

PROPOSED STOREFRONT RENOVATION

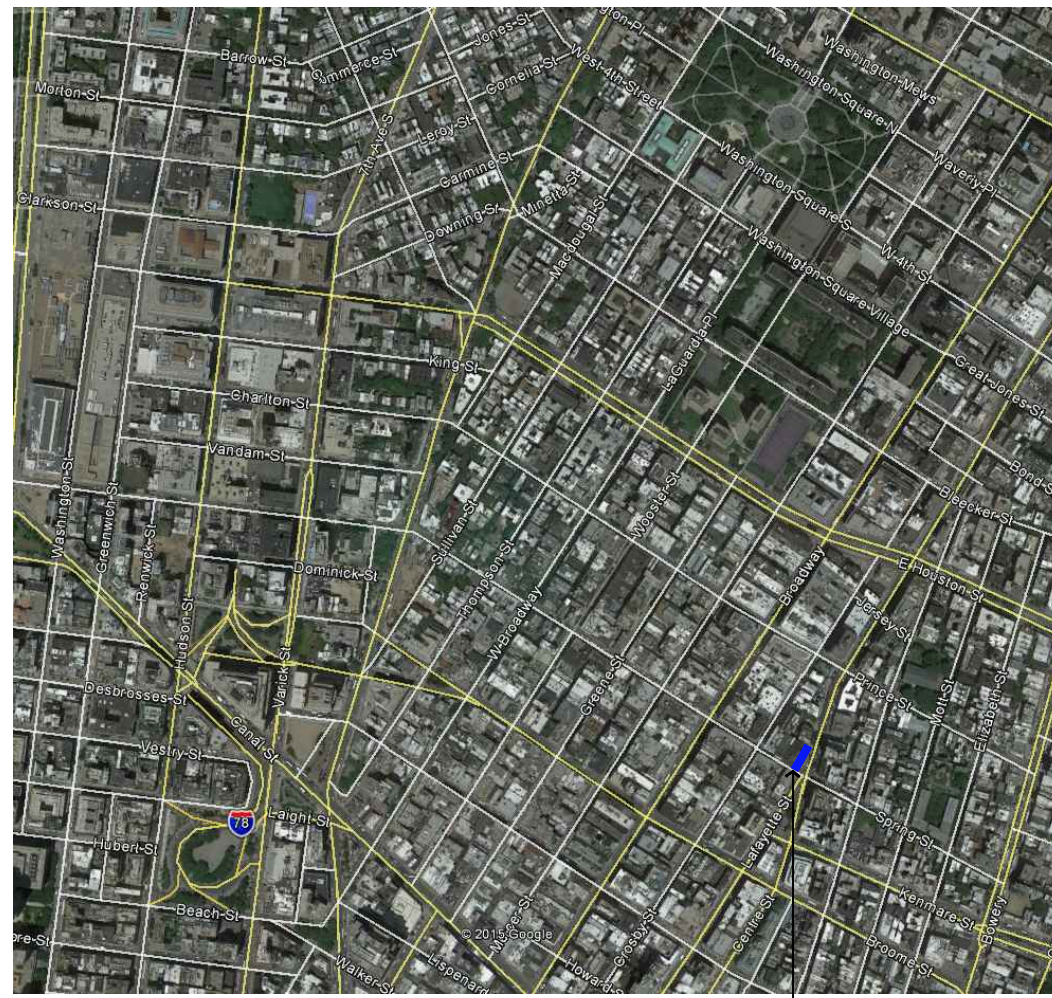
65 SPRING STREET
NEW YORK, NY 10012

LANDMARKS PRESERVATION COMMISSION REVIEW SET



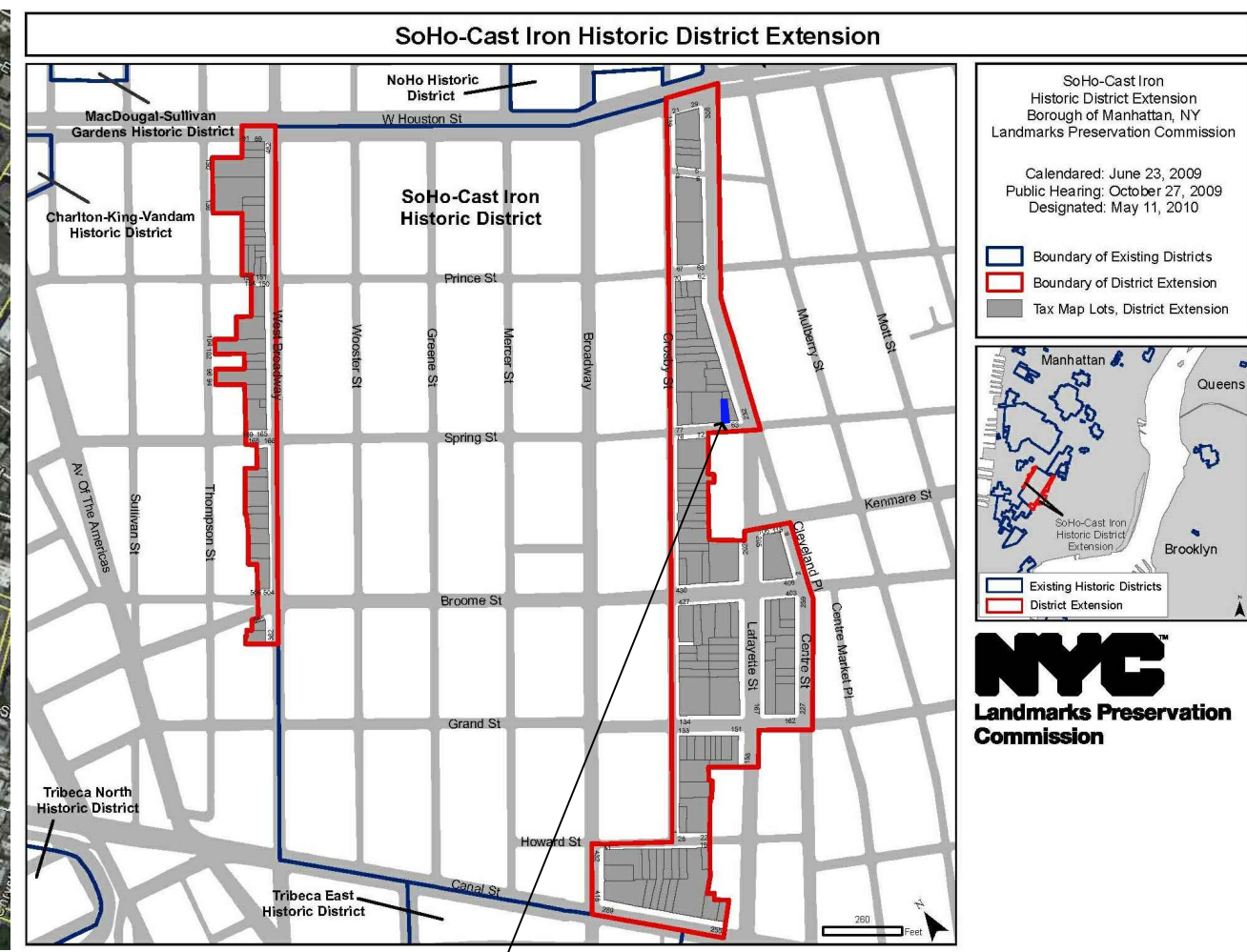
PROJECT LOCATION
65 SPRING STREET

ZONING MAP



PROJECT LOCATION
65 SPRING STREET

AERIAL MAP



PROJECT LOCATION
65 SPRING STREET

NYC LPC HISTORIC DISTRICT MAP

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Retail Development

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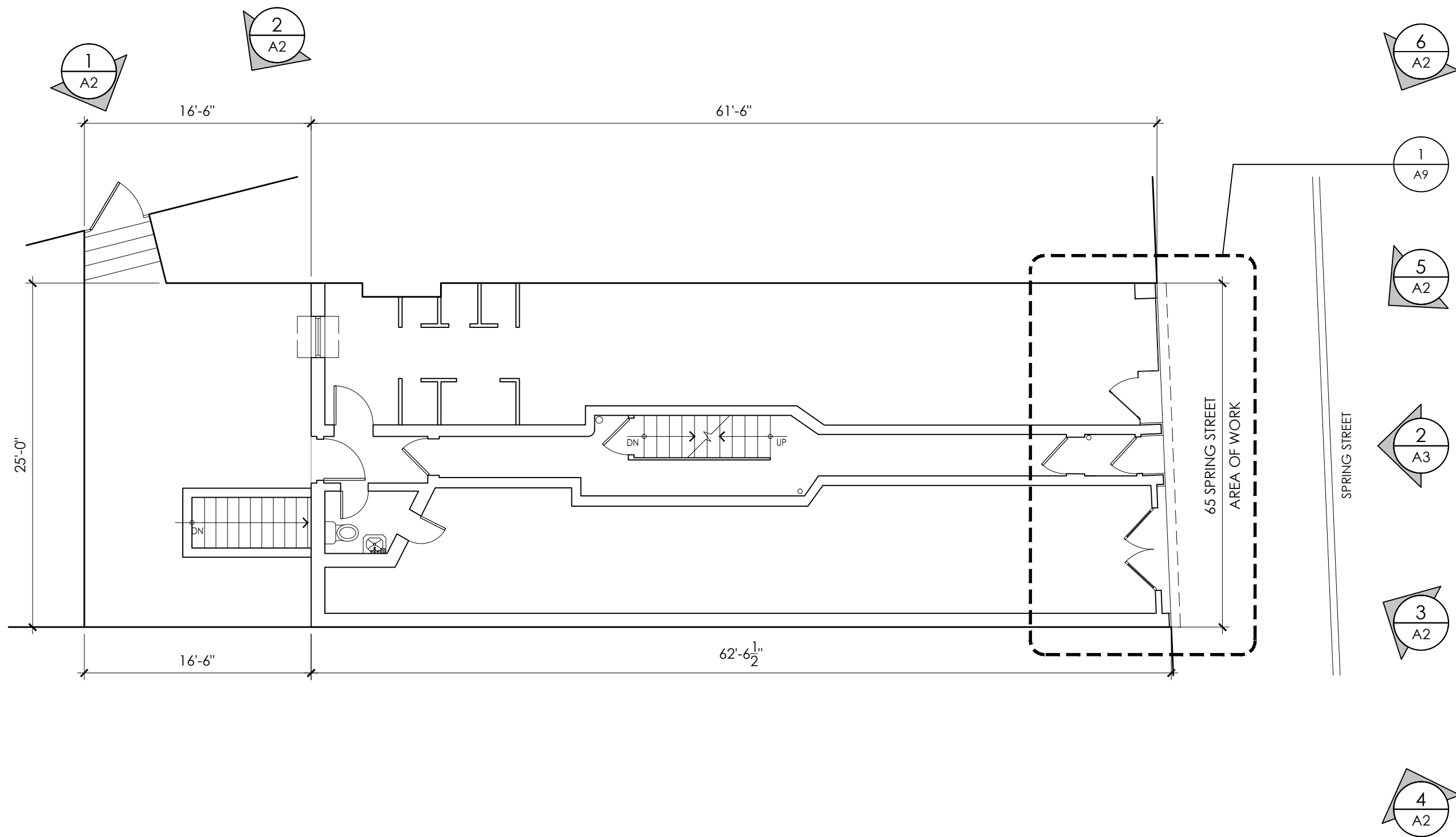
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SCALE: NTS
DATE: 04/19/2017
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A0



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EXISTING STREET LEVEL
 PLAN

65 SPRING STREET
 NEW YORK, NY 10012

SCALE: 1/8"=1'-0"
 DATE: 04/19/2017
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A1



1 LAFAYETTE STREET - VIEW 1
SCALE: N/A



3 65 SPRING STREET - FACING EAST
SCALE: N/A



5 65 SPRING STREET - FACING WEST
SCALE: N/A



2 LAFAYETTE STREET - VIEW 2
SCALE: N/A



4 65 SPRING STREET - FACING EAST
SCALE: N/A



6 65 SPRING STREET - FACING WEST
SCALE: N/A



1 PHOTO OF EXISTING BUILDING
SCALE: N/A

2 PHOTO OF EXISTING STOREFRONT
SCALE: N/A



1 RENDERING OF PROPOSED STOREFRONT
SCALE: N/A

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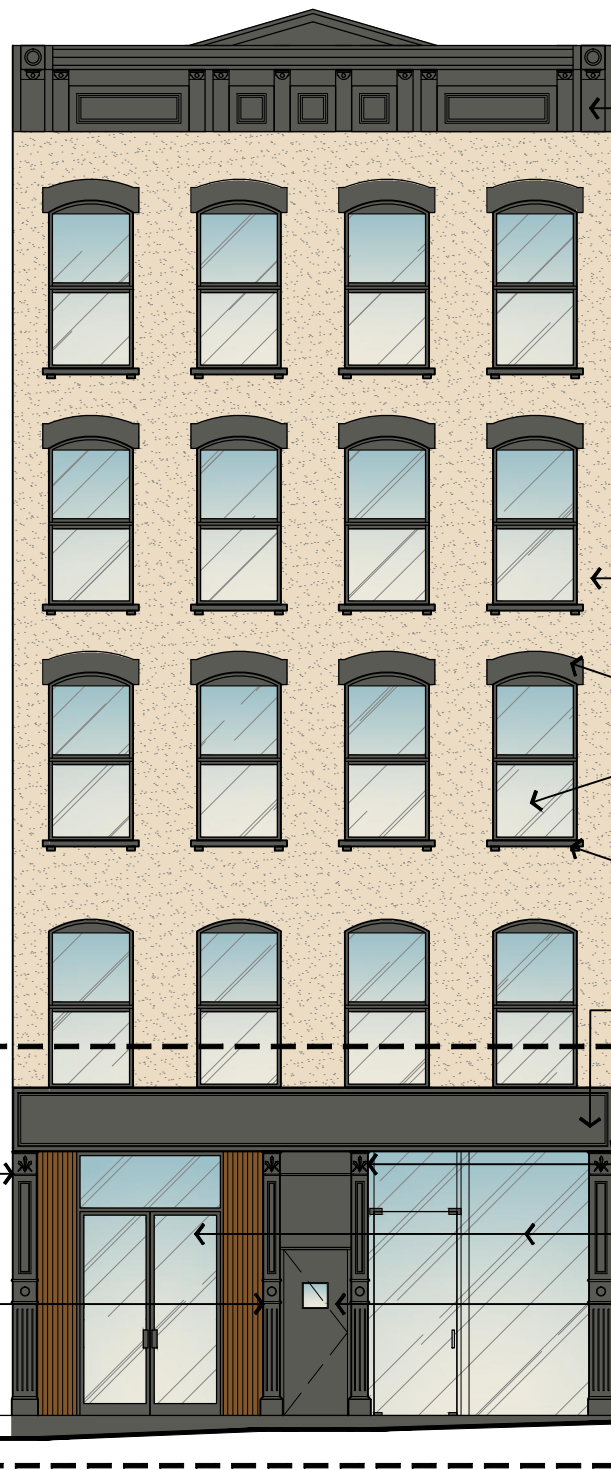
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RENDERING OF PROPOSED
STOREFRONT

65 SPRING STREET
NEW YORK, NY 10012

SCALE: N/A
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A4



EL. ±57'-2" A.F.F.
T.O. PARAPET

EXISTING CORNACE TO REMAIN

EXISTING STUCCO FACADE TO REMAIN

EXISTING LINTELS TO REMAIN

EXISTING UPPER FLOOR WINDOWS TO REMAIN

EXISTING SILLS TO REMAIN

EXISTING SIGNAGE BAND TO REMAIN

EXISTING DECORATIVE COLUMN TO REMAIN

EXISTING DECORATIVE COLUMN TO BE RELOCATED

EXISTING STOREFRONT GLAZING TO BE REMOVED

EXISTING RESIDENTIAL EGRESS DOOR TO BE REMOVED

EL. 0'-0" A.F.F.
T.O. FINISH FLOOR

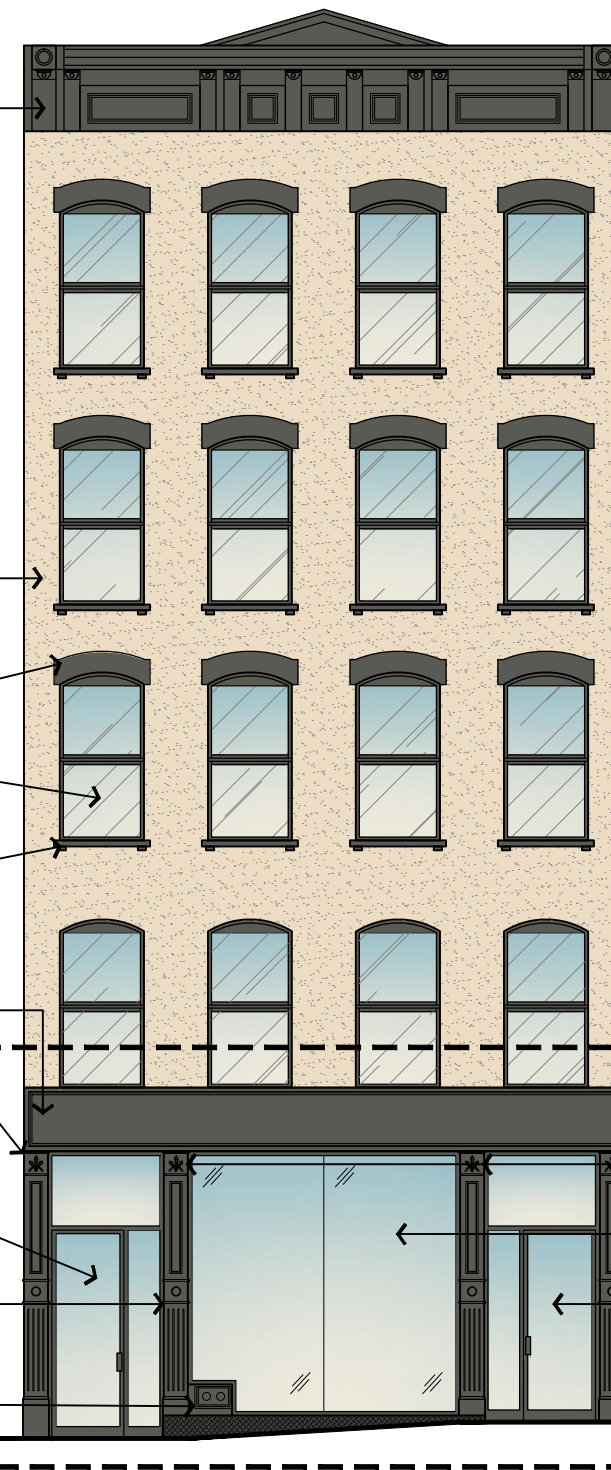
1
A6

EXISTING DECORATIVE COLUMN TO REMAIN
EXISTING DECORATIVE COLUMN TO BE RELOCATED

1

EXISTING BUILDING ELEVATION

1/8" = 1'-0"



EL. ±57'-2" A.F.F.
T.O. PARAPET

EXISTING CORNACE TO REMAIN

EXISTING STUCCO FACADE TO REMAIN

EXISTING LINTELS TO REMAIN

EXISTING UPPER FLOOR WINDOWS TO REMAIN

EXISTING SILLS TO REMAIN

EXISTING SIGNAGE BAND TO REMAIN

EXISTING DECORATIVE COLUMN TO REMAIN

EXISTING DECORATIVE COLUMN TO BE RELOCATED

EXISTING STOREFRONT GLAZING TO BE REMOVED

EXISTING RESIDENTIAL EGRESS DOOR TO BE REMOVED

EL. 0'-0" A.F.F.
T.O. FINISH FLOOR

1
A8

NEW RESIDENTIAL ENTRANCE
RELOCATED DECORATIVE COLUMN
NEW FLUSH SIAMESE CONNECTION

EXISTING DECORATIVE COLUMN TO REMAIN

RELOCATED DECORATIVE COLUMN

NEW STOREFRONT SYSTEM WITH CLEAR GLAZING

NEW RETAIL ENTRANCE

EL. 0'-0" A.F.F.
T.O. FINISH FLOOR

2

PROPOSED BUILDING ELEVATION

1/8" = 1'-0"

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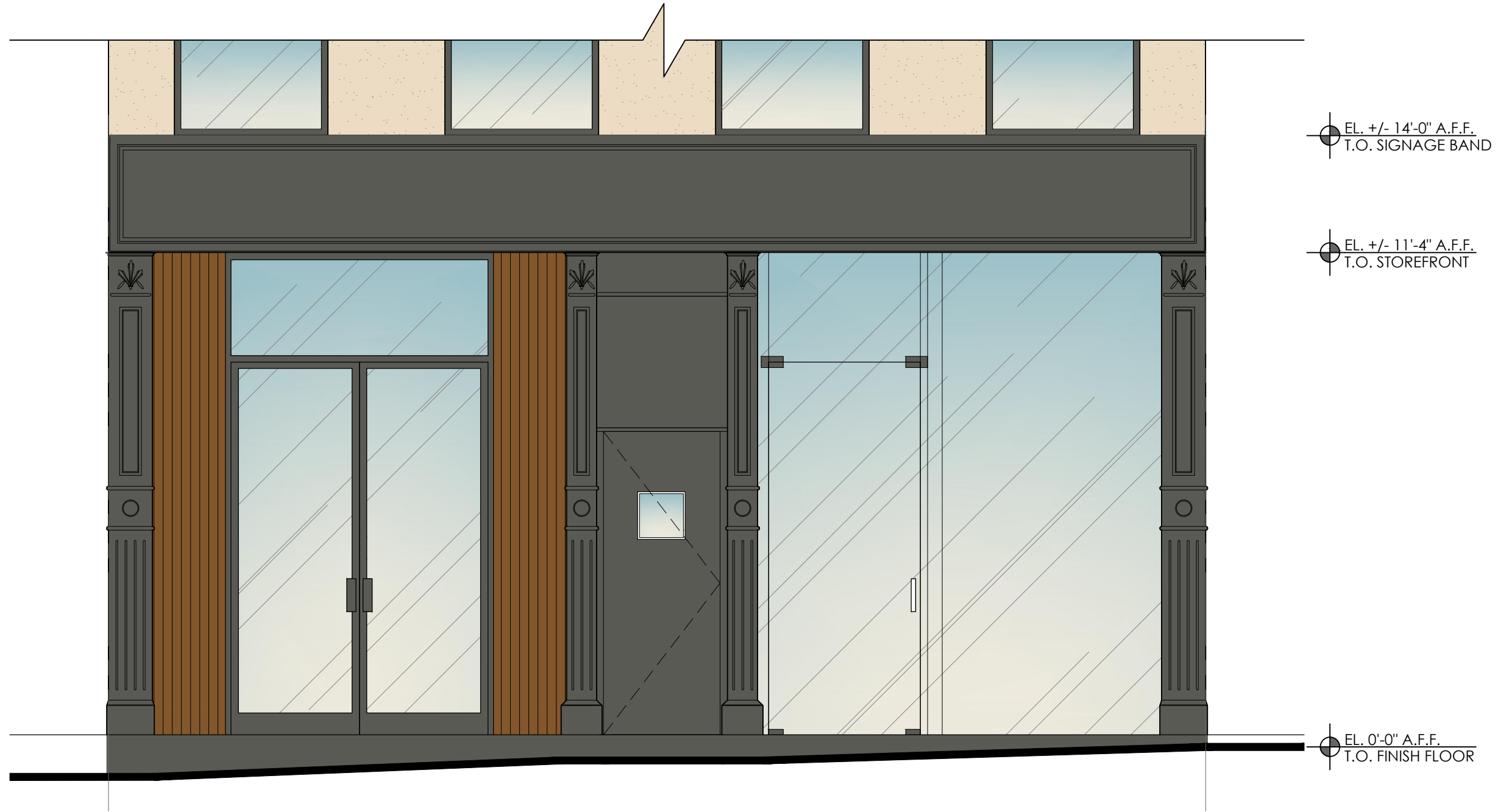
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EXISTING BUILDING ELEVATION

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A5



1

EXISTING STOREFRONT ELEVATION

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

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EXISTING BUILDING
ENLARGED ELEVATION

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A6



1

EXISTING STOREFRONT ELEVATION

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

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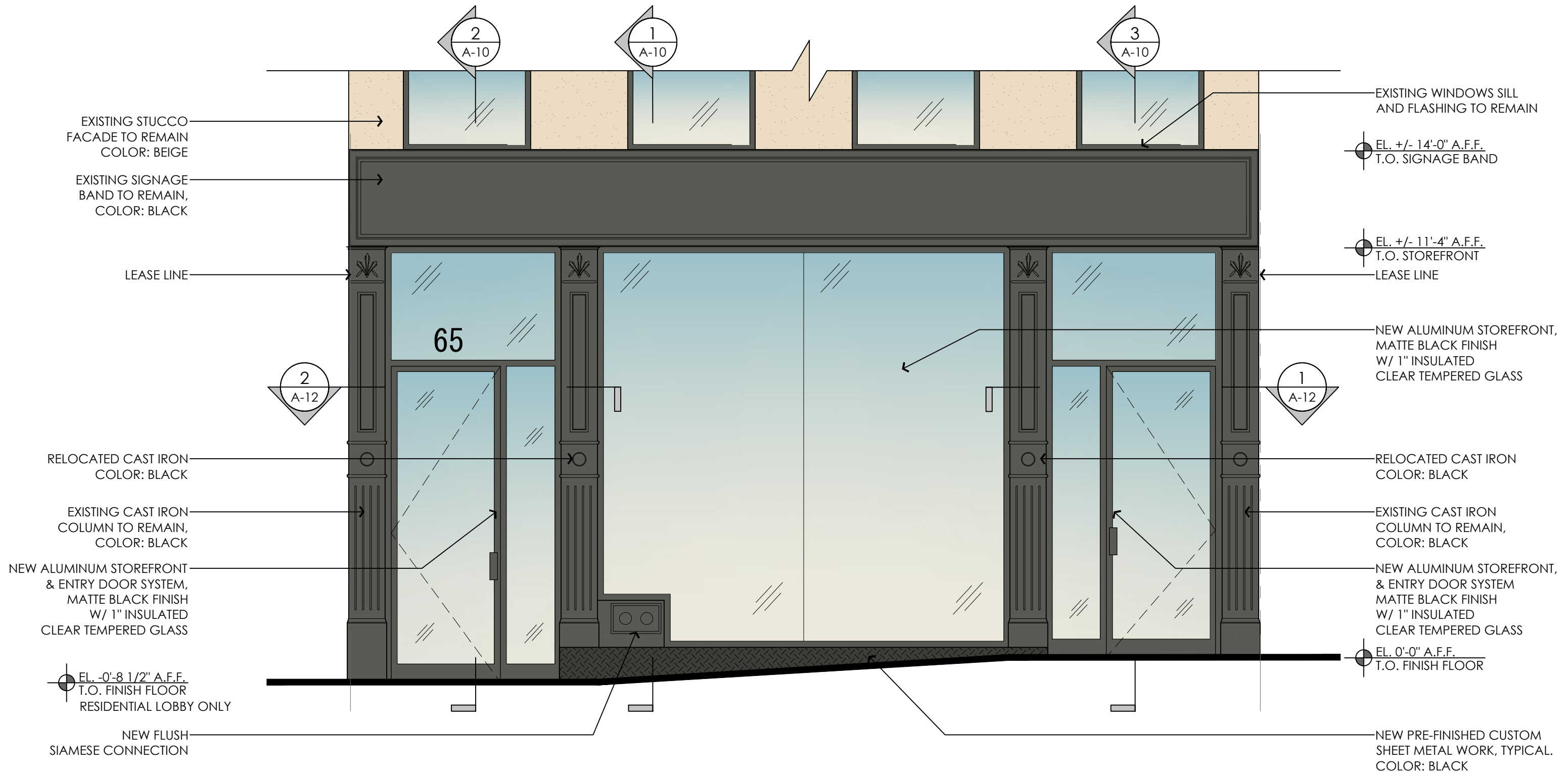
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EXISTING BUILDING
DEMOLITION ELEVATION

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NEW YORK, NY 10012

SCALE: 1/4"=1'-0"
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A7



1 PROPOSED STOREFRONT ELEVATION
SCALE: 3/8"=1'-0"

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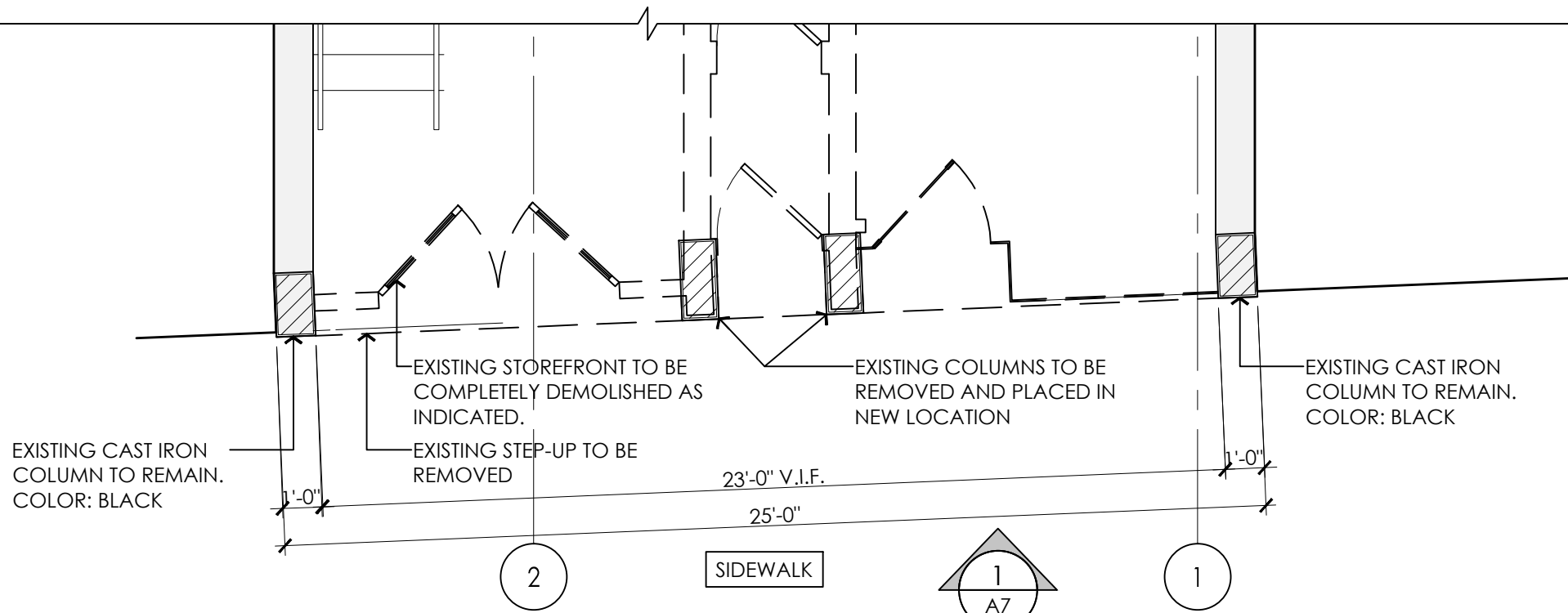
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PROPOSED STOREFRONT ELEVATION

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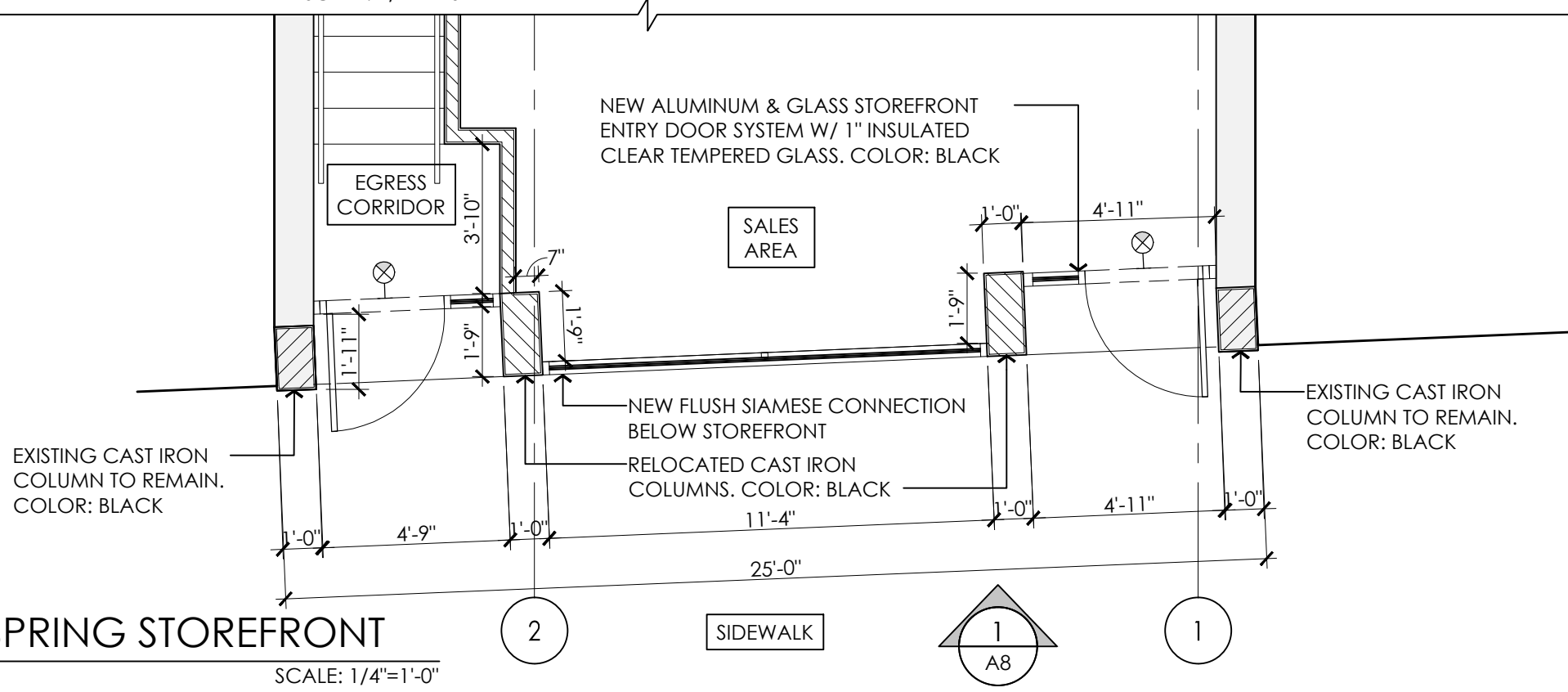
A8



1

DEMOLITION PLAN AT 65 SPRING STOREFRONT

SCALE: 1/4"=1'-0"



2

PROPOSED PLAN AT 65 SPRING STOREFRONT

SCALE: 1/4"=1'-0"

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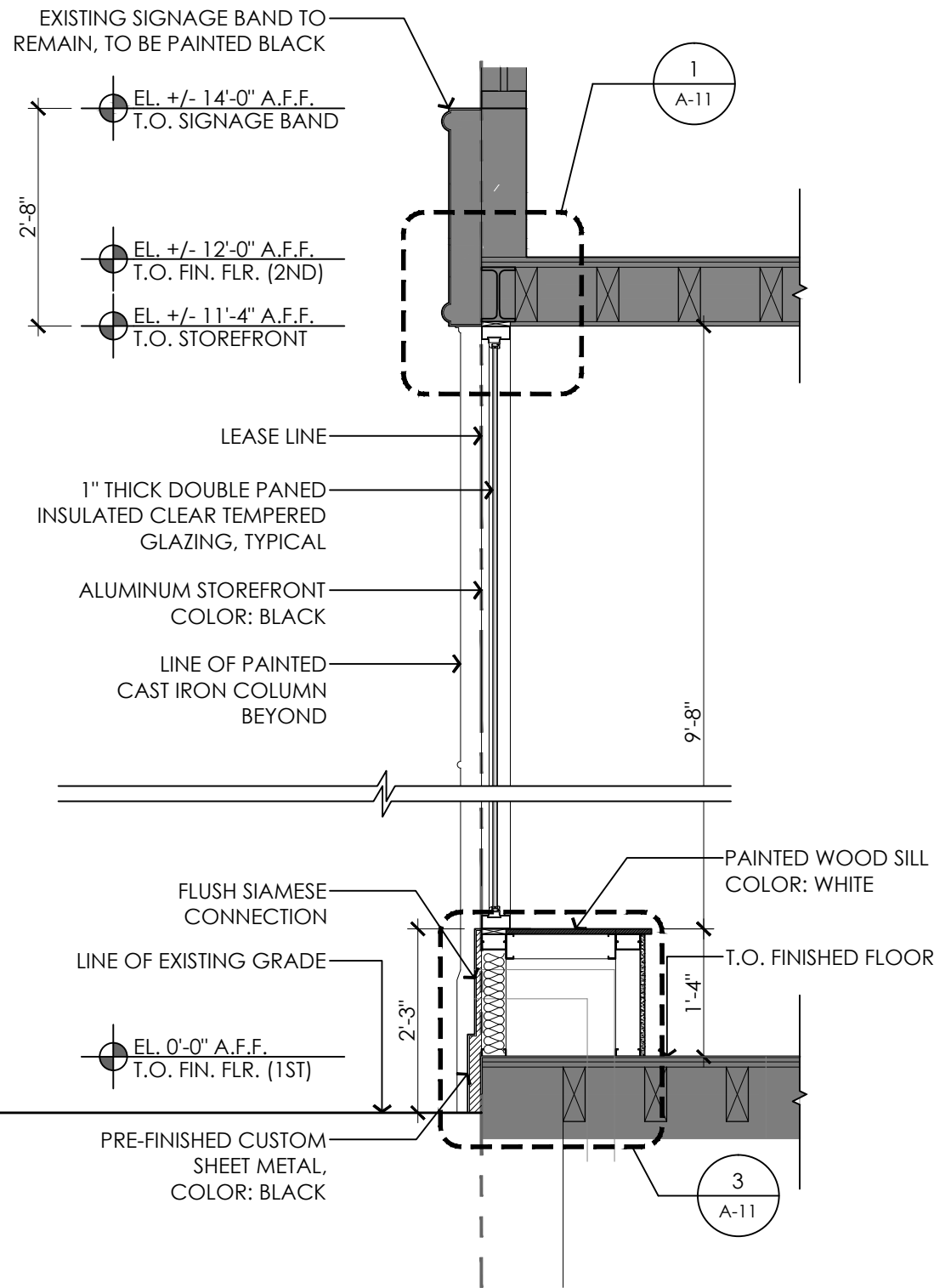
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PROPOSED STREET LEVEL PLANS

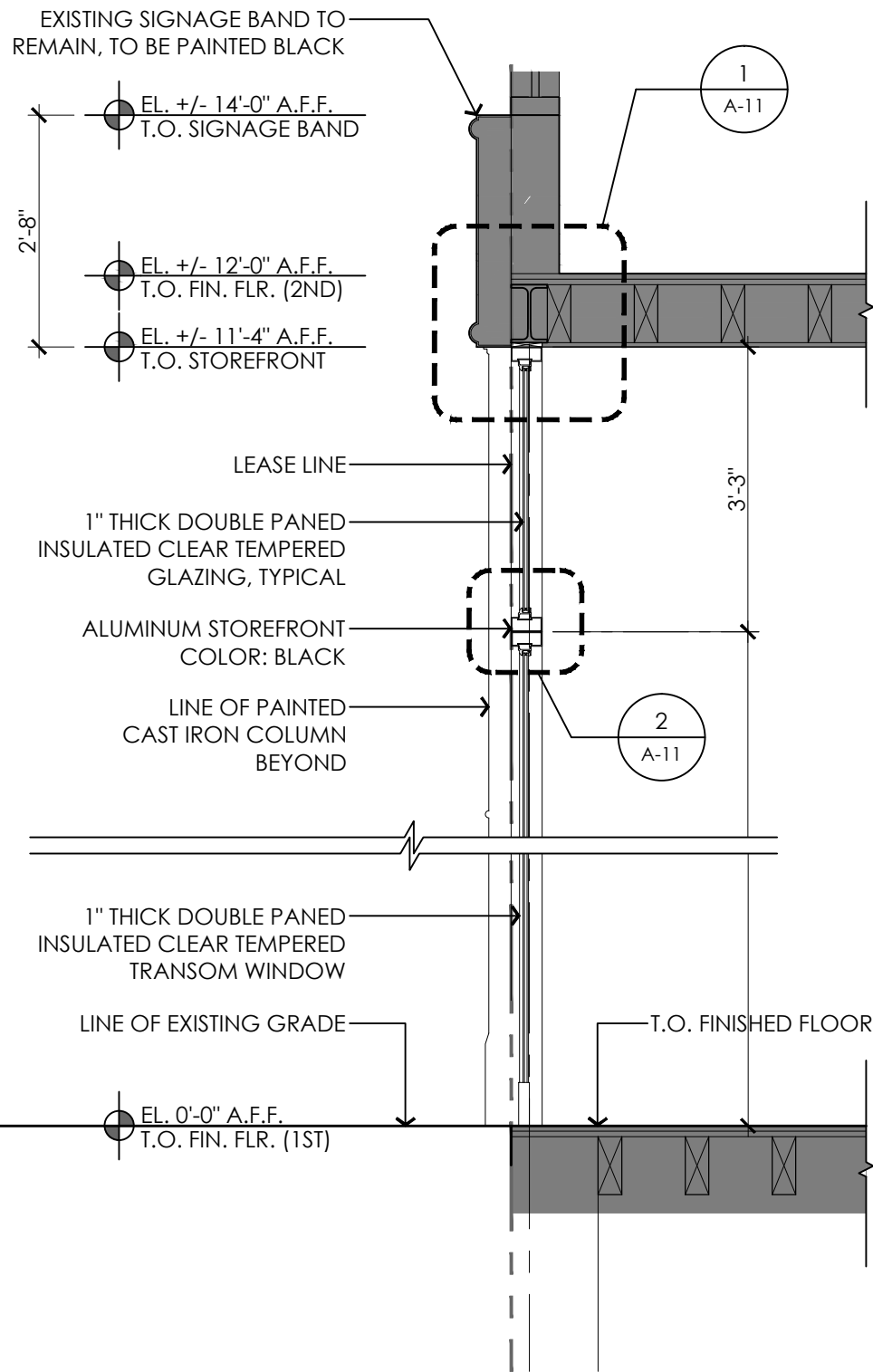
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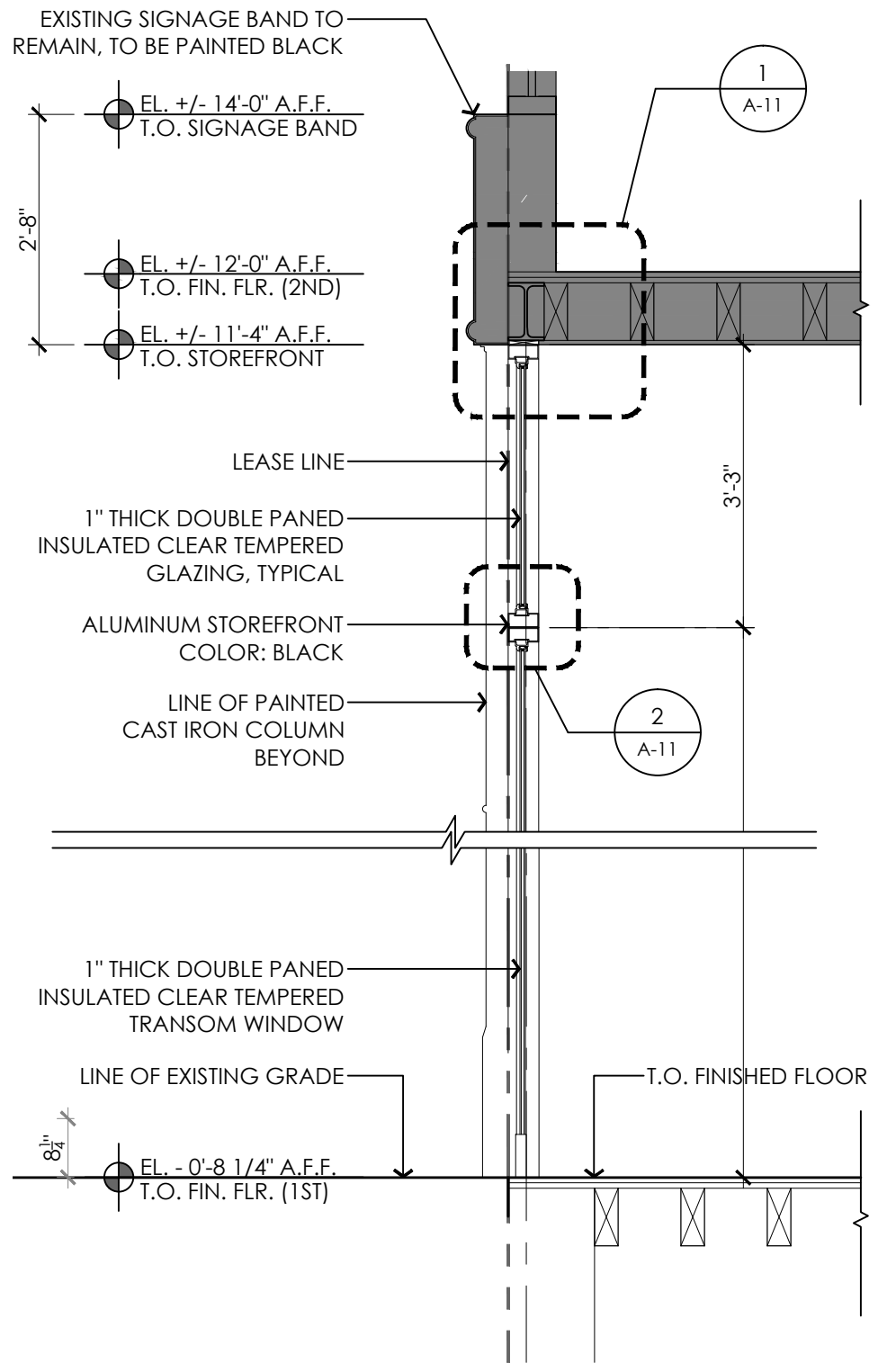
A9



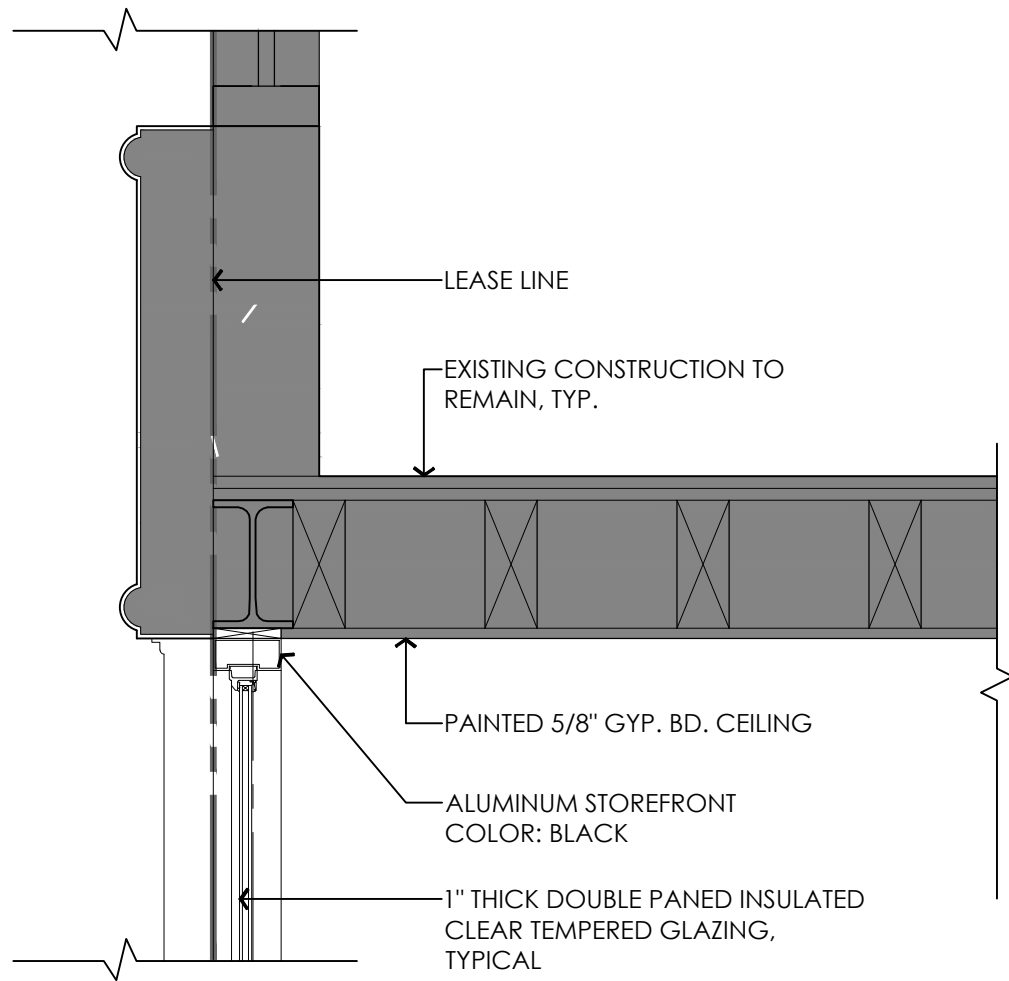
1 STOREFRONT SECTION
SCALE: 1/2"=1'-0"



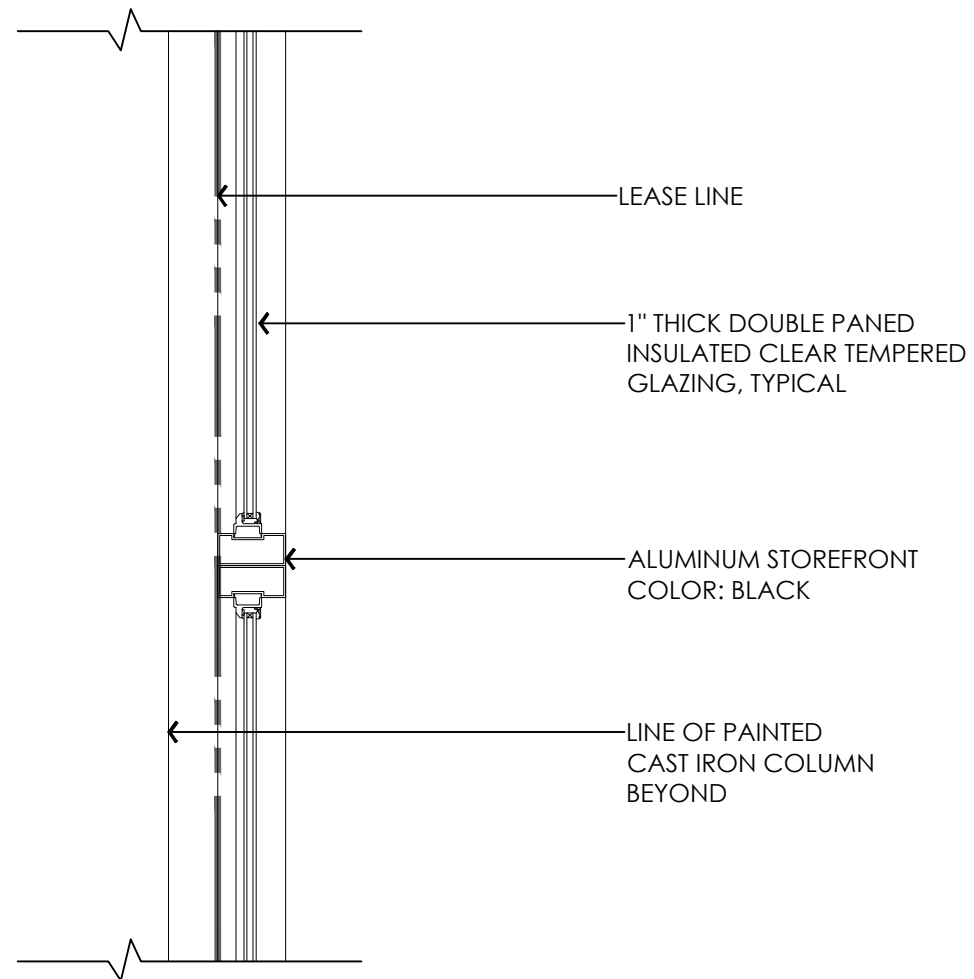
2 STOREFRONT SECTION
SCALE: 1/2"=1'-0"



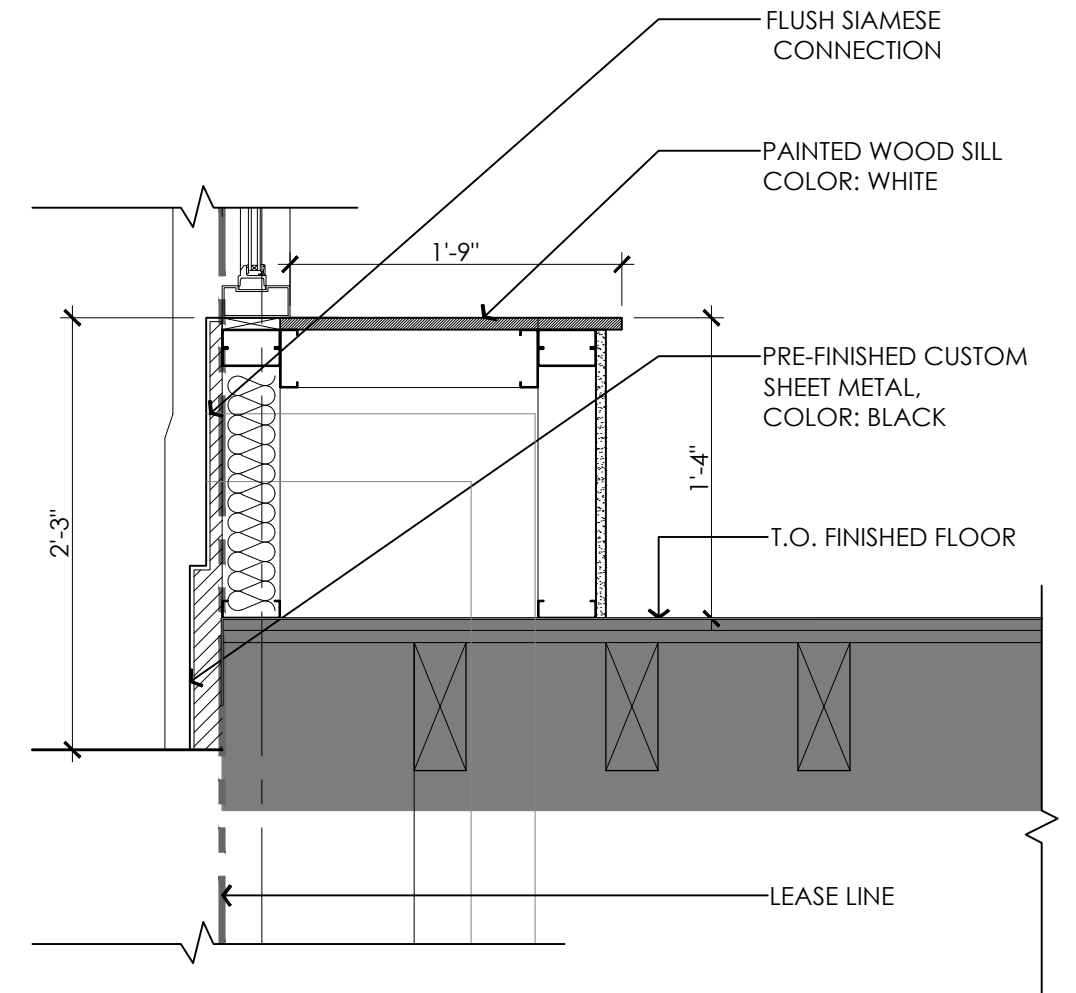
3 STOREFRONT SECTION
SCALE: 1/2"=1'-0"



1 STOREFRONT CEILING DETAIL
SCALE: 1" = 1'-0"



2 STOREFRONT TRANSOM DETAIL
SCALE: 1" = 1'-0"



3 STOREFRONT BASE DETAIL
SCALE: 1" = 1'-0"

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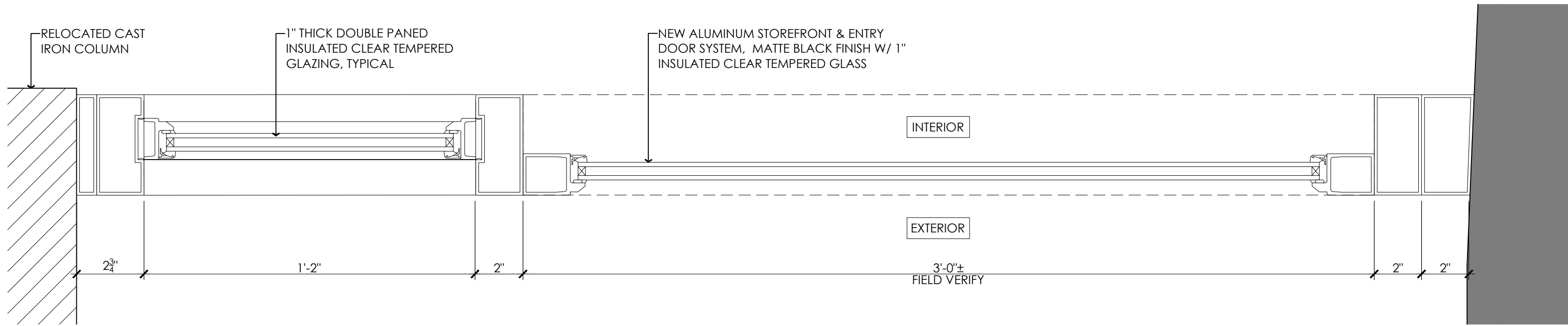
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STOREFRONT
SECTION DETAILS

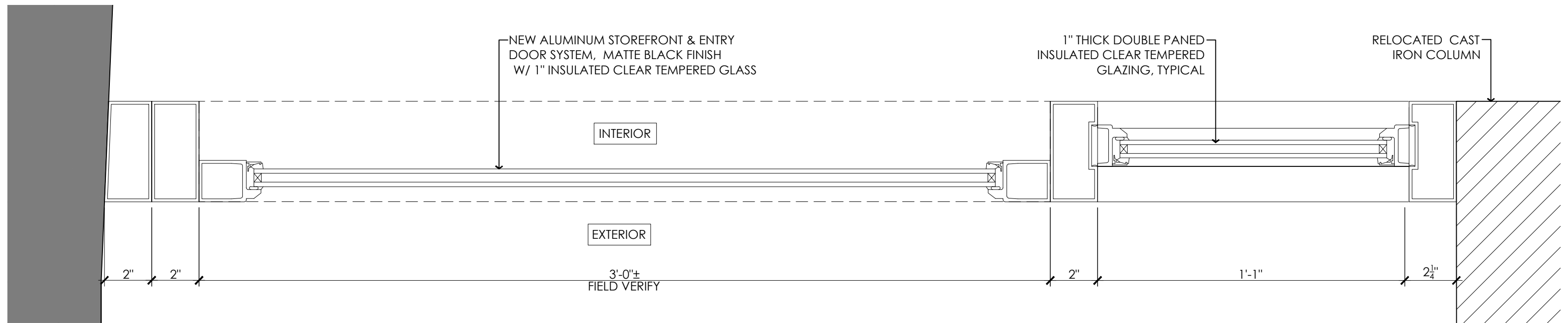
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A11



1 TYPICAL DOOR SECTION
SCALE: 3"=1'-0"



2 TYPICAL DOOR SECTION
SCALE: 3"=1'-0"