

298 ELIZABETH STREET

NEW YORK, NEW YORK

RETAIL, MIXED-USE

SCOPE OF WORK

MINOR INTERIOR DEMOLITION & RENOVATION. NO CHANGE IN USE, EGRESS OR OCCUPANCY. NON-HISTORIC STOREFRONT INFILL AND RESIDENTIAL ENTRY WILL BE MODIFIED TO INCLUDE METAL paneled bulkhead, display window and transoms similar to nearby storefront precedent. ROOFTOP HVAC UNITS ADJACENT PROPERTY AT 306 BOVARY ARE SHOWN AS REFERENCE.

BUILDING BRIEF

BLOCK: 521 LOTS: 7302 (F/A/A 60)
298 ELIZABETH STREET, NEW YORK, NY 10012
CONSTRUCTED: 1910
TYPE: MIXED RESIDENTIAL AND COMMERCIAL BUILDING
STORIES: 5



1 BUILDING FACADE

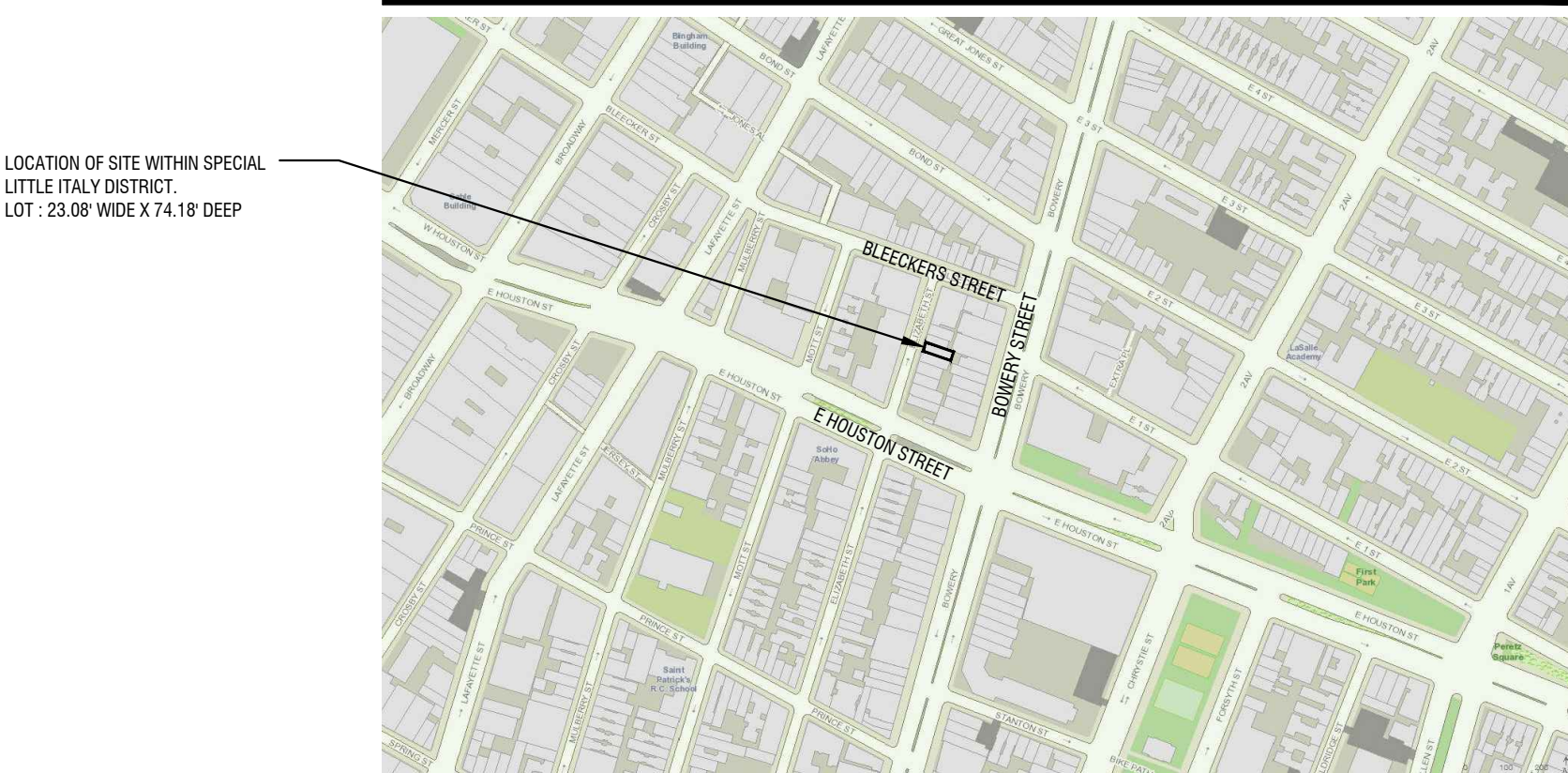
ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	FD	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	FDN.	FOUNDATION	NO.	NUMBER
APPROX.	APPROXIMATE	FLR.	FLOOR	N.T.S.	NOT TO SCALE
ALUM.	ALUMINUM	FURR.	FURRING	O.D.	OUTSIDE DIAMETER
A.B.	ANCHOR BOLT	FTG.	FOOTING	OH.	OVERHEAD
ACoust.	ACOUSTICAL	F.P.	FIREPROOF FINISH(ED)	OPP.	OPPOSITE
ASPH.	ASPHALT	FIN.		O.C.	ON CENTER
		GA.	GAUGE	OPNG.	OPENING
B.S.	BOTH SIDES	GC	GENERAL CONTRACTOR		
BLKG.	BLOCKING	GALV.	GALVANIZED	PMT.	PAINT
BD.	BOARD	GL.	GLASS	PL.	PLATE
BLDG.	BUILDING	GYP.	GYPSPUM	PLYWD.	PLYWOOD
BM.	BEAM	GRD.	GRADE		
BOT.	BOTTOM				
		HT.	HEIGHT	PR	RADIUS
CONTR.	CONTRACTOR	HC.	HOLLOW CORE	REQD.	REQUIRED
CLG.	CEILING	H.C.	HANDICAPPED	REINF.	REINFORCED
C.T.	CERAMIC TILE	HOWD.	HARDWOOD	RESIL.	RESILIENT
CONC.	CONCRETE	HORIZ.	HORIZONTAL	RM.	ROOM
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	R.O.	ROUGH OPENING
C.J.	CONTROL JOINT	H.P.	HIGH POINT	R.O.P.	ROUGH OPENING
COL.	COLUMN	HVAC	HEATING VENTILATION & A/C	R.T.U.	ROUGH OPENING
C.M.U.	CONCRETE MASONRY UNITS				
		I.D.	INSIDE DIAMETER	STL.	STEEL
CLR.	CLEAR	INSUL.	INSULATION	SM.	SIMILAR
CTR.	CENTER	INT.	INTERIOR	SPEC.	SPECIFICATIONS
		JT.	JOINT	SQ.	SQUARE
DN.	DOWN	JAN.	JANITOR	SHTG.	SHEATHING
DIA.	DIAMETER			STD.	STANDARD
DWG.	DRAWING			STRUCT.	STRUCTURAL
DR.	DOOR	LAM.	LAMINATE		
DBL.	DOUBLE	LAV.	LAVATORY	T.O.M.	TOP OF MASONRY
DTL/DIET.	DETAIL	L.P.	LOW POINT	T.O.S.	TOP OF STEEL
				TYP.	TYPICAL
EF.	EXHAUST FAN			U.O.N.	UNLESS OTHERWISE NOTED
EXIST.	EXISTING	MAX.	MAXIMUM		
EXP.	EXPANSION	MTL.	METAL		
ELEC.	ELECTRICAL	MIN.	MINIMUM	VIF	VERIFY IN FIELD
EQUIP.	EQUIPMENT	MECH.	MECHANICAL	W/	WITH
EA.	EACH	MISC.	MISCELLANEOUS	WD.	WOOD
ELEV.	ELEVATION	MTD.	MOUNTED		
EQ.	EQUAL	M.O.	MASONRY OPENING		

SYMBOL LEGEND

	TITLE SCALE		ELEVATION MARK
	ROOM NUMBER IDENTIFICATION		WORK POINT
	KEYED NOTE		SPOT ELEVATION
	EXTERIOR ELEVATION REFERENCE		SURFACE ELEVATION
			PARTITION KEY
	WALL SECTION REFERENCE		COMPOSITE PARTITION KEY
			DOOR NUMBER KEY
	DETAIL REFERENCE		INTERIOR ELEVATION MARK
			REVISION NUMBER TAG
	DETAIL SECTION REFERENCE		FINISH KEY NUMBER
	INTERIOR ELEVATION REFERENCE		

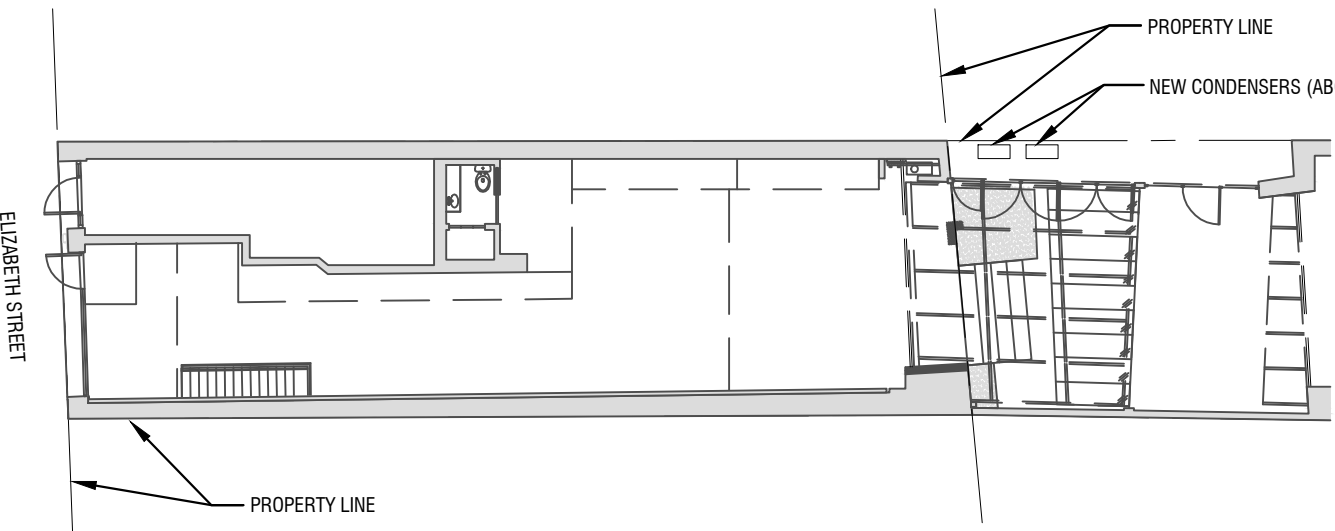
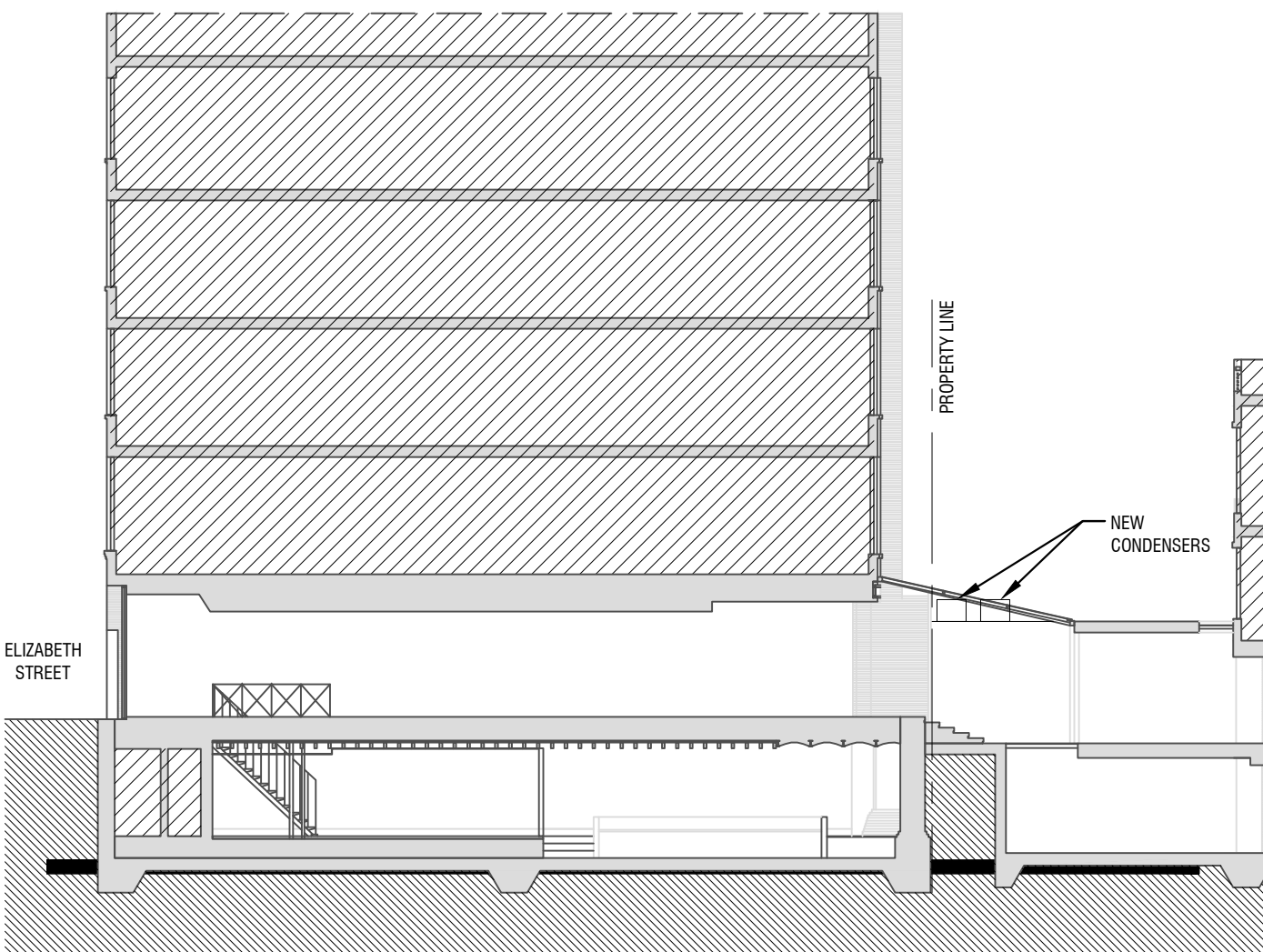
SITE MAP



INDEX OF DRAWINGS

SHT. NO.	TITLE
ARCHITECTURAL	
T001	INDEX OF DRAWINGS, LPC NOTES
A100	EXISTING AND PROPOSED STOREFRONT
A200	ADJOINING PROPERTY CONDENSERS FOR REFERENCE

KEY PLAN AND SECTION



GreenbergFarrow

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DATE	DESCRIPTION
06.02.2017	ISSUED TO LPC
10.17.2017	REISSUED TO LPC

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
S. LOIKITS
PROJECT MANAGER
D. RUZEU
QUALITY CONTROL
A. PERERA
DRAWN BY
W. SU

PROJECT NAME
ELIZABETH ST. RENOVATION

NEW YORK NY

**298 Elizabeth St,
New York, NY 10012**



PROJECT NUMBER
20170064.0

SHEET TITLE
INDEX OF DRAWINGS

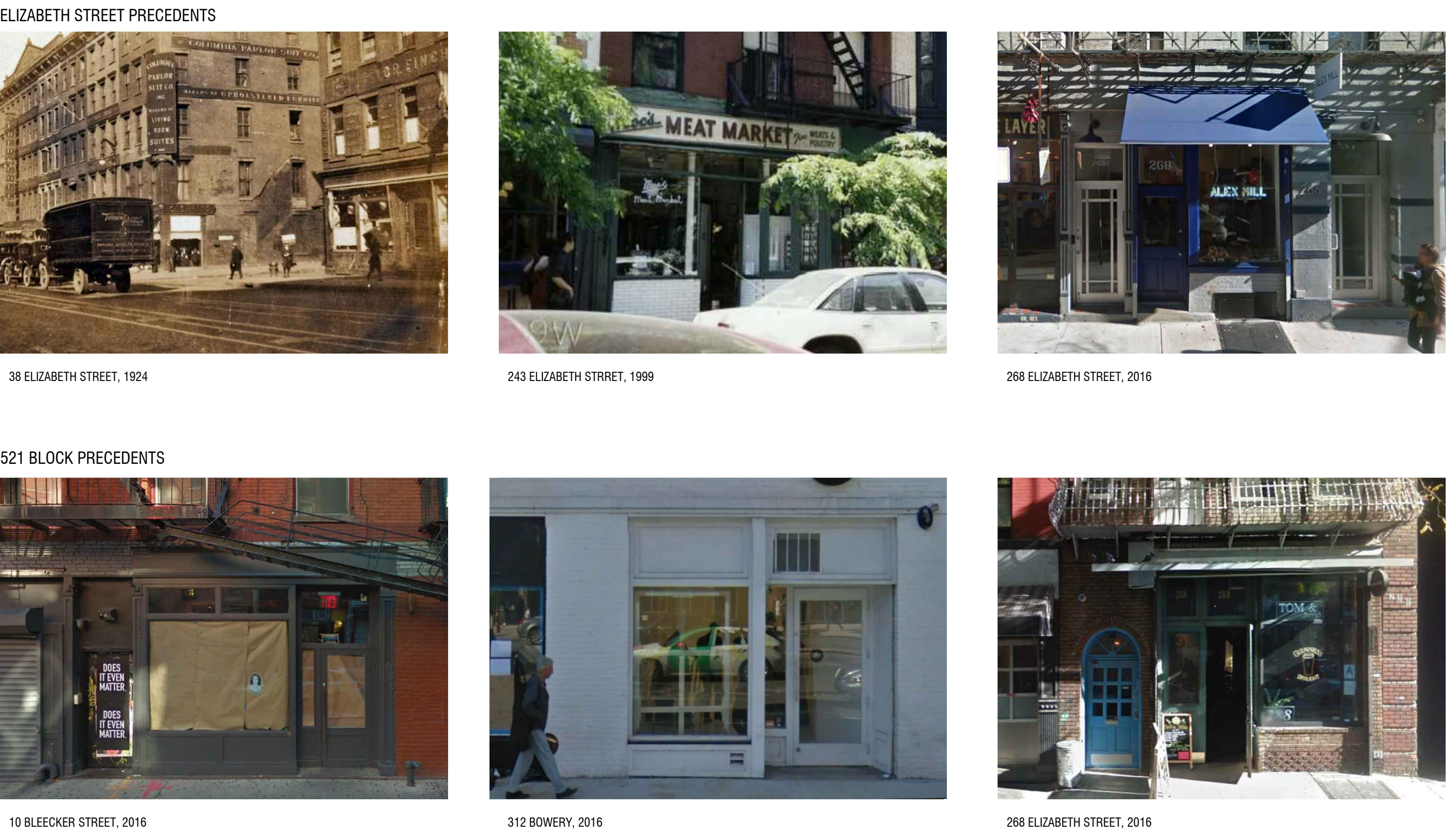
SHEET NUMBER 1 of 3

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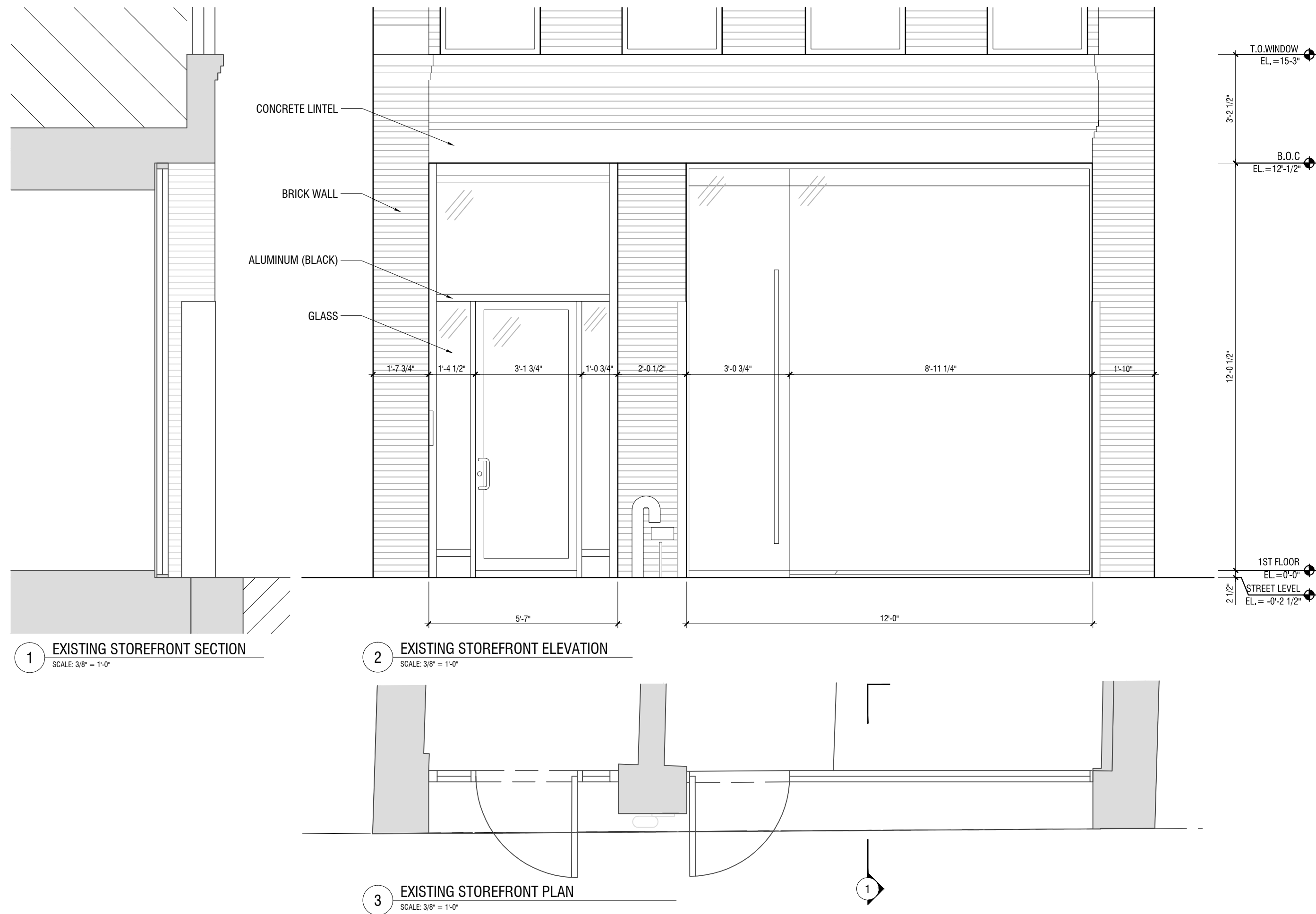
VIEWS ON ELIZABETH STREET



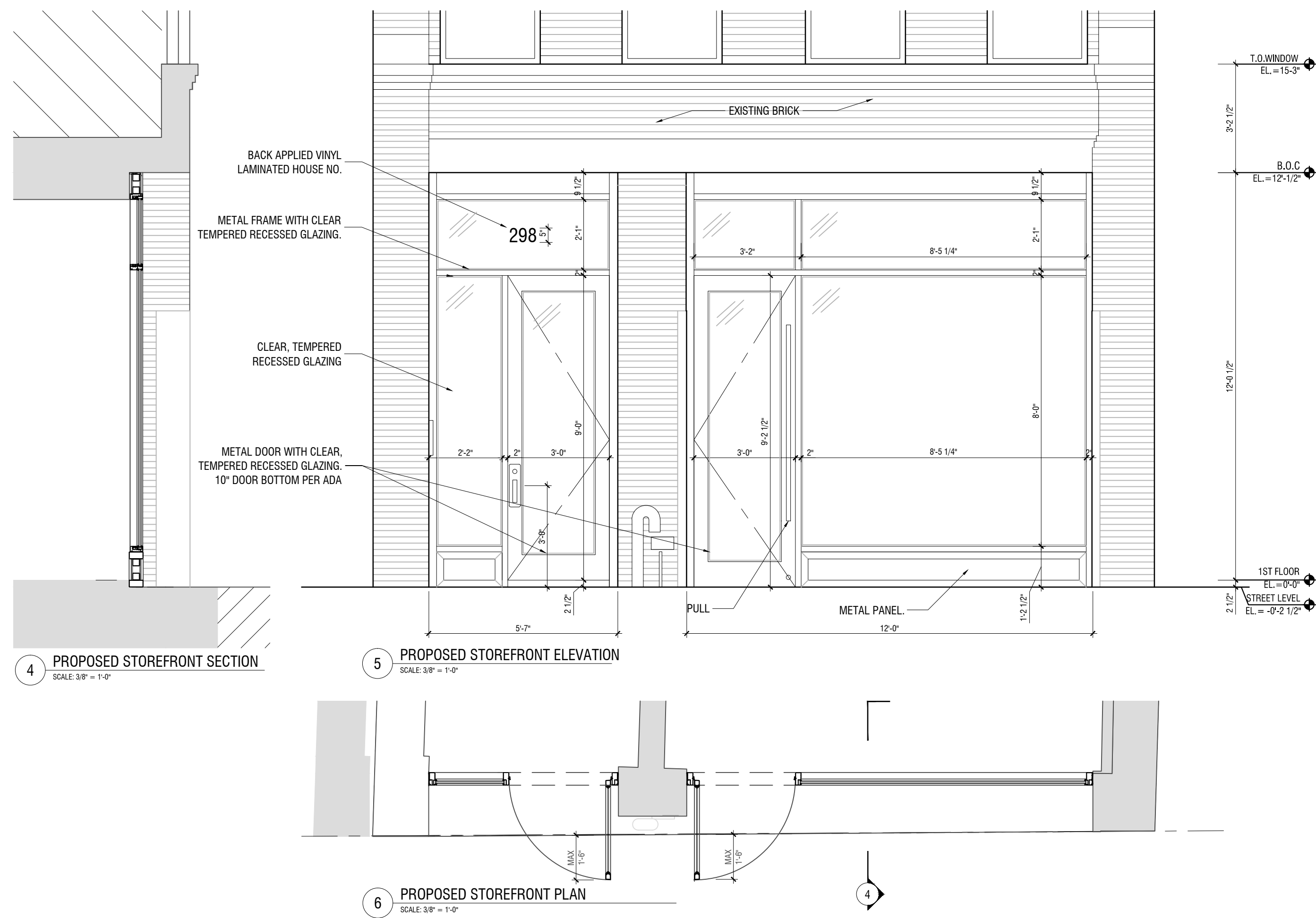
STOREFRONT PRECEDENTS NEAR THE SITE



EXISTING STOREFRONT



PROPOSED STOREFRONT



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ISSUE/REVISION RECORD

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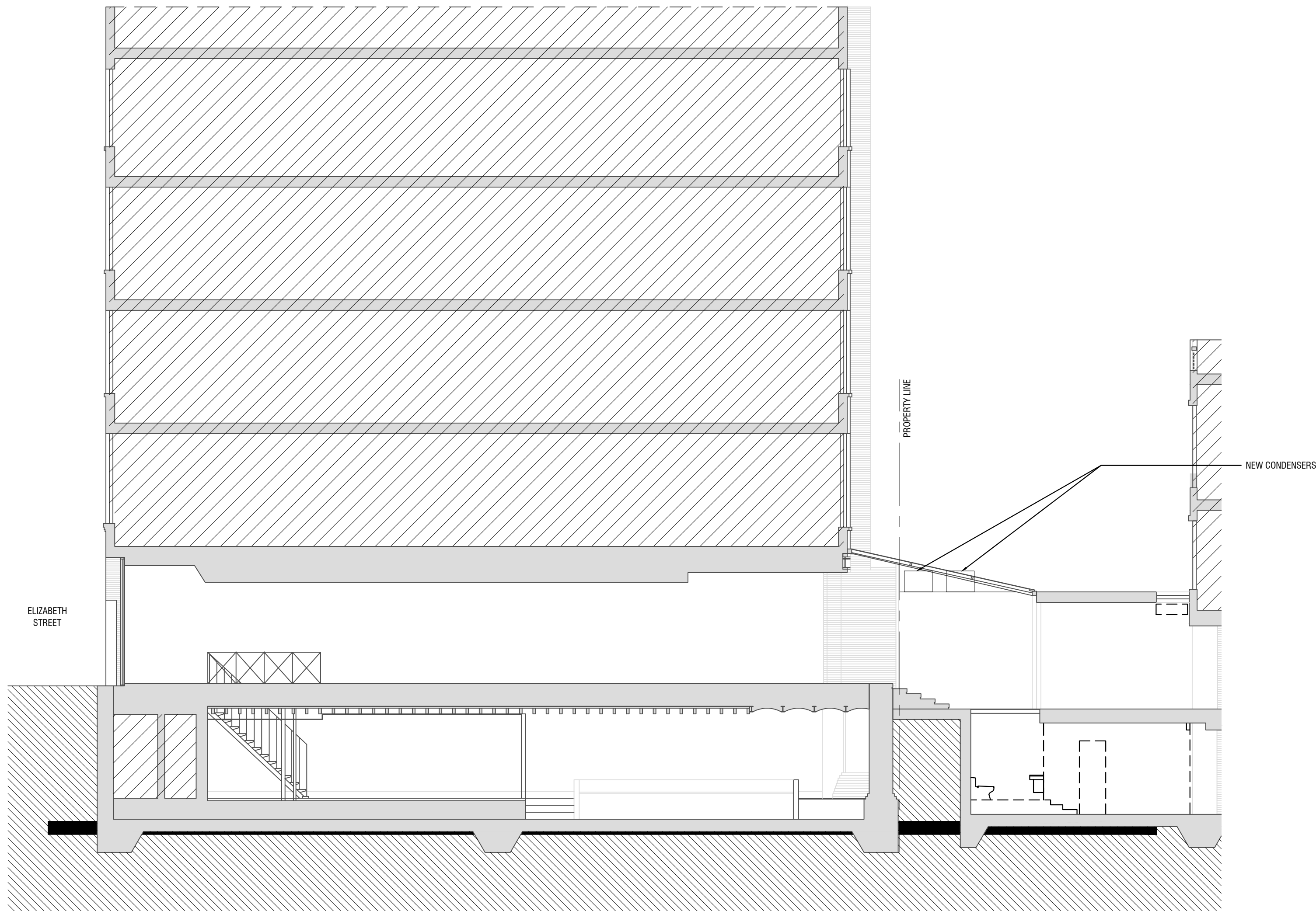
SHEET TITLE

ADJOINING
PROPERTY
CONDENSERS
FOR REFERENCE

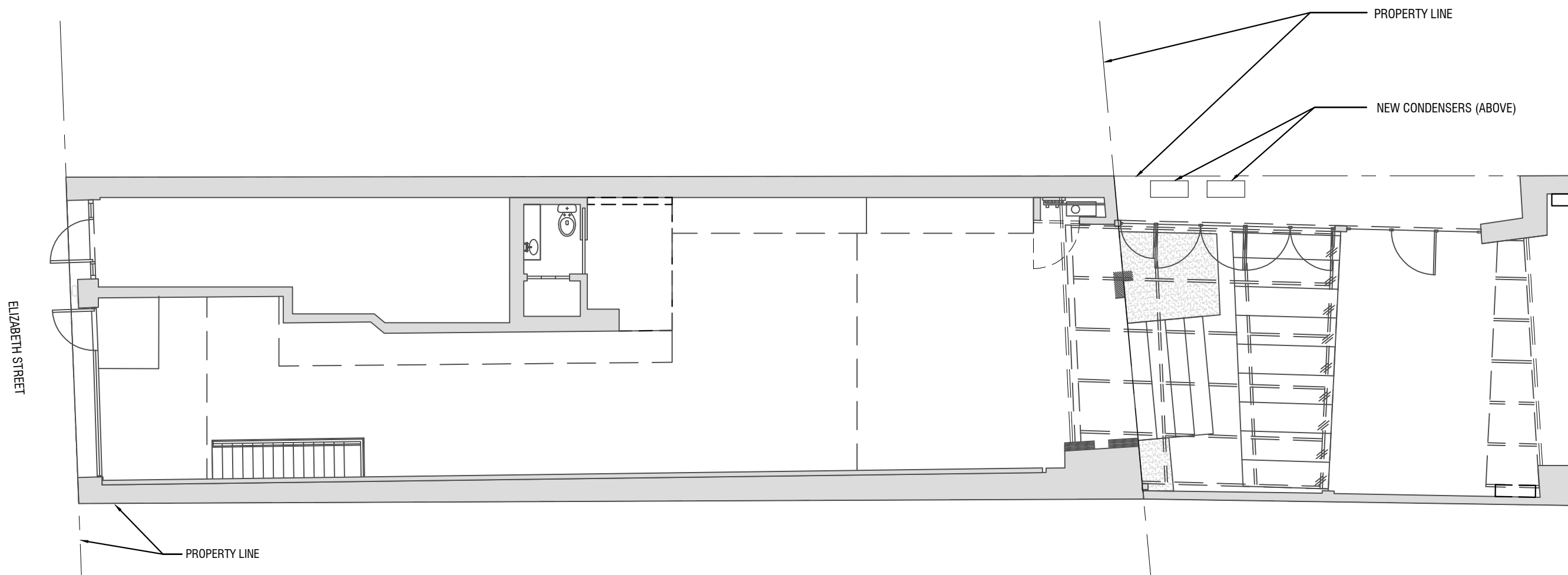
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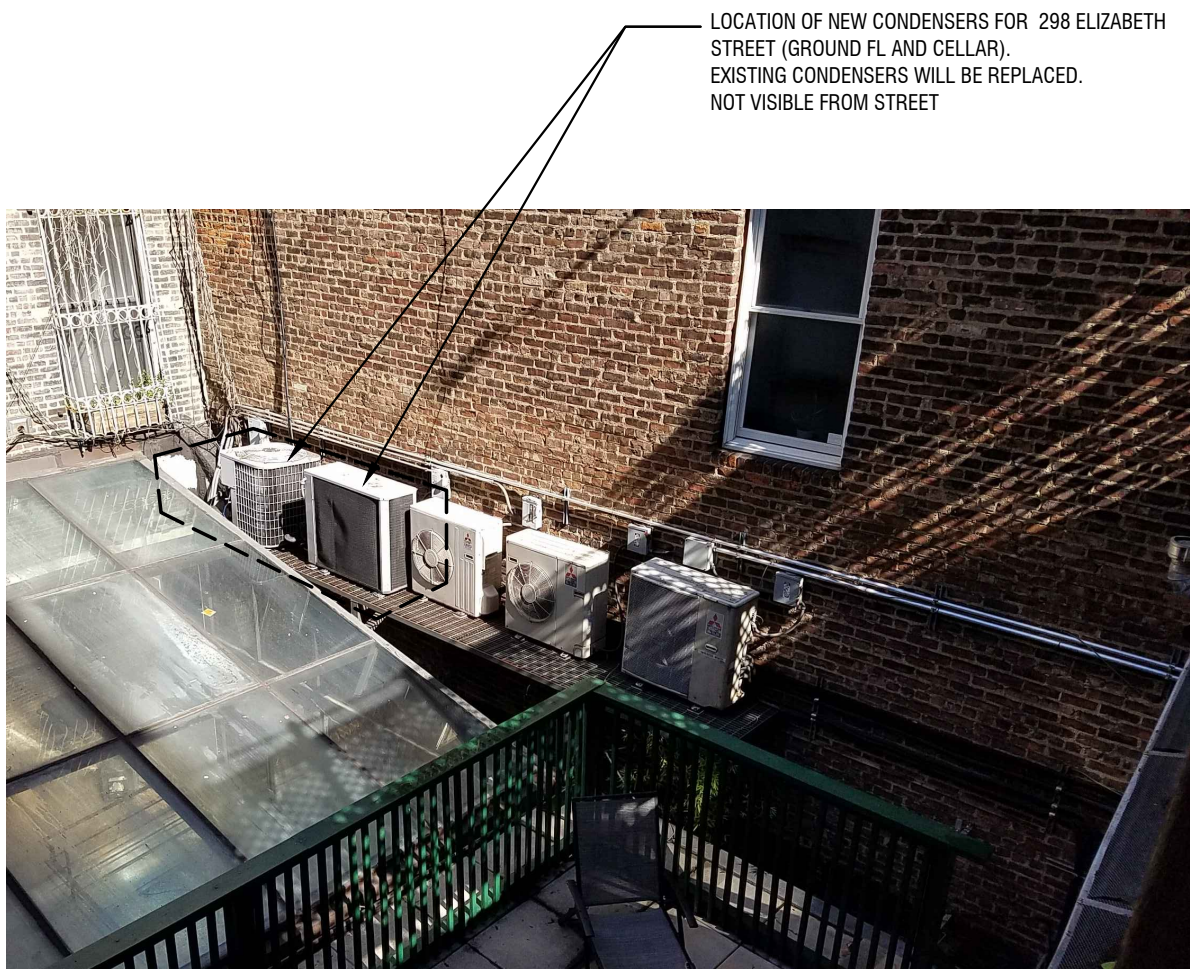
A200.00



2 BUILDING SECTION
N.T.S.



1 BUILDING PLAN (GROUND FLOOR)
N.T.S.



3 LOCATION OF CURRENT / FUTURE CONDENSERS
N.T.S.