

190 BOWERY

RFR REALTY

04.08.2015





1898



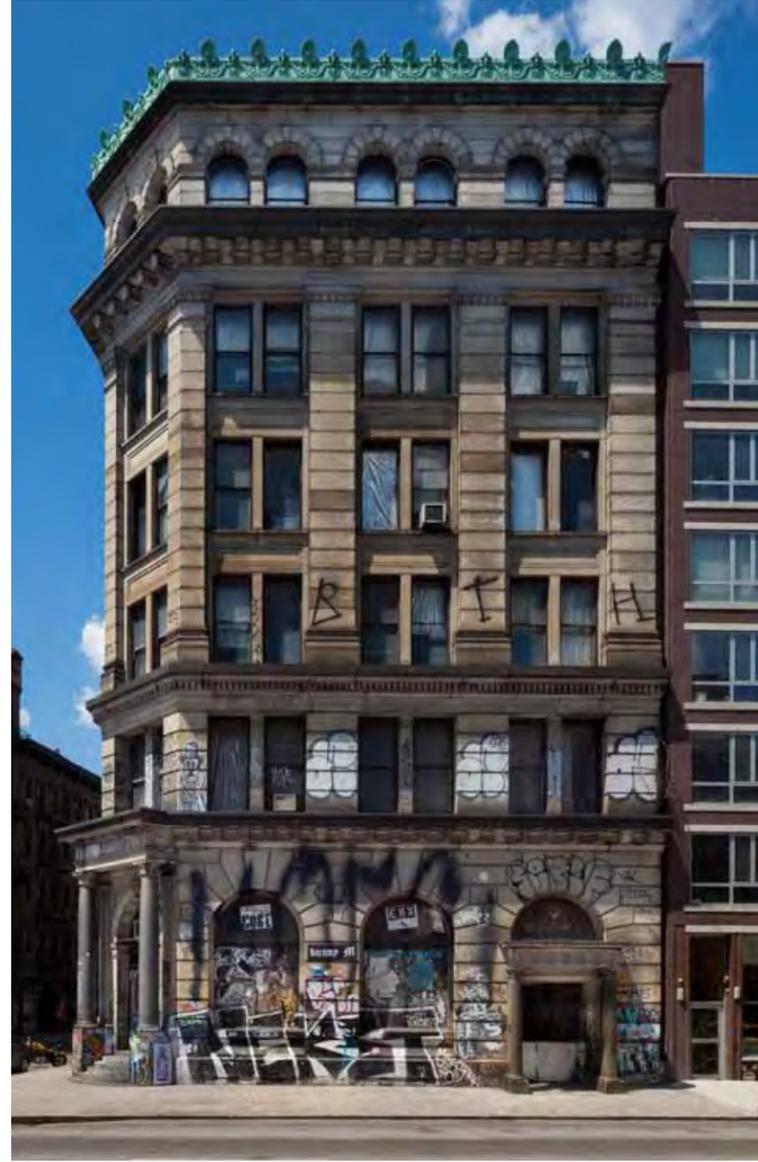
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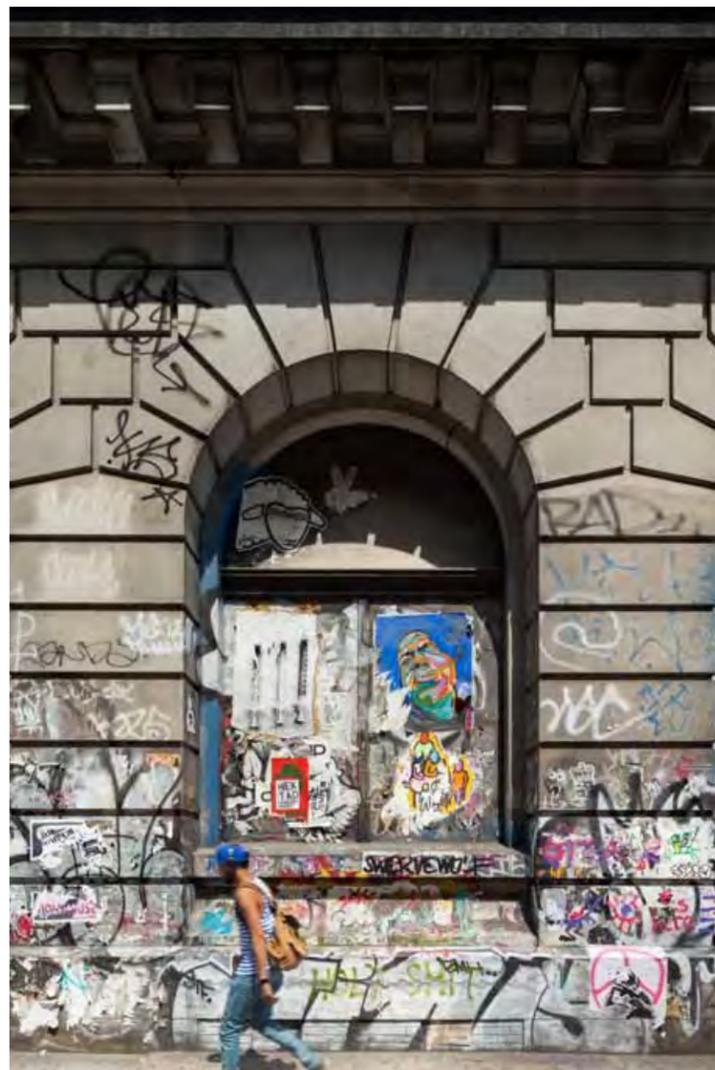
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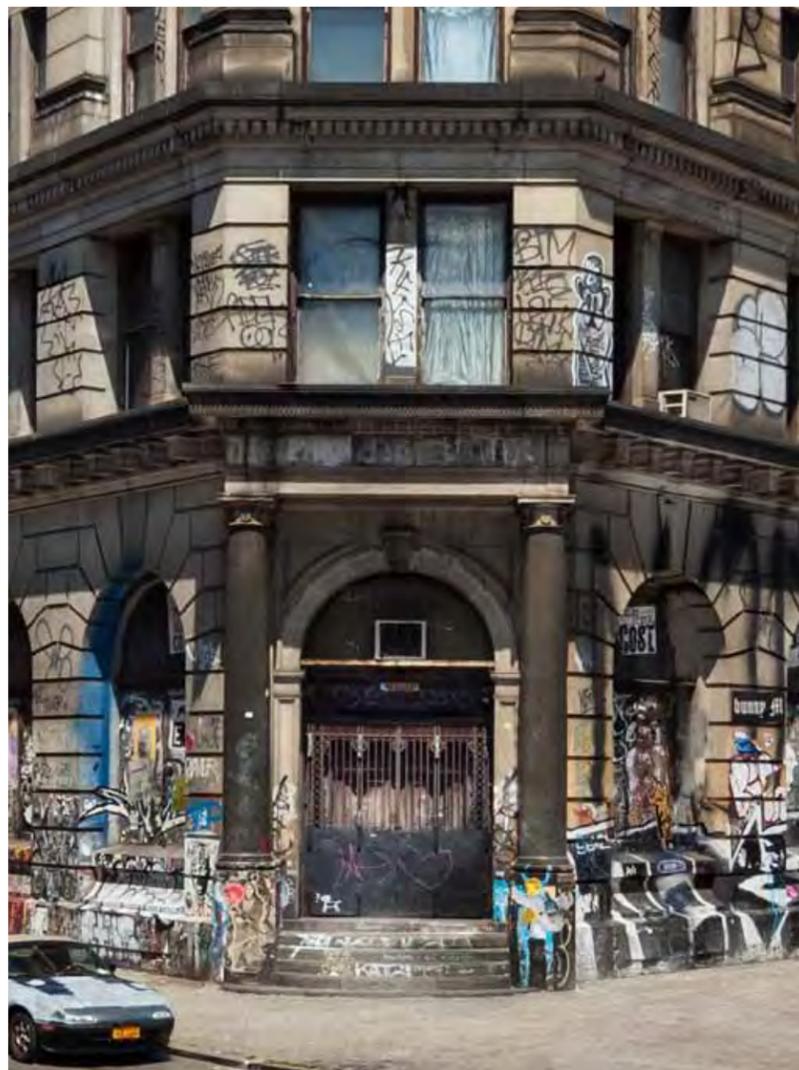
BOWERY



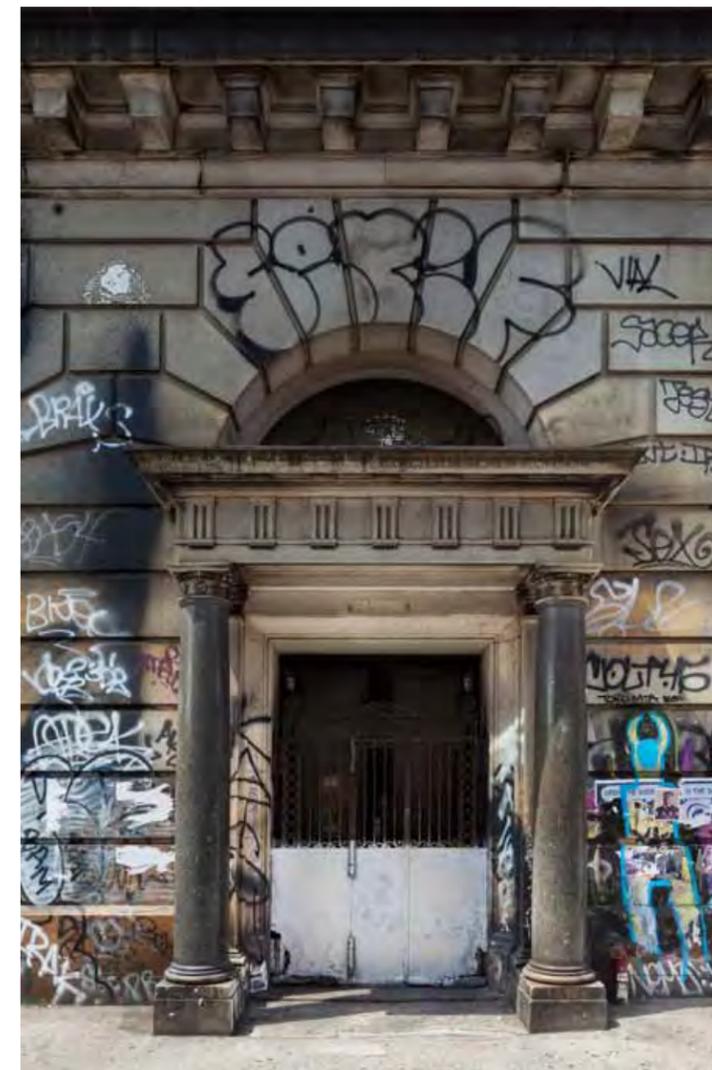
SPRING ST.



TYPICAL SPRING ST. BAY

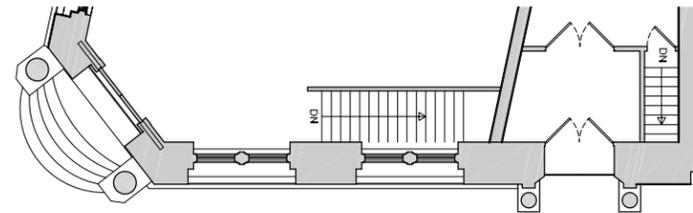
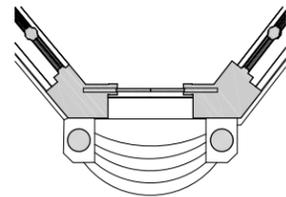


MAIN ENTRY



BOWERY ENTRY







RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

RESTORE GATES AND FIX IN OPEN POSITION

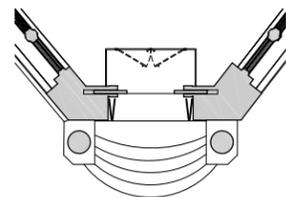
RESTORE SLIDING POCKET DOORS

RESTORE WOOD MULLIONS AND TRANSOM BARS

RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

BANK HALL LEVEL
EL. ±2'-6"

LOBBY LEVEL
EL. ±0'-1/2"

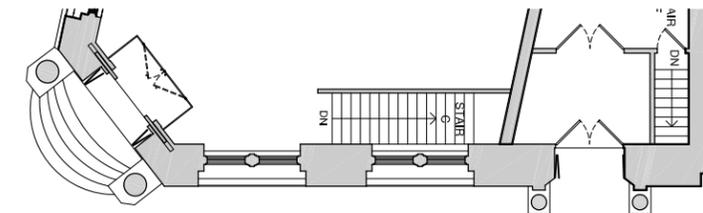


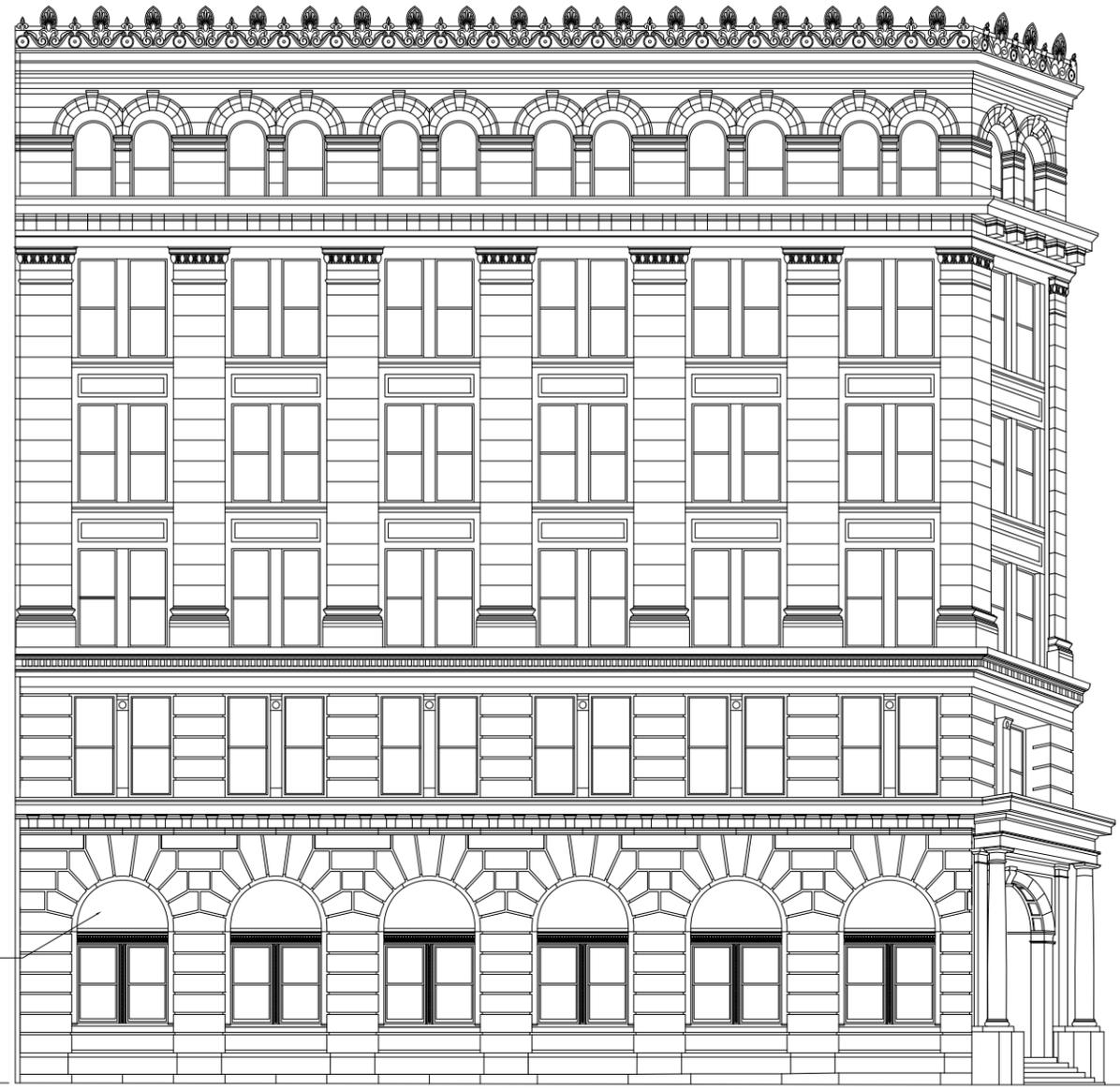
RESTORE DECORATIVE-GLASS TRANSOMS

RESTORE GATES AND FIX IN OPEN POSITION

BANK HALL LEVEL
EL. ±2'-6"

LOBBY LEVEL
EL. ±0'-1/2"

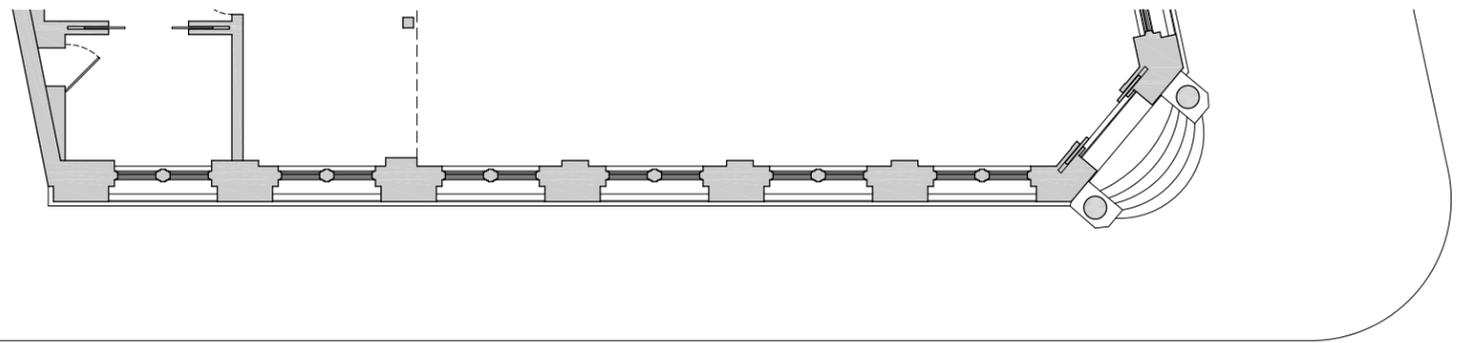


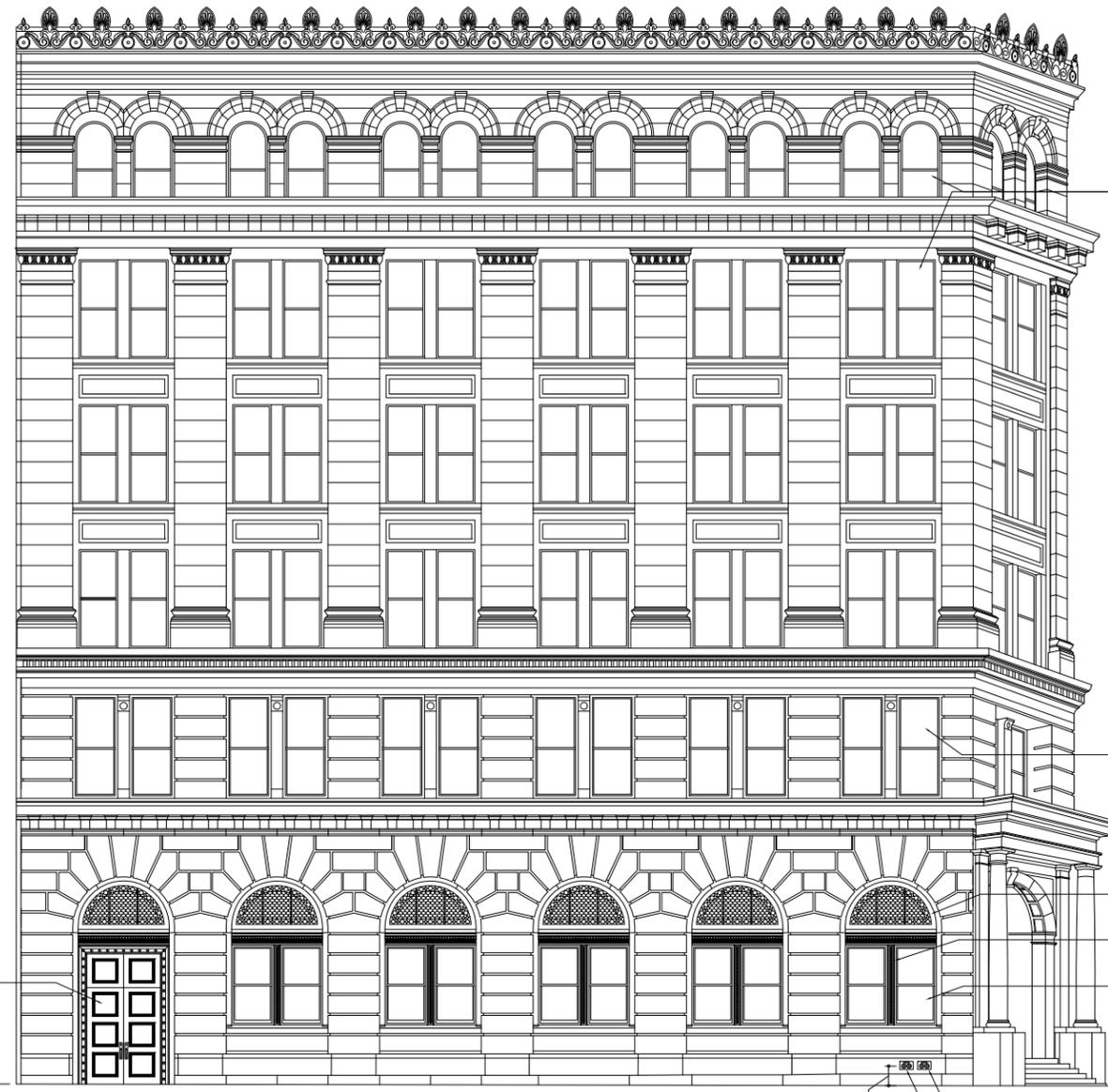


DECORATIVE TRANSOM
EXISTS BEHIND OPAQUE
COVERING

BANKING HALL LEVEL
EL.± 2'-6"

ADA LOBBY LEVEL
EL.± 0'-0"





RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

RESTORE DECORATIVE-GLASS TRANSOMS

RESTORE WOOD MULLIONS AND TRANSOM BARS

RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

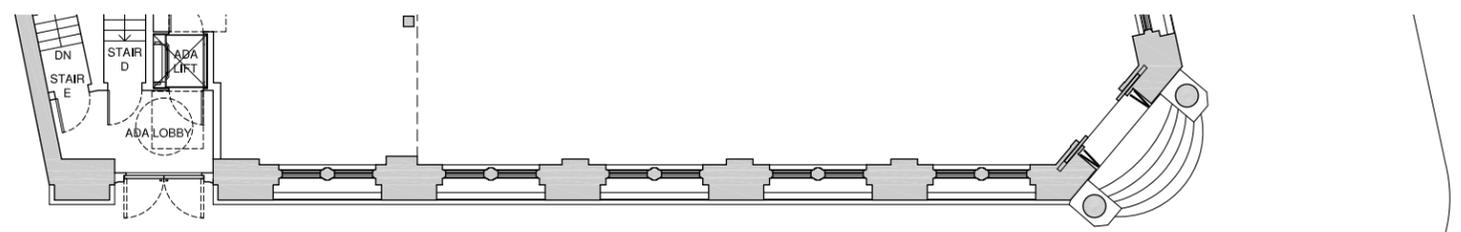
NEW SPRINKLER AND STANDPIPE SIAMESE CONNECTIONS

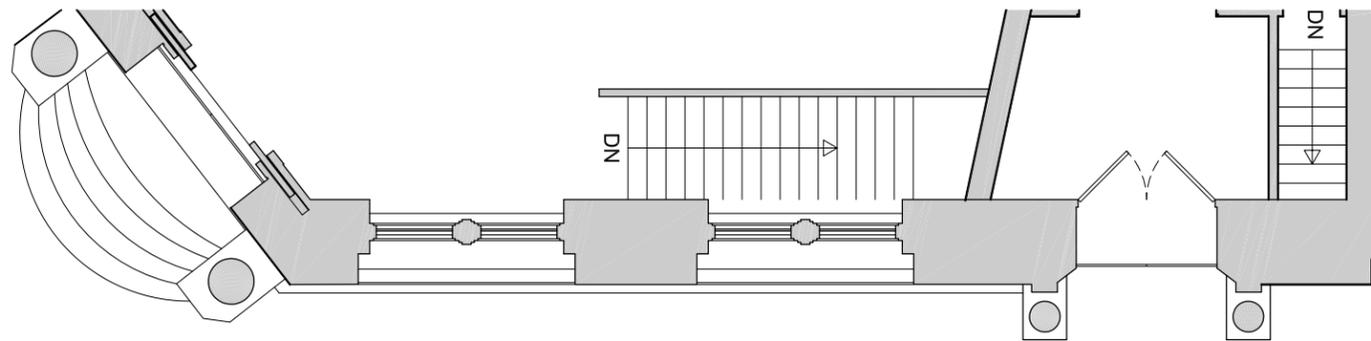
NEW DOOR AT EXISTING WINDOW BAY

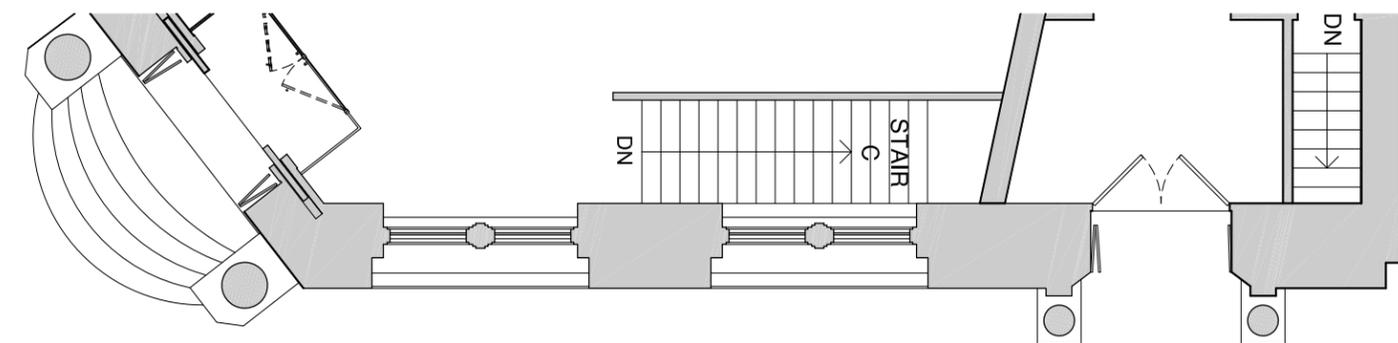
BANKING HALL LEVEL
EL. ± 2'-6"

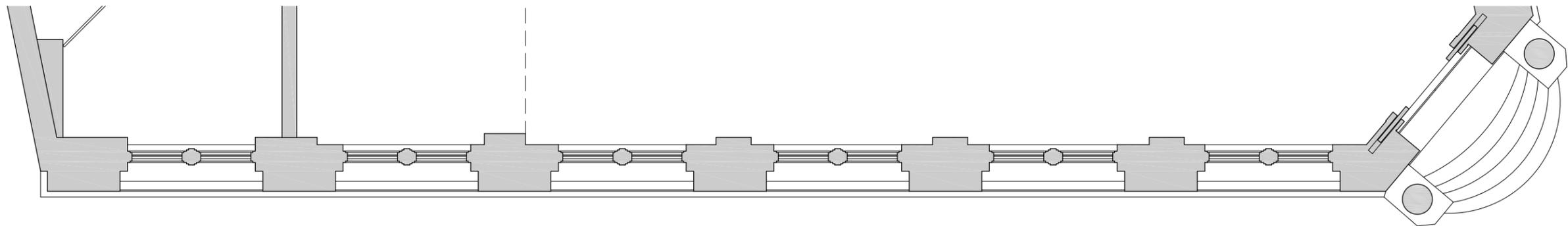
ADA LOBBY LEVEL
EL. ± 0'-0"

18"











RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

RESTORE DECORATIVE-GLASS TRANSOMS

RESTORE WOOD MULLIONS AND TRANSOM BARS

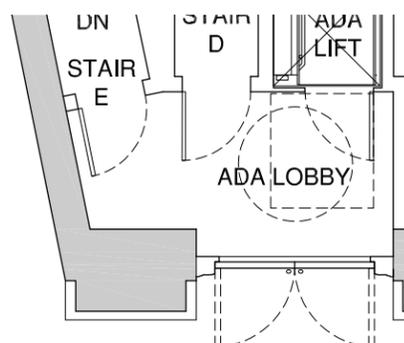
RESTORE OR REPLACE DOUBLE-HUNG WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH PROFILE, CONFIGURATION, AND OPERATION OF EXISTING

NEW SPRINKLER & STANDPIPE SIAMESE CONNECTIONS

NEW DOOR AT EXISTING WINDOW BAY

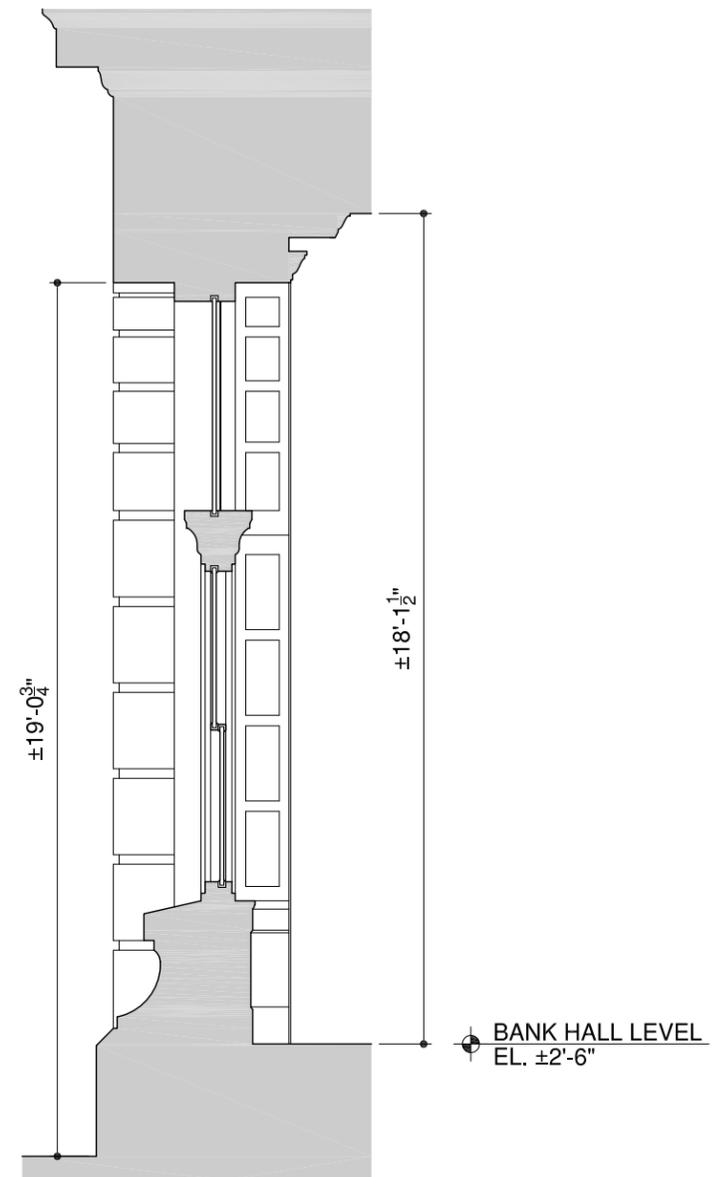
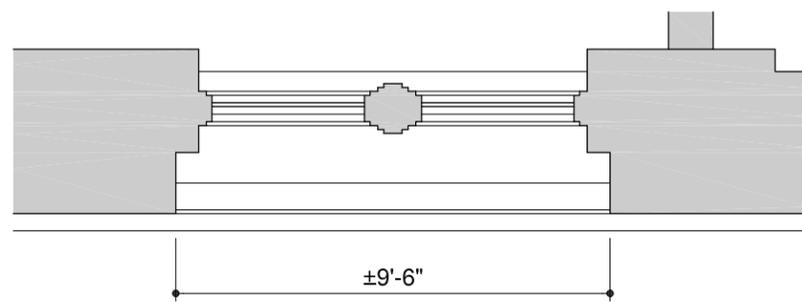
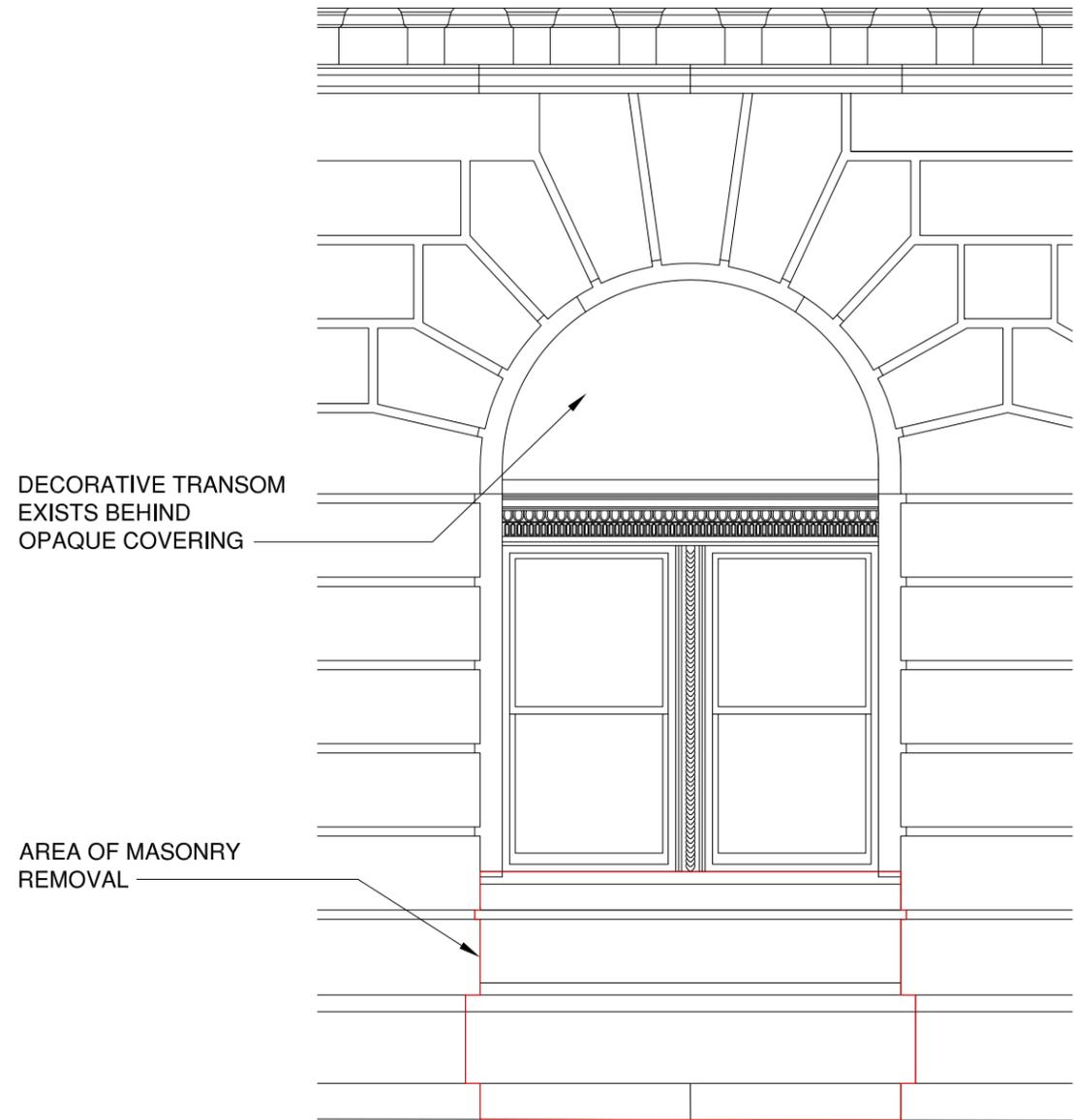
BANKING HALL LEVEL
EL. ± 2'-6"

ADA LOBBY LEVEL
EL. ± 0'-0"



18"







RESTORE
DECORATIVE-GLASS
TRANSOM

RESTORE WOOD
TRANSOM BAR

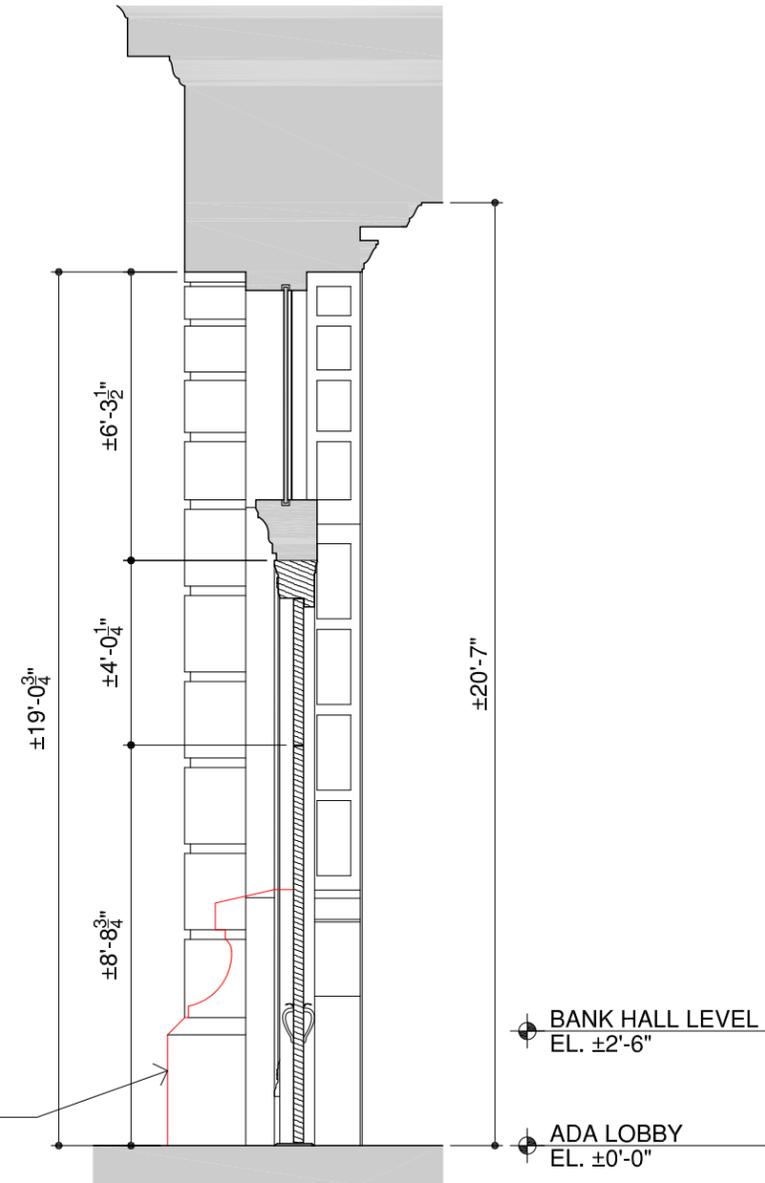
NEW WOOD FRAME

NEW FIXED WOOD
PANELS

NEW WOOD DOORS TO
MATCH FINISH AND
PROFILE OF EXISTING
MAIN ENTRY DOORS

AREA OF MASONRY
REMOVAL

DASHED LINE OF REMOVED
STONE TO BE REUSED AS
RETURN MASONRY AT
STONE BASE



$\pm 6'-3\frac{1}{2}"$

$\pm 4'-0\frac{1}{4}"$

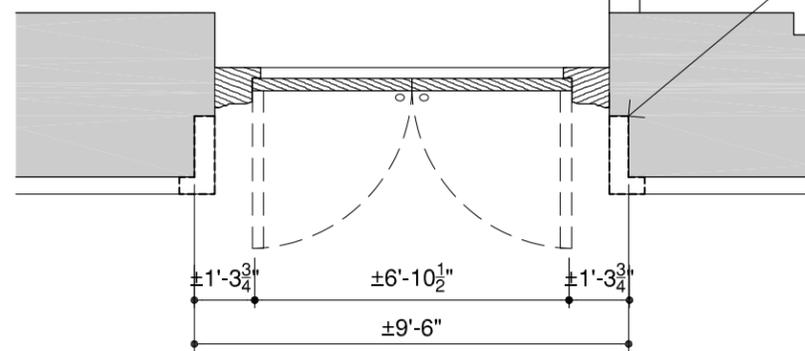
$\pm 8'-8\frac{3}{4}"$

$\pm 19'-0\frac{3}{4}"$

$\pm 20'-7"$

BANK HALL LEVEL
EL. $\pm 2'-6"$

ADA LOBBY
EL. $\pm 0'-0"$

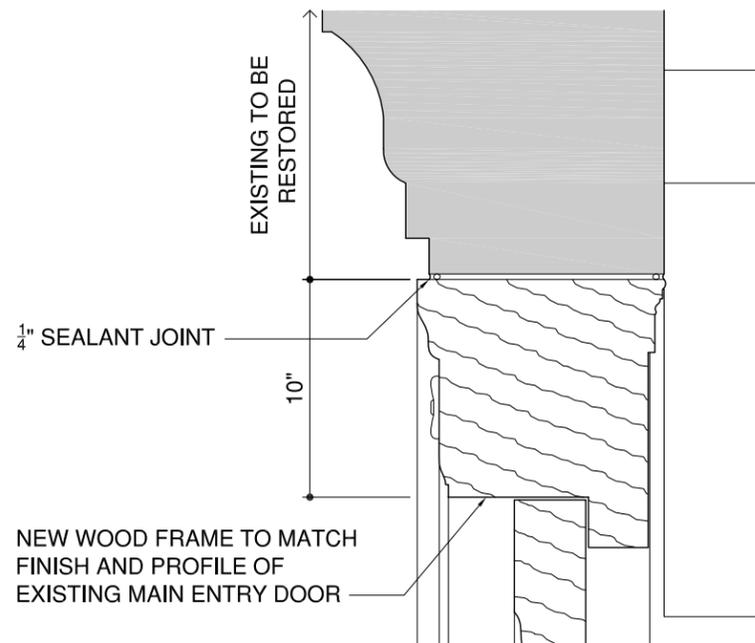


$\pm 1'-3\frac{3}{4}"$

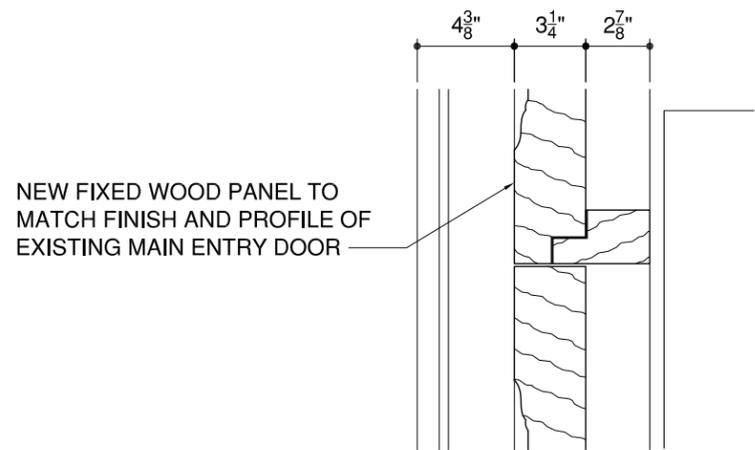
$\pm 6'-10\frac{1}{2}"$

$\pm 1'-3\frac{3}{4}"$

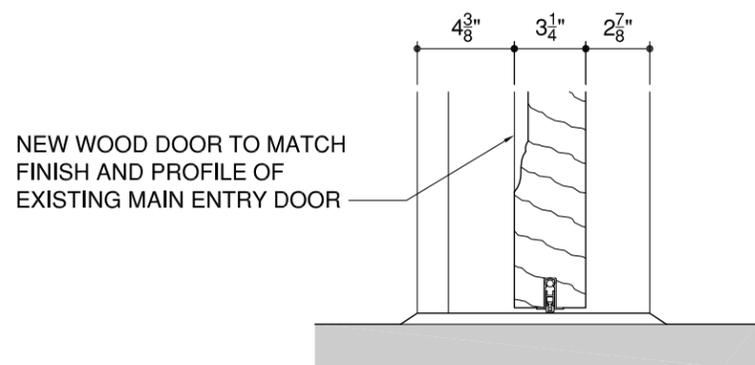
$\pm 9'-6"$



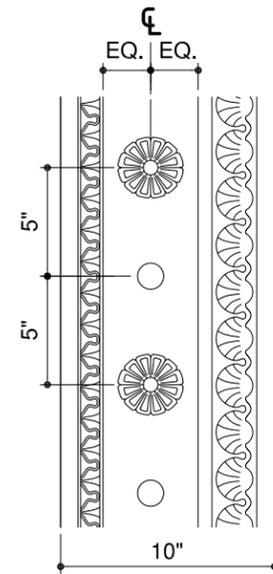
A SECTION AT DOOR FRAME
SCALE: 1 1/2" = 1'-0"



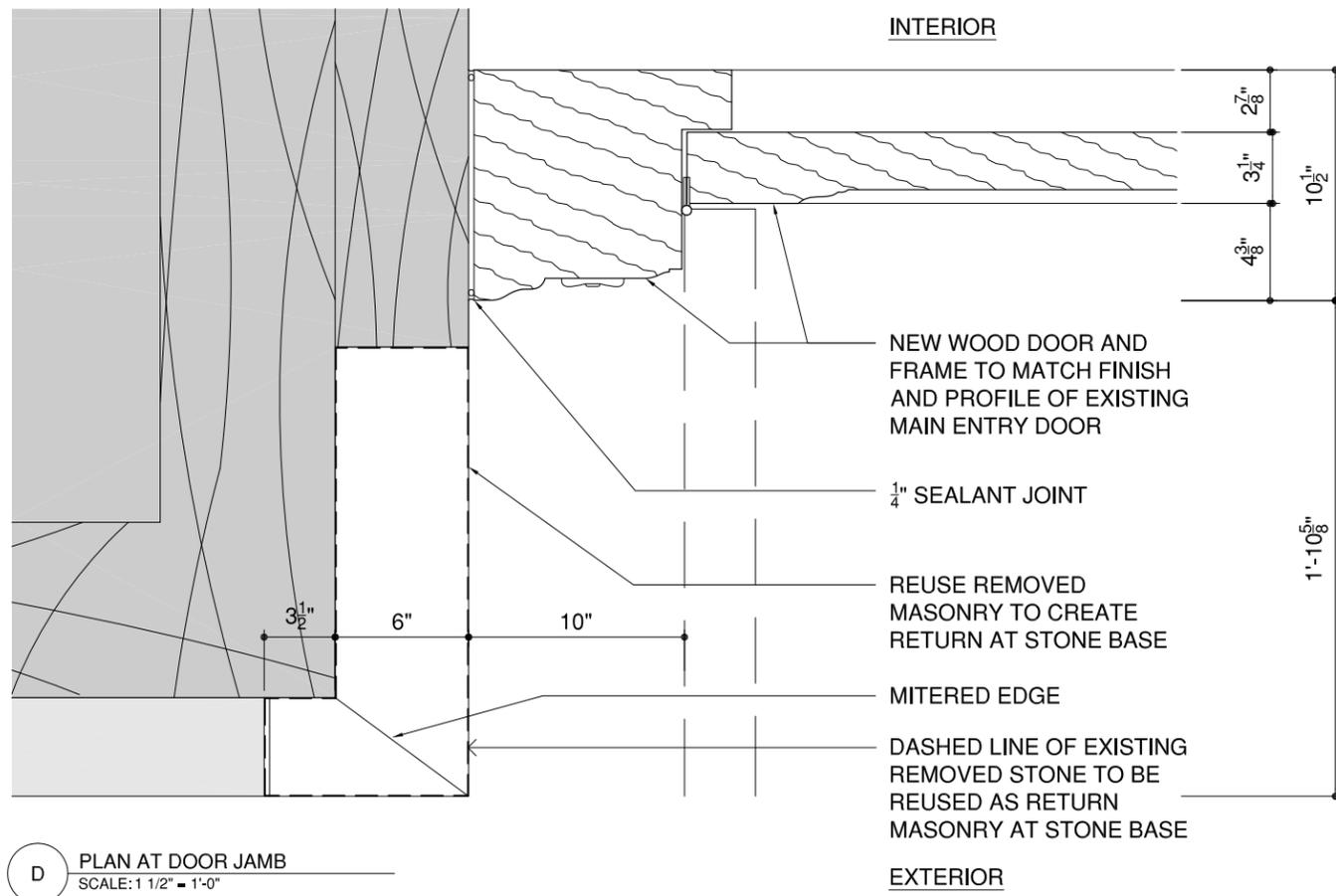
B SECTION AT DOOR HEAD
SCALE: 1 1/2" = 1'-0"



C SECTION AT DOOR BASE
SCALE: 1 1/2" = 1'-0"



E DETAIL AT DOOR FRAME
SCALE: 1 1/2" = 1'-0"



D PLAN AT DOOR JAMB
SCALE: 1 1/2" = 1'-0"



EXISTING



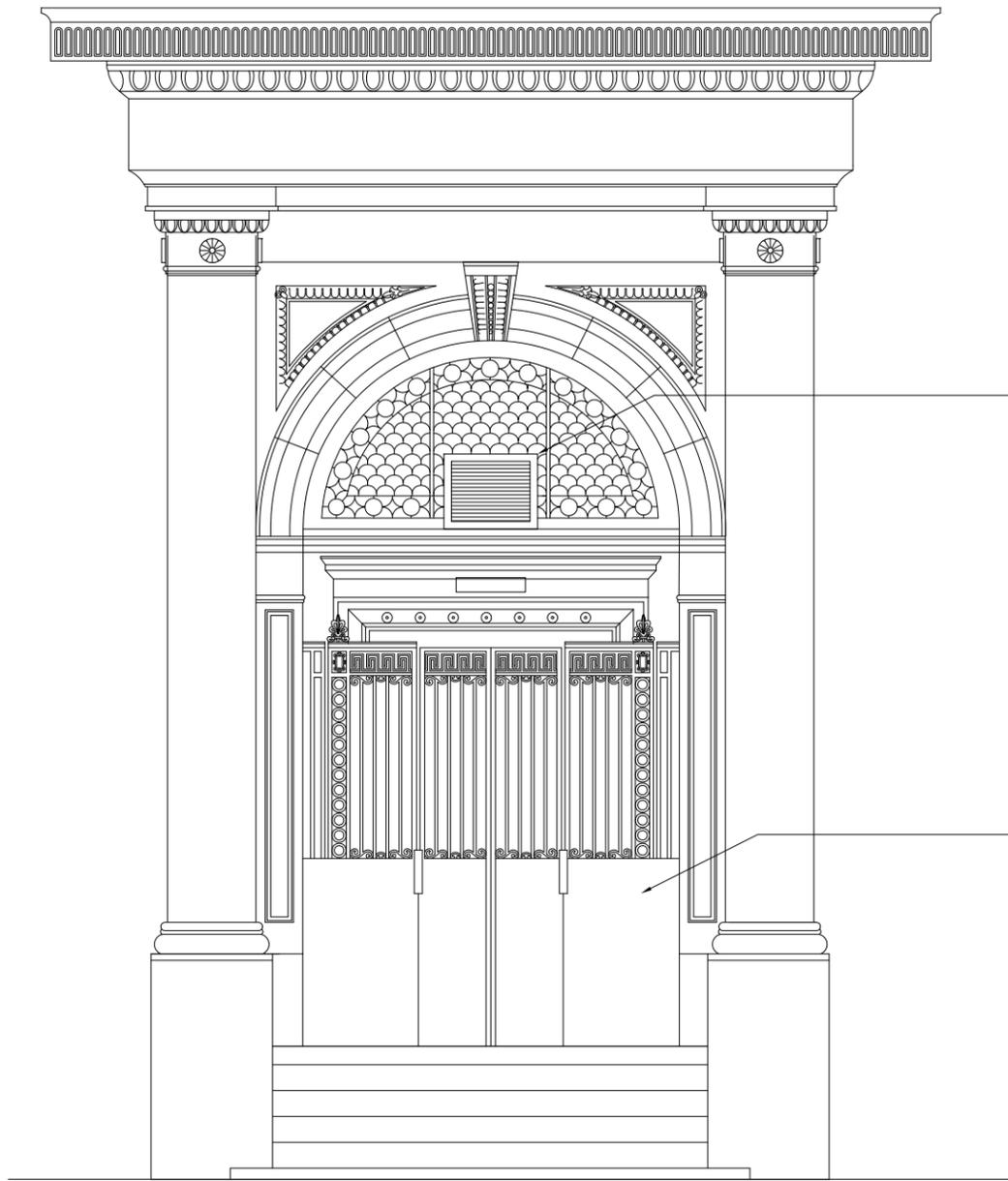
PROPOSED



EXISTING

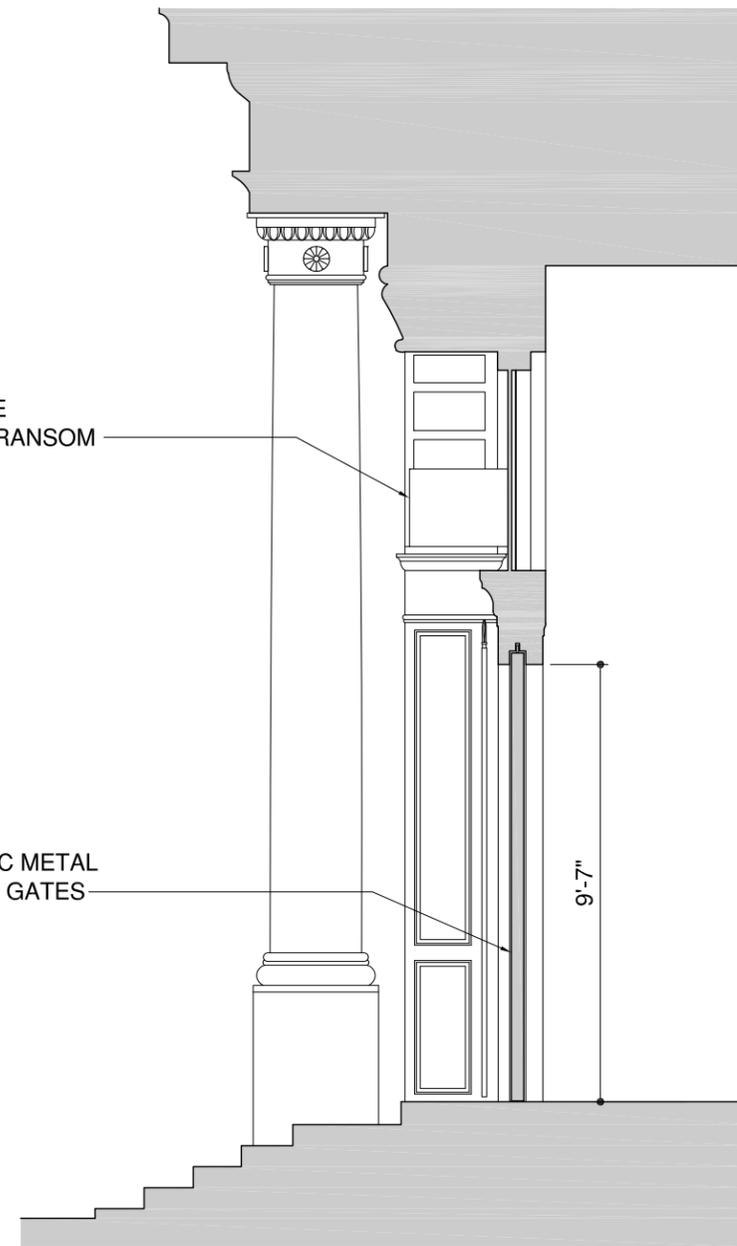


PROPOSED

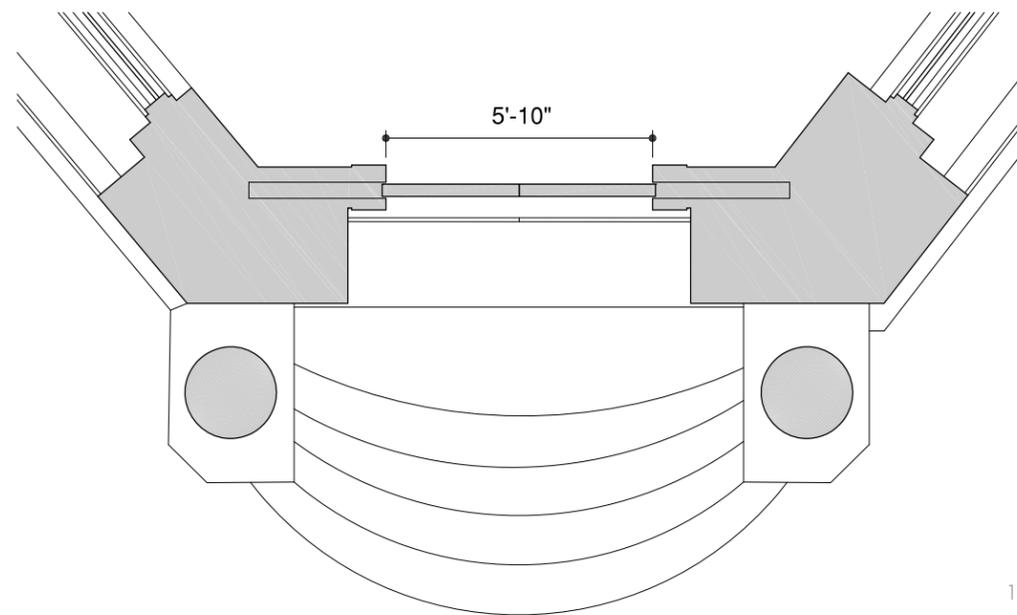


REMOVE A/C, RESTORE
DECORATIVE-GLASS TRANSOM

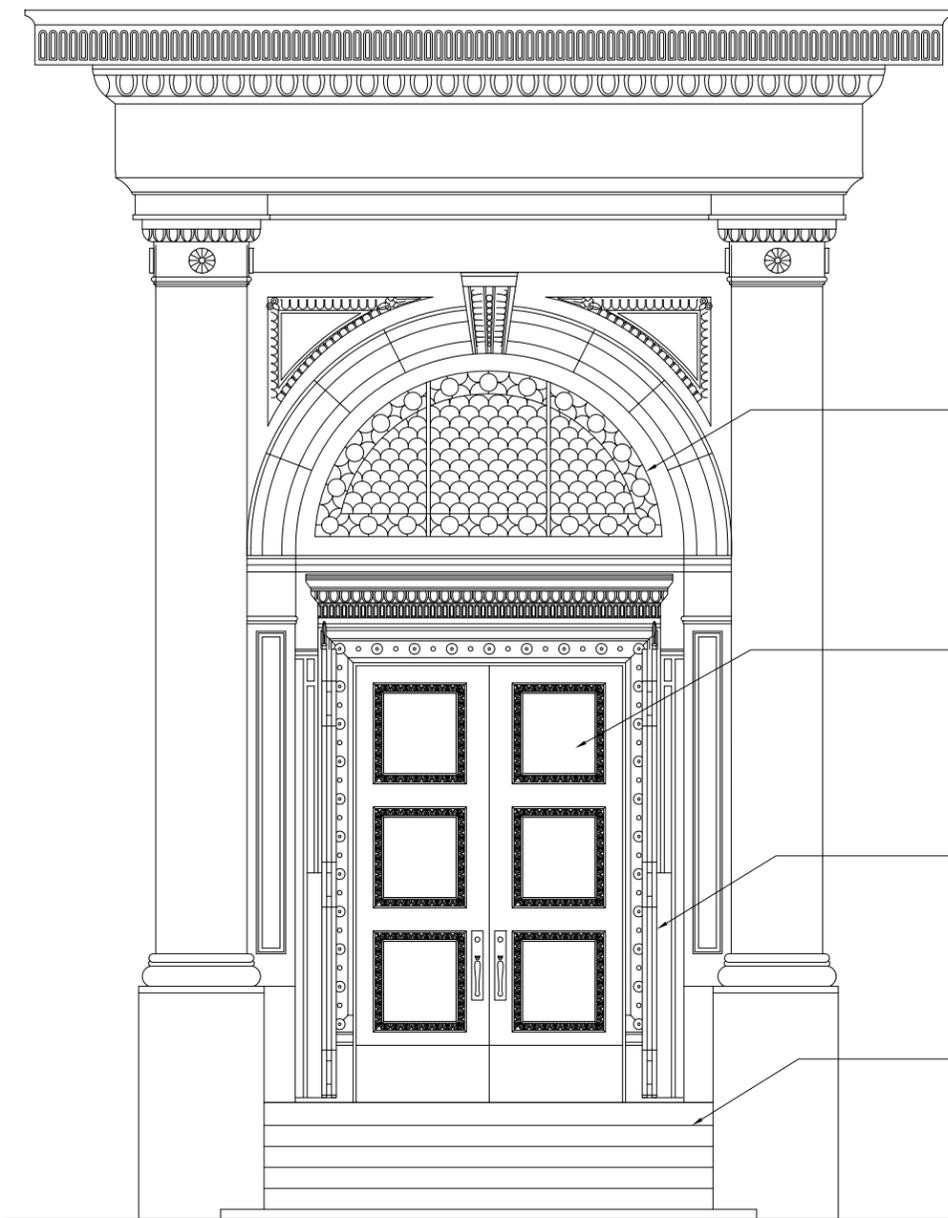
REMOVE NON-HISTORIC METAL
PLATES AND RESTORE GATES



9'-7"



5'-10"

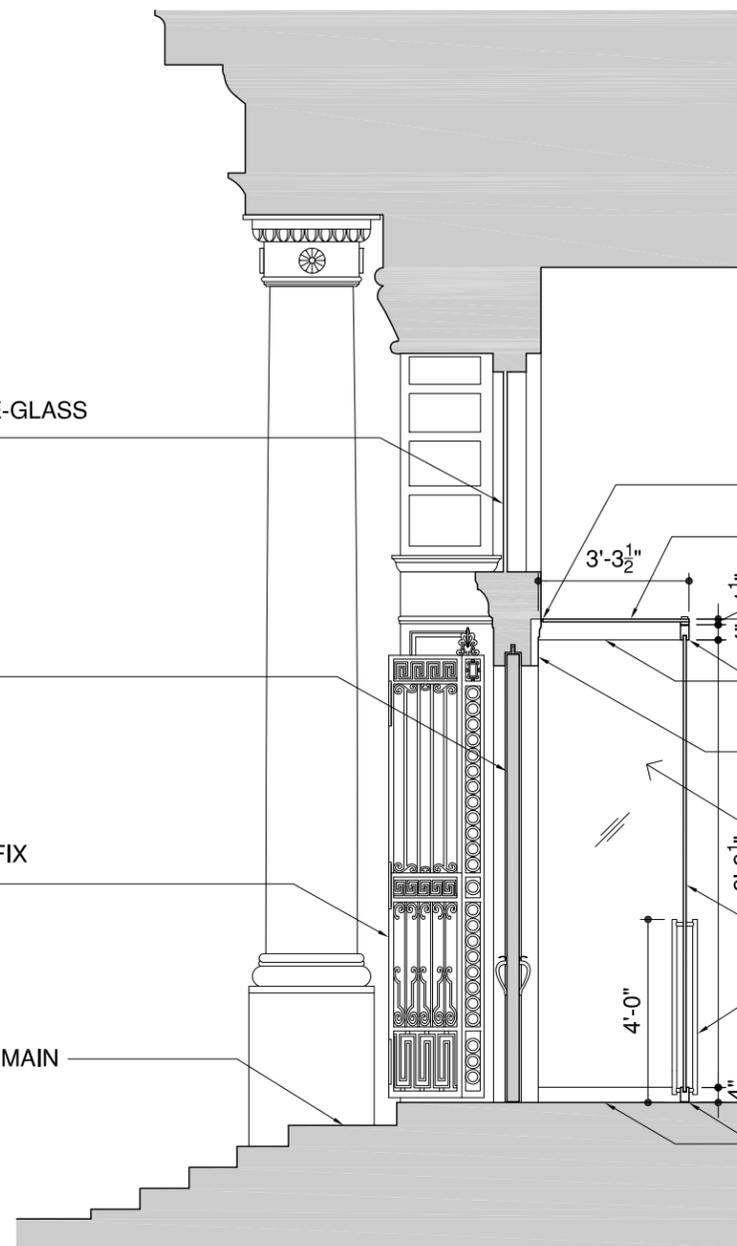


RESTORE DECORATIVE-GLASS
TRANSOM

RESTORE SLIDING
POCKET DOORS

RESTORE GATES AND FIX
IN OPEN POSITION

EXISTING STEPS TO REMAIN



STRUCTURAL SEALANT
S.S SOFFIT W/ SATIN #4
FINISH

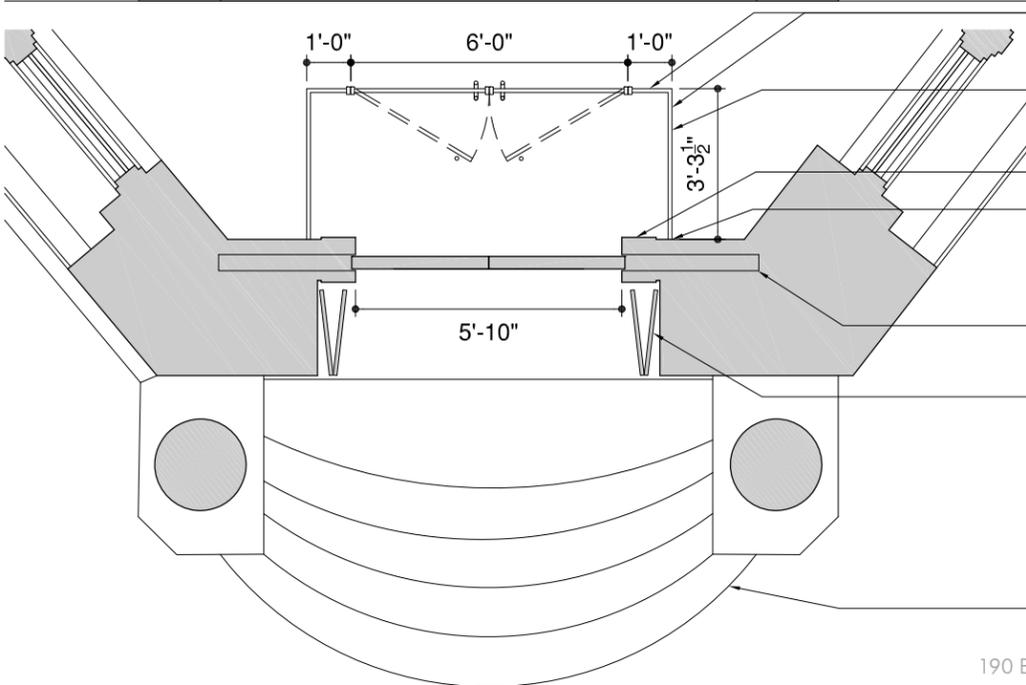
S.S. TOP RAIL W/
SATIN #4 FINISH
RESTORE ORNAMENTAL
FRAME

CLEAR TEMPERED
GLASS SIDE LITE

VESTIBULE BY FUTURE
RETAIL TENANT

1 1/4" DIA. S.S. DOOR PULLS
W/ SATIN #4 FINISH

S.S. BOTTOM RAIL;
SATIN #4 FINISH



CLEAR TEMPERED
GLASS SIDE LITE

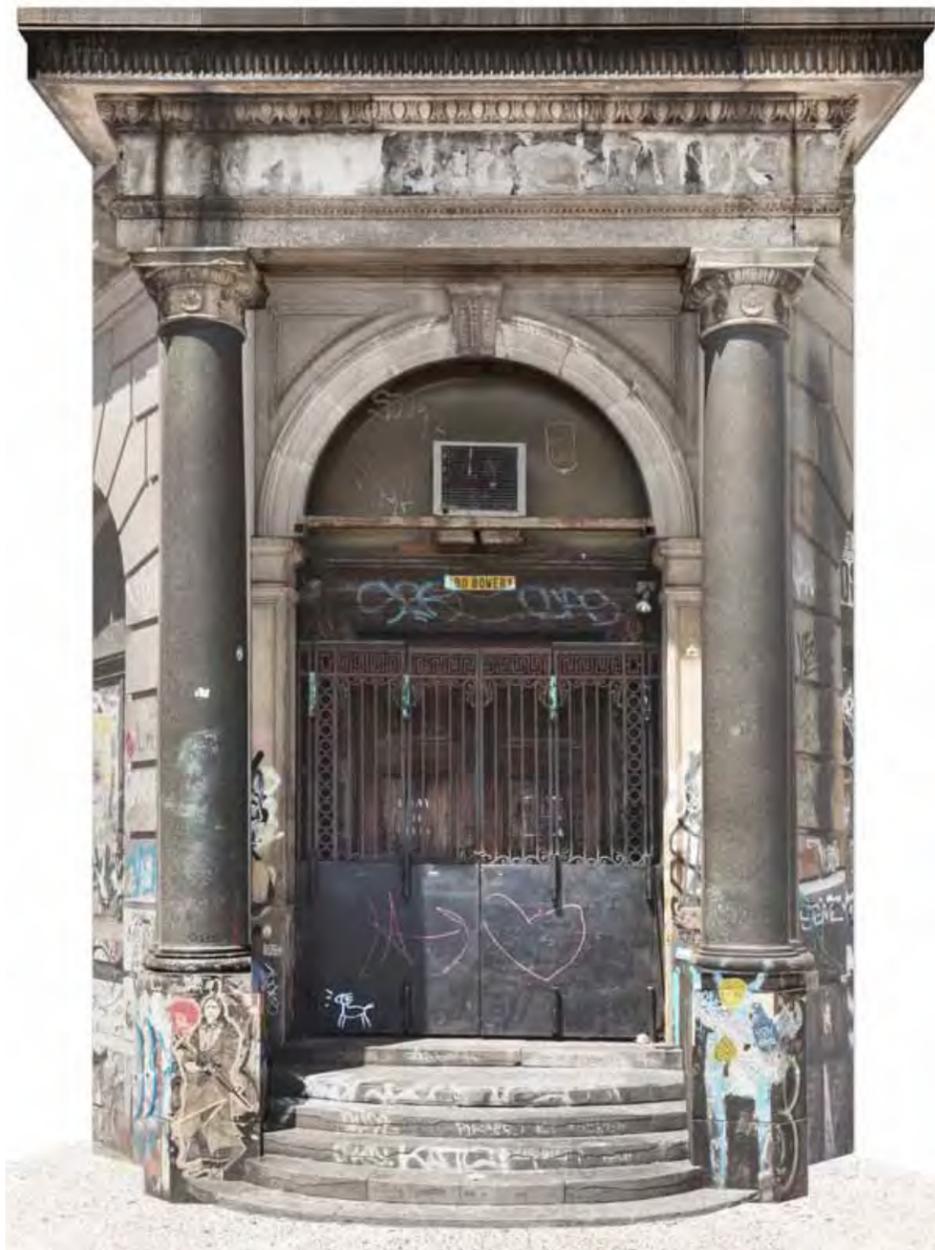
VESTIBULE BY FUTURE
RETAIL TENANT

RESTORE FRAME
STRUCTURAL SEALANT

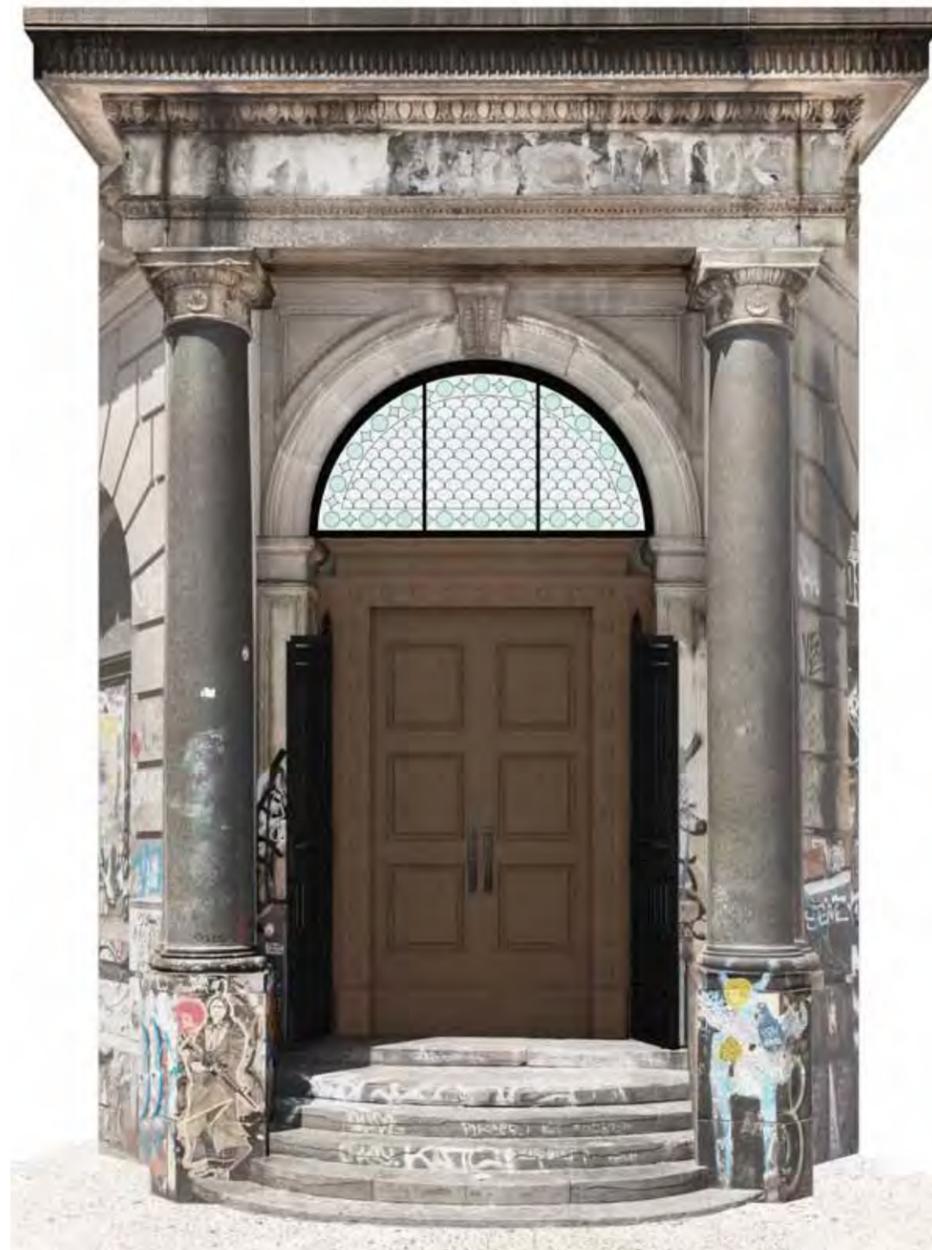
RESTORE SLIDING
POCKET DOORS

RESTORE GATES AND FIX
IN OPEN POSITION

EXISTING STEPS TO REMAIN



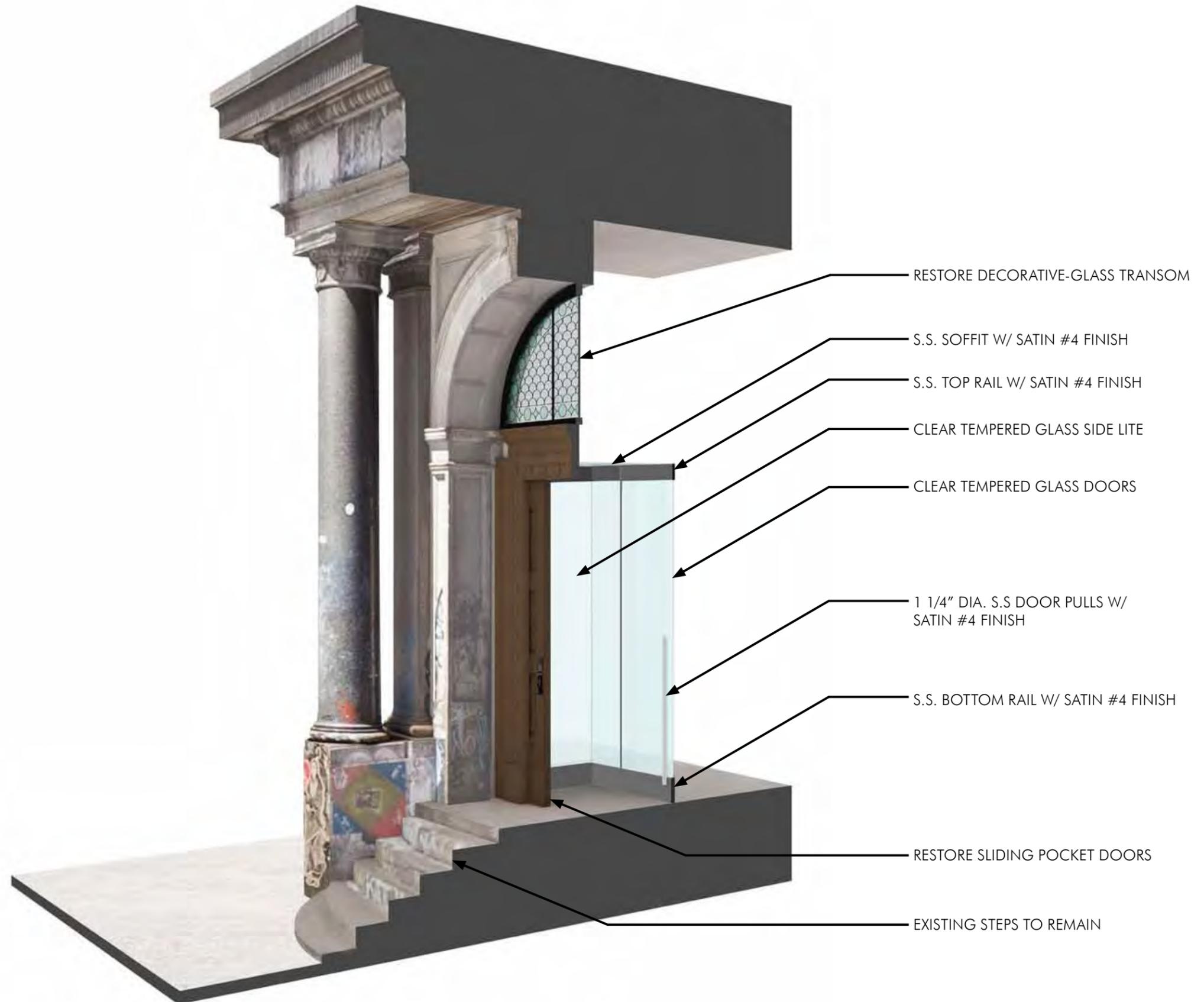
EXISTING

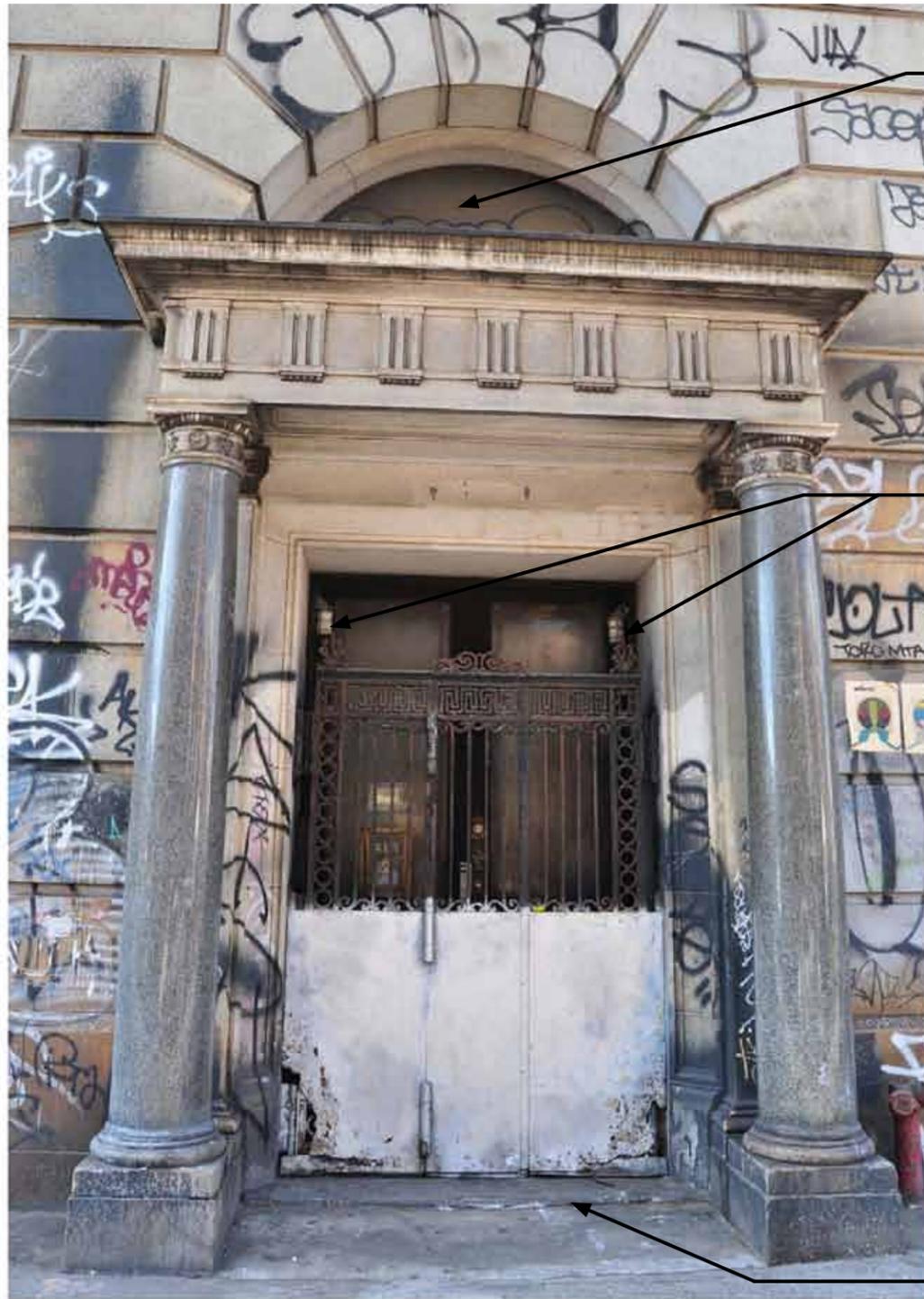


PROPOSED-CLOSED



PROPOSED-OPEN





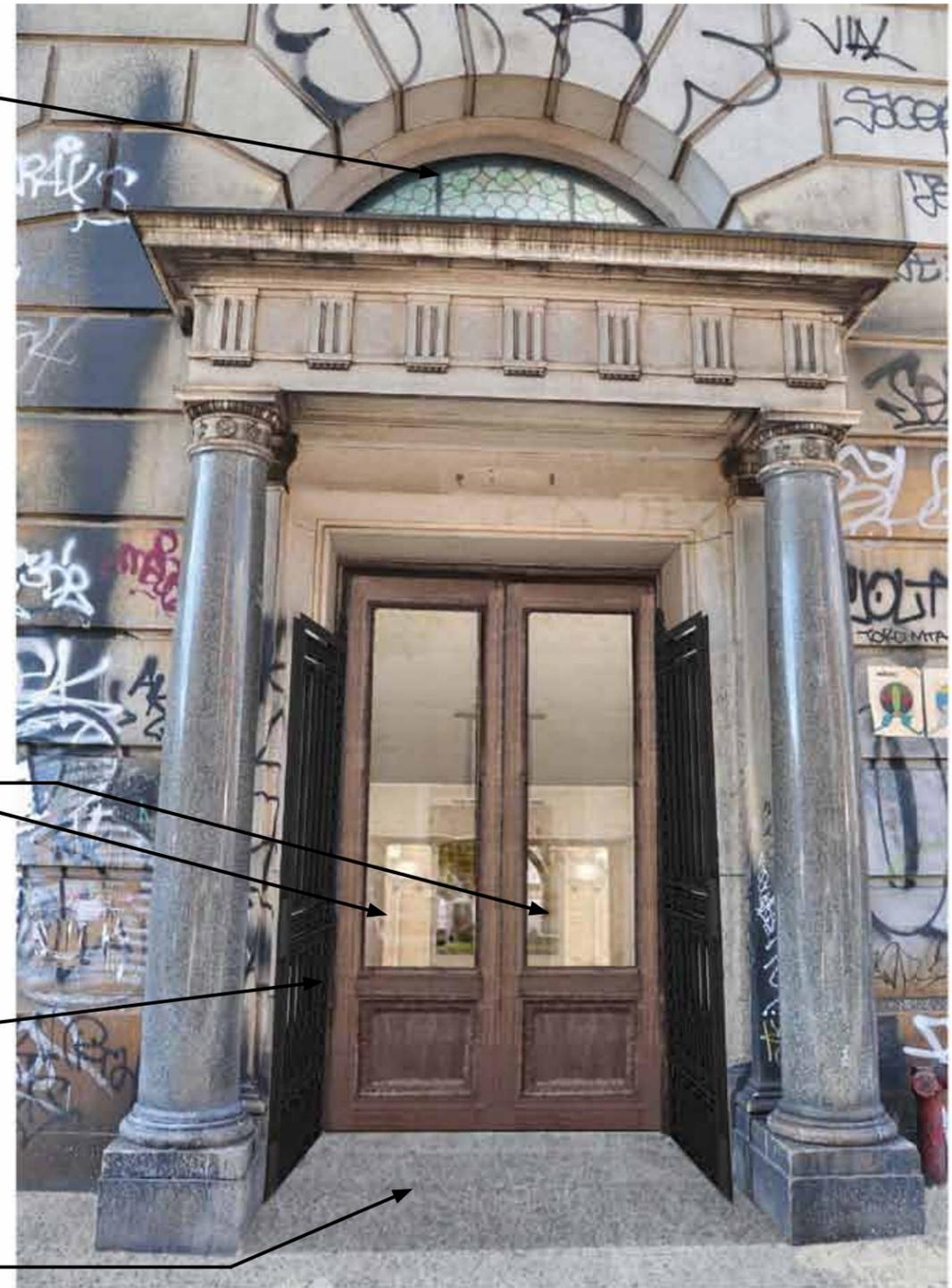
RESTORE TRANSOM
WITHIN EXISTING
OPENING

REMOVE EXISTING
LIGHTS

RESTORE OR REPLACE
EXTERIOR WOOD/
GLASS DOORS AND
SURROUND IN KIND

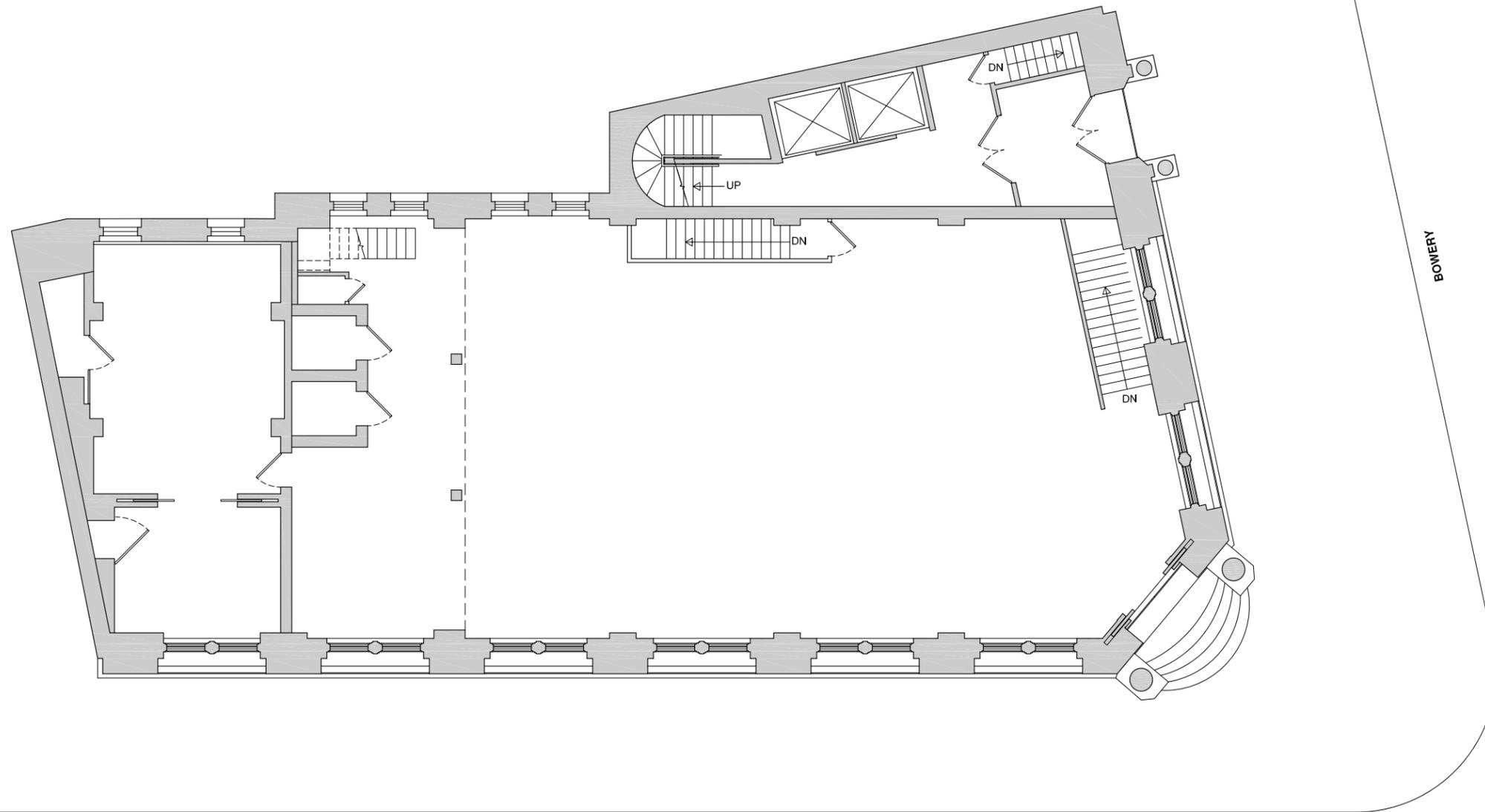
RESTORE GATES AND FIX
IN OPEN POSITION

REMOVE 1" TREAD



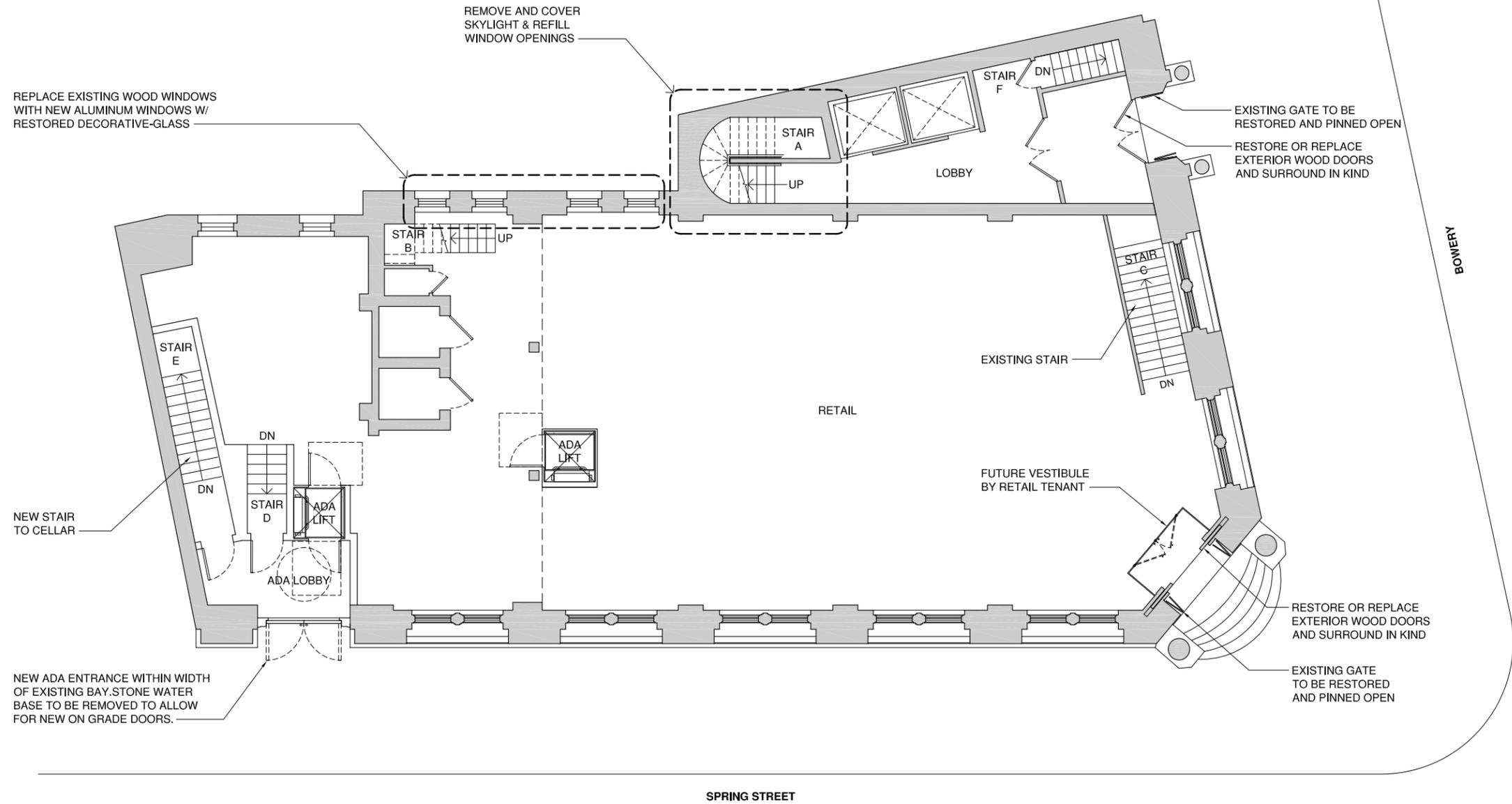
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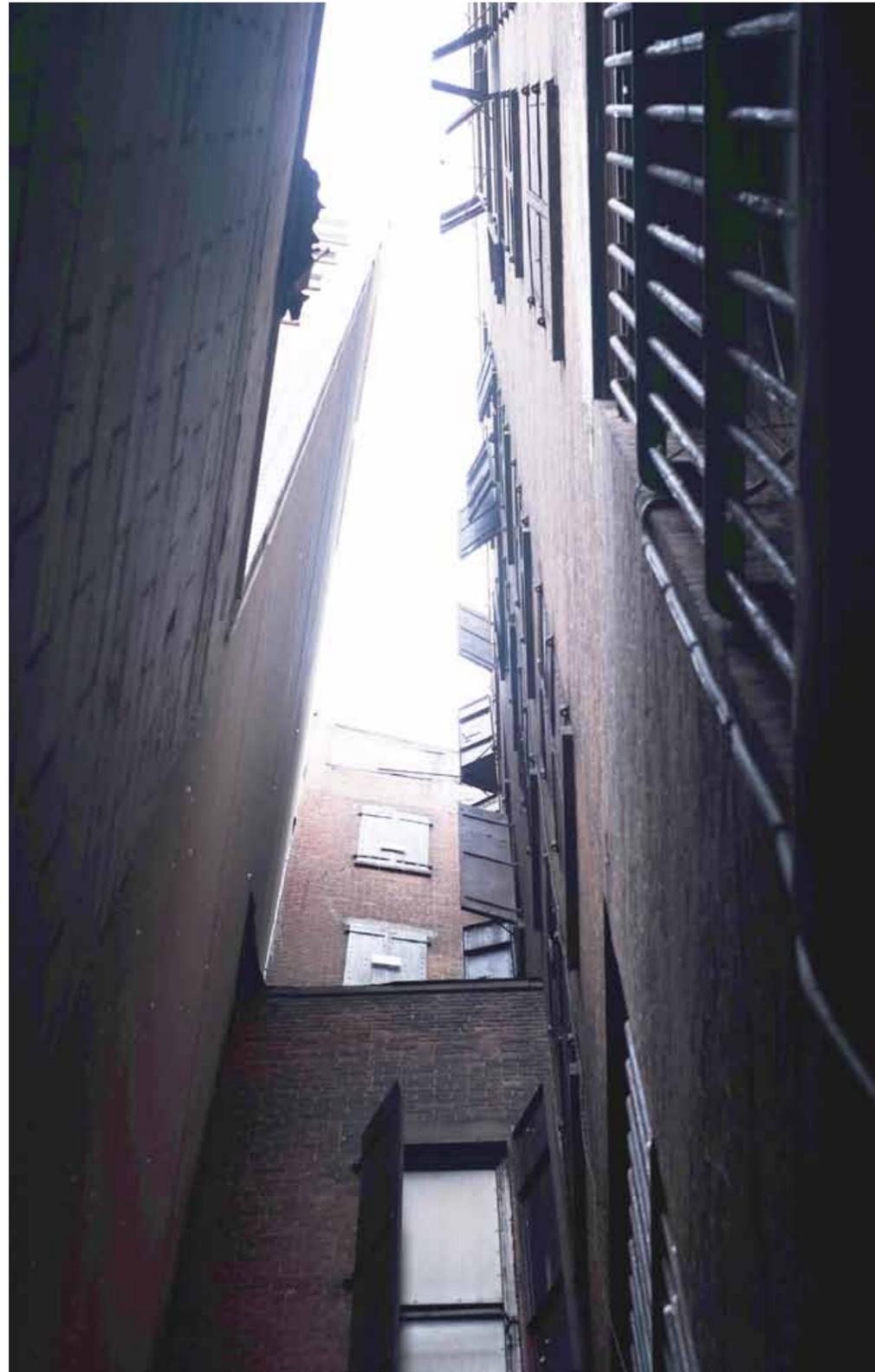
PROPOSED

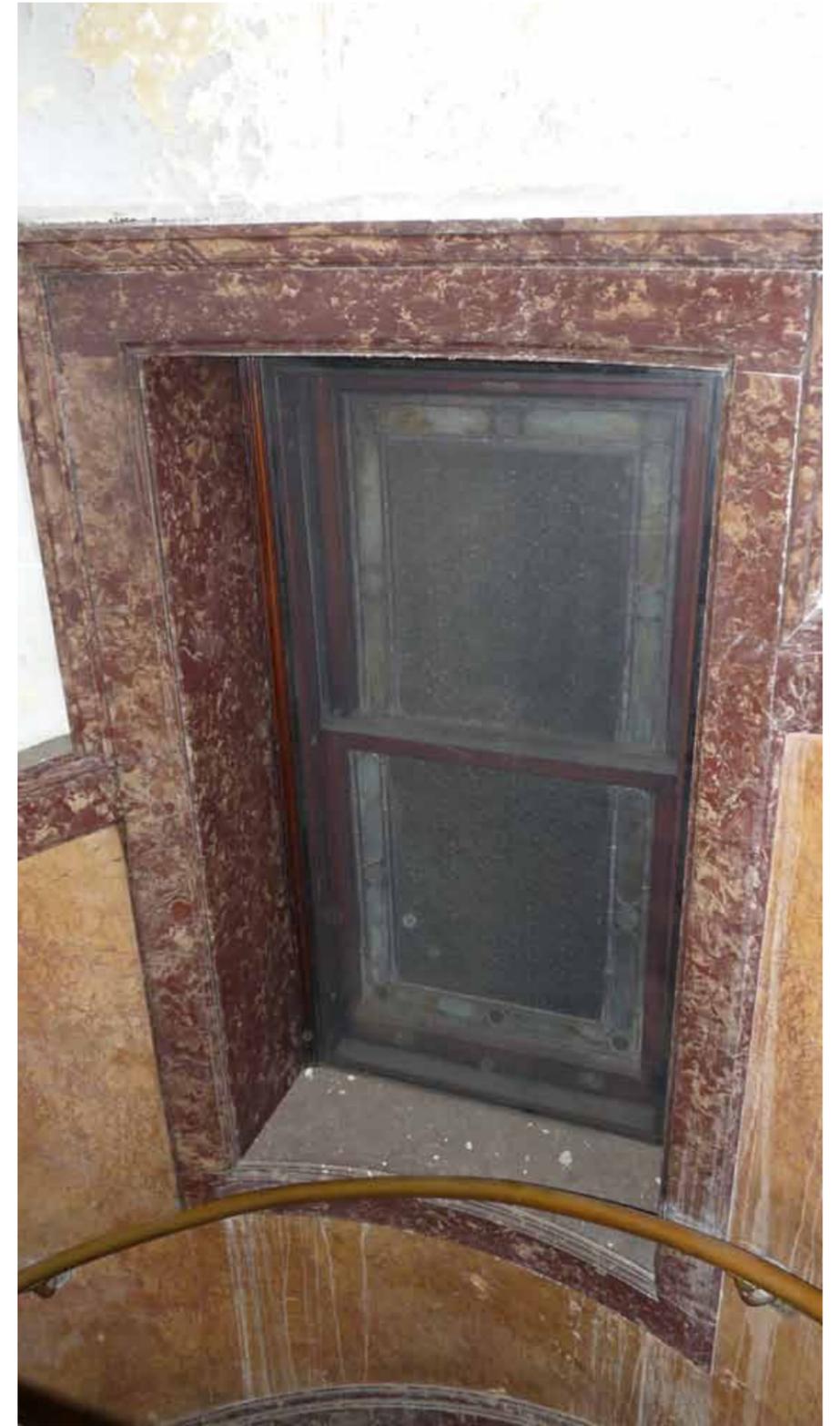
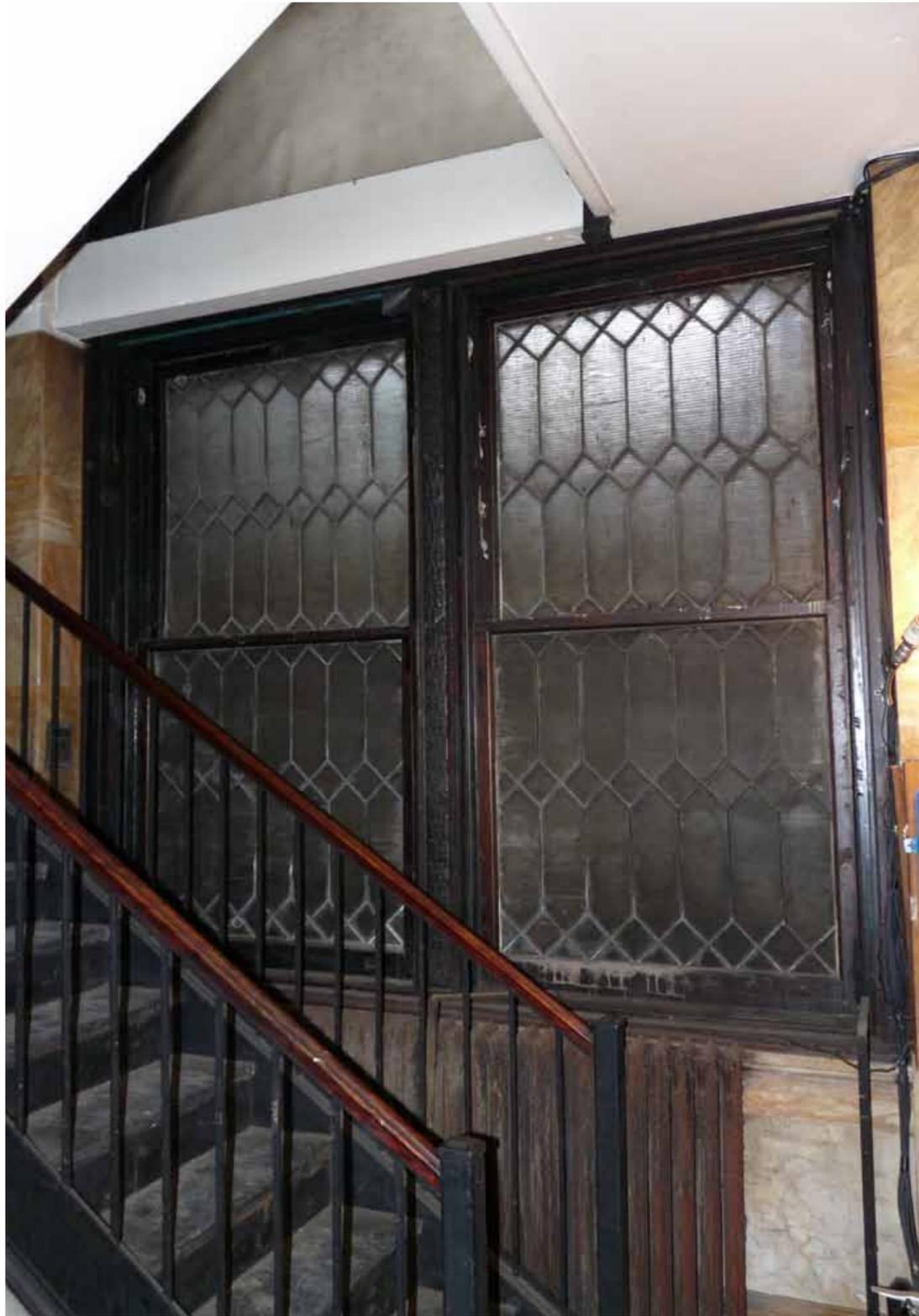


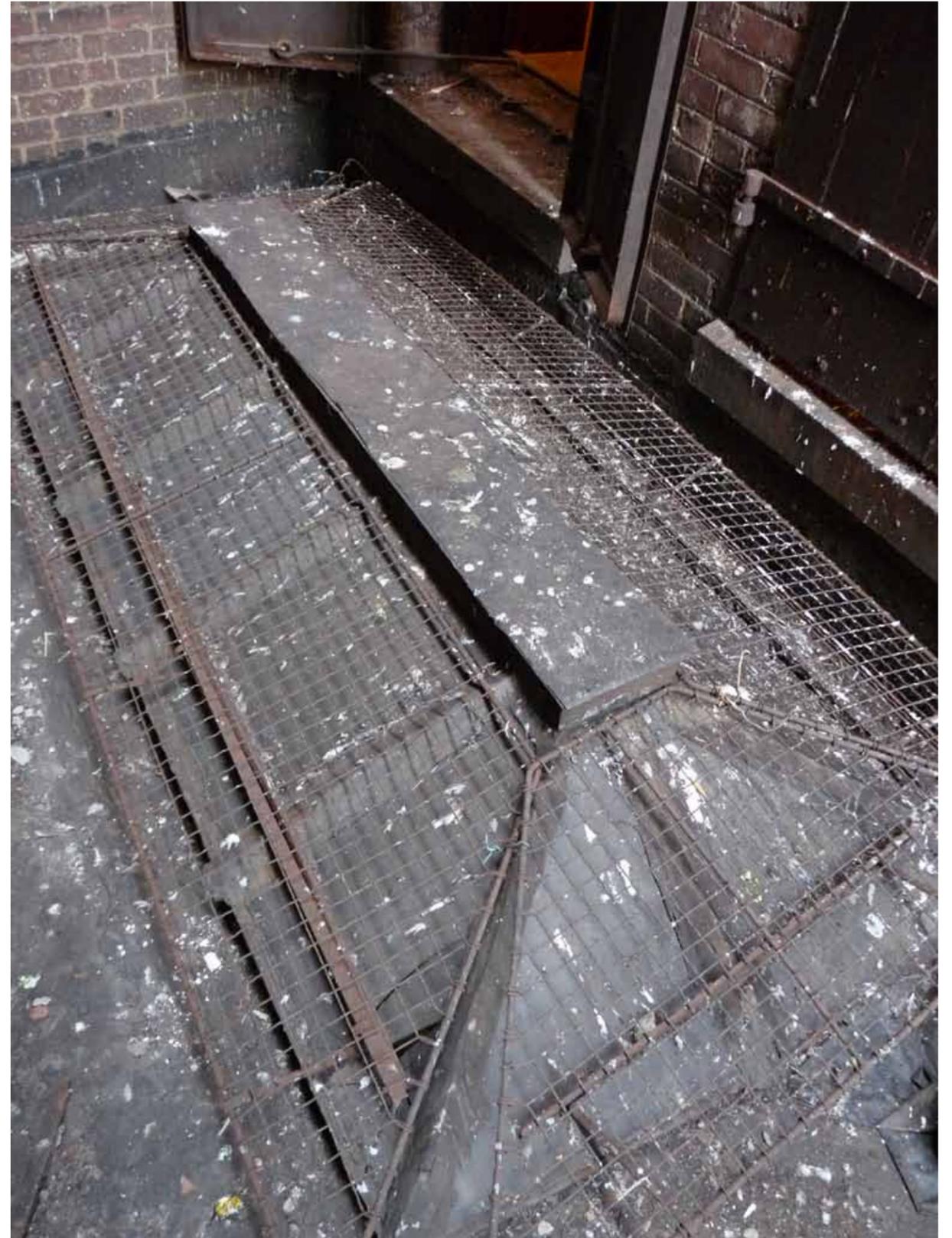
SPRING STREET

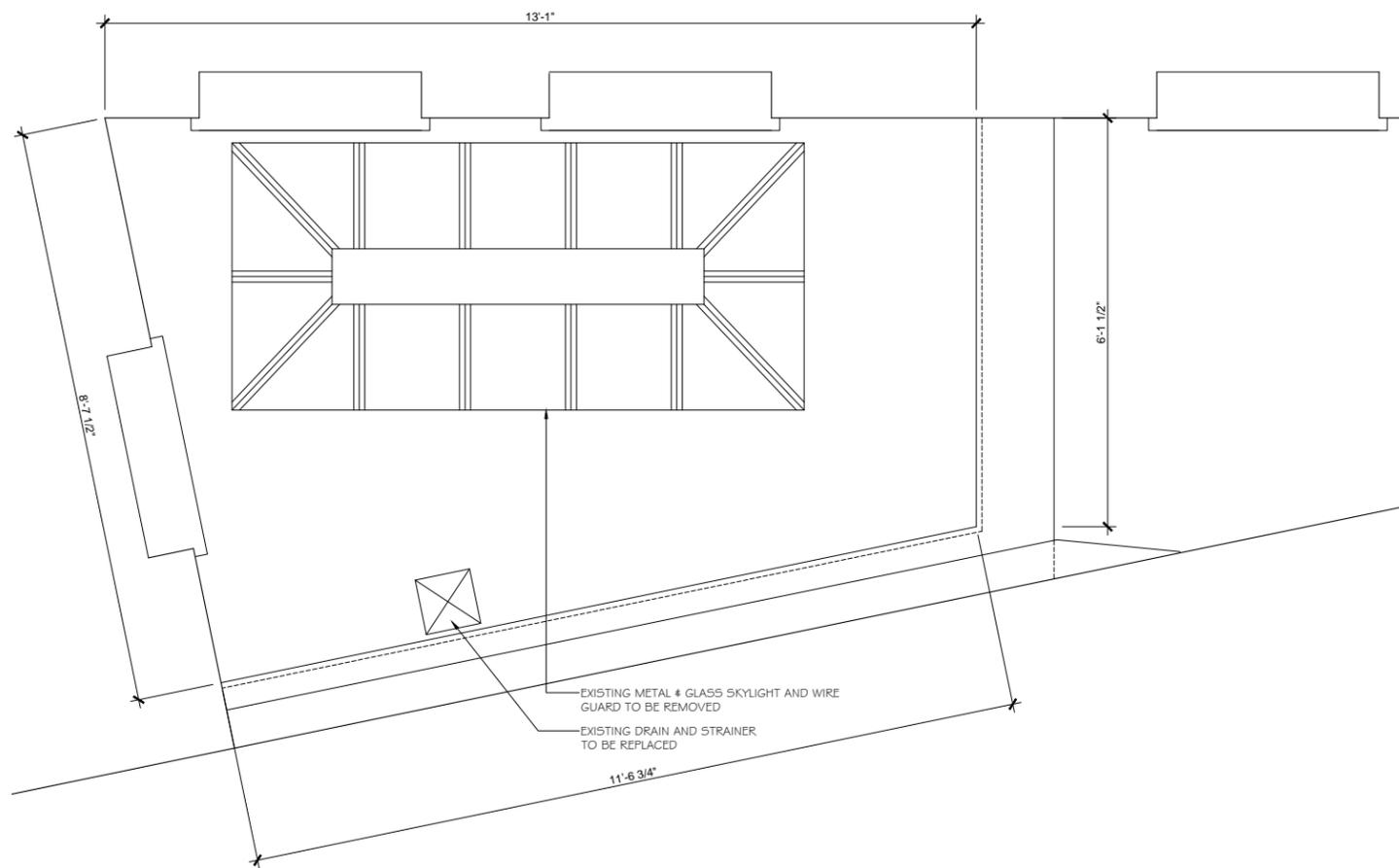
BOWERY



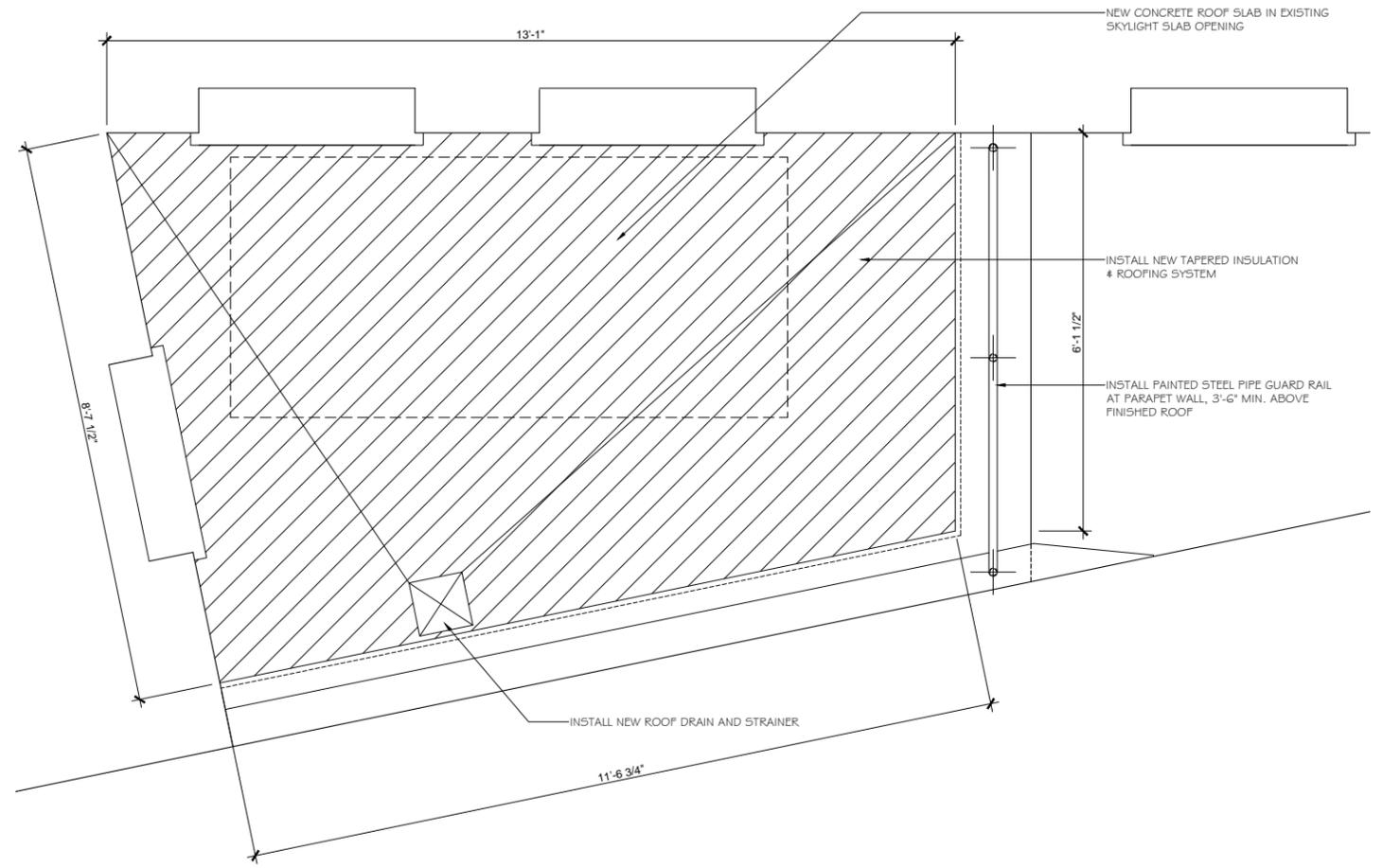




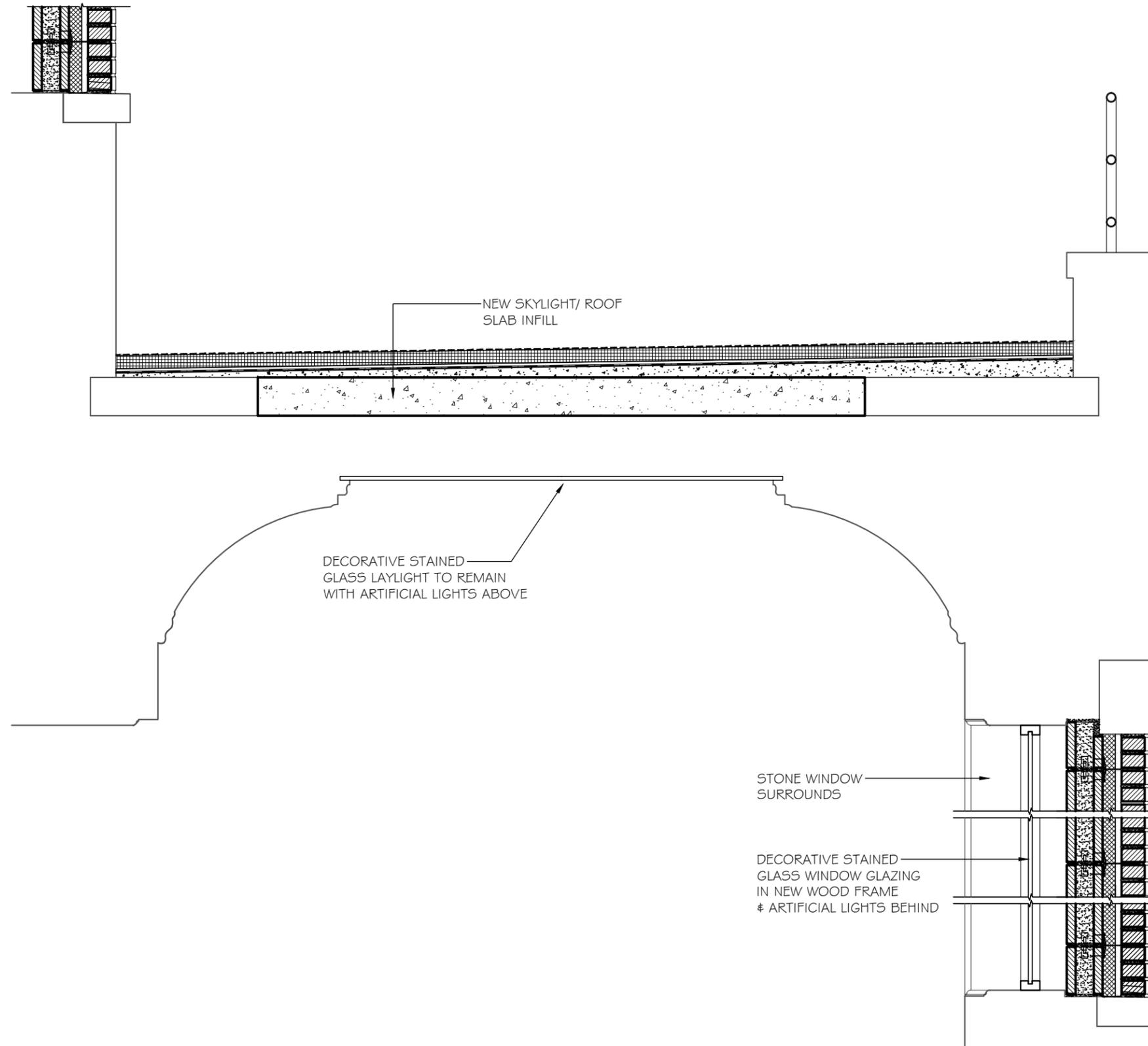


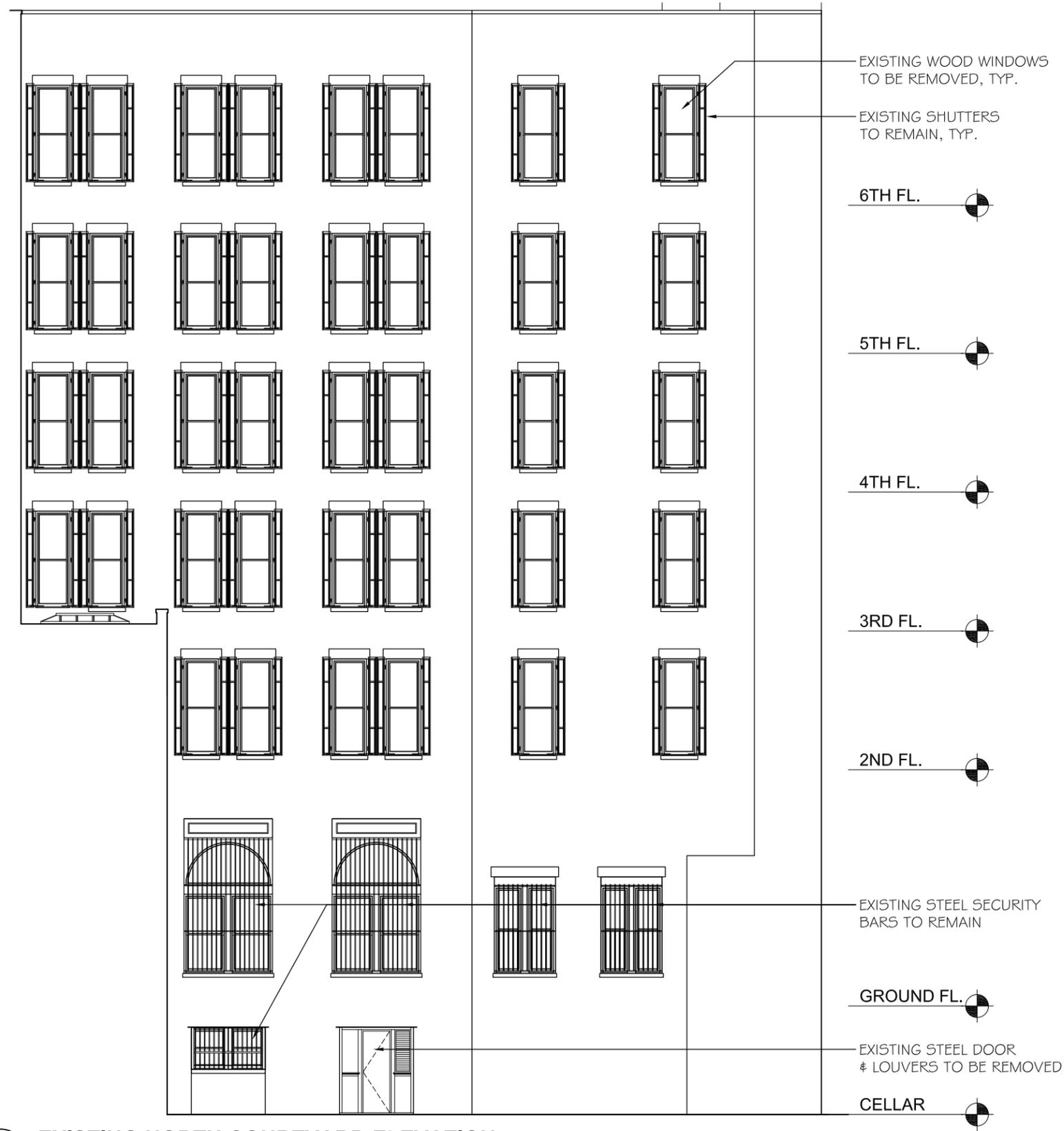


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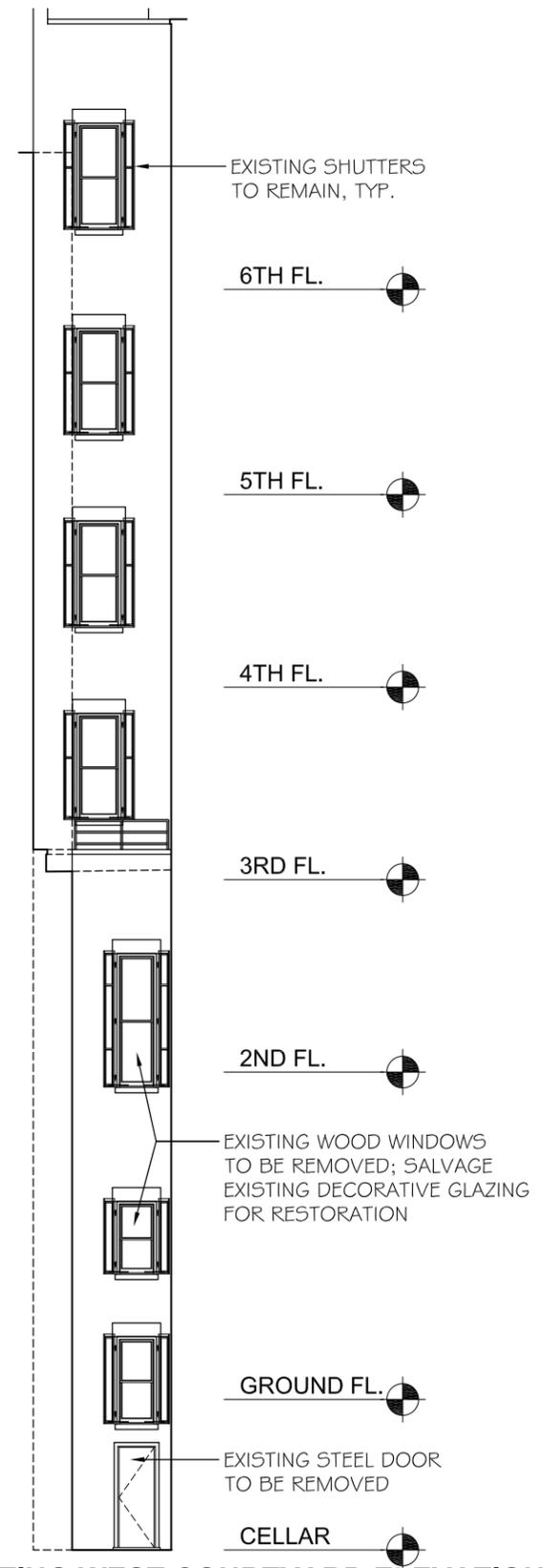


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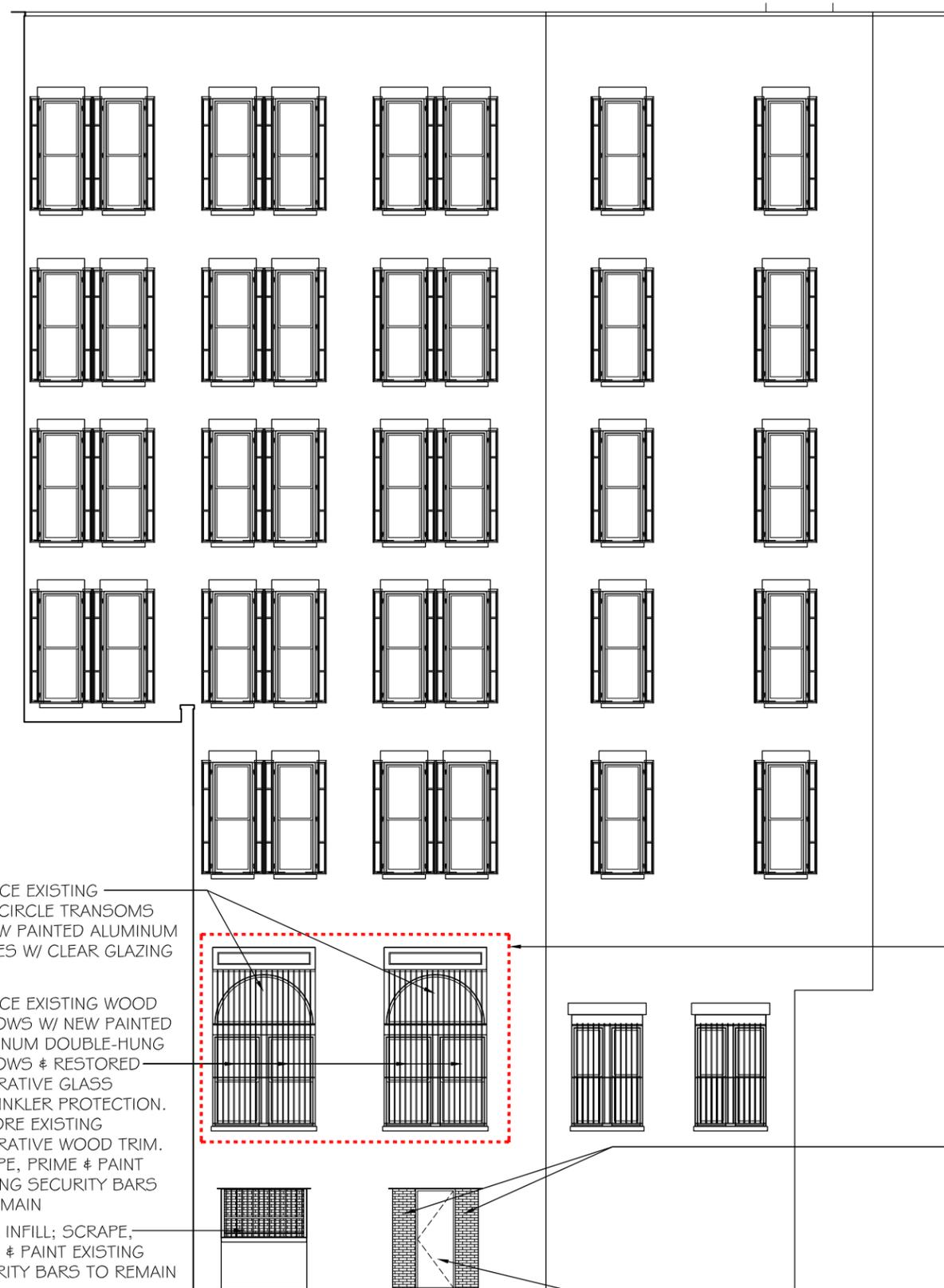




1 EXISTING NORTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



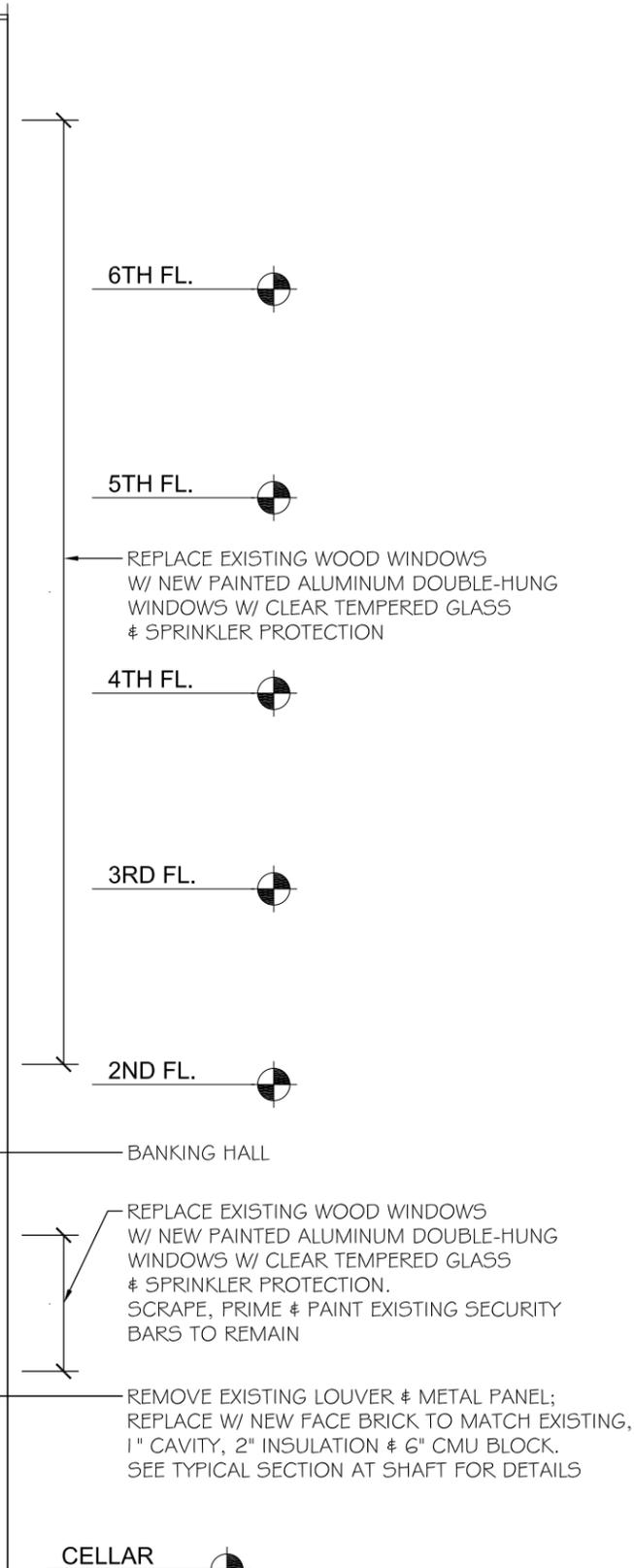
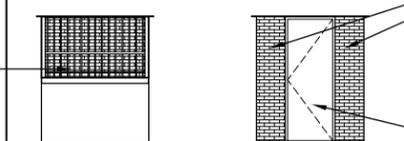
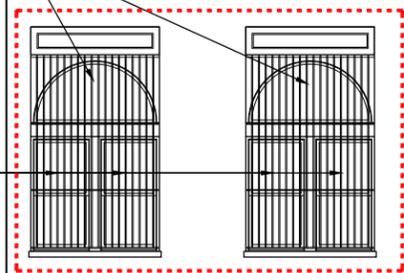
2 EXISTING WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



REPLACE EXISTING SEMI-CIRCLE TRANSOMS W/ NEW PAINTED ALUMINUM FRAMES W/ CLEAR GLAZING

REPLACE EXISTING WOOD WINDOWS W/ NEW PAINTED ALUMINUM DOUBLE-HUNG WINDOWS & RESTORED DECORATIVE GLASS & SPRINKLER PROTECTION. RESTORE EXISTING DECORATIVE WOOD TRIM. SCRAPE, PRIME & PAINT EXISTING SECURITY BARS TO REMAIN

BRICK INFILL; SCRAPE, PRIME & PAINT EXISTING SECURITY BARS TO REMAIN



6TH FL.

5TH FL.

4TH FL.

3RD FL.

2ND FL.

BANKING HALL

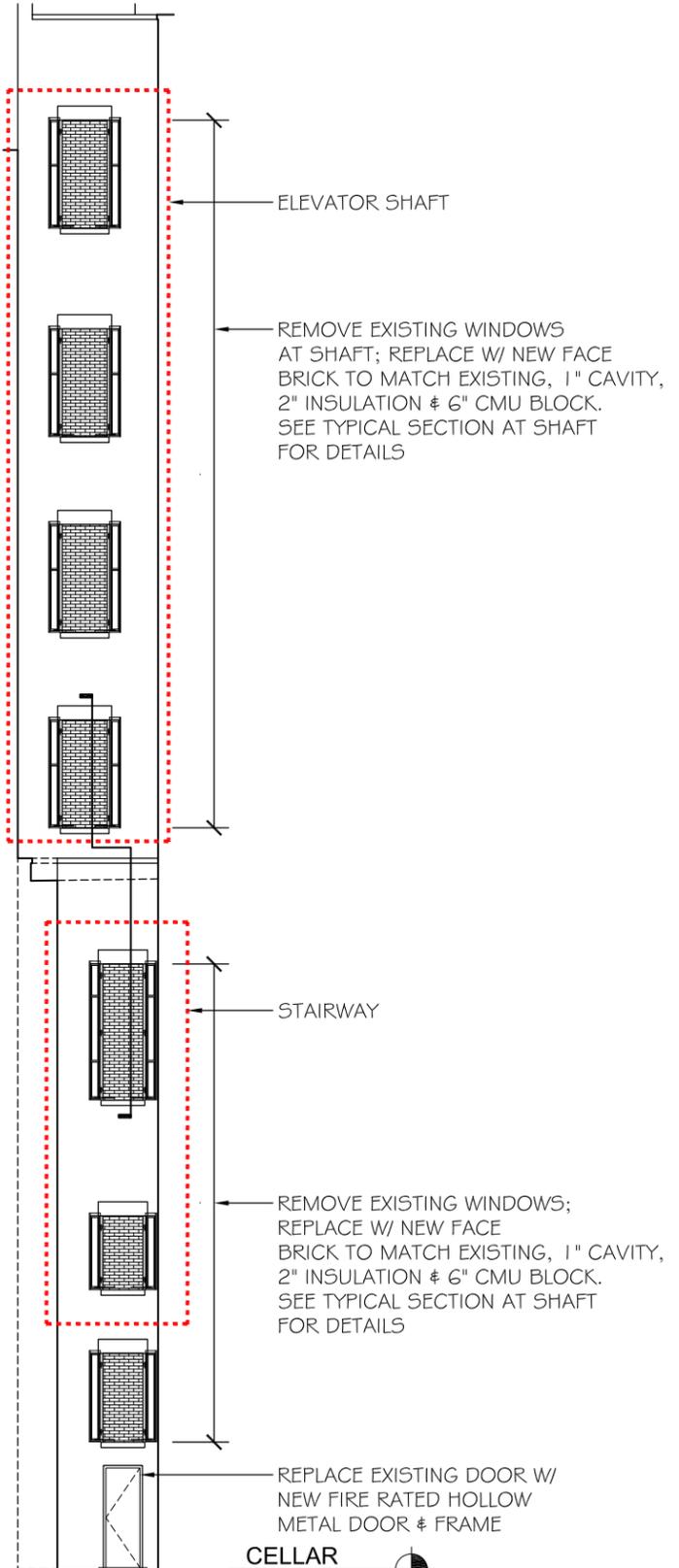
CELLAR

REPLACE EXISTING WOOD WINDOWS W/ NEW PAINTED ALUMINUM DOUBLE-HUNG WINDOWS W/ CLEAR TEMPERED GLASS & SPRINKLER PROTECTION

REPLACE EXISTING WOOD WINDOWS W/ NEW PAINTED ALUMINUM DOUBLE-HUNG WINDOWS W/ CLEAR TEMPERED GLASS & SPRINKLER PROTECTION. SCRAPE, PRIME & PAINT EXISTING SECURITY BARS TO REMAIN

REMOVE EXISTING LOUVER & METAL PANEL; REPLACE W/ NEW FACE BRICK TO MATCH EXISTING, 1" CAVITY, 2" INSULATION & 6" CMU BLOCK. SEE TYPICAL SECTION AT SHAFT FOR DETAILS

REPLACE EXISTING DOOR W/ NEW FIRE RATED HOLLOW METAL DOOR & FRAME



ELEVATOR SHAFT

REMOVE EXISTING WINDOWS AT SHAFT; REPLACE W/ NEW FACE BRICK TO MATCH EXISTING, 1" CAVITY, 2" INSULATION & 6" CMU BLOCK. SEE TYPICAL SECTION AT SHAFT FOR DETAILS

STAIRWAY

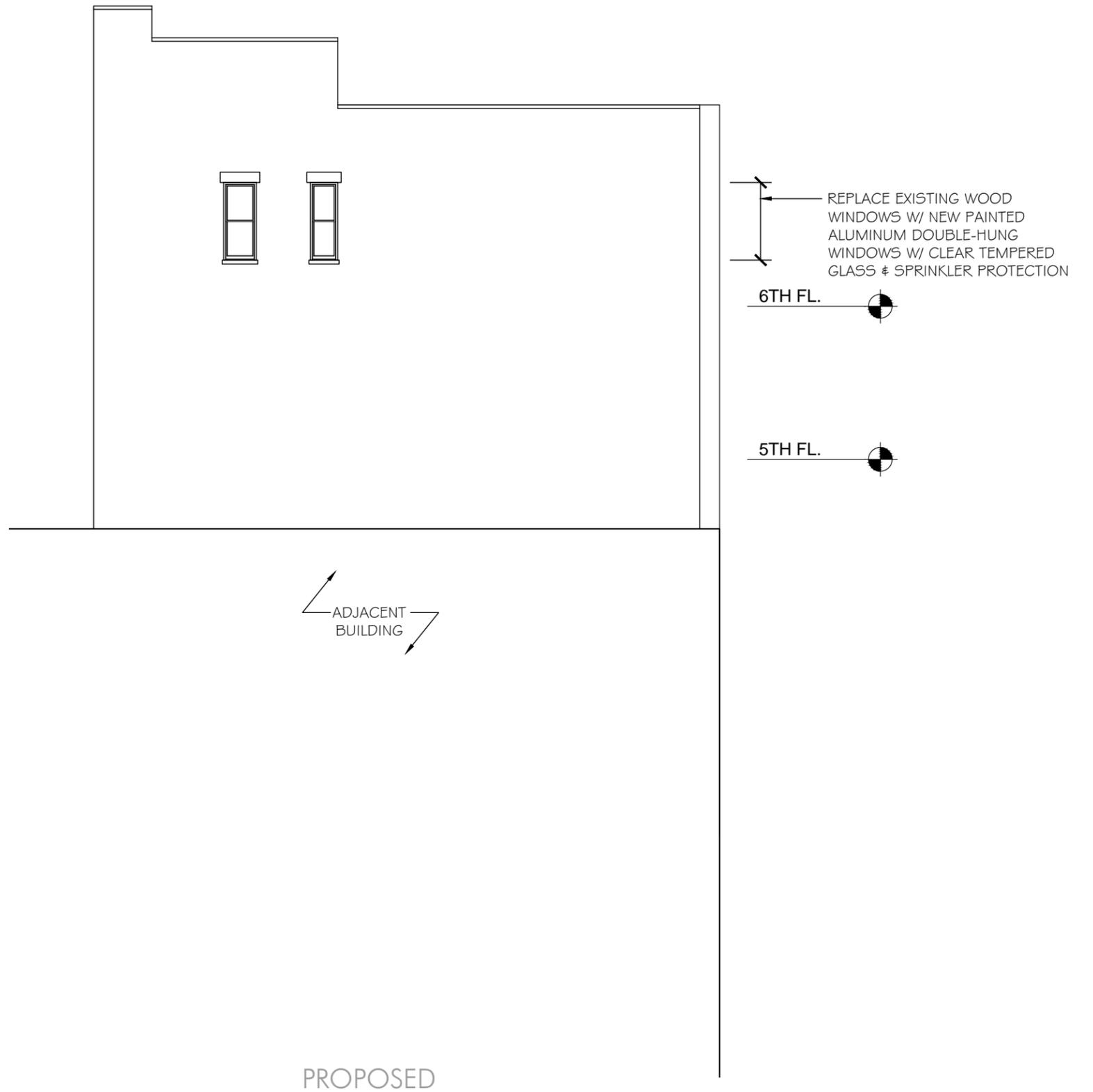
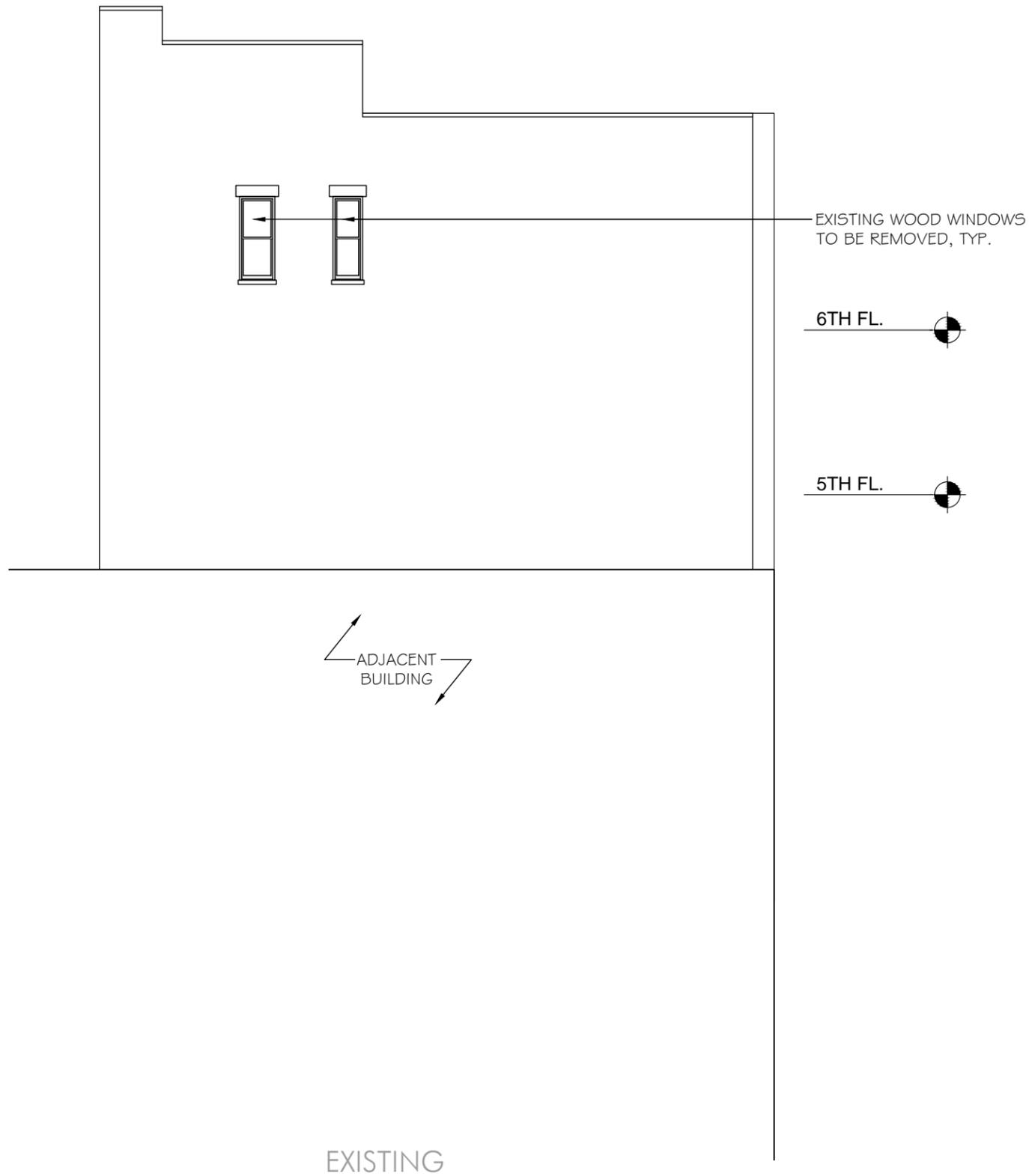
REMOVE EXISTING WINDOWS; REPLACE W/ NEW FACE BRICK TO MATCH EXISTING, 1" CAVITY, 2" INSULATION & 6" CMU BLOCK. SEE TYPICAL SECTION AT SHAFT FOR DETAILS

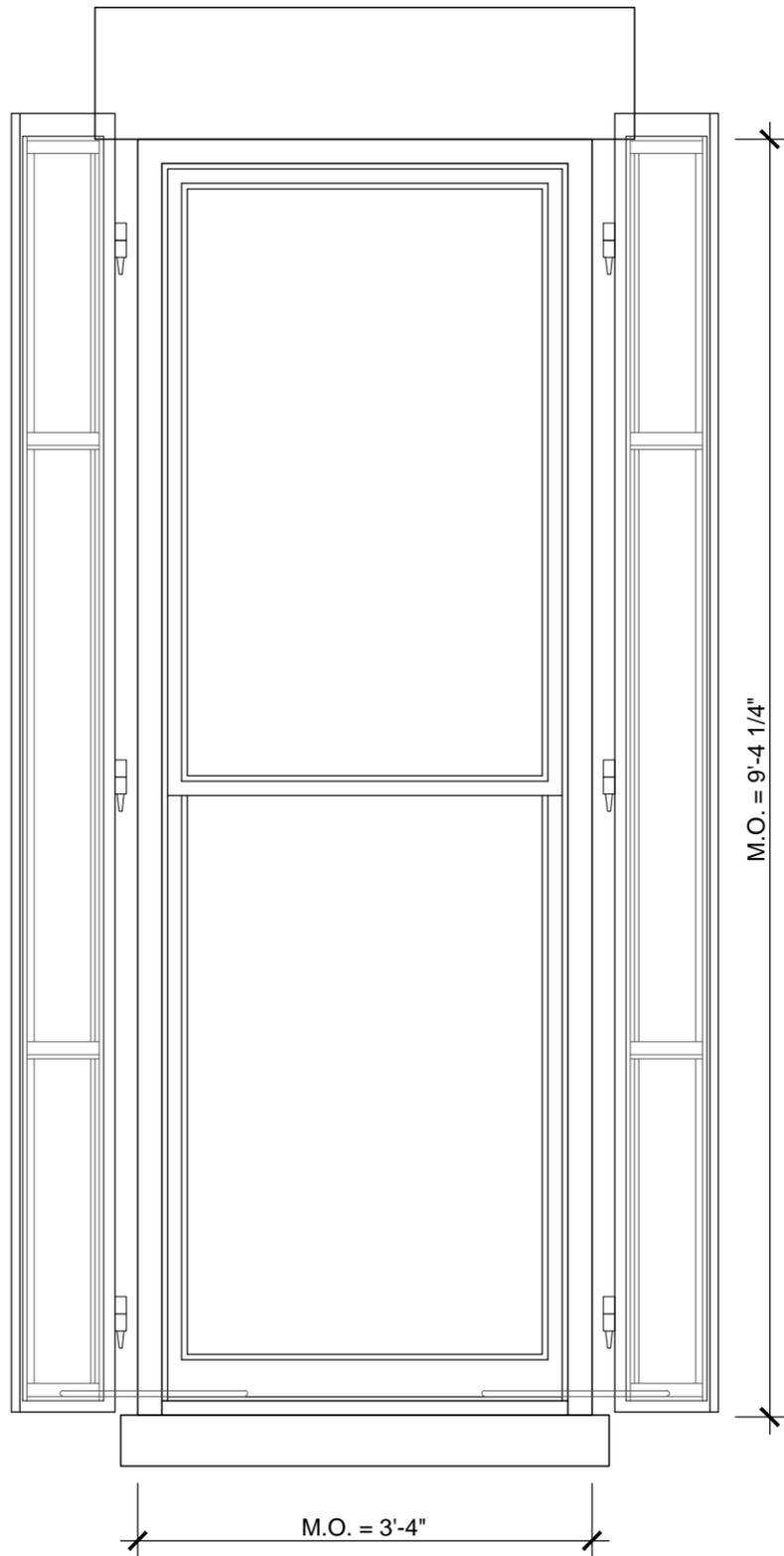
REPLACE EXISTING DOOR W/ NEW FIRE RATED HOLLOW METAL DOOR & FRAME

CELLAR

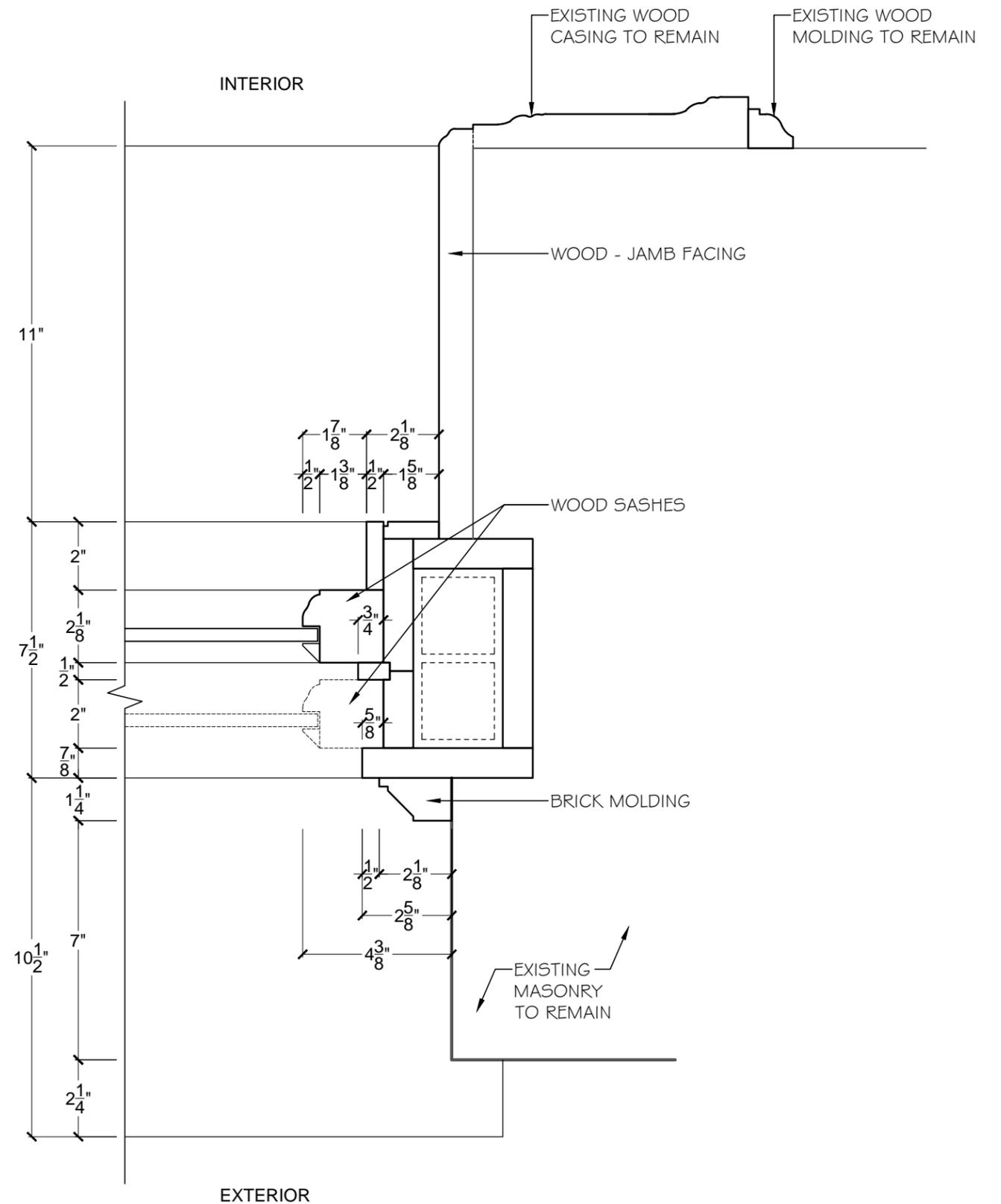
1 PROPOSED NORTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

2 PROPOSED WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

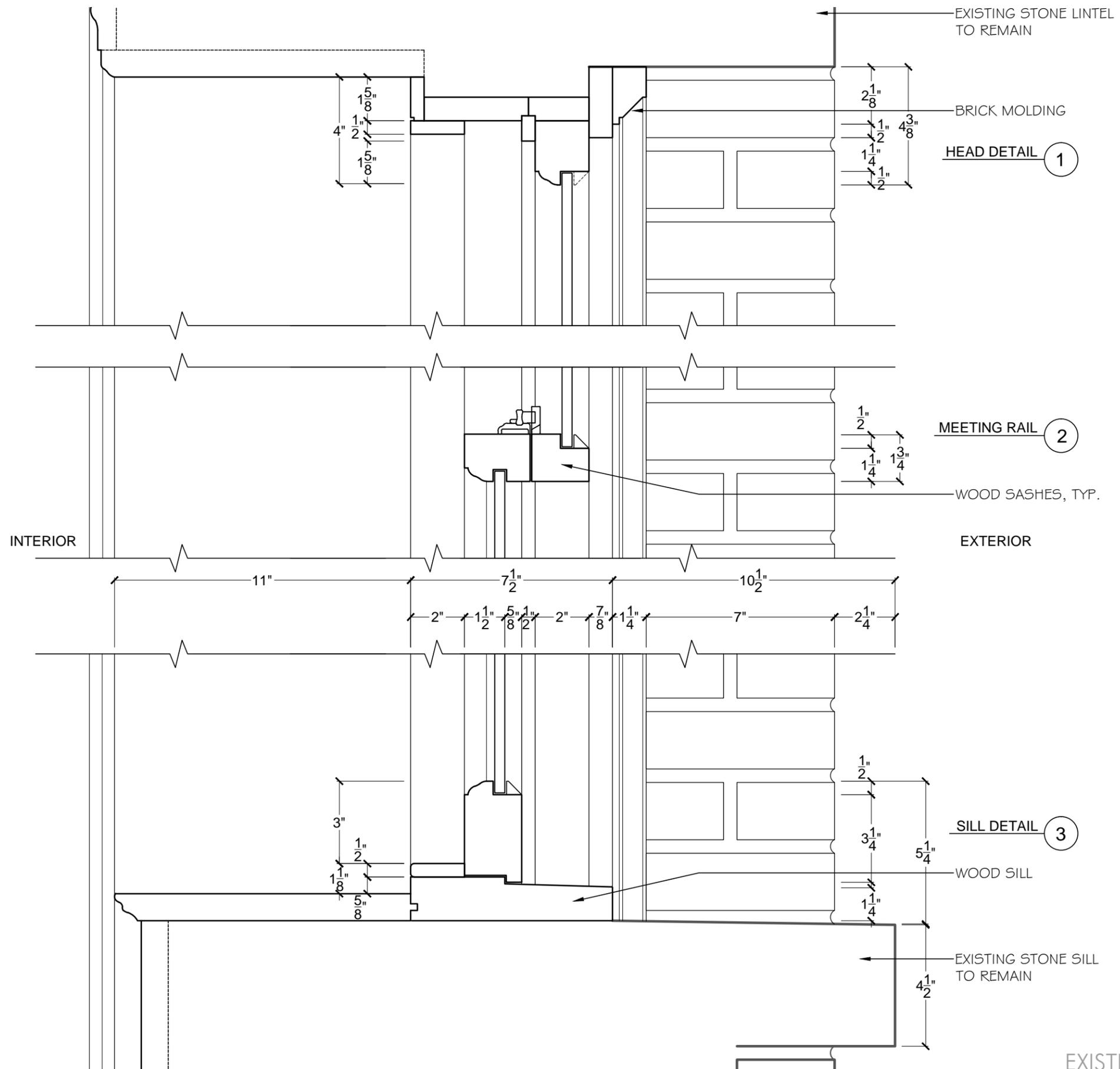


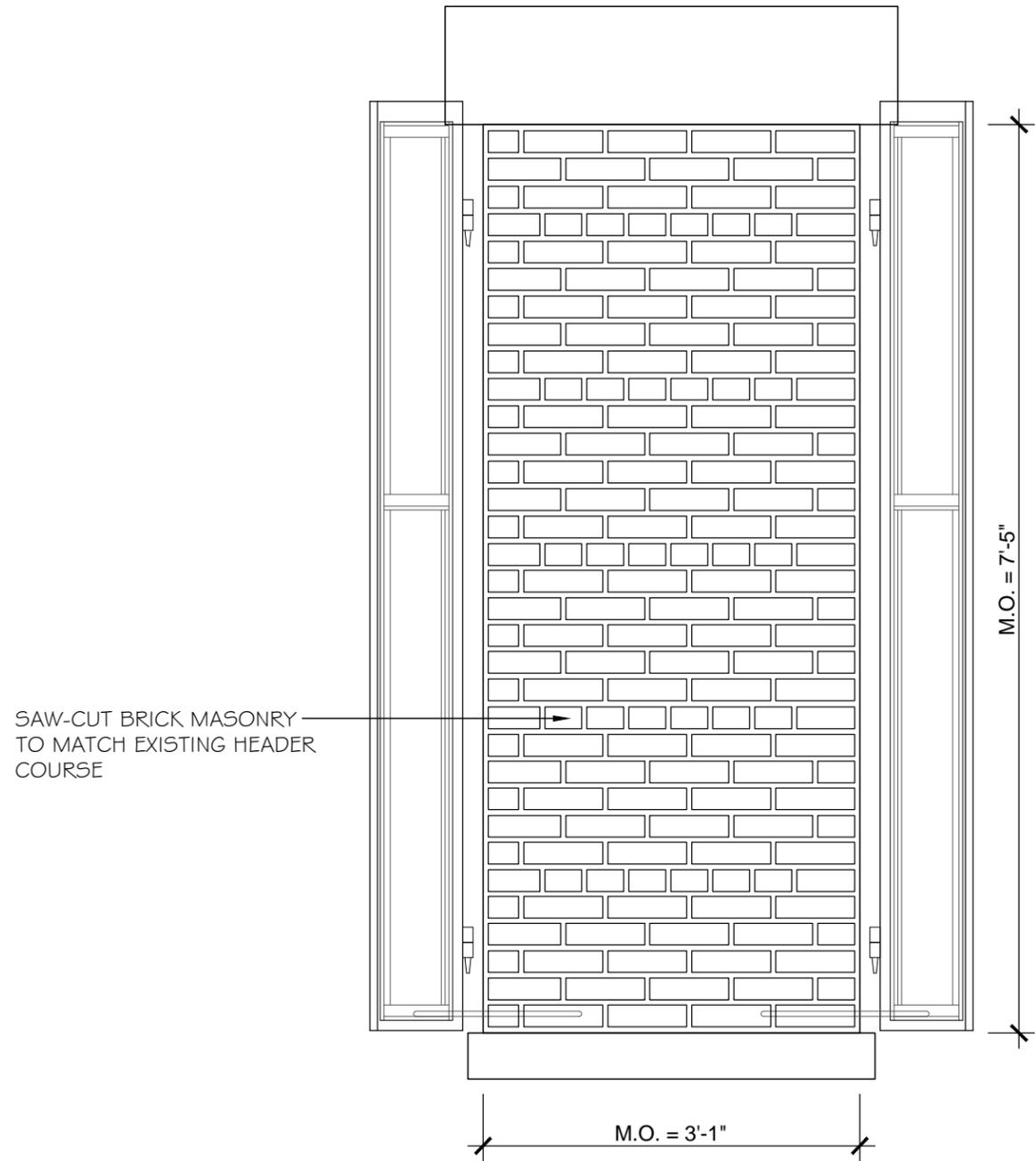


1 TYP. EXISTING WINDOW ELEVATION @ NORTH COURTYARD ELEVATION
SCALE: 3/4" = 1'-0"

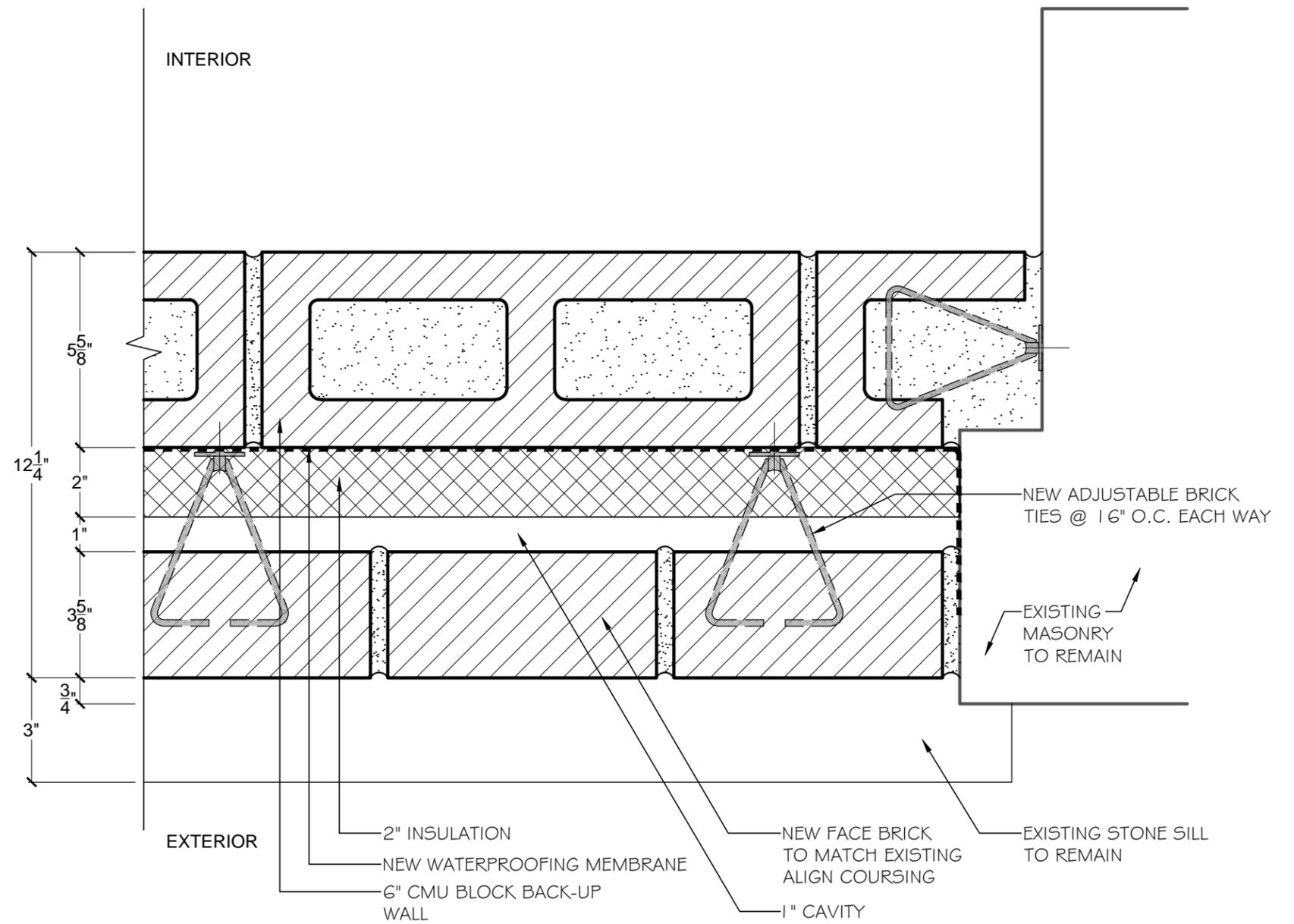


2 TYP. EXISTING WINDOW @ NORTH COURTYARD ELEV. - JAMB SECTION
SCALE: 3" = 1'-0"





1 TYP. NEW BRICK INFILL @ SHAFT - WEST COURTYARD ELEVATION
 SCALE: 3/4" = 1'-0"
 NORTH COURTYARD ELEV. SIM.



2 TYP. NEW BRICK INFILL @ SHAFT - WEST COURTYARD ELEV. - JAMB SECTION
 SCALE: 3" = 1'-0"

