

ALTERATION II

- 178 SPRING STREET, NEW YORK, NY 10012

PROJECT LOCATION: 178 SPRING STREET, NEW YORK, NY 10012.

EXISTING CONDITIONS: 5-STORY + CELLAR, MIXED USE BUILDING.

PROPOSED CONDITIONS: 5-STORY + CELLAR, MIXED USE BUILDING.

LANDMARKS SCOPE OF WORK

REPLACE STOREFRONT

CREATE OCCUPIABLE ROOF DECK & REPLACE STAIR BULKHEAD FOR ACCESS



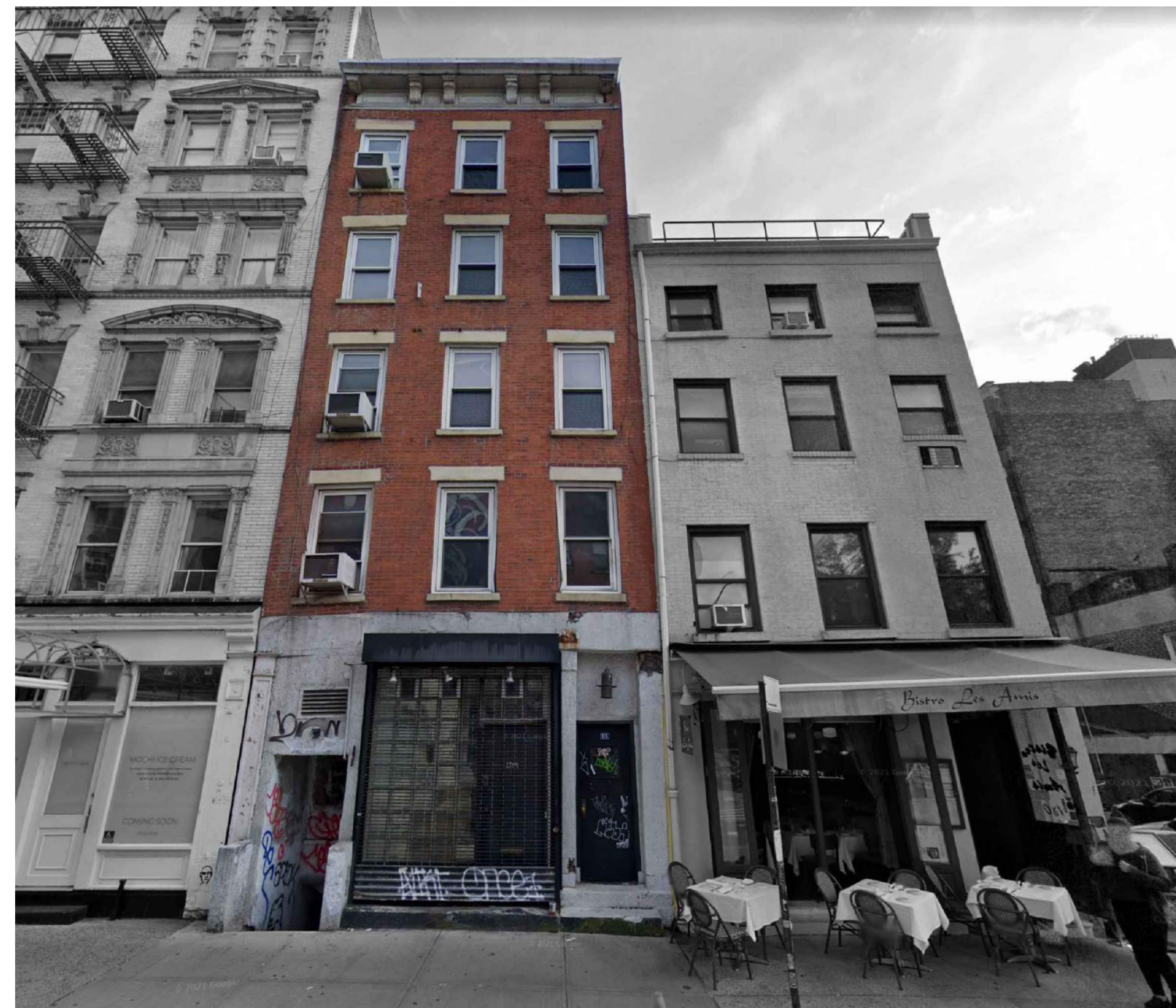
01 MAP - AERIAL
N.T.S.



02 1940'S TAX PHOTOGRAHS
N.T.S.



03 STREET VIEW 1
N.T.S.



04 STREET VIEW 2
N.T.S.



05 STREET VIEW 3
N.T.S.

Structural Engineer

MEP Engineer

The Contractor shall check all drawings furnished to him immediately upon their receipt and shall promptly notify Tom Winter Architect PC of any discrepancies. Figures marked on drawings shall be in general per cent scale drawings. The Contractor shall compare all drawings and verify the figures before laying out the work, and will be responsible for any errors which might have been avoided thereby.

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Revision No. Date By Description

Project
178 Spring Street
New York, NY 10012

Client
Scope of Work

Draw No.
LPC-001.00

Sheet
01 of 39

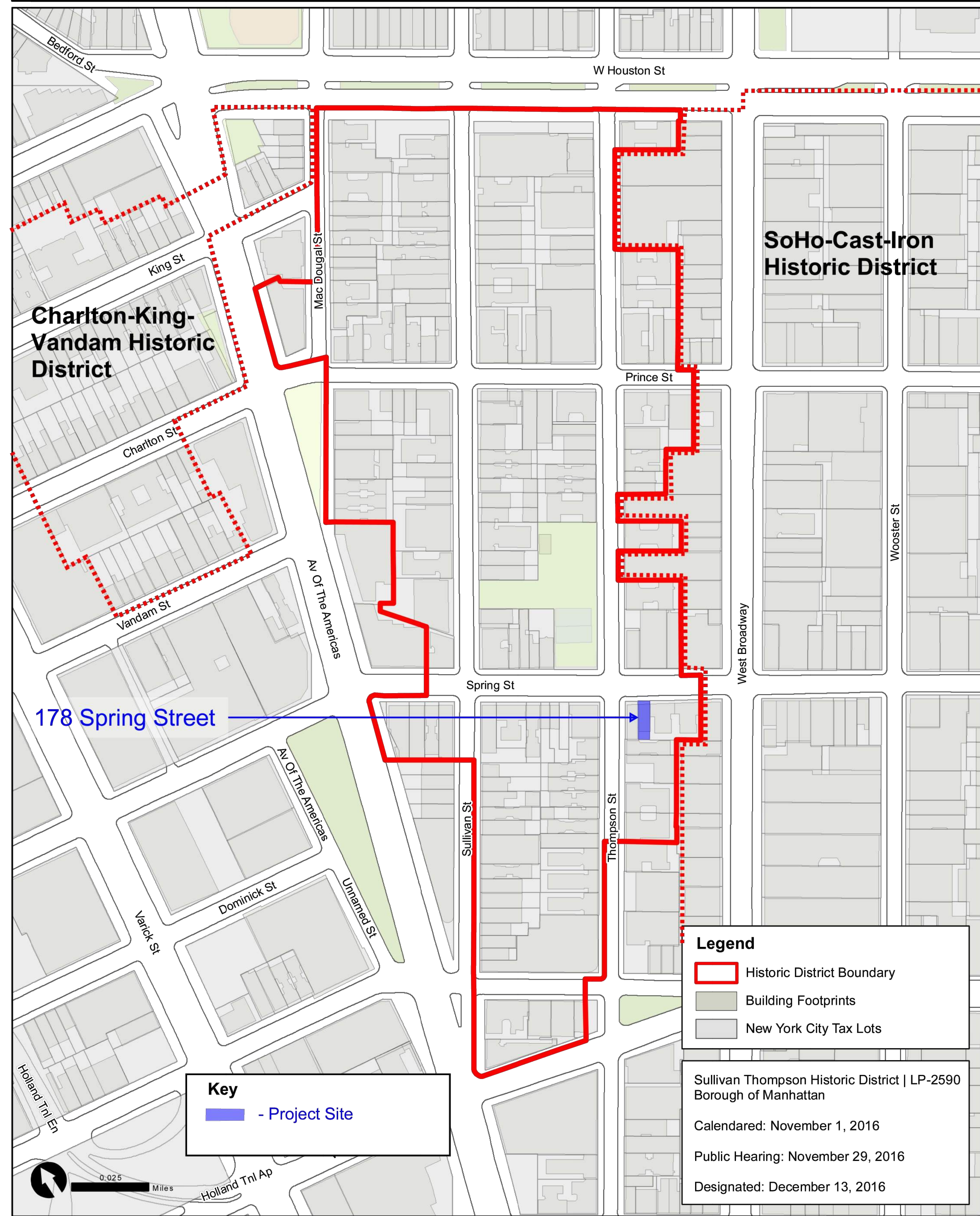
Drawing
AS NOTED

Scale
MIN

Drawn
M-SPR.178

Date
07.13.2022

Sullivan Thompson Historic District | LP-2590



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.27.2019

Structural Engineer	MEP Engineer
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Revision No.	Date	By	Description

Project
 178 Spring Street
 New York, NY 10012

Client	02 of 39
Scale	AS NOTED
Drawing Date	07.13.2022
Drawn	MIN

Drawing Title
 Map

Drawing No.
 LPC-002.00

Proj Code
 M-SPR.178



01 1940s TAX PHOTOGRAPH
N.T.S.



02 2016 PHOTOGRAPH AT DESIGNATION
N.T.S.



03 CURRENT PHOTOGRAPH
N.T.S.

Structural Engineer	
MEP Engineer	

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Reference No.	Date	By	Description

Project: 178 Spring Street
New York, NY 10012

Historic Photos

Scale: AS NOTED
Drawing: 03 of 39
Date: 07.13.2022

Drawing Title: LPC-003.00

Project Code: M-SPR.178



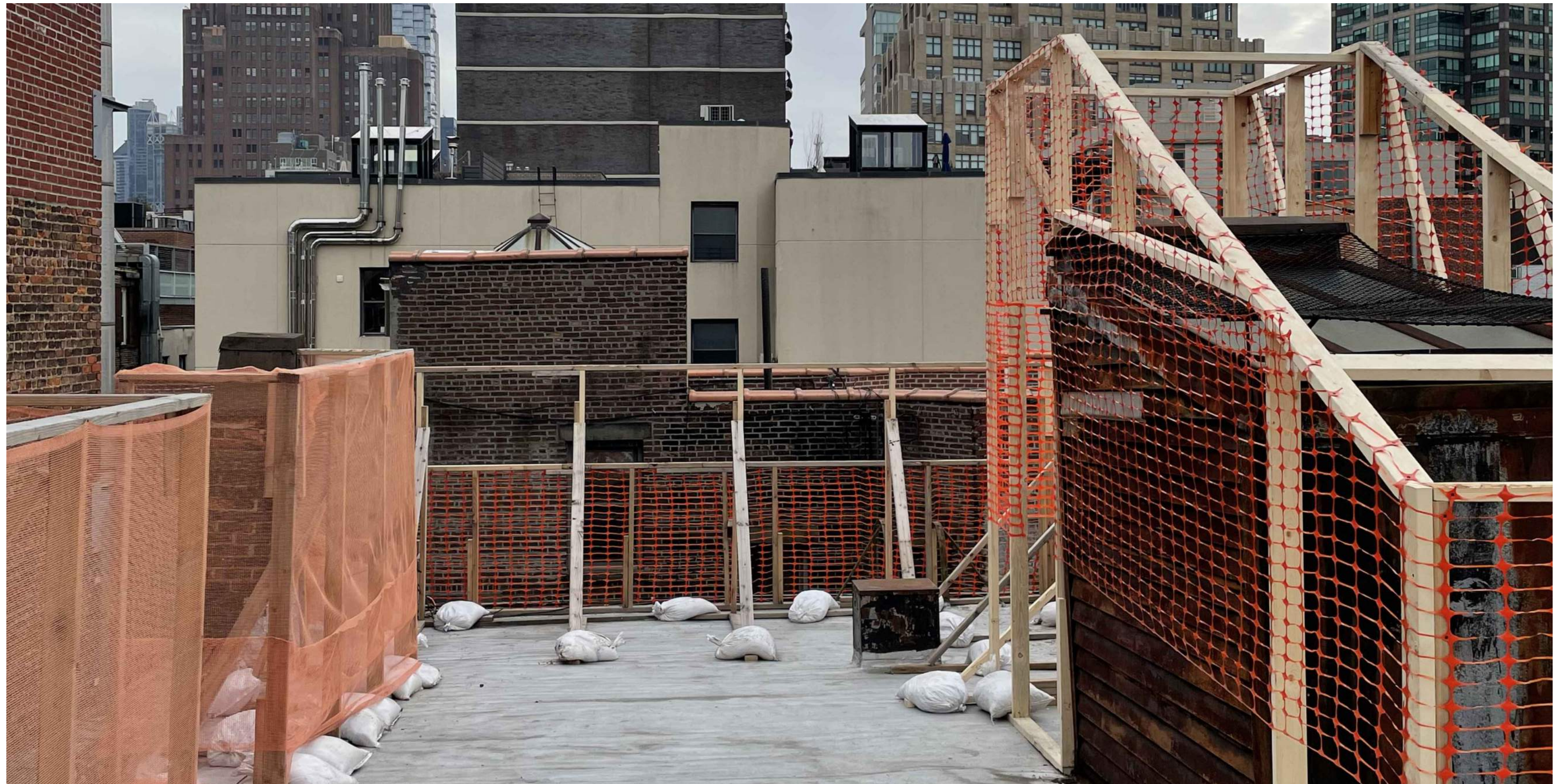
01 SCOPE OF WORK (REAR & SIDE FACADE)
N.T.S.



02 SCOPE OF WORK (ROOF)
N.T.S.



03 SCOPE OF WORK (ROOF)
N.T.S.



04 MOCK-UPS
N.T.S.

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Revision No.	Date	By	Description

Project:
178 Spring Street
New York, NY 10012

Client:
Scale: AS NOTED
Drawing: 04 of 39
Date: 07.13.2022
MIN

Drawing Title:
Scope of Work
LPC-004.00
M-SPR.178



01 FRONT FACADE MOCK-UP
N.T.S.



02 FRONT FACADE PHOTO MONTAGE
N.T.S.



LPC-005.00

M-SPR.178

Mock-Up &
Photomontage

178 Spring Street
New York, NY 10012

Revision No. Date By Description

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01 FRONT FACADE MOCK-UP
N.T.S.



02 FRONT FACADE PHOTO MONTAGE
N.T.S.



Draw No: LPC-006.00
Proj Code: M-SPR.178

Drawing Title: Mock-Up & Photomontage
Scale: AS NOTED
Drawing No: 06 of 39
Date: 07.13.2022

Project: 178 Spring Street
New York, NY 10012

Revision No.	Date	By	Description

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01 FRONT FACADE MOCK-UP
N.T.S.



02 FRONT FACADE PHOTO MONTAGE
N.T.S.



Draw No: **LPC-007.00**
 Proj Code: **M-SPR.178**

Drawing Title: **Mock-Up & Photomontage**
 Scale: AS NOTED
 Drawing Date: 07 of 39
 Drawn: IG
 Date: 07.13.2022

Project: **178 Spring Street**
New York, NY 10012
 Client:

Revision No.	Date	By	Description

The Contractor shall check all drawings furnished to him immediately upon their receipt and shall promptly notify Tom Witter Architect PC of any discrepancies. Figures marked on drawings shall be in general on small scale drawings. The Contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby.

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01 SIDE & REAR FACADE MOCK-UP
N.T.S.



02 SIDE & REAR FACADE PHOTO MONTAGE
N.T.S.



LPC-008.00

M-SPR.178

Mock-Up &
Photomontage

178 Spring Street
New York, NY 10012

Revision No. Date By Description

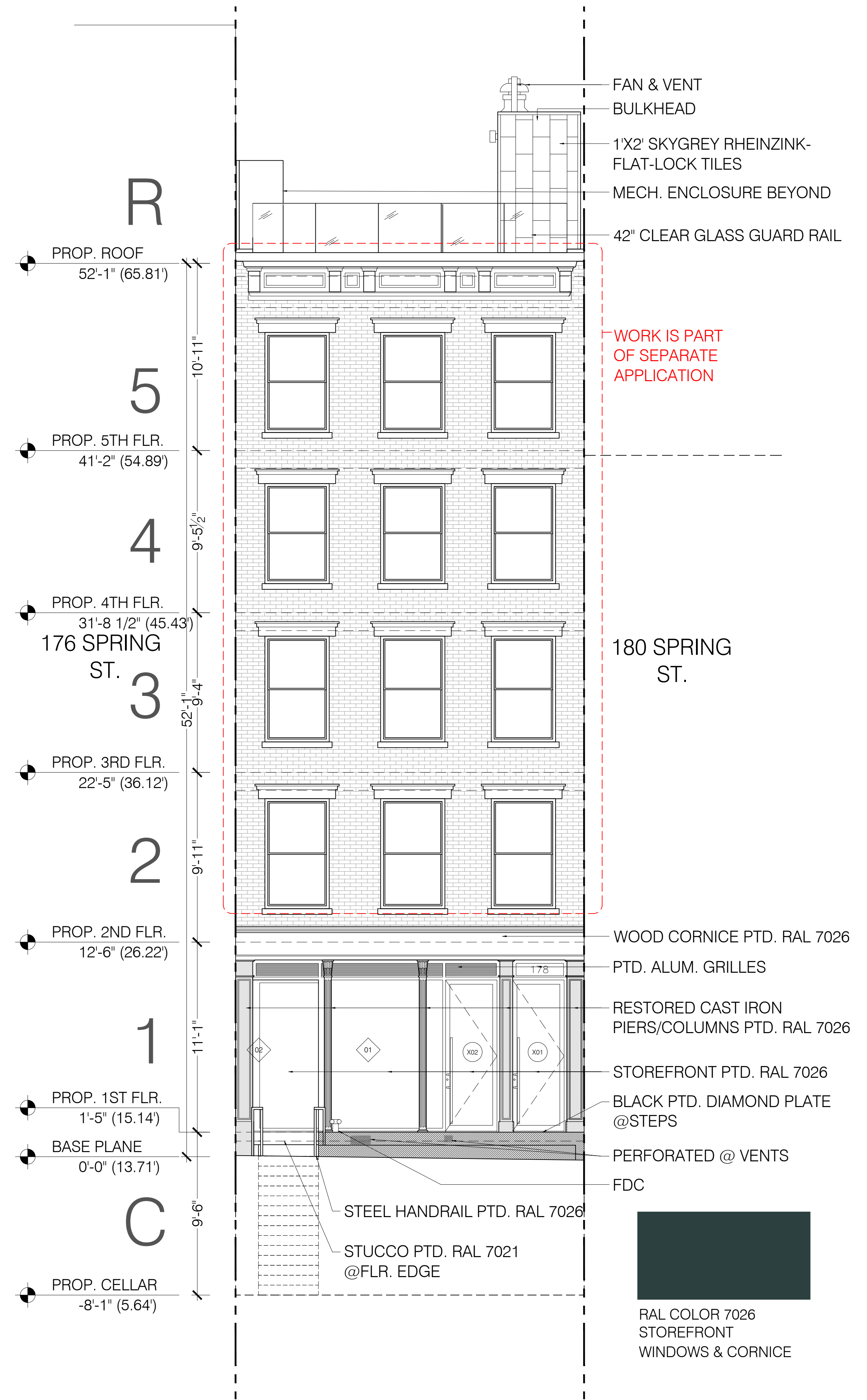
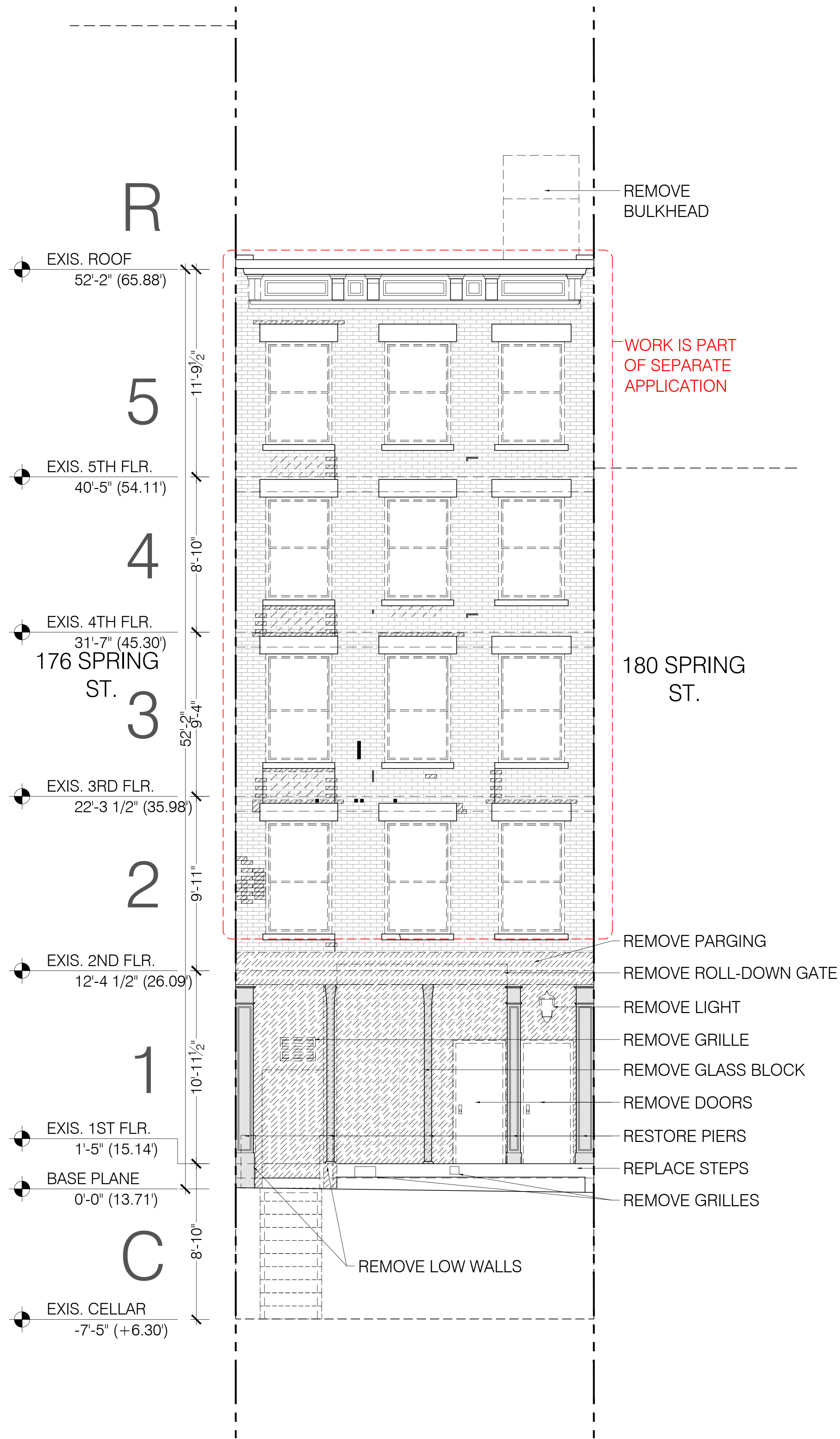
The Contractor shall check all drawings furnished to him immediately upon their receipt and shall promptly notify Tom Winter Architect PC of any discrepancies. Figures marked on drawings shall be in general on small scale drawings. The Contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby.

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LEGEND:

- FACADE ELEMENT TO BE REMOVED AND REPLACED
- EXISTING DOOR TYPE AND TAG
- PROPOSED DOOR TYPE AND TAG
- EXISTING WINDOW TYPE AND TAG
- PROPOSED WINDOW TYPE AND TAG



The Contractor shall check all drawings furnished to him immediately upon their receipt and shall promptly notify Tom Winter Architect PC of any discrepancies. Figures marked on drawings shall be in general unless otherwise noted. The Contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby.

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Revision	No.	Date	By	Description

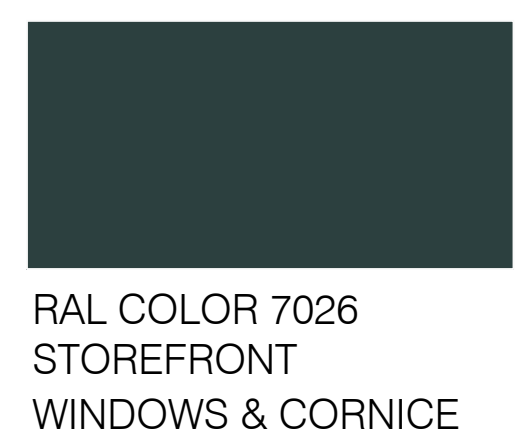
Project: 178 Spring Street
New York, NY 10012

Front Elevations

Scale	AS NOTED	Drawing	09 of 39
Drawn	MIN	Date	07.13.2022

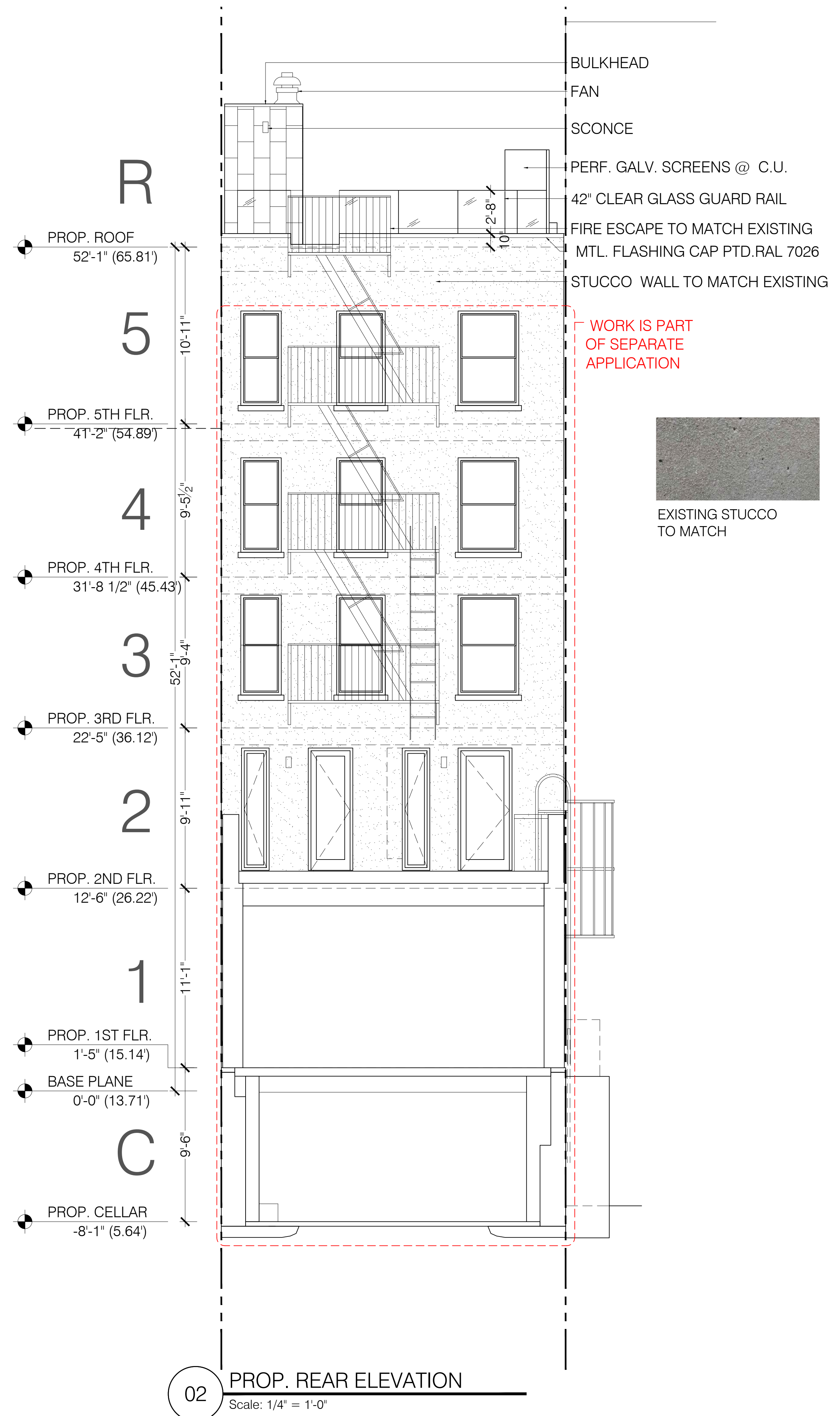
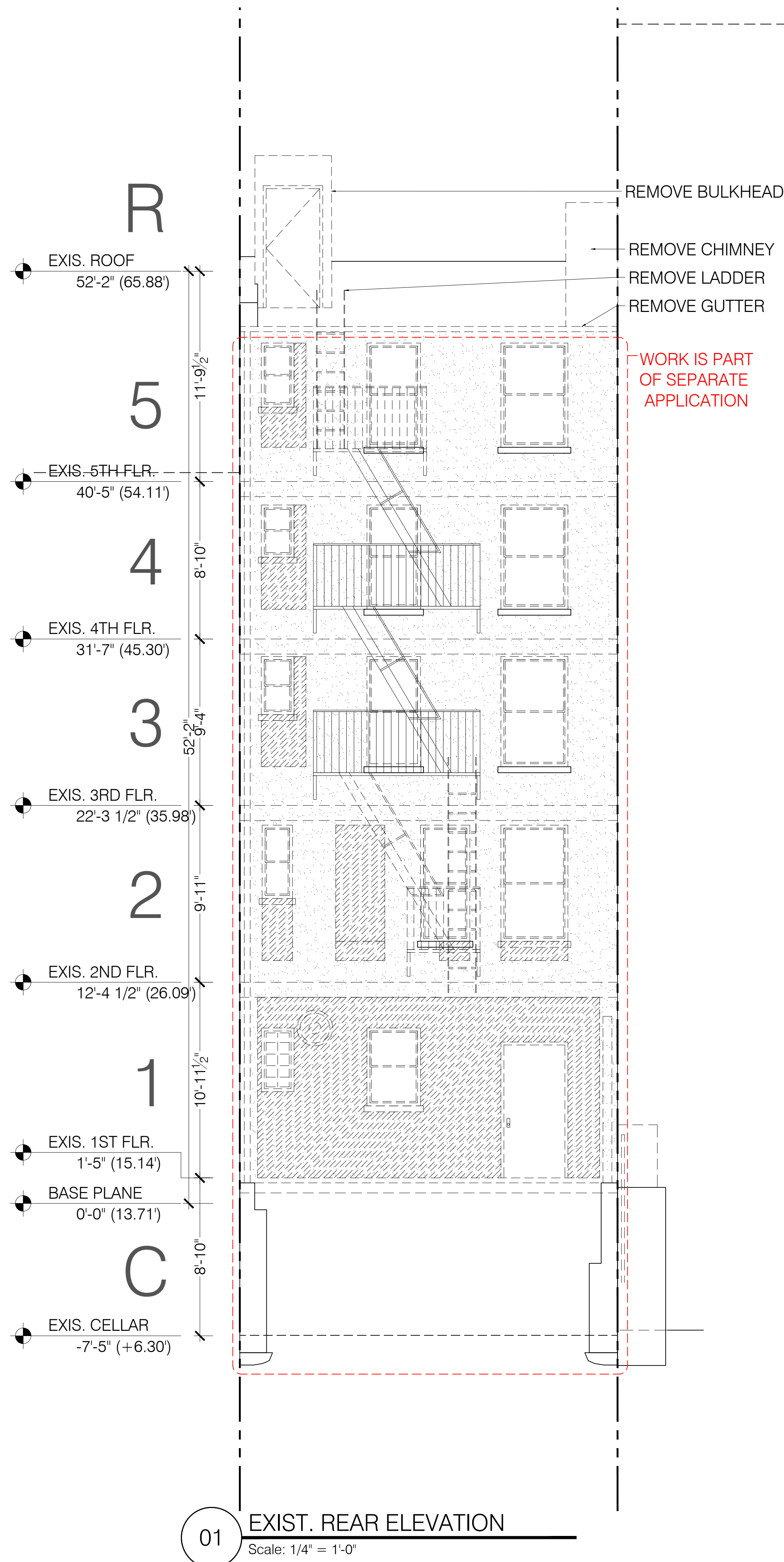
LPC-009.00

M-SPR.178



LEGEND:

- FACADE ELEMENT TO BE REMOVED AND REPLACED
- EXISTING DOOR TYPE TO REMAIN
- PROPOSED DOOR TYPE AND TAG
- EXISTING WINDOW TYPE AND TAG
- PROPOSED WINDOW TYPE AND TAG

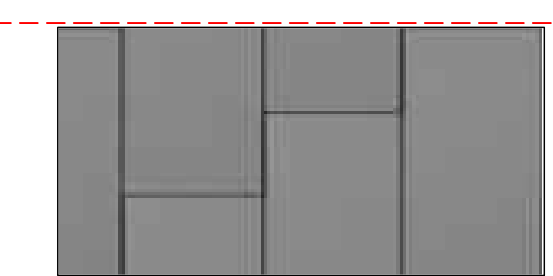
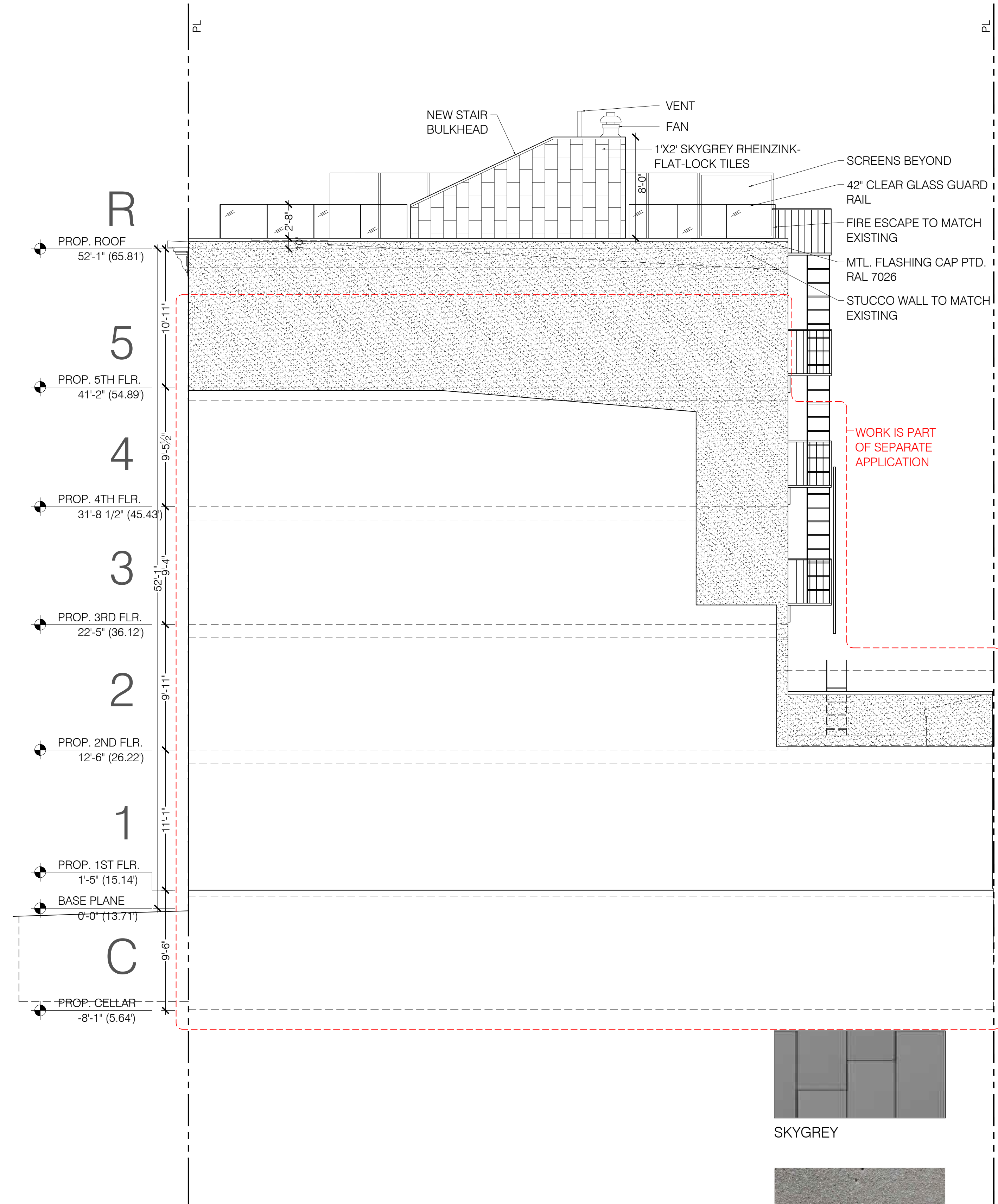
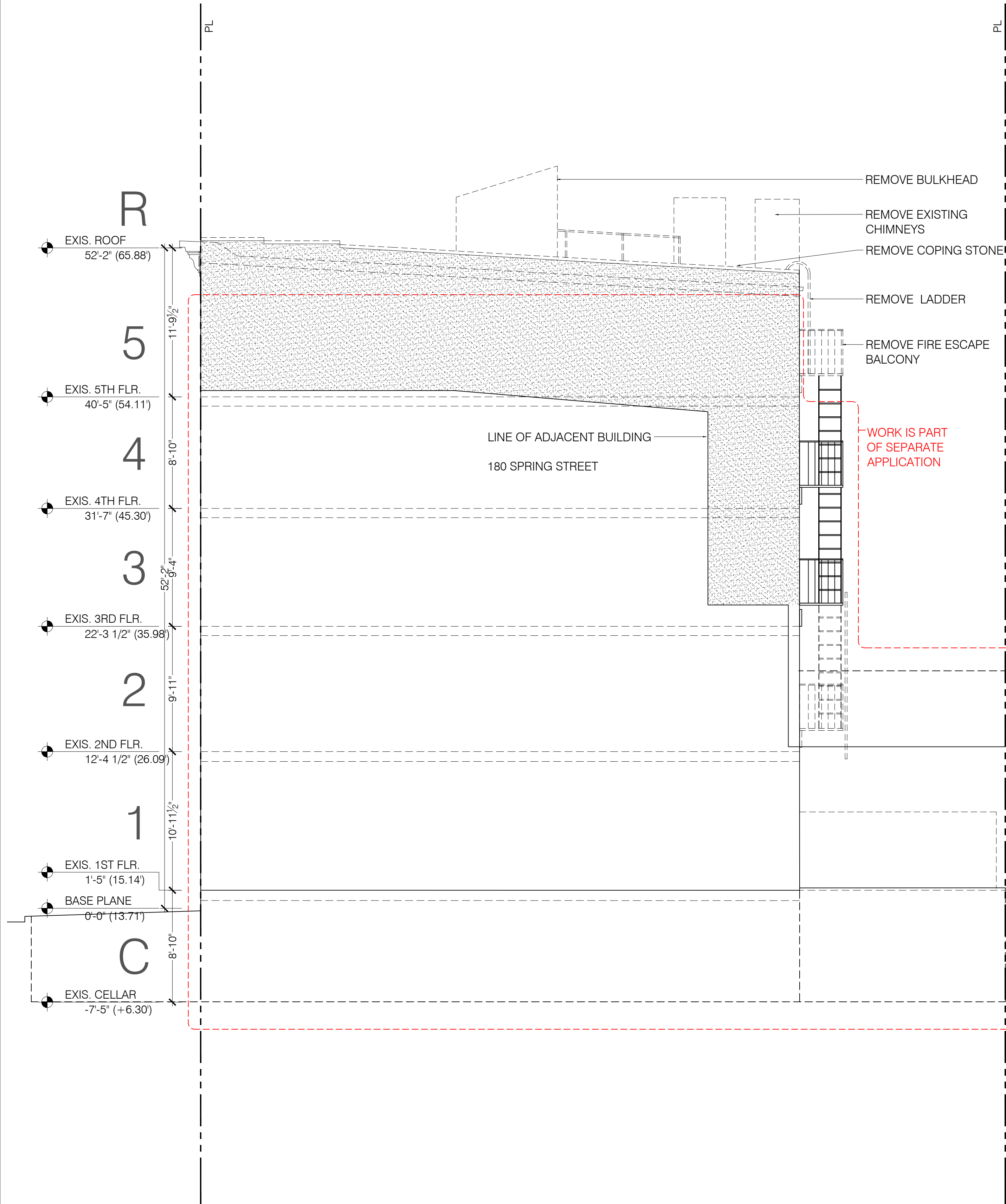


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Drawing Title	Rear Elevations	
	Project	178 Spring Street New York, NY 10012
Drawing No.	AS NOTED	10 of 39
	Scale	MIN
Drawing Date	07.13.2022	
Draw No.	LPC-010.00	
Draw No.	M-SPR.178	



01 EXIST. SIDE ELEVATION
Scale: 3/16" = 1'-0"

02 PROPOSED SIDE ELEVATION
Scale: 3/16" = 1'-0"

Structural Engineer
MEP Engineer

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Revision No.	Date	By	Description

Project: 178 Spring Street
New York, NY 10012

Drawing Title: Side Elevation

Scale: AS NOTED

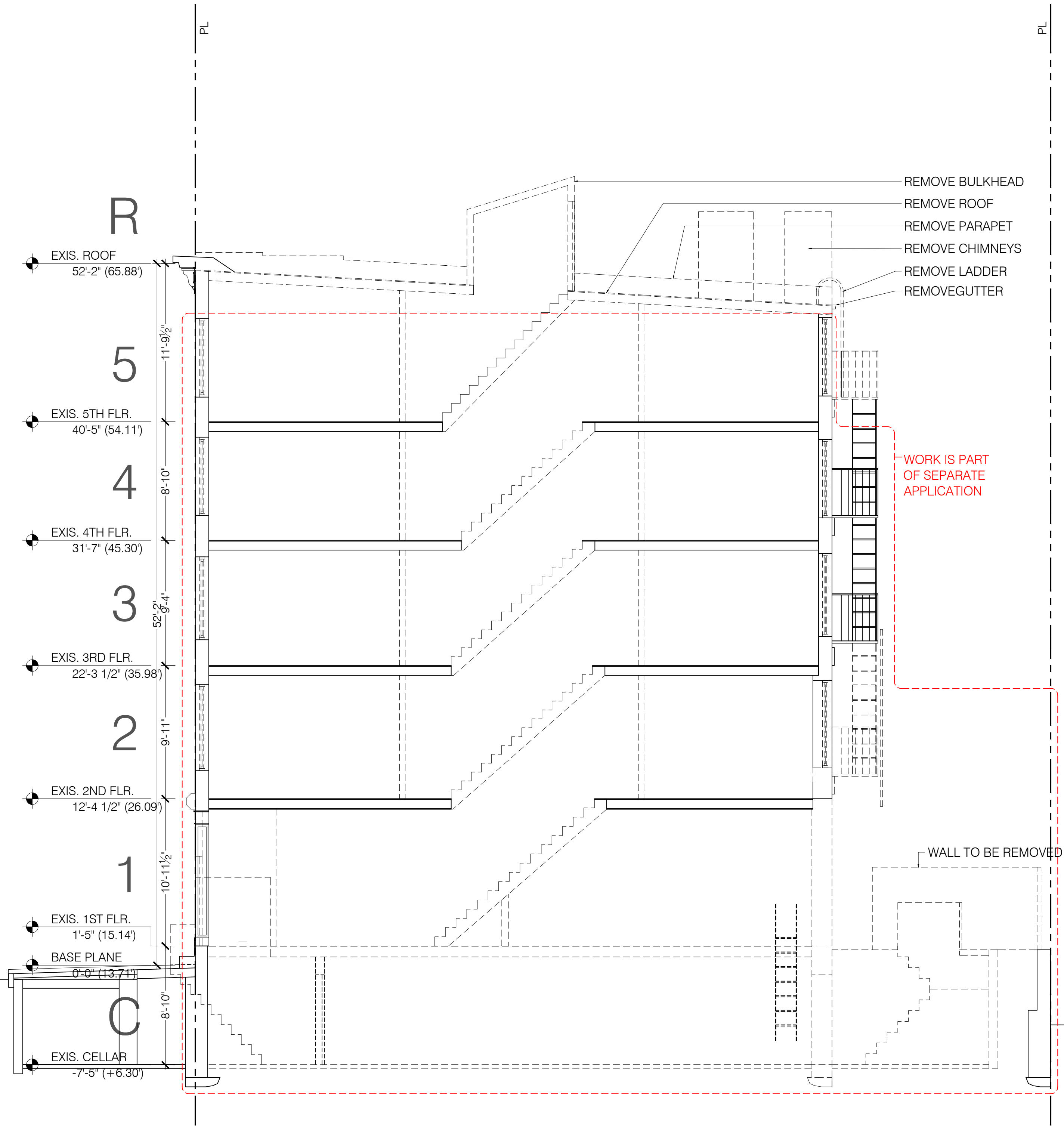
Drawing No: 11 of 39

Date: 07.13.2022

Proj Code: LPC-011.00

Drawn: MWN

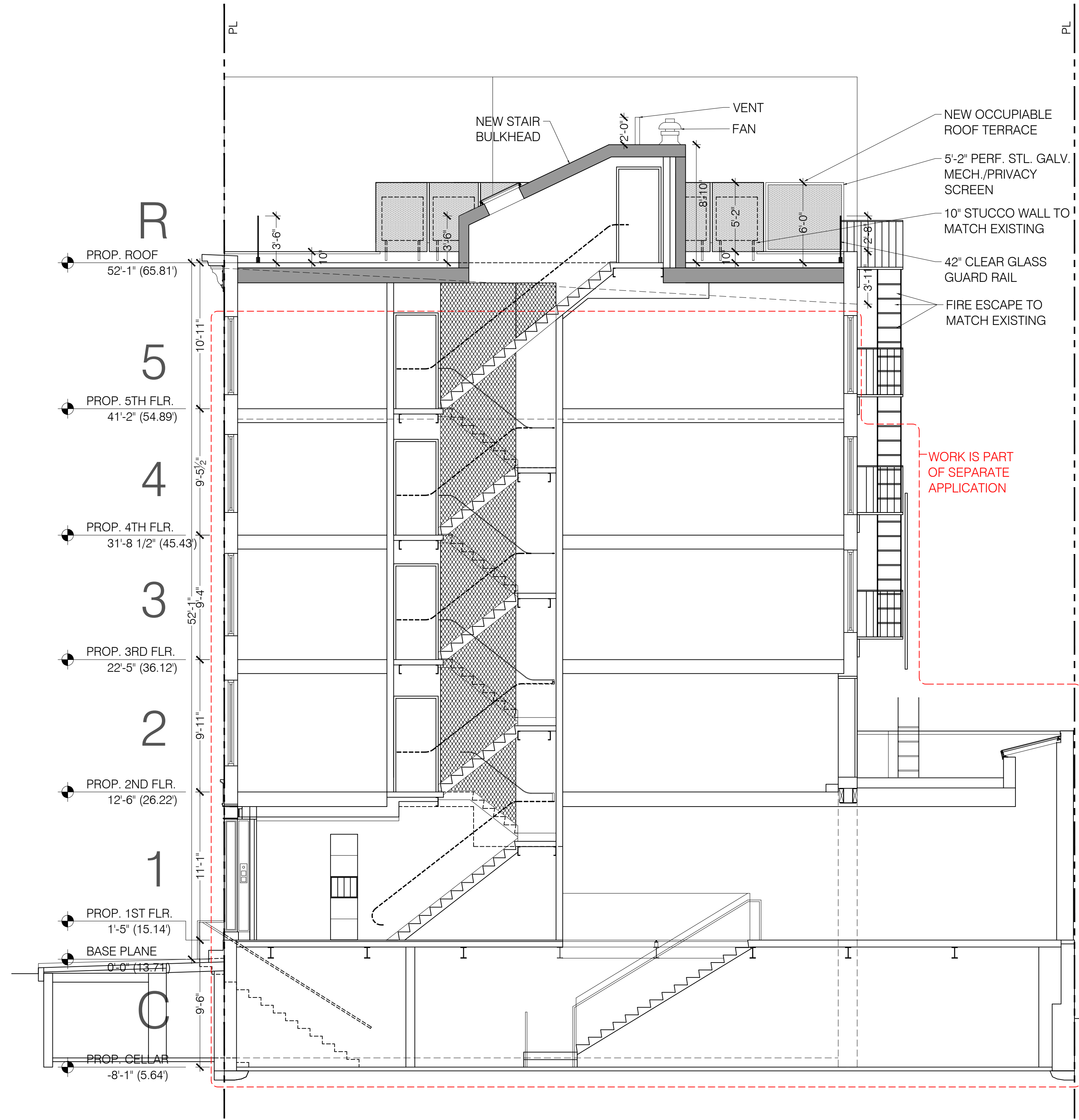
Draw No: M-SPR.178



01

EXIST. LONGITUDINAL SECTION

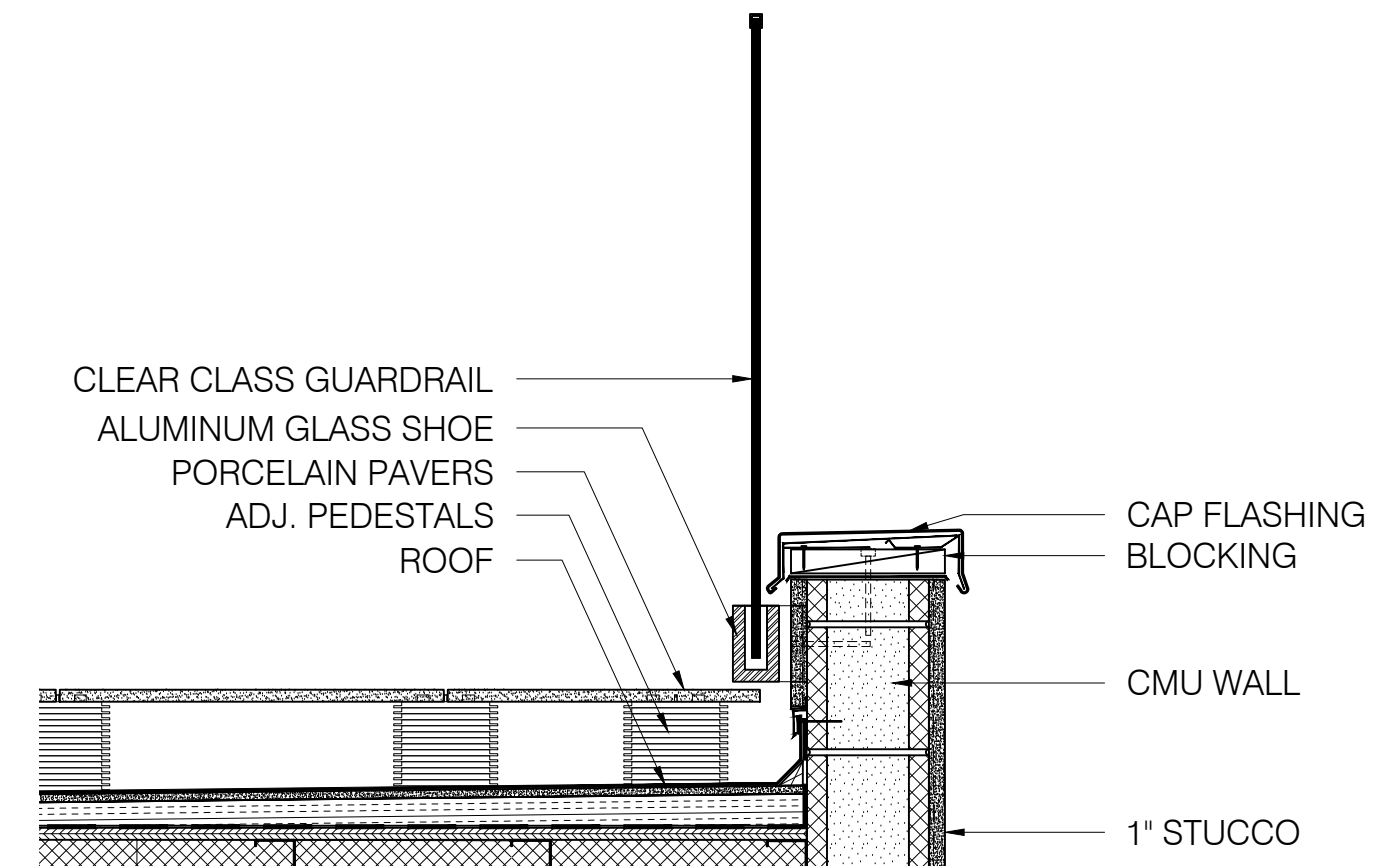
Scale: 3/16" = 1'-0"



02

PROPOSED LONGITUDINAL SECTION

Scale: 3/16" = 1'-0"



03

TYP. GLASS GUARD & STUCCO PARAPET

Scale: 1" = 1'-0"

Structural Engineer

MEP Engineer

The Contractor shall check all drawings furnished to him immediately upon their receipt and shall promptly notify Tom Winter Architect PC of any discrepancies. Figures marked on drawings in general perspective shall be used for construction. The Contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby.

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Revision

No. Date By Description

Project
178 Spring Street
New York, NY 10012

Sheet
12 of 39

Drawn
MIN

AS NOTED

Scale

Drawn

Date

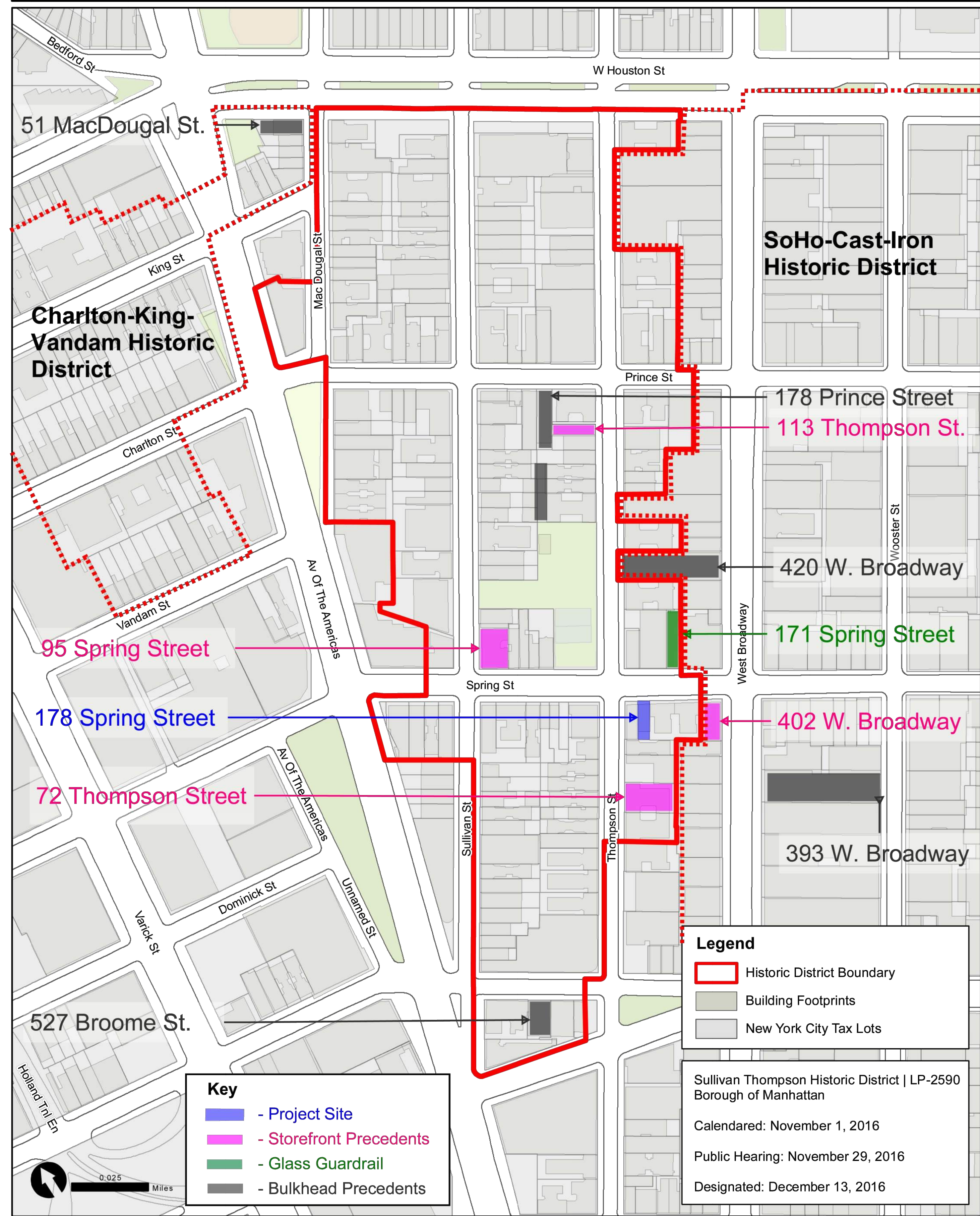
07.13.2022

Building Section

LPC-012.00

M-SPR.178

Sullivan Thompson Historic District | LP-2590



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.27.2019

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Structural Engineer
 MEP Engineer

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Revision No.	Date	By	Description

Project: 178 Spring Street
 New York, NY 10012

Map

Scale: AS NOTED
 Drawing Date: 07.13.2022
 13 of 39

Drawing Title: LPC-013.00
 Drawing No: M-SPR.178



BULKHEAD PRECEDENTS IN NEAR AREA

Structural Engineer
 MEP Engineer

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Resource No.	Date	By	Description

Project: **178 Spring Street**
 New York, NY 10012

Drawing Title: **Bulkhead Precedents**

Scale: AS NOTED
 Drawing: 14 of 39
 Date: 07.13.2022

Permit Code: **LPC-014.00**

Drawn: M-SPR.178



BULKHEAD PRECEDENTS IN NEAR AREA

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Reference No.	Date	By	Description

Project
178 Spring Street
New York, NY 10012

Drawing Title
Bulkhead
Precedents

Drawing No.
LPC-015.00

Scale
AS NOTED

Drawn
MIN

Proj Code
M-SPR.178

Sheet
15 of 39

Date
07.13.2022

GLASS GUARD RAIL PRECEDENTS IN NEAR AREA



Structural Engineer
 MEP Engineer

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Reference No.	Date	By	Description

Project: 178 Spring Street
 New York, NY 10012
 Client:

Drawing Title: Glass Guardrail
 Precedents
 Scale: AS NOTED
 Drawing: 16 of 39
 Date: 07.13.2022
 Drawn: MN

Drawing No: LPC-016.00
 Project Code: M-SPR.178

MATERIAL BULKHEAD PRECEDENTS



Structural Engineer
 MEP Engineer

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Revision No.	Date	By	Description

Project
 178 Spring Street
 New York, NY 10012

Drawing Title
 Bulkhead
 Precedents

Scale: AS NOTED
 Drawing Date: MN
 17 of 39
 07.13.2022

Draw No.
 LPC-017.00

Proj Code
 M-SPR.178



SEE DETAIL PHOTO PIER 1

SEE DETAIL PHOTO PIER 2



EXISTING CONDITION OF STOREFRONT



PROBE @ EXISTING PIER 1



PROBE @ EXISTING PIER 2

Structural Engineer

MEP Engineer

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Revision No. Date By Description

Project
178 Spring Street
New York, NY 10012

Client
AS NOTED
Drawing 18 of 39
Date 07.13.2022
Scale
Drawn
MIN

Drawing Title
Existing Storefront
Condition

Per Code
M-SPR.178



EXISTING NEIGHBORING STOREFRONTS

Structural Engineer:	
MEP Engineer:	

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Revision	No.	Date	By	Description

Project: **178 Spring Street**
New York, NY 10012

Client: **AS NOTED**

Scale: **AS NOTED**

Drawing: **19 of 39**

Date: **07.13.2022**

Drawn: **MIN**

Drawing Title: **Existing Storefront Condition**

Drawing No: **LPC-019.00**

Project No: **M-SPR.178**



02 STOREFRONT RENDERING
Scale: N.T.S.

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Revision

No. Date By Description

Project

Alteration
178 Spring Street
New York, NY 10012

Client

Moritz Alexander Schommartz

Drawing Title

Storefront Render

Scale

AS NOTED

Drawing

20 of 39

Drawn

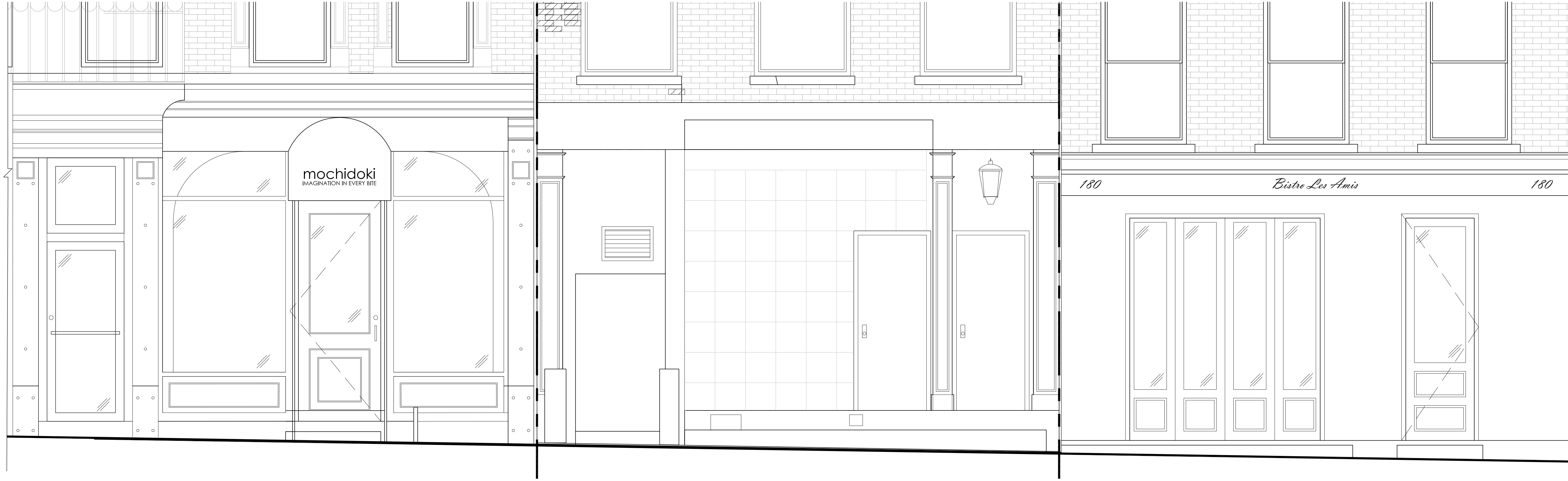
CP:IG

Date

07.13.2022

Proj Code

M-SPR.178



01 EXIST. STOREFRONT ELEVATION
Scale: 1/2" = 1'-0"



02 PROP. STOREFRONT ELEVATION
Scale: 1/2" = 1'-0"

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MEP Engineer:

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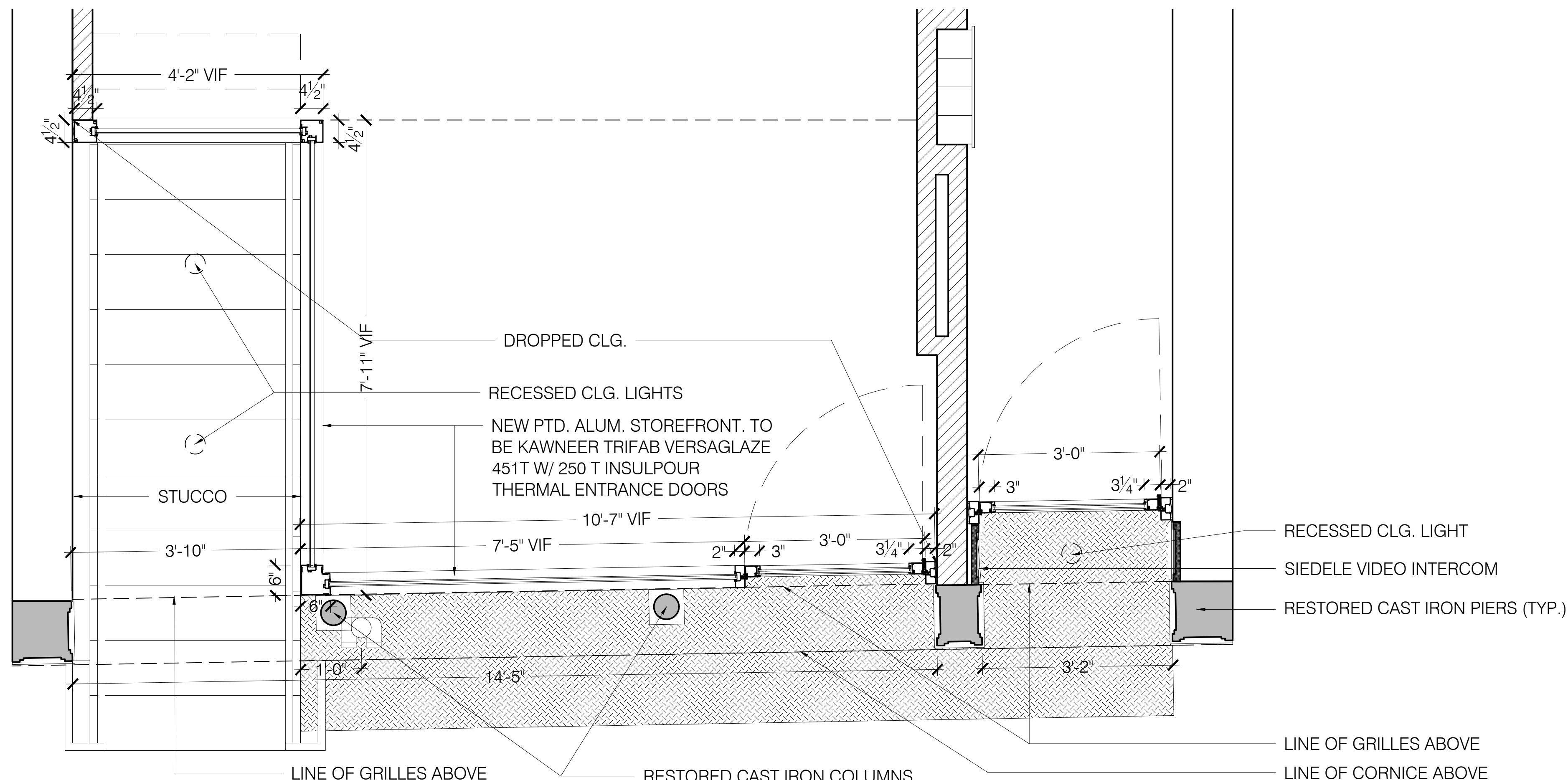
Revision No.	Date	By	Description

Project: 178 Spring Street
New York, NY 10012

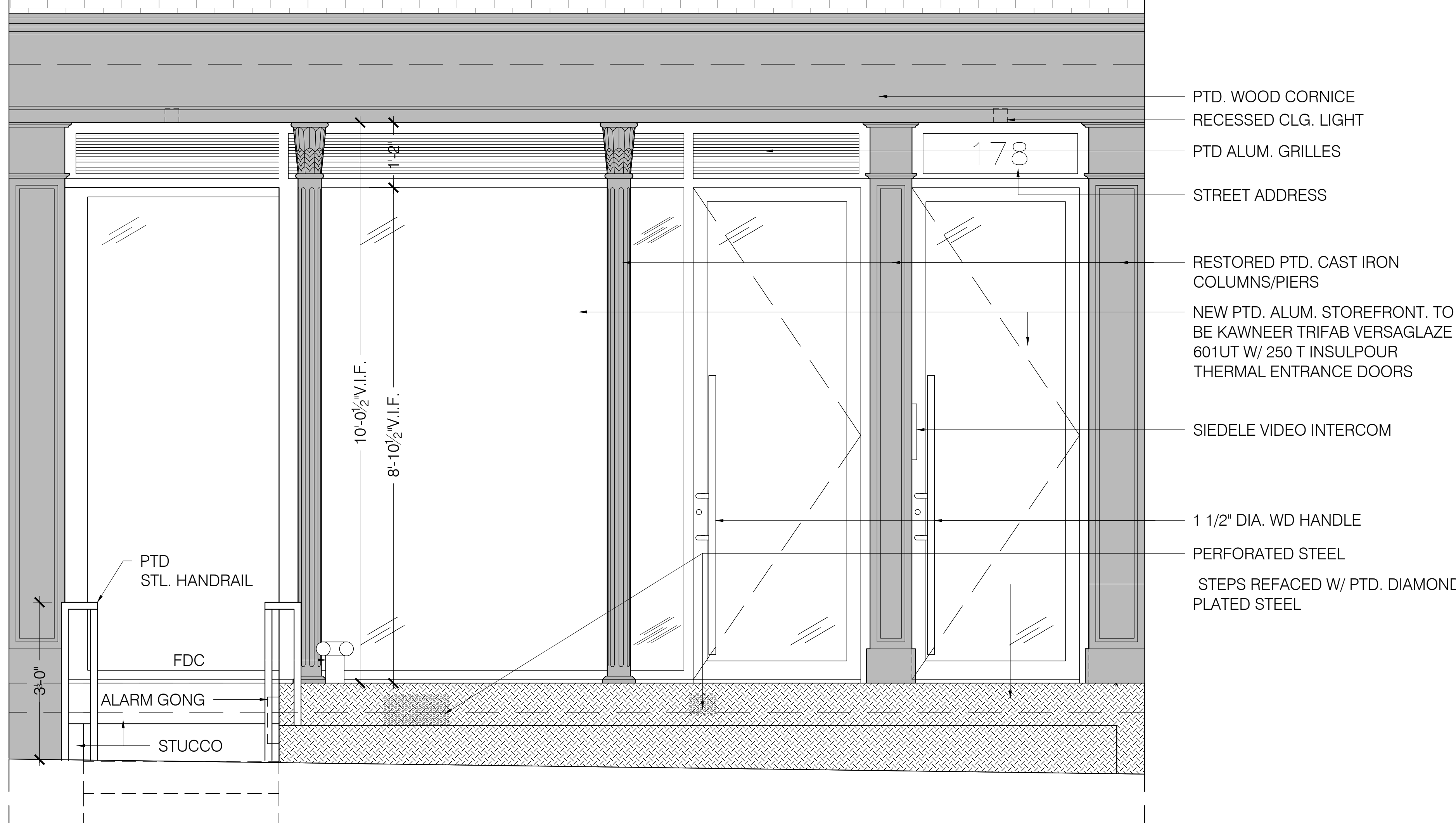
Client: 21 of 39
Drawing: AS NOTED
Date: 07.13.2022
Scale: MIN
Drawn: MIN

Draw No: LPC-021.00
M-SPR.178

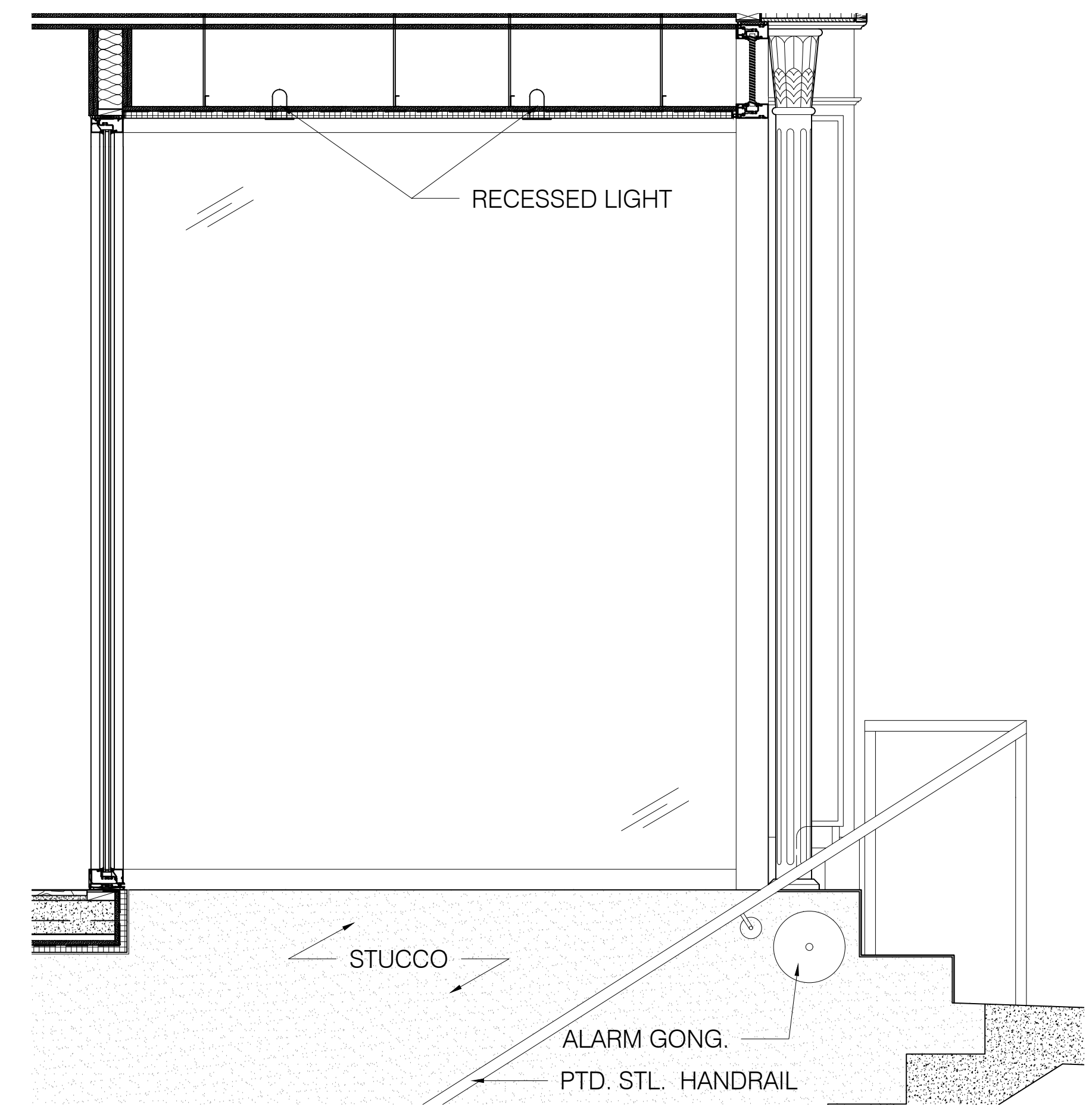
Existing & Proposed Storefront



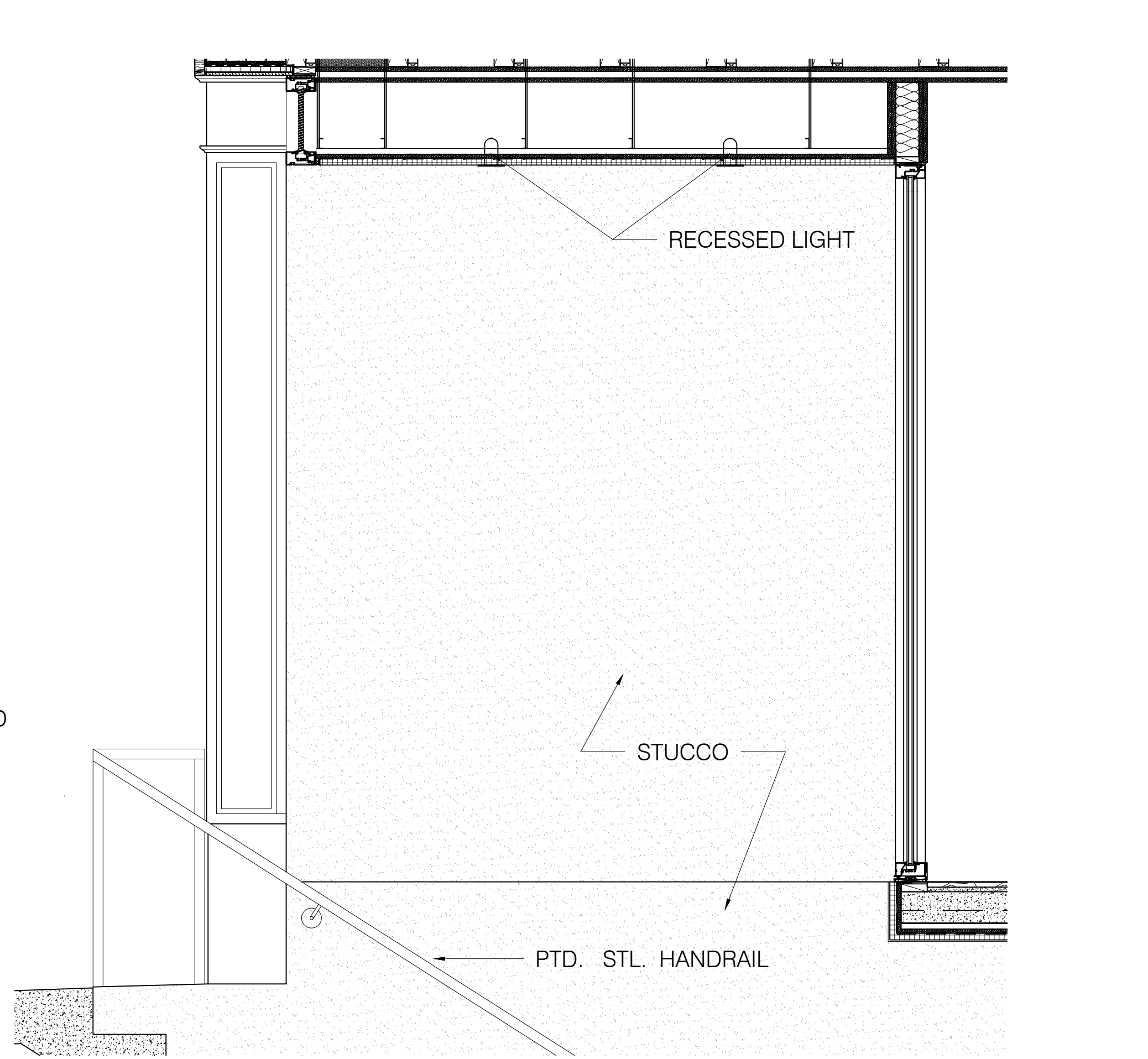
02 STOREFRONT PARTIAL FLOOR PLAN
Scale: N.T.S.



01 STOREFRONT ELEVATION
Scale: 3/4" = 1'-0"



04 ELEVATION @ STOREFRONT SIDE
Scale: 3/4" = 1'-0"



03 ELEVATION @ SIDEWALL OF EXTERIOR STAIR
Scale: 3/4" = 1'-0"

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Revision No.	Date	By	Description

Project: **Alteration
178 Spring Street
New York, NY 10012**

Client: **Moritz Alexander Schommaritz**

Drawing Title: **Details**

Scale: **AS NOTED**

Drawing No.: **22 of 39**

Date: **07.13.2022**

Drawn: **CP/IG**

Proj Code: **LPC-022.00**

Drawn: **M-SPR.178**

Structural Engineer

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Revision No. Date By Description

Project: **Alteration
 178 Spring Street
 New York, NY 10012**
 Client: **Moritz Alexander Schommaritz**

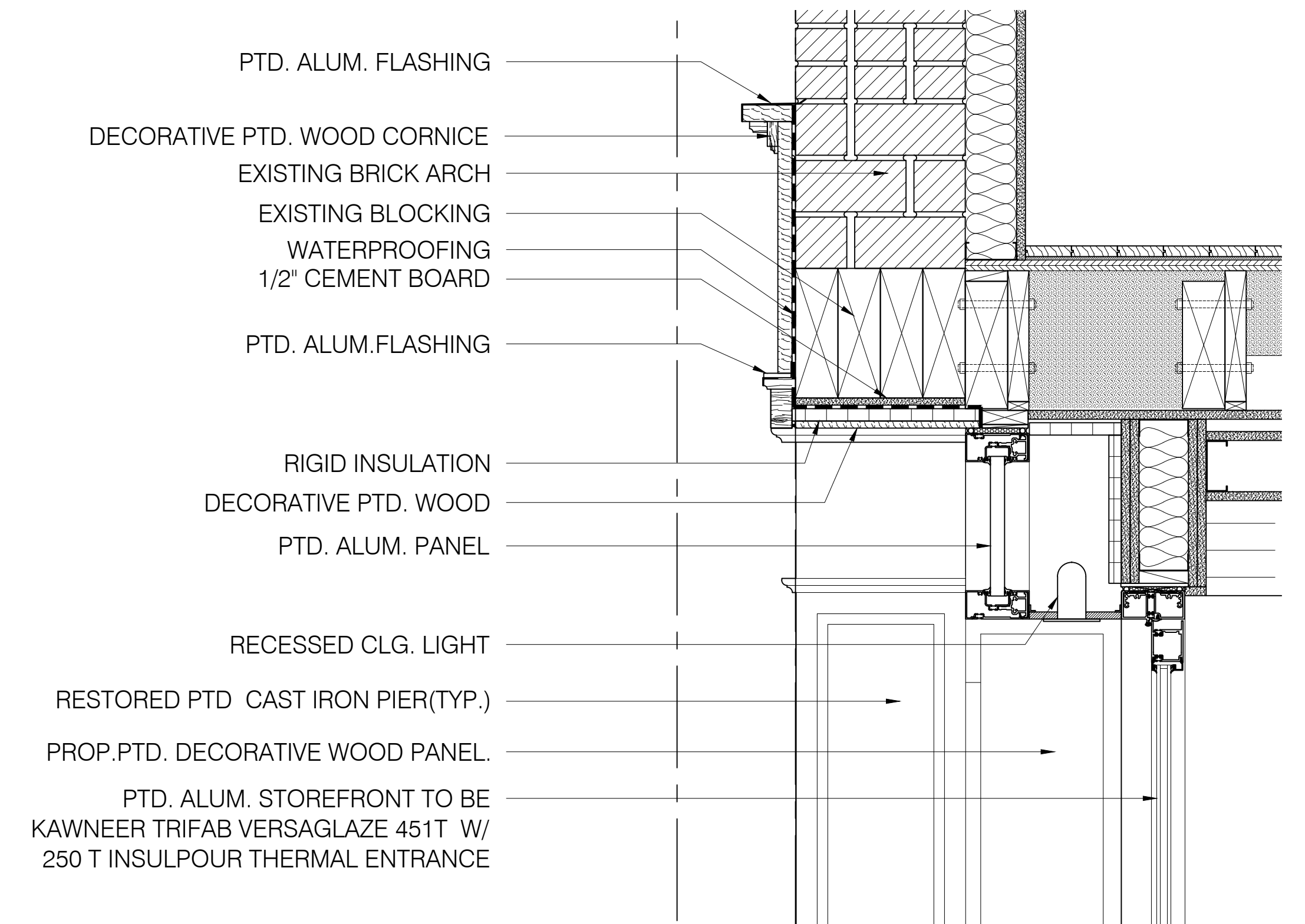
Sheet: **23 of 39**
 Date: **07.13.2022**

Drawing Title: **Details**

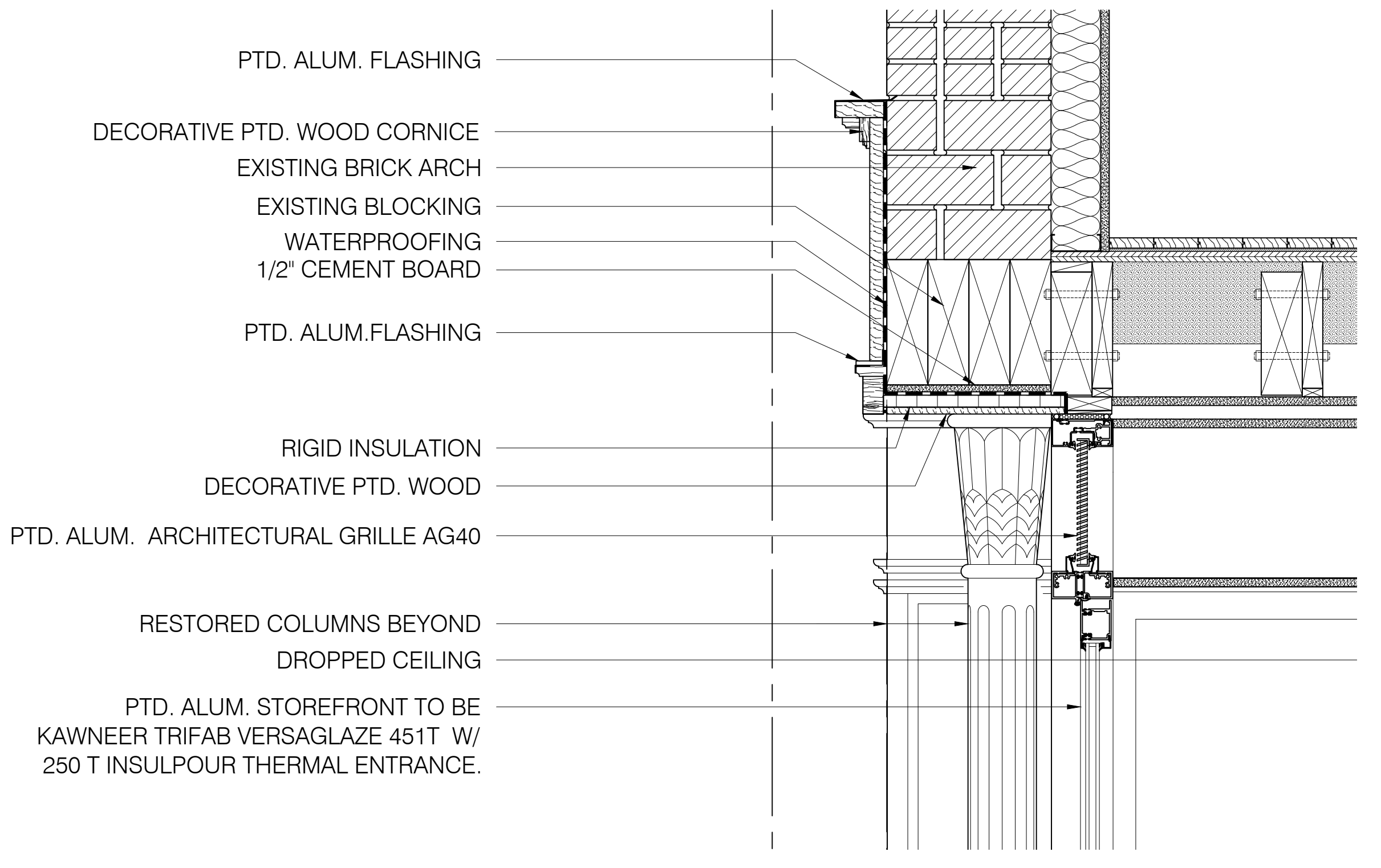
Proj Code: **LPC-023.00**

Scale: **AS NOTED**
 Drawing: **CP/IG**
 Date:

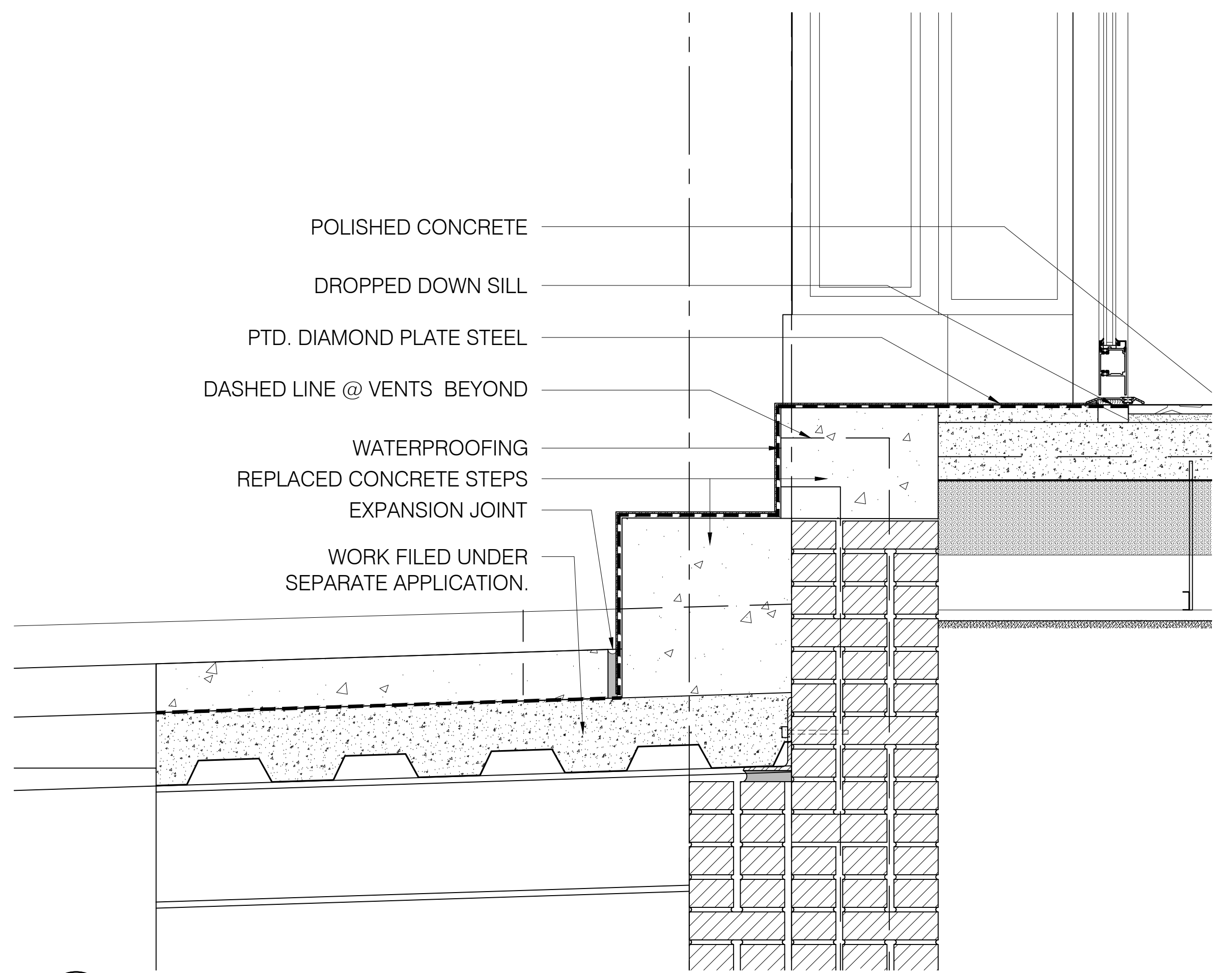
Drawn: **M-SPR.178**



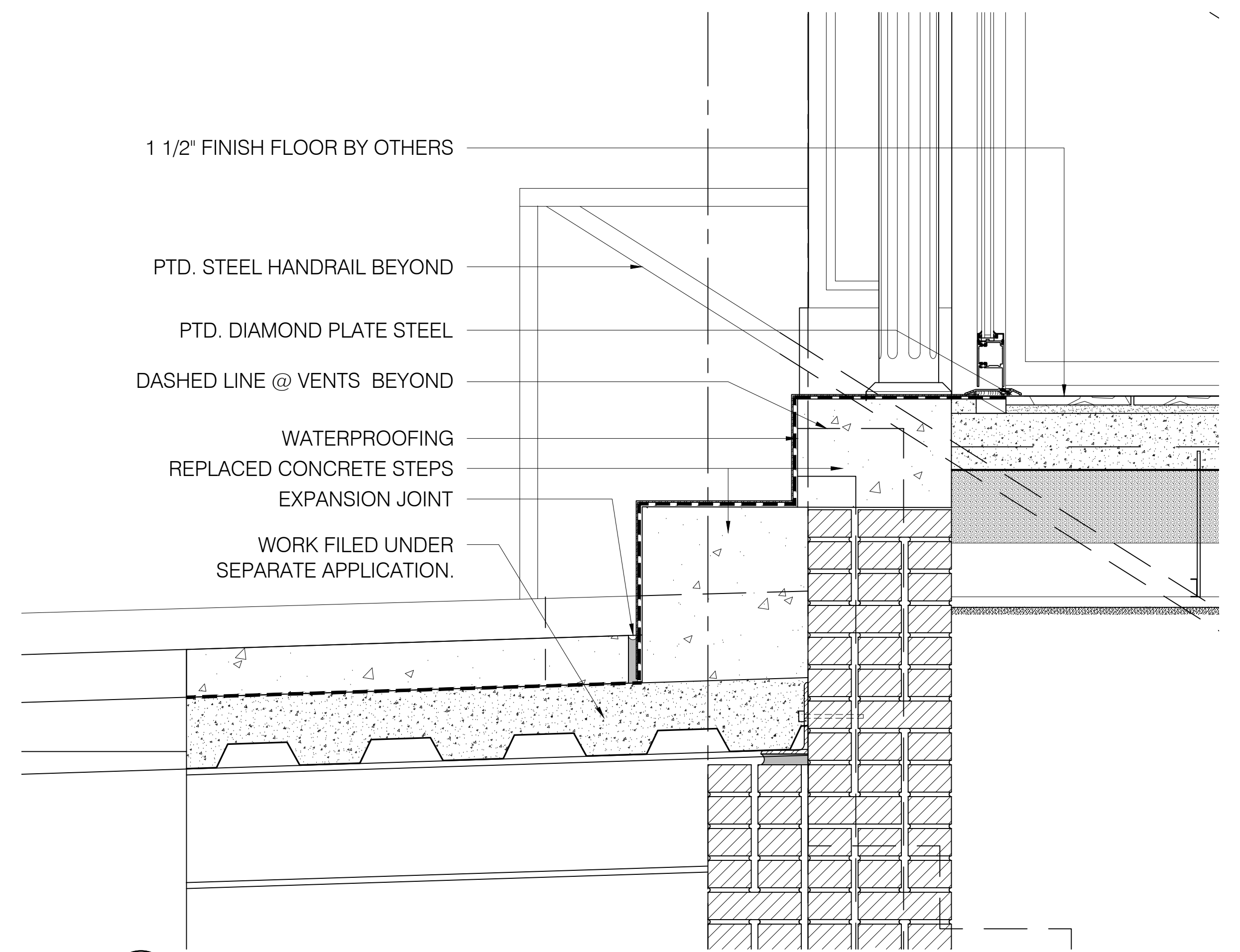
02 RESIDENTIAL ENTRANCE DOOR HEAD DETAIL
 Scale: N.T.S.



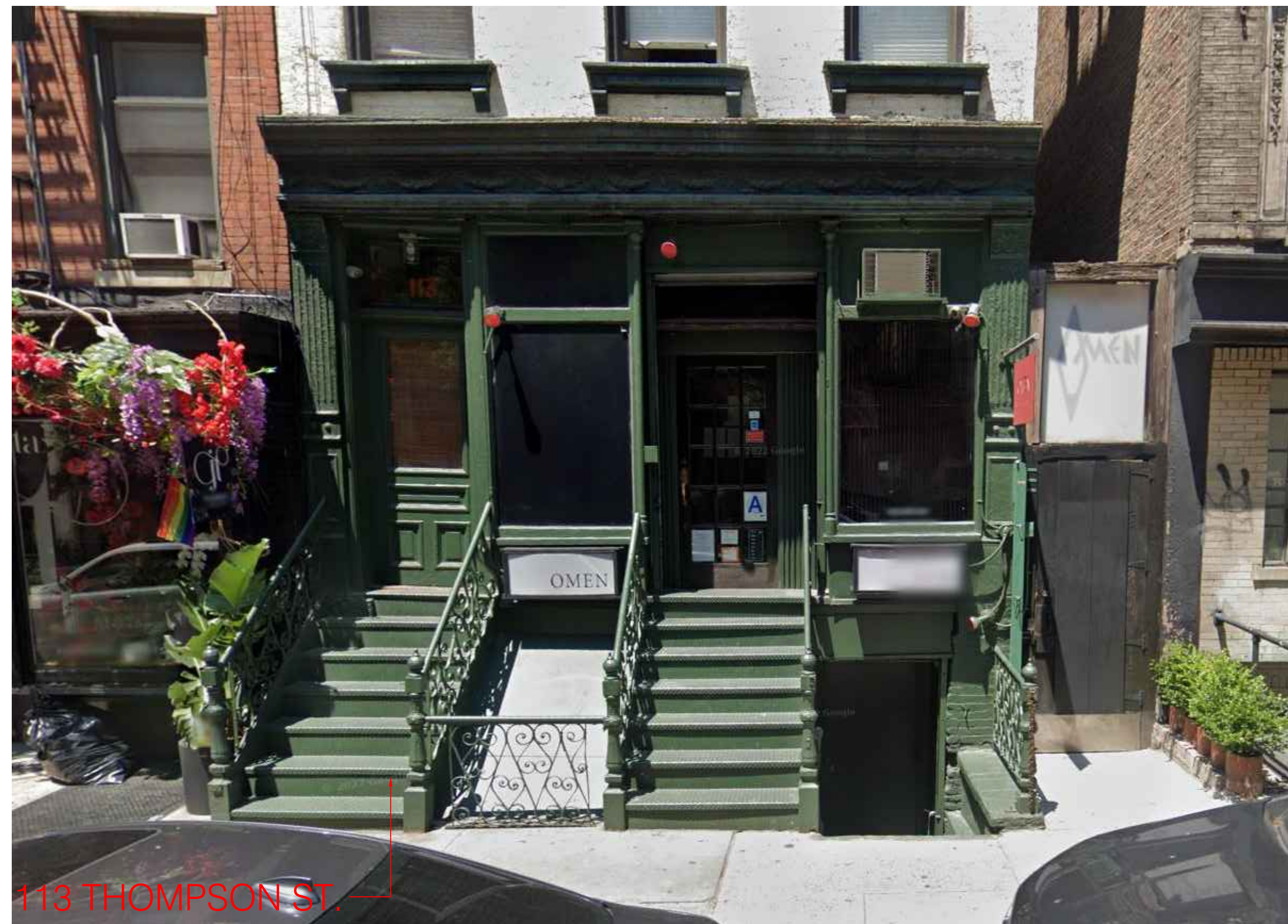
04 COMMERCIAL STOREFRONT ENTRANCE HEAD DETAIL
 Scale: 1-1/2" = 1'-0"



01 RESIDENTIAL ENTRANCE DOOR SILL DETAIL
 Scale: 3/4" = 1'-0"



03 COMMERCIAL STOREFRONT ENTRANCE SILL DETAIL
 Scale: 1-1/2" = 1'-0"



STOREFRONT PRECEDENTS IN NEAR AREA

Structural Engineer

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Revision No. Date By Description

Project
178 Spring Street
New York, NY 10012

Client
24 of 39

Drawing Title
Storefront
Precedents

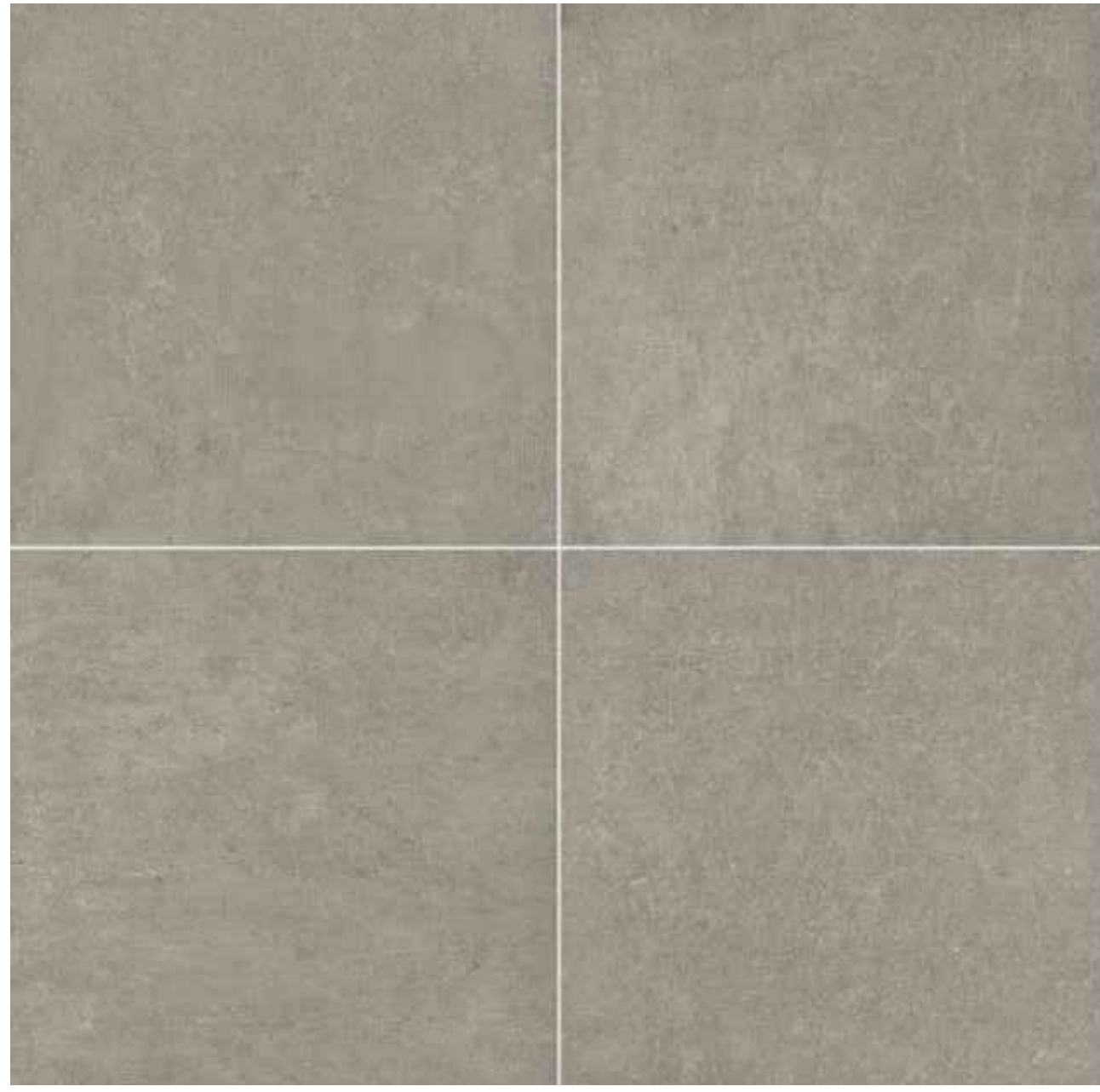
Drawing No.
LPC-024.00

Scale
AS NOTED

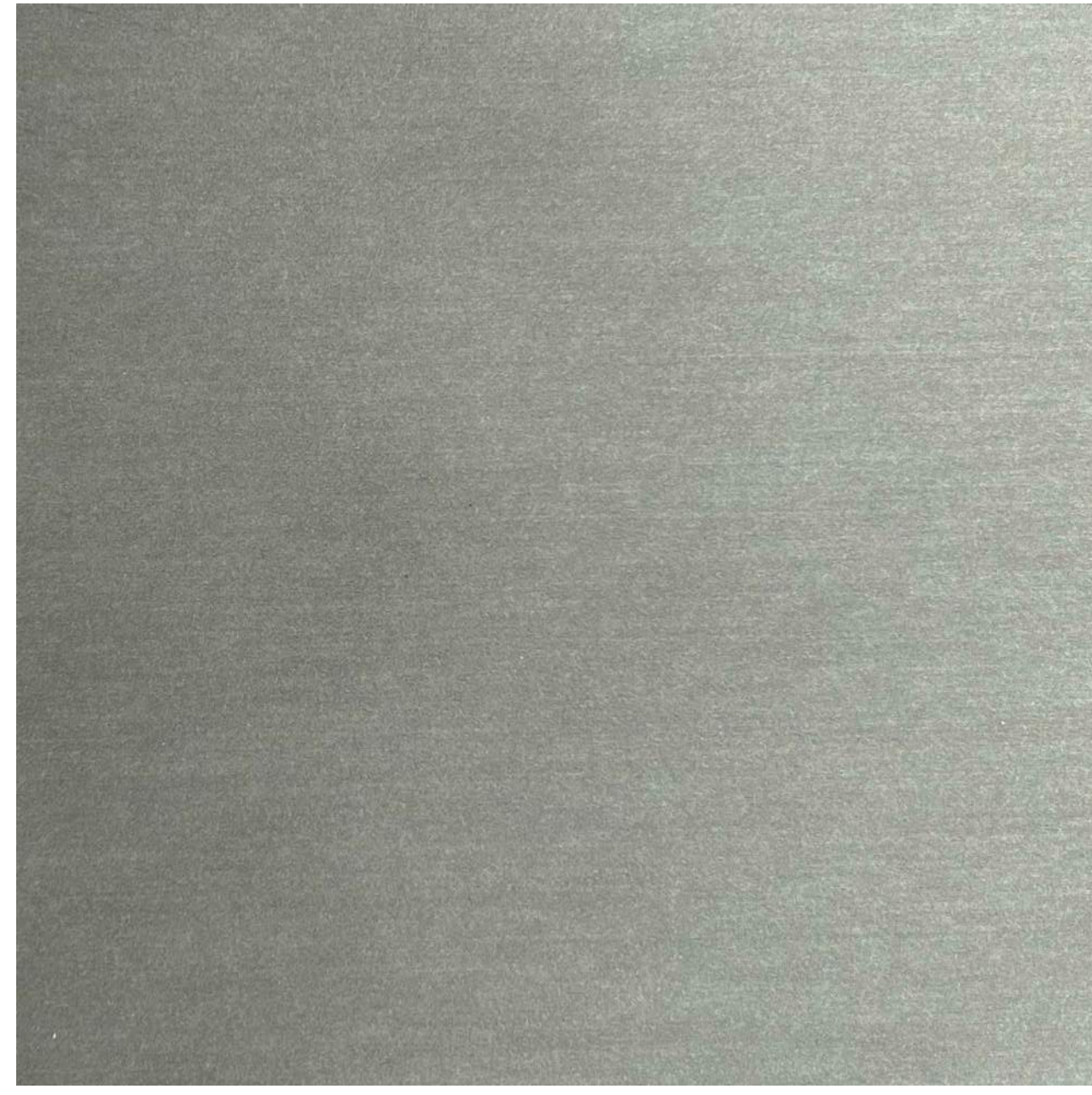
Sheet
MIN

Project Code
M-SPR.178

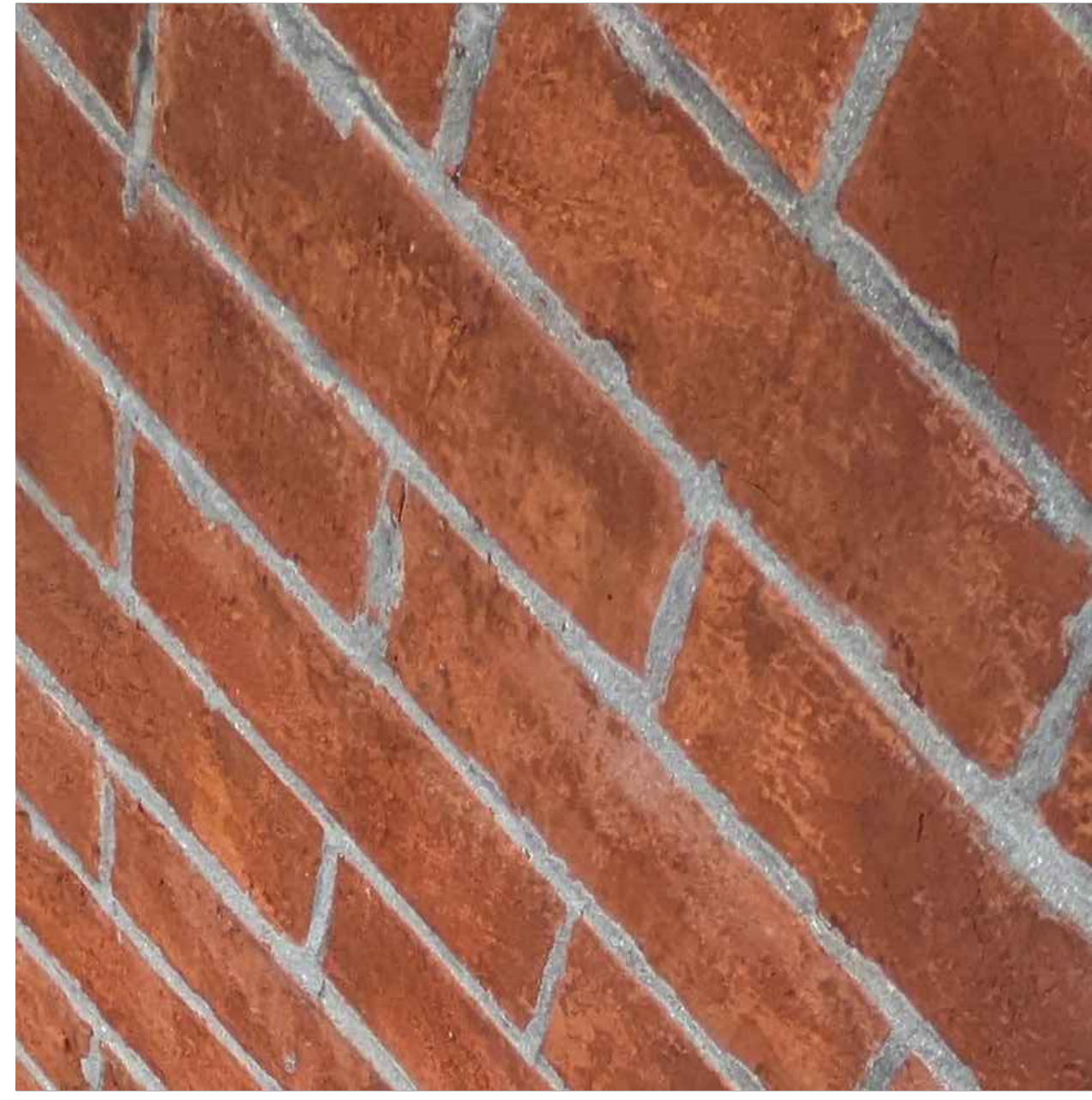
Date
07.13.2022



PAVERS- MSI SURFACES - PORCELAIN CONCERTO GRIGIO - 24" X 24"



RHEINZINK - FLAT LOCK TILES GRANUM - SKYGREY



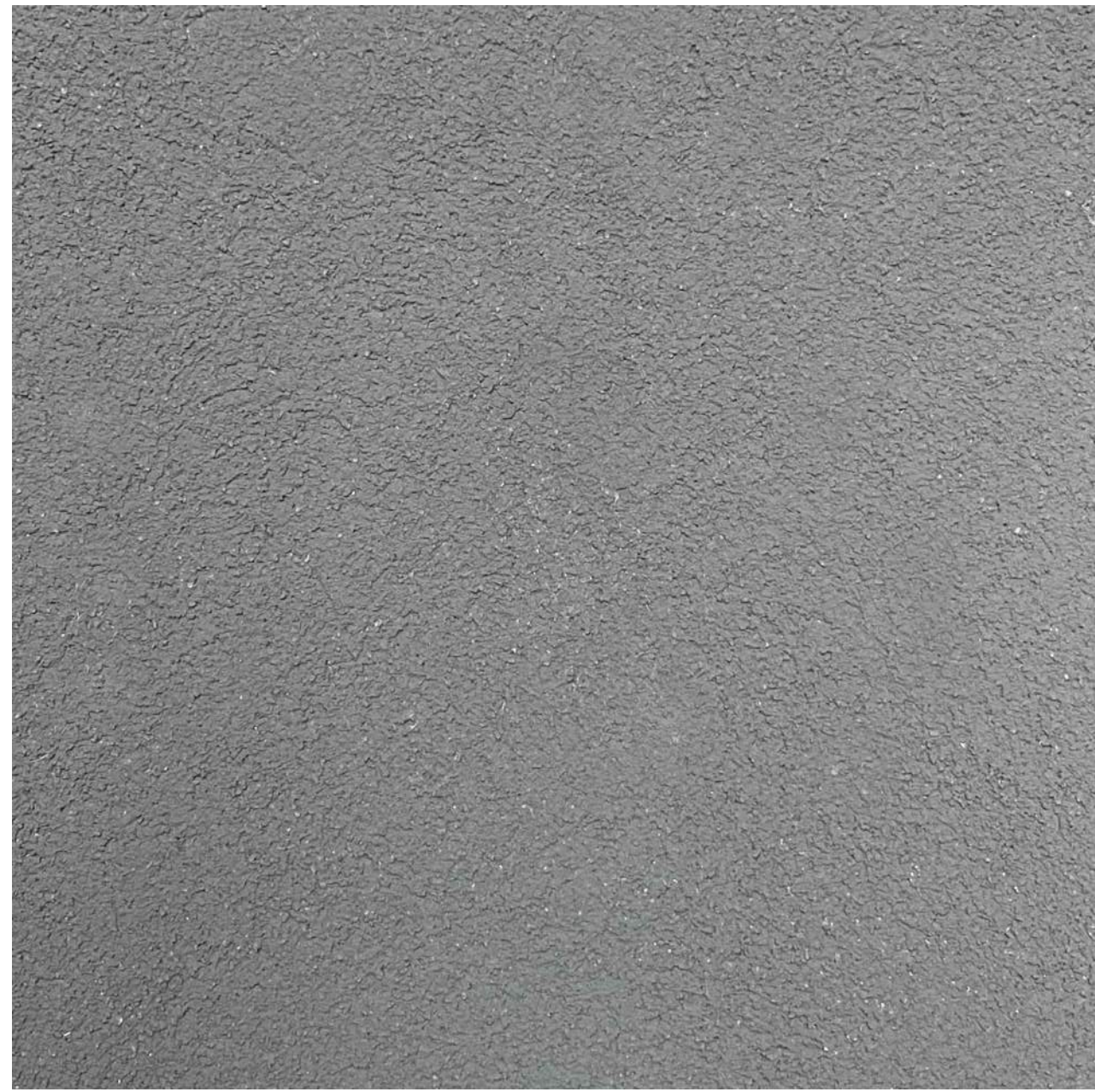
EXISTING BRICK



EXISTING STUCCO TO MATCH



STOREFRONT WINDOW & CORNICE RAL 7026



STUCCO AT CELLAR STAIR TUXEDO 3033 SMOOTH



ENTRY STEPS - DIAMOND PLATE STEEL BLACK

Structural Engineer	
MEP Engineer	

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Revision No.	Date	By	Description

Project	178 Spring Street New York, NY 10012
Client	

Drawing Title	Material Samples
Scale	AS NOTED
Drawing Date	25 of 39
Drawn	MIN
Drawn Date	07.13.2022

Draw No.	LPC-025.00
Proj Code	M-SPR.178



Draw No
LPC-026.00

Proj Code
M-SPR.178

Drawing Title
Photomontage

Scale
AS NOTED

Drawn
IG

Drawing Date
26 of 39

Draw Date
07.13.2022

Project
178 Spring Street
New York, NY 10012

Revision

No.	Date	By	Description

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New@tomwiter.com tomwiter.com

APPENDIX

Draw No
LPC-027.00

Proj Code
M-SPR.178

Scale
AS NOTED

Drawn
MIN

Drawing Date
07.13.2022

Project
**178 Spring Street
New York, NY 10012**

Sheet
27 of 39

Revision

No. Date By Description

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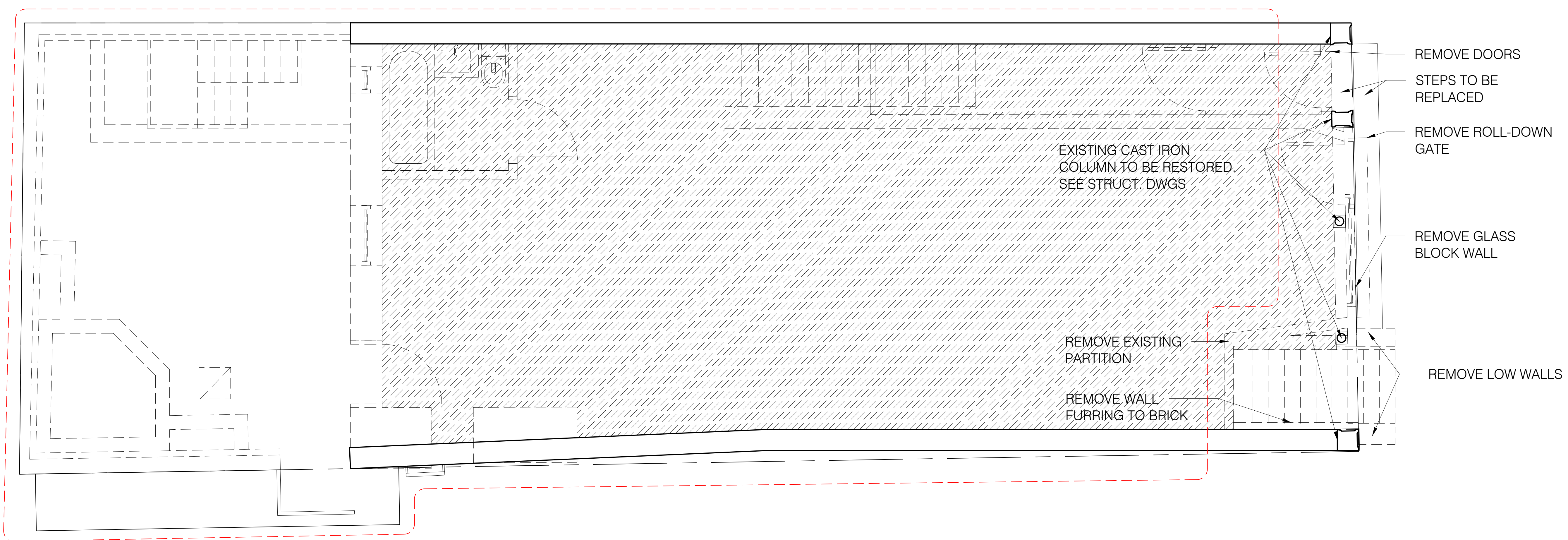
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Structural Engineer

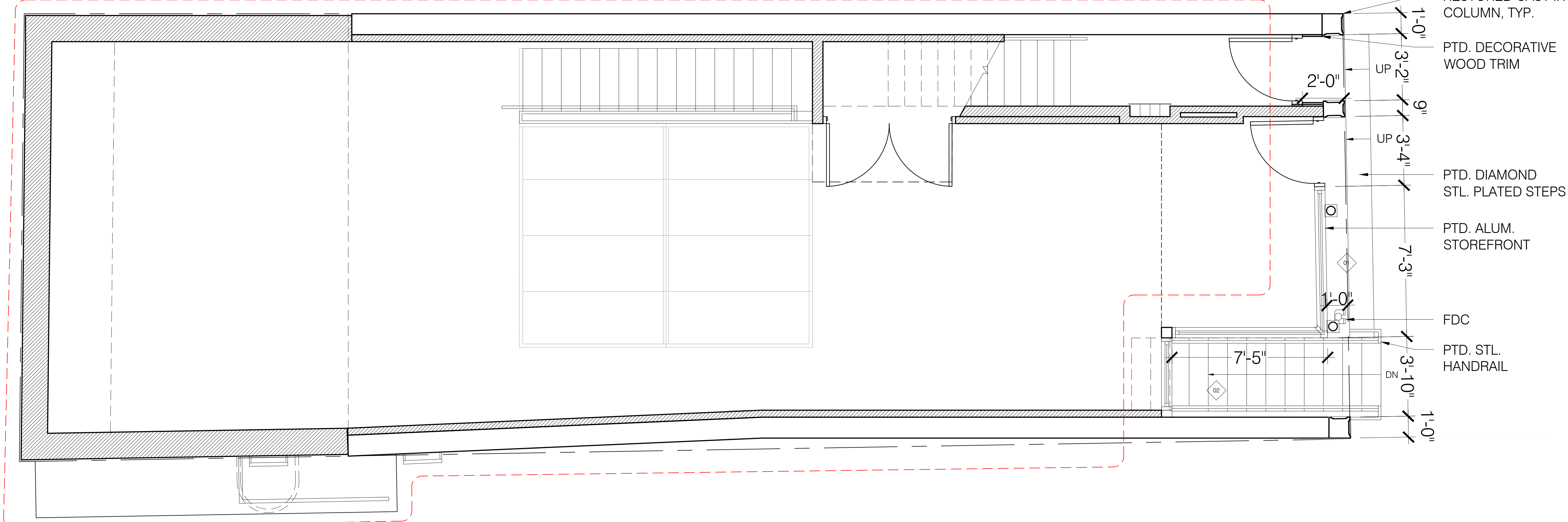
MEP Engineer

twa
**TOM WINTER
ARCHITECT PC**
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Brooklyn, NY 11201
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Me@tomwinter.com tommwinter.com



01 EXISTING 1ST FLOOR PLAN
Scale: 3/8" = 1'-0"

REAR RECONSTRUCTION WORK PART OF PREVIOUSLY APPROVED LPC APPLICATION DOCKET # LPC-19-23784



02 PROPOSED 1ST FLOOR PLAN
Scale: 3/8" = 1'-0"

SPRING STREET

Structural Engineer
MEP Engineer

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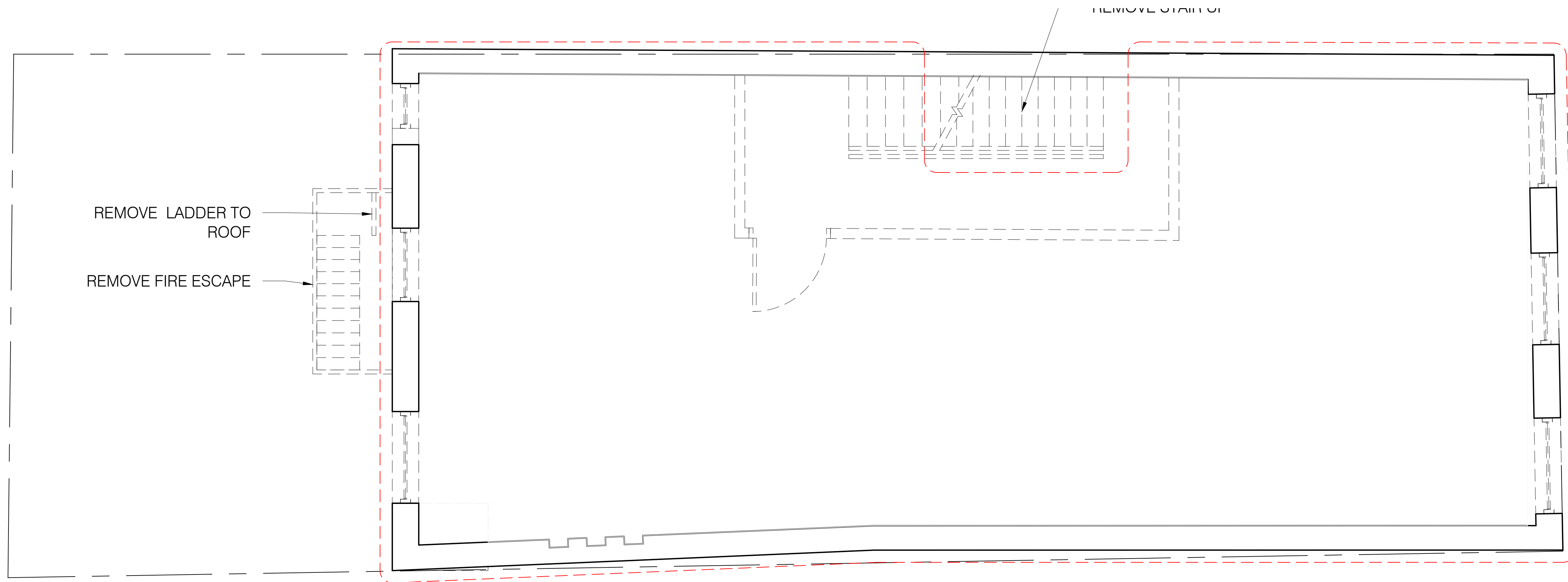
© Tom Winter Architect PC

Revision No.	Date	By	Description

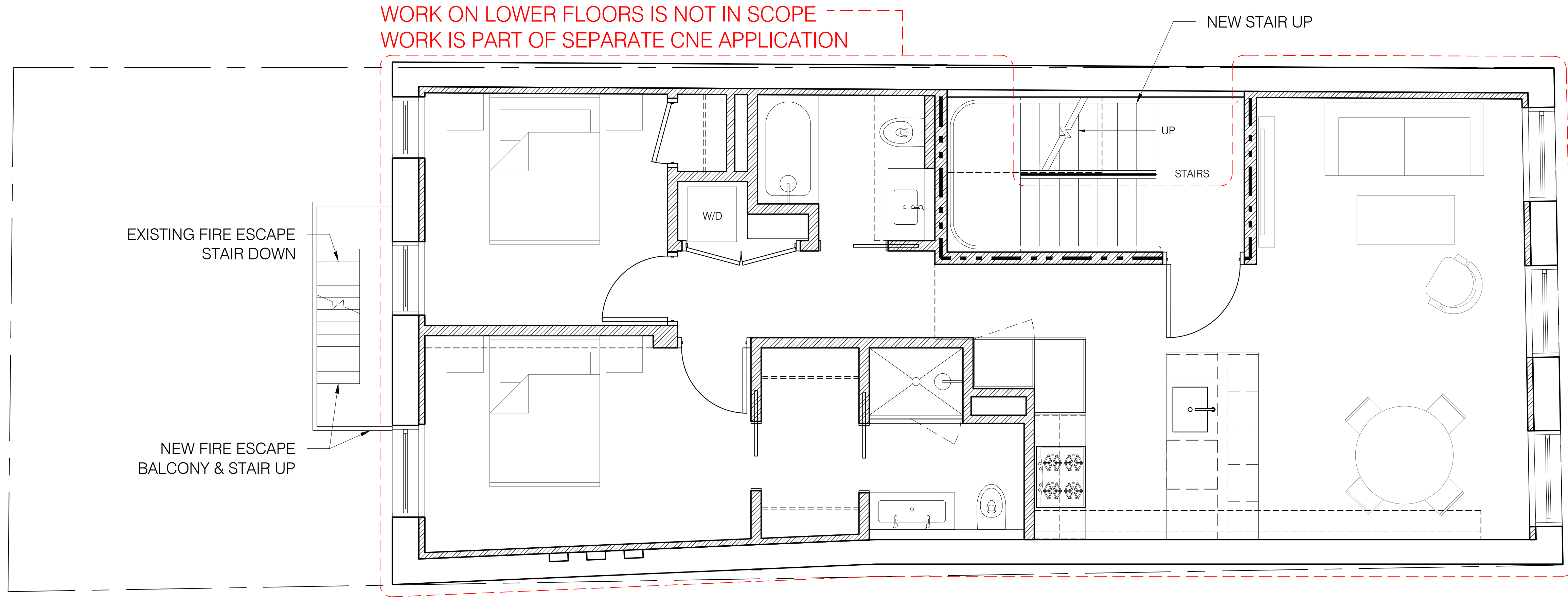
Project: 178 Spring Street
New York, NY 10012

Existing Plans
Scale: AS NOTED
Drawing: 28 of 39
Date: 07.13.2022

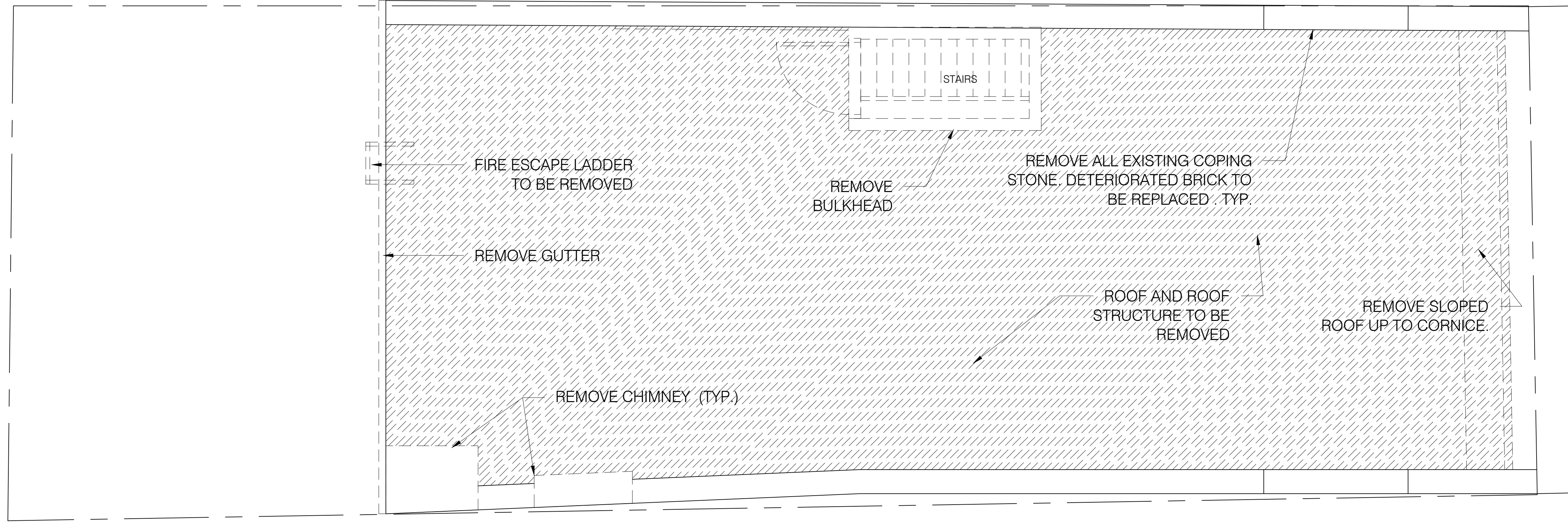
LPC-028.00
M-SPR.178



01 EXISTING 5TH FLOOR PLAN
Scale: 3/8" = 1'-0"

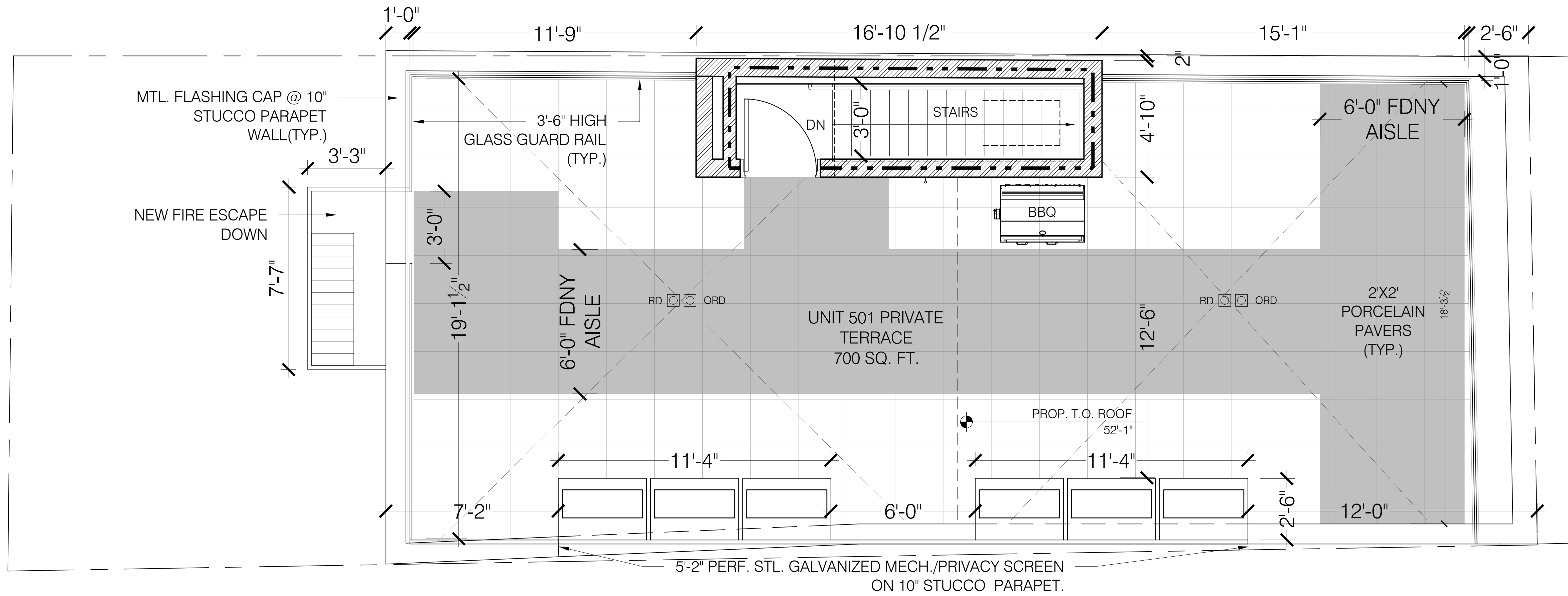


02 PROPOSED 5TH FLOOR PLAN
Scale: 3/8" = 1'-0"



01 EXISTING ROOF PLAN

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



02 PROPOSED ROOF PLAN

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

SPRING STREET

Structural Engineer

MEP Engineer

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Revision No. Date By Description

Project
178 Spring Street
New York, NY 10012

Existing Plans

LPC-030.00

Client

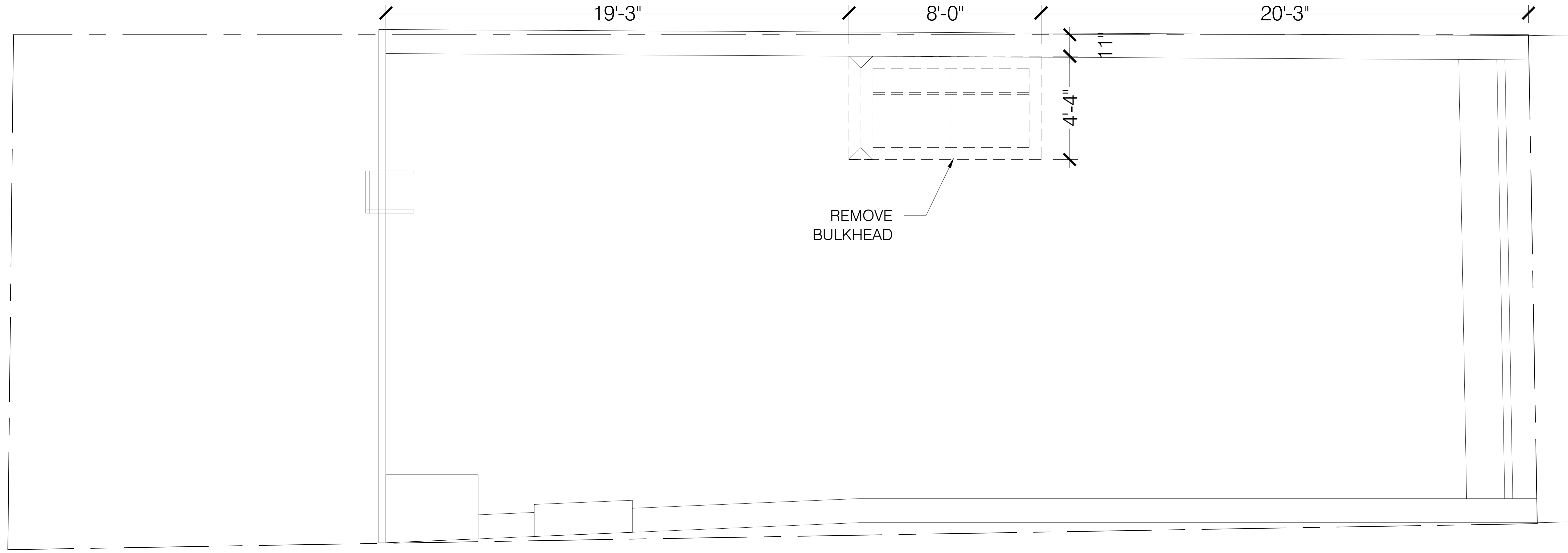
AS NOTED

Scale
Drawing Date
MIN

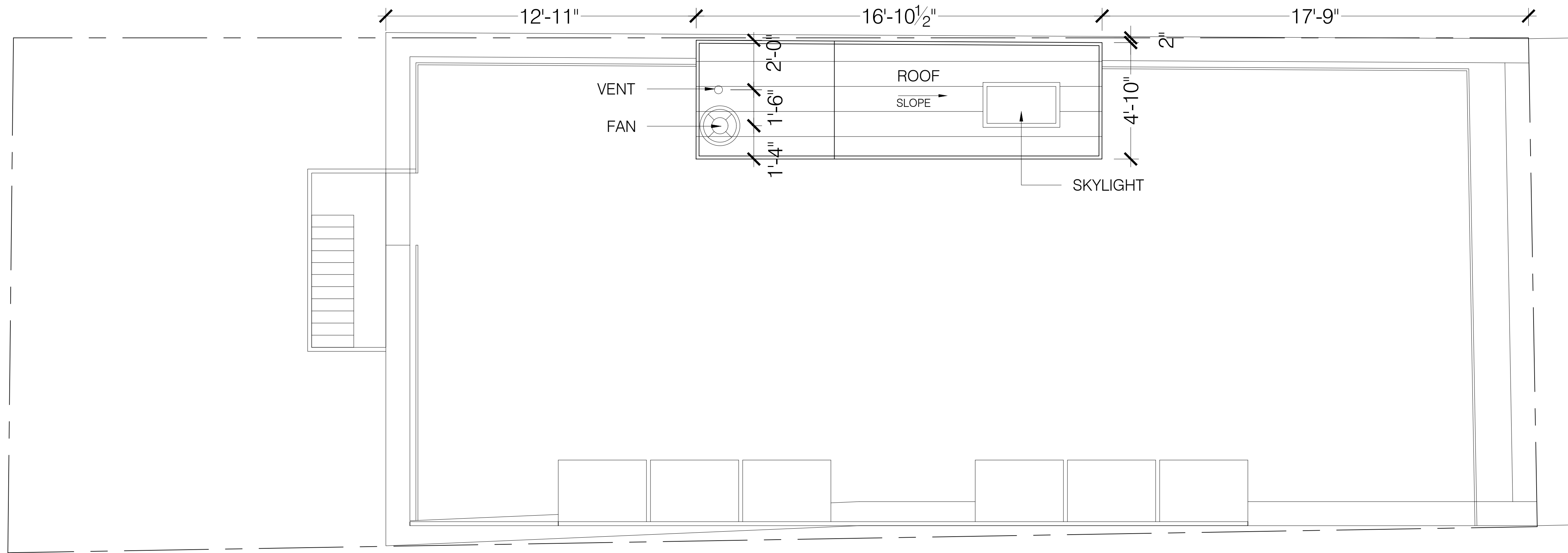
30 of 39

07.13.2022

M-SPR.178



01 EXISTING BULKHEAD PLAN
Scale: 3/8" = 1'-0"



02 PROPOSED BULKHEAD PLAN
Scale: 3/8" = 1'-0"

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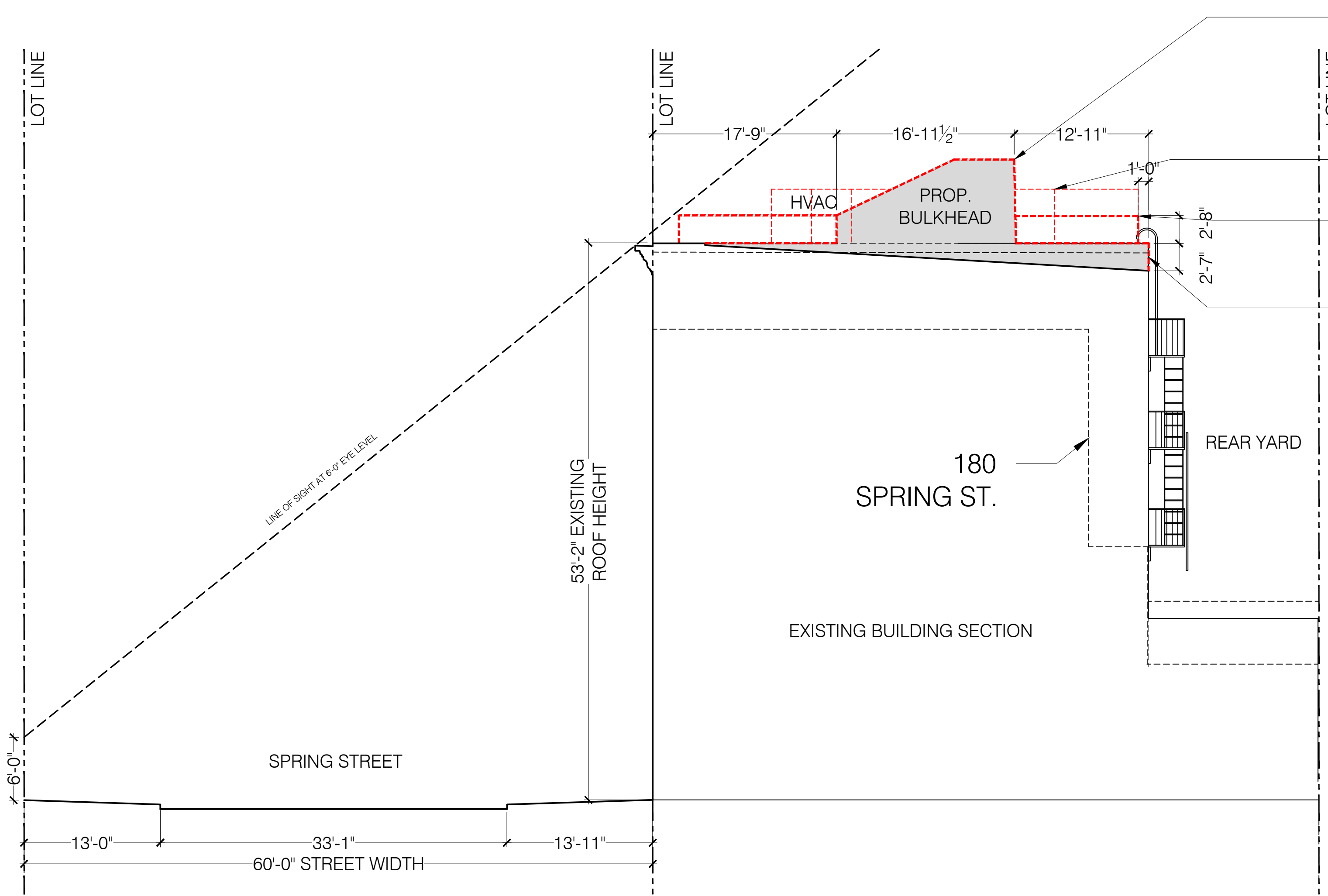
Revision No.	Date	By	Description

Project: 178 Spring Street
New York, NY 10012

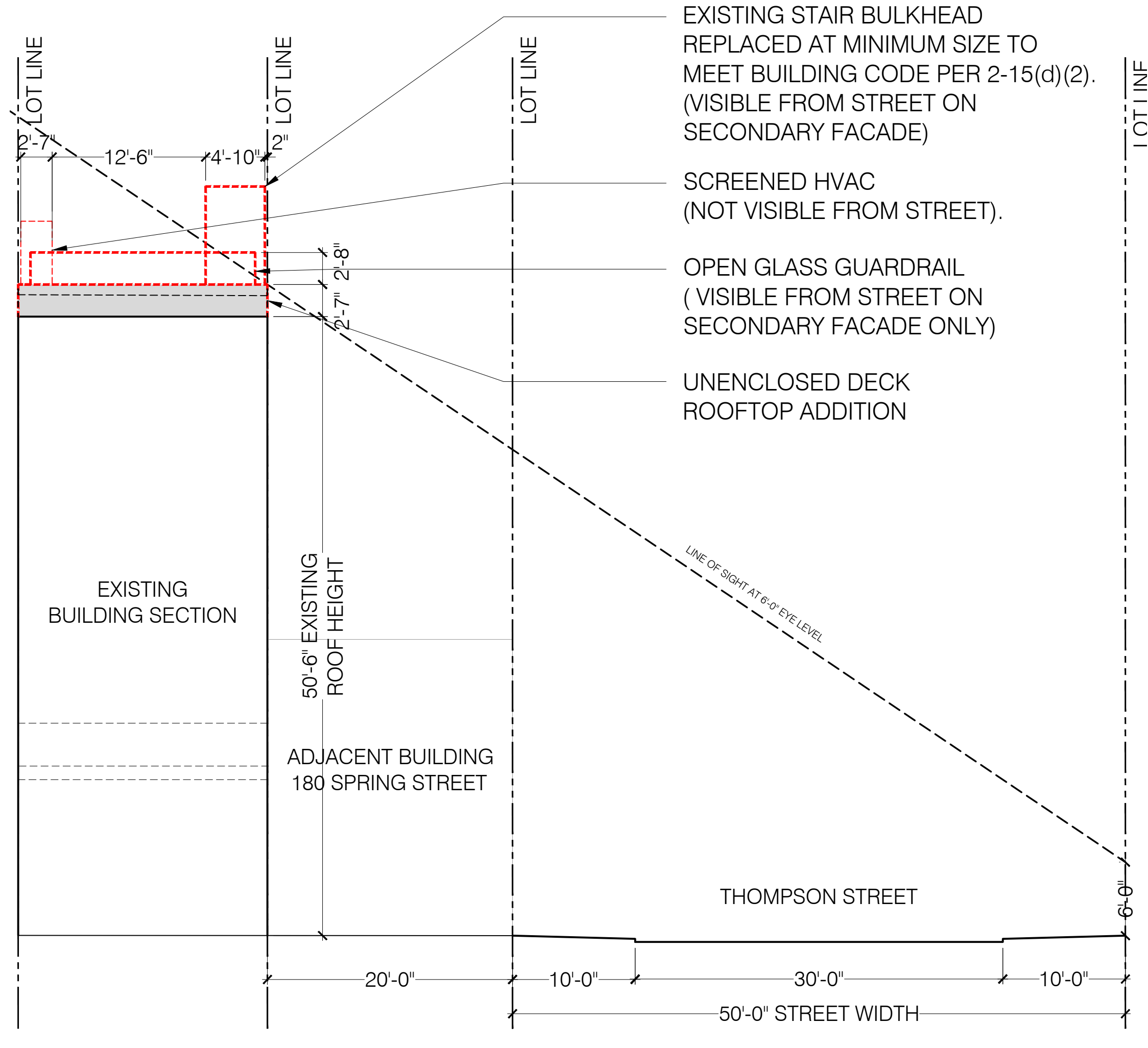
Existing Plans
Scale: AS NOTED
Drawing: 31 of 39
Date: 07.13.2022
MIN

Draw No: LPC-031.00
Proj Code: M-SPR.178

- PROPOSED BUILDING ADDITION UNDER THIS APPLICATION
- EXISTING BUILDING
- EXISTING NEIGHBORING BUILDING
- LOT LINE
- SIGHT LINE



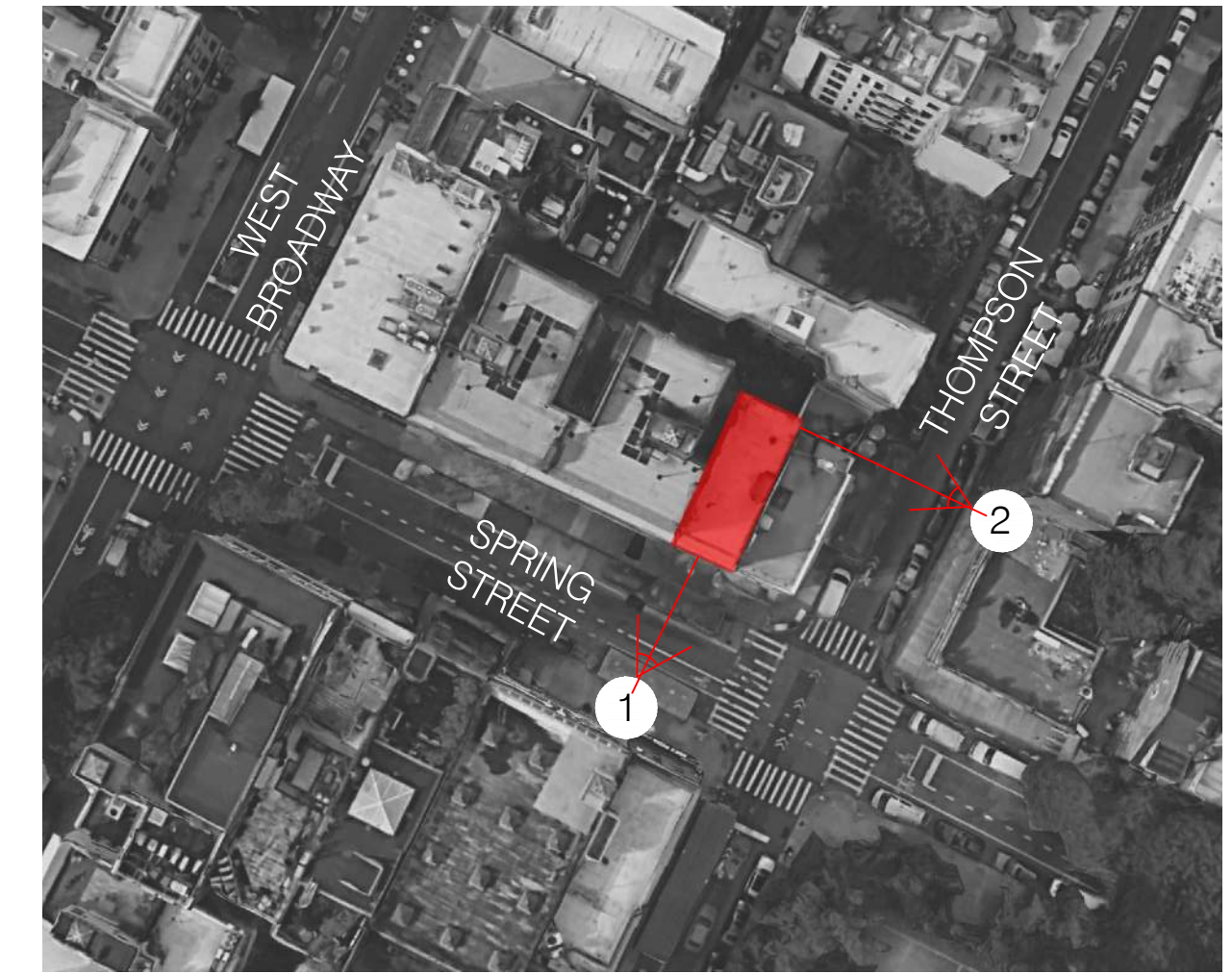
- EXISTING STAIR BULKHEAD REPLACED AT MINIMUM SIZE TO MEET BUILDING CODE PER 2-15(d)(2). (NOT VISIBLE OVER PRIMARY FACADE)
- SCREENED HVAC (NOT VISIBLE FROM STREET).
- OPEN GLASS GUARDRAIL (NOT VISIBLE OVER PRIMARY FACADE)
- UNENCLOSED DECK ROOFTOP ADDITION



- EXISTING STAIR BULKHEAD REPLACED AT MINIMUM SIZE TO MEET BUILDING CODE PER 2-15(d)(2). (VISIBLE FROM STREET ON SECONDARY FACADE)
- SCREENED HVAC (NOT VISIBLE FROM STREET).
- OPEN GLASS GUARDRAIL (VISIBLE FROM STREET ON SECONDARY FACADE ONLY)
- UNENCLOSED DECK ROOFTOP ADDITION

01 SIGHTLINE SECTION
Scale: 1/8" = 1'-0"

02 SIGHTLINE SECTION
Scale: 1/8" = 1'-0"



01 MAP - AERIAL
N.T.S.

Structural Engineer	MEP Engineer
---------------------	--------------

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Revision No.	Date	By	Description

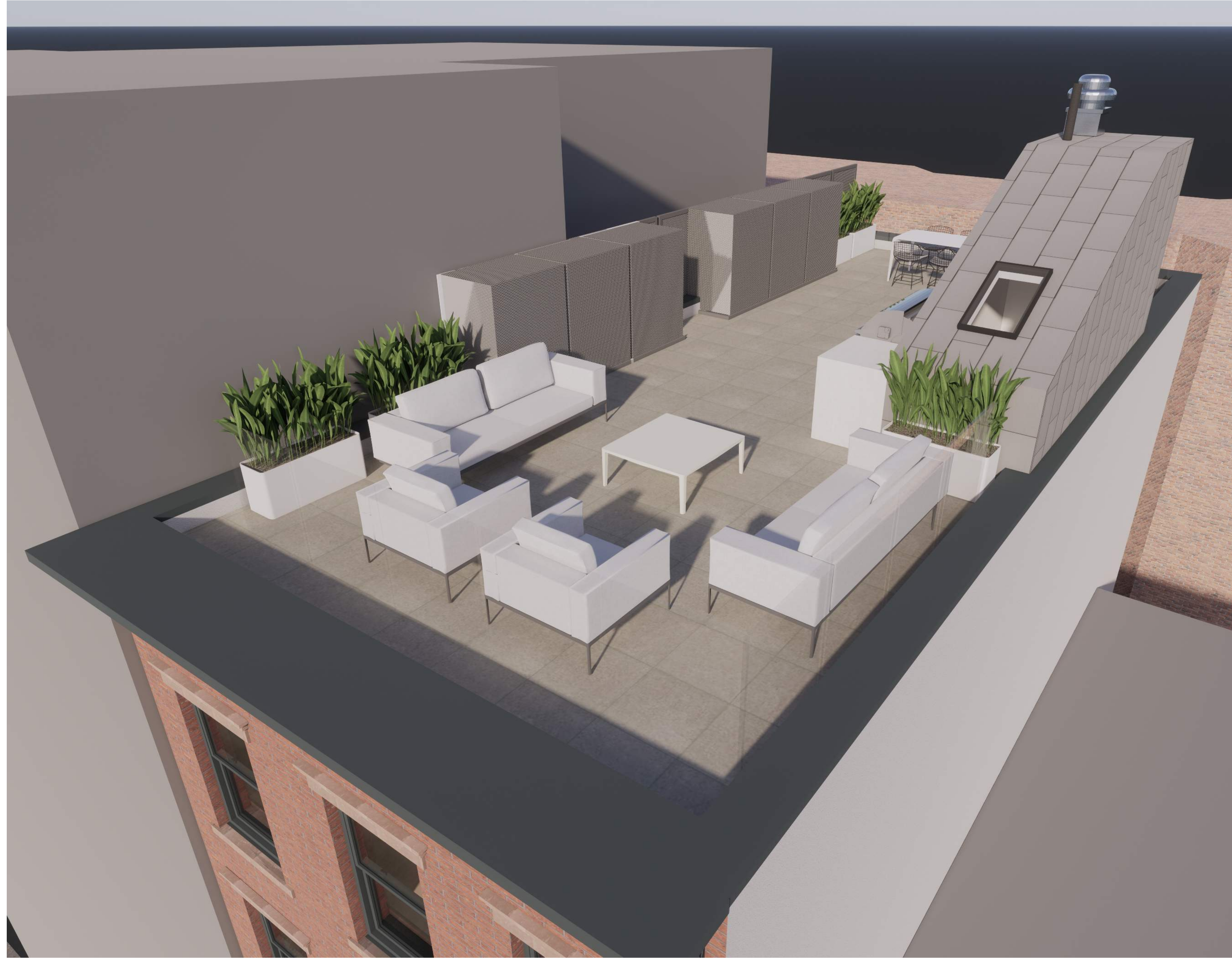
Project: 178 Spring Street
New York, NY 10012

Scale	AS NOTED	Drawing	32 of 39
Drawn	MIN	Date	07.13.2022

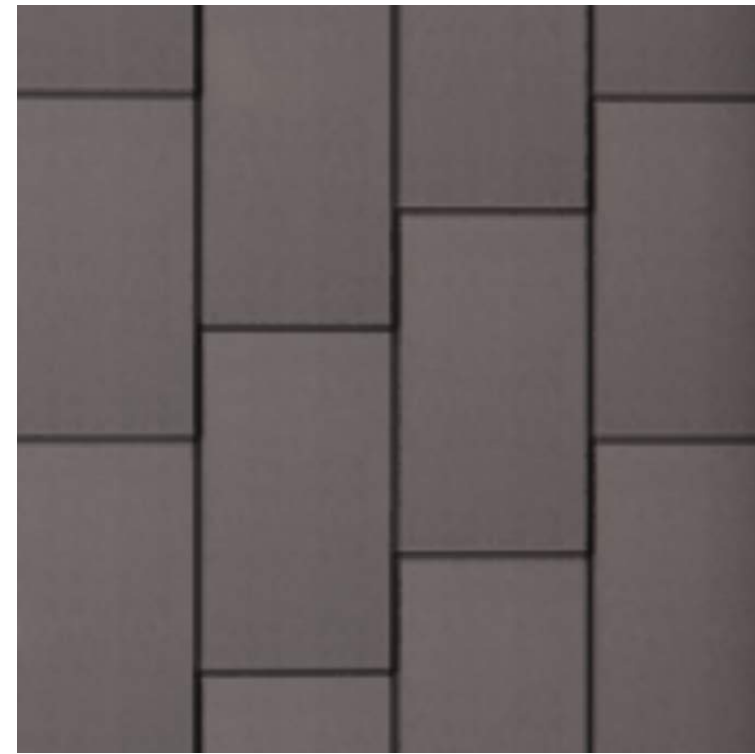
Drawing Title: Sightline Sections

Per Code: LPC-032.00

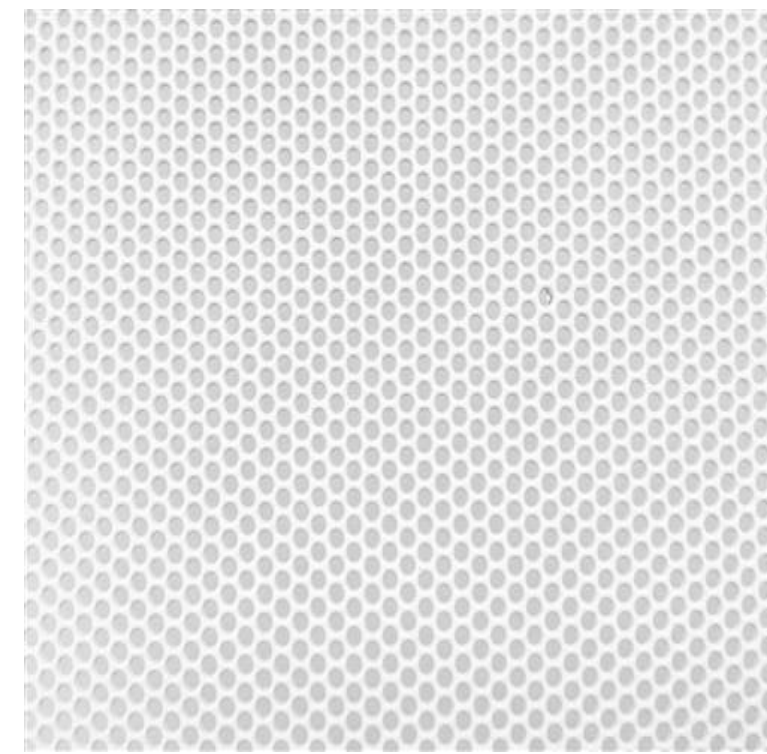
Draw No: M-SPR.178



ROOFTOP



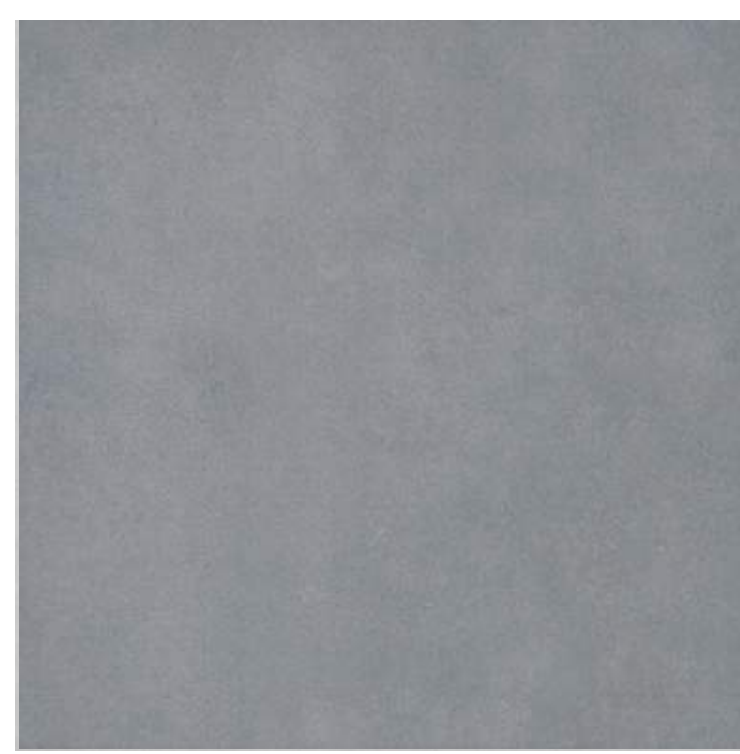
BULKHEAD SIDING
RHINEZINK
SKYGREY GREY



HVAC COVERING / SCREENS
1/4" PERFORATED STEEL
1" DIAMETER HOLES
BENJAMIN MOORE
WHITE SATIN FINISH



FLOORING
MSI SURFACES
PORCELAIN CONCERTO
GRIGIO
24"x24"



STONE COPING
MSI SURFACES
2" BLUESTONE

Structural Engineer:	
MEP Engineer:	

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Revision	No.	Date	By	Description

Project:
178 Spring Street
Manhattan, NY 10012

Drawing Title:
ROOFTOP FINISHES

Scale: AS NOTED
Drawing: 63 of 39
Date: 09-30-2022

Drawing No:
LPC-033.00

Proj./Client:
M-SPR.178



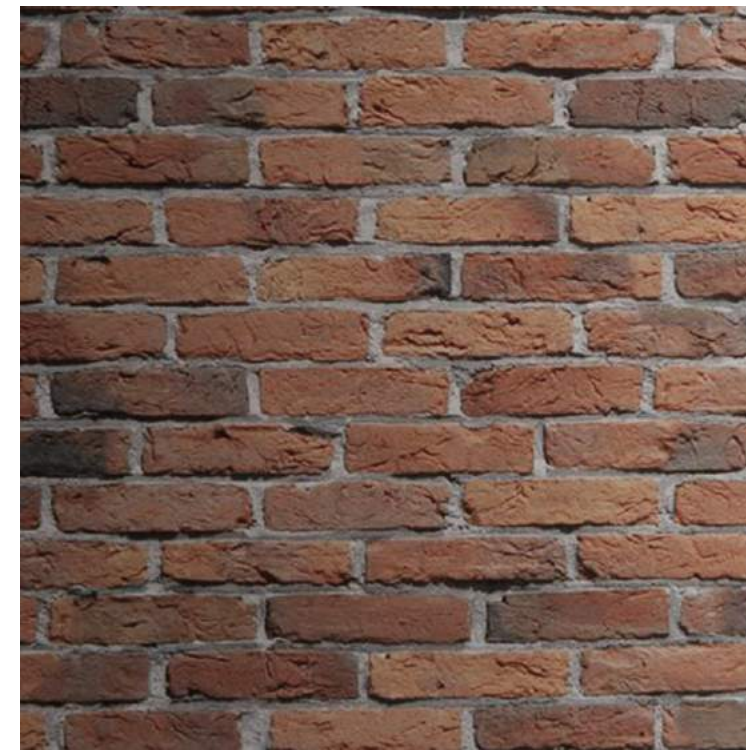
LOBBY | STAIRS



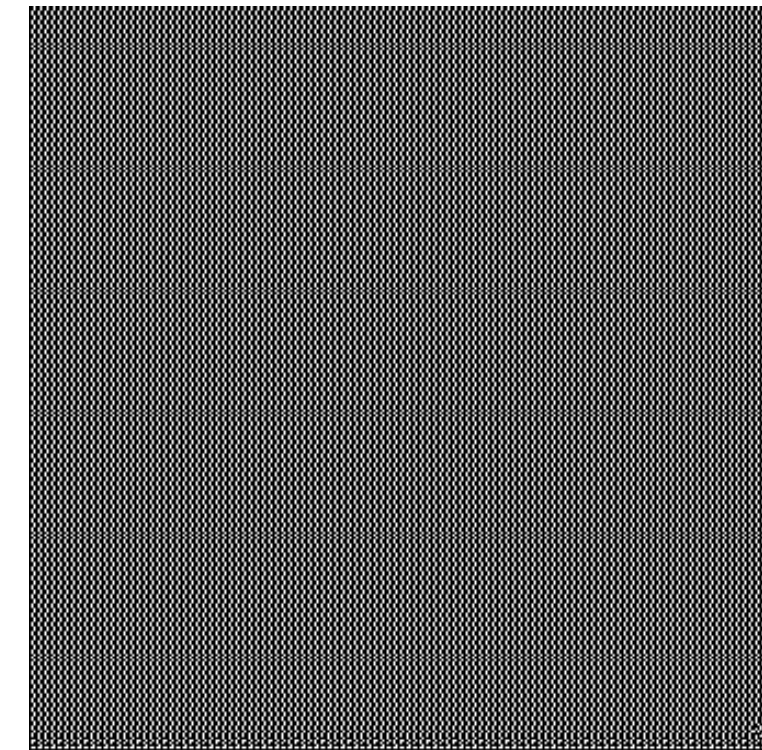
STAIRS



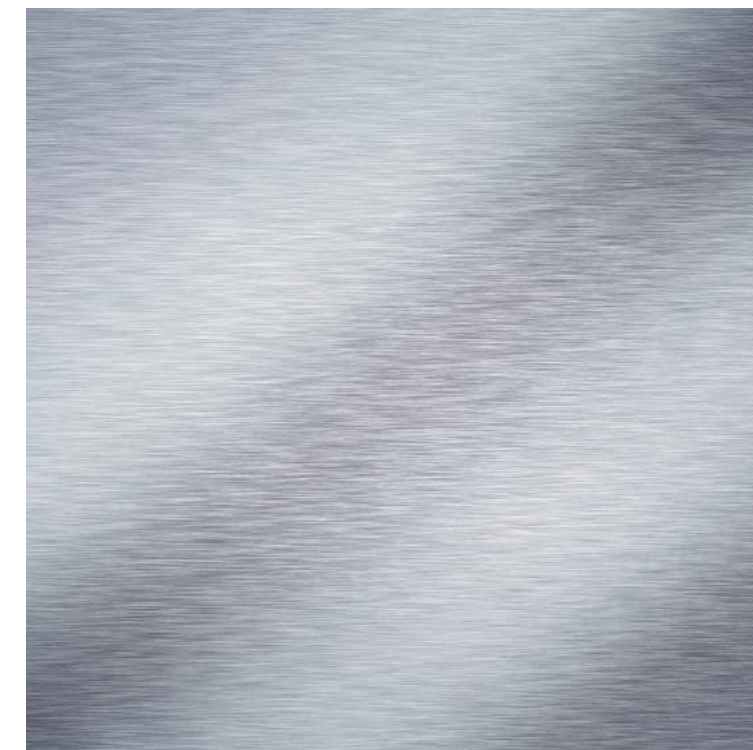
STAIR
JAKOB ROPE SYSTEMS
WIRE MESH



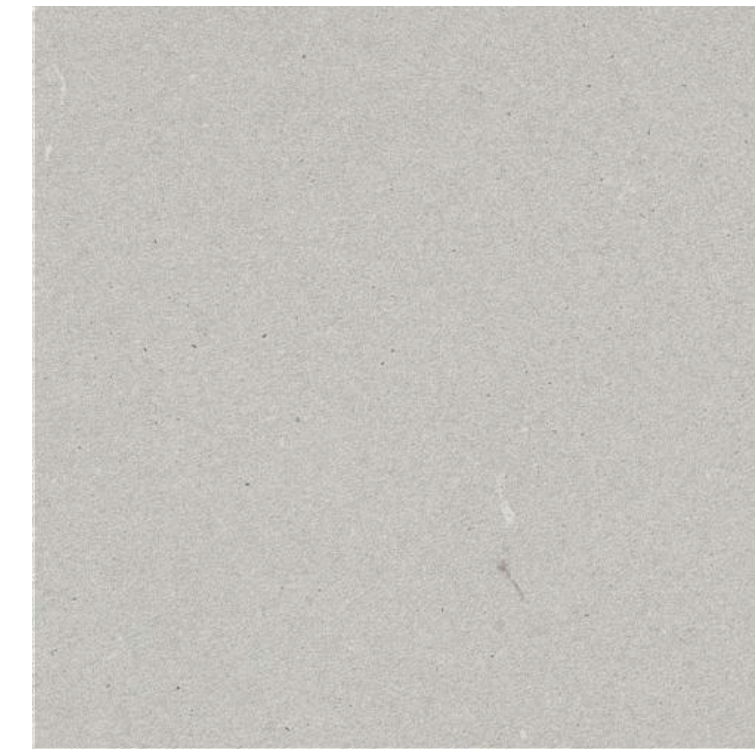
WALL
EXISTING BRICK
REPAIRED AND SEALED



STAIR HANDRAIL
STEEL FLATBAR
PAINT: BENJAMIN MOORE
TOASTED CHESNUT 2174-10



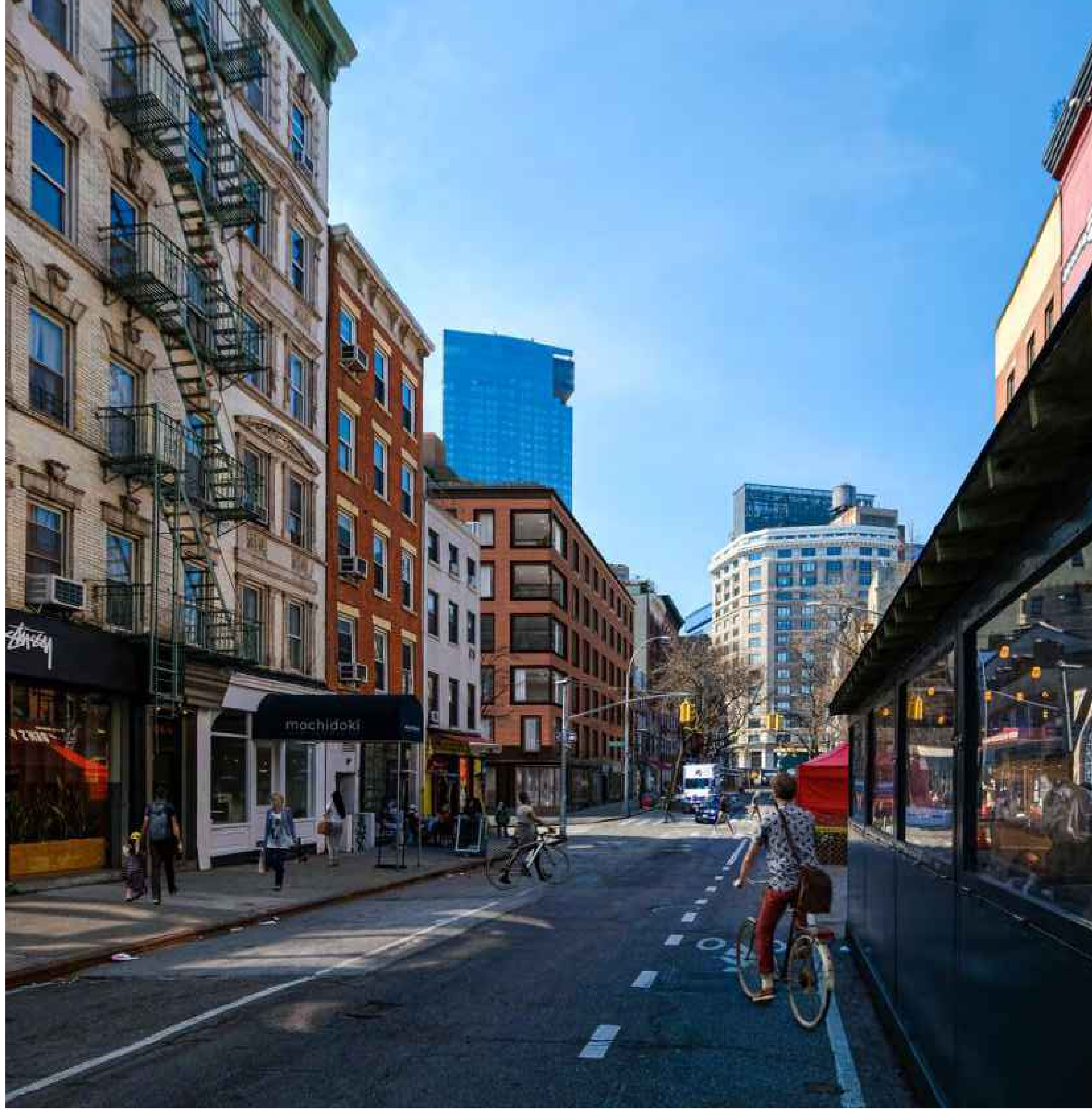
STAIR RISER AND STRINGER
GALVANIZED STEEL FINISH



STAIR TREAD
POURED CONCRETE
POLISHED



DOOR SILL
CAESAR STONE
4001 FRESH CONCRETE



OTHER NOTABLE LPC PROJECTS IN THE AREA - 182 SPRING ST - SELLDORF ARCHITECTS

twa
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ARCHITECT PC
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 Brooklyn, NY 11201
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 twa@tomwinter.com | tomwinter.com

Structural Engineer

MEP Engineer

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Reference

Project
 178 Spring Street
 New York, NY 10012

Client
 Existing Storefront
 Condition

Drawing Title
 LPC-035.00

Sheet
 35 of 39

Drawing
 AS NOTED

Scale
 MIN

Permit
 M-SPR.178

Date
 07-13-2022

Drawn
 MIN



01 FRONT FACADE MOCK-UP
N.T.S.



02 FRONT FACADE PHOTO MONTAGE
N.T.S.



LPC-036.00

M-SPR.178

Mock-Up &
Photomontage

178 Spring Street
New York, NY 10012

Revision

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01 SIDE/REAR FACADE MOCK-UP
N.T.S.



02 SIDE/REAR FACADE PHOTO MONTAGE
N.T.S.



Drawn No
LPC-037.00

Mock-Up &
Photomontage

Project
**178 Spring Street
New York, NY 10012**

Revision
No. Date By Description

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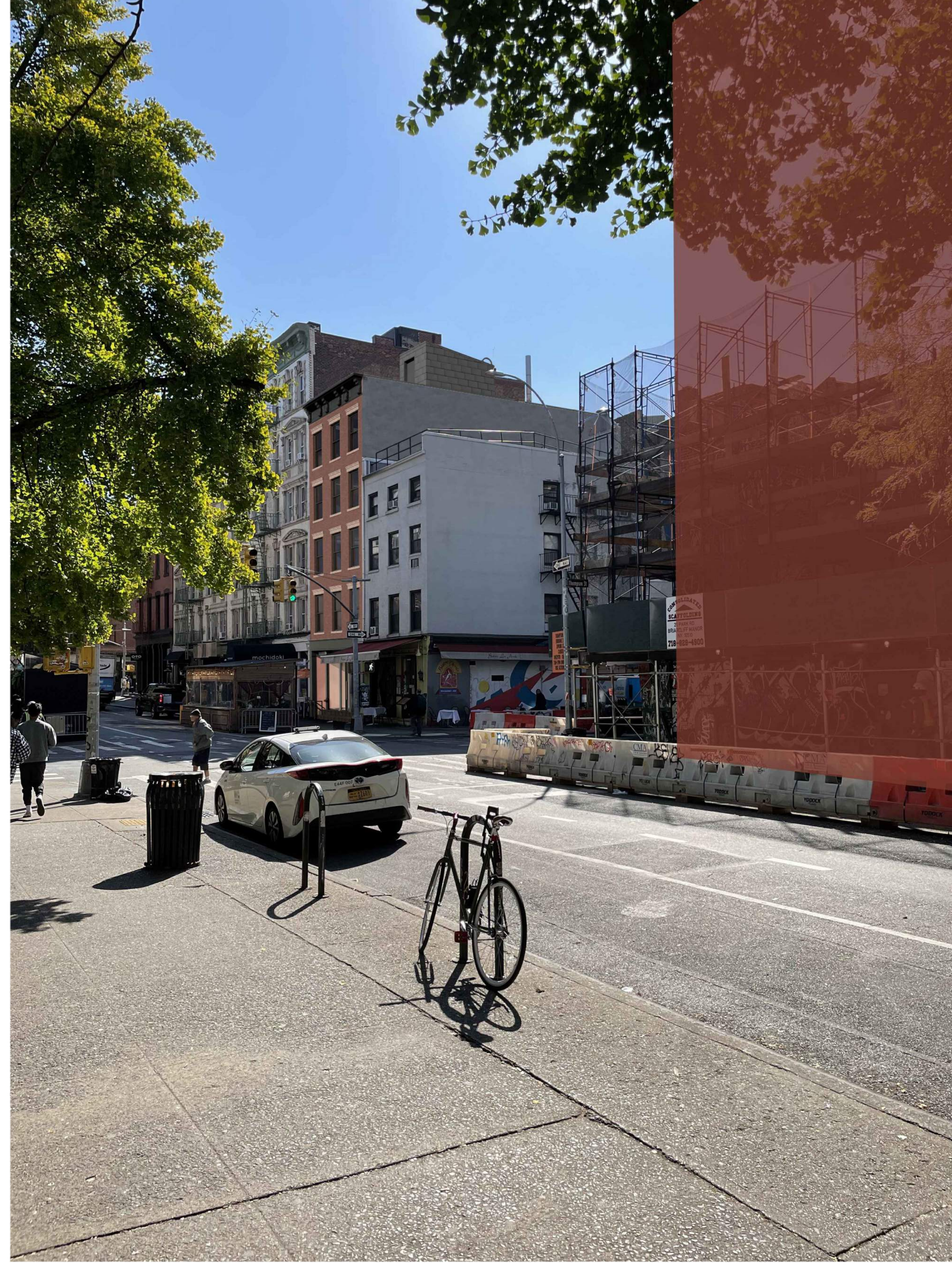
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Scale AS NOTED
Drawing IG
Sheet 37 of 39
Date 07.13.2022
Drawn M-SPR.178



01 FRONT FACADE MOCK-UP
N.T.S.



02 FRONT FACADE PHOTO MONTAGE
N.T.S.



Draw No
LPC-038.00

Proj Code
M-SPR.178

Scale
AS NOTED

Drawn
IG

Sheet
38 of 39

Date
07.13.2022

Project
**178 Spring Street
New York, NY 10012**

Revision
No. Date By Description

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01 FRONT FACADE MOCK-UP
N.T.S.



02 FRONT FACADE PHOTO MONTAGE
N.T.S.



Draw No
LPC-039.00

Mock-Up &
Photomontage

Project
178 Spring Street
New York, NY 10012

Revision
No. Date By Description

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