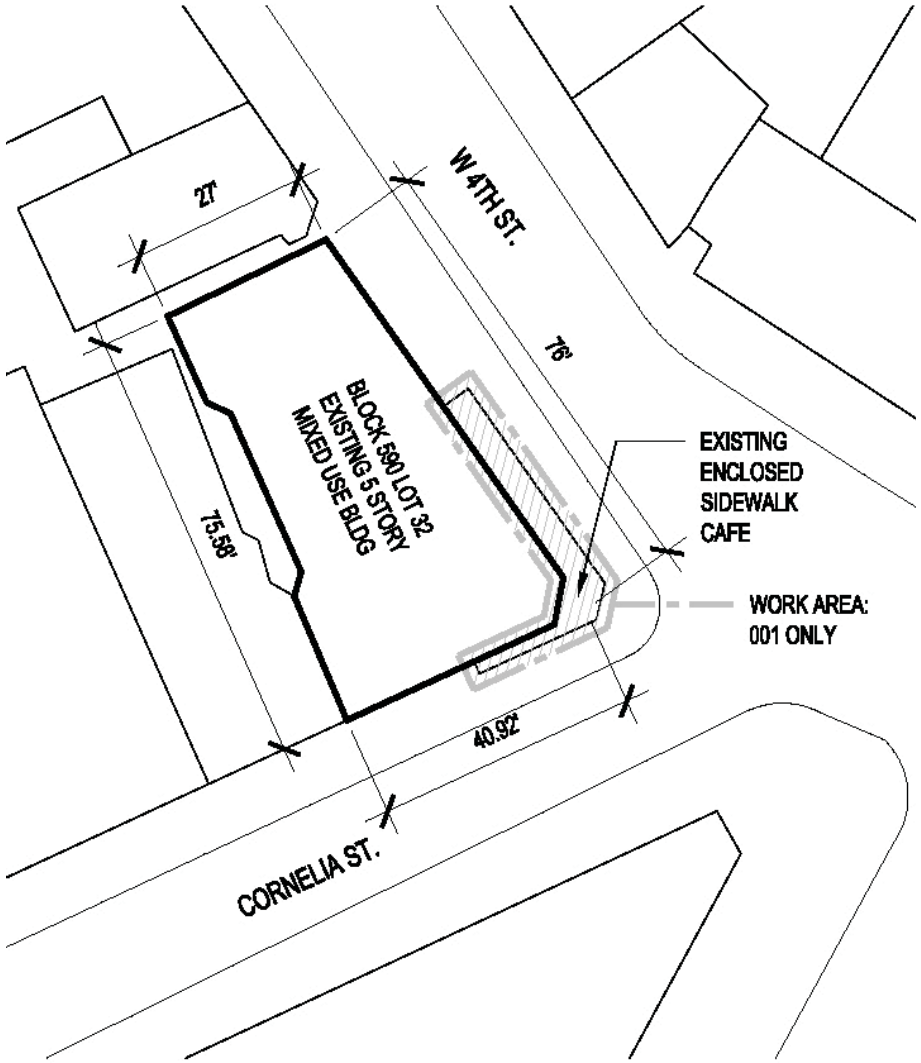
# LPC PRESENTATION FOR 162 W.4TH ST. NYC 10014 EXTERIOR RENOVATION

PROPOSED SCOPE OF WORK:

UNENCLOSED SIDEWALK CAFÉ, STOREFRONT INFILLS, AWNINGS, AND SIGNAGES

APPLICANT: ILJOONG KIM, AIA NCARB LEED AP
IJKIM ARCHITECT PLLC

W 4 ST
TAVIS
BARROW ST
W WASHINGTON PL
JONES ST
W 4 ST
CORNELIA ST
AVE OF THE AMERICAS
W 4 ST
West 4th Street Courts
LEROY ST
BLEECKER ST
W 3 ST
Minetta Playground
CARMINE ST
MINETTA LA
Minetta Green
Father Demo Square
MINETTA LA
CARMINE ST
0
100
feet


27'
W 4TH ST.
76'
BLOCK 590 LOT 32
EXISTING 5 STORY
MIXED USE BLDG
75.58'
EXISTING
ENCLOSED
SIDEWALK
CAFE
WORK AREA:
001 ONLY
40.92'
CORNELIA ST.

1940

1980

PROPOSED SCOPE OF WORK:

01. CONVERT ENCLOSED TO UNENCLOSED SIDEWALK CAFE
02. REMOVE/ INSTALL NEW SINGAGES
03. INSTALL NEW PLASTER FINISH TO MATCH EXIST'G
04. NEW STOREFRONT INFILLS
05 NEW WINDOW INFILLS
06. INSTALL NEW FABRIC AWNINGS
07. INSTALL NEW ACCESSIBLE RAMPS
08. INSTALL NEW REMOVABLE RAILINGS
09. REPAIR DAMAGED SIDEWALK (NO GRID PATTERN CHANGE).

NEW STOREFRONT INFILLS:

DOORS:
DOUBLE SWING AND SLIDING FRENCH DOORS WITH INSULATED TEMPERED GLASS.
DOOR & FRAME MATERIALS:
PAINTED WOOD
WINDOWS:
FIXED AND SLIDING WINDOWS WITH INSULATED TERMPERED GLASS
WINDOW & FRAME MATERIALS:
PAINTED ALUMINUM

GENERAL NOTES:

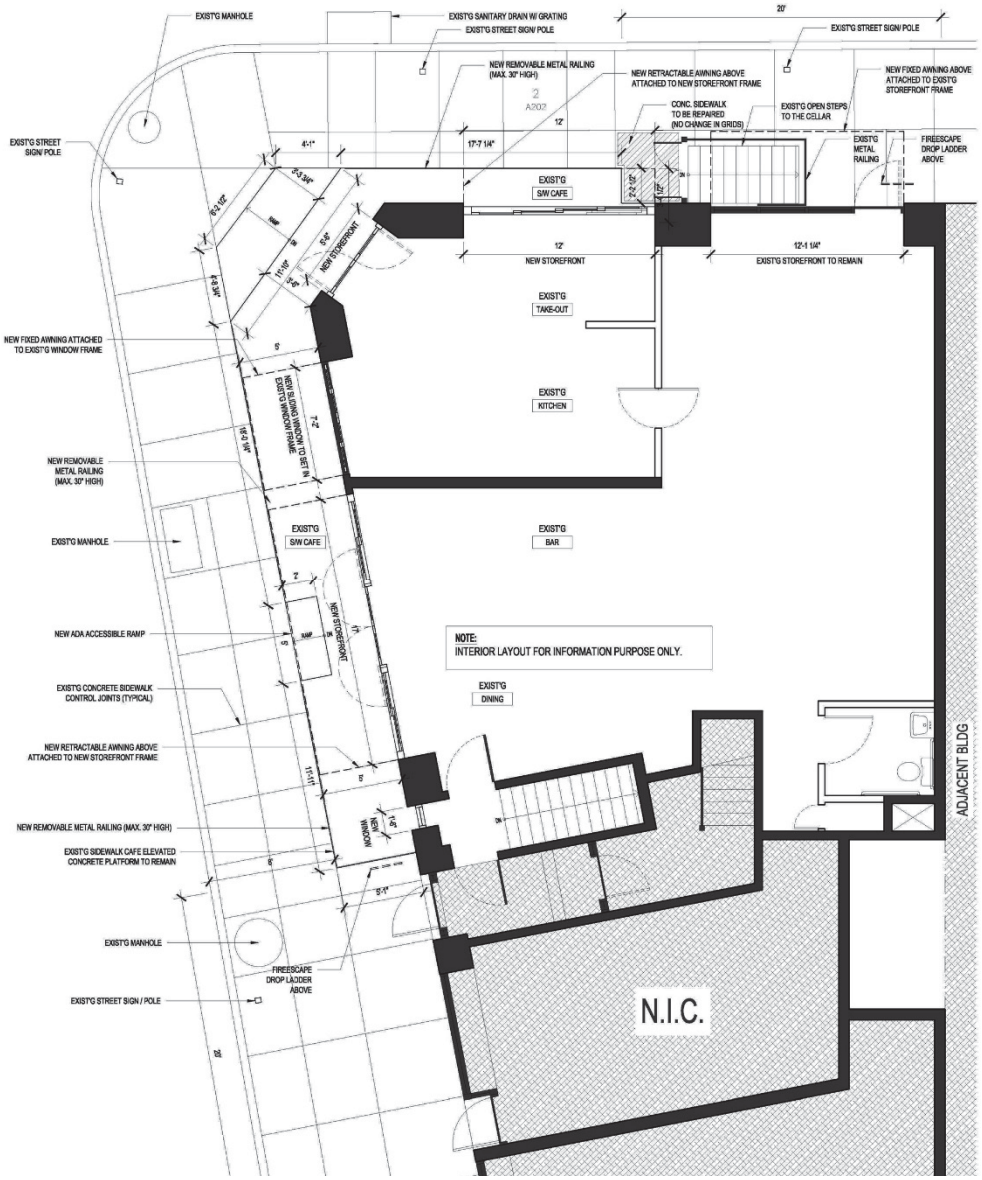
IF HISTORIC FABRIC REMAINS, IT WILL BE EVALUATED FOR REUSE AND RECONSTRUCTED AS MUCH AS POSSIBLE BASED UPON HISTORIC EVIDENCE.

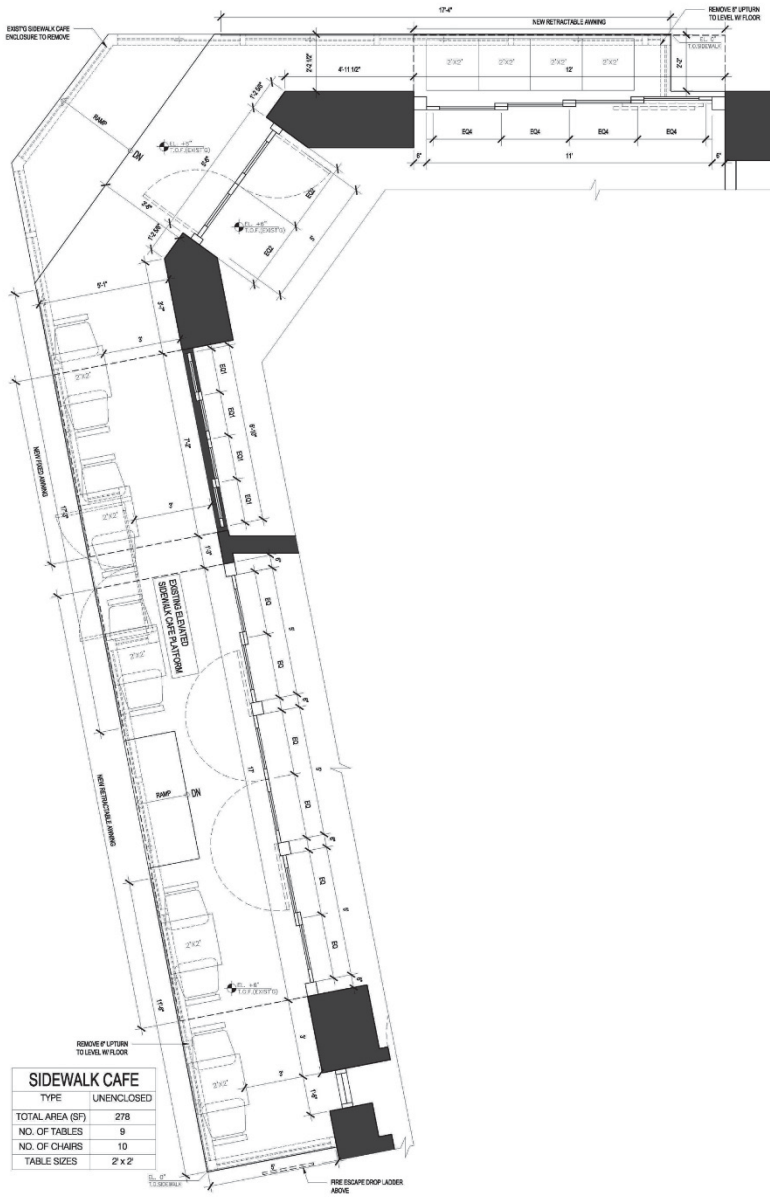
ADJACENT BLDG ON CORNELIA ST.
BLDG ACROSS W.4TH ST.
KARAVAS PLACE
STOP

ADJACENT BLDG ON W.4TH ST.
BLDG ACROSS CORNELIA ST.
BURRITO LOCO MEXICAN GRILL

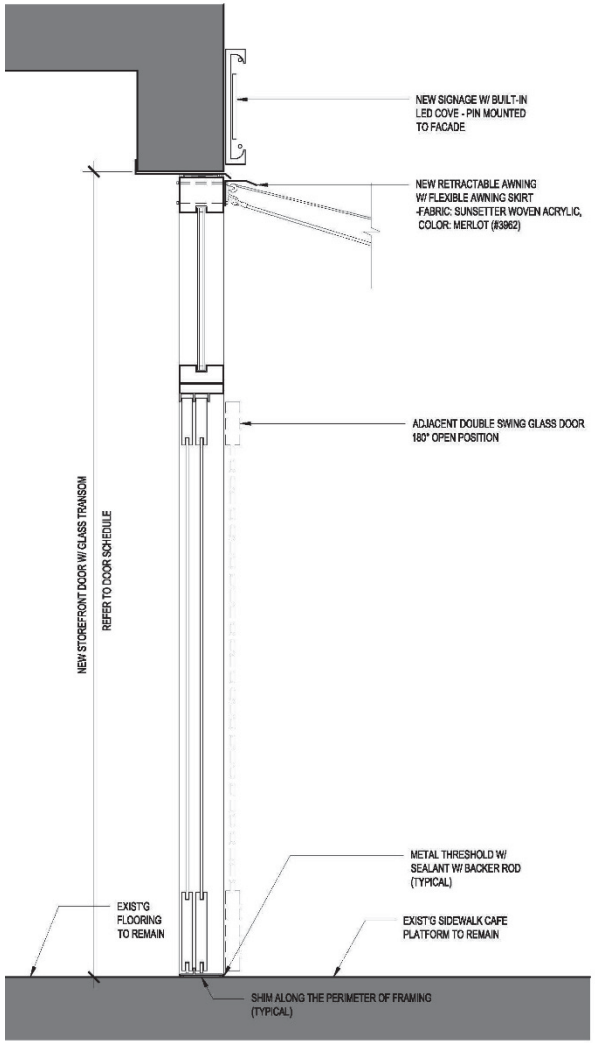
SAME SIDE

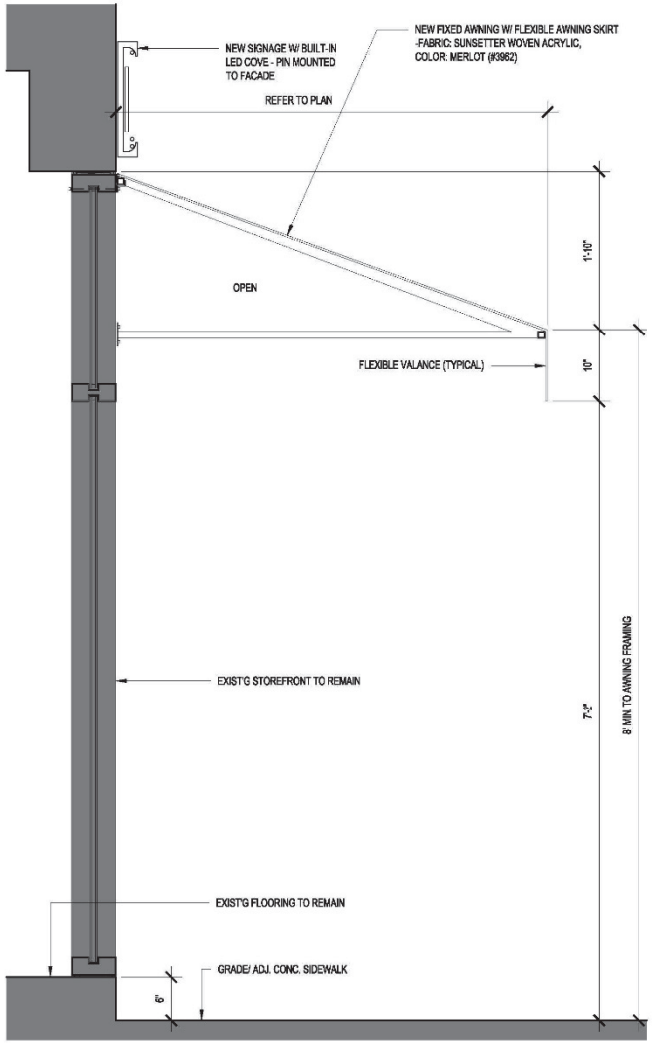
OPPOSITE SIDE

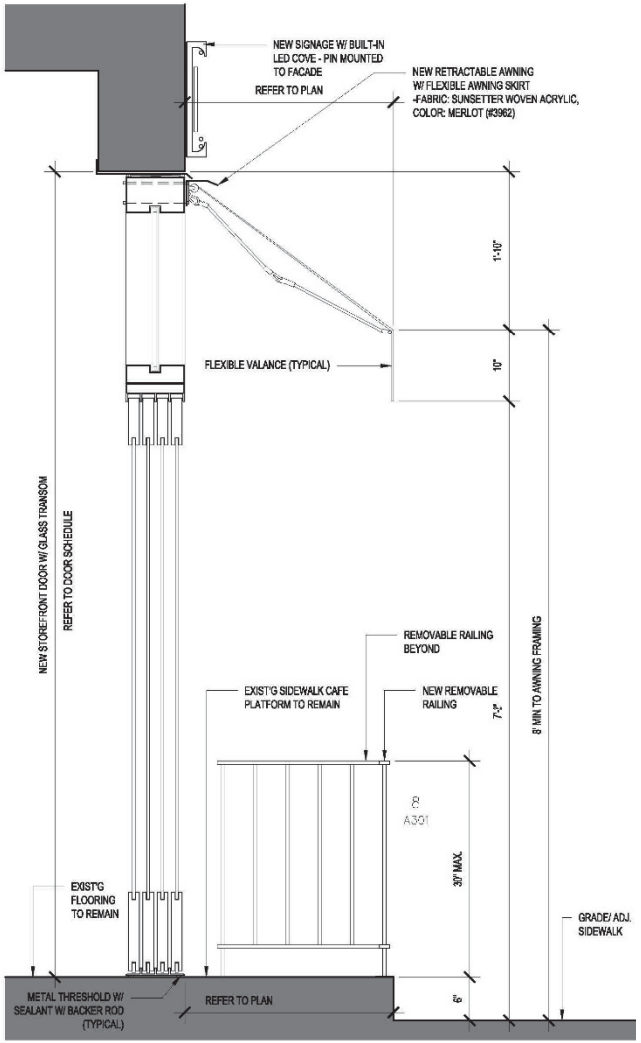



| SIDEWALK CAFE | |
|---|---|
| TYPE | UNENCLOSED |
| TOTAL AREA (SF) | 278 |
| NO. OF TABLES | 9 |
| NO. OF CHAIRS | 10 |
| TABLE SIZES | 2' x 2' |


NEW SIGNAGE W/ BUILT-IN LED COVE - PIN MOUNTED TO FACADE
NEW RETRACTABLE AWNING W/ FLEXIBLE AWNING SKIRT -FABRIC: SUNSETTER WOVEN ACRYLIC, COLOR: MERLOT (#3962)
ADJACENT DOUBLE SWING GLASS DOOR 180° OPEN POSITION
NEW STOREFRONT DOOR W/ GLASS TRANSOM
REFER TO DOOR SCHEDULE
METAL THRESHOLD W/ SEALANT W/ BACKER ROD (TYPICAL)
EXIST'G FLOORING TO REMAIN
EXIST'G SIDEWALK CAFE PLATFORM TO REMAIN
SHIM ALONG THE PERIMETER OF FRAMING (TYPICAL)


NEW SIGNAGE W/ BUILT-IN LED COVE - PIN MOUNTED TO FACADE
NEW FIXED AWNING W/ FLEXIBLE AWNING SKIRT -FABRIC: SUNSETTER WOVEN ACRYLIC, COLOR: MERLOT (#3962)
REFER TO PLAN
OPEN
1'-10"
FLEXIBLE VALANCE (TYPICAL)
10"
EXIST'G STOREFRONT TO REMAIN
7'-3"
8' MIN TO AWNING FRAMING
EXIST'G FLOORING TO REMAIN
GRADE/ ADJ. CONC. SIDEWALK
6"


NEW SIGNAGE W/ BUILT-IN LED COVE - PIN MOUNTED TO FACADE
NEW RETRACTABLE AWNING W/ FLEXIBLE AWNING SKIRT -FABRIC: SUNSETTER WOVEN ACRYLIC, COLOR: MERLOT (#3962)
REFER TO PLAN
1'-10"
FLEXIBLE VALANCE (TYPICAL)
10"
NEW STOREFRONT DOOR W/ GLASS TRANSOM
REFER TO DOOR SCHEDULE
REMOVABLE RAILING BEYOND
EXIST'G SIDEWALK CAFE PLATFORM TO REMAIN
NEW REMOVABLE RAILING
7'-3"
8' MIN TO AWNING FRAMING
2
A301
36" MAX.
EXIST'G FLOORING TO REMAIN
GRADE/ ADJ. SIDEWALK
METAL THRESHOLD W/ SEALANT W/ BACKER ROD (TYPICAL)
REFER TO PLAN
6"

ROOF
5TH FLOOR
4TH FLOOR
3RD FLOOR
EXIST'G PLASTER FINISH TO MATCH
2ND FLOOR
BOTTOM OF LINTEL EL. +8'-11"
1ST FLOOR EL. +0"
NEW FIXED AWNING TO BE MOUNTED TO EXIST'G WINDOW FRAMING. - FABRIC: SUNSETTER WOVEN ACRYLIC, COLOR: MERLOT (6382)
NEW SIGNAGE TO BE FILED UNDER SEPARATE APPLICATION
EXIST'G SIGN BAND FINISH TO REMAIN
SIGN
NEW PLASTER FINISH TO MATCH EXIST'G PLASTER FINISH
FLEXIBLE AWNING SKIRT
EXIST'G COUNTERTOP TO REMAIN
NEW REMOVABLE RAILING (TYPICAL)
ALIGN
NEW PLASTER FINISH TO MATCH ADJ. EXIST'G PLASTER FINISH
EXIST'G PLASTER FINISH TO MATCH
NEW ADA ACCESSIBLE RAMP
NEW PAINT FINISH TO MATCH NEW STOREFRONT FRAME
EXIST'G DISPLAY TO REMAIN
EXIST'G SIDEWALK CAFE PLATFORM TO REMAIN
NEW WINDOW SASH & AWNING
REFER TO PLAN & WINDOW SCHEDULE
NEW PLASTER FINISH TO MATCH EXIST'G PLASTER FINISH
NEW ENTRANCE DOOR W/ GLASS TRANSOM & AWNING
REFER TO PLAN & DOOR SCHEDULE
NEW ADA ACCESSIBLE RAMP
WORK AREA
EXIST'G SIDEWALK CAFE PLATFORM TO REMAIN

SIGN
SIGN
SIGN

ROOF
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
BOTTOM OF LINTEL
NEW FIXED AWNING TO BE MOUNTED TO EXIST'G WINDOW FRAMING.
- FABRIC: SUNSETTER WOVEN ACRYLIC, COLOR: MERLOT (6962)
NEW SIGNAGE TO BE FILED UNDER SEPARATE APPLICATION
EXIST'G PLASTER FINISH TO MATCH
EXIST'G SIGN BAND FINISH TO REMAIN
NEW PLASTER FINISH TO MATCH EXIST'G PLASTER FINISH
FLEXIBLE AWNING SKIRT
SIGN
NEON SIGN
MAX. 4 SF (TYP)
EXIST'G RAILING TO REMAIN
NEW REMOVABLE RAILING (TYPICAL)
WORK AREA
NEW ADA ACCESSIBLE RAMP
NEW AWNING ON EXIST'G STOREFRONT FRAMING
REFER TO PLAN
NEW STOREFRONT DOOR W/ GLASS TRANSOM & AWNING
REFER TO PLAN & DOOR SCHEDULE
EXIST'G SIDEWALK CAFE PLATFORM TO REMAIN
NEW ENTRANCE DOOR

SIGN
SIGN
SIGN

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