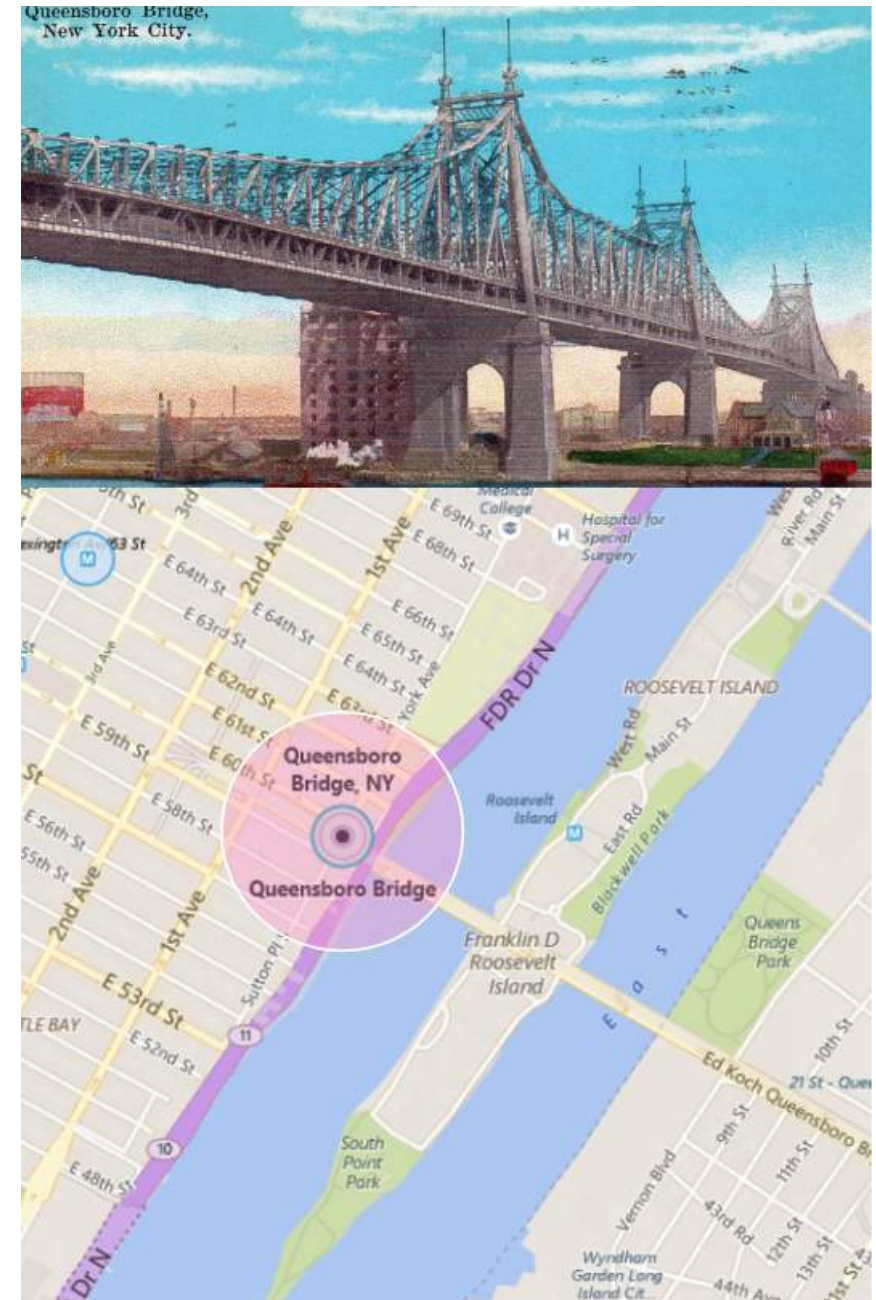




Michaels
BRIDGEMARKET
407 E. 59TH STREET,
NEW YORK, NY 10022

NYC

Landmarks Preservation Commission



GreenbergFarrow

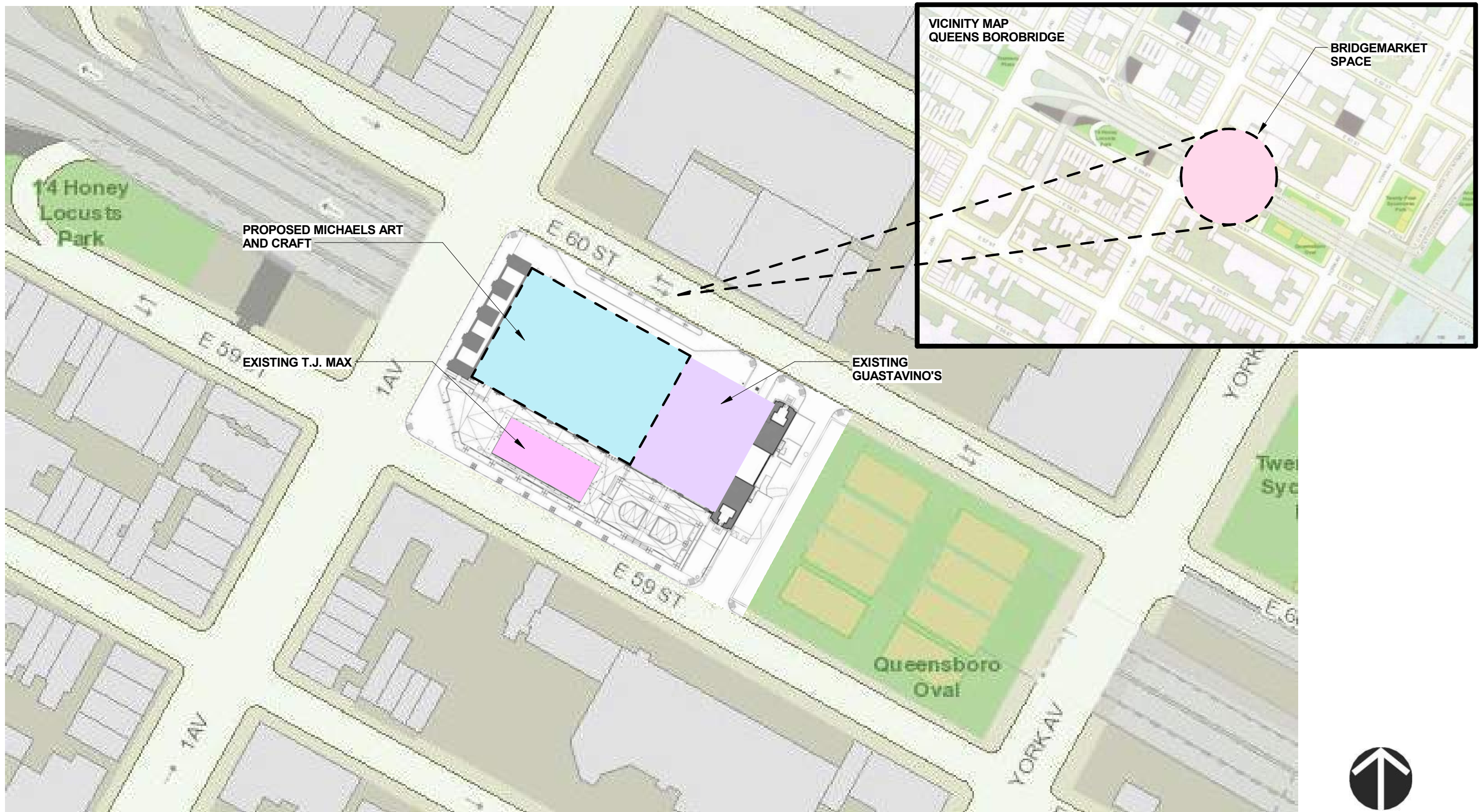
Michaels

COVER

LPC - 00

NYC
Landmarks Preservation Commission

January 18, 2017





1 - PRE-WORK EXTERIOR ELEVATION - 59TH STREET



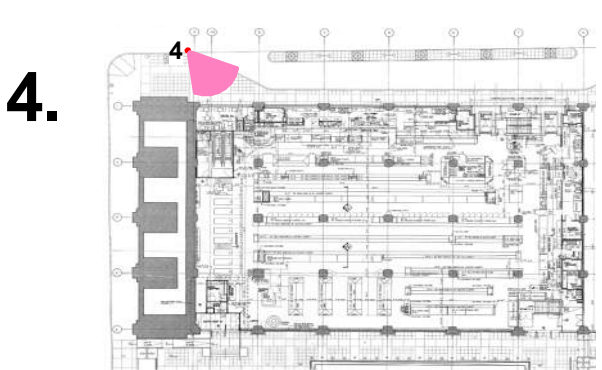
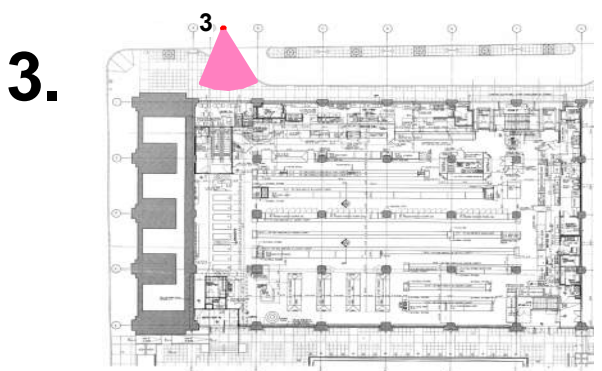
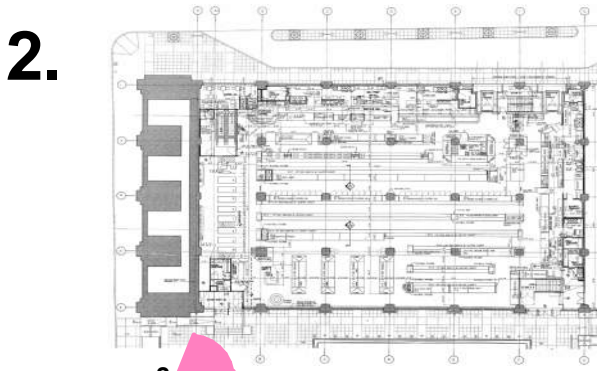
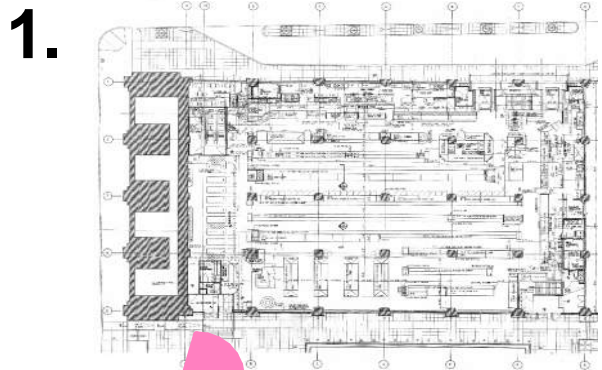
2 - ENLARGED PRE-WORK EXTERIOR ELEVATION - 59TH STREET



3 - PRE-WORK EXTERIOR ELEVATION - 60TH STREET



4 - ENLARGED PRE-WORK EXTERIOR ELEVATION - 60TH STREET





1 - PRE-WORK ESCALATORS @ SALES LEVEL



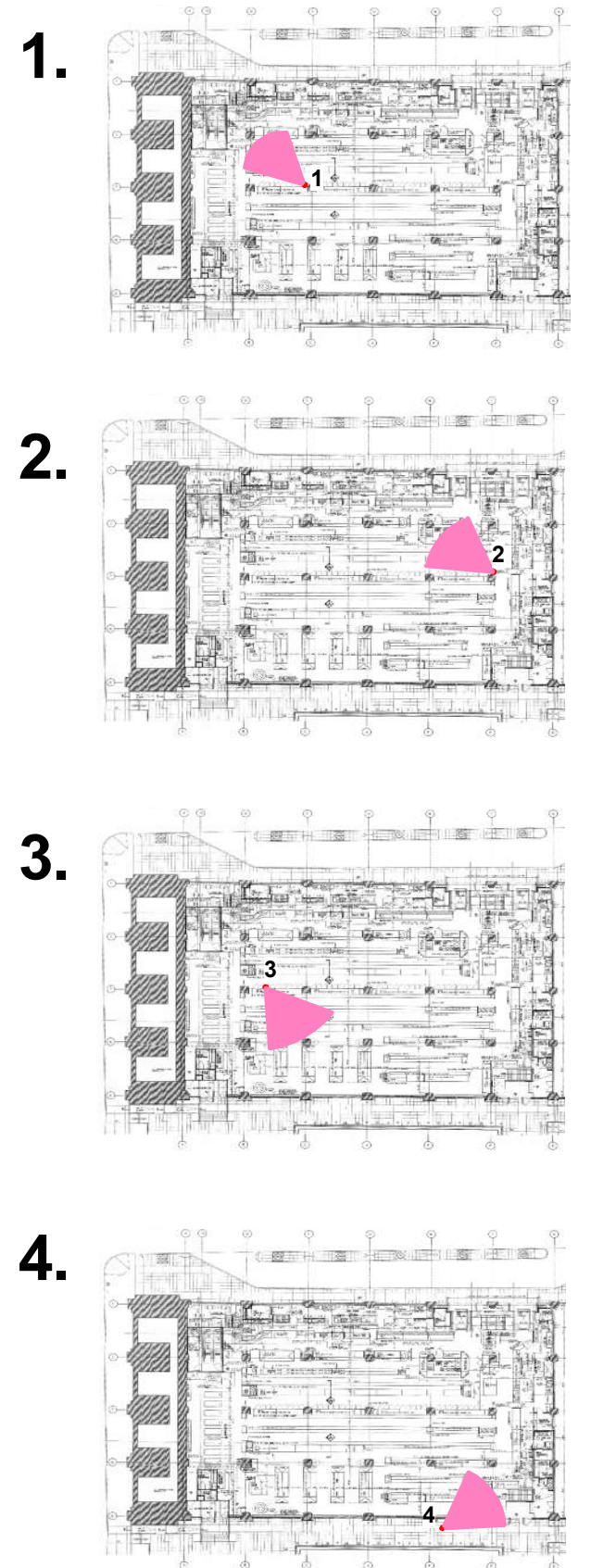
2 - PRE-WORK MEZZANINE VIEW @ SALES LEVEL



3 - PRE-WORK INTERIOR SOUTH WALL VIEW @ SALES LEVEL



4 - PRE-WORK EAST PARTIAL WALL VIEW @ SALES LEVEL





1 - EAST 59TH STREET ENTRY



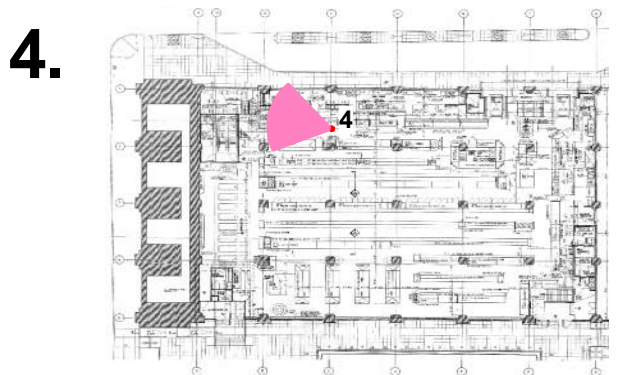
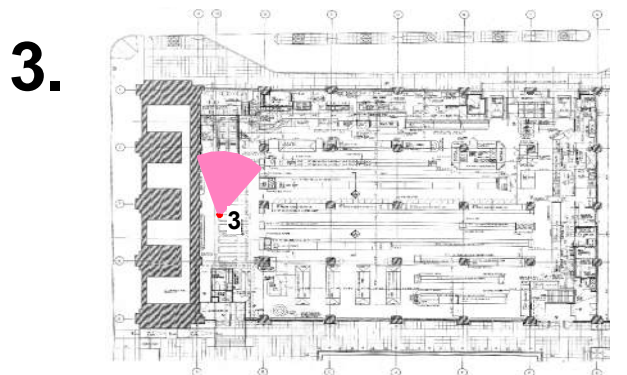
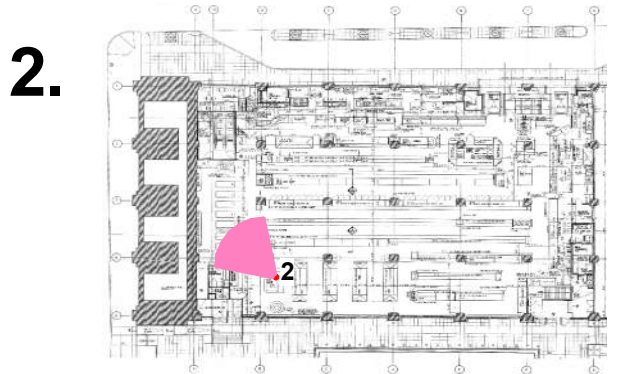
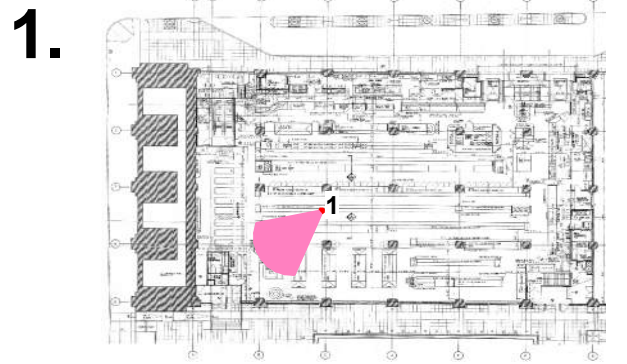
2 - WEST WALL @ SALES LEVEL



3- EAST 60TH STREET ENTRY



4 - WEST WALL @ SALES LEVEL





1 - MEZZANINE STAIR @ SALES LEVEL



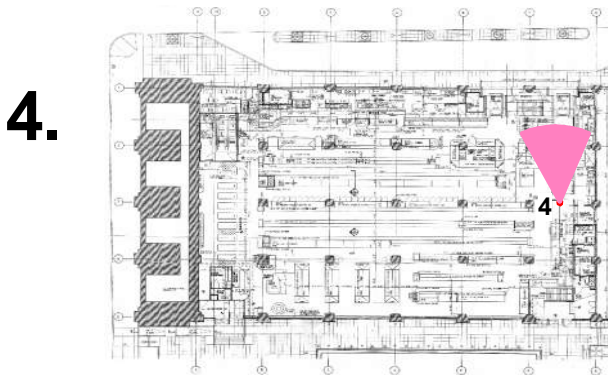
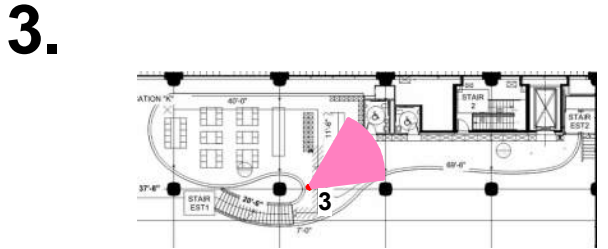
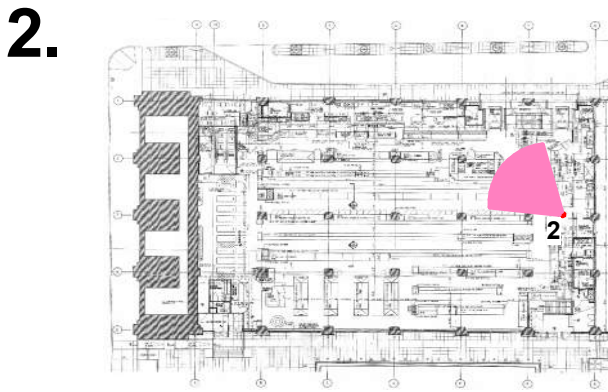
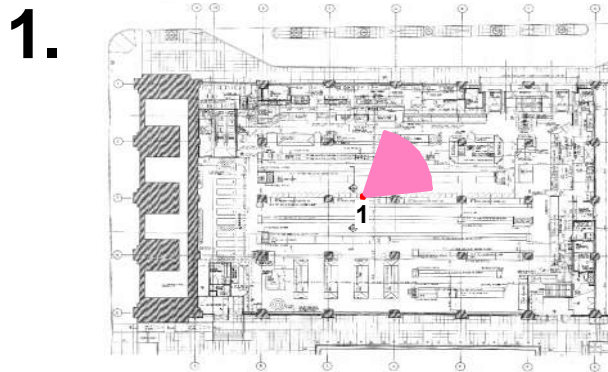
2 - MEZZANINE VIEW @ SALES LEVEL



3 - MECHANICAL ROOM @ MEZZANINE LEVEL



4 - MEZZANINE VIEW @ SALES LEVEL





1 - PRE-WORK B3 COLUMN LIGHT FIXTURE @ SALES LEVEL



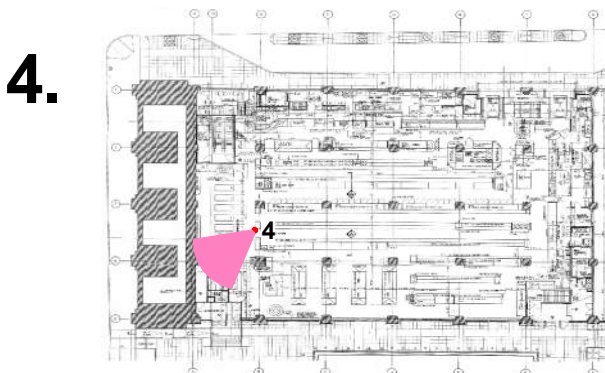
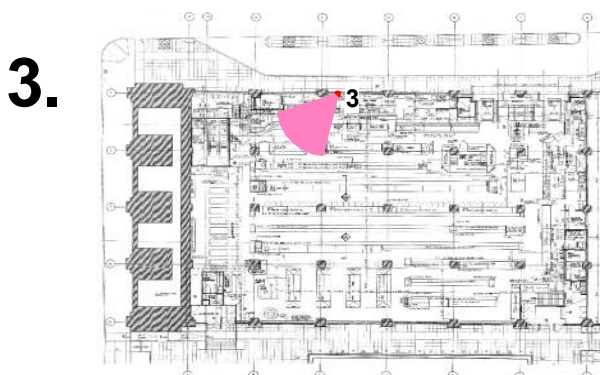
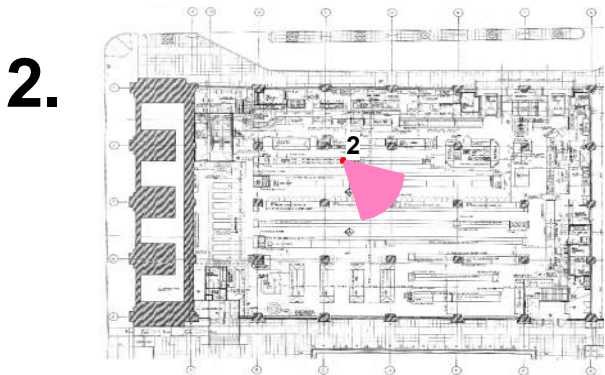
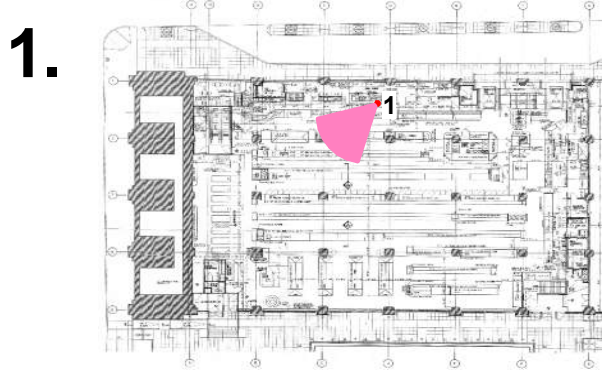
1 - PRE-WORK D3 COLUMN @ SALES LEVEL



3 - PRE-WORK FLOOR FINISHING @ SALES LEVEL

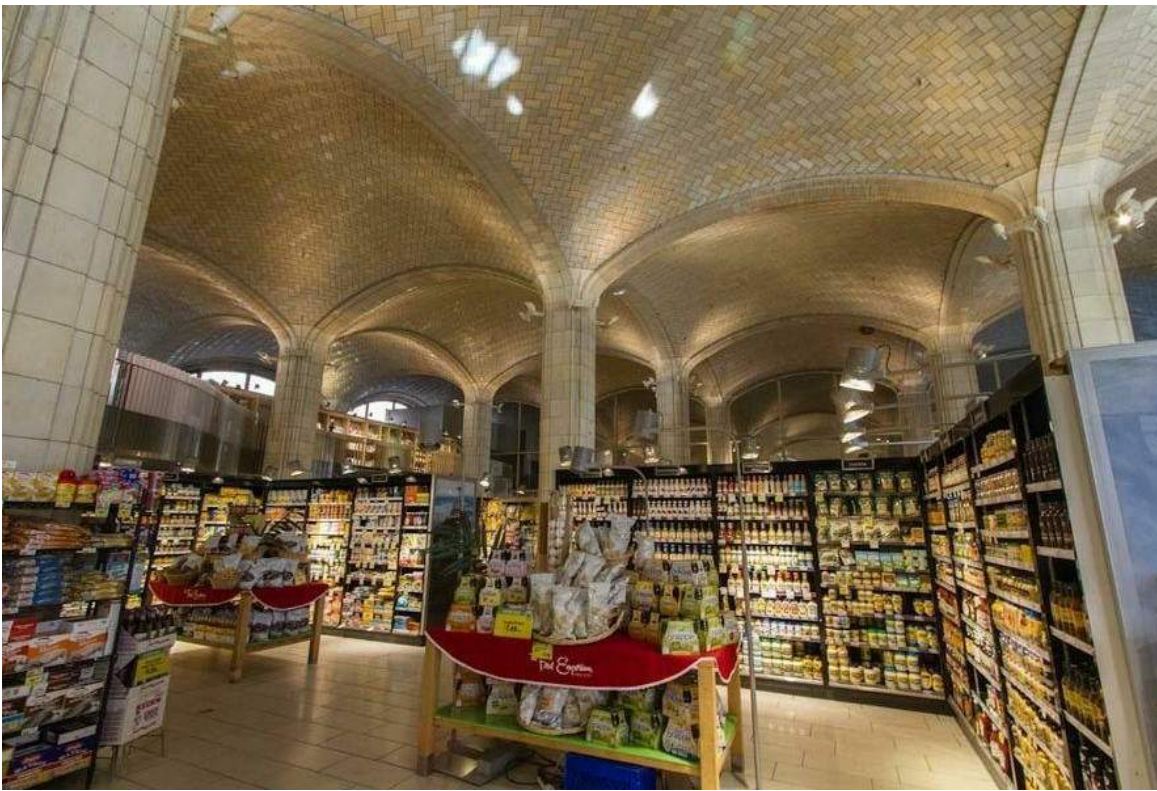


4 - PRE-WORK WEST PARTIAL WALL VIEW @ SALES LEVEL





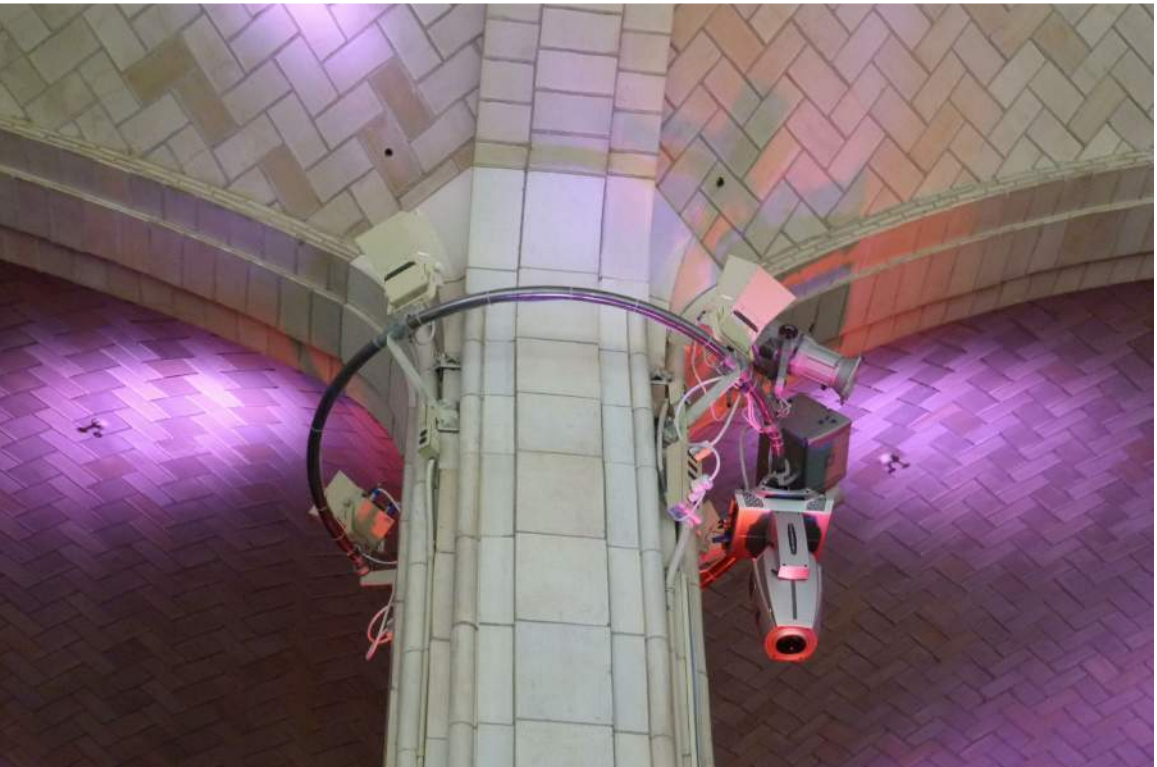
PRE-WORK CONDITIONS - FOOD EMPORIUM



PRE-WORK CONDITIONS - FOOD EMPORIUM



EXISTING CONDITIONS- GUASTAVINO'S (ADJACENT
TENANT IN DESIGNATED SPACE)



PRE-WORK CONDITIONS - TYPICAL LIGHT FIXTURES (ADJACENT
TENANT IN DESIGNATED SPACE)



1 - VIEW ON 59th STREET - CIRCA 1912



2 - EXTERIOR ELEVATION 59th STREET FROM 1916



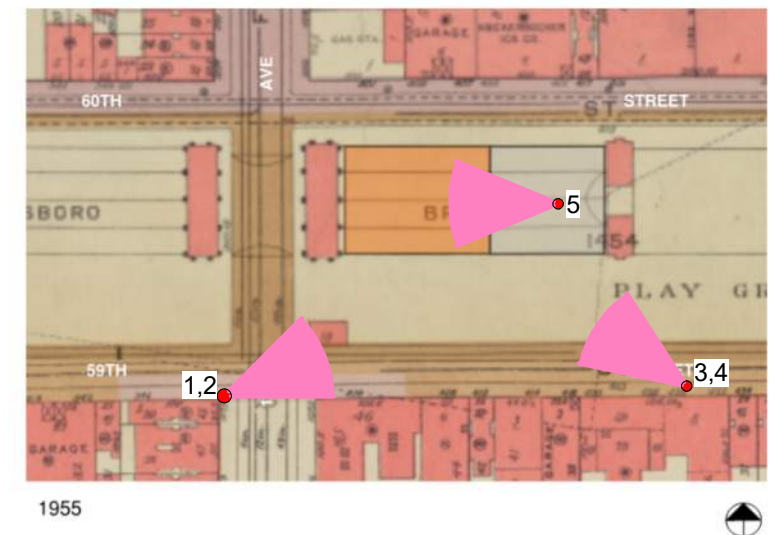
5 - INTERIOR VIEW LOOKING WEST FROM 1916



3 - VIEW ON 60th STREET FROM 1914



4 - EXTERIOR ELEVATION 60th STREET FROM 1936





1 - EAST 59TH STREET



2 - EAST 60TH STREET



3 - EAST 59TH STREET



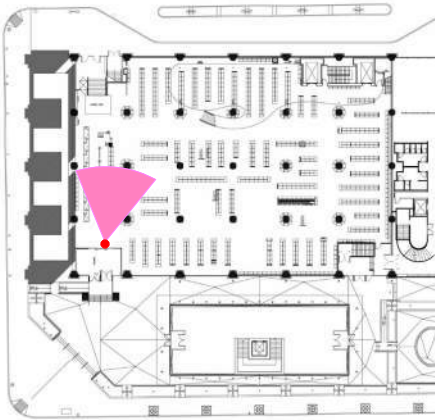
Existing



Material Pallet

- Floor : Polished Concrete - Ardex - Fresh Lily (Field)
- Floorazzo - Gem Pearl (Field)
- Floorazzo - Chocolate Chip Cookie Dough (Border)
- Wall: Paint - PPG atrium White (field)
- Paint - PPG MICHAEL'S Red (Accent)

Key Plan



Ground Floor



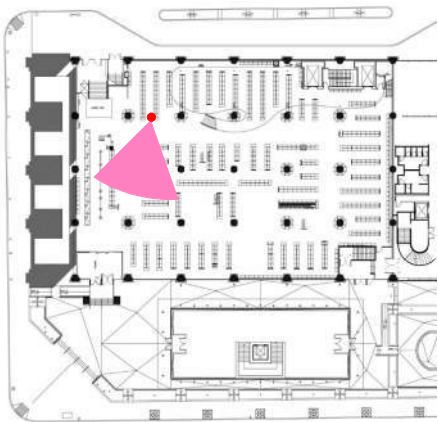
Existing



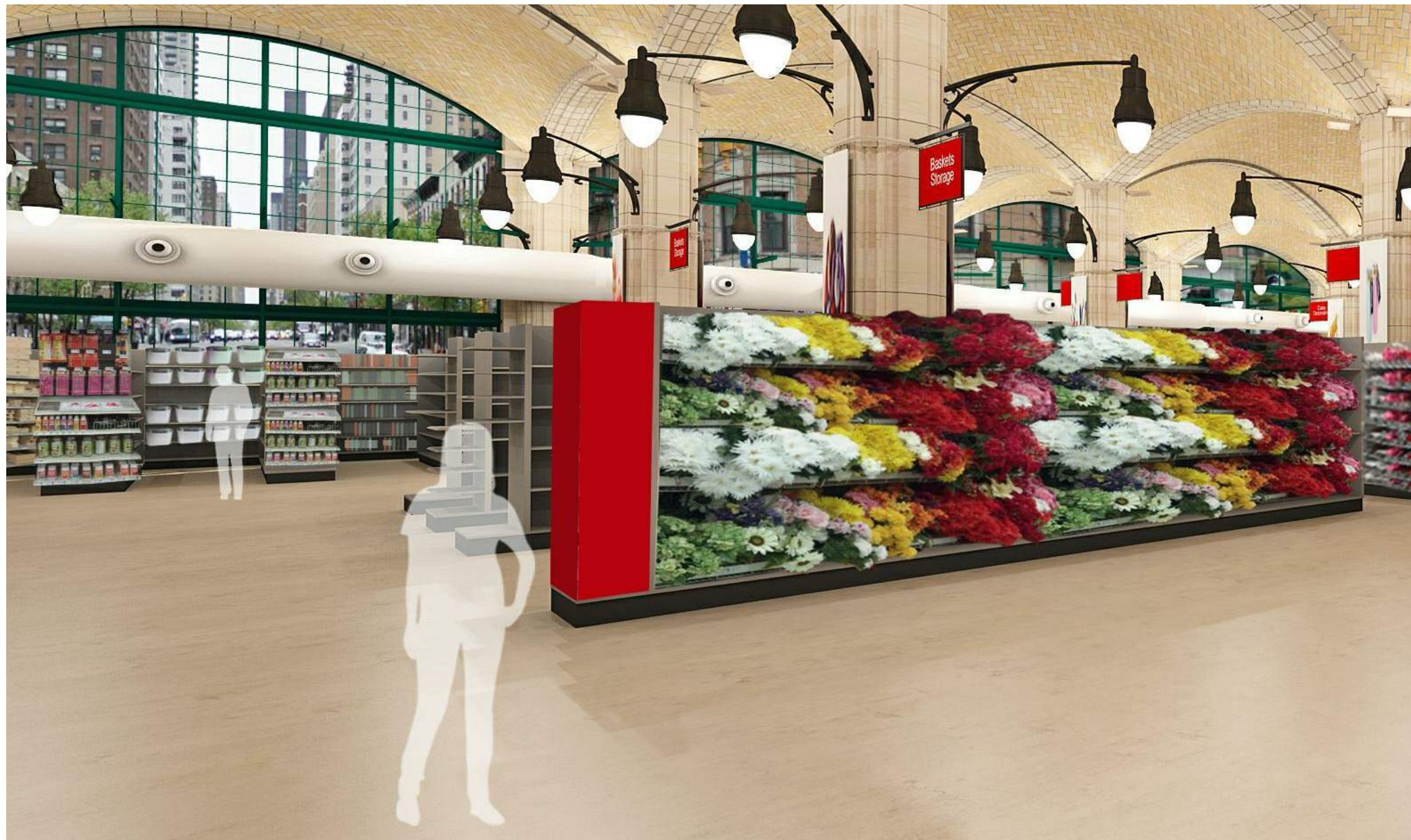
Material Pallet

- Floor : Polished Concrete - Ardex - Fresh Lily (Field)
- Floorazzo - Gem Pearl (Field)
- Floorazzo - Chocolate Chip Cookie Dough (Border)
- Wall: Paint - PPG atrium White (field)
- Paint - PPG MICHAEL'S Red (Accent)

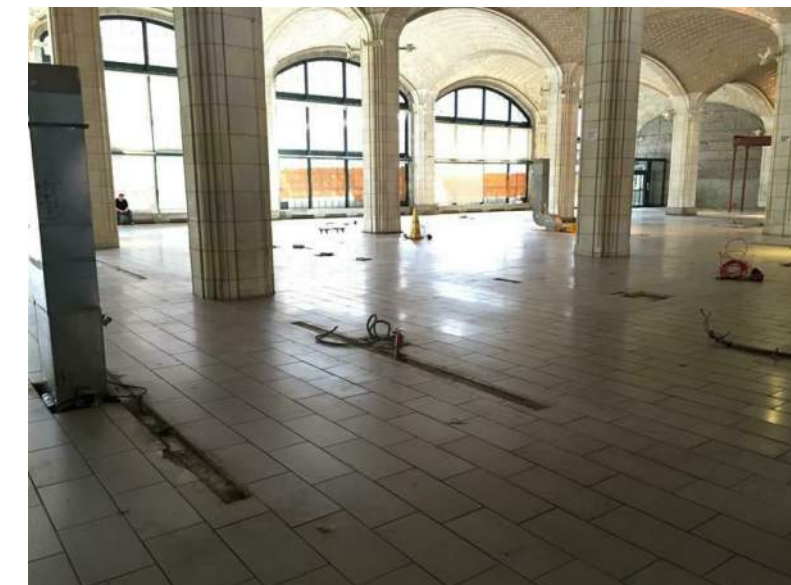
Key Plan



Ground Floor



Existing

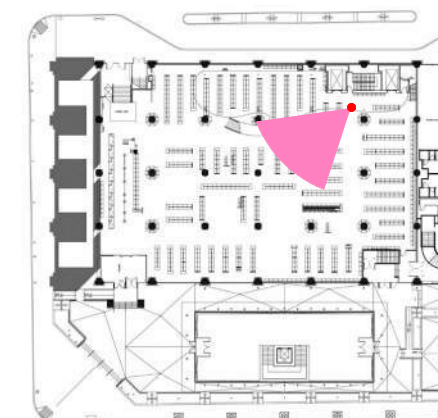


Material Pallet

Floor : Polished Concrete - Ardex - Fresh Lily (Field)

Wall: Paint - PPG atrium White (field)
Paint - PPG MICHAEL'S Red (Accent)

Key Plan



Ground Floor



Existing



Material Pallet

- Floor : Polished Concrete - Ardex - Fresh Lily (Field)
 Floorazzo - Gem Pearl (Field)
 Floorazzo - Chocolate Chip Cookie Dough (Border)
 VCT - Armstrong - Soft Warm Gray (Mezzanine)
- Wall: Paint - PPG atrium White (field)
 Paint - PPG MICHAEL'S Red (Accent)

Key Plan



Mezzanine



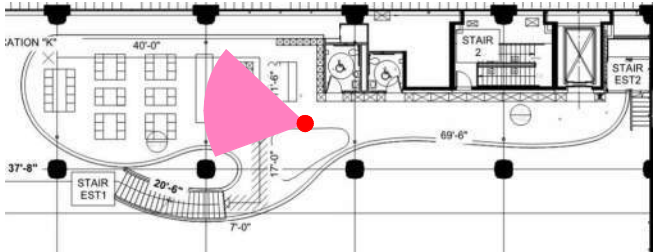
Existing



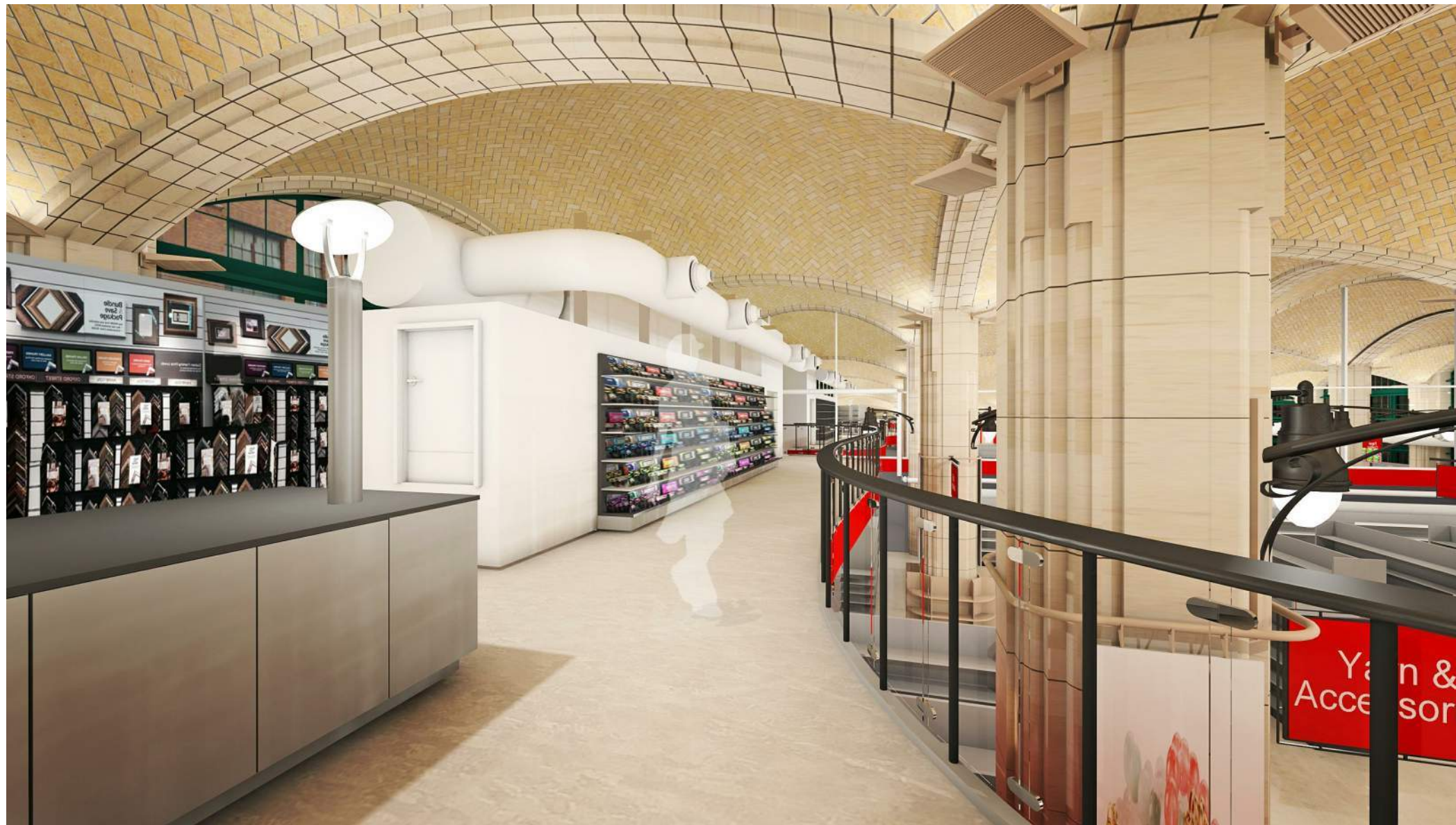
Material Pallet

- Floor : Polished Concrete - Ardex - Fresh Lily (Field)
Floorazzo - Gem Pearl (Field)
Floorazzo - Chocolate Chip Cookie Dough (Border)
VCT - Armstrong - Soft Warm Gray
- Wall: Paint - PPG atrium White (field)
Paint - PPG MICHAEL'S Red (Accent)

Key Plan



Mezzanine



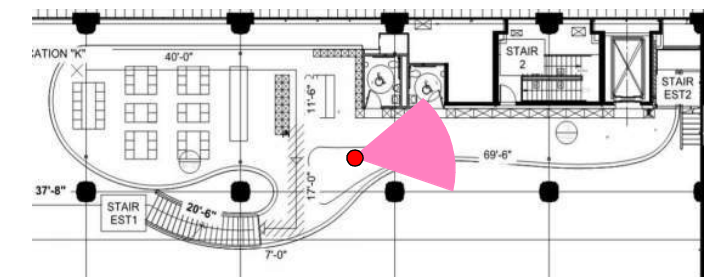
Existing



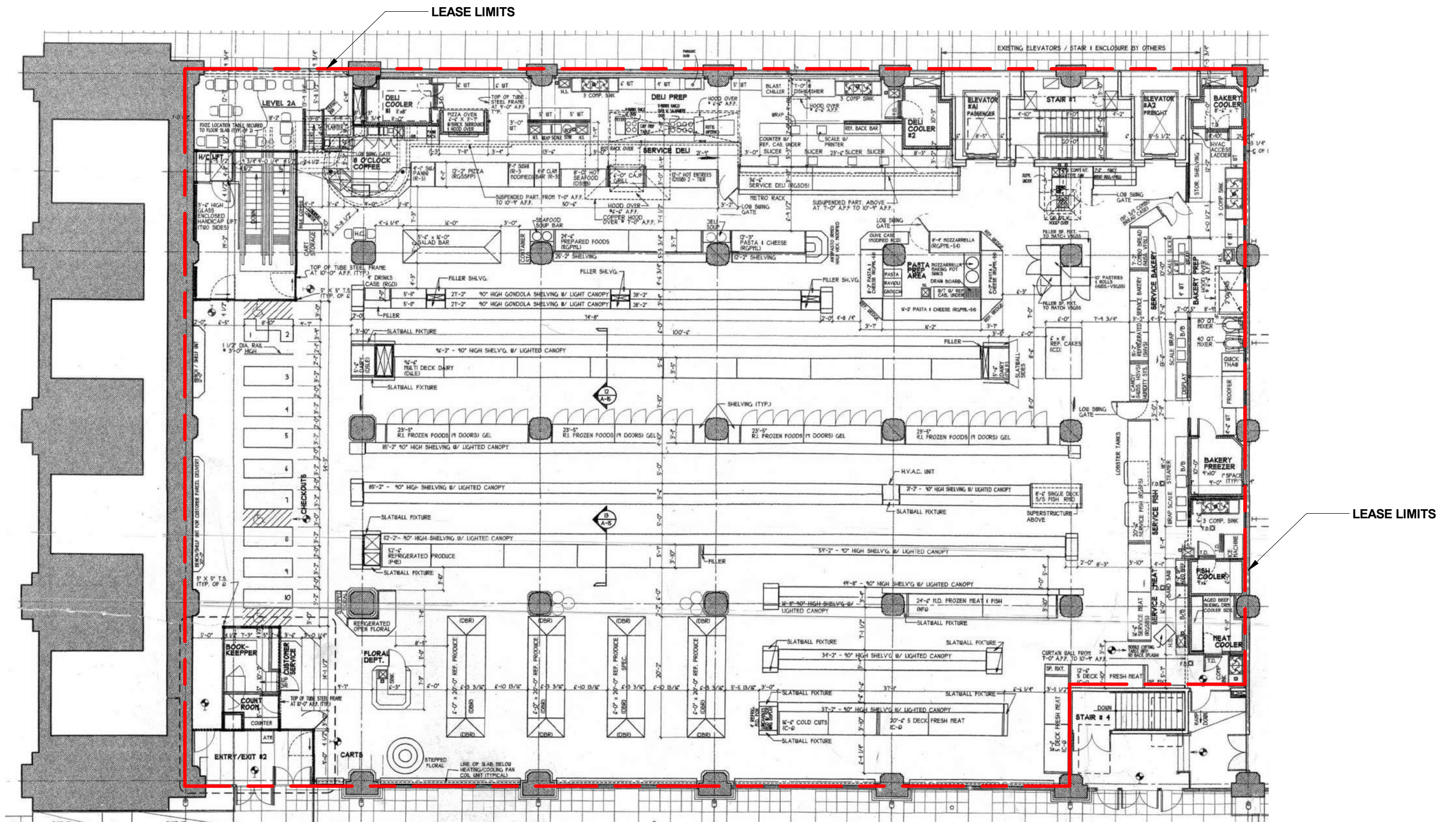
Material Pallet

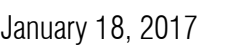
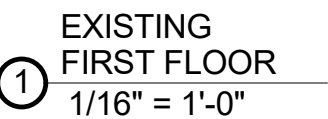
- Floor : Polished Concrete - Ardex - Fresh Lily (Field)
 Floorazzo - Gem Pearl (Field)
 Floorazzo - Chocolate Chip Cookie Dough (Border)
 VCT - Armstrong - Soft Warm Gray
- Wall: Paint - PPG atrium White (field)
 Paint - PPG MICHAEL'S Red (Accent)

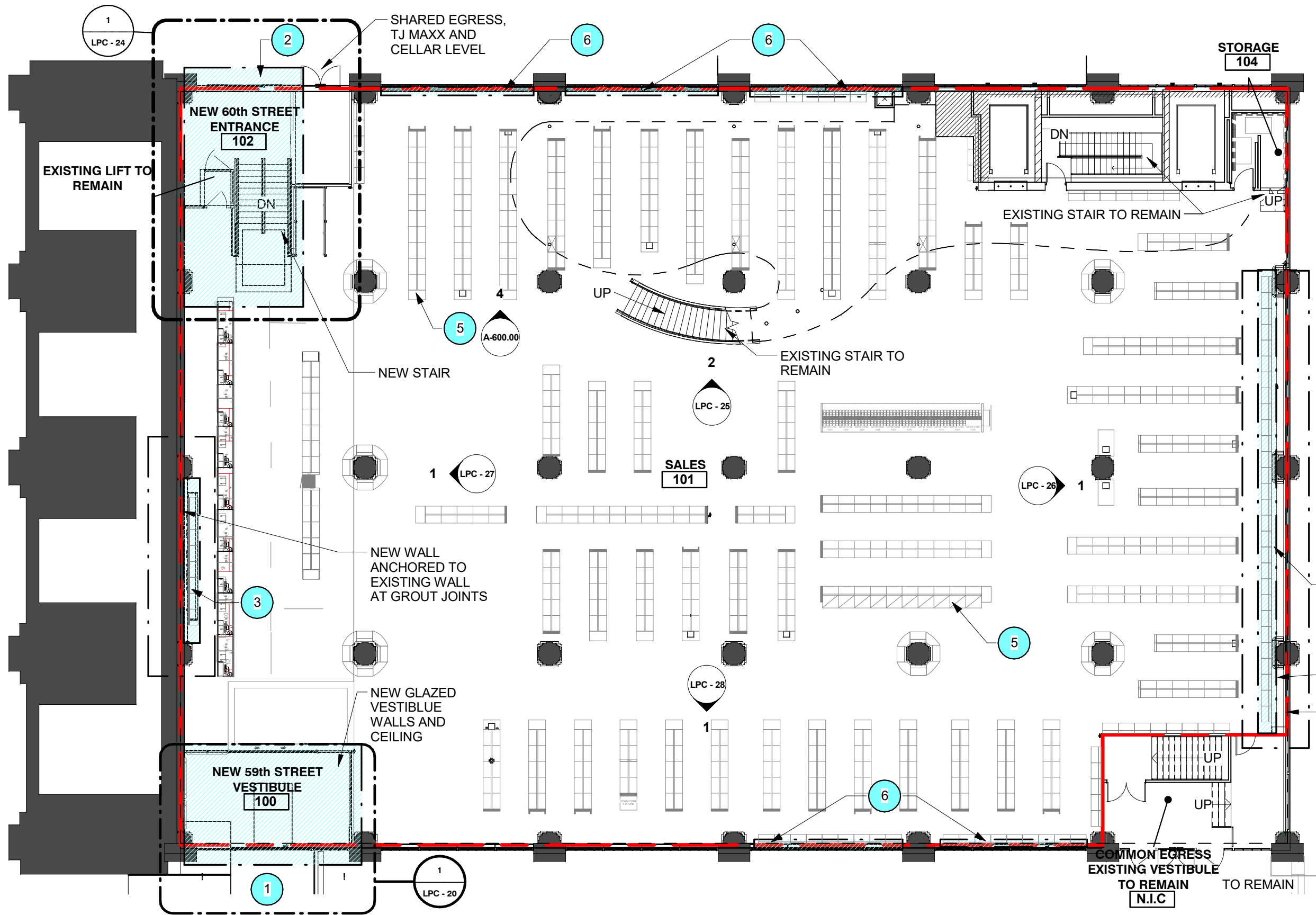
Key Plan



Mezzanine

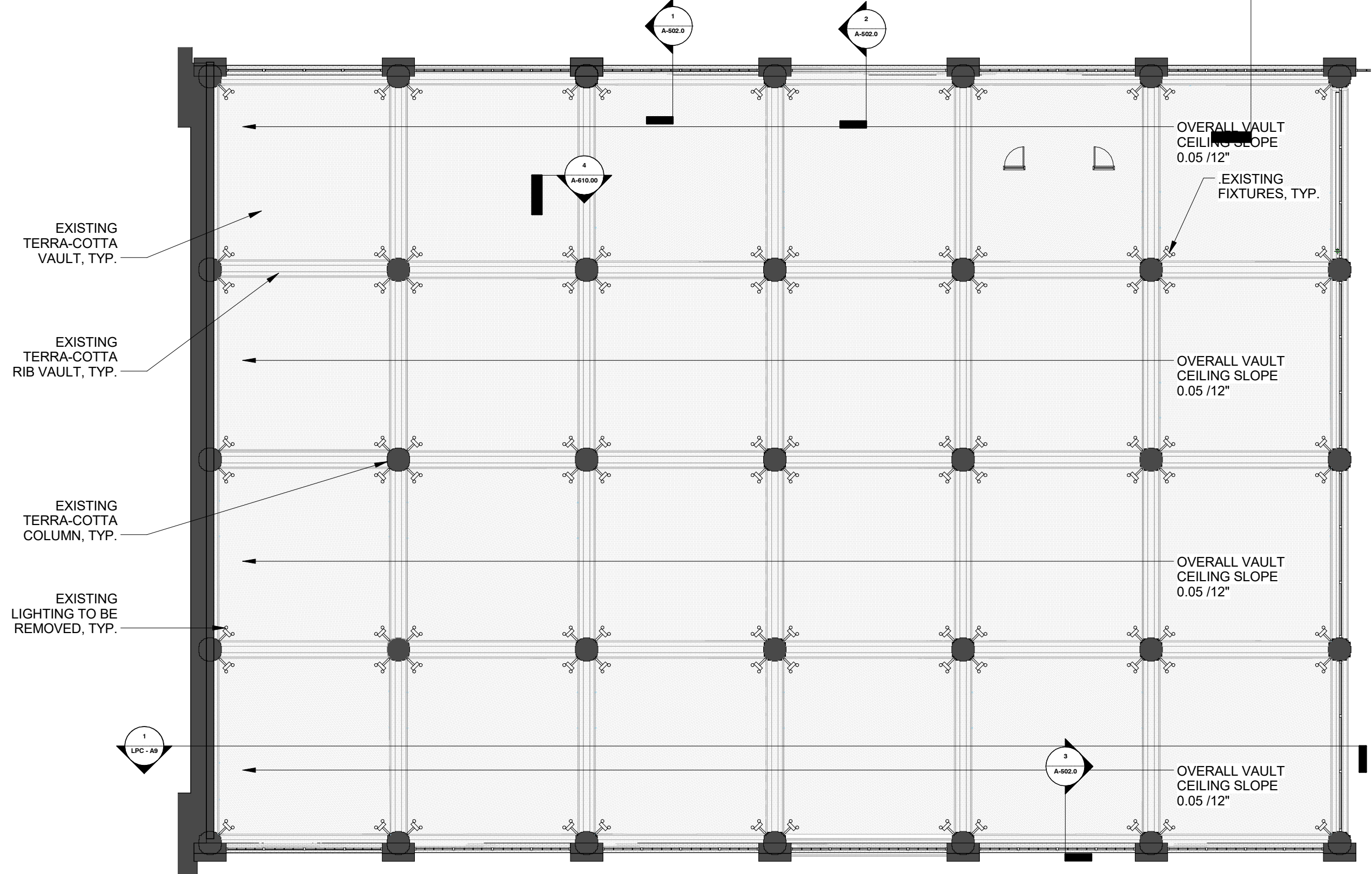




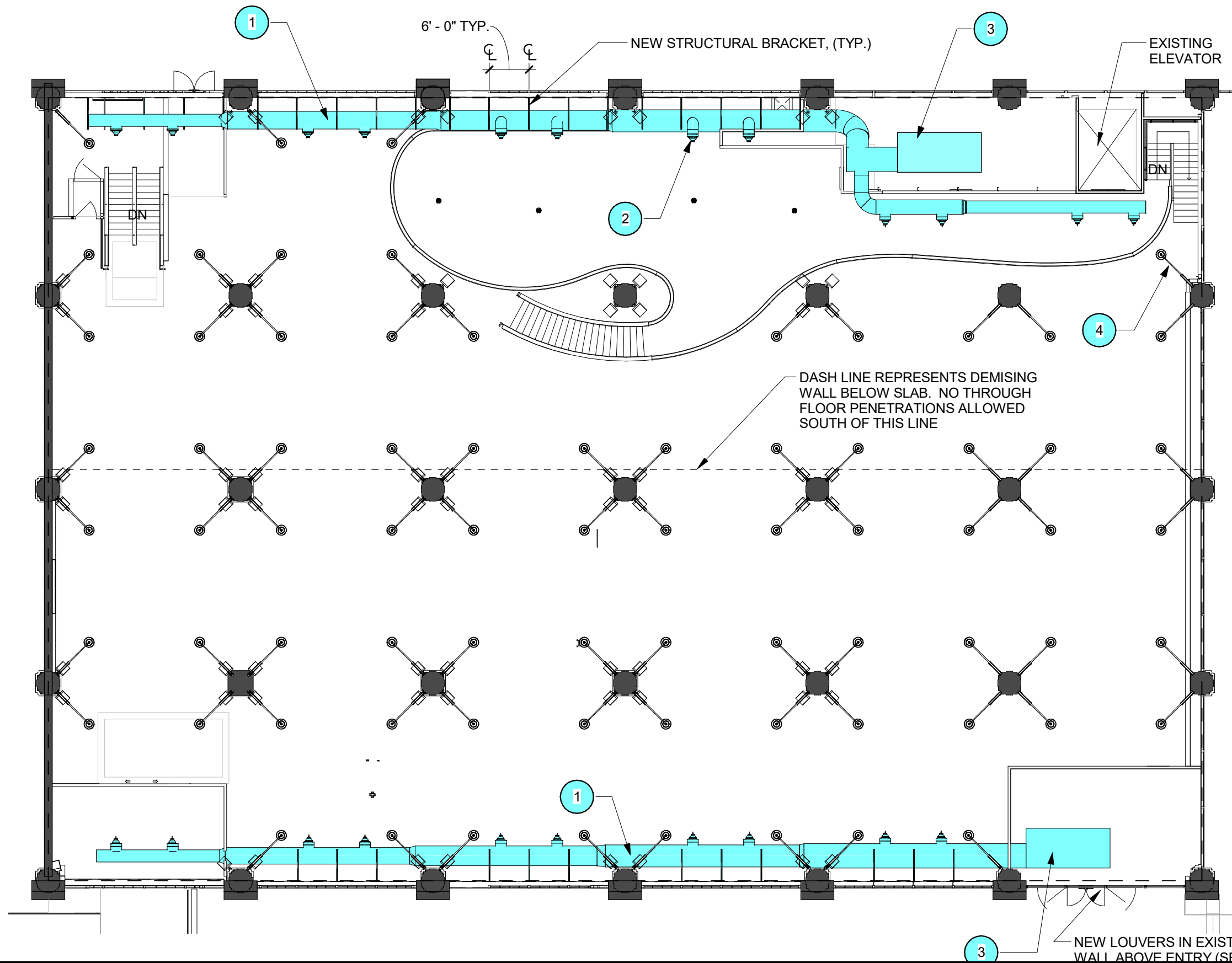


- LEGEND**
- NEW CONSTRUCTION
 - LEASE LIMITS
- SCOPE LEGEND**
1. NEW VESTIBULE AT 59TH STREET EXISTING ENTRANCE
 2. REMOVE EXISTING ESCALATOR AND PROVIDE NEW STAIRS AT 60TH STREET ENTRANCE
 3. NEW CANTILEVERED WALL FASTENED AT FLOOR - WEST WALL
 4. NEW CANTILEVERED WALL FASTENED AT FLOOR - EAST WALL
 5. NEW FIXTURES
 6. NEW LOW PARTITIONS AT NORTH AND SOUTH WALL

PROPOSED FIRST FLOOR
1/16" = 1'-0"



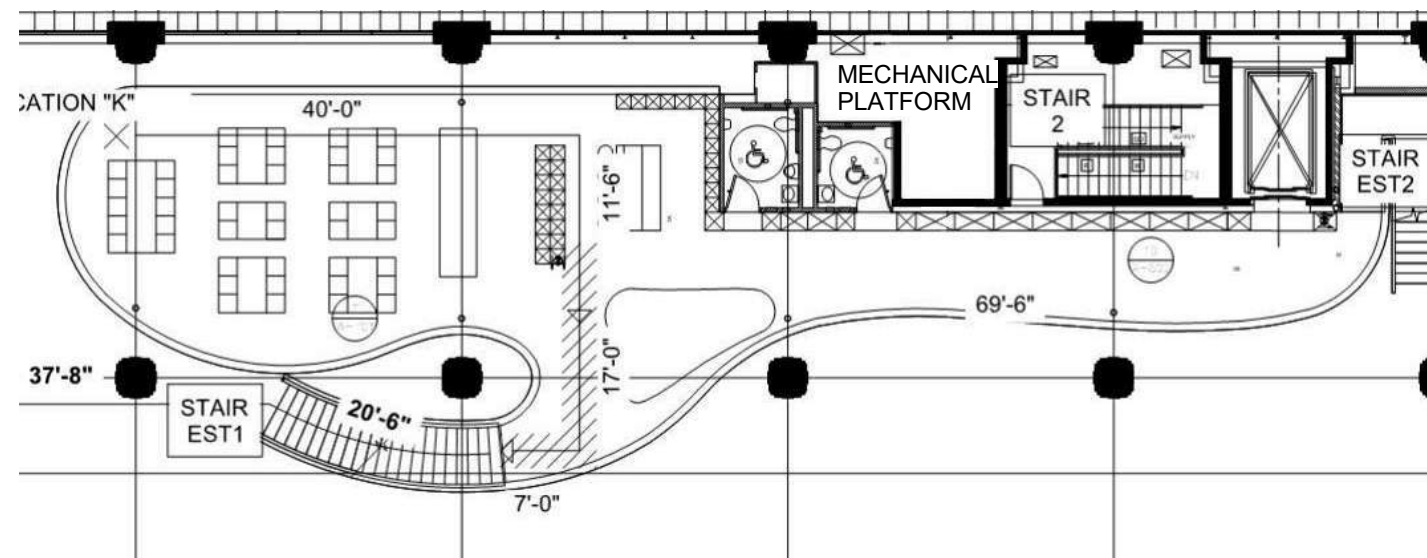
① EXISTING REFLECTED CEILING PLAN
1/16" = 1'-0"



SCOPE LEGEND

1. NEW HVAC DUCTWALL AT PERIMETER WALLS SUPPORTED BY STRUCTURAL BRACKETS FASTENED TO CURTAIN WALL.
2. DIFFUSER'S THROW AIR 90° INTO SALES FLOOR AREA.
3. NEW RTU's.
4. NEW LIGHTINGS.

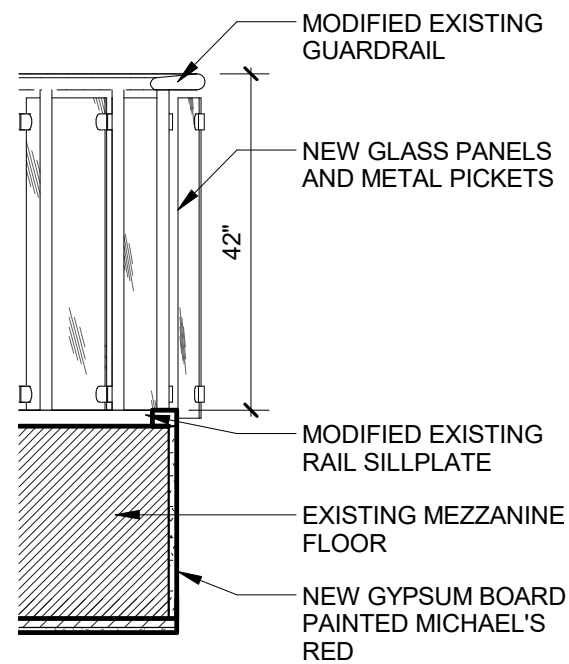
PROPOSED MECHANICAL PLAN
 1/16" = 1'-0"



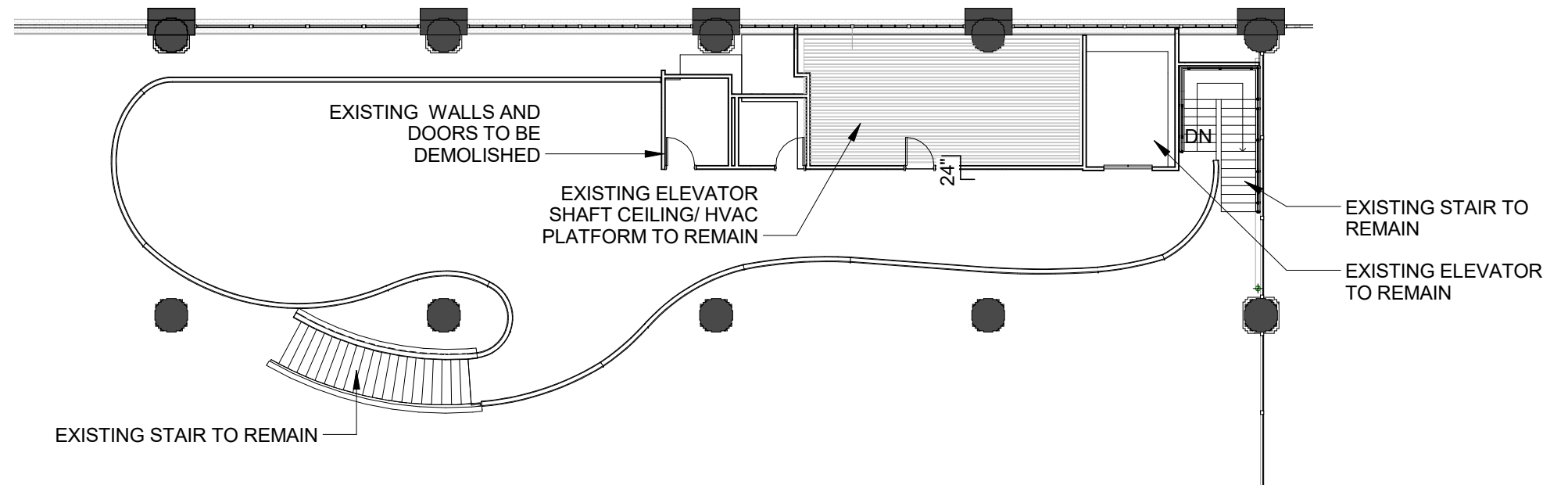
① PRE-WORK MEZZANINE
NTS



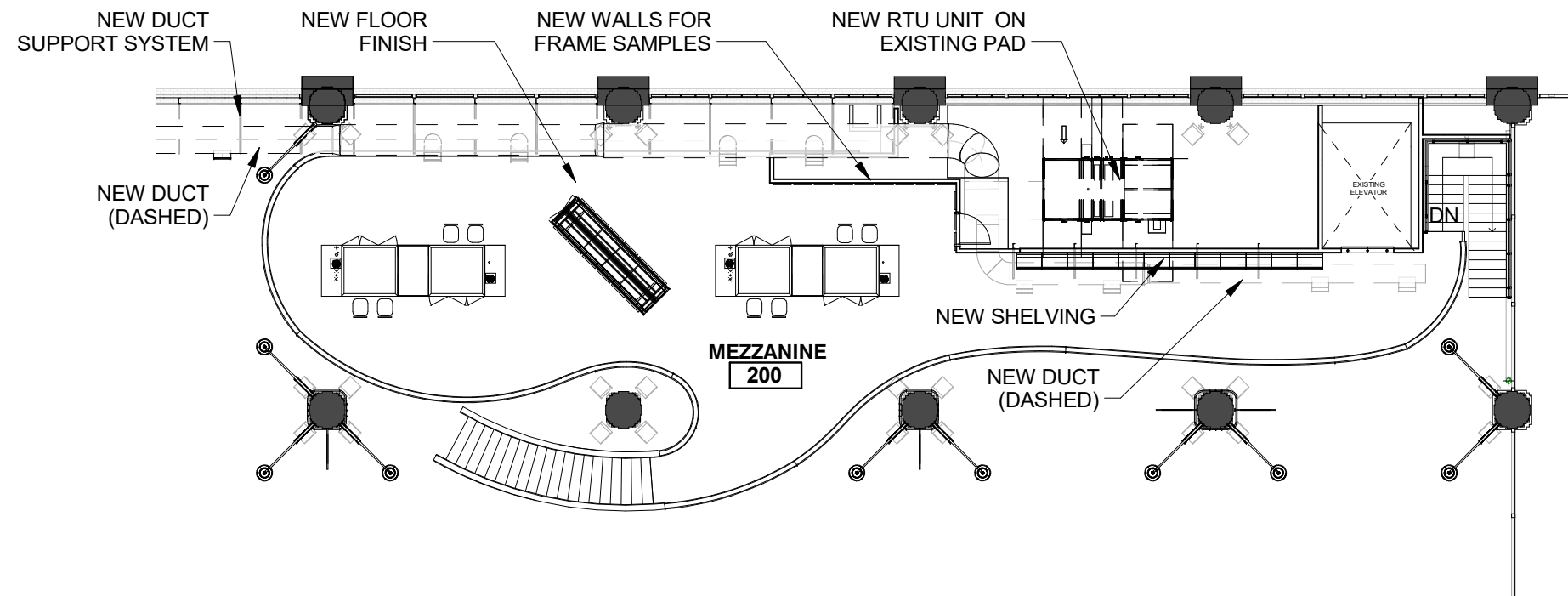
④ EXISTING RAILING PHOTO
NTS



③ RAILING DETAIL
1/2" = 1'-0"



② EXISTING MEZZANINE FLOOR PLAN
1/16" = 1'-0"



① PROPOSED MEZZANINE FLOOR PLAN
1/16" = 1'-0"



EXISTING ENTRY



PROPOSED ENTRY

EXTERIOR SCOPE:

1. NEW WORK AT 59TH EXISTING ENTRANCE.
2. NEW MECHANICAL LOUVER

EXISTING SIGNAGE
TO BE REMOVED

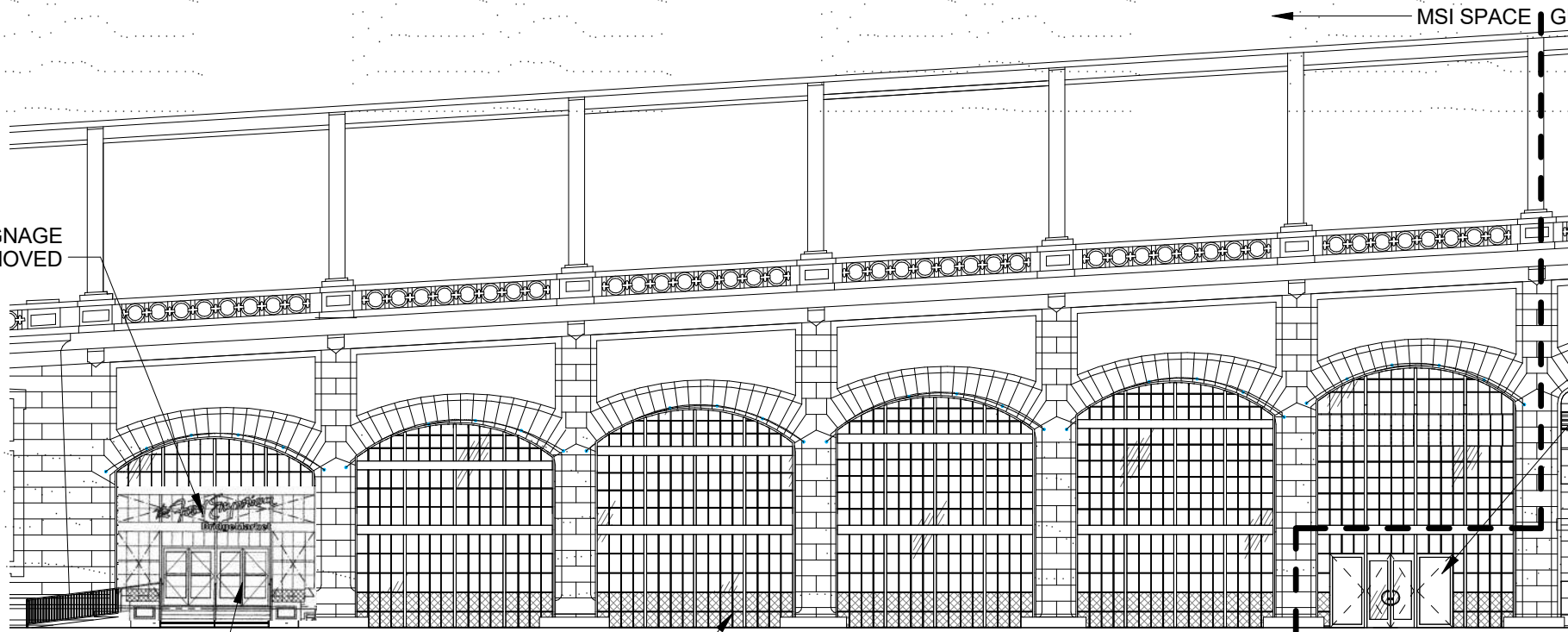
EXISTING DOORS TO
BE REPLACED

EXISTING OPAQUE GLASS, TYP.

**EXISTING/ PRE-WORK SOUTH
ELEVATION**

⑤

1" = 20'-0"



EXISTING DOORS
TO REMAIN, NOT IN
SCOPE

FIRST FLOOR
MEZZANINE
66' - 0 1/4"

FIRST FLOOR
54' - 2 1/4"

T.O. PLAZA
52' - 2 1/2"

NEW METAL
SIGN, (TYP.)

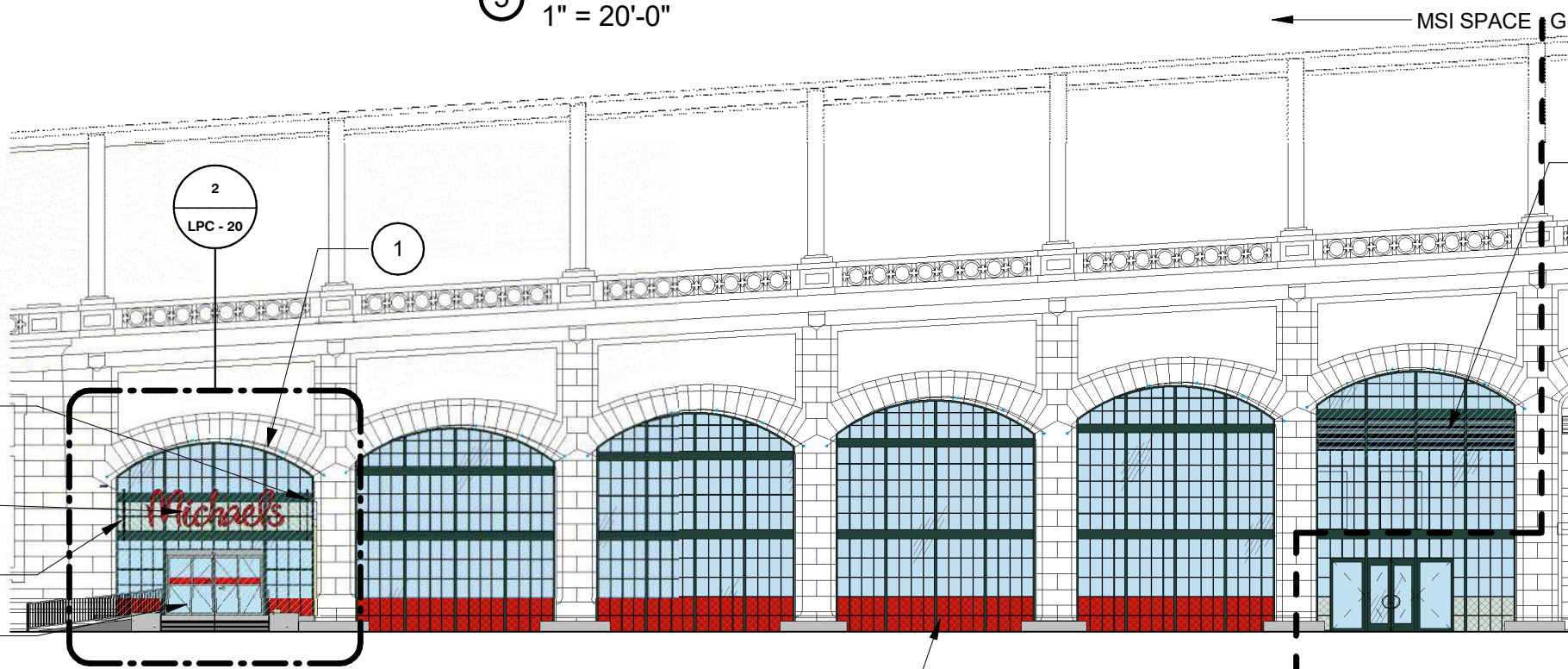
NEW INTERNALLY
ILLUMINATED CAN
LETTER SIGN

NEW METAL SIGN,
(TYP.)

NEW SLIDING DOOR

② PROPOSED SOUTH ELEVATION

1" = 20'-0"



FIRST FLOOR
MEZZANINE
66' - 0 1/4"

FIRST FLOOR
54' - 2 1/4"

T.O. PLAZA
52' - 2 1/2"

GreenbergFarrow

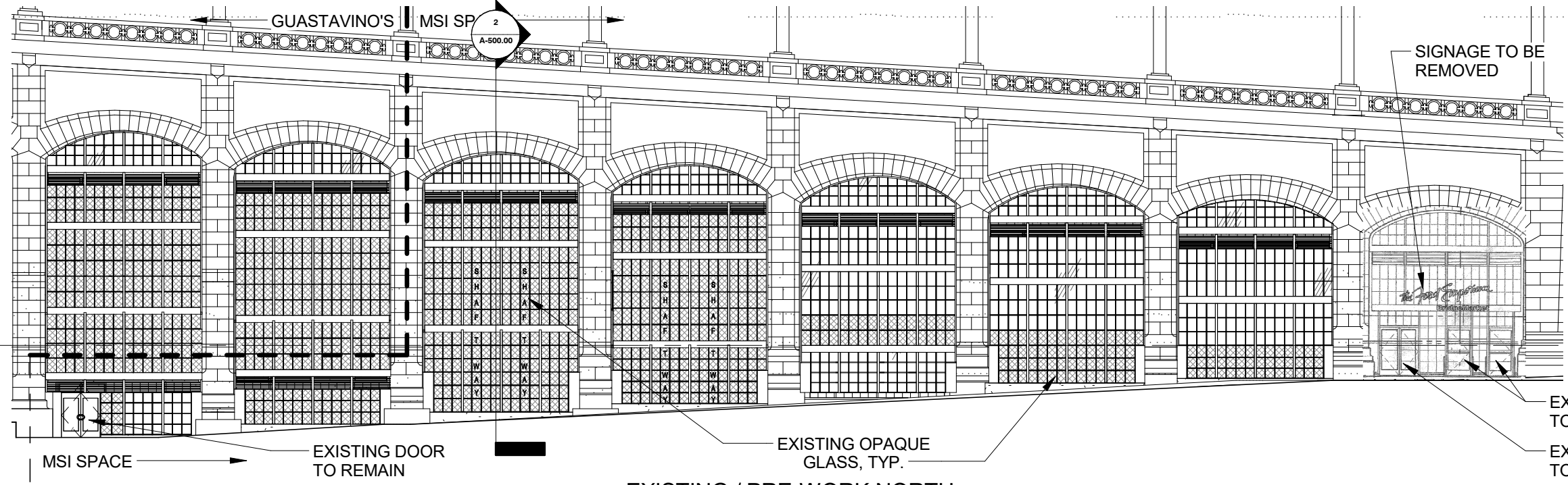
Michael's

**EXISTING AND PROPOSED
ELEVATIONS 59TH STREET**

LPC - 16

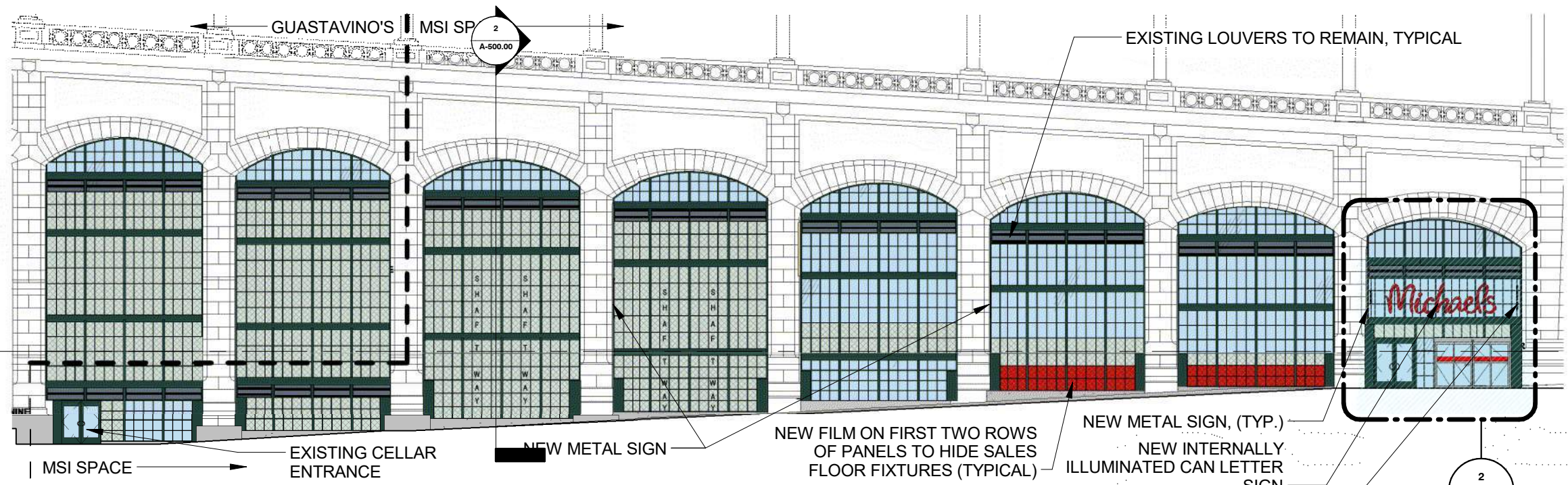


January 18, 2017



EXISTING ENTRY

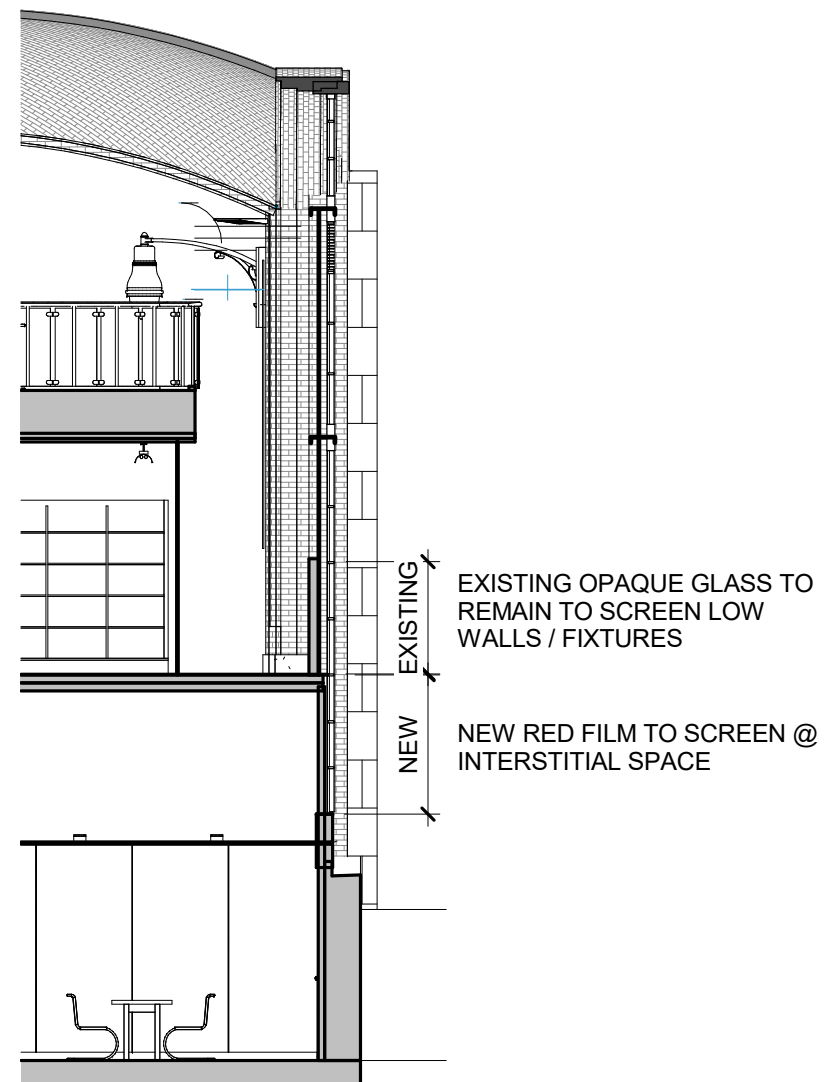
③ EXISTING / PRE-WORK NORTH ELEVATION
1" = 20'-0"



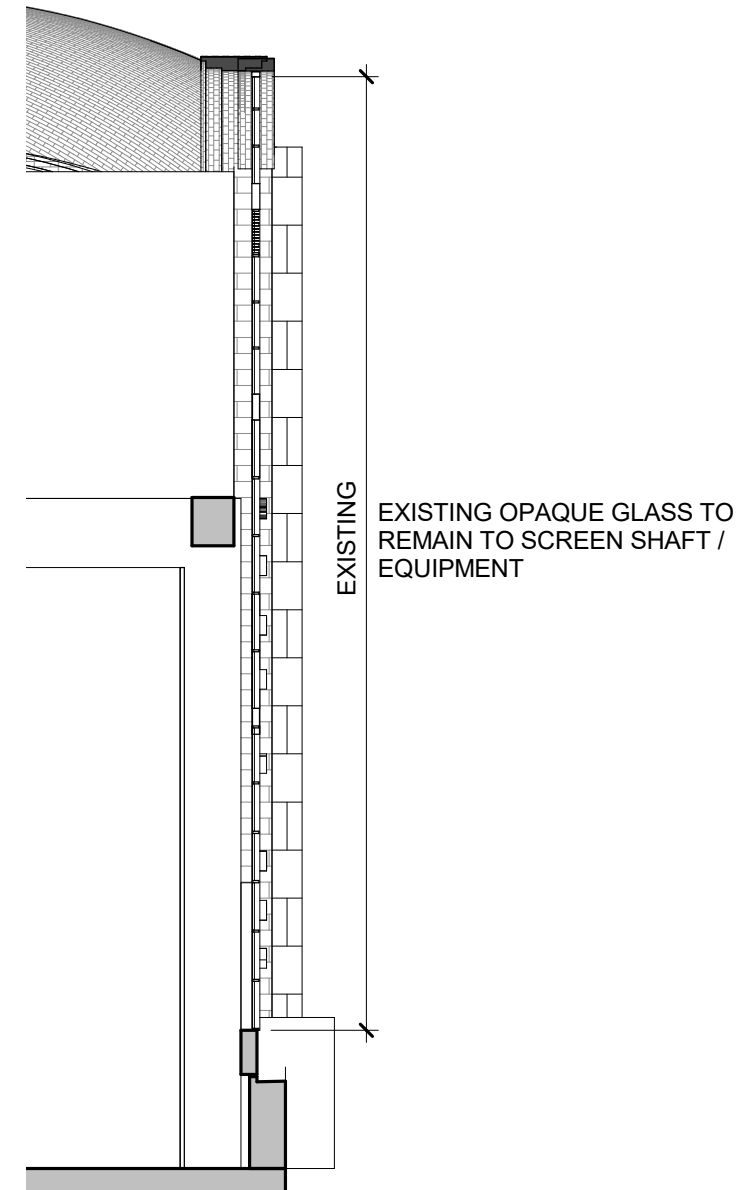
PROPOSED ENTRY

② PROPOSED NORTH ELEVATION
1" = 20'-0"

- EXTERIOR SCOPE:**
1. NEW WORK LIMITED TO 60TH EXISTING ENTRANCE AND TRANSLUCENT WINDOW FILM APPLICATION.



① LPC WALL SECTION - EXISTING
1/8" = 1'-0"



② Section 30
1/8" = 1'-0"



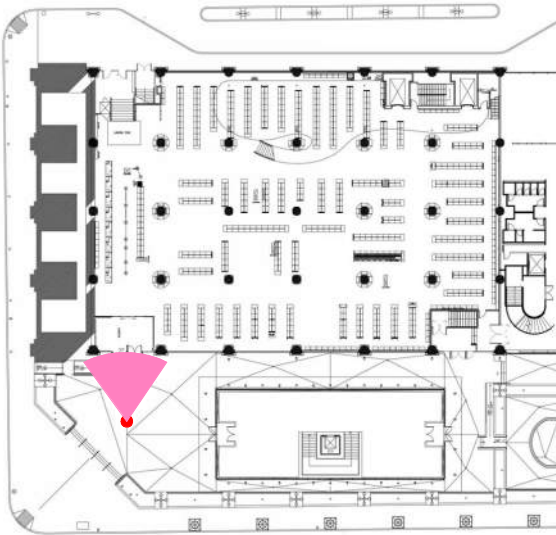
Existing

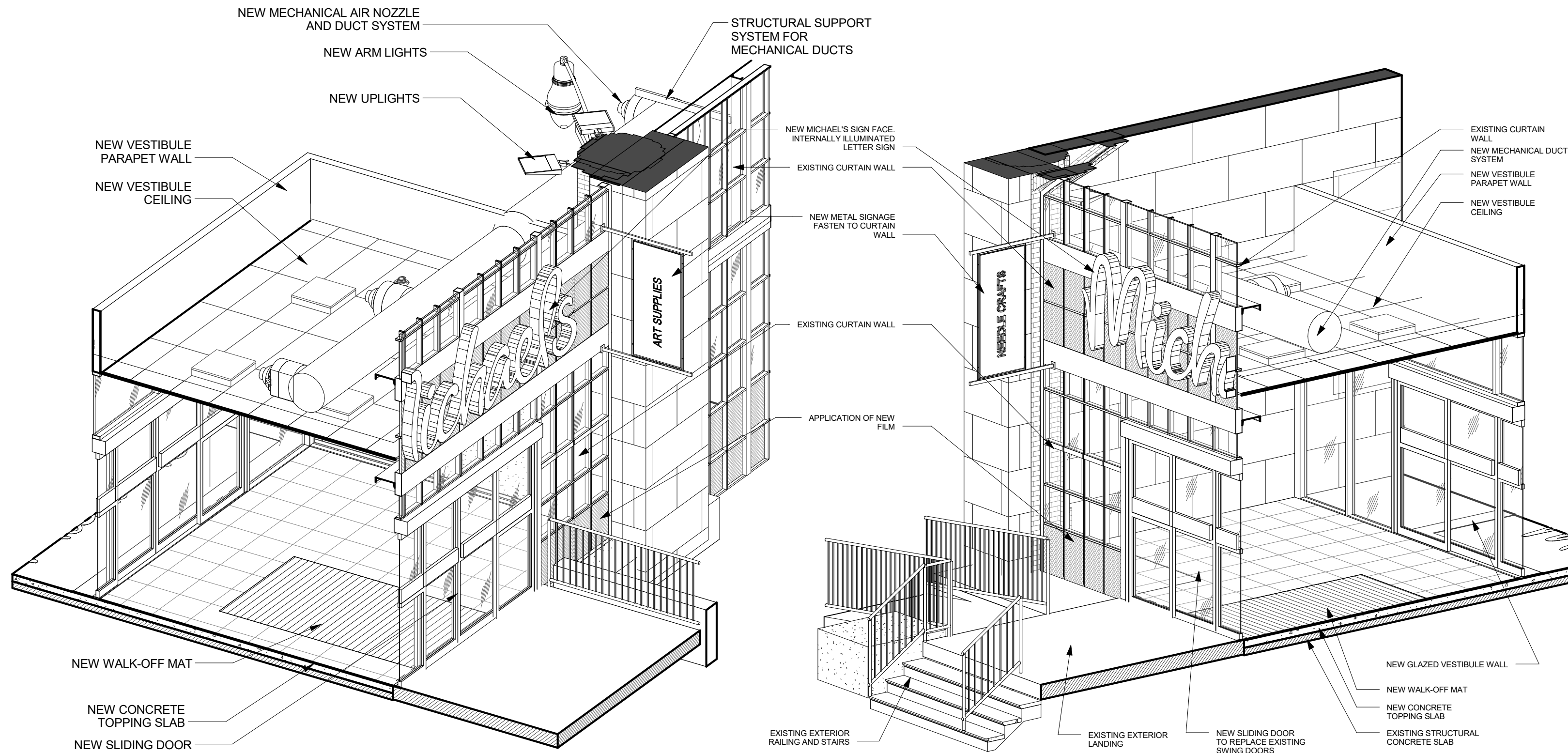


EXISTING OPAQUE GLASS

APPLICATION OF NEW FILM

Key Plan





② PERSPECTIVE SECTION DETAIL
NTS

① PERSPECTIVE SECTION DETAIL
NTS

GreenbergFarrow

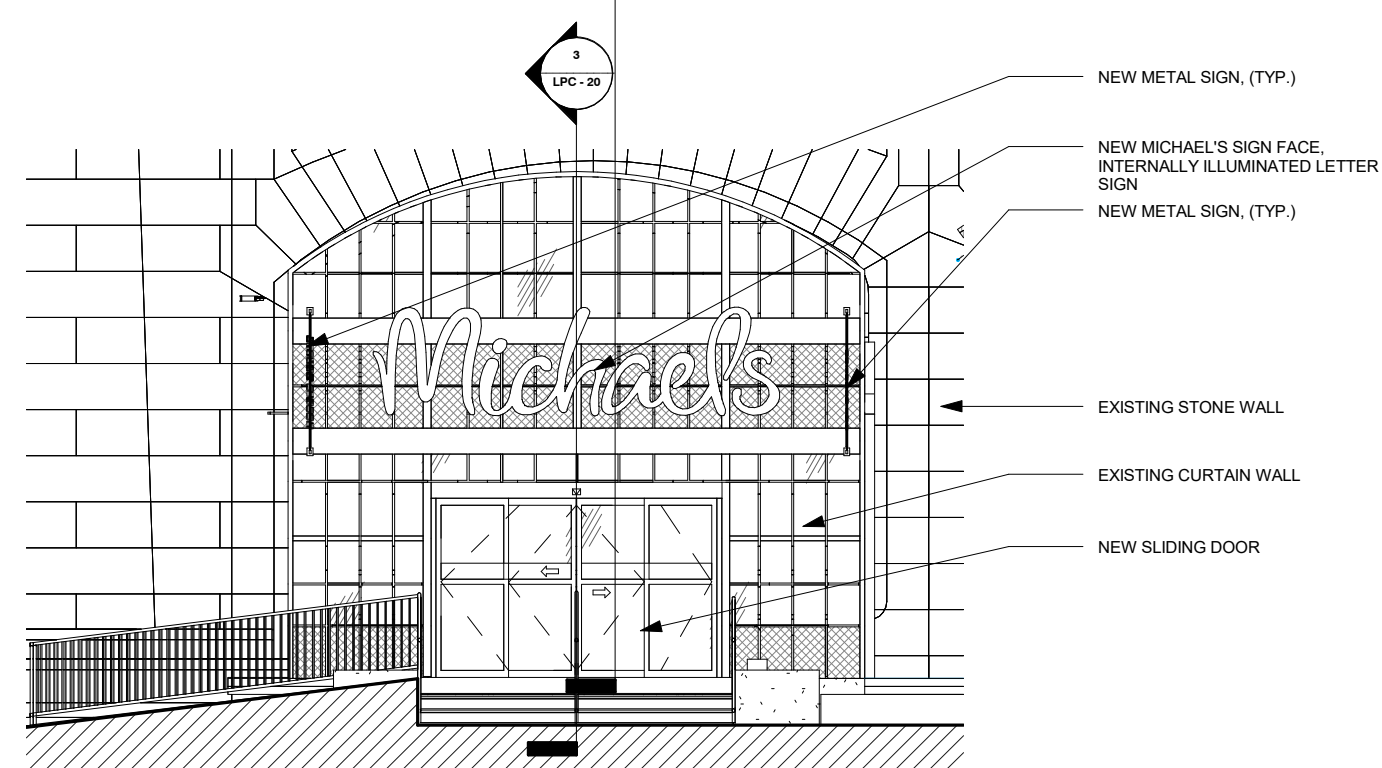
Michael's

PROPOSED 59TH STREET
ENTRANCE ENLARGED VIEWS

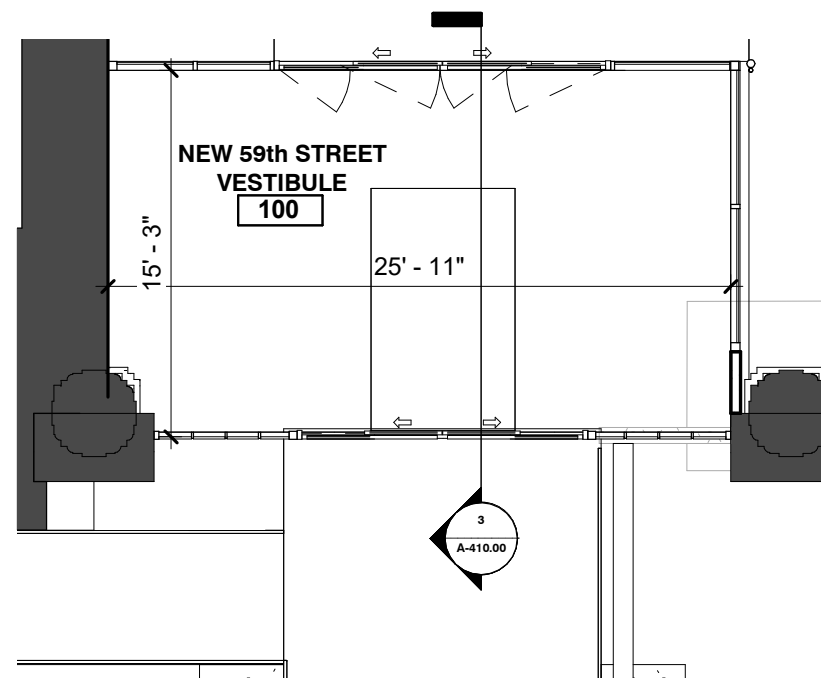
LPC - 19



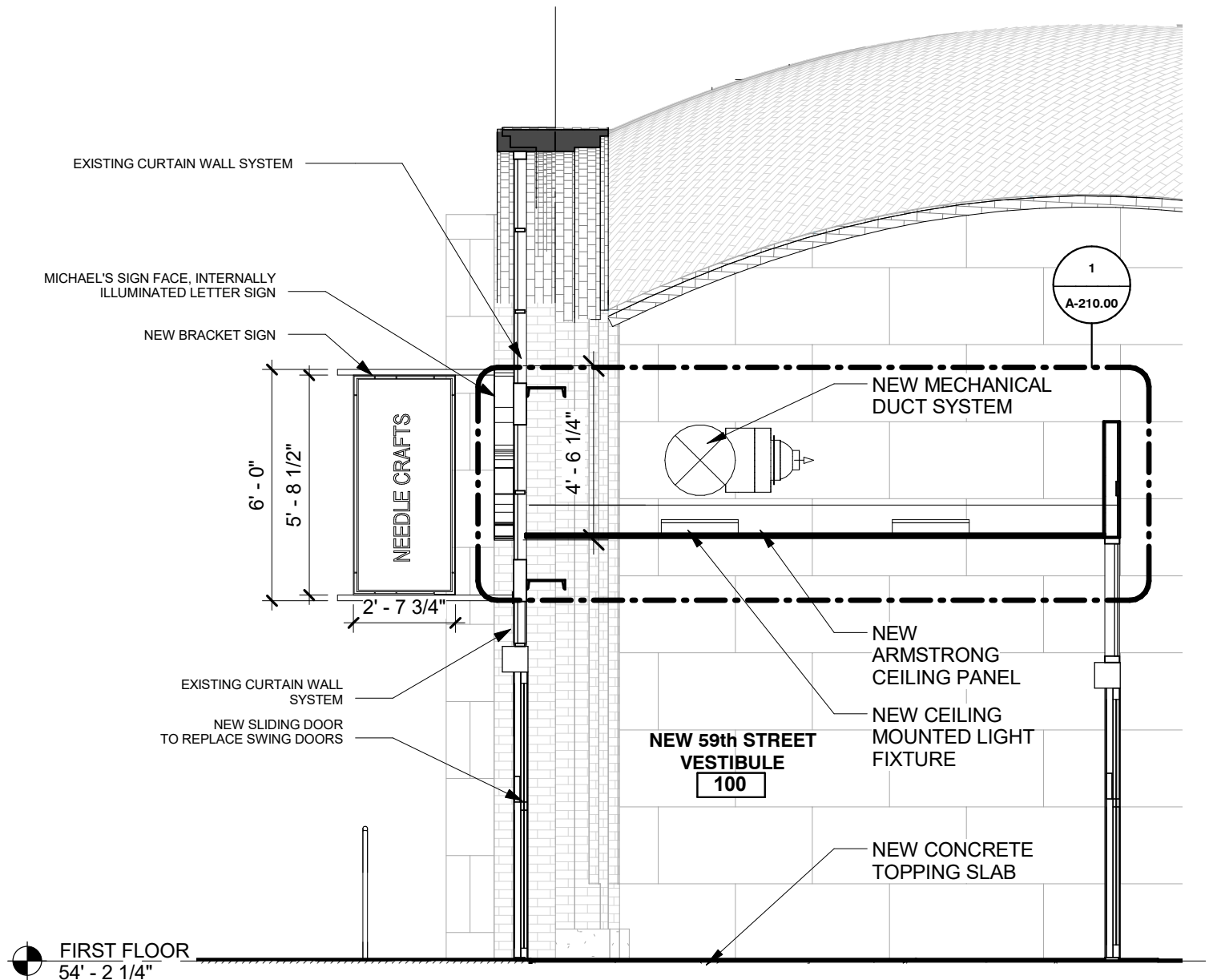
January 18, 2017



② EXTERIOR - SOUTH ELEVATION 59TH STREET
1/8" = 1'-0"

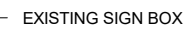


① SOUTH ENTRY ENLARGED PLAN - 59TH STREET
1/8" = 1'-0"



③ FIRST FLOOR
54' - 2 1/4"

SIGNAGE DETAIL - 59th STREET ENTRANCE
1/4" = 1'-0"



- NEW SLIDING DOOR TO REPLACE SWING DOORS

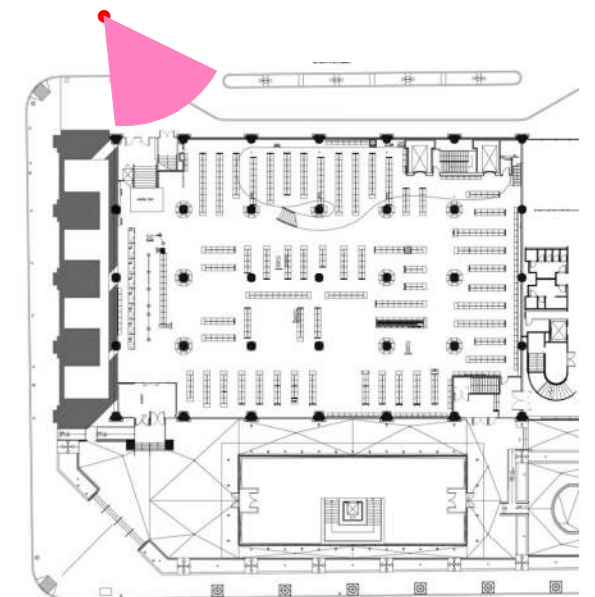


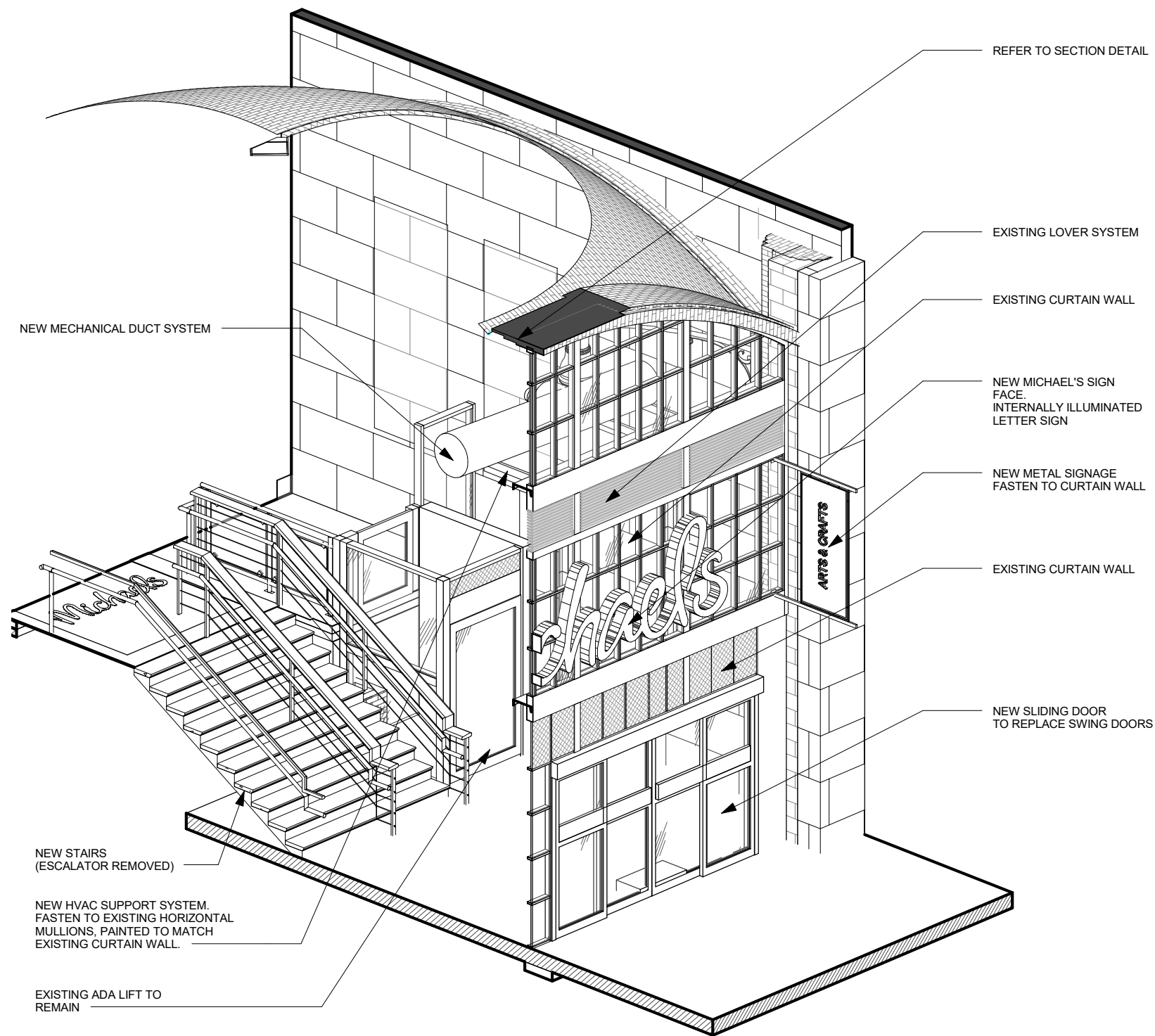


Existing

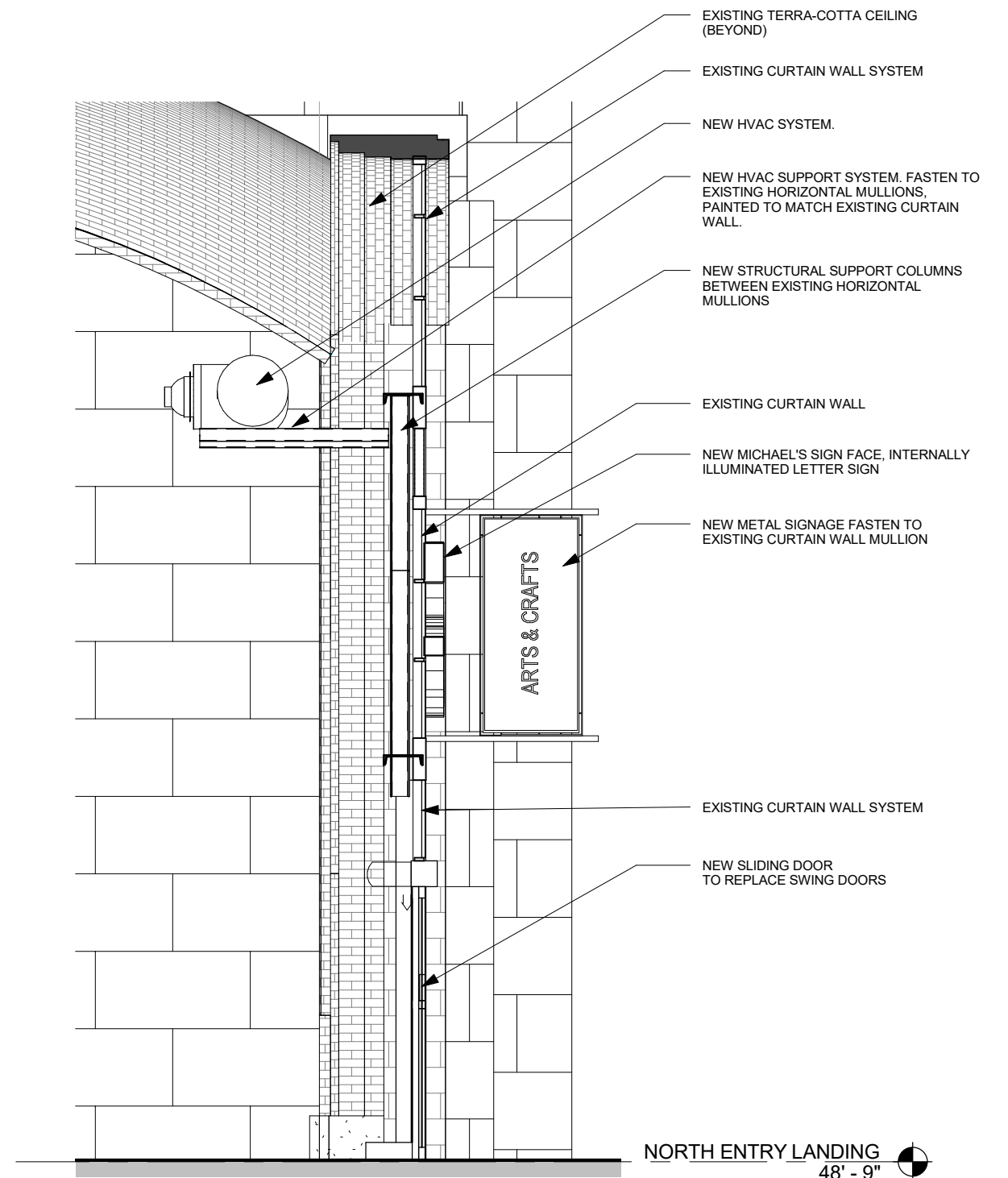


Key Plan

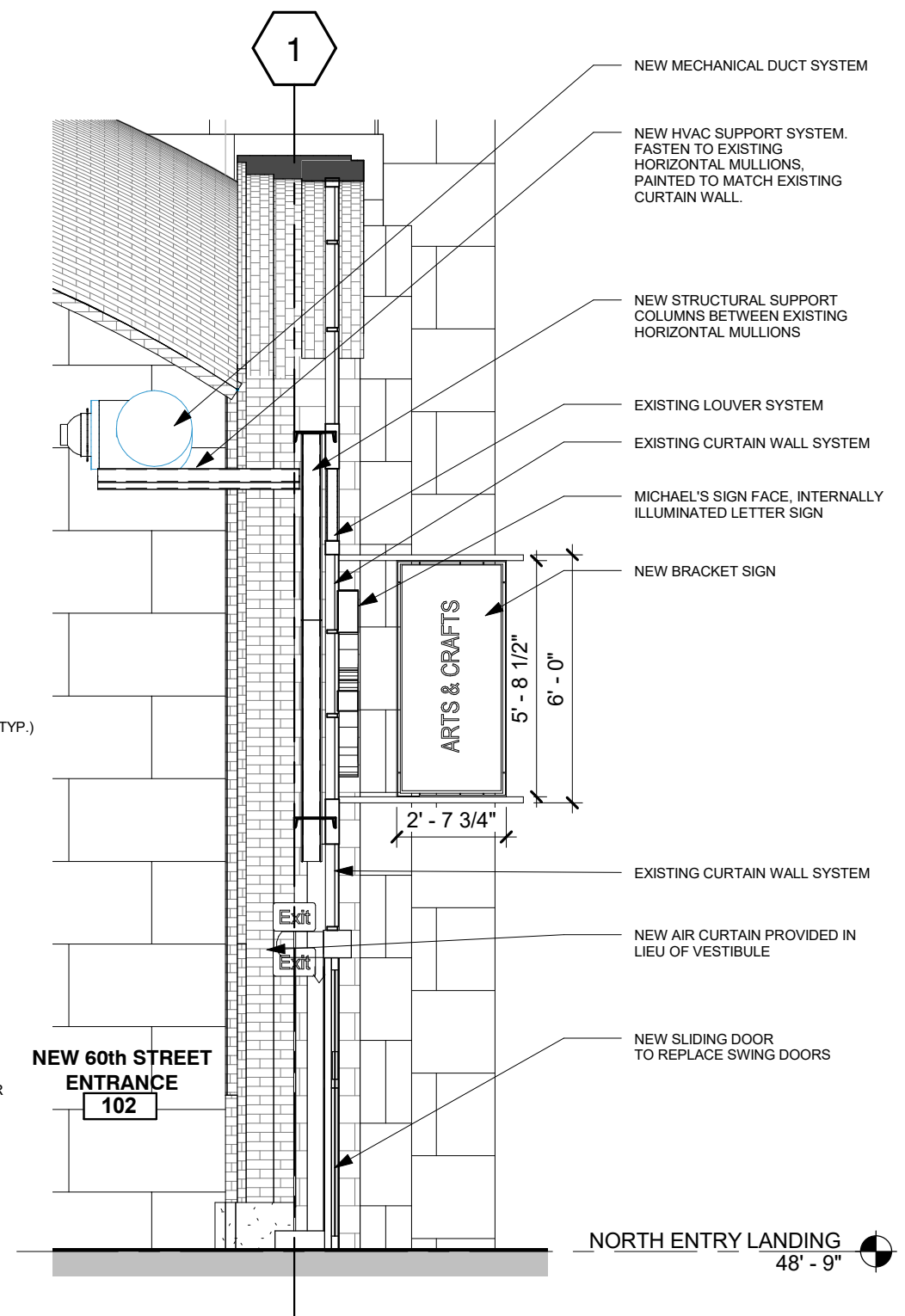
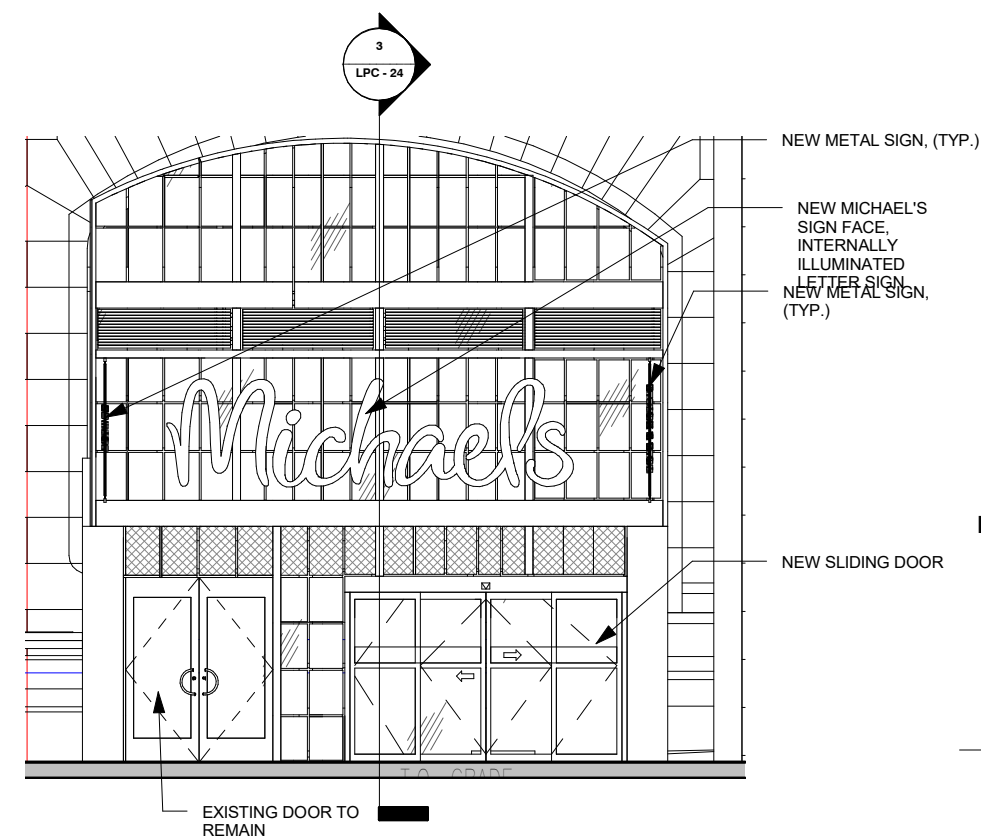
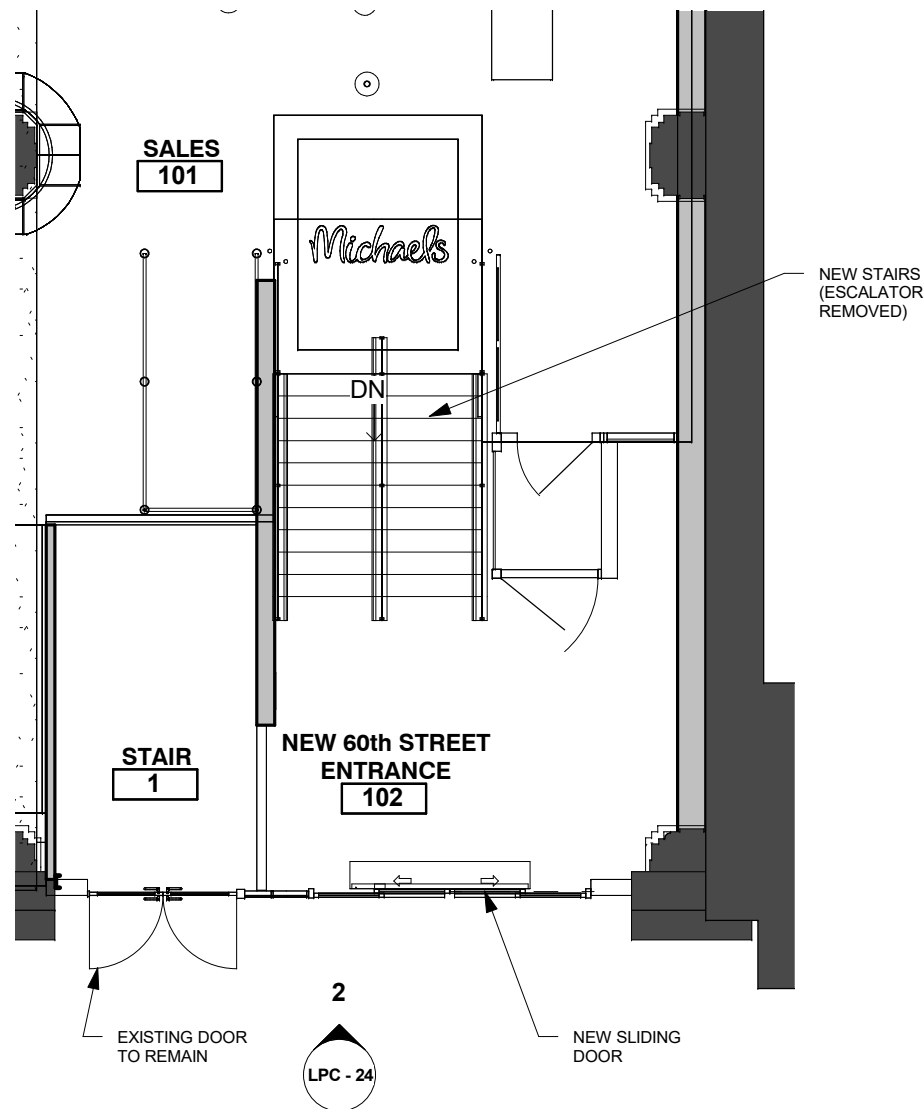




① PERSPECTIVE SECTION DETAIL
NTS



③ SECTION DETAIL
NTS



① NORTH ENTRY ENLARGED PLAN -
60TH STREET
1/8" = 1'-0"

② EXTERIOR NORTH ELEVATION - 60TH
STREET
1/8" = 1'-0"

③ SIGNAGE DETAIL -
60TH STREET ENTRANCE
1/4" = 1'-0"

GreenbergFarrow

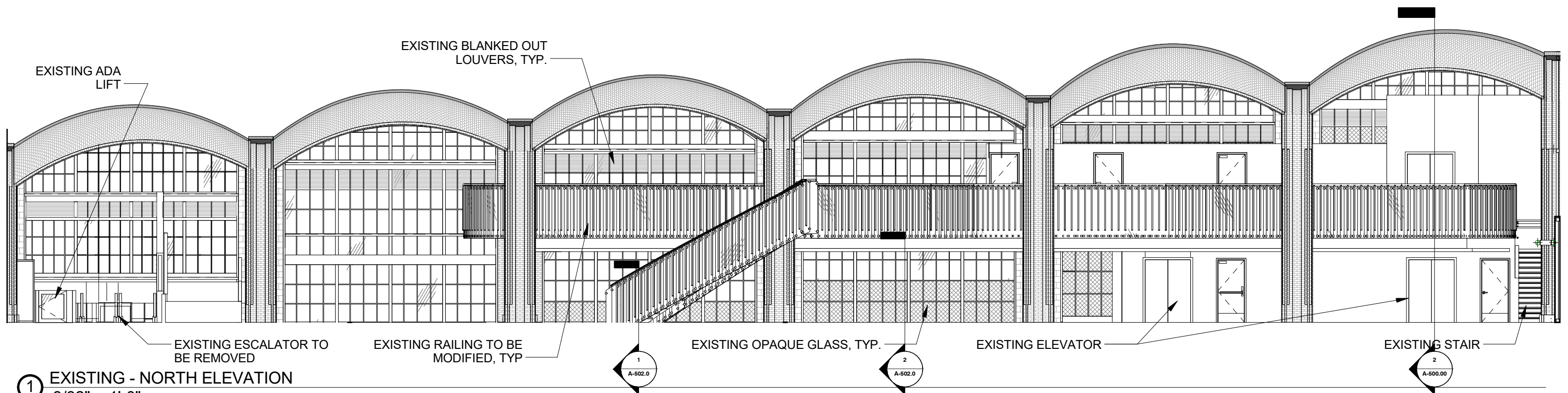
Michael's

PROPOSED 60TH STREET
ENLARGED PLAN - ELEVATION -
SECTION

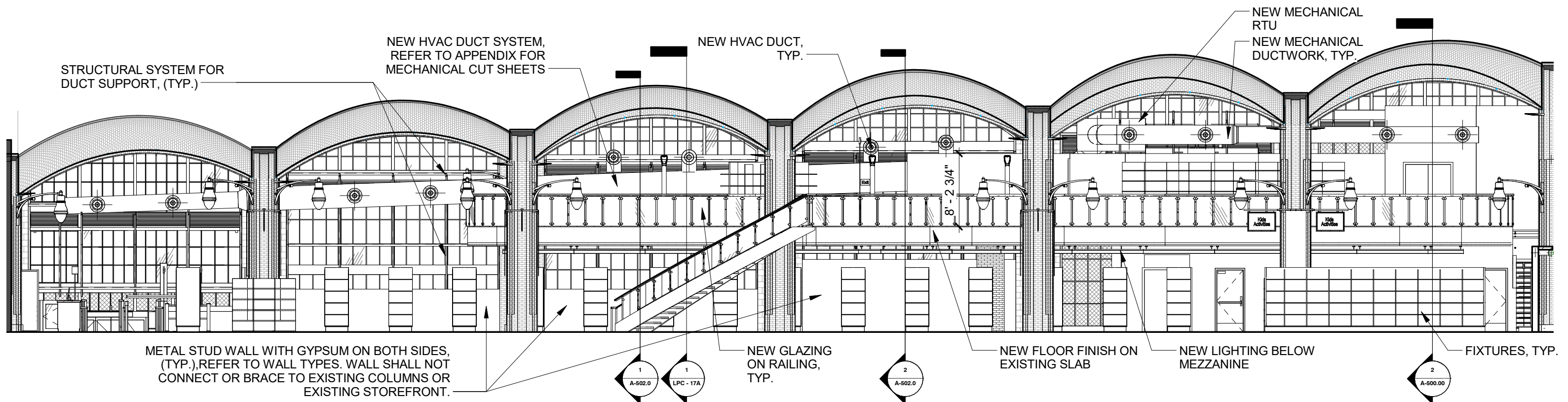
LPC - 24



January 18, 2017



① EXISTING - NORTH ELEVATION
3/32" = 1'-0"



② PROPOSED SALES - NORTH ELEVATION
3/32" = 1'-0"

GreenbergFarrow

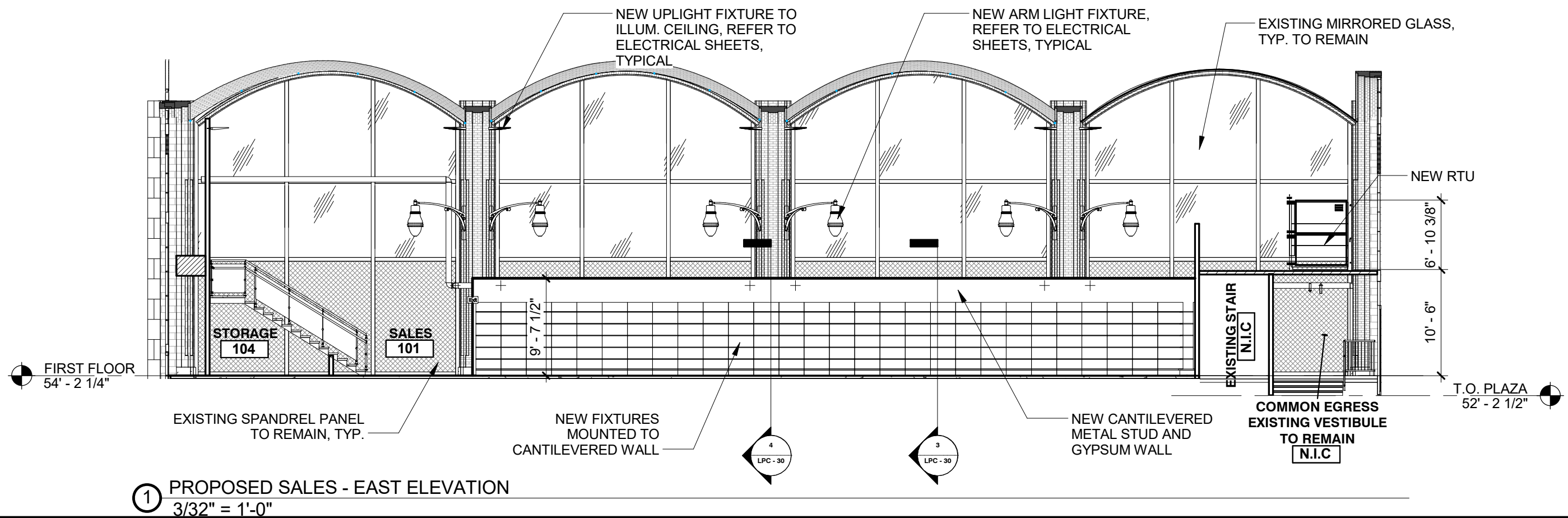
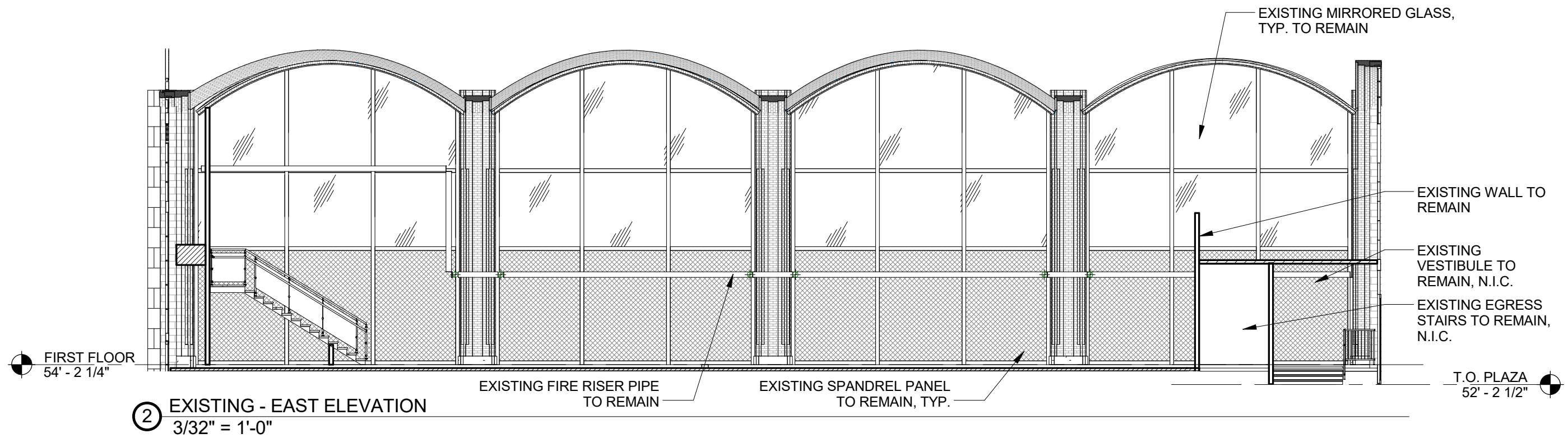
Michael's

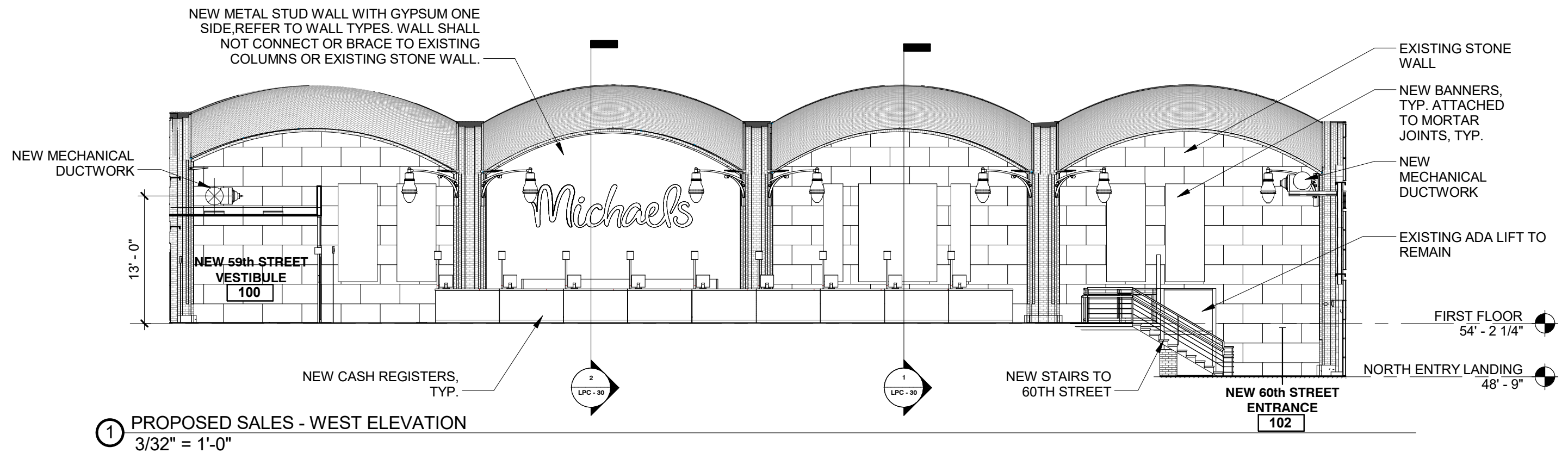
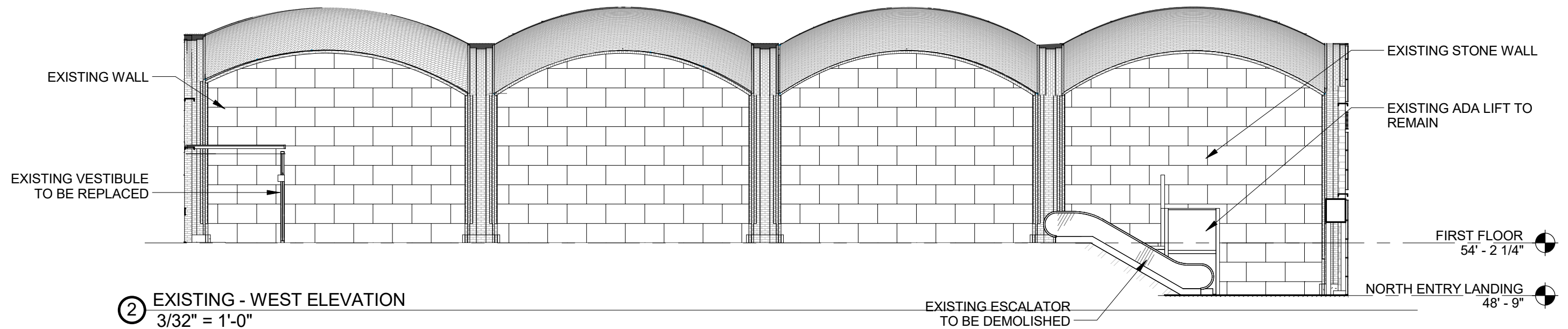
EXISTING AND PROPOSED INTERIOR
ELEVATION -SALES (NORTH)

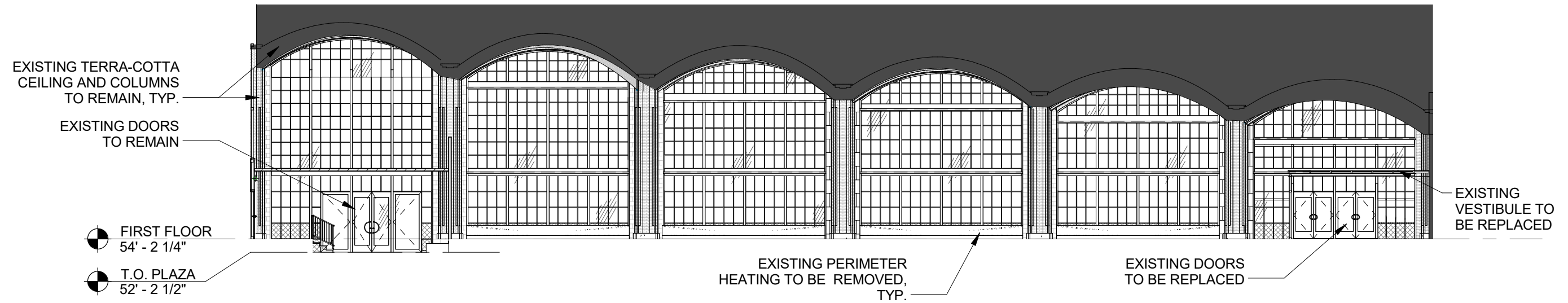
LPC - 25



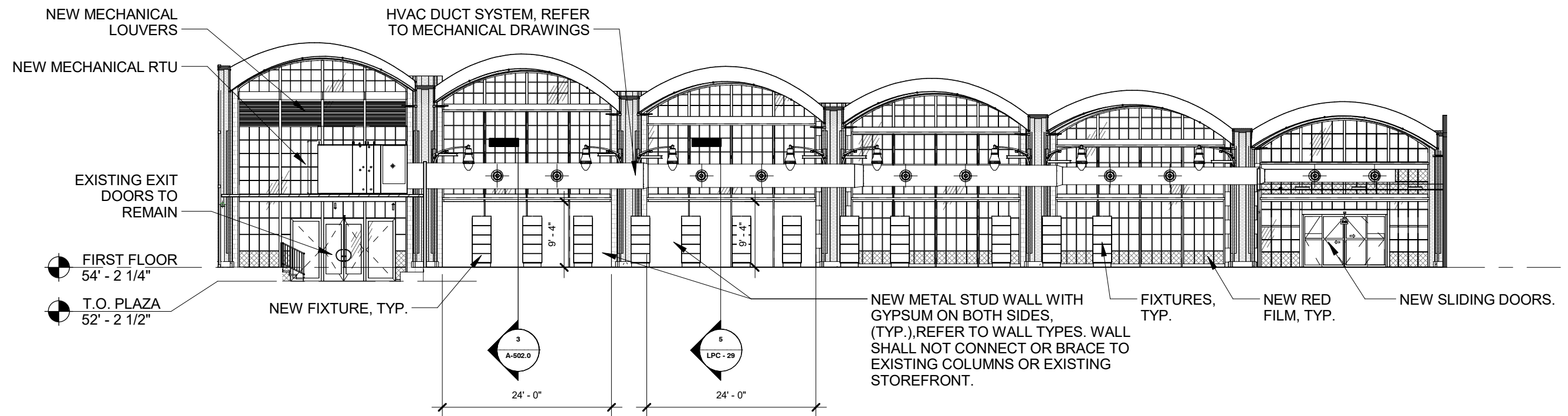
January 18, 2017



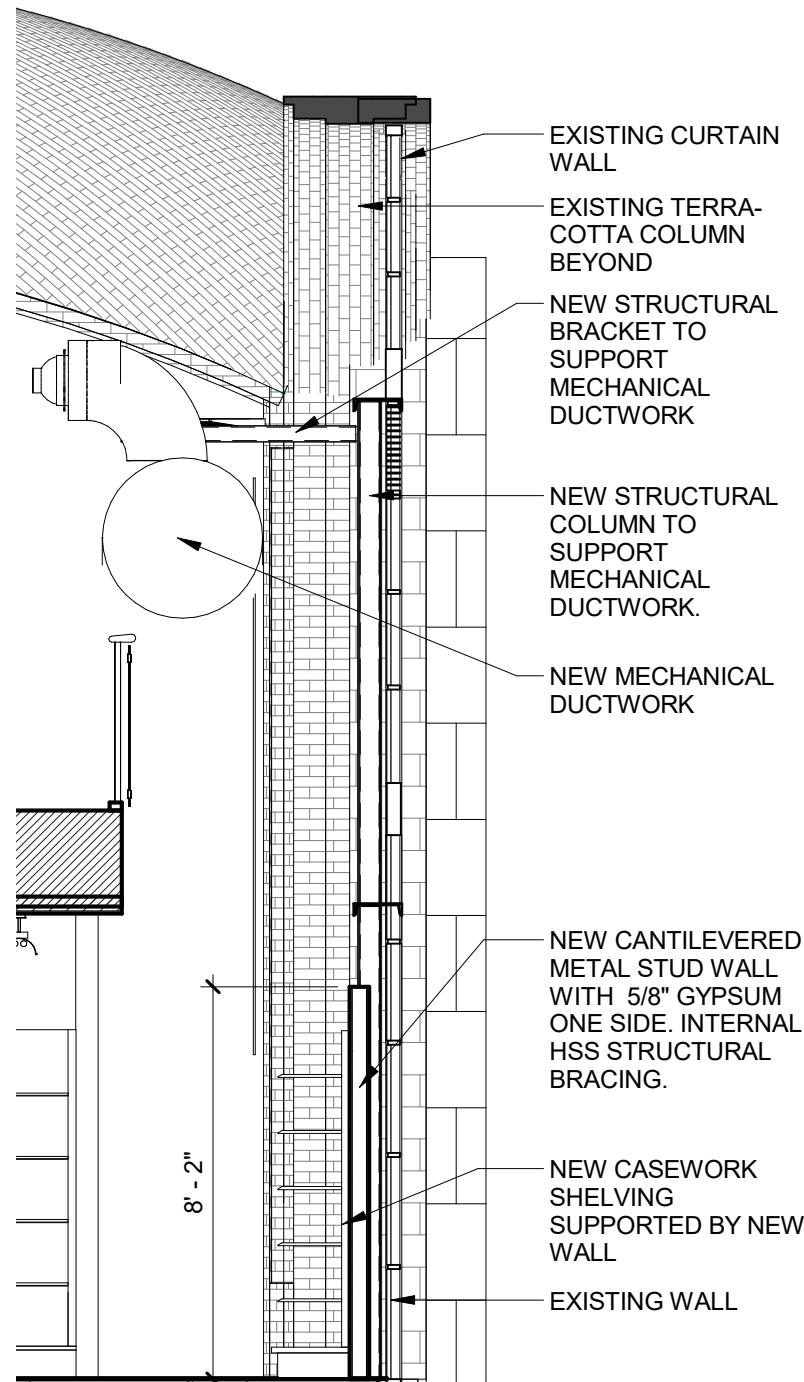




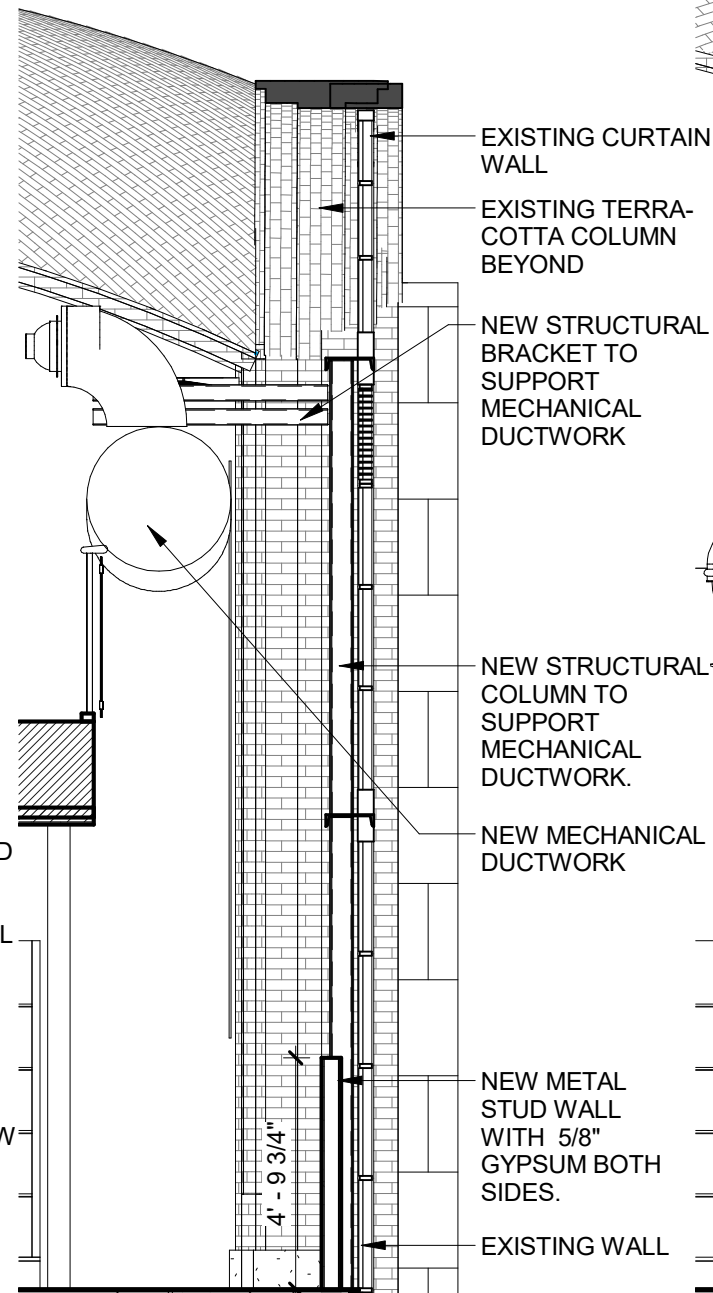
② EXISTING - SOUTH ELEVATION
1/16" = 1'-0"



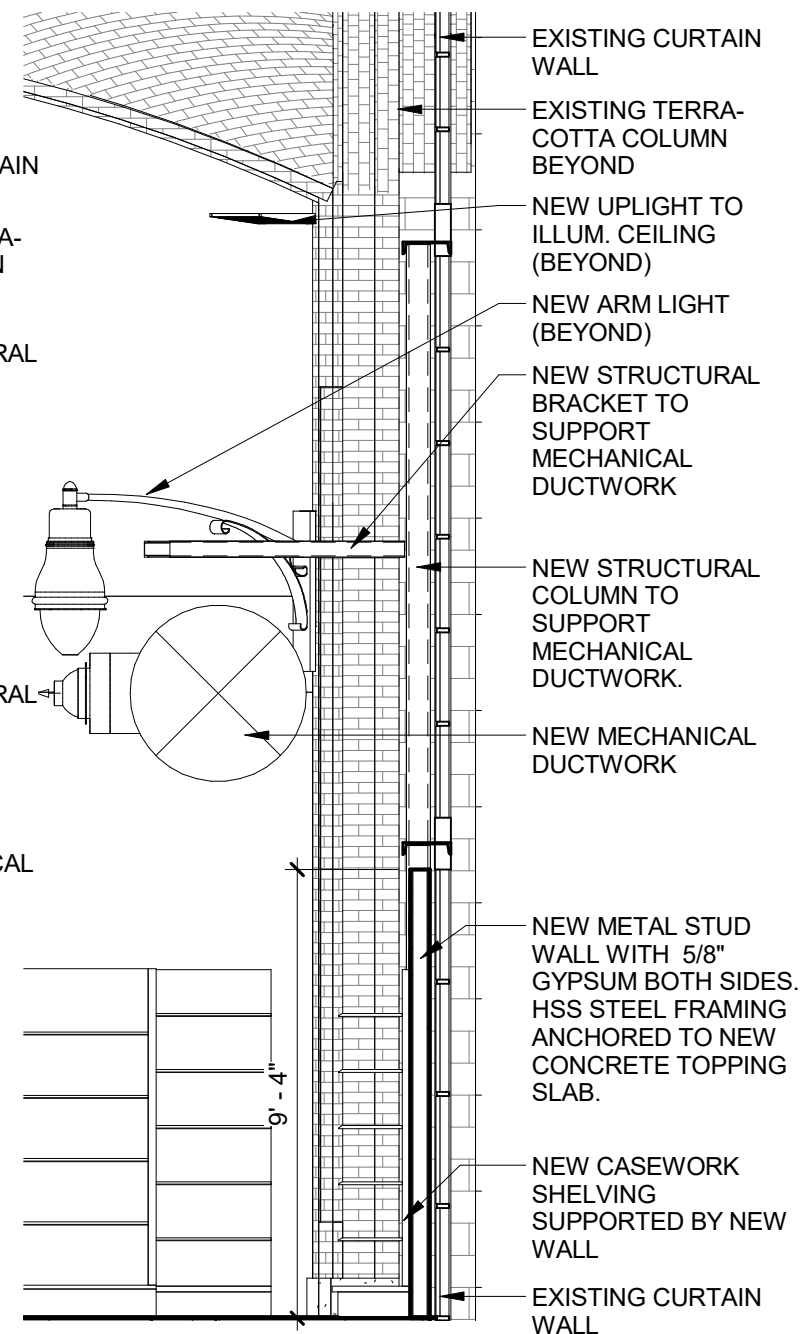
① PROPOSED SALES - SOUTH ELEVATION
1/16" = 1'-0"



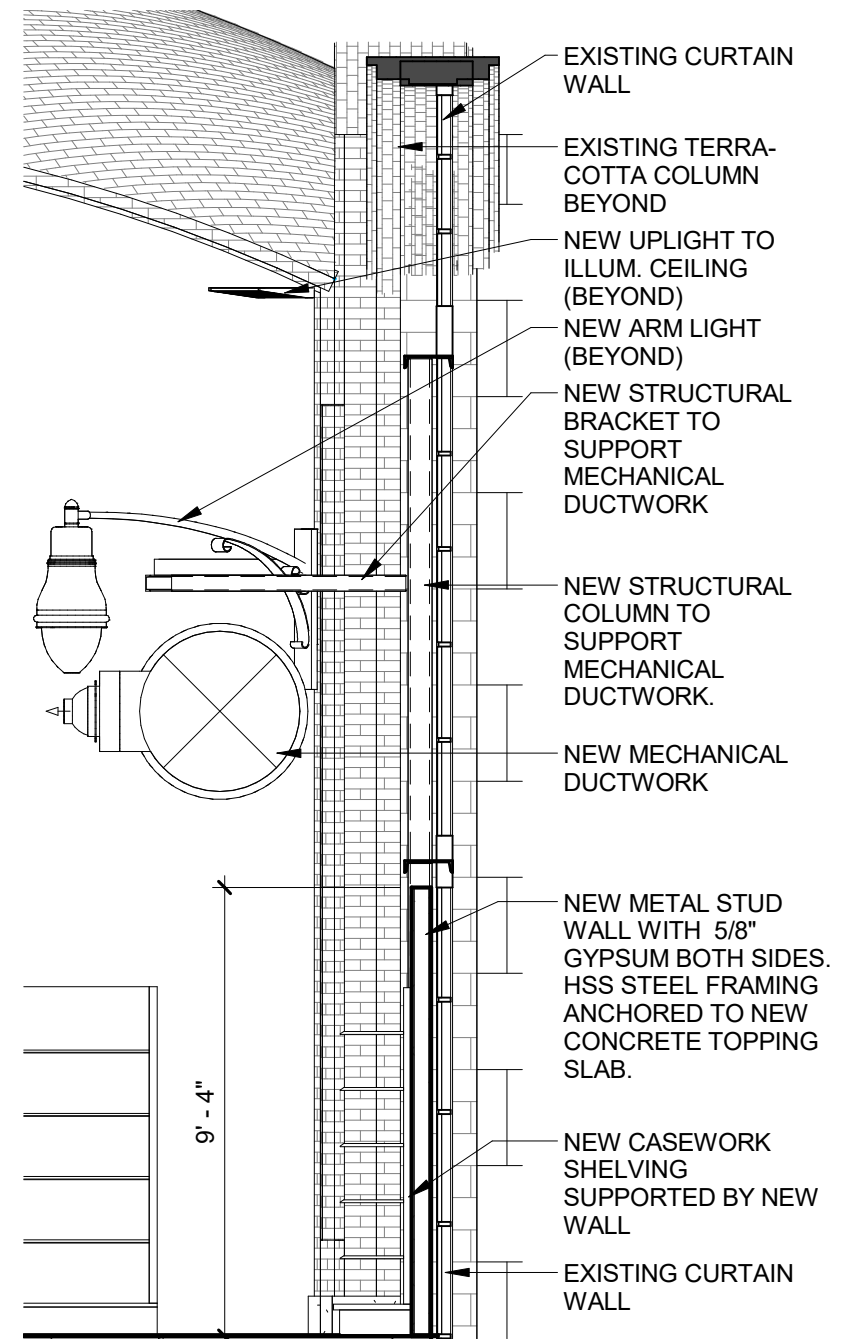
SALES AREA UNDER MEZZANINE
② @ NORTH WALL
1/4" = 1'-0"



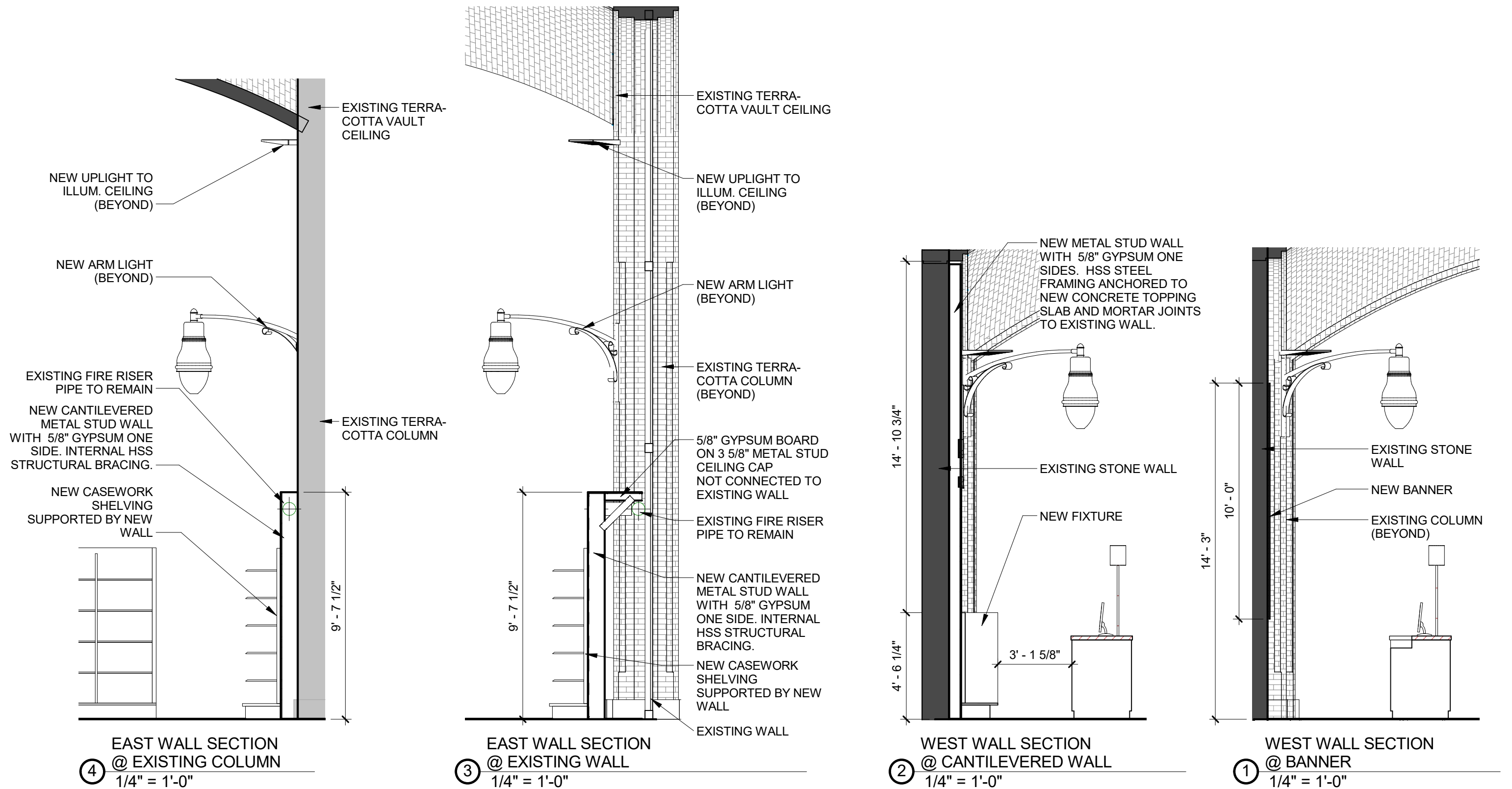
SALES AREA UNDER MEZZANINE
① @ NORTH WALL
1/4" = 1'-0"

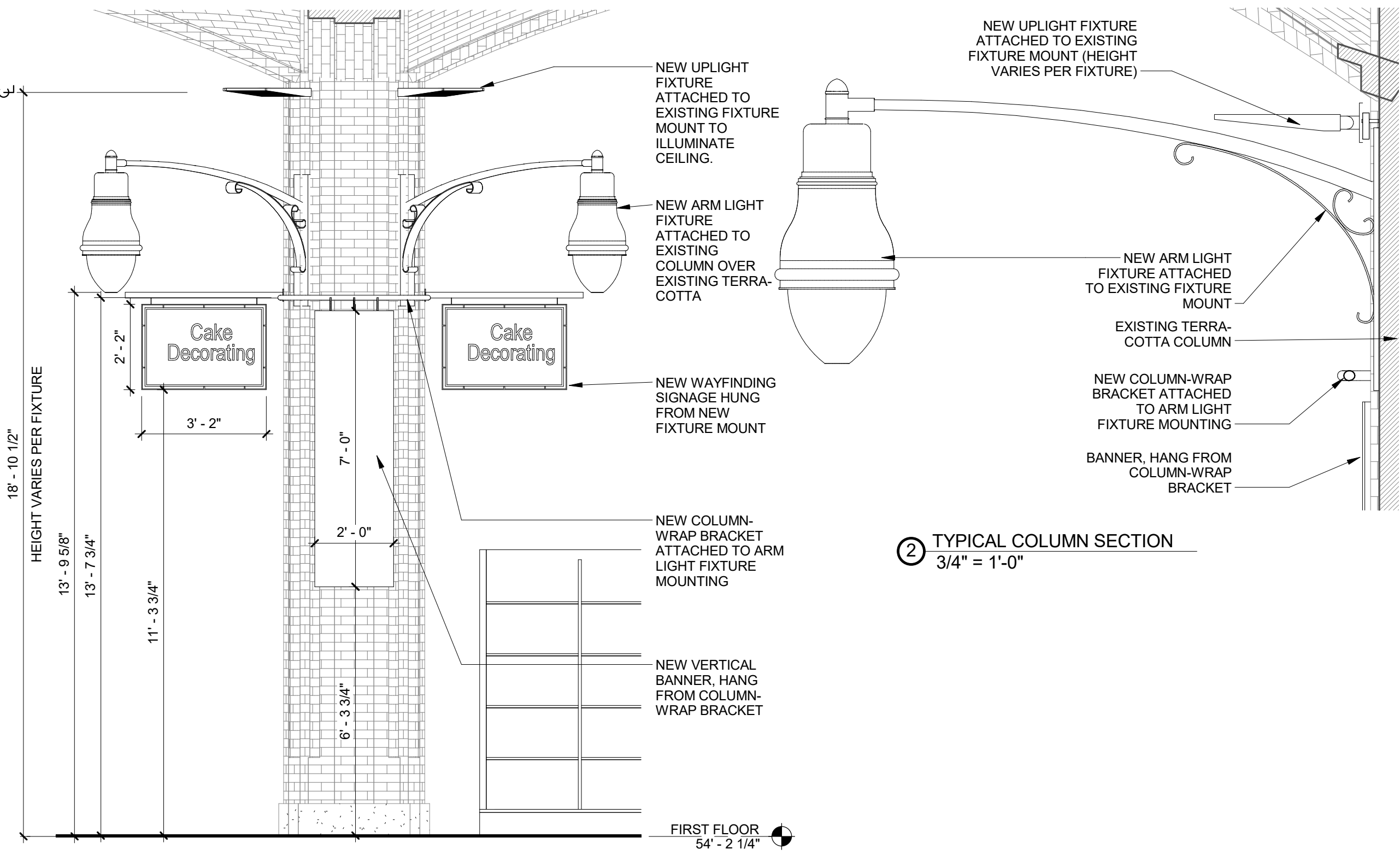


SALES AREA
④ @ SOUTH WALL
1/4" = 1'-0"



SALES AREA
⑤ @ SOUTH WALL
1/4" = 1'-0"





PRECEDENT - ORNAMENTAL LAMP POSTS
 CAST-IRON, CORVINGTON-STYLE LAMP POSTS
 MAST-ARM TYPE 24M

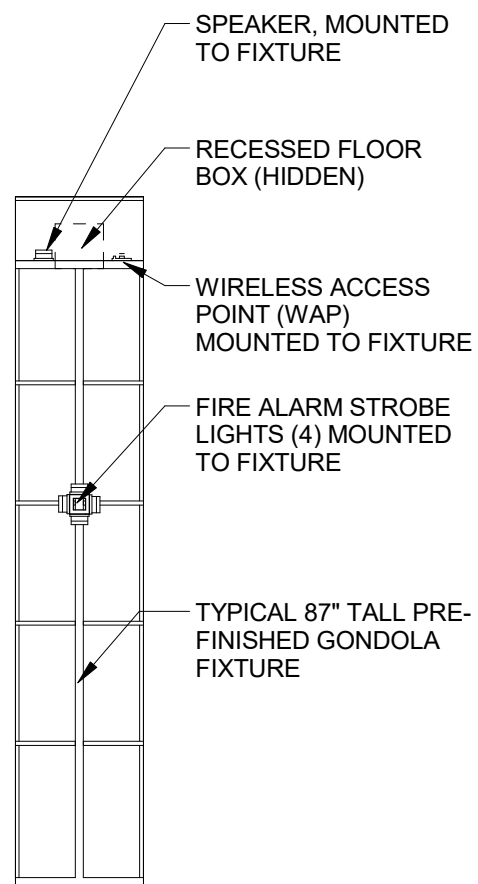
SOURCE:
<http://www.nyc.gov/html/lpc/downloads/pdf/reports/lampposts.pdf>

LIGHTING DESIGN NARRATIVE:

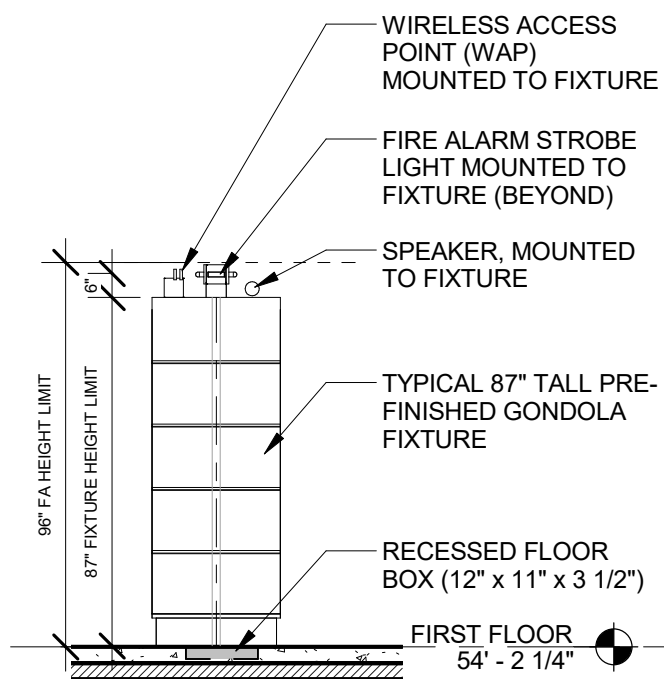
FIXTURE COUNT, SIZE AND SPACING PER MSI DESIGN STANDARDS.

PROPOSED LIGHTING FIXTURES SELECTED TO COMPLIMENT HISTORICAL CONTEXT

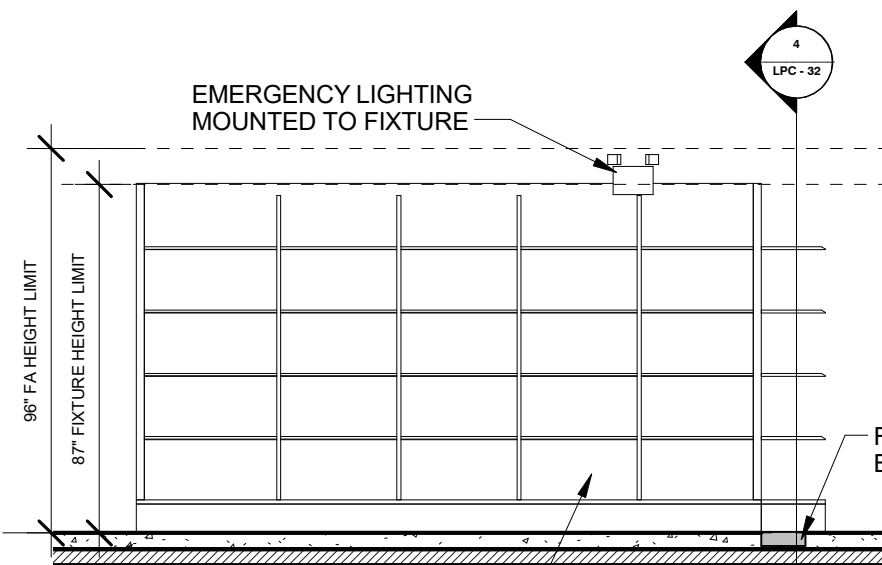
LIGHTING CANNOT FASTEN TO CEILING OR TERRACOTTA TILE. PROPOSED FASTENING REQUIRES FASTENING DIRECTLY INTO STEEL STRUCTURAL COLUMN BACKUP OR TO CONCRETE FLOOR.



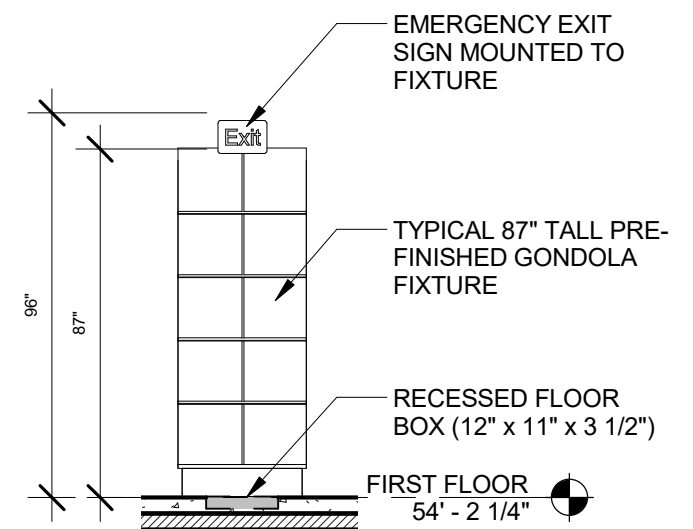
⑦ GONDOLA TYPICAL PLAN
1/4" = 1'-0"



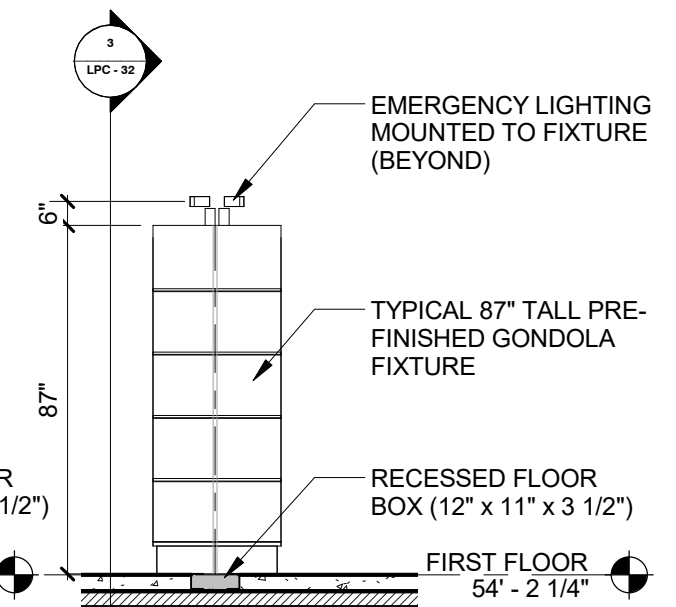
⑤ GONDOLA SECTION DETAIL
1/4" = 1'-0"



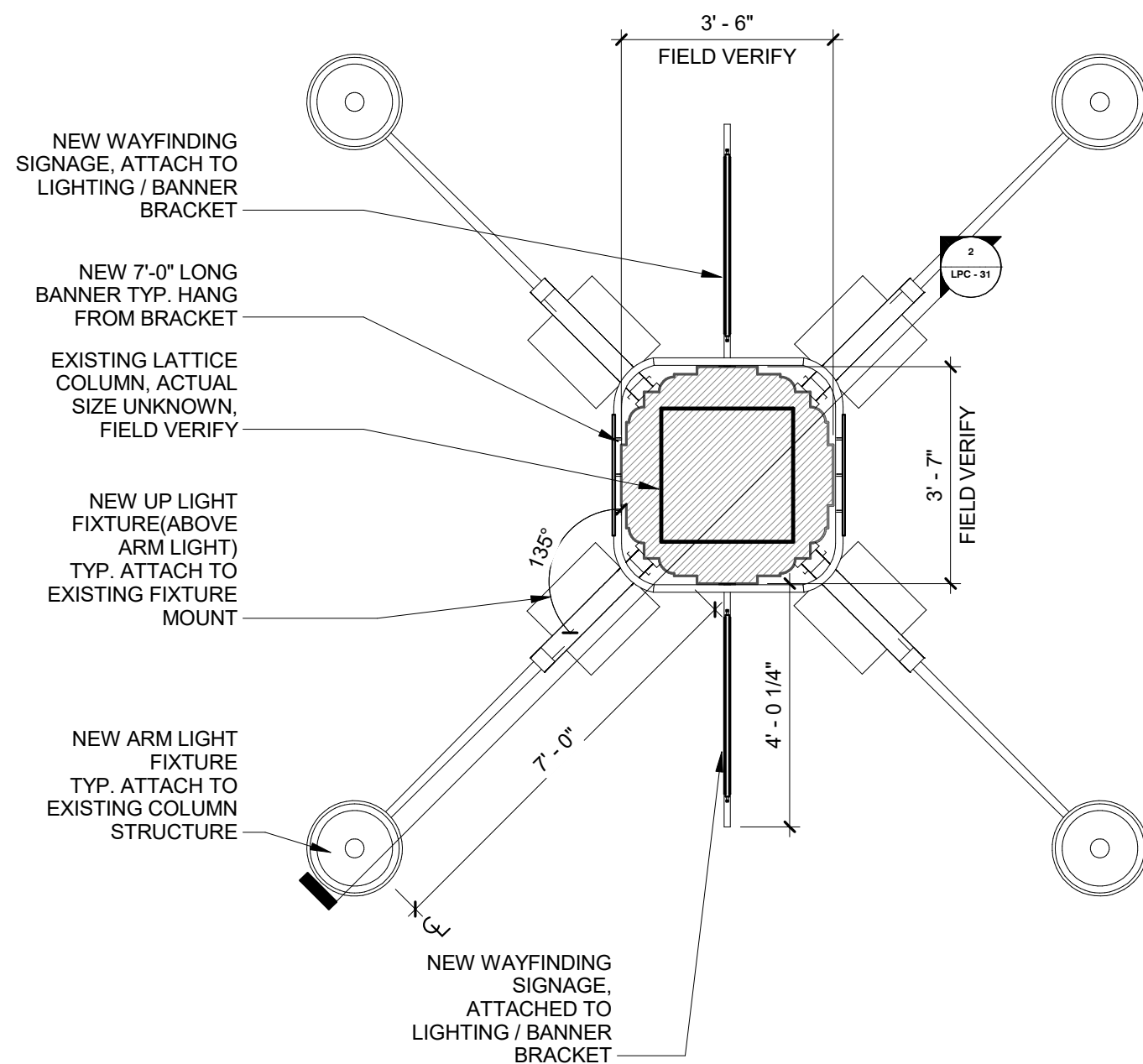
③ TYPICAL 87" TALL PRE-FINISHED GONDOLA FIXTURE
GONDOLA SIDE ELEVATION
1/4" = 1'-0"



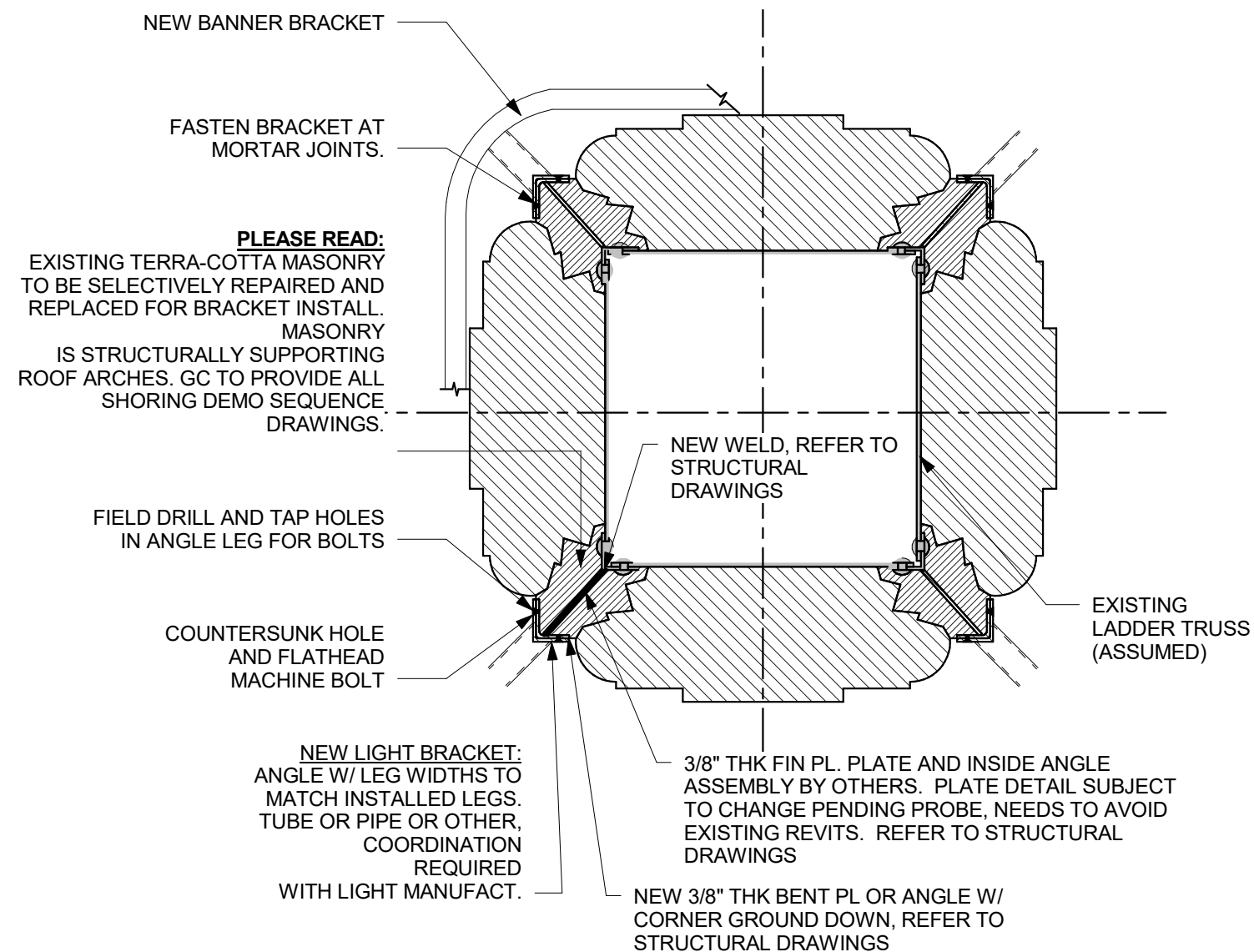
⑧ EMERGENCY LIGHT DETAIL
1/4" = 1'-0"



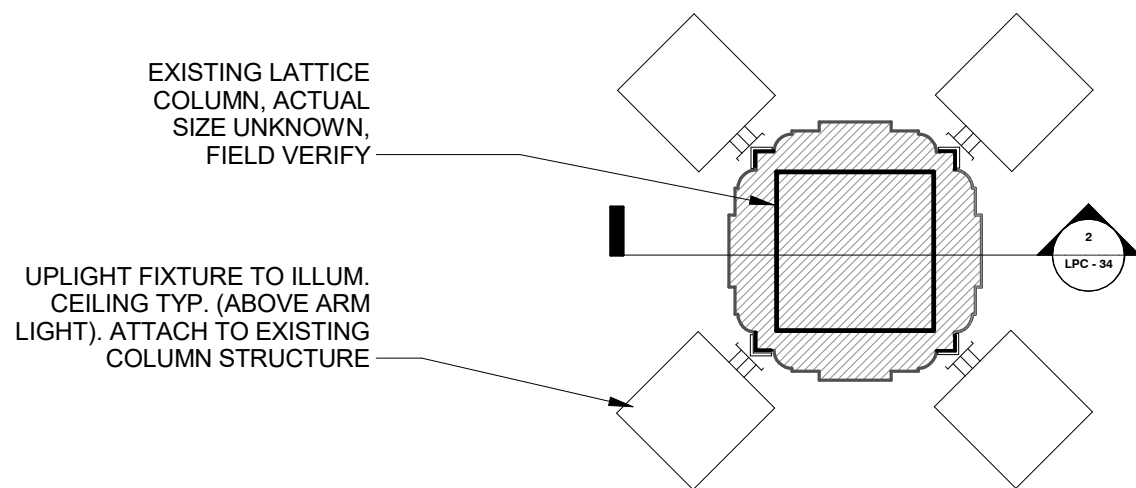
④ TYPICAL GONDOLA MOUNTING SECTION DETAIL
1/4" = 1'-0"



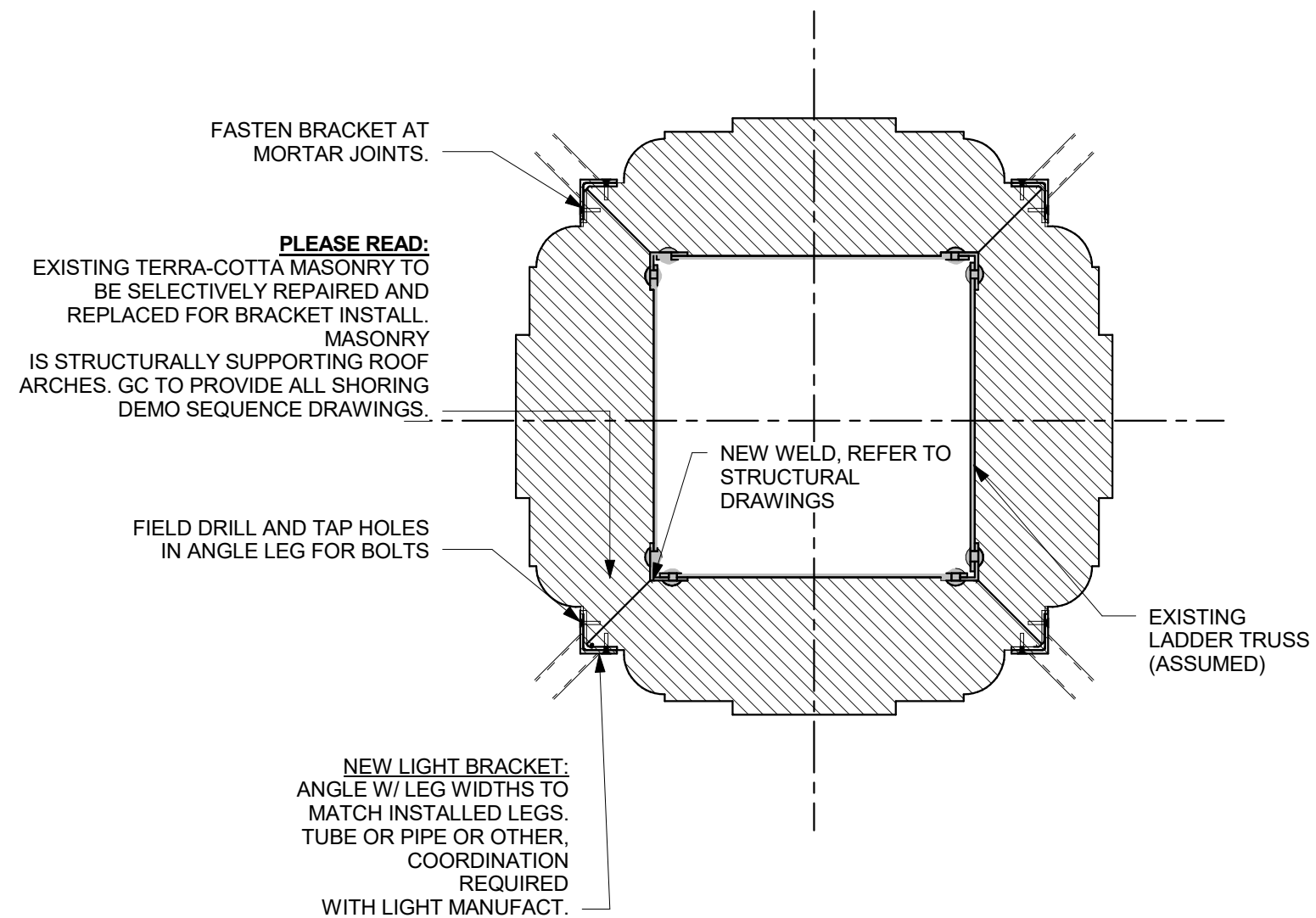
① COLUMN RCP PLAN
3/8" = 1'-0"



② STRUCTURAL BRACKET MOUNT DETAIL
1" = 1'-0"

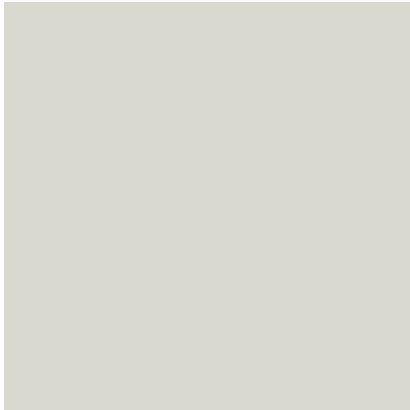


① COLUMN RCP PLAN -UPLIGHT
3/8" = 1'-0"



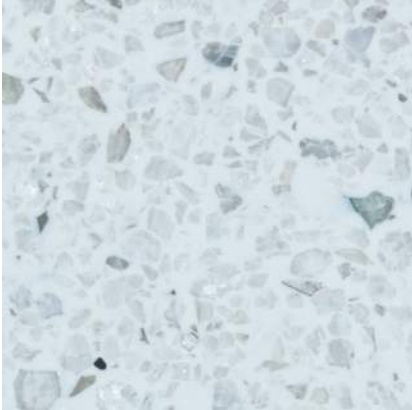
② STRUCTURAL UPLIGHT MOUNT DETAIL
1" = 1'-0"

Polished Concrete



Ardex - Fresh Lily

Terrazzo



Floorazzo - Gem Pearl (Field)



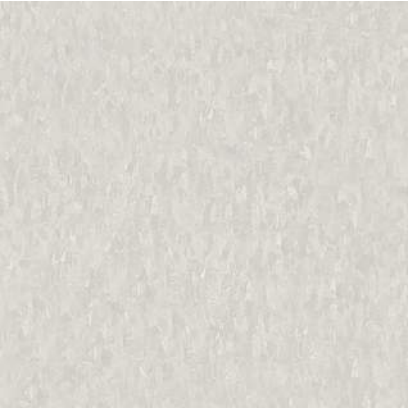
Floorazzo - chocolate Chip
Cookie Dough (Border)

Laminate



Formica - Neutral Twill (Cellar
Wainscot)

VCT



Armstrong - Soft Warm Grey

Paint (PPG)



Atrium White Field (All New
Gypsum Walls)



Michael's Red - Accent
Classroom (Accent Wall)

Brick/Tile



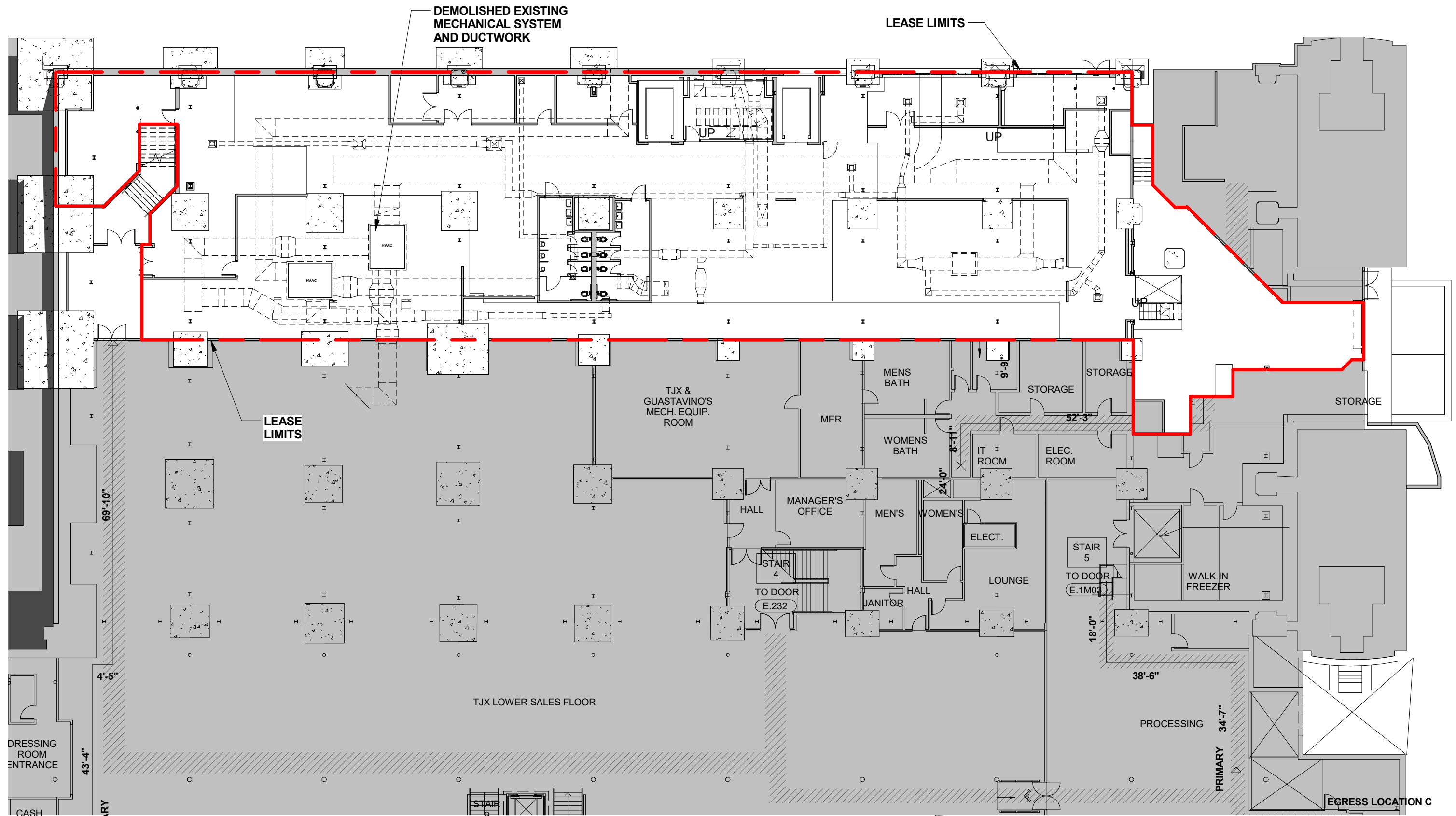
Glen Gery Brick - Color TBD

Entry Tile

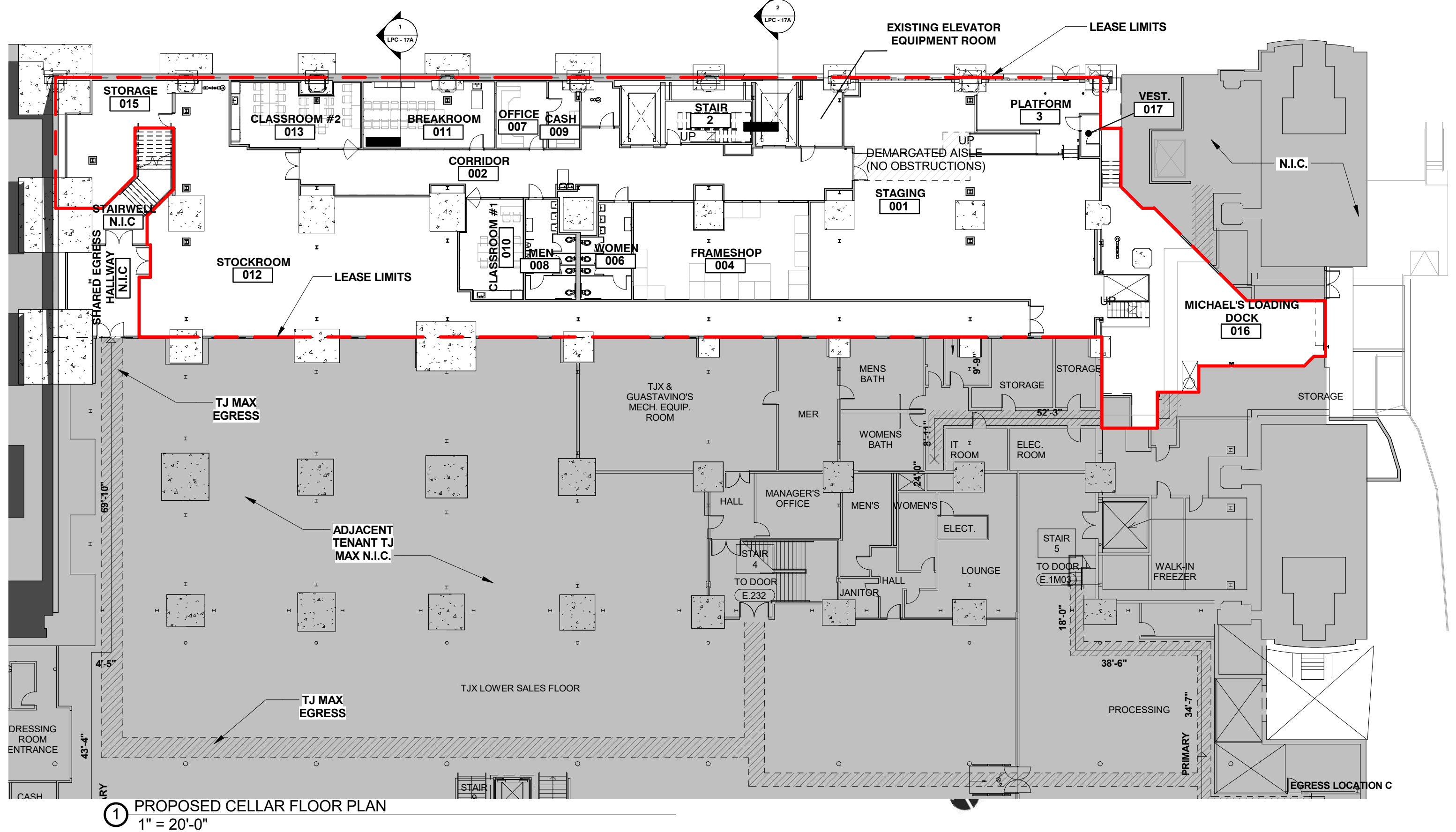


PRO Scraper

APPENDIX



① EXISTING CELLAR FLOOR PLAN
1" = 20'-0"





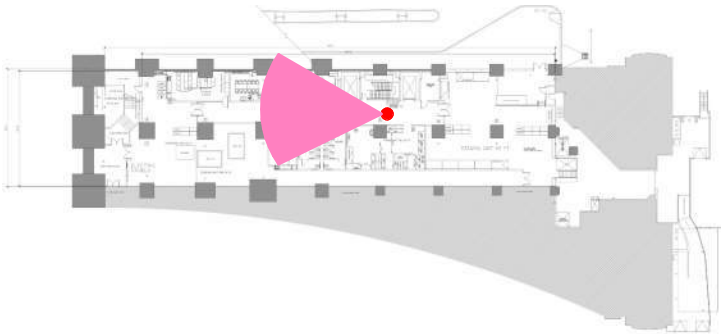
Existing



Material Pallet

- Floor : VCT - Armstrong - Soft Warm Gray
- Wall: Paint - PPG Atrium White (field)
- Glen Gery Brick/Tile - Tan
- Wainscoat - Glen Gery Brick/Tile - Tan
- Wainscoat - Neutral Twill

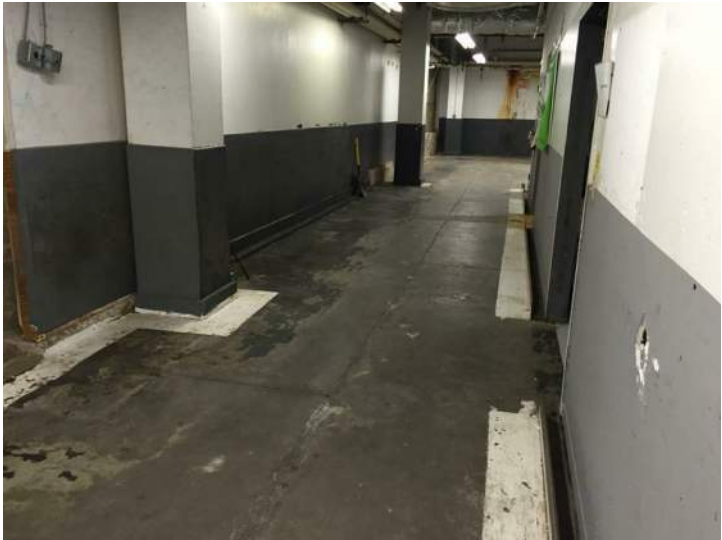
Key Plan



Cellar



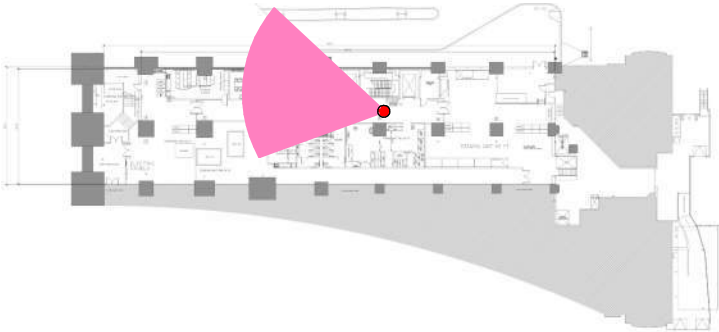
Existing



Material Pallet

- Floor : VCT - Armstrong - Soft Warm Gray
- Wall: Paint - PPG Atrium White (field)
Glen Gery Brick/Tile - Tan
Wainscoat - Glen Gery Brick/Tile - Tan
Wainscoat - Neutral Twill

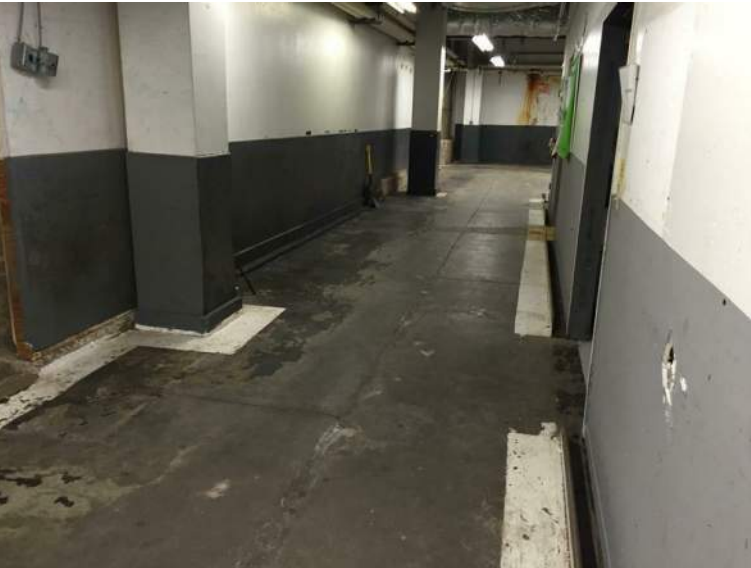
Key Plan



Cellar



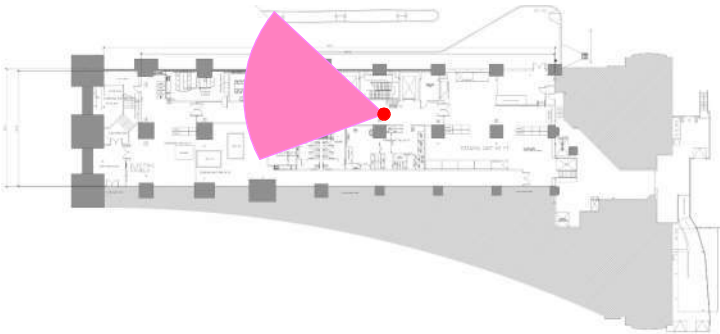
Existing



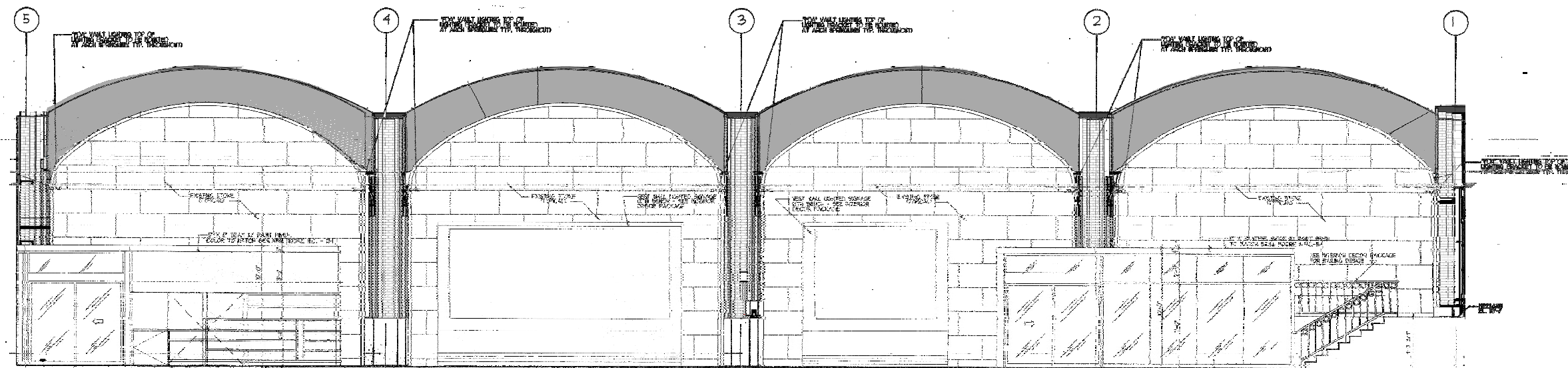
Material Pallet

- Floor : VCT - Armstrong - Soft Warm Gray
- Wall: Paint - PPG Atrium White (field)
 Glen Gery Brick/Tile - Tan
 Wainscoat - Glen Gery Brick/Tile - Tan
 Wainscoat - Neutral Twill

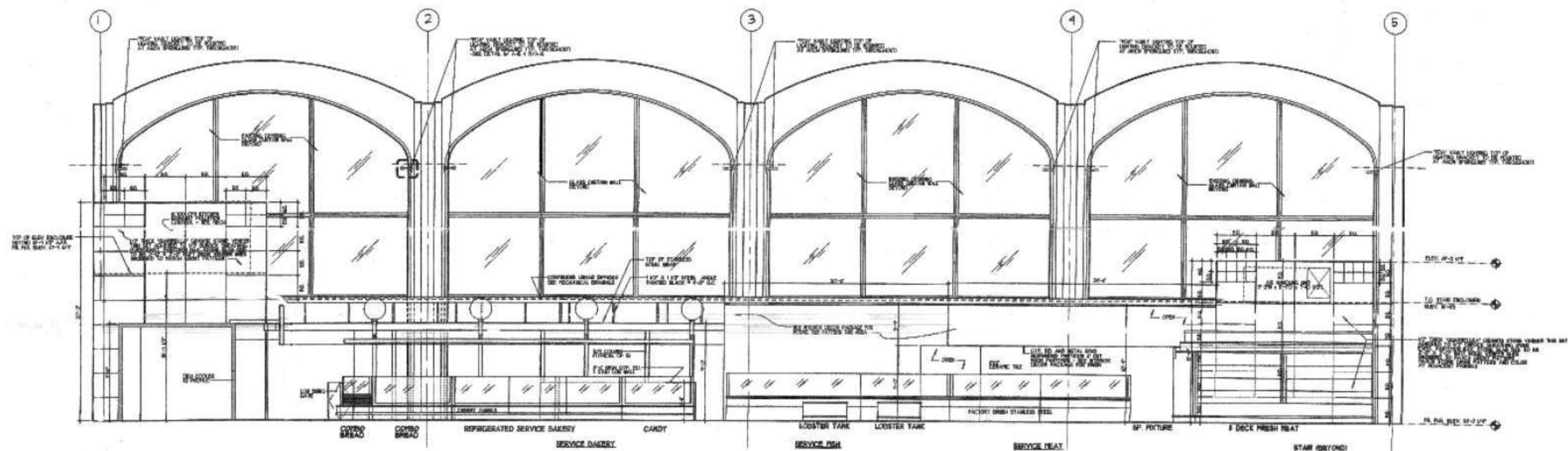
Key Plan



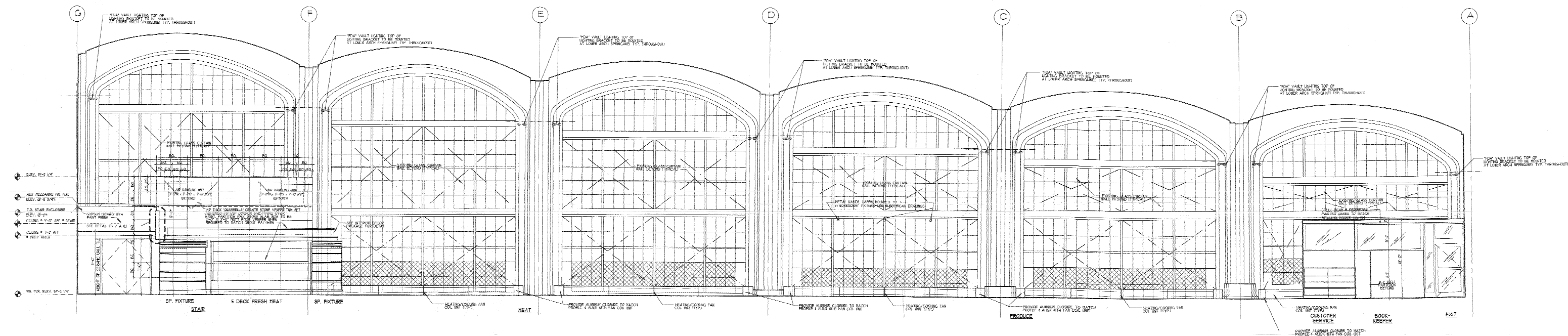
Cellar



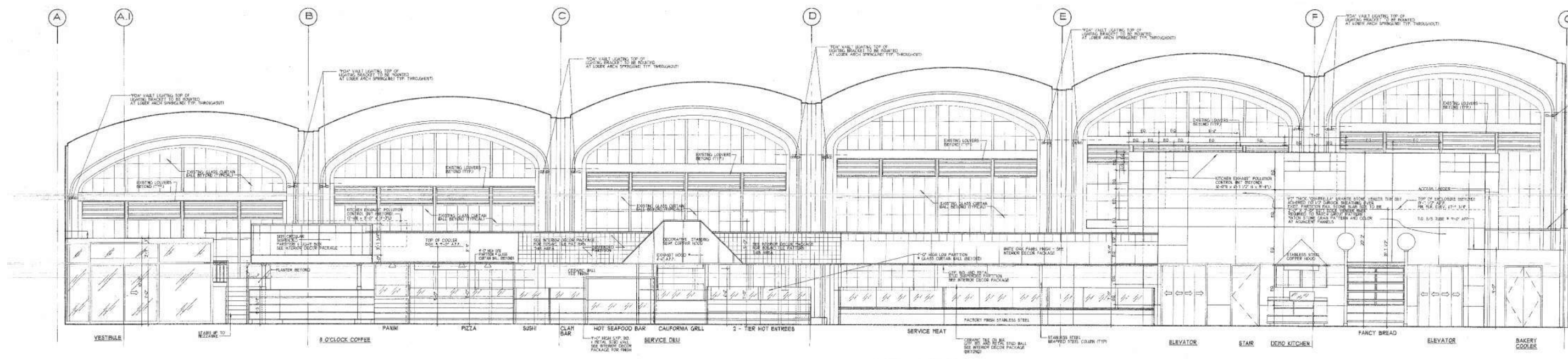
① PRE-WORK INTERIOR WEST ELEVATION
NTS



② PREWORK INTERIOR EAST ELEVATION
NTS



① PRE-WORK SOUTH ELEVATION
NTS



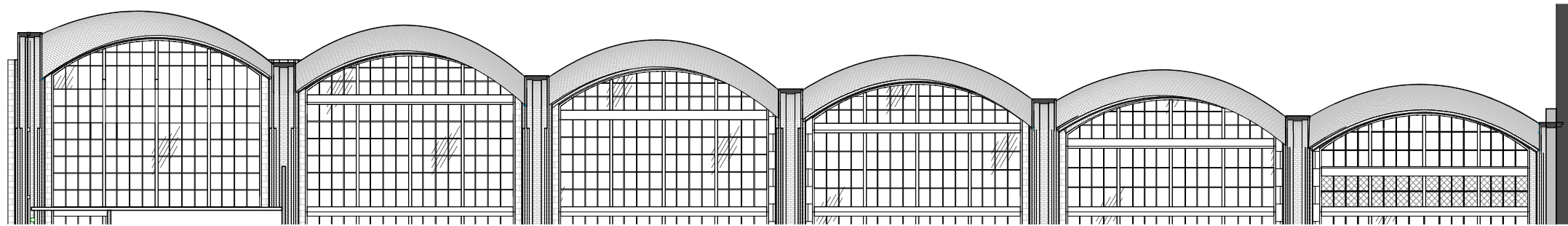
② PREWORK NORTH ELEVATION
NTS

GreenbergFarrow

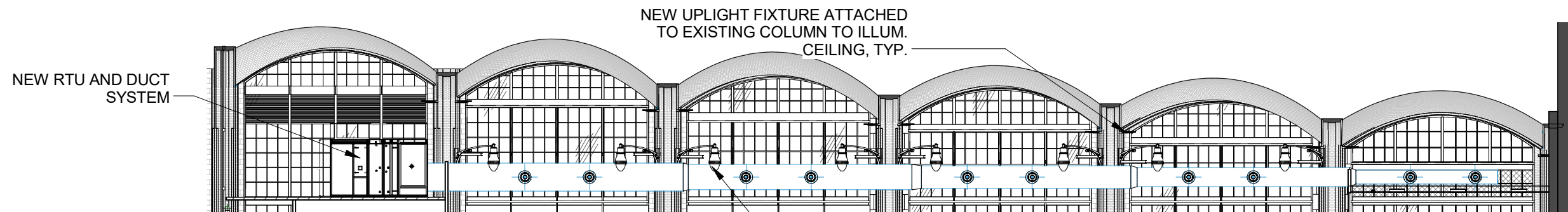
Michael's

PRE-WORK INTERIOR ELEVATIONS LPC - A8

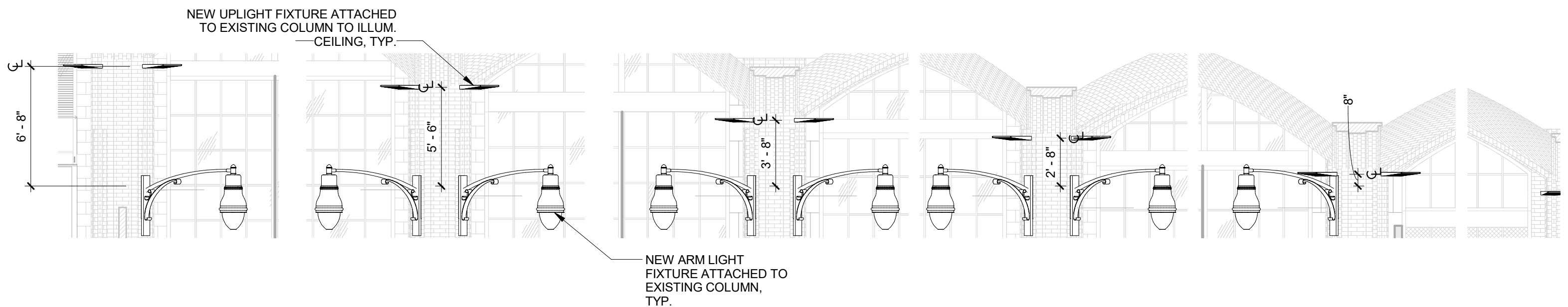




① EXISTING CONDITION
1/16" = 1'-0"



② LIGHTING MOUNTING HEIGHTS
1/16" = 1'-0"



③ LIGHTING MOUNTING HEIGHTS
3/16" = 1'-0"