

755 MADISON AVENUE
RETAIL STOREFRONT PROPOSAL

BLOCK 1380
LOT 23
MANHATTAN

- PROPOSED SCOPE OF WORK
- COMBINED STOREFRONTS WITH ENLARGED OPENING HEIGHTS & SOFFIT BEHIND GLAZING

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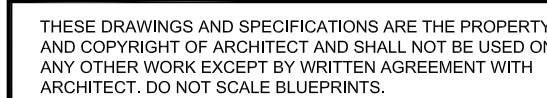
SHEET TITLE

INTRODUCTION

SHEET NO

1

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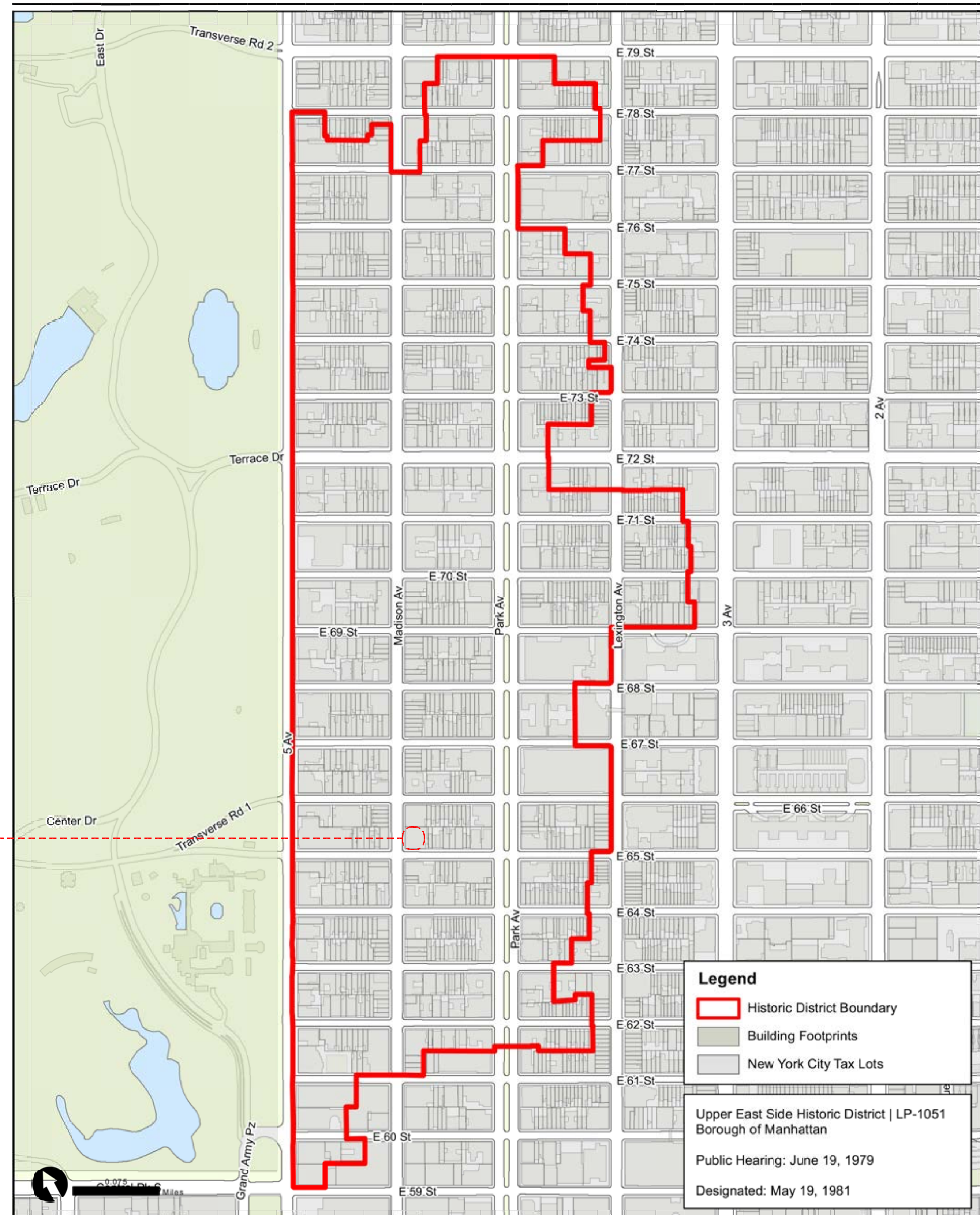
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UES HISTORIC
DISTRICT MAP &
SANDBORN MAP

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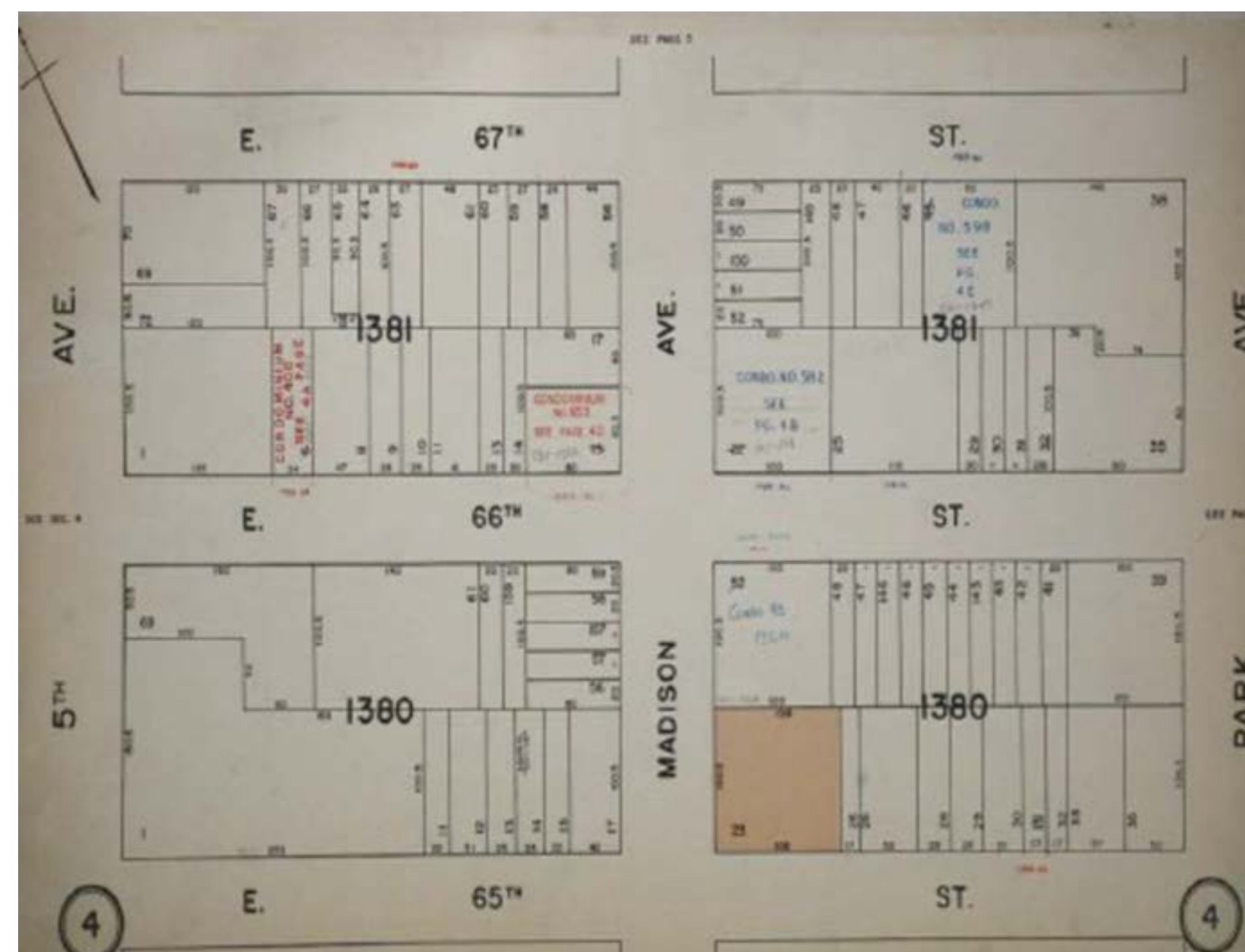
2

NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1. Author: New York City Landmarks Preservation Commission. LCR Date: 3.28.2019

UPPER EAST SIDE HISTORIC DISTRICT MAP



1968 SANBORN MAP BLOCK: 1380 LOT: 23



MASTER PLAN CODED KEY FOR 755 MADISON BUILDING

PROJECT LOCATION
755 MADISON AVE.
BETWEEN 65th & 66th
STREET

**755 MADISON IS
LOCATED IN A BUILDING
THAT IS PART OF THE
MADISON AVE MASTER
PLAN**

PROJECT LOCATION
755 MADISON AVE.
BETWEEN 65th & 66th STREET



SITE LOCATION MAP

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SHEET TITLE
**SITE LOCATION
MAP**

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3



1940's TAX PHOTOS



LANDMARKS PRESERVATION COMMISSION
UPPER EAST SIDE HISTORIC DISTRICT PHOTO

1980's TAX PHOTO

HISTORIC PHOTOS

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HISTORIC PHOTOS

SHEET NO.

4



1 KEY PLAN
NTS

2 NOT USED
NTS



1. ADJACENT BUILDINGS -
NORTH & SOUTH

3 EXISTING VIEW OF MADISON AVE FACING EAST
NTS



2. ADJACENT BUILDING -
CORNER ACROSS SOUTH WEST



3. ADJACENT BUILDING -
ACROSS WEST



4. ADJACENT BUILDING -
CORNER ACROSS SOUTH



5. ADJACENT BUILDING -
ACROSS NORTH WEST



6. ADJACENT BUILDING -
NORTH

4 ADJACENT VIEWS
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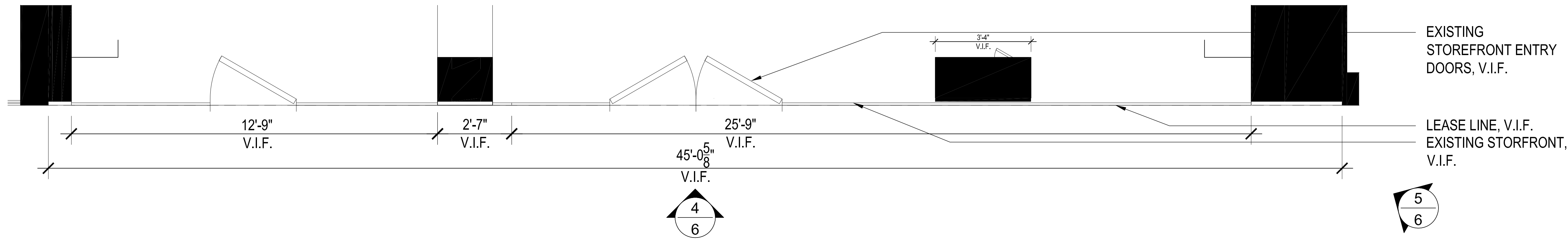
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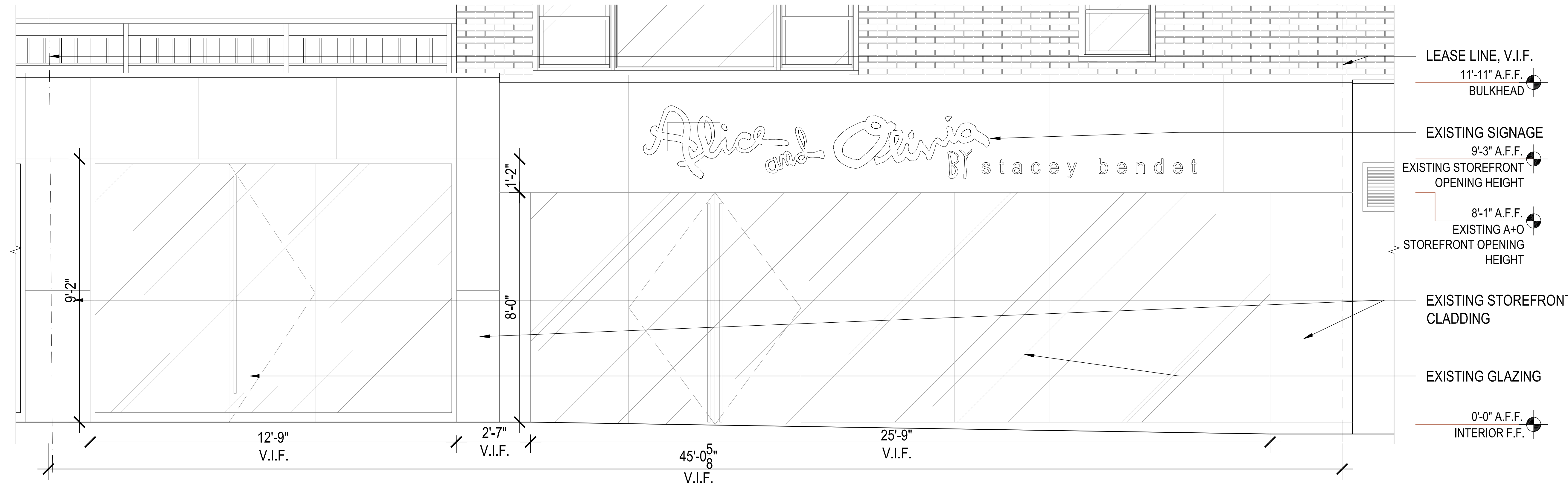
ADJACENT SITE CONTEXT

SHEET NO.

5



1 EXISTING A+O GROUND FLOOR STOREFRONT PLAN
1/2"=1'-0"



2 EXISTING A+O GROUND FLOOR STOREFRONT ELEVATION
1/2"=1'-0"



3 EXISTING A+O GROUND FLOOR STOREFRONT PHOTO
NTS



4 EXISTING A+O GROUND FLOOR STOREFRONT PHOTO
NTS



5 EXISTING A+O GROUND FLOOR STOREFRONT PHOTO
NTS

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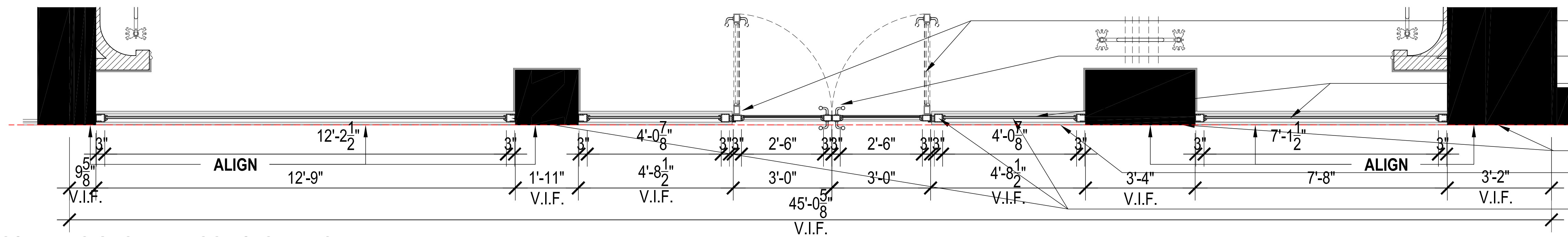
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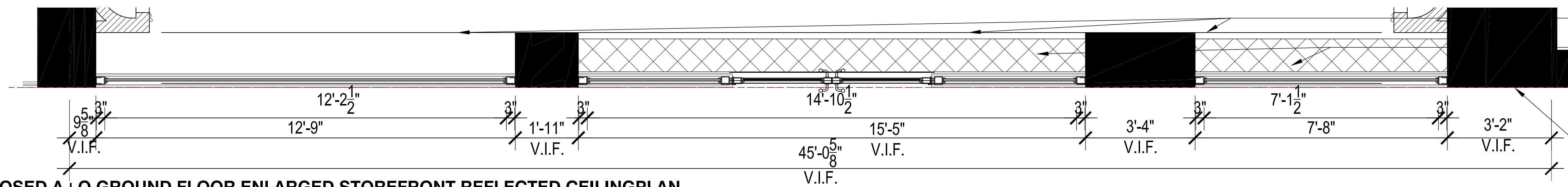
EXISTING STOREFRONT DRAWINGS & PHOTOS

SHEET NO.

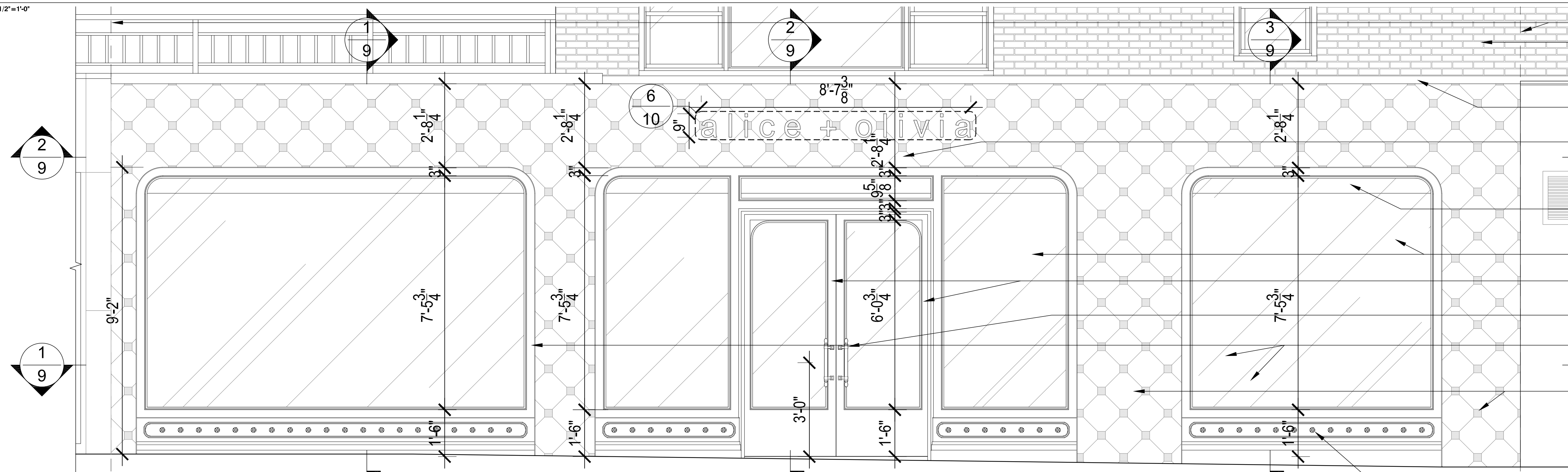
6



- RED PAINTED METAL ENTRY DOORS
- BRASS ENTRY DOOR PULLS
- CLEAR GLASS STOREFRONT WINDOWS
- PLANE OF BUILDING FACADE
- LIMESTONE CLADDING
- LEASE LINE, V.I.F.
- PAINTED METAL STOREFRONT



- DROPPED GYP. SOFFIT
- EXISTING CONCRETE BEAM 12x20\", V.I.F.
- PLANE OF BUILDING FACADE
- LEASE LINE, V.I.F.



- LEASE LINE, V.I.F.
- EXISTING BRICK FACADE TO REMAIN, V.I.F. 11'-11\"/>
- BULKHEAD
- EXISTING BULKHEAD COPING TO REMAIN
- BRASS SIGNAGE 9'-3\"/>
- STOREFRONT OPENING HEIGHT
- SOFFIT TO CONCEAL EXISTING CONCRETE BEAM 12x20\", V.I.F.
- CLEAR GLASS
- RED PAINTED METAL ENTRY DOORS
- BRASS ENTRY DOOR PULLS
- RED PAINTED METAL STOREFRONT
- LIMESTONE FACADE CLADDING w/ AGED LIMESTONE ACCENT
- 0'-0\"/>
- INTERIOR F.F.
- BRASS ROSETTE, TYP.



- LEASE LINE, V.I.F.
- EXISTING BRICK FACADE TO REMAIN, V.I.F. 11'-11\"/>
- BULKHEAD
- EXISTING BULKHEAD COPING TO REMAIN
- BRASS SIGNAGE 9'-3\"/>
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- BRASS ENTRY DOOR PULLS
- RED PAINTED METAL STOREFRONT
- LIMESTONE FACADE CLADDING w/ AGED LIMESTONE ACCENT
- BRASS ROSETTE, TYP.
- 0'-0\"/>
- INTERIOR F.F.



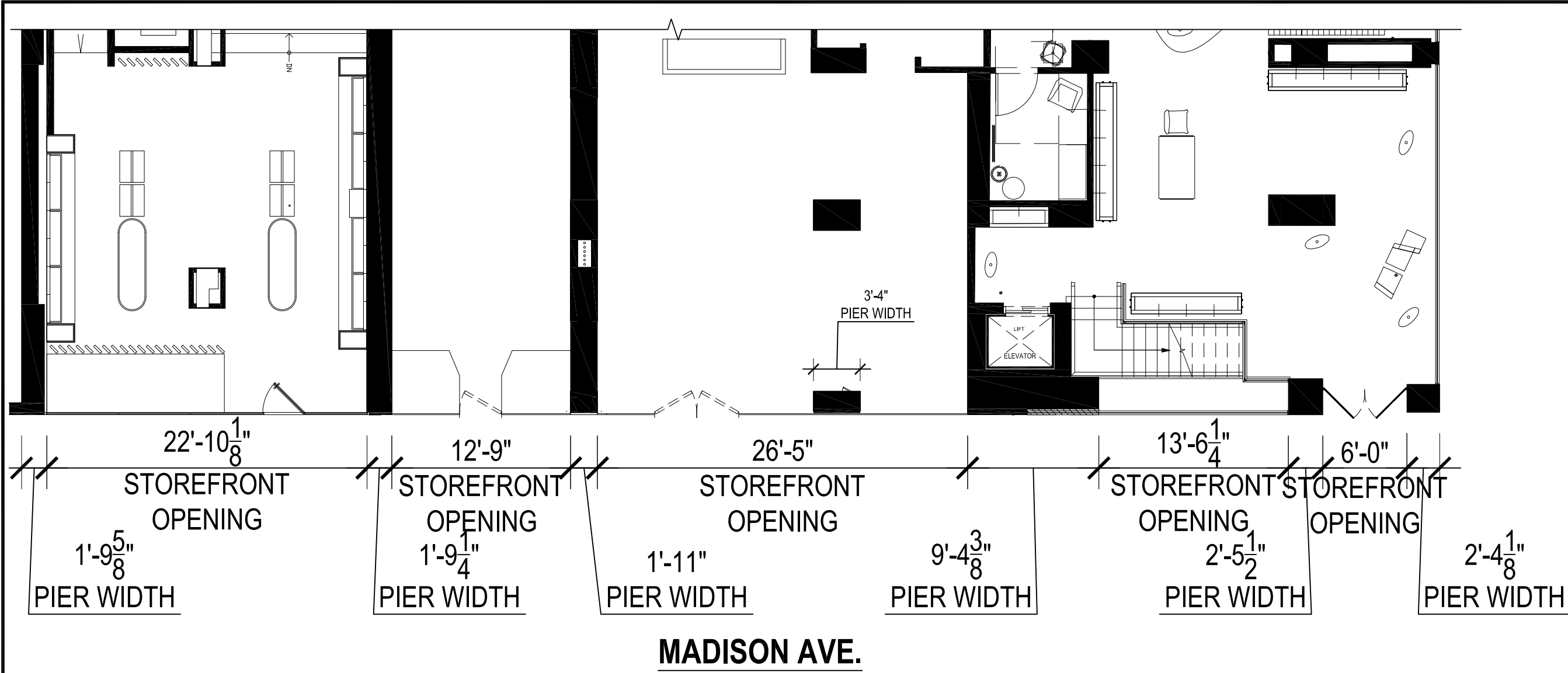
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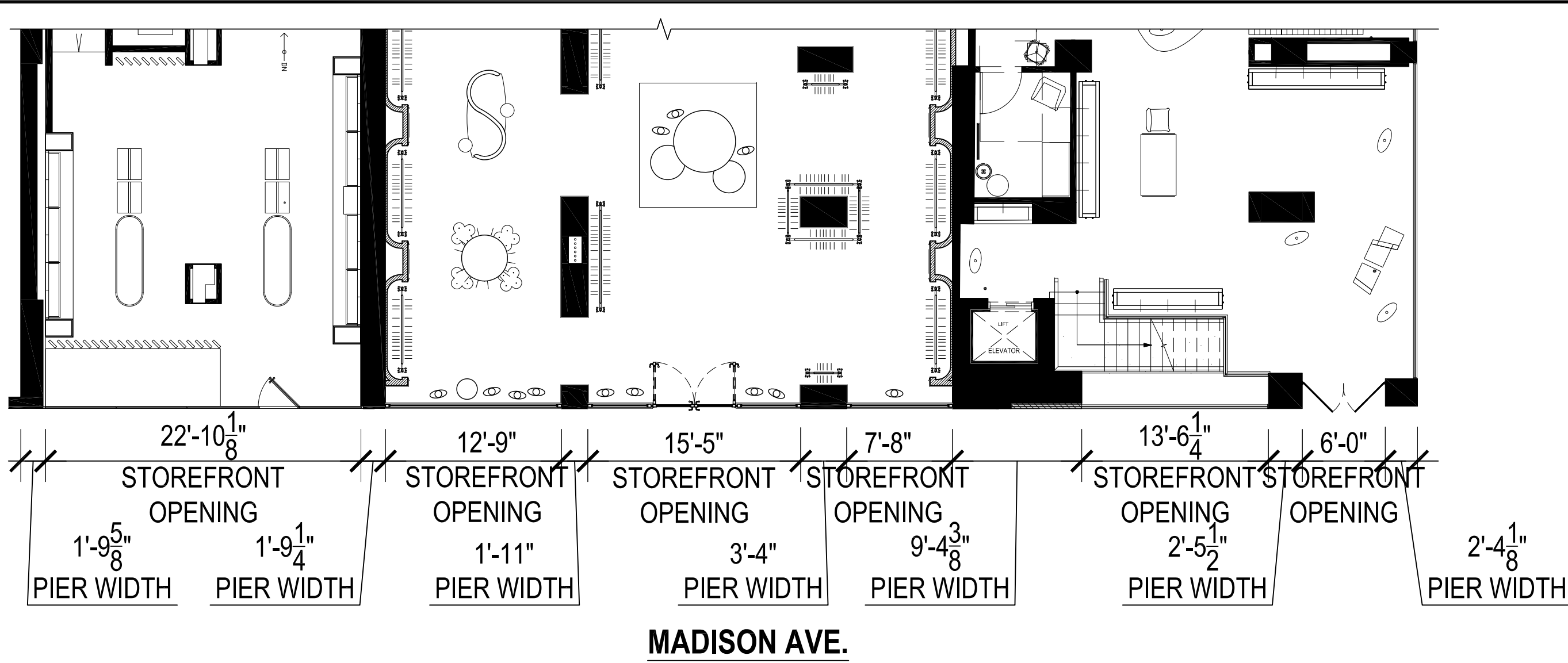
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SHEET TITLE
**PROPOSED
STOREFRONT
OPT. 1 DRAWINGS**

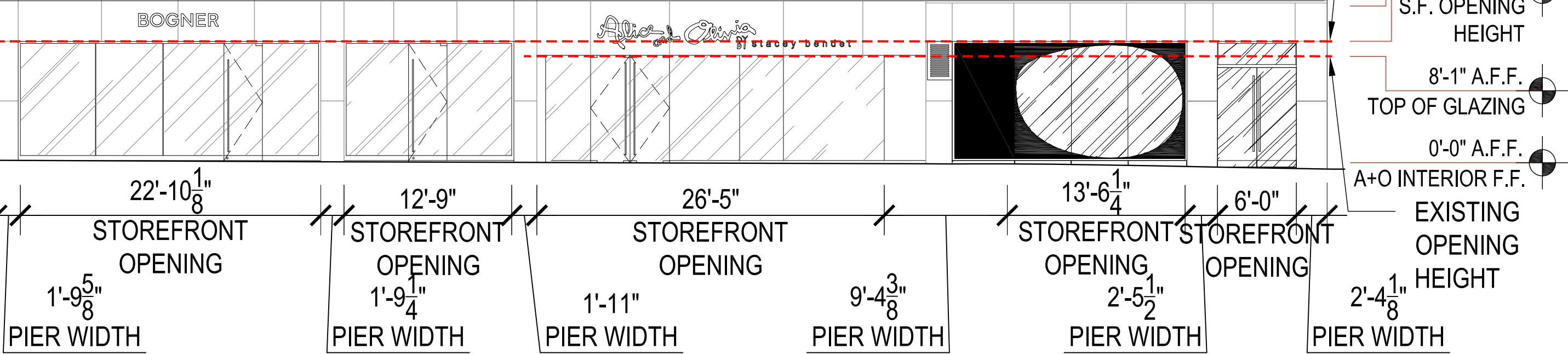
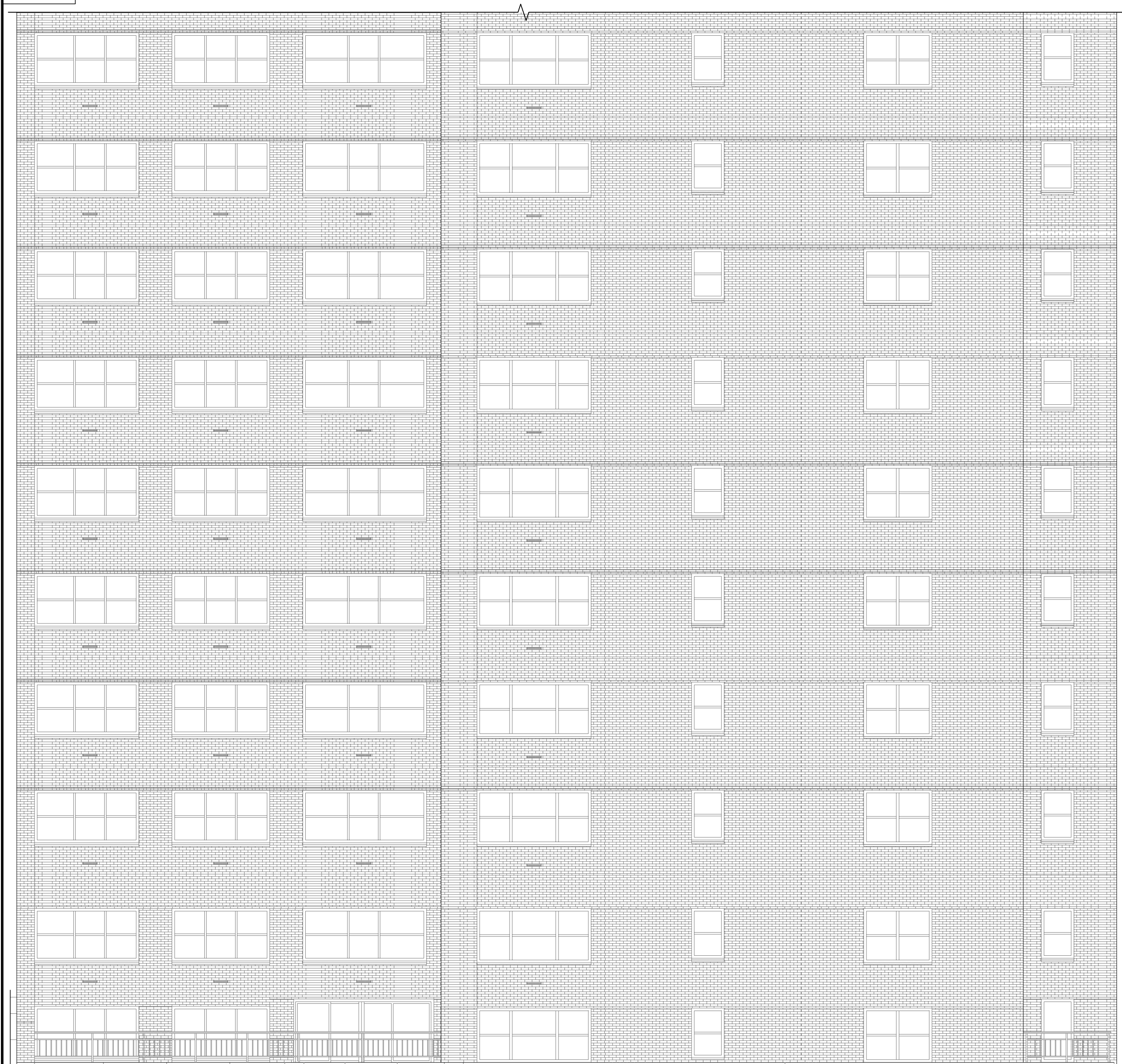
SHEET NO.
7



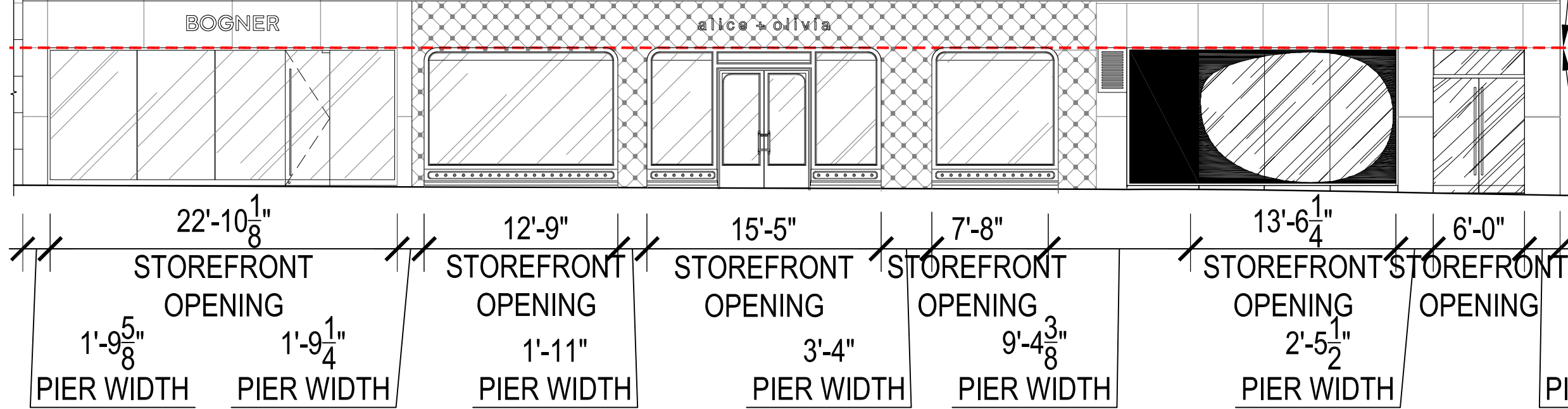
1 EXISTING 755 MADISON BUILDING & STOREFRONTS PLAN
1/8" = 1'-0"



2 PROPOSED 755 MADISON BUILDING & STOREFRONTS PLAN
1/8" = 1'-0"



3 EXISTING 755 MADISON BUILDING & STOREFRONTS ELEVATION
1/8" = 1'-0"



4 PROPOSED 755 MADISON BUILDING & STOREFRONTS ELEVATION
1/8" = 1'-0"

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SHEET TITLE

PROPOSED
STOREFRONT
OPENING HEIGHT

SHEET NO.

8

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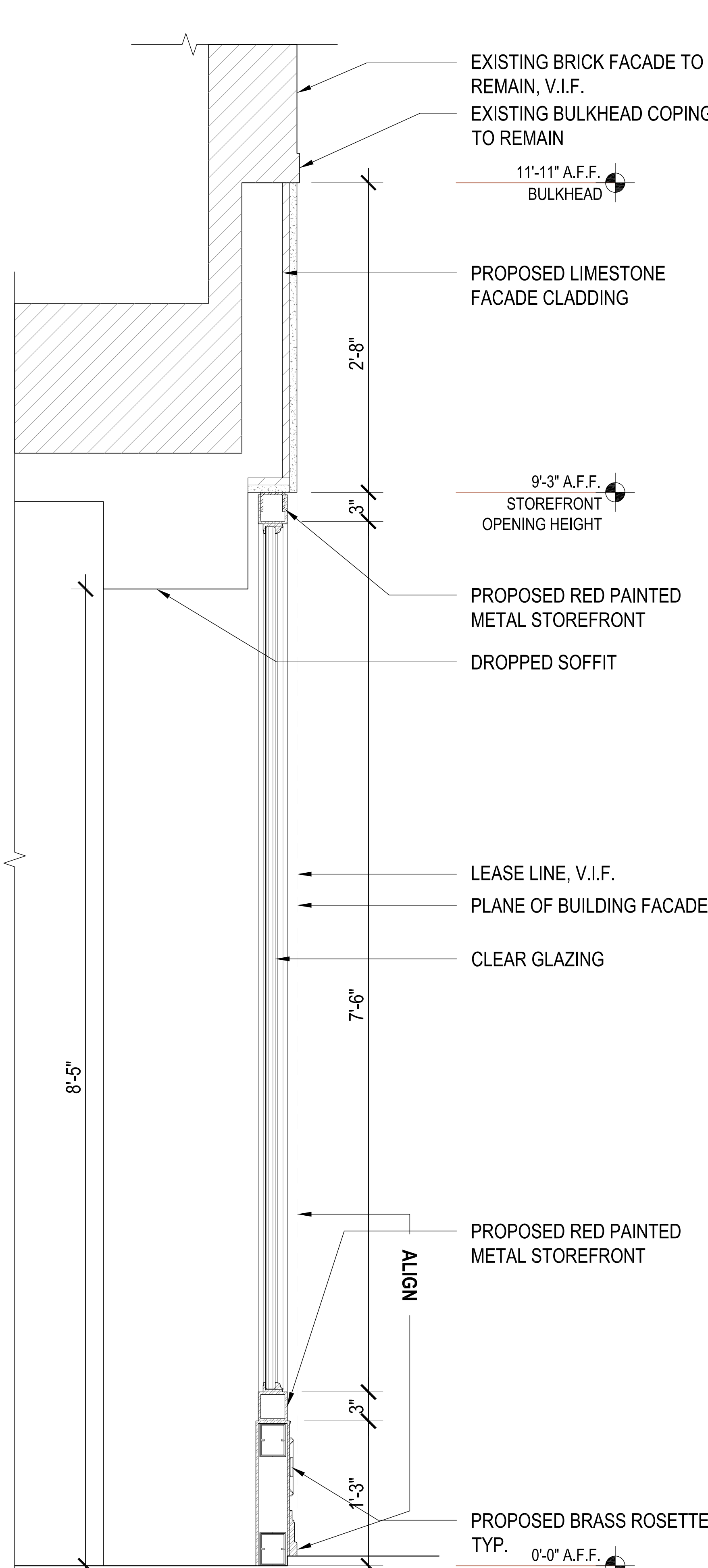
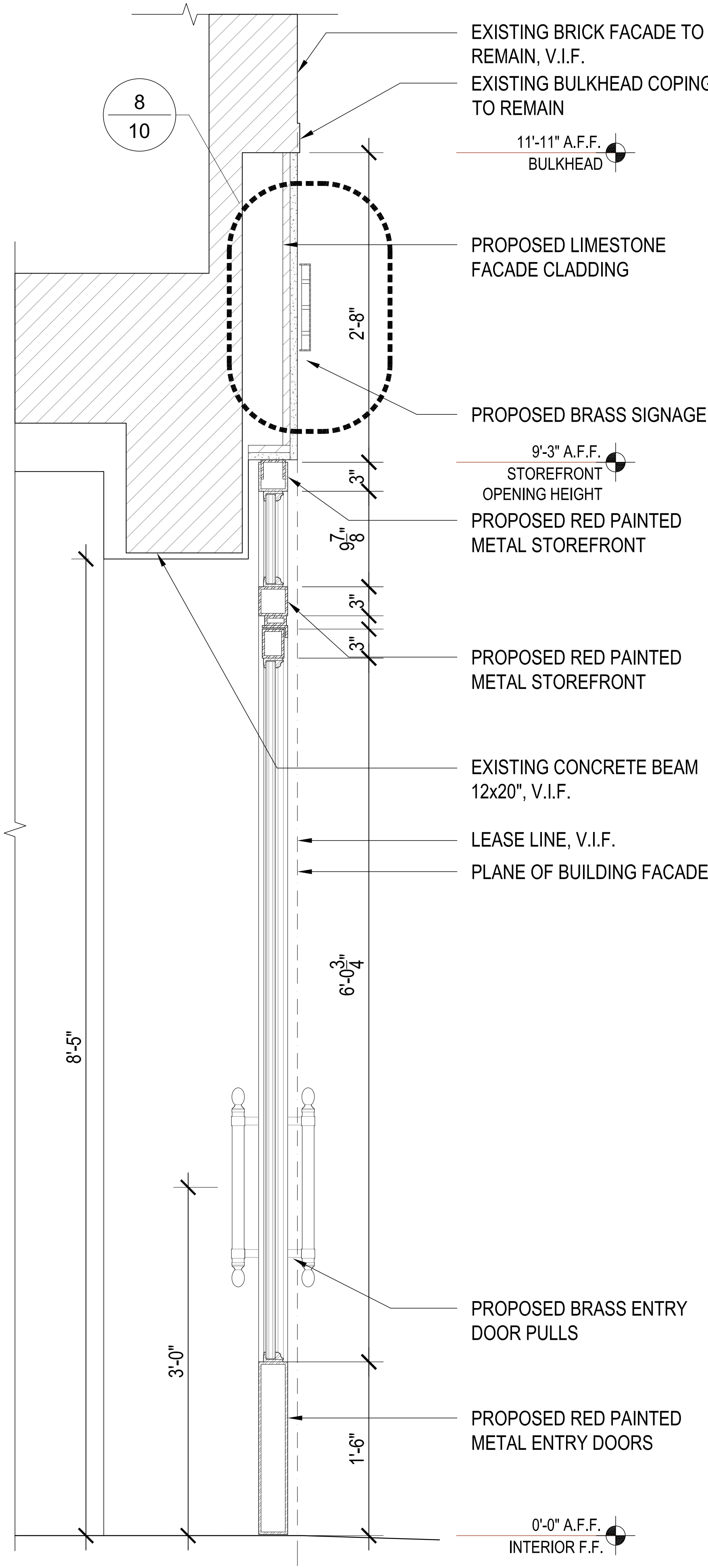
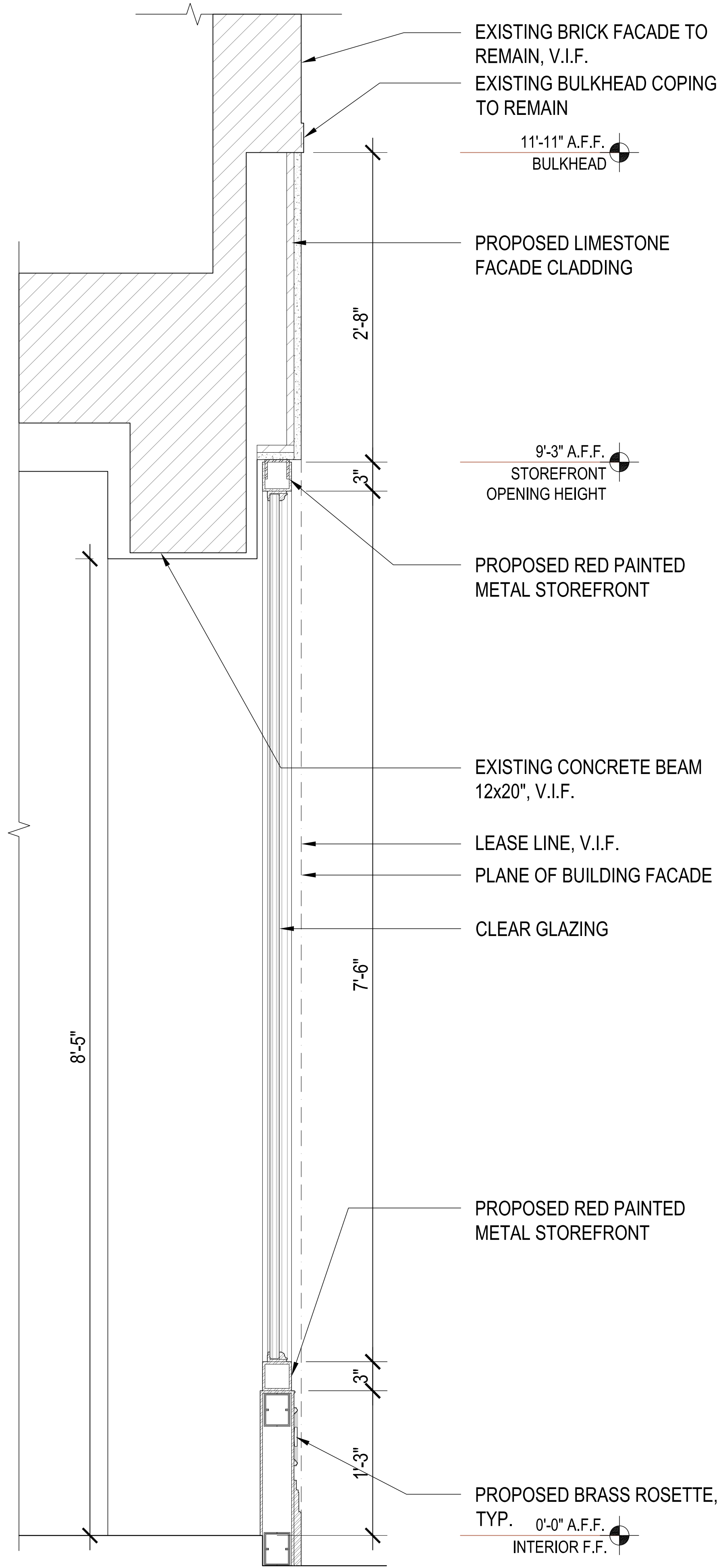
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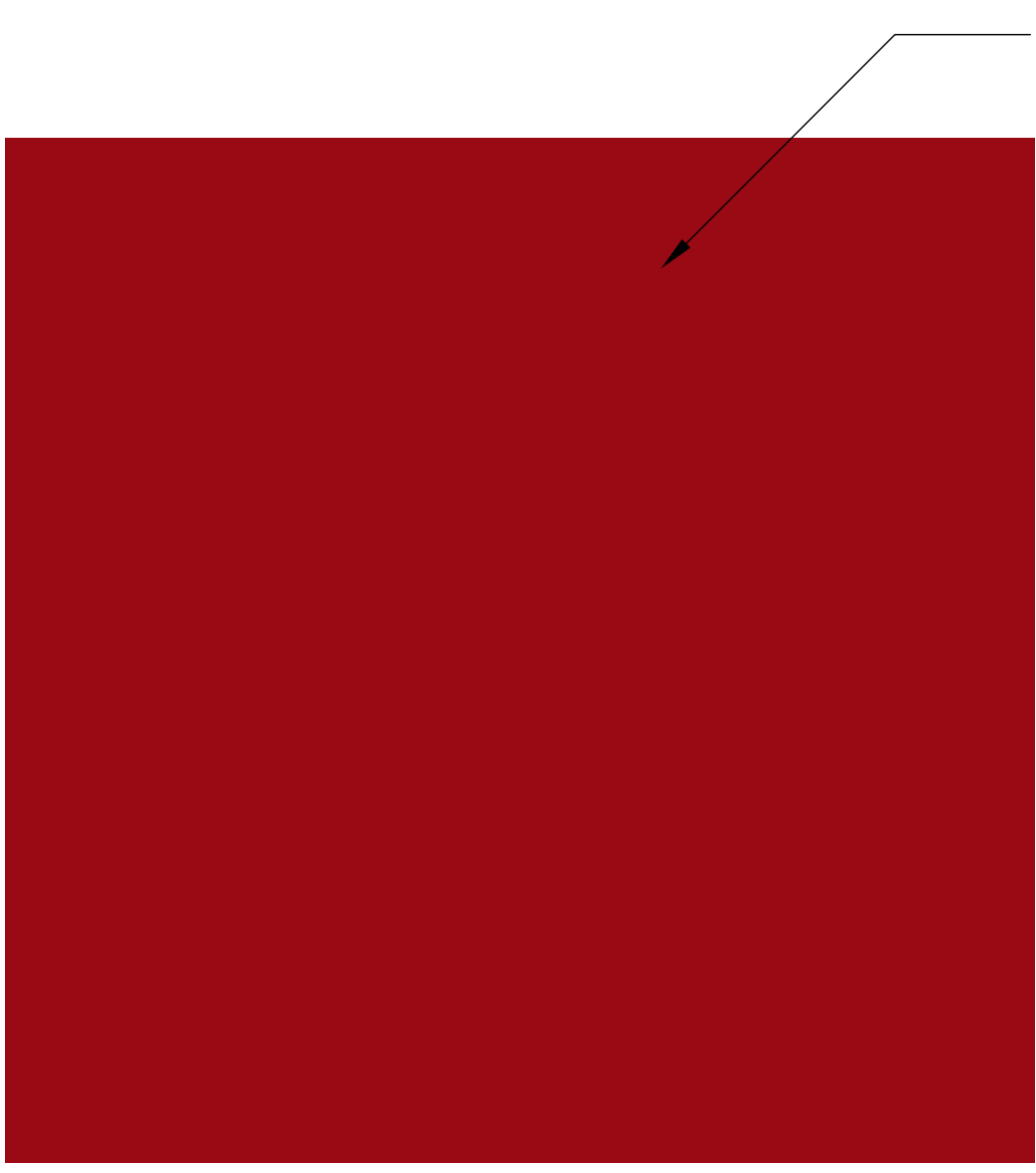
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**PROPOSED
STOREFRONT
SECTIONS**

SHEET NO.
9

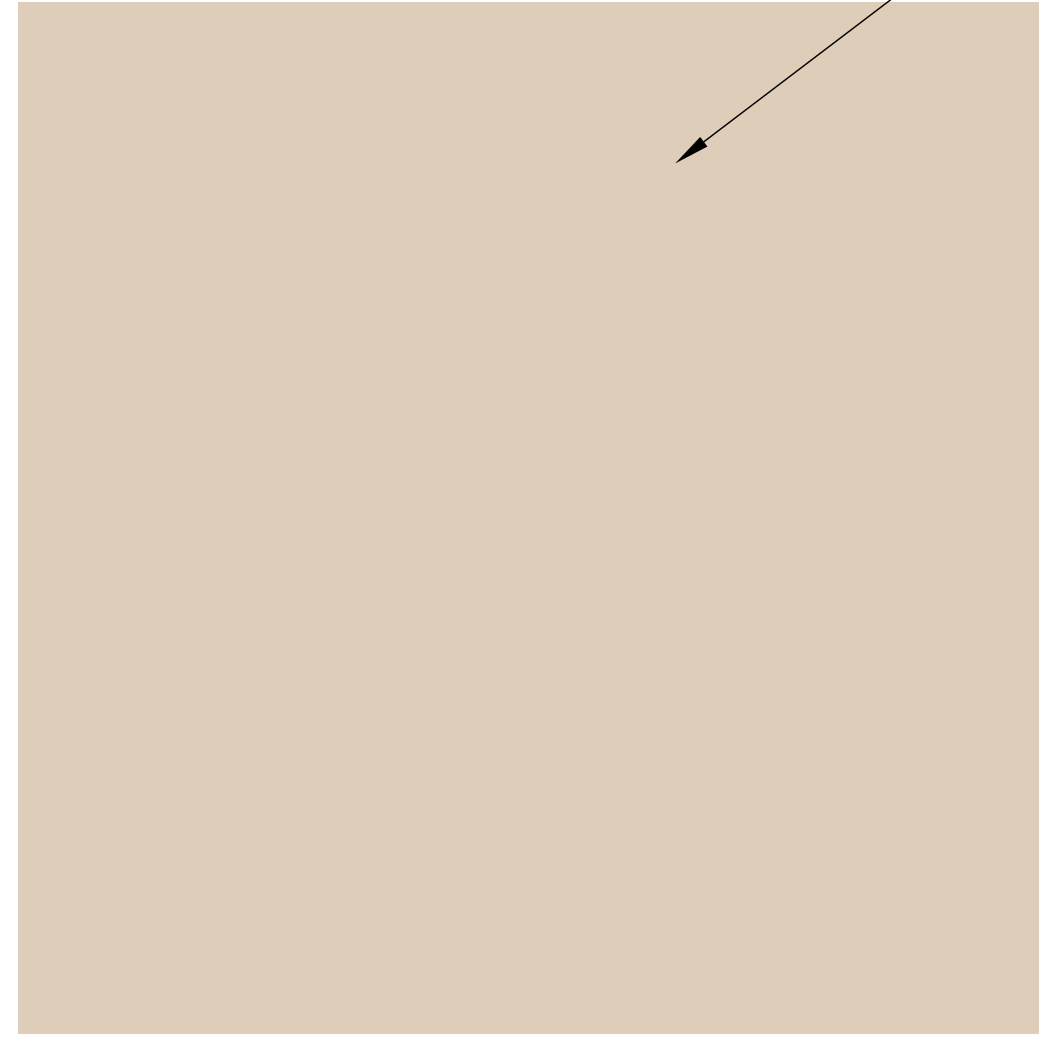




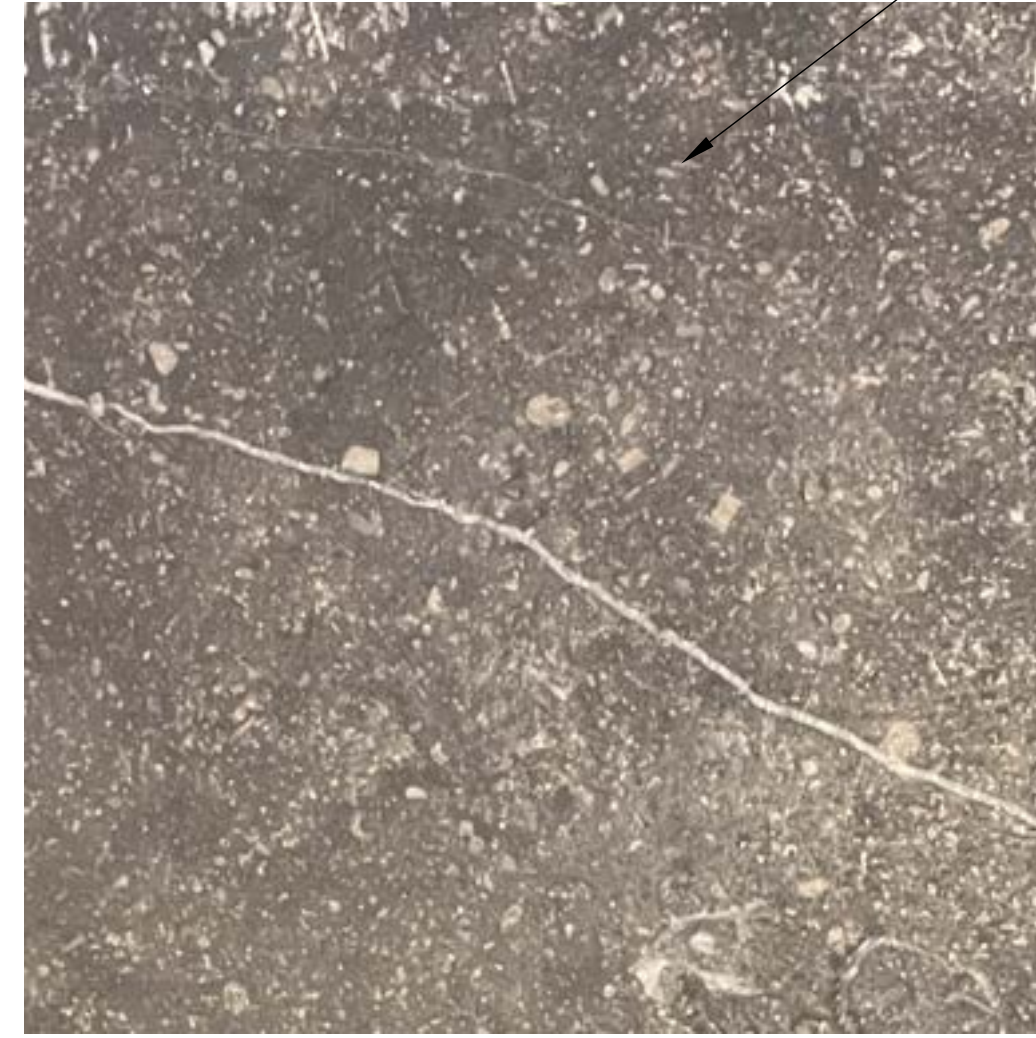
POWDER COAT
PAINT COLOR
TO MATCH
BENJAMIN
MOORE
'HERITAGE
RED' HC-181



NY STONE
ROSAL
CHAMBORD
LIMESTONE
- TO MATCH
ADJACENT
LIMESTONE AT
BUILDING BASE



MAPEI
#49 LIGHT
ALMOND
GROUT
- $\frac{1}{8}$ " MAX.
GROUT JOINT
SPACING
- TO MATCH
ADJACENT
GROUT COLOR
AND GROUT
JOINT SPACING



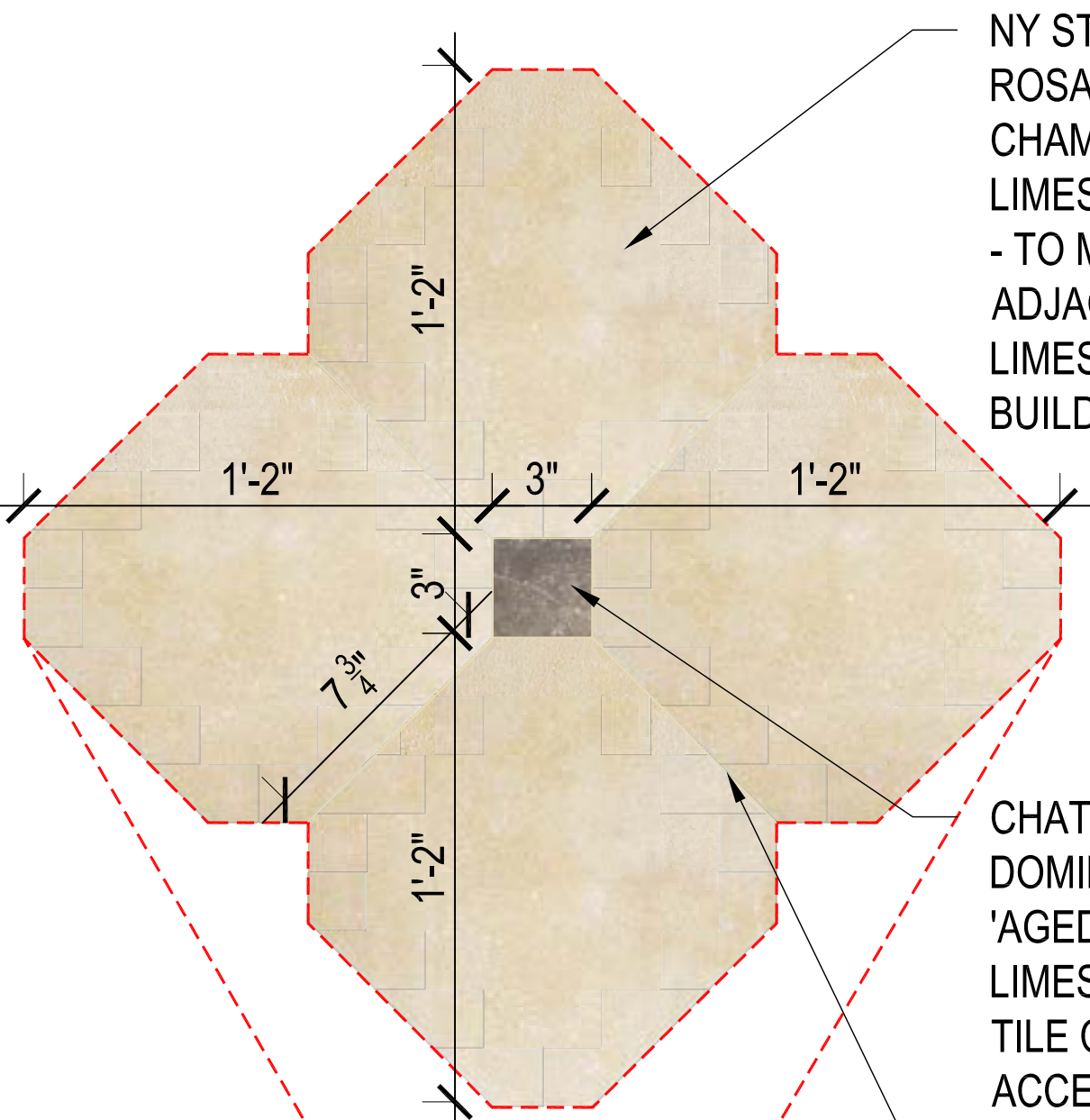
CHATEAU
DOMINGUE
'AGED'
LIMESTONE
TILE CLADDING
ACCENT

1 PROPOSED A+O GROUND FLOOR METAL STOREFRONT PAINT COLOR
NTS

2 PROPOSED A+O GROUND FLOOR STOREFRONT LIMESTONE BASE
NTS

3 PROPOSED A+O GROUND FLOOR STOREFRONT TILE GROUT
NTS

4 PROPOSED A+O GROUND FLOOR STOREFRONT 'AGED' LIMESTONE
NTS

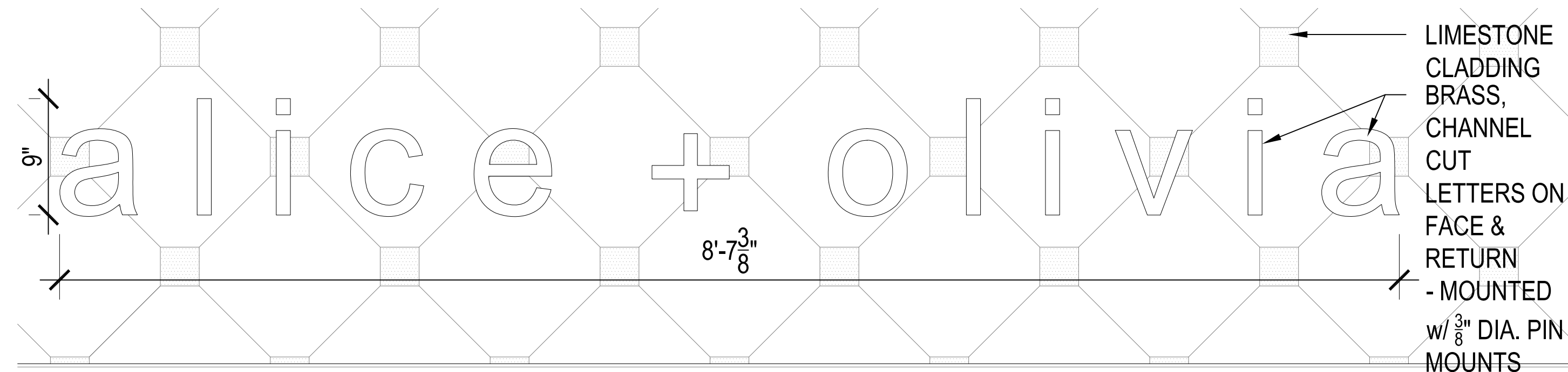


NY STONE
ROSAL
CHAMBORD
LIMESTONE
- TO MATCH
ADJACENT
LIMESTONE AT
BUILDING BASE

CHATEAU
DOMINGUE
'AGED'
LIMESTONE
TILE CLADDING
ACCENT

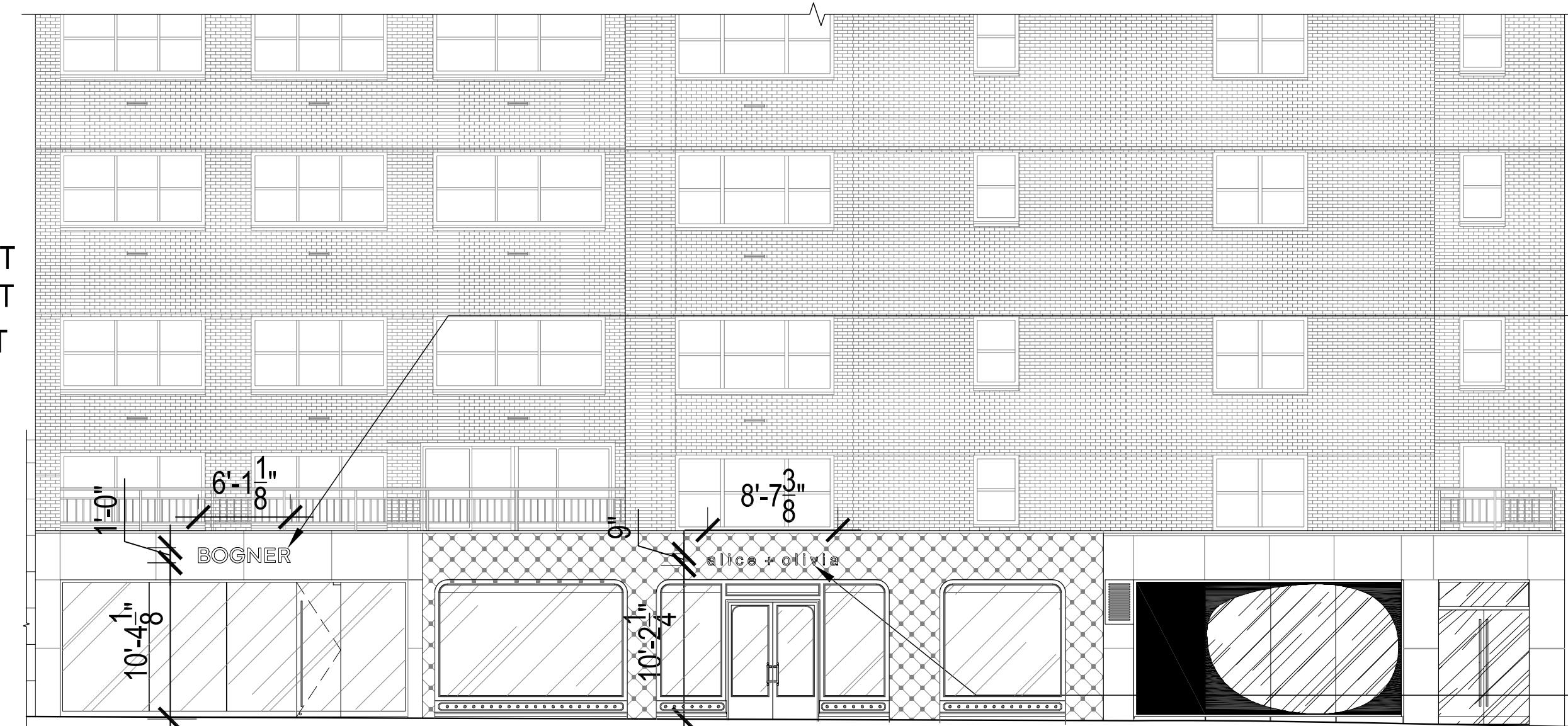
MAPEI #49 LIGHT
ALMOND GROUT
- $\frac{1}{8}$ " MAX. GROUT
JOINT SPACING
- TO MATCH
ADJACENT
GROUT COLOR
AND GROUT
JOINT SPACING

LIMESTONE
TILE
CLADDING
PATTERN

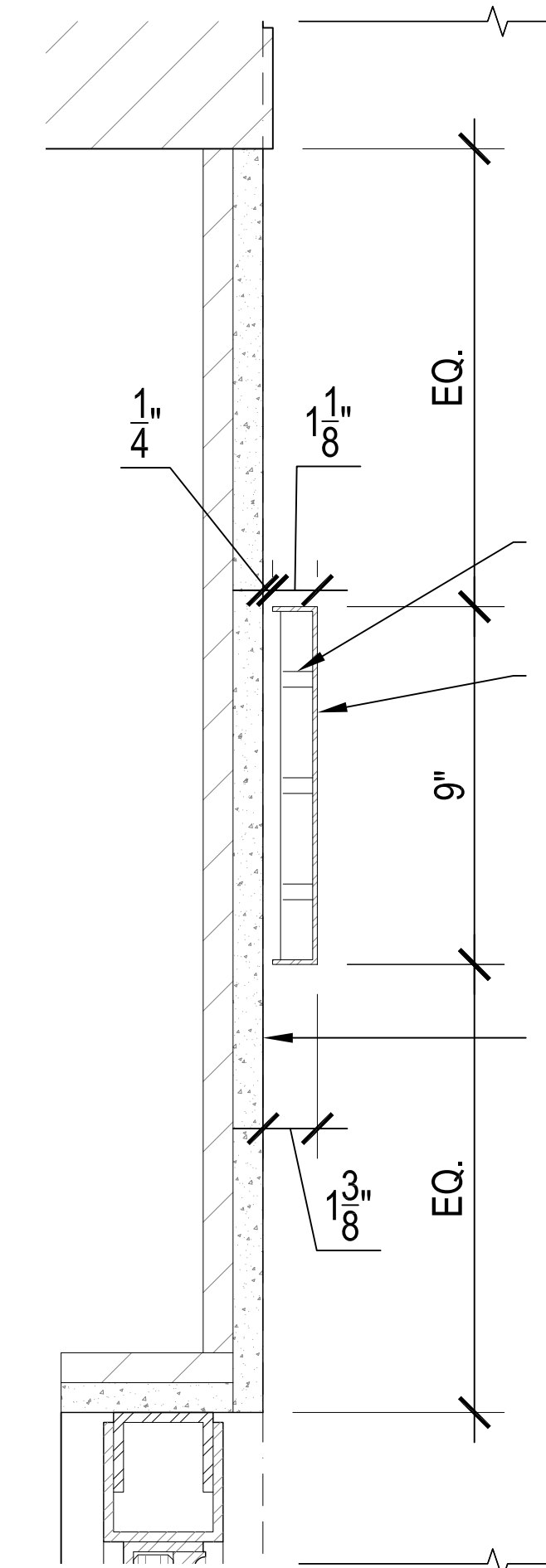


LIMESTONE
CLADDING
BRASS,
CHANNEL
CUT
LETTERS ON
FACE &
RETURN
- MOUNTED
w/ $\frac{3}{8}$ " DIA. PIN
MOUNTS

6 PROPOSED A+O GROUND FLOOR STOREFRONT LIMESTONE CLADDING
1/1/2"=1'-0"



EXISTING
ADJACENT
RETAIL SIGNAGE
11'-11" A.F.F.
BULKHEAD
9'-3" A.F.F.
S.F. OPENING
HEIGHT
8'-1" A.F.F.
TOP OF GLAZING
PROPOSED ALICE
+ OLIVIA BRASS
SIGNAGE



$\frac{3}{8}$ " DIA. PIN
MOUNTS
BRASS CHANNEL
CUT LETTERING
ON FACE &
RETURN

LIMESTONE
FACADE

5 PROPOSED A+O GROUND FLOOR STOREFRONT LIMESTONE CLADDING
1/2"=1'-0"

7 755 MADISON BUILDING & STOREFRONTS SIGNAGE ELEVATION
1/8"=1'-0"

8 PROPOSED A+O GROUND FLOOR STOREFRONT SIGNAGE DETAIL
3"=1'-0"

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SHEET TITLE

PROPOSED
STOREFRONT
MATERIALS & DETAILS

SHEET NO.

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SHEET TITLE

AREA CONTEXT/
STOREFRONT
PRECEDENTS

SHEET NO

11



PROJECT LOCATION
755 MADISON AVE.



GIANVITO ROSSI
961 MADISON AVE.

ALTUZARRA
959 MADISON AVE.

ALEXANDRE BIRMAN
957 MADISON AVE.

MORGANE LE FAY
955 MADISON AVE.



LANVIN
855 MADISON AVE.

LAFAYETTE 148
853 MADISON AVE.



823 MADISON AVE.



ZADIG & VOLTAIRE
845 MADISON AVE.

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AREA CONTEXT/
STOREFRONT
PRECEDENTS

SHEET NO.

12



755 MADISON AVE FACADE @ 1999



755 & 753 MADISON AVE FACADE @ 2001



755 MADISON AVE FACADE @ 2005



753 MADISON AVE FACADE @ 2017

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HISTORICAL
PRECEDENTS &
CONTEXT

SHEET NO.

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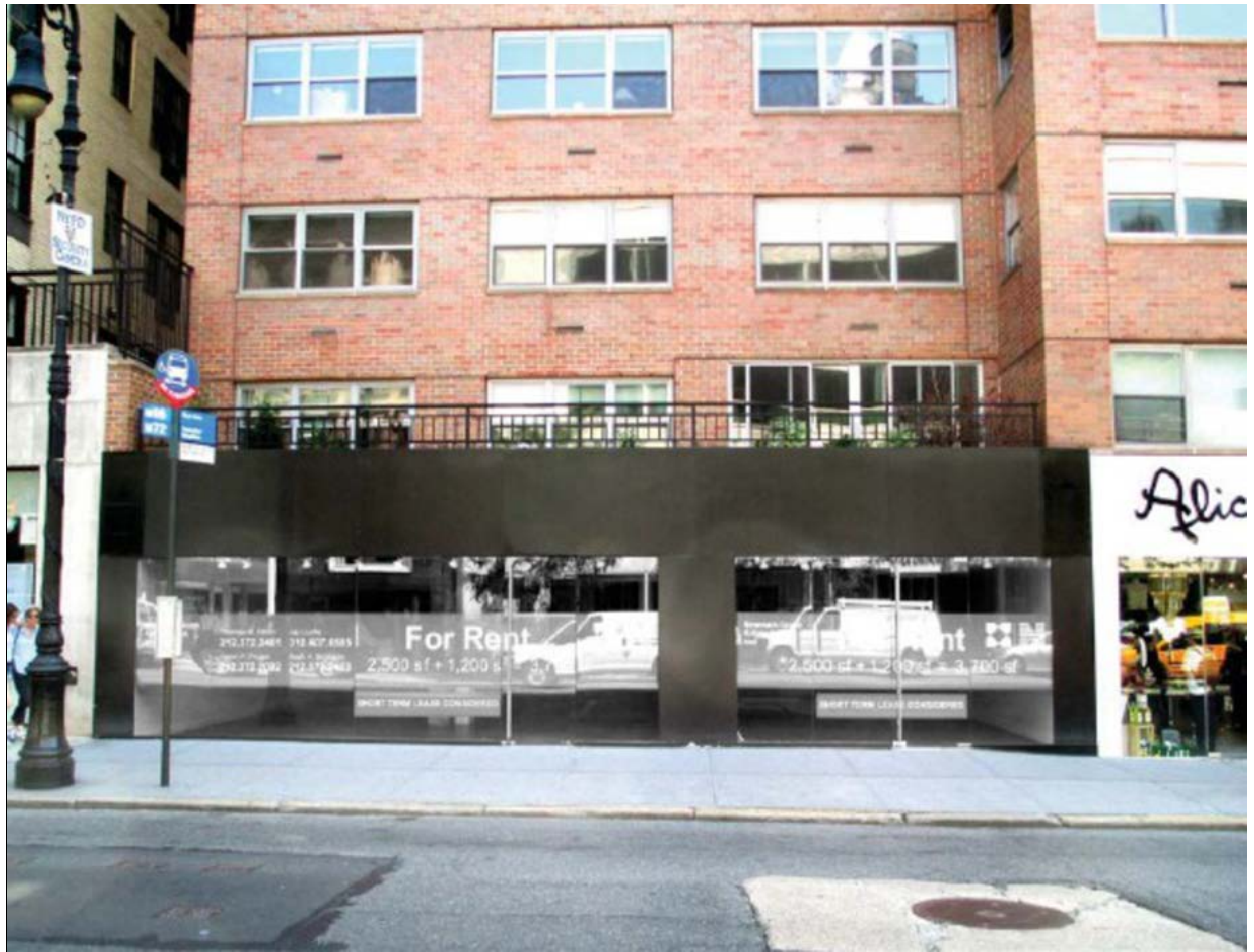
753 MADISON AVE FACADE @ 2017



755 & 753 MADISON AVE FACADE @ 2015



755 MADISON AVE FACADE @ 2015



755 MADISON AVE FACADE @ 2015

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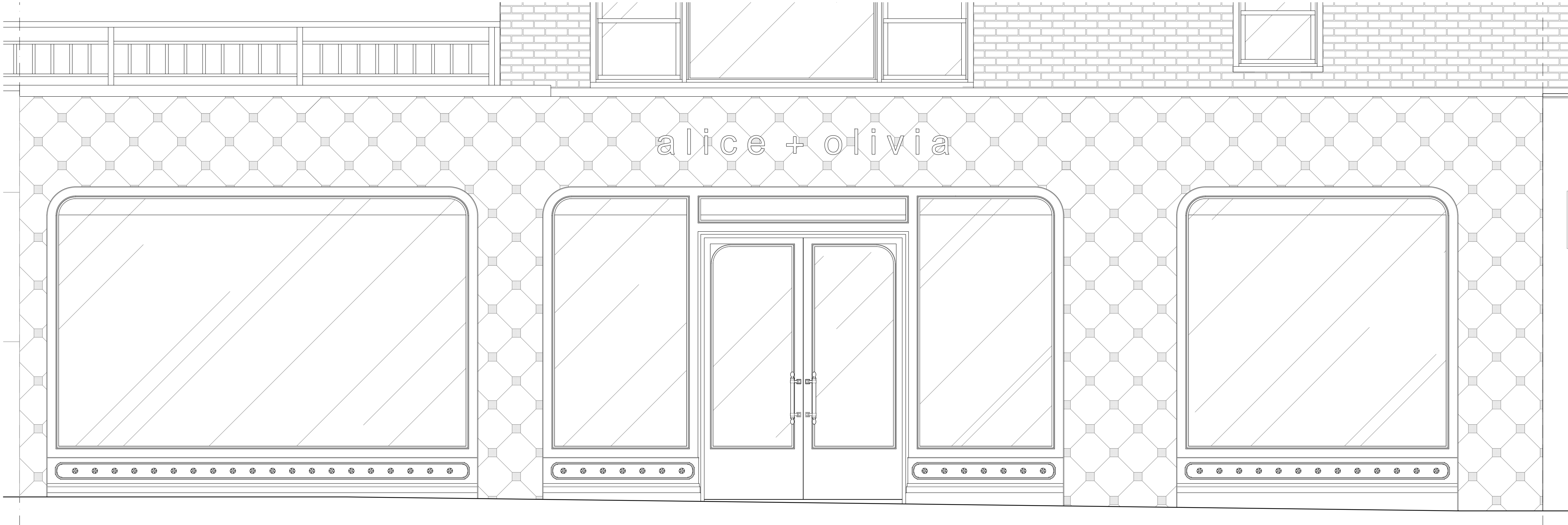
#	REVISION	DATE

SHEET TITLE

HISTORICAL
PRECEDENTS &
CONTEXT

SHEET NO.

14



1 PROPOSED STOREFRONT ELEVATION

NTS



2 PROPOSED STOREFRONT RENDERING

NTS

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SHEET TITLE
**PROPOSED
STOREFRONT
SUMMARY**

SHEET NO.
15



1 STOREFRONT RENDERING: CLADDING OPTION 2
NTS

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#	REVISION	DATE

SHEET TITLE
**APPENDIX:
STOREFRONT
CLADDING ALT.**

SHEET NO.
A