



Parks

FMCP Queens Storehouse Reconstruction

Queens Storehouse (aka Allied II)

Located at 43 Meridian Road, Corona, NY 11368

Meridian Road between East Road and Botanical Garden Bridge

PDC Preliminary Review

November 16, 2020

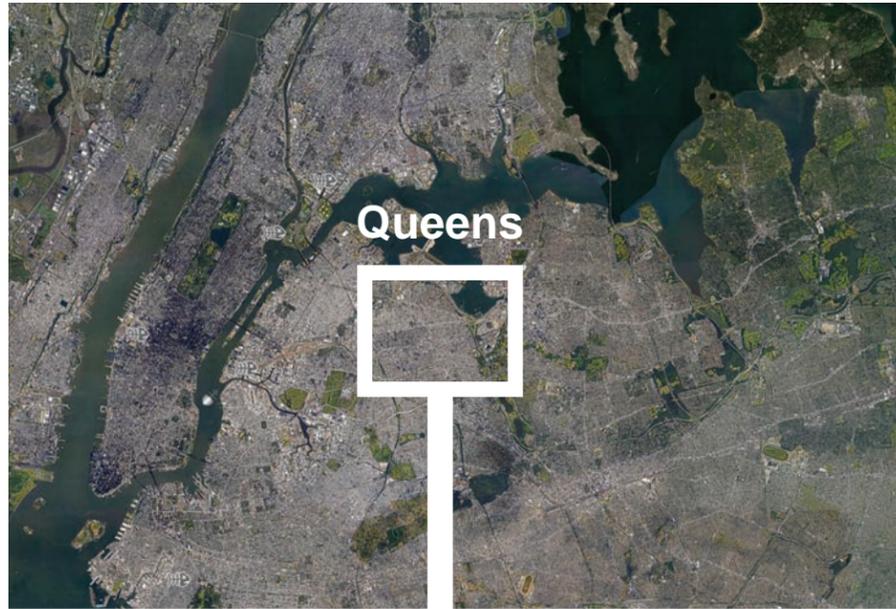
Jack Silverstein, NYC Parks

Total Current Budget: \$15.5m

Goals

- Roof membrane replacement
- Replacement of rooftop mechanical and plumbing vent penetrations
- Replacement of rooftop drainage system
- Structural work related to corroded roof steel decking, structural steel trusses and framing
- Partial reconstruction of exterior concrete block walls
- Partial reconstruction of cracked concrete floor slab
- New privacy screen to replace fence at existing covered yard
- Removal of exterior ramp to create new staging yard
- Site drainage work





Queens

City

2 MI



Flushing Meadows Corona Park

Neighborhood

1000 FT



Site

Site

500 FT



NYC Parks

Reconstruction
FMCP Queens Storehouse | Project Location





Flood Hazard Zones

2015 Preliminary 100-year Floodplain

 1% Annual Chance Floodplain (100 Year Floodplain) The area that has a 1% chance of flooding in any given year.

2050s Projected 100-year Floodplain

 The potential areas that could be impacted by the 100-Year flood in the 2050s based on projections of the high-estimate 90th percentile sea level rise scenario (NYC Panel on Climate Change (NPCC) 2015 data).



NYC Parks





1 - Historic Photo - View looking Northeast



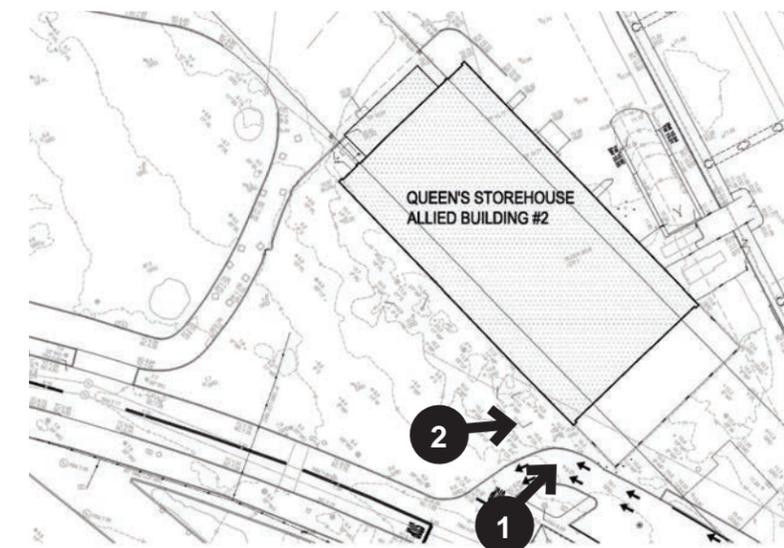
2 - Detail



Historic drawing



Hamel & Langer light fixture

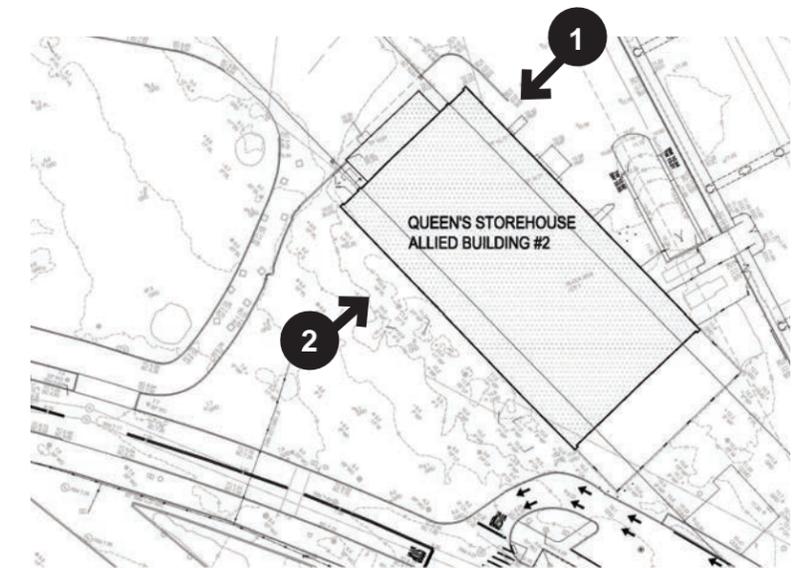


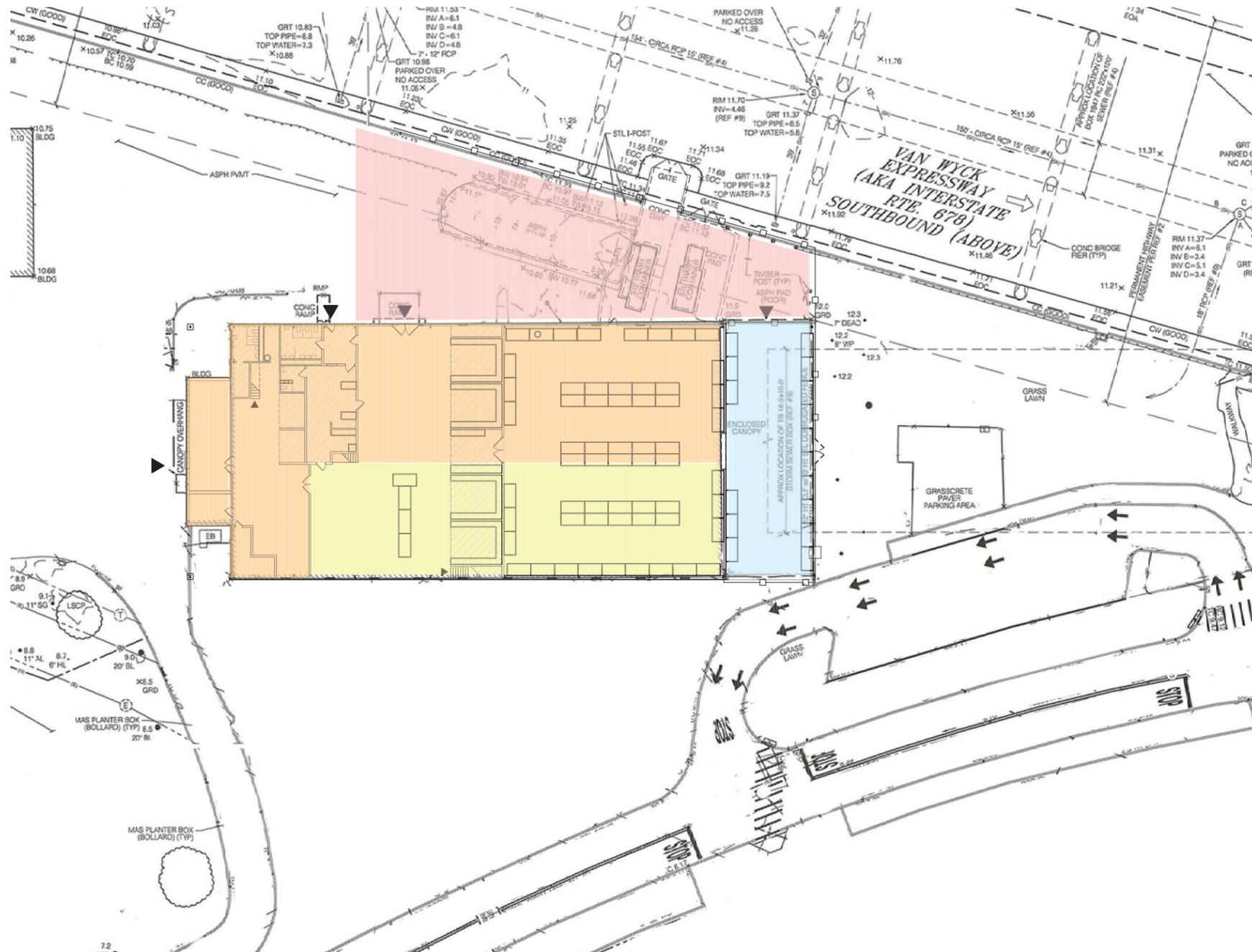


1 - View looking Southwest



2 - West wall

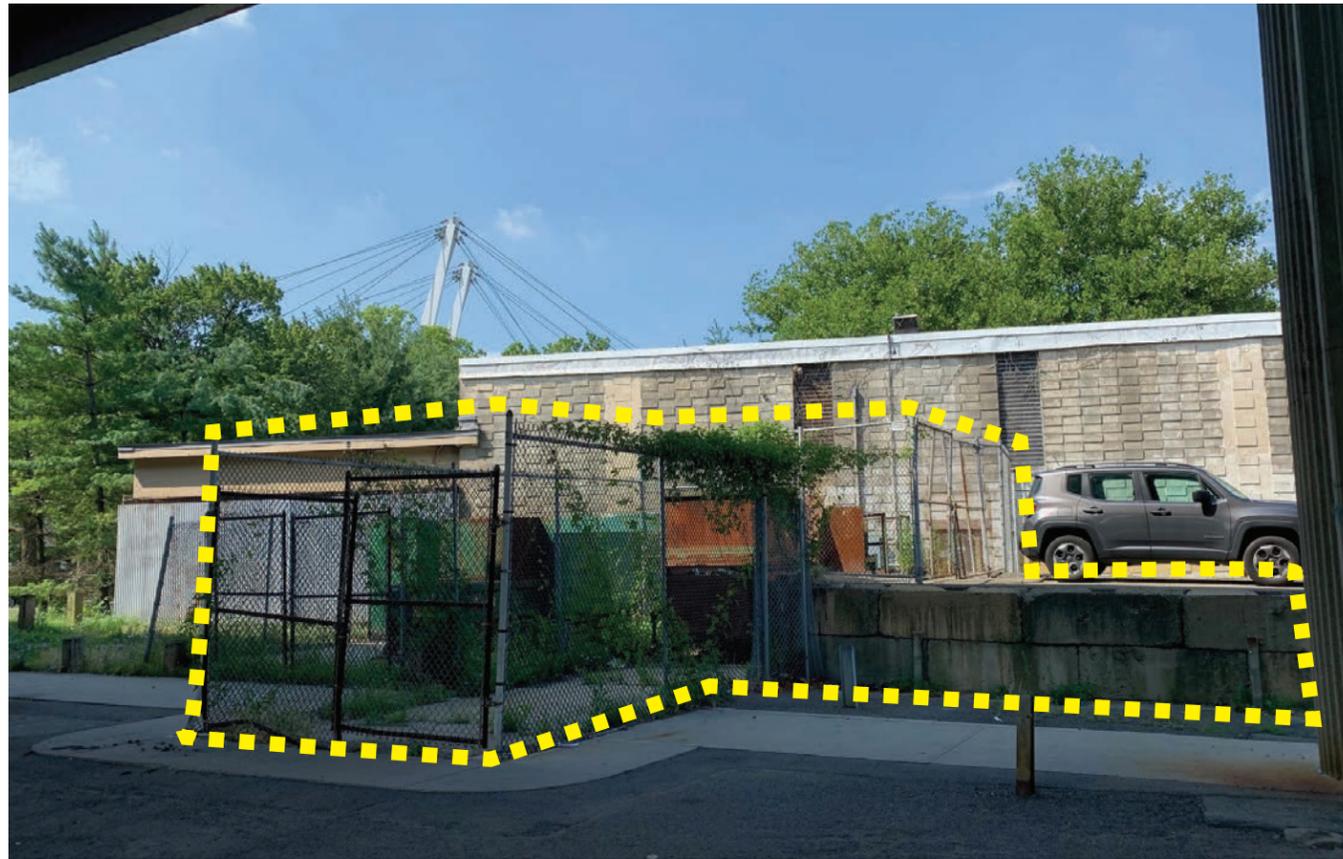




- LEGEND**
-  PALLET RACK
 -  SHELVING
 -  PALLET
 -  LOCATION OF MEZZANINE
 -  BUILDING ENTRY
 -  MEZZANINE STAIR
- PHASE 1**
- REMOVE COMPACTORS AND RAMP TO CREATE NEW STAGING AREA
- PHASE 2**
- REPLACE COVERED YARD FENCING WITH NEW PRIVACY/SECURITY LOUVERS
 - CREATE A NEW YARD ENTRY TO ALLOW FOR ACCESS TO THIS SPACE DURING OTHER PHASES.
 - PARTIAL ROOF WORK TO PROCEED ABOVE THIS AREA.
- PHASE 3**
- REPAIR OF WEST WALL AND SLAB ON GRADE ALONG THIS SIDE OF BUILDING RECONSTRUCT BLOCK PARTITION WALL BENEATH THE MEZZANINE, INCLUDING MEZZANINE STAIR, REMOVE TOOL HANGERS CUT INTO THE WEST WALL, ETC.
 - PARTIAL RECONSTRUCTION OF MASONRY WALL TO REPLACE WINDOW INFILL WITH PERMANENT SOLUTION THAT MIMICS ORIGINAL BUILDING DETAILING.
 - PARTIAL ROOF WORK TO PROCEED ABOVE THIS AREA.
- PHASE 4**
- REPAIR EAST WALL AND SLAB ON GRADE AS REQUIRED, ANTICIPATED TO BE LESS EXTENSIVE THAN WEST WALL SCOPE. NO WORK ANTICIPATED AT MEZZANINE .
 - REPLACE WINDOW INFILL WITH PERMANENT SOLUTION THAT MIMICS ORIGINAL BUILDING DETAILING.
 - PARTIAL ROOF WORK TO PROCEED ABOVE THIS AREA.

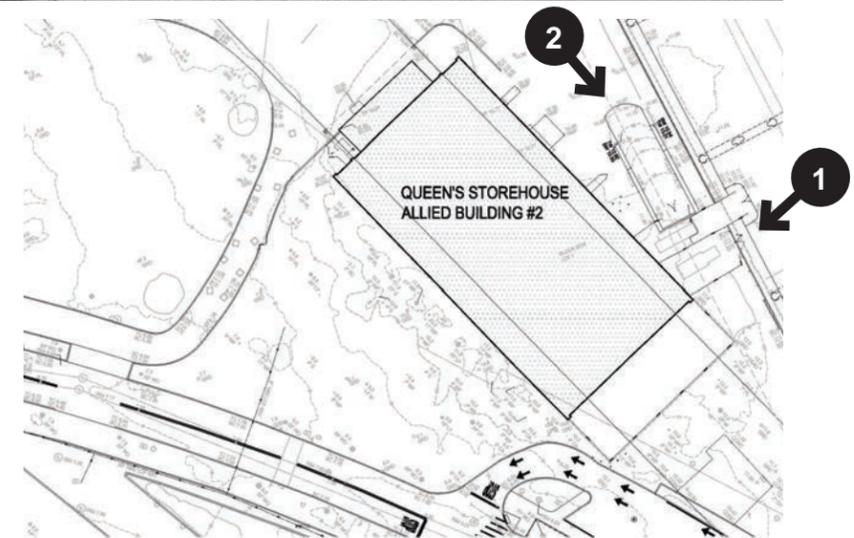


Reconstruction
FMCP Queens Storehouse | Existing Plan & Scope of Work Phasing



1 - Existing compactors

2 - Existing ramp

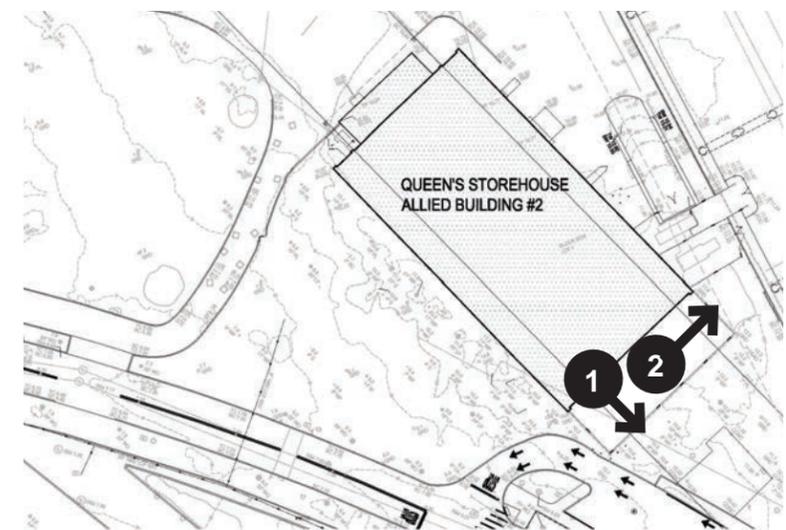


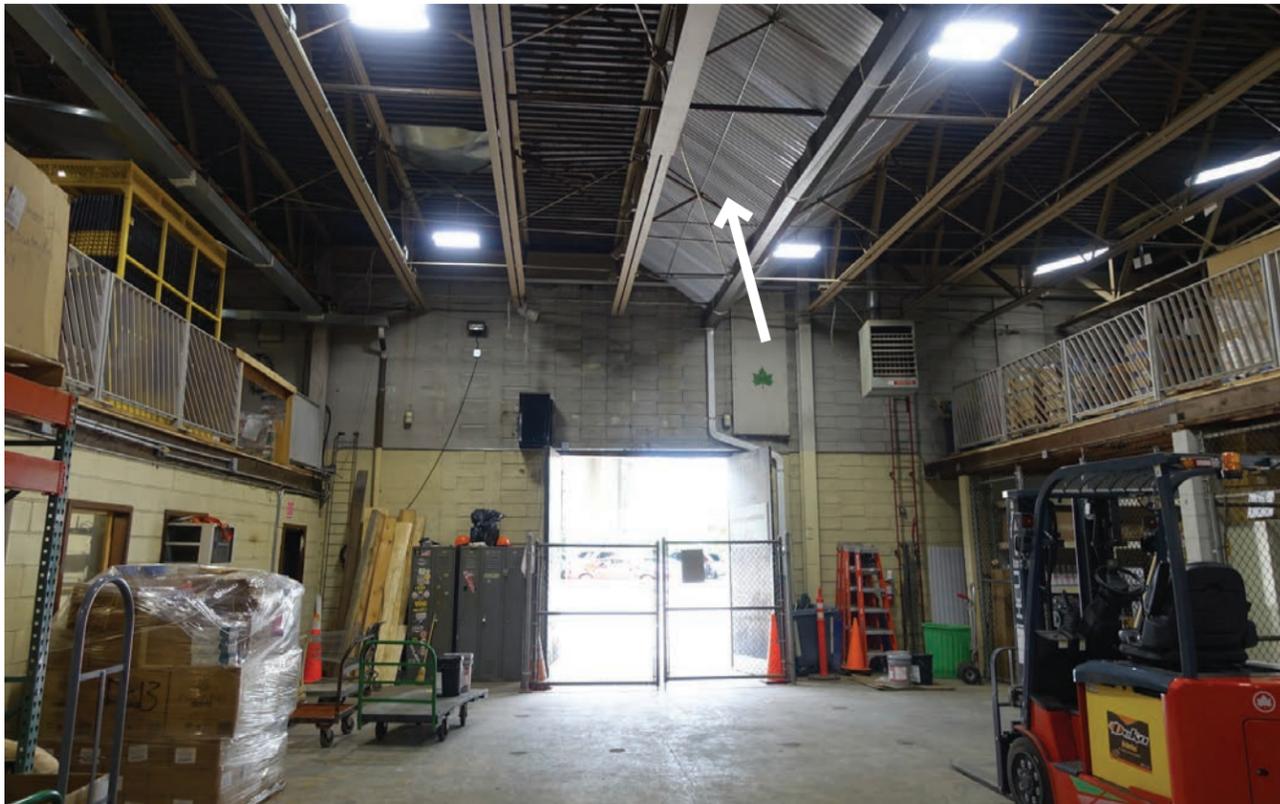


1 - Covered yard - interior



2 - Covered yard - Interior

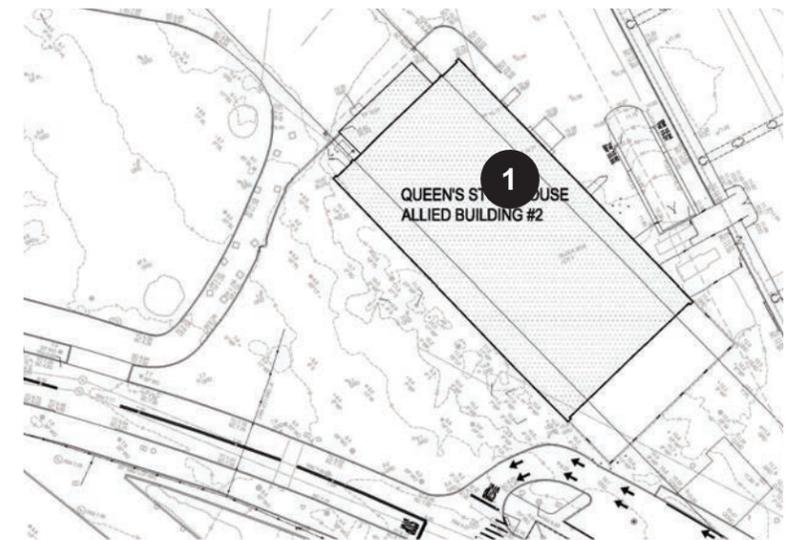




1 - Storehouse interior - temporary plastic sheeting



2 - Storehouse interior - corroded decking adjacent to sheeting





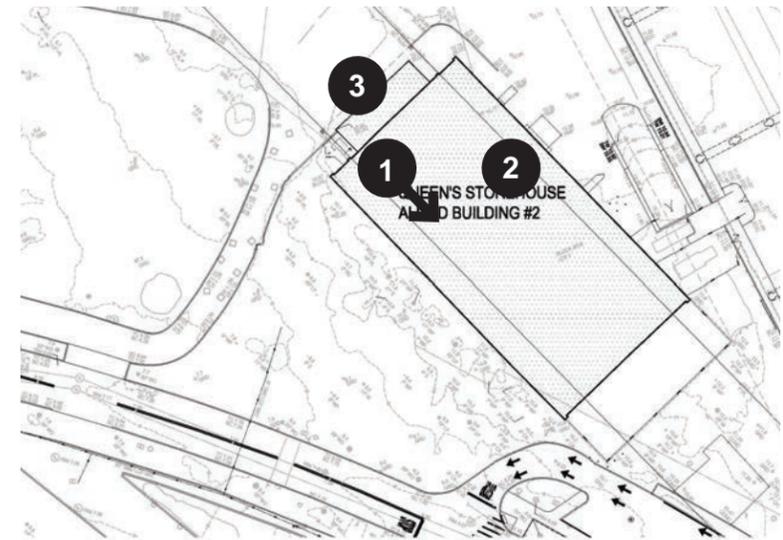
1- Existing main roof



3- Existing lower roof



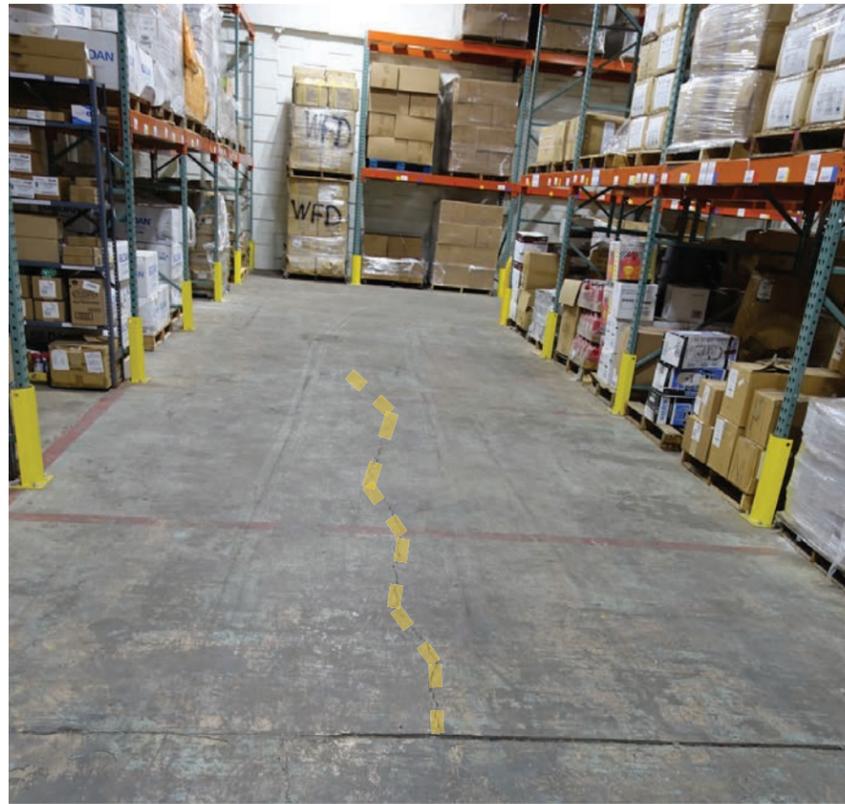
2 - Existing



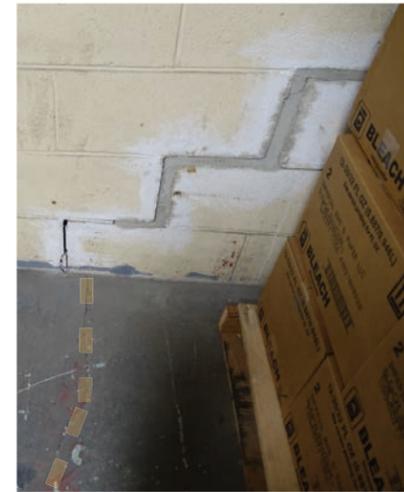
Reconstruction
FMCP Queens Storehouse | Existing Conditions Photos - Exterior



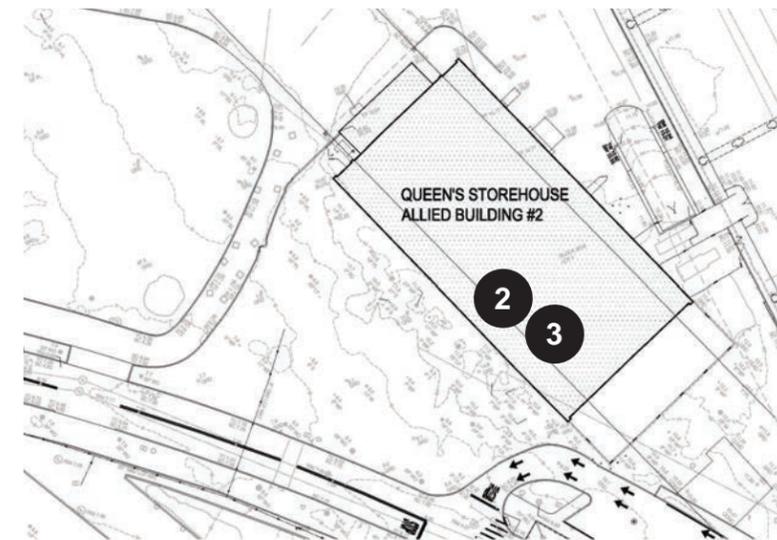
1 - Overall interior

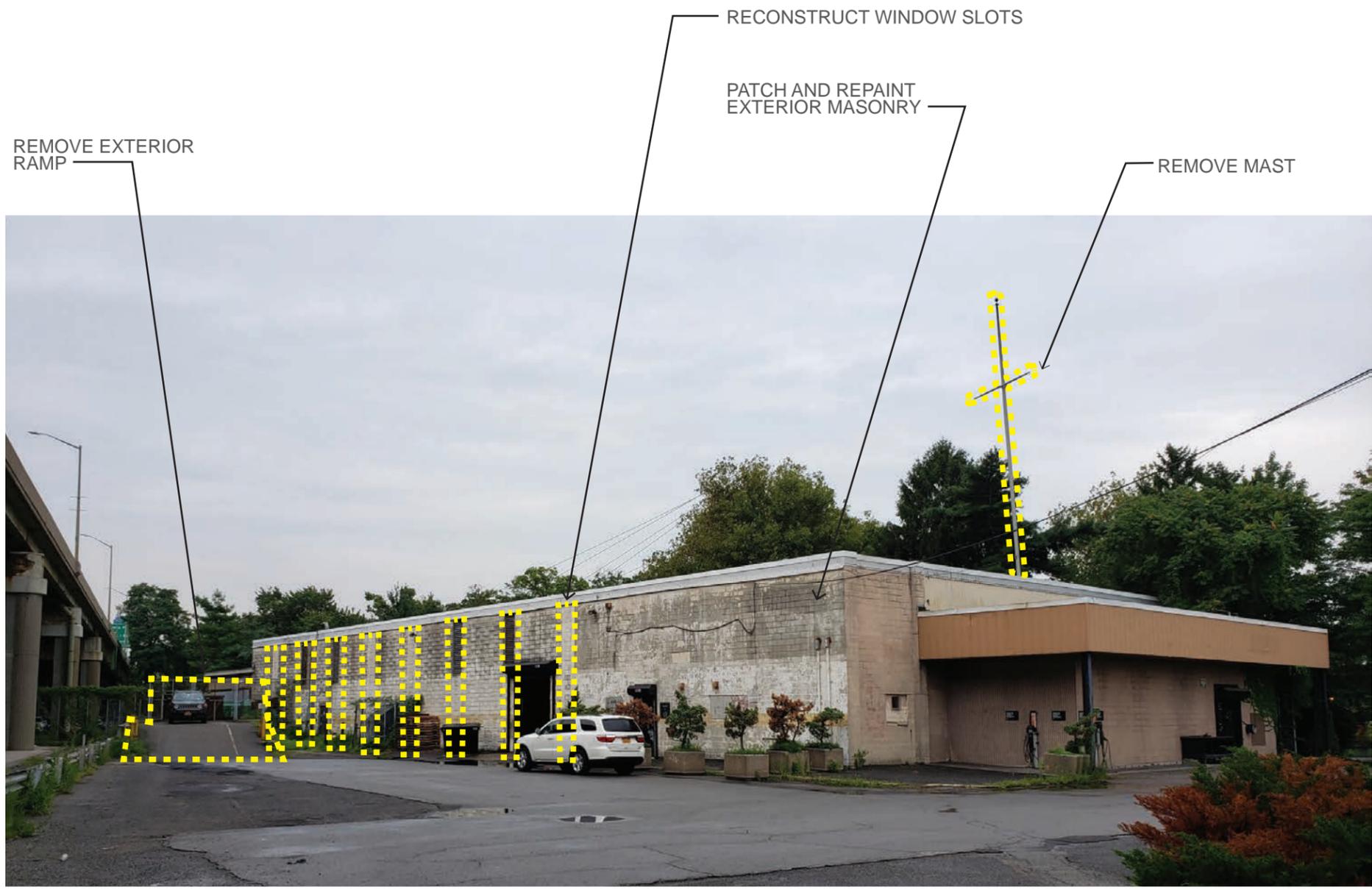


2 - Slab cracks

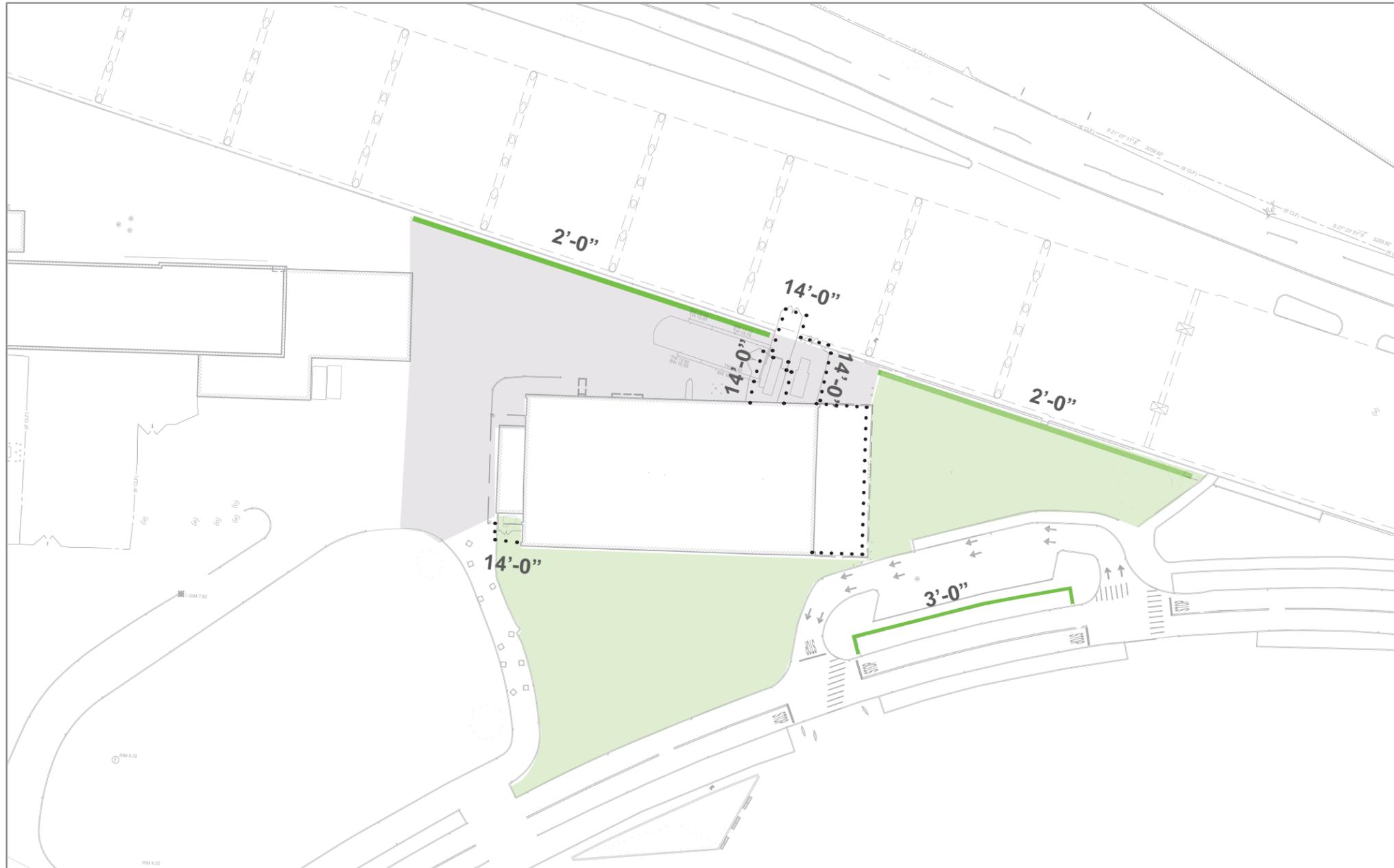


3 - Wall cracks





Reconstruction
FMCP Queens Storehouse | East Elevation - Proposed staging yard scope

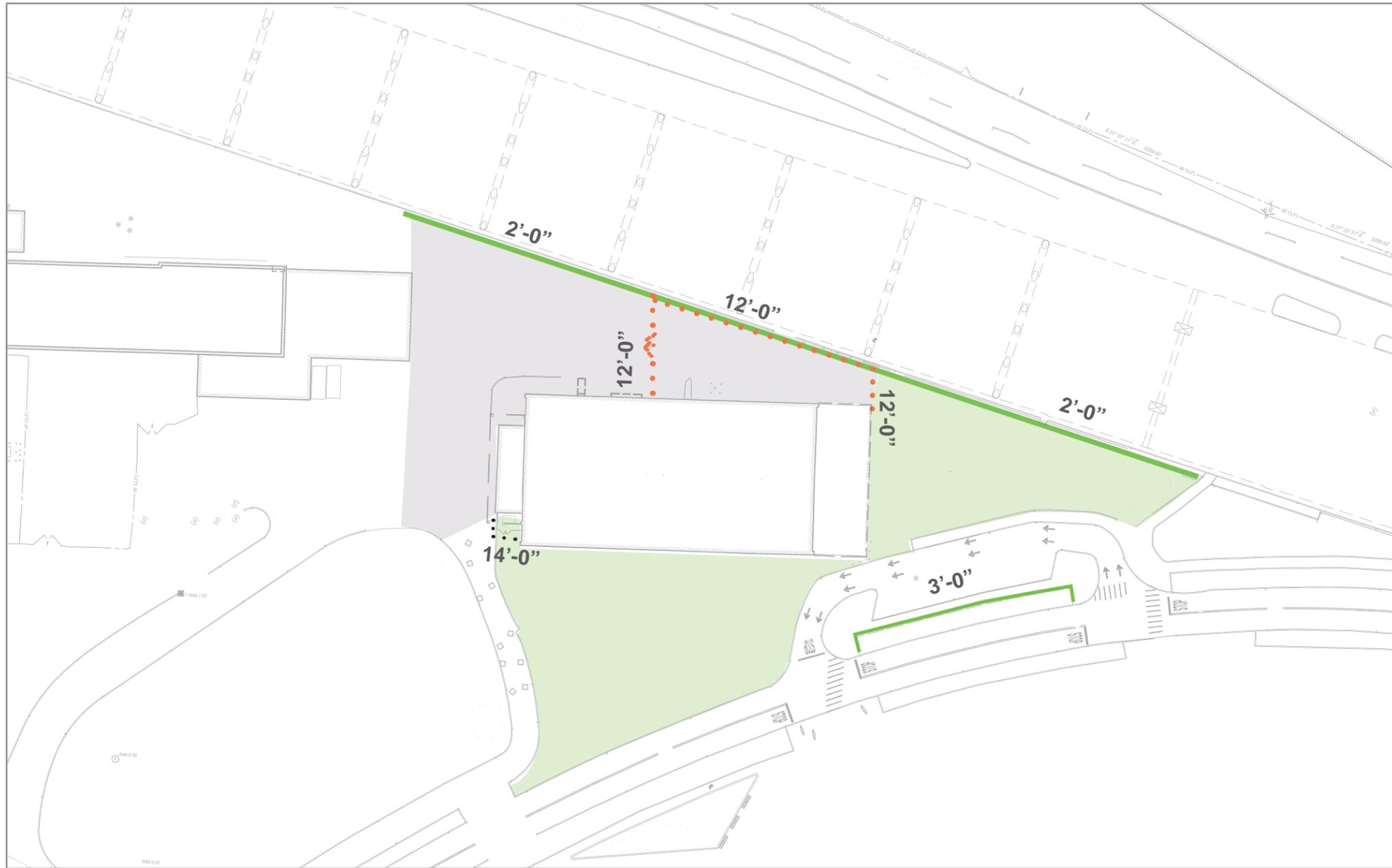


- EXISTING FENCES (x = HEIGHT)
-X..... CLF
- MEDIUM / PERIMETER FENCES 4' - 7'-6" HT. (x = HEIGHT)
- X — STEEL
- LOW / PLANTING FENCES 2'-6" - 3'-6" HT. (x = HEIGHT)
- X — STEEL



Reconstruction
FMCP Queens Storehouse | Existing Fence Diagram





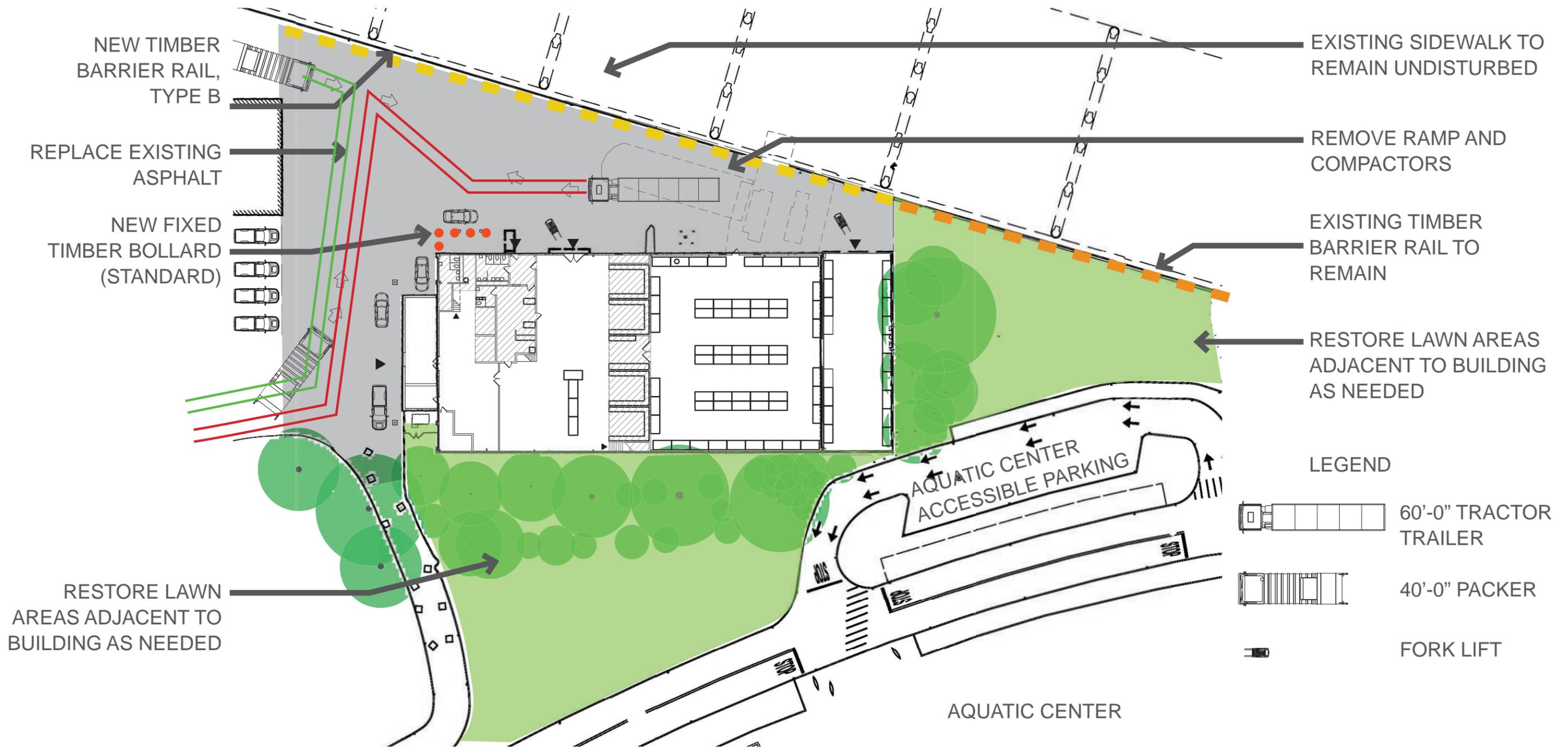
- EXISTING FENCES (x = HEIGHT)
-^x..... CLF
- MEDIUM / PERIMETER
FENCES 4' - 7'-6" HT. (x = HEIGHT)
- ^x— STEEL
- TALL/ SPORT
FENCES 8' - 16' HT. (x = HEIGHT)
- ^x— STEEL
- LOW / PLANTING
FENCES 2'-6" - 3'-6" HT. (x = HEIGHT)
- ^x— TIMBER



NYC Parks

Reconstruction
FMCP Queens Storehouse | Proposed Fence Diagram





NYC Parks

Reconstruction
FMCP Queens Storehouse | Proposed Landscape Work

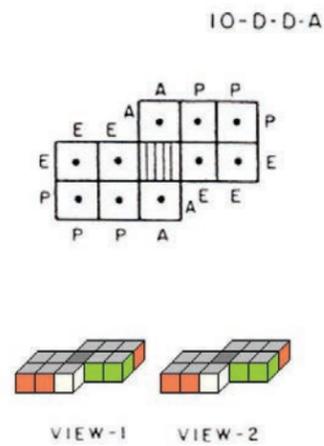




World's fair era photograph



Proposed reconstruction



PLEXIGLASS COLOR LIST

A-2146	IVORY
B-TH125/P4	COLORLESS/PATTERN
C-2047	GREEN
D-2120	BLUE
E-2203	CHARTREUSE
F-2215	OLIVE GREEN
G-2235	RED
H-2254	YELLOW-ORANGE
J-2268	YELLOW
K-2283	RED
L-2287	VIOLET
M-2317	TURQUOISE
O-2329	LIGHT BLUE
P-2330	CORAL
R-960A	PURPLE

SYMBOLS

- [Grid symbol] CENTER CORE
- [Dot symbol] LAMP AND TH125/P4
- [Empty box symbol] NO LAMP AND TH125/P4
- [J symbol] NO LAMP AND COLOR PANEL

1964 World's Fair color key

LEGEND

A - I - S - E - D - A

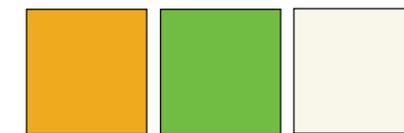
SEASON	DESIGN NO.	NO. OF CUBES	NO. OF LAMPS	NO. OF COLOR COMB.
A - SUMMER	A	4	4	A
B - SUMMER/SOUND	B	6	6	B
C - WINTER	C	8	8	C
D - WINTER/SOUND	D	10	10	D
	E	12	14	E
	F	16		F

1964 World's Fair colors



H-2254 C-2047 A-2146

Parks standard colors

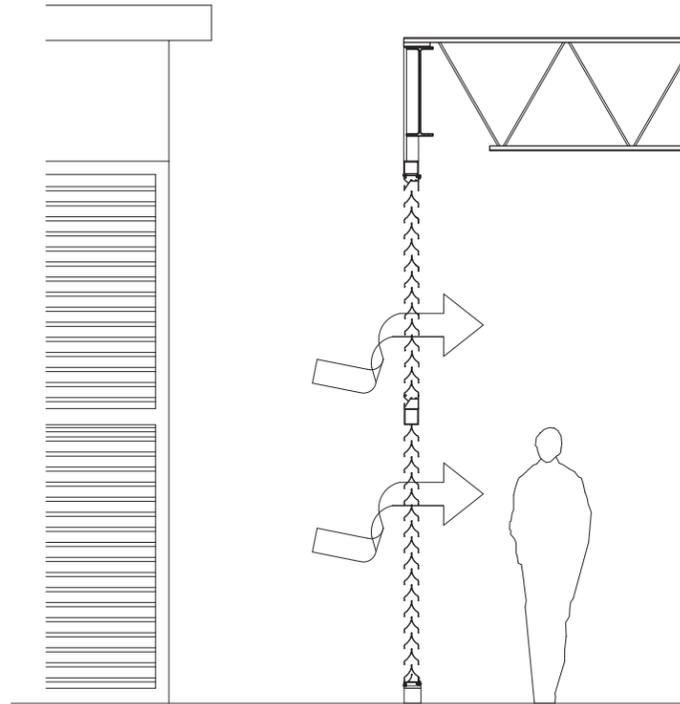


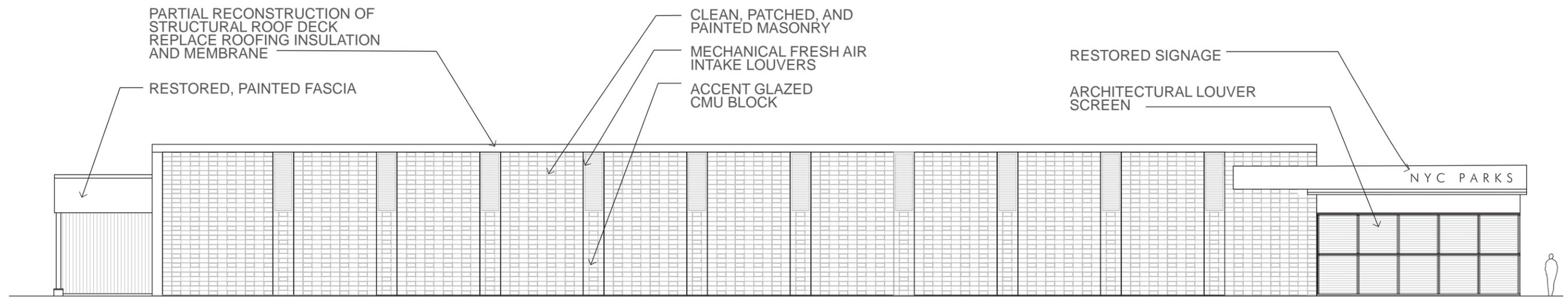
2019-10 420B-6 OC-38



Reconstruction

FMCP Queens Storehouse | Architectural louver screen - Proposed color scheme





WEST ELEVATION



EAST ELEVATION



NYC Parks

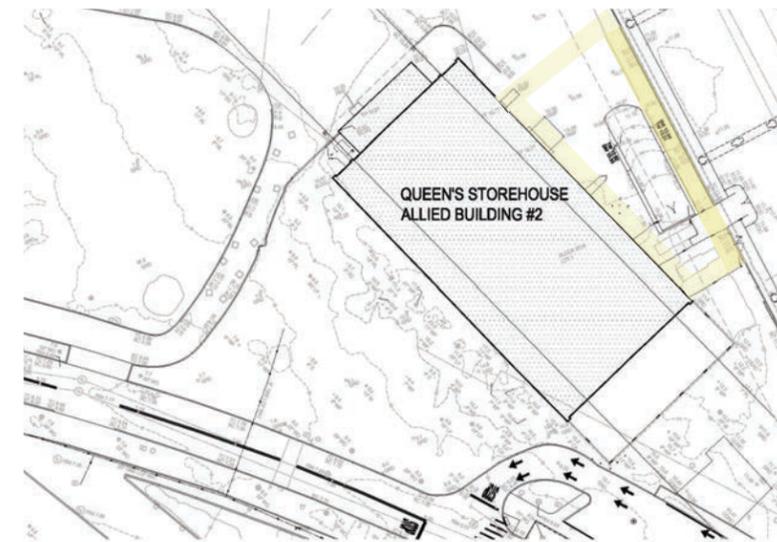
Reconstruction
FMCP Queens Storehouse | Elevations



Existing



Proposed



Reconstruction
FMCP Queens Storehouse | East Elevation - Proposed staging yard



Timber Barrier Rail - Type 'B'



Fixed Timber Bollard - Standard



BUILDING WALL



PROJECTED CMU BLOCK
HALF THE UNIT FACE PROJECTS
OUTWARD 5/8-INCH, CREATING
POP OUTS WITH CONTRASTS OF
HIGHLIGHTS AND SHADOW



FIELD BLOCK
ELASTOMERIC PAINT
BEHR MS-32
GLACIER WHITE



ACCENT BLOCK
GLAZED FINISH
COLOR
COBALT BLUE



STEEL FRESH AIR
LOUVER AT ACCENTS
PAINTED TO MATCH
COBALT BLUE BLOCK

COVERED YARD SECURITY SCREEN

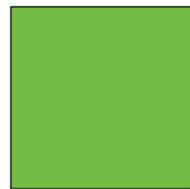


ALUMINUM
ARCHITECTURAL LOUVER
SCREEN
33% OPEN AREA

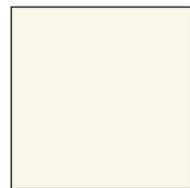
FACTORY PAINTED FINISH



BENJAMIN MOORE
MARDIGRAS GOLD
2019-10

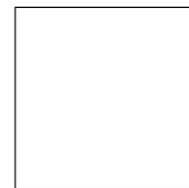


BEHR
NEW GREEN
420B-6



BENJAMIN MOORE
OC-38
ACADIA WHITE

CANOPIES



BENJAMIN MOORE
WHITE 01

SIGNAGE

PARKS

PIN MOUNTED
BRUSHED STEEL FINISH

ROLLING SECURITY DOOR



COLOR - GREY

DOORS



COLOR - MICA
WEATHERED ZINC

SAFETY BOLLARD



TIMBER



Reconstruction

FMCP Queens Storehouse | Finish materials