

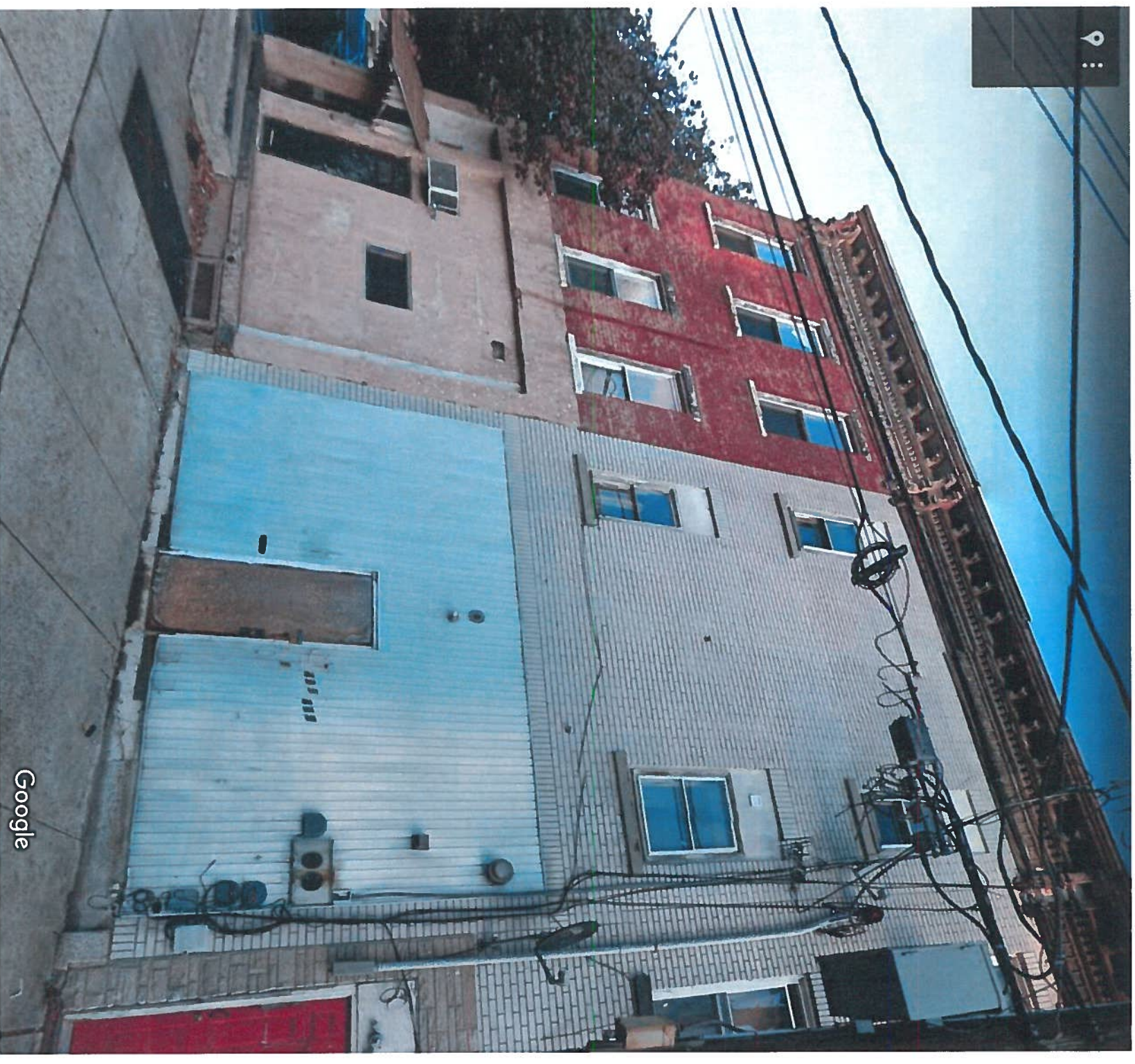
1

Site aerial  
NTS



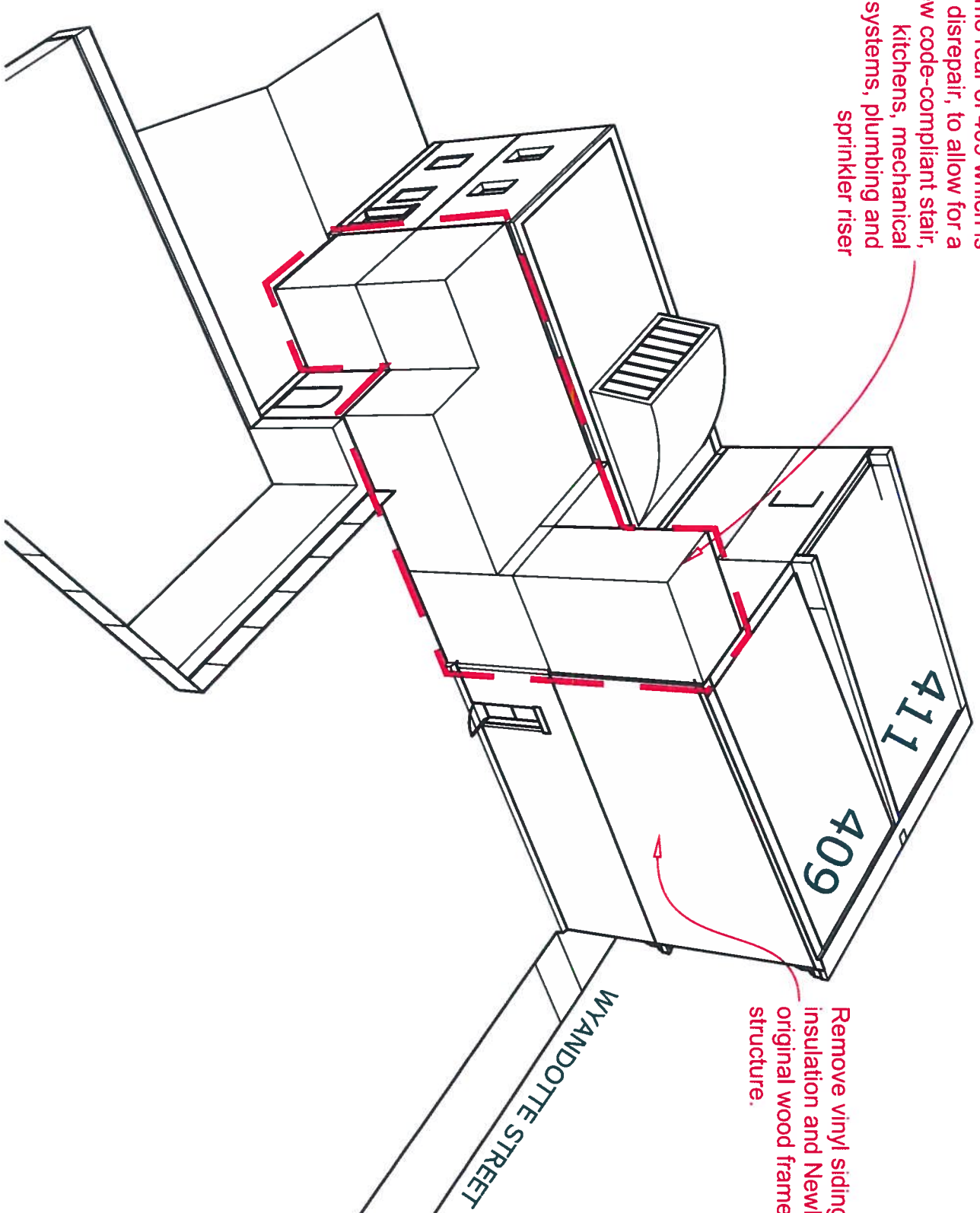
2

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

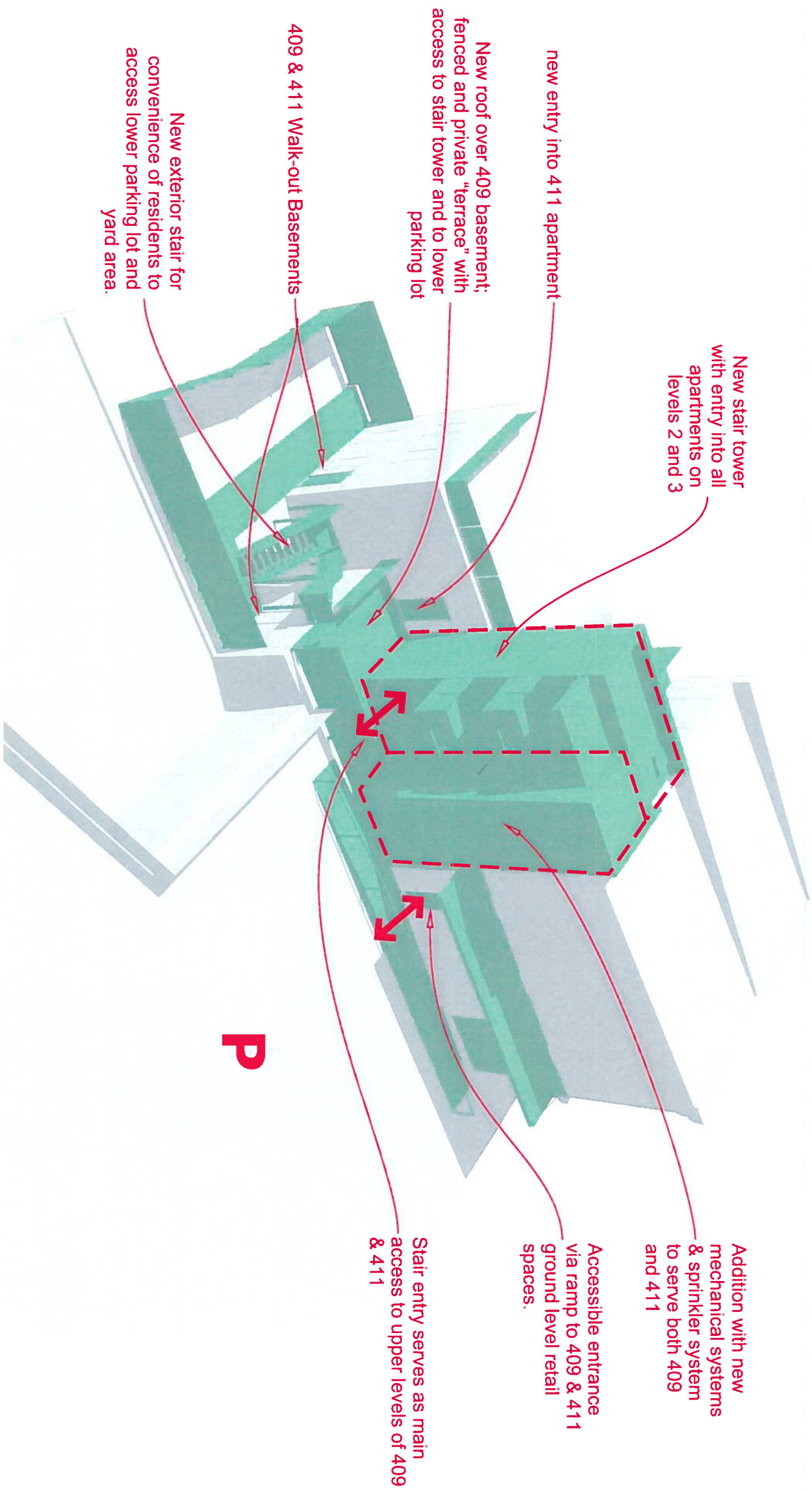


Remove vinyl siding, add insulation and NewBrick on original wood framed structure.

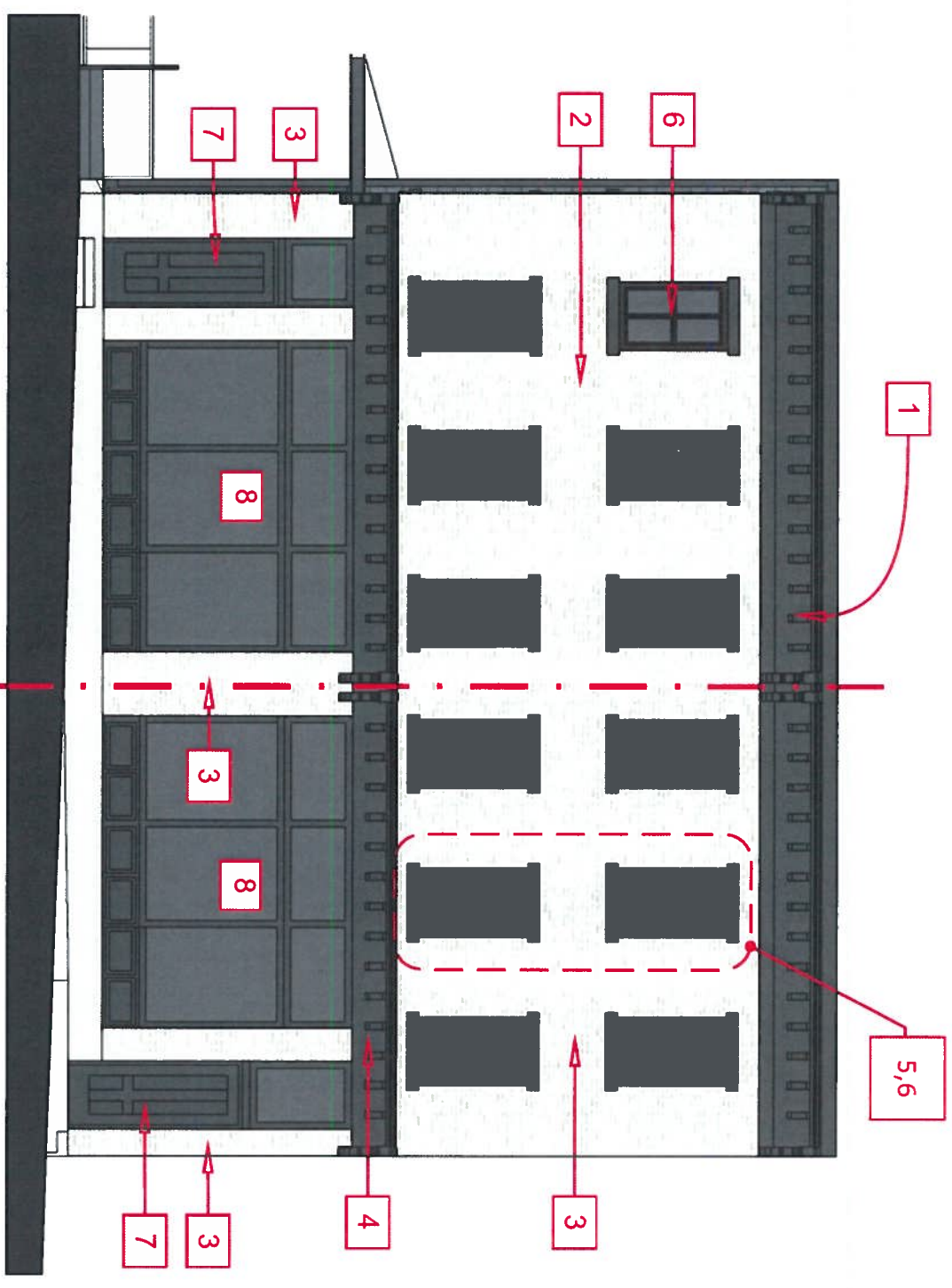
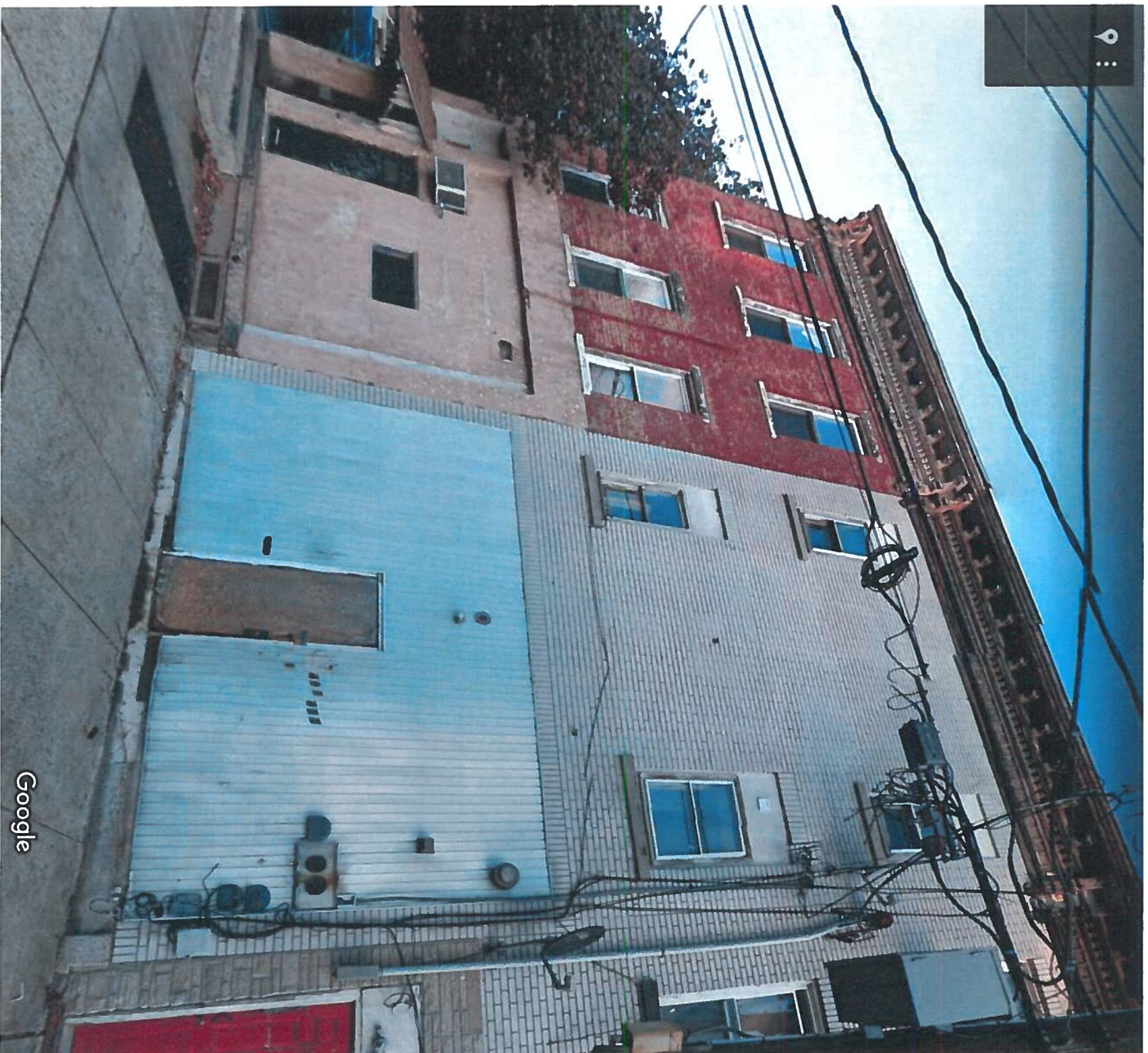
## DEMO DIAGRAM

409 - 411 WYANDOTTE

HOC September 2020



**P**



SCALE: 1/8" = 1'

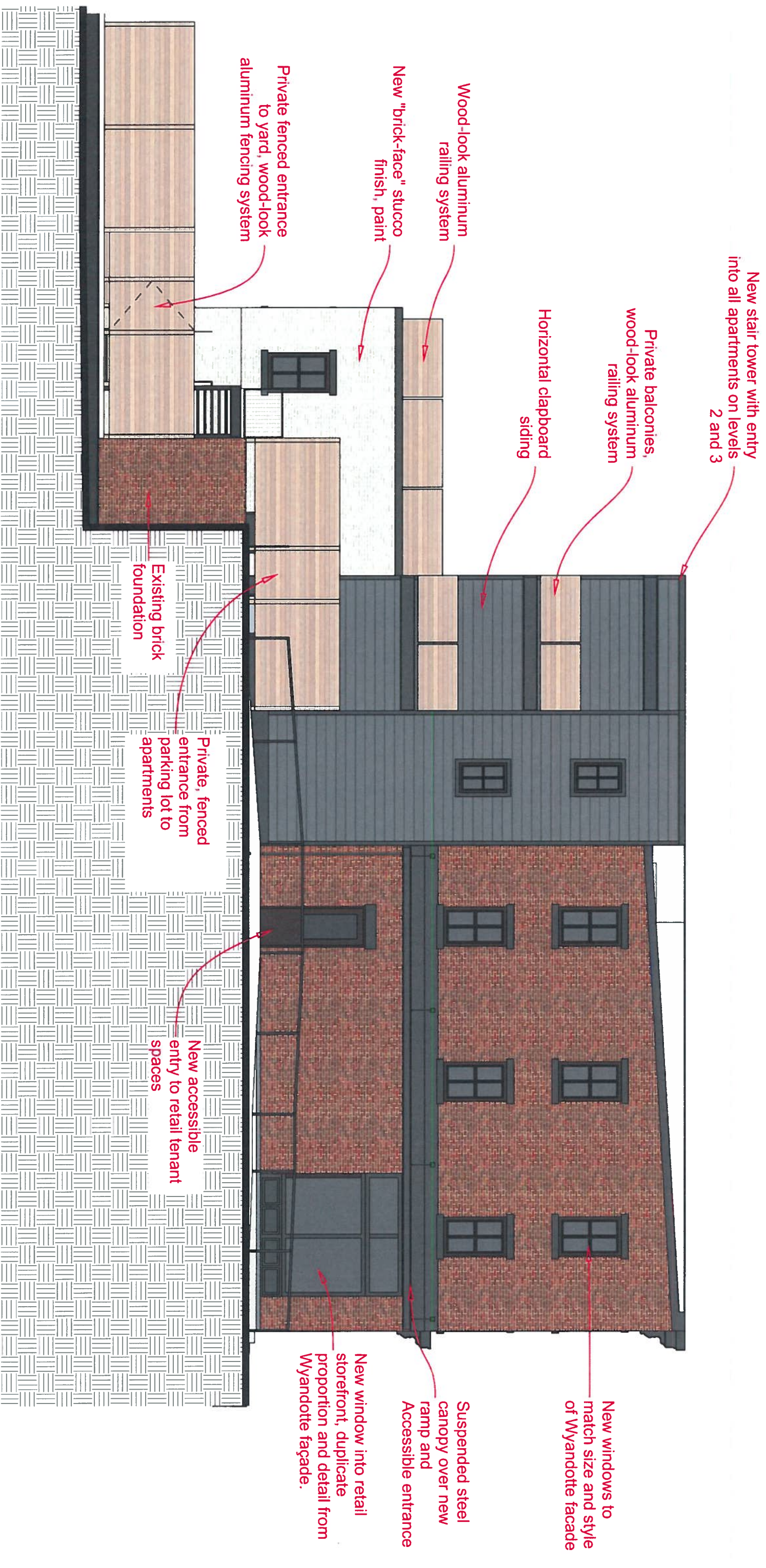
### Restoration of Wyandotte façade

1. Repair, prime & paint existing cornice and dentil details
2. Remove loose paint, prime & paint existing brick
3. Repair existing / provide new "brick-face" stucco finish, paint
4. Provide new custom cornice to match (as closely as possible) 117 Wyandotte adjacent construction.
5. Remove infill construction to reveal original window openings, prepare to match
6. Provide all new insulated windows with 2x2 raised muntin grid, paint sills and lintels.
7. Provide new solid wood rail & stile type doors with glass transom
8. Provide new aluminum and glass storefront system with decorative alum. panel infill along bottom edge.

## WYANDOTTE (WEST) ELEVATION

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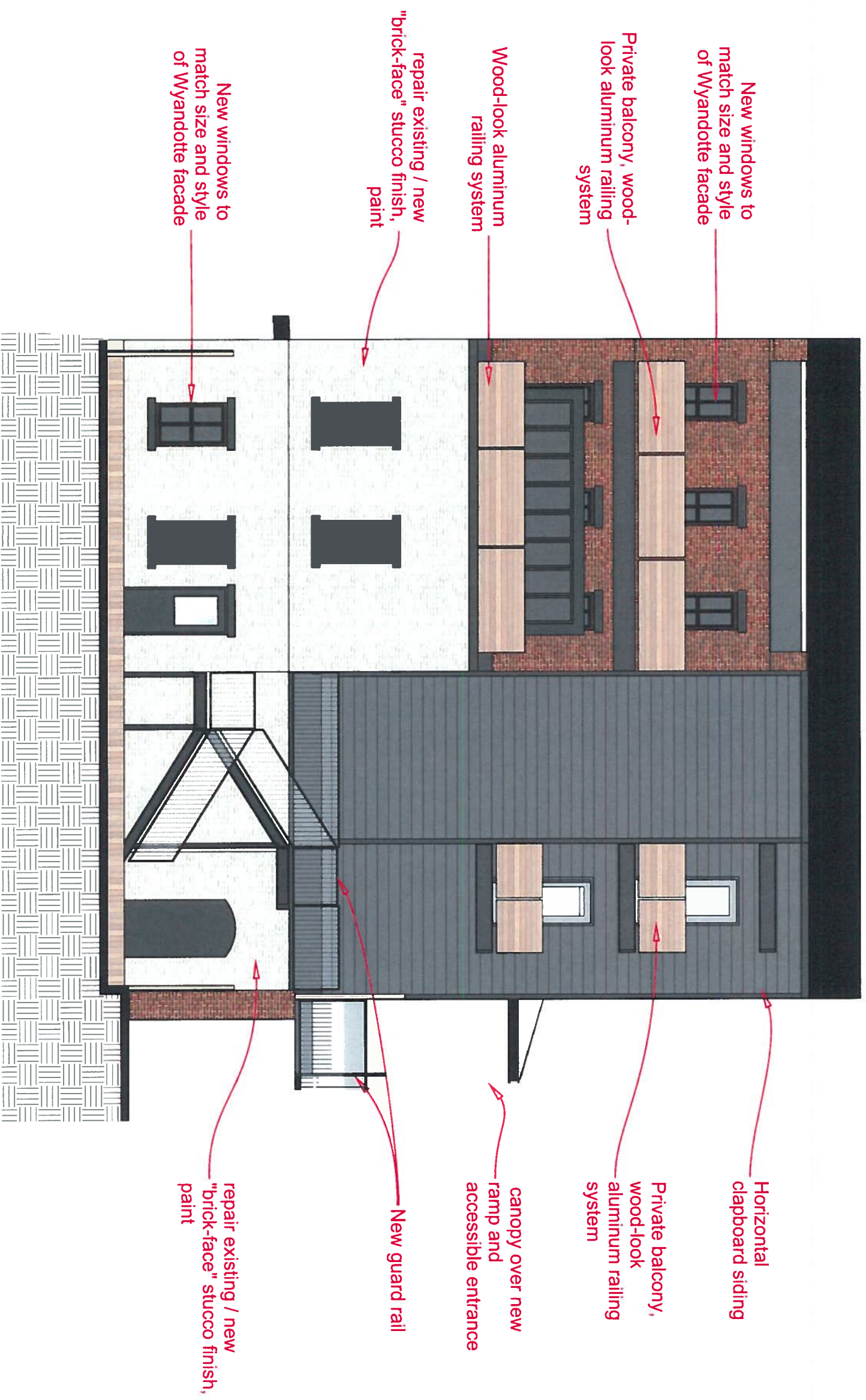


**PARKING LOT (NORTH) ELEVATION**

1/8" = 1'

**409 - 411 WYANDOTTE**

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**REAR (EAST) ELEVATION**

1/8" = 1'

**409 - 411 WYANDOTTE**

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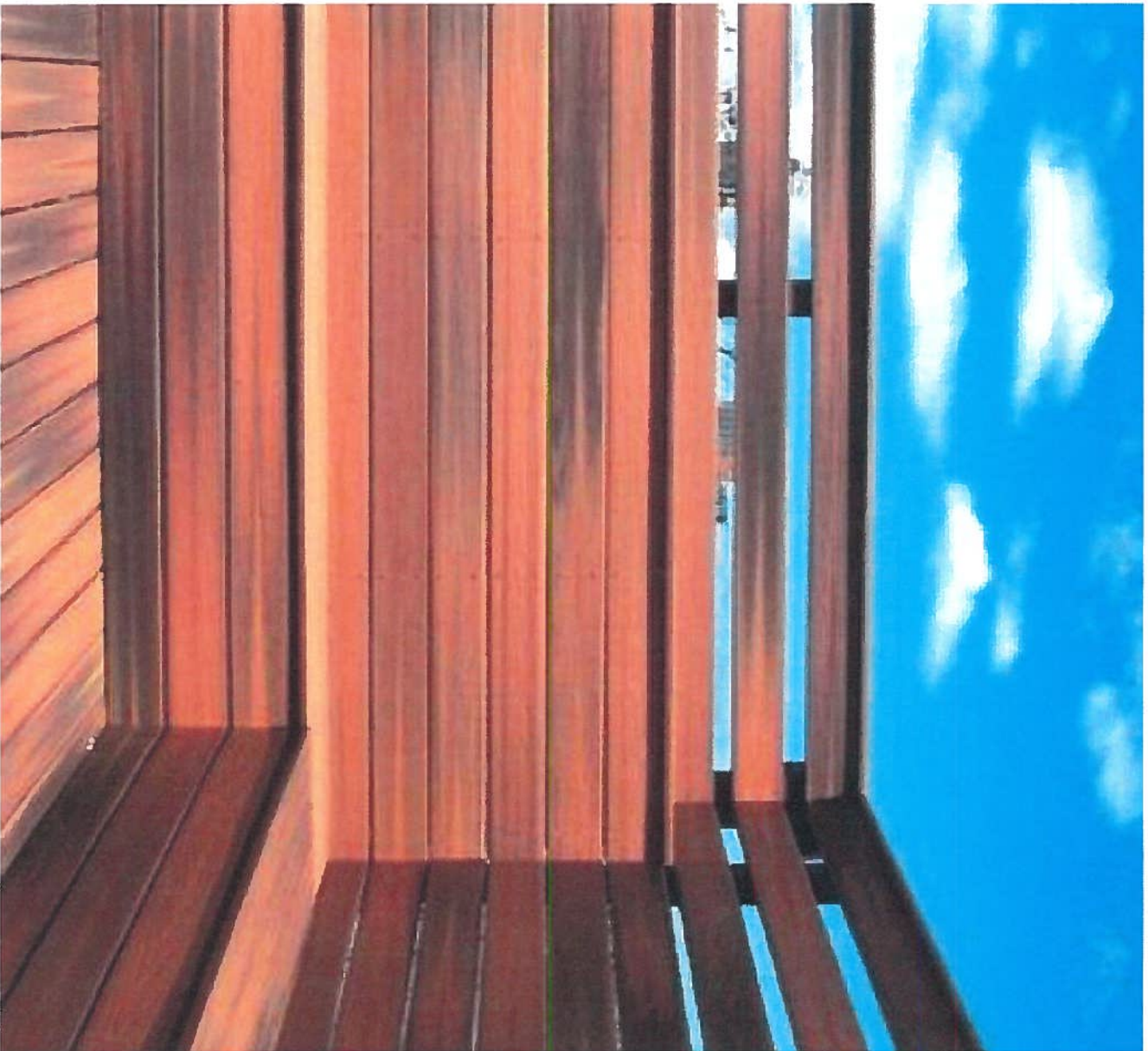
▶ SUSPENDED STEEL CANOPY AND "WOOD-LOOK"  
SOFFIT EXAMPLE

◀ 417 WYANDOTTE STREET

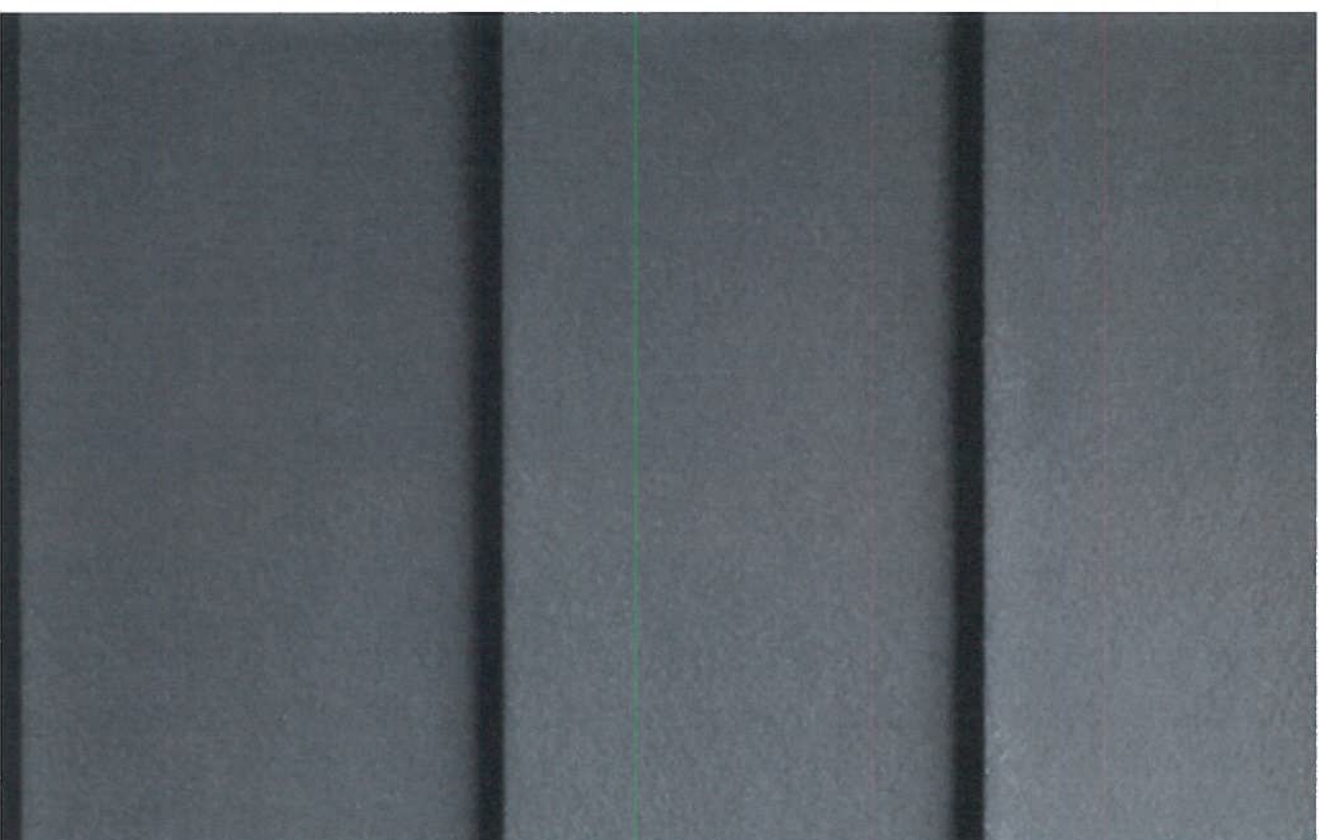
**PRECEDENT IMAGES**

**409 - 411 WYANDOTTE**

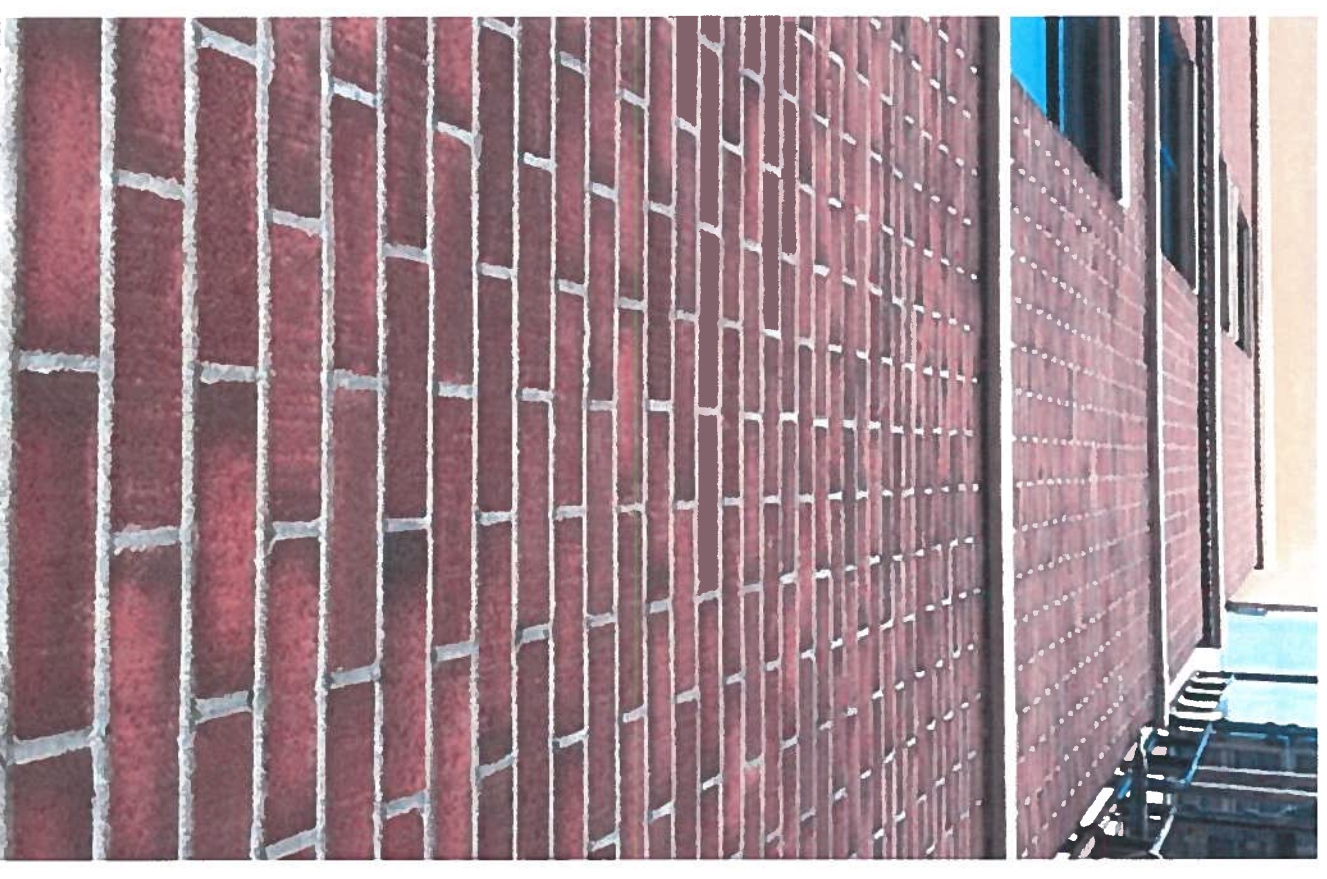
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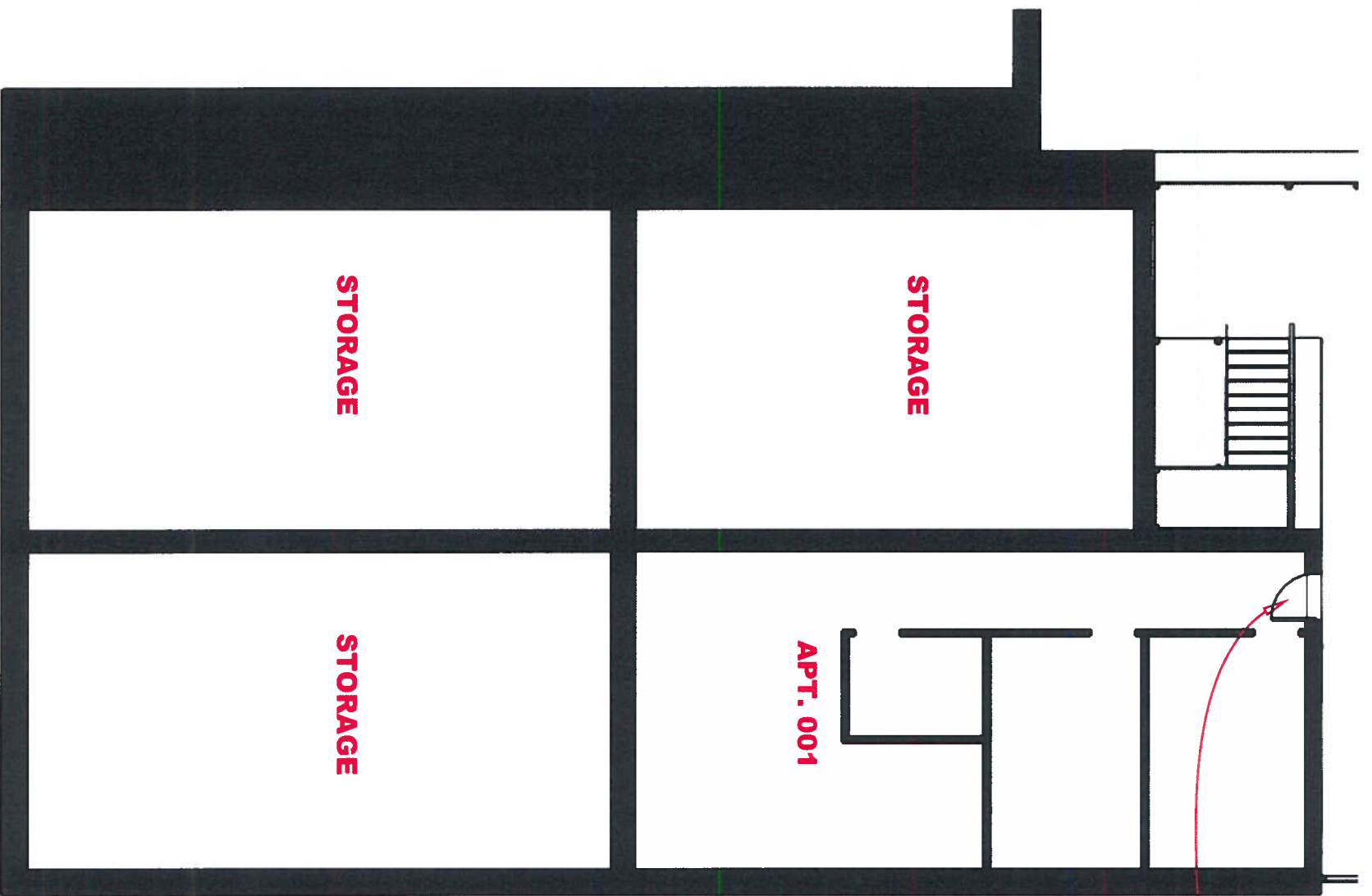
Wood-look cladding, decking,  
soffits, railings, fence  
Geolam



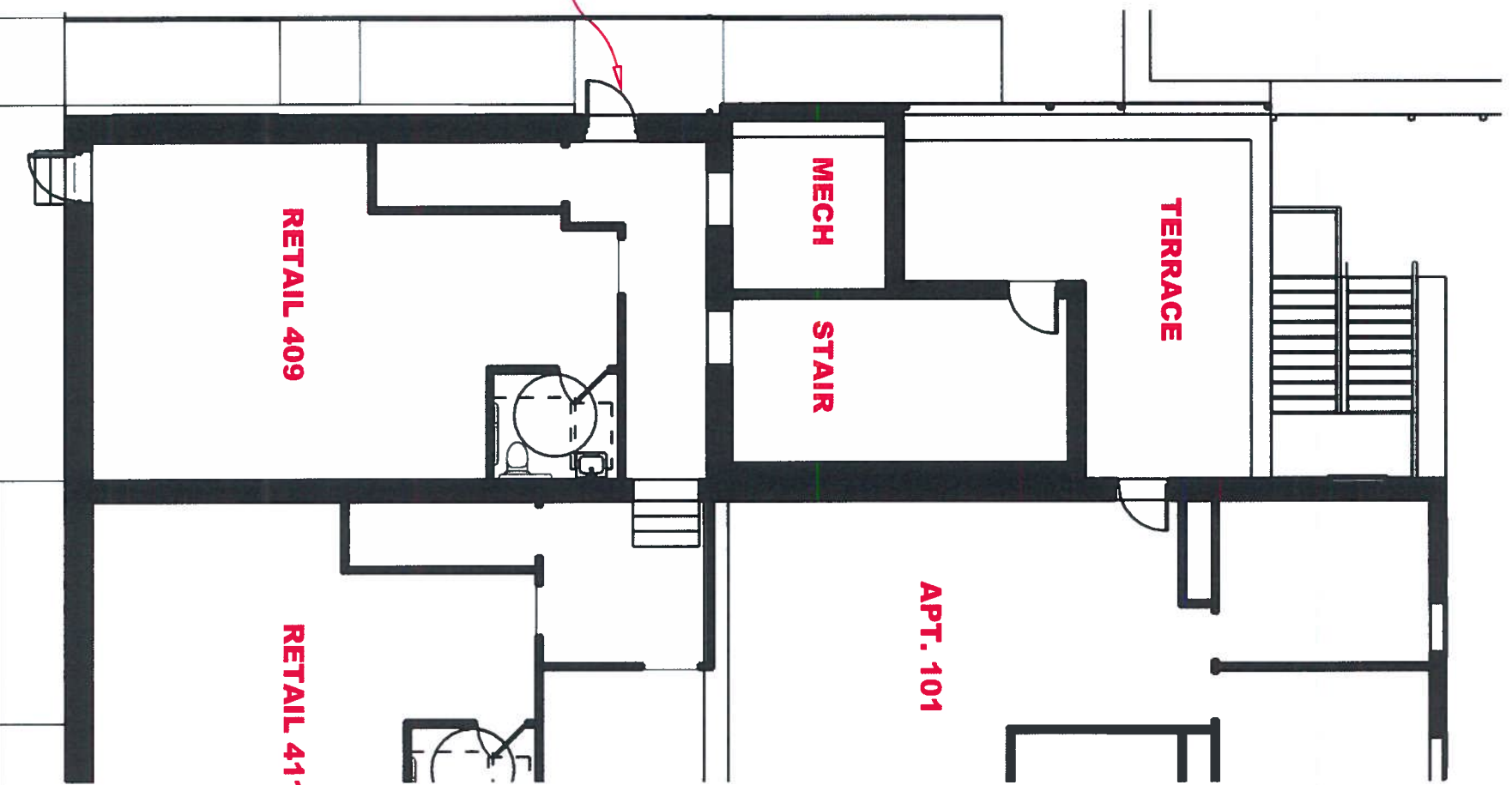
Horizontal Lap Siding  
James Hardie



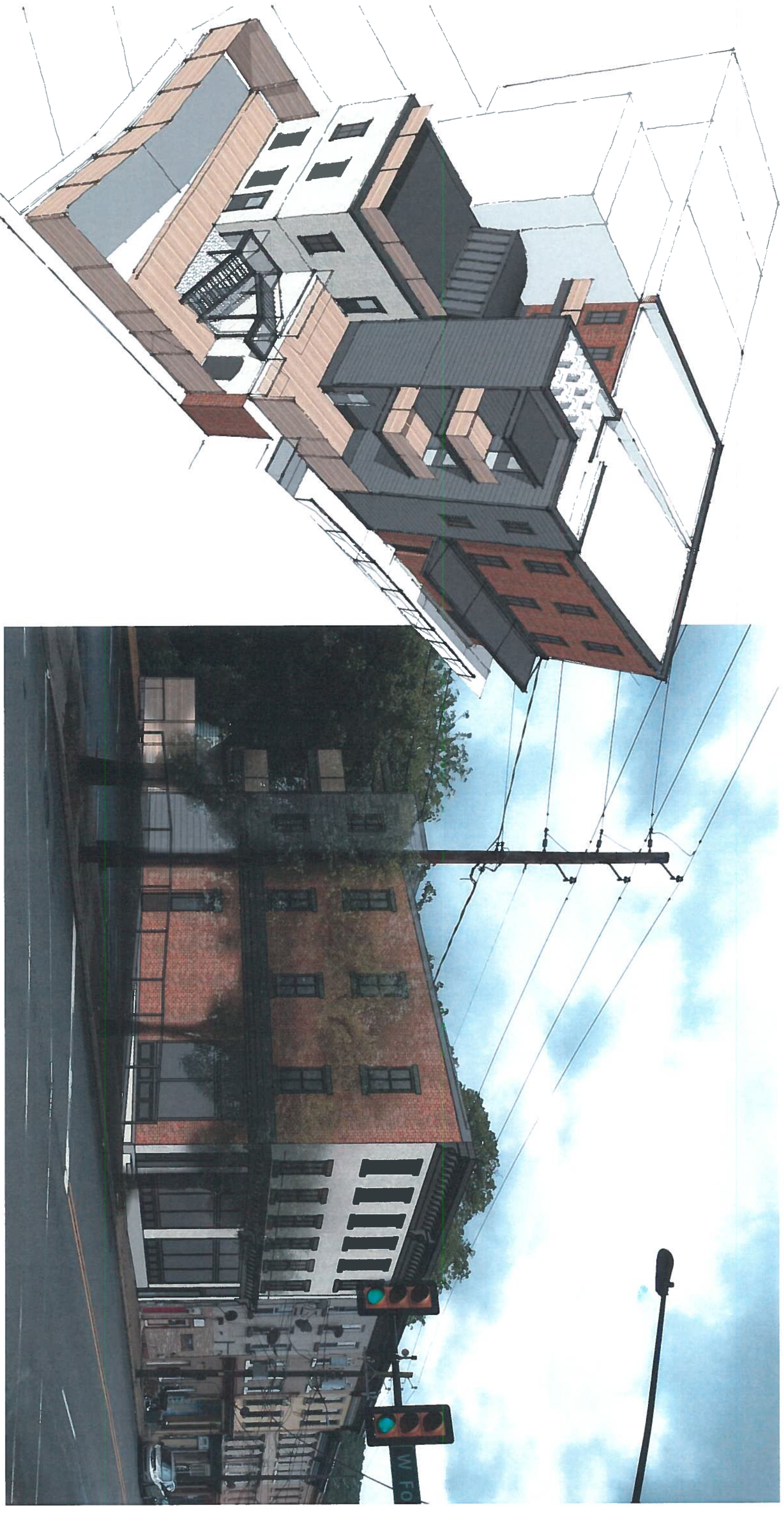
NewBrick insulated brick system  
custom blend  
Dryvit



Walk-out basement



Accessible entry to  
409 retail space



**3D VIEWS**

**409 - 411 WYANDOTTE**

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