920 BROADWAY

NEW YORK, N.Y. 10010

DRAWINGS INDEX:

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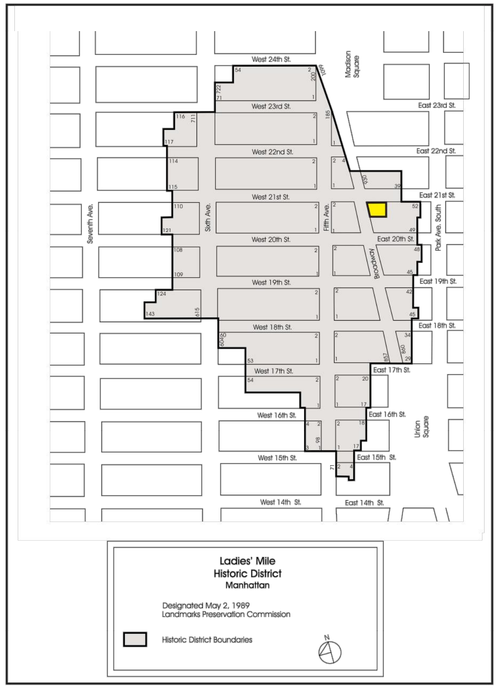
A-102.00	Historical photographs
A-103.00	Photographs of existing roof top with mockup
A-104.00	Existing roof plan
A-105.00	Proposed mechanical room and elevator lobby
A-106.00	Partial existing exterior elevation at East 21st street
A-107.00	Partial proposed exterior elevation at East 21st street
A-108.00	Partial existing exterior elevation at Broadway
A-109.00	Partial proposed exterior elevation at Broadway
A-110.00	Existing / proposed roof Bulkhead elevations
A-111.00	Existing / proposed roof bulkhead elevations
A-112.00	Existing / proposed roof bulkhead Sections
A-113.00	Wall sections
A-114.00	Wall sections & details
A-115.00	Mockup visibility study
A-116.00	Mockup visibility study
A-117.00	Mockup visibility study
A-118.00	Mockup visibility study
A-119.00	Mockup visibility study
A-120.00	Mockup visibility study
A-121.00	Mockup visibility study

LANDMARKS PRESERVATION COMMISSION PRESENTATION

NOVEMBER 24, 2015



OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

PRESERVATION CONSULTANT

HIGGINS QUASEBARTH
& PARTNERS, LLC

11 HANOVER SQUARE, 16TH FL.
NEW YORK, NY 10005
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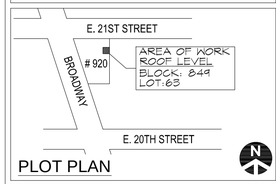
E-Mail: smb@smbarchitect.com



PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

EXISTING BUILDING PHOTOS & HISTORIC DISTRICT MAP

DRAWING NO.:

A-101.00

DATE: NOVEMBER 24, 2015

01 OF 21

Ca. 1918 photo of 920 Broadway, courtesy MCNY.

1940s tax photo of 920 Broadway.

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

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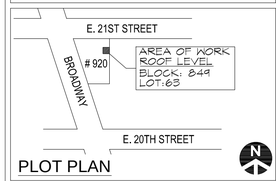

PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

HISTORICAL PHOTOGRAPHS

DRAWING NO.:

A-102.00

DATE: NOVEMBER 24, 2015

Views of the rooftop mockup at 920 Broadway. The mockup is wrapped in orange construction netting.

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

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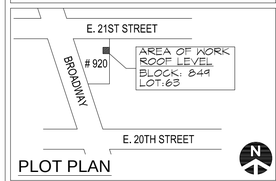


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

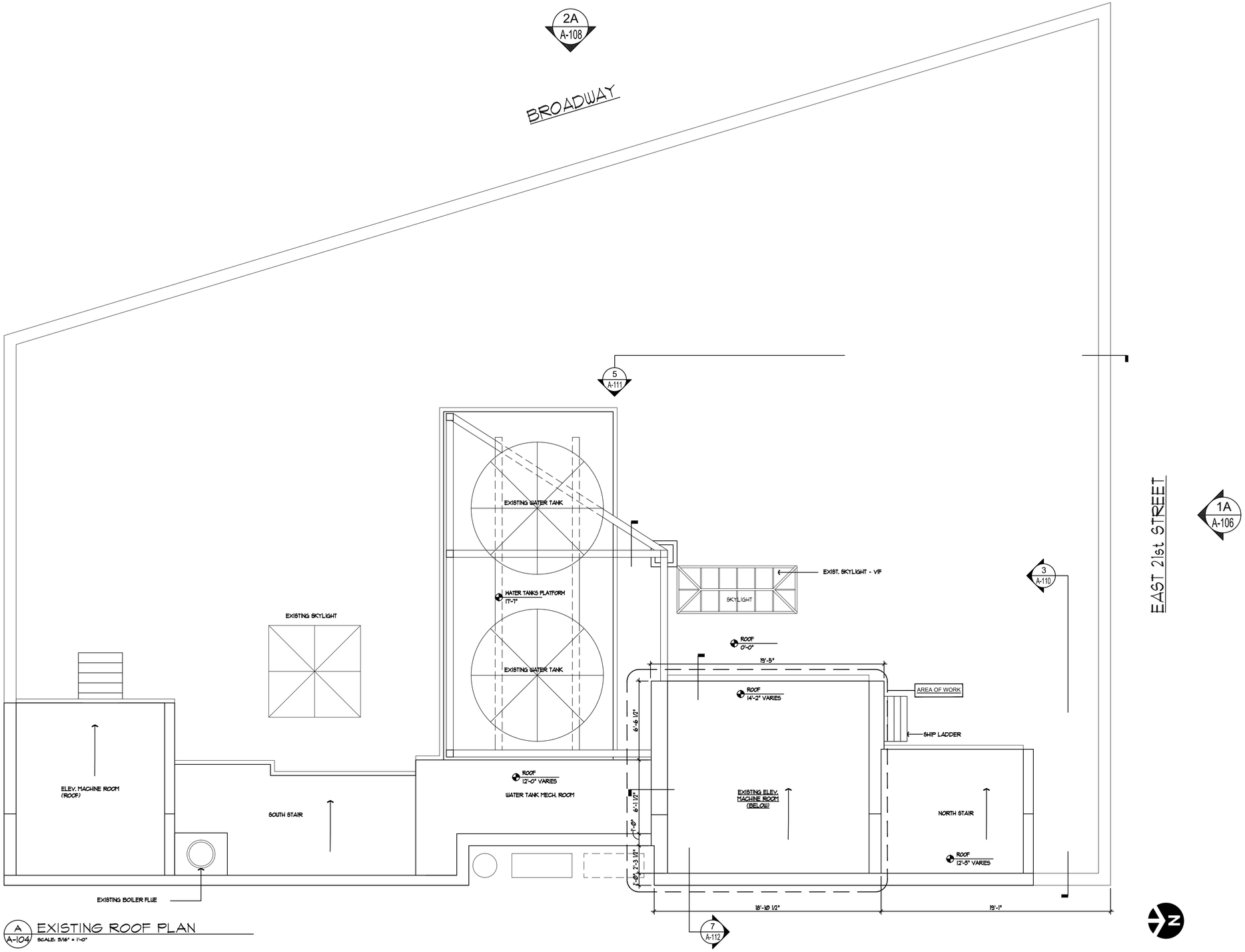
DRAWING NAME:

PHOTO OF EXISTING ROOFTOP MOCKUP

DRAWING NO.:

A-103.00

DATE: NOVEMBER 24, 2015



A A-104 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

PRESERVATION CONSULTANT

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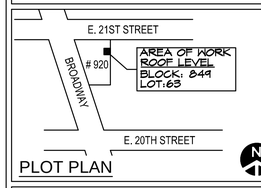


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

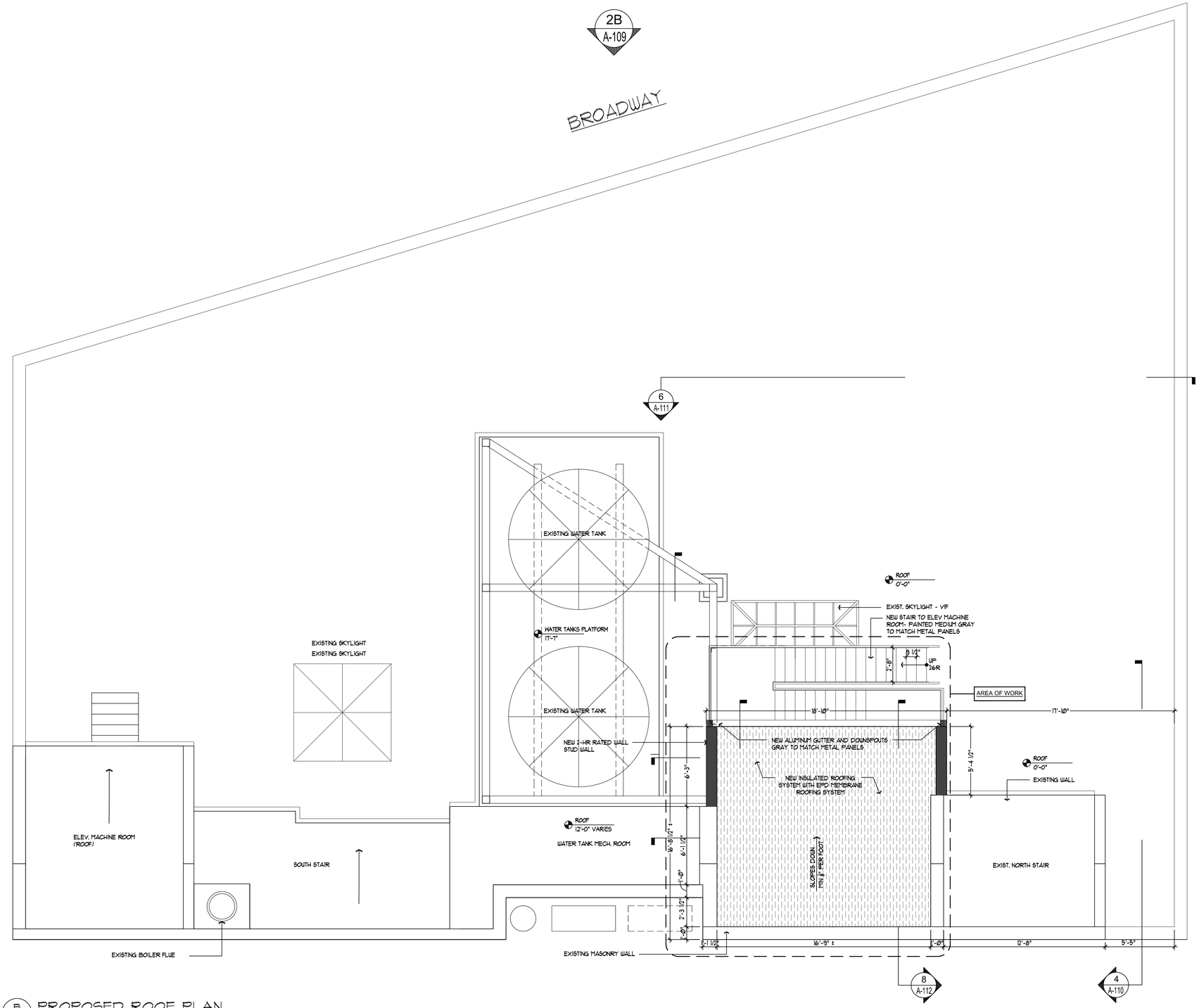
DRAWING NAME:

EXISTING ROOF PLAN

DRAWING NO.:

A-104.00

DATE: NOVEMBER 24, 2015



B A-105 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

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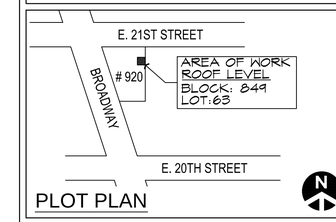

PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

PROPOSED MECH ROOM & ELEVATOR LOBBY

DRAWING NO.:

A-105.00

DATE: NOVEMBER 24, 2015

1A
A-106

EAST 21ST STREET
EXISTING ELEVATION

SCALE: 3/16" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

PRESERVATION CONSULTANT

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& PARTNERS, LLC

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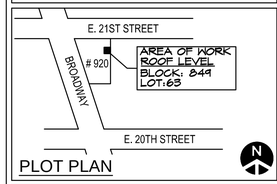


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

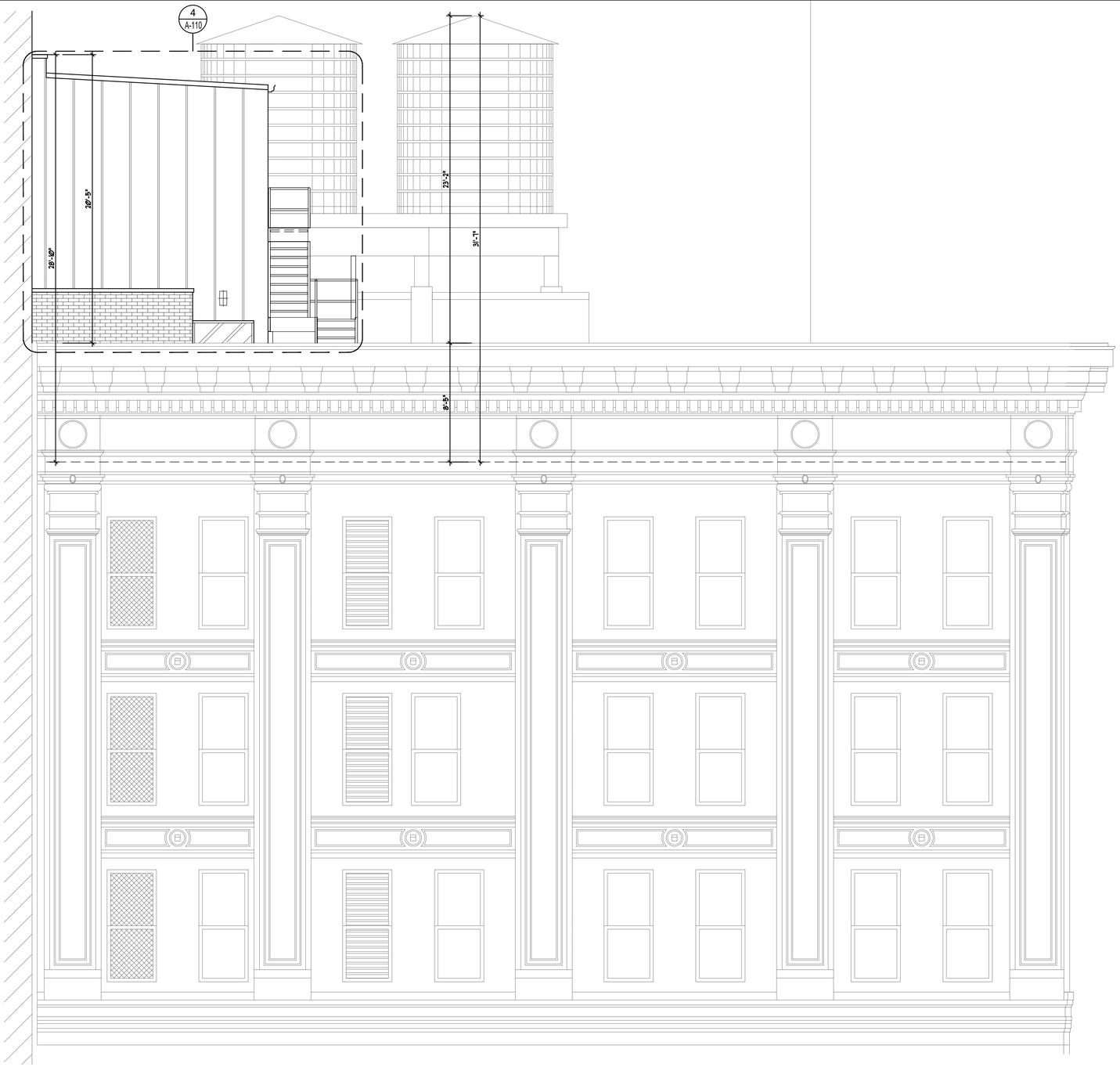
DRAWING NAME:

PARTIAL EXTERIOR ELEVATION AT EAST 21ST STREET

DRAWING NO.:

A-106.00

DATE: NOVEMBER 24, 2015



1B
A-107

EAST 21ST STREET
EXISTING ELEVATION WITH PROPOSED ELEVATOR BULKHEAD

SCALE: 3/16" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

PRESERVATION CONSULTANT

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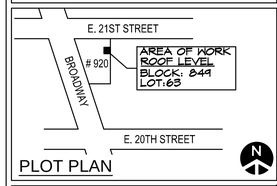

PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

PARTIAL EXTERIOR ELEVATION EAST 21ST STREET

DRAWING NO.:

A-107.00

DATE: NOVEMBER 24, 2015

2A
A-108

BROADWAY
EXISTING ELEVATION

SCALE 5/16" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

PRESERVATION CONSULTANT

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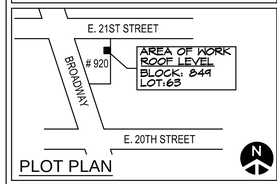

PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

PARTIAL EXTERIOR ELEVATION AT BROADWAY

DRAWING NO.:

A-108.00

DATE: NOVEMBER 24, 2015

2B
A-109

BROADWAY
EXISTING ELEVATION WITH PROPOSED ELEVATOR BULKHEAD

SCALE 3/16" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

PRESERVATION CONSULTANT

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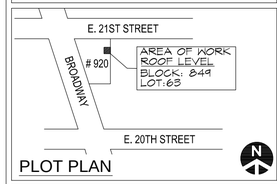


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

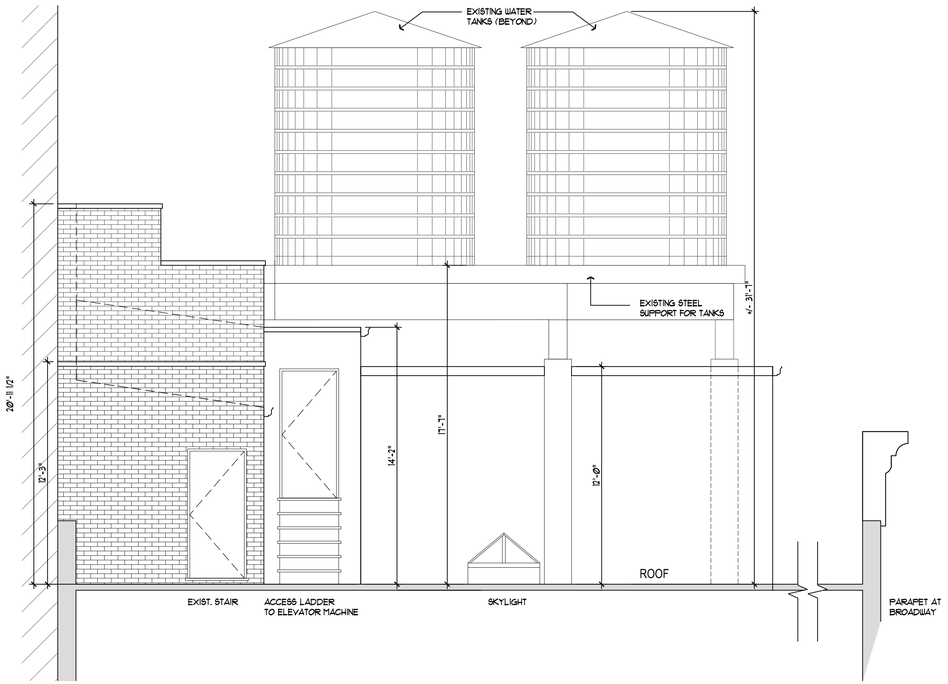
DRAWING NAME:

PARTIAL EXTERIOR ELEVATION BROADWAY

DRAWING NO.:

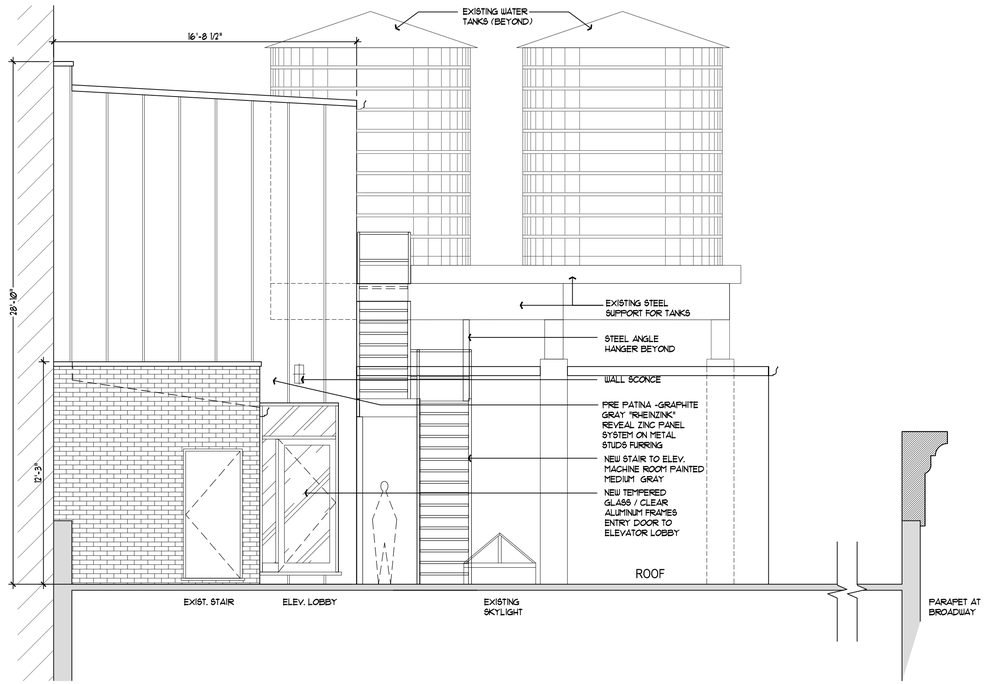
A-109.00

DATE: NOVEMBER 24, 2015



3 A-110 EXISTING ELEVATION

SCALE: 1/4" = 1'-0"



4 A-110 PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

PRESERVATION CONSULTANT

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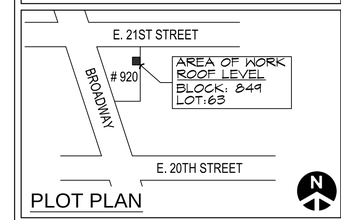


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

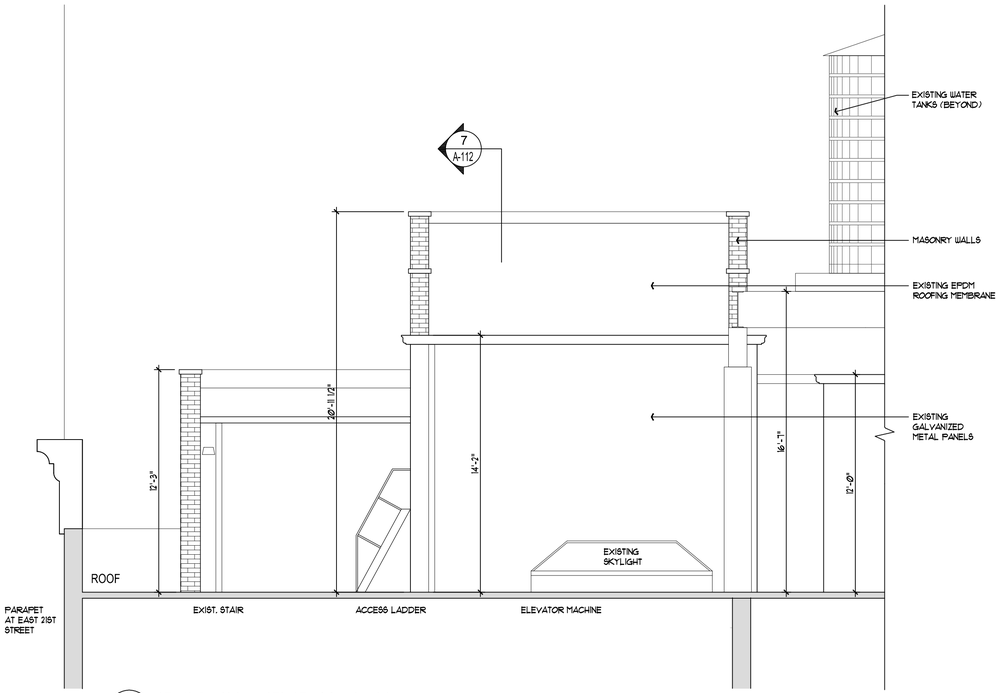
EXIST /PROPOSED ROOF BULKHEAD ELEVATION

DRAWING NO.:

A-110.00

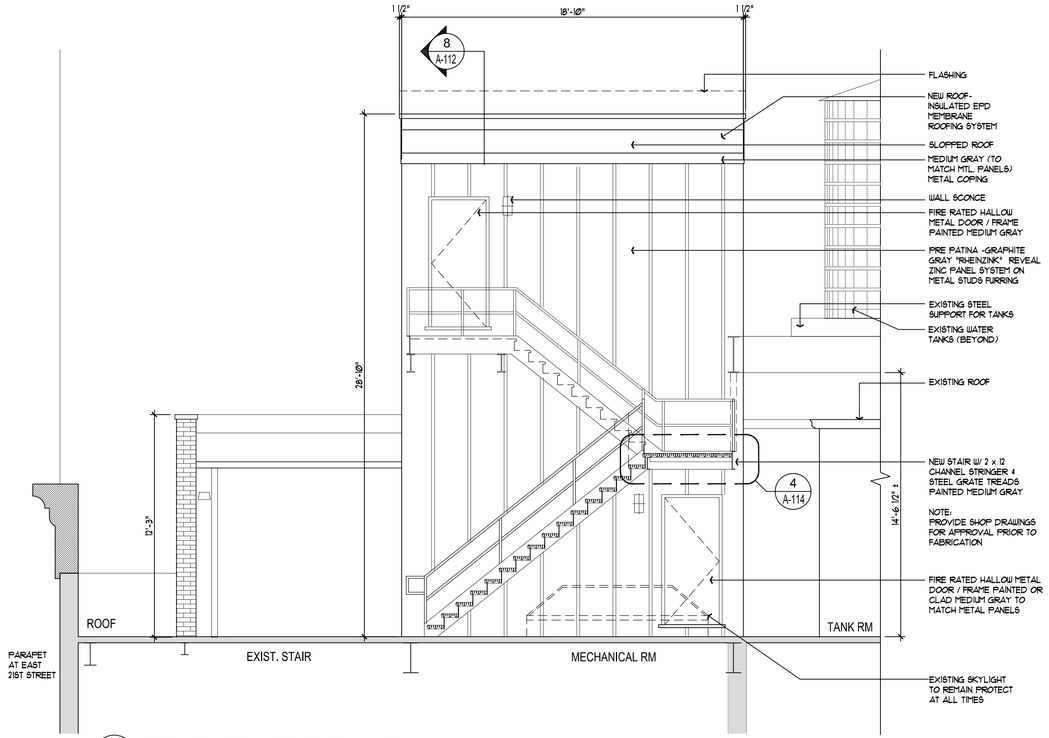
DATE: NOVEMBER 24, 2015

10 OF 21



5 A-111 EXISTING ELEVATION

SCALE: 3/16" = 1'-0"



6 A-111 PROPOSED ELEVATION

SCALE: 3/16" = 1'-0"

VIEW OF THE EXISTING ROOFTOP AT 920 BROADWAY WITH MOCKUP (IN CONSTRUCTION ORANGE CONSTRUCTION NETTING)

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

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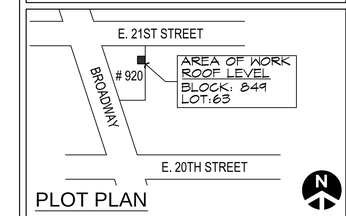


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

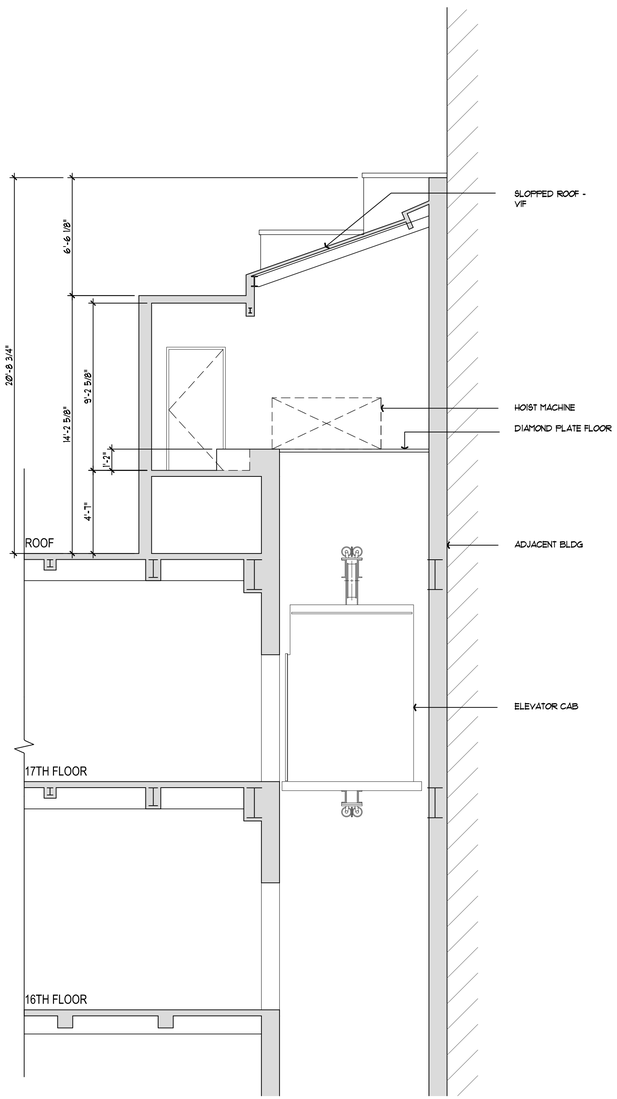
DRAWING NAME:

EXIST /PROPOSED ROOF BULKHEAD ELEVATION

DRAWING NO.:

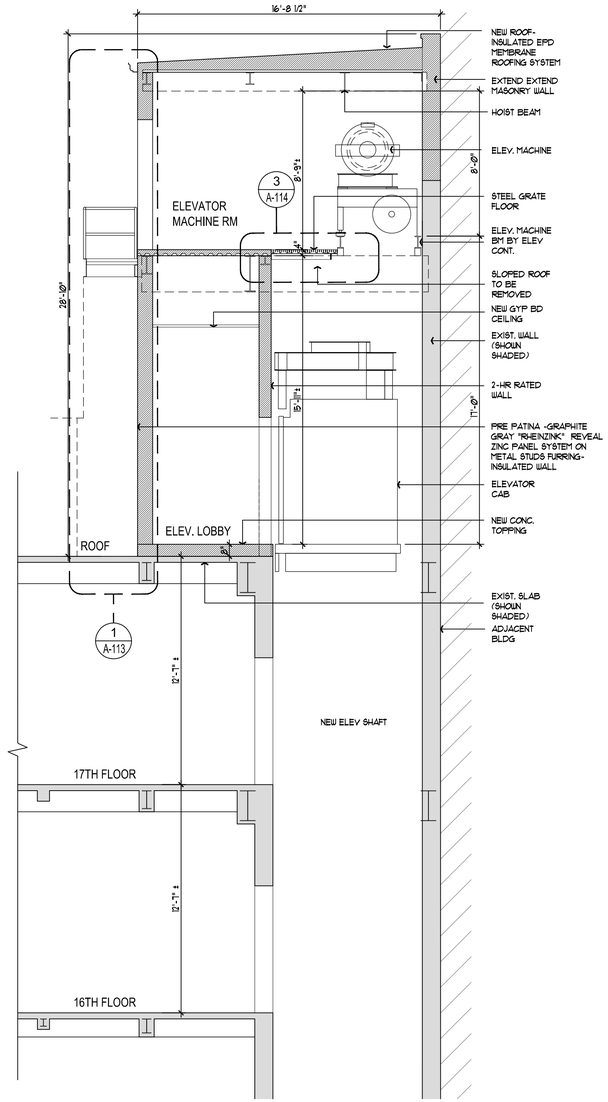
A-111.00

DATE: NOVEMBER 24, 2015



7 A-112 EXISTING SECTION

SCALE: 1/4" = 1'-0"



8 A-112 PROPOSED SECTION

SCALE: 1/4" = 1'-0"

OWNER

WALNUT POINT REALTY LLC

920 BROADWAY
NEW YORK, NY 10010

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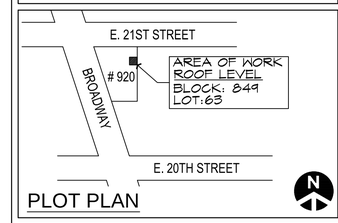


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

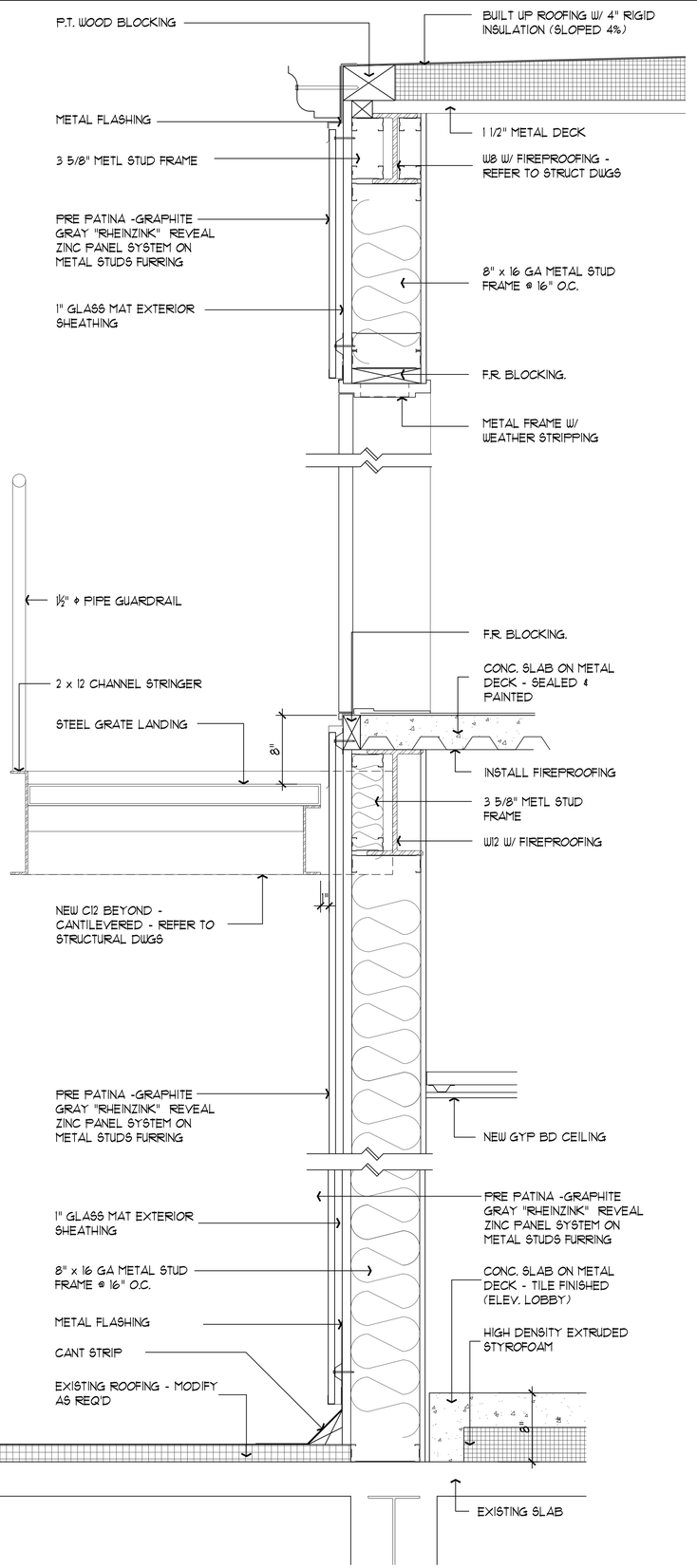
DRAWING NAME:

EXIST /PROPOSED ELEVATOR BULKHEAD SECTIONS

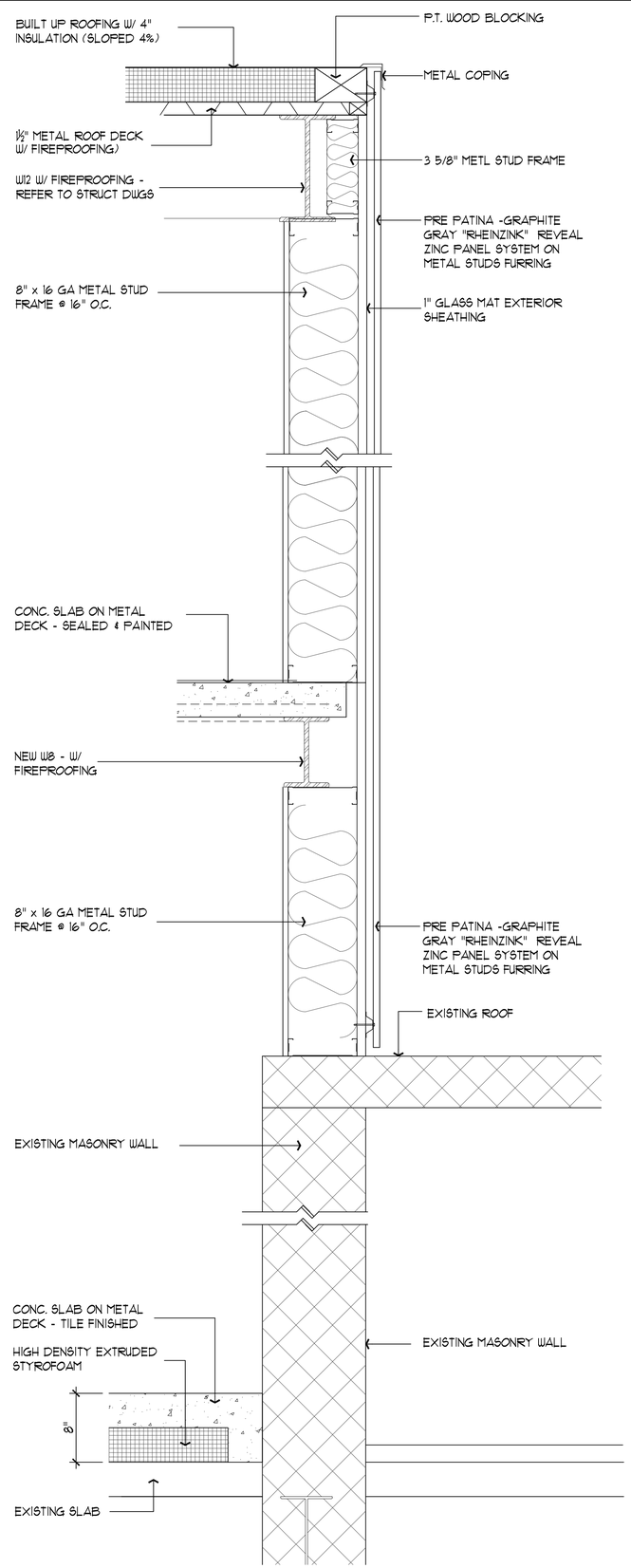
DRAWING NO.:

A-112.00

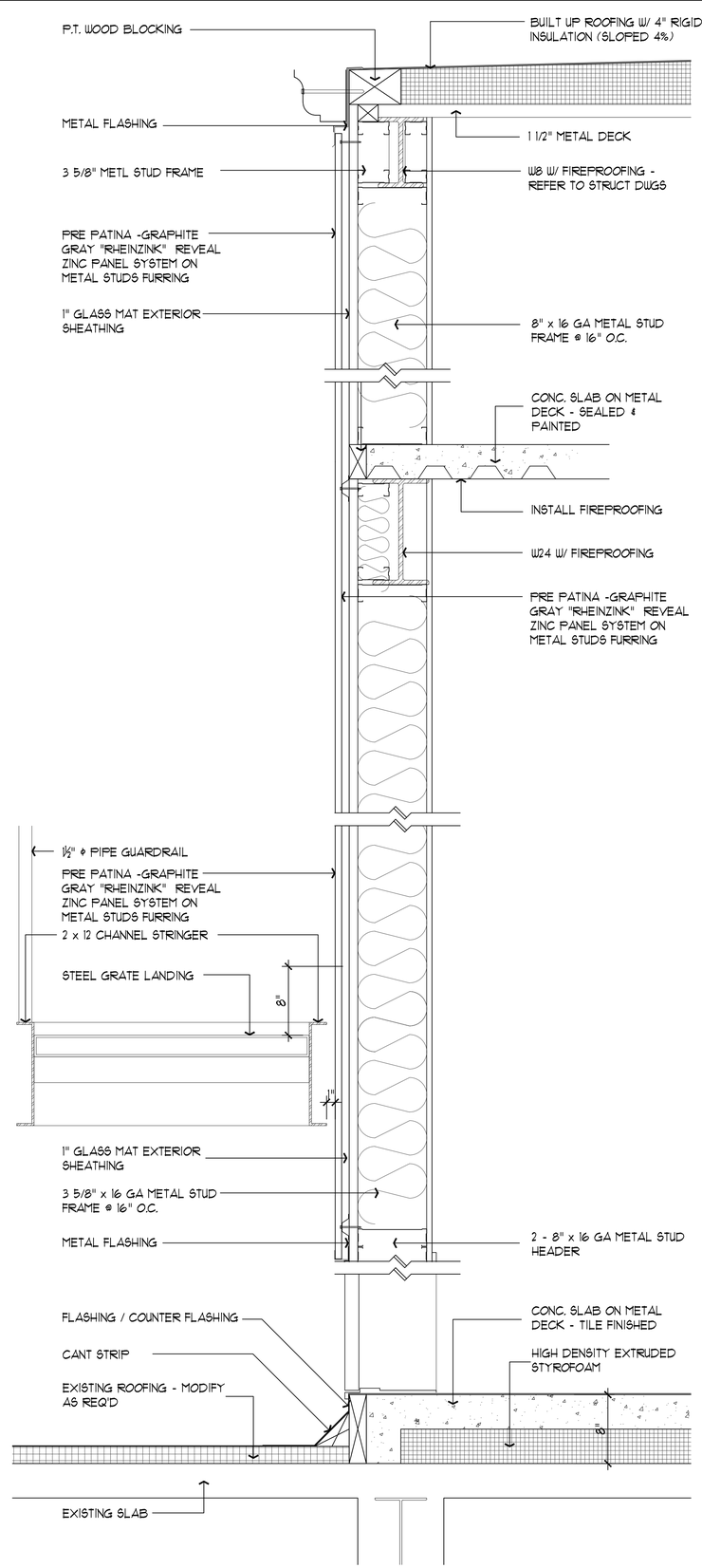
DATE: NOVEMBER 24, 2015



1 A-113 WALL DETAIL
SCALE: 1-1/2" = 1'-0"



2 A-113 WALL DETAIL
SCALE: 1-1/2" = 1'-0"



3 A-113 WALL DETAIL
SCALE: 1-1/2" = 1'-0"

OWNER
WALNUT POINT REALTY LLC
920 BROADWAY
NEW YORK, NY 10010

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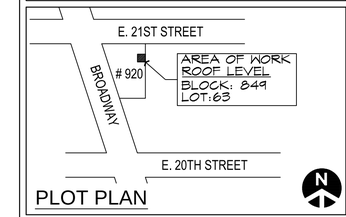
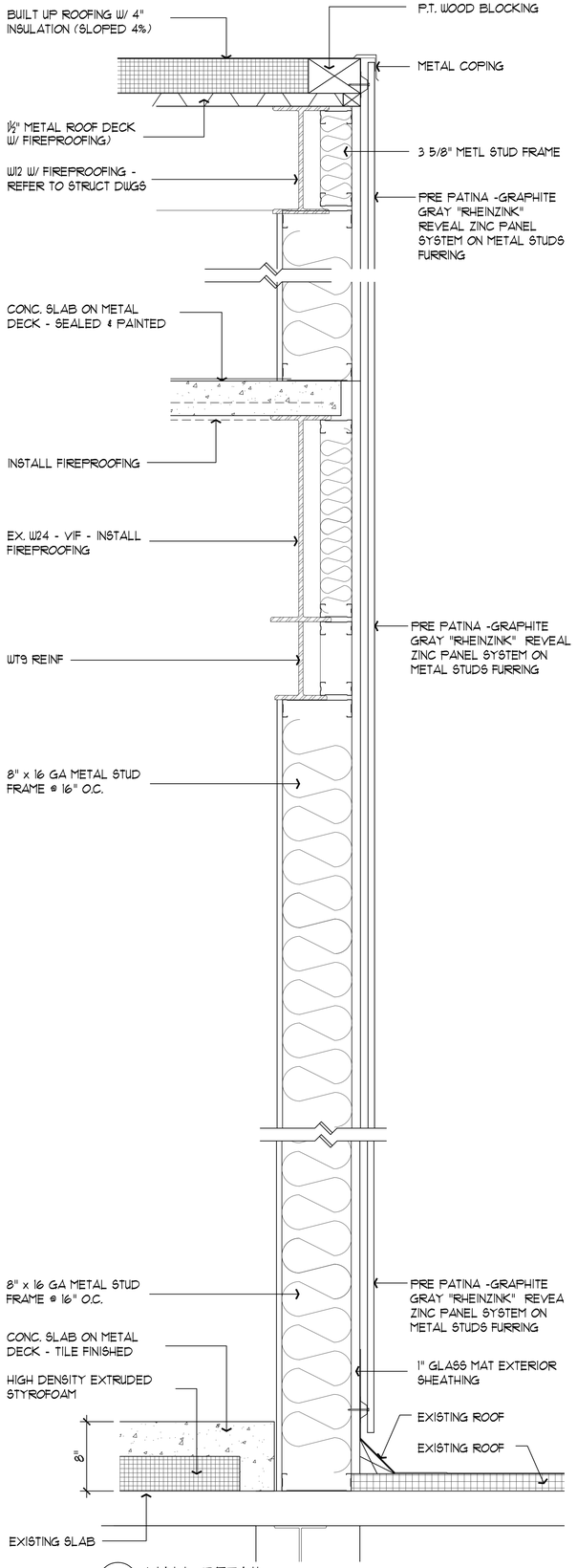


PROJECT
NEW ELEVATOR BULKHEAD AT ROOF
920 BROADWAY
New York, N.Y. 10010

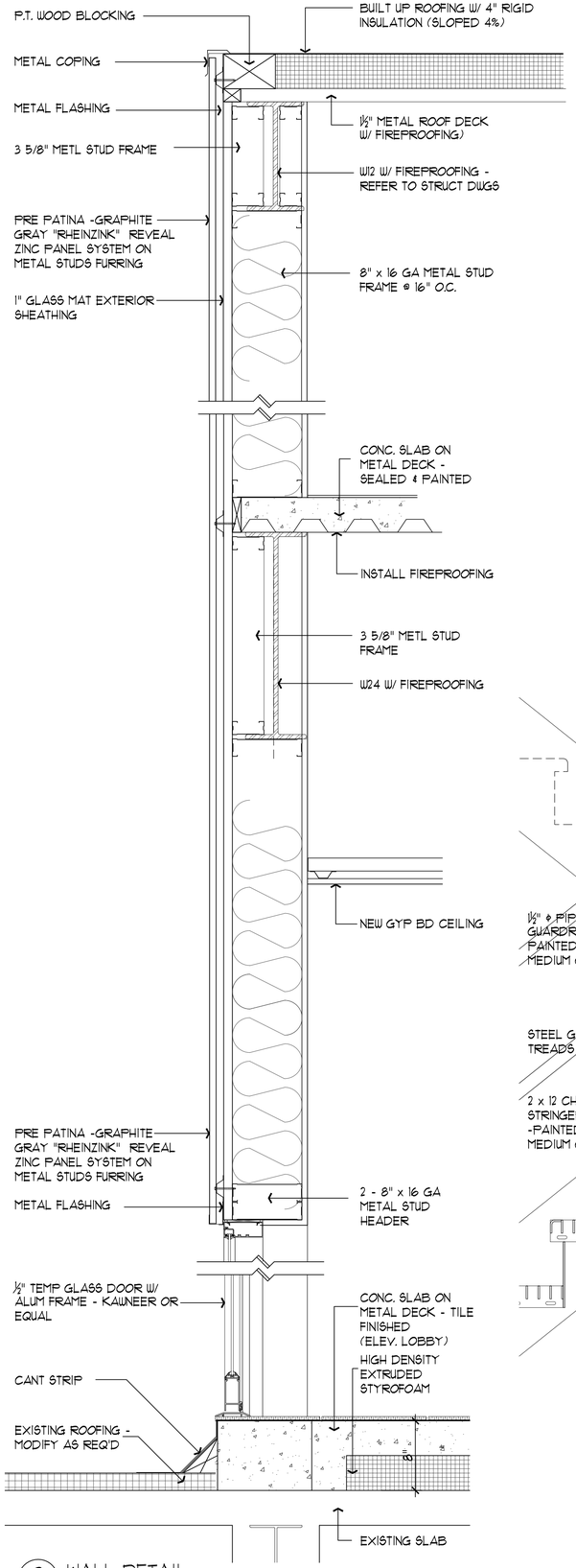
DRAWING NAME:
WALL SECTIONS

DRAWING NO.:
A-113.00

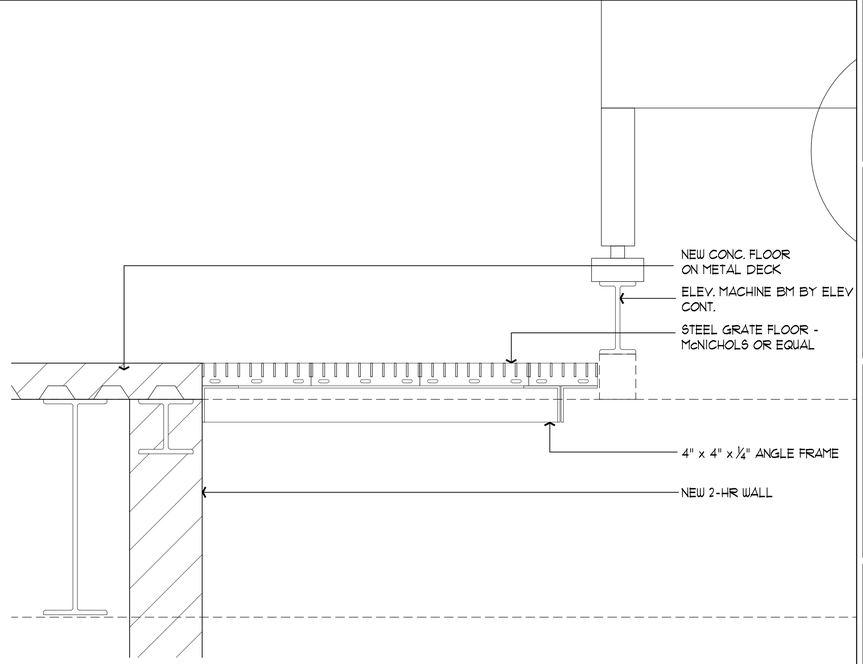
DATE: NOVEMBER 24, 2015



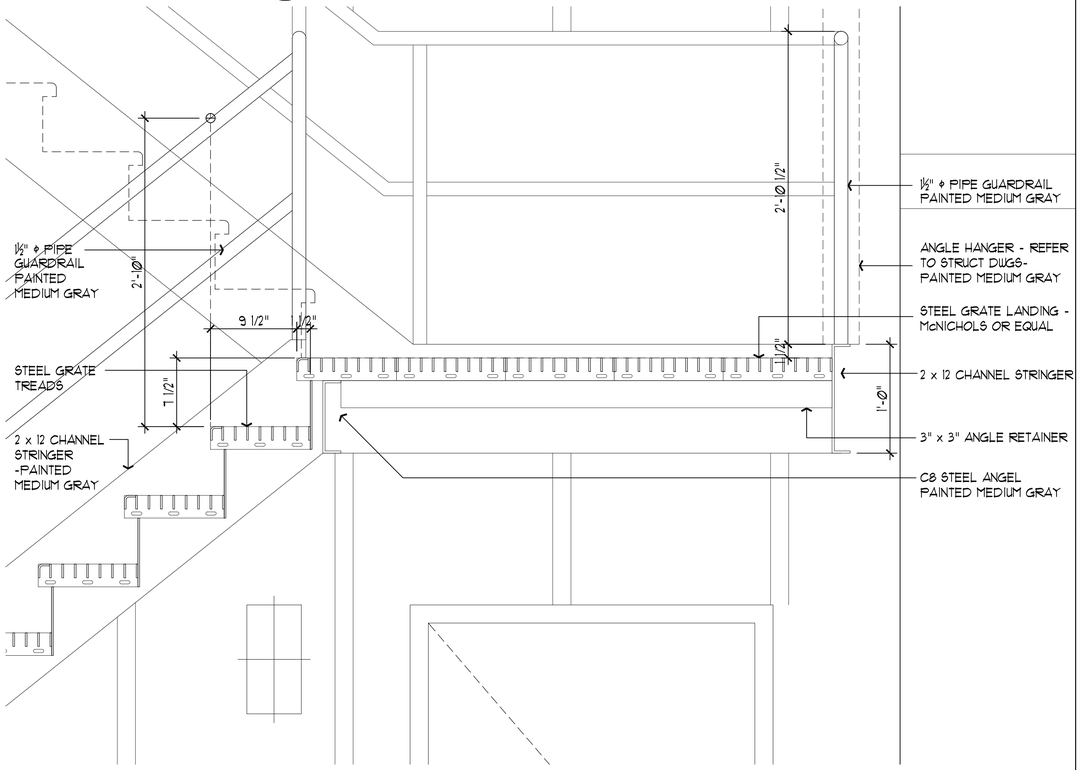
1 A-114 WALL DETAIL
SCALE: NTS



2 A-114 WALL DETAIL
SCALE: NTS



3 A-114 STEEL GRATE FLOOR DETAIL
SCALE: NTS



4 A-114 STAIR DETAIL
SCALE: NTS

OWNER
WALNUT POINT REALTY LLC
920 BROADWAY
NEW YORK, NY 10010

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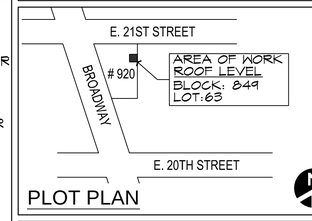

PLOT PLAN

PROJECT
NEW ELEVATOR BULKHEAD AT ROOF
920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:
WALL SECTIONS & DETAILS

DRAWING NO.:
A-114.00

DATE: NOVEMBER 24, 2015

View 1. Broadway and West 29th Street. Red arrow indicates the mockup.

View 1. Broadway and West 29th Street. Zoom photo provided for clarity.

View 1. Broadway and West 29th Street. Zoom photo provided for clarity. Photo rendered to show as-built appearance of proposed bulkhead.

920 Broadway is highlighted yellow. Areas where the proposed addition is visible are shown in red.

OWNER

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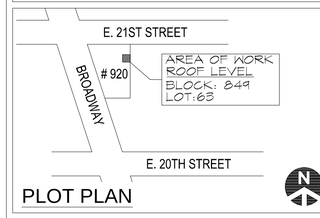

PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

MOCKUP
VISIBILITY STUDY

DRAWING NO.:

A-115.00

DATE: NOVEMBER 24, 2015

View 2. Broadway and West 26th Street. Red arrow indicates the mockup.

View 2. Broadway and West 26th Street. Zoom photo provided for clarity.

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OWNER

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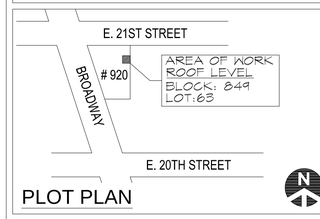


PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

MOCKUP
VISIBILITY STUDY

DRAWING NO.:

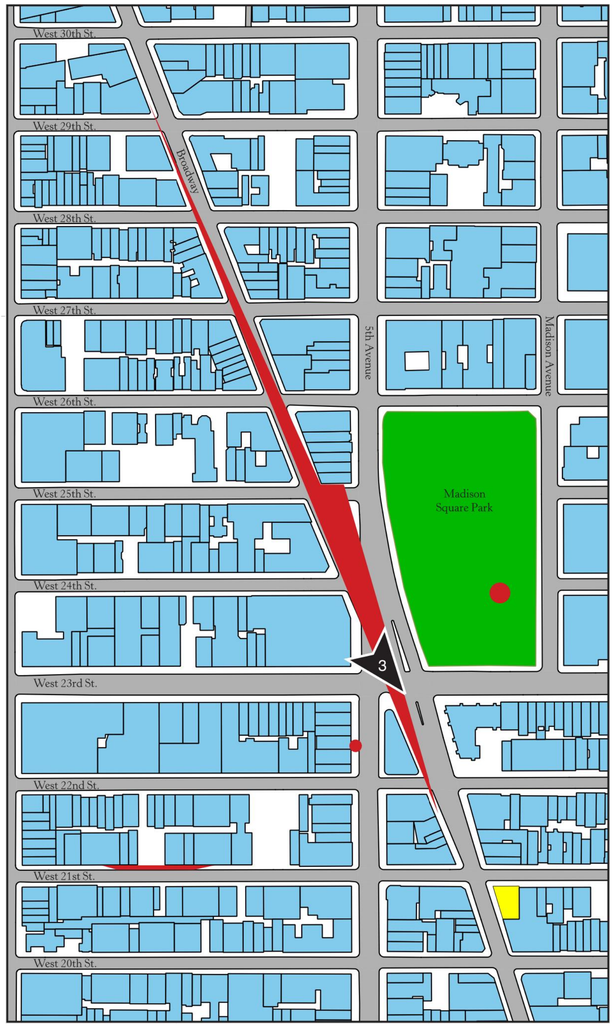
A-116.00

DATE: NOVEMBER 24, 2015

View 3. Broadway and West 23rd Street. Red arrow indicates the mockup.

View 3. Broadway and West 23rd Street. Zoom photo provided for clarity.

View 3. Broadway and West 23rd Street. Zoom photo provided for clarity. Photo rendered to show as-built appearance of proposed bulkhead.



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OWNER

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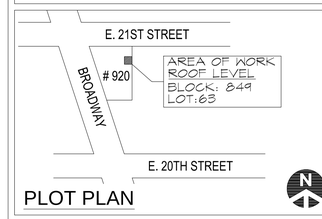


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

MOCKUP
VISIBILITY STUDY

DRAWING NO.:

A-117.00

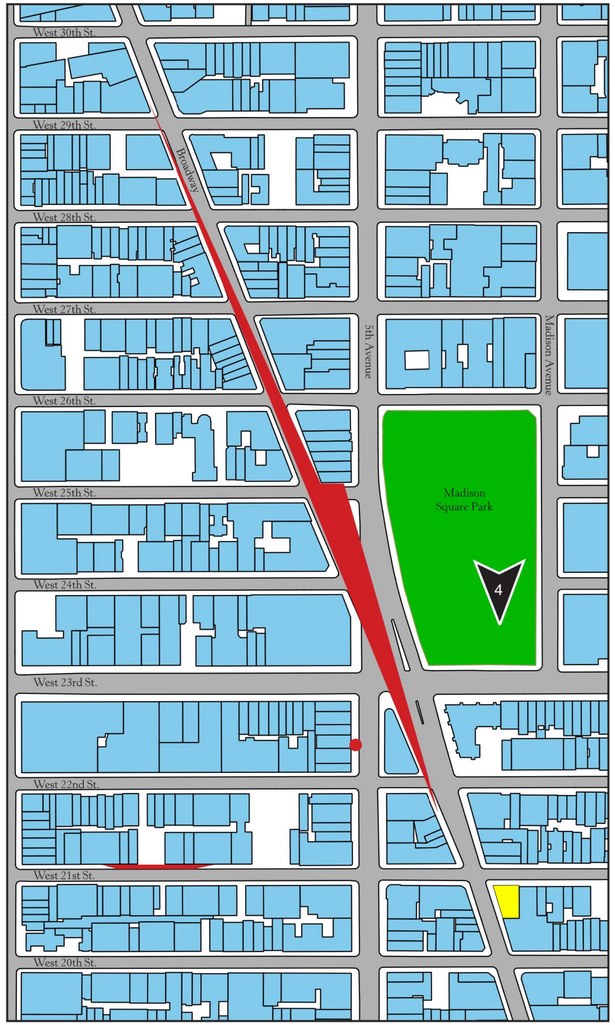
DATE: NOVEMBER 24, 2015

17 OF 21

View 4. Madison Square Park. Red arrow indicates the mockup.

View 4. Madison Square Park. Zoom photo provided for clarity.

View 4. Madison Square Park. Zoom photo provided for clarity. Photo rendered to show as-built appearance of proposed bulkhead.



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OWNER

WALNUT POINT REALTY LLC

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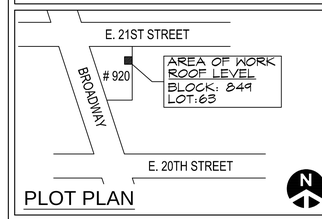


PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

MOCKUP
VISIBILITY STUDY

DRAWING NO.:

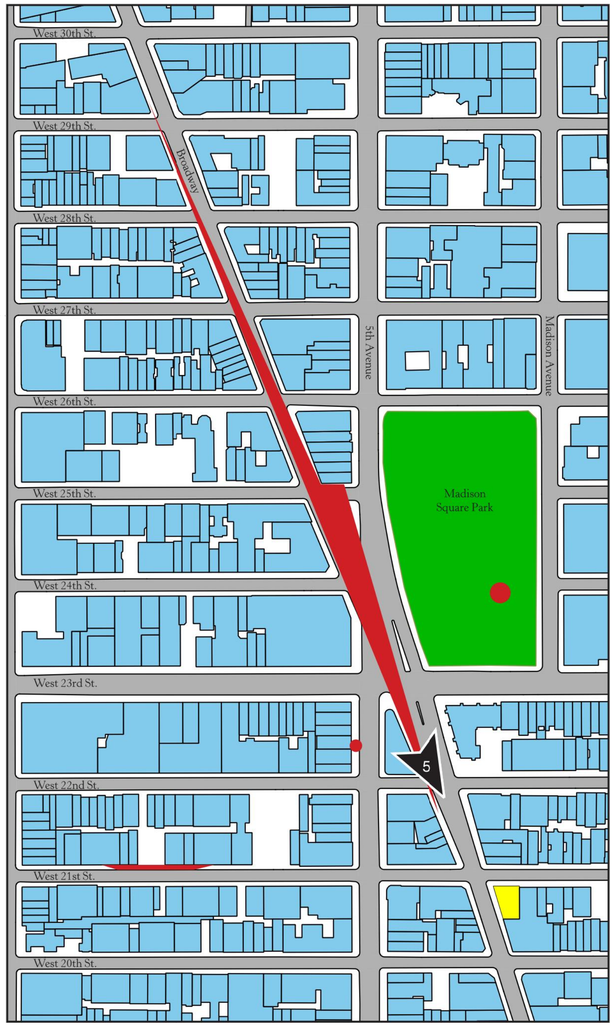
A-118.00

DATE: NOVEMBER 24, 2015

View 5. Broadway and East 22nd Street. Red arrow indicates the mockup.

View 5. Broadway and East 22nd Street. Zoom photo provided for clarity.

View 5. Broadway and East 22nd Street. Zoom photo provided for clarity. Photo rendered to show as-built appearance of proposed bulkhead.



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OWNER

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NEW YORK, NY 10010

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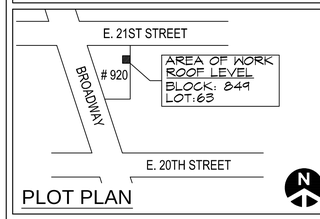

PLOT PLAN

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

MOCKUP
VISIBILITY STUDY

DRAWING NO.:

A-119.00

DATE: NOVEMBER 24, 2015

View 6. Broadway and East 21st Street. The mockup is not visible.

View 6. Broadway and West 22nd Street. Zoom photo provided for clarity. The mockup is not visible.

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OWNER
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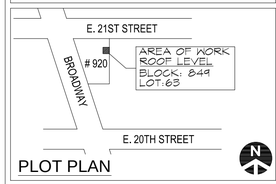

PLOT PLAN

PROJECT
NEW ELEVATOR BULKHEAD AT ROOF
920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:
MOCKUP VISIBILITY STUDY

DRAWING NO.:
A-120.00

DATE: NOVEMBER 24, 2015

View 7. West 21st Street between 5th and 6th Avenues. Red arrow indicates the mockup.

View 7. West 21st Street between 5th and 6th Avenues. Zoom photo provided for clarity.

View 7. West 21st Street between 5th and 6th Avenues. Zoom photo provided for clarity. Photo rendered to show as-built appearance of proposed bulkhead.

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OWNER

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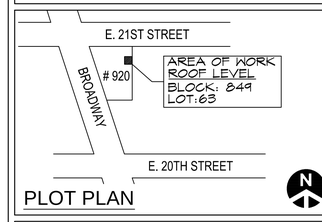

PROJECT

NEW ELEVATOR BULKHEAD AT ROOF

920 BROADWAY
New York, N.Y. 10010

DRAWING NAME:

MOCKUP
VISIBILITY STUDY

DRAWING NO.:

A-121.00

DATE: NOVEMBER 24, 2015