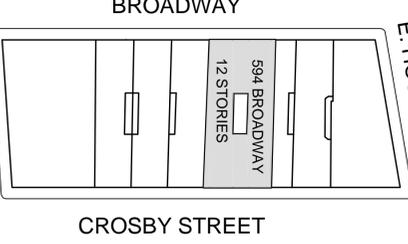


594 BROADWAY | WINDOW REPLACEMENT

NEW YORK, NY, 10012

E. HOUSTON ST.



OWNER
 594 BROADWAY ASSOCIATES
 C/O NEWMARK GRUBB KNIGHT FRANK, AS AGENT
 125 PARK AVE. NEW YORK, NY 10017
 TEL. 212 372 2000

ARCHITECT
 FIFIELD PAKER ELMAN ARCHITECTS, P.C.
 740 BROADWAY, SUITE 601
 NEW YORK, NY 10003
 TEL. 212 979 9272
 FAX. 212 979 9276

ZONING NOTES:
 ADDRESS: 594 BROADWAY
 NEW YORK, NY, 10012
 BLOCK NO.: 511
 LOT NO.: 12
 ZONING MAP: 12c
 ZONING DISTRICT: M1-5B
 OCCUPANCY GROUP: C0M

EXISTING BUILDING INFORMATION:
 COMMUNITY BD: 102
 TOTAL LOT AREA: 17,425 SF.
 BUILDING HEIGHT: 170 FT.
 NO. STORIES: 12 STORIES
 CONSTRUCTION CLASS: 1- FIREPROOF
 OCCUPANCY LOAD: 772 (1992 C. OF O.)

INDEX OF DRAWINGS

- A-000 TITLE SHEET, PLOT PLAN, KEY PLAN AND NOTES
- A-100 PHOTOGRAPHS
- A-200 EXISTING AND PROPOSED ELEVATIONS
- A-201 EXISTING AND PROPOSED WINDOW TYPES
- A-202 EXISTING WINDOW SECTIONS
- A-203 EXISTING WINDOW SECTIONS
- A-204 PROPOSED WINDOW SECTIONS
- A-205 PROPOSED WINDOW SECTIONS
- A-206 PROPOSED WINDOW SECTIONS
- A-207 PROPOSED WINDOW SECTIONS

GENERAL NOTES

1. BEFORE SUBMITTING A BID, THE GENERAL CONTRACTOR SHALL CAREFULLY READ AND UNDERSTAND ALL REGULATIONS, ORDINANCES, AND PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. THE GENERAL CONTRACTOR SHALL FULLY INFORM HIMSELF PRIOR TO BIDDING AS TO ALL EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE WORKING AGENCIES. THE GENERAL CONTRACTOR BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE, THE SUBMISSION OF A BID WILL BE CONSIDERED AS CONCLUSIVE EVIDENCE THAT THE GENERAL CONTRACTOR HAS MADE SUCH EXAMINATION.
2. ALL WORK IS TO CONFORM TO LOCAL BUILDING DEPARTMENT REQUIREMENTS, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, OSHA, OR THE BEST TRADE PRACTICES, WHICHEVER IS STRICTER.
3. CONTRACTOR SHALL PERFORM ALL WORK PROCEDURES WITHIN REQUIREMENTS OF LOCAL AUTHORITIES, NEIGHBORHOOD ASSOCIATIONS, AND BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
4. CONTRACTORS ARE TO VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EXISTING VISIBLE CONDITIONS, OR FROM DRAWINGS AND INFORMATION FURNISHED BY THE OWNER, BUT CANNOT BE GUARANTEED BY THE ARCHITECT.
5. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER COMPLETION OF THE WORK, SHALL BE DETERMINED BY THE ARCHITECT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EXISTING VISIBLE CONDITIONS, OR FROM DRAWINGS AND INFORMATION INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED IN THE DRAWINGS.

FIFIELD | PAKER | ELMAN
 ARCHITECTS, PC
 740 Broadway
 New York, New York 10003
 tel 212 979 9272
 fax 212 979 9276
 www.fpe-architects.com

NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING OR CONCEPTS HEREIN WITHOUT THE PRIOR WRITTEN CONSENT OF FIFIELD PAKER ELMAN ARCHITECTS P.C. COPYRIGHT ©2014

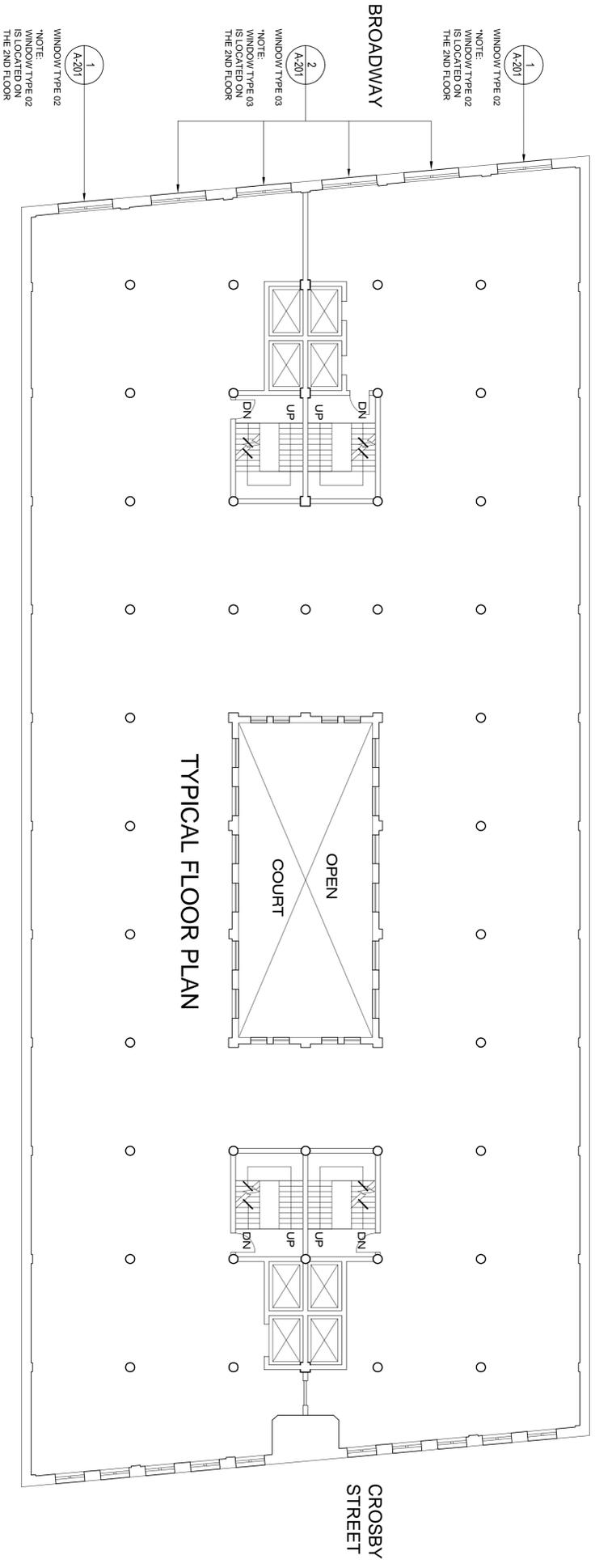
Project:
594 BROADWAY WINDOW REPLACEMENT
 NEW YORK, NY 10012

No.	Description:	Date:

Job No.: 2009038.01
 Scale: AS SHOWN
 Date: 11.1.2016
 Drawn: DB, SK

Sheet Title:
TITLE SHEET, PLOT PLAN, KEY PLAN, AND NOTES

Drawing No.:
A-000.00
 Sheet 01 of 10



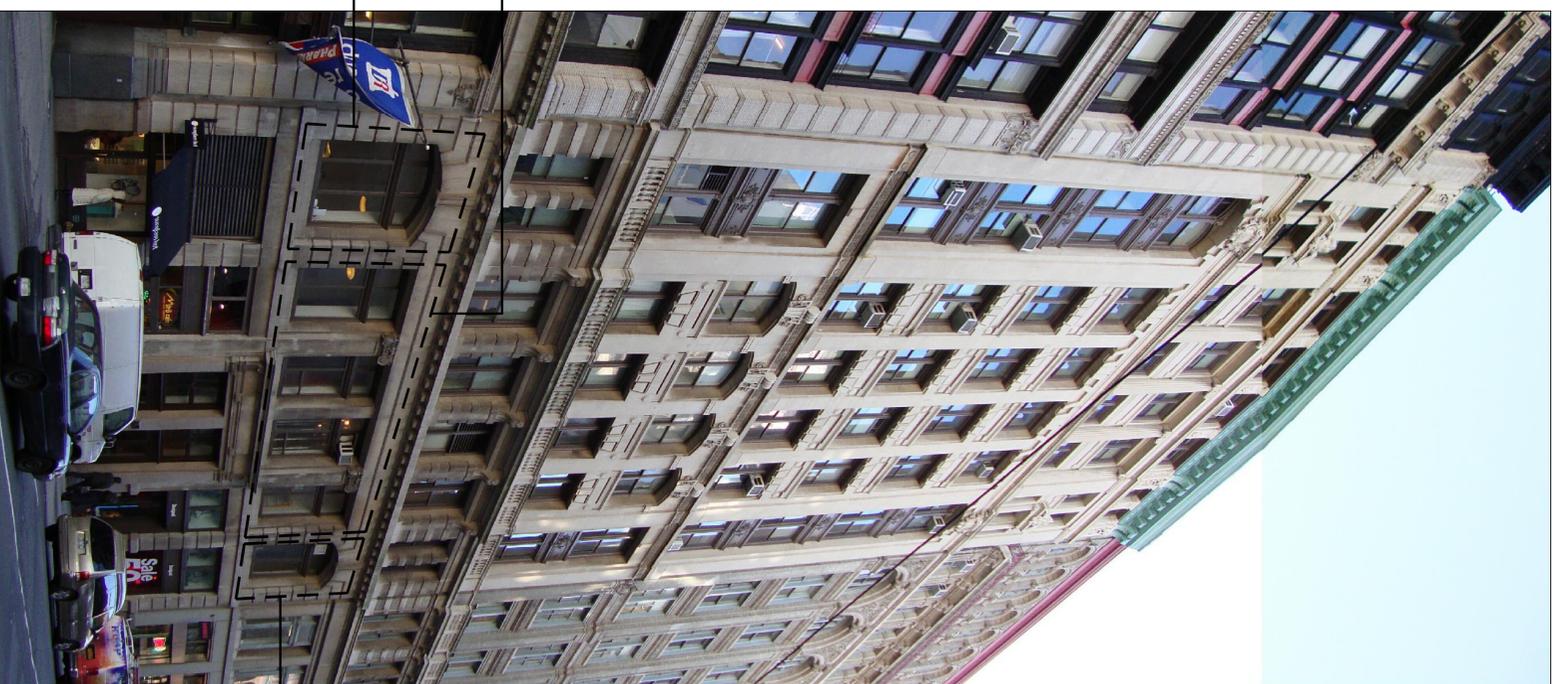
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, SCHEDULES, INSPECTIONS AND OBTAIN ALL REQUIRED APPROVALS.
7. ALL SUCH MATERIALS OR ASSEMBLY DESIGNATED FOR "CONTROLLED INSPECTION" SHALL BE INSPECTED BY AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER. THIS ARCHITECT OR ENGINEER SHALL FILE FIVE COPIES OF ALL REQUIRED INSPECTIONS WITH AGENCIES HAVING JURISDICTION, TOGETHER WITH HIS SIGNED STATEMENT THAT THE MATERIAL COMPLES WITH CODE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNION AND EQUAL OPPORTUNITY REQUIREMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND WITHIN THE BUDGET. THE PROTECTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION.
10. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND ALL UNAUTHORIZED PERSONS.
11. DRAWINGS MAY BE ROUGH-SCALED FOR ESTIMATING AND GENERAL REFERENCE PURPOSE ONLY, BUT NOT FOR LAYOUT OR FABRICATION.
12. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THIS GUARANTEE SHALL COVER ALL WORK INCLUDING SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THE GUARANTEE PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO COST TO THE OWNER.
13. ALL PIPING, CONDUIT, DUCTWORK, ETC. SHALL RUN CONCEALED, EXCEPT AS OTHERWISE INDICATED.
14. REPAIR ALL CUTTING AND CHASING AS REQUIRED TO COMPLETE THE WORK AS SHOWN AND SPECIFIED. EVEN IF SUCH CUTTING OR CHASING IS NOT SPECIFICALLY INDICATED.
15. REPAIR AND PATCH ALL FINISHES DEMOLISHED OR DAMAGED BY CUTTING AND CHASING PROCEDURES, EVEN IF SUCH REPAIR AND PATCHING IS NOT SPECIFICALLY INDICATED.
16. CONTRACTOR SHALL REPAIR AND RELOCATE ANY EXISTING WIRES, OUT ELECTRIC, FIRE ALARM, SECURITY, TV CABLE AND TELEPHONE.
17. CONTRACTOR SHALL RELOCATE ANY EXISTING ELECTRIC LIGHT FIXTURES, SWITCHES, AND OTHER ELECTRICAL DEVICES TO BE DONE IN ACCORDANCE WITH THE N.Y.C. PROCEDURES, EVEN IF SUCH RELOCATION IS NOT SPECIFICALLY INDICATED.
18. CONSTRUCTION WORK WILL BE CONTROLLED TO THE AREAS INDICATED, AND OTHER TENANTS OF THE BUILDING.
19. ALL EXITS SHALL BE KEPT READY, ACCESSIBLE AND UNOBSTRUCTED THROUGHOUT CONSTRUCTION. ALL EXITS SHALL BE KEPT CLEAR AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE.
20. CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF BUILDING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THROUGH BUILDING MANAGEMENT 14 DAYS PRIOR TO COMMENCEMENT OF INTERRUPTION OF SERVICE.

TENANT SAFETY NOTES

1. GENERAL
 - A. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION, INCLUDING THE BUILDING MANAGEMENT.
 - B. HOURS OF OPERATION:
 1. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE SHALL BE LIMITED TO THE HOURS OF 8 A.M. TO 5 P.M., MONDAYS THROUGH FRIDAYS.
 2. OTHER CONSTRUCTION OPERATIONS SHALL BE LIMITED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M., MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS, OR AS PER THE BUILDING MANAGEMENT'S REQUIREMENTS.
 3. THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING OTHER THAN REGULAR HOURS.
 4. ALL PUBLIC AREAS SUCH AS CORRIDORS, TOILETS, AND SERVICE HALLS SHALL BE PROTECTED TO THE SATISFACTION OF THE BUILDING MANAGEMENT. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO RECEIVE PROTECTION, AND REDUPPLICATING IF NECESSARY.
 5. CONSTRUCTION, TO THE SATISFACTION OF THE BUILDING MANAGEMENT.
 - C. ALL OPERATIONS, REPAIR OPERATIONS, AND ATTENTION OPERATIONS TO BE DONE IN ACCORDANCE WITH THE N.Y.C. BUILDING CODE, ARTICLE 19, SUB-ARTICLES 1905.0 AND 1905.6.
 - D. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC..
 - E. FIRE SAFETY:
 1. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA, ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND GENERAL CONTRACTOR.
 2. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION, PROPER CONTAINERS.
 3. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR ORIGINAL CONTAINERS.
 4. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ORDERLY FASHION.
 5. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSURE OF NATURAL GAS IN BUILDING, AND NO USE OF FLAMMABLE GAS USED IN CONSTRUCTION.
 6. CONTRACTOR SHALL NOT INVOLVE INTERRUPTION OF GAS, HEAT, WATER, OR ELECTRIC SERVICES TO OTHER TENANTS OF THE BUILDING.
 7. CONSTRUCTION OPERATIONS SHALL NOT BLOCK STAIRS, CORRIDORS, OR MEANS OF EGRESS FOR BUILDING'S TENANTS.
 8. DUST CONTROL:
 - A. DEBRIS, DUST AND DIRT TO BE KEPT TO A MINIMUM, AND TO BE CONTAINED AND REMOVED FROM THE CONSTRUCTION AREA.
 - B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS, AND PLASTIC SHEETING.
 - C. DEBRIS, DUST, AND DIRT TO BE CLEANED UP AND CLEARED FROM THE CONSTRUCTION AREA IMMEDIATELY.
 - D. THE DELIVERY, HANDLING AND INSTALLATION OF MATERIALS, EQUIPMENT AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO OTHER TENANTS. CLEANING MUST BE CONTROLLED TO PREVENT DIRT AND DUST FROM INFLUENCING ROOMS AND RETURN AIR DUCTS, RAFTERS, TOILETS, JANITOR CLOSETS, MECHANICAL ROOMS, AND RETURN AIR DUCTS.
 - E. EXTERIOR SHALL NOT CREATE DUST, NOISE OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS OF THE BUILDING.



1 HISTORIC PHOTOGRAPH @ BROADWAY FACADE
N.T.S.



2 PHOTOGRAPH @ EXISTING BROADWAY FACADE
N.T.S.

2
A-201
WINDOW TYPE 03
NOTE: WINDOW TYPE 03 IS LOCATED AT THE 4 CENTER BAYS

1
A-201
WINDOW TYPE 02
NOTE: WINDOW TYPE 02 IS LOCATED AT EACH END BAY

1
A-201
WINDOW TYPE 02
NOTE: WINDOW TYPE 02 IS LOCATED AT EACH END BAY



5 PHOTOGRAPH @ EXISTING WINDOW TYPE 03
N.T.S.



8 PHOTOGRAPH @ EXISTING PIVOT DETAIL
N.T.S.



3 PHOTOGRAPH @ EXISTING WINDOW TYPE 02
N.T.S.



6 PHOTOGRAPH @ EXISTING WINDOW TYPE 03
N.T.S.



7 PHOTOGRAPH @ EXISTING WINDOW TYPE 03
N.T.S.



4 PHOTOGRAPH @ EXISTING WINDOW TYPE 02
N.T.S.

FIELD | PAKER | ELMAN
ARCHITECTS, PC
740 Broadway
New York, New York 10003
tel 212 979 9272
fax 212 979 9276
www.fpe-architects.com

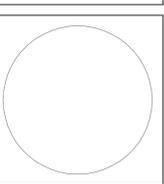
NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING OR CONCEPTS WITHOUT THE PRIOR WRITTEN CONSENT OF FIELD PAKER ELMAN ARCHITECTS P.C. COPYRIGHT ©2014

Project:
594 BROADWAY
WINDOW REPLACEMENT
NEW YORK, NY 10012

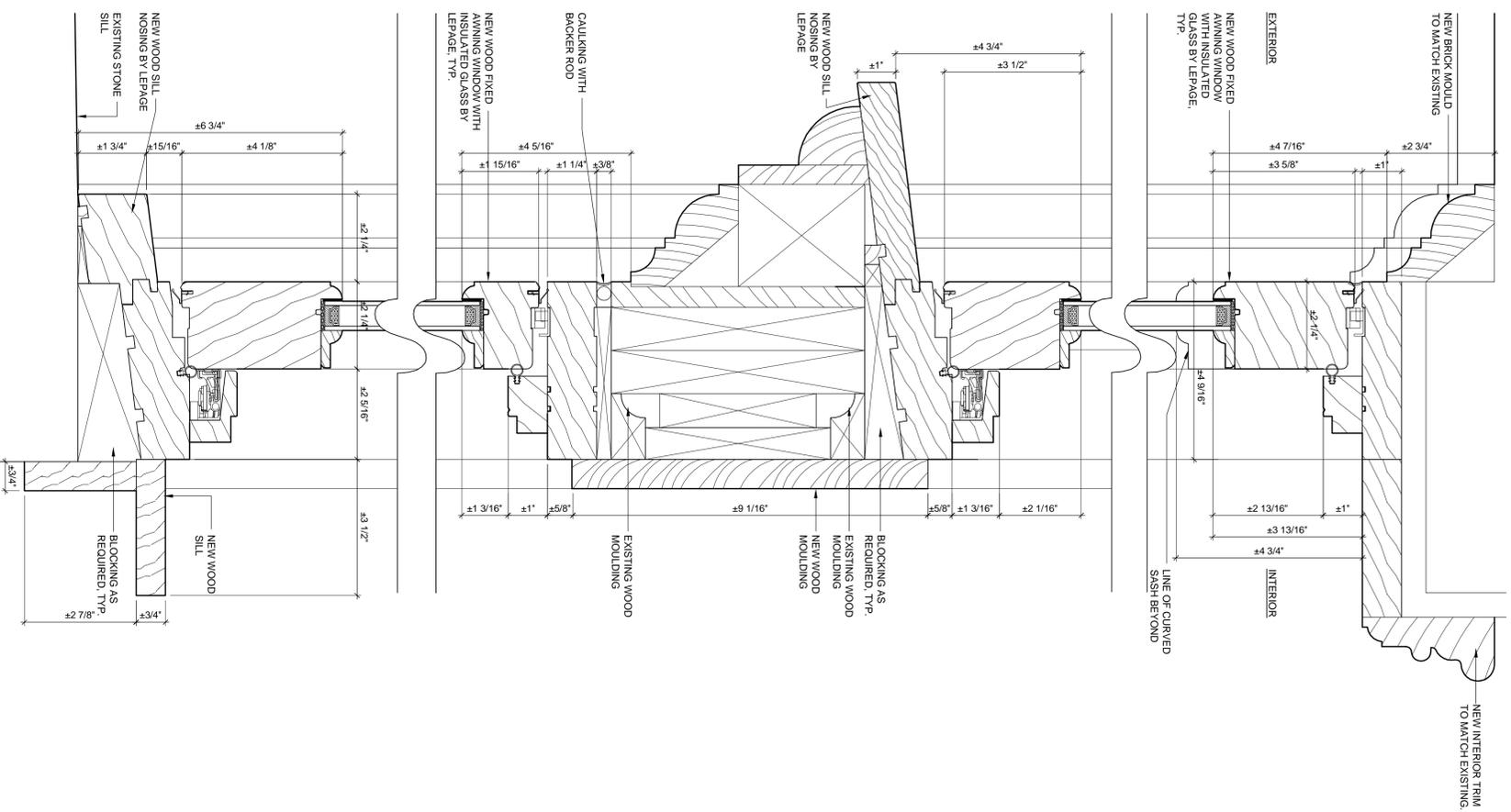
No.	Description:	Date:

Job No.: 2009038.01
Scale: AS SHOWN
Date: 11.1.2016
Drawn: DB, SK

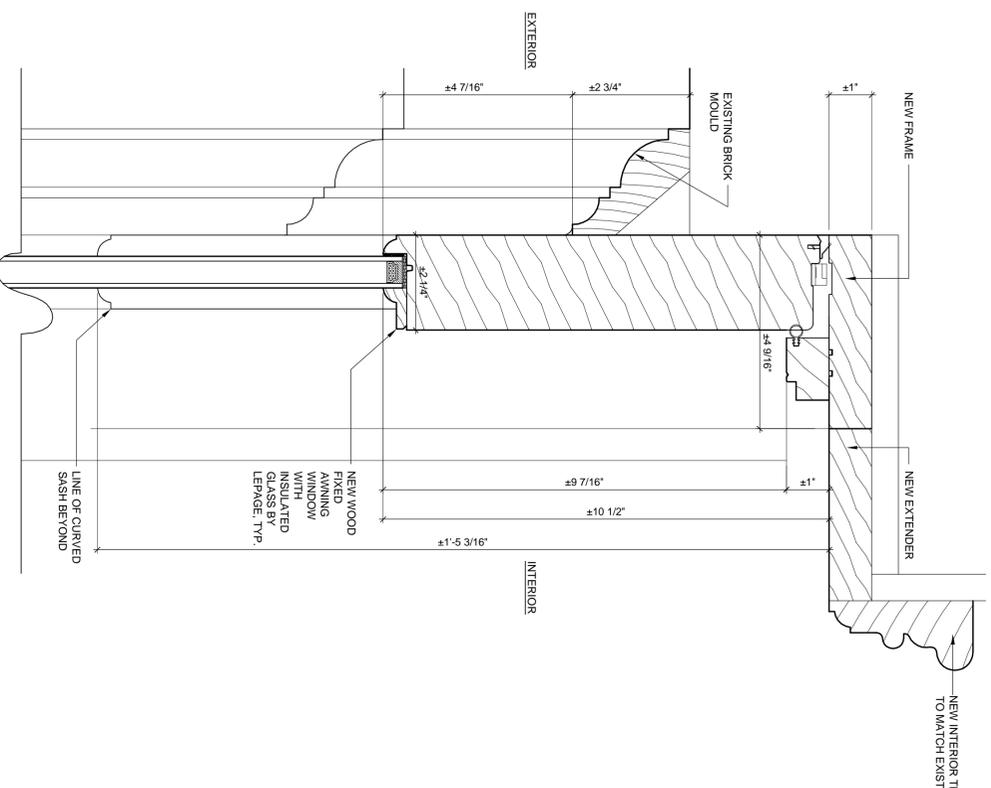
Sheet Title:
PHOTOGRAPHS



Drawing No.:
A-100.00
Sheet 02 of 10



1
 6" = 1'-0"
PROPOSED VERTICAL SECTION @ WINDOW TYPE 02
 @ FIXED LOWER WINDOW & FIXED TRANSOM



2
 6" = 1'-0"
PROPOSED VERTICAL SECTION @ WINDOW TYPE 02
 @ FIXED LOWER WINDOW & FIXED TRANSOM

FIELD | PAKER | ELMAN
 ARCHITECTS, PC
 740 Broadway
 New York, New York 10003
 tel 212 979 9272
 fax 212 979 9276
 www.fpe-architects.com

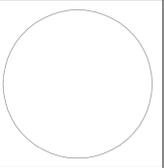
NO USE, REPRODUCTION
 OR DISSEMINATION MAY
 BE MADE OF THIS
 DRAWING OR ANY PART
 THEREOF WITHOUT THE PRIOR
 WRITTEN CONSENT OF
 FIELD PAKER ELMAN
 ARCHITECTS PC ©2014

Project:
594 BROADWAY
 WINDOW REPLACEMENT
 NEW YORK, NY 10012

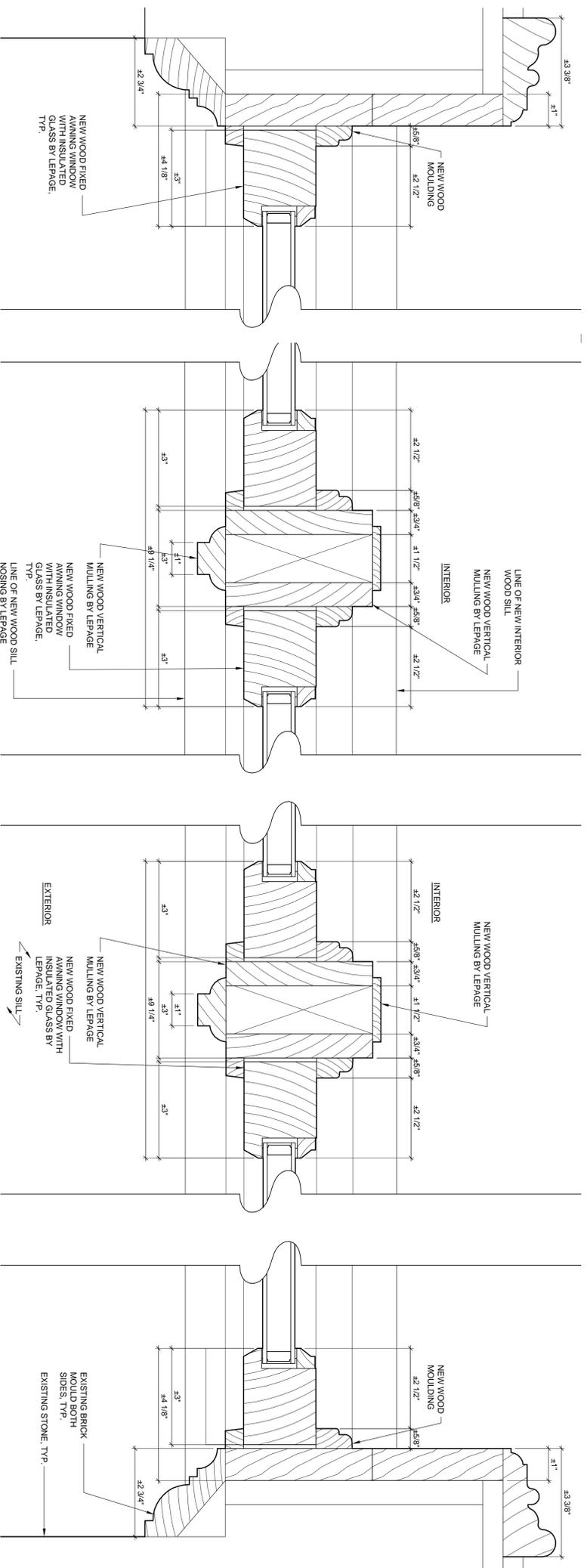
No.	Description:	Date:

Job No: 2009038.01
 Scale: AS SHOWN
 Date: 11.1.2016
 Drawn: DB, SK

Sheet Title:
PROPOSED WINDOW SECTIONS

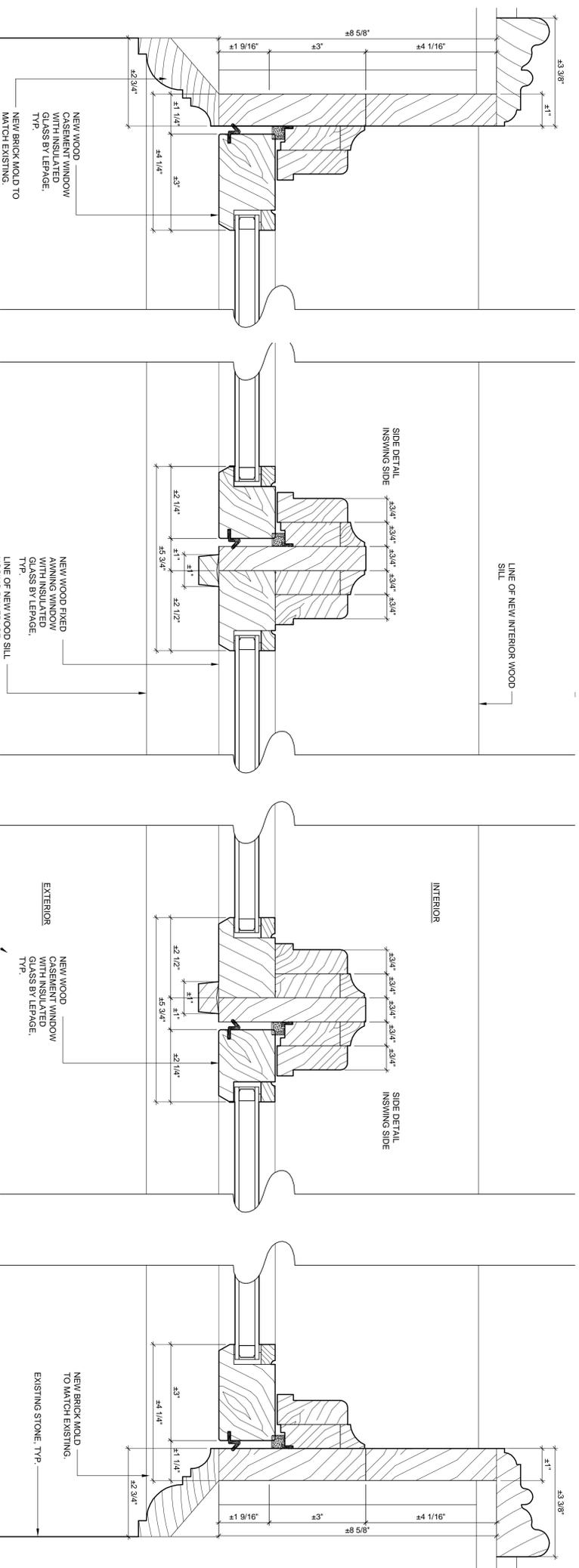


Drawing No.:
A-204.00
 Sheet 08 of 10



1

PROPOSED HORIZONTAL SECTION @ WINDOW TYPE 02
@ FIXED TRANSOM WINDOWS



2

PROPOSED HORIZONTAL SECTION @ WINDOW TYPE 02
@ LOWER WINDOWS

FIELD | PAKER | ELMAN
ARCHITECTS, PC
740 Broadway
New York, New York 10003
tel 212 979 9272
fax 212 979 9276
www.fpe-architects.com

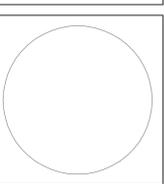
NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING OR CONCEPTS WITHOUT THE PRIOR WRITTEN CONSENT OF FIELD PAKER ELMAN ARCHITECTS PC ©2014

Project:
594 BROADWAY
WINDOW REPLACEMENT
NEW YORK, NY 10012

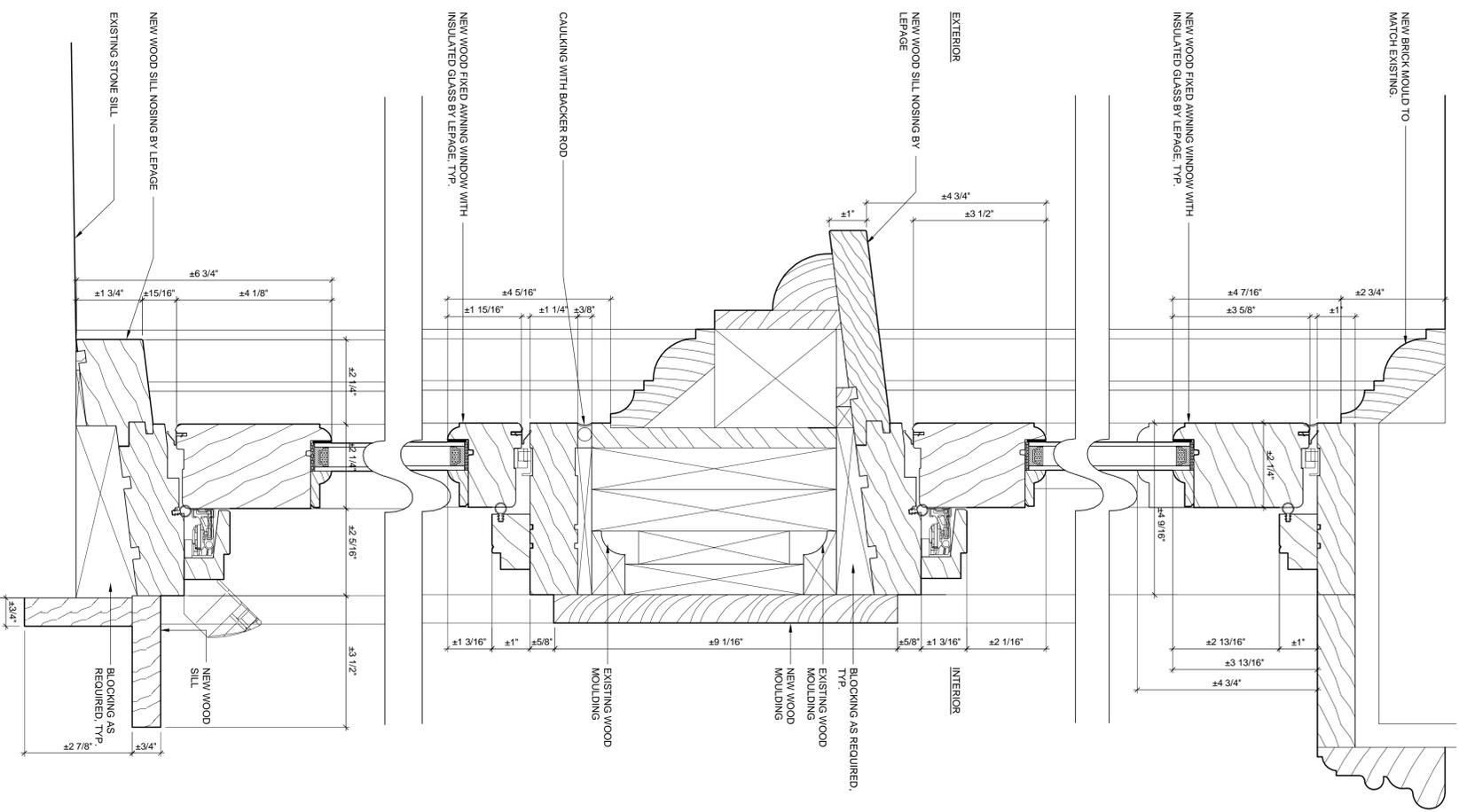
No.	Description:	Date:

Job No: 2009038.01
Scale: AS SHOWN
Date: 11.1.2016
Drawn: DB, SK

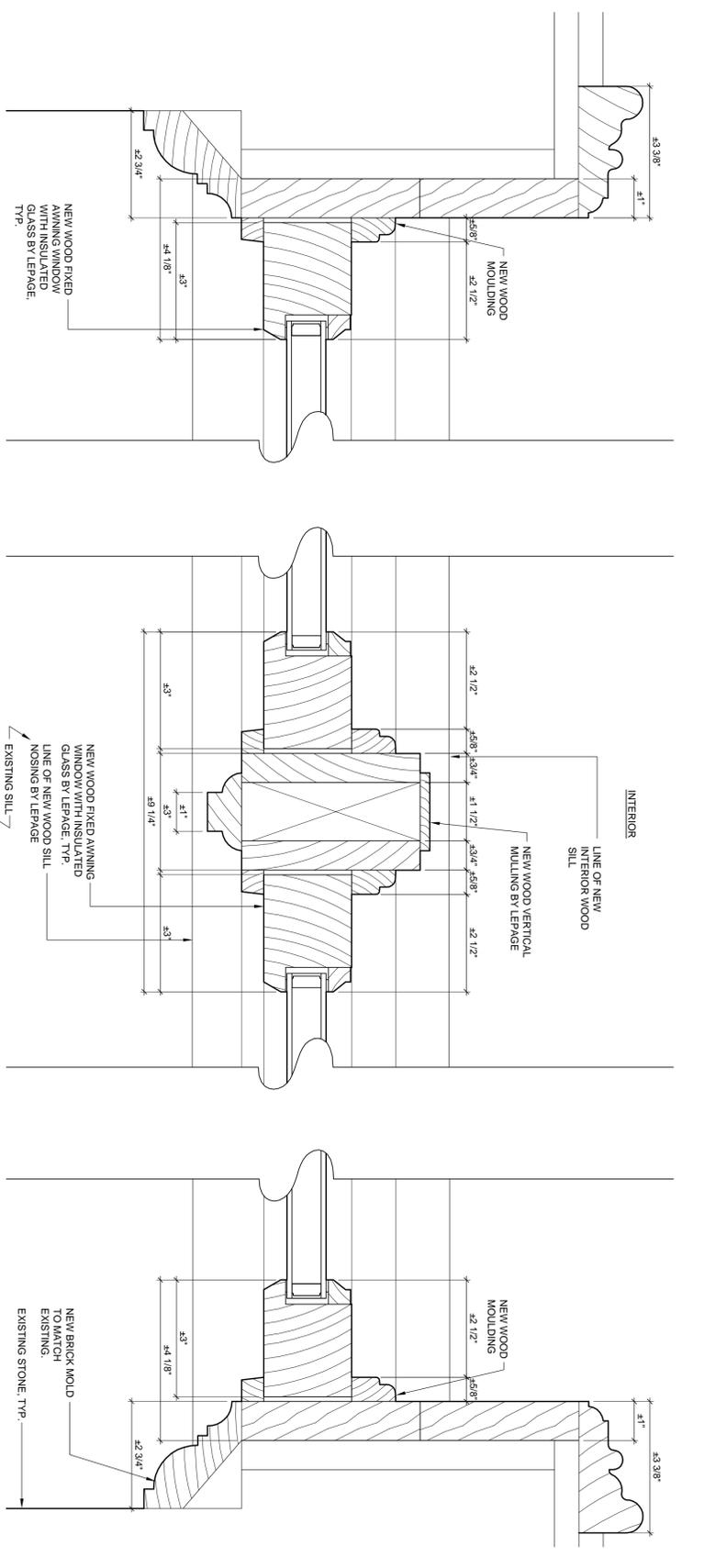
Sheet Title:
PROPOSED WINDOW SECTIONS



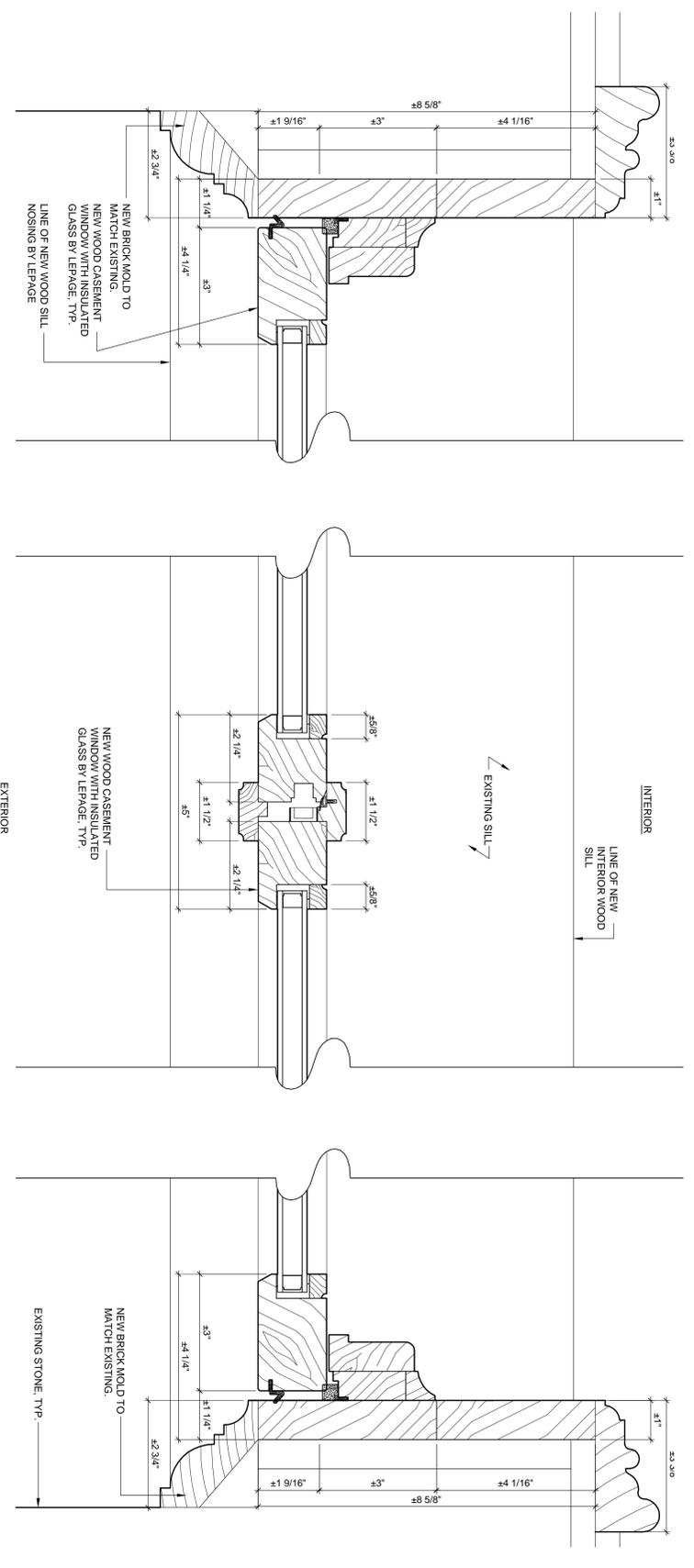
Drawing No.:
A-204.10
Sheet 09 of 10



1
 PROPOSED VERTICAL SECTION @ WINDOW TYPE 02 & 03
 @ OPERABLE LOWER WINDOW & FIXED TRANSOM



3
 PROPOSED HORIZONTAL SECTION @ WINDOW TYPE 03
 @ FIXED TRANSOM WINDOWS



2
 PROPOSED HORIZONTAL SECTION @ WINDOW TYPE 03
 @ LOWER WINDOWS

FIELD | PAKER | ELMAN
 ARCHITECTS, PC
 740 Broadway
 New York, New York 10003
 tel 212 979 9272
 fax 212 979 9276
 www.fpe-architects.com

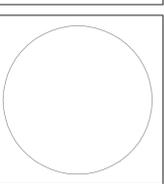
NO USE, REPRODUCTION
 OR DISSEMINATION MAY
 BE MADE OF THIS
 DRAWING OR CONCEPTS
 HEREIN WITHOUT THE PRIOR
 WRITTEN CONSENT OF
 FIELD PAKER ELMAN
 ARCHITECTS PC
 COPYRIGHT ©2014

Project:
594 BROADWAY
 WINDOW REPLACEMENT
 NEW YORK, NY 10012

No.	Description:	Date:

Job No: 2009038.01
 Scale: AS SHOWN
 Date: 11.1.2016
 Drawn: DB, SK

Sheet Title:
PROPOSED WINDOW SECTIONS



Drawing No.:
A-205.00
 Sheet 10 of 10