

210 SIXTH AVENUE

NEW YORK, NY 10014



11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

LANDMARKS

PROJECT

210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014

STREET VIEW



DRAWING TITLE / INFORMATION:

COVER SHEET

SEAL & SIGNATURE:



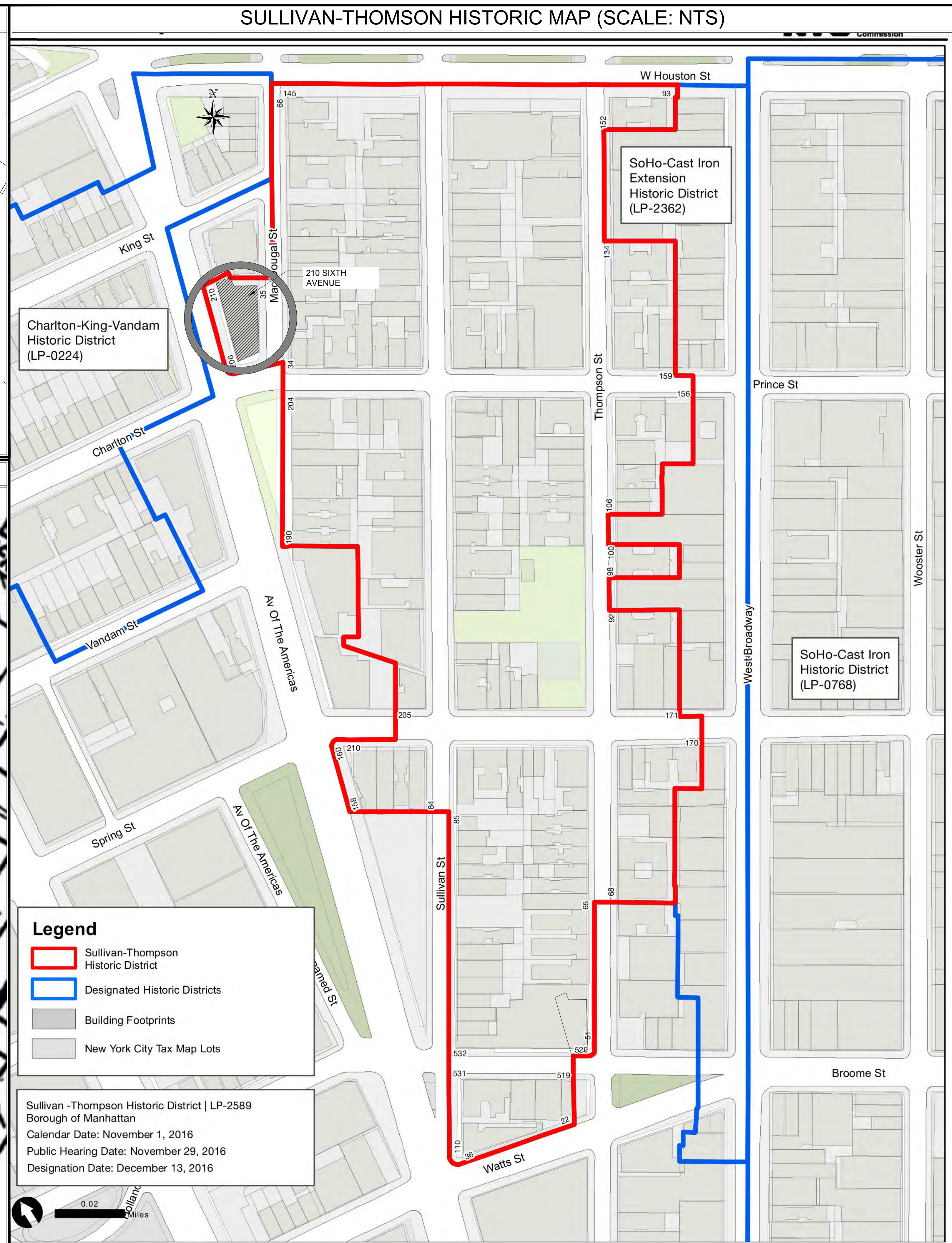
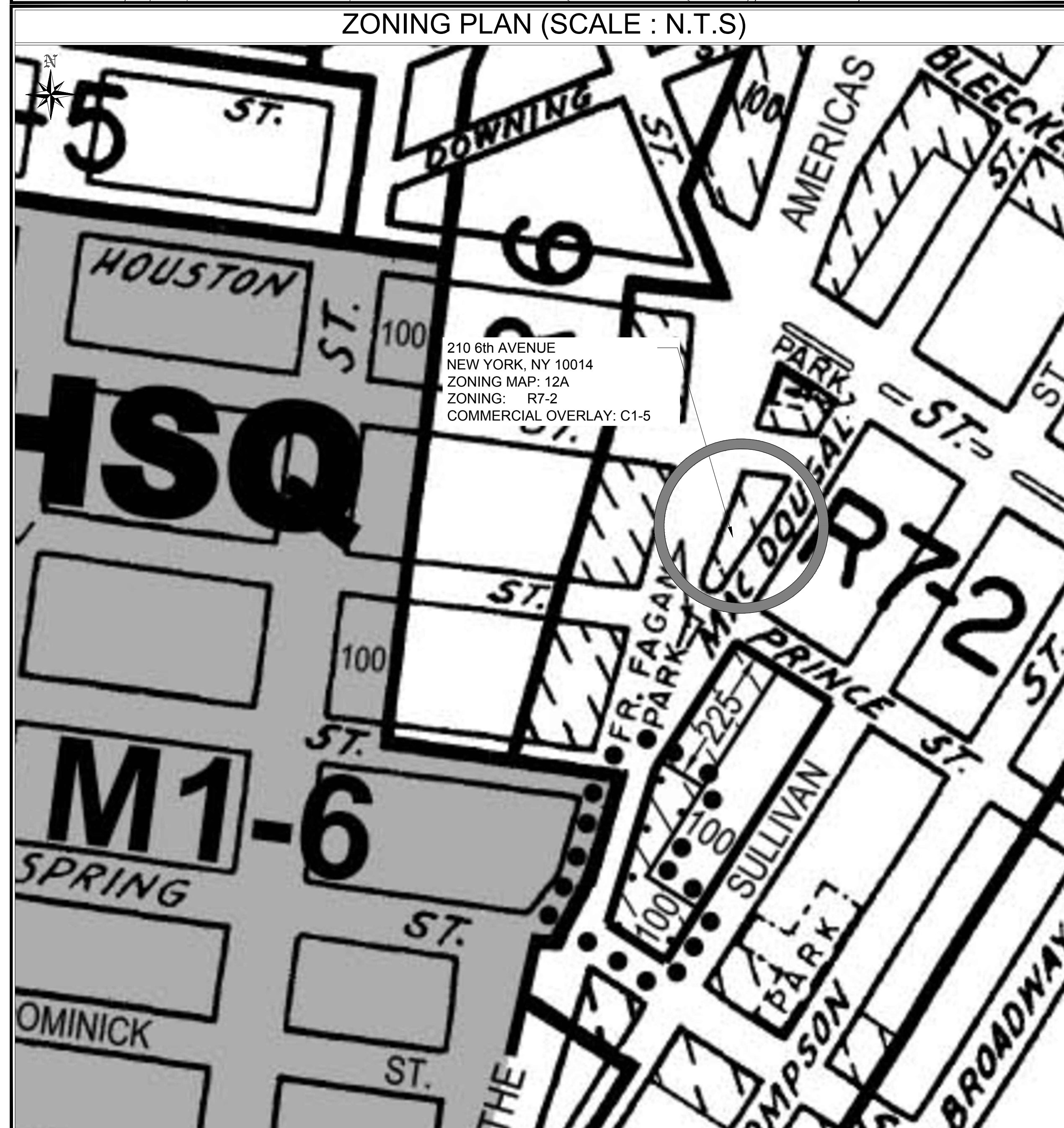
DATE:

SHEET 01 OF



PROJECT

210 6TH AVENUE
NEW YORK, NY, 10014



DRAWING TITLE / INFORMATION:

TAX PHOTOS & LOCATION MAPS

SEAL & SIGNATURE:



DATE:

SHEET 02 OF

LANDMARKS

PROJECT

210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014



1 1940 TAX PHOTO
03 SCALE: N/A



2 1980 TAX PHOTO
03 SCALE: N/A

DRAWING TITLE / INFORMATION:

HISTORIC
REFERENCE
PHOTOS

SEAL & SIGNATURE:



DATE:

SHEET 03 OF

LANDMARKS

PROJECT

210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014



3

04

EXISTING FACADE (OCT 2017) SIXTH AVENUE

SCALE: N/A



4

04

EXISTING FACADE CORNER 6TH & PRINCE (NOV 2018)

SCALE: N/A



1

04

EXISTING FACADE 6TH AVE (NOV 2018)

SCALE: N/A



2

04

EXISTING FACADE 6TH & PRINCE (NOV 2018)

SCALE: N/A

DRAWING TITLE / INFORMATION:

EXISTING
CONDITIONS
REFERENCE
PHOTOS

SEAL & SIGNATURE:



DATE:

SHEET 04 OF

LANDMARKS

PROJECT

210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014



3
05
EXISTING FACADE PRINCE STREET (NOV 2017)
SCALE: N/A



1
05
EXISTING FACADE MC DOUGAL STREET (NOV 2018)
SCALE: N/A

DRAWING TITLE / INFORMATION:

EXISTING
CONDITIONS
REFERENCE
PHOTOS

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DATE:

SHEET 05 OF

LANDMARKS

PROJECT

210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014



1
06

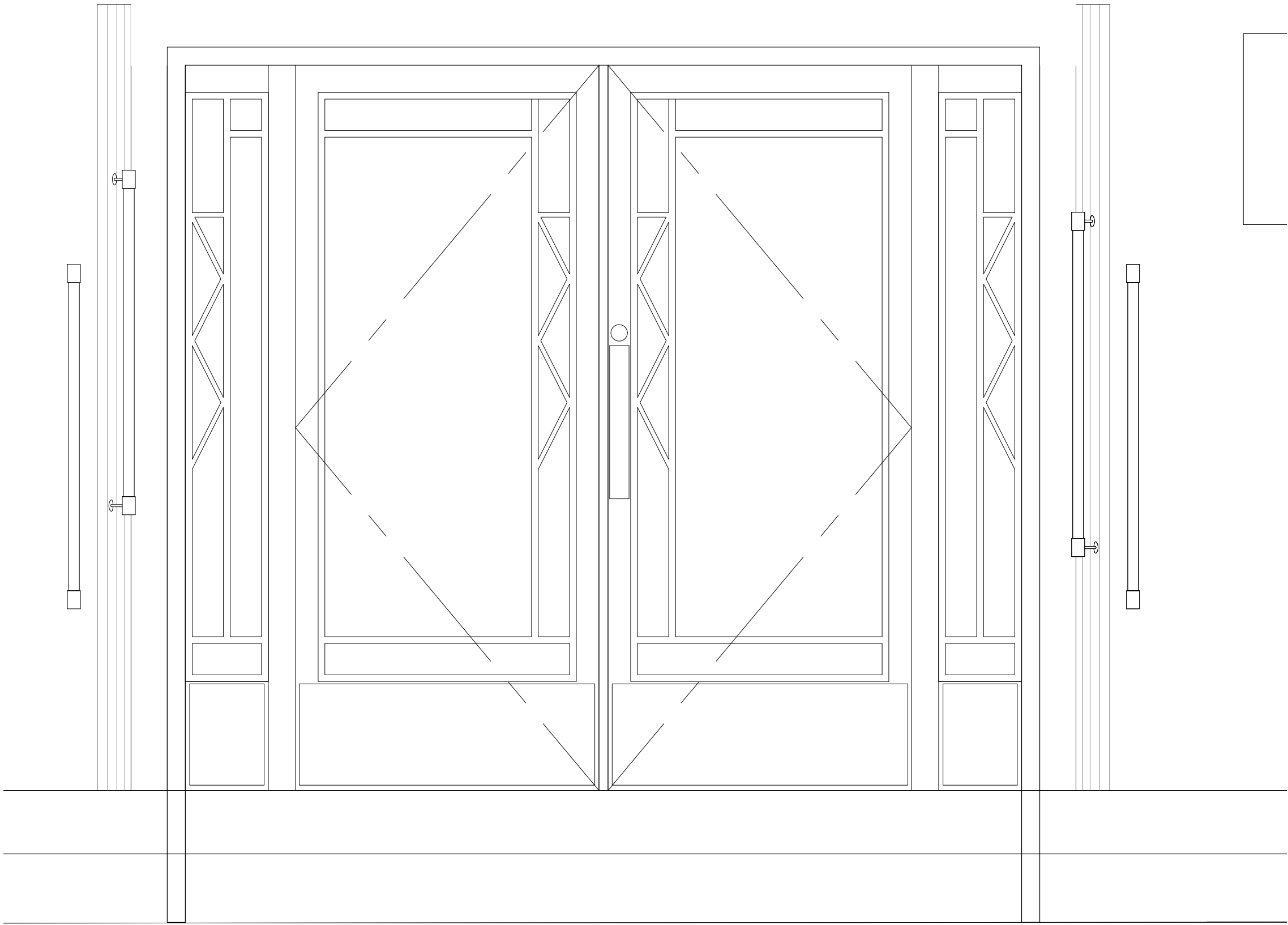
EXISTING DOOR DETAILS (NOV 2017)

SCALE: N/A

4
06

EXISTING WALL SCONCE AT 210 6TH AVE (NOV 2017)

SCALE: N/A



1
06

EXISTING 210 6TH AVE ENTRANCE AT CONDO (NOV 2017)

SCALE: N/A

2
06

EXISTING 210 6TH AVE ENTRANCE AT CONDO

SCALE: 1" = 1'-0"

DRAWING TITLE / INFORMATION:

EXISTING
CONDITIONS
REFERENCE
PHOTOS

SEAL & SIGNATURE:



DATE:

SHEET 05 OF



3
7 199 PRINCE STREET
SCALE: N/A



3
7 199 PRINCE STREET
SCALE: N/A



1
7 38 MAC DOUGAL STREET
SCALE: N/A



2
7 38 MAC DOUGAL STREET
SCALE: N/A

LANDMARKS

PROJECT

210 SIXTH AVENUE

210 6TH AVENUE NEW YORK, NY, 10014

DRAWING TITLE / INFORMATION:

NEIGHBORING CONTEXTUAL BUILDINGS

SEAL & SIGNATURE:



DATE:

SHEET OF

KEY NOTES

1.

EXISTING STORE FRONT WINDOW AND BRICK SILL FASCIA TO BE REMOVED TO RESTAURANT FINISHED FLOOR. EXISTING STEEL LINTEL TO REMAIN- SCRAPE CLEAN, PRIME AND PAINT, REPAIR EXISTING BRICK HEADER AS REQUIRED.

2.

EXISTING GLAZED ENTRANCE TO BE REMOVED, REMOVED

3.

REMOVE EXISTING CONCRETE/TILE RAMP AND STEP TO GRADE LEVEL. EXISTING HAND RAILS TO BE REMOVED. REPLACE - REPAIR EXISTING SIDE WALK AS REQUIRED

4.

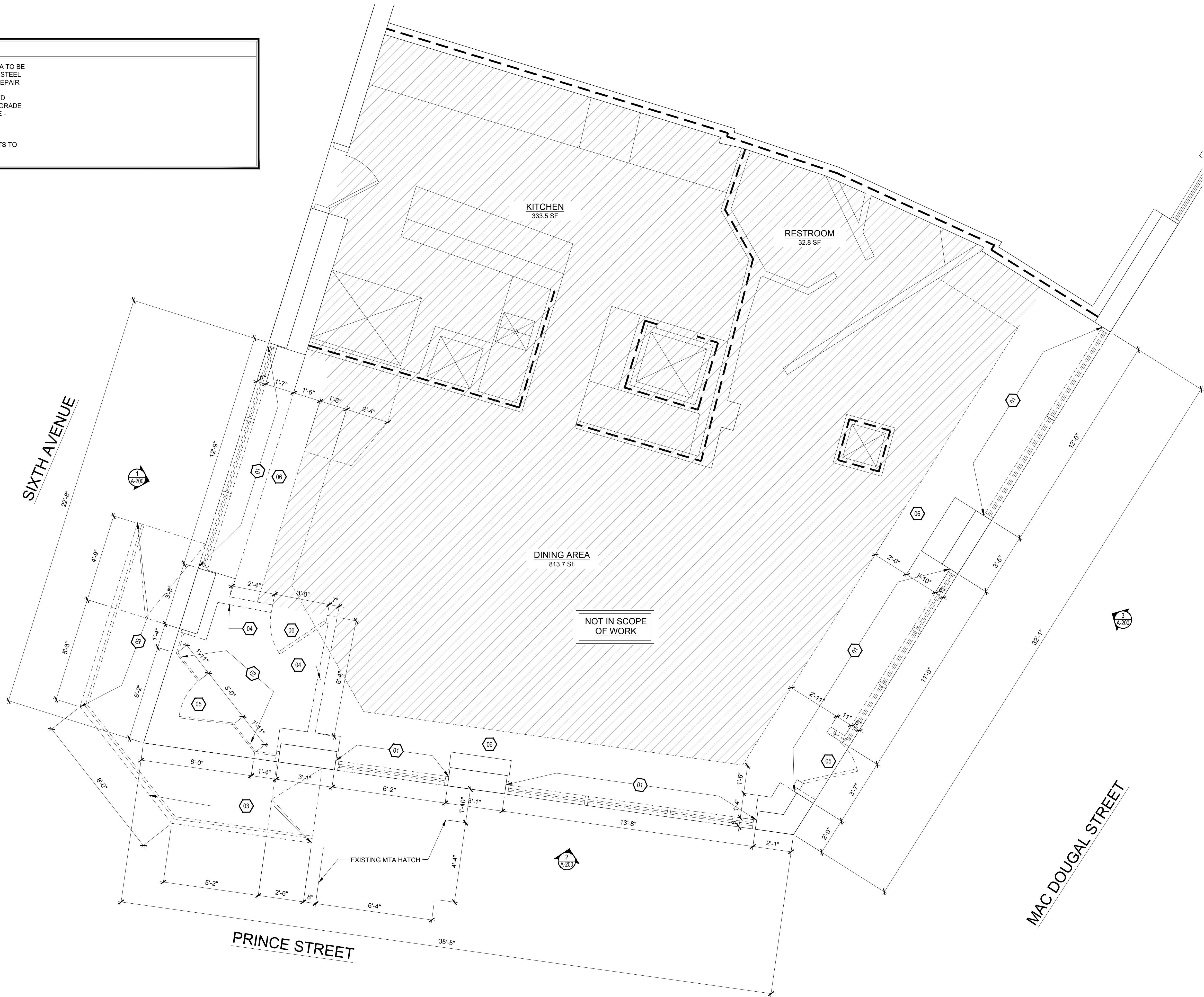
EXISTING INTERIOR PARTITION TO BE REMOVED.

5.

EXISTING DOOR TO BE REMOVED.

6.

EXISTING SOFFIT TO BE REMOVED, EXISTING HVAC DUCTS TO REMAIN.



swa

architecture

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LANDMARKS

PROJECT

210 SIXTH AVENUE

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NEW YORK, NY, 10014

DRAWING TITLE / INFORMATION:

PARTIAL
DEMO PLAN

SEAL & SIGNATURE:



DATE: A-100.00

SHEET OF 04

LEGEND	WALL CONSTRUCTION LEGEND	
ELECTRICAL PANEL	WALL TYPE 'A': EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PATCH, REPAIR, & REPLACE WALL AS REQ. TO APPLY NEW FINISHES. G.C. TO REMOVE & REPLACE GYP. BD. AS REQ. TO INSTALL BLOCKING, PLUMBING AND/OR ELECTRICAL SERVICE AS REQ. G.C. TO MAINTAIN EXISTING FIRE RATING AS REQ.	WALL TYPE 'D': NEW 2 HOUR INTERIOR PARTITION. G.C. TO PATCH, REPAIR, & REPLACE WALL AS REQ. TO APPLY NEW FINISHES. G.C. TO REMOVE & REPLACE GYP. BD. AS REQ. TO INSTALL BLOCKING, PLUMBING AND/OR ELECTRICAL SERVICE AS REQ. G.C. TO MAINTAIN EXISTING FIRE RATING AS REQ.
EXISTING DOOR TO REMAIN	WALL TYPE 'B': NEW 1 HR RATED INTERIOR PARTITION. 3-1/2" METAL STUDS @ 16" O.C. w/ (1) LAYER 5/8" TYPE X GYP. BOARD ON FINISH SIDE. GYP. BD. TO UNDERSIDE OF GYP. BD. CEILING, 6" ABOVE ACT/METAL CEILING, OR TO UNDERSIDE OF STRUCTURE @ OPEN CEILING.	WALL TYPE 'E': EXISTING INTERIOR PARTITION TO REMAIN. G.C. TO PATCH, REPAIR, & REPLACE WALL AS REQ. TO APPLY NEW FINISHES. G.C. TO REMOVE & REPLACE GYP. BD. AS REQ. TO INSTALL BLOCKING, PLUMBING AND/OR ELECTRICAL SERVICE AS REQ. G.C. TO MAINTAIN EXISTING FIRE RATING AS REQ.
NEW DOOR, SIZE AS NOTED	WALL TYPE 'C': NEW 1 HR RATED INTERIOR PARTITION. 6" METAL STUDS @ 16" O.C. w/ (1) LAYER 5/8" TYPE X GYP. BOARD ON FINISH SIDE. GYP. BD. TO UNDERSIDE OF GYP. BD. CEILING, 6" ABOVE ACT/METAL CEILING, OR TO UNDERSIDE OF STRUCTURE @ OPEN CEILING.	
50 CFM EXHAUST FAN		
N.Y.C. APPROVED EXIT SIGN, ON SEPARATE CIRCUITS, 120 VAC		
EMERGENCY LIGHT		

EGRESS CALCULATION (TABLE 6-1)

PATH	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	TOTAL
PRIMARY	8'-1"	16'-7"	24'-0"	.	.	48'-8" < 100'-0" (O.K.)
SECONDARY	8'-1"	8'-6"	10'-1"	14'-4"	14'-0"	55'-0" < 125'-0" (O.K.)

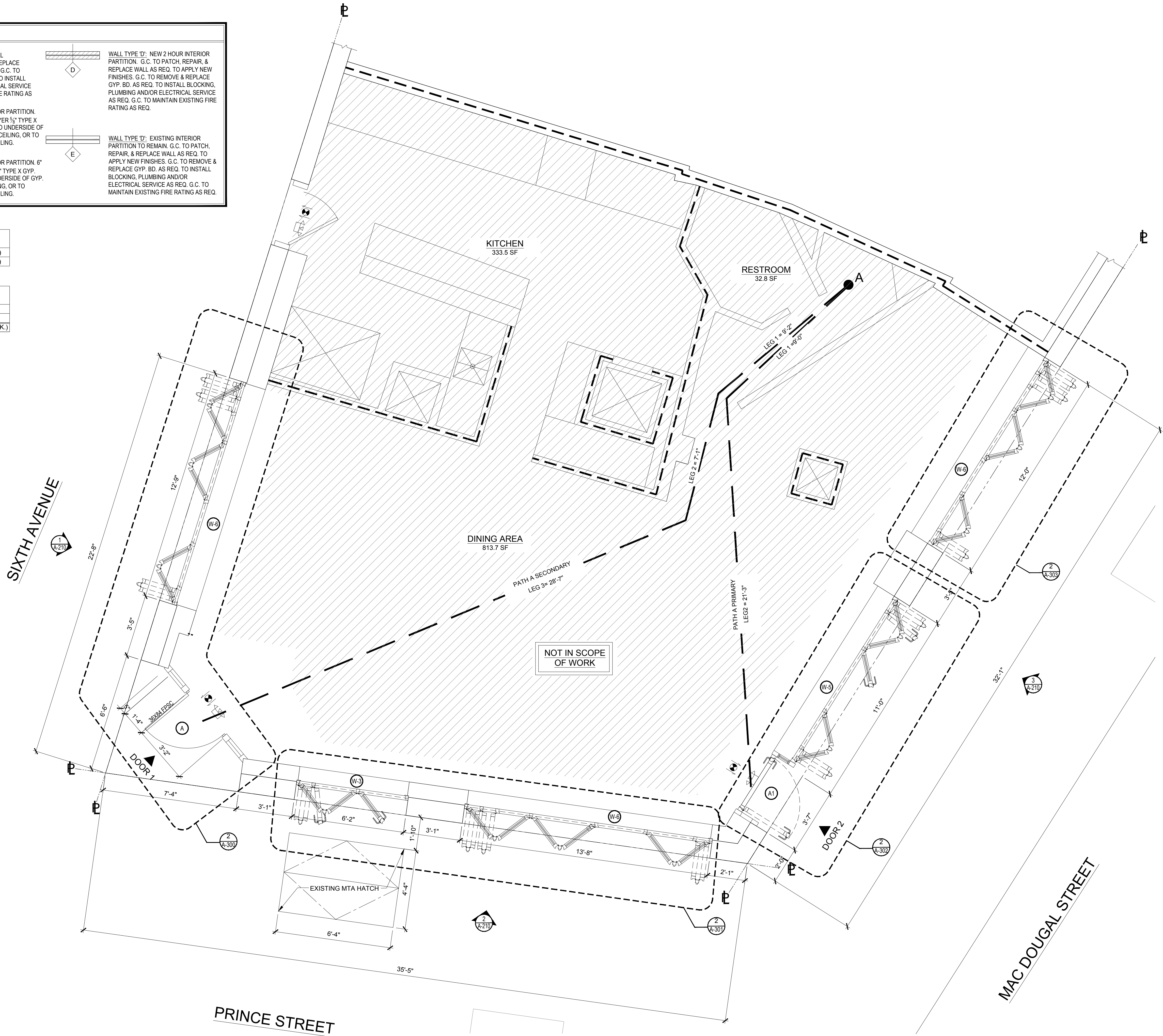
EXIT DOORS (TABLE 6-1)

DOOR #	DOOR WIDTH	ALLOWABLE UNIT WIDTHS	CAPACITY UNIT WIDTH	ALLOWABLE CAPACITY	TOTAL CAPACITY
DOOR 1	36"	1.5 UNITS @ 22"	50 PERSONS	75 PERSONS	
DOOR 2	36"	1.5 UNITS @ 22"	50 PERSONS	75 PERSONS	
TOTAL		3.0 UNITS WIDTH		150 PERSONS	70 PERSONS (O.K.)

OCCUPANCY LOAD (TABLE 6-2)

ROOM	ROOM SF	NET FL AREA PER OCCUPANT	ALLOWABLE OCCUPANCY
DINING	813 SF	12 SF/PERSON	68 PERSONS
KITCHEN	335 SF	200 SF/PERSON	2 PERSONS
TOTAL	1148 SF		70 PERSONS

KEY NOTES
1. XXX





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PROJECT

210 SIXTH AVENUE

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NEW YORK, NY, 10014

MEP ENGINEER

NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

STRUCTURAL ENGINEER

NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:

SPECIAL INSPECTOR:

NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

REVISIONS:

DOB B-SCAN
JOB #

DRAWING TITLE / INFORMATION:

EXISTING EXTERIOR ELEVATIONS

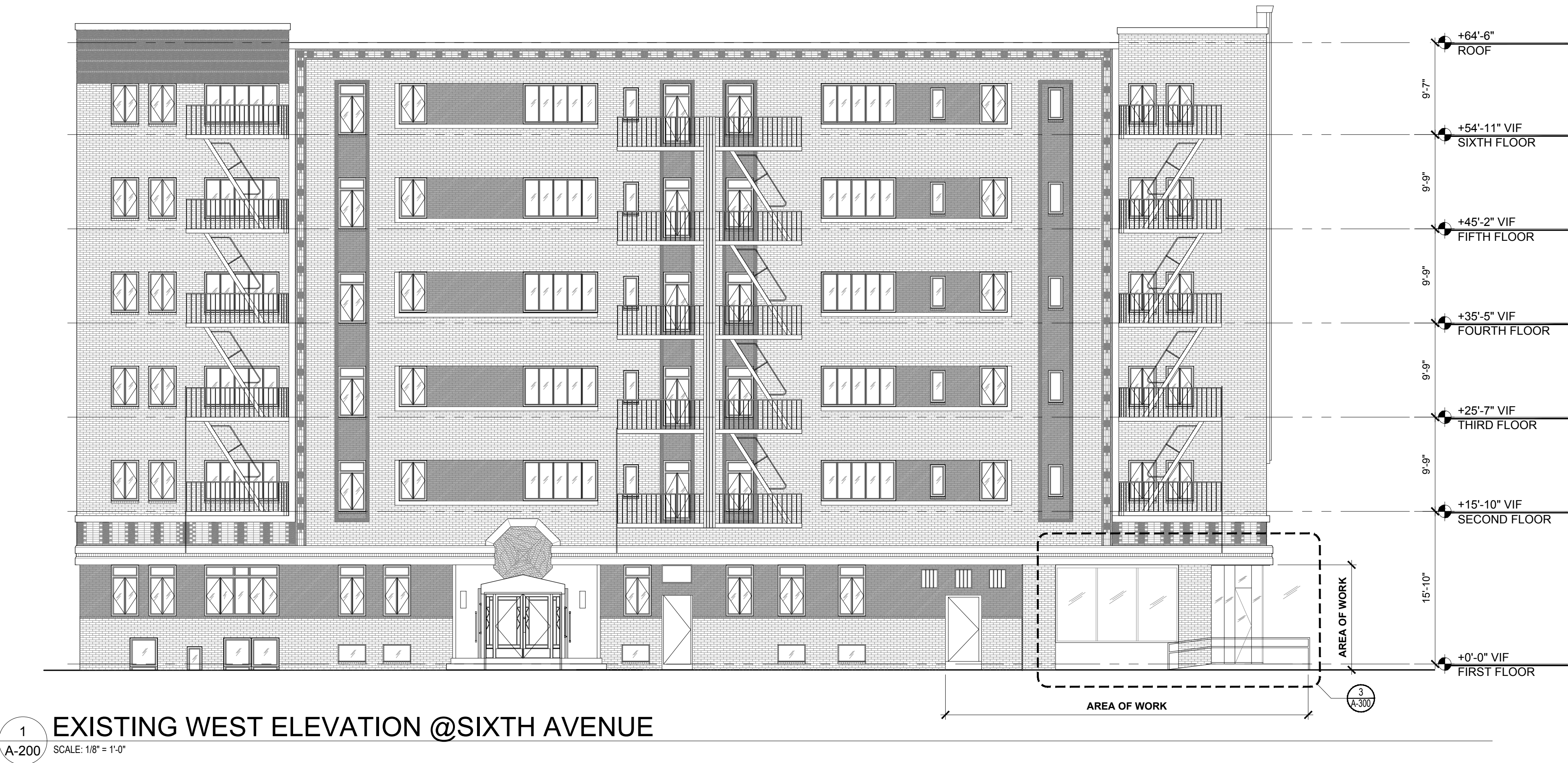
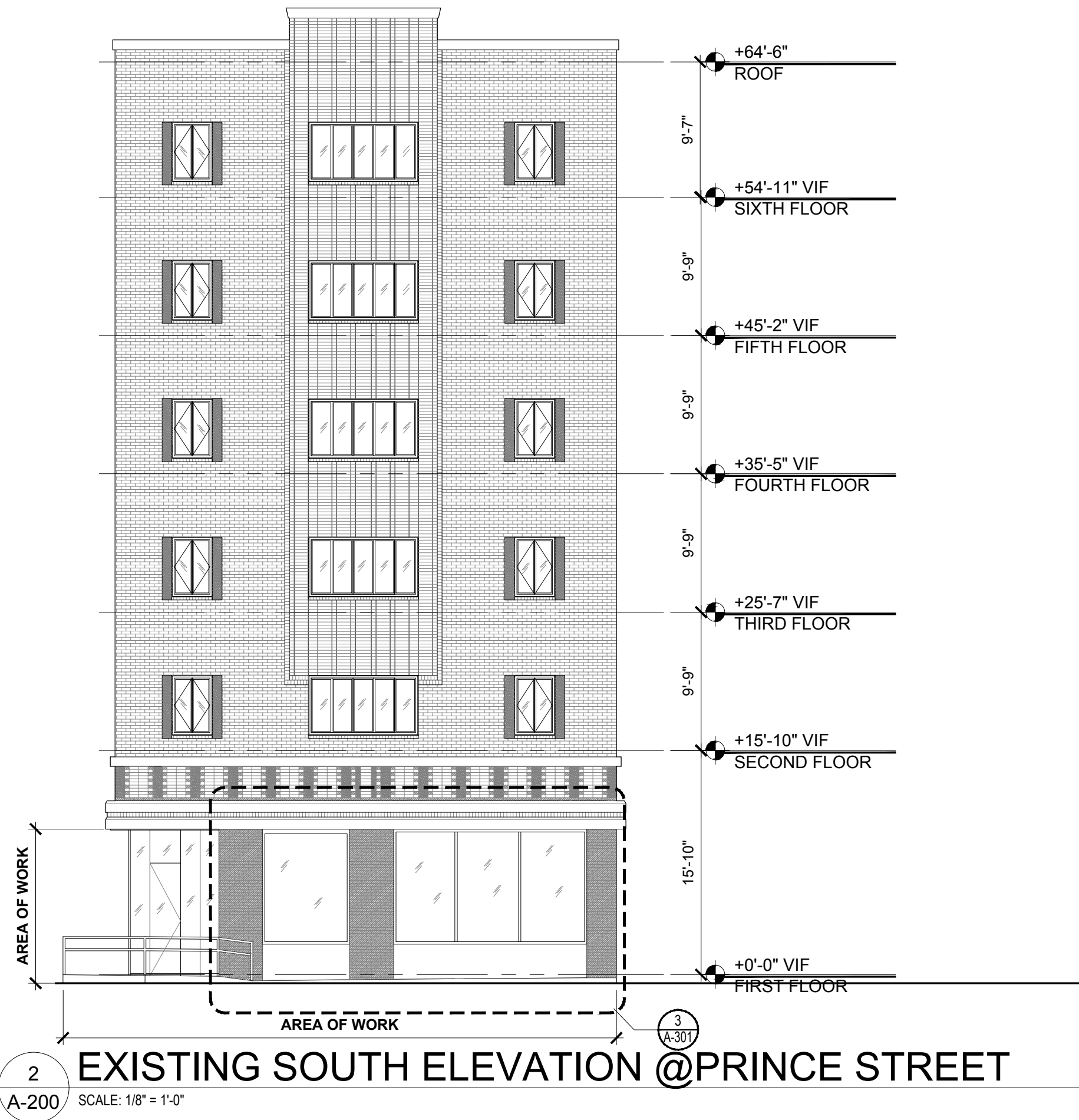
SEAL & SIGNATURE:



DATE:
DWG No.:

A-200.00

SHEET OF XX





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MEP ENGINEER

NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

STRUCTURAL ENGINEER

NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:

SPECIAL INSPECTOR:

NAME:
ADDRESS:
CITY:
STATE:
ZIP:
TEL:
E-MAIL:

REVISIONS:

DOB B-SCAN
JOB #

DRAWING TITLE / INFORMATION:

PROPOSED EXTERIOR ELEVATIONS

SEAL & SIGNATURE:



DATE:

DWG No.:

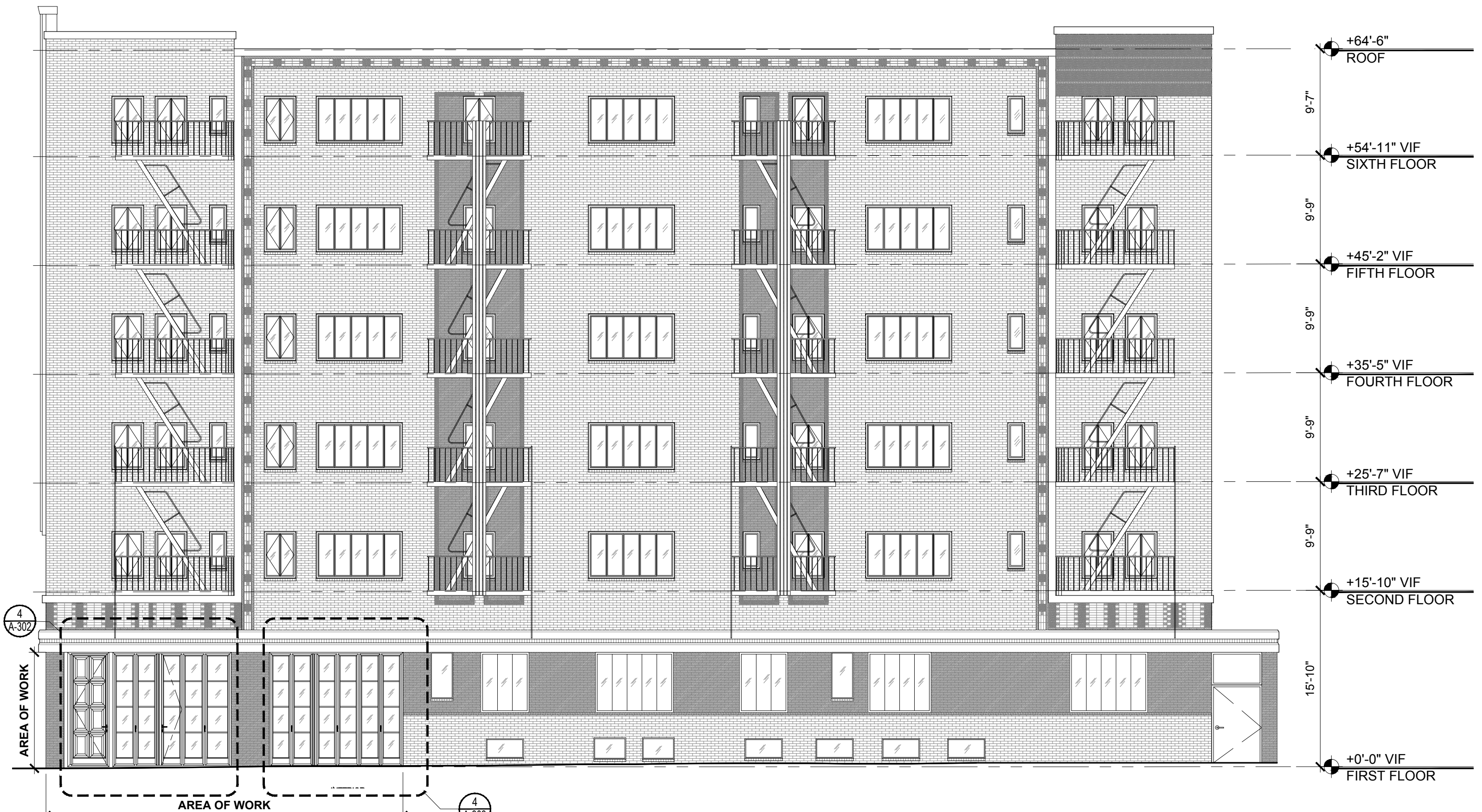
A-210.00

SHEET OF XX

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2
A-210
SCALE: 1/8" = 1'-0"
PROPOSED SOUTH ELEVATION @PRINCE STREET



3
A-210
SCALE: 1/8" = 1'-0"
PROPOSED EAST ELEVATION @MCDOUGAL STREET



1
A-210
SCALE: 1/8" = 1'-0"
PROPOSED WEST ELEVATION @SIXTH AVENUE

PROJECT

10 6TH AVENUE
NEW YORK, NY, 10014



EXISTING &
PROPOSED
ELEVATIONS &
PLAN DETAILS

The seal is circular with the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom. In the center is a coat of arms featuring a sun, a plow, and a sheaf of wheat. The name "STEVEN WYGD" is written in a semi-circle above the coat of arms, and the number "016110" is written below it. A blue ink signature is written across the seal.

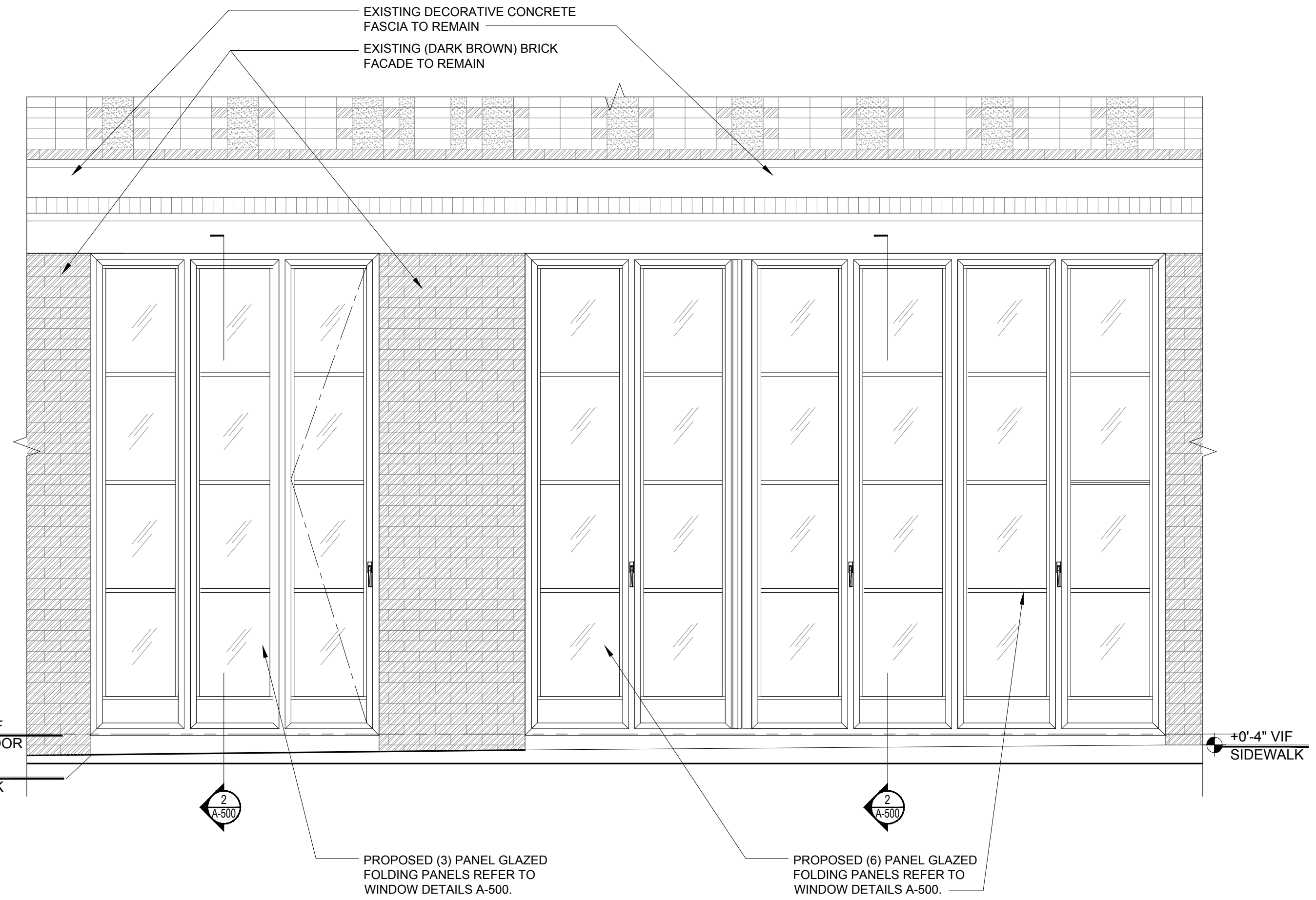
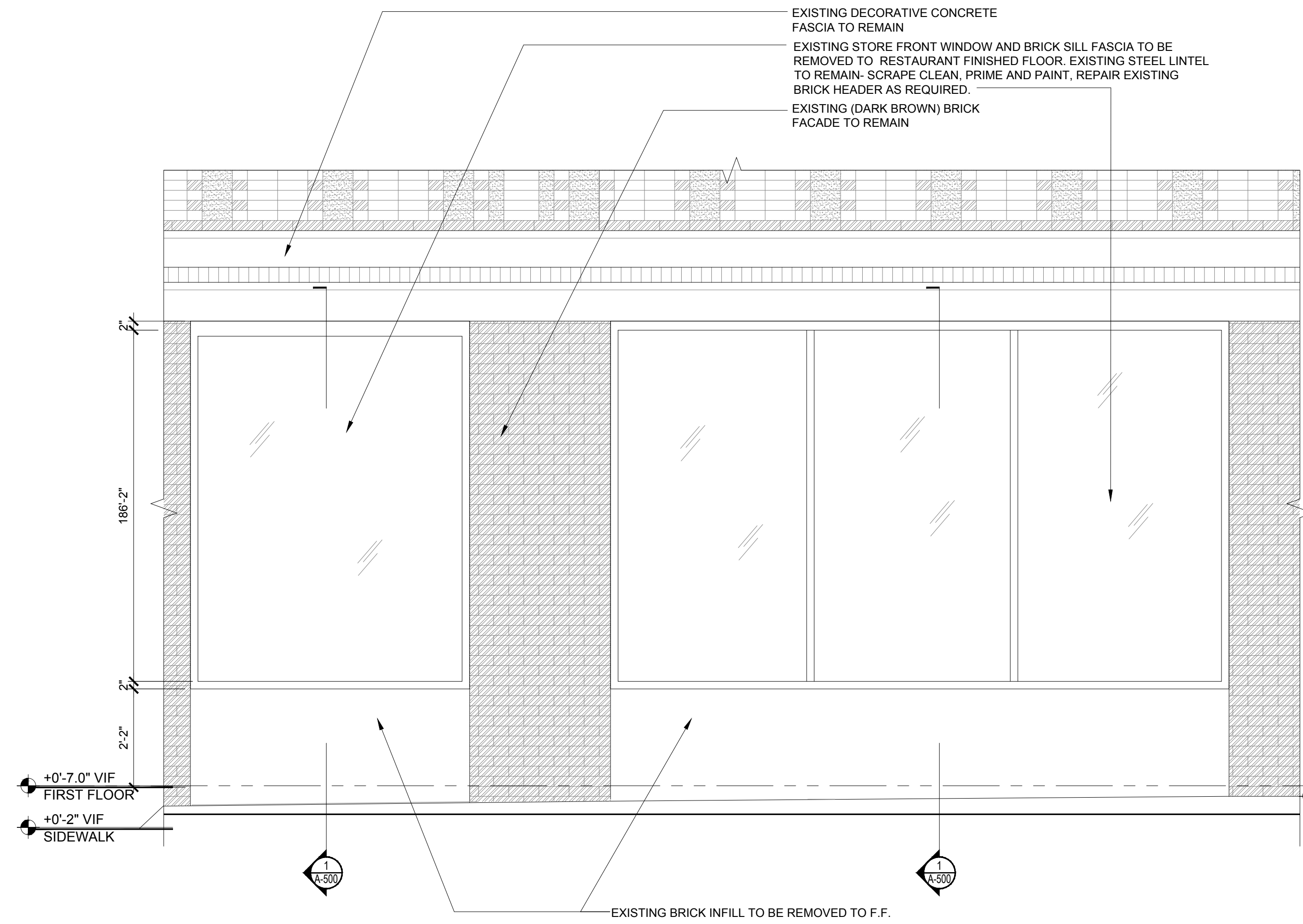
SHEET OF

LANDMARKS

PROJECT

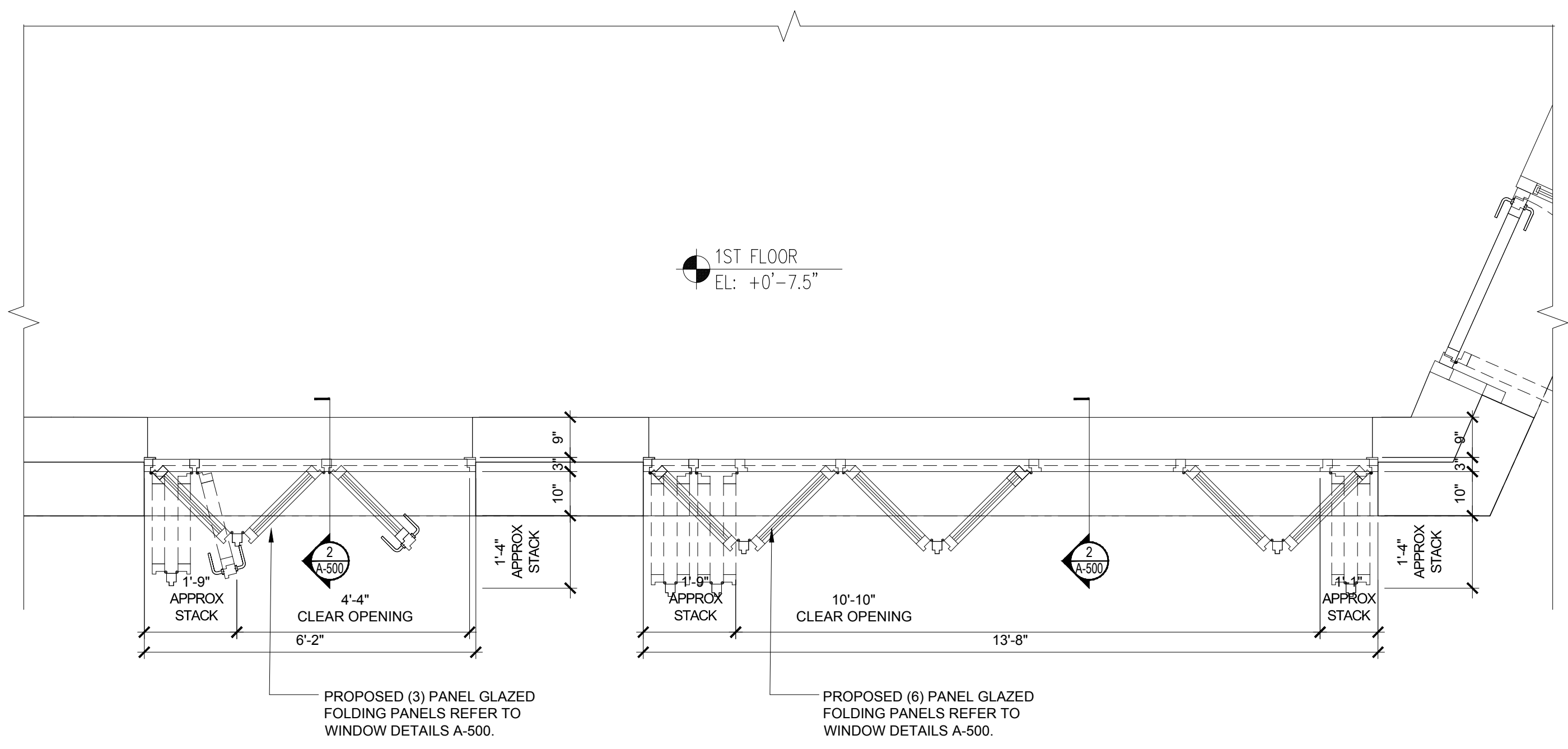
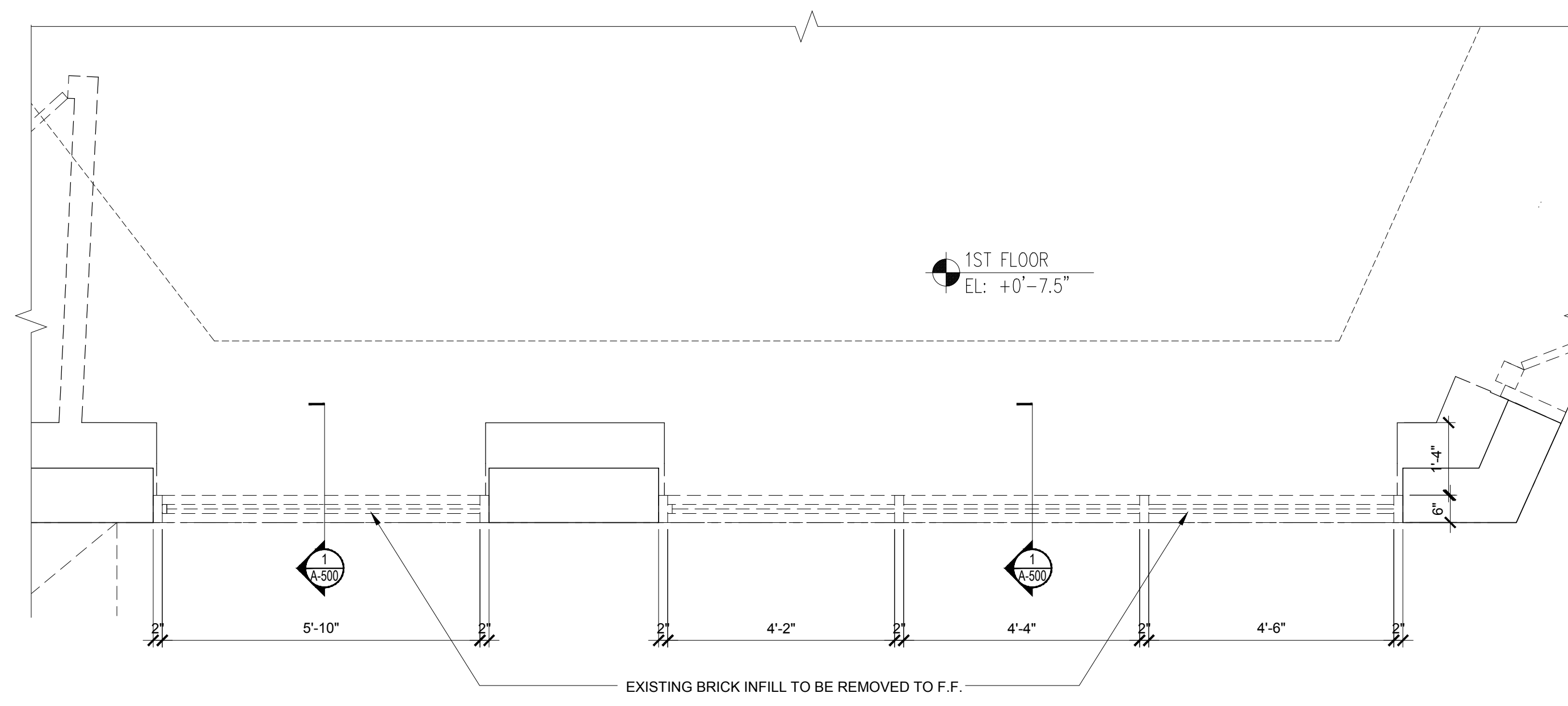
210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014



3
A-301 EXISTING SOUTH ELEVATION @PRINCE STREET
SCALE: 1/2" = 1'-0"

4
A-301 EXISTING SOUTH ELEVATION @PRINCE STREET
SCALE: 1/2" = 1'-0"



1
A-301 EXISTING PLAN DETAIL
SCALE: 1/2" = 1'-0"

2
A-301 PROPOSED PLAN DETAIL
SCALE: 1/2" = 1'-0"

DRAWING TITLE / INFORMATION:
EXISTING & PROPOSED ELEVATIONS & PLAN DETAILS

SEAL & SIGNATURE:



DATE: **A-301.00**

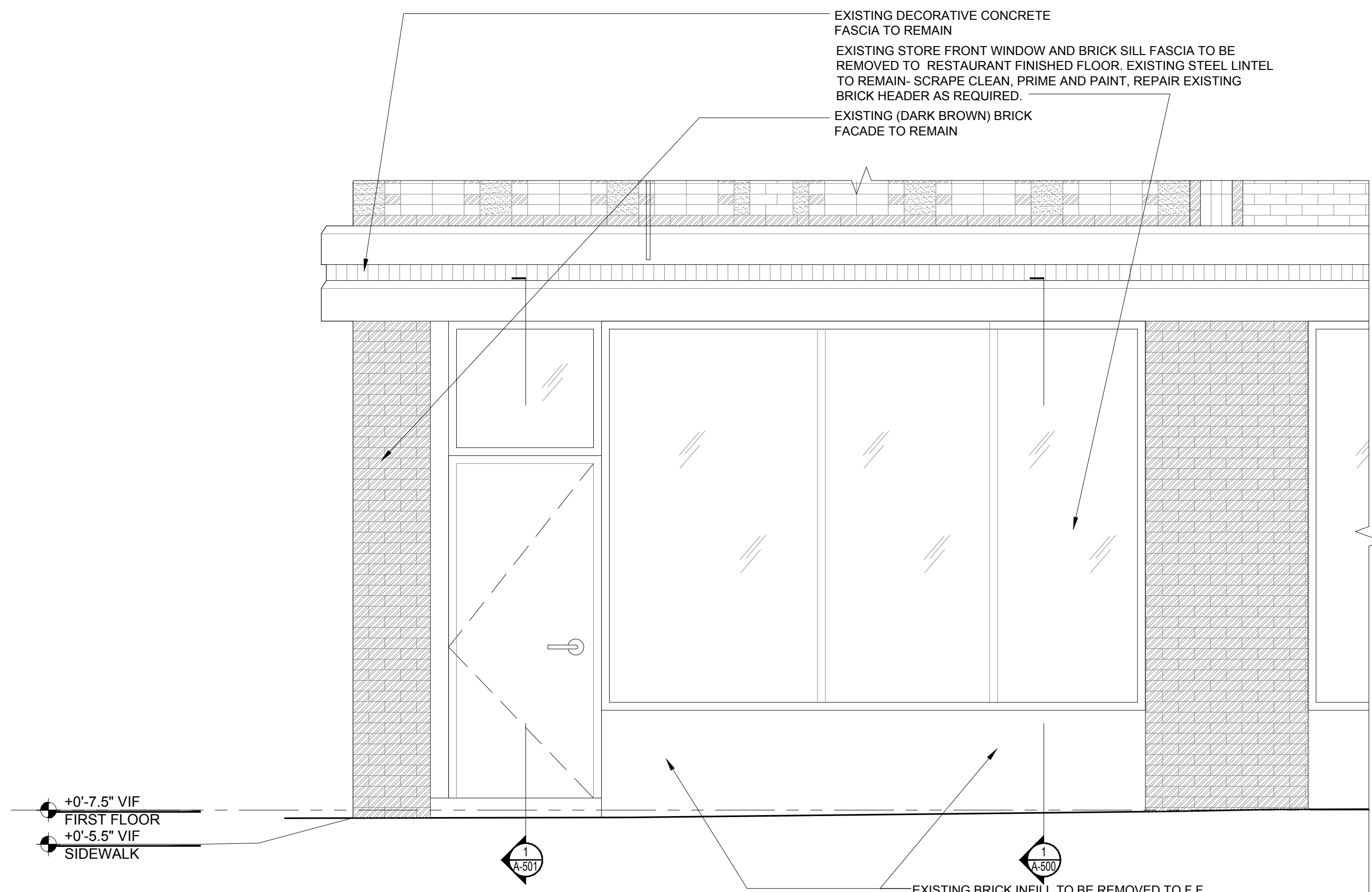
SHEET OF

LANDMARKS

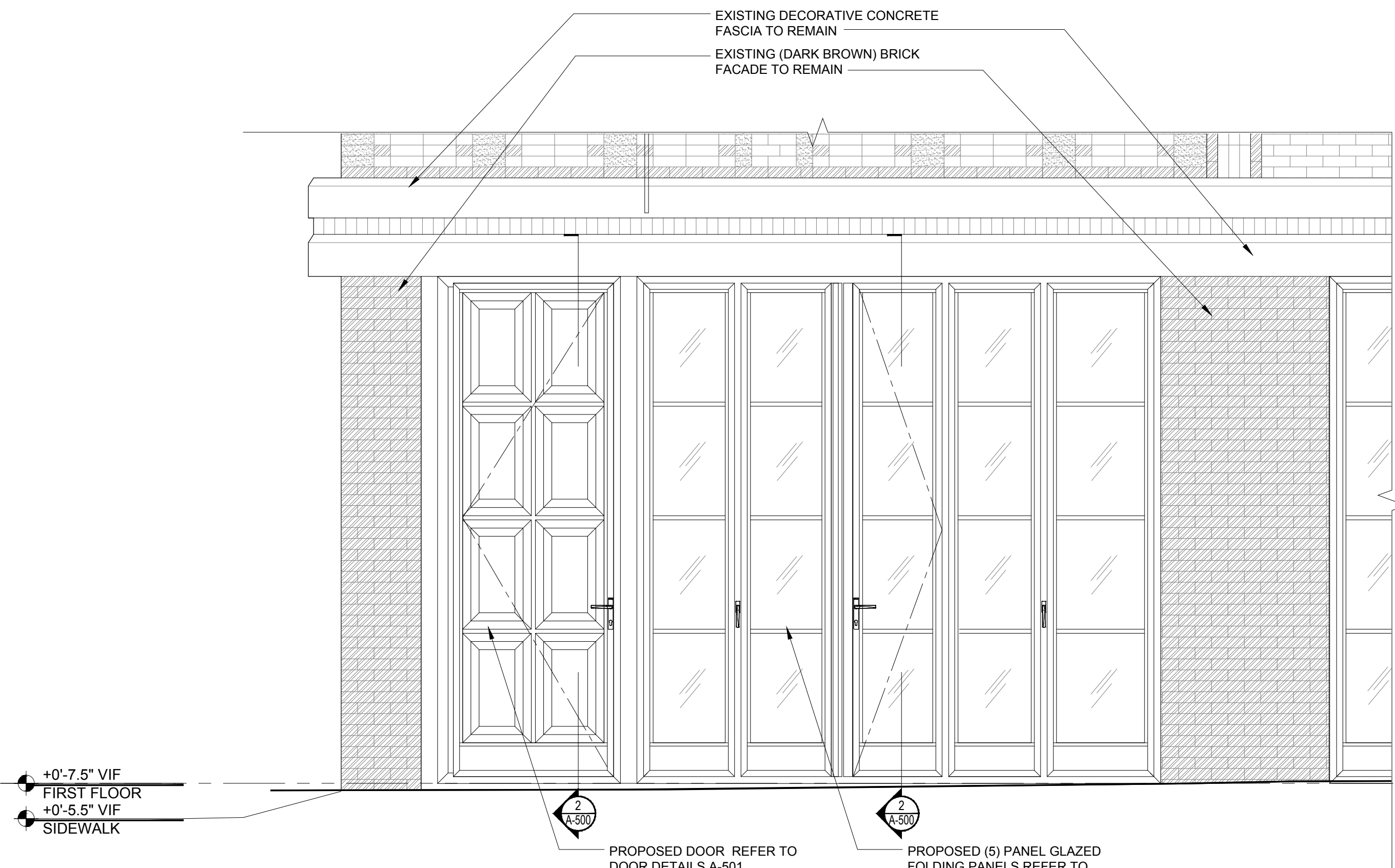
PROJECT

210 SIXTH AVENUE

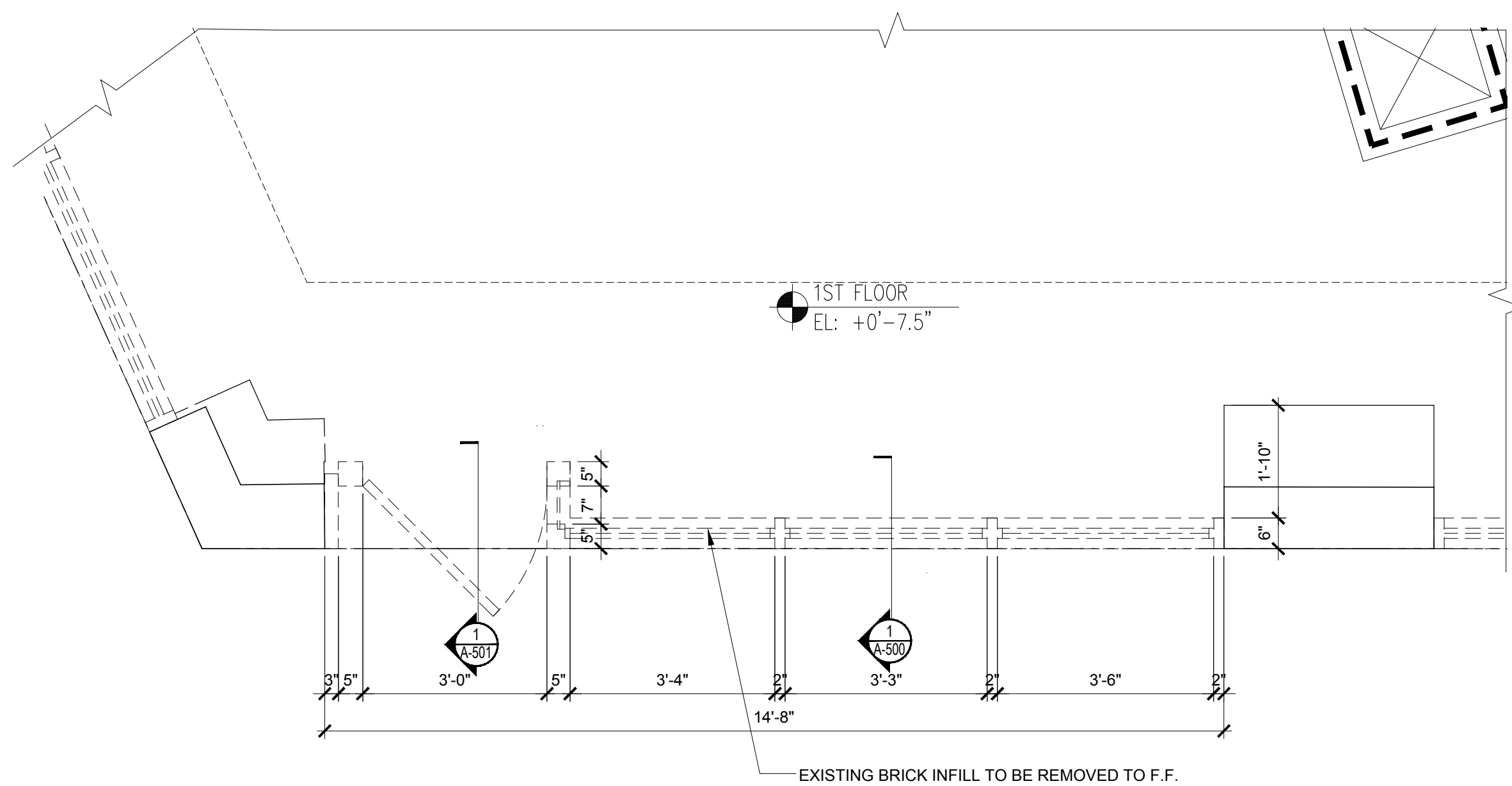
210 6TH AVENUE
NEW YORK, NY, 10014



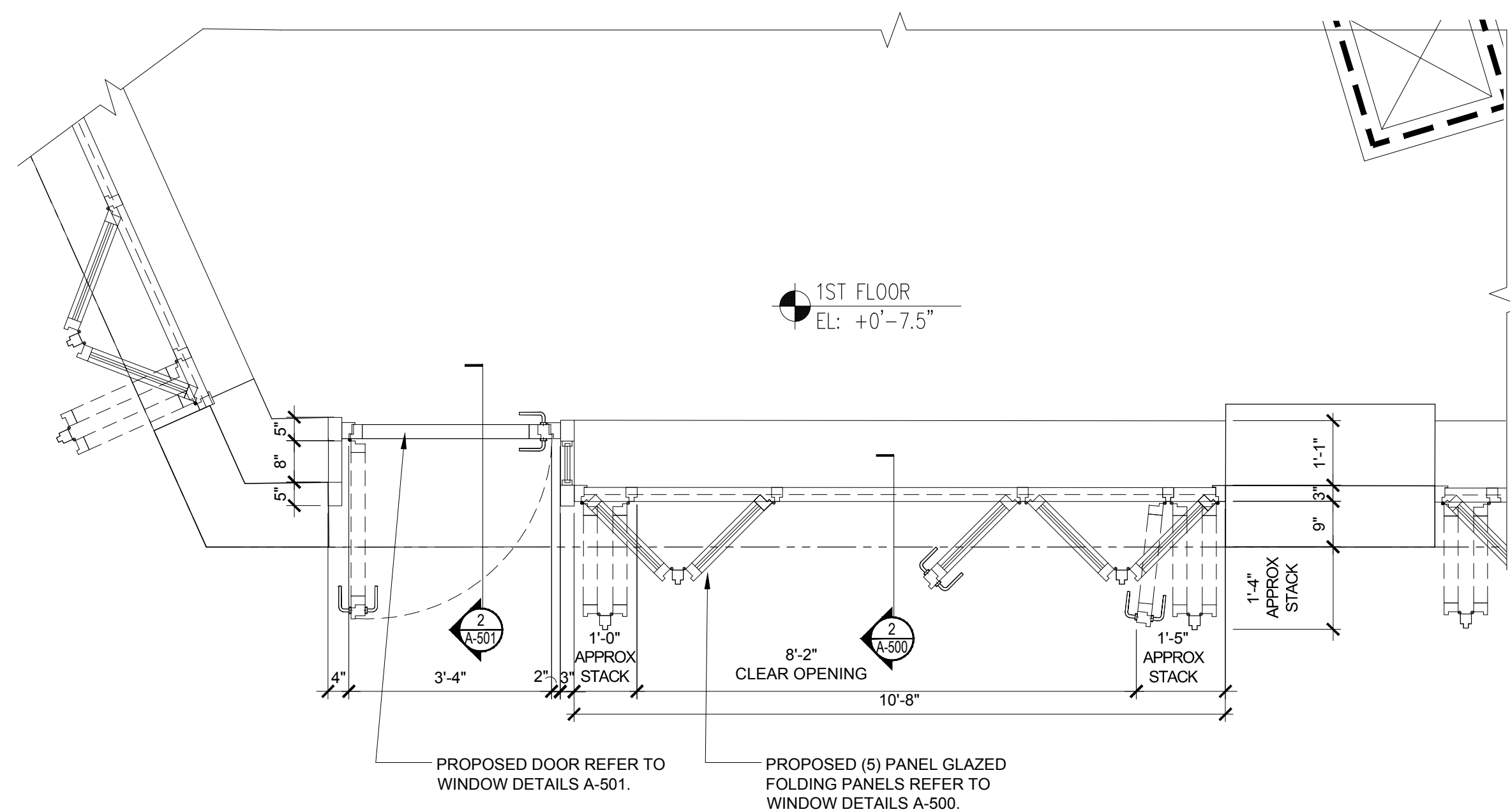
3
A-302
EXISTING EAST ELEVATION @MCDUGAL STREET
SCALE: 1/2" = 1'-0"



4
A-302
EXISTING EAST ELEVATION @MCDUGAL STREET
SCALE: 1/2" = 1'-0"



1
A-302
EXISTING PLAN DETAIL
SCALE: 1/2" = 1'-0"



2
A-302
PROPOSED PLAN DETAIL
SCALE: 1/2" = 1'-0"

DRAWING TITLE / INFORMATION:
**EXISTING &
PROPOSED
ELEVATIONS &
PLAN DETAILS**

SEAL & SIGNATURE:



DATE: **A-302.00**

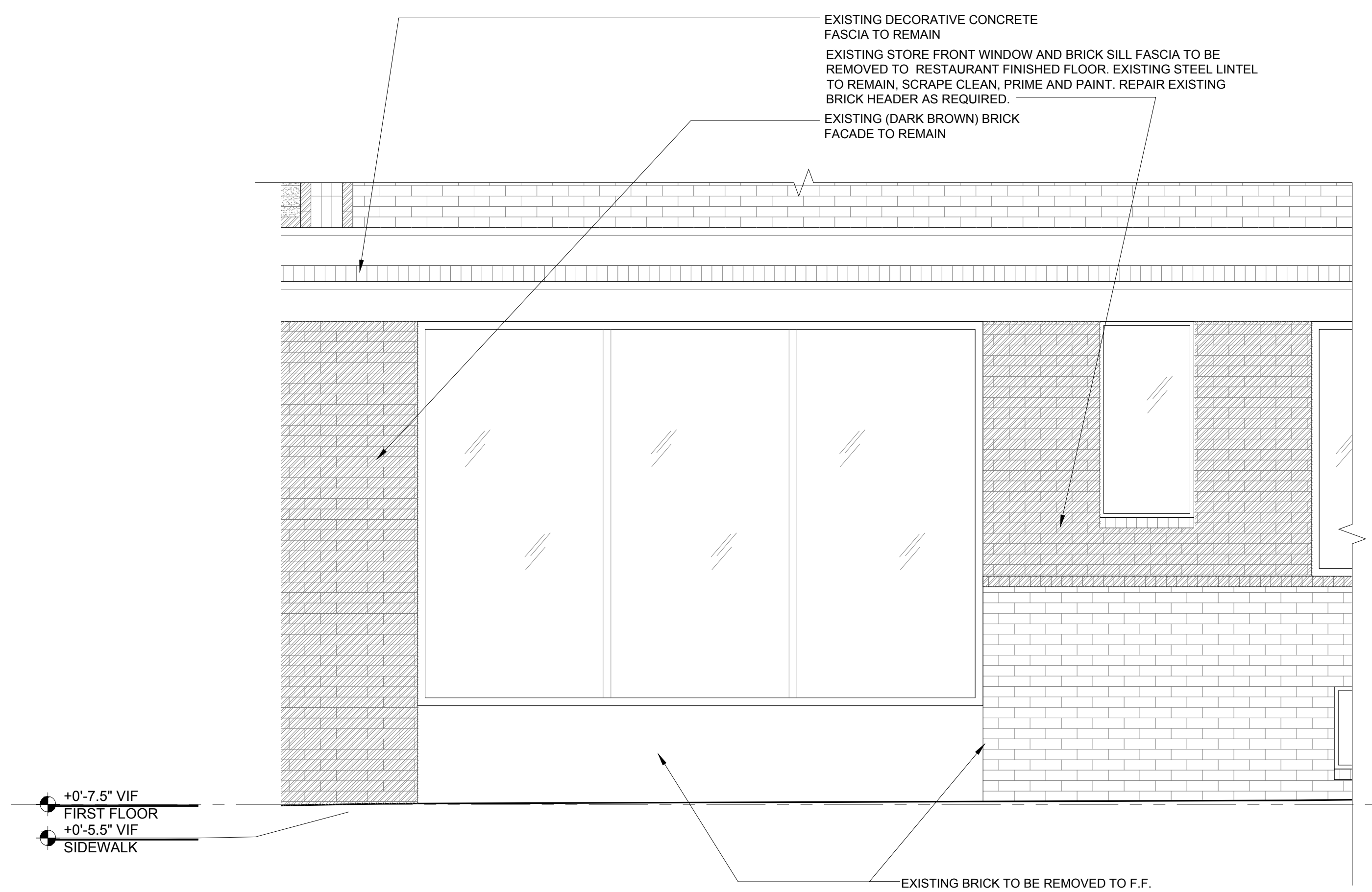
SHEET OF

LANDMARKS

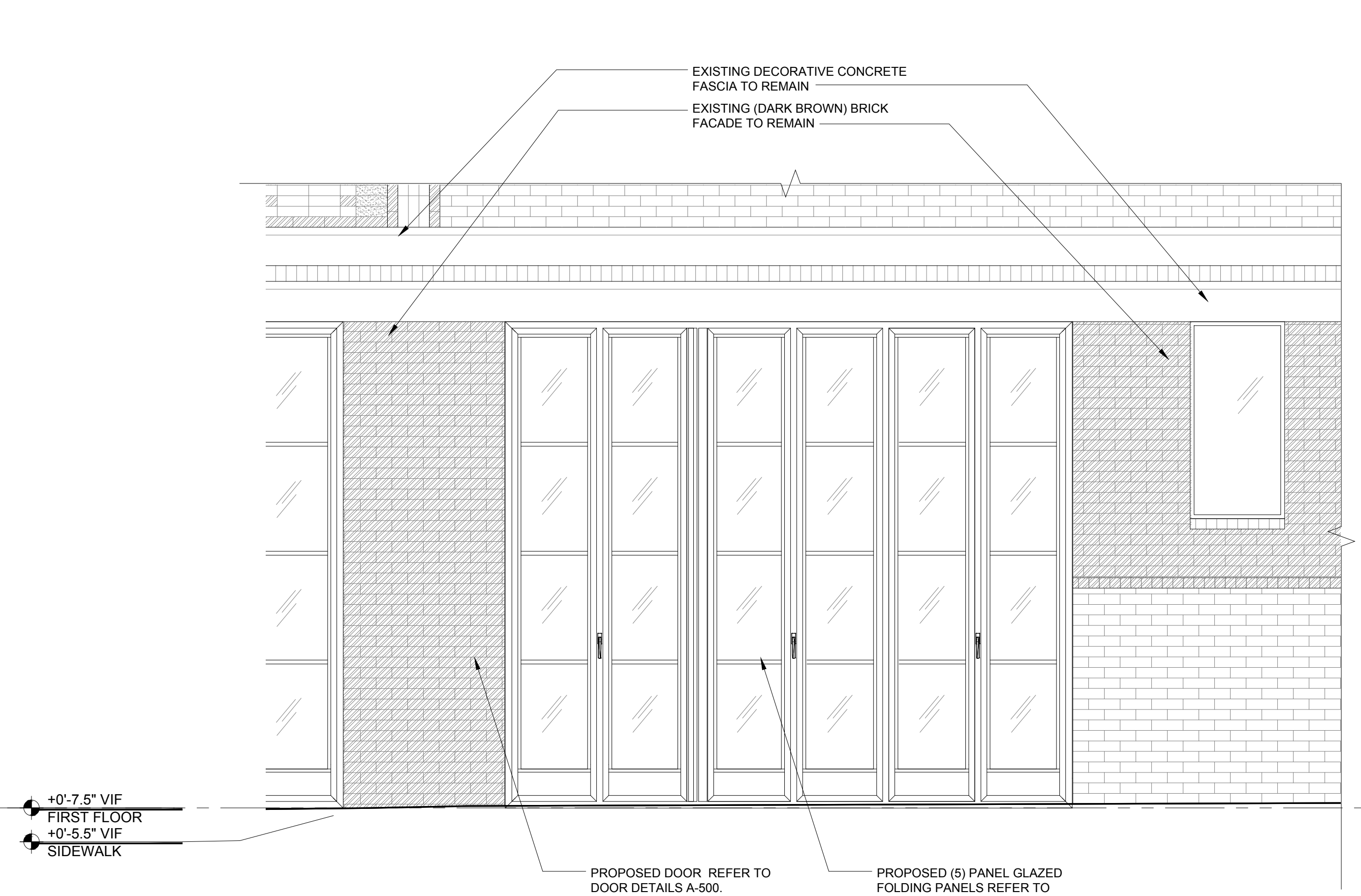
PROJECT

210 SIXTH AVENUE

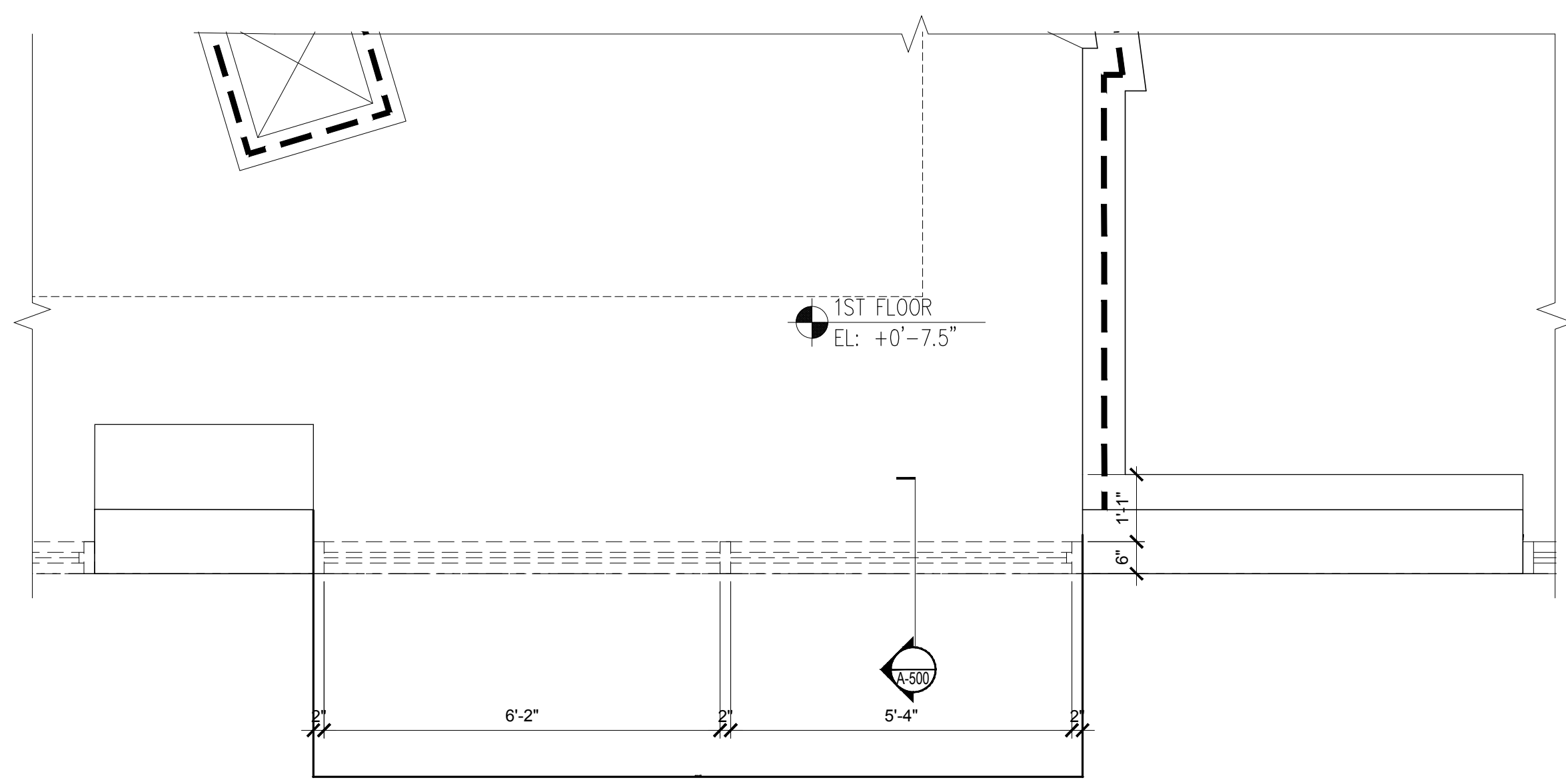
210 6TH AVENUE
NEW YORK, NY, 10014



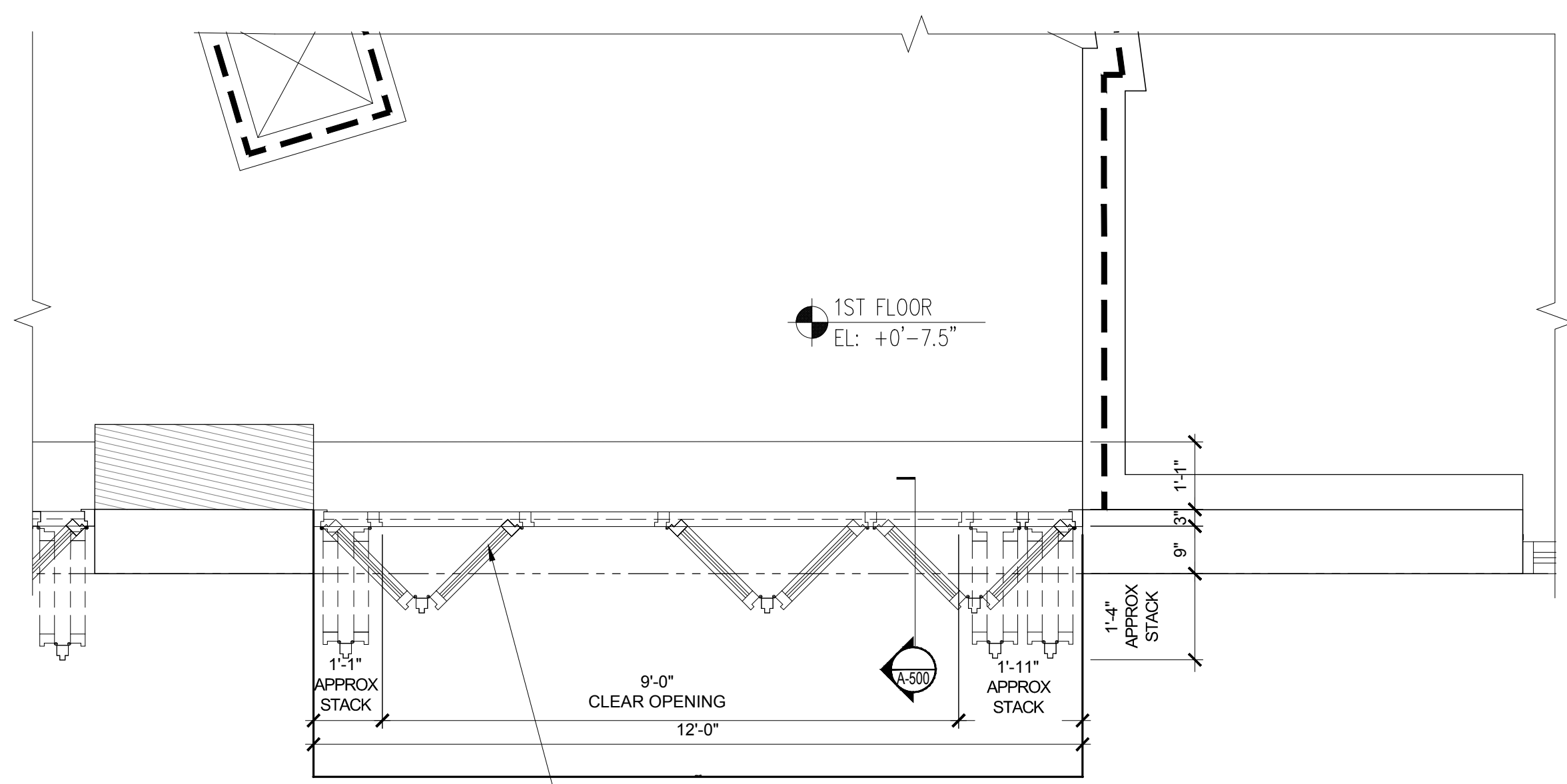
3
A-303
EXISTING EAST ELEVATION @MCDUGAL STREET
SCALE: 1/2" = 1'-0"



4
A-303
EXISTING EAST ELEVATION @MCDUGAL STREET
SCALE: 1/2" = 1'-0"



1
A-303
EXISTING PLAN DETAIL
SCALE: 1/2" = 1'-0"



2
A-303
PROPOSED PLAN DETAIL
SCALE: 1/2" = 1'-0"

DRAWING TITLE / INFORMATION:
**EXISTING &
PROPOSED
ELEVATIONS &
PLAN DETAILS**

SEAL & SIGNATURE:



DATE: **A-303.00**

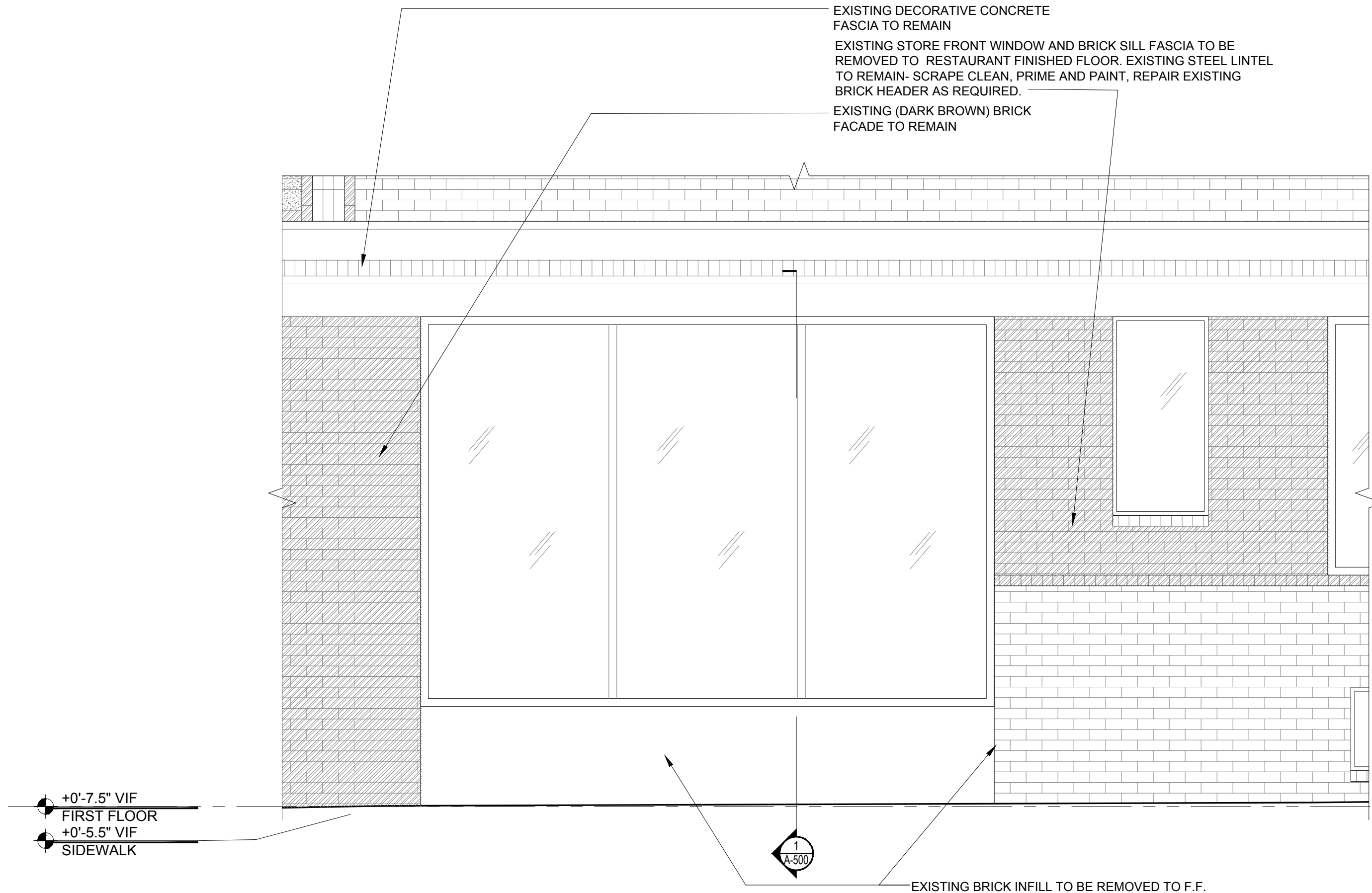
SHEET OF

LANDMARKS

PROJECT

210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014

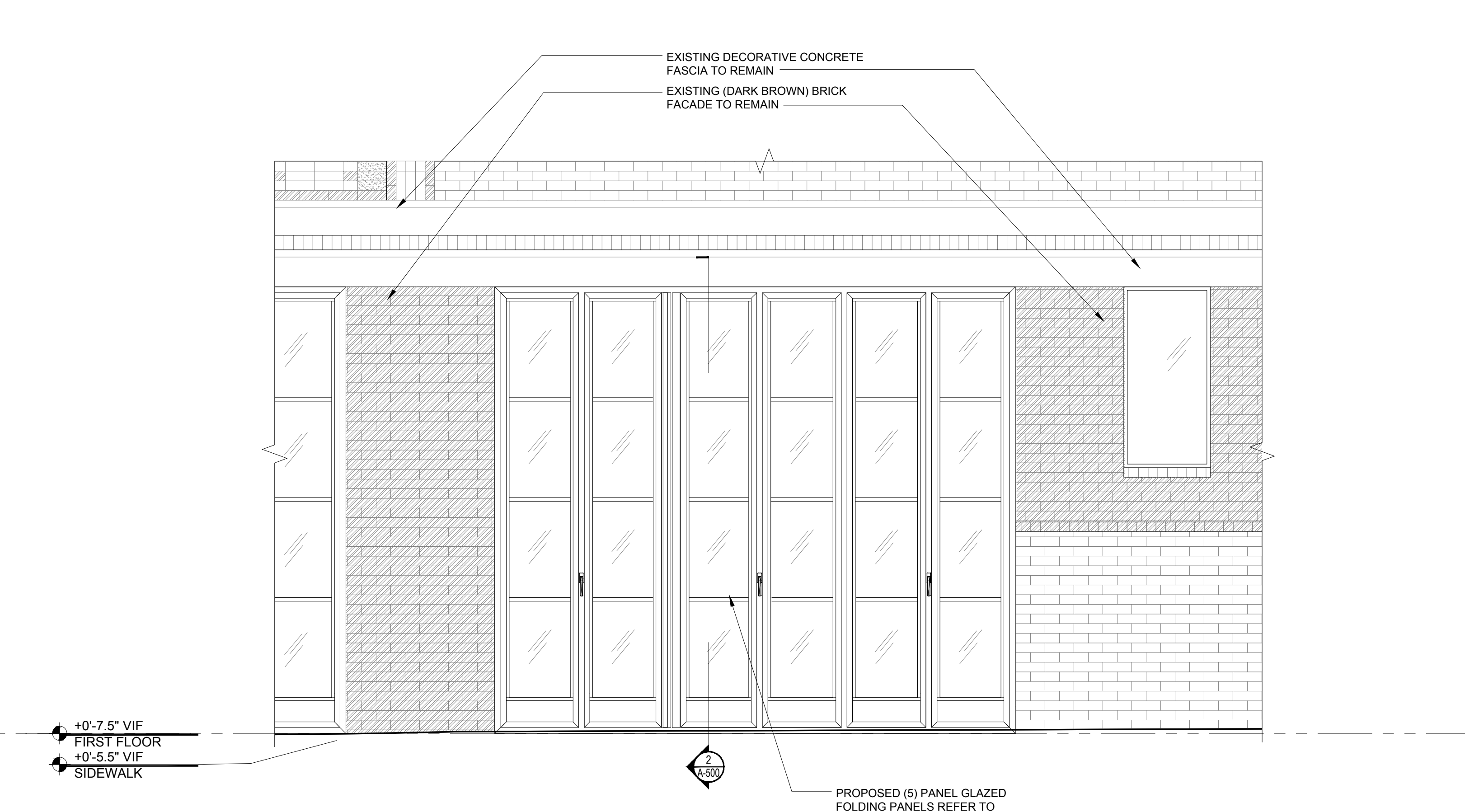


3

A-303

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

EXISTING EAST ELEVATION @MCDOUGAL STREET

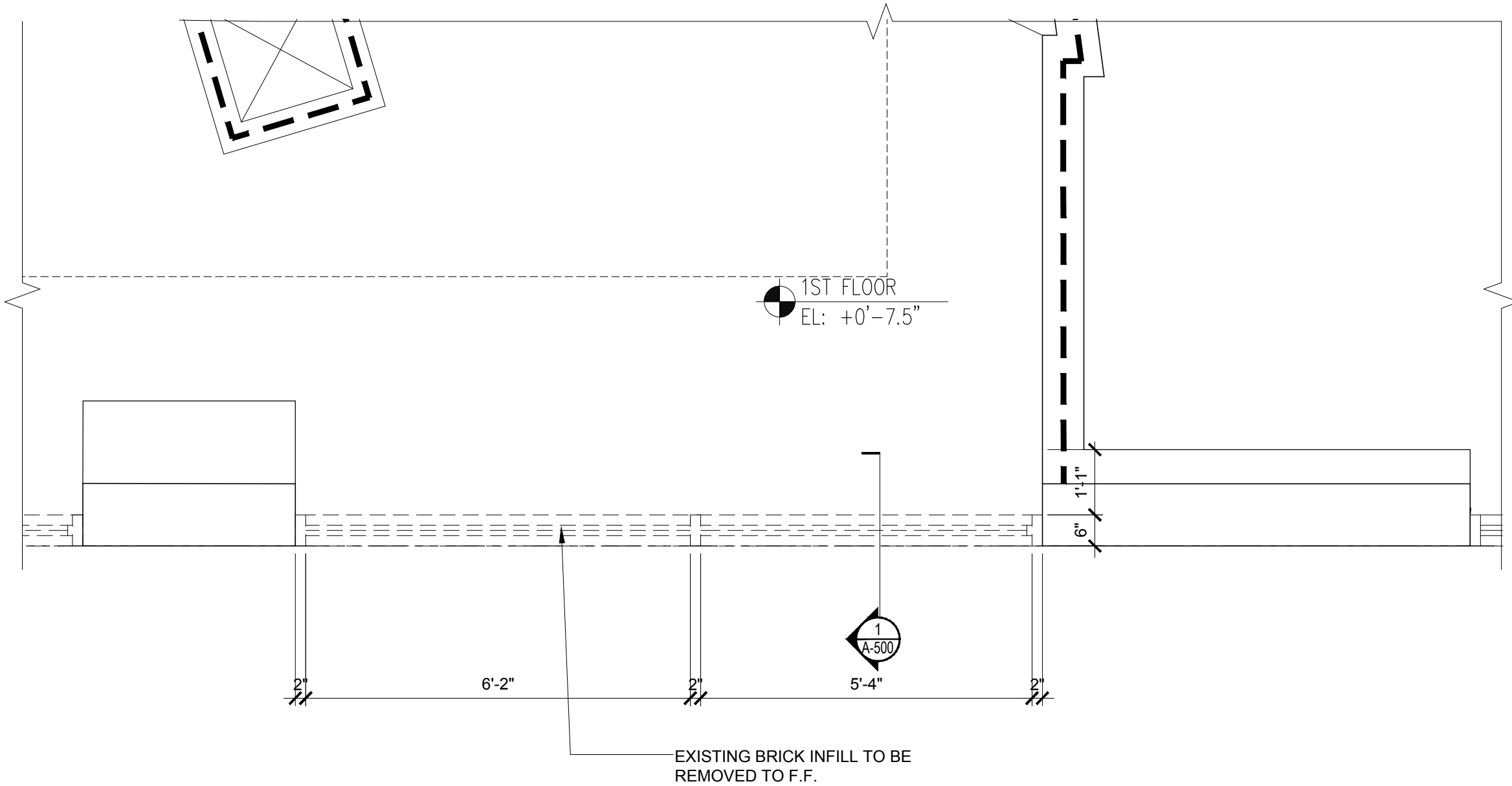


4

A-303

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

EXISTING EAST ELEVATION @MCDOUGAL STREET

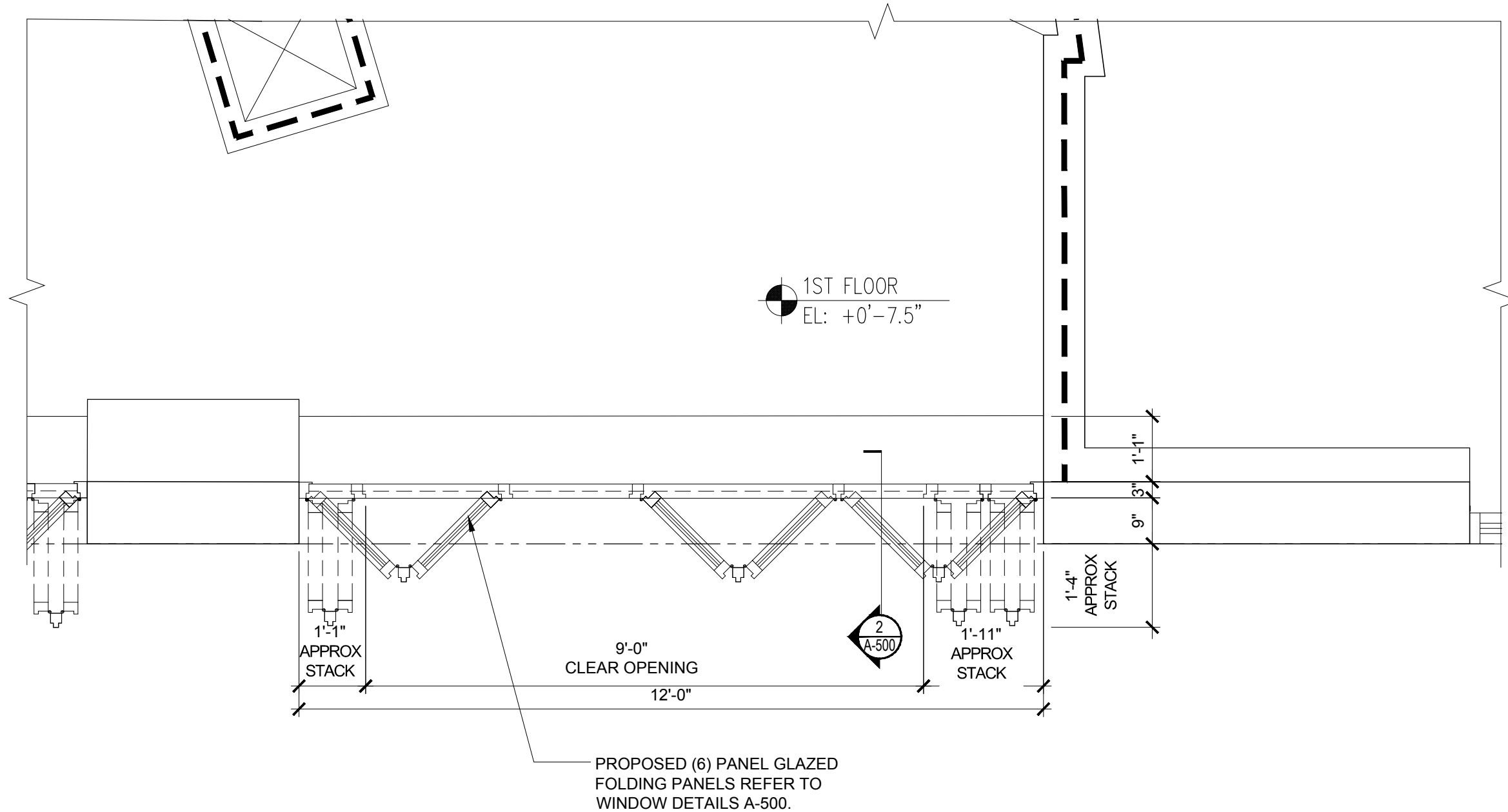


1

A-303

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

EXISTING PLAN DETAIL



2

A-303

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

PROPOSED PLAN DETAIL

DRAWING TITLE / INFORMATION:

EXISTING &
PROPOSED
ELEVATIONS &
PLAN DETAILS

SEAL & SIGNATURE:



DATE: A-303.00

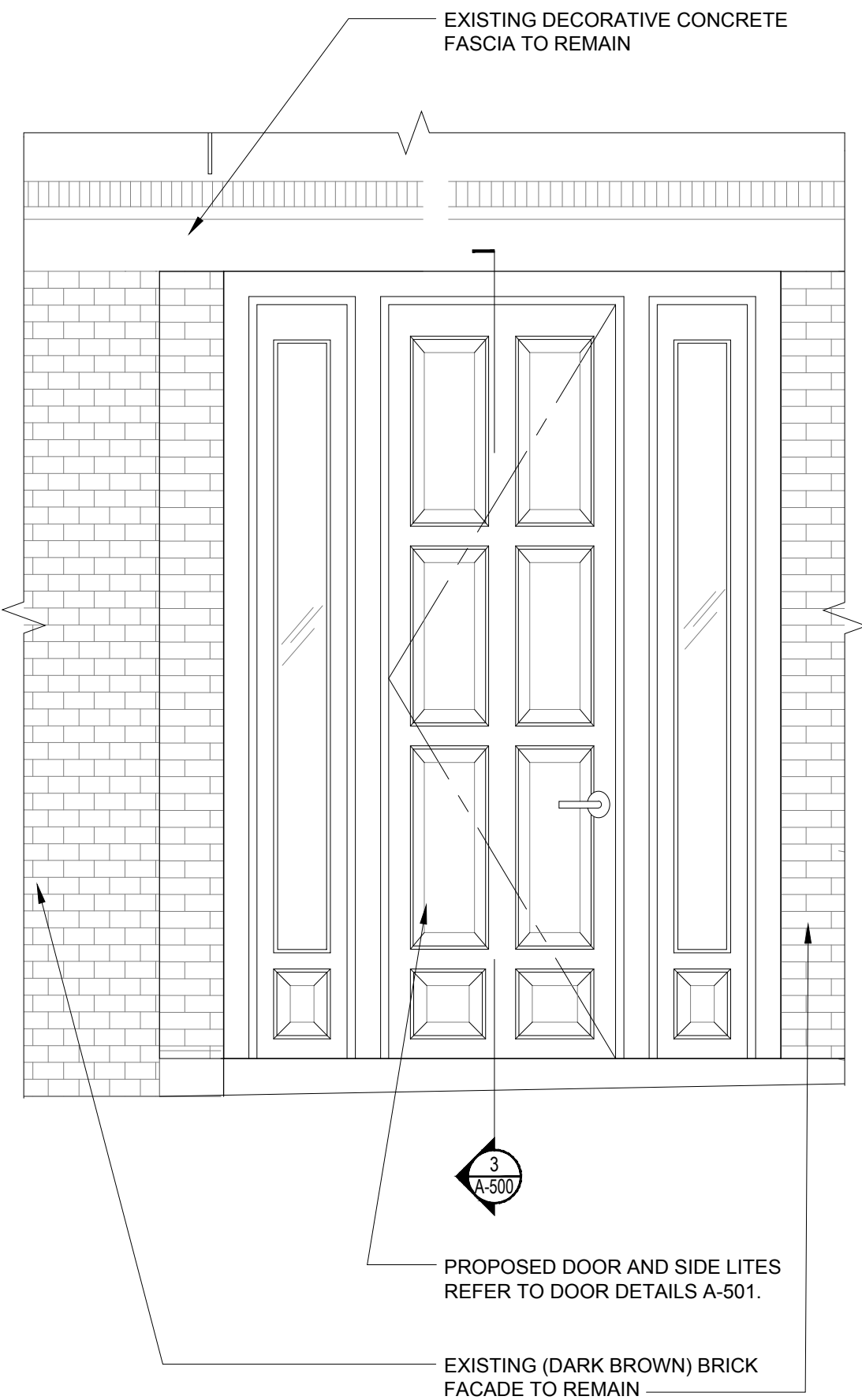
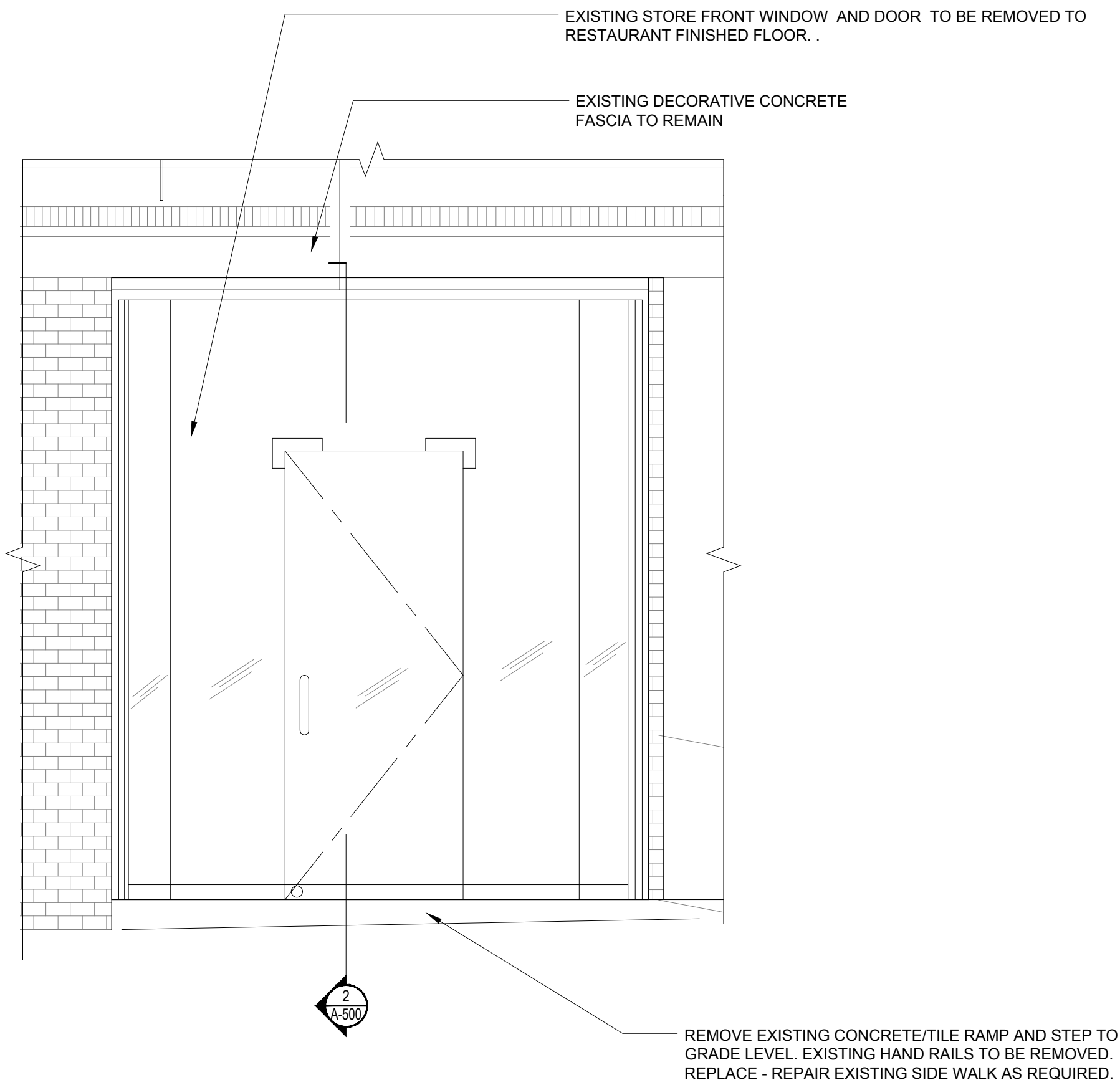
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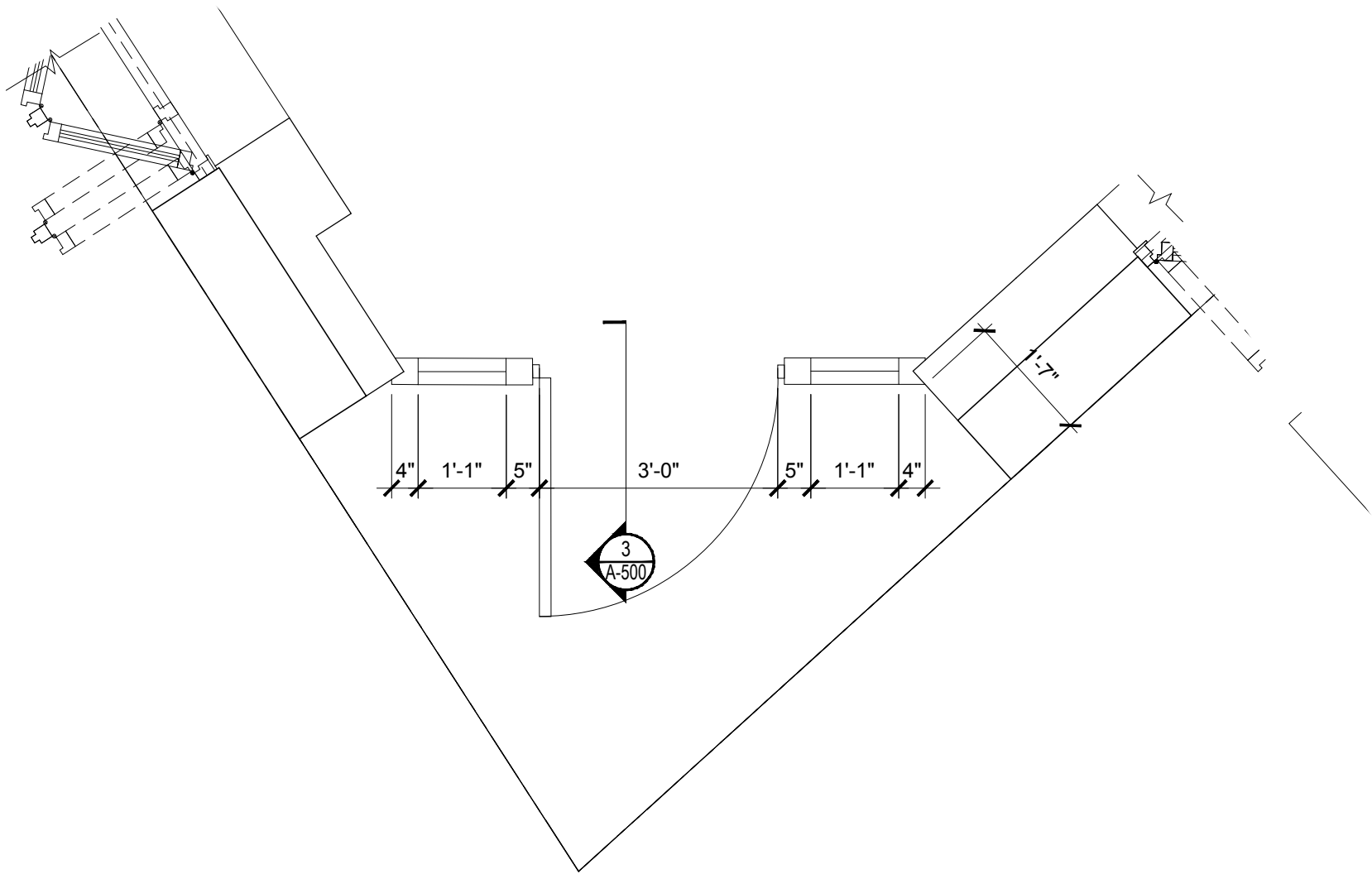
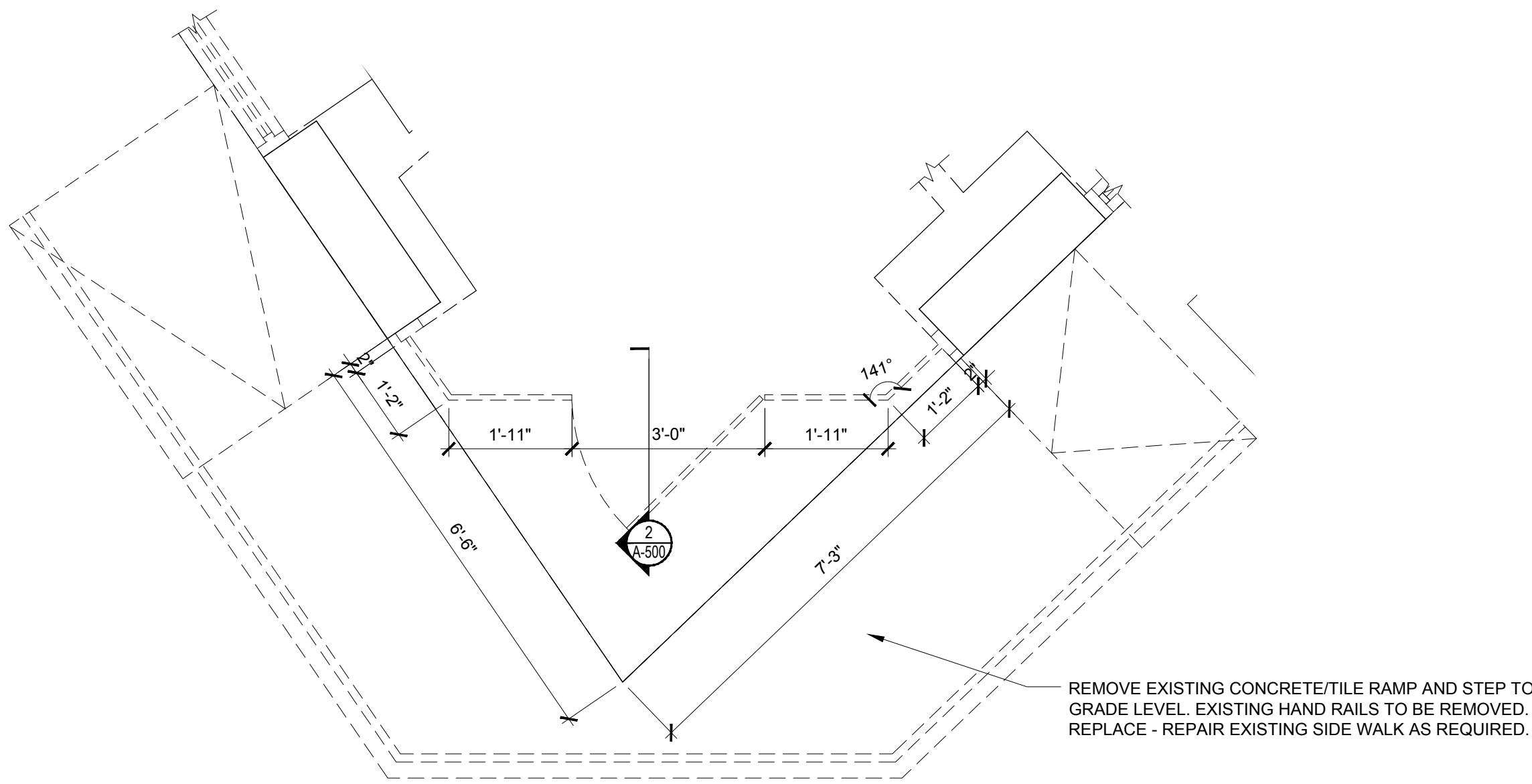
210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014



3
A-304
EXISTING WEST ELEVATION @SIXTH AVENUE
SCALE: 1/2" = 1'-0"

4
A-304
PROPOSED WEST ELEVATION @SIXTH AVENUE
SCALE: 1/2" = 1'-0"



1
A-304
EXISTING PLAN DETAIL
SCALE: 1/2" = 1'-0"

2
A-304
PROPOSED PLAN DETAIL
SCALE: 1/2" = 1'-0"

DRAWING TITLE / INFORMATION:

EXISTING &
PROPOSED
ELEVATIONS &
PLAN DETAILS

SEAL & SIGNATURE:



DATE: A-304.00

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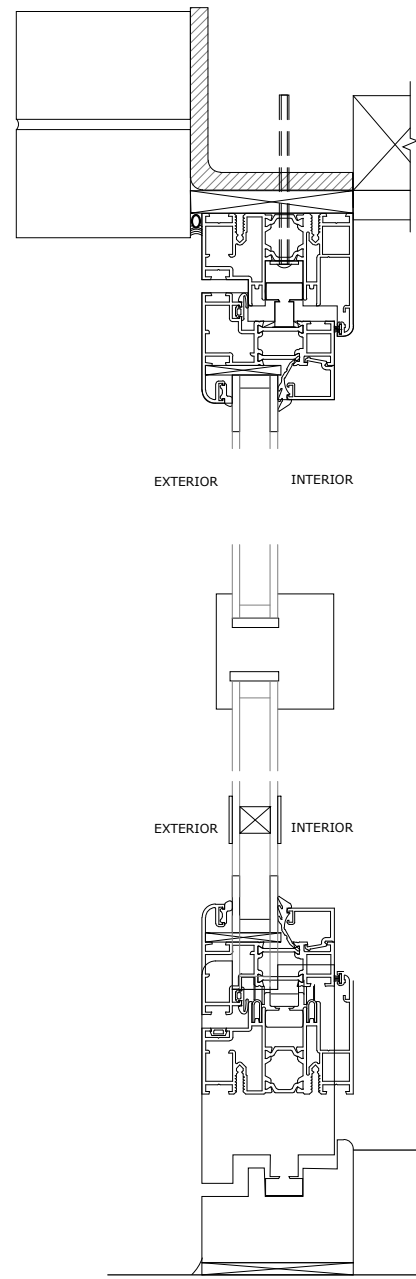
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HUNTINGTON, NY 11743
PHONE: 631-424-6480 FAX: 631-547-4193

LANDMARKS

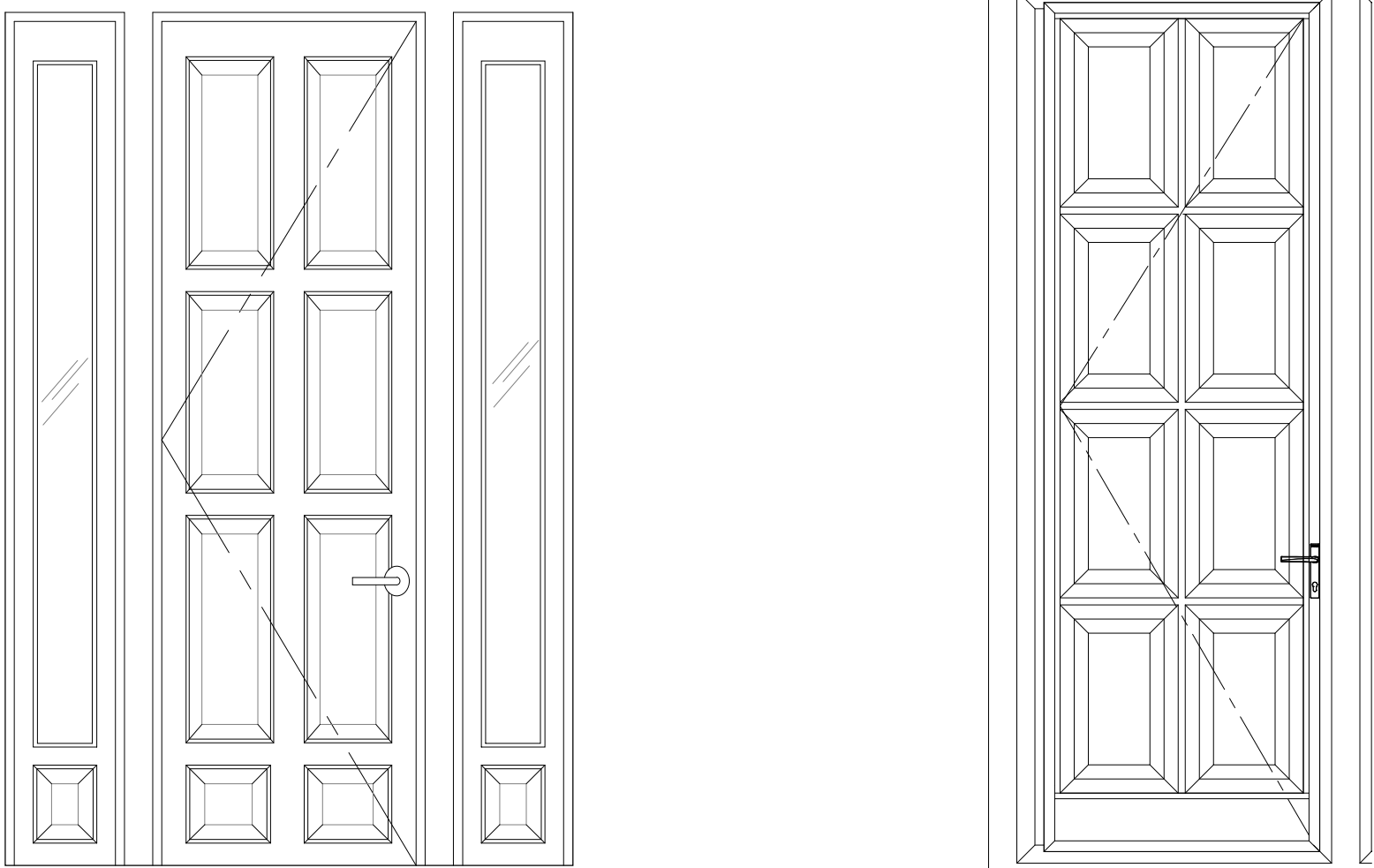
PROJECT

210 SIXTH AVENUE

210 6TH AVENUE
NEW YORK, NY, 10014



1 WINDOW SECTION DETAIL
A-500 SCALE: 3" = 1'-0"



A DOOR TYPE
A-500 SCALE: 1/2" = 1'-0"

B DOOR TYPE -
A-500 SCALE: 1/2" = 1'-0"

DOOR SCHEDULE									
WINDOW#	DOOR					FRAME		REMARKS	
	WIDTH	HEIGHT	JAMB DTL	SECTION DTL	MUTTON DTL	MATL	MATL		
A	3'-0"	10'-3"	4-1/2"			METAL / GLASS	ALUMN.	BLACK	
SIDE LITES	13'-8"	10'-3"	4-1/2"			METAL / GLASS	ALUMN.	BLACK	
B	3'-4"	10'-3"	4-1/2"			METAL / GLASS	ALUMN.	BLACK	

2 WINDOW JAMB DETAILS
A-500 SCALE: 3" = 1'-0"

DRAWING TITLE / INFORMATION:

DOOR TYPES,
SCHEDULE
SECTION & JAMB
DETAILS

SEAL & SIGNATURE:



DATE: A-501.00

SHEET OF



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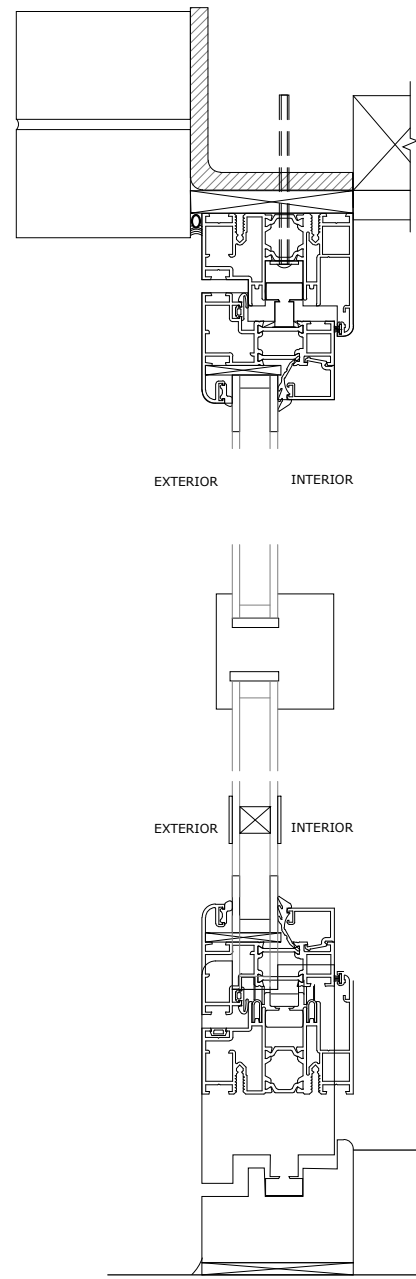
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LANDMARKS

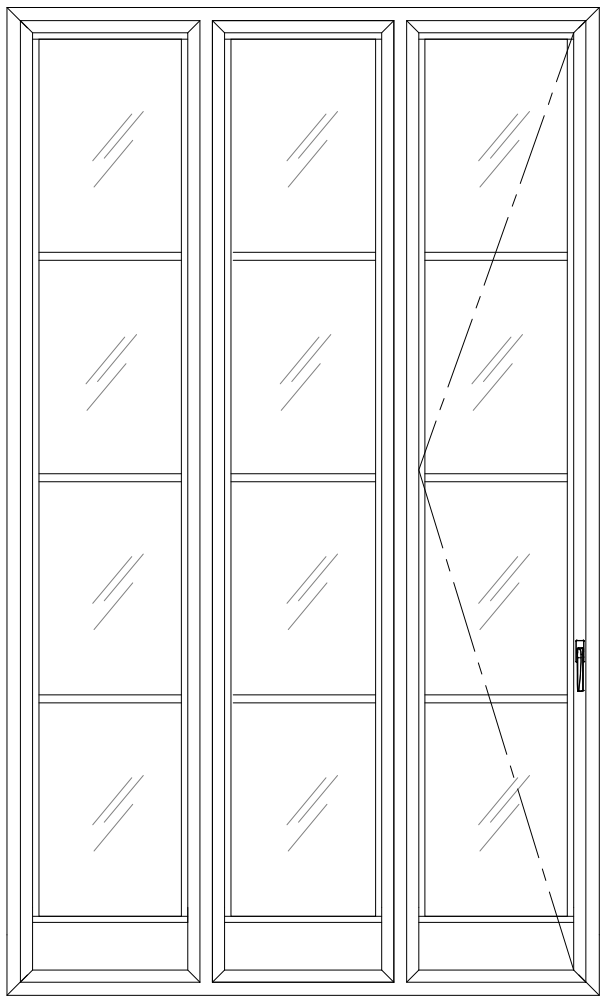
PROJECT

210 SIXTH AVENUE

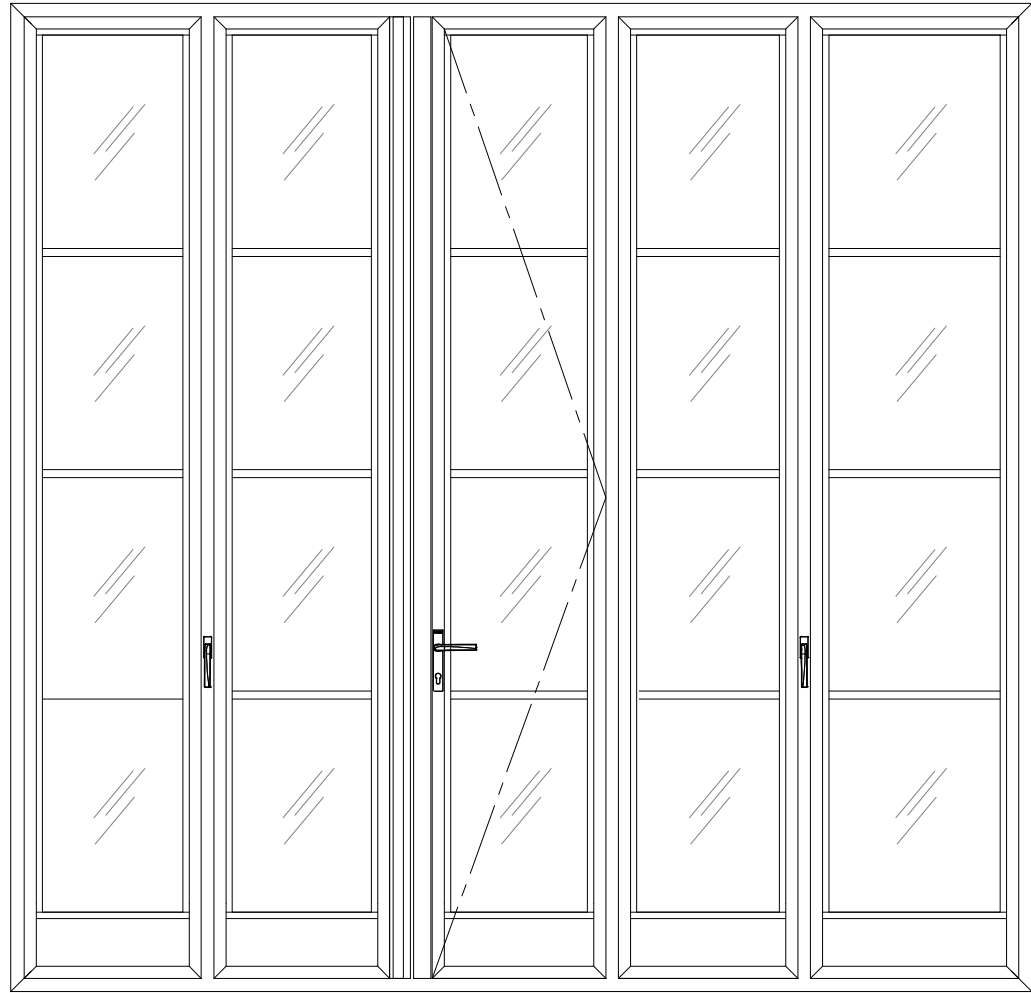
210 6TH AVENUE
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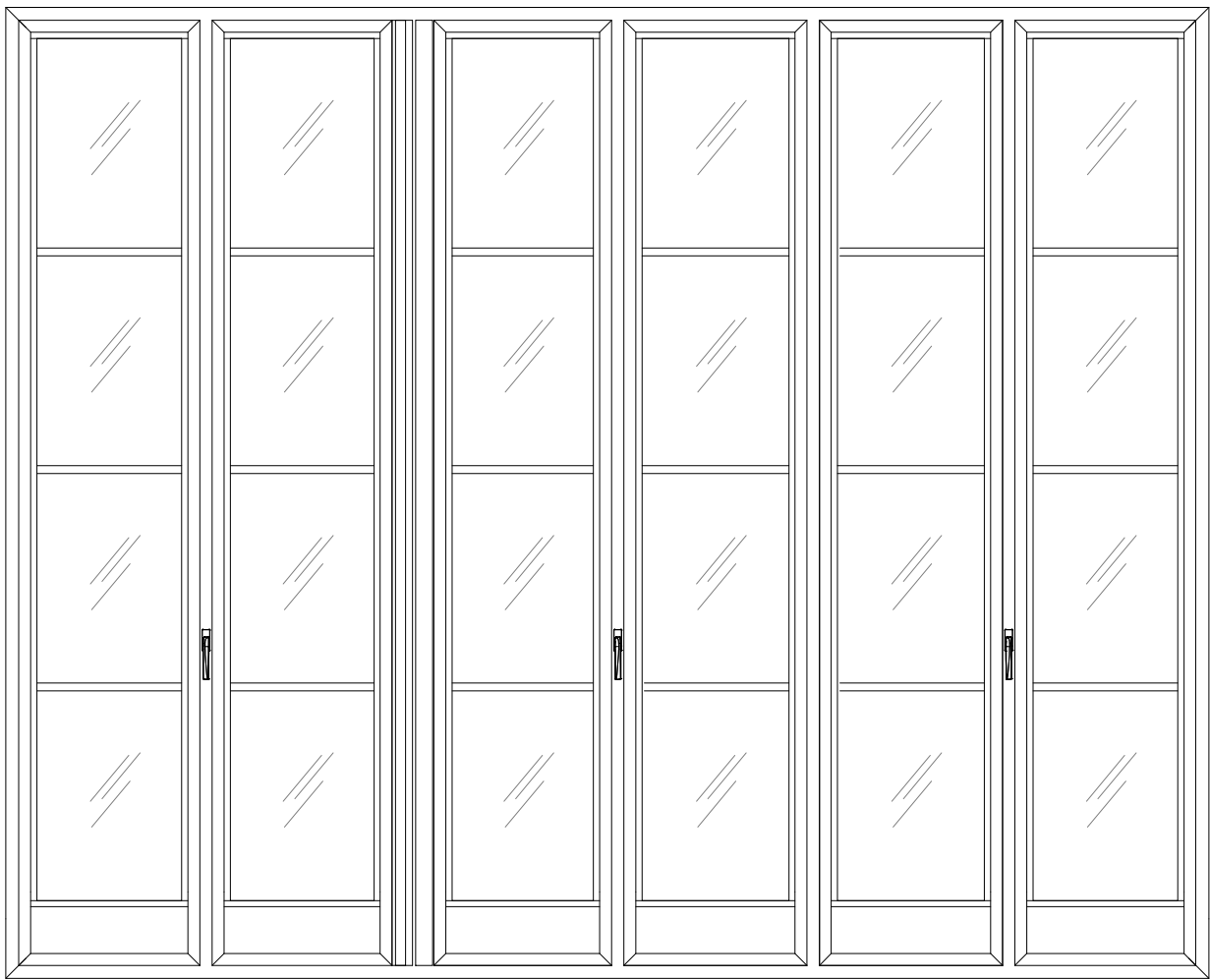
1 WINDOW SECTION DETAIL
A-500 SCALE: 3" = 1'-0"



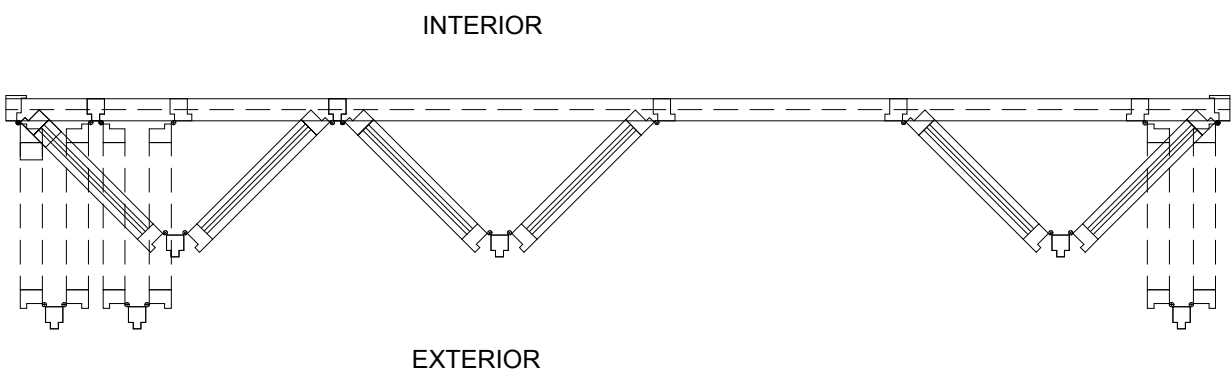
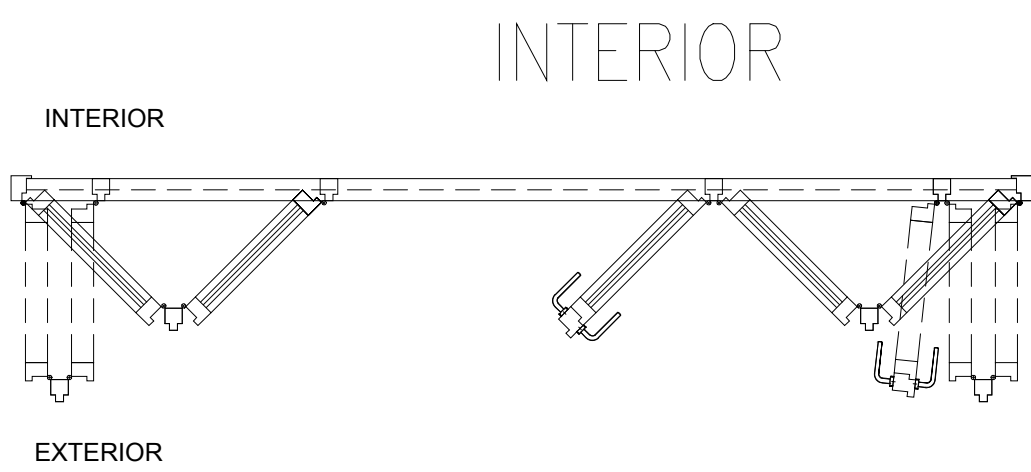
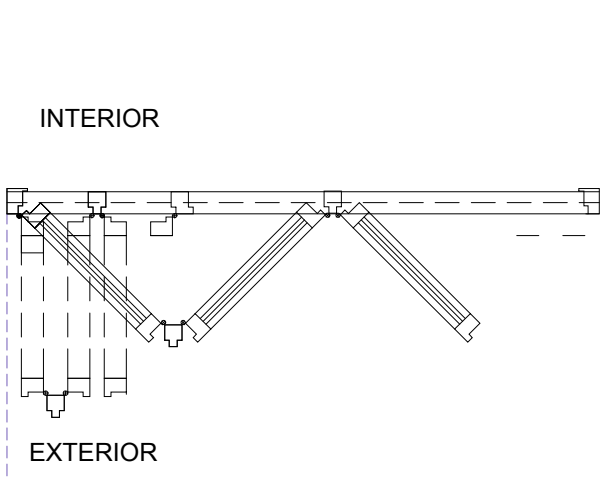
W-3 WINDOW TYPE - 3 PANELS
A-500 SCALE: 1/2" = 1'-0"



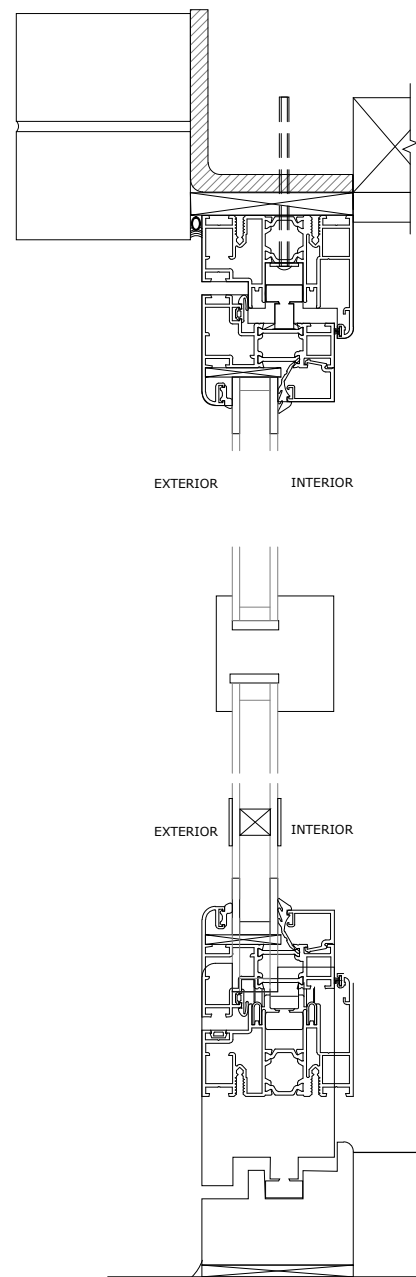
W-5 WINDOW TYPE - 5 PANELS
A-500 SCALE: 1/2" = 1'-0"



W-6 WINDOW TYPE - 6 PANELS
A-500 SCALE: 1/2" = 1'-0"



WINDOW SCHEDULE									
WINDOW#	WINDOW					FRAME		REMARKS	
	WIDTH	HEIGHT	JAMB DTL	SECTION DTL	MUTTON DTL	MATL	MATL		
W-3	6'-2"	10'-3"	4-1/2"			METAL / GLASS	ALUMN.	BLACK	
W-5	13'-8"	10'-3"	4-1/2"			METAL / GLASS	ALUMN.	BLACK	
W-6	12'-8" 12'-9" 13'-8"	10'-3"	4-1/2"			METAL / GLASS	ALUMN.	BLACK	



2 WINDOW JAMB DETAILS
A-500 SCALE: 3" = 1'-0"

DRAWING TITLE / INFORMATION:

WINDOW TYPES,
SCHEDULE
SECTION & JAMB
DETAILS

SEAL & SIGNATURE:



DATE: A-500.00

SHEET OF