

99 SPRING STREET STOREFRONT RENOVATION

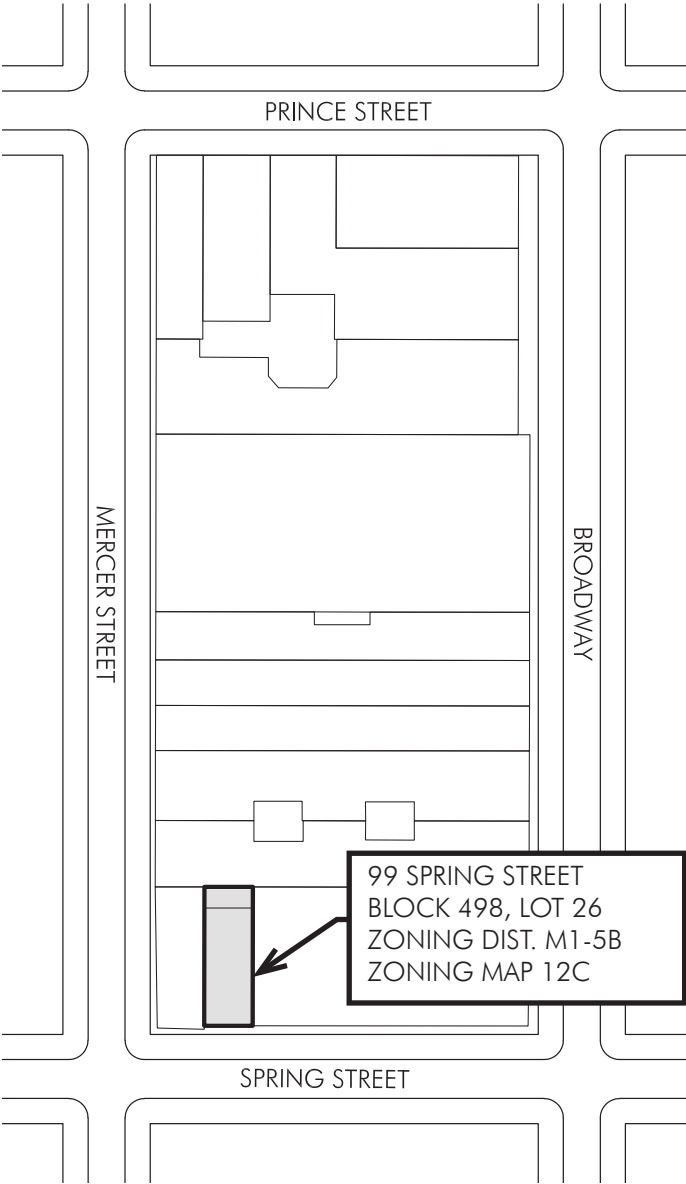
LANDMARKS PRESERVATION COMMISSION





SITE INFORMATION

BLOCK PLAN



99 SPRING STREET
Lot SF: 1,875 sq ft
Zoning District: M1-5B
Block & Lot: 498-26
Building Dimensions: 25' x 75'
Stories: 6

ZONING INFORMATION

Soho-Cast Iron Historic District



Soho
Cast Iron Historic District
Manhattan
Designated: August 14, 1973

Historic District Boundaries



BUILDING OWNER:
Ashap Realty LLP
152 East 65th Street
New York, NY 10065



1940



1980



ca. 1975



2019

NEIGHBORING BUILDINGS



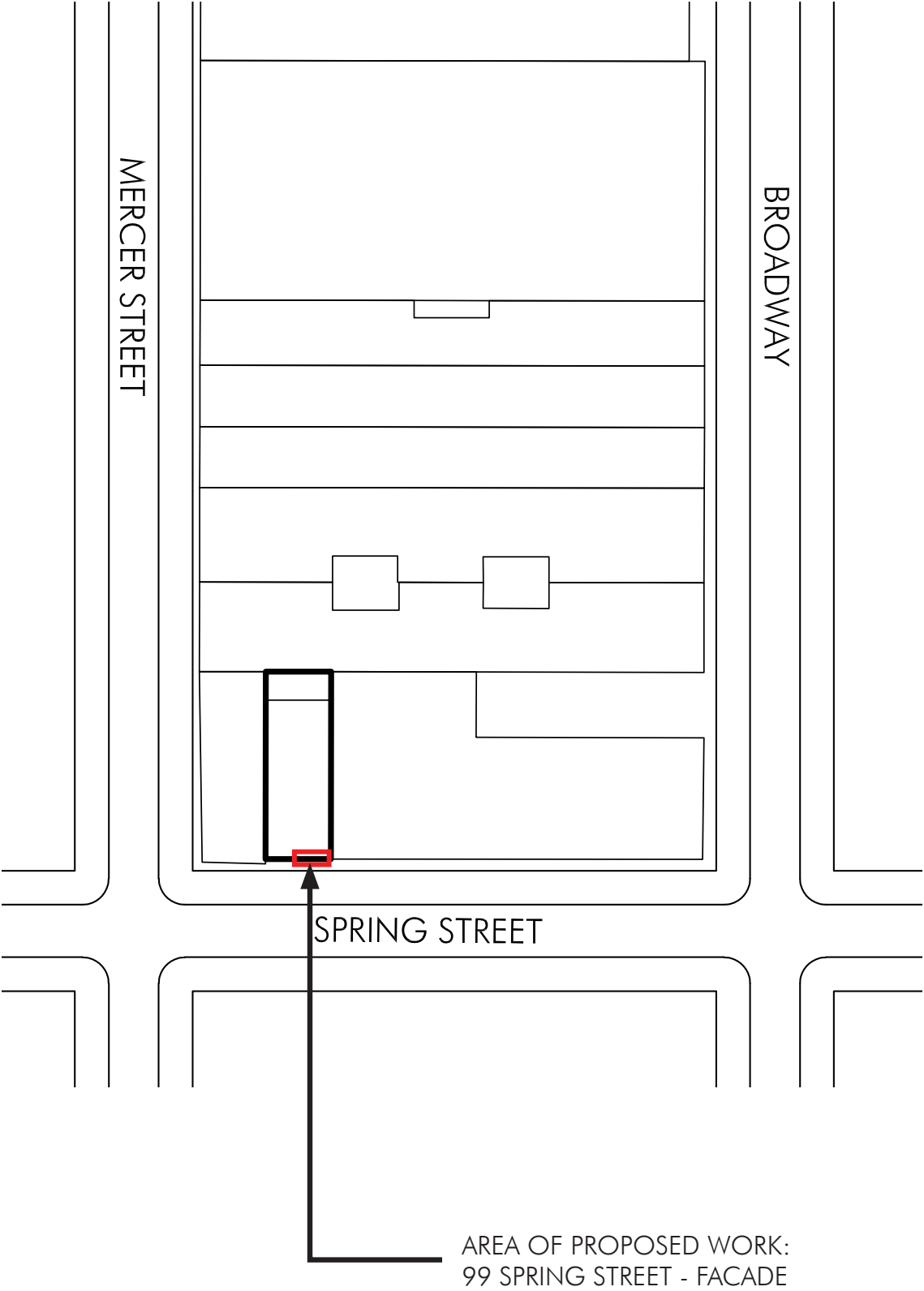
101 SPRING STREET

99 SPRING STREET
(EXISTING)

96 SPRING STREET

STOREFRONT VIEWS

VIEW DIAGRAM



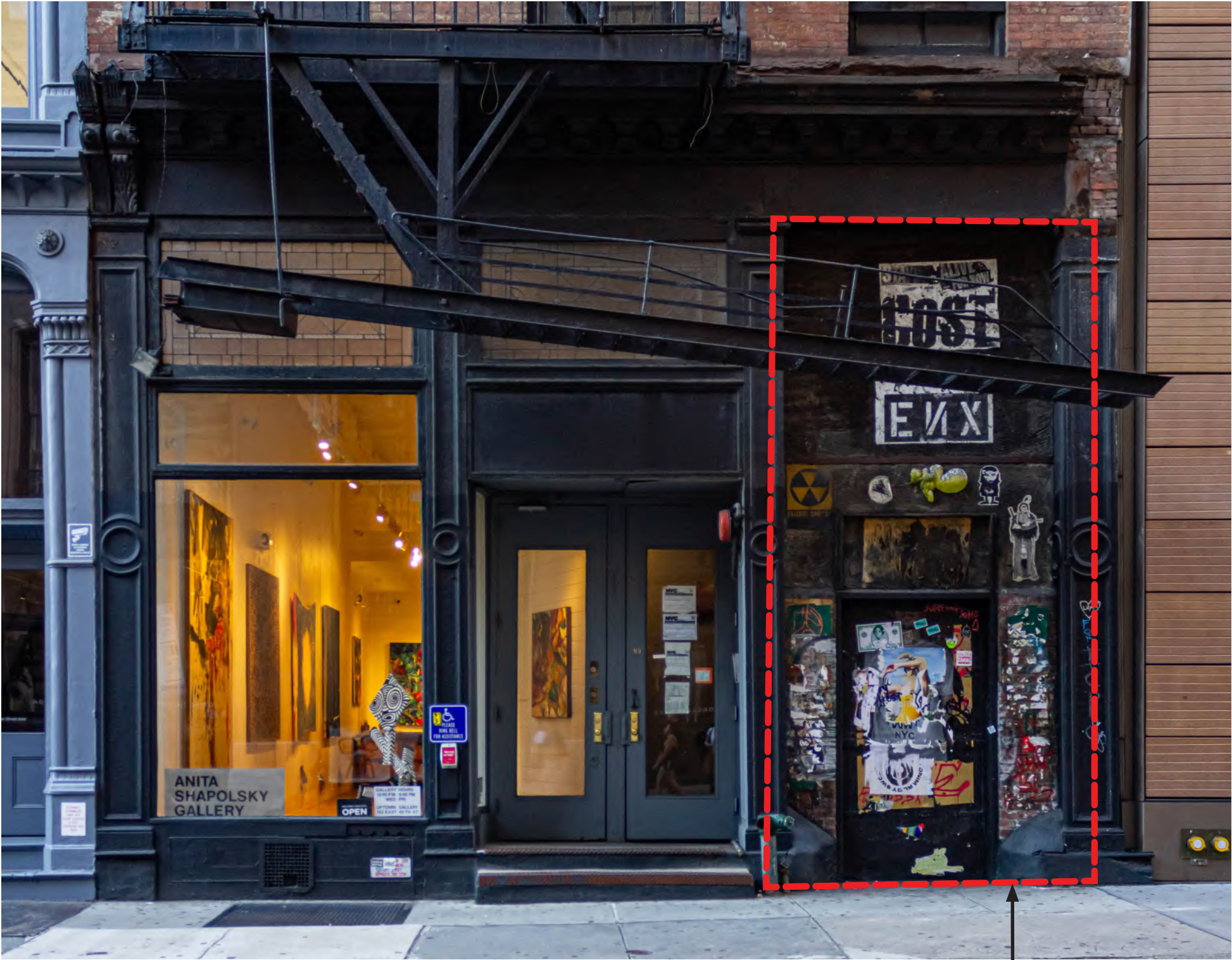
VIEW A



VIEW B



EXISTING BUILDING FACADE



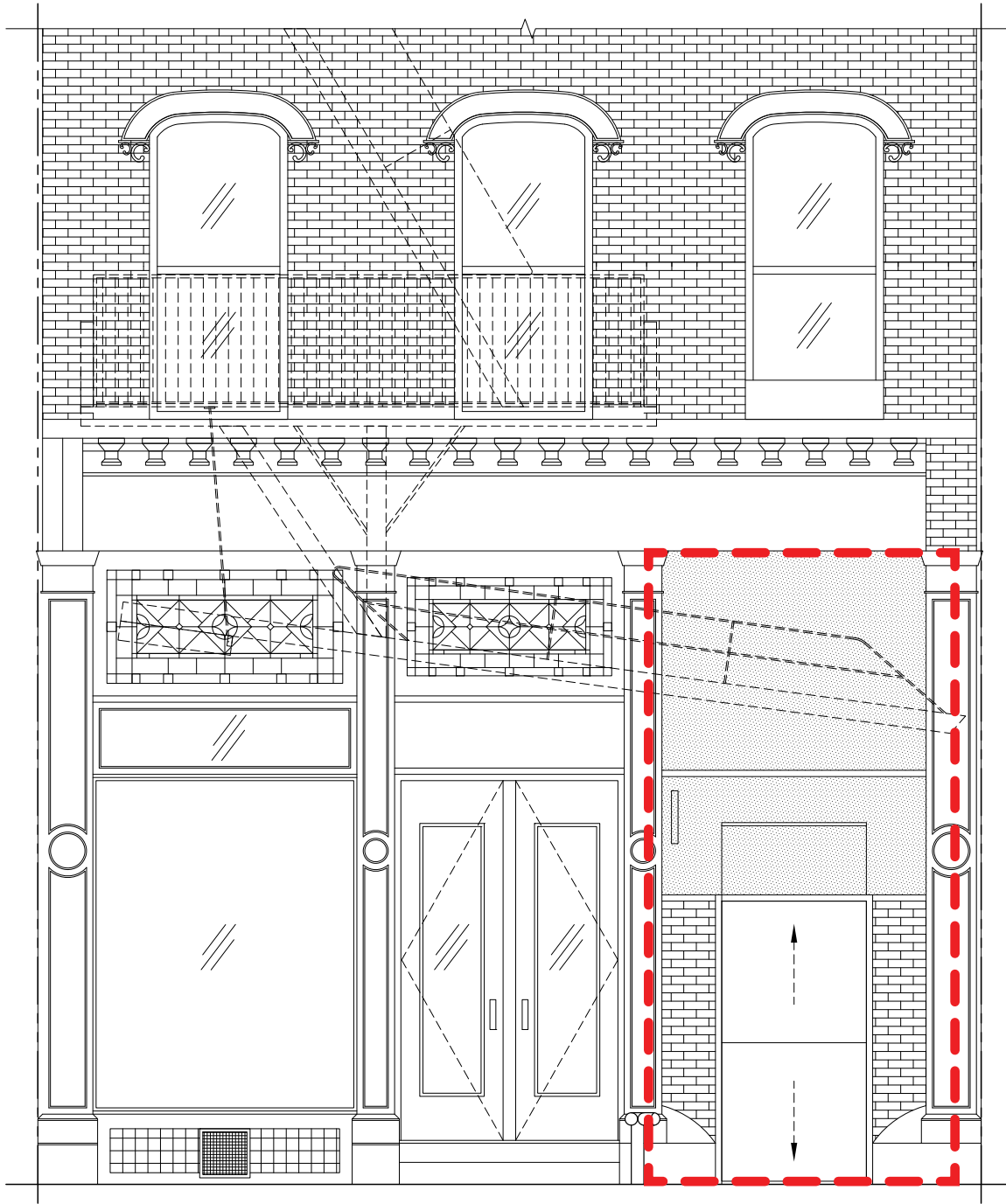
AREA OF PROPOSED WORK

99 SPRING STREET

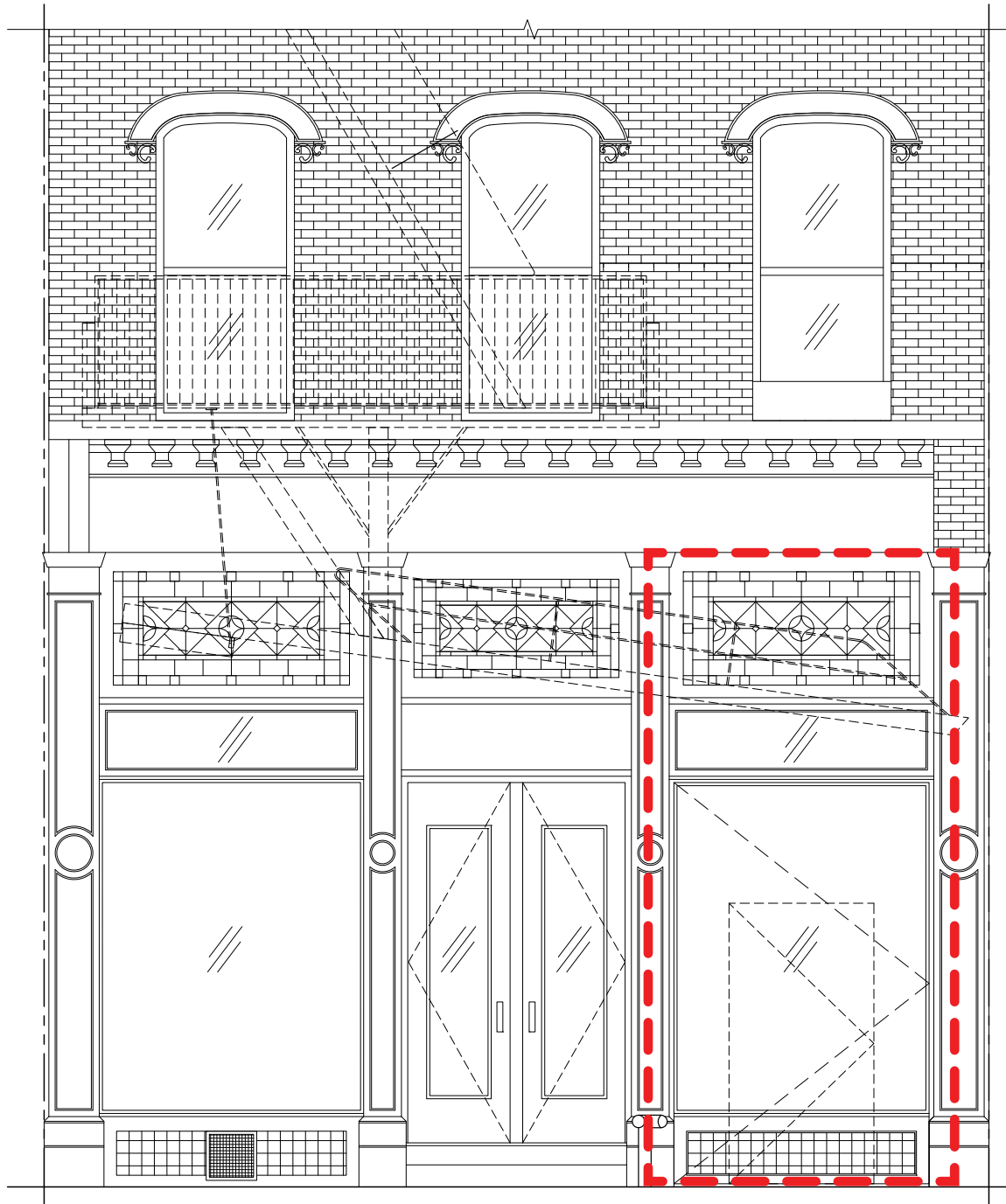


99 SPRING STREET

FRONT FACADE: EXISTING

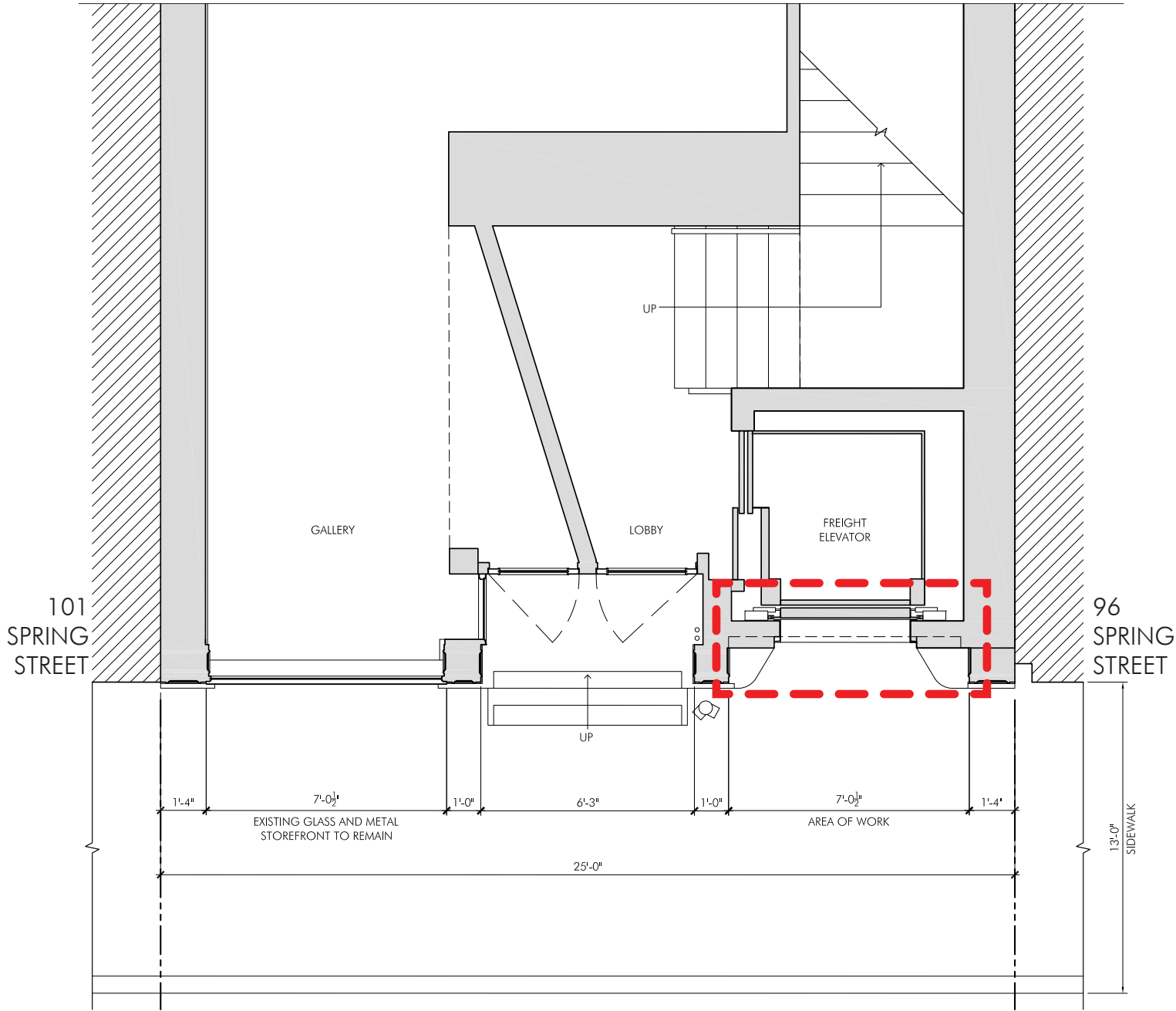


FRONT FACADE: PROPOSED



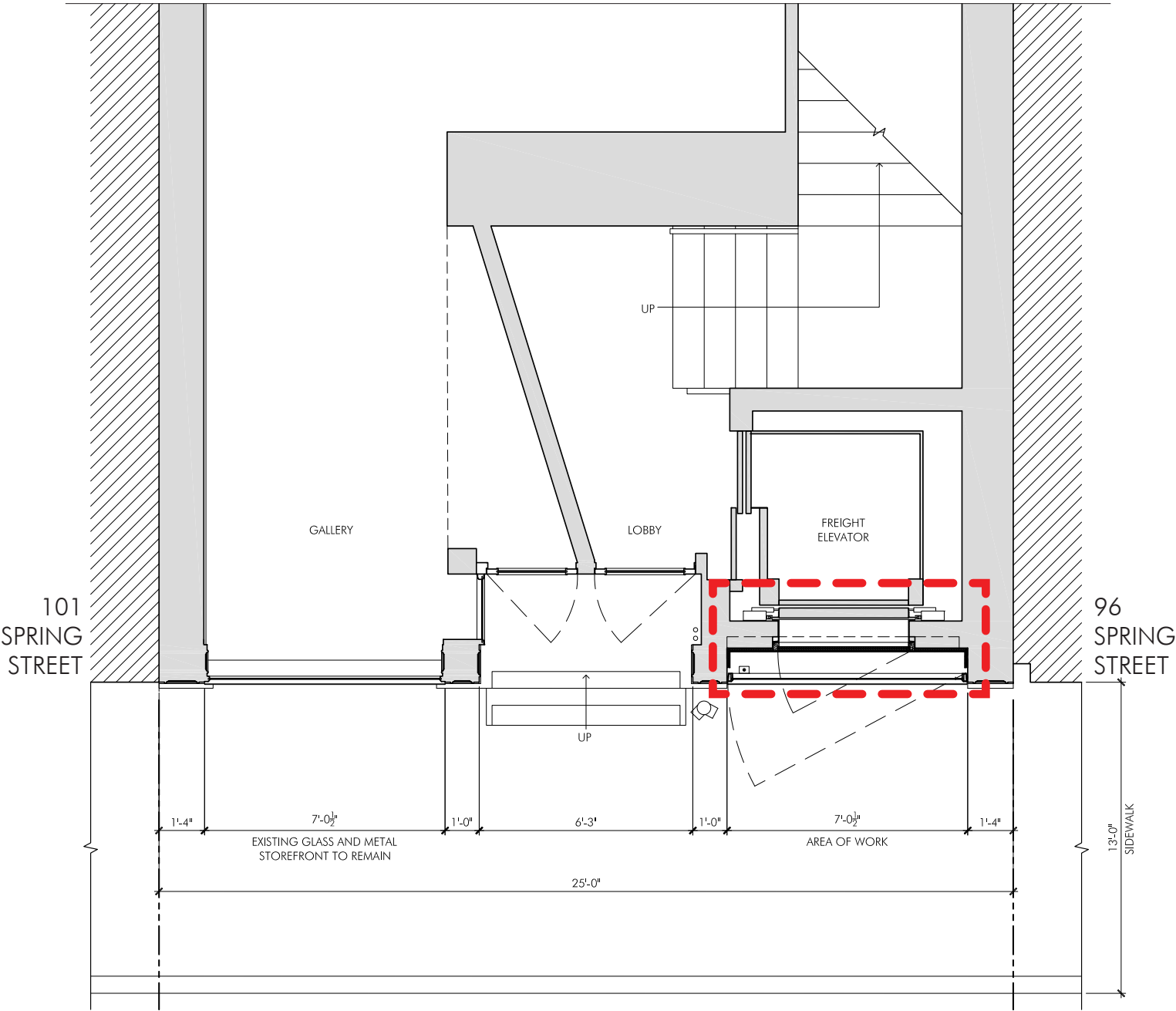
----- AREA OF PROPOSED WORK

LOBBY - EXISTING/DEMO PLAN



SPRING STREET

LOBBY - PROPOSED PLAN



SPRING STREET

----- AREA OF PROPOSED WORK

ENLARGED RENDERED ELEVATION: EXISTING



ENLARGED RENDERED ELEVATION: PROPOSED












MATERIAL STUDY: EXISTING



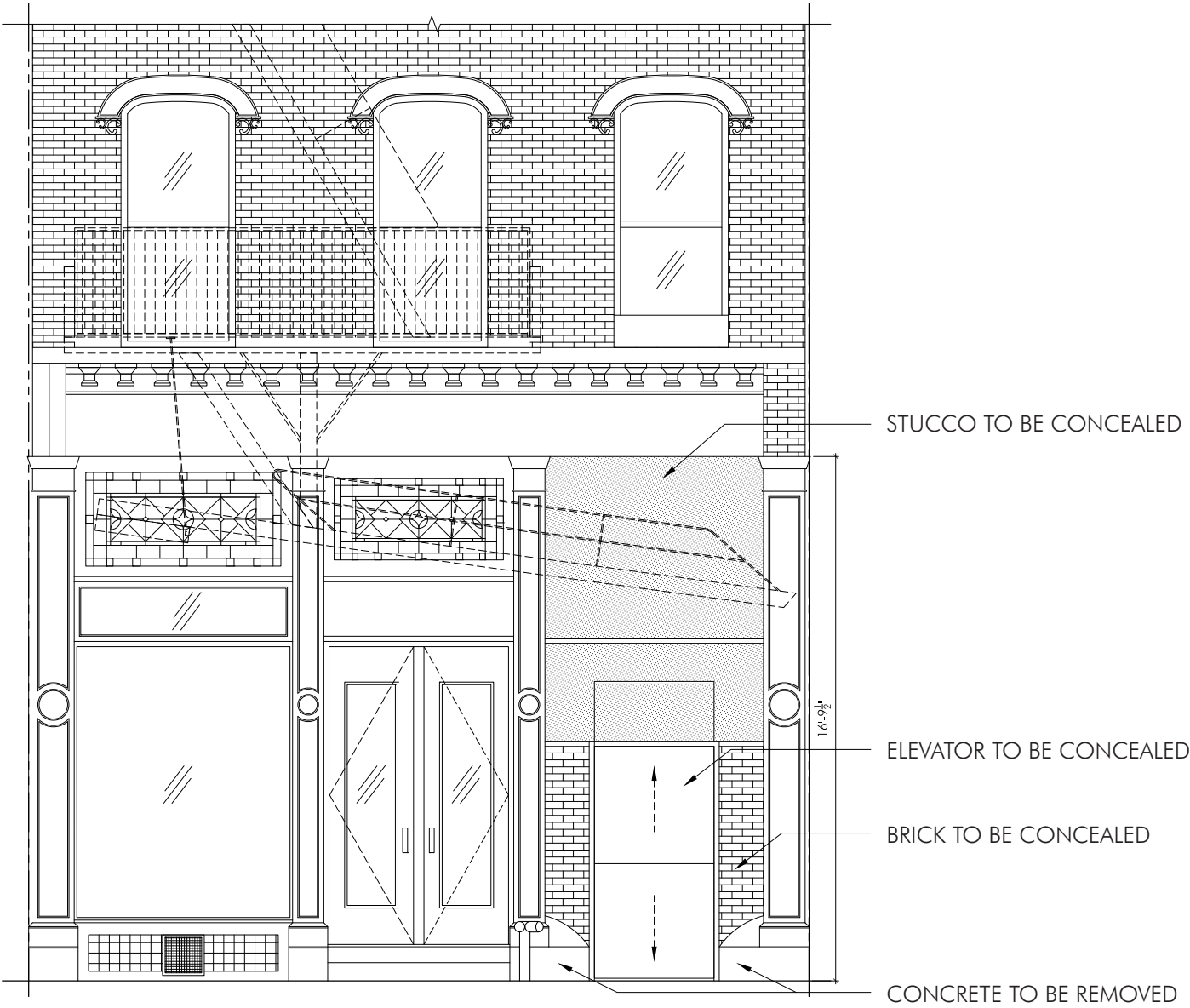
MATERIAL STUDY: PROPOSED



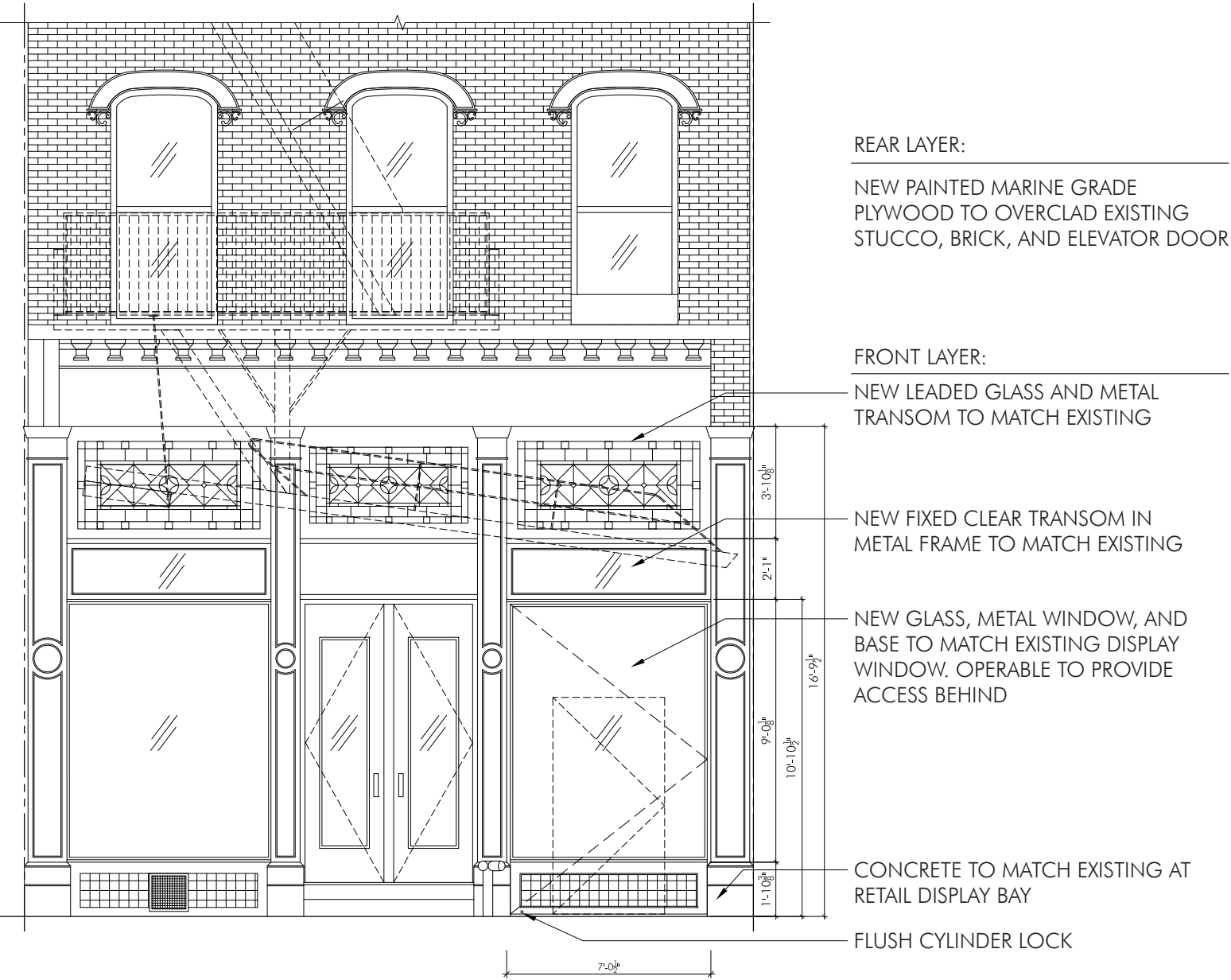
 GLASS	 BRICK	 METAL TRIM
 CAST IRON	 STUCCO	 PAINTED STEEL
 CONCRETE	 PAINTED WOOD	 BLACK TILE

AREA OF WORK

ENLARGED ELEVATION: EXISTING



ENLARGED ELEVATION: PROPOSED



FACADE : AXONOMETRIC VIEWS



FACADE : AXONOMETRIC VIEWS



CLOSED WINDOW FACADE



OPENED WINDOW FACADE

FACADE : AXONOMETRIC VIEWS

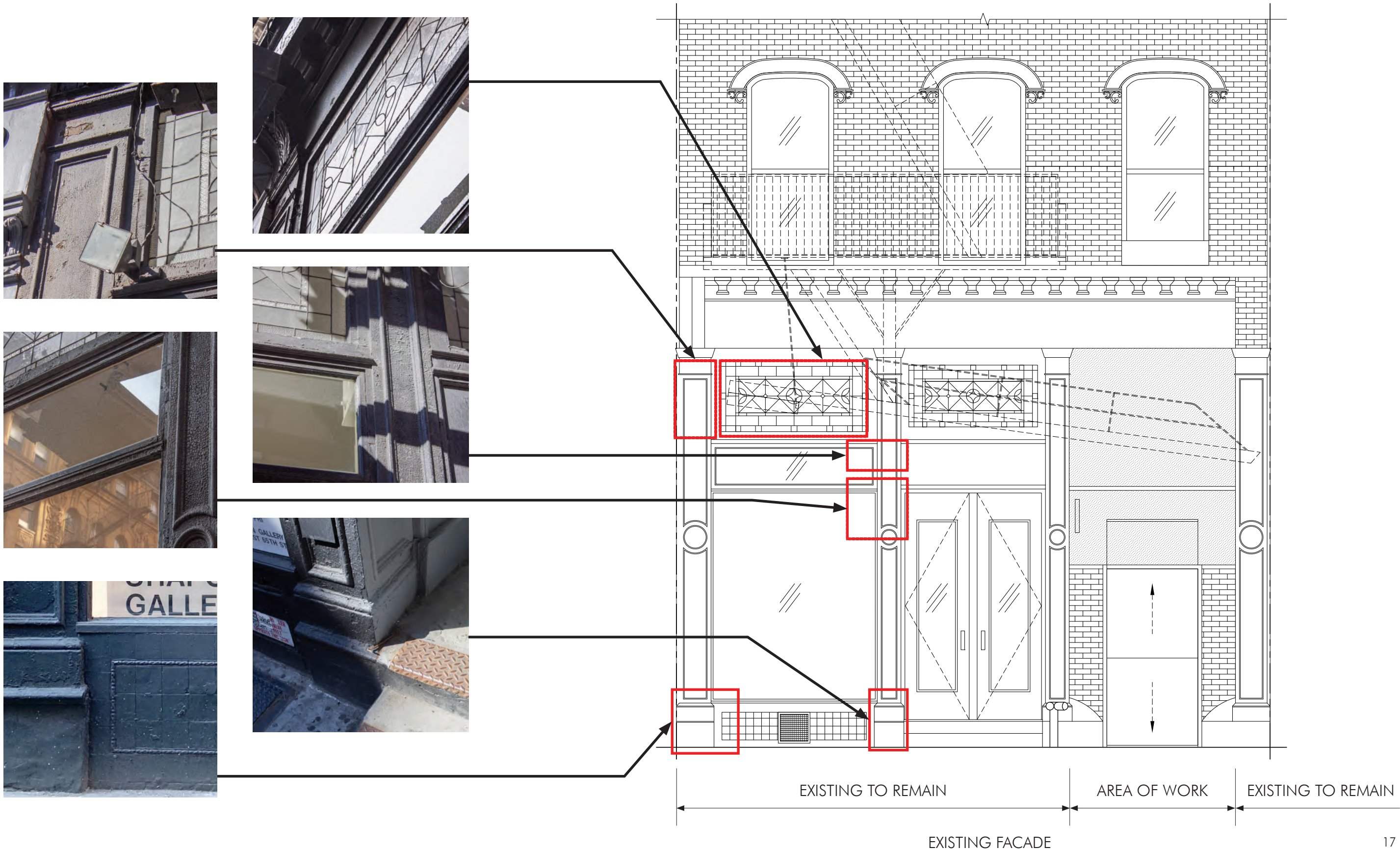


CLOSED WINDOW FACADE

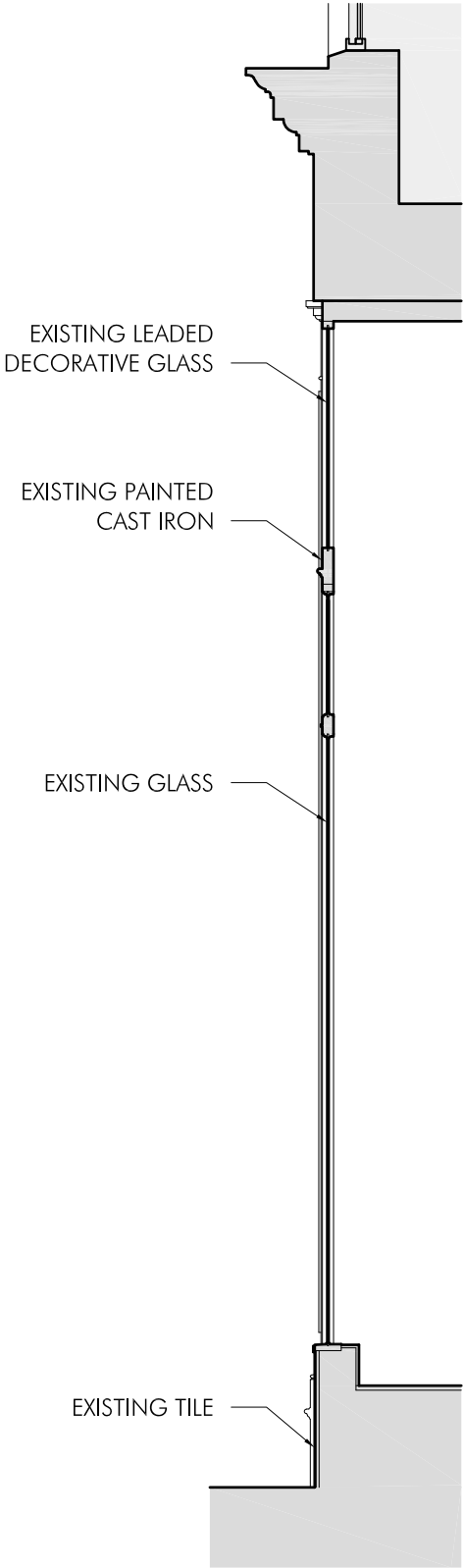


OPENED WINDOW FACADE

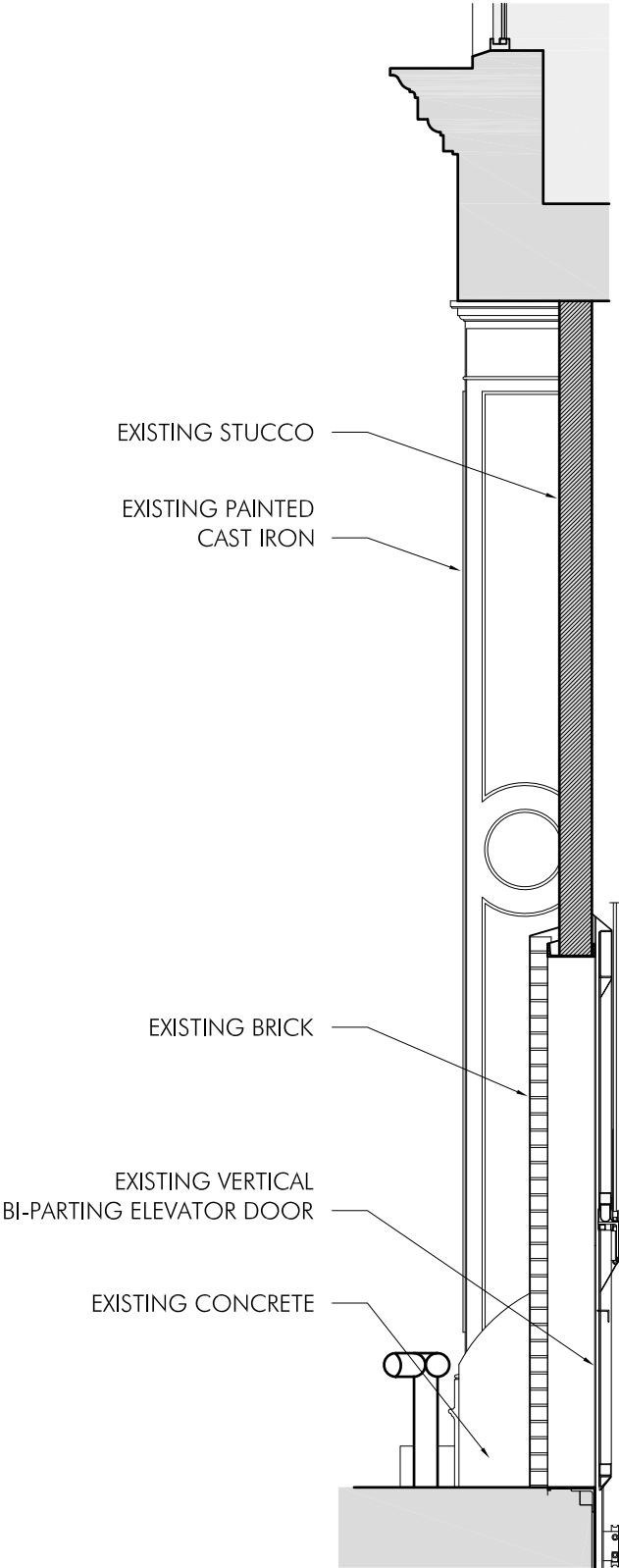
FACADE : REFERENCE DETAILS



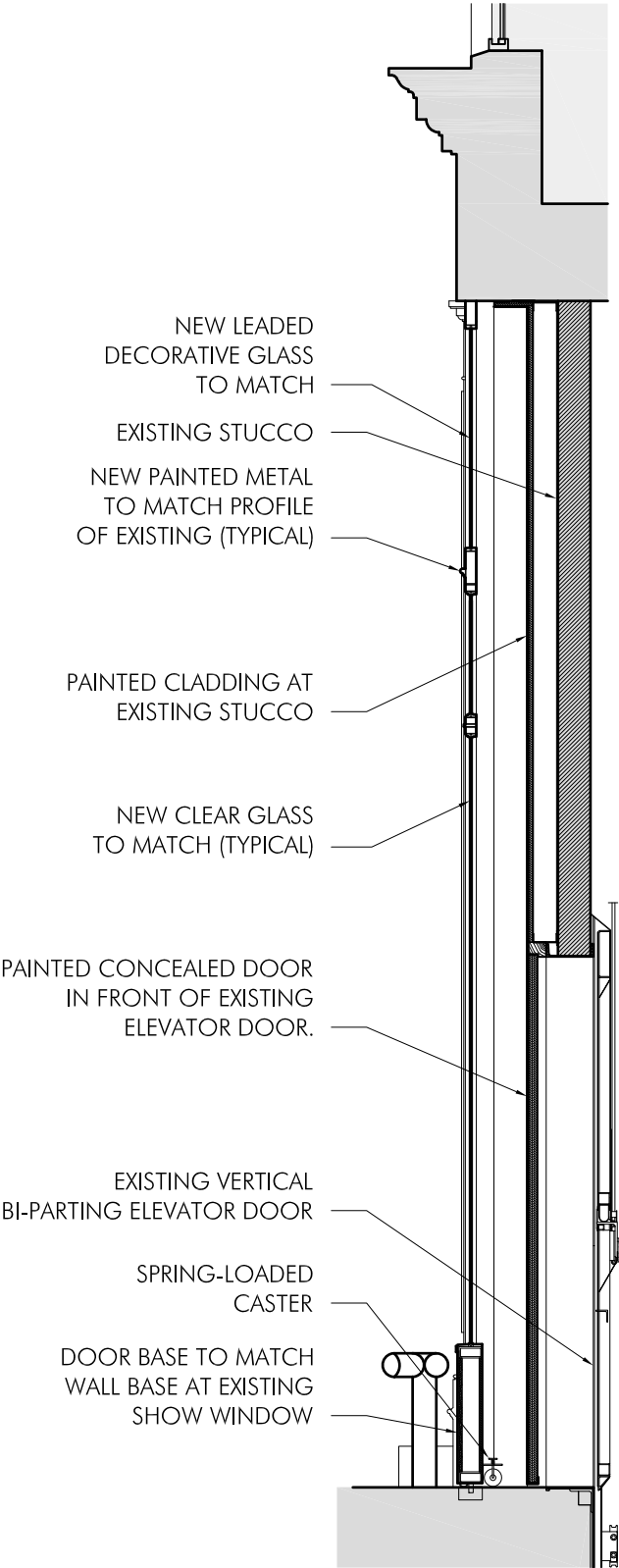
STOREFRONT SECTIONS



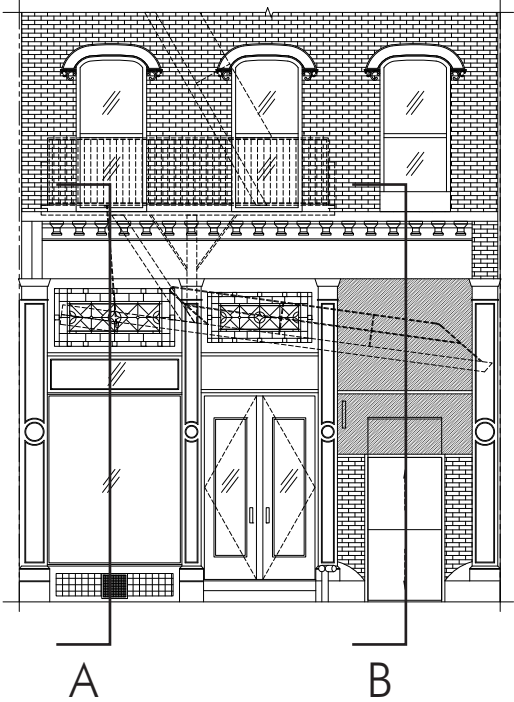
SECTION A



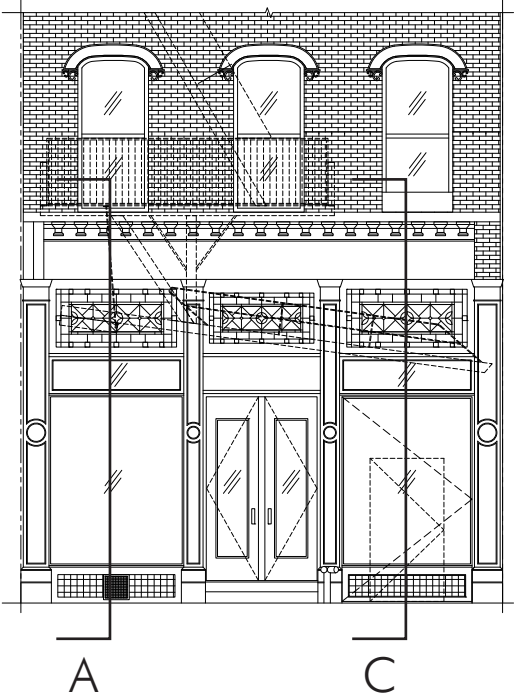
SECTION B



SECTION C

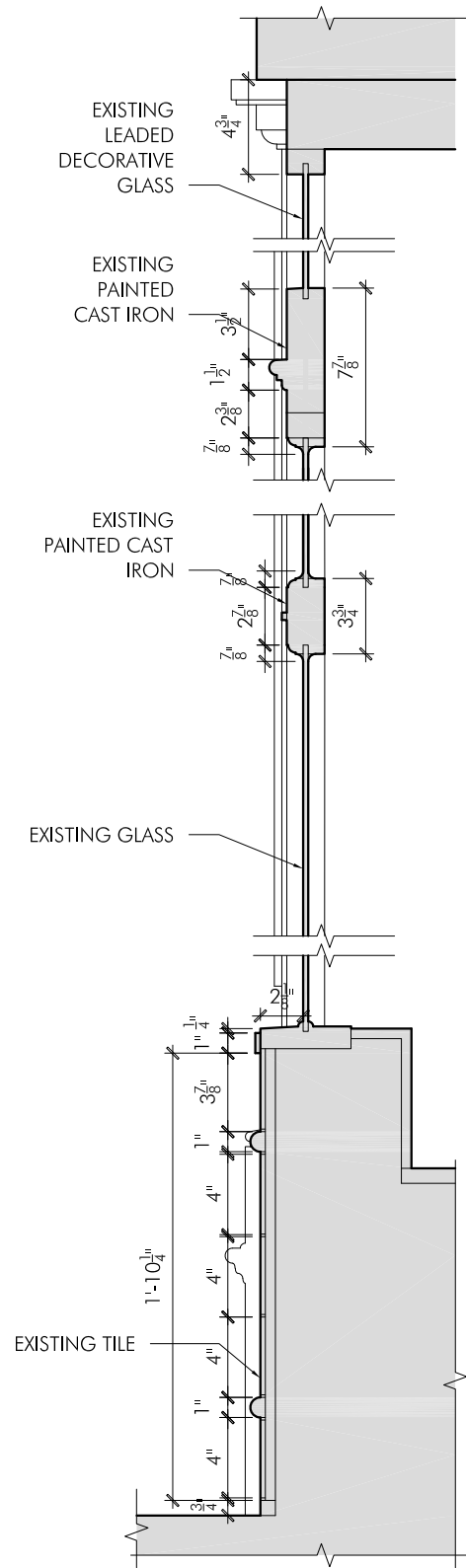


EXISTING ELEVATION

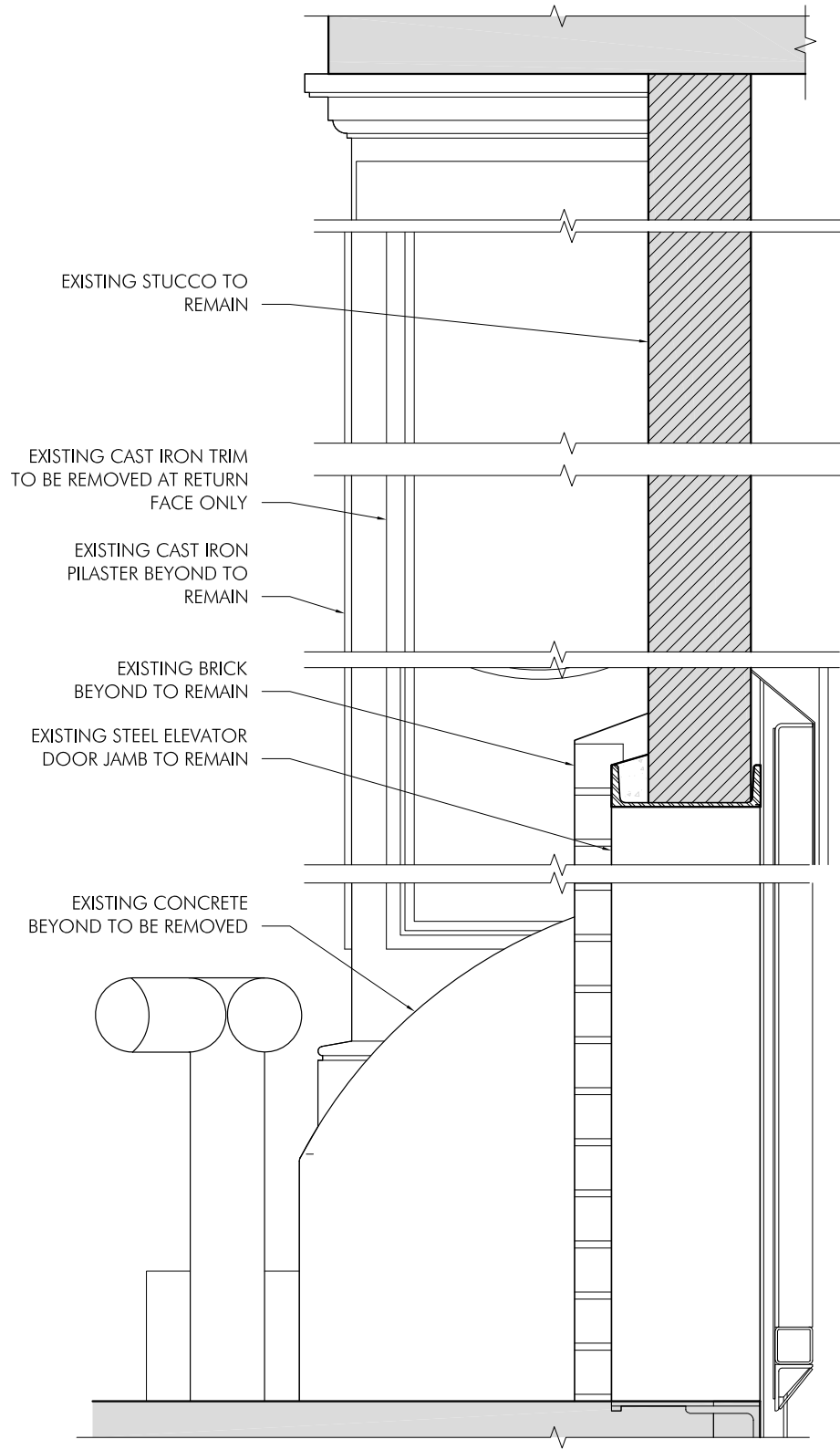


PROPOSED ELEVATION

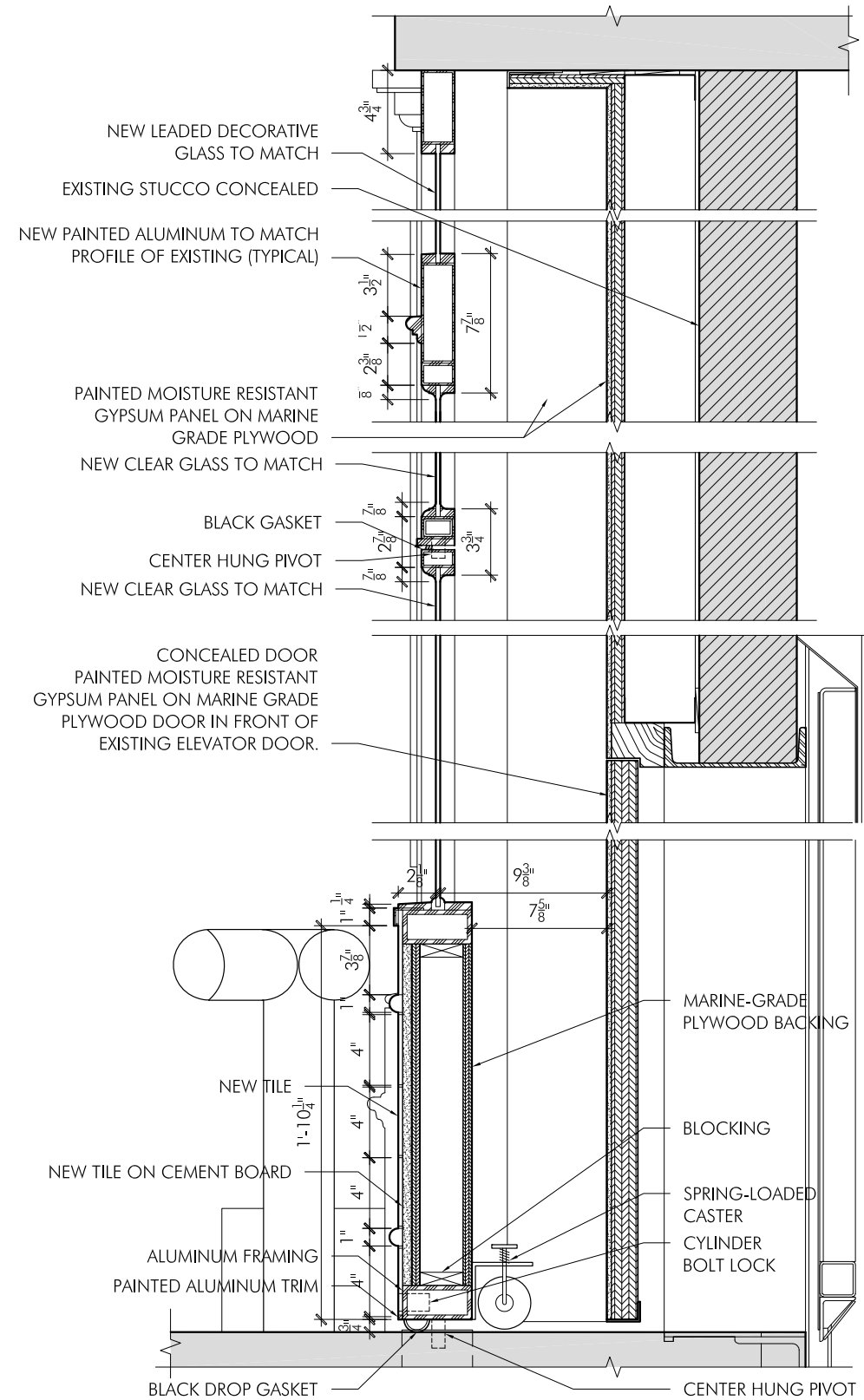
SECTION DETAILS



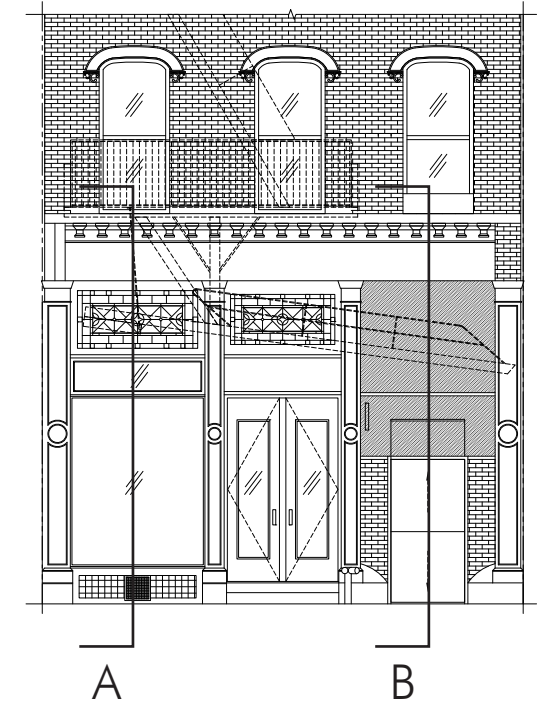
SECTION A



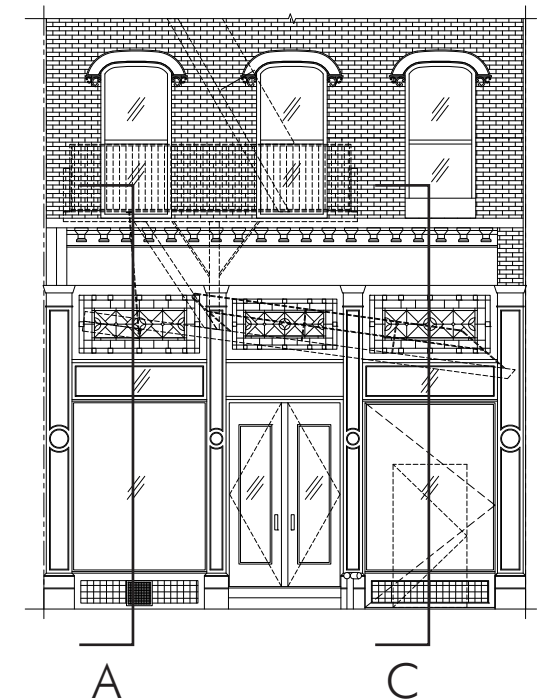
SECTION B



SECTION C

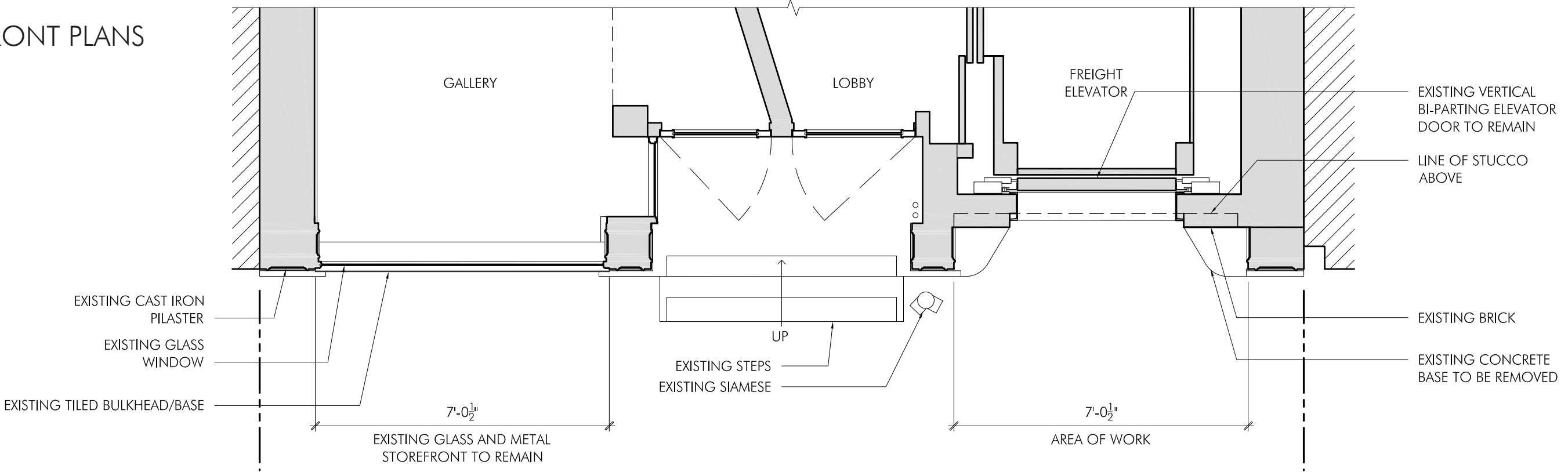


EXISTING ELEVATION

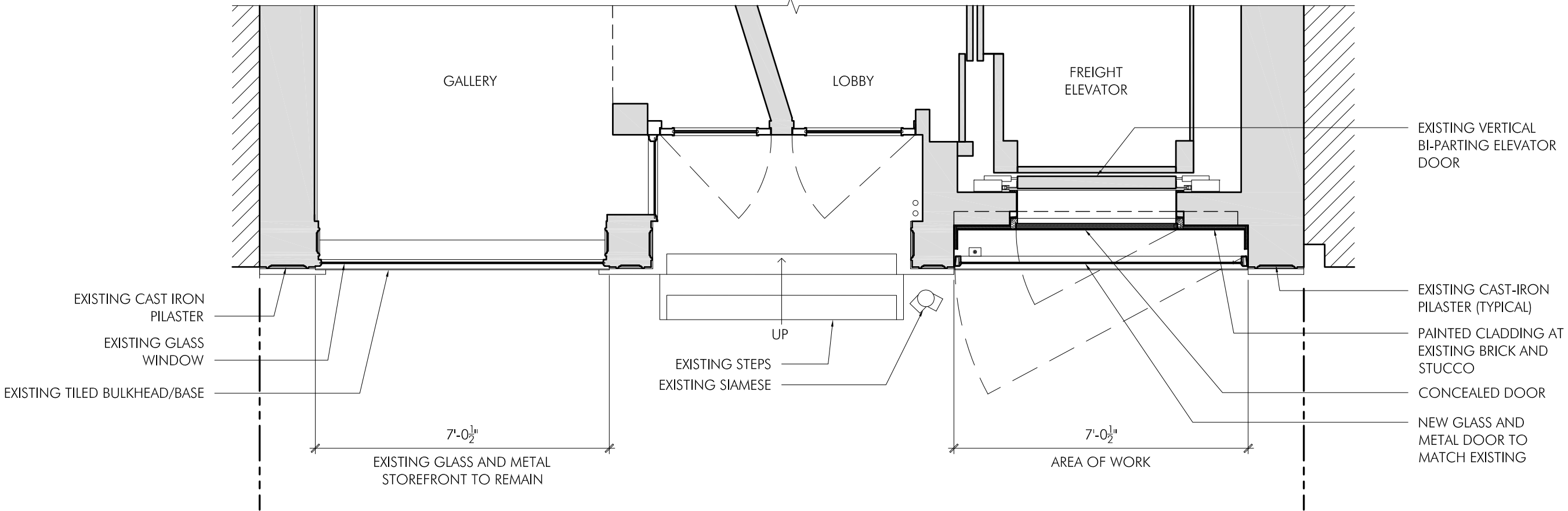


PROPOSED ELEVATION

STOREFRONT PLANS



EXISTING PLAN



PROPOSED PLAN





NEIGHBORING BUILDINGS



101 SPRING STREET

99 SPRING STREET
(PROPOSED)

96 SPRING STREET