



NYC LANDMARKS PRESENTATION

PUBLIC HEARING

APRIL 07, 2015

71-73 FRANKLIN STREET , NEW YORK, NY 10007

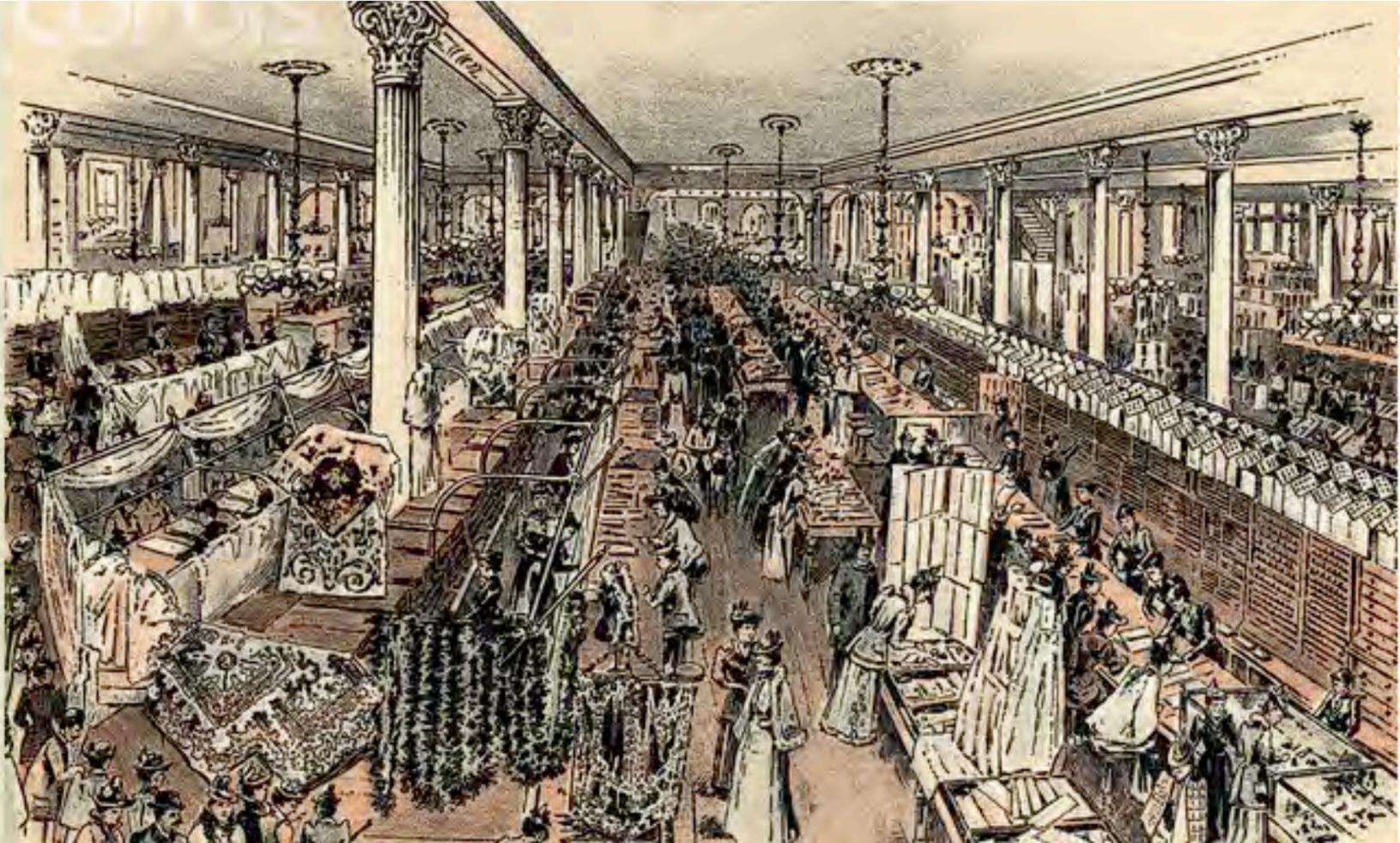
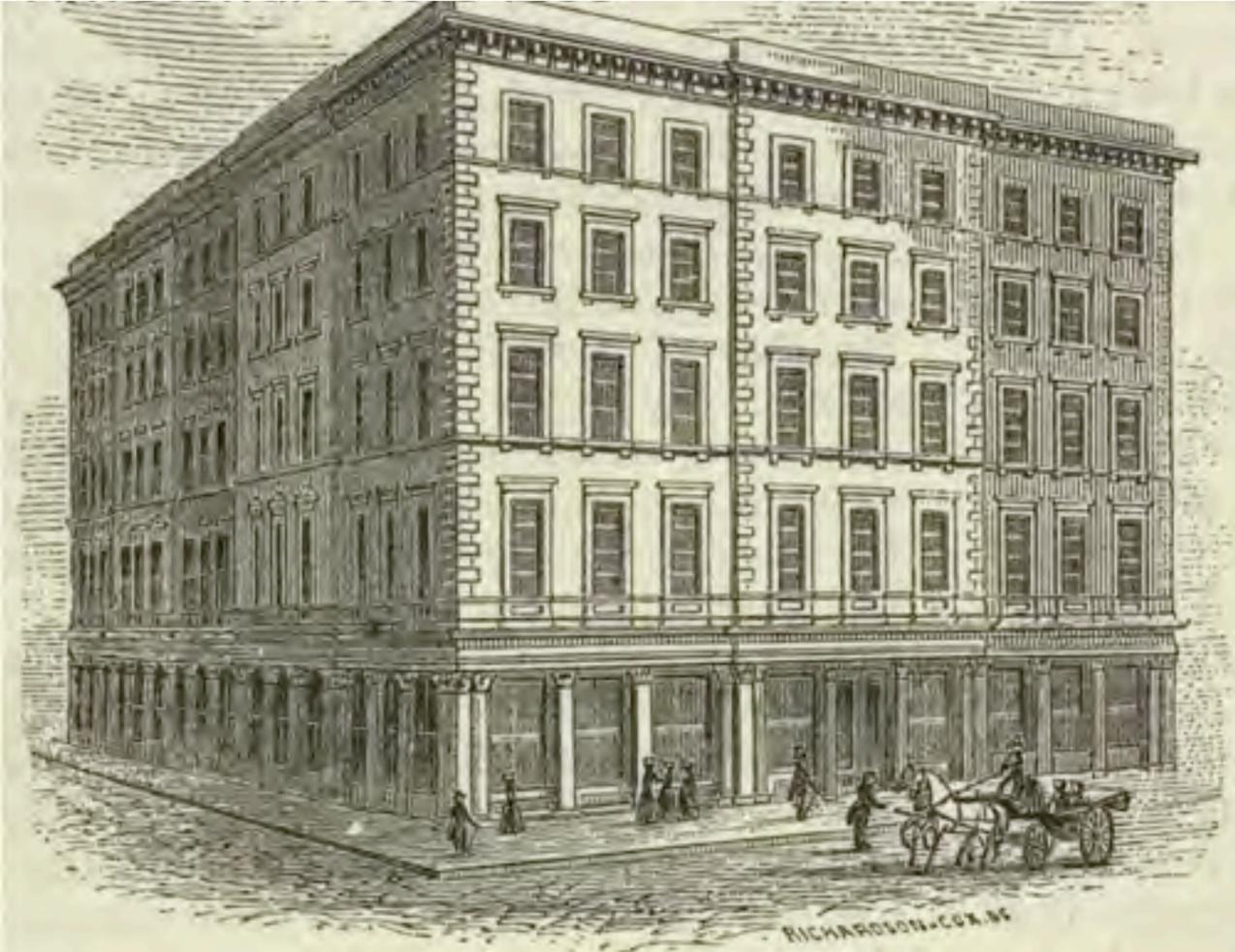
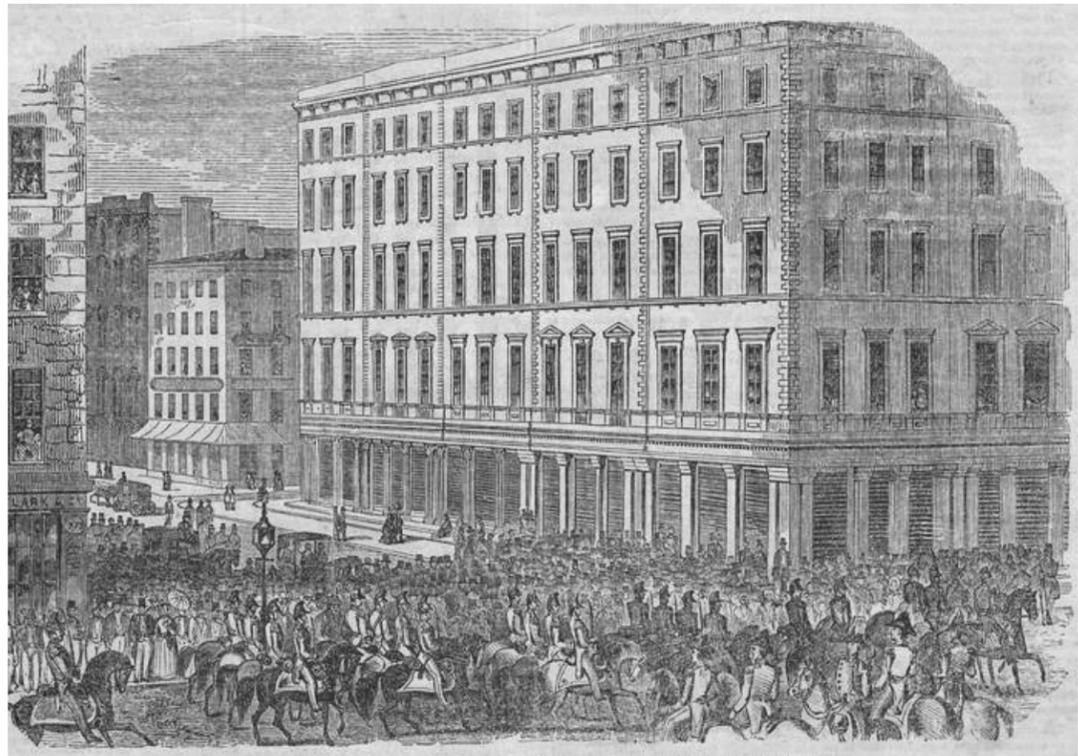
THE TURETT COLLABORATIVE

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007

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A. T. STEWART'S WHOLESALE STORE.



71-73 FRANKLIN STREET
NEW YORK, NY 10007

ZONING DISTRICT: C6-2A
MAP: 12A
BLOCK: 174
LOT: 28
COMMUNITY BOARD: 1



SITE PLAN



CURRENT FRONT FACADE



CURRENT BLOCK VIEW



1940'S FRONT FACADE



71 FRANKLIN

LANDMARKS PUBLIC HEARING
APRIL 07, 2015

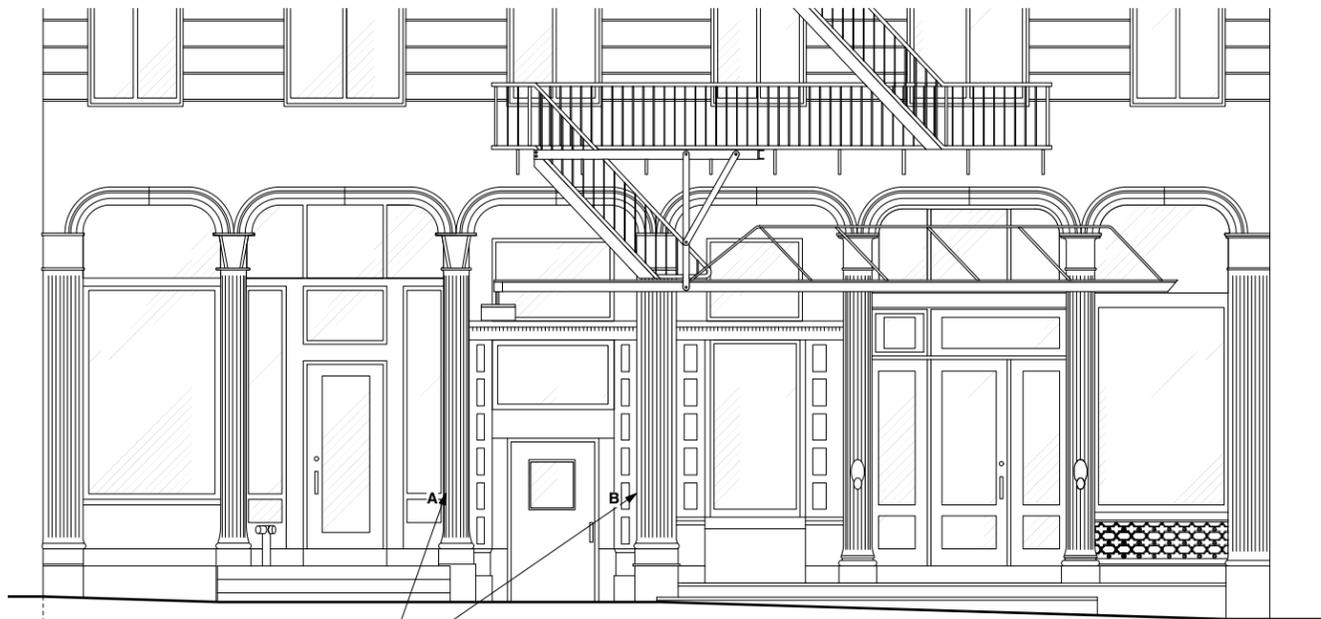
THE TURETT COLLABORATIVE

EXISTING FACADE

2015.04.02

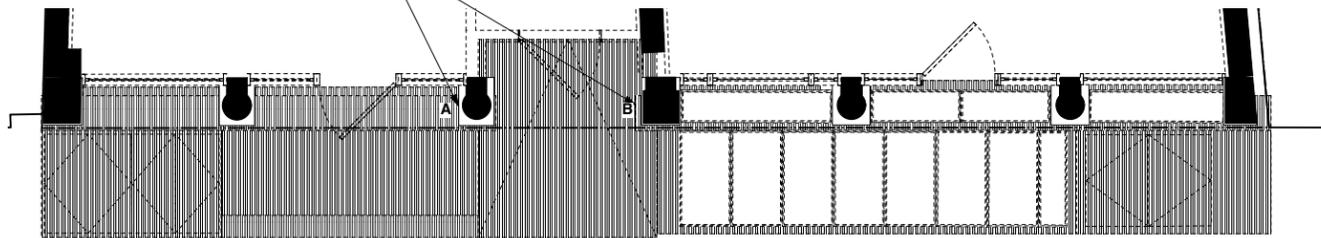
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EXISTING STOREFRONT FACADE

PROBE LOCATIONS



EXISTING SIDEWALK VAULT



← PROBE A

PROBE B →



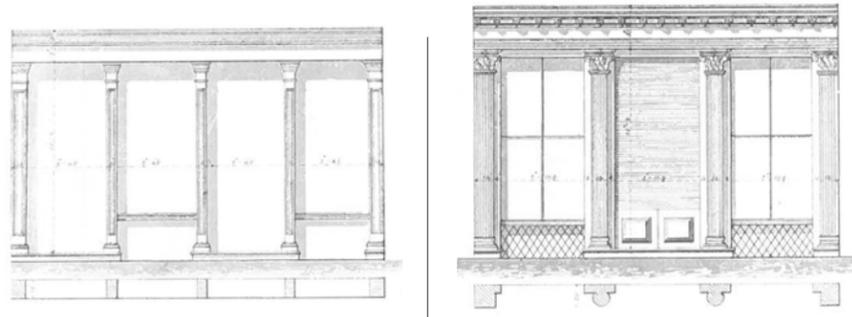


PLATE XXXI STOREFRONT EXAMPLES



PLATE CII STOREFRONT FOR J.E. CONDUCT, WHITE STREET, NY

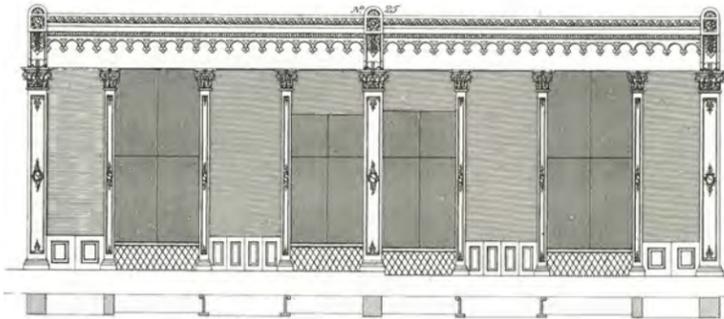


PLATE LXIV STOREFRONT FOR CHESTNUT STREET BUILDING, PHILADELPHIA PA



PLATE XLVI STOREFRONT FOR CLAY BUILDING, MEMPHIS, TN

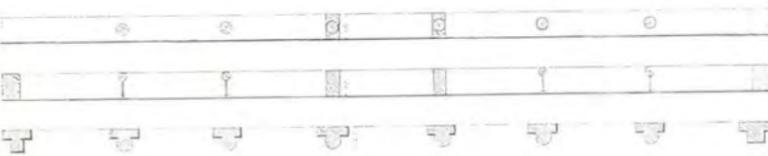
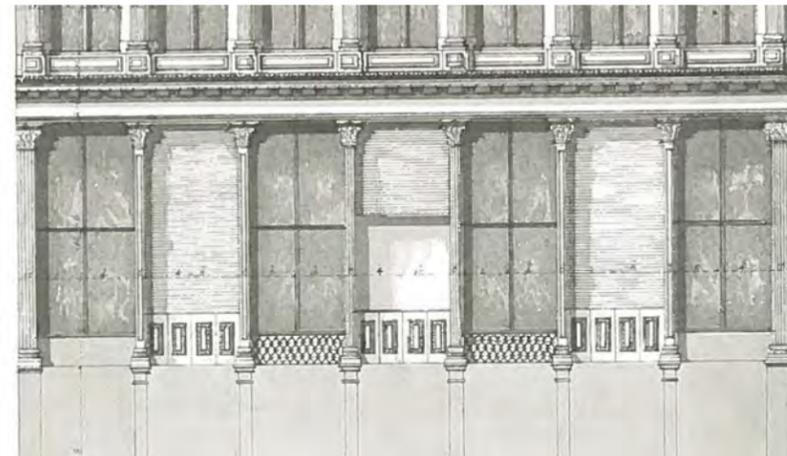


PLATE XXVI STOREFRONT OF MCGREGOR BUILDING, NEWARK, NJ

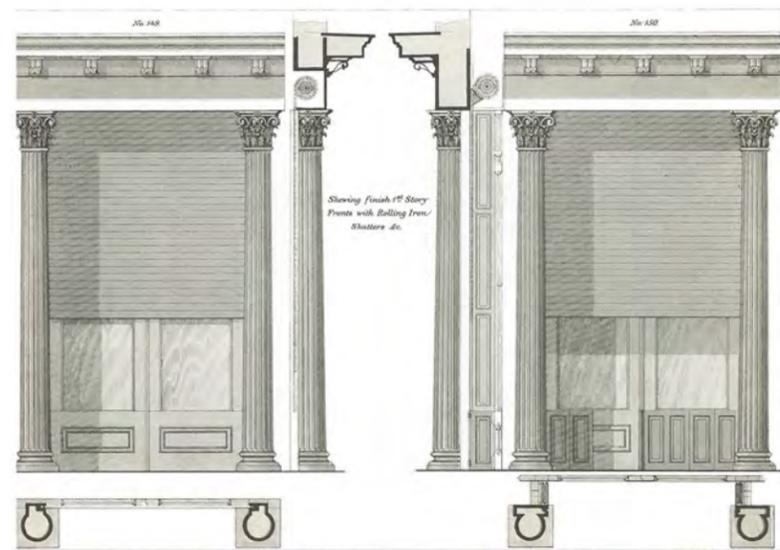


PLATE LXIX ROLLING SHUTTER EXAMPLES



PLATE XCII STOREFRONT FOR JOHN MACK, FRANKLIN STREET, NY

PATENT METALLIC WINDOW BLINDS
BURGLAR & FIRE-PROOF.

ELEVATION showing Blinds for OUTSIDE USE

ELEVATION showing Blinds for INSIDE USE.

PLAN OF WINDOW.

This Blind obviates all the difficulties and inconveniences of the wooden Blind, and is designed to supersede the folding iron shutter and the outside and inside wooden blind and shutter. It is fire-proof and by actual experiment is shown to resist the fire much longer than the ordinary iron shutter, and water thrown on it while hot will not curve, warp or open it so as to expose the window to the flames. This Blind does not shrink, warp or settle by exposure to solar or artificial heat or by atmospheric changes, thus freeing it from those objections to the wooden blind, which, so try the patience of House-keepers. The wires are always in order and can not be pulled out, the slats remain unbroken and can be so adjusted as to let in the exact amount of light and air required. It is self-fastening and fastenings are always in order. It is substantial and, unlike the wooden blind, requires little or no repairs and is capable of the highest finish and ornament. The inside blinds are specially adapted to first class dwellings, churches &c.
Many of the first Architects and Builders of this and other Cities have given these Blinds their unqualified approval. They have been adopted by various banking houses and dwellings and recently by the new Court House in Brooklyn.
Manufactured for the American Iron Blind Company and orders received for the same by the Architectural Iron Works, 42 Duane Street, New York.

Leds of Canopy Major & Knapp, 449 Broadway NY

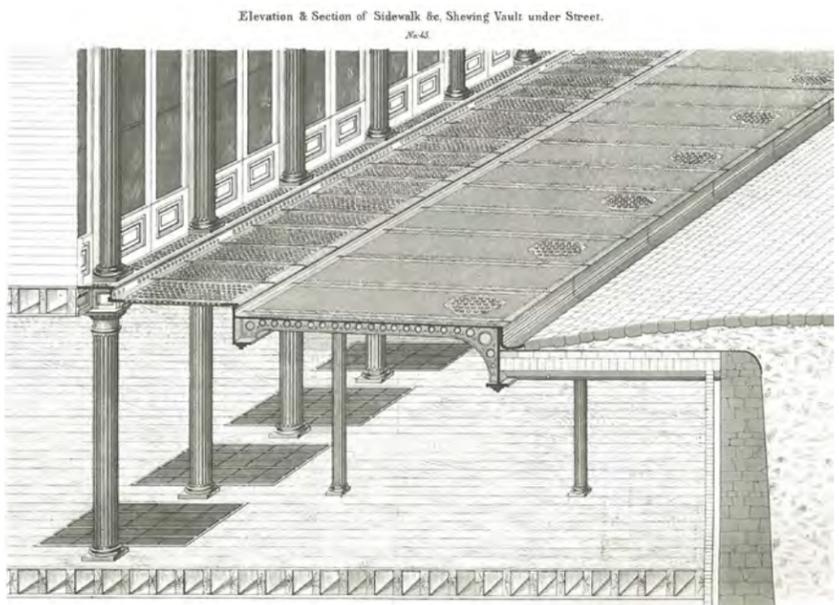
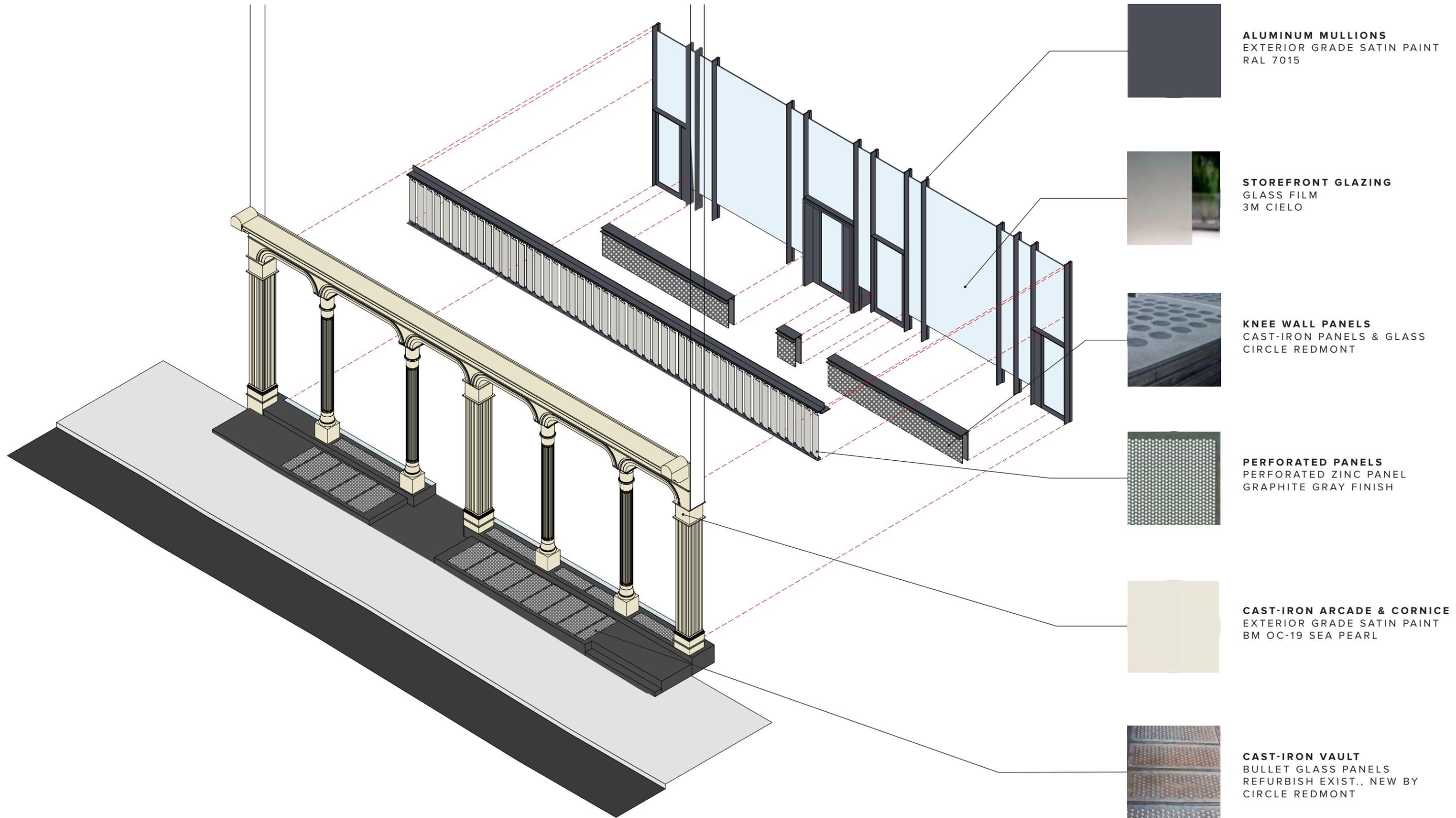
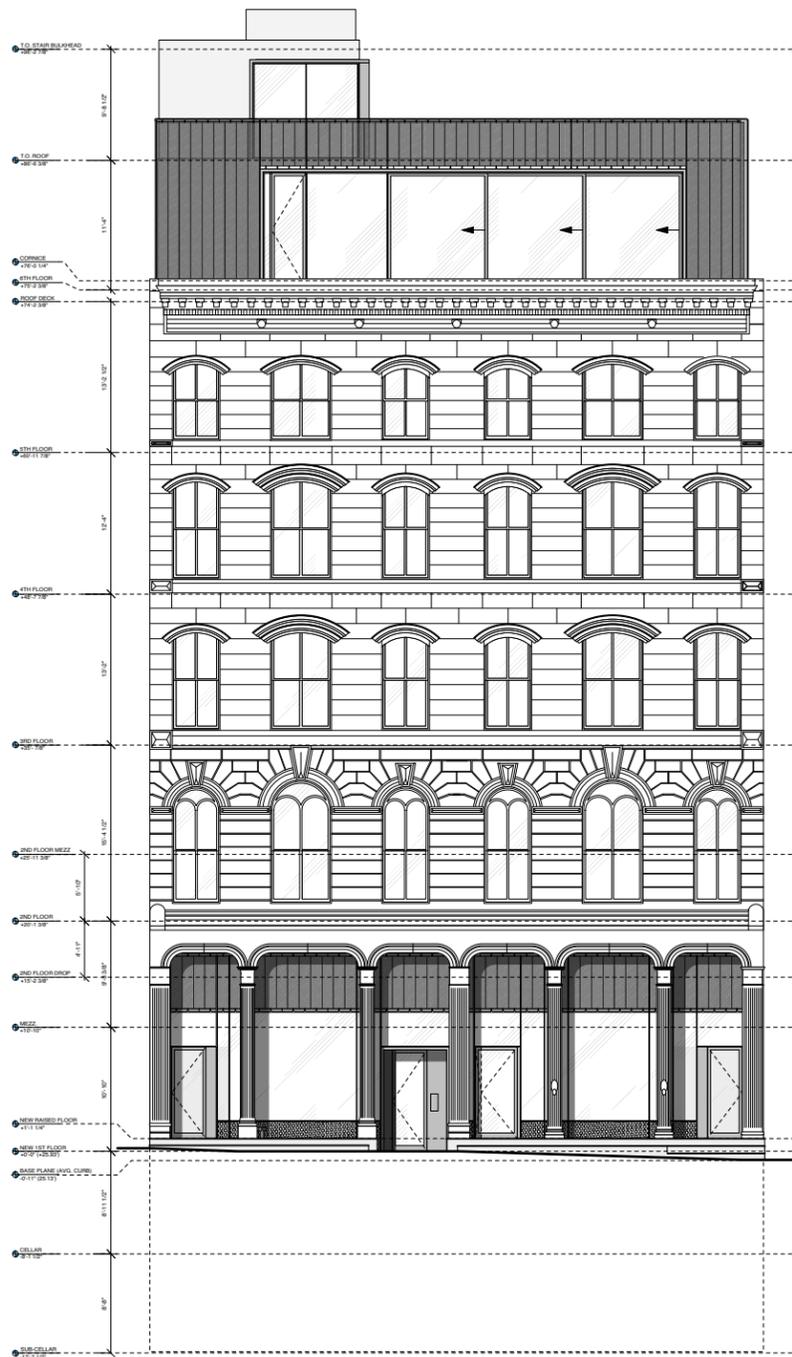
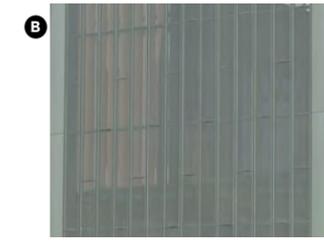
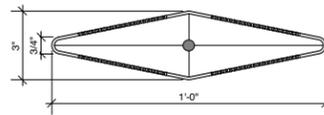
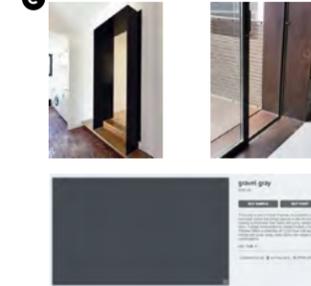
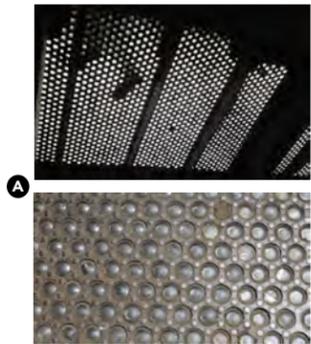


PLATE LXXXIII PATENT FOR LIGHT PLATFORM ABOVE BUILDING VAULT

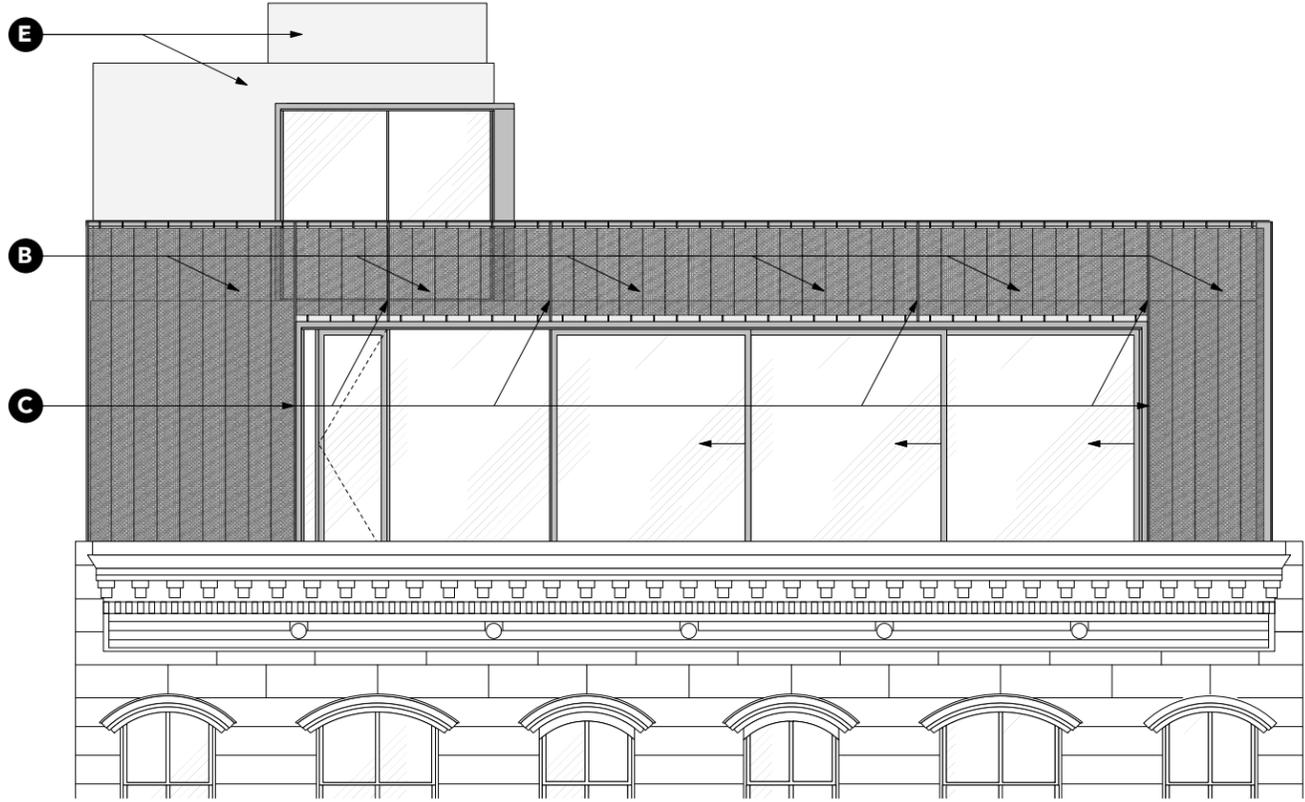




PROPOSED FRONT FACADE



- A** - BULLET GLASS EMBEDDED IN FASCIA UNDER STOREFRONT
- B** - ROTATING PERFORATED ZINC PANELS OVER STOREFRONT FACADE AND ROOFTOP ADDITION
- C** - THIN PAINTED STEEL MULLIONS FOR STOREFRONT AND ROOFTOP ADDITION GLAZING
- D** - PAINT COLOR FOR CAST IRON ARCADE AT BUILDING BASE
- E** - STUCCO FOR ROOFTOP STAIR/ELEVATOR BULKHEAD

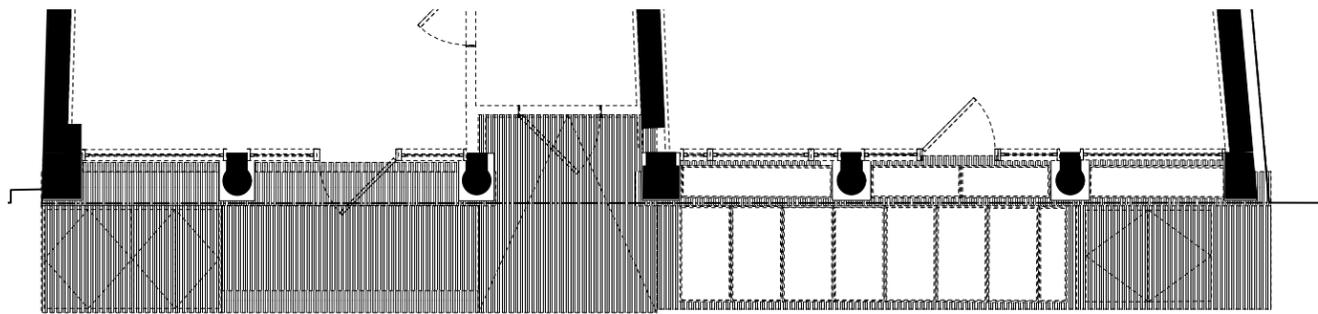




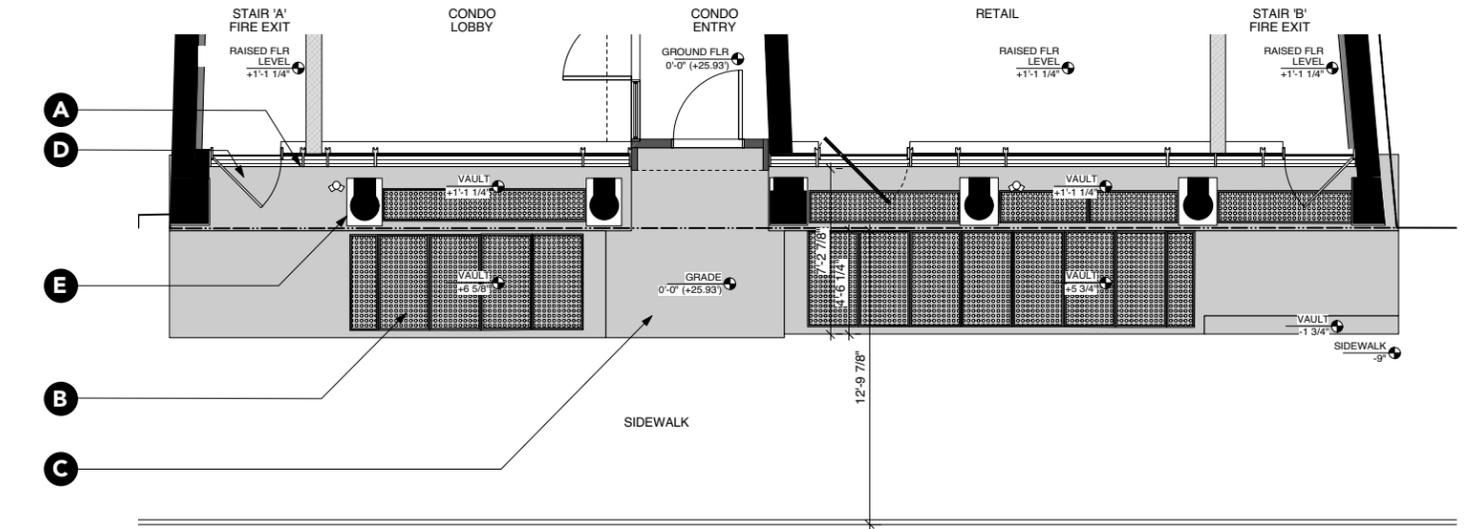
EXISTING STOREFRONT FACADE



PROPOSED STOREFRONT FACADE



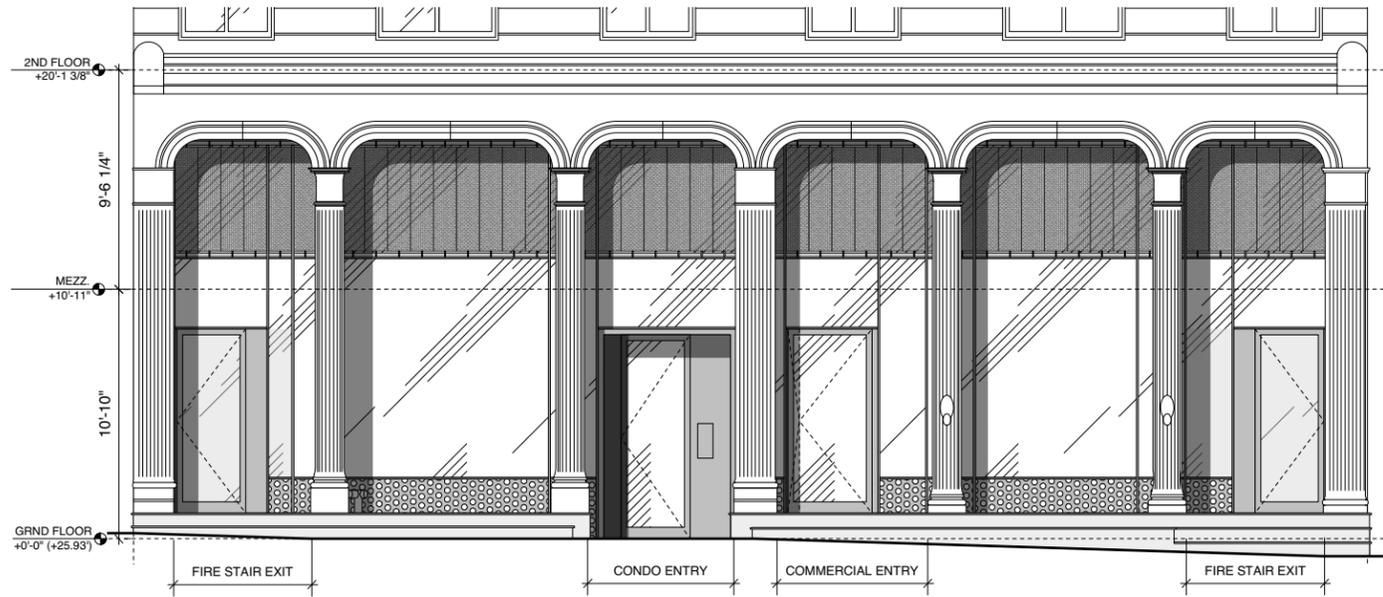
EXISTING SIDEWALK VAULT



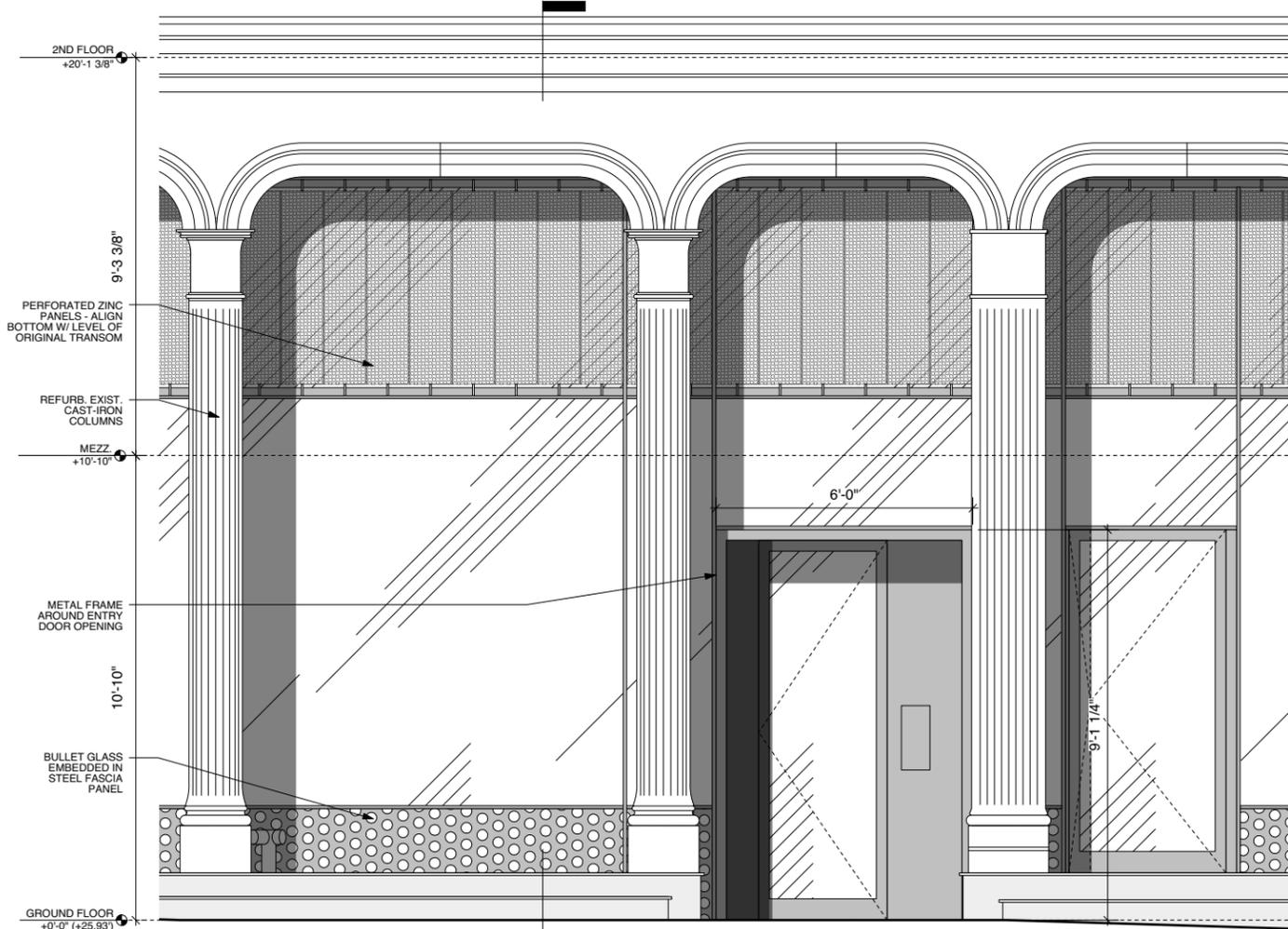
PROPOSED SIDEWALK VAULT

- A** - LARGE SCALE BULLET GLASS EMBEDDED IN KNEE-WALL UNDER STOREFRONT
- B** - CAST-IRON SIDEWALK VAULT WITH EMBEDDED GLASS BULLETS
- C** - CAST-IRON SIDEWALK VAULT WITHOUT GLASS BULLETS
- D** - CONTINUOUS LIGHT TROUGH ALONG BASE OF KNEE-WALL
- E** - REFURBISH EXISTING CAST-IRON COLUMNS
- F** - NEW CAST-IRON CORNICE TO REPLICATE ORIGINAL

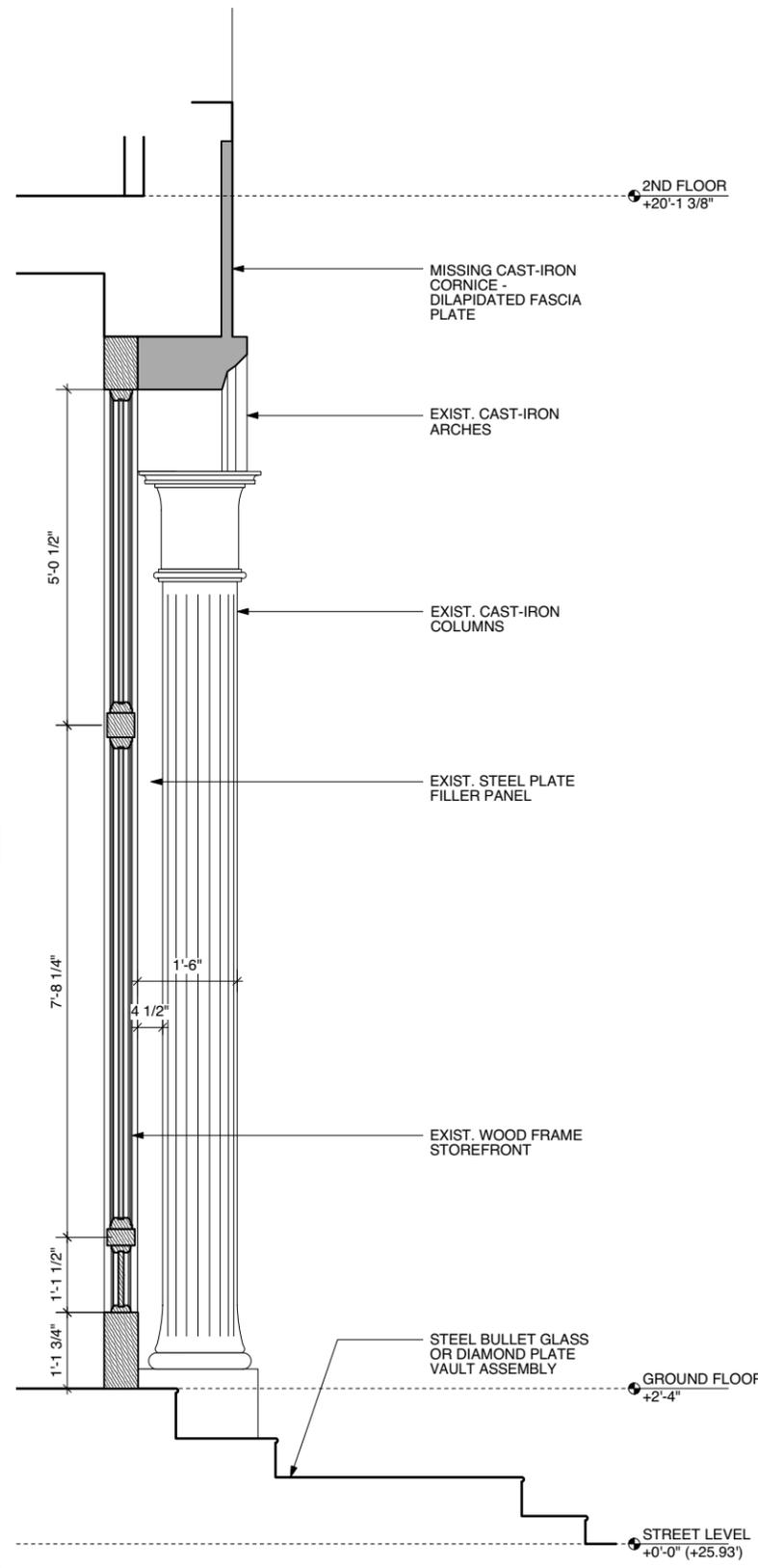




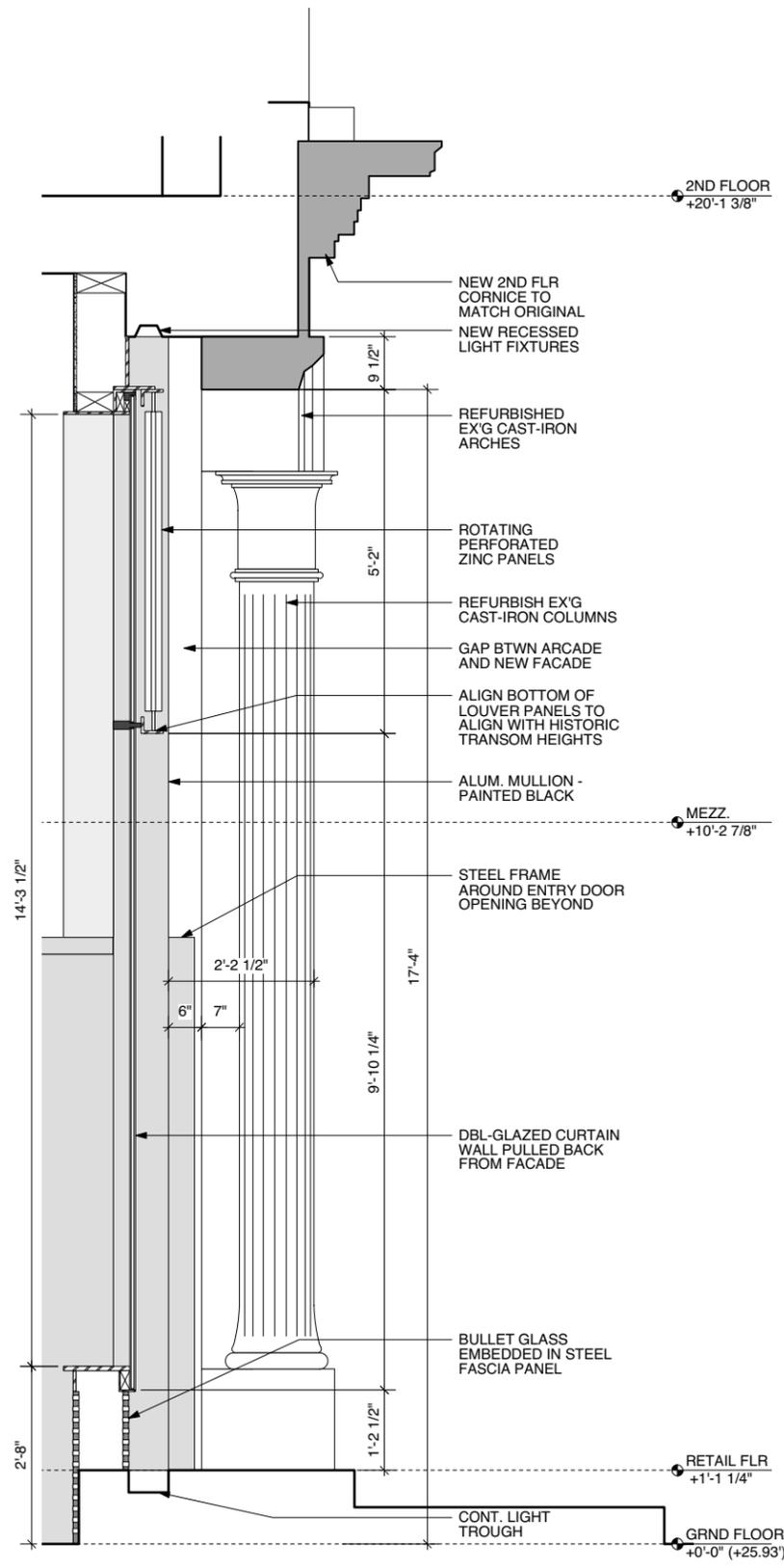
PROPOSED GROUND LEVEL FACADE



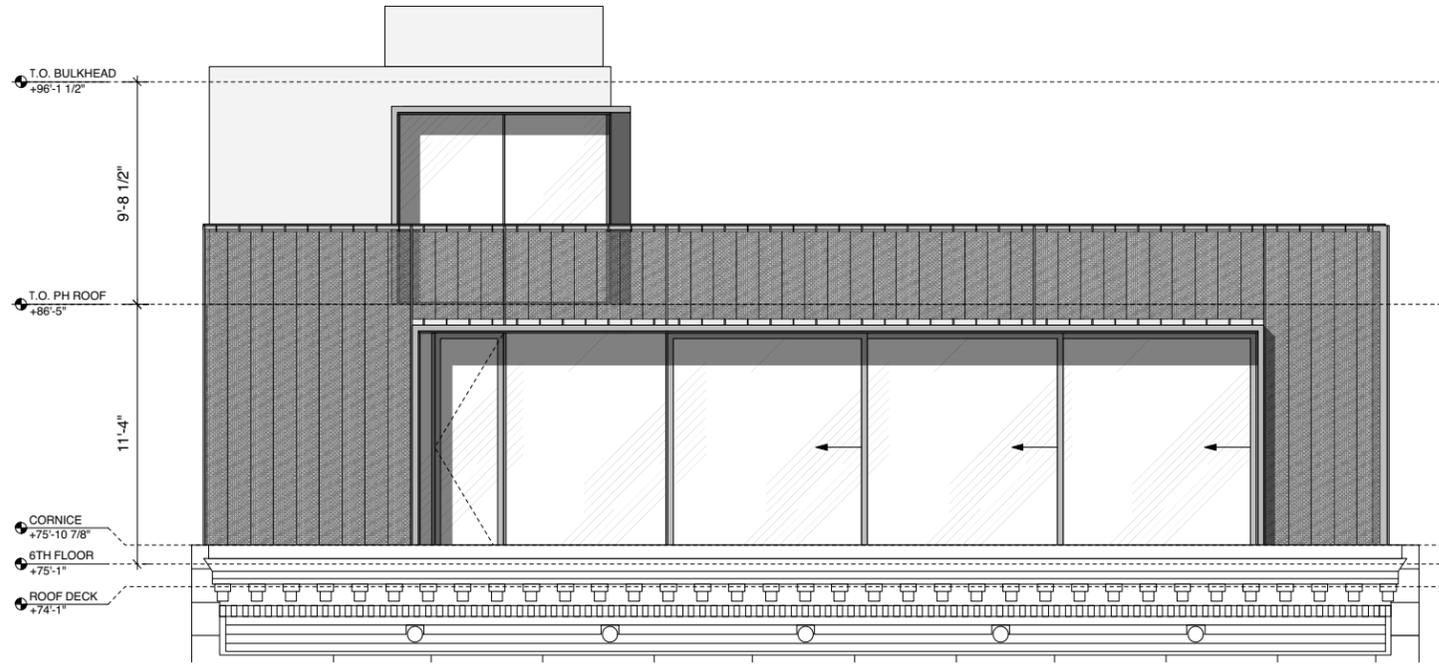
ENLARGED STOREFRONT ELEVATION



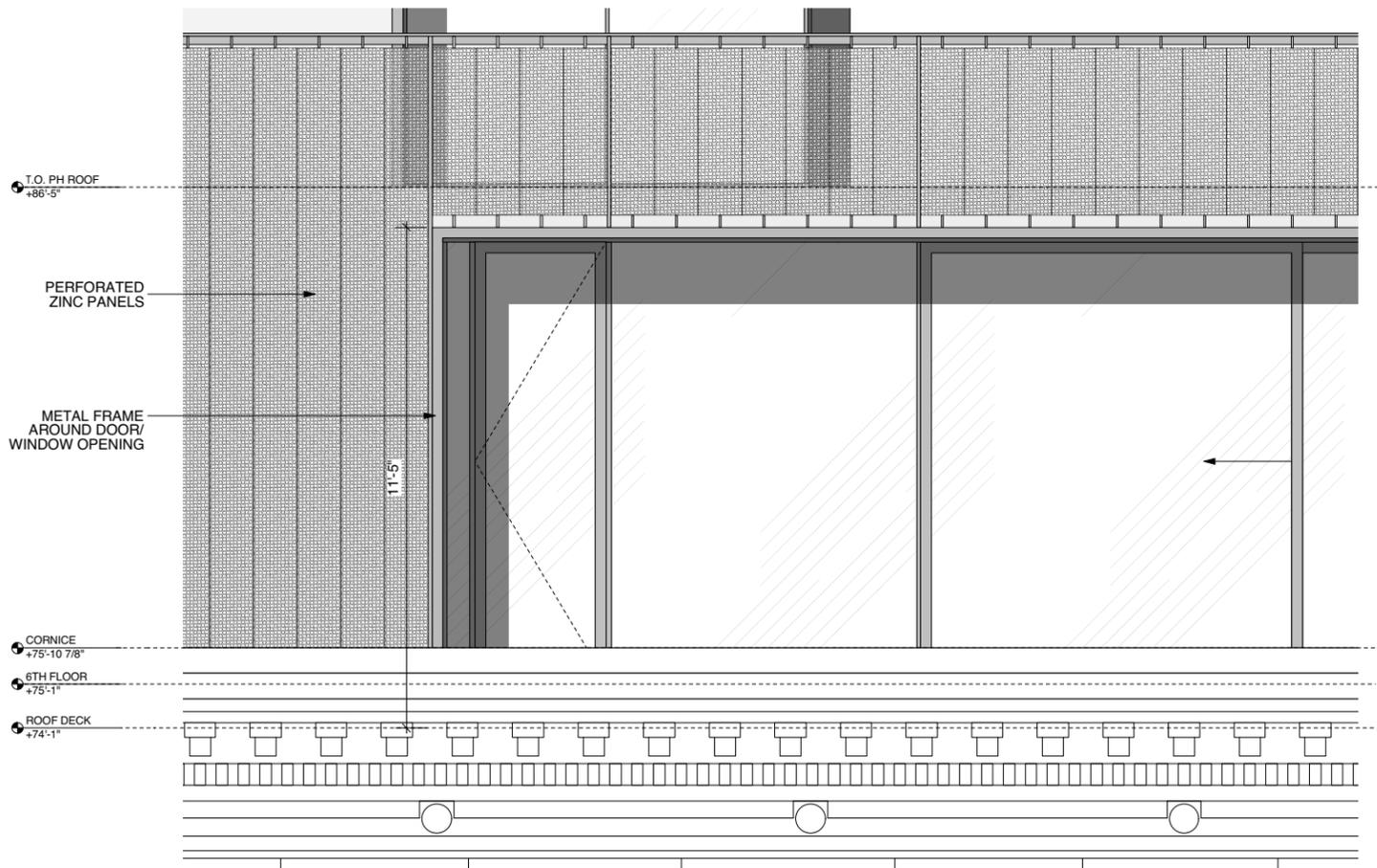
EXIST. STOREFRONT SECTION



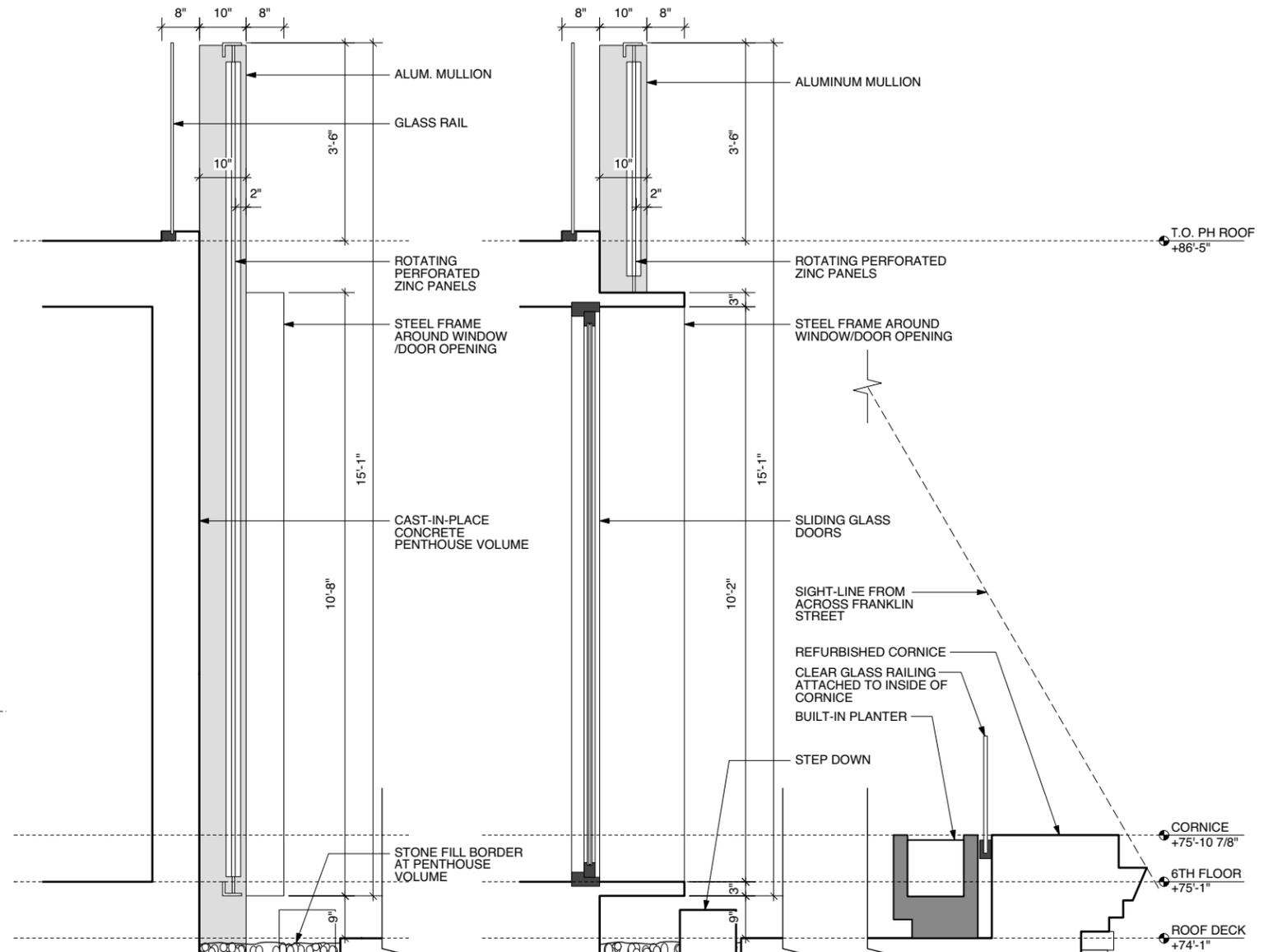
PROPOSED STOREFRONT SECTION



PROPOSED PENTHOUSE FACADE



ENLARGED PENTHOUSE ELEVATION



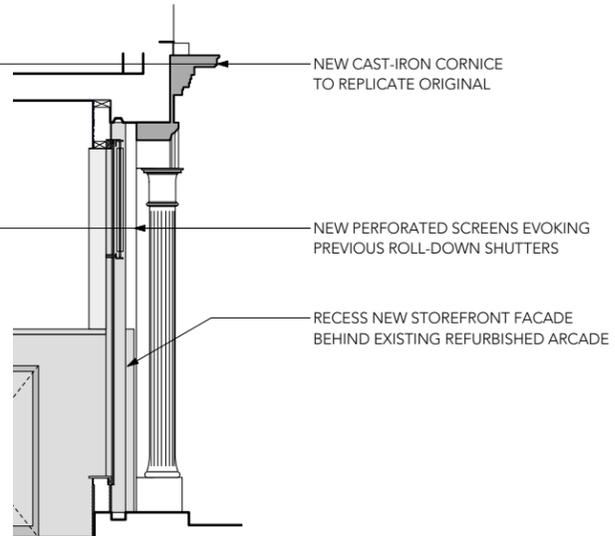
FULL HEIGHT PANEL SECTION DETAIL

WINDOW FRAME SECTION DETAIL





PROPOSED STOREFRONT FACADE



PROPOSED FACADE SECTION

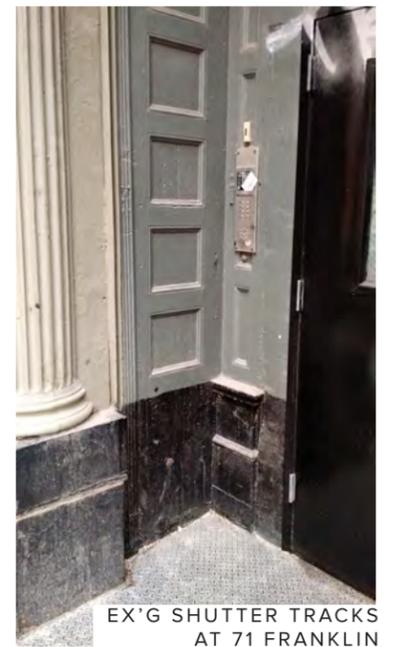
NEW CAST-IRON CORNICE TO REPLICATE ORIGINAL

NEW PERFORATED SCREENS EVOKING PREVIOUS ROLL-DOWN SHUTTERS

RECESS NEW STOREFRONT FACADE BEHIND EXISTING REFURBISHED ARCADE



EX'G SHUTTER TRACKS AT 71 FRANKLIN



EX'G SHUTTER TRACKS AT 71 FRANKLIN



69 FRANKLIN STREET



76 FRANKLIN STREET



78 FRANKLIN STREET



82 FRANKLIN STREET



REAR WINDOW SHUTTERS



REAR WINDOW SHUTTERS



SIDE WINDOW SHUTTERS





45 WARREN STREET



45 WARREN STREET



90 WARREN STREET



134 DUANE STREET



134 DUANE STREET



143 READE STREET



143 READE STREET



183 DUANE STREET



183 DUANE STREET



150 CHAMBERS STREET



150 CHAMBERS STREET





FRONT VIEW OF NEW STOREFRONT AND ADDITION



CLOSE-UP VIEW OF NEW STOREFRONT



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3D MODEL VIEWS

2015.04.02

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MATERIAL
EXISTING MARBLE
(RUSTICATED AND SMOOTH)

LOCATION
FRONT FACADE (ABOVE GROUND FLOOR)

ITEM
FACADE



MATERIAL
EXISTING CAST-IRON SIDEWALK VAULT
W/ GLASS "BULLET" INSERTS

LOCATION
FRONT SIDEWALK

ITEM
SIDEWALK VAULT



MATERIAL
EXISTING CAST-IRON ARCADE
COLUMNS AND CORNICE

LOCATION
STOREFRONT

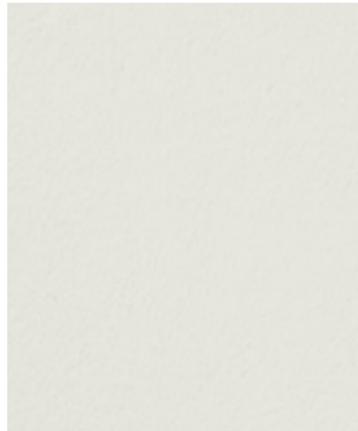
ITEM
FACADE



MATERIAL
EXISTING BRICK

LOCATION
SIDE FACADE

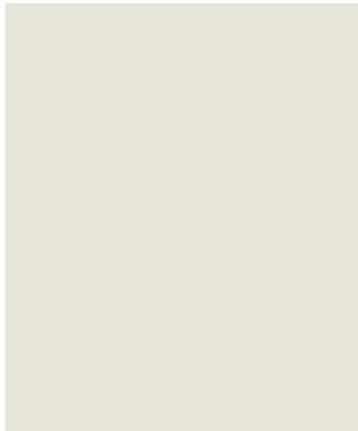
ITEM
FACADE



MATERIAL
STUCCO - STO WHITE LINE #73
(LIMESTONE TEXTURE)

LOCATION
STAIR BULKHEAD

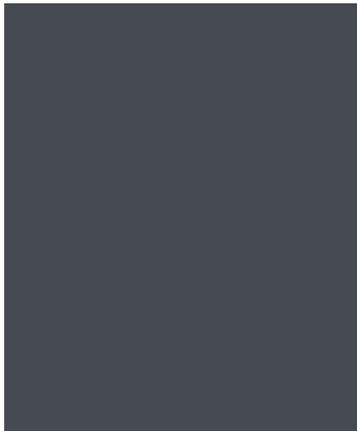
ITEM
FACADE



MATERIAL
EXTERIOR GRADE SATIN PAINT
BENJAMIN MOORE OC-19 SEA PEARL

LOCATION
FRONT FACADE - ARCADE

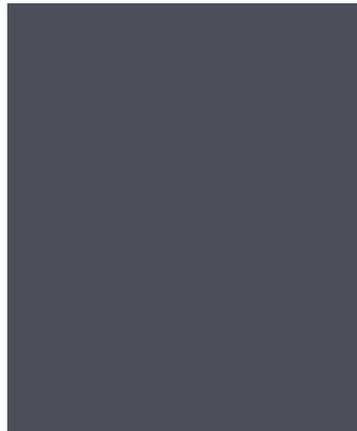
ITEM
PAINT FOR CAST-IRON ARCADE AND CORNICE



MATERIAL
EXTERIOR GRADE SATIN PAINT
BENJAMIN MOORE 2127-30 GRAVEL GRAY

LOCATION
FRONT FACADE - ARCADE & ROOFTOP ADDITION

ITEM
PAINT FOR EXPOSED STEEL STRUCTURE



MATERIAL
EXTERIOR GRADE SATIN PAINT
RAL 7015

LOCATION
STOREFRONT AND ROOFTOP ADDITION

ITEM
PAINT FOR ALUMINIUM MULLIONS



MATERIAL
CAST IRON PANELS AND GLASS

LOCATION
STOREFRONT KNEE WALL

ITEM
CAST-IRON PANELS



MATERIAL
CAST IRON VAULT AND BULLET GLASS
(CIRCLE REDMONT 81R)

LOCATION
SIDEWALK VAULT

ITEM
CAST-IRON PANELS



MATERIAL
3M CIELO GLASS FILM

LOCATION
GROUND FLOOR DOORS AND GLAZING

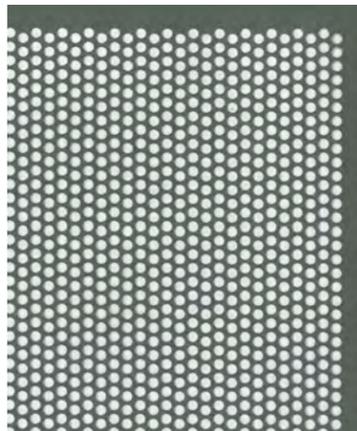
ITEM
GLASS FILM



MATERIAL
OKO SKIN CEMENT BOARD CLADDING

LOCATION
ROOFTOP MECHANICAL ENCLOSURE

ITEM
FIBER CEMENT BOARD PLANKS



MATERIAL
PERFORATED ZINC PANELS
(GRAPHITE GREY FINISH)

LOCATION
STOREFRONT AND ROOFTOP ADDITION

ITEM
PERFORATED, ROTATING LOUVER PANEL

0.0 CONDITIONS STATEMENT

0.1 SEE PHOTOS (L-09 STREET ELEVATIONS) OF EXISTING MASONRY CONDITION; NOTE THAT BRICKS ARE IN GENERALLY POOR CONDITION; ALL BRICK IS PAINTED AND HAS BEEN PAINTED VARIOUS COLORS SINCE INITIAL CONSTRUCTION. BRICKS DO NOT APPEAR TO BE OF "FACE BRICK" QUALITY, INDICATING AN ORIGINAL INTENTION THAT THE BRICK BE PAINTED. PAINTED BROWNSTONE LINTELS AND WOOD APPEAR TO BE IN GOOD CONDITION.

0.2 TYPE AND EXTENT OF DETERIORATION: PAINT IS CHIPPED AND WEATHERED IN MANY PLACES; BROWNSTONE LINTEL FINISH IN GOOD CONDITION, BUT EXHIBITS CRACKING IN ISOLATED PLACES (LESS THAN 5%); BROWNSTONE AND WOODEN LINTELS MAY REQUIRE MINOR REPAIRS PRIOR TO REPOINTING

1.0 MASONRY CLEANING

1.1 SCOPE INCLUDES CHEMICAL CLEANING OF BRICK AND BROWNSTONE SURFACES AT THE SOUTH FACE OF 23 DOWNING STREET, ONLY AS NEEDED FOR PAINT REMOVAL; ONLY THE GENTLEST CLEANING METHOD REQUIRED SHALL BE EMPLOYED

1.2 CLEANING SHALL BE DONE USING CLEANING SOLUTION BY "PEEL AWAY" PAINT REMOVER BY MANUFACTURER: "NEXT STEP INC."; NO ABRASIVE GRIT OR ABRASIVES MIXED WITH WATER SHALL BE USED; SAND-BLASTING SHALL NOT BE EMPLOYED

1.3 WATER PRESSURE FOR CLEANING SHALL BE LESS THAN 500 PSI

1.4 CLEANING SHALL OCCUR WHEN THE TEMPERATURE WILL REMAIN ABOVE 45°F FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.

2.0 REPOINTING

2.1 SCOPE INCLUDES REPOINTING BRICK JOINTS AS REQUIRED ON SOUTH FACING FACADE OF 23 DOWNING STREET

2.2 JOINTS TO BE CUT BY HAND AND REPOINTED TO MATCH THE HISTORIC JOINTS IN TERMS OF COLOR, TEXTURE AND TOOLING; JOINTS SHALL BE FULLY CLEANED

2.3 MORTAR SHALL BE SPECIALLY FORMULATED FOR THIS APPLICATION BY QUALIFIED MASONRY EXPERTS, AS FOLLOWS:

2.3.1 A LIME-RICH MORTAR SHALL BE USED TO MATCH EXISTING MORTAR;

2.3.2 MORTAR MIX SHALL BE SLIGHTLY LESS HARD AND DENSE THAN THE SURROUNDING BRICK;

2.3.3 SAND SHALL BE OF A COLOR, TEXTURE AND PARTICLE SIZE TO MATCH THE ORIGINAL MORTAR IN APPEARANCE;

2.3.4 THE MORTAR MIX RECIPE SHALL BE AS FOLLOWS, PARTS BY VOLUME: (1) PART WHITE PORTLAND CEMENT (ASTM C-150, TYPE I); (2-1/2) PARTS LIME (5-6) PARTS SAND; COMBINED DRY AND THEN MIXED WITH POTABLE WATER; DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) SHALL BE USED

2.4 REPOINTING SHALL OCCUR WHEN THE TEMPERATURE WILL REMAIN ABOVE 45°F FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.

2.5 CARE SHALL BE TAKEN NOT TO EXPAND THE SIZE OF THE MORTAR JOINTS; JOINTS SHALL BE WETTED BEFORE REPOINTING AND MORTAR SHALL BE PRESSED TIGHTLY INTO NEW JOINTS;

2.6 MORTAR JOINTS SHALL BE TOOLED TO MATCH THE EXISTING JOINT PROFILE

3.0 BROWNSTONE REPAIR

3.1 SURFACES SHALL BE PREPARED BY CUTTING BACK ALL DETERIORATED SURFACES TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE

3.2 TO CREATE A MECHANICAL KEY FOR THE PATCH, EDGES OF THE PATCH SHALL BE UNDERCUT TO FORM A SLIGHT DOVETAIL AND 1/2" DIAM. HOLES SHALL BE DRILLED 1/2" DEEP AT VARYING ANGLES, SPACED 2-3 INCHES APART IN STAGGERED ROWS

3.3 SURFACES PREPARED AS OUTLINED ABOVE SHALL BE WASHED WITH WATER AND A SOFT BRUSH; A THIN SLURRY COAT SHALL BE APPLIED WITH A BRUSH AND RUBBED VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT SHALL BE PREPARED AS FOLLOWS (QUANTITIES BY VOLUME):

3.3.1 (1) PART WHITE PORTLAND CEMENT; (2) PARTS TYPE "S" LIME; (6) PARTS SAND; MIX WITH WATER

3.4 A FIRST SCRATCH COAT SHALL BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. EACH SCRATCH COAT SHALL BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR SUBSEQUENT COATS. NO COAT SHALL EXCEED 3/8" THICKNESS. ABOUT 2-4 HRS SHALL BE ALLOWED BETWEEN APPLICATION OF SCRATCH COATS. SCRATCH COATS SHALL BE PREPARED AS FOLLOWS (QUANTITIES BY VOLUME):

3.4.1 (1) PART WHITE PORTLAND CEMENT; (1) PART TYPE "S" LIME; (6) PARTS SAND; MIX WITH WATER

3.5 A FINISH COAT SHALL BE APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THIS FINAL COAT SHALL BE FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE STONE BEING REPAIRED. THE FINISH COAT SHALL BE PREPARED AS FOLLOWS (QUANTITIES BY VOLUME):

3.5.1 (1) PART WHITE PORTLAND CEMENT; (1) PART TYPE "S" LIME; (2-3) PARTS SAND; (3-4) PARTS CRUSHED STONE; DRY PIGMENTS; MIX WITH WATER

3.6 ALL INGREDIENTS IN ABOVE MIXES SHALL BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER. DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) SHALL BE USED WHEN CRUSHED STONE IS NOT SUFFICIENT TO PROVIDE COLOR MATCH, THOUGH CRUSHED STONE (TAKEN FROM THE AREA BEING REPAIRED IF POSSIBLE) SHALL BE USED AS MUCH AS POSSIBLE.

3.7 SURFACES SHALL BE TOOLED (SPONGED, DRY TOWELLED, OR ACID-ETCHED WITH DILUTE HYDROFLUORIC ACID) TO MATCH THE EXISTING SURFACE TEXTURE. THE SURFACE FINISHING SHALL BE DONE WHILE THE PATCH IS PARTIALLY CURED TO A LEATHER HARDNESS.

4.0 PREPARATION AND PAINTING OF WOOD SURFACES

4.1 SCOPE INCLUDES LINTELS AND CORNICE AT 23 DOWNING STREET.

4.2 ALL LOOSE OR SCALING PAINT MUST BE REMOVED BY SCRAPING. CARE SHOULD BE TAKEN NOT TO GOUGE OR CHIP THE SURFACE.

4.3 HEAVY BUILD-UPS OF PAINT THAT ARE NOT LOOSE CAN BE REMOVED BY APPLYING HEAT OR CHEMICALS. EXTREME CARE MUST BE TAKEN WITH EITHER OF THESE METHODS WHEN APPLYING HEAT, THE PAINT SHOULD BE WARMED ONLY TO THE POINT THAT IT SOFTENS AND CAN BE SCRAPED AWAY, HIGHER TEMPERATURES MAY RELEASE POISONOUS FUMES OR CAUSE FIRE.

4.4 NICKS, GOUGES, OR CRACKS IN THE WOOD SURFACE SHOULD BE FILLED WITH WOOD PUTTY COMPOUND. THE PUTTY AREA SHOULD BE SANDED TO SMOOTH OUT THE PUTTY, IF USED, AND TO FEATHER OUT THE EDGES OF PAINT THAT IS STRONGLY BONDED AND WAS NOT SCRAPED OFF.

4.5 CARE SHOULD BE TAKEN, ESPECIALLY IF AN ELECTRIC SANDER IS USED, NOT TO SAND INTO THE WOOD TO THE POINT THAT SHARP EDGES BECOME ROUNDED OR DELICATE DETAILS LOST.

4.6 AREAS OF BARE WOOD OR PUTTY COMPOUND MUST BE PRIMED. USE BENJAMIN MOORE IMPERVO IRON CLAD ALKYD LOW LUSTER METAL AND WOOD ENAMEL C163.

4.7 THE AREA SHALL BE PAINTED WITH TWO COATS OF HIGH QUALITY PAINT. USE BENJAMIN MOORE IMPERVO ALKYD HIGH GLOSS METAL AND WOOD ENAMEL OIL C133 IN BLACK TO MATCH EXISTING PAINTED METAL AND WOOD FINISHES.

4.8 THE WOOD SURFACE MUST BE COMPLETELY DRY. DAMPNESS WILL PREVENT PROPER BONDING AND CAUSE THE PAINT TO BLISTER AND PEEL.

5.0 PREPARATION AND PAINTING OF METAL SURFACES

5.1 SCOPE INCLUDES WROUGHT IRON STOOP RAIL, ENTRY STAIRS, FRONT YARD FENCE AND GATE AT 23 DOWNING STREET.

5.2 PRIOR TO PAINTING, LOOSE RUST MUST BE REMOVED THOROUGHLY BY CHIPPING AND WIRE-BRUSHING.

5.3 RUSTED FASTENING DEVICES SUCH AS SCREWS AND BOLTS SHOULD BE REPLACED, AND SMALL HOLES AND MINOR AREAS OF DETERIORATED METAL SHOULD BE PATCHED.

5.4 EXPOSED AREAS OF METAL SHOULD BE PRIMED WITH RUST-INHIBITING METAL PRIMER, BENJAMIN MOORE IRON CLAD ALKYD LOW LUSTER METAL AND WOOD ENAMEL C163.

6.0 CONNECTION OF IRONWORK TO STOOPS AND WALLS

6.1 CONNECTIONS (IRON PINS) BETWEEN IRON FENCE, STOOP, AND WALLS SHOULD BE CHECKED FOR RUST.

6.2 REPLACE IRON PINS WITH RUST-PROOF STAINLESS STEEL BOLTS AS REQUIRED.

7.0 MISCELLANEOUS NOTES

7.1 METHODS CONFORMING WITH "NYC LPC ROWHOUSE MANUAL", AND AS DESCRIBED ON THIS SHEET, SHALL BE EMPLOYED; RELEVANT PORTIONS OF THE MANUAL SHALL BE DISTRIBUTED TO THE RESPONSIBLE CONTRACTORS AS NEEDED

7.2 ANY TEST PATCHES (OF CLEANING METHODS; MORTAR, BRICK, OR BROWNSTONE PATCH COLOR OR TEXTURE) THAT MAY BE REQUESTED BY THE NYC LPC SHALL BE PROVIDED





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APRIL 07, 2015

THE TURETT COLLABORATIVE

MOCK-UP PHOTO (1)

2015.04.02

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APRIL 07, 2015

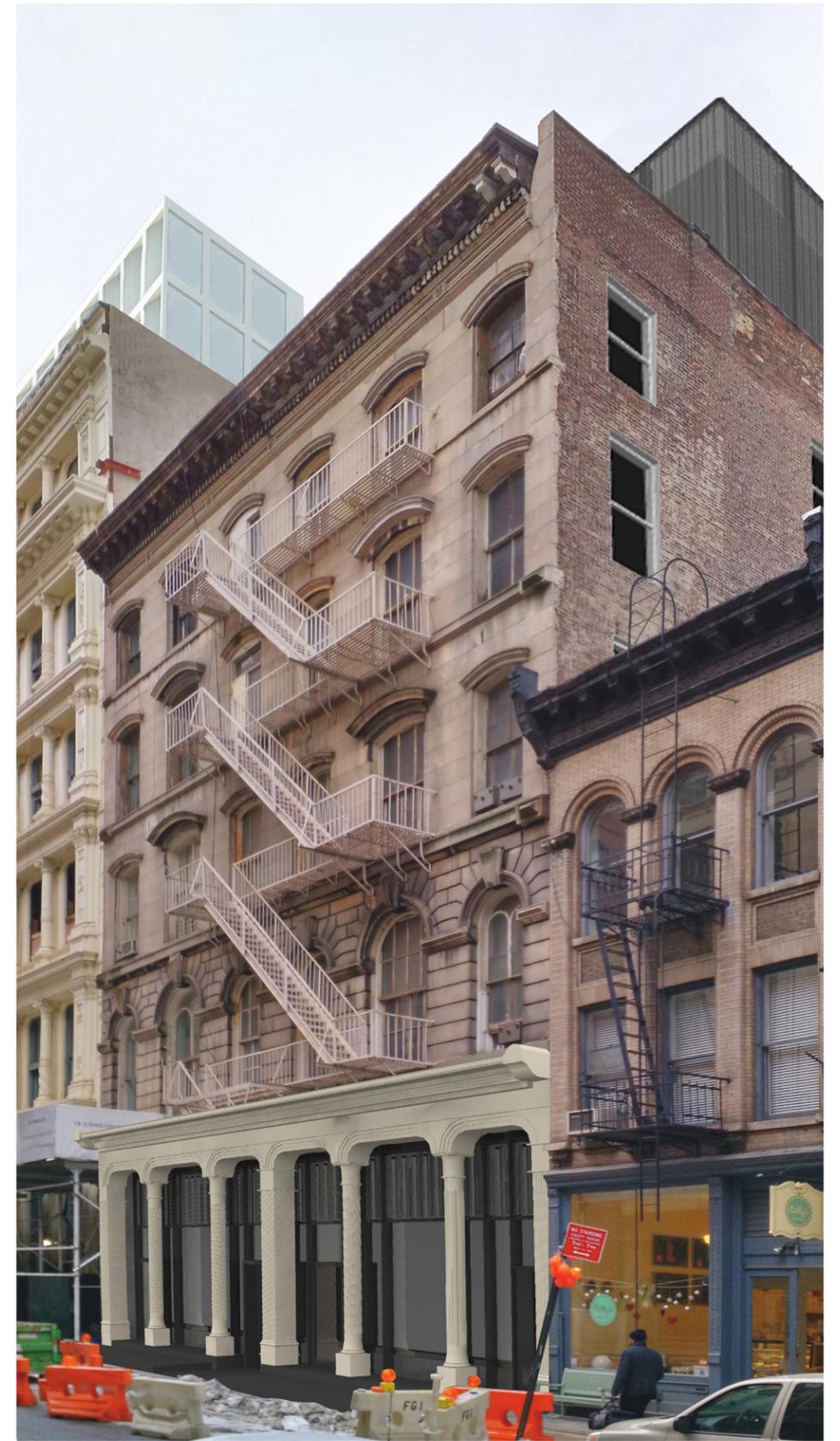
THE TURETT COLLABORATIVE

MOCK-UP PHOTOS (3)

2015.04.02

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LANDMARKS PUBLIC HEARING
APRIL 07, 2015

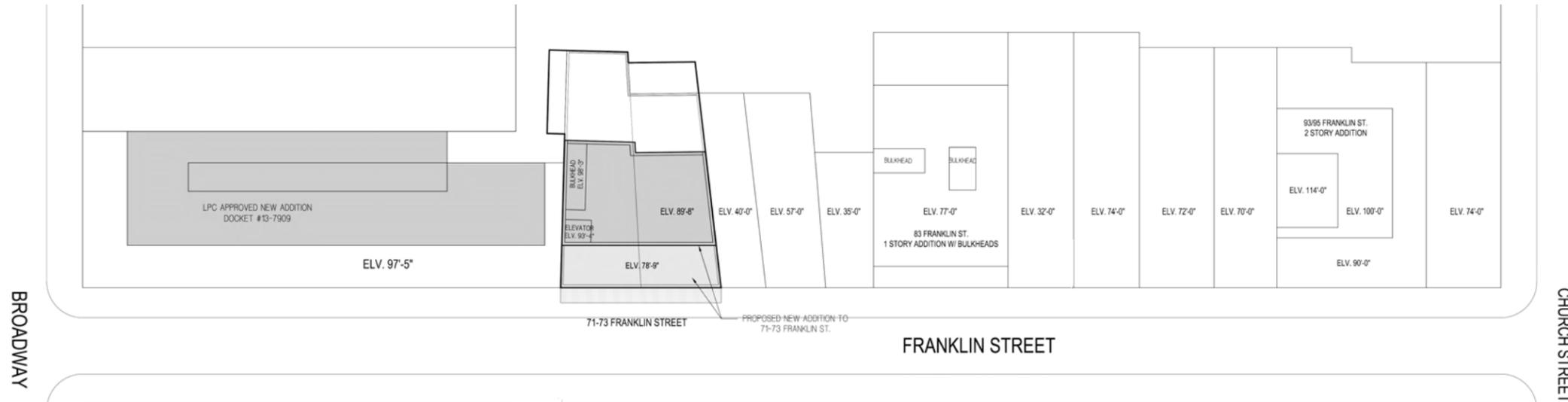
THE TURETT COLLABORATIVE

MOCK-UP PHOTO (4)

2015.04.02

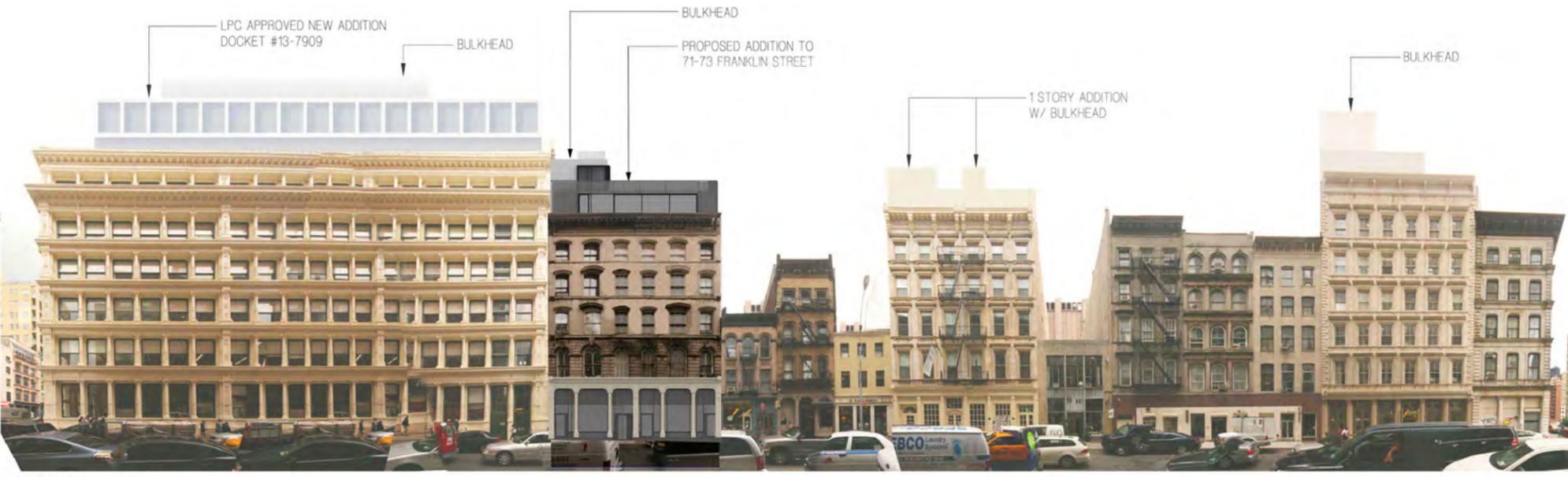
17

17 OF 27

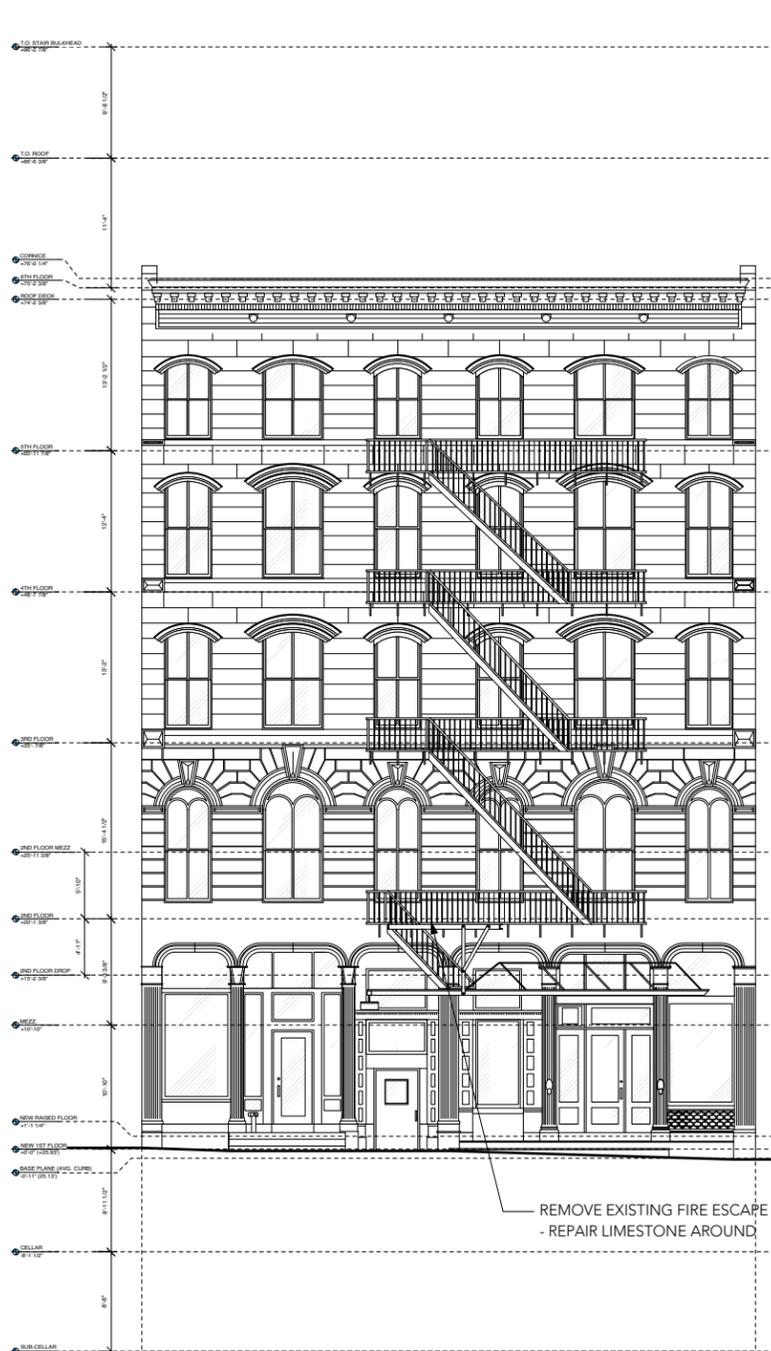


STREET #	69	71-73	75	77	79	83	85	87	89	91	93-95	97
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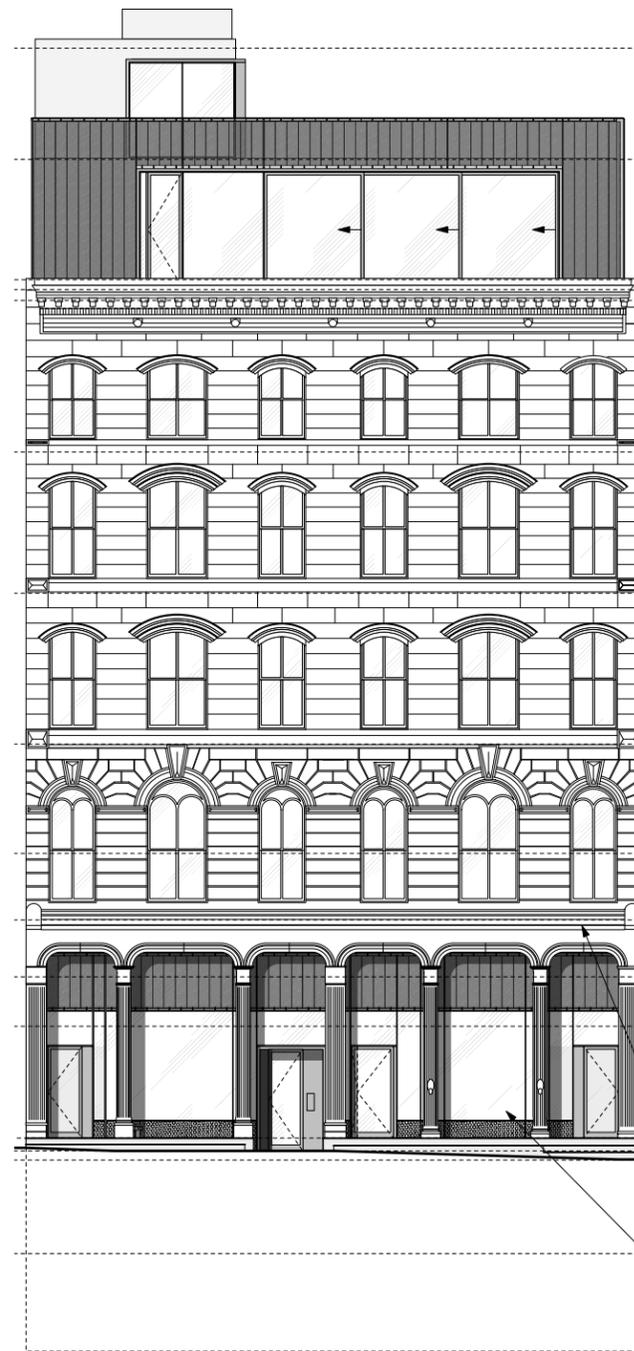
FRANKLIN STREET EXISTING SOUTH SIDE



FRANKLIN STREET PROPOSED SOUTH SIDE



EXISTING FRONT FACADE



PROPOSED FRONT FACADE



EXISTING REAR FACADE

PROPOSED REAR FACADE





EXISTING WEST ELEVATION

NEW STAIR BULKHEAD

NEW ROOFTOP ADDITION

LINE OF SIGHT FROM ACROSS FRANKLIN STREET

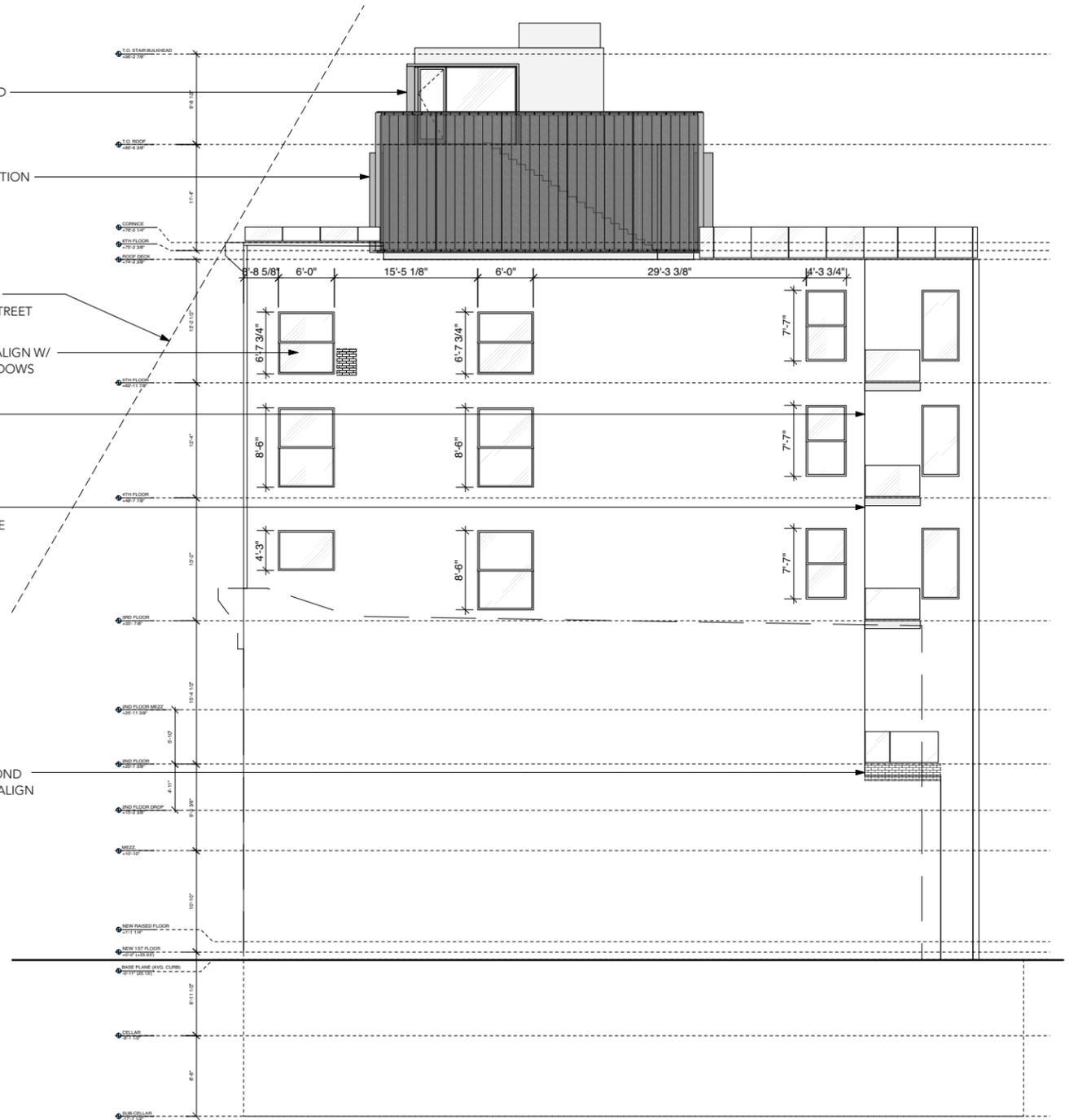
NEW WINDOWS TO ALIGN W/ FRONT FACADE WINDOWS

NEW SHUTTERS AT NEW WINDOWS

DEMO OPENINGS INTO WEST FACADE

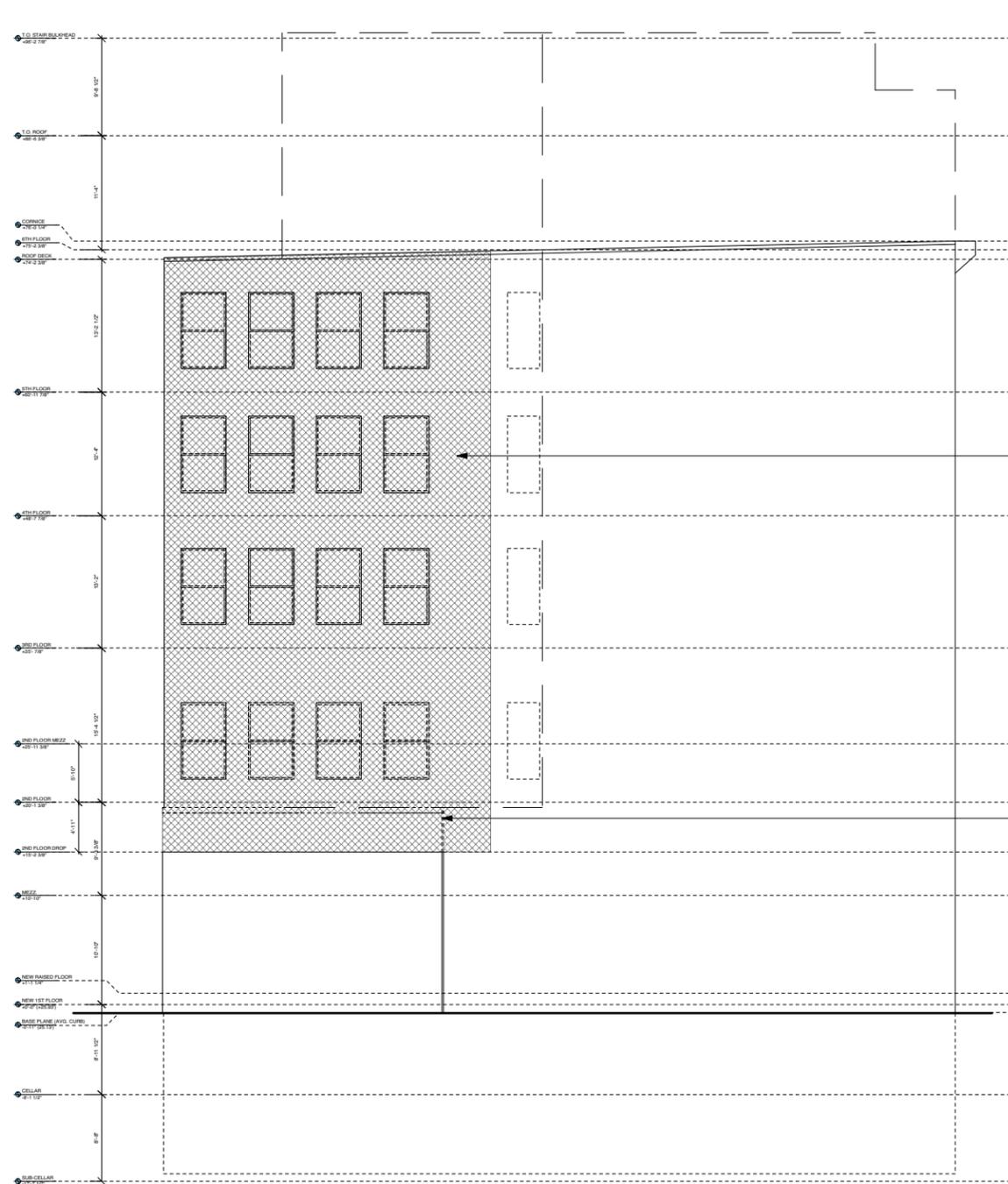
NEW BALCONIES ALONG REAR FACADE

RAISE EXISTING SECOND FLOOR TERRACE TO ALIGN WITH FLOOR LEVEL



PROPOSED WEST ELEVATION





EXISTING EAST ELEVATION

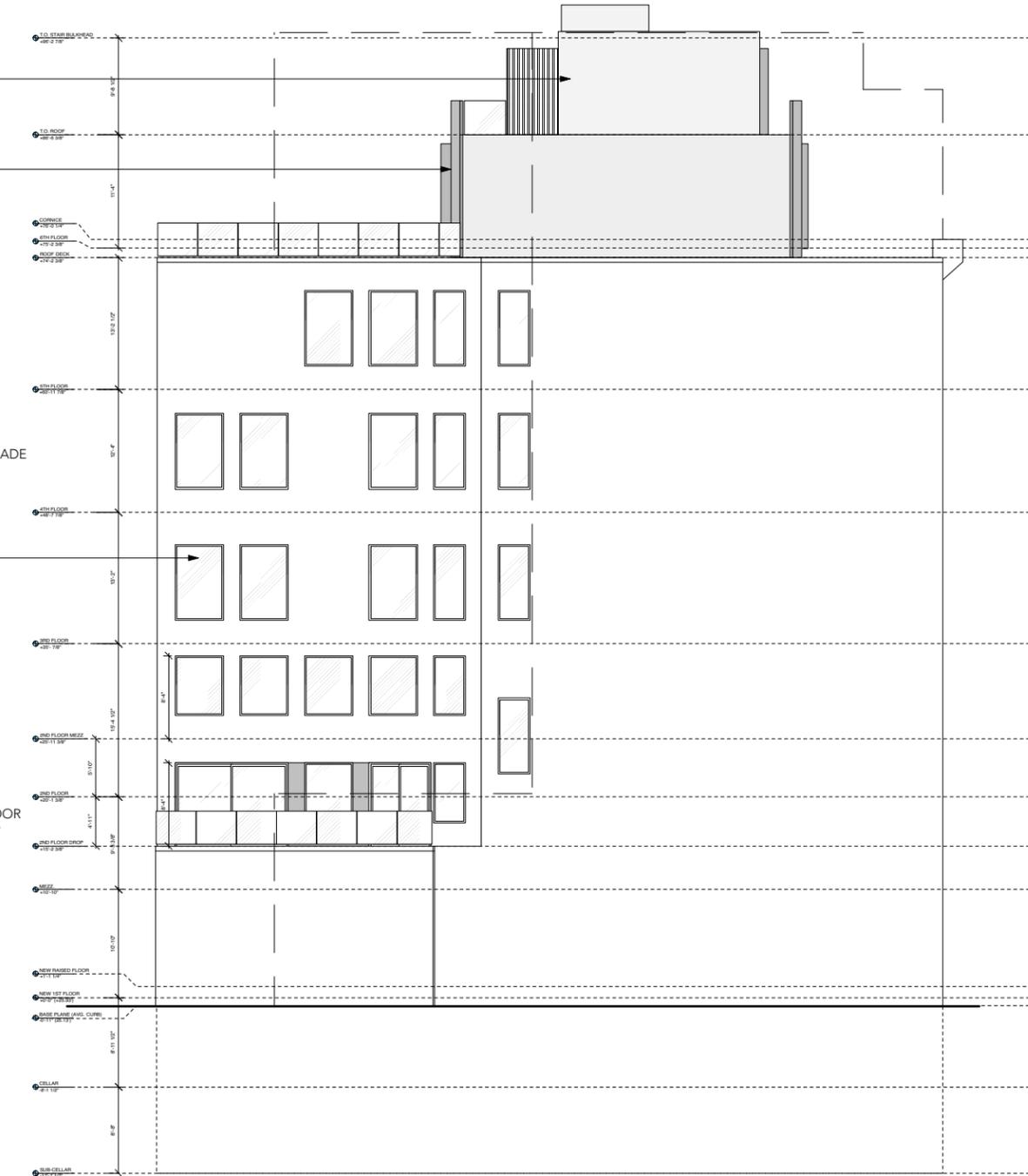
NEW STAIR BULKHEAD

NEW ROOFTOP ADDITION

DEMOLISH EXISTING EAST FACADE TO RECESS TO 15'-0" SETBACK

NEW WINDOWS

LOWER EXISTING SECOND FLOOR TERRACE TO ALIGN WITH NEW SPLIT-LEVEL



PROPOSED EAST ELEVATION



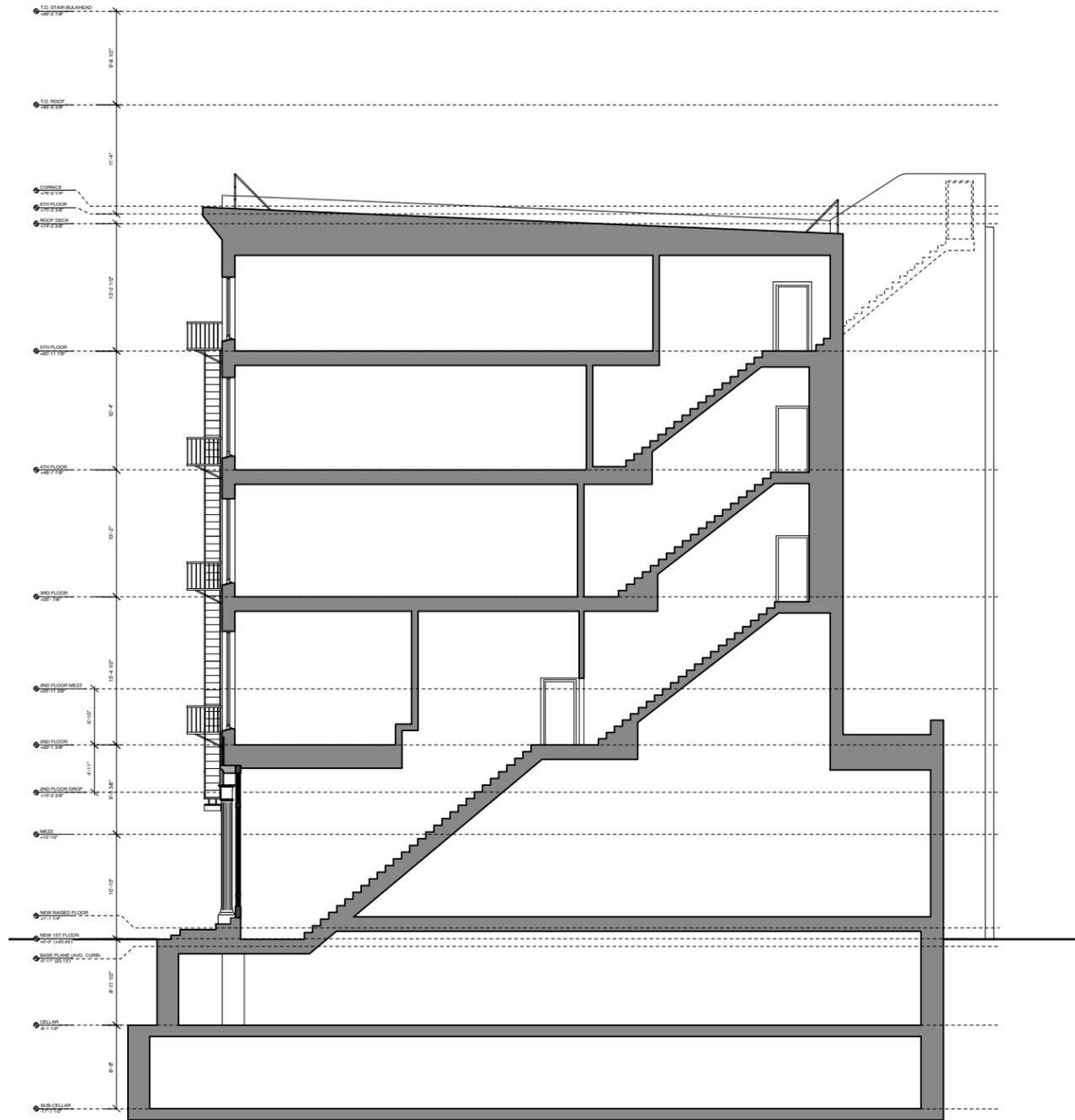
71 FRANKLIN

LANDMARKS PUBLIC HEARING
APRIL 07, 2015

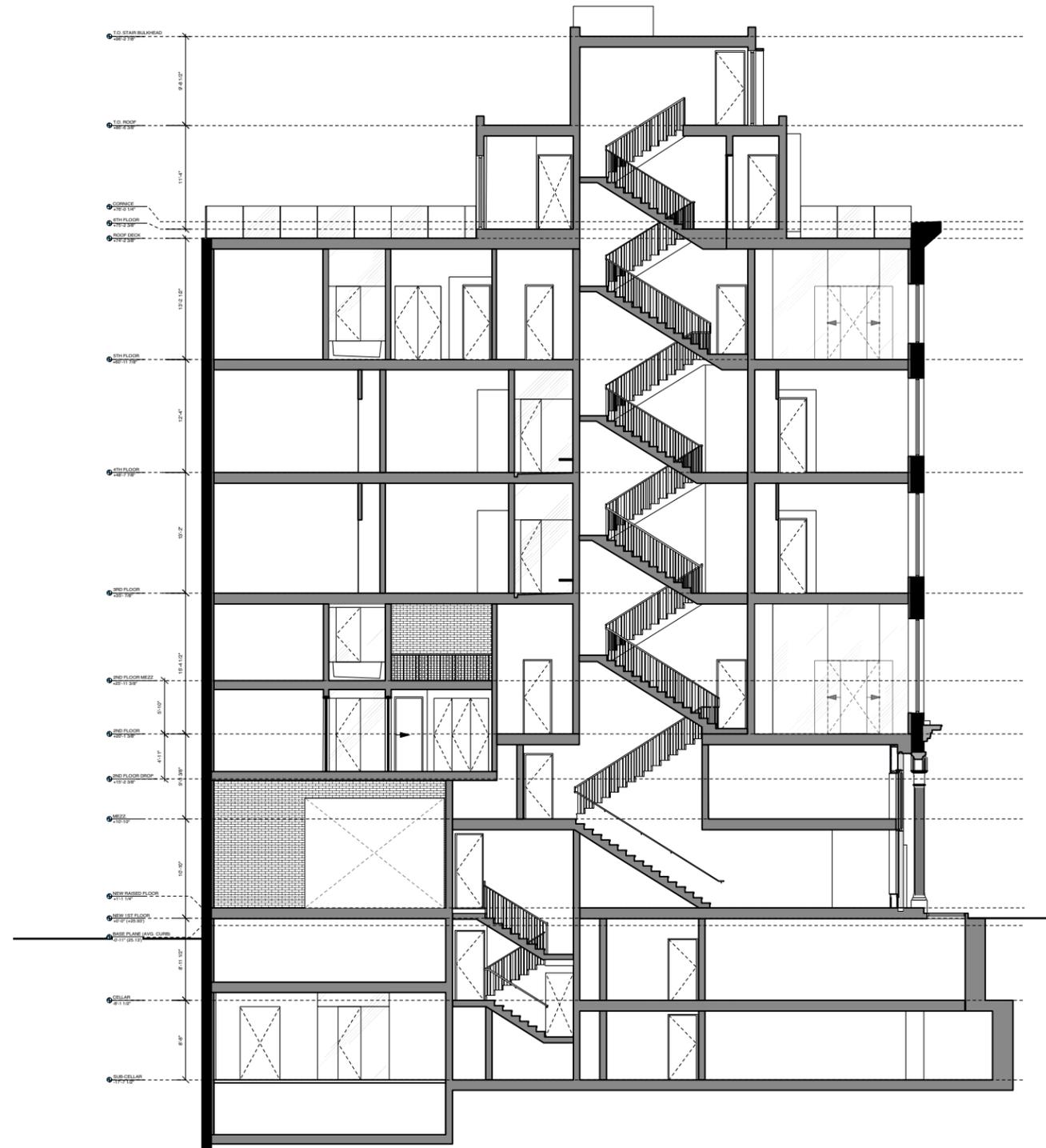
THE TURETT COLLABORATIVE

SIDE ELEVATION - EAST

2015.04.02
21
21 OF 27

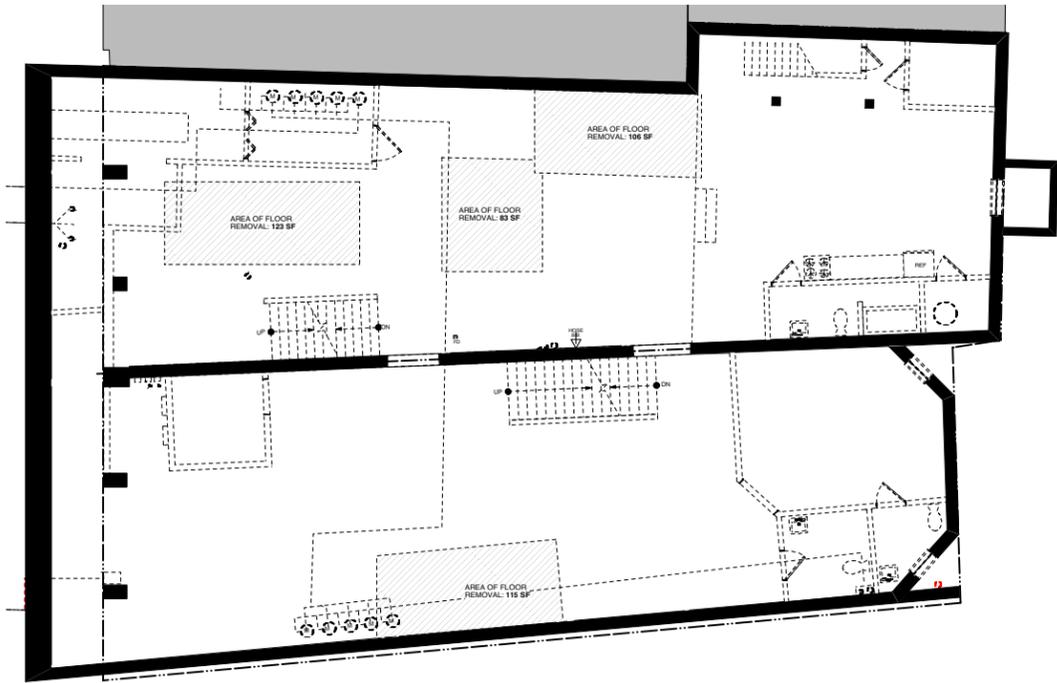


EXISTING SECTION

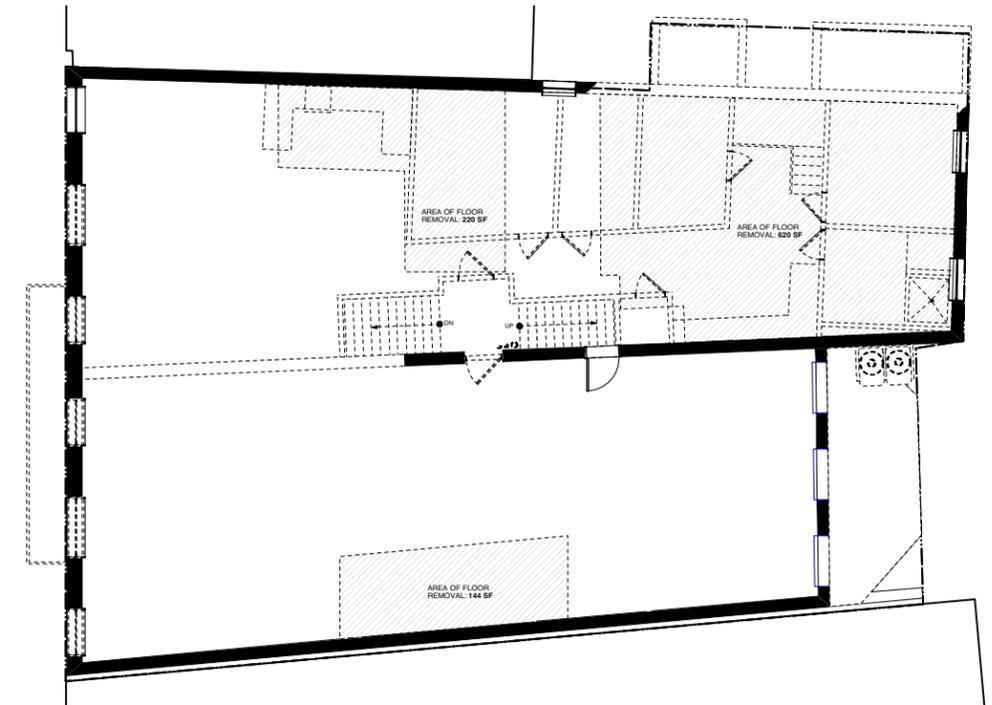


PROPOSED SECTION

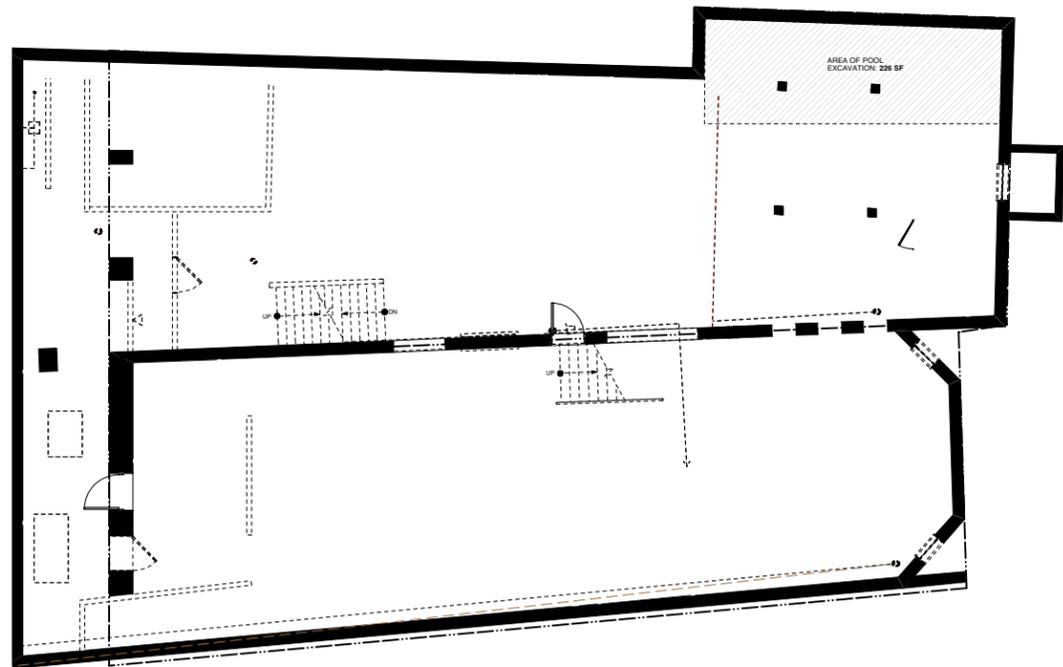




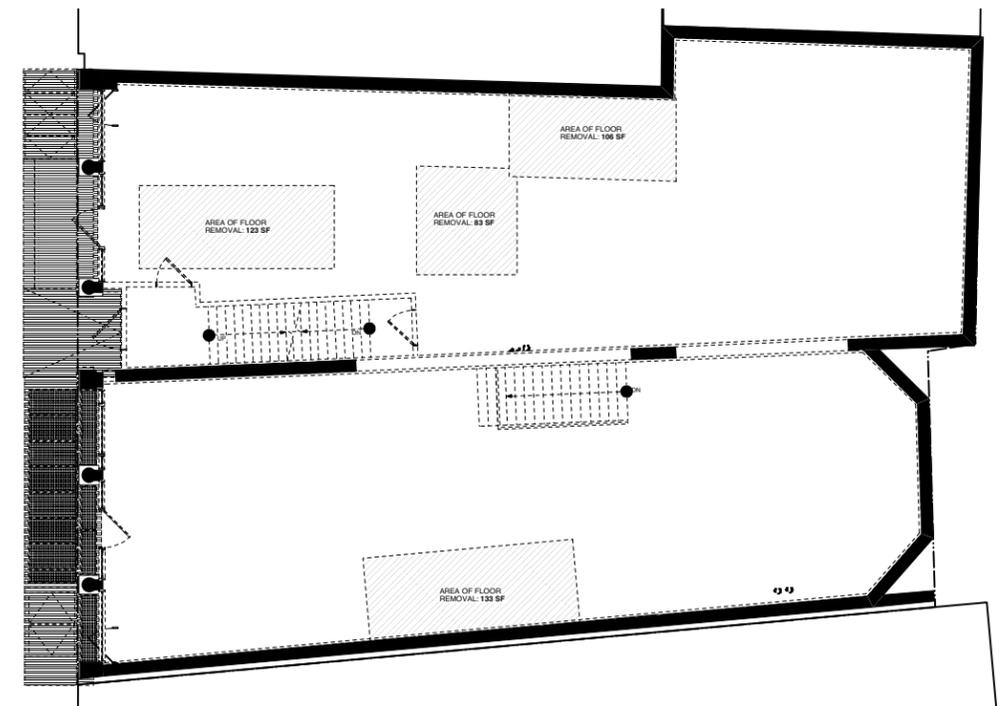
CELLAR



2ND FLOOR

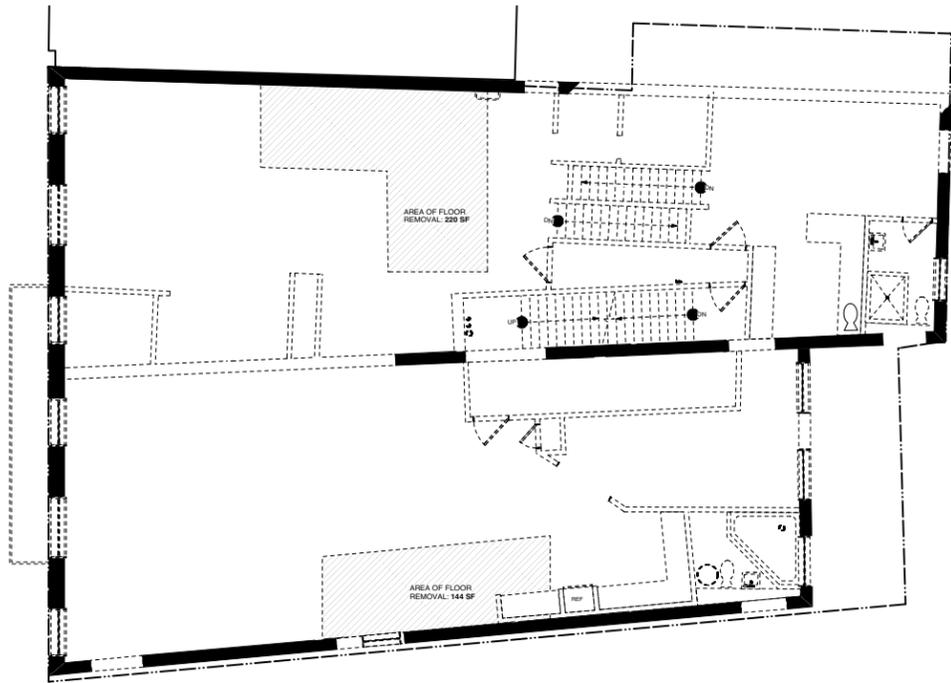


SUB-CELLAR

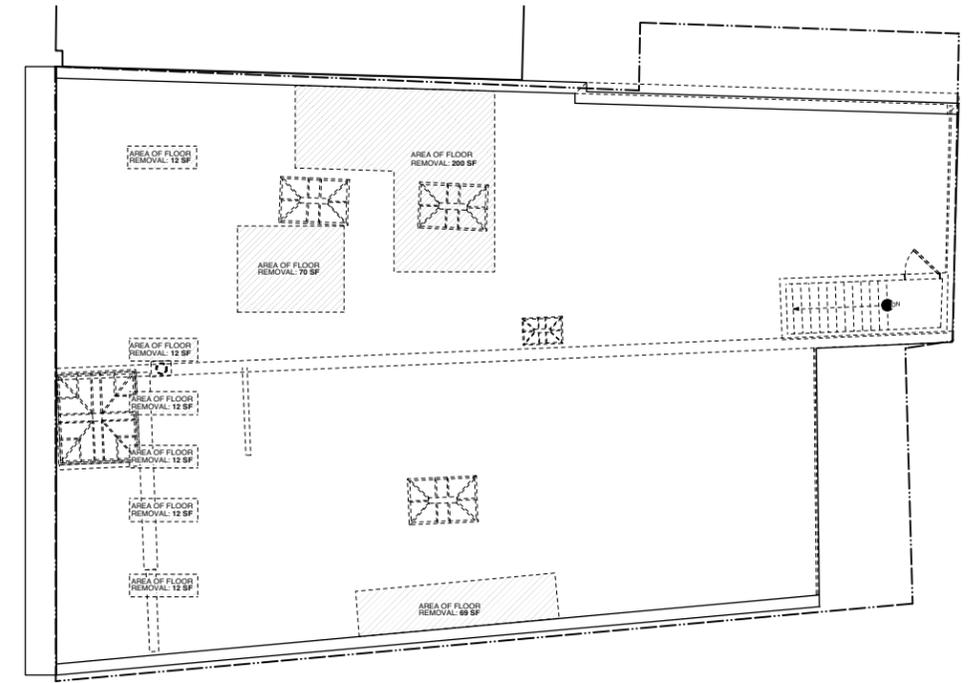


GROUND FLOOR

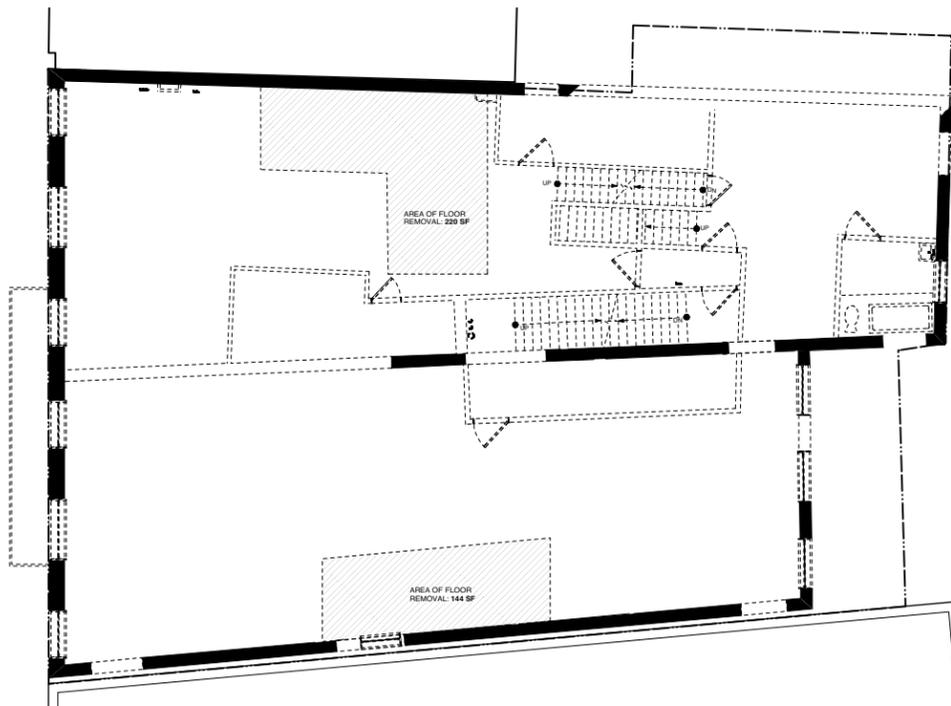




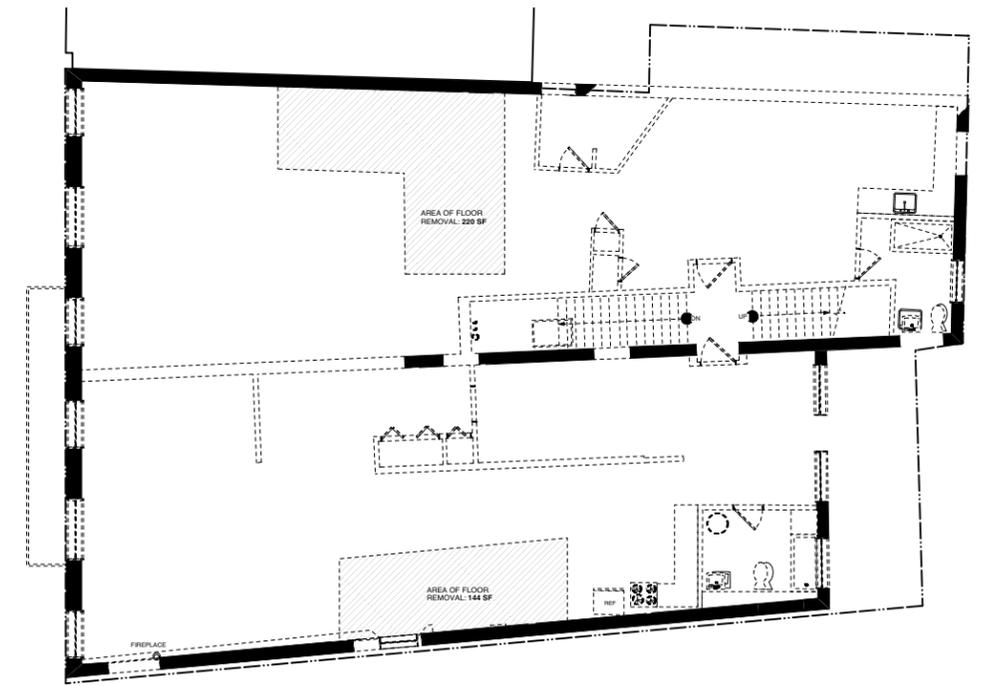
4TH FLOOR



ROOF

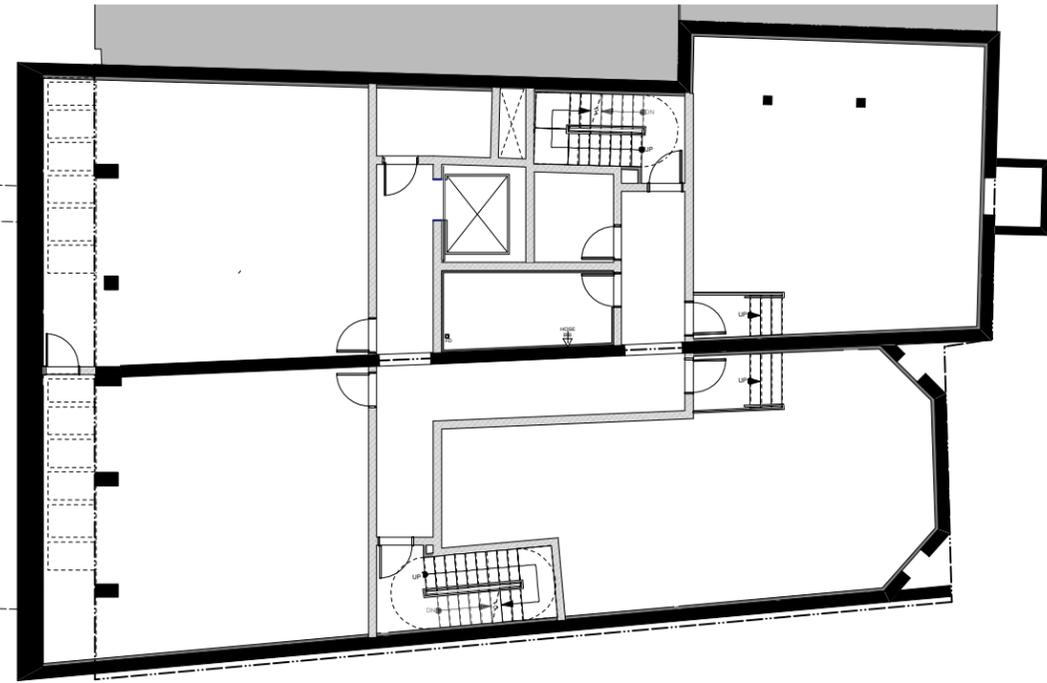


3RD FLOOR

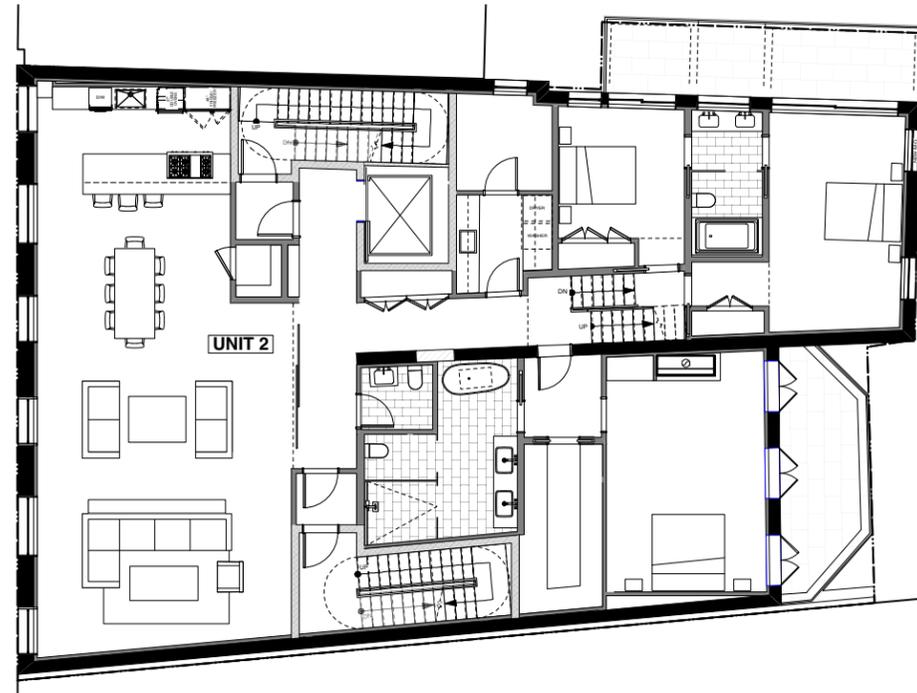


5TH FLOOR

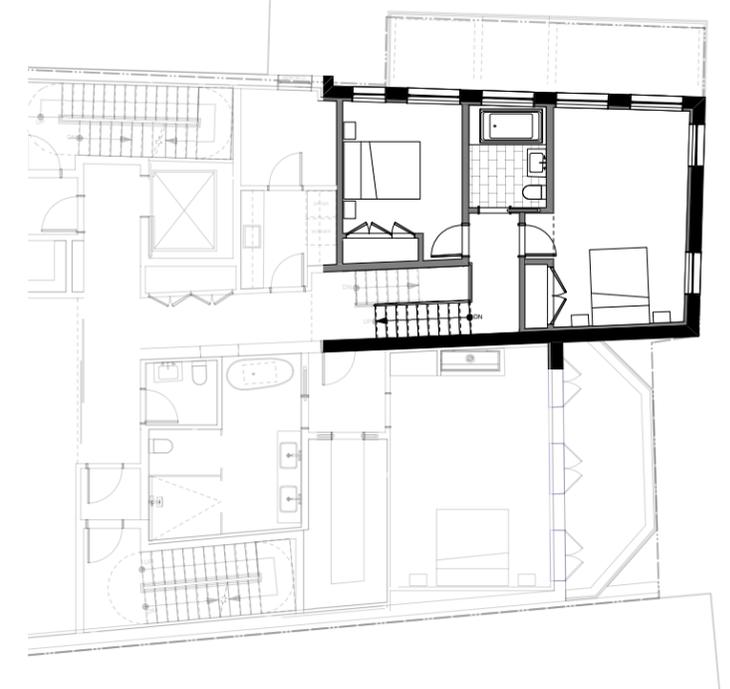




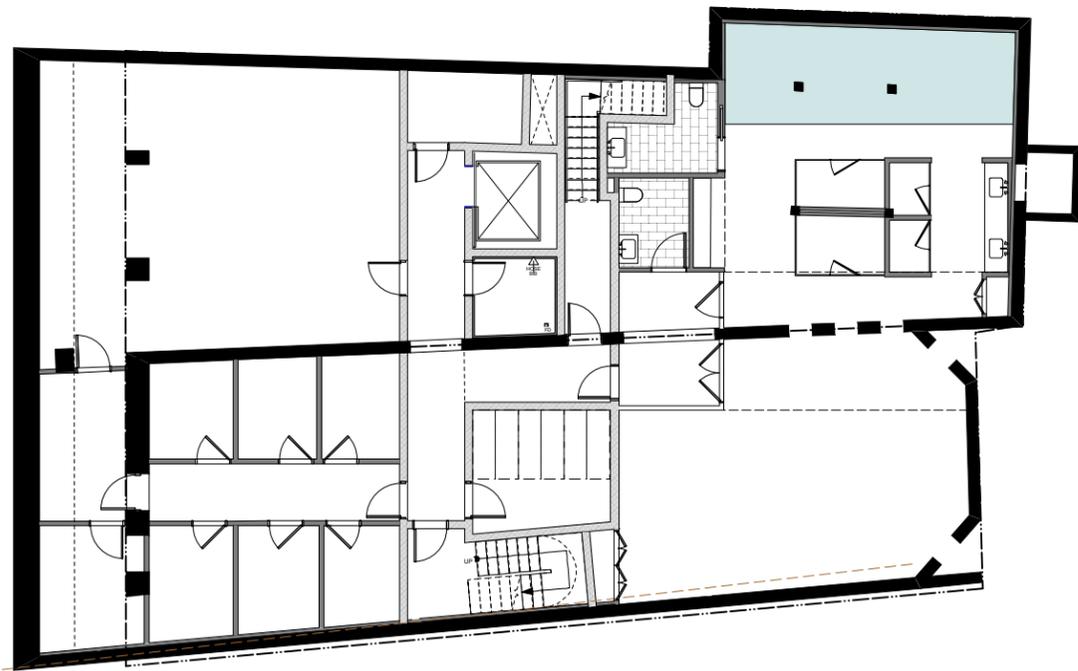
CELLAR



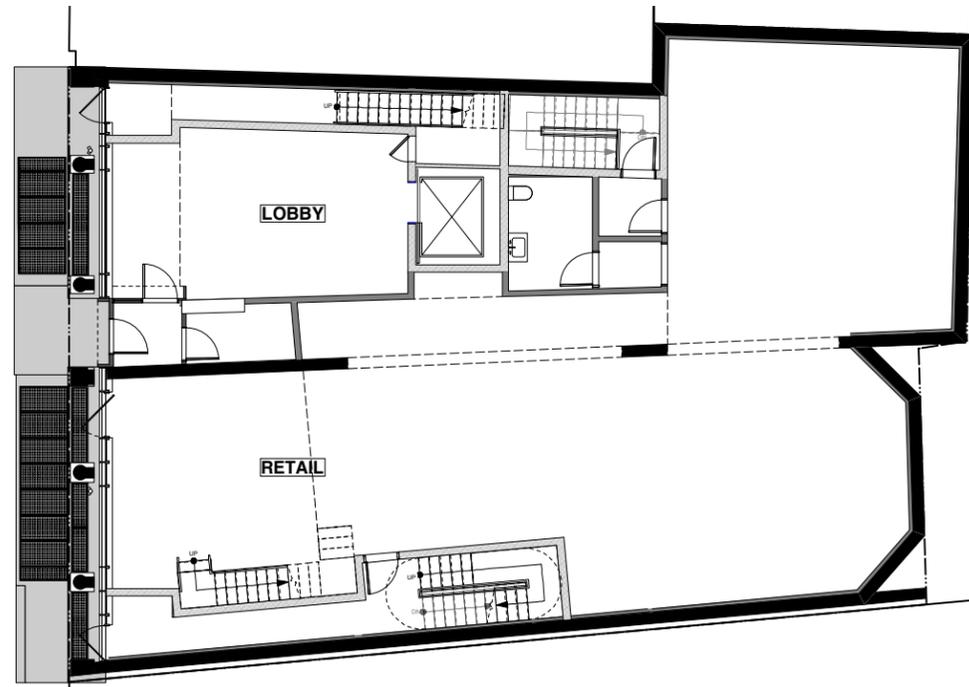
2ND FLOOR



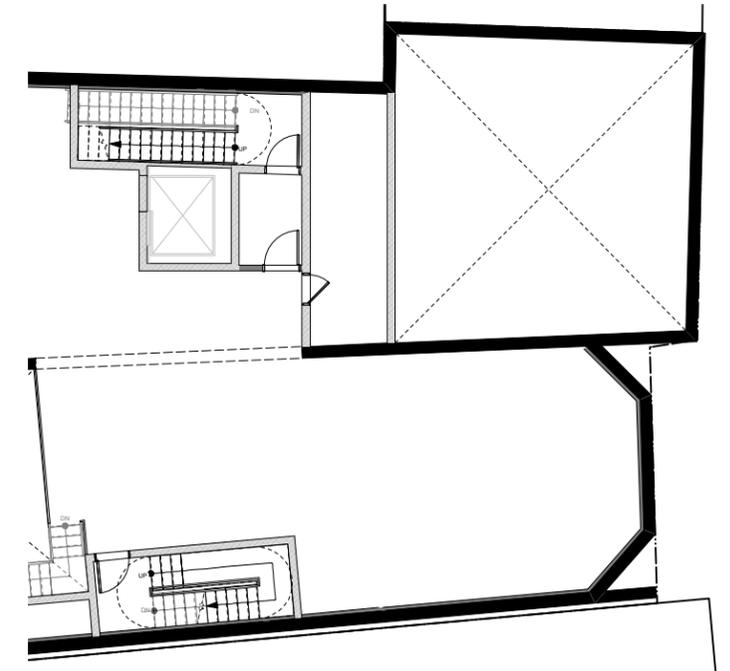
2ND FLOOR MEZZANINE



SUB-CELLAR

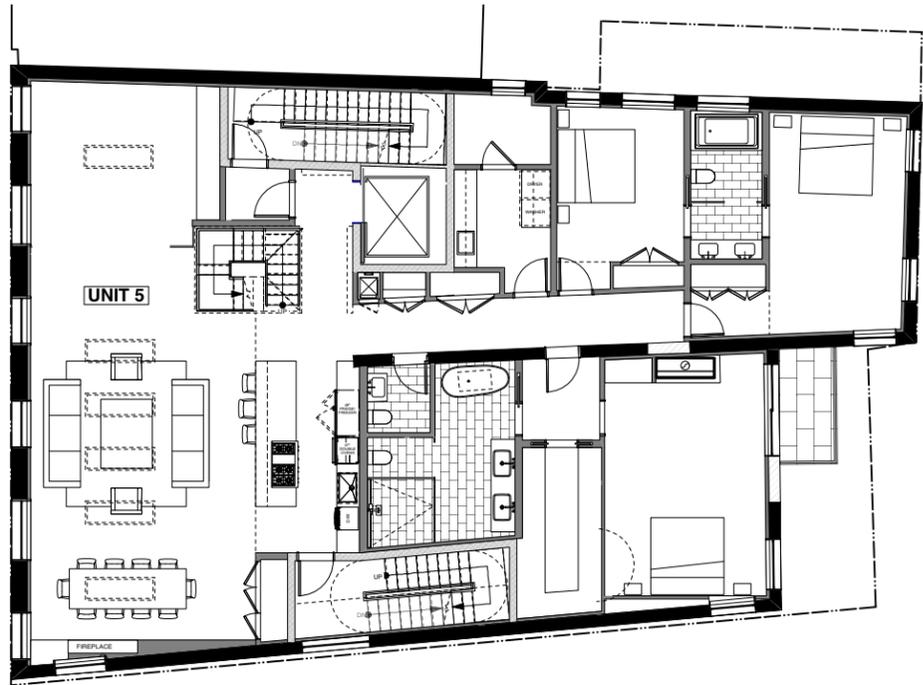


GROUND FLOOR

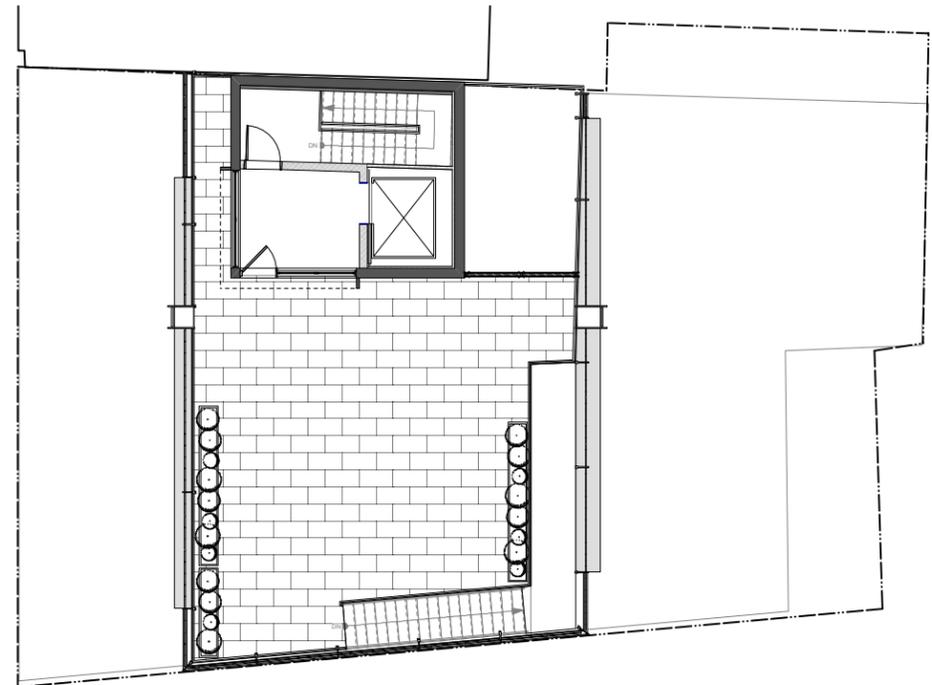


GROUND FLOOR MEZZANINE

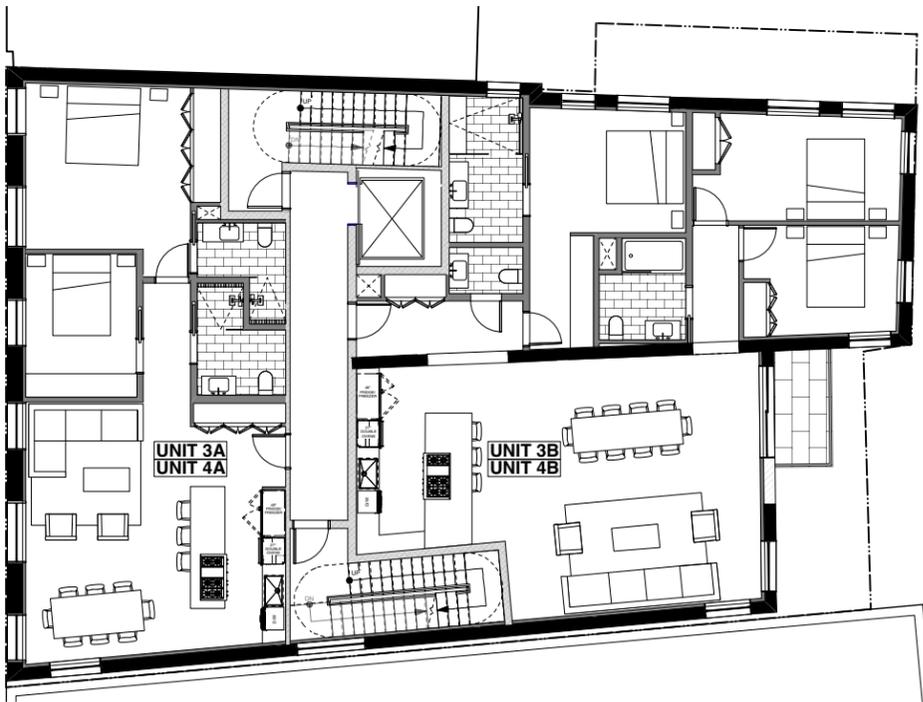




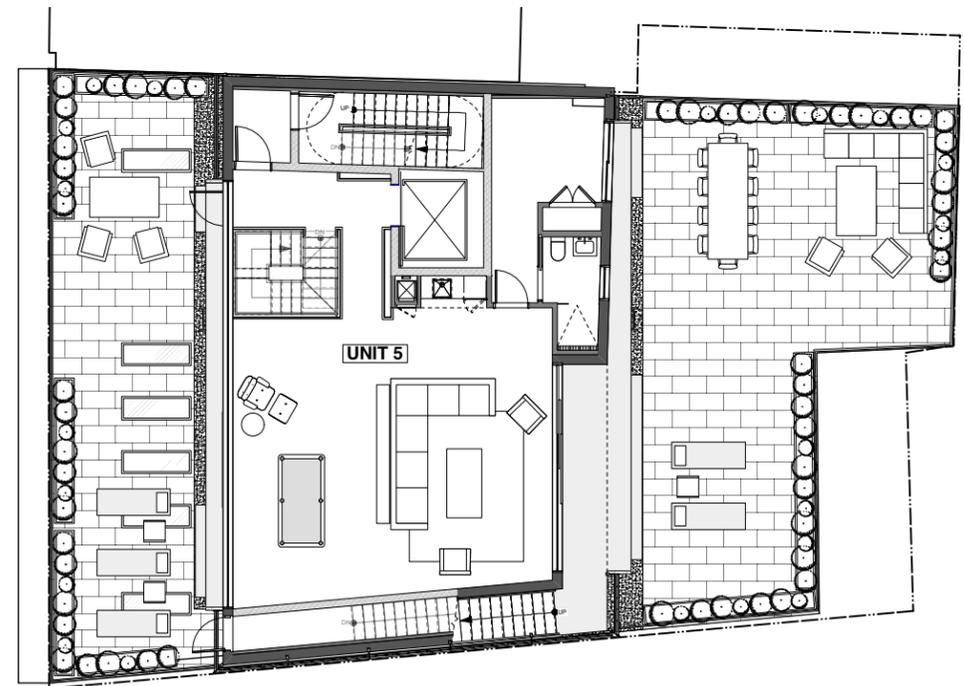
5TH FLOOR



ROOF



3RD & 4TH FLOORS

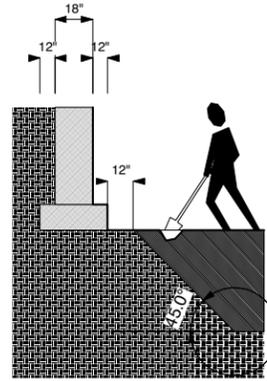
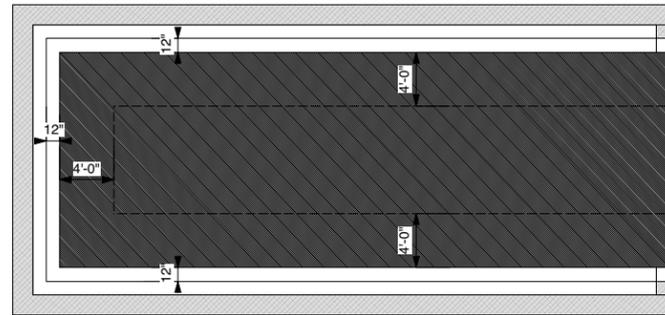


6TH FLOOR



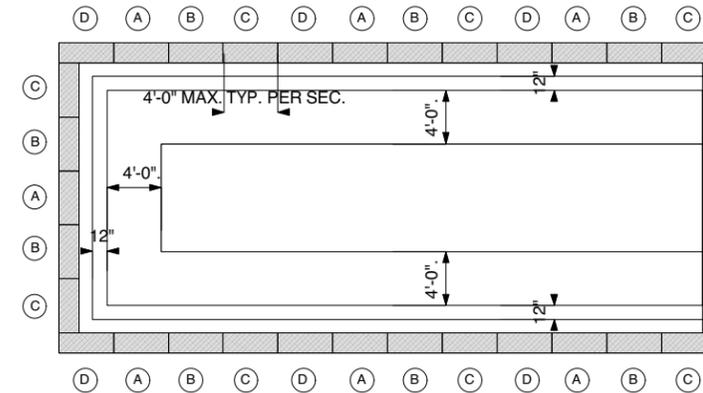
STEP 1

CONTRACTOR WILL MAINTAIN 12" FROM THE EDGE OF THE EXISTING FOOTING AT WHICH POINT, HE WILL BEGIN TO DIG OUT A TRENCH WHICH SLOPES 45° DOWN UNTIL GRADE IS REACH WHICH IS AT 4'-0" BELOW THE EXISTING CELLAR FOOTING.



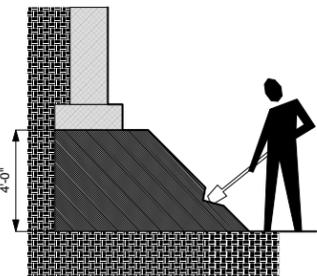
STEP 2

CONTRACTOR WILL PARTITION THE EXISTING CELLAR FOUNDATION INTO 29 SECTIONS LABELED IN SEQUENCE WITH AN A, B, C, OR D AS PER STRUCTURAL ENGINEER'S SPECIFICATION

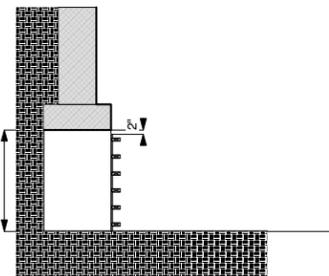


STEP 3 REPEAT FOR ALL SECTIONS IN A GIVEN SERIES (A, B, C, OR D). BEGIN WITH A - SERIES.

3A. CONTRACTOR WILL DIG EXISTING EARTH OUT IN THE 4'-0" MAX WIDE SECTION UNDERNEATH THE EXISTING CELLAR FOOTING. DIG TO A DEPTH OF 4'-0" BELOW EXG FOOTING.



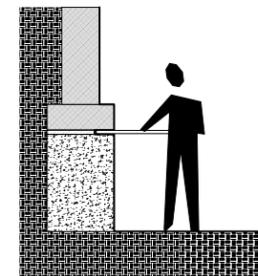
3B. CONTRACTOR WILL BUILD CONCRETE FORMWORK TO CREATE INTERIOR FACE OF UNDERPINNING. LEAVE 2" OF GAP ABOVE FORMWORK TO ALLOW FOR CONCRETE POUR.



3C. CONTRACTOR WILL POUR CONCRETE UP TO THE HEIGHT OF THE TOP OF FORMWORK, LEAVING A 2" GAP.



3D. CONTRACTOR WILL RAM 2" DRY PACK GROUT INTO SPACE BETWEEN EXG FOOTING AND NEW UNDERPINNING.



STEP 4

ONCE ALL OF THE SECTIONS IN THE FOUR (A, B, C, AND D) SERIES ARE COMPLETE. THE REMAINING CENTER PORTION OF THE CELLAR CAN BE PREPARED FOR THE POURING OF THE NEW CELLAR SLAB.

