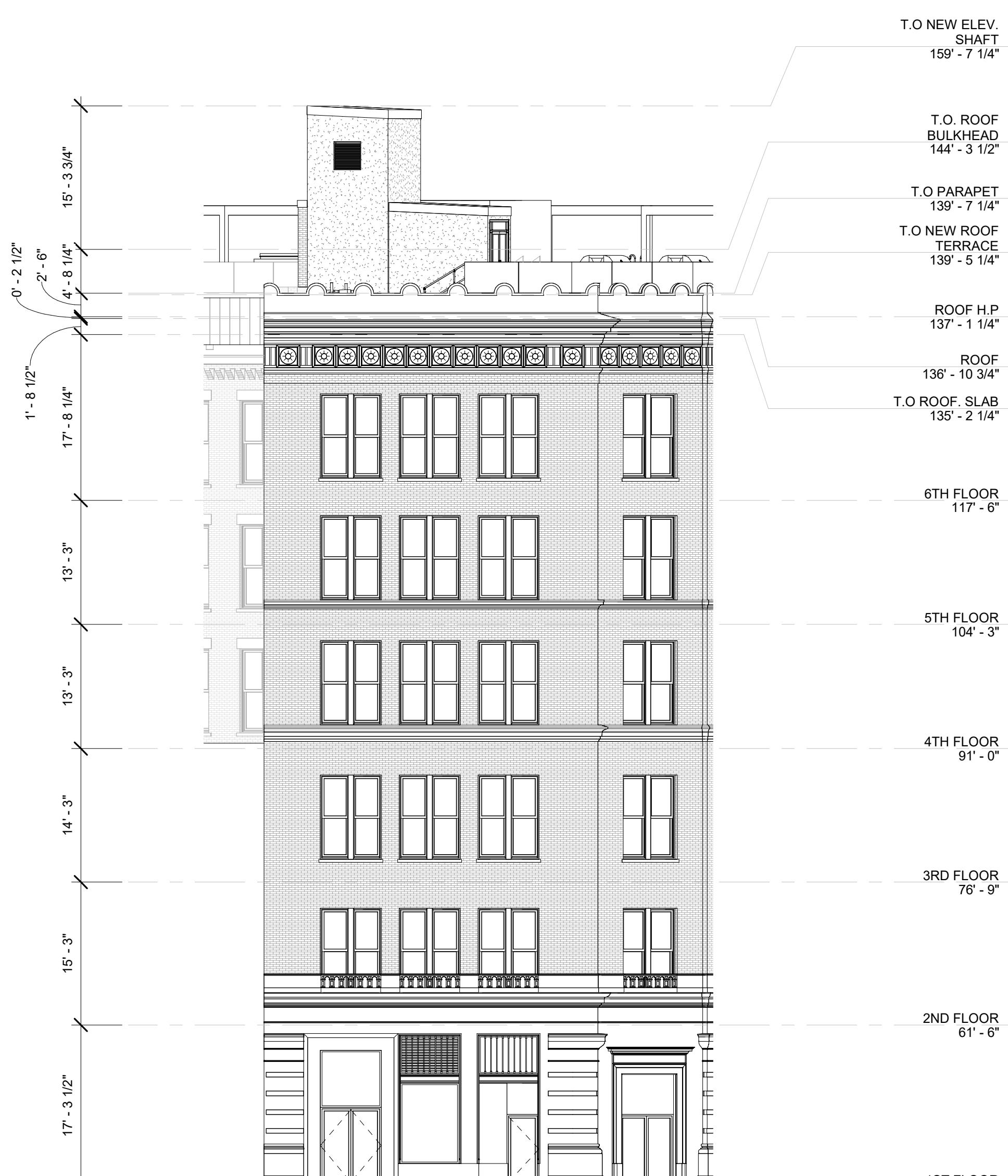


No.	Description	Revision Date
Project		

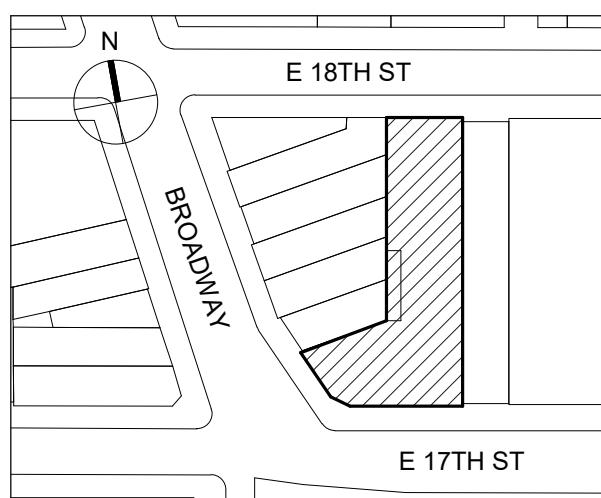
860 BROADWAY
 860 Broadway, New York, NY 10018

**PROPOSED BROADWAY
AND E 17TH ST
ELEVATIONS**

Date:	06/07/2021
Project No.:	2101-01
Drawn By:	FC
Checked By:	RB
Drawing No.:	A-202.00


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

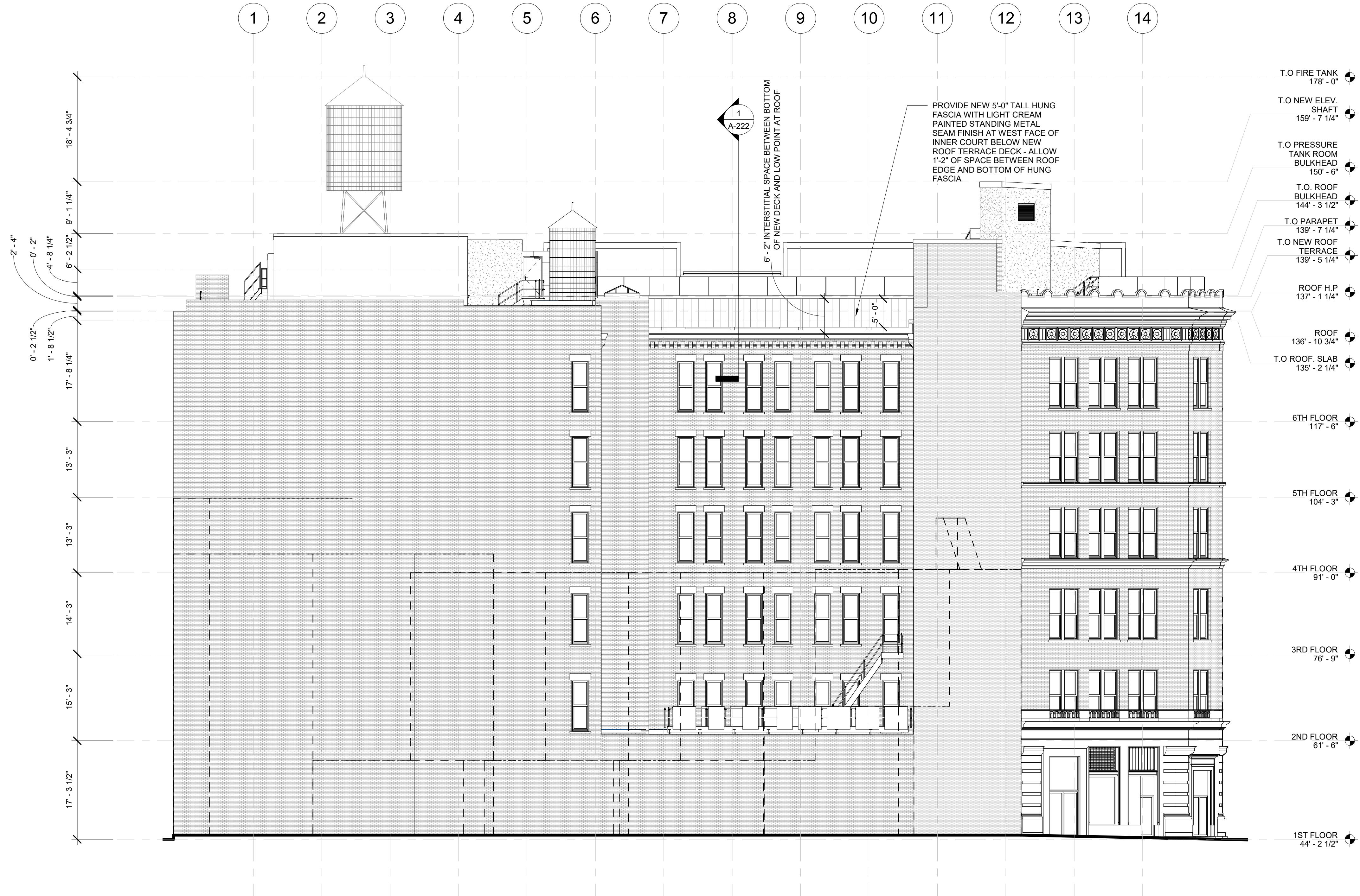
 ① PROPOSED E 17TH STREET ELEVATION
 3/32" = 1'-0"



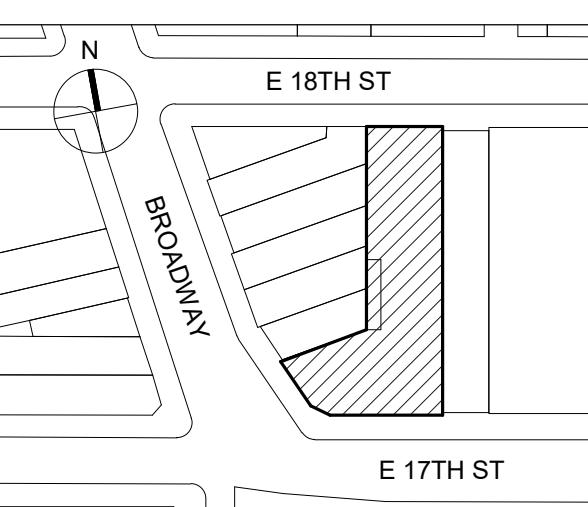
No.	Description	Revision Date
Project		

EXISTING WEST ELEVATION

 ① EXISTING WEST ELEVATION
 3/32" = 1'-0"

1 PROPOSED WEST WALL ELEVATION



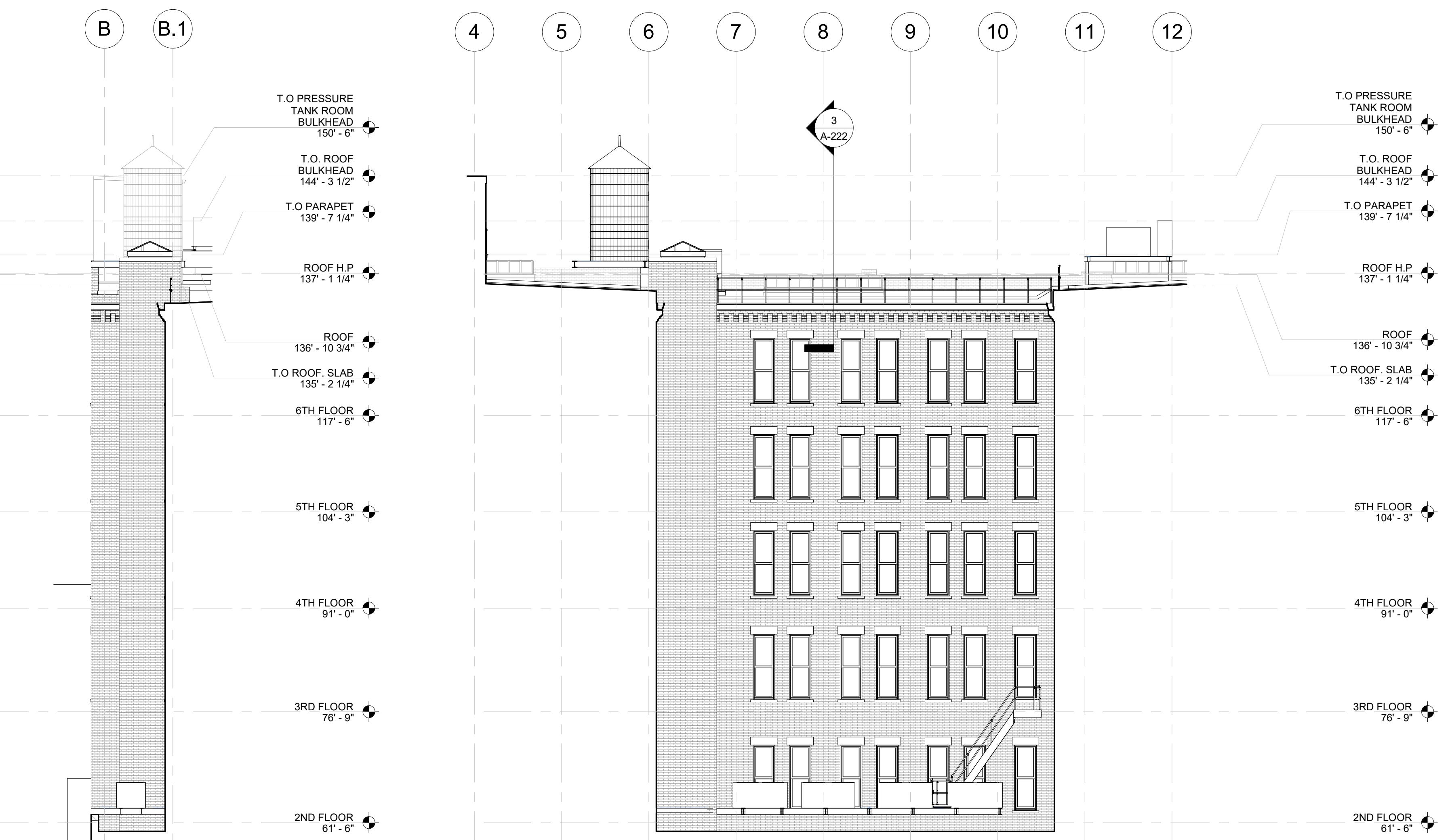
No.	Description	Revision Date
Project		

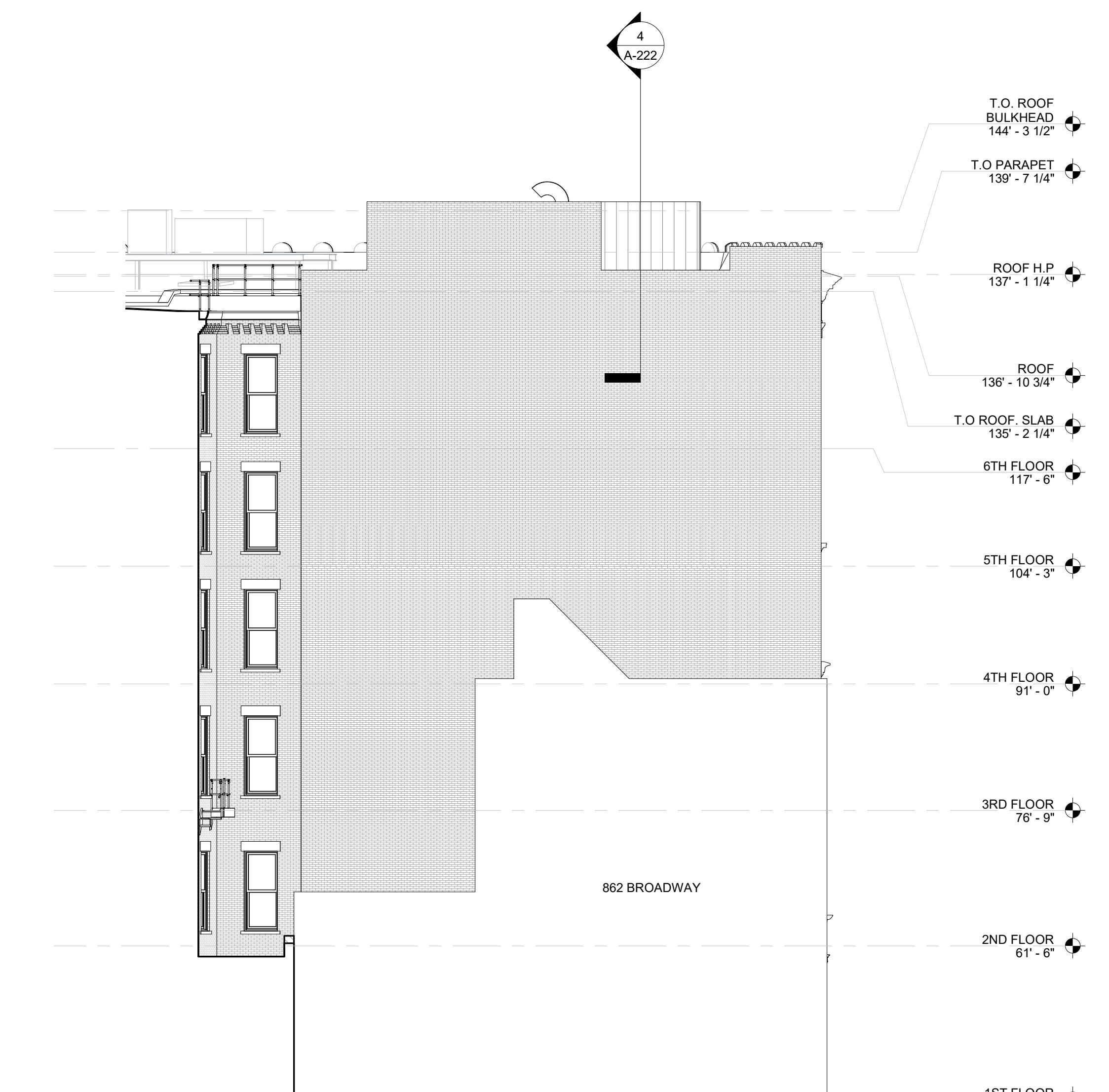
860 BROADWAY

860 Broadway, New York, NY 10018

EXISTING INNER COURT ELEVATIONS

Date:	06/07/2021
Project No.:	2101-01
Drawn By:	FC
Checked By:	RB
Drawing No.:	A-205.00


 ③ EXISTING INNER COURT - SOUTH ELEVATION
 $3/32'' = 1'-0''$

 ② EXISTING INNER COURT - WEST ELEVATION
 $3/32'' = 1'-0''$

 ① EXISTING INNER COURT - NORTH ELEVATION
 $3/32'' = 1'-0''$



No.	Description	Revision Date
Project		

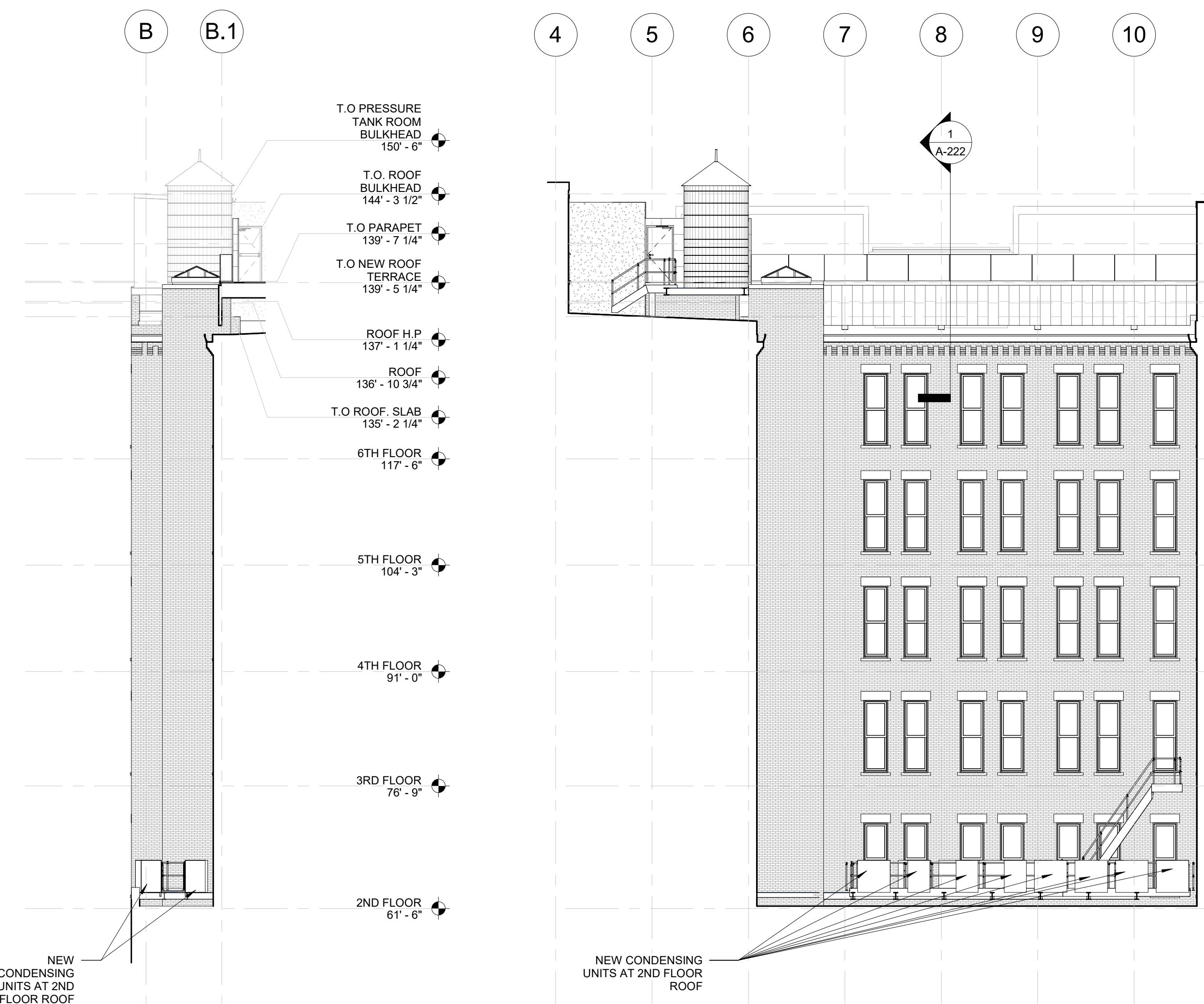
860 BROADWAY

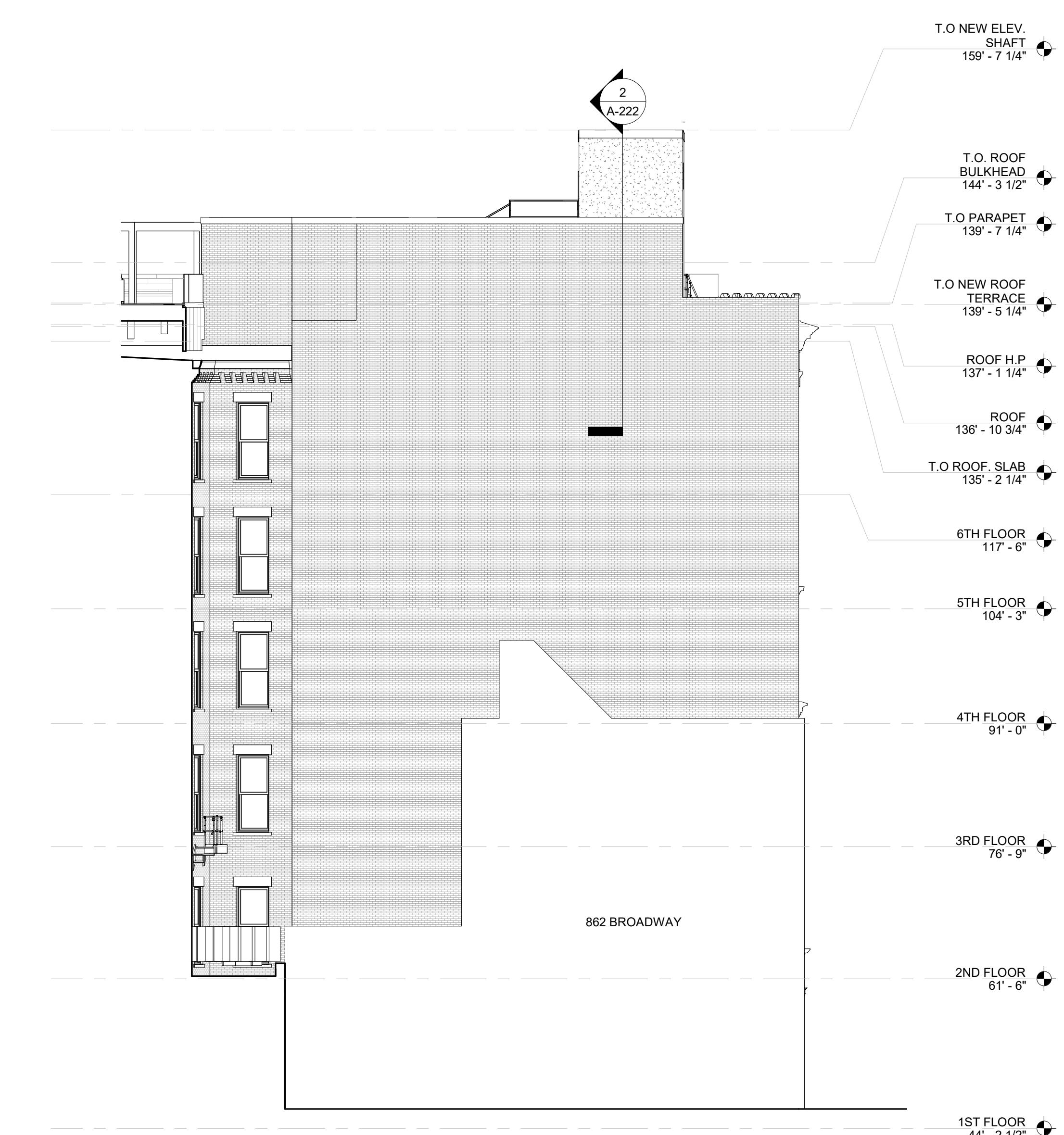
860 Broadway, New York, NY 10018

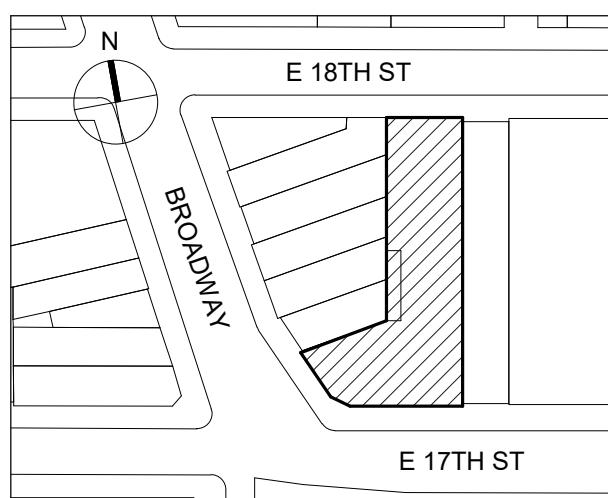
Drawing Title

PROPOSED INNER COURT ELEVATIONS

Seal

 Date: 06/07/2021
 Project No.: 2101-01
 Drawn By: FC
 Checked By: RB
 Drawing No.: A-206.00

 ③ PROPOSED INNER COURT - SOUTH ELEVATION
 3/32" = 1'-0"

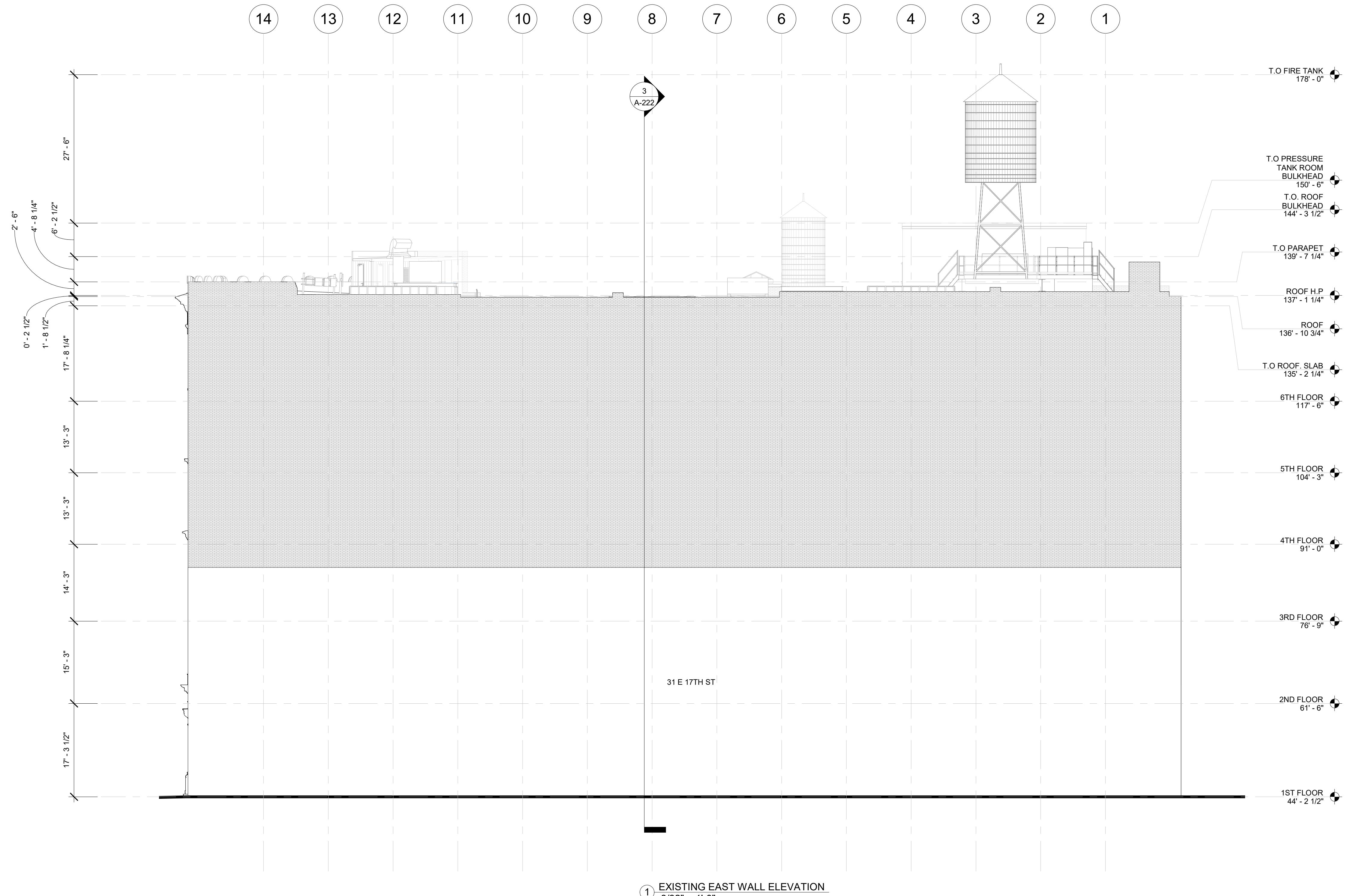
 ② PROPOSED INNER COURT - WEST ELEVATION
 3/32" = 1'-0"

 ① PROPOSED INNER COURT - NORTH ELEVATION
 3/32" = 1'-0"

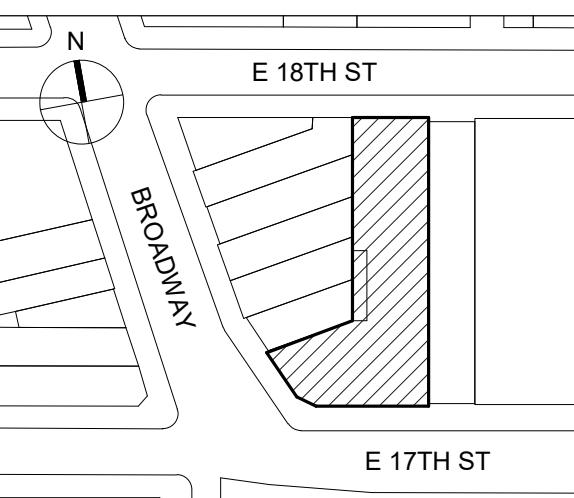


No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

EXISTING EAST WALL ELEVATION

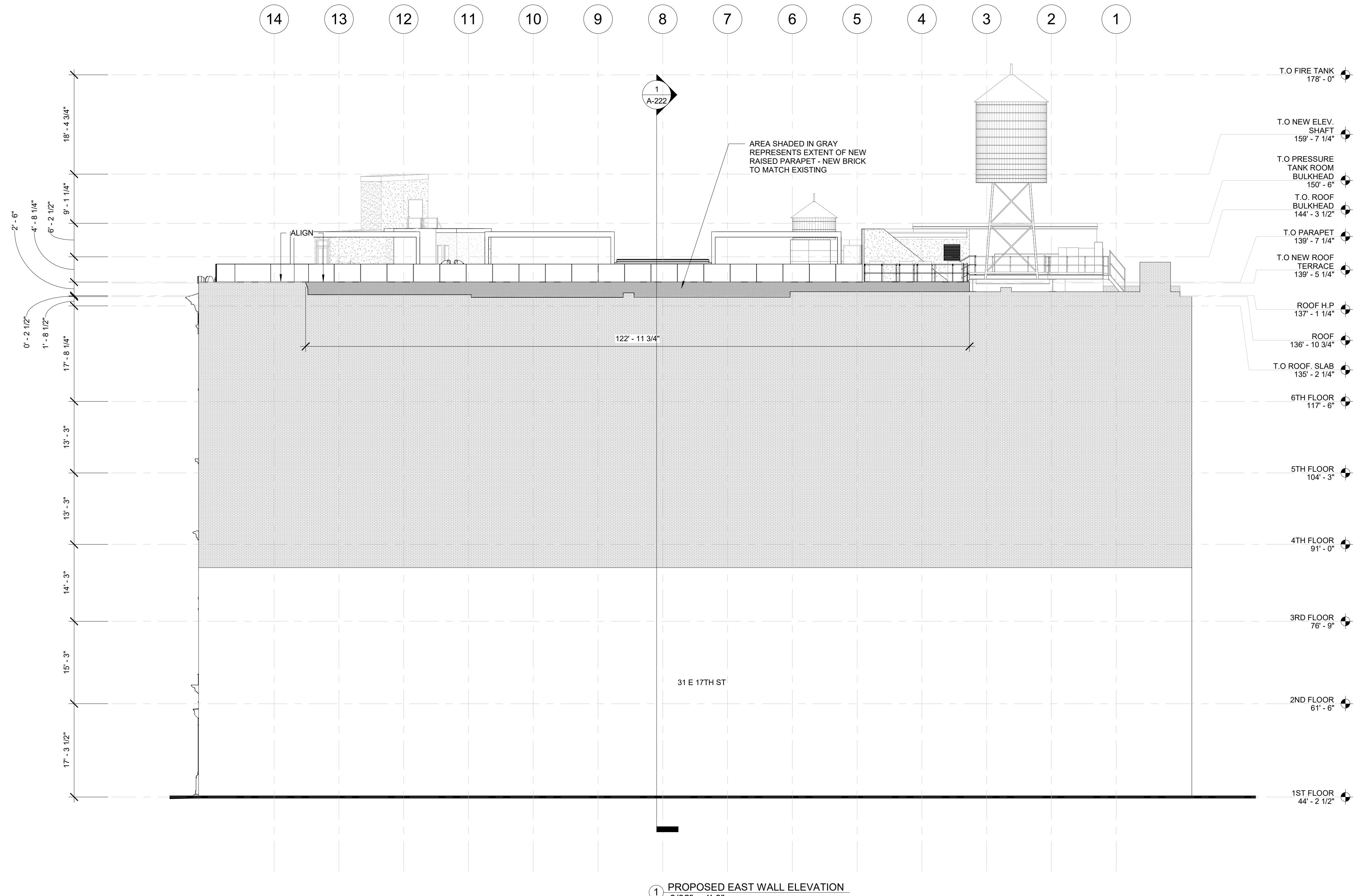


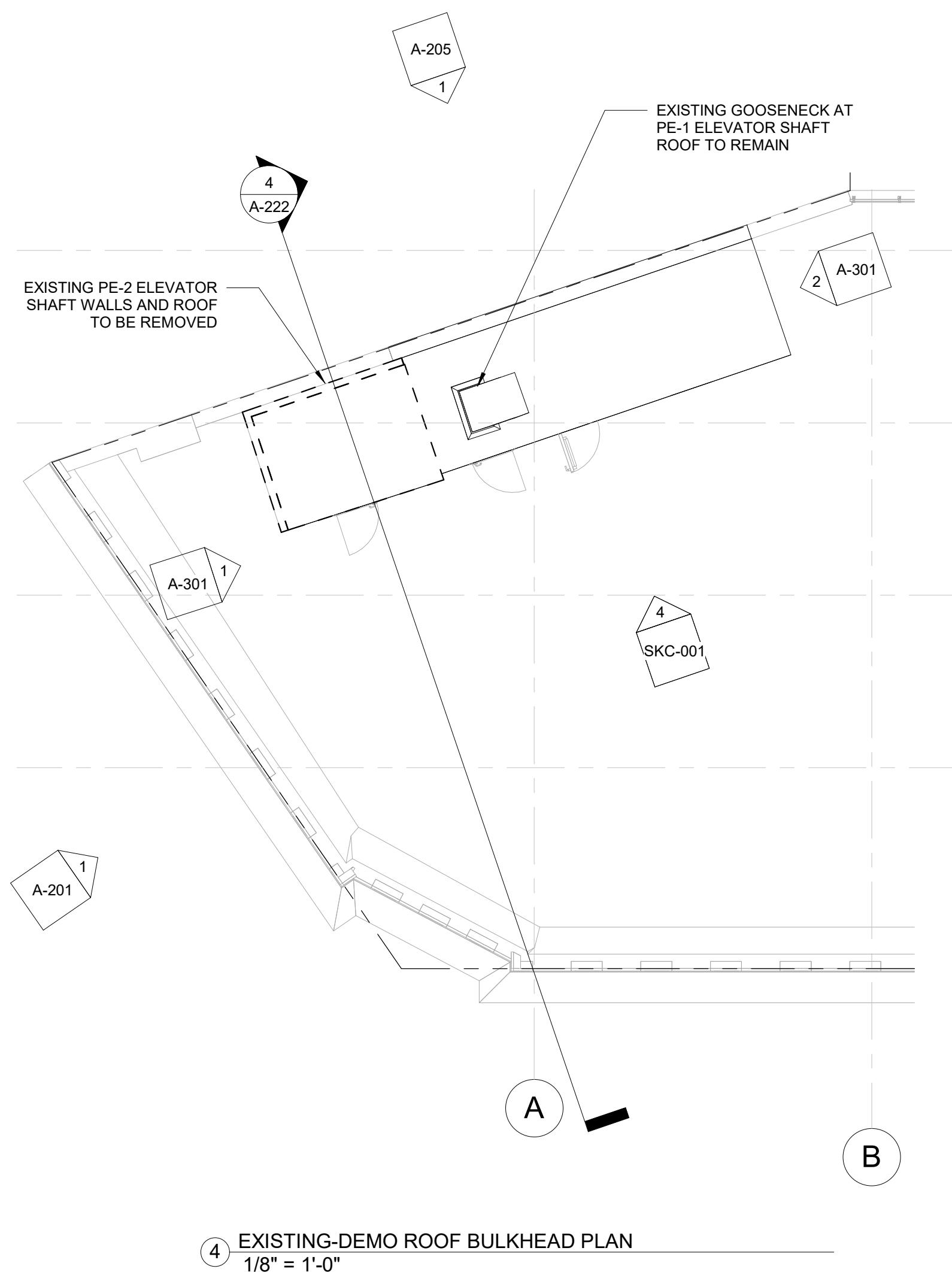
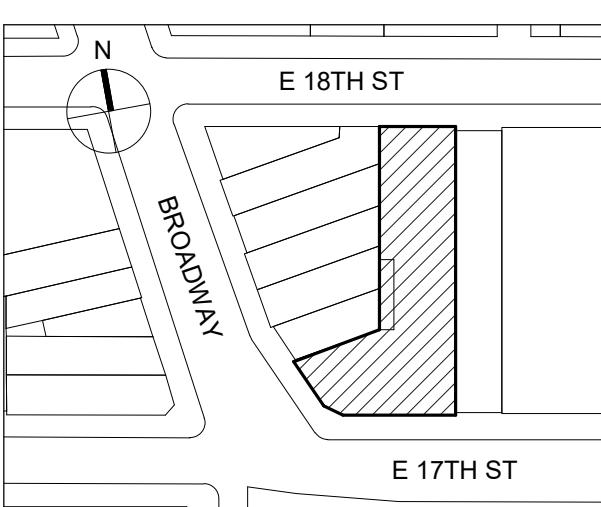
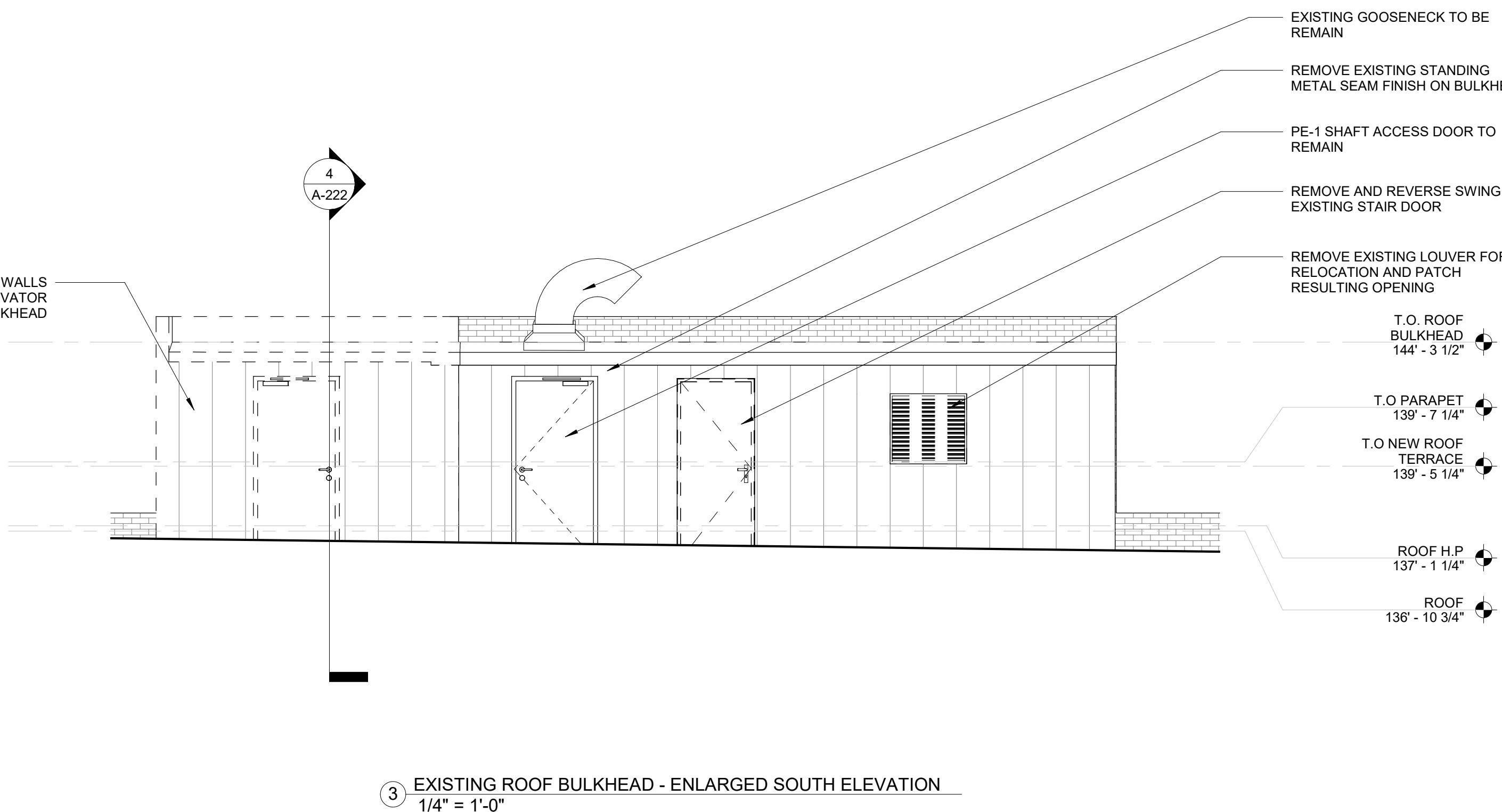
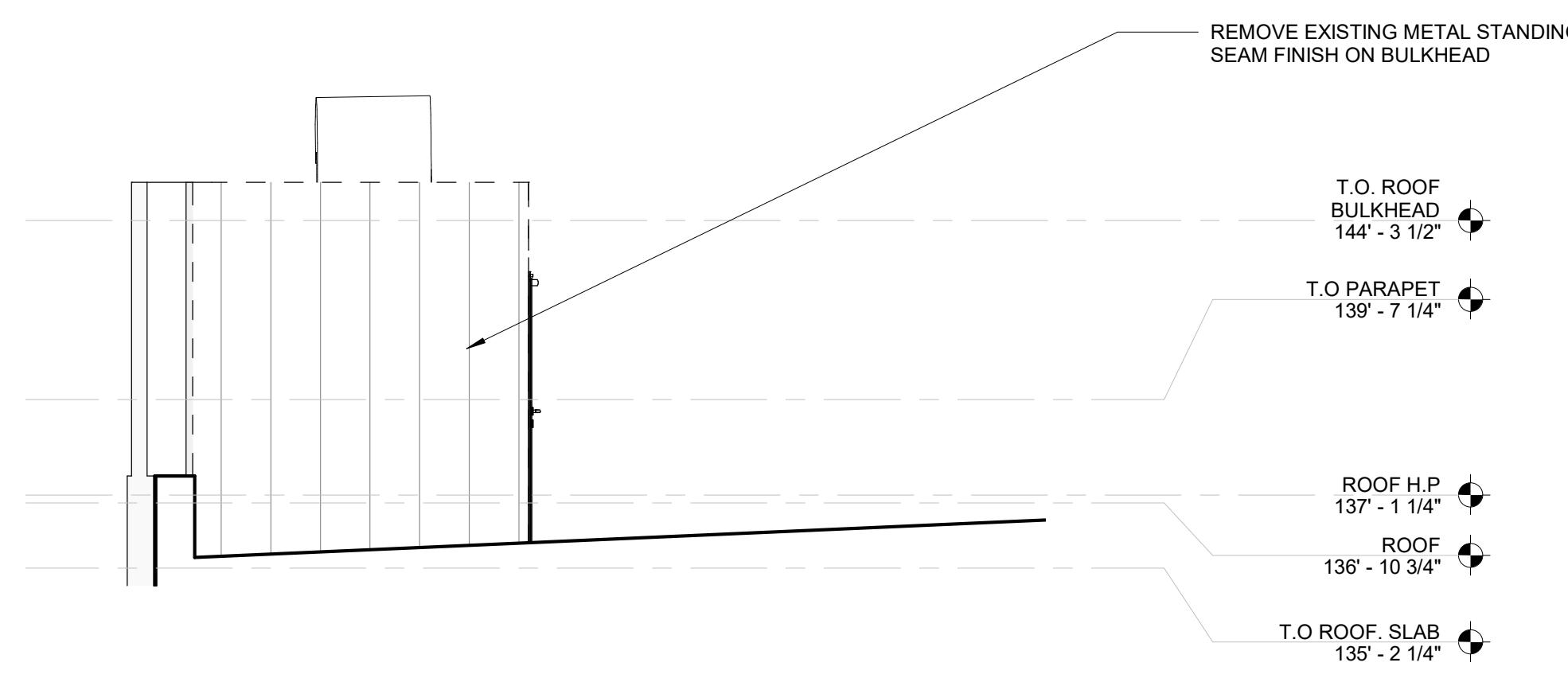
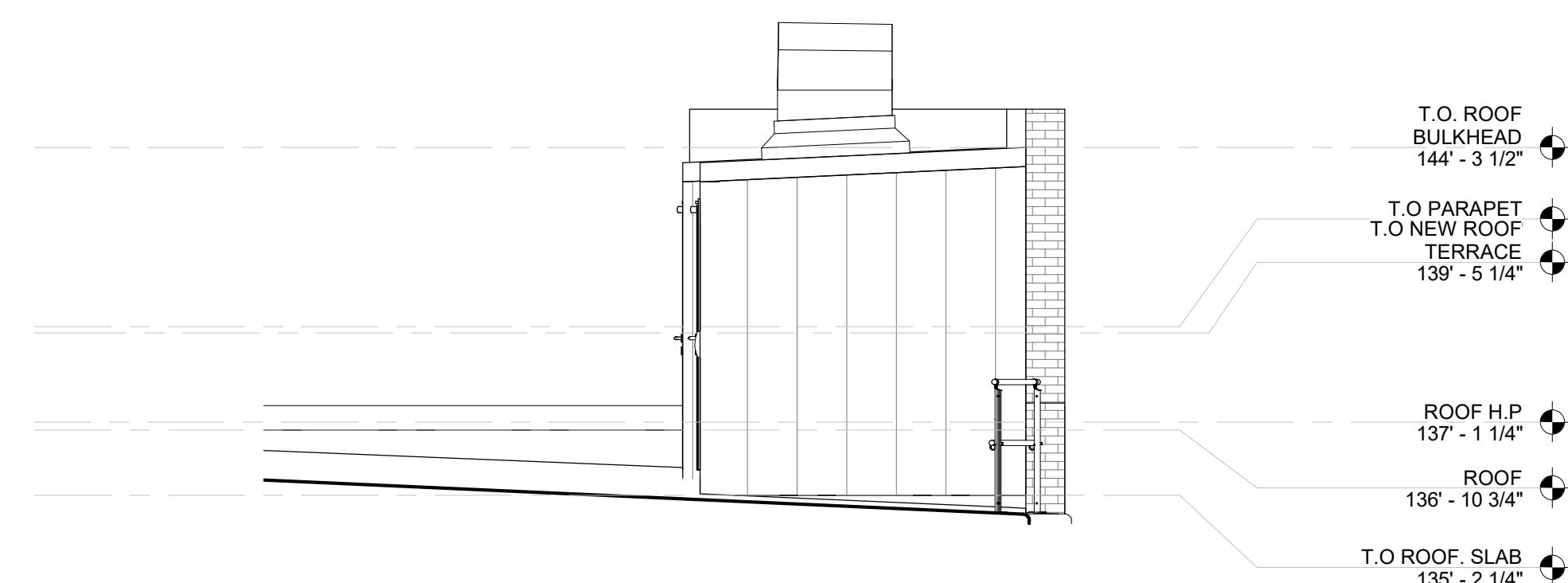
No.	Description	Revision Date
Project		

860 BROADWAY

860 Broadway, New York, NY 10018

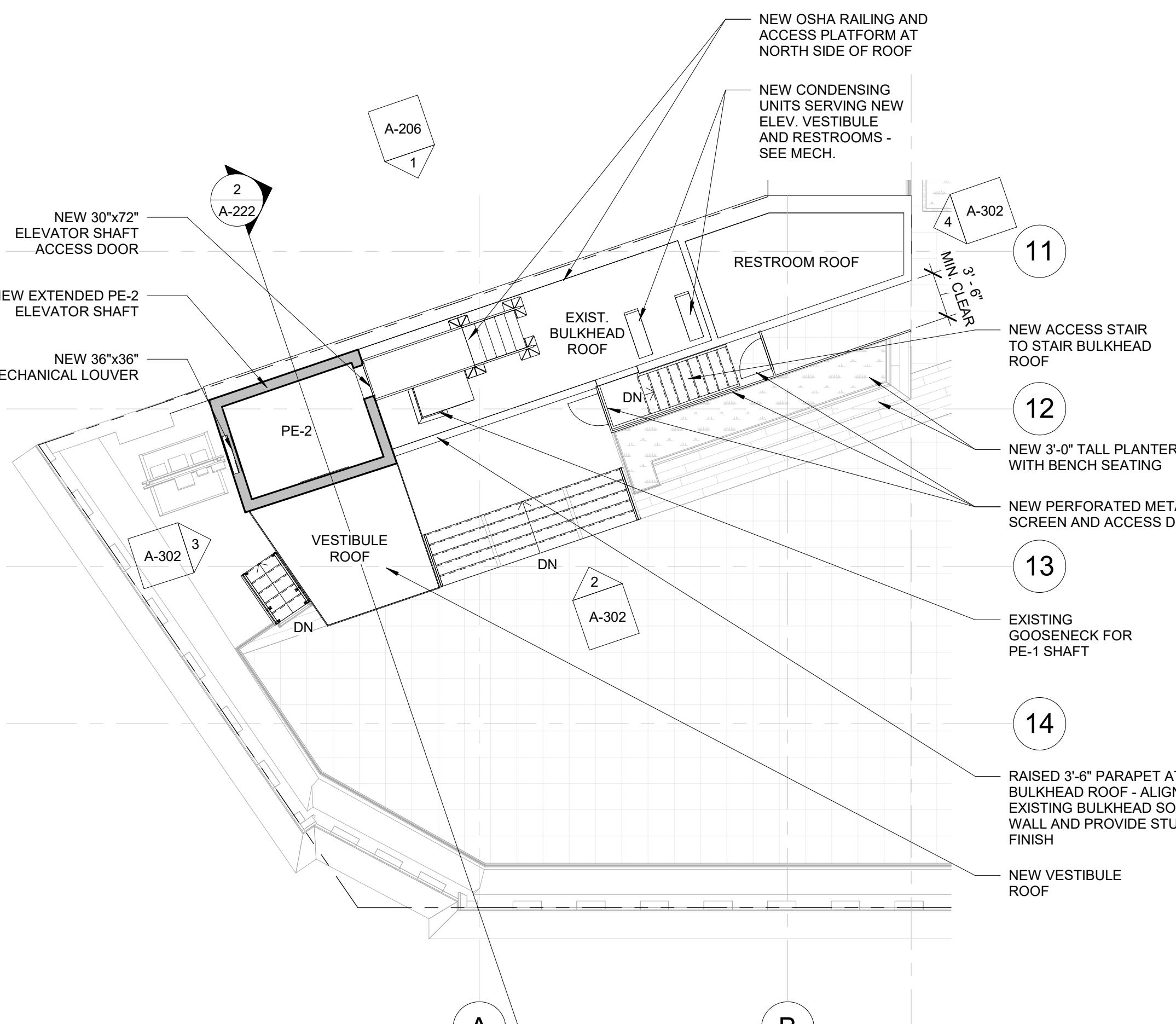
PROPOSED EAST WALL ELEVATION



(4) EXISTING-DEMO ROOF BULKHEAD PLAN
1/8" = 1'-0"(3) EXISTING ROOF BULKHEAD - ENLARGED SOUTH ELEVATION
1/4" = 1'-0"(1) EXISTING ROOF BULKHEAD - ENLARGED WEST ELEVATION
1/4" = 1'-0"(2) EXISTING ROOF BULKHEAD - ENLARGED EAST ELEVATION
1/4" = 1'-0"

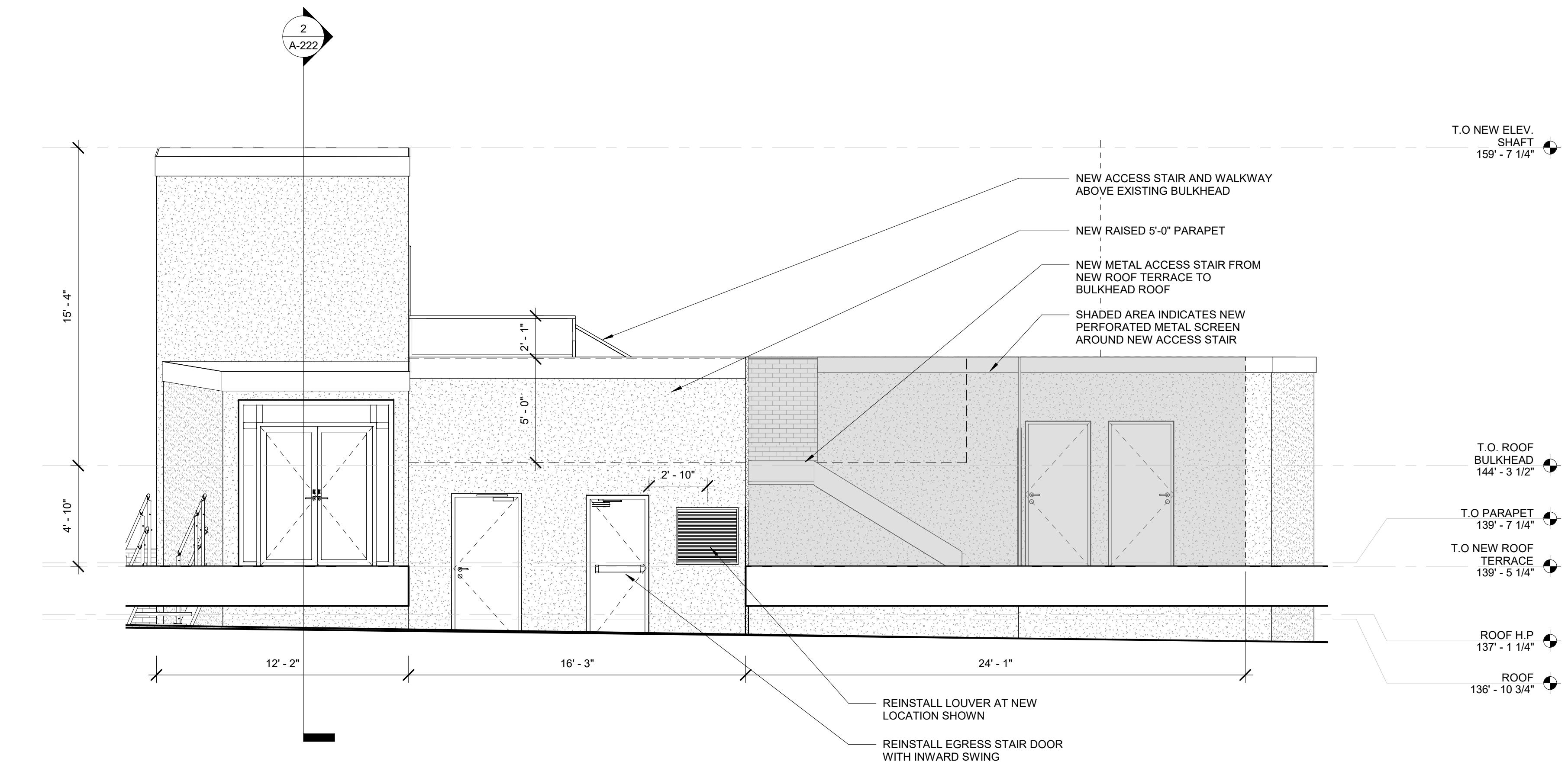
No.	Description	Revision Date
Project		

860 BROADWAY
860 Broadway, New York, NY 10018ENLARGED EXISTING
BULKHEAD PLANS AND
ELEVATIONS



① PROPOSED ROOF BULKHEAD - ENLARGED PLAN

1/8" = 1'-0"



② PROPOSED ROOF BULKHEAD - ENLARGED SOUTH ELEVATION

1/4" = 1'-0"

Architect
**P K
S + B**

PKSB Architects, PC

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

Owner

860 Broadway, LLC
441 Lexington Avenue, 9th Floor
New York, NY 10017

Mechanical Engineer

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

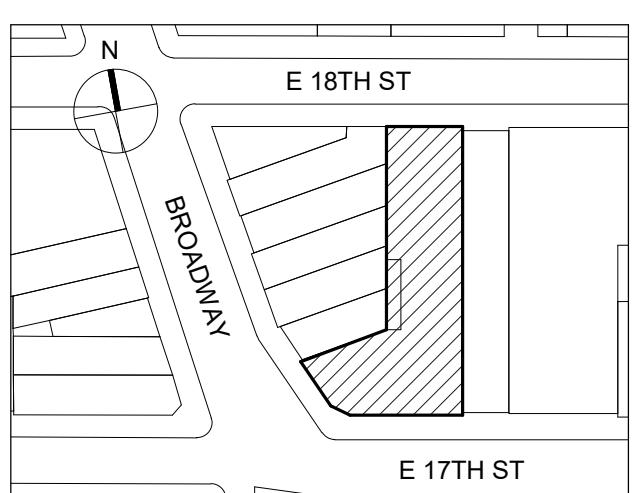
Structural Engineer

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

Elevator Consultant

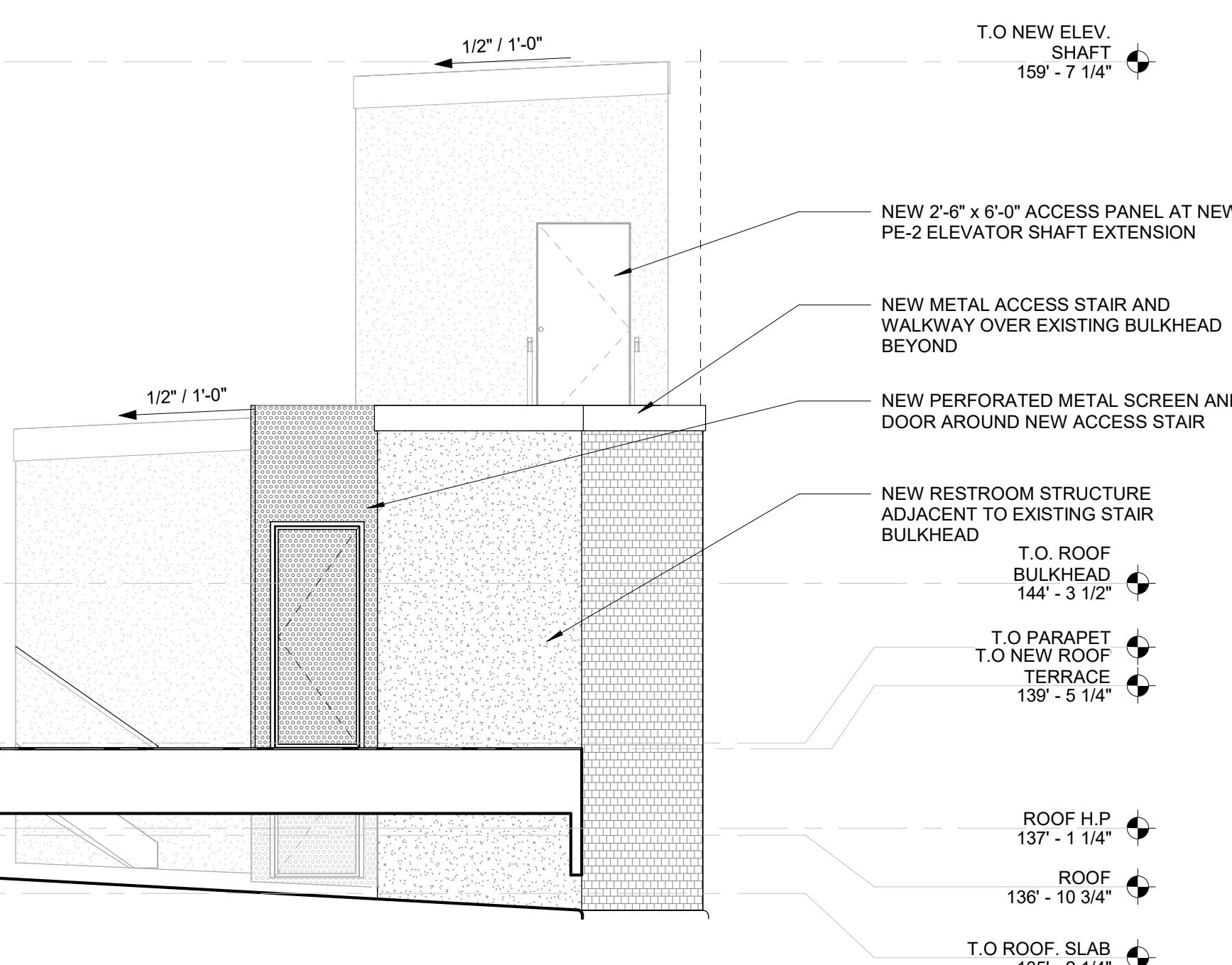
VDA Associates
145 West 30th Street, 4th Floor
New York, NY 10001
T. (212) 868-9090

Location Plan



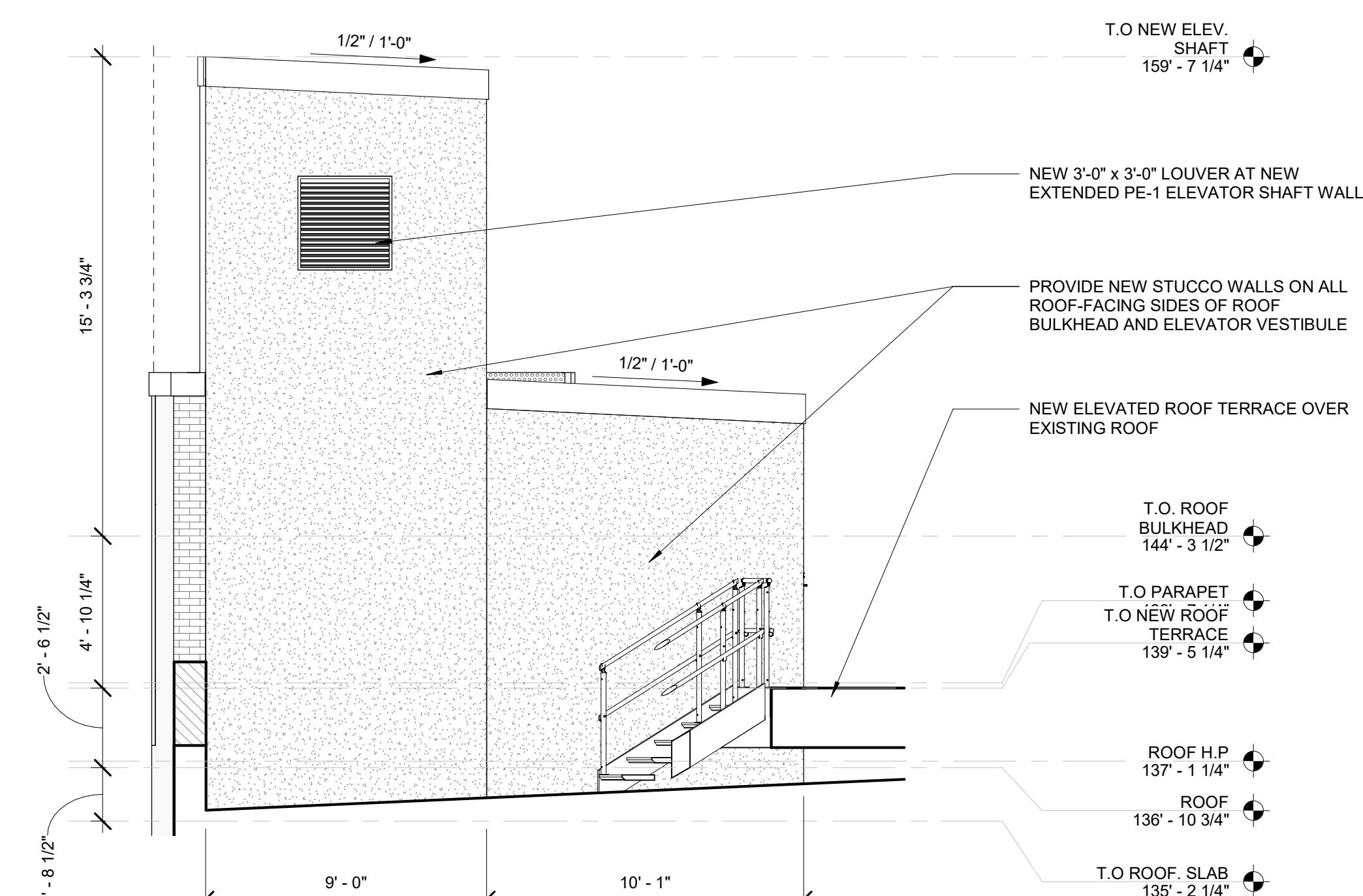
DOB BSCAN

DOB Stamp



④ PROPOSED ROOF BULKHEAD - ENLARGED EAST ELEVATION

1/4" = 1'-0"



③ PROPOSED ROOF BULKHEAD - ENLARGED WEST ELEVATION

1/4" = 1'-0"

Seal

Date: 06/07/2021

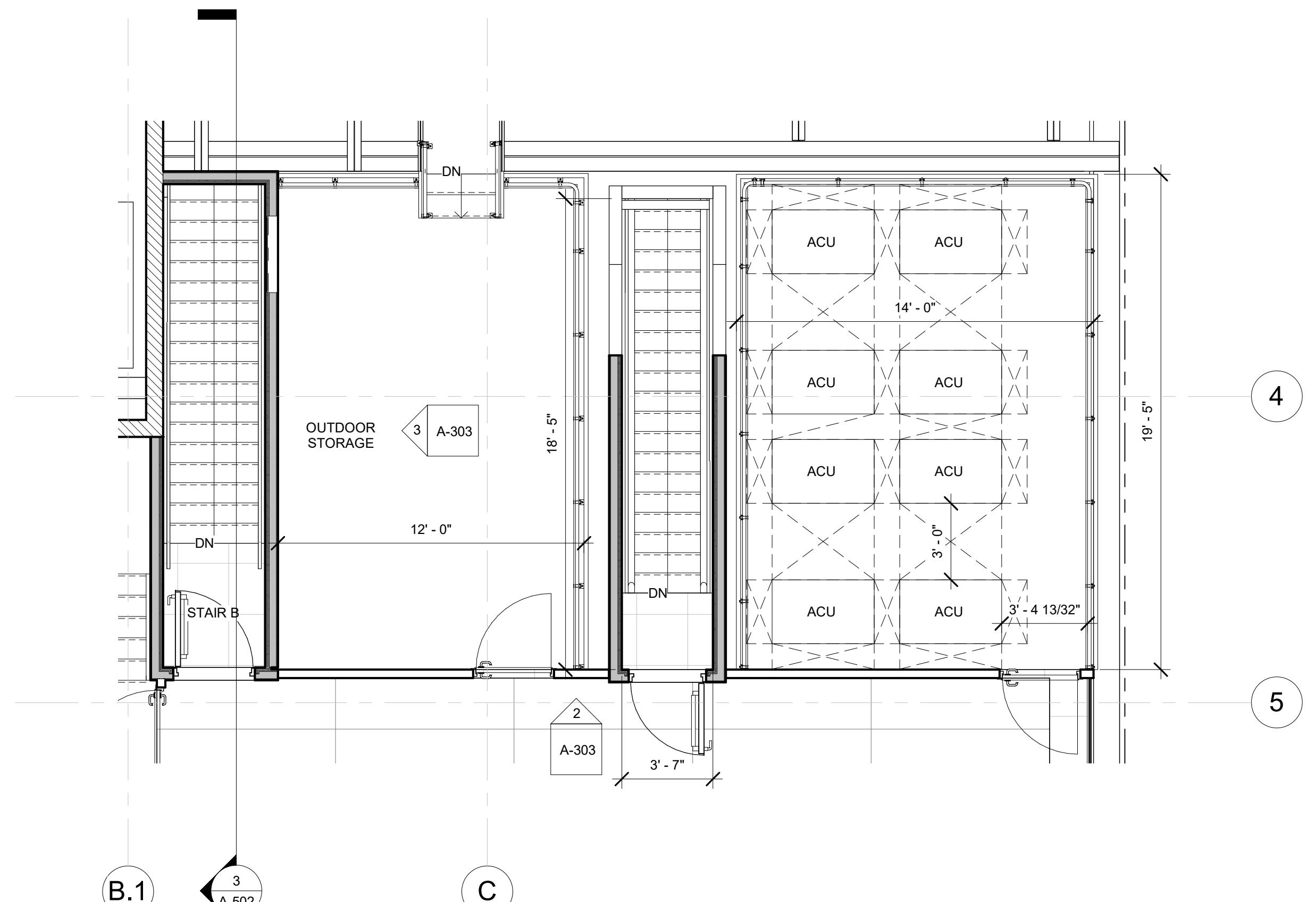
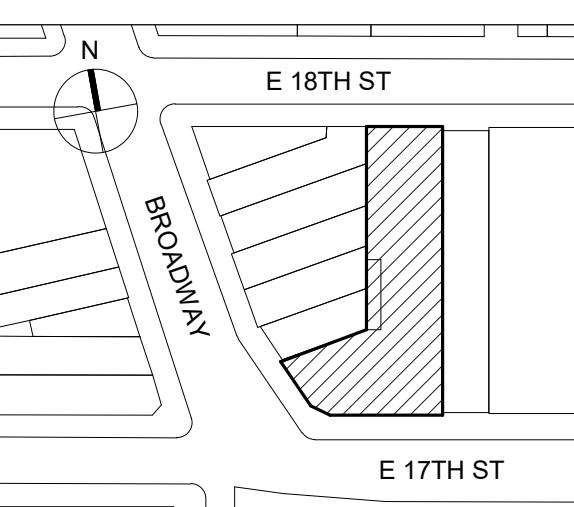
Project No.: 2101-01

Drawn By: FC

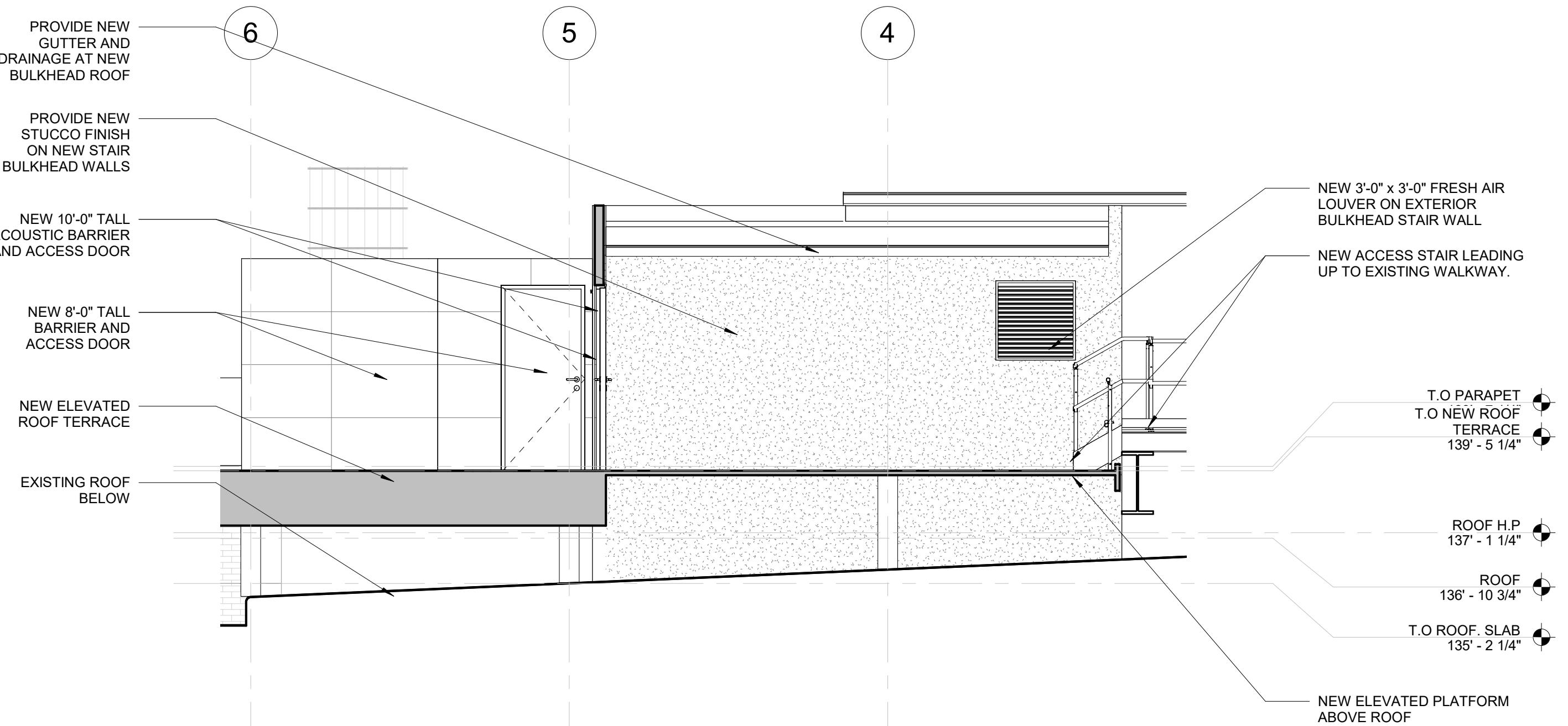
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Drawing No.: A-302.00

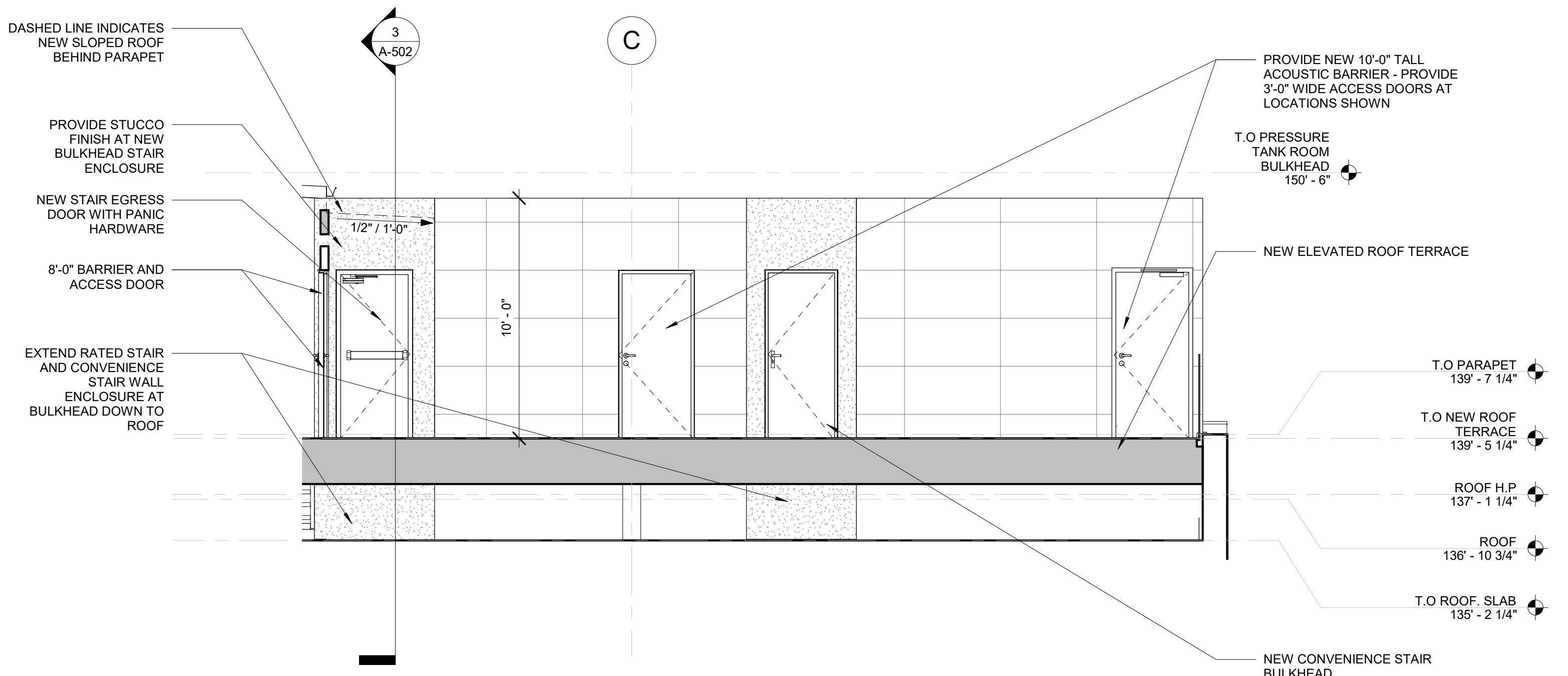
860 BROADWAY
860 Broadway, New York, NY 10018
Drawing Title
ENLARGED PROPOSED BULKHEAD PLANS AND ELEVATIONS



① PROPOSED ENLARGED SECOND STAIR B BULKHEAD PLAN
1/4" = 1'-0"



③ PROPOSED ENLARGED STAIR B BULKHEAD ELEVATION - EAST
1/4" = 1'-0"

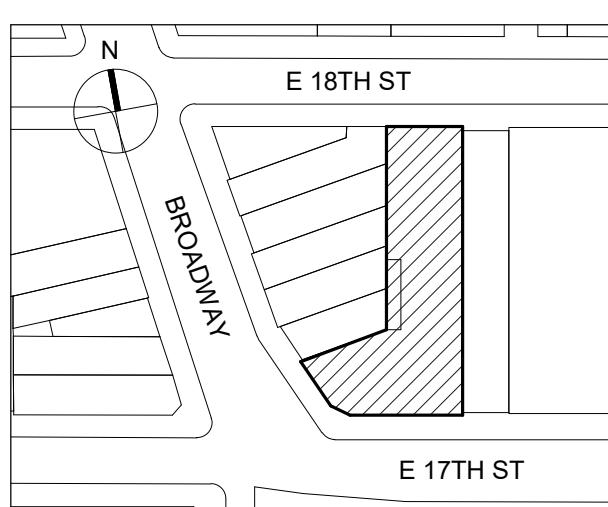


② PROPOSED ENLARGED STAIR B BULKHEAD ELEVATION - SOUTH
1/4" = 1'-0"

No.	Description	Revision Date
Project		

860 BROADWAY
860 Broadway, New York, NY 10018

**ENLARGED PROPOSED
STAIR B BULKHEAD
PLANS & ELEVATIONS**

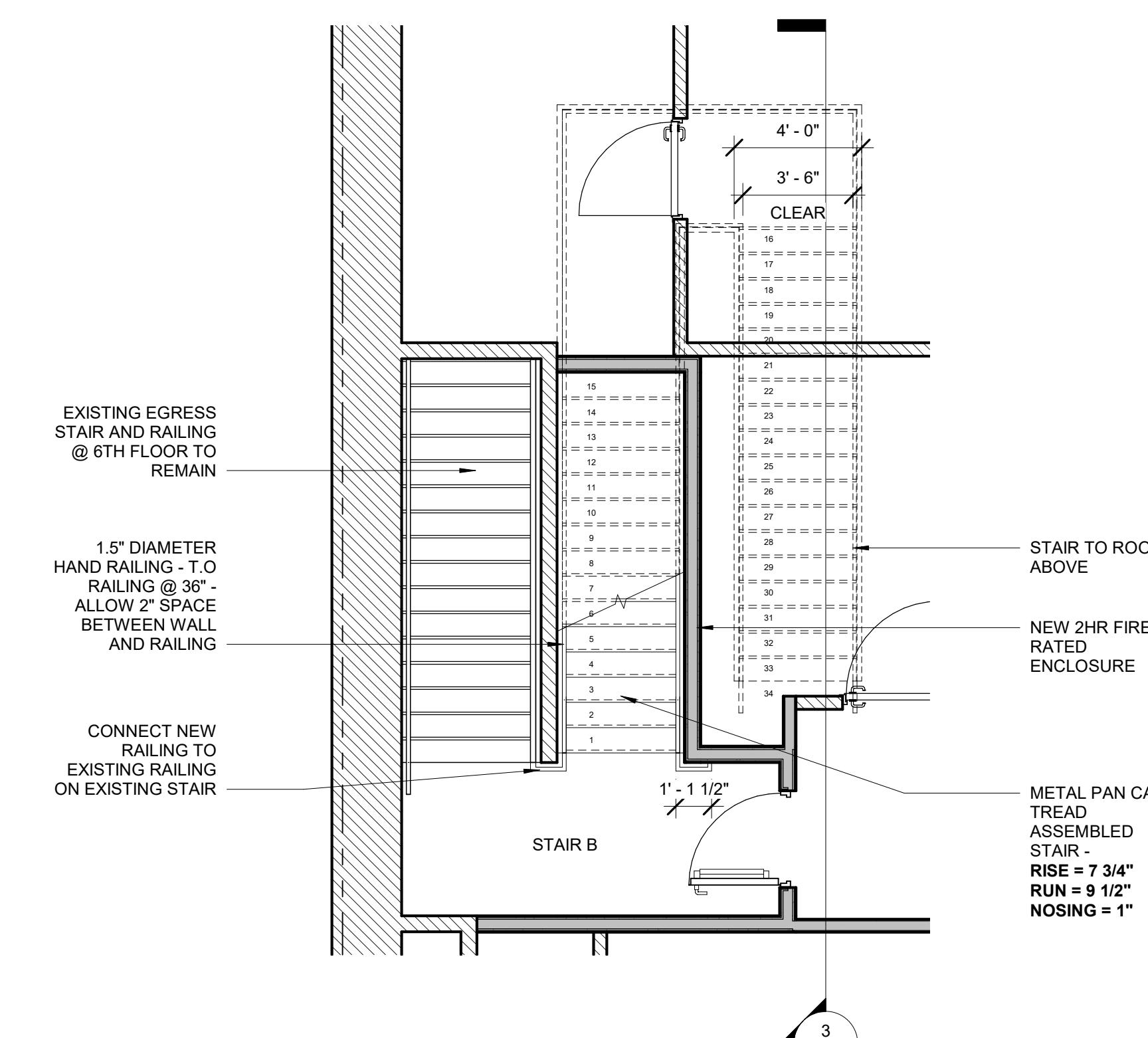


No.	Description	Revision Date
Project		

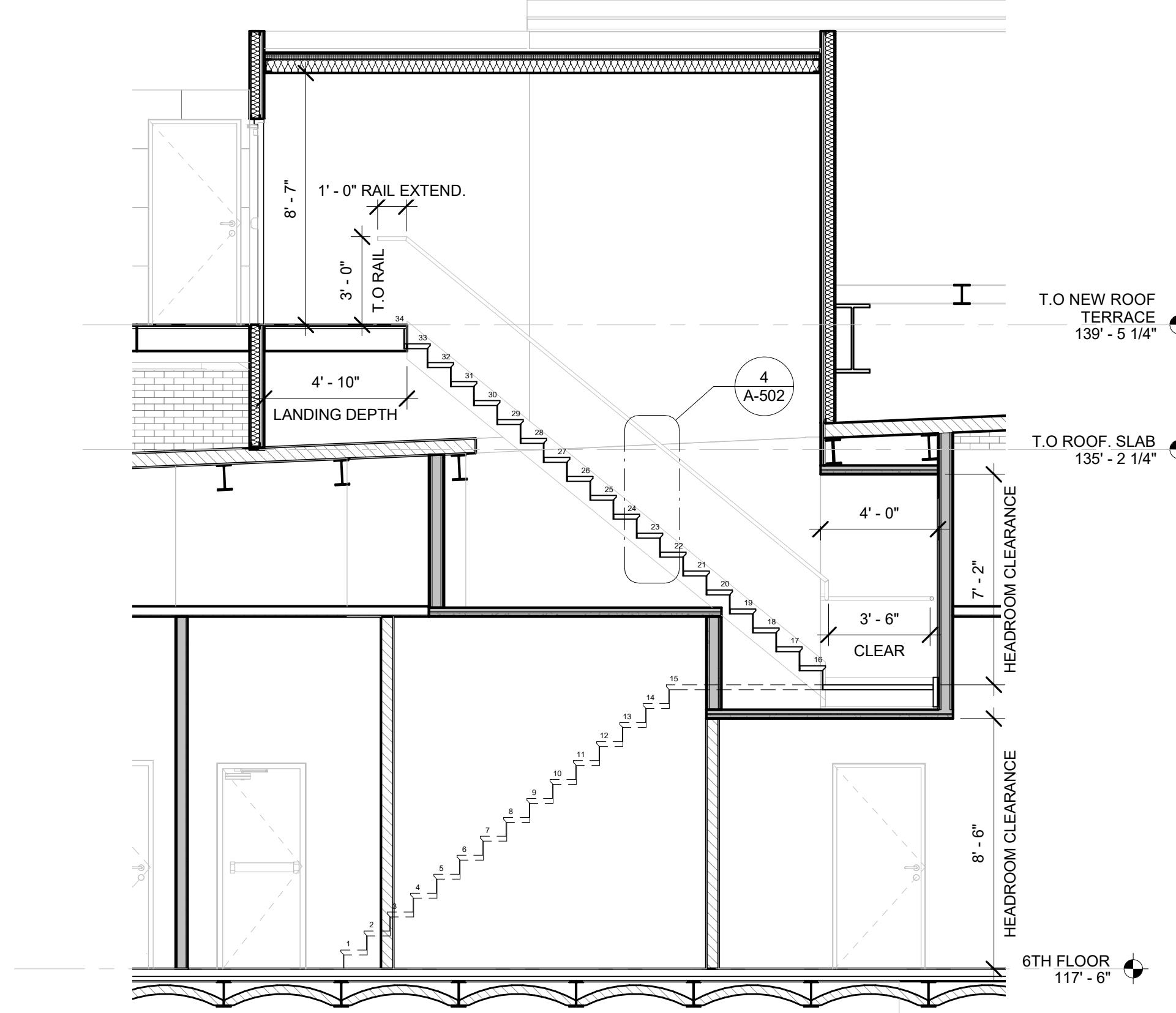
860 BROADWAY
860 Broadway, New York, NY 10018

EGRESS STAIR B BULKHEAD DETAILS

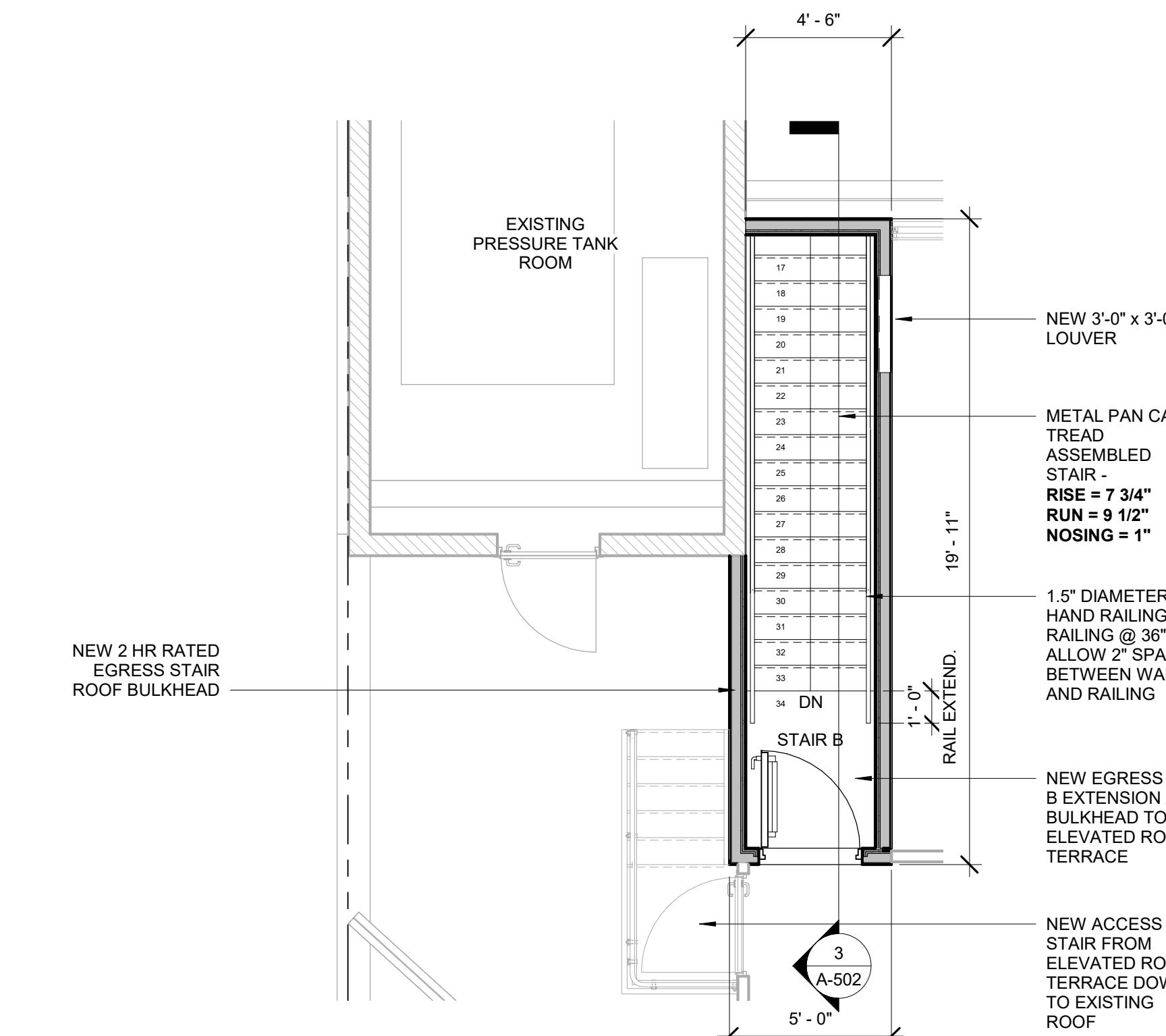
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Project No.: 2101-01
Drawn By: FC
Checked By: RB
Drawing No.: A-502.00



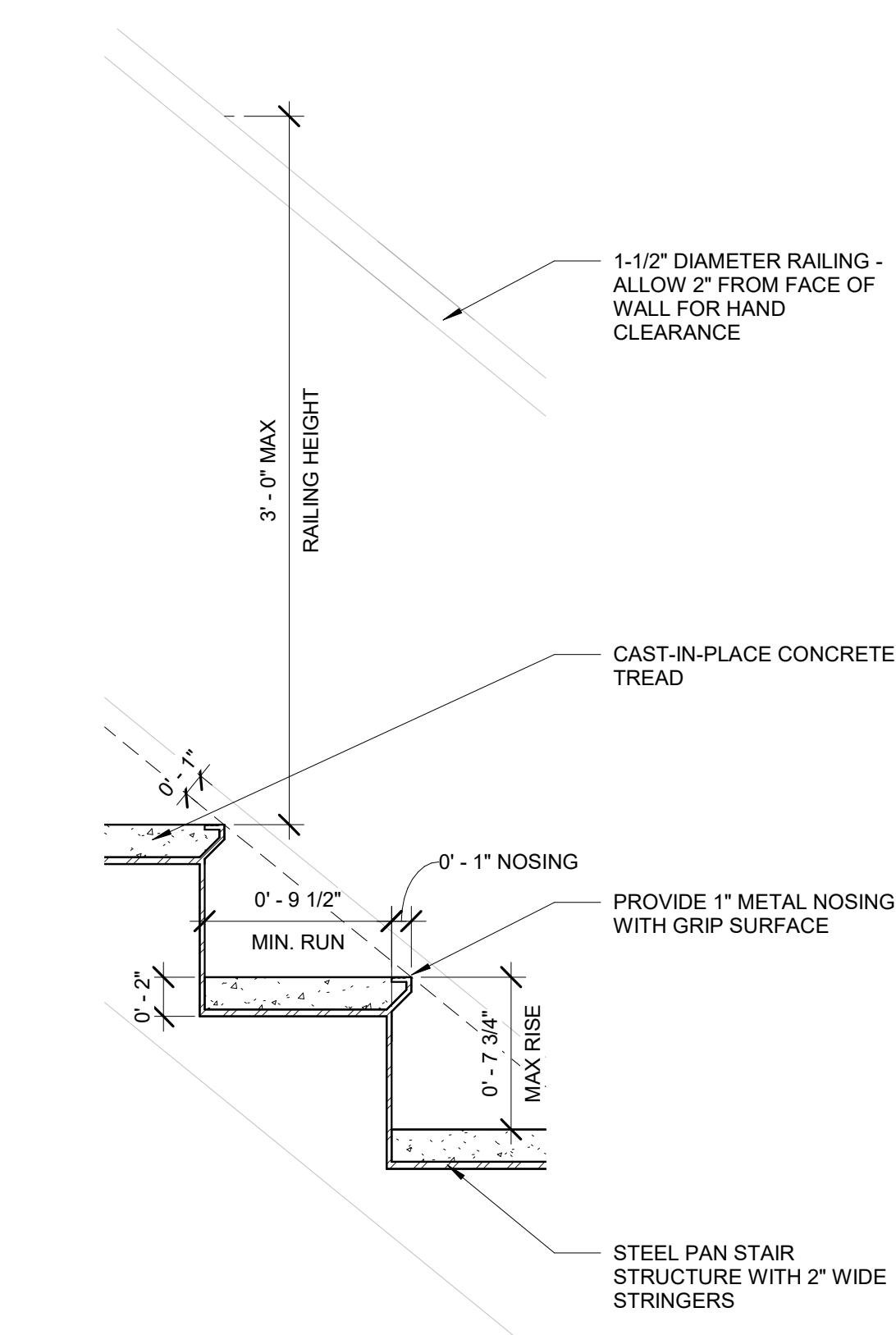
① ENLARGED EGRESS STAIR B EXTENSION - 6TH FLOOR
1/4" = 1'-0"



③ ENLARGED STAIR B BULKHEAD LONG SECTION
1/4" = 1'-0"



② ENLARGED STAIR B EXTENSION - ROOF PLAN
1/4" = 1'-0"



④ ENLARGED STAIR B DETAIL
1 1/2" = 1'-0"

December 7th, 2021
Public Hearing

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.