SITE INFORMATION:

STREET:	139 CHARLES STREET NEW YORK, NY 10014
BLOCK:	632
LOT:	34
ZONE:	C1-6A

01 SITE PLAN
SCALE: N.T.S.

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FILE: 01 139 - SITE PLAN.dwg | PRINT DATE: 10/03/16 11:03am

139 CHARLES ST.

LANDMARKS PRESERVATION COMMISSION PRESENTATION
OCTOBER 25th, 2016

Mercato Fabbrica

01 | CHARLES STREET EXISTING CONDITIONS (SOUTH)
SCALE: N.T.S.

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FILE: 02 139 - EXISTING CONDITIONS.dwg | PRINT DATE: 10/03/16 11:03am

139 CHARLES ST.
LANDMARKS PRESERVATION COMMISSION PRESENTATION
OCTOBER 25th, 2016

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01 | WASHINGTON STREET EXISTING CONDITIONS (WEST)
SCALE: N.T.S.

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01 | 677 WASHINGTON STREET (ADJACENT CORNER)
SCALE: N.T.S.

02 | 666 WASHINGTON STREET (ADJACENT CORNER)
SCALE: N.T.S.

03 | 688 WASHINGTON STRET (ADJACENT CORNER)
SCALE: N.T.S.

04 | 677 WASHINGTON (COMMERCIAL GROUND FLOOR)
SCALE: N.T.S.

05 | 130 CHARLES STREET (COMMERCIAL GROUND FLOOR)
SCALE: N.T.S.

06 | 538 HUDSON STREET (COMPARABLE STRUCTURE)
SCALE: N.T.S.

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PLACE HOLDER

01 | 302 WEST 11th STREET
SCALE: N.T.S.

PLACE HOLDER

02 | 457 HUDSON STREET
SCALE: N.T.S.

PLACE HOLDER

03 | 45 RENWICK STREET
SCALE: N.T.S.

04 | WORK OF GLENN LIGON
SCALE: N.T.S.

05 | WORK OF LIGHT BRIGHT NEON
SCALE: N.T.S.

06 | 53 BOND STREET
SCALE: N.T.S.

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FILE: 05 NEIGHBORHOOD SIGNAGE REFERENCES.dwg | PRINT DATE: 10/03/16 11:04am

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LANDMARKS PRESERVATION COMMISSION PRESENTATION
OCTOBER 25th, 2016

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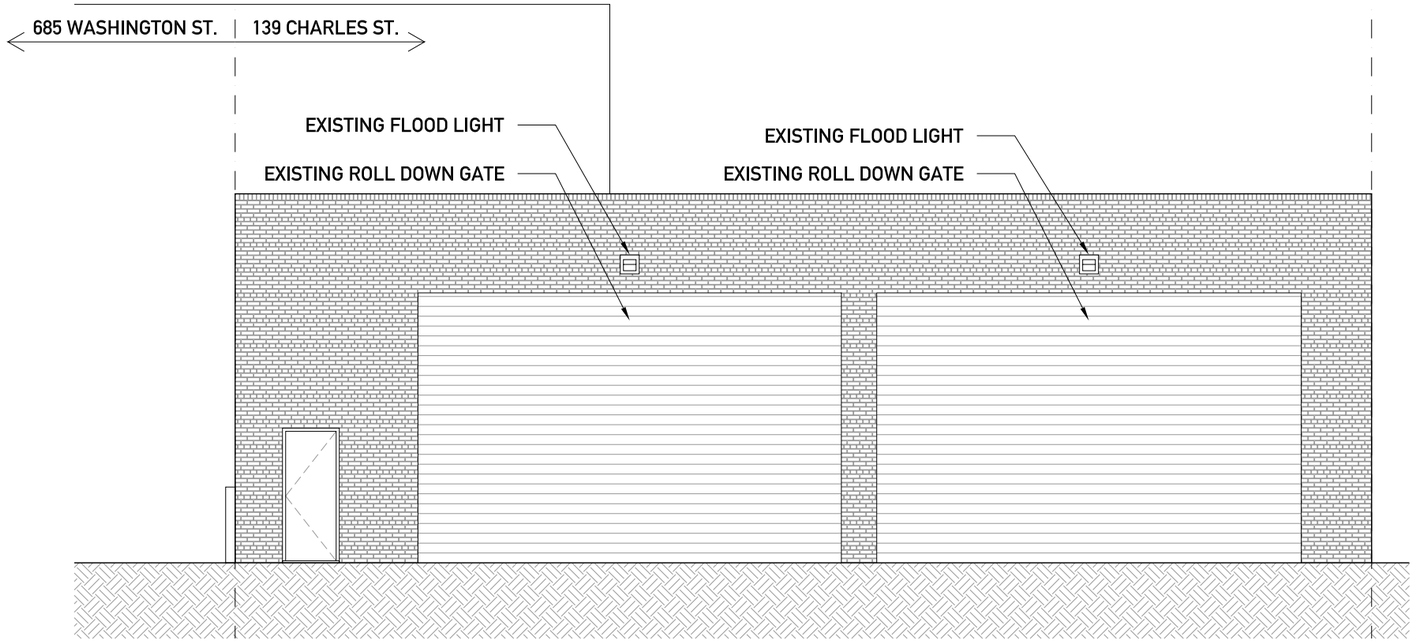
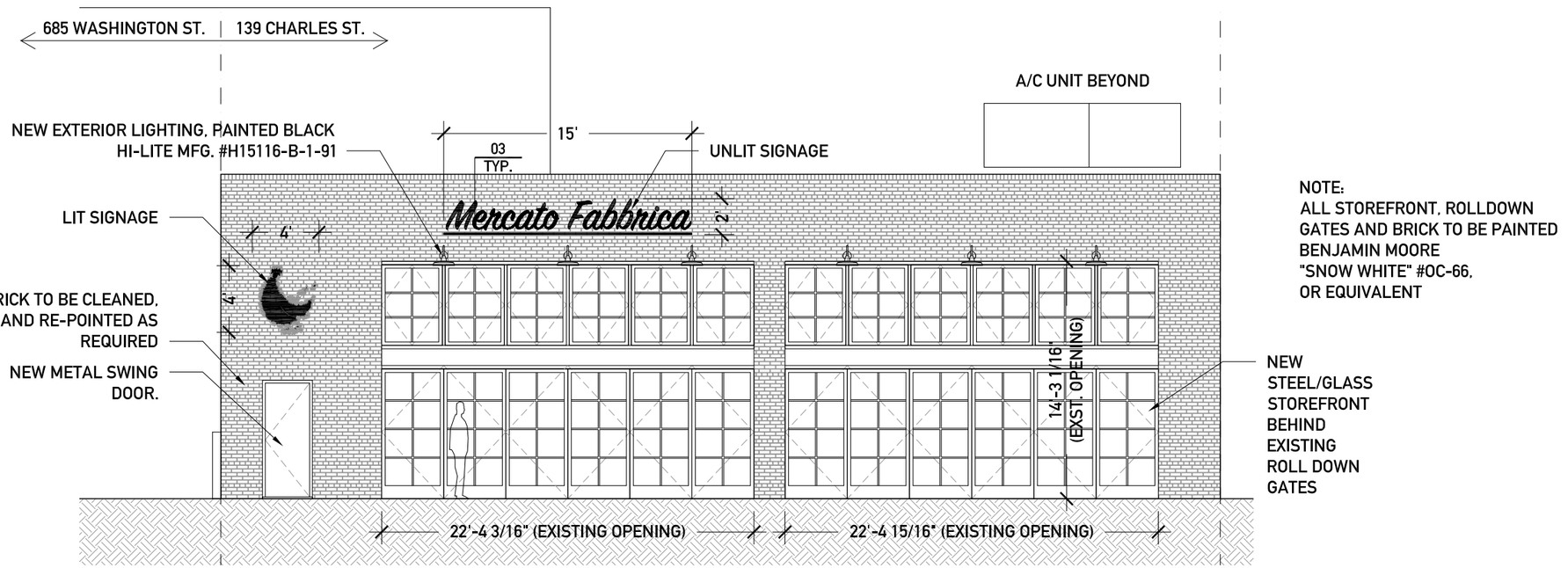


01 | EXISTING CHARLES STREET ELEVATION
SCALE: 1/8" = 1'-0"



NOTE:
ALL STOREFRONT, ROLLDOWN GATES AND BRICK TO BE PAINTED BENJAMIN MOORE "SNOW WHITE" #OC-66, OR EQUIVALENT

02 | PROPOSED CHARLES STREET ELEVATION
SCALE: 1/8" = 1'-0"

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FILE: 08 139 - CHARLES STREET ELEVATION.dwg | PRINT DATE: 10/03/16 11:04am

139 CHARLES ST.
LANDMARKS PRESERVATION COMMISSION PRESENTATION
OCTOBER 25th, 2016

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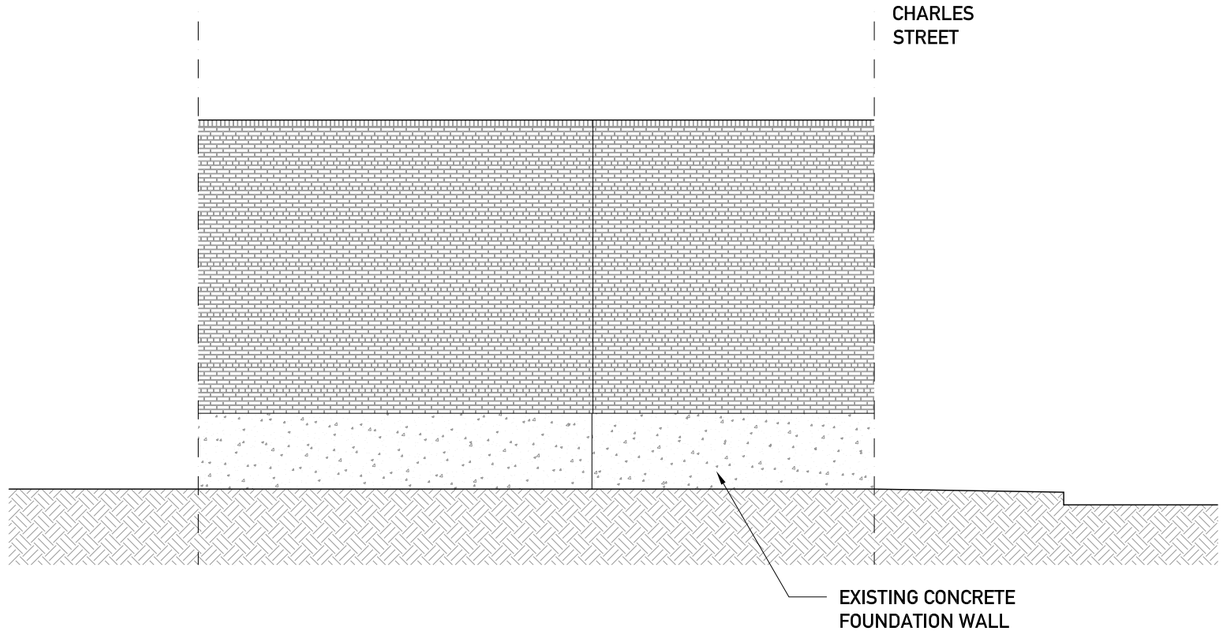
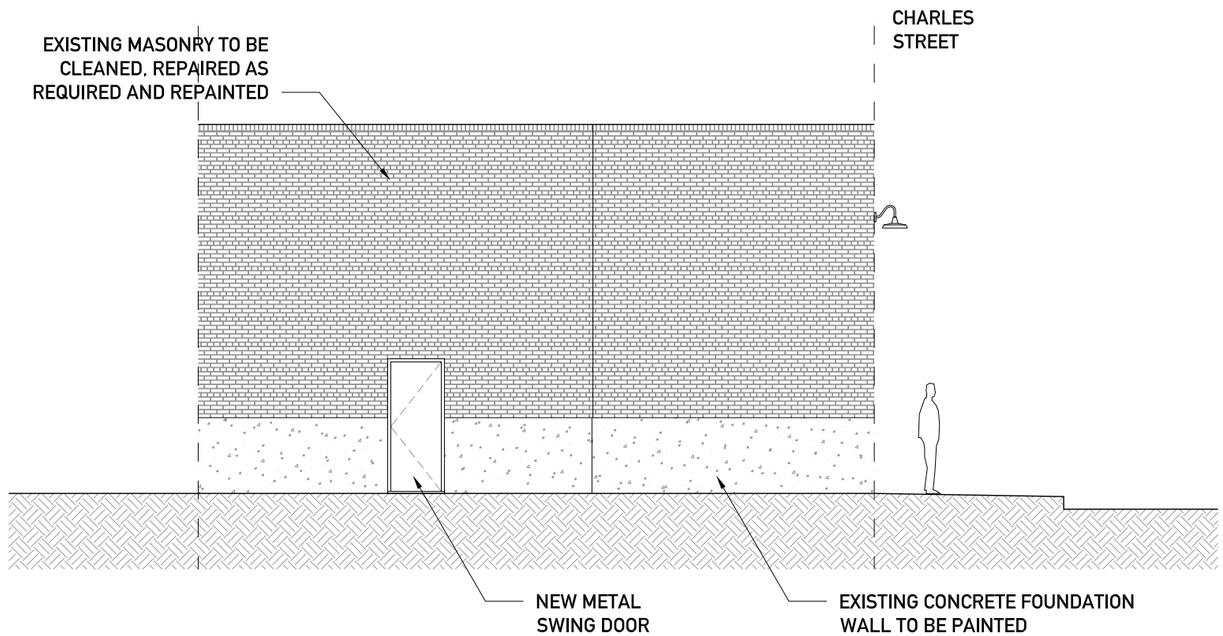


01 EXISTING INTERIOR LOT ELEVATION
SCALE: 1/8" = 1'-0"



02 PROPOSED INTERIOR LOT ELEVATION
SCALE: 1/8" = 1'-0"

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FILE: 09 WASHINGTON STREET INTERIOR ELEVATION.dwg | PRINT DATE: 10/03/16 11:04am

139 CHARLES ST.
LANDMARKS PRESERVATION COMMISSION PRESENTATION
OCTOBER 25th, 2016

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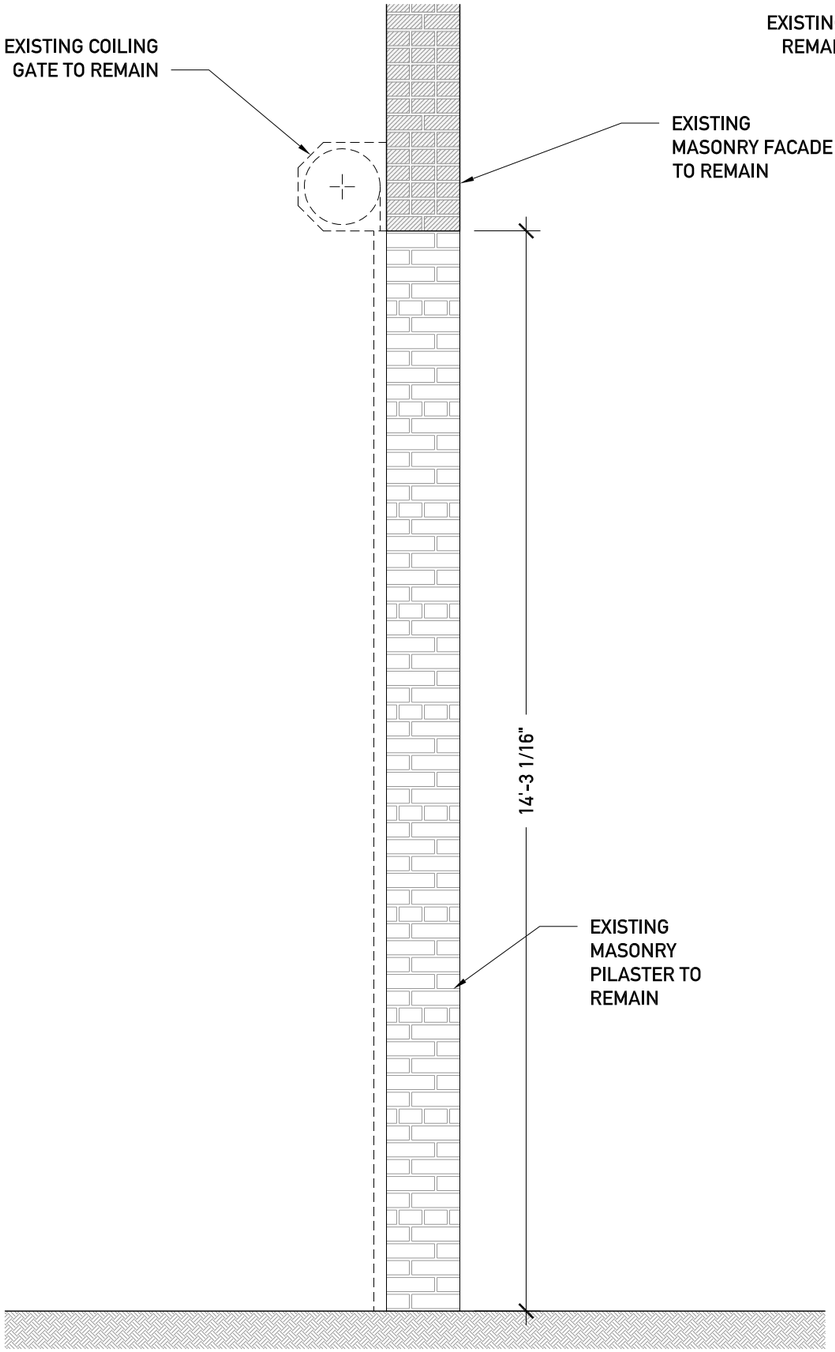
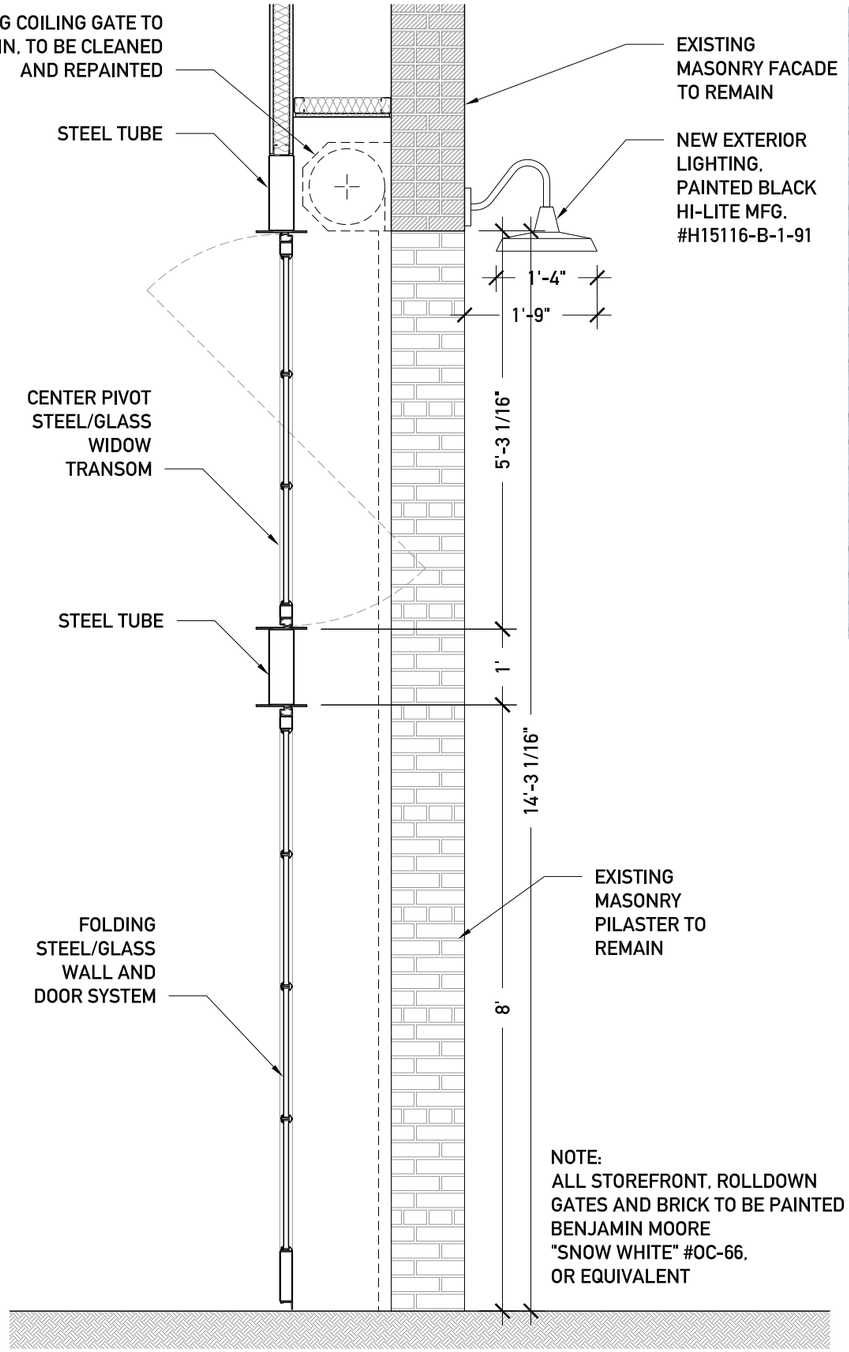
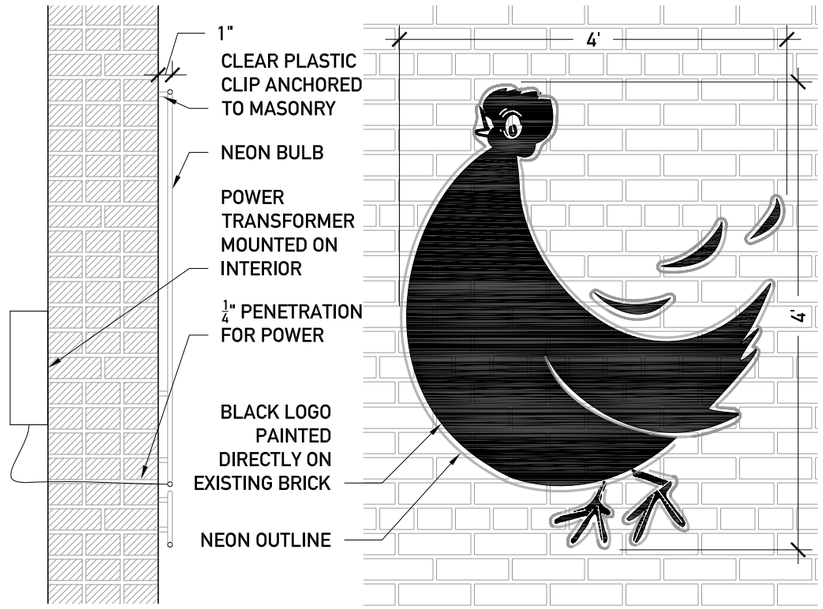


01 | EXISTING FACADE SECTION
SCALE: 1/2" = 1'-0"



02 | PROPOSED STOREFRONT SECTION (TYP.)
SCALE: 1/2" = 1'-0"

04 | PROPOSED LIT SIGNAGE RENDERING
SCALE: N.T.S.



03 | PROPOSED LIT SIGNAGE SECTION & ELEVATION
SCALE: 3/4" = 1'-0"

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FILE: 07 store front section.dwg | PRINT DATE: 10/03/16 11:12am

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OCTOBER 25th, 2016

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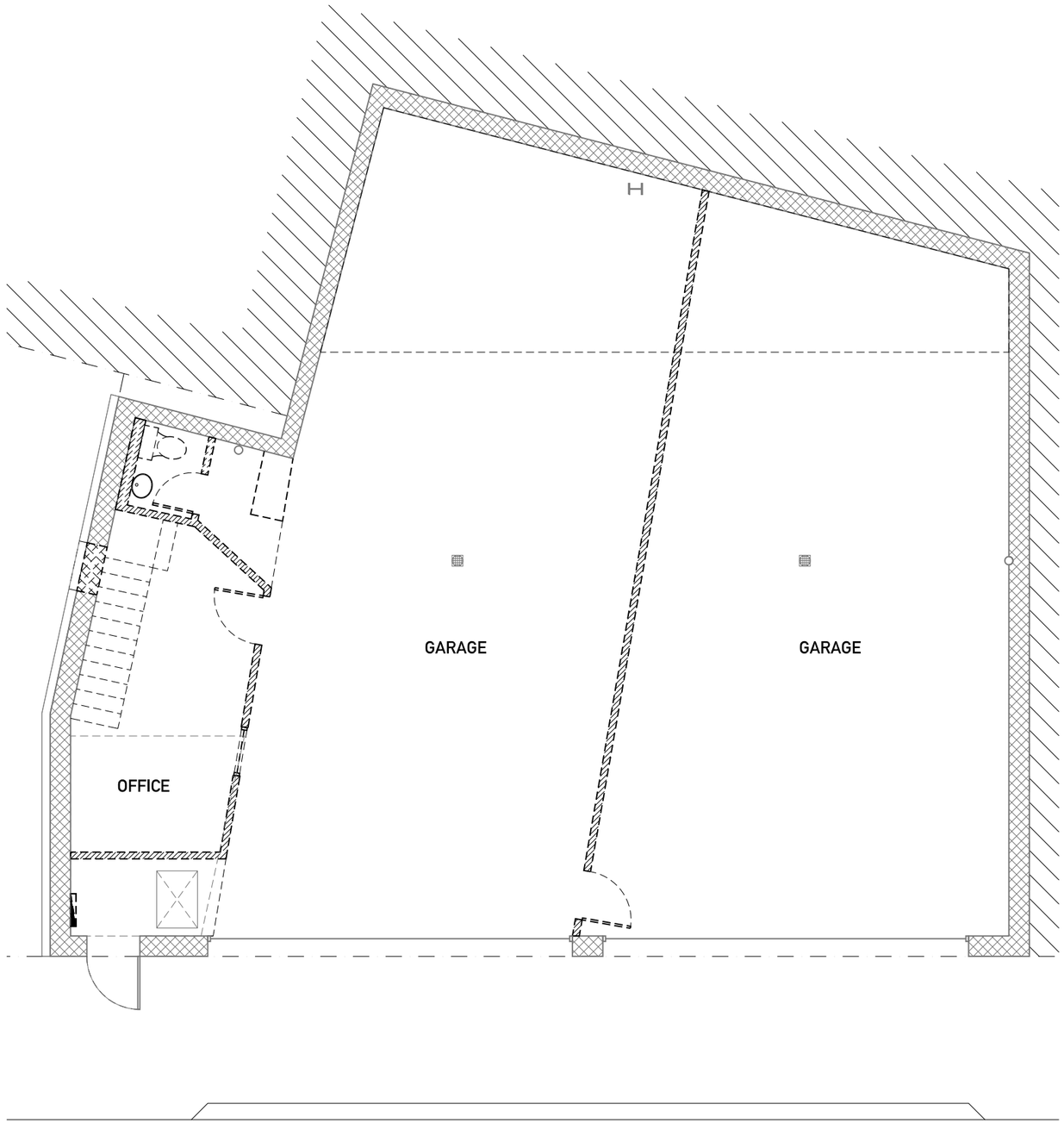
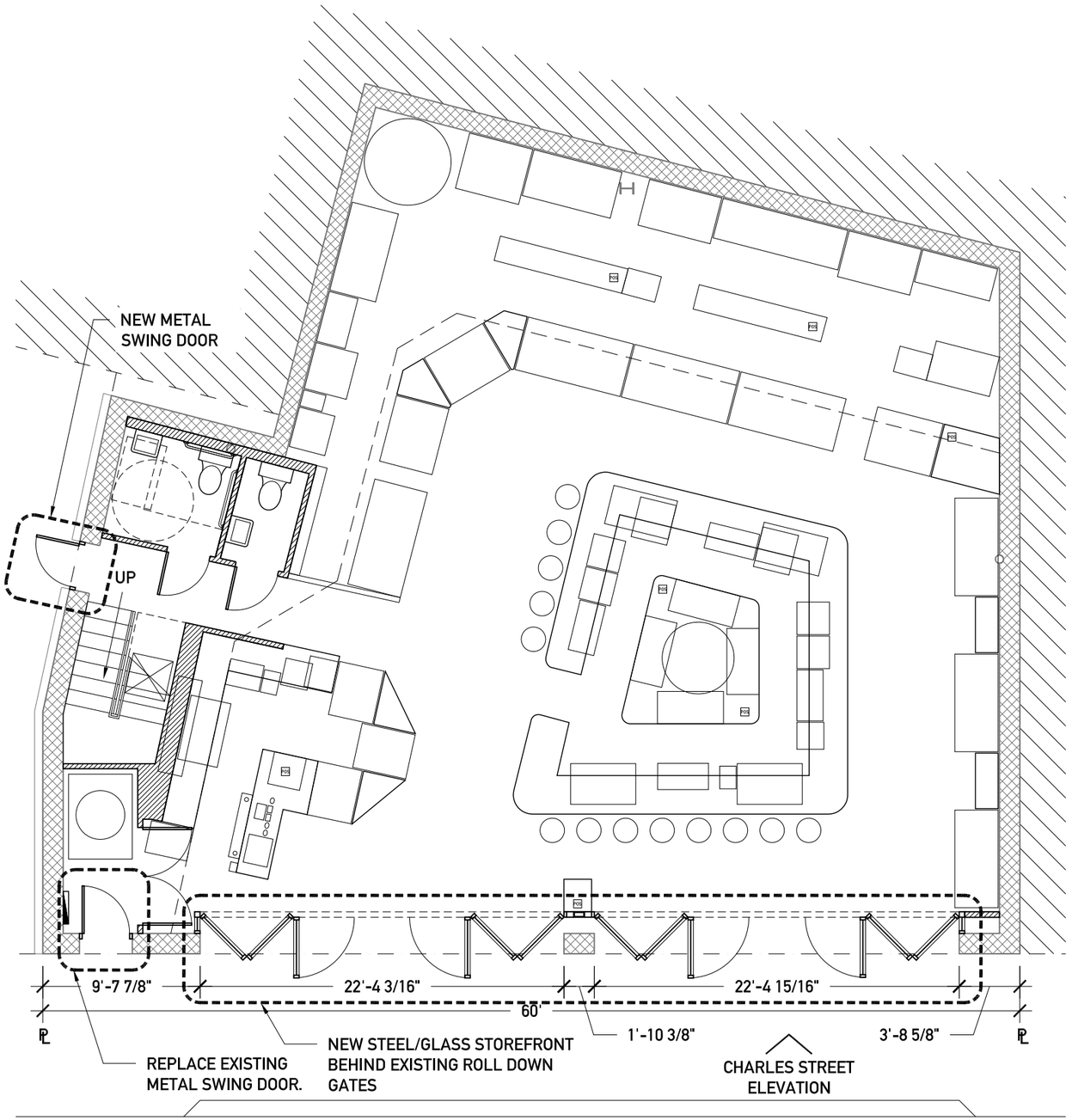


02 | EXISTING GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



02 | PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

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FILE: 05 139 - GROUND FLOOR PLAN.dwg | PRINT DATE: 10/03/16 11:04am

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LANDMARKS PRESERVATION COMMISSION PRESENTATION
OCTOBER 25th, 2016

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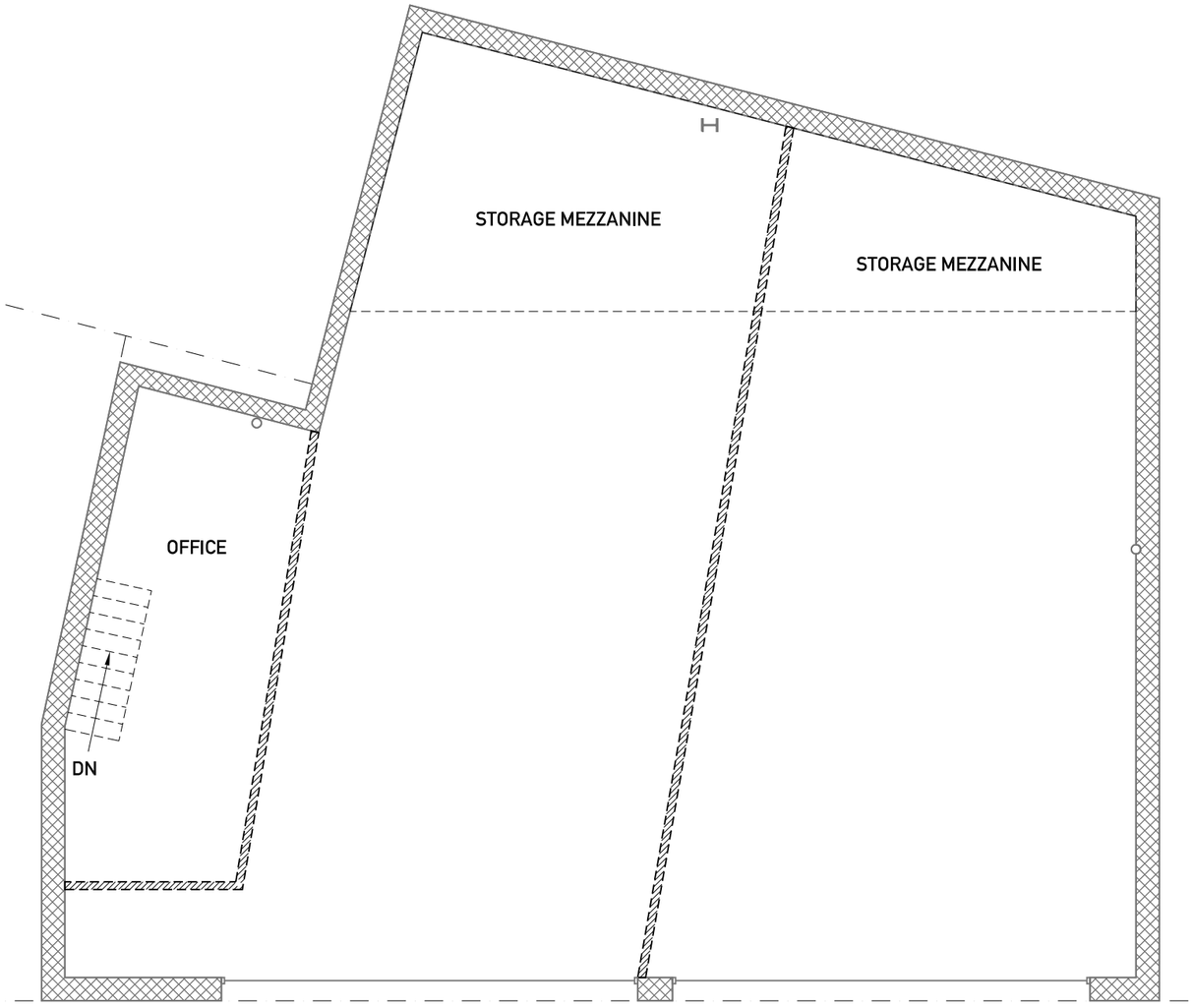
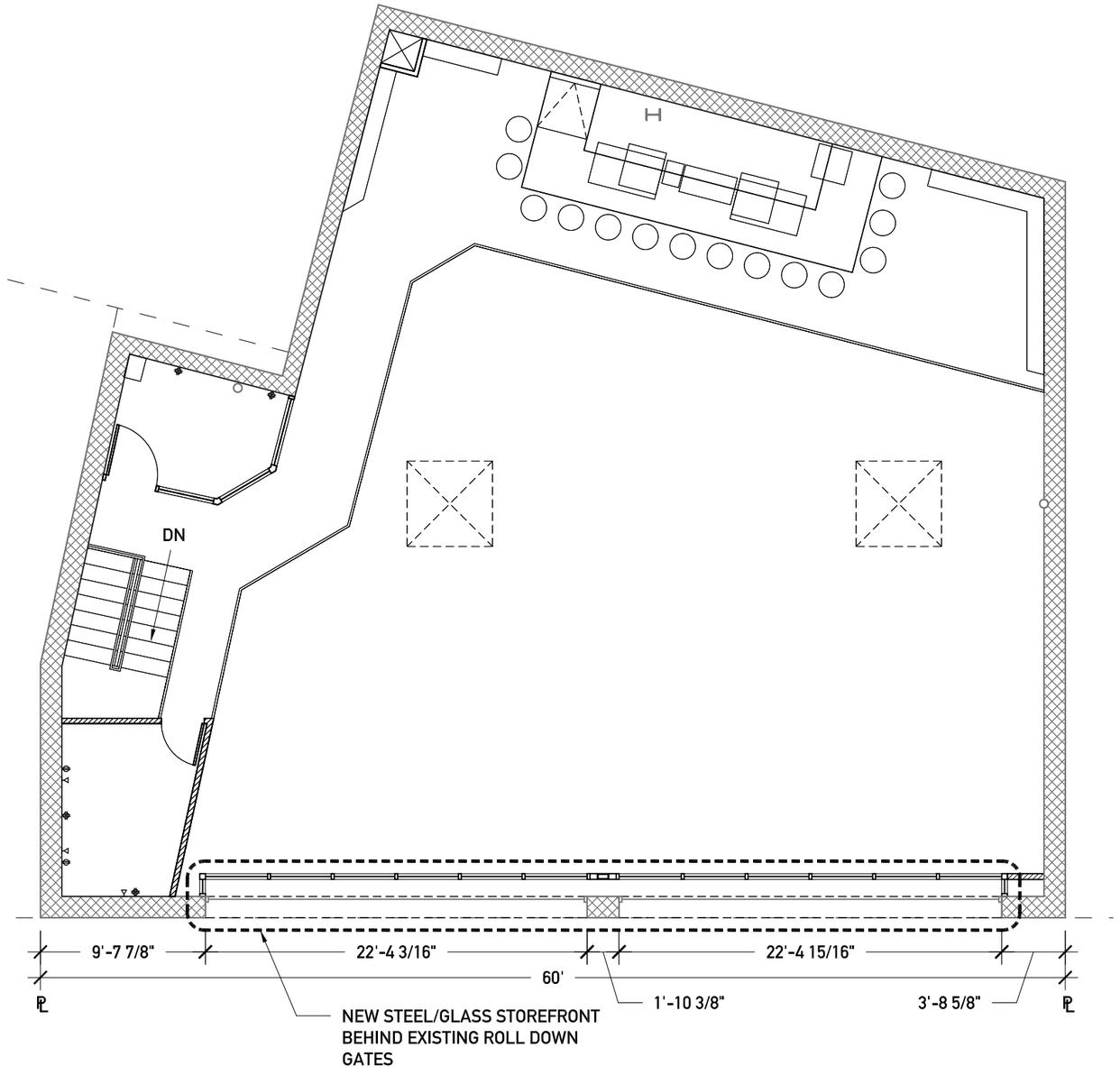


01 | EXISTING MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



02 | PROPOSED MEZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

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FILE: 06 139 - MEZZANINE FLOOR PLAN.dwg | PRINT DATE: 10/03/16 11:04am

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OCTOBER 25th, 2016

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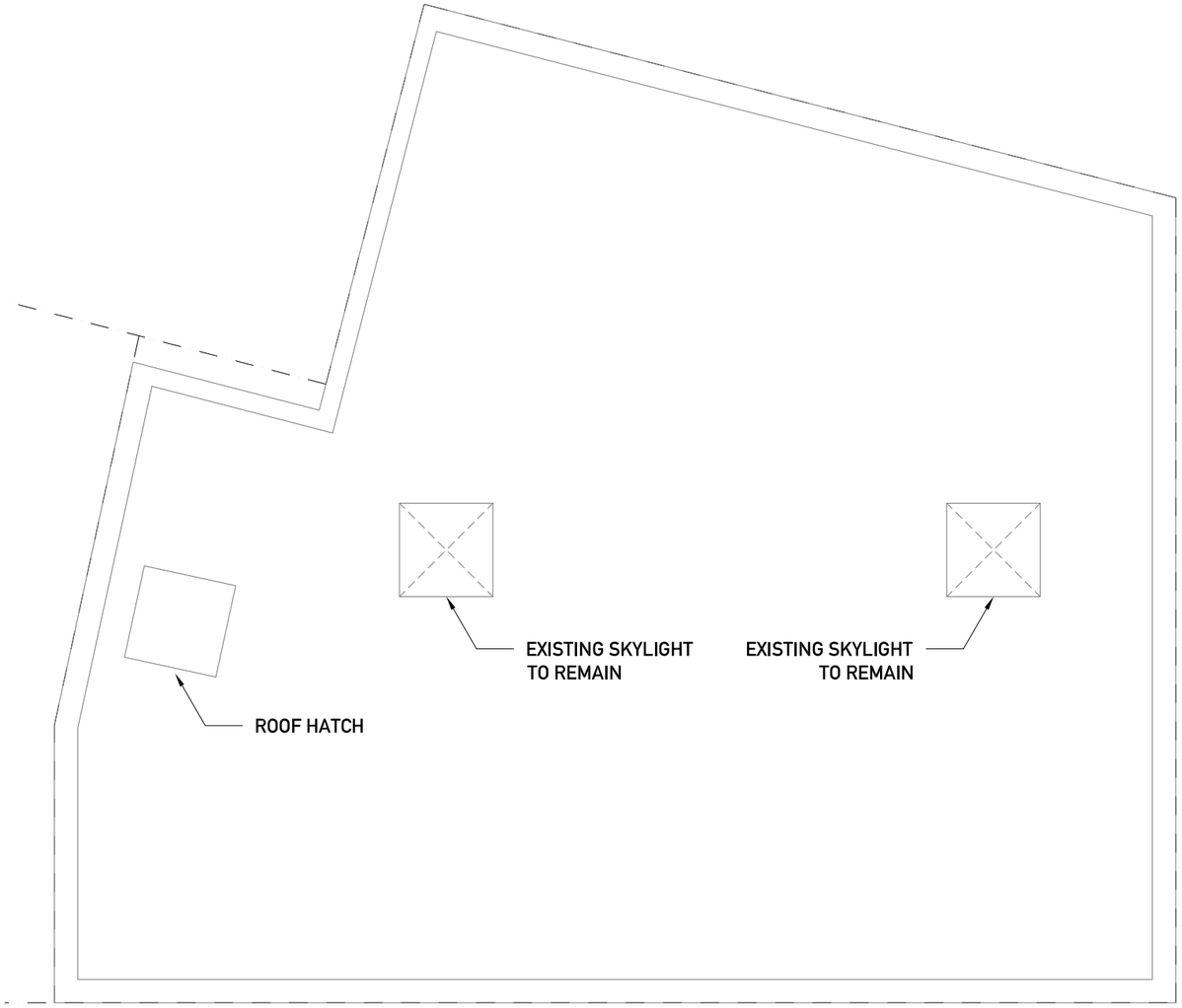
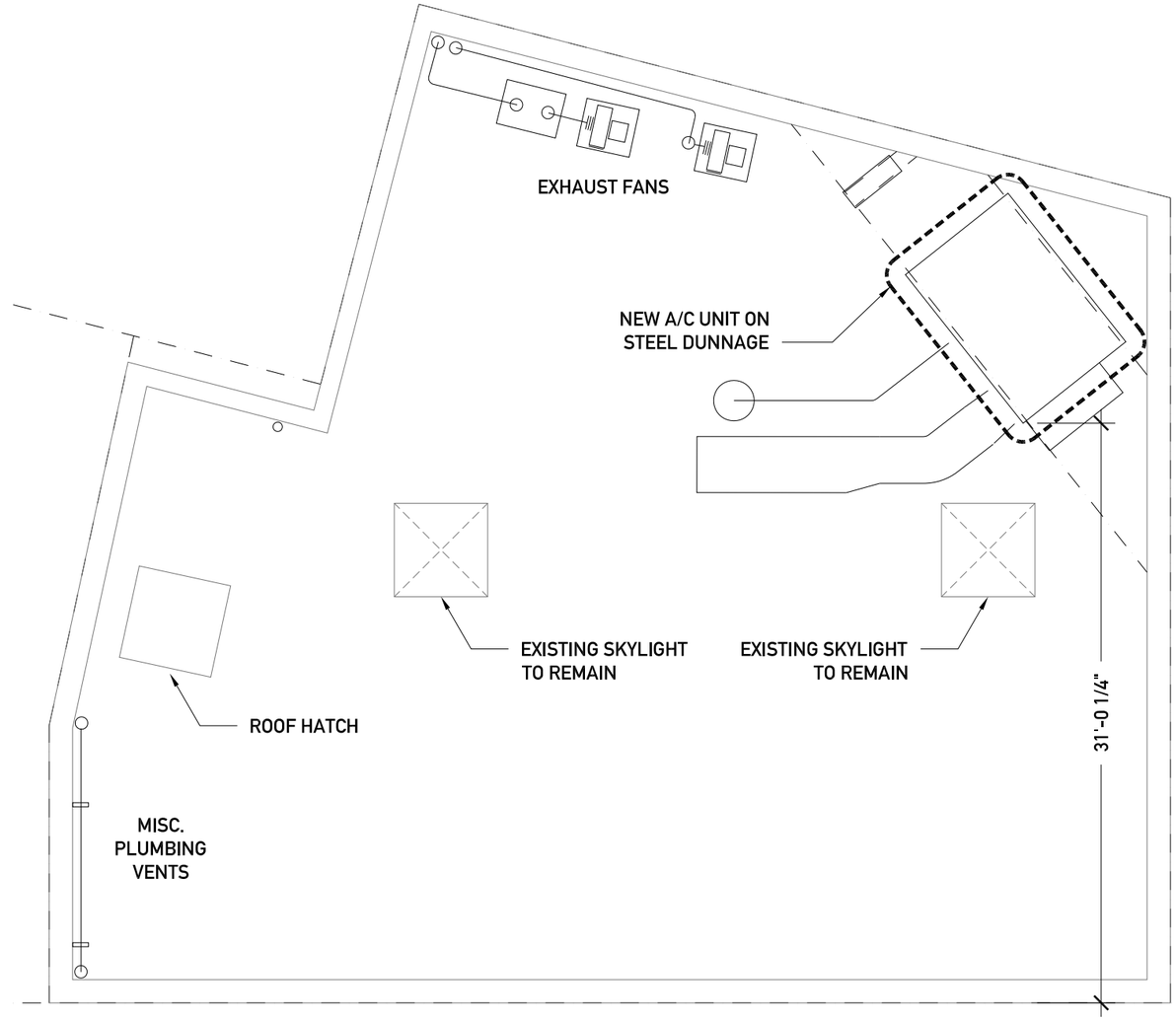


01 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



02 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

N

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01 | CHARLES STREET PROPOSED (SOUTH)
SCALE: N.T.S.

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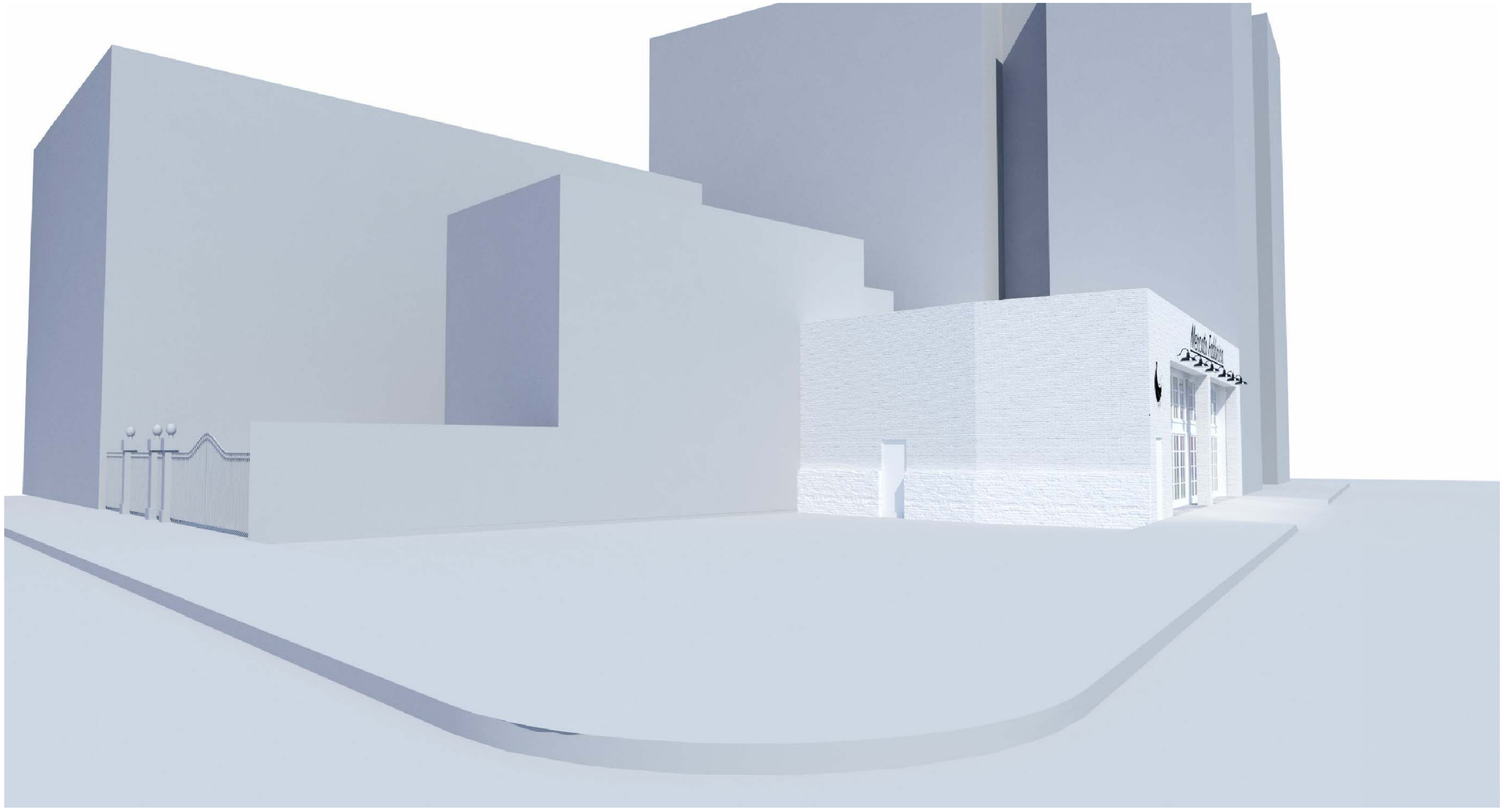

01 | INTERIOR LOT PROPOSED (WEST)
SCALE: N.T.S.

01 ROOFTOP MECHANICAL MOCKUP (AT ROOFTOP)
SCALE: N.T.S.

02 ROOFTOP MECHANICAL MOCKUP (ACROSS CHARLES STREET)
SCALE: N.T.S.

03 ROOFTOP MECHANICAL MOCKUP (ACROSS WASHINGTON STREET)
SCALE: N.T.S.