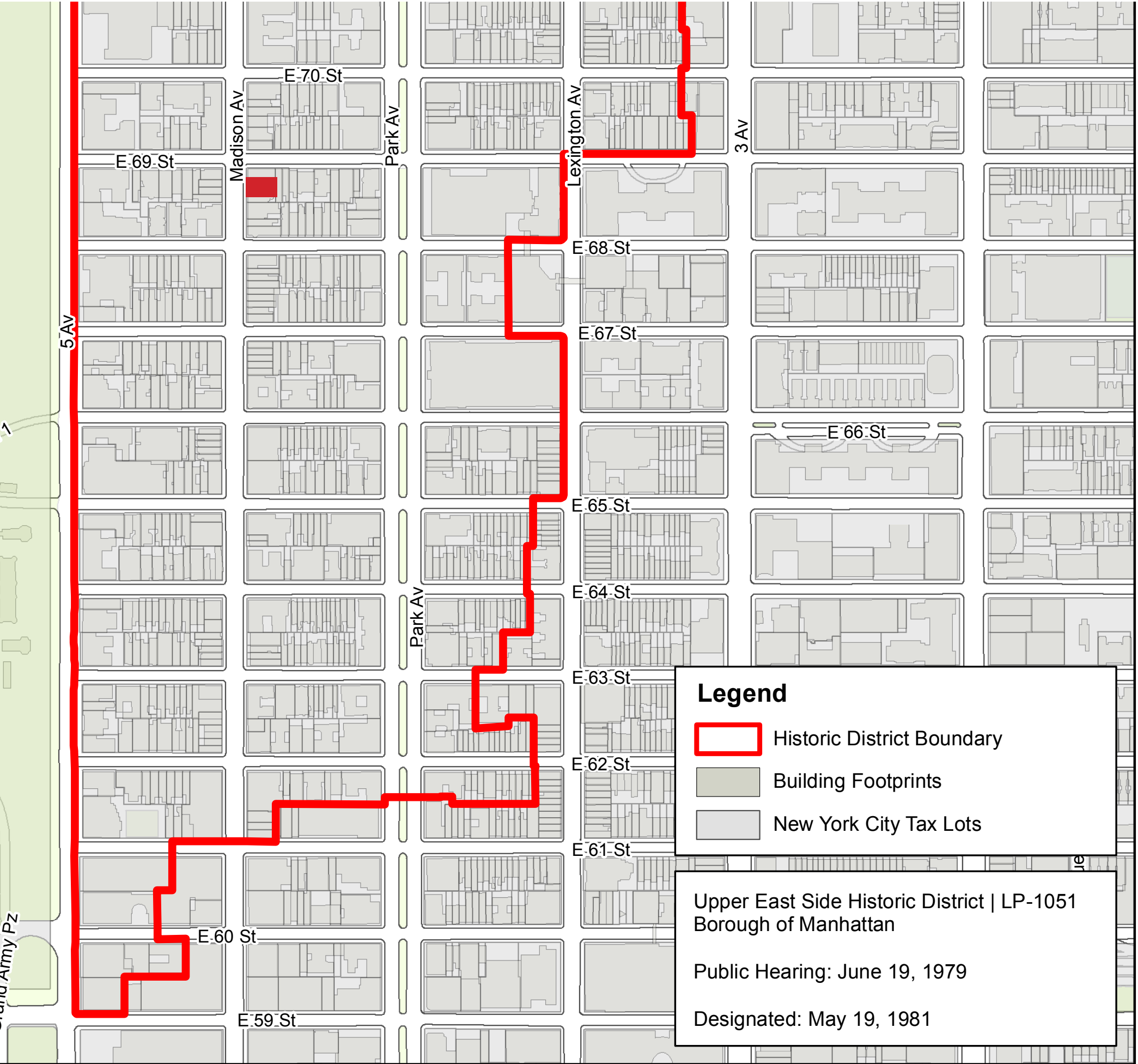




823-825 MADISON AVENUE, 2024



BLOCK PLAN



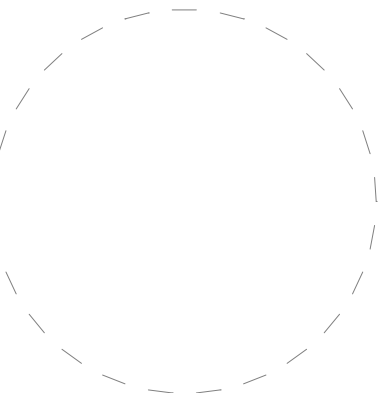
New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

HISTORIC DISTRICT LOCATION

MEP CONSULTANT:

ARCHITECT: KENNETH PARK, AIA
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ARCHITECTURAL REG. #: 14459
REGISTRATION EXPIRES: 01/31/2024



10/2/2024 10:53:07 AM

NO.	DATE	REVISIONS



823 Madison Avenue

AREA:	THIRD LEVEL: 3565SF SECOND LEVEL: 4075SF STREET LEVEL: 3960SF LOWER LEVEL: 2530SF
-------	--

SHEET TITLE:

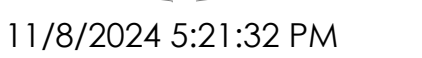
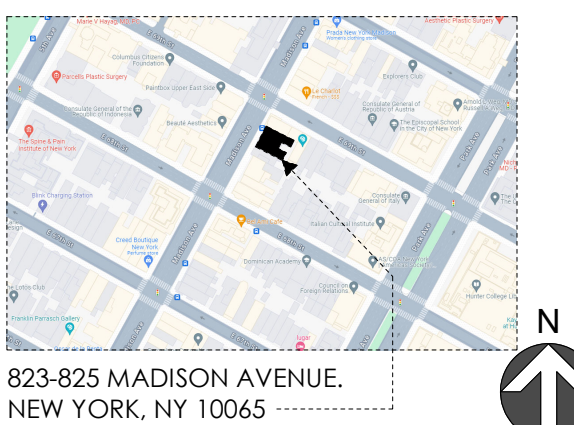
INTRODUCTION

PROJECT NO.	CQ4
SCALE:	12" = 1'-0"
DATE:	09/25/24
DRAWN BY:	Author
REVIEWED BY:	Checker
SHEET NO.	

MEP CONSULTANT:

ARCHITECT: KENNETH PARK, AIA
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ARCHITECTURAL REG. #: 14459
REGISTRATION EXPIRES: 01/31/2024

[illegible]

823 Madison Avenue

AREA: THIRD LEVEL: 3565SF
 SECOND LEVEL: 4075SF
 STREET LEVEL: 3960SF
 LOWER LEVEL: 2530SF

SHEET TITLE:

PROPOSED RENDERED
VIEW

PROJECT NO. CQ4

SCALE: _____

DATE: 09/25/24

DRAWN BY: _____ Author

REVIEWED BY: _____ Checker

SHEET NO. _____

2



1944 (IRVING UNDERHILL)



1981 (LPC DESIGNATION PHOTO)

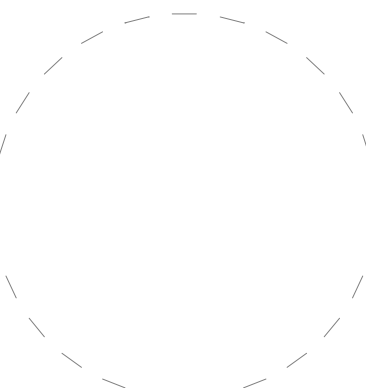


1986 (NYC MUNICIPAL ARCHIVES)

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823-825 MADISON AVENUE,
NEW YORK, NY 10065



CH

CAROLINA HERRERA

823 Madison Avenue

AREA: THIRD LEVEL: 3565SF
SECOND LEVEL: 4075SF
STREET LEVEL: 3960SF
LOWER LEVEL: 2530SF

SHEET TITLE:

HISTORIC
DOCUMENTATION

PROJECT NO. CQ4

SCALE: 12" = 1'-0"

DATE: 09/25/24

DRAWN BY: Author

REVIEWED BY: Checker

SHEET NO.



821 MADISON AVENUE
1880-1881, ALT. 1922
LAMB & WHEELER
NEO-FEDERAL

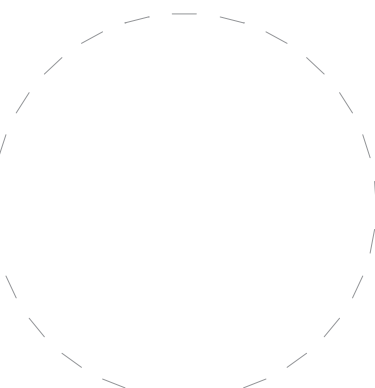


748 MADISON AVENUE
1917, ALT. 1938, 2009
ROUSE & GOLDSTONE / PAGE COWLEY ARCHITECTS (ALT)
NEO-GEORGIAN

MEP CONSULTANT:

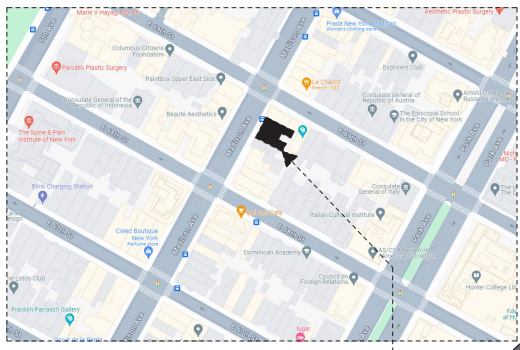
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CH

CAROLINA HERRERA

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AREA: THIRD LEVEL: 3565SF
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STREET LEVEL: 3960SF
LOWER LEVEL: 2530SF

SHEET TITLE:

DISTRICT CONTEXT -
HISTORIC STYLE

PROJECT NO. CQ4

SCALE: 1/2" = 1'-0"

DATE: 09/25/24

DRAWN BY: Author

REVIEWED BY: Checker

SHEET NO.

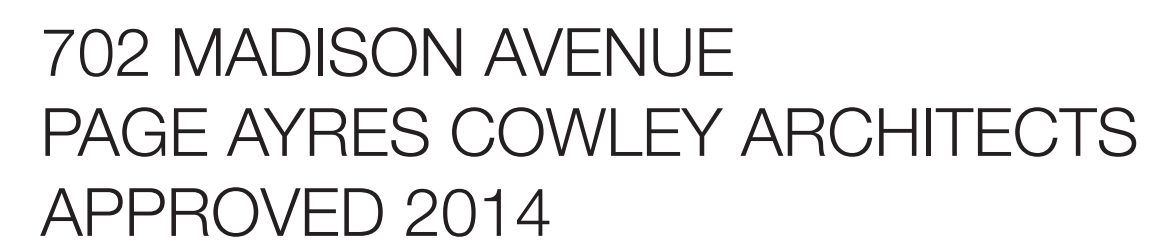
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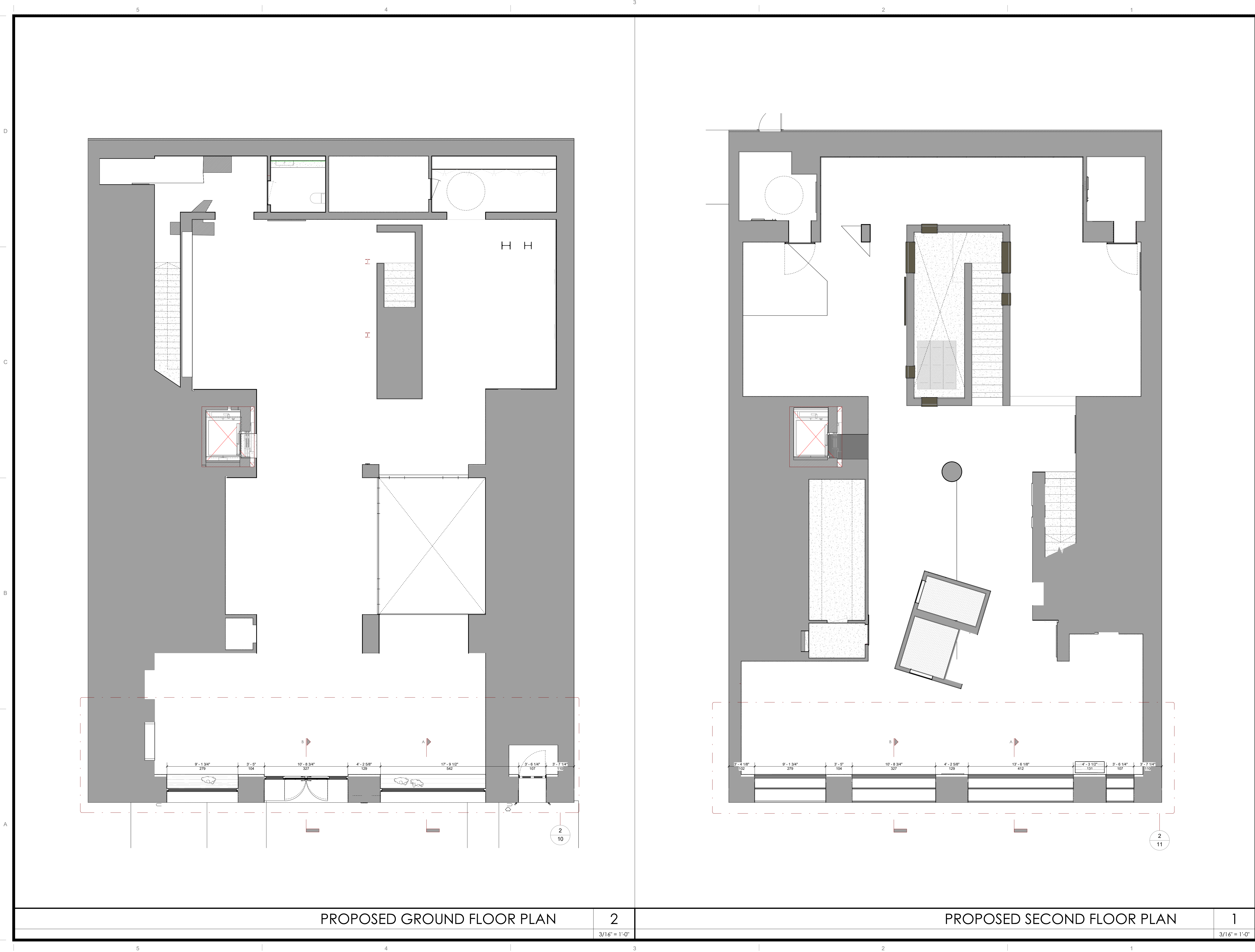
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AREA:	THIRD LEVEL:	3565SF
	SECOND LEVEL:	4075SF
	STREET LEVEL:	3960SF
	LOWER LEVEL:	2530SF

DISTRICT CONTEXT - LPC APPROVALS

6





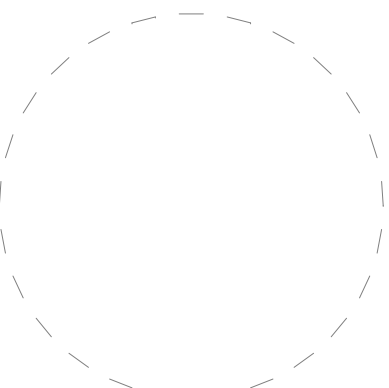
kennethpark

Architecture
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Store Design
Mixed-Use
Retail Development
360 Lexington Avenue
New York, NY 10017
www.kennethpark.com

MEP CONSULTANT:

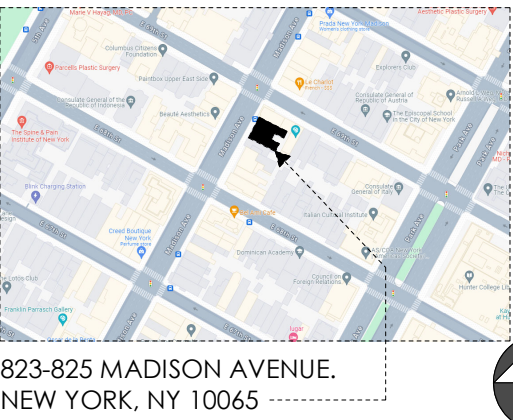
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11/8/2024 5:20:55 PM

1	Fecha	Revisión
NO.	DATE	REVISIONS



823-825 MADISON AVENUE.
NEW YORK, NY 10065



823 Madison Avenue

AREA: THIRD LEVEL: 3565SF
SECOND LEVEL: 4075SF
STREET LEVEL: 3960SF
LOWER LEVEL: 2530SF

SHEET TITLE:

PROPOSED FLOOR PLANS

PROJECT NO.	CQ4
SCALE:	3/16" = 1'-0"
DATE:	09/25/24
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SHEET NO.	

8

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AREA:	THIRD LEVEL:	3565SF
	SECOND LEVEL:	4075SF
	STREET LEVEL:	3960SF
	LOWER LEVEL:	2530SF

PROJECT NO.	CQ4
SCALE:	3/8" = 1'-0"
DATE:	09/25/24
DRAWN BY:	Author
REVIEWED BY:	Checker
SHEET NO.	

1

STUD FRAMING
3 5/8" 18 GA

PAINTED GYPSUM BOARD
5/8"

NEW FREE-STANDING FIXTURE
6'-5" X 6'10" X 1' 9 1/4"

NEW W10 STEEL COLUMN

NEW FREE-STANDING FIXTURE
6'-6" X 6'10" X 1' 9 1/4"

RELOCATED VENT PIPE

STOREFRONT GLASS
1" ULTRA-CLEAR LOW-E-TEMPERED
STARPHIRE INSULATING GLASSING UNIT

NEW REINFORCED CMU
CMU INFILL AFTER STEEL WORK

EXTERIOR GRADE SHEETING & WATERPROOFING
5/8" PLYWOOD

NEW RIGID ISOLATION
2 INCH

AIR SPACE
1 INCH

FLEMISH BOND BRICK
TO MATCH EXISTING ABOVE

STOREFRONT SYSTEM
KAWNEER

NEW DOUBLE DOOR
PROVIDED BY OWNER

BLACK ANODIZED ALUMINUM METAL FIN
MECHANICALLY FASTENED

BLACK ANODIZED ALUMINUM METAL PANEL
MECHANICALLY FASTENED

BLACK ANODIZED ALUMINUM METAL SIGNAGE

STUD FRAMING
3 5/8" 18 GA

PAINTED GYPSUM BOARD
5/8"

EXISTING STEEL COLUMN
TO REMAIN

NEW FREE-STANDING FIXTURE
6'-8" X 6'10" X 1' 9 1/4"

DISPLAY MANAGUIN

STOREFRONT SYSTEM
KAWNEER

STOREFRONT GLASS
1" ULTRA-CLEAR LOW-E-TEMPERED
STARPHIRE INSULATING GLASSING UNIT

NEW REINFORCED CMU
CMU INFILL AFTER STEEL WORK

EXTERIOR GRADE SHEETING & WATERPROOFING
5/8" PLYWOOD

NEW RIGID ISOLATION
2 INCH

AIR SPACE
1 INCH

FLEMISH BOND BRICK
TO MATCH EXISTING ABOVE

STUD FRAMING
2 1/2" 20 GA

BATT INSULATION
BETWEEN STUDS

EXISTING DOOR
TO REMAIN

NEW W10 STEEL COLUMN

NEW REINFORCED CMU
CMU INFILL AFTER STEEL WORK

EXTERIOR GRADE SHEETING & WATERPROOFING
5/8" PLYWOOD

NEW RIGID ISOLATION
2 INCH

AIR SPACE
1 INCH

FLEMISH BOND BRICK
TO MATCH EXISTING ABOVE

EXISTING VENT PIPE
TO REMAIN

EXISTING SIAMESE STANDPIPE
CONNECTIONS TO REMAIN

3'-4 1/8" 102

9'-1 3/4" 279

3'-5" 104

10'-8 3/4" 327

4'-2 5/8" 129

3'-6 1/8" 412

4'-3 1/2" 131

3'-6 1/4" 107

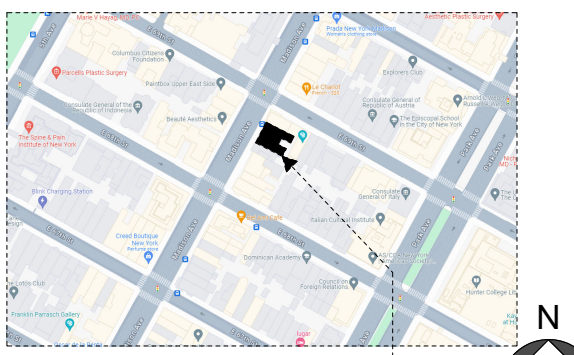
3'-7 1/4" 110

2

$$\frac{3}{8}'' = 1'-0''$$

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1	Fecha	Revisión
NO.	DATE	REVISIONS



CAROLINA HERRERA

AREA:	THIRD LEVEL:	3565SF
	SECOND LEVEL:	4075SF
	STREET LEVEL:	3960SF
	LOWER LEVEL:	2530SF

SECOND FLOOR DEMO & PROPOSED STOREFRONT

SHEET NO. _____

10



1

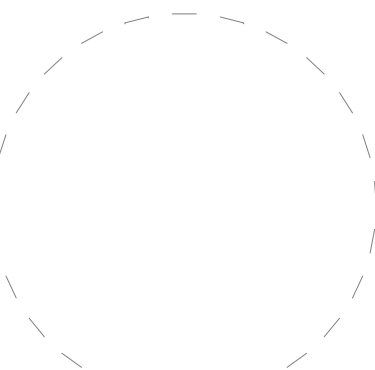
SECOND FLOOR STOREFRONT PROPOSED PLAN

2

3/8" = 1'-0"

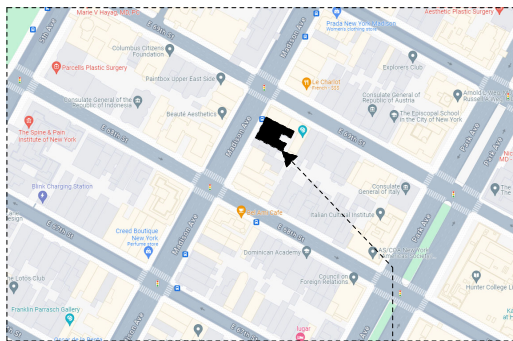
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NO.	DATE	REVISIONS



823-825 MADISON AVENUE,
NEW YORK, NY 10065



823 Madison Avenue

AREA: THIRD LEVEL: 3565SF
SECOND LEVEL: 4075SF
STREET LEVEL: 3960SF
LOWER LEVEL: 2530SF

SHEET TITLE:
STOREFRONT SECTIONS

PROJECT NO. CQ4
SCALE: 3/4" = 1'-0"
DATE: 01/01/2015
DRAWN BY: Autor
REVIEWED BY: Verificador
SHEET NO.

STOREFRONT SECTION B 2
3/8" = 1'-0"

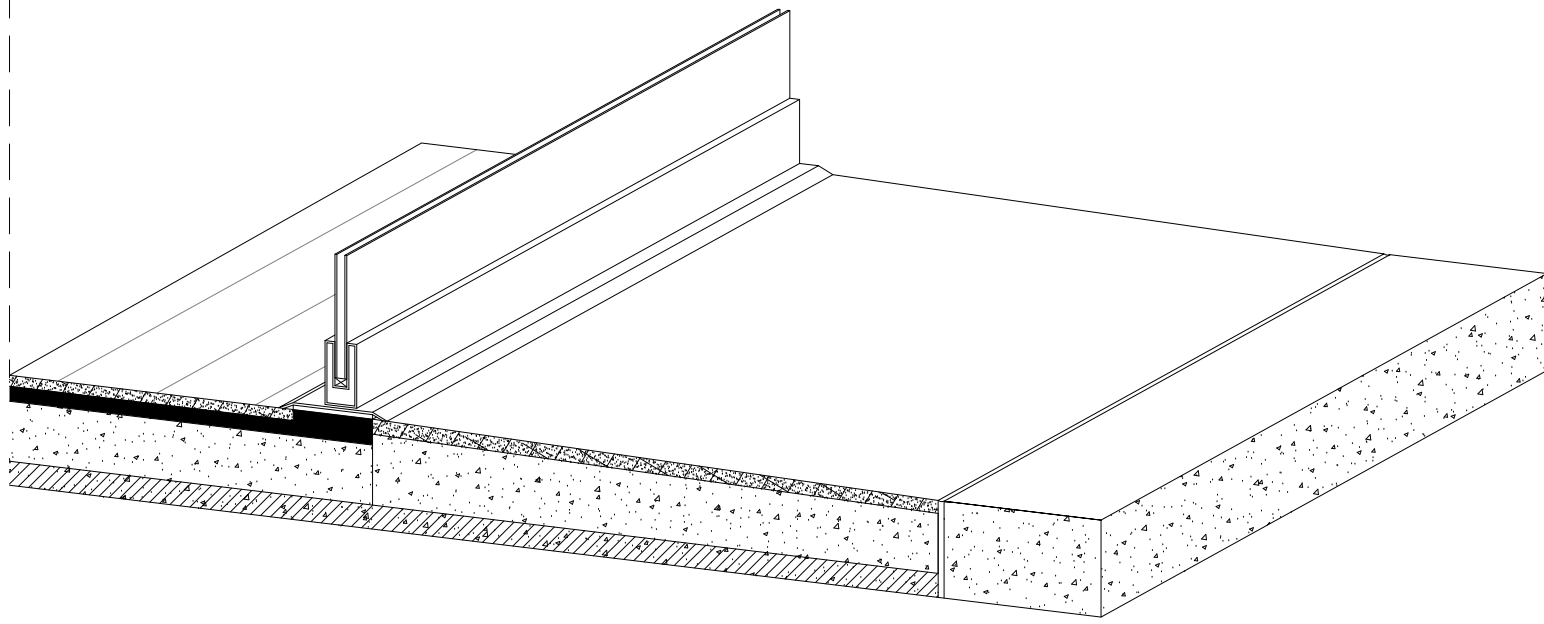
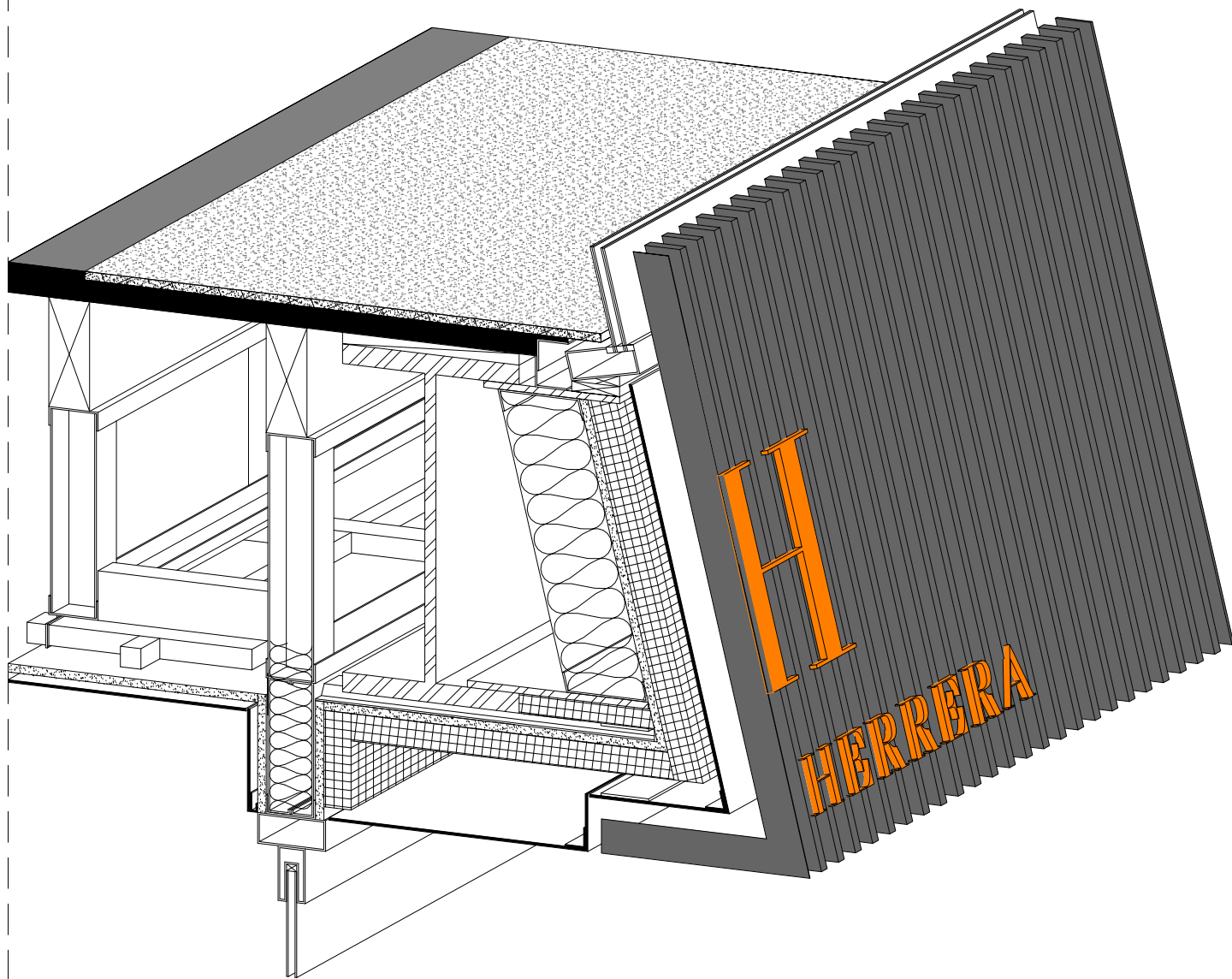
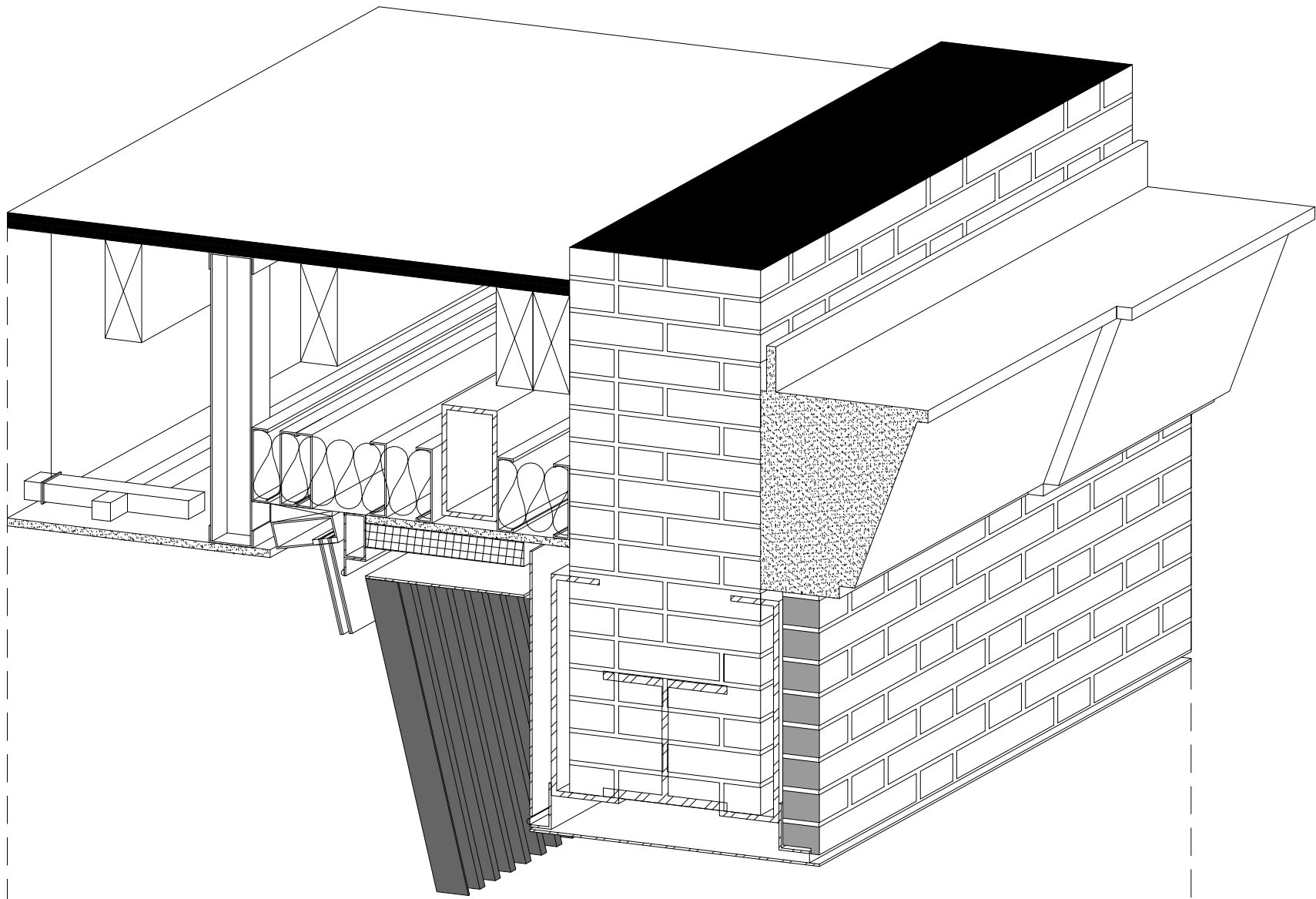
STOREFRONT SECTION A 1
3/8" = 1'-0"

D

C

B

A

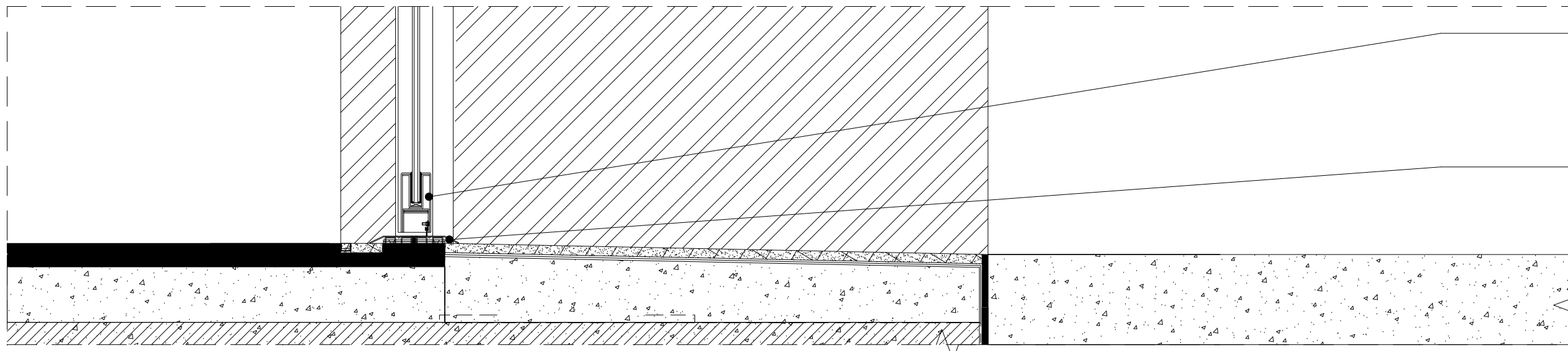
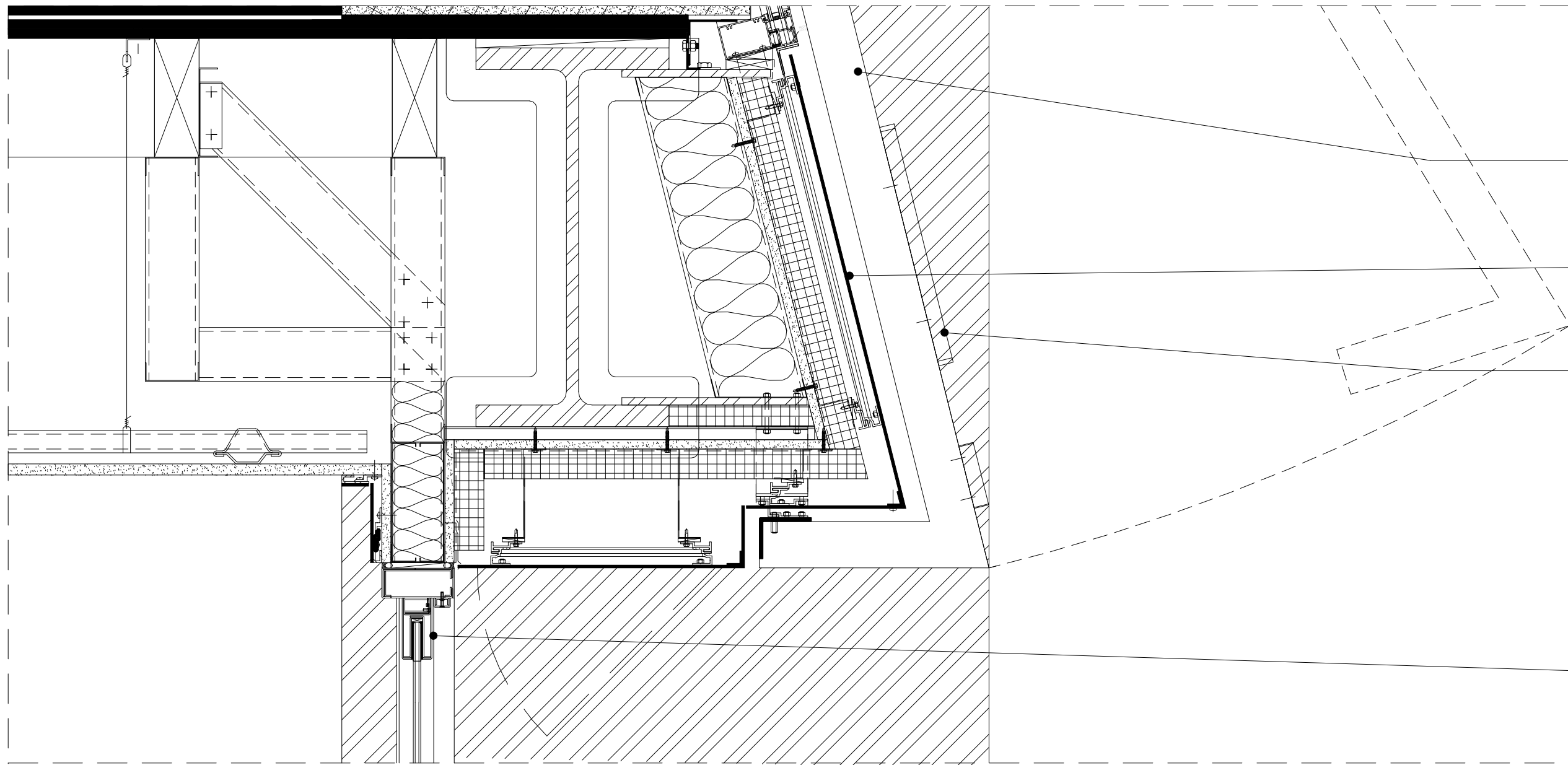
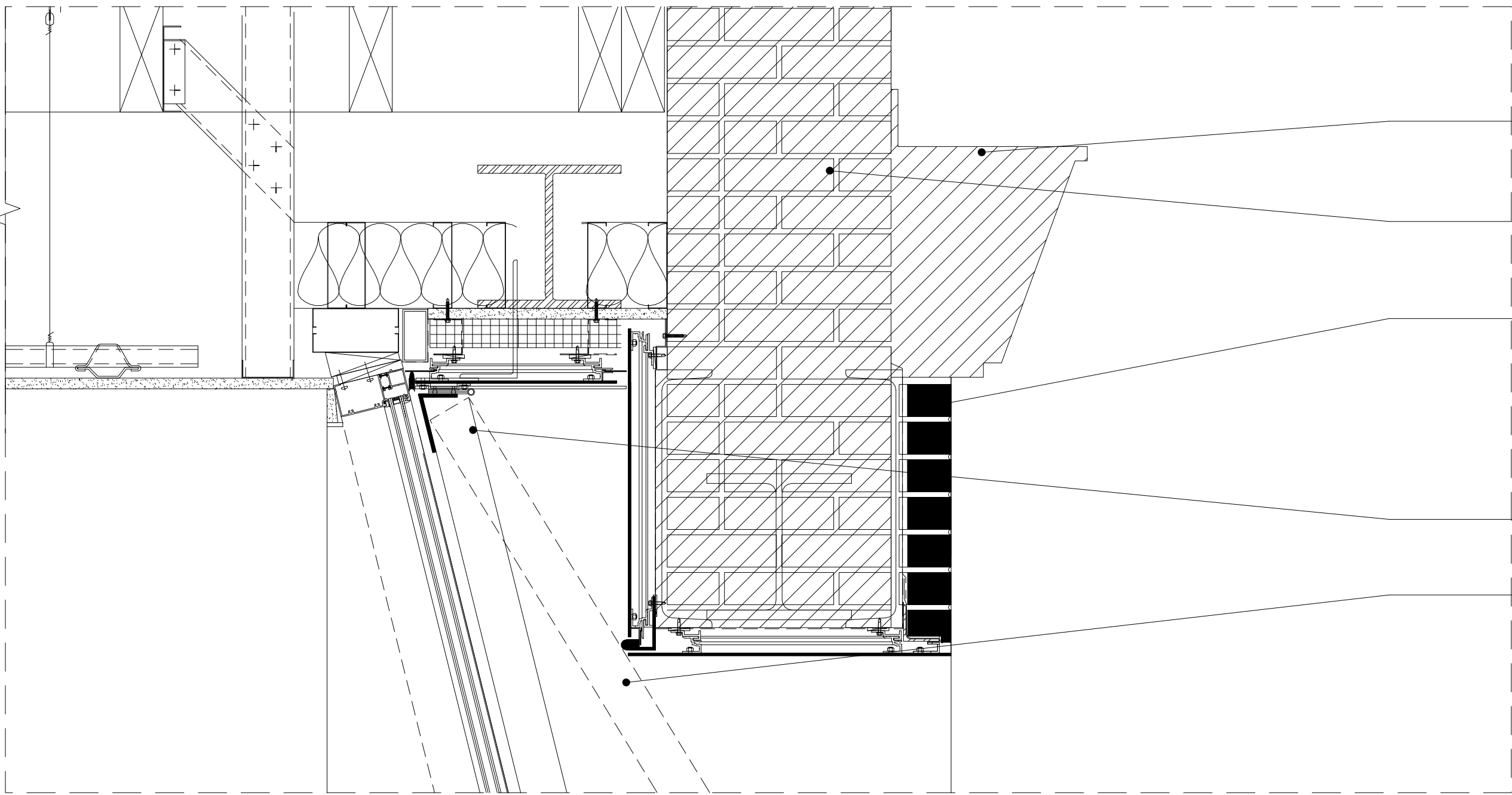


AXON SECTION41" = 1'-0"

3

2

1



(E) CORNICE TO REMAIN (TYP.)

(E) BRICK TO REMAIN (TYP. U.O.N.)

(N) PROPOSED RED BRICK (TYP.)

± 20'-1" B.O. SECOND FL. CEILING

(N) HEAVY DUTY CONTINUOUS PIANO HINGE

(N) 3 1/8" METAL FIN AWNING STOPPER

± 18'-6" T.O. STOREFRONT OPENING

ENLARGED SECTIONAL DETAILS11 1/2" = 1'-0"

(N) 3 1/8" METAL FIN AWNING SYSTEM (TYP.)

(N) ALUCOBOND ALUMINUM PANEL

(N) NON-ILLUMINATED NATURAL BRASS STOREFRONT SIGNAGE (TYP.)

± 11'-10" T.O. SECOND FL. FIN.

± 9'-2" B.O. FIRST FL. CEILING

± 8'-8" T.O. STOREFRONT GLAZING

(N) BLACK ANODIZED ALUMINUM STOREFRONT TOP RAIL AND FRAME - KAWNEER 1600 SYSTEM BASIS OF DESIGN

ENLARGED SECTIONAL DETAILS21 1/2" = 1'-0"

(N) BLACK ANODIZED ALUMINUM STOREFRONT BOTTOM RAIL - KAWNEER 1600 SYSTEM BASIS OF DESIGN

(N) ALUM. DOOR SADDLE

± 0'-0" T.O. FIRST FL. FIN.

ENLARGED SECTIONAL DETAILS31 1/2" = 1'-0"

kennethpark

Architecture
Urban Planning
Store Design
Mixed-Use
Retail Development

360 Lexington Avenue
New York, NY 10017
www.kennethpark.com

MEP CONSULTANT:


ARCHITECT: KENNETH PARK, AIA

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823-825 MADISON AVENUE,
NEW YORK, NY 10065

N

CH

CAROLINA HERRERA

823 Madison Avenue

AREA:

THIRD LEVEL: 3565SF
SECOND LEVEL: 4075SF
STREET LEVEL: 3960SF
LOWER LEVEL: 2530SF

SHEET TITLE:

AXON VIEWS & ENLARGE
SECTIONAL DETAILS

PROJECT NO. CQ4

SCALE: As indicated

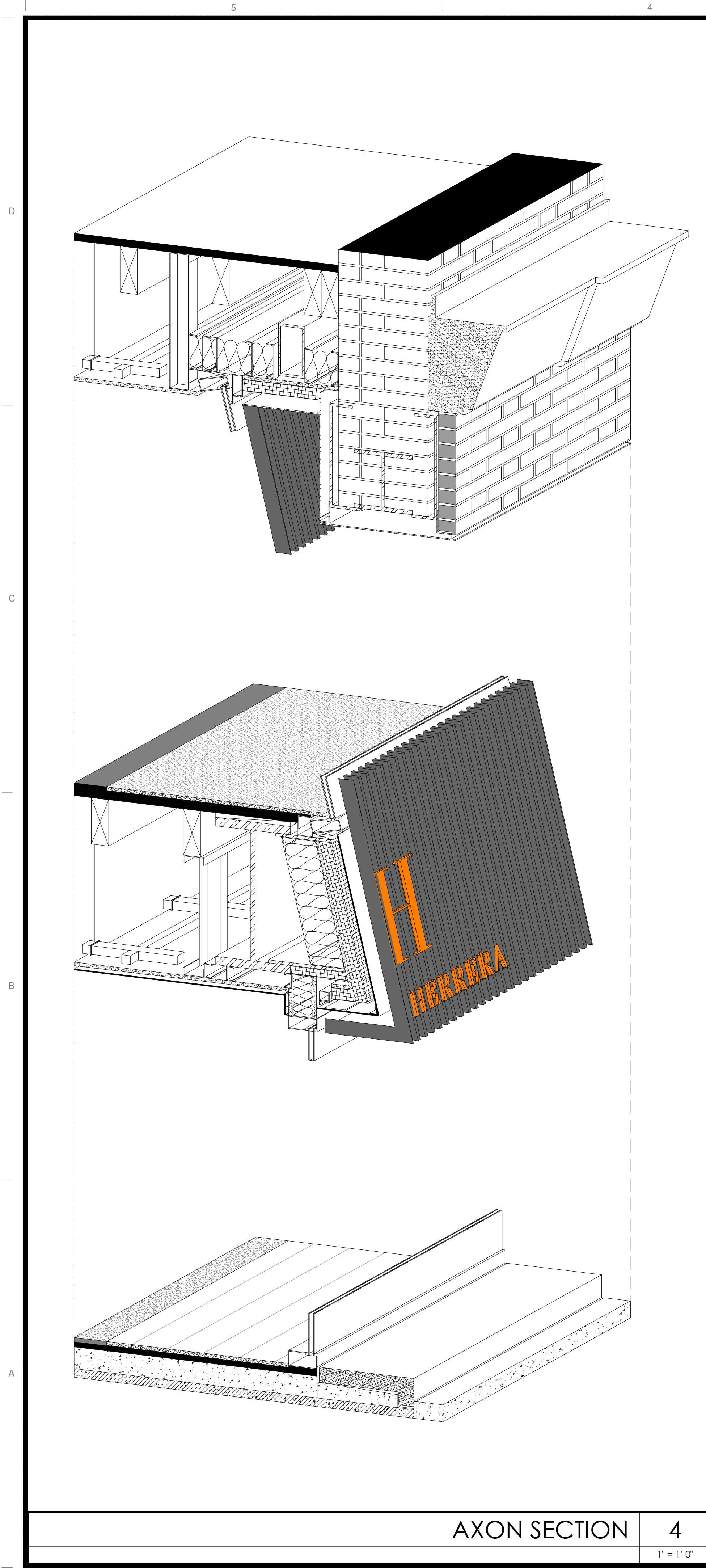
DATE: 01/01/2015

DRAWN BY: Autor

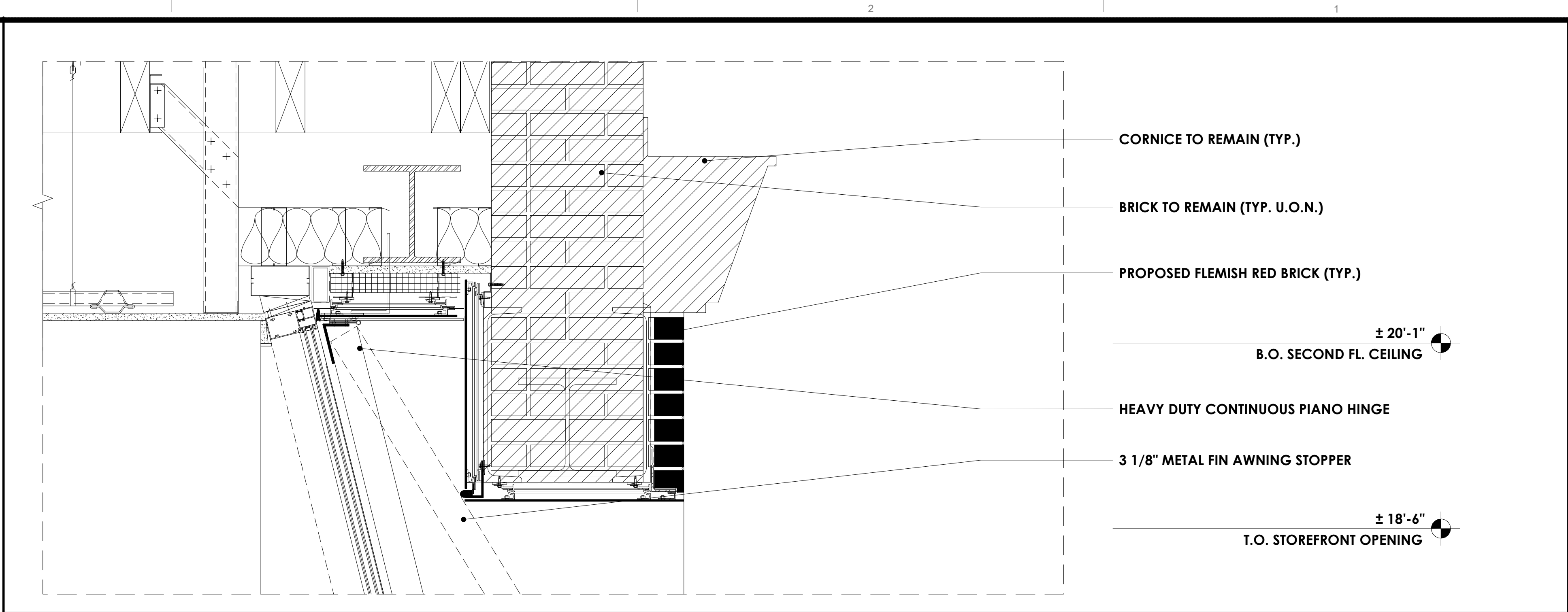
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SHEET NO.

13

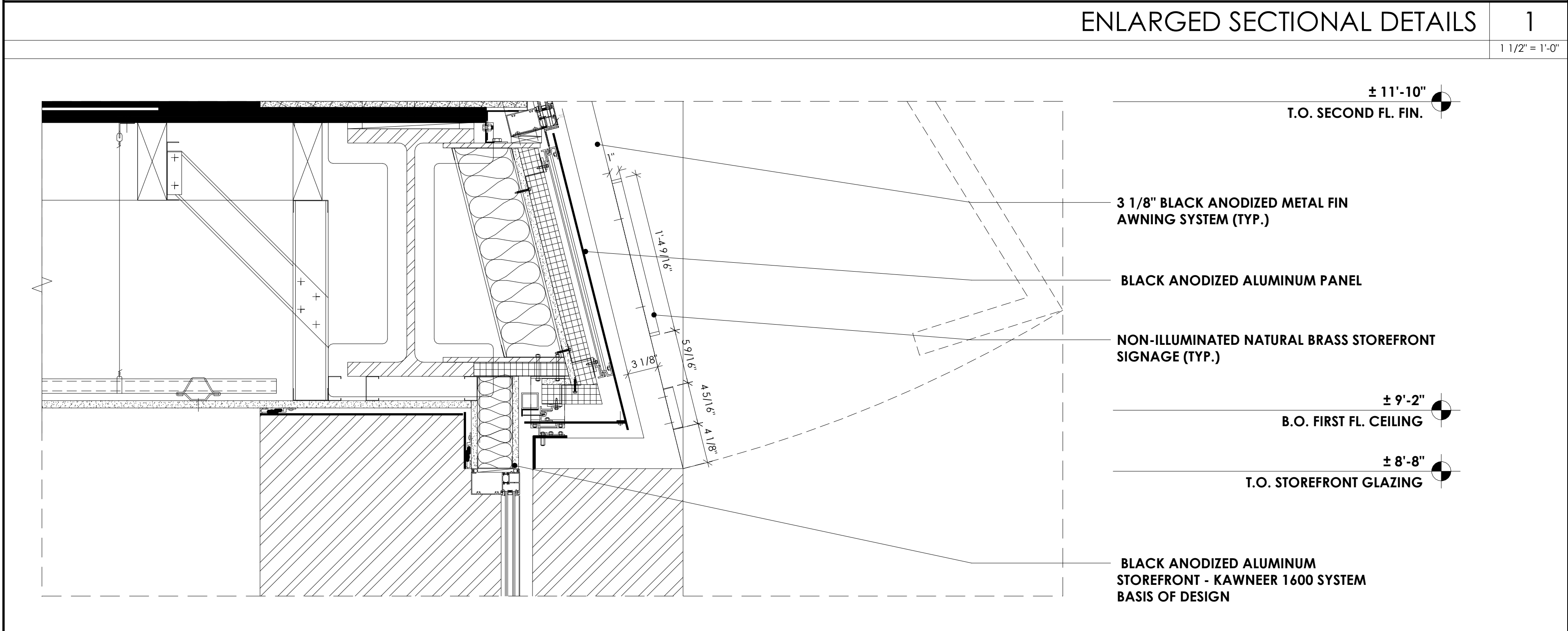


AXON SECTION 4
1" = 1'-0"



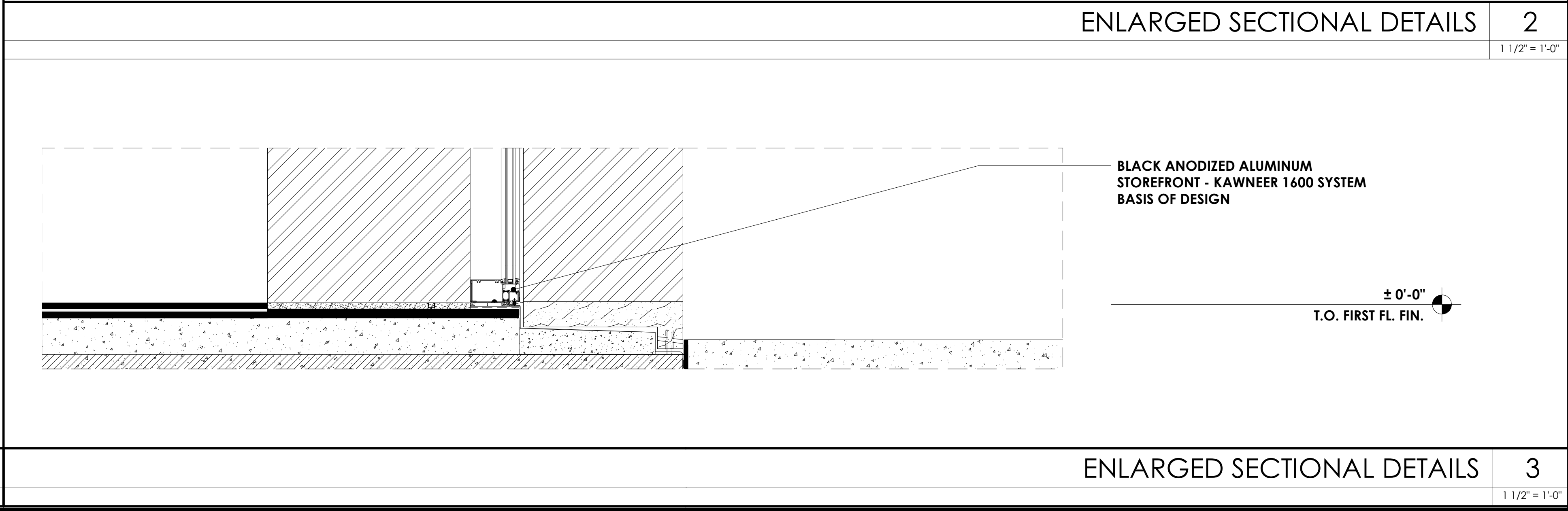
- CORNICE TO REMAIN (TYP.)
- BRICK TO REMAIN (TYP. U.O.N.)
- PROPOSED FLEMISH RED BRICK (TYP.)
- ± 20'-1" B.O. SECOND FL. CEILING
- HEAVY DUTY CONTINUOUS PIANO HINGE
- 3 1/8" METAL FIN AWNING STOPPER
- ± 18'-6" T.O. STOREFRONT OPENING

ENLARGED SECTIONAL DETAILS 1
1 1/2" = 1'-0"



- ± 11'-10" T.O. SECOND FL. FIN.
- 3 1/8" BLACK ANODIZED METAL FIN AWNING SYSTEM (TYP.)
- BLACK ANODIZED ALUMINUM PANEL
- NON-ILLUMINATED NATURAL BRASS STOREFRONT SIGNAGE (TYP.)
- ± 9'-2" B.O. FIRST FL. CEILING
- ± 8'-8" T.O. STOREFRONT GLAZING
- BLACK ANODIZED ALUMINUM STOREFRONT - KAWNEER 1600 SYSTEM BASIS OF DESIGN

ENLARGED SECTIONAL DETAILS 2
1 1/2" = 1'-0"



- BLACK ANODIZED ALUMINUM STOREFRONT - KAWNEER 1600 SYSTEM BASIS OF DESIGN
- ± 0'-0" T.O. FIRST FL. FIN.

ENLARGED SECTIONAL DETAILS 3
1 1/2" = 1'-0"

kennethpark

Architecture
Urban Planning
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Retail Development
360 Lexington Avenue
New York, NY 10017
www.kennethpark.com

MEP CONSULTANT:

ARCHITECT: KENNETH PARK, AIA
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823 Madison Avenue

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LOWER LEVEL: 2530SF

SHEET TITLE:
AXON VIEWS & ENLARGE
SECTIONAL DETAILS

PROJECT NO. CQ4
SCALE: As indicated
DATE: 01/01/2015
DRAWN BY: Autor
REVIEWED BY: Verificador
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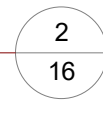
CH
CAROLINA HERRERA

AREA:	THIRD LEVEL:	3565SF
	SECOND LEVEL:	4075SF
	STREET LEVEL:	3960SF
	LOWER LEVEL:	2530SF

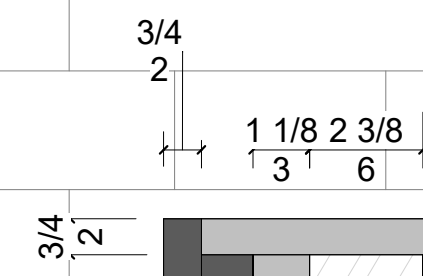
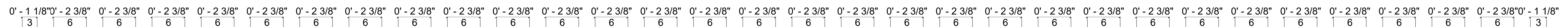
SECTIONAL AWNING DETAILS

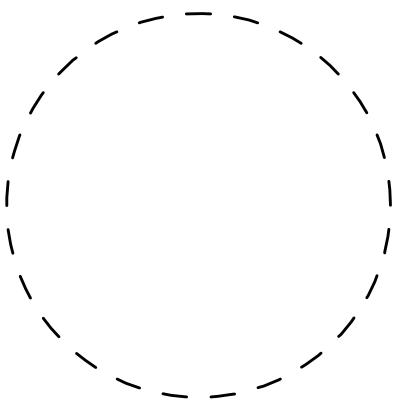
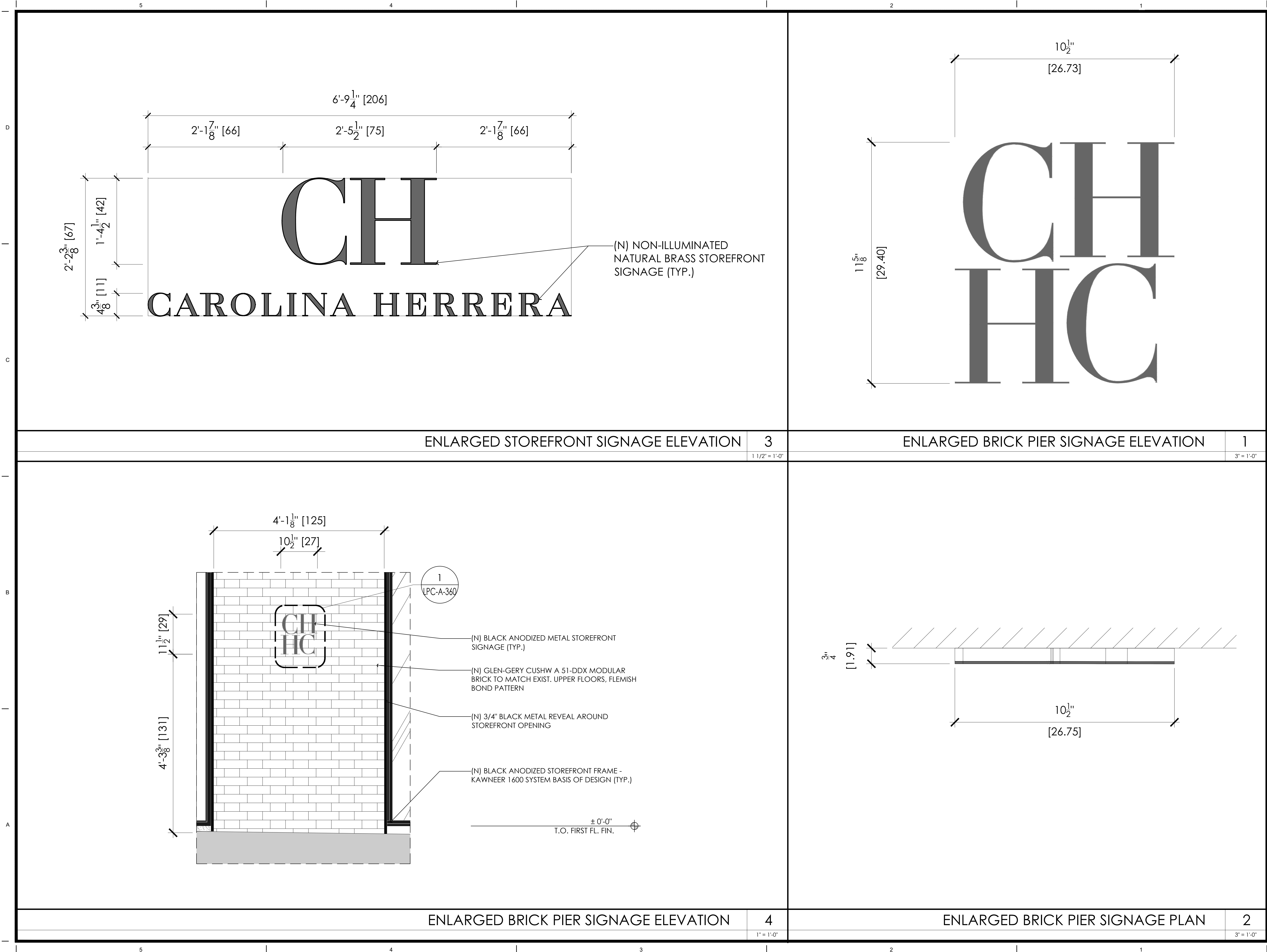
SHEET NO.

15



1 1/2" = 1'-0"


$$1\ 1/2'' = 1'-0''$$

$$1\frac{1}{2}'' = 1'-0''$$



MEP CONSULTANT:

ARCHITECT: KENNETH PARK, AIA
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[illegible]

823 Madison Avenue

AREA: THIRD LEVEL: 3565SF
 SECOND LEVEL: 4075SF
 STREET LEVEL: 3960SF
 LOWER LEVEL: 2530SF

SHEET TITLE:

PROPOSED STOREFRONT MATERIALS

PROJECT NO.	CQ4
SCALE:	1/4" = 1'-0"
DATE:	01/01/2015
DRAWN BY:	Autor
REVIEWED BY:	Verificador
SHEET NO.	

MATERIAL LEGEND

1

$$1/4'' = 1'-0''$$

17

