134 SPRING STREET / 84 WOOSTER STREET
HISTORICAL PHOTOS

84 WOOSTER STREET - 1940'S TAX PHOTO

84 WOOSTER STREET - 1970'S LPC DESIGNATION PHOTO
EXISTING STOREFRONT PHOTOGRAPHS

134 SPRING STREET - EXISTING STOREFRONT

84 WOOSTER STREET - EXISTING STOREFRONT

134 SPRING ST / 84 WOOSTER ST
SINGLE PANEL BULKHEAD PRECEDENTS

131 SPRING STREET
80 WOOSTER STREET
77 WOOSTER STREET
72 WOOSTER STREET
71 WOOSTER STREET

134 SPRING ST / 84 WOOSTER ST
EXISTING BUILDING STOREFRONT ELEVATIONS

134 SPRING STREET EXISTING STOREFRONT ELEVATION

EXISTING PAINTED CAST IRON COLUMN TO REMAIN
EXISTING METAL SCREENS TO REMAIN. GREY COLOR "BENJAMIN MOORE CLASSIC COLORS #1547"
EXISTING STEPS AND RAILINGS TO REMAIN
EXISTING PAINTED WD DOORS, SIDELIGHT, AND TRANSOM TO REMAIN
EXISTING PAINTED CAST IRON COLUMN TO REMAIN

84 WOOSTER STREET EXISTING STOREFRONT ELEVATION

REMOVEx EXISTING PAINTED WOOD PANELS AROSS FACADE
AND REMOVE WINDOW FRAME TO VERTICALLY ENLARGE WINDOW.
NEW PAINTED WOOD FRAME STOREFRONT SIM TO EXISTING.
PROVIDE PAINTED WOOD FACSIMILE OF DECORATIVE CAST IRON HORIZONTAL MULLION PER DETAILS.
RE-INSTALL EXIST DECORATIVE CAST IRON HORIZ MULLION ACROSS FACADE PER DETAILS.
EXISTING VS PROPOSED WOOSTER STOREFRONT

EXISTING STOREFRONT ELEVATION

RE-INSTALL EXISTING DECORATIVE CAST IRON HORIZONTAL MULLION ACROSS FACADE PER DETAILS.

PROPOSED STOREFRONT ELEVATION

RE-INSTALL EXISTING DECORATIVE CAST IRON HORIZONTAL MULLION ACROSS FACADE PER DETAILS.

134 SPRING ST / 84 WOOSTER ST

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03.14.2019
EXISTING STOREFRONT PHOTOGRAPH & PROPOSED RENDERING

EXISTING STOREFRONT

PROPOSED STOREFRONT

REMOVE BULKHEAD INFILL PANEL

VERTICALLY ENLARGE SINGLE PANE WINDOW & FABRICATE NEW TRIM PIECE.
PROPOSED STOREFRONT ELEVATION & PLAN

- Remove existing mailbox and provide new as indicated.
- Vertically enlarge single-pane window, frame and trim to match existing.
- Remove existing wood panel.
- Vertically enlarge single-pane window. Frame and trim to match existing.
- New painted wood frame storefront sim to existing.
- Re-install existing decorative cast iron horizontal mullion across facade per details.
- New painted wood frame storefront sim to existing.
- New painted wood frame storefront sim to existing.
- New painted wood frame storefront sim to existing.
- Provide painted wood facsimile of decorative cast iron horizontal mullion per details at this bay. All other bays re-install existing cast iron mullion.
- Provide painted wood facsimile of decorative cast iron horizontal mullion per details.
- Provide painted wood facsimile of decorative cast iron horizontal mullion per details.
REMOVE EXISTING PAINTED WOOD STOREFRONT
EXISTING CAST IRON DECORATIVE CHANNEL CAREFULLY REMOVE AND RELOCATE
REMOVE WOOD PANELS AND MOLDINGS
PAINTED METAL GRILL AND PLWD PANEL BEYOND, VERTICAL FRAMING TO REMAIN OR TO BE REPLACED IN KIND
EXISTING BASE AND STEEL PLATE DETAILS TO REMAIN

PROVIDE NEW PAINTED WOOD STOREFRONT TO MATCH EXISTING
RELOCATE EXISTING CAST IRON. ATTACH TO NEW BLOCKING BEHIND BY MEANS OF PROPERLY Sized FLAT HEAD SCREWS THROUGH EXISTING HOLES IN FRONT FACE OF CAST IRON PAINTED METAL GRILL AND PLWD PANEL BEYOND, VERTICAL FRAMING TO REMAIN OR TO BE REPLACED IN KIND

EXISTING CONDITION
SECTION A

PROPOSED CONDITION
SECTION A
EXISTING CONDITIONS PROBE PHOTOS

INTERIOR CONTEXT LOCATION PHOTO

WALL ASSEMBLY DETAIL PHOTO

WALL ASSEMBLY DETAIL PHOTO

EXTERIOR CONTEXT LOCATION PHOTO

WALL MATERIAL DETAIL PHOTO

WALL MATERIAL DETAIL PHOTO

NEW STEEL STUD CONSTRUCTION (NOT ORIGINAL)

MODERN PLYWOOD BEADBOARD AND STEEL LATH

PLYWOOD BEADBOARD AND TRIM ATTACHED TO NEW STEEL STUD (NOT ORIGINAL)
134 SPRING STREET / 84 WOOSTER STREET
RE-INSTALL EXIST DECORATIVE CAST IRON HORIZ MULLION ACROSS FACADE PER DETAILS.

NEW PAINTED WOOD FRAME STOREFRONT SIM TO EXISTING.

EXISTING SPANDREL TO REMAIN, TYP.

EXISTING TRANSOM TO REMAIN, TYP.

EXISTING PAINTED WOOD DOORS AND SIDELIGHT TO REMAIN.

TOP OF EXISTING BEAM 7" ABOVE SIDEWALK LEVEL

EXISTING 2 HOUR RATED CONSTRUCTION SEPARATING CELLAR FROM COMMERCIAL SPACE ABOVE

EXISTING FIRE RATED FLOOR/CEILING ASSEMBLIES TO REMAIN

EXISTING 2 HOUR RATED PLATFORM OF METAL DECK AND CONCRETE

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

**INTERIOR**
- **EXISTING CONSTRUCTION**
  - REMOVE WALL FRAMING AND INTERIOR FINISH AS NEC.
  - REMOVE EXISTING MAILBOXES AND ENCLOSURE

**EXTERIOR**
- **EXISTING CONSTRUCTION**
  - REMOVE EXISTING PAINTED WOOD STOREFRONT
  - REMOVE WOOD PANELS AND MOLDINGS
  - REMOVE EXISTING FRAMING AS NECESSARY TO PROVIDE NEW STRUCTURAL FRAMING PER ENGINEER RECOMMENDATION
  - PAINTED METAL GRILL AND PLWD PANEL BEYOND, VERTICAL FRAMING TO REMAIN OR TO BE REPLACED IN KIND USING SAME COLOR PAINT
  - EXISTING BASE AND STEEL PLATE DETAILS TO REMAIN

**EXISTING CONDITION**
**SECTION C**

**PROPOSED CONDITION**
**SECTION C**

- **EXISTING BASE AND STEEL PLATE DETAILS TO REMAIN**
- **NEW CONSTRUCTION**
  - PROVIDE NEW PAINTED WOOD STOREFRONT TO MATCH EXISTING
  - PROVIDE SEALANT TO MATCH COLOR OF STOREFRONT FRAMING
  - PROVIDE CUSTOM MILLED PAINTED WOOD FACSIMILE OF DECORATIVE CAST IRON CHANNEL. LOCATE AT HEIGHT TO MATCH CAST IRON AT OTHER LOCATIONS ALONG FACADE
  - PROVIDED SOLID BLOCKING BEHIND AS NECESSARY TO SUPPORT LOAD OF NEW STOREFRONT, ETC.
  - MAILBOXES SHALL BE MOUNTED AT HEIGHT TO COMPLY WITH POST OFFICE REGULATIONS