

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

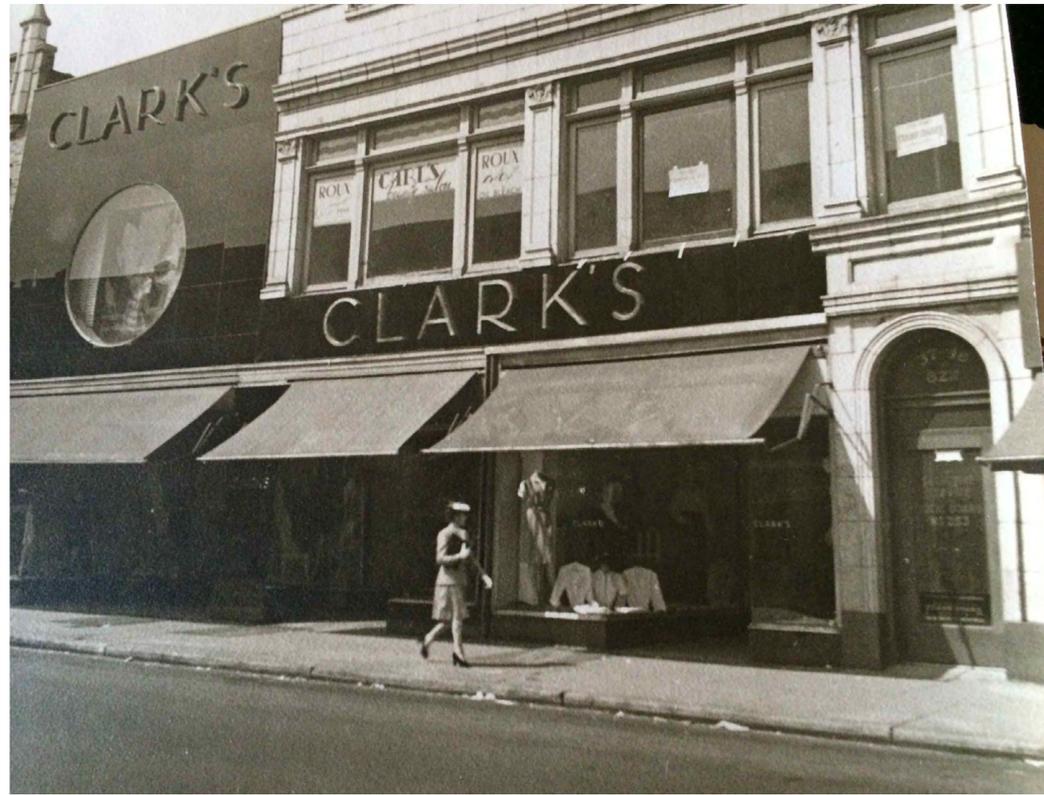
BLOCK: 1292 LOTS: 28 & 31
37-46 & 37-50 82ND STREET

CONSTRUCTED: 1928
DESIGNATED: OCTOBER 19, 1993

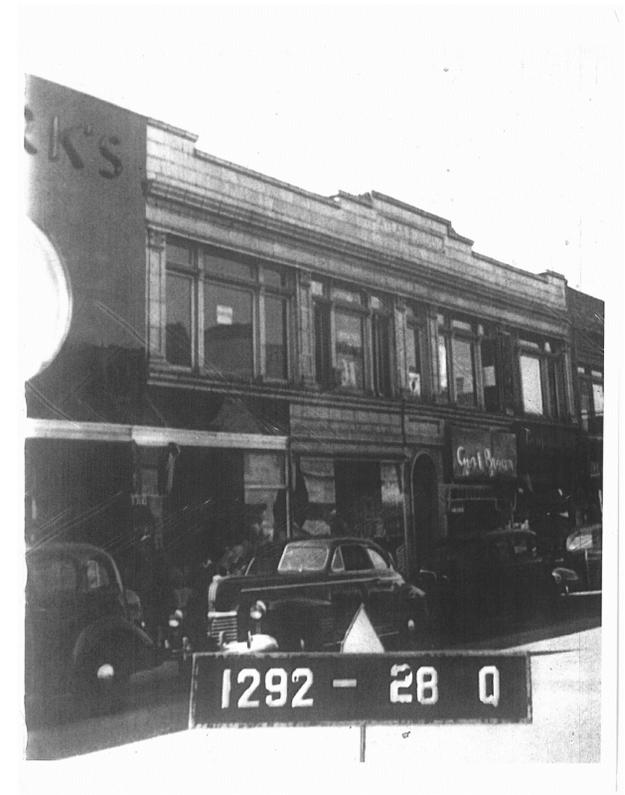
ARCHITECT : MURRAY KLEIN, M.A. CANTOR
TYPE: COMMERCIAL
STORIES: 2

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 PRESENT THEY 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.



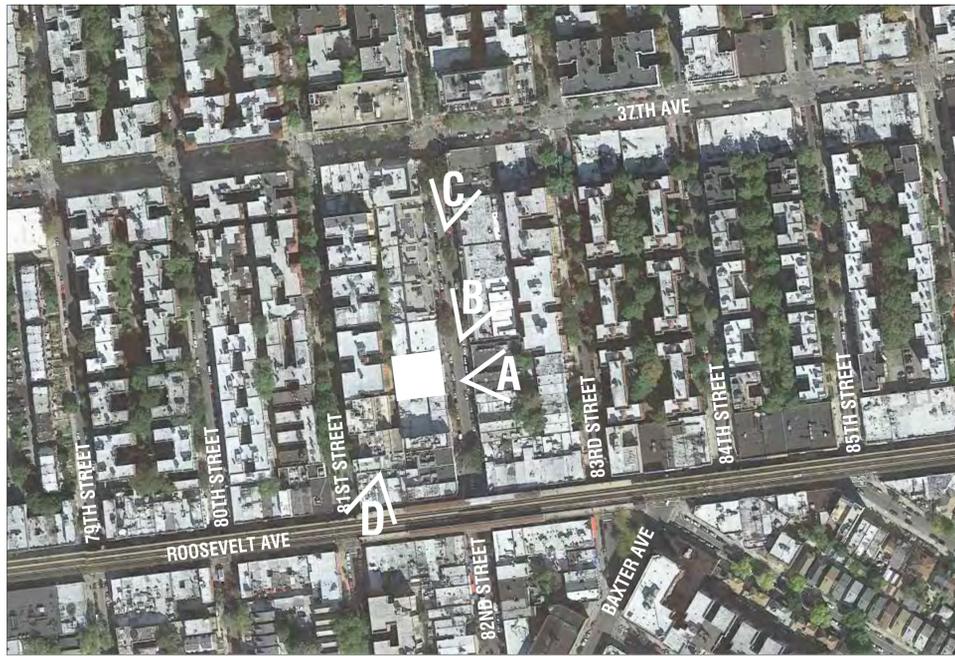
1 HISTORICAL PHOTO
CIRCA 1940



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

37-50 82ND ST



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

37-50 82ND ST



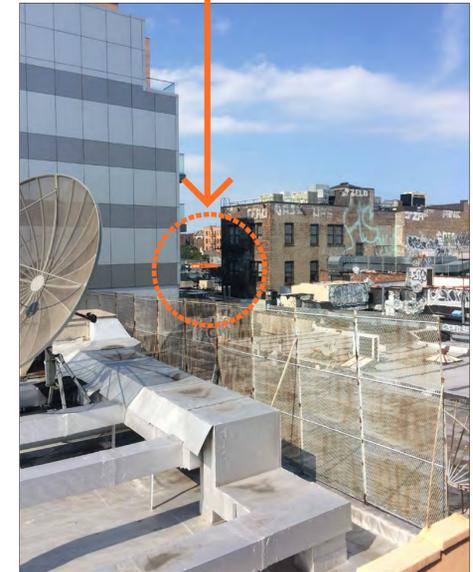
VIEW B: SIDE VIEW FROM 82ND STREET - NOT VISIBLE

37-50 82ND ST

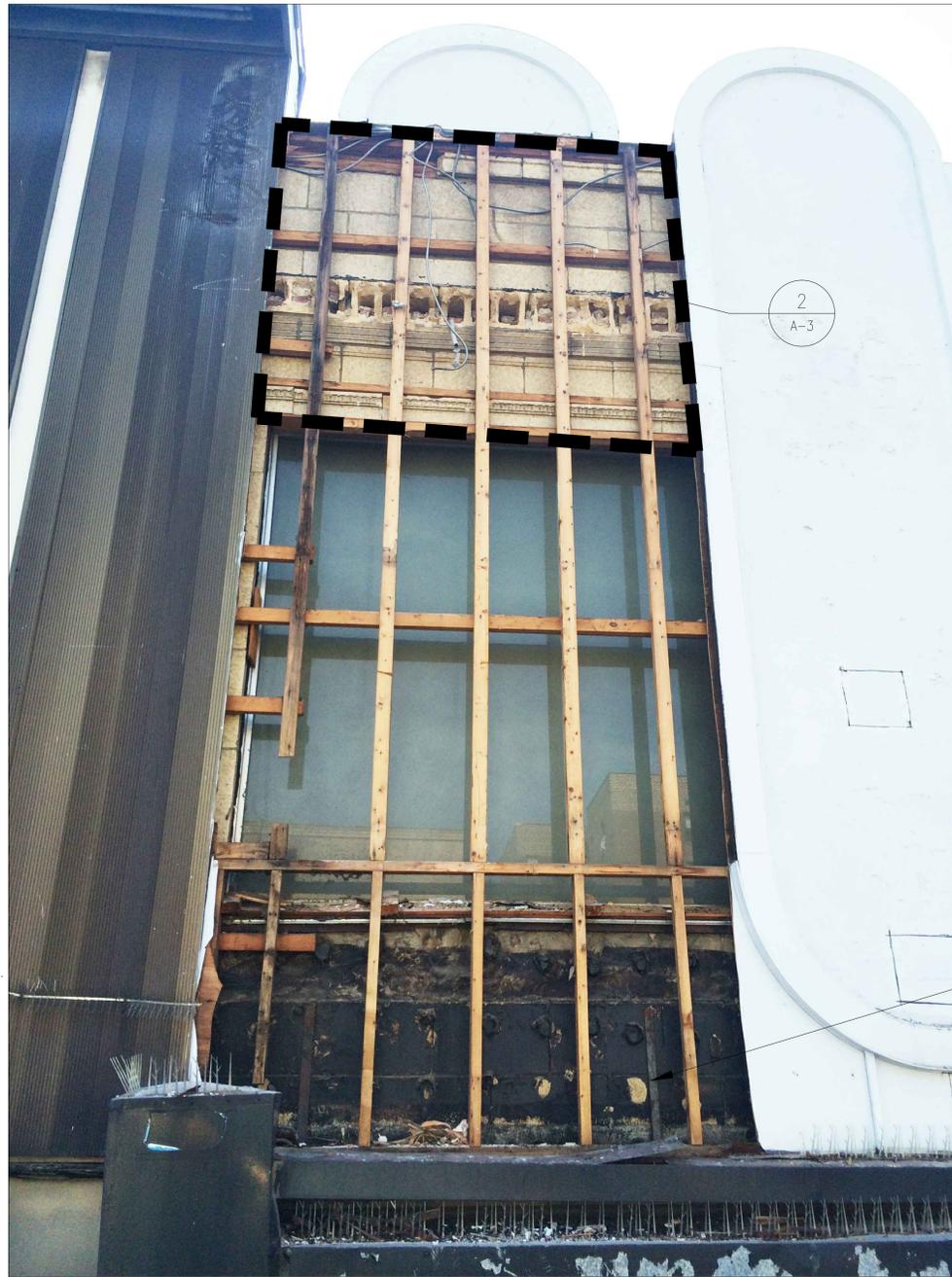


VIEW C: VIEW NEAR 37TH AVE ON 82ND STREET - NOT VISIBLE

37-50 82ND ST



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)

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



APPROXIMATE LOCATIONS OF ORIGINAL PARAPET STEPPING

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



5: CHOPPED & TARRed CORNICE

5
A-3



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



1 PROPOSED 82ND STREET FACADE RENDERING
SCALE: NTS

GreenbergFarrow

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New York, NY 10001
t: 212 725 9530 f: 212 725 9552

37-46/37-50 82ND STREET
QUEENS, NEW YORK
JACKSON HEIGHTS RETAIL MANAGEMENT, LLC
20150094.1

RENDERING
SCALE: NTS

A-4

DATE: 27 SEPTEMBER 2016

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.
2. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH ANY WORK. COMMENCEMENT OF THE WORK SHALL BE INTERPRETED AS INDICATION THAT ALL CONDITIONS HAVE BEEN VERIFIED.
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 FINISH.
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



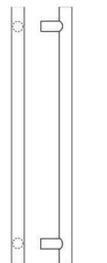
EXTRONIX NIGHTFALL DOWNLIGHT BY BARRON LIGHTING

LIGHT FIXTURE AT STOREFRONT ENTRIES



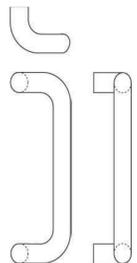
SATIN STAINLESS STEEL FINISH BY ROCKWOOD

MAIN ENTRANCE AND EGRESS EXTERIOR DOOR PULLS



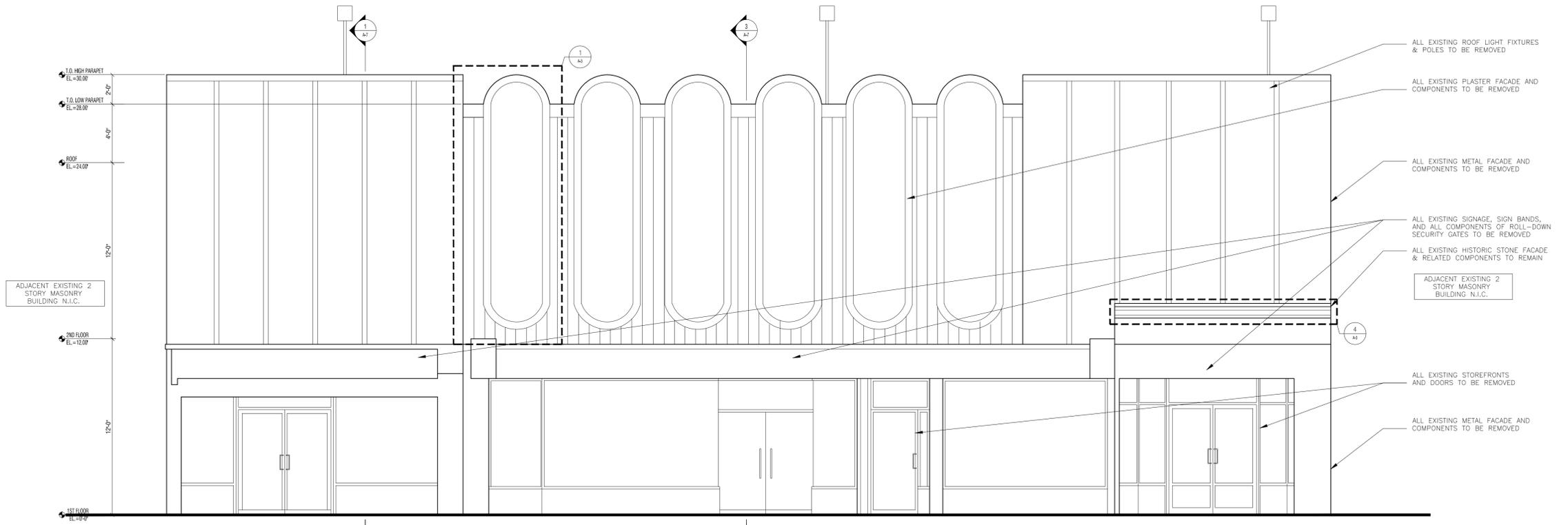
RM3300-36" BACK TO BACK MOUNTED DOOR PULL BY ROCKWOOD

MAIN ENTRANCE DOOR PULLS

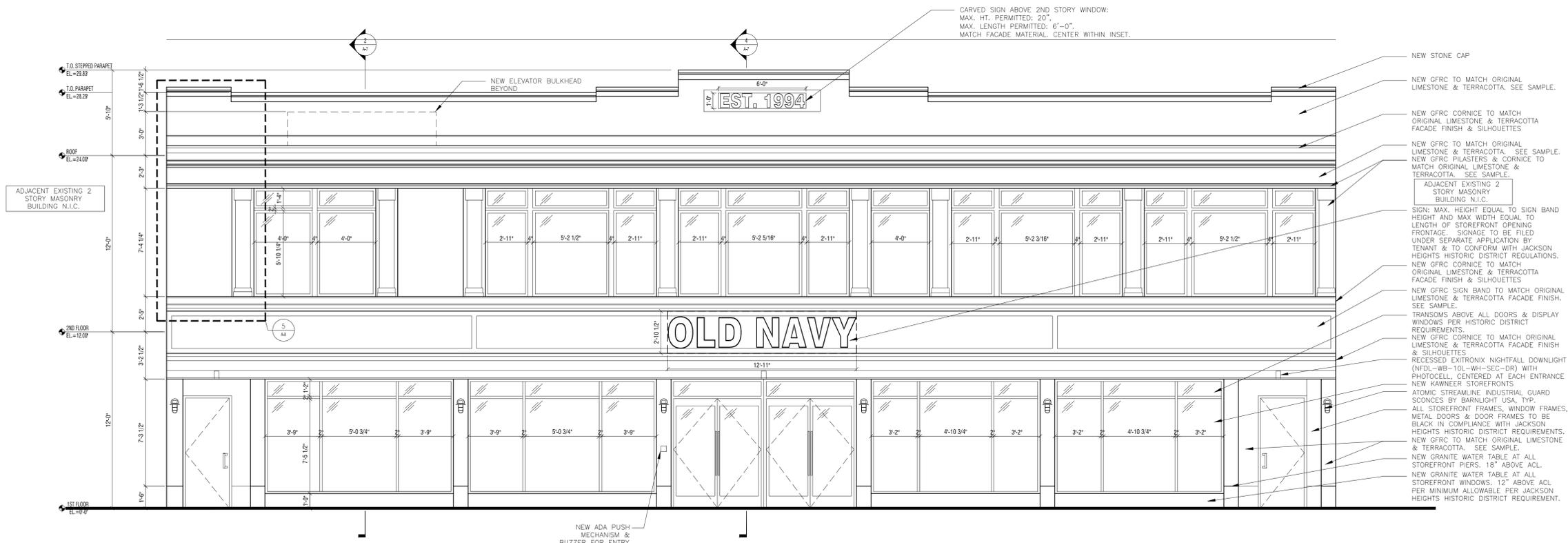


RM221-12" TUBULAR OFFSET DOOR PULL BY ROCKWOOD

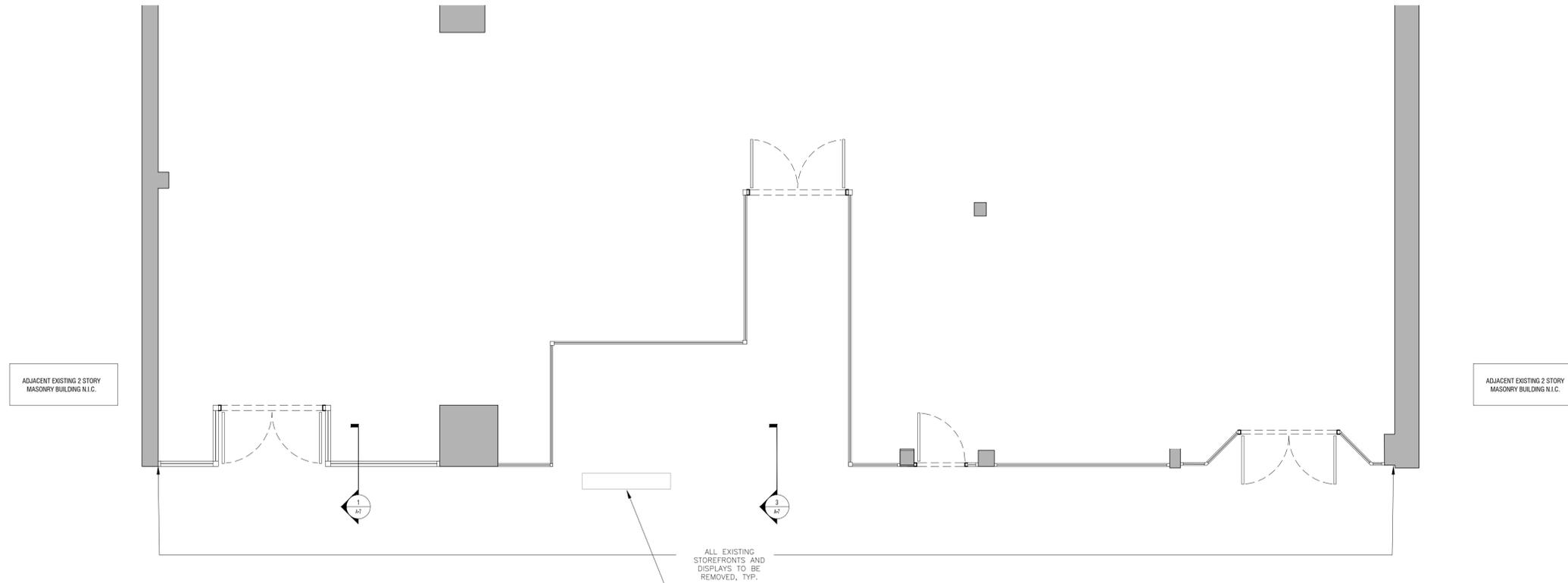
EXTERIOR EGRESS DOOR PULLS



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



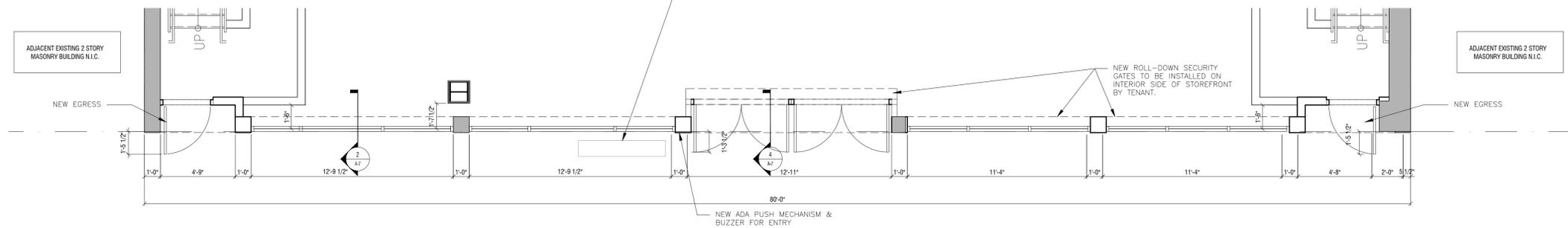
2 PROPOSED 82ND STREET ELEVATION
SCALE: 1/4" = 1'-0"



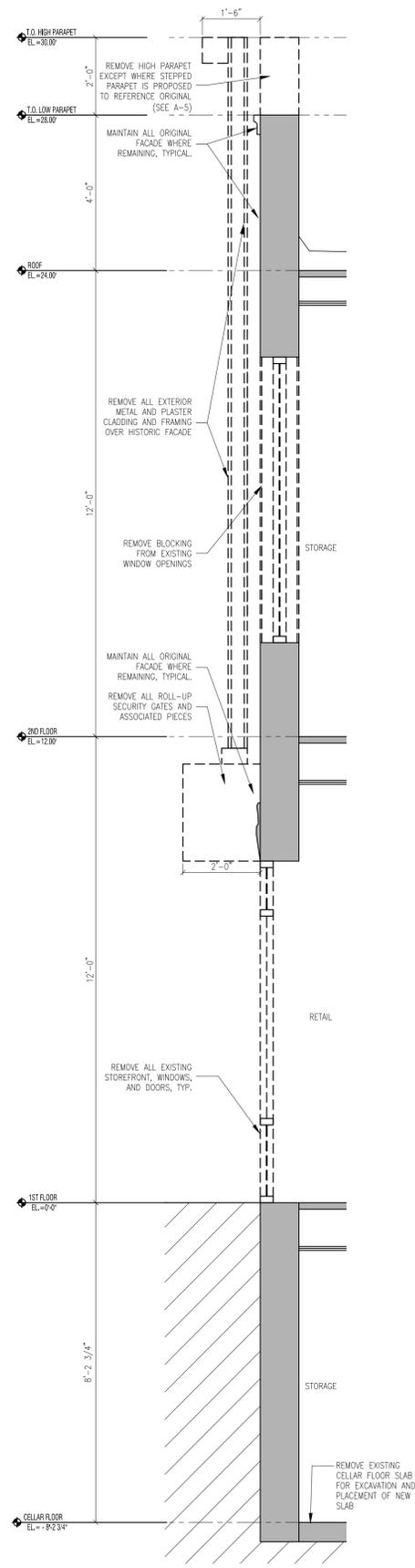
1 EXISTING 82ND STREET STOREFRONT PLAN
SCALE: 1/4" = 1'-0"



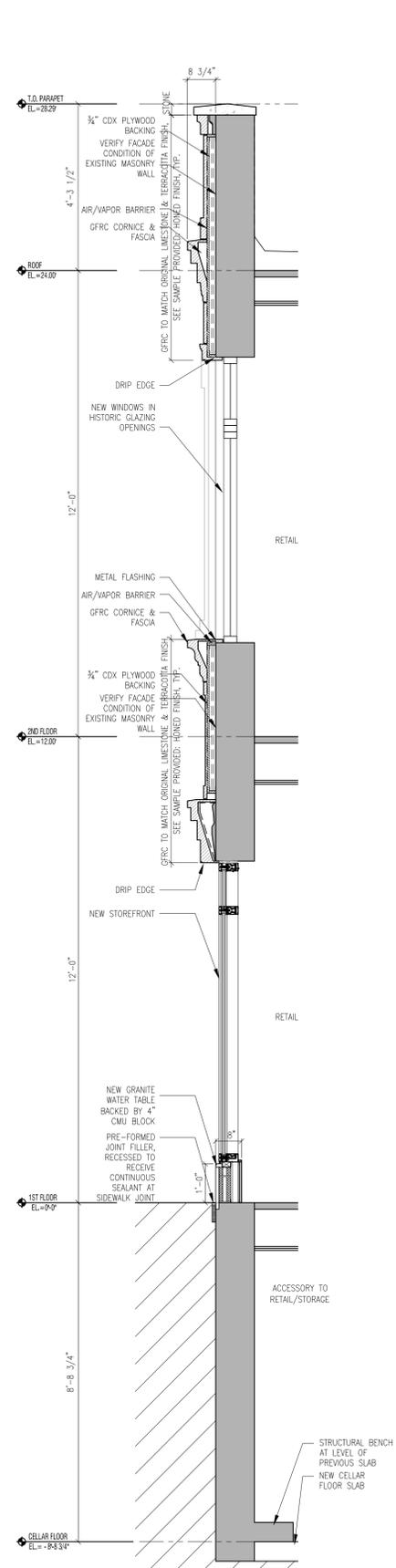
EXISTING CLARK'S DEPARTMENT STORE METAL SIDEWALK INLAY TO REMAIN



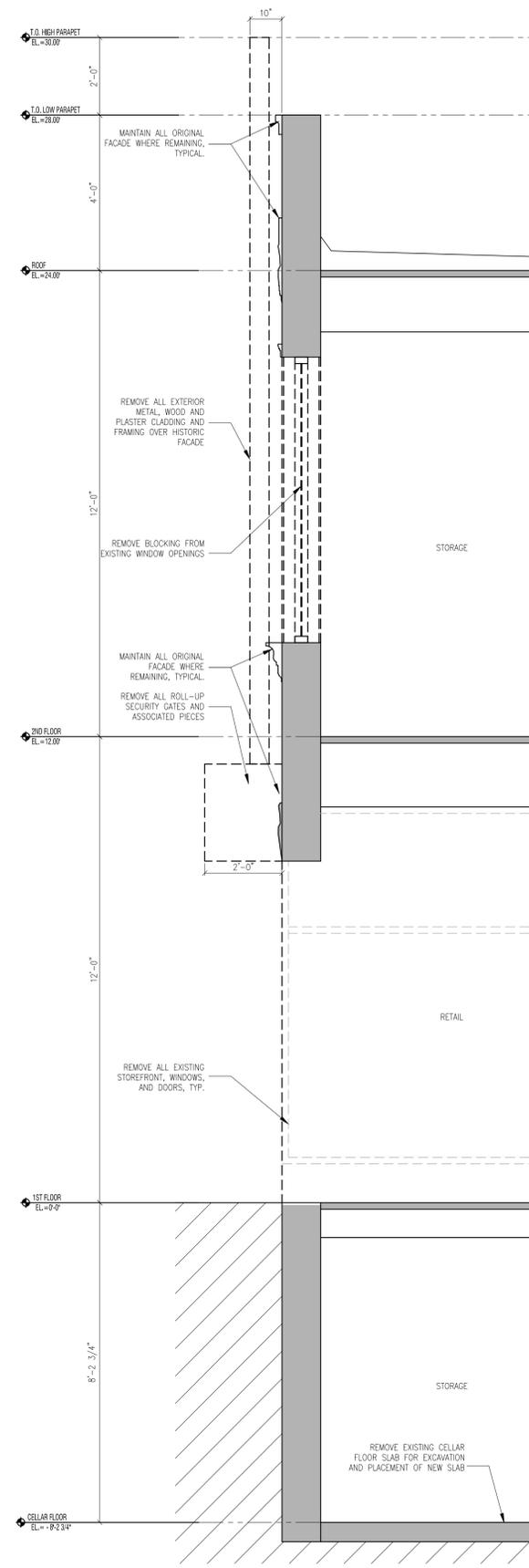
2 PROPOSED 82ND STREET STOREFRONT PLAN
SCALE: 1/4" = 1'-0"



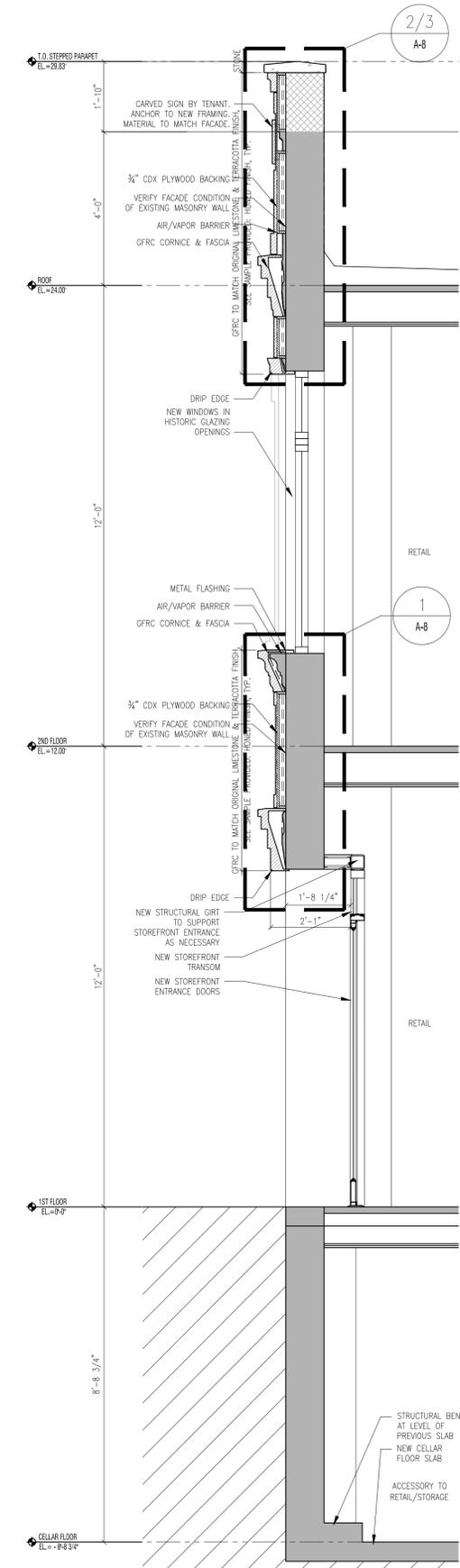
1 EXISTING FACADE WALL SECTION
SCALE: 1/2" = 1'-0"



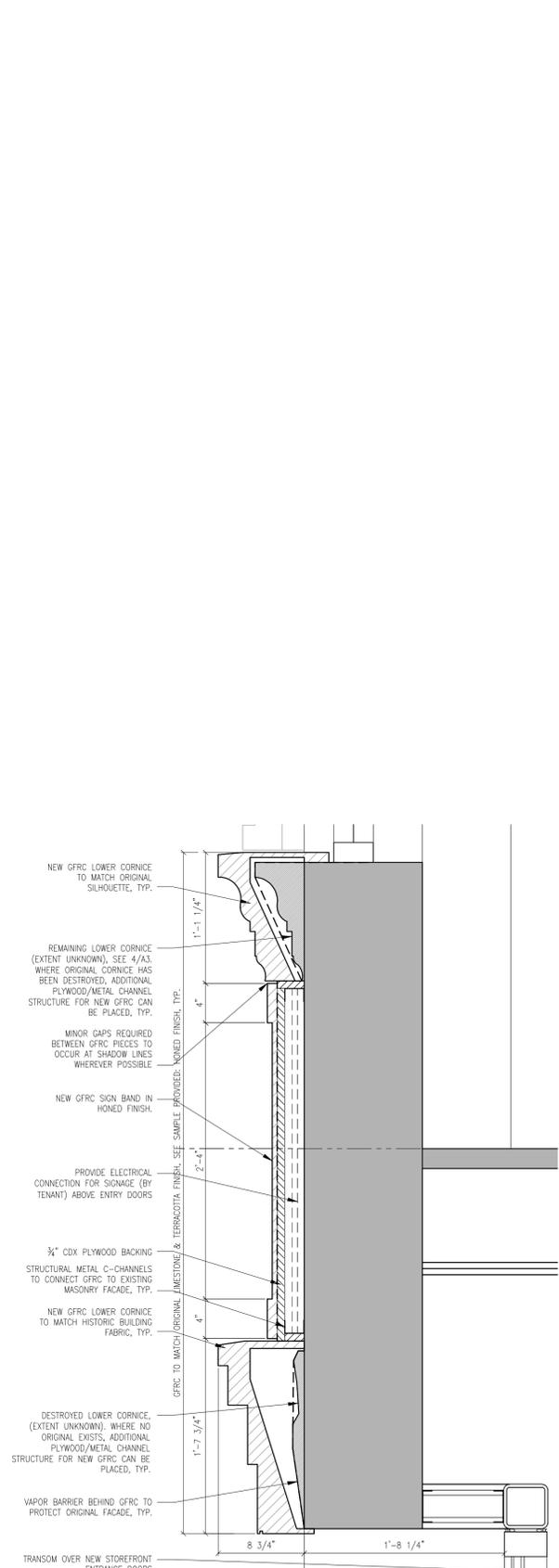
2 PROPOSED FACADE WALL SECTION
SCALE: 1/2" = 1'-0"



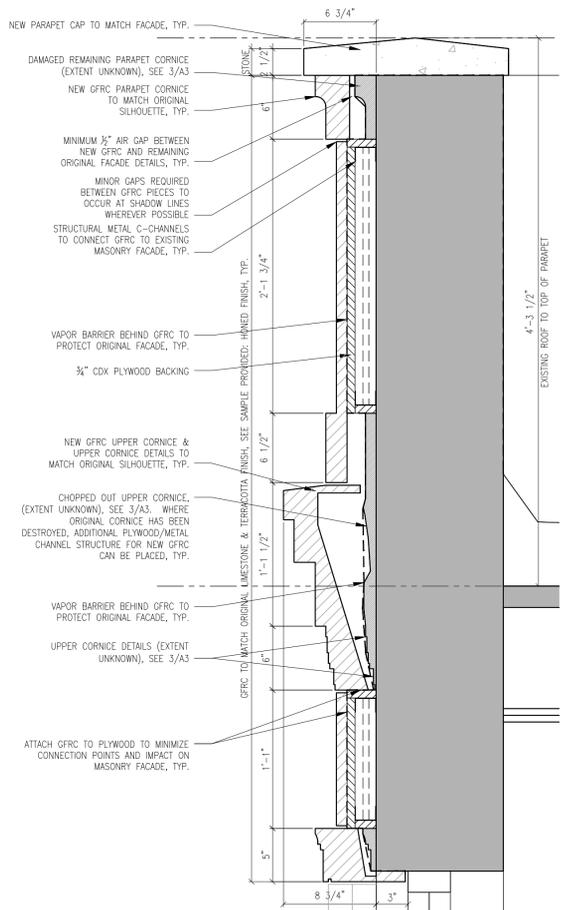
3 EXISTING FACADE WALL SECTION
SCALE: 1/2" = 1'-0"



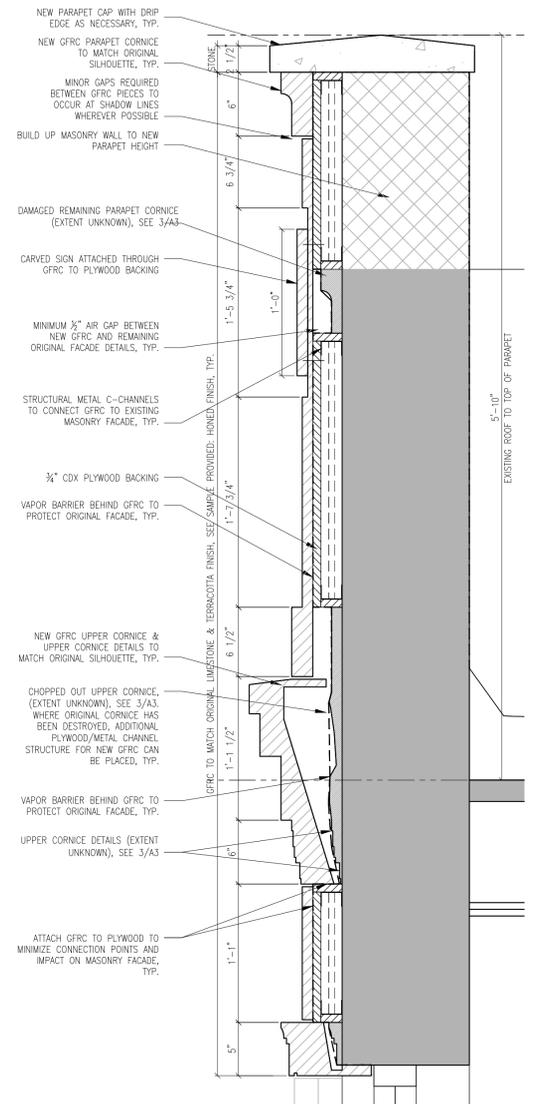
4 PROPOSED FACADE WALL SECTION
SCALE: 1/2" = 1'-0"



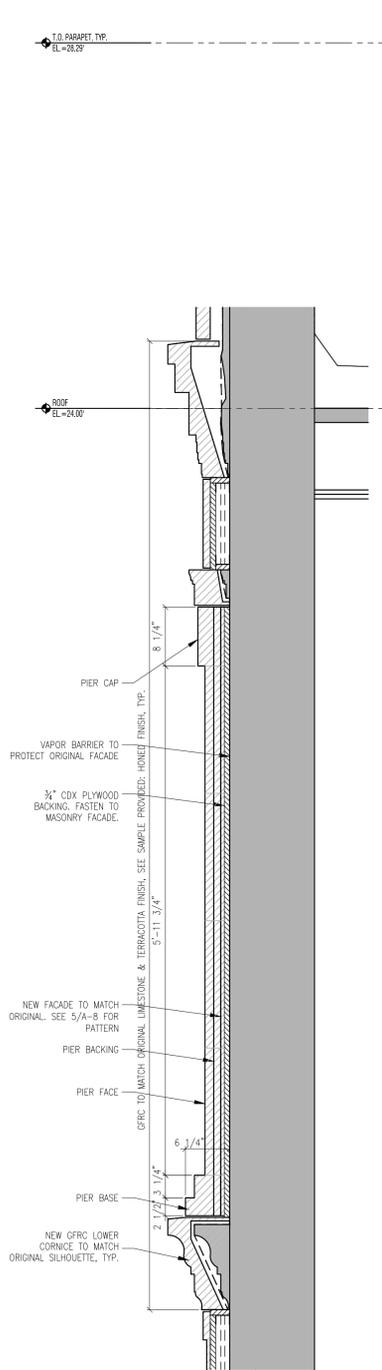
1 PROPOSED DETAIL @ SIGNBAND
SCALE: 1 1/2" = 1'-0"



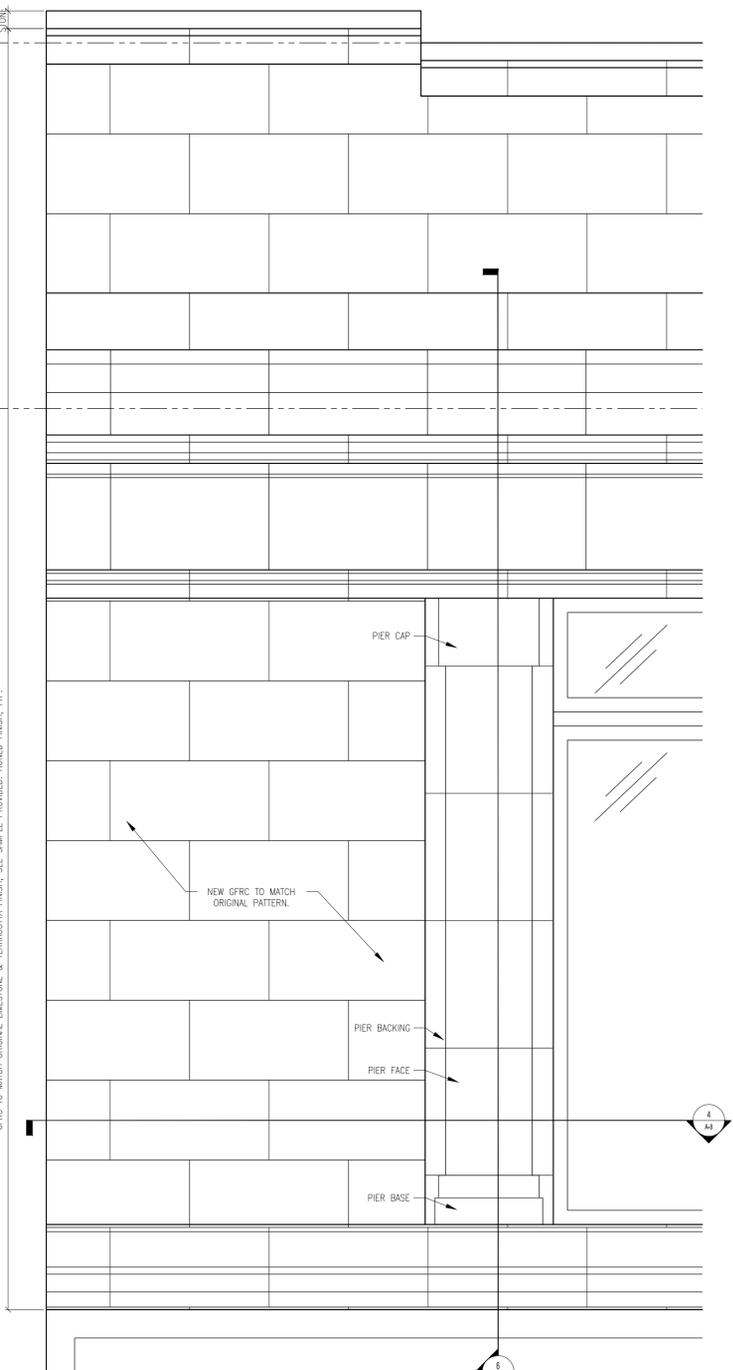
2 PROPOSED UPPER CORNICE DETAIL
SCALE: 1 1/2" = 1'-0"



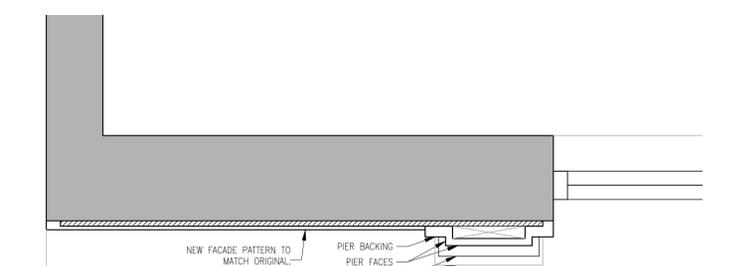
3 PROPOSED DETAIL @ PARAPET
SCALE: 1 1/2" = 1'-0"



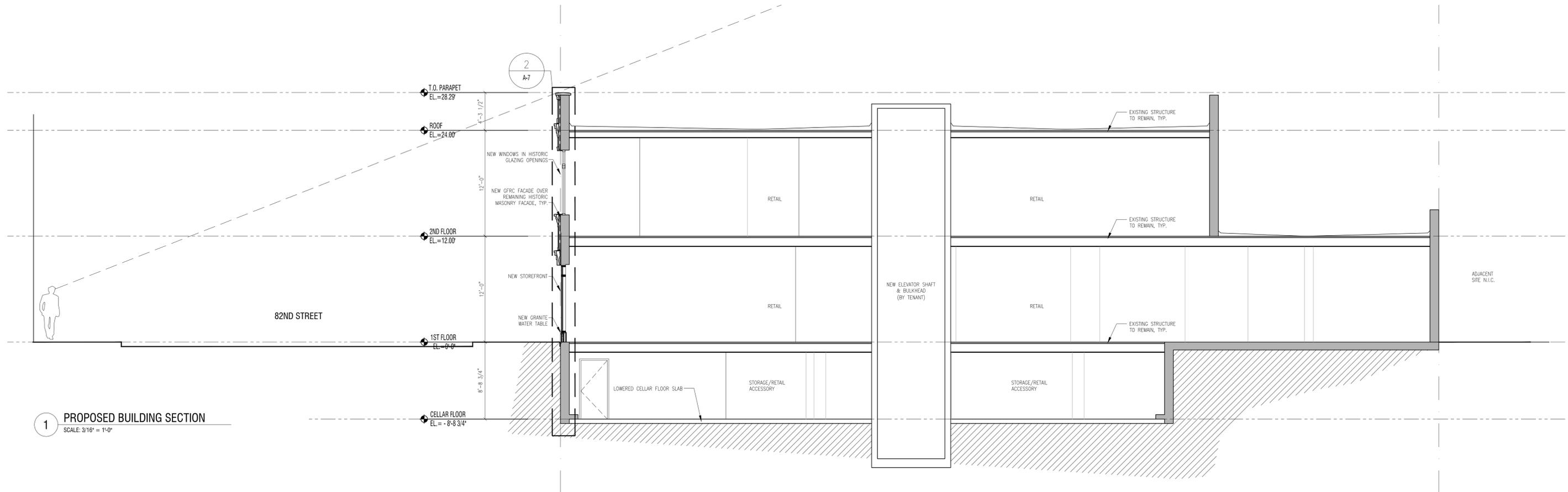
6 2ND FLOOR PIER SECTION
SCALE: 1" = 1'-0"



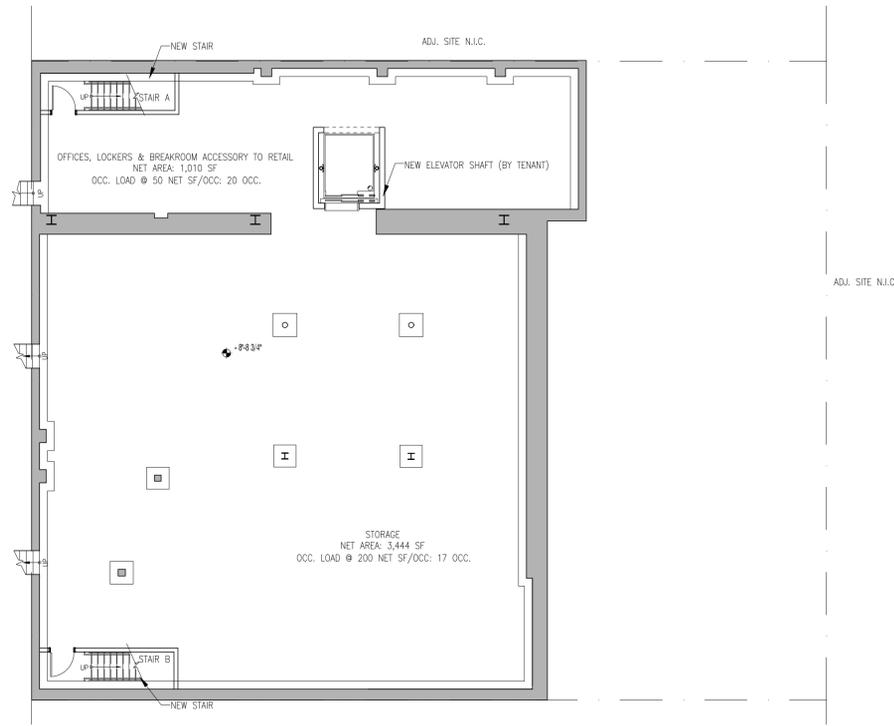
5 TYPICAL FACADE PATTERN
SCALE: 1" = 1'-0"



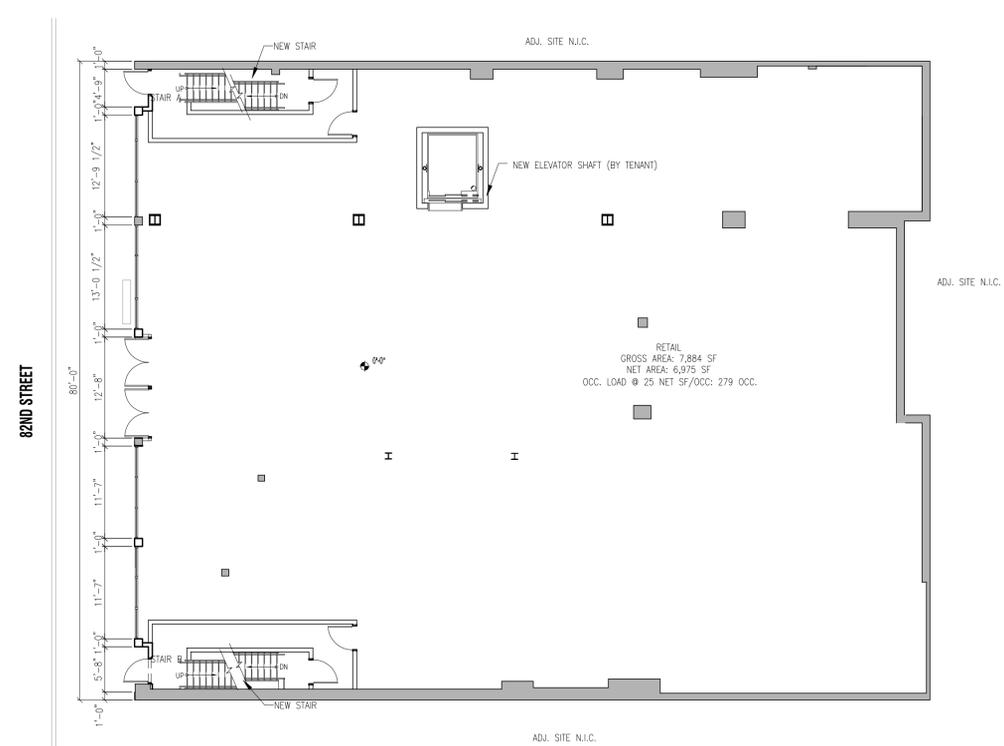
4 PLAN DETAIL AT 2ND FLOOR PIER
SCALE: 1" = 1'-0"



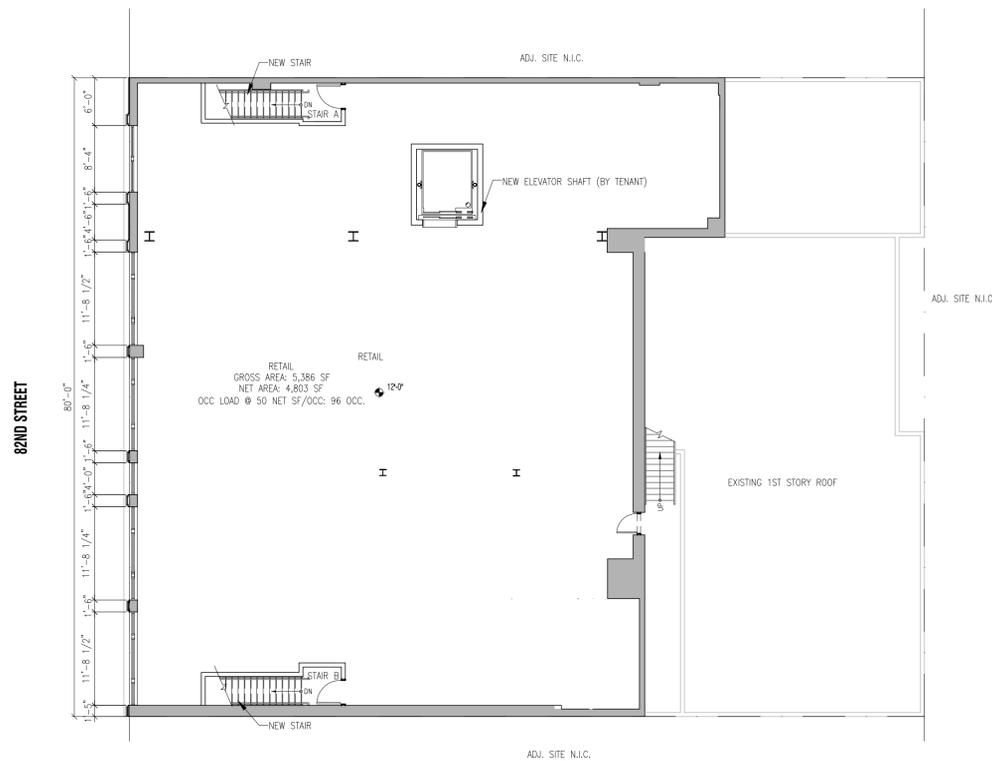
1 PROPOSED BUILDING SECTION
SCALE: 3/16" = 1'-0"



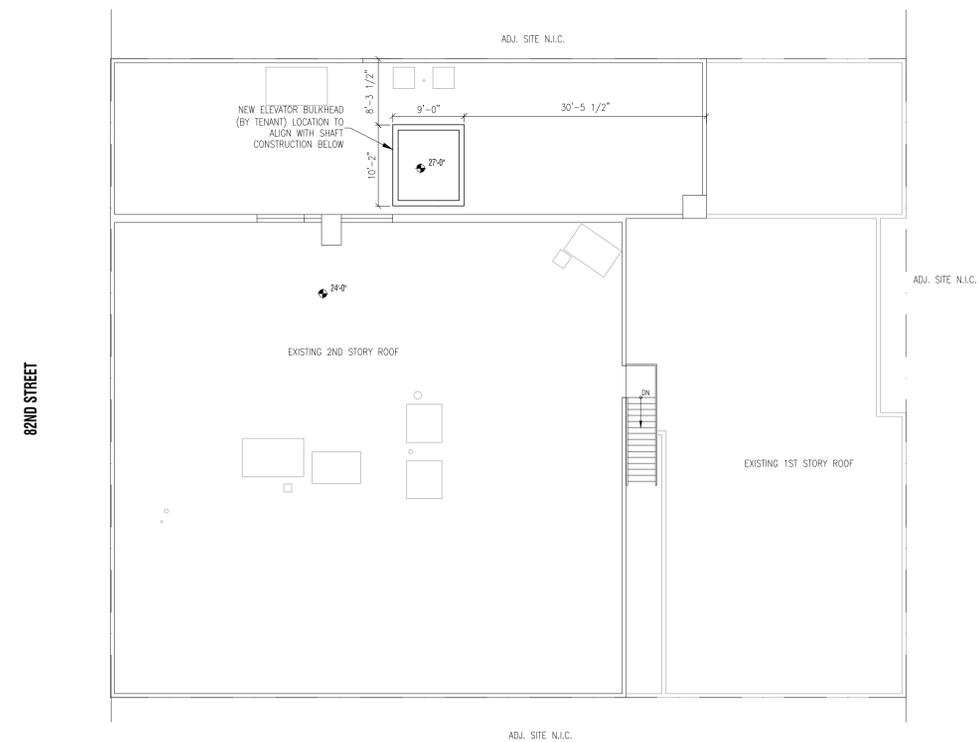
1 CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"



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"