

422 WEST BROADWAY

PROPOSAL FOR A 2-STORY RESIDENTIAL DUPLEX TO AN EXISTING 5-STORY, CAST-IRON ITALIANATE STYLE LOFT BUILDING

LIST OF DRAWINGS

T-001.00	LIST OF DRAWINGS
L-001.00	EXISTING - SOHO-CAST IRON DISTRICT EXTENSION
L-002.00	HISTORIC IMAGES
L-003.00	HISTORIC IMAGE
L-004.00	EXISTING BUILDING - CURRENT CONDITIONS
L-005.00	HISTORIC MAP - SOHO-CAST IRON DISTRICT EXTENSION
L-006.00	HISTORIC MAP - WEST BROADWAY
L-007.00	ROOFTOP ENLARGEMENTS - WEST BROADWAY
L-008.00	CONTEXTUAL IMAGES - WEST BROADWAY STREET WALL - EAST AND WEST
L-009.00	EAST ELEVATION - EXISTING AND PROPOSED
L-010.00	CURRENT PROPOSAL - AERIAL VIEW
L-011.00	WEST ELEVATION - EXISTING AND PROPOSED
L-012.00	NORTH ELEVATION - EXISTING AND PROPOSED
L-013.00	ENLARGEMENT ELEVATIONS - PROPOSED MATERIALS
L-014.00	BUILDING SECTION
L-015.00	ENLARGEMENT SECTIONS
L-016.00	SIGHT LINE PLAN, ELEVATION AND SECTION
L-017.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-018.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-019.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-020.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-021.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-022.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-023.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-024.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-025.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-026.00	SIGHT LINE IMAGE - PROPOSED AND MOCK-UP
L-027.00	FLOOR PLANS - SIXTH/EXISTING ROOF
L-028.00	FLOOR PLANS - SEVENTH/BULKHEAD
L-029.00	FLOOR PLANS - ROOF
L-030.00	DESIGN DETAILS - STOREFRONT
L-031.00	DESIGN DETAILS - WINDOW WALL, MATERIALS
L-032.00	APPENDIX
L-033.00	FLOOR PLANS - CELLAR/FIRST
L-034.00	FLOOR PLANS - SECOND/THIRD
L-035.00	FLOOR PLANS - FOURTH/FIFTH
L-036.00	EXISTING ROOF PLAN
L-037.00	DESIGN DETAILS - FIRE ESCAPE
L-038.00	SITE EVOLUTION



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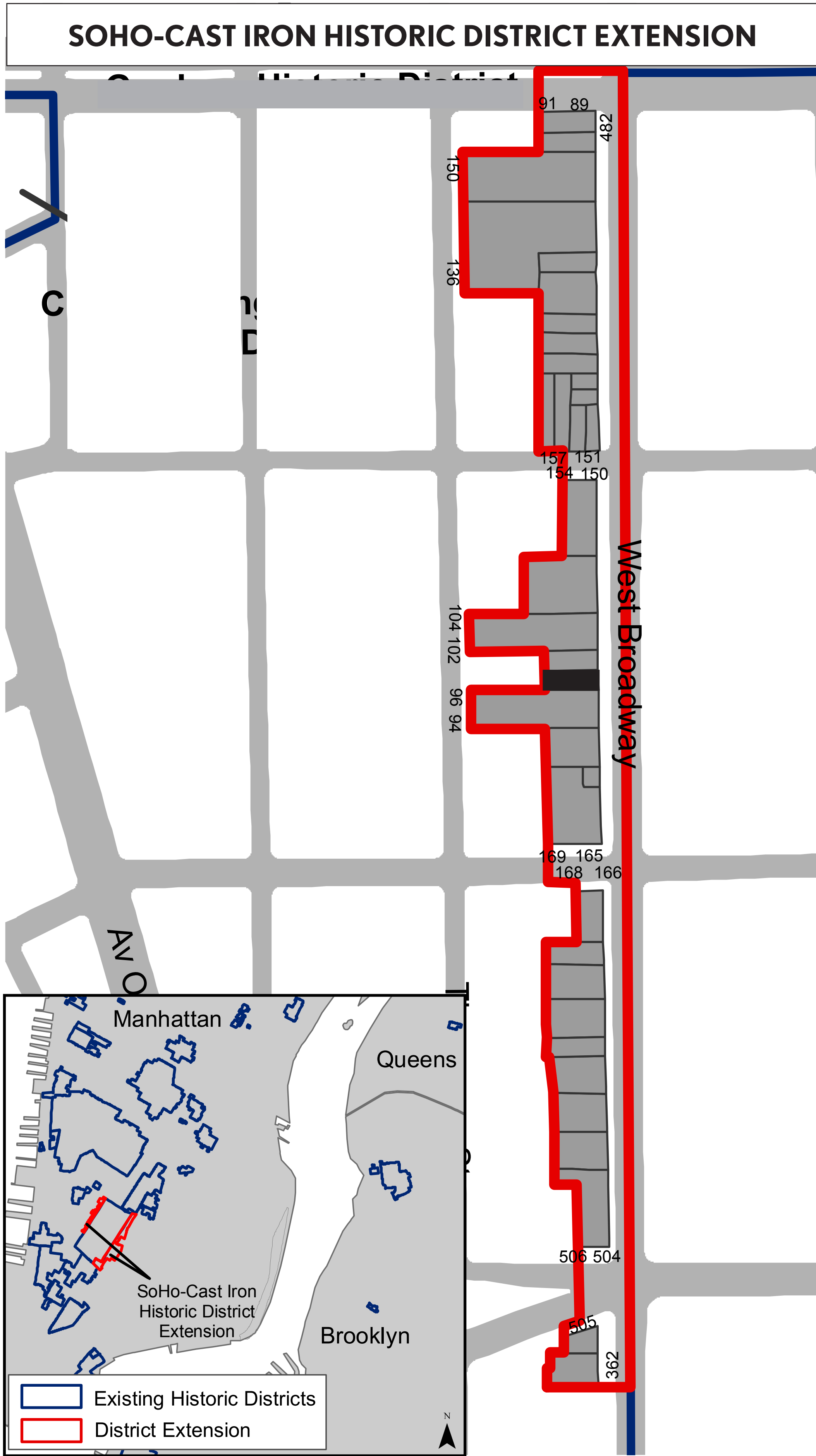
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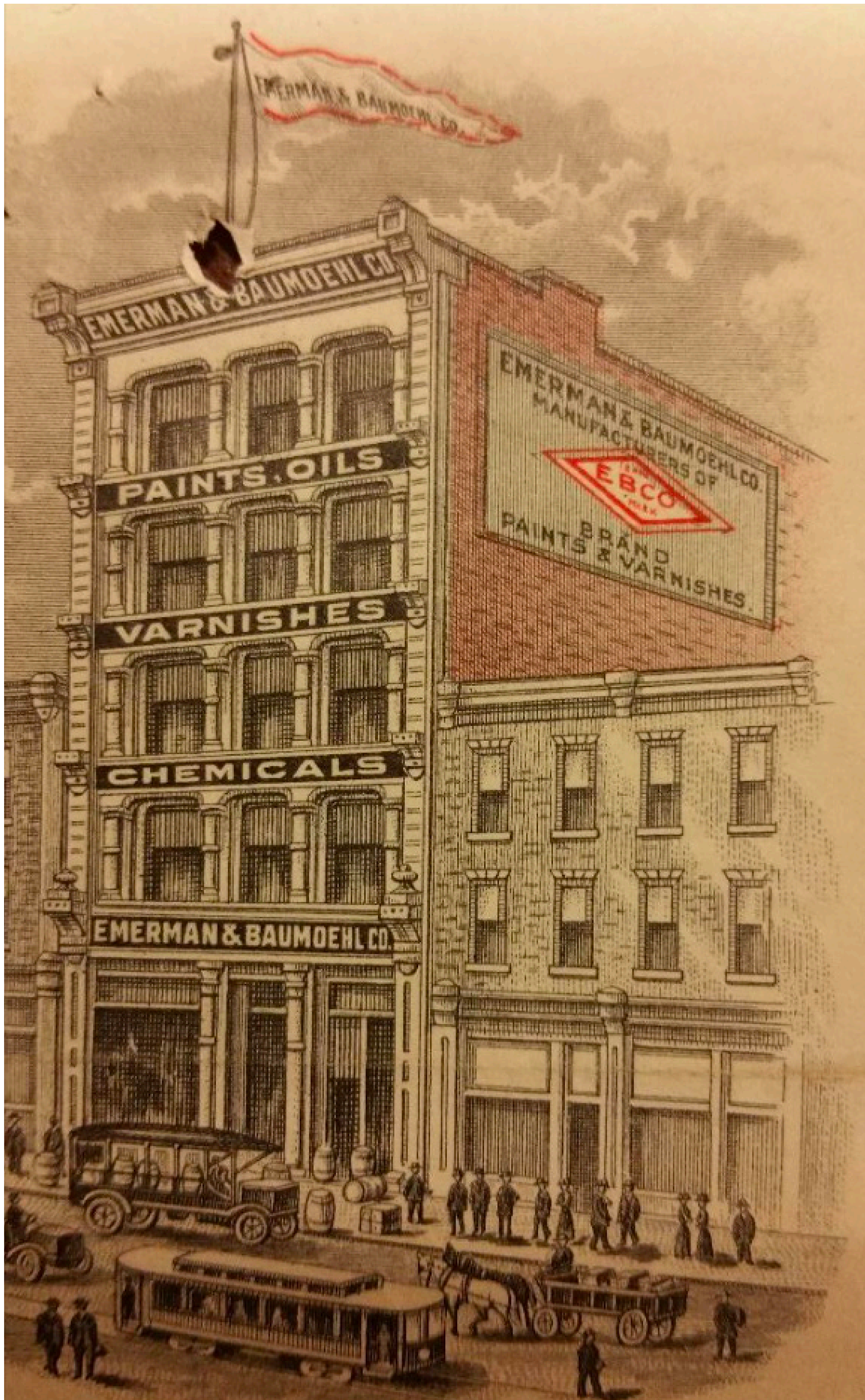
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COVER SHEET

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DATE: 7/1/2026

T - 01





ca 1917 (Municipal Archive)



ca 1940 (Tax photo)

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ca 2010 (Victorian Society)

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HISTORIC IMAGE

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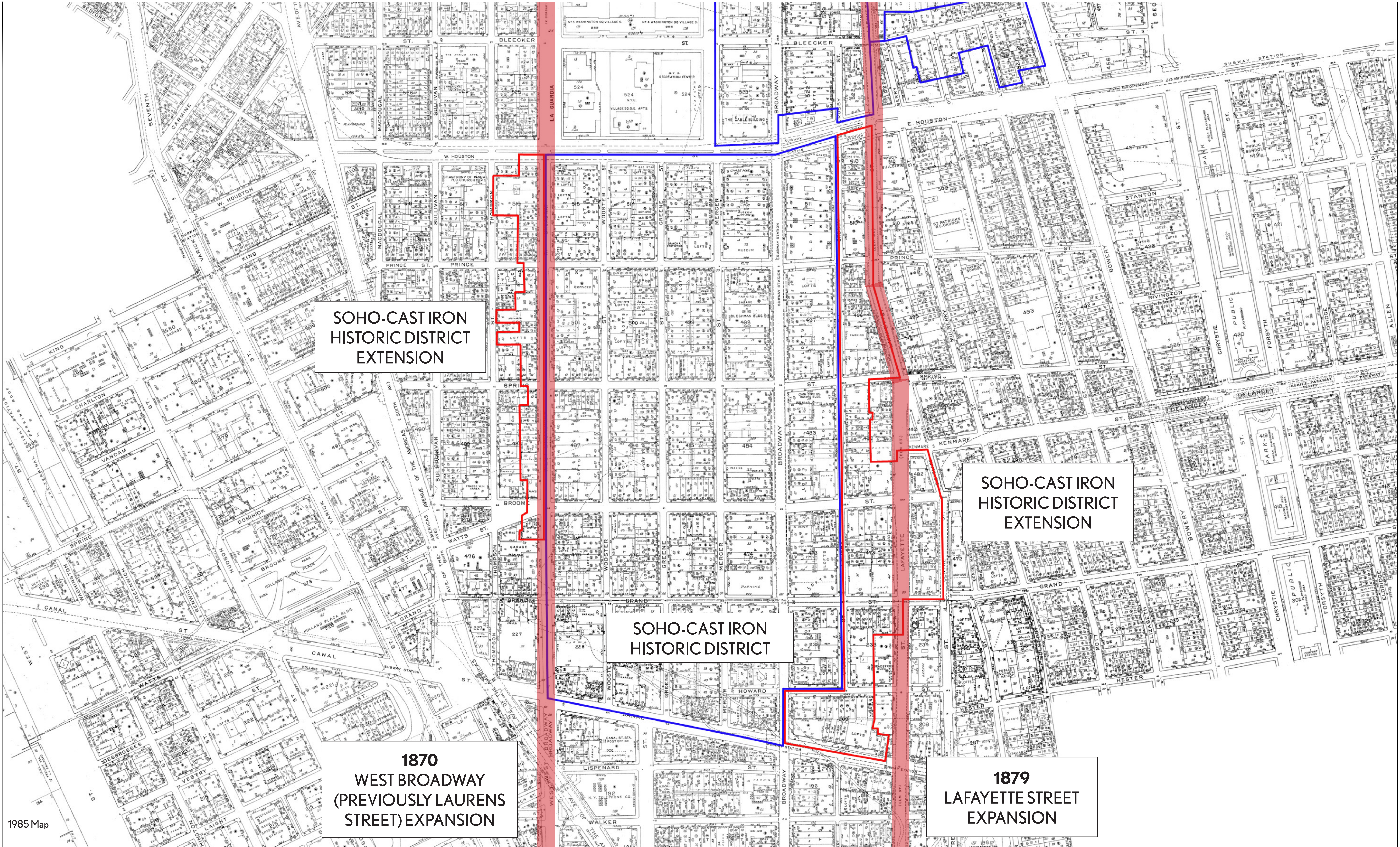
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EXISTING BUILDING - CURRENT CONDITIONS

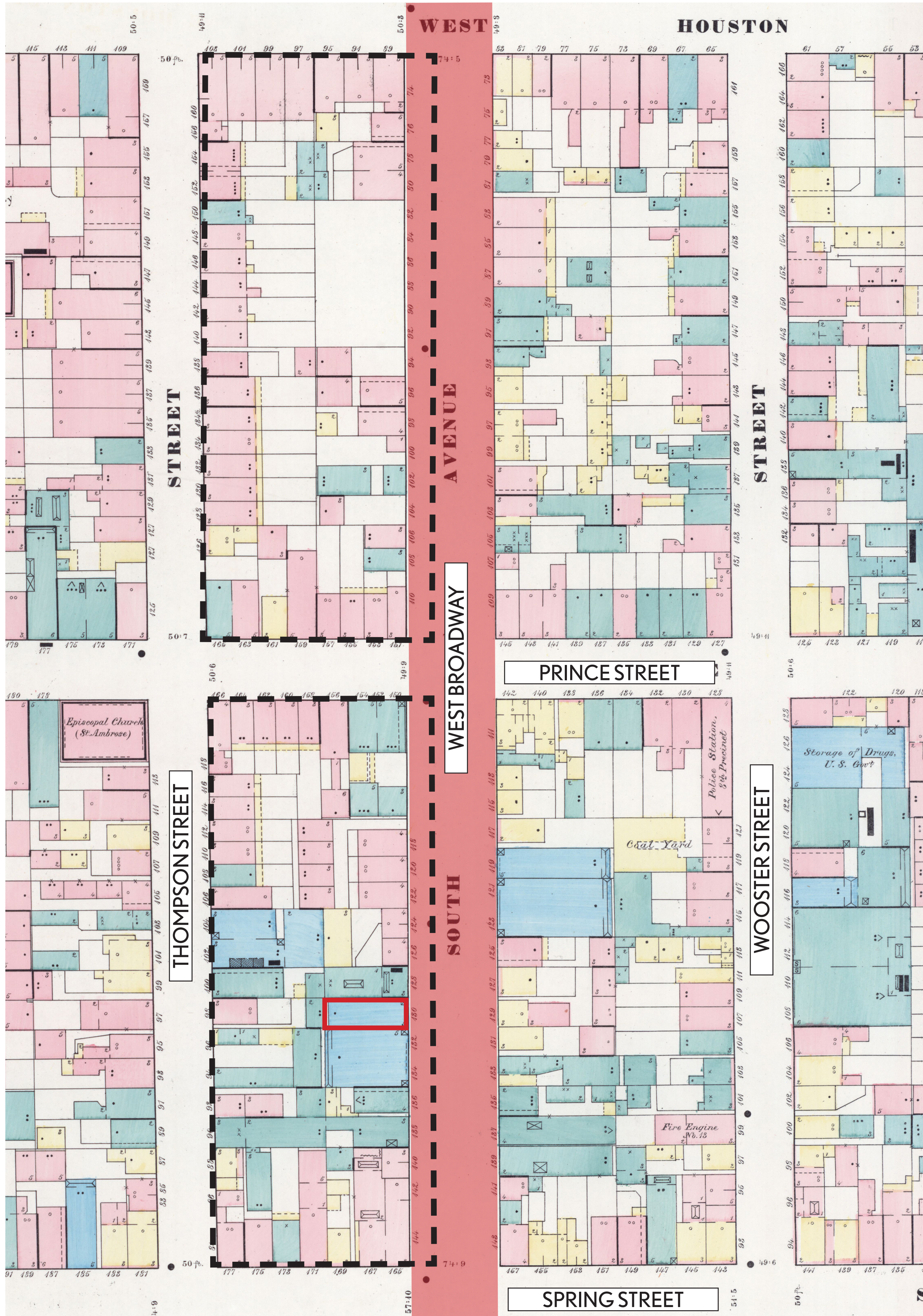
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1857 (Perris)



1875 (Sanborn)

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HISTORIC MAP - WEST BROADWAY

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2. View looking north at 400 West Broadway.



3. View looking north at 418-420 West Broadway (Addition constructed 2001)



4. View looking south from W Houston Street at 430 West Broadway (LPC Approved 2019)



1. View of 143-145 Prince Street (SoHo-Cast Iron Historic District; Pre-designation addition)

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ROOFTOP ENLARGEMENTS - WEST BROADWAY

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EAST SIDE OF WEST BROADWAY



WEST SIDE OF WEST BROADWAY

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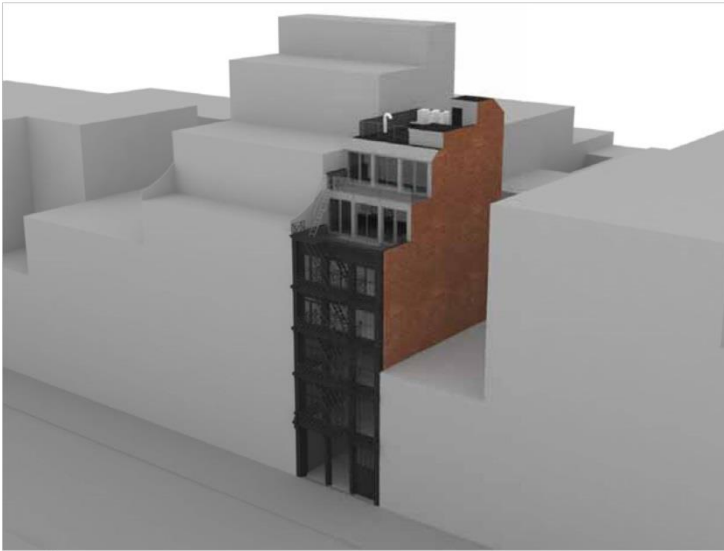
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EXISTING CONDITIONS

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422 WEST BROADWAY: ROOFTOP ADDITION MOCK-UP APPROVED NOV. 2012



1 PREVIOUSLY PROPOSED AERIAL VIEW



2 AMENDED AERIAL VIEW



3 PREVIOUSLY PROPOSED AERIAL VIEW OF ENLARGEMENT



4 AMENDED AERIAL VIEW OF ENLARGEMENT



CURRENT ENLARGEMENT PROPOSAL

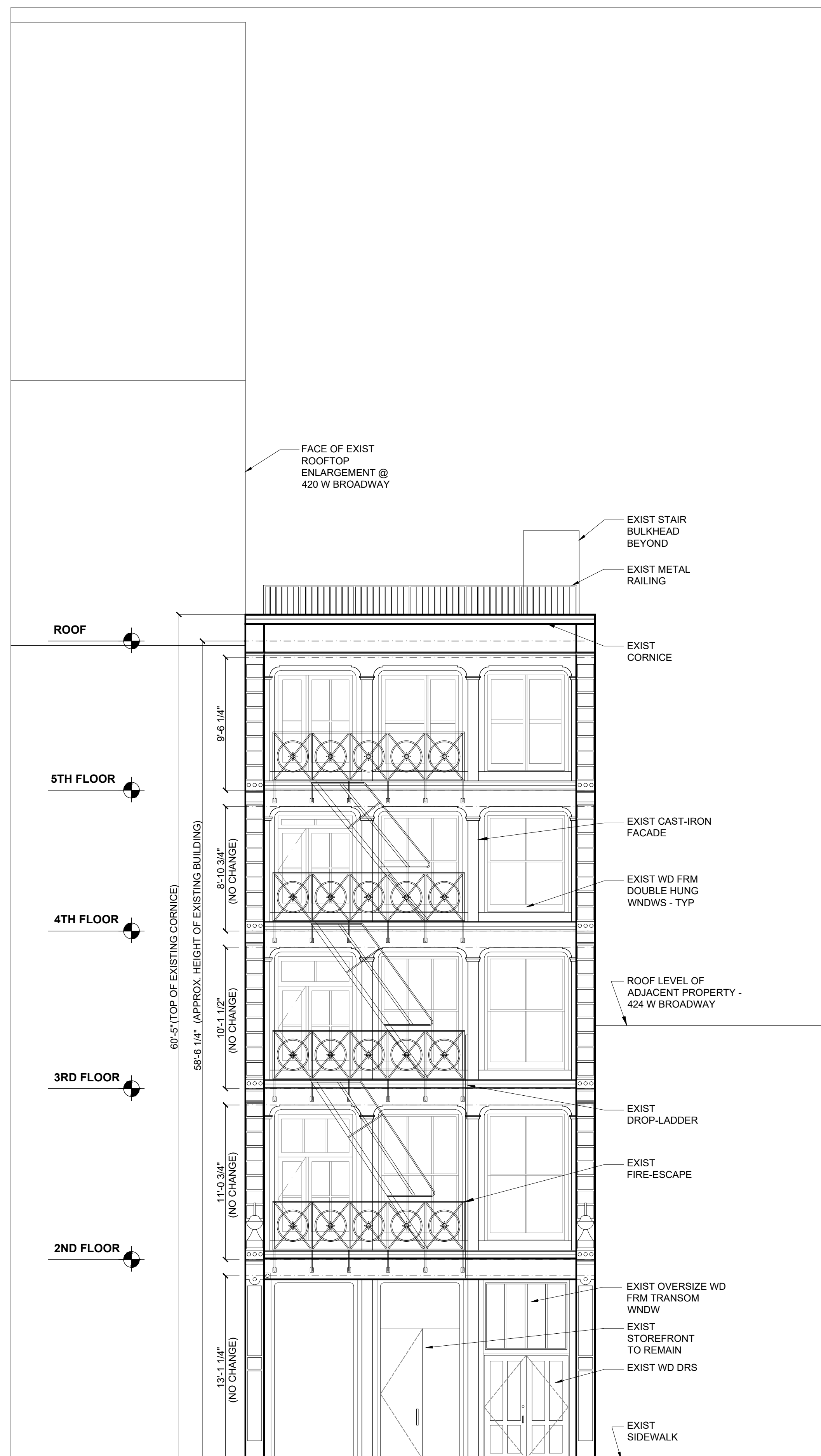
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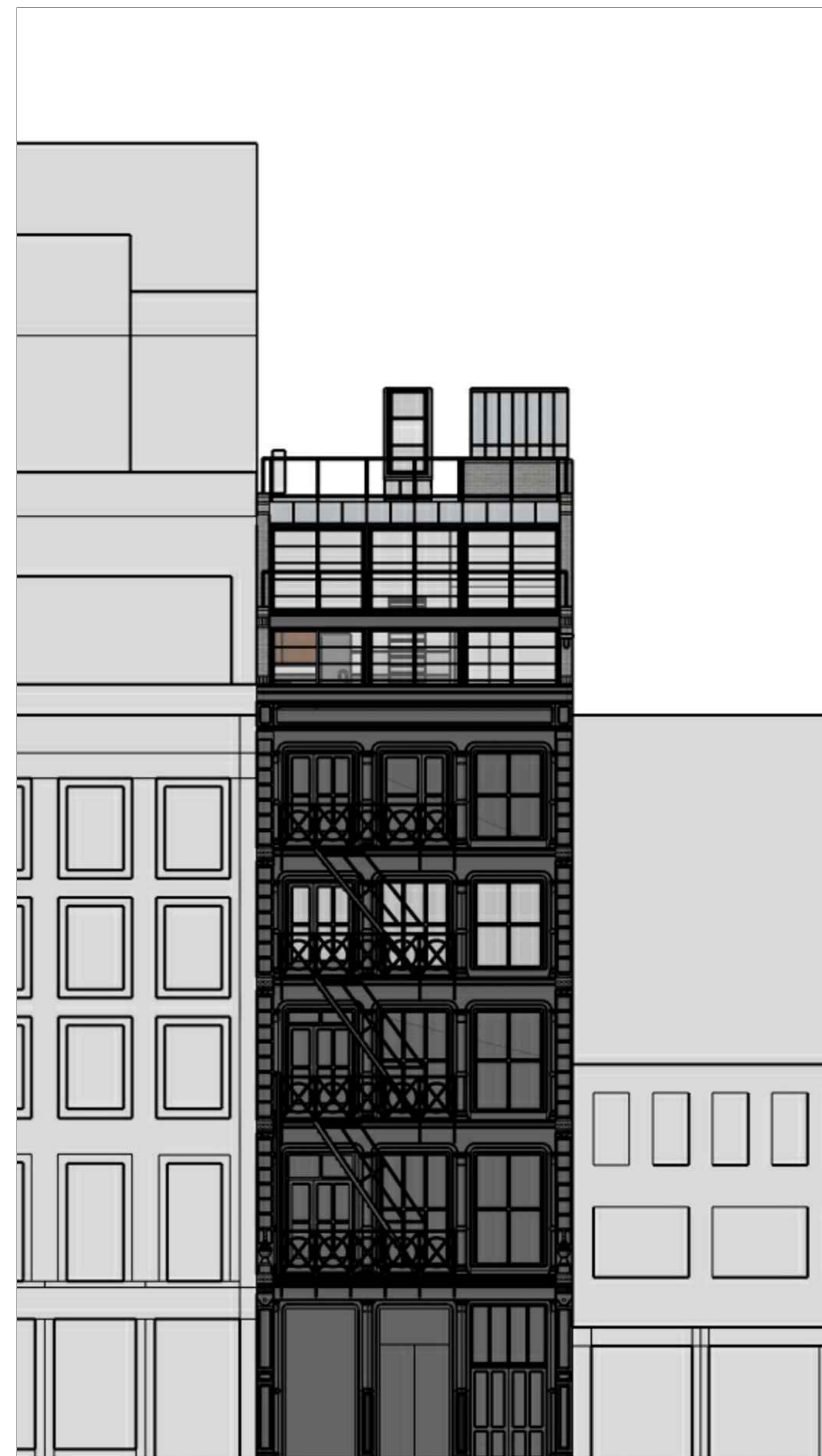
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PROPOSED BUILDING

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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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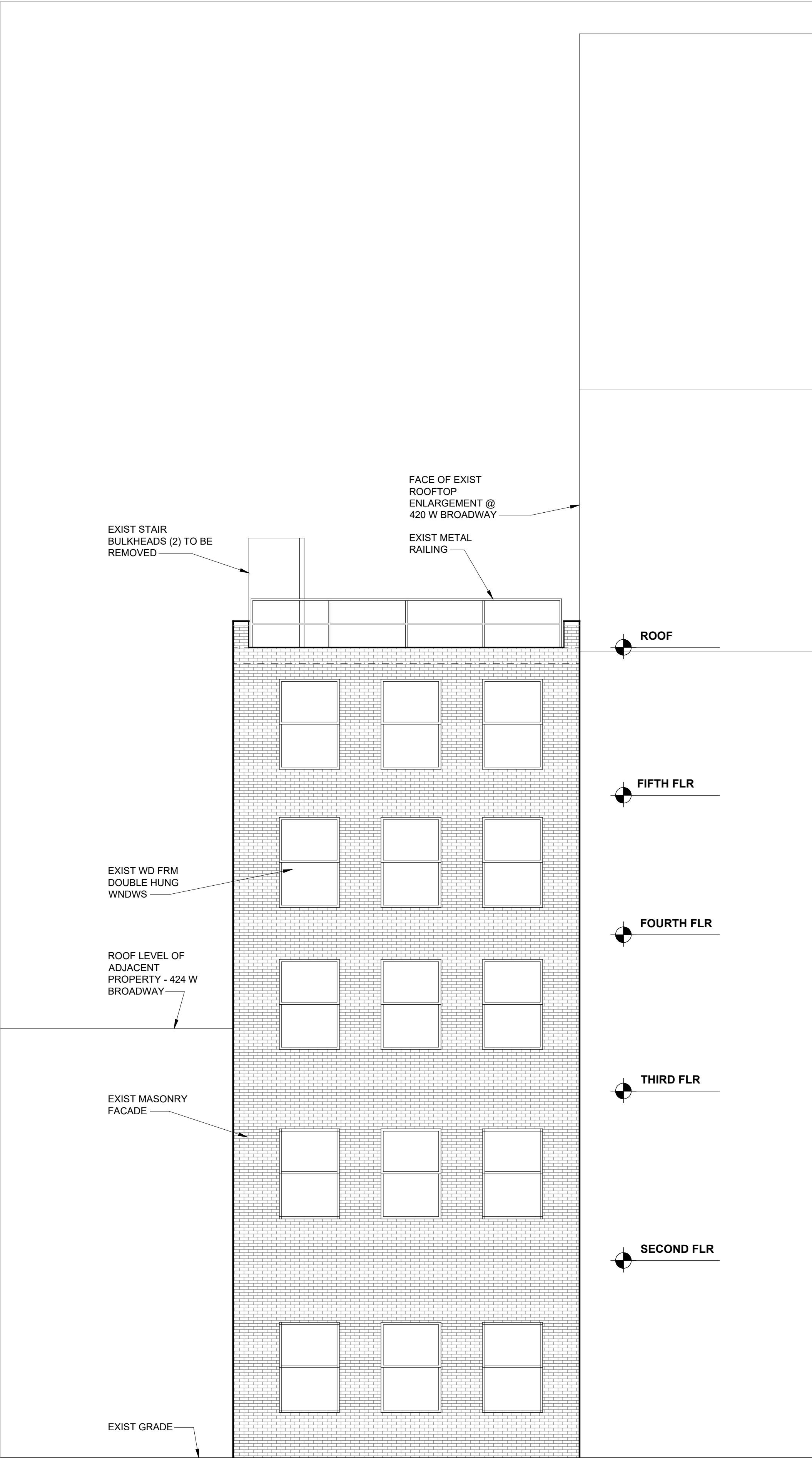
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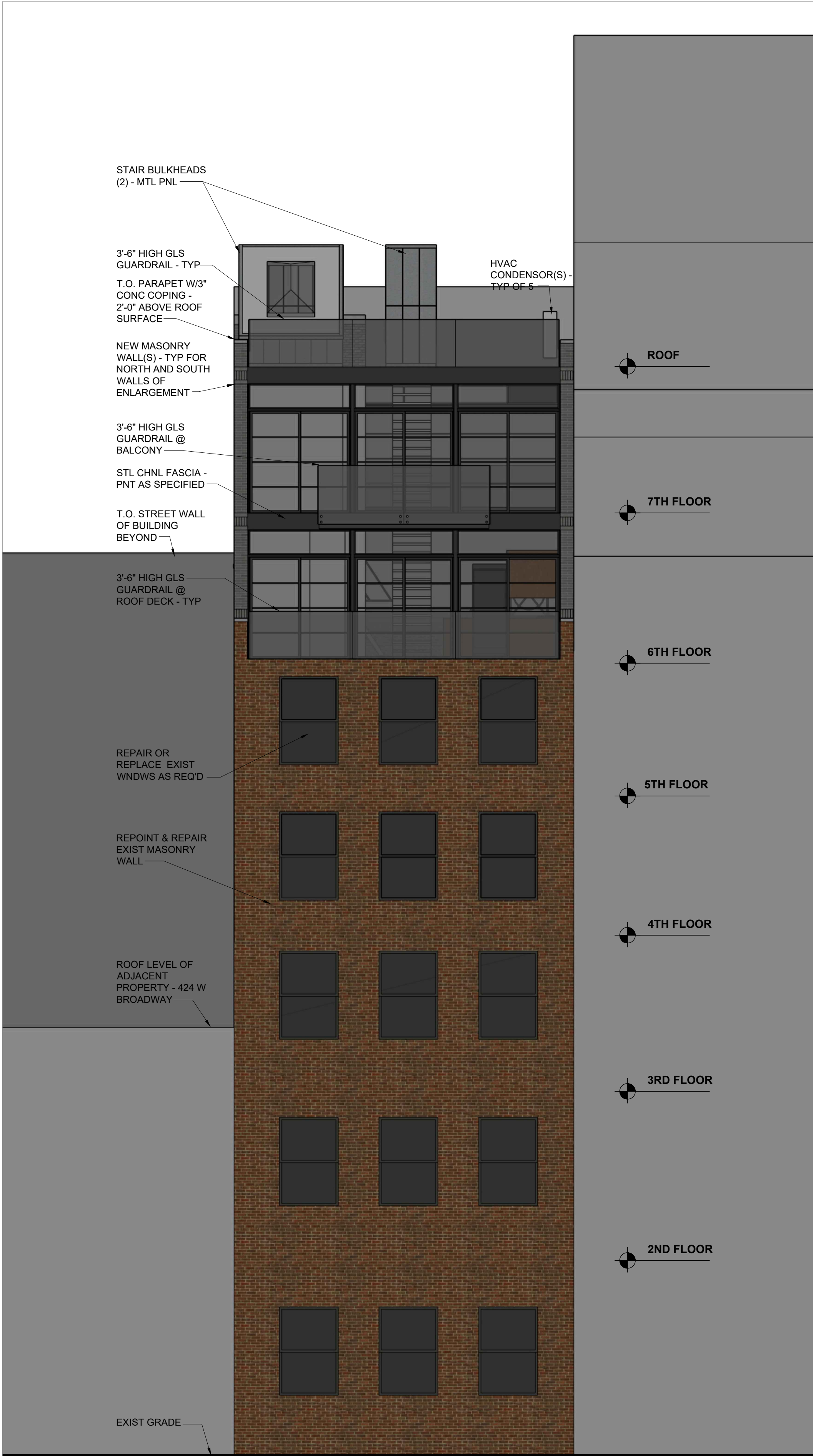
PROPOSED BUILDING - EAST ELEVATION

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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

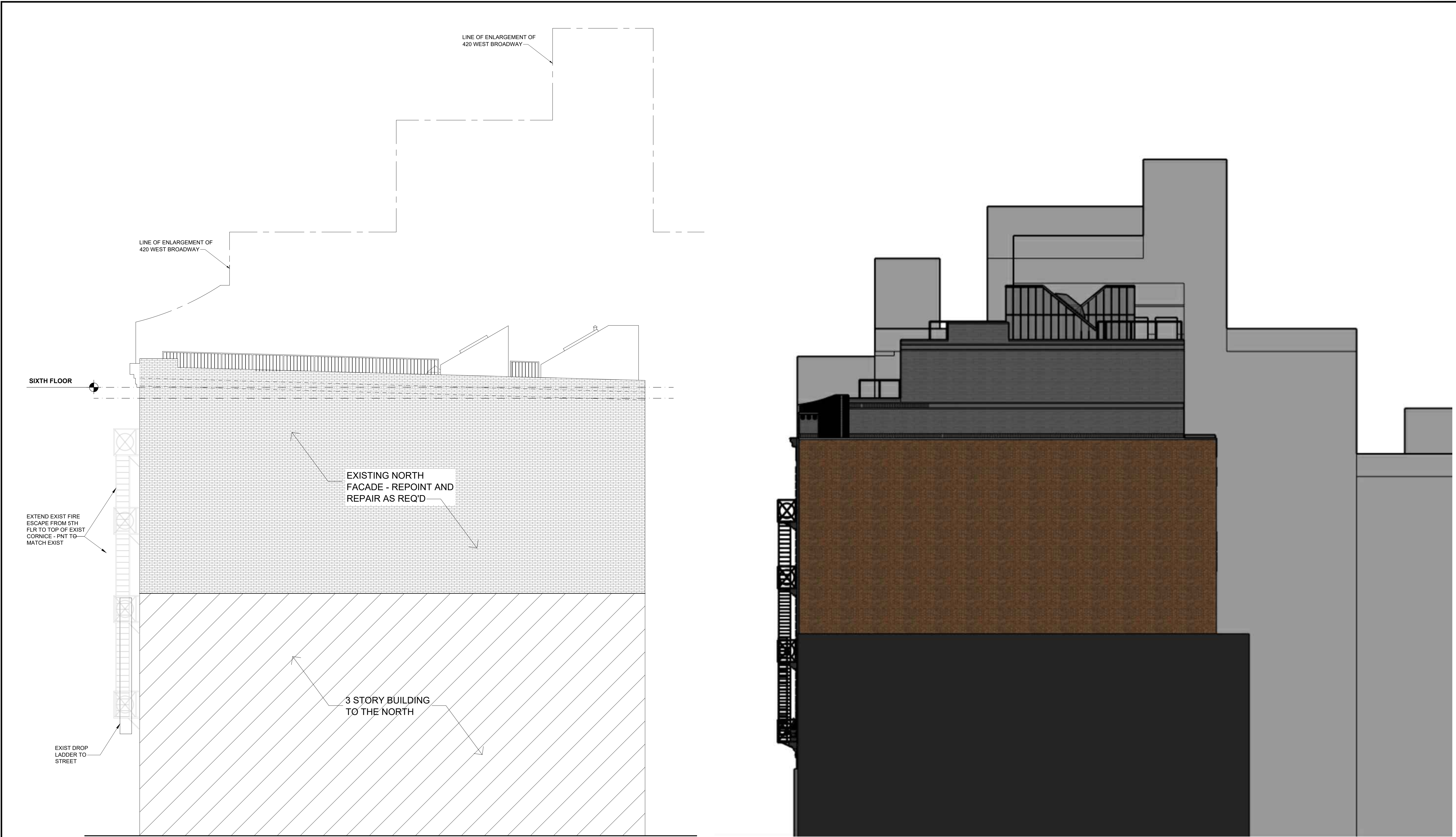
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PROPOSED BUILDING - WEST ELEVATION

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EXISTING NORTH BUILDING ELEVATION

PROPOSED NORTH BUILDING ELEVATION

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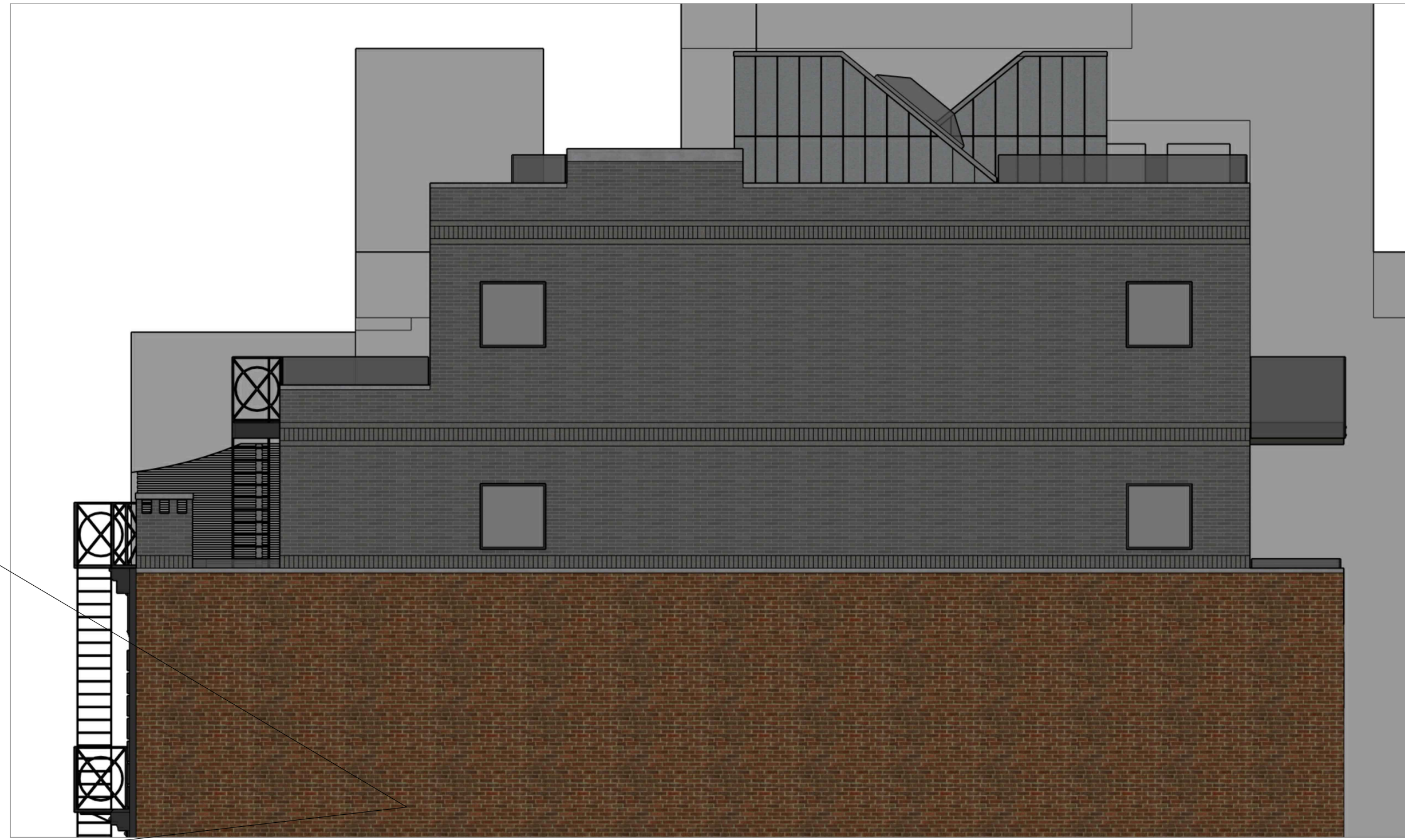
EAST ELEVATION DETAIL



- 1 **PROPOSED NEW BRICK**
BELDEN BRICK, RUSTIC GRAY SANDED RUSTIC



- 2 **PROPOSED BRICK TO MATCH EXISTING**
BELDEN BRICK, MODULAR BELCREST 760 A



NORTH ELEVATION DETAIL



WEST ELEVATION DETAIL



- 3 **PROPOSED METAL PANEL**
CENTRIA INSULATED METAL PANEL - SILVERSMITH #439RZ5977M



- 4 **PROPOSED WINDOW WALL MULLIONS/STEEL**
CARBON GRAY

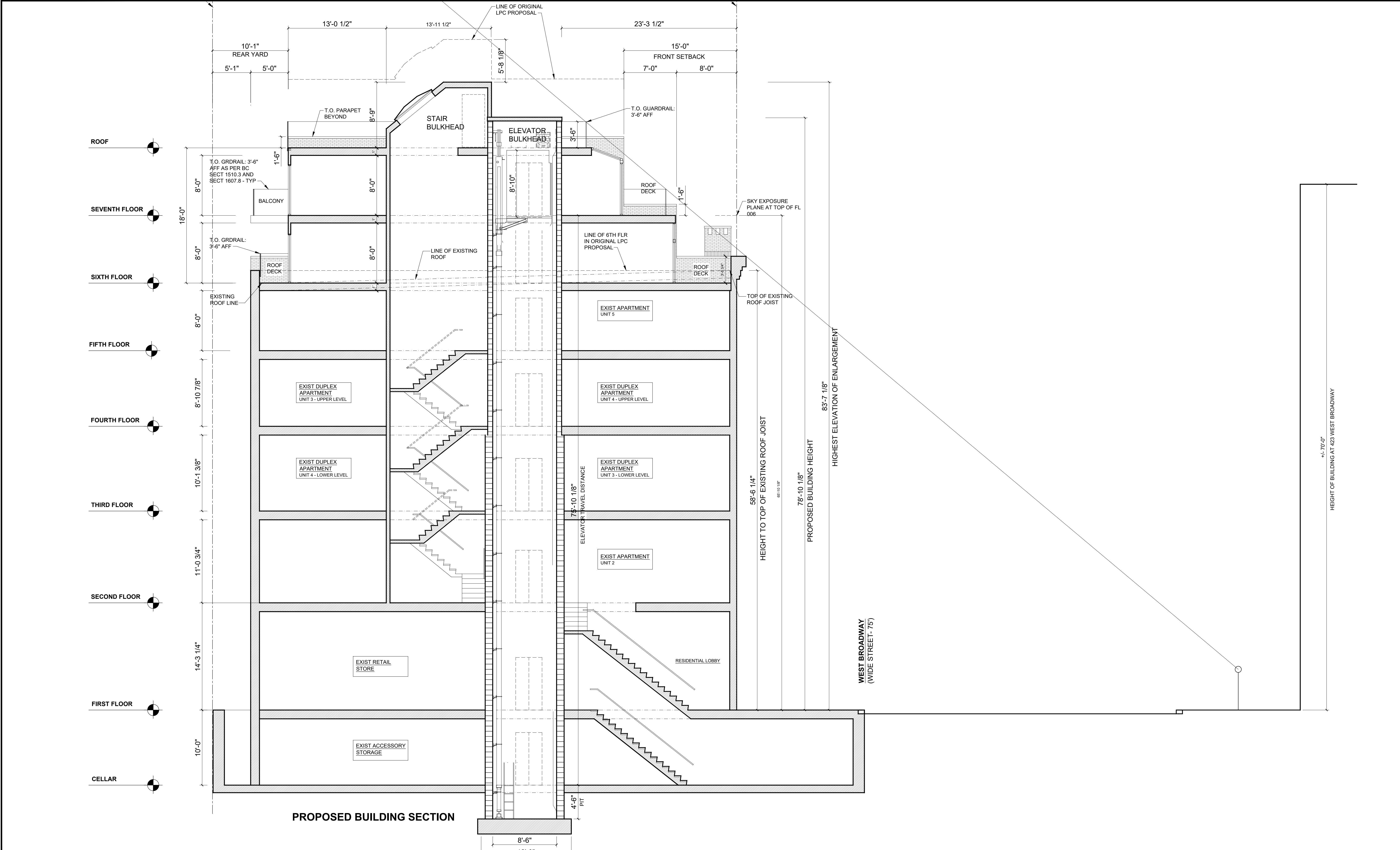
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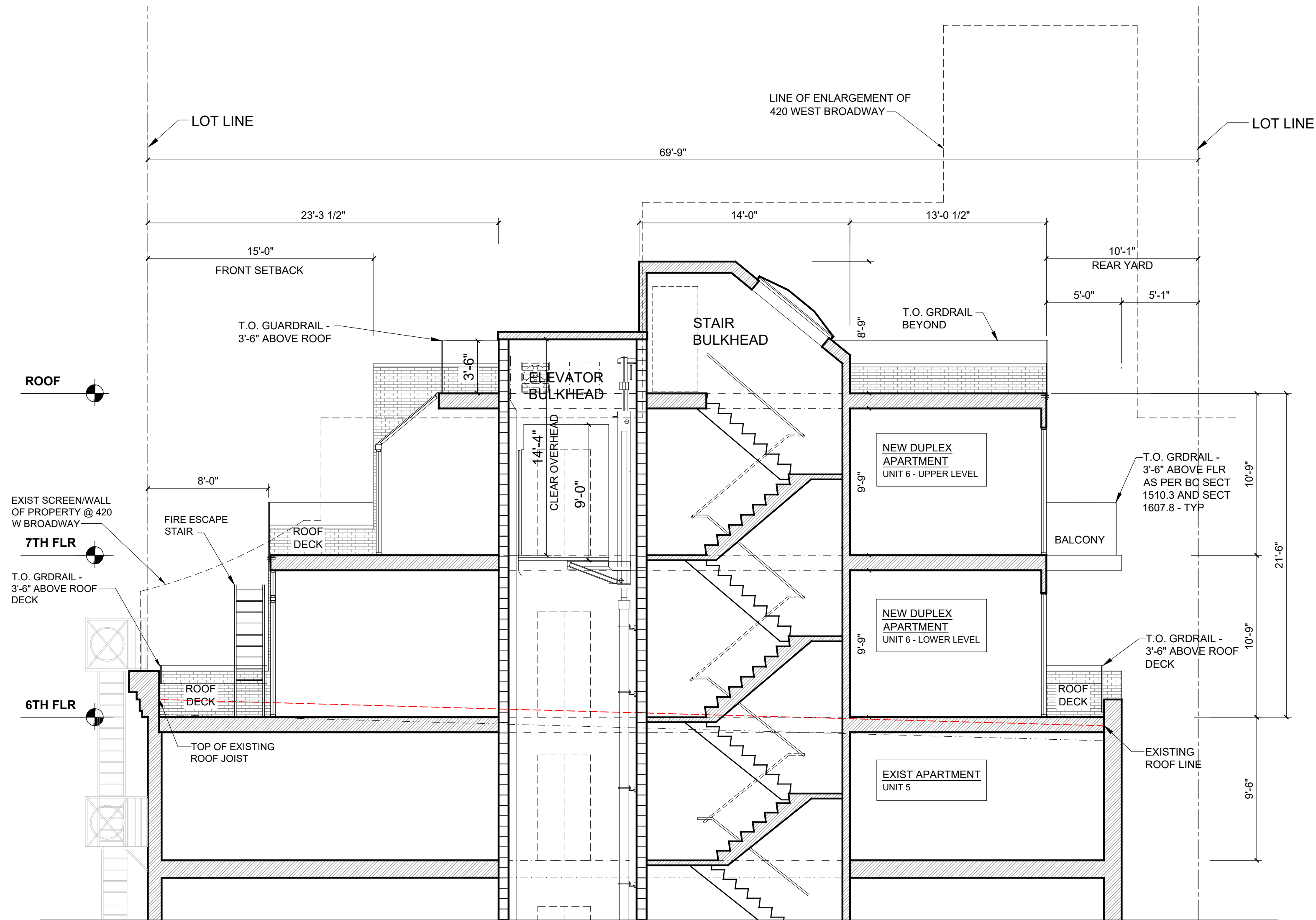
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PROPOSED BUILDING - MATERIALS

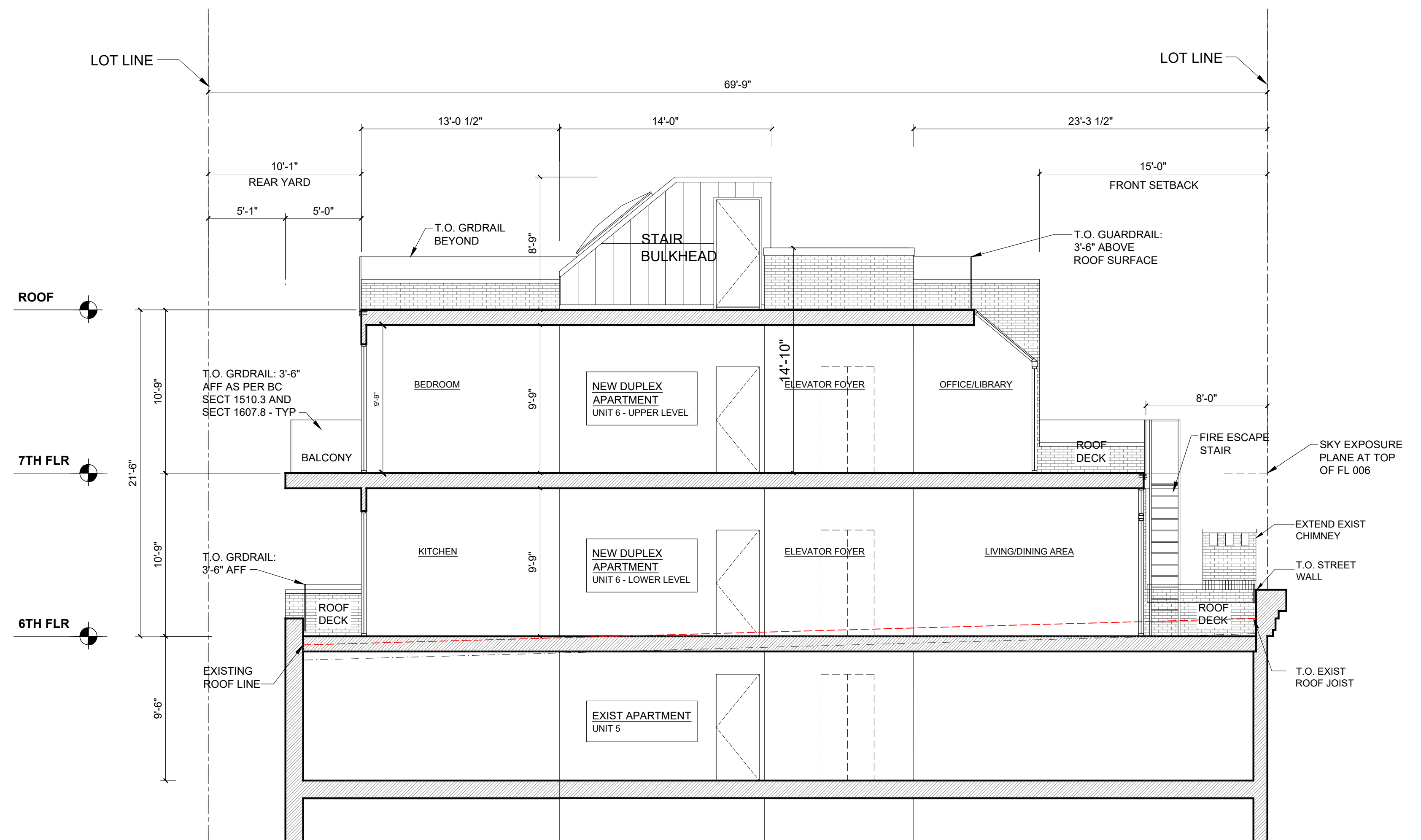
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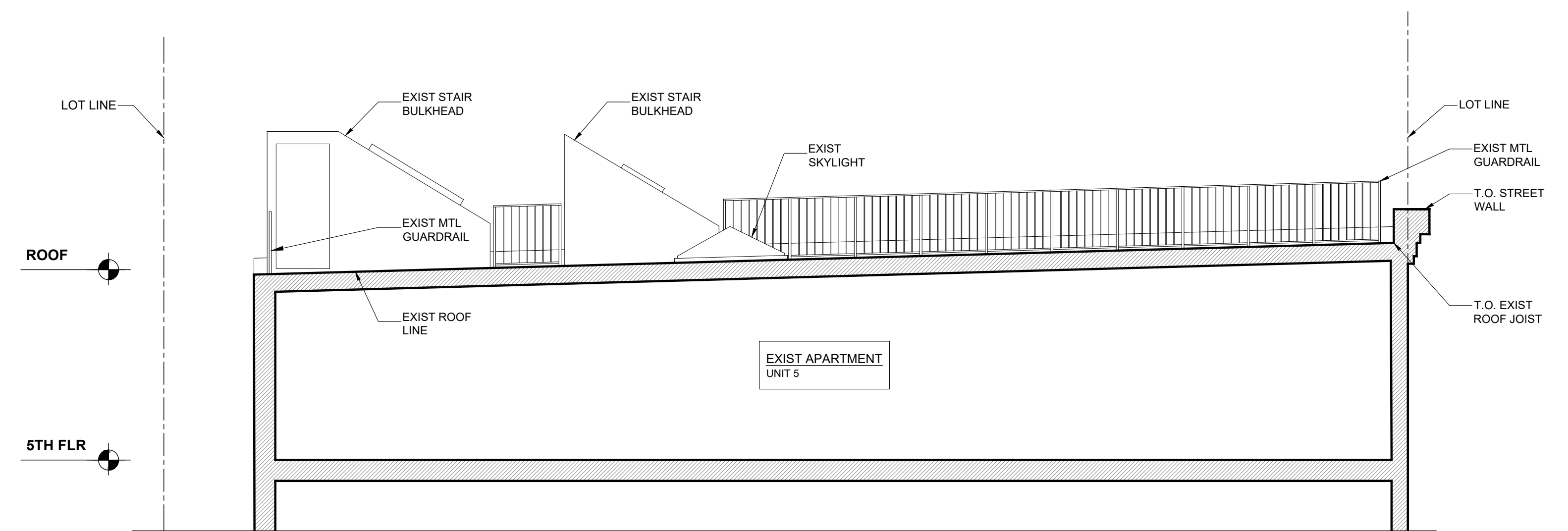
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SECTION - LOOKING SOUTH



SECTION - LOOKING NORTH



EXISTING SECTION - LOOKING NORTH

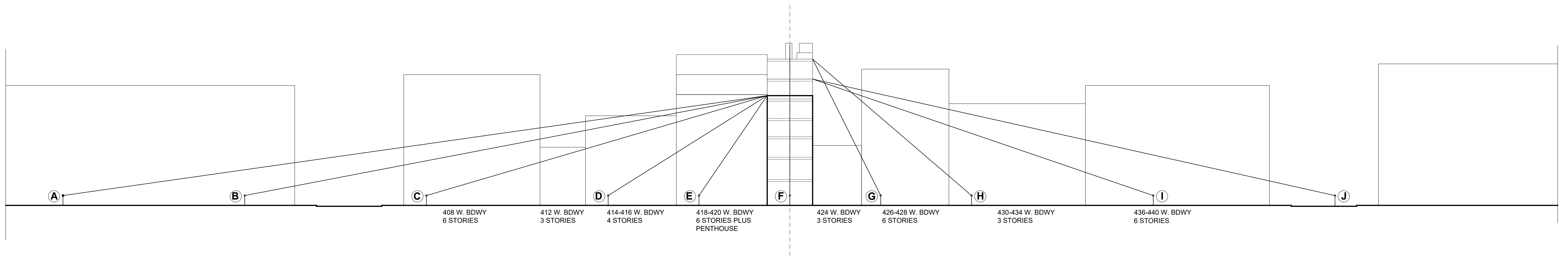
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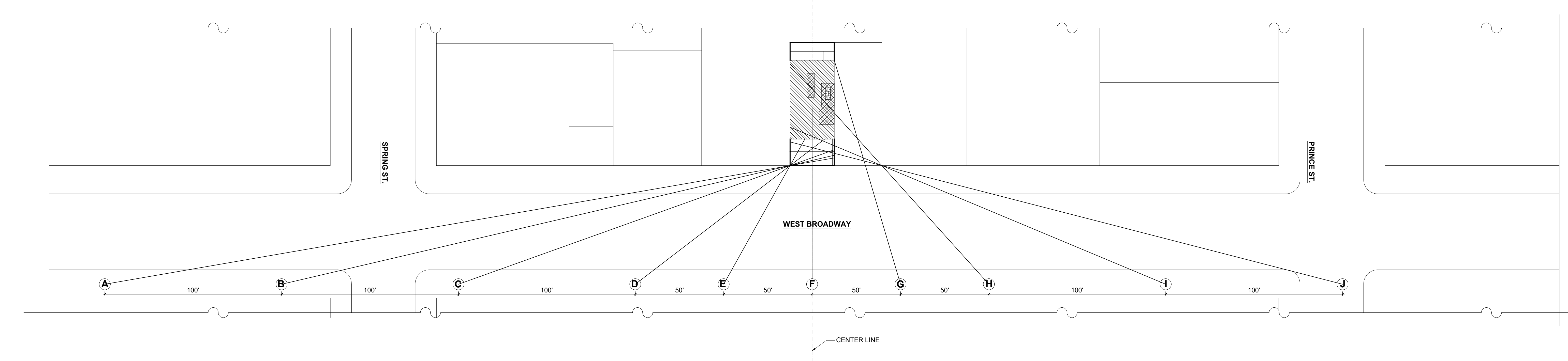
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PROPOSED ENLARGEMENT

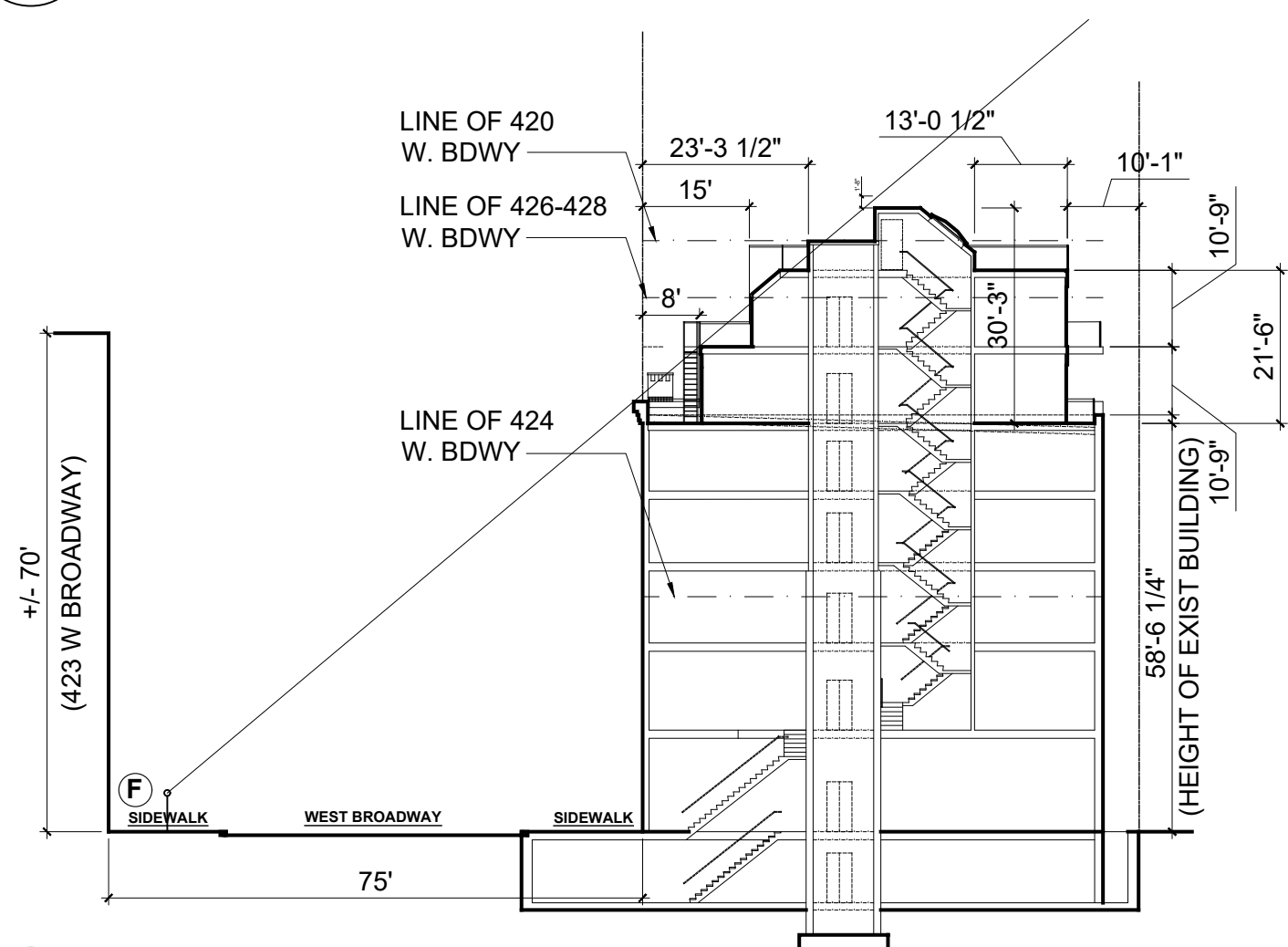
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1 SIGHT LINE POSITIONS - EAST ELEVATION



2 SIGHT LINE POSITIONS - PLAN



3 SIGHT LINE SECTION

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SIGHT LINE IMAGES

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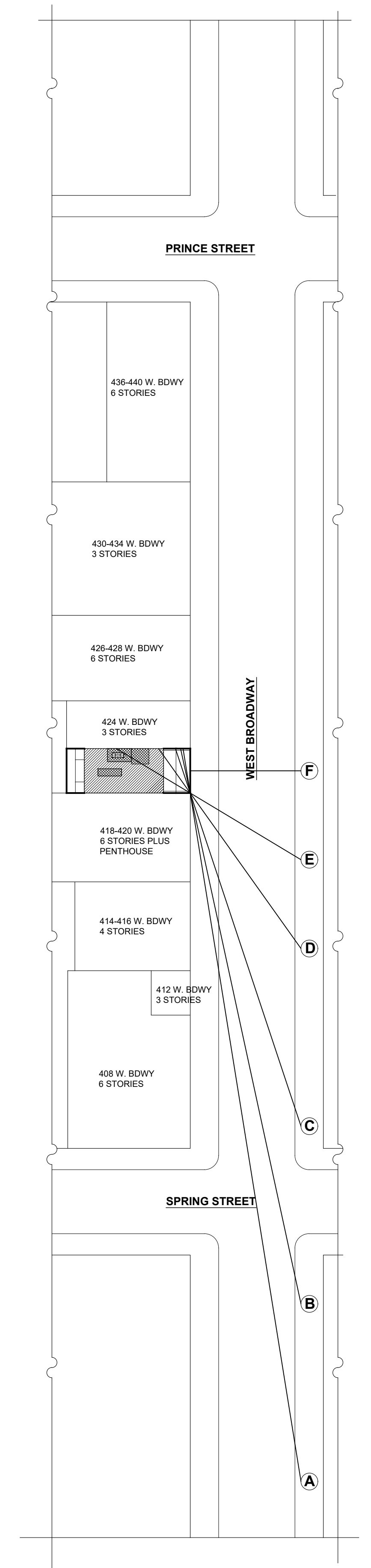


PROPOSED



A VIEW A

MOCK-UP



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SIGHT LINE IMAGES

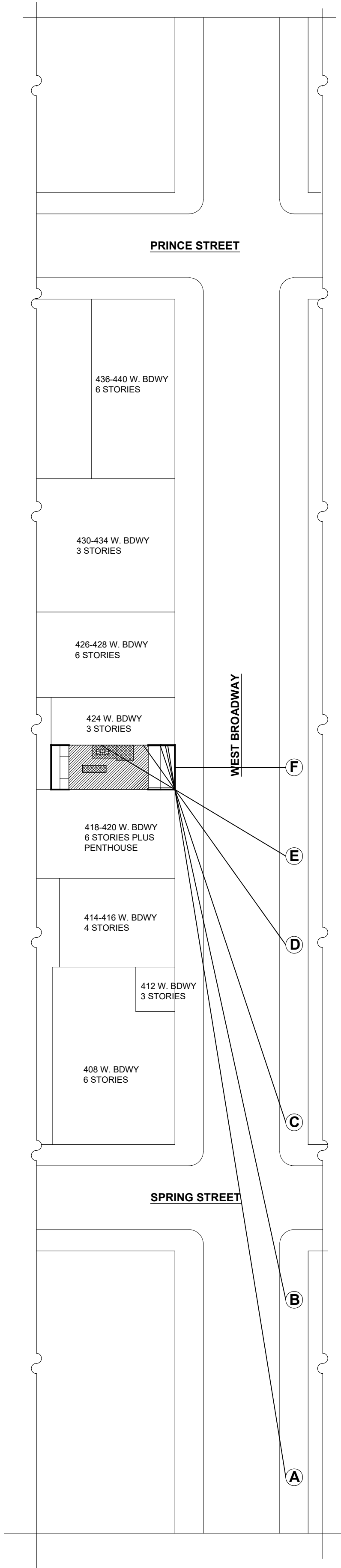
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PROPOSED

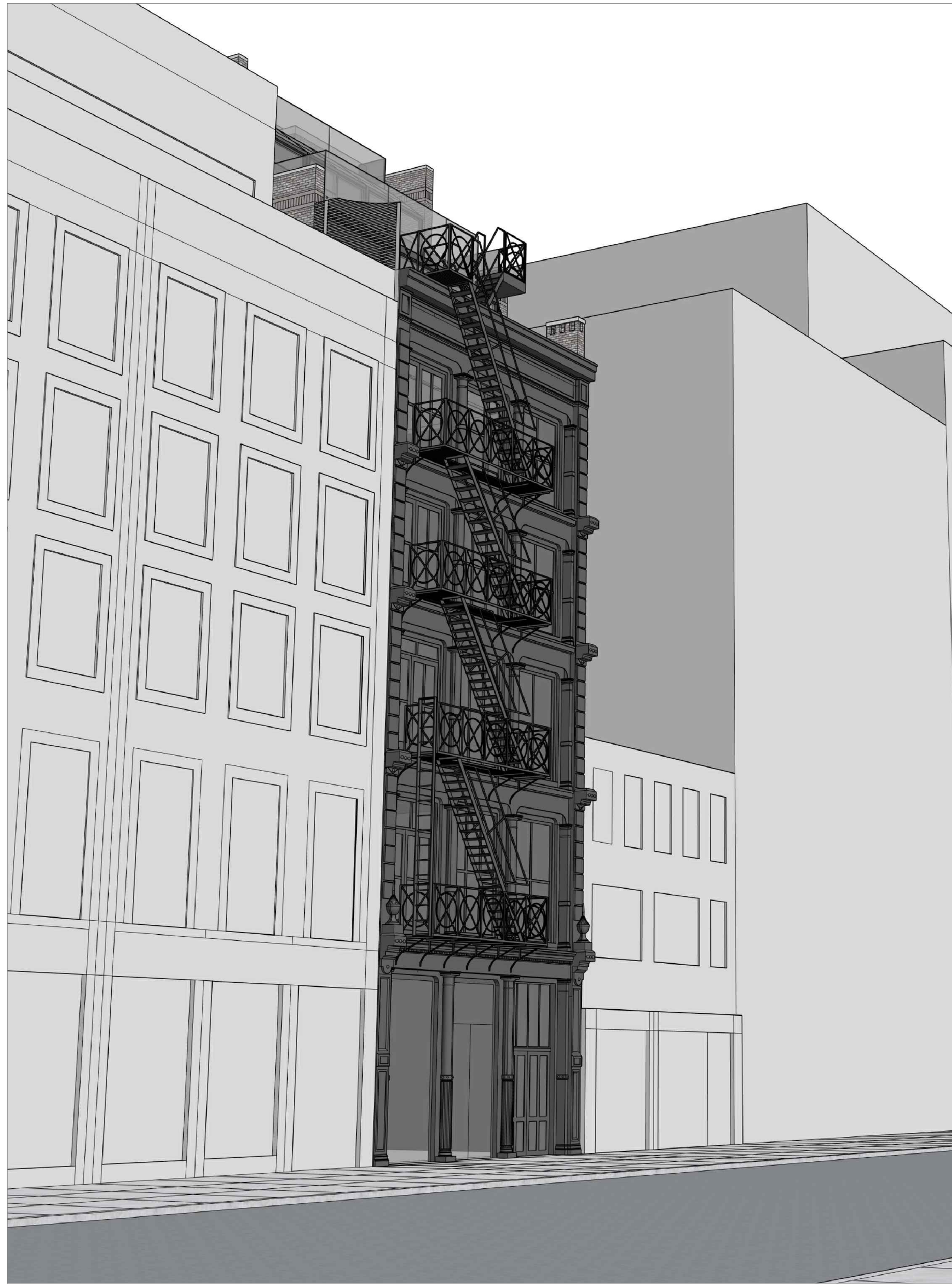


C VIEW C

MOCK-UP

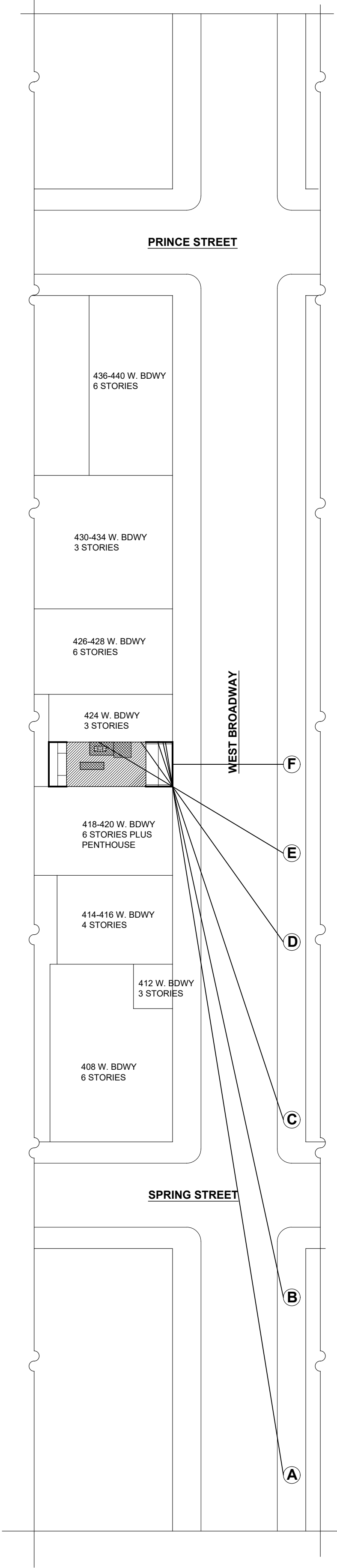


PROPOSED



D VIEW D

MOCK-UP



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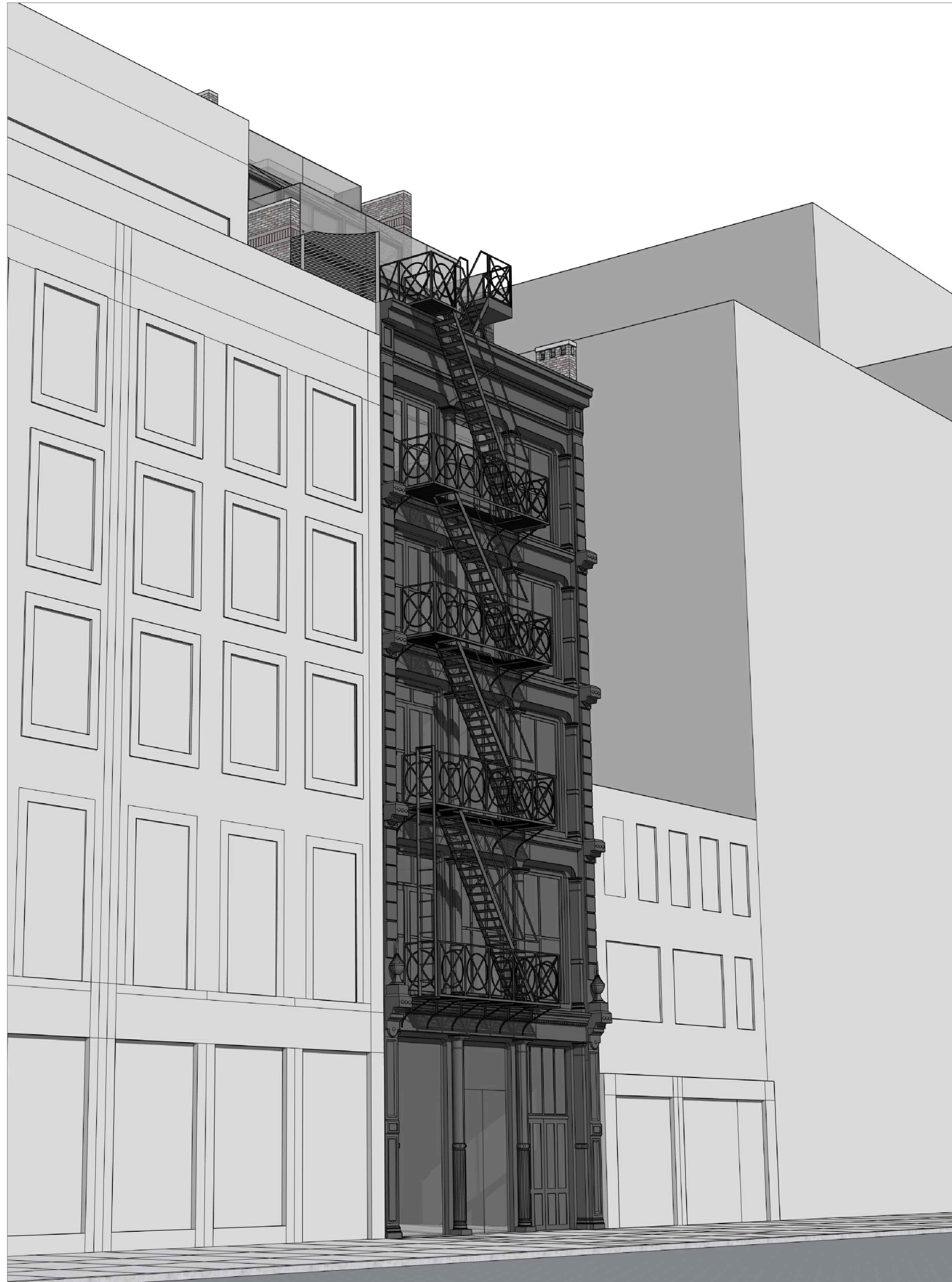
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SIGHT LINE IMAGES

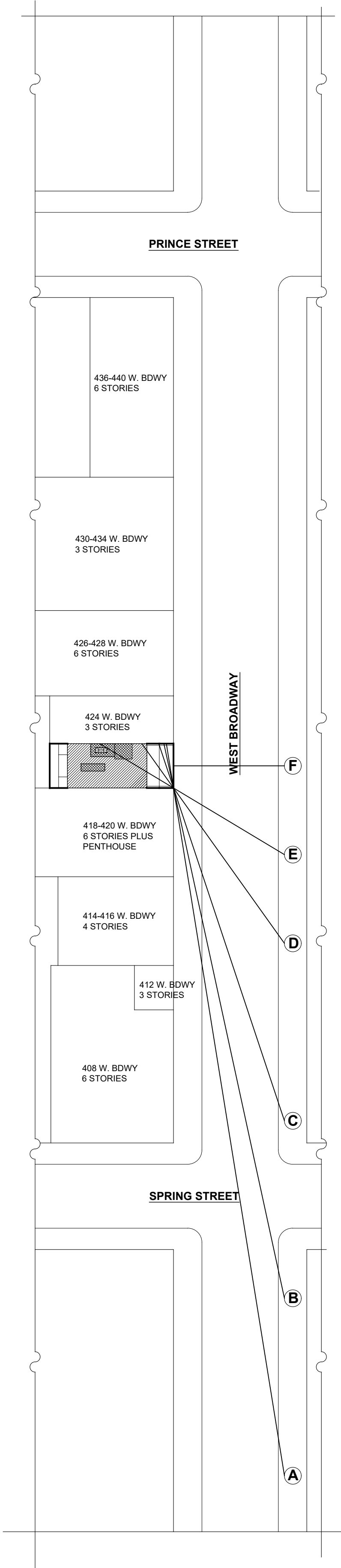
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PROPOSED



E VIEW E

MOCK-UP



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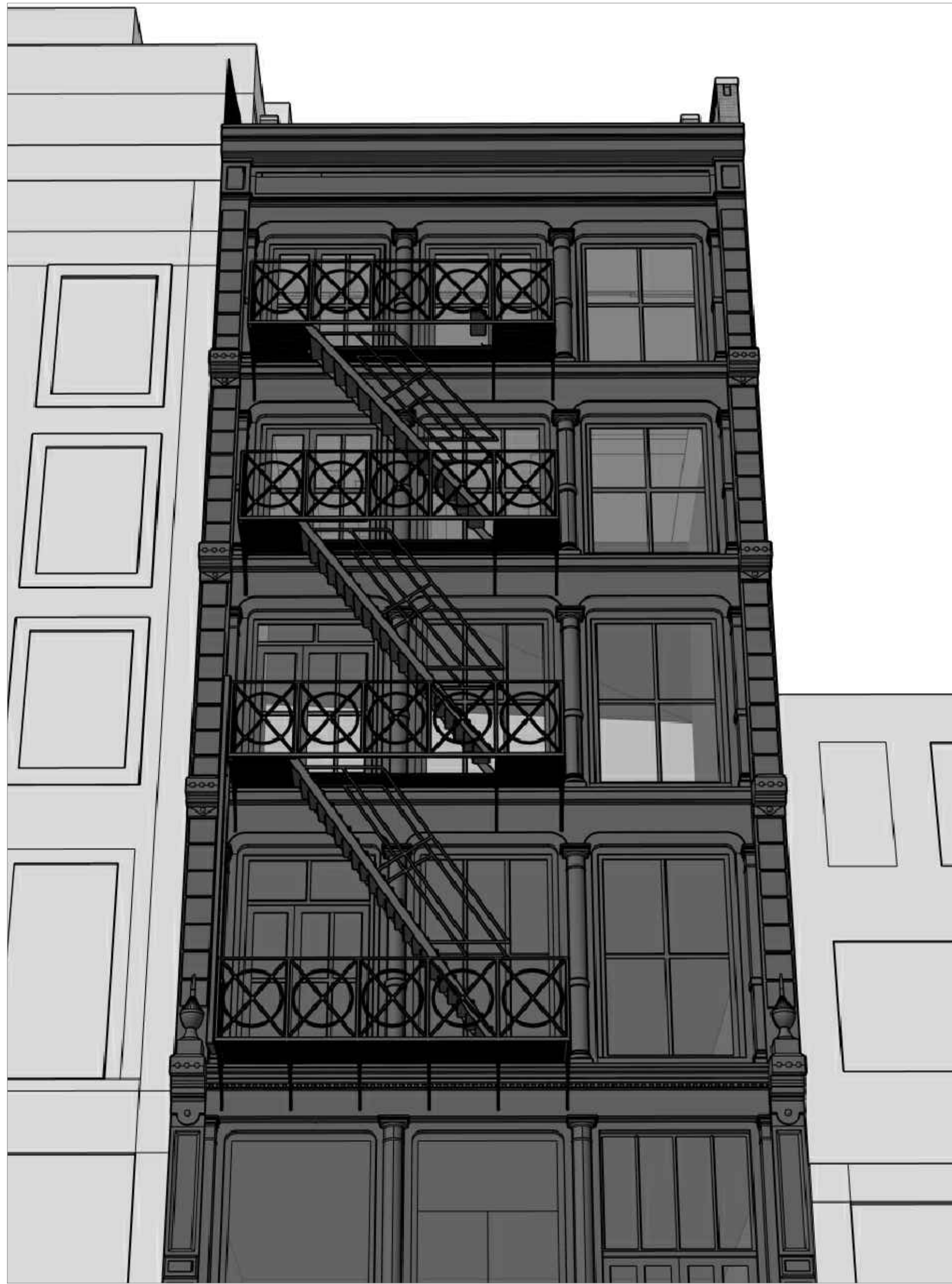
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SIGHT LINE IMAGES

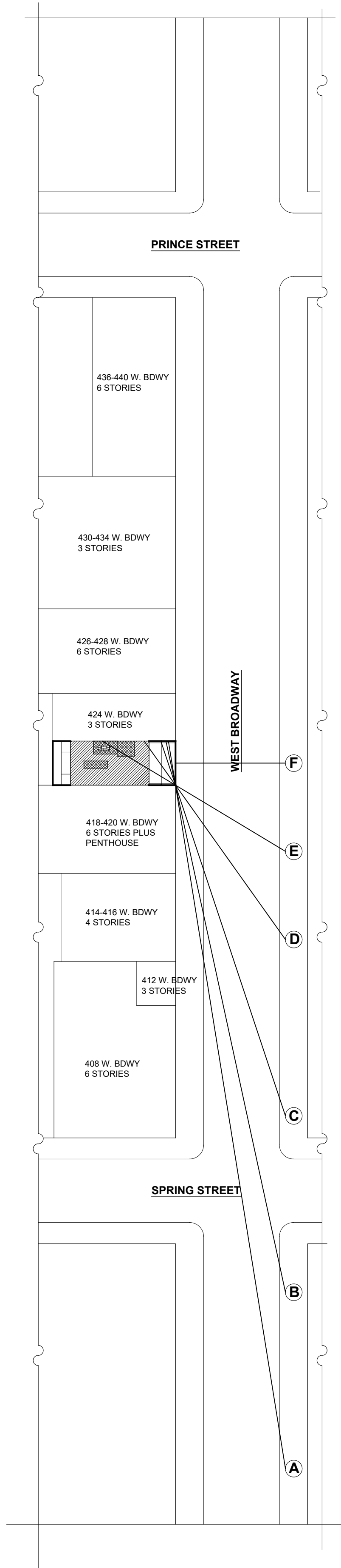
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PROPOSED



F VIEW F

MOCK-UP



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SIGHT LINE IMAGES

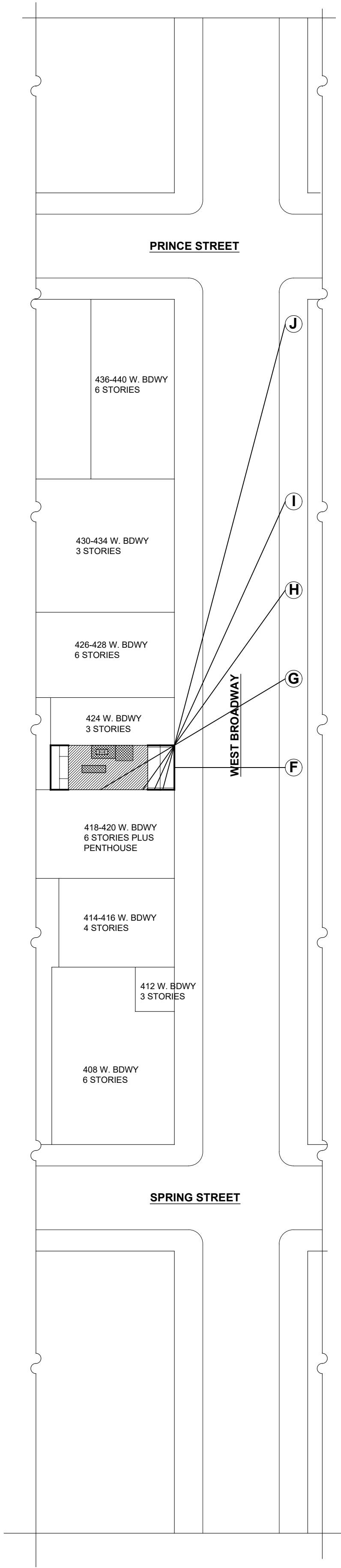
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PROPOSED



G VIEW G

MOCK-UP



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SIGHT LINE IMAGES

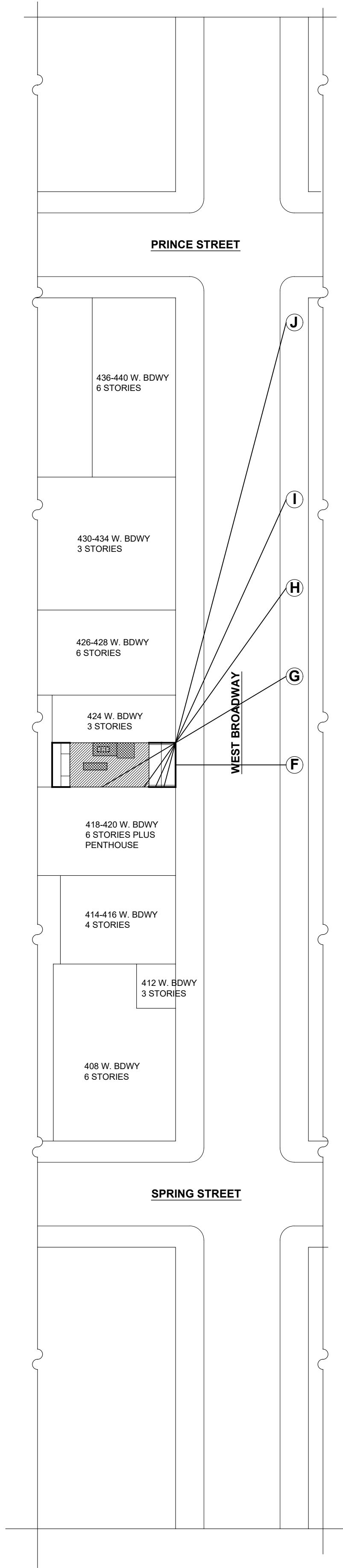
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PROPOSED



H VIEW H

MOCK-UP



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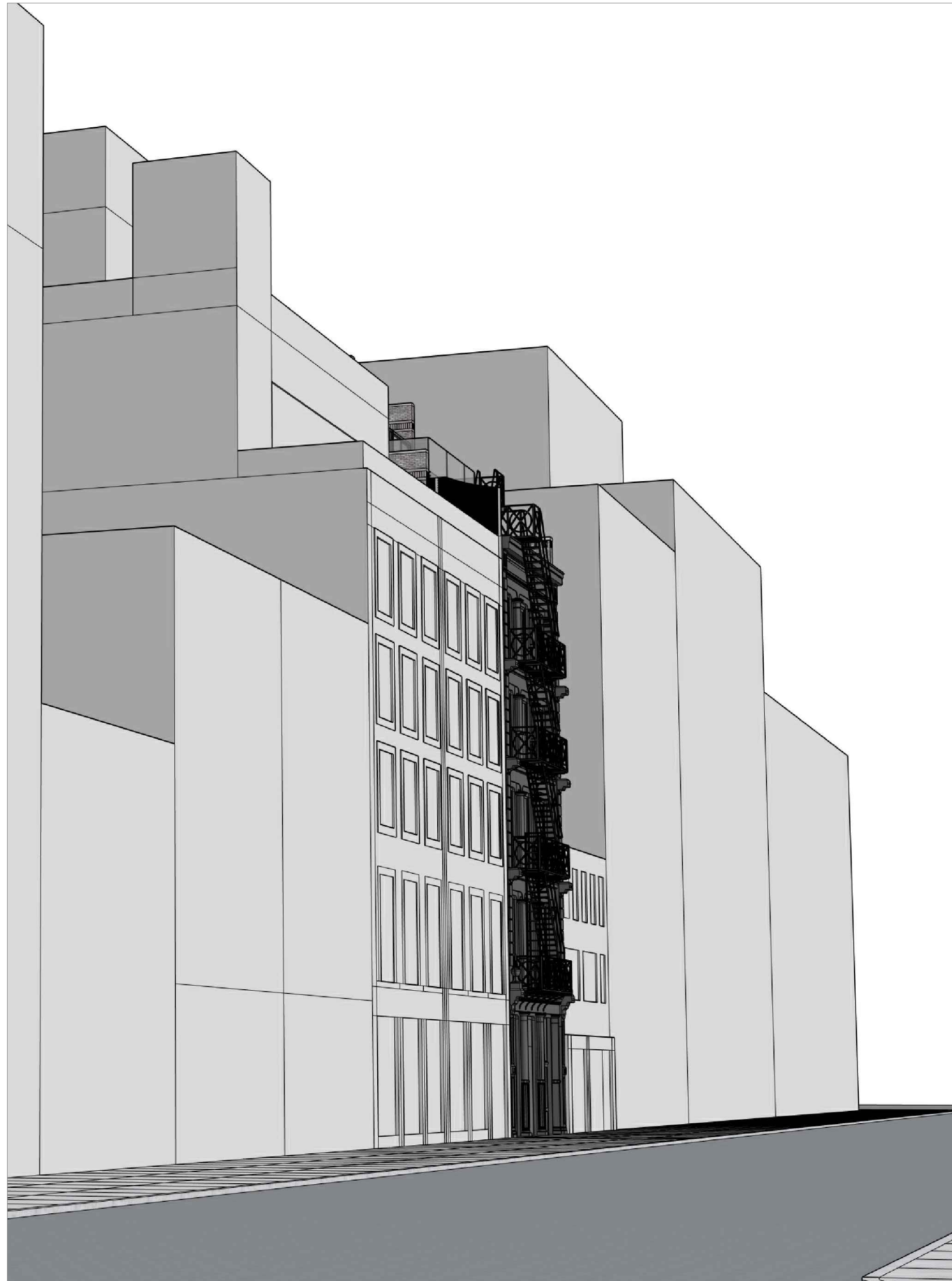
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SIGHT LINE IMAGES

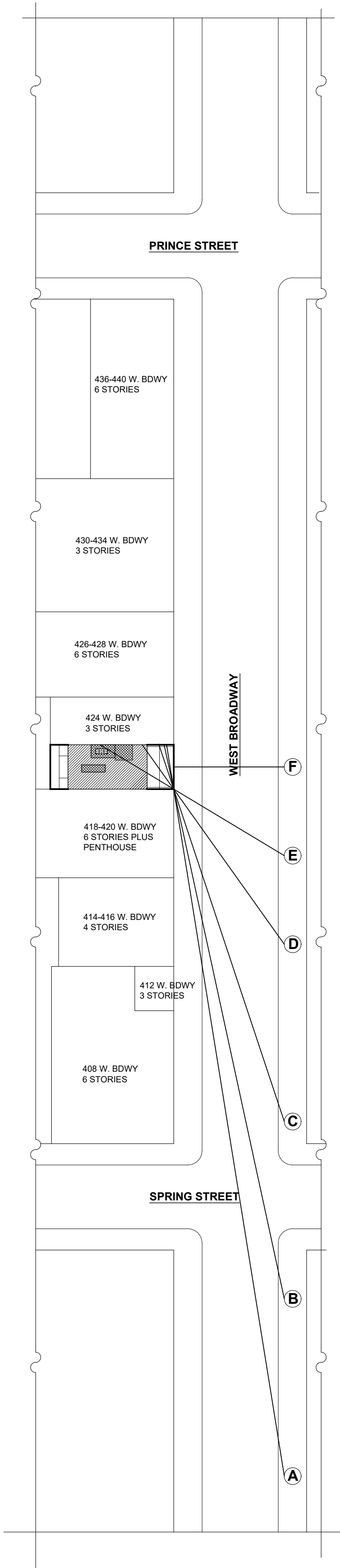
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PROPOSED



B VIEW B

MOCK-UP



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SIGHT LINE IMAGES

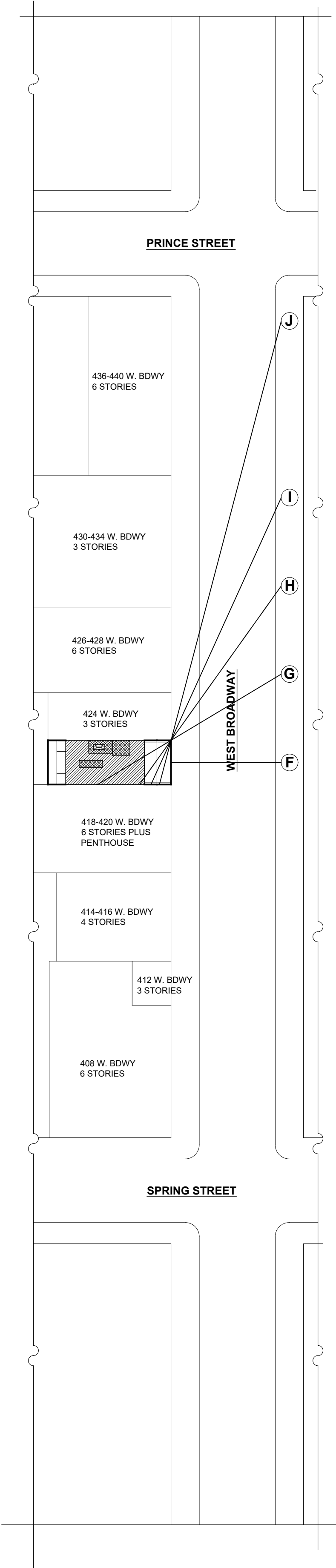
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PROPOSED



I VIEW I

MOCK-UP

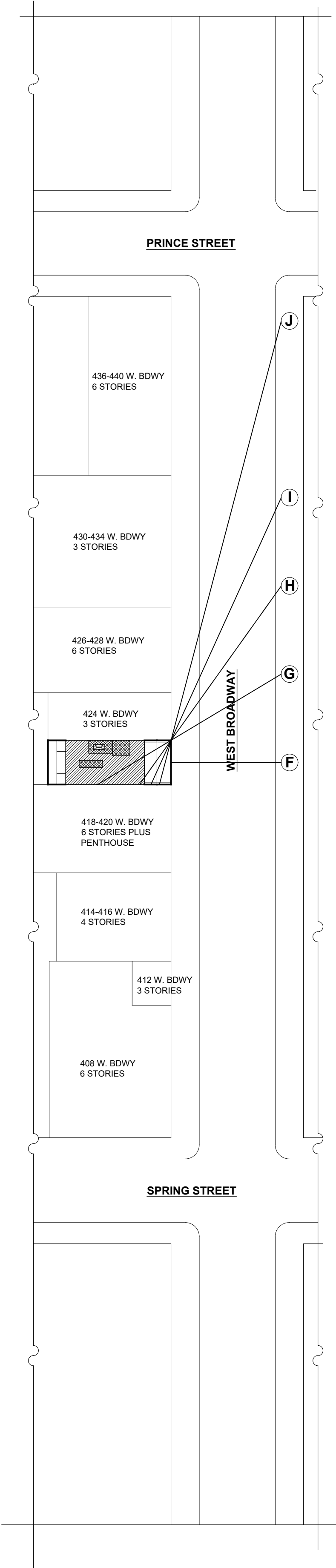


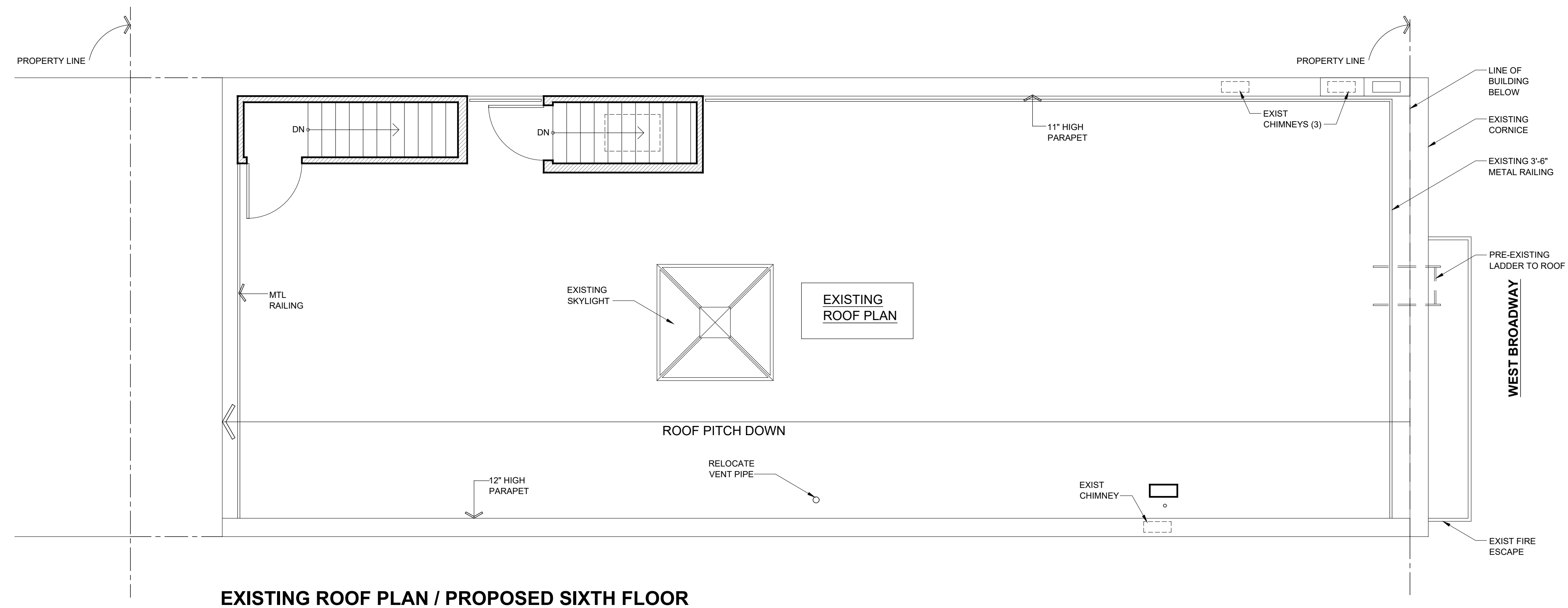
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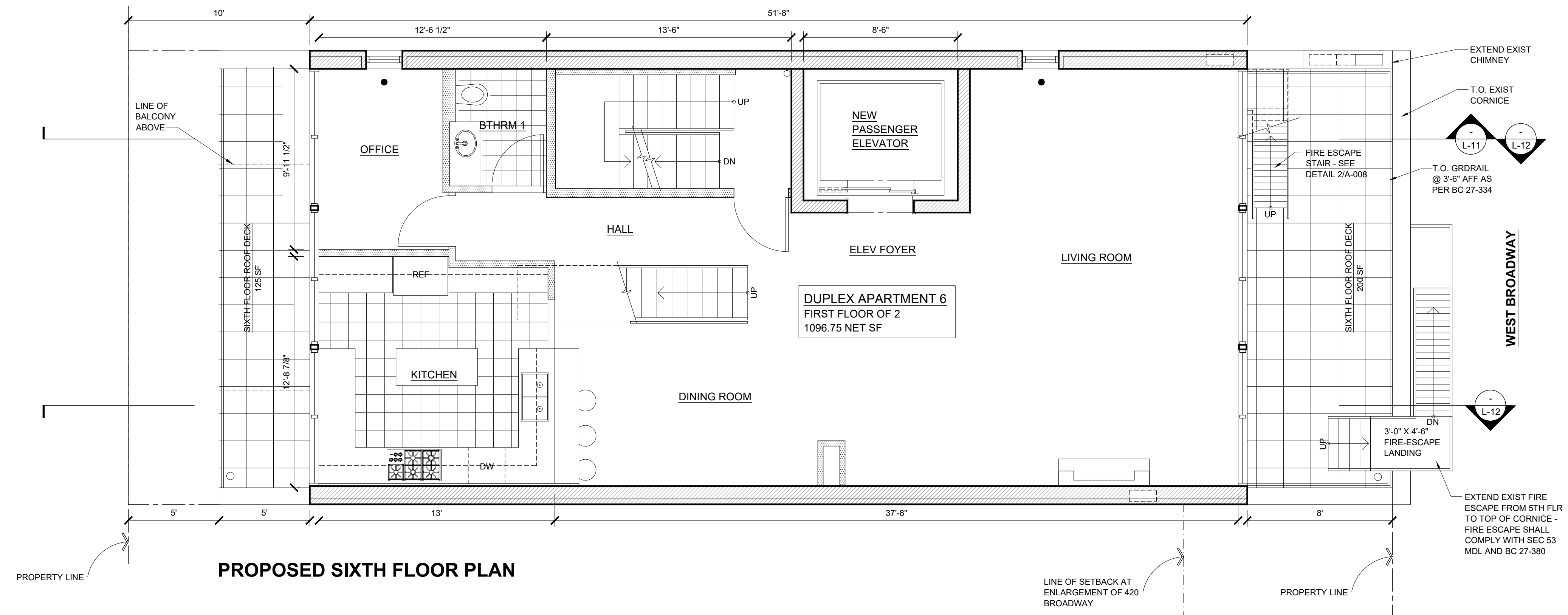
J VIEW J

MOCK-UP





EXISTING ROOF PLAN / PROPOSED SIXTH FLOOR



PROPOSED SIXTH FLOOR PLAN

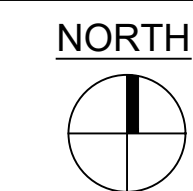
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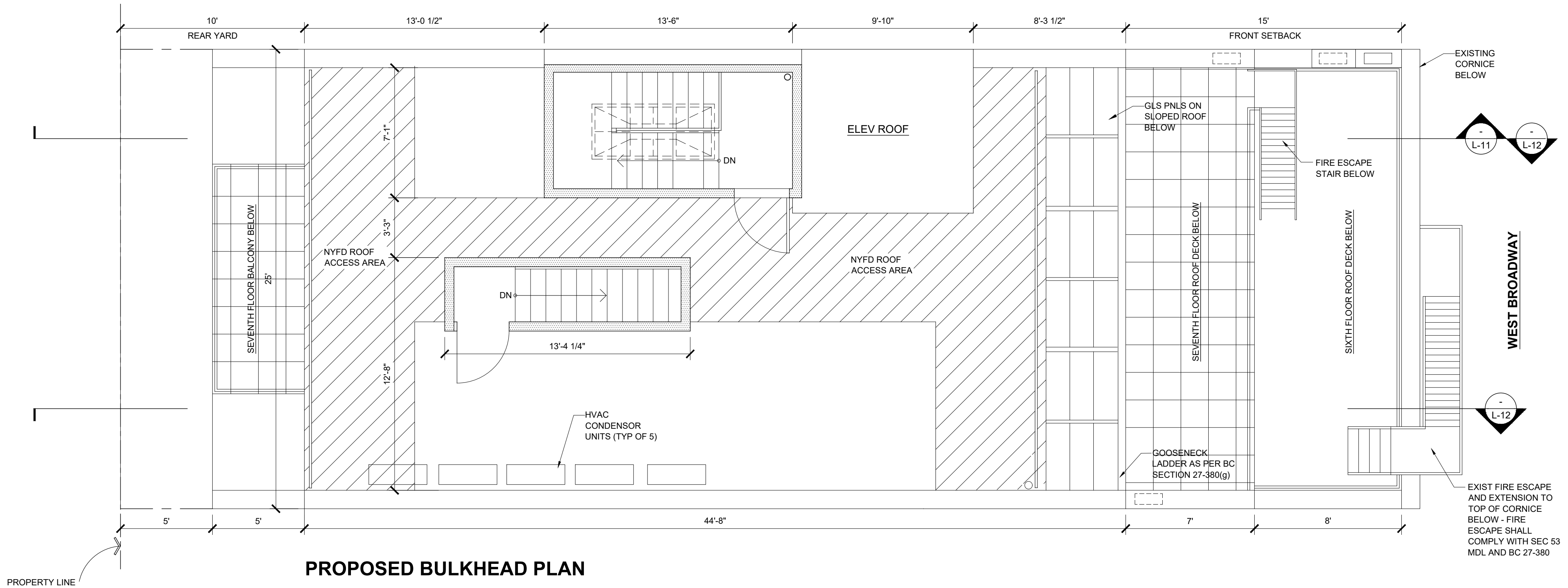
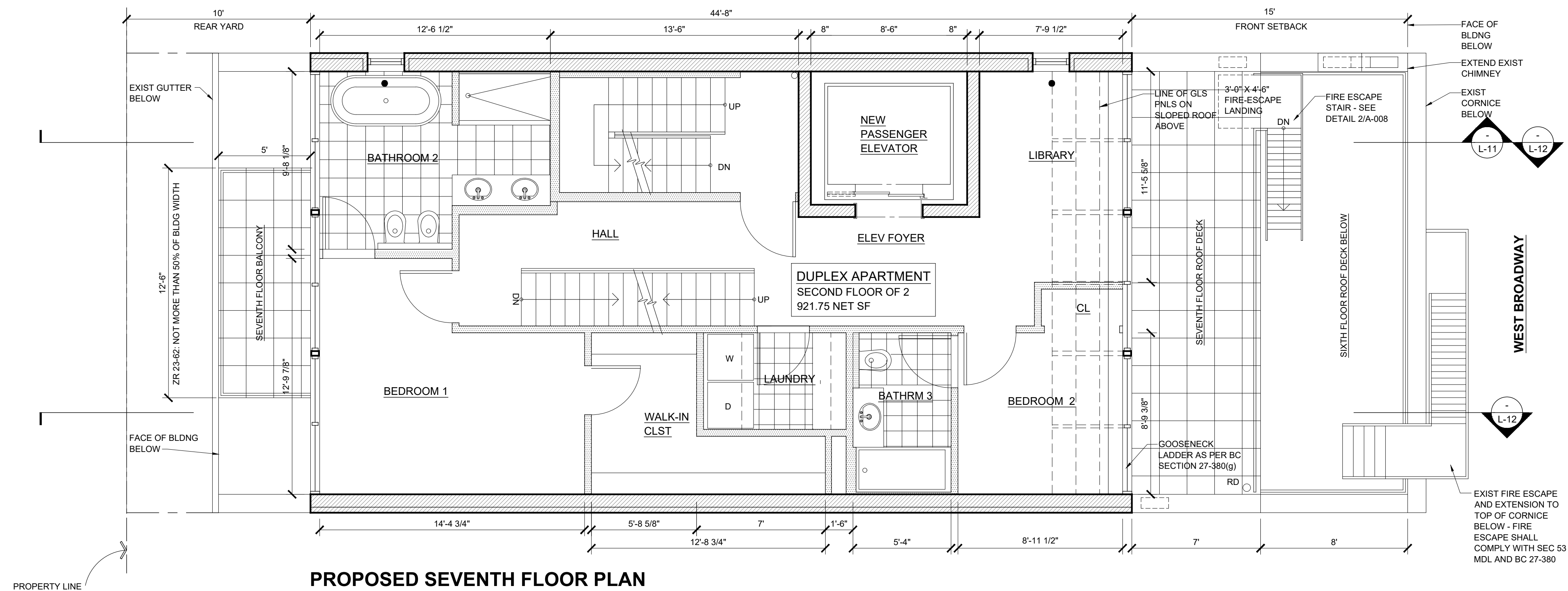
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PROPOSED BUILDING

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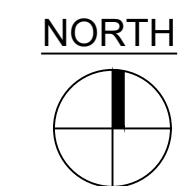
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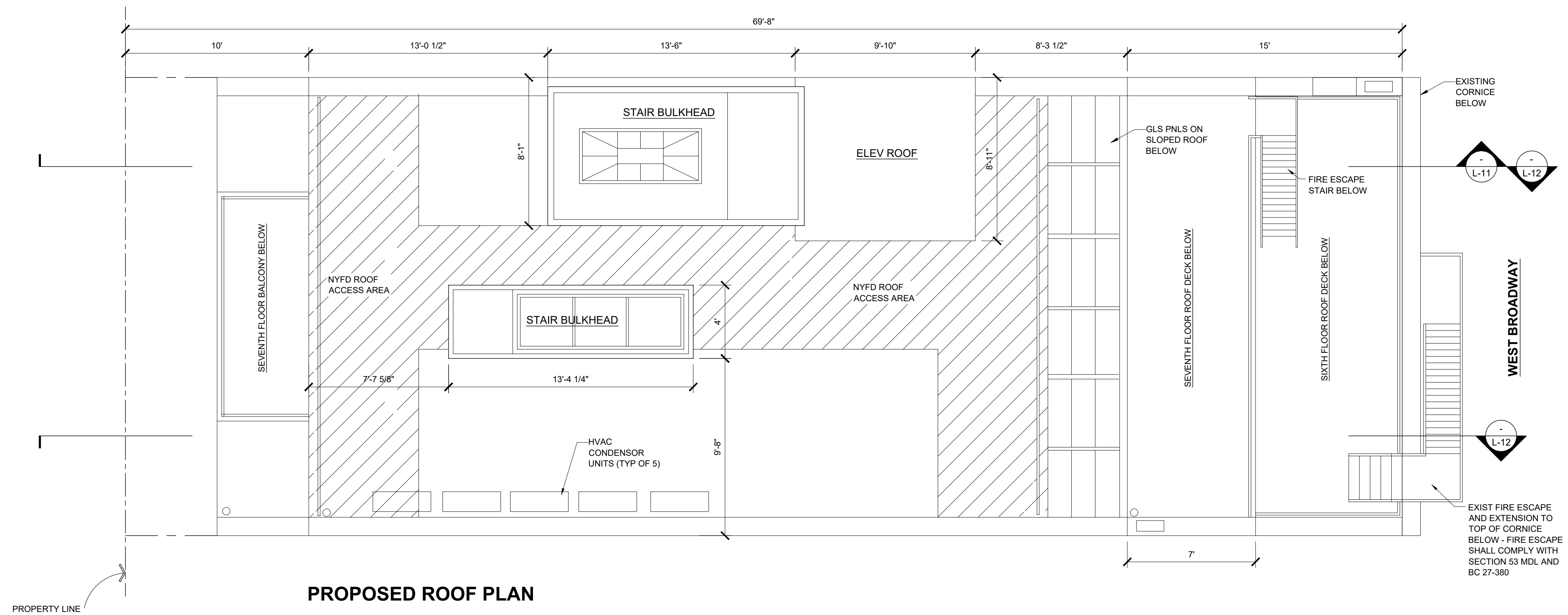
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PROPOSED BUILDING

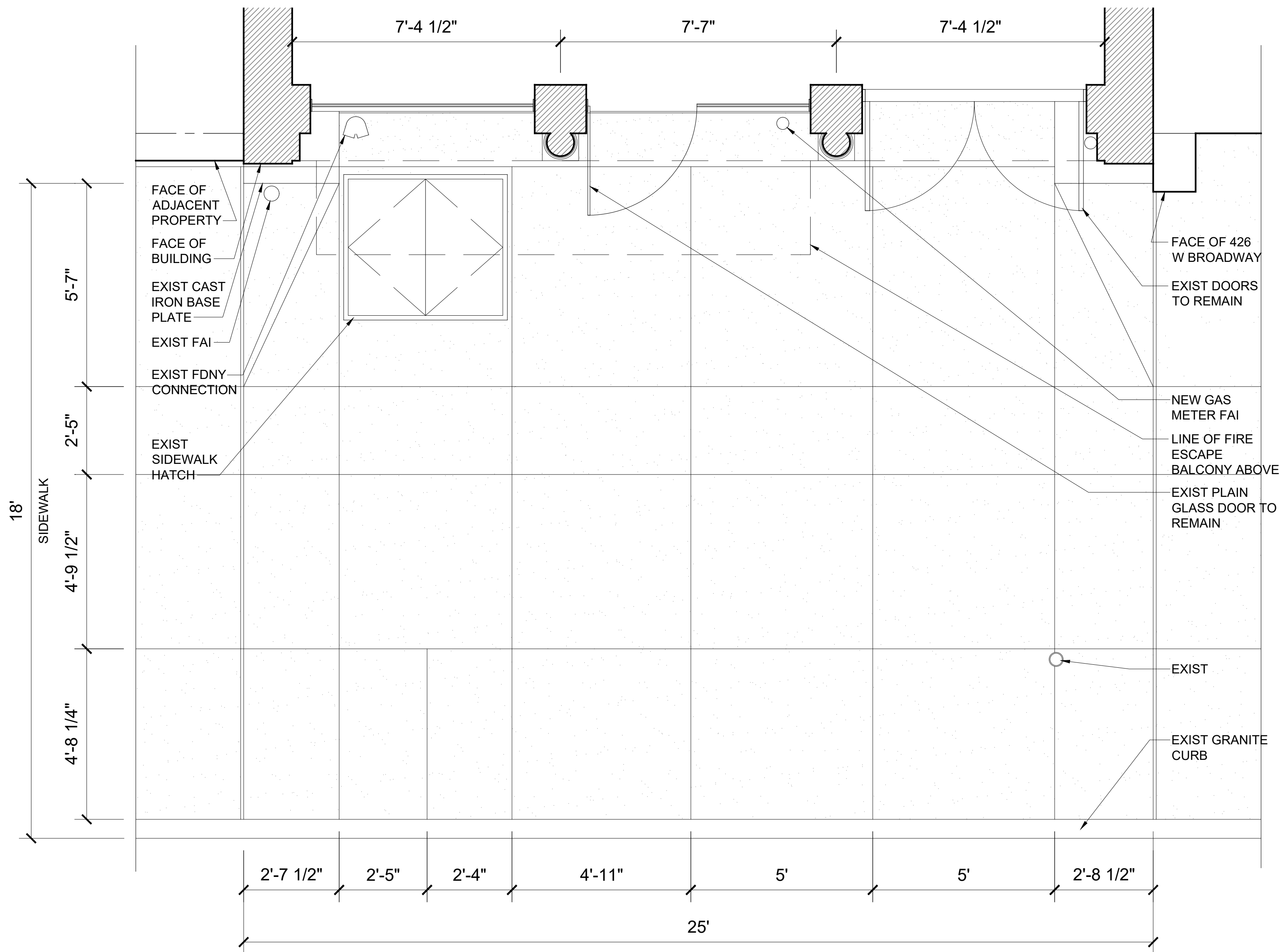
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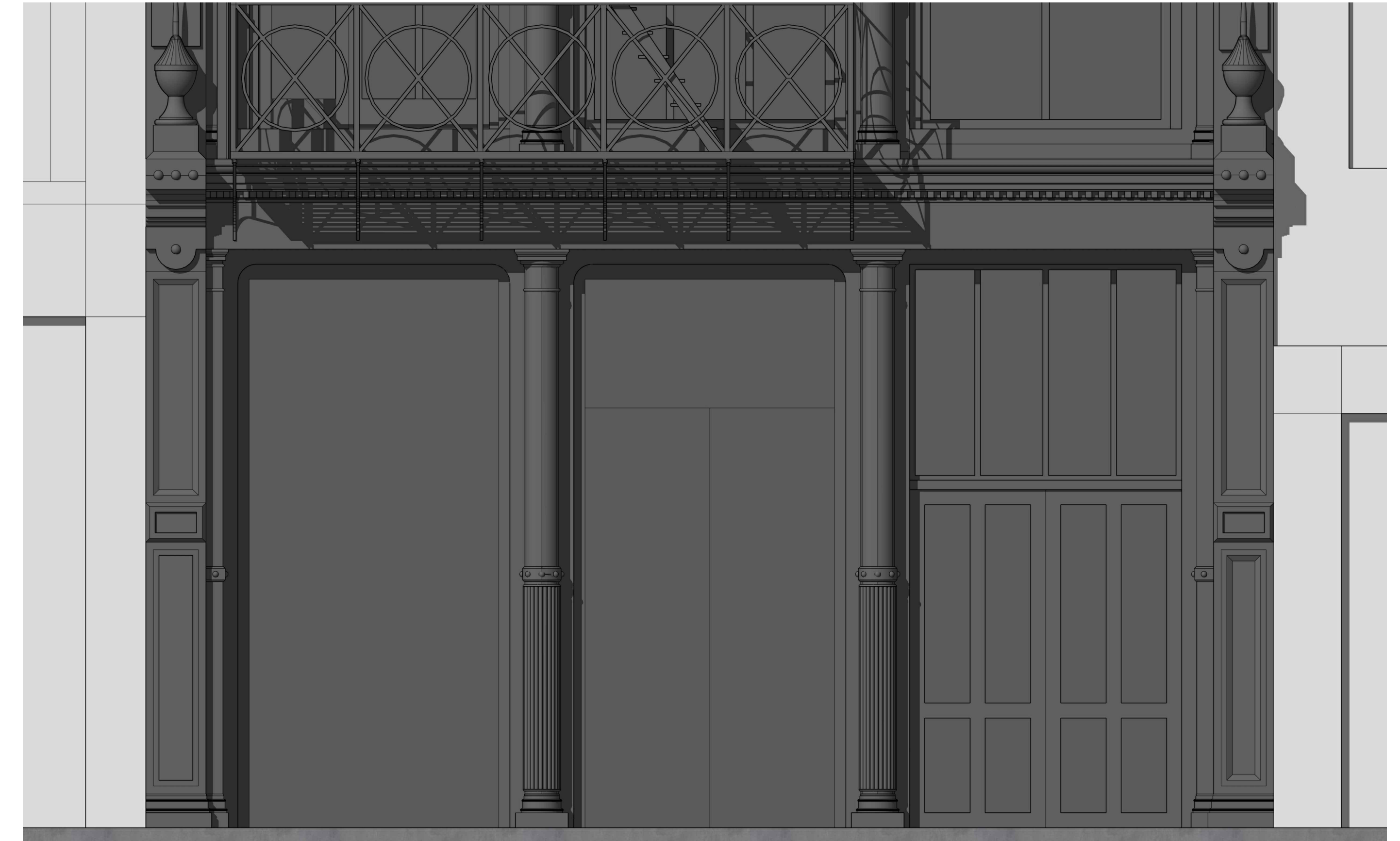
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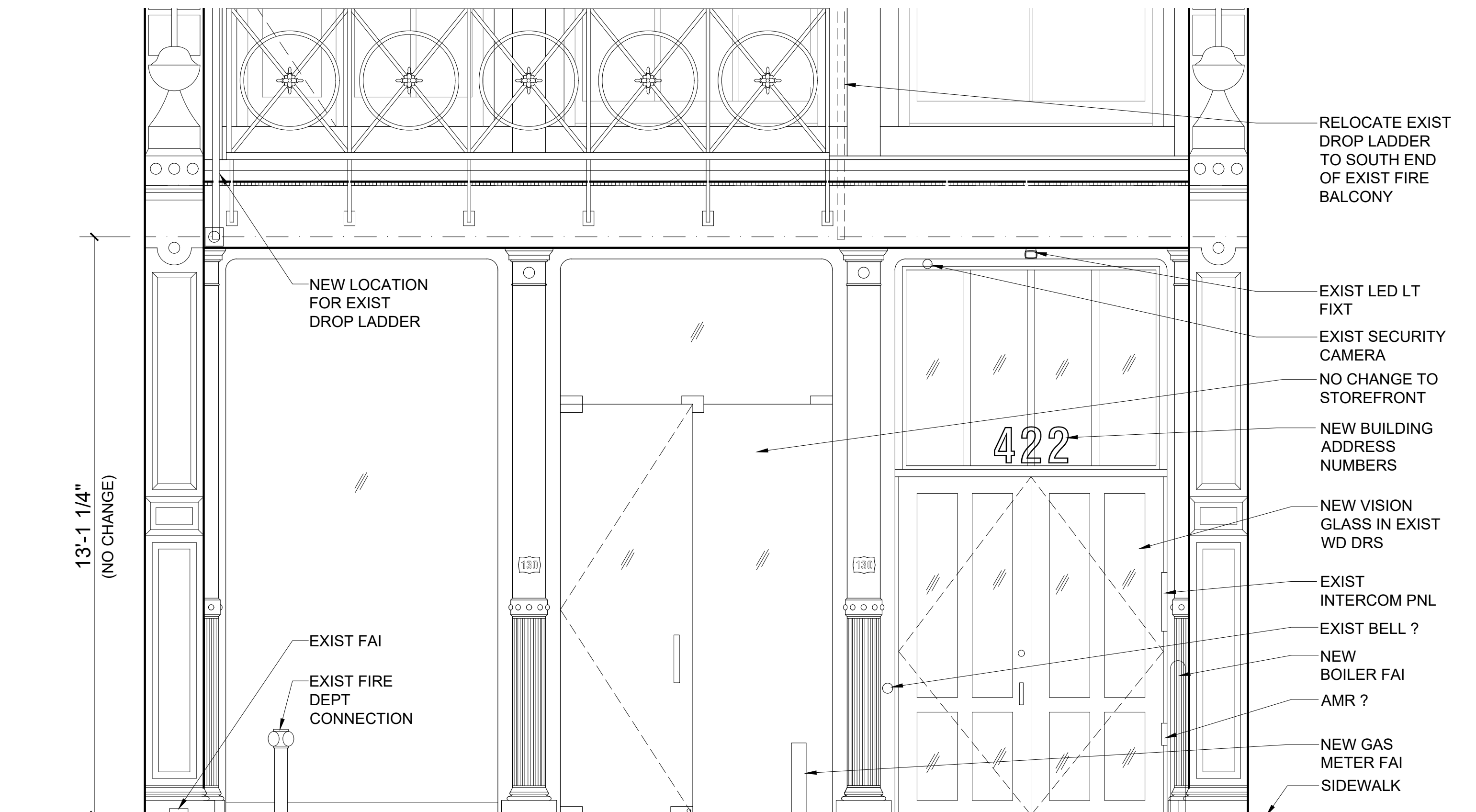
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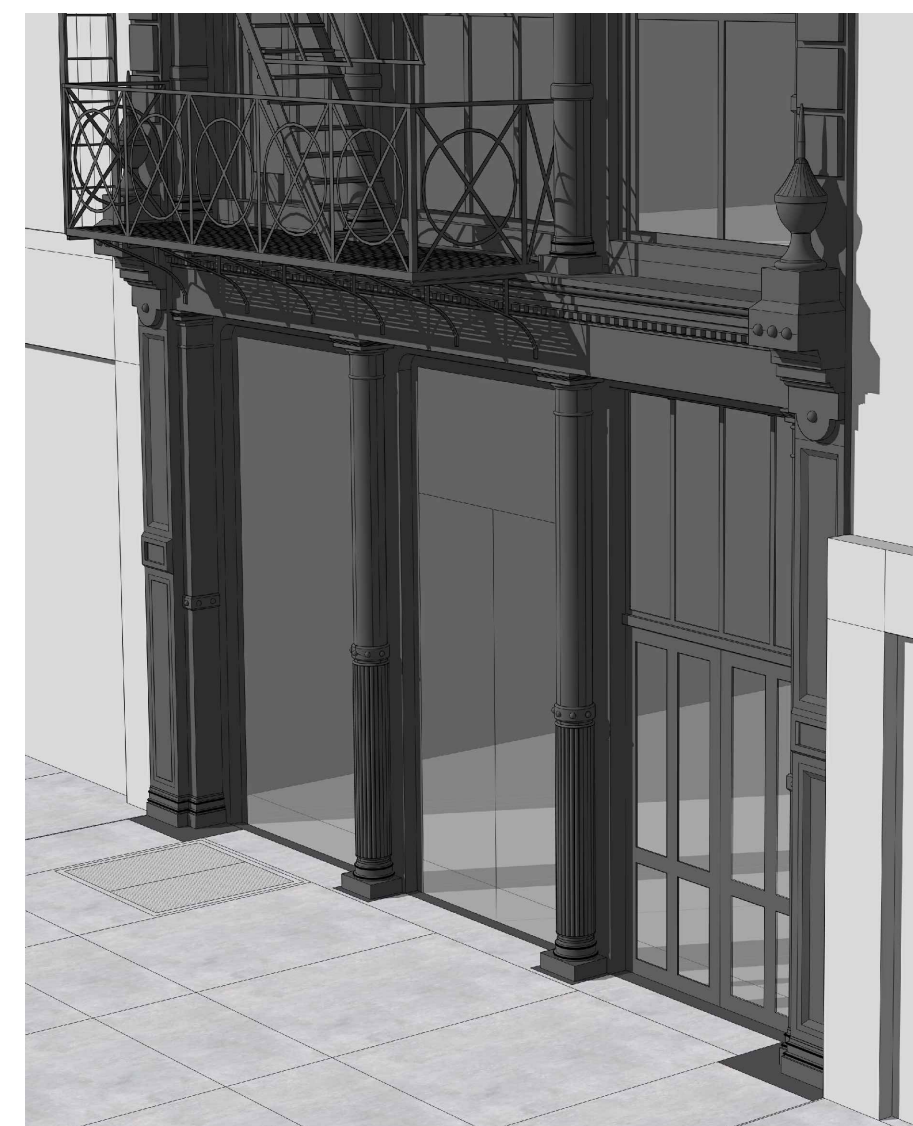
PROPOSED STOREFRONT PLAN



PROPOSED STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION



STOREFRONT - SIDEWALK VIEWS

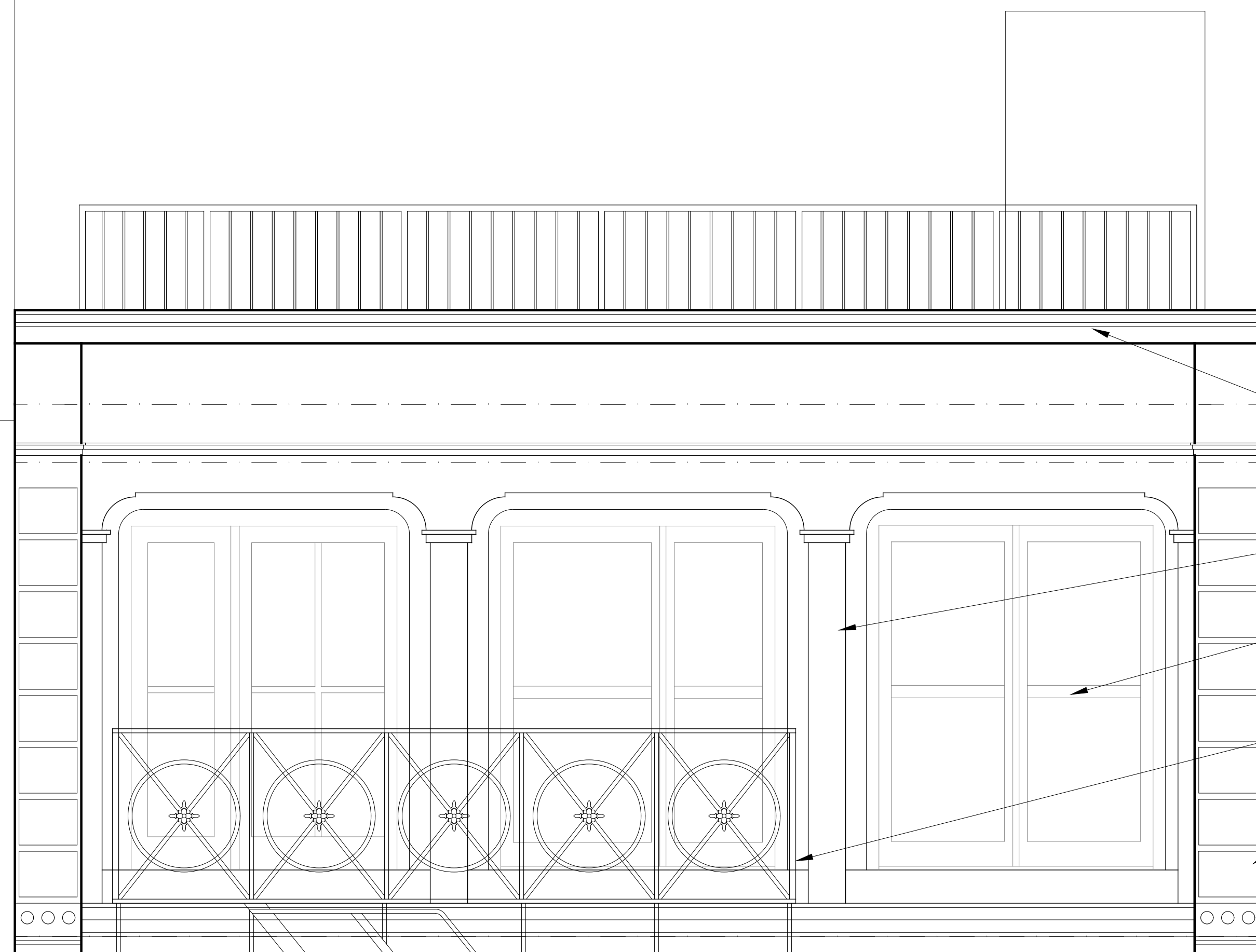
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PROPOSED BUILDING - STOREFRONT

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EXIST CORNICE

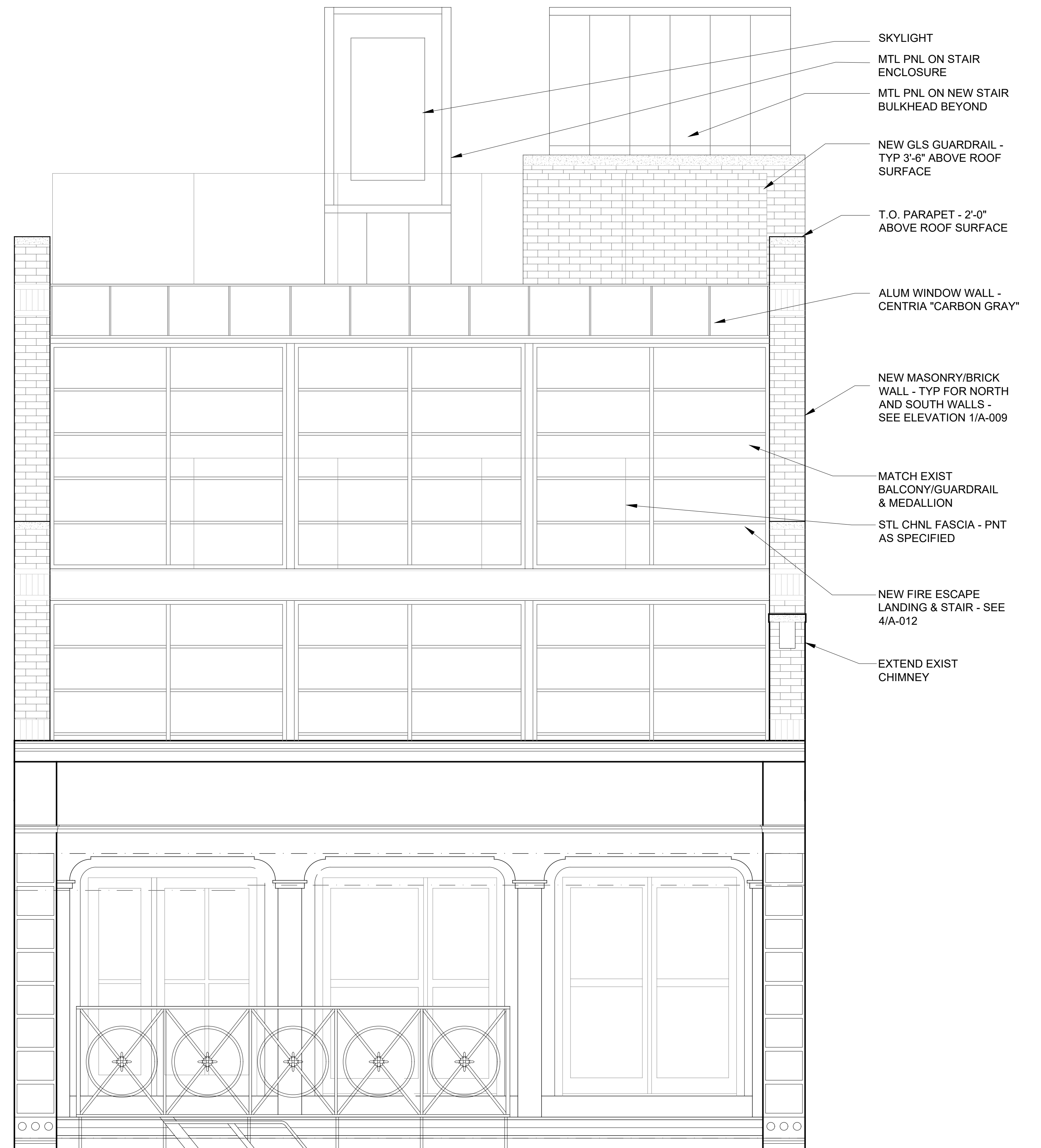
RECONDITION EXIST
CAST IRON FACADE AS
REQUIRED

REPAIR AND PAINT
EXIST WD WINDOW
FRAMES - TYP

RECONDITION EXIST FIRE
STAIRS AND BALCONIES
AS REQUIRED - TYP

REPAIR AND
RECONDITION EXIST
STONE AS REQUIRED
- TYP

EXISTING BUILDING - FACADE FINISHES



SKYLIGHT

MTL PNL ON STAIR
ENCLOSURE

MTL PNL ON NEW STAIR
BULKHEAD BEYOND

NEW GLS GUARDRAIL -
TYP 3'-6" ABOVE ROOF
SURFACE

T.O. PARAPET - 2'-0"
ABOVE ROOF SURFACE

ALUM WINDOW WALL -
CENTRIA "CARBON GRAY"

NEW MASONRY/BRICK
WALL - TYP FOR NORTH
AND SOUTH WALLS -
SEE ELEVATION 1/A-009

MATCH EXIST
BALCONY/GUARDRAIL
& MEDALLION

STL CHNL FASCIA - PNT
AS SPECIFIED

NEW FIRE ESCAPE
LANDING & STAIR - SEE
4/A-012

EXTEND EXIST
CHIMNEY

ENLARGEMENT - FACADE FINISHES

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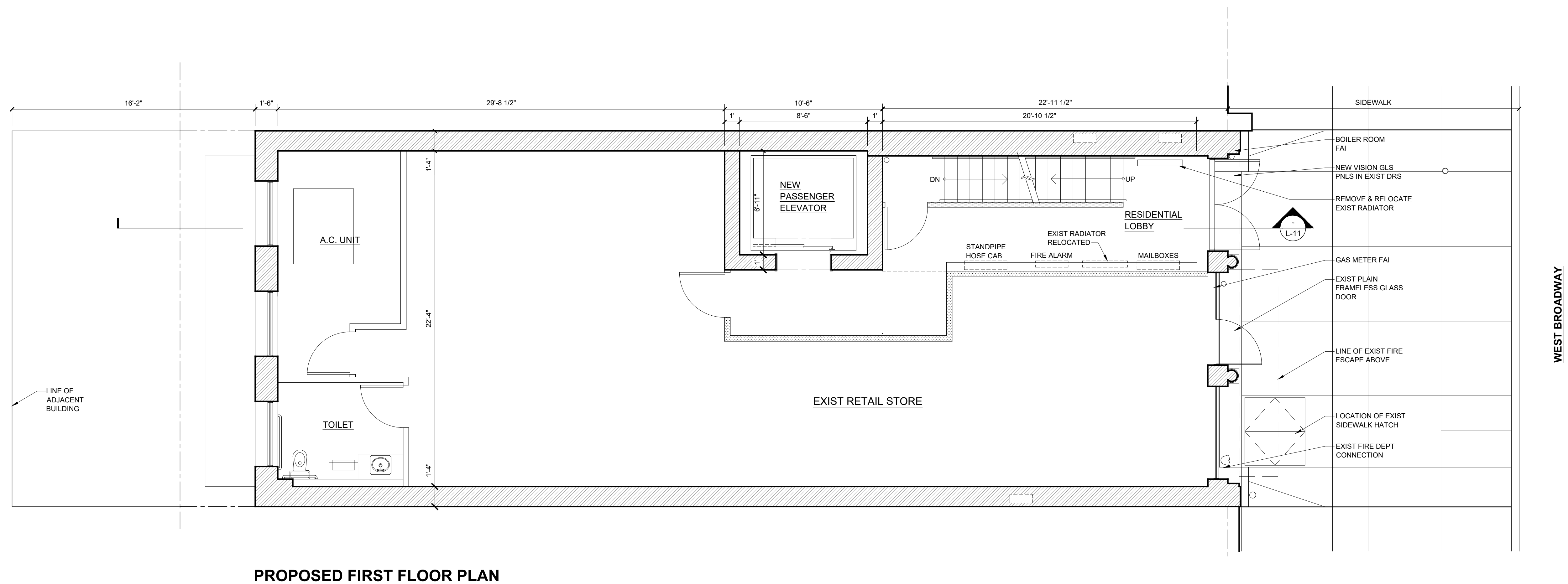
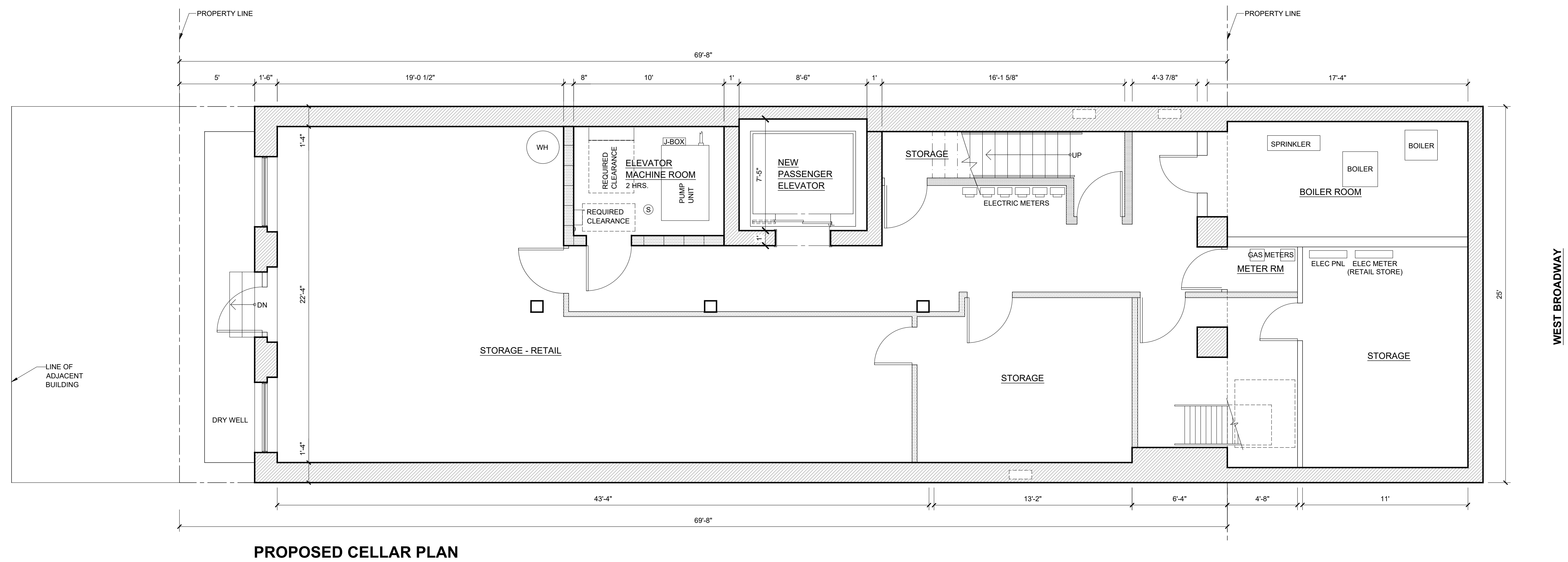
422 WEST BROADWAY

PROPOSED BUILDING - FACADE

SCALE: NTS
DATE: 7/1/2026

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APPENDIX



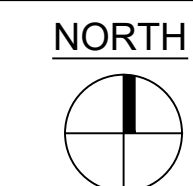
JOHN FURTH PEACHY ARCHITECTS

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212 - 226 - 6463
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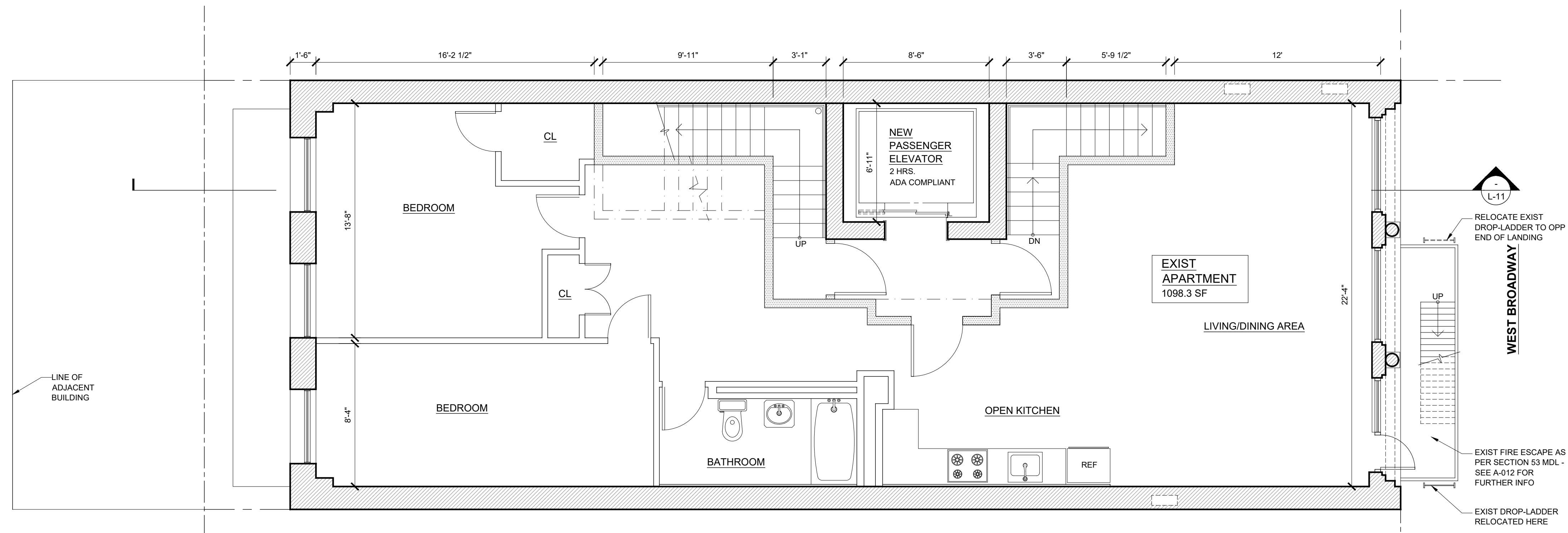
422 WEST BROADWAY

PROPOSED BUILDING

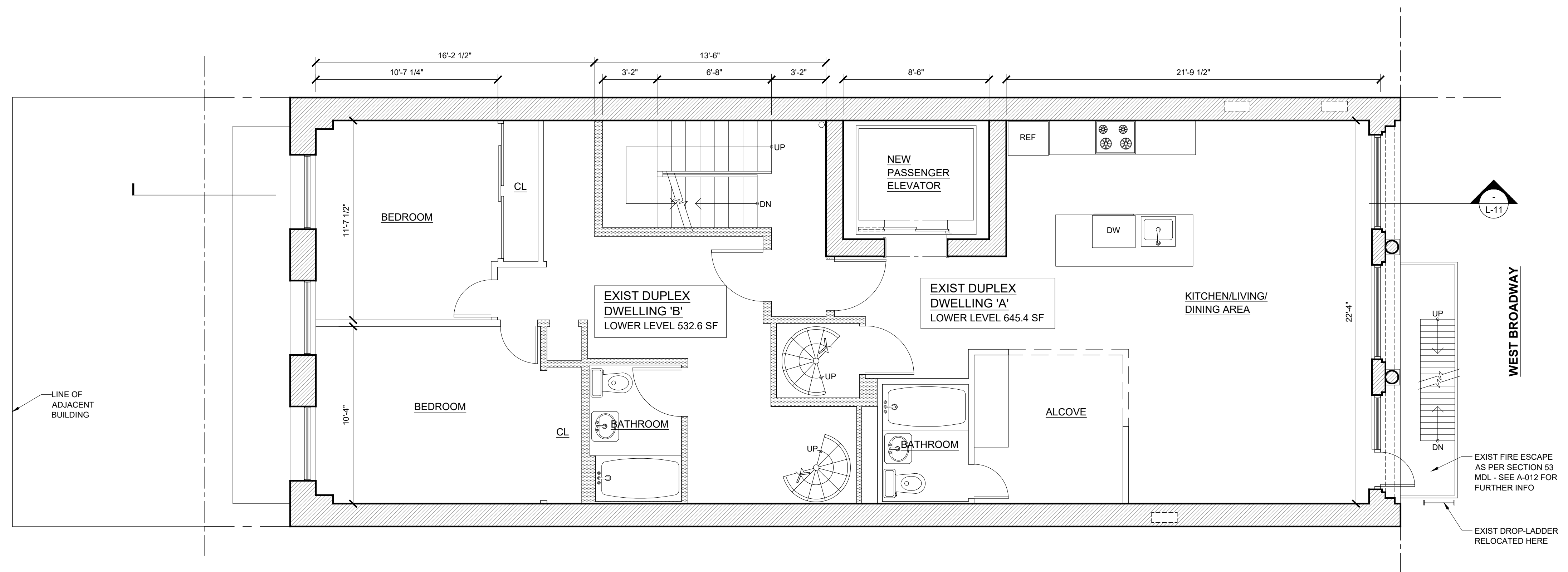
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DATE: 7/1/2026



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PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

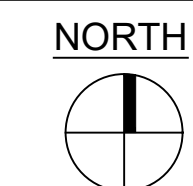
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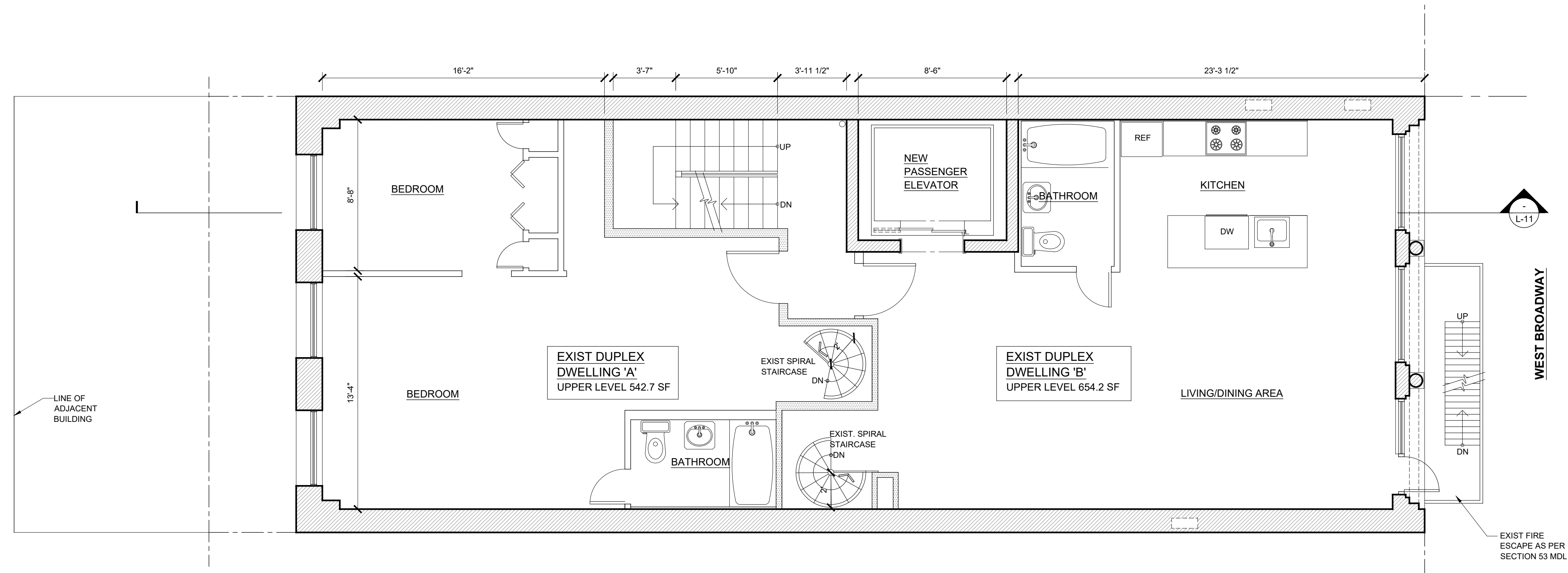
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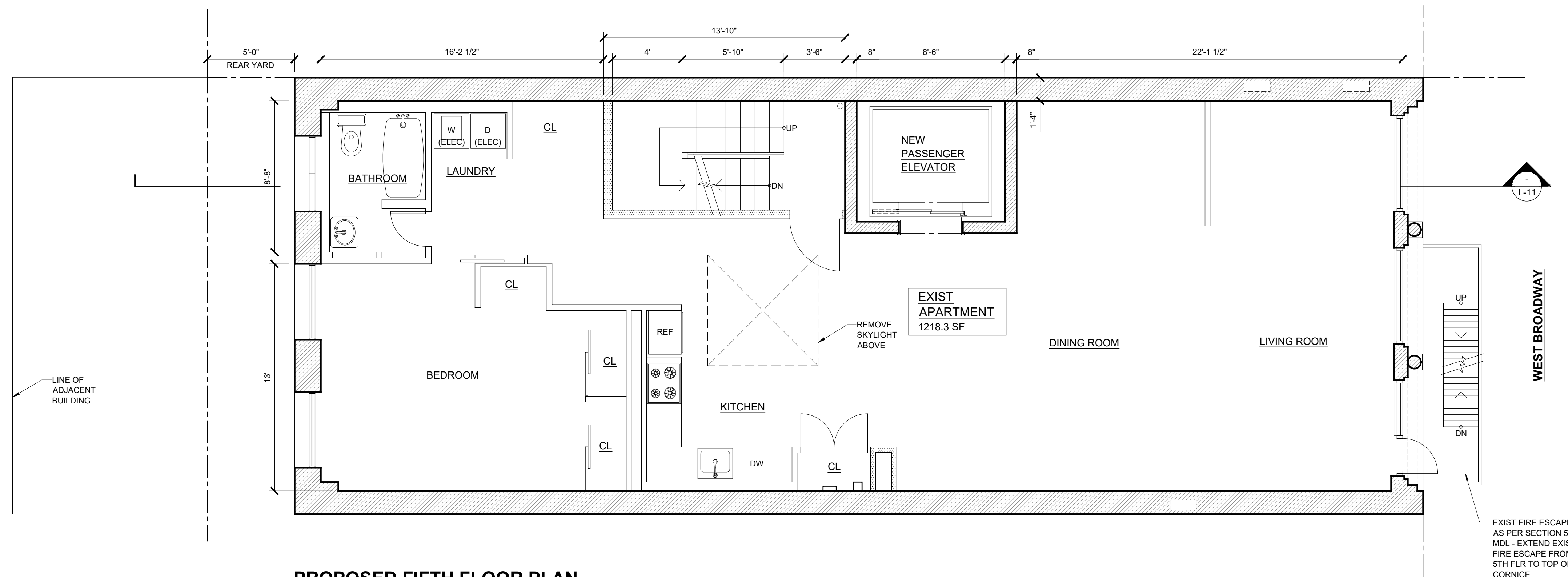
PROPOSED BUILDING

SCALE: NTS
DATE: 7/1/2026





PROPOSED FOURTH FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN

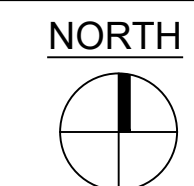
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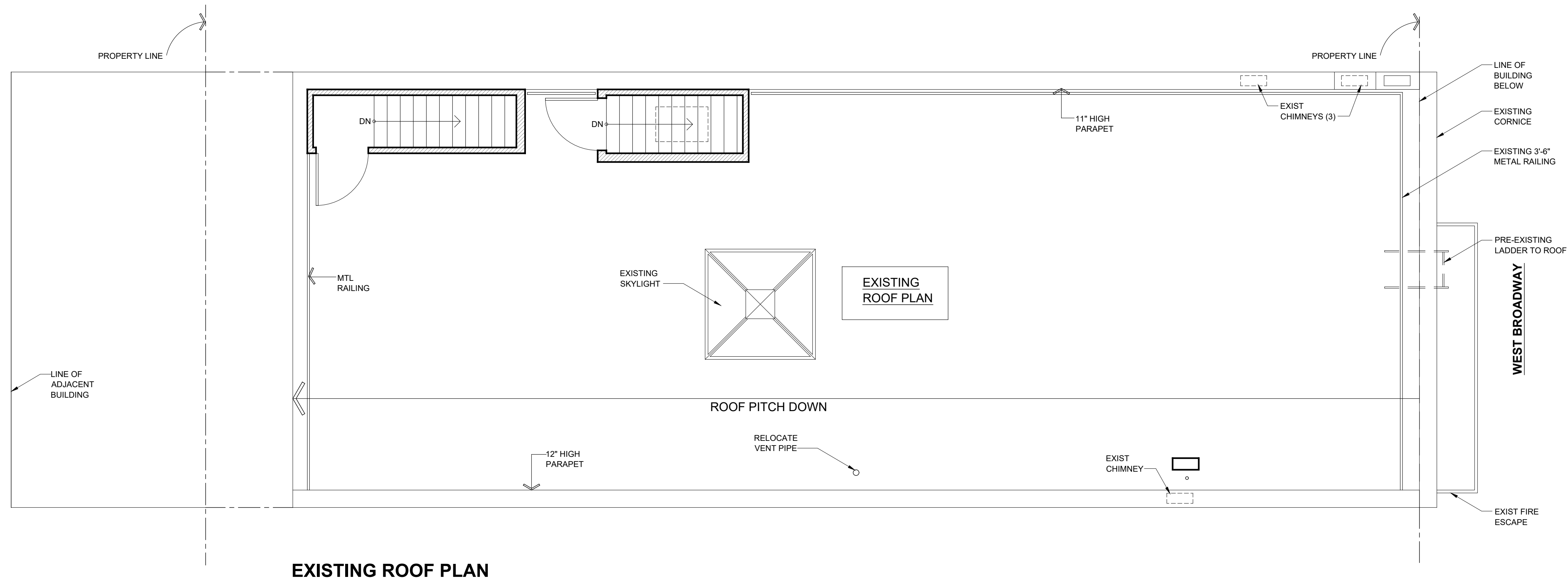
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422 WEST BROADWAY

PROPOSED BUILDING

SCALE: NTS
DATE: 7/1/2026

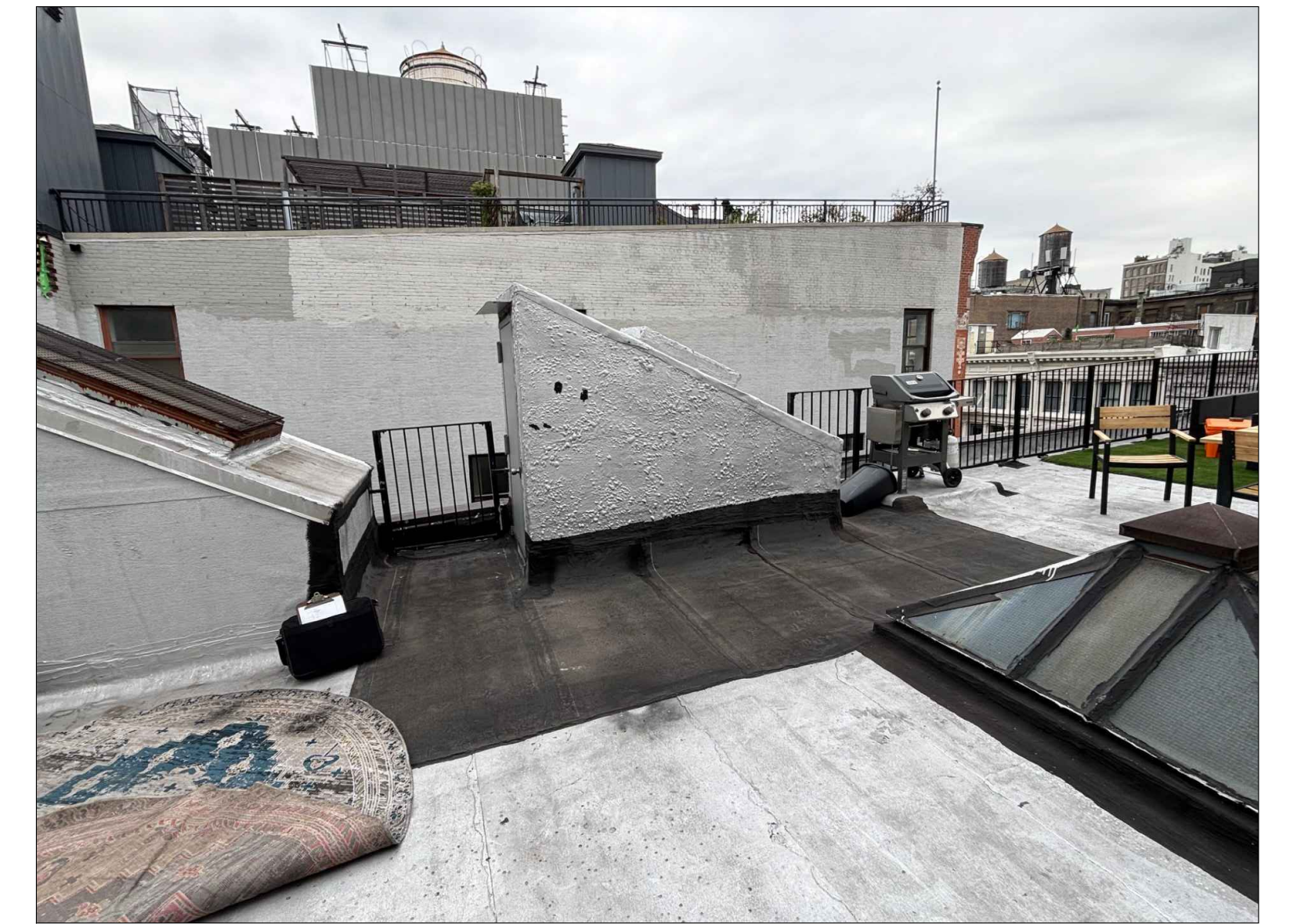




WEST VIEW



EAST VIEW



NORTH VIEW

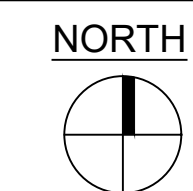
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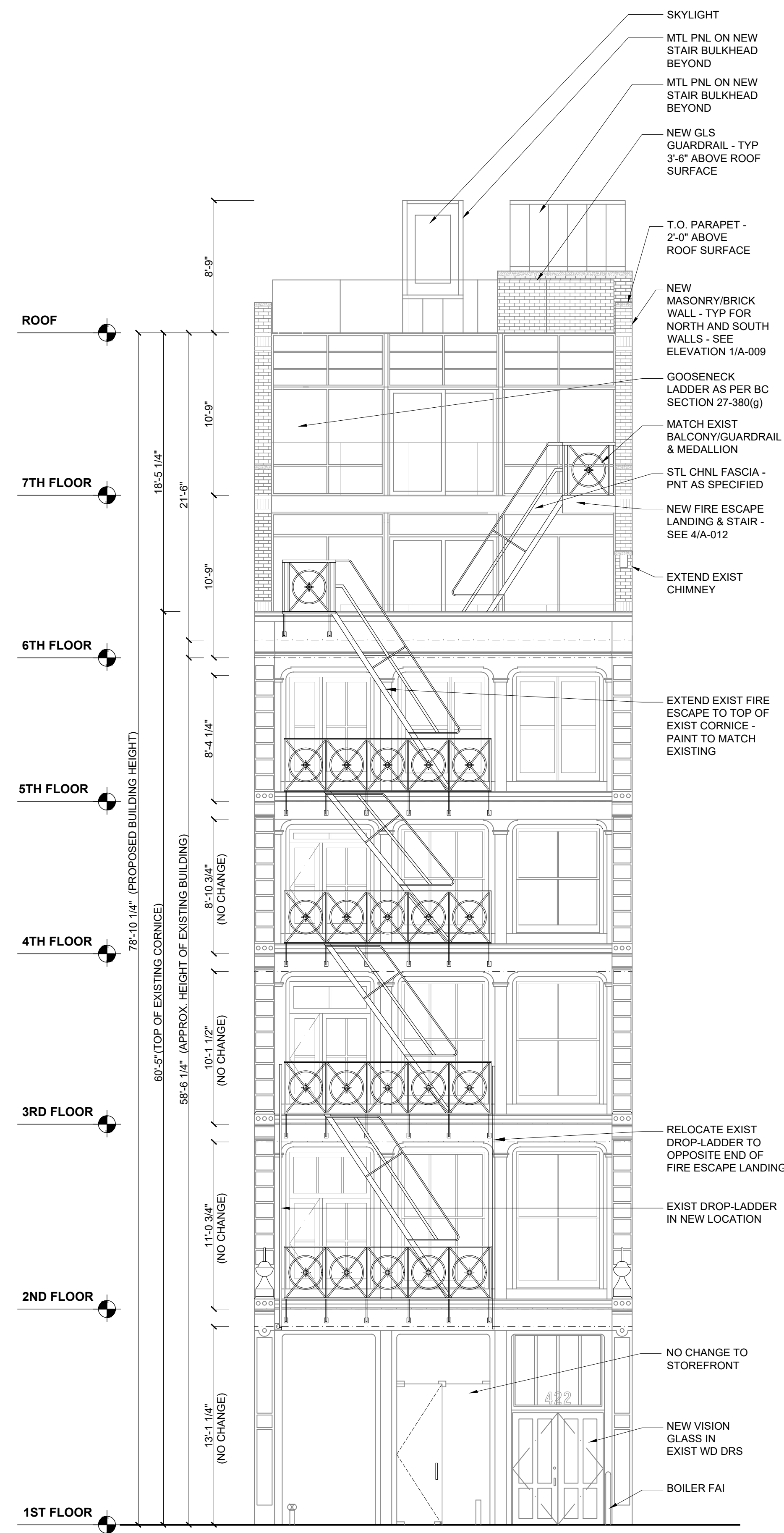
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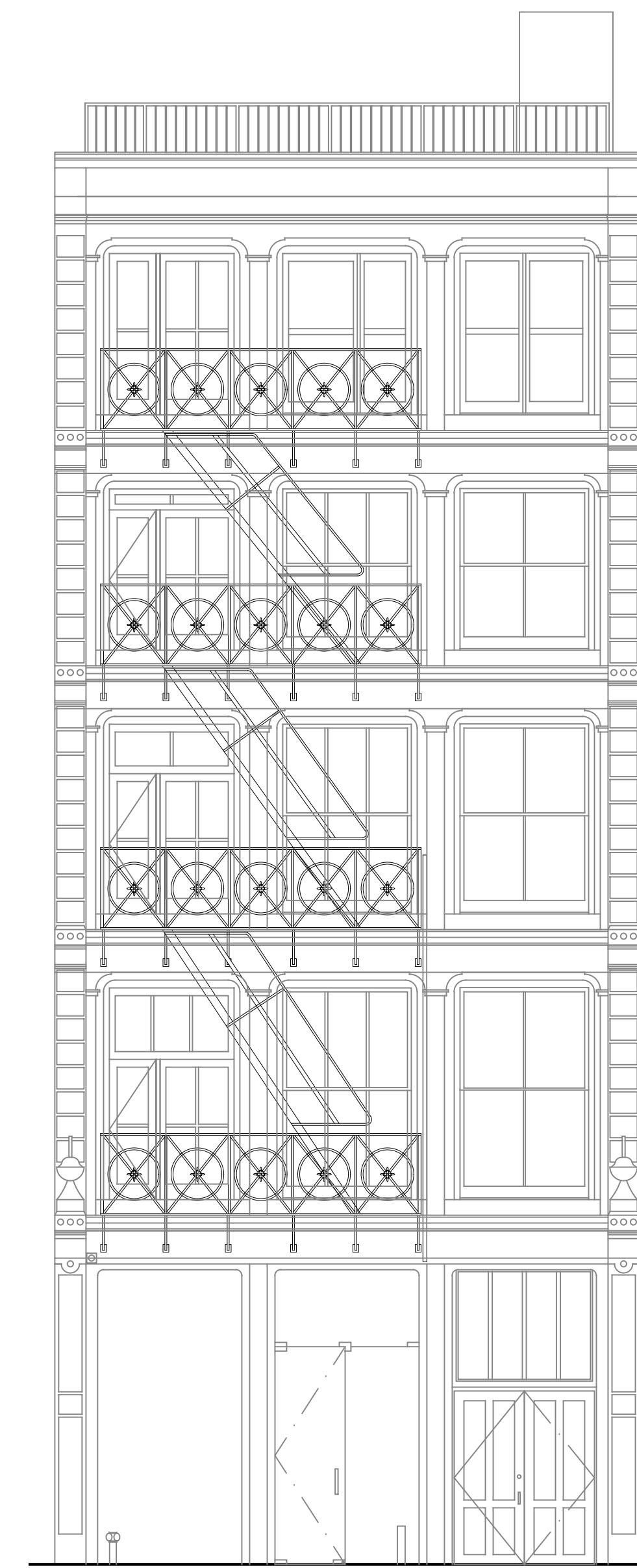
EXISTING CONDITIONS

SCALE: NTS
DATE: 7/1/2026





PROPOSED FIRE ESCAPE - EAST ELEVATION



EXISTING FIRE ESCAPE - EAST ELEVATION

JOHN FURTH PEACHY ARCHITECTS

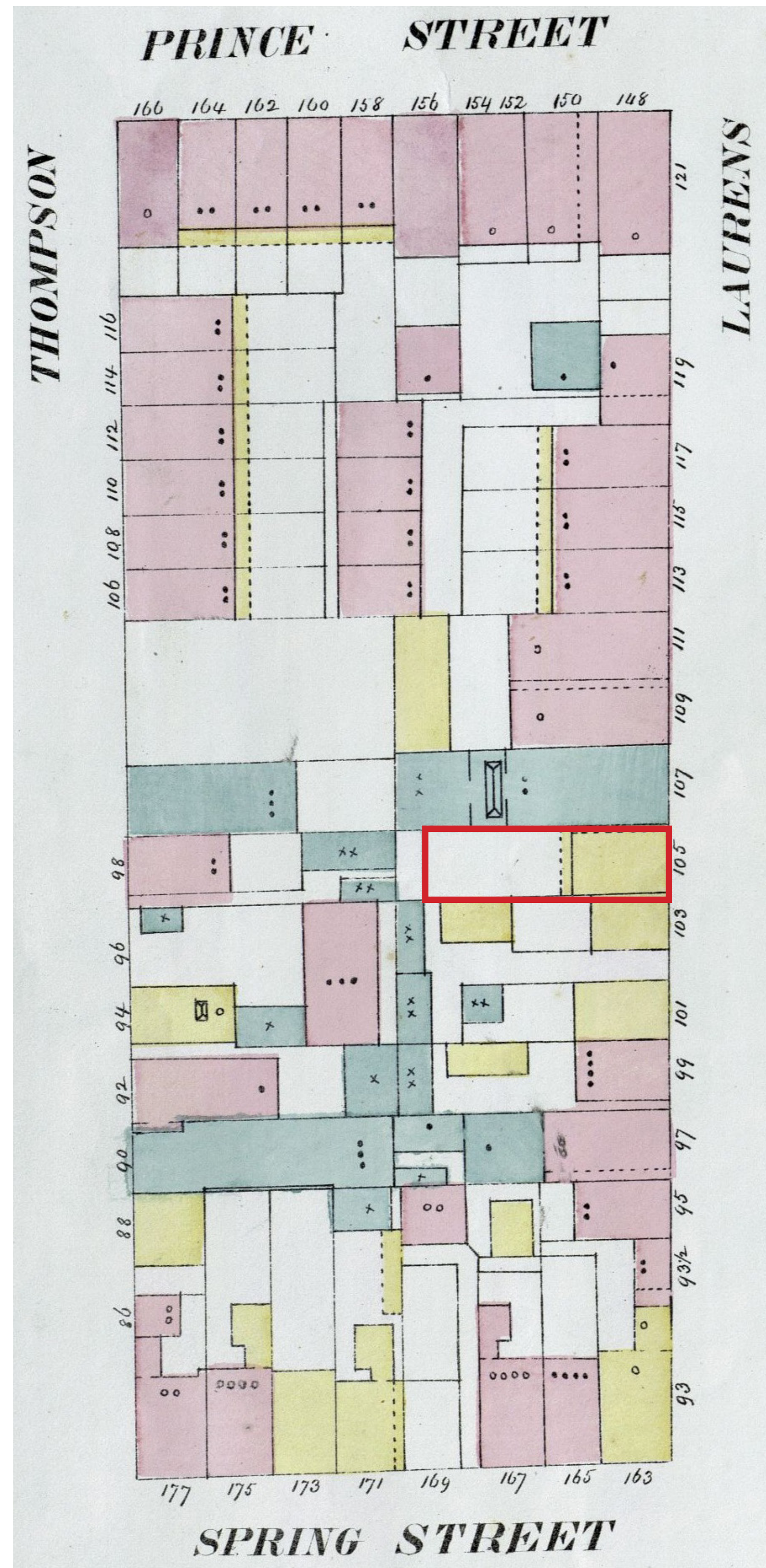
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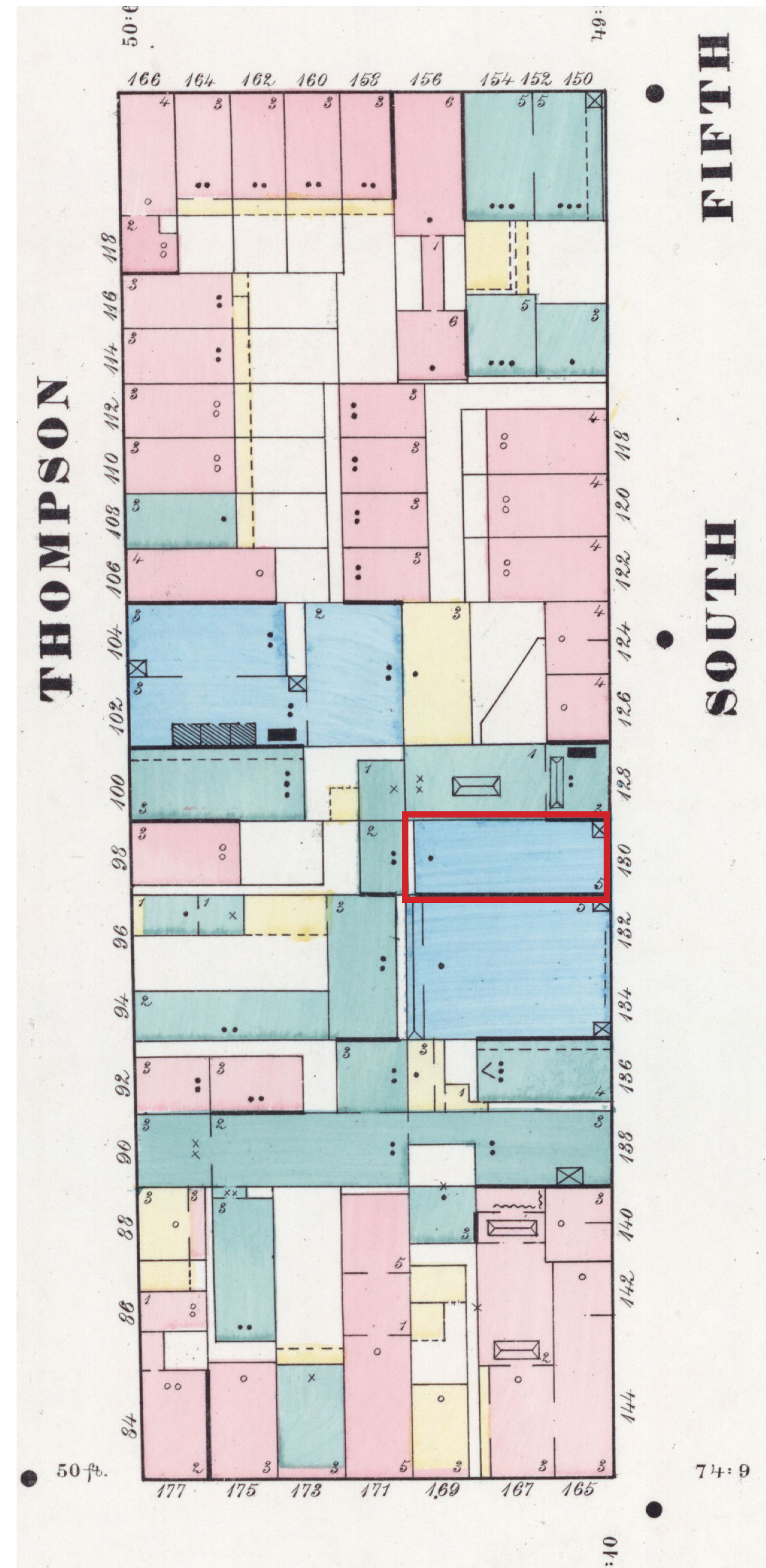
PROPOSED BUILDING - FIRE ESCAPE

SCALE: NTS
DATE: 7/1/2026

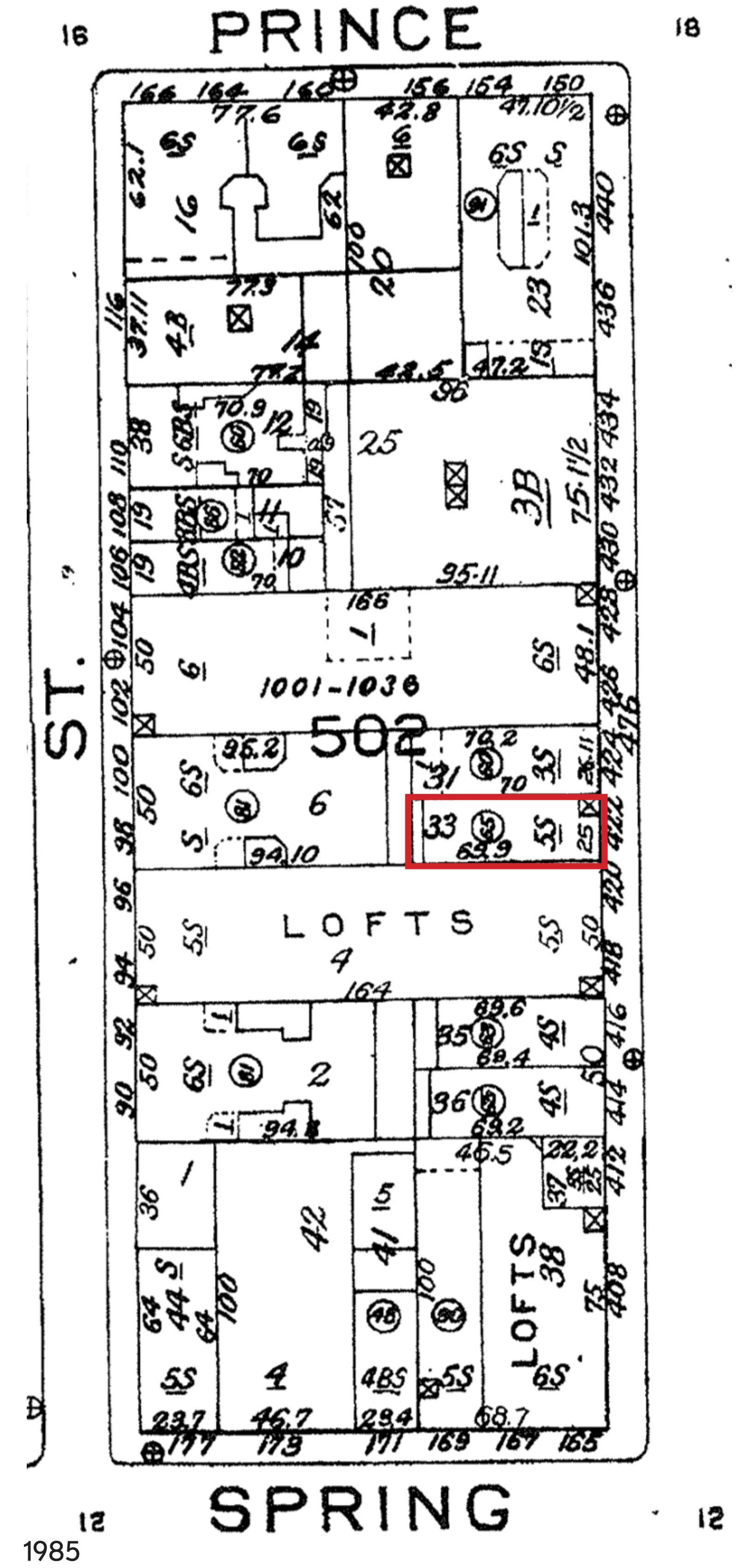
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1857 (Perris)



1875 (Sanborn)



1985

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SITE EVOLUTION

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