

# 37-46/37-50 82ND STREET

## QUEENS, NEW YORK

RETAIL

### SCOPE OF WORK

37-46/37-50 82ND STREET FALLS WITHIN THE JACKSON HEIGHTS HISTORIC DISTRICT, WHOSE REGULATIONS GOVERN THE FACADE AND EXTERIOR COMPONENTS.

THE TWO EXISTING LOTS WILL BE MERGED TO FORM A SINGLE RETAIL BUILDING ON A SINGLE LOT. THE EXISTING CELLAR IS TO REMAIN STORAGE & ACCESSORY RETAIL, THE EXISTING GROUND FLOOR IS TO REMAIN RETAIL, AND THE EXISTING SECOND STORY IS TO CHANGE FROM ACCESSORY STORAGE TO RETAIL. THE BUILDING WILL BE FULLY SPRINKLERED. EXISTING INTERIORS, ELEVATOR, AND EGRESS WILL BE DEMOLISHED AND TWO NEW EGRESS STAIRS AND A NEW ELEVATOR SHAFT WILL BE CONSTRUCTED. THE EXISTING FACADE IS TO BE REMOVED AND REPLACED WITH A FACADE TO MATCH THE HISTORIC JACKSON HEIGHTS DISTRICT. MINOR DEMO IS REQUESTED IN ORDER TO CREATE A FACADE THAT TIES THE BUILDINGS TOGETHER IN ORDER TO BETTER PORTRAY THE SYMMETRY REPRESENTED IN THE BUILDINGS OF THE HISTORIC DISTRICT. THE PROJECT WILL BE FILED USING THE 1968 NYC BUILDING CODE.

RETAIL FIT-OUT PORTION AND SIGNAGE TO BE FILED UNDER SEPARATE APPLICATION(S). PER FEMA FIRM PANEL #3604970207G, THE SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

### LPC

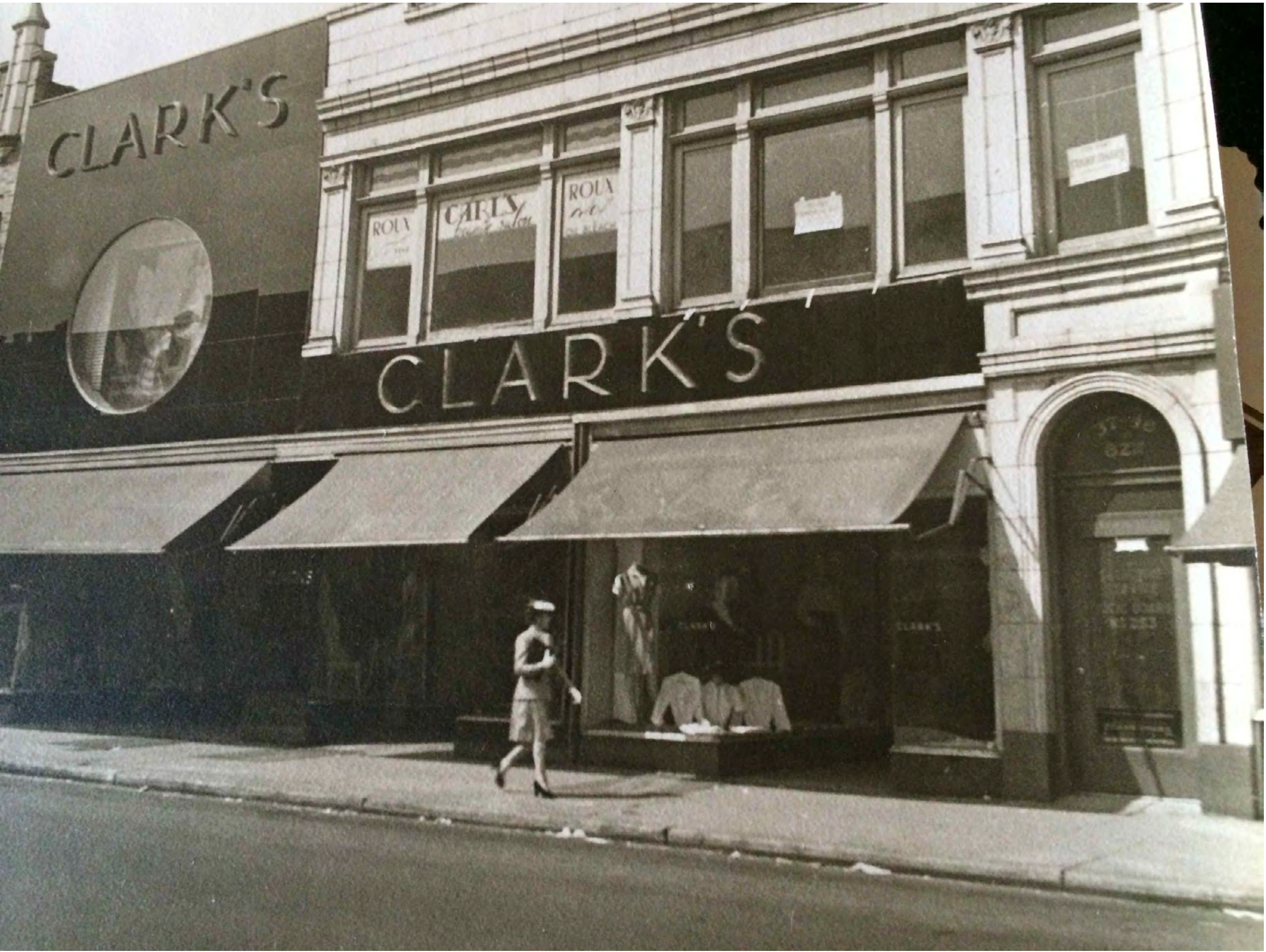
BLOCK: 1292 LOTS: 28 & 31  
37-46 & 37-50 82ND STREET

CONSTRUCTED: 1928  
DESIGNATED: OCTOBER 19, 1993

ARCHITECT : MURRAY KLEIN, M.A. CANTOR  
TYPE: COMMERCIAL  
STORIES: 2

EXCERPT FROM DESIGNATION REPORT:

IN THE LATE 1920S, TWO TWO-STORY COMMERCIAL BUILDINGS WERE CONSTRUCTED ON THIS SITE: ONE DESIGNED BY MURRAY KLEIN [NB 4458-1928] AND THE OTHER BY M.A. CANTOR [ NB 3811-1929]. THE BUILDINGS HAVE BEEN SUBSTANTIALLY ALTERED SINCE THAT TIME AND AT PRESENTTHEY ARE CONFIGURED AS THREE COMMERCIAL SPACES. THE STORES AT EACH END WERE RESURFACED WITH METAL FRONTS AS RECENTLY AS 1986, THOUGH THE STOREFRONT AT THE MIDDLE APPEARS TO DATE FROM AN EARLIER ALTERATION.



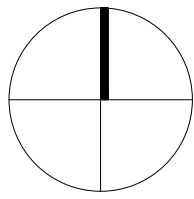
1 HISTORICAL PHOTO  
CIRCA 1940



2 HISTORICAL TAX PHOTO  
CIRCA 1936



3 CURRENT PHOTO



-  PROJECT SITE
-  PROPOSED ELEVATOR AND STAIR MOCKUP



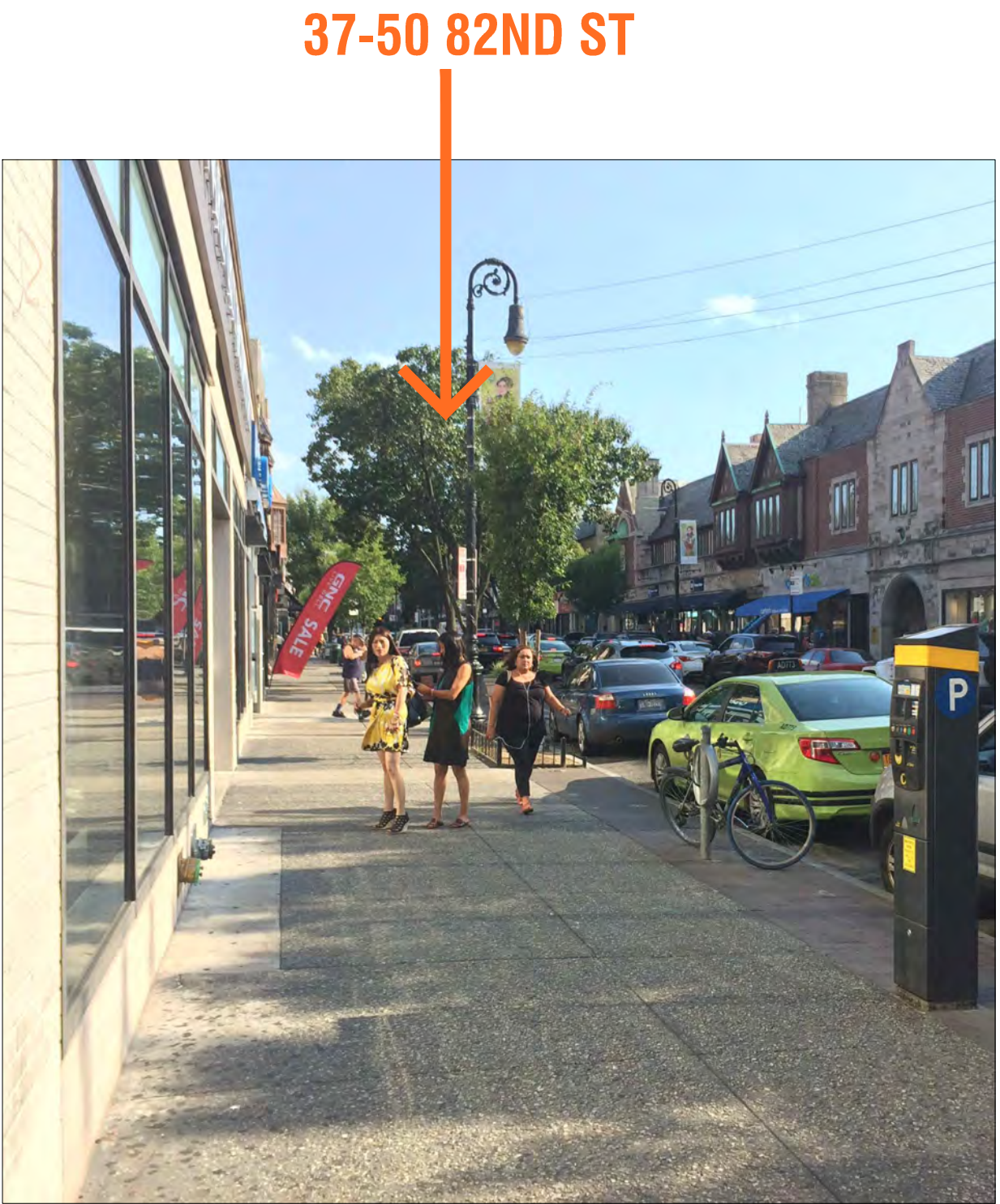
MOCK-UP OF ELEVATOR BULKHEAD ON ROOF OF 37-50 82ND STREET



VIEW A: FRONT VIEW FROM 82ND STREET - NOT VISIBLE



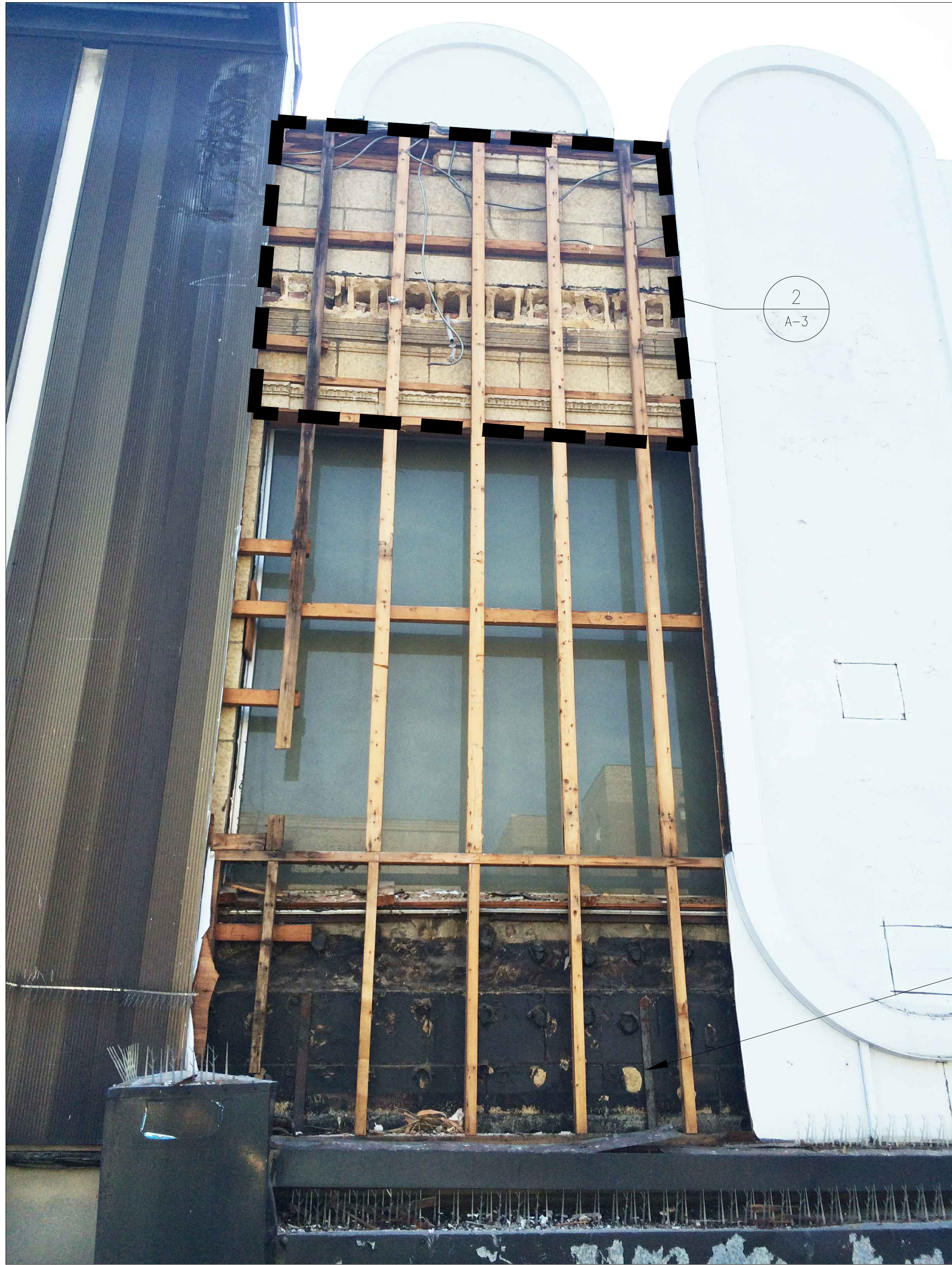
VIEW B: SIDE VIEW FROM 82ND STREET - NOT VISIBLE



VIEW C: VIEW NEAR 37TH AVE ON 82ND STREET - NOT VISIBLE



VIEW D: VIEW FROM ROOSEVELT AVE ELEVATED SUBWAY PLATFORM



1: FACADE PROBE FROM TOP OF EXISTING ROLL-DOWN GATE TO TOP OF LOW PARAPET



2: REMAINING STONework FROM ORIGINAL FACADE

- PORTION OF EXISTING PARAPET CORNICE REMAINING (EXTENT UNKNOWN, SEE 3/A-3)
- PORTIONS OF ORIGINAL STONE FACADE REMAIN (EXTENT UNKNOWN, SEE 1 & 4/A-3)
- PARTIAL ORIGINAL UPPER CORNICE HAS BEEN DEMOLISHED (EXTENT UNKNOWN)
- PARTIAL ORIGINAL UPPER CORNICE DETAILING REMAINS (EXTENT UNKNOWN)
- ORIGINAL DETAILING ABOVE WINDOW IS DAMAGED BUT REMAINS (EXTENT UNKNOWN)



3: ORIGINAL STEPPED PARAPET AND CORNICE HAVE BEEN DEMOLISHED, AS VISIBLE FROM ROOF

- PORTIONS OF ORIGINAL STONE FACADE AND LOWER CORNICE HAVE BEEN DEMOLISHED AND TARRed OVER (EXTENT UNKNOWN, SEE 4/A-3)



5: CHOPPED & TARRed CORNICE



4: REMAINING PORTION OF ORIGINAL LOWER CORNICE LINE AND FACING BELOW ORIGINAL WINDOW SILL



1 PROPOSED 82ND STREET FACADE RENDERING  
SCALE: NTS

EXTERIOR SCOPE GENERAL NOTES

1. THE BUILDING IS IN A DESIGNATED NEW YORK CITY LANDMARK NEIGHBORHOOD; AS SUCH IT HAS A HISTORICALLY SIGNIFICANT FACADE. IT IS THE INTENT OF THE ARCHITECT AND OWNER TO PRESERVE THE UNIQUE CHARACTER AND FABRIC OF THE FACADE OF THE BUILDING.

A. STRICT COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS IS REQUIRED TO ASSURE COMPLIANCE OF THE WORK WITH NEW YORK CITY LANDMARKS PRESERVATION COMMISSION (LPC) APPROVALS.

B. CONTRACTOR MUST RECOGNIZE THAT ALL THE CLEANING AND REPAIR WORK IS IN CONFORMANCE WITH PRIOR APPROVALS FROM THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION, AND MUST BE EXECUTED AS DESCRIBED, TO THE SATISFACTION AND ACCEPTANCE OF THE LANDMARKS STAFF. THE CONTRACTOR MUST COOPERATE IN ANY REQUIRED SITE INSPECTIONS AND RELATED DISCUSSIONS WITH THE LANDMARKS COMMISSION STAFF.

C. FAILURE TO COMPLY WITH THE CONTRACT DOCUMENTS WILL RESULT IN REJECTION OF NON-COMPLYING WORK.

3. AREA OF WORK INCLUDES ALL STREET FACADES.

4. PRIOR TO WORK, CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS.

5. PRIOR TO WORK, CONTRACTOR SHALL ASSURE THAT ALL REQUIRED PERMITS AND APPROVALS ARE FILED AND APPROVED.

6. 37-46/37-50 82ND STREET FACADE TO BE CLEANED AND MAINTAINED AS DESCRIBED IN ENCLOSED SPECIFICATIONS

MASONRY CLEANING AND REPAIR SCOPE OF WORK NOTES:

1. CLEAN SELECTED AREAS OF STONE MASONRY WHERE INDICATED ON THE DRAWING.

2. WATERPROOF EXISTING HISTORIC FACADE AND PREPARE TO RECEIVE NEW FACING.

3. PATCH STONE MASONRY WHERE INDICATED ON THE DRAWINGS. PATCH MASONRY WITH PROPRIETARY RESTORATION MORTAR WHICH MATCHES EXISTING ADJACENT MASONRY IN COLOR AND TEXTURE.



GFRC TO MATCH "BOTTOM LEDGE COTTON WOOD" HONED FINISH  
KANSAS LIMESTONE BY US STONE INDUSTRIES LLC

CORNICE DETAILS TO MATCH ORIGINAL SILHOUETTES & FACADE  
PATTERN SCORED TO MATCH ORIGINAL.



ABSOLUTE BLACK GRANITE HONED FINISH BY TBD

GRANITE WATER TABLE BELOW ALL STOREFRONTS.



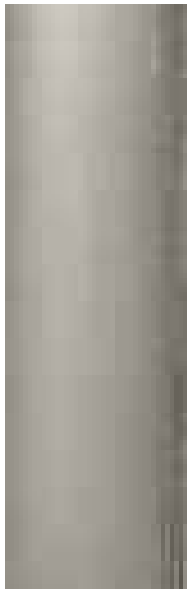
ATOMIC STREAMLINE INDUSTRIAL GUARD SCONCE BY BARN LIGHT USA

LIGHT FIXTURE AT GROUND FLOOR STOREFRONT PIERS



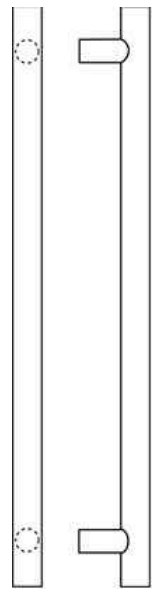
EXTRONIX NIGHTFALL DOWNLIGHT BY BARRON LIGHTING

LIGHT FIXTURE AT STOREFRONT ENTRIES



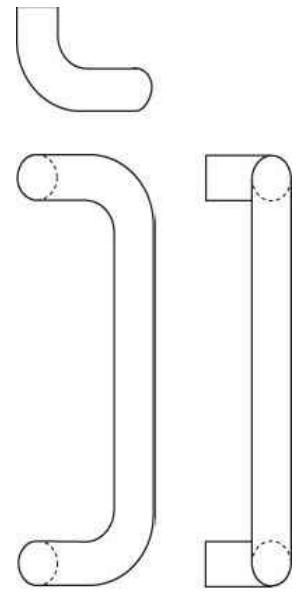
SATIN STAINLESS STEEL FINISH  
BY ROCKWOOD

MAIN ENTRANCE AND EGRESS  
EXTERIOR DOOR PULLS



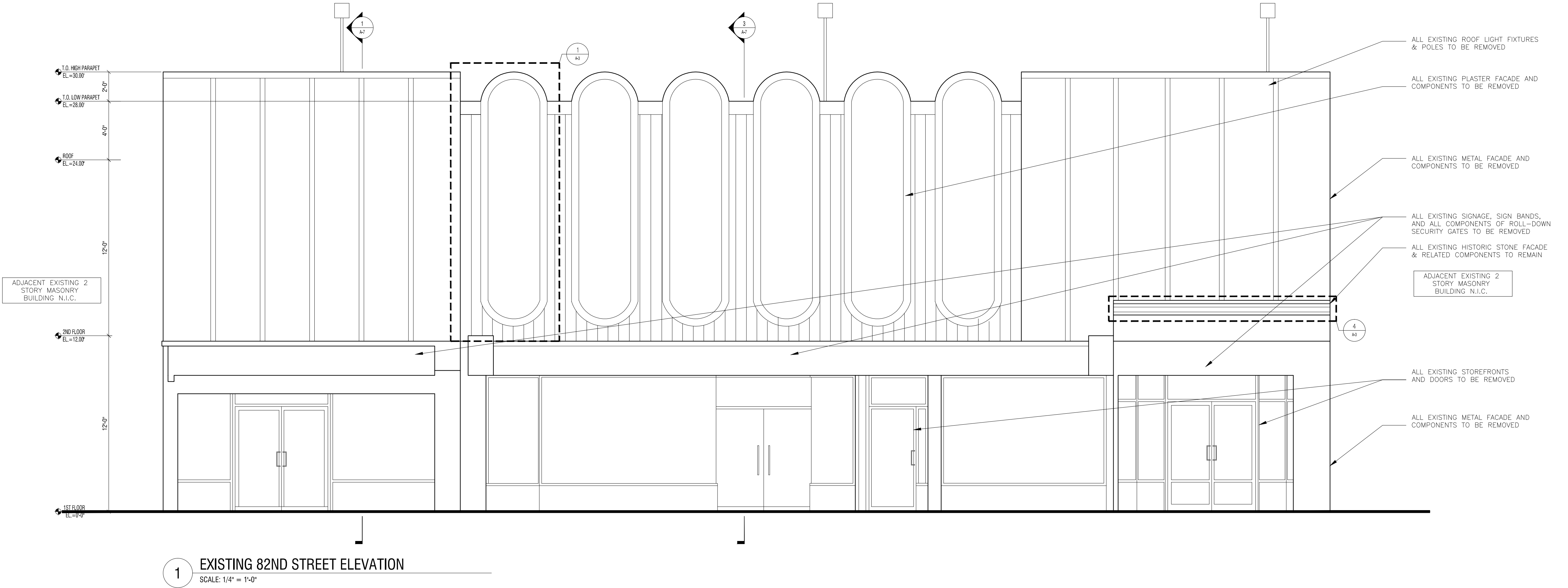
RM3300-36" BACK TO BACK  
MOUNTED DOOR PULL BY  
ROCKWOOD

MAIN ENTRANCE DOOR PULLS

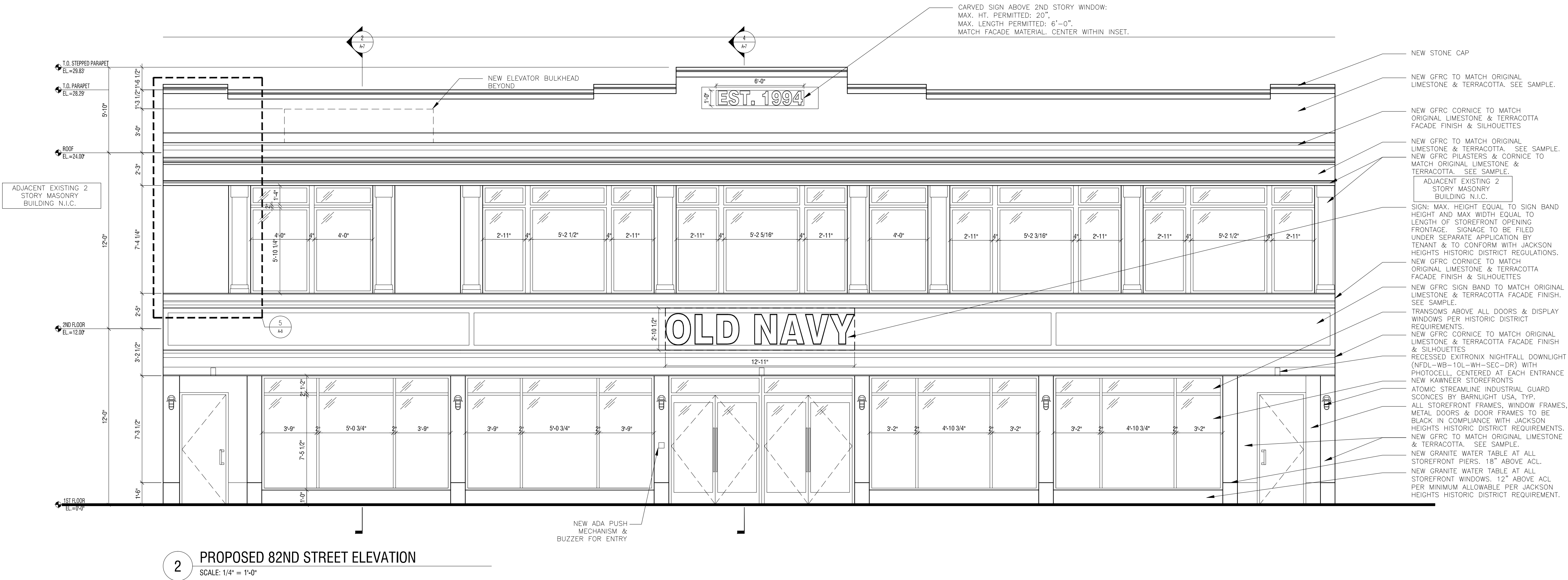


RM221-12" TUBULAR OFFSET DOOR  
PULL BY ROCKWOOD

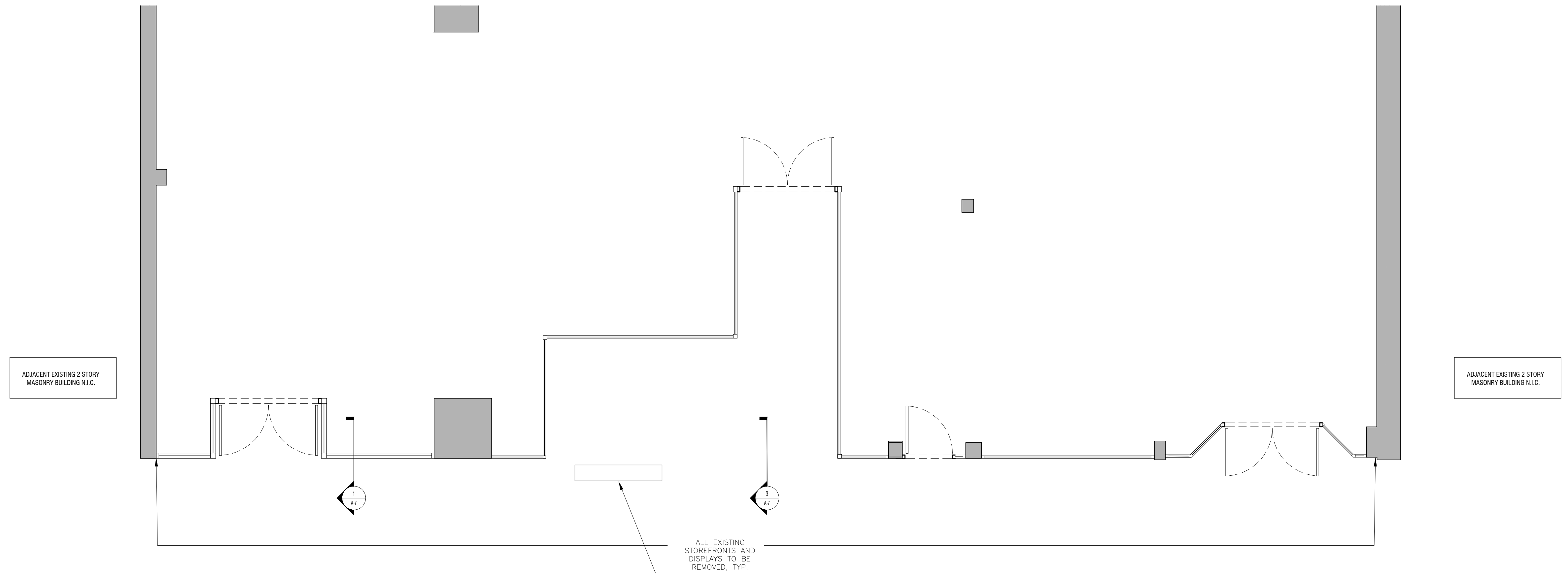
EXTERIOR EGRESS DOOR PULLS



1 EXISTING 82ND STREET ELEVATION  
SCALE: 1/4" = 1'-0"



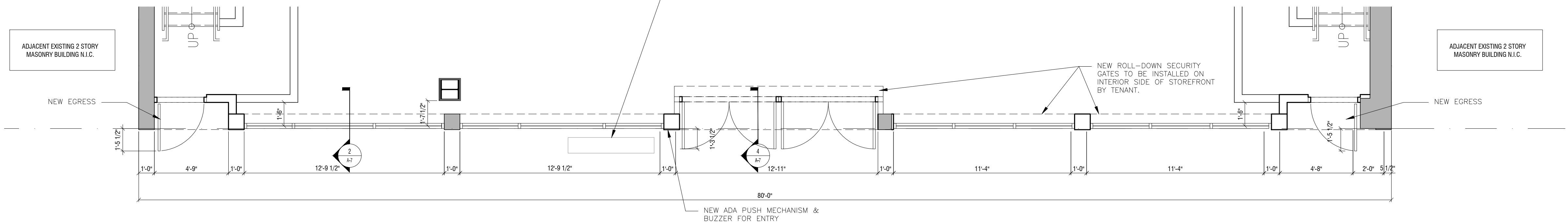
2 PROPOSED 82ND STREET ELEVATION  
SCALE: 1/4" = 1'-0"



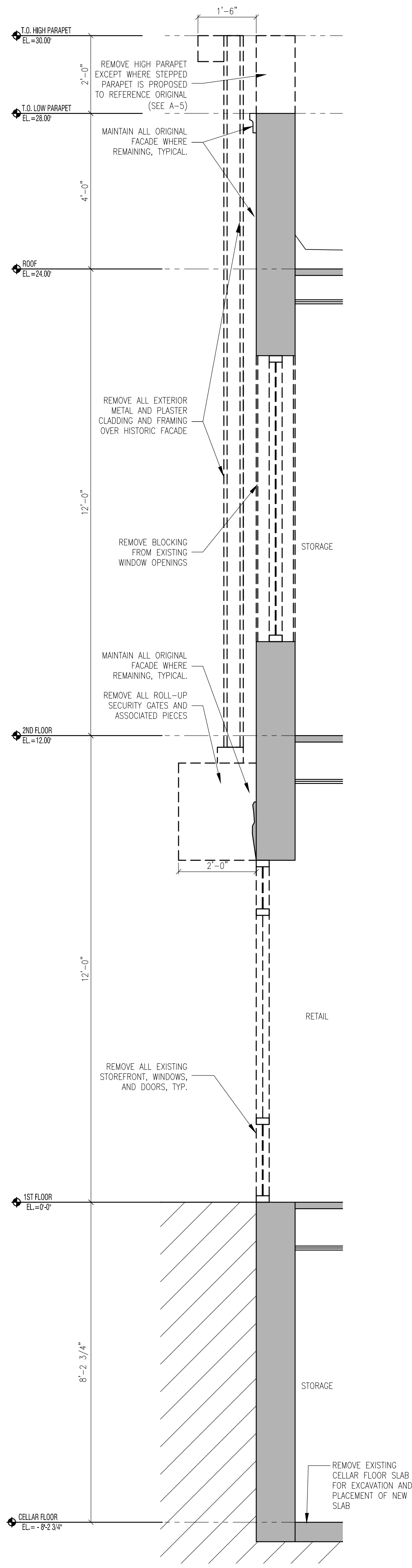
1 EXISTING 82ND STREET STOREFRONT PLAN  
SCALE: 1/4" = 1'-0"



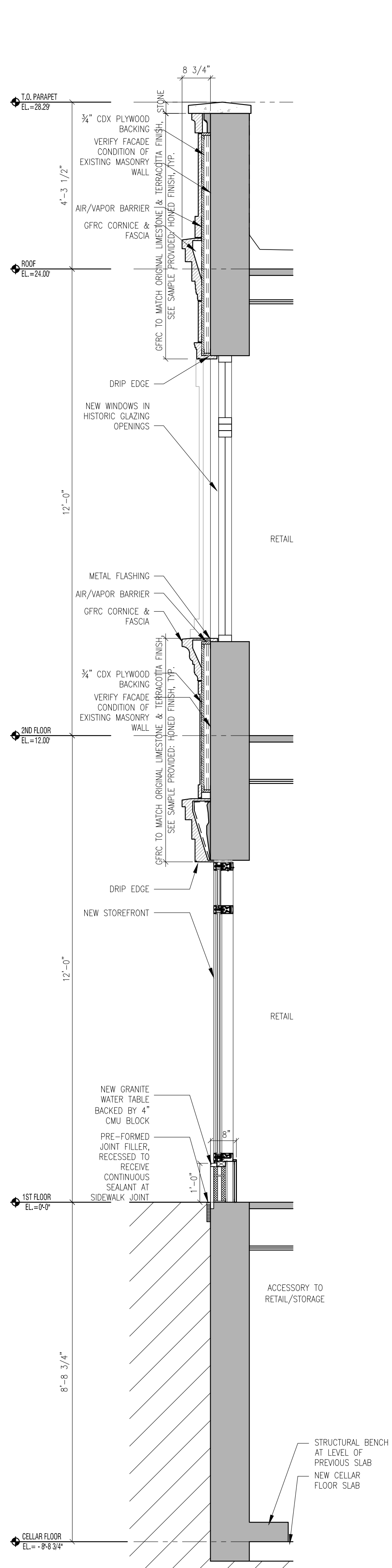
EXISTING CLARK'S DEPARTMENT STORE METAL SIDEWALK INLAY TO REMAIN



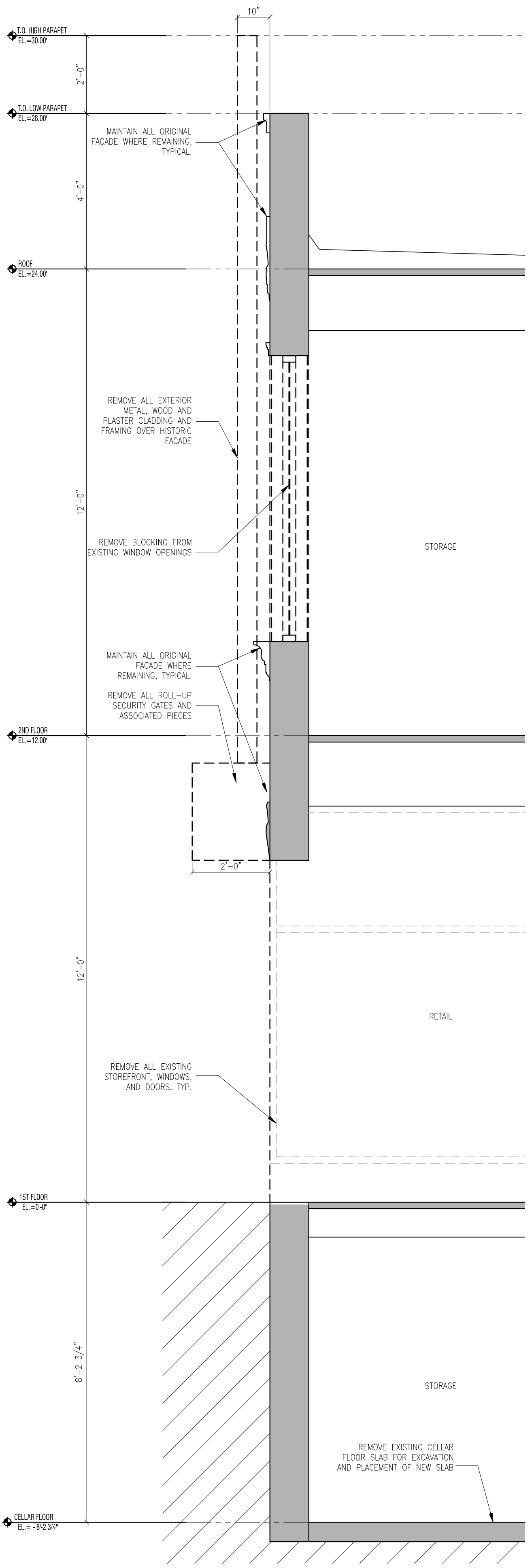
2 PROPOSED 82ND STREET STOREFRONT PLAN  
SCALE: 1/4" = 1'-0"



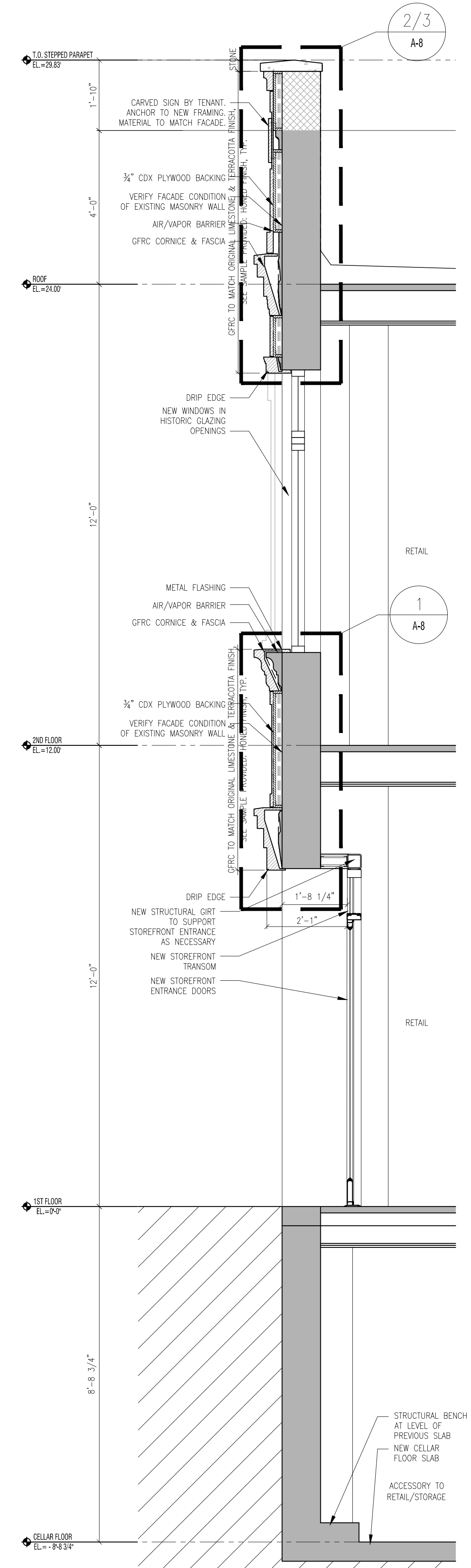
1 EXISTING FACADE WALL SECTION  
SCALE: 1/2" = 1'-0"



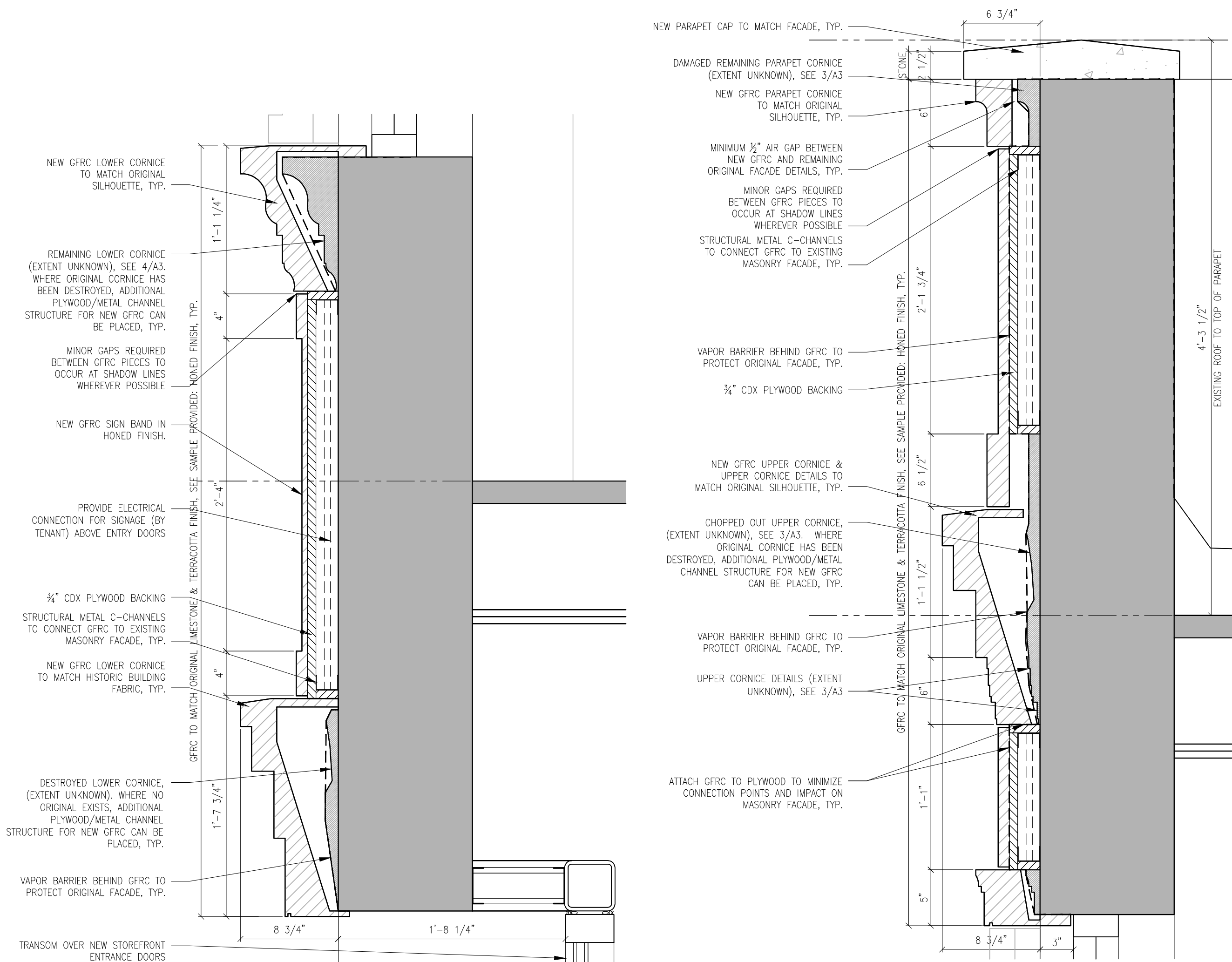
2 PROPOSED FACADE WALL SECTION  
SCALE: 1/2" = 1'-0"



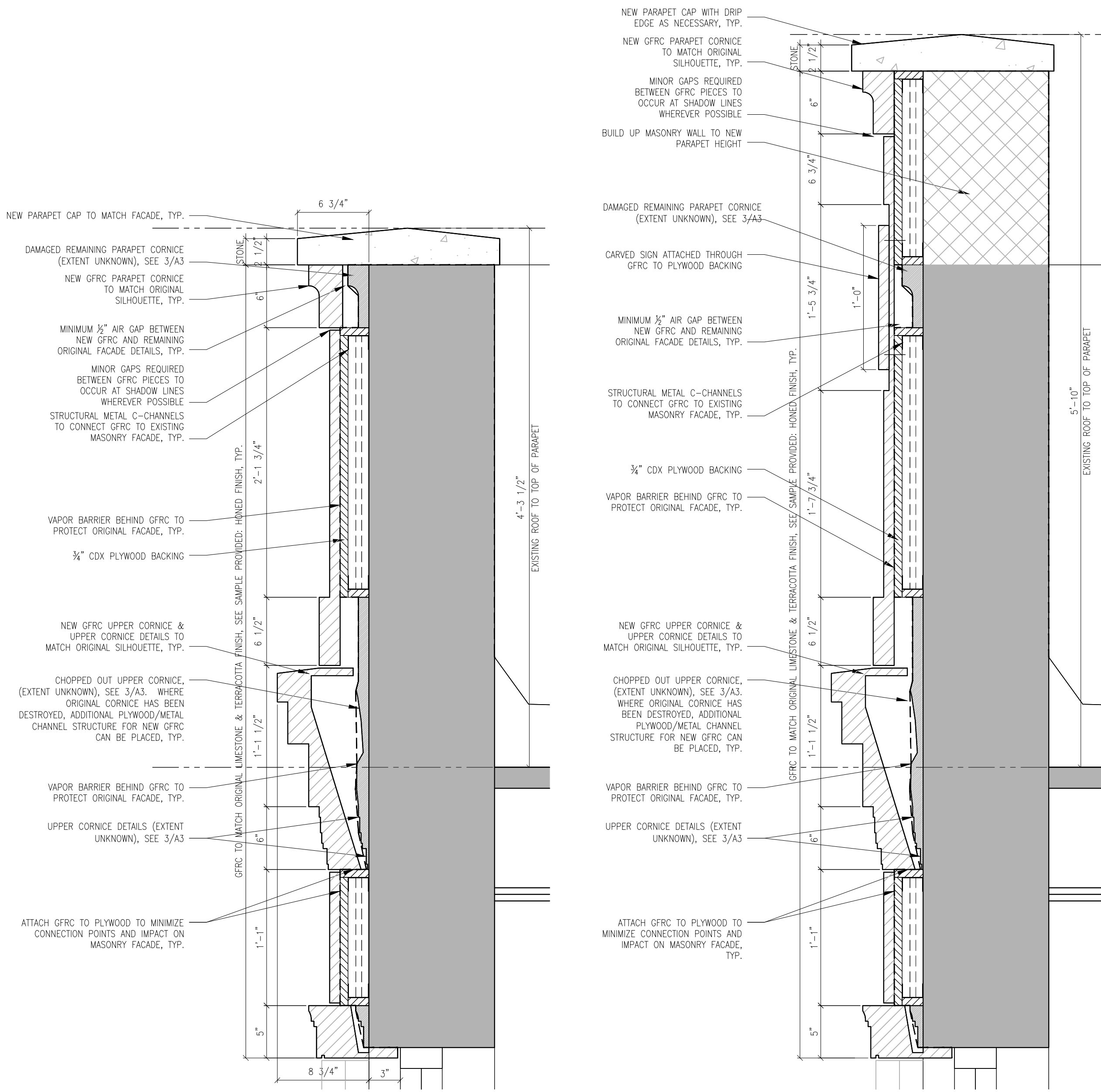
3 EXISTING FACADE WALL SECTION  
SCALE: 1/2" = 1'-0"



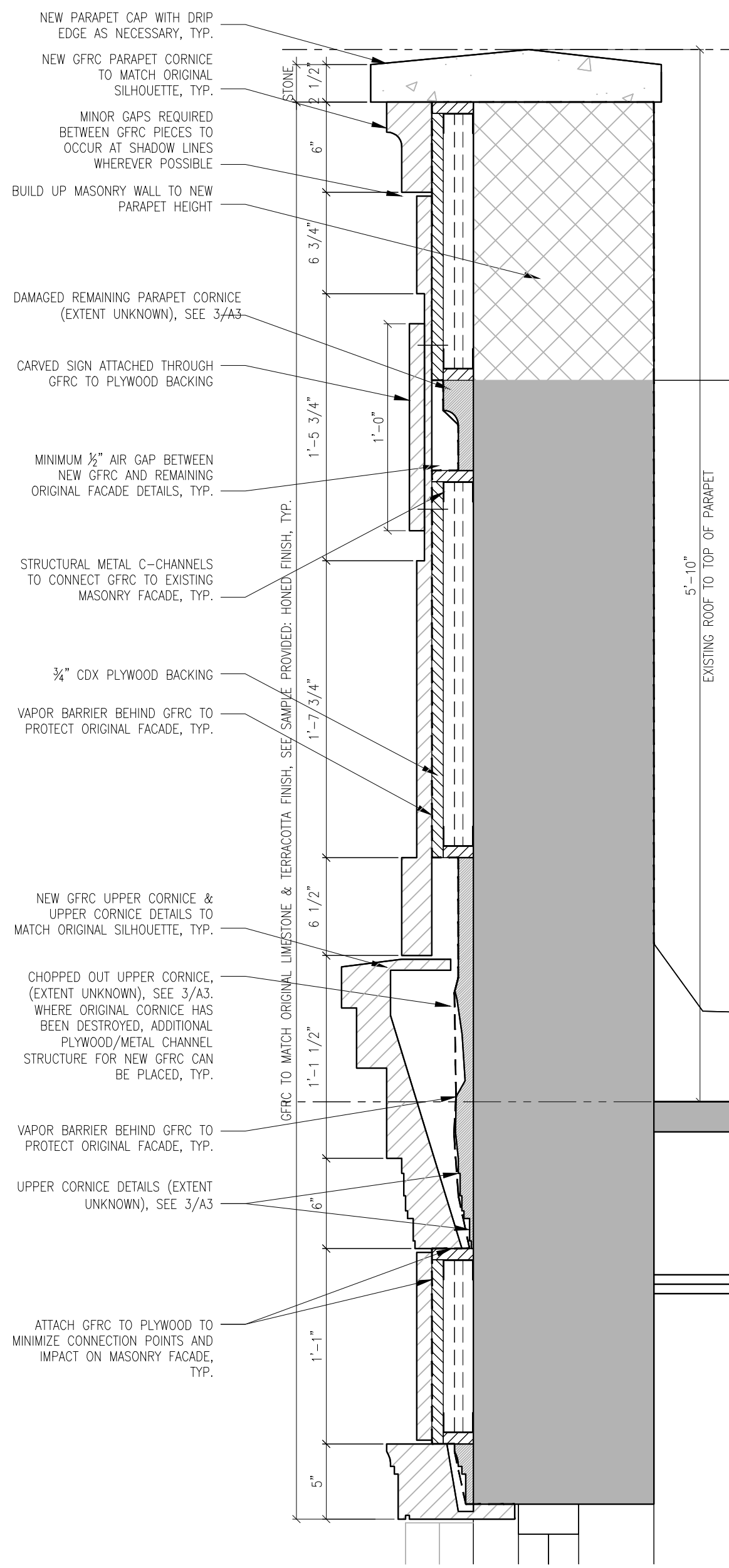
4 PROPOSED FACADE WALL SECTION  
SCALE: 1/2" = 1'-0"



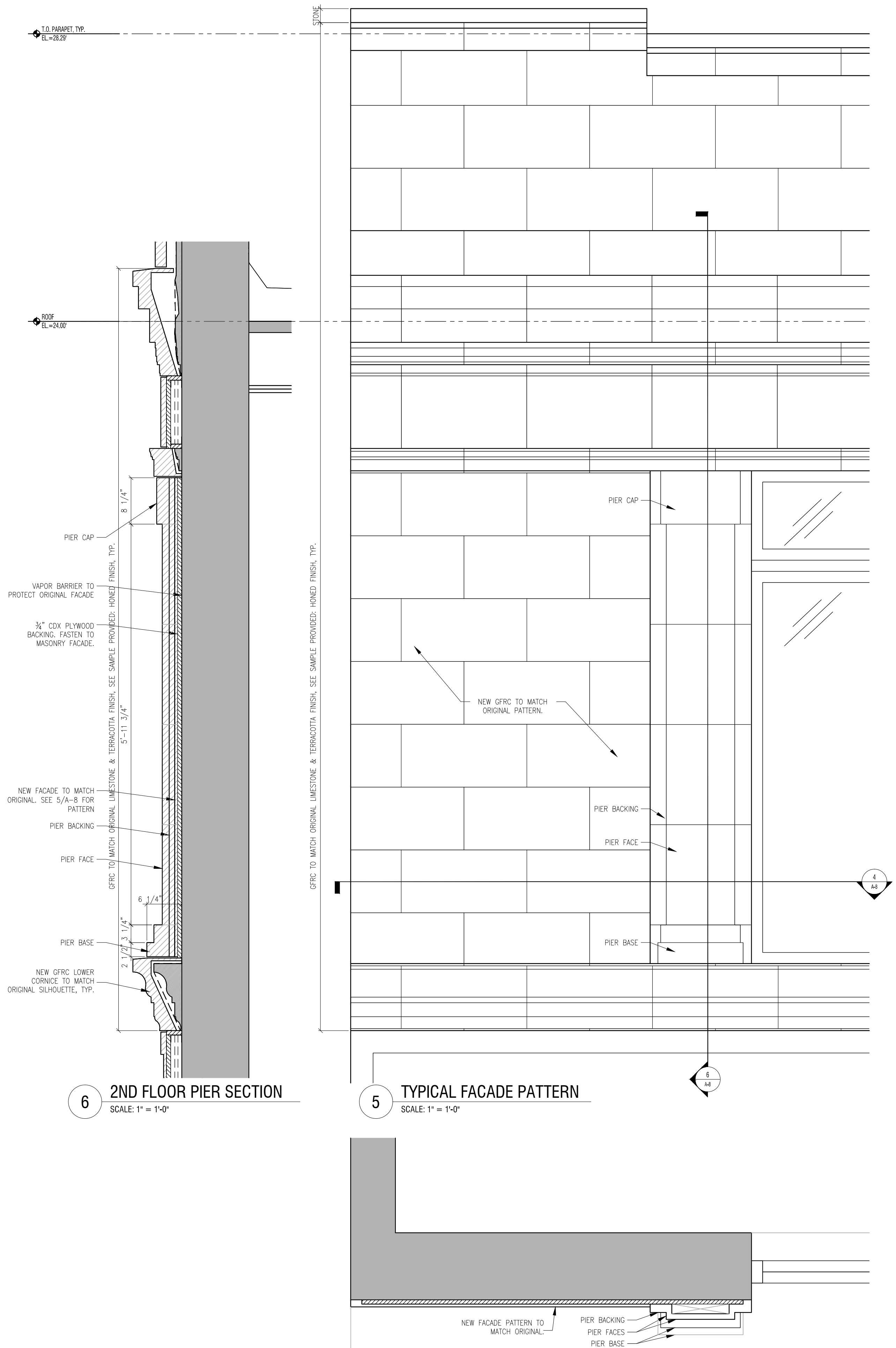
1 PROPOSED DETAIL @ SIGNBAND  
SCALE: 1 1/2" = 1'-0"



2 PROPOSED UPPER CORNICE DETAIL  
SCALE: 1 1/2" = 1'-0"



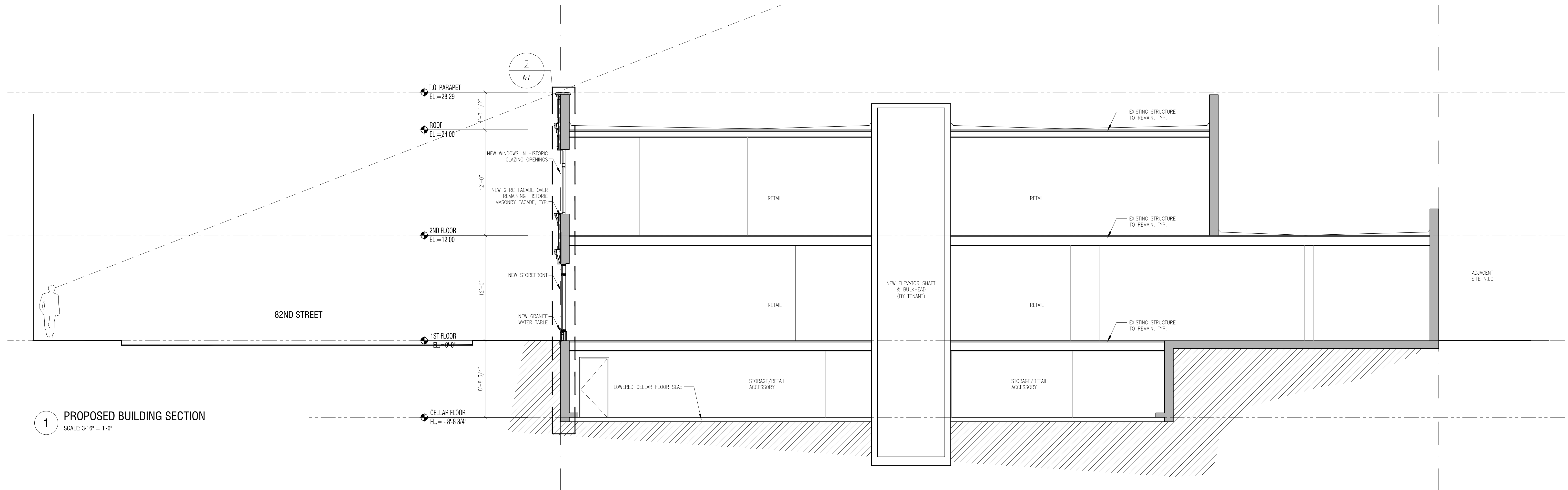
3 PROPOSED DETAIL @ PARAPET  
SCALE: 1 1/2" = 1'-0"

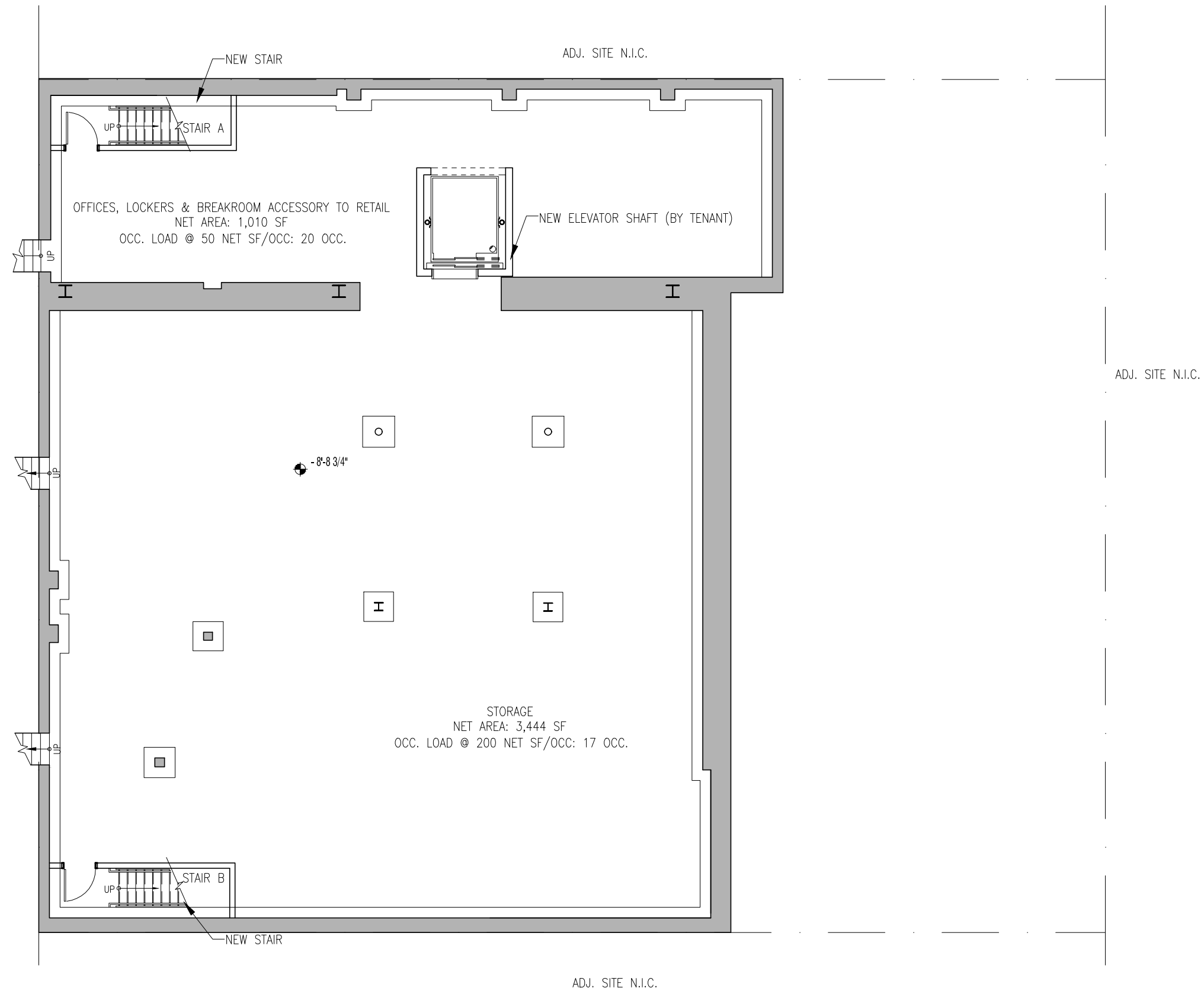


6 2ND FLOOR PIER SECTION  
SCALE: 1" = 1'-0"

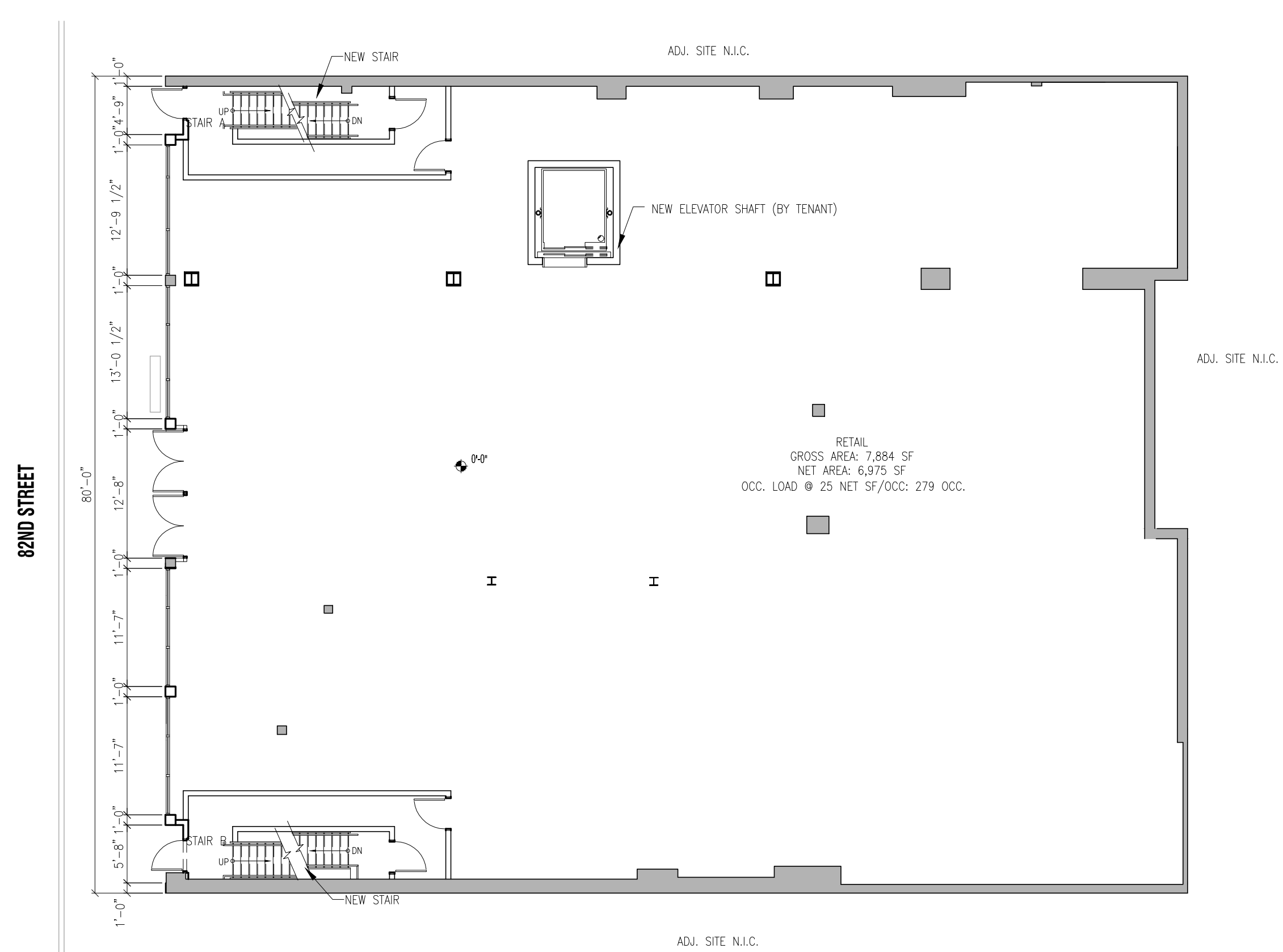
5 TYPICAL FACADE PATTERN  
SCALE: 1" = 1'-0"

4 PLAN DETAIL AT 2ND FLOOR PIER  
SCALE: 1" = 1'-0"

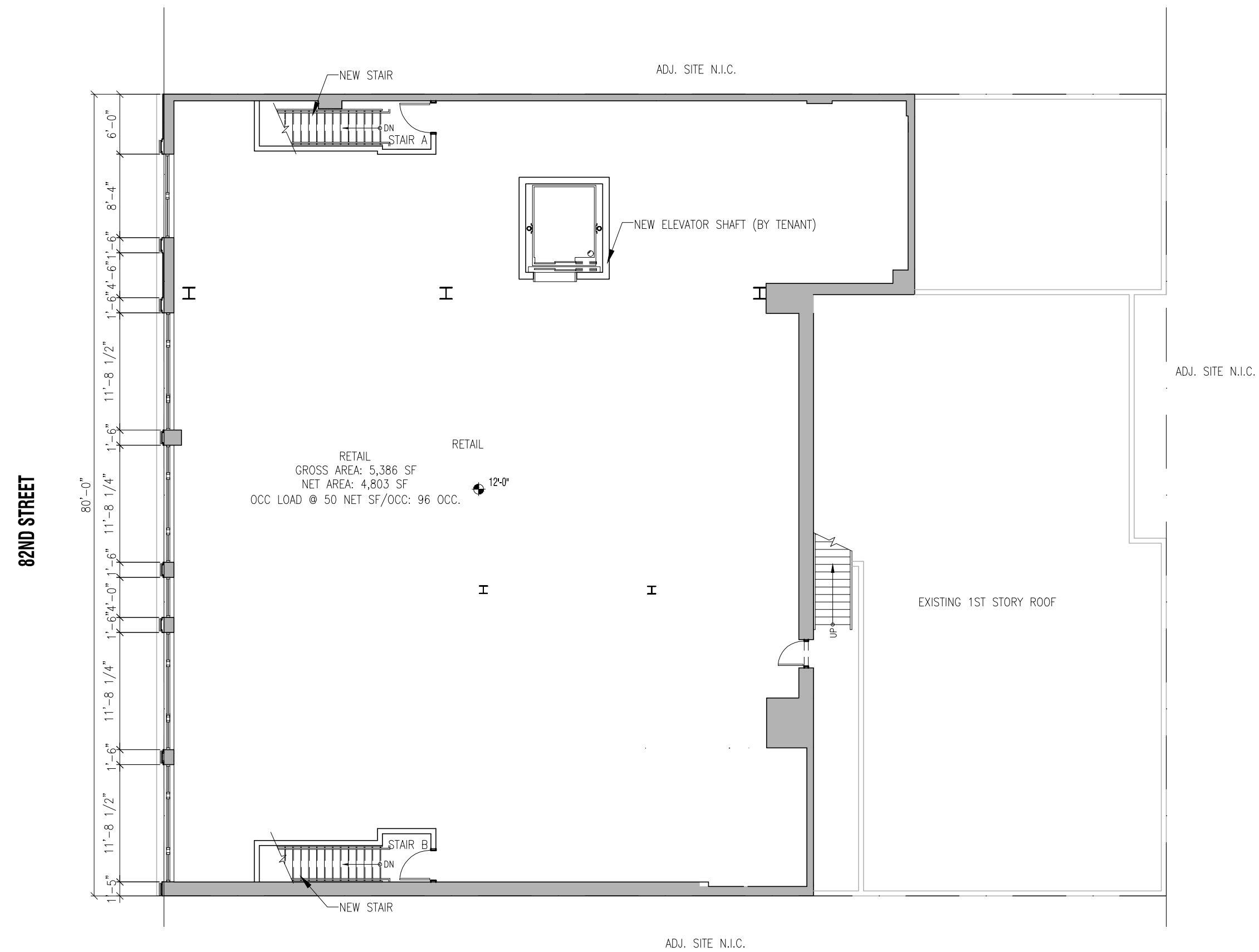




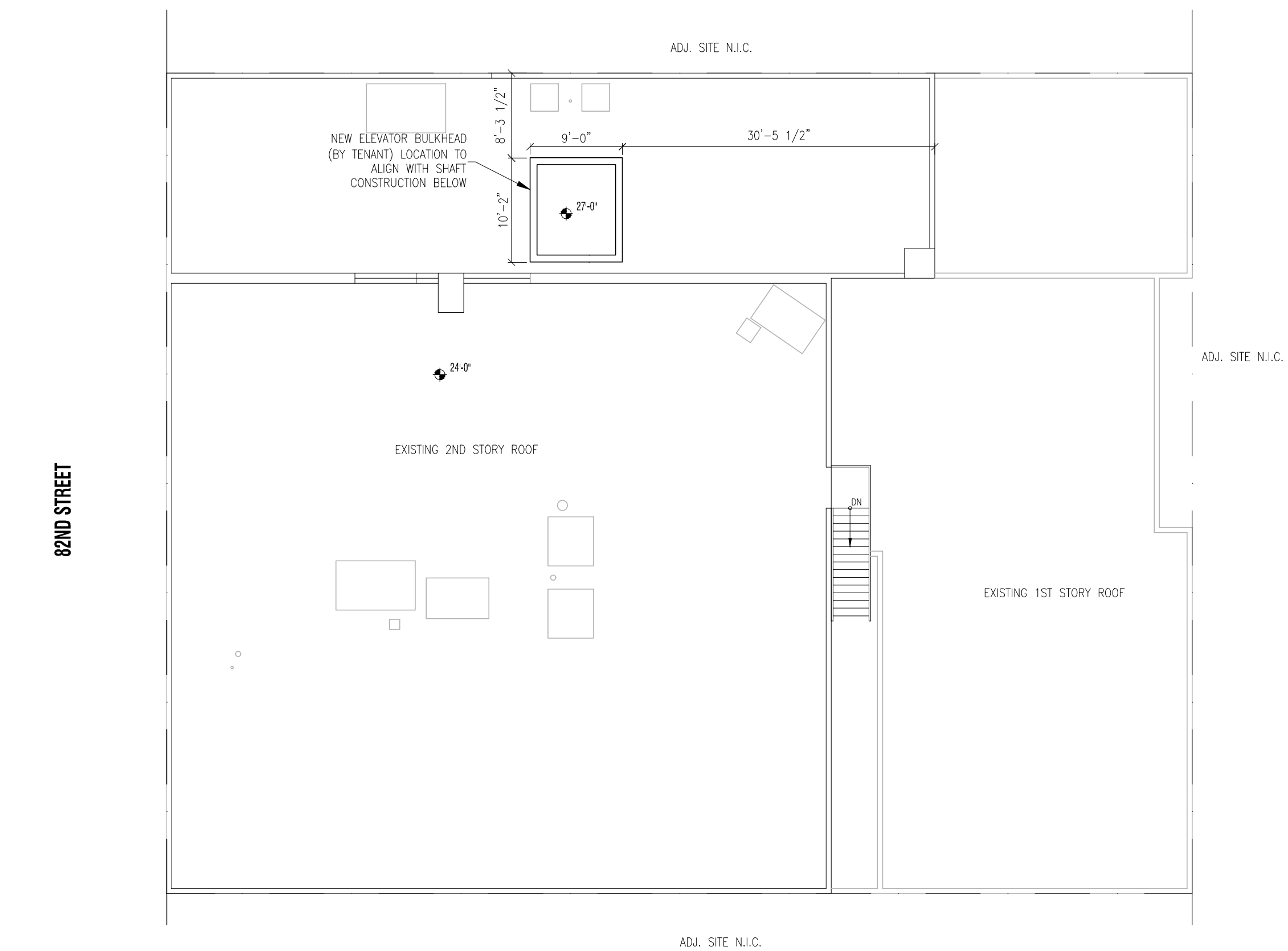
1 CELLAR FLOOR PLAN  
SCALE: 3/32" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



3 SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



4 ROOF PLAN  
SCALE: 3/32" = 1'-0"