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COVER SHEET | LM-00

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SITE PLAN | LM-01

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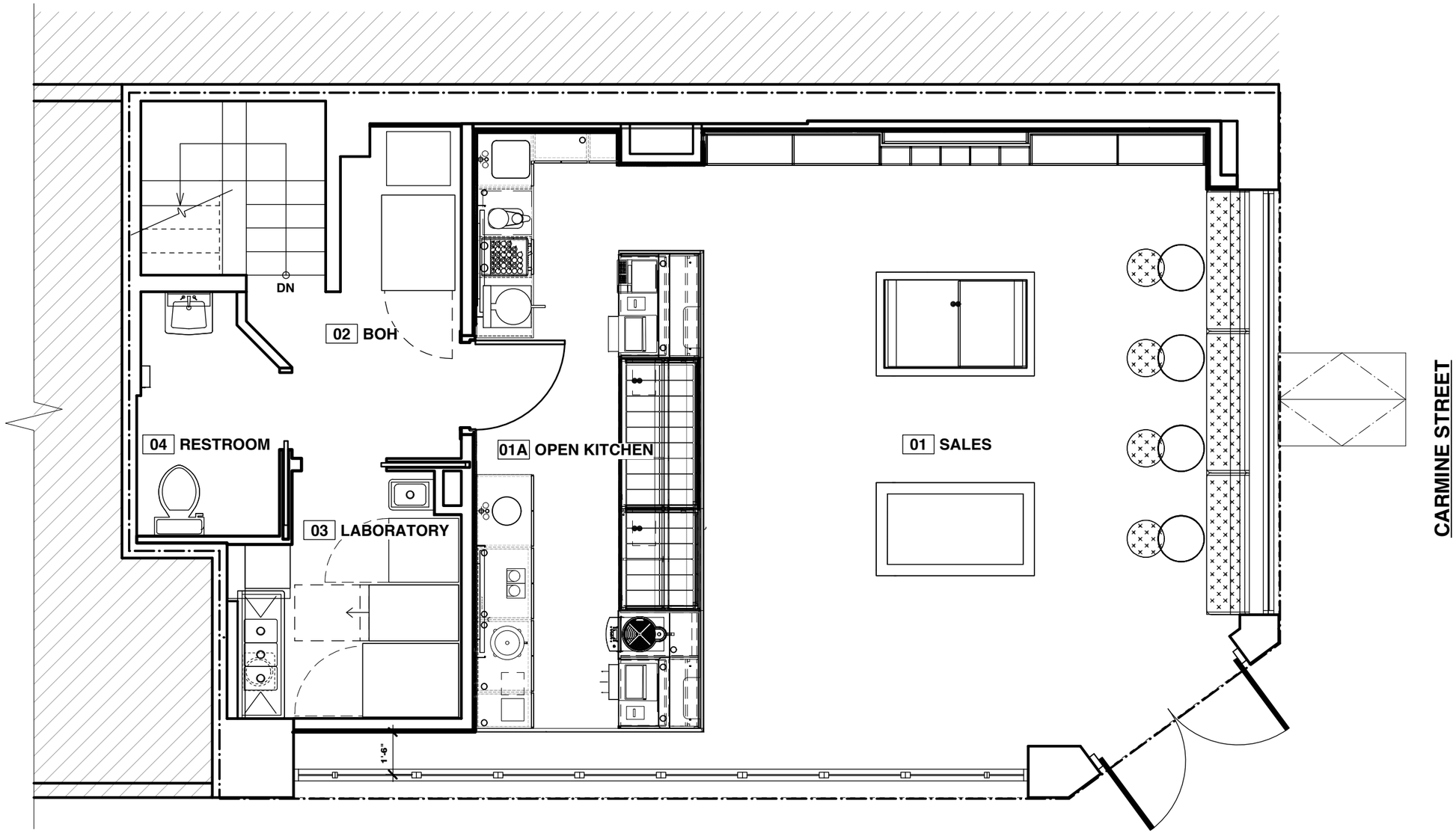

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PROPOSED FLOOR PLAN | LM-02

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TAX PHOTO

LM-03

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EXISTING CONDITIONS | LM-04

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PREVIOUS TENANT STOREFRONT PHOTOS | LM-05

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PREVIOUS TENANT

HOARDING PHASE 1

PLYWOOD ADDED IN FRONT OF GLAZING WITHIN EXISTING OPENING

2X GROM LOGOS REMOVED

EXISTING GROM FACADE PAINTED OFFWHITE

PLYWOOD ADDED IN FRONT OF GLAZING DIRECTLY IN FRONT OF FACADE

HOARDING PHASE 2 (CURRENT CONDITION)

ADDITIONAL LAYER OF PLYWOOD ADDED DIRECTLY IN FRONT OF FACADE

ENTIRE EXISTING FACADE AND PLYWOOD HOARDING REPAINTED OFFWHITE

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HOARDING DIAGRAM | LM-06

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PROBE LOCATION SUMMARY:

LOWER AREA
THE EXISTING GROM FACADE IS PLYWOOD AND STUCCO. THE BACK OF THE PLYWOOD IS VISIBLE FROM THE INTERIOR SPACE.
THERE IS NO EVIDENCE OF HISTORIC CONSTRUCTION AT THE LOWER FACADE AREA. THE EXISTING STEEL BUILDING STRUCTURE IS ALSO VISIBLE. SEE DETAIL PHOTO FOR CLARIFICATION.

UPPER SIGNBOX AREA
THE UPPER FACADE AREA REQUIRED PROBING FOR VERIFICATION.

6 LOCATIONS WERE ASSESSED ACROSS THE UPPER SIGNBOX, 3 LOCATIONS ON EACH ELEVATION.

RESULTS
NO EVIDENCE OF THE HISTORIC CORNICE WAS DISCOVERED. REFER TO FOLLOWING PAGE FOR DETAIL PHOTOS OF PROBES.

EXISTING INTERIOR PHOTO AT BACKSIDE OF FACADE

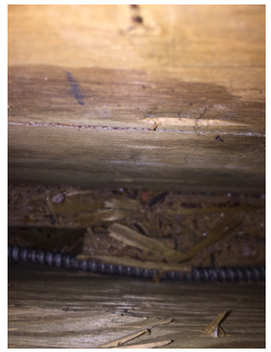
PROBE LOCATIONS

RESULTS

NO EVIDENCE OF THE HISTORIC CORNICE WAS DISCOVERED AT THE SIGNBOX. ALL PROBE LOCATIONS SHOW AN INTERIOR HOLLOW CAVITY, ~3.5" DEEP. REFER TO PROBE (A) FOR INTERIOR PHOTO OF SIGNBOX. THE BACK SURFACE OF THE CAVITY IS EITHER PLYWOOD OR BRICK.

PROBE (A)

PROBE



INTERIOR OF SIGNBOX

PROBE (B)

UPPER PROBE

LOWER PROBE

PROBE (C)

UPPER PROBE

LOWER PROBE

PROBE (D)

UPPER PROBE

LOWER PROBE

PROBE (E)

UPPER PROBE

LOWER PROBE

PROBE (F)

UPPER PROBE

LOWER PROBE

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DETAIL PROBE PHOTOS | LM-08

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NEW EXTERIOR RENDERING

LM-09

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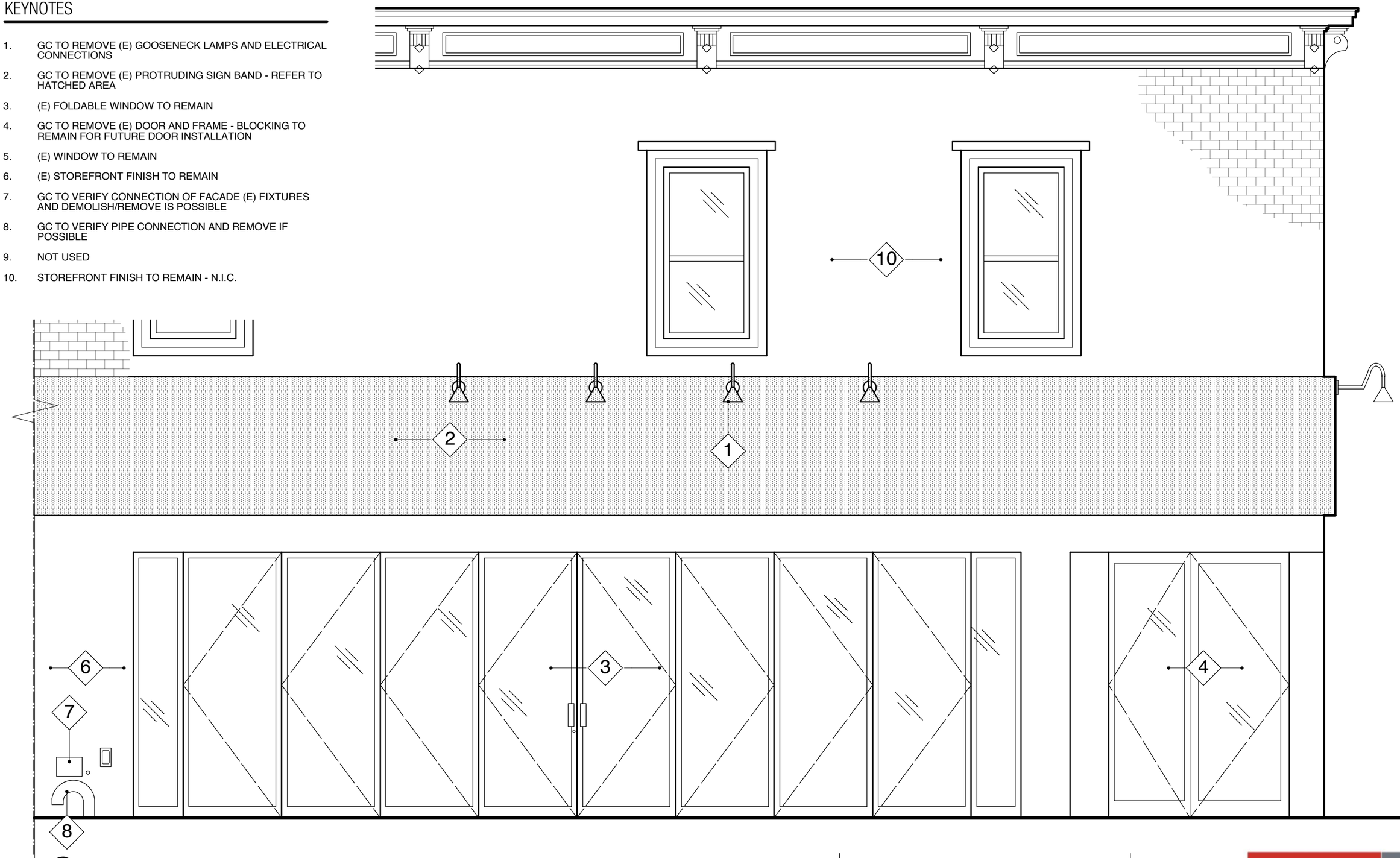
KEYNOTES

1. GC TO REMOVE (E) GOOSENECK LAMPS AND ELECTRICAL CONNECTIONS
2. GC TO REMOVE (E) PROTRUDING SIGN BAND - REFER TO HATCHED AREA
3. (E) FOLDABLE WINDOW TO REMAIN
4. GC TO REMOVE (E) DOOR AND FRAME - BLOCKING TO REMAIN FOR FUTURE DOOR INSTALLATION
5. (E) WINDOW TO REMAIN
6. (E) STOREFRONT FINISH TO REMAIN
7. GC TO VERIFY CONNECTION OF FACADE (E) FIXTURES AND DEMOLISH/REMOVE IS POSSIBLE
8. GC TO VERIFY PIPE CONNECTION AND REMOVE IF POSSIBLE
9. NOT USED
10. STOREFRONT FINISH TO REMAIN - N.I.C.



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EXISTING ELEVATION ON BLEECKER STREET | LM-10

Scale: 3/8" = 1'-0"

-185

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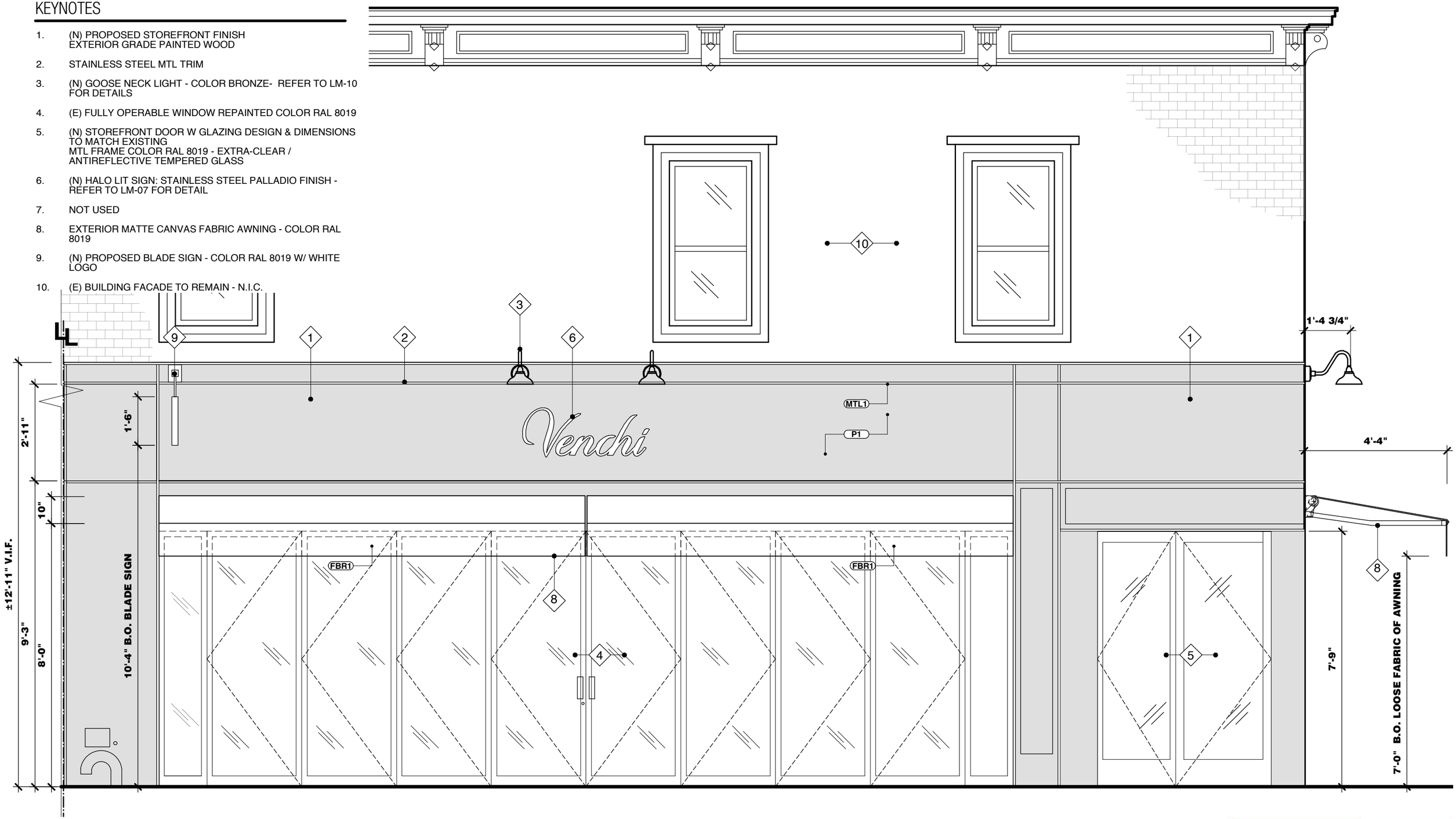
KEYNOTES

1. (N) PROPOSED STOREFRONT FINISH EXTERIOR GRADE PAINTED WOOD
2. STAINLESS STEEL MTL TRIM
3. (N) GOOSE NECK LIGHT - COLOR BRONZE- REFER TO LM-10 FOR DETAILS
4. (E) FULLY OPERABLE WINDOW REPAINTED COLOR RAL 8019
5. (N) STOREFRONT DOOR W GLAZING DESIGN & DIMENSIONS TO MATCH EXISTING
   MTL FRAME COLOR RAL 8019 - EXTRA-CLEAR / ANTIREFLECTIVE TEMPERED GLASS
6. (N) HALO LIT SIGN: STAINLESS STEEL PALLADIO FINISH - REFER TO LM-07 FOR DETAIL
7. NOT USED
8. EXTERIOR MATTE CANVAS FABRIC AWNING - COLOR RAL 8019
9. (N) PROPOSED BLADE SIGN - COLOR RAL 8019 W/ WHITE LOGO
10. (E) BUILDING FACADE TO REMAIN - N.I.C.



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PROPOSED ELEVATION ON BLEECKER STREET | LM-11

Scale: 3/8" = 1'-0"

-185

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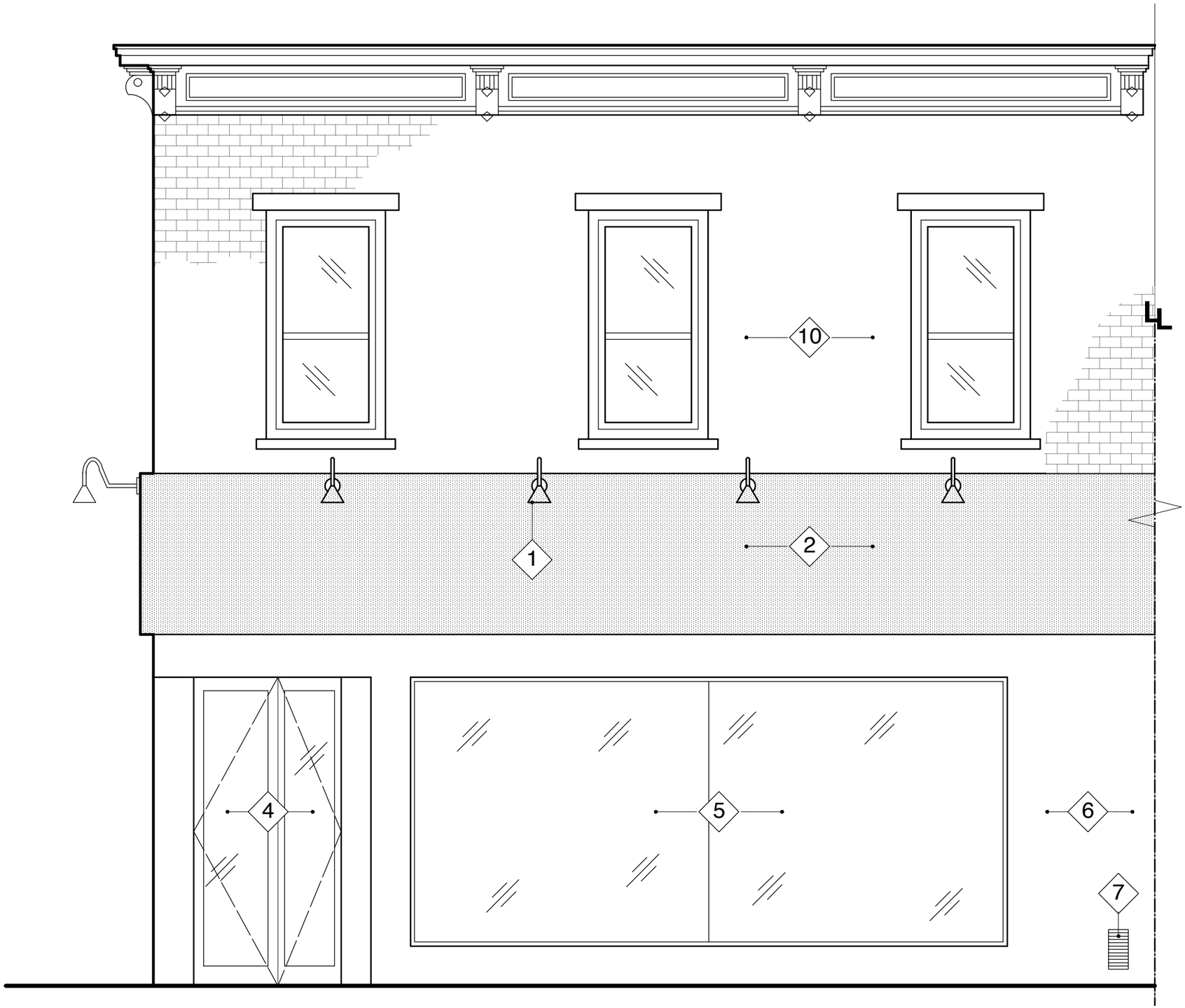
KEYNOTES

1. GC TO REMOVE (E) GOOSENECK LAMPS AND ELECTRICAL CONNECTIONS
2. GC TO REMOVE (E) PROTRUDING SIGN BAND - REFER TO HATCHED AREA
3. (E) FOLDABLE WINDOW TO REMAIN
4. GC TO REMOVE (E) DOOR AND FRAME - BLOCKING TO REMAIN FOR FUTURE DOOR INSTALLATION
5. (E) WINDOW TO REMAIN
6. (E) STOREFRONT FINISH TO REMAIN
7. GC TO VERIFY CONNECTION OF FACADE (E) FIXTURES AND DEMOLISH/REMOVE IS POSSIBLE
8. NOT USED
9. NOT USED
10. STOREFRONT FINISH TO REMAIN - N.I.C.



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LANDMARKS PACKAGE

EXISTING ELEVATION ON CARMINE STREET | LM-12

Scale: 3/8" = 1'-0" | -185

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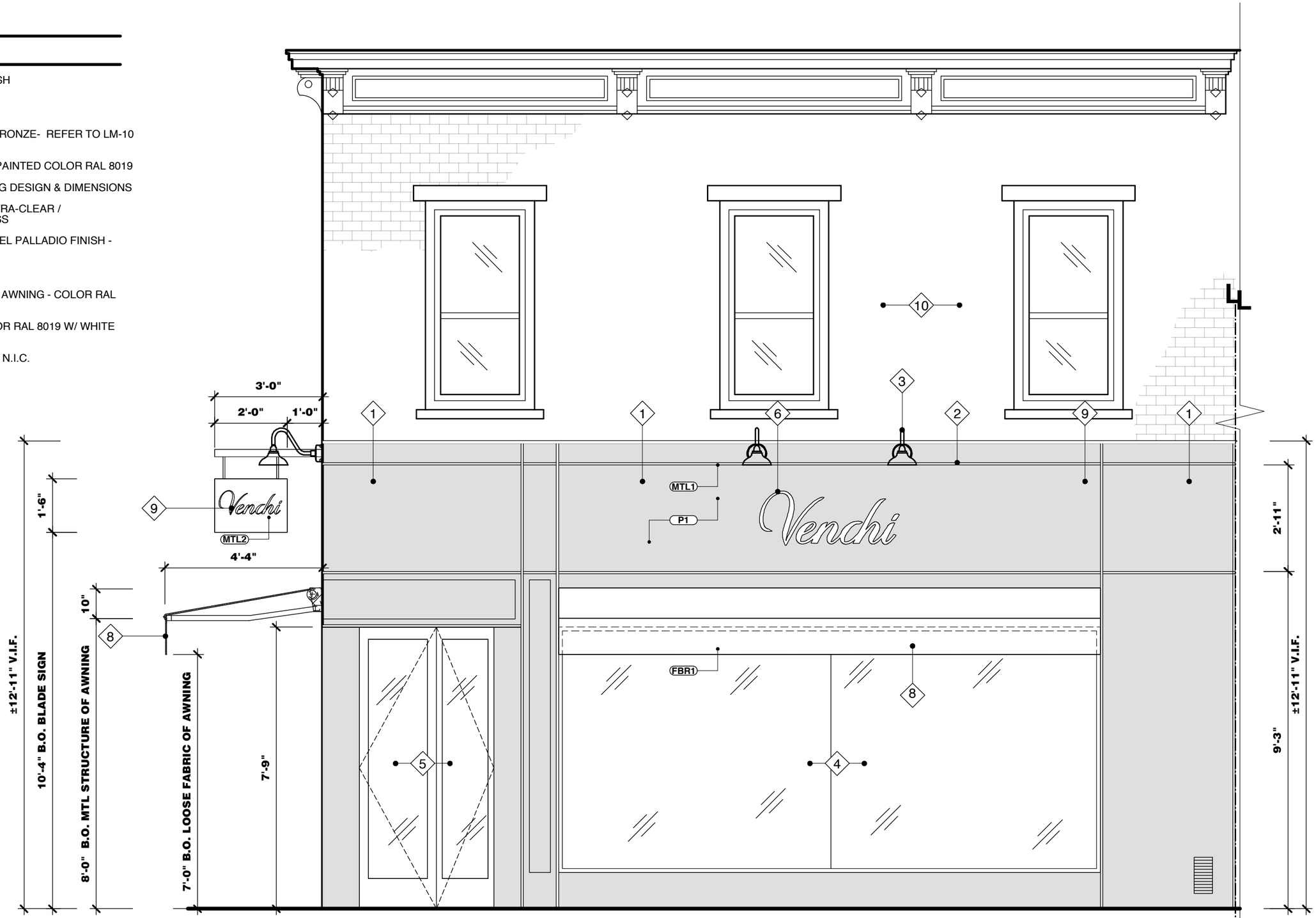
KEYNOTES

1. (N) PROPOSED STOREFRONT FINISH EXTERIOR GRADE PAINTED WOOD
2. STAINLESS STEEL MTL TRIM
3. (N) GOOSE NECK LIGHT - COLOR BRONZE- REFER TO LM-10 FOR DETAILS
4. (E) FULLY OPERABLE WINDOW REPAINTED COLOR RAL 8019
5. (N) STOREFRONT DOOR W GLAZING DESIGN & DIMENSIONS TO MATCH EXISTING MTL FRAME COLOR RAL 8019 - EXTRA-CLEAR / ANTIREFLECTIVE TEMPERED GLASS
6. (N) HALO LIT SIGN: STAINLESS STEEL PALLADIO FINISH - REFER TO LM-07 FOR DETAIL
7. NOT USED
8. EXTERIOR MATTE CANVAS FABRIC AWNING - COLOR RAL 8019
9. (N) PROPOSED BLADE SIGN - COLOR RAL 8019 W/ WHITE LOGO
10. (E) BUILDING FACADE TO REMAIN - N.I.C.



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PROPOSED ELEVATION ON CARMINE STREET | LM-13

Scale: 3/8" = 1'-0"

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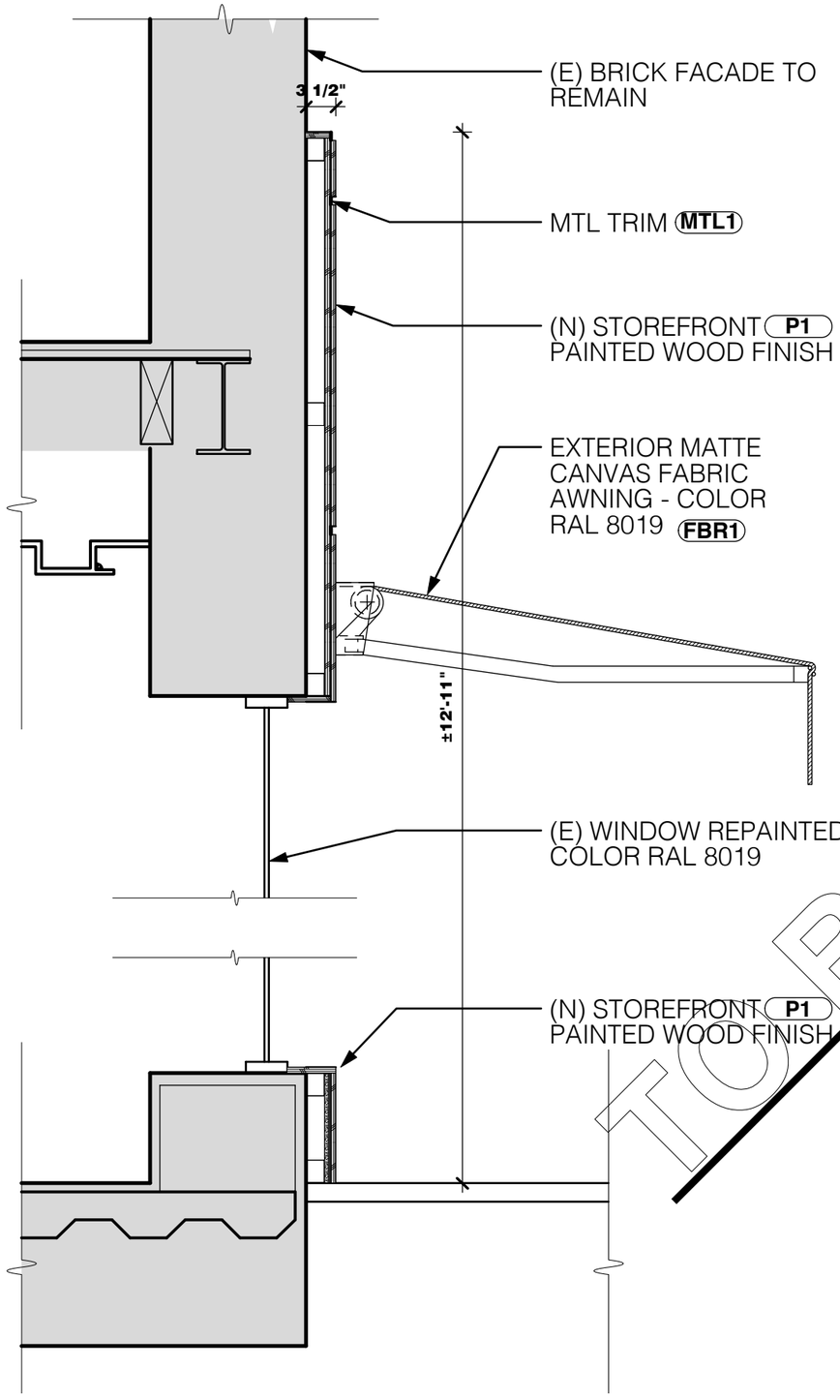

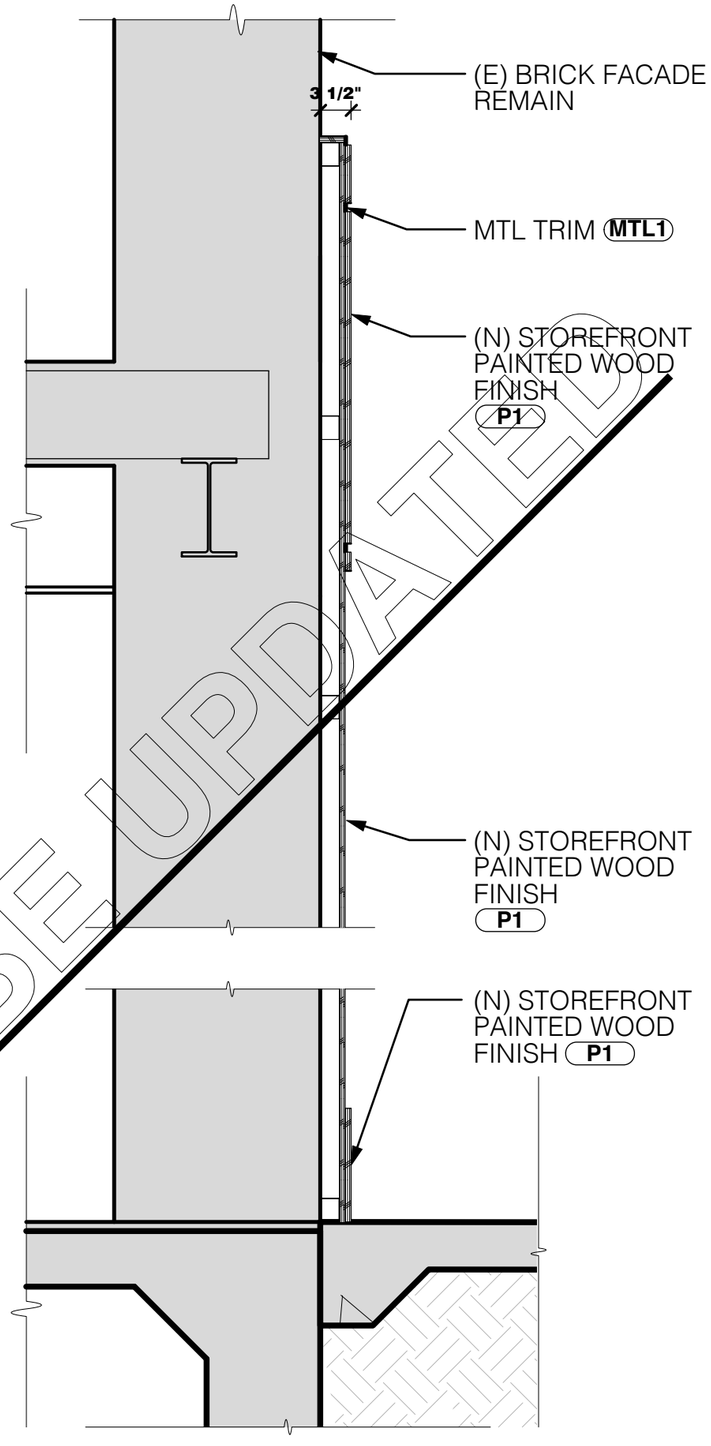

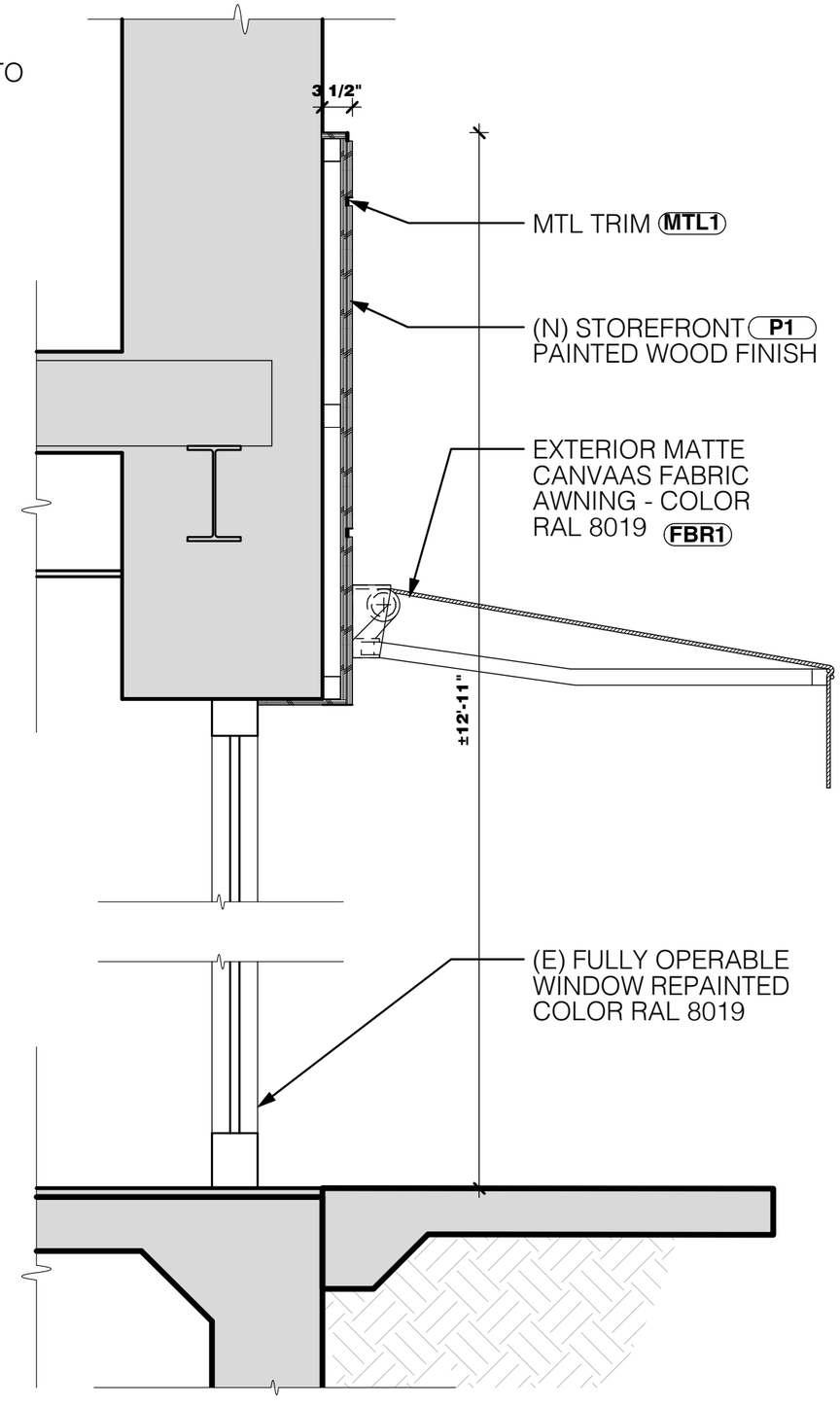

TO BE UPDATED

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EXISTING STOREFRONT SECTIONS

LM-14

Scale: 3/4" = 1'-0"

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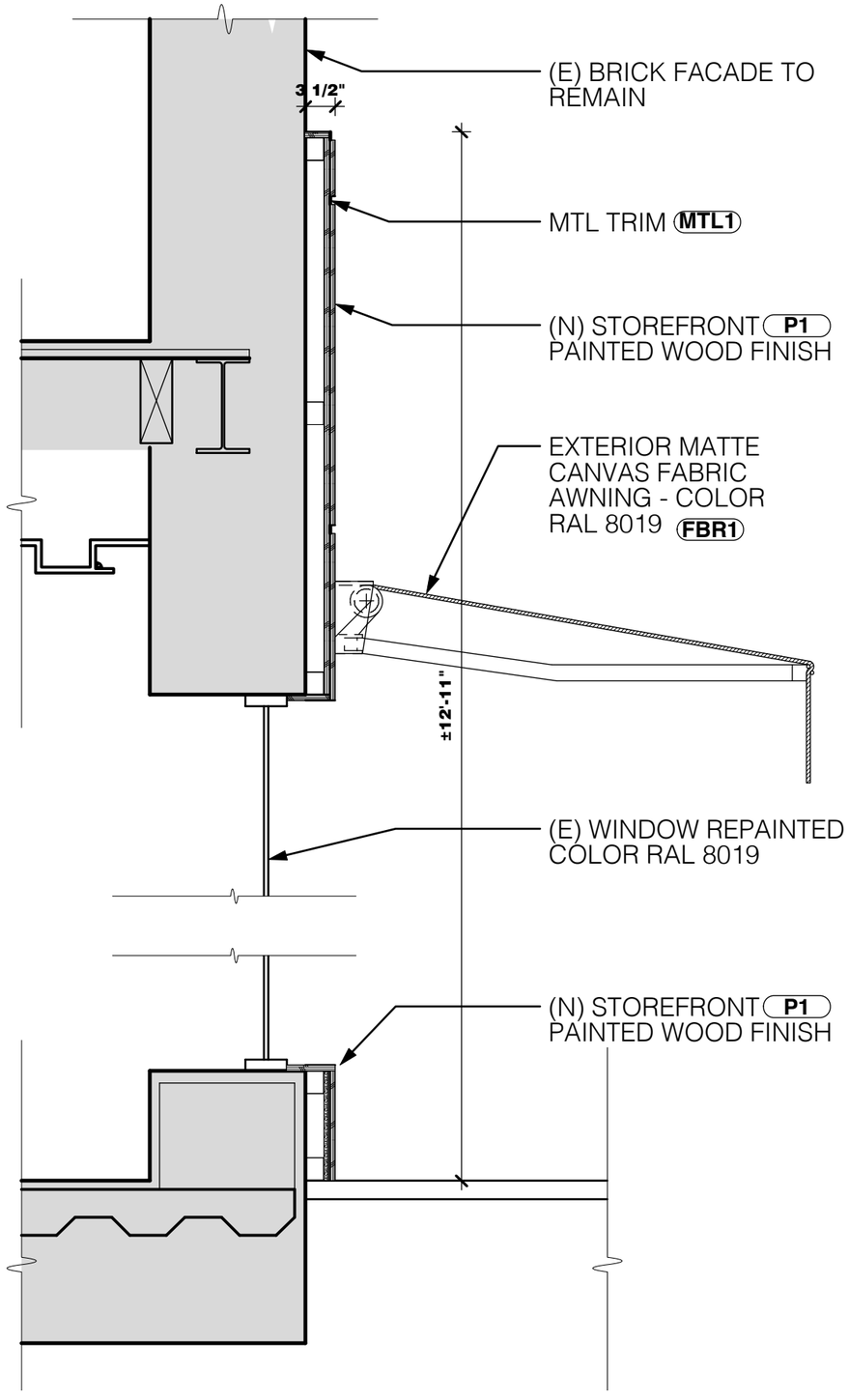

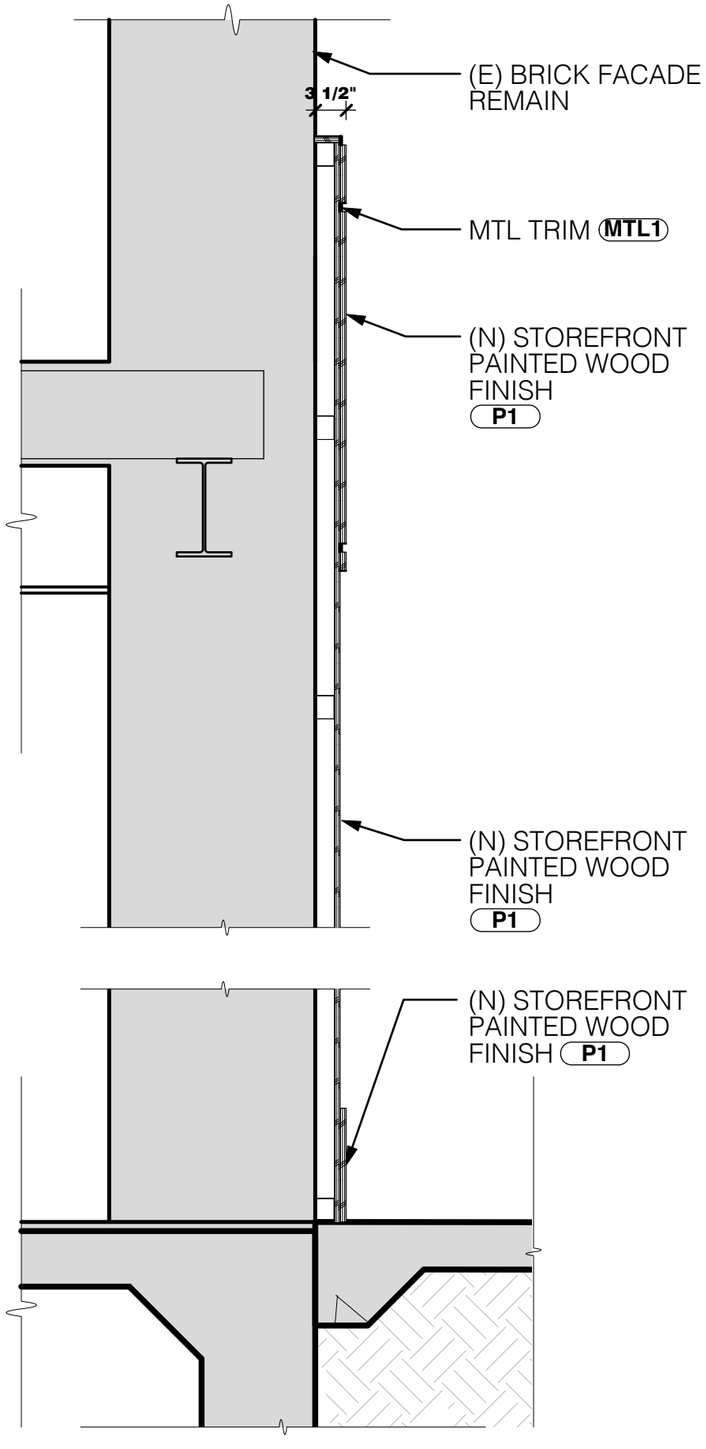

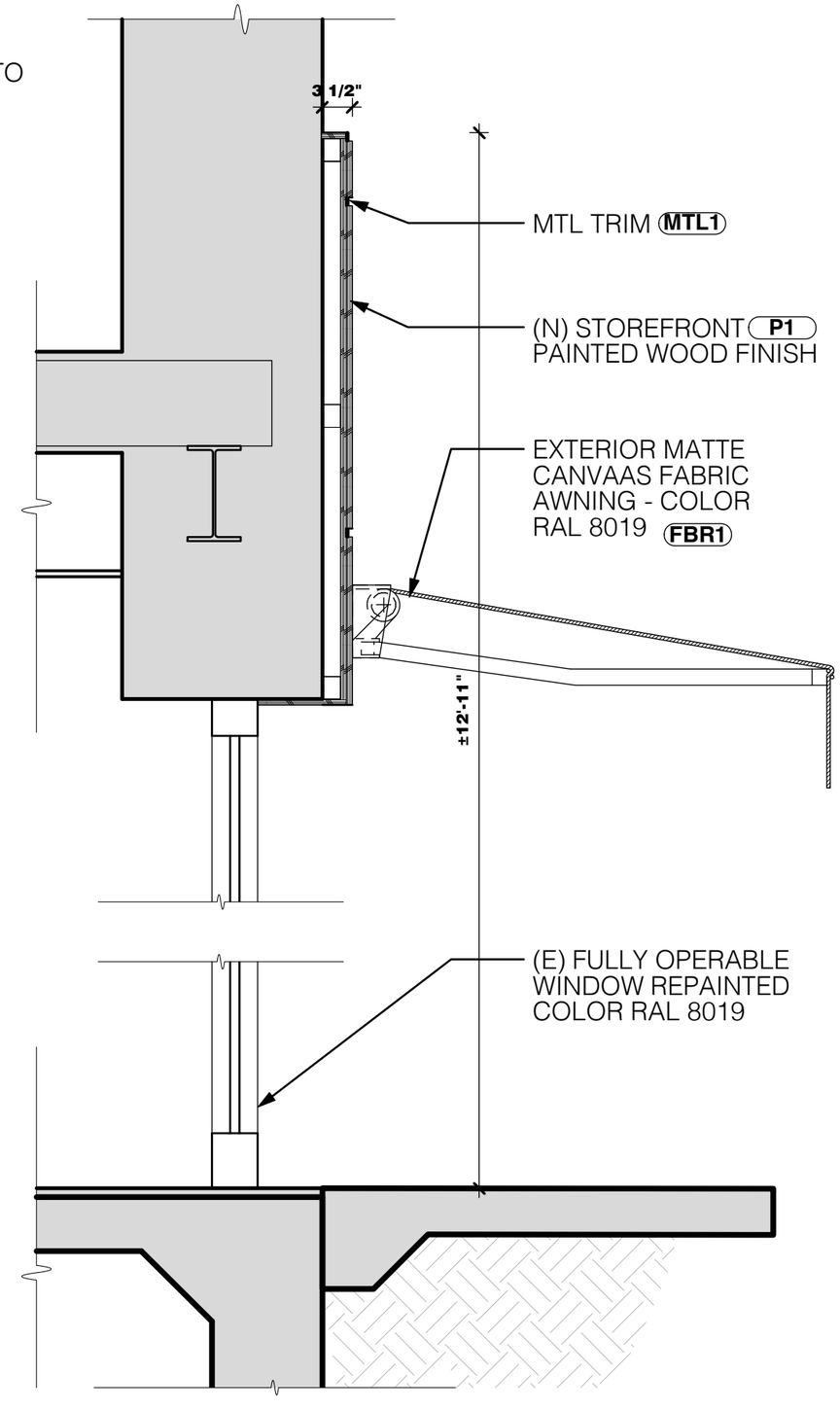

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STOREFRONT SECTIONS | LM-15

Scale: 3/4" = 1'-0" | Project No.: 2652-19-185

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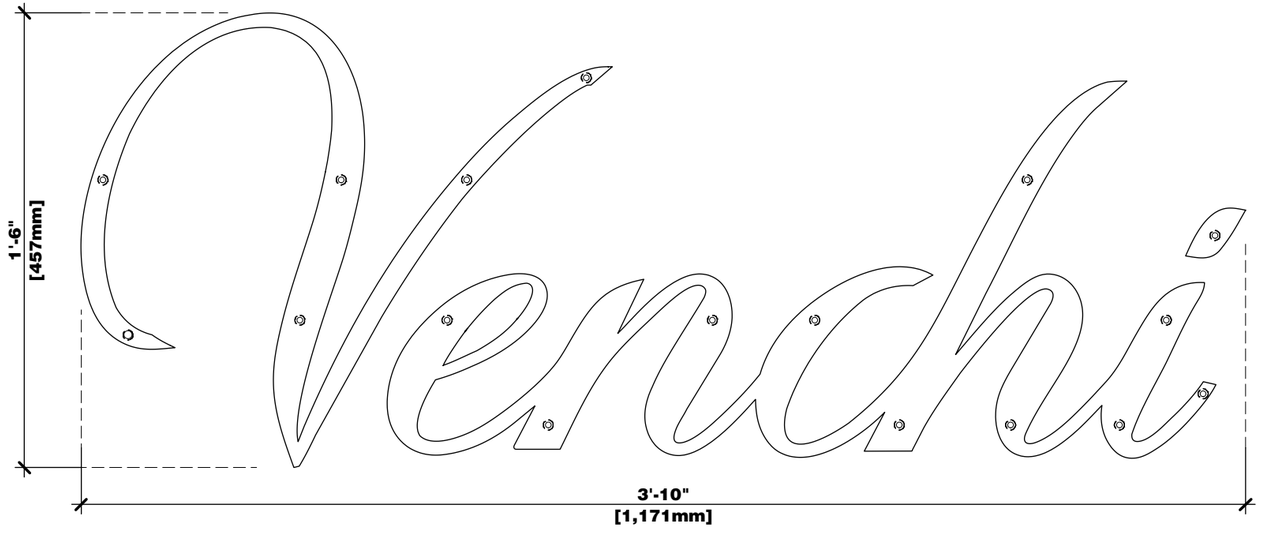
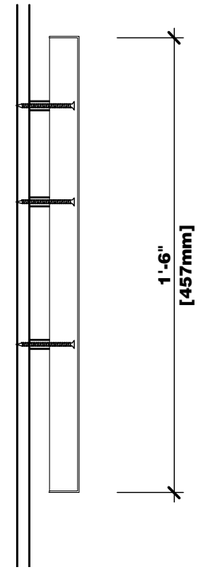
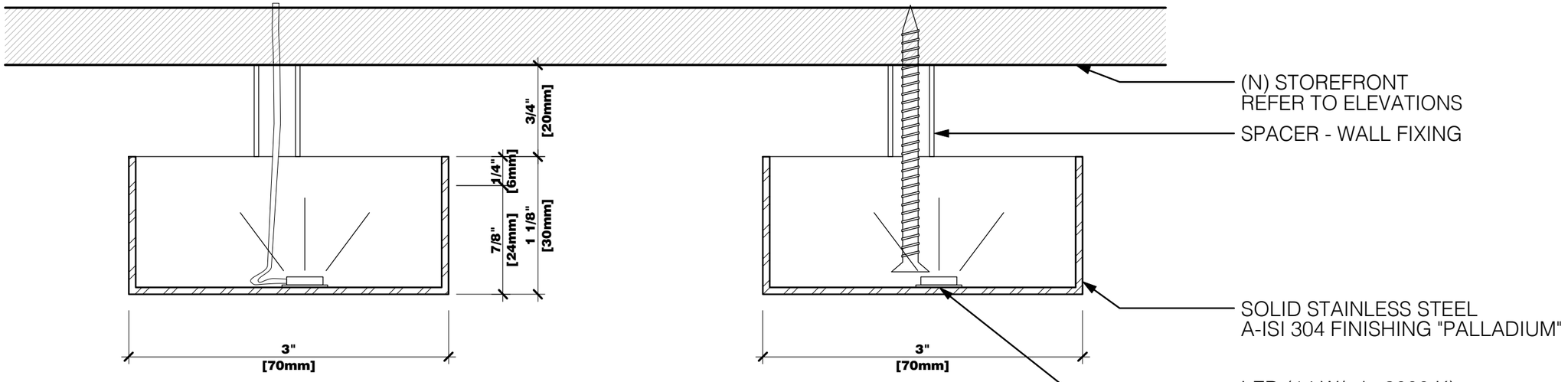




01 SIGN ELEVATION

SCALE 2" = 1'-0"



02 SIGNAGE DETAIL

SCALE 1:1

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SIGNAGE DETAILS | LM-17

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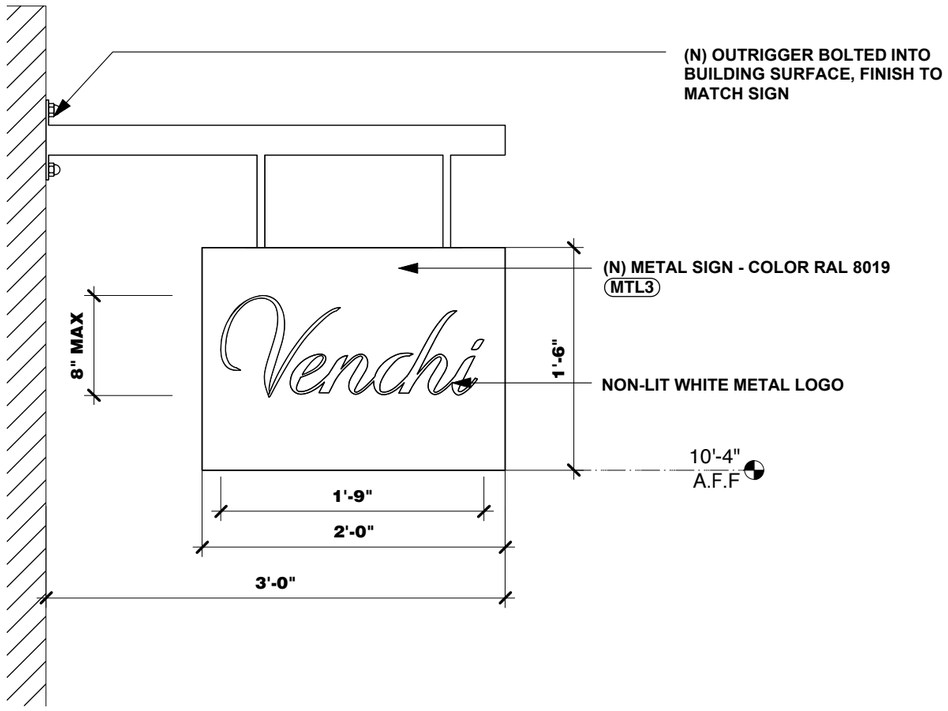
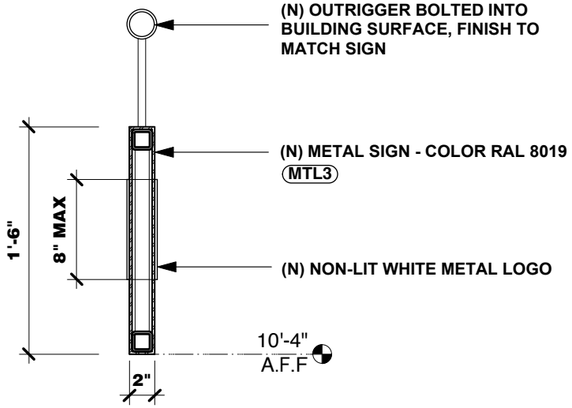


01 BLADE SIGN DETAIL ELEVATION

SCALE 1" = 1'-0"



01 BLADE SIGN DETAIL SECTION

SCALE 1" = 1'-0"

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BLADE SIGN DETAILS | LM-18

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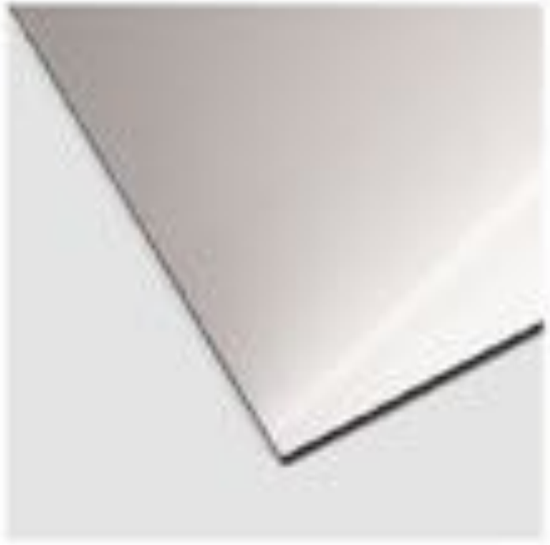
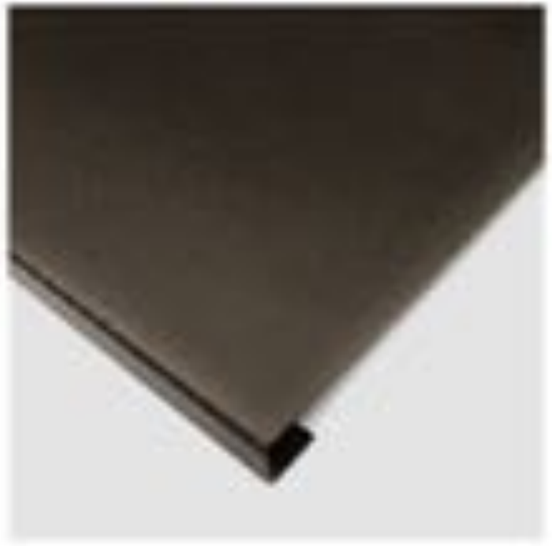
External painted wood (P1)
Smooth Finishing



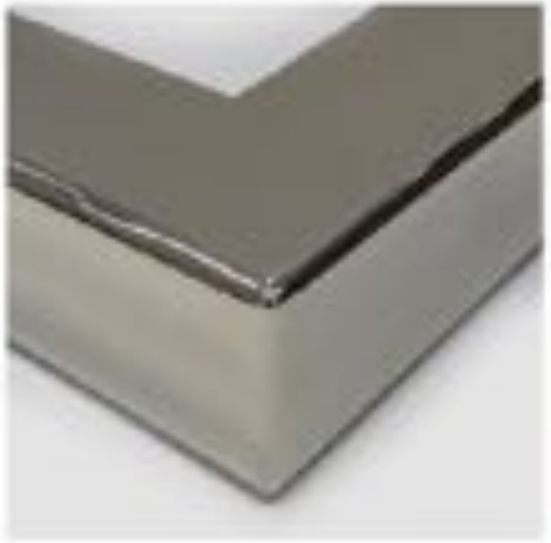
Decorative trim (MTL1)
Mirror Silver DiBond

Extra clear glass



Blade sign/Windows frame system (MTL3)
Micaceous paint - finishing Ral 8019

Signage
Opal methacrylate



Signage - Stainless steel
Galvanic finishing "Palladioum"

Outdoor Awning Matte Canvas (FBR1)
Fabric Finishing Ral 8019

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MATERIAL BOARD | LM-19

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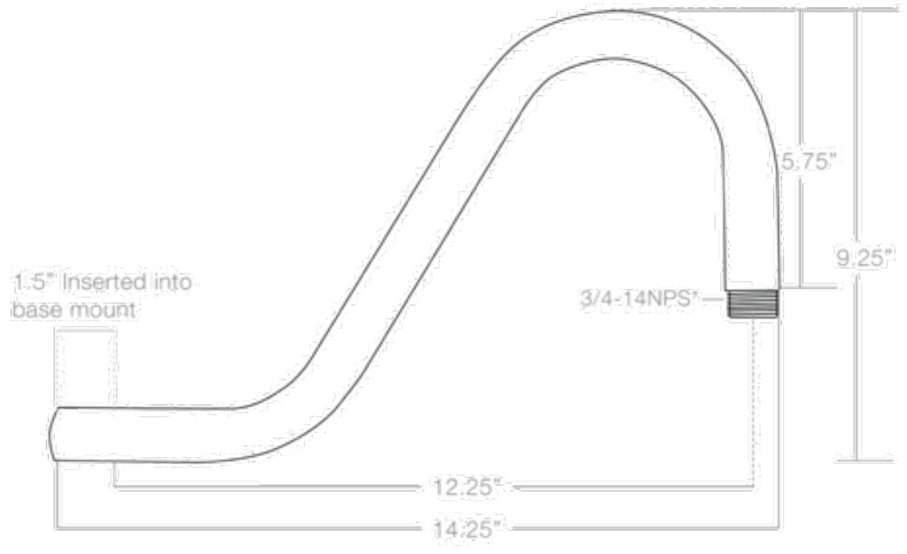
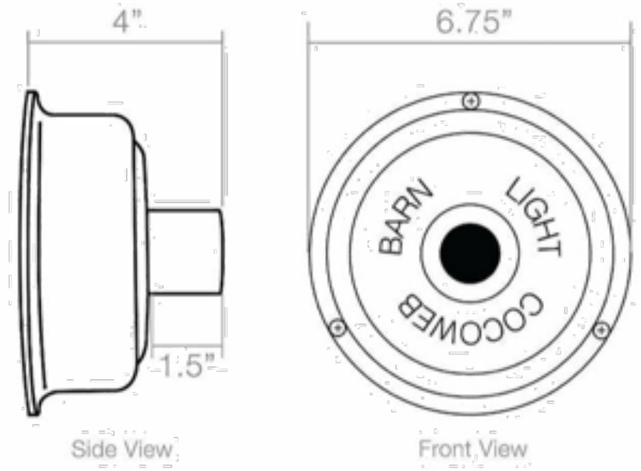
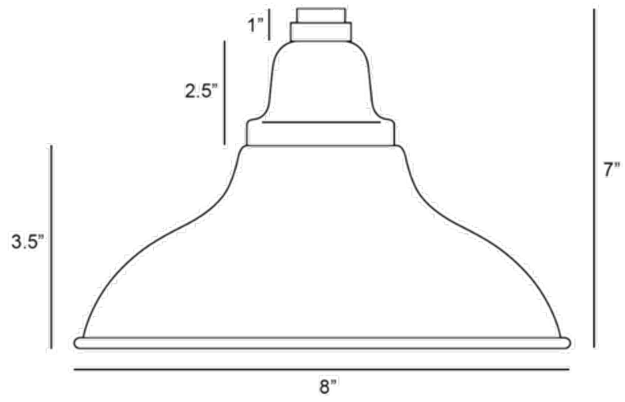
GOOSE NECK LIGHT
ARMATURE PROJECTION: 16.25"
LIGHT FIXTURE DIAMETER: 8"
FINISH: BRONZE







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GOOSE NECK LIGHT SPECIFICATIONS | LM-20

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