

TPG Architecture

ALEXANDER MCQUEEN

LANDMARKS PRESERVATION STAFF LEVEL REVIEW

753 MADISON AVE
NEW YORK, NY 10065

DECEMBER 5TH, 2023



2. EXISTING MADISON AVE VIEW



2. EXISTING MADISON AVE VIEW - ENTRY DOOR



4. EXISTING EAST 65TH STREET VIEW 1



5. EXISTING CORNER VIEW



5. EXISTING EAST 65TH STREET VIEW 2

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31 PENN PLAZA
132 WEST 31ST STREET, 5TH FLOOR, NEW YORK, NY 10001
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PROJECT
753 MADISON AVE
NEW YORK, NY. 10065

PROJECT NO.
1523400-00

DRAWN BY
TPG

DATE
12/05/23

DRAWING
LANDMARKS PRESERVATION COMMITTEE
STOREFRONT RENOVATION
EXISTING FACADE PHOTOS

SCALE
NTS

DRAWING
LPC-01

SEAL

27 EAST 65 STREET, 10065
PROJECT ADDRESS:

BOROUGH: MANHATTAN
BLOCK: 1380
SPECIAL: MP - MADISON AVE PRESERVATION
LOT: 23
LOT AREA: 10,845 SF
LOT FRONTAGE: 100'
LOT DEPTH 108'
NUMBER OF BUILDINGS: 1
NUMBER OF FLOORS: 17
BUILDING GROSS AREA 155,840 SF
TOTAL # OF UNITS: 87
LAND USE: MIXED USE
ZONING: C5-1, R8B
ZONING MAP #: 8C

27 EAST 65 STREET, 10065 (CONT)
YEAR BUILT:
OCCUPANCY GROUP:
(IN AREA OF WORK)
USE GROUP:
CONSTRUCTION CLASS:

TENANT 1ST FLOOR FACADE:
BUILDING FACADE ABOVE:
LANDMARK TYPE:

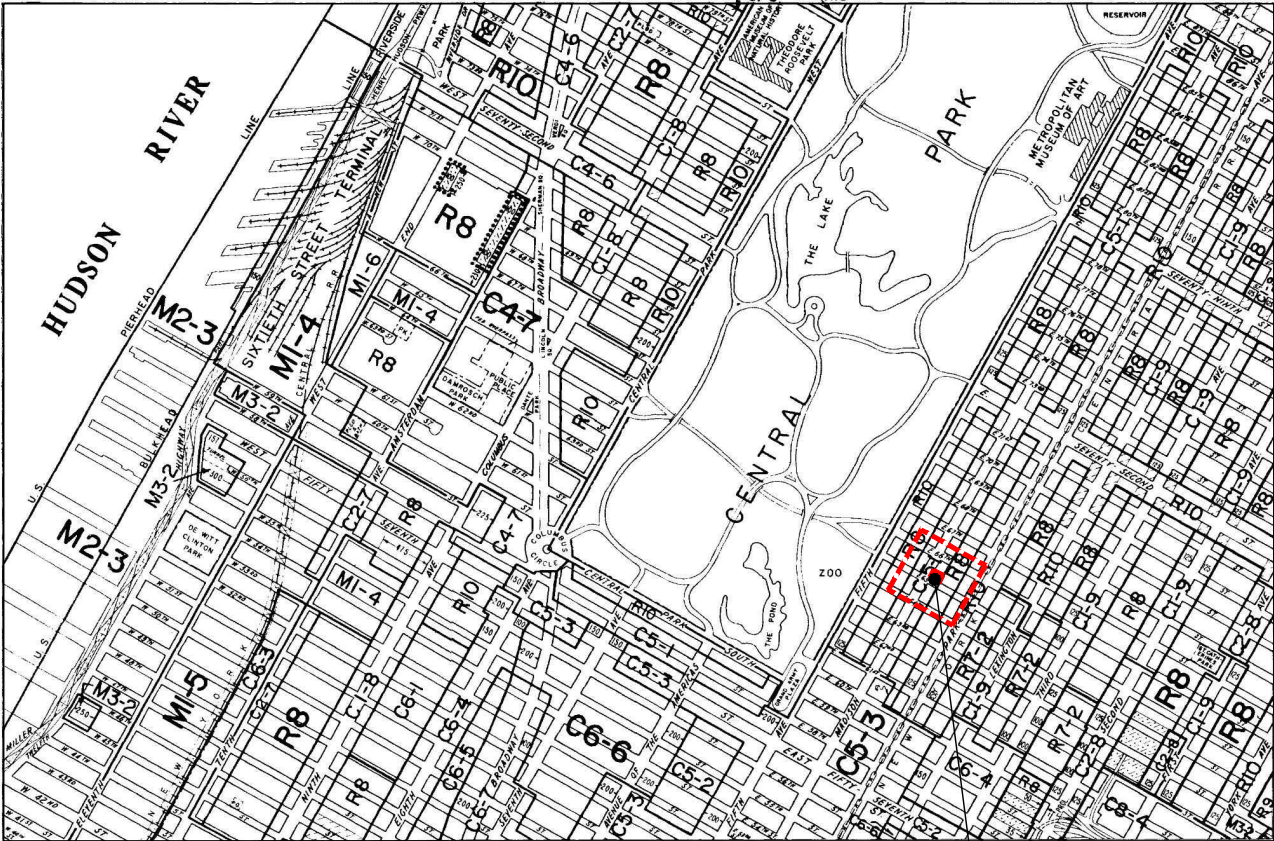
OTHER DISTRICTS:

1959
M - MERCANTILE
(W/ ACCESSORY STORAGE)
6 - RETAIL
CLASS 1 FIRE PROOF STEEL FRAMING
W/ CONCRETE SLABS
STOREFRONT AND STONE
BRICK
HISTORIC DISTRICT
SPECIAL MADISON AVENUE
PRESERVATION DISTRICT
RESIDENCE DISTRICTS



TAX MAP - BLOCK 1380 - LOT 23

PROJECT LOCATION
753 MADISON AVE
NEW YORK, NY 10065



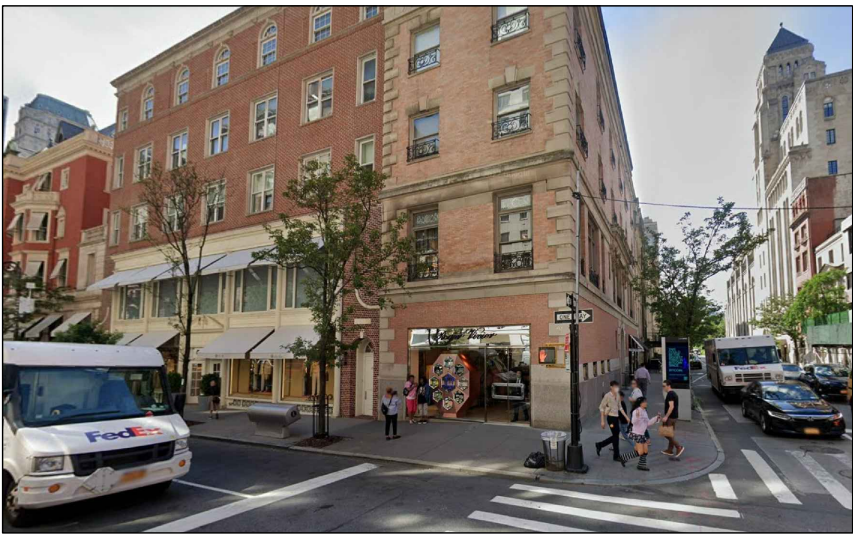
HISTORIC ZONING MAP - 8C

PROJECT LOCATION
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NEW YORK, NY 10065

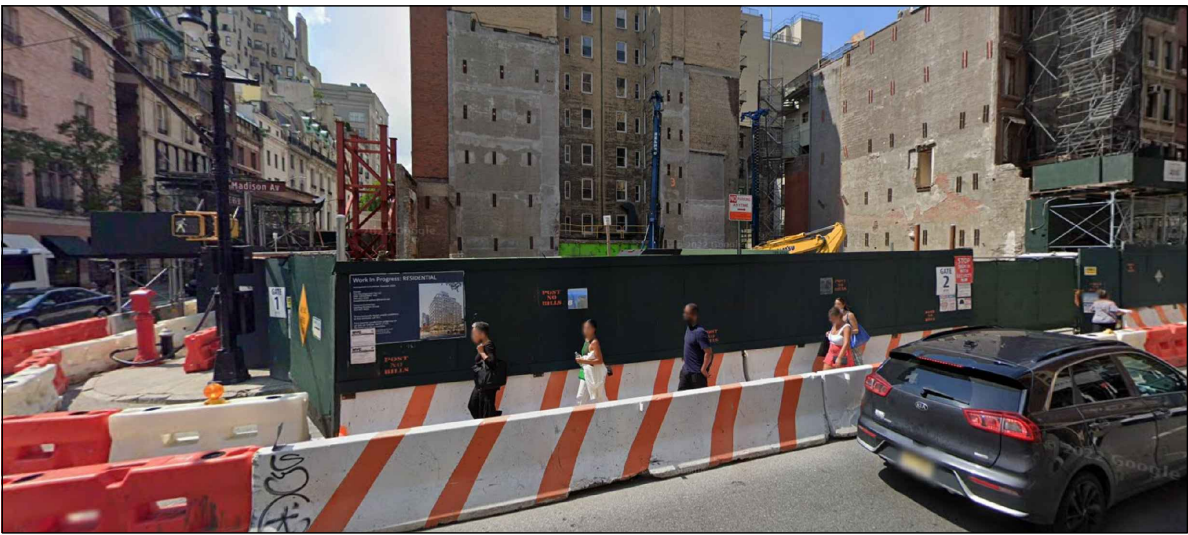
<div>TPGArchitecture</div> <div>TPG ARCHITECTURE, LLP</div> <div>31 PENN PLAZA</div> <div>132 WEST 31ST STREET, 5TH FLOOR, NEW YORK, NY 10001</div> <div>212.768.0800 TPGARCHITECTURE.COM</div>	PROJECT 753 MADISON AVE NEW YORK, NY. 10065			DRAWING LANDMARKS PRESERVATION COMMITTEE STOREFRONT RENOVATION GENERAL INFO		SEAL
	PROJECT NO. 1523400-00	DRAWN BY TPG	DATE 12/05/23	SCALE NTS	DRAWING LPC-02	



KEY MAP



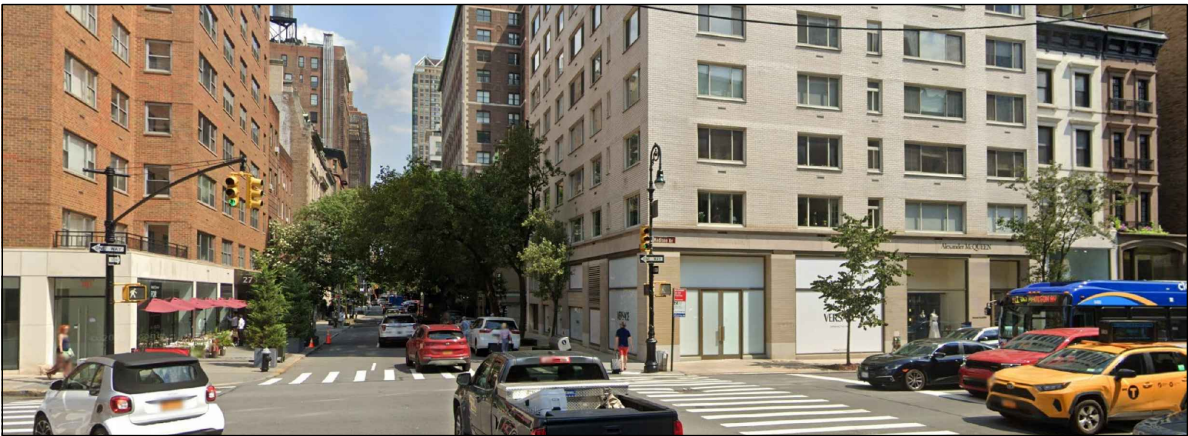
1 - ADJACENT BUILDING - CORNER ACROSS



2 - ADJACENT BUILDING - ACROSS



3 - ADJACENT BUILDING - RIGHT



4 - ADJACENT BUILDING - LEFT



ADJACENT BUILDING - SIDE VIEW - LEFT



ADJACENT BUILDING - SIDE VIEW - ACROSS

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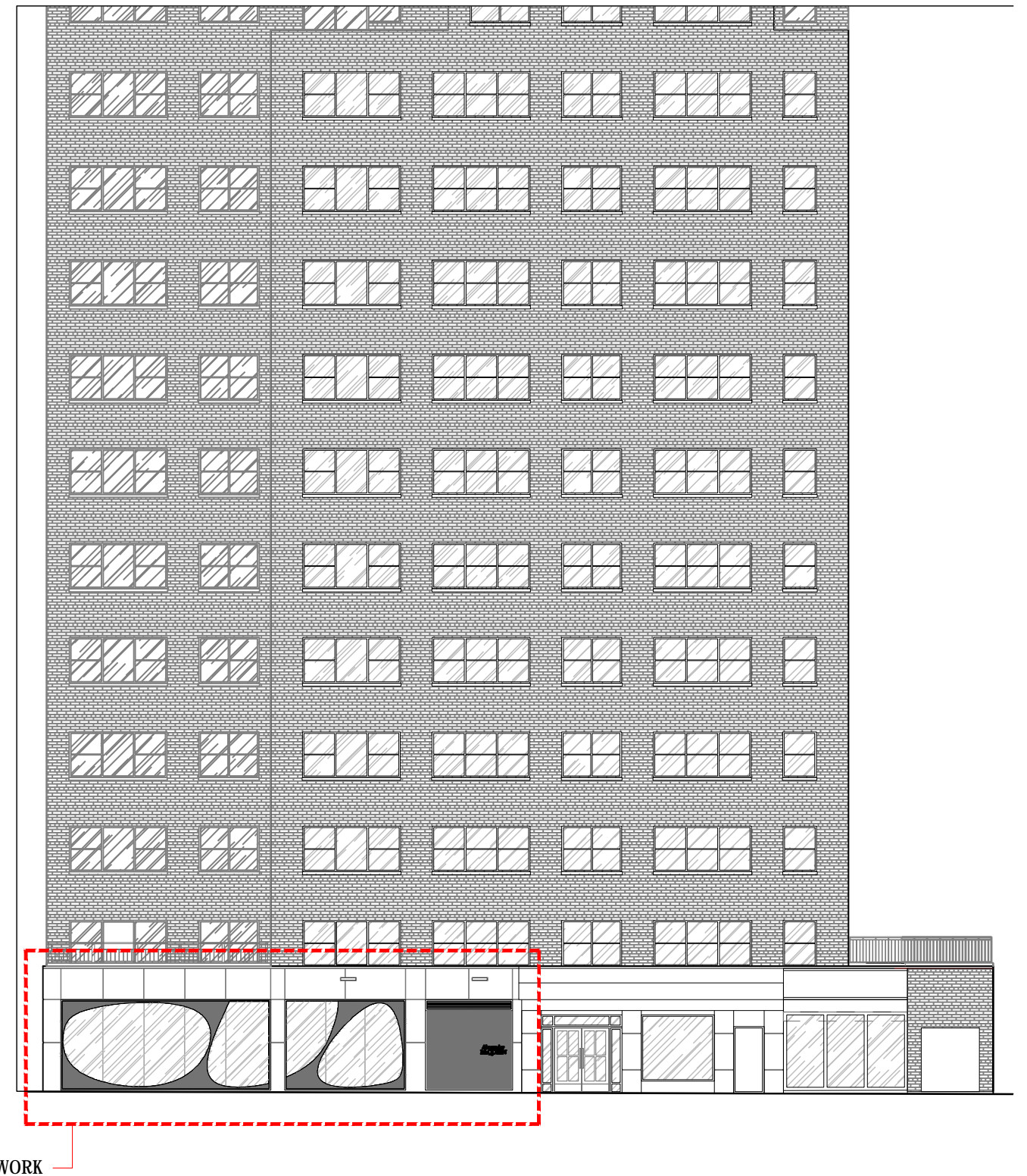
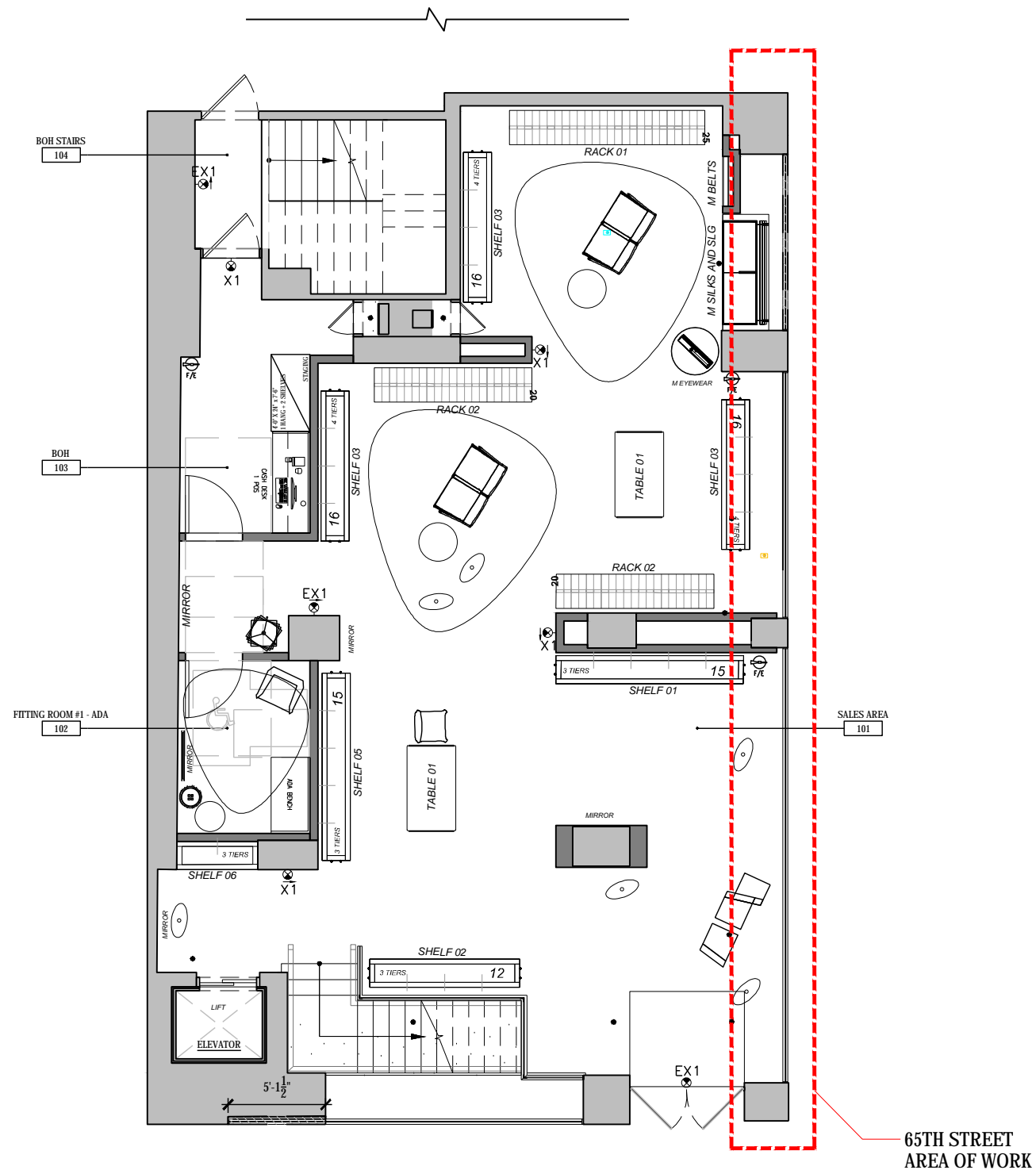
DATE
12/05/23

DRAWING
LANDMARKS PRESERVATION COMMITTEE
STOREFRONT RENOVATION
ADJACENT BUILDINGS

SCALE
NTS

DRAWING
LPC-03

SEAL



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12/05/23

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LANDMARKS PRESERVATION COMMITTEE
STOREFRONT RENOVATION
OVERALL ELEVATION - 65TH STREET

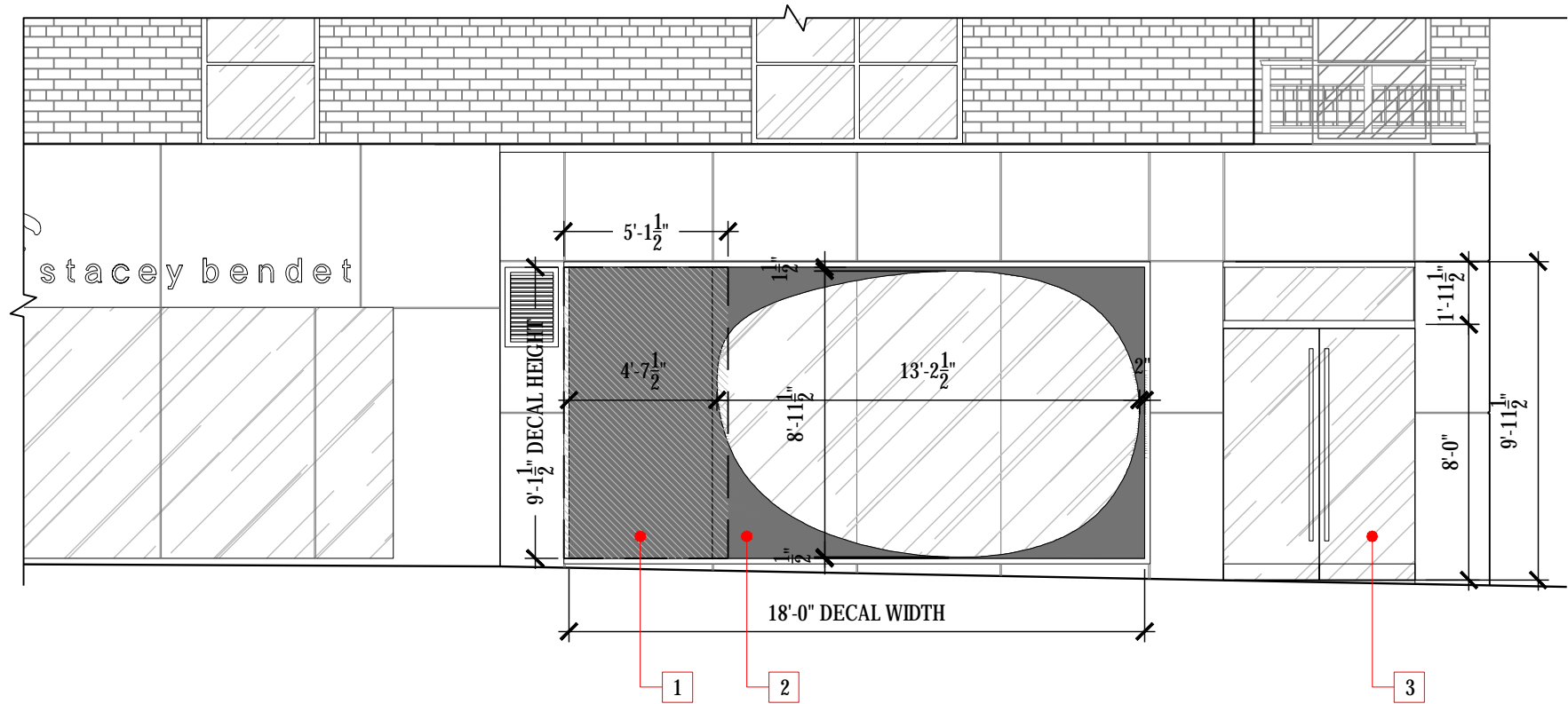
SCALE

NTS

DRAWING

LPC-05

SEAL



KEY NOTES:

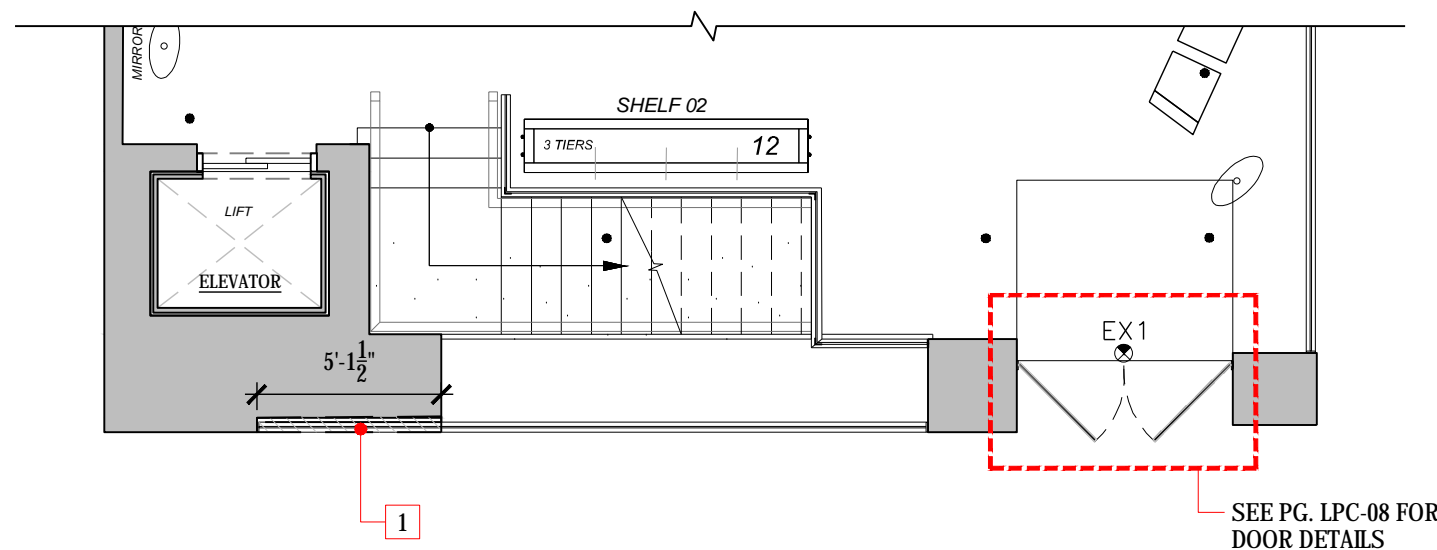
- 1 PORTION OF STOREFRONT GLAZING IS NON-TRANSPARENT DUE TO EXISTING FULL HEIGHT INTERIOR WALL BEHIND GLAZING. THEREFORE, THIS PORTION OF GLAZING IS EXCLUDED FROM VINYL CALCULATIONS.
- 2 INSTALL NEW PRINTED DECAL ON INTERIOR SIDE OF GLAZING, GRAPHIC TO BE MATTE BLACK.
- 3 INSTALL NEW AGED BRASS M1 FINISH ENTRY DOOR.

SIGNAGE NOTE:

- TOTAL PROVIDED SIGNAGE SQUARE FOOTAGE: 101 SQ FT
1. MADISON AVE MATT PRINTED DECAL: 31 SQ FT
 2. MADISON AVE "ALEXANDER MCQUEEN" WORKMARK: 4 SQ FT
 3. 65TH ST "ALEXANDER MCQUEEN" WORKMARK: 4 SQ FT
 4. 65TH ST MATT PRINTED DECAL 1: 40 SQ FT
 5. 65TH ST MATT PRINTED DECAL 2: 26 SQ FT

TOTAL GLAZING SQUARE FOOTAGE: 522 SQ FT
TOTAL PROVIDED SIGNAGE IS 19.4% OF TOTAL GLAZED AREA

PAINTED AND VINYL SIGNAGE MAY BE APPLIED DIRECTLY ONTO THE STOREFRONT GLAZING, INCLUDING AT THE DOORS, TRANSOM AND DISPLAY WINDOW, PROVIDED THAT THE SIGNAGE DOES NOT EXCEED MORE THAN TWENTY (20) PERCENT OF THE GLAZED AREA. (COMPLIES)



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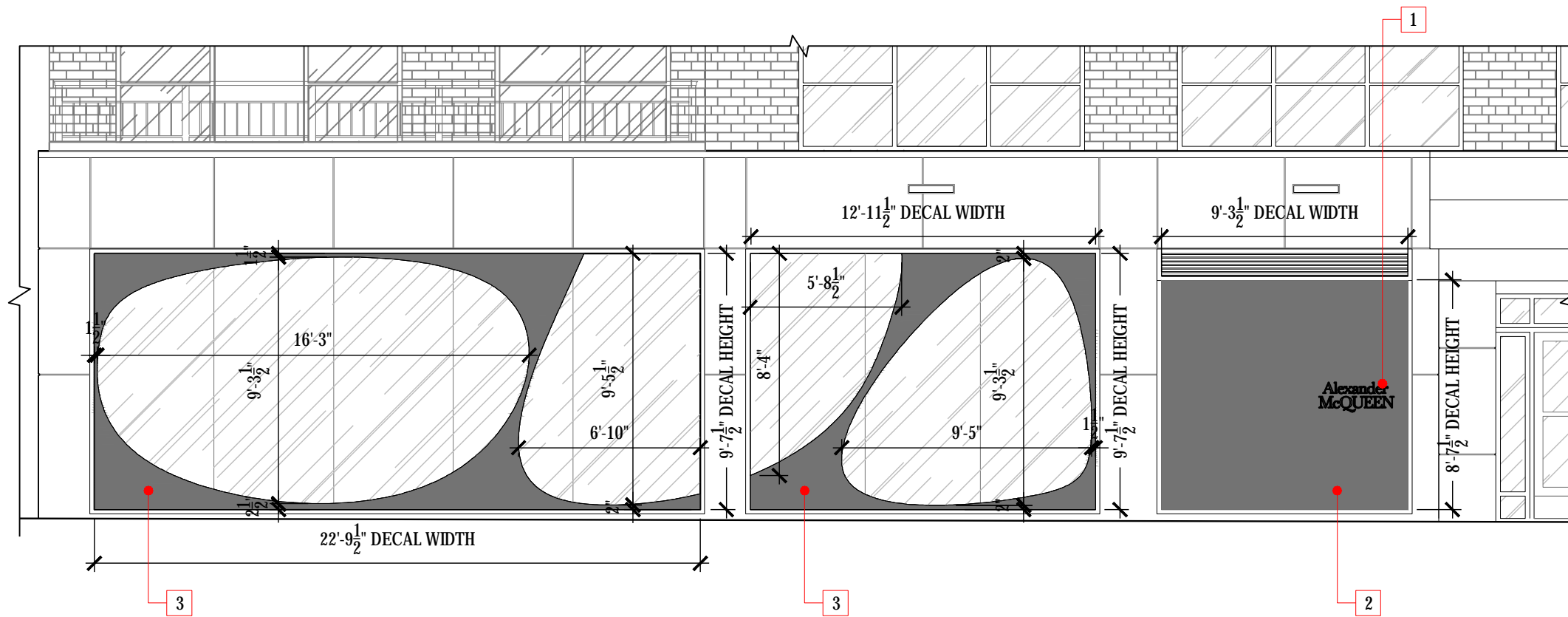
DATE
12/05/23

DRAWING
LANDMARKS PRESERVATION COMMITTEE
STOREFRONT RENOVATION
ELEVATION, PLAN & RENDERING - MADISON AVENUE

SCALE
NTS

DRAWING
LPC-06

SEAL



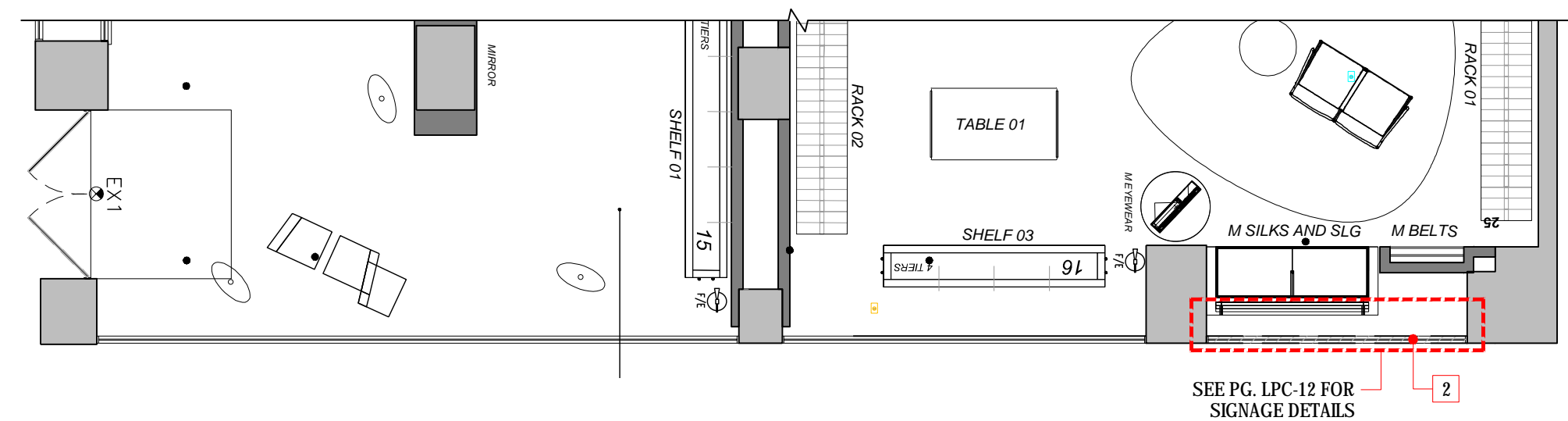
- KEY NOTES:**
- 1 NEW 130 MM TALL "ALEXANDER MCQUEEN" WHITE LETTERING TO APPEAR ON INTERIOR SIDE OF GLAZING.
 - 2 INSTALL NEW PRINTED DECAL ON INTERIOR SIDE OF GLAZING, GRAPHIC TO BE MATTE BLACK. PORTION OF STOREFRONT GLAZING IS NON-TRANSPARENT DUE TO FULL HEIGHT INTERIOR WALL BEHIND GLAZING. THEREFORE, THIS PORTION OF GLAZING IS EXCLUDED FROM VINYL CALCULATIONS.
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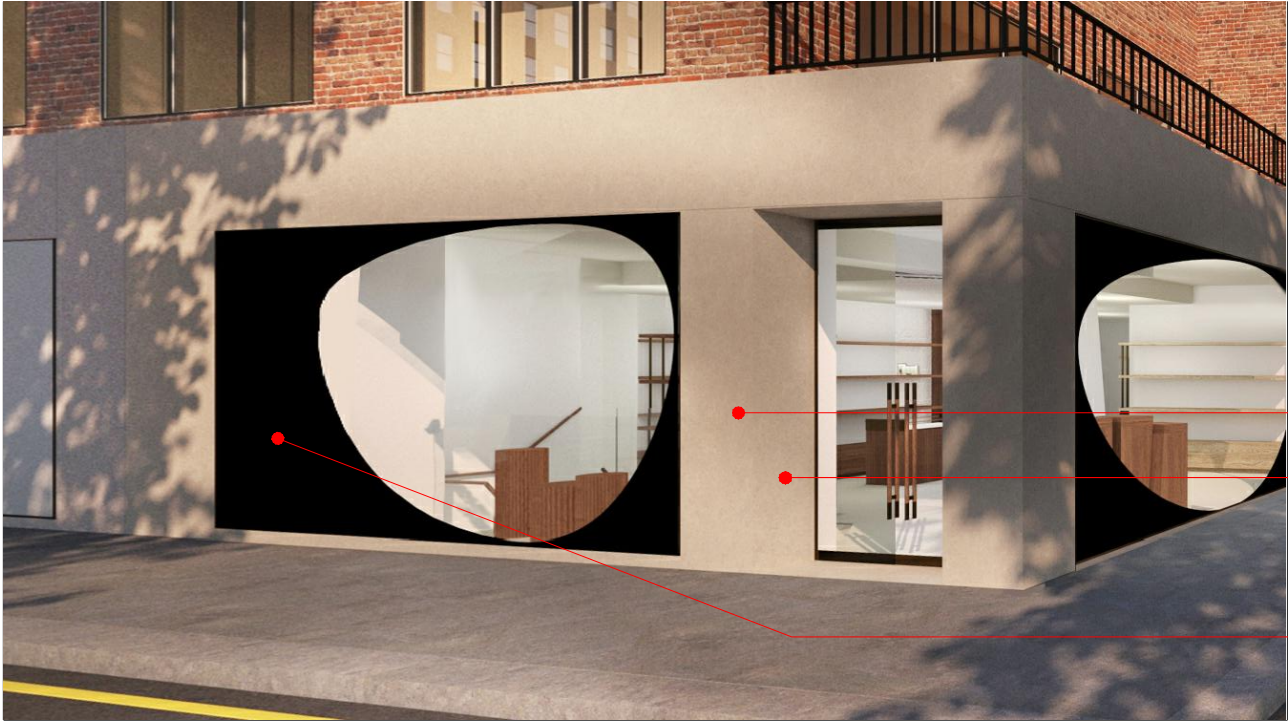
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	PROJECT NO. 1523400-00	DRAWN BY TPG	DATE 12/05/23	SCALE NTS	DRAWING LPC-07	



EXISTING FACADE - MADISON AVE



EXISTING FACADE - CORNER VIEW



EXISTING FACADE - 65TH STREET

M01

GL01

D01

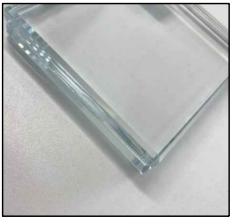
D01

D01

A01

D01

D02



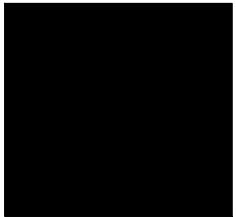
GL01

CLEAR STOREFRONT
GLAZING



A01

OPAL ACRYLIC



D01

MATT BLACK PRINTED DECAL

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LANDMARKS PRESERVATION COMMITTEE
STOREFRONT RENOVATION
MATERIALS

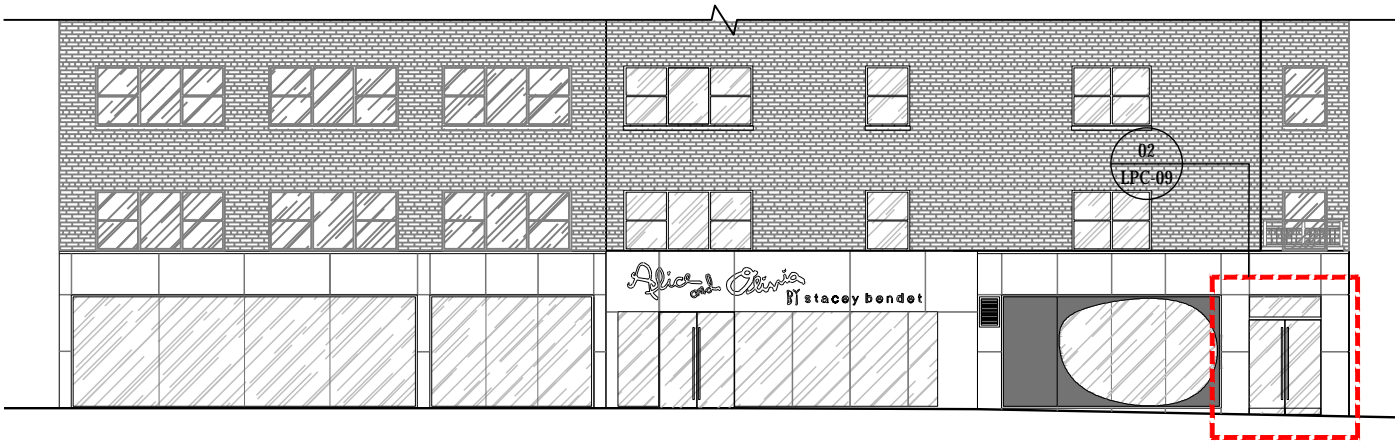
SCALE

NTS

DRAWING

LPC-08

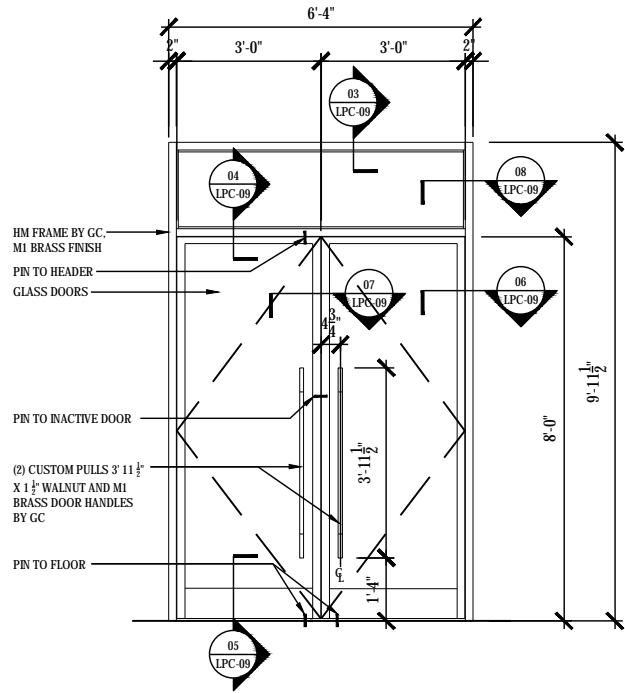
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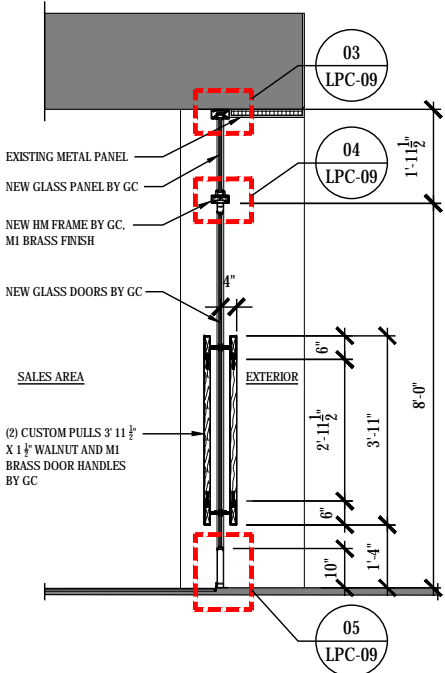
KEY ELEVATION

- NOTE:**
MAIN ENTRY DOOR HARDWARE:
- (2) CUSTOM PULLS BY GC, WALNUT AND M1 BRASS FINISHED HANDLES
 - 40MM DIAM X 150MM LONG PATINATED BRASS AT TOP AND BOTTOM SECTION OF HANDLE
 - 40MM DIAM X 1200MM LONG WALNUT FINISH PULL HANDLE
 - (1) 4 POINT LOCK - MANUFACTURED BY ADAMS RTE
 - 4015 - THRESHOLD BOLT AT ACTIVE LEAF
 - MS1850S - DEADLOCK - SECURES ACTIVE LEAF TO INACTIVE LEAF
 - MS2180 - AUTO-RELEASE TWO POINT FLUSHBOLT WITH TURN LEVER/INDICATOR AT INACTIVE LEAF
 - (1) CYLINDER - MANUFACTURED BY BEST - REMOVABLE 7-PIN CORE (PROVIDE CONSTRUCTION CORE), SMALL FORMAT INTERCHANGEABLE CORE ON EXT., THUMB TURN ON INT.
 - (2) DUST-PROOF STRIKE DP-1; HOLD BOTH DOORS @ 90°
 - (2) CLOSER - MANUFACTURED BY DORMA, BTS80 - HEAVY-DUTY CONCEALED FLOOR CLOSER WITH INTEGRAL DUST-PROOF STRIKES; COVER PLATE TO RECEIVE INSET FLUSH FINISH TO MATCH ADJ. FLOORING

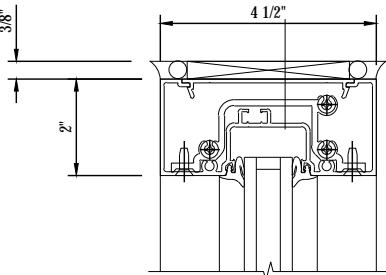
- NOTE:**
MAIN ENTRY DOOR OPERATION:
- THE INACTIVE LEAF - TOP AND BOTTOM FLUSHBOLT. SECURED INTO PLACE WITH A THUMBTURN.
 - THE ACTIVE LEAF - BOTTOM FLUSHBOLT & A MORTISE LOCK THAT TIES TOGETHER THE ACTIVE AND INACTIVE LEAF. OPERATED ON BOTH SIDES WITH A KEY.
 - WHEN THE KEY UNLOCKS THE MORTISE LOCK, BOTH THE ACTIVE AND INACTIVE DOOR WILL FULLY RELEASE.
 - THE DOOR REQUIRES A KEY TO BE FULLY LOCKED; THE ACTIVE LEAF CAN ONLY BE SECURED WITH A KEY.
- LOCKING DEVICE TO BE READILY- DISTINGUISHABLE AS LOCKED.



1. PROPOSED NEW ENTRY DOOR ELEVATION

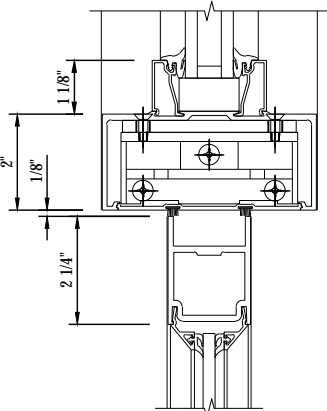


2. PROPOSED NEW ENTRY DOOR SECTION



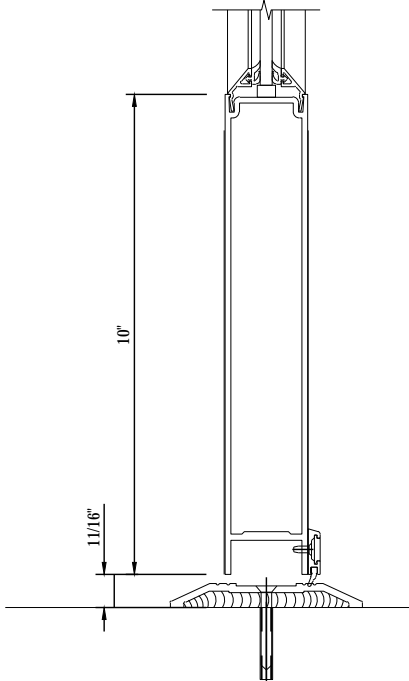
3. ENTRY DOOR DETAIL 1 - TRANSOM HEAD (1" INFILL)

- 451CG001 MULLION/JAMB/SILL
- 450126 FLAT FILLER
- 451CG524 SHEAR BLOCK PACKAGE



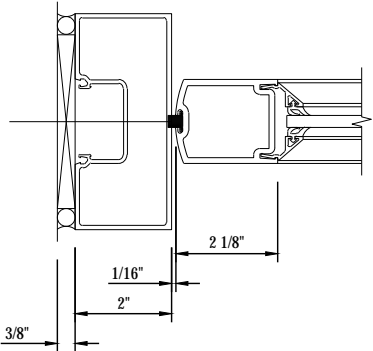
4. ENTRY DOOR DETAIL 2 - DOUBLE ACTING CONCEALED CLOSER - TRANSOM BAR (1" INFILL)

- 450022 T-BAR GLASS STOP
- 450500 CLOSER DRESSER PLATE WITH WEATHERING
- 451440 C/H HEADER / T-BAR SHEAR BLOCK PACKAGE
- 451081 D/A COC T-BAR/HEADER
- 200020 "190" STANDARD 2 1/4" TOP DOOR RAIL



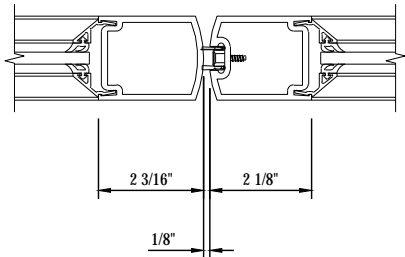
5. ENTRY DOOR DETAIL 3 - 10" BOTTOM RAIL

- 200034 STANDARD 10" BOTTOM DOOR RAIL



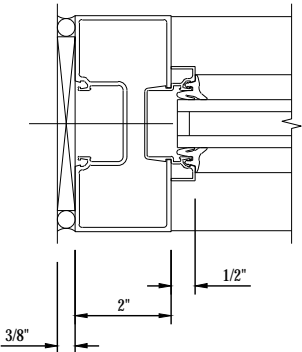
6. ENTRY DOOR DETAIL 4 - DOOR JAMB (DOUBLE ACTING)

- 451019 D/A DOOR JAMB
- 200001 "190" D/A DOOR STILE
- 027205 PILE WEATHERING



7. ENTRY DOOR DETAIL 5 - MEETING STILES

- 200496 ADJUSTABLE ASTRAGAL
- 200003 "190" ACTIVE STILE
- 200004 "190" INACTIVE STILE



8. ENTRY DOOR DETAIL 6 - DOOR JAMB AT TRANSOM AREA

- 451019 D/A DOOR JAMB
- 451026 POCKET INSERT

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LANDMARKS PRESERVATION COMMITTEE
STOREFRONT RENOVATION
ENTRY DETAILS

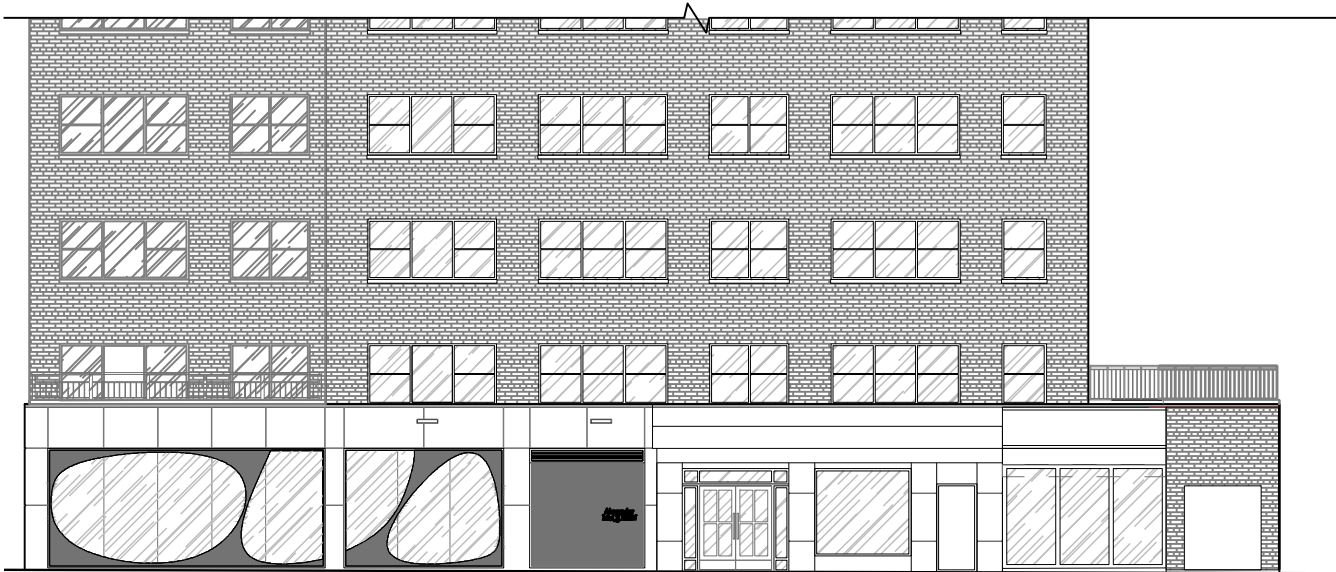
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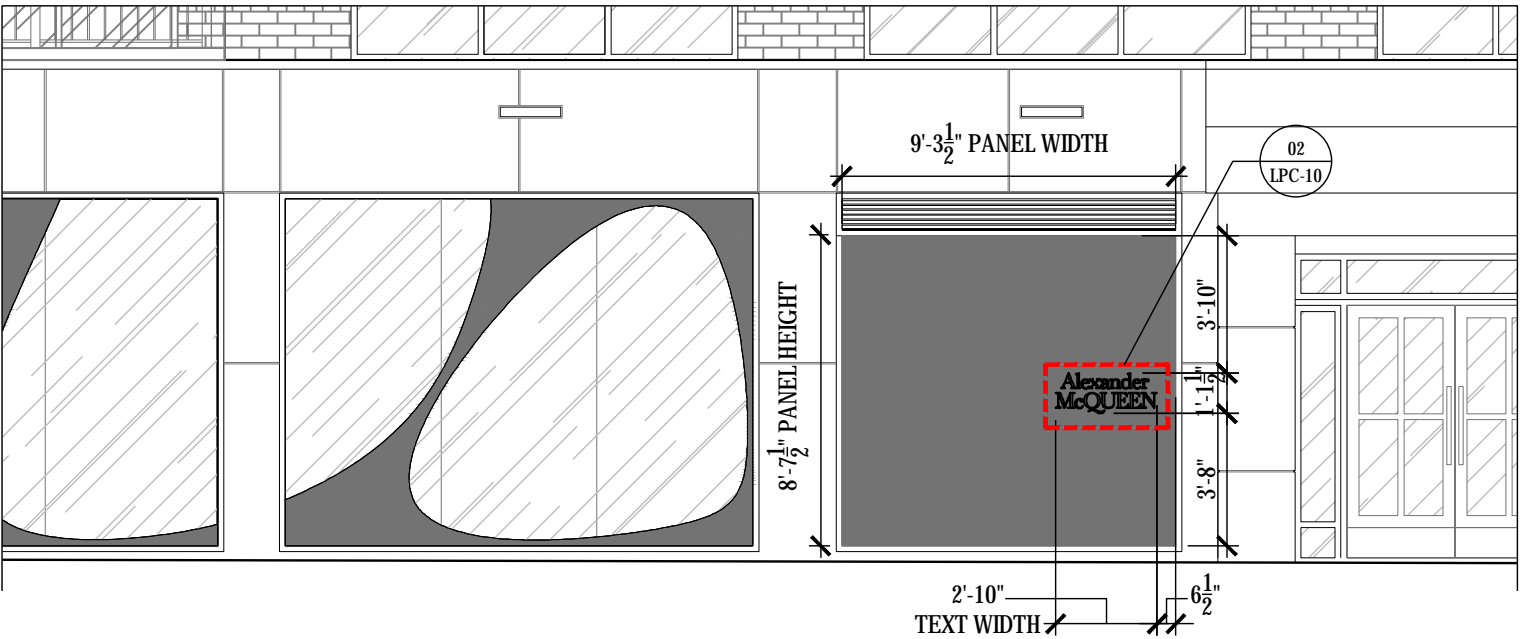
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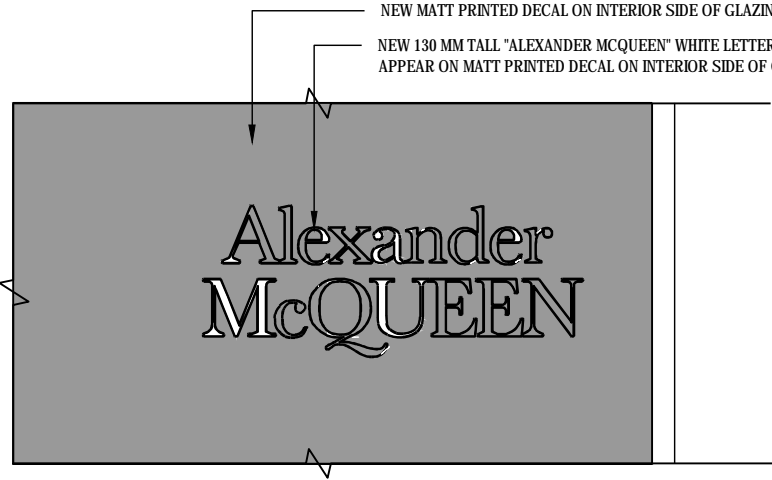
SEAL



KEY ELEVATION



1. ENLARGED 65TH STREET ELEVATION 2



2. ENLARGED SIGNAGE ELEVATION

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SIGNAGE DETAILS

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DRAWING
LPC-10

SEAL

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