

APPLICATION TO NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

IN MATTER OF ROOFTOP MODIFICATIONS

495 BROADWAY NEW YORK, NY. 10012

LIST OF DRAWINGS:

- T-000.00 COVER SHEET: HISTORIC DISTRICT MAP, ARCHIVE AND CONTEMPORARY IMAGES
- A-100.00 EXISTING & PROPOSED ROOFTOP PLAN
- A-101.00 EXISTING & PROPOSED ROOFTOP SECTIONAL ELEVATIONS
- A-102.00 EXISTING & PROPOSED ROOFTOP SECTIONAL ELEVATIONS
- A-102.00 VOLUMETRIC STUDY: EXISTING & PROPOSED CONDITIONS
- A-104.00 AXON I RENDERING: EXISTING & PROPOSED CONDITIONS
- A-105.00 AXON II RENDERING: EXISTING & PROPOSED CONDITIONS
- A-106.00 AXON IV RENDERING: EXISTING & PROPOSED CONDITIONS
- A-108.00 PROPOSED ROOFTOP MATERIALS AXON
- LPC-100 BROADWAY MOCK UP VISIBILITY STUDY
- LPC-200 MERCER STREET MOCK UP VISIBILITY STUDY
- LPC-300 ROOFTOP PHOTOS OF MOCK UP



495 BROADWAY 1940 TAX PHOTO



SOHO CAST IRON HISTORIC DISTRICT

SCALE: NTS



495 BROADWAY 2021



307 7TH AVE
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NY NY 10001

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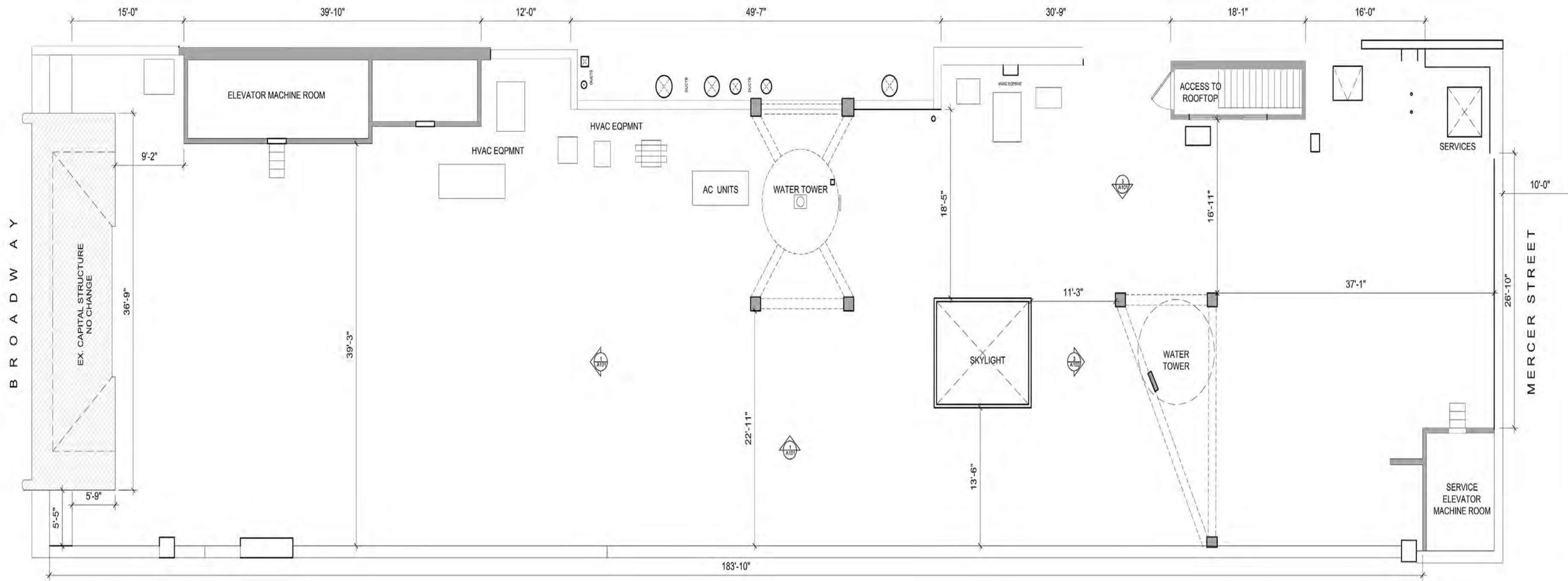
No.	DATE	ISSUED / REVISED
1	07.01.2021	

PROJECT

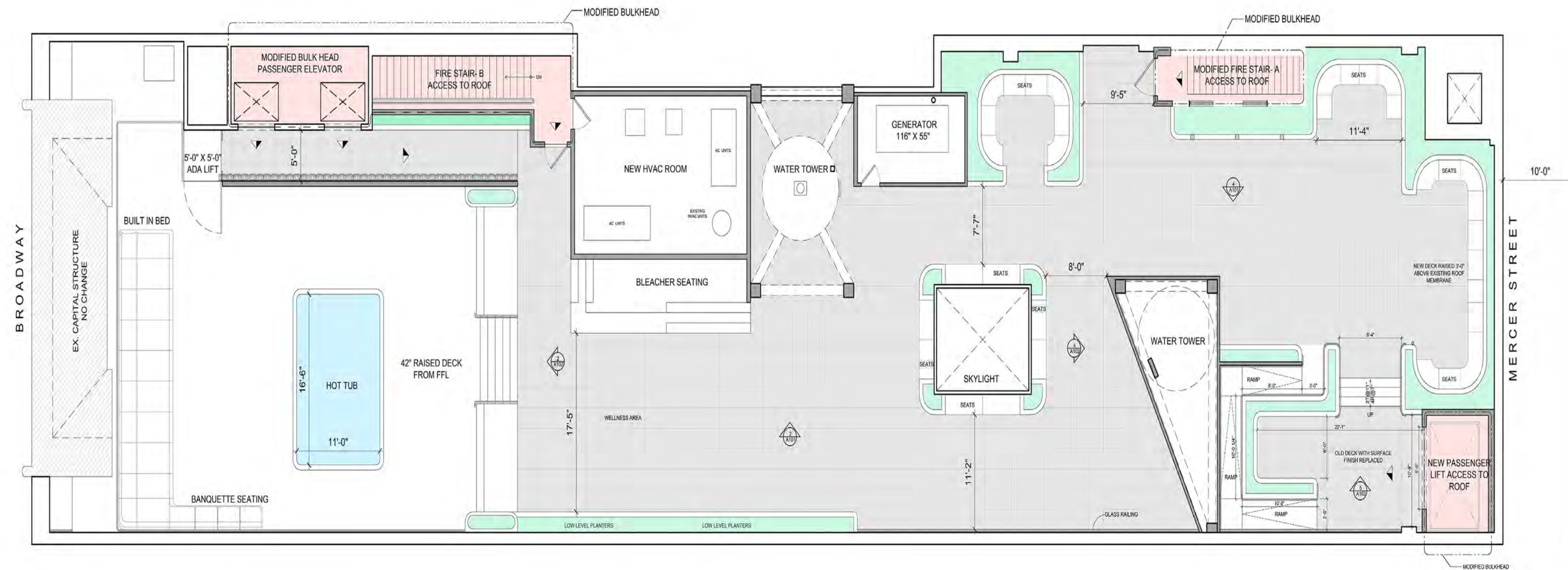
495 BROADWAY

ROOFTOP PROPOSAL

SEAL & SIGNATURE	DATE
	07.01.2021
	PROJECT No: 20XX
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	SCALE: AS NOTED
	SHEET No:
	T-100.00
	CAD FILE No:



1 EXISTING ROOFTOP PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED ROOFTOP PLAN
SCALE: 1/8"=1'-0"



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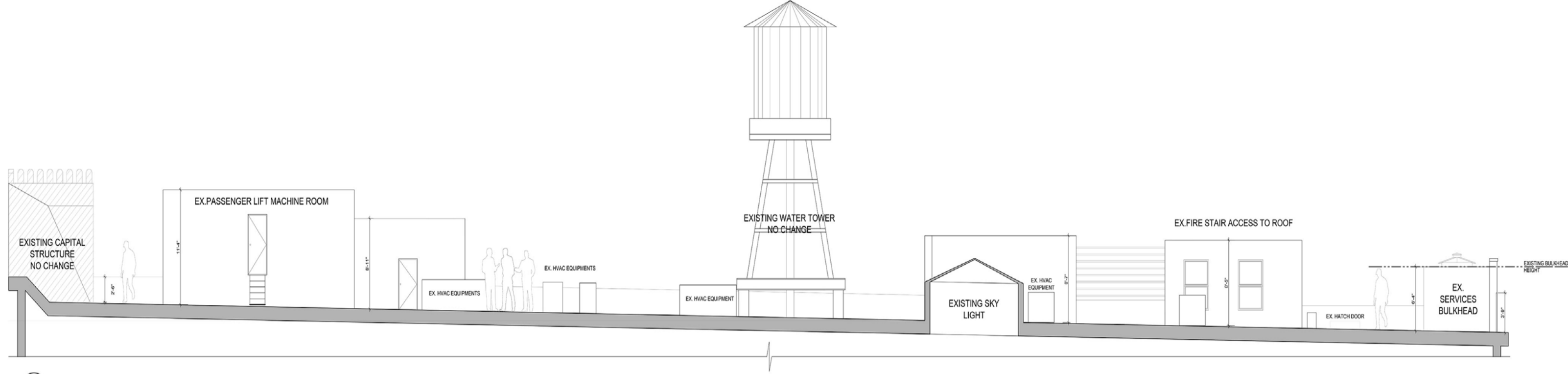
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1	01.07.2021	

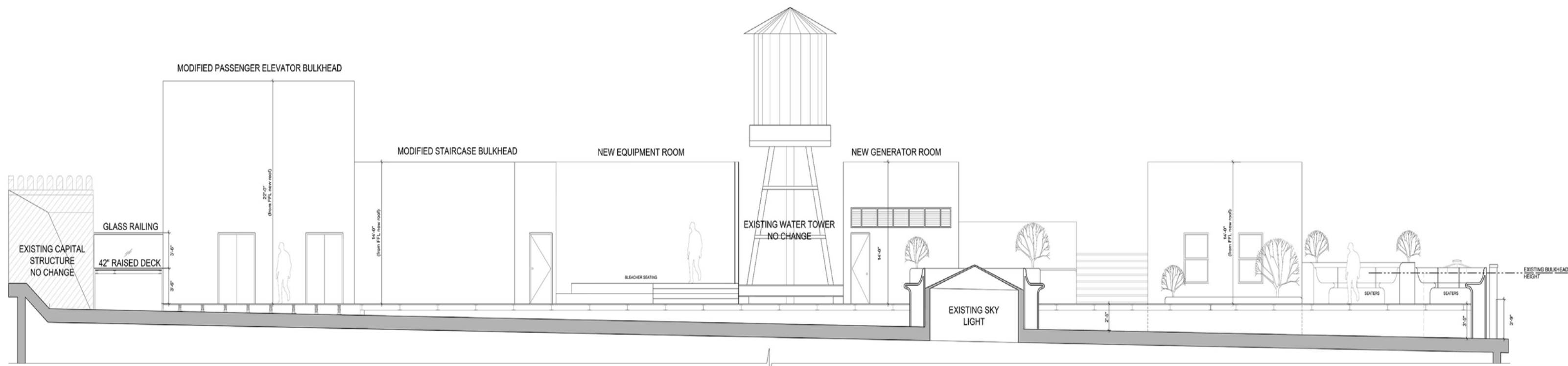
PROJECT
495 BROADWAY

**ROOFTOP PLAN
EXISTING AND
PROPOSED**

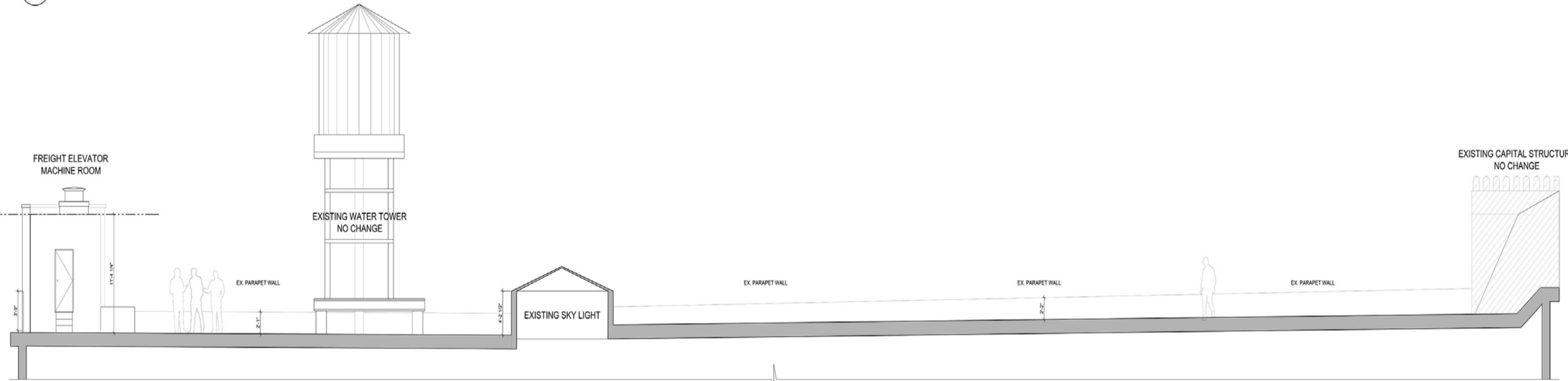
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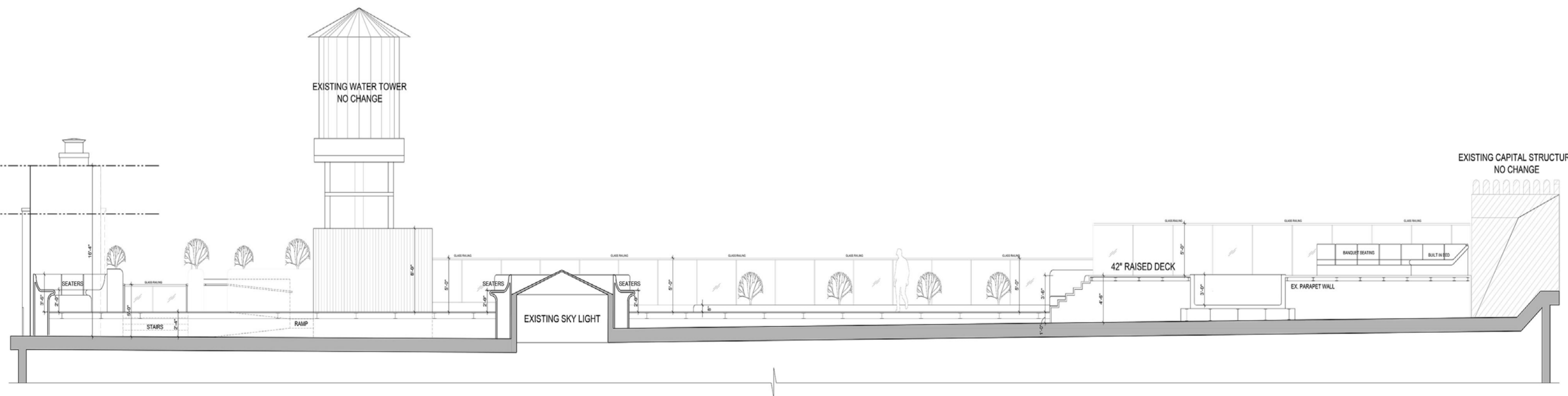
1 EXISTING SOUTHERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



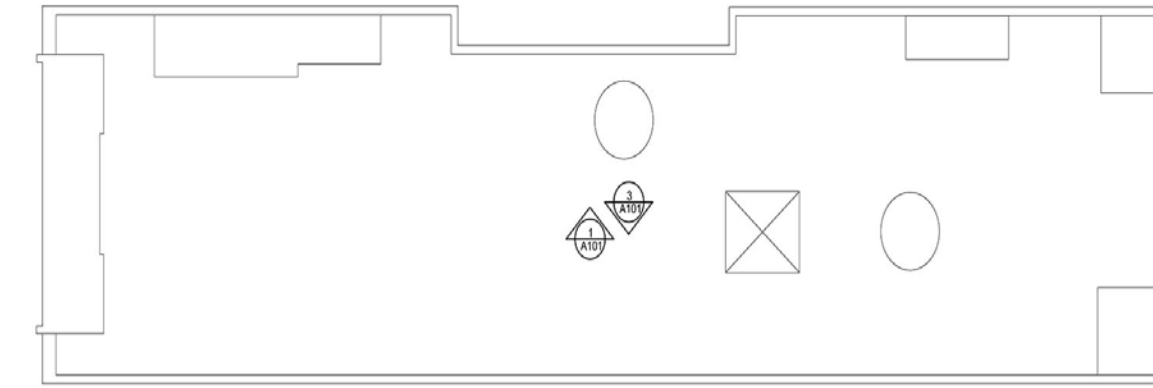
2 PROPOSED SOUTHERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



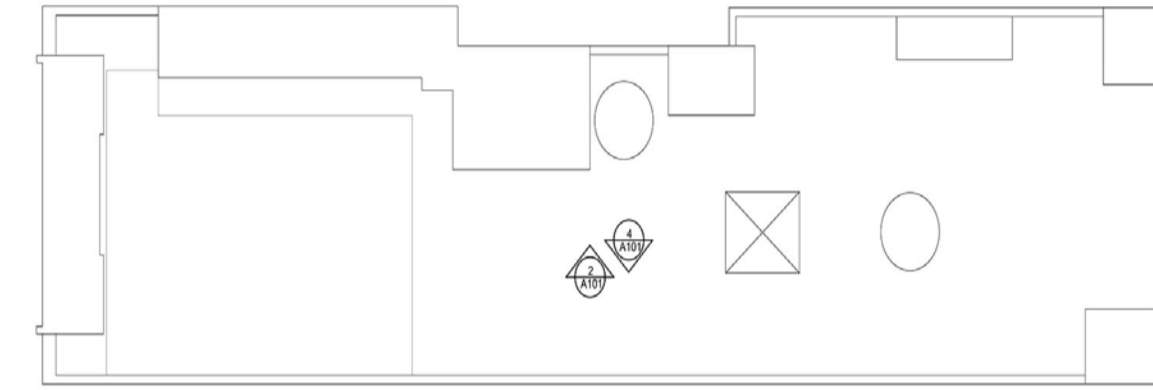
3 EXISTING NORTHERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



4 PROPOSED NORTHERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



5 KEY PLAN EXISTING CONDITIONS
SCALE: NTS



6 KEY PLAN PROPOSED DESIGN
SCALE: NTS



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EXISTING & PROPOSED SECTIONAL ELEVATIONS - I

SEAL & SIGNATURE

DATE: 01.07.2021

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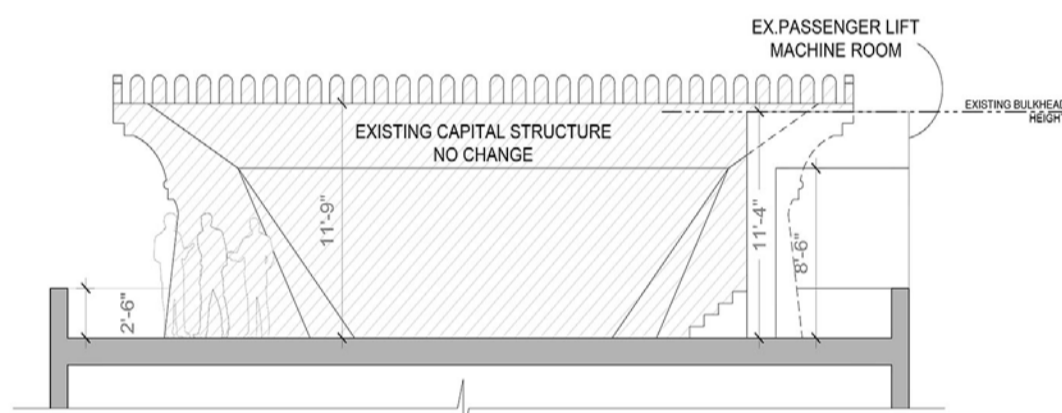
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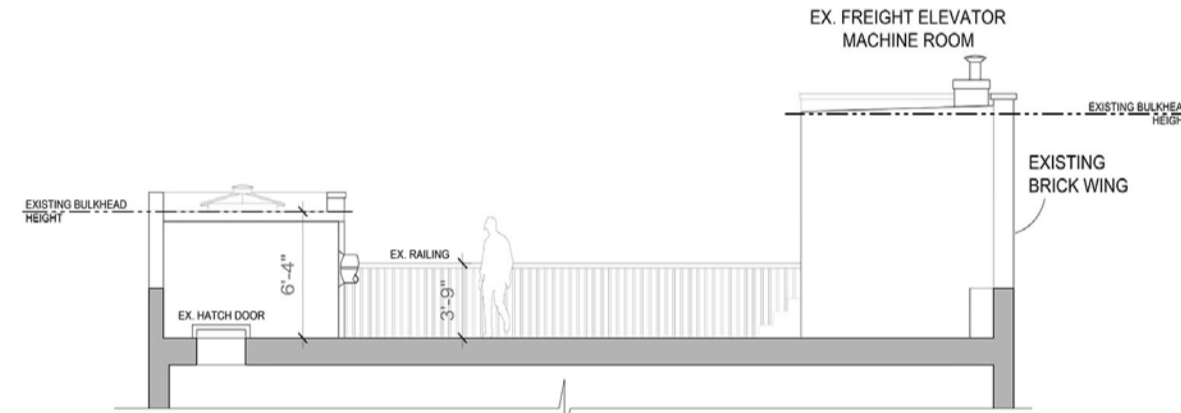
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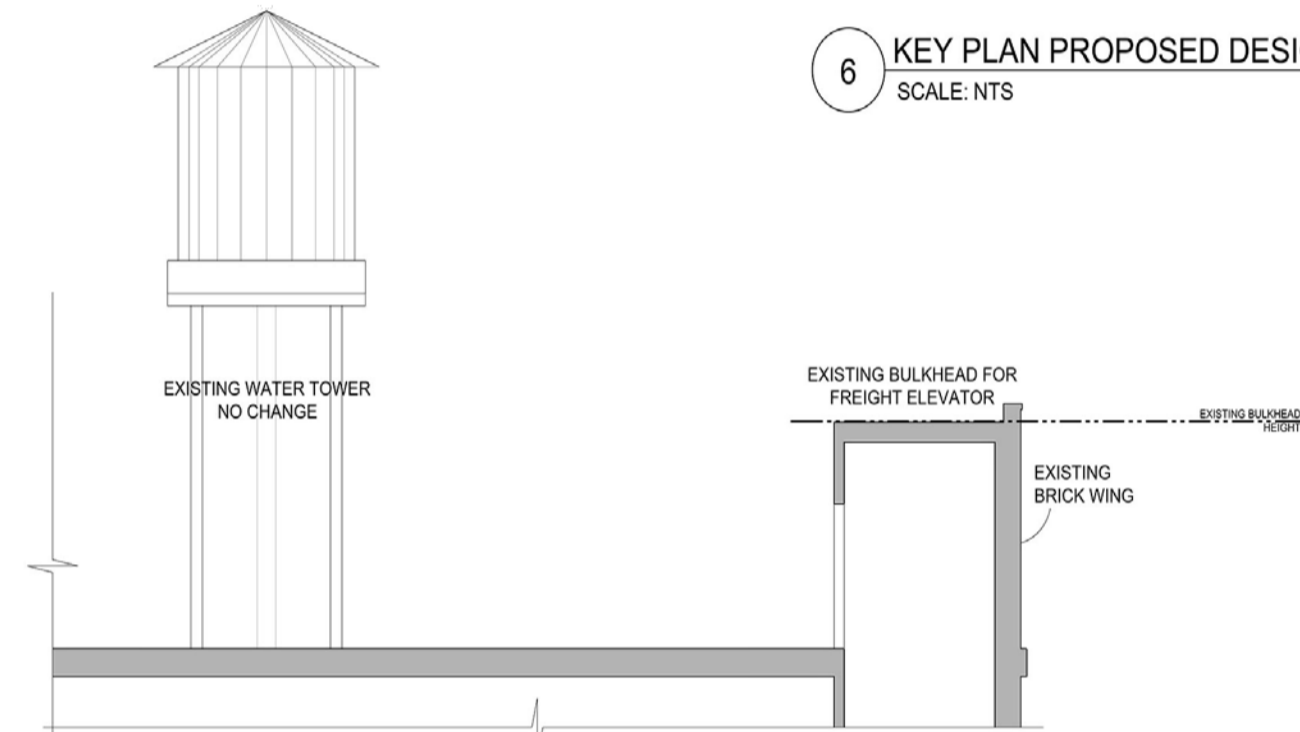
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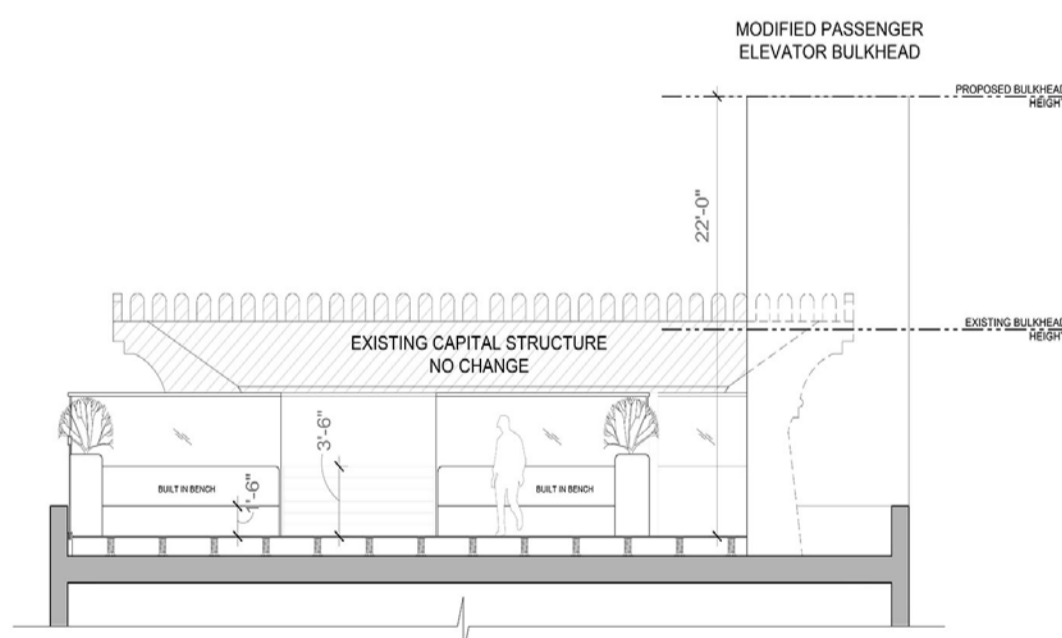
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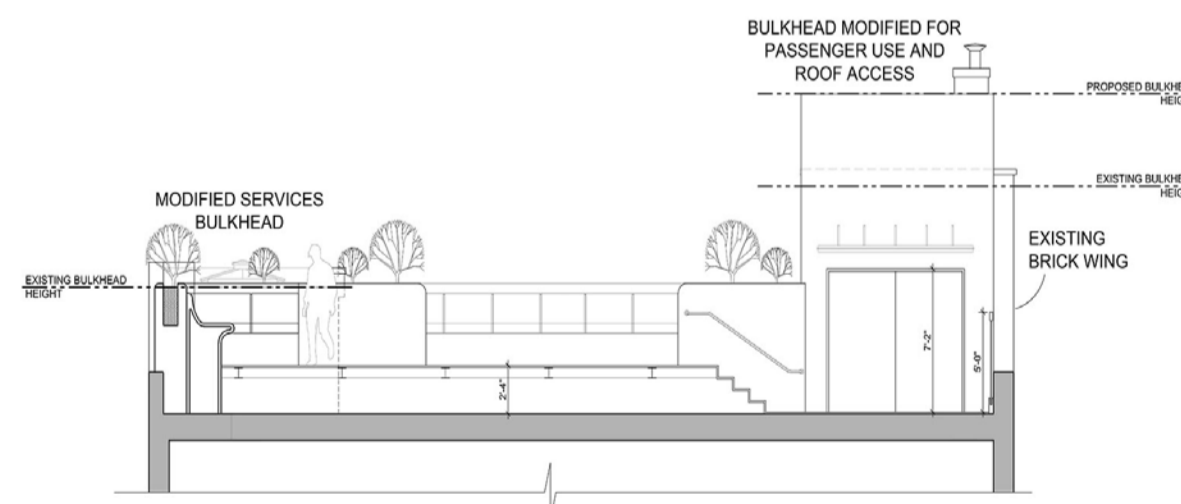
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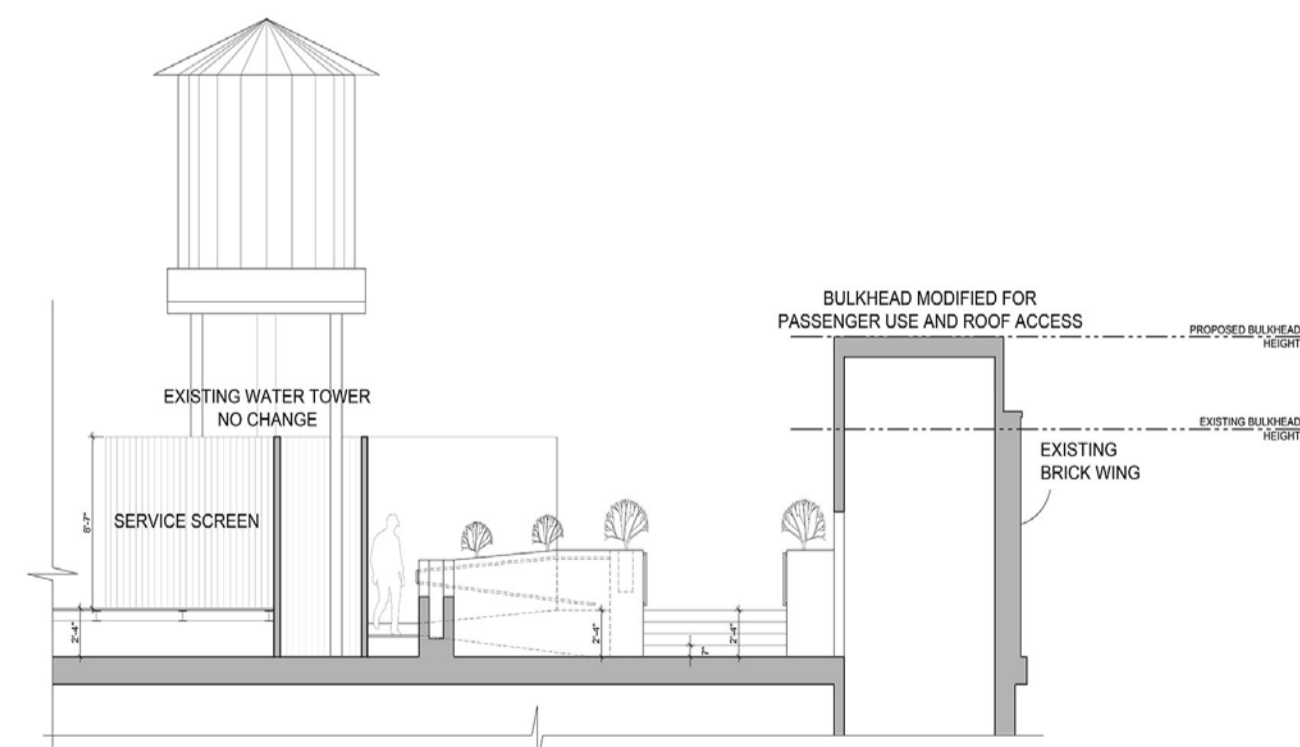
5 EXISTING SOUTHERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



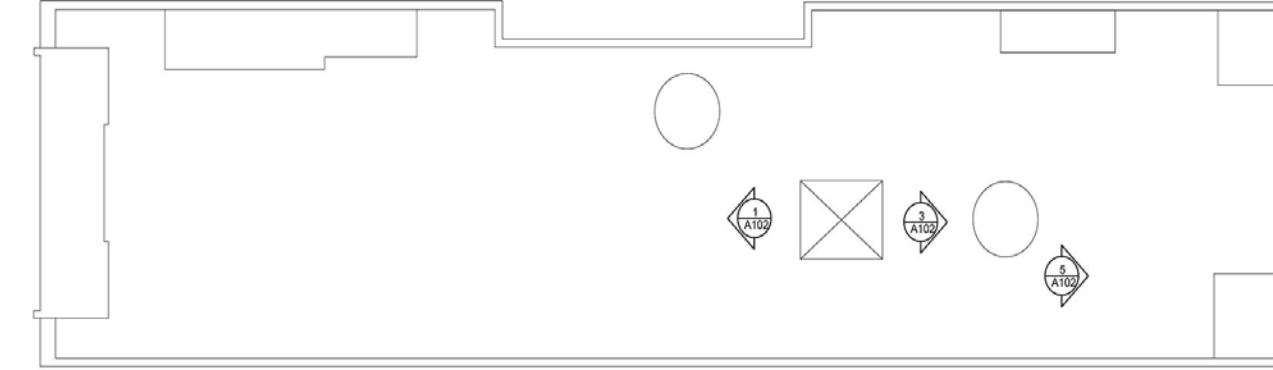
2 PROPOSED EASTERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



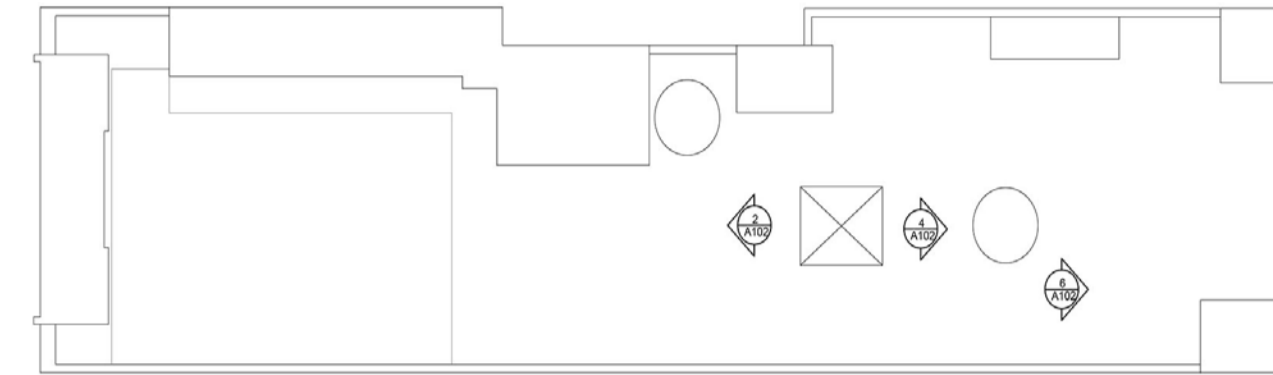
4 PROPOSED WESTERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



6 PROPOSED PART SOUTHERN SECTIONAL ELEVATION
SCALE: 1/8"=1'-0"



5 KEY PLAN EXISTING CONDITIONS
SCALE: NTS



6 KEY PLAN PROPOSED DESIGN
SCALE: NTS



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EXISTING & PROPOSED
SECTIONAL
ELEVATIONS - II

SEAL & SIGNATURE

DATE: 01.07.2021

PROJECT No: 20XX

DRAWN BY: SP

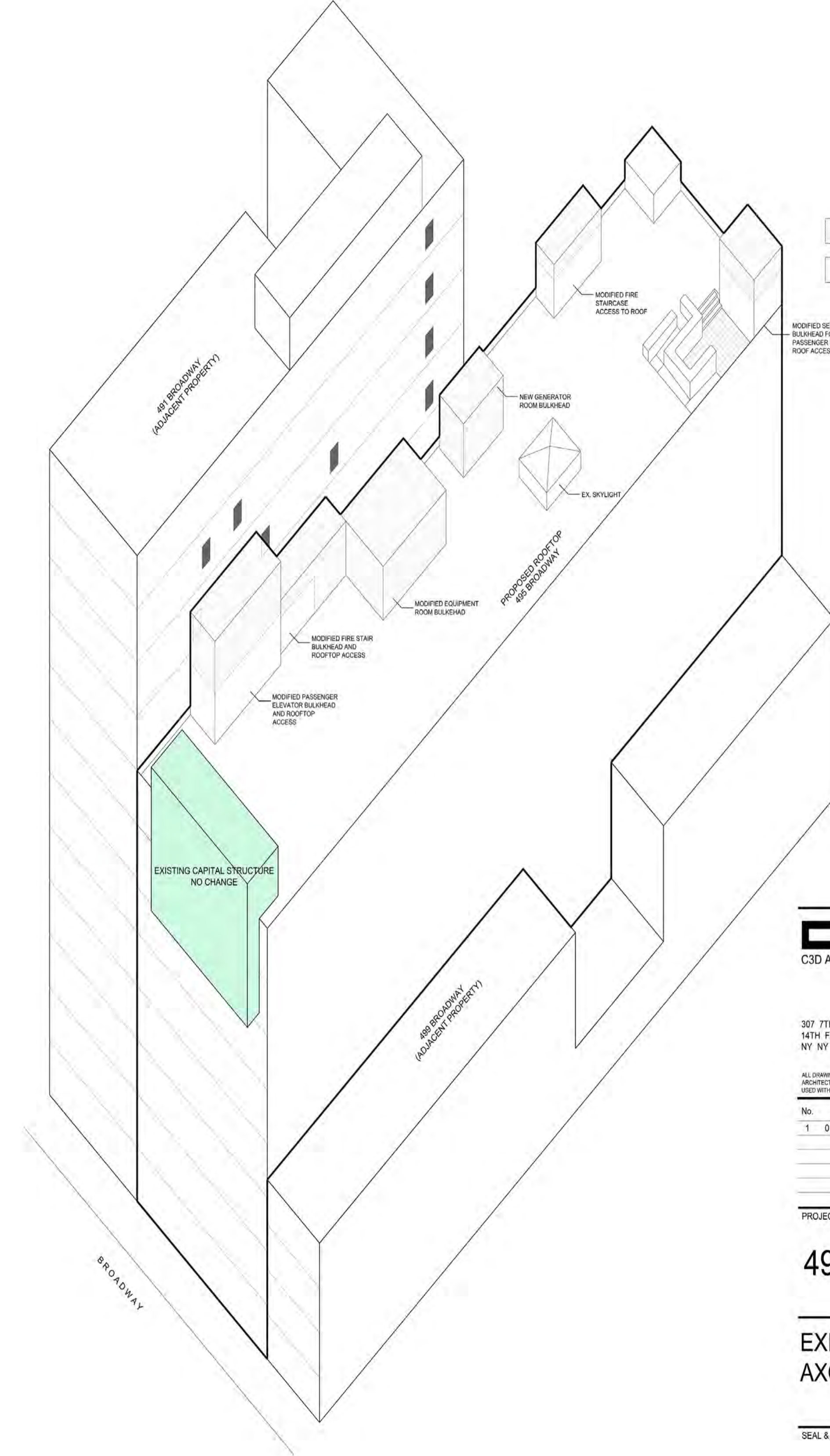
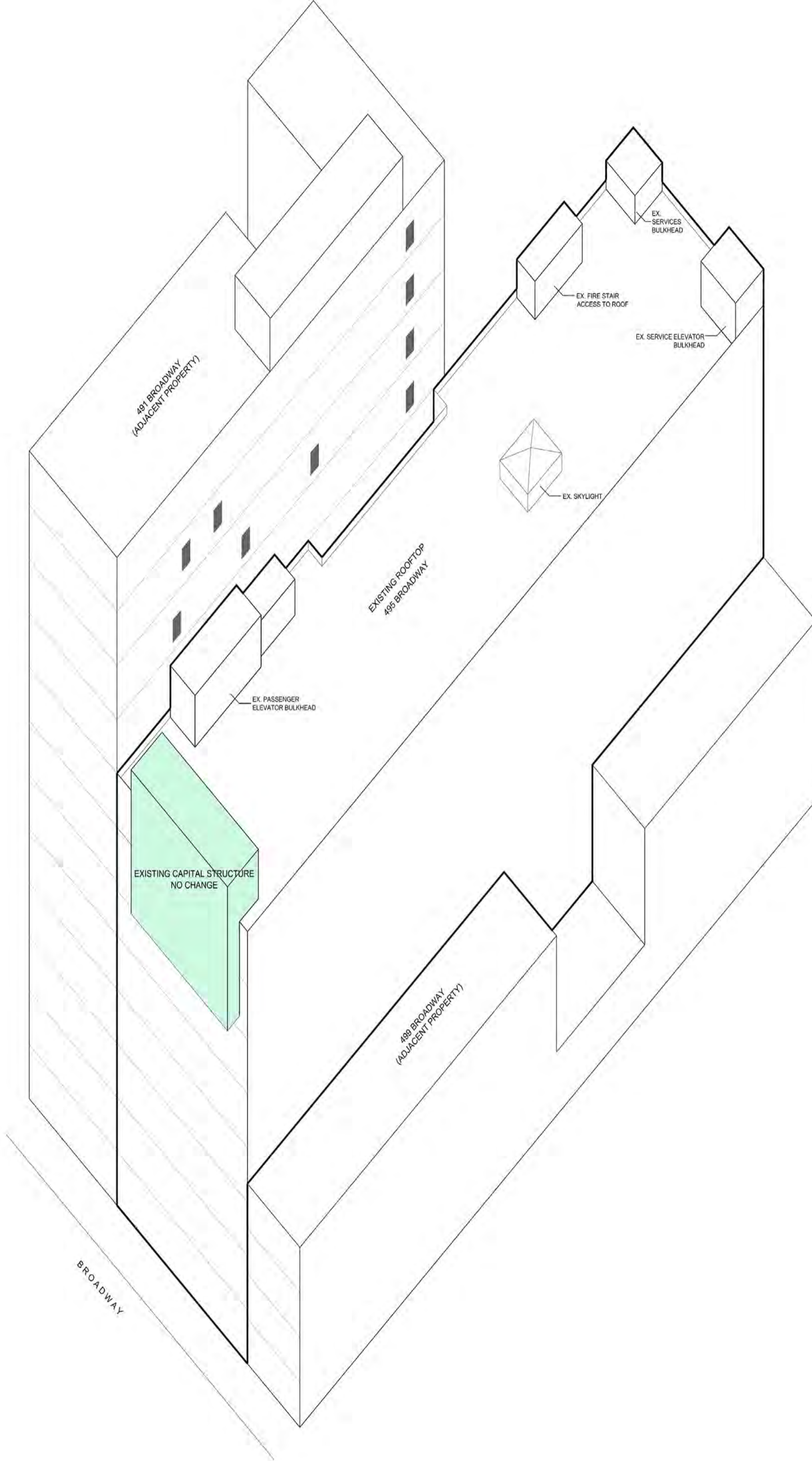
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 ORIGINAL ROOF LEVEL WITH REPLACED SURFACE FINISH
 PROPOSED VOLUME ADDED TO BULKHEAD



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PROJECT

495 BROADWAY

EXISTING & PROPOSED AXONOMETRY

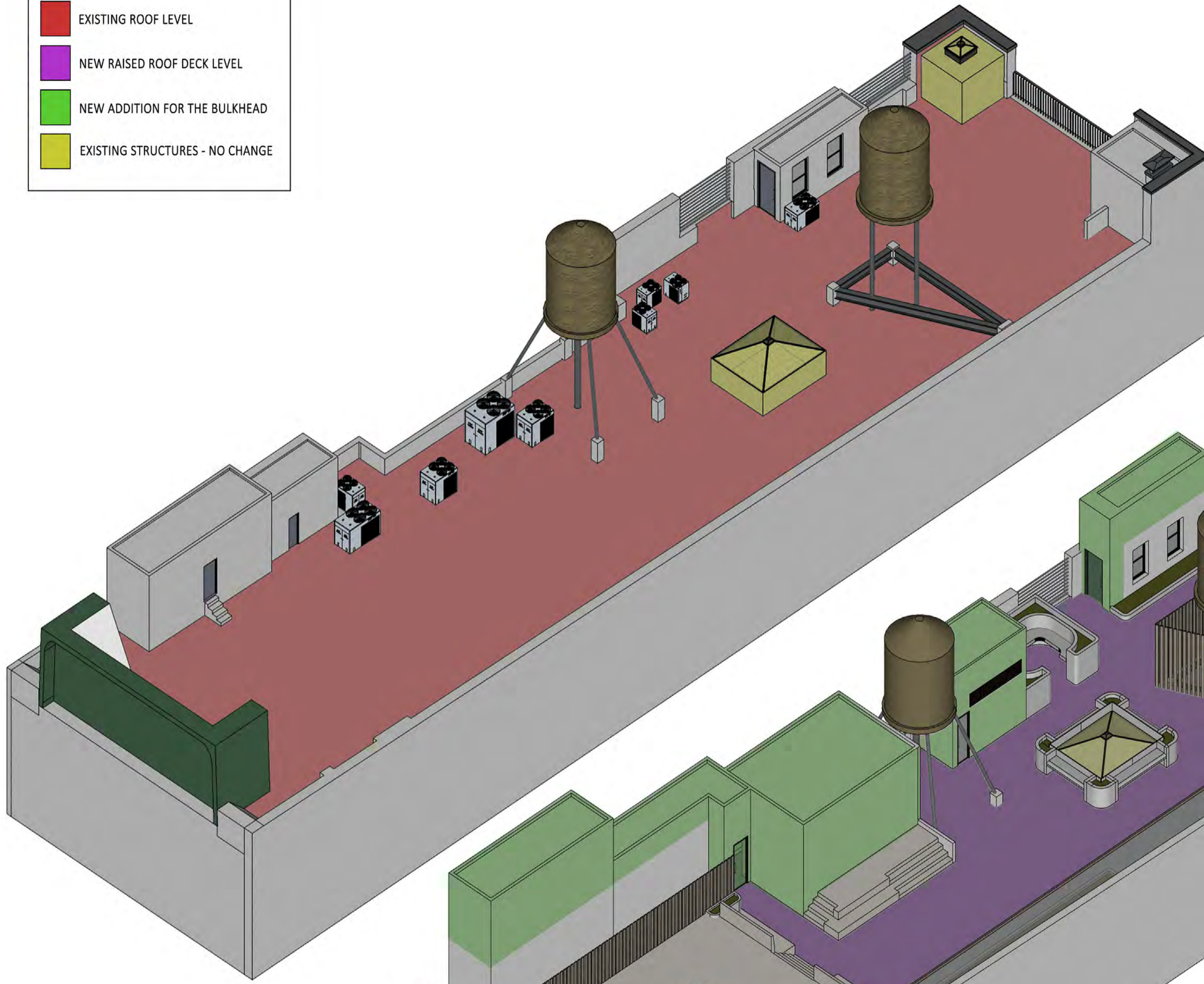
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SHEET No.:		

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CAD FILE No.:

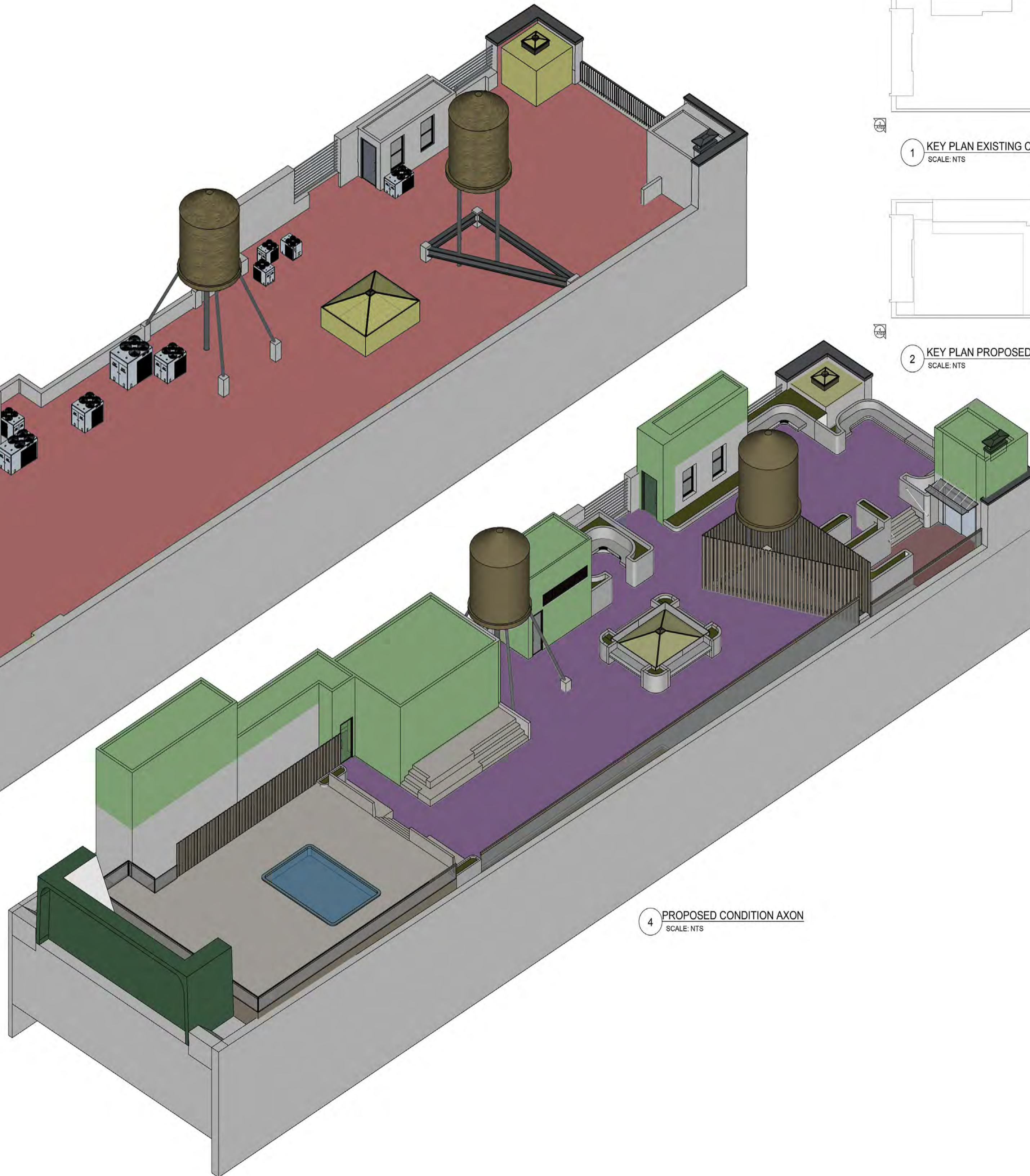
1 EX. AXON WITH ADJACENT PROPERTIES
SCALE: 1/16"=1'-0"

2 PROPOSED AXON WITH ADJACENT PROPERTIES
SCALE: 1/16"=1'-0"

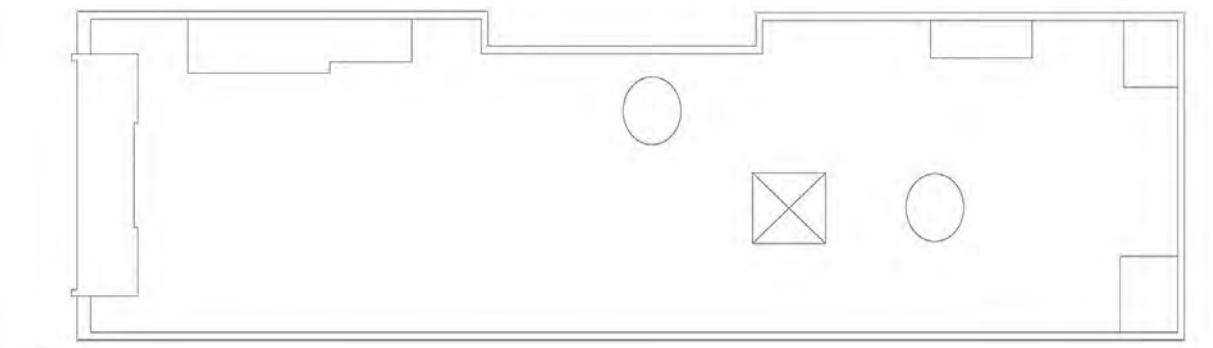
■ EXISTING ROOF LEVEL
■ NEW RAISED ROOF DECK LEVEL
■ NEW ADDITION FOR THE BULKHEAD
■ EXISTING STRUCTURES - NO CHANGE



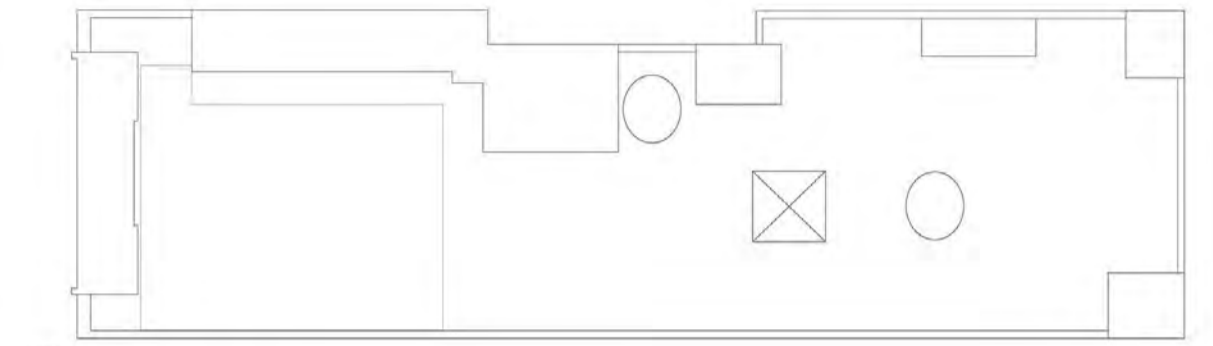
3 EXISTING CONDITION AXON
SCALE: NTS



4 PROPOSED CONDITION AXON
SCALE: NTS



1 KEY PLAN EXISTING CONDITIONS
SCALE: NTS



2 KEY PLAN PROPOSED CONDITIONS
SCALE: NTS



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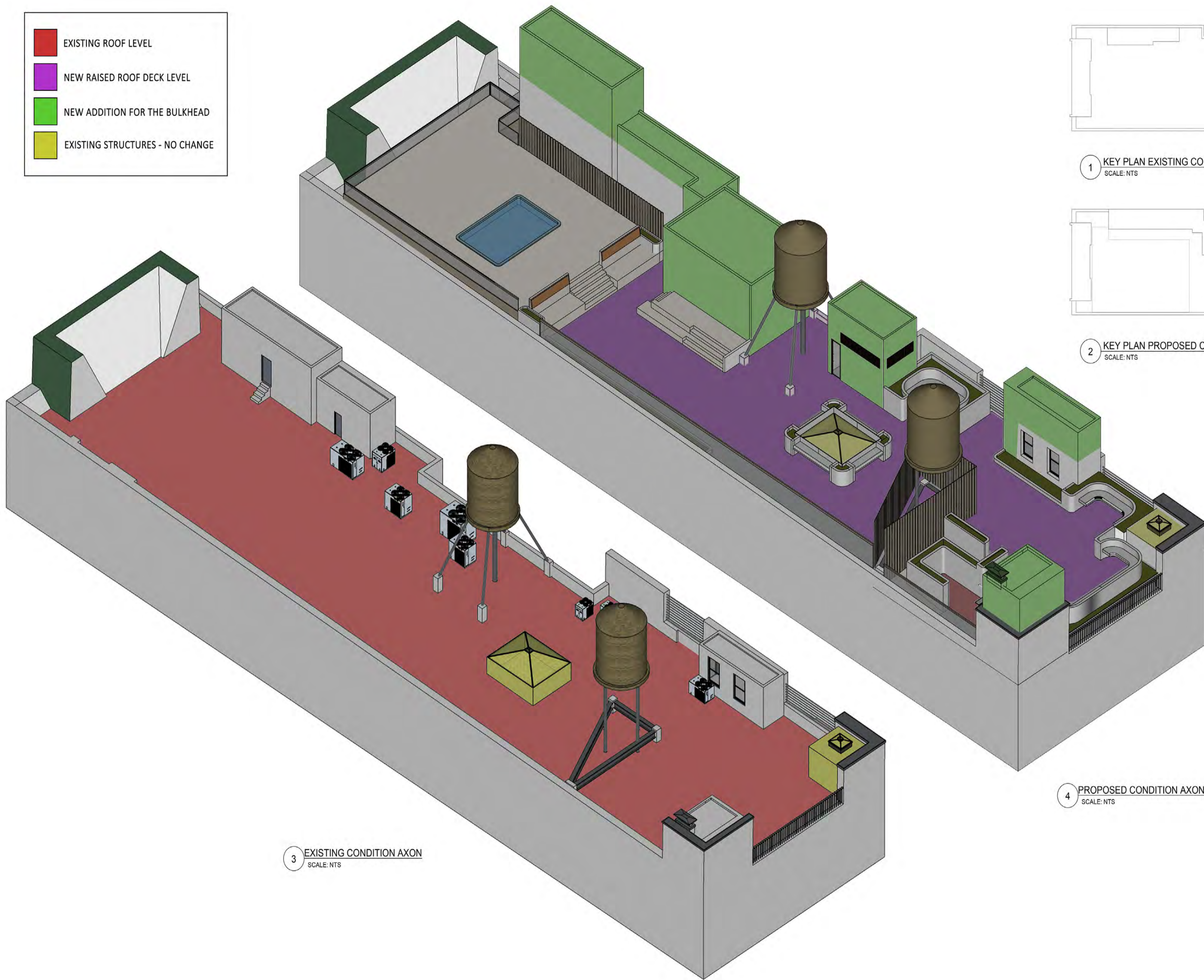
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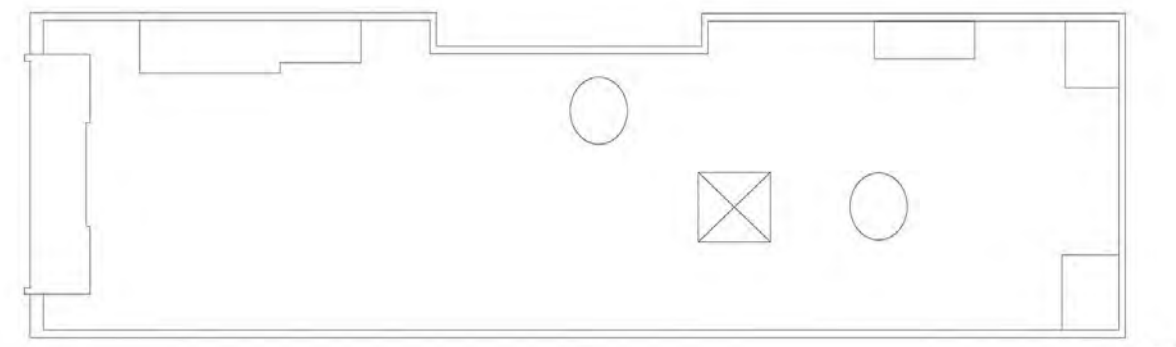
AXON I

SEAL & SIGNATURE	DATE	01.07.2021
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SCALE :	AS NOTED	
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CAD FILE No:		

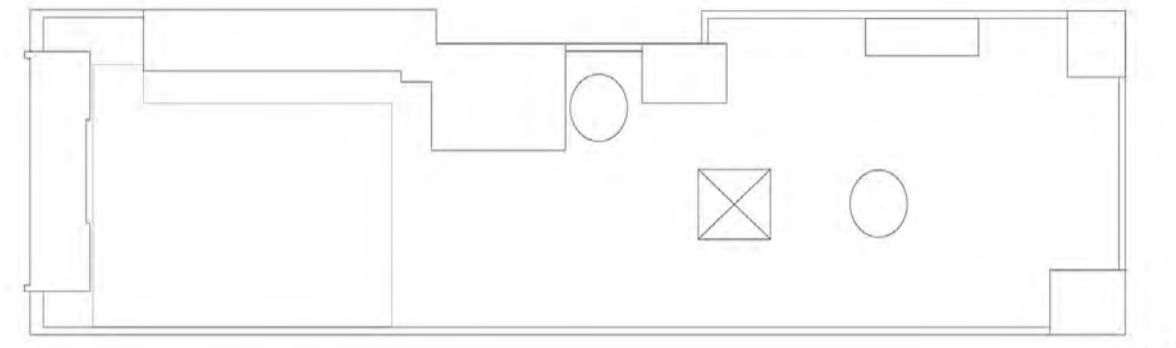
- EXISTING ROOF LEVEL
- NEW RAISED ROOF DECK LEVEL
- NEW ADDITION FOR THE BULKHEAD
- EXISTING STRUCTURES - NO CHANGE



3 EXISTING CONDITION AXON
SCALE: NTS



1 KEY PLAN EXISTING CONDITIONS
SCALE: NTS



2 KEY PLAN PROPOSED CONDITIONS
SCALE: NTS

4 PROPOSED CONDITION AXON
SCALE: NTS



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AXON II

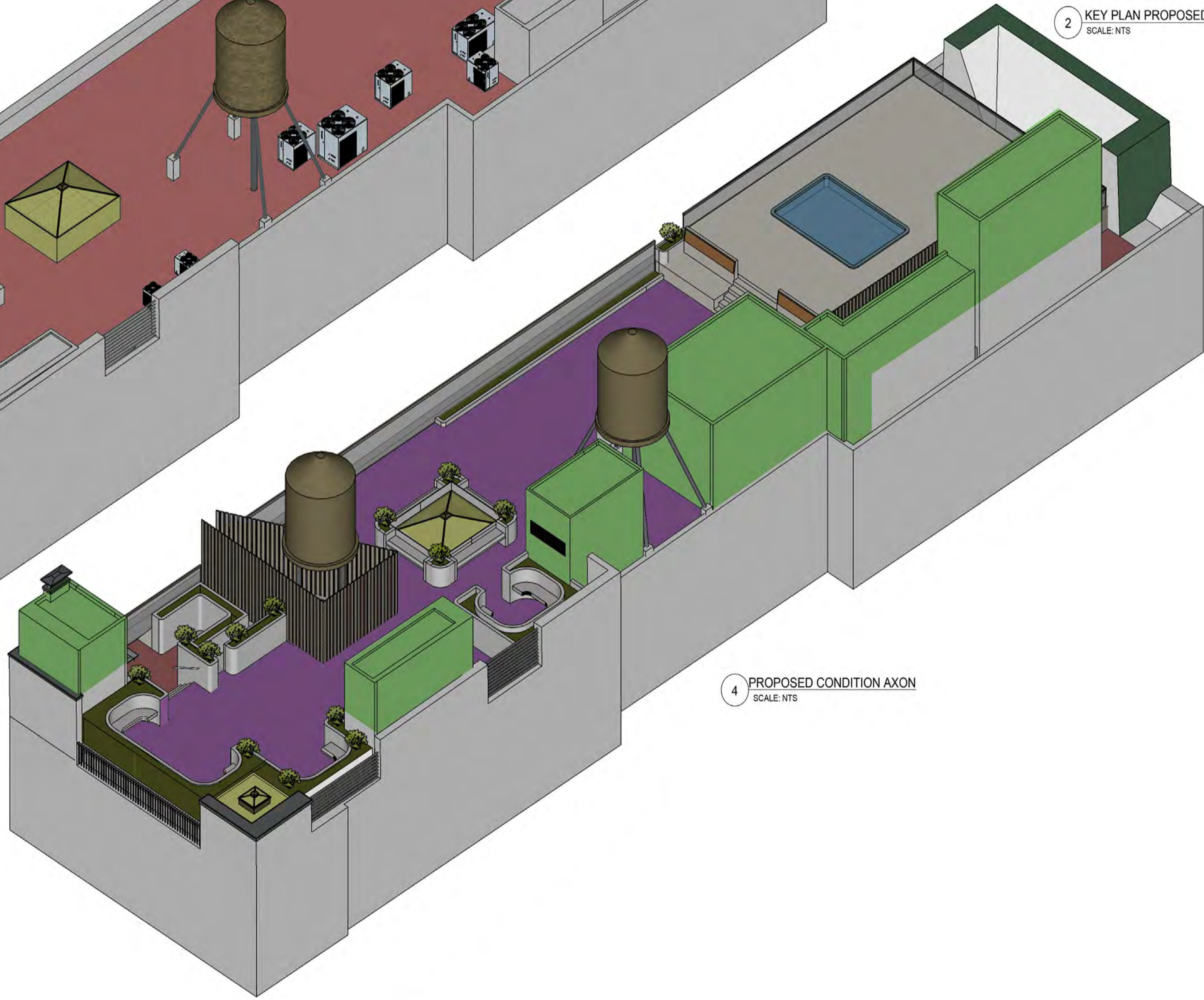
SEAL & SIGNATURE

DATE: 01.07.2021
PROJECT No: 20XX
DRAWN BY: SP
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SHEET No:
A-105.00
CAD FILE No:

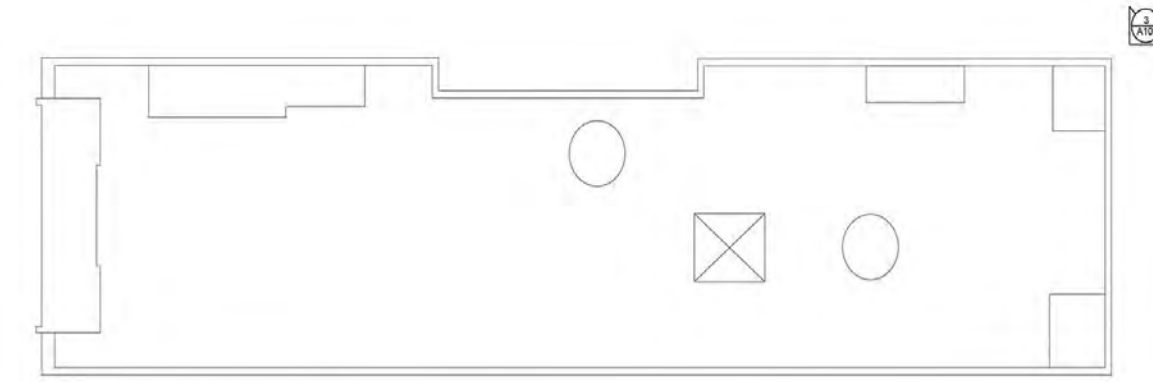
- EXISTING ROOF LEVEL
- NEW RAISED ROOF DECK LEVEL
- NEW ADDITION FOR THE BULKHEAD
- EXISTING STRUCTURES - NO CHANGE



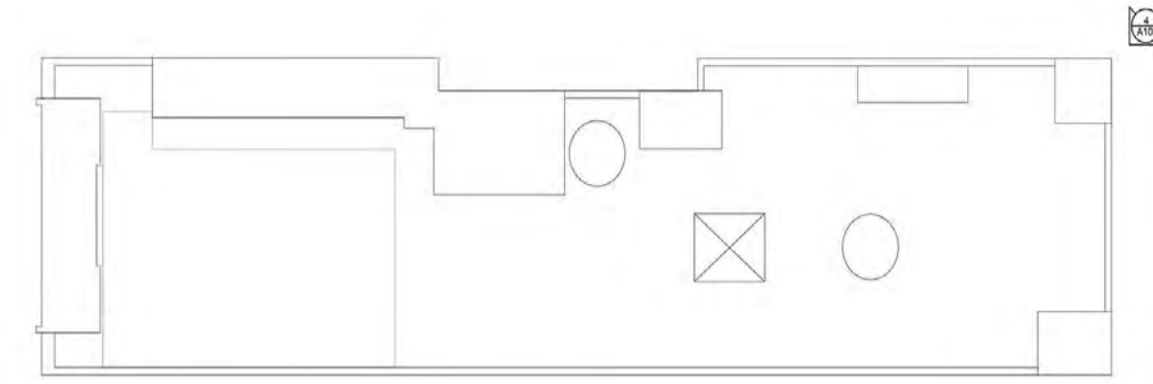
3 EXISTING CONDITION AXON
SCALE: NTS



4 PROPOSED CONDITION AXON
SCALE: NTS



1 KEY PLAN EXISTING CONDITIONS
SCALE: NTS



2 KEY PLAN PROPOSED CONDITIONS
SCALE: NTS



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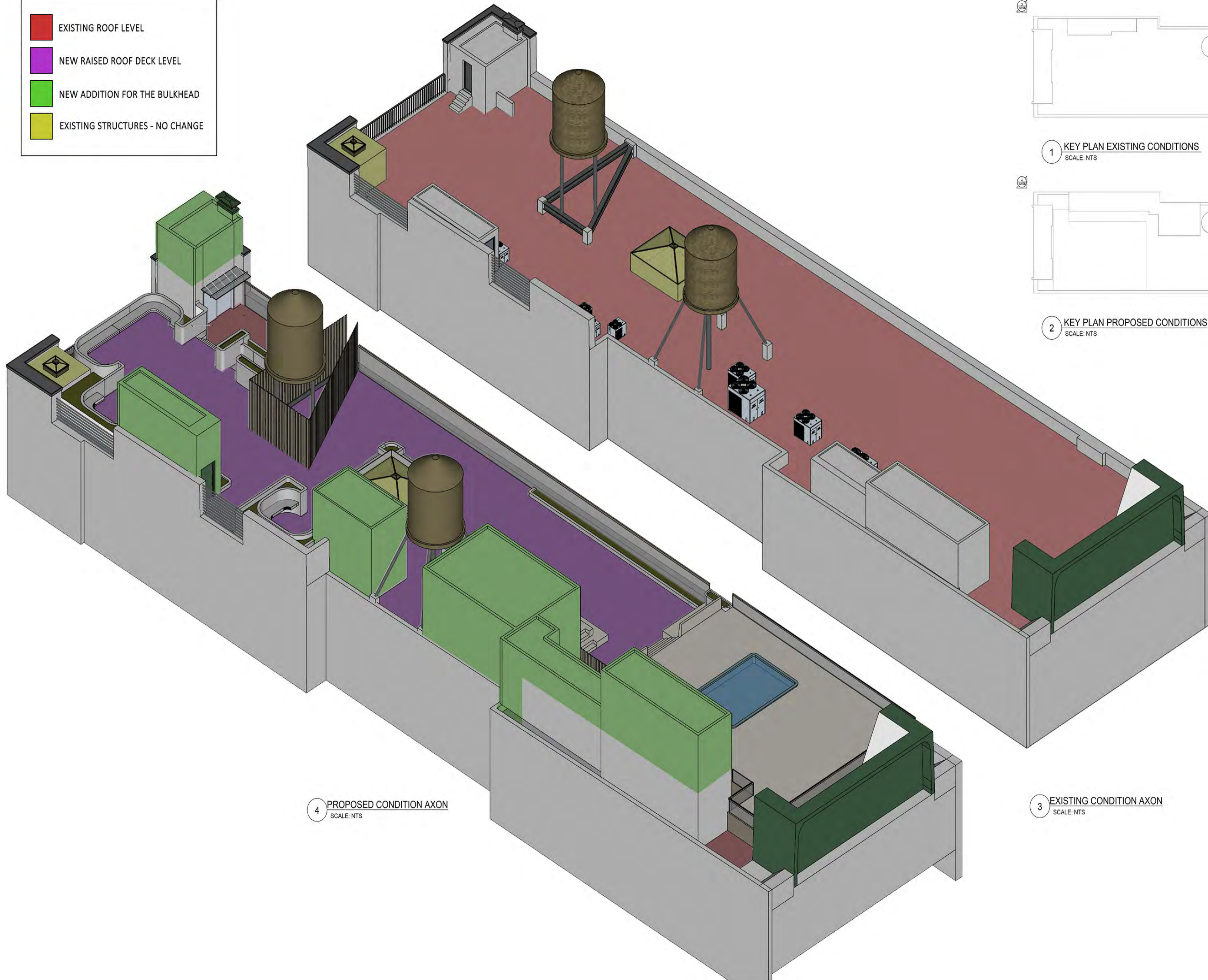
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495 BROADWAY

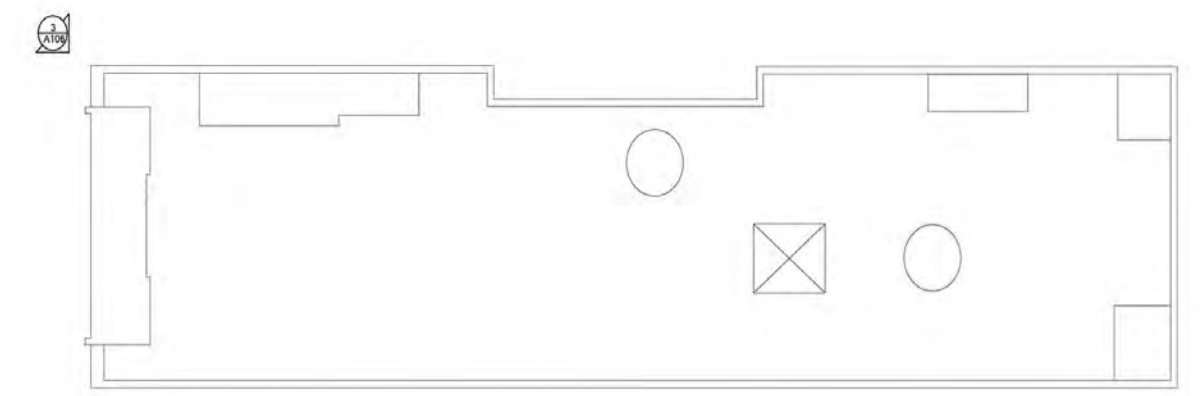
AXON III

SEAL & SIGNATURE	DATE :	01.07.2021
	PROJECT No :	20XX
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	SCALE :	AS NOTED
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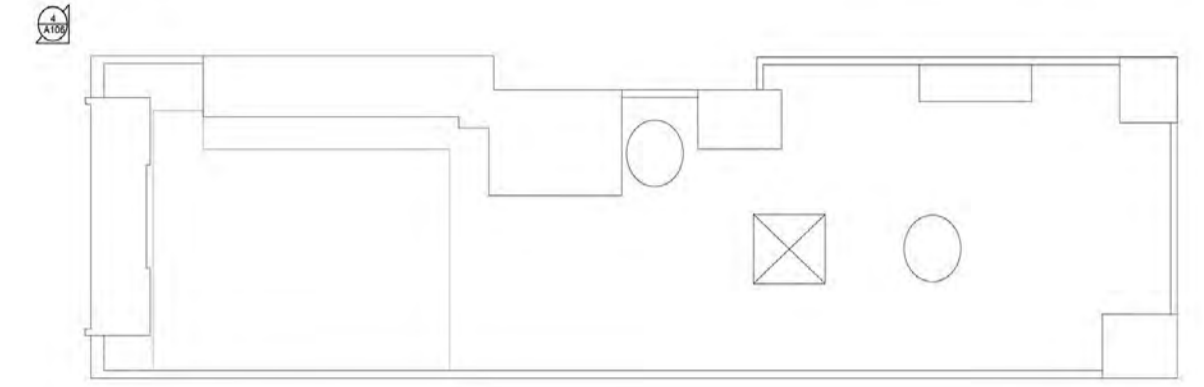
■ EXISTING ROOF LEVEL
■ NEW RAISED ROOF DECK LEVEL
■ NEW ADDITION FOR THE BULKHEAD
■ EXISTING STRUCTURES - NO CHANGE



4 PROPOSED CONDITION AXON
SCALE: NTS



1 KEY PLAN EXISTING CONDITIONS
SCALE: NTS



2 KEY PLAN PROPOSED CONDITIONS
SCALE: NTS

3 EXISTING CONDITION AXON
SCALE: NTS

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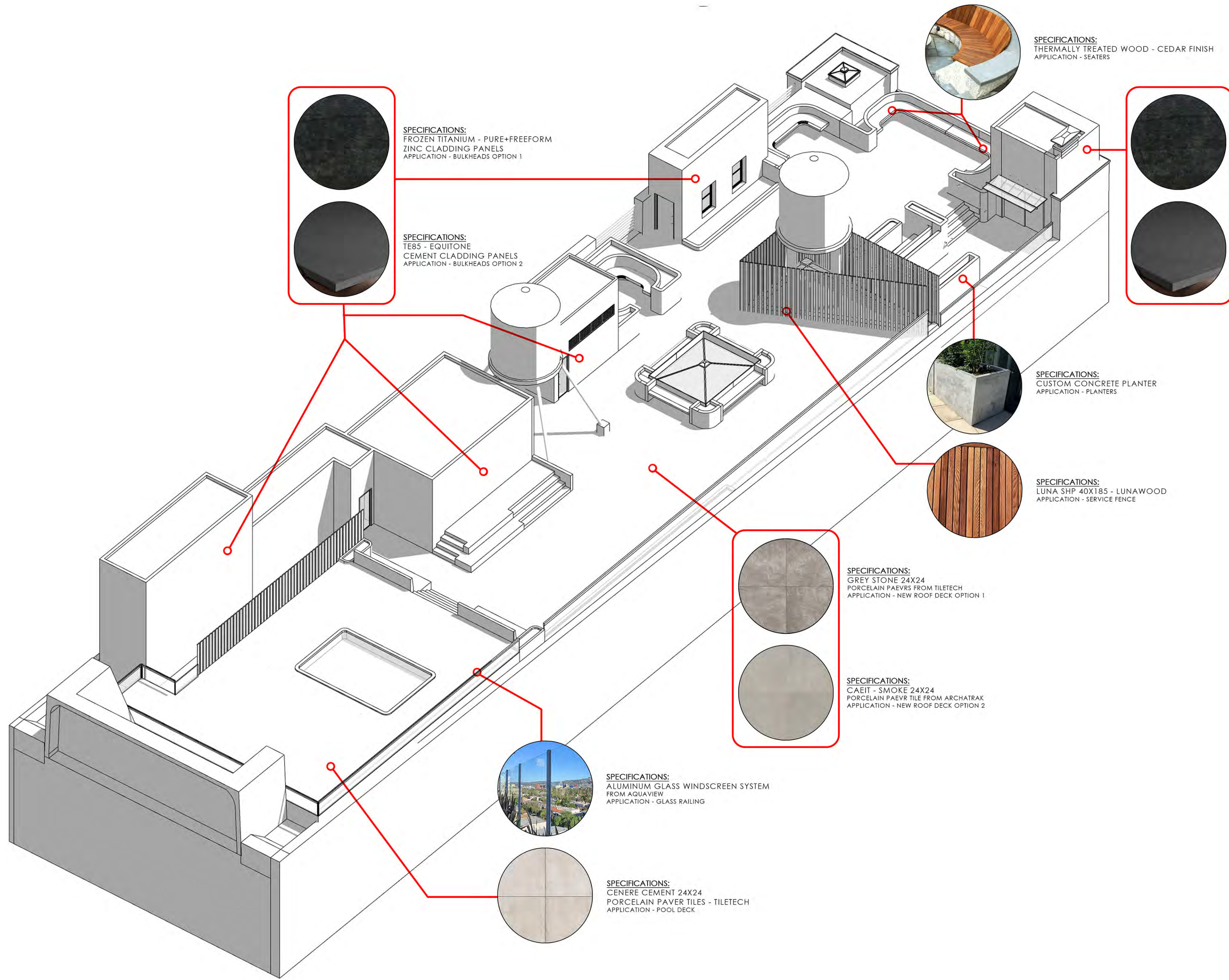
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1	01.07.2021	

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AXON IV

SEAL & SIGNATURE	DATE :	01.07.2021
	PROJECT No :	20XX
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	CHECKED BY :	PF
	SCALE :	AS NOTED
	SHEET No :	
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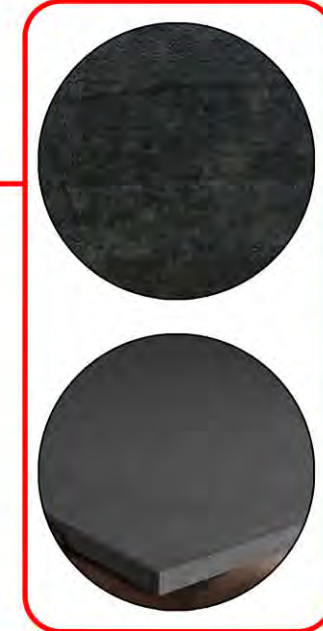


SPECIFICATIONS:
FROZEN TITANIUM - PURE+FREEFORM
ZINC CLADDING PANELS
APPLICATION - BULKHEADS OPTION 1

SPECIFICATIONS:
TE85 - EQUITONE
CEMENT CLADDING PANELS
APPLICATION - BULKHEADS OPTION 2



SPECIFICATIONS:
THERMALLY TREATED WOOD - CEDAR FINISH
APPLICATION - SEATERS

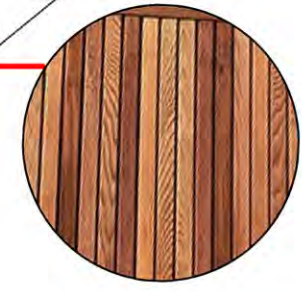


SPECIFICATIONS:
FROZEN TITANIUM - PURE+FREEFORM
ZINC CLADDING PANELS
APPLICATION - BULKHEADS OPTION 1

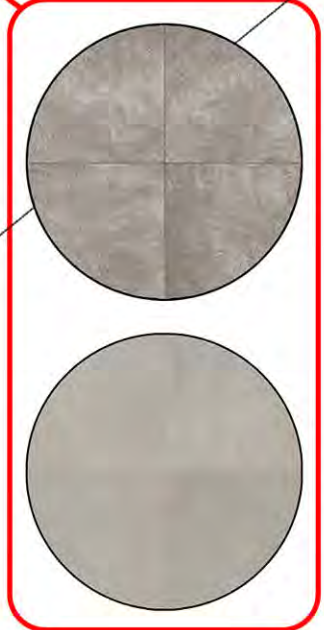
SPECIFICATIONS:
TE85 - EQUITONE
CEMENT CLADDING PANELS
APPLICATION - BULKHEADS OPTION 2



SPECIFICATIONS:
CUSTOM CONCRETE PLANTER
APPLICATION - PLANTERS



SPECIFICATIONS:
LUNA SHP 40X185 - LUNAWOOD
APPLICATION - SERVICE FENCE

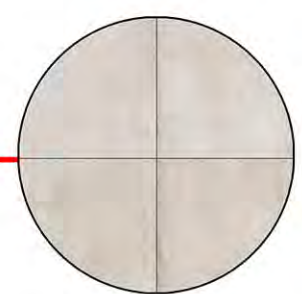


SPECIFICATIONS:
GREY STONE 24X24
PORCELAIN PAVEVS FROM TILETECH
APPLICATION - NEW ROOF DECK OPTION 1

SPECIFICATIONS:
CAEIT - SMOKE 24X24
PORCELAIN PAEVR TILE FROM ARCHATRAK
APPLICATION - NEW ROOF DECK OPTION 2



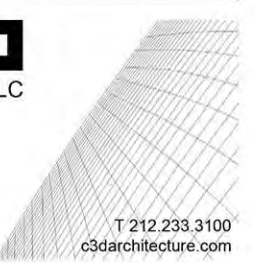
SPECIFICATIONS:
ALUMINUM GLASS WINDSCREEN SYSTEM
FROM AQUAVIEW
APPLICATION - GLASS RAILING



SPECIFICATIONS:
CENERE CEMENT 24X24
PORCELAIN PAVER TILES - TILETECH
APPLICATION - POOL DECK



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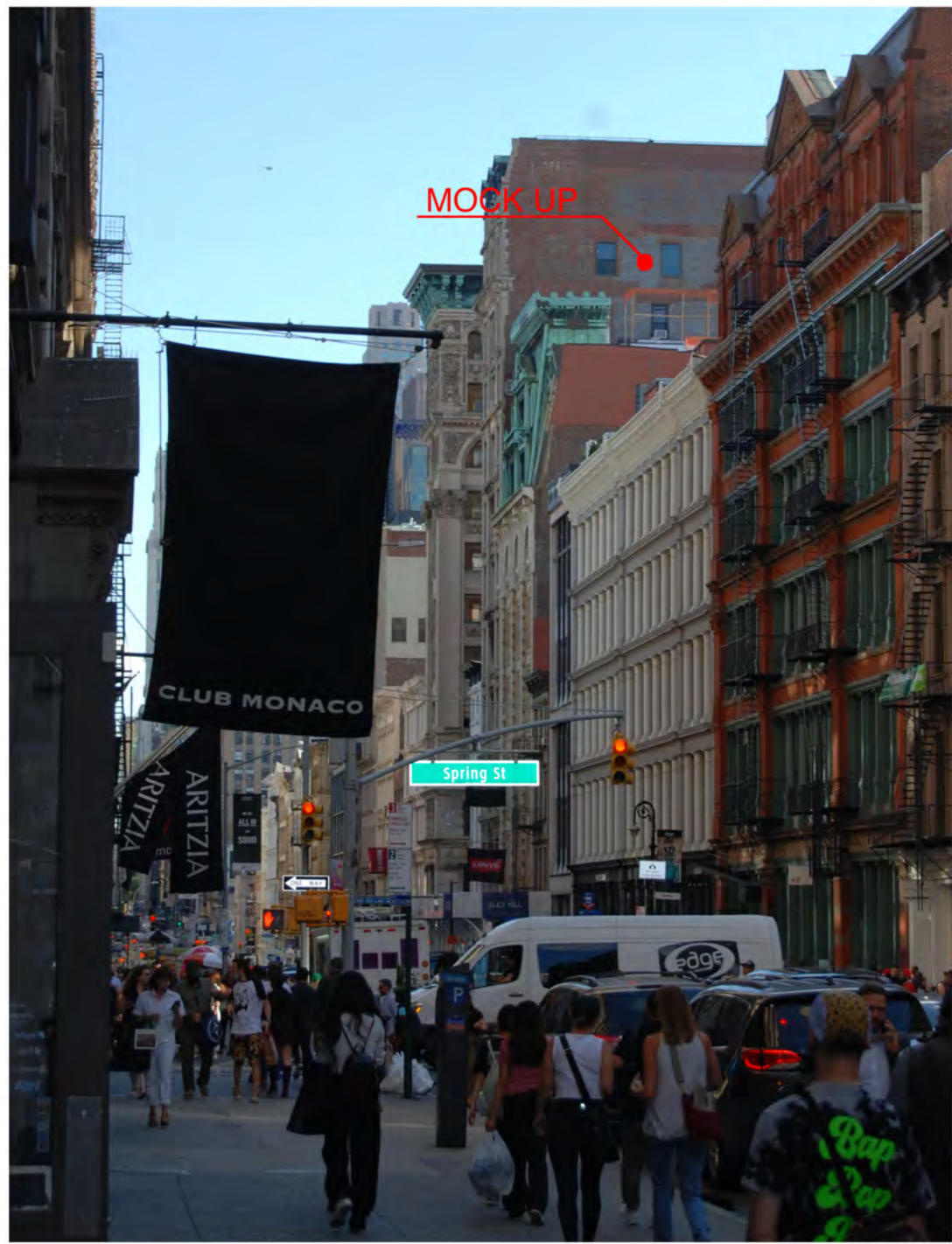
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1	07.07.21	ISSUED FOR FILING

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495 BROADWAY

ROOFTOP AXON - MATERIAL FINISH

SEAL & SIGNATURE	DATE : 07.07.21
	PROJECT No : 2032
	DRAWN BY : SP
	CHECKED BY : PF
	SCALE : NTS
	SHEET No:
	A-800.00
	CAD FILE No:



A



B



C



PHOTO KEY



D



E



F


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 1212.233.3100 F.212.233.3101
 PROJECT NO: 495 B'way
 CHECKED BY:
 DRAWN BY: NTS
 SCALE: 1 of 2
 SHEET NO: 1 of 2
 LPC-100.00

495 Broadway Rooftop Improvements

LPC MOCK-UP PHOTOS
FROM BROADWAY

No. DATE ISSUED / REVISED

1 06.17.21



G



H



I

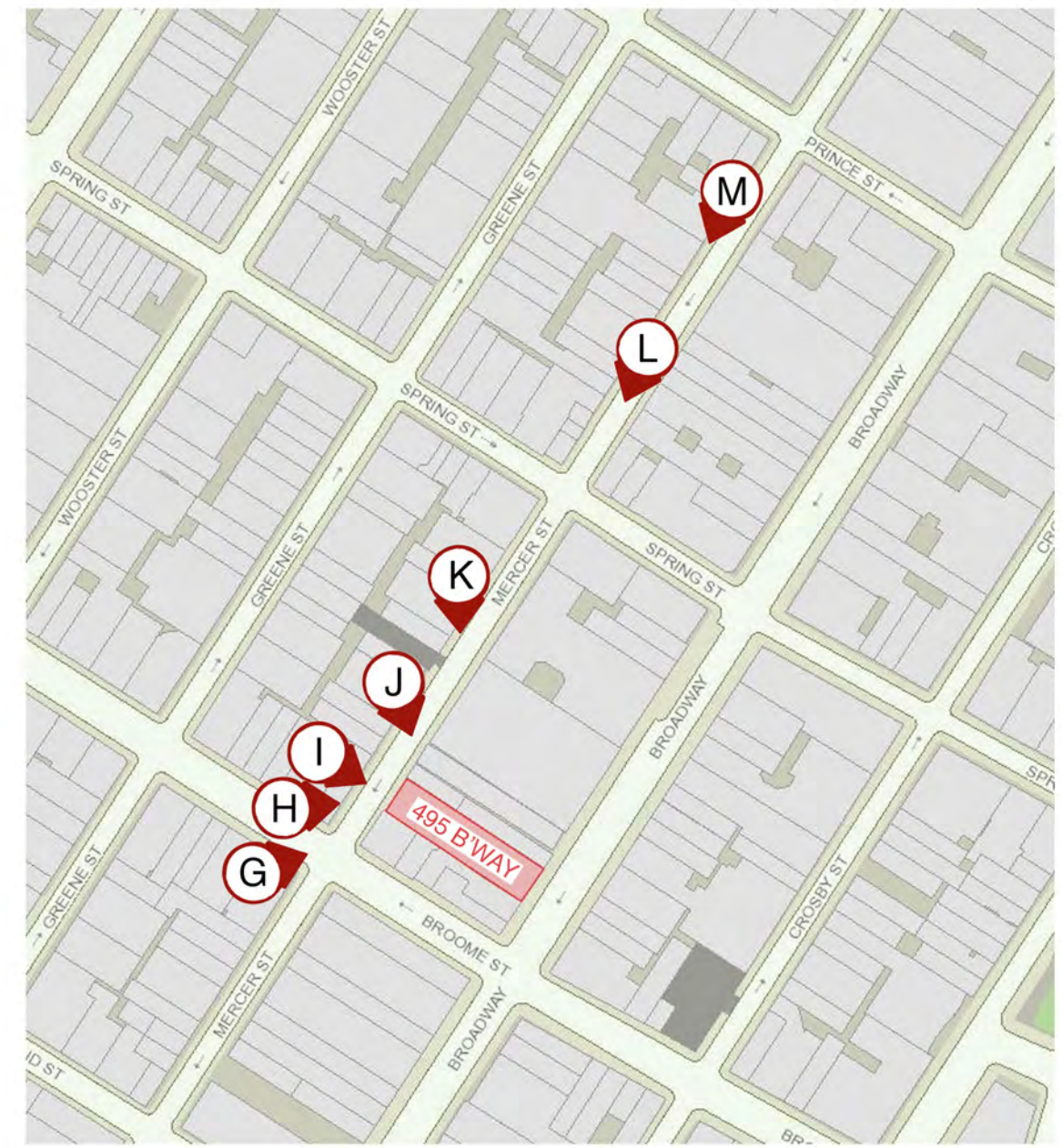


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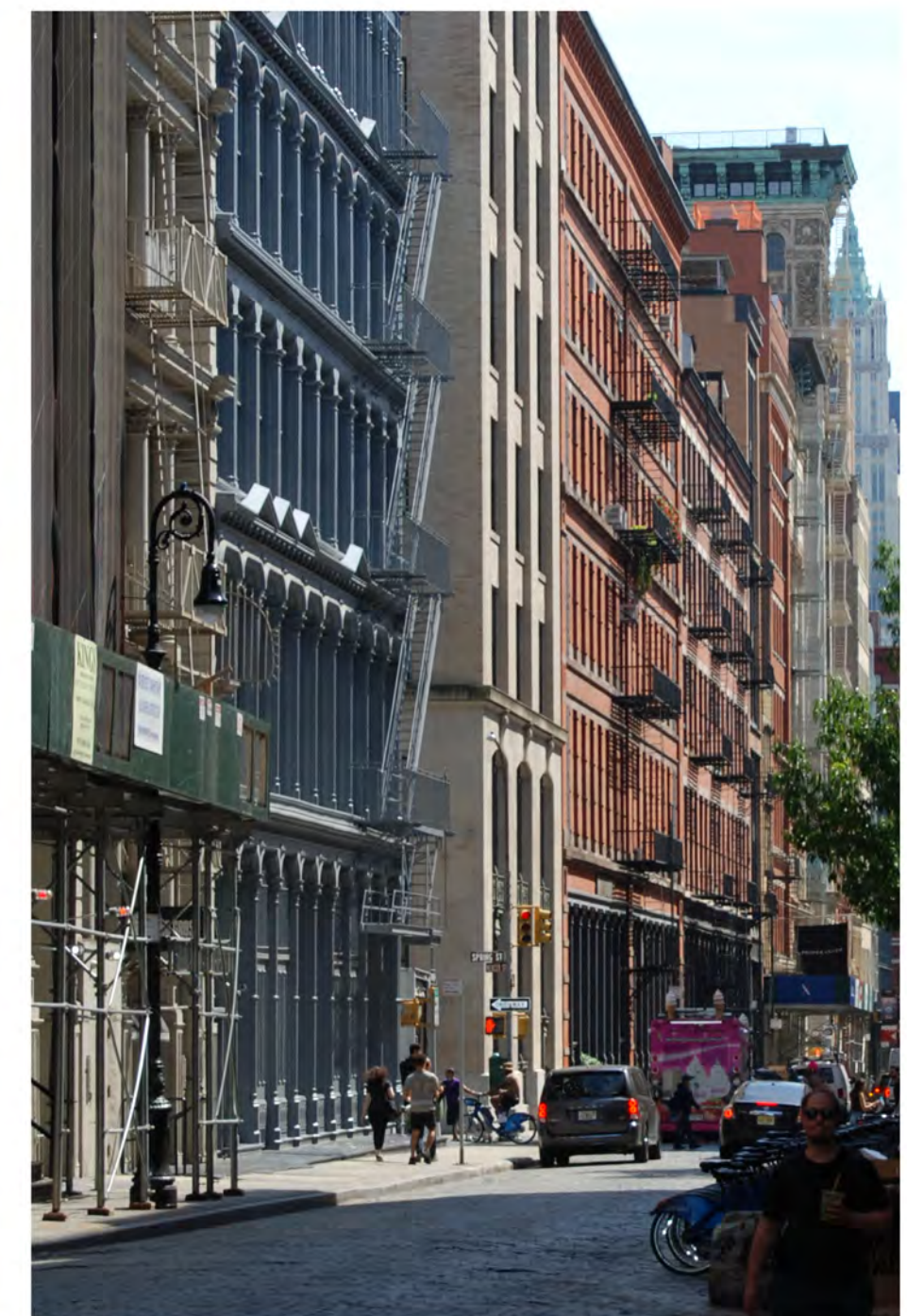
J



K



L



M

495 Broadway Rooftop Improvements

LPC MOCK-UP PHOTOS FROM MERCER STREET

No. DATE ISSUED / REVISED
 2 06.17.21

CSO ARCHITECTURE PLLC
 1,212.233.3100 F.212.233.3101
 PROJECT NO.: 495 B'way
 CHECKED BY:
 DRAWN BY:
 SCALE: NTS
 SHEET NO.: LPC-200.00



ROOFTOP MOCK UP PHOTO FACING EAST 06.17.21

N



ROOFTOP MOCK UP FACING WEST 06.17.21

O

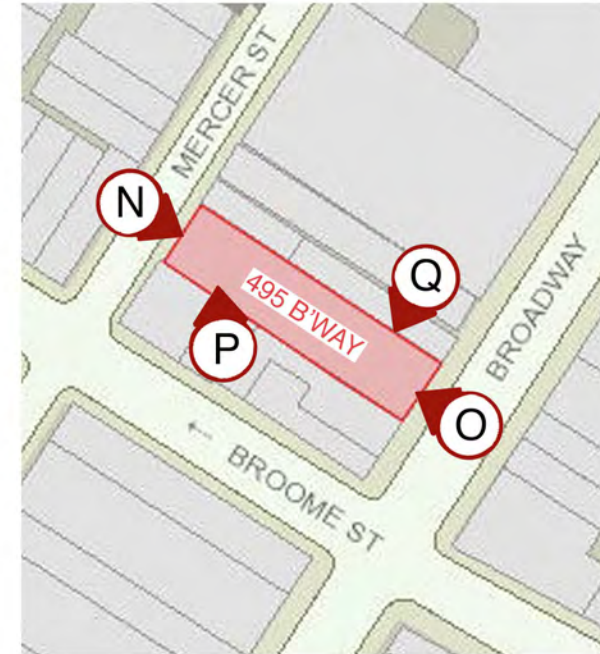


PHOTO KEY



ROOFTOP MOCK UP FACING NORTH WEST
MERCER STREET BULKHEAD 06.17.21

P



ROOFTOP MOCK UP 06.17.21
B'WAY BULKHEAD FACING SOUTH

Q

495 Broadway Rooftop Improvements

C3D ARCHITECTURE PLLC
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PROJECT NO.: 495 B'way
CHECKED BY: NTS
DRAWN BY: NTS
SCALE: NTS
SHEET NO: LPC-300.00
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	6.23.21	

LPC MOCK -UP PHOTOS
ROOFTOP PHOTOS