

CONTEXT PHOTOS NOTES

- ① 14 HORATIO STREET 'THE VAN GOGH' (54-60 8TH AVENUE)
- ② AREA OF NEW WORK
- ③ JACKSON SQUARE
- ④ 2 HORATIO STREET
- ⑤ 31 JANE STREET 'THE REMBRANDT'



① ② ③ ④ ⑤
B LPC DESIGNATION PHOTO - MID-1960s



① ② ③
C VIEW SOUTH ON 8TH AVE. FROM 14TH STREET



① ② ③ ④
A ACROSS 8TH AVE. TO JACKSON SQ. & 14 HORATIO STREET

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(B) VIEW OF 14 HORATIO STREET - ENTIRE BUILDING



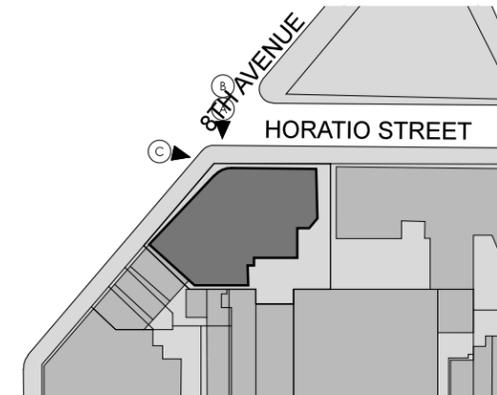
(C) CLOSE-UP OF RESIDENTIAL ENTRANCE



(A) CLOSE-UP OF RESIDENTIAL ENTRANCE

REFERENCE PHOTOS NOTES

- ① LOCATION OF PROPOSED NEW STOREFRONT
- ② LOCATION OF PROPOSED NEW WINDOWS
- ③ EXISTING RESIDENTIAL ENTRANCE
- ④ EXISTING LIMESTONE FRAME AT RESIDENTIAL ENTRANCE
- ⑤ EXISTING STAINLESS STEEL AWNING
- ⑥ EXISTING STAINLESS STEEL & GLASS STOREFRONT W/ ALUMINUM & GLASS DOORS
- ⑦ EXISTING STAINLESS STEEL WINDOW
- ⑧ LOCATION OF PROPOSED STAINLESS STEEL FENCE TO REPLACE EXISTING PAINTED STEEL FENCE



KEY PLAN

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DRAWING: EXISTING BUILDING VIEWS & MODERN ENTRY DETAILS

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STAINLESS STEEL CANOPY AT
RESIDENTIAL ENTRANCE.
APPROXIMATELY 15" TALL

RAW ALUMINUM FRAMED
WINDOW AT RESIDENTIAL LOBBY



STAINLESS STEEL & RAW
ALUMINUM RESIDENTIAL
ENTRY DOORS AND
SIDELITE



EXISTING RESIDENTIAL ENTRY DETAILS

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DRAWING: **DETAILS: EXISTING
RESIDENTIAL BUILDING ELEMENTS**

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EXISTING CONDITION OF STOREFRONT AND WINDOWS

NO DIRECT RELATION BETWEEN EXISTING
PIERS AND BRICK ABOVE



STOREFRONT DOES NOT
ALIGN W/ WINDOWS ABOVE

STOREFRONT ALIGNMENT INDEPENDENT OF UPPER FENESTRATION

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DRAWING: **DETAILS: EXISTING
STOREFRONT CONDITION**

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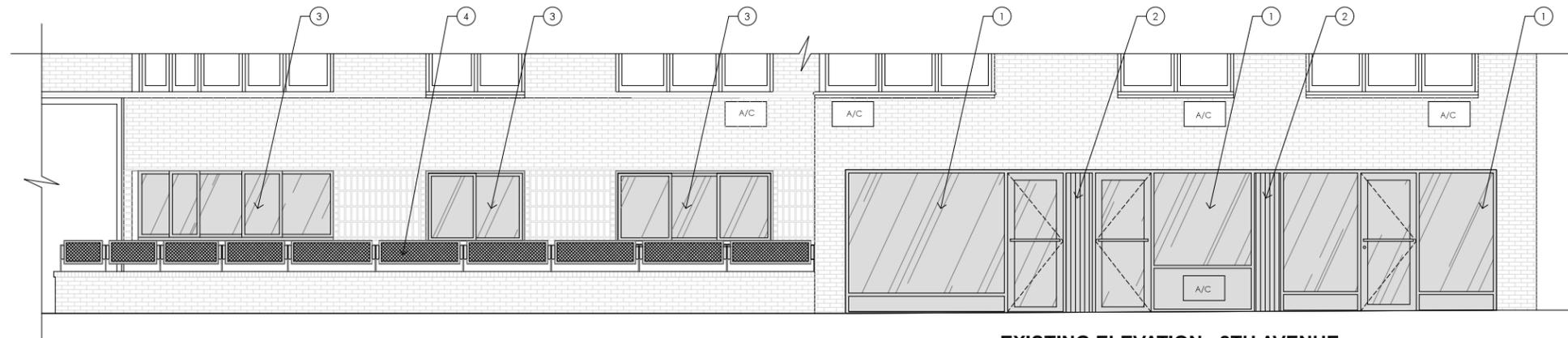
EXISTING VIEW - 8TH AVENUE STOREFRONTS



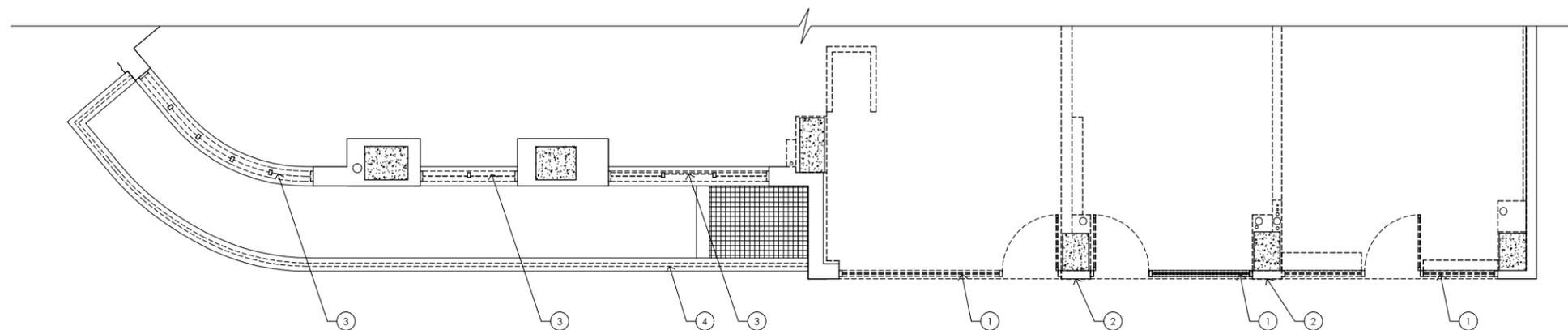
EXISTING VIEW - CORNER OF HORATIO & 8TH AVENUE

EXISTING NOTES

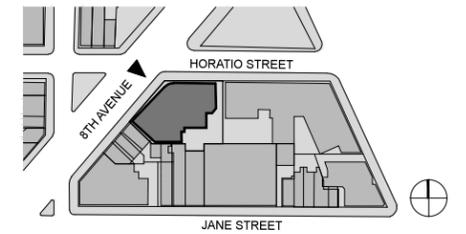
- ① EXISTING GLASS & ALUMINUM STOREFRONT AND METAL SECURITY GATE TO BE REMOVED
- ② EXISTING ALUMINUM COLUMN COVER TO BE REMOVED
- ③ EXISTING ALUMINUM WINDOW TO BE REMOVED
- ④ EXISTING PAINTED STEEL RAILING TO BE REMOVED
- ⑤ GROUND FLOOR RETAIL



EXISTING ELEVATION - 8TH AVENUE



EXISTING PLAN - 8TH AVENUE



KEY PLAN

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APPROXIMATELY 24" H. SIGNAGE (SCALED)

RAW METAL ENTRANCE CANOPY

LARGE GLASS STOREFRONT;
LOW BULKHEAD;
NO PIERS;
RAW METAL FRAME

APPROXIMATELY 12" H. SIGNAGE (SCALED)

GROUND FLOOR DETAIL FROM RENDERING



14 HORATIO STREET

ORIGINAL ARCHITECT'S RENDERING - 14 HORATIO (1950s)

ALUMINUM STOREFRONT

LOW BULKHEAD



DETAILS OF STOREFRONT - MID-1960s



8TH AVENUE - MID-1960s

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DRAWING: **REFERENCE IMAGES**

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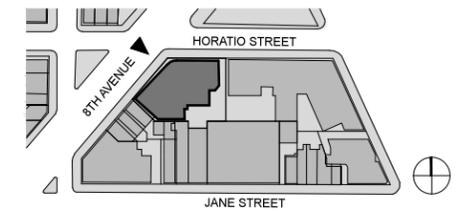
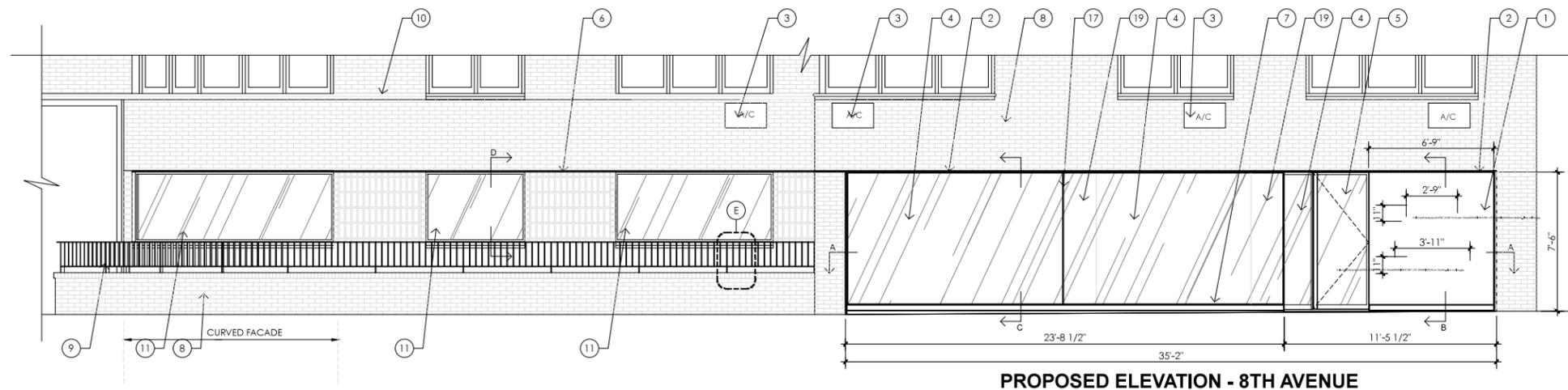
PROPOSED STOREFRONT



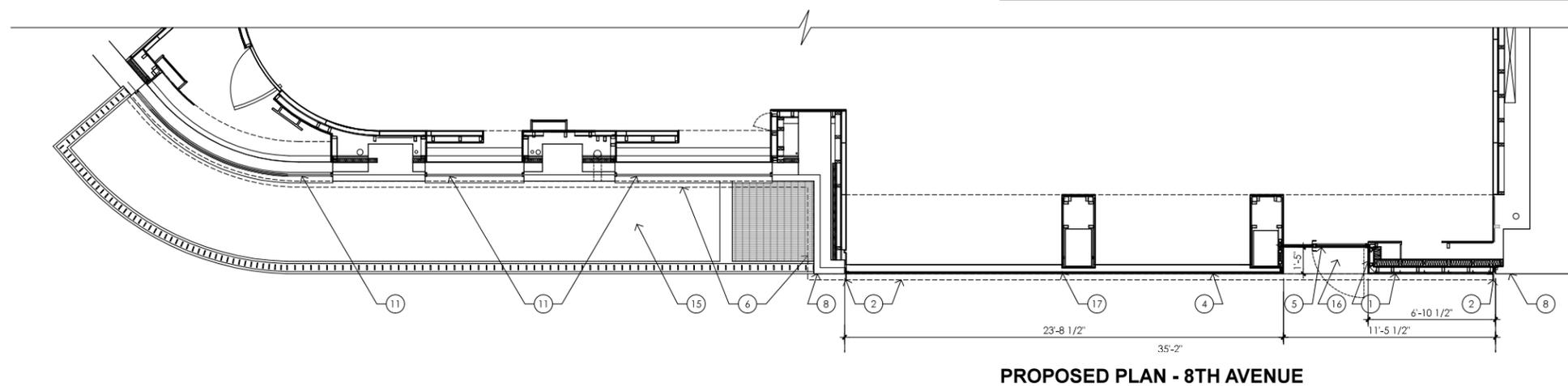
PROPOSED STOREFRONT IN CONTEXT - 8TH AVENUE

PROPOSED NOTES

- 1 BRUSHED STAINLESS STEEL WALL PANEL W/ WHITE PAINTED LETTERING
- 2 5/8" TH. BRUSHED STAINLESS STEEL FRAME
- 3 EXISTING AC GRILLE
- 4 INSULATED GLASS STOREFRONT
- 5 STAINLESS STEEL FRAMED GLASS ENTRY DOOR W/ WHITE ENAMELED HANDLE
- 6 5/8" TH. BRUSHED STAINLESS STEEL FIN
- 7 BRUSHED STAINLESS STEEL BASE
- 8 EXISTING BRICK
- 9 NEW STAINLESS STEEL GARDEN FENCE
- 10 EXISTING STONE WINDOW SILL/WATER TABLE
- 11 NEW STAINLESS STEEL INSULATED WINDOW
- 12 PAINTED SIGNAGE
- 13 INTERIOR COLUMN BEYOND GLASS
- 14 EXISTING PAINTED STEEL GRATING
- 15 EXISTING PLANTER
- 16 TERRAZZO FLOOR
- 17 FRAMELESS GLASS JOINT



KEY PLAN



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DRAWING: **PROPOSED PLAN, ELEVATION, AND RENDERINGS**

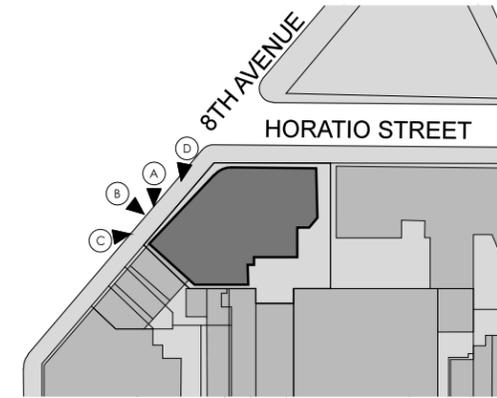
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D PROPOSED STOREFRONT - LOOKING SOUTH-WEST



C PROPOSED STOREFRONT - LOOKING NORTH-EAST



KEY PLAN



B PROPOSED STOREFRONT ENTRANCE



A PROPOSED STOREFRONT ENTRANCE

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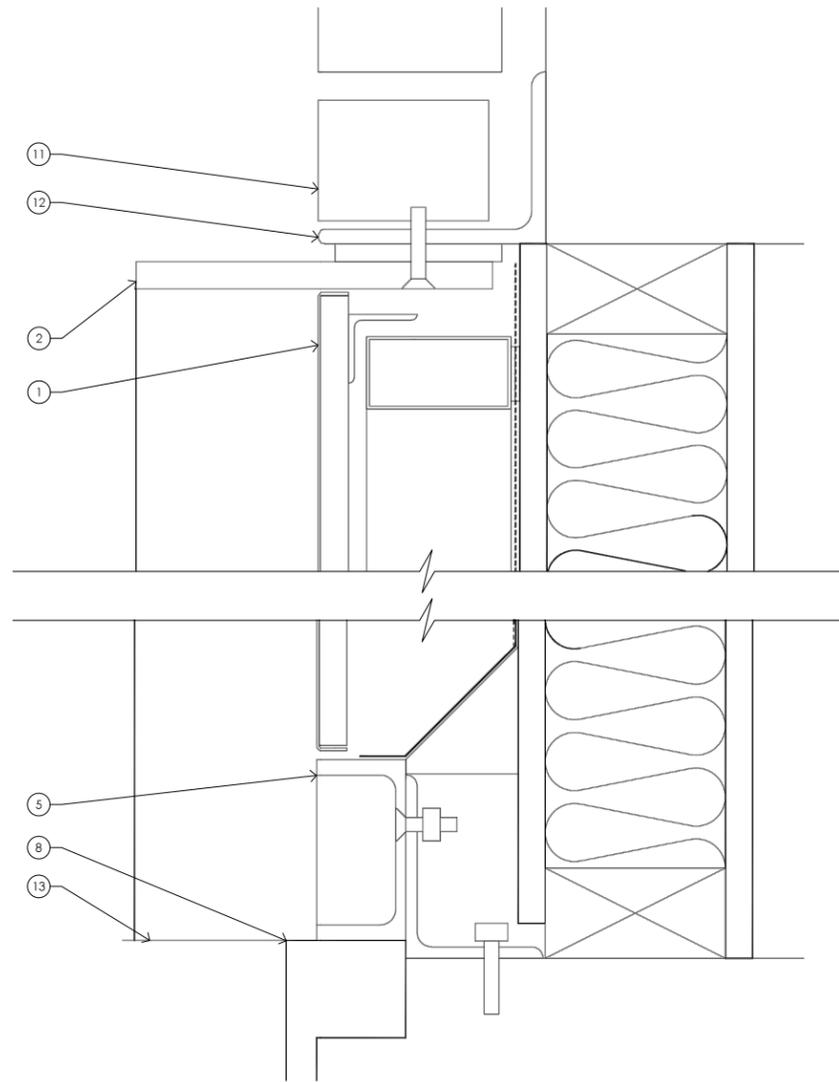
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DRAWING: **PROPOSED STOREFRONT VIEWS**

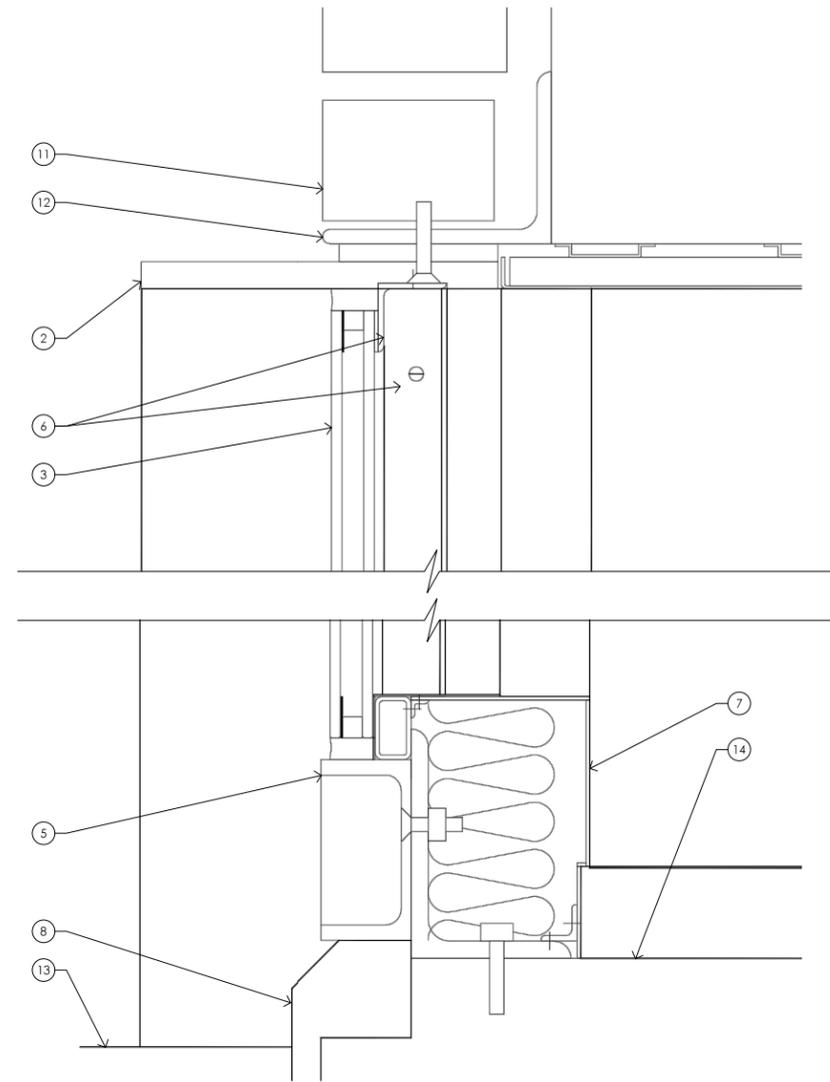
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PROPOSED DETAIL NOTES

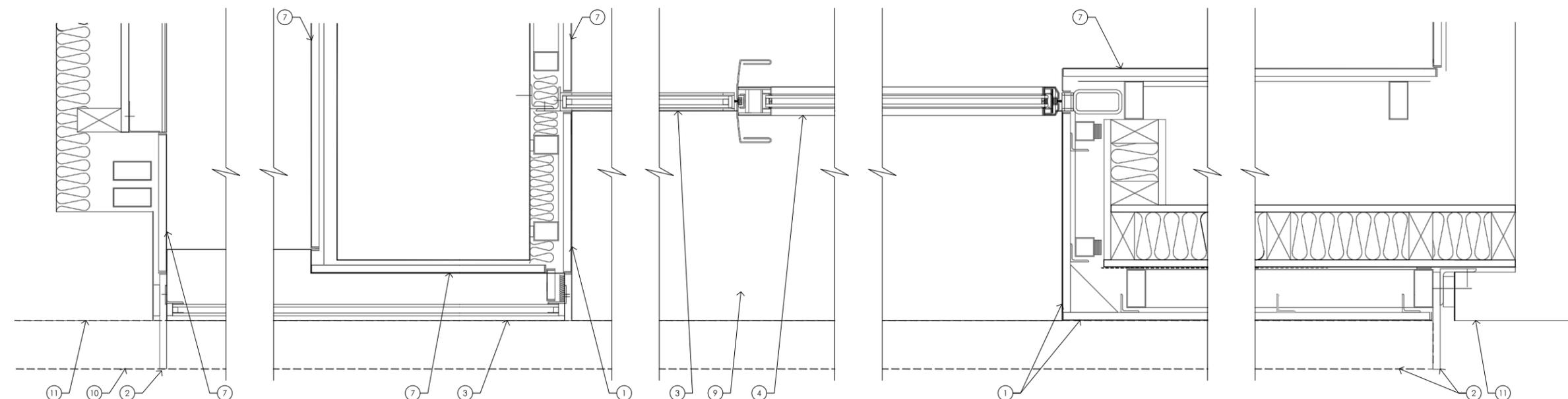
- ① BRUSHED STAINLESS STEEL WALL PANEL
- ② 5/8" TH. BRUSHED STAINLESS STEEL FRAME
- ③ INSULATED GLASS STOREFRONT
- ④ STAINLESS STEEL FRAMED GLASS ENTRY DOOR W/ WHITE ENAMELED HANDLE
- ⑤ BRUSHED STAINLESS STEEL CHANNEL WINDOW SUPPORT
- ⑥ BRUSHED STAINLESS STEEL ANGLE INSIDE FRAME
- ⑦ BRUSHED STAINLESS STEEL ENCLOSURE ON INSIDE
- ⑧ WATERPROOFING SEAL
- ⑨ TERRAZZO FLOORING
- ⑩ 5/8" TH. BRUSHED STAINLESS STEEL FIN
- ⑪ EXISTING BRICK
- ⑫ EXISTING STEEL SHELF ANGLE
- ⑬ EXISTING SIDEWALK
- ⑭ INTERIOR CONCRETE FLOOR



C SECTION DETAIL THROUGH STAINLESS STEEL PANEL



B SECTION DETAIL THROUGH STOREFRONT



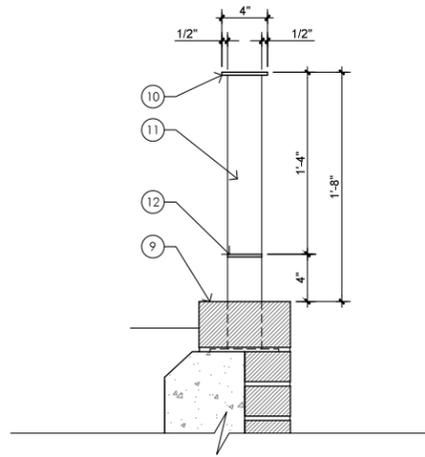
A PLAN DETAIL THROUGH STOREFRONT

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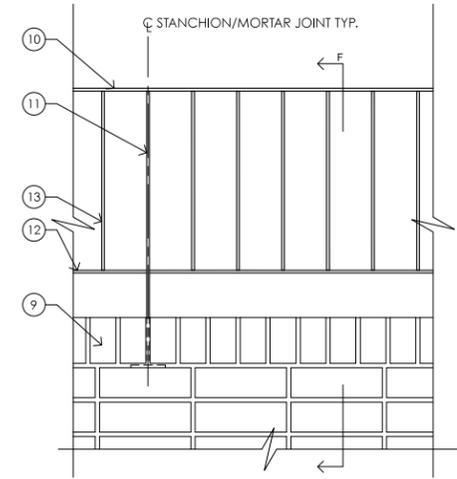
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DRAWING: **PROPOSED STOREFRONT DETAILS**

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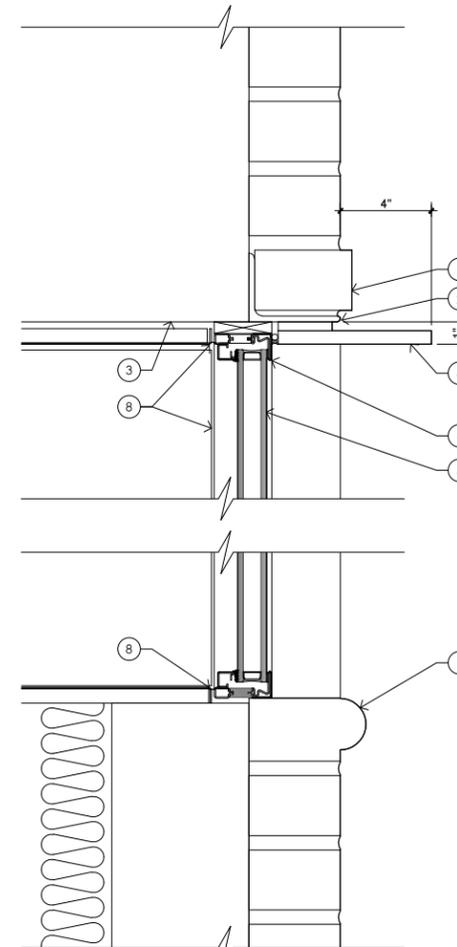
F STAINLESS STEEL RAILING SECTION
3/4" = 1'-0"



E STAINLESS STEEL RAILING DETAIL
3/4" = 1'-0"

KEYNOTES

- 1 EXISTING BRICK HEADER
- 2 EXISTING STEEL SHELF ANGLE
- 3 EXISTING CONCRETE BEAM
- 4 5/8" TH. CONTINUOUS STAINLESS STEEL FIN
- 5 1-1/4" TH. INSULATED GLASS
- 6 STAINLESS STEEL WINDOW FRAME
- 7 EXISTING CONCRETE WINDOW SILL
- 8 METAL PANELS TO MEET BACKSIDE OF STAINLESS STEEL WINDOW FRAME
- 9 EXISTING BRICK PLANTER WALL
- 10 4" X 3/8" TH. BRUSHED STAINLESS STEEL TOP RAIL
- 11 3" X 3/8" TH. BRUSHED STAINLESS STEEL STANCHION
- 12 3" X 3/8" TH. BRUSHED STAINLESS STEEL BOTTOM RAIL
- 13 3" X 3/8" TH. BRUSHED STAINLESS STEEL VERTICAL



D SECTION DETAIL @ STAINLESS STEEL WINDOW
1-1/2" = 1'-0"

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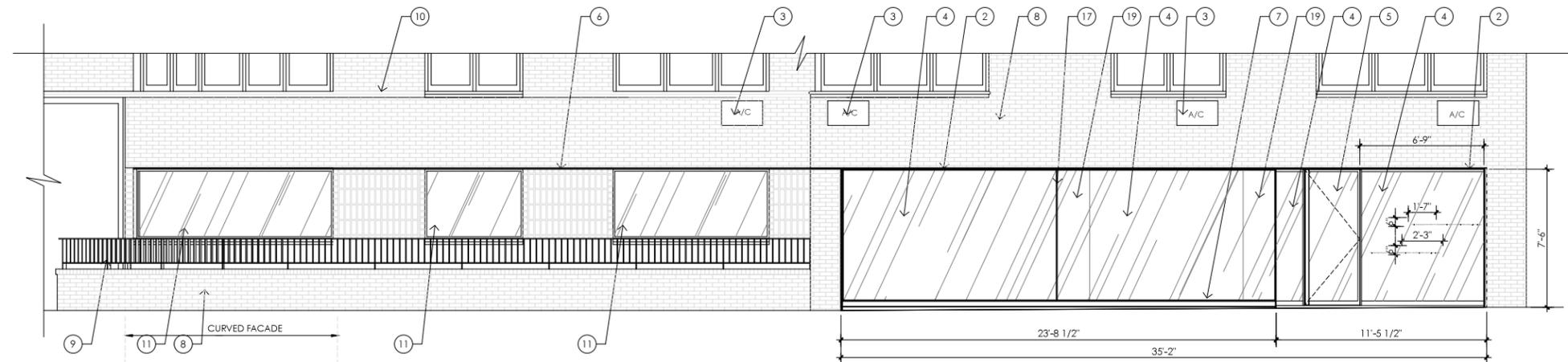
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DRAWING: **PROPOSED WINDOW & RAILING DETAILS**

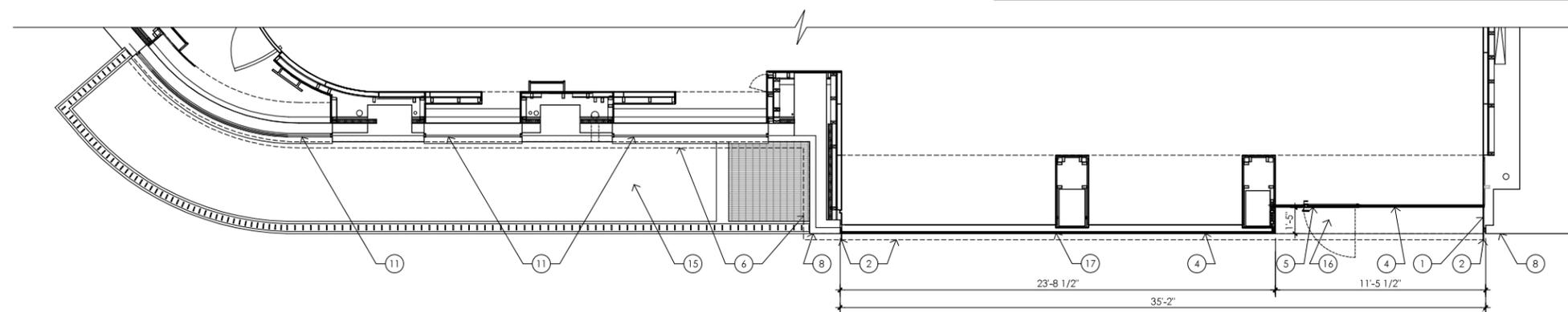
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PROPOSED NOTES

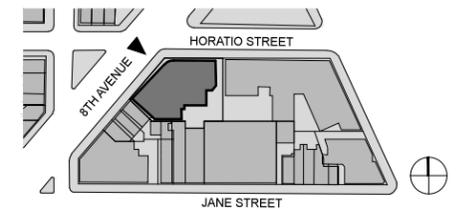
- ① BRUSHED STAINLESS STEEL WALL PANEL W/ WHITE PAINTED LETTERING
- ② 5/8" TH. BRUSHED STAINLESS STEEL FRAME
- ③ EXISTING AC GRILLE
- ④ INSULATED GLASS STOREFRONT
- ⑤ STAINLESS STEEL FRAMED GLASS ENTRY DOOR W/ WHITE ENAMELED HANDLE
- ⑥ 5/8" TH. BRUSHED STAINLESS STEEL FIN
- ⑦ BRUSHED STAINLESS STEEL BASE
- ⑧ EXISTING BRICK
- ⑨ NEW STAINLESS STEEL GARDEN FENCE
- ⑩ EXISTING STONE WINDOW SILL/WATER TABLE
- ⑪ NEW STAINLESS STEEL INSULATED WINDOW
- ⑫ PAINTED SIGNAGE
- ⑬ INTERIOR COLUMN BEYOND GLASS
- ⑭ EXISTING PAINTED STEEL GRATING
- ⑮ EXISTING PLANTER
- ⑯ TERRAZZO FLOOR
- ⑰ FRAMELESS GLASS JOINT



PROPOSED ELEVATION - 8TH AVENUE



PROPOSED PLAN - 8TH AVENUE



KEY PLAN

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DRAWING: **ALTERNATE ALL-GLASS STOREFRONT**

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