

Lepetto

PARIS

PROPOSED REMOVAL & STOREFRONT WORK

400 WEST BROADWAY, MANHATTAN 488/22
NEW YORK, NY

AUGUST 15, 2017

Lepetto
PARIS

T-000.00

LANDMARK SUBMISSION

Docket No: WL-17-0777

SawickiTarella Architecture+Design, PC

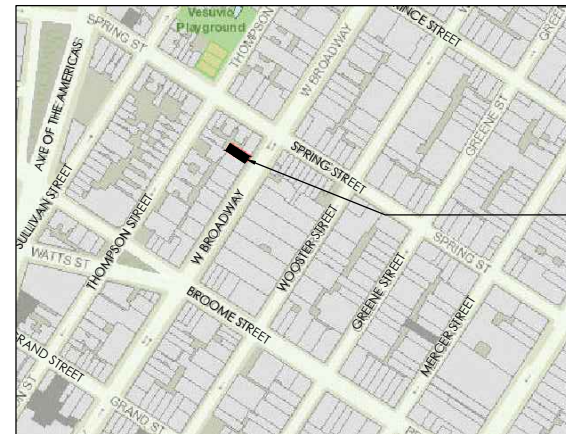
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GENERAL NOTES

- ALTERATION OF EXISTING SPACE AND RELATED CONSTRUCTION TO COMPLY WITH THE 1968 NYC BUILDING CODE EXCEPT AS NOTED PER AC 28-101.4.3. PER THAT SECTION, WORK THAT FALLS UNDER THE FOLLOWING MUST COMPLY WITH THE 2014 NYC BUILDING CODE:
 - TITLE 28 CHAP. 1 - ADMINISTRATION
 - TITLE 28 CHAP. 2 - ENFORCEMENT
 - NYCBC CHAP. 33 - SAFETY OF PUBLIC & PROPERTY DURING CONSTRUCTION
 - NYC PLUMBING CODE
 - NYC MECHANICAL CODE
 - NYC FUEL GAS CODE
 - NYCBC CHAP. 9 - FIRE PROTECTION
 - NYCBC CHAP. 30 - ELEVATORS
 - NYCBC CHAP. 32 - ENCROACHMENTS INTO PUBLIC RIGHT OF WAY
 - NYCBC CHAP. 11 - ACCESSIBILITY
 - NYCB CHAP. 17 - SPECIAL INSPECTIONS
 - NYCB CHAP. 27 - EMERGENCY AND STANDBY POWER SYSTEMS
 - NYCB APPENDIX G - AREAS OF SPECIAL FLOOD HAZARD
 - RELEVANT SECTIONS OF THE CODE REGARDING THE FOLLOWING BUILDING ELEMENTS: GUARDS, ROOFING, SECURITY GRILLES, HANDRAILS, PARKING GARAGE, ELECTRICAL UPGRADES, STRUCTURAL LOAD RESISTANCE FACTORS, MOLD.
- NO CHANGE TO USE, EGRESS OR OCCUPANCY.
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING NEW YORK CITY AGENCIES.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING HIS EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES. WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT THE DESIGN, DETAILS AND NOTES HEREIN ARE IN COMPLIANCE WITH THE 2014 NYCECC.
- THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE SUPERVISION.
- ITEMS SUBJECT TO SPECIAL/PROGRESS INSPECTION ARE:
 - FIRE-RESISTANT PENETRATIONS AND JOINTS
 - FINAL DIR. 14
 - MECHANICAL SYSTEMS
 - ENERGY CODE COMPLIANCE
 - + LIGHTING CONTROLS
 - + EXIT SIGNS

TENANT SAFETY NOTES

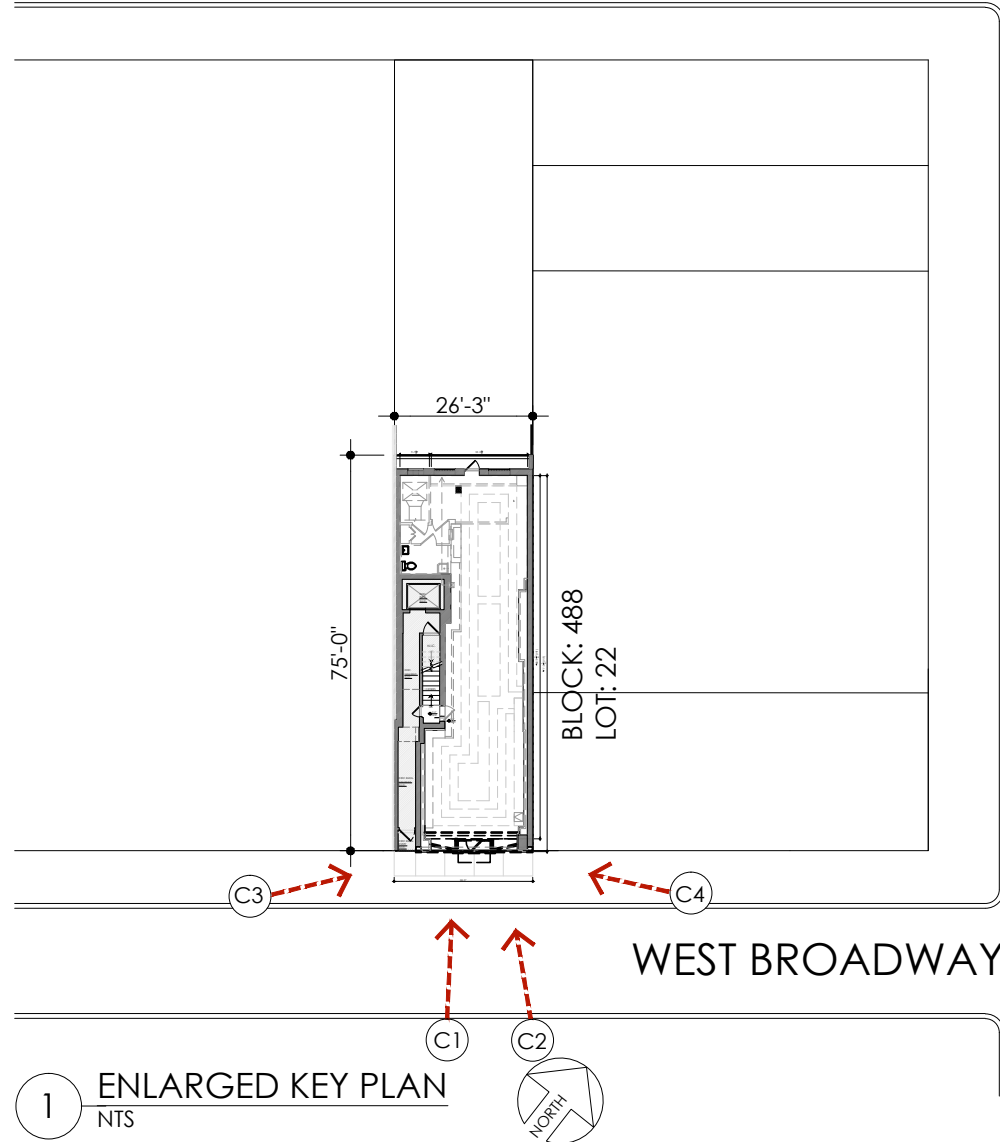
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, AND REGULATION OF ALL OTHER AGENCIES HAVE JURISDICTION.
- CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
- ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIAL, TOOLS, ETC.
- ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN A ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR. DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA; AND BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
- CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8AM TO 5PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS.
- CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.



SITE INFORMATION:

ADDRESS	400 BROADWAY
FLOOR	CELLAR & 1ST FLOOR
BLOCK	488
LOT	22
ZONE MAP	12A
ZONE	M1-5A LIGHT MANUFACTURING DISTRICT (HIGH PERFORMANCE)
ZONING USE GROUP	6
LANDMARK	YES (SOHO-CAST IRON HISTORIC DISTRICT)
SQUARE FEET	FIRST FLOOR: 1,300 SQ. FT. (NET) CELLAR FLOOR: 538 SQ. FT. (NET)

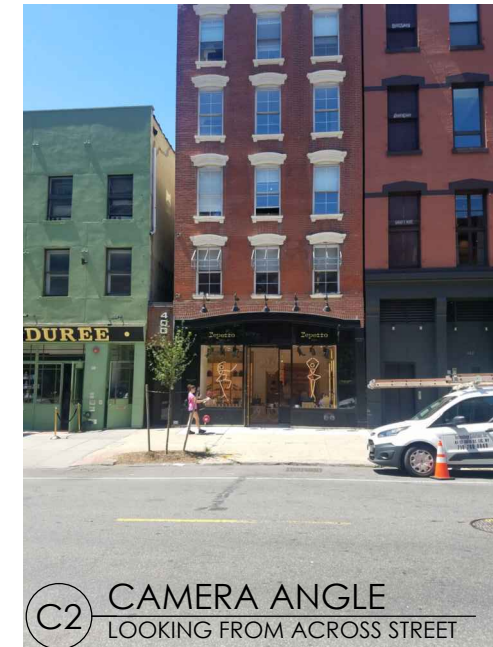
THOMPSON STREET



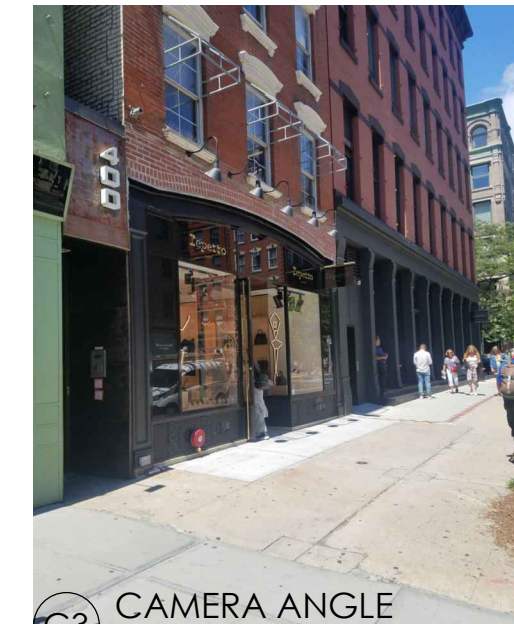
SPRING STREET

WEST BROADWAY

1 ENLARGED KEY PLAN
NTS



C2 CAMERA ANGLE
LOOKING FROM ACROSS STREET



C3 CAMERA ANGLE
LOOKING FROM SOUTH WEST CORNER ON WEST B'WAY



C1 CAMERA ANGLE
LOOKING FROM ACROSS STREET



C4 CAMERA ANGLE
LOOKING FROM NORTH EAST CORNER ON WEST B'WAY

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Project No. 1444-1

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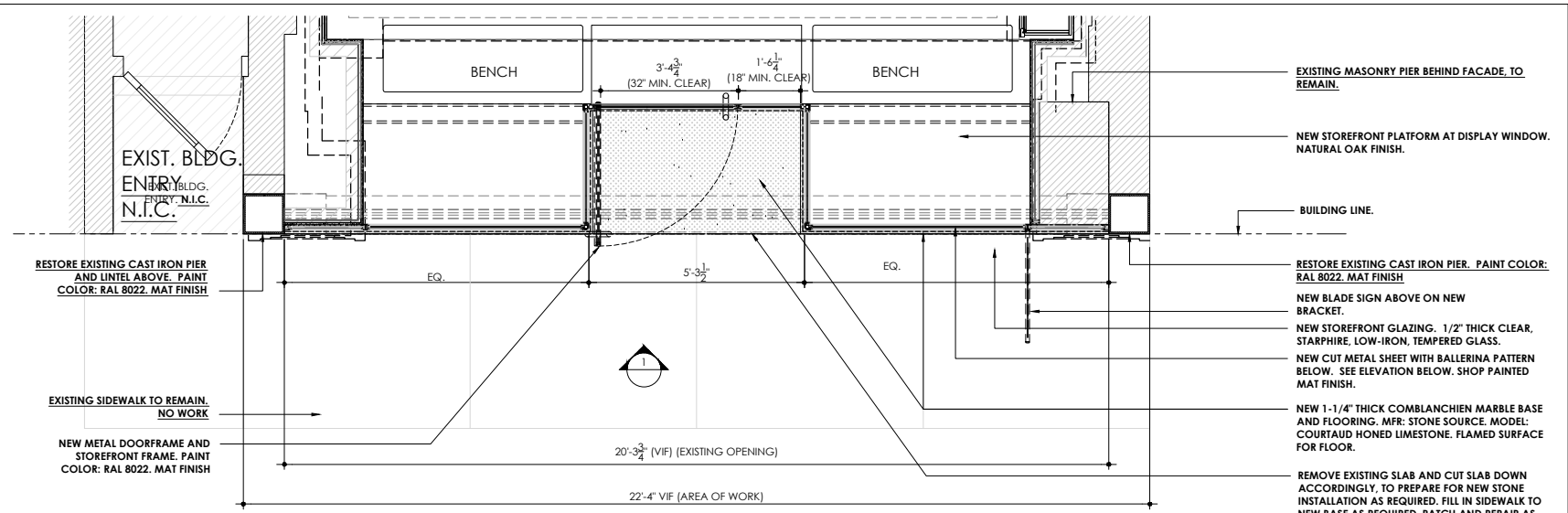
1 PREVIOUS EXTERIOR STOREFRONT PHOTO
NTS



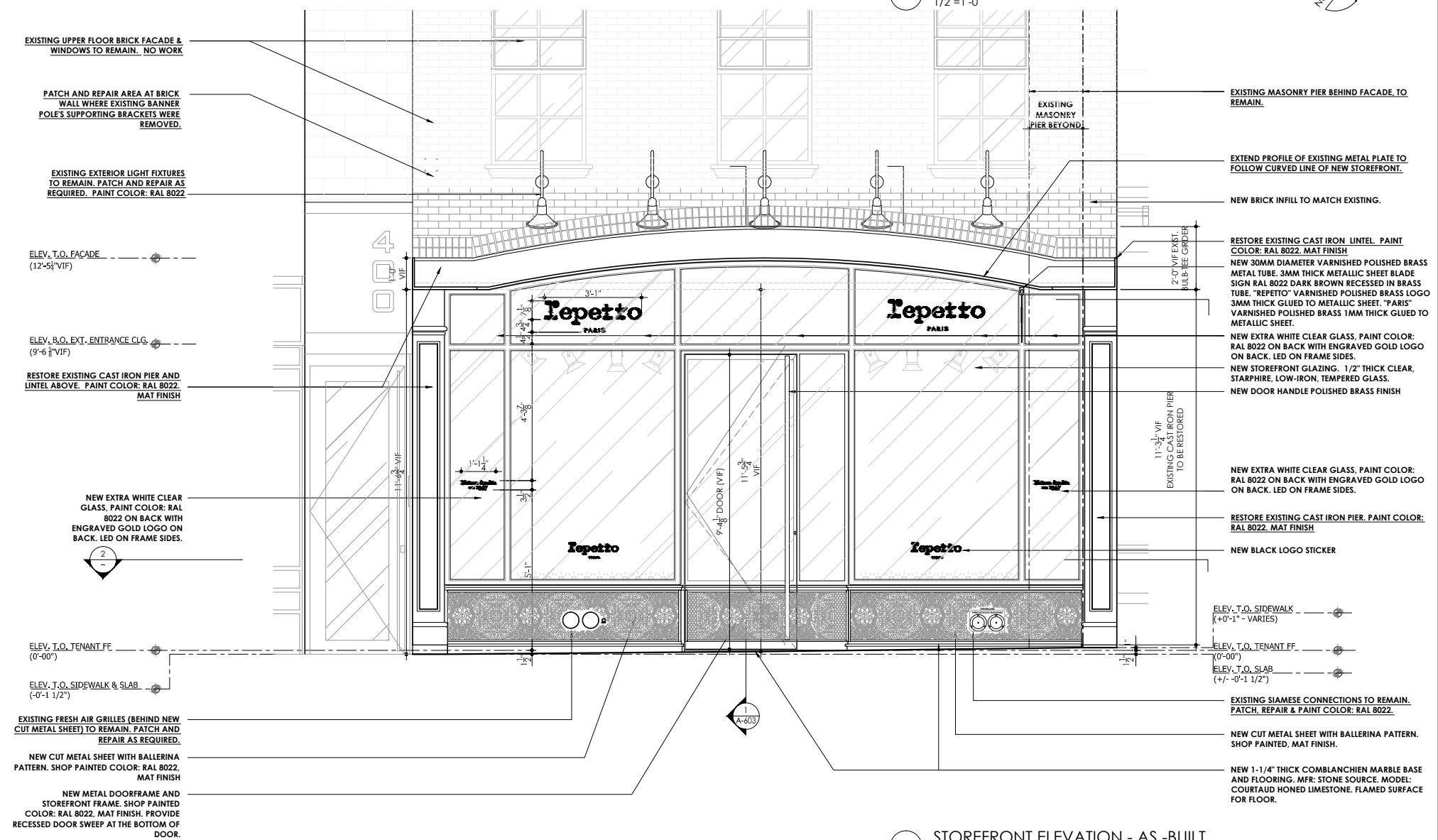
2 PROPOSED & APPROVED FACADE
NTS



3 FINAL AS-BUILT FACADE
NTS



2 STOREFRONT / PARTIAL PLAN - AS-BUILT
1/2"=1'-0"

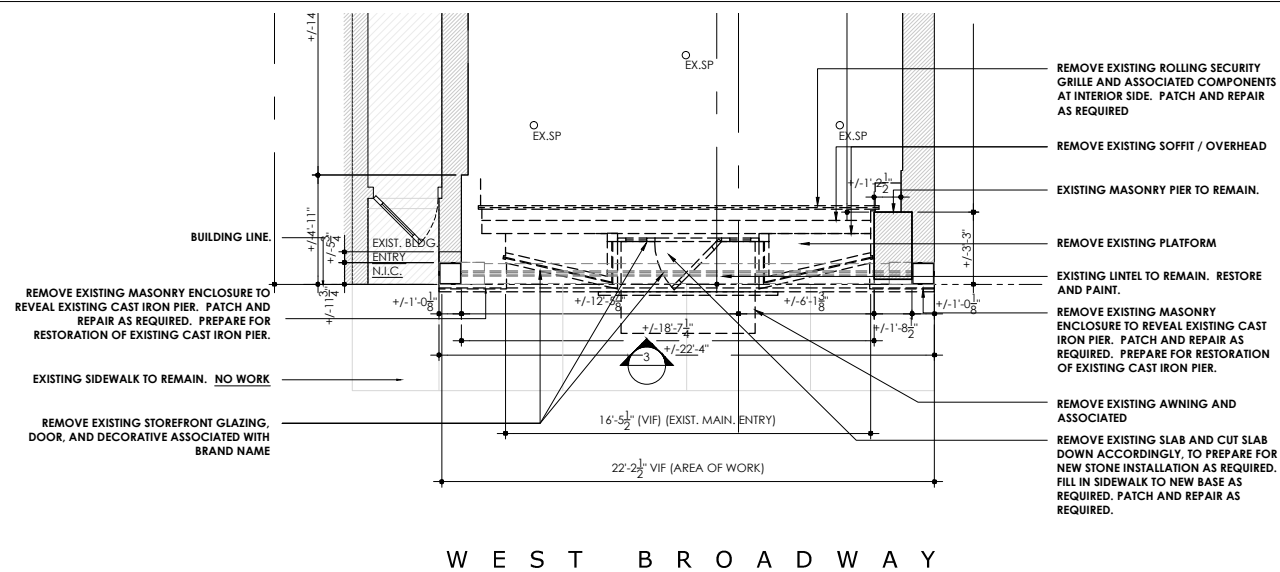


1 STOREFRONT ELEVATION - AS -BUILT
1/2"=1'-0"

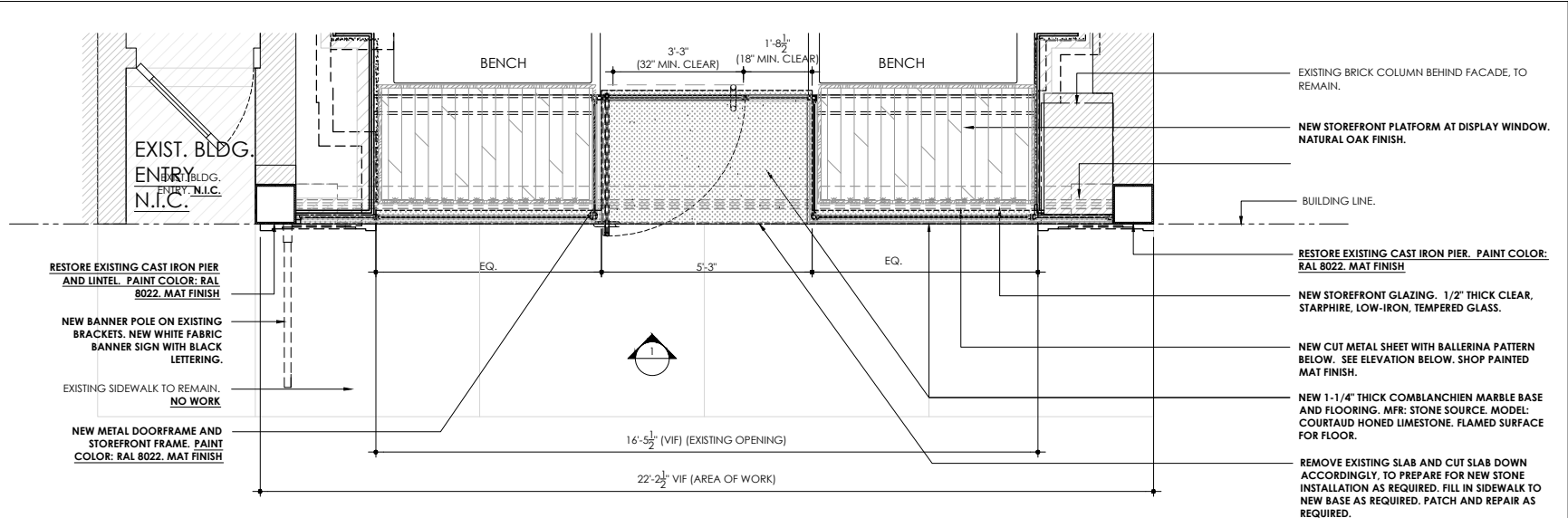
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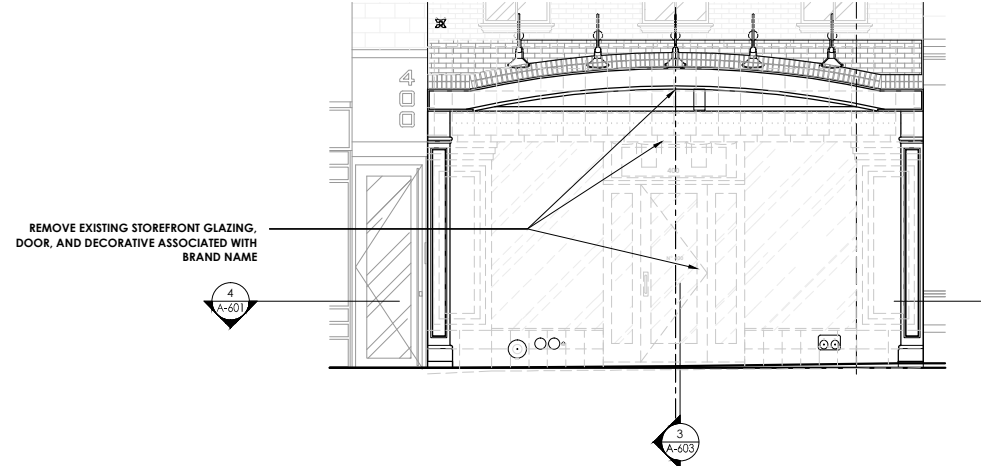
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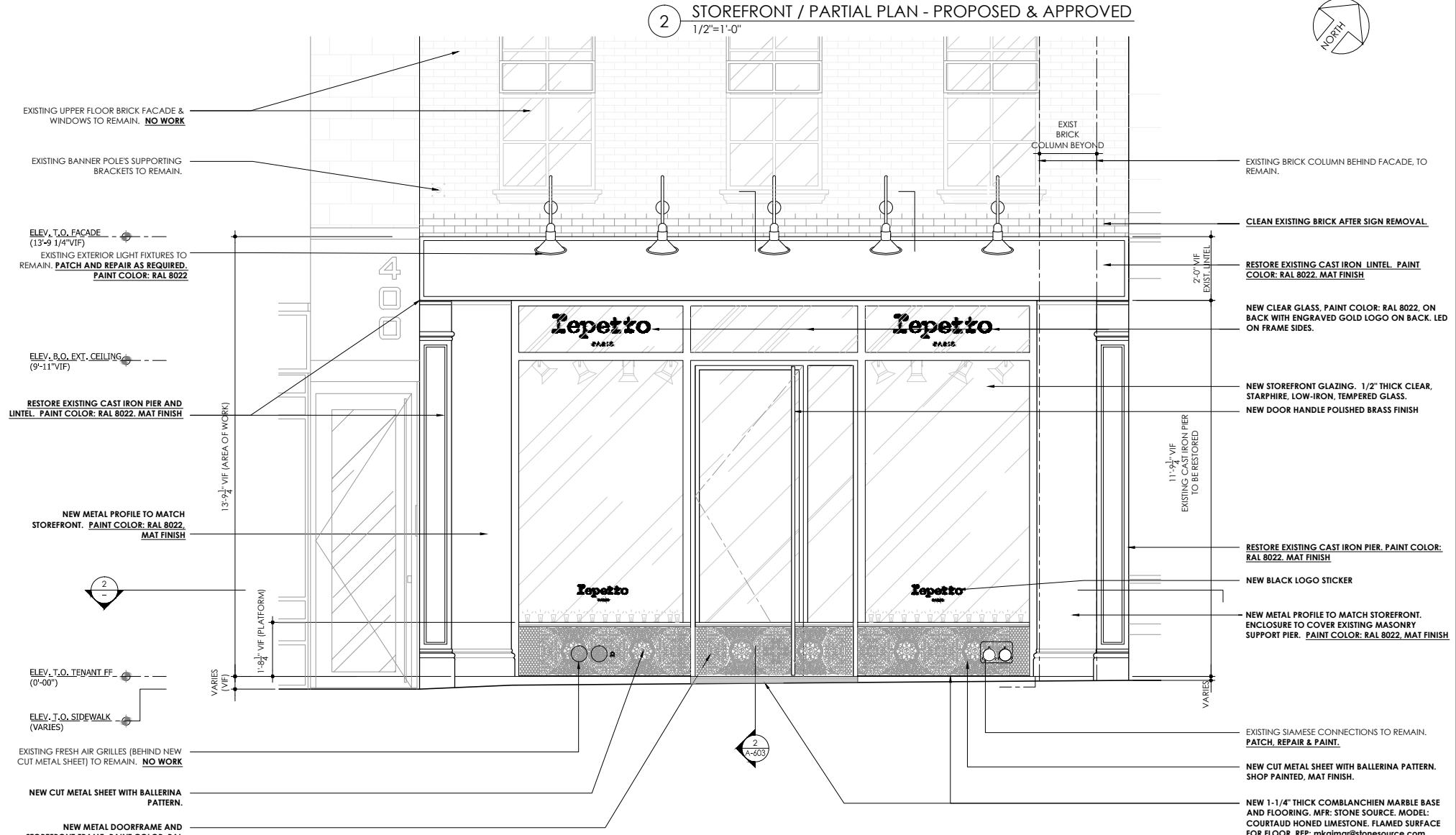
WEST BROADWAY



4 STOREFRONT / PARTIAL PLAN - DEMOLITION
1/4"=1'-0"



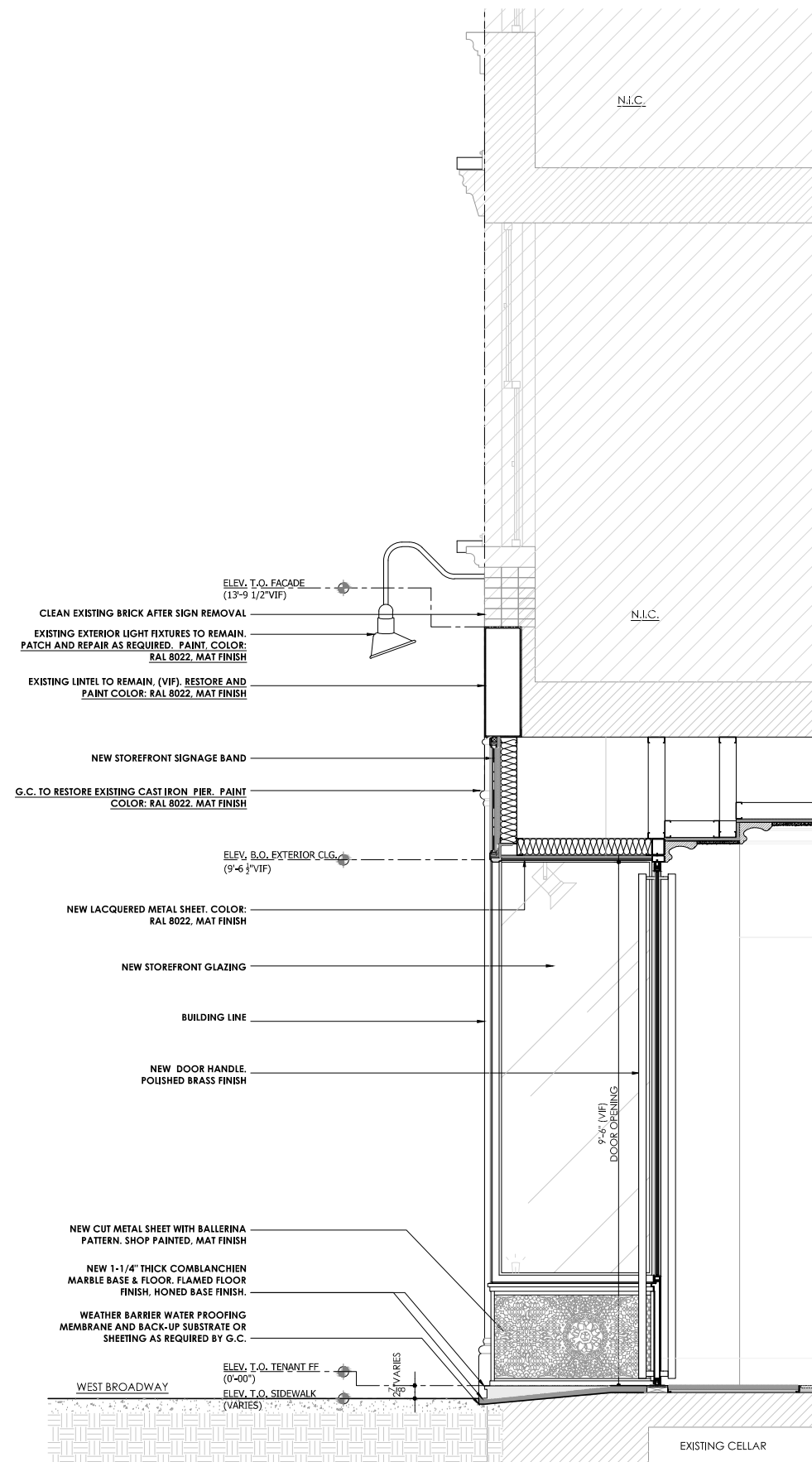
3 STOREFRONT ELEVATION - DEMOLITION
1/4"=1'-0"



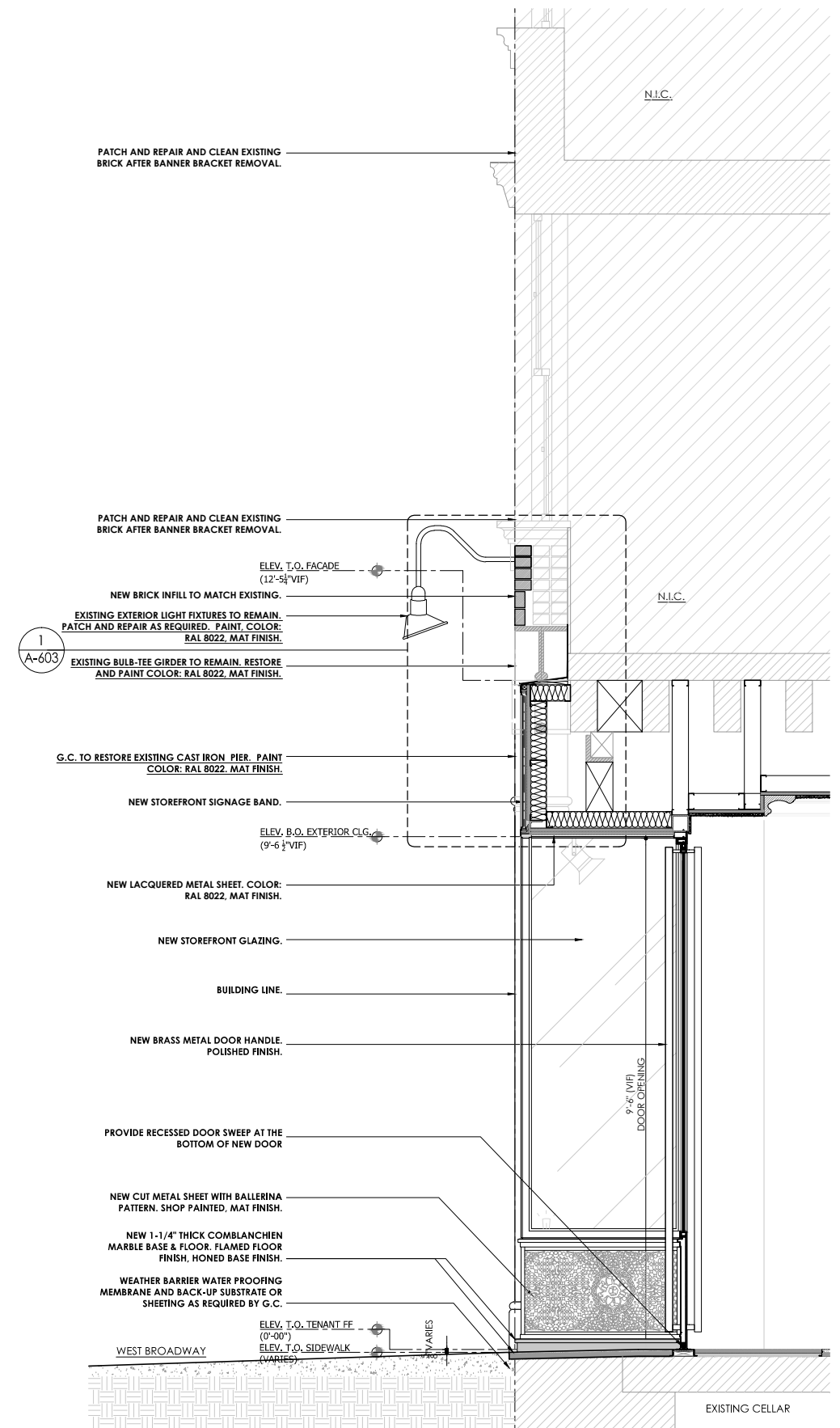
1 STOREFRONT ELEVATION - PROPOSED & APPROVED
1/2"=1'-0"



3 SECTION @ DOOR - DEMOLITION
1/4"=1'-0"



2 SECTION @ DOOR - PROPOSED & APPROVED
3/4"=1'-0"



1 SECTION @ DOOR - AS BUILT
3/4"=1'-0"

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28

DORMAN, LONG & CO. LIMITED.

BULB TEES

D.L.B.T. 1A.
2 1/2" x 2 1/2" x 6.98 lbs per ft.

D.L.B.T. 1B.
2" x 2" x 3.2 lbs per ft.

B.S.B.T. 1.*
7" x 6 1/2" x 19.01 lbs per ft.

B.S.B.T. 2.*
8" x 5 1/2" x 22.78 lbs per ft.

B.S.B.T. 3.*
9" x 5 1/2" x 26.76 lbs per ft.

B.S.B.T. 4.*
10" x 6" x 31.6 lbs per ft.

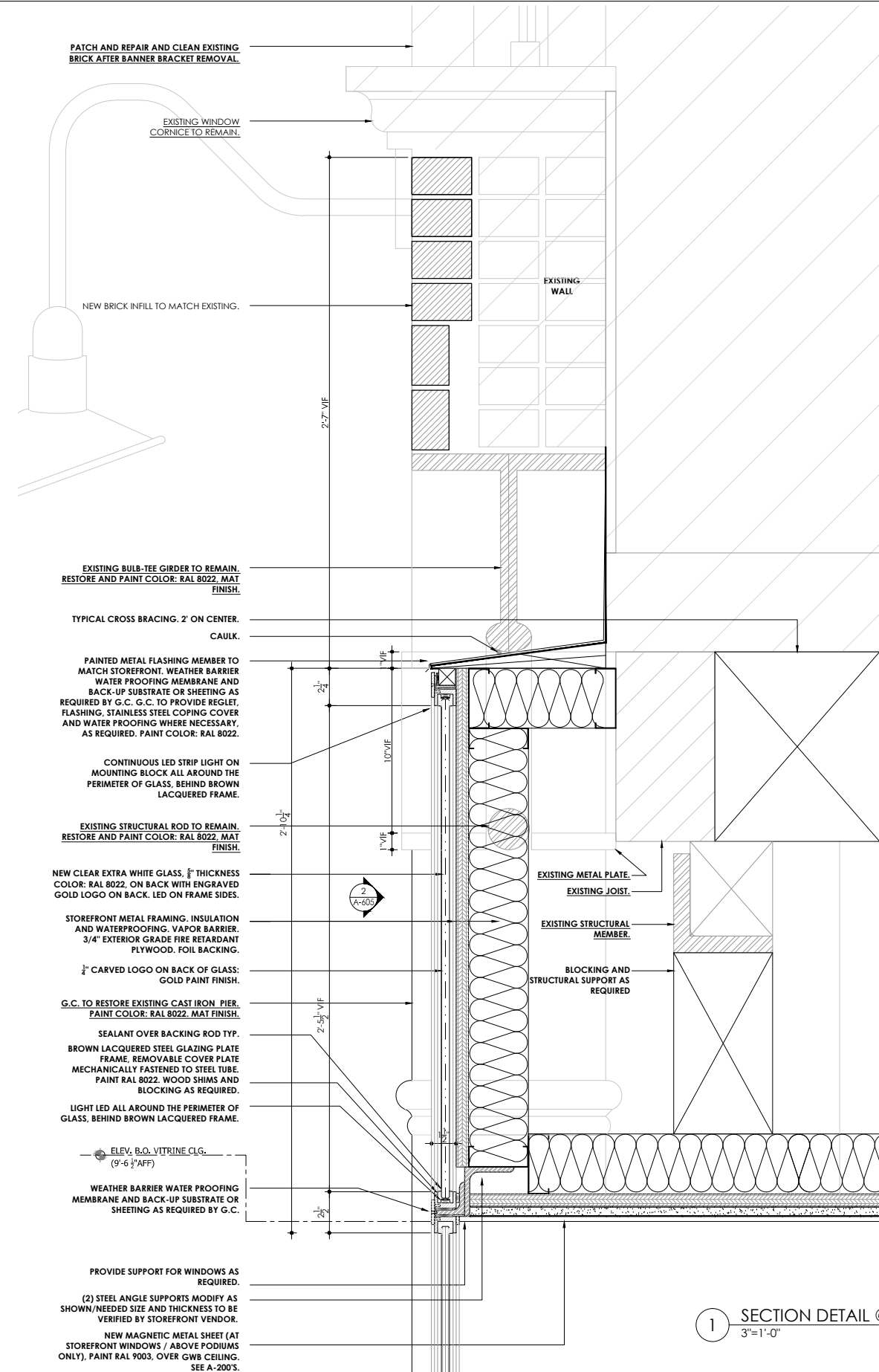
B.S.B.T. 5.*
11" x 6 1/4" x 37.86 lbs per ft.

B.S.B.T. 6.*
12" x 6 1/2" x 42.49 lbs per ft.

Each Section will be to correct profile for the weights given, but for increased weights the Section will be modified as indicated on page 32.

FOR TABLE OF PROPERTIES SEE PAGES 42 AND 43.

2 BULB TEES TABLE
NTS



1 SECTION DETAIL @ STOREFRONT
3"=1'-0"