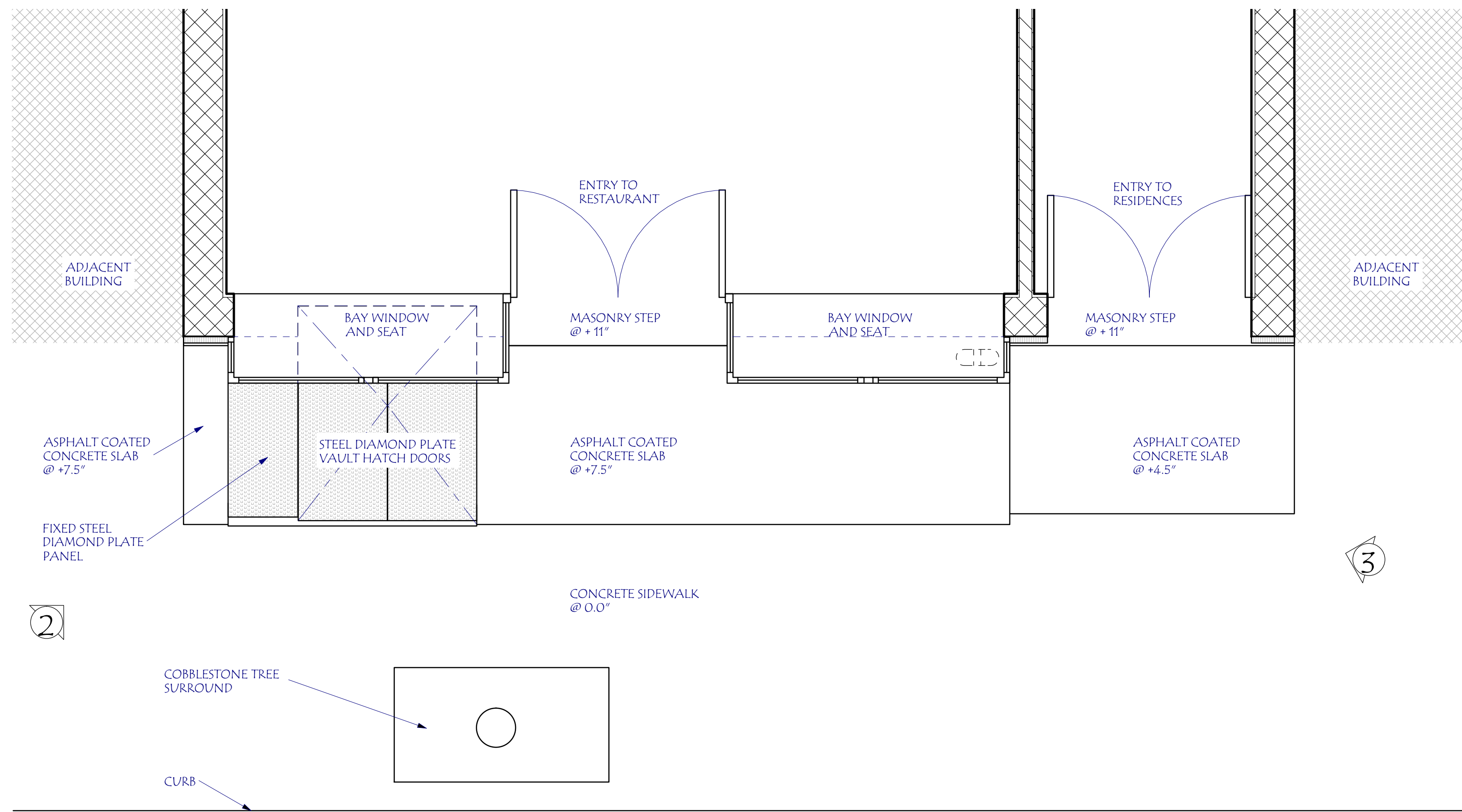


EXISTING STREET LEVEL FACADE - ELEVATION

SCALE: 1/2" = 1'



EXISTING SIDEWALK / VAULT - PLAN

SCALE: 1/2" = 1'



1 PHOTO - STOREFRONT



2 PHOTO - VAULT ACCESS HATCH



3 PHOTO - COATED CONC. SLABS

BUILDING DEPARTMENT NOTES:

- 1) ALL WORK TO CONFORM WITH THE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS-CITY OF NEW YORK (1968 CODE)
  - 2) THERE WILL BE NO CHANGE IN THE USE, OCCUPANCY OR EGRESS OF THE BUILDING.
  - 3) ALL CONSTRUCTION TO BE INSPECTED BY THE DEPARTMENT OF BUILDINGS-CONSTRUCTION DIVISION, EXCEPT WHERE CONTROLLED INSPECTION BY A LICENSED PROFESSIONAL IS ALLOWED.
  - 4) ALL WOOD CONSTRUCTION TO CONFORM TO C27-346 AND C27-617
  - 5) THE FOLLOWING CODE REFERENCES SHALL APPLY TO MECHANICAL WORK:
    - A. AIR INTAKES AND OUTLETS RS-13-1
    - B. FANS RS-15-1
    - C. WIRING & EQUIPMENT RS-13-1
    - D. TEST PROCEDURES RS-12-4
    - E. DUCT CONSTRUCTION HANGERS RS-13-1
  - 6) ALL PLUMBING WORK TO BE INSTALLED BY A LICENSED PLUMBER AS PER C27-901 AND RS-16.
  - 7) WORK TO BE EITHER SELF CERTIFIED BY THE LICENSED PLUMBER OR HAVE INSPECTION PERFORMED BY THE DEPARTMENT OF BUILDINGS-PLUMBING DIVISION.
  - 8) PLUMBING CONTRACTOR TO OBTAIN SIGN-OFF OF ALL PLUMBING WORK FROM THE DEPARTMENT OF BUILDINGS
  - 9) OWNER TO PERFORM ALL WORK EXCEPT FOR PLUMBING WORK.
  - 10) PLUMBING CONTRACTOR TO OBTAIN ALL WORK PERMITS BEFORE STARTING HIS WORK.
- CONTROLLED INSPECTIONS REQUIRED:
- 1) FIRE STOPPING
  - 2) MECHANICAL SYSTEMS
  - 3) FINAL INSPECTION

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*Studio RCM*  
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OWNER:

292 ELIZABETH STREET REALTY  
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NEW YORK, N.Y. 10012

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TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSTRUCTION CODE OF THE STATE OF NEW YORK.

STICKER:

APPROVAL:

DATE	REVISION

DEPARTMENT OF BUILDINGS NOTES:

OLD CODE  
MULTIPLE DWELLING CLASS  
BUILDING HEIGHT  
NUMBER OF STORIES 4  
FILING TYPE DIR 14

ZONING NOTES:

BLOCK 521  
LOT 65  
ZONE C6-2  
MAP 12C  
COMMUNITY BOARD 2

**WALKWAY & FACADE RESTORATION**

**292 ELIZABETH ST  
NEW YORK, NY  
10012**

PROJECT

**COVER  
EXISTING  
CONDITIONS**

TITLE

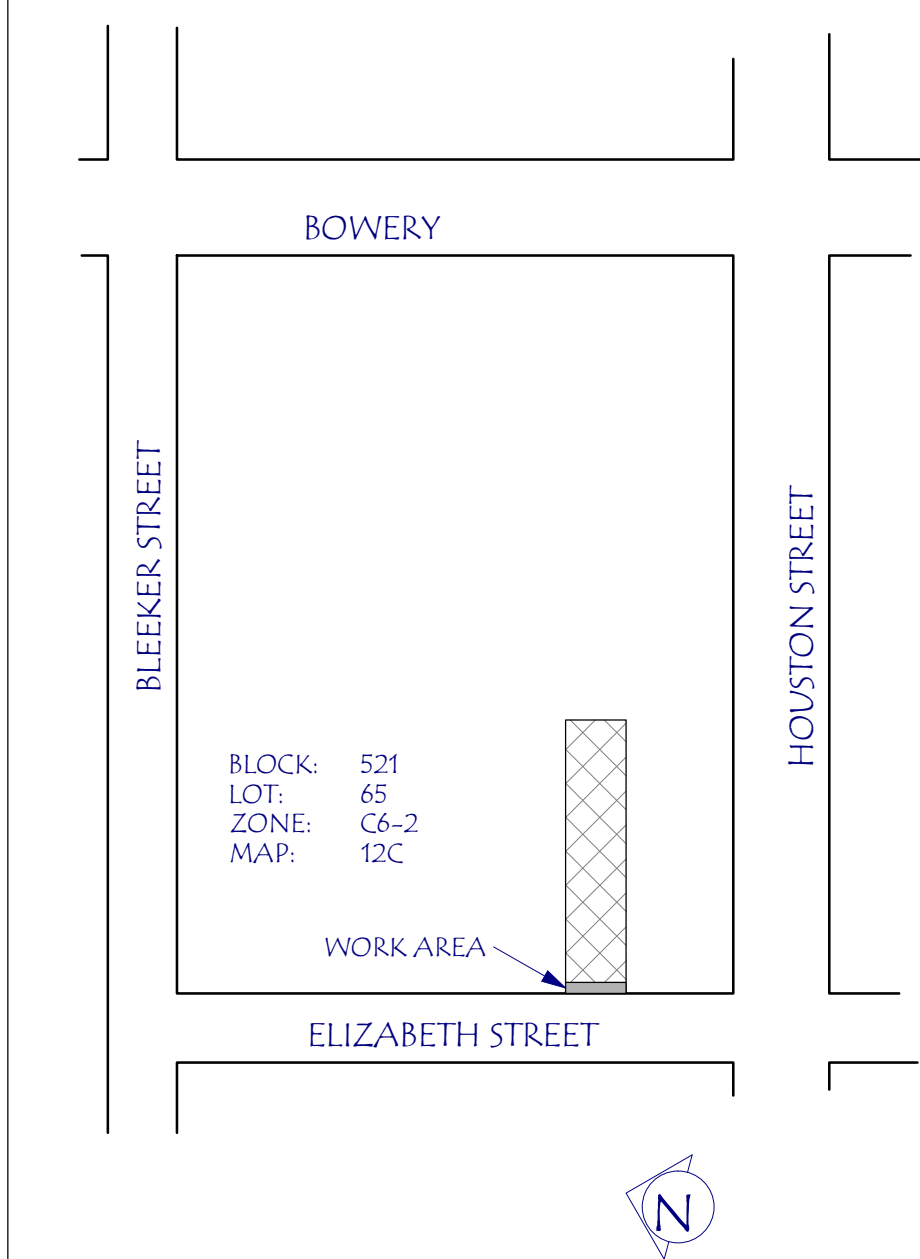
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DWG NO **A-001.00**

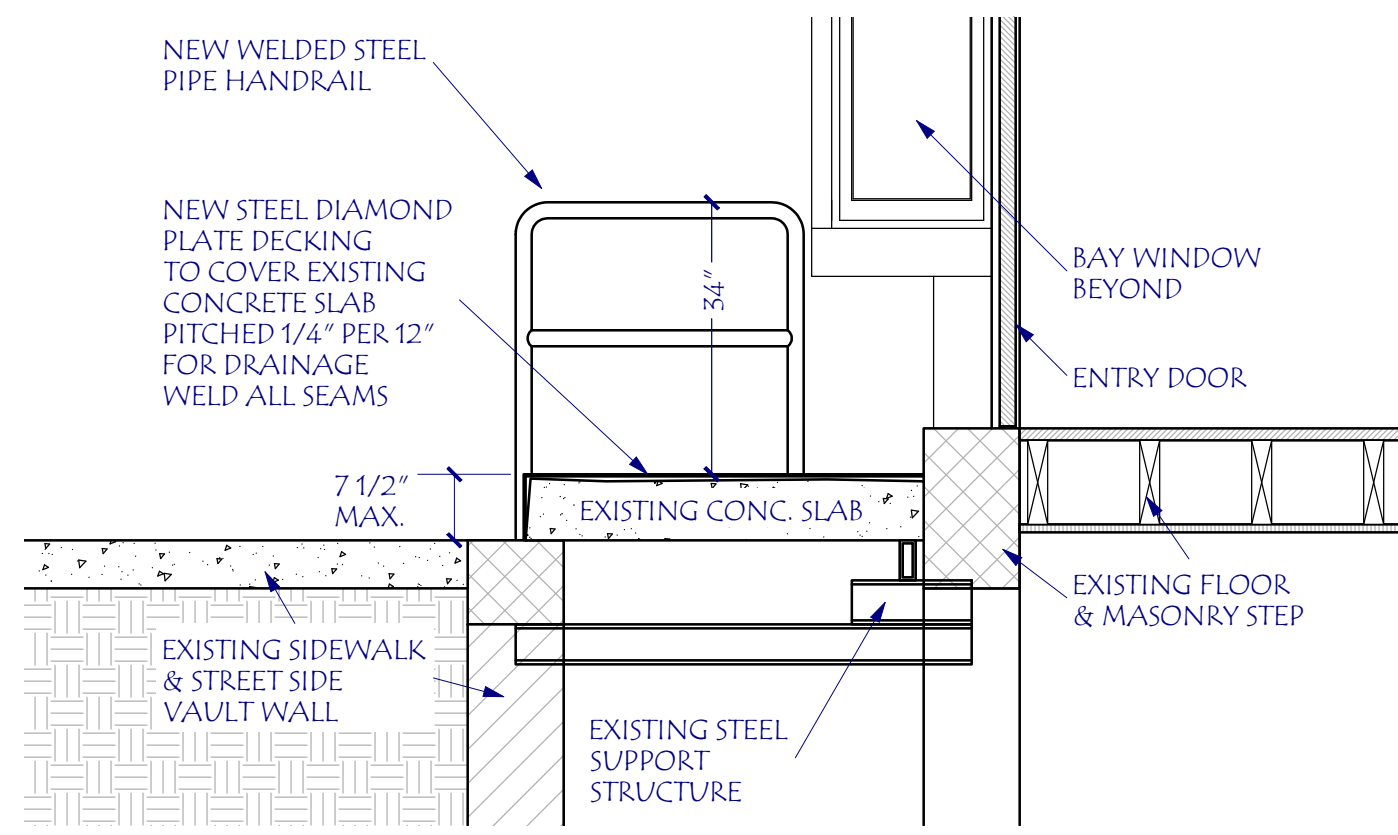
BY **rcm** PAGE 1 OF 4

PLOT PLAN

SCALE: N. T. S.

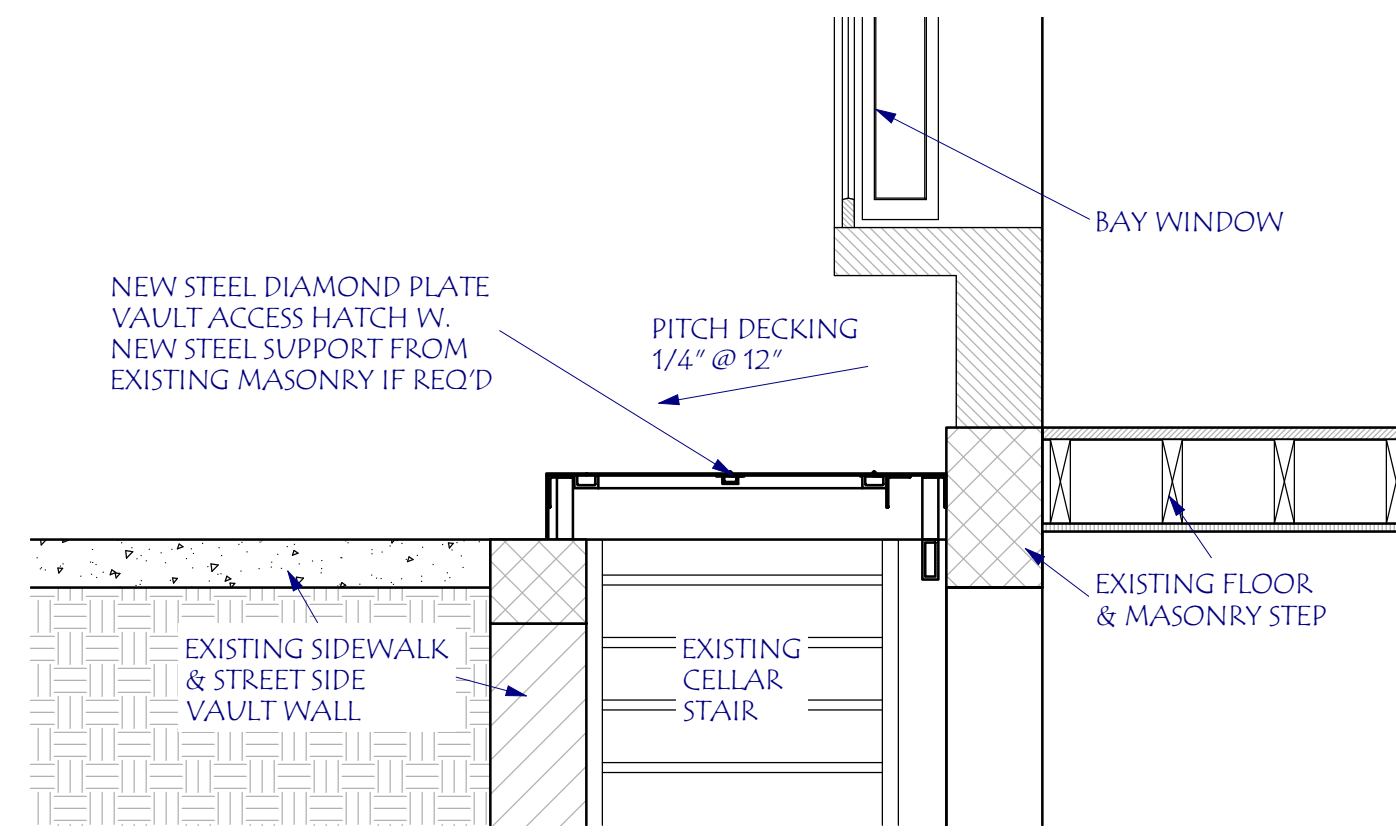






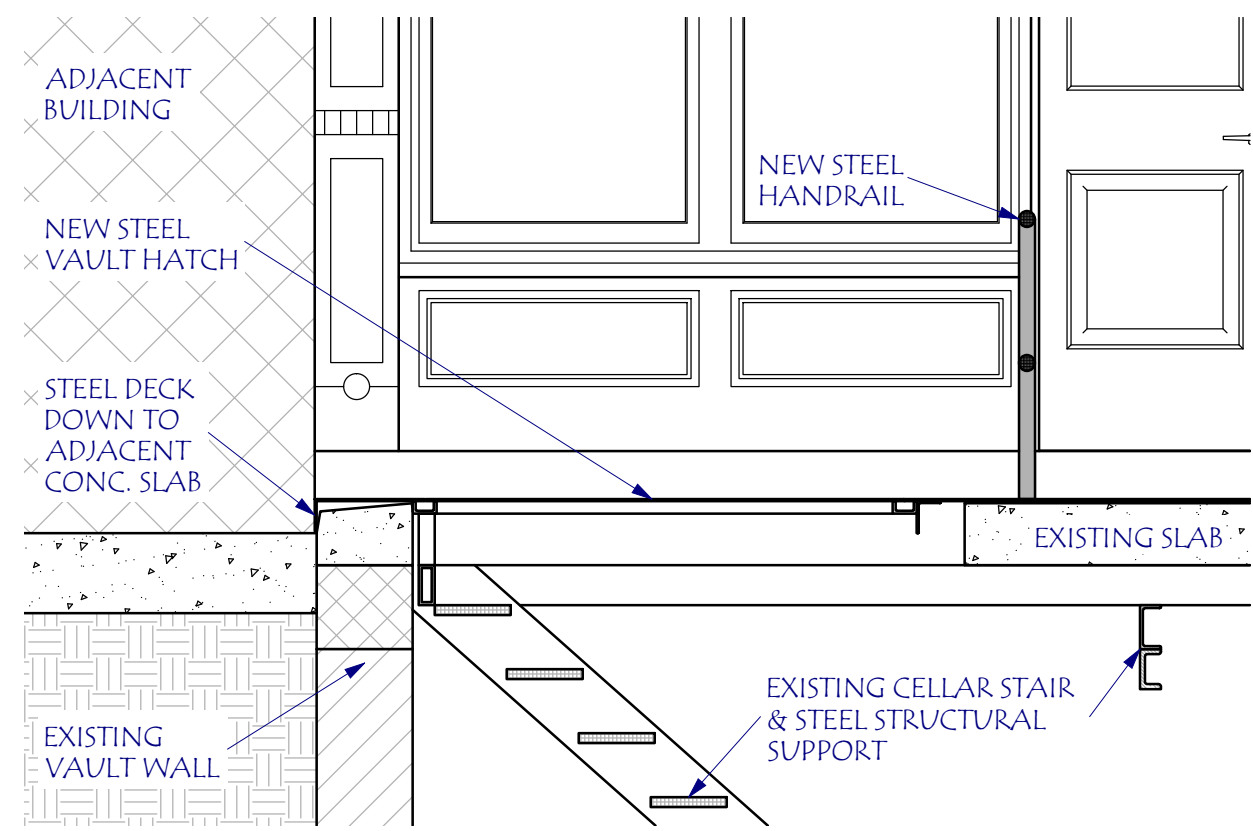
S.1 - SIDEWALK / VAULT - SECTION

SCALE: 1/2" = 1'



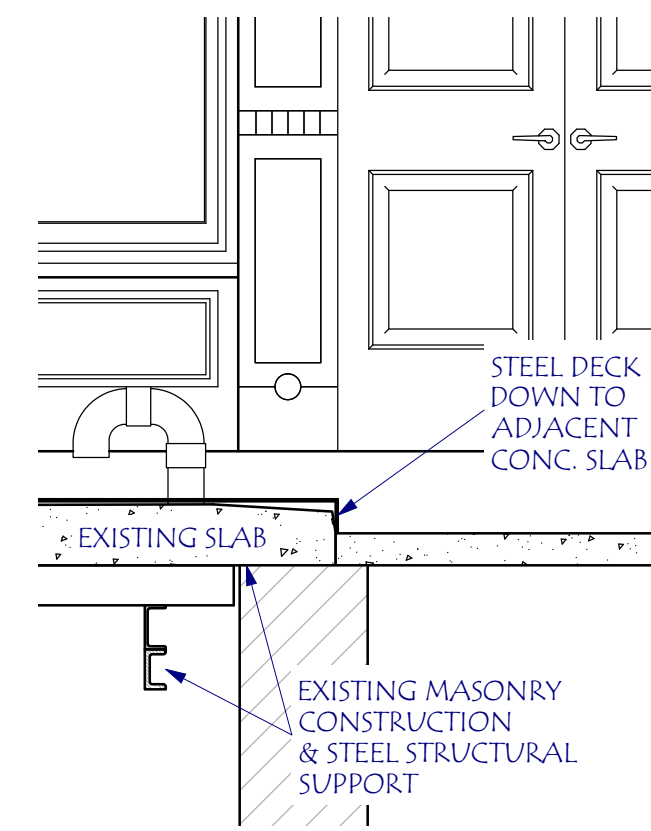
S.2 - SIDEWALK / VAULT - SECTION

SCALE: 1/2" = 1'



S.3 - SIDEWALK / VAULT - SECTION

SCALE: 1/2" = 1'

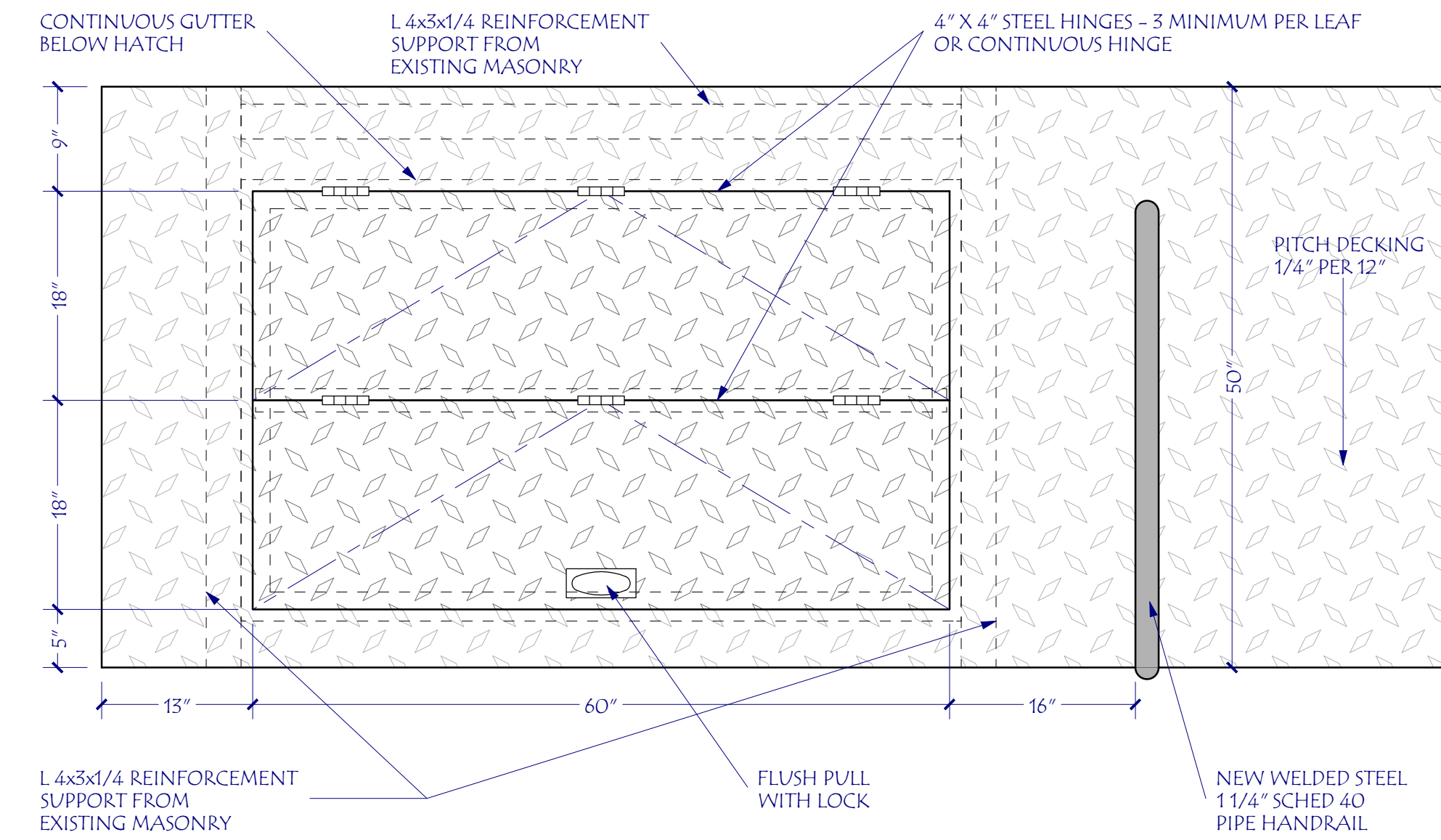


S.4 - VAULT - SECTION

SCALE: 1/2" = 1'

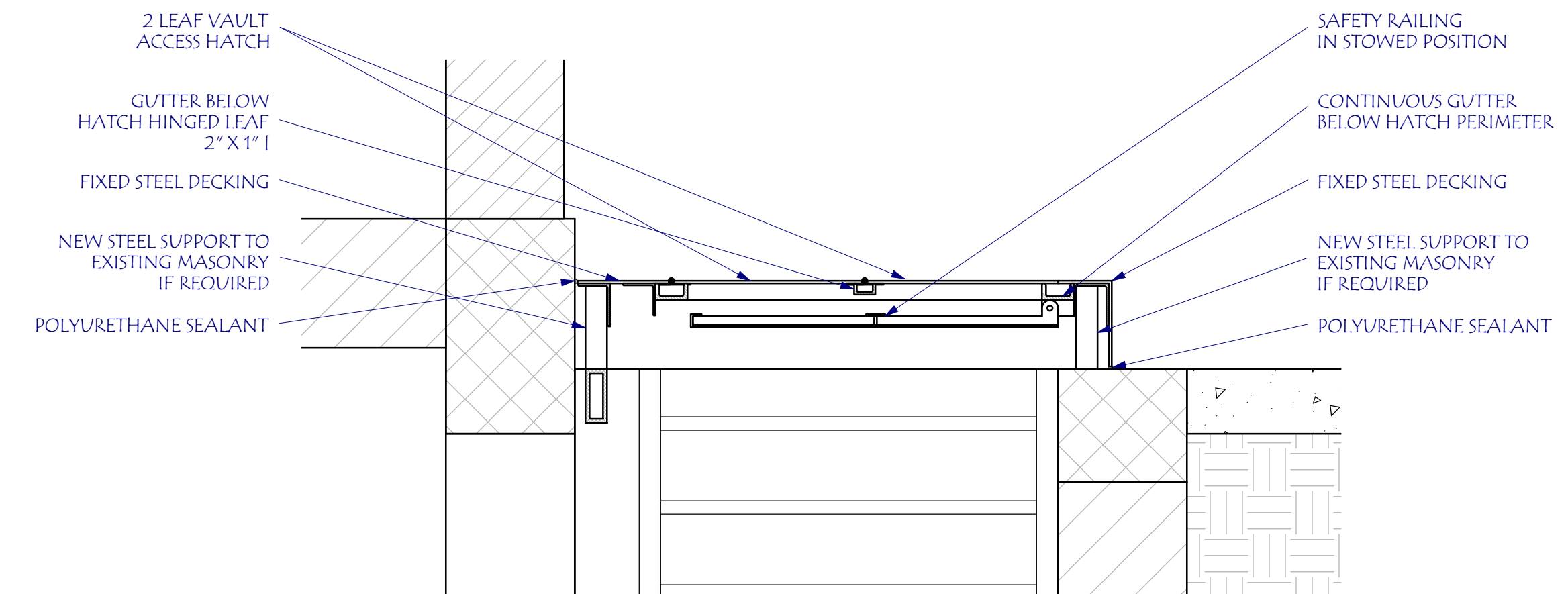
NOTE:

- 1) GRIND AND CHOP EXISTING SLAB IN AREAS REQUIRED TO PROVIDE CLEARANCE FOR STEEL DECKING TO BE INSTALLED FLAT WITH STEP HEIGHT NO GREATER THAN 7 1/2" ABOVE EXISTING SIDEWALK.
- 2) COAT ALL CONCRETE TO BE COVERED BY DECKING WITH BONDING ADHESIVE BY QUIKRETE
- 3) PROVIDE LEVELING FILLER BETWEEN EXISTING SLAB AND NEW STEEL - TO BE QUIKRETE SAND MIX W. QUIKRETE ACRYLIC FORTIFIER.
- 4) ADHERE ALL STEEL DECKING TO REPAIRED CONCRETE WITH POLYURETHANE CONSTRUCTION ADHESIVE - TO BE QUIKRETE #9902-10
- 5) SEAL ALL EDGE JOINTS BETWEEN STEEL DECK AND ADJACENT MASONRY WITH POLYURETHANE NON-SAG SEALANT - TO BE QUIKRETE #8660-11
- 6) INSTALL STEEL DECKING WITH CONSTANT DRAINAGE PITCH FROM BUILDING TO STREET 1/4" PER 1'.
- 7) INSTALL WELDED STEEL HANDRAIL BY WELDING TO STEEL DECKING - NO ATTACHMENT TO BUILDING FACADE.
- 8) PREP, PRIME, AND PAINT ALL NEW STEEL USING 1 COAT PRIMER AND 2 COATS FINISH - ALL TO BE BY RUSTOLEUM, APPLIED PER MANUFACTURERS SPECIFICATIONS.
- 9) SHOP DRAWINGS TO BE PROVIDED FOR ALL METAL WORK PRIOR TO MANUFACTURE.



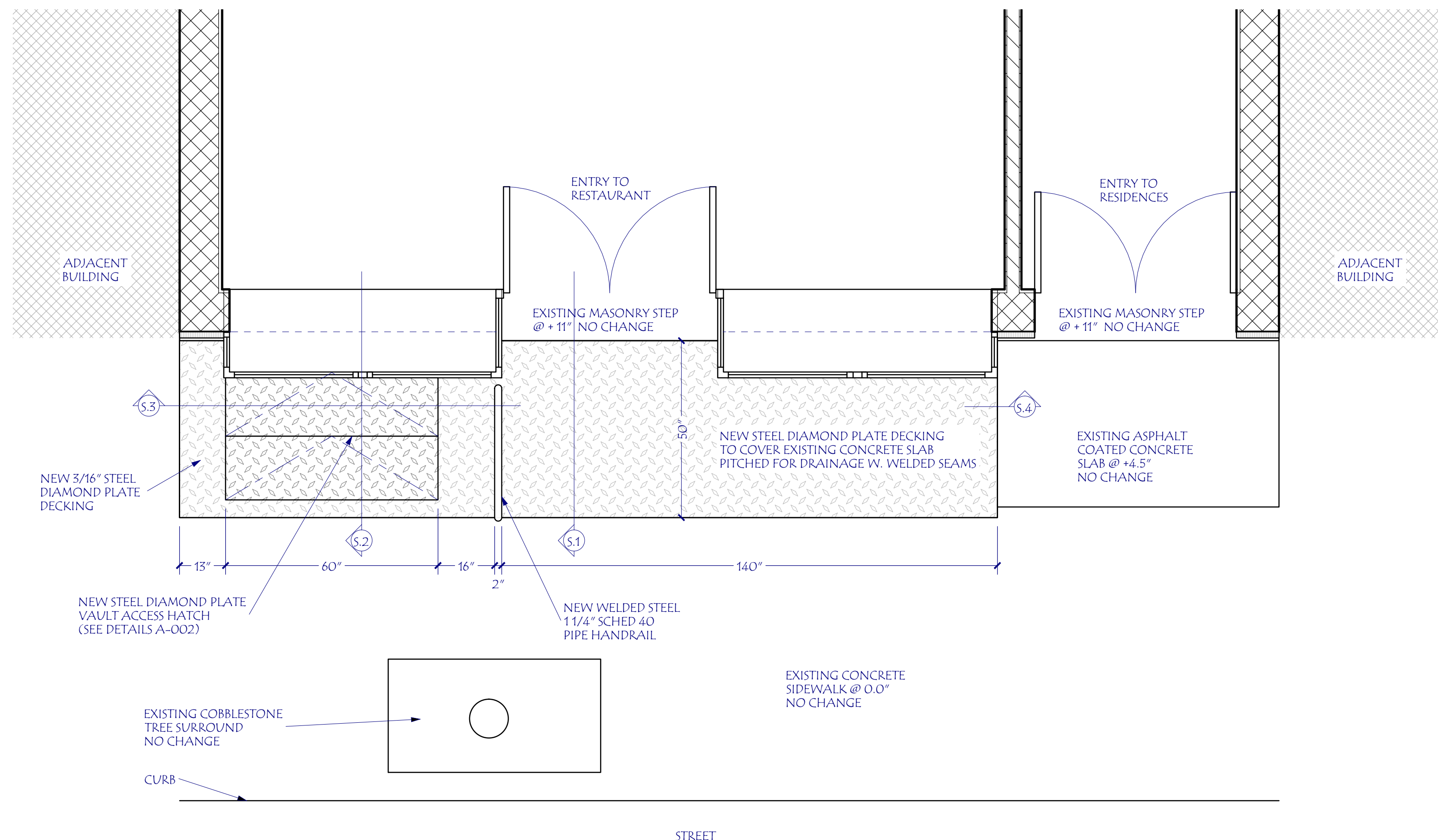
VAULT HATCH - PLAN

SCALE: 1" = 1'



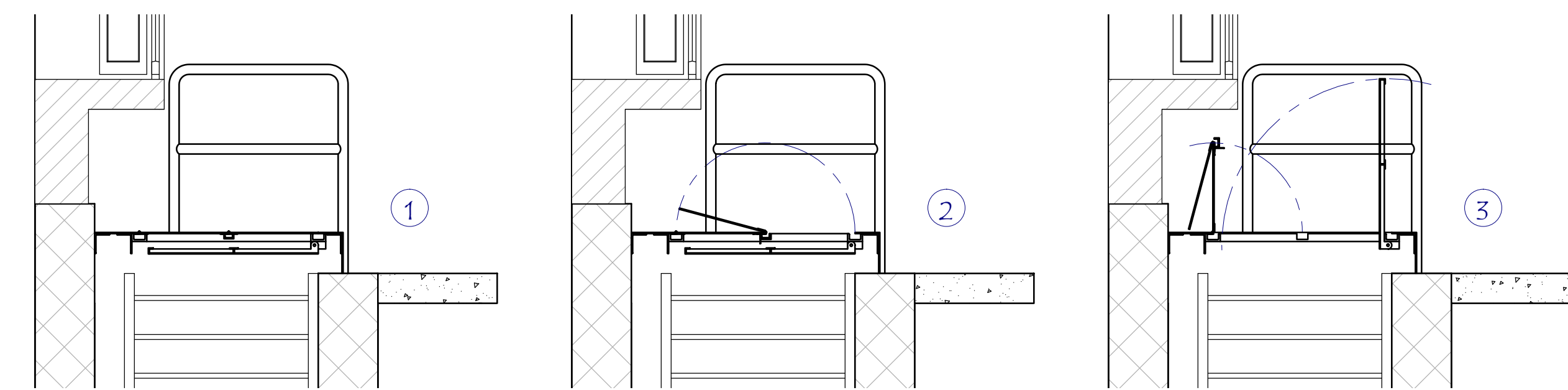
VAULT HATCH - SECTION

SCALE: 1" = 1'



SIDEWALK / VAULT - PLAN

SCALE: 1/2" = 1'



VAULT HATCH - SECTIONS (SHOWING OPERATION)

SCALE: 1/2" = 1'

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STICKER:

APPROVAL:

DATE	REVISION

DEPARTMENT OF BUILDINGS NOTES:

OLD CODE  
MULTIPLE DWELLING CLASS  
BUILDING HEIGHT  
NUMBER OF STORIES 4  
FILING TYPE DIR 14

ZONING NOTES:

BLOCK 521  
LOT 65  
ZONE C6-1 C6-2  
MAP 12C  
COMMUNITY BOARD 2

**WALKWAY & FACADE RESTORATION**

**292 ELIZABETH ST  
NEW YORK, NY  
10012**

PROJECT

**VAULT HATCH & STEEL DECK**

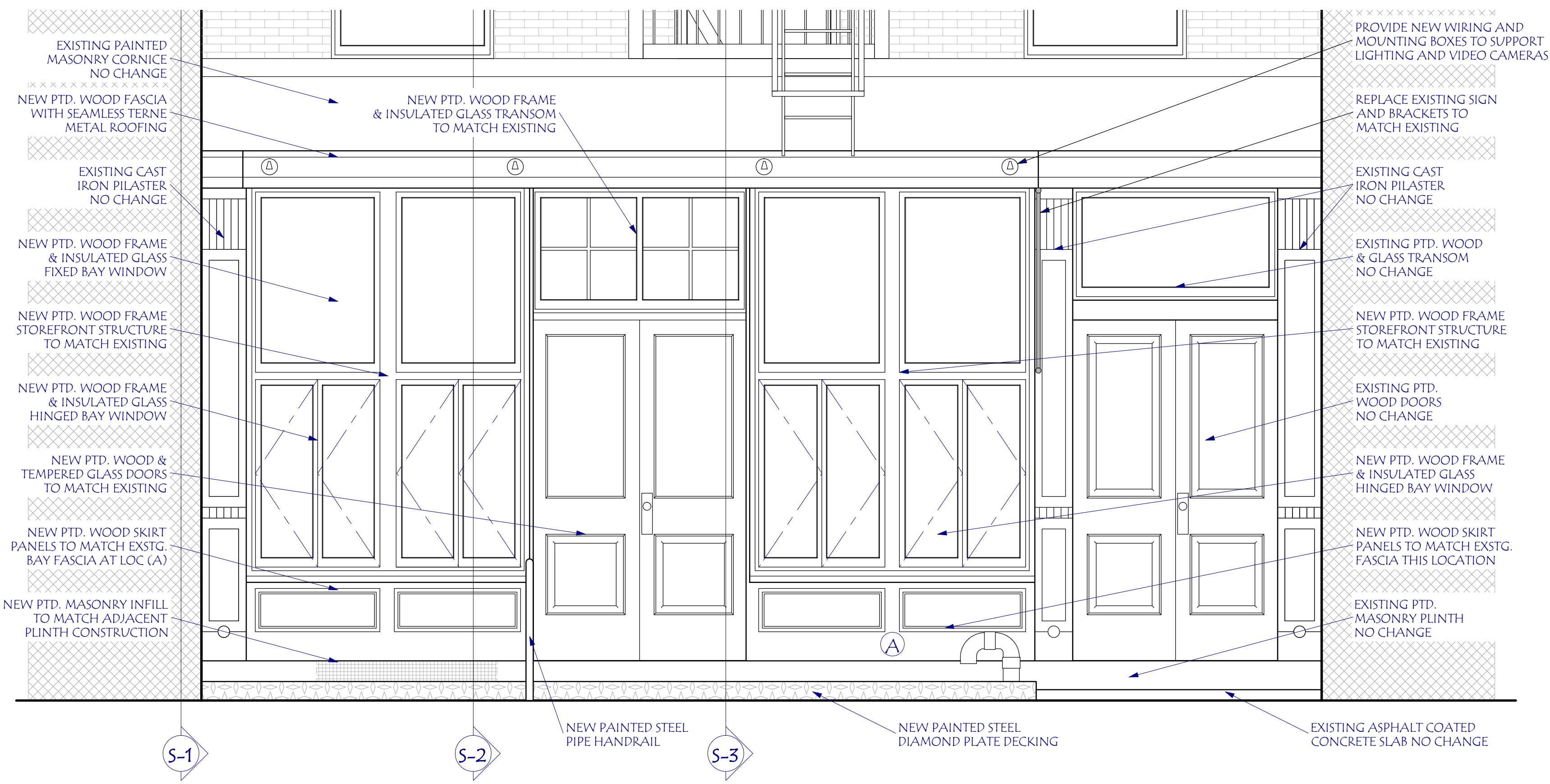
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DWG NO **A-002.00**

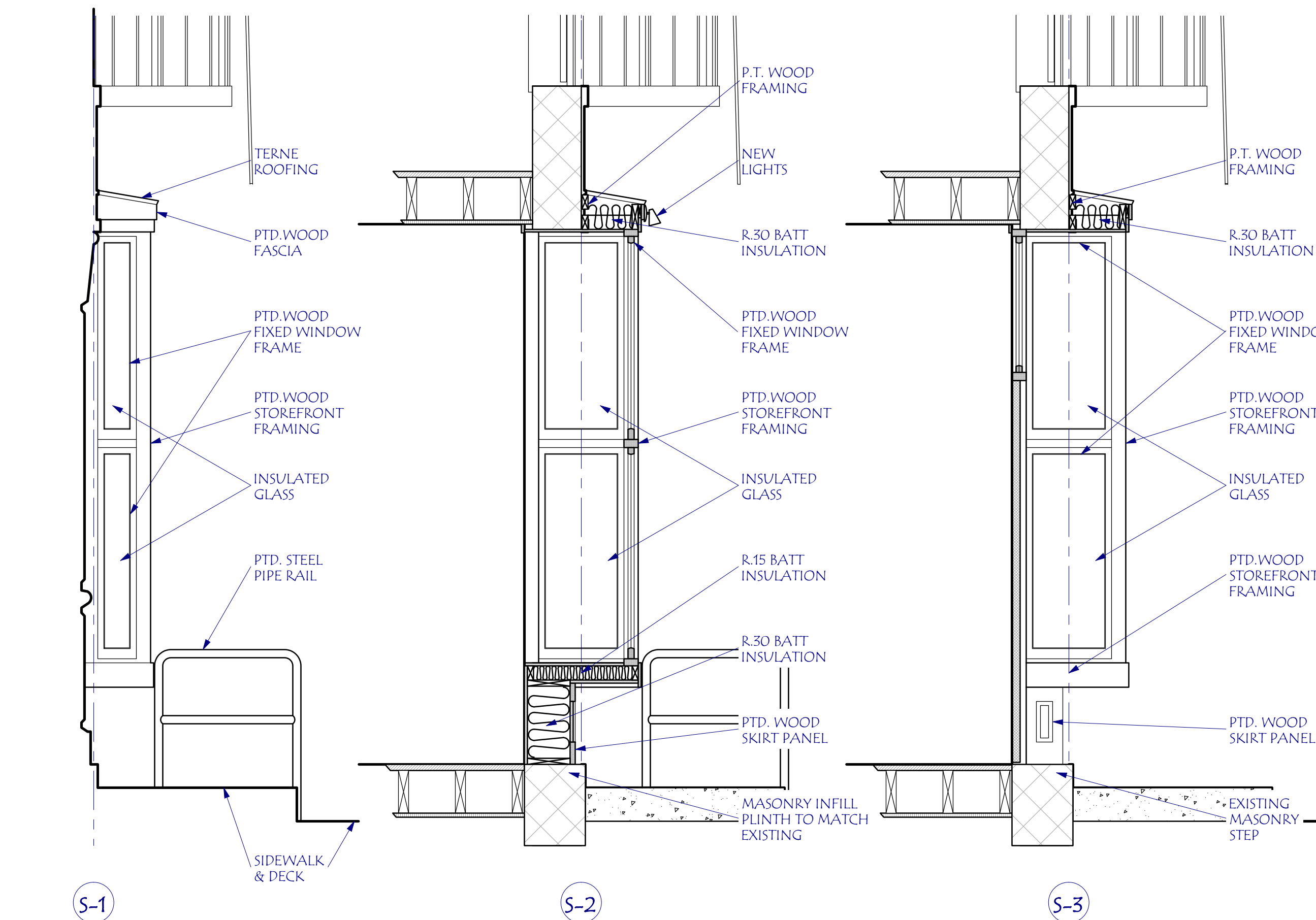
BY **rcm** PAGE 2 OF 4





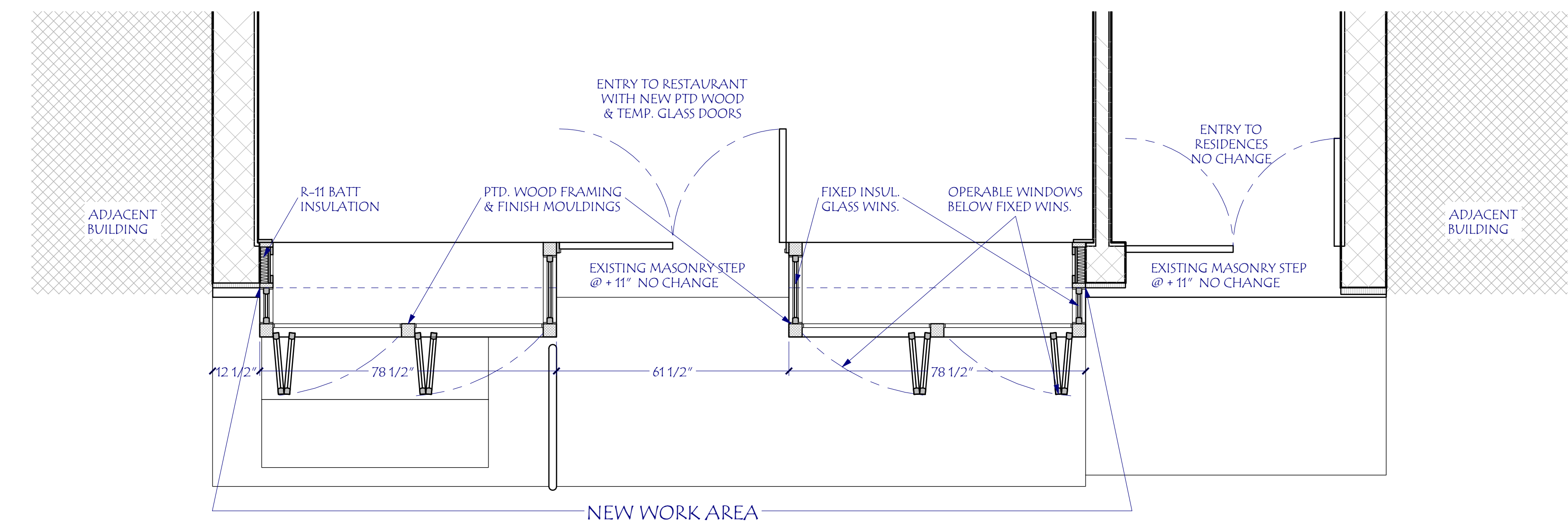
PROPOSED STREET LEVEL FACADE

SCALE: 1/2" = 1'



1st FLOOR STOREFRONT- PROPOSED SECTIONS

SCALE: 1/2" = 1'



PROPOSED 1st FLOOR FACADE PLAN

SCALE: 1/2" = 1'

NOTE:

- 1) CONTRACTOR TO REMOVE ALL EXISTING MATERIALS IN THE AREA DESIGNATED.
- 2) CONTRACTOR TO SAVE MIN 6" X 6" SECTIONS OF ALL EXISTING MOLDINGS, PANELS, FRAMES, AND FASCIA AS THEY ARE EXPOSED BY THE DEMOLITION PROCESS.
- 3) CONTRACTOR TO ADVISE DESIGNER OF ANY CONDITIONS THAT VARY FROM DRAWINGS.
- 4) ALL NEW ROUGH FRAMING TO BE FROM PRESSURE TREATED / CERTIFIED LUMBER.
- 5) ALL NEW WOOD FINISHES TO BE FROM SOLID POPLAR LUMBER- PREPPED AND PRIMED ON ALL SURFACES FOR PAINT.
- 6) SHOP DRAWINGS TO BE PROVIDED FOR ALL NEW WOODWORK PRIOR TO MANUFACTURE.
- 7) ALL MOLDINGS, PANELS, FRAMING PROFILES TO MATCH EXISTING. CONTRACTOR TO ASSUME CUSTOM SHAPER BLADES TO PRODUCE ACCEPTABLE PROFILES.

- 8) FIBERGLASS BATT INSULATION TO BE PROVIDED TO ACHIEVE THE MAXIMUM R-VALUE PER GIVEN CAVITY.
- 9) ALL JOINTS BETWEEN EXISTING AND NEW WORK TO RECEIVE LOW-EXPANSION SPRAY FOAM SEALANT.
- 10) ALL JOINTS TO THE EXTERIOR TO BE CAULKED WITH POLYURETHANE SEALANT - BY TREMCO.
- 11) NEW PAINT FINISHES TO MATCH EXISTING. CONTRACTOR TO PROVIDE SAMPLES OF EXISTING FINISHES IN ALL AREAS TO COMPARE WITH NEW PROPOSED COLORS. TESTING OF NEW FINISH FOR COMPARISON AND APPROVAL TO BE ASSUMED.
- 12) ANY AREA OF EXISTING WORK REQUIRING NEW FINISH TO ACHIEVE A COMPLETE, CONSISTENT APPEARANCE SHALL BE INDICATED BY CONTRACTOR. NEW FINISH SHALL BE SUBMITTED TO DESIGNER FOR APPROVAL.
- 13) ALL EXISTING HARDWARE SHALL BE RETAINED FOR POSSIBLE RESTORATION AND RE-USE. CONSULT WITH DESIGNER BEFORE DISCARD.
- 14) ALL NEW HARDWARE SHALL BE SOLID BRASS WITH SHAPES AND PROFILES TO MATCH EXISTING.

- 15) ALL NEW GLASS IN FIXED WINDOWS AND HINGED FRAMES SHALL BE 3mm GLASS WITH 3/8" SPACERS - ARGON GAS + LOW-E COATING ON S-2 FOR U VALUE OF <21.
- 16) ALL GLASS IN DOORS SHALL BE 1/4" TEMPERED SAFETY GLASS.
- 17) SHOP DRAWINGS AND SPECS TO BE PROVIDED TO DESIGNER BEFORE MANUFACTURE OF ANY GLASS.

BUILDING DEPARTMENT NOTES:

- 1.1-WOOD AS PER CHAPTER 23 OF BC
- 1.2-WOOD FRAMING AS PER SECTION BC-2304  
 A-BOTTOM PLATES TO BE 2" NOMINAL THICKNESS WITH WIDTH EQUAL TO STUD WIDTH.  
 B-PROVIDE DOUBLE HEADERS AS SHOWN ON DRAWINGS OVER ALL OPENINGS.  
 C-WALLBOARDS TO HAVE MINIMUM THICKNESS OF 5/8"  
 D-MINIMUM NAIL SIZE 8d CORROSION RESISTANT.  
 E-STUD HEIGHT AND SPACING SHALL BE AS PER BC TABLE 2308.9.1  
 F-STUD SHALL HAVE WIDE DIMENSION PERPENDICULAR TO WALL.  
 G-TOP AND BOTTOM PLATES TO BE DOUBLED INSTALLED AS PER BC-2308.9.2.3 & BC-2308.9.2.4.  
 H-WOOD TO BE POPLAR OR APPROVED EQUAL.

2.1-GLASS AND GLAZING AS PER CHAPTER 24 OF BC.

- A-GLASS SHALL HAVE THE MANUFACTURER'S LABEL AS PER BC-2403.1
- B-FRAMING FOR GLASS AS PER BC-2403.3
- C-GLAZING IN DOORS AND OPERABLE SECTIONS SHALL BE SAFETY GLASS AS PER SECTION 2406.3.
- D-MINIMUM CATEGORY CLASSIFICATION OF GLAZING SHALL BE AS PER TABLE 2406.1.

3.1-ALL CONSTRUCTION TO MEET OR EXCEED THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

GENERAL NOTES:

- 1.1- WORK INCLUDED: INSTALL WOOD, NAILS, SCREWS, AND OTHER ITEMS AS NEEDED, AND PERFORM FINISH CARPENTRY FOR THE CONSTRUCTION SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
- RELATED WORK:  
 1.1-DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, AND SECTIONS IN DIVISION 1 OF THESE SPECIFICATIONS.  
 1.2-QUALITY ASSURANCE  
 A- USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.  
 1.3-PRODUCT HANDLING  
 A-COMPLY WITH PERTINENT PROVISIONS OF SECTION 01640.

PART 2 - PRODUCTS

- 2.1-GRADE STAMPS  
 A-IDENTIFY LUMBER BY THE GRADE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU, OR SUCH OTHER GRADE STAMP AS IS APPROVED IN ADVANCE BY THE ENGINEER. IDENTIFY PLYWOOD AS TO SPECIES, GRADE, AND GLUE TYPE BY THE STAMP OF THE AMERICAN PLYWOOD ASSOCIATION.
- 2.2-MATERIALS  
 A-PROVIDE MATERIALS IN THE QUANTITIES NEEDED FOR THE WORK AS SHOWN ON THE DRAWINGS.

PART 3 - CONSTRUCTION

- 3.1-SURFACE CONDITIONS  
 A-EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- 3.2-WORKMANSHIP  
 A-PRODUCE JOINTS WHICH ARE TRUE, TIGHT, AND WELL NAILED WITH ALL MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS.  
 B-JOINTING:  
 MAKE JOINTS TO CONCEAL SHRINKAGE, MITER EXTERIOR JOINTS; COPE INTERIOR JOINTS; MITER OR S-ARF END-TO-END JOINTS.  
 INSTALL TRIM IN PIECES AS LONG AS POSSIBLE. JOINTING ONLY WHERE SOLID SUPPORT IS OBTAINED.  
 C-FASTENING:  
 A-INSTALL ITEMS STRAIGHT, TRUE, LEVEL, PLUMB, AND FIRMLY ANCHORED IN PLACE. WHERE BLOCKING OR BACKING IS REQUIRED, COORDINATE AS NECESSARY WITH OTHER TRADES TO ENSURE PLACEMENT OF REQUIRED BACKING AND BLOCKING IN A TIMELY MANNER.  
 B-NAIL TRIM WITH FINISH NAILS OF PROPER DIMENSION TO HOLD THE MEMBER FIRMLY IN PLACE WITHOUT SPLITTING THE WOOD.  
 NAIL EXTERIOR TRIM WITH GALVANIZED NAILS. MAKING JOINTS TO EXCLUDE WATER AND SETTING IN WATERPROOF GLUE OR THE SEALANT, ON EXPOSED WORK. SET NAILS FOR PUTTY SCREW, DO NOT DRIVE. WOOD SCREWS; EXCEPT THAT SCREWS MAY BE STARTED BY DRIVING AND THEN SCREWED HOME.
- 3.3-INSTALLATION OF OTHER ITEMS  
 A-INSTALL ITEMS IN STRICT ACCORDANCE WITH THE DRAWINGS AND THE RECOMMENDED METHODS OF THE MANUFACTURER, AS APPROVED BY THE ARCHITECT. ANCHORING FIRMLY INTO POSITION AT THE PRE-SCRIBED LOCATIONS, STRAIGHT, PLUMB, AND LEVEL.
- 3.4-FINISHING:  
 A-SANDPAPER FINISHED WOOD SURFACES THOROUGHLY AS REQUIRED TO PRODUCE A UNIFORMLY SMOOTH SURFACE. ALWAYS SANDING IN THE DIRECTION OF THE GRAIN; EXCEPT DO NOT SAND WOOD WHICH IS DESIGNED TO BE LEFT ROUGH. NO COARSE GRAINED SANDPAPER MARK, HAMMER MARK, OR OTHER IMPERFECTION WILL BE ACCEPTED.
- 3.5-CLEANING UP:  
 KEEP THE PREMISES IN A NEAT, SAFE, AND ORDERLY CONDITION AT ALL TIMES DURING EXECUTION OF THIS PORTION OF THE WORK, FREE FROM ACCUMULATION OF SAWDUST, CUT-ENDS, AND DEBRIS.
- 3.6-SWEEPING:  
 A-AT THE END OF EACH WORKING DAY, AND MORE OFTEN IF NECESSARY, THOROUGHLY SWEEP SURFACES WHERE REFUSE FROM THIS PORTION OF THE WORK HAS SETTLED.  
 B-REMOVE THE REFUSE TO THE AREA OF THE JOB SITE SET ASIDE FOR ITS STORAGE.  
 C-UPON COMPLETION OF THIS PORTION OF THE WORK, THOROUGHLY BROOM CLEAN ALL SURFACES.

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STICKER:

APPROVAL:

DATE	REVISION
04/21/11	Eliminated conduit from lightning specification

DEPARTMENT OF BUILDINGS NOTES:

OLD CODE	
MULTIPLE DWELLING CLASS	
BUILDING HEIGHT	
NUMBER OF STORIES	4
FILING TYPE	DIR 14

ZONING NOTES:

BLOCK	521
LOT	65
ZONE	C6-1 C6-2
MAP	12C
COMMUNITY BOARD	2

**WALKWAY & FACADE RESTORATION**  
 292 ELIZABETH ST  
 NEW YORK, NY  
 10012

PROJECT  
**FACADE & STOREFRONT**

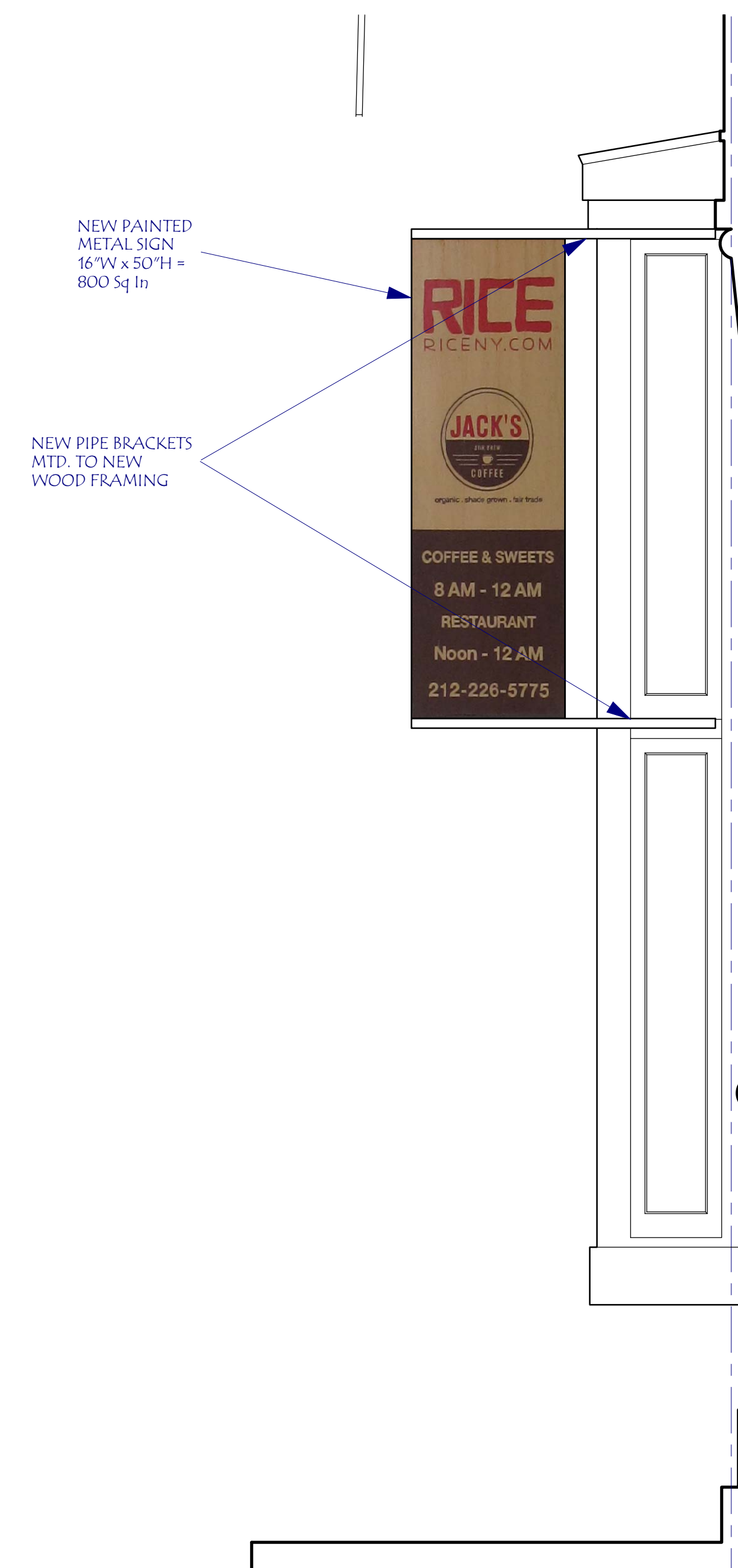
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SCALE	VARIABLES	DATE 11/09/10
DWG NO	<b>A-003.00</b>	
BY	rcm	PAGE 3 OF 4





**PROPOSED LIGHT FIXTURE**

SCALE: NONE



**PROPOSED BRACKET SIGN**

SCALE: 1" = 1'

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STICKER:

APPROVAL:

DATE	REVISION

**DEPARTMENT OF BUILDINGS NOTES:**

OLD CODE  
MULTIPLE DWELLING CLASS  
BUILDING HEIGHT  
NUMBER OF STORIES 4  
FILING TYPE DIR 14

**ZONING NOTES:**

BLOCK 521  
LOT 65  
ZONE C6-1 C6-2  
MAP 12C  
COMMUNITY BOARD 2

**WALKWAY & FACADE RESTORATION**

**292 ELIZABETH ST  
NEW YORK, NY  
10012**

PROJECT

**RENDERING & SIGNAGE**

TITLE

SCALE VARIES DATE 04/09/11

DWG NO **A-004.00**

BY **rcm** PAGE 4 OF 4