

130 CEDAR STREET

GENERAL NOTES

1. All work shall comply with applicable local and municipal building codes, as well as any and all regulatory agencies, including, but not limited to, OSHA. General Notes shall apply to all drawings.

3. The Contractor shall verify all job conditions, dimensions and details prior to construction, and as anticipated or inferred prior to pricing or bidding. Kernen Associates shall be notified of any discrepancies or omissions which would interfere with the satisfactory completion of the work, prior to the start of any and all work.

4. The Contractor shall have had experience on at least three projects involving qualities and complexities at least equal to those required under all divisions detailed in these drawings. All workmen performing under this work shall be skilled workmen in their respective trades.

5. All work, whether shown or implied, unless specifically questioned, shall be considered fully understood in all respects by the General Contractor, and he will be responsible for any misinterpretations or consequences thereof for all work on all drawings.

6. The Contractor shall review and familiarize himself with the General Notes & Specifications and, determine which notes apply directly to his responsibility. Each subcontractor will be responsible for reviewing the entire set of drawings and noting the work as applicable. All labor, materials, equipment, etc. required for the work as indicated or inferred on the drawings will be deemed and included in all Contractors' costs.

7. Construction Manager shall be responsible to pick up the building permit at the Building Department offices and pay all outstanding fees.

8. Construction Manager shall provide all the drawings, completed paperwork, and certificates of inspection and shall perform all the controlled inspections as required for Building Department approval.

9. Upon completion of the job, the Construction Manager shall submit certificates of inspection and a certificate of substantial completion (A.I.A. Document #6-704).

10. The Construction Manager shall submit in writing all proposals for additional work to the Architect's office for review and approval. No work is to proceed until a signed authorization to proceed is returned to the Construction Manager.

11. The Owner reserves the right to let other contracts in connection with the work of the project. The Construction Manager shall be responsible for coordination of work and establishing schedules for all trades; he shall afford other Contractors reasonable opportunity for the introduction and storage of their materials and equipment and the execution of their work.

12. Contractor shall schedule all work to conform to the General Construction Schedule and shall cooperate with other Contractors in the required Sequential Installation Schedule as approved by the Architect.

13. Drawings are not to be scaled; dimensions govern.

14. All work is to conform to KA drawings and specifications and shall be new and best quality of the kind specified, unless specifically noted for existing to be reused.

15. Each Contractor is to maintain a complete and up-to-date set of drawings on the job at all times, including Contract Documents and Shop Drawings.

16. No material substitutions shall be made. KA will consider material change requests on an individual basis. Contractor shall submit samples and cuts for written approval by KA prior to the start of any work.

17. All manufactured articles, materials, and equipment shall be supplied, installed, connected, erected, used, cleaned, and conditioned as directed by the architect by the manufacturers, unless otherwise specified on the drawings.

18. All Contractors' shop drawings shall be submitted to KA for approval through the Construction Manager prior to work being performed, unless otherwise noted.

20. The Contractor shall be responsible for arranging with Construction Manager the use of elevator or other holding facilities for handling the delivery of materials. The Construction Manager shall be responsible for notifying all subtrades of conditions regarding elevator cab size, door openings, etc. any and all fees involved for the use of the holding facilities will be the responsibility of the Construction Manager.

21. Egress routes and fire stairs shall be kept clear at all times.

22. The Construction Manager shall maintain and operate an on site radio office telephone and fax machine at all times during the course of construction work.

23. Workmen will be assigned one toilet area which the General Contractor will be responsible for cleaning, maintaining, and upon completion of the work, restoring to its original condition.

24. Construction personnel must carry proper identification at all times.

25. All ladders and scaffolding shall be in good operating condition. All damaged ladders, bakers, and rolling scaffolding shall be immediately removed from the job site.

26. All windows shall be kept closed in the work areas.

27. Fire extinguishers must be kept on the job site during construction.

28. The Construction Manager shall be responsible for maintaining the cleanliness of the work area and the areas involved in the delivery of his materials.

29. Construction Manager is responsible to clean up and remove from the premises all waste materials, rubbish, wrappings and salvages as generated by the construction, demolition and/or the delivery and installation of any products, materials, or equipment which is part of the Contract.

30. The Construction Manager will be responsible for all costs incurred for damages caused by his Subcontractors.

31. All existing structural shoring to remain; protect during demolition process.

32. Each Contractor shall have a competent superintendent on the premises at all times when work is in progress.

33. All new shoring required for demolition to be designed by licensed engineer. Signed and sealed shop drawings to be submitted for approval.

DEMOLITION SCHEDULE

1. INTERIOR NON-BEARING PARTITIONS AS INDICATED ON THE CONTRACT DRAWINGS INCLUDING, BUT NOT LIMITED TO: ELEVATOR SHAFT ENCLOSURES, STAIRWAY #1 ENCLOSURE, RESTROOM WALLS.

2. ELEVATOR EQUIPMENT, RAILS, RINGS, AND MOTORS AND ENCLOSURES (FREIGHT ELEVATOR TO REMAIN)

3. ROOF TOP WATER STORAGE TANKS AND RELATED DUNNAGE.

4. PLUMBING FIXTURES AND RELATED PIPING.

5. ELECTRIC SWITCHGEARS AND PANELS IN BASEMENT

6. STEAM PIPES AND PERIMETER RADIATORS.

7. EXTERIOR BRICK PARAPETS AND FACE BRICKS FROM CONCRETE PARAPETS.

8. ALUMINUM WINDOWS AND FRAMES ON THE NORTH AND SOUTH FACADES. (SEE JLC ABATEMENT PACKAGE FOR STEEL CASEMENT WINDOWS AND STEEL FRAMES BENEATH EXISTING ALUMINUM WINDOWS)

9. EXTERIOR MASONRY SPANDREL PANELS AND NON-BEARING BRICK MULLIONS.

10. ROOFTOP BULKHEAD ENCLOSURES AND CONCRETE STRUCTURE EXCEPT FOR STAIRWAY #2.

11. NORTH-END OF MAIN ROOF SLAB AND CONCRETE PARAPET BACKUP AS INDICATED ON CONTRACT DRAWINGS.

12. CONCRETE COLUMNS AND MASONRY WALLS DIRECTLY BENEATH CONCRETE ROOF SLAB TO BE REMOVED, DOWN TO THE 10TH FLOOR SLAB.

13. EXTERIOR MASONRY PLASTER & SHELF ANGLES

14. CONCRETE COLUMNS AND MASONRY WALLS DIRECTLY BENEATH CONCRETE ROOF SLAB TO BE REMOVED, DOWN TO THE 10TH FLOOR SLAB.

15. EXTERIOR MASONRY PLASTER & SHELF ANGLES

16. EXTERIOR MASONRY PLASTER & SHELF ANGLES

17. EXTERIOR MASONRY PLASTER & SHELF ANGLES

18. EXTERIOR MASONRY PLASTER & SHELF ANGLES

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23. EXTERIOR MASONRY PLASTER & SHELF ANGLES

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38. EXTERIOR MASONRY PLASTER & SHELF ANGLES

39. EXTERIOR MASONRY PLASTER & SHELF ANGLES

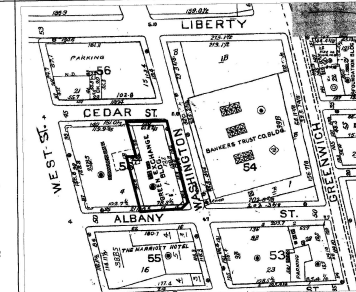
40. EXTERIOR MASONRY PLASTER & SHELF ANGLES

41. EXTERIOR MASONRY PLASTER & SHELF ANGLES

42. EXTERIOR MASONRY PLASTER & SHELF ANGLES

43. EXTERIOR MASONRY PLASTER & SHELF ANGLES

SITE PLAN



BUILDING CODE DATA

SITE:
BLOCK: 56 LOTS 1 & 3
130 CEDAR STREET
NEW YORK, NEW YORK

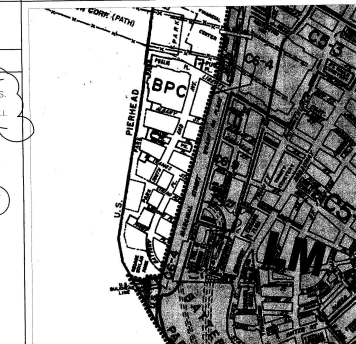
BUILDING DEPARTMENT NOTES

- Building is to be examined under Old Code.
- Building is Class 1 Fireproof Construction
- Existing COC complies; no change to use, occupancy, zoning, fire protection or egress.
- Items subject to controlled inspection: None.
- All work shall comply with NYCDOB requirements, rules, and regulations.

ZONING DATA

ZONING DISTRICT: C6-9, LOWER MANHATTAN SPECIAL DISTRICT

ZONING MAP



DRAWING LIST

- D1-0 TITLE PAGE
- D1-1 INTERIOR DEMOLITION FLOOR PLANS
- D1-2 EXTERIOR FACADE DEMOLITION AND RESTORATION DRAWINGS

SIGN & SEAL

TYPE-WRITTEN SPECIFICATION IS PART OF CONTRACT DOCUMENTS

130 CEDAR STREET NEW YORK, NEW YORK SELECTIVE DEMOLITION & FACADE RESTORATION

OWNER:
CEDAR & WASHINGTON STREET
ASSOCIATES, LLC

ARCHITECT:
KERNEN ASSOCIATES
ARCHITECTS AND PLANNING CONSULTANTS
110 West 18th Street New York, New York 10011
Tel: 212-238-8331 Fax: 212-238-6476

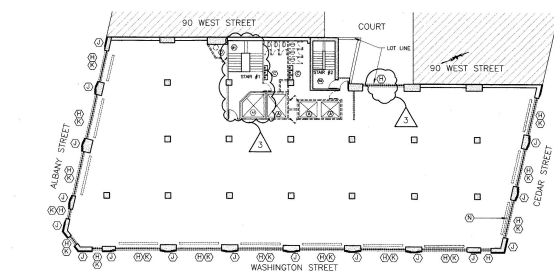
STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES
100 West 18th Street New York, New York 10011
Tel: 212-238-1700 Fax: 212-238-5449

SEAL OF ENGINEER:
LORING
CONSULTING ENGINEER
110 West 18th Street New York, New York 10011
Tel: 212-238-1700 Fax: 212-238-1702

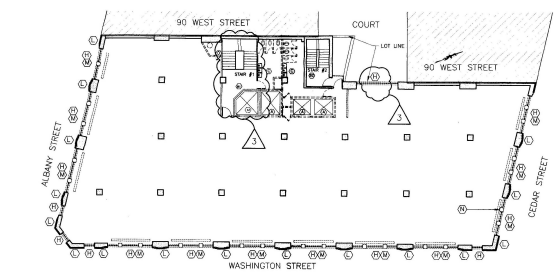
SELECTIVE DEMOLITION & FACADE RESTORATION TITLE PAGE

DATE: 01-10-04
SCALE: AS SHOWN
SHEET: 1 OF 1
PROJECT: 130 CEDAR STREET

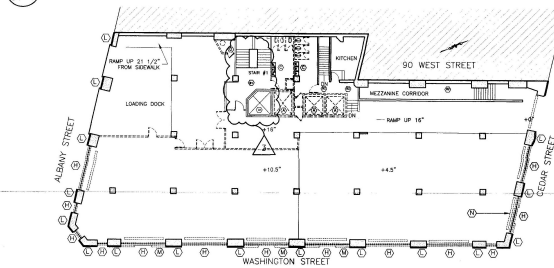
A1-0



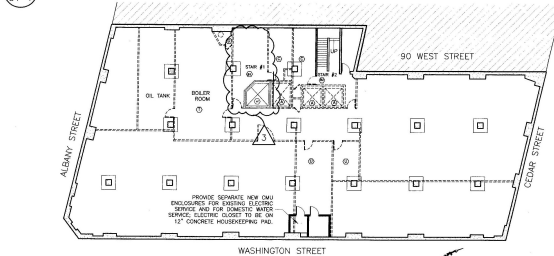
4 FLOORS 3-9 DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"



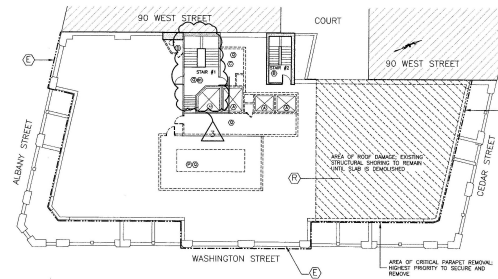
3 2ND FLOOR DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"



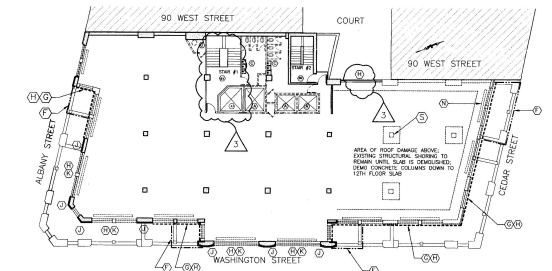
2 GROUND DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"



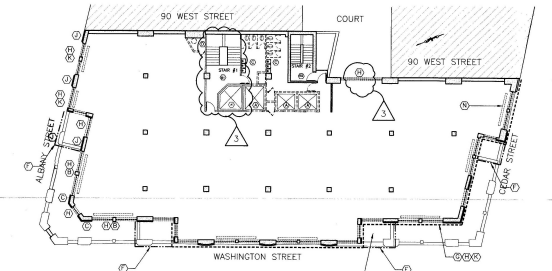
1 BASEMENT DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"



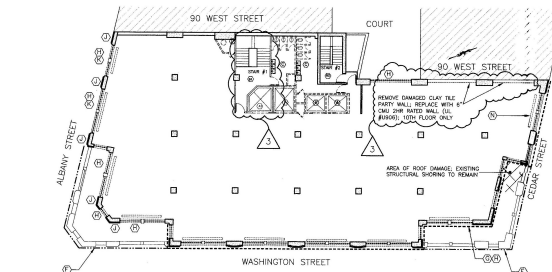
8 ROOF DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"



7 12TH FLOOR DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"

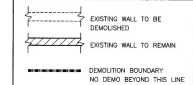


6 11TH FLOOR DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"



5 10TH FLOOR DEMO PLAN
D1-1 SCALE: 1/16" = 1'-0"

LEGEND:



GENERAL NOTES:

1. PLANS SHOW DEMOLITION LOCATIONS.
2. REMOVE PLASTERED WINDOW COVERS IN WORK AREA. RESTORE WINDOW COVERS NIGHTLY AT LOCATIONS WHERE ENTRY TO THE BUILDING IS POSSIBLE.

DEMO NOTES:

- (A) EXISTING FREIGHT ELEVATOR ENCLOSURE AND EQUIPMENT TO BE DEMOLISHED AND RESTORED. PROVIDE CEILING APPROVED RAILINGS AROUND ALL OPEN SHAFTS.
- (B) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #1 TO REMAIN.
- (C) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #2 TO REMAIN.
- (D) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #3 TO REMAIN.
- (E) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #4 TO REMAIN.
- (F) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #5 TO REMAIN.
- (G) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #6 TO REMAIN.
- (H) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #7 TO REMAIN.
- (I) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #8 TO REMAIN.
- (J) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #9 TO REMAIN.
- (K) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #10 TO REMAIN.
- (L) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #11 TO REMAIN.
- (M) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #12 TO REMAIN.
- (N) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #13 TO REMAIN.
- (O) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #14 TO REMAIN.
- (P) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #15 TO REMAIN.
- (Q) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #16 TO REMAIN.
- (R) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #17 TO REMAIN.
- (S) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #18 TO REMAIN.
- (T) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #19 TO REMAIN.
- (U) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #20 TO REMAIN.
- (V) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #21 TO REMAIN.
- (W) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #22 TO REMAIN.
- (X) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #23 TO REMAIN.
- (Y) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #24 TO REMAIN.
- (Z) EXISTING FIRE STAIR RAILINGS AND ENCLOSURE #25 TO REMAIN.

- (A) EXISTING BRICK PLASTER TO BE REMOVED. REMOVE FACE-BRICK, BRICK BACK-UP, WALL (IF ANY) & SHELF ANGLES BACK TO STRUCTURAL CONCRETE.
- (B) EXISTING BRICK PLASTER TO BE REMOVED. REMOVE FACE-BRICK, BRICK BACK-UP, WALL (IF ANY) & SHELF ANGLES BACK TO STRUCTURAL CONCRETE.
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- (Y) EXISTING BRICK PLASTER TO BE REMOVED. REMOVE FACE-BRICK, BRICK BACK-UP, WALL (IF ANY) & SHELF ANGLES BACK TO STRUCTURAL CONCRETE.
- (Z) EXISTING BRICK PLASTER TO BE REMOVED. REMOVE FACE-BRICK, BRICK BACK-UP, WALL (IF ANY) & SHELF ANGLES BACK TO STRUCTURAL CONCRETE.

130 CEDAR STREET
NEW YORK, NEW YORK

SELECTIVE DEMOLITION & FACADE RESTORATION

OWNER
CEDAR & WASHINGTON STREET
ASSOCIATES, LLC

ARCHITECT
KOREN ASSOCIATES
ARCHITECTS AND PLANNING CONSULTANTS
100 WEST STREET, NEW YORK, NEW YORK 10011
Tel: 212-268-8033 Fax: 212-268-6476

STRUCTURAL ENGINEERS
SEVERED & ASSOCIATES
CONSULTING ENGINEERS P.C.
18 WEST STREET, NEW YORK, NEW YORK 10011
Tel: 212-268-3700 Fax: 212-268-3440

MERPP ENGINEERS
LONGONE
CONSULTING ENGINEERS
110 PARK PLACE, NEW YORK, NEW YORK 10011
Tel: 212-268-7400 Fax: 212-268-7382

PROJECT TITLE

FLOOR PLAN

DATE: AS SHOWN

PROJ: 01

CREATED BY: N.Y.C.

DATE: 01/01/01

DATE: 01/01/01

DATE: 01/01/01

DATE: 01/01/01

DATE: 01/01/01

DATE: 01/01/01

DATE: 01/01/01

DATE: 01/01/01

DATE: 01/01/01

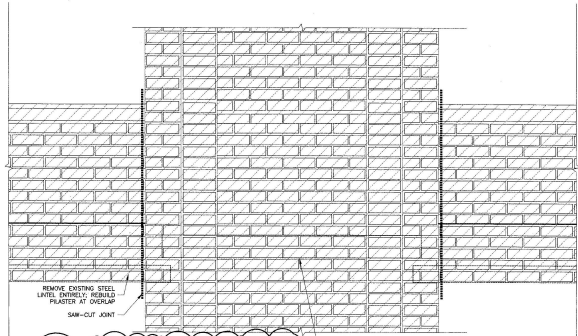
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DATE: 01/01/01

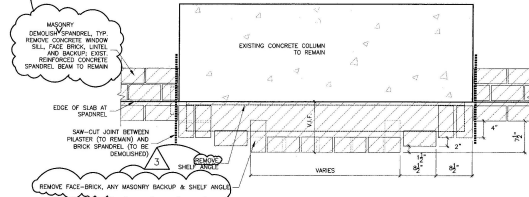
SIGN & SEAL

TYPE-WRITTEN SPECIFICATION IS
PART OF CONTRACT DOCUMENTS

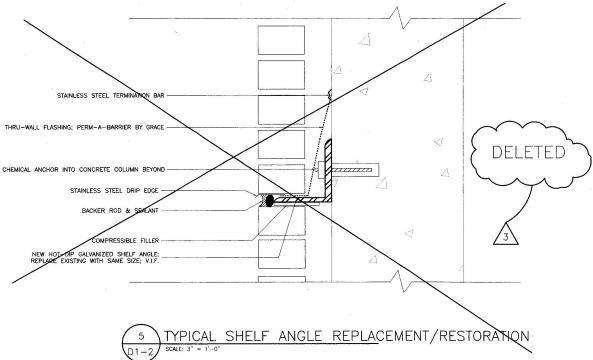
D1-1



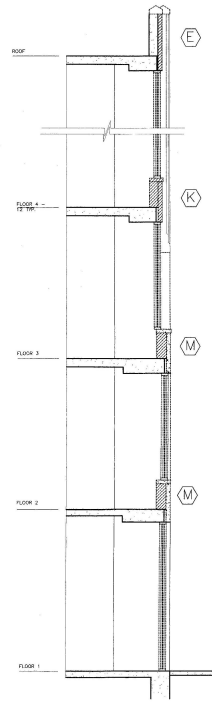
7 DETAIL ELEVATION BRICK PILASTER/SPANDREL
D1-2 SCALE: 1/2" = 1'-0"



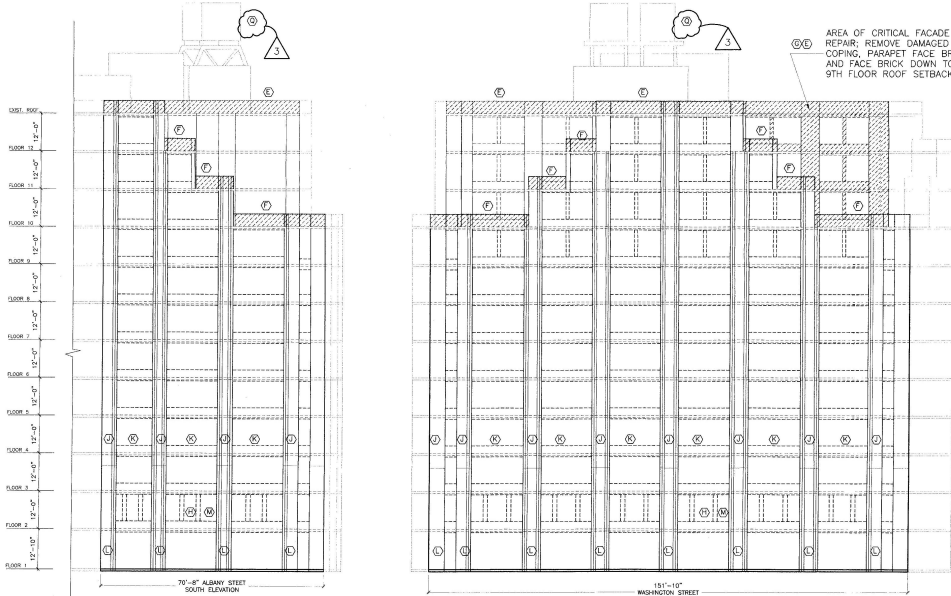
5 DETAIL PLAN BRICK PILASTER/SPANDREL
D1-2 SCALE: 1/2" = 1'-0"



5 TYPICAL SHELF ANGLE REPLACEMENT/RESTORATION
D1-2 SCALE: 3" = 1'-0"

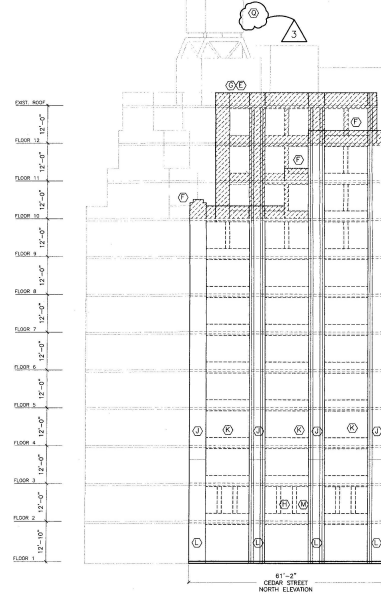


4 TYP. SECTION THRU SPANDREL
D1-2 SCALE: 1/4" = 1'-0"



3 ALBANY STREET FACADE (SOUTH)
D1-2 SCALE: 1/32" = 1'-0"

2 WASHINGTON STREET FACADE (EAST)
D1-2 SCALE: 1/32" = 1'-0"



1 CEDAR STREET FACADE (NORTH)
D1-2 SCALE: 1/16" = 1'-0"

LEGEND:

	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	DEMOLITION BOUNDARY NO DEMO BEYOND THIS LINE

- GENERAL NOTES:
- PLANS SHOW APPROXIMATE LOCATIONS.
 - REMOVE PLYWOOD WINDOW COVERS IN WORK AREA. RESTORE WINDOW COVERS NIGHTLY AT LOCATIONS WHERE ENTRY TO THE BUILDING IS POSSIBLE.
 - EXISTING ELEVATOR ENCLOSURES AND EQUIPMENT TO BE DEMOLISHED AND REMOVED. PROVIDE OSHA APPROVED RAILINGS AROUND ALL OPEN SHAFTS.
 - EXISTING FIRE STAIR BALUNES AND ENCLOSURE #1 TO REMAIN.
 - EXISTING FIRESTAIR #1 TO REMAIN. DEMOLISH ENOUGH AND REMOVED CONCRETE STEEL REINFORCED BLOCK WALLS TO EXPOSE EXISTING RAILINGS. REMOVE ALL OPEN SHAFTS.
 - EXISTING FIRESTAIR #2 TO REMAIN. MAINTAIN GUESSES PATH AT ALL TIMES. REMOVE DAMAGED DOORS, BALCONY RAILINGS TO REMAIN.
 - EXISTING RESTROOMS TO BE DEMOLISHED. REMOVED ALL FIXTURES, PIPES AND WALLS.
 - EXISTING BOILER FLUE & ENCLOSURE TO BE DEMOLISHED AND REMOVED. PROVIDE OSHA APPROVED RAILINGS AROUND ALL OPEN SHAFTS.
 - CONCRETE DEMOLITION: REMOVE EXISTING TO SHELF ANGLE. CONCRETE BRICK DOWN TO REMAIN, UNLESS ADJACENT SLAB IS BEING REMOVED.
 - PARAPET DEMOLITION: REMOVE EXISTING CONCRETE COPING AND BRICK PARAPET DOWN TO SLAB & SHELF ANGLE.
 - REMOVE FACE BRICK AND BRICK INFILL DOWN TO STRUCTURAL CONCRETE.
 - REMOVE ALUMINUM WINDOWS & WINDOW FRAMES ON NORTH & SOUTH FACADES (SEE T.C. AMBIENT PACKAGE FOR ORIGINAL STEEL, CRUISEMAN WINDOWS AND FRAMES).
 - PLASTER TO BE RESTORED. RE-ANCHOR WINDOW INTERIERS. REPLACE EXISTING SHELF ANGLE. ADD FLASHING & KEEPS. REPLACE DAMAGED WINDOW COVERS AND REPORT (AS PER SPECIFICATION).
 - SPANDREL TO BE REMOVED. REMOVE SILL, FACE-BRICK, BRICK BACK-UP WALL (IF ANY) & SHELF ANGLE BACK TO STRUCTURAL CONCRETE.
 - SPANDREL TO BE REMOVED. REMOVE SILL, FACE-BRICK, BRICK BACK-UP WALL (IF ANY) & SHELF ANGLE BACK TO STRUCTURAL CONCRETE.
 - REMOVE CONC. VENEER PANELS AND RELATED SHELF ANGLES AND ANCHORS.
 - REMOVE CONC. VENEER PANELS AND RELATED SHELF ANGLES AND ANCHORS.
 - REMOVE EXISTING STEAM PIPES AND PERIMETER RADIATORS.
 - REMOVE WATER STORAGE TANKS AND RELATED DRAINAGE.
 - REMOVE ROOF BULKHEADS AND CONCRETE STRUCTURE DOWN TO MAIN ROOF STRUCTURE.
 - REMOVE CONCRETE ROOF SLAB AND CONCRETE PARAPET BACKUP WALL.
 - REMOVE CONCRETE COLUMNS AND NON-BEARING MASONRY PARTITIONS DOWN TO 12TH FLOOR SLAB.
 - REMOVE BOILERS AND ASSOCIATED FUEL STORAGE TANKS.
 - REMOVE EXISTING ELECTRIC SWITCHGEAR AND PANELS.

	11-09-04 PERMIT REVISIONS (C&D) DRAWN
	11-04-04 REVISION FOR CONSTRUCTION (C&D) DRAWN
	07-06-04 FOR RIB AND PERMIT REVISION
DATE	DATE

130 CEDAR STREET
NEW YORK, NEW YORK
SELECTIVE DEMOLITION
& FACADE RESTORATION

OWNER:
CEDAR & WASHINGTON STREET
ASSOCIATES, LLC

ARCHITECT:
KONEN ASSOCIATES
ARCHITECTS AND PLANNING CONSULTANTS
4 West 2nd Street New York, New York 10011
Tel: 212-266-4333 Fax: 212-263-4476

STRUCTURAL ENGINEERS:
SEVERID ASSOCIATES
CONSULTING ENGINEERS LLC
18 East 2nd Street New York, New York 10016
Tel: 212-786-1700 Fax: 212-688-5448

MEP-PE ENGINEERS:
LORING
CONSULTING ENGINEERS
27 Penn Plaza New York, New York 10001
Tel: 212-663-7400 Fax: 212-663-7582

SIGN & SEAL

ELEVATIONS & DETAILS

TYPE-WRITTEN SPECIFICATION IS PART OF CONTRACT DOCUMENTS

SCALE: AS SHOWN
DRAWN BY: XXX
CHECKED BY: M.H.

D1-2