

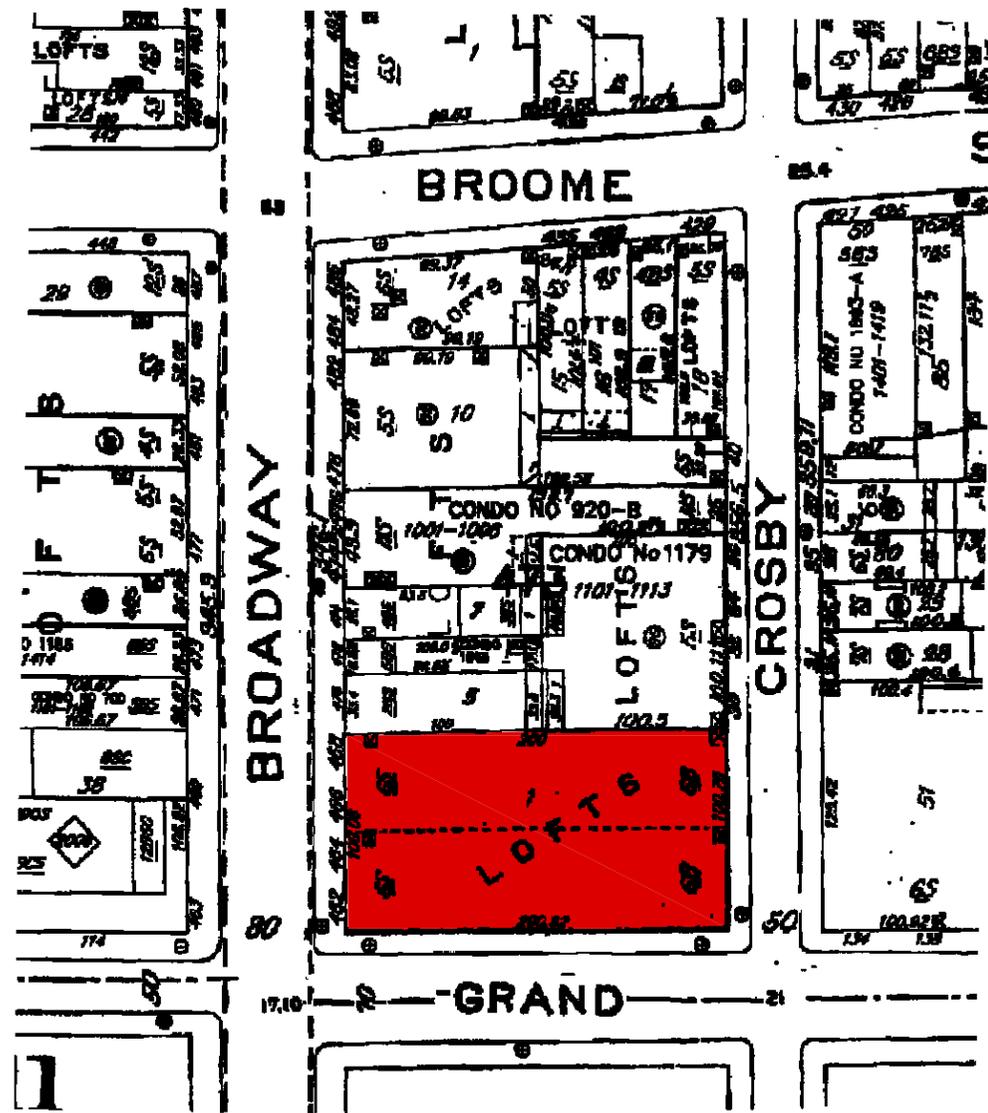
462 BROADWAY
MERINGOFF PROPERTIES

STOREFRONT
RESTORATION

PBDW ARCHITECTS

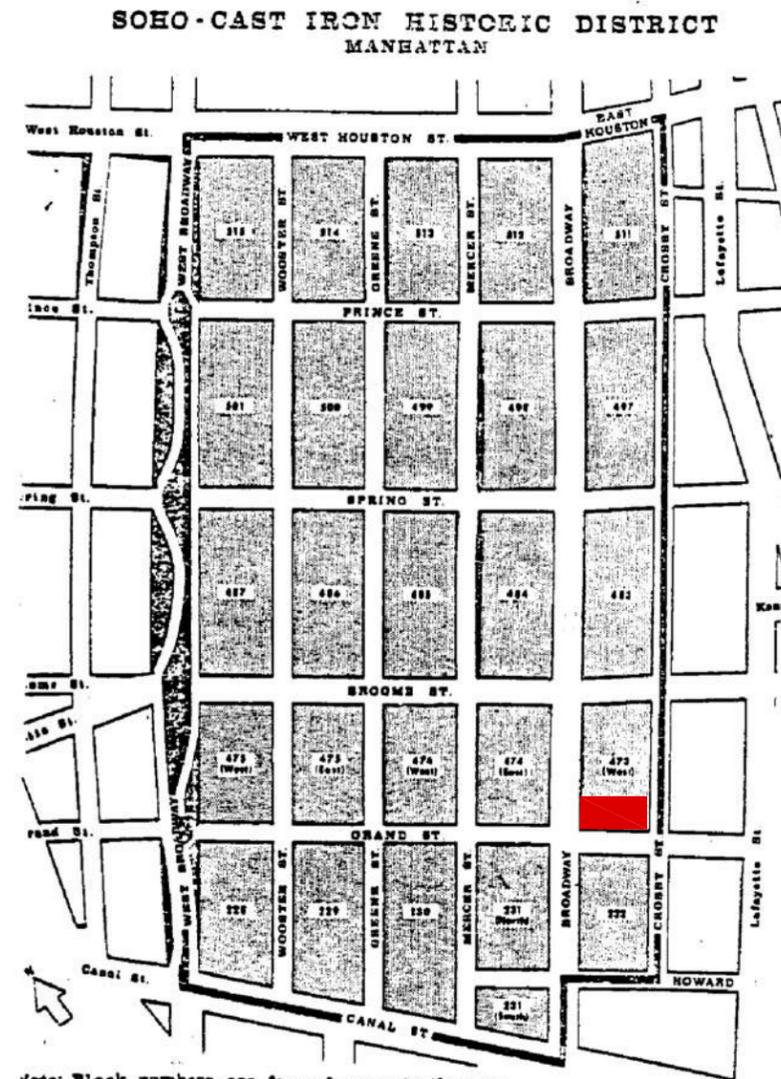
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August 20, 2015



SANBORN MAP

BLOCK: 473
 LOT: 1
 BOROUGH: MANHATTAN



HISTORIC DISTRICT MAP

PBDW ARCHITECTS

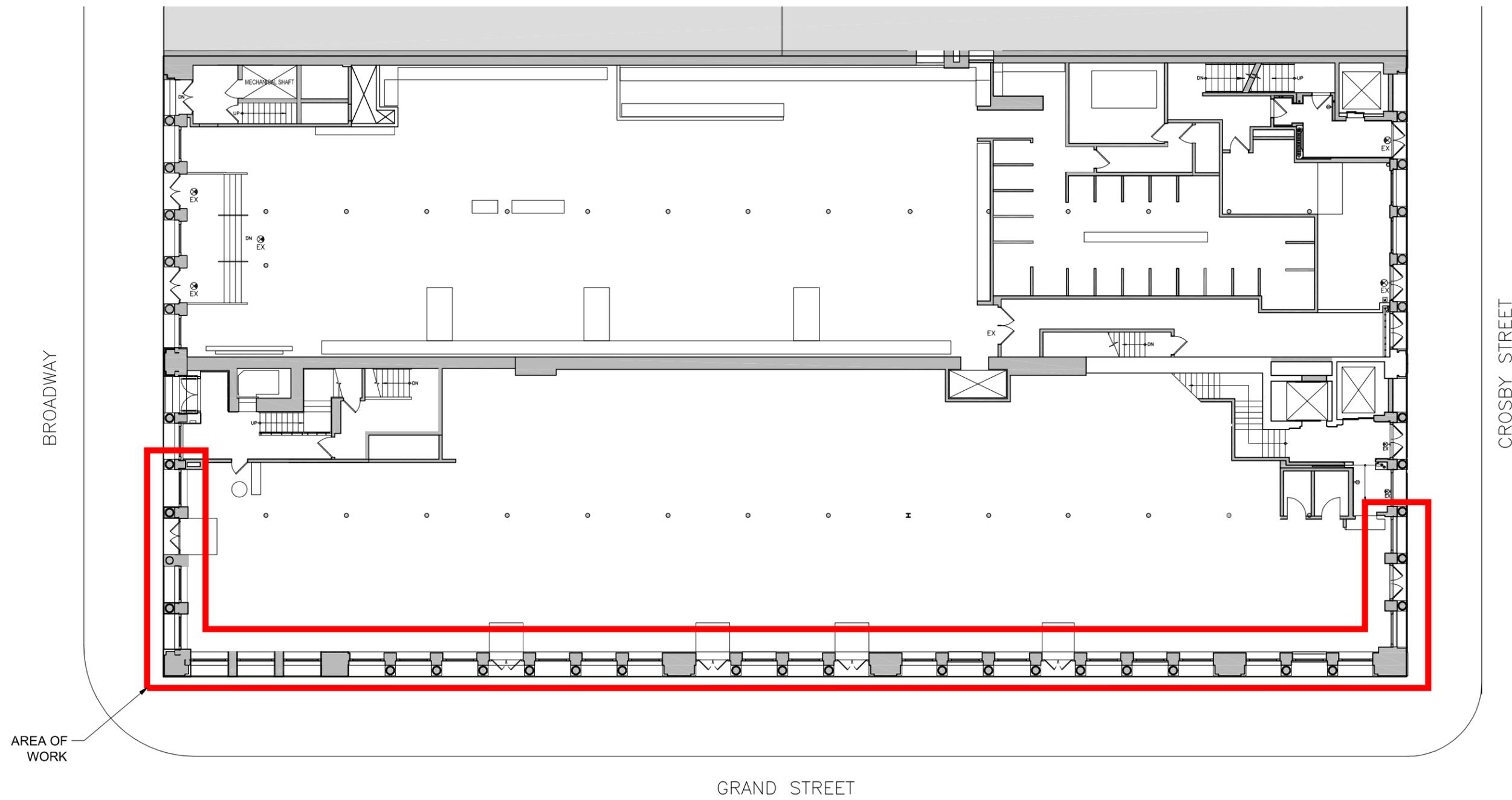
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CONTEXT MAPS

462 Broadway
 New York, NY 10013

DATE
 08/20/15

01

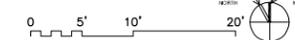


AREA OF WORK

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KEY PLAN

DATE
 08/20/15

02

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MILLS & GIBB, BROADWAY AND GRAND STREET.

CIRCA 1893
BROADWAY & GRAND STREET



CIRCA 1940s
TAX PHOTO

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**HISTORIC
PHOTOGRAPHS**

DATE	03
08/20/15	



Soho-Cast Iron Historic District, N.Y. Photo Credit: N.Y.C. L.P.C.

CIRCA 1973
GRAND STREET



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1991
BROADWAY & GRAND STREET

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HISTORIC PHOTOGRAPHS

DATE
08/20/15

3A



EXISTING VIEW AT BROADWAY AND GRAND STREET

AREA OF WORK



EXISTING VIEW AT GRAND STREET AND CROSBY STREET

AREA OF WORK

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EXISTING PHOTOGRAPHS

DATE	04
08/20/15	



BROOME ST

GRAND ST

BROADWAY



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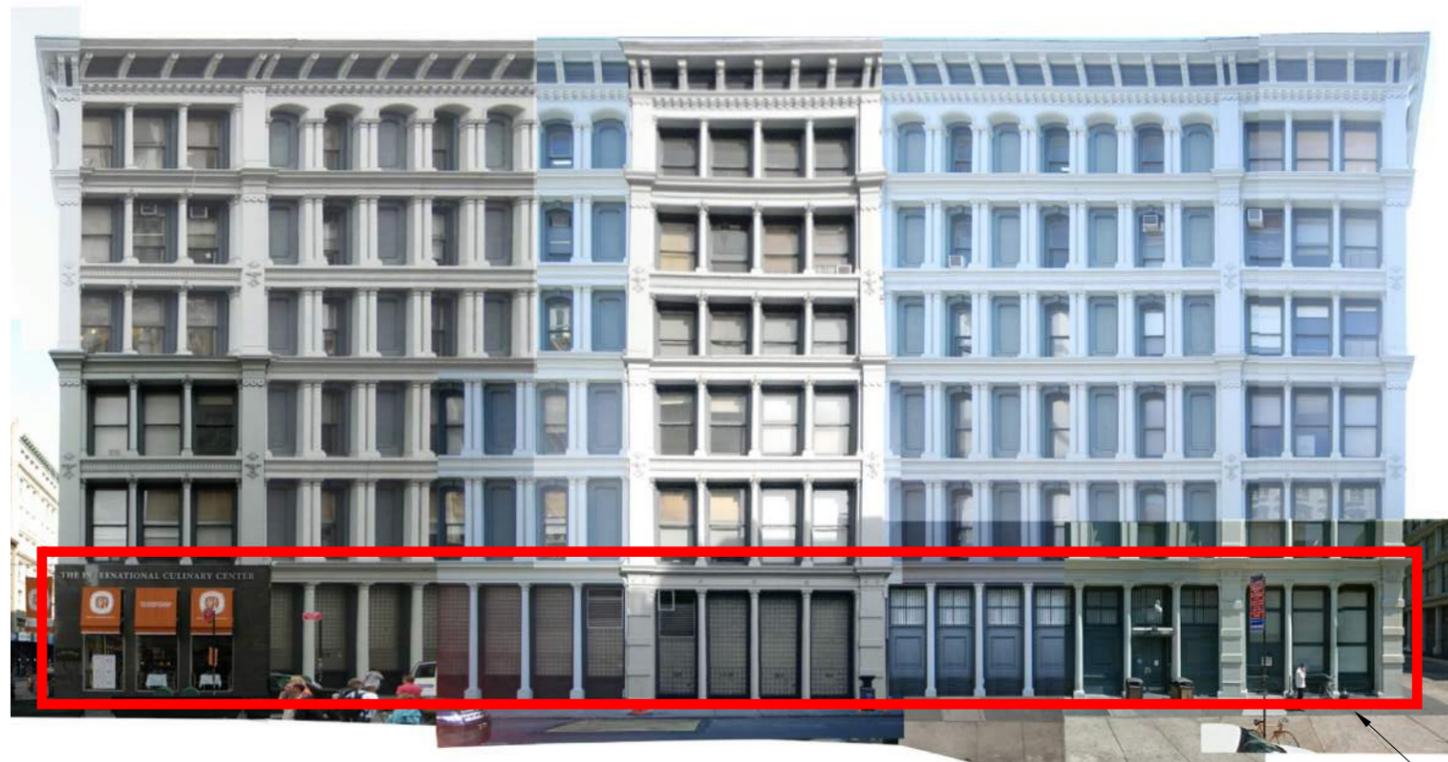
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BROADWAY PHOTOMONTAGE

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08/20/15 **05**

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GRAND STREET FACADE



CROSBY STREET FACADE

AREA OF WORK

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**GRAND & CROSBY ST
 PHOTOMONTAGES**

DATE	06
08/20/15	



Little Singer Building, 561-63 Broadway. Ernest Flagg, 1902-04. MCNY

561 BROADWAY
1902

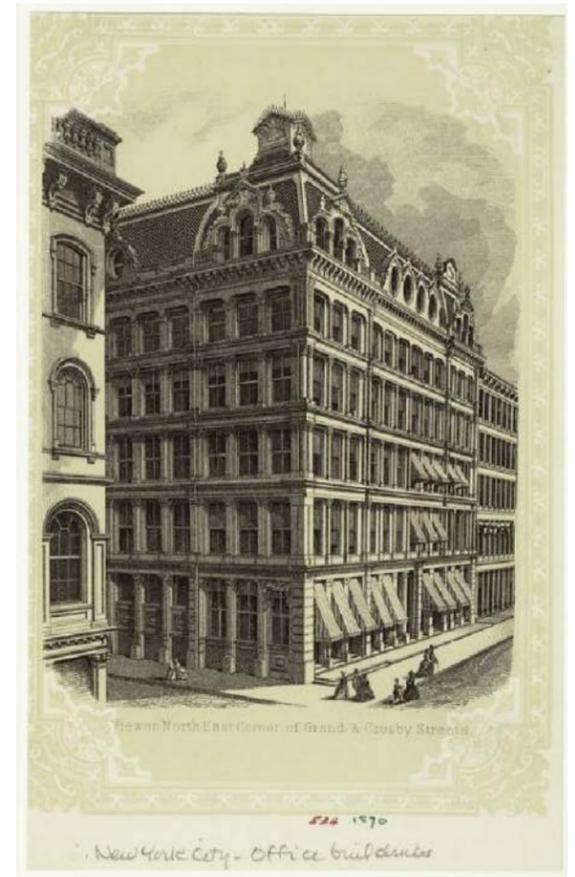


Mills & Gibb Building, northeast corner of Broadway and Grand Street. John Correja, 1879-80. View to the northeast. NYHS.

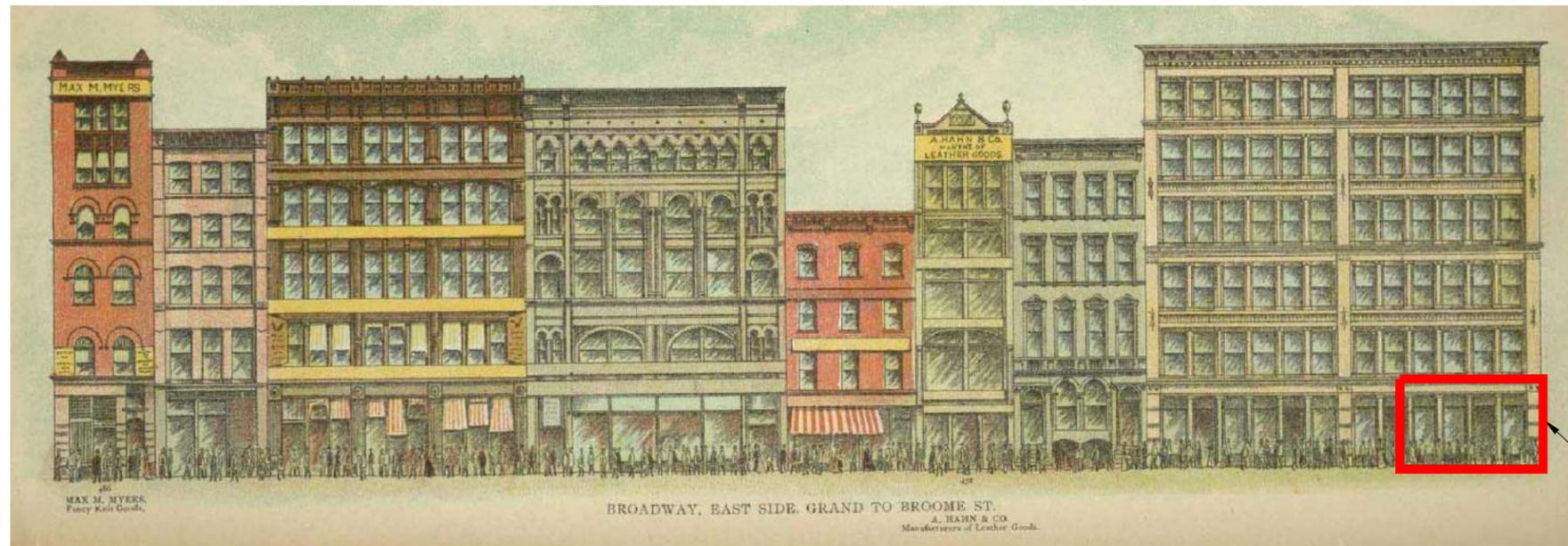
462 BROADWAY & GRAND ST
CIRCA 1893



85 GRAND STREET
CIRCA 1879



140 GRAND ST & CROSBY ST
1870



BROADWAY BETWEEN GRAND & BROOME EAST SIDE
1899



AREA OF WORK



462 BROADWAY

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HISTORIC CONTEXT PHOTOS

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New York, NY 10013

DATE	07
08/20/15	



NON HISTORIC GLASS BLOCK ON GRAND STREET FACADE



ORIGINAL GRILLES & CAST-IRON PANELLING GRAND STREET FACADE



ALTERED STOREFRONT GRAND STREET FACADE



EXISTING PAINTED METAL MESH SIGNAGE



EXISTING GRANITE CLADDING ON BROADWAY AND CONTINUING ON GRAND STREET

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EXISTING CONDITION
PHOTOGRAPHS

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0 5' 10' 20'

**EXISTING GRAND STREET
 ELEVATION**

DATE
 08/20/15 **09**

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EXISTING MESH SIGNAGE
 EXISTING FLAGPOLE
 METAL AND GLASS DOOR
 NON HISTORIC GRANITE CLADDING
 STOREFRONT GLASS AND FRAMING

EXISTING FLAGPOLE
 CAST-IRON CORNICE
 SIGNAGE
 AWNING
 SIGNAGE

GRAND ST.

GRAND ST.

AREA OF PREVIOUS RESTORATION
 AREA OF WORK

BROADWAY FACADE

CROSBY STREET FACADE

AREA OF WORK
 AREA OF PREVIOUS RESTORATION

PAINTED WOOD DOOR AND FRAME WITH MTL GRILLE TRANSOM
 PAINTED WOODFRAME
 PAINTED MTL HOURGLASS GRILLE
 FROSTED GLASS
 EXISTING MESH SIGNAGE
 NEW DOOR APPROVED UNDER SEPARATE APPLICATION

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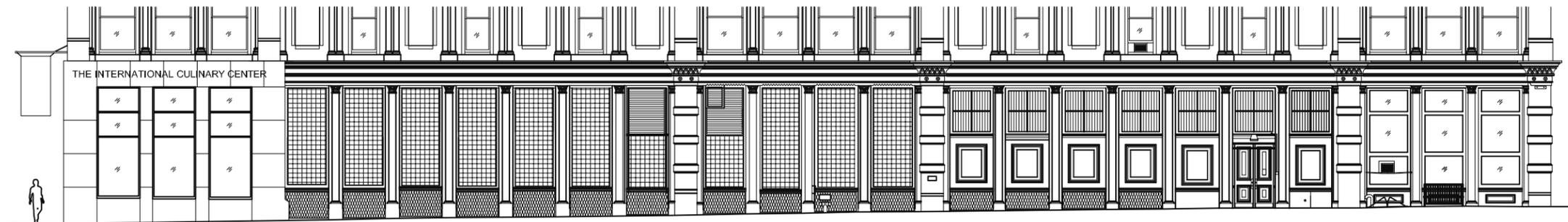
EXISTING BROADWAY & CROSBY STREET ELEVATIONS

0 5' 10' 20'

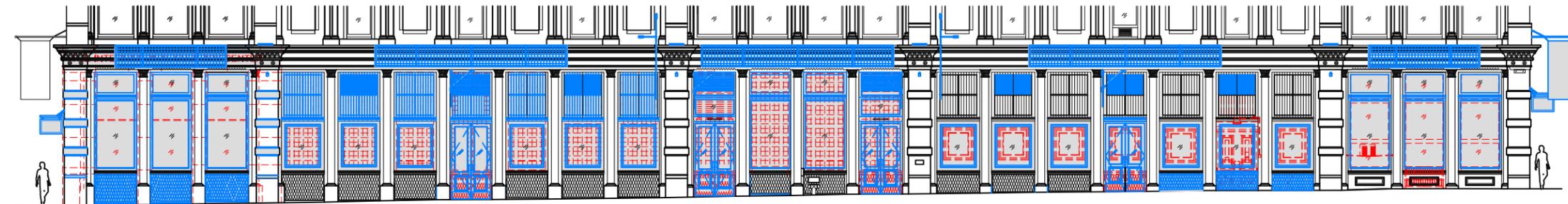
DATE
 08/20/15

10

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GRAND STREET EXISTING CONDITIONS



GRAND STREET DEMOLITION AND PROPOSED

- - - - - DEMOLITION
 [Blue Box] PROPOSED



GRAND STREET PROPOSED

[Grey Box] PROPOSED

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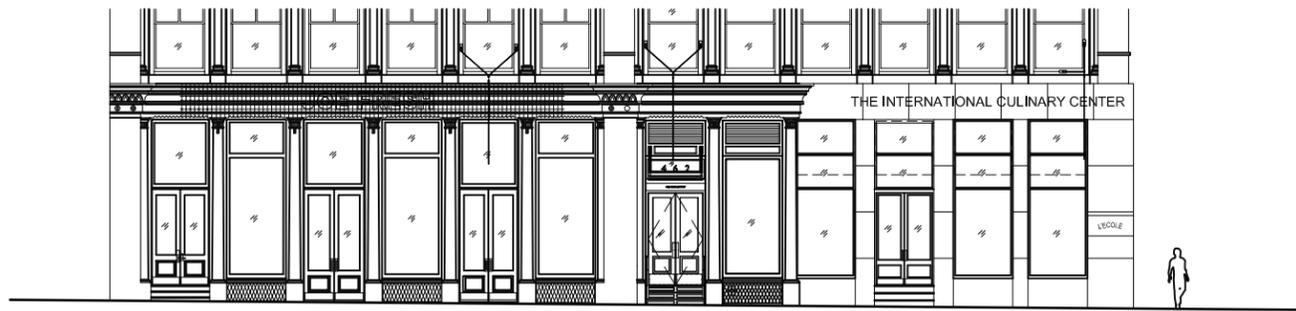
GRAND STREET ELEVATIONS

0 5' 10' 20'

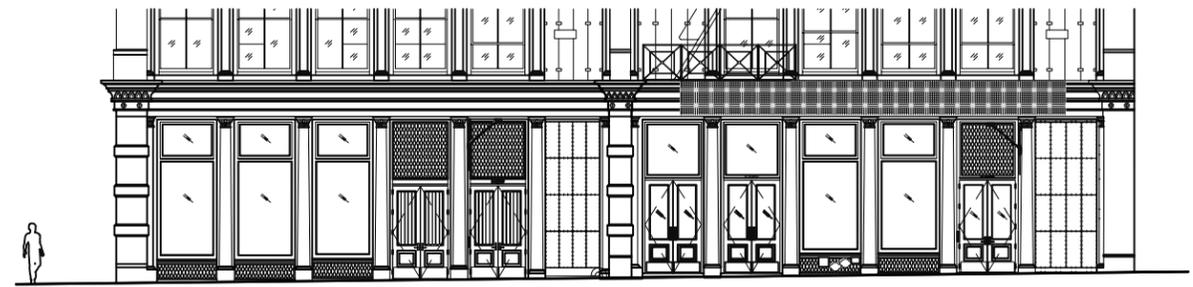
DATE
 08/20/15

11

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BROADWAY EXISTING CONDITIONS

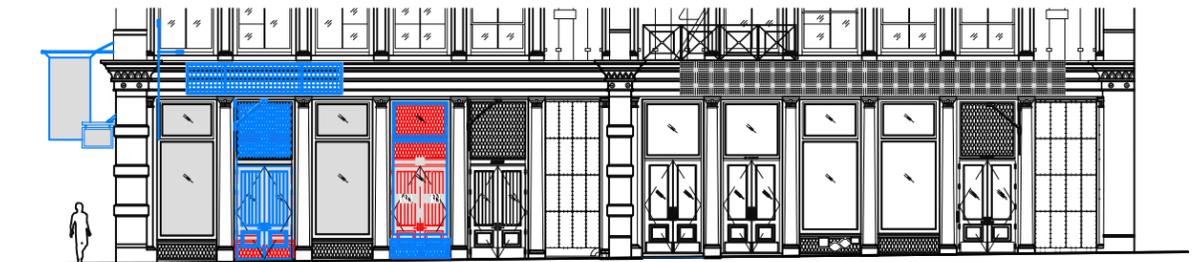


CROSBY STREET EXISTING CONDITIONS



BROADWAY DEMOLITION AND PROPOSED

KEY
 - - - - - DEMOLITION
 [] PROPOSED



CROSBY STREET DEMOLITION AND PROPOSED



BROADWAY PROPOSED

KEY
 [] PROPOSED



CROSBY STREET PROPOSED

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**BROADWAY AND CROSBY
 ELEVATIONS**

0 5' 10' 20'

DATE
 08/20/15

12

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(SIGNAGE OPTION)
PAINTED METAL MESH
NEW CORNICE (CAST
ALUMINUM)
EXISTING FLAGPOLE

(SIGNAGE OPTION) LPC
APPROVED AWNING -
REFER TO RENDERINGS
ACCENT UPLIGHT
FLAGPOLE AT CROSBY
STREET

ACCENT DOWNLIGHT
(SIGNAGE OPTION) LPC
APPROVED AWNING -
REFER TO RENDERINGS

AREA
OF
WORK

- NEW PAINTED WOOD BULKHEADS
- NEW PAINTED STEEL HOURGLASS GRILLES
- NEW CAST ALUMINUM RUSTICATION TO MATCH EXISTING
- BRACKET SIGN AT DOOR TYP.
- PAINTED WOOD & GLASS ENTRY DOORS & TRANSOM
- NEW GLAZED TRANSOM OR PAINTED METAL LOUVER IN WOOD FRAME W/ BAR GRILLE TO MATCH EXISTING
- NEW DOUBLE GLAZED STOREFRONT IN WOOD FRAME
- EXISTING SILL AND HOURGLASS GRILLE - PAINT
- FLAGPOLE
- NEW GLASS OR PAINTED METAL LOUVERS IN PAINTED WOOD FRAME
- NEW PAINTED METAL LOUVER IN PAINTED WOOD FRAME
- NEW PAINTED WOOD & GLASS ENTRY DOORS & EXISTING TRANSOM
- EXISTING GLAZED TRANSOM IN WOOD FRAME W/ BAR GRILLE - PAINT
- EXISTING CAST IRON BULKHEAD
- NEW DOUBLE GLAZED STOREFRONT IN PAINTED WOOD FRAME
- NEW PAINTED STEEL HOURGLASS GRILLE

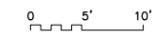
— BAY A - WEST — BAY B - WEST — BAY C — BAY B - EAST — BAY A - EAST —

GRAND STREET PROPOSED ELEVATION
 PROPOSED ALTERATION

PBDW ARCHITECTS

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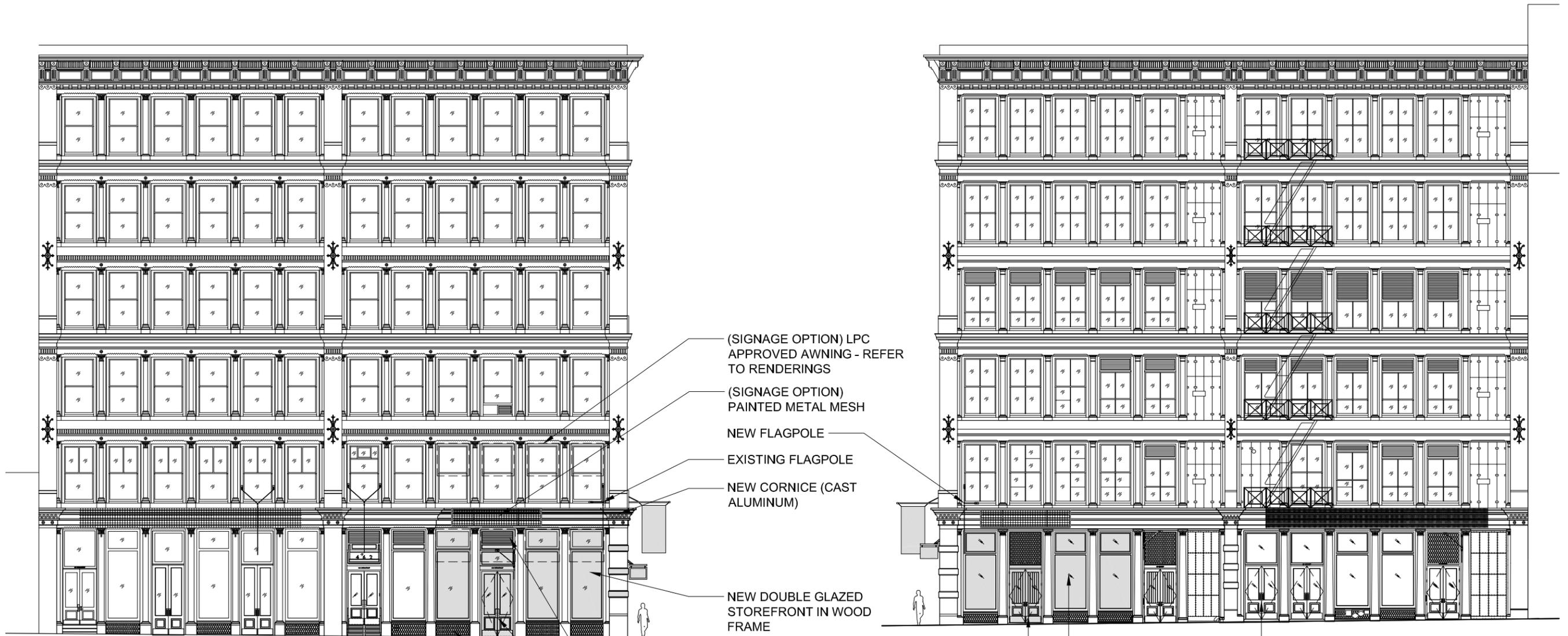
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PROPOSED GRAND
 STREET ELEVATION

DATE	13
08/20/15	

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BROADWAY ELEVATION

CROSBY STREET ELEVATION

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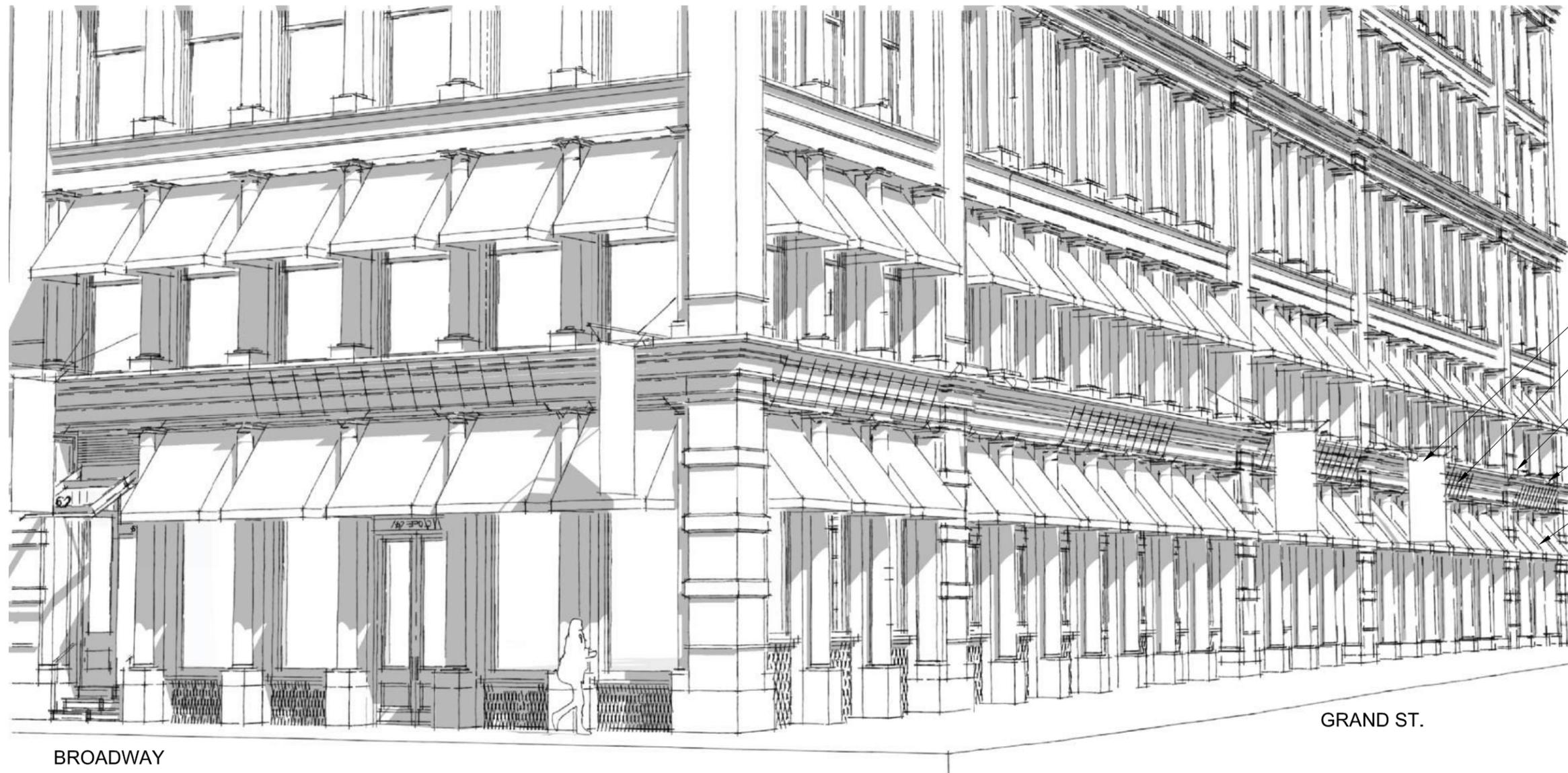
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**PROPOSED BDWY & CROSBY ST.
 ELEVATIONS**

0 5' 10'

DATE 08/20/15 **14**

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- (SIGNAGE OPTION)
FLAGPOLE
- (SIGNAGE OPTION)
PAINTED METAL MESH
- ACCENT UPLIGHT
(MOUNTED ON CORNICE)
- ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON CORNICE)
- (SIGNAGE OPTION)
LPC APPROVED AWNING

PROPOSED AWNING COLORS:

- DARK GREEN
- DARK BLUE
- BURGUNDY
- DARK BROWN
- CREAM

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**BROADWAY & GRAND STREET
SIGNAGE OPTIONS**

DATE	15
8/20/15	



- (SIGNAGE OPTION)
FLAGPOLE
- (SIGNAGE OPTION)
METAL MESH
- ACCENT UPLIGHT
(MOUNTED ON CORNICE)
- ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON
CORNICE)
- (SIGNAGE OPTION)
BRACKET SIGN

BROADWAY

GRAND ST.

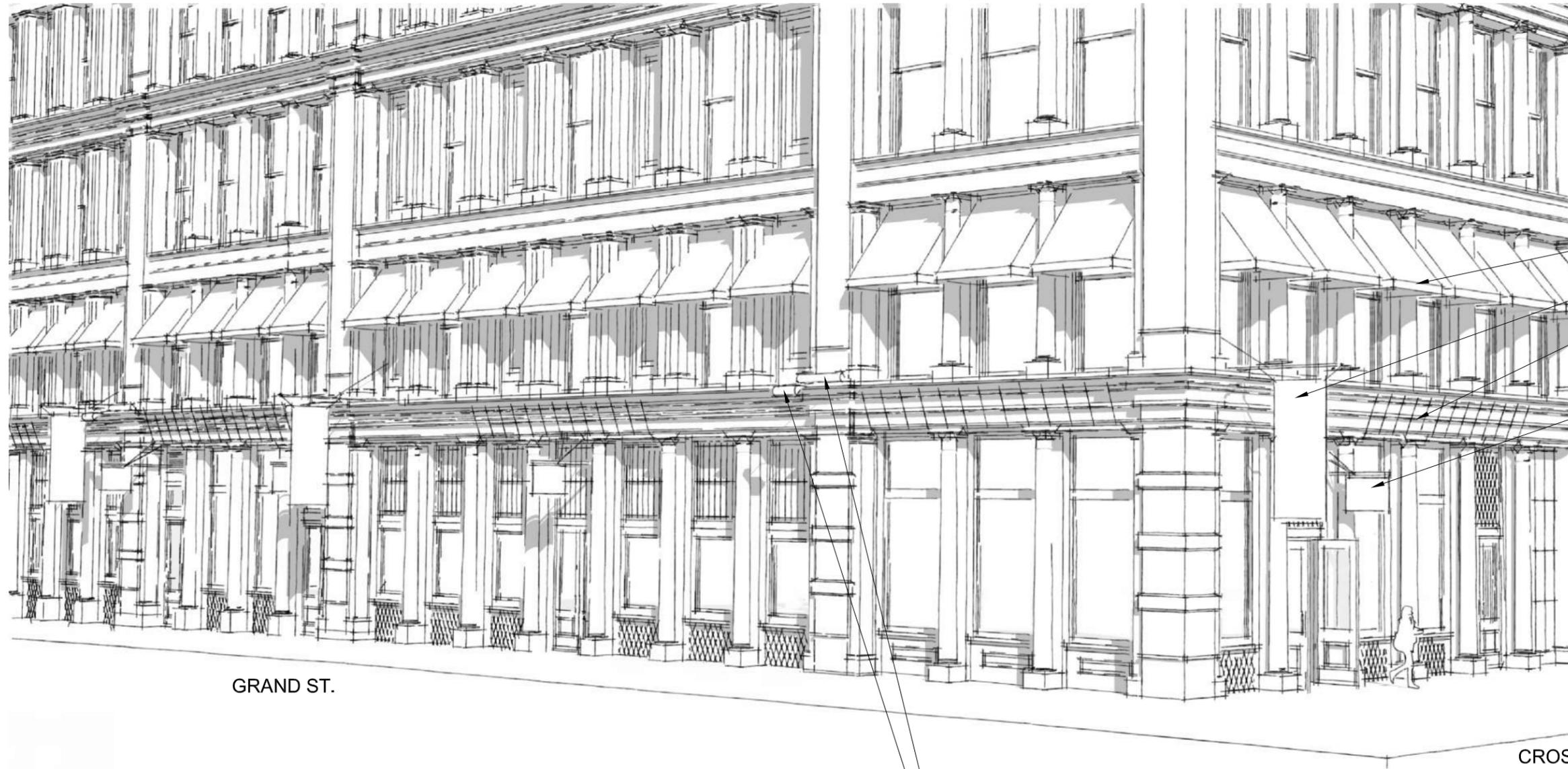
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**BROADWAY & GRAND STREET
SIGNAGE OPTIONS**

DATE	15A
8/20/15	



GRAND ST.

CROSBY ST.

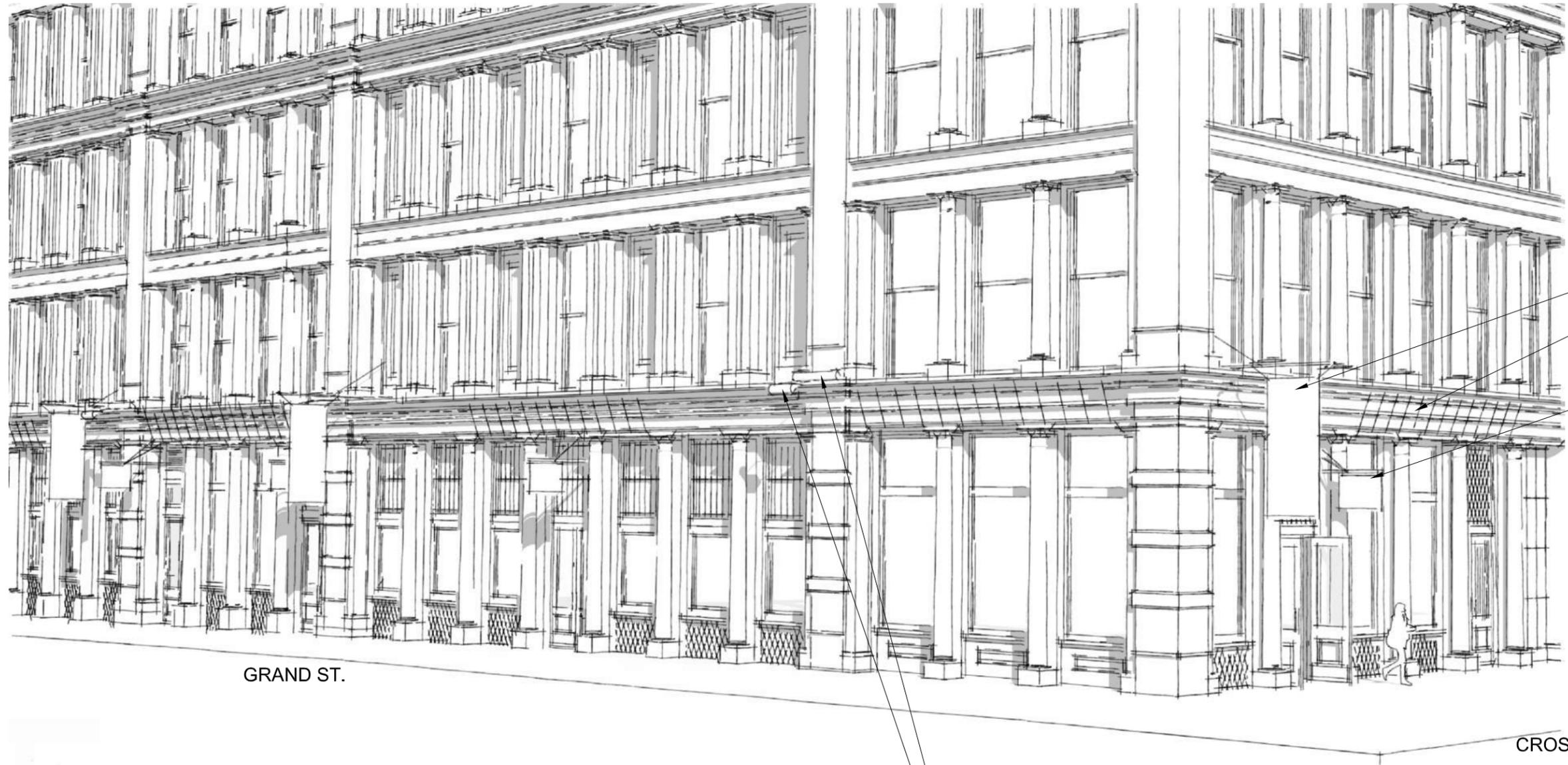
PROPOSED AWNING COLORS:

- DARK GREEN
- DARK BLUE
- BURGUNDY
- DARK BROWN
- CREAM

- ACCENT UPLIGHT (MOUNTED ON CORNICE)
- ACCENT DOWNLIGHT (W/ STEM MOUNTED ON CORNICE)

- (SIGNAGE OPTION) LPC APPROVED AWNING
- (SIGNAGE OPTION) FLAGPOLE
- (SIGNAGE OPTION) METAL MESH
- (SIGNAGE OPTION) BRACKET SIGN

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GRAND ST.

CROSBY ST.

(SIGNAGE OPTION)
FLAGPOLE

(SIGNAGE OPTION)
METAL MESH

(SIGNAGE OPTION)
BRACKET SIGN

ACCENT UPLIGHT
(MOUNTED ON CORNICE)

ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON
CORNICE)

PBDW ARCHITECTS CROSBY STREET & GRAND STREET
SIGNAGE OPTIONS

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16A

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(SIGNAGE OPTION)
METAL MESH

ACCENT UPLIGHT
(MOUNTED ON CORNICE)
ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON
CORNICE)

(SIGNAGE OPTION)
FLAGPOLE
(SIGNAGE OPTION)
BRACKET SIGN

PBDW ARCHITECTS

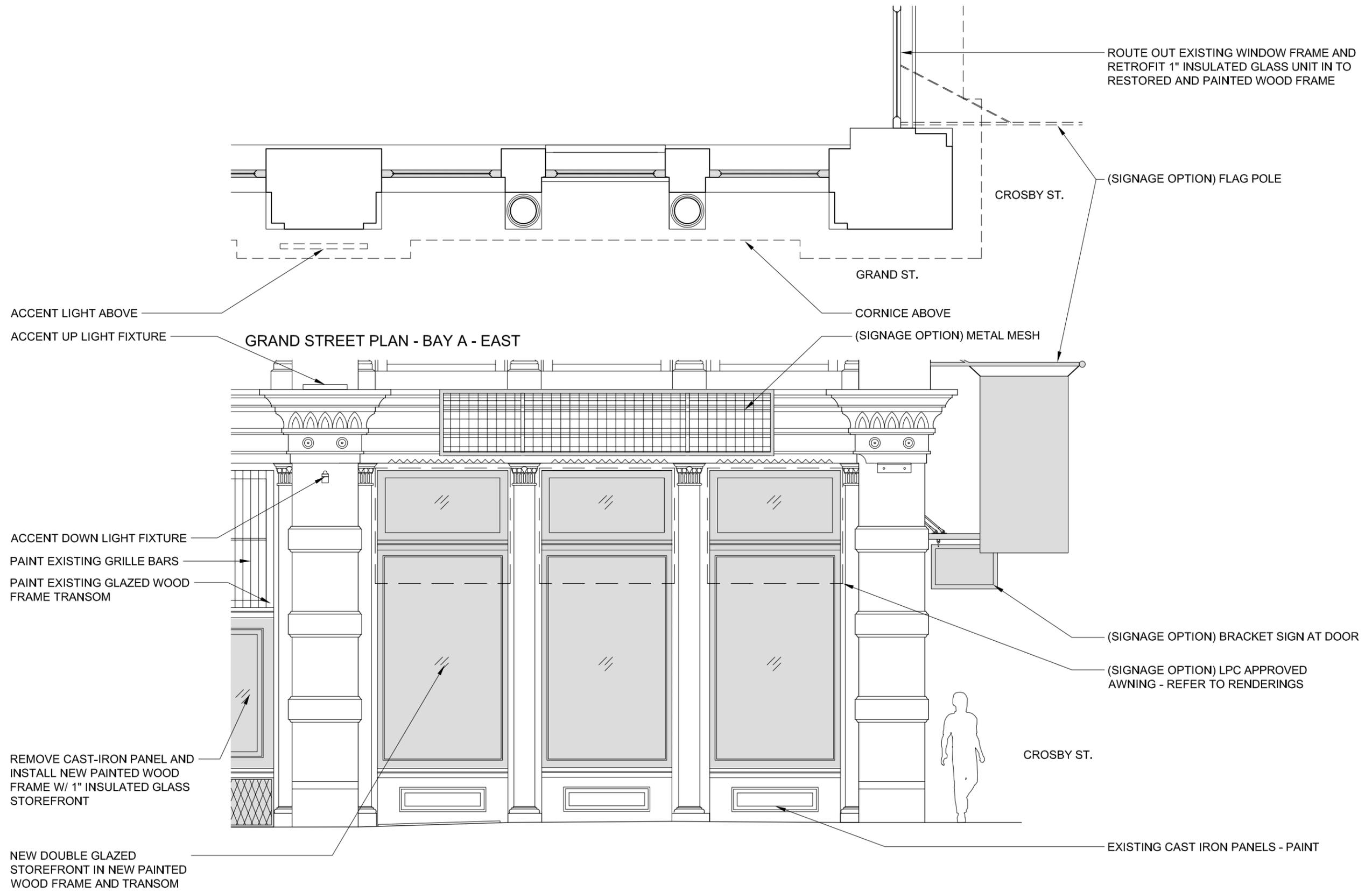
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**PART VIEW OF GRAND STREET
SIGNAGE OPTIONS**

DATE	17
8/20/15	

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GRAND STREET ELEVATION - BAY A - EAST

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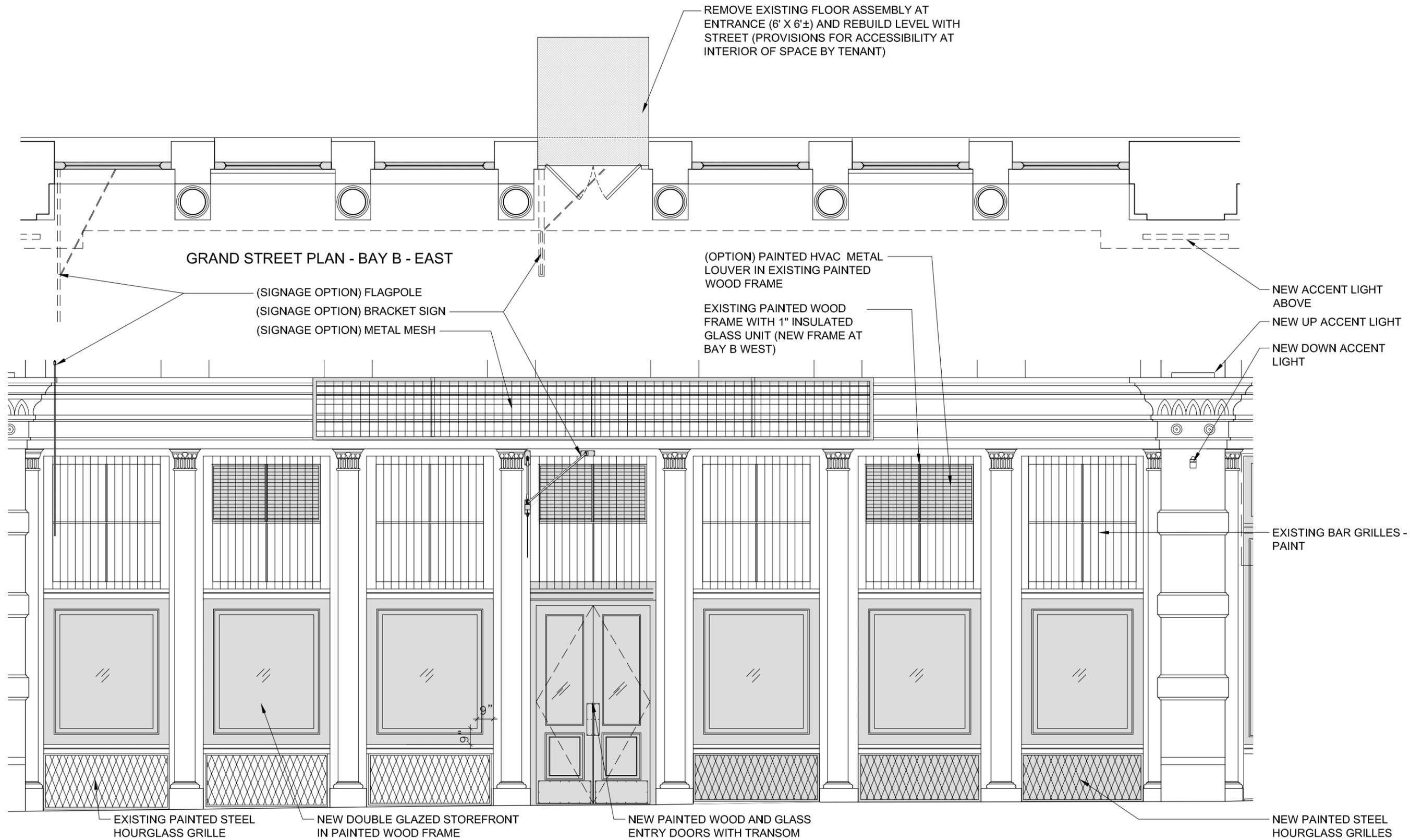
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**PROPOSED PLAN & ELEVATION
 GRAND STREET - BAY A**

DATE
 08/20/15

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GRAND STREET ELEVATION - BAY B - EAST

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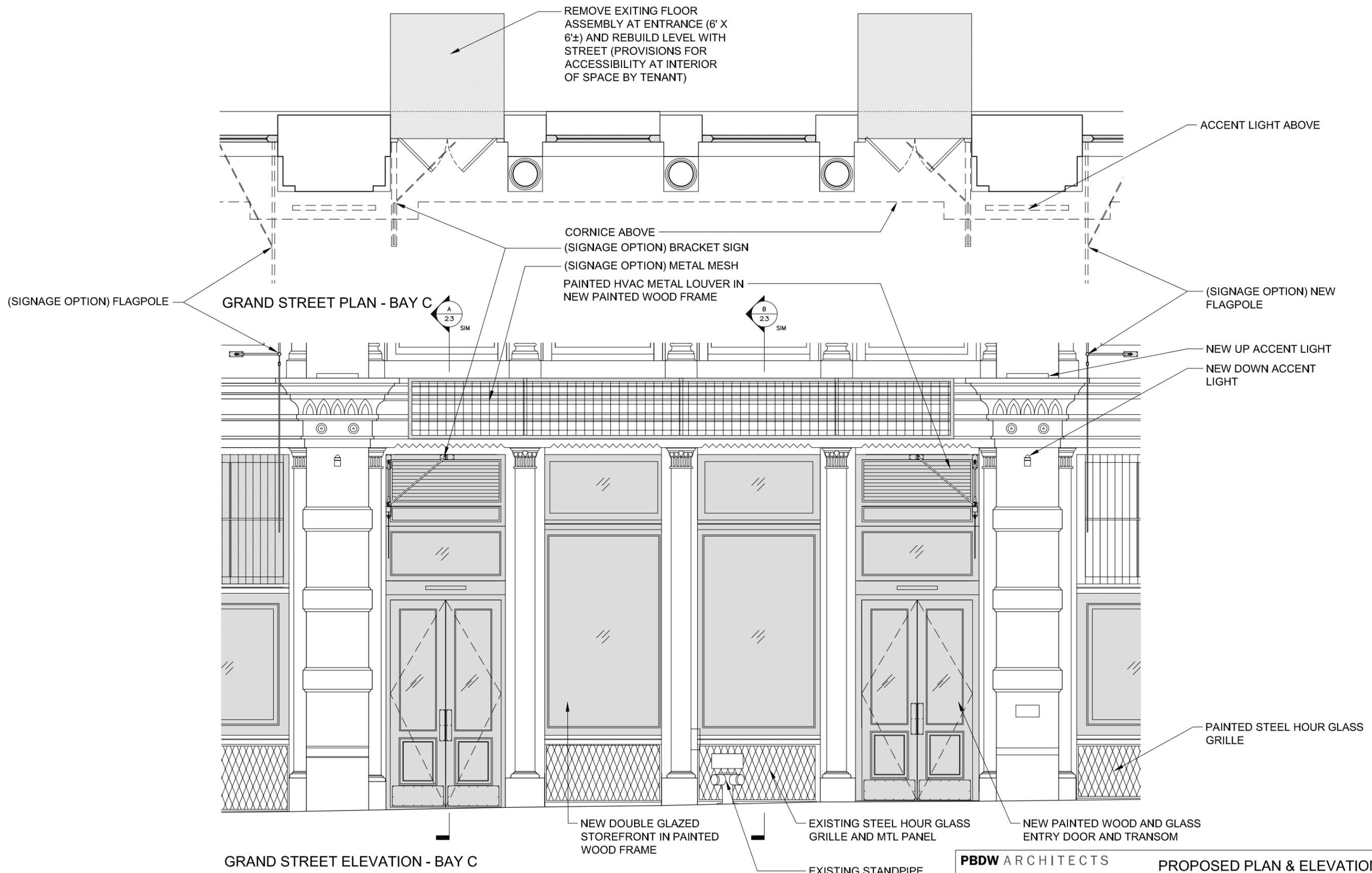
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**PROPOSED PLAN & ELEVATION
 GRAND STREET - BAY B - EAST**

PROJECT	DATE	19
TITLE	08/20/15	

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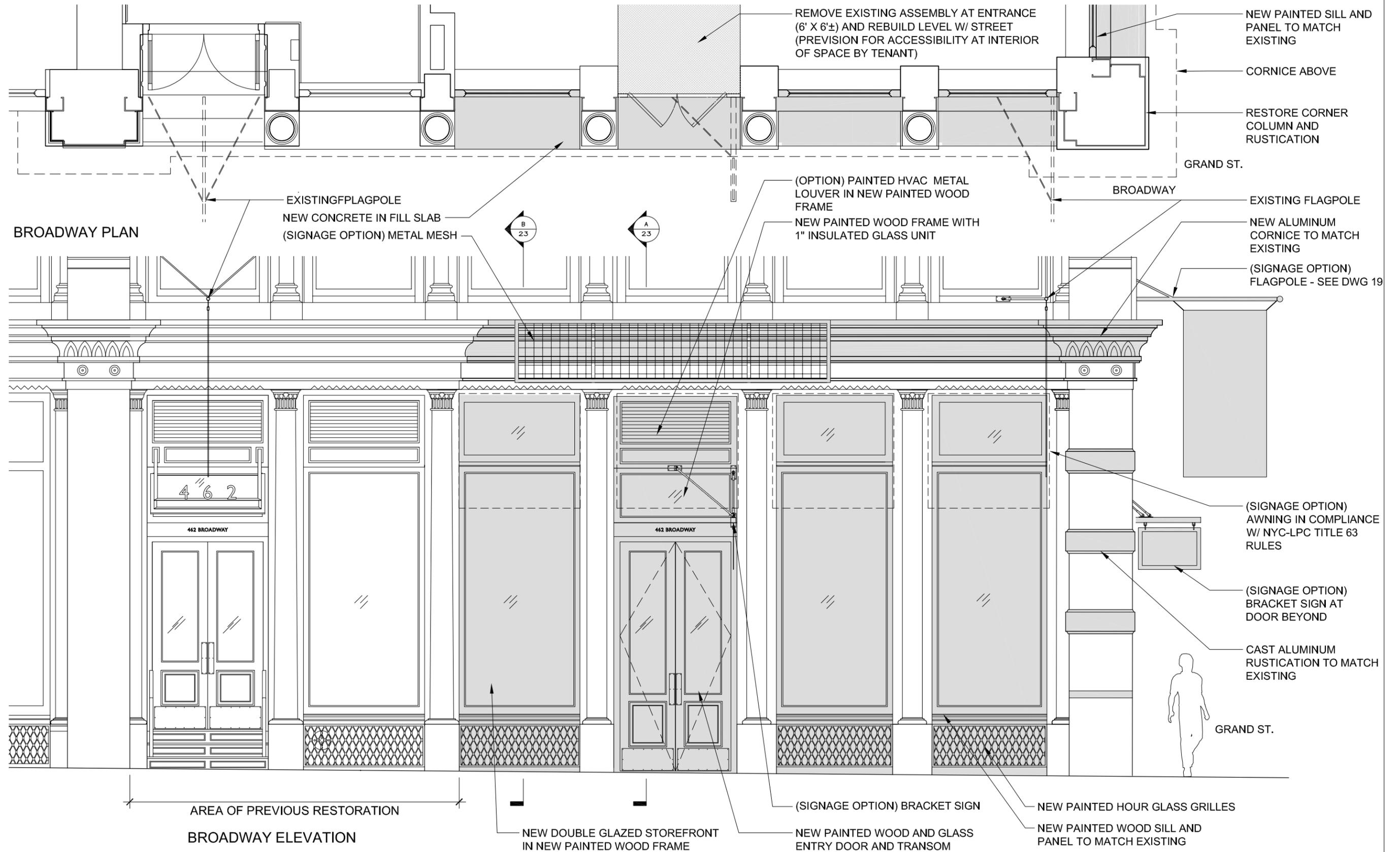
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**PROPOSED PLAN & ELEVATION
 GRAND STREET - BAY C**

DATE
 08/20/15

20

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BROADWAY PLAN

AREA OF PREVIOUS RESTORATION

BROADWAY ELEVATION

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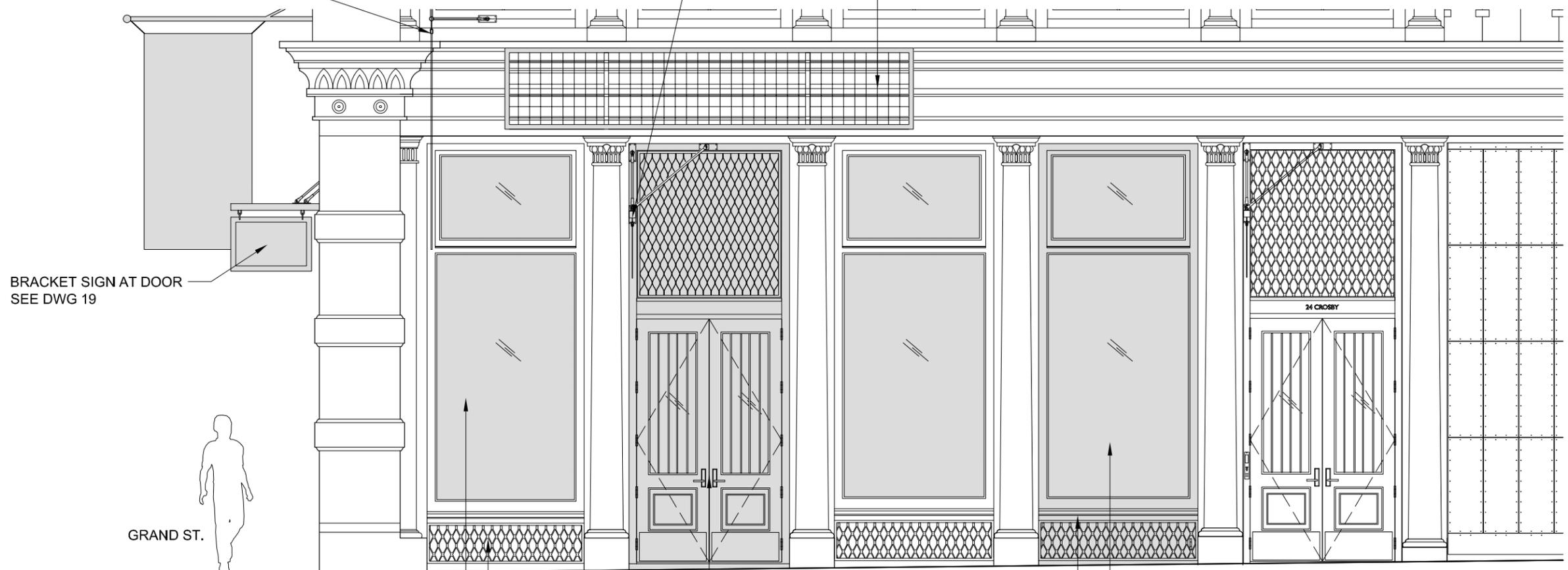
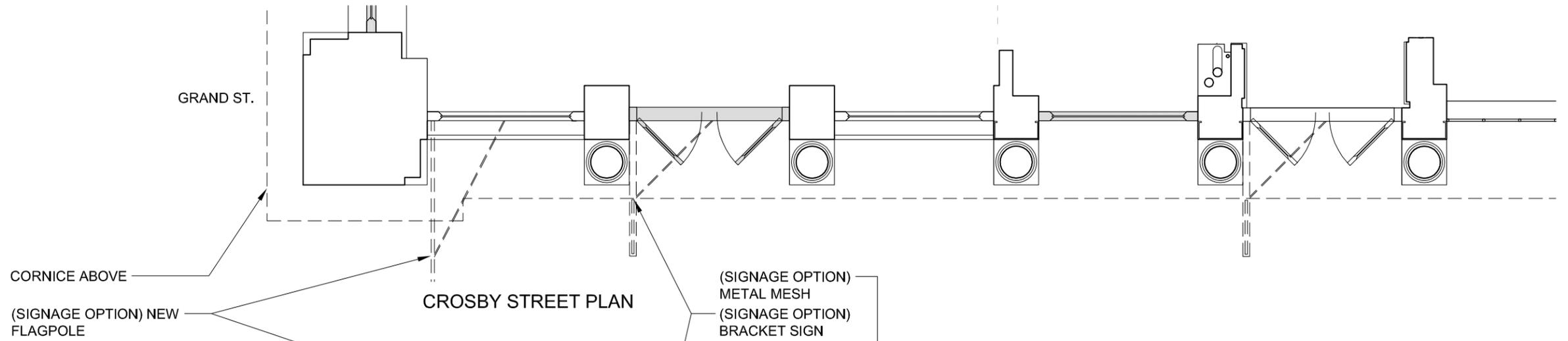
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**PROPOSED PLAN & ELEVATION
 BROADWAY**

DATE
 08/20/15

21

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CROSBY STREET ELEVATION

- EXISTING HOURGLASS GRILLE - PAINT
- NEW DOUBLE GLAZED INFILL AT EXISTING FRAME
- NEW PAINTED WOOD AND GLASS ENTRY DOORS AND TRANSOM W/ HOURGLASS GRILLE AT TRANSOM, RELOCATED FROM 24 CROSBY IF POSSIBLE
- NEW DOUBLE GLAZED STOREFRONT IN EXISTING PAINTED WOOD FRAME, RELOCATED FROM LOCATION OF NEW DOOR
- PAINTED SILL

AREA OF PREVIOUS RESTORATION

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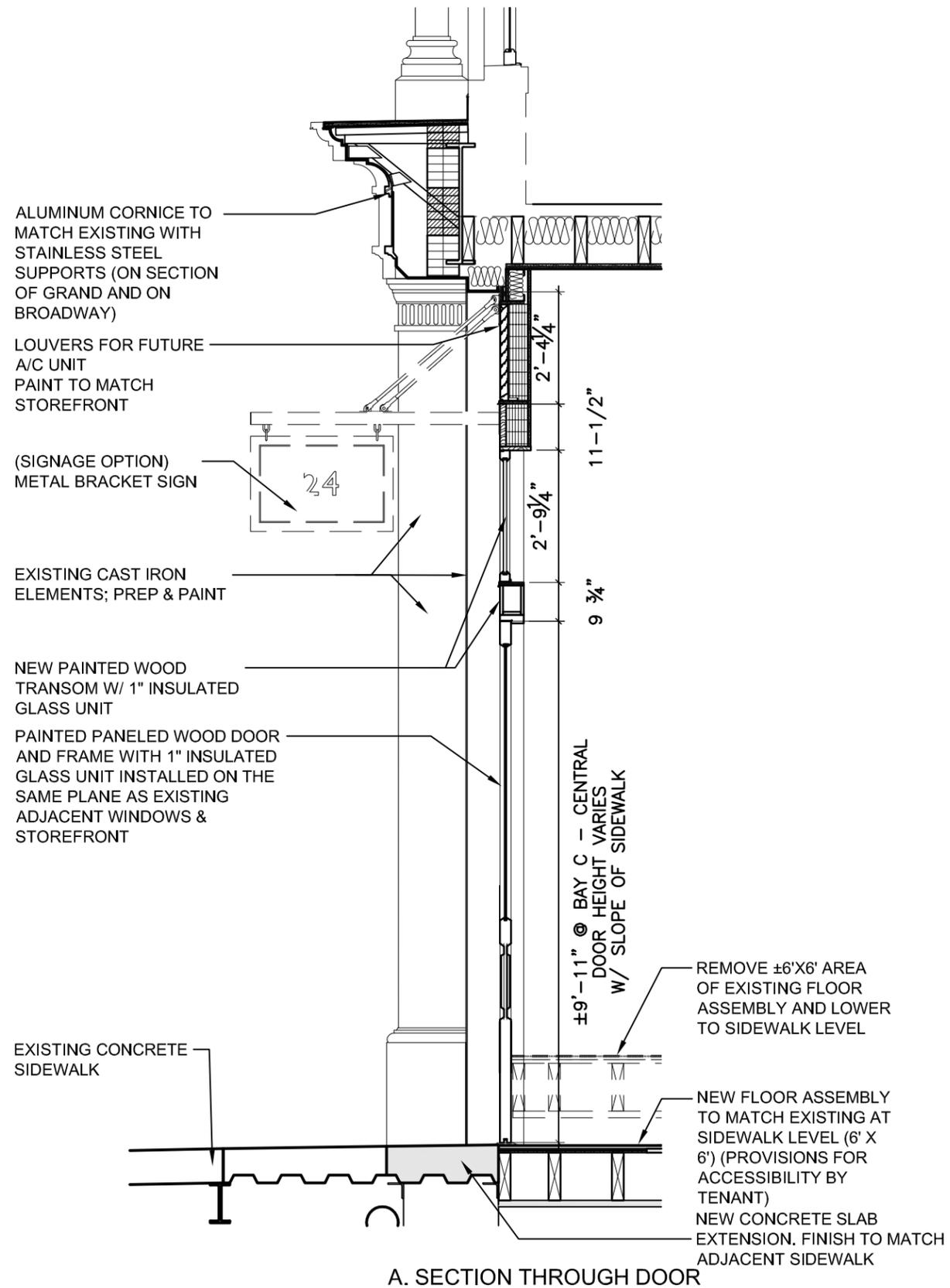
PROPOSED PLAN AND ELEVATION

CROSBY STREET

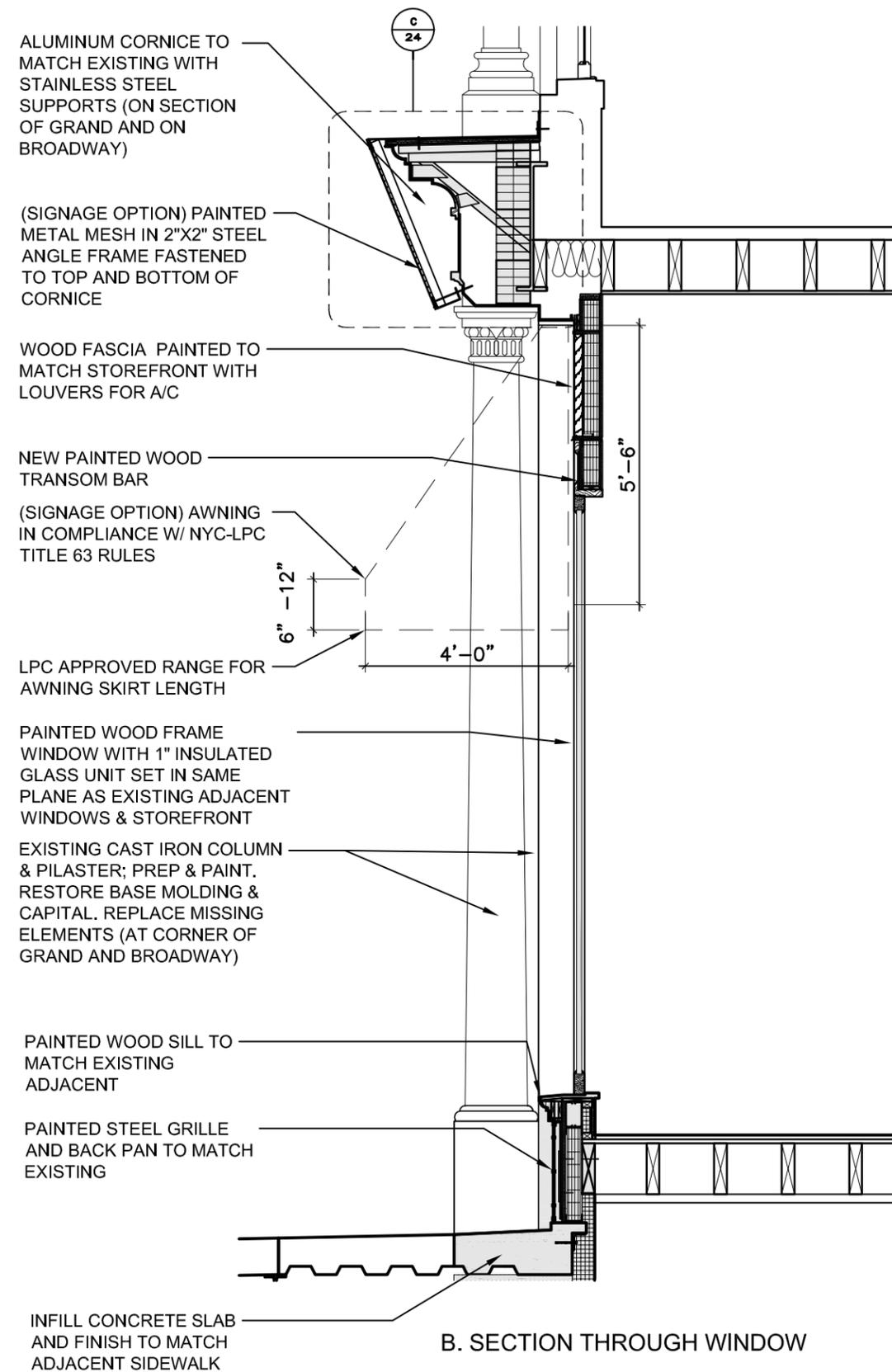
DATE 08/20/15

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A. SECTION THROUGH DOOR



B. SECTION THROUGH WINDOW

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STOREFRONT TYP. SECTION

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DATE
08/20/15

23

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2" WIDE PAINTED STEEL STRAP
BOLTED TO 2"X2" ANGLE FRAME
AND TO FACE OF BUILDING

20 OZ. ZINC/TIN COATED COPPER
SHEET PAINTED TO MATCH EXISTING

WATERPROOFING MEMBRANE

3/4 " MARINE GRADE PLYWOOD

NEW CAST IRON CORNICE TO
MATCH EXISTING

CORNICE FRAMING

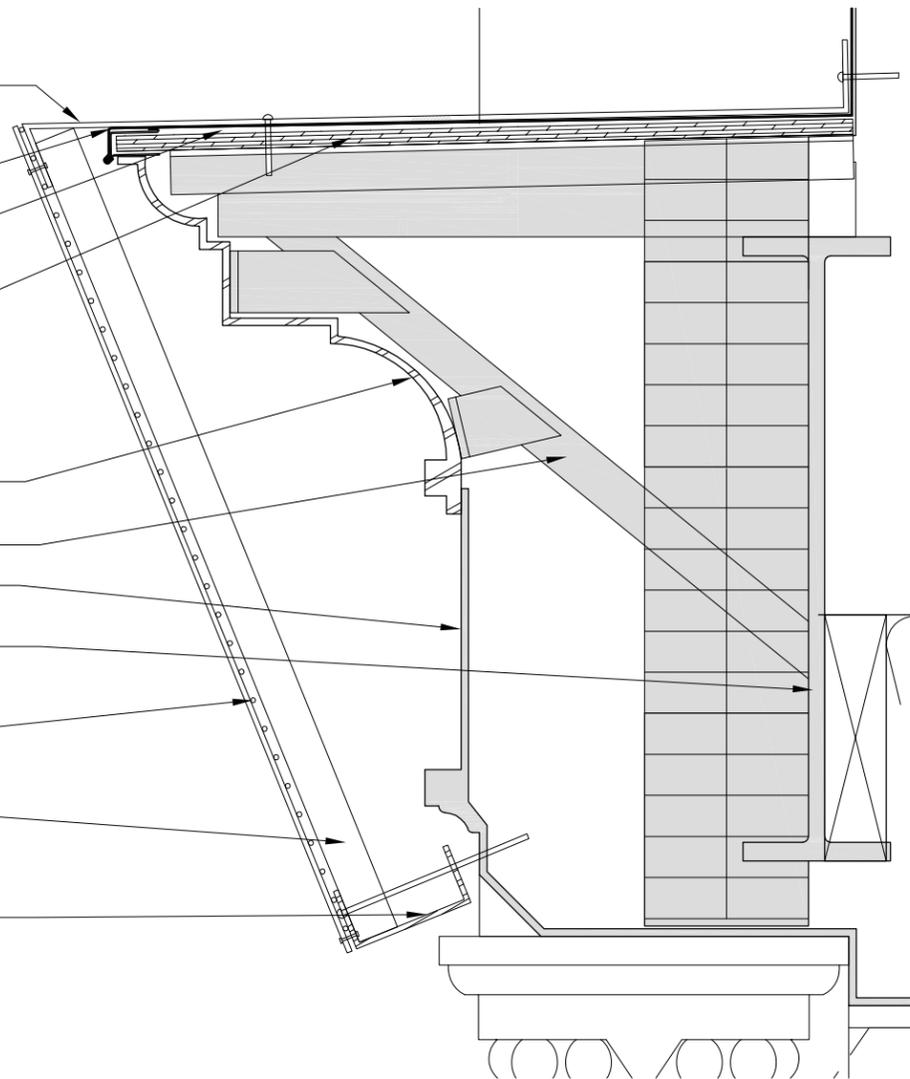
EXISTING CAST IRON FASCIA

EXISTING STRUCTURE

PAINTED METAL MESH

PAINTED 2"X2" STEEL ANGLE FRAME.
PROVIDE REINFORCEMENT, ALIGN
WITH CL OF COLUMNS

PAINTED STEEL
CHANNEL WELDED
TO 2"X2" ANGLE
FRAME AND BOLTED
TO CORNICE



C. METAL MESH SIGNAGE DETAIL

0 6" 12"

INSULATED
MASONRY
WALL

WATERPROOFING
MEMBRANE

PAINTED METAL PANEL

BLACK PAINTED
RIVET CONNECTION

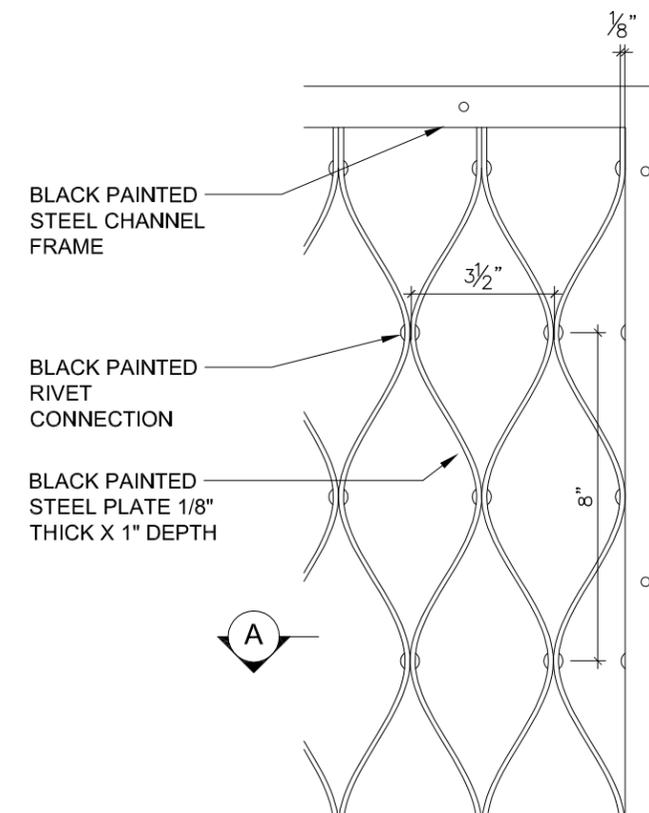
BLACK PAINTED
STEEL PLATE 1/8"
THICK X 1" DEPTH

BLACK PAINTED
STEEL CHANNEL
FRAME

ORIGINAL
PAINTED
CAST IRON

A. HOURGLASS GRILLE SECTION

0 3" 6"



BLACK PAINTED
STEEL CHANNEL
FRAME

BLACK PAINTED
RIVET
CONNECTION

BLACK PAINTED
STEEL PLATE 1/8"
THICK X 1" DEPTH

B. HOURGLASS GRILLE ELEVATION

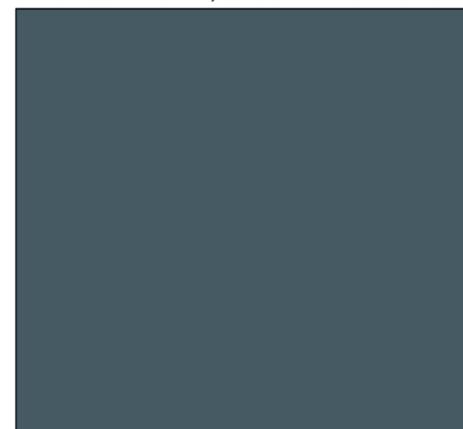
0 3" 6"

CAST IRON PAINT



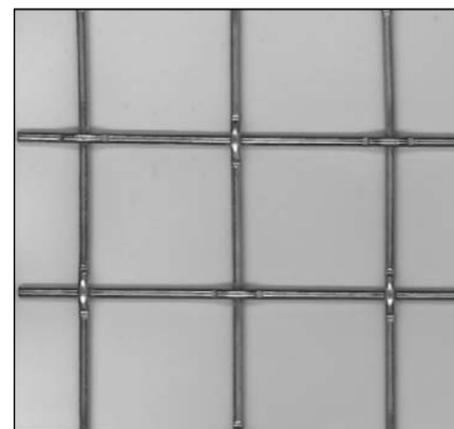
PAINT. TO MATCH EXISTING

STOREFRONT, DOOR FRAMING



PAINT. TO MATCH EXISTING ON
BROADWAY & CROSBY STREETS

METAL MESH SIGNAGE



PAINT. TO MATCH EXISTING ON
BROADWAY & CROSBY STREETS

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New York, NY 10013

DETAILS

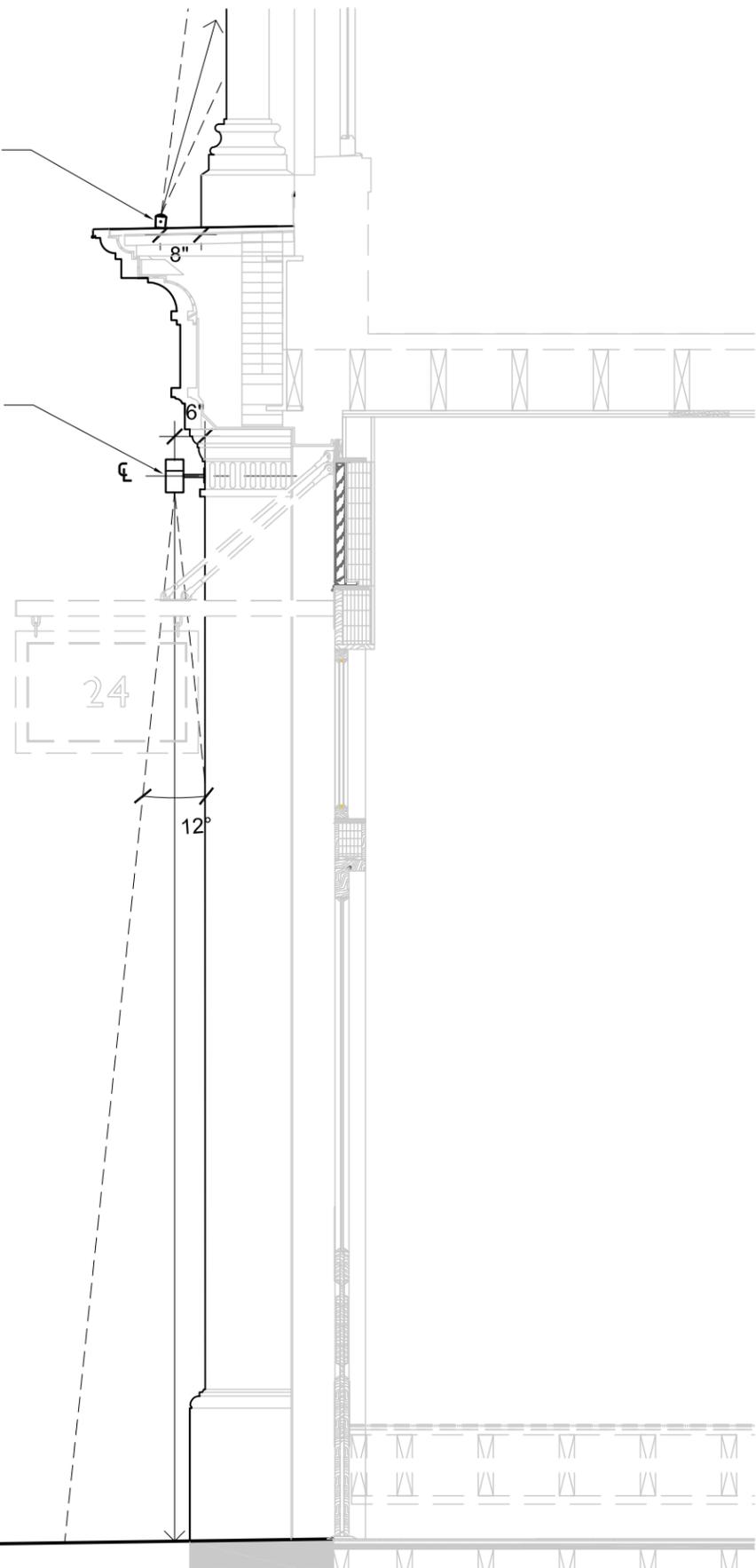
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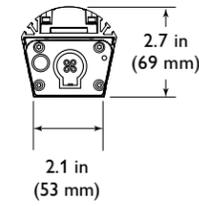
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LED ACCENT
UPLIGHT

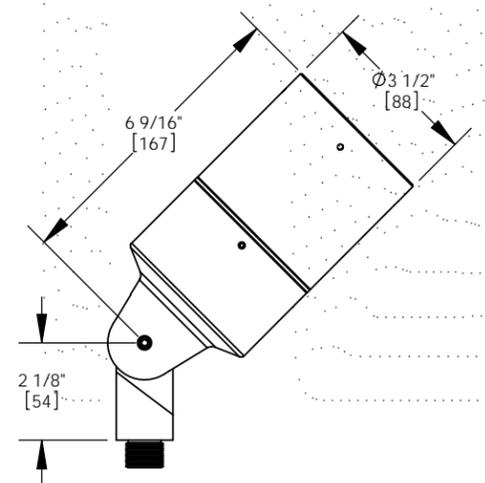
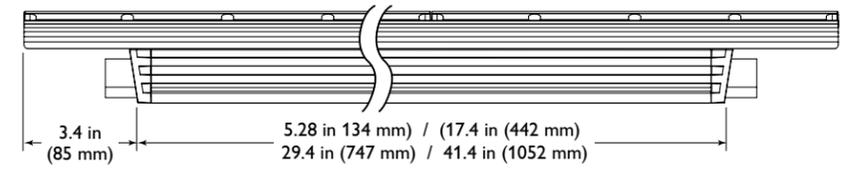
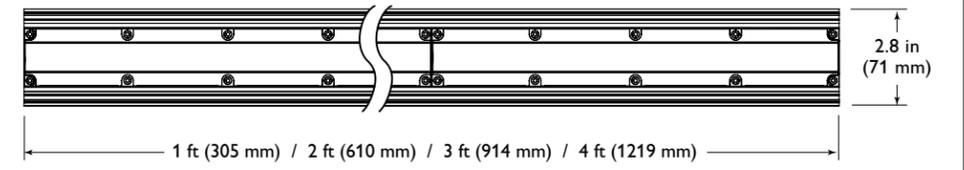
LED ACCENT
DOWNLIGHT



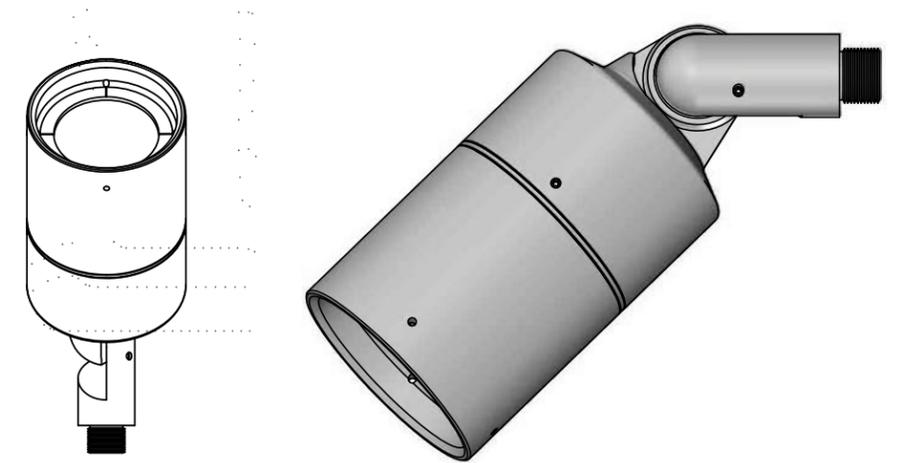
A. CORNICE SECTION WITH LIGHTING DETAIL



B. LED ACCENT UP LIGHT



C. LED ACCENT DOWN LIGHT



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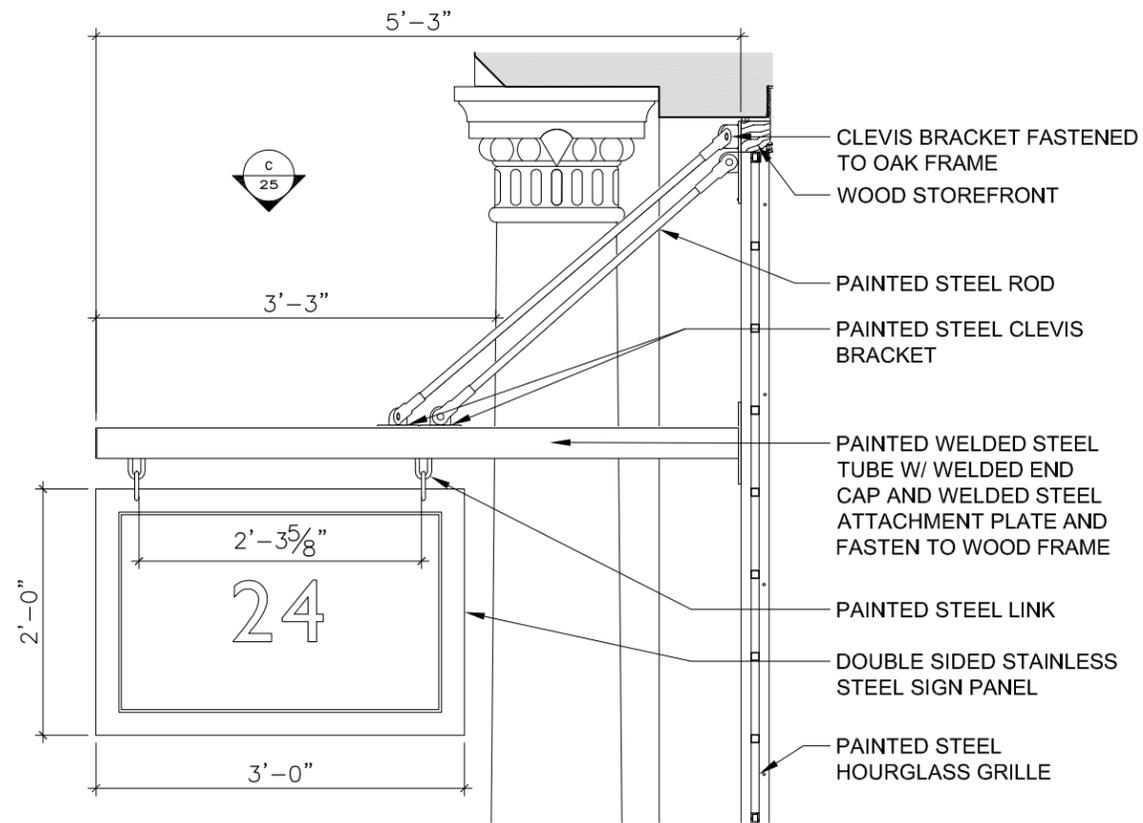
Platt Byard Dovell White Architects LLP
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LIGHTING DETAILS

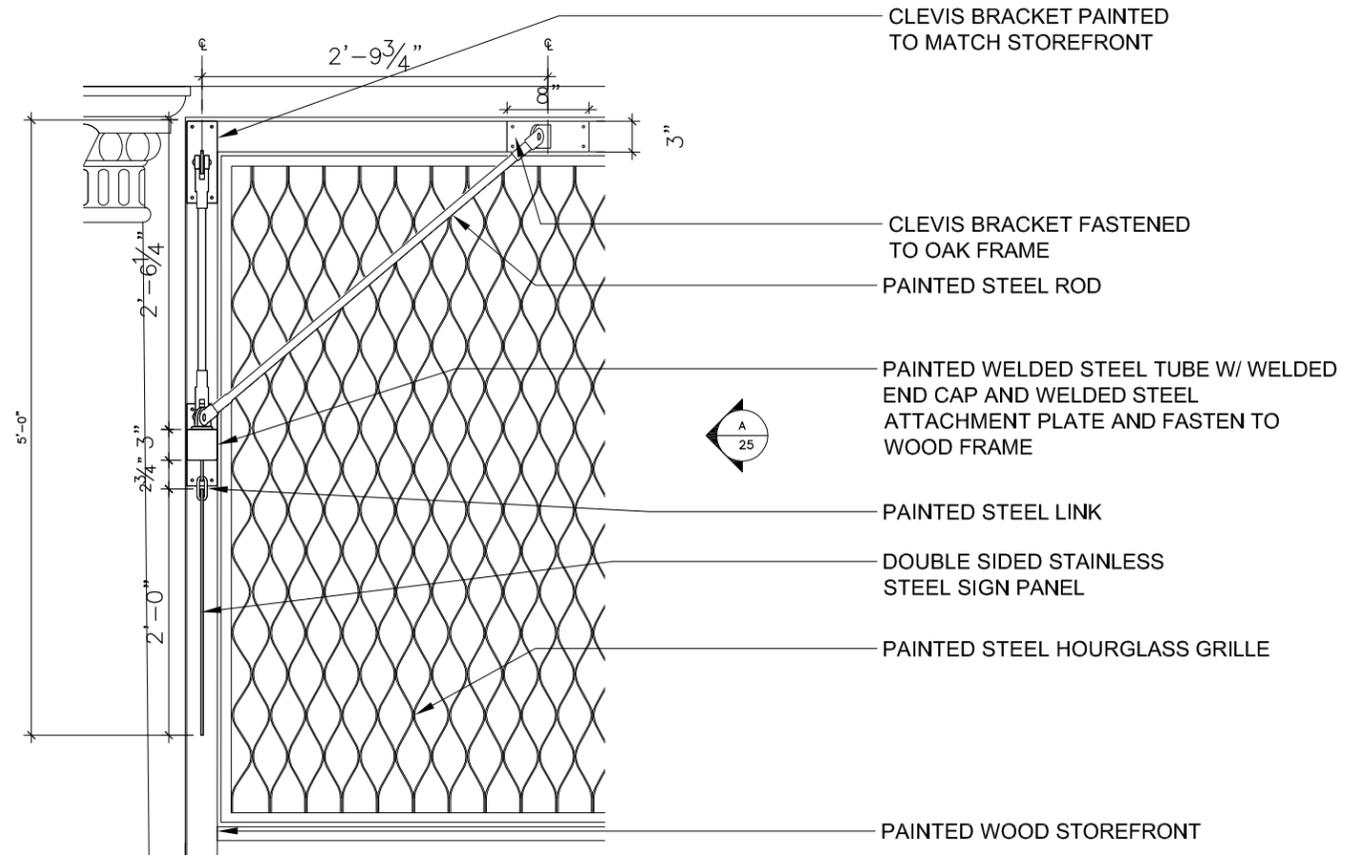
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08/20/15 **24A**

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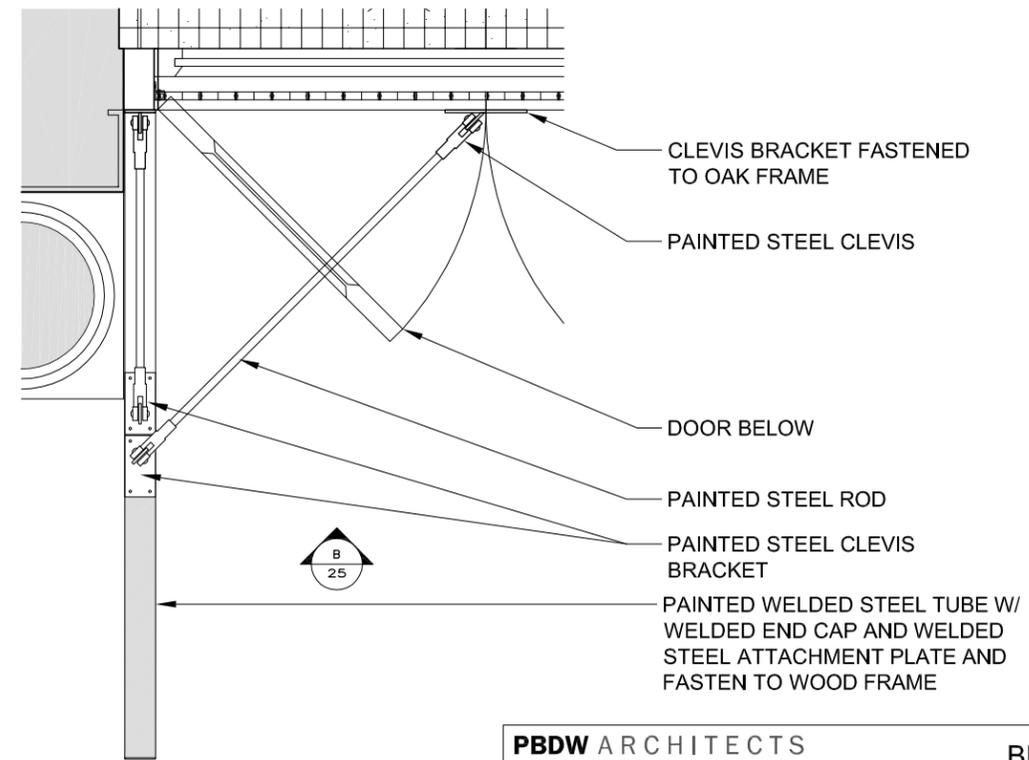
A. BRACKET SIGN SIDE ELEVATION



B. BRACKET SIGN FRONT ELEVATION



C. EXISTING BRACKET SIGN



D. BRACKET SIGN PLAN

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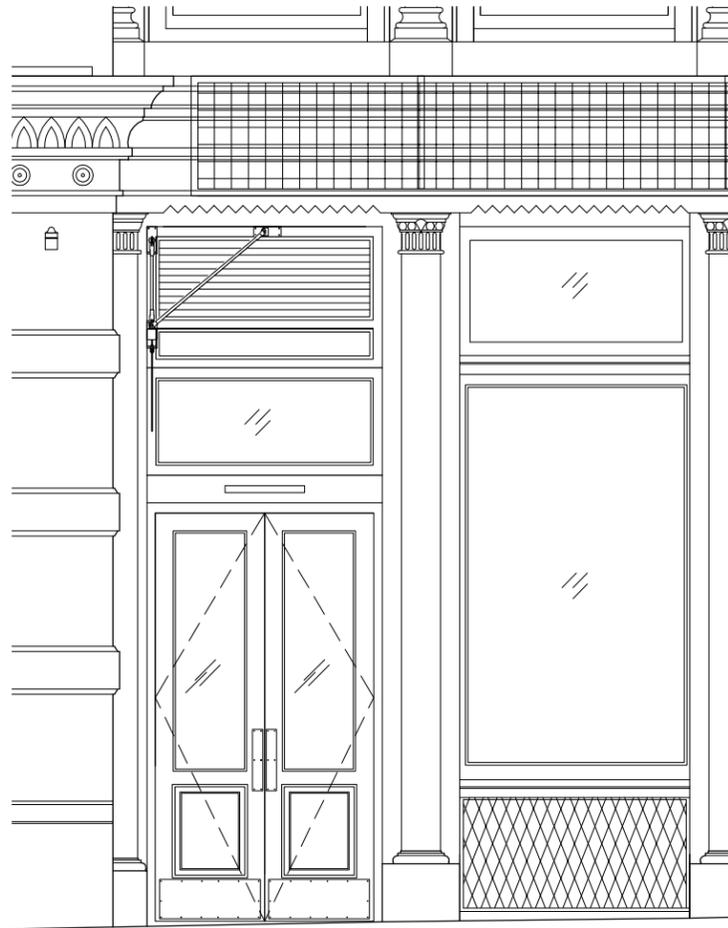
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New York, NY 10013

BRACKET SIGN DETAILS

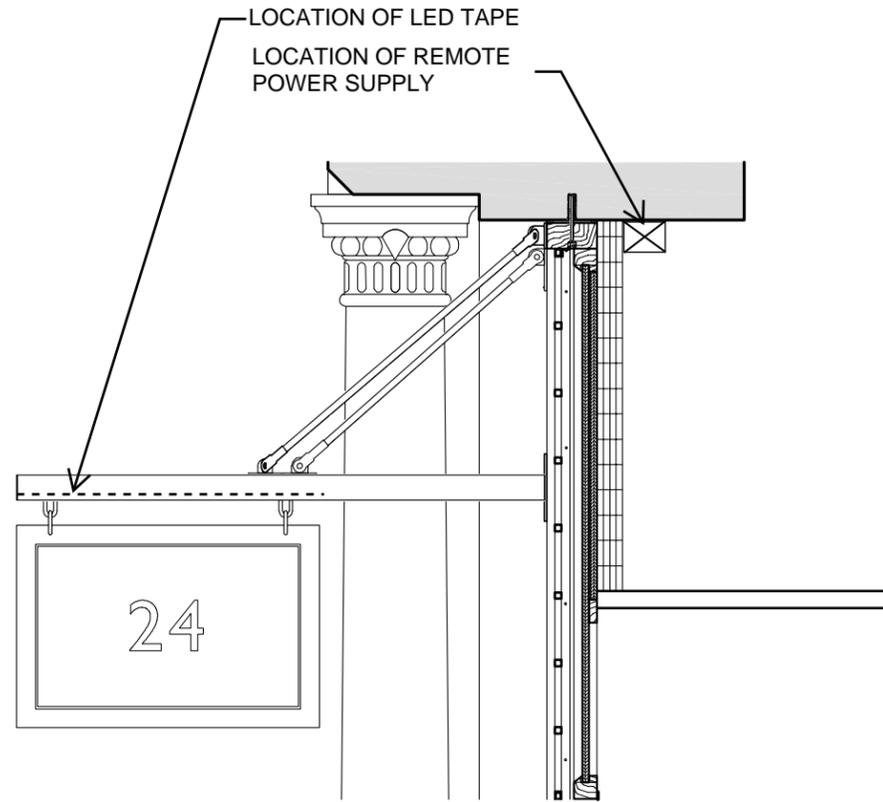
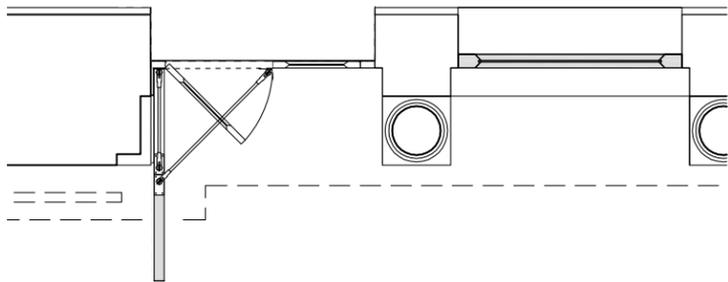
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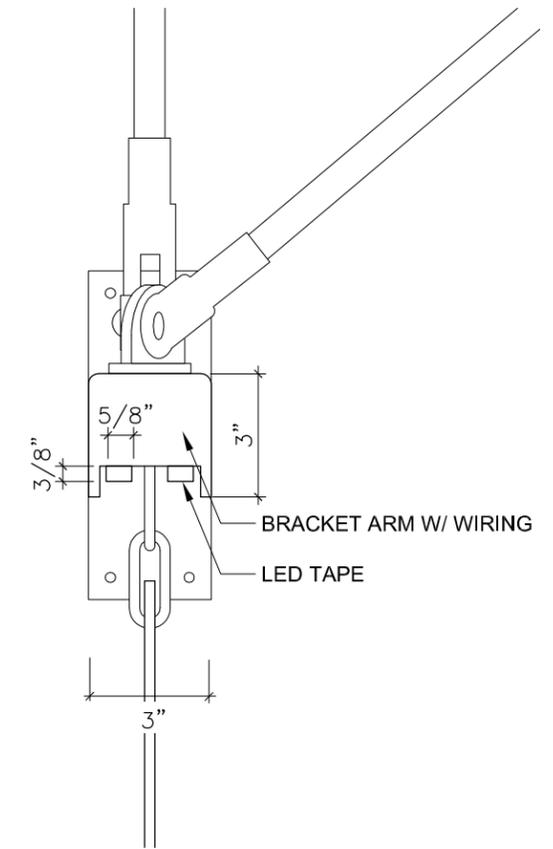
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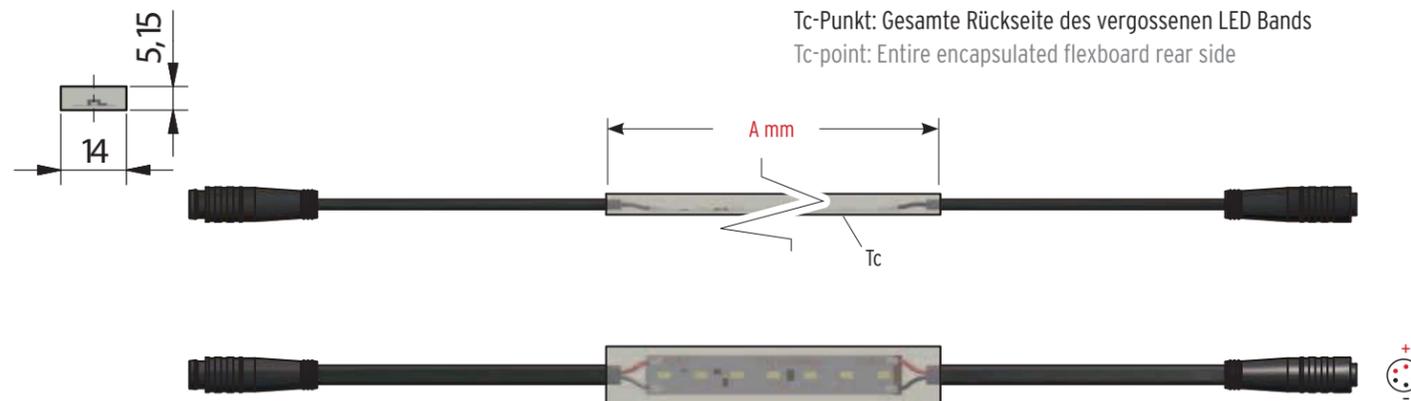
A. BRACKET SIGN CONTEXT AT ENTRY



B. BRACKET SIGN ELEVATION



C. BRACKET SIGN SECTION



D. LED TAPE

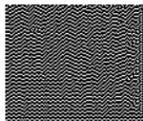
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LIGHTING DETAILS

PROJECT: [Symbol] DATE: 08/20/15
TITLE: [Symbol] 25A

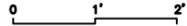


STOREFRONT AND DOOR FRAMING PAINT
TO MATCH EXISTING ON BOARDWAY &
CROSBY STREET

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**GRAND STREET DETAIL
ELEVATION**

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