



FACADE IMPROVEMENT AUTOMATIC SLIDING DOORS

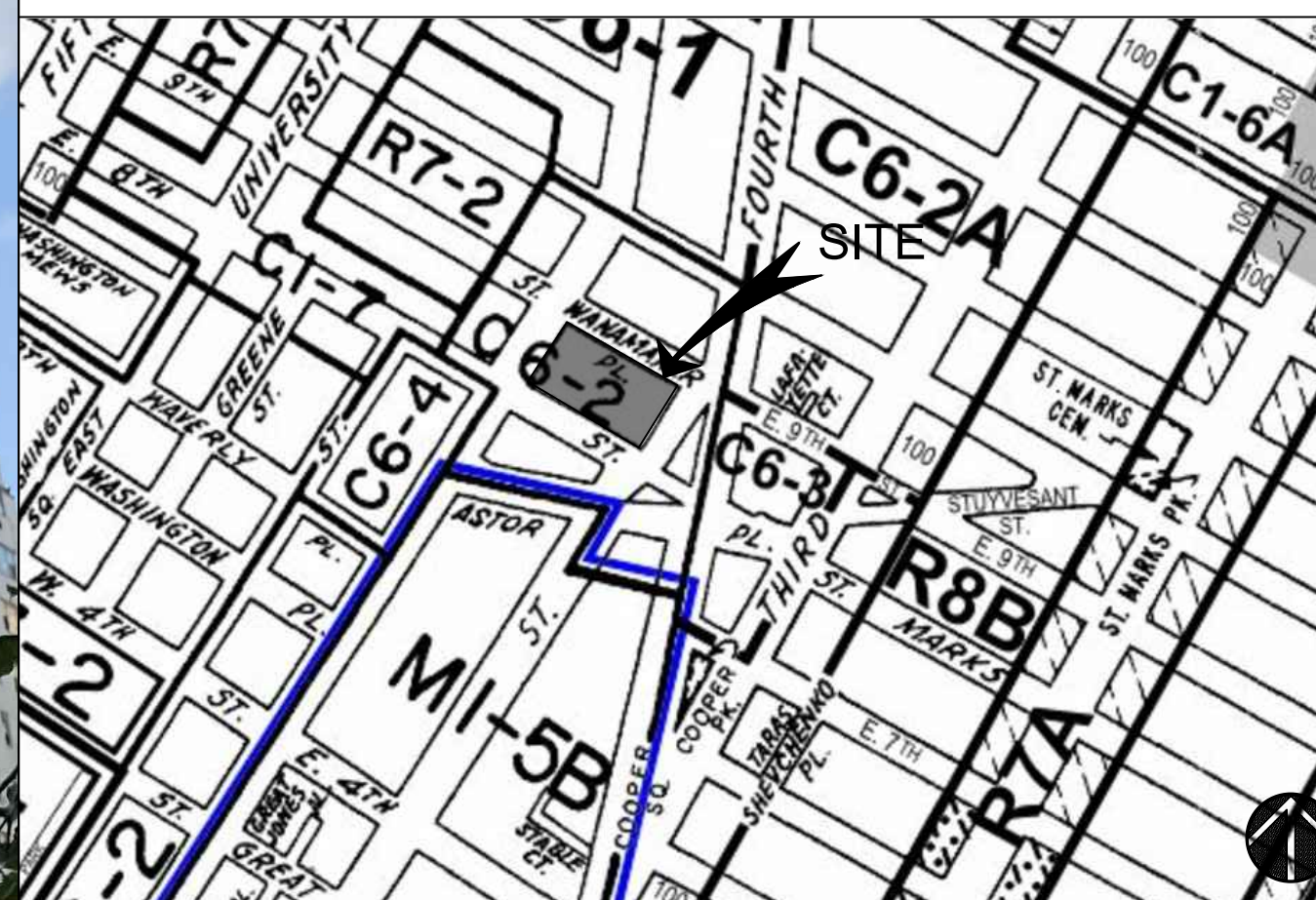
Wegmans

770 Broadway
Block 554; Lot 1
NEW YORK, NY 10003

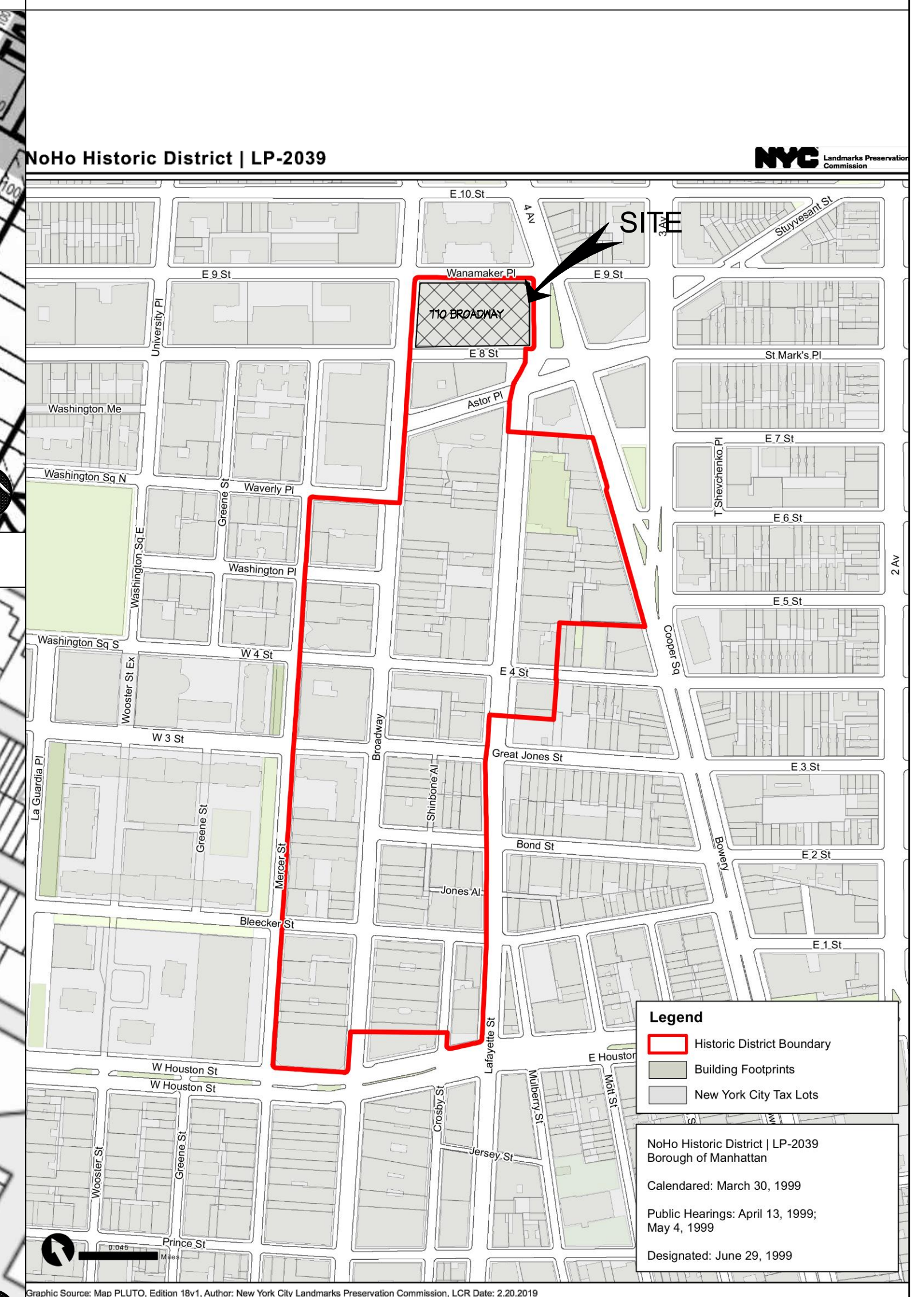
Project Contacts

Architect Gruskin Architecture + Design, P.C. 294 Morris Avenue Springfield, NJ 07081 Tel: (973) 376-4411	Client Mr. Jeffrey Hans Wegmans Food Markets, Inc. 1500 Brooks Avenue PO Box 30844 Rochester, NY 14603-0844 Tel: (585) 720-5709 ext. 85005709	Landlord Mr. Daniel Ruanova Vornado Realty Trust 888 Seventh Avenue, 44th Floor New York, NY 10019 Tel: (212) 894-7964	Permit Expediter Jerry Scanlon Archetype Consultants Inc. 463 Seventh Avenue, Suite 806 New York, NY 10018 Tel (212) 414-8777	MEP Engineer Thomas Turisi Robert Director Associates 19 West 44th Street, 12th Floor New York, NY 10036 Tel (646) 223-3371
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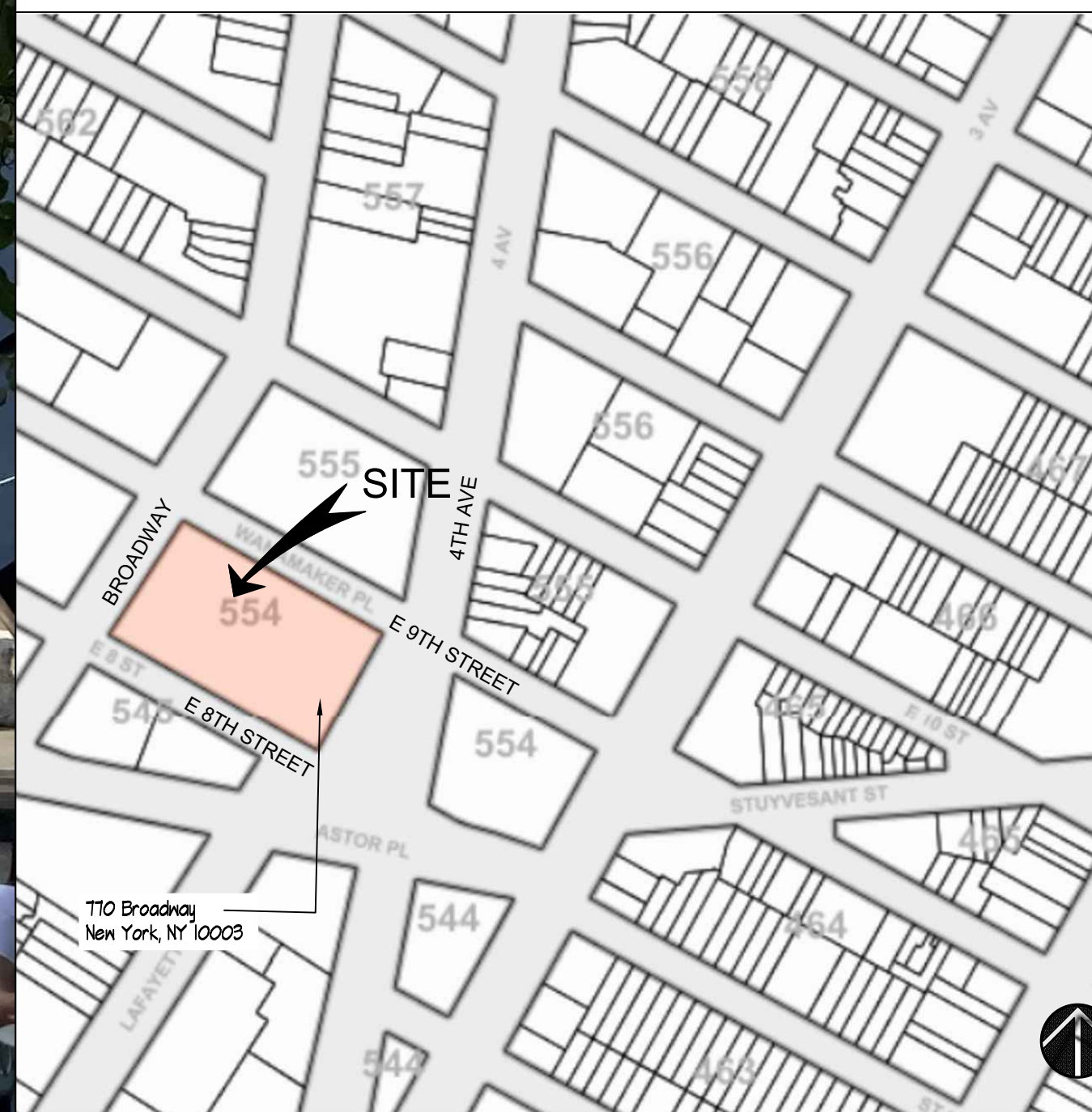
Zoning Map



NoHo Historic District | LP-2039



Plot Plan



294 Morris Avenue Springfield, NJ 07081
Tel: 973.376.4411 Fax: 973.376.8989
www.GruskinGroup.com NJREG 0209999-4

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AZ 39209	NE A-3547
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MI 1301052379	WA 10344
MN 44326	WI 9900-005
MO A-2005029740	WY 3127
MS 3860	WY C-1967

Professional Seal
Consultant

Job Name and Number: 2021.0043

**770 Broadway
Facade
Improvement
Work For
Wegmans**

Job Address:
770 Broadway
New York, NY 10003

Drawing Title:
Cover Sheet

Drawn By: CH
Checked By: JS&KG
Date Issued For:
Client:
Landlord:
Permit:
Bid:
Construction:

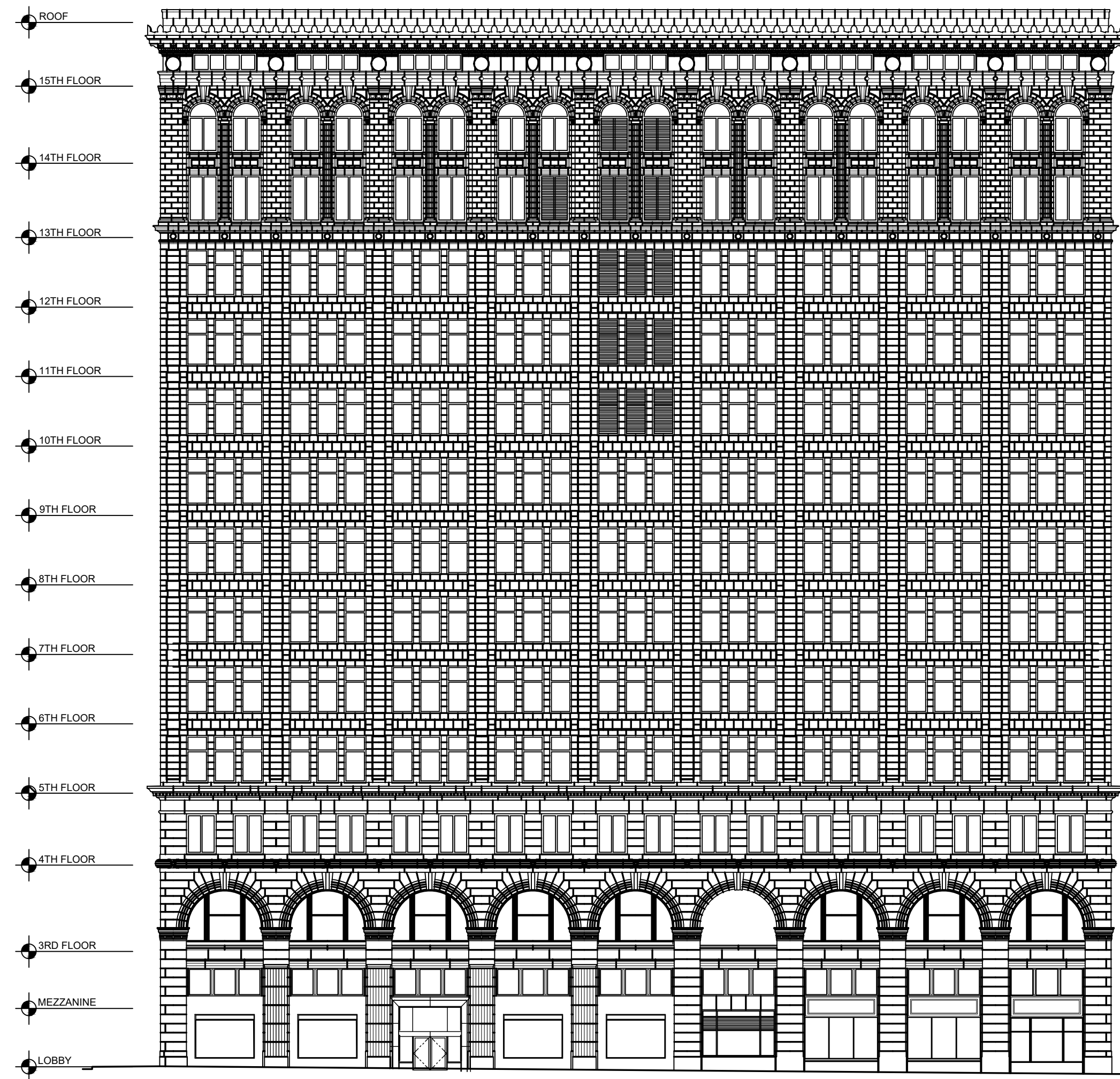
Revision:
No. Date Description
12/29/21 LPC & CB2 Review
01/07/22 LPC & CB2 Review

APPLICATION NUMBER
M00635844-11

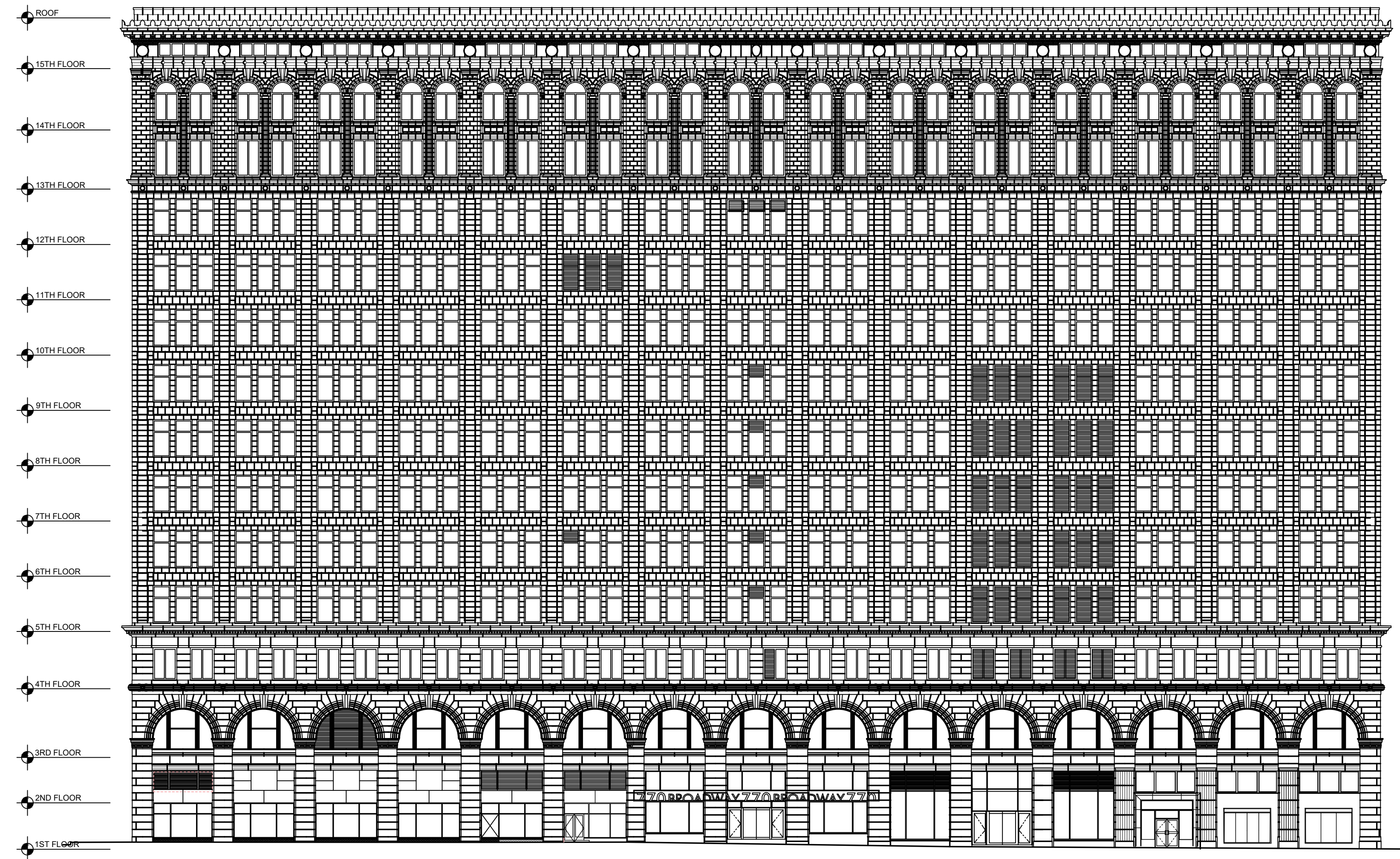
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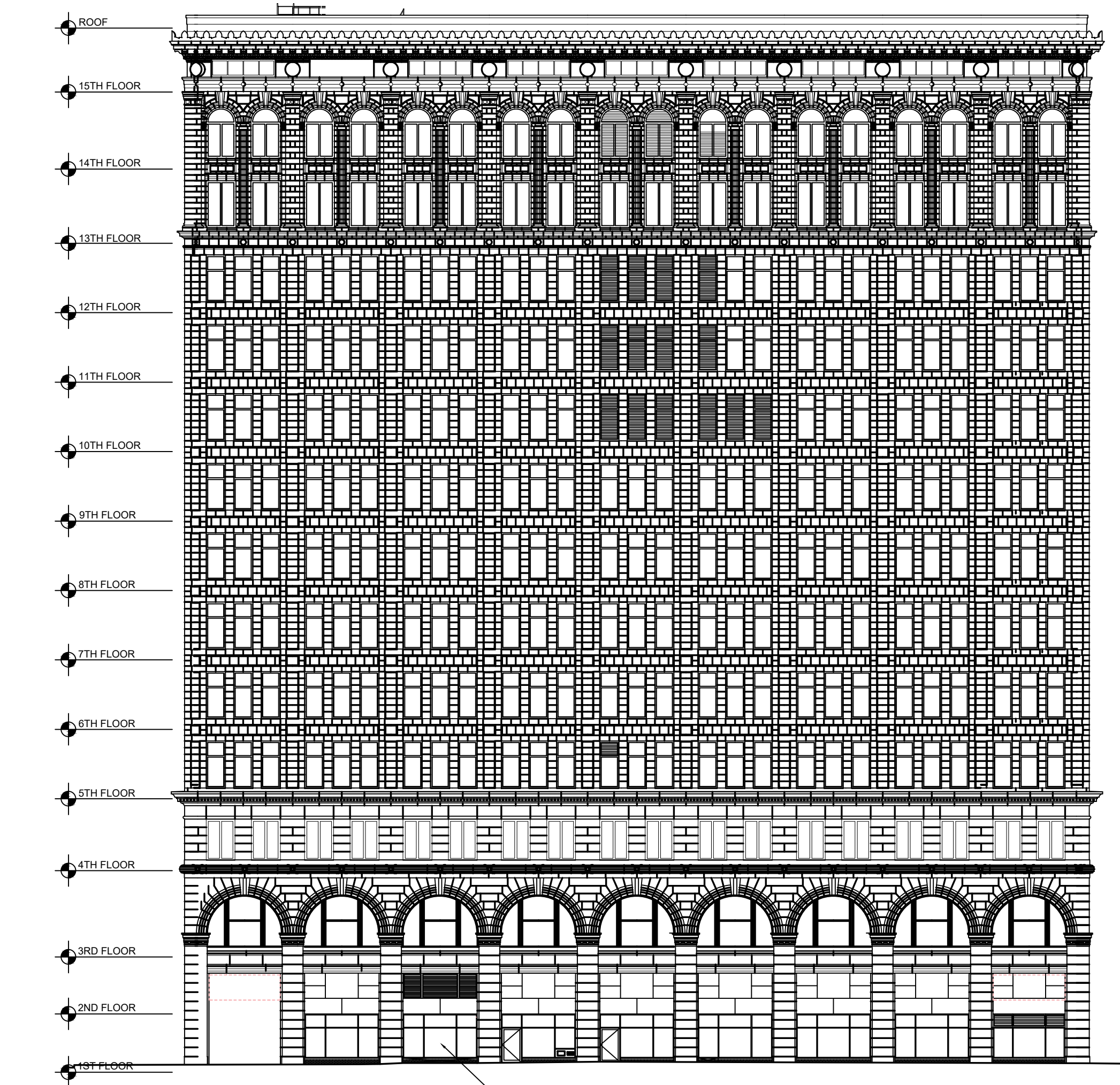
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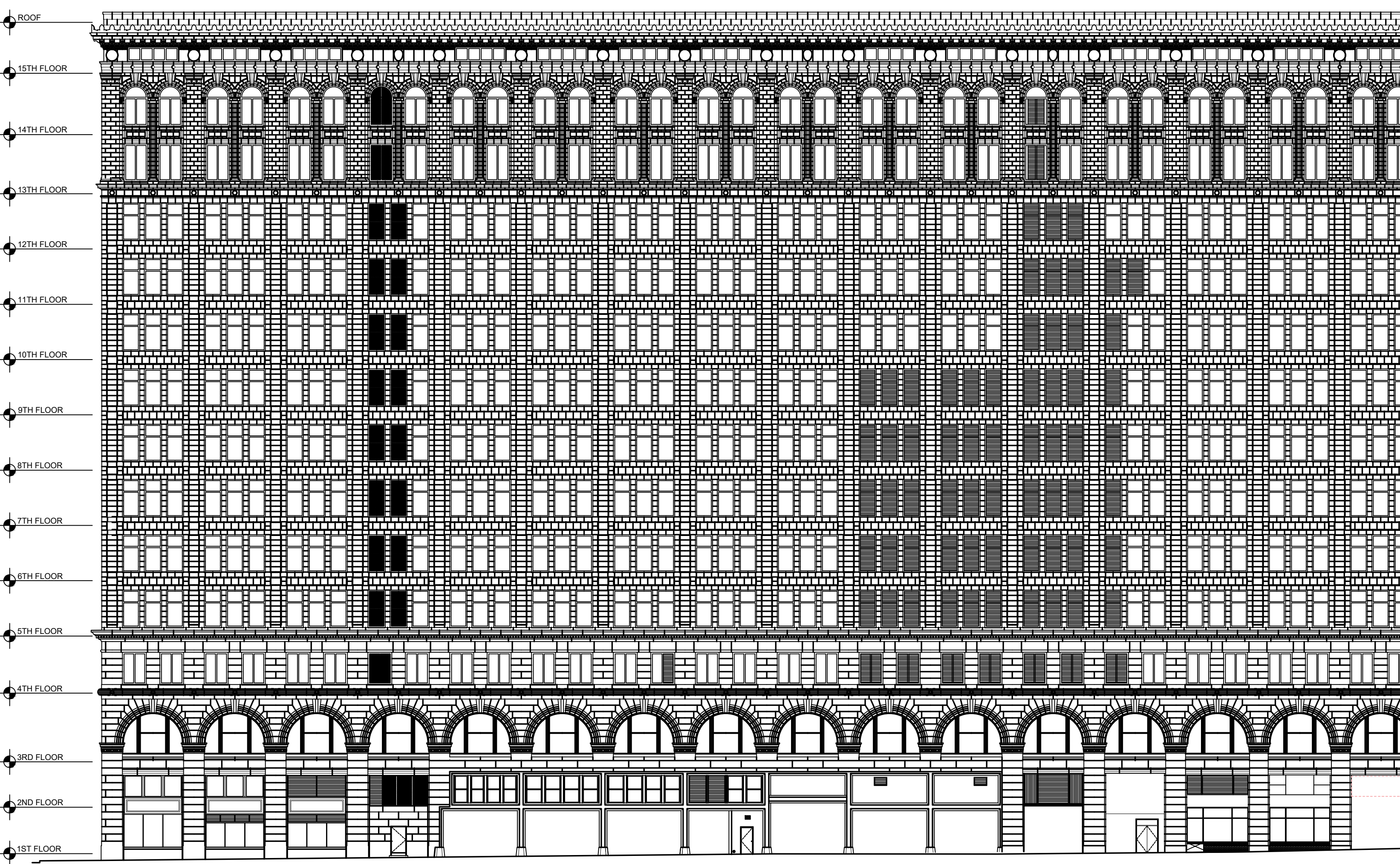
1 EXISTING WEST ELEVATION
NTS



2 EXISTING NORTH ELEVATION
NTS



3 EXISTING EAST ELEVATION
NTS



4 EXISTING SOUTH ELEVATION
NTS



294 Morris Avenue Springfield, NJ 07081
Tel: 973.376.4411 Fax: 973.376.8989
www.Gruskincorp.com NJREG 0200898-8

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MS 3860	WY C-1967

Professional Seal

Consultant

Job Name and Number: 2021-0043

**770 Broadway
Facade
Improvement
Work For
Wegmans**

Job Address:
770 Broadway
New York, NY 10003

Drawing Title:
**OVERALL BUILDING
ELEVATIONS**

Drawn By: CH
Checked By: JS&KG

Date Issued For:
Client: _____
Landlord: _____
Permit: _____
Bid: _____
Construction: _____

Revision Table:
No. Date Description
12/29/21 LPC & CB2 Review
01/07/22 LPC & CB2 Review

APPLICATION NUMBER
M00635844-11

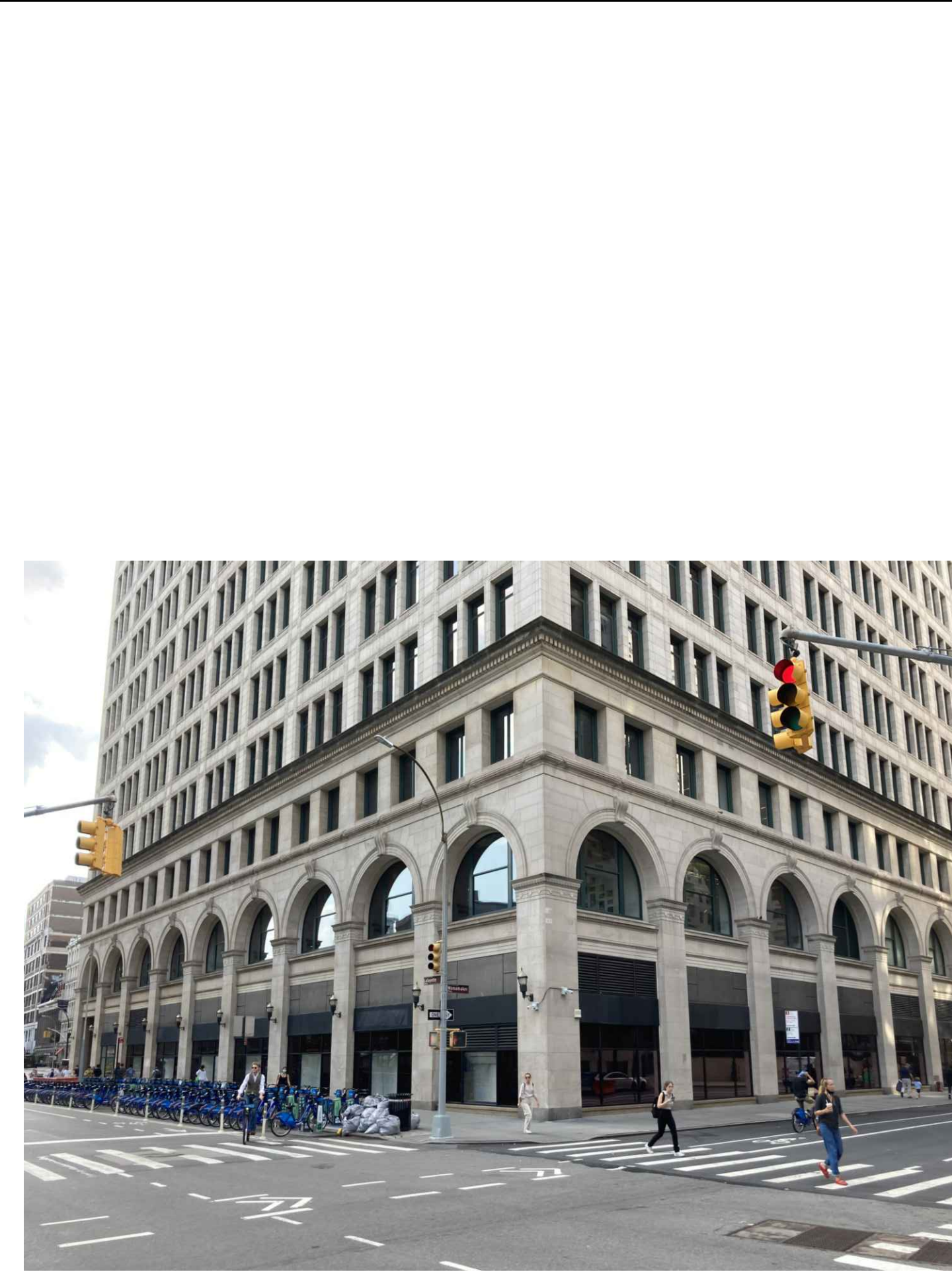
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1 PHOTOGRAPH - SOUTH ELEVATION
NTS



2 PHOTOGRAPH - SOUTH-EAST CORNER
NTS



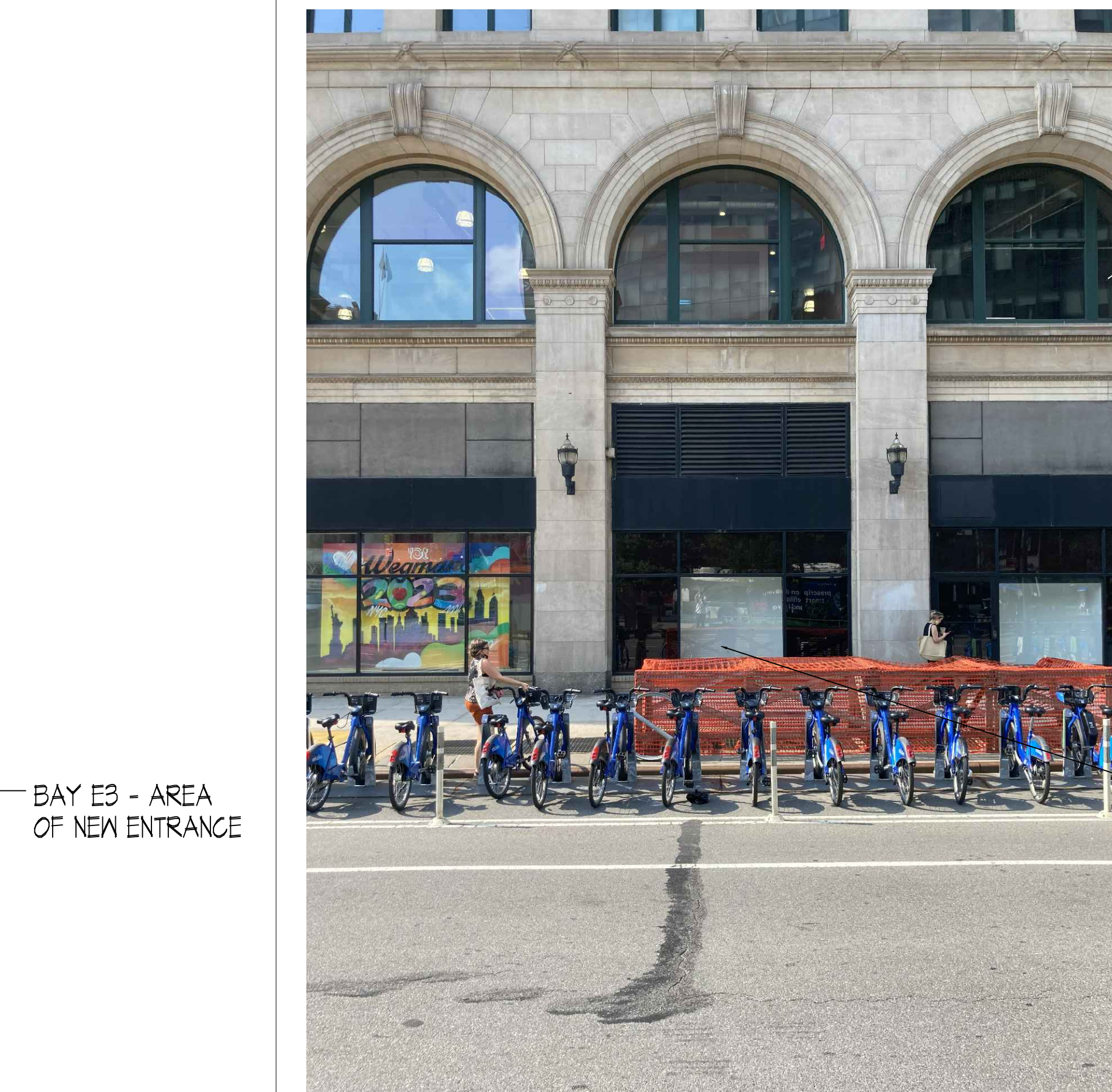
3 PHOTOGRAPH - NORTH-EAST CORNER
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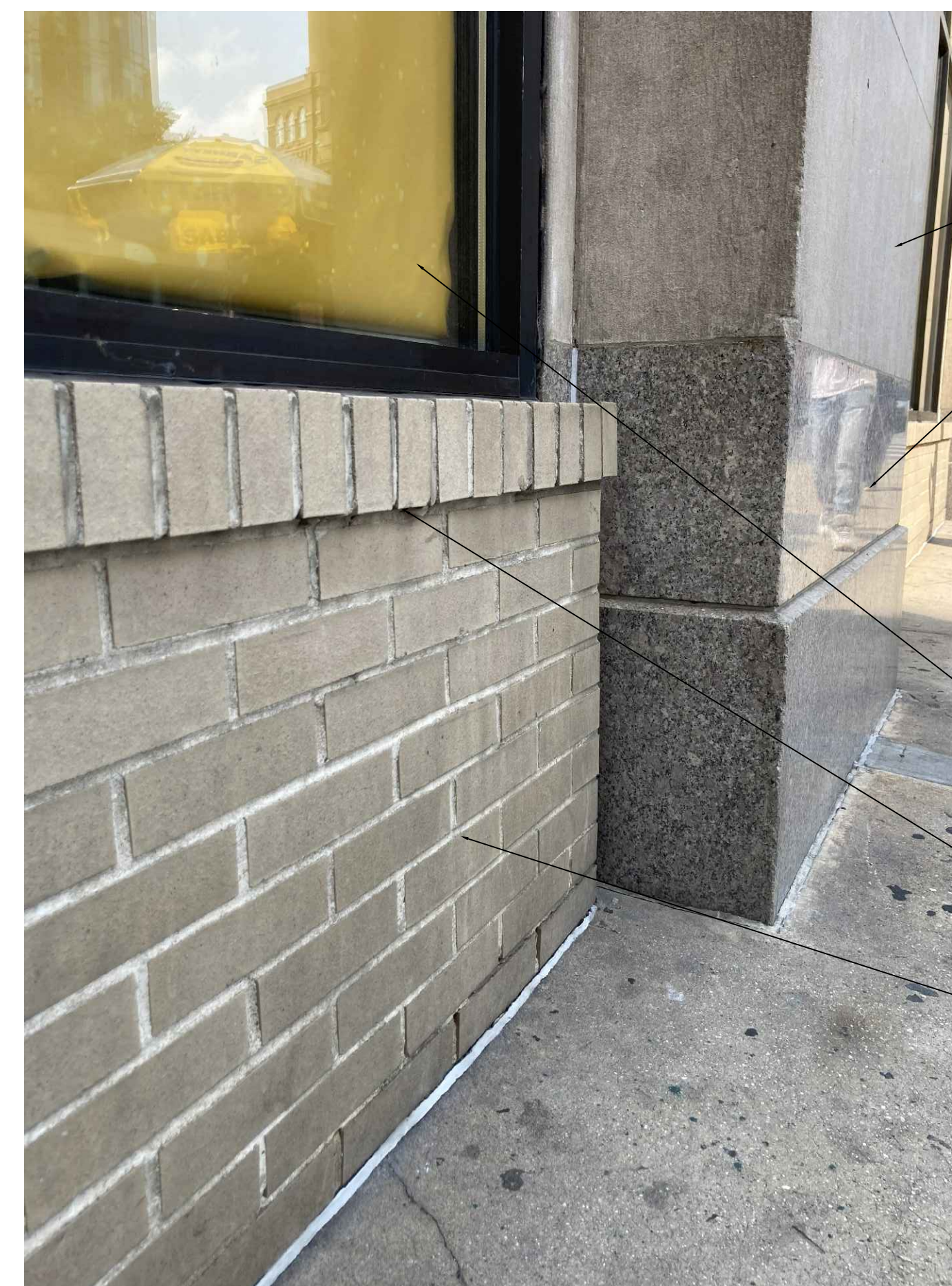
4 PHOTOGRAPH - NORTH WEST CORNER
NTS



5 PHOTOGRAPH - SOUTH-EAST CORNER FROM COOPER SQ.
NTS



6 PHOTOGRAPH - EAST ELEVATION BAY E3 FROM LAFAYETTE ST.
NTS



7 PHOTOGRAPH - TYPICAL BUILDING FINISHES
NTS

BAY E3 - AREA OF NEW ENTRANCE

BAY E3 - AREA OF NEW ENTRANCE

TYPICAL STONE VENEER
TYPICAL STONE VENEER BASE
ALUMINUM AND GLASS STOREFRONT
BRICK SILL
FACE BRICK

Kenneth A. Gruskkin AIA

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MN 44326	WI 9900-005
MO A-2005029740	WY 3727
MS 3860	WY C-1967

Professional Seal
Consultant

Job Name and Number: 2021-0043

770 Broadway Facade Improvement Work For Wegmans

Job Address:
770 Broadway
New York, NY 10003

Drawing Title:
EXISTING CONDITIONS PHOTOGRAPHS

Drawn By: **CH** North Arrow:

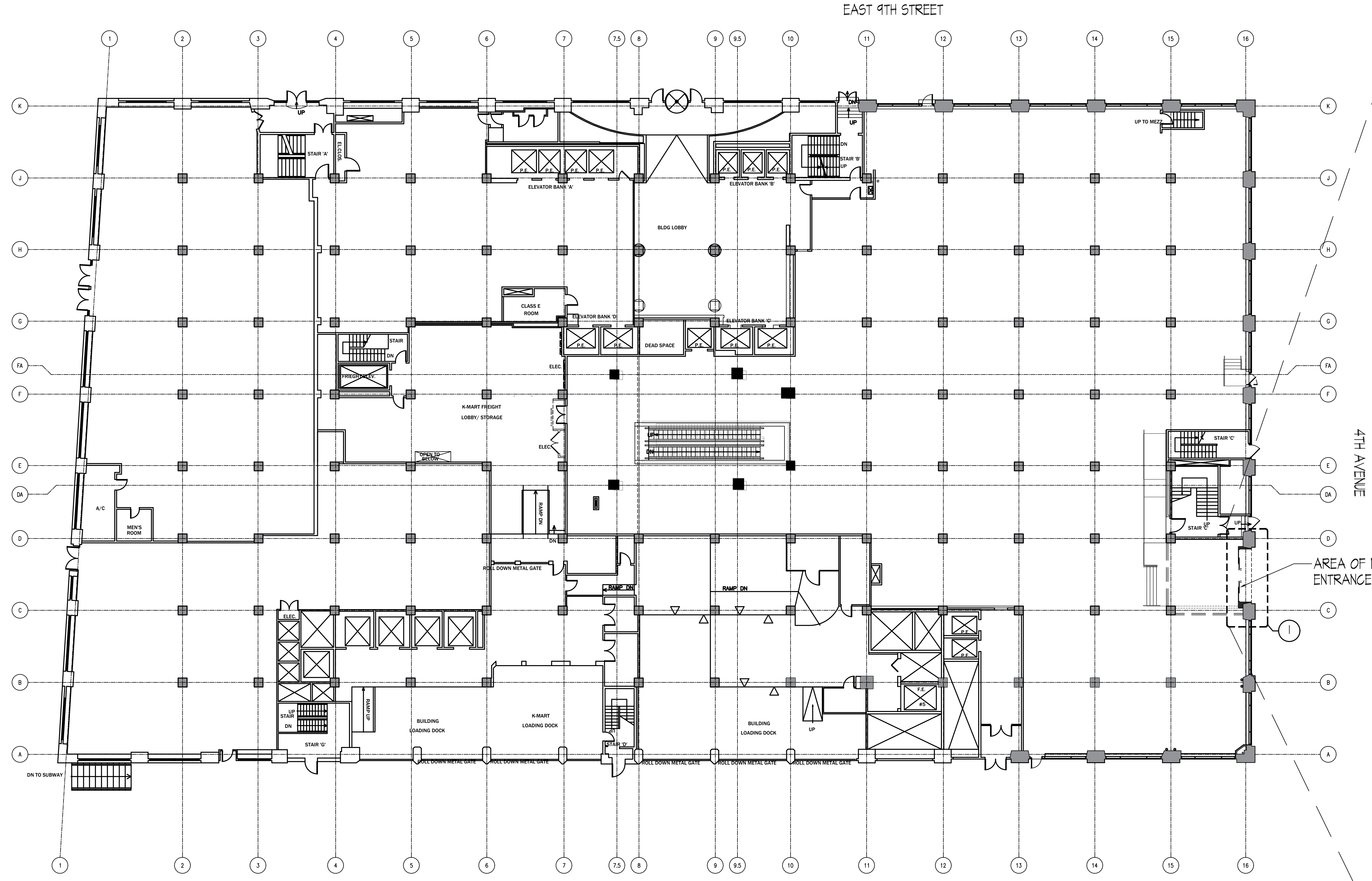
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Date Issued For:
Client: _____
Landlord: _____
Permit: _____
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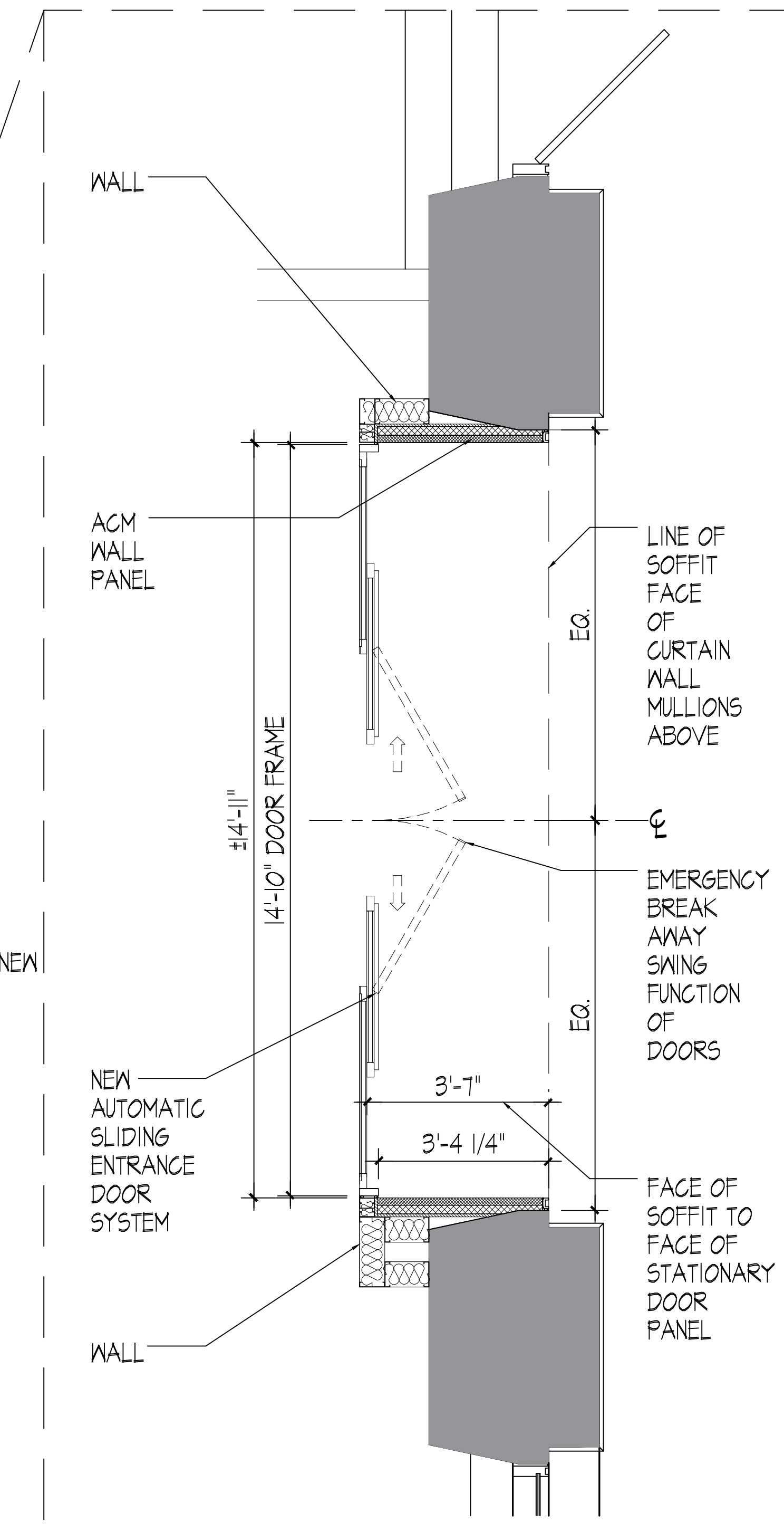
Revision:
No. Date Description
12/29/21 LPC & CB2 Review
01/07/22 LPC & CB2 Review

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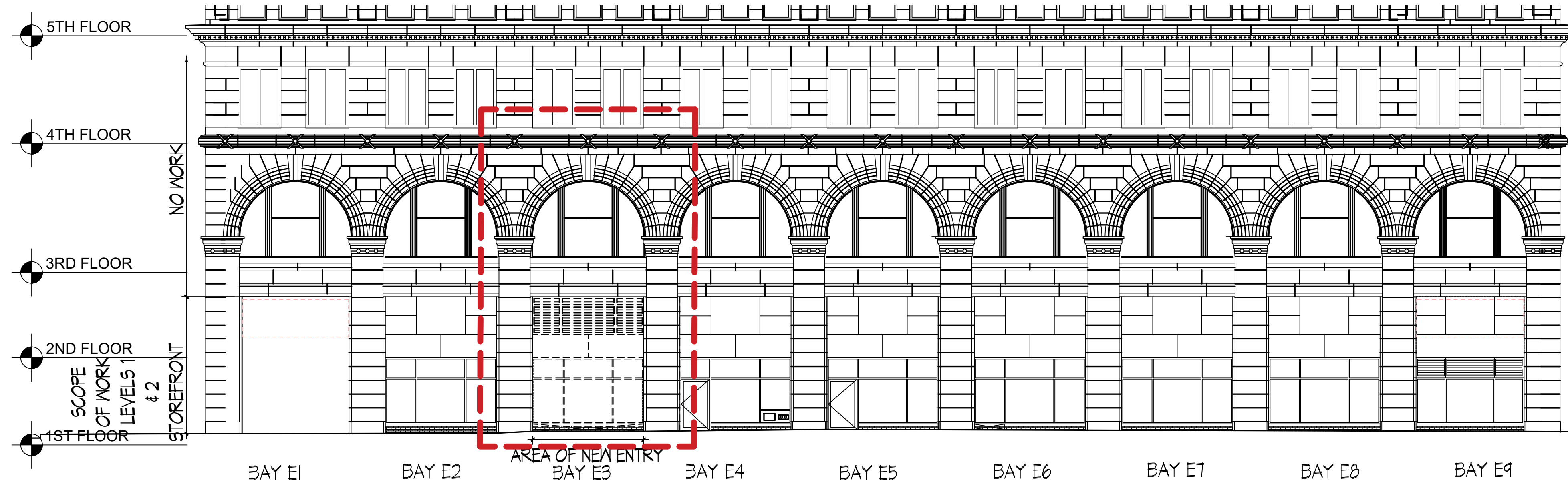


A 1ST FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"
0" 10' 20' 40'

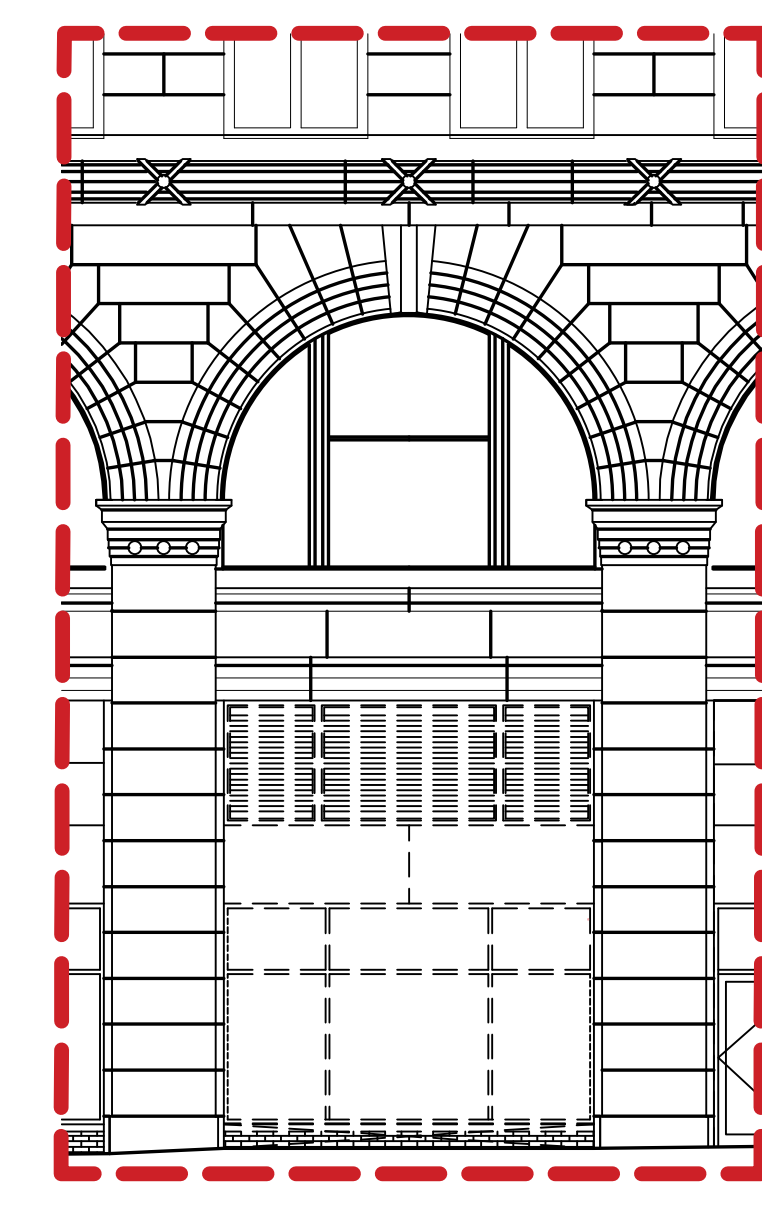


1 DETAIL PLAN
SCALE: 1/2" = 1'-0"

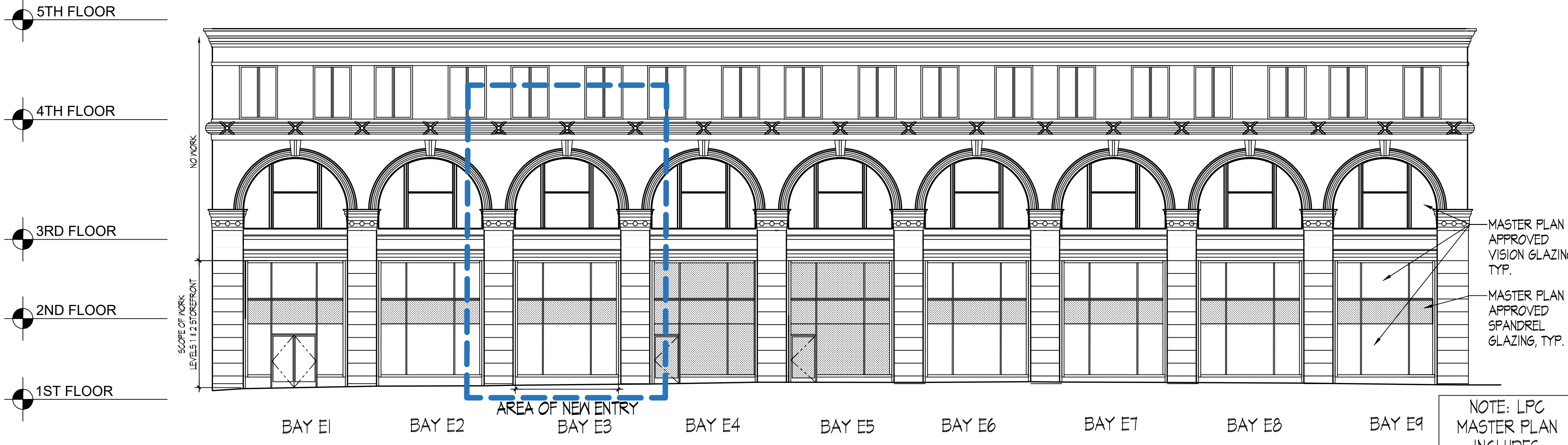
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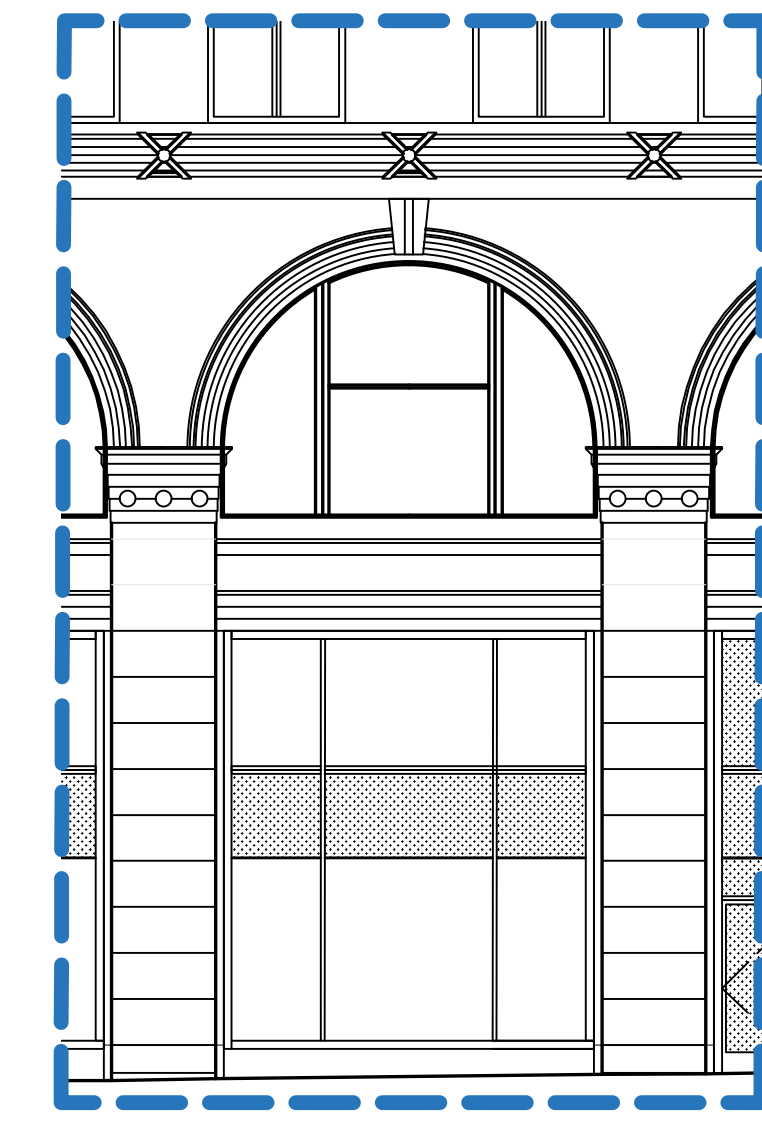
1 EXISTING/DEMOLITION EAST ELEVATION (LAFAYETTE STREET)
SCALE: 3/32" = 1'-0"



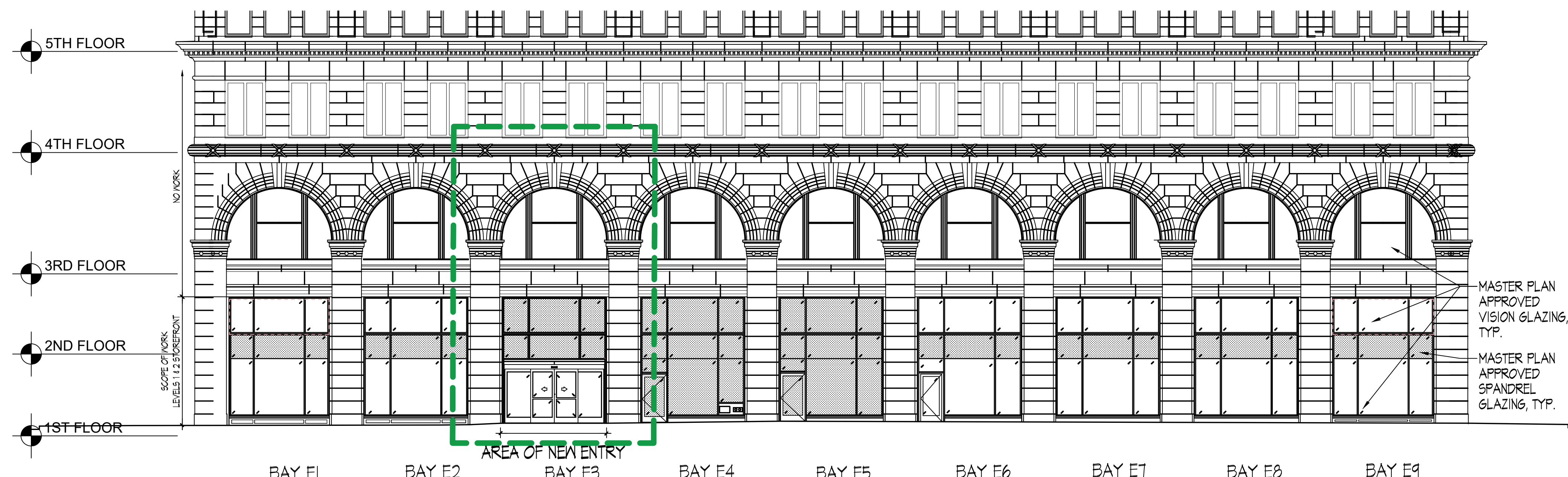
4 EXISTING BAY E3 ELEVATION
1/8" = 1'-0"



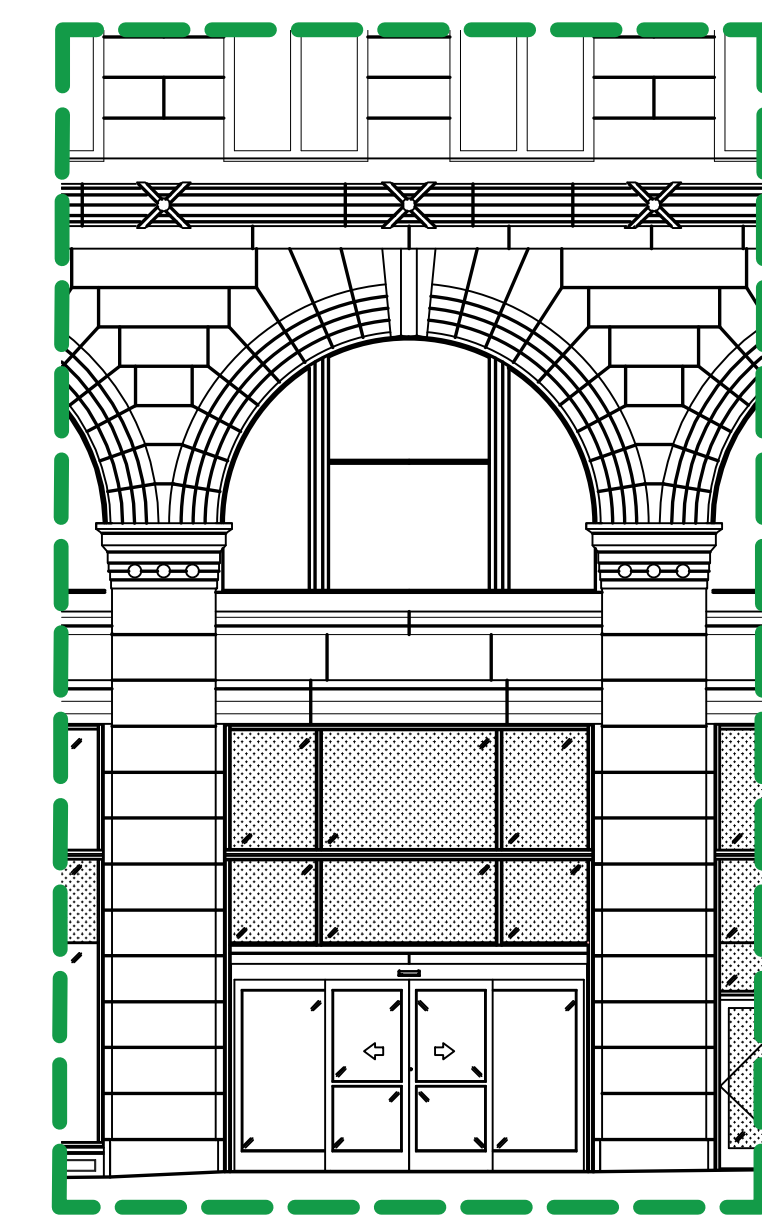
2 LPC APPROVED MASTER PLAN EAST ELEVATION (LAFAYETTE STREET) - APPROVED INFILL TYPE A SHOWN
SCALE: 3/32" = 1'-0"



5 PREVIOUS LPC MASTER PLAN BAY E3 ELEVATION
1/8" = 1'-0"



3 PROPOSED EAST ELEVATION (LAFAYETTE STREET) - NEW INFILL TYPE F
SCALE: 3/32" = 1'-0"



4 PROPOSED BAY E3 ELEVATION
1/8" = 1'-0"

GRUSKIN
ARCHITECTURE + DESIGN, P.C.

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Kenneth A. Gruskín AIA

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MI 1301052379	WA 10344
MN 44326	WI 9900-005
MO A-2005029740	WY 3727
MS 3860	WY C-1967

Professional Seal

Job Name and Number: 2021-0043

770 Broadway Facade Improvement Work For Wegmans

Job Address: 770 Broadway, New York, NY 10003

Drawing Title: EAST ELEVATION MASTER PLAN COMPARISONS

Drawn By: CH
Checked By: JS&KG

Date Issued For:
Client: _____
Landlord: _____
Permit: _____
Bid: _____
Construction: _____

Revision No. Date Description
12/29/21 LPC & CB2 Review
01/07/22 LPC & CB2 Review

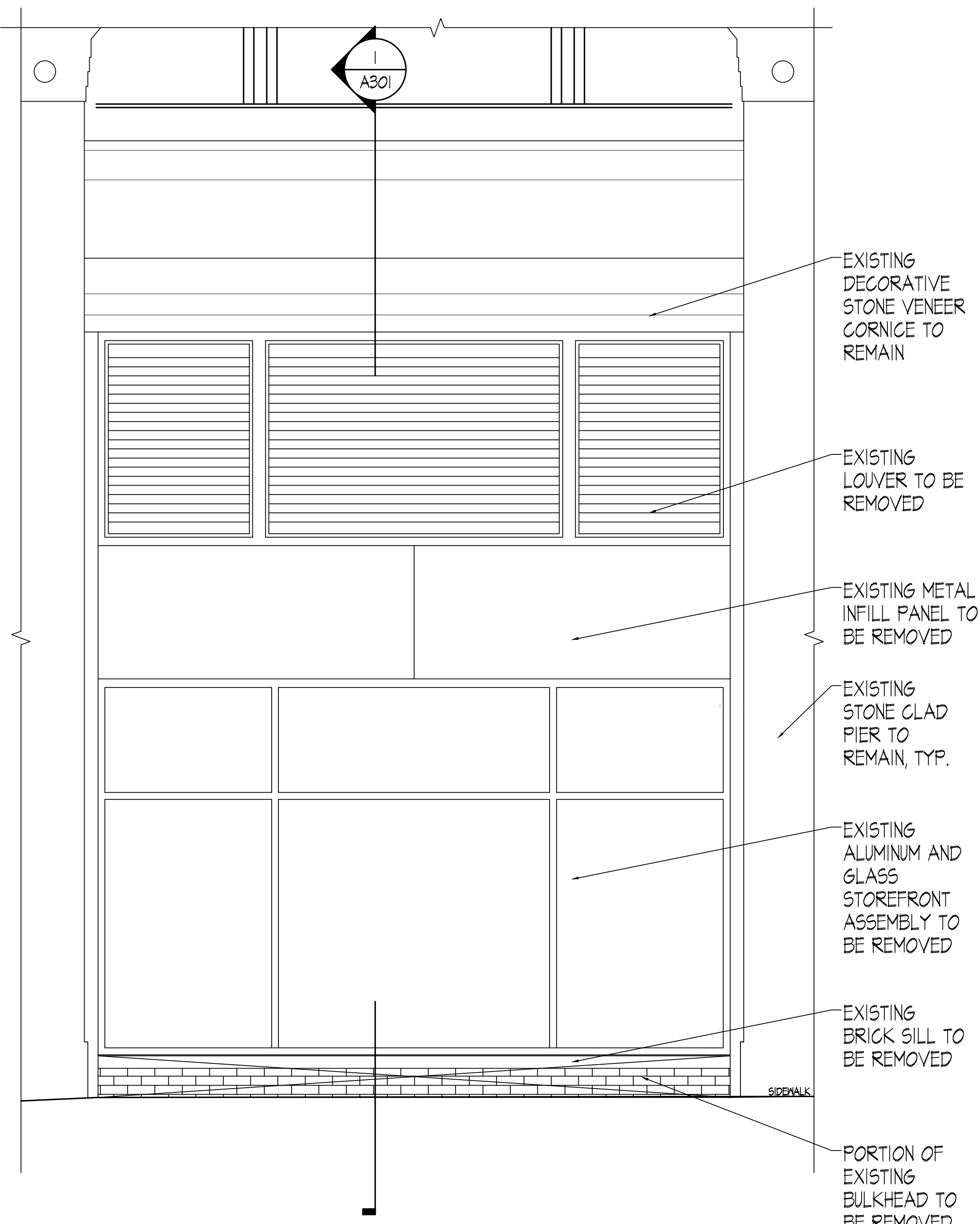
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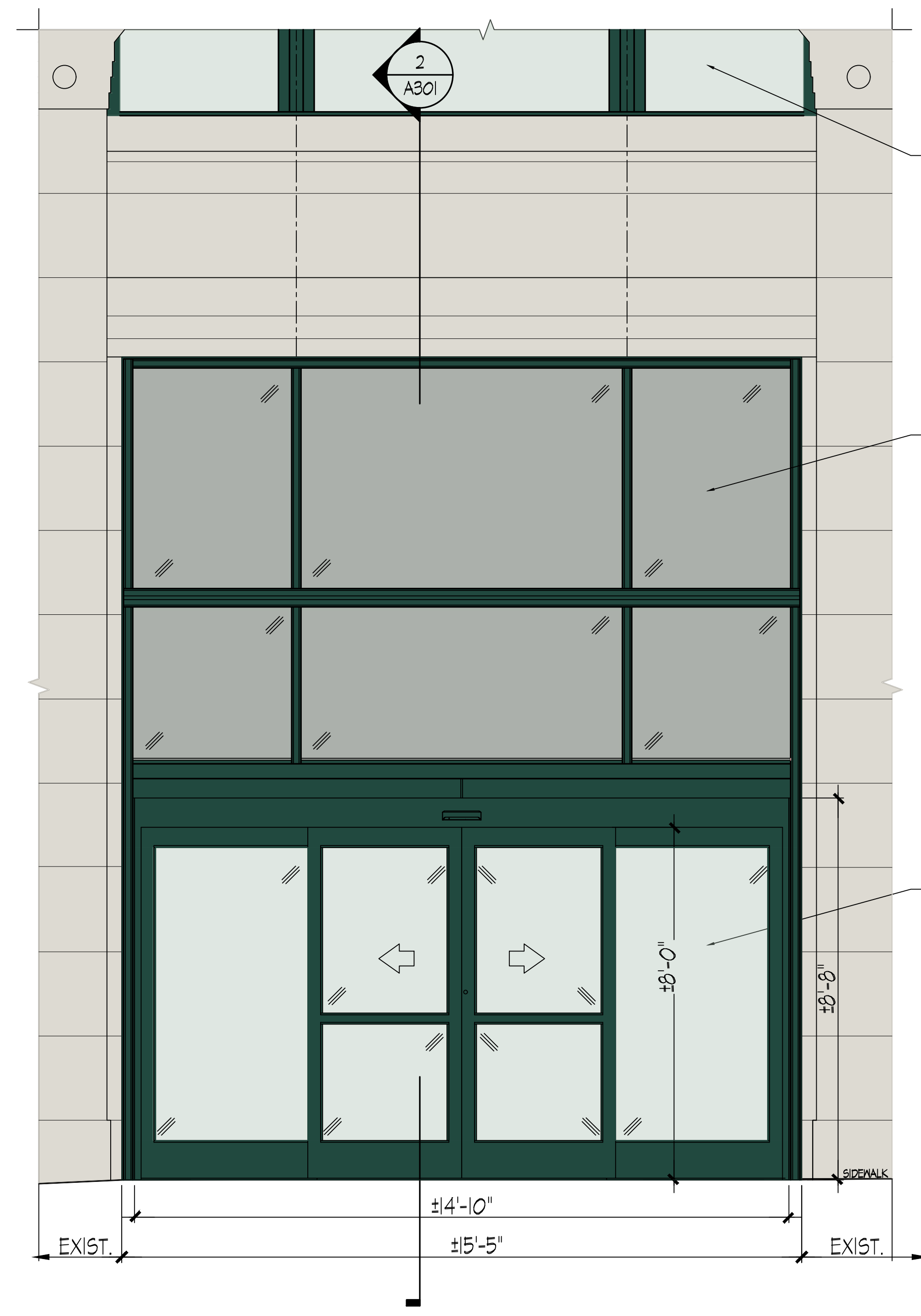
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1 EXISTING ELEVATION - BAY E3
SCALE: 1/2" = 1'-0"



2 PROPOSED TYPE F ELEVATION - BAY E3
SCALE: 1/2" = 1'-0"



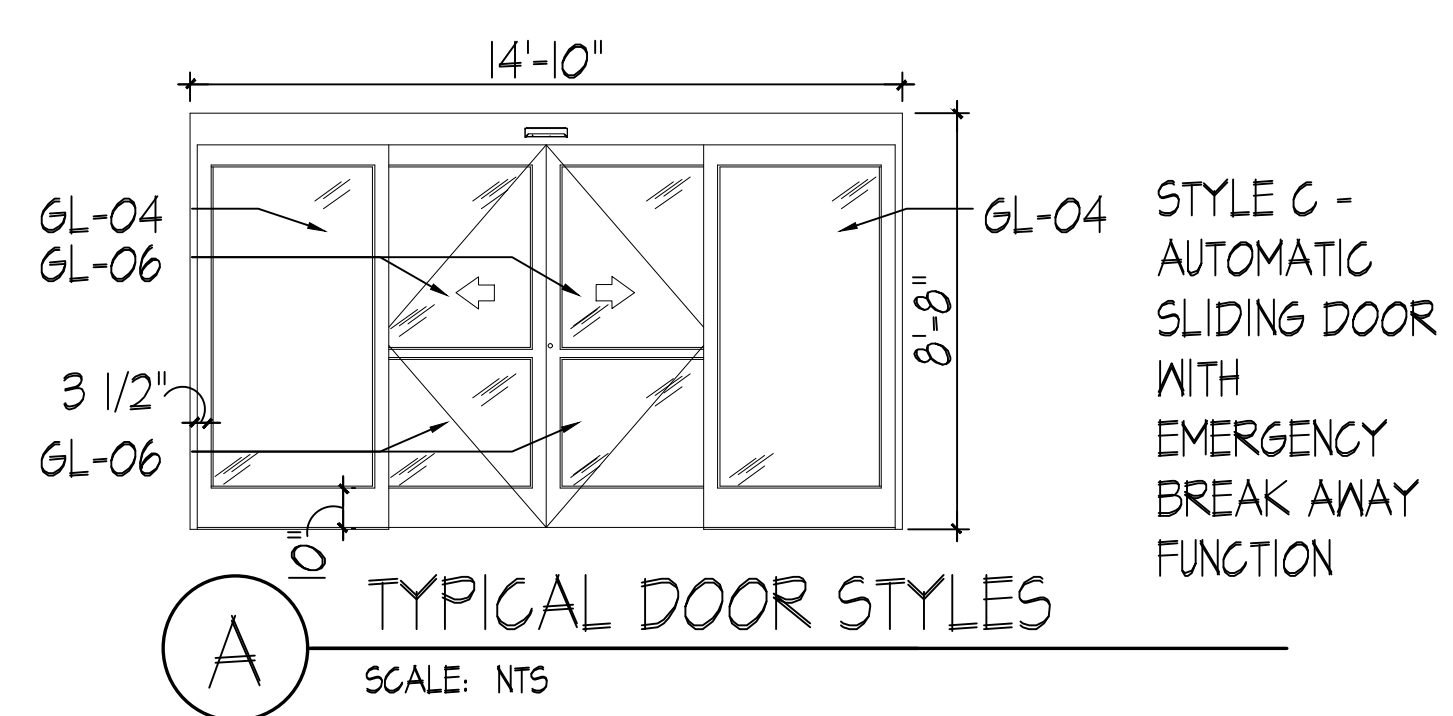
ALUMINUM COATING (LPC APPROVED MASTER PLAN);
INTERIOR AND EXTERIOR MULLIONS & DOOR ASSEMBLY

MANUFACTURER: PPG PAINT COATING
PRODUCT: DURANAR XL 4-COAT SYSTEM WITH CLEAR TOP COAT
COLOR: UC51733XL - HARTFORD GREEN (ALL TO MATH 3RD FLOOR WINDOW REPLACEMENT)



IGU GLAZING (SUBSTITUTE COMPARABLE TO LPC APPROVED IGU VISION GLAZING);
INTERIOR AND EXTERIOR MULLIONS & DOOR ASSEMBLY

MANUFACTURER: GUARDIAN GLASS
PRODUCT: 1" INSULATED GLAZING UNIT (1/4" CLEAR LAMINATED OUTER LITE WITH COATING SUNGUARD SN68 ON #2 SURFACE, 1/2" AIRSPACE WITH 90% ARGON, AND 1/4" CLEAR LAMINATED INNER LITE). SATIN STAINLESS STEEL CLAD WARM EDGE SPACER WITH FORMED CORNERS



FINISH & HARDWARE SPECIFICATIONS

ID	DESCRIPTION	CONTACT	PRODUCT INFORMATION	COMMENTS
GL-04	DOOR VISION GLAZING	ALLISON TOADVINE GUARDIAN GLASS 484-816-7657	MANUFACTURER: GUARDIAN GLASS PRODUCT: 1" INSULATED GLAZING UNIT (1/4" CLEAR LAMINATED OUTER LITE WITH COATING SUNGUARD SN68 ON #2 SURFACE, 1/2" AIRSPACE WITH 90% ARGON, AND 1/4" CLEAR LAMINATED INNER LITE), SATIN STAINLESS STEEL CLAD WARM EDGE SPACER WITH FORMED CORNERS	COMPLETE DOOR PANEL SYSTEM PERFORMANCE U=0.51 OR BETTER SHGC = 0.23 OR BETTER
GL-06	DOOR VISION GLAZING	ALLISON TOADVINE GUARDIAN GLASS 484-816-7657	MANUFACTURER: GUARDIAN GLASS PRODUCT: 1/4" CLEAR TEMPERED GLASS	
MT-01	METAL	PROVIDED BY FABRICATOR	PRODUCT: METAL PANEL AS DETAILED FINISH: PPG COATING, PPG COATING DURANAR XL 4-COAT SYSTEM WITH CLEAR TOP COAT COLOR: UC51733XL - HARTFORD GREEN (TO MATCH THIRD FLOOR MULLION SYSTEM)	

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EXISTING DECORATIVE STONE VENEER CORNICE TO REMAIN

EXISTING STONE CLAD PIER BEYOND

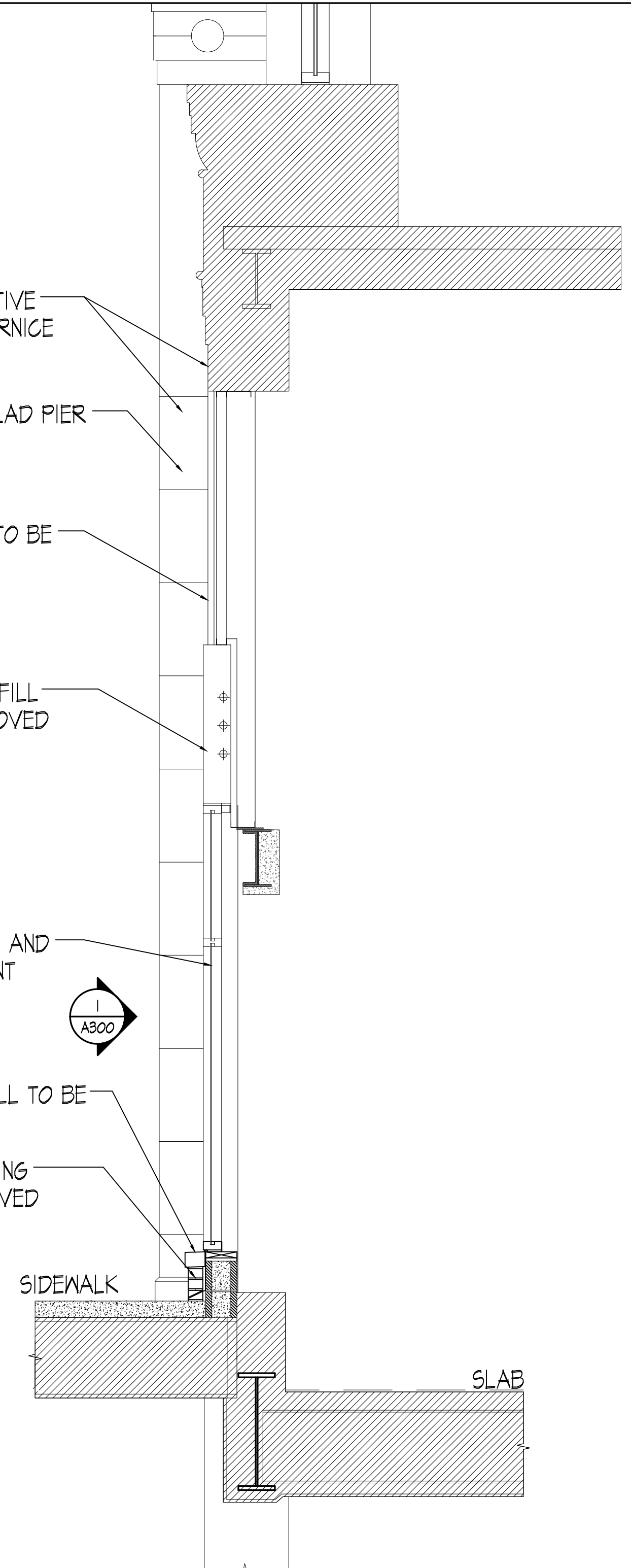
EXISTING LOUVER TO BE REMOVED

EXISTING METAL INFILL PANEL TO BE REMOVED

EXISTING ALUMINUM AND GLASS STOREFRONT ASSEMBLY TO BE REMOVED

EXISTING BRICK SILL TO BE REMOVED

PORTION OF EXISTING WALL TO BE REMOVED



1 EXISTING SECTION - BAY E3
SCALE: 1/2" = 1'-0"

CURTAIN WALL

RECESSED LIGHT FIXTURE

2ND FLOOR

ACM PANELS

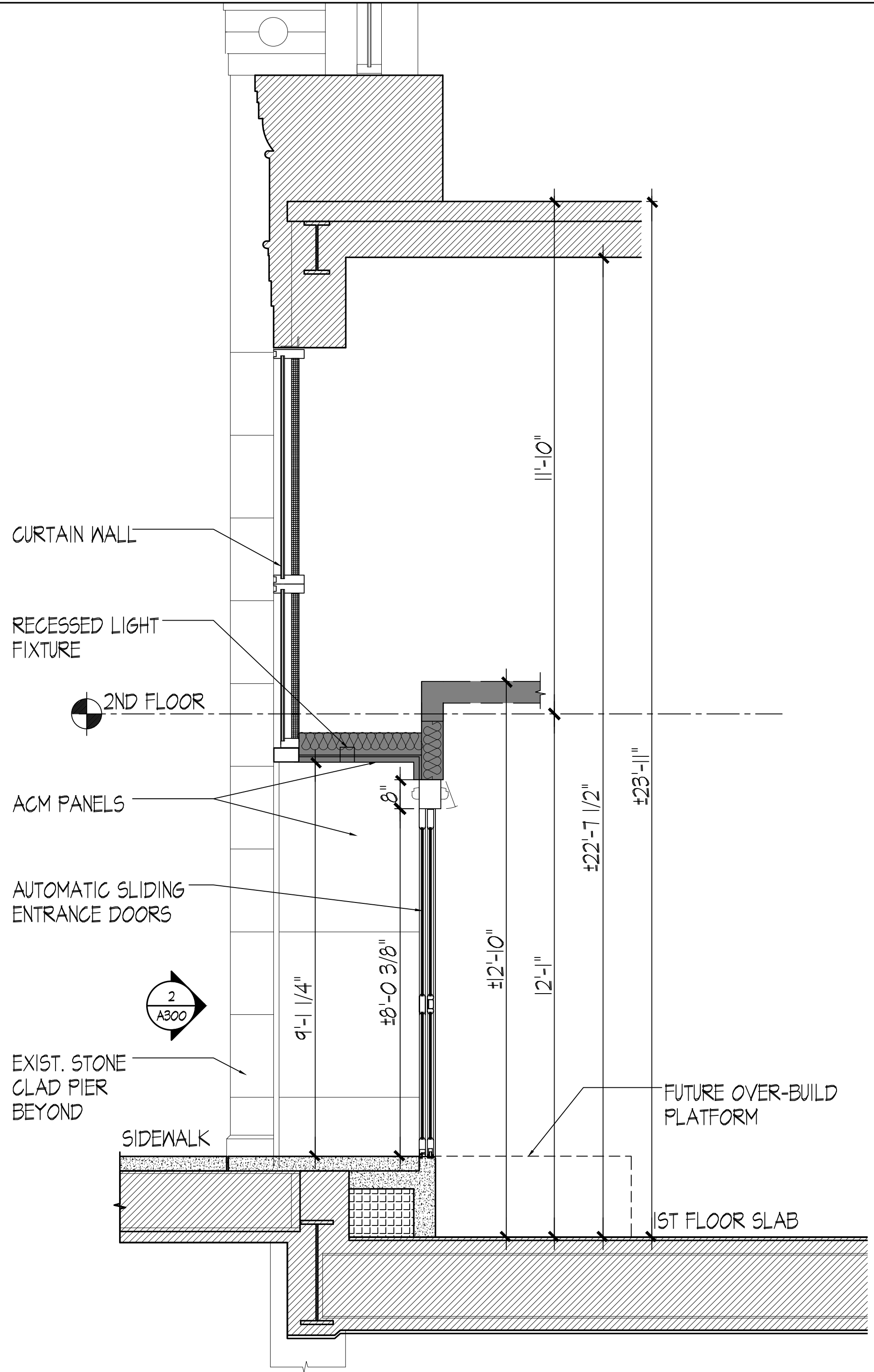
AUTOMATIC SLIDING ENTRANCE DOORS

EXIST. STONE CLAD PIER BEYOND

SIDEWALK

FUTURE OVER-BUILD PLATFORM

1ST FLOOR SLAB



2 PROPOSED SECTION - BAY E3
SCALE: 1/2" = 1'-0"

INTERIOR CONCRETE SILL TO BE MODIFIED TO ACCOMMODATE NEW ENTRANCE

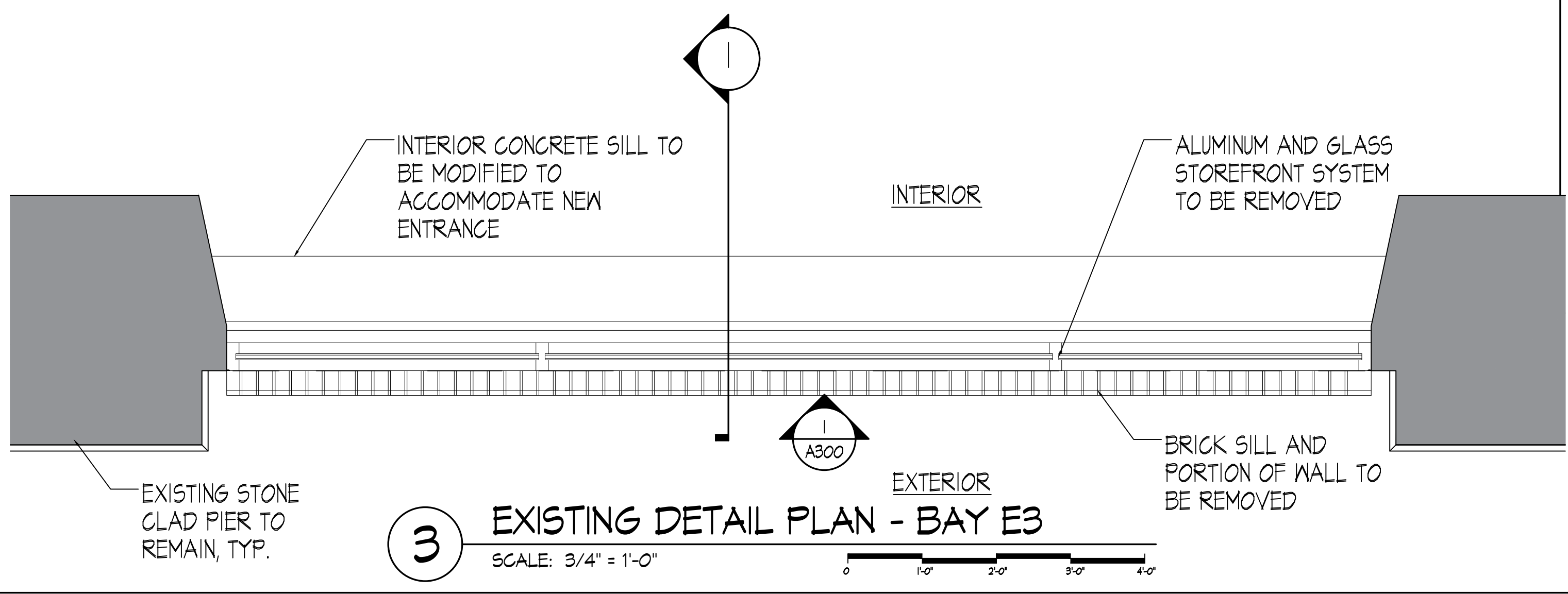
INTERIOR

ALUMINUM AND GLASS STOREFRONT SYSTEM TO BE REMOVED

BRICK SILL AND PORTION OF WALL TO BE REMOVED

EXTERIOR

EXISTING STONE CLAD PIER TO REMAIN, TYP.



3 EXISTING DETAIL PLAN - BAY E3
SCALE: 3/4" = 1'-0"

INTERIOR

AUTOMATIC SLIDING ENTRANCE SYSTEM

ACM PANEL

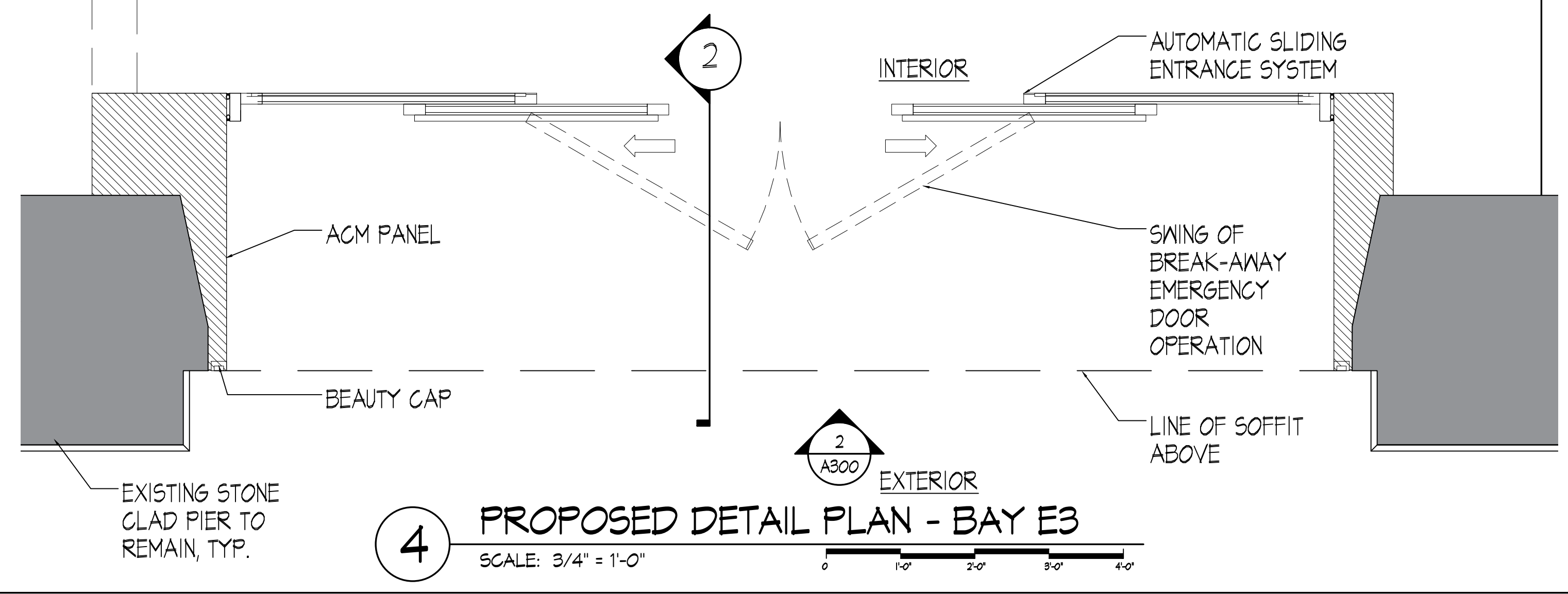
BEAUTY CAP

EXISTING STONE CLAD PIER TO REMAIN, TYP.

SWING OF BREAK-AWAY EMERGENCY DOOR OPERATION

LINE OF SOFFIT ABOVE

EXTERIOR



4 PROPOSED DETAIL PLAN - BAY E3
SCALE: 3/4" = 1'-0"

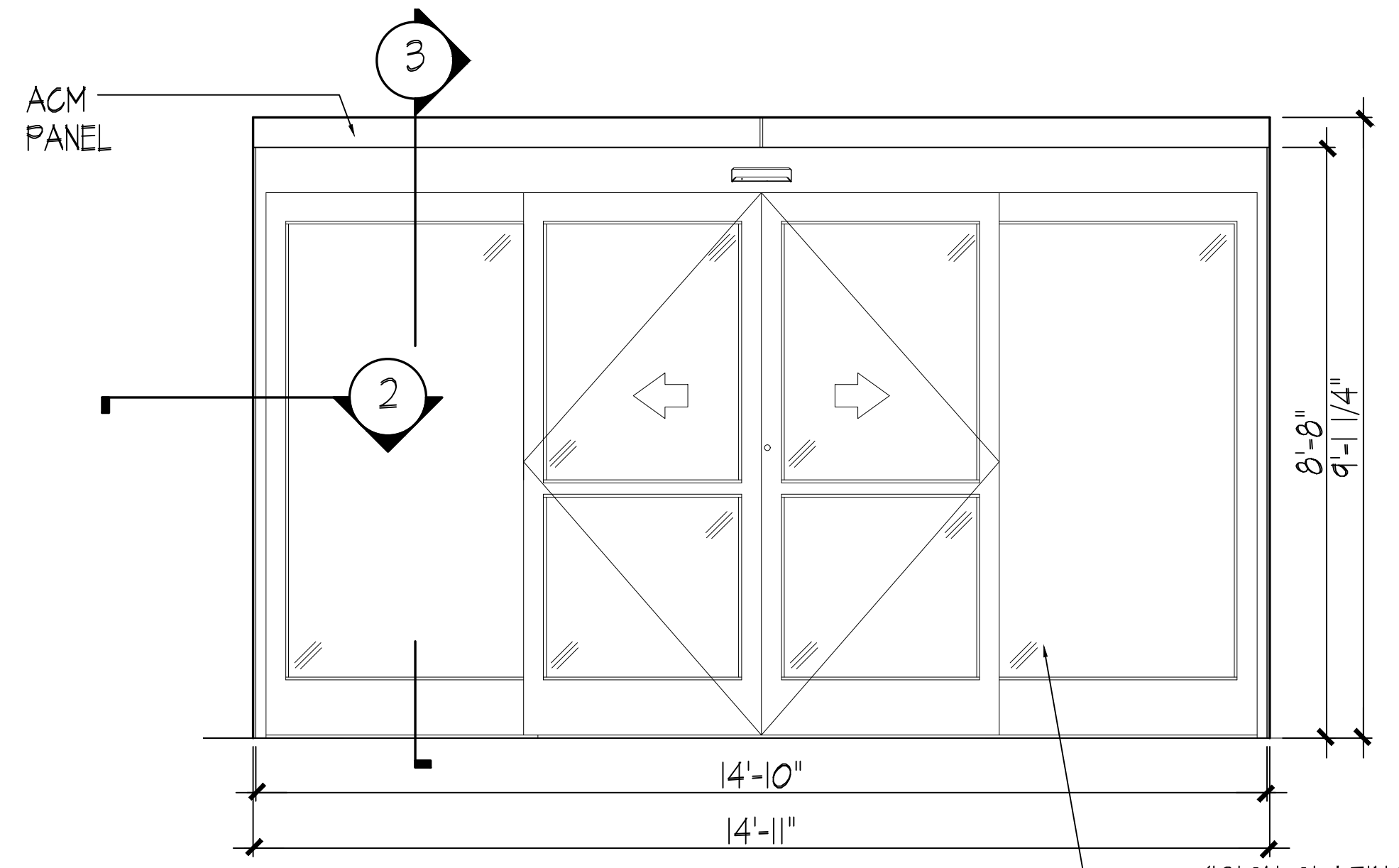
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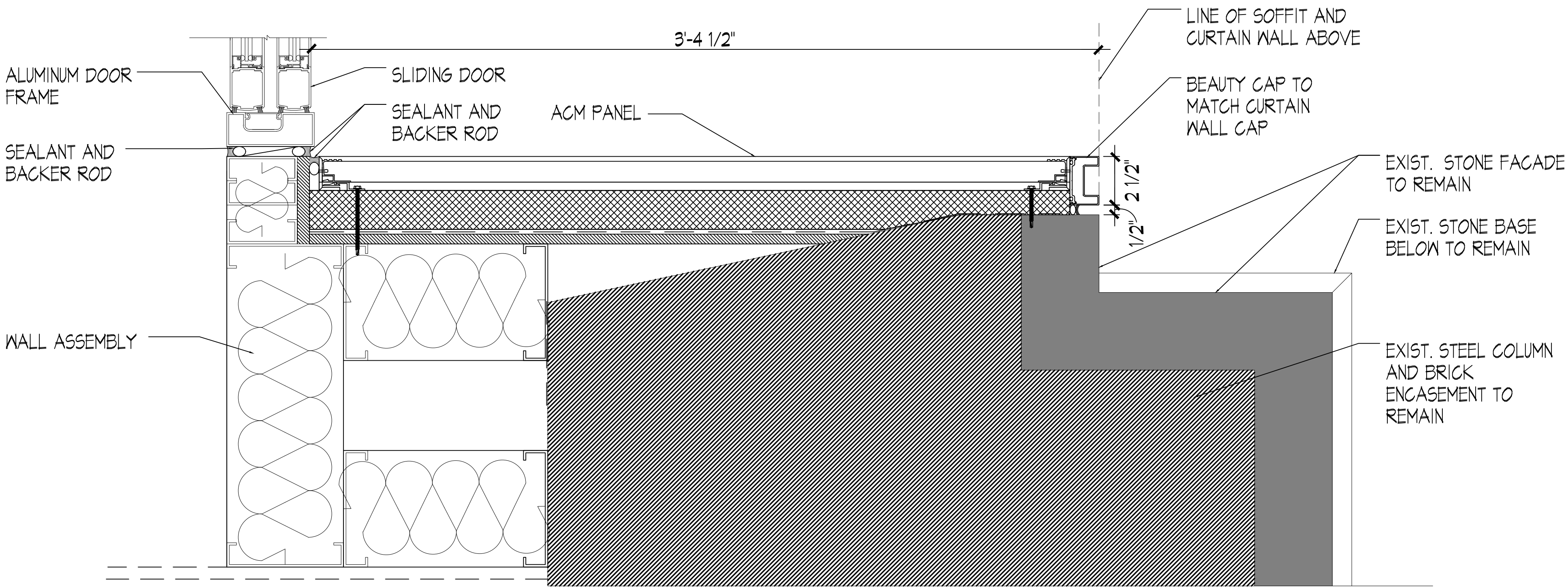
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Kenneth A. Gruskin AIA

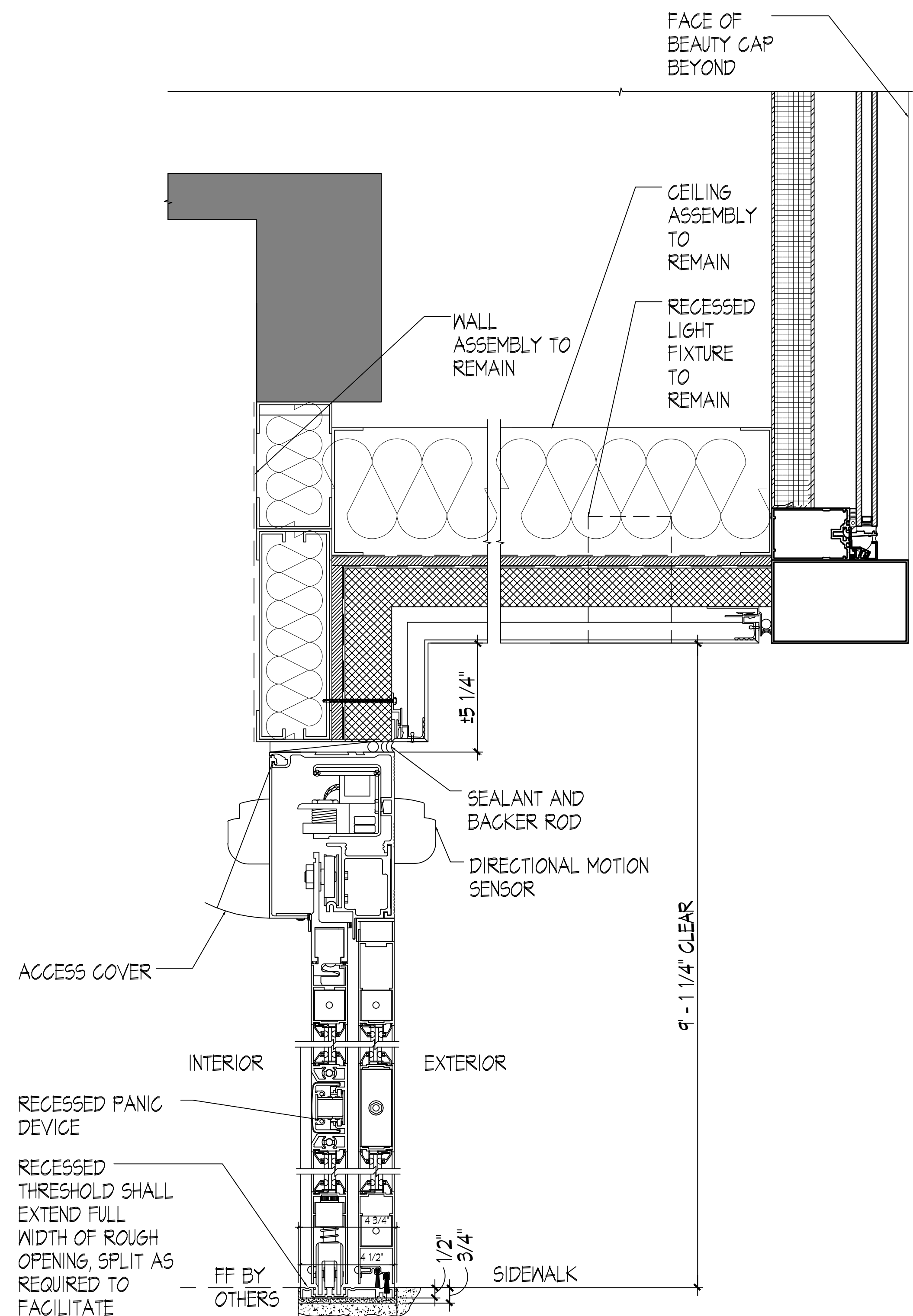
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MA 10635	WA 0401 011223
MI 1301052379	WA 10344
MN 44326	WI 9900-005
MO A-2005029740	WV 3727
MS 3860	WY C-1967



1 EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 DETAIL PLAN
SCALE: 3" = 1'-0"



3 VERTICAL SECTION AT SLIDING DOOR
SCALE: 3" = 1'-0"

Job Name and Number: 2021-0043

770 Broadway Facade Improvement Work For Wegmans

Job Address:
770 Broadway
New York, NY 10003

Drawing Title:
DETAILS PROPOSED SECTIONS & PLANS

Drawn By: CH
Checked By: JS&KG

Date Issued For:
Client: _____
Landlord: _____
Permit: _____
Bid: _____
Construction: _____

Revision Log:
No. Date Description
12/29/21 LPC & CB2 Review
01/07/22 LPC & CB2 Review

APPLICATION NUMBER
M00635844-I1

Drawing Number:
A-302.00

8 OF 12

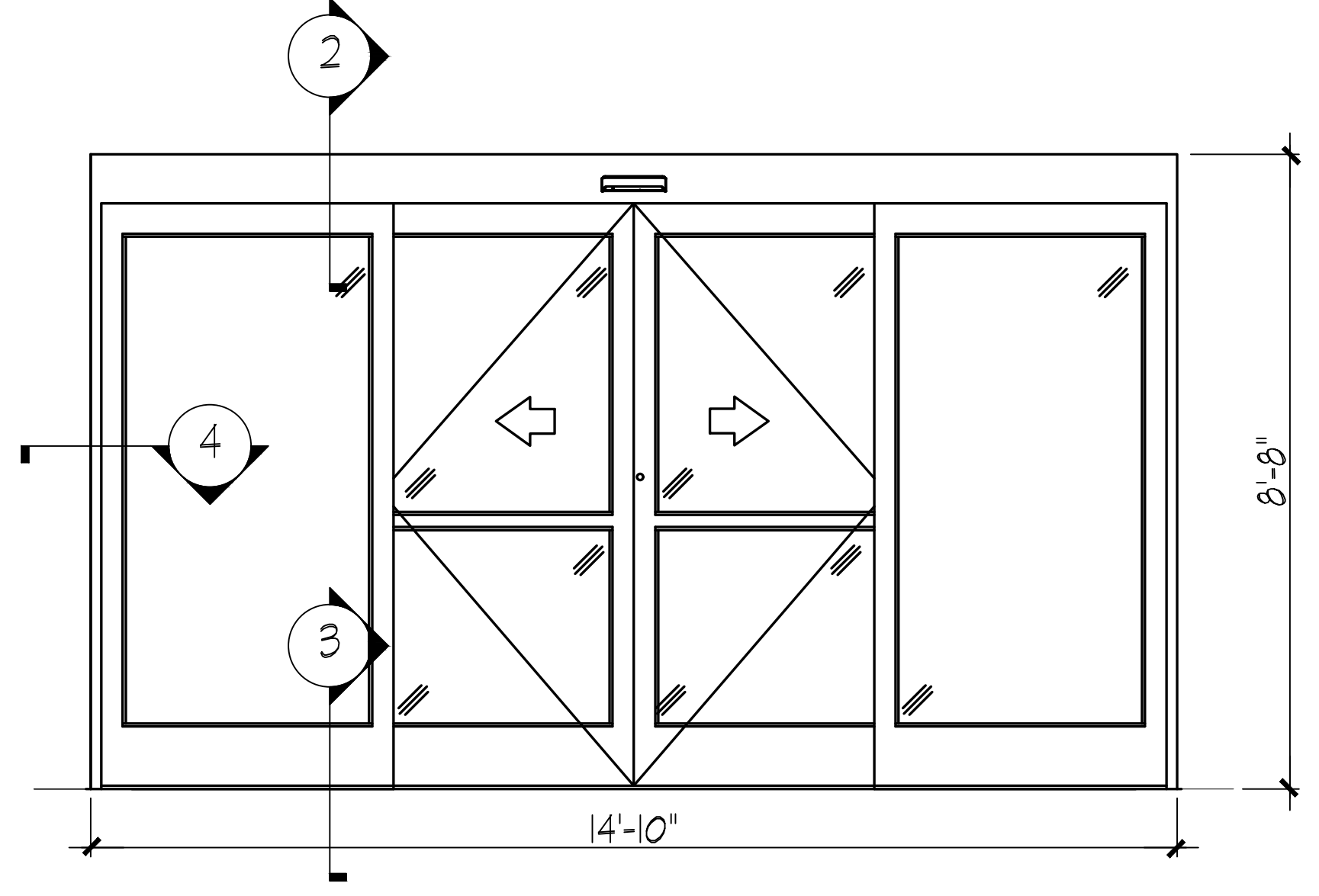
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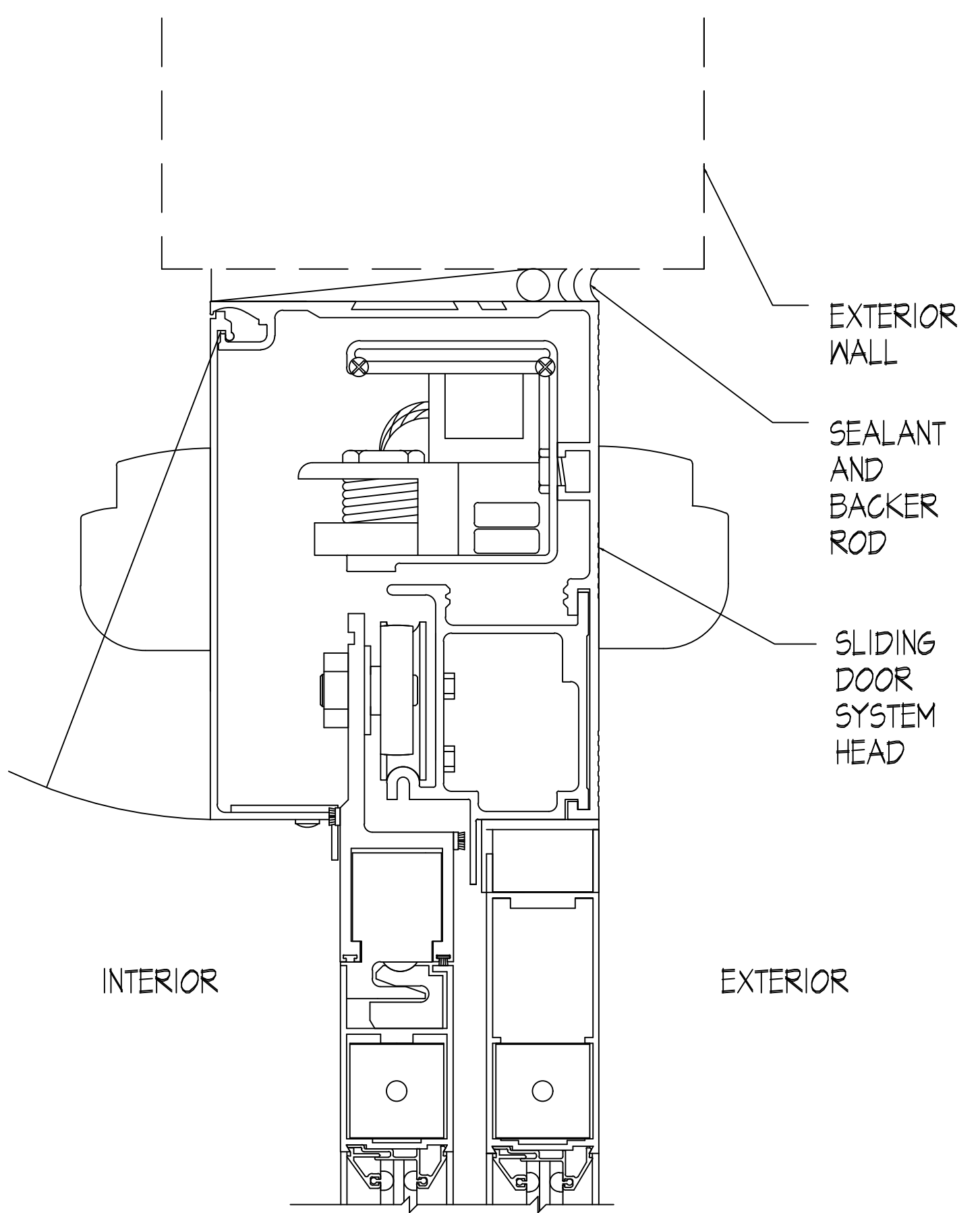
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Kenneth A. Gruskin AIA

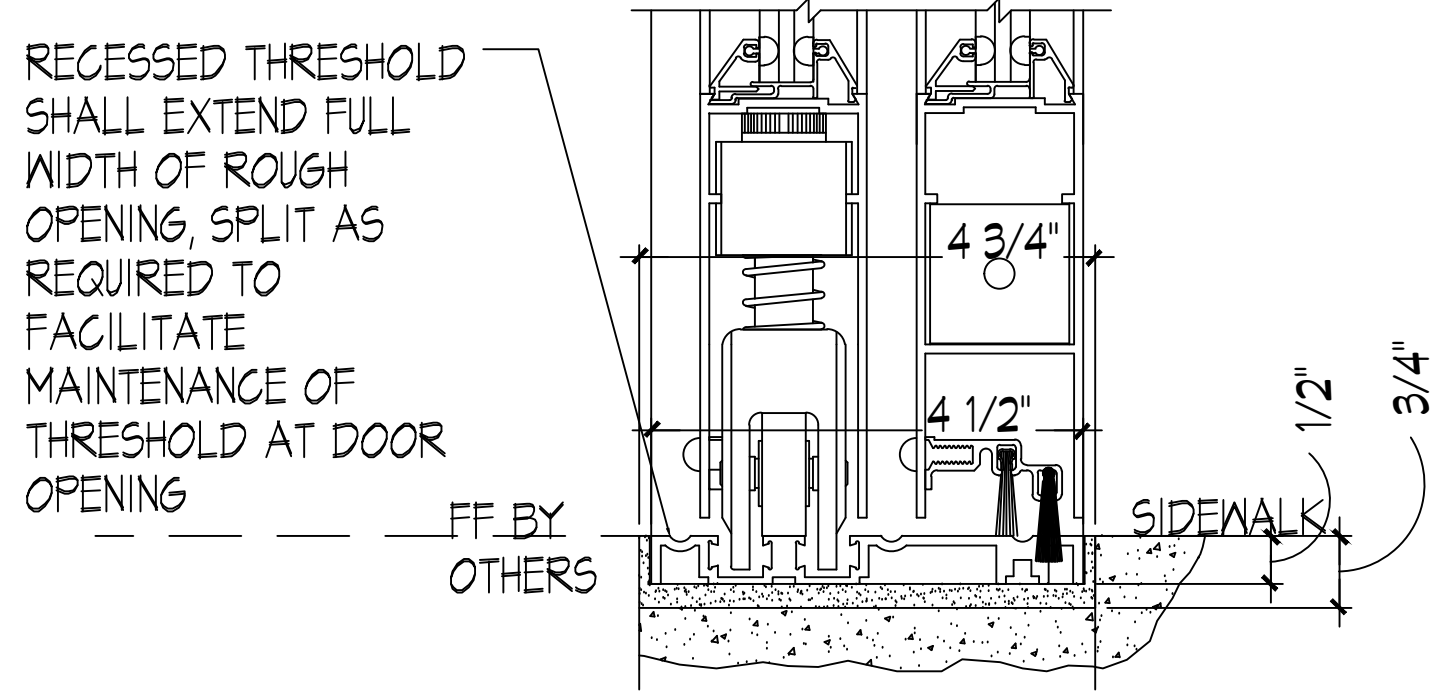
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IL	001-019152	RI	2666
IN	ARI040066	SC	6834
KS	4674	SD	11532
KY	5967	TN	101374
LA	5734	TX	17680
ME	ARC 2596	UT	5881358-0301
MD	11016	VT	2572
MA	10635	WA	0401 011223
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MO	A-2005029740	WY	3727
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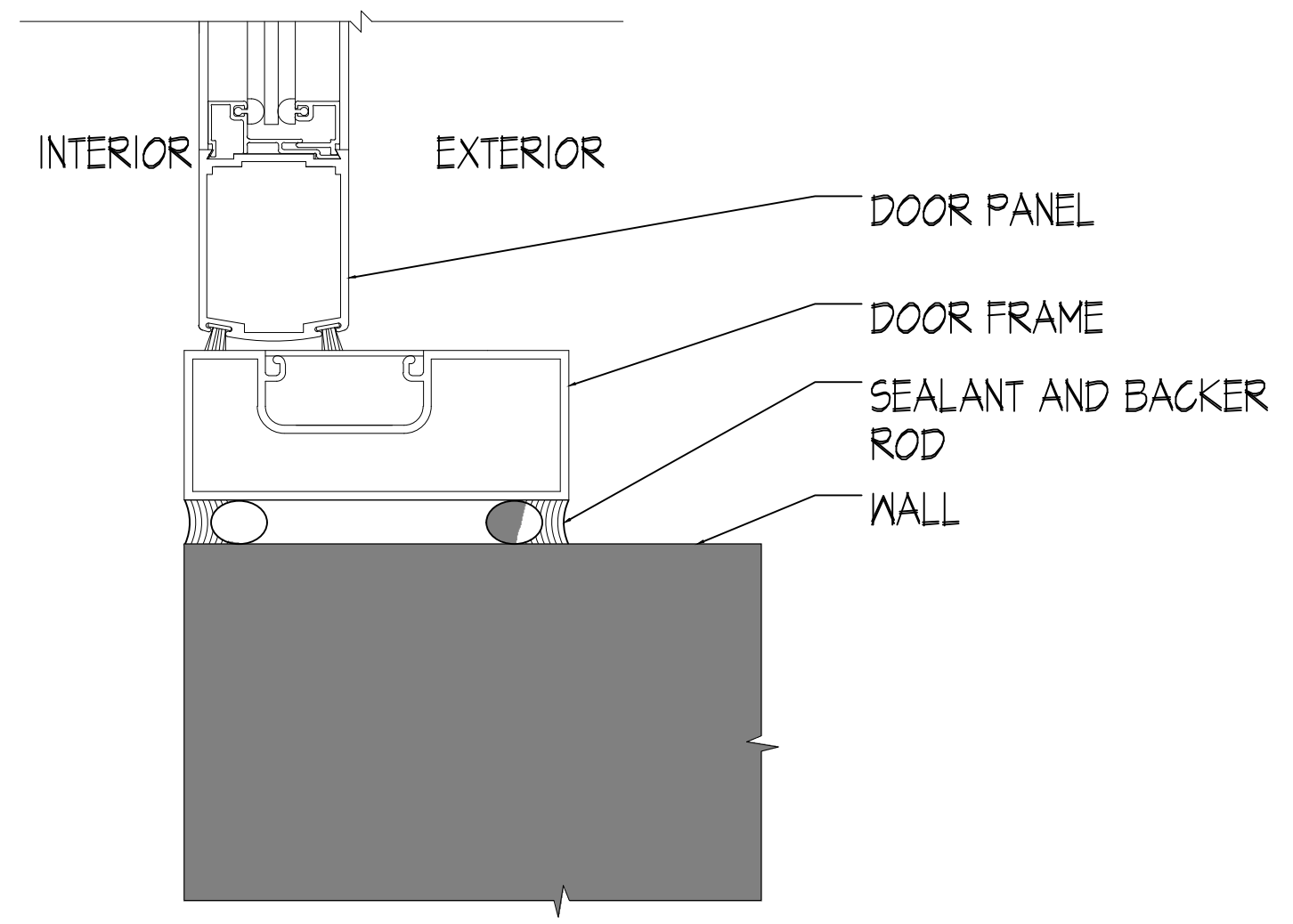
1 DOOR ELEVATION
SCALE: 1/2" = 1'-0"



2 DOOR HEAD DETAIL SECTION
SCALE: 6" = 1'-0"



3 SLIDING DOOR SILL DETAIL SECTION
SCALE: 6" = 1'-0"



4 SLIDING DOOR JAMB DETAIL PLAN
SCALE: 6" = 1'-0"

Job Name and Number: 2021-0043

770 Broadway Facade Improvement Work For Wegmans

Job Address:
770 Broadway
New York, NY 10003

Drawing Title:
DETAILS PROPOSED SECTIONS & PLANS

Drawn By: CH
Checked By: JS&KG

Date Issued For:
Client: _____
Landlord: _____
Permit: _____
Bid: _____
Construction: _____

Revision Table:

No.	Date	Description
12/29/21	LPC & CB2	Review
01/07/22	LPC & CB2	Review

APPLICATION NUMBER
M00635844-11

Drawing Number:
A-303.00

9 OF 12

J:\COMMERCIAL\2021-0043 WEGMANS 770 BROADWAY NYC.A. DRAWINGS\B.4 CD\PHASE 6A FACADE\NB-2021-0043-FACADE ISSUE FOR LPC SPLIT SLIDER DNL.Y\00_CURRENT SET\NB 2021-0043-A302-303.DWG

AL 5421	MT 2537
AK 13167	NC 9961
AR 3811	ND 1666
AZ 39209	NE A-3547
CA C-29898	NH 2796
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CT 9613	NM 004169
DC ARC100723	NV 5521
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GA RA011075	OH 13761
HI AR 11489	OR 4899
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IL 001-019152	RI 2666
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KS 4674	SD 11532
KY 5967	TN 101374
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MA 10635	WA 0401 011223
MI 1301052379	WA 10344
MN 44326	WI 9900-005
MO A-205029740	WV 3727
MS 3860	WY C-1967

Professional Seal:

Consultant:

Job Name and Number: 2021-0043

770 Broadway Facade Improvement Work For Wegmans

Job Address:
770 Broadway
New York, NY 10003

HISTORICAL PHOTOGRAPHS

Drawn By: CH
Checked By: JS&KG

Date Issued For:
Client:
Landlord:
Permit:
Bid:
Construction:

Revision Issue:
No. Date Description
12/29/21 LPC & CB2 Review
01/07/22 LPC & CB2 Review

APPLICATION NUMBER
M00635844-11
Drawing Number:
X-001.00
10 OF 12

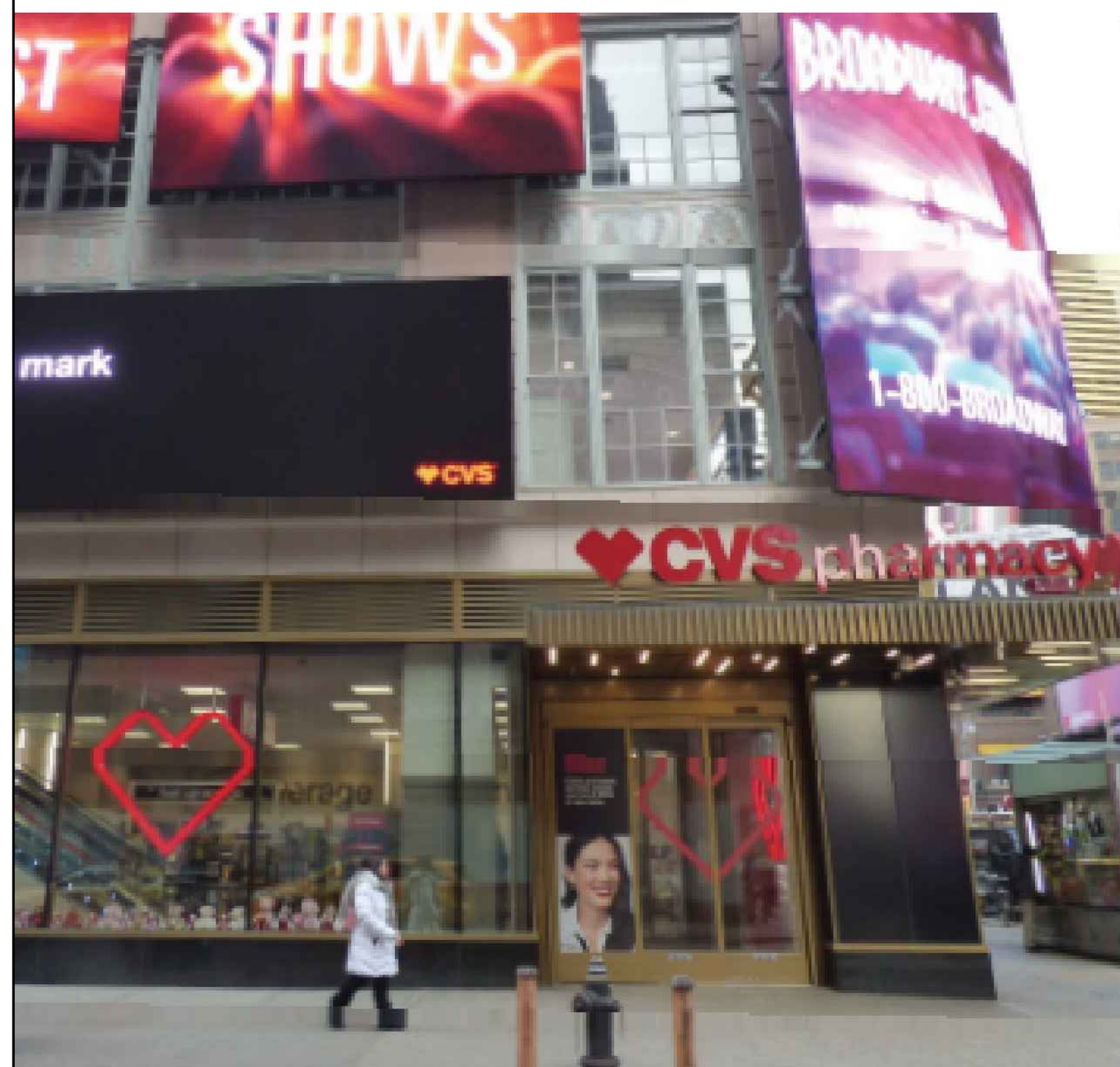


1 HISTORICAL PHOTOGRAPH - 8TH & LAFAYETTE STREET - 1913
NTS



2 HISTORICAL PHOTOGRAPH - 8TH & LAFAYETTE STREET - 1933
NTS

J:\COMMERCIAL\2021-0043 WEGMENS 770 BROADWAY NYC.A2 DRAWINGS\B.4 CONPHASE 6A FACADE\08-2021-0043-FACADE ISSUE FOR LPC SPLIT SLIDER DNL.Y00_CURRENT SET\06 2021-0043-X001.DWG



THE BRILL BUILDING, 1619 BROADWAY



TRADER JOE'S AT BRIDGEMARKET, RENDERING BY MADD EQUITES, LLC

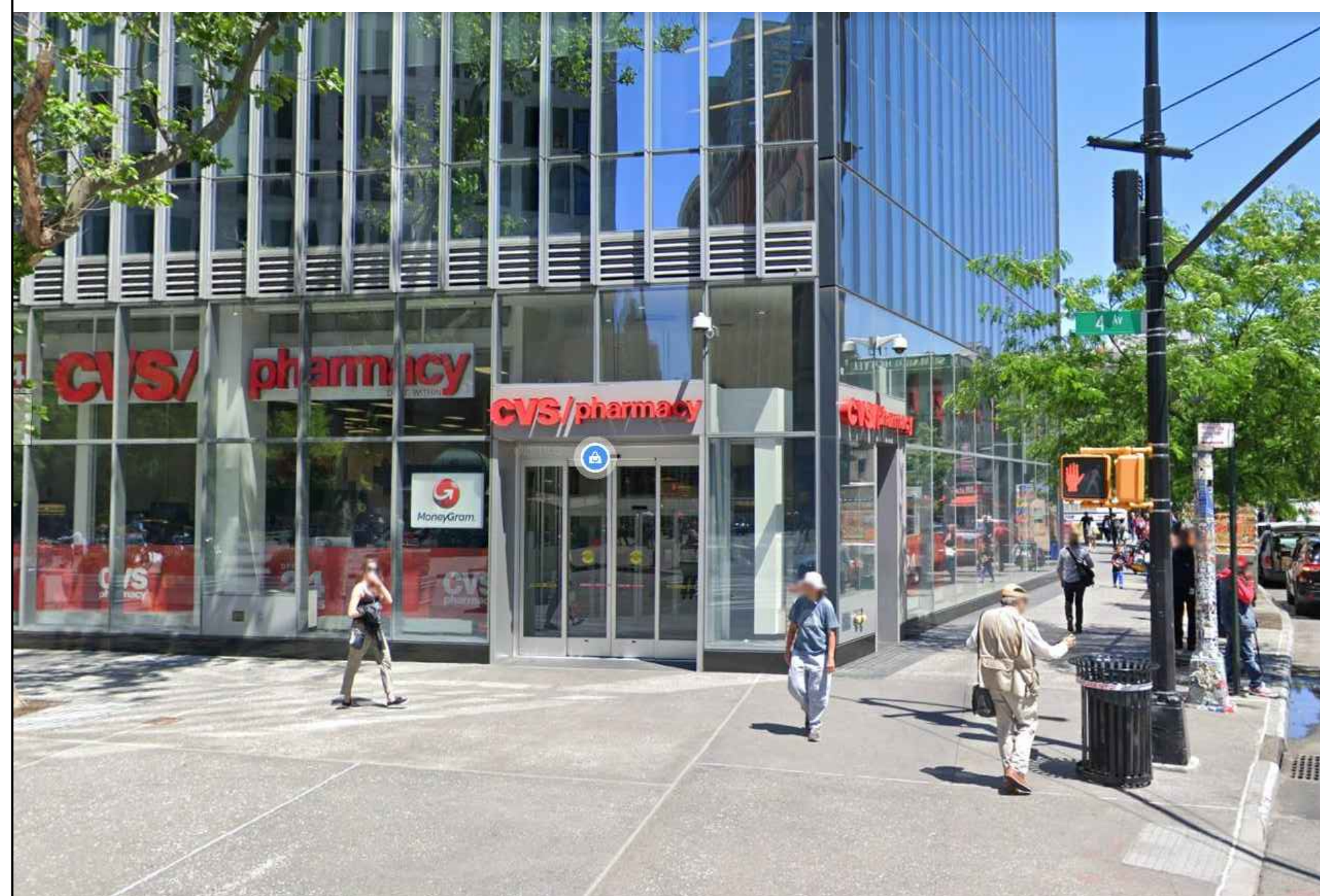


115 EAST 75TH, NORTHWELL HEALTH, ENNEAD ARCHITECTS

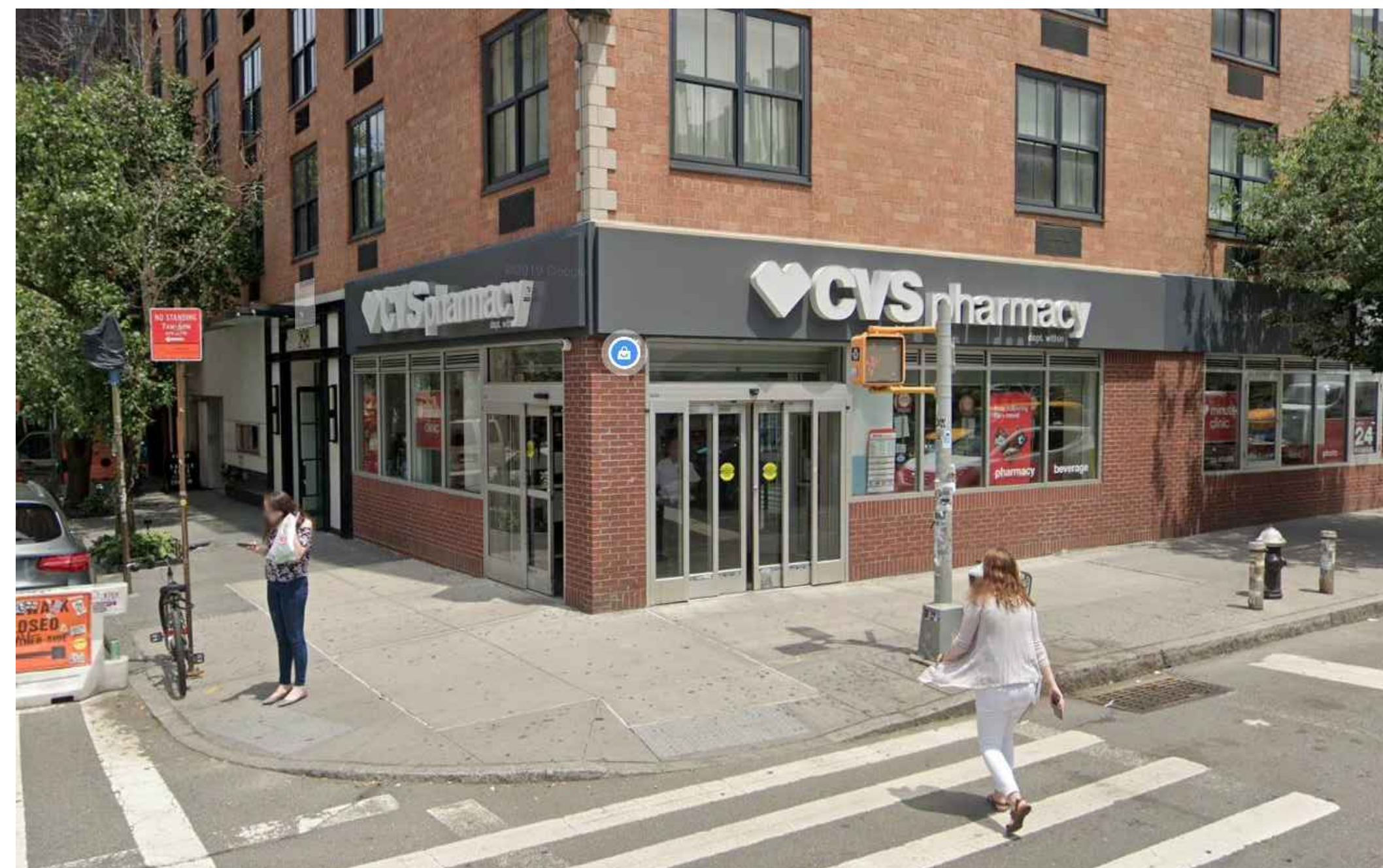


CVS PHARMACY - 130 FIFTH AVENUE, RENDERING BY GERNER KRONICK + VALCARCEL, ARCHITECTS DPC

1 PRECEDENTS - COMMISSION APPROVED AUTOMATIC SLIDING DOORS
NTS



CVS - 51 ASTOR PLACE



CVS - 298 MULBERRY STREET



WHOLE FOODS - 4 UNION SQUARE SOUTH

2 PRECEDENTS - AUTOMATIC SLIDING DOORS IN SURROUNDING AREA
NTS

AL 5421	MT 2537
AK 13167	NC 9961
AR 3811	ND 1666
AZ 39209	NE A-3547
CA C-29898	NH 2796
CO ARC-400347	NJ AJ 09999
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MI 1301052379	WA 10344
MN 44326	WI 9900-005
MO A-2005029740	WY 3727
MS 3860	WY C-1967

J:\COMMERCIAL\2021-0043 WEGMANS 770 BROADWAY NYC2 DRAWINGS\2.4 CD\PHASE 2A FACADE\02-2021-0043-FACADE ISSUE FOR LPC SPLIT SLIDER DNL Y\00_CURRENT SET\NG 2021-04-3-X002.DWG

CIRCULATION

- * Allows for smooth flow of two-way traffic
- * Reduces potential for congestion exiting a bustling retail space or entering from a busy sidewalk
- * Customers and employees can freely approach the doors without concern of operation of a manual swinging door interrupting incoming or cross-pedestrian traffic
- * There is no pause of flow from someone approaching the pull-side of the door and backing up to pull the door open toward the street.



IMAGE FROM NABCO. ABOUT AUTOMATIC DOOR - BENEFIT.
<https://nabco.nabco.com/en/automatic-door/benefit/>

ACCESSIBILITY

- * Sensors on each side of the doors allow for universal operation of the doors without concern over physical limitations such as: walking aids, wheelchairs, hands full of grocery bags, pushing a cart or stroller, or holding a child's hand for safety.



IMAGE FROM MOMS65. 10 TIPS FOR DRESSING BABY FOR WINTER.
<https://www.moms65.com/baby/baby-care/10-tips-for-dressing-baby-for-winter>

ENERGY CONSERVATION

- * Automatic sliding doors are programmed with varying operation speeds allowing for the fine-tuned timing of door opening and closing
- * Contributes to operator energy savings by reducing annual heating and cooling costs.



IMAGE FROM MERCEDES. WHEN IT COMES TO ENERGY CONSERVATION, NYC SHOWS THE NATION HOW IT'S DONE. OCTOBER 25, 2016. 54M EXPEDITING, BROOKLYN, NY.
<https://sandexpediting.com/comes-energy-conservation-ny-shows-nation-done/>

TOUCHLESS ENTRY / COVID 19

- * Sensors allow for hands-free operation of doors
- * Touch-less experience entering or exiting the building
- * Reduces the spread of germs and viruses throughout the community
- * Provides a heightened level of comfort during the customer experience

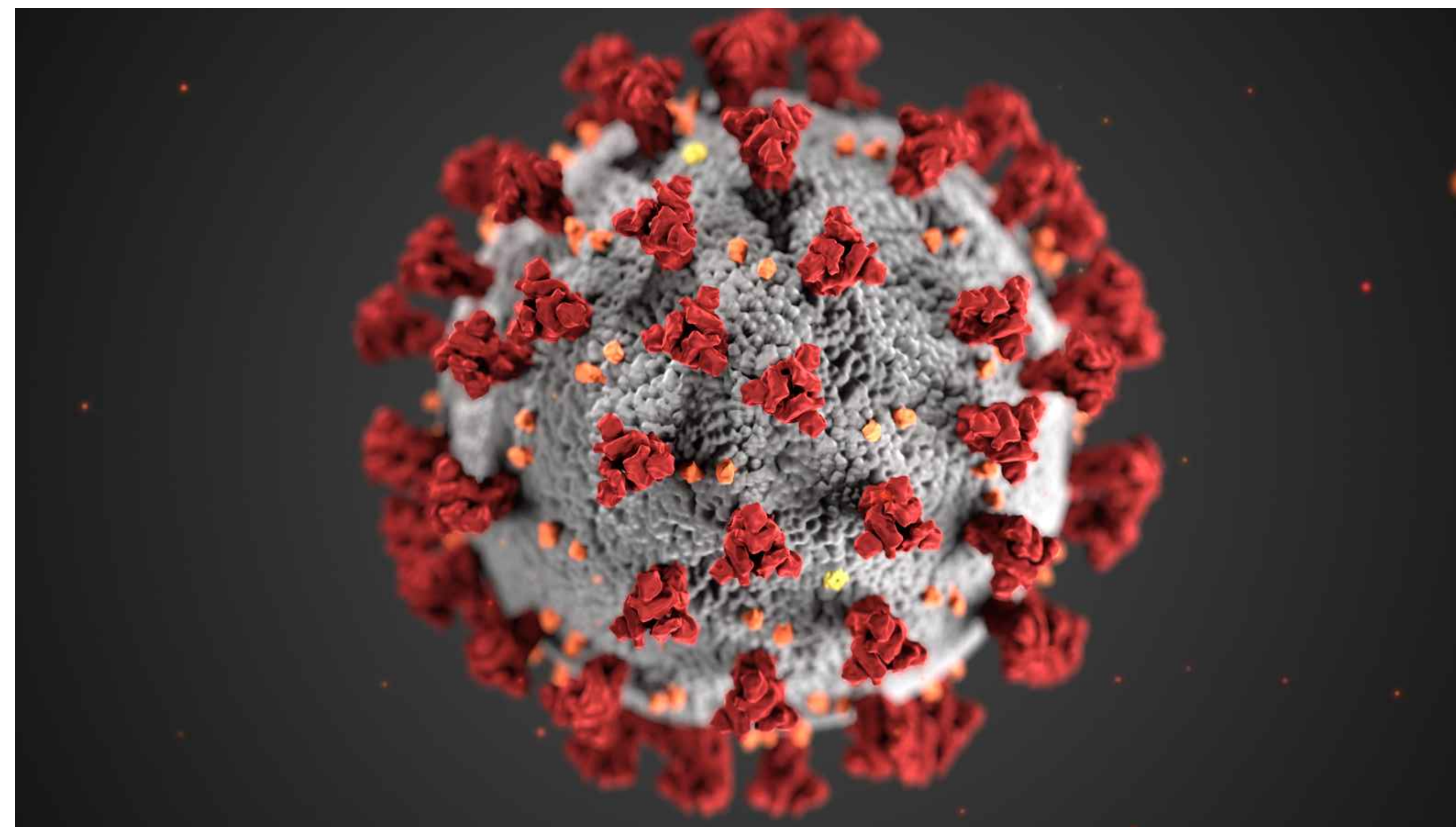


ILLUSTRATION FROM CENTERS FOR DISEASE CONTROL AND PREVENTION. CORONAVIRUS 3D ILLUSTRATION. 04/30/2021. FDA. SILVER SPRING, MD.
<https://www.fda.gov/food/food-safety-during-emergencies/food-safety-and-coronavirus-disease-2019-covid-19>



294 Morris Avenue Springfield, NJ 07081
 Tel: 973.376.4411 Fax: 973.376.8989
www.GruskinGroup.com NJREG 020988-4

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MO A-2005029740	WV 3727
MS 3860	WY C-1967

Professional Seal

Consultant

Job Name and Number: 2021-0043

770 Broadway Facade Improvement Work For Wegmans

Job Address:
 770 Broadway
 New York, NY 10003

Drawing Title: SLIDING DOOR BENEFITS

Drawn By: CH
 Checked By: JS&KG
 Date Issued For: Client: _____
 Landlord: _____
 Permit: _____
 Bid: _____
 Construction: _____

Revision:
 No. Date Description
 12/29/21 LPC & CB2 Review
 01/07/22 LPC & CB2 Review

APPLICATION NUMBER
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 Drawing Number:
X-003.00
 12 OF 12

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