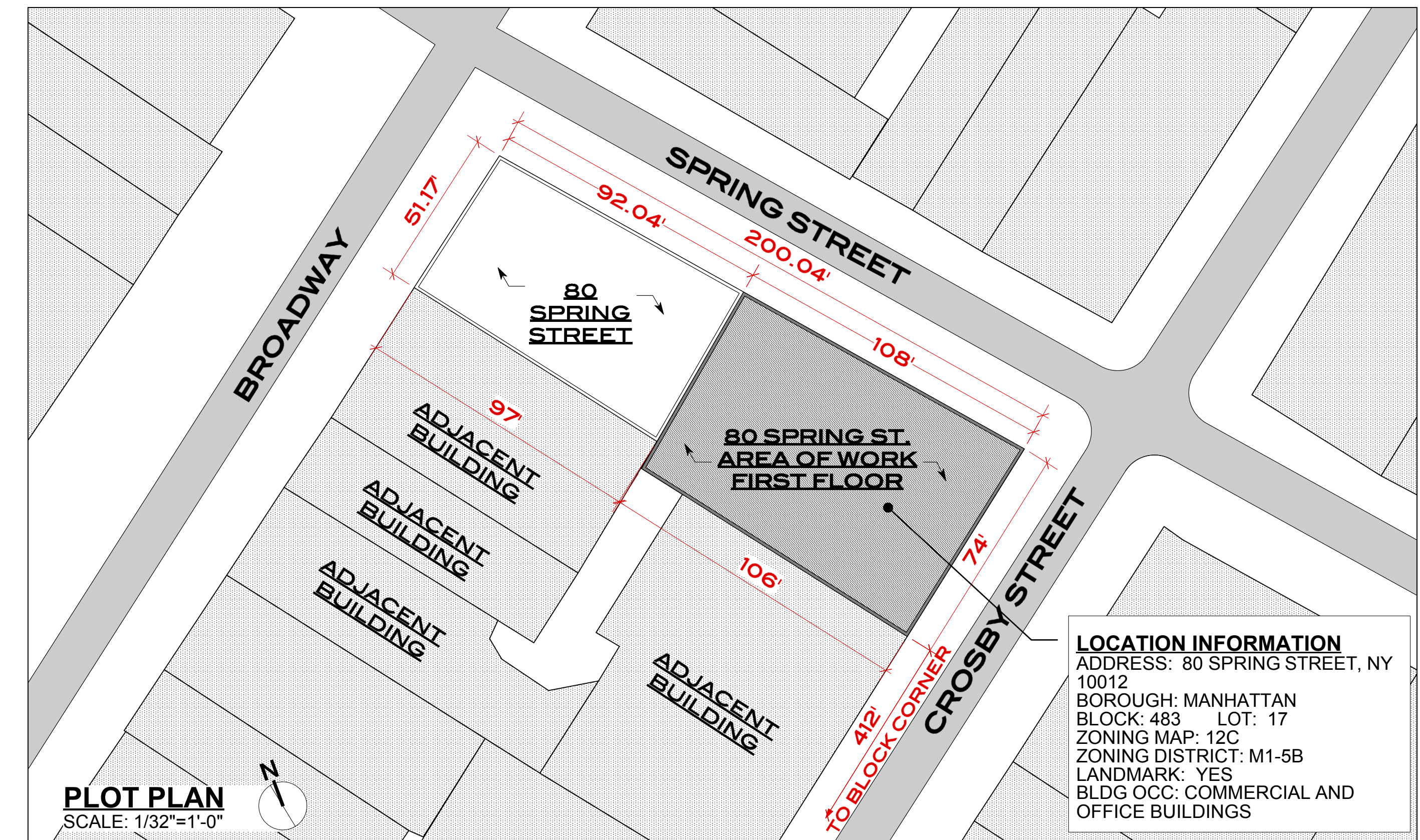




A CURRENT PHOTO

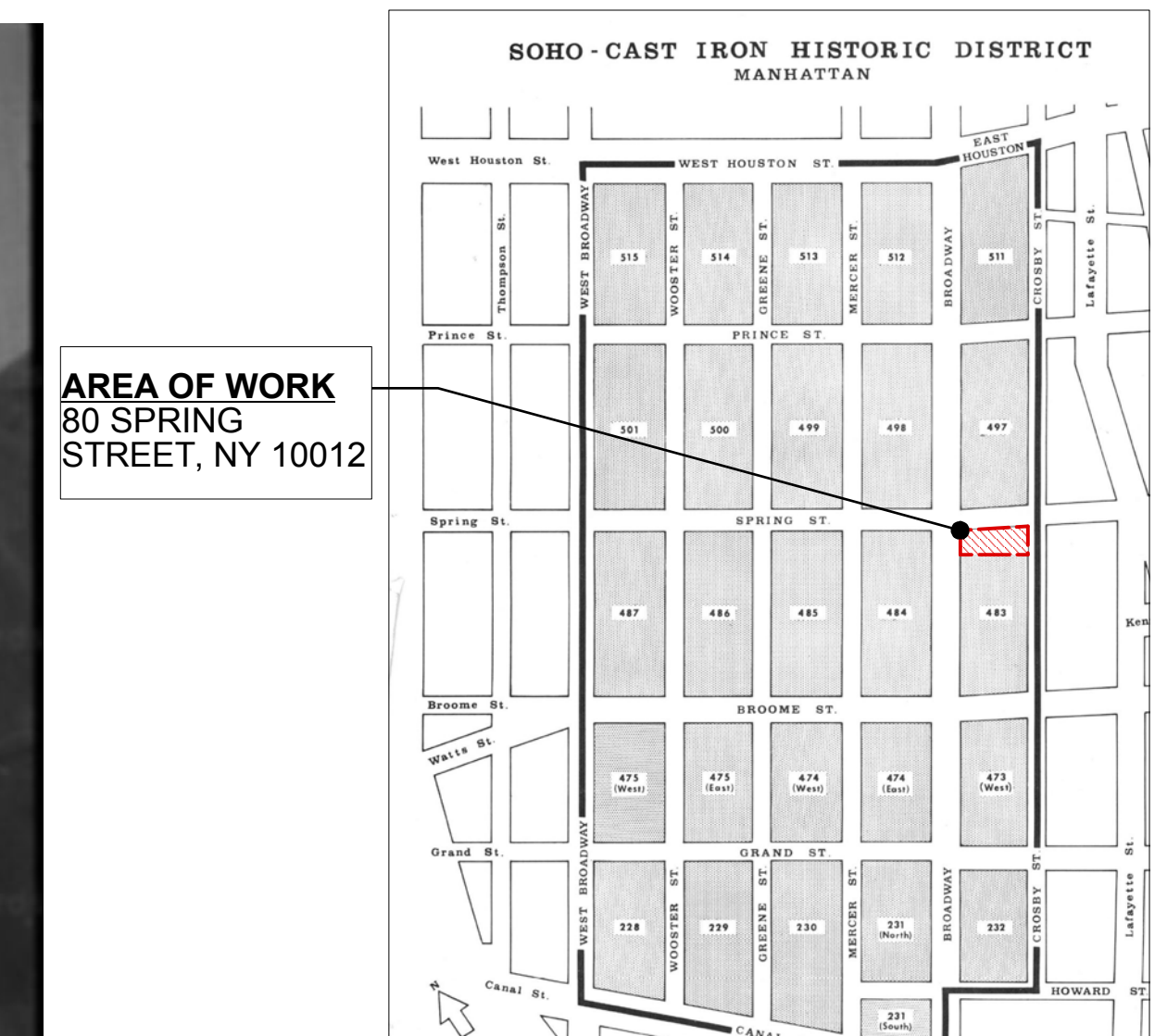


LOCATION INFORMATION
 ADDRESS: 80 SPRING STREET, NY 10012
 BOROUGH: MANHATTAN
 BLOCK: 483 LOT: 17
 ZONING MAP: 12C
 ZONING DISTRICT: M1-5B
 LANDMARK: YES
 BLDG OCC: COMMERCIAL AND OFFICE BUILDINGS

PLOT PLAN
 SCALE: 1/32"=1'-0"



B 1940'S TAX PHOTO



AREA OF WORK
 80 SPRING STREET, NY 10012

PROJECT
BALTHAZAR
80 SPRING STREET
 NEW YORK, NY 10012

ARCHITECT
 Richard H. Lewis Architect
 444 Central Park West
 New York NY 10025
 tel: 212 865-5661
 fax: 212 865-5707

SCALE: AS NOTED DRAWING BY NE CKD BY RLJG
 DRAWING TITLE

PROJECT OVERVIEW

L-001.00

DATE 05/05/2021



APPROVED AWNING INSTALLATION:
 UNDER LPC PERMIT DOCKET #
 LPC-21-06894.

APPROVED AWNING INSTALLATION:
 UNDER LPC PERMIT DOCKET #
 LPC-21-06894.

1 EXISTING FACADE ELEVATION, SPRING STREET
 SCALE: 1/4"=1'-0"



NEW SIGNAGE IN EXISTING
 DOOR SIDELITES. REFER TO
 L-011 FOR DETAIL

NOTE: ELEVATION SHOWN FOR
 REFERENCE ONLY. PROPOSED WORK IS TO
 ADD SIGNAGE TO AWNING SIDE FLAPS.

2 PROPOSED FACADE ELEVATION, SPRING STREET
 SCALE: 1/4"=1'-0"

PROJECT **BALTHAZAR**
80 SPRING STREET
 NEW YORK, NY 10012

ARCHITECT **Richard H. Lewis Architect**
 444 Central Park West
 New York NY 10025
 tel: 212 865-5661
 fax: 212 865-5707

SCALE: **AS NOTED** DRAWING BY NE CKD BY RLJG
 DRAWING TITLE

**EXISTING AND PROPOSED
 EXTERIOR ELEVATION, SPRING
 STREET**

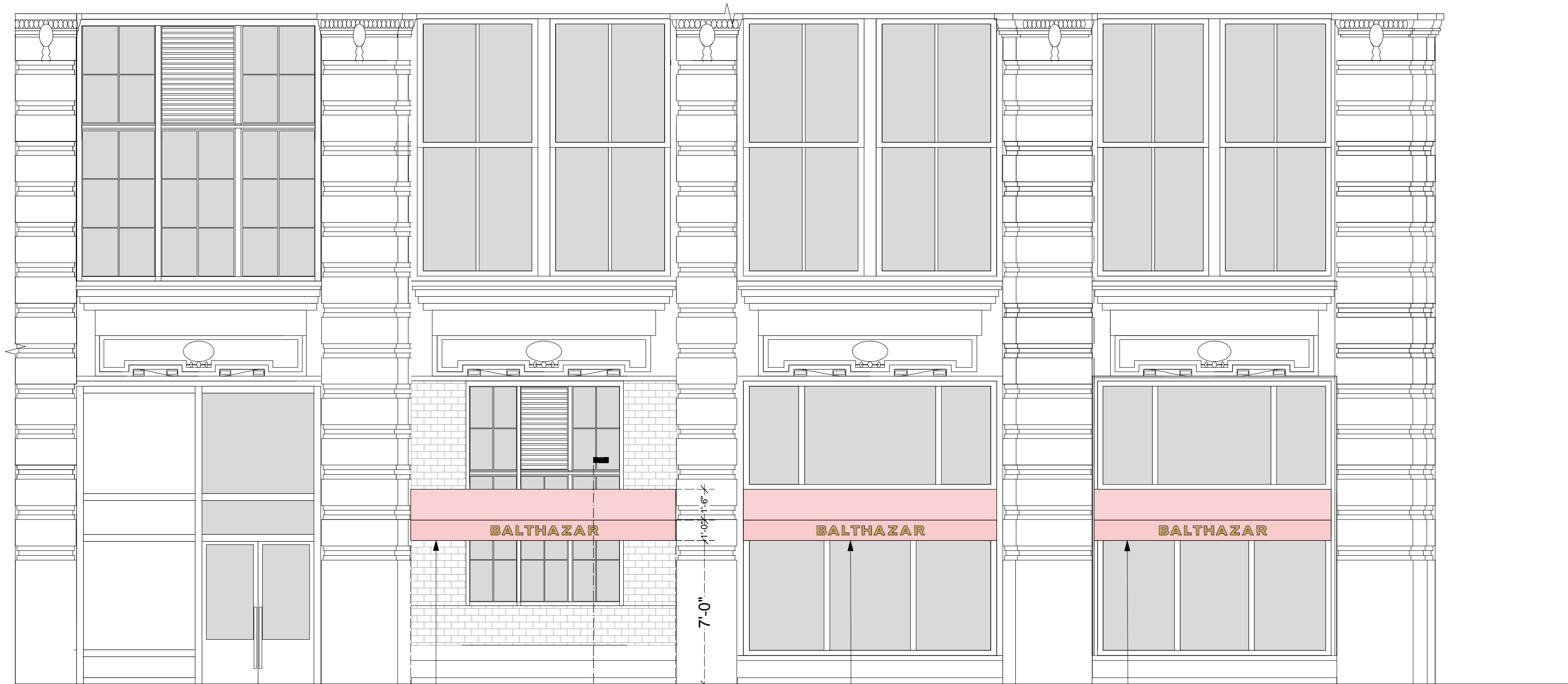
L-004.00

DATE **05/05/2021**

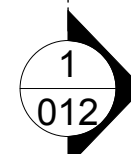


APPROVED AWNING INSTALLATION:
UNDER LPC PERMIT DOCKET #
LPC-21-06894.

1 EXISTING FACADE ELEVATION_CROSBY STREET
SCALE: 1/4"=1'-0"



NEW RETRACTABLE AWNING TO
MATCH APPROVED AWNINGS.
REFER TO L-012 FOR DETAIL.



APPROVED AWNING INSTALLATION:
UNDER LPC PERMIT DOCKET #
LPC-21-06894.

2 PROPOSED FACADE ELEVATION_CROSBY STREET
SCALE: 1/4"=1'-0"

PROJECT **BALHAZAR**
80 SPRING STREET
NEW YORK, NY 10012

ARCHITECT **Richard H. Lewis Architect**
444 Central Park West
New York NY 10025
tel: 212 865-5661
fax: 212 865-5707

SCALE: AS NOTED DRAWING BY NE CKD BY RLJG
DRAWING TITLE

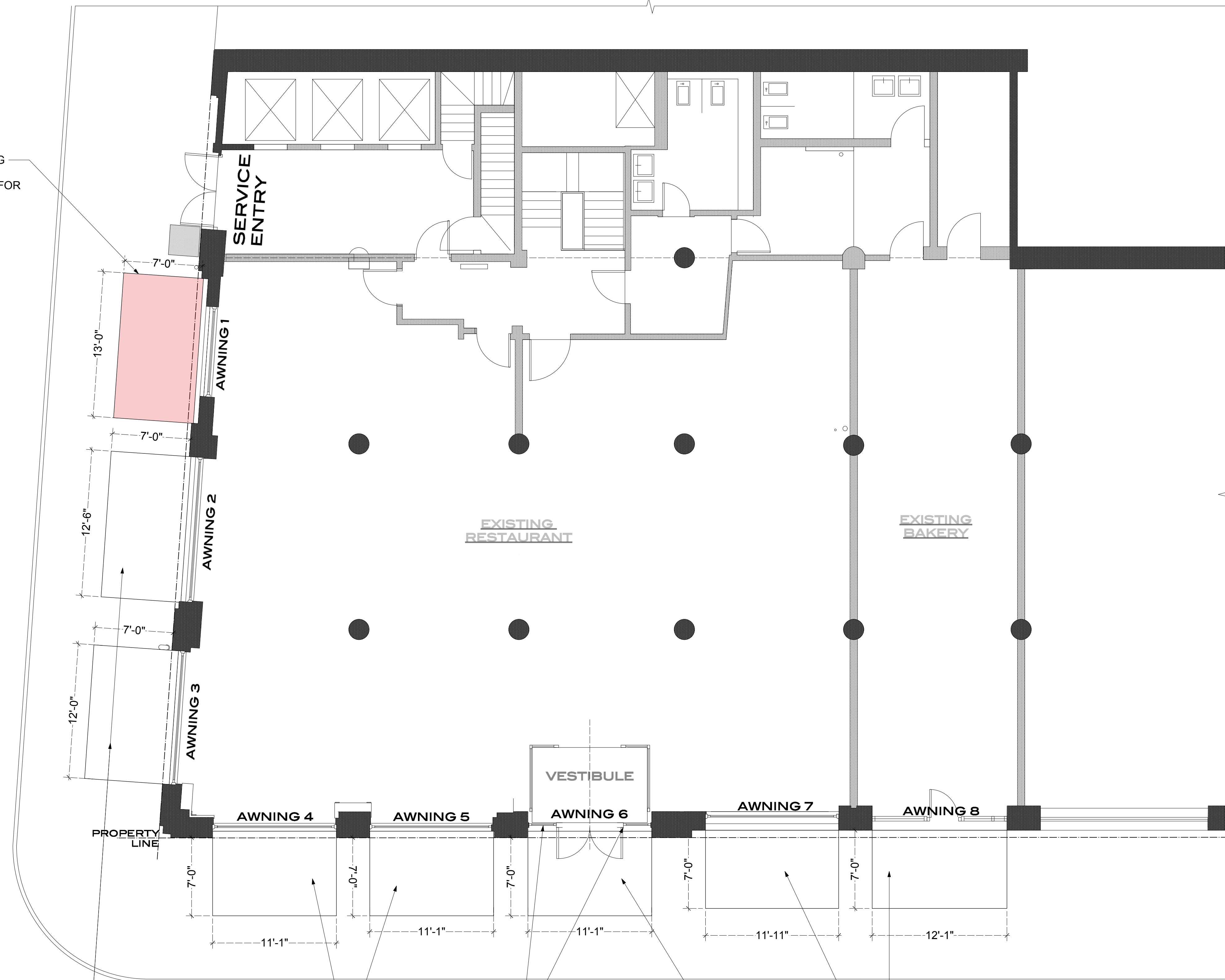
EXISTING AND PROPOSED
EXTERIOR ELEVATION_CROSBY
STREET

L-005.00

DATE 05/05/2021

NEW RETRACTABLE AWNING TO MATCH APPROVED AWNINGS. REFER TO L-012 FOR DETAIL.

CROSBY STREET



PROPERTY LINE

APPROVED AWNING INSTALLATION: UNDER LPC PERMIT DOCKET # LPC-21-06894. WORK PROPOSED IS TO ADD SIGNAGE TO AWNING SIDE FLAPS.

NEW SIGNAGE IN EXISTING ENTRANCE DOOR SIDELITES

APPROVED AWNING INSTALLATION: UNDER LPC PERMIT DOCKET # LPC-21-06894. WORK PROPOSED IS TO ADD SIGNAGE TO AWNING SIDE FLAPS.

SPRING STREET

PROJECT **BALTHAZAR**
80 SPRING STREET
NEW YORK, NY 10012

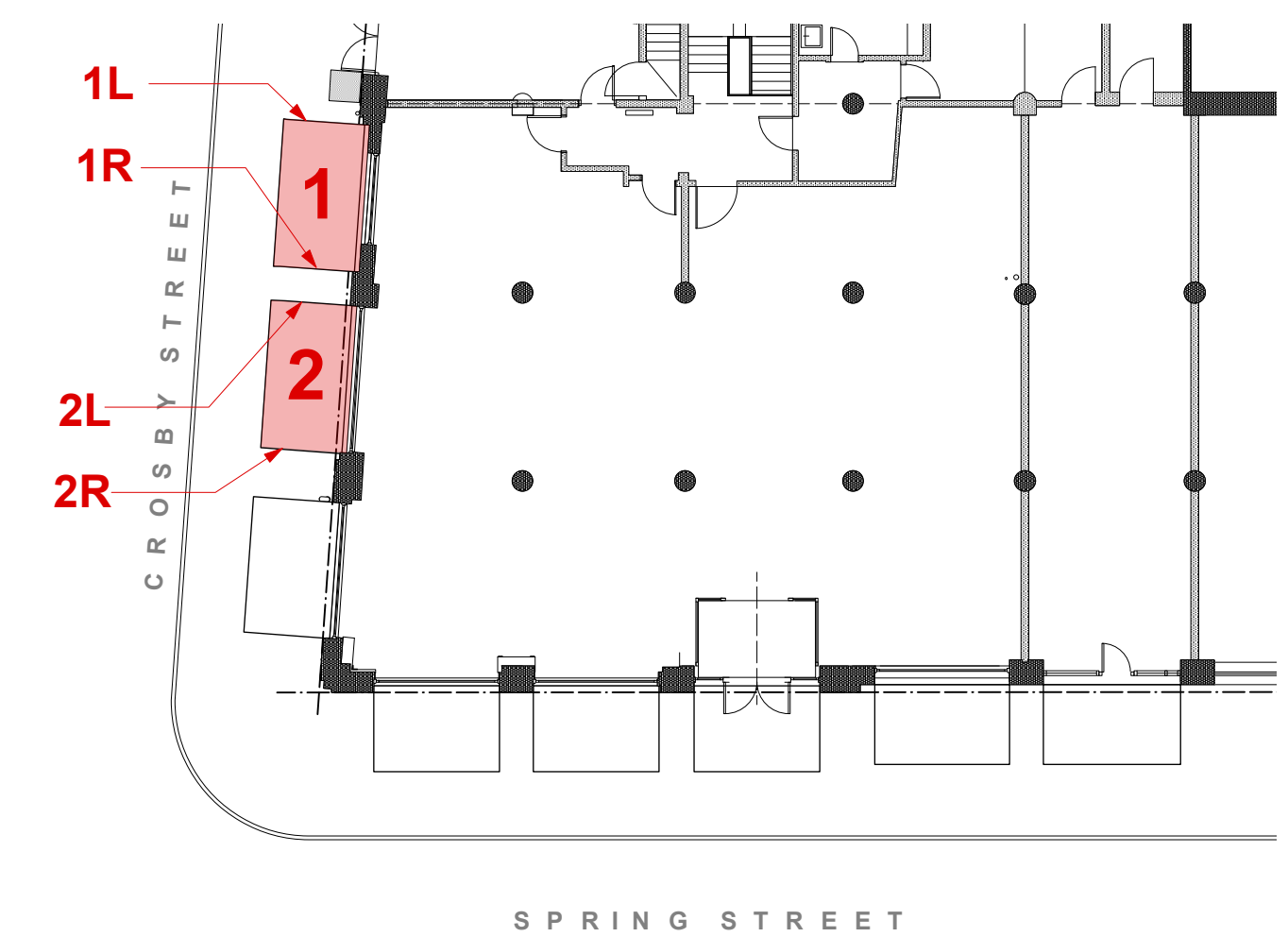
ARCHITECT **Richard H. Lewis Architect**
444 Central Park West
New York NY 10025
tel: 212 865-5661
fax: 212 865-5707

SCALE: **AS NOTED** DRAWING BY NE CKD BY RLJG
DRAWING TITLE

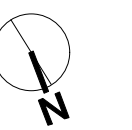
PROPOSED PLAN

L-006.00

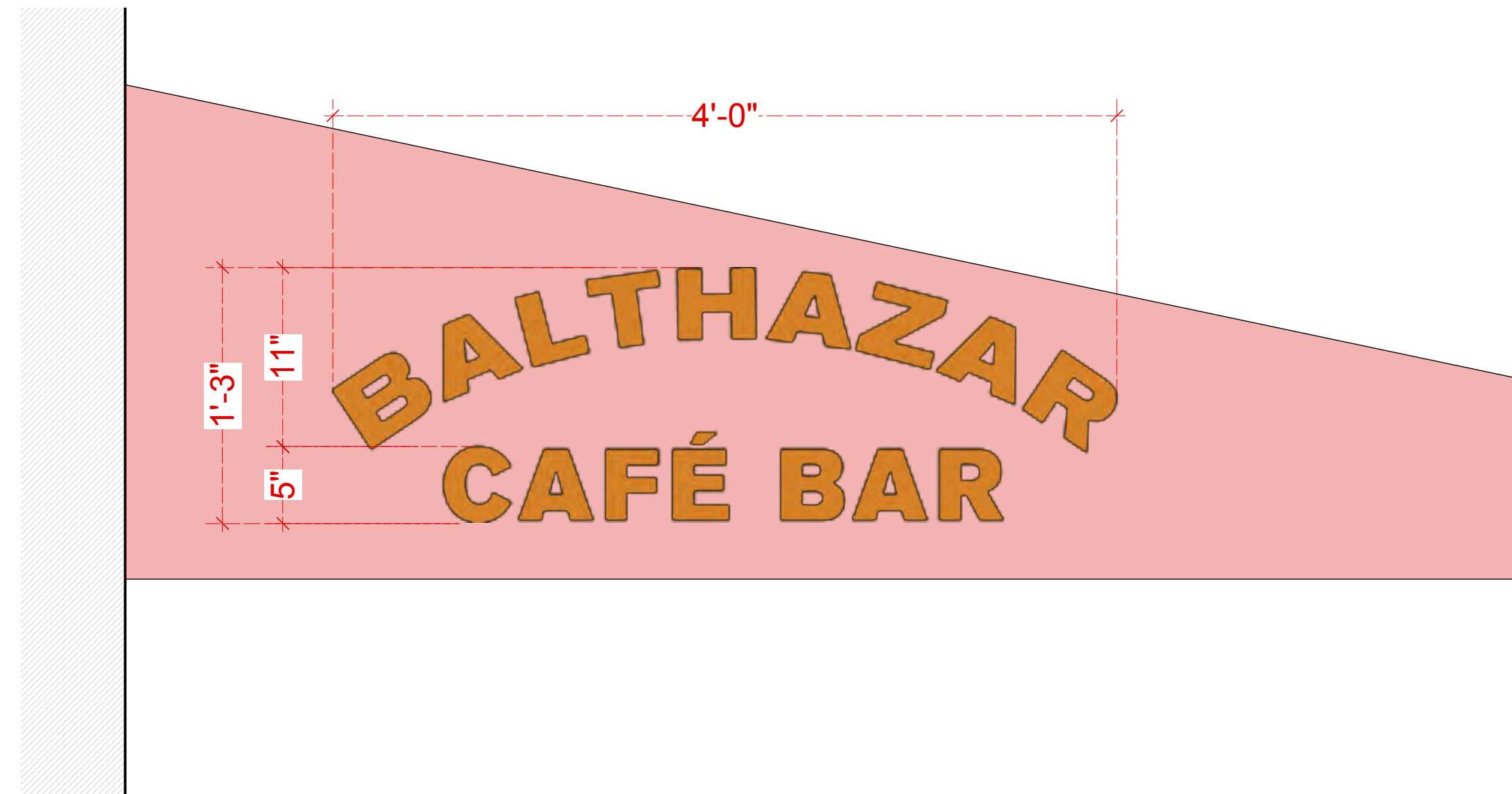
DATE **05/05/2021**



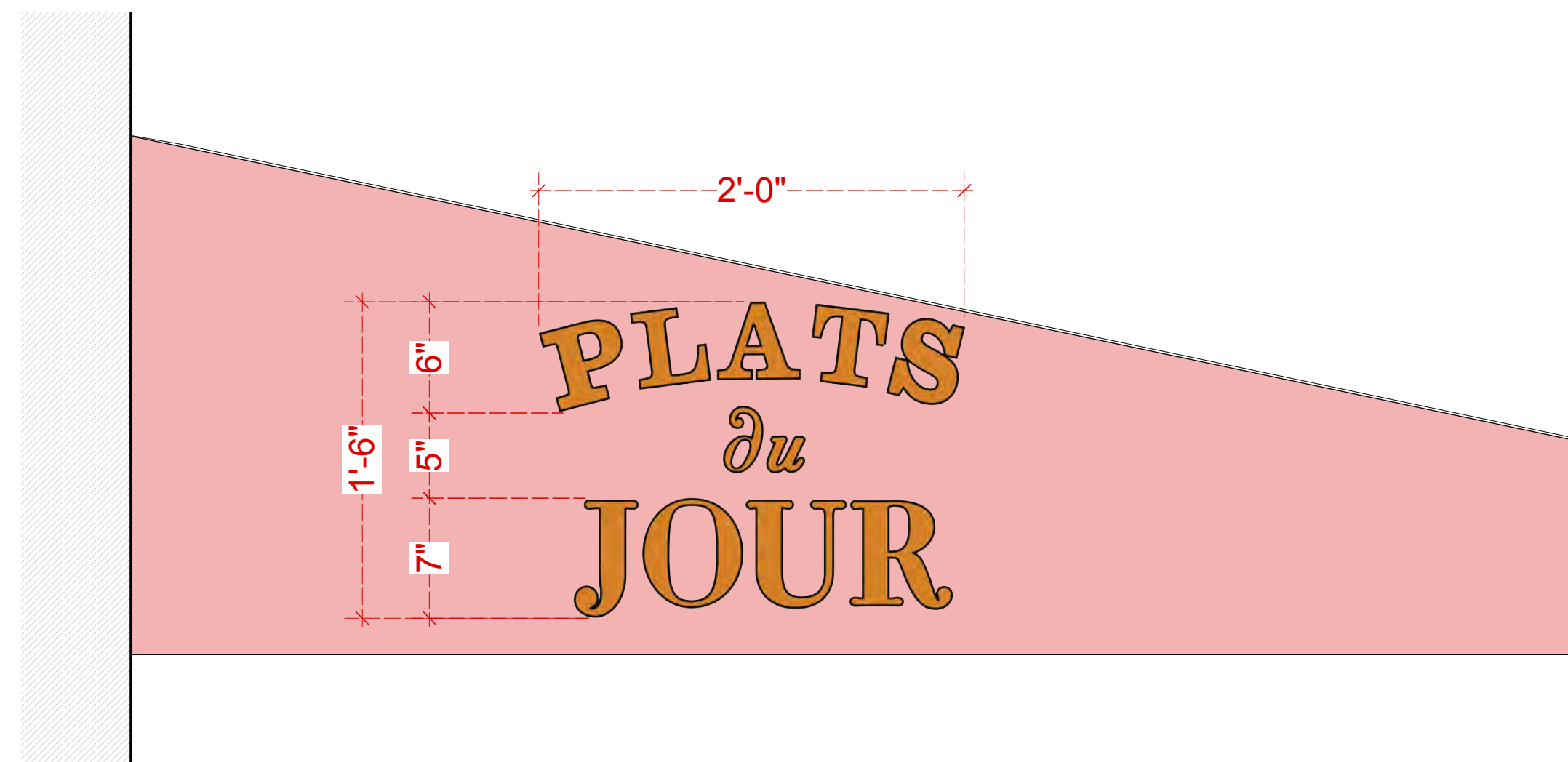
3 KEY PLAN
SCALE: 1/16"=1'-0"



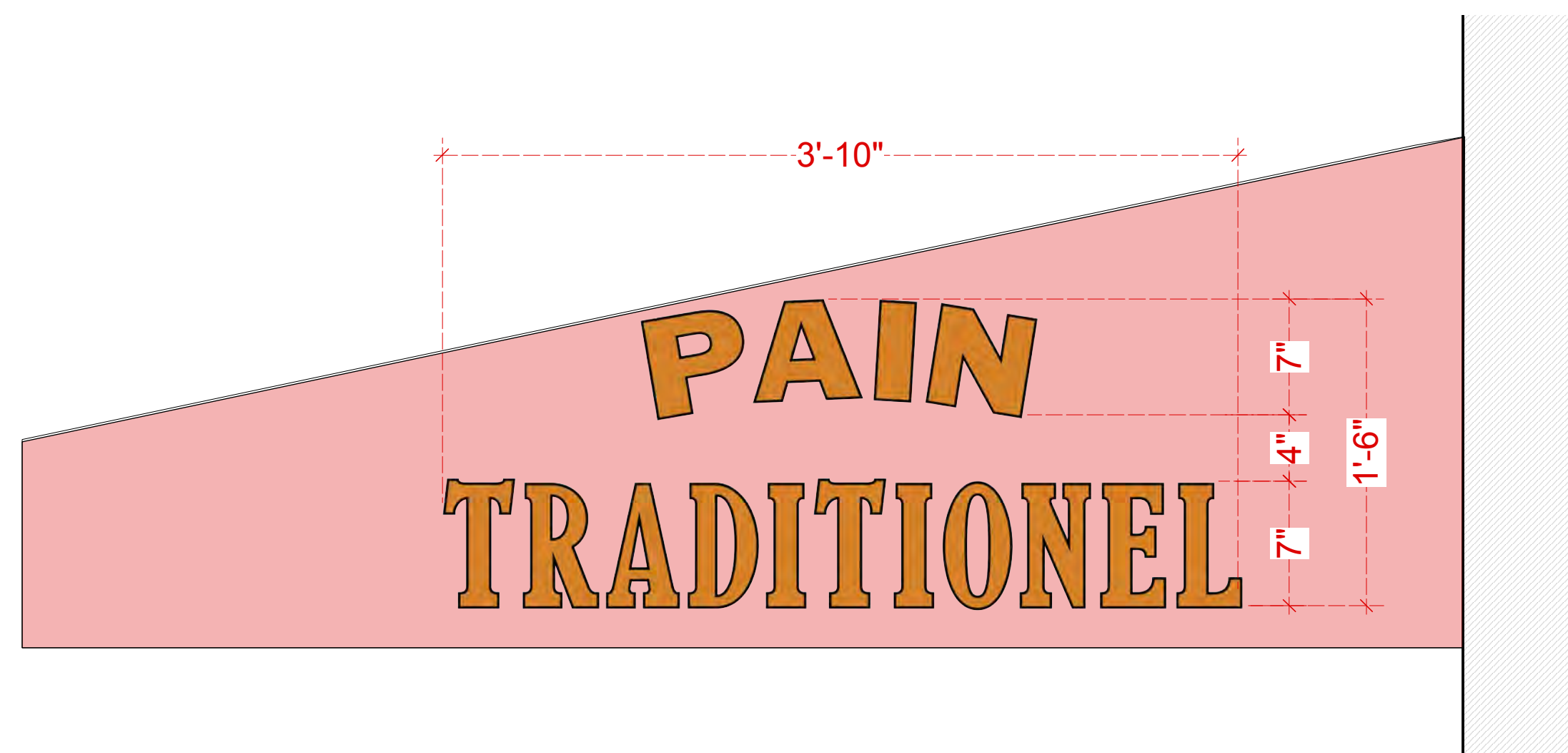
4 SIDE FLAP AWNING REFERENCE PHOTO



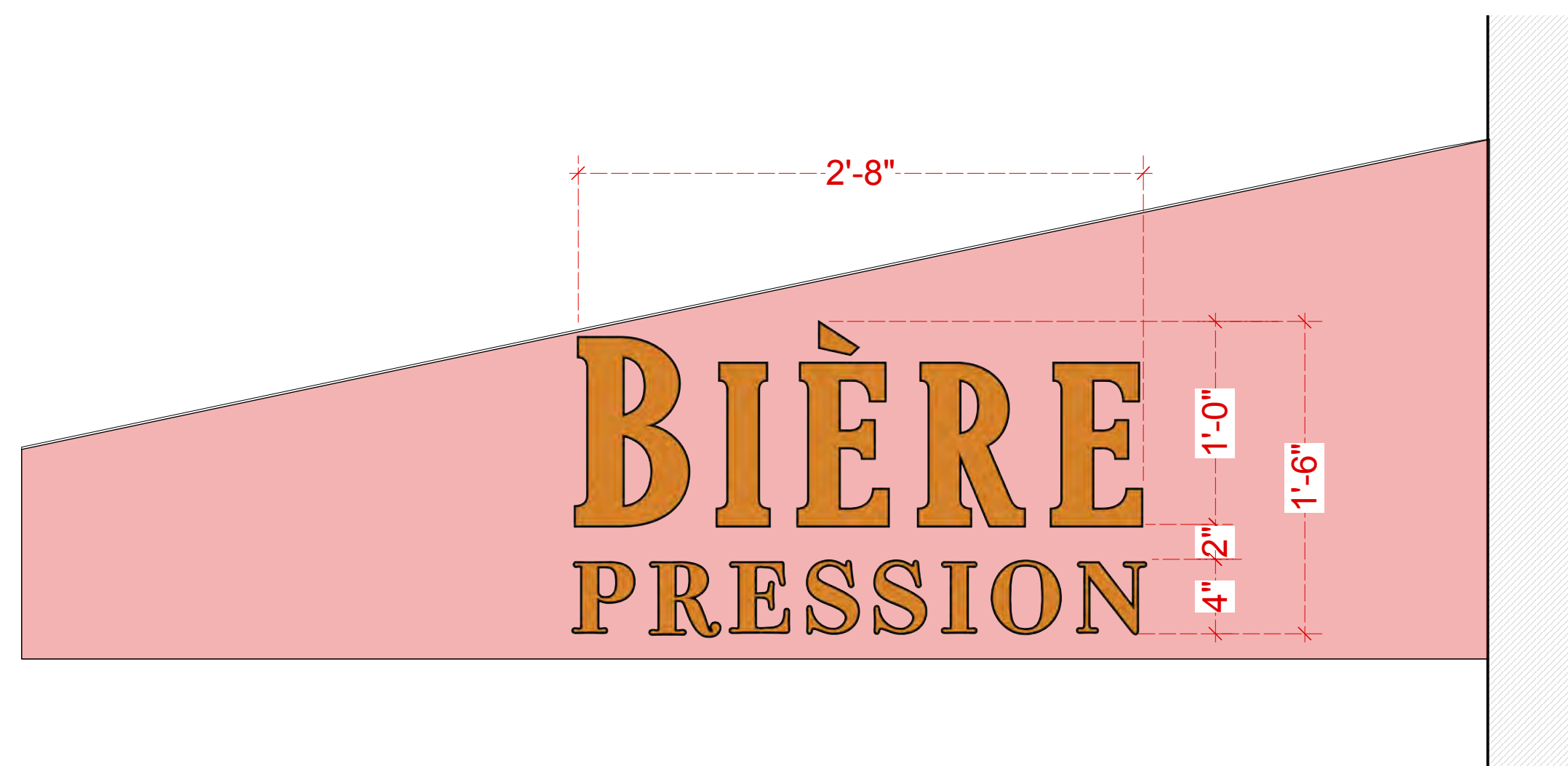
1L: AWNING 1 LEFT SIDE FLAP LOGO



2L: AWNING 2 LEFT SIDE FLAP LOGO



1R: AWNING 1 RIGHT SIDE FLAP LOGO



2R: AWNING 2 RIGHT SIDE FLAP LOGO

1 AWNING 1 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

2 AWNING 2 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

PROJECT **BALTHAZAR**
80 SPRING STREET
 NEW YORK, NY 10012

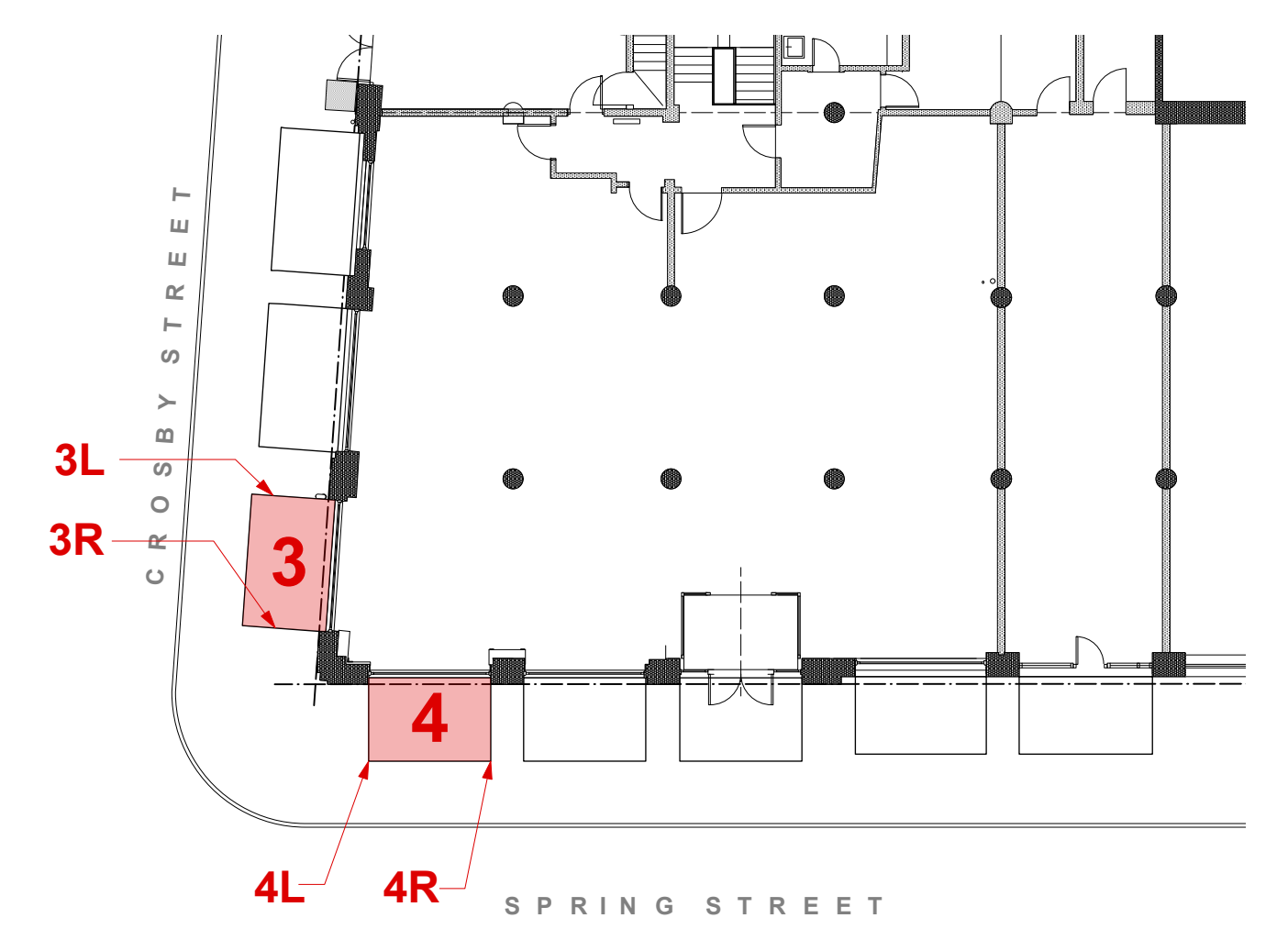
ARCHITECT **Richard H. Lewis Architect**
 444 Central Park West
 New York NY 10025
 tel: 212 865-5661
 fax: 212 865-5707

SCALE: **AS NOTED** DRAWING BY NE CKD BY RLJG
 DRAWING TITLE

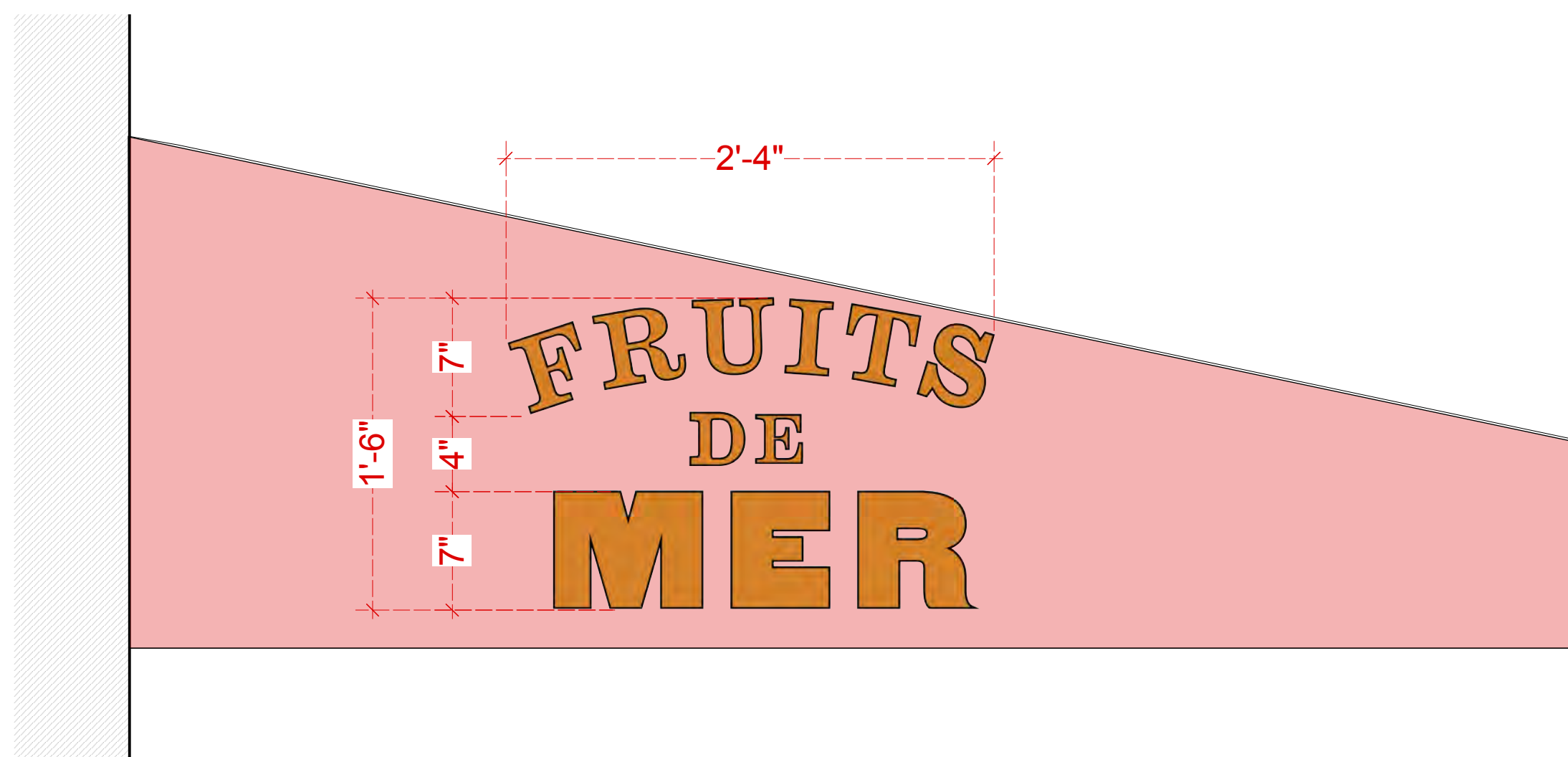
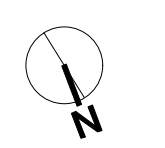
SIDE FLAP SIGNAGE DETAILS

L-007.00

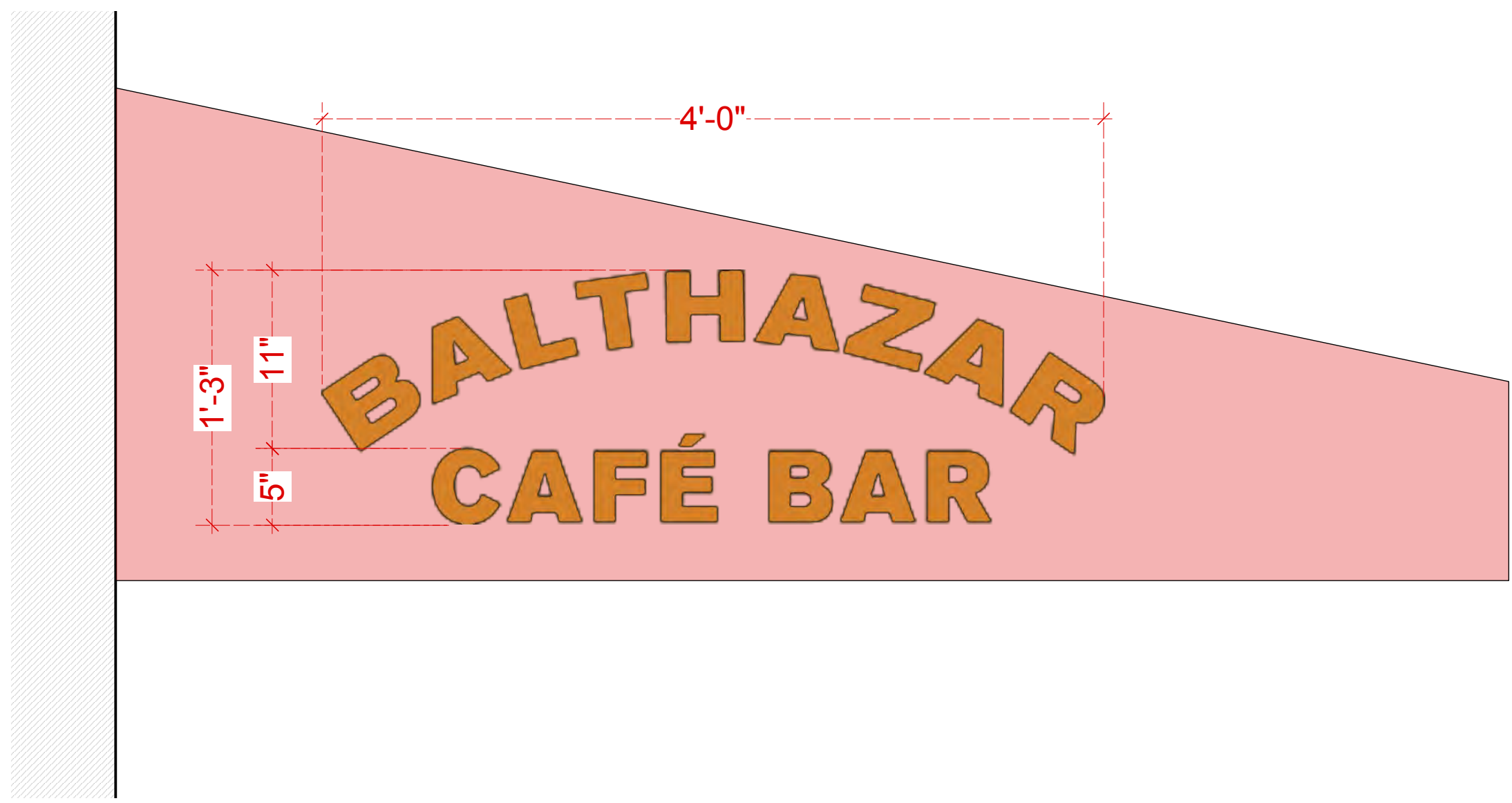
DATE **05/05/2021**



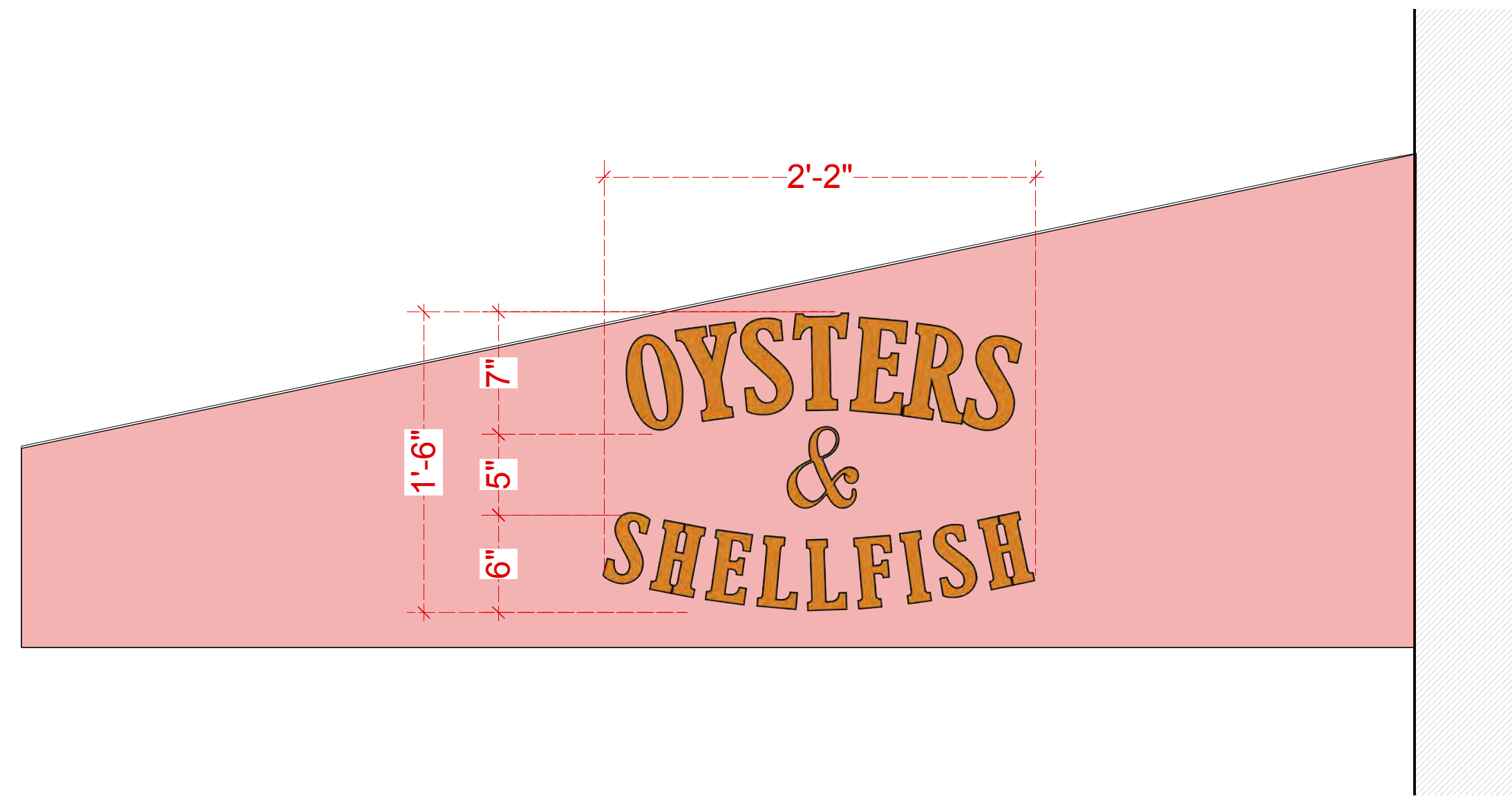
3 KEY PLAN
SCALE: 1/16"=1'-0"



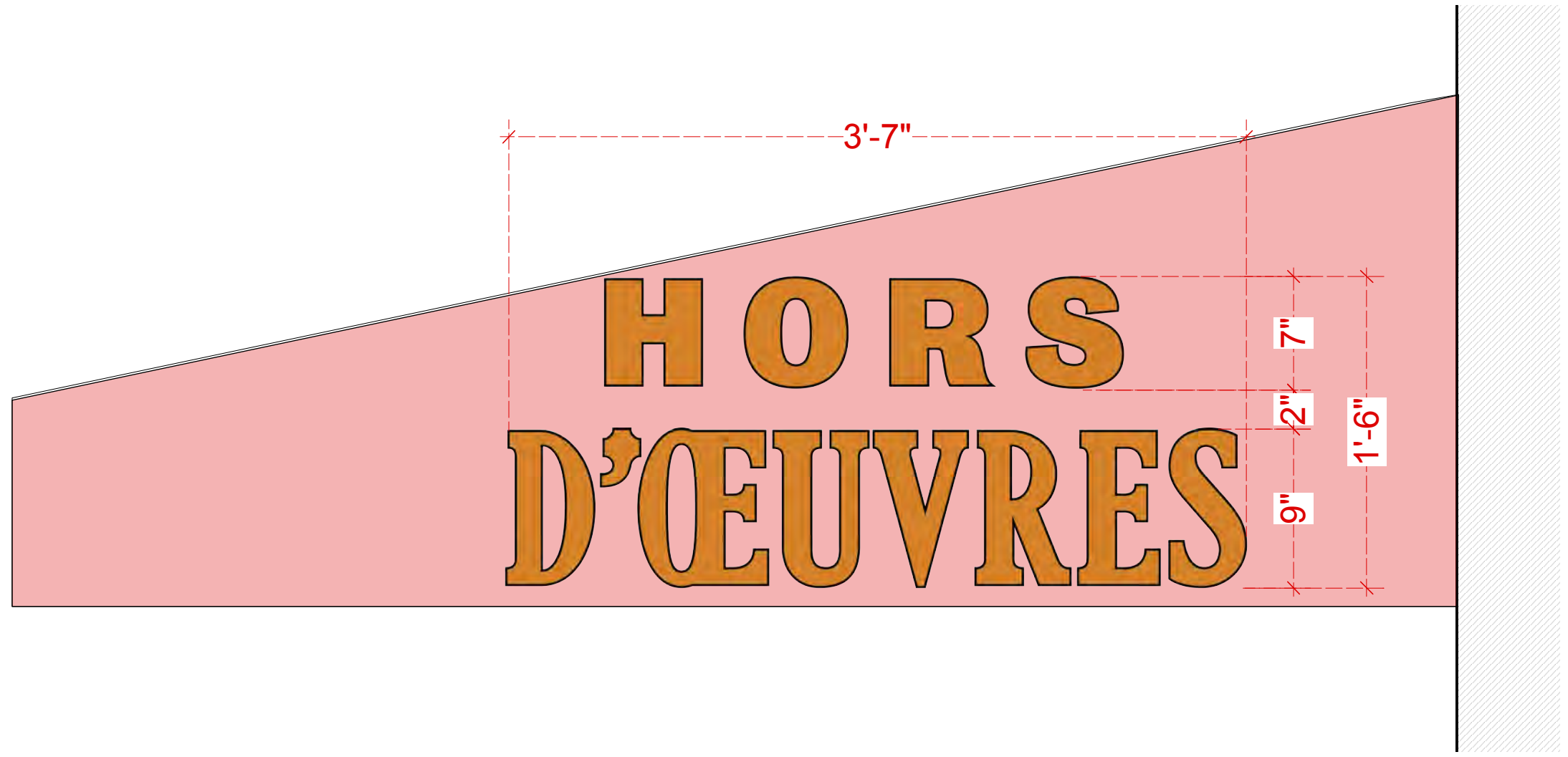
3L: AWNING 3 LEFT SIDE FLAP LOGO



4L: AWNING 4 LEFT SIDE FLAP LOGO



3R: AWNING 3 RIGHT SIDE FLAP LOGO



4R: AWNING 4 RIGHT SIDE FLAP LOGO



4 SIDE FLAP AWNING REFERENCE PHOTO

1 AWNING 3 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

2 AWNING 4 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

PROJECT **BALTHAZAR**
80 SPRING STREET
 NEW YORK, NY 10012

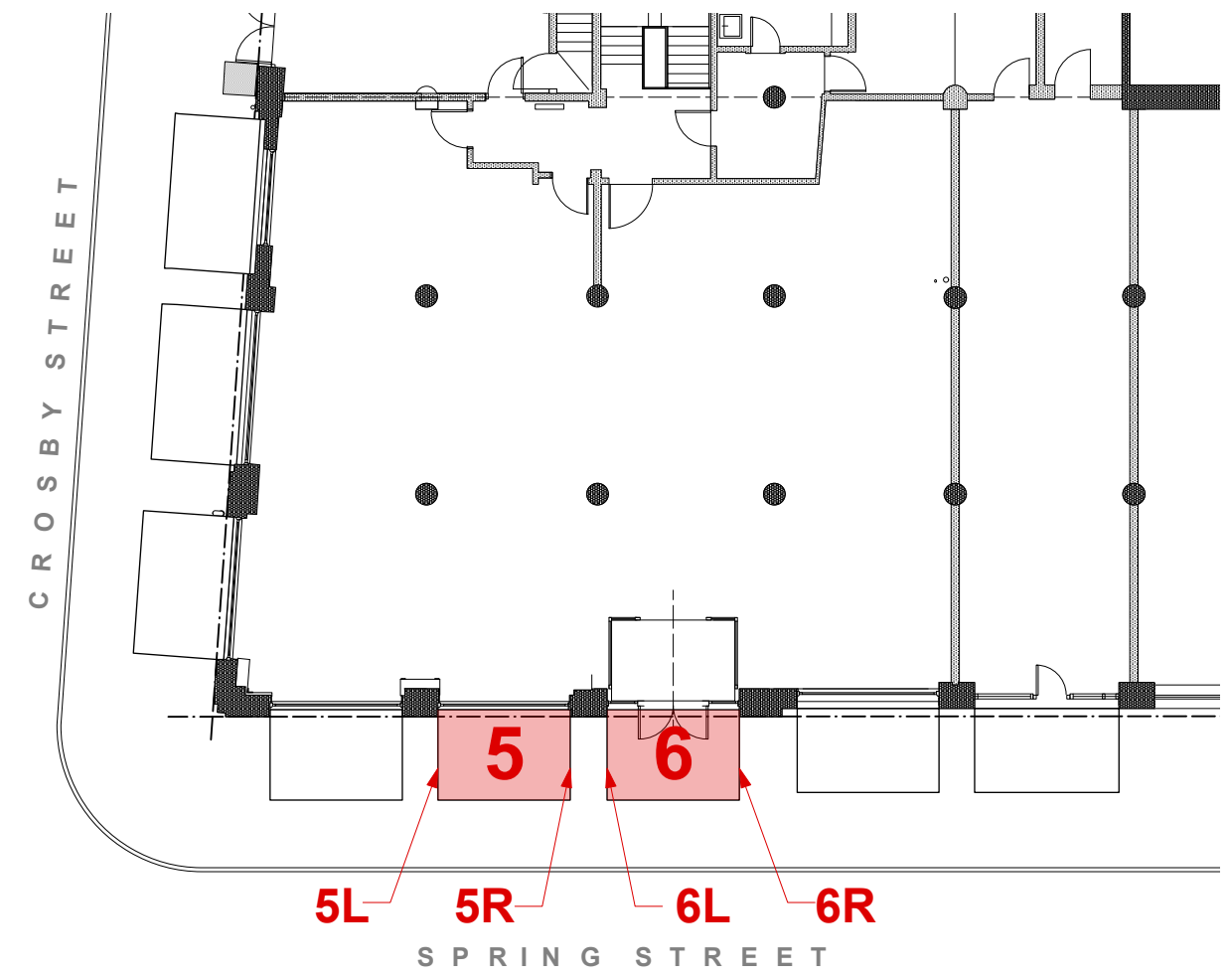
ARCHITECT **Richard H. Lewis Architect**
 444 Central Park West
 New York NY 10025
 tel: 212 865-5661
 fax: 212 865-5707

SCALE: AS NOTED DRAWING BY NE CKD BY RLJG
DRAWING TITLE

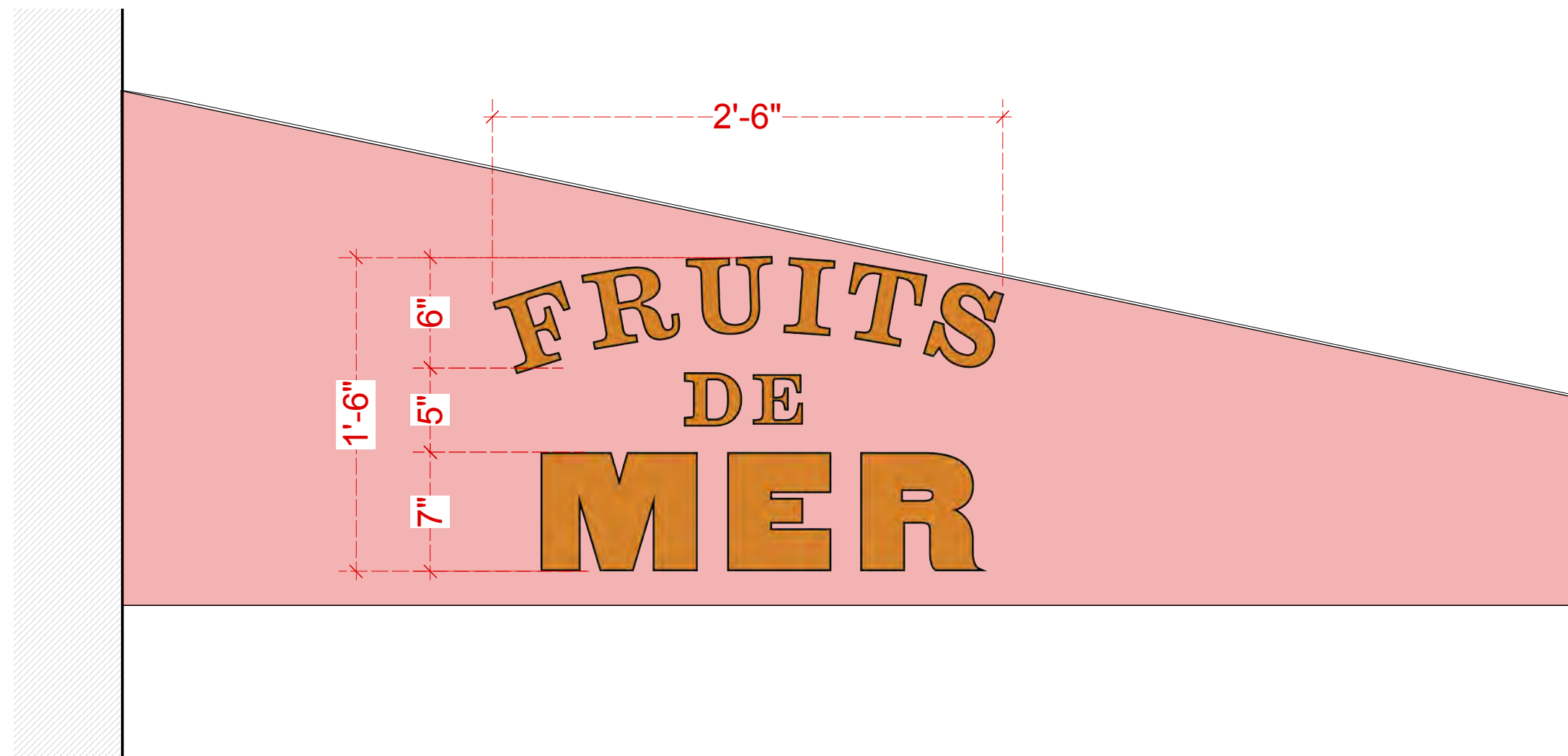
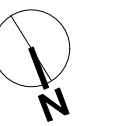
SIDE FLAP SIGNAGE DETAILS

L-008.00

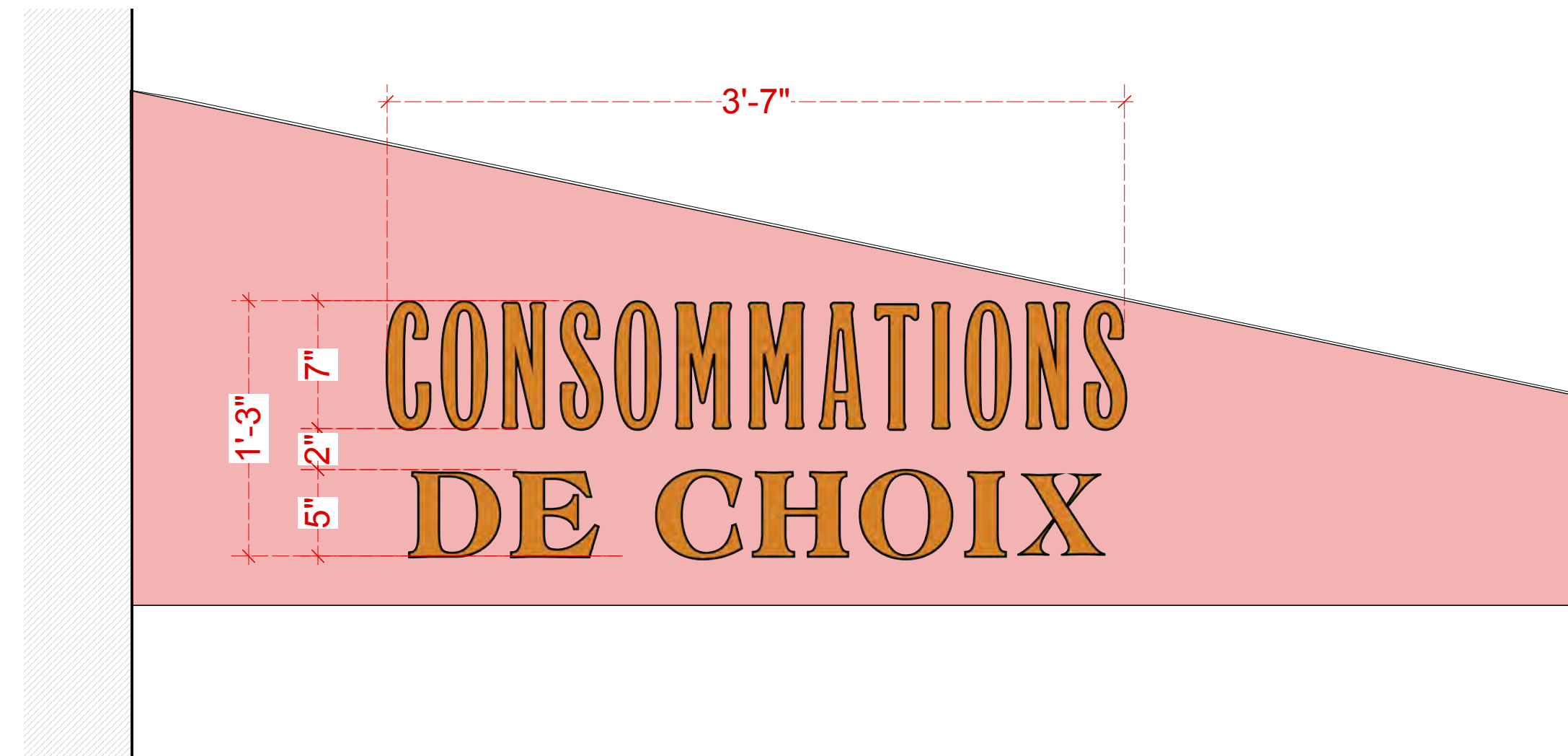
DATE 05/05/2021



3 KEY PLAN
SCALE: 1/16"=1'-0"



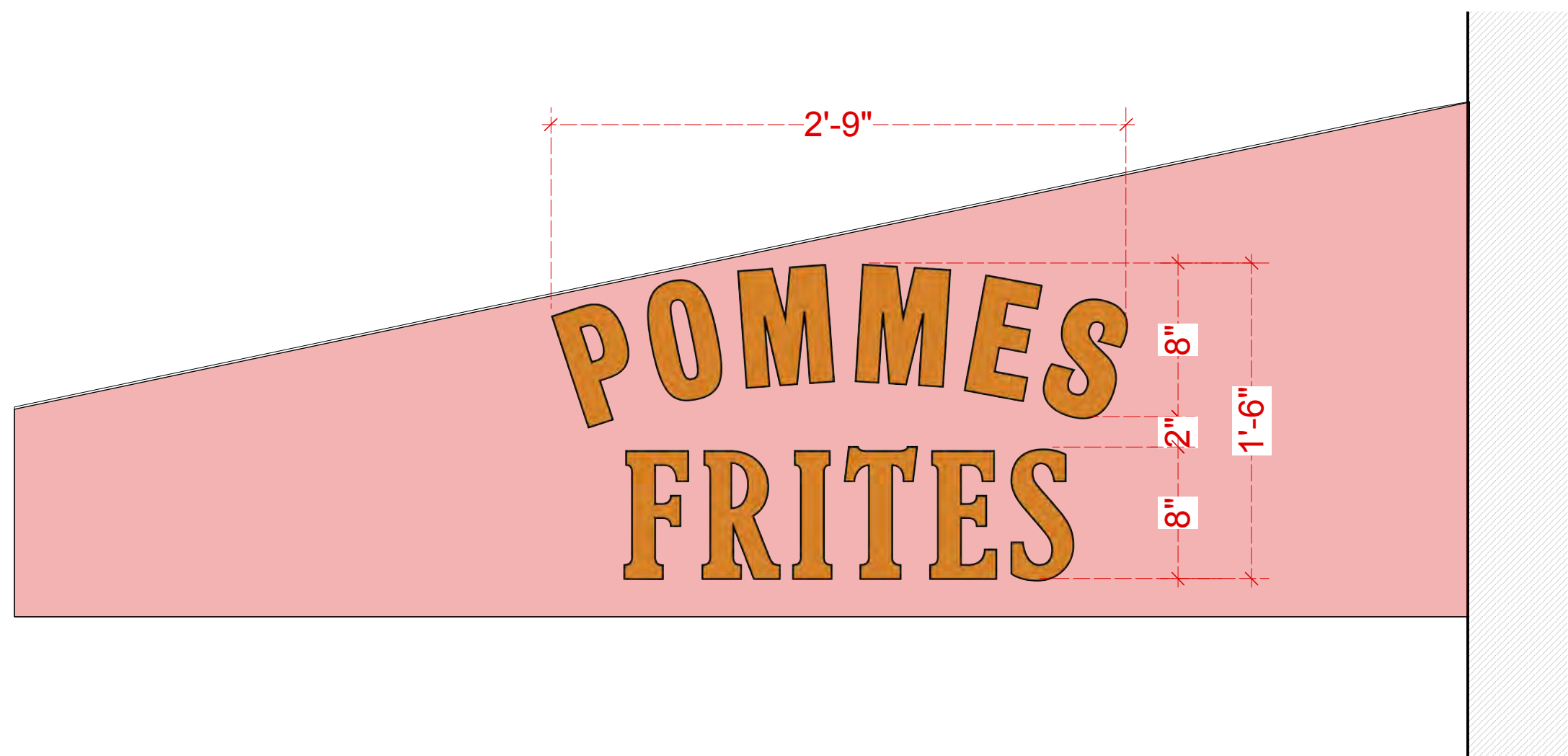
5L: AWNING 5 LEFT SIDE FLAP LOGO



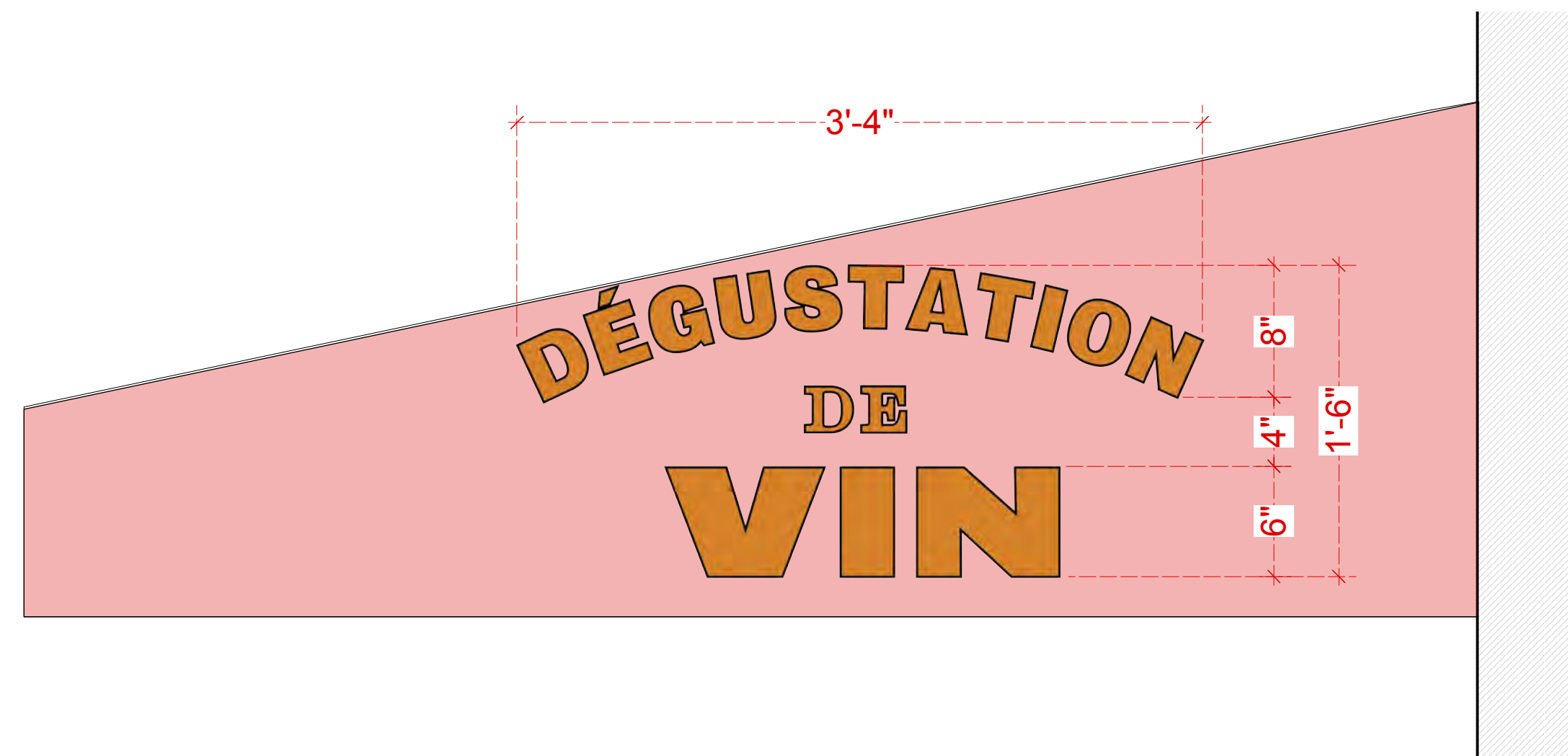
6L: AWNING 6 LEFT SIDE FLAP LOGO



4 SIDE FLAP AWNING REFERENCE PHOTO



5R: AWNING 5 RIGHT SIDE FLAP LOGO



6R: AWNING 6 RIGHT SIDE FLAP LOGO

1 AWNING 5 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

2 AWNING 6 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

PROJECT **BALTHAZAR**
80 SPRING STREET
 NEW YORK, NY 10012

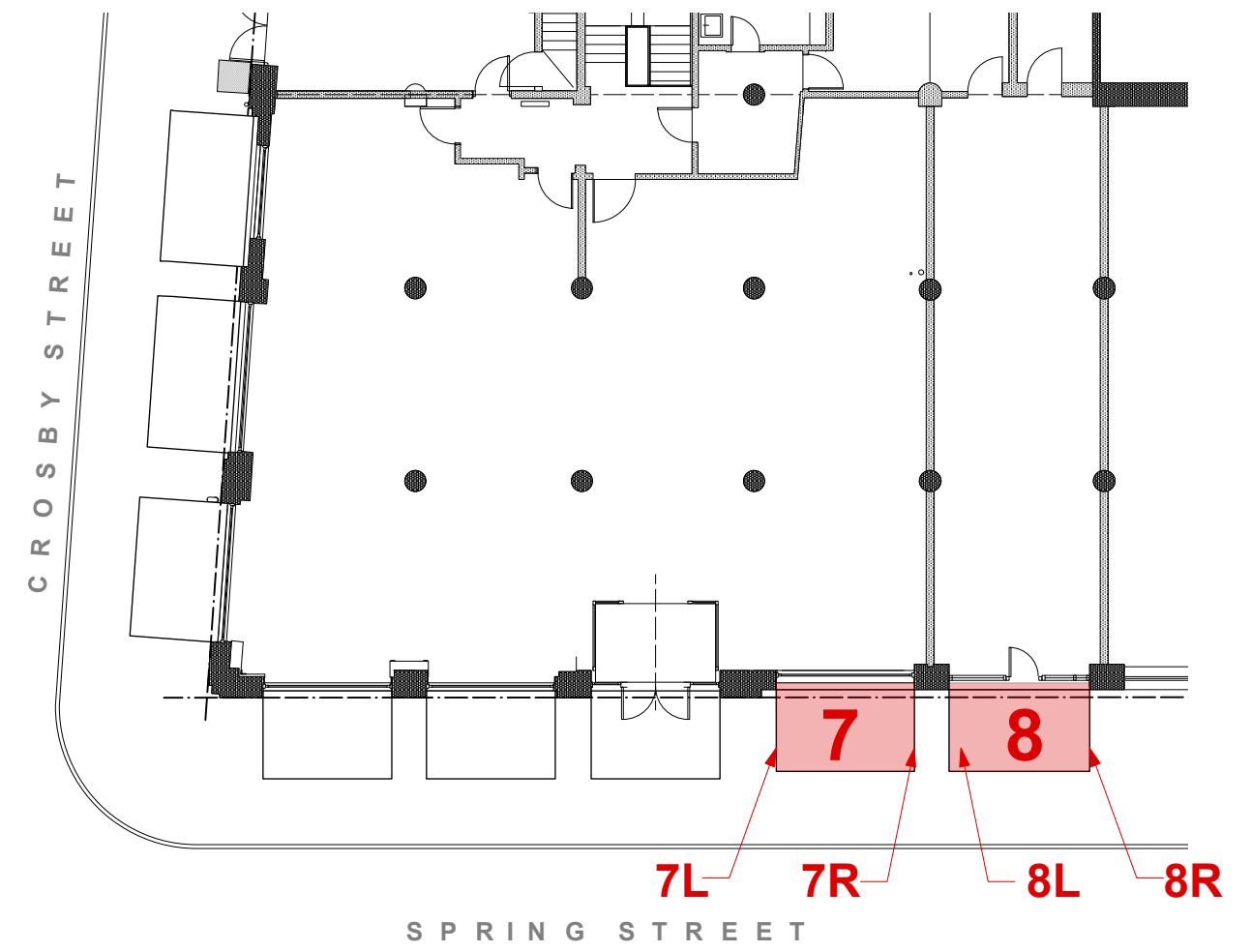
ARCHITECT **Richard H. Lewis Architect**
 444 Central Park West
 New York NY 10025
 tel: 212 865-5661
 fax: 212 865-5707

SCALE: **AS NOTED** DRAWING BY NE CKD BY RLJG
 DRAWING TITLE

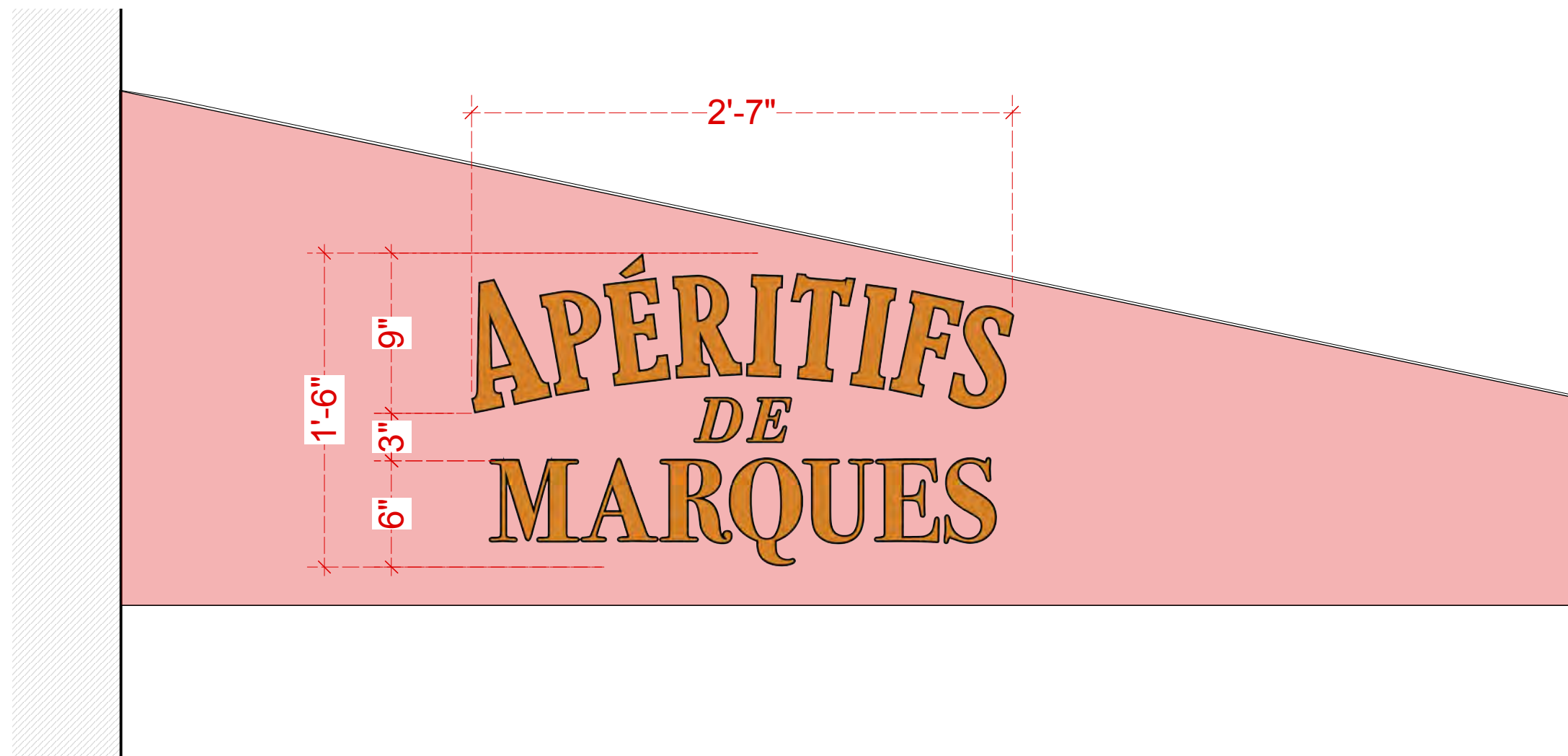
SIDE FLAP SIGNAGE DETAILS

L-009.00

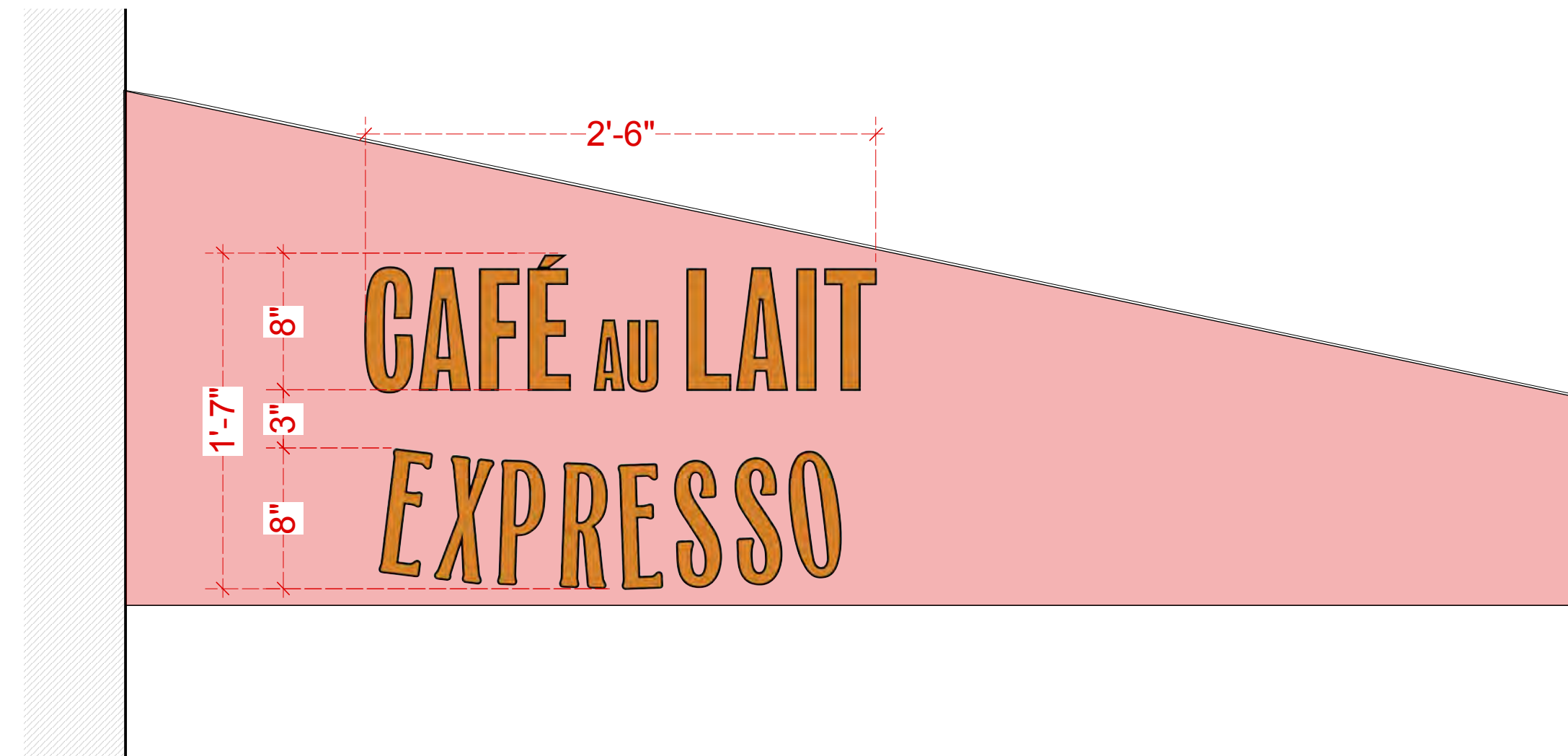
DATE **05/05/2021**



3 KEY PLAN
SCALE: 1/16"=1'-0"



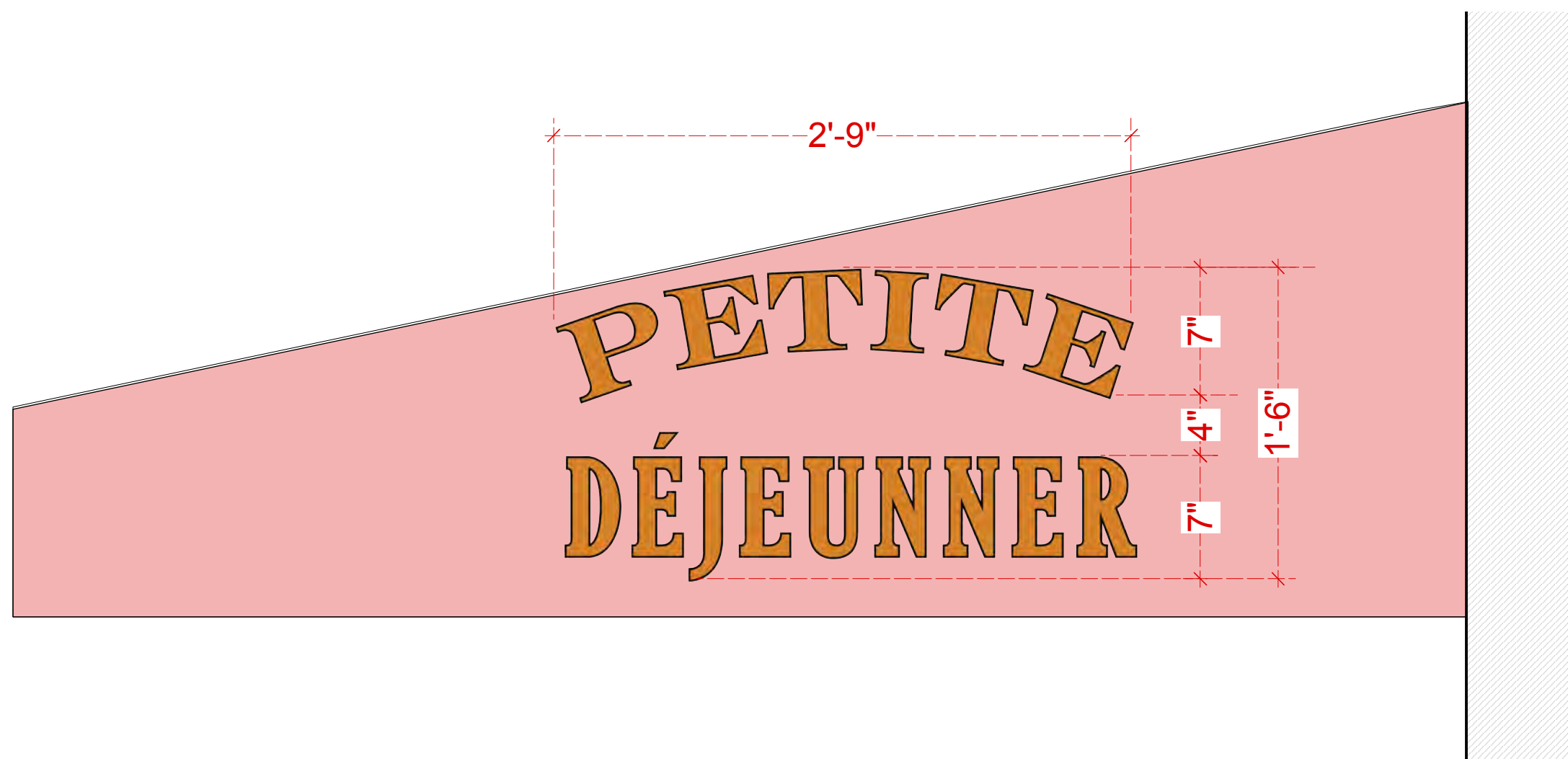
7L: AWNING 7 LEFT SIDE FLAP LOGO



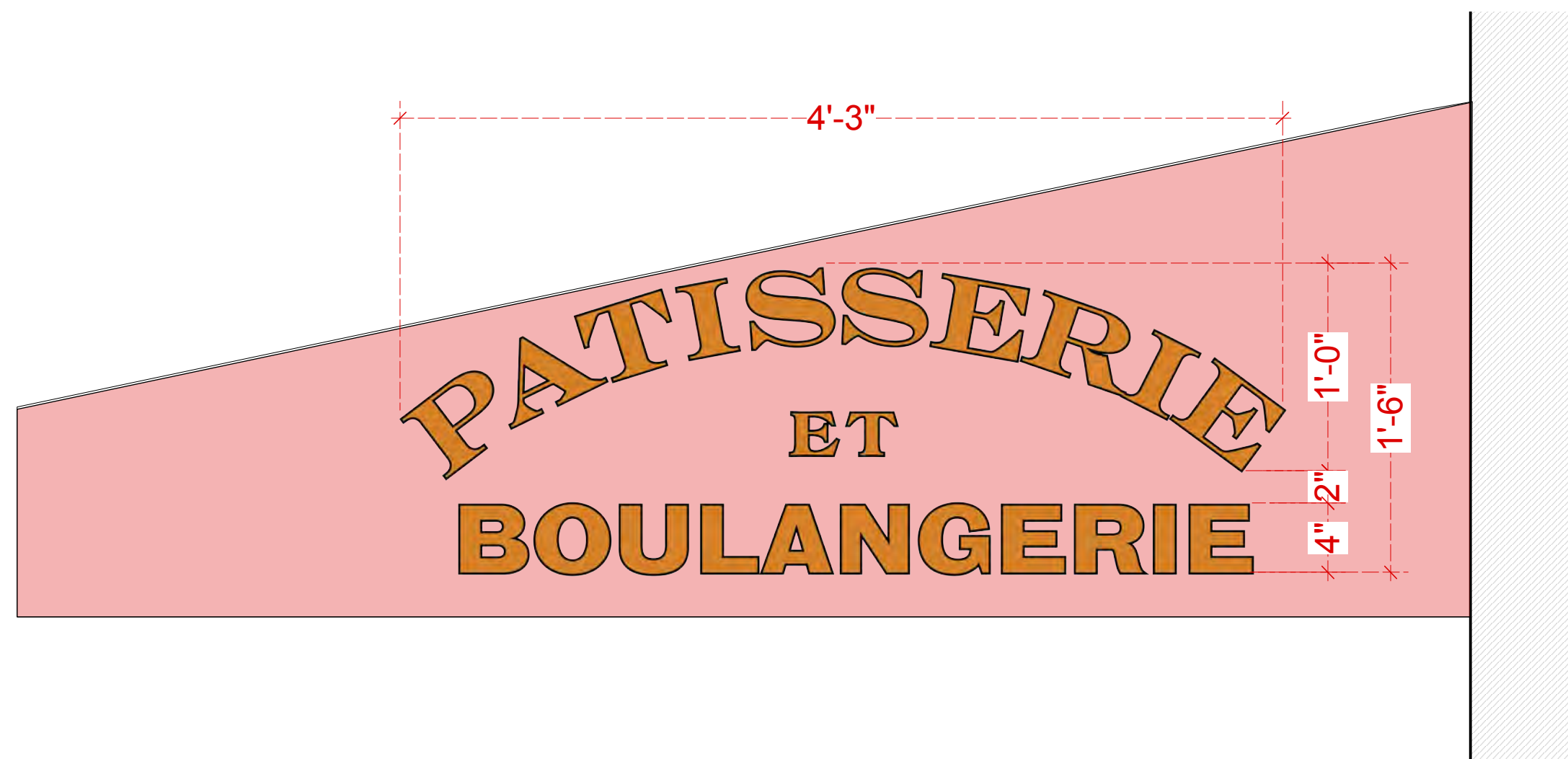
8L: AWNING 8 LEFT SIDE FLAP LOGO



4 SIDE FLAP AWNING REFERENCE PHOTO



7R: AWNING 7 RIGHT SIDE FLAP LOGO



8R: AWNING 8 RIGHT SIDE FLAP LOGO

1 AWNING 7 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

2 AWNING 8 SIDE FLAP SIGNAGE DETAILS
SCALE: 1 1/2"=1'-0"

PROJECT **BALTHAZAR**
80 SPRING STREET
 NEW YORK, NY 10012

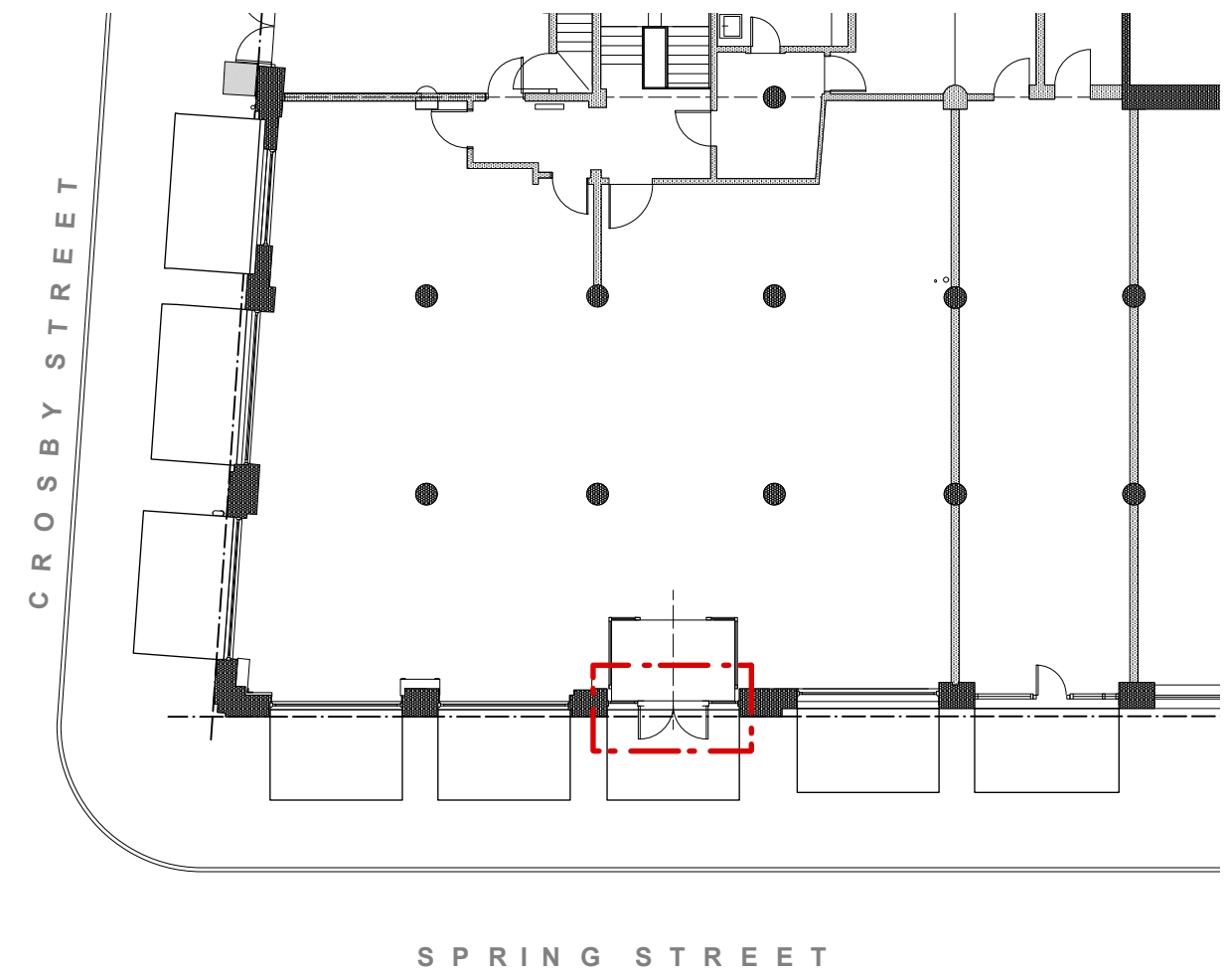
ARCHITECT **Richard H. Lewis Architect**
 444 Central Park West
 New York NY 10025
 tel: 212 865-5661
 fax: 212 865-5707

SCALE: **AS NOTED** DRAWING BY NE CKD BY RLJG
 DRAWING TITLE

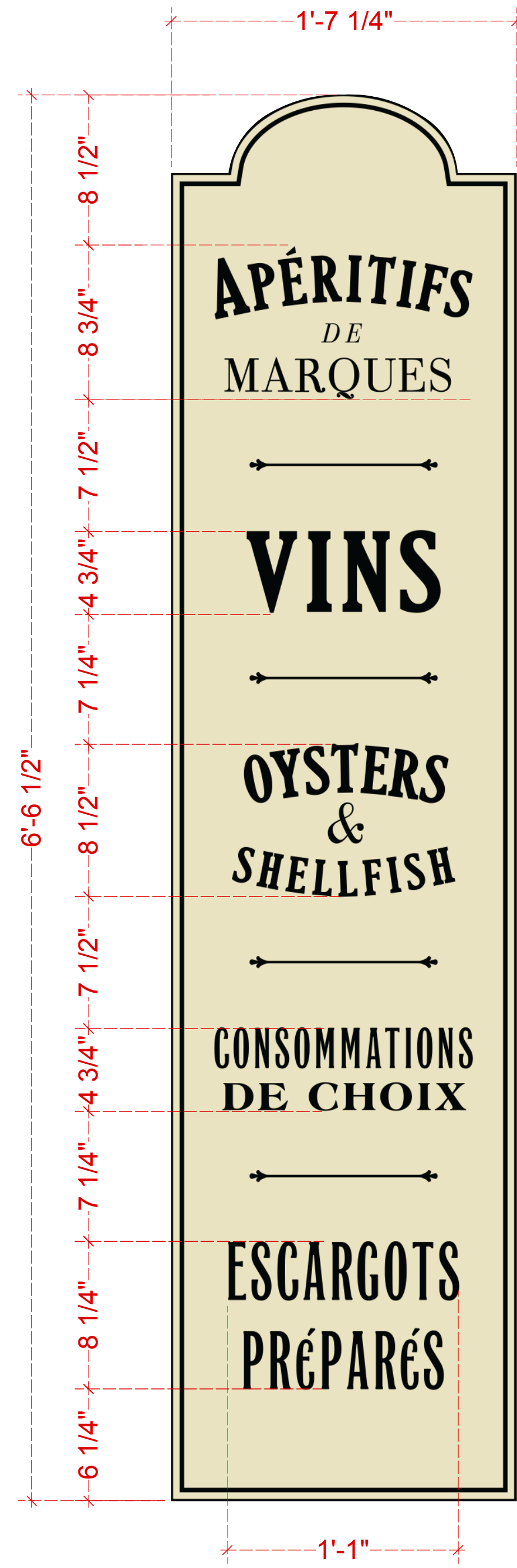
SIDE FLAP SIGNAGE DETAILS

L-010.00

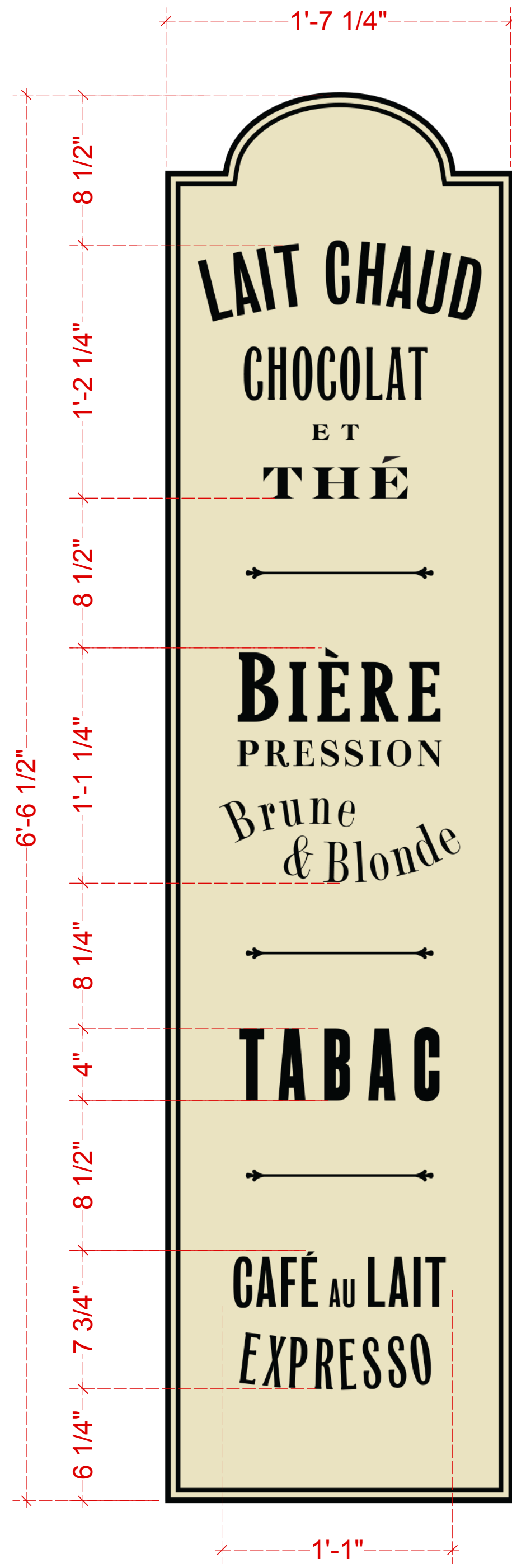
DATE **05/05/2021**



3 KEY PLAN
SCALE: 1/16"=1'-0"



1 LEFT SIDELITE SIGNAGE DETAILS
SCALE: 2"=1'-0"



2 RIGHT SIDELITE SIGNAGE DETAILS
SCALE: 2"=1'-0"

PROJECT **BALTHAZAR**
80 SPRING STREET
NEW YORK, NY 10012

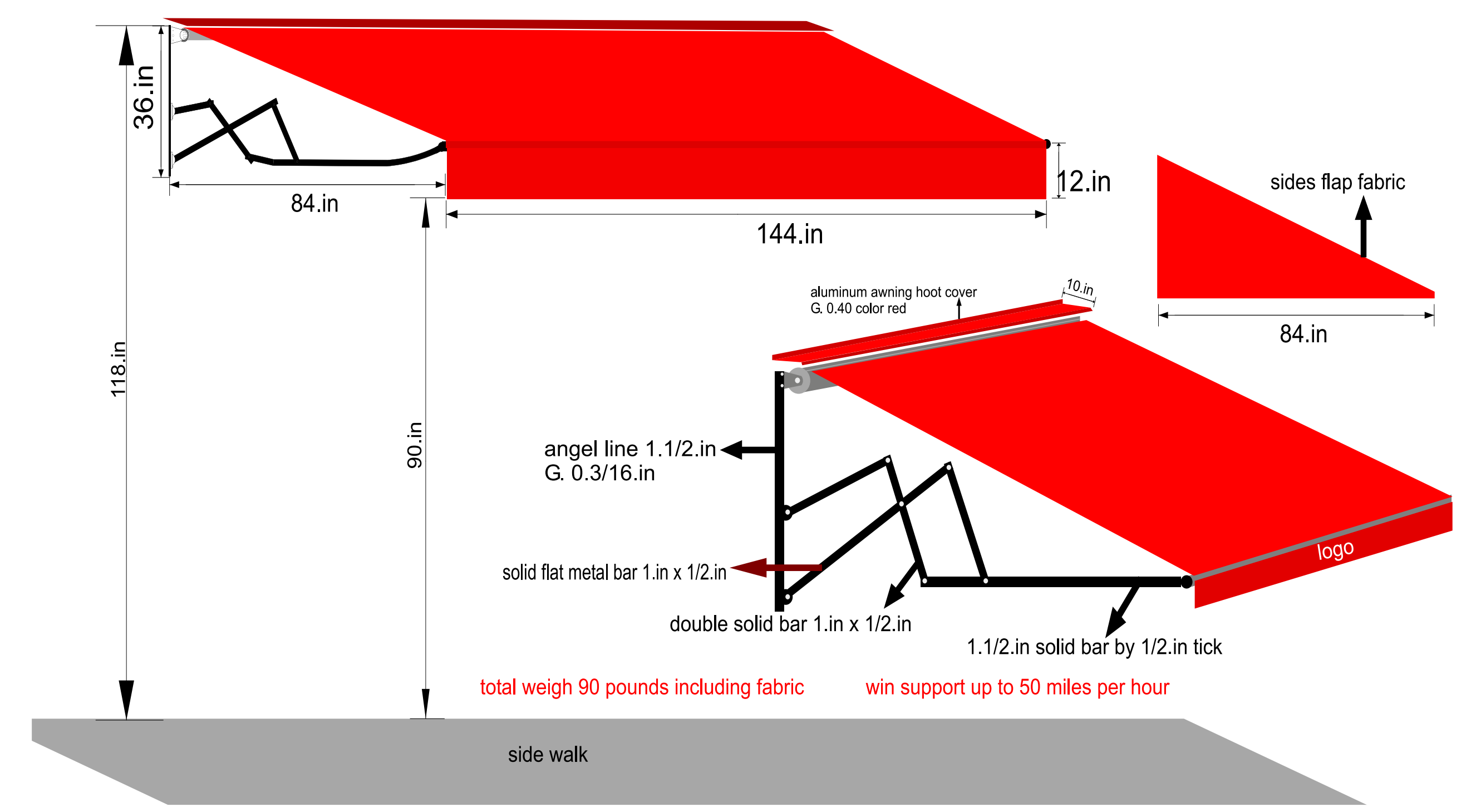
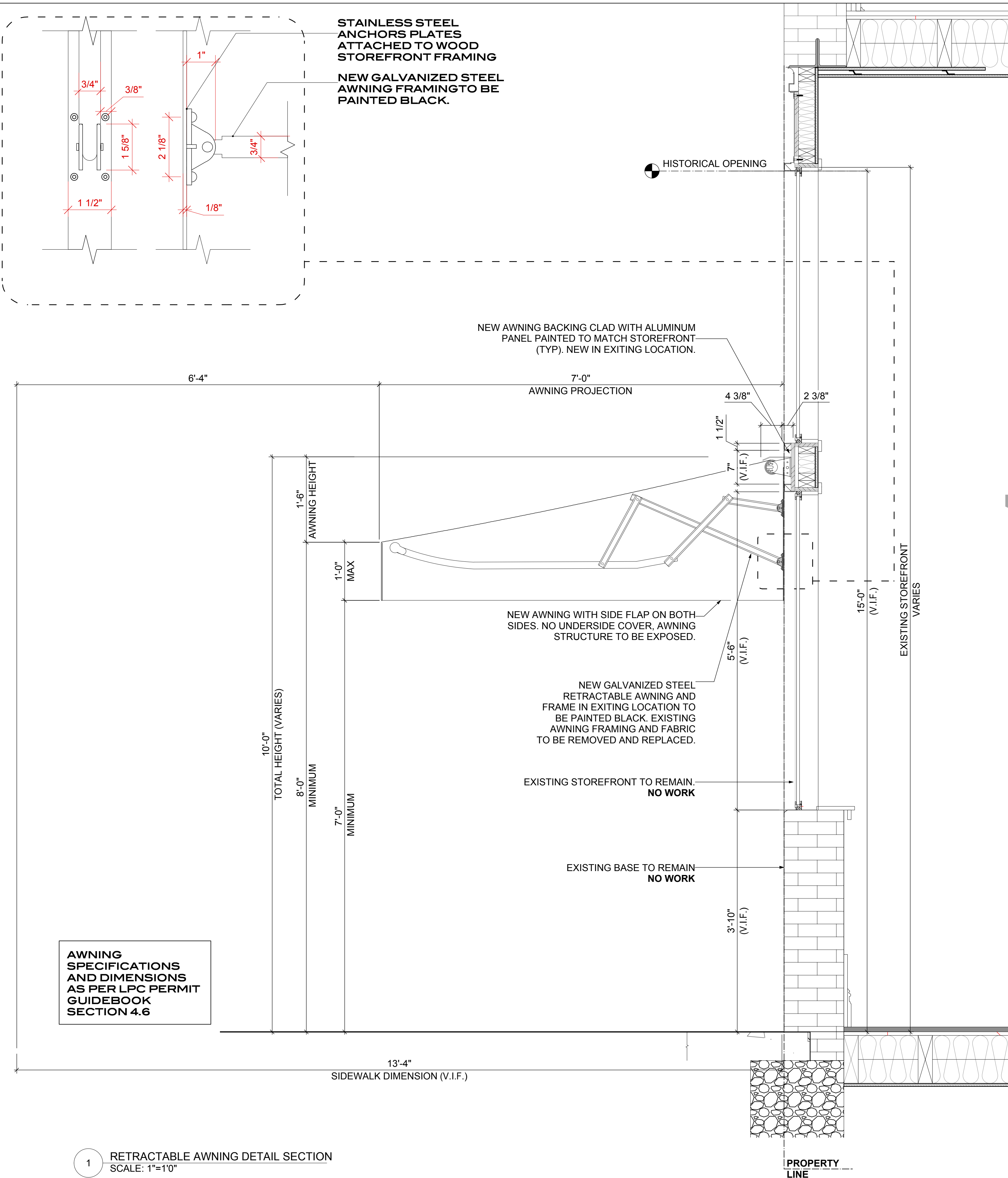
ARCHITECT **Richard H. Lewis Architect**
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SCALE: **AS NOTED** DRAWING BY NE CKD BY RLJG
DRAWING TITLE

ENTRANCE DOOR SIDELITES
SIGNAGE DETAILS

L-011.00

DATE **05/05/2021**



FIRESIST:
82017-0000
Crimson Red

AWNING SPECIFICATIONS AND DIMENSIONS AS PER LPC PERMIT GUIDEBOOK SECTION 4.6

1 RETRACTABLE AWNING DETAIL SECTION
SCALE: 1"=10"

PROJECT **BALTHAZAR**
80 SPRING STREET
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SCALE: **AS NOTED** DRAWING BY NE CKD BY RL/JG
DRAWING TITLE

AWNING DETAILS

L-012.00

DATE **05/05/2021**