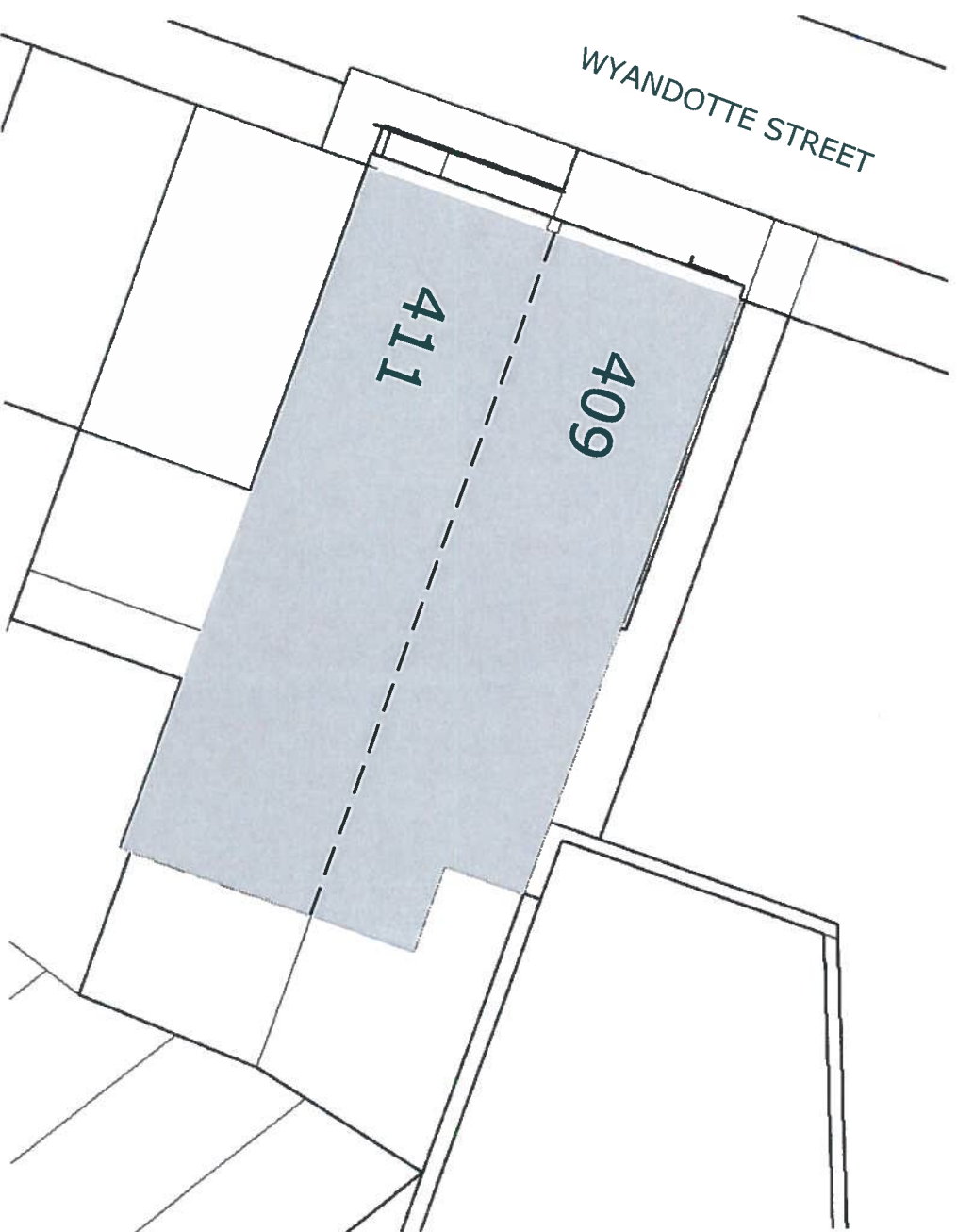




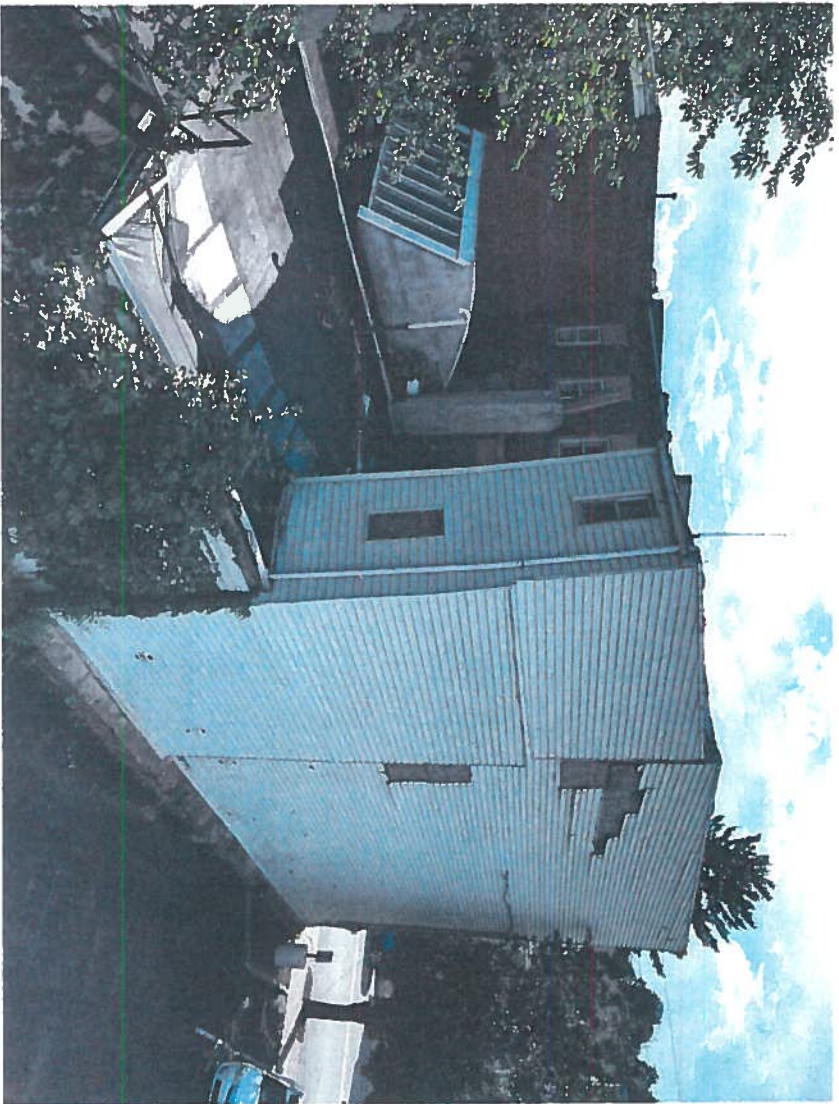
1

Site aerial
NTS

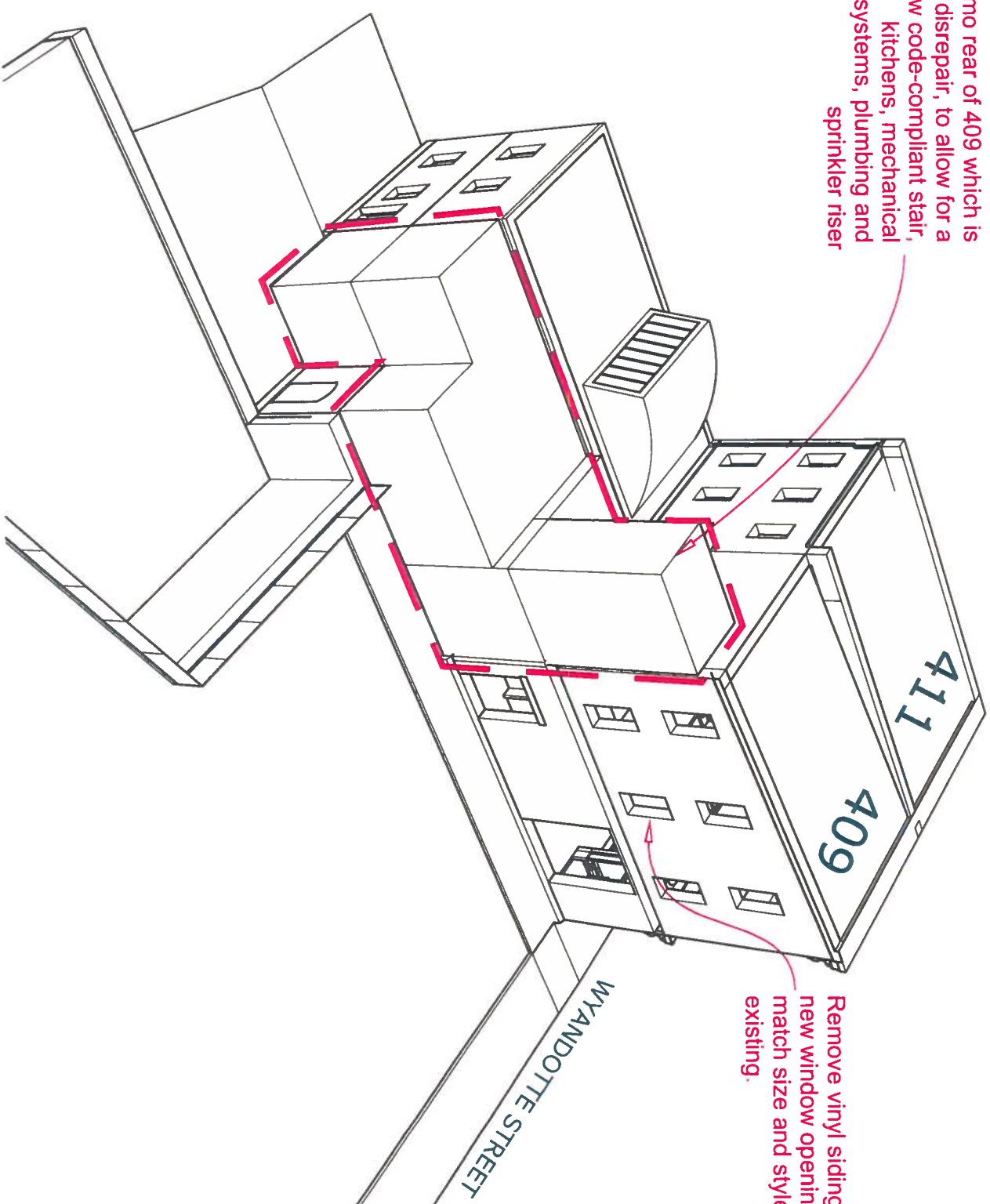


2

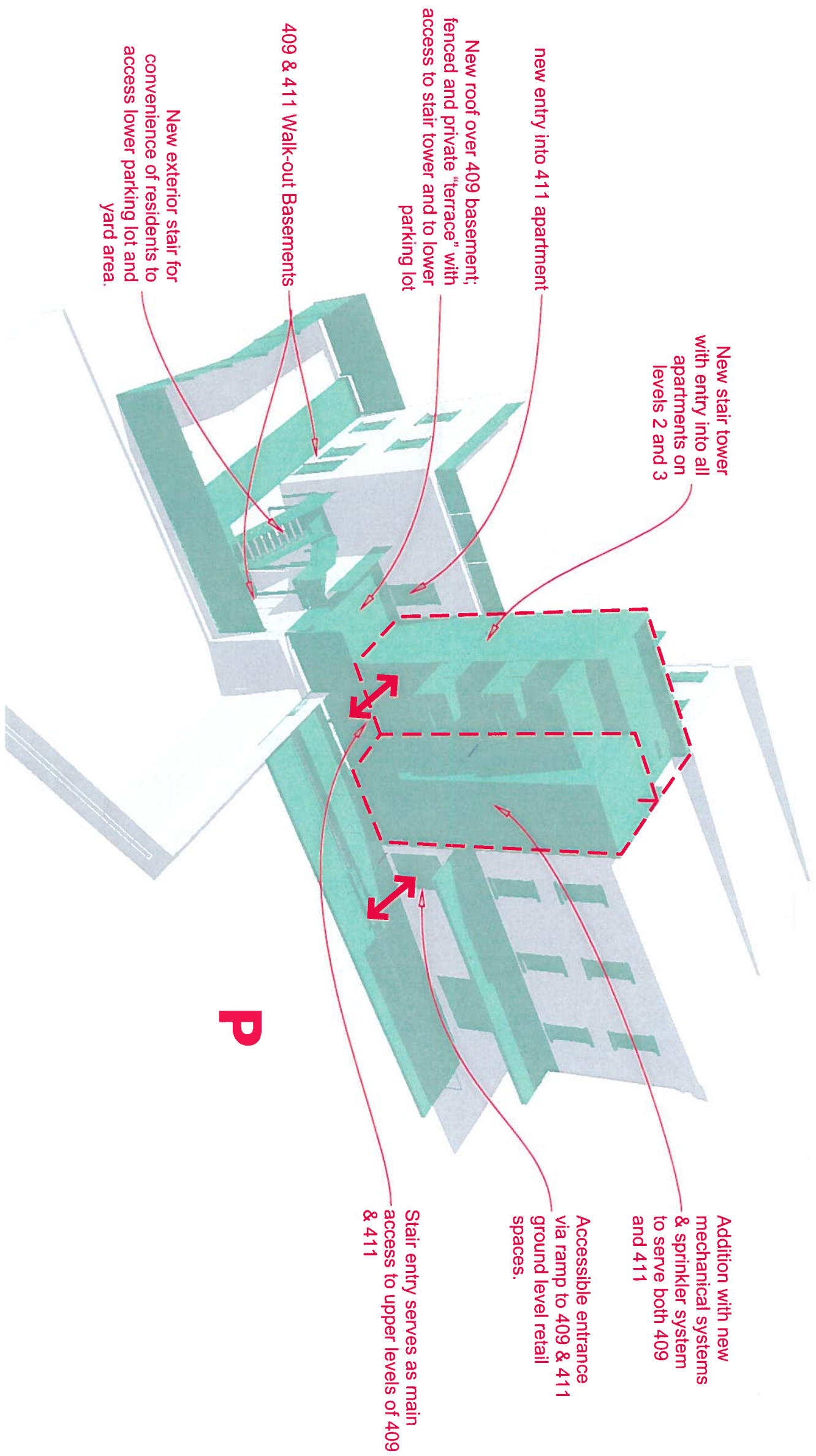
Site Plan
1" = 20'



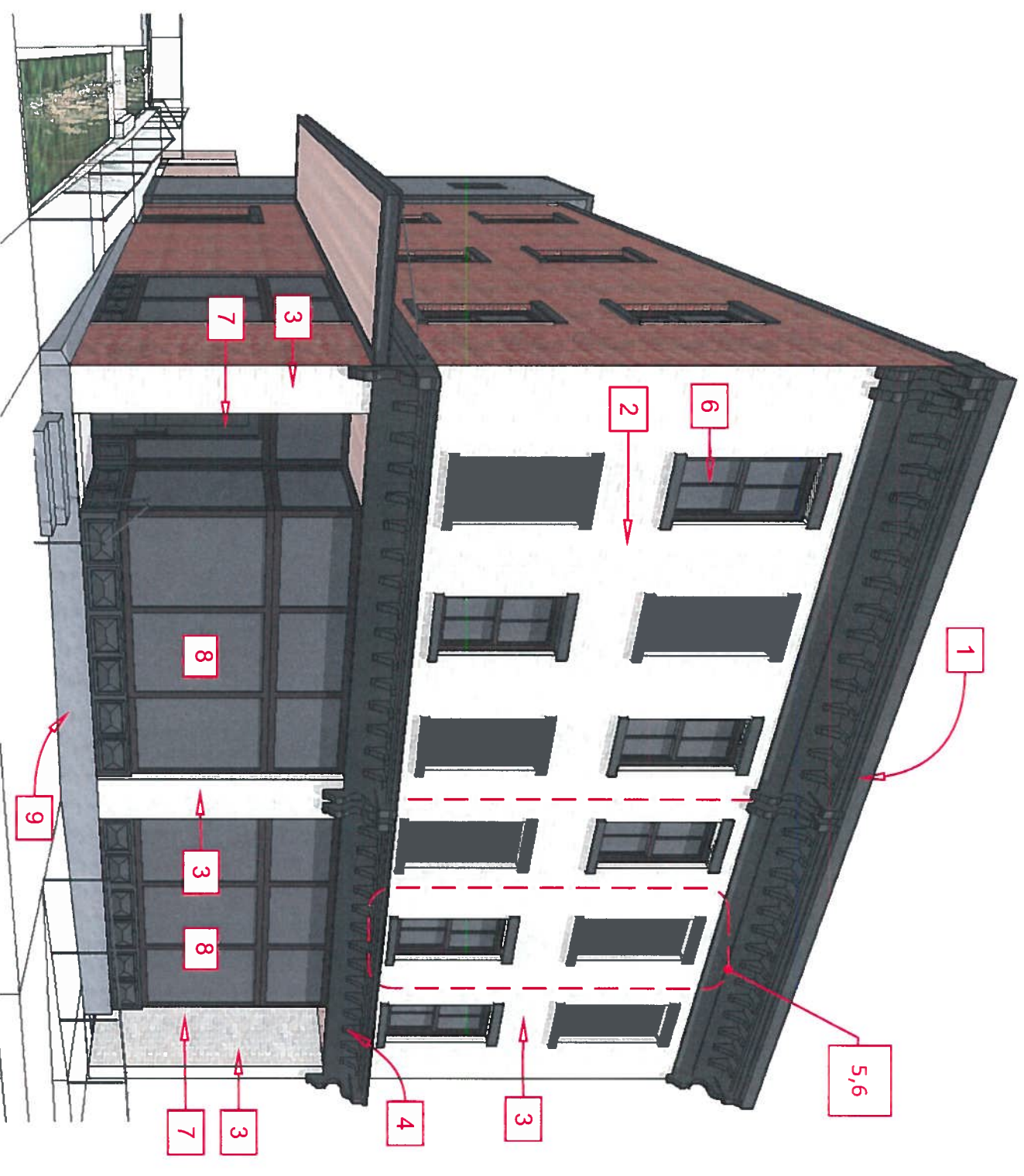
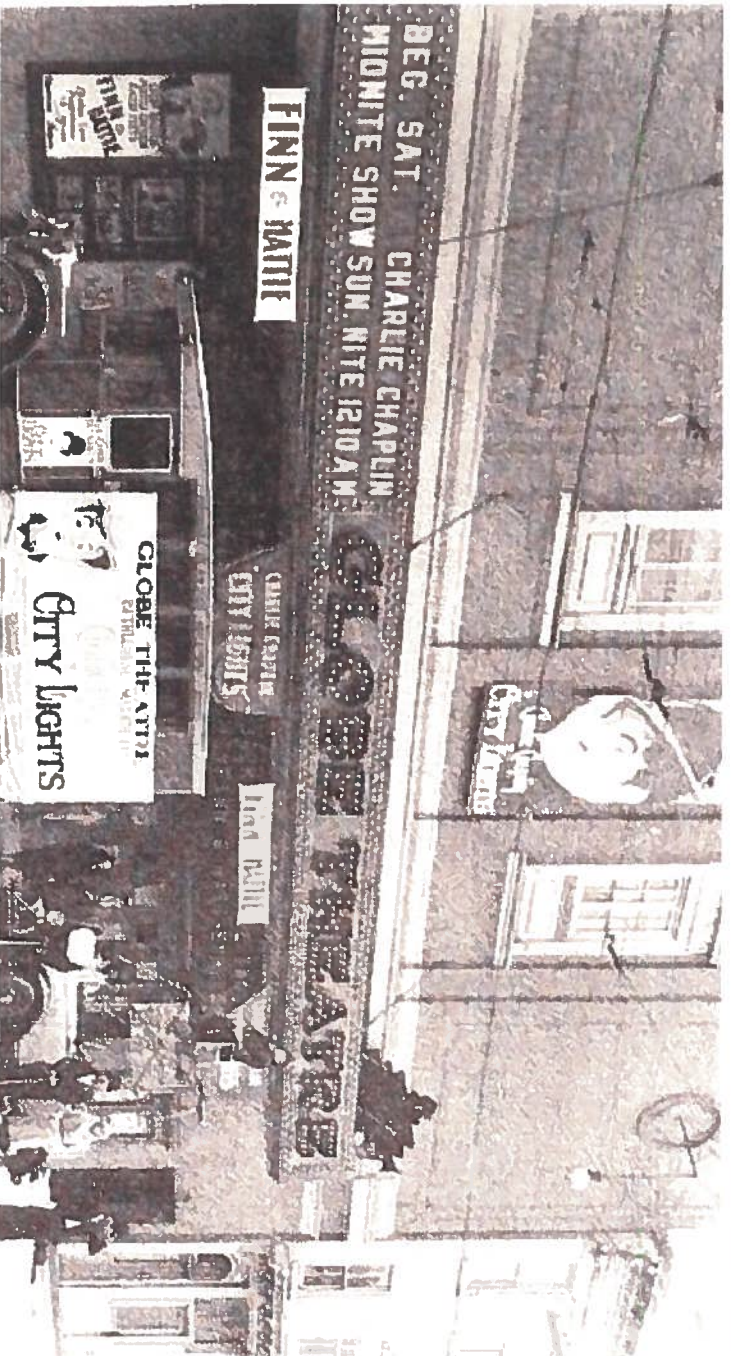
Demo rear of 409 which is in disrepair, to allow for a new code-compliant stair, kitchens, mechanical systems, plumbing and sprinkler riser



Remove vinyl siding, cut new window openings to match size and style of existing.







- Restoration of Wyandotte façade**
1. Repair, prime & paint existing cornice and dentil details
 2. Remove loose paint, prime & paint existing brick
 3. Repair existing / provide new "brickote" stucco finish, paint
 4. Provide new custom cornice to match (as closely as possible) 417 Wyandotte
 5. Remove infill construction to reveal original window openings, prepare to match adjacent construction.

6. Provide all new insulated double hung windows with exterior-applied raised muntin grid, paint sills and lintels. At 411, provide stucco lintels to match 409.
7. Provide new solid wood rail & stile type doors with glass transom, inset 5' from face of building
8. Provide new aluminum and glass storefront system with raised panel infill along bottom edge.
9. Parging on cement backer board with waterproof coating

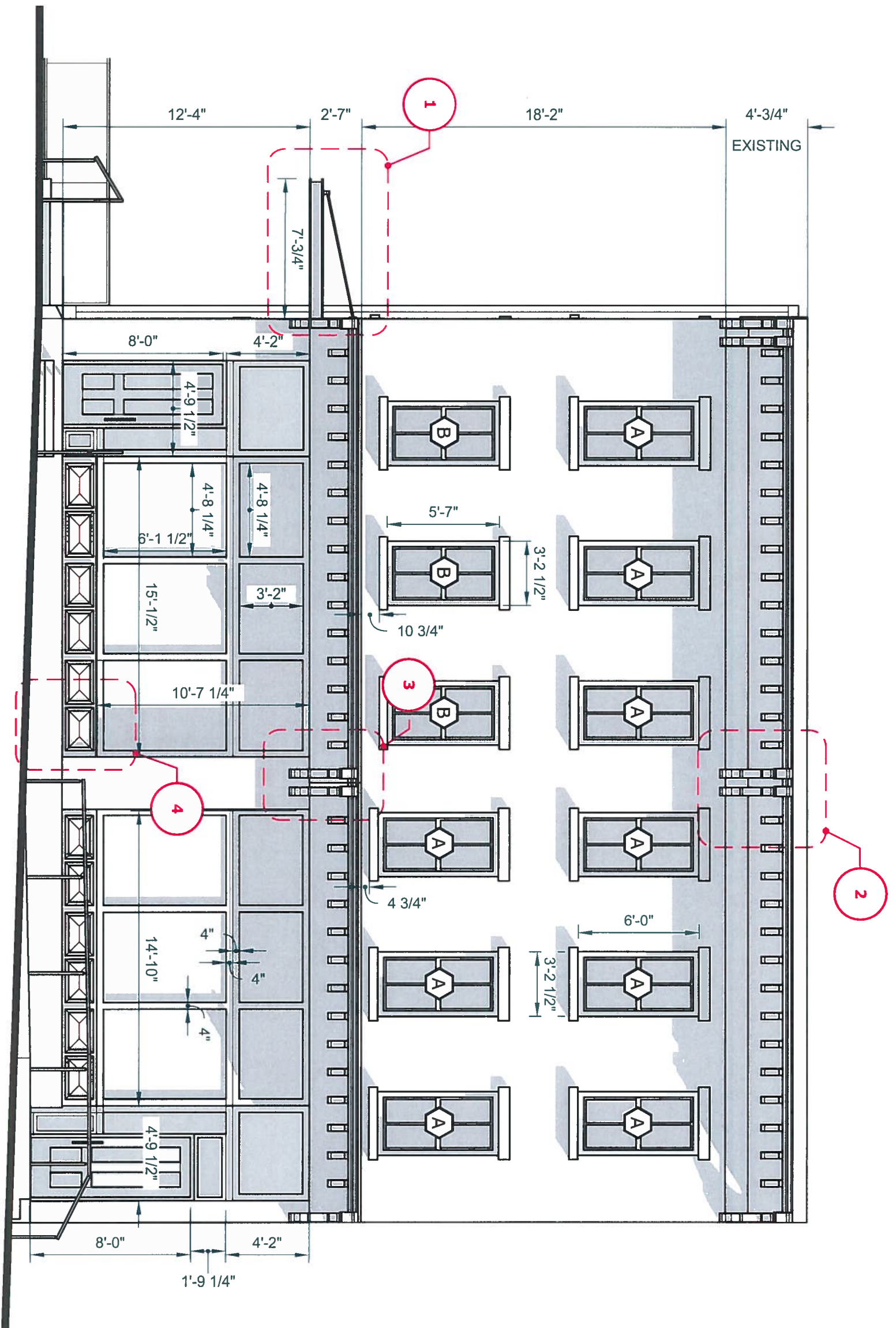
WYANDOTTE (WEST) ELEVATION

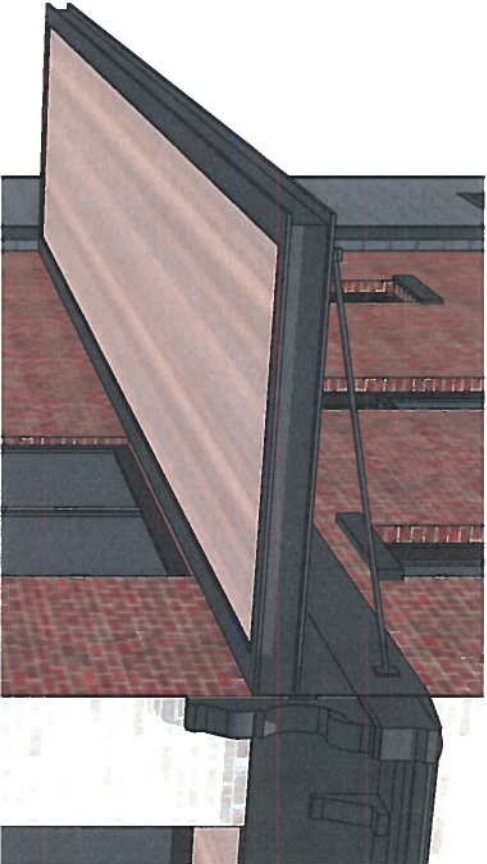
6

409 - 411 WYANDOTTE

HCC November 2020

SCALE: 3/16" = 1'





1

SUSPENDED AWNING

Steel cables support the steel and wood awning which protects the new entry ramp. Runoff is directed into the landscaped area below.

2

EXISTING CORNICE

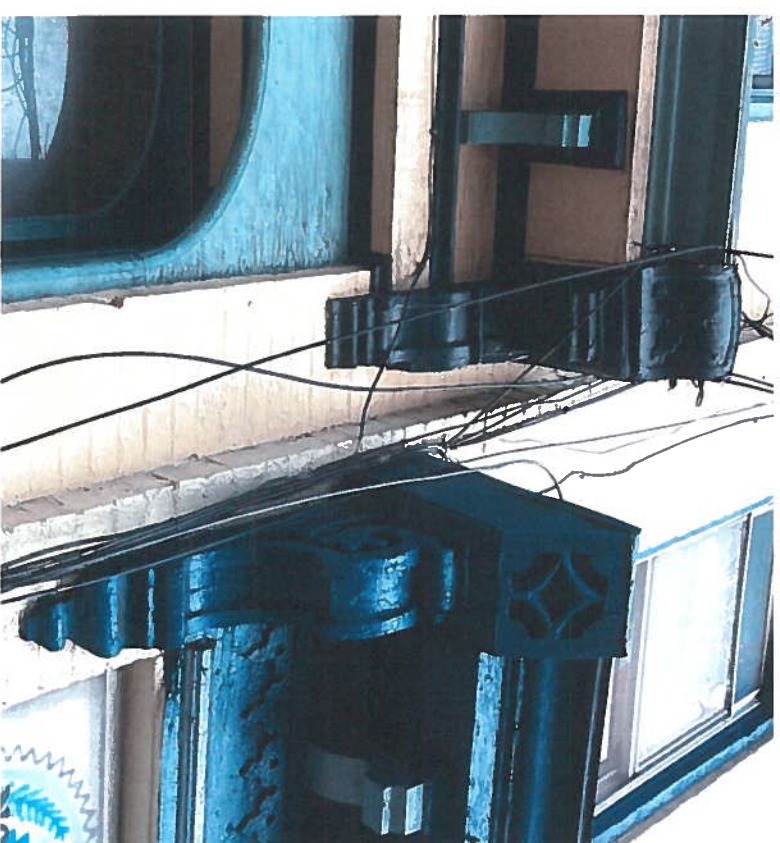
Repair, prime & paint existing cornice at both 409 & 411 Wyandotte



3

NEW MID-HEIGHT CORNICE

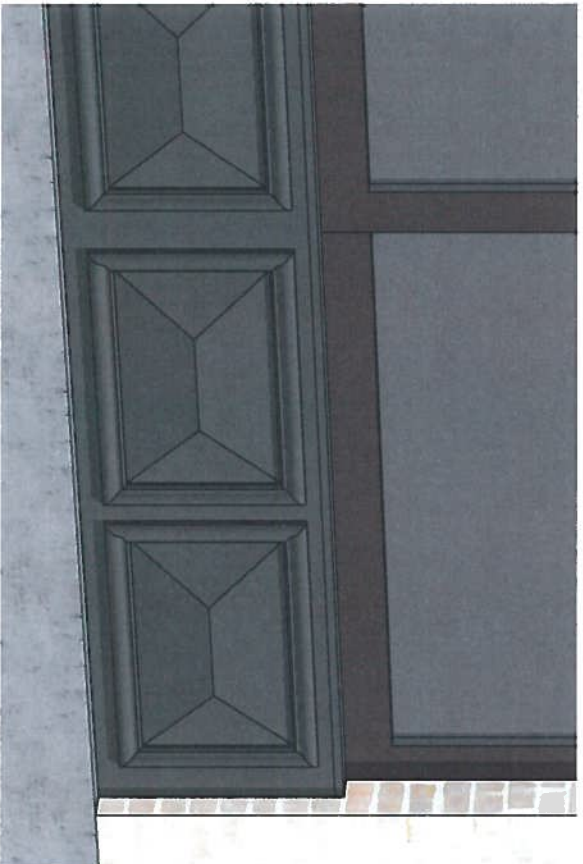
Build a new wood cornice with scrolls, brackets and trim similar in scale and level of detail to these examples (417-419 Wyandotte Street)

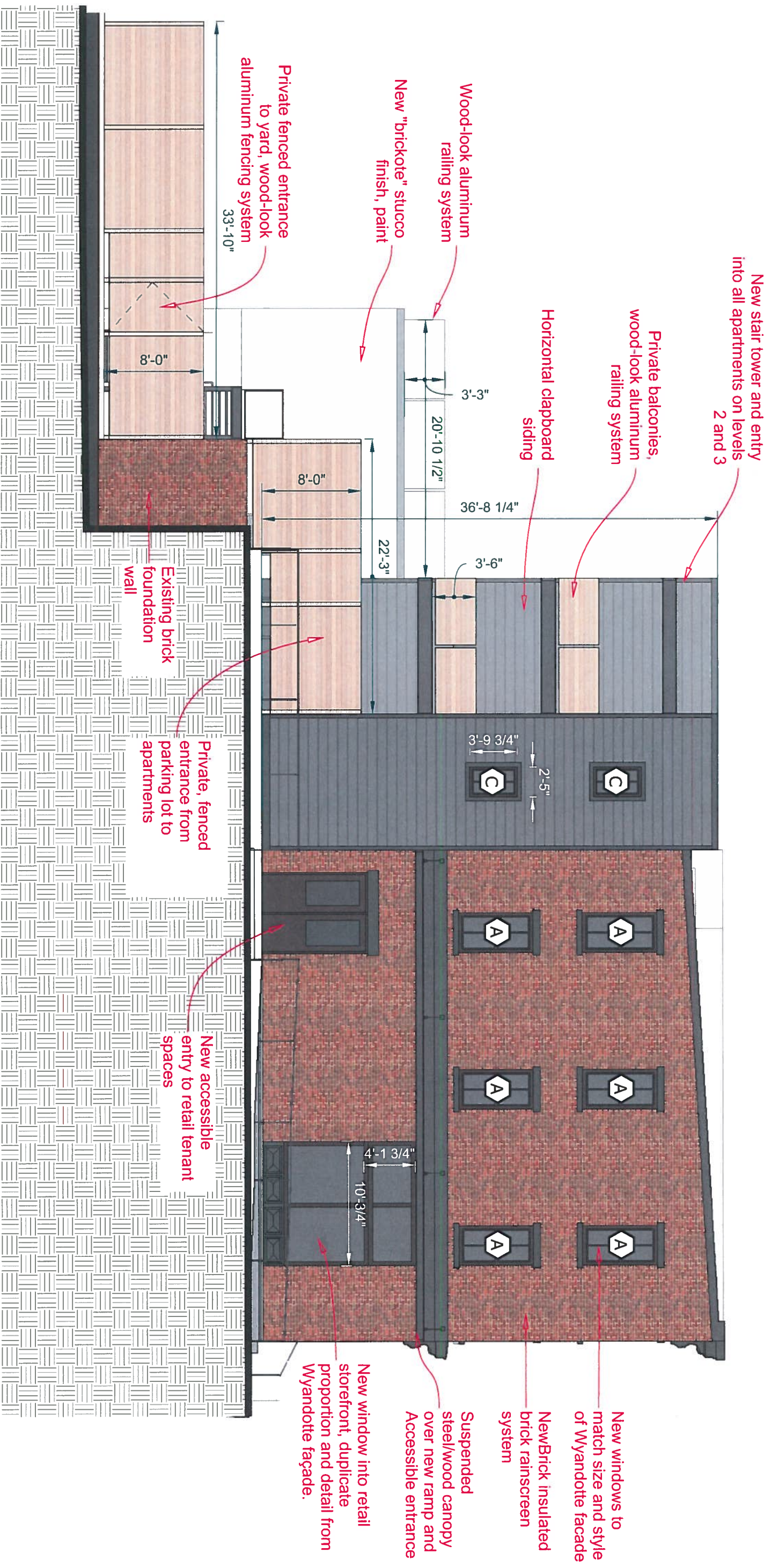


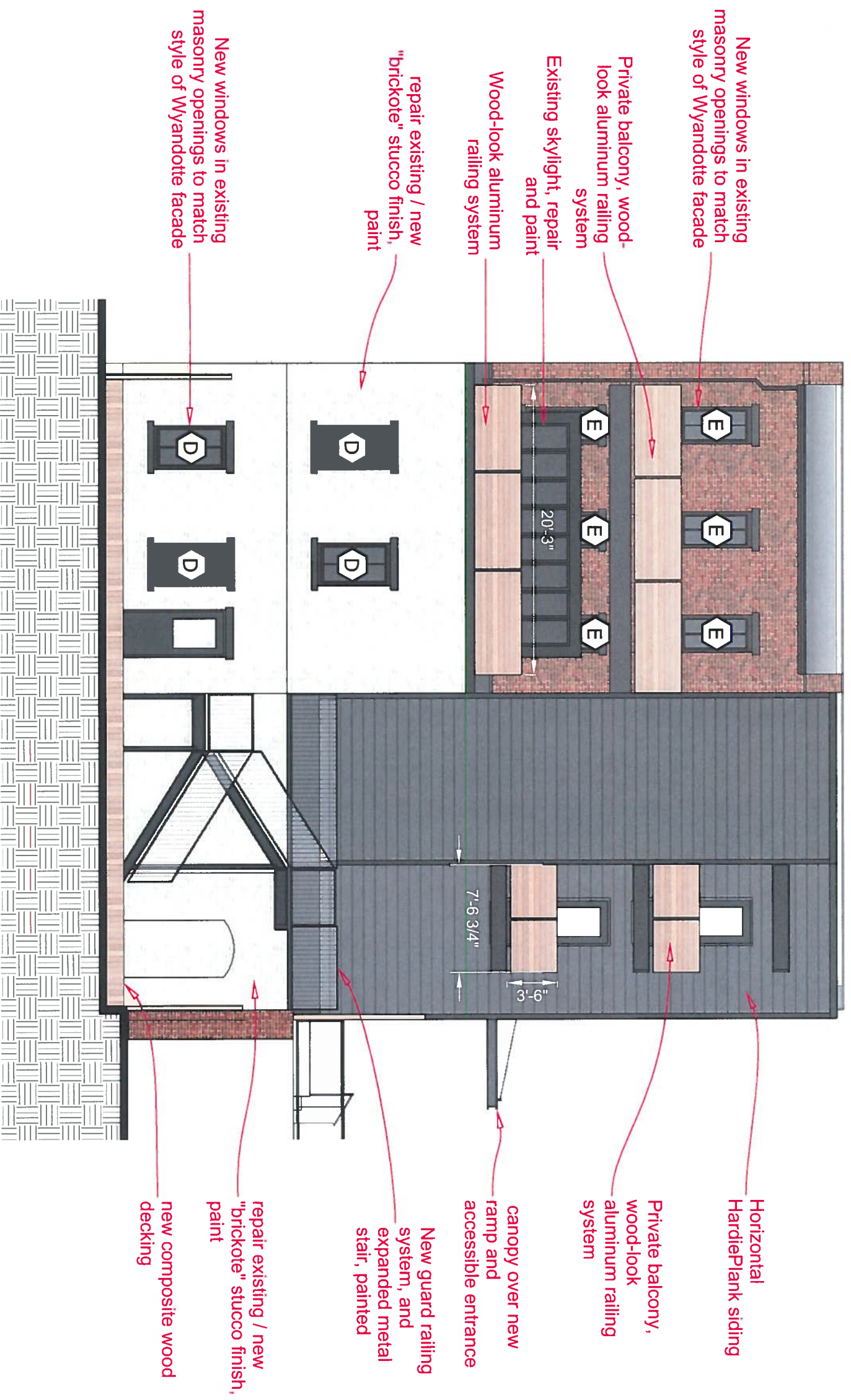
4

RAISED PANEL DETAIL

Decorative trim moulding and raised panel design below each storefront window provide splash and salt protection while maintaining a classic look.







New windows in existing masonry openings to match style of Wyandotte facade

Private balcony, wood-look aluminum railing system

Existing skylight, repair and paint

Wood-look aluminum railing system

repair existing / new "brickote" stucco finish, paint

New windows in existing masonry openings to match style of Wyandotte facade

Horizontal HardiePlank siding

Private balcony, wood-look aluminum railing system

canopy over new ramp and accessible entrance

New guard railing system, and expanded metal stair, painted

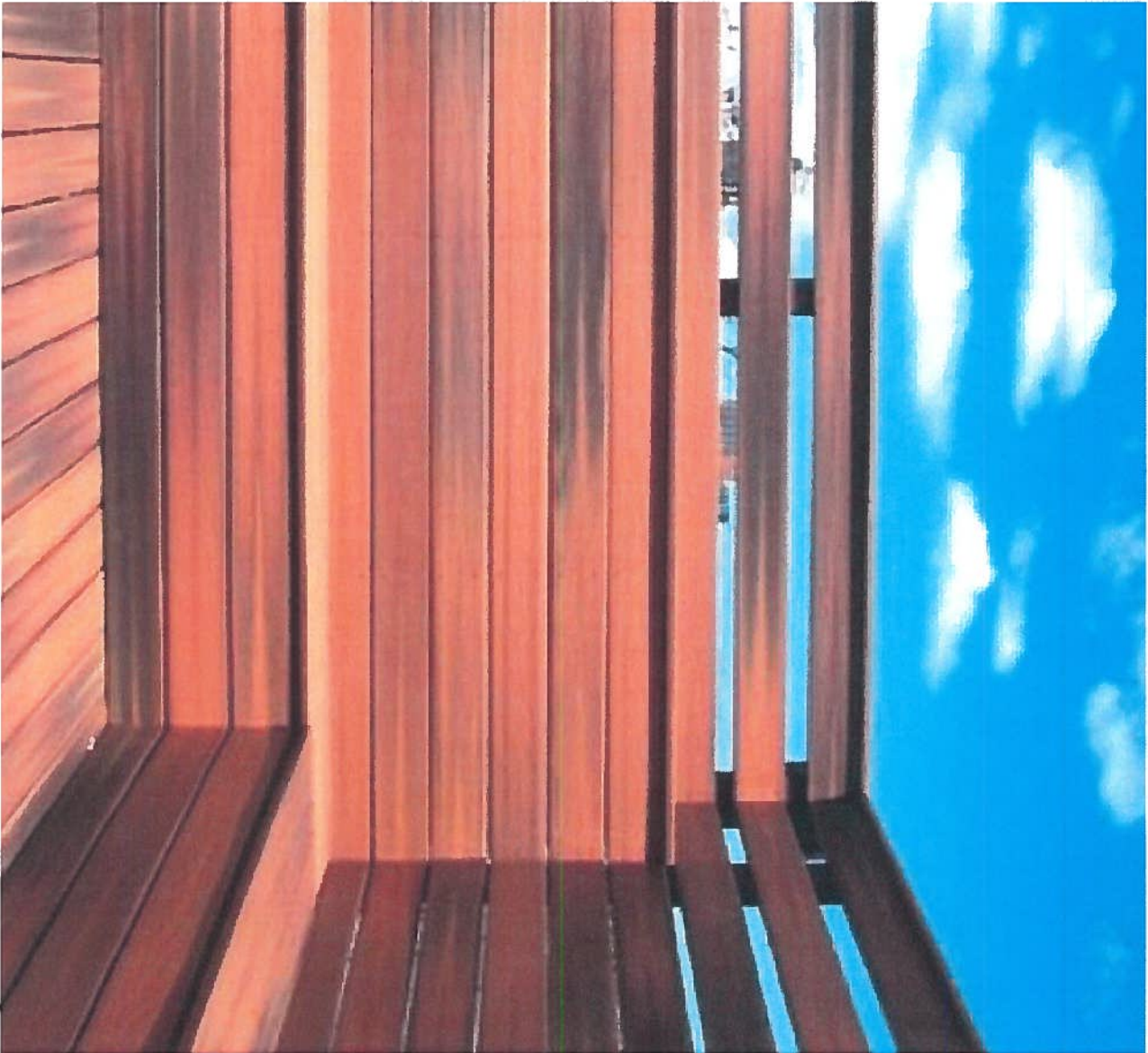
repair existing / new "brickote" stucco finish, paint

new composite wood decking

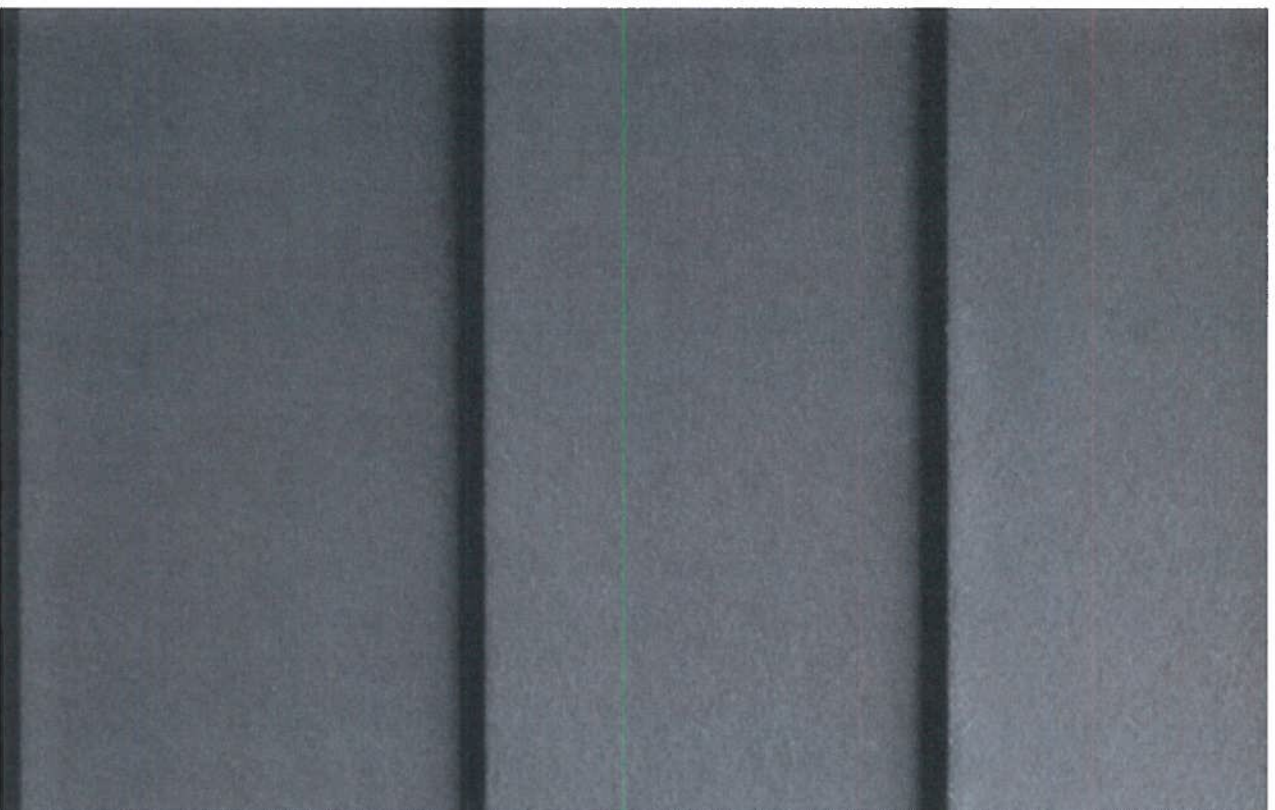


▶ SUSPENDED STEEL CANOPY AND "WOOD-LOOK"
SOFFIT EXAMPLE

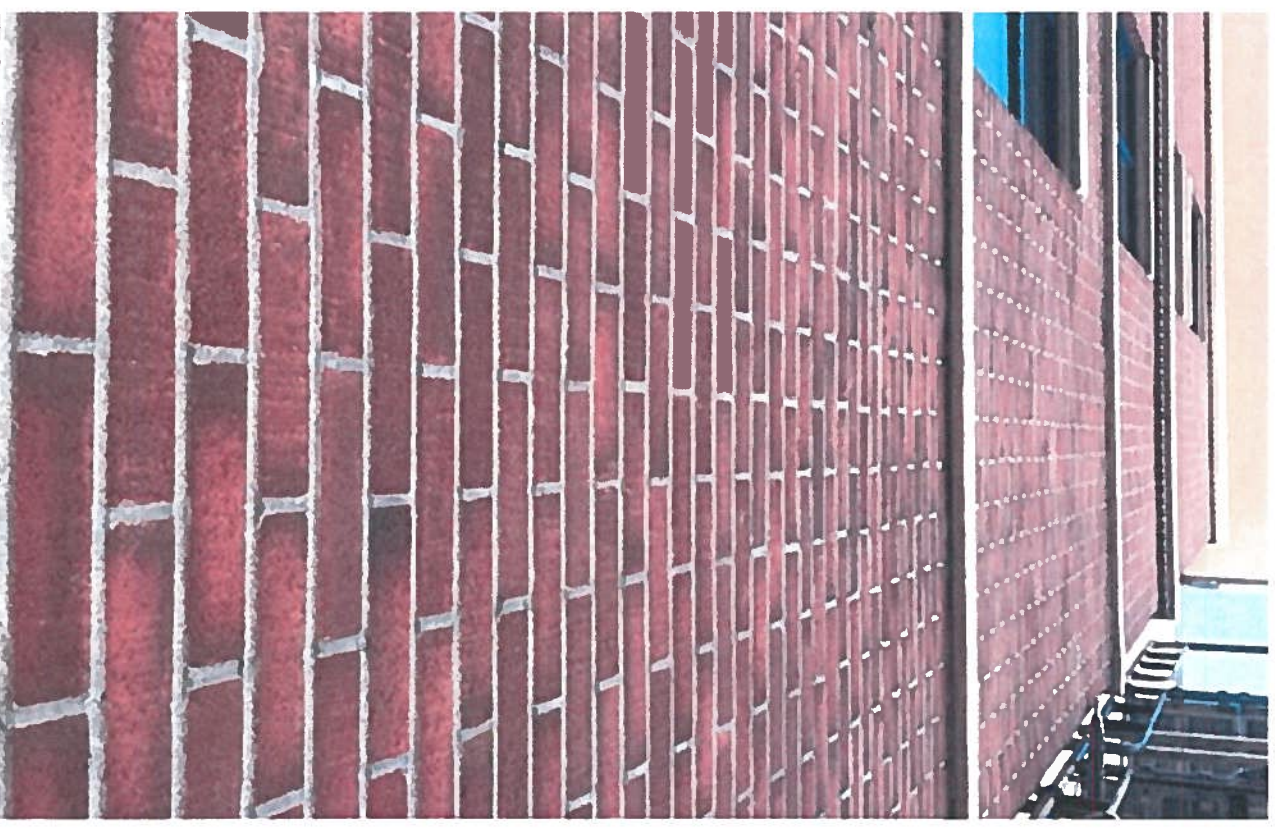
▶ 417 WYANDOTTE STREET



Wood-look cladding, decking,
soffits, railings, fence
Geolam



Horizontal Lap Siding
James Hardie



NewBrick insulated brick system
custom blend
Dryvit

