

Baccarat

MEATPACKING DISTRICT
NEW YORK, NY
EXTERIOR FILING

ARCHITECT

O'NEIL LANGAN
ARCHITECTS

118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

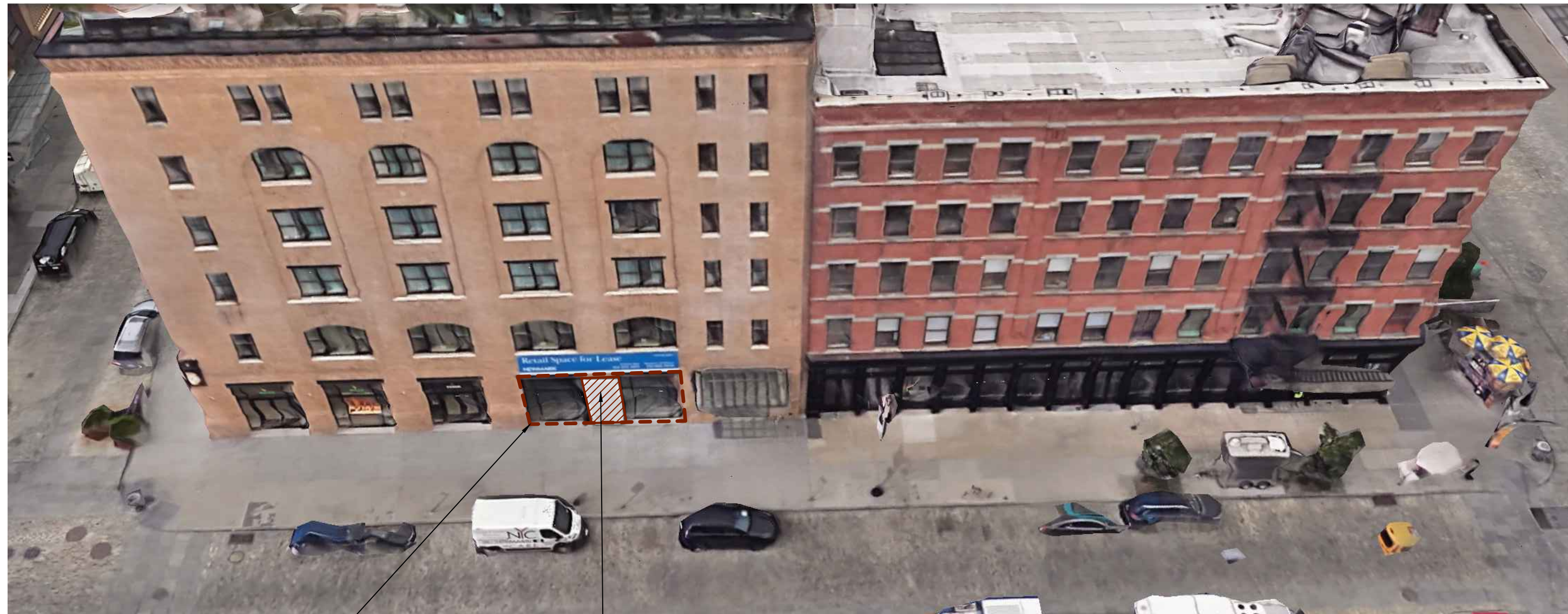
ENGINEER

ABBREVIATIONS		ZONING ANALYSIS		PROJECT DIRECTORY		SHEET LIST																			
ADJ. ADJACENT	HORIZ. HORIZONTAL	BOROUGH: MANHATTAN	RESIDENTIAL UNITS: YES - CONDO	LANDMARK: YES, GANSEVOORT MARKET	TENANT BACCARAT 635 MADISON AVE. NEW YORK, NY 10022 CONTACT: ADAM BANFIELD P: 212-826-2475 E: ADAM.BANFIELD@BACCARAT.FR	ARCHITECT O'NEIL LANGAN ARCHITECTS, PC 118 WEST 22ND ST., 6TH FLOOR NEW YORK, NY 10011 CONTACT: MARIA JESSELLI P: 516-241-6589 E: MARIA@OLARCH.COM	MEP ENGINEERS MEYERS+ ENGINEERS 275 MADISON AVENUE, SUITE 1200 CONTACT: M. ETHAN GOULD P: 732-781-5999 E: ETHAN@MEYERSPLUS.COM																		
A.F.F. ABOVE FINISHED FLOOR	INCH IN	BLOCK: 646	TOTAL UNITS: 2	HISTORIC DISTRICT																					
A.C.T. ACOUSTICAL CEILING TILE	INST. INSTALL	LOT: 7503	ZONING: C7 - CONDOMINIUMS - COMMERCIAL BUILDING	ENVIRONMENTAL RES.: N/A	ISSUED DATES																				
ADA AMERICANS WITH DISABILITIES ACT	INSUL. INSULATION	LOT AREA: 10,123 SF	SPECIAL DISTRICT: N/A		ISSUE FOR DD 04/29/2025	ISSUE FOR LPC 05/06/2025	ISSUE FOR LPC REV A 07/10/2025																		
ADAG ADA ACCESSIBILITY GUIDELINES	KE KITCHEN EQUIPMENT	GROSS FLOOR AREA: 73,409 SF	COMMERCIAL OVERLAY: N/A																						
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	L.O.D. LEASE OUTLINE DRAWING	NUMBER OF FLOORS: 6	ZONING MAP NUMBER: 88																						
BLK. BLOCKING	L.L. LANDMARKS PRESERVATION COMMISSION	SPRINKLER SYSTEM: SPRINKLERED	YEAR BUILT: 1903																						
B.O. BOTTOM OF	MAX MAXIMUM	BUILDING CODE ANALYSIS AND CODE NOTES																							
BOH. BACK OF HOUSE	MAT'L MATERIAL																								
CL. CENTERLINE	MDF MEDIUM DENSITY FIBERBOARD	APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING (INCLUDING AMENDMENTS), AND ANY OTHER FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES HAVING JURISDICTION: 1968 NEW YORK CITY BUILDING CODE 2022 NEW YORK CITY PLUMBING CODE 2022 NEW YORK CITY MECHANICAL CODE 2022 NEW YORK CITY FIRE CODE 2022 NEW YORK CITY ELECTRICAL CODE 2020 NEW YORK CITY ENERGY CONSERVATION CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN ICC A177.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES																							
CLR. CLEAR	MECH. MECHANICAL																								
CLG. CEILING	MFR. MANUFACTURER	CONSTRUCTION TYPE: II-B																							
CNTR. COUNTER	MIR. MIRROR																								
COFA. CERTIFICATE OF APPROPRIATENESS	MIN. MINIMUM	OCCUPANCY: FIRST FLOOR - (C) MERCANTILE GROUP: (C) EXISTING-NO CHANGE *NO CHANGE IN USE, OCCUPANCY OR EGRESS. ALTERATION COMPLIES WITH SECTION BB 2009-025 WHICH ALLOWS SMALL MERCANTILE ESTABLISHMENTS TO BE USED AS BUSINESS ESTABLISHMENTS.																							
CONC. CONCRETE	M.O. MASONRY OPENING																								
COL. COLUMN	N/A NOT APPLICABLE	ZONING USE GROUP: FIRST FLOOR - (B) NO CHANGE																							
C.W. CENTER OF WALL	(N) NEW																								
OPT. CARPET	N.I.C. NOT IN CONTRACT	OCCUPANCY LOAD: (PER 1968 NYC BUILDING CODE, SUBCHAPTER 6- MEANS OF EGRESS, ARTICLE 2 - DETERMINATION OF EXIT REQUIREMENTS, SECTION C26-601.2, 27-358 OCCUPANT LOAD, TABLE 6-2 OCCUPANT LOAD REQUIREMENTS NET AREA TABLE) <table><thead><tr><th>FIRST FLOOR</th><th>AREA</th><th>CALCULATED OCC.</th></tr></thead><tbody><tr><td>SALES AREA</td><td>2,686 SQFT / 25 UNIT FACTOR PER OCCUPANT</td><td>= 107 OCCUPANTS</td></tr><tr><td>BACK OF HOUSE</td><td>1,046 SQFT / 200 UNIT FACTOR PER OCCUPANT</td><td>= 5 OCCUPANTS</td></tr><tr><td>STORAGE</td><td>71 SQFT / 200 UNIT FACTOR PER OCCUPANT</td><td>= 0 OCCUPANTS</td></tr><tr><td>ADA RESTROOM</td><td>85 SQFT / 10 UNIT FACTOR PER OCCUPANT</td><td>= 0 OCCUPANTS</td></tr><tr><td>TOTAL OCCUPANCY</td><td>3,888 GROSS SF</td><td>= 112 OCCUPANTS</td></tr></tbody></table> REQUIRED MEANS OF EGRESS, EXITS PROVIDED, AND DATA: NUMBER OF EXITS REQUIRED BY OCCUPANT LOAD (PER 1968 NYC BUILDING CODE, SUBCHAPTER 6 - MEANS OF EGRESS, ARTICLE 4 - NUMBER OF EXITS, SECTION C26-603.1, 27-365 EGRESS FROM ROOMS AND SPACE, TABLE 6-3 MAXIMUM OCCUPANT LOAD SPACES WITH ONE DOOR.) (C) MERCANTILE: OCCUPANT LOAD < 75 REQUIRES MINIMUM OF 1 EXIT NUMBER OR EXITS REQUIRED: 2 NUMBER OF EXITS PROVIDED: 2						FIRST FLOOR	AREA	CALCULATED OCC.	SALES AREA	2,686 SQFT / 25 UNIT FACTOR PER OCCUPANT	= 107 OCCUPANTS	BACK OF HOUSE	1,046 SQFT / 200 UNIT FACTOR PER OCCUPANT	= 5 OCCUPANTS	STORAGE	71 SQFT / 200 UNIT FACTOR PER OCCUPANT	= 0 OCCUPANTS	ADA RESTROOM	85 SQFT / 10 UNIT FACTOR PER OCCUPANT	= 0 OCCUPANTS	TOTAL OCCUPANCY	3,888 GROSS SF	= 112 OCCUPANTS
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TOTAL OCCUPANCY	3,888 GROSS SF	= 112 OCCUPANTS																							
CONST. CONTINUOUS	NO. NUMBER	MAXIMUM TRAVEL DISTANCE: (PER 1968 NYC BUILDING CODE, SUBCHAPTER 6- MEANS OF EGRESS, ARTICLE 2 - DETERMINATION OF EXIT REQUIREMENTS, SECTION C26-601.2, 27-357 EXIT REQUIREMENTS, TABLE 6-1) (C) MERCANTILE: 200 FT MAXIMUM (FULLY SPRINKLERED)																							
C.G. CORNER GUARD	N.P. NEUTRAL PIER																								
CMU CONCRETE MASONRY UNIT	N.T.S. NOT TO SCALE	REQUIREMENTS: A. A CLEAR AISLE BETWEEN EXITS OF 36" SHALL BE MAINTAINED FREE OF FIXTURES, MERCHANDISE AND OTHER OBSTRUCTIONS. B. ILLUMINATED EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.																							
DEMO. DEMOLITION	O/ OVER																								
DIM. DIMENSION	O.C. ON CENTER	FIRE RATED ASSEMBLIES A. DEMISING WALLS -- EXISTING BUILDING CONSTRUCTION WITH 5/8" TYPE X GYP. BD. AT INTERIOR SIDE BY LL. B. PENETRATIONS FOR PIPES AND CONDUITS THROUGH RATED ASSEMBLIES SHALL BE A UL LISTED THROUGH-PENETRATION FIRESTOP SYSTEM WITH A RATING EQUAL TO THAT OF THE RATED ASSEMBLY THROUGH WHICH THEY PASS. C. COLUMNS, GIRDERS, BEAMS, JOISTS, DECKS AND SLABS -- ALL ARE EXISTING AND HAVE EXISTING FIRE PROTECTION, IF APPLICABLE WHICH SHALL REMAIN, WHERE SUCH FIRE PROTECTION IS DAMAGED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AND FIRE PROTECTION RATING. TENANT CEILING (NON-COMBUSTIBLE) DOES NOT FORM A PART OF THE LL RATED ROOF ASSEMBLY. D. ALL CEILING AND WALL MATERIALS MUST BE CLASS 'A'; INTERIOR FINISHES TO BE CLASS III OR GREATER. DOES NOT APPLY TO TRIM DEFINED AS BASEBOARDS AND MOLDINGS, OR TO MATERIALS LESS THAN 1/28 INCH IN THICKNESS APPLIED DIRECTLY TO SURFACE OF WALLS OR CEILINGS.																							
DTL. DETAIL	OCC. OCCUPANCY							FIRE EXTINGUISHERS: TO BE PROVIDED AND INSTALLED IN THE QUANTITY, TYPE AND LOCATIONS REQUIRED BY THE FIRE MARSHALL.																	
DWG. DRAWING	O.D. OUTSIDE DIAMETER	LIFE SAFETY SYSTEMS: A. FIRE SPRINKLER SYSTEM - LANDLORD SYSTEM WITH MODIFICATIONS TO SUIT NEW TENANT WORK. SPRINKLER CONTRACTOR TO SUBMIT SHOPS FOR FINAL APPROVAL PRIOR TO ON SITE WORK. CONTRACTOR TO PERFORM SITE VISIT TO VERIFY EXISTING CONDITION. B. EMERGENCY LIGHTING - SEE RCP FOR LOCATIONS AND MEP DRAWINGS FOR POWER AND ENERGY CALCULATIONS.																							
DIA. DIAMETER	OPG. OPENING							FLAME SPREAD RATINGS FOR INTERIOR FINISHES: FLAME SPREAD RATINGS FOR INTERIOR FINISHES SHALL COMPLY WITH LOCAL BUILDING CODE BUT IN NO CASE SHALL EXCEED CLASS C, MAX FLAME SPREAD INDEX OF 200; MAX SMOKE-DEVELOPED INDEX OF 450.																	
DN. DOWN	OPP. OPPOSITE	SANITARY FACILITIES: EXISTING ADA RESTROOM TO REMAIN AT SAME LOCATION AND IS FULLY ACCESSIBLE TO PUBLIC AND EMPLOYEES.																							
DR. DOOR	PT. PAINT							HANDICAP ACCESSIBILITY: THIS TENANT SPACE IS FULLY ACCESSIBLE TO ALL AREAS OCCUPIED BY THE PUBLIC.																	
ELEC. ELECTRICAL	PLYWD. PLYWOOD	SPECIAL FLOOD HAZARD AREA THE PROPERTY IS IN FLOOD ZONE X. PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.																							
EL. ELEVATION	P-LAM. PLASTIC LAMINATE							ZONING MAP (NTS) - M1-5																	
EP. ELECTRICAL PANELBOARD	PNL. PANEL	LOCATION MAP (NTS)																							
EMER. EMERGENCY	QTY. QUANTITY							PROJECT LOCATION																	
EQ. EQUAL	REFLECTED CEILING PLAN	COVER SHEET																							
EQPT. EQUIPMENT	R.B. RUBBER BASE							DOB #M-01222656-11																	
ETC. ETCETERA	REINF. REINFORCING	SHEET NO																							
(E) EXISTING	REQUIRED							T-000.00																	
EXT. EXTERIOR	REV. REVISED/REVISION																								
EXG. EXISTING	RM. ROOM																								
FBO. FURNISHED BY OWNER	SC. SOLID CORE																								
F.C. FIXTURE CONTRACTOR	SCHED. SCHEDULE																								
F.F. FINISH FLOOR	SIM. SIMILAR																								
F.D. FLOOR DRAIN	SPEC. SPECIFICATION																								
FPSC. FIRE PROOF SELF CLOSING	SQ. SQUARE																								
FR. FRAME	SQ.FT. SQUARE FEET																								
FRP. FIBRE REINFORCED POLYMER	SUSP. SUSPENDED																								
F.R.T. FIRE RETARDANT TREATED	TBD. TO BE DETERMINED																								
F.S. FIRE EXTINGUISHER	THK. THICK																								
FURN. FURNISH	TYP. TYPICAL																								
F.O.W. FACE OF WALL	UL. UNDERWRITERS LABORATORIES																								
GA. GAUGE	UN. UNLESS OTHERWISE NOTED																								
G.B. GRAB BAR	VCT. VINYL COMPOSITION TILE																								
G.C. GENERAL CONTRACTOR	V.I.F. VERIFY IN FIELD																								
GWB. GYPSUM WALL BOARD	VERT. VERTICAL																								
HC. HOLLOW CORE	W. WITH																								
H.M. HOLLOW METAL	WC. WATER CLOSET																								
HGT. HEIGHT	WD. WOOD																								



LOCATION OF EXISTING
STOREFRONT TO REMAIN (N.I.S):
33 9TH AVE,
NEW YORK, NY 10014

LOCATION OF PROPOSED WORK
REFER TO ELEVATION SHEET A-300



LOCATION OF EXISTING
STOREFRONT TO REMAIN (N.I.S):
33 9TH AVE,
NEW YORK, NY 10014

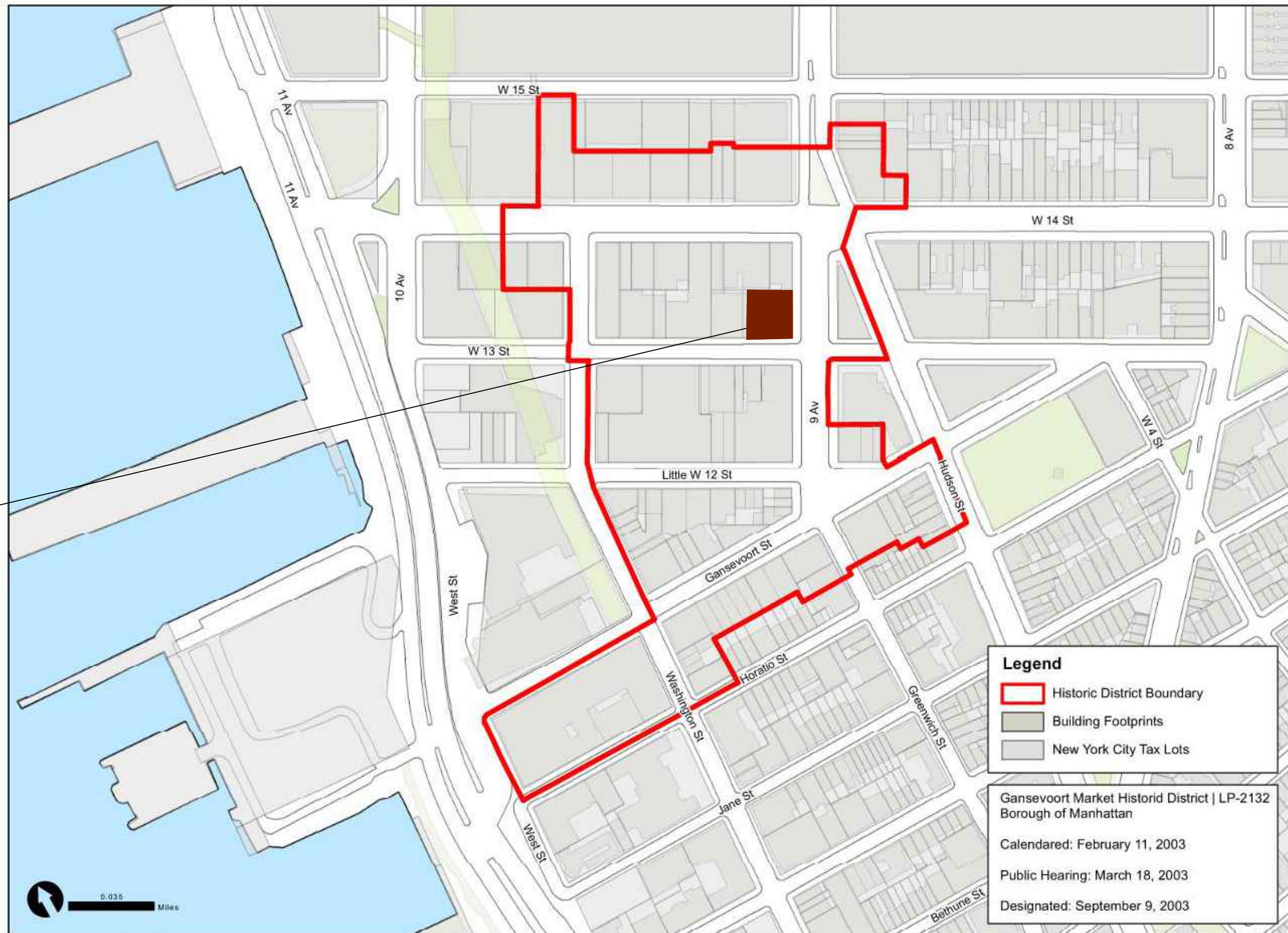
LOCATION OF PROPOSED WORK
REFER TO ELEVATION SHEET A-300

2 EXTERIOR BUILDING PHOTOS (EXISTING)

SCALE: N.T.S

Gansevoort Market Historic District | LP-2132

NYC Landmarks Preservation Commission



PROJECT LOCATION:
33 9TH AVE,
NEW YORK, NY 10014

Legend
Historic District Boundary
Building Footprints
New York City Tax Lots
Gansevoort Market Historic District | LP-2132
Borough of Manhattan
Calendared: February 11, 2003
Public Hearing: March 18, 2003
Designated: September 9, 2003

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.21.2019

3 HISTORIC DISTRICT MAP

SCALE: N.T.S



LOCATION OF PROPOSED WORK
REFER TO ELEVATION SHEET A-300



LOCATION OF PROPOSED WORK
REFER TO ELEVATION SHEET A-300

1 EXTERIOR STOREFRONT PHOTO (EXISTING)

SCALE: N.T.S

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PROJECT NO.: 224155

DATE: 03/09/2025

DRAWN BY: KH

CHECKED BY: MJ

AREA: 3,888 SF

ISSUE FOR DD	04/02/2025
ISSUE FOR LPC	05/06/2025
ISSUE FOR LPC REV A	07/10/2025

SHEET TITLE

EXTERIOR STOREFRONT PHOTOS

DOB #M-01222656-11

SHEET NO

A-100.00

- GENERAL NOTES

EXISTING LIGHT BOX LIGHTING FIXTURES TO REMAIN. G.C. TO INVESTIGATE AND ADVISE IF OPERATIONAL AND IF ANY ELEMENTS REQUIRE REPLACEMENT TO ENSURE FULL OPERATION.
- SIGNAGE GENERAL NOTES

1. SIGNAGE VENDOR TO PROVIDE SIGNAGE SHOPS FOR REVIEW AND APPROVAL

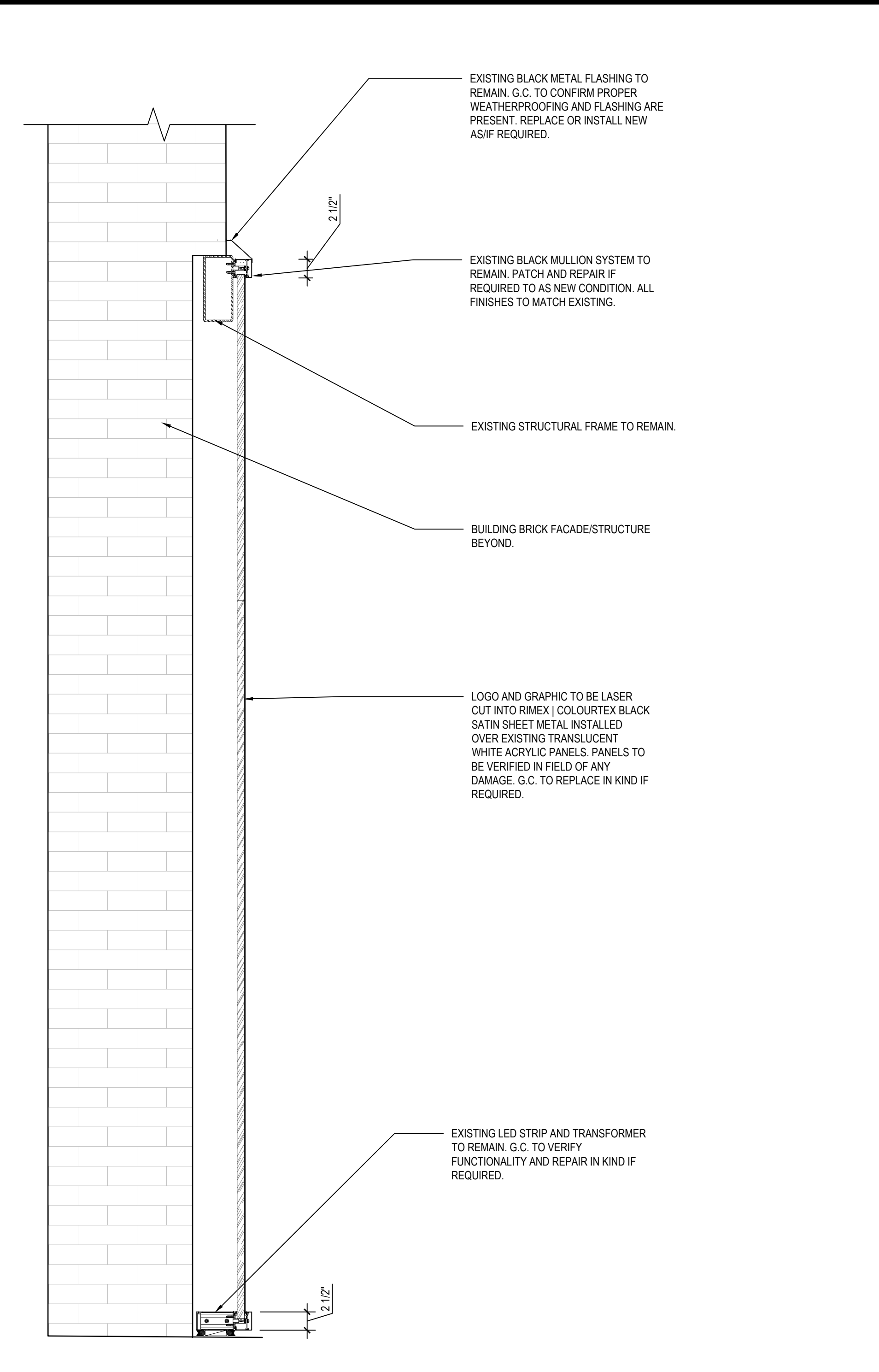
2. ALL SIGNAGE TO BE REVIEWED AND APPROVED BY LL PRIOR TO PRODUCTION AND PERMITTING

3. ALL SIGNAGE TO BE FILED UNDER SEPARATE PERMIT
- STOREFRONT GENERAL NOTES

1. GC MUST COORDINATE ALL TRADES INVOLVED.

2. ALL WORK MUST COMPLY WITH LOCAL CODE AND LANDLORD SPECIFIC RULES AND REGULATIONS.

3. EXISTING FACADE TO REMAIN AND TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. IF DAMAGED, GC TO COORDINATE WITH STOREFRONT VENDOR ON PATCHING AND REPAIRING AS NECESSARY AT THEIR EXPENSE.

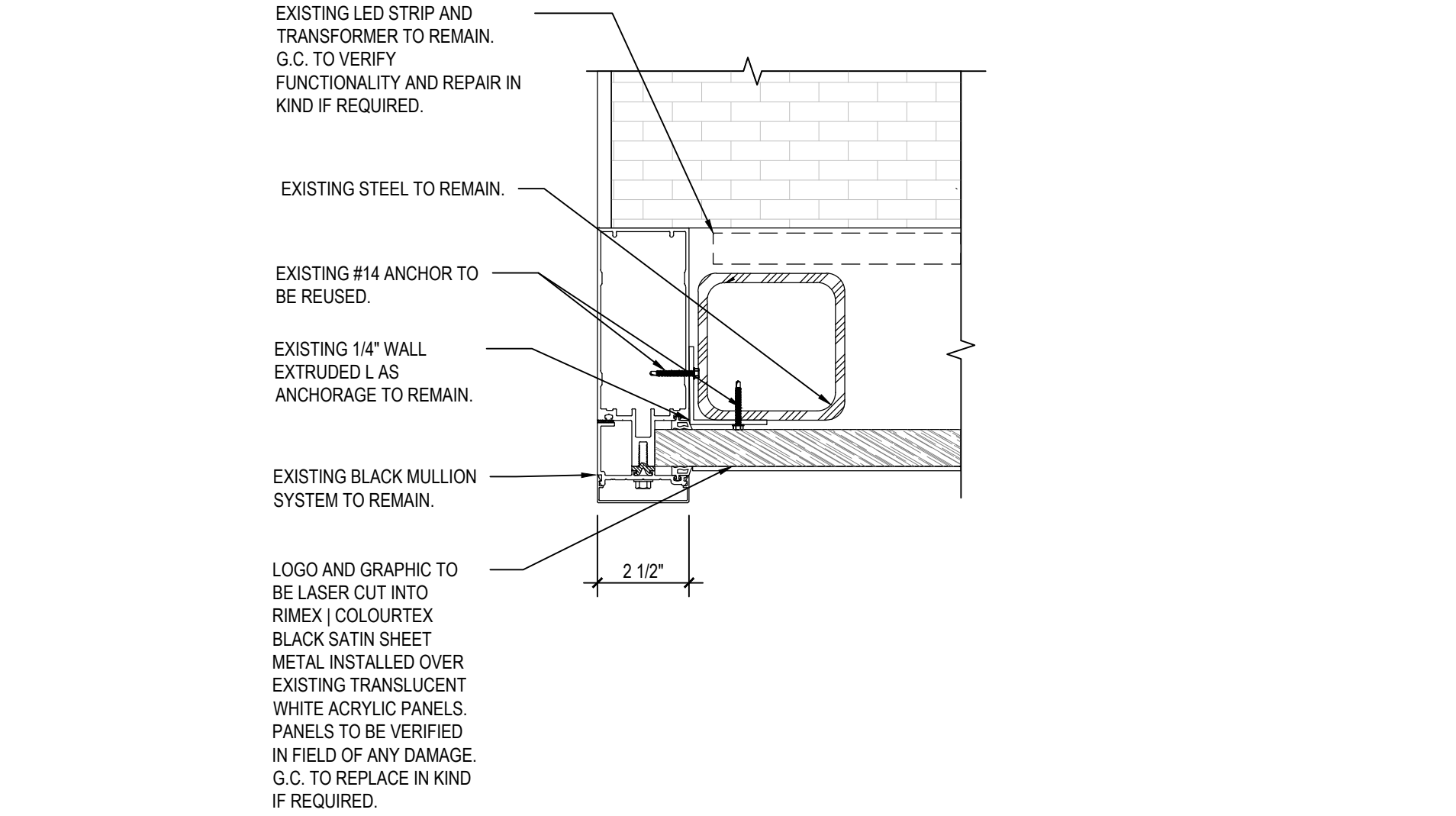
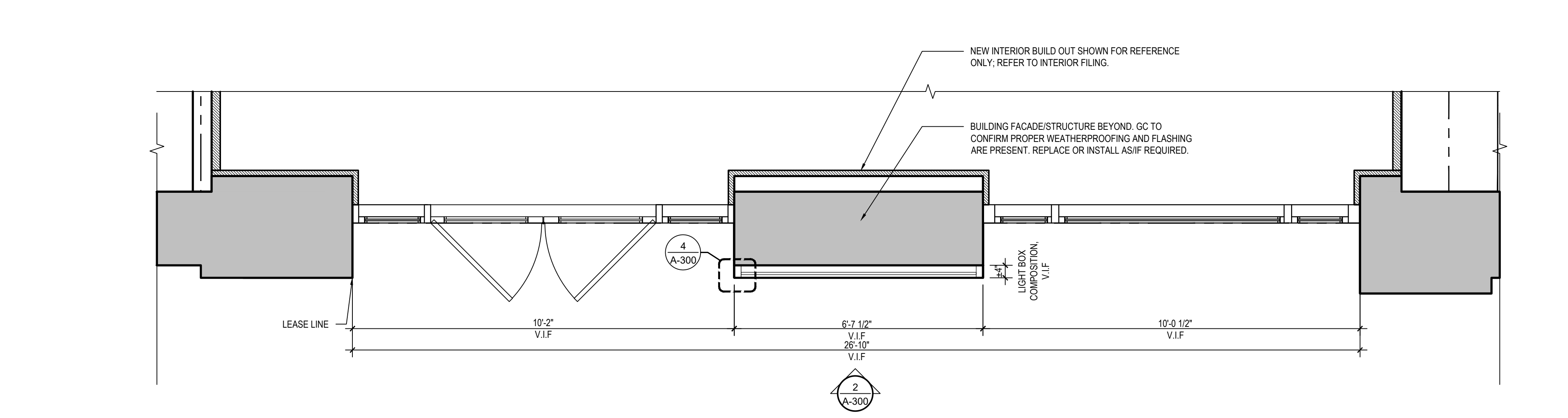


2

STOREFRONT ELEVATION (PROPOSED)
SCALE: 1/2" = 1'-0"

3

STOREFRONT SECTION
SCALE: 1" = 1'-0"



1

STOREFRONT FLOOR PLAN
SCALE: 1/2" = 1'-0"

4

LIGHT BOX JAMB
SCALE: 3" = 1'-0"

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PROJECT NO. : 224155

DATE: 03/09/2025

DRAWN BY: KH

CHECKED BY: MJ

AREA: 3,888 SF

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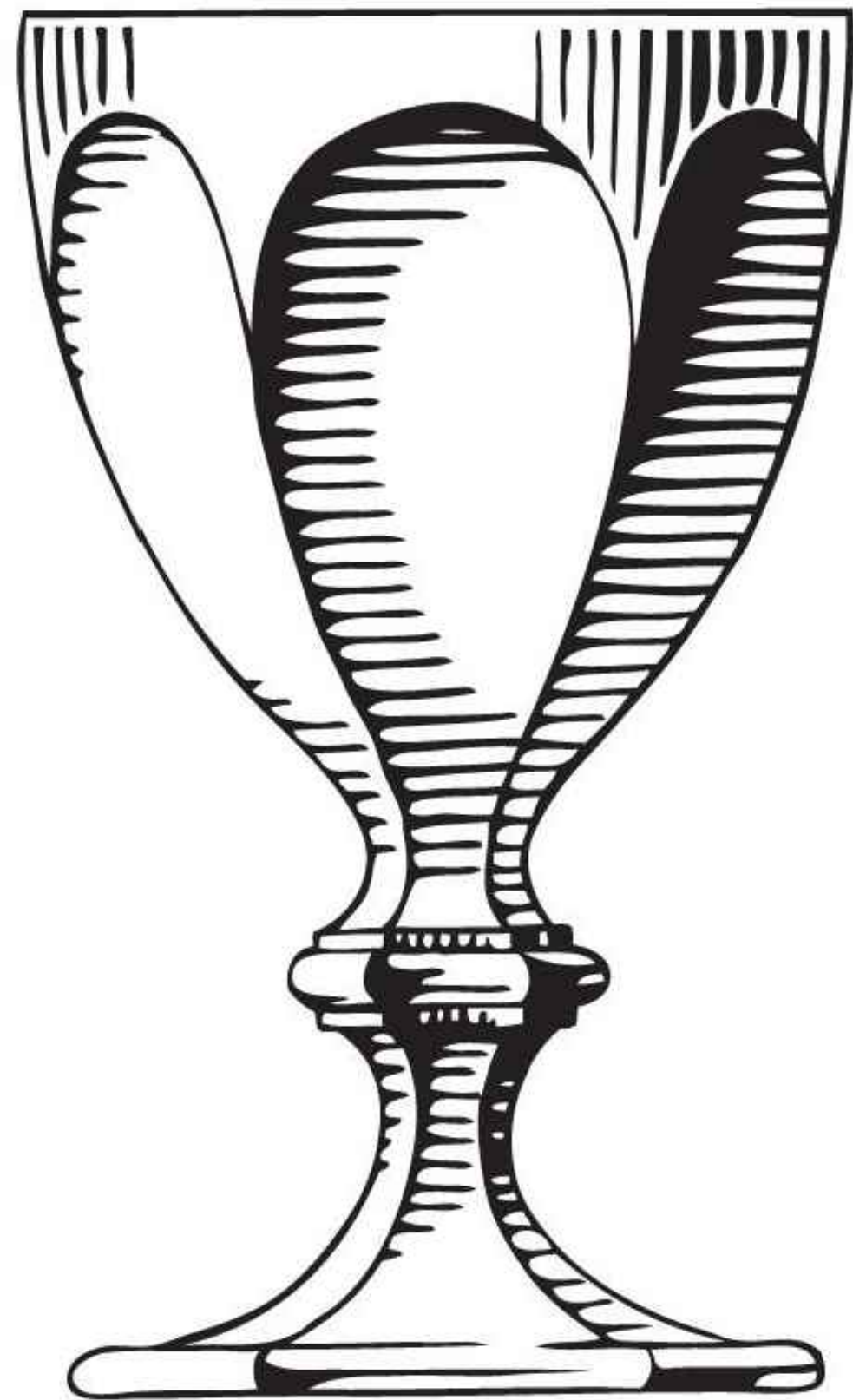
STOREFRONT ELEVATION

DOB #M-01222656-11

SHEET NO

A-300.00

Baccarat



HARCOURT GLASS AND LOGO LASER-CUT INTO
RIMEX | COLOURTEX BLACK SATIN SHEET METAL



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SHEET TITLE
**STOREFRONT
RENDERING AND
GRAPHIC**
DOB #M-01222656-11
SHEET NO

A-301.00

2

LASER CUT LOGO AND GRAPHIC DIAGRAM
SCALE: N.T.S

1

PROPOSED RENDERING
SCALE: N.T.S