

462 BROADWAY

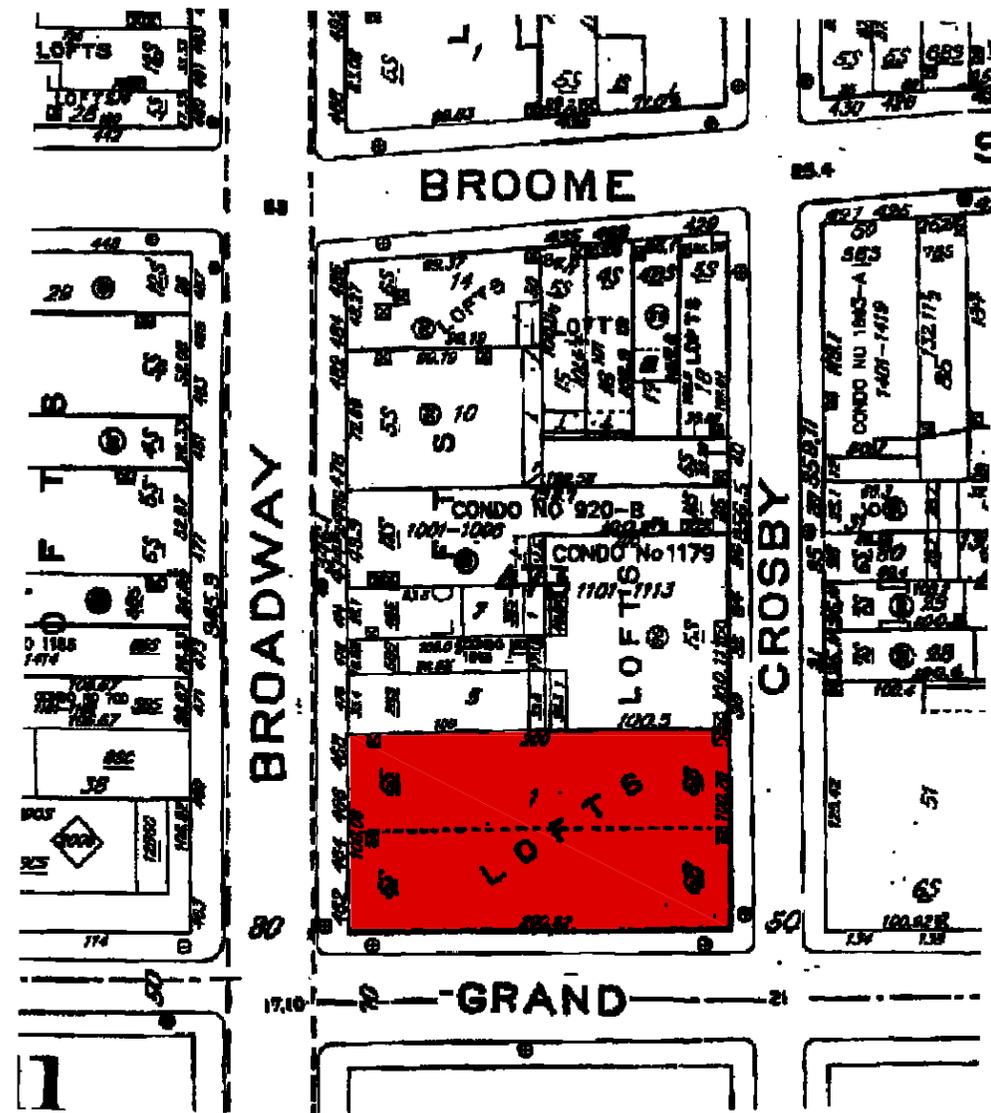
MERINGOFF PROPERTIES

STOREFRONT
RESTORATION

PBDW ARCHITECTS

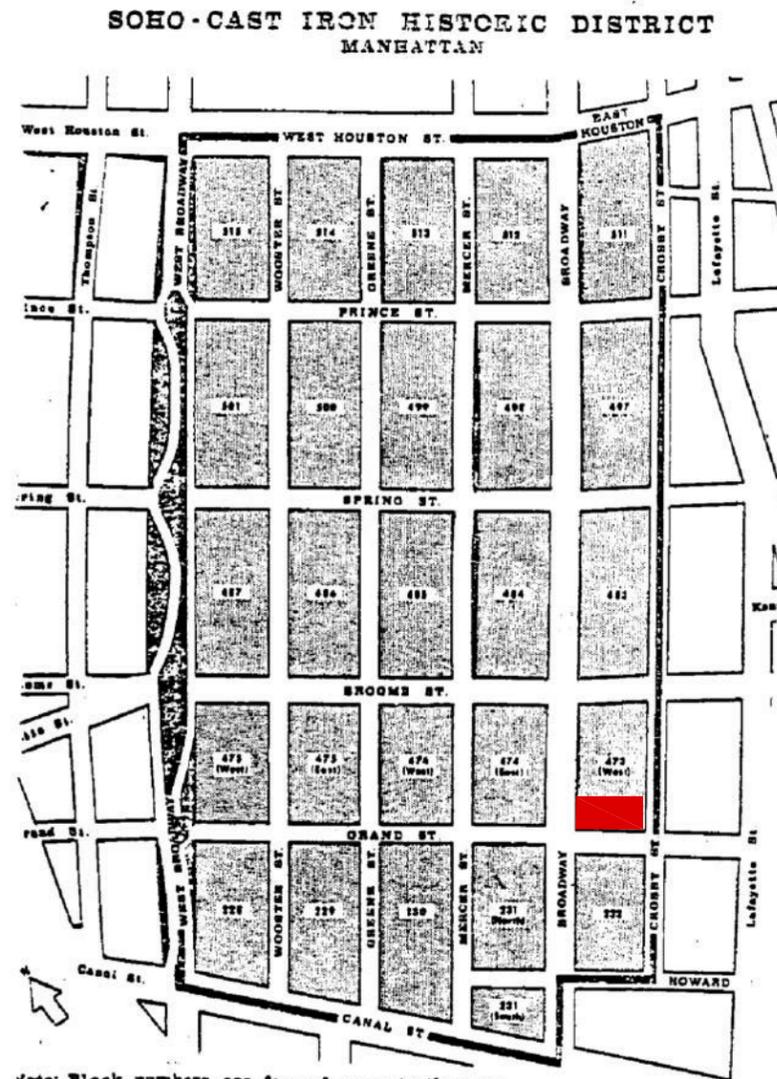
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October 7, 2015



SANBORN MAP

BLOCK: 473
 LOT: 1
 BOROUGH: MANHATTAN



Note: Block numbers are for reference to the text.
 DESIGNATED AUGUST 14, 1973

HISTORIC DISTRICT MAP

PBDW ARCHITECTS

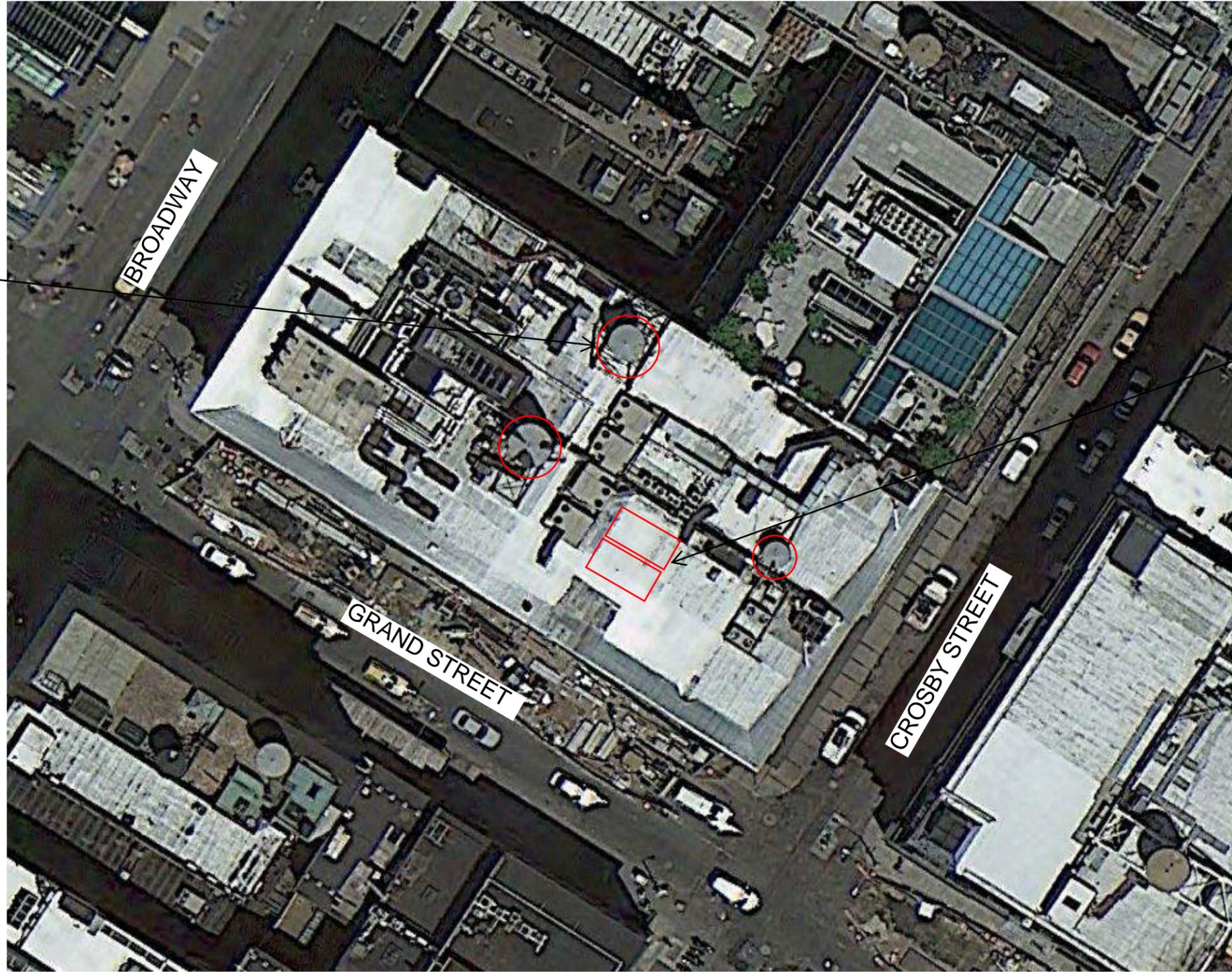
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CONTEXT MAPS

462 Broadway
 New York, NY 10013

DATE
 10/07/15

01



EXISTING WATER TANKS

NEW COOLING TOWER LOCATION

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462 Broadway
New York, NY 10013

0 5' 10'

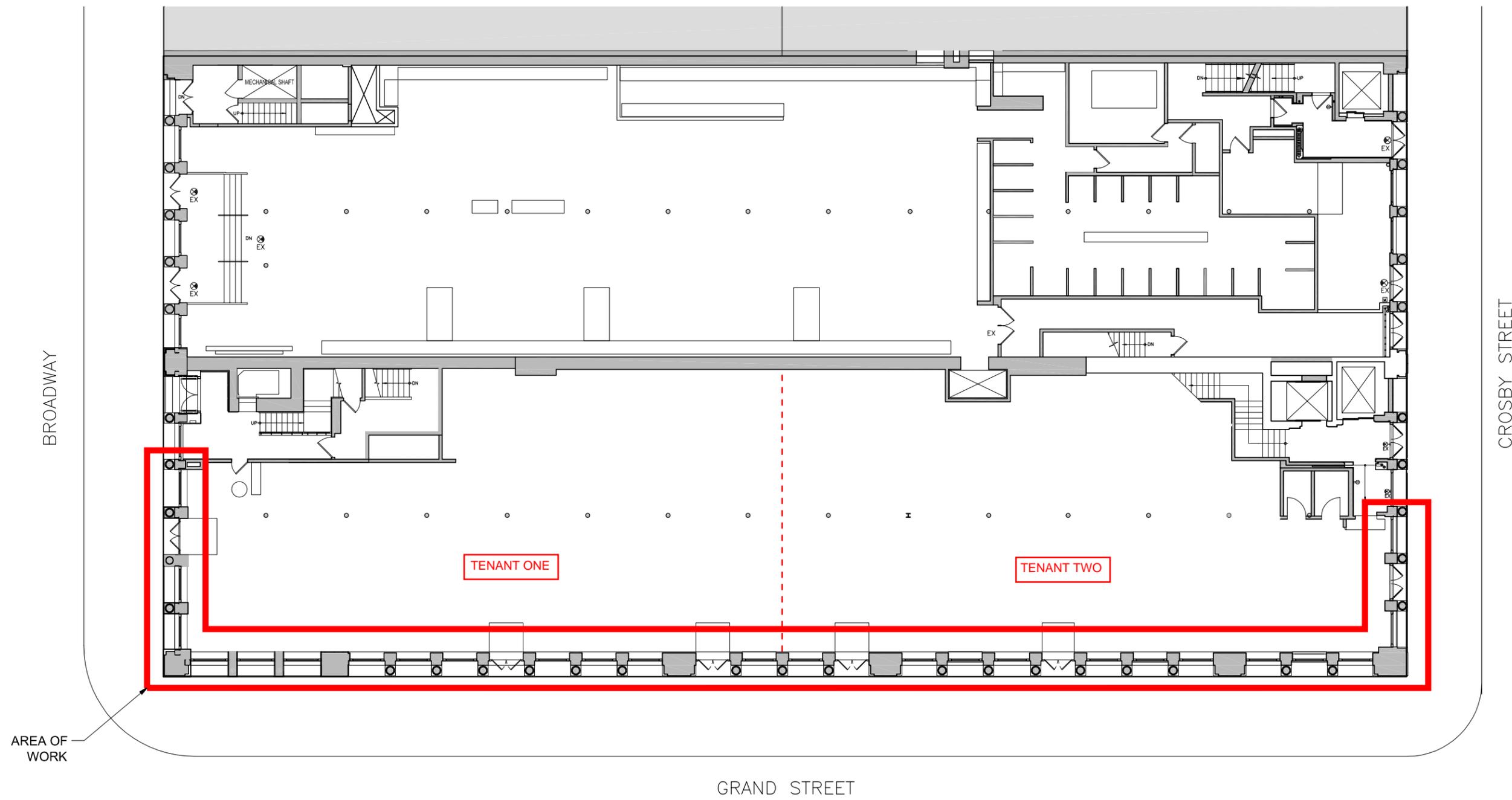


DATE
10/07/15

**EXISTING ROOF
CONDITION**

01A

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KEY PLAN
SINGLE OR TWO TENANT OPTION

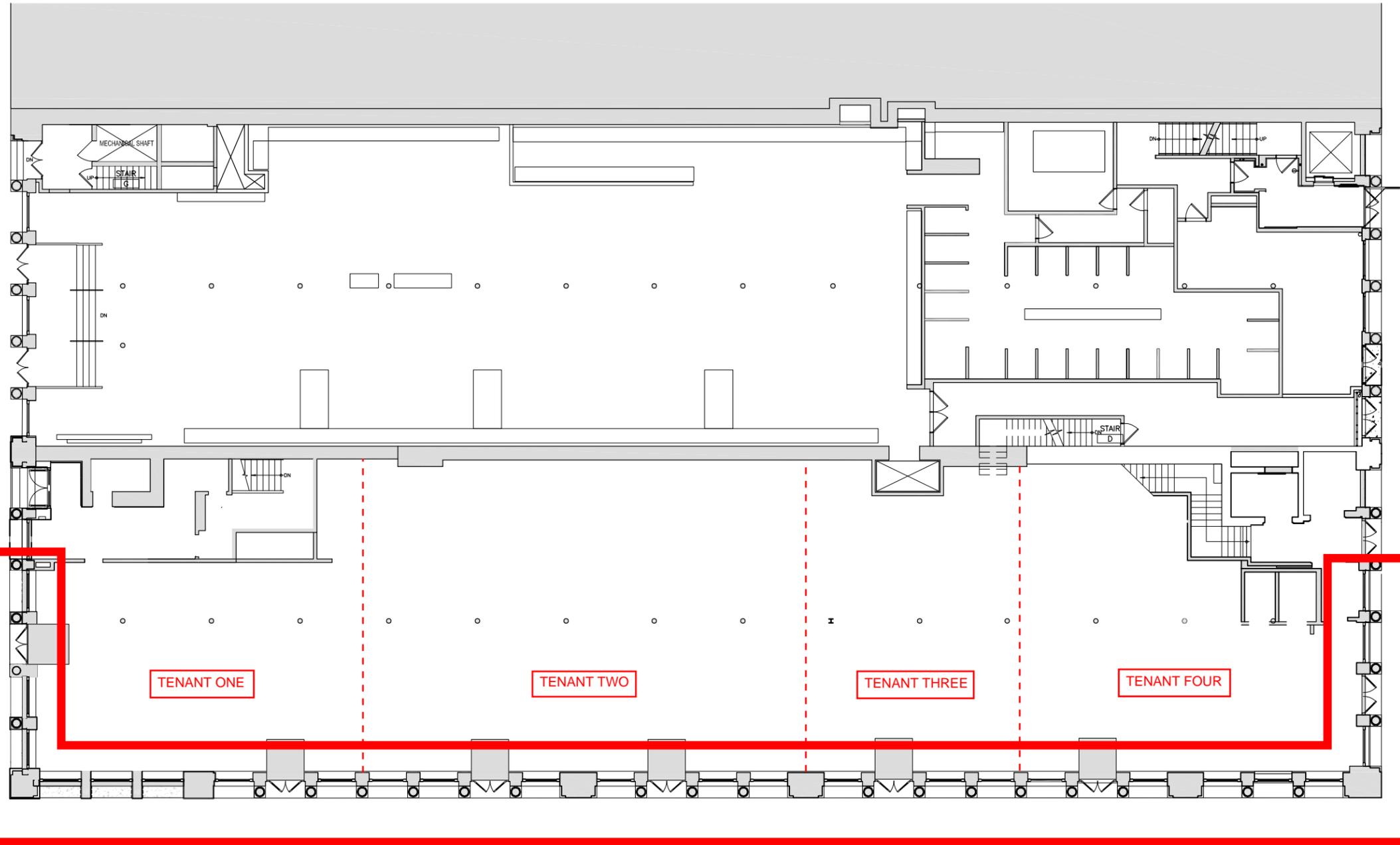


DATE	10/07/15
PROJECT NUMBER	02

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BROADWAY

CROSBY STREET



TENANT ONE

TENANT TWO

TENANT THREE

TENANT FOUR

AREA OF WORK

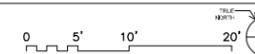
GRAND STREET

PBDW ARCHITECTS

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**KEY PLAN - OPTION 2
FOUR TENANT OPTION**



DATE
10/07/15

02A

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MILLS & GIBBS, BROADWAY AND GRAND STREET.

CIRCA 1893
BROADWAY & GRAND STREET



CIRCA 1940s
TAX PHOTO

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**HISTORIC
PHOTOGRAPHS**

DATE
10/07/15

03



SoHo-Cast Iron Historic District, N.Y. Photo Credit: N.Y.C. L.P.C.

CIRCA 1973
GRAND STREET



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1991
BROADWAY & GRAND STREET

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HISTORIC PHOTOGRAPHS

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10/07/15

3A



EXISTING VIEW AT BROADWAY AND GRAND STREET

AREA OF WORK



EXISTING VIEW AT GRAND STREET AND CROSBY STREET

AREA OF WORK

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EXISTING PHOTOGRAPHS

DATE	04
10/07/15	



BROOME ST

GRAND ST

BROADWAY

AREA OF WORK

PBDW ARCHITECTS

BROADWAY PHOTOMONTAGE

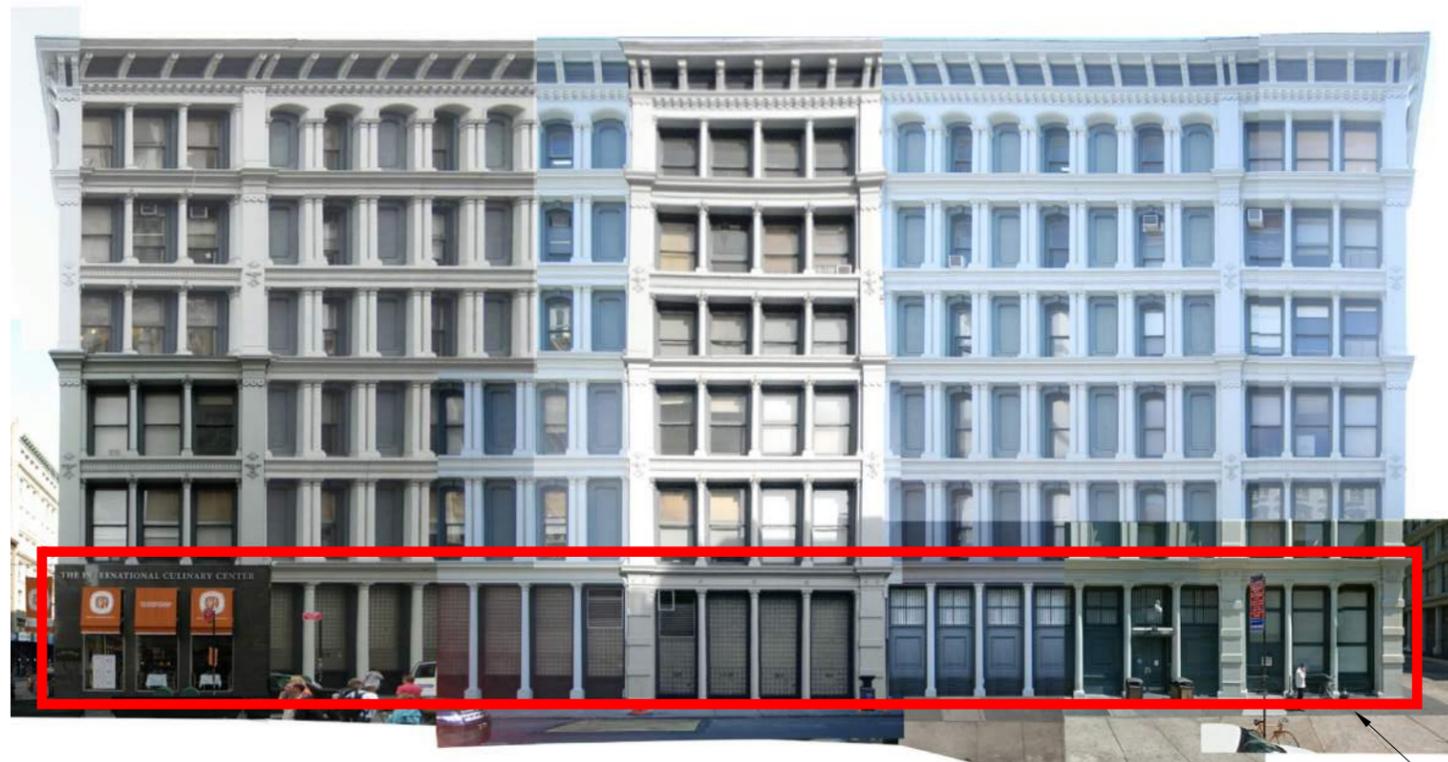
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05

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GRAND STREET FACADE



CROSBY STREET FACADE

AREA OF
WORK

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**GRAND & CROSBY ST
PHOTOMONTAGES**

DATE
10/07/15

06



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

561 BROADWAY
1902

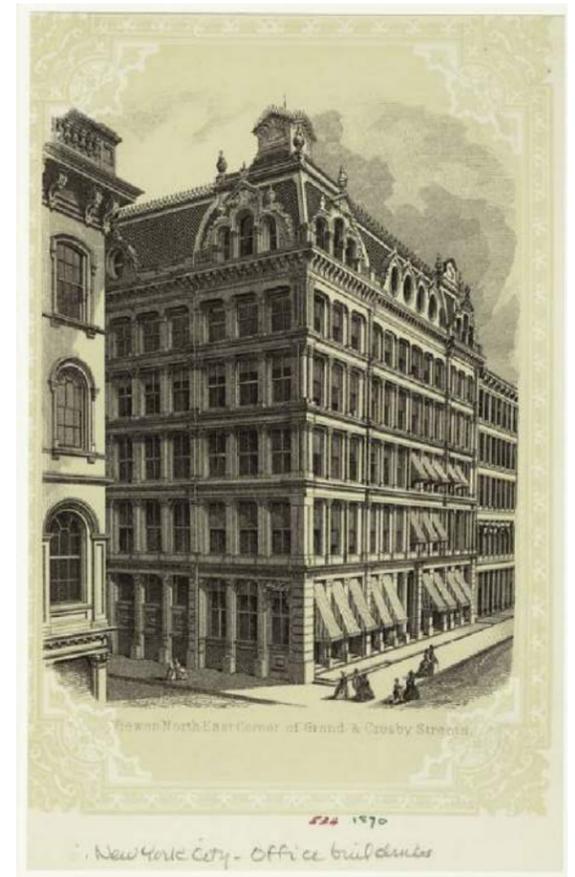


Mills & Gibb Building, northeast corner of Broadway and Grand Street. John Correja, 1879-80. View to the northeast. NYHS.

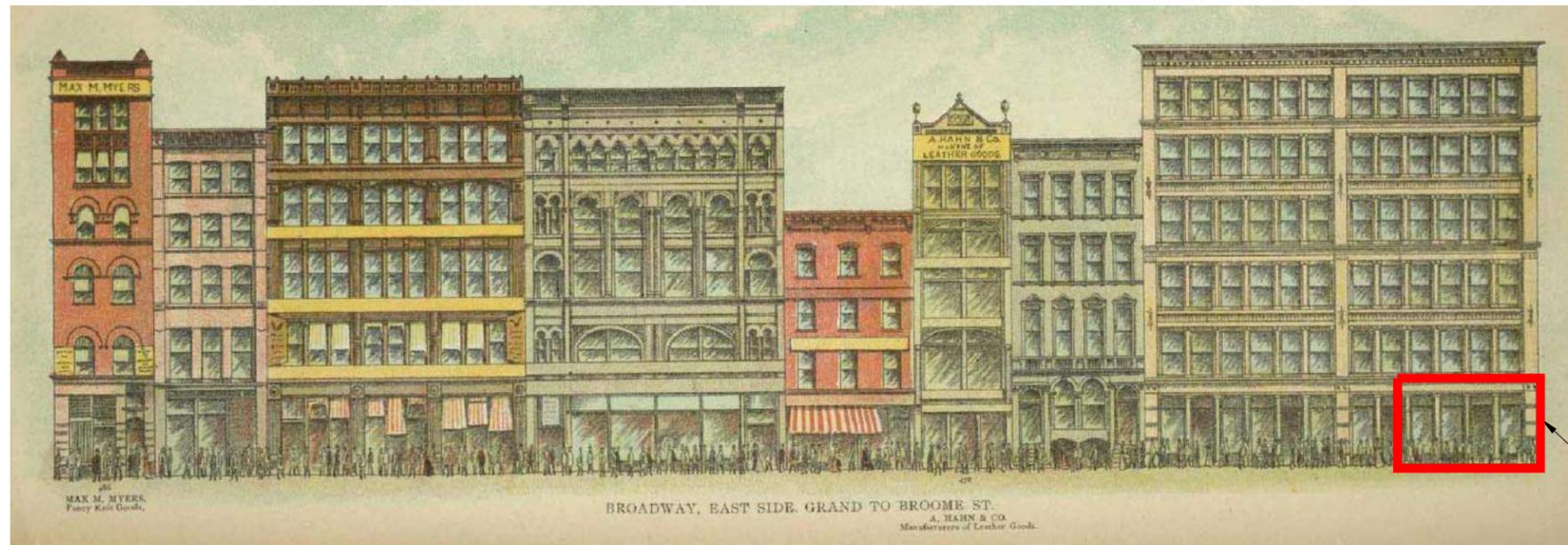
462 BROADWAY & GRAND ST
CIRCA 1893



85 GRAND STREET
CIRCA 1879



140 GRAND ST & CROSBY ST
1870



BROADWAY BETWEEN GRAND & BROOME EAST SIDE
1899

← 462 BROADWAY →

AREA OF WORK

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HISTORIC CONTEXT PHOTOS

DATE 10/07/15 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

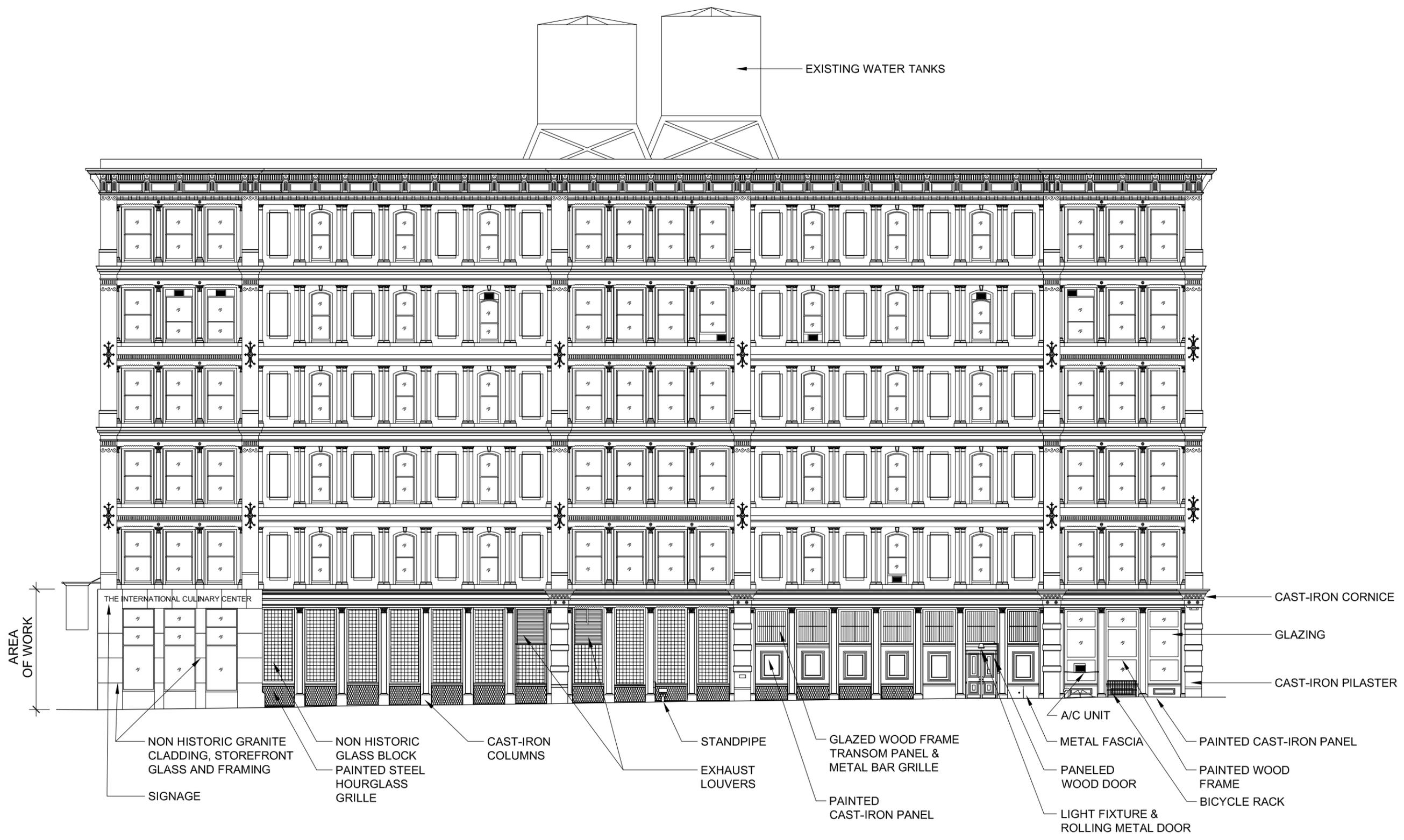
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EXISTING CONDITION
PHOTOGRAPHS

DATE	08
10/07/15	

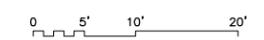


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EXISTING GRAND STREET ELEVATION

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DATE 10/07/15 **09**

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EXISTING WATER TANKS

EXISTING WATER TANKS

EXISTING FLAGPOLE

CAST-IRON CORNICE

SIGNAGE

AWNING

SIGNAGE

GRAND ST.

GRAND ST.

EXISTING MESH SIGNAGE

EXISTING FLAGPOLE

METAL AND GLASS DOOR

NON HISTORIC GRANITE CLADDING

STOREFRONT GLASS AND FRAMING

AREA OF
PREVIOUS
RESTORATION

AREA OF WORK

BROADWAY FACADE

CROSBY STREET FACADE

AREA OF WORK

AREA OF
PREVIOUS
RESTORATION

PAINTED WOOD DOOR AND FRAME
WITH MTL GRILLE TRANSOM

PAINTED WOODFRAME

PAINTED MTL HOURGLASS GRILLE

FROSTED GLASS

EXISTING MESH SIGNAGE

NEW DOOR APPROVED
UNDER SEPARATE
APPLICATION

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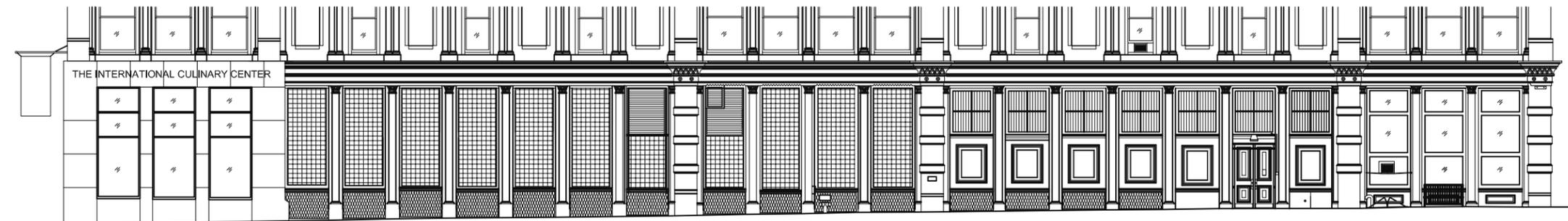
**EXISTING BROADWAY & CROSBY
STREET ELEVATIONS**

0 5' 10' 20'

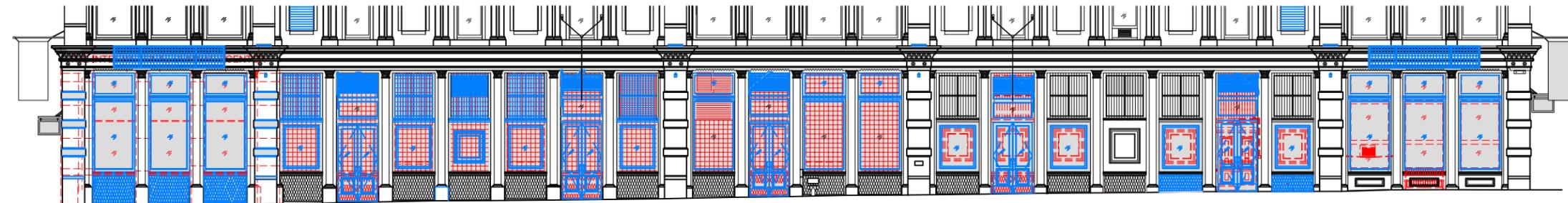
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10/07/15

10

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GRAND STREET EXISTING CONDITIONS



GRAND STREET DEMOLITION AND PROPOSED

- - - DEMOLITION
 PROPOSED



GRAND STREET PROPOSED

PROPOSED

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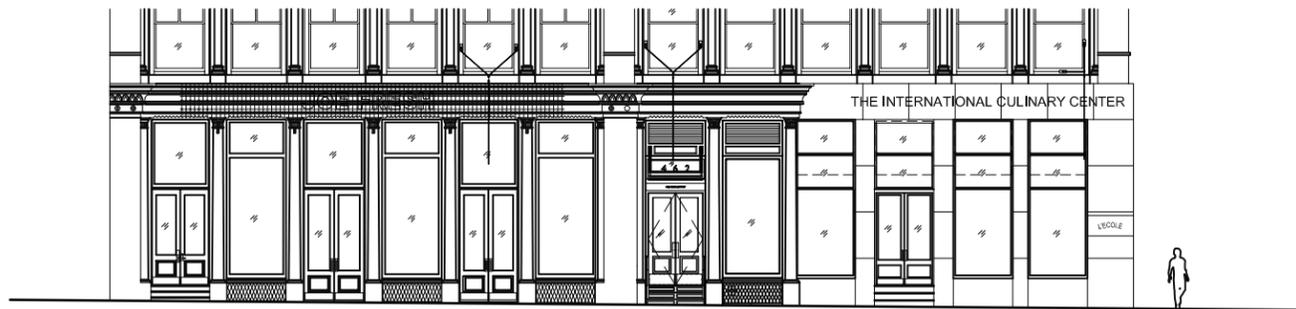
GRAND STREET ELEVATIONS

0 5' 10' 20'

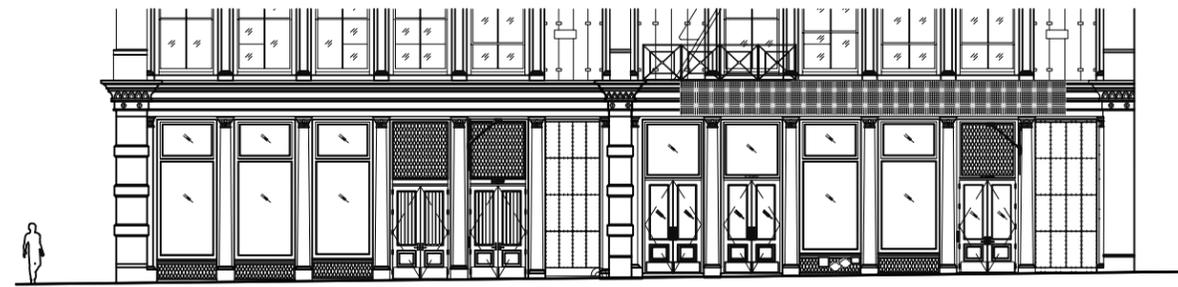
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 10/07/15

11

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BROADWAY EXISTING CONDITIONS



CROSBY STREET EXISTING CONDITIONS

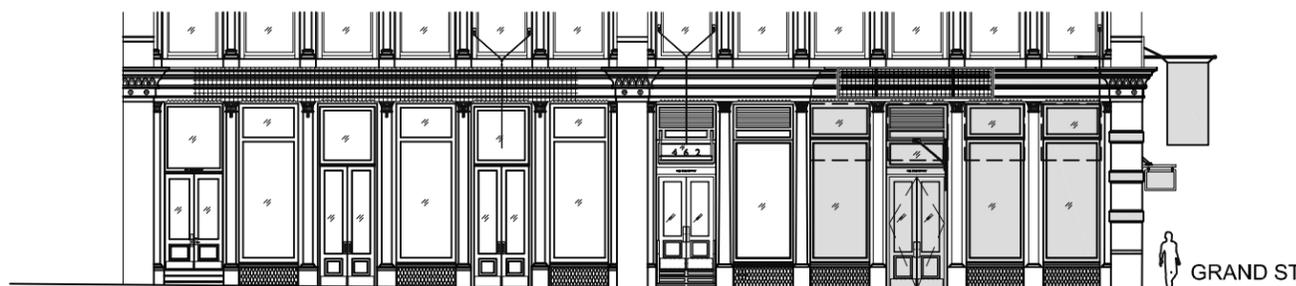


BROADWAY DEMOLITION AND PROPOSED

KEY
 - - - DEMOLITION
 [] PROPOSED



CROSBY STREET DEMOLITION AND PROPOSED



BROADWAY PROPOSED

KEY
 [] PROPOSED



CROSBY STREET PROPOSED

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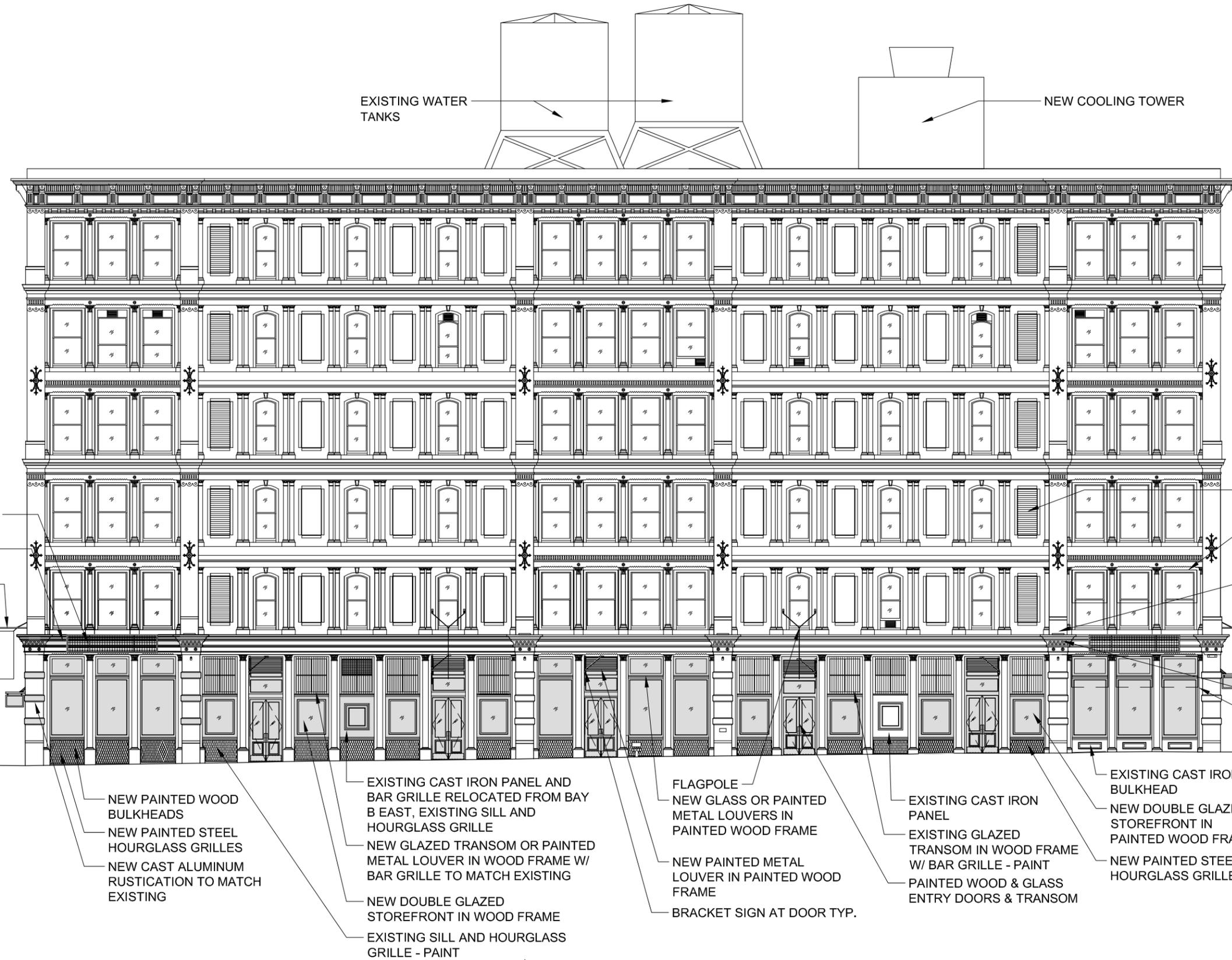
**BROADWAY AND CROSBY
 ELEVATIONS**

0 5' 10' 20'

DATE
 10/07/15

12

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EXISTING WATER TANKS

NEW COOLING TOWER

(SIGNAGE OPTION)
PAINTED METAL MESH
NEW CORNICE (CAST ALUMINUM)
EXISTING FLAGPOLE

LOUVER PAINTED TO MATCH EXISTING PANEL
(SIGNAGE OPTION) LPC APPROVED AWNING - REFER TO RENDERINGS
ACCENT UPLIGHT
FLAGPOLE AT CROSBY STREET

AREA OF WORK

ACCENT DOWNLIGHT
(SIGNAGE OPTION) LPC APPROVED AWNING - REFER TO RENDERINGS

NEW PAINTED WOOD BULKHEADS
NEW PAINTED STEEL HOURGLASS GRILLES
NEW CAST ALUMINUM RUSTICATION TO MATCH EXISTING

EXISTING CAST IRON PANEL AND BAR GRILLE RELOCATED FROM BAY B EAST, EXISTING SILL AND HOURGLASS GRILLE
NEW GLAZED TRANSOM OR PAINTED METAL LOUVER IN WOOD FRAME W/ BAR GRILLE TO MATCH EXISTING
NEW DOUBLE GLAZED STOREFRONT IN WOOD FRAME
EXISTING SILL AND HOURGLASS GRILLE - PAINT

FLAGPOLE
NEW GLASS OR PAINTED METAL LOUVERS IN PAINTED WOOD FRAME
NEW PAINTED METAL LOUVER IN PAINTED WOOD FRAME
BRACKET SIGN AT DOOR TYP.

EXISTING CAST IRON PANEL
EXISTING GLAZED TRANSOM IN WOOD FRAME W/ BAR GRILLE - PAINT
PAINTED WOOD & GLASS ENTRY DOORS & TRANSOM

EXISTING CAST IRON BULKHEAD
NEW DOUBLE GLAZED STOREFRONT IN PAINTED WOOD FRAME
NEW PAINTED STEEL HOURGLASS GRILLE

BAY A - WEST BAY B - WEST BAY C BAY B - EAST BAY A - EAST

GRAND STREET PROPOSED ELEVATION
PROPOSED ALTERATION

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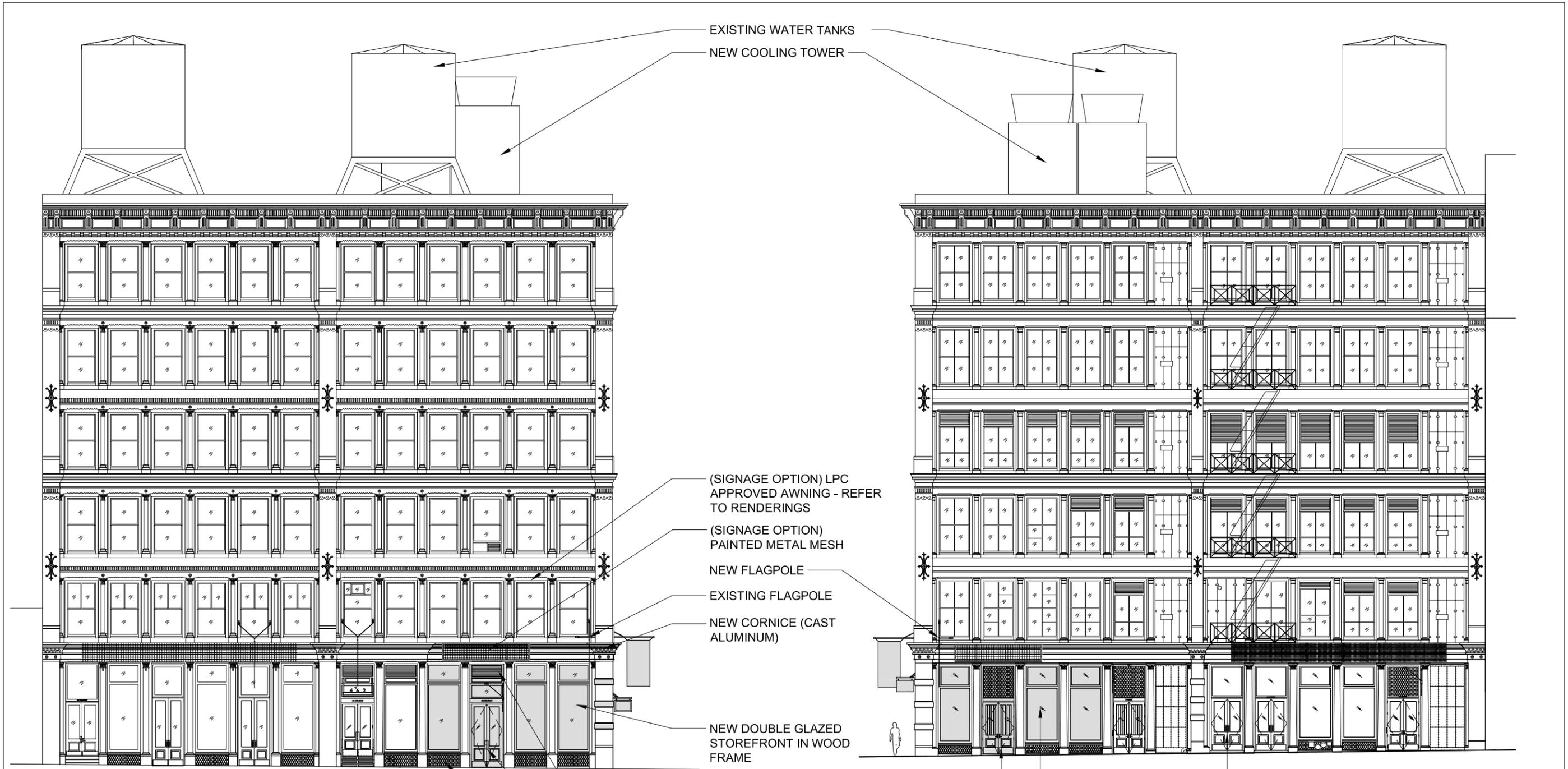
PROPOSED GRAND STREET ELEVATION

462 Broadway
New York, NY 10013

0 5' 10'

DATE 10/07/15 13

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BROADWAY ELEVATION

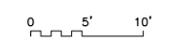
CROSBY STREET ELEVATION

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PROPOSED BDWY & CROSBY ST. ELEVATIONS



DATE 10/07/15 **14**

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- ACCENT UPLIGHT
(MOUNTED ON CORNICE)
- ACCENT DOWNLIGHT
(SIGNAGE OPTION)
- FLAGPOLE
(SIGNAGE OPTION)
- PAINTED METAL MESH
(SIGNAGE OPTION)
- LPC APPROVED AWNING
(SIGNAGE OPTION)

BROADWAY

GRAND ST.

PROPOSED AWNING COLORS:

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

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**BROADWAY & GRAND STREET
SIGNAGE OPTIONS**

DATE	15
10/07/15	

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- ACCENT UPLIGHT
(MOUNTED ON CORNICE)
- ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON
CORNICE)
- (SIGNAGE OPTION)
FLAGPOLE
- (SIGNAGE OPTION)
METAL MESH
- (SIGNAGE OPTION)
BRACKET SIGN

BROADWAY

GRAND ST.

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**BROADWAY & GRAND STREET
SIGNAGE OPTIONS**

DATE	15A
10/07/15	

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- (SIGNAGE OPTION) LPC APPROVED AWNING
- (SIGNAGE OPTION) FLAGPOLE
- (SIGNAGE OPTION) METAL MESH
- (SIGNAGE OPTION) BRACKET SIGN

GRAND ST.

CROSBY ST.

EXISTING CAST IRON
PANEL TO REMAIN

ACCENT UPLIGHT
(MOUNTED ON CORNICE)
ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON
CORNICE)

PROPOSED AWNING COLORS:

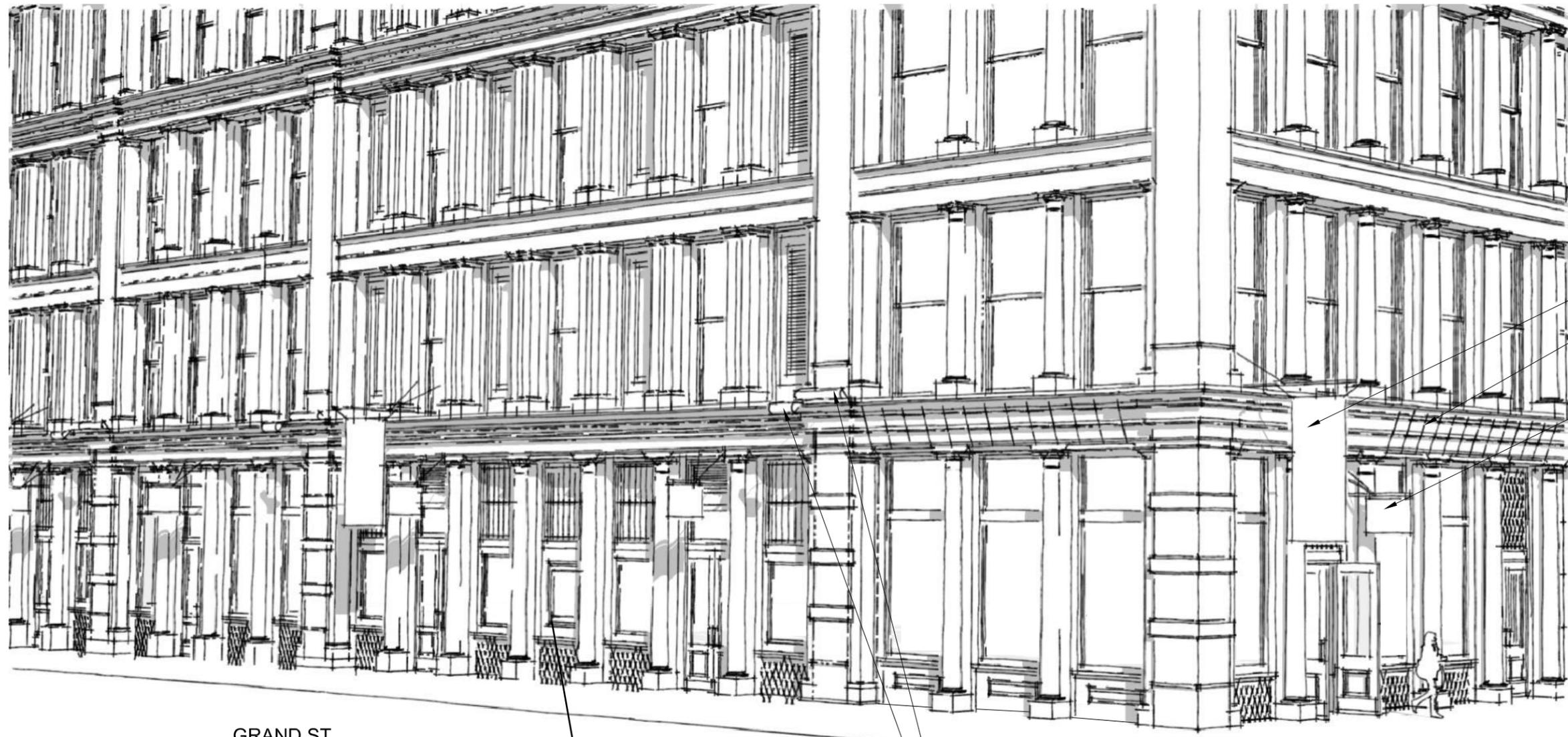
- DARK GREEN
- DARK BLUE
- BURGUNDY
- DARK BROWN
- CREAM

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10/07/15	

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GRAND ST.

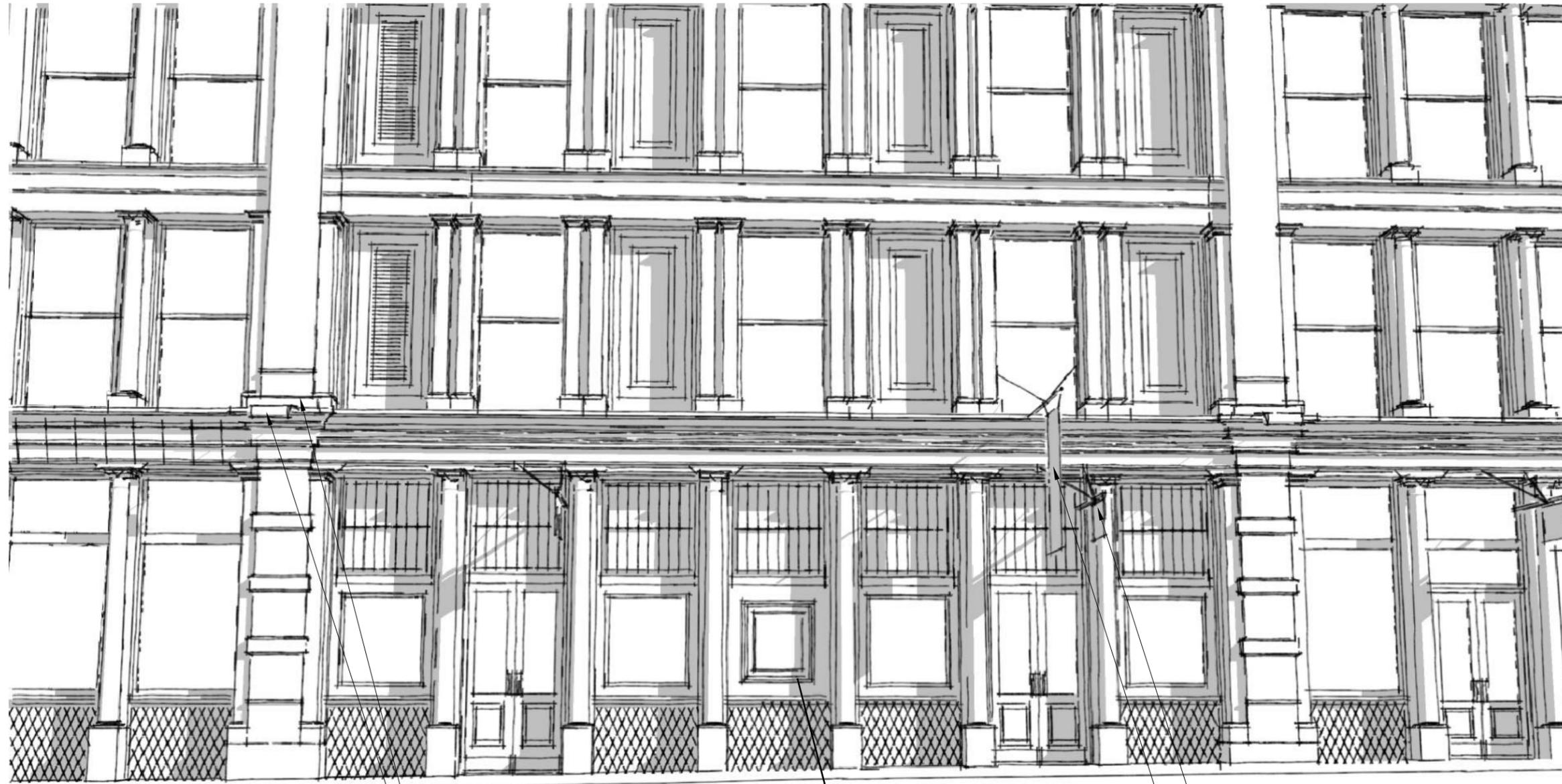
EXISTING CAST IRON
PANEL TO REMAIN

ACCENT UPLIGHT
(MOUNTED ON CORNICE)
ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON
CORNICE)

CROSBY ST.

(SIGNAGE OPTION)
FLAGPOLE
(SIGNAGE OPTION)
METAL MESH
(SIGNAGE OPTION)
BRACKET SIGN

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ACCENT UPLIGHT
(MOUNTED ON CORNICE)
ACCENT DOWNLIGHT
(W/ STEM MOUNTED ON
CORNICE)

EXISTING CAST IRON
PANEL TO REMAIN

(SIGNAGE OPTION)
BRACKET SIGN

(SIGNAGE OPTION)
FLAGPOLE

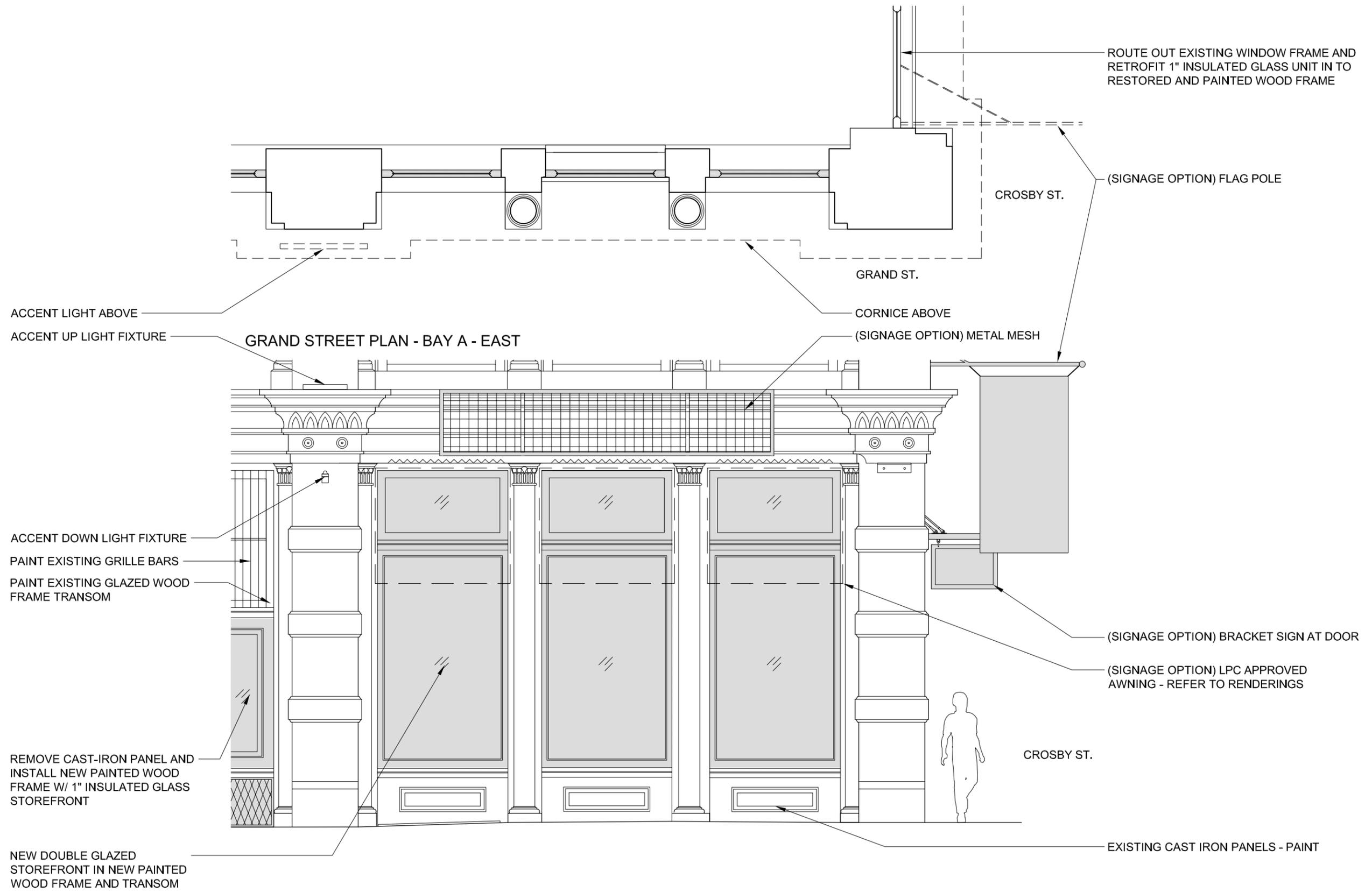
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**PART VIEW OF GRAND STREET
SIGNAGE OPTIONS**

DATE
10/07/15



GRAND STREET ELEVATION - BAY A - EAST

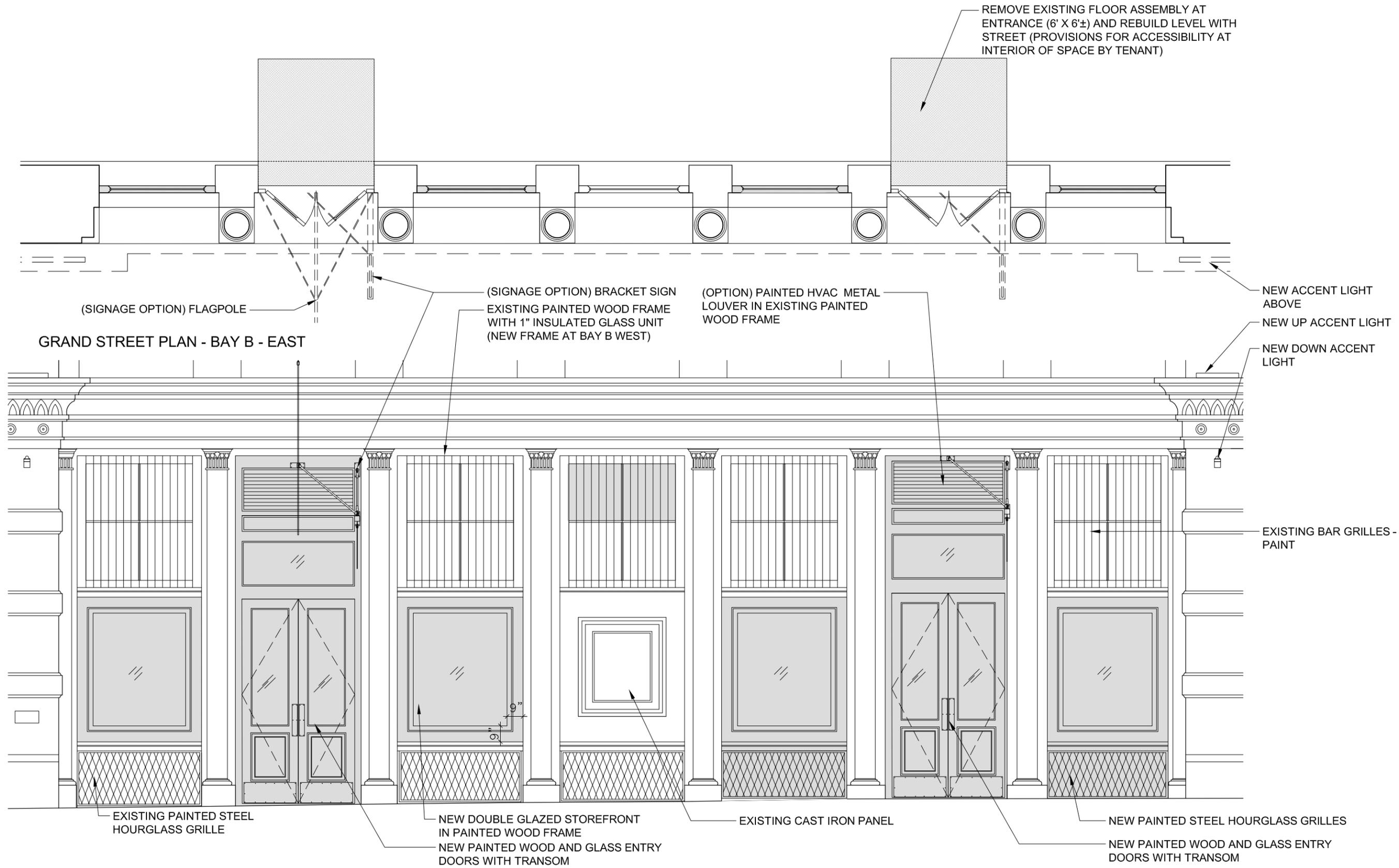
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**PROPOSED PLAN & ELEVATION
 GRAND STREET - BAY A**

DATE
 10/07/15

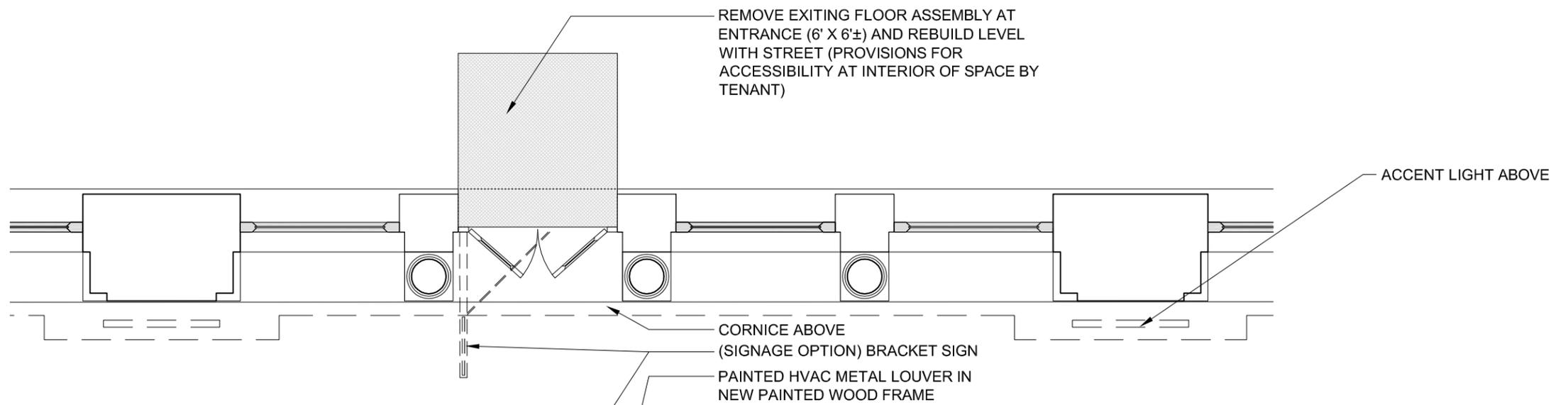


GRAND STREET PLAN - BAY B - EAST

GRAND STREET ELEVATION - BAY B - EAST

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	462 Broadway New York, NY 10013	DATE 10/07/15

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GRAND STREET PLAN - BAY C



GRAND STREET ELEVATION - BAY C

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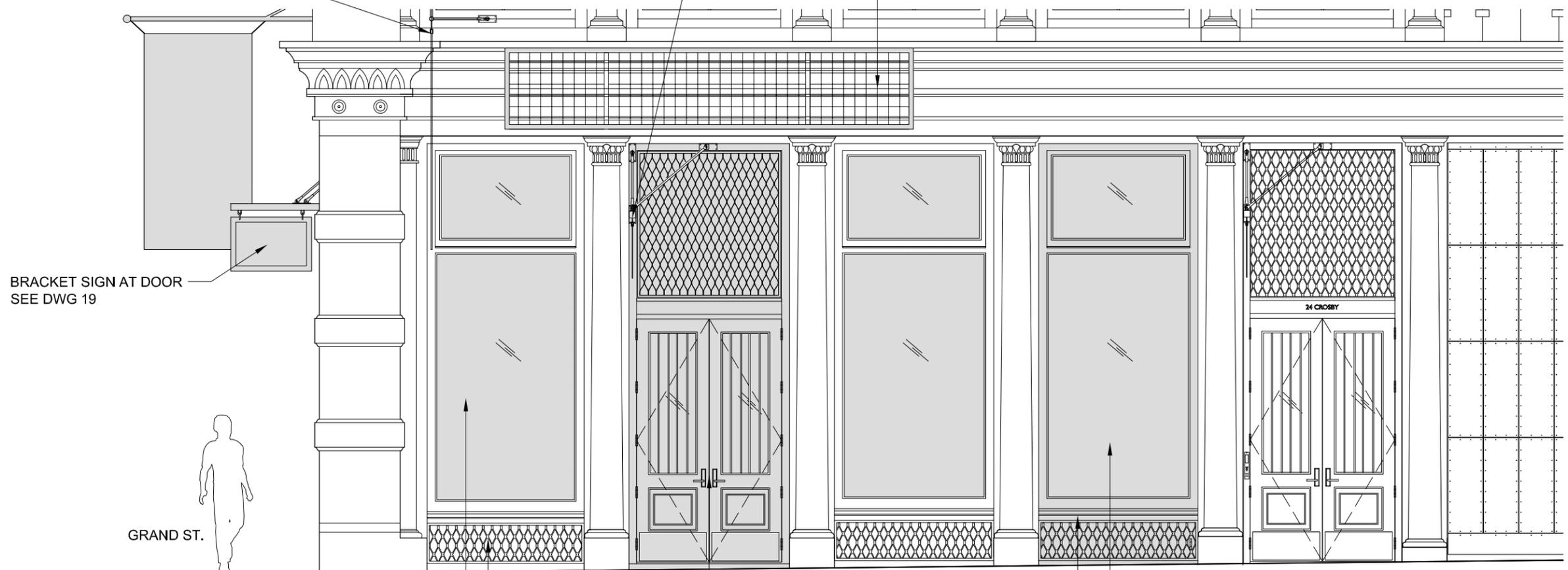
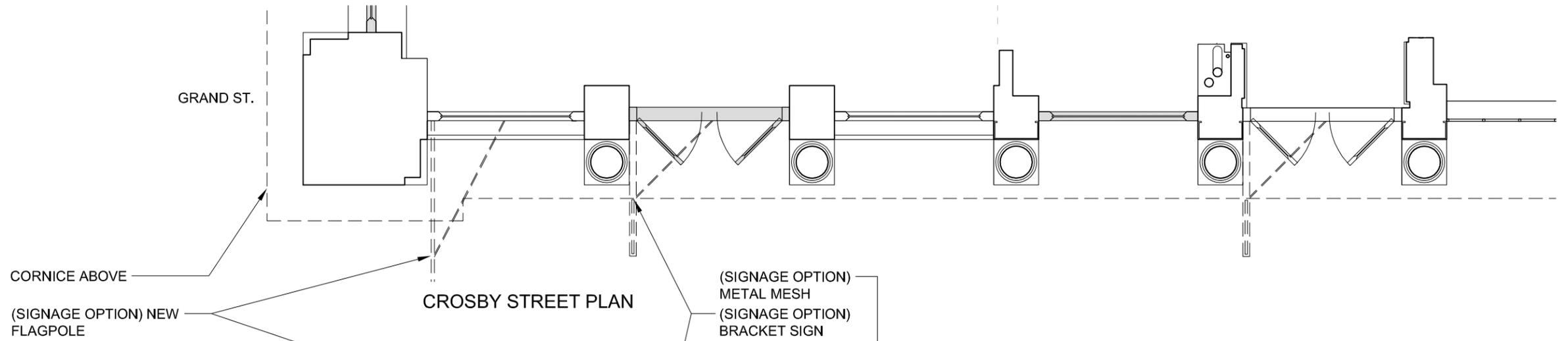
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**PROPOSED PLAN & ELEVATION
 GRAND STREET - BAY C**

PROJECT	DATE	20
SCALE	10/07/15	

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CROSBY STREET ELEVATION

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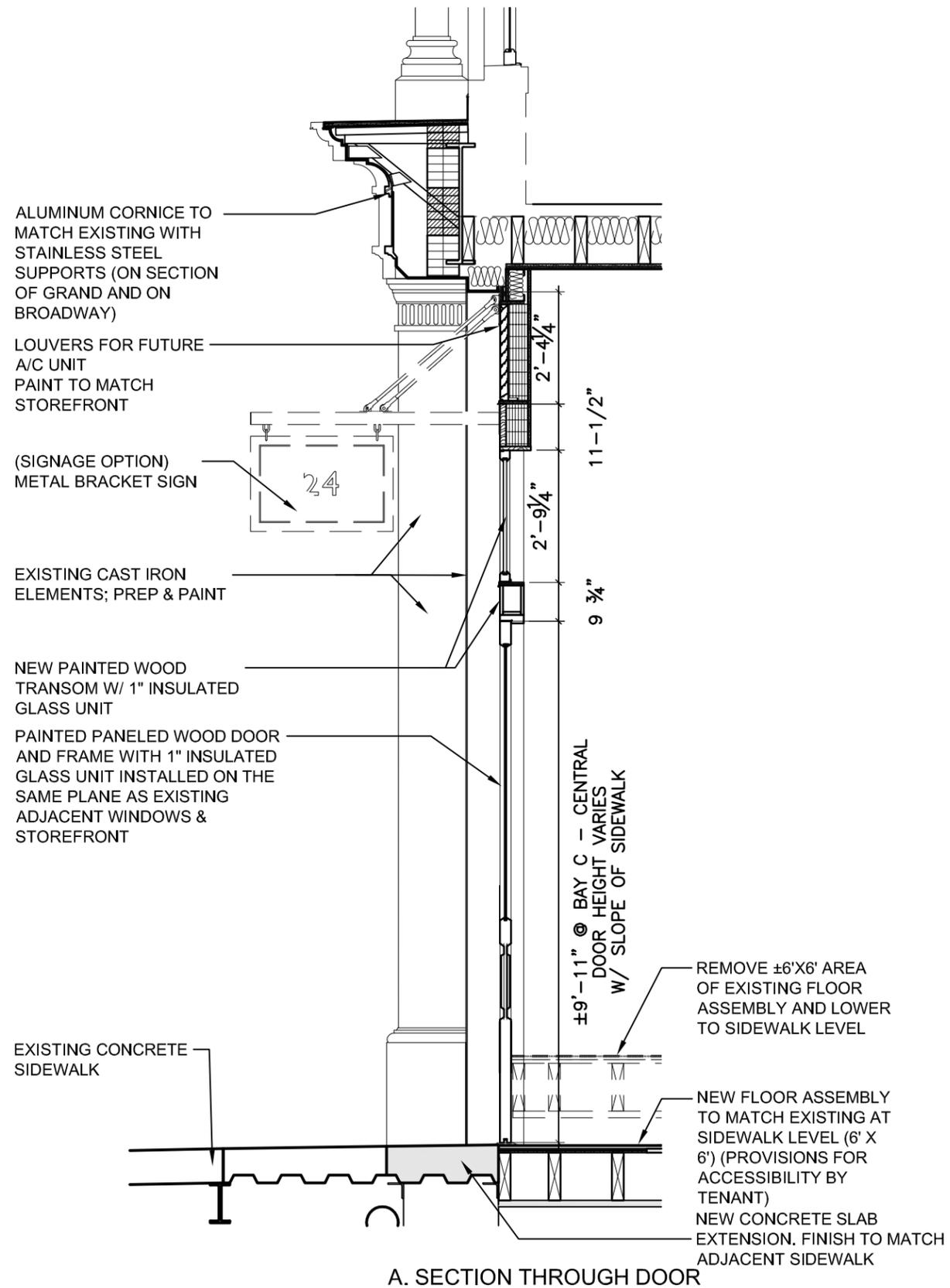
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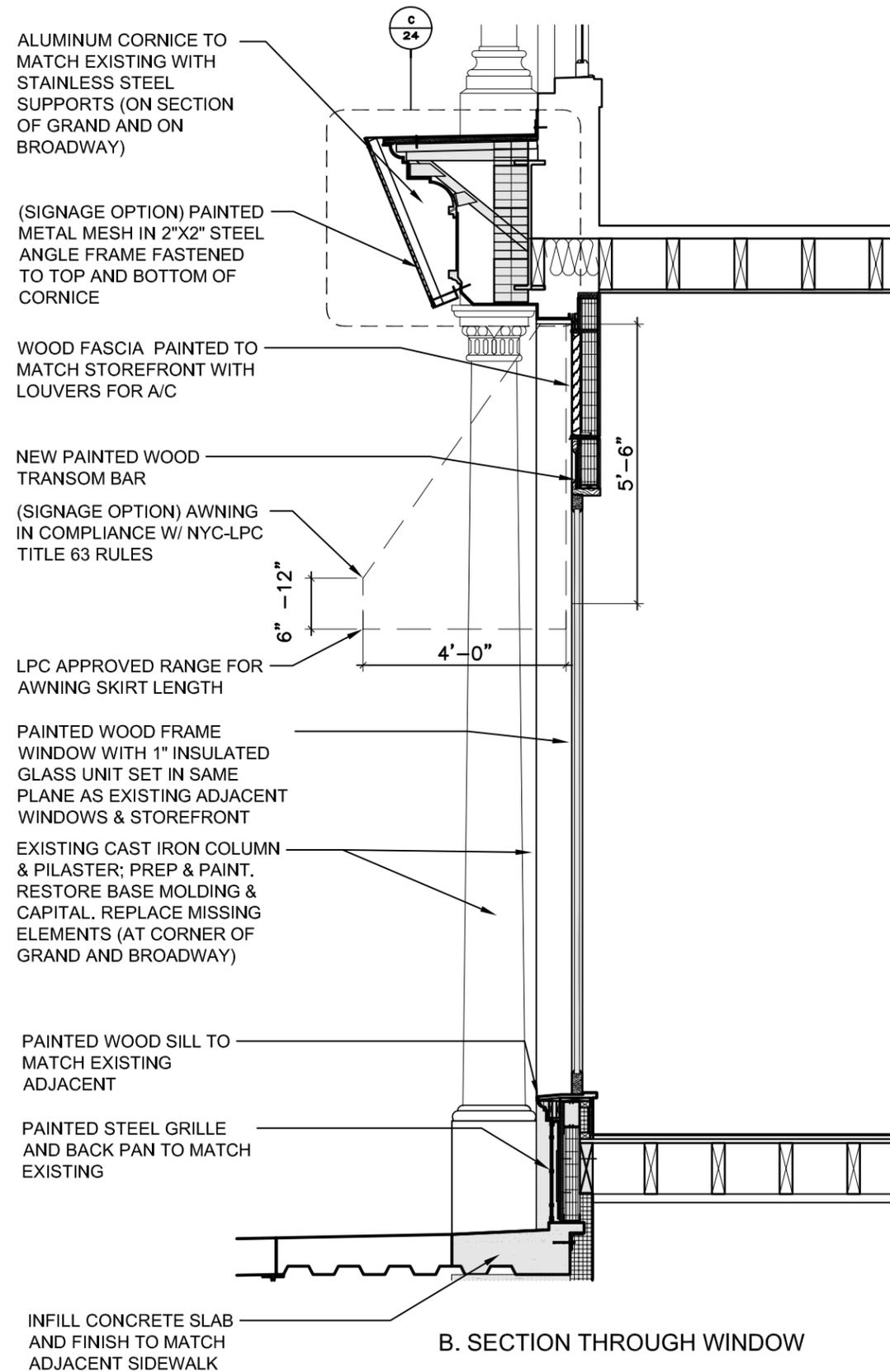
**PROPOSED PLAN AND ELEVATION
 CROSBY STREET**

PROJECT NO.	DATE	22
DATE	10/07/15	

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A. SECTION THROUGH DOOR



B. SECTION THROUGH WINDOW

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STOREFRONT TYP. SECTION

462 Broadway
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0 3'

DATE
10/07/15

23

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2" WIDE PAINTED STEEL STRAP
BOLTED TO 2"x2" ANGLE FRAME
AND TO FACE OF BUILDING

20 OZ. ZINC/TIN COATED COPPER
SHEET PAINTED TO MATCH EXISTING

WATERPROOFING MEMBRANE

3/4" MARINE GRADE PLYWOOD

NEW CAST IRON CORNICE TO
MATCH EXISTING

CORNICE FRAMING

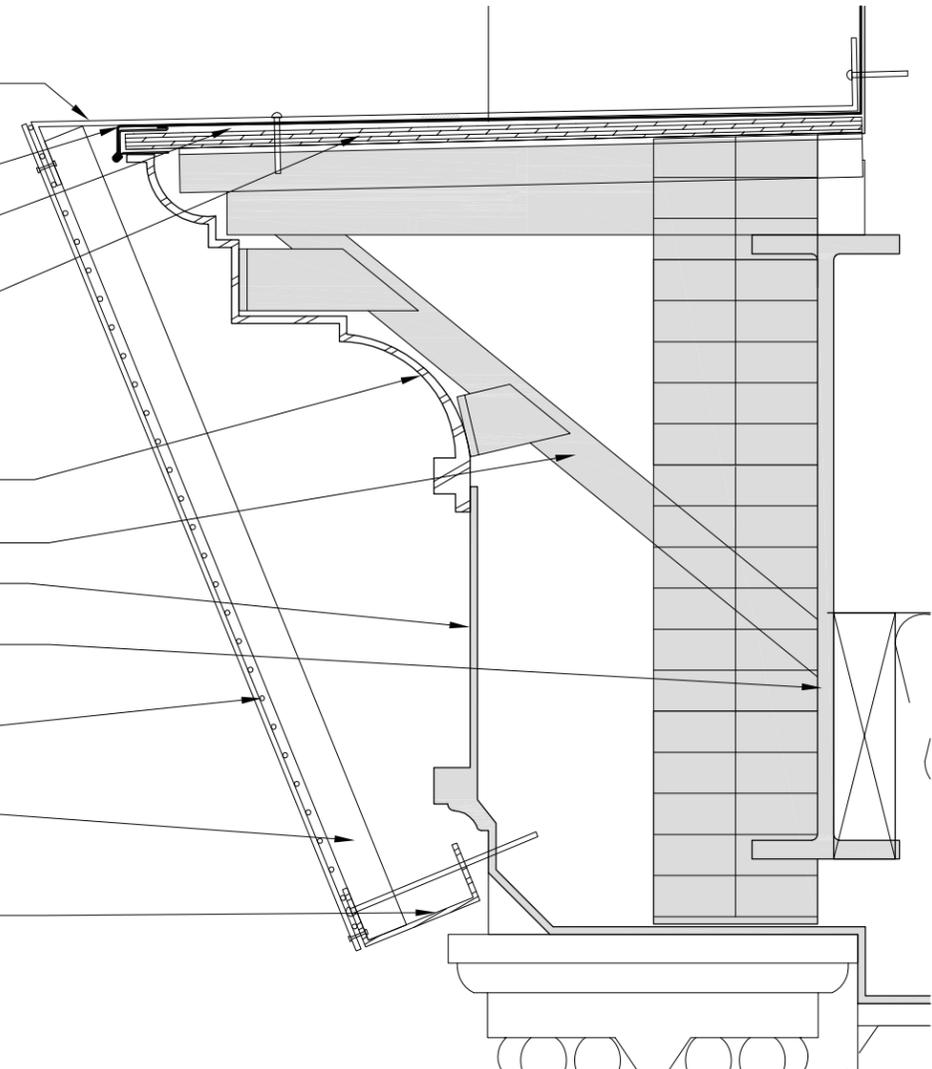
EXISTING CAST IRON FASCIA

EXISTING STRUCTURE

PAINTED METAL MESH

PAINTED 2"x2" STEEL ANGLE FRAME.
PROVIDE REINFORCEMENT, ALIGN
WITH CL OF COLUMNS

PAINTED STEEL
CHANNEL WELDED
TO 2"x2" ANGLE
FRAME AND BOLTED
TO CORNICE



C. METAL MESH SIGNAGE DETAIL

0 6" 12"

INSULATED
MASONRY
WALL

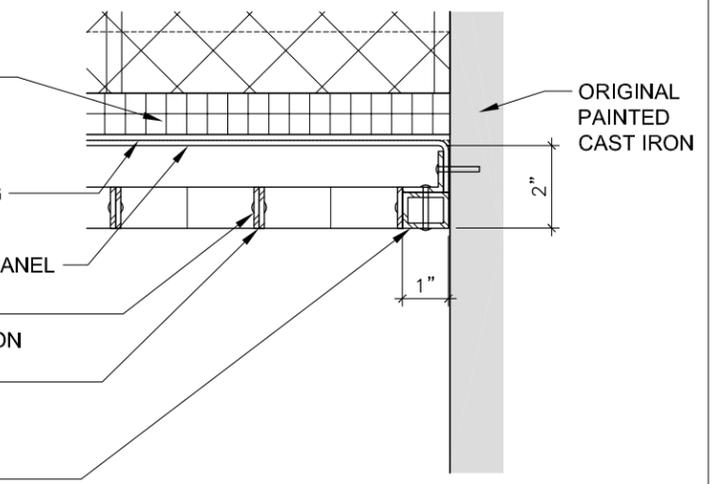
WATERPROOFING
MEMBRANE

PAINTED METAL PANEL

BLACK PAINTED
RIVET CONNECTION

BLACK PAINTED
STEEL PLATE 1/8"
THICK X 1" DEPTH

BLACK PAINTED
STEEL CHANNEL
FRAME



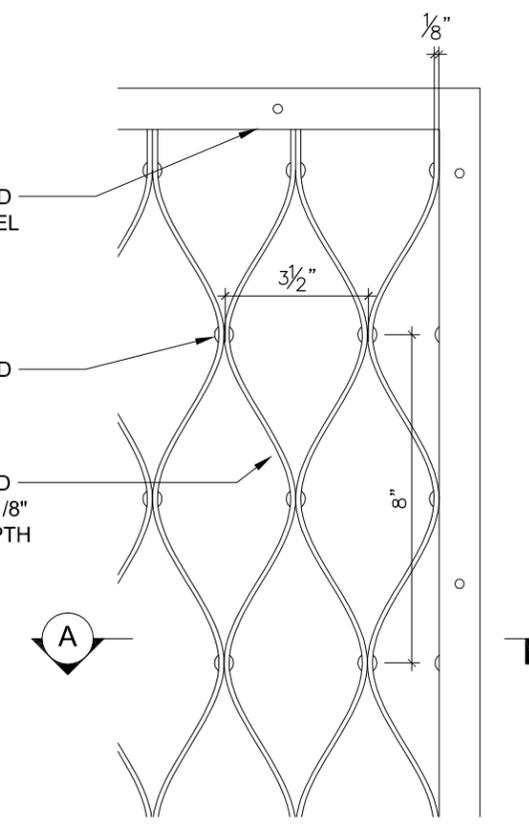
A. HOURGLASS GRILLE SECTION

0 3" 6"

BLACK PAINTED
STEEL CHANNEL
FRAME

BLACK PAINTED
RIVET
CONNECTION

BLACK PAINTED
STEEL PLATE 1/8"
THICK X 1" DEPTH



B. HOURGLASS GRILLE ELEVATION

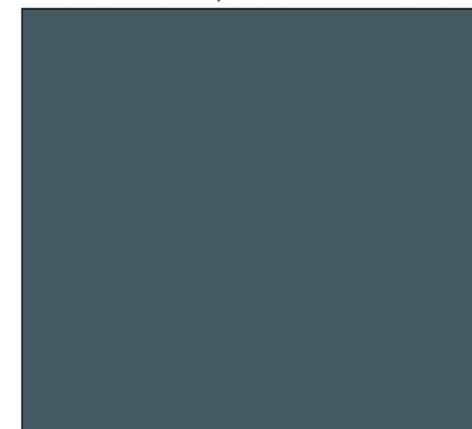
0 3" 6"

CAST IRON PAINT



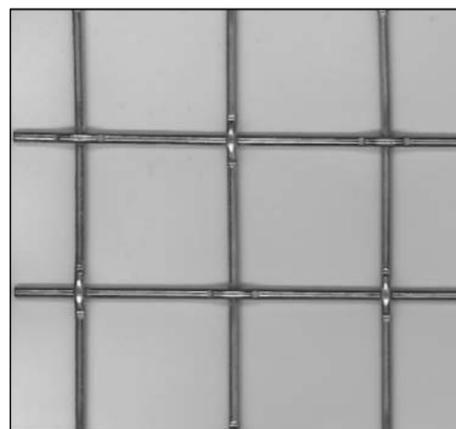
PAINT. TO MATCH EXISTING

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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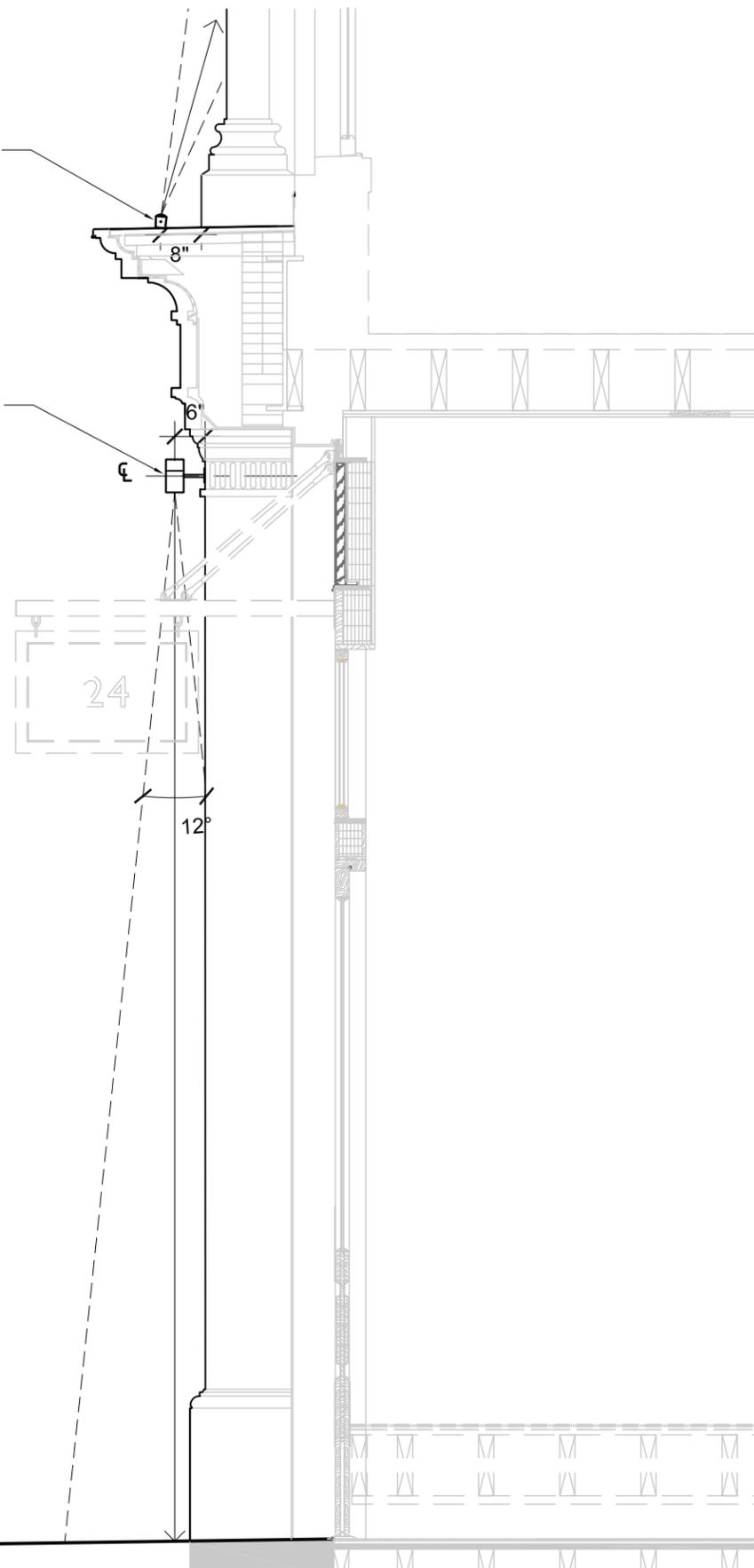
DETAILS

DATE
10/07/15 24

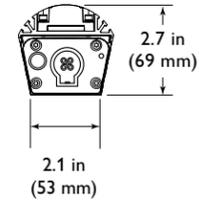
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LED ACCENT
UPLIGHT

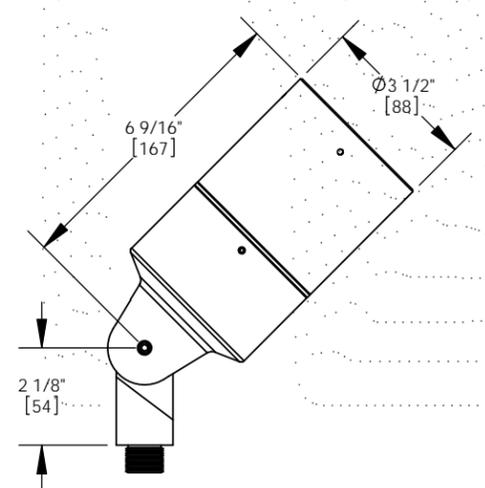
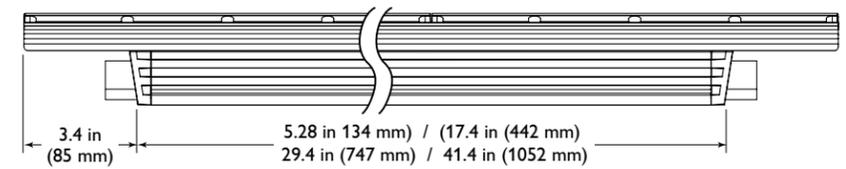
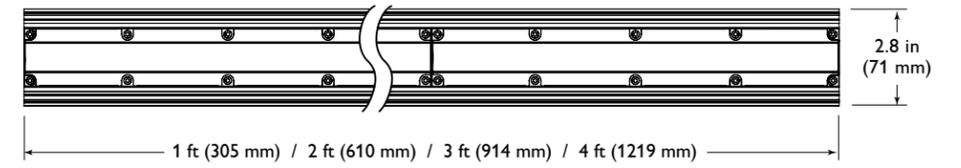
LED ACCENT
DOWNLIGHT



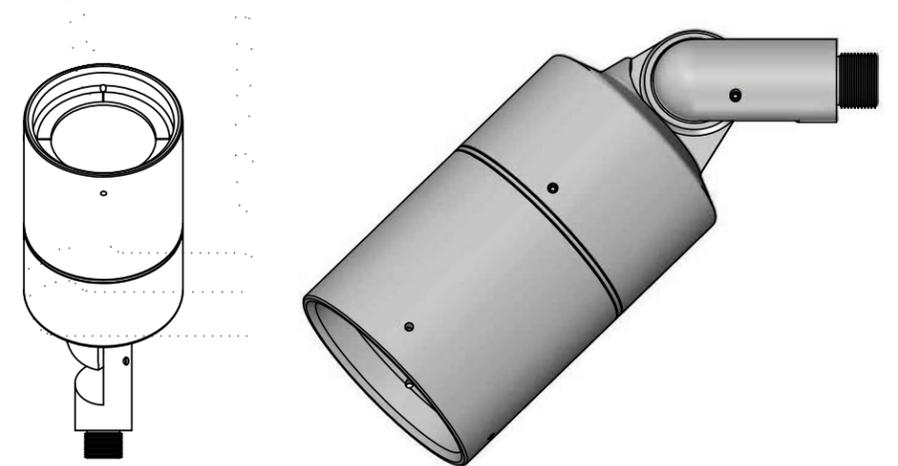
A. CORNICE SECTION WITH LIGHTING DETAIL



B. LED ACCENT UP LIGHT



C. LED ACCENT DOWN LIGHT



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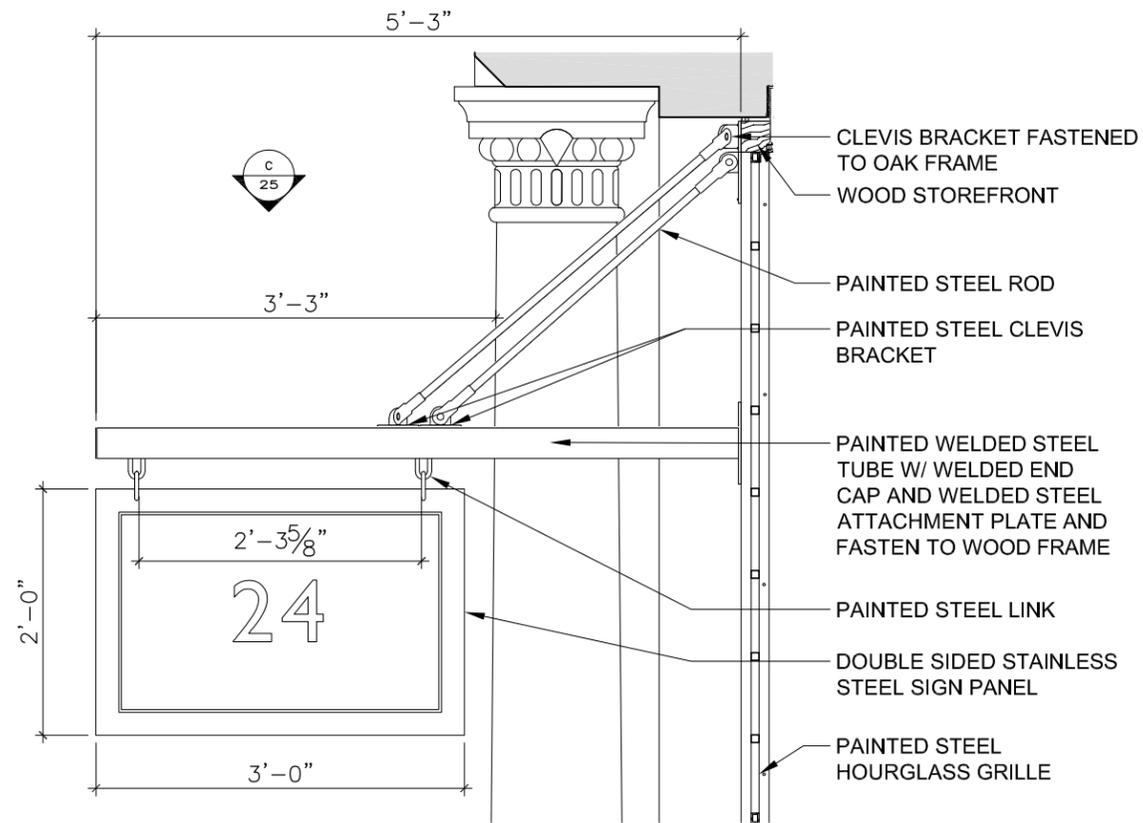
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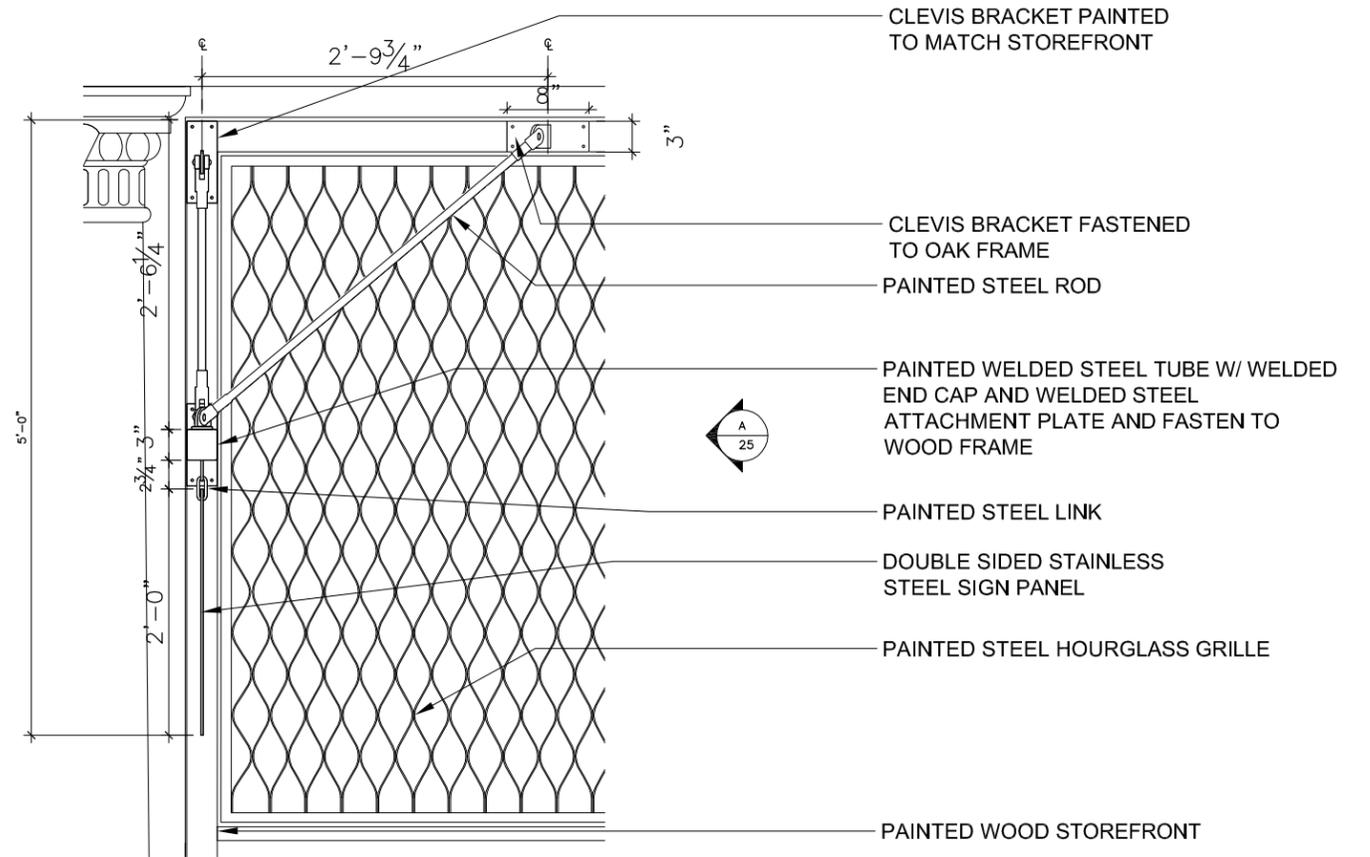
LIGHTING DETAILS

DATE
10/07/15 **24A**

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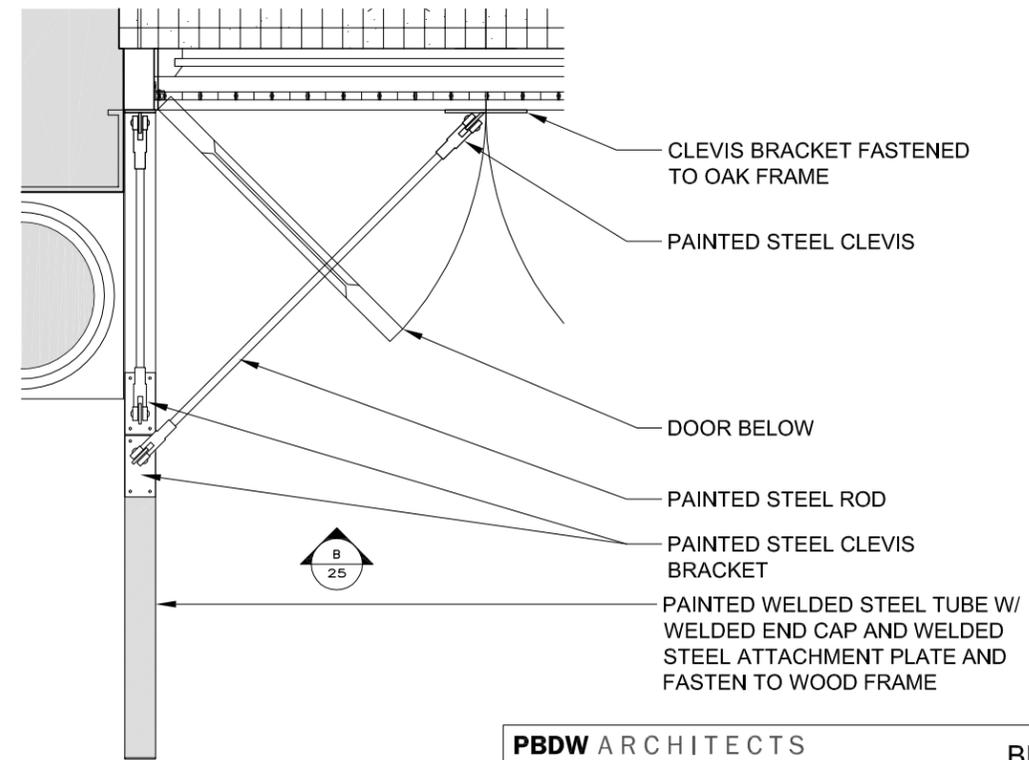
A. BRACKET SIGN SIDE ELEVATION



B. BRACKET SIGN FRONT ELEVATION



C. EXISTING BRACKET SIGN



D. BRACKET SIGN PLAN

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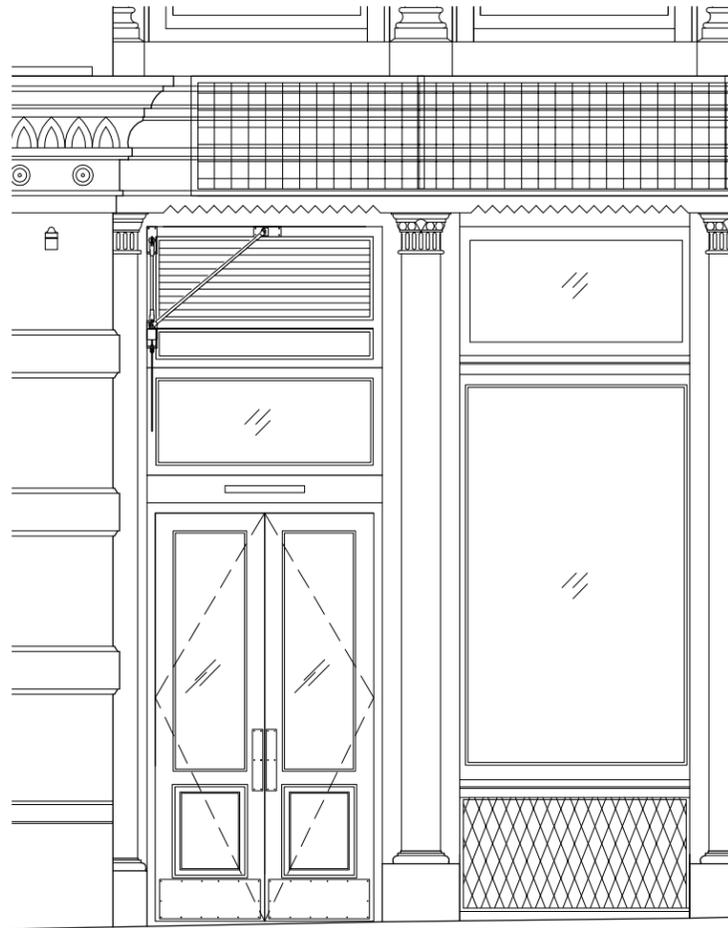
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BRACKET SIGN DETAILS

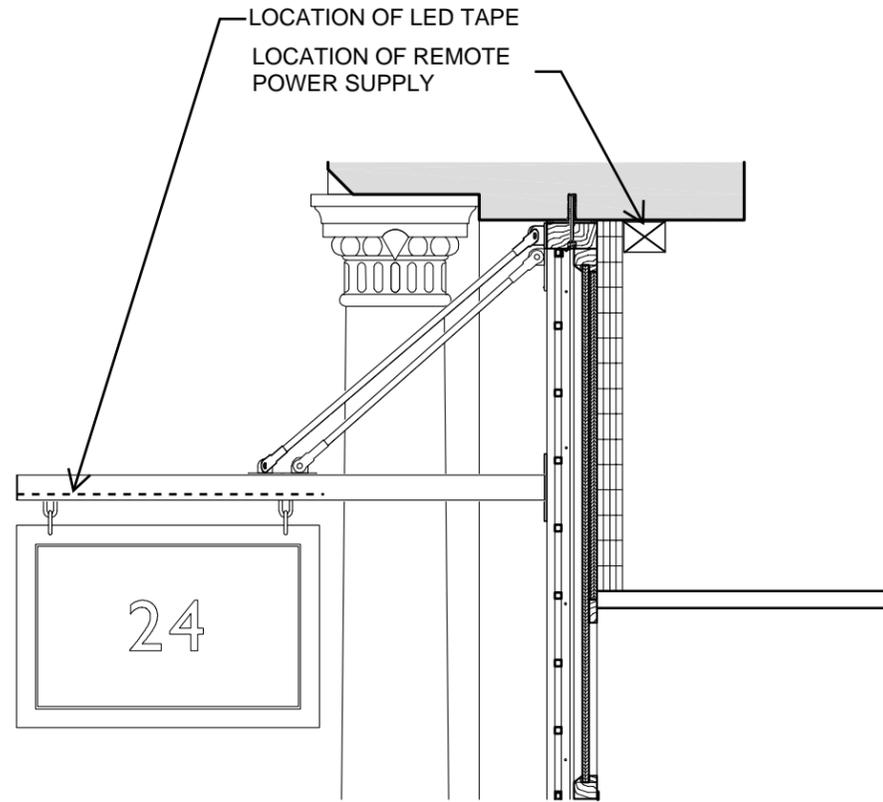
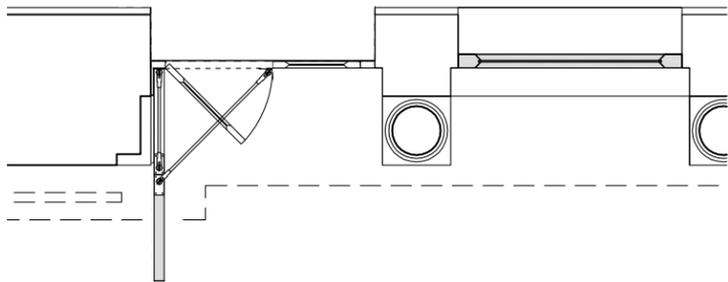
DATE
10/07/15

25

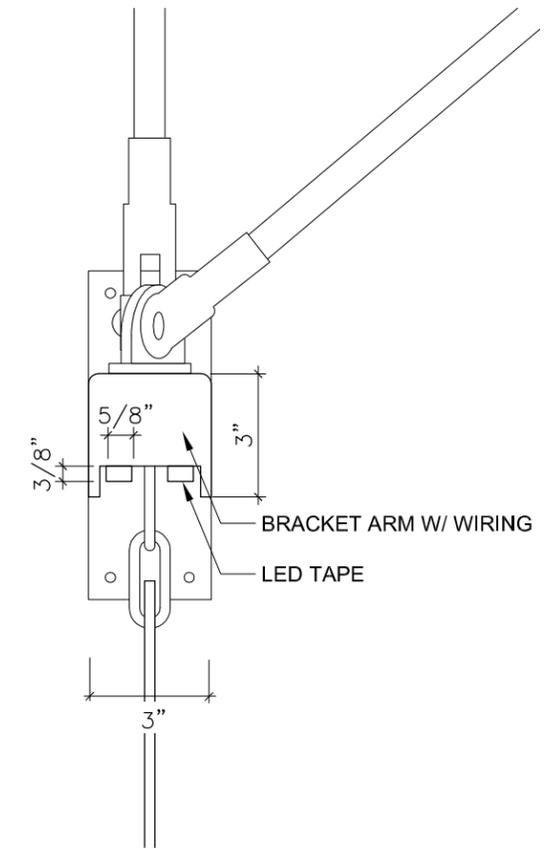
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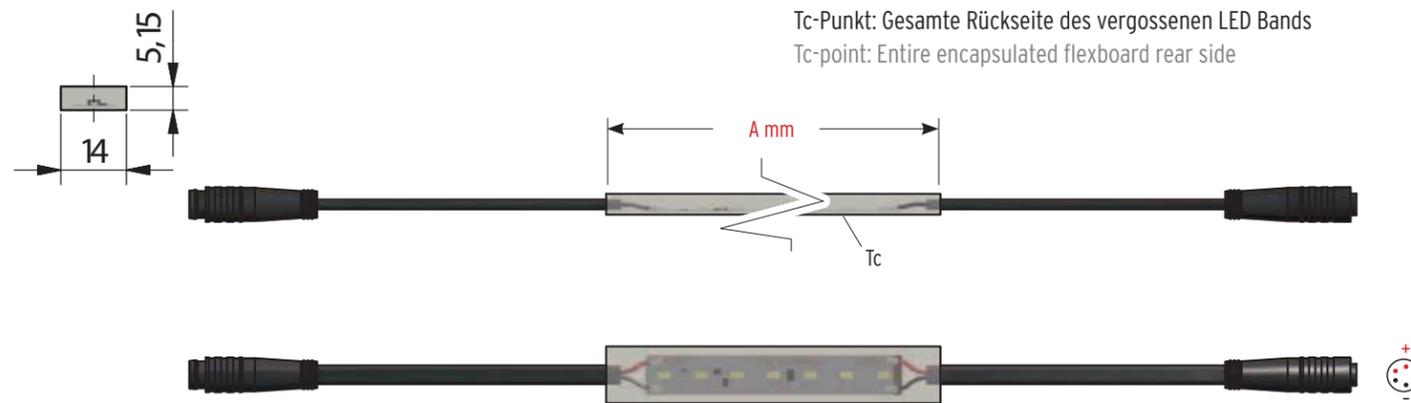
A. BRACKET SIGN CONTEXT AT ENTRY



B. BRACKET SIGN ELEVATION



C. BRACKET SIGN SECTION



D. LED TAPE

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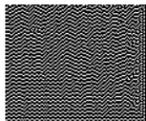
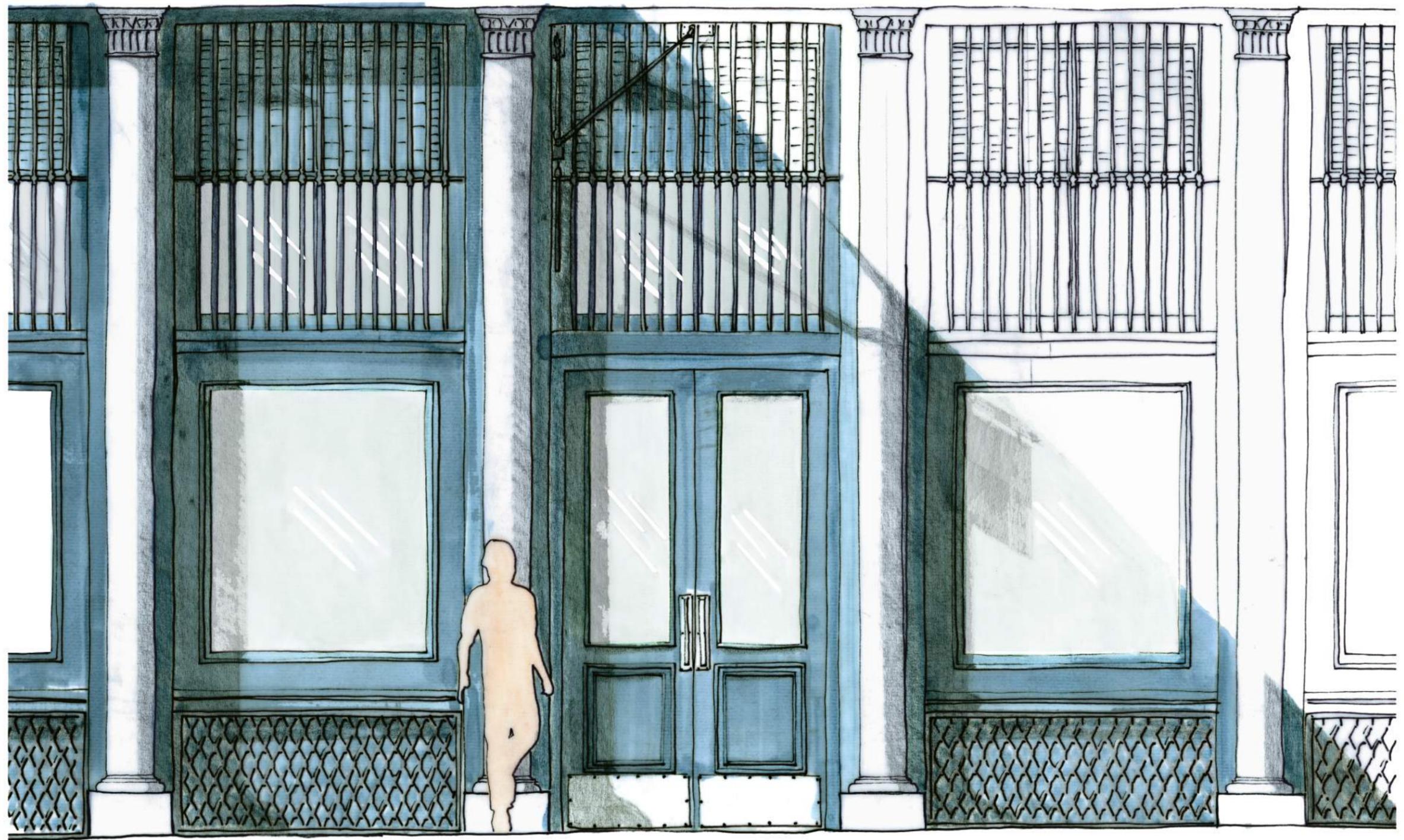
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LIGHTING DETAILS

PROJECT	DATE	25A
TITLE	10/07/15	

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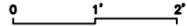


STOREFRONT AND DOOR FRAMING PAINT
TO MATCH EXISTING ON BOARDWAY &
CROSBY STREET

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**GRAND STREET DETAIL
ELEVATION**

DATE
10/07/15

26

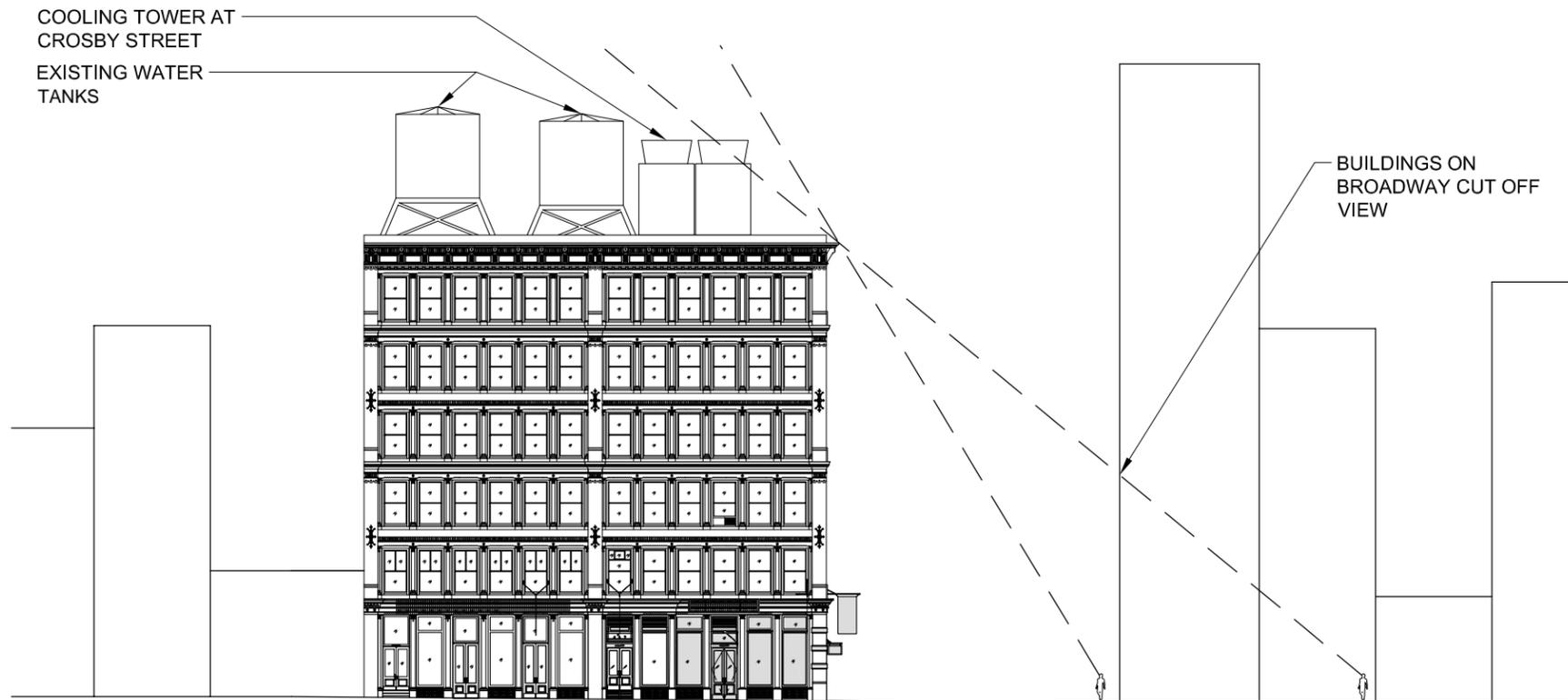
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COOLING TOWER AT
CROSBY STREET
EXISTING WATER
TANKS



GRAND STREET ELEVATION - LINE OF
SIGHT FROM ACROSS CROSBY STREET

COOLING TOWER AT
CROSBY STREET
EXISTING WATER
TANKS



BUILDINGS ON
BROADWAY CUT OFF
VIEW

BROADWAY ELEVATION - LINE OF SIGHT
FROM ACROSS GRAND STREET

PBDW ARCHITECTS

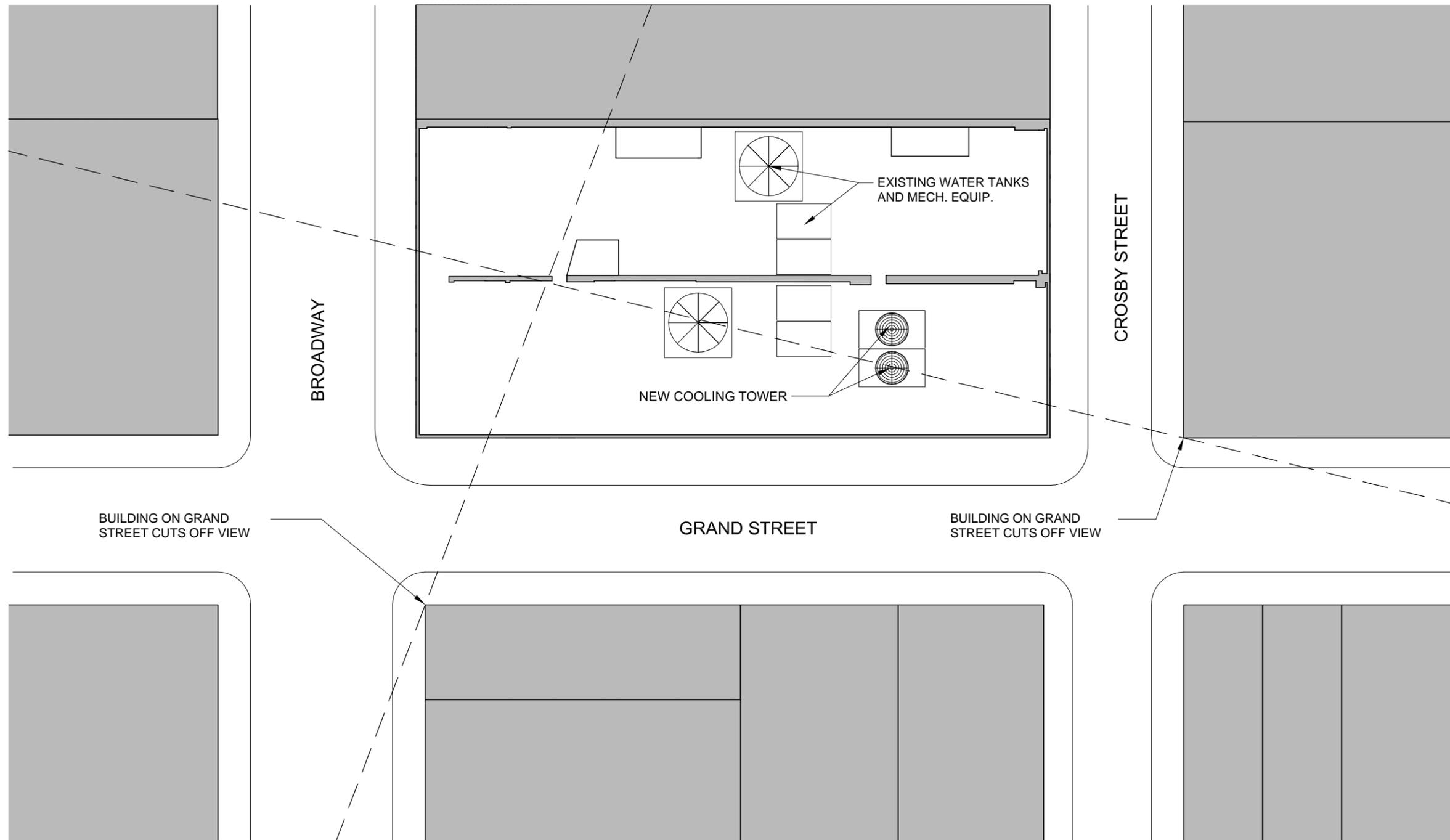
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0 1' 2'

LINE OF SIGHT STUDY

DATE
10/07/15 27



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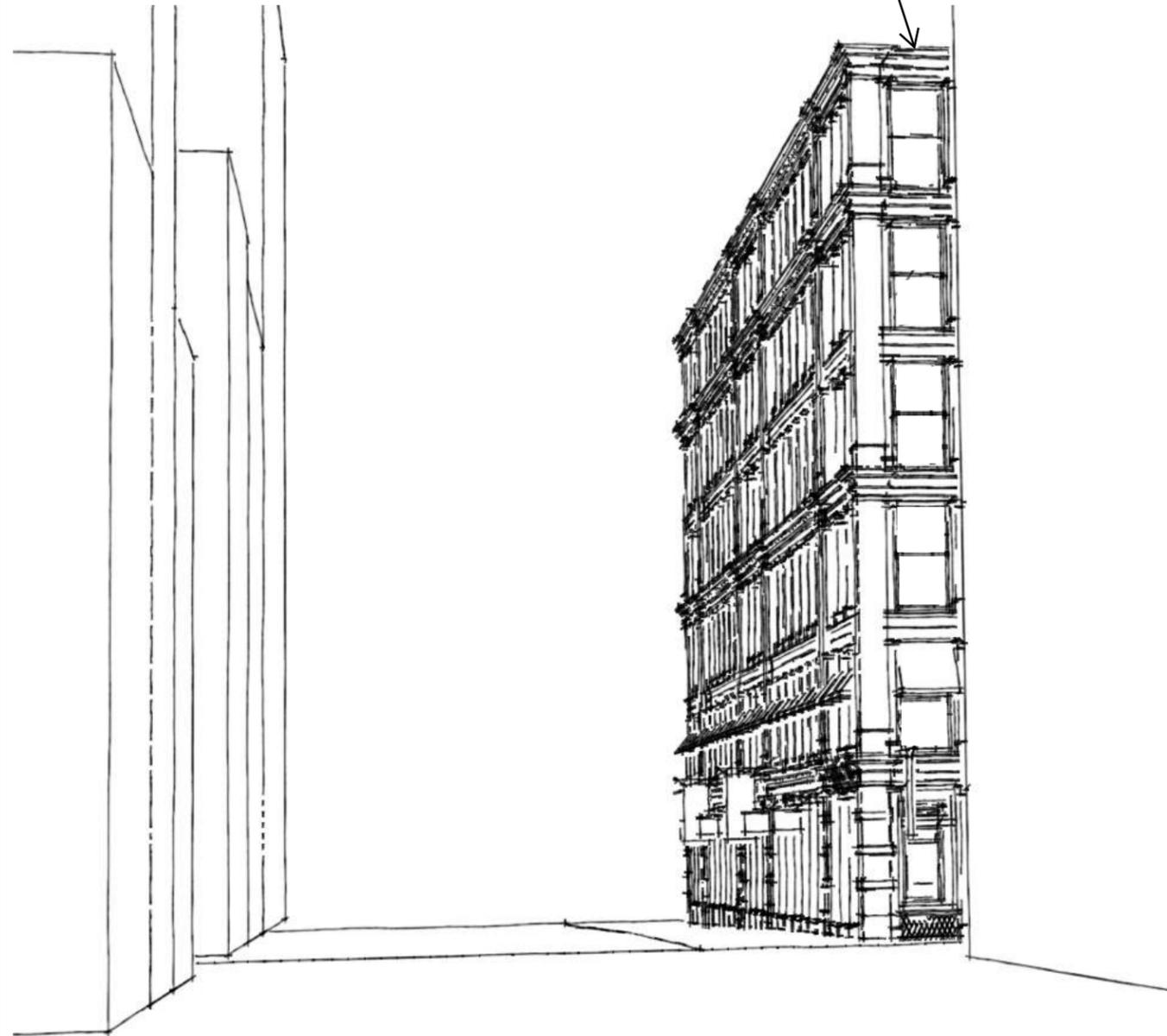
LINE OF SIGHT PLAN STUDY

0 5' 10'

DATE	27A
08/20/15	

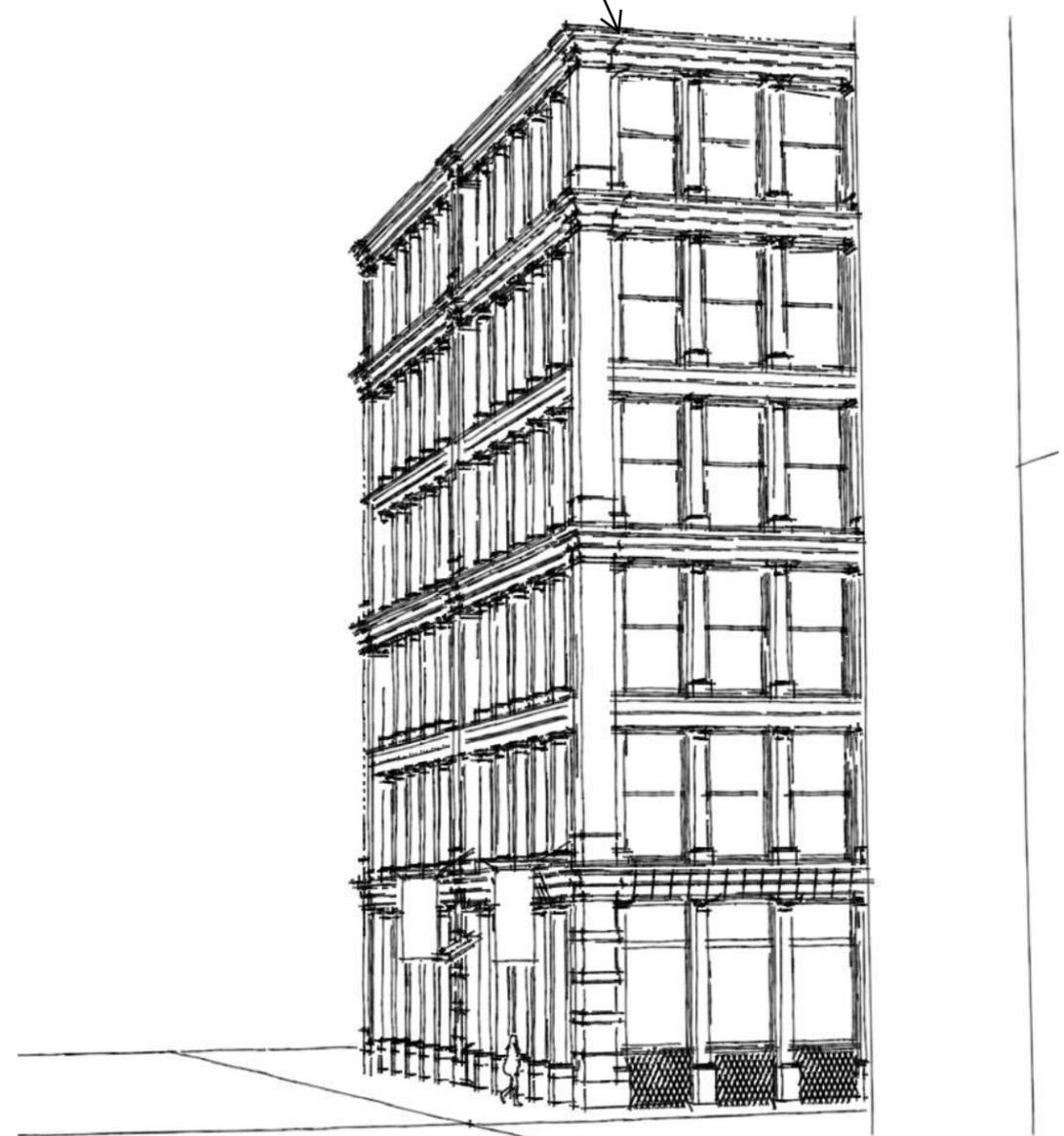
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SIGHT LINE TO COOLING TOWER OBSTRUCTED BY CORNICE AND PARAPET



APPROACHING CROSBY FROM GRAND STREET

SIGHT LINE TO WATER TANKS OBSTRUCTED BY CORNICE AND PARAPET



APPROACHING GRAND STREET FROM BROADWAY

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LINE OF SIGHT STUDY

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0 1' 2'

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28

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