

ELDRIDGE STREET SYNAGOGUE INTERIOR RESTORATION - FAUX FINISHES

12 ELDRIDGE ST., NEW YORK, NY 10002
FOR: ELDRIDGE STREET PROJECT



Eldridge Street
Synagogue

Interior Restoration &
Faux Finishes

Eldridge Street Project
12 Eldridge Street
New York, NY 10002

ISSUED FOR BID

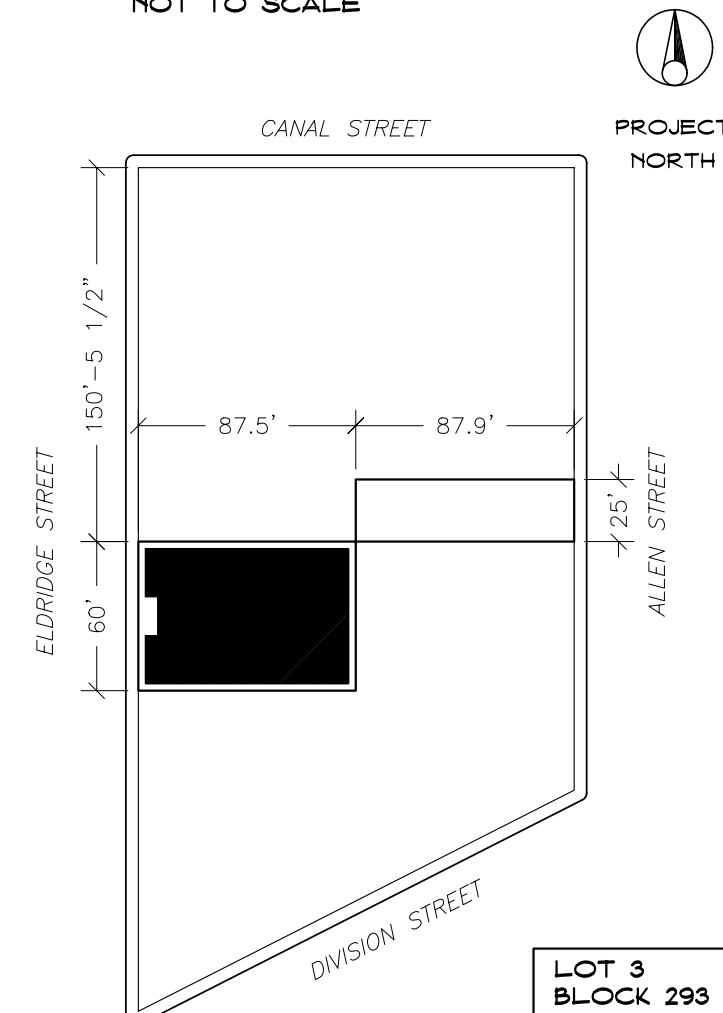
VICINITY MAP

NOT TO SCALE



PLOT PLAN

NOT TO SCALE



LOT 3
BLOCK 293
MAP 42D
ZONE C6-1G

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THESE DRAWINGS AND THE PROJECT MANUAL DATED 23 AUGUST 2007.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO STARTING THE WORK AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR OTHER CONDITIONS WHICH MAY AFFECT THE WORK IMMEDIATELY AND PRIOR TO BEGINNING REPAIRS IMPACTED BY THE NOTED CONDITIONS.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL SECURE AND PAY ALL NECESSARY PERMITS PRIOR TO STARTING THE WORK, INCLUDING ALL EXPEDITING COSTS.
- THE CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE ADJACENT PROPERTIES AND OWNER'S PROPERTY AS JOB CONDITIONS REQUIRE.
- CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE THOROUGHLY COORDINATED WITH THE OWNER.
- UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK, WHICH REQUIRE ADDITIONAL REPAIRS OR REQUIRE MODIFICATION OF CONTRACT REPAIRS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND THE OWNER. NO ADDITIONAL REPAIR WORK SHALL BE PERFORMED UNLESS BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND APPROVED IN ADVANCE BY THE ARCHITECT/ENGINEER AND THE OWNER.
- THE DRAWINGS AND SPECIFICATIONS ARE TO BE TAKEN IN THEIR ENTIRETY AND AS A WHOLE. IF A DISCREPANCY IS FOUND BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE ARCHITECT/ENGINEER AND OWNER SHALL HAVE THE OPTION AS TO WHICH GOVERNS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SITE SAFETY AND METHODS AND MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL MAKE ANY INSPECTIONS OR ANALYSIS NECESSARY TO VERIFY THAT EXISTING BUILDING ELEMENTS HAVE ADEQUATE LOAD CAPACITY TO SUPPORT ANY REQUIRED FORCES HE/SHE CHOOSES TO IMPOSE ON THEM.
- THE CONTRACTOR SHALL MAKE ALL OPENINGS SEALED AND WATER TIGHT AT THE END OF EACH WORKDAY AND DURING INCLEMENT WEATHER.
- NO CHANGE IN BUILDING USE GROUP, EGRESS, OR CONSTRUCTION TYPE.
- NO CHANGE IN TOTAL STORM WATER DISCHARGE INTO EXISTING COMBINED SEWER.
- ALL WORK SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE AND ALL APPLICABLE LAWS, RULES, AND OR REGULATIONS.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER ANY ITEM IN ANY WAY WITHOUT COMPLYING WITH THE REQUIREMENTS OF SECTION 7209, ARTICLE 147, PART 69.6(a) OF THE NEW YORK STATE EDUCATION LAW

BUILDING DEPT. NOTES

GENERAL

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN A WORK PERMIT AND ANY OTHER REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.

PROTECTION OF EXISTING PROPERTY

- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS SHALL BE PROTECTED PER THE REQUIREMENTS OF SUB-CHAPTER 19 OF THE NYC BUILDING CODE.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING, AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF CONDITIONS AND MATERIALS WITHIN AND ADJACENT TO THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL CONSTRUCTION OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY, OR DURING THE EXECUTION OF THE WORK.

TENANTS' SAFETY PLAN

- GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
- MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- FIRE SAFETY: ALL BUILDING MATERIALS STORED IN CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
- DUST CONTROL: DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA, AND BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.
- NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 9 A.M. TO 5 P.M., MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS, UNLESS AN AFTER HOURS WORK PERMIT HAS BEEN OBTAINED FROM THE DEPARTMENT OF BUILDINGS.

- CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION AREAS. CONTRACTOR WILL MINIMIZE THE AMOUNT OF DUST, DIRT, OR OTHER SUCH INCONVENIENCES CREATED TO OTHER AREAS WITHIN THE BUILDING.
 - OCCUPANCY: PREMISES SUBJECT TO PERIODIC OCCUPANCY AS A SYNAGOGUE - INCLUDING AREAS WHERE CONSTRUCTION TAKES PLACE - ALL CONSTRUCTION WORK WILL BE COORDINATED WITH OWNER, AS REQUIRED.
- AFTER HOURS WORK PERMITS**
- THE CONTRACTOR SHALL APPLY FOR AND OBTAIN AFTER HOURS WORK PERMITS FROM THE DEPARTMENT OF BUILDINGS FOR ANY WORK THAT SHALL OCCUR OUTSIDE NORMAL WORKING HOURS: 9 A.M. TO 5 P.M., MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS

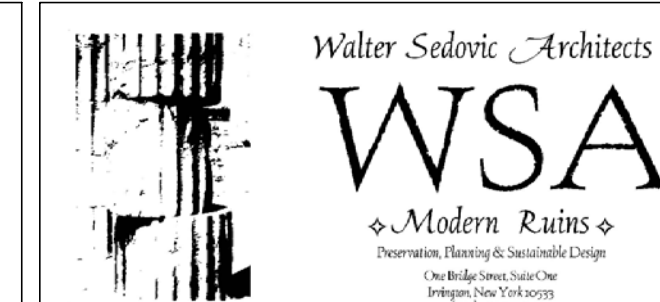
DRAWING INDEX

ARCHITECTURAL

- CS-1 COVER SHEET
- A-1 STREET LEVEL FLOOR PLAN
- A-2 MAIN FLOOR PLAN
- A-3 INTERIOR ELEVATIONS & DETAILS
- A-4 INTERIOR ELEVATIONS & DETAILS
- A-5 INTERIOR ELEVATIONS & DETAILS

Issue/Revision	Date
ADDENDUM 1	09/10/07
ISSUED FOR BID	08/23/07
ISSUED FOR LMDC REVIEW	08/20/07

Date
August 20, 2007



WSA

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Scale

Sheet Title

Cover Sheet

Drawing No.

CS-1