

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



JOHN FURTH PEACHY ARCHITECTS

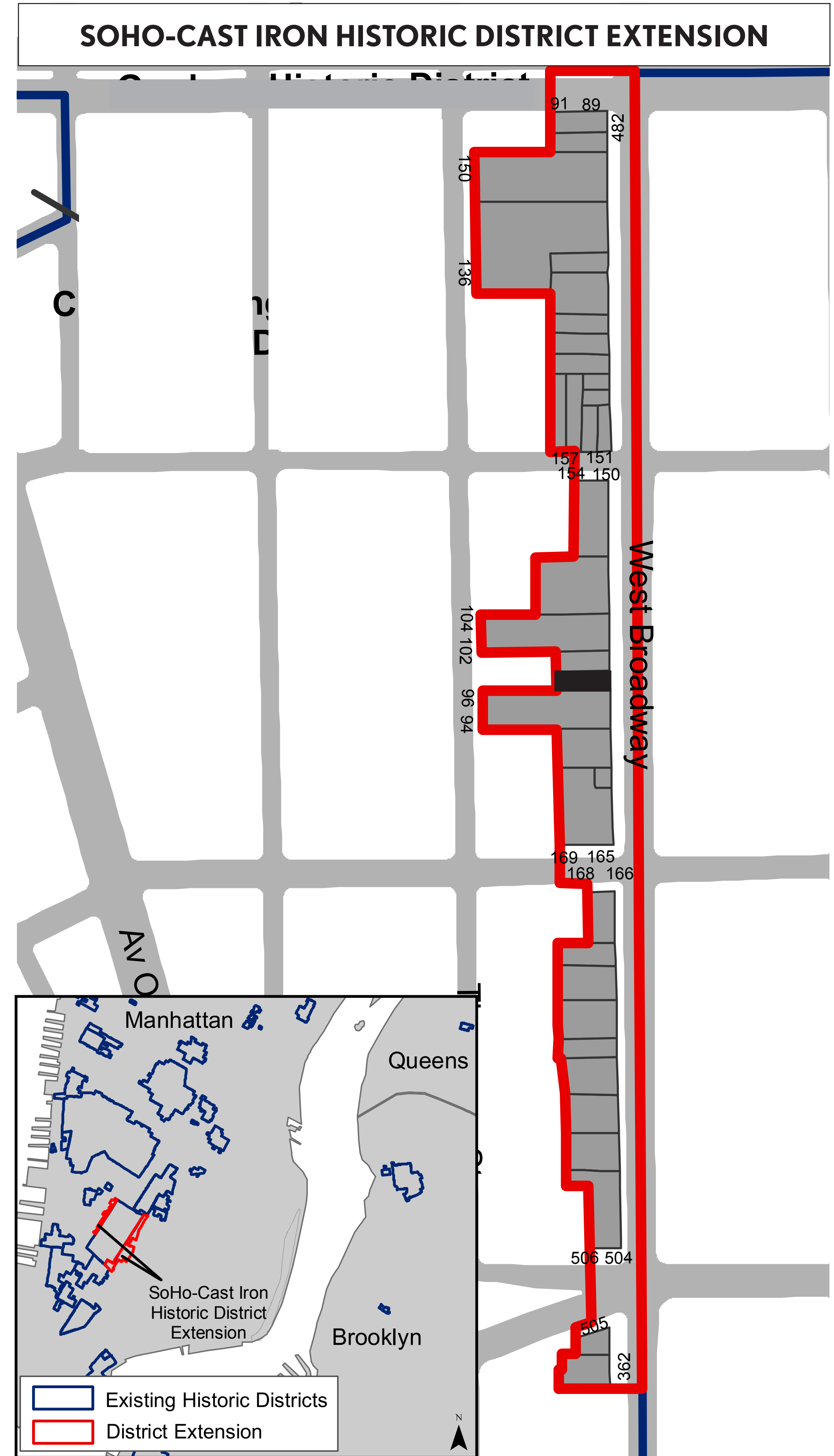
422 WEST BROADWAY

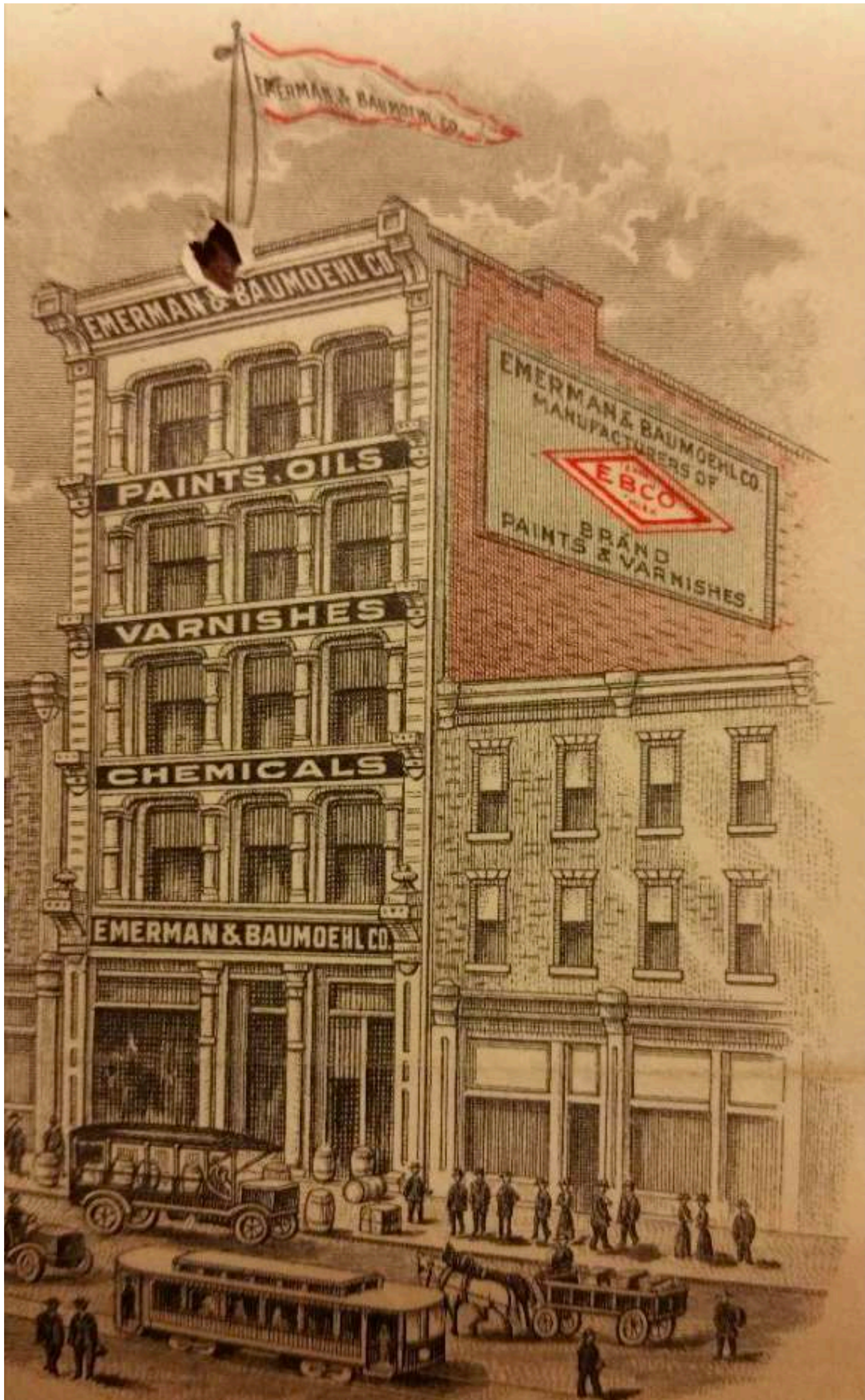
COVER SHEET

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

SCALE: NTS
DATE: 7/1/2026

T - 01





ca 1917 (Municipal Archive)



ca 1940 (Tax photo)

JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

HISTORIC IMAGES

SCALE: NTS
DATE: 7/1/2026



ca 2010 (Victorian Society)

JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

HISTORIC IMAGE

SCALE: NTS
DATE: 7/1/2026



JOHN FURTH PEACHY ARCHITECTS

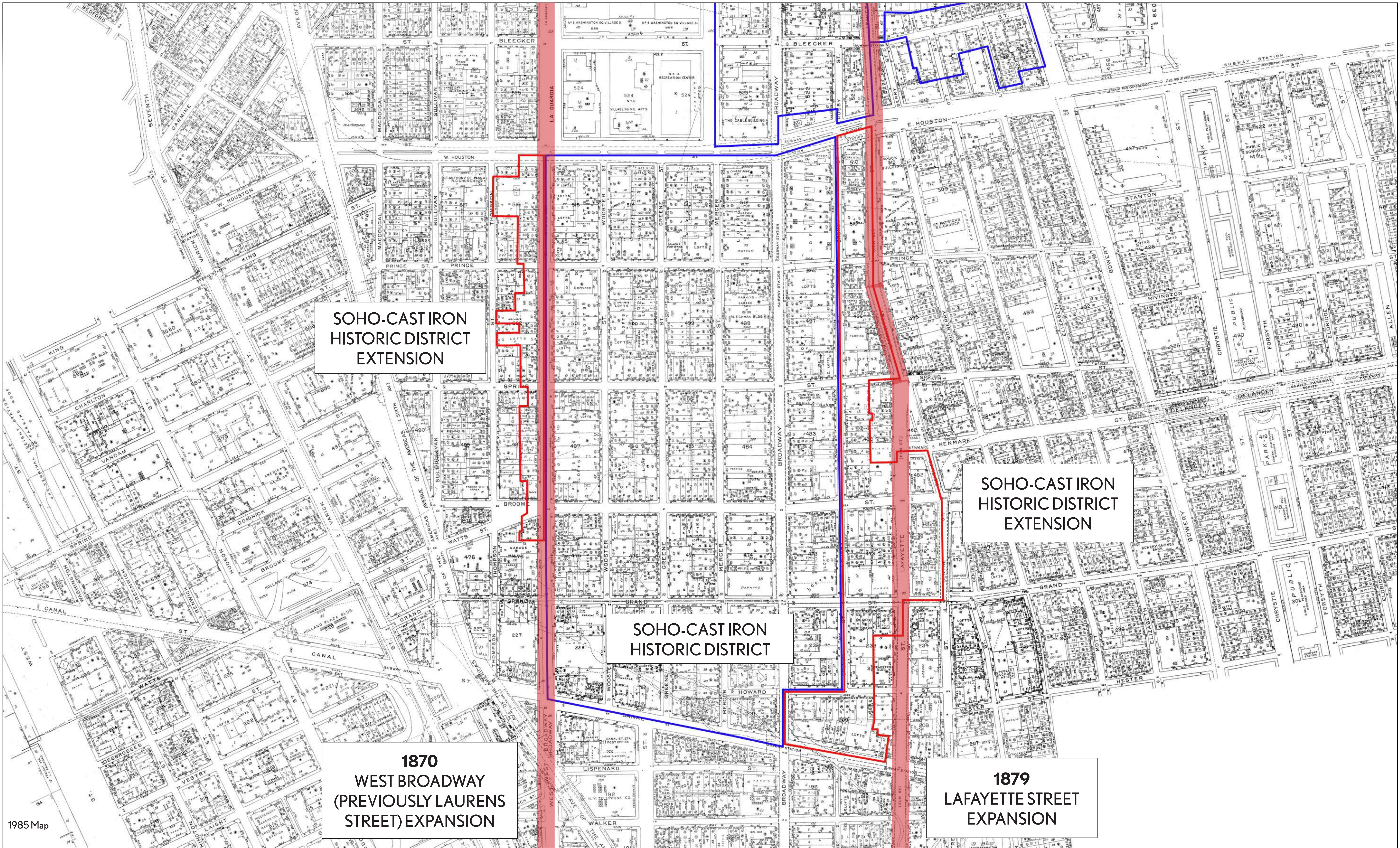
146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

EXISTING BUILDING - CURRENT CONDITIONS

SCALE: NTS
DATE: 7/1/2026

L - 04

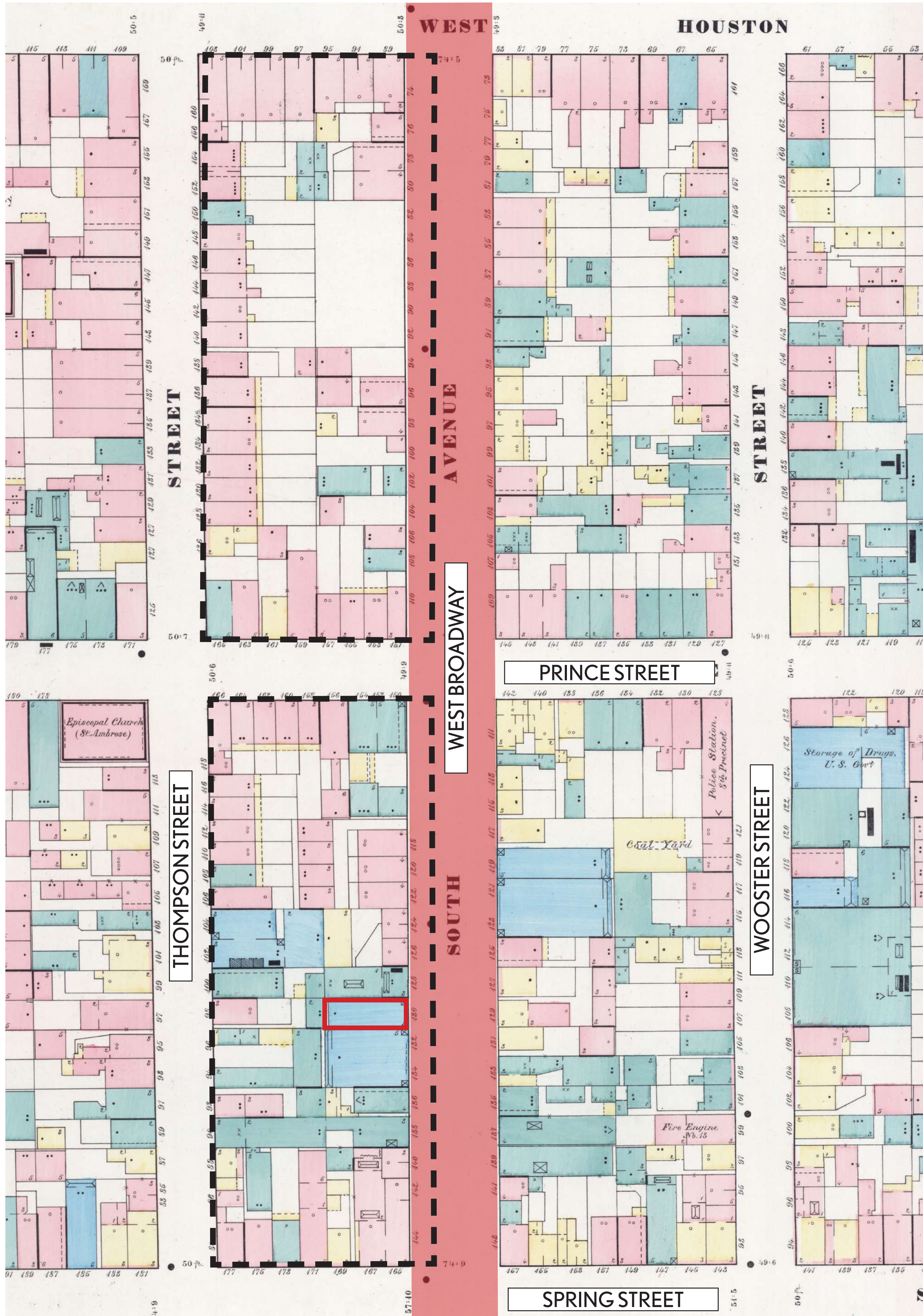


1985 Map

JOHN FURTH PEACHY ARCHITECTS 146 FRANKLIN STREET NEW YORK, NY 10013 212 - 226 - 6463 JOHN@PEACHYARCHITECTS.NYC	422 WEST BROADWAY	HISTORIC MAP - SOHO-CAST IRON DISTRICT EXTENSION SCALE: NTS DATE: 7/1/2026 L - 05
--	--------------------------	--



1857 (Perris)



1875 (Sanborn)



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)

JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

ROOFTOP ENLARGEMENTS - WEST BROADWAY

SCALE: NTS
DATE: 7/1/2026



EAST SIDE OF WEST BROADWAY



WEST SIDE OF WEST BROADWAY

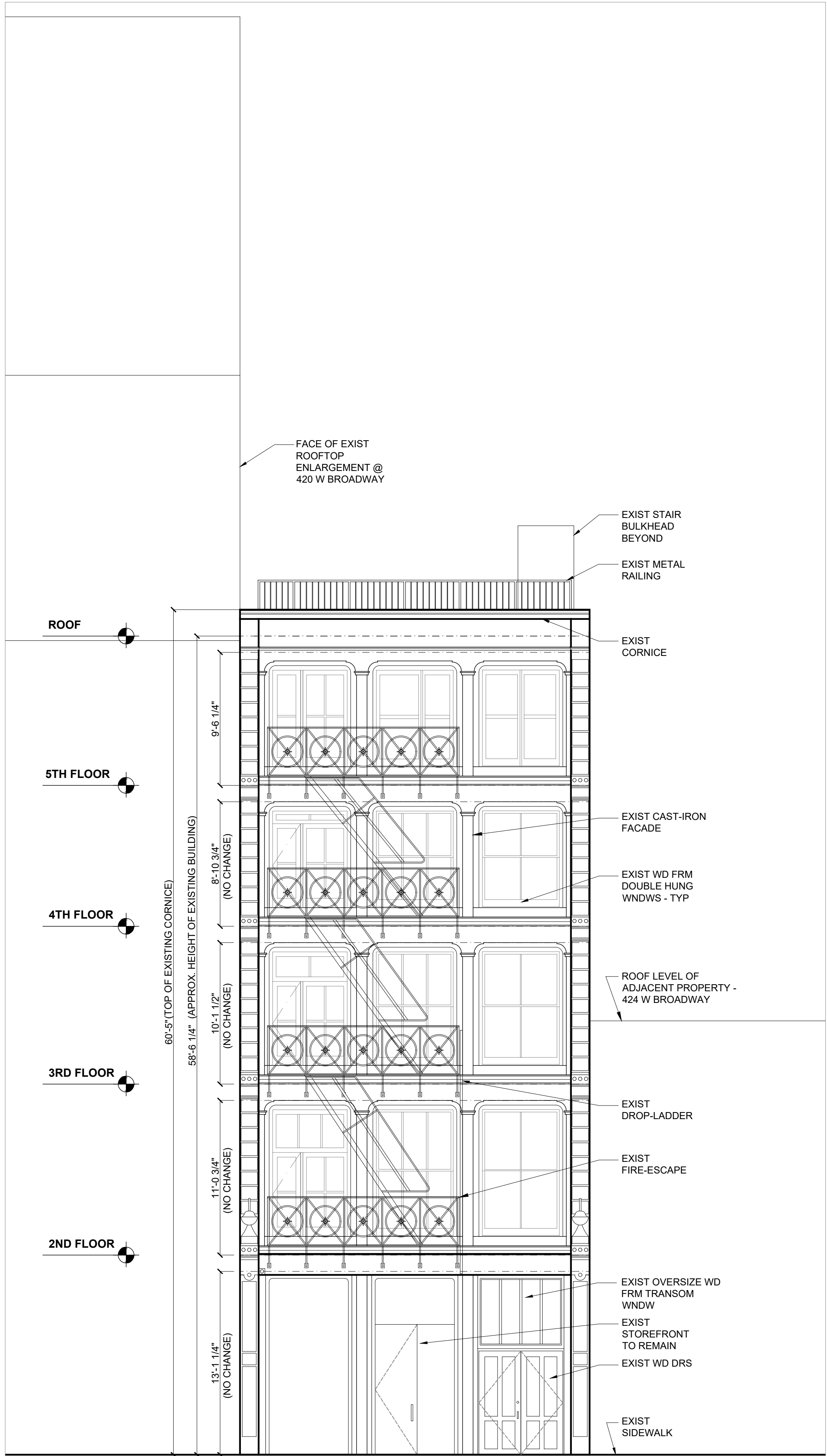
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

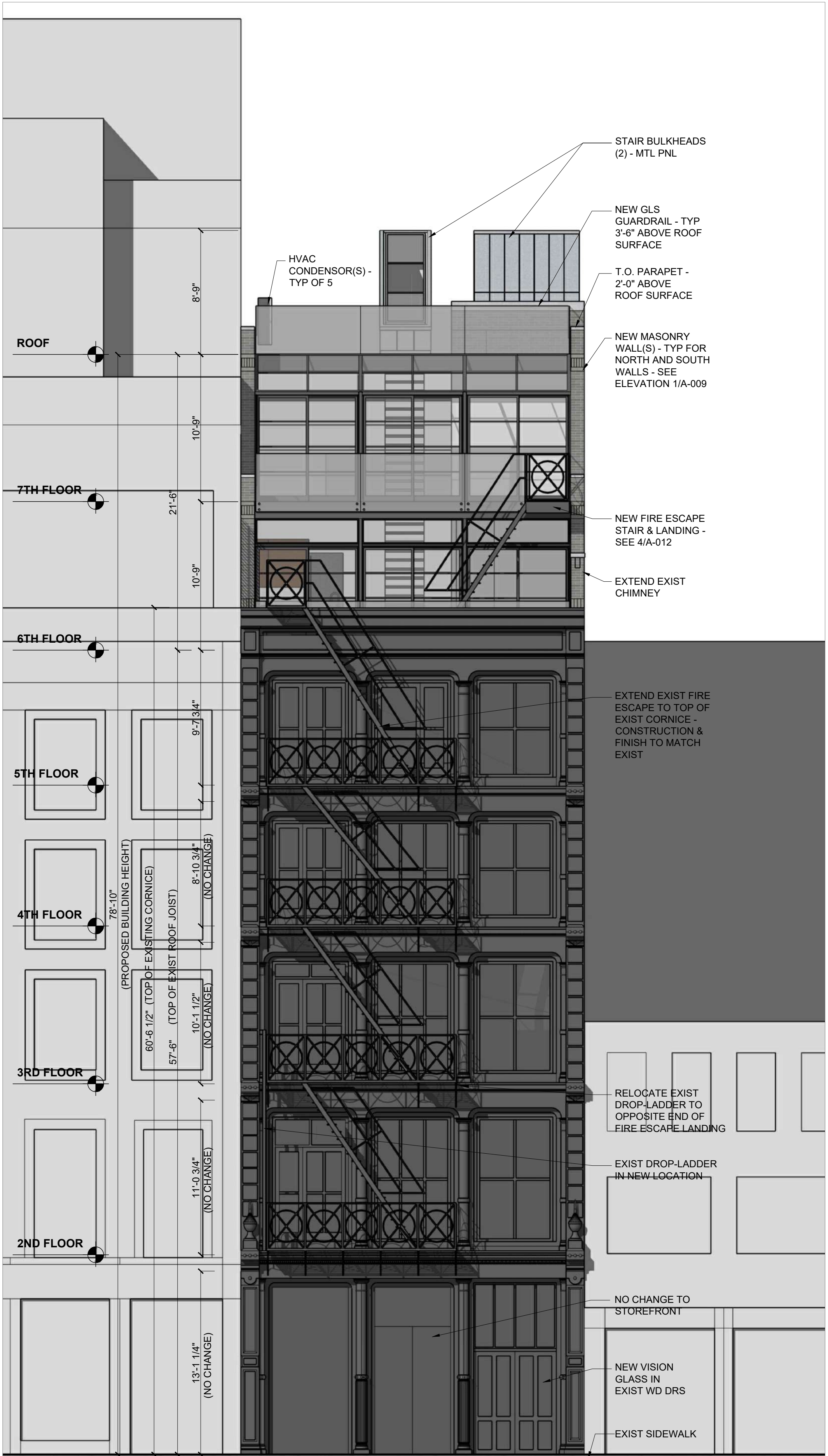
422 WEST BROADWAY

EXISTING CONDITIONS

SCALE: NTS
DATE: 10/1/2025



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

PROPOSED BUILDING - EAST ELEVATION

SCALE: NTS
DATE: 7/1/2026



CURRENT ENLARGEMENT PROPOSAL

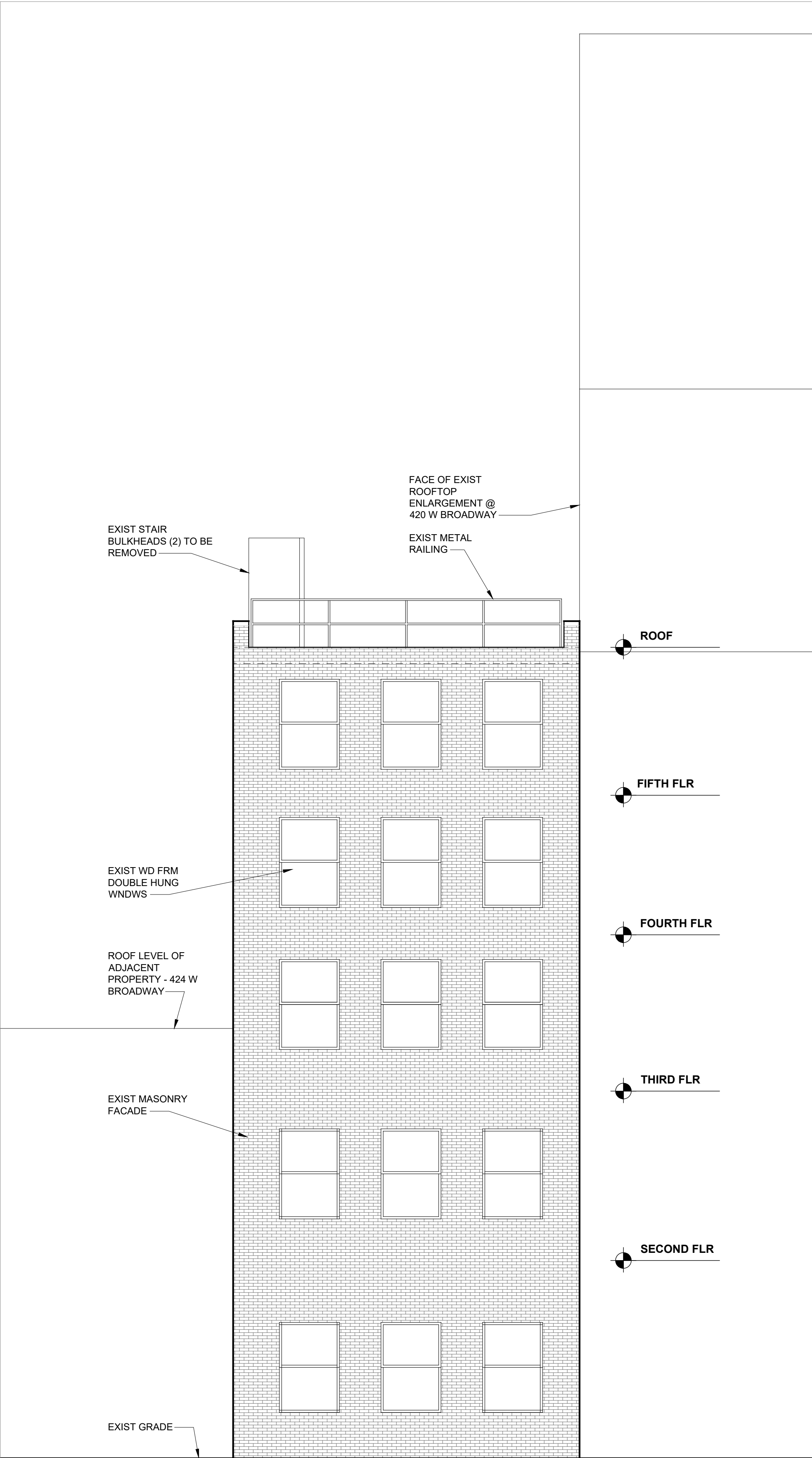
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

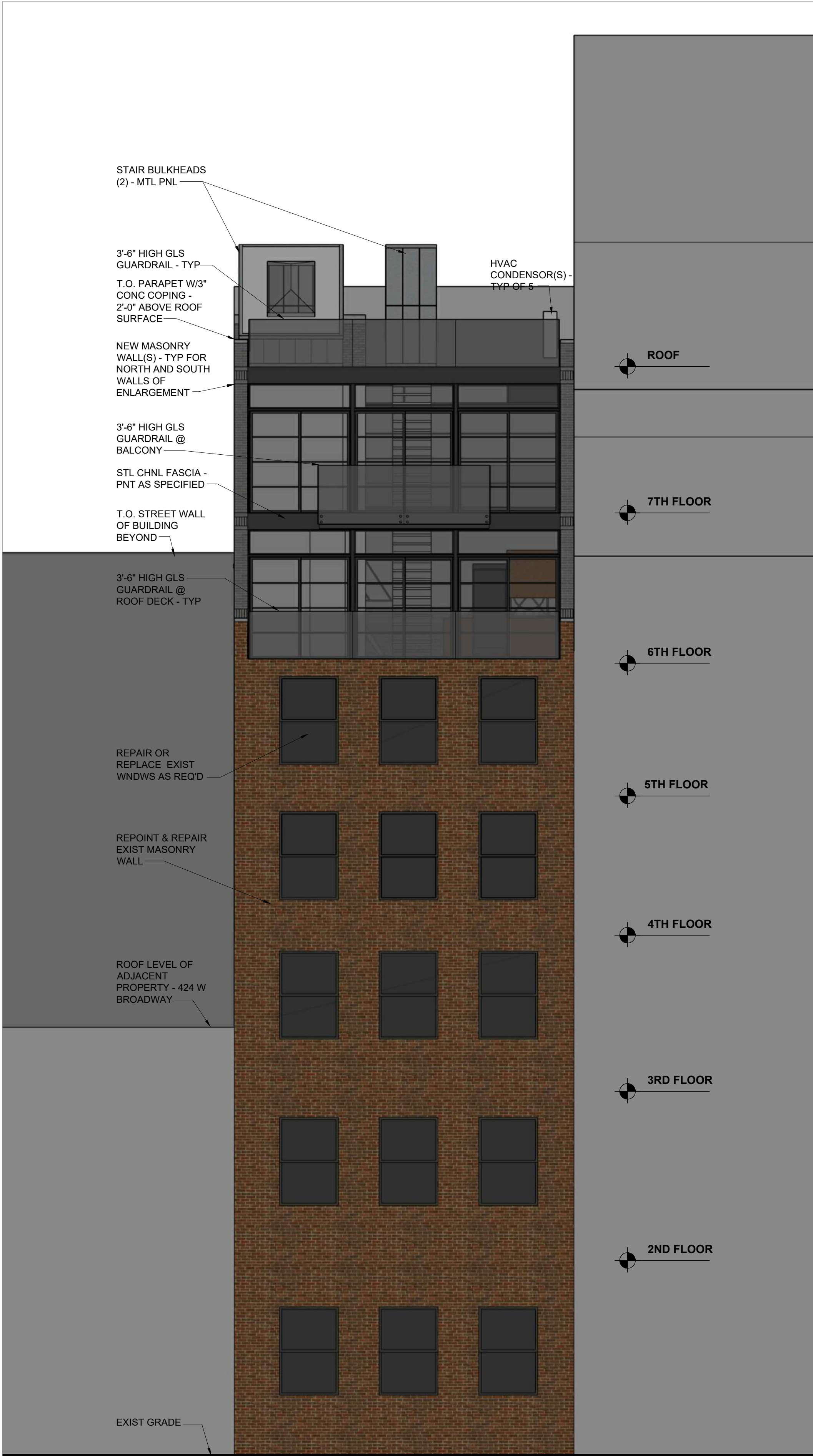
422 WEST BROADWAY

PROPOSED BUILDING

SCALE: NTS
DATE: 7/1/2026



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

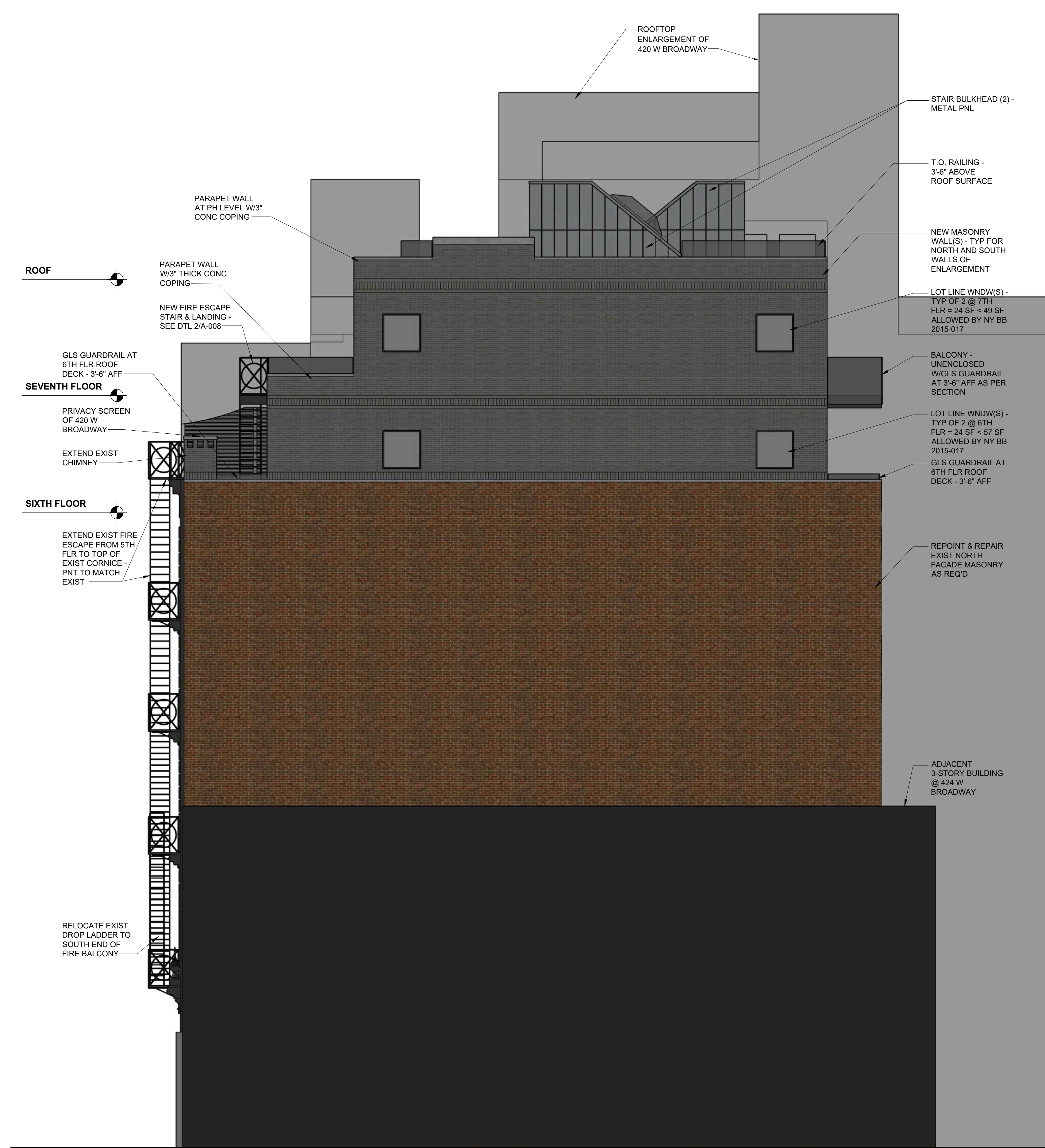
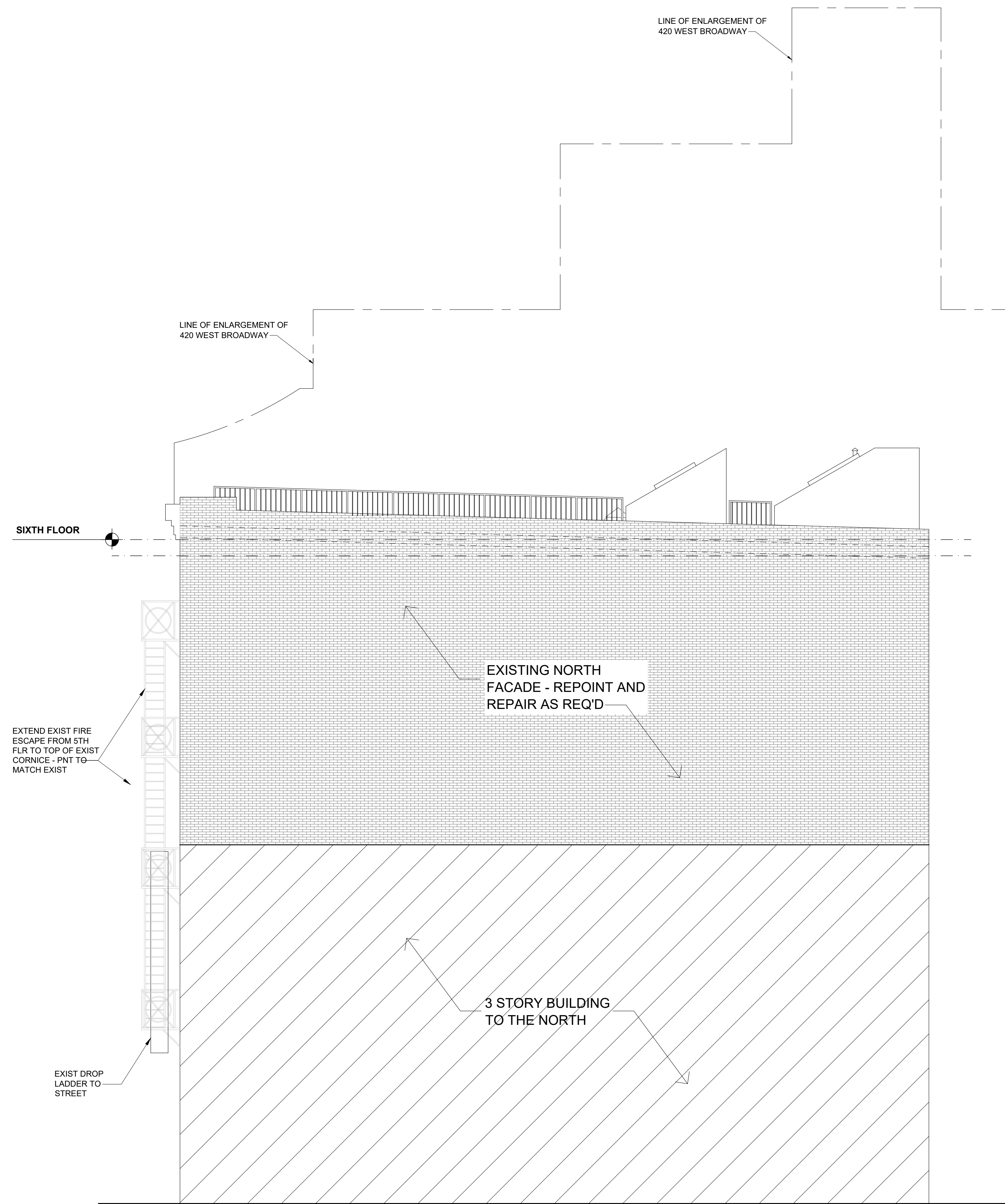
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

PROPOSED BUILDING - WEST ELEVATION

SCALE: NTS
DATE: 7/1/2026





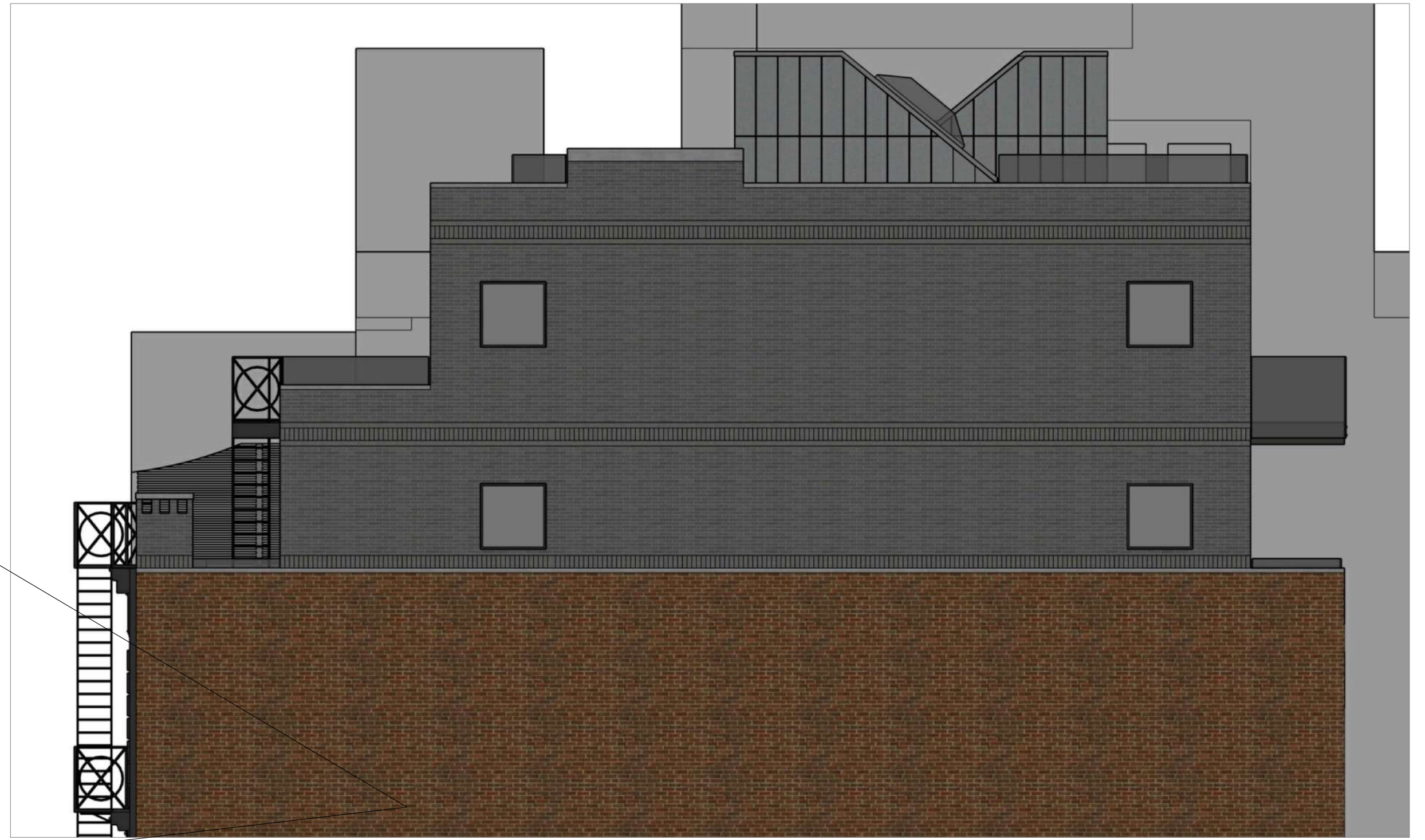
EAST ELEVATION DETAIL



- 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

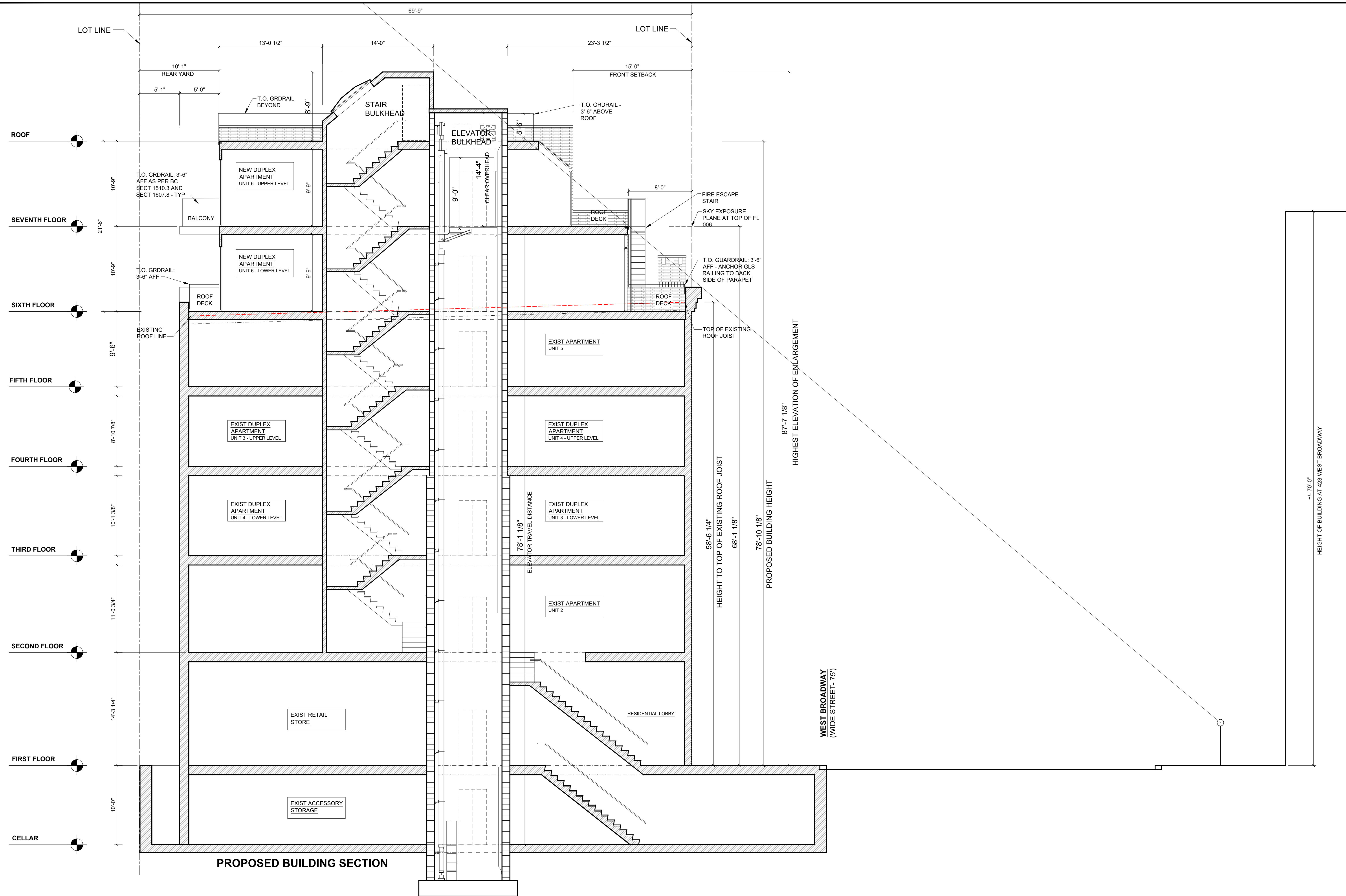
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

PROPOSED BUILDING - MATERIALS

SCALE: NTS
DATE: 7/1/2026



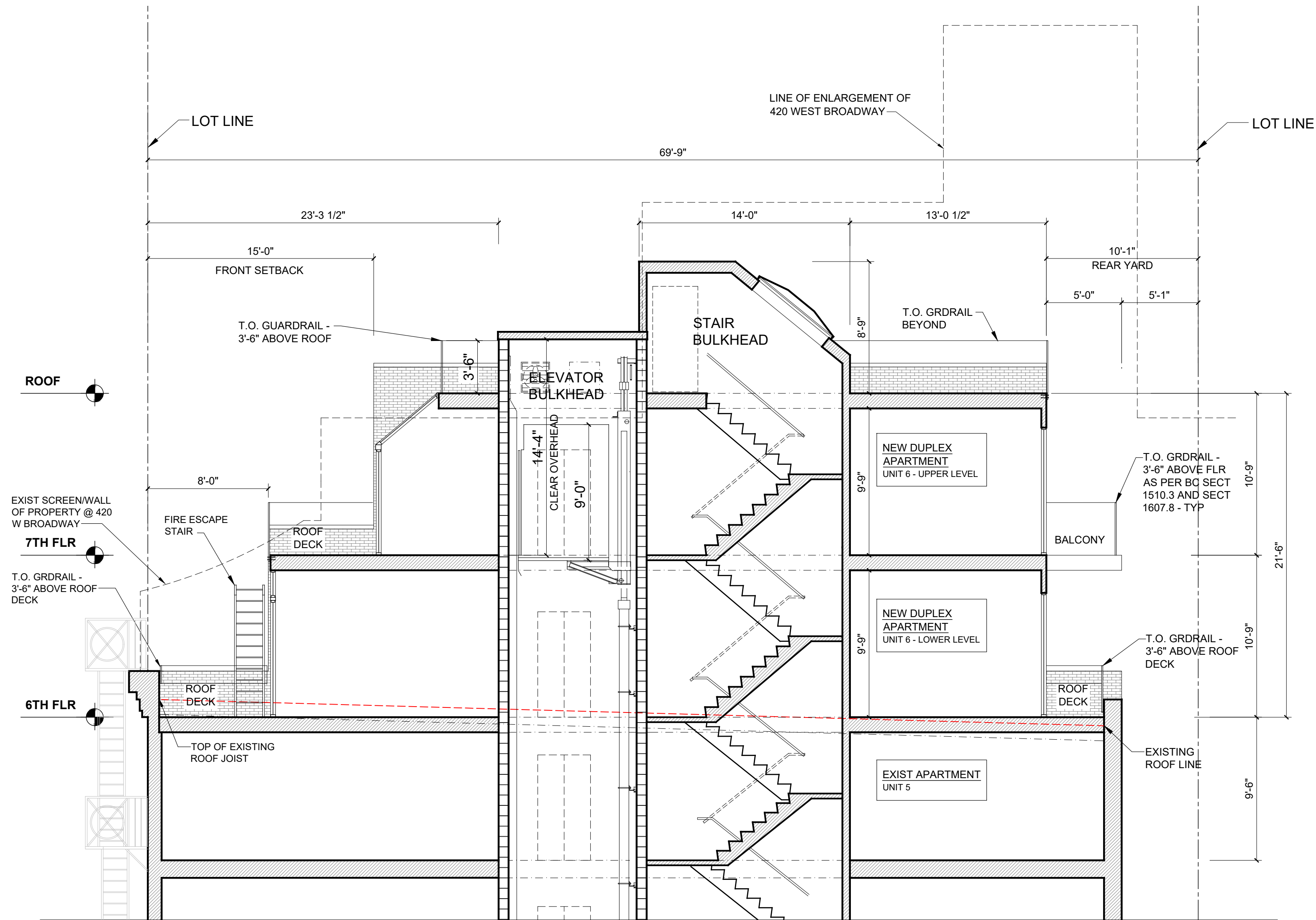
JOHN FURTH PEACHY ARCHITECTS

422 WEST BROADWAY

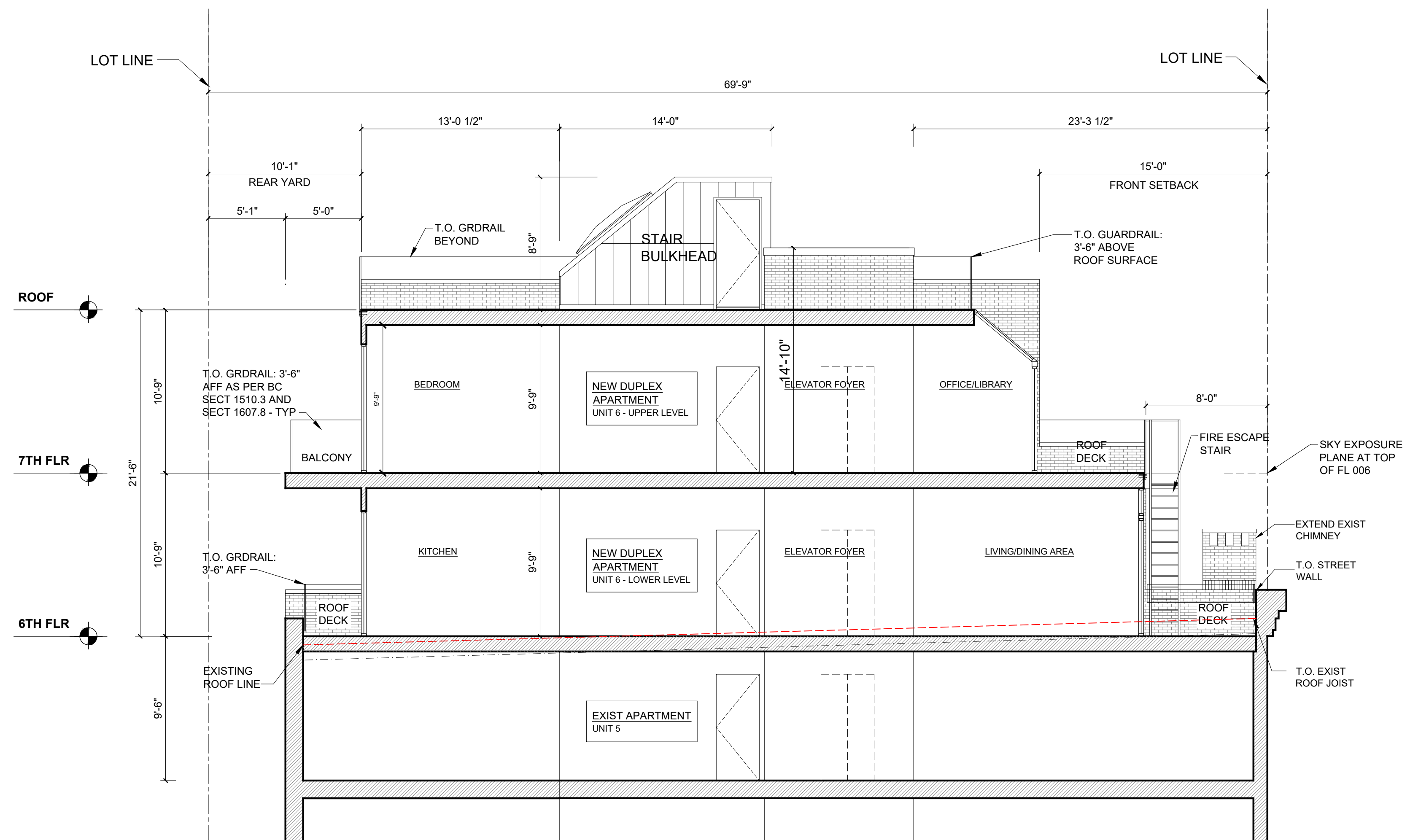
PROPOSED BUILDING

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

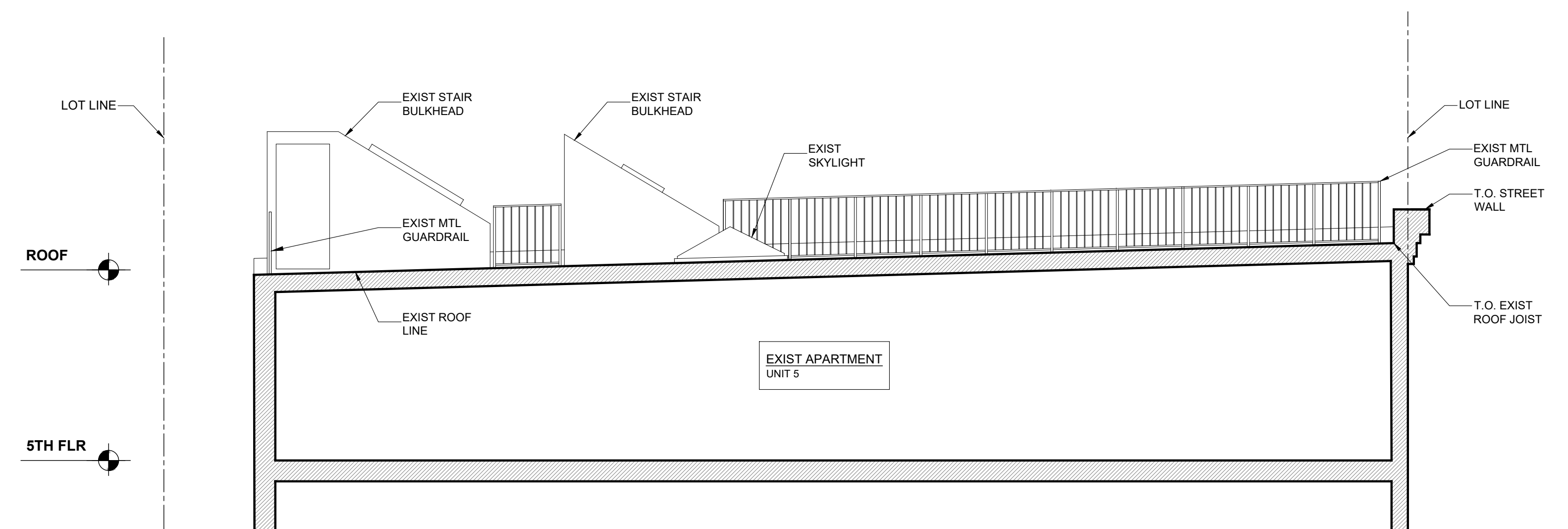
SCALE: NTS
DATE: 7/1/2026



SECTION - LOOKING SOUTH



SECTION - LOOKING NORTH



EXISTING SECTION - LOOKING NORTH

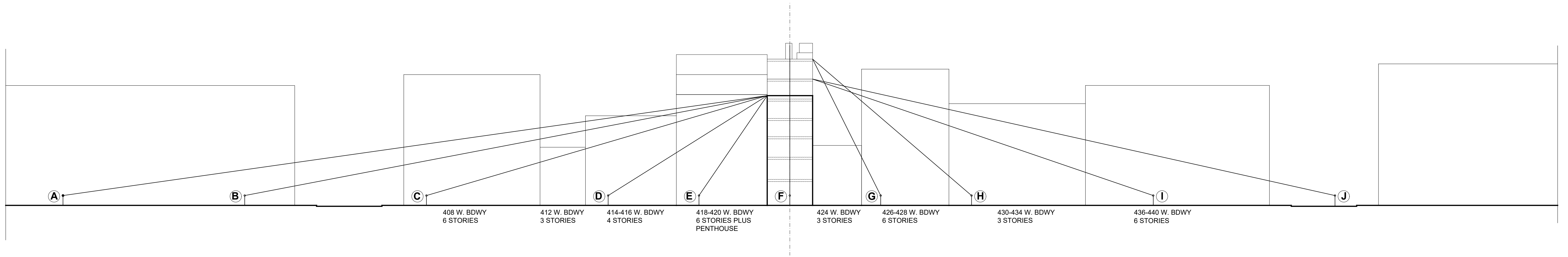
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

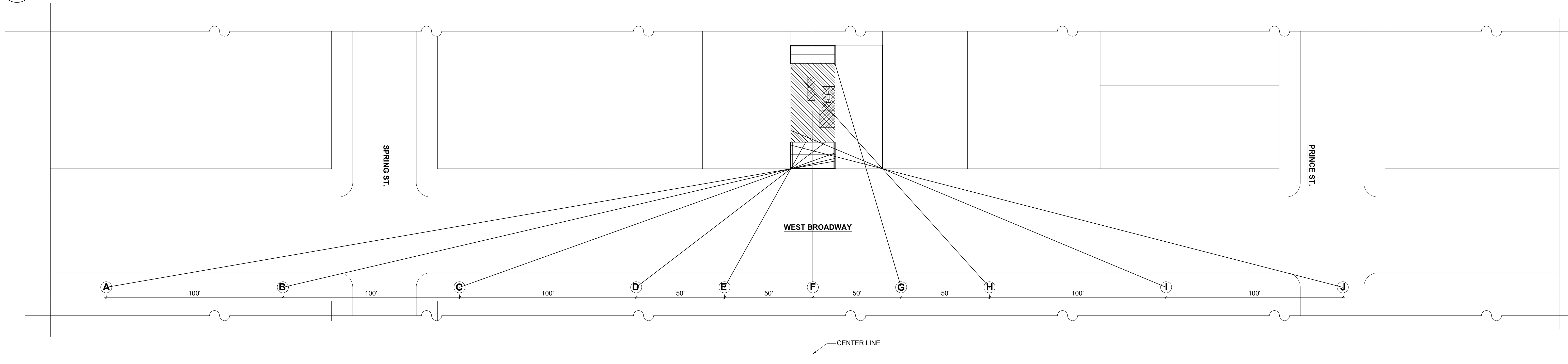
422 WEST BROADWAY

PROPOSED ENLARGEMENT

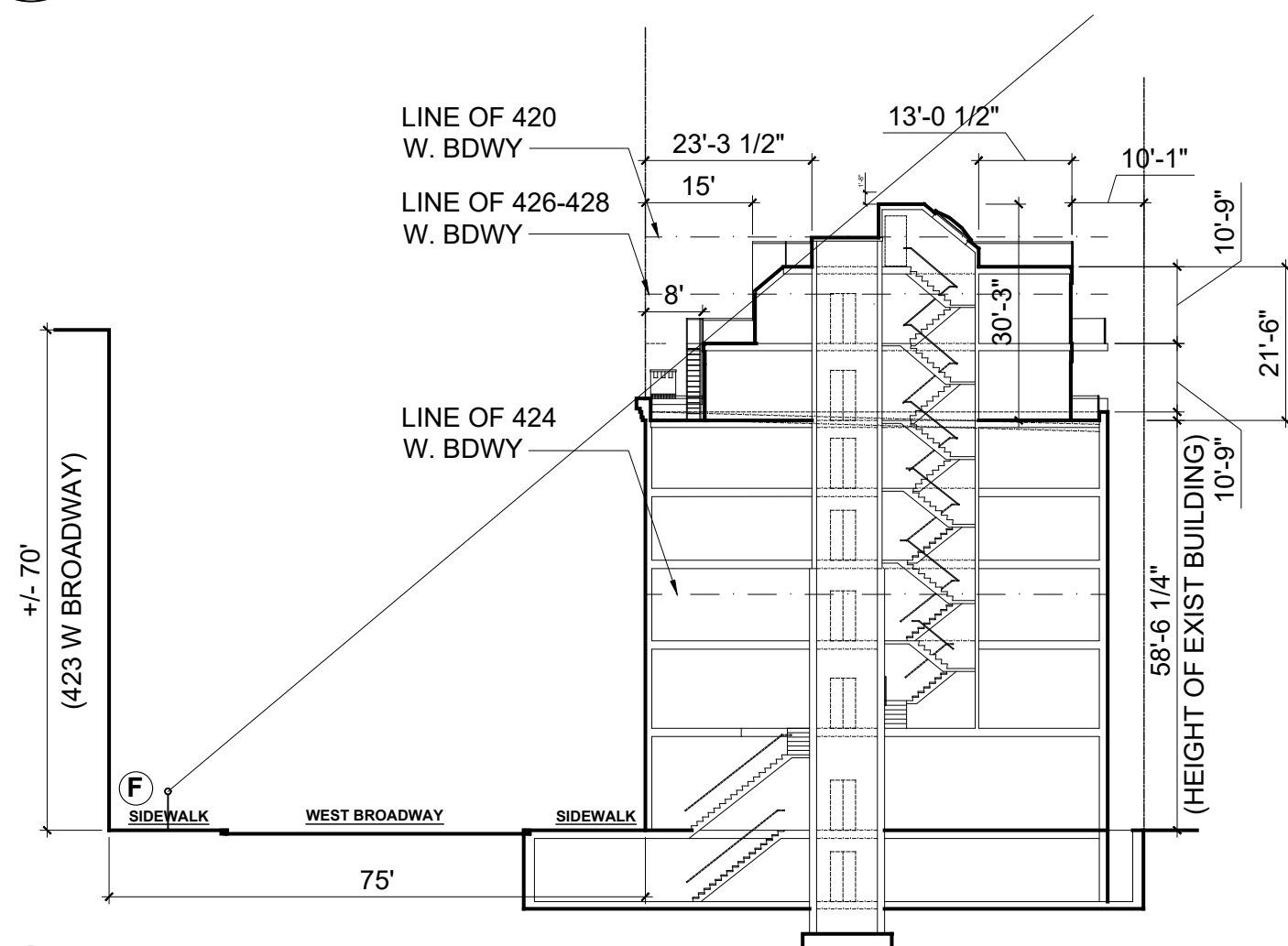
SCALE: NTS
DATE: 7/1/2026



1 SIGHT LINE POSITIONS - EAST ELEVATION



2 SIGHT LINE POSITIONS - PLAN



3 SIGHT LINE SECTION

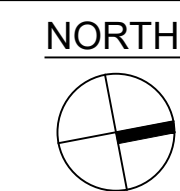
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

SCALE: NTS
DATE: 7/1/2026

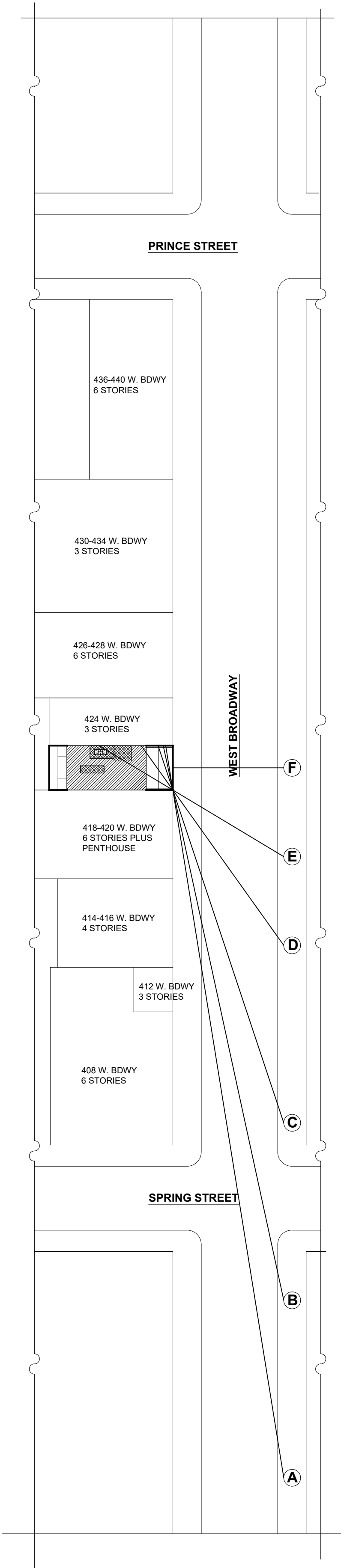


PROPOSED



A VIEW A

MOCK-UP



JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

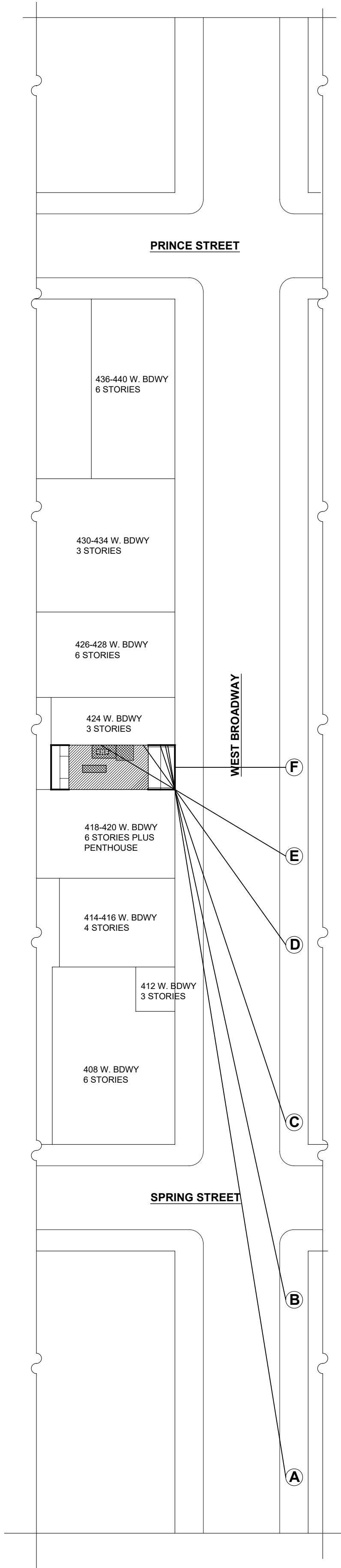
SCALE: NTS
DATE: 7/1/2026

PROPOSED



C VIEW C

MOCK-UP



JOHN FURTH PEACHY ARCHITECTS

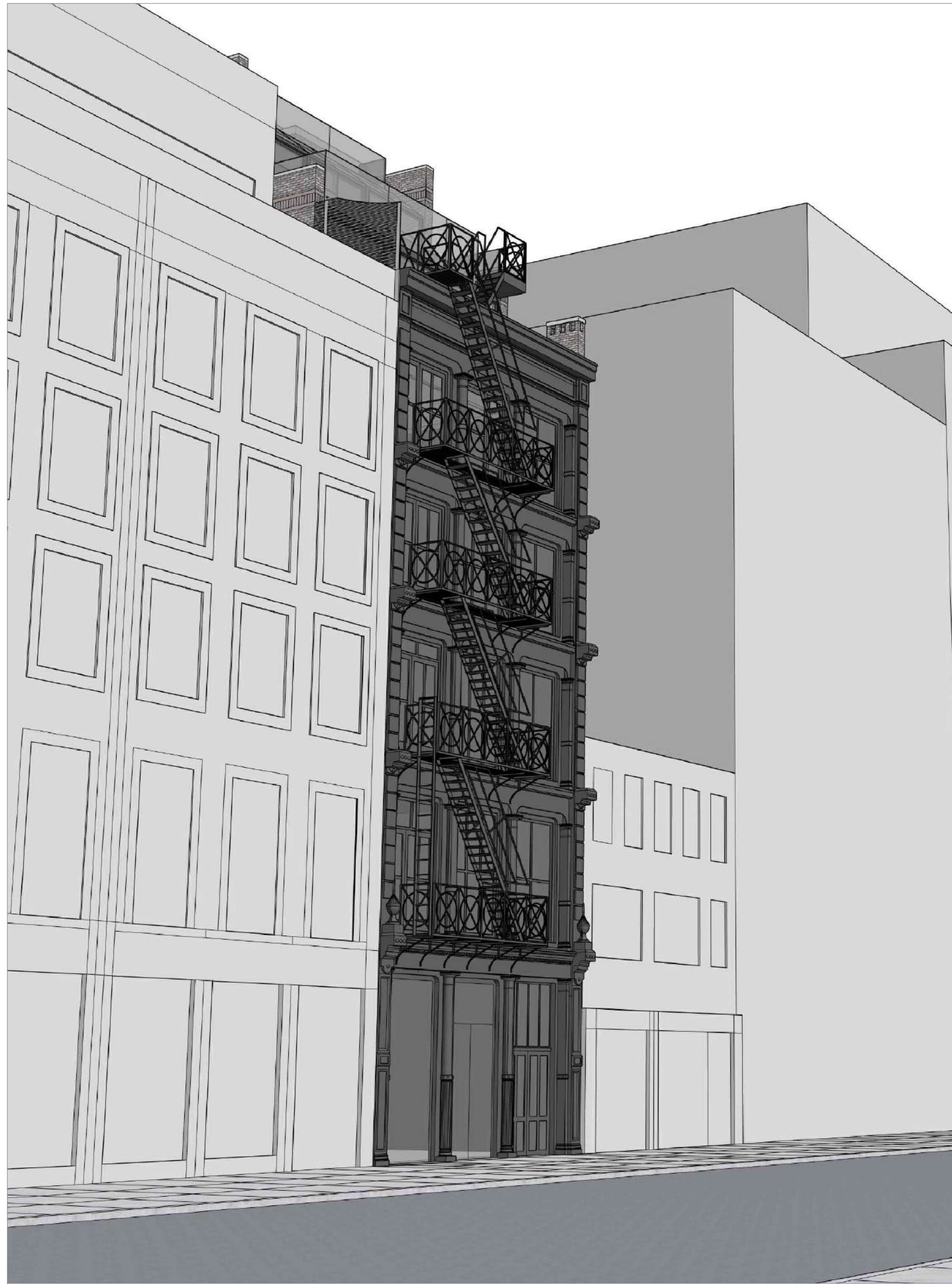
146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

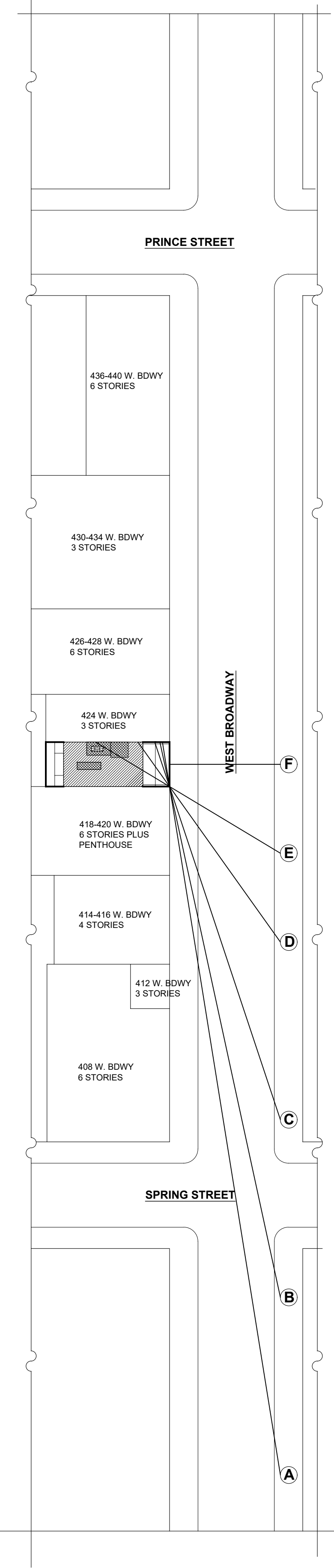
SCALE: NTS
DATE: 7/1/2026

PROPOSED



D VIEW D

MOCK-UP



JOHN FURTH PEACHY ARCHITECTS

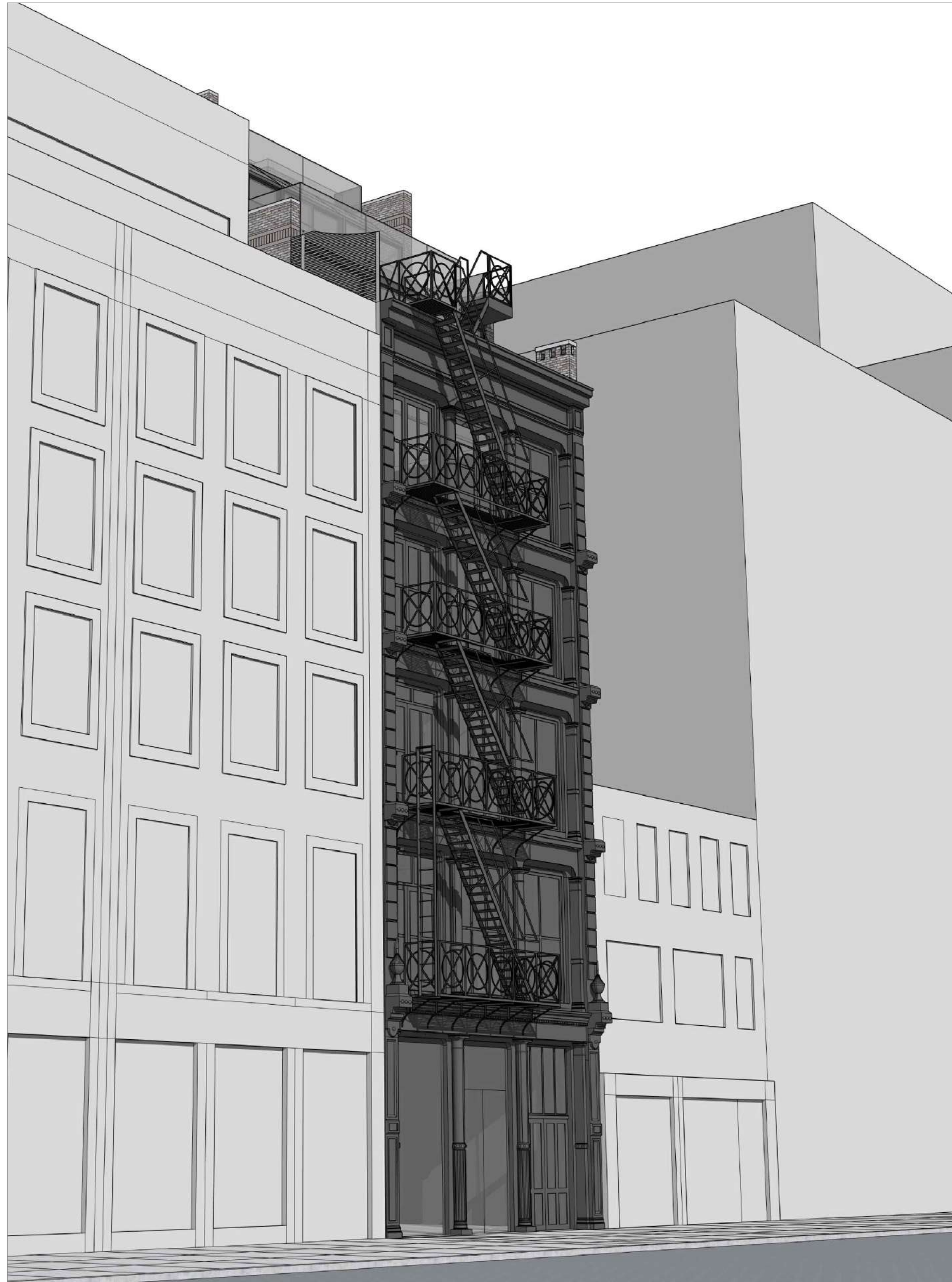
146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

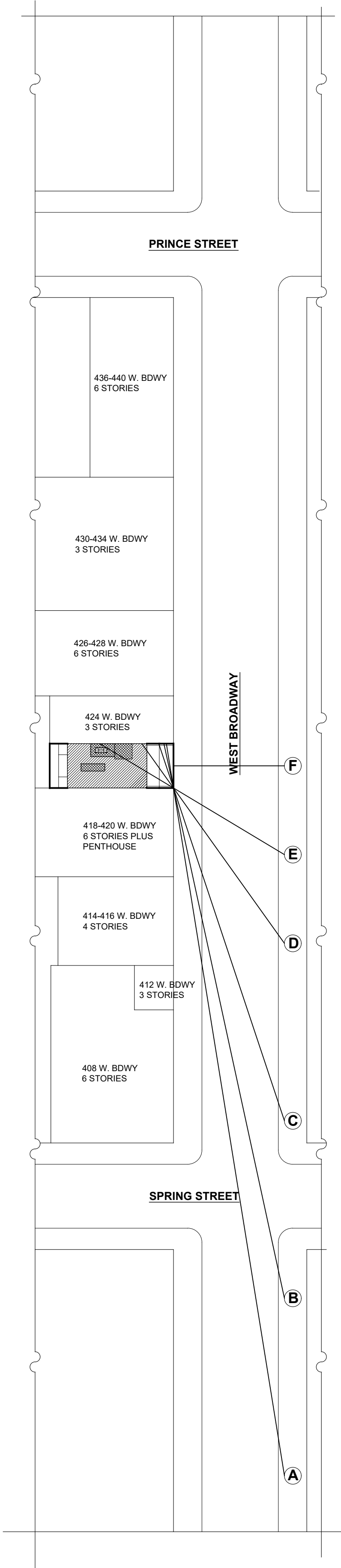
SCALE: NTS
DATE: 7/1/2026

PROPOSED



E VIEW E

MOCK-UP



JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

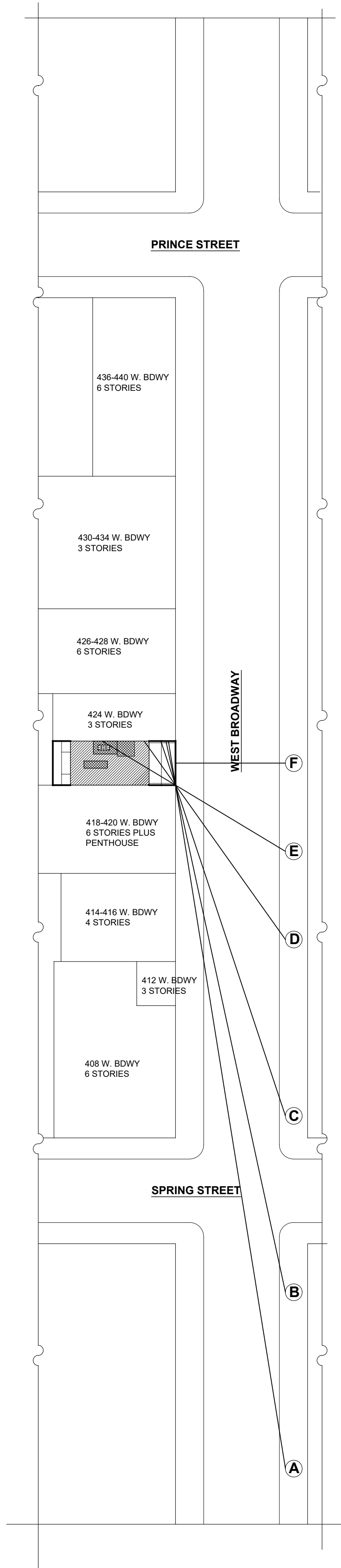
SCALE: NTS
DATE: 7/1/2026

PROPOSED



F VIEW F

MOCK-UP



JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

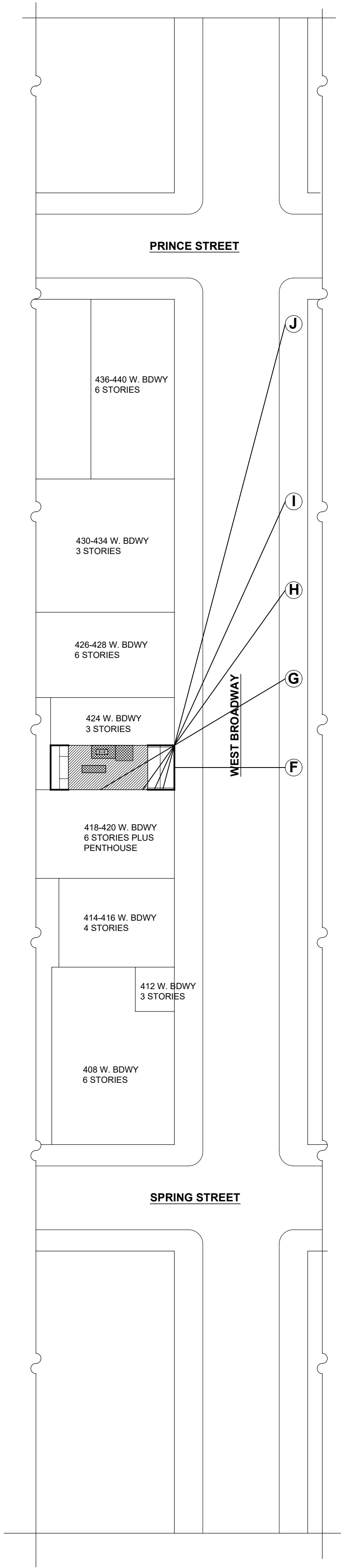
SCALE: NTS
DATE: 7/1/2026

PROPOSED



G VIEW G

MOCK-UP



JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

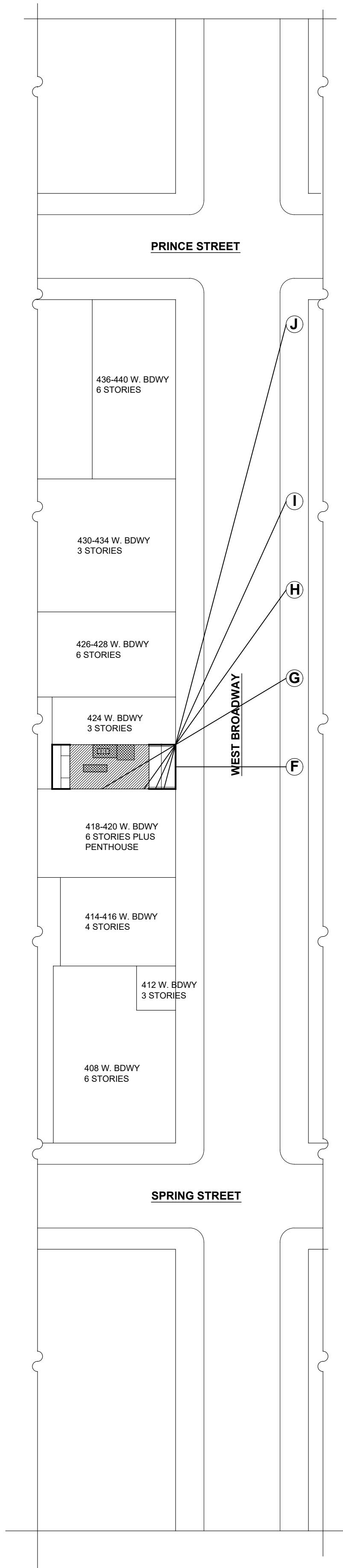
SCALE: NTS
DATE: 7/1/2026

PROPOSED



H VIEW H

MOCK-UP



JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SIGHT LINE IMAGES

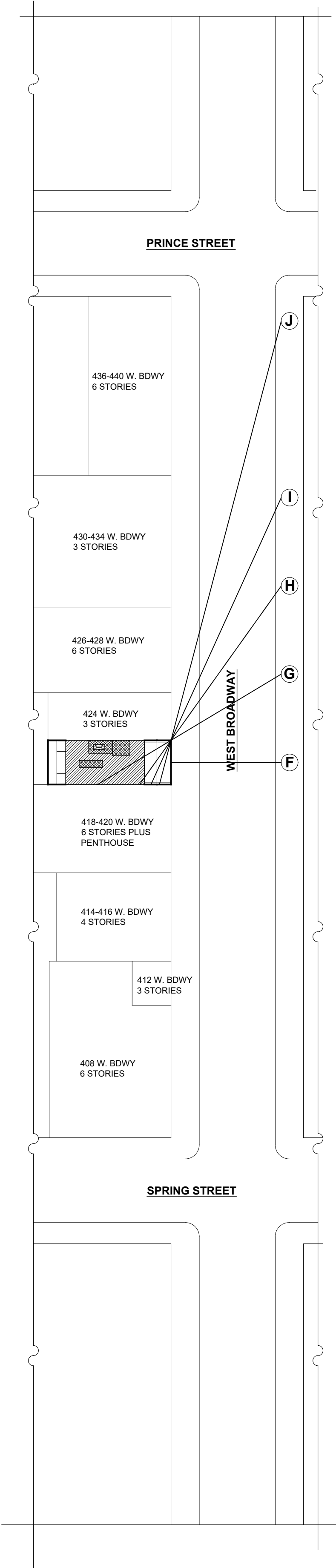
SCALE: NTS
DATE: 7/1/2026

PROPOSED



I VIEW I

MOCK-UP

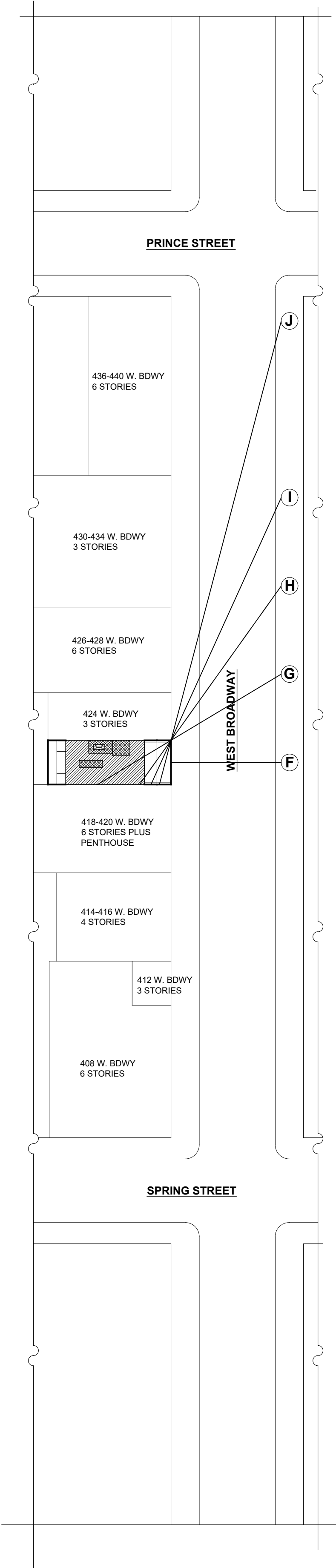


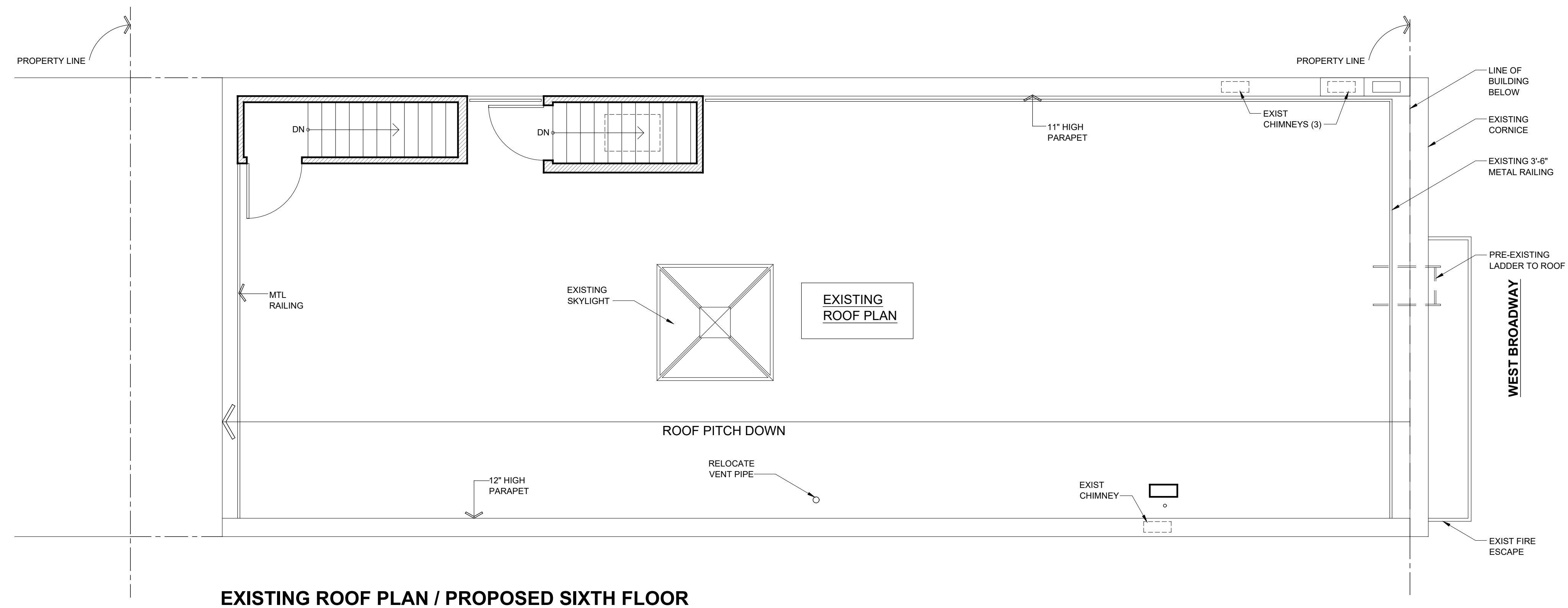
PROPOSED



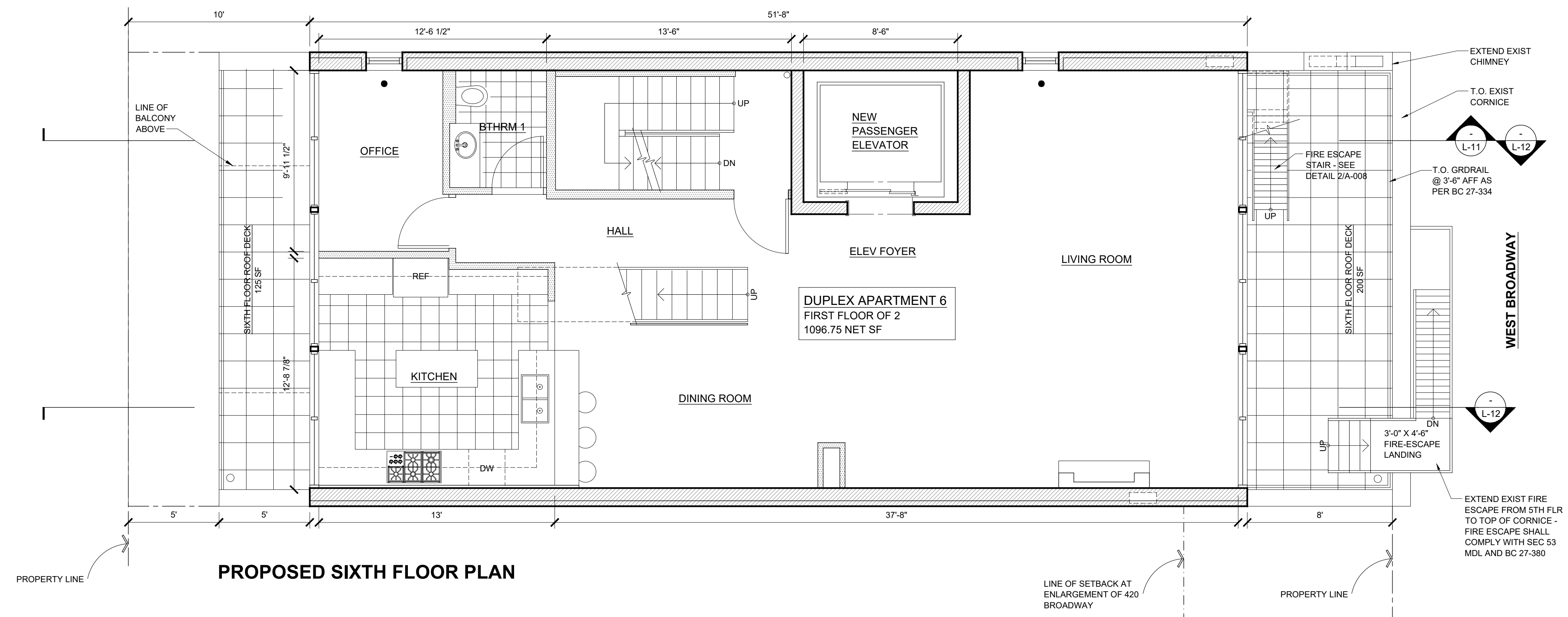
J VIEW J

MOCK-UP





EXISTING ROOF PLAN / PROPOSED SIXTH FLOOR



PROPOSED SIXTH FLOOR PLAN

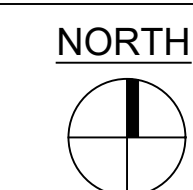
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

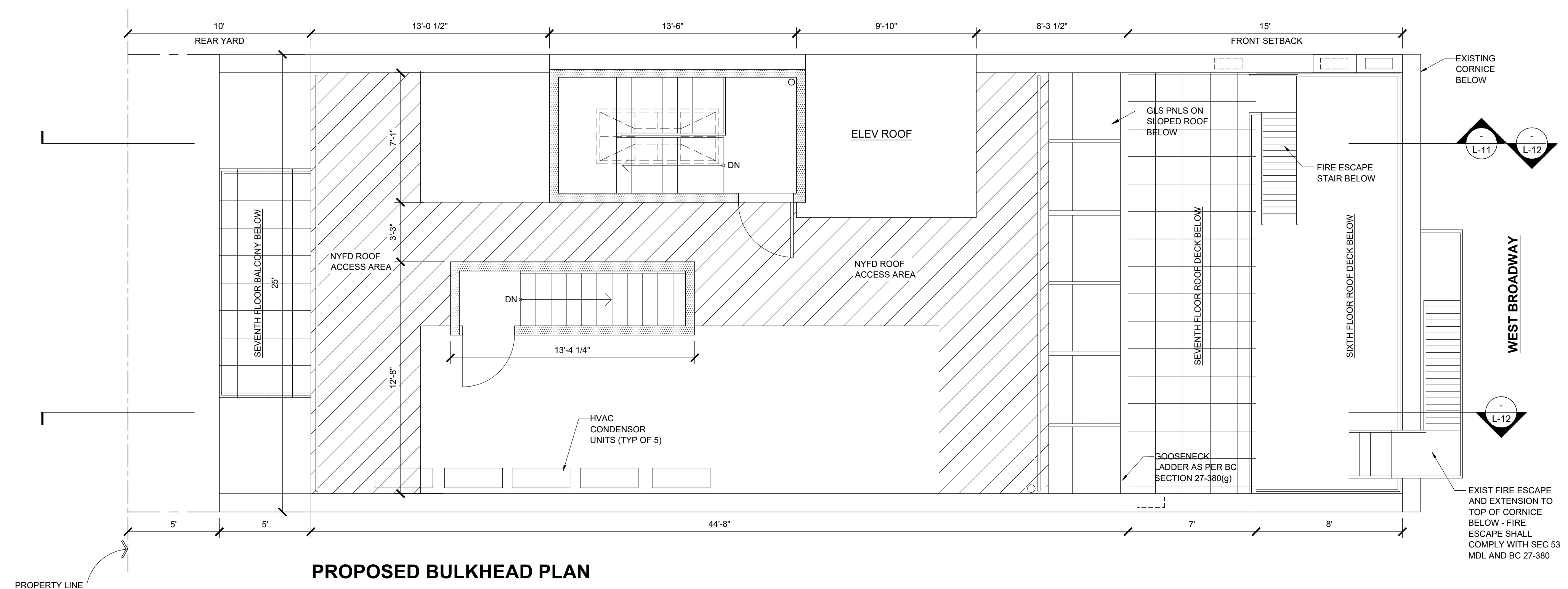
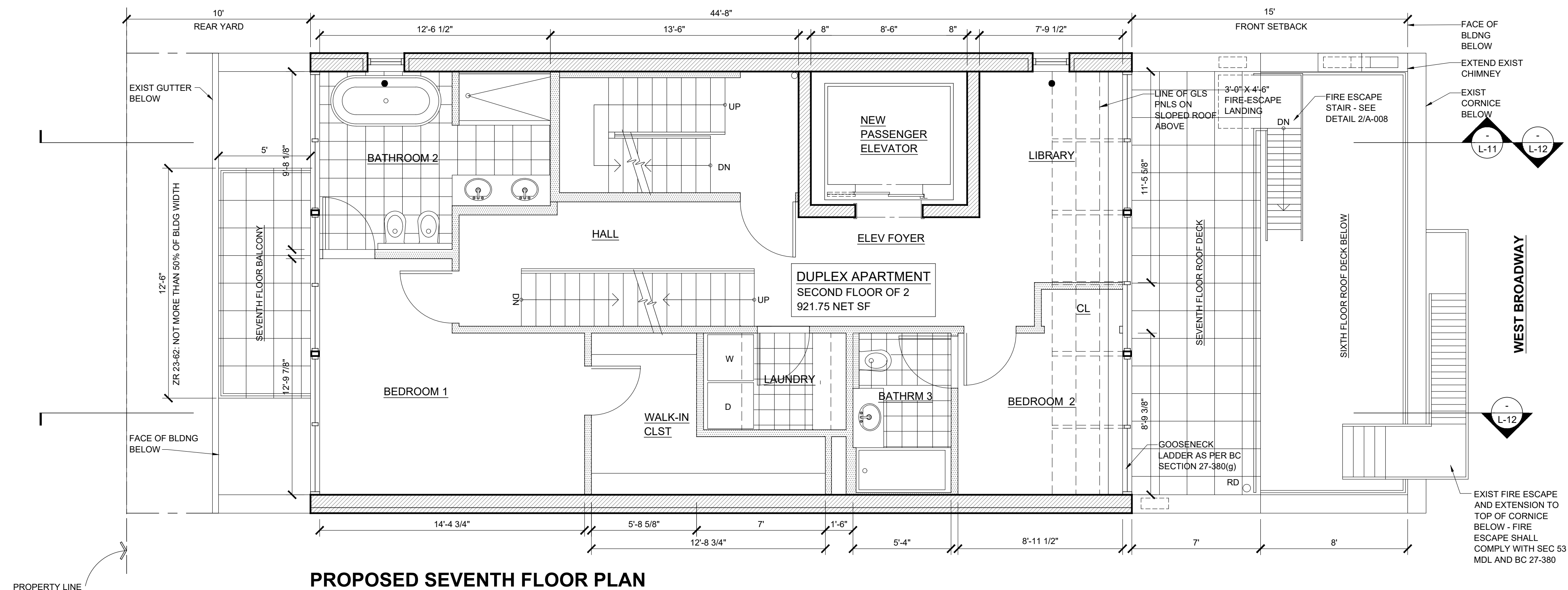
422 WEST BROADWAY

PROPOSED BUILDING

SCALE: NTS
DATE: 7/1/2026



L - 27



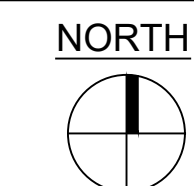
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

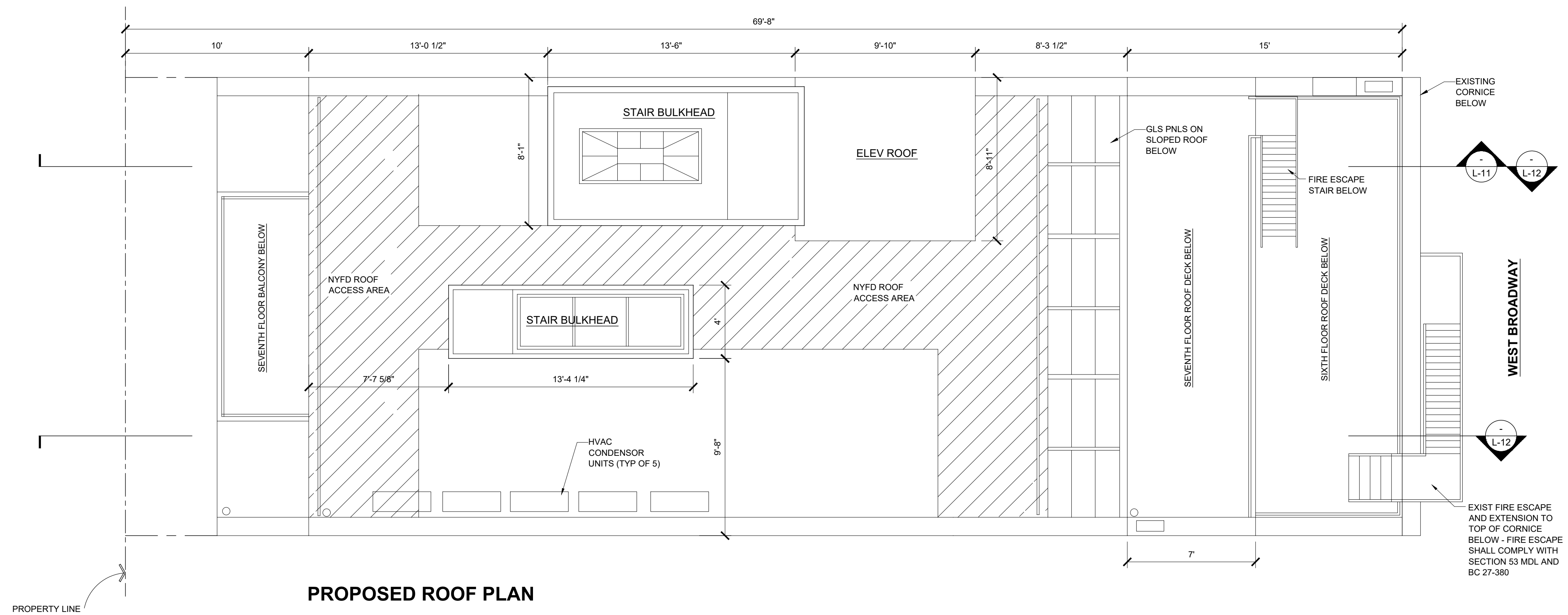
422 WEST BROADWAY

PROPOSED BUILDING

SCALE: NTS
DATE: 7/1/2026



L - 28



JOHN FURTH PEACHY ARCHITECTS

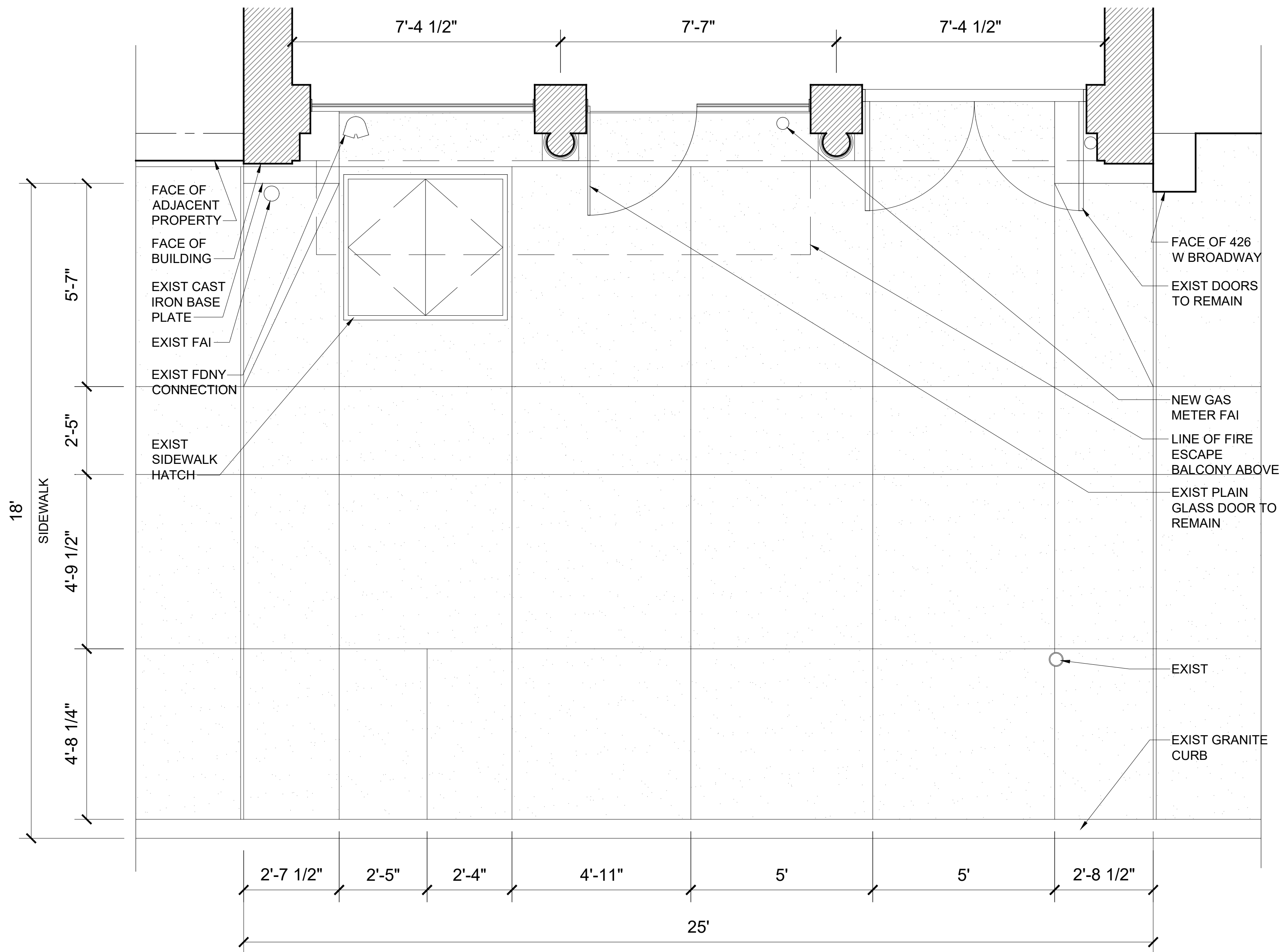
146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

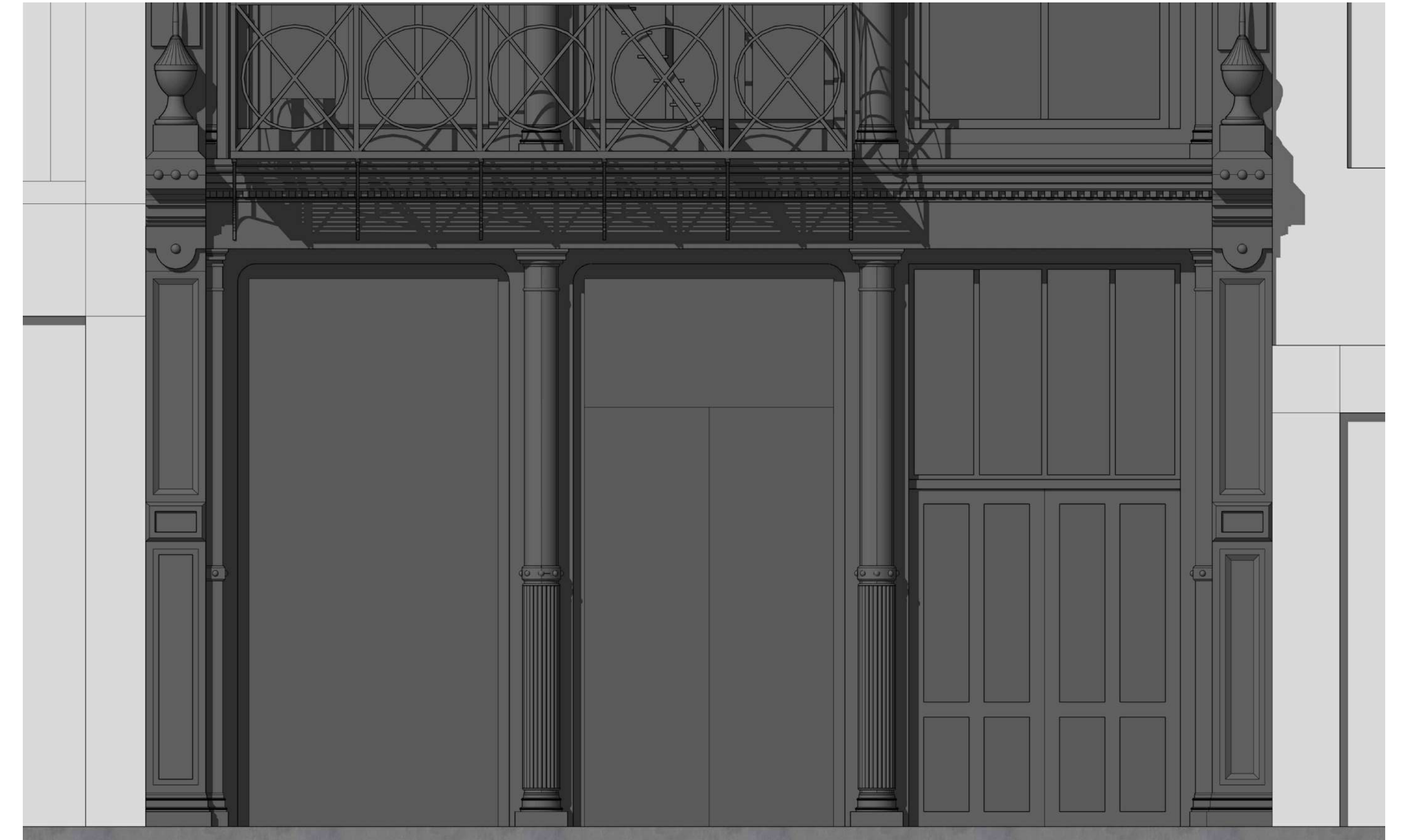
PROPOSED BUILDING

SCALE: NTS
DATE: 7/1/2026

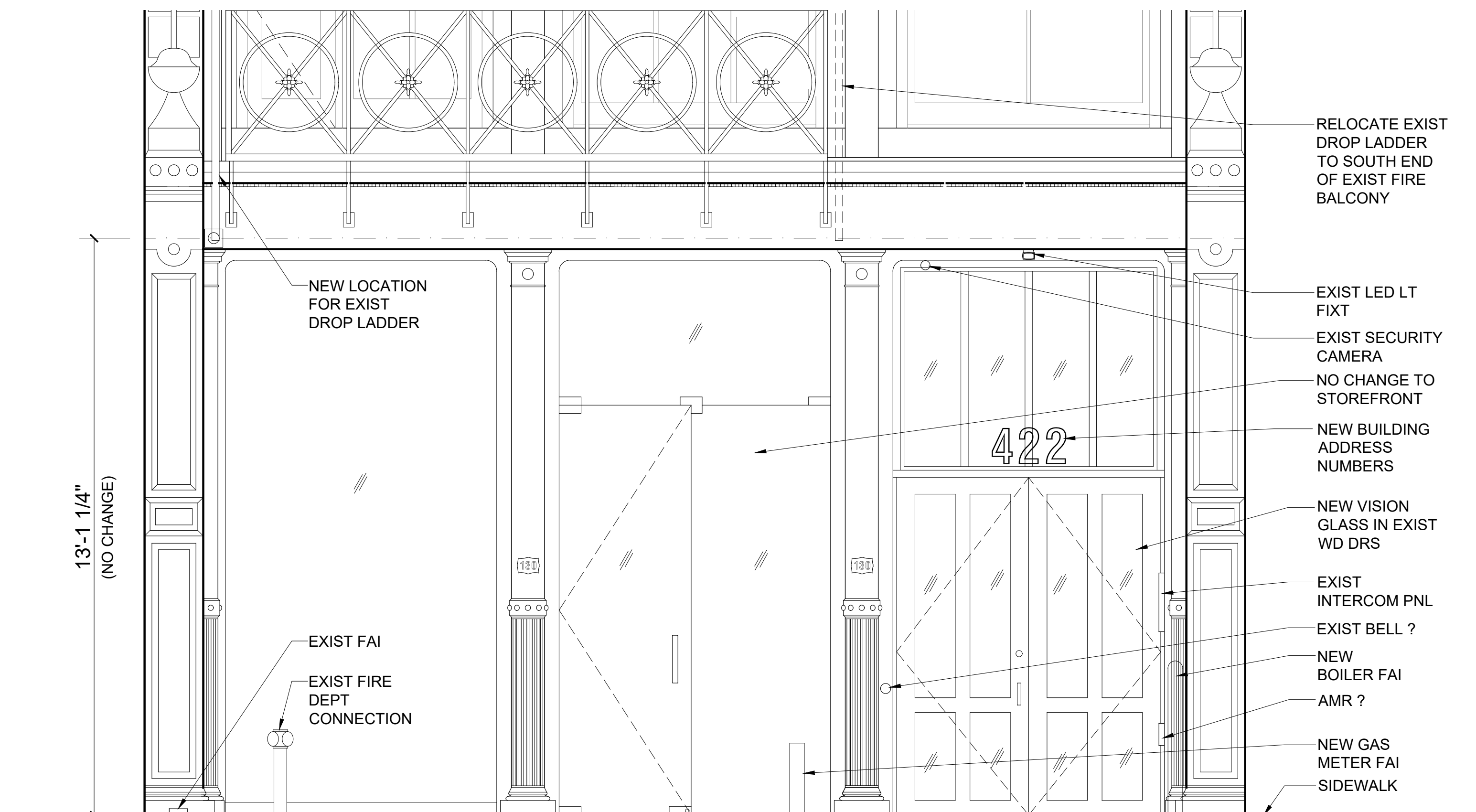




PROPOSED STOREFRONT PLAN



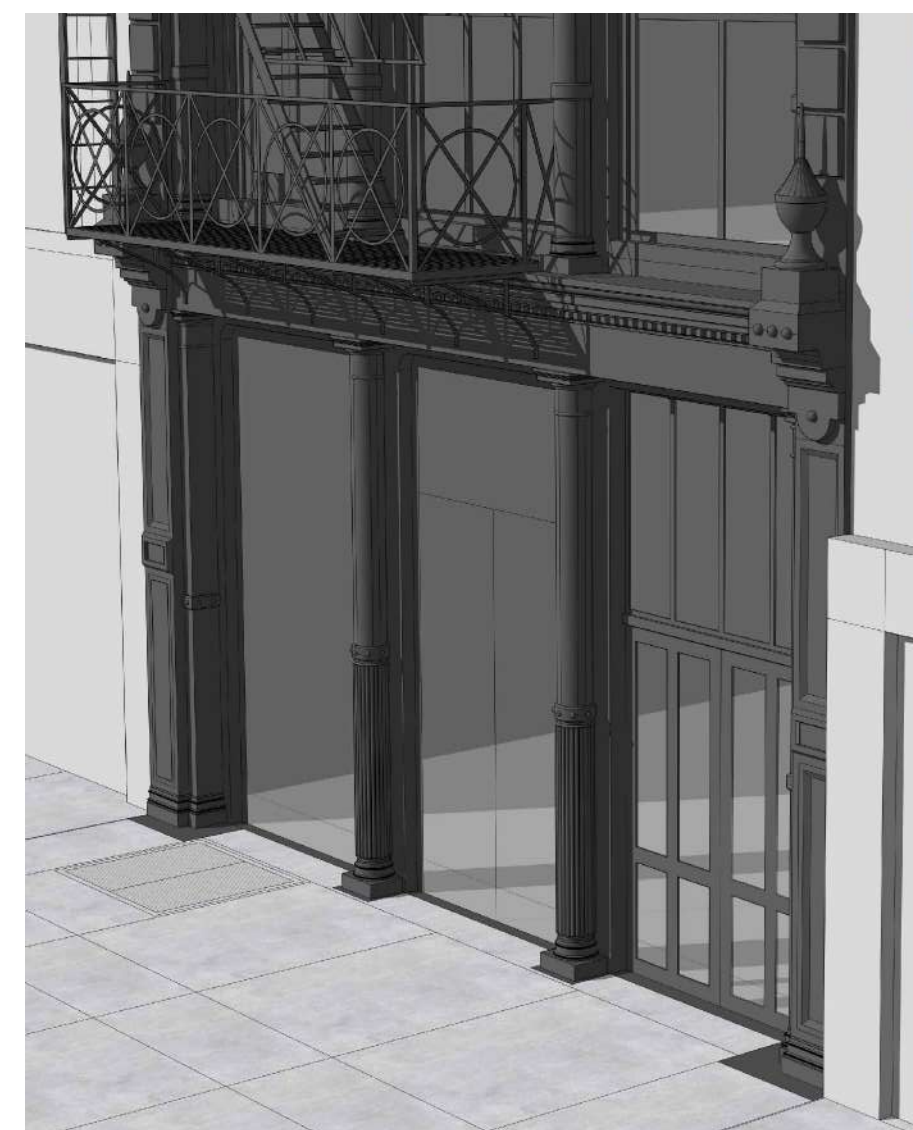
PROPOSED STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION



STOREFRONT - SIDEWALK VIEWS



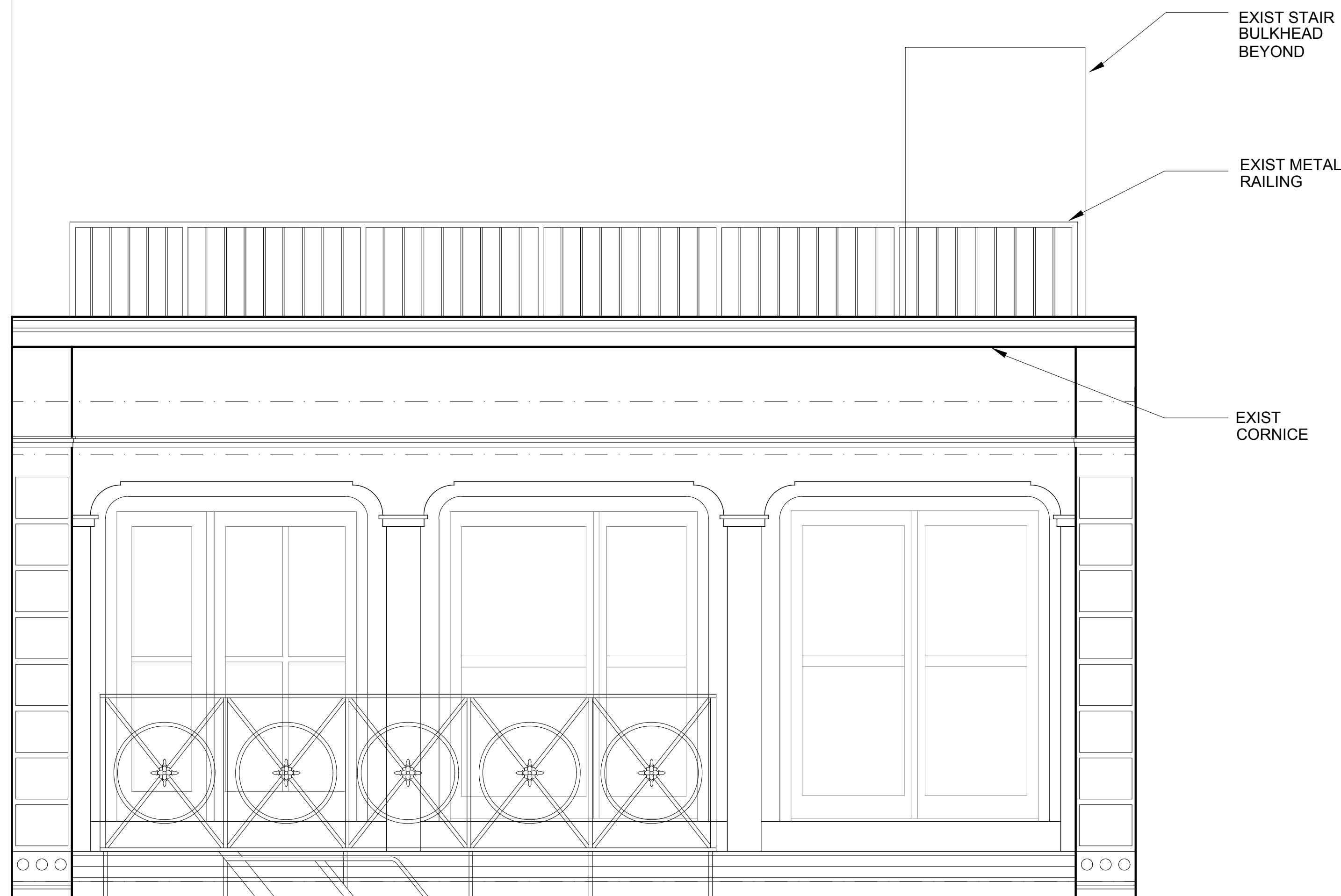
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

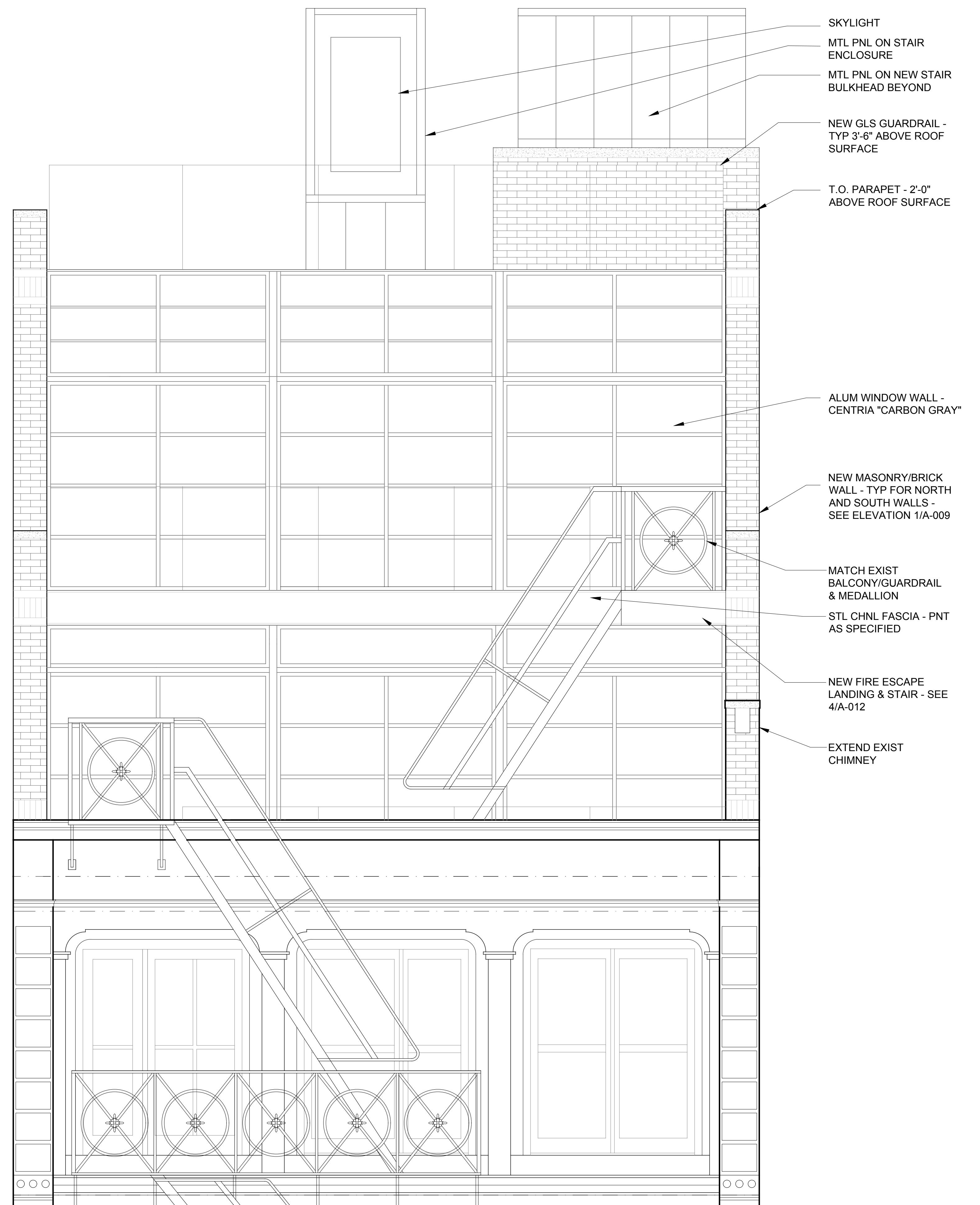
422 WEST BROADWAY

PROPOSED BUILDING - STOREFRONT

SCALE: NTS
DATE: 7/1/2026



EXISTING BUILDING



ENLARGEMENT - FACADE FINISHES

JOHN FURTH PEACHY ARCHITECTS

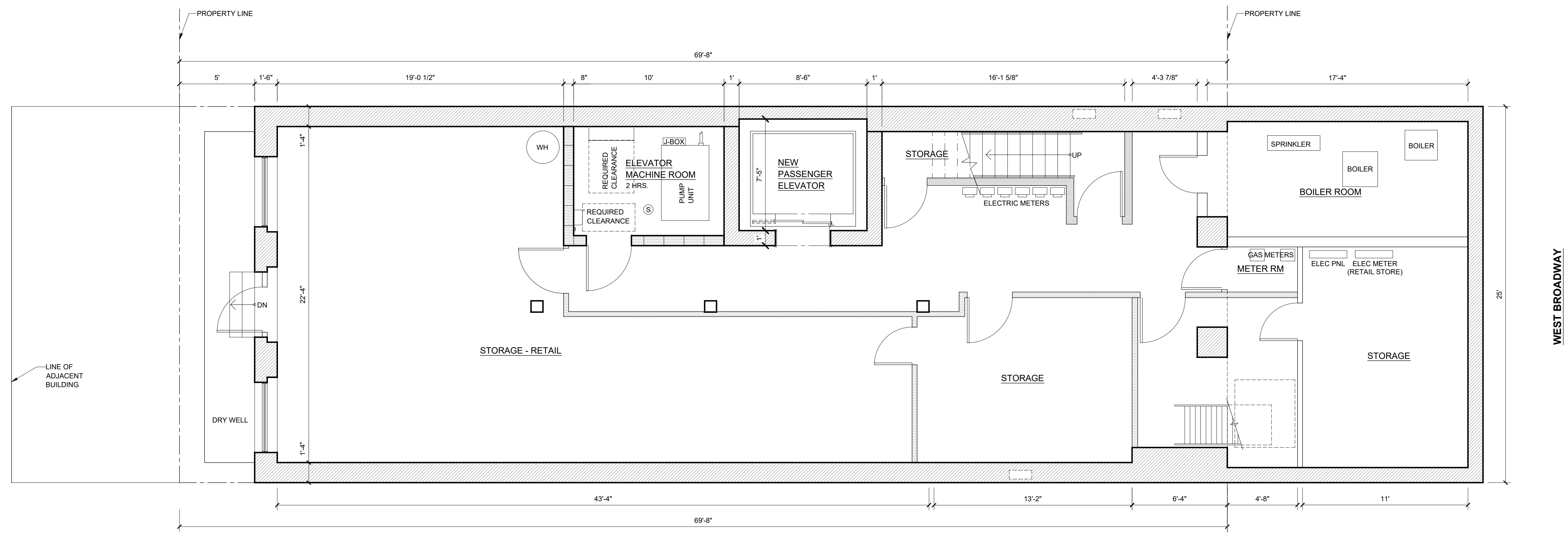
146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

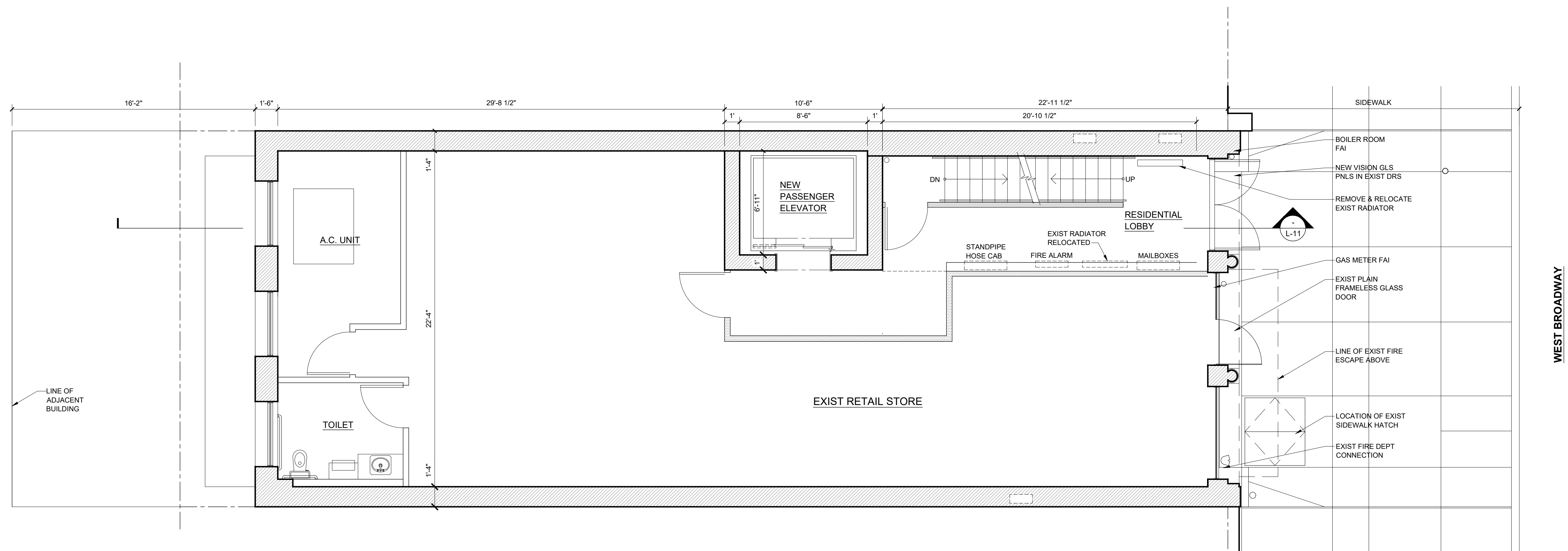
PROPOSED BUILDING - FACADE

SCALE: NTS
DATE: 7/1/2026

APPENDIX



PROPOSED CELLAR PLAN



PROPOSED FIRST FLOOR PLAN

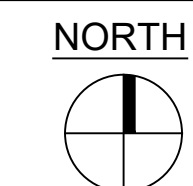
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

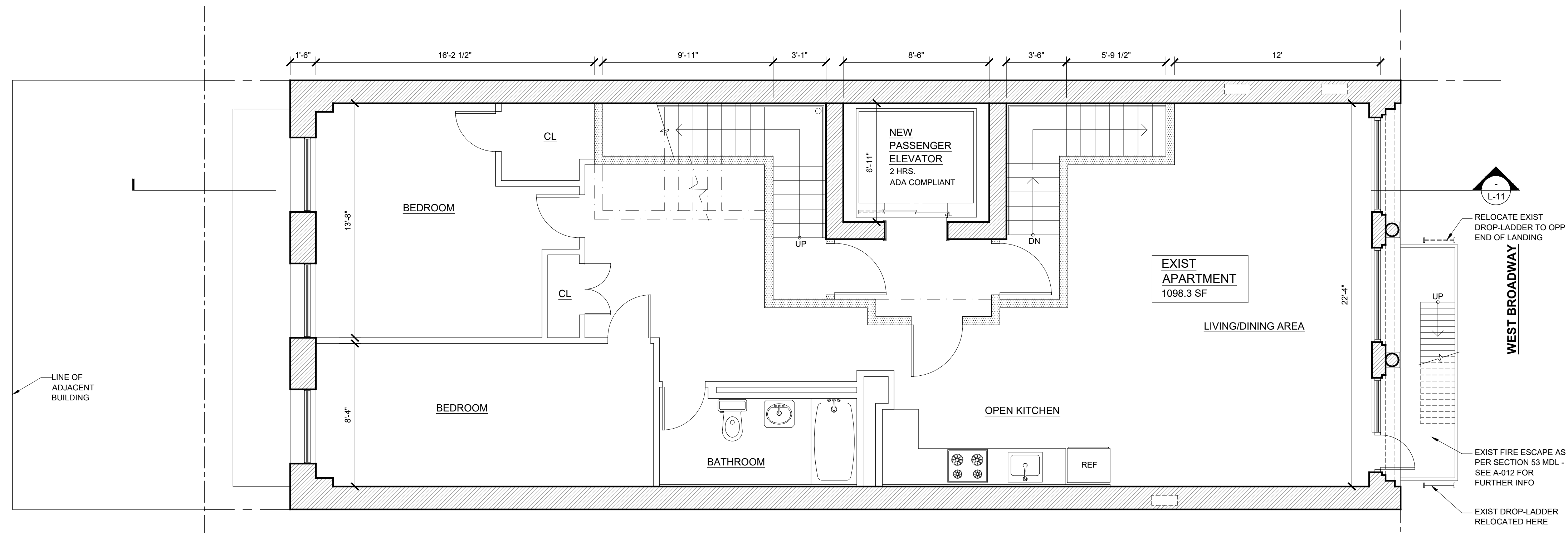
422 WEST BROADWAY

PROPOSED BUILDING

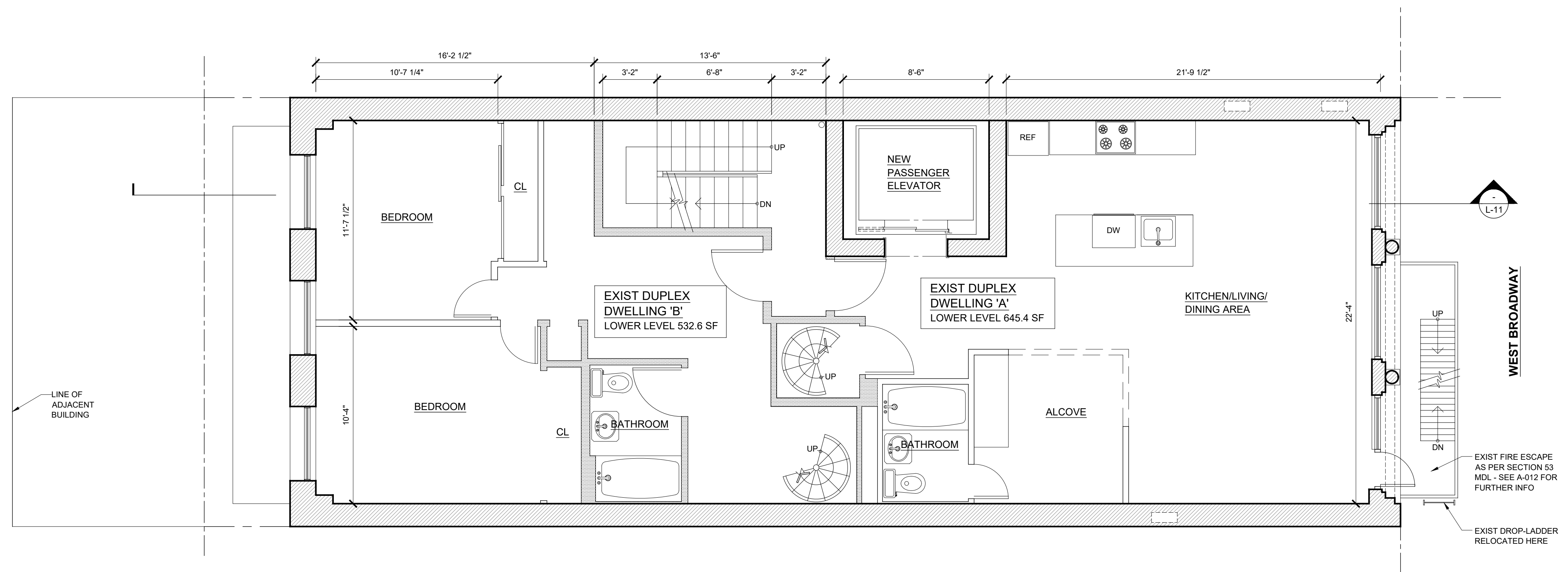
SCALE: NTS
DATE: 7/1/2026



L - 33



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

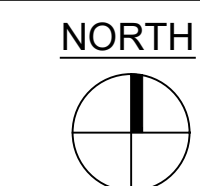
JOHN FURTH PEACHY ARCHITECTS

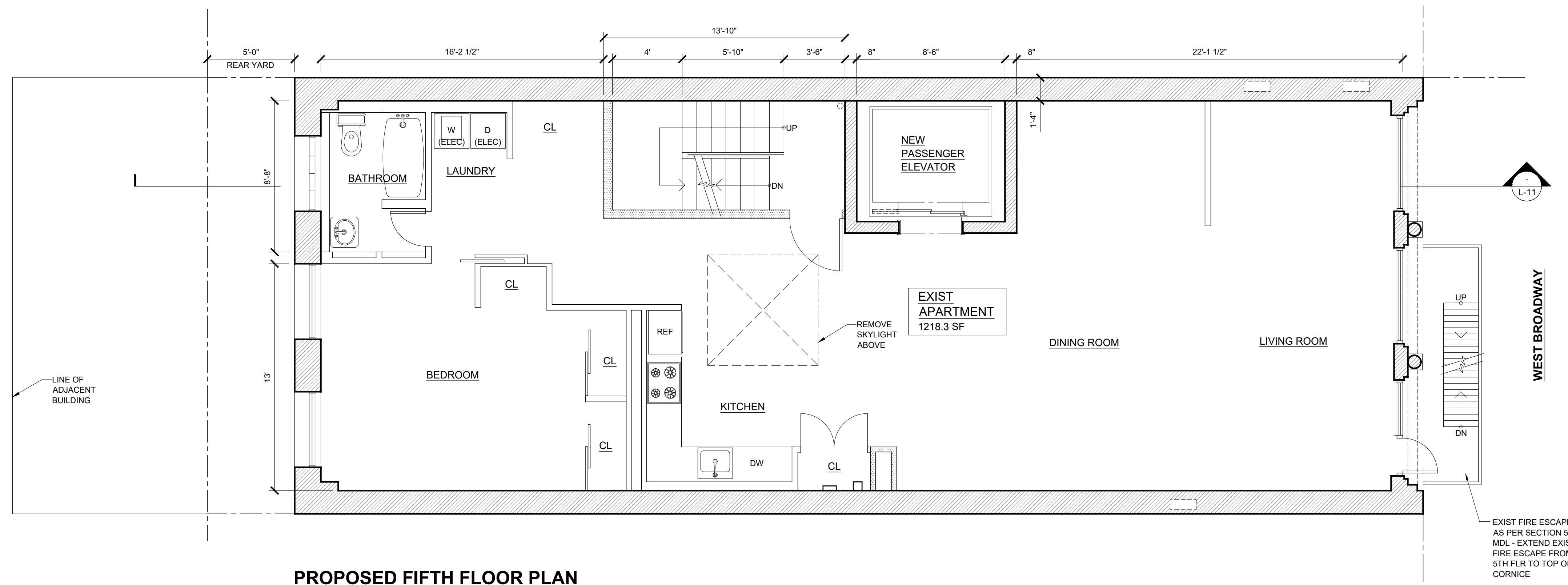
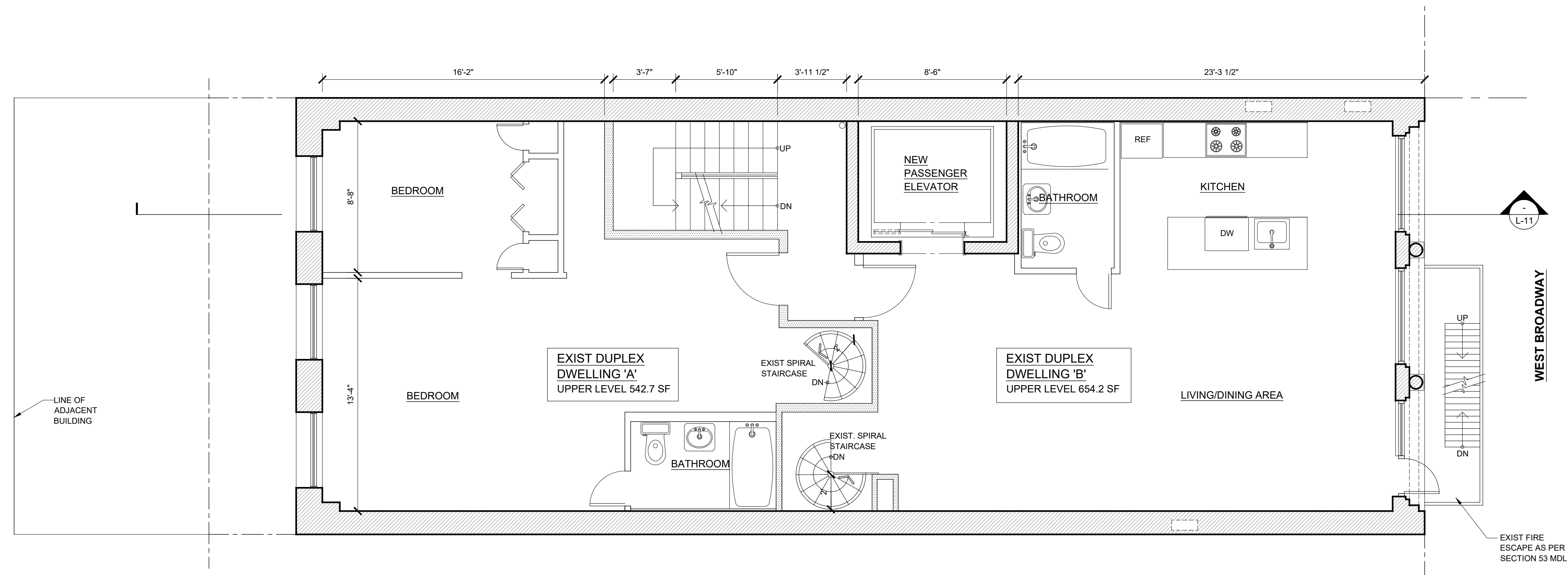
146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

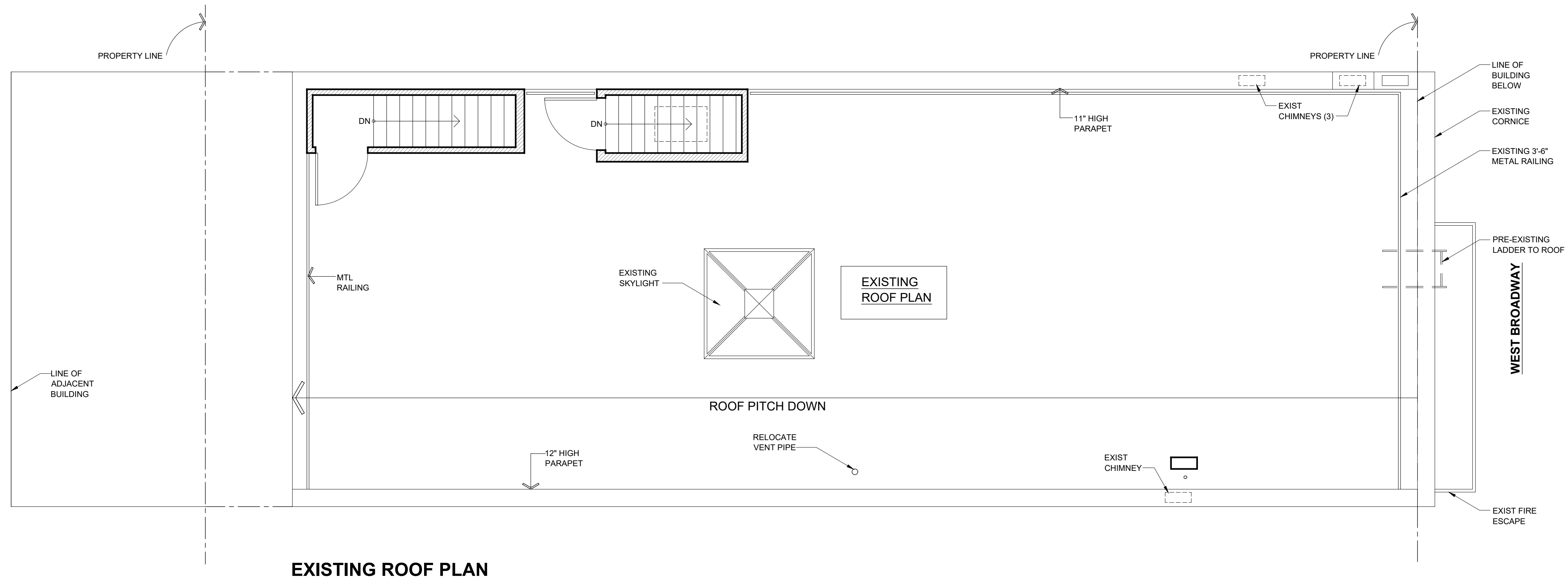
422 WEST BROADWAY

PROPOSED BUILDING

SCALE: NTS
DATE: 7/1/2026



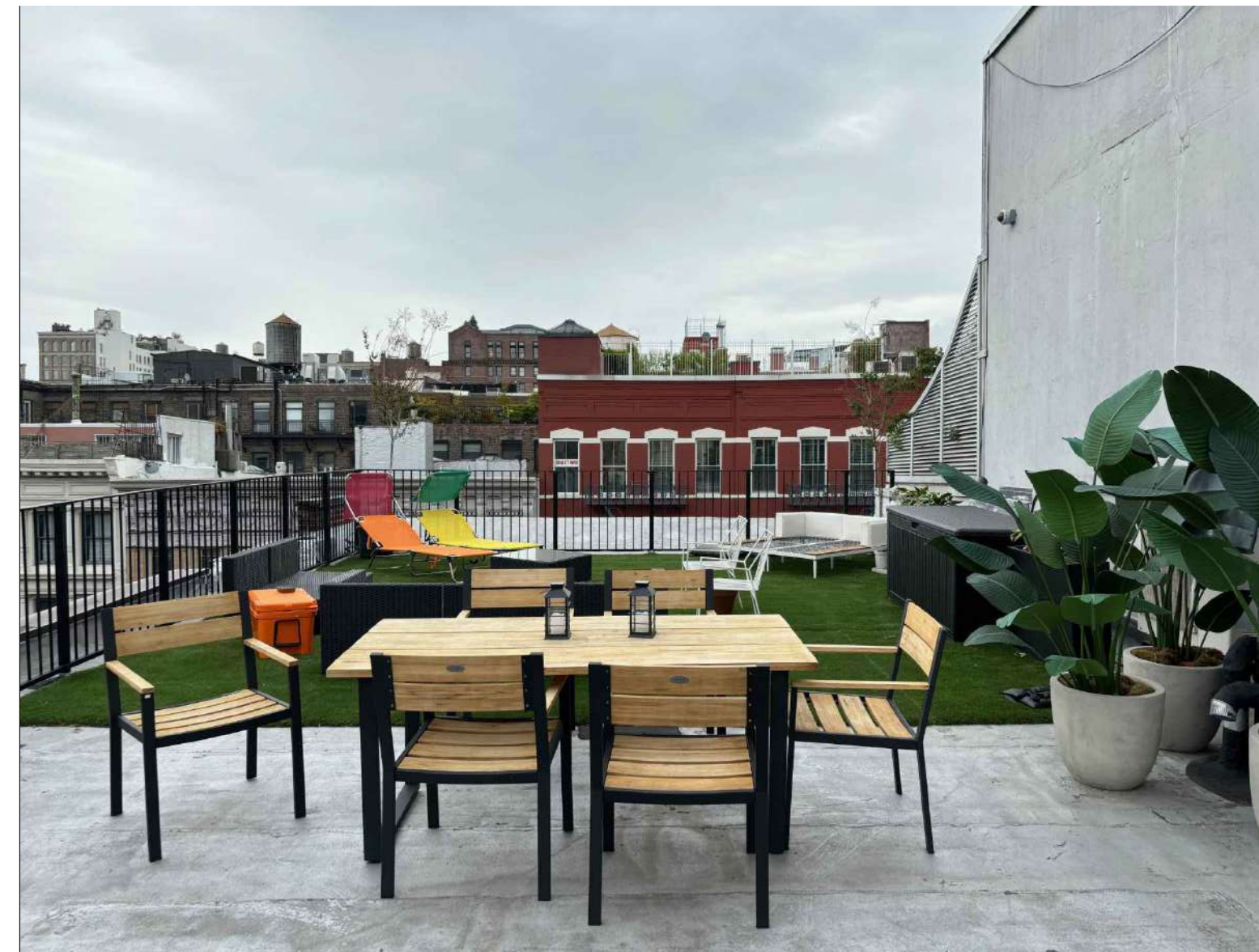




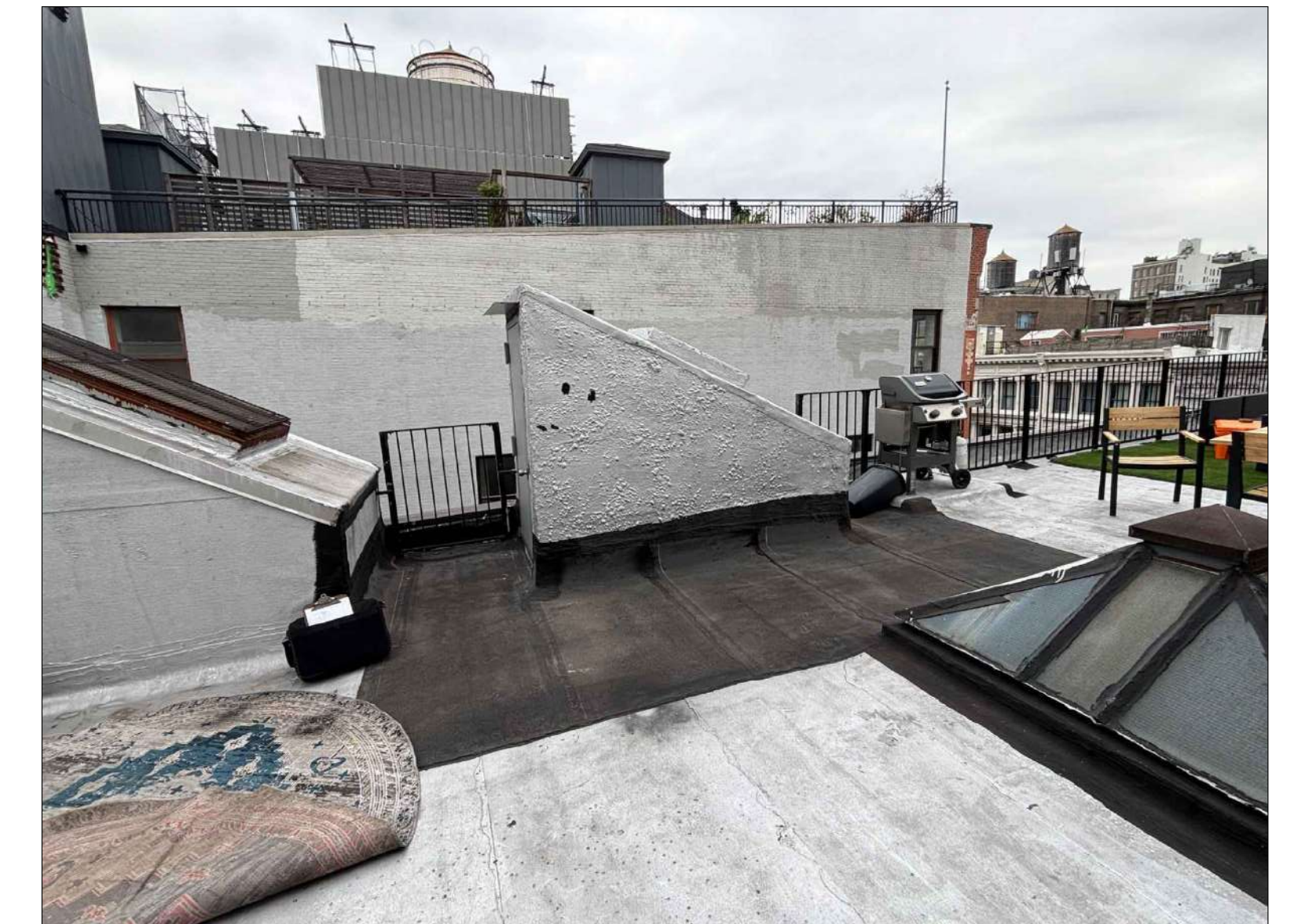
EXISTING ROOF PLAN



WEST VIEW



EAST VIEW



NORTH VIEW

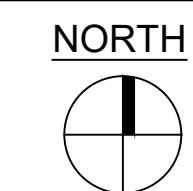
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

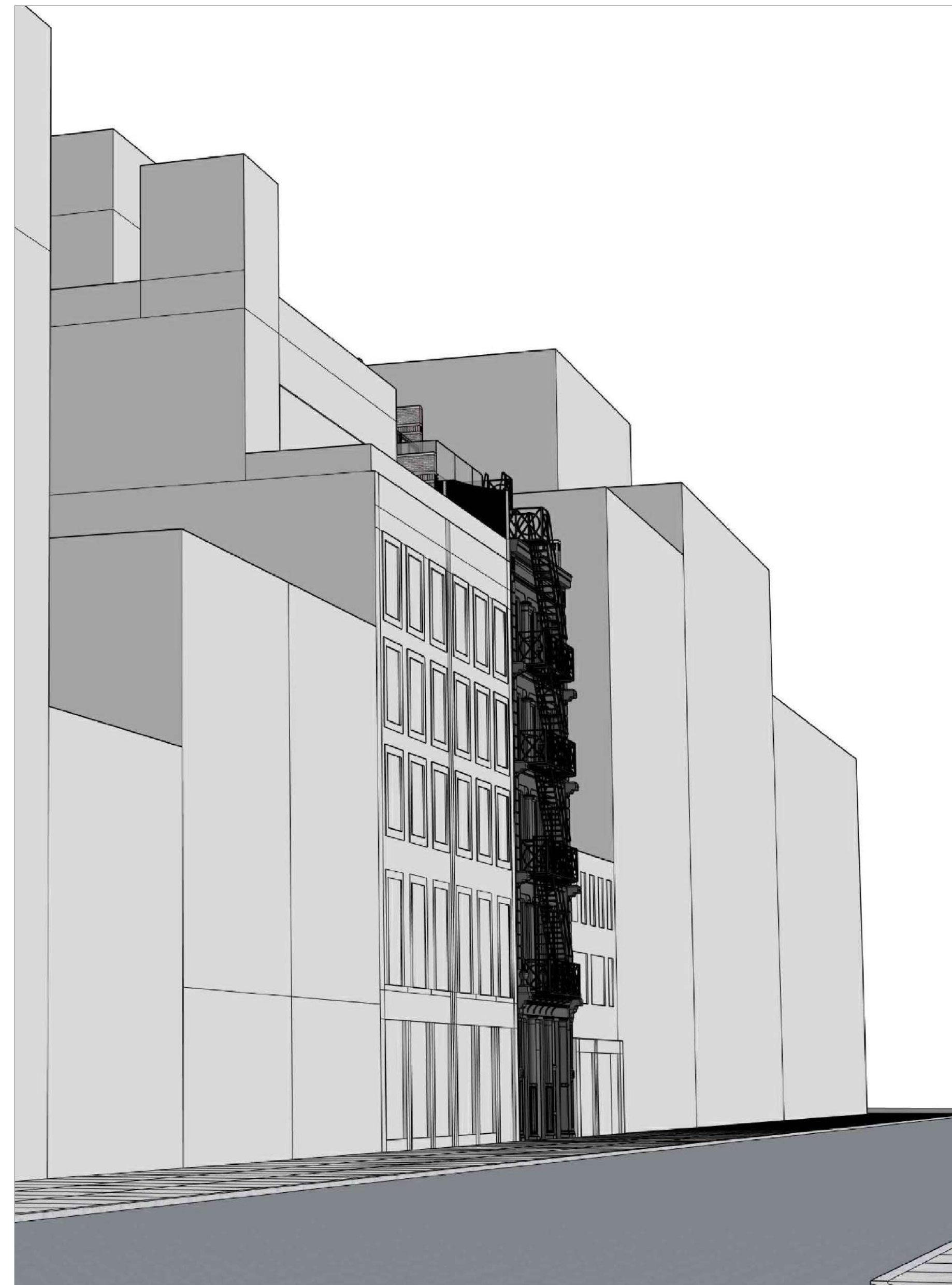
422 WEST BROADWAY

EXISTING CONDITIONS

SCALE: NTS
DATE: 7/1/2026

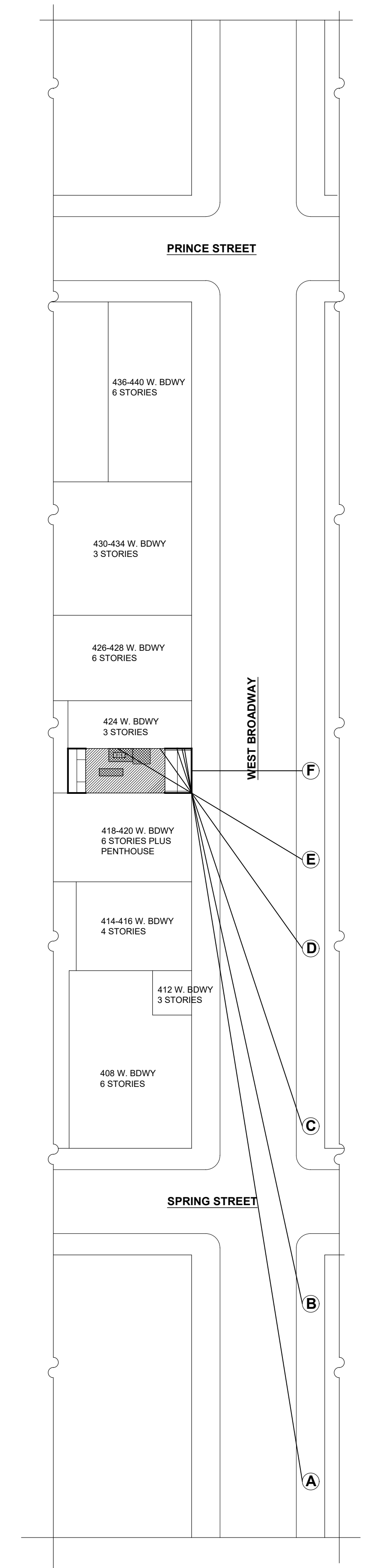


PROPOSED



B VIEW B

MOCK-UP



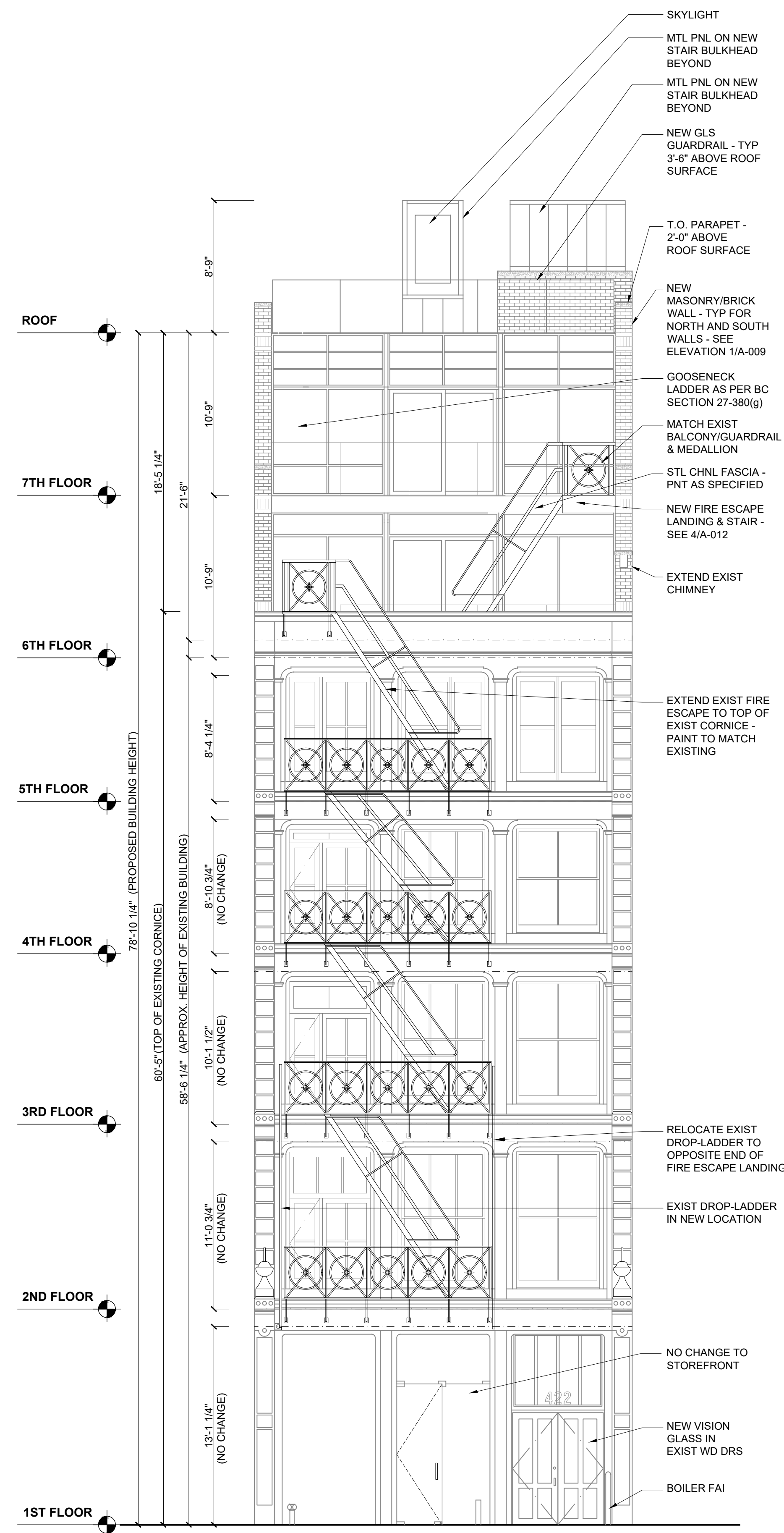
JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

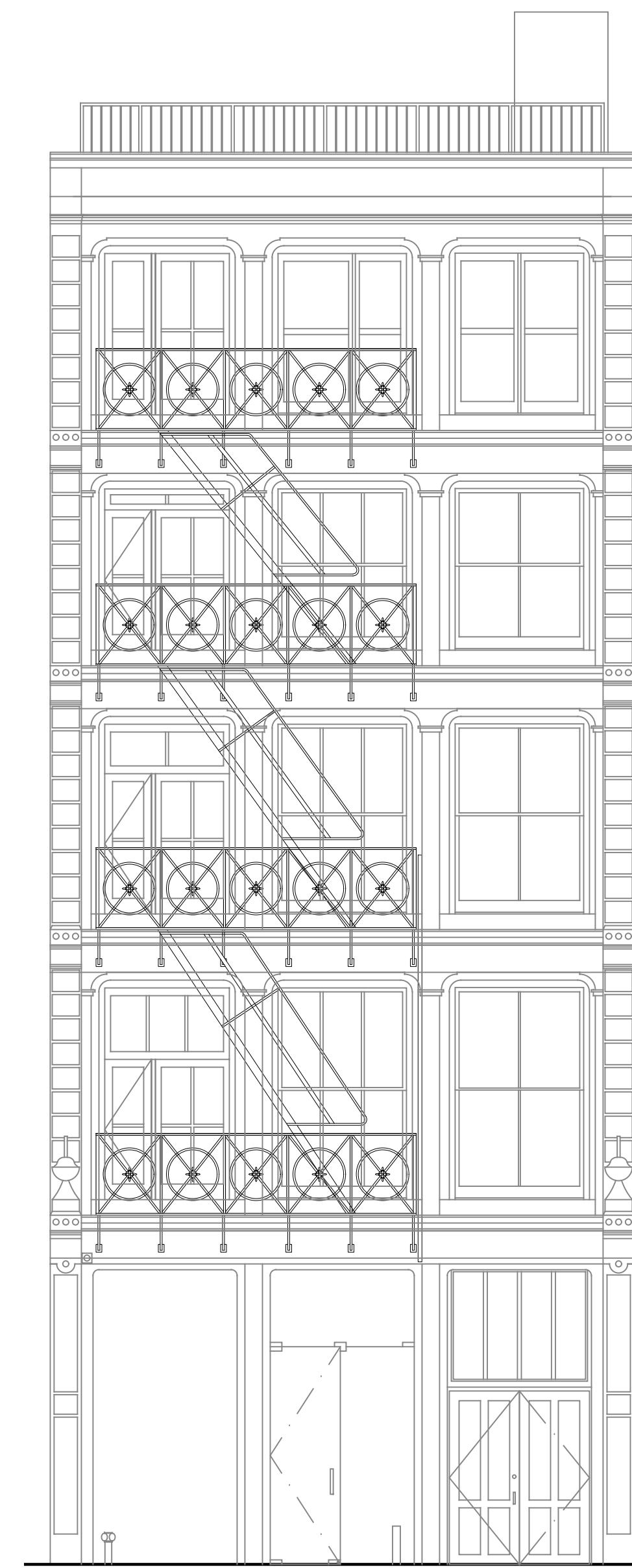
422 WEST BROADWAY

SIGHT LINE IMAGES

SCALE: NTS
DATE: 7/1/2026



PROPOSED FIRE ESCAPE - EAST ELEVATION



EXISTING FIRE ESCAPE - EAST ELEVATION

JOHN FURTH PEACHY ARCHITECTS

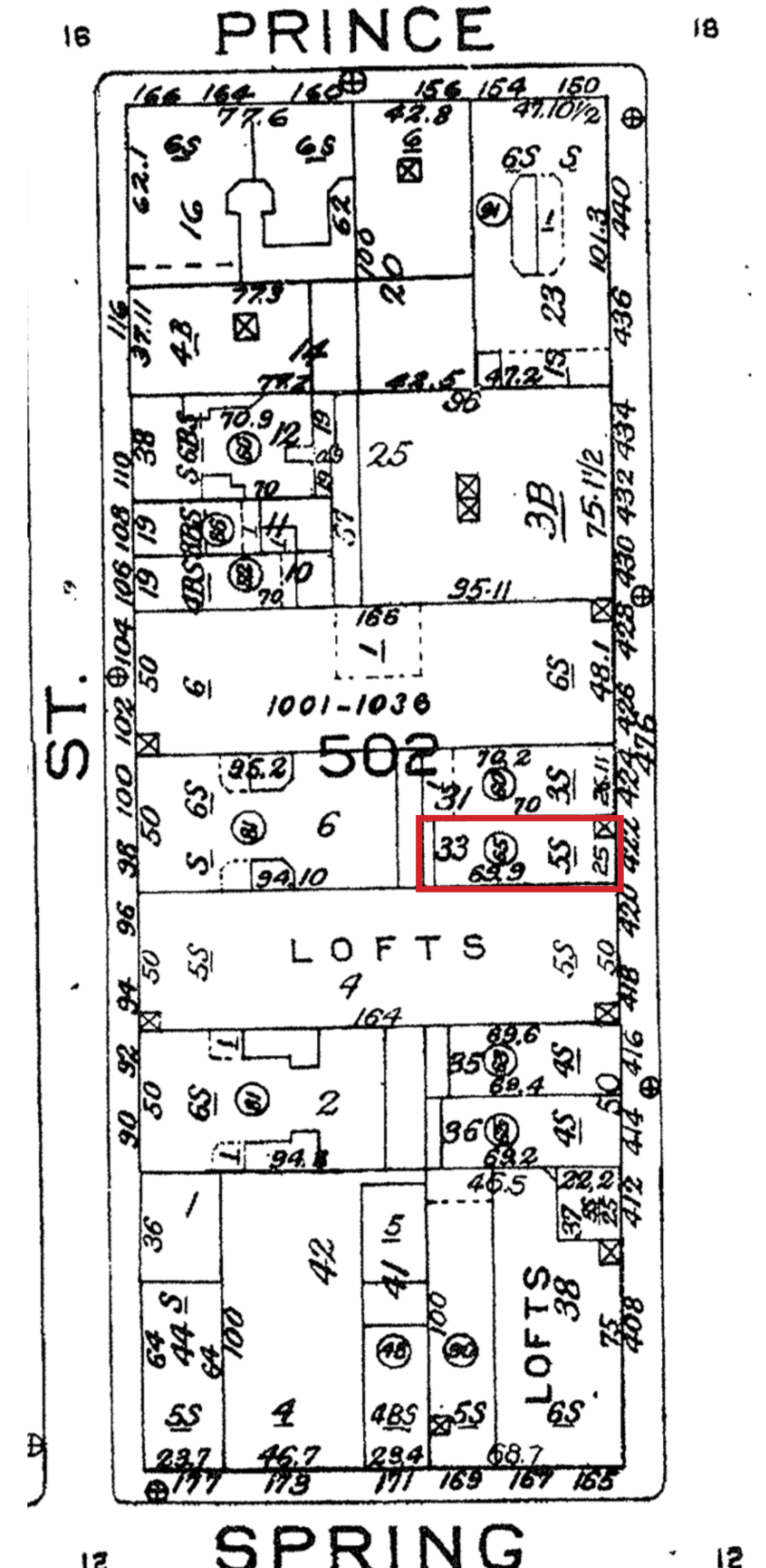
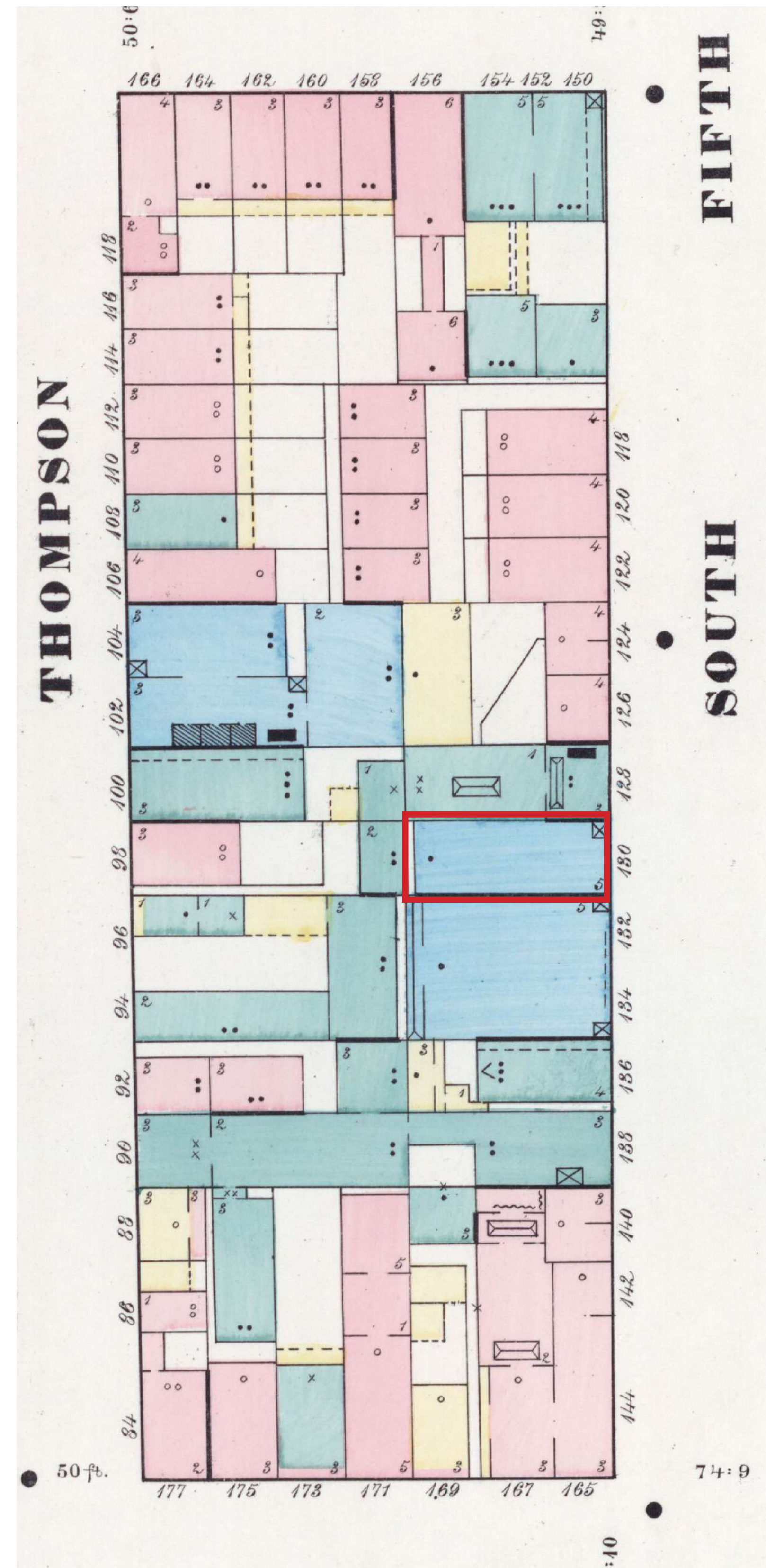
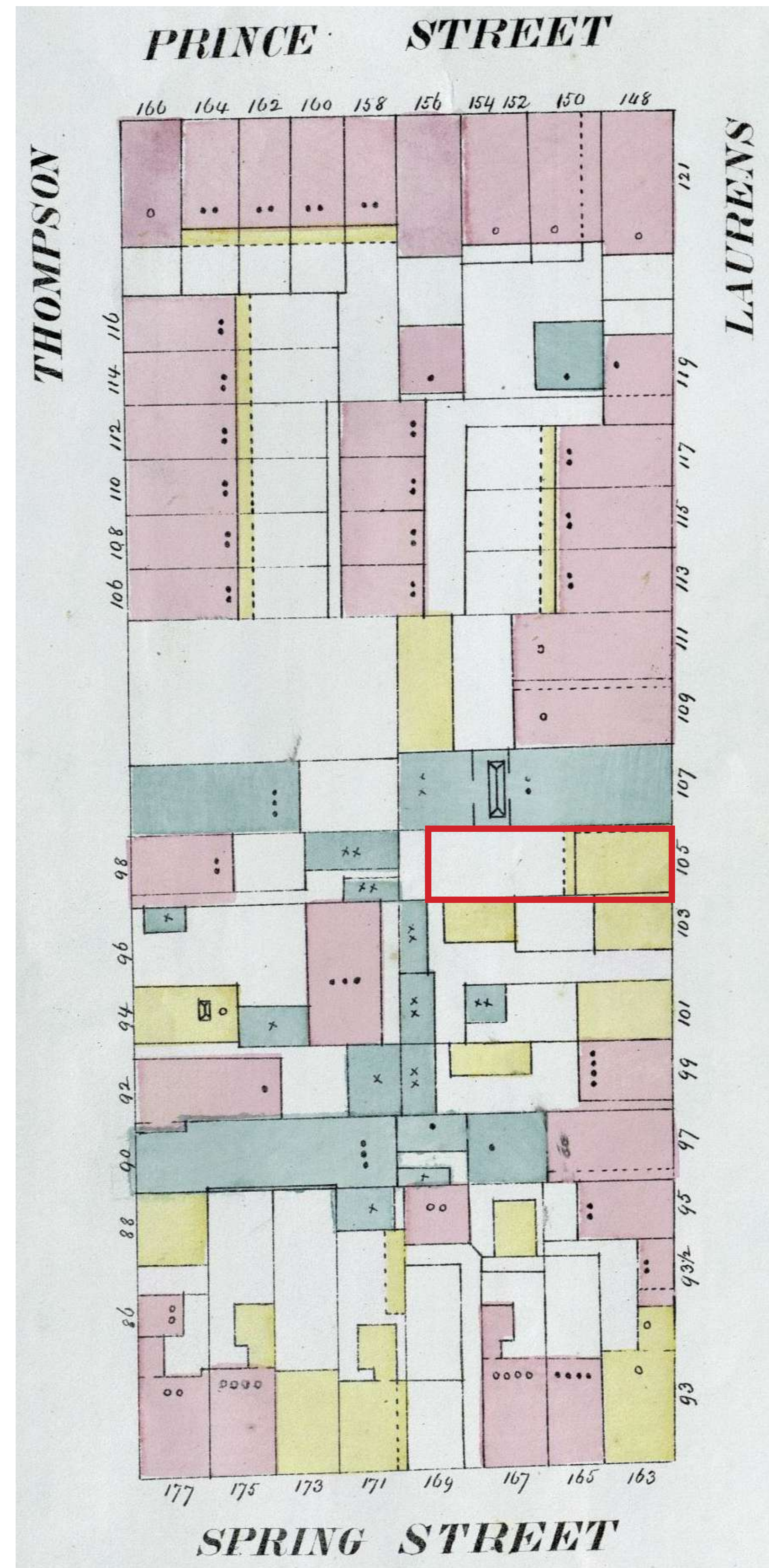
146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

PROPOSED BUILDING - FIRE ESCAPE

SCALE: NTS
DATE: 7/1/2026

L - 37



JOHN FURTH PEACHY ARCHITECTS

146 FRANKLIN STREET
NEW YORK, NY 10013
212 - 226 - 6463
JOHN@PEACHYARCHITECTS.NYC

422 WEST BROADWAY

SITE EVOLUTION

SCALE: NTS
DATE: 7/1/2026

L- 38