



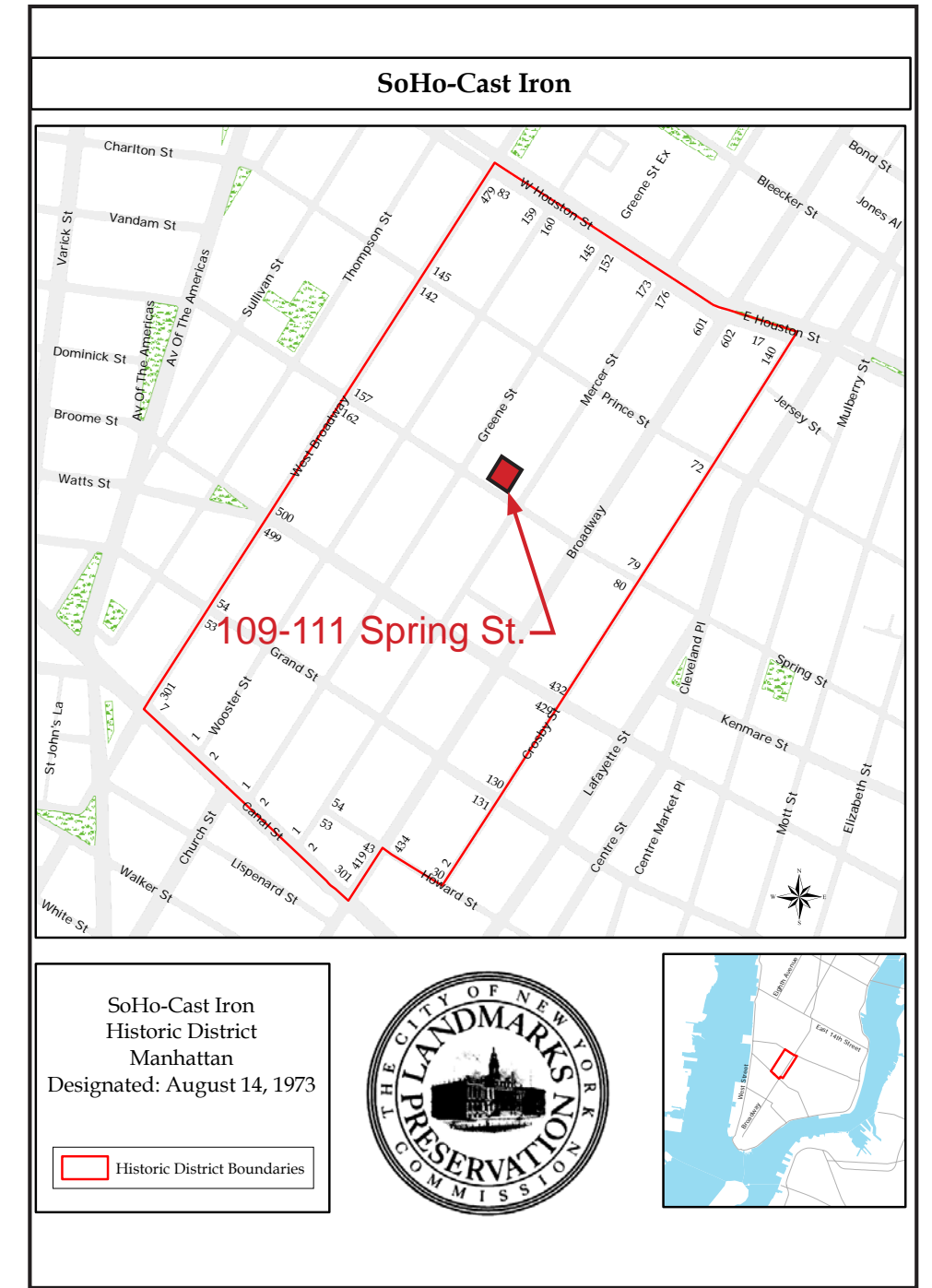
Elevation of full building facade from Spring St.  
(North side)

**Address:** 109-111 Spring St, New York, NY 10012  
**Manhattan Community Board:** 2  
**Block:** 499  
**Lot:** 37  
**Zoning:** M1-5A, Map 12c



View From Intersection of Spring St. and Mercer St., 1932

Source: NY Public Library (OldNYC.org)



NYC Landmarks Preservation Commission Map

## Storefront Bulkhead Lowering

Sam Edelman+Splendid - 109-111 Spring Street, SoHo Cast Iron Historic District, Manhattan

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View from Intersection of Spring St. and Mercer St.



Partial Facade Photo Showing Existing Bulkheads



Elevation from Spring St. (North side)



The Frye Company, 113 Spring St. (Neighbor to West)



Solstice Sunglass Boutique, 107 Spring St. (Neighbor to East)

## Photo Documentation





**SCOPE OF WORK INCLUDES:**

- REMOVAL OF EXISTING LOWER STOREFRONT WINDOWS AND SILL.
- LOWER HEIGHT OF BULKHEADS.
- EXTEND EXISTING WINDOW JAMBS.
- INSTALL NEW WINDOWS AND SILL.
- PAINT CAST IRON COLUMNS, TRIM, BULKHEADS AND BEAM ABOVE.



WINDOW

WOOD WINDOW FRAME  
CAST IRON SILL

EXISTING BULKHEAD

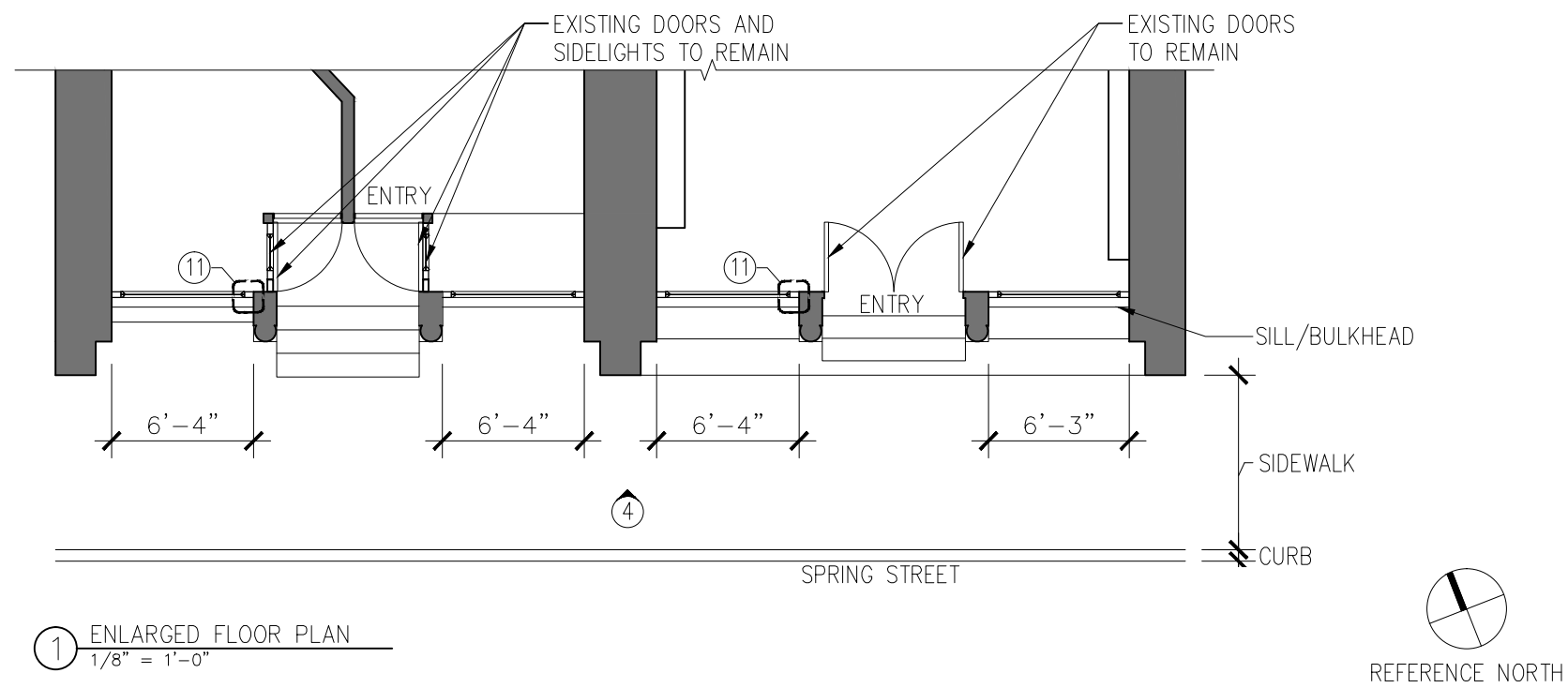
EXISTING CONDITIONS

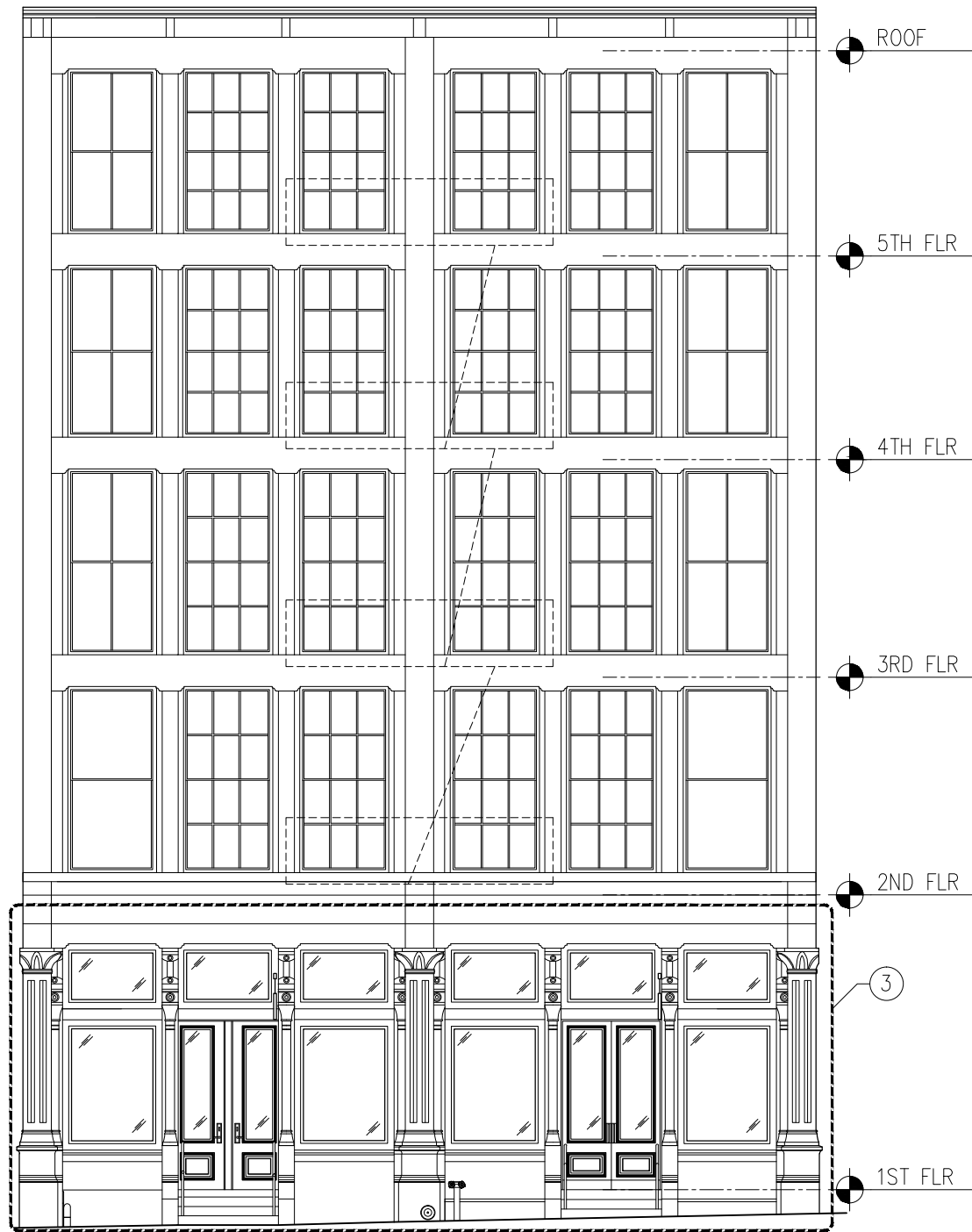


WINDOW

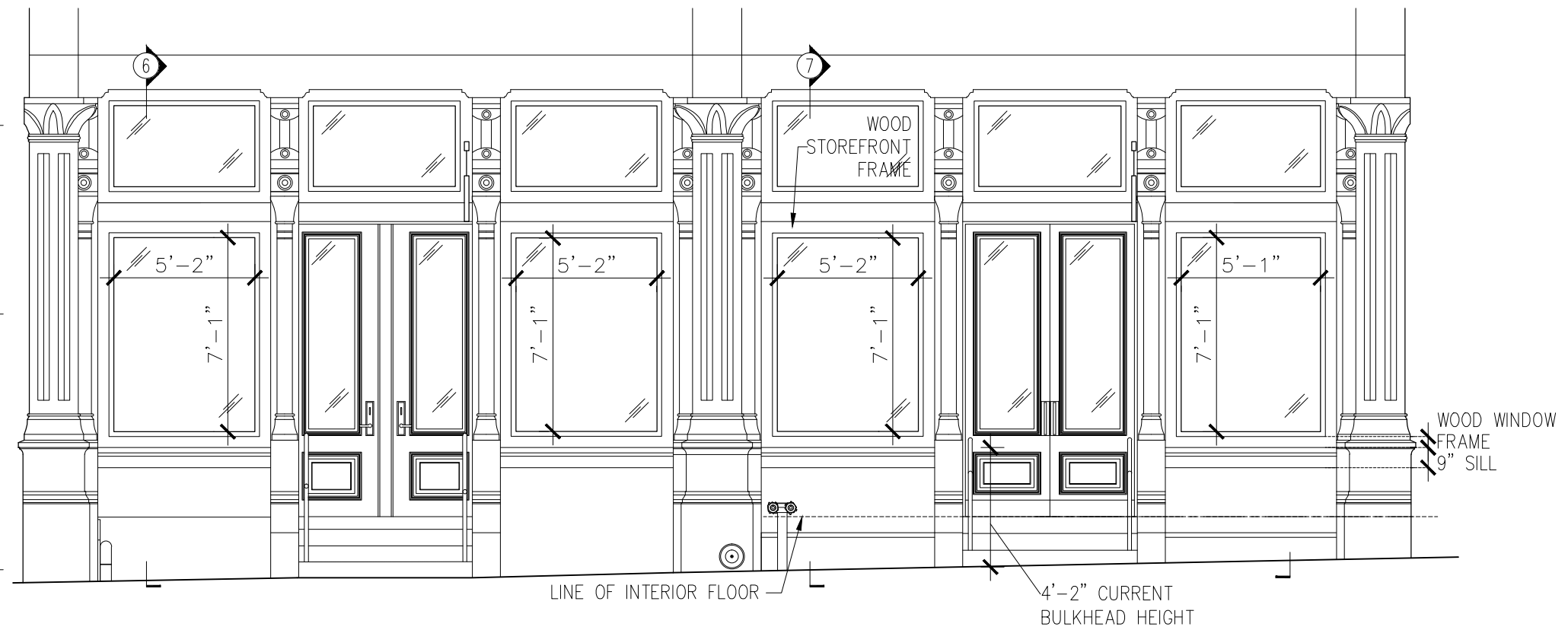
WOOD WINDOW FRAME  
CAST IRON SILL  
LOWERED BULKHEAD

PROPOSED BULKHEAD LOWERING



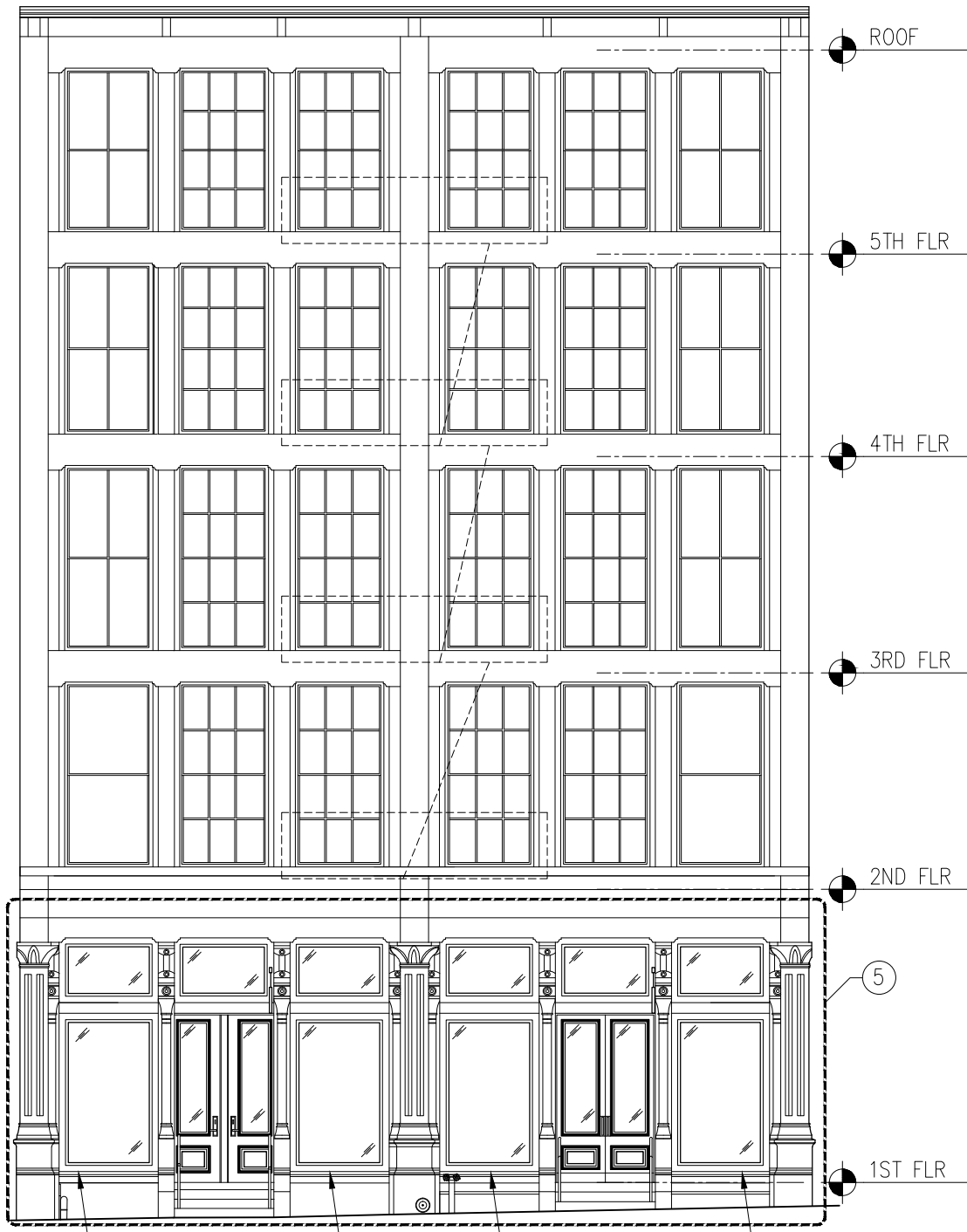


② EXISTING BUILDING ELEVATION  
 $\frac{3}{32}'' = 1'-0''$



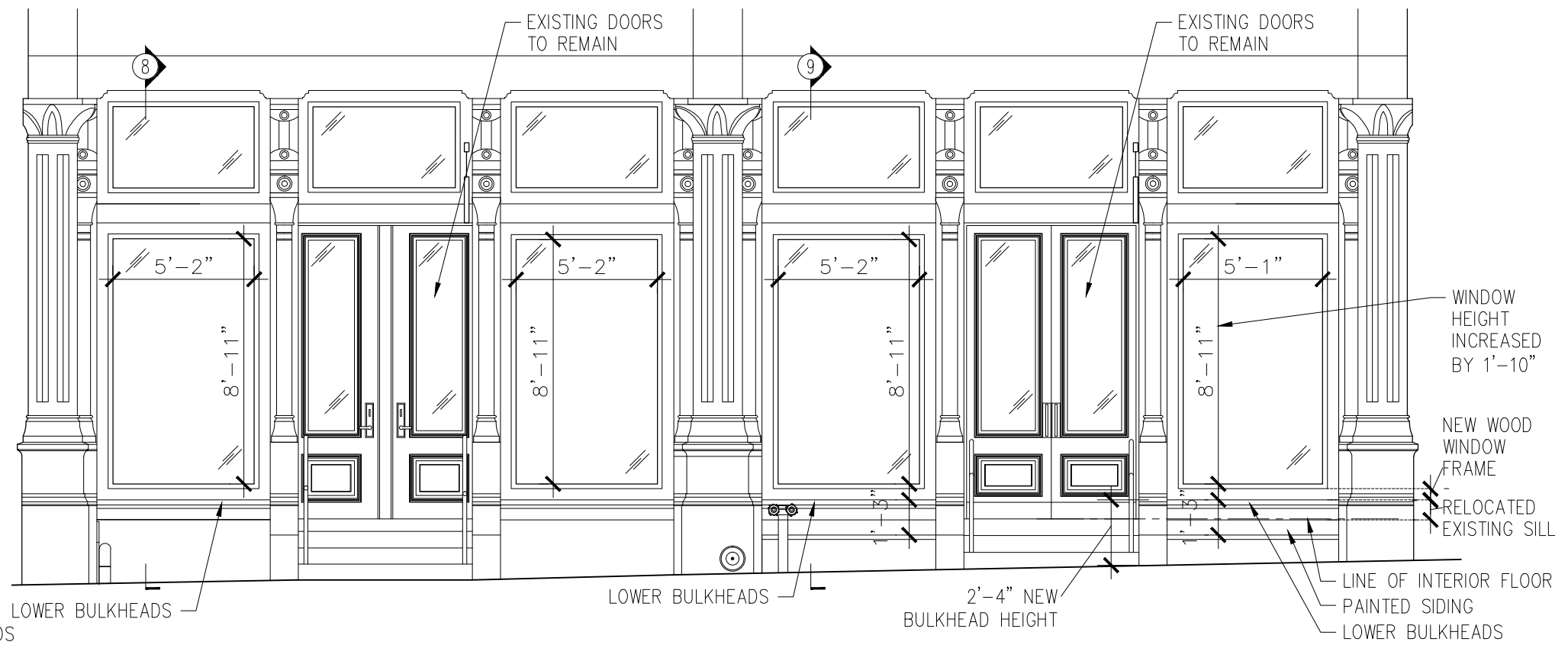
③ EXISTING STOREFRONT ELEVATION  
 $\frac{3}{16}'' = 1'-0''$

# Drawings - Existing Elevations



4 PROPOSED BUILDING ELEVATION  
 3/32" = 1'-0"

LOWER BULKHEADS  
 ALONG FRONT  
 FACADE ONLY



5 PROPOSED STOREFRONT ELEVATION  
 3/16" = 1'-0"

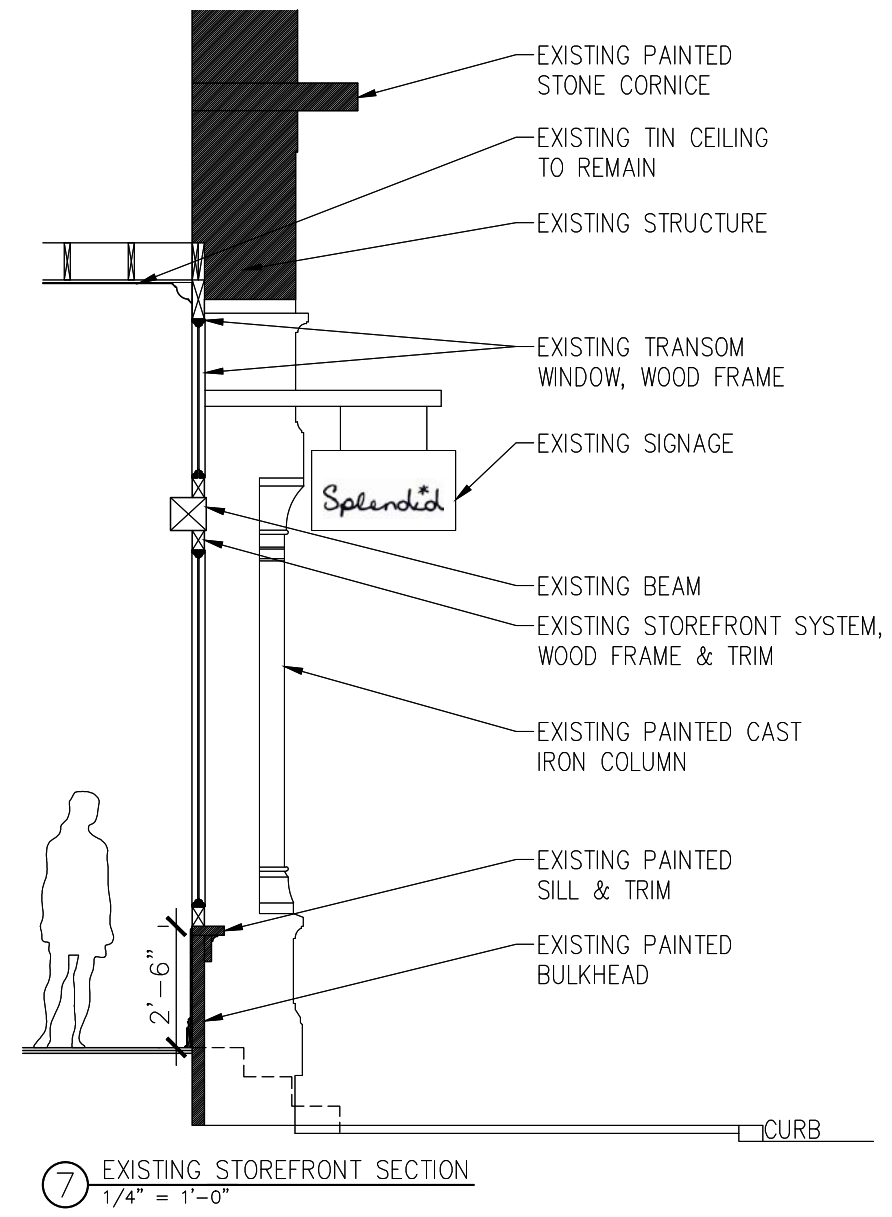
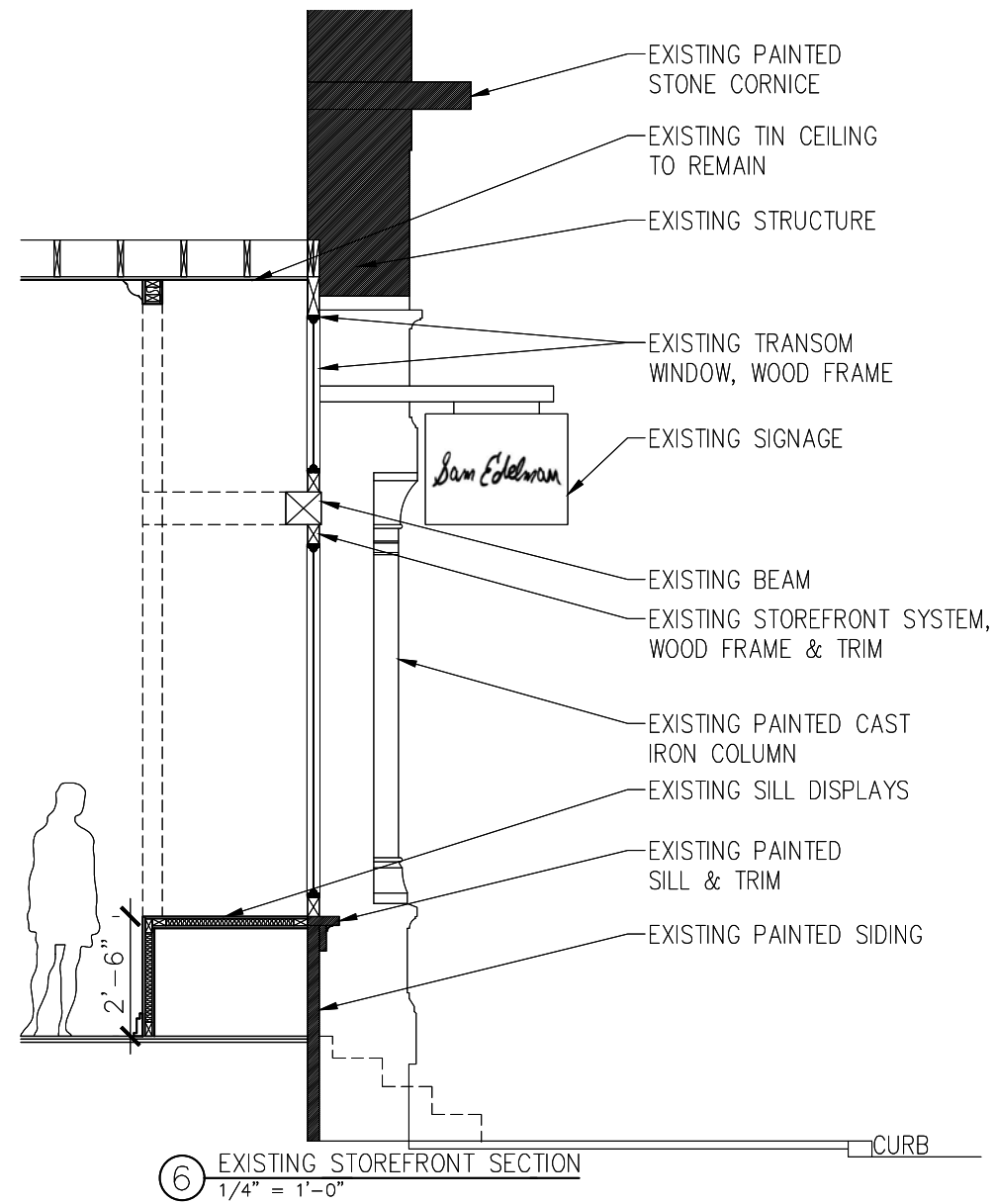
# Drawings - Proposed Elevations

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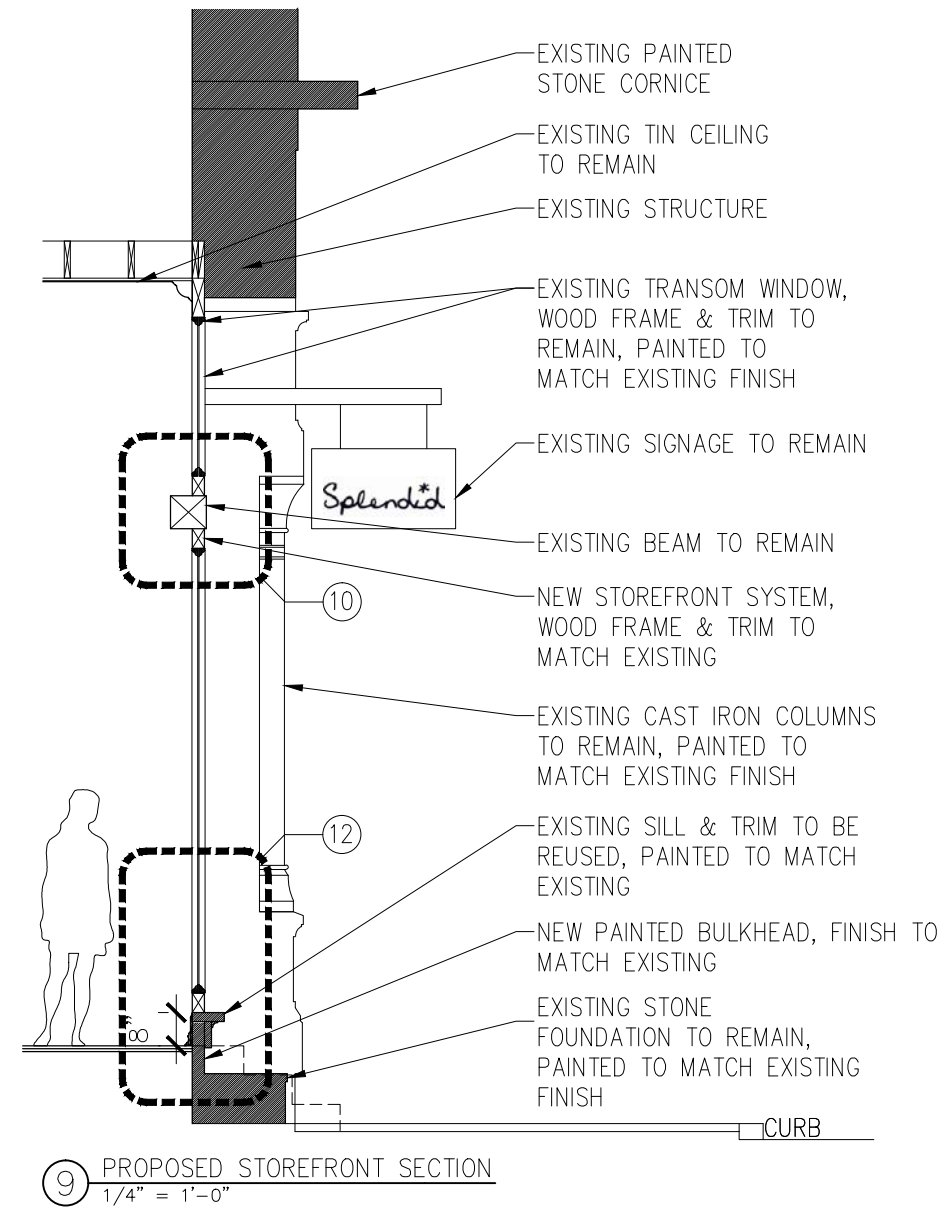
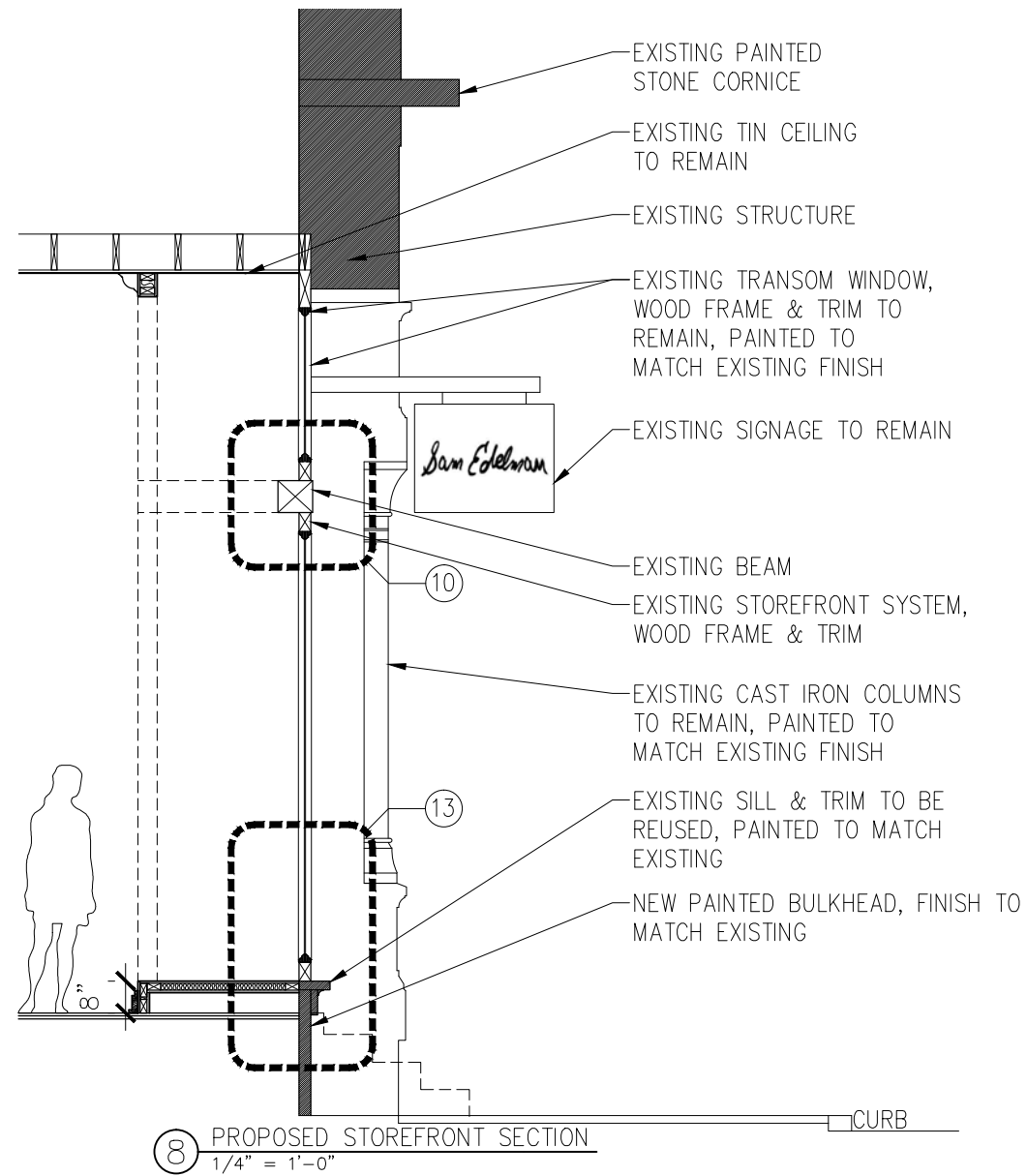
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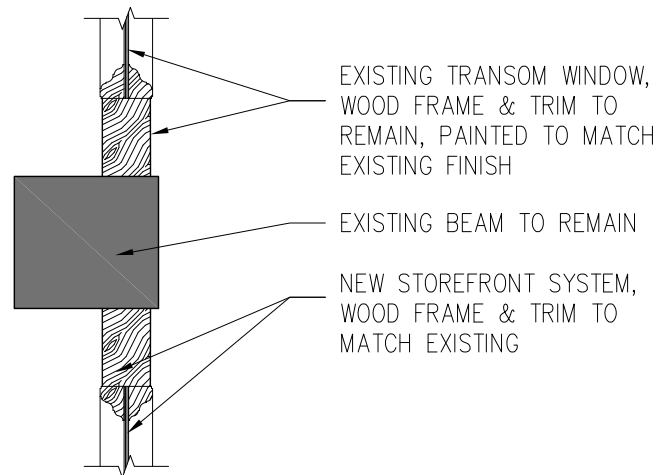
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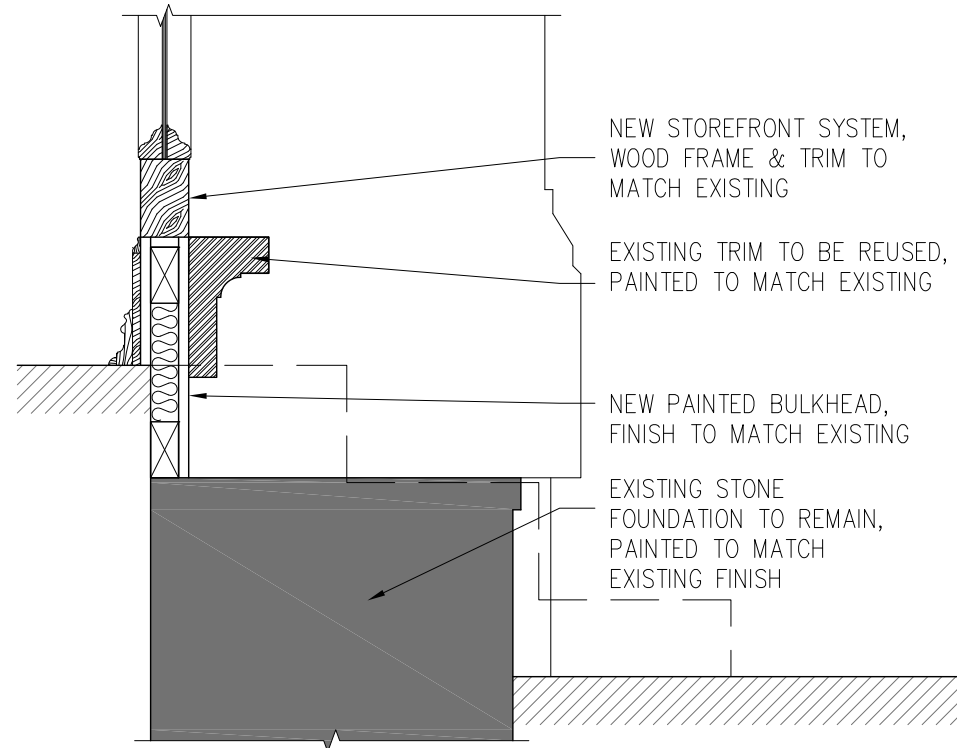




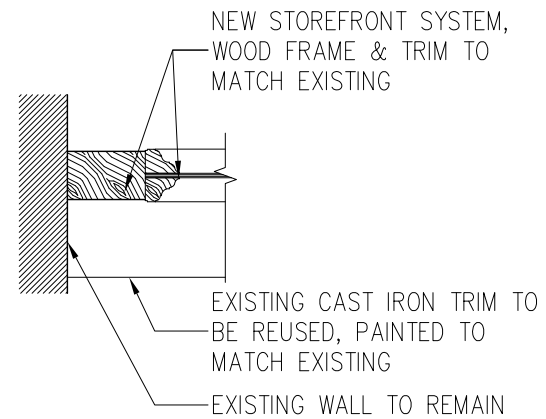




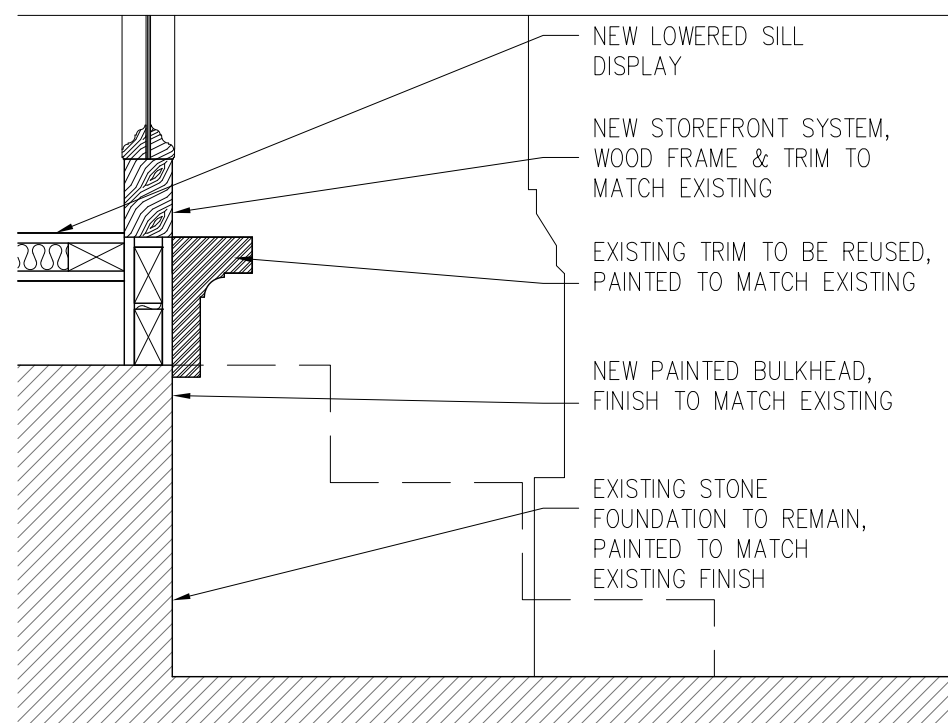
10 HEAD DETAIL  
1" = 1'-0"



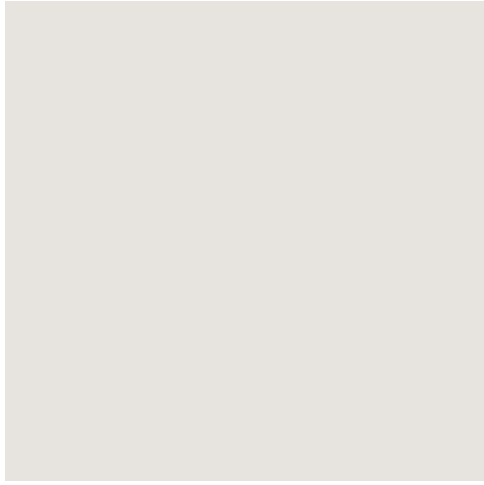
12 SILL DETAIL  
1" = 1'-0"



11 JAMB DETAIL  
1" = 1'-0"



13 SILL DETAIL  
1" = 1'-0"



**Storefront Paint Color 1 (to match existing)**

Company: Benjamin Moore  
Collection: Color Preview  
Color: A La Mode 2109-70



**Storefront Paint Color 2 (to match existing)**

Company: Benjamin Moore  
Collection: Color Preview  
Color: Midnight Navy 2067-10



**Storefront Paint Color 3 (to match existing)**

Company: Benjamin Moore  
Collection: Color Preview  
Color: To match existing





Maje Spring, 115 Spring St. (Across the street from proposed work)



UGG, 79 Mercer St. (around the corner from proposed work)



Eden Fine Art, 470 Broome St. (One block south, one block west of proposed work)  
Bulkhead fill replaced with glazing, historic bulkhead trim maintained

## Local Precedents

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