462 BROADWAY

MERINGOFF PROPERTIES

STOREFRONT RESTORATION

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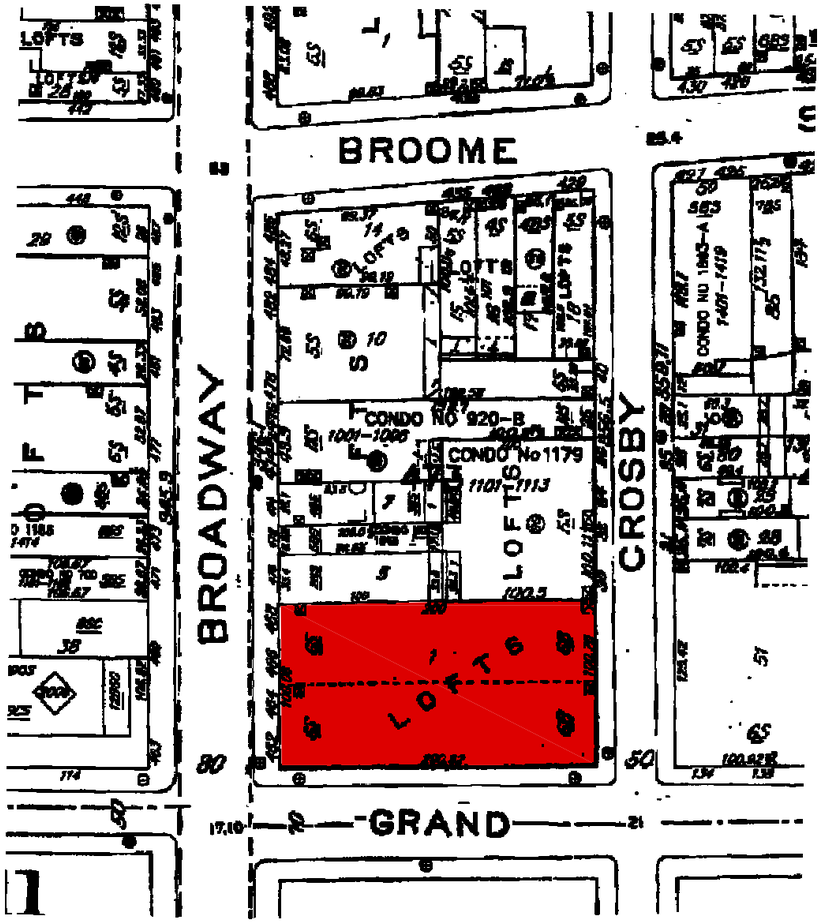
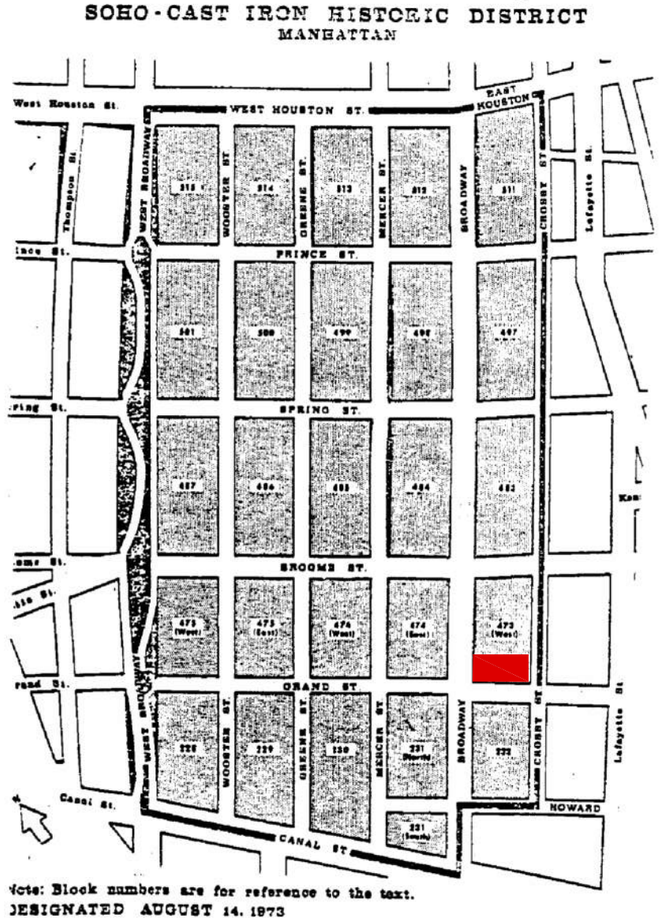
October 7, 2015



SANBORN MAP

BLOCK: 473
LOT: 1
BOROUGH: MANHATTAN



HISTORIC DISTRICT MAP

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CONTEXT MAPS

462 Broadway
New York, NY 10013

DATE 10/07/15

01

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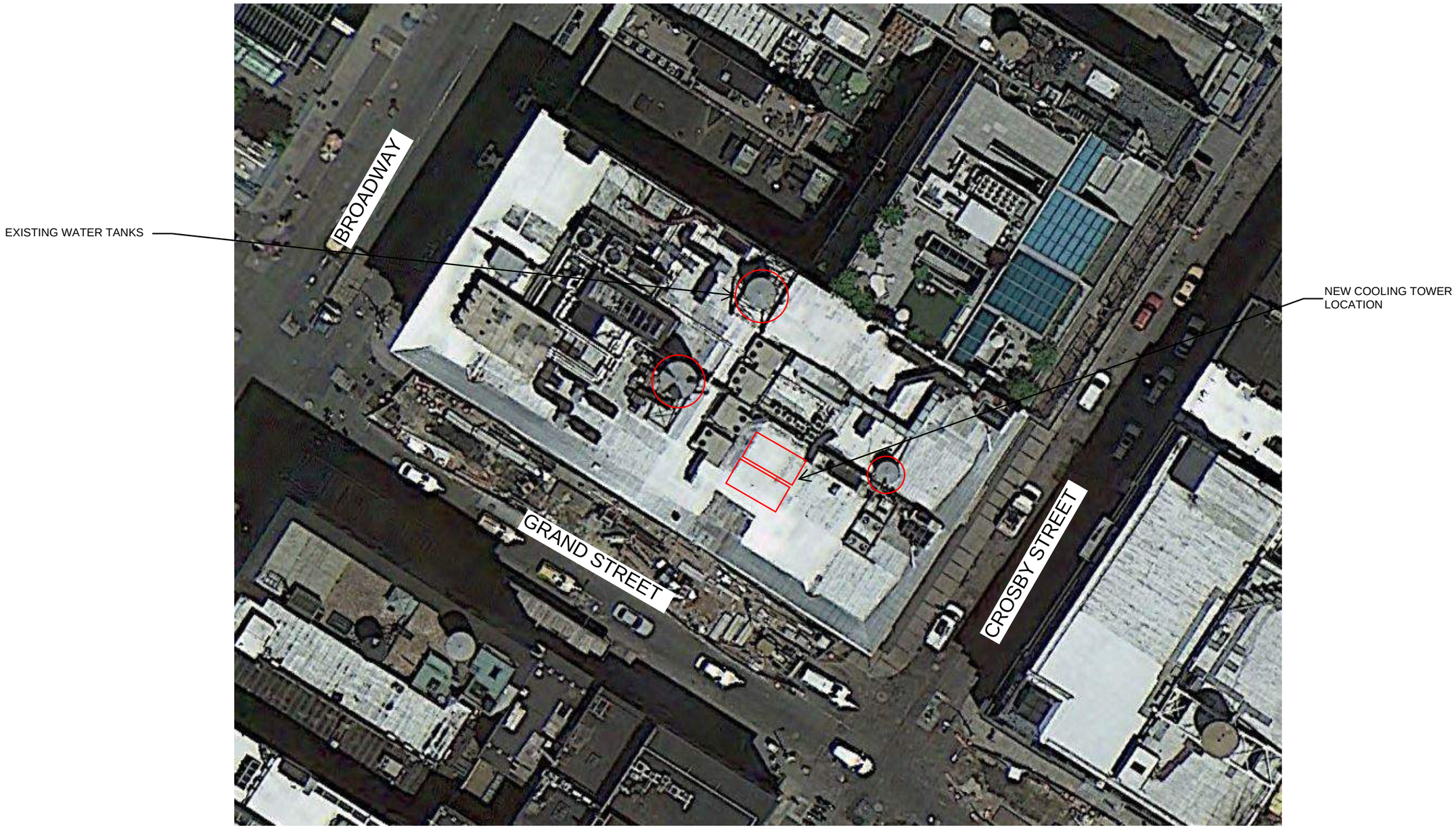

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EXISTING ROOF CONDITION

462 Broadway
New York, NY 10013

0 5' 10'

TRUE NORTH | PROJECT NORTH

DATE 10/07/15

01A

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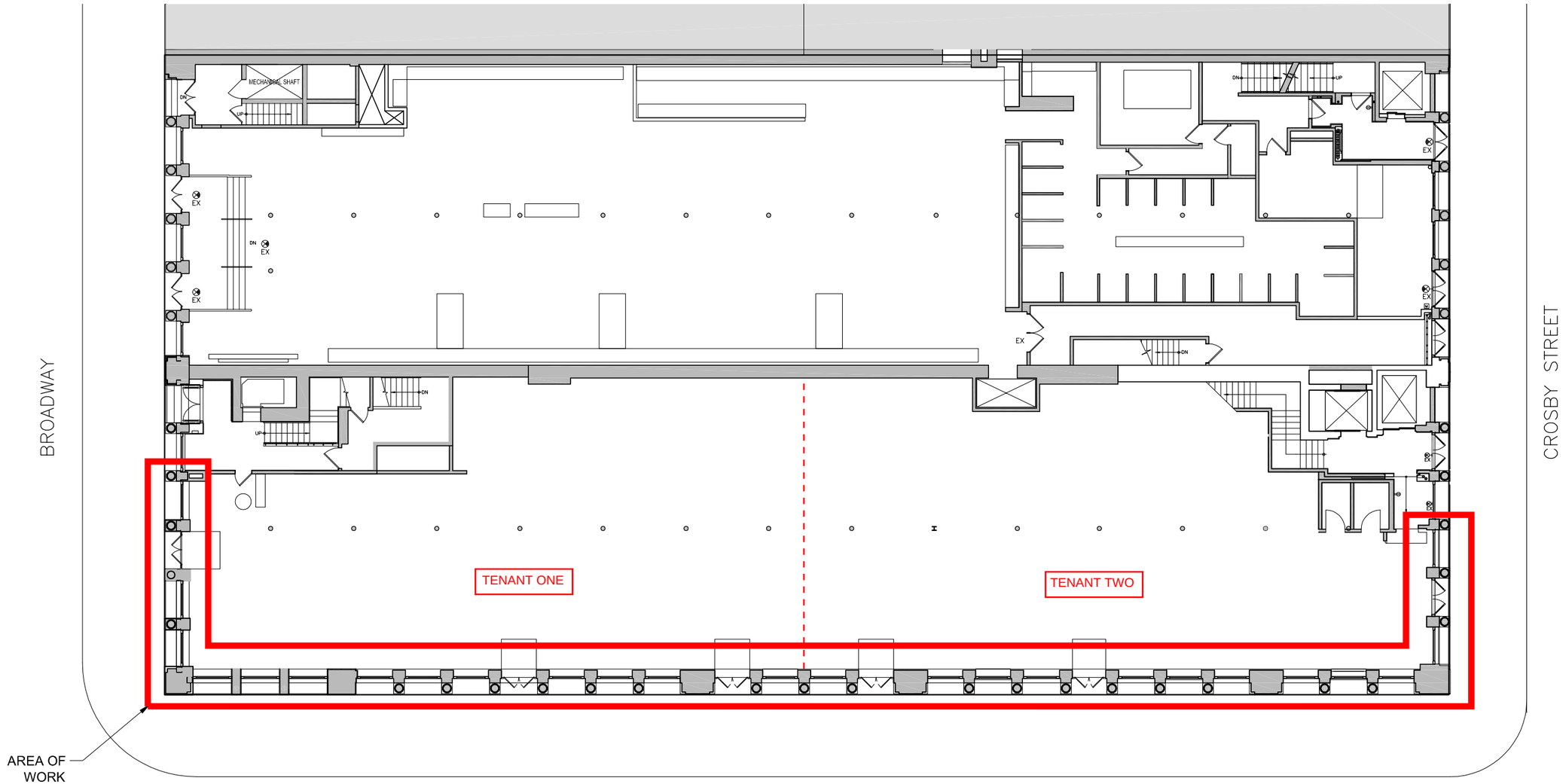

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KEY PLAN

SINGLE OR TWO TENANT OPTION

462 Broadway
New York, NY 10013

0 5' 10' 20'

DATE 10/07/15

02

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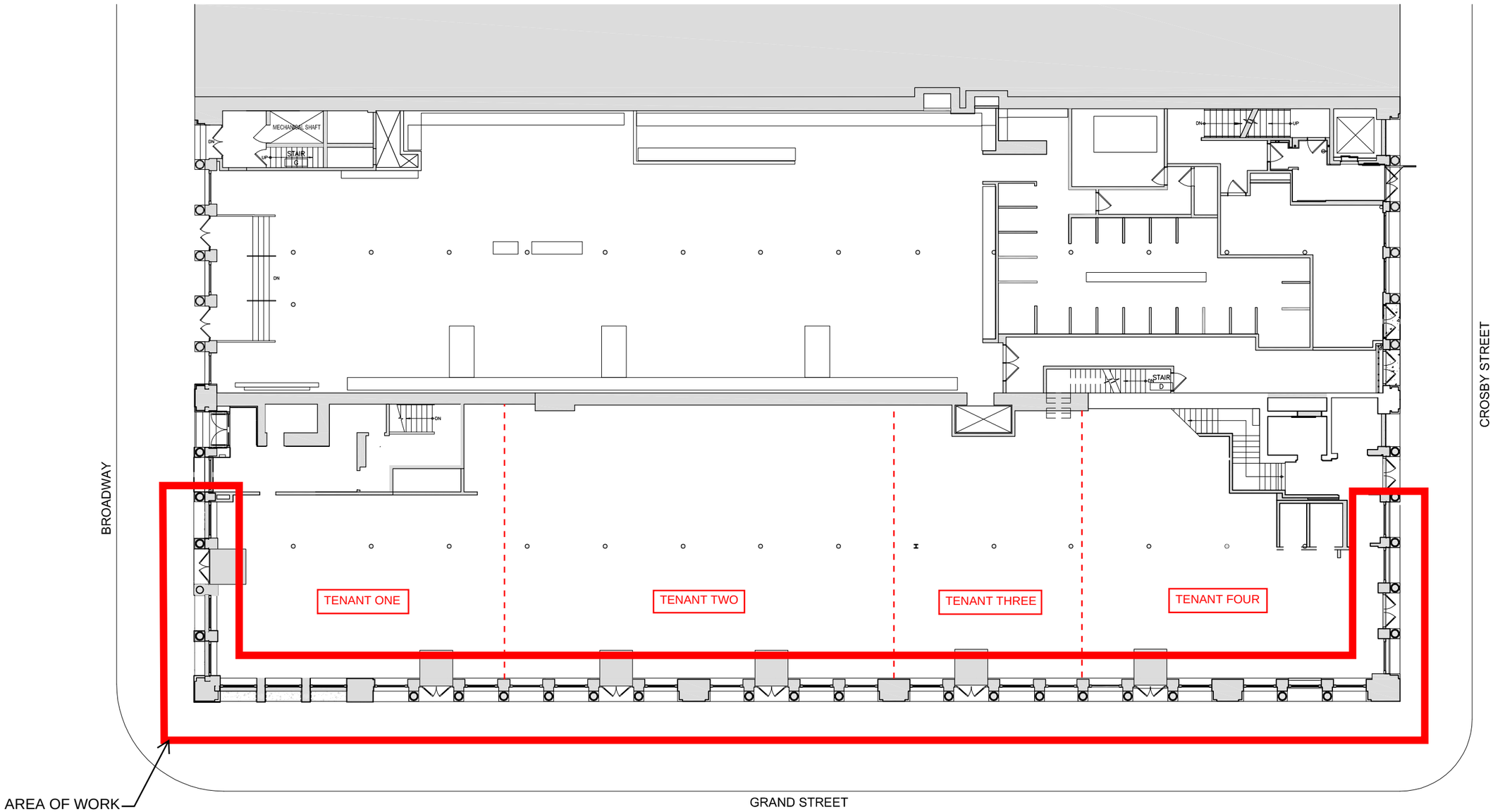

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KEY PLAN - OPTION 2

FOUR TENANT OPTION

462 Broadway
New York, NY 10013

0 5' 10' 20'

DATE 10/07/15

02A

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MILLS & GIBB, BROADWAY AND GRAND STREET.

CIRCA 1893
BROADWAY & GRAND STREET

CIRCA 1940s
TAX PHOTO

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03

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CIRCA 1973
GRAND STREET

1991
BROADWAY & GRAND STREET

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EXISTING VIEW AT BROADWAY AND GRAND STREET

EXISTING VIEW AT GRAND STREET AND CROSBY STREET

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EXISTING PHOTOGRAPHS

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04

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BROADWAY

AREA OF WORK

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BROADWAY PHOTOMONTAGE

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New York, NY 10013

DATE
10/07/15

05

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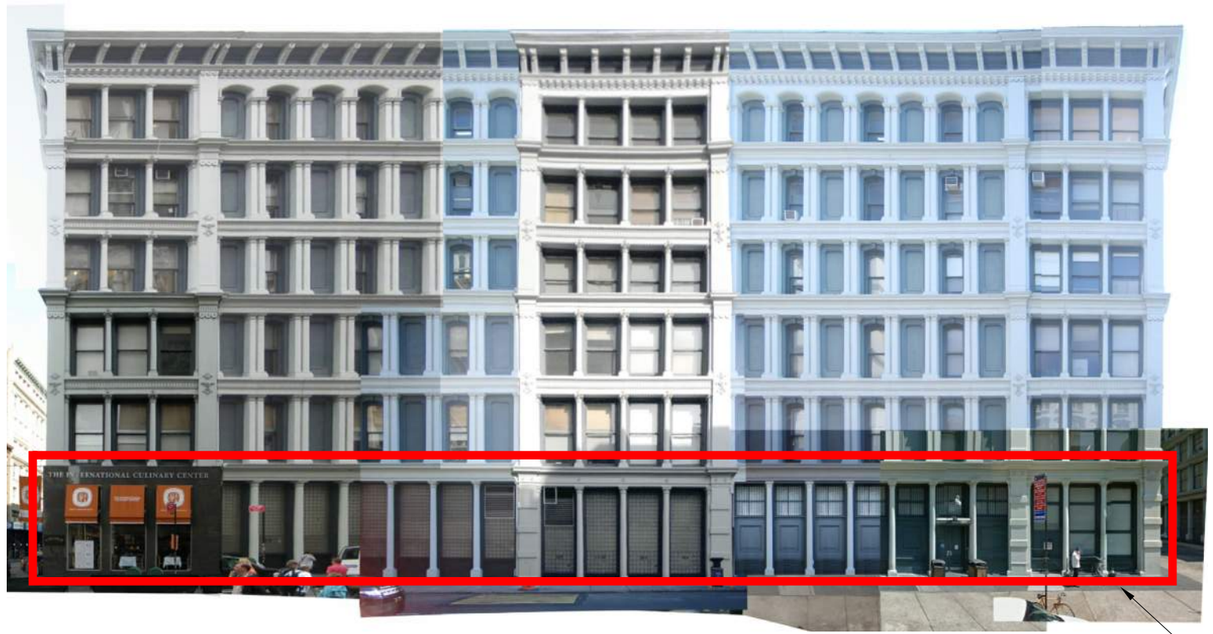

GRAND STREET FACADE

AREA OF WORK

CROSBY STREET FACADE

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GRAND & CROSBY ST
PHOTOMONTAGES

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06

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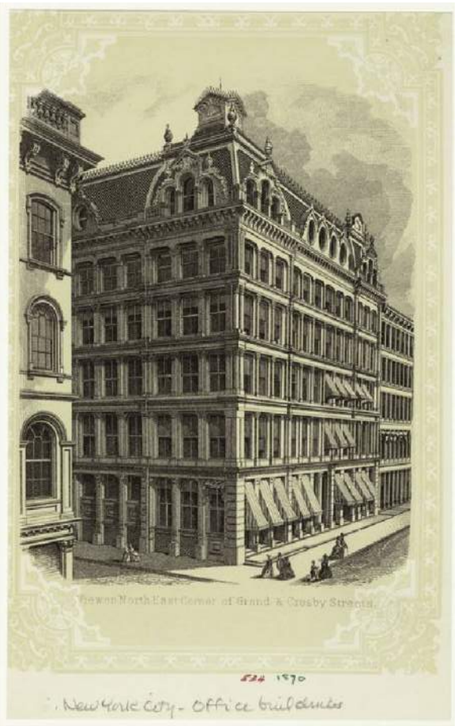
Little Singer Building, 561–63 Broadway. Ernest Flagg, 1902–04. MCNY

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

462 BROADWAY

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HISTORIC CONTEXT PHOTOS

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07

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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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08

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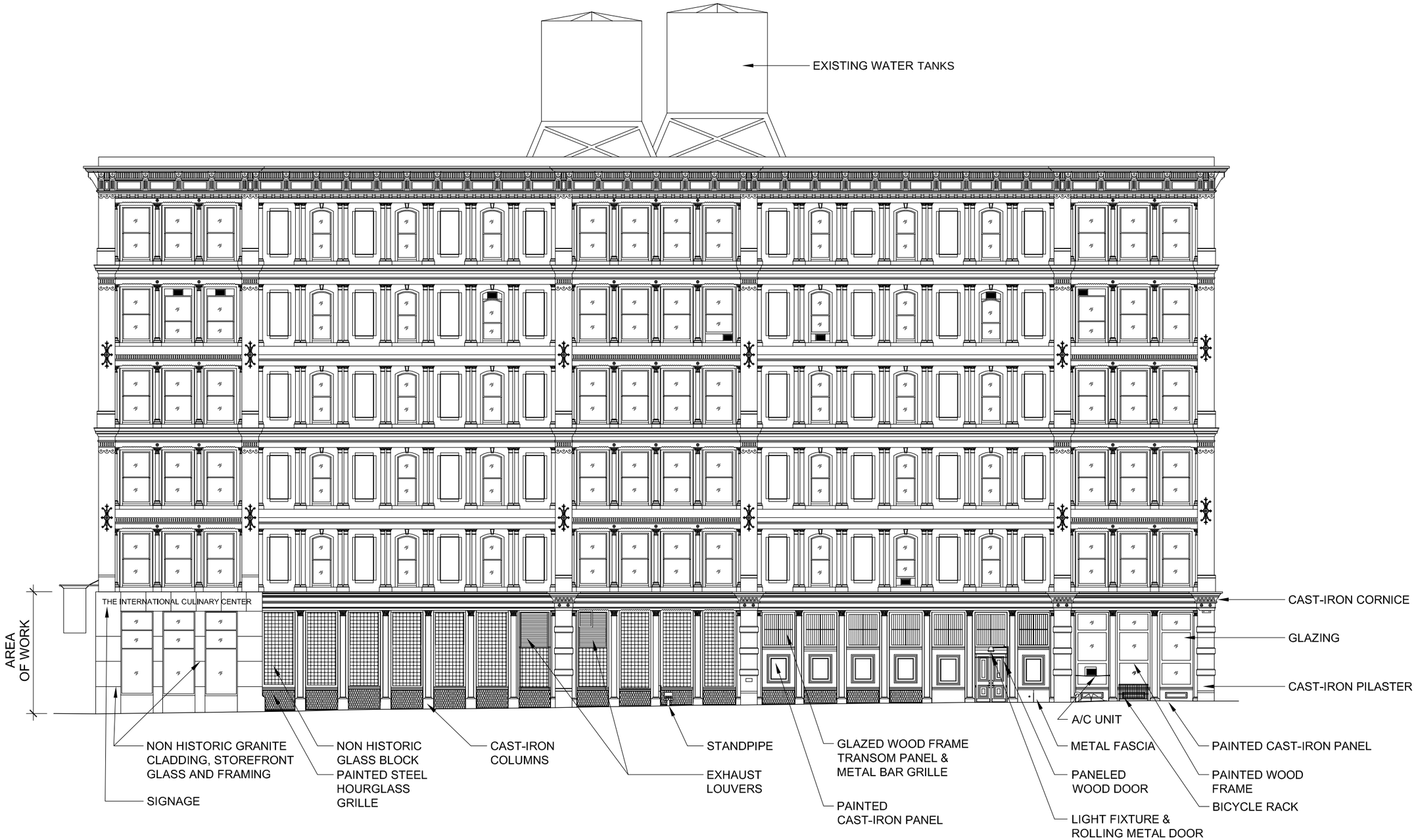

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EXISTING GRAND STREET ELEVATION

462 Broadway
New York, NY 10013

0 5' 10' 20'

DATE 10/07/15

09

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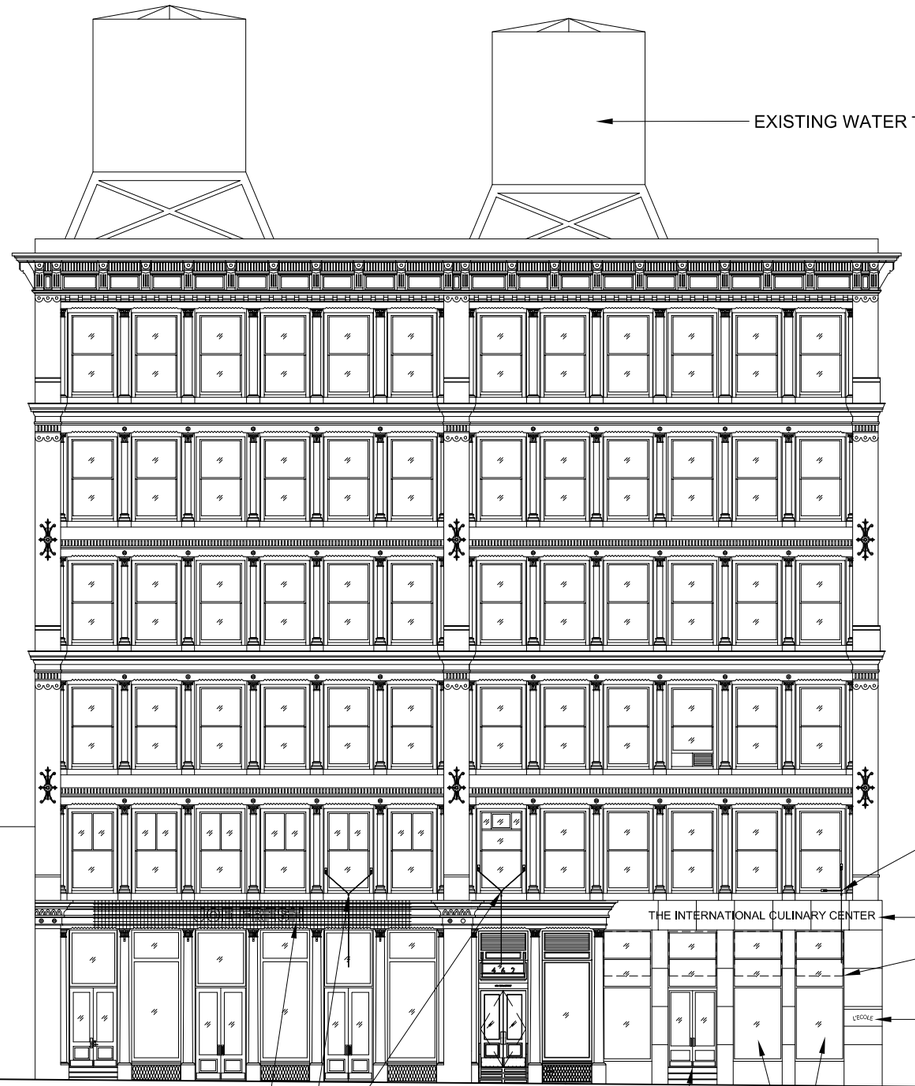

BROADWAY FACADE

CROSBY STREET FACADE

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EXISTING BROADWAY & CROSBY STREET ELEVATIONS

462 Broadway
New York, NY 10013

0 5' 10' 20'

DATE 10/07/15

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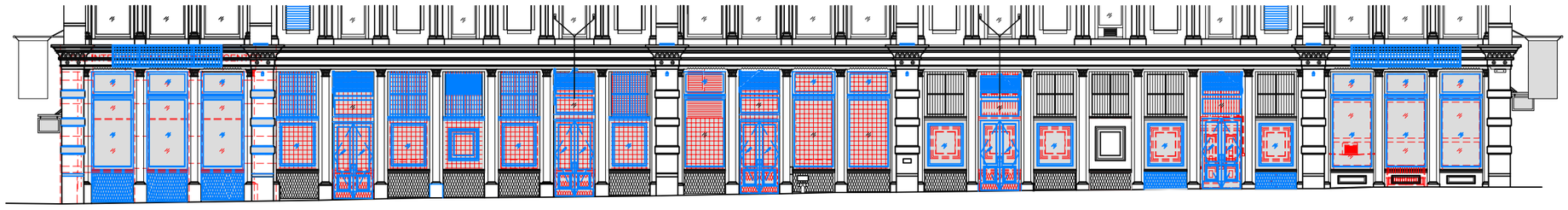
GRAND STREET EXISTING CONDITIONS



GRAND STREET DEMOLITION AND PROPOSED

DEMOLITION
PROPOSED

GRAND STREET PROPOSED

PROPOSED

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GRAND STREET ELEVATIONS

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0 5' 10' 20'

DATE
10/07/15

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BROADWAY EXISTING CONDITIONS

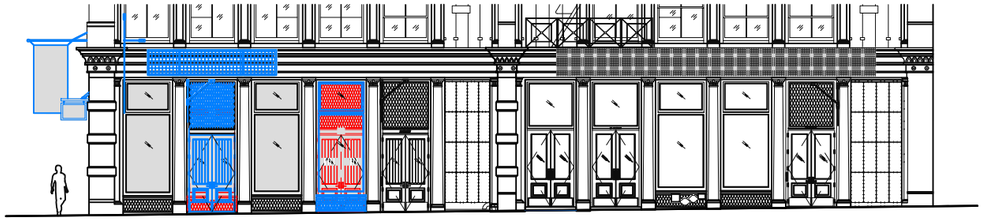
CROSBY STREET EXISTING CONDITIONS

BROADWAY DEMOLITION AND PROPOSED

KEY

DEMOLITION

PROPOSED

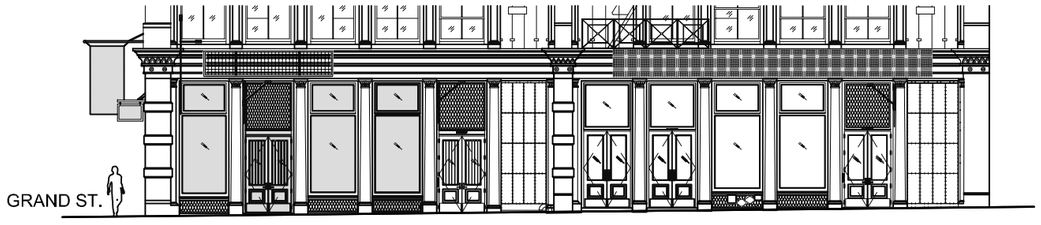


CROSBY STREET DEMOLITION AND PROPOSED

BROADWAY PROPOSED

KEY

PROPOSED



CROSBY STREET PROPOSED

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BROADWAY AND CROSBY ELEVATIONS

462 Broadway
New York, NY 10013

0 5' 10' 20'

DATE 10/07/15

12

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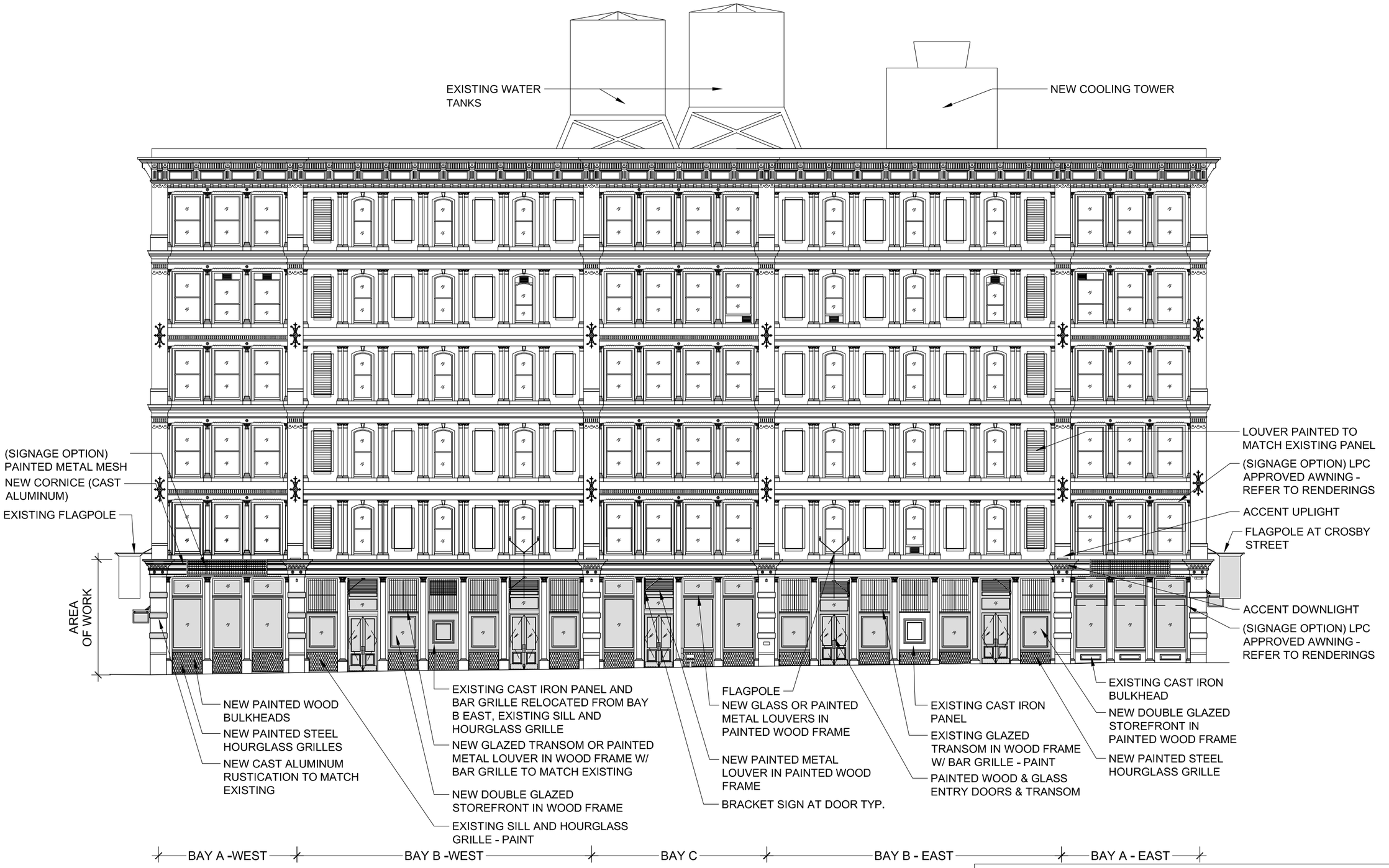

GRAND STREET PROPOSED ELEVATION

PROPOSED ALTERATION

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PROPOSED GRAND STREET ELEVATION

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0 5' 10'

DATE 10/07/15

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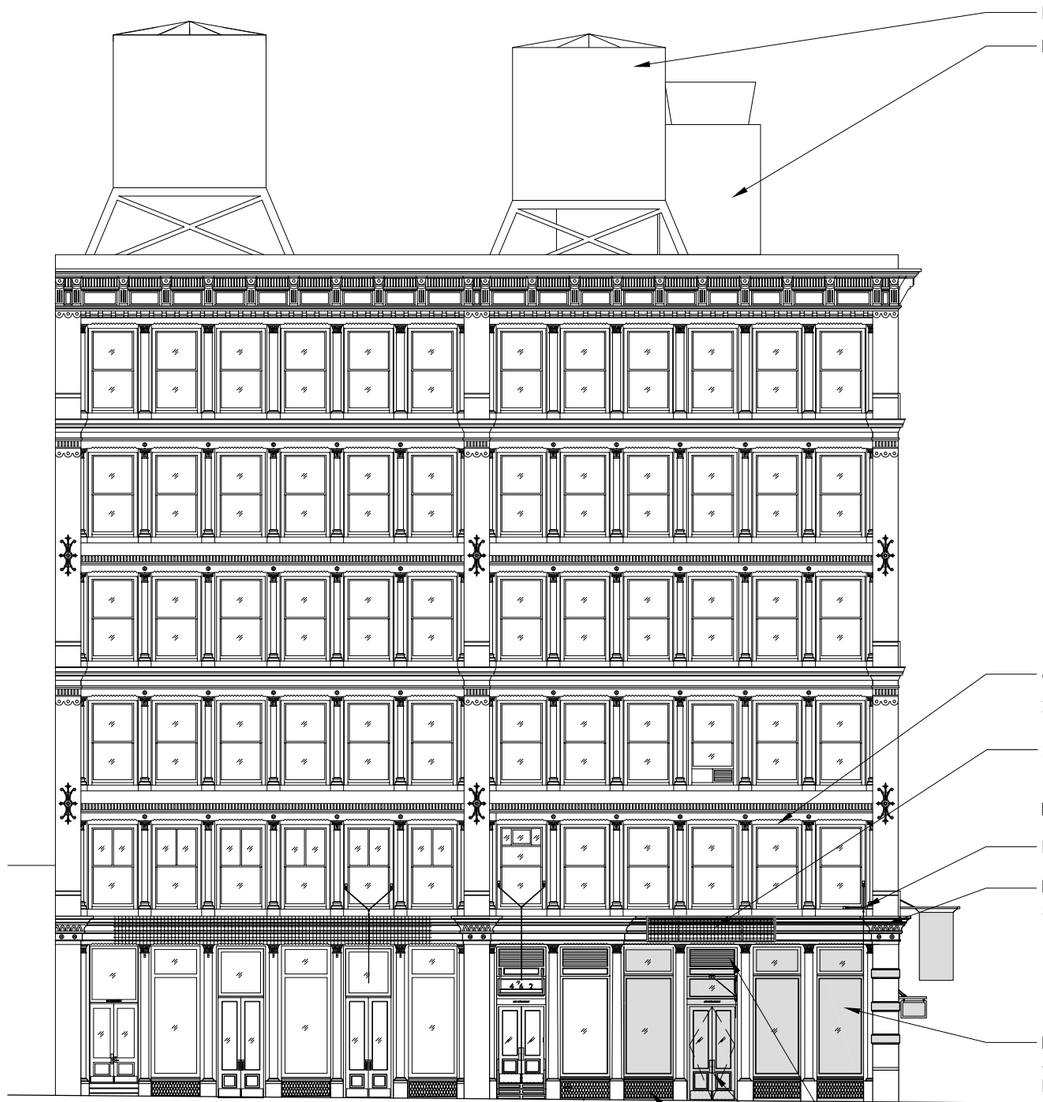


BROADWAY ELEVATION

EXISTING WATER TANKS

NEW COOLING TOWER

(SIGNAGE OPTION) LPC APPROVED AWNING - REFER TO RENDERINGS

(SIGNAGE OPTION) PAINTED METAL MESH

NEW FLAGPOLE

EXISTING FLAGPOLE

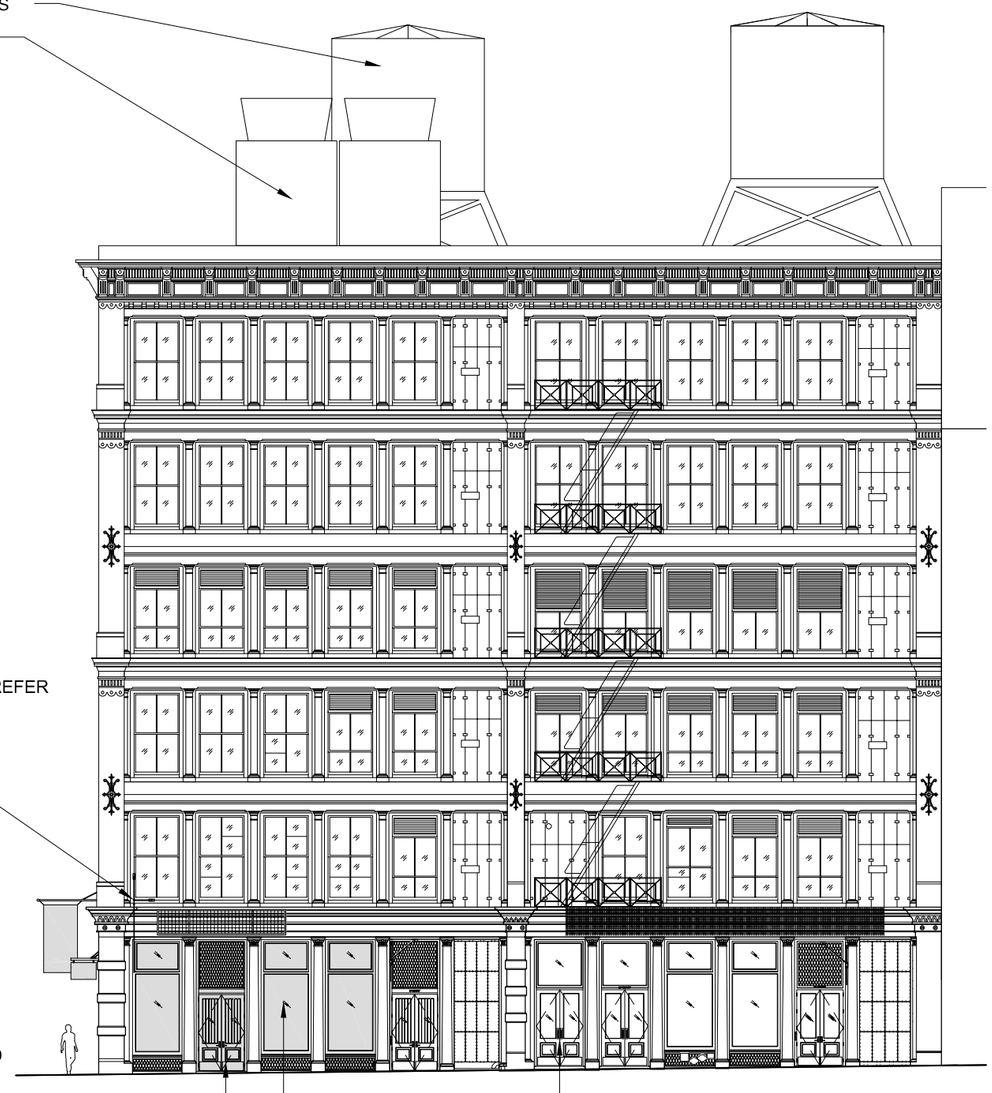
NEW CORNICE (CAST ALUMINUM)

NEW DOUBLE GLAZED STOREFRONT IN WOOD FRAME

NEW PAINTED METAL LOUVER IN PAINTED WOOD FRAME

PAINTED WOOD & GLASS ENTRY DOORS & TRANSOM W/ BRACKET SIGN

NEW PAINTED STEEL HOURGLASS GRILLES AND PAINTED WOOD SILL



CROSBY STREET ELEVATION

NEW DOOR APPROVED UNDER SEPARATE APPLICATION

NEW DOUBLE GLAZED STOREFRONT IN EXISTING PAINTED WOOD FRAME

PAINTED WOOD & GLASS ENTRY DOORS & TRANSOM W/ PAINTED METAL GRILLE AND BRACKET SIGN

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PROPOSED BDWY & CROSBY ST. ELEVATIONS

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New York, NY 10013

0 5' 10'

DATE
10/07/15

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PROPOSED AWNING COLORS:

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

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BROADWAY & GRAND STREET
SIGNAGE OPTIONS

462 Broadway
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BROADWAY & GRAND STREET SIGNAGE OPTIONS

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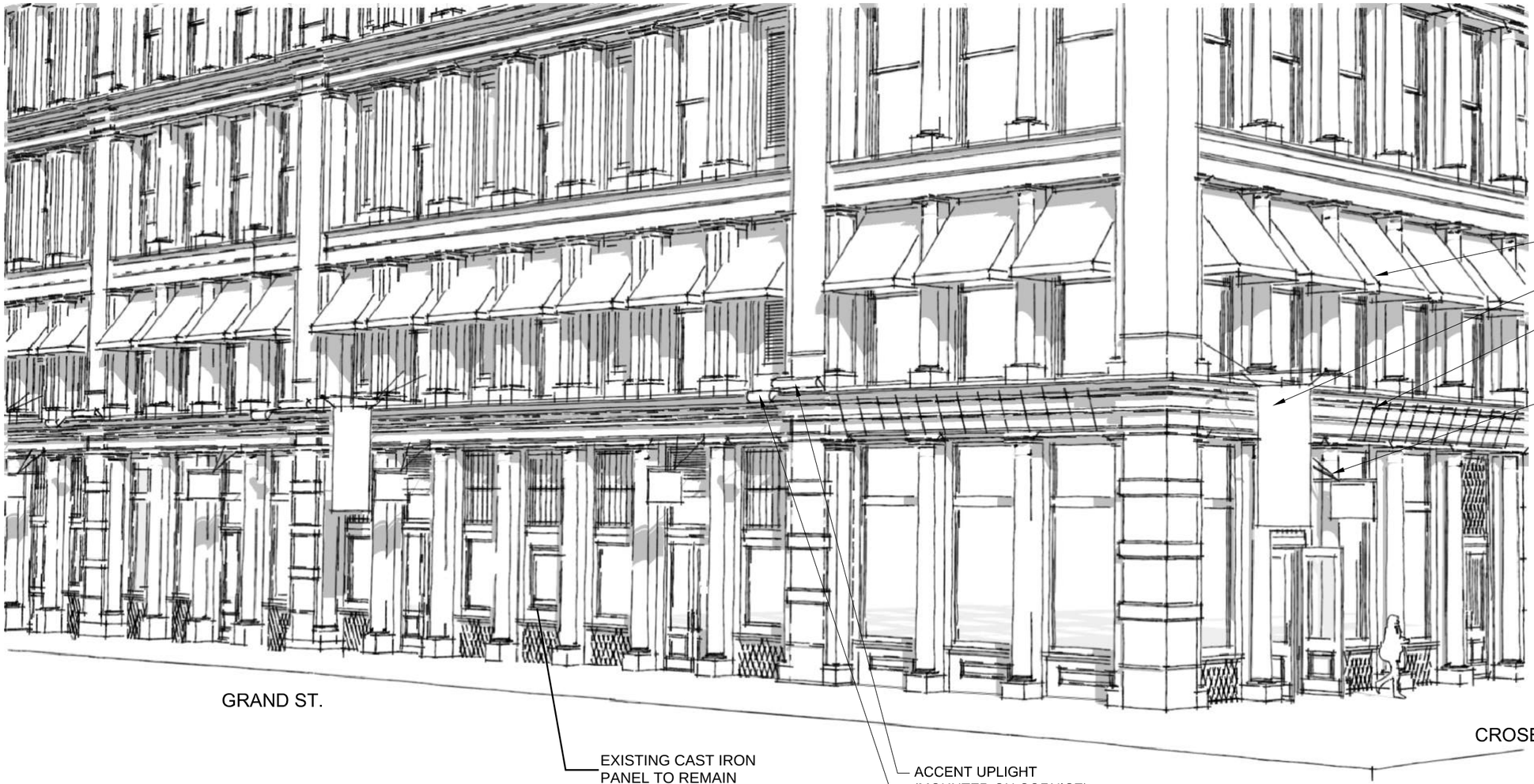

PROPOSED AWNING COLORS:

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

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CROSBY STREET & GRAND STREET SIGNAGE OPTIONS

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DATE 10/07/15

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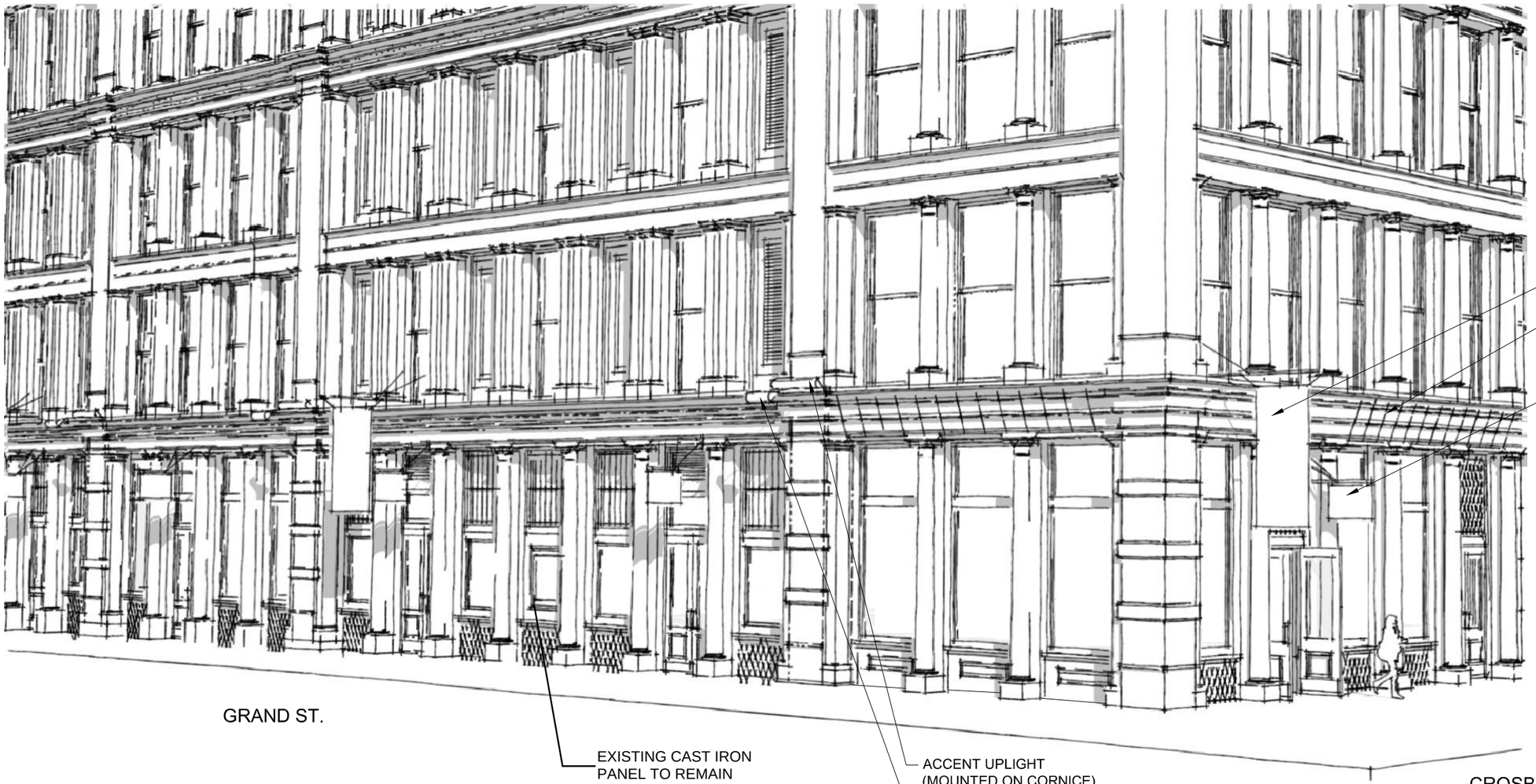

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CROSBY STREET & GRAND STREET SIGNAGE OPTIONS

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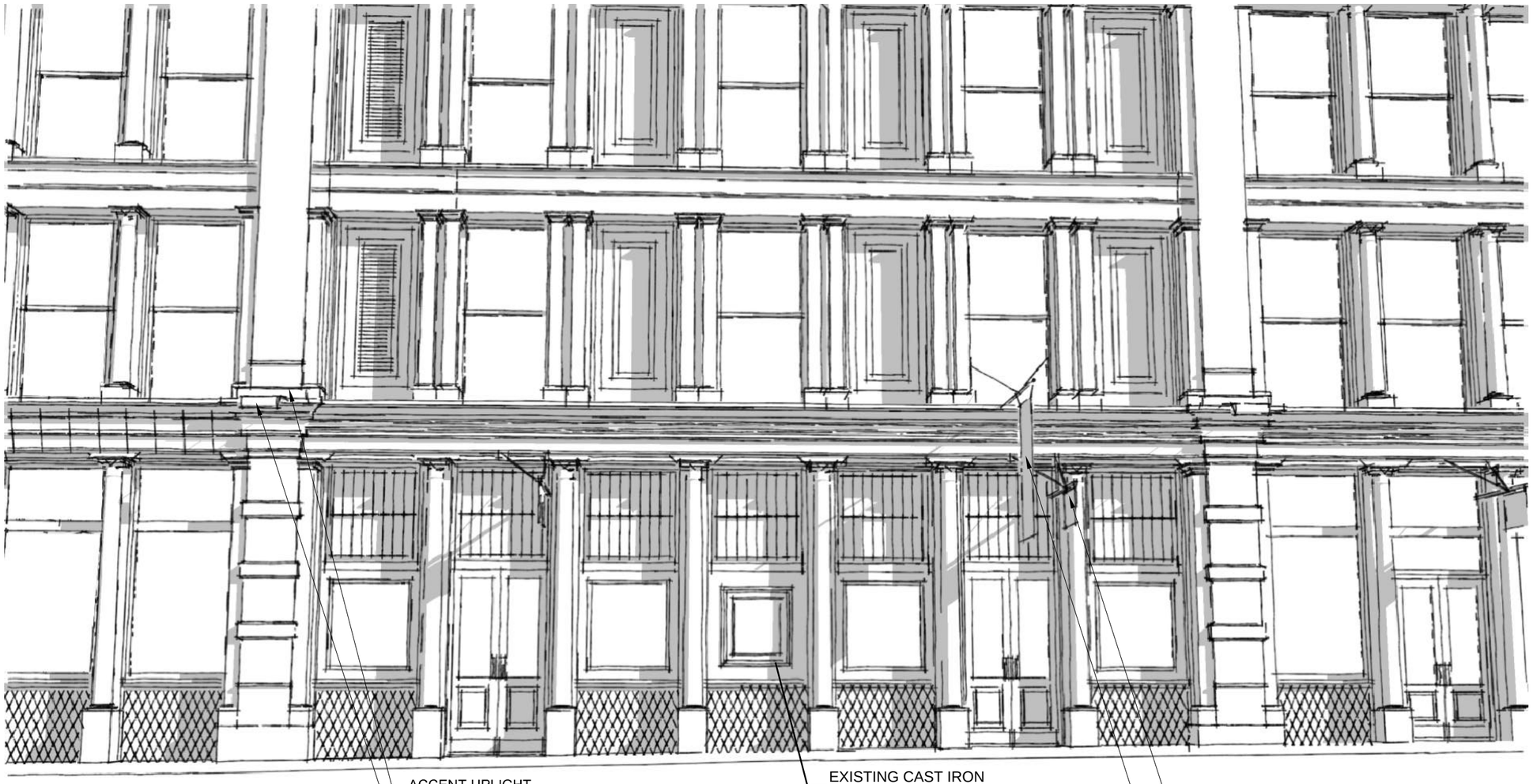

PART VIEW OF GRAND STREET SIGNAGE OPTIONS

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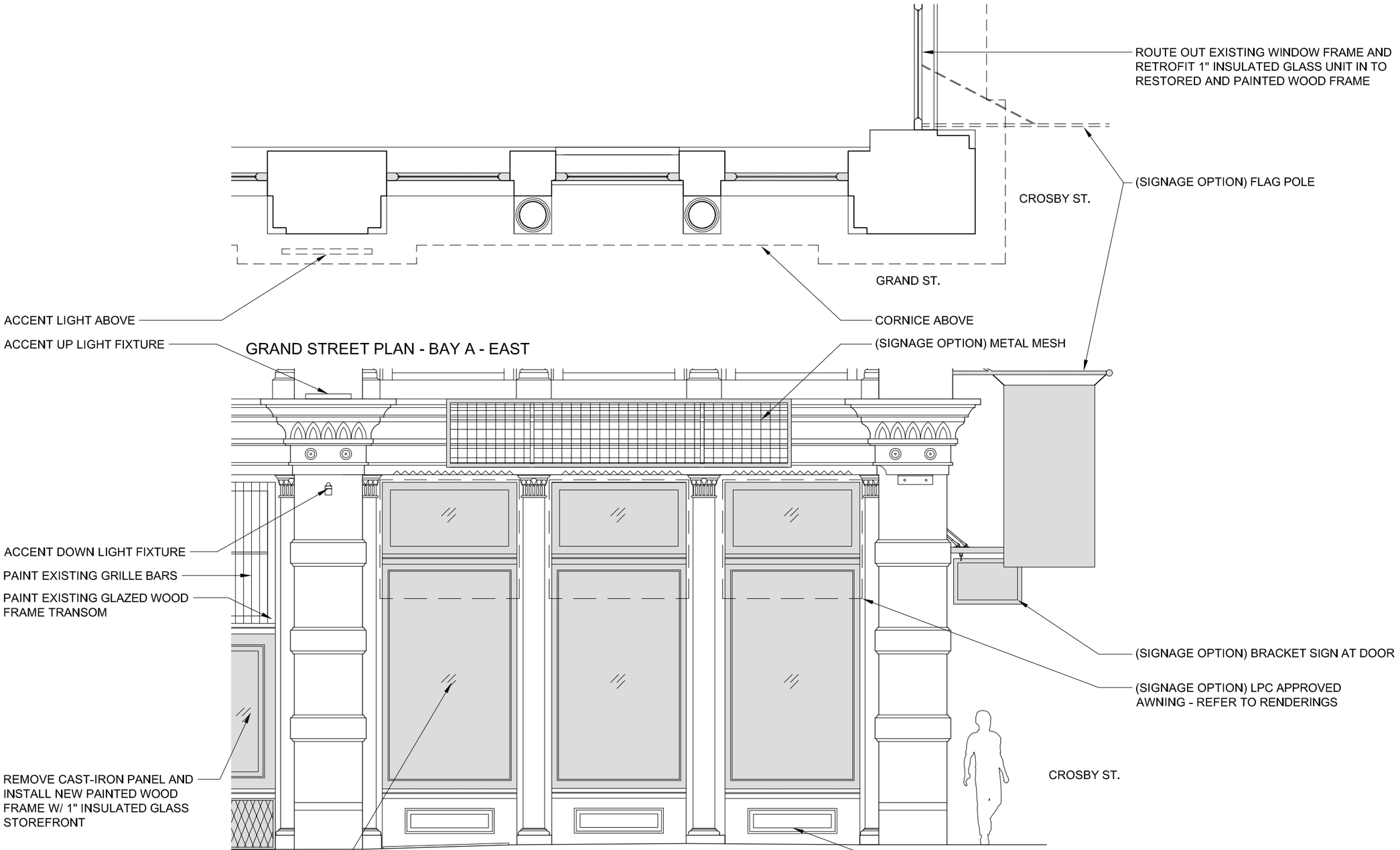

GRAND STREET ELEVATION - BAY A - EAST

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PROPOSED PLAN & ELEVATION GRAND STREET - BAY A

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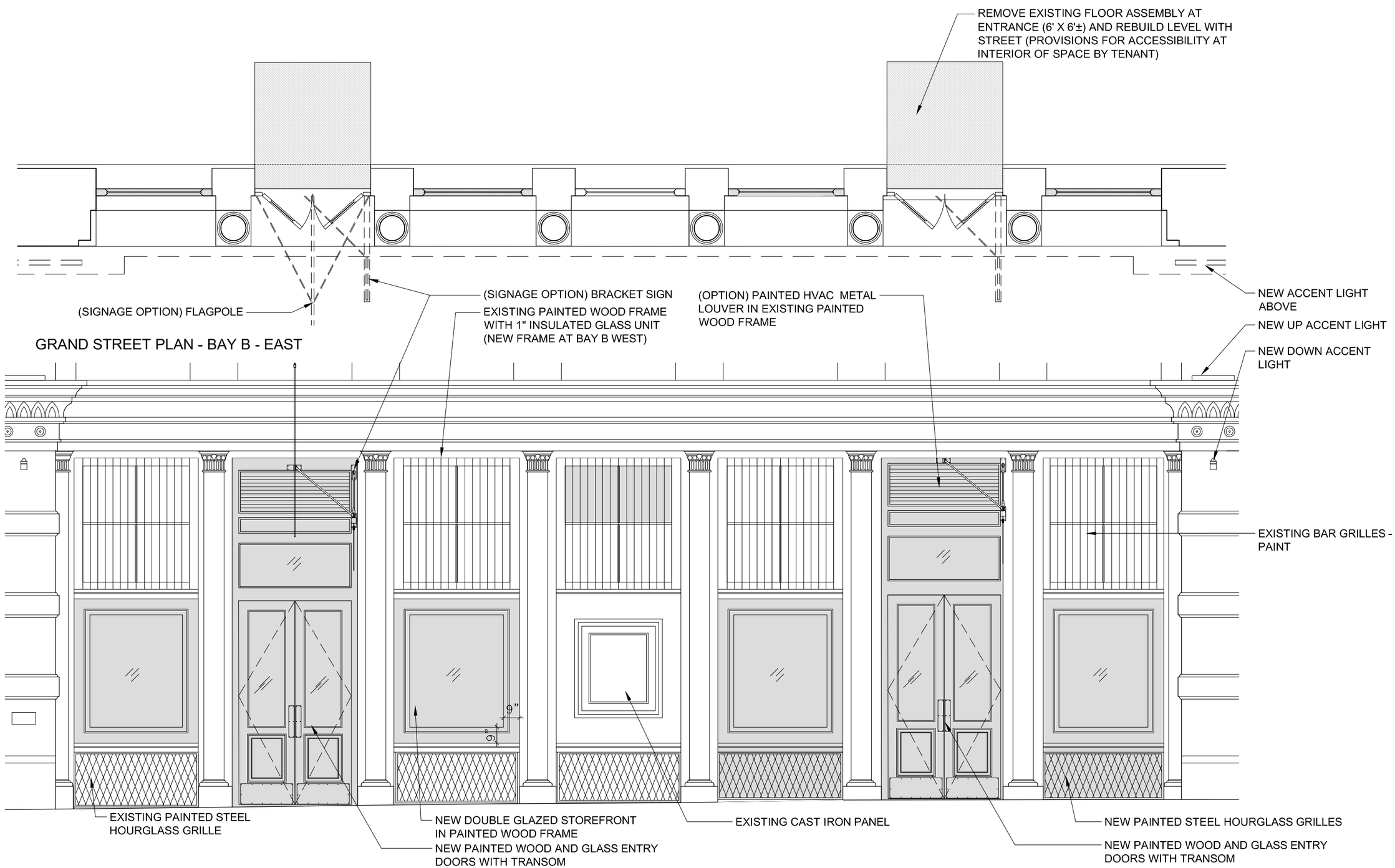

GRAND STREET PLAN - BAY B - EAST

GRAND STREET ELEVATION - BAY B - EAST

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PROPSED PLAN & ELEVATION GRAND STREET - BAY B EAST

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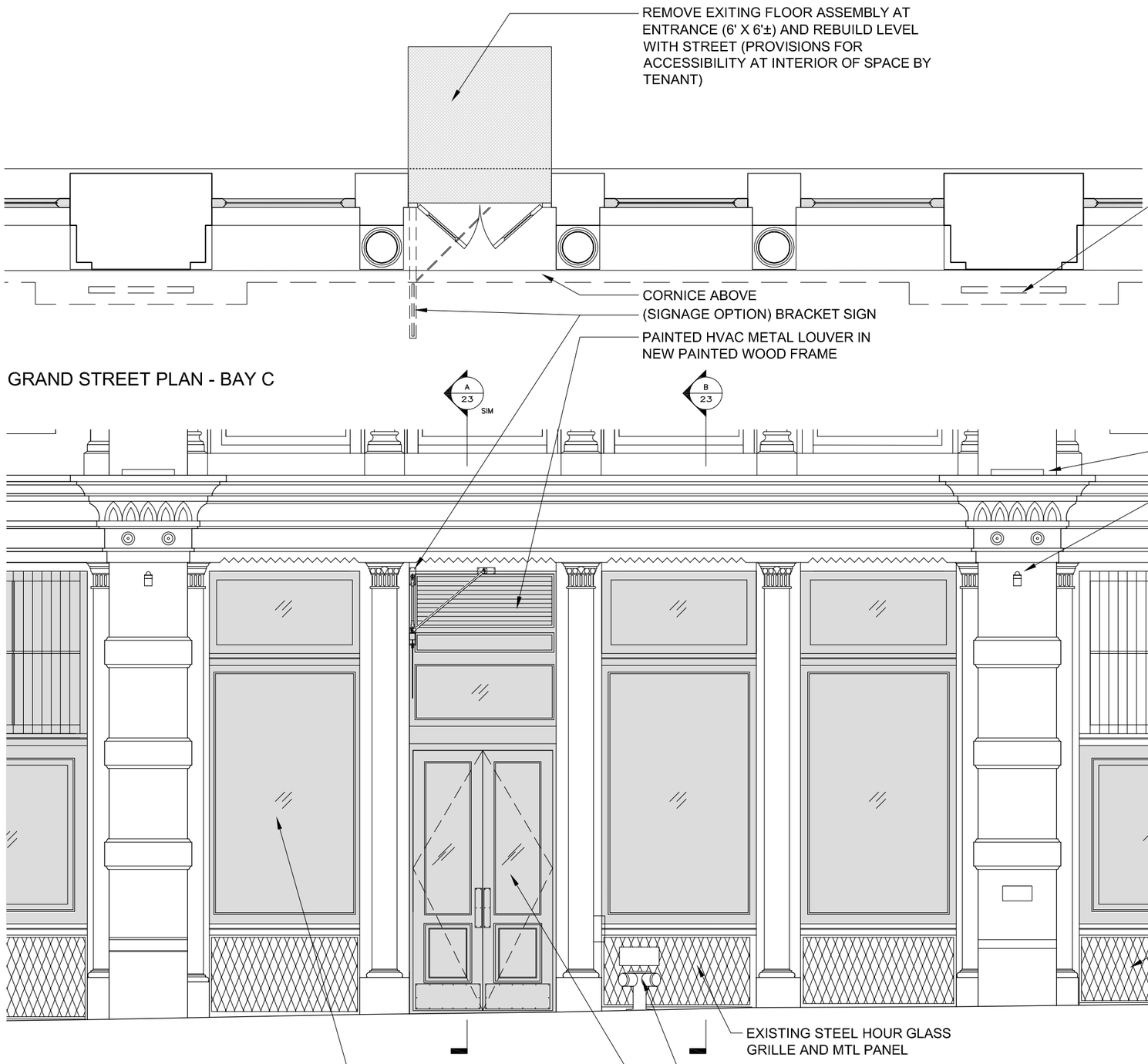

GRAND STREET PLAN - BAY C

GRAND STREET ELEVATION - BAY C

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PROPOSED PLAN & ELEVATION
GRAND STREET - BAY C

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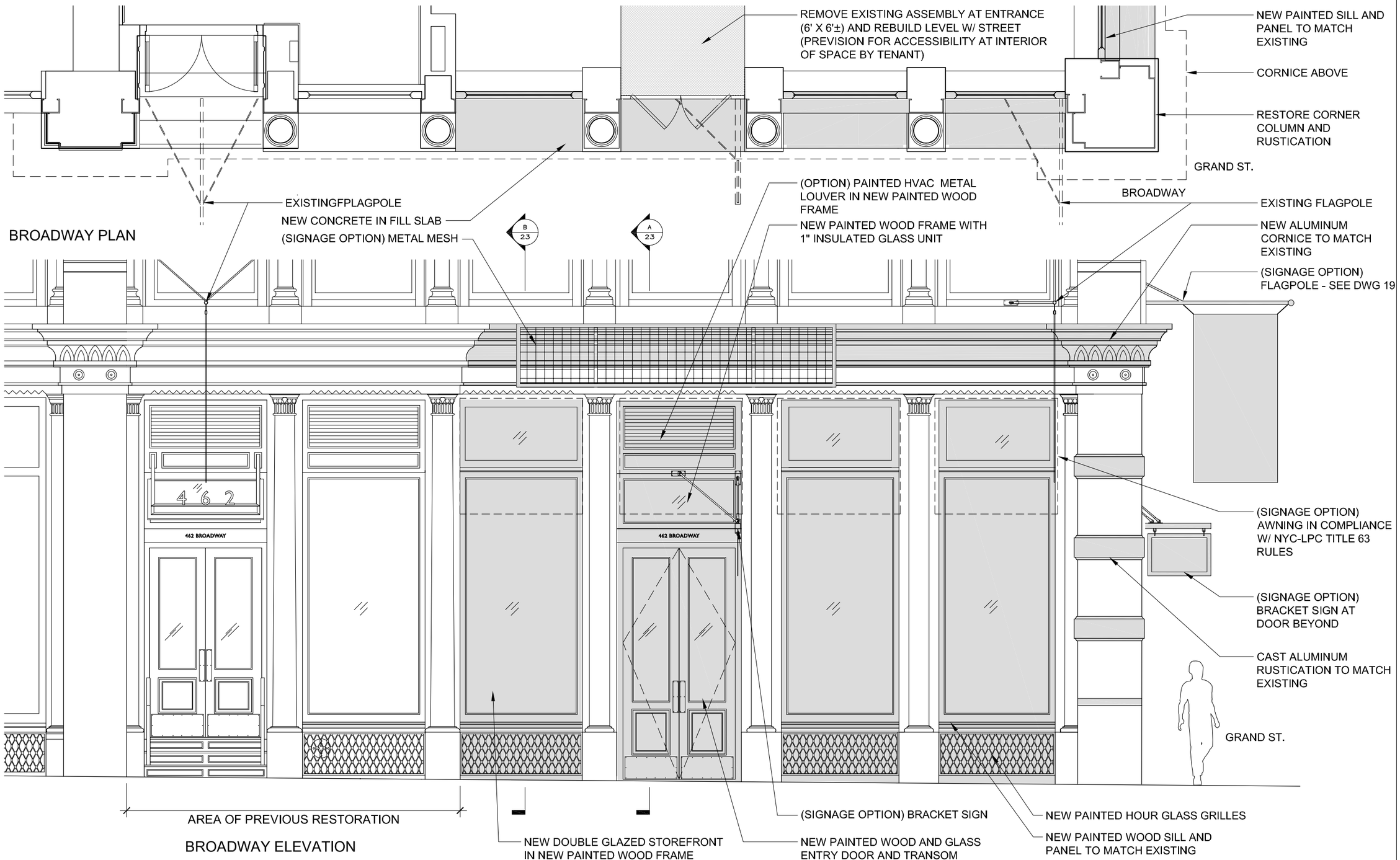

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PROPOSED PLAN & ELEVATION
BROADWAY

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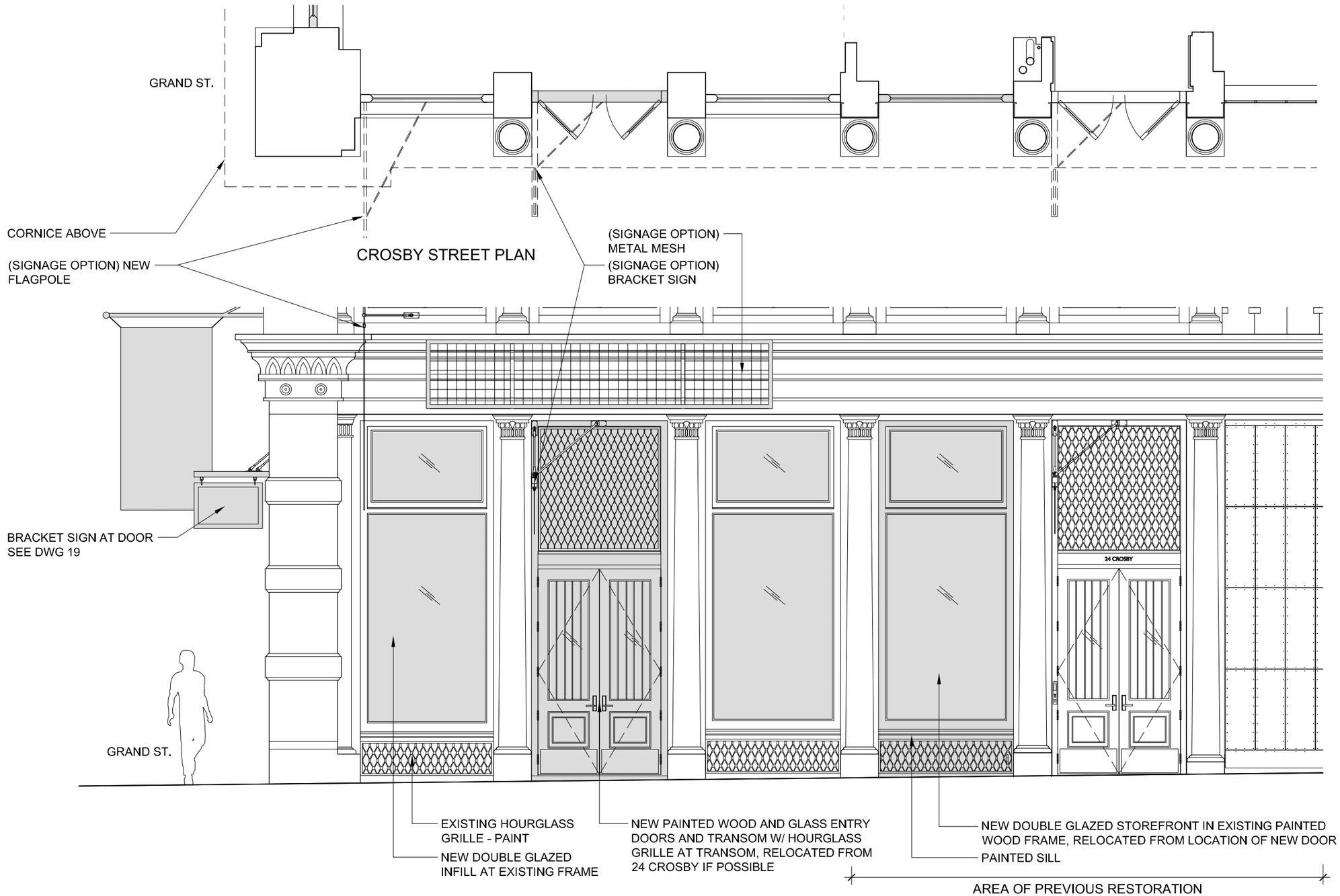

CROSBY STREET ELEVATION

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PROPOSED PLAN AND ELEVATION
CROSBY STREET

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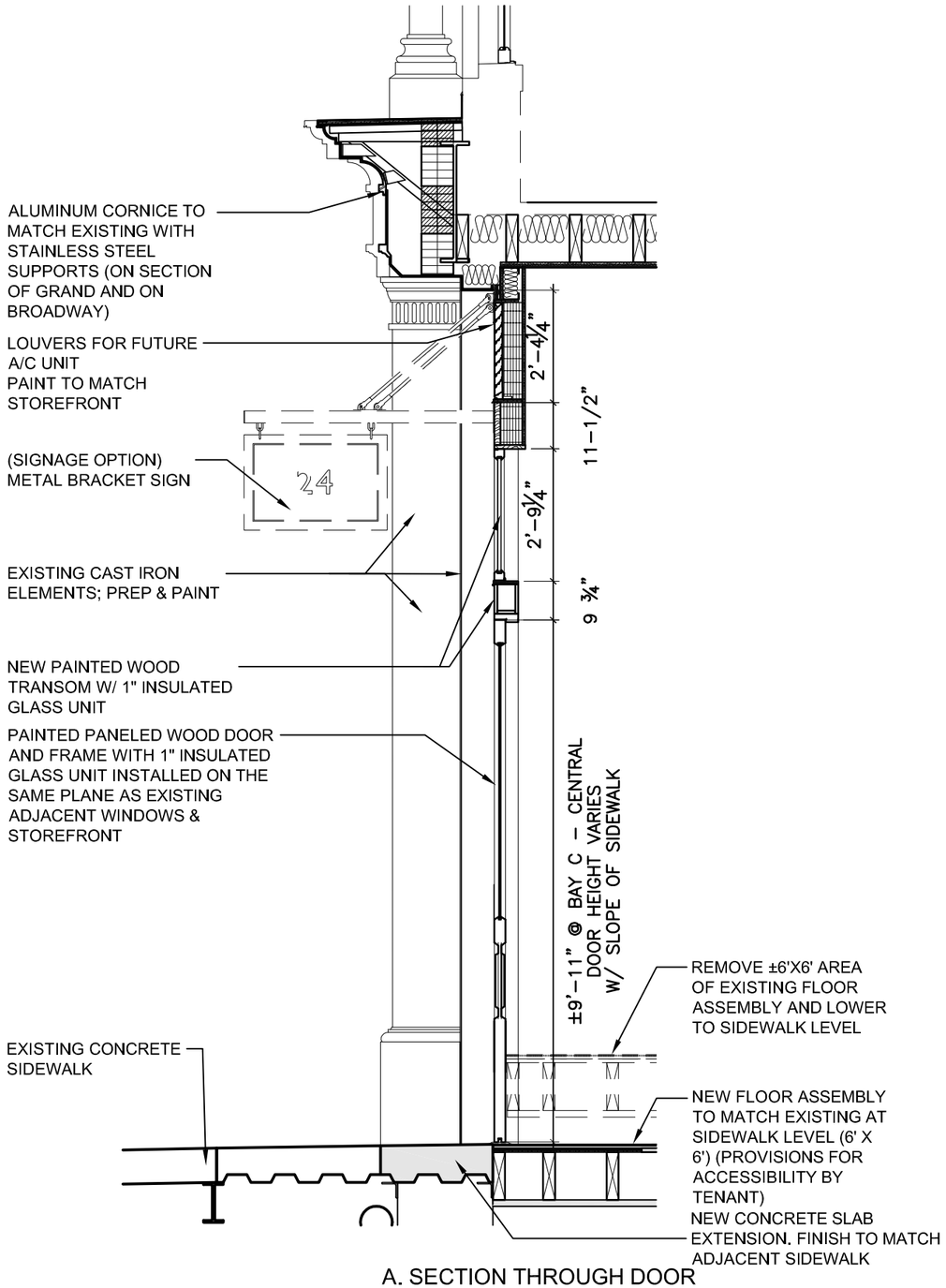
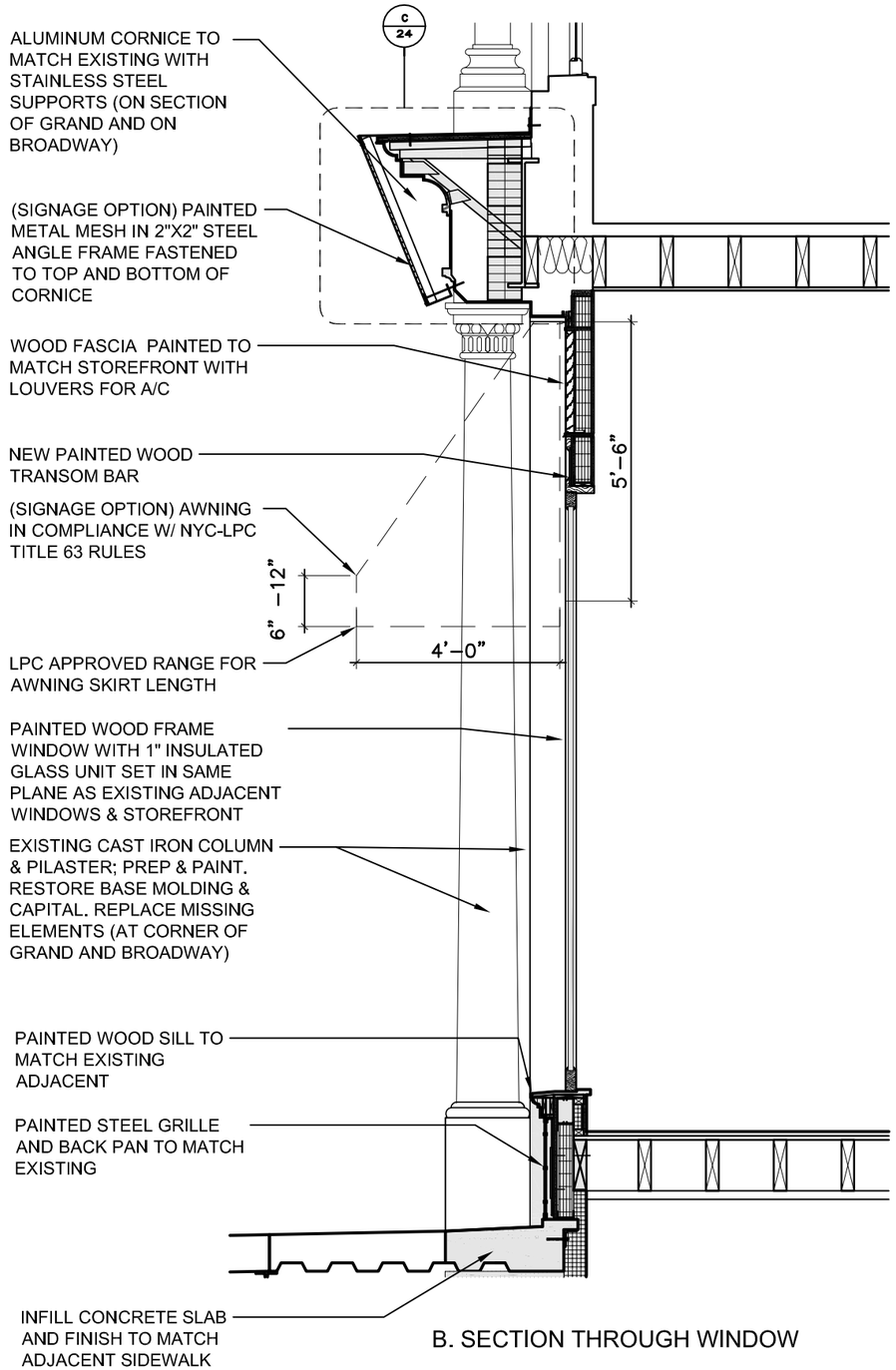


A. SECTION THROUGH DOOR



B. SECTION THROUGH WINDOW

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STOREFRONT TYP. SECTION

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New York, NY 10013

0 3'

DATE 10/07/15

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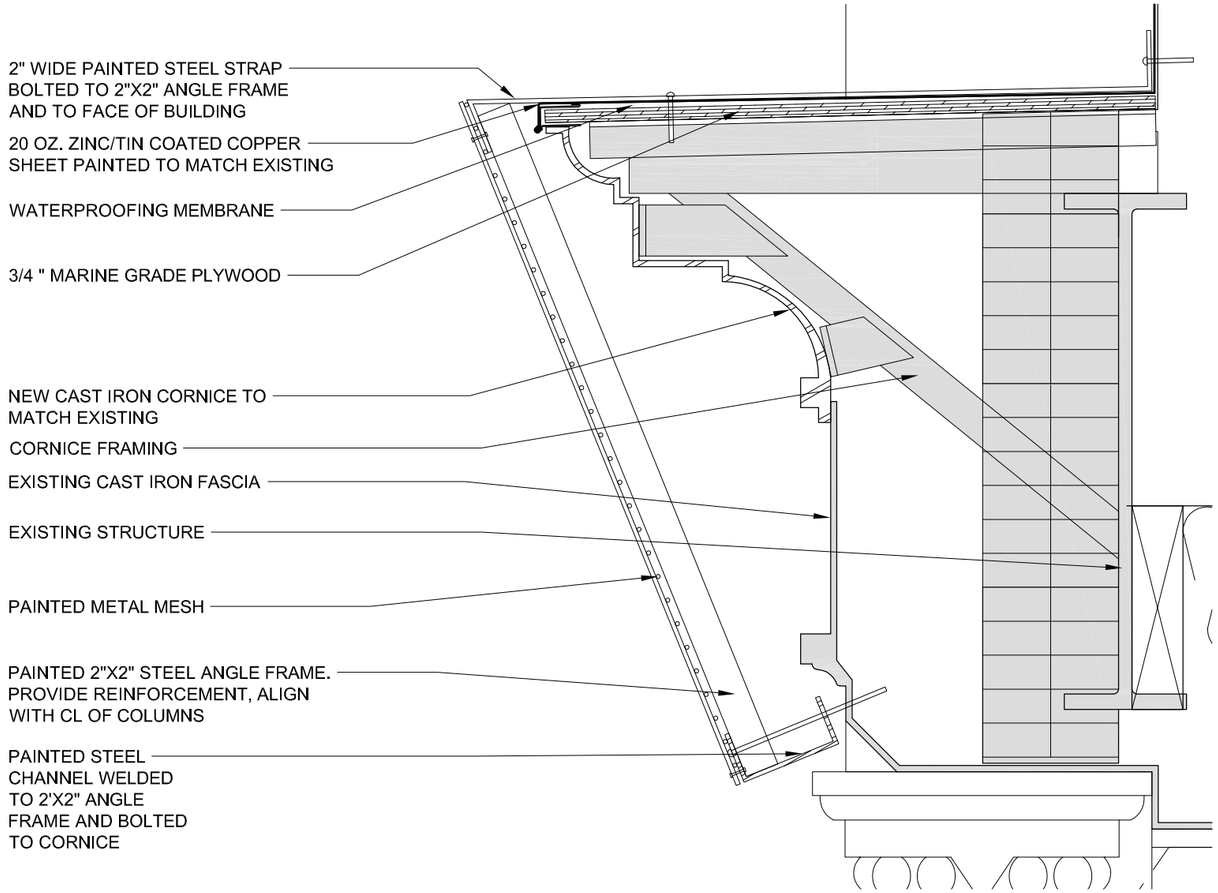
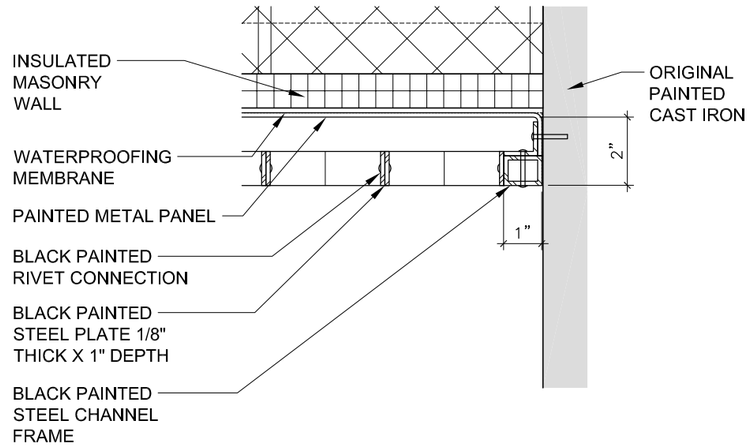


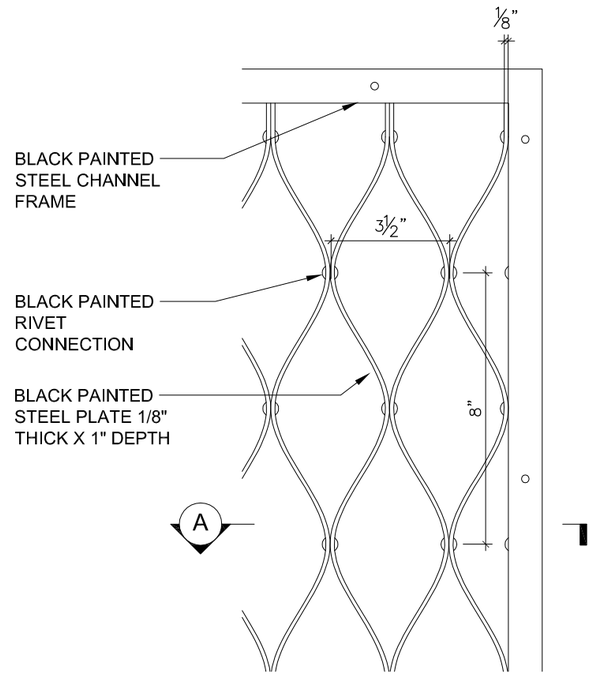
C. METAL MESH SIGNAGE DETAIL

0 6" 12"



A. HOURGLASS GRILLE SECTION

0 3" 6"



B. HOURGLASS GRILLE ELEVATION

0 3" 6"

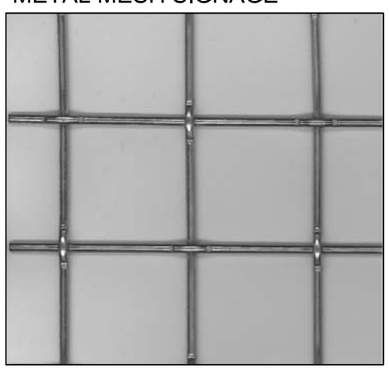
CAST IRON PAINT

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

DATE 10/07/15

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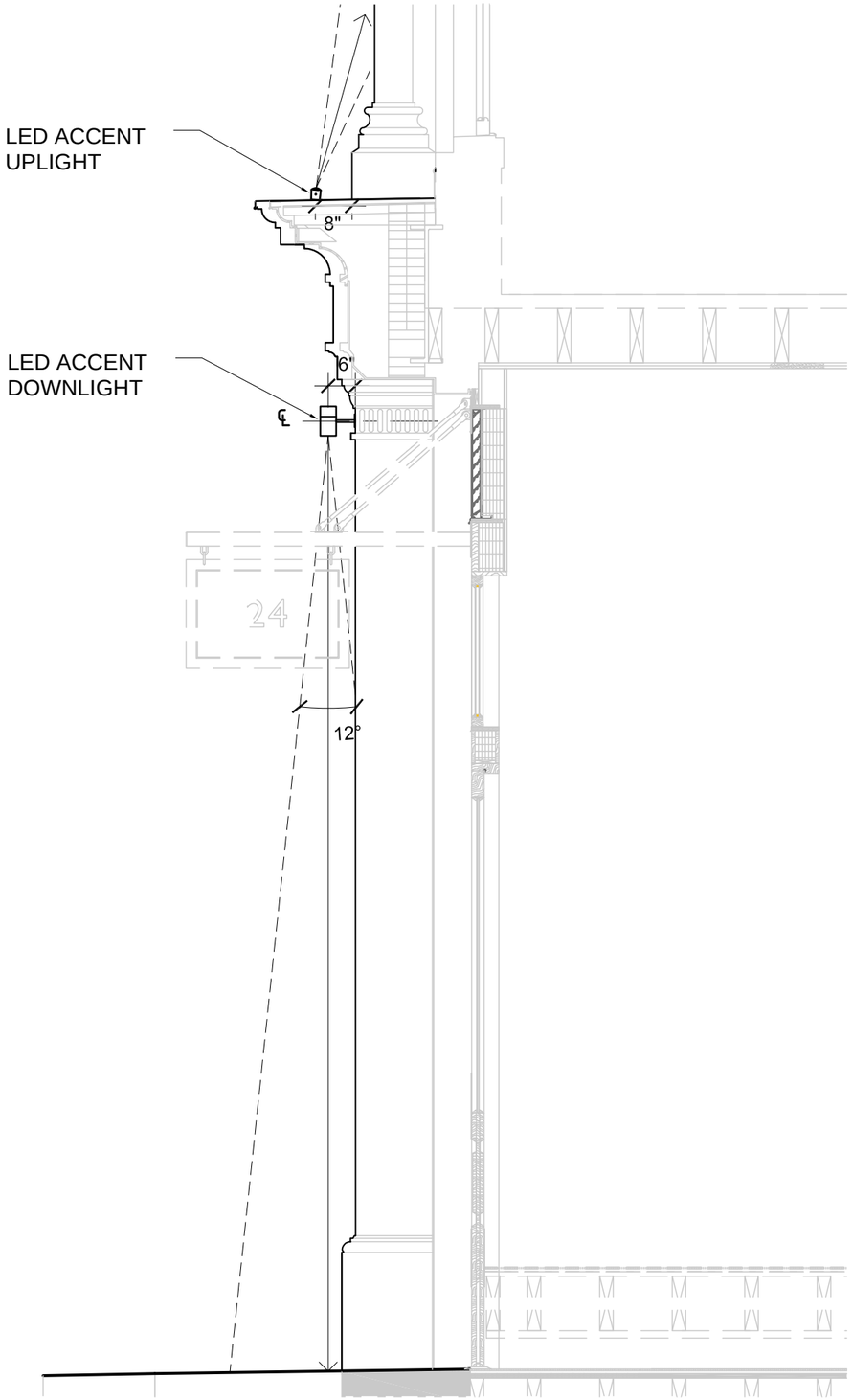
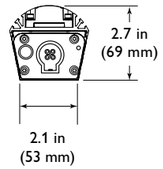
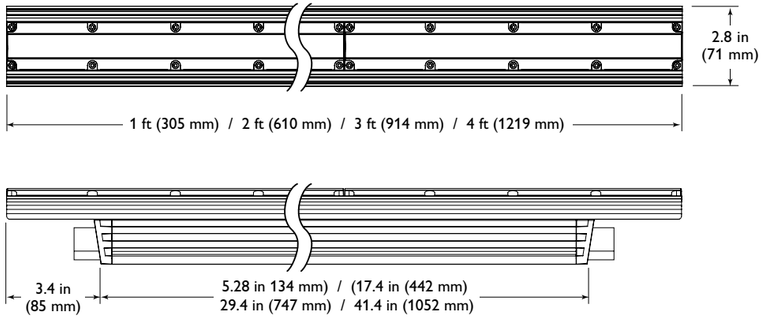
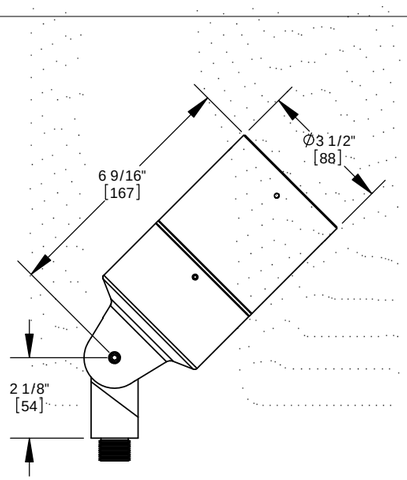


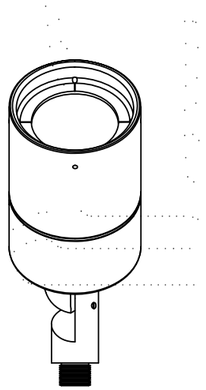
A. CORNICE SECTION WITH LIGHTING DETAIL

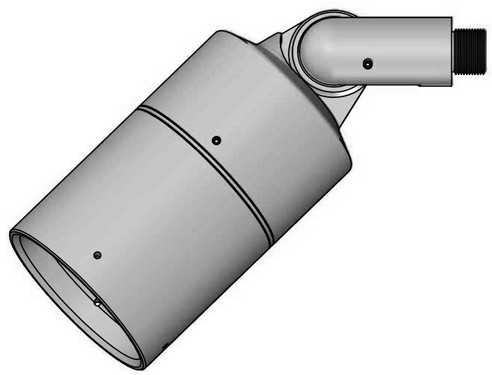




B. LED ACCENT UP LIGHT







C. LED ACCENT DOWN LIGHT

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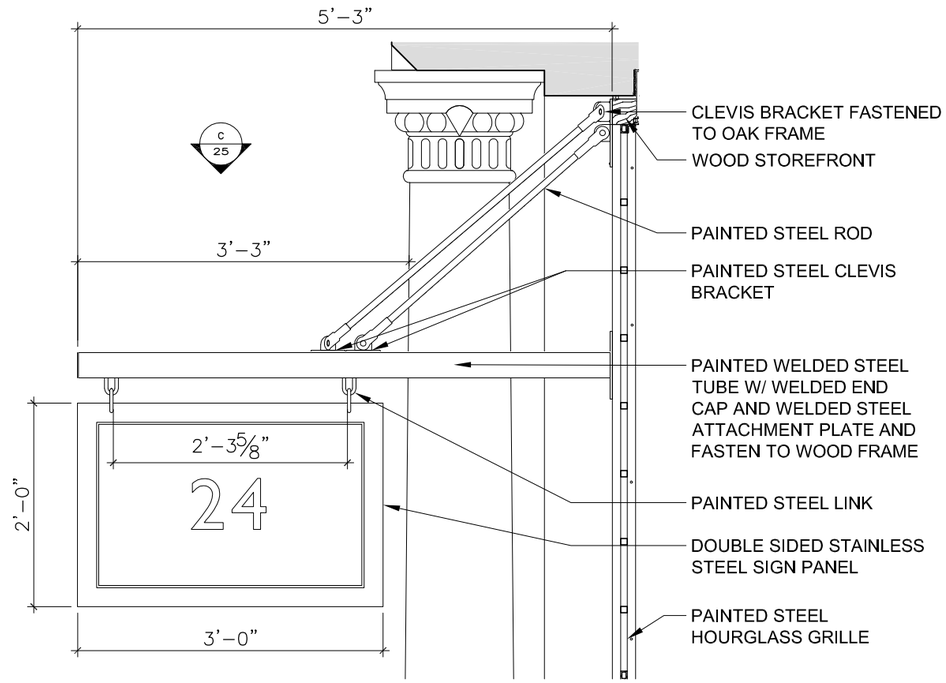
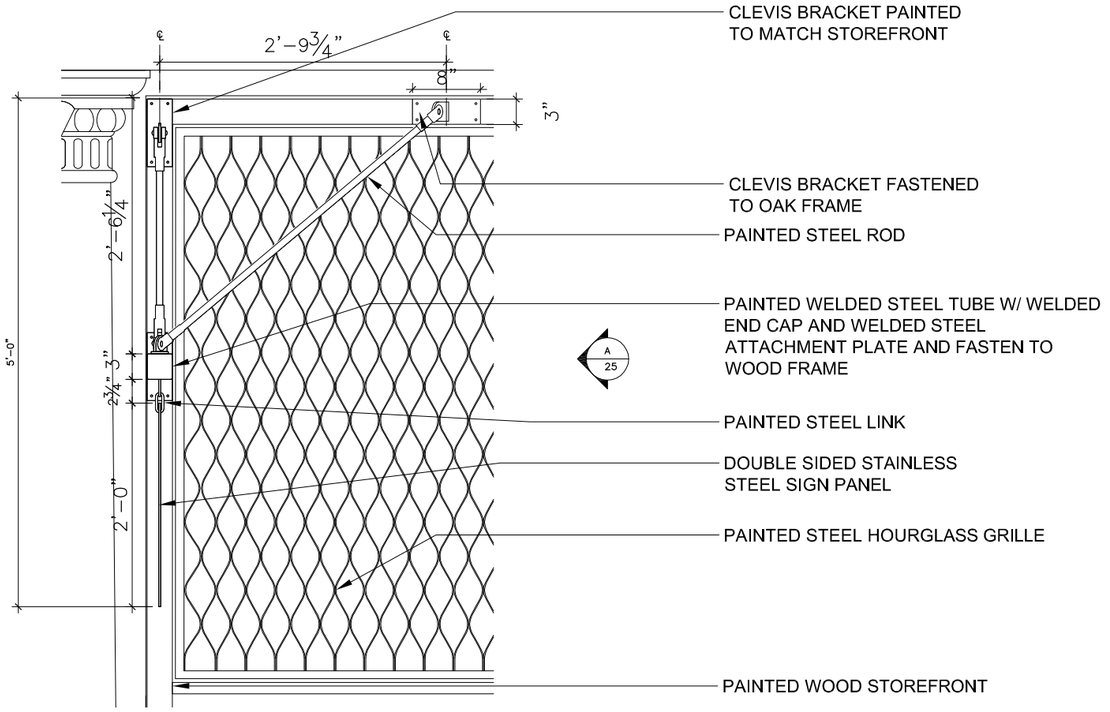
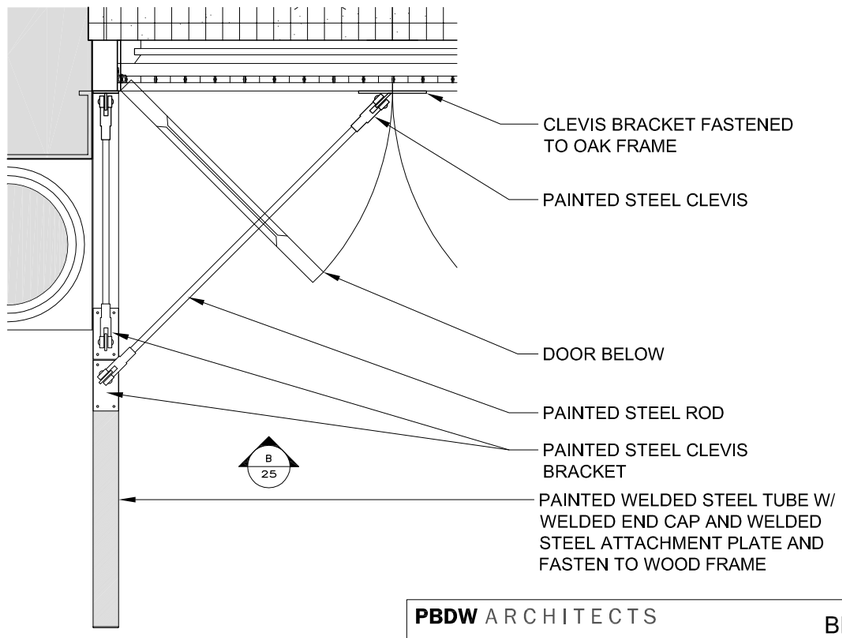


A. BRACKET SIGN SIDE ELEVATION



B. BRACKET SIGN FRONT ELEVATION

C. EXISTING BRACKET SIGN



D. BRACKET SIGN PLAN

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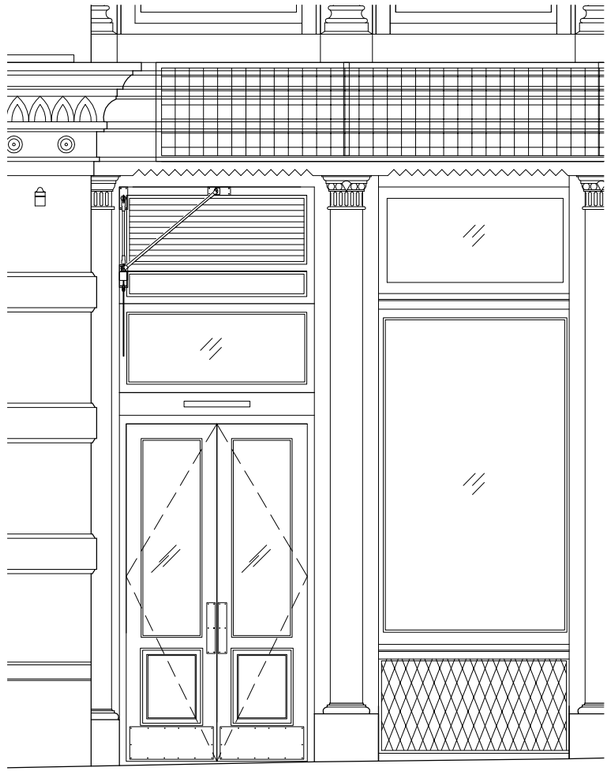
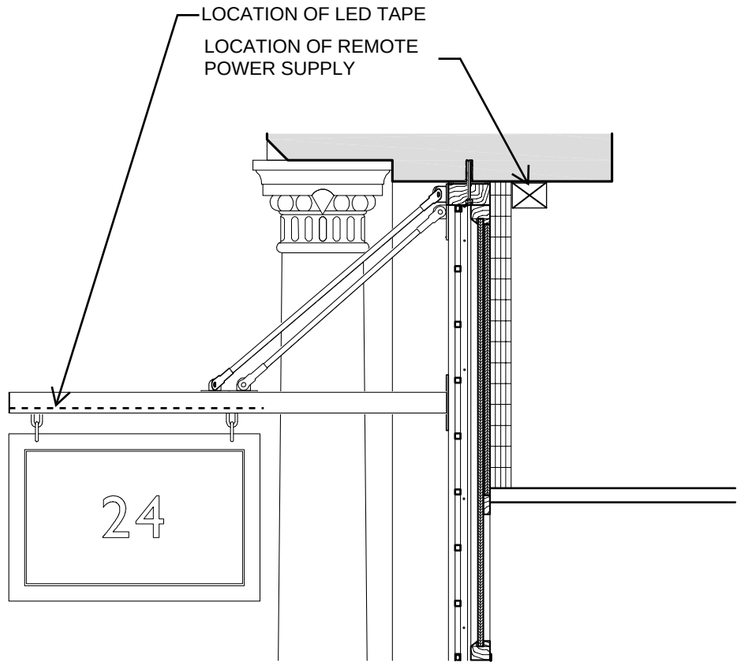
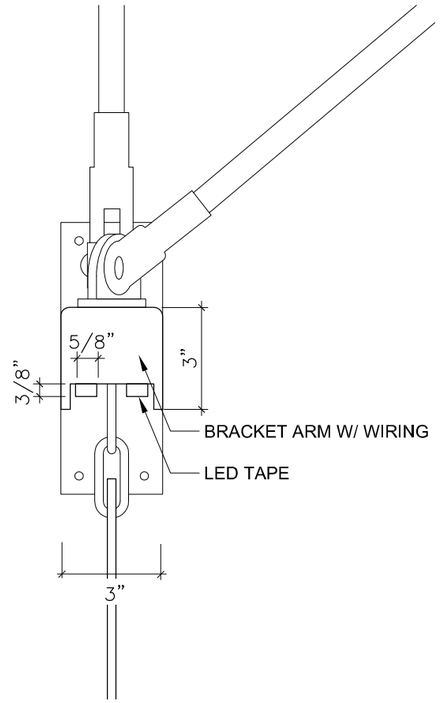


A. BRACKET SIGN CONTEXT AT ENTRY



B. BRACKET SIGN ELEVATION



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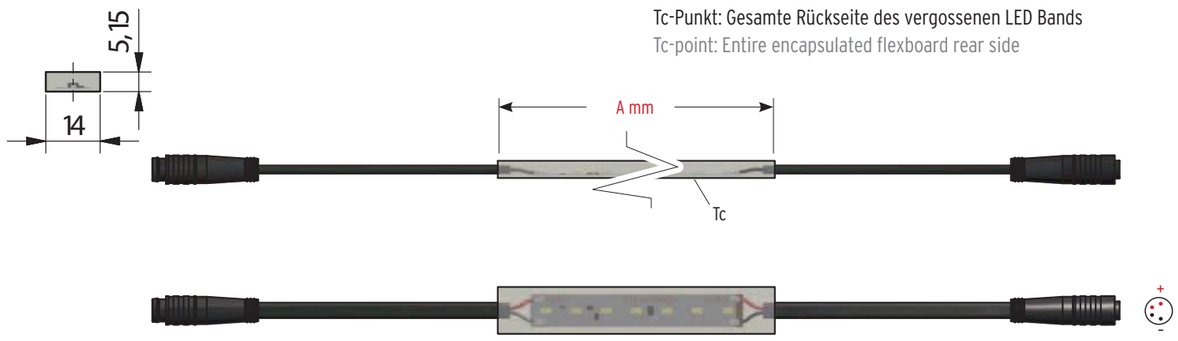

D. LED TAPE

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

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0 1' 2'

GRAND STREET DETAIL ELEVATION

DATE 10/07/15

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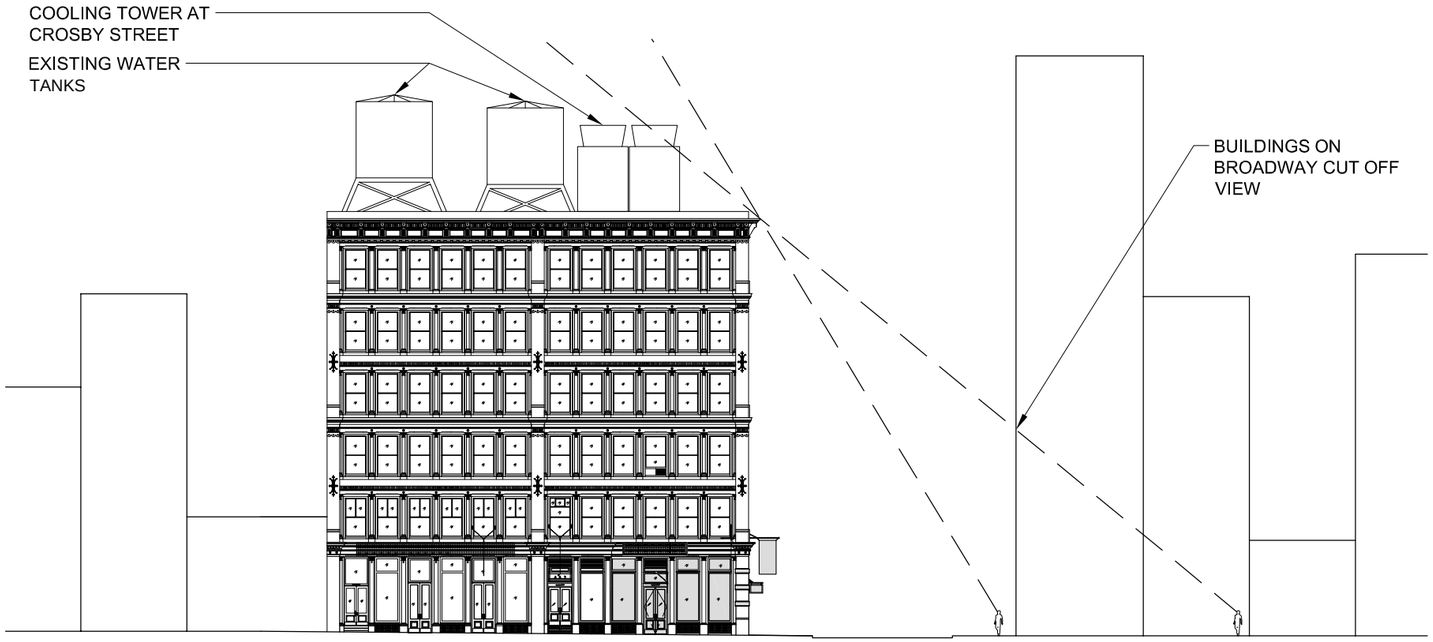
GRAND STREET ELEVATION - LINE OF
SIGHT FROM ACROSS CROSBY STREET



BROADWAY ELEVATION - LINE OF SIGHT
FROM ACROSS GRAND STREET

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LINE OF SIGHT STUDY

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0 1' 2'

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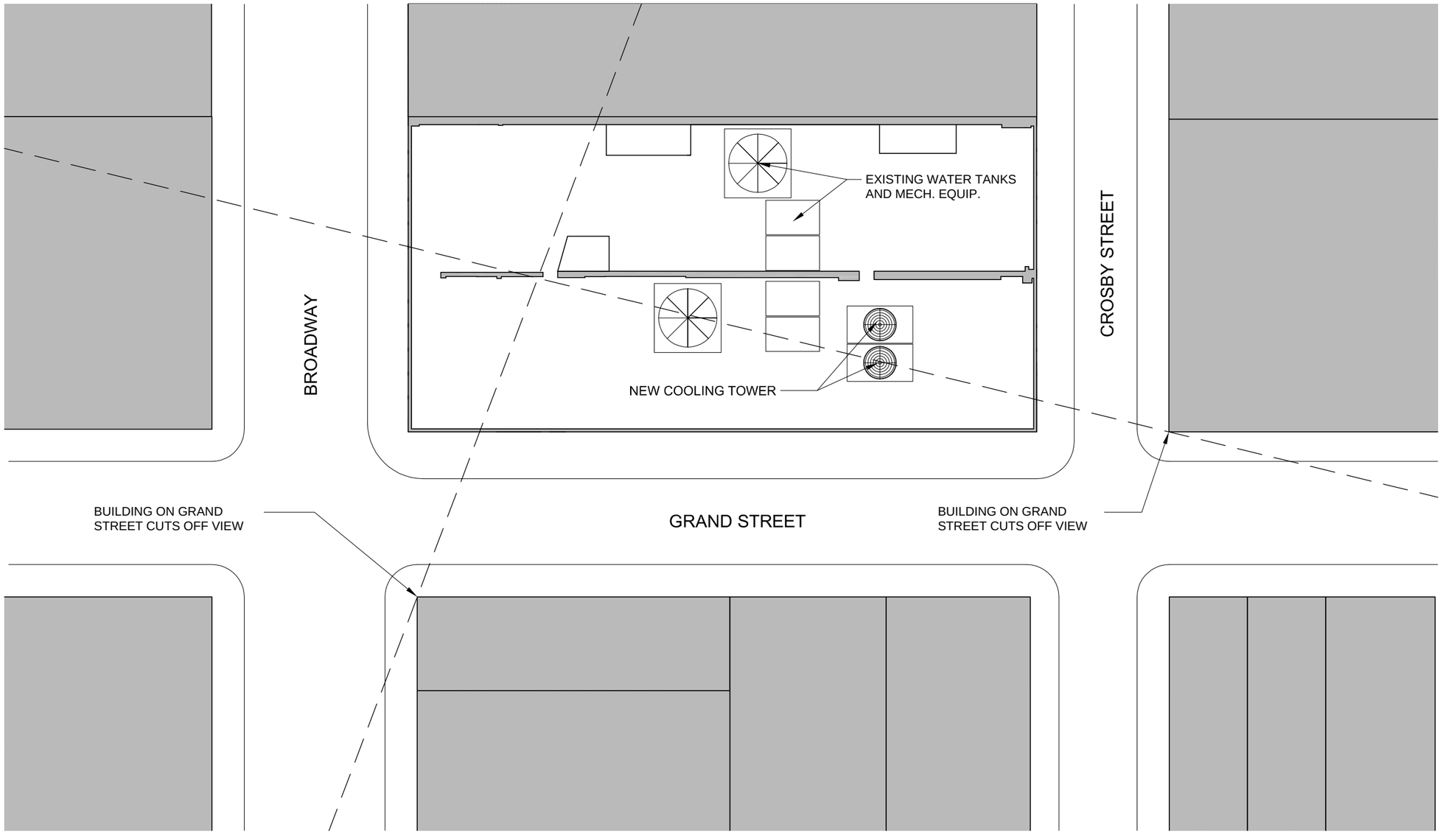

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LINE OF SIGHT PLAN STUDY

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0 5' 10'

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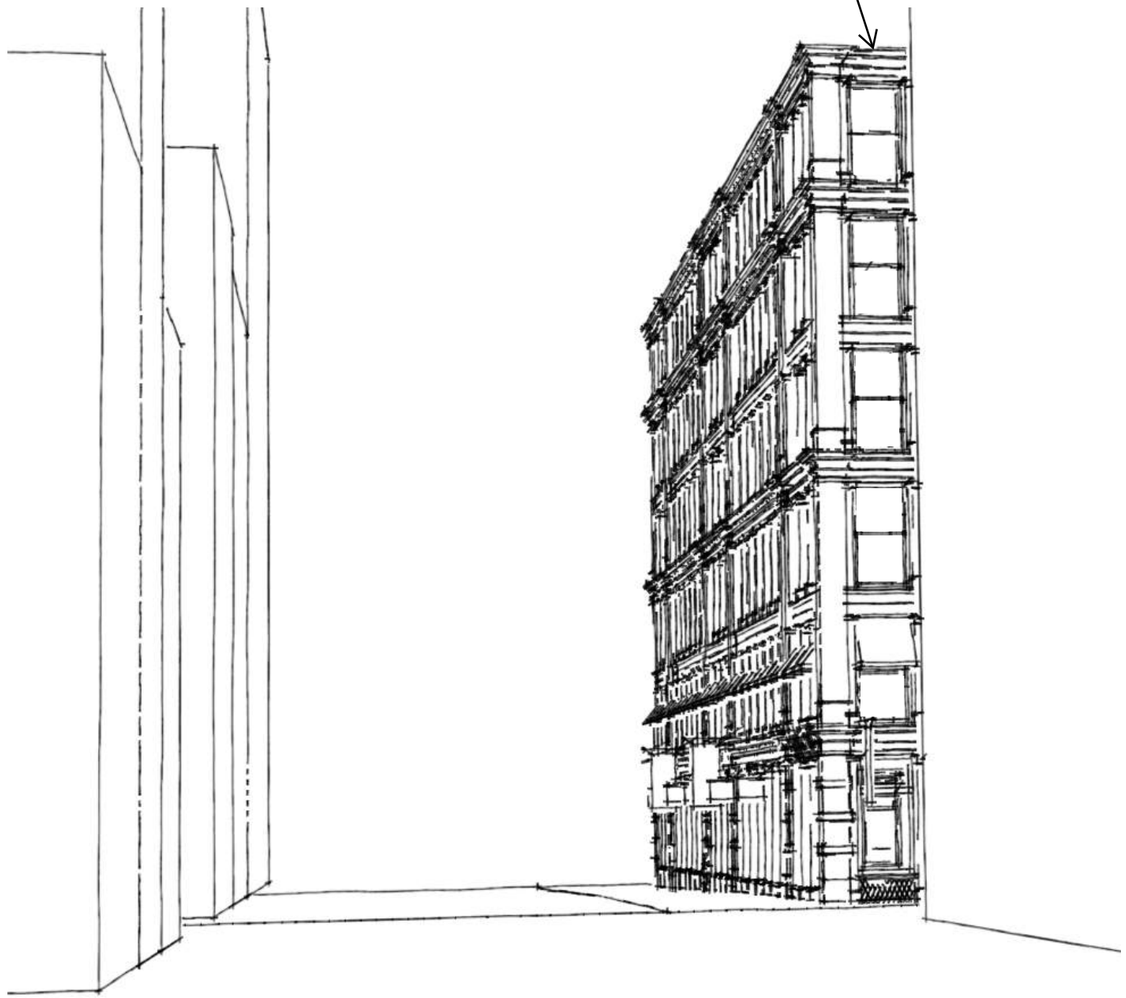
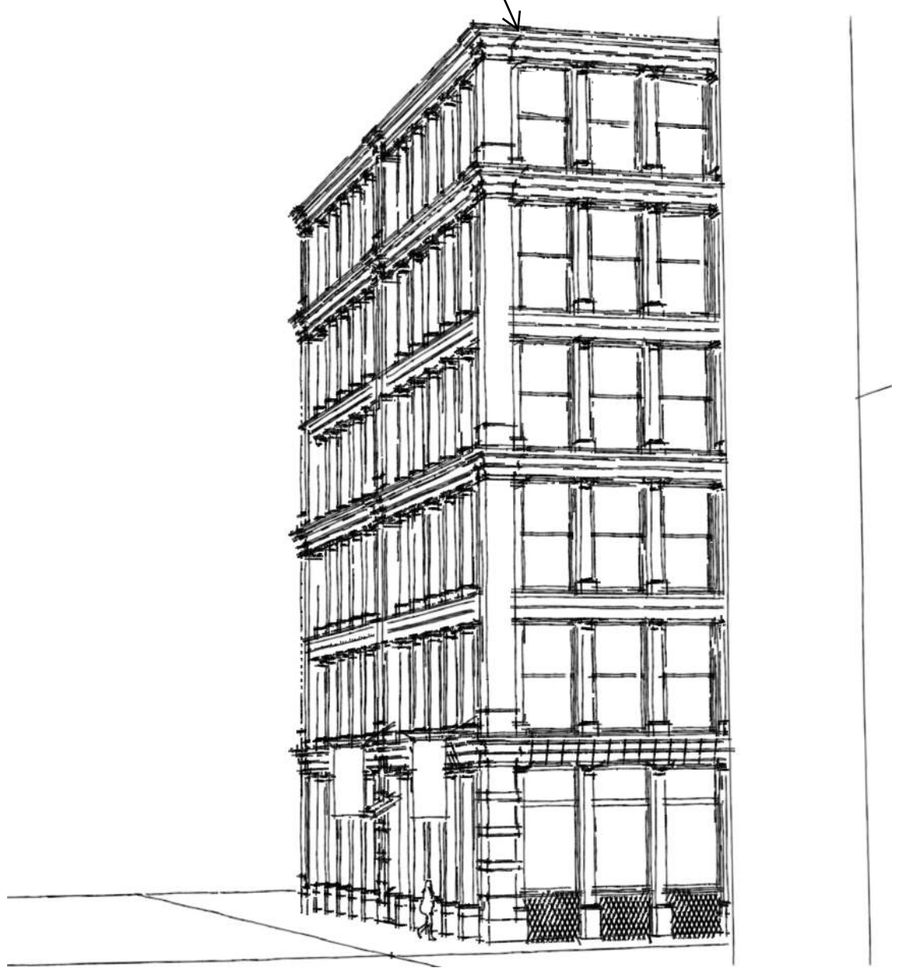


APPROACHING CROSBY FROM GRAND STREET



APPROACHING GRAND STREET FROM BROADWAY

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