

GENERAL CONDITIONS AND NOTES :

(THE FOLLOWING NOTES SHALL APPLY THROUGHOUT. EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING.)

- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK, THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRIC CODE AND THE APPLICABLE CODES OF ALL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS FOR DEMOLITION AND CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL FOLLOW THE LANDLORD'S REQUIREMENTS, RULES & REGULATIONS FOR TENANT ALTERATION WORK PERFORMED IN BUILDING.
- STAGING OF WORK AND MAINTAINING TENANT/BUILDING OPERATIONS:
 - THE BUILDING AND THE FLOOR SHALL BE IN FULL OPERATION DURING THE PERIOD OF CONSTRUCTION WORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT MINIMUM INTERFERENCE IS PROVIDED WITH THE OPERATIONS OF THE TENANTS AND THE BLDG.
 - THE CONTRACTOR SHALL ADVISE THE ARCHITECT, BUILDING MANAGEMENT AND TENANT IN ADVANCE OF ANY PROJECTED WORK MOVES, FROM ONE AREA TO THE NEXT, SO AS NOT TO IMPEDIE THE DAY TO DAY OPERATIONS. ALL SUCH MOVES SHALL BE HANDLED WITH PRIOR APPROVAL OF ARCHITECT, BLDG. MANAGEMENT AND TENANT.
 - SPECIAL PRECAUTIONS, SATISFACTORY TO THE BLDG. MANAGEMENT & TENANT MUST BE TAKEN TO PROTECT OCCUPANTS OF THE BUILDING FROM ACCIDENTS IN CONNECTION WITH THE WORK.
 - THE GENERAL CONTRACTOR SHALL MAINTAIN ACCESS TO EXITS AT ALL TIMES.
 - THE GENERAL CONDITIONS OF THE CONTRACT (A.I.A. DOCUMENT A-201) ARE PART OF THIS CONTRACT AND SHALL APPLY TO ALL CONTRACTORS.
 - ALL WORK SHALL CONFORM WITH ARCHITECTURAL & ENGINEERING DRAWING & SPECIFICATIONS.
 - THE DRAWINGS SHALL NOT BE SCALED FOR INFORMATION REGARDING COLUMNS, CORE AREAS, ETC. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS, PRIOR TO SUBMITTING BIDS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.
 - ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURER'S RECOMMENDATIONS.
 - THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING ELECTRICAL AND MECHANICAL SYSTEMS AS WELL AS EXISTING UTILITIES ETC. ANY DAMAGE SHALL BE MADE GOOD AT EACH RESPECTIVE CONTRACTOR'S EXPENSE.
 - ANY DAMAGE TO EXISTING WALLS AND FLOORS OR ANY OTHER PART OF THE BUILDING OR EQUIPMENT DESIGNATED TO REMAIN AND CAUSED BY THE WORK OF THIS CONTRACT SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR WHO INCURRED THE DAMAGE.
 - DURING CONSTRUCTION, ALL CONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST AND DIRT FROM FILTERING INTO THE OCCUPIED AREAS OF THE BUILDING.
 - COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
 - UPON COMPLETION OF ALL THE WORK, THE CONTRACTOR SHALL LEAVE THE PREMISES IN A BROOM-SWEEP CONDITION.
 - ADDITIONAL NOTES WHICH ARE APPLICABLE TO THIS PROJECT MAY BE FOUND THROUGHOUT THE CONTRACT DRAWINGS.
 - AS REQUIRED BY THE ARCHITECT, ALL CONTRACTORS TO SUBMIT SHOP DRAWINGS, CATALOG CUTS AND SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - WHEN THE WORK IS SUBSTANTIALLY COMPLETED, CONTRACTOR SHALL NOTIFY THE ARCHITECT & TENANT, IN WRITING, THAT THE WORK WILL BE READY FOR FINAL INSPECTION AND TEST ON A DEFINITE DATE WHICH SHALL BE STATED IN SUCH NOTICE. THE NOTICE SHALL BE GIVEN AT LEAST TEN (10) DAYS IN ADVANCE OF SAID DATE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT THAT HE HAS COMPLETED ALL ITEMS OF A FINAL PUNCH LIST. THIS MUST BE DONE WITHIN TWO (2) WEEKS OF RECEIPT OF THE PUNCH LIST FROM THE ARCHITECT. A FINAL INSPECTION SHALL THEN BE MADE BY THE ARCHITECT.
 - AFTER COMPLETION OF THE WORK, AND PRIOR TO THE FINAL PAYMENT, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS FROM ALL PRIVATE AND GOVERNMENTAL AGENCIES INVOLVED.
 - THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ANY SUCH MATERIAL IS DISCOVERED DURING CONSTRUCTION OR DEMOLITION, STOP WORK AND NOTIFY OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

DEMOLITION & CONSTRUCTION NOTES :

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT. EXCEPT ARE NOTED ON EACH DWG)

- FURNISH ALL LABOR AND MATERIAL, AS REQUIRED, TO COMPLETE DEMOLITION AND REMOVAL OF ALL DEBRIS FROM THE BUILDING. DEBRIS REMOVAL SHALL BE DONE AT THE END OF EACH DAY IN APPROVED CONTAINERS.
- SUBMIT SCHEDULE FOR DEMOLITION AND CARTING DEBRIS TO BLDG. MANAGEMENT, ARCHITECT AND TENANT FOR TIMING, RESERVING ELEVATORS, FENCING CORRIDORS AND PROTECTING EXISTING BUILDING AS REQUIRED. TENANT MUST BE NOTIFIED PRIOR TO THE START OF THE WORK OF THIS CONTRACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK WITH ITS COMPLETION AND FINAL ACCEPTANCE AND SHALL REPLACE ANY OF SAME WHICH MAY BE DAMAGED, LOST OR STOLEN, WITHOUT ADD'L COSTS TO THE TENANT.
- REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK MAY BE NECESSARY FOR THE PERFORMANCE BY THE GENERAL WORK. ALL EXISTING CONDITIONS CANNOT BE COMPLETELY DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL SURVEY THE SITE AND INCLUDE ALL CHANGES IN MAKING UP THE WORK PROPOSAL.
- THE CONTRACTOR SHALL PREPARE A PRE-CONSTRUCTION SURVEY TO DETERMINE THE WORK REQUIRED FOR THIS CONTRACT. CONTRACTOR SHALL VISIT THE PREMISES TO DETERMINE EXISTING CONDITIONS AND COMPARE SAME WITH DRAWINGS AND SATISFY HIMSELF OF ALL CONDITIONS PRIOR TO THE SUBMISSION OF A BID PROPOSAL. NO ALLOWANCE WILL BE MADE FOR FAILURE TO COMPLY WITH THESE REQUIREMENTS AND A BID PROPOSAL SHALL BE CONSTRUED AS EVIDENCE HE HAS DONE SO. ANY ADDITIONAL WORK REQUIRED DUE TO FAILURE TO VISIT SITE OR INADEQUATE INSPECTION SHALL NOT BE CONSIDERED FOR COMPENSATION.
- CONTRACTOR TO ADHERE TO ALL BLDG. STANDARDS AND BUILD. CONSTR. SPECS.
- CONTRACTOR SHALL PATCH AND REPAIR ALL FLS, WALLS, CEILS ETC., DAMAGED OR EXPOSED DUE TO WORK OR REMOVALS AND FINISH TO MATCH ADJ. SURFACES.
- ALL PARTITIONS DESIGNATED FOR DEMOLITION, SHALL BE CAREFULLY REMOVED.
- CAUTION MUST BE EXERCISED TO BE SURE THAT PERMANENT BUILDING INSTALLATIONS SUCH AS SMOKE DETECTORS, ELEVATOR & EXIT SIGNS, LIGHTING IN ELECTRIC AND TELEPHONE CLOSETS, PIPE SHAFTS, AC UNIT ROOMS ETC. ARE NOT DISTURBED, UNLESS OTHERWISE NOTED ON ENGINEERING DRAWINGS.
- FIRE SAFETY EQUIPMENT SUCH AS ALARMS, SPEAKERS, SMOKE DETECTORS, FLR WARDEN STATIONS, FIRE EXTINGUISHER CABINETS, HOSE CABINETS/CONNECTIONS, ETC., SHALL BE PROTECTED AGAINST DAMAGE.
- ANY BASE BUILDING FIRE SAFETY EQUIPMENT AND THEIR ASSOCIATED CONDUIT AND WIRING SYSTEM SHALL NOT BE HARMED DURING DEMOLITION AND/OR CONSTRUCTION AND SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE.
- REMOVE ALL EXISTING THERMOSTATS, RECEPTACLES, TELEPHONE AND DATA OUTLETS ON EXISTING WALLS SCHEDULED TO BE REMOVED, UNLESS OTHERWISE NOTED ELSEWHERE ON THESE DRAWINGS, OR AS SPECIFICALLY NOTED BY ARCHITECT.
- THE CONTRACTOR SHALL CAP BY APP. MEANS ALL ELECTR. DEMO, INCLUDING, BUT NOT LIMITED TO, SWITCH BOXES, PLATES, BRIDGES, ELECTRICAL WIRING ETC.
- ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN A PROPER MANNER SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGE.
- PATCH & REPAIR ALL FIREPR. DAMAGE INCURRED DURING DEMO AND/OR CONSTR. FIREPROOF AS REQ'D BY CODE AT ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.

SPECIAL INSPECTIONS:

- FINAL INSPECTION- DIRECTIVE 14

BUILDING DEPARTMENT NOTES:

- THIS APPLICATION TO COMPLY WITH THE FOLLOWING:
 - LATEST NYC BUILDING CODE.
 - SUPPLEMENTS
 - REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION
 - THE AMERICANS WITH DISABILITIES ACT
 - LATEST ISSUE OF NATIONAL ELECTRICAL CODE
 - OSHA REGULATIONS
 - BUILDING OWNERS REQUIREMENTS
- ZONING DISTRICT : MIXED RESIDENTIAL AND COMMERCIAL
OCCUPANCY CLASSIFICATION: ZONING: R7-2 / C1-5
ZONING MAP # 12C
CONSTRUCTION CLASSIFICATION: CLASS 3 NON-FIREPROOF
- EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURERS RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO, U.B.C., SEISMIC CODES, NFPA, ASMC, UMC, ADA, LATEST EDITIONS.
- THE SPACE AROUND DUCTS, PIPES, ELECTRICAL CONDUITS, CABLE TRAYS AND ALL OTHER ELECTRICAL/MECHANICAL WORK PENETRATING RATED WALLS OR BETWEEN FLOORS SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH MINERAL WOOL OR AN APPROVED EQUAL MATERIAL AND BE CLOSED OFF BY CLOSE FITTING ESCUTCHEONS ON BOTH SIDES OF THE PENETRATION.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE AND ANY OTHER APPLICABLE CODES AS REQUIRED.
- ALL CONSTRUCTION TO BE NON-COMBUSTIBLE.
- FIRE STOPPING SHALL BE REQUIRED AS PER LATEST NEW YORK CITY BUILDING CODE AND ANY OTHER APPLICABLE CODE.
- ALL WOOD AND WOOD BLOCKING SHALL BE FIRE RETARDANT AS PER LATEST NEW YORK CITY BUILDING CODE AND ANY OTHER APPLICABLE CODE.
- THE CONTRACTOR SHALL PROTECT THE PUBLIC OR TENANT FROM ALL WORK IN PROGRESS.
- THE CONTRACTOR SHALL REPLACE ALL MISSING FIREPROOFING. THE CONTRACTOR SHALL REPLACE ALL FIREPROOFING AFFECTED BY NEW CONSTRUCTION WITH FIREPROOFING TO MATCH BASE BUILDING STANDARDS OR APPROVED EQUAL AS REQUIRED.
- CONTRACTOR TO FURNISH ALL REQUIRED CONTROLLED INSPECTION FORMS, U.L. & NYC ELECTRICAL APPROVALS.
- NO CHANGE IN USE, EGRESS OR OCCUPANCY
- LICENSED PLUMBER WILL PERFORM ALL PLUMBING WORK.
- LICENSED ELECTRICIAN WILL PERFORM ALL ELECTRICAL WORK.

TENANT PROTECTION PLAN 2014 CODE AS PER 28-104.8.4

(THE FOLLOWING NOTES SHALL APPLY THROUGHOUT. EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING.)

- THIS BUILDING CONTAINS 2 DWELLING UNITS THAT WILL NOT BE OCCUPIED DURING CONSTRUCTION.
- THE CONSTRUCTION WORK IS CONFINED TO THE FRONT FACADE.
- THERE WILL BE NOBODY OCCUPYING PROPOSED CONSTRUCTION AREA TO BE RENOVATED DURING THE COURSE OF CONSTR. WORK.
- EGRESS: REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME. EGRESS AT EXISTING CORRIDORS, FIRE STAIRS, ETC. MUST BE MAINTAINED AT ALL TIMES.
- ALL EXISTING MEANS OF EGRESS MAY NOT BE USED TO STORE MATERIAL; EQUIPMENT AND DEBRIS. TRANSPORTATION OF ALL MATERIALS, EQUIPMENT AND DEBRIS MUST BE COORDINATED WITH THE BUILDING SUPERINTENDENT.
- EXISTING FIRE SAFETY FOR ALL UNITS SHALL BE MAINTAINED AND NOT DIMINISHED. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS ARE TO BE CONTROLLED BY THE BUILDING OWNER AND/OR GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT DUST IS CONTROLLED, AND THAT DISPOSAL OF CONSTRUCTION DEBRIS IS PERFORMED IN SUCH A MANNER AS TO NOT INTERFERE WITH OCCUPIED DWELLING UNITS. DEBRIS, DIRT AND DUST ARE TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA, AND BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT NOISE IS LIMITED TO ACCEPTABLE LEVELS IN ACCORDANCE WITH THE NEW YORK CITY NOISE CONTROL CODE.
- CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS 9AM TO 5PM, MONDAYS THRU FRIDAYS, EXCEPT LEGAL HOLIDAYS, UNLESS AN AFTER-HOURS WORK PERMIT VARIANCE IS SECURED FROM THE DEPARTMENT OF BUILDINGS.
- THE REQUIREMENTS OF THE N.Y CITY HOUSING MAINTENANCE CODE AND MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.



PHOTO 1940s



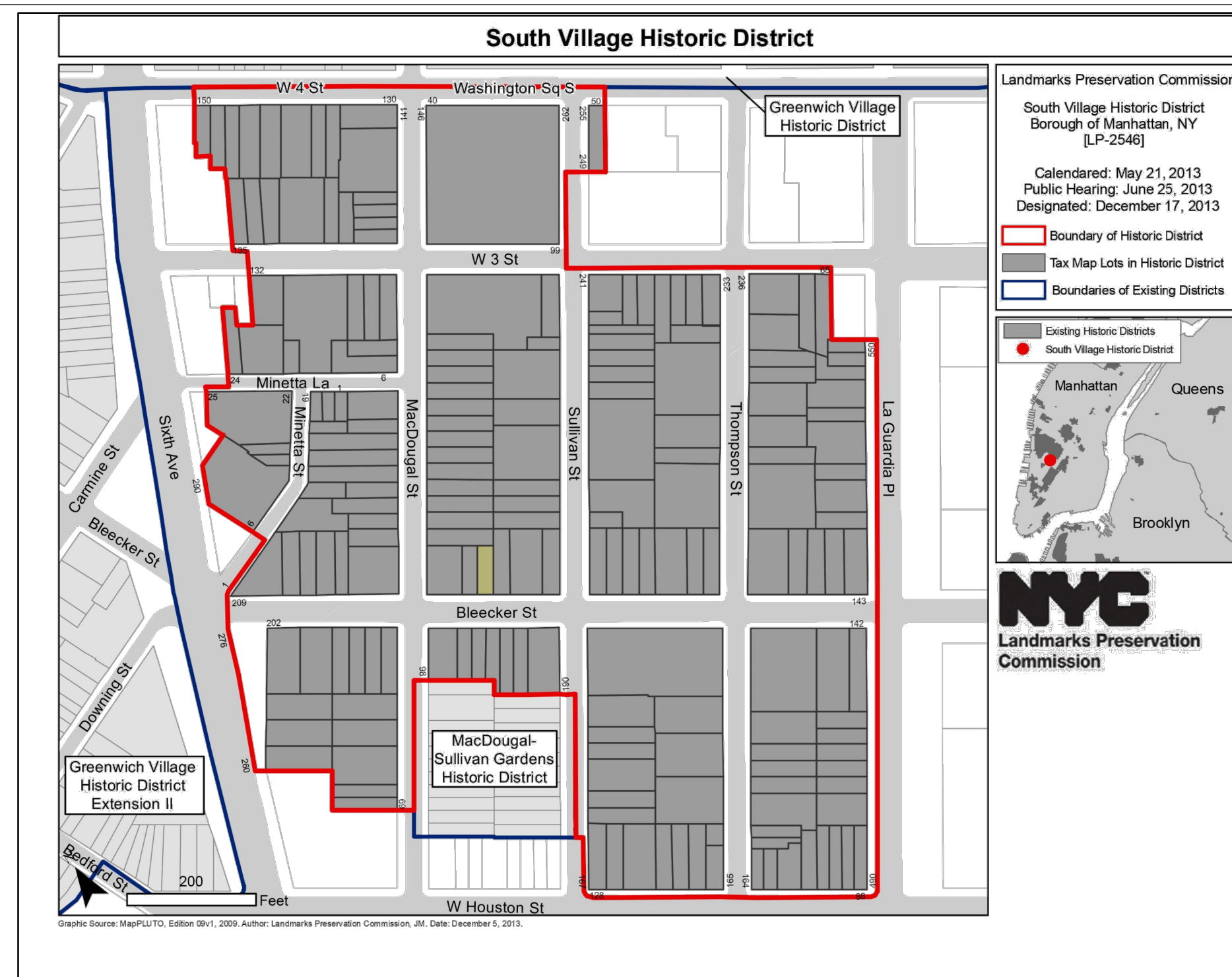
PHOTO 2016

2 HISTORIC PHOTOS
SCALE: N.T.S.



AREA OF WORK:

181 BLEECKER ST,
NEW YORK, NY 10012
BLOCK: 540
LOT: 40
ZONING: R7-2
ZONING MAP # 12C



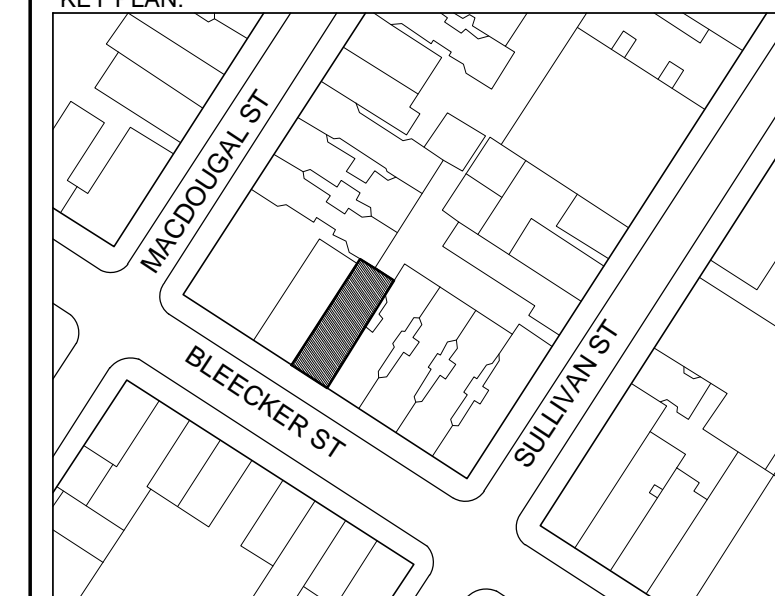
3 HISTORIC DISTRICT MAP
SCALE: N.T.S.

CALENDULA REALTY CORP.

PROJECT:

FACADE RECONSTRUCTION
181 BLEECKER STREET
NEW YORK, NY 10012

KEY PLAN:



09.11.17	1	CB 2 PRESENTATION
DATE:	NO.:	REVISION/SUBMISSION:

ARCHITECT:
MISRA & ASSOCIATES P.C.
ARCHITECTURE PLANNING INTERIOR DESIGN
174 FIFTH AVENUE, NEW YORK, N.Y. 10010 TEL: (212) 674 8020
MISRA GROUP OF COMPANIES

DRAWING TITLE:

NOTES, PLOT PLAN, HISTORIC PHOTOS

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	REVISED BY:
	SCALE: AS NOTED
	DWG NO.:

A-001.00

NO.: 1 OF 7

1 PLOT PLAN
SCALE: N.T.S.

PROJECT:
FACADE RECONSTRUCTION
 181 BLEECKER STREET
 NEW YORK, NY 10012

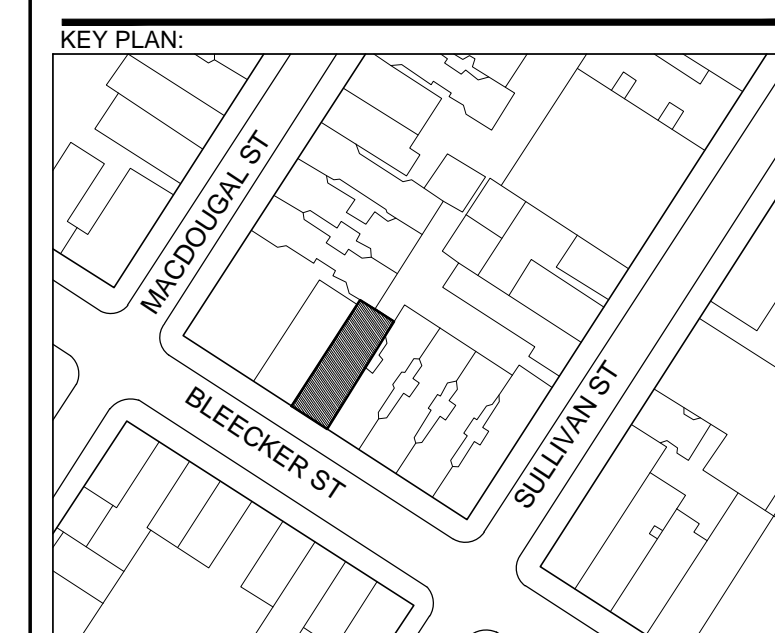


PHOTO #A : INTERSECTION OF MACDOUGAL AND BLEECKER STREETS, LOOKING EAST ON BLEECKER.



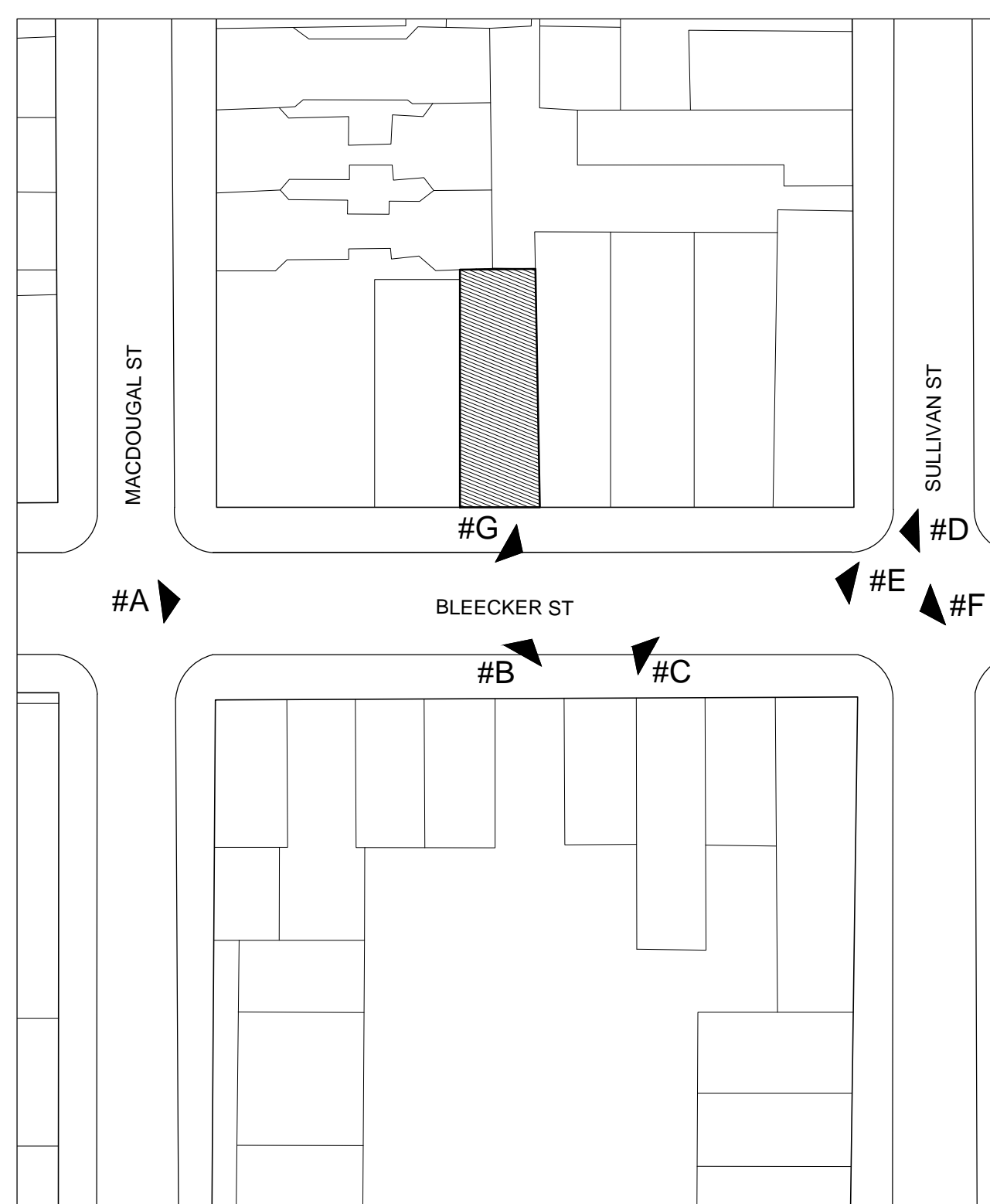
PHOTO #B : NORTH SIDE BLEECKER STREET.



PHOTO #C : NORTH SIDE BLEECKER STREET.



PHOTO #D : INTERSECTION OF SULLIVAN AND BLEECKER STREETS, LOOKING WEST ON BLEECKER.



1 KEY MAP
 SCALE: N.T.S.



PHOTO #E : NORTHWEST CORNER INTERSECTION OF SULLIVAN AND BLEECKER STREETS.



PHOTO #F : SOUTHWEST CORNER INTERSECTION OF SULLIVAN AND BLEECKER STREETS.



PHOTO #G : SOUTH SIDE BLEECKER STREET.

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CONTEXT PHOTOS

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	DWG NO.:

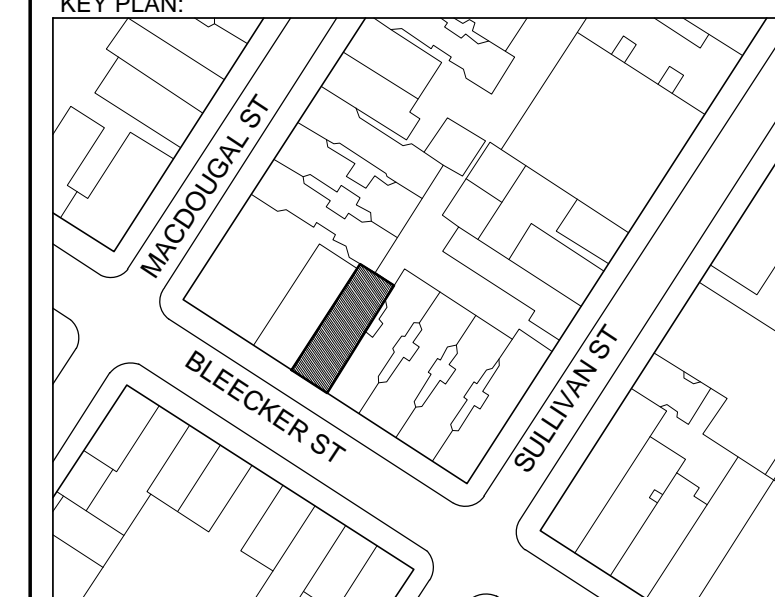
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NO.: 2 OF 7

PROJECT:

FACADE RECONSTRUCTION
181 BLEECKER STREET
NEW YORK, NY 10012

KEY PLAN:



LEGEND:

PICTURE NUMBER

09.11.17 1 CB 2 PRESENTATION
DATE: NO.: REVISION/SUBMISSION:

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MISRA GROUP OF COMPANIES

DRAWING TITLE:

EXISTING PHOTOS, KEY ELEVATION

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NO.: 3 OF 7

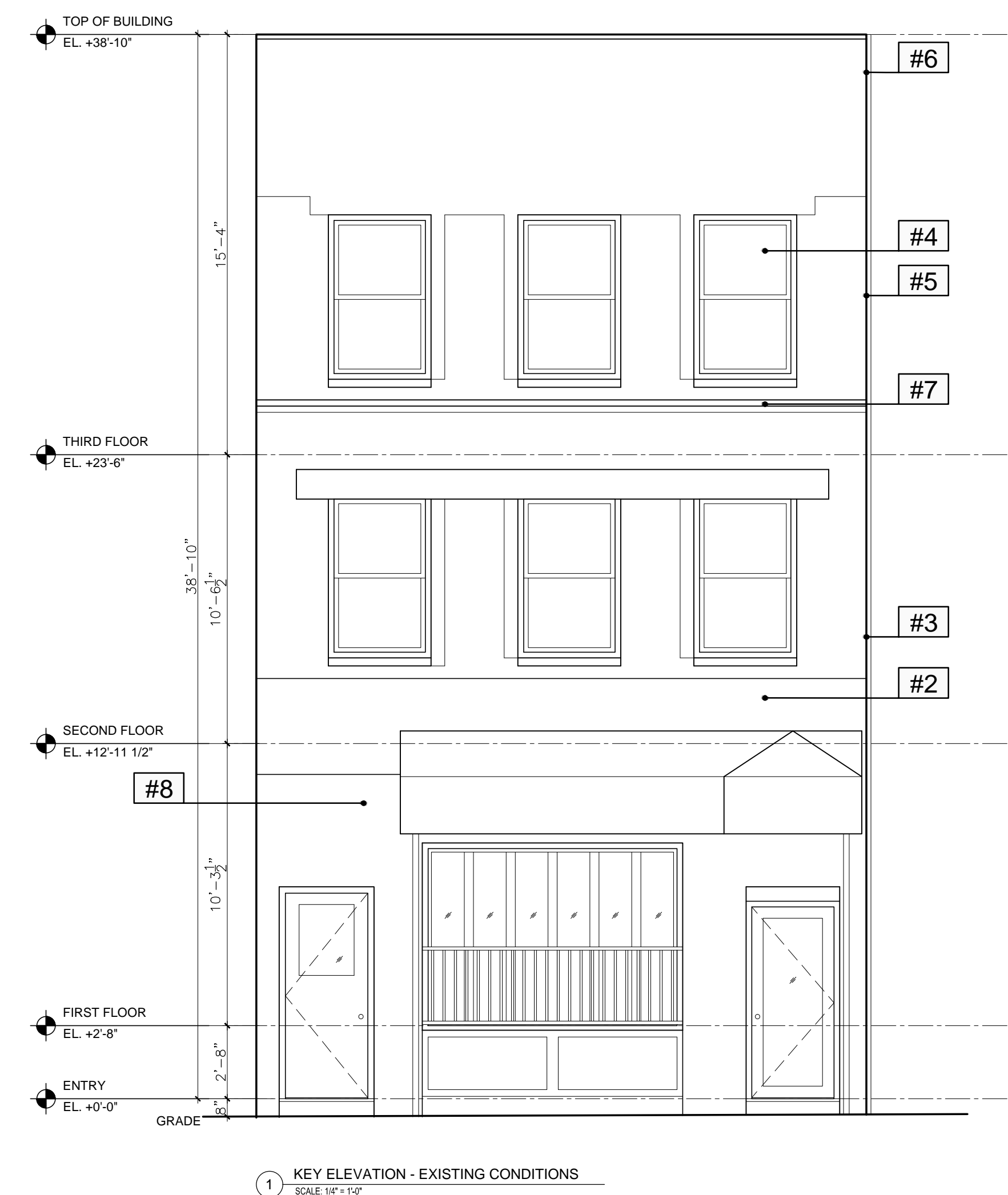


PHOTO #1



PHOTO #8



PHOTO #7



PHOTO #4

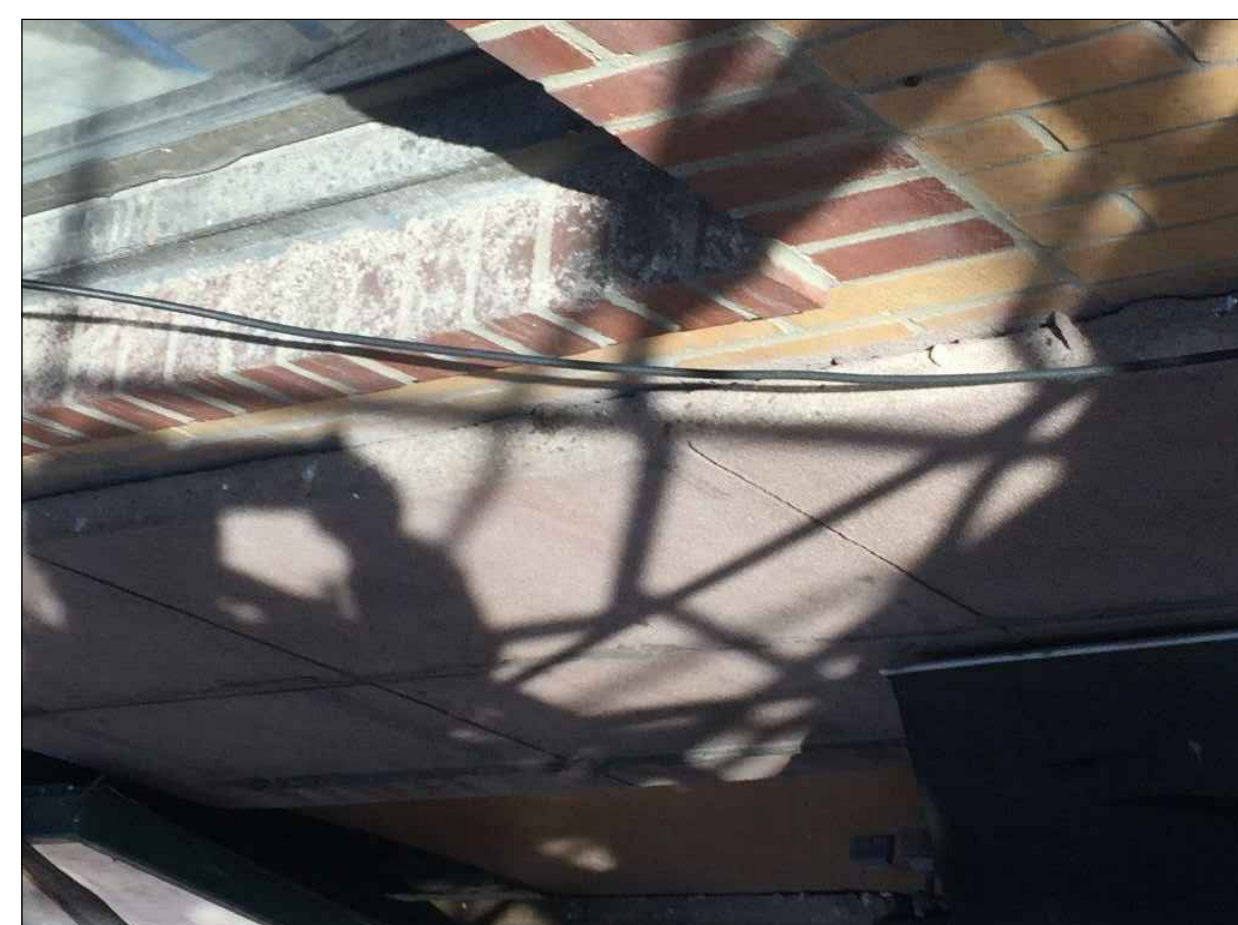


PHOTO #2



PHOTO #3



PHOTO #5

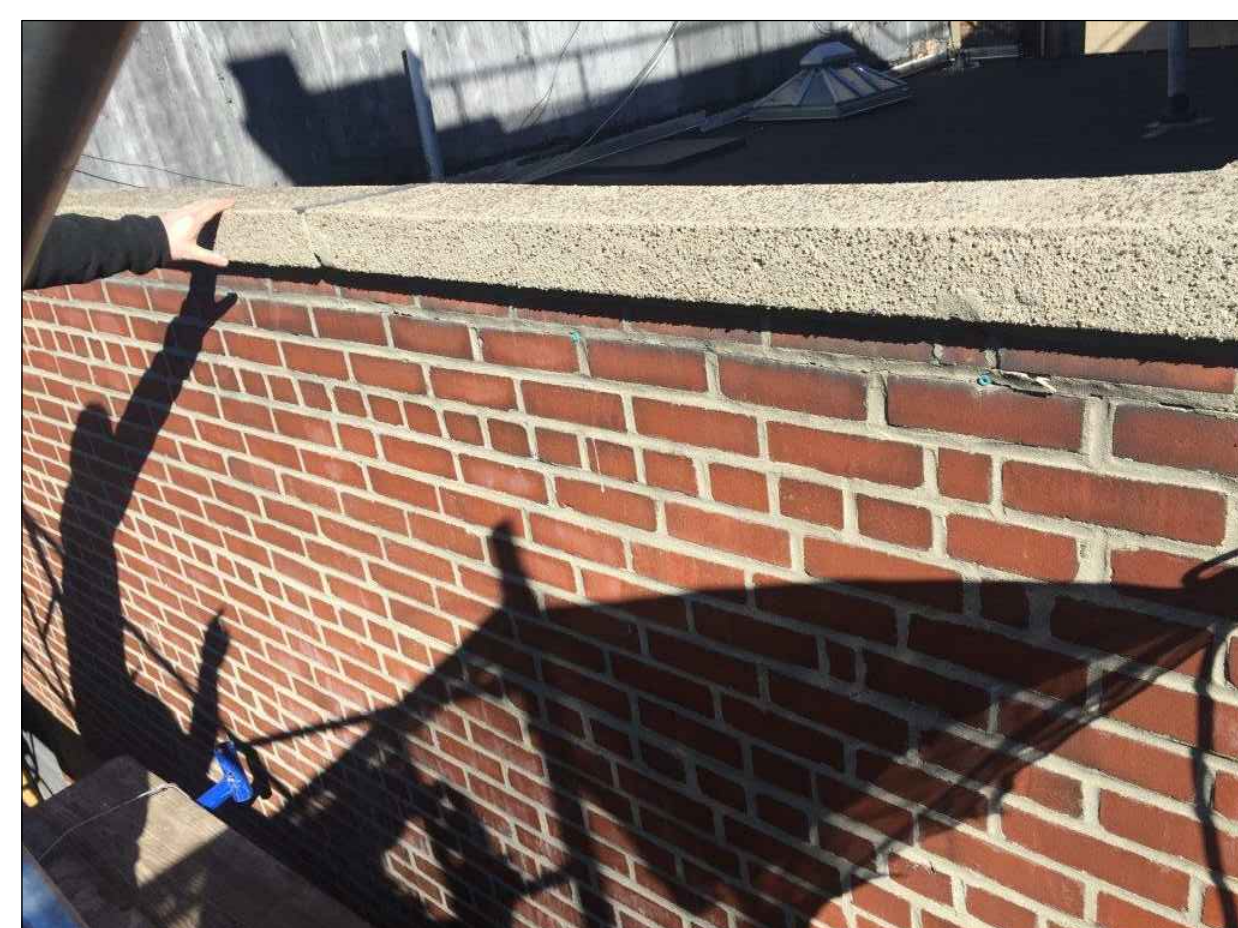


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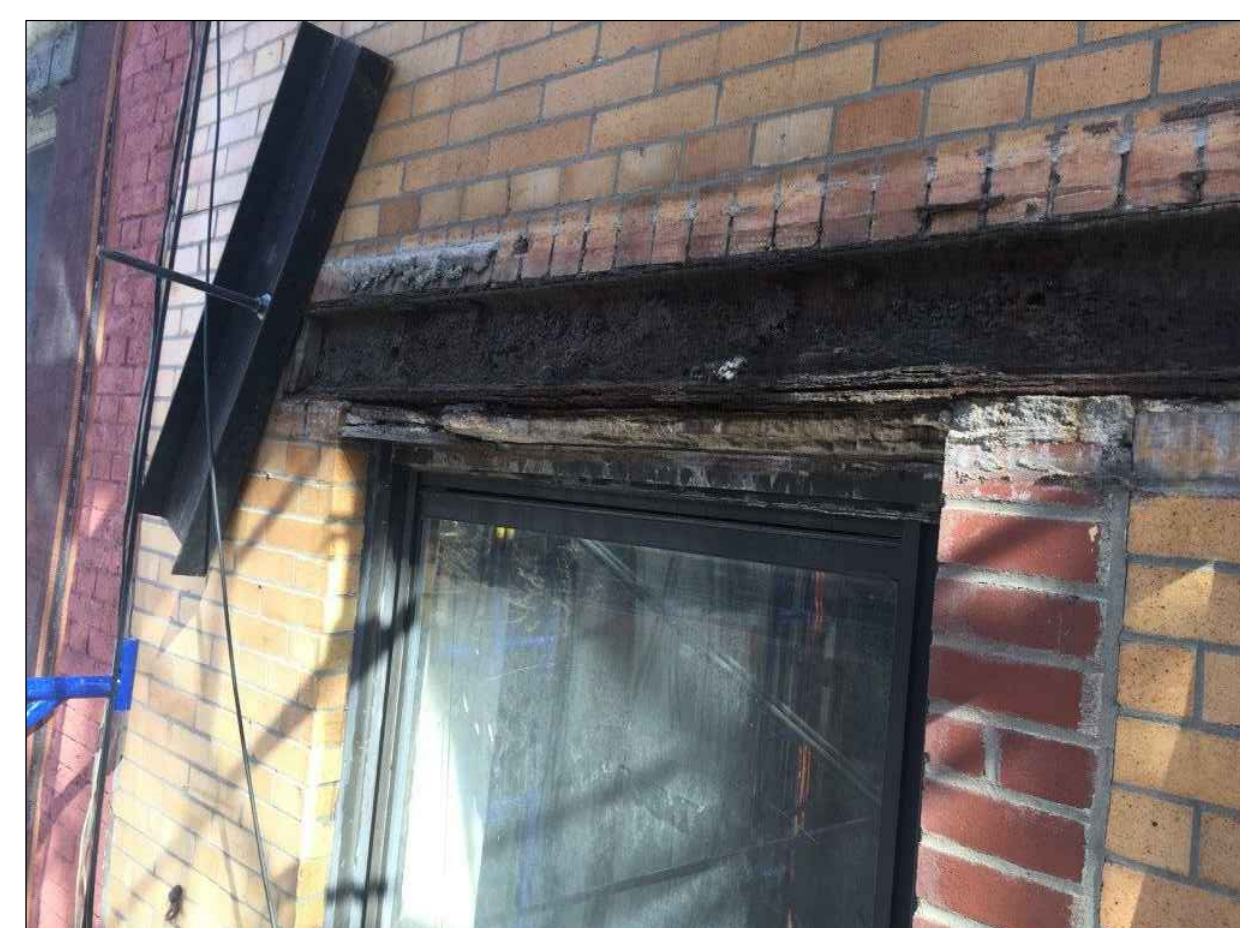


PHOTO #7 - LINTEL TYPE 1

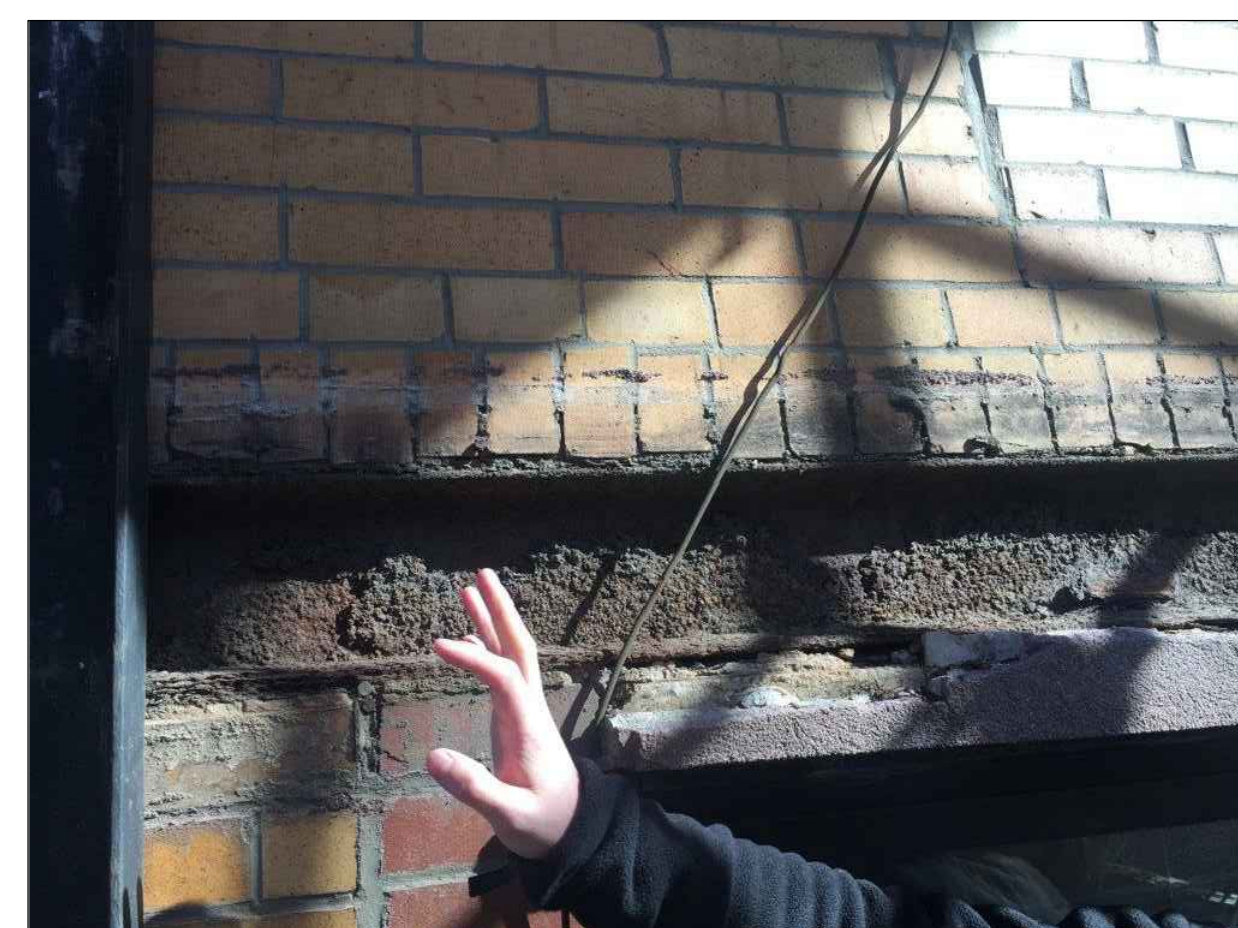


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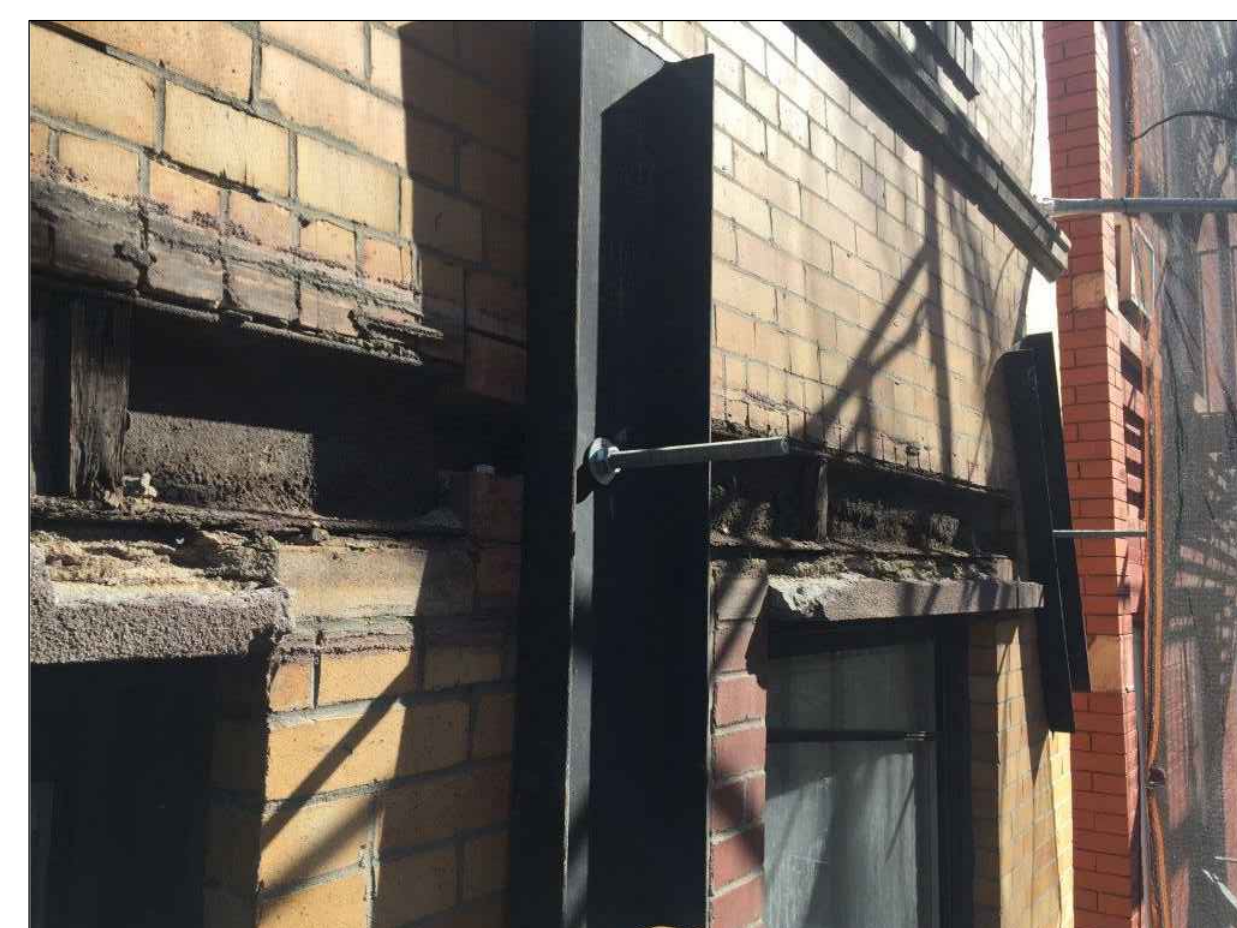


PHOTO #9 - LINTEL TYPE 3

183 Bleecker St.



200 / 202 Bleecker St.

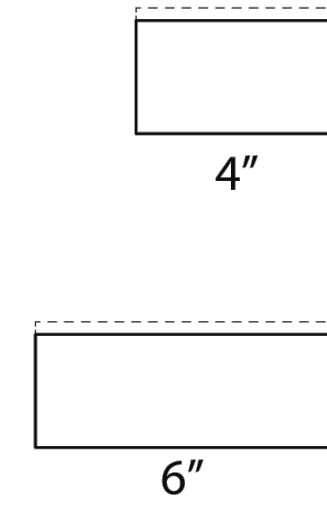
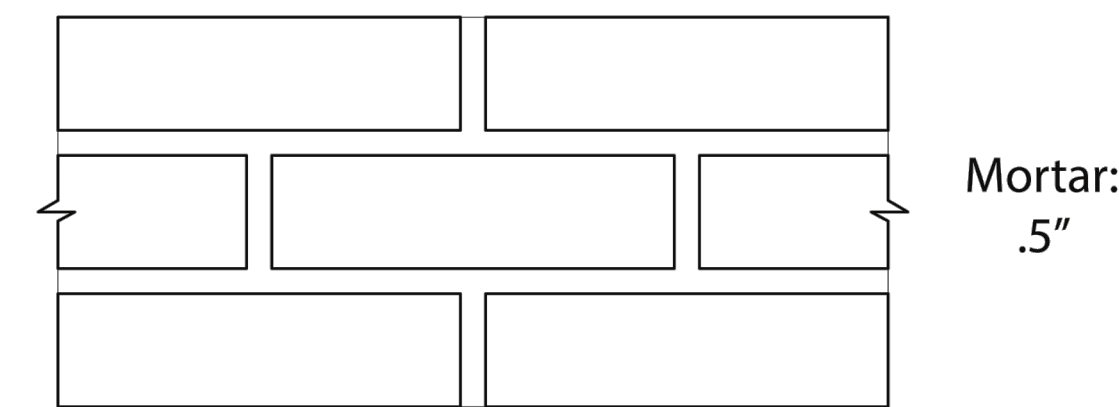
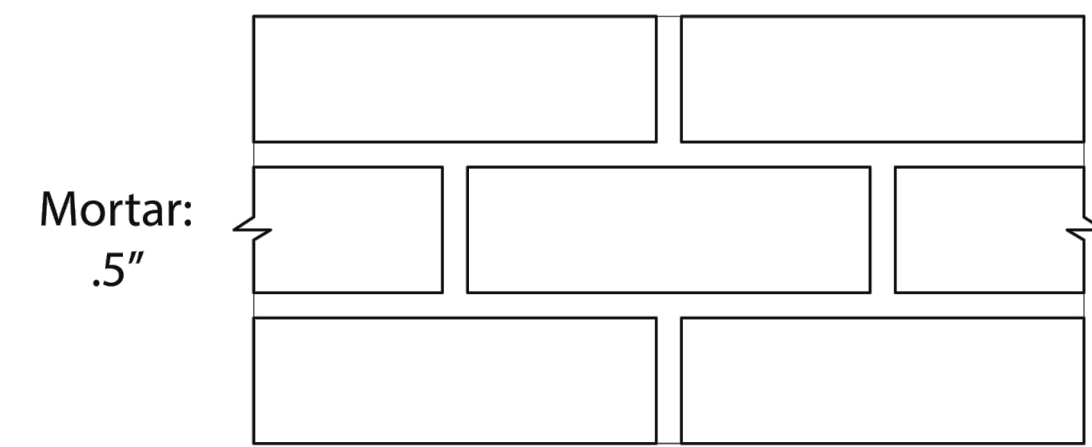
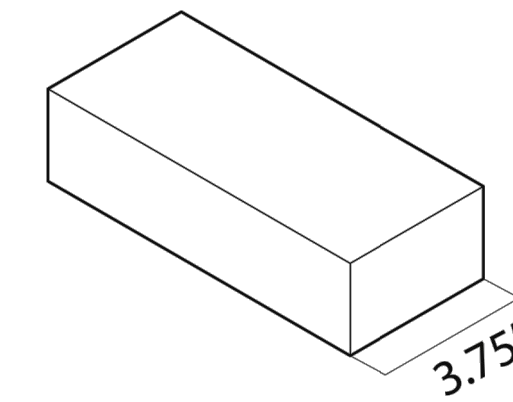
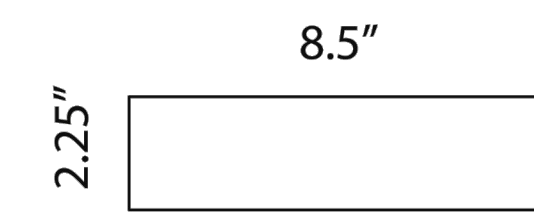
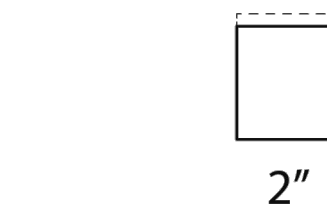
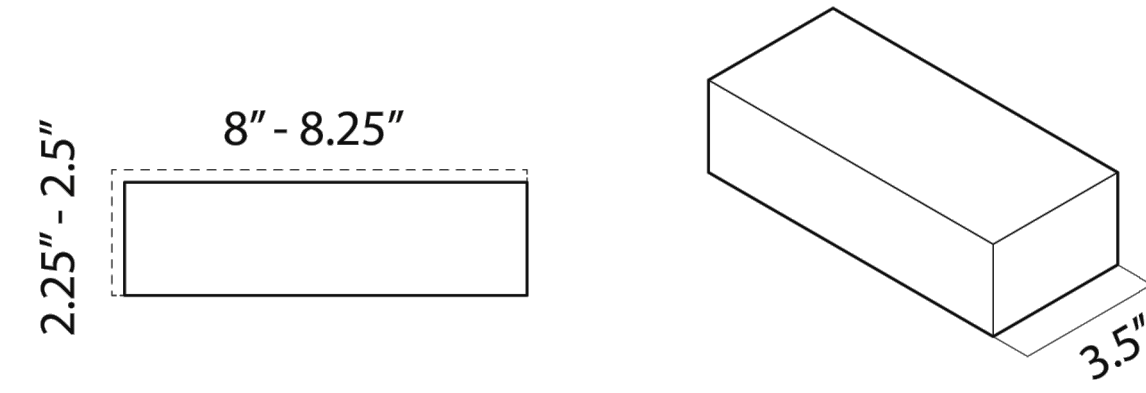
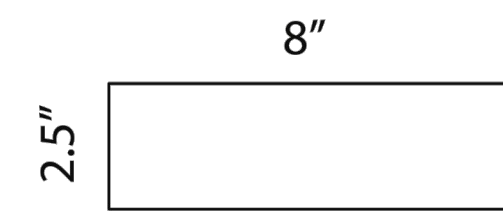
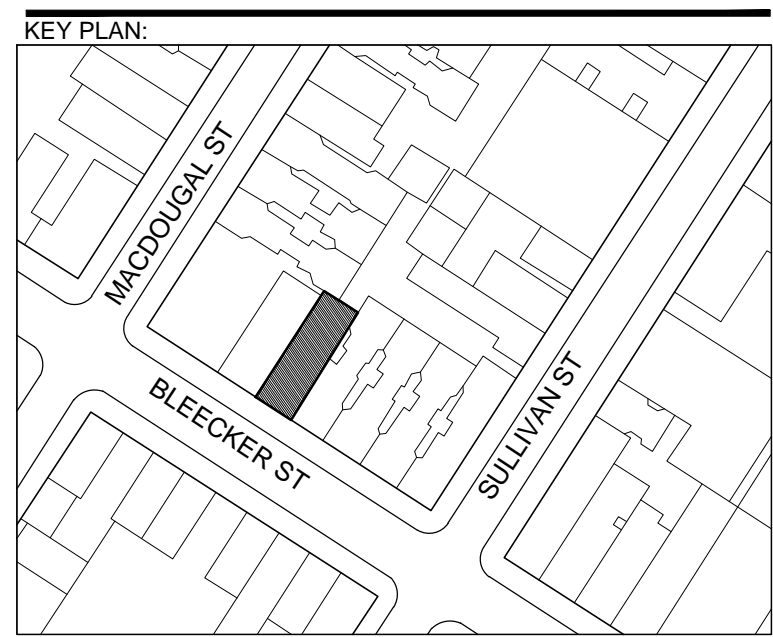


130 / 132 Macdougall St.



CALENDULA REALTY CORP.

PROJECT:
FACADE RECONSTRUCTION
181 BLEECKER STREET
NEW YORK, NY 10012



179 Sullivan



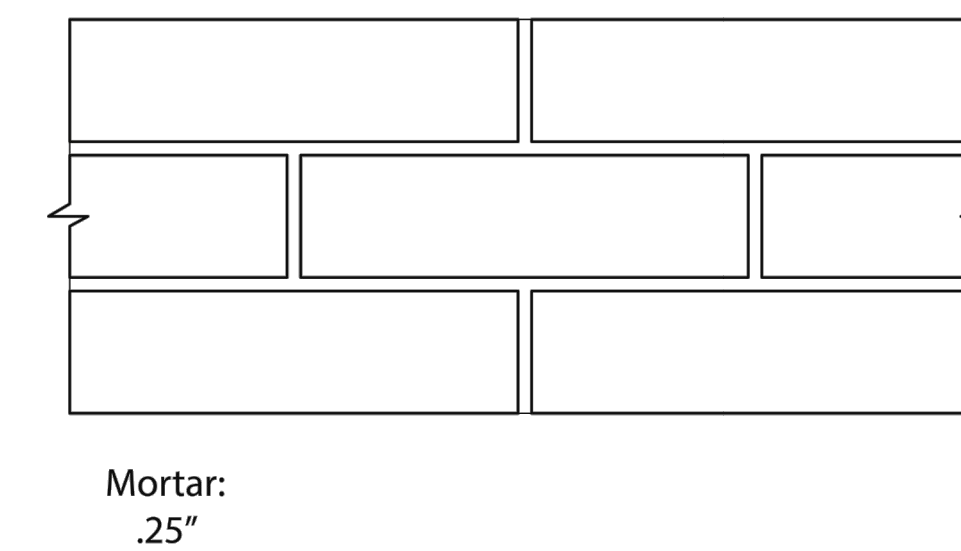
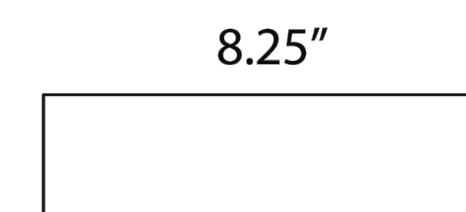
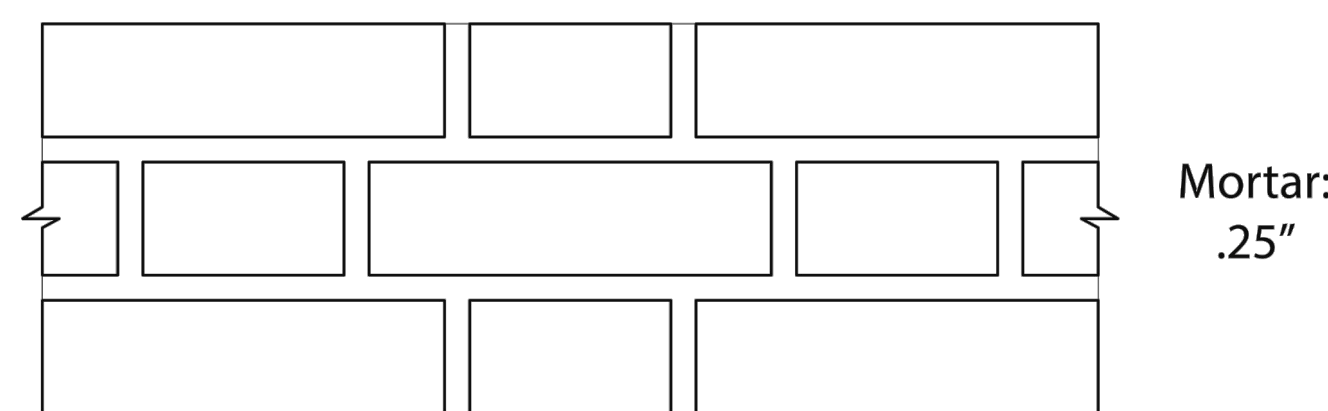
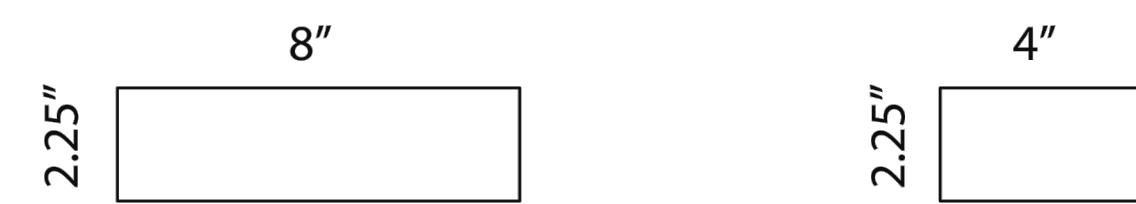
228 Thompson St.



132 West 4th St.



134 West 4th St.



* Insufficient brick details due to layer of paint

09.11.17	1	CB 2 PRESENTATION
DATE:	NO.:	REVISION/SUBMISSION:

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 MISRA GROUP OF COMPANIES

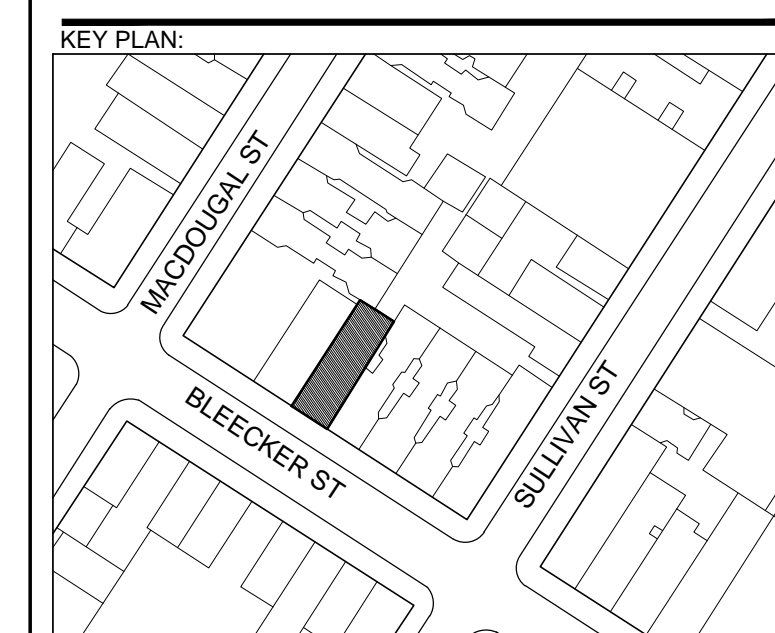
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GREEK REVIVAL EXAMPLES

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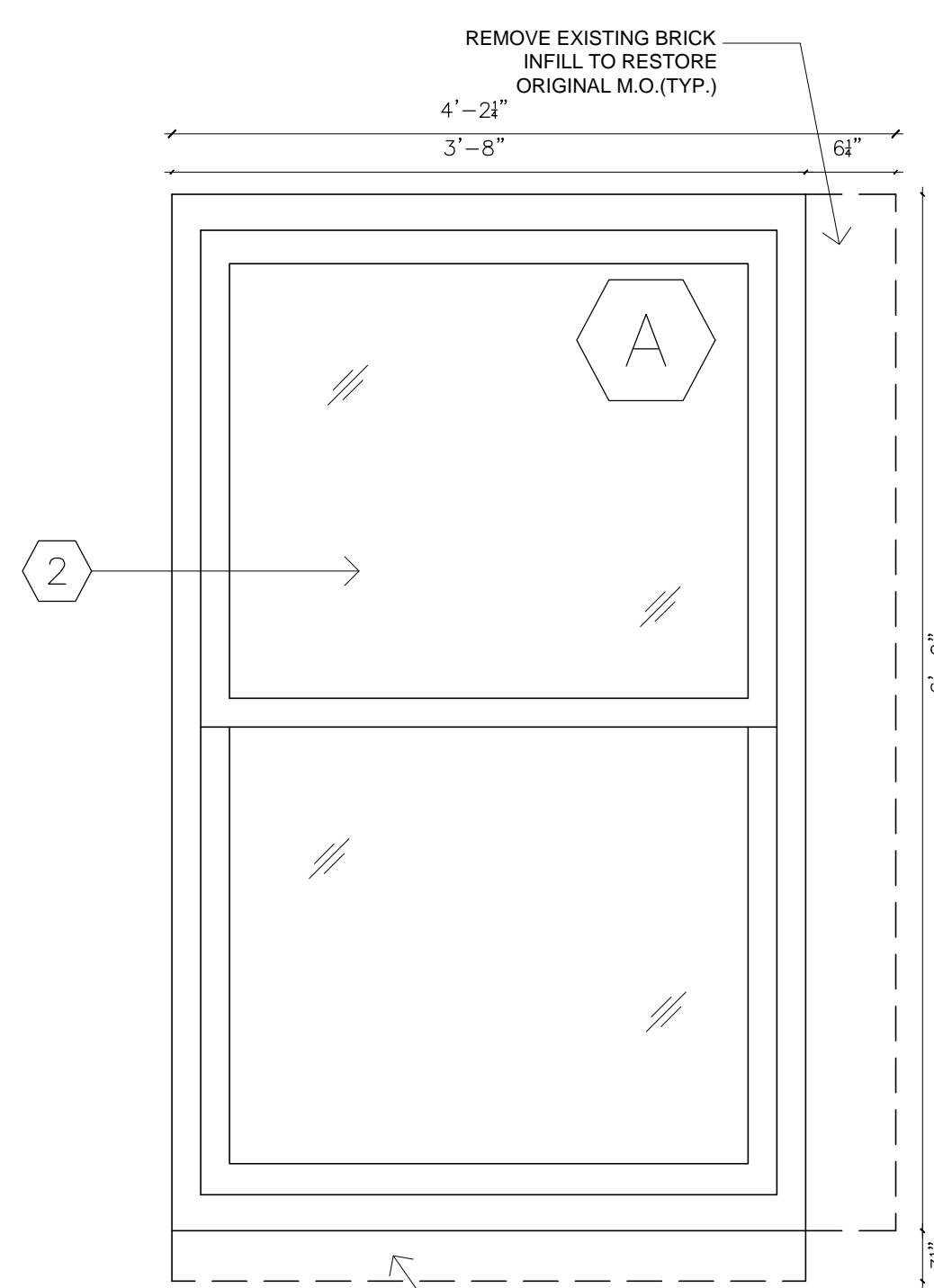
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PROJECT:
FAÇADE RECONSTRUCTION
181 BLEECKER STREET
NEW YORK, NY 10012

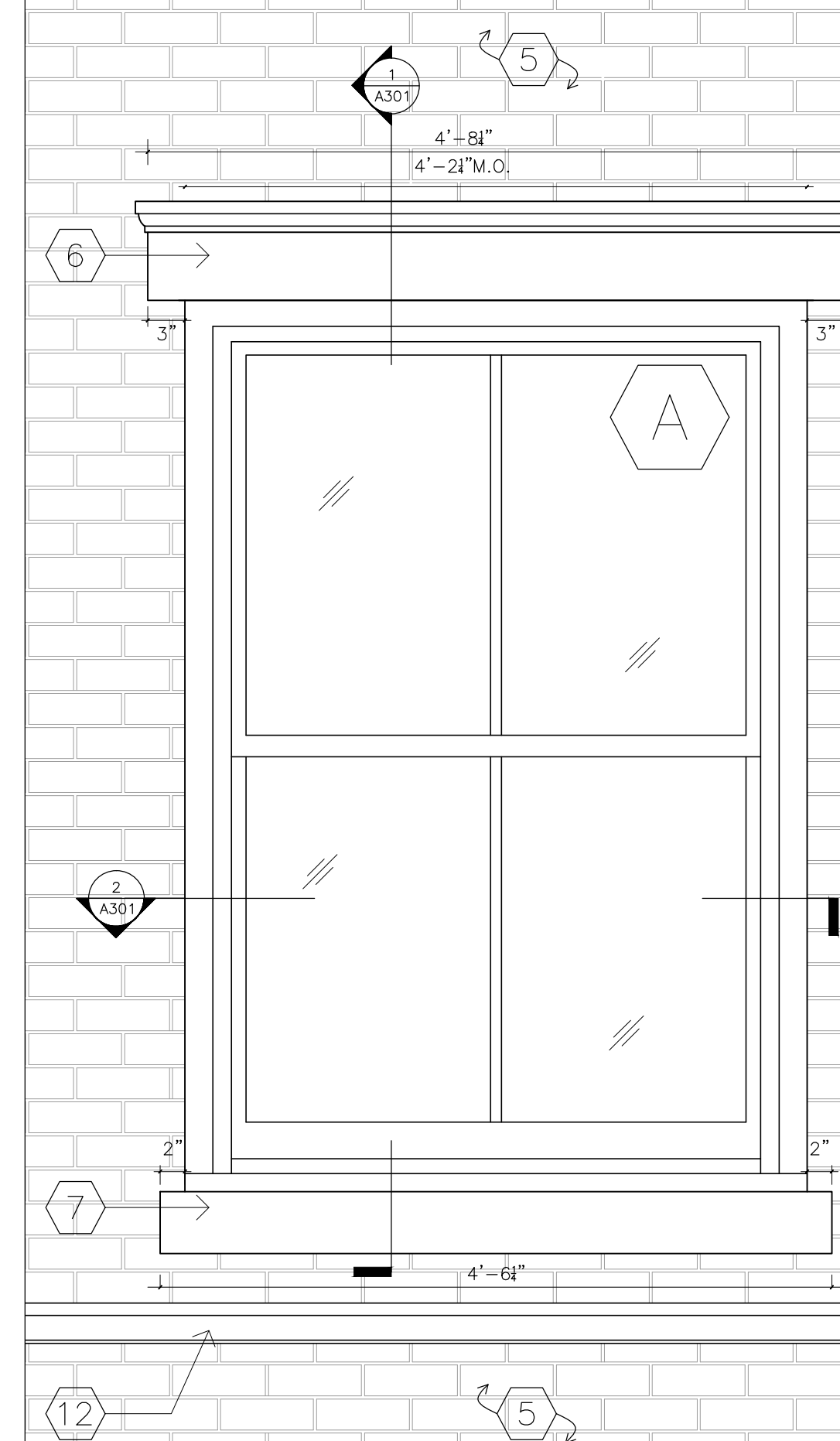


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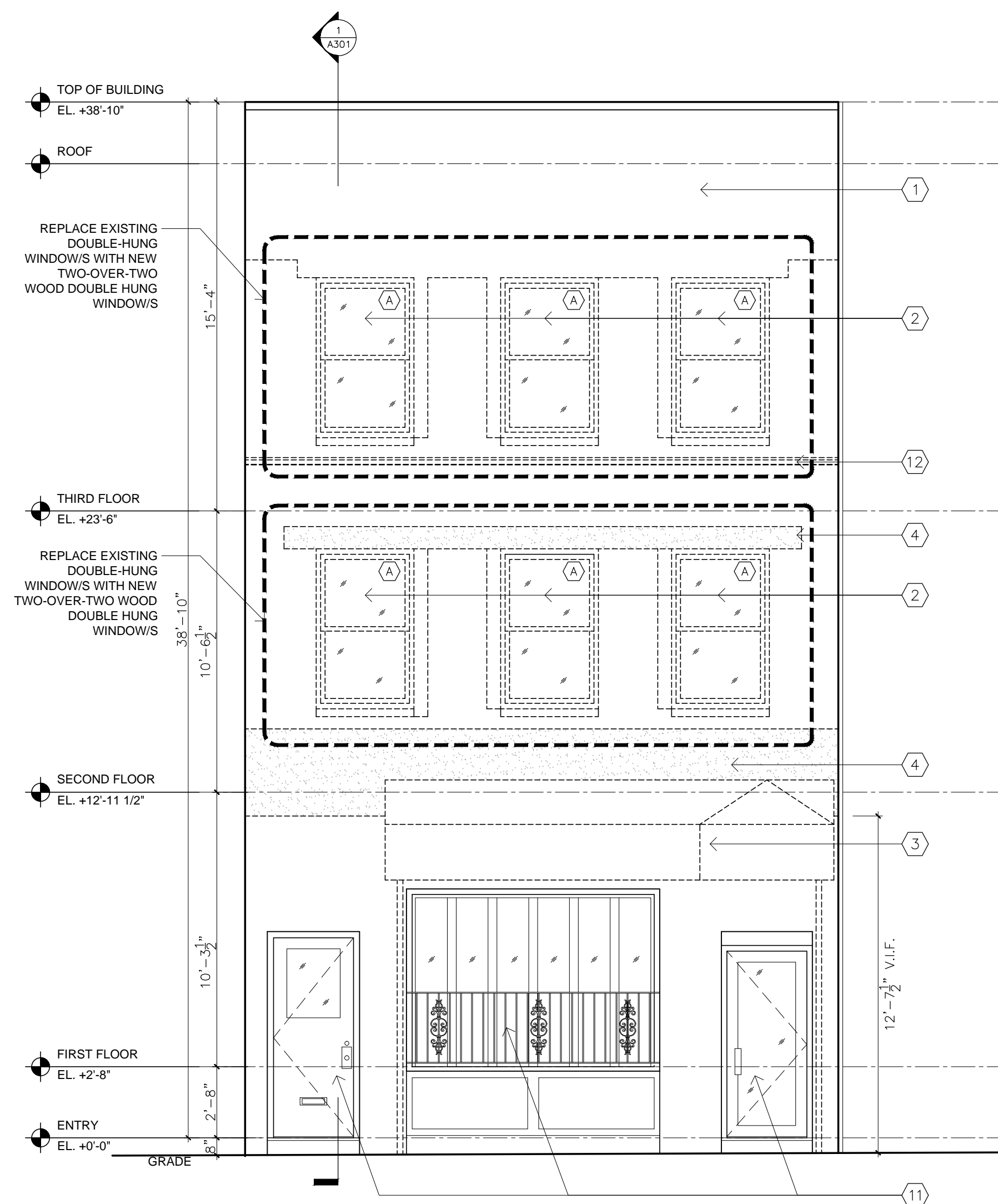
- 1 CAREFULLY REMOVE EXISTING BRICK MASONRY FAÇADE IN ITS ENTIRETY FROM PARAPET AT ROOF LEVEL, DOWN TO SECOND FLOOR.
BRICK FAÇADE TO BE REMOVED ONE FLOOR AT A TIME TO ALLOW FOR TEMPORARY SHORING AND PROTECTION OF BUILDING INTERIOR.
- 2 REMOVE EXISTING ONE OVER ONE ALUMINUM DOUBLE-HUNG WINDOWS.
- 3 EXISTING AWNING AT FIRST FLOOR COMMERCIAL STOREFRONT TO BE REMOVED. NEW AWNING TO BE INSTALLED BY TENANT UNDER A SEPARATE LPC APPLICATION.
- 4 REMOVE OLD DETERIORATED BROWNSTONE FINISH FROM WALL SURFACES. WASH DOWN THE ENTIRE AREA AND PREPARE FOR SCRATCH COAT.
- 5 RECONSTRUCT FAÇADE WITH NEW BRICK MASONRY IN RUNNING BOND PATTERN, INCLUDING NEW PARAPET WITH TINTED CONCRETE COPING.
- 6 INSTALL NEW BROWNSTONE LINTELS AT WINDOW OPENINGS
- 7 INSTALL NEW BROWNSTONE SILLS AT WINDOW OPENINGS
- 8 INSTALL NEW PAINTED WOOD BRICK MOULD TRIM AT WINDOW OPENINGS
- 9 INSTALL NEW TWO-OVER-TWO WOOD DOUBLE HUNG WINDOW BY PELLA.
- 10 NEW BROWNSTONE FINISH APPLIED AT SIGN BAND. COLOR TO BE APPROVED BY NYC LANDMARKS PRESERVATION COMMISSION.
- 11 PROTECT EXISTING RESIDENTIAL ENTRANCE DOOR AND COMMERCIAL STOREFRONT + ENTRANCE DOOR TO REMAIN.
- 12 REPLICATE HORIZONTAL MOLDING BELOW THIRD FLOOR WINDOWS WITH NEW BROWNSTONE MOLDING. MATCH PROFILE AND DIMENSIONS OF EXISTING.
- 13 APPLY NEW EXTERIOR PAINT FINISH AT EXISTING STREET LEVEL OF FAÇADE. COLOR: TBD



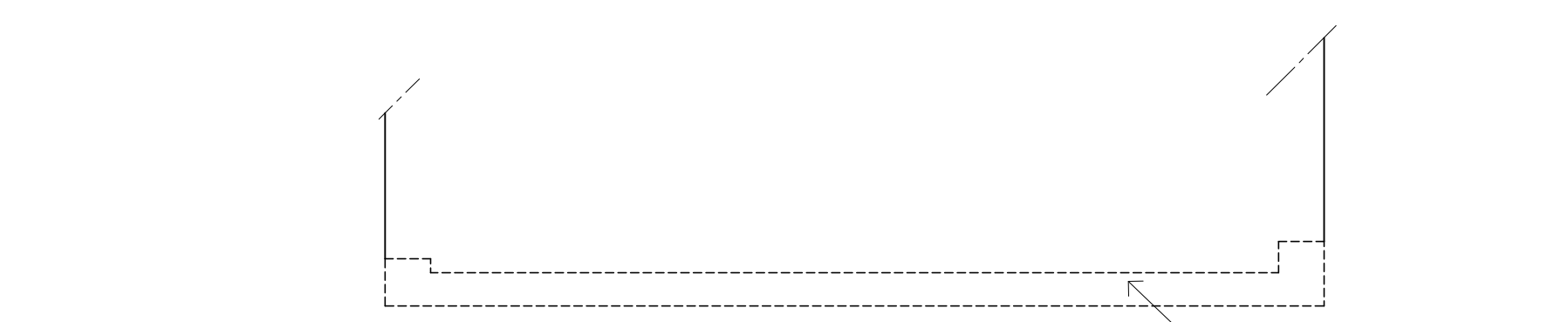
3 EXIST. WINDOW ELEVATION - A
 SCALE: 1"=1'-0"



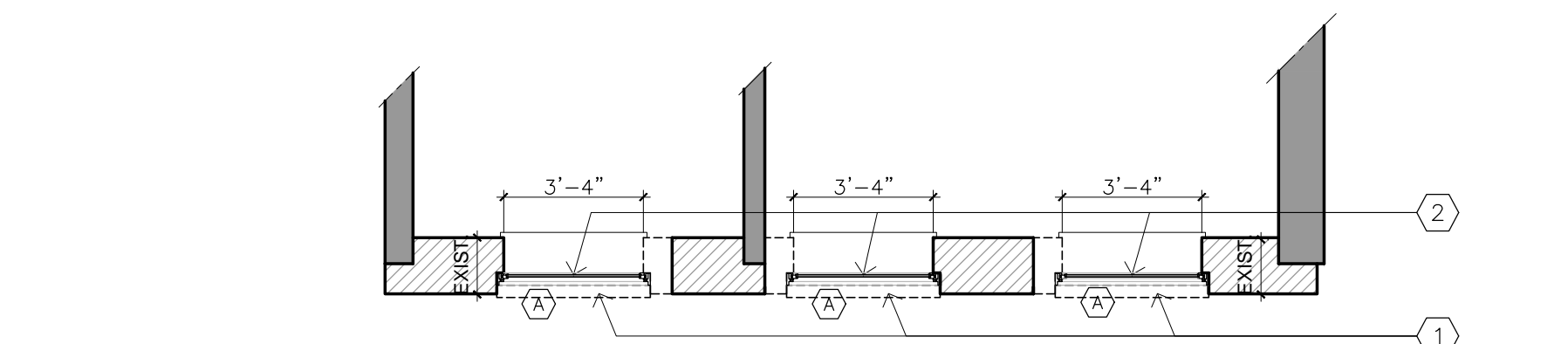
4 NEW WINDOW ELEVATION - A
 SCALE: 1"=1'-0"



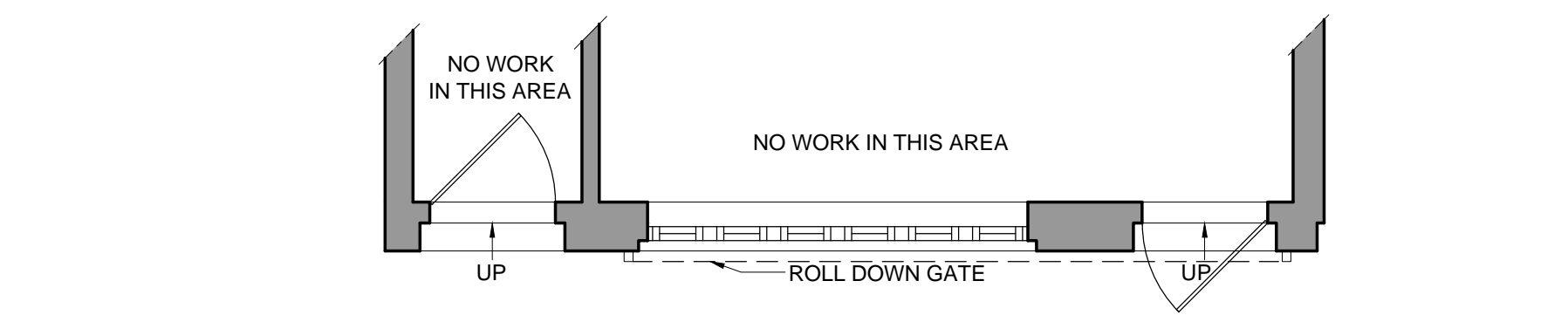
1 EXISTING FRONT ELEVATION
 SCALE: 1/4"=1'-0"



2 EXISTING PARAPET
 SCALE: 1/4"=1'-0"

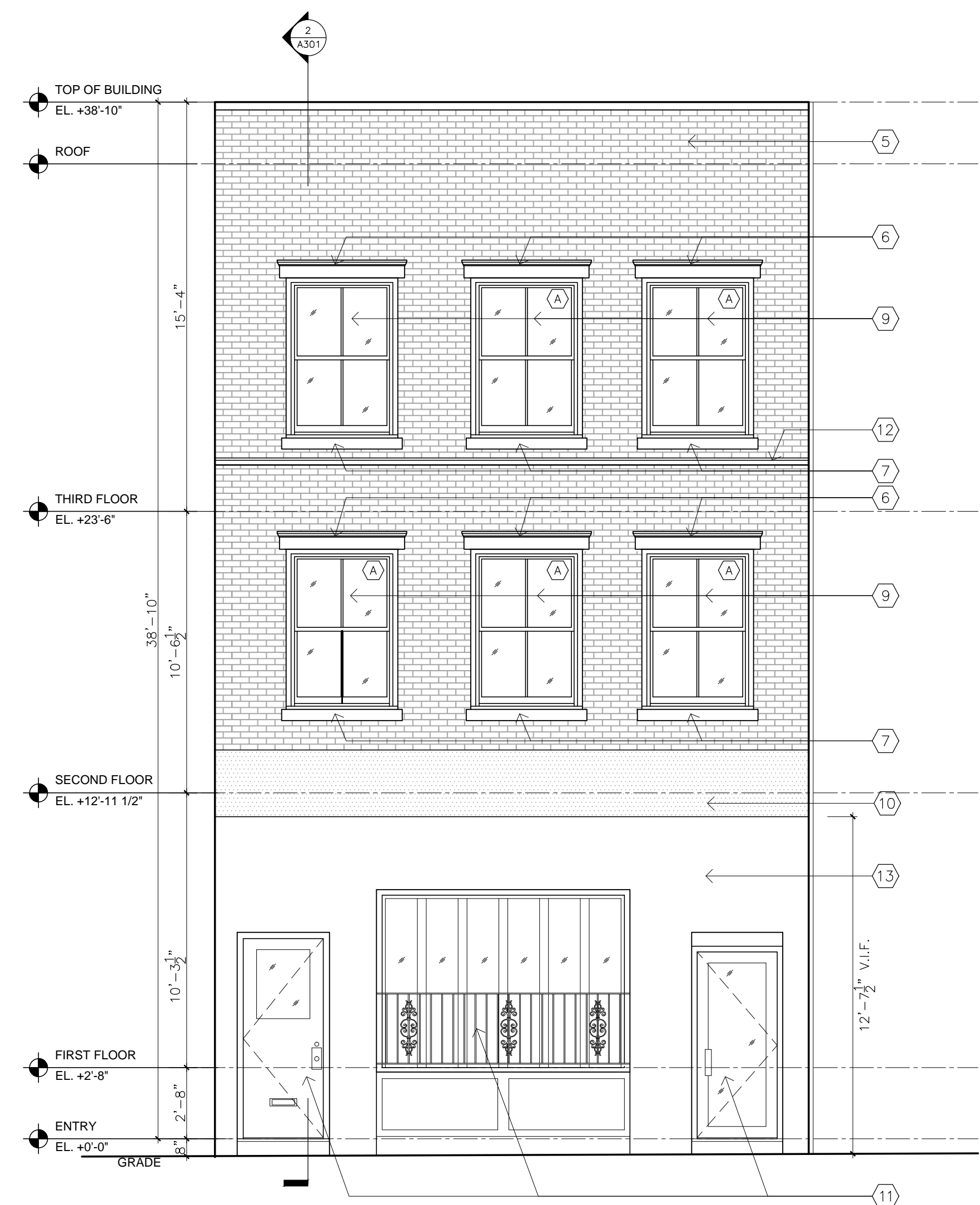


3 EXISTING TYPICAL FLOOR
 SCALE: 1/4"=1'-0"



4 EXISTING FIRST FLOOR
 SCALE: 1/4"=1'-0"

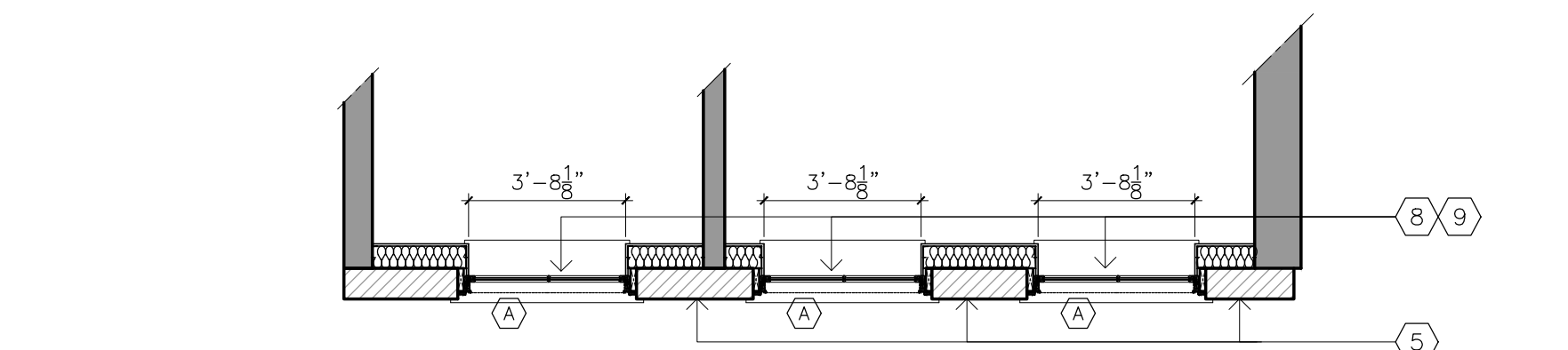
1 EXISTING FAÇADE
 SCALE: 1/4"=1'-0"



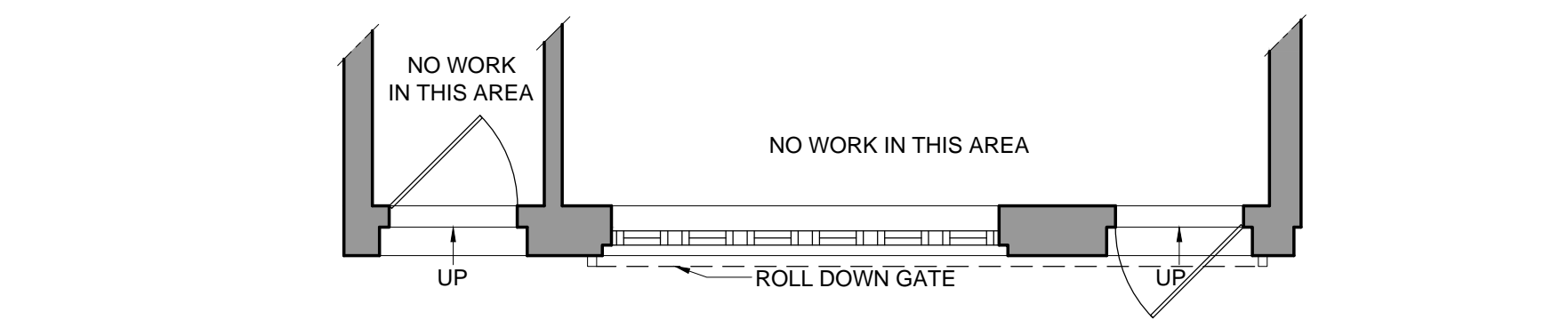
1 PROPOSED FRONT ELEVATION
 SCALE: 1/4"=1'-0"



2 PROPOSED PARAPET
 SCALE: 1/4"=1'-0"



3 PROPOSED TYPICAL FLOOR
 SCALE: 1/4"=1'-0"



4 PROPOSED FIRST FLOOR
 SCALE: 1/4"=1'-0"

2 PROPOSED FAÇADE
 SCALE: 1/4"=1'-0"

09.11.17	1	CB 2 PRESENTATION
DATE:	NO.:	REVISION/SUBMISSION:

ARCHITECT:
MISRA & ASSOCIATES P.C.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 174 FIFTH AVENUE, NEW YORK, N.Y. 10010 TEL: (212) 674 8020
MISRA GROUP OF COMPANIES

DRAWING TITLE:
**EXISTING AND PROPOSED FAÇADES,
 PLANS AND WINDOW ELEVATIONS**

SEAL & SIGNATURE:	DATE: 170502
	PROJECT NO.: 17003
	DRAWN BY: MS
	CHECKED BY: RM
	REVISED BY:
	SCALE: AS NOTED
	DWG NO.:

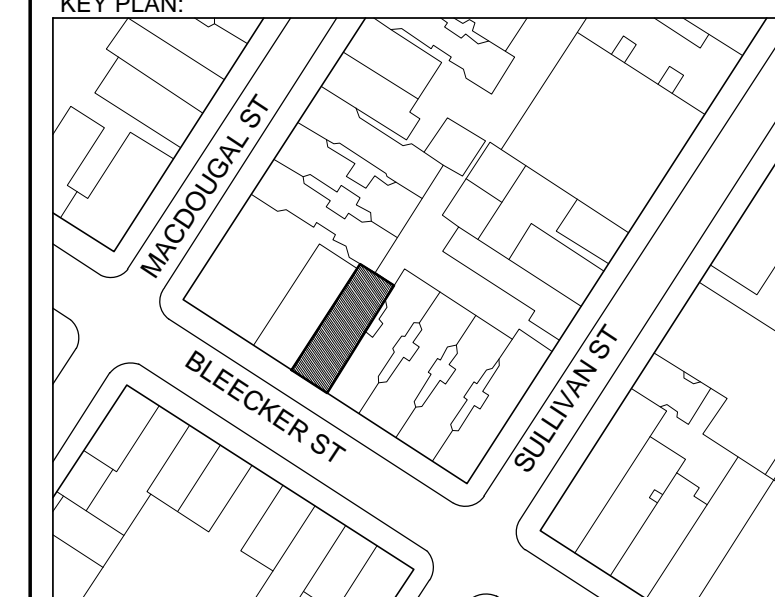
A-300.00

NO.: 5 OF 7

PROJECT:

**FAÇADE RECONSTRUCTION
181 BLEECKER STREET
NEW YORK, NY 10012**

KEY PLAN:



09.11.17	1	CB 2 PRESENTATION
DATE:	NO.:	REVISION/SUBMISSION:

ARCHITECT:
MISRA & ASSOCIATES P.C.
ARCHITECTURE PLANNING INTERIOR DESIGN
174 FIFTH AVENUE, NEW YORK, N.Y. 10010 TEL. (212) 674 8020
MISRA GROUP OF COMPANIES

DRAWING TITLE:

SECTIONS

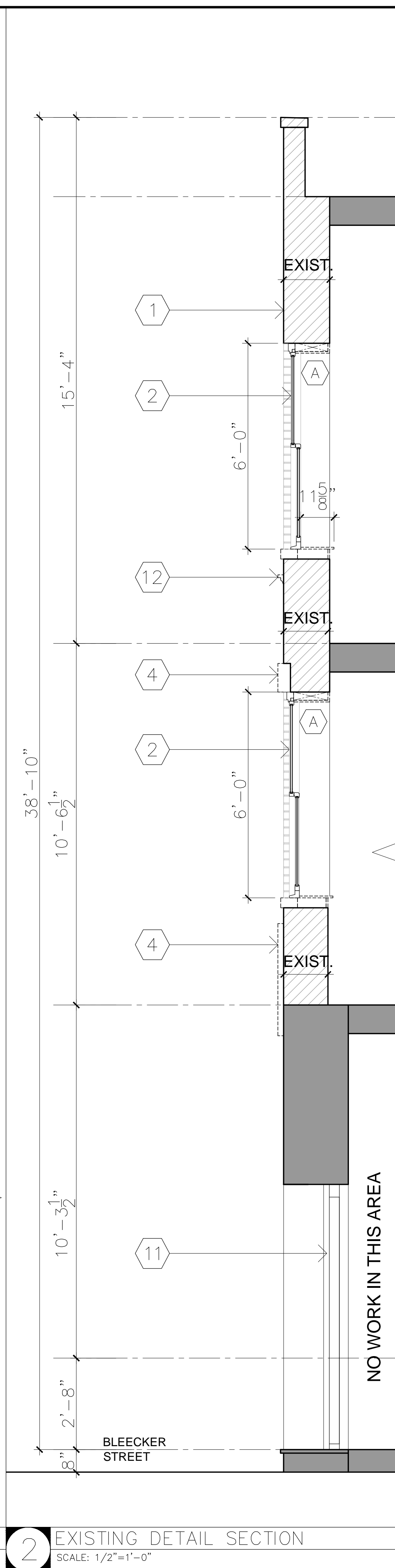
SEAL & SIGNATURE:	DATE: 170502
	PROJECT NO.: 17003
	DRAWN BY: MS
	CHECKED BY: RM
	REVISED BY:
	SCALE: AS NOTED
	DWG NO.:

A-301.00

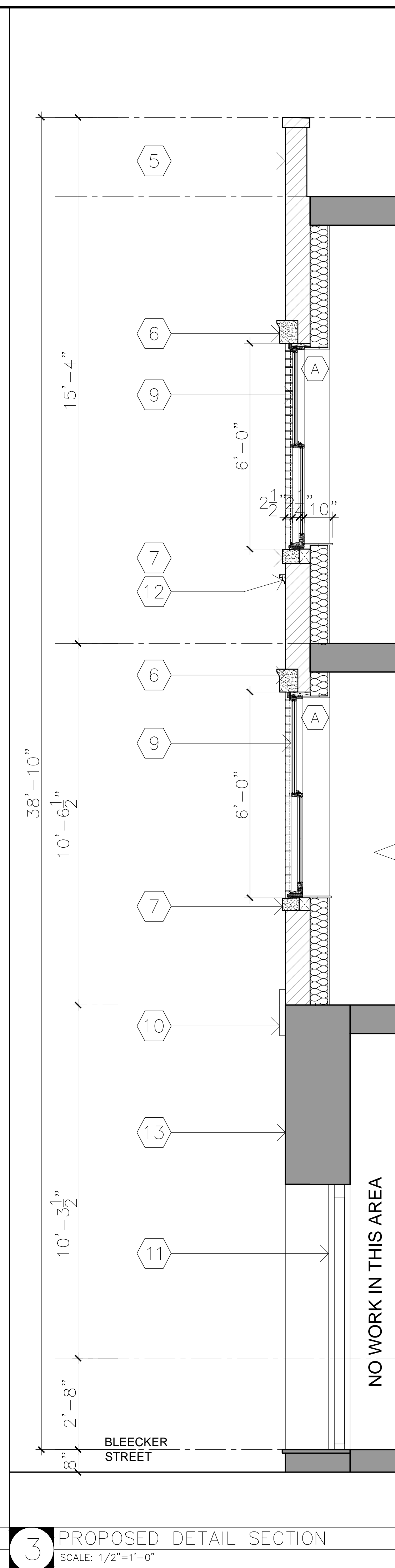
NO.: 6 OF 7

NOTES:

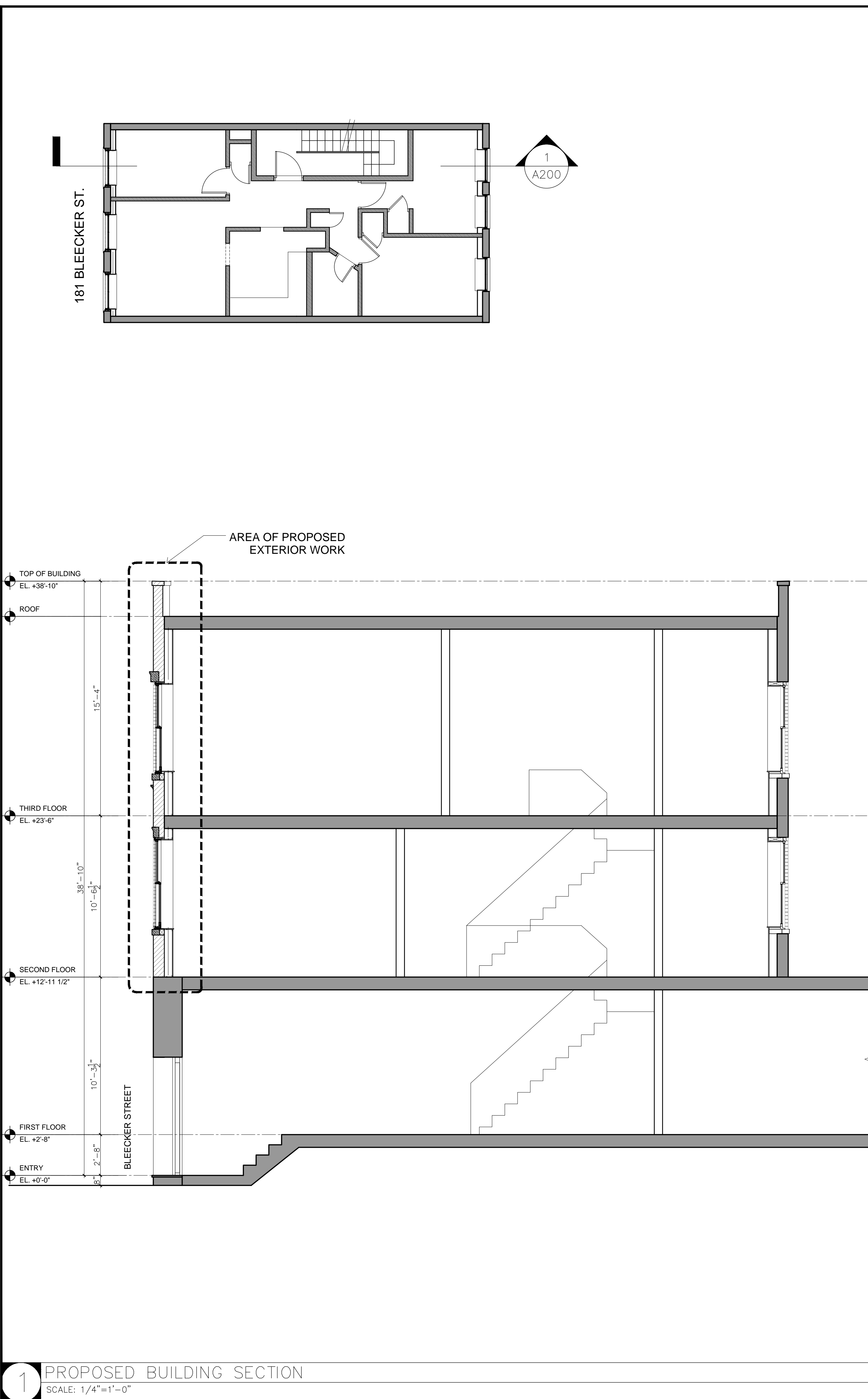
- 1 CAREFULLY REMOVE EXISTING BRICK MASONRY FAÇADE IN ITS ENTIRETY FROM PARAPET AT ROOF LEVEL, DOWN TO SECOND FLOOR.
BRICK FAÇADE TO BE REMOVED ONE FLOOR AT A TIME TO ALLOW FOR TEMPORARY SHORING AND PROTECTION OF BUILDING INTERIOR.
- 2 REMOVE EXISTING ONE OVER ONE ALUMINUM DOUBLE-HUNG WINDOWS.
- 3 EXISTING AWNING AT FIRST FLOOR COMMERCIAL STOREFRONT TO BE REMOVED. NEW AWNING TO BE INSTALLED BY TENANT UNDER A SEPARATE LPC APPLICATION.
- 4 REMOVE OLD DETERIORATED BROWNSTONE FINISH FROM WALL SURFACES. WASH DOWN THE ENTIRE AREA AND PREPARE FOR SCRATCH COAT.
- 5 RECONSTRUCT FAÇADE WITH NEW BRICK MASONRY IN RUNNING BOND PATTERN, INCLUDING NEW PARAPET WITH TINTED CONCRETE COPING.
- 6 INSTALL NEW BROWNSTONE LINTELS AT WINDOW OPENINGS
- 7 INSTALL NEW BROWNSTONE SILLS AT WINDOW OPENINGS
- 8 INSTALL NEW PAINTED WOOD BRICK MOULD TRIM AT WINDOW OPENINGS
- 9 INSTALL NEW TWO-OVER-TWO WOOD DOUBLE HUNG WINDOW BY PELLA.
- 10 NEW BROWNSTONE FINISH APPLIED AT SIGN BAND. COLOR TO BE APPROVED BY NYC LANDMARKS PRESERVATION COMMISSION.
- 11 PROTECT EXISTING RESIDENTIAL ENTRANCE DOOR AND COMMERCIAL STOREFRONT + ENTRANCE DOOR TO REMAIN.
- 12 REPLICATE HORIZONTAL MOLDING BELOW THIRD FLOOR WINDOWS WITH NEW BROWNSTONE MOLDING. MATCH PROFILE AND DIMENSIONS OF EXISTING.
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2 EXISTING DETAIL SECTION
SCALE: 1/2"=1'-0"



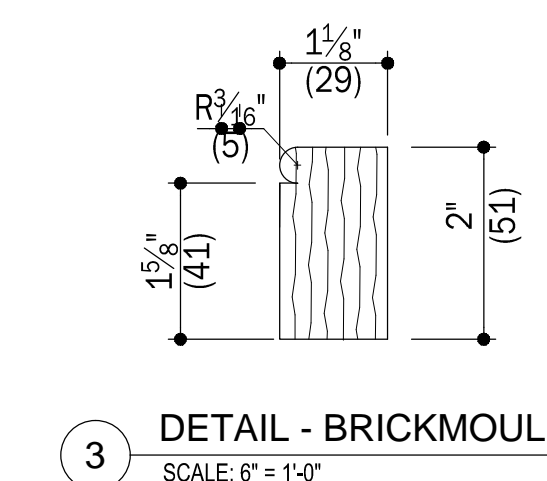
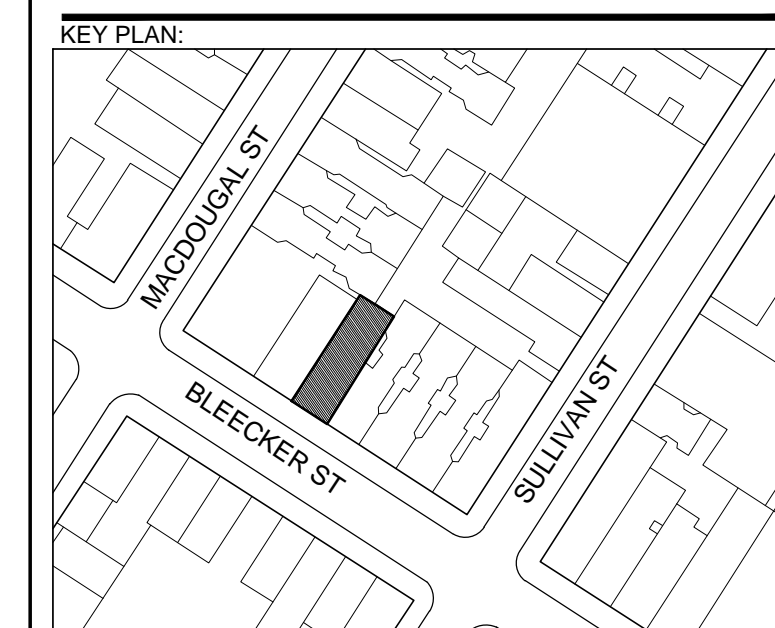
3 PROPOSED DETAIL SECTION
SCALE: 1/2"=1'-0"



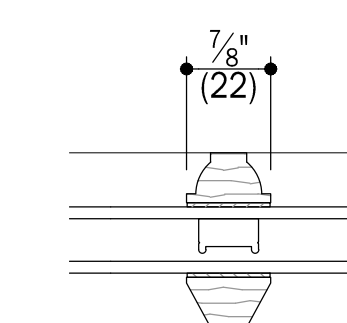
1 PROPOSED BUILDING SECTION
SCALE: 1/4"=1'-0"

1

PROJECT:
FAÇADE RECONSTRUCTION
 181 BLEECKER STREET
 NEW YORK, NY 10012

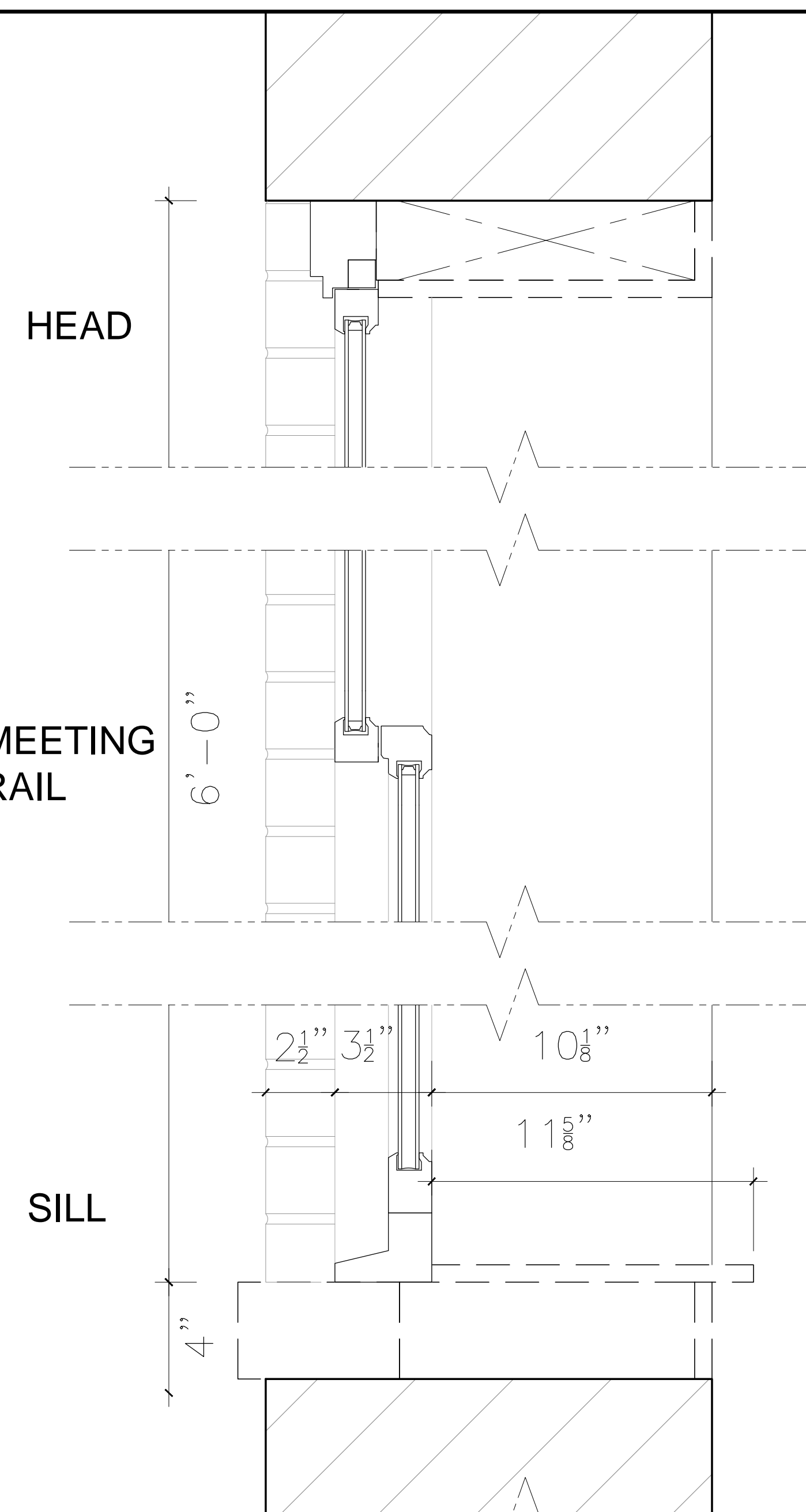


3 DETAIL - BRICKMOULD
 SCALE: 6" = 1'-0"

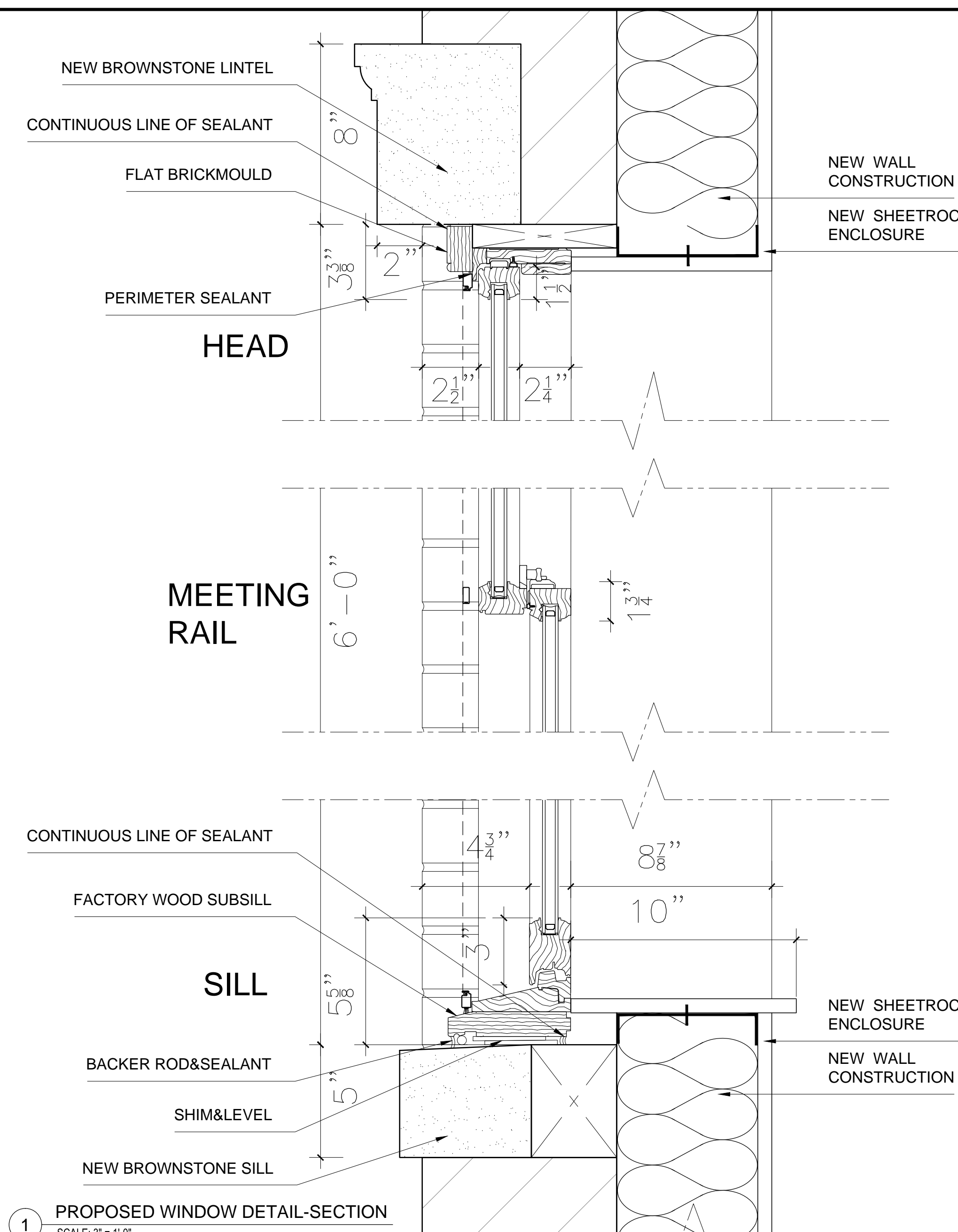


4 DETAIL - PROPOSED JAMB
 SCALE: 6" = 1'-0"

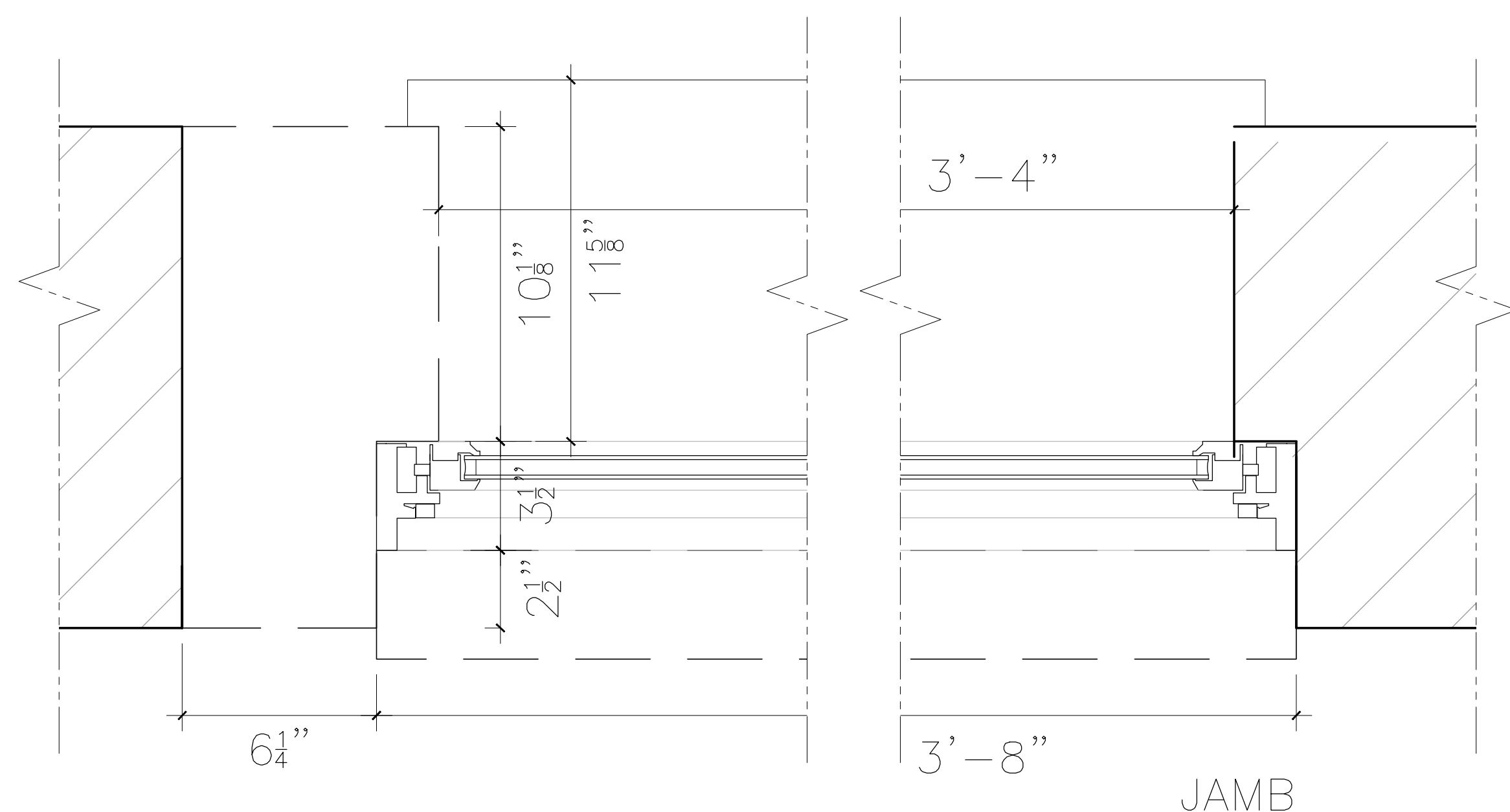
NOTES:
 NEW WOOD WINDOWS AND
 WOOD BRICK MOULD PAINTED
 DARK BROWN.



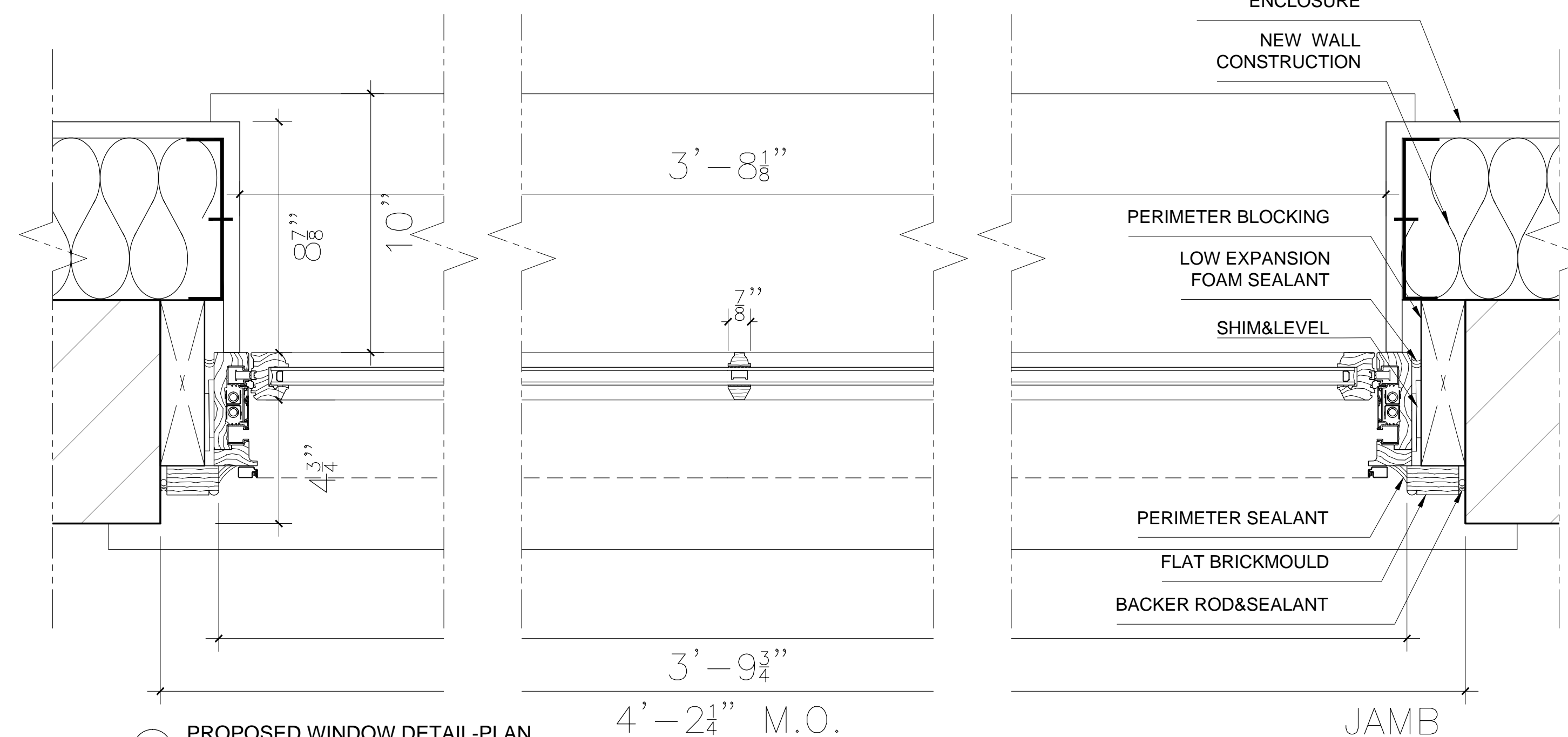
1 EXISTING WINDOW DETAIL-SECTION
 SCALE: 3" = 1'-0"



1 PROPOSED WINDOW DETAIL-SECTION
 SCALE: 3" = 1'-0"



2 EXISTING WINDOW DETAIL-PAN
 SCALE: 3" = 1'-0"



2 PROPOSED WINDOW DETAIL-PAN
 SCALE: 3" = 1'-0"

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DRAWING TITLE:

WINDOW DETAILS

SEAL & SIGNATURE:

DATE: 170502
 PROJECT NO.: 17003
 DRAWN BY: MS
 CHECKED BY: RM
 REVISED BY:
 SCALE: AS NOTED
 DWG NO.:

A-302.00

NO.: 7 OF 7