

PHOTO DOCUMENTATION- HISTORIC PHOTO (1940)



PHOTO DOCUMENTATION - HISTORIC PHOTO (1980)



PHOTO - VIEW FROM CORNELIA ST.



PHOTO - VIEW FROM W.4TH ST.



PHOTO DOCUMENTATION - ELEVATION VIEW FROM CORNER / PROPOSED SCOPE OF WORK



PROPOSED SCOPE OF WORK INCLUDES:

01. REMOVAL OF EXISTING SIDEWALK CAFE ENCLOSURE
02. REMOVAL OF EXISTING SINGAGE
03. RESTORATION OF THE DAMAGED SIGN BAND AREA IF ANY
04. INSTALLATION OF NEW PLASTER FINISH TO MATCH ADJACENT EXIST'G ORIGINAL PLASTER FINISH
05. INSTALLATION OF NEW SIGNS WITHIN SIGN BAND AREA
06. INSTALLATION OF NEW STOREFRONT WITHIN EXIST'G STOREFRONT OPENING
07. INSTALLATION OF NEW WINDOW WITHIN EXIST'G OPENING
08. INSTALLATION OF NEW FIXED AWNINGS WITHIN STOREFRONT OPENINGS
09. INSTALLATION OF NEW RETRACTABLE AWNINGS WITHIN STOREFRONT OPENINGS
10. REMOVAL OF EXIST'G ELEVATED SIDEWALK CAFE PLATFORM UPTURN
11. INSTALLATION OF NEW PLASTER FINISH TO EXIST'G SIDEWALK CAFE PLATFORM BASE TO MATCH SIDEWALK
12. INSTALLATION OF NEW REMOVABLE RAILINGS ALONG PERIMETER OF EXIST'G SIDEWALK CAFE PLATFORM
13. RELOCATION AND NEW INSTALLATION OF HANDICAP ACCESSIBLE RAMPS TO NEW ENTRANCE DOORS
14. REPAIR DAMAGED CONCRETE SIDEWALK (NO CHANGE IN CONTROL JOINT GRID PATTERN)

STOREFRONT INFILL WORK INCLUDES:

NEW INSULATED TEMPERED GLASS, DOUBLE SWING AND SLIDING FRENCH DOORS SET IN ALUMINUM CLAD WOOD FRAMING.

NOTES:

IF HISTORIC FABRIC REMAINS, IT SHALL BE EVALUATED FOR REUSE AND SHALL BE RECONSTRUCTED AS MUCH AS POSSIBLE BASED UPON HISTORIC EVIDENCE.

BLDG DEPT. NOTES

1. AS PER SECTION 27-190 OF BUILDING CODE, AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE THE COMMENCEMENT OF ANY WORK FOR WHICH A PERMIT HAS BEEN ISSUED, 72 HOURS BEFORE ANY WORK COMMENCES ON AN ITEM OF CONSTRUCTION REQUIRING A CONTROLLED INSPECTION. ALL PERSONS RESPONSIBLE FOR SUCH CONTROLLED INSPECTION SHALL BE NOTIFIED IN WRITING.
2. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH NEW YORK CITY BUILDING CODE, SECTIONS 27-130 AND 27-137.
3. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL LAW 58 FOR DISABLED ACCESSIBILITY.
4. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
5. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDING SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO PUBLIC INSPECTION UNTIL THE COMPLETION OF THE WORK, OF THE USE AND OPERATION OF THE EQUIPMENT, OR UNTIL THE EXPIRATION OF THE PERMIT.

TENANT SAFETY NOTES

1. THE OWNER OR AGENT OF OWNER WILL MAINTAIN ALL SERVICES TO THE TENANTS AND DURING THE CONSTRUCTION, ALL MEANS OF EGRESS SHALL BE FREE OF ANY OBSTRUCTION.
2. ALL ENTRANCE DOORS AND LIGHTS IN PUBLIC HALLWAYS SHALL BE KEPT WORKING FOR PROPER EGRESS DURING EMERGENCY.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE SAFETY MEASURES TO THE TENANTS IN ACCORDANCE WITH FIRE DEPARTMENT AND BUILDING DEPARTMENT.
4. IN CASE OF ANY STRUCTURAL CHANGES DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
5. GARBAGE SHALL BE DISPOSED IN A LEGAL AND PROPER MANNER. NO DEBRIS WILL BE LEFT IN THE PUBLIC HALLWAYS AND DUST SHALL BE PROPERLY CONTROLLED DURING CONSTRUCTION.
6. CONSTRUCTION HOURS SHALL BE DURING NORMAL BUSINESS HOURS.
7. IF ANY UTILITY SERVICES NEED TO BE SHUT OFF FOR A PERIOD OF TIME, OWNER SHALL NOTIFY THE TENANTS IN ADVANCE.
8. **NEGATIVE VENTILATION:** PROVIDE HIGH VOLUME EXHAUST FANS WITH HIGH MICRON FILTERS DURING THE ENTIRE CONSTRUCTION PERIOD. REPLACE FILTERS WITH APPROPRIATE FILTERS DURING PAINTING AND FLOOR FINISHING. DURING THE WORK, PROVIDE A NEGATIVE FAN IN THE ROOM WITH A TABLE SAW OR OTHER DUST PRODUCING TOOLS.

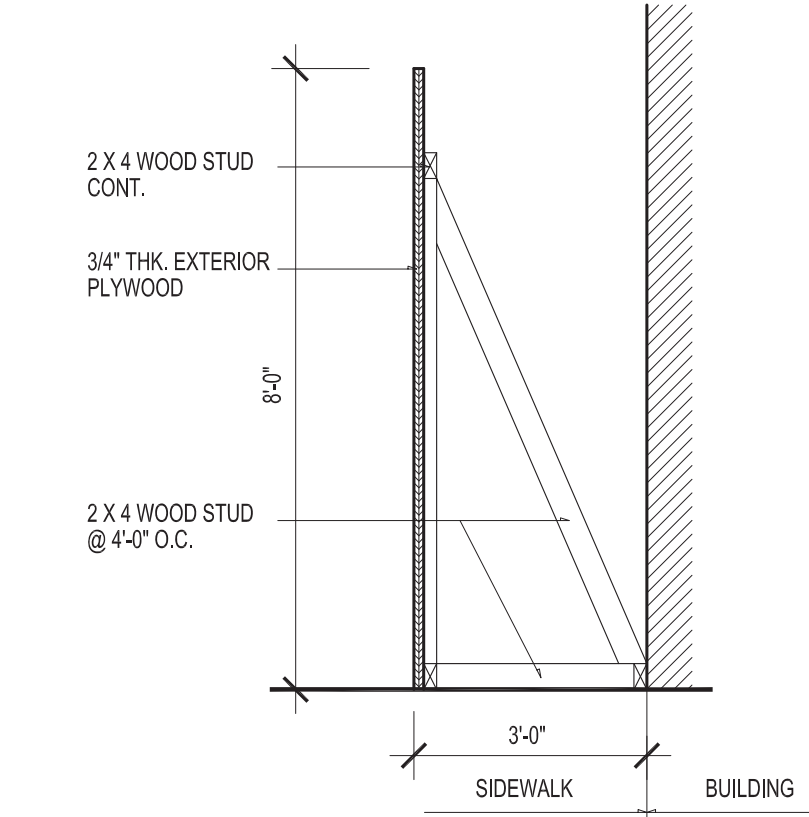
STOREFRONT NOTES

1. NO STRUCTURAL CHANGE SHALL BE MADE AROUND THE OPENING.
2. EXISTING LINTEL SHALL NOT BE DISTURBED.
3. NO WORK SHALL BE DONE BEYOND THE BUILDING LINE.
4. DOORS SHALL NOT PROJECT MORE THAN 18" BEYOND THE BUILDING LINE.
5. ANY SIGNS SHALL BE FILED BY OTHERS UNDER SEPARATE APPLICATION.
6. COMPLETE SEPARATION MUST BE MAINTAINED BETWEEN FIRST STORY AND CELLAR BELOW BY A CONTINUOUS FIRE RETARDING UP TO BUILDING LINE.
7. MINIMUM LIVE LOAD FOR SHOW WINDOW PLATFORMS SHALL BE 60 PSF.
8. ALL GLASS SHALL BE EITHER 1/4" POLISHED GLASS OR AS SPECIFIED IN PLANS PER NYC BUILDING CODE.
9. VENEERING SHALL BE IN ACCORDANCE WITH RULE #2 OF EXTERIOR VENEERING MATERIALS BY THE BSA RULES 465-44 SR.
10. CONSTRUCTION EQUIPMENT (PLYWOOD FENCE) CANNOT PROJECT MORE THAN 3'-0" BEYOND PROPERTY LINE UNLESS OTHERWISE NOTED.

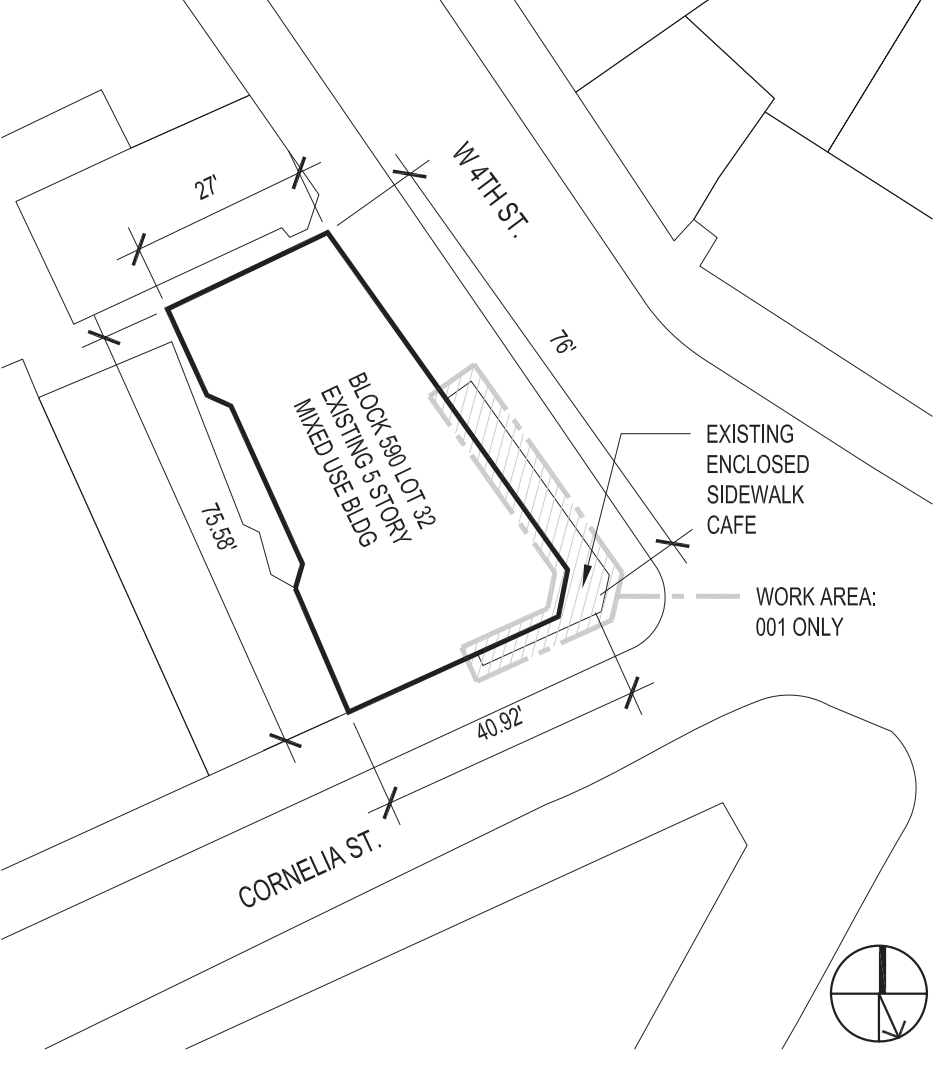
AWNING/ ENCROACHMENT NOTES

1. ARCHITECTURAL DETAILS SHALL NOT PROJECT MORE THAN 4 INCHES BEYOND THE STREET LINE IF MOUNTED LESS THAN 10 FEET AND 10 INCH BEYOND THE STREET LINE IF MOUNTED MORE THAN 10 FEET ABOVE THE GROUND OR SIDEWALK LEVEL.
2. STOREFRONT AWNINGS MAY PROJECT UP TO 8 FEET IF NO PART OF AWNING IS LESS THAN 8 FEET ABOVE GROUND EXCEPT FLEXIBLE VALANCE WHICH MAY NOT BE LESS THAN 7 FEET ABOVE GROUND AND IF AWNING BOX OR COVER DOES NOT PROJECT MORE THAN 12 INCHES.
3. AWNINGS OVER WINDOWS OR DORRS MAY PROJECT BEYOND THE BUILDING LINE UP TO 5 FEET IF NO PART OF THE AWNING IS LESS THAN 8 FEET OR MORE ABOVE THE GROUND OR SIDEWALK.
4. LIGHT FIXTURES ENTIRELY SUPPORTED BY THE BUILDING MAY PROJECT UP TO 2 FEET BEYOND THE BUILDING LINE IF INSTALLED 8 FEET OR MORE ABOVE THE GROUND.
5. WALL SIGNS MAY PROJECT UP TO 12 INCHES BEYOND THE BUILDING LINE IF CONFORMS TO THE REQUIREMENTS OF NYC BUILDING CODE.
6. BALCONIES MAY PROJECT UP TO 22 INCHES BEYOND THE BUILDING LINE IF INSTALLED 10 FEET OR MORE ABOVE THE GROUND.
7. FIRE ESCAPES THAT ARE PART OF A REQUIRED EXIT MAY PROJECT UP TO 4 FEET 6 INCHES BEYOND THE STREET LINE IF INSTALLED, INCLUDING MOVABLE LADDER OR STAIR, 10 FEET OR MORE ABOVE THE GROUND.

TYP. TEMPORARY FENCE DETAIL



PLOT PLAN



PROJECT INFORMATION

BOROUGH: MANHATTAN
BLOCK: 590 LOT: 32
ADDRESS: 162 WEST 4 STREET NEW YORK, NY 10014
LOT AREA: 2562 SF
LOT FRONTAGE: 76' LOT DEPTH: 40.92'
YEAR BUILT: 1910
NUMBER OF BUILDINGS: 1
NUMBER OF FLOORS: 5
GROSS FLOOR AREA: 11,666 SF (ESTIMATED)
RESIDENTIAL UNITS: 16
TOTAL # OF UNITS: 19
LAND USE: MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
ZONING: R7-2 R6
COMMERCIAL OVERLAY: C1-5
ZONING MAP #: 12A
LANDMARK: YES

WORK FLOOR: 001
WORK UNIT: EXISTING EATING & DRINKING ESTABLISHMENTS (001, CEL)
SCOPE OF WORK: EXTERIOR FACADE, AWNING, (ALT-2)
NO CHANGE IN OCCUPANCY, NO. OF DWELLING UNITS, EGRESS, AND EXITS

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF THE PUBLIC AUTHORITIES GOVERNING THE WORK.
2. OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FINAL SIGN-OFFS REQUIRED BY THE PUBLIC AUTHORITIES GOVERNING THE WORK.
3. THE DRAWINGS AND PROJECT MANUAL ARE COMPLEMENTARY AND THEIR INTENT IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE ORGANIZATION OF THE DRAWINGS AND PROJECT MANUAL SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG THE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK PERFORMED BY ANY TRADE.
4. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS AND/OR OMISSIONS TO THE ARCHITECT PRIOR TO PERFORMING ANY WORK IN QUESTION. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO COMPLETE THE WORK STATED IN ON THE CONTRACT DOCUMENTS BASED UPON THE OPTIMAL ESTABLISHED QUALITY STANDARD.
5. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS AND/OR CHANGES TO THE ARCHITECT, IN WRITING, FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
6. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS FOR DURATION OF WORK IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE FOR DURATION OF WORK. ALL DAMAGE DUE TO IMPROPER PROTECTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
8. MAINTAIN THE CONSTRUCTION PREMISES IN A NEAT AND ORDERLY CONDITION.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION OR INFORMATION TO THE ARCHITECT. TELEPHONE INQUIRIES WILL NOT BE PERMITTED.

NYCECC COMPLIANCE NOTES

1. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH CHAPTER 5 OF THE NYCECC 2011.
2. TABULAR ENERGY ANALYSIS IS ATTACHED AS FOLLOWS:

TABULAR ENERGY ANALYSIS (CLIMATE ZONE 4)		
ITEMS	DESCRIPTION	PROPOSED DESIGN VALUES
NEW STOREFRONT	U-FACTOR: 0.5	U-FACTOR: 0.5 (TABLE 502.3)
	SHGC: 0.4	SHGC: 0.4
NEW WINDOW	U-FACTOR: 0.55	U-FACTOR: 0.55 (TABLE 502.3)
	SHGC: 0.4	SHGC: 0.4
NEW ENTRANCE DOOR	U-FACTOR: 0.85	U-FACTOR: 0.85 (TABLE 502.3)
	SHGC: 0.4	SHGC: 0.4
NON METAL FRAMING FENESTRATION	U-FACTOR 0.4	U-FACTOR 0.4 (TABLE 502.3)
	SHGC: 0.4	SHGC: 0.4

DEMOLITION NOTES

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT THE SPREAD O DUST, FUMES, SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. UPON COMPLETION OF WORK, REMOVE PARTITIONS AND REPAIR SURFACES DAMAGED TO MATCH ADJACENT SURFACES.
3. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.

Architect: Jk Kim, AIA, LEED AP, NCARB Certificate No.: 68117
Licenses: NY 032557, NJ 21041537-000, CT A88 010027, MD 16074

Note Legend Key

LIST OF DRAWINGS

- T100.00 PLOT PLAN, PROJECT INFO, GENERAL NOTES, NYCECC COMPLIANCE, PHOTO DOCUMENTATIONS
- A100.00 GROUND FLOOR PLAN, ENLARGED FLOOR PLAN
- A201.00 PROPOSED ELEVATION - W 4TH ST - W STOREFRONT INFILL, AWNINGS, AND FENCES.
- A202.00 PROPOSED ELEVATIONS - CORNER AND CORNELIA ST - W STOREFRONT INFILLS, AWNINGS, AND FENCES.
- A203.00 ENLARGED STREET ELEVATIONS W/ AWNINGS NO W/ FENCES ALONG THE PERIMETER OF THE EXISTING SIDEWALK CAFE PLATFORM
- A201.00 SECTIONS AND DETAILS (STOREFRONT INFILL, AWNINGS, & FENCE)

LIST OF CONTROLLED INSPECTION

THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTIONS, MADE AND WITNESSED BY UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR AN ENGINEER RETAINED BY CONTRACTOR WHO SHALL BE ACCEPTABLE TO THE ARCHITECT OR ENGINEER OF RECORDS.

TR-1

1. FIRE-STOP, DRAFT-STOP, FIRE-BLOCK / BC1704.25
2. ENERGY CODE COMPLIANCE TR-8 / BC109.3.5
3. FINAL 28-116.2.4.2 BC109.5, AND DIRECTIVE 14 OF 1975

ENERGY CODE PROGRESS INSPECTION ITEMS

TR-8

1. FENESTRATION THERMAL VALUES, RATINGS (IIA3)
2. FENESTRATION AREAS (IIA5)
3. AIR SEALING AND INSULATION - VISUAL (IIA6)

ISSUED FOR L.P.C.		12/12/14
No.	Description	Date
Project		
EXTERIOR RENOVATION - GROUND FLOOR (EXIST'G SIDEWALK CAFE ENCLOSURE REMOVAL, NEW STOREFRONT INFILLS, AWNINGS, RAILINGS, AND SIGNAGES)		
Address		
162 W 4 ST, NEW YORK, NY 10014		

IJKIM ARCHITECT

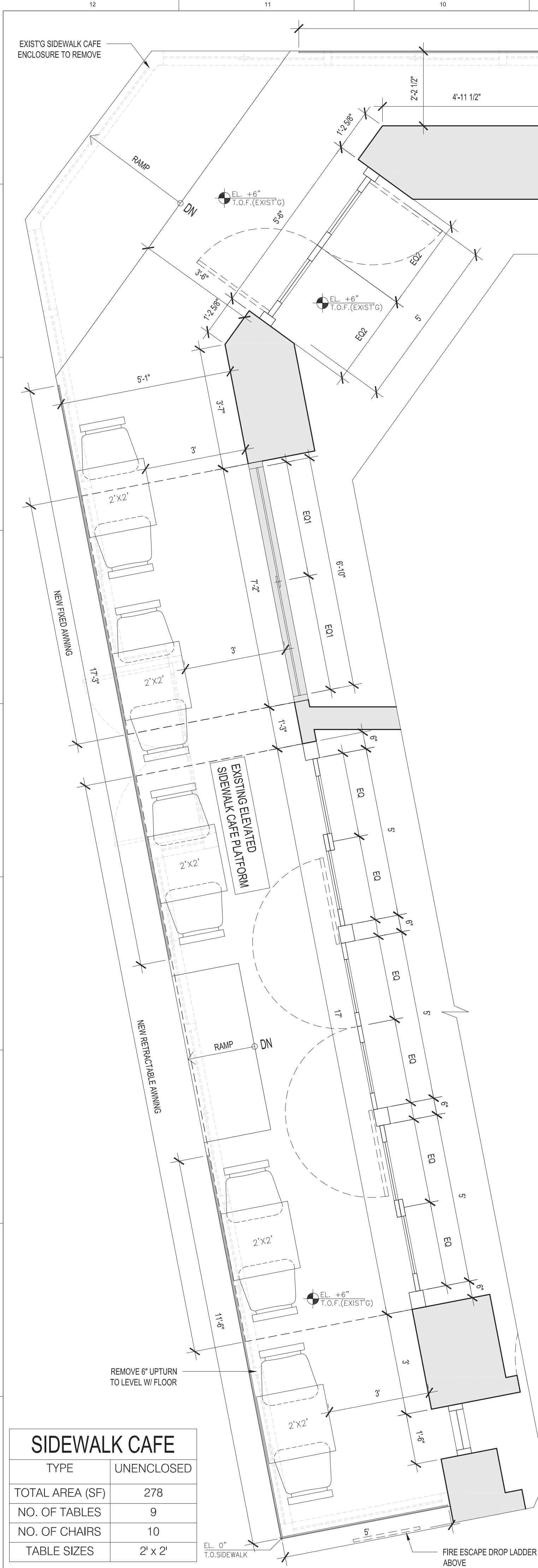
T: 201.871.4100 F: 201.455.6717 INFO@IJKIMARCHITECT.COM
300 SYLVAN AVE, 2ND FLOOR ENGLEWOOD CLIFFS, NJ 07632

Drawing Title

PLOT PLAN, PROJECT INFO, GENERAL NOTES, NYCECC COMPLIANCE, PHOTO DOCUMENTATIONS

Seal	Project No.
	141002
	Date
	12/12/2014
Drawn by	IKIM
	Checked by
Sheet No.	IKIM

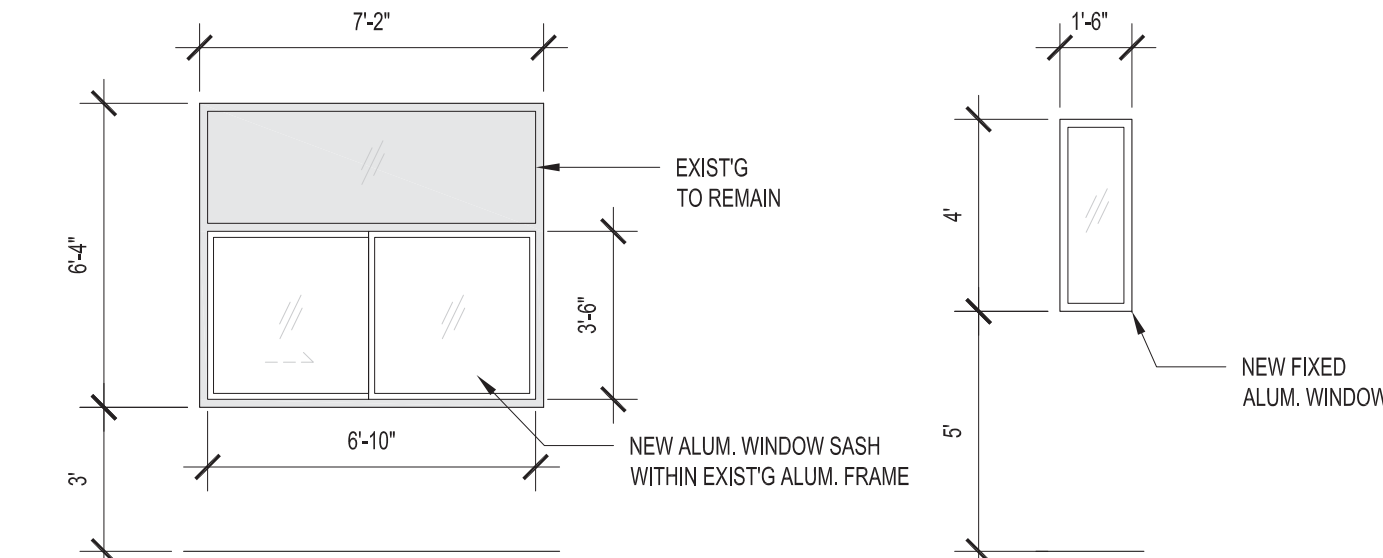
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SIDEWALK CAFE	
TYPE	UNENCLOSED
TOTAL AREA (SF)	278
NO. OF TABLES	9
NO. OF CHAIRS	10
TABLE SIZES	2' x 2'

WINDOW SCHEDULE						
TYPE	SIZE		TYPE	MATERIAL	FINISH	GLAZING
	WIDTH	HEIGHT				
A	1'-6"	4'-0"	FIXED	ALUM.	PT	1/4" TEMPER
B	6'-10"	3'-6"	SLIDING	ALUM.	PT	1/4" TEMPER

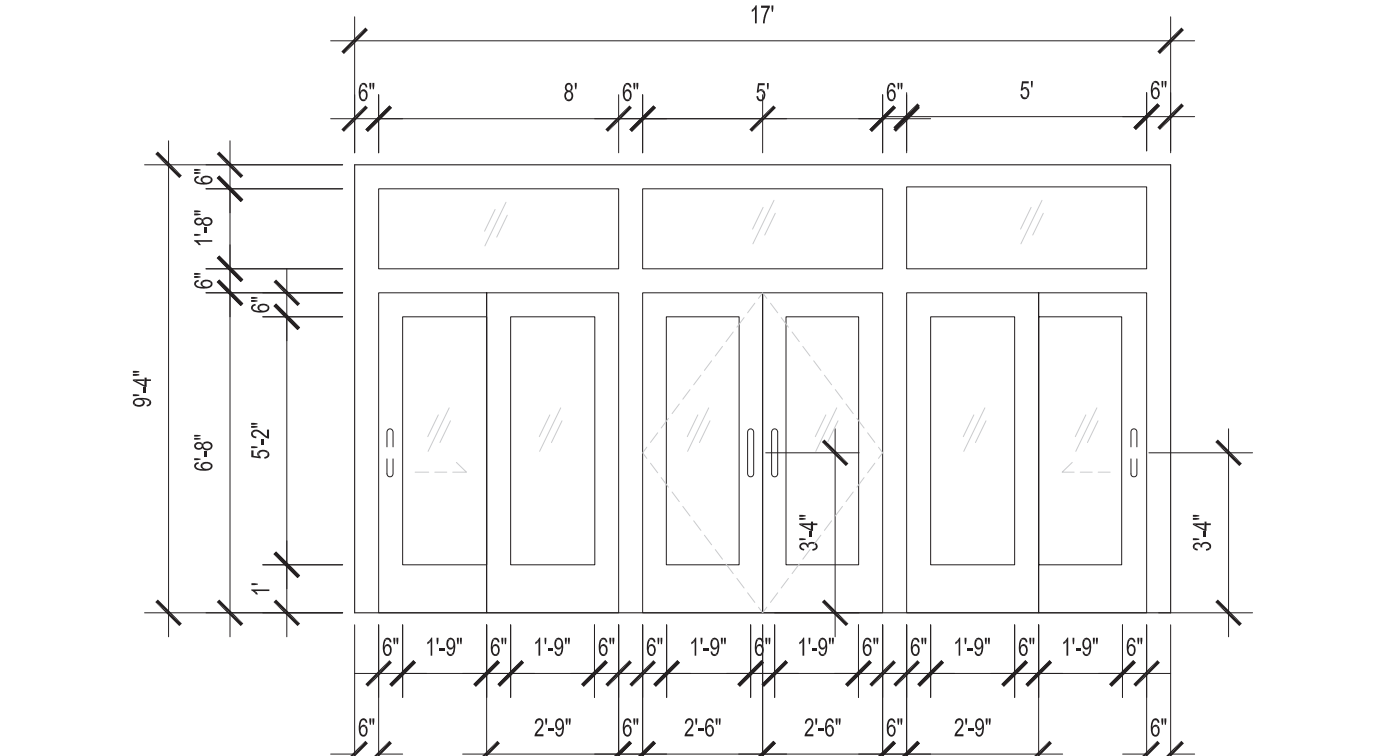
NOTE: GLAZING SHALL BE TEMPERED GLASS UNLESS OTHERWISE NOTED.



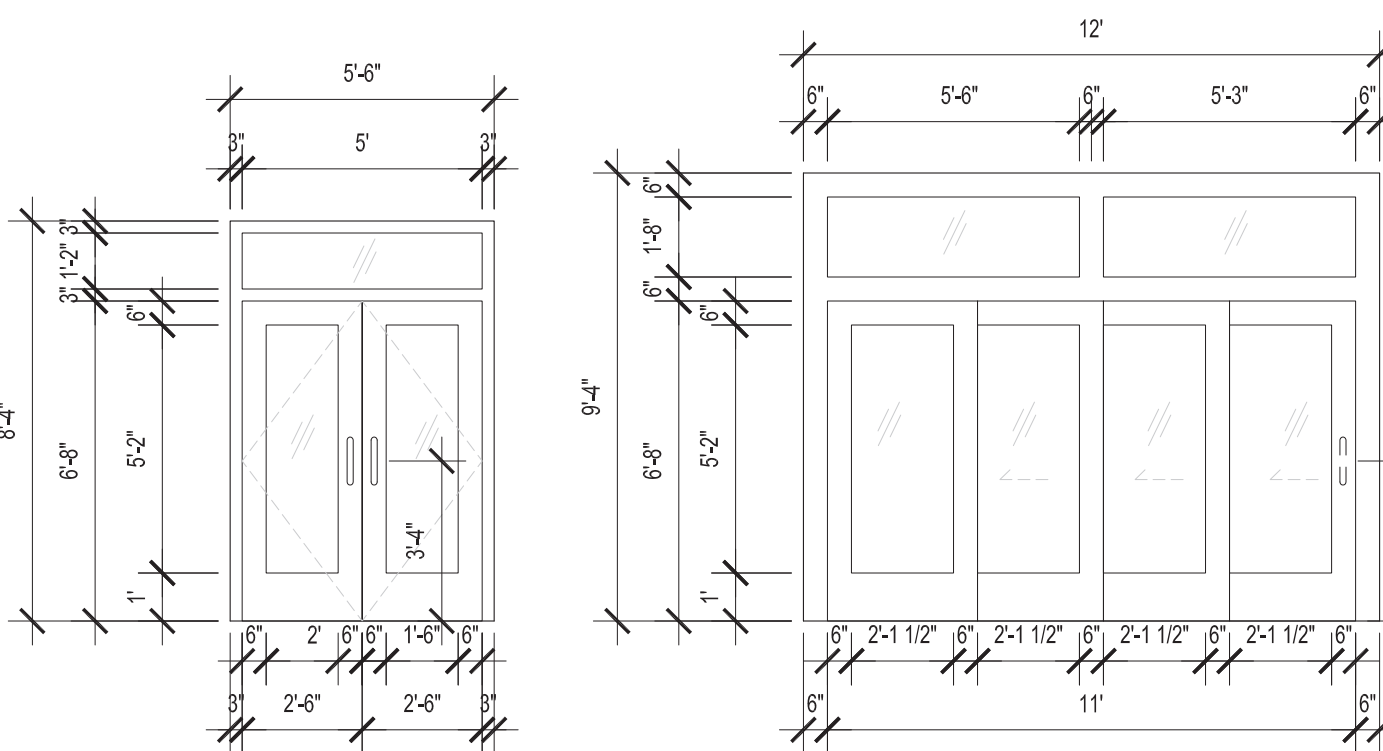
7	WINDOW TYPE B	6	WINDOW TYPE A
	1/4"=1'-0"		1/4"=1'-0"

DOOR SCHEDULE							
TYPE	DOOR					FRAME	
	DOOR SIZE	MATERIAL	FINISH	GLAZING		MATERIAL	FINISH
A	12'-0" 9'-4"	1-3/4"	WOOD	PT/STAIN	1/4" TEMPER	WOOD	PT/STAIN
B	5'-6" 8'-4"	1-3/4"	WOOD	PT/STAIN	1/4" TEMPER	WOOD	PT/STAIN
C	17'-0" 9'-4"	1-3/4"	WOOD	PT/STAIN	1/4" TEMPER	WOOD	PT/STAIN

NOTE: GLAZING SHALL BE TEMPERED GLASS UNLESS OTHERWISE NOTED.

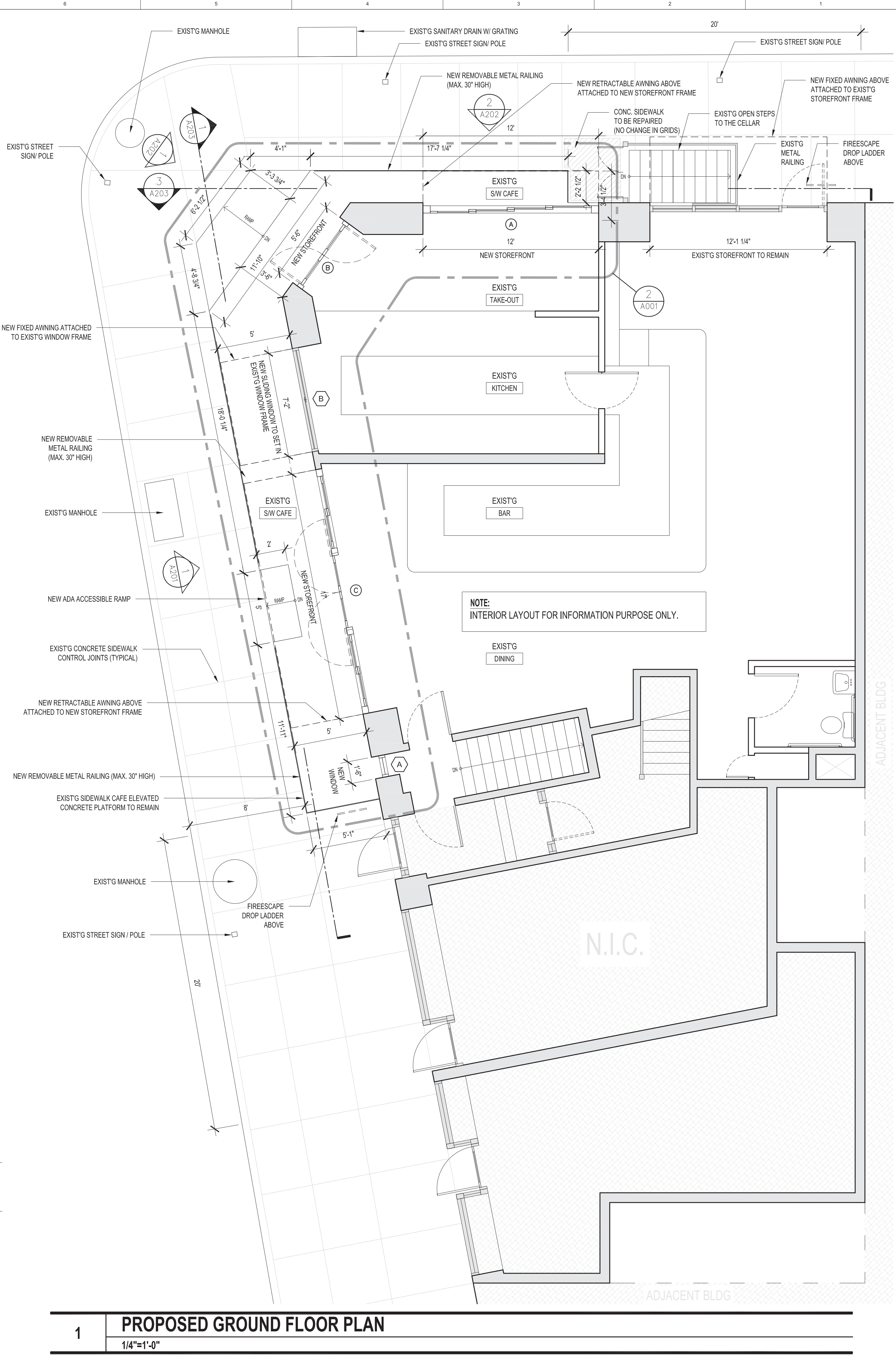


5	DOOR TYPE C
	1/4"=1'-0"



4	DOOR TYPE B	3	DOOR TYPE A
	1/4"=1'-0"		1/4"=1'-0"

2	ENLARGED PLAN W/ SIDEWALK CAFE SEATING
	1/2"=1'-0"



1	PROPOSED GROUND FLOOR PLAN
	1/4"=1'-0"

Architect: IJKIM ARCHITECT, AIA, LEED AP, NCARB Certificate No. 68117
Licenses: NY 032567, NJ 21M01537460, CT ABL010027, MD 16074

Note Legend Key

EXISTING STRUCTURE TO REMAIN

ISSUED FOR L.P.C. 12/12/14
No. Description Date
Project
EXTERIOR RENOVATION - GROUND FLOOR
(EXIST'G SIDEWALK CAFE ENCLOSURE
REMOVAL, NEW STOREFRONT INFILLS,
AWNINGS, RAILINGS, AND SIGNAGES)
Address
162 W 4 ST., NEW YORK, NY 10014

IJKIM ARCHITECT
T: 201.971.4100 F: 201.455.6717 INFO@IJKIMARCHITECT.COM
300 SYLVAN AVE., 2ND FLOOR ENGLEWOOD CLIFFS, NJ 07632

Drawing Title
GROUND FLOOR PLAN,
ENLARGED FLOOR PLAN

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Project No.
141002
Date
12/12/2014
Drawn by
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Note Legend Key

ISSUED FOR L.P.C.		12/12/14
No.	Description	Date
Project		
EXTERIOR RENOVATION - GROUND FLOOR		
(EXIST'G SIDEWALK CAFE ENCLOSURE		
REMOVAL, NEW STOREFRONT INFILLS,		
AWNINGS, RAILINGS, AND SIGNAGES)		
Address		
162 W 4 ST., NEW YORK, NY 10014		

IJKIM ARCHITECT

T: 201.871.4100 F: 201.455.6717 INFO@IJKIMARCHITECT.COM
300 SYLVAN AVE, 2ND FLOOR ENGLEWOOD CLIFFS, NJ 07632

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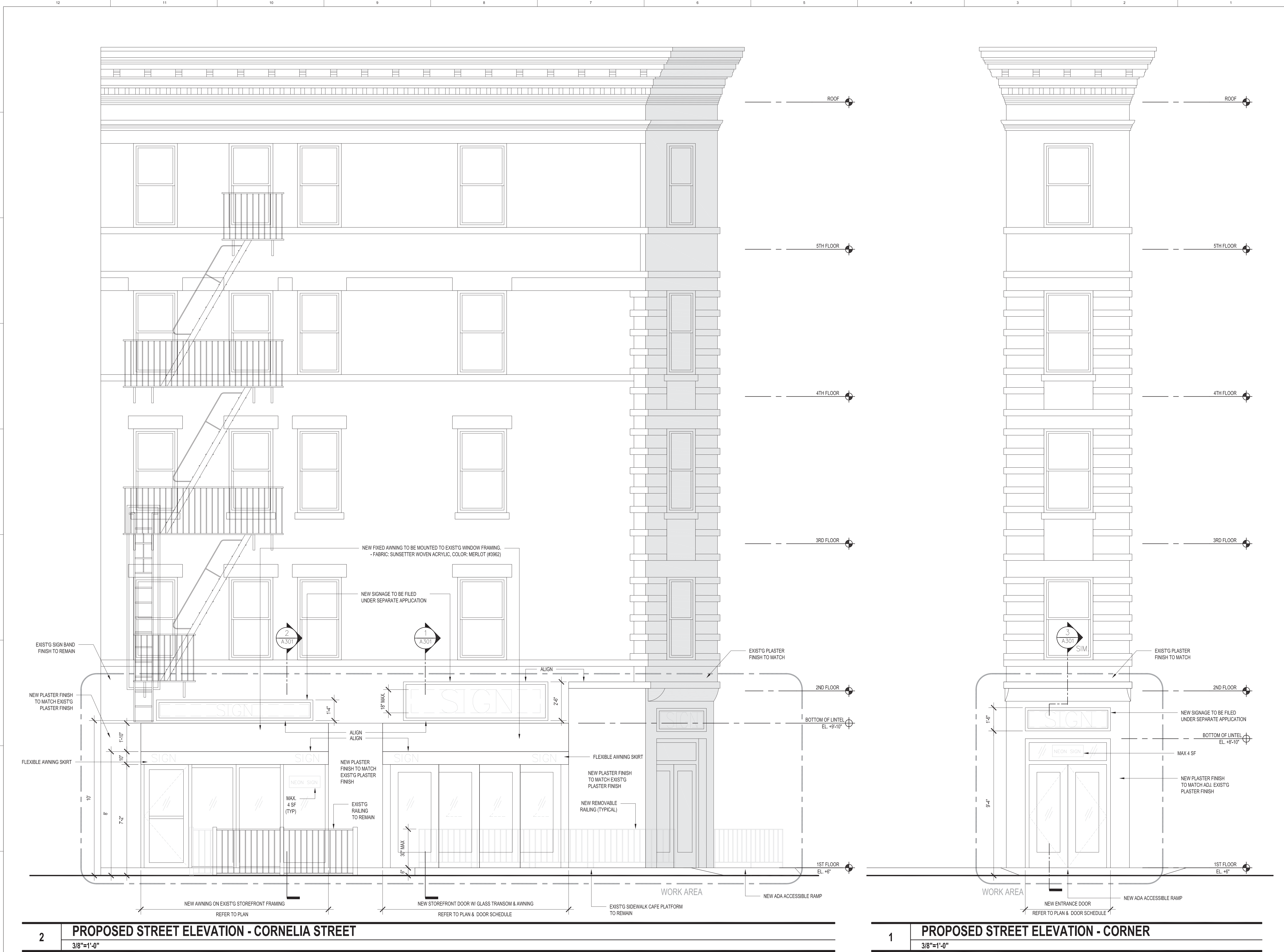
PROPOSED ELEVATIONS - W4TH ST - W/
STOREFRONT INFILL, AWNINGS, AND
FENCES.

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Note Legend Key

No.	ISSUED FOR L.P.C. Description	12/12/14 Date
Project	EXTERIOR RENOVATION - GROUND FLOOR (EXIST'G SIDEWALK CAFE ENCLOSURE REMOVAL, NEW STOREFRONT INFILLS, AWNINGS, RAILINGS, AND SIGNAGES)	
Address	162 W 4 ST., NEW YORK, NY 10014	

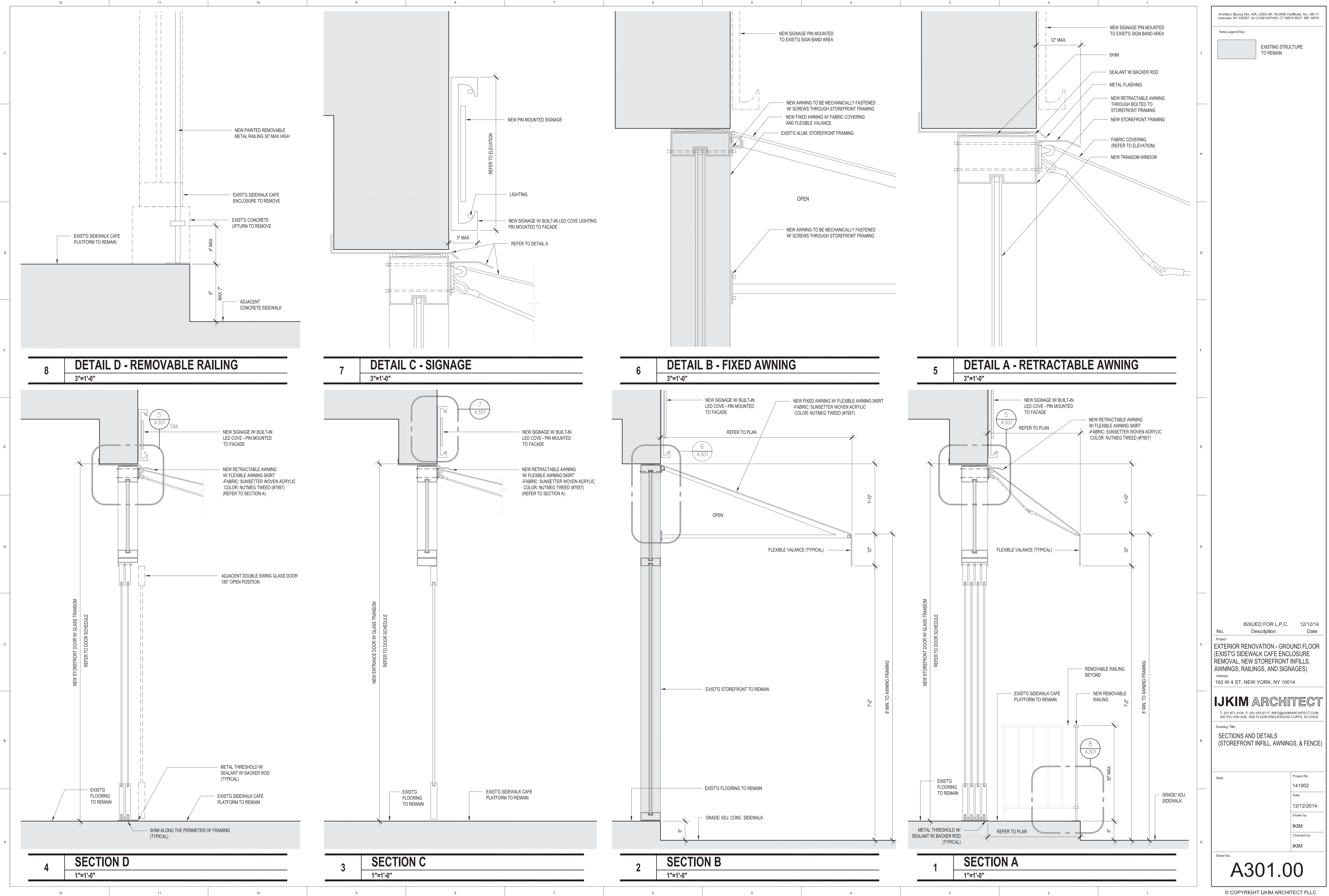
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Drawing Title
PROPOSED ELEVATIONS - CORNER AND CORNELIA ST. - W/ STOREFRONT INFILLS, AWNINGS, AND FENCES.

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EXISTING STRUCTURE TO REMAIN

ISSUED FOR L.P.C. 12/12/14
No. Description Date

Project
EXTERIOR RENOVATION - GROUND FLOOR
(EXIST'G SIDEWALK CAFE ENCLOSURE
REMOVAL, NEW STOREFRONT INFILLS,
AWNINGS, RAILINGS, AND SIGNAGES)
Address
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IJKIM ARCHITECT
T: 201.971.4100 F: 201.455.6717 INFO@IJKIMARCHITECT.COM
300 SYLVAN AVE. 2ND FLOOR ENGLEWOOD CLIFFS, NJ 07632

Drawing Title
SECTIONS AND DETAILS
(STOREFRONT INFILL, AWNINGS, & FENCE)

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	Date 12/12/2014
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