

O'NEIL LANGAN ARCHITECTS

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

ISSUED DATES SHEET NO | SHEET TITLE ARCHITECTURAL -000.00 COVER SHEET

A-100.00 EXTERIOR PHOTOS STOREFRONT PLAN & ELEVATION A-300.00 A-301.00 STOREFRONT RENDERING AND GRAPHIC

SHEET LIST

MEP ENGINEERS

P: 732-781-5999

MEYER'S+ ENGINEERS

275 MADISON AVENUE, SUITE 1200

CONTACT: M. ETHAN GOULD

E: ETHAN@MEYERSPLUS.COM

O'NEIL LANGAN ARCHITECTS. PC

118 WEST 22ND ST., 6TH FLOOR

CONTACT: MARIA JESSELLI

STRUCTURAL ENGINEERS

211 SOMERVILLE ROAD

BEDMINSTER, NJ 07921

P: 908-442-5568

SCOPE OF WORK: THIS IS A PERMIT APPLICATION FOR EXTERIOR SIGNAGE UTILIZING AN EXISTING LIGHTBOX

NO CHANGE TO USE, EGRESS, OCCUPANCY OR BUILDING STRUCTURE.

SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

MANAGEMENT OR BOARD OF DIRECTORS.

DURING THE EXECUTION OF THE WORK.

PLUMBING, ELECTRICALS, ETC.

REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

CONTACT: SASHA ZONIC

CHRISTIE ENGINEERING, PC

E: SASHA@CHRISTIEENGINEERING.COM

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT RULES AND

. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING NEW YORK CITY AGENCIES.

. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK

. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED

CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR

THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES:

PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN

8. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN

9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON

10. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

NEW YORK, NY 10011

E: MARIA@OLARCH.COM

P: 516-241-6589

| ABBREVIATIONS | | | | | |
|---------------|----------------------------------|----------------|------------------------------------|----------|--|
| ADJ. | ADJACENT | HORIZ. | HORIZONTAL | Τ, | |
| A.F.F. | ABOVE FINISHED FLOOR | IN. | INCH | 1 : | |
| A.C.T | ACOUSTICAL CEILING TILE | INST. | INSTALL | 1 : | |
| ADA | AMERICANS WITH DISABILITIES ACT | INSUL. | INSULATION | 1 ! | |
| ADAAG | ADA ACCESSIBILITY GUIDELINES | KE | KITCHEN EQUIPMENT | | |
| ASTM | AMERICAN SOCIETY FOR TESTING | L.O.D. | LEASE OUTLINE DRAWING | ' | |
| | AND MATERIALS | L.L. | LANDLORD | 1 | |
| BLK. | BLOCKING | LPC | LANDMARKS PRESERVATION | | |
| B.O. | BOTTOM OF | | COMMISSION | 3 | |
| BOH | BACK OF HOUSE | MAX | MAXIMUM | | |
| CL | CENTERLINE | MAT'L. | MATERIAL | | |
| CLR. | CLEAR | MDF | MEDIUM DENSITY FIBERBOARD | \vdash | |
| CLG. | CEILING | MECH. | MECHANICAL | | |
| CNTR. | COUNTER | MFR. | MANUFACTURER | | |
| CNT. | CENTER | MIR. | MIRROR | | |
| COFA | CERTIFICATE OF APPROPRIATENESS | MIN. | MINIMUM | | |
| CONC. | CONCRETE | M.A. | MOISTURE RESISTANT | | |
| COL. | COLUMN | M.O. | MASONRY OPENING | | |
| C.W. | CENTER OF WALL | N/A | NOT APPLICABLE | | |
| CPT. | CARPET | (N) | NEW | | |
| CONT. | CONTINUOUS | N.I.C. | NOT IN CONTRACT | | |
| CONST. | CONSTRUCTION | NO. | NUMBER | | |
| C.G. | CORNER GUARD | N.P. | NEUTRAL PIER | | |
| CMU | CONCRETE MASONRY UNIT | N.T.S. | NOT TO SCALE | | |
| DEMO | DEMOLITION | 0/ | OVER | | |
| DIM. | DIMENSION | O.C. | ON CENTER | | |
| DTL. | DETAIL | OCC | OCCUPANCY | | |
| DWG. | DRAWING | O.D. | OUTSIDE DIAMETER | | |
| DIA. | DIAMETER | OPG. | OPENING | | |
| DN. | DOWN | OPP. | OPPOSITE | | |
| DR. | DOOR | PT. | PAINT | | |
| ELEC. | ELECTRICAL | PLYWD. | PLYWOOD | | |
| EL. | ELEVATION ELECTRICAL PANEL BOARD | P-LAM. | PLASTIC LAMINATE | | |
| E.P. | ELECTRICAL PANELBOARD | PNL QTY. | PANEL | | |
| EMER. | EMERGENCY | RCP | QUANTITY REFLECTED CEILING PLAN | | |
| EQ. EQPT. | EQUAL EQUIPMENT | R.B. | RUBBER BASE | | |
| EQP1. ETC | ETCETERA | R.B. REINF. | REINFORCING | | |
| | EXISTING | REQ'D. | REQUIRED | | |
| (E) EA. | EACH | REV. | REVISED/REVISION | | |
| EXT. | EXTERIOR | RM | ROOM | | |
| EXT. | EXISTING | SC | SOLID CORE | | |
| FBO. | FURNISHED BY OWNER | SCHED. | SCHEDULE | | |
| F.C. | FIXTURE CONTRACTOR | SIM. | SIMILAR | | |
| F.F. | FINISH FLOOR | SPEC. | SPECIFICATION | | |
| F.D. | FLOOR DRAIN | SQ. | SQUARE | | |
| FPSC | FIRE PROOF SELF CLOSING | SQ.FT. | SQUARE FEET | | |
| FR | FRAME | SUSP. | SUSPENDED | | |
| FRP | FIBRE REINFORCED POLYMER | TBD. | TO BE DETERMINED | | |
| F.R.T. | FIRE RETARDANT TREATED | TEMP. | TEMPERED | | |
| F.S. | FIRE EXTINGUISHER | THK | THICK | | |
| FURN. | FURNISH | TYP. | TYPICAL | | |
| F.O.W. | FACE OF WALL | UL | UNDERWRITERS LABORATORIES | | |
| GA. | GAUGE | UON | 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 | | |
| | | | | 1 | |

ZONING ANALYSIS BOROUGH: MANHATTAN RESIDENTIAL UNITS: YES - CONDO YES, GANSEVOORT MARKET HISTORIC DISTRICT BLOCK: TOTAL UNITS: LOT: 7503 ZONING: C7 - CONDOMINIUMS -ENVIRONMENTAL RES.: N/A 1012238 COMMERCIAL BUILDING LOT AREA: 10,330 SF SPECIAL DISTRICT: GROSS FLOOR AREA: 73,409 SF COMMERCIAL OVERLAY: N/A NUMBER OF FLOORS: ZONING MAP NUMBER: 8B SPRINKLERED SPRINKLER SYSTEM:

BUILDING CODE ANALYSIS AND CODE NOTES

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 ELECTRICAL CODE 2022 NEW YORK CITY PLUMBING CODE 2022 NEW YORK CITY MECHANICAL CODE

2020 NEW YORK CITY ENERGY CONSERVATION CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ICC A177.1 - 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

= 112 OCCUPANTS

CONSTRUCTION TYPE:

OCCUPANCY: FIRST FLOOR - (C) MERCANTILE GROUP: (C) EXISTING-NO CHANGE

2022 NEW YORK CITY FIRE CODE

*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.

ZONING USE GROUP: FIRST FLOOR - (6) NO CHANGE

TOTAL OCCUPANCY

(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)

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

71 SQFT / 200 UNIT FACTOR PER OCCUPANT = 0 OCCUPANTS STORAGE 85 SQFT / 0 UNIT FACTOR PER OCCUPANT = 0 OCCUPANTS ADA RESTROOM

3,888 GROSS SF

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

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)

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.

FIRE RATED ASSEMBLIES:

- A. DEMISING WALLS -- EXISTING BUILDING CONSTRUCTION WITH 5/8" TYPE X GYP. BD. AT INTERIOR SIDE BY LL.
- 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.
- 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 L.L. 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.

TO BE PROVIDED AND INSTALLED IN THE QUANTITY, TYPE AND LOCATIONS REQUIRED BY THE FIRE MARSHALL.

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.

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.

EXISTING ADA RESTROOM TO REMAIN AT SAME LOCATION AND IS FULLY ACCESSIBLE TO PUBLIC AND EMPLOYEES.

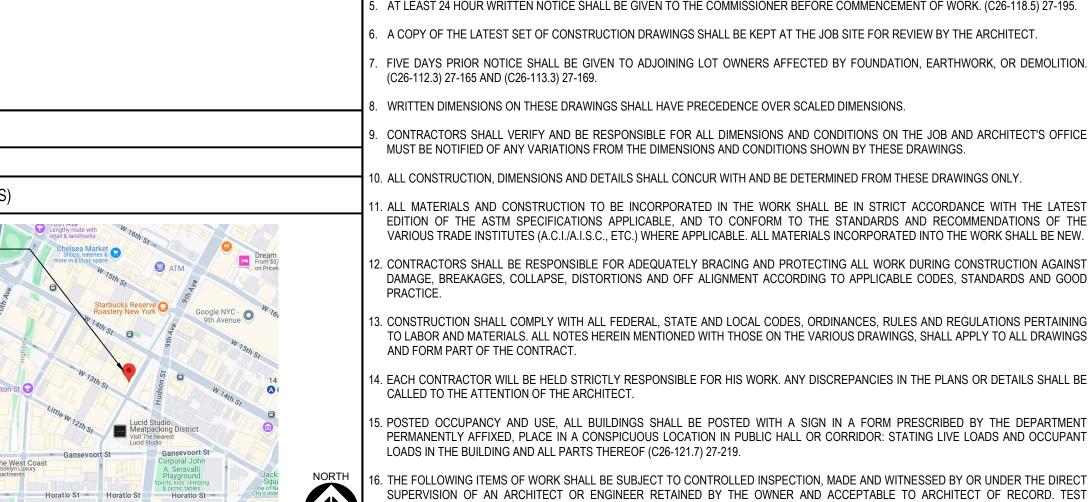
THIS TENANT SPACE IS FULLY ACCESSIBLE TO ALL AREAS OCCUPIED BY THE PUBLIC.

SPECIAL FLOOD HAZARD AREA

THE PROPERTY IS IN FLOOD ZONE X. PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.

ZONING MAP (NTS) - M1-5 PROJECT LOCATION

LOCATION MAP (NTS) 33 9TH AVENUE, NEW YORK, NY 10014



NEW YORK BUILDING DEPARTMENT NOTES

PROJECT DIRECTORY

BACCARAT

635 MADISON AVE.

P: 212.826.2475

LANDLORD

P: 917-710-7560

P: 212-726-0784

NEW YORK, NY 10022

CONTACT: ADAM BANFIELD

MIDTOWN EQUITIES LLC

NEW YORK, NY 10010

141 FIFTH AVENUE, 2ND FLOOR

CONTACT: AMALIA NICHOLAS

E: ANICHOLAS@MEQS.COM

E: MHADDAD@MEQS.COM

GENERAL NOTES

CONTACT: MICHAEL HADDAD

E: ADAM.BANFIELD@BACCARAT.FR

THESE NOTES ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THE FOLLOW

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.

. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND FACILITIES (C26-105.1 THROUGH 3). . ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE

REQUIREMENTS OF SECTION (C26-106.2) 27-131. ALL ELEVATIONS SHALL BE REFERRED TO DATUM USED BY TOPOGRAPHIC BUREAU, BORO PRESIDENTS OFFICE OF MANHATTAN WHICH IS 2.75' ABOVE THE U.S. COAST AD GEODETIC SURVEY MEAN LEVEL DATUM AT SANDY HOOK. ALL ELEVATIONS INDICATED ARE ACTUAL

ELEVATIONS AND REFER TO DATUM USED BY TOPOGRAPHICAL BUREAU, BORO PRESIDENT'S OFFICE MANHATTAN (C26-110.3) 27-158. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK. (C26-118.5) 27-195.

. FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK, OR DEMOLITION.

. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECT'S OFFICE

0. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.

1. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE

12. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD

TO LABOR AND MATERIALS. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS

16. THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT.



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERT ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH RCHITECT. DO NOT SCALE BLUEPRINTS.

| PROJECT NO.: 224155 |
|---------------------|
| DATE: 03/09/2025 |
| DRAWN BY: KH |
| CHECKED BY: MJ |
| ADEA: 2 000 CE |

| ARE | EA: 3,888 SF | |
|-----|---------------------|-----------|
| | ISSUE FOR DD | 04/02/202 |
| | ISSUE FOR LPC | 05/06/202 |
| | ISSUE FOR LPC REV A | 07/10/202 |
| | | |
| | | |
| | | |
| | | |

COVER SHEET



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 PROPOSED WORK REFER TO ELEVATION SHEET A-300

SOCIETY DOUGHE

WH S

Claim of the start of District | LP-2132

Body NRK (NY 2014

Body NRK (NY 2014

Body NRK (NY 2014)

Body NRK

HISTORIC DISTRICT MAP
SCALE: N.T.S



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

FOR LEAST.

Sold Space.

Secondary

Secondar

LOCATION OF PROPOSED WORK
REFER TO ELEVATION SHEET A-300

O'NEIL LANGAN
ARCHITECTS

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

ENGINEER

MEATPACKING DISTRICT
33 9TH AVENUE
NEW YORK, NY 10014

STERED ARCHITECT

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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

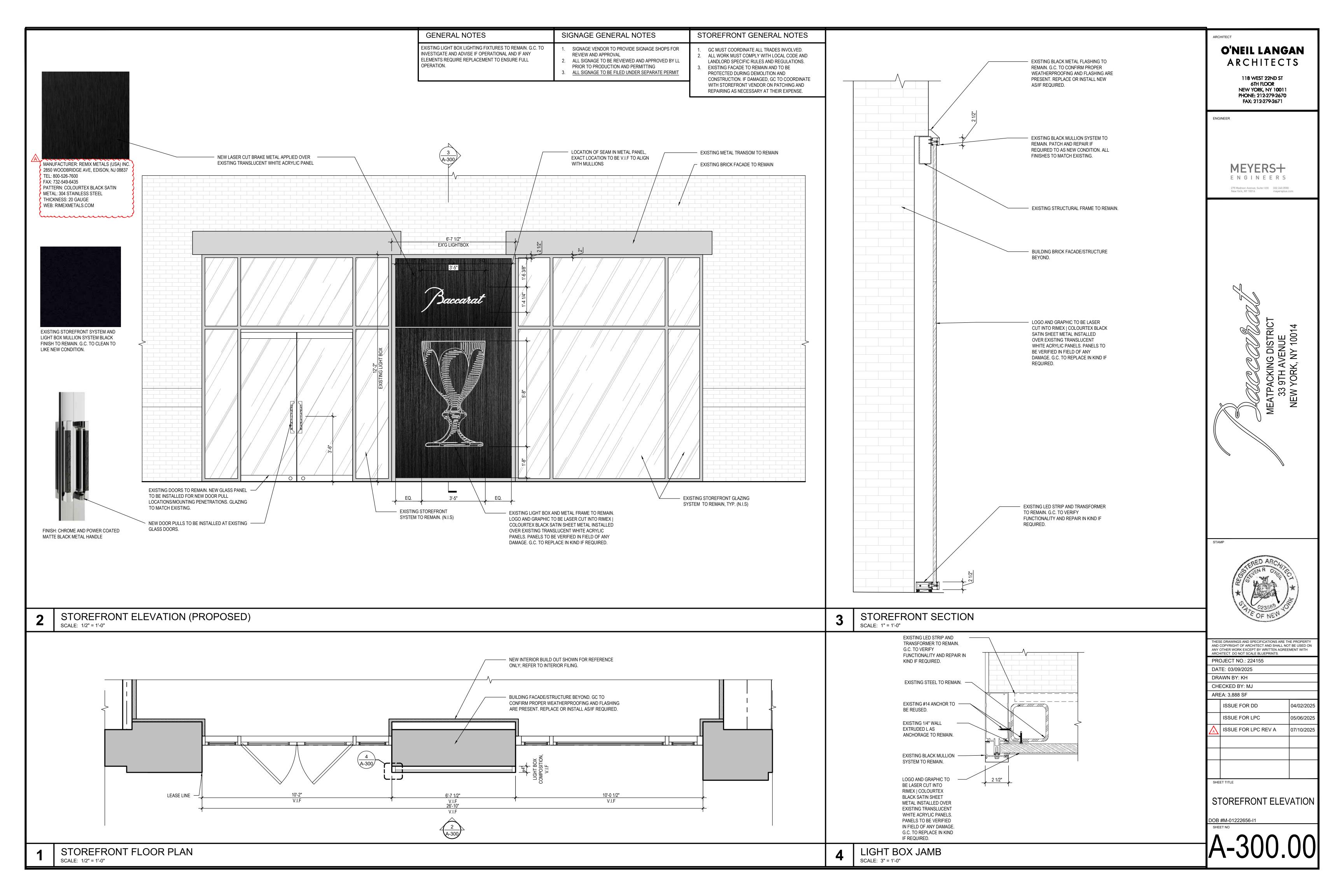
HEET TITLE

EXTERIOR STOREFRONT PHOTOS

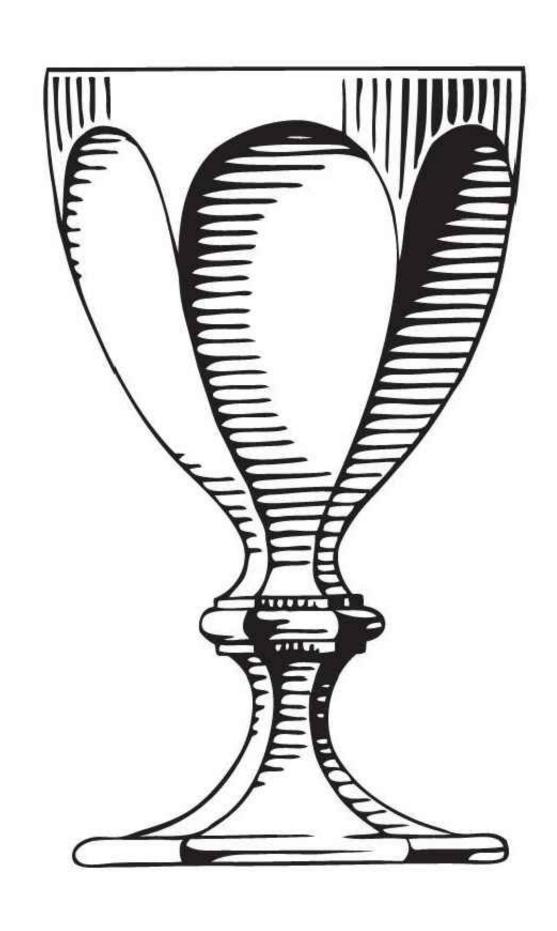
OB #M-012226 SHEET NO

A-100.00

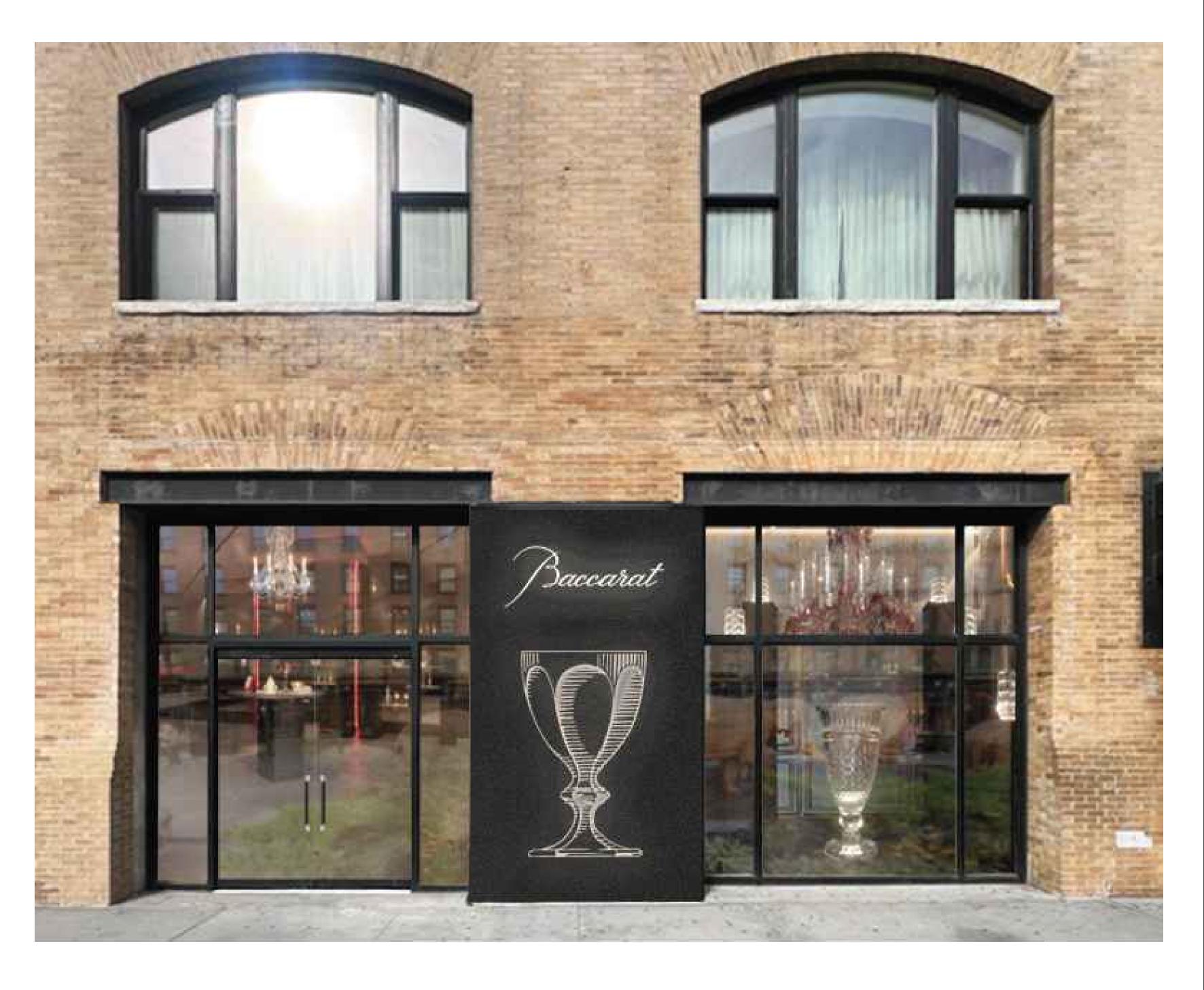
LOCATION OF EXISTING
STOREFRONT TO REMAIN (N.I.S):
33 9TH AVE,
NEW YORK, NY 10014



Baccarat



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



O'NEIL LANGAN ARCHITECTS

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MEYERS+ ENGINEERS





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| DATE: 03/09/2025 | | | | | |
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| DRAWN BY: KH | | | | | |
| CHECKED BY: MJ | | | | | |
| AREA: 3,888 SF | | | | | |
| | ISSUE FOR DD | 04/02/2025 | | | |
| | ISSUE FOR LPC | 05/06/2025 | | | |
| A | ISSUE FOR LPC REV A | 07/10/2025 | | | |
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STOREFRONT RENDERING AND GRAPHIC DOB #M-01222656-I1