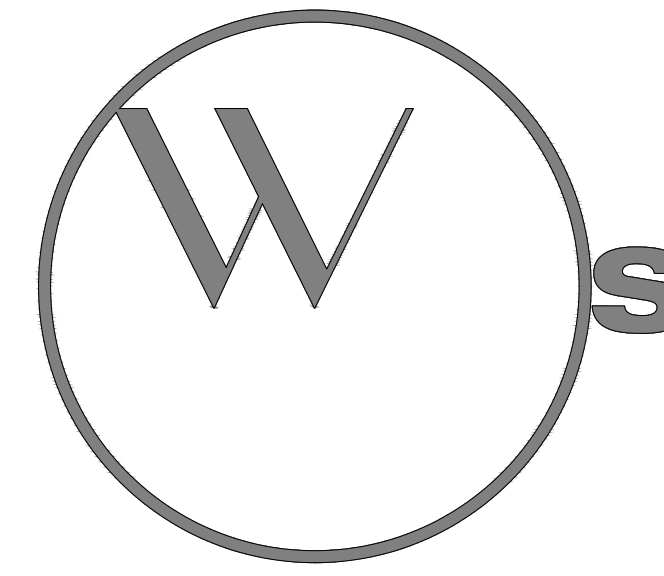




1940s TAX PHOTO



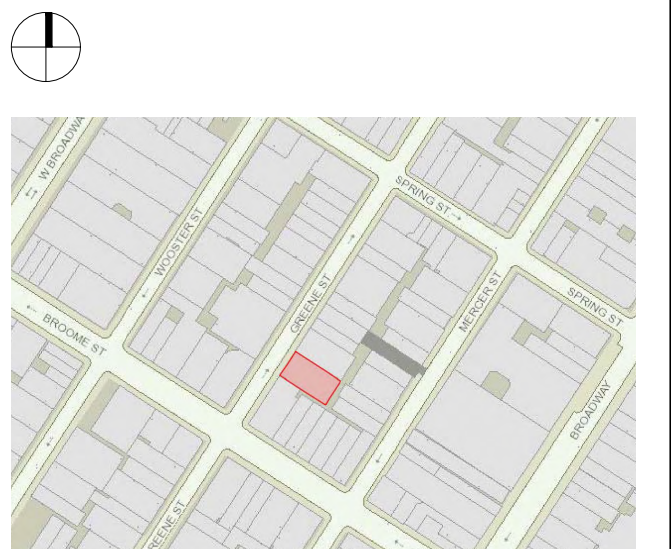
WATCHES OF SWITZERLAND

SINCE 1924

60 GREENE STREET NEW YORK, NY

MICHAEL NEUMANN ARCHITECTURE LLC
 127 WEST 24TH STREET 7TH FLOOR
 NEW YORK CITY 10011
 WWW.MNARCH.COM
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PROJECT:
**WATCHES OF SWITZERLAND
 FIRST FLOOR
 STOREFRONT RENOVATION
 60 GREENE STREET**



TENANT PROTECTION PLAN 2014	DRAWING INDEX	BUILDING DEPARTMENT DATA	GENERAL NOTES 2014	PLOT PLAN				
<p>TENANT PROTECTION PLAN WILL BE SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 120 OF TITLE 28 OF THE ADMINISTRATIVE CODE PRIOR TO THE ISSUANCE OF A PERMIT (SEE LOCAL LAW 106 OF 2019).</p>	<p>T-001.00 TITLE SHEET T-002.00 ACCESSIBILITY DIAGRAMS, ZONING AND HISTORIC MAPS</p> <p>A-200.00 EXISTING BUILDING FACADE A-201.00 EXISTING STOREFRONT PHOTOS A-202.00 EXISTING AND PROPOSED RENDERINGS A-205.00 ENLARGED STOREFRONT EXISTING A-206.00 ENLARGED STOREFRONT PROPOSED A-210.00 ENLARGED STOREFRONT DETAILS A-211.00 ENLARGED STOREFRONT DETAILS A-212.00 ENLARGED STOREFRONT DETAILS</p>	<p>ADDRESS: 60 GREENE STREET NEW YORK, NY 10019 BOROUGH: MANHATTAN BLOCK: 485 LOT: 7502</p> <p>ZONING DISTRICT: M1-5B ZONING MAP: 12-C COMMUNITY BOARD: 2 HISTORIC DISTRICT: SOHO - CAST IRON NUMBER OF BUILDINGS: 1 YEAR BUILT: 1873</p> <p>LOT TYPE: INTERIOR LOT AREA: 5,025 SF PERMITTED FAR: 5.0 PROPOSED ZONING SF: 24,869 SF CONSTRUCTION CLASS: CLASS 2 (1938 CODE) USE: CELLAR (UG6-1968 CODE) GRND FLR RETAIL (UG6, 17D-1968 CODE)</p> <p>BUILDING HEIGHT: 75' (+/-) BUILDING STORIES: 5</p>	<ol style="list-style-type: none"> SCOPE OF WORK: <ol style="list-style-type: none"> NO CHANGE OF USE, OCCUPANCY, EGRESS OR ZONING IN THIS APPLICATION. EXTERIOR RESTORATION: REPLACEMENT OF EXISTING STOREFRONT DISPLAY WINDOWS, MASTER FRAME AND ENTRANCE DOORS. PAINT FIRST FLOOR FACADE WITH COLOR TO MATCH EXISTING. REPAIR AND PAINT EXISTING EXTERIOR HANDRAIL AND STEPS TO ENTRANCE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING NEW YORK CITY AGENCIES. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICALS, ETC. PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED. 					
FLOOD STATEMENT	CONTACTS	CODE REFERENCE: 2014 NYCBC						
<p>THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p>	<p>LANDLORD: PREMIER EQUITIES 150 EAST 58TH STREET, 23RD FLOOR NEW YORK, NY 10155 CONTACT: BERT H. DWECK BERT@PREMIEREQUITIES.COM MOBILE: 212-203-6664</p> <p>CLIENT: THE WATCHES OF SWITZERLAND GROUP AURUM HOUSE 2 ELLAND RD BRAUNSTONE LEICESTER LE3 1TT UK CONTACTS: MARTIN LEE M.LEE@THEWOSGROUP.COM MOBILE: 07780 481634</p> <p>OWNERS REP.: WATERSHED PARTNERS, INC 290 HENNEPIN AVENUE SUITE 220 MINNEAPOLIS MN 5408 CONTACTS: PETER STOOPS STOOPS@WATERSHEDPARTNERS.COM MOBILE: 207-831-4062</p> <p>ARCHITECT: NEUMANN & RUDY 127 WEST 24TH ST 7TH FLOOR NEW YORK NY 10011 TELEPHONE: 212.675.2285 CONTACTS: MICHAEL NEUMANN MICHAEL@NR.WORKS CONTACTS: CHRIS MECHALEY CHRIS@NR.WORKS</p>	<p>2014 NEW YORK CITY BUILDING CODE SECTION 28-101.4.3 OPTIONAL USE OF THE 1968 BUILDING CODE FOR WORK ON PRIOR CODE BUILDINGS:</p> <p>AT THE OPTION OF THE OWNER, AND SUBJECT TO APPLICABLE PROVISIONS OF THIS CODE, WORK ON PRIOR CODE BUILDINGS MAY BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS SET FORTH IN THE 1968 BUILDING CODE, OR WHERE THE 1968 CODE SO AUTHORIZES, THE CODE IN EFFECT PRIOR TO DECEMBER 6, 1968</p> <p>1968 BUILDING CODE NYC FLOOR OCCUPANCY GROUP CELLAR UG6 1ST FLR UG6 / 17D</p> <p>1938 BUILDING CODE NYC BUILDING CONSTRUCTION CLASS 2</p>	<p>LIST OF INSPECTIONS</p> <table border="0"> <tr> <td>SPECIAL INSPECTIONS</td> <td>PROGRESS INSPECTIONS</td> </tr> <tr> <td>N/A</td> <td>FINAL INSPECTION</td> </tr> </table>	SPECIAL INSPECTIONS	PROGRESS INSPECTIONS	N/A	FINAL INSPECTION	<p>ENERGY CODE EXEMPTION</p> <p>TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE EXEMPT FROM 2020 NYC ENERGY CODE. THE SCOPE OF WORK IS LOCATED IN A BUILDING PROPERTY THAT IS A CONTRIBUTING BUILDING IN THE SOHO HISTORIC DISTRICT WHICH IS LISTED ON THE STATE AND/OR NATIONAL REGISTER OF HISTORIC PLACES</p>
SPECIAL INSPECTIONS	PROGRESS INSPECTIONS							
N/A	FINAL INSPECTION							

ISSUE FOR FILING 06/02/2022

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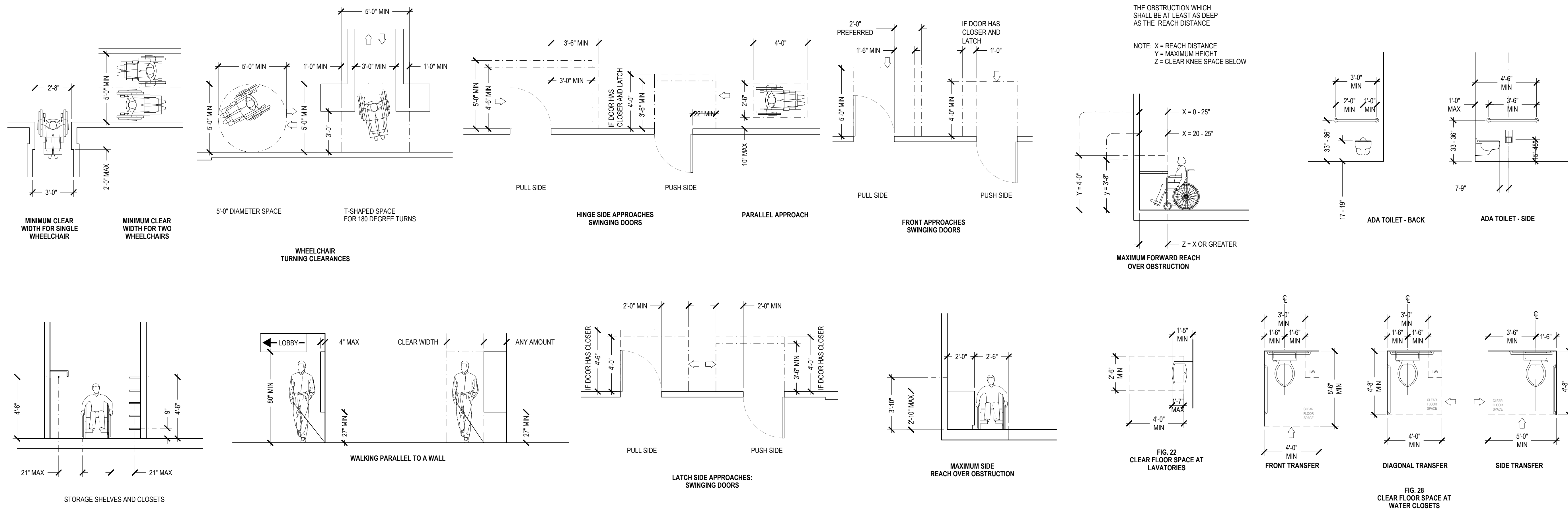
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 ZONING & CAST IRON MAPS**

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NYC DOB NUMBER:
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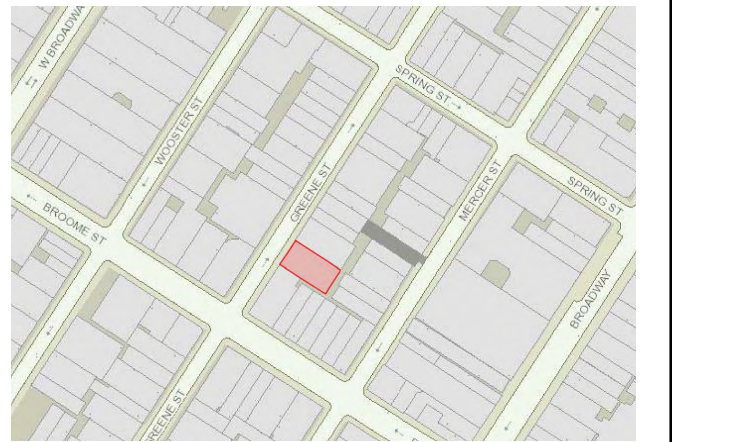
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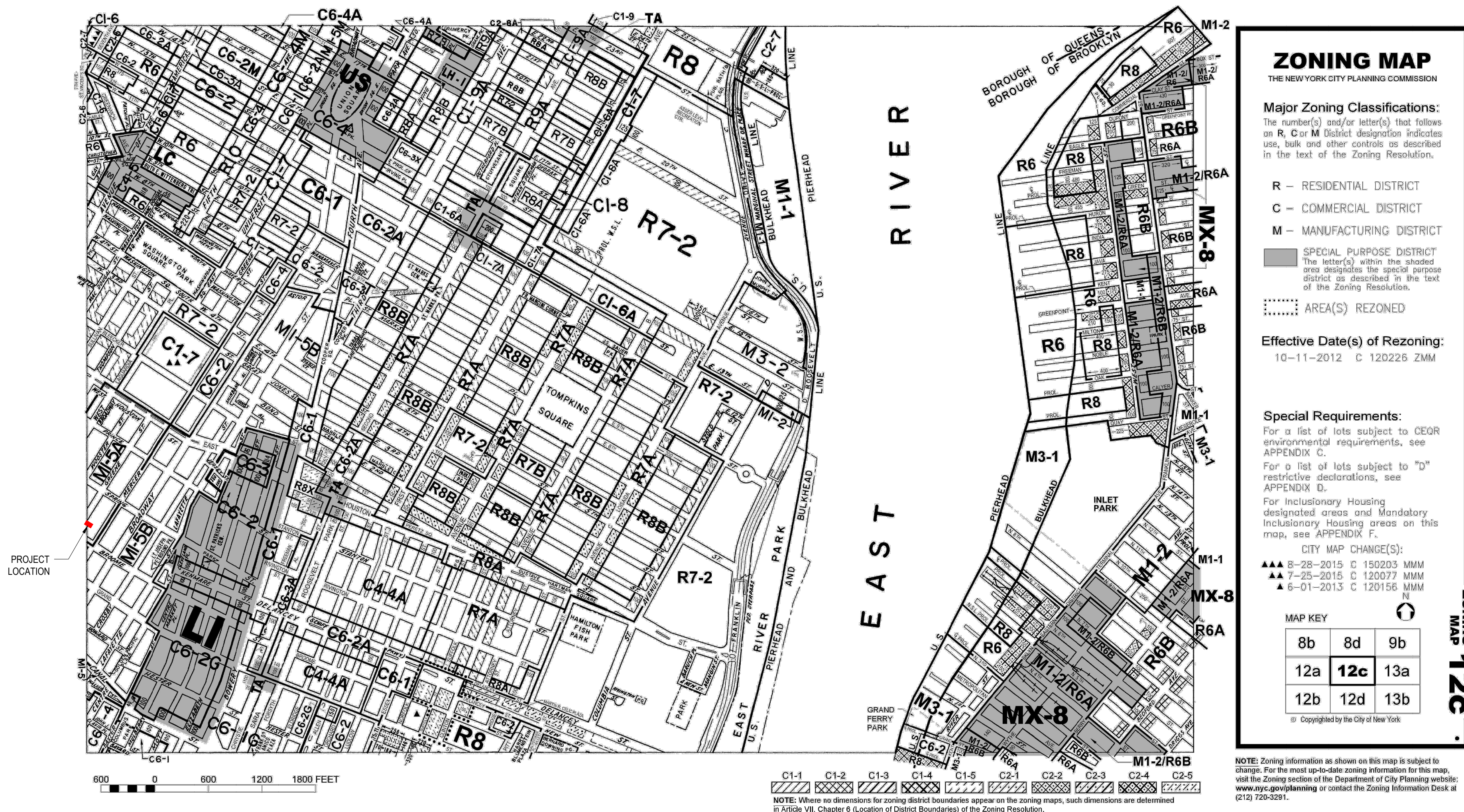


MICHAEL NEUMANN ARCHITECTURE LLC
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PROJECT:
**WATCHES OF SWITZERLAND
 FIRST FLOOR
 STOREFRONT RENOVATION
 60 GREENE STREET**



ZONING MAP 12C



SOHO HISTORIC DISTRICT MAP



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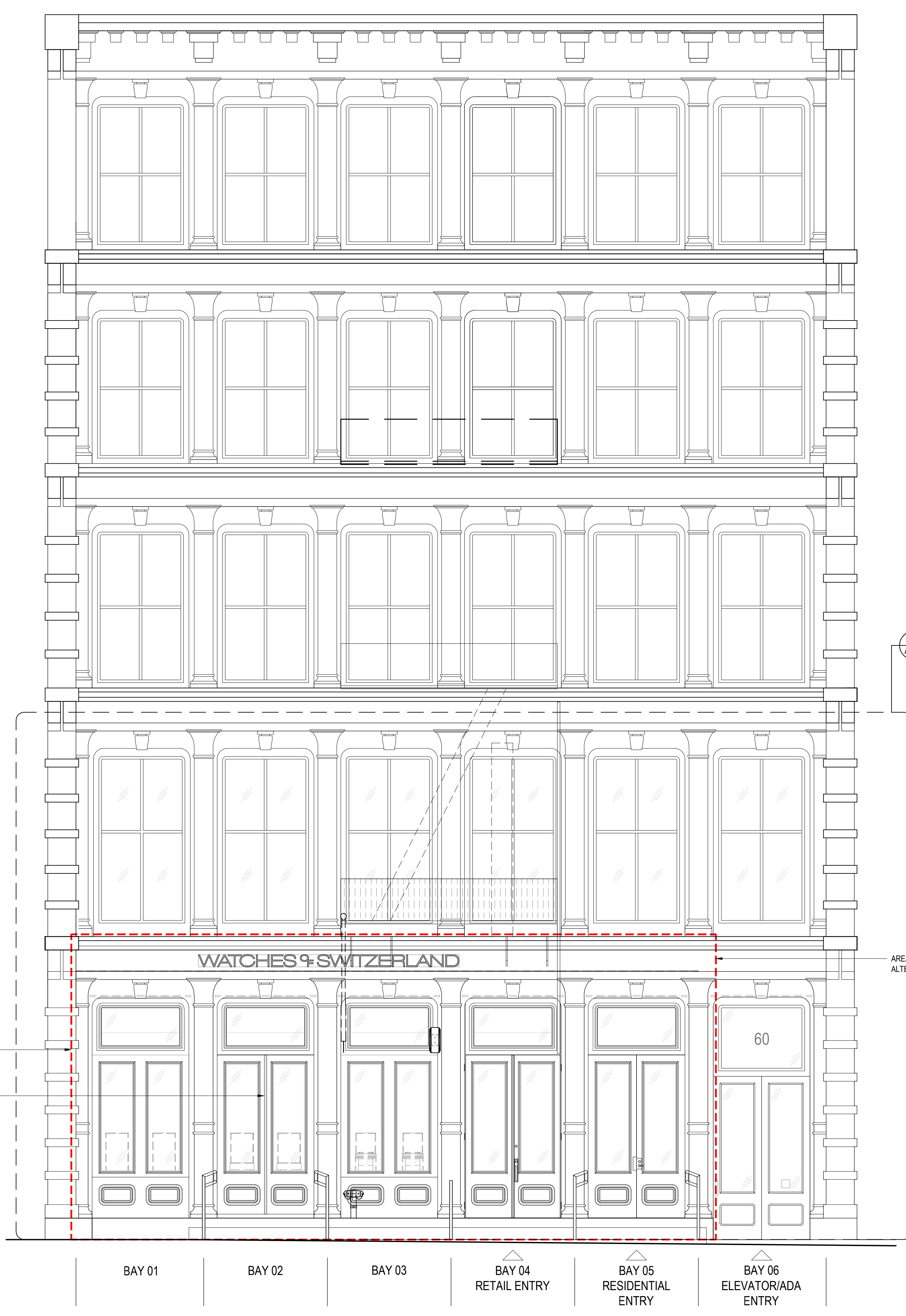
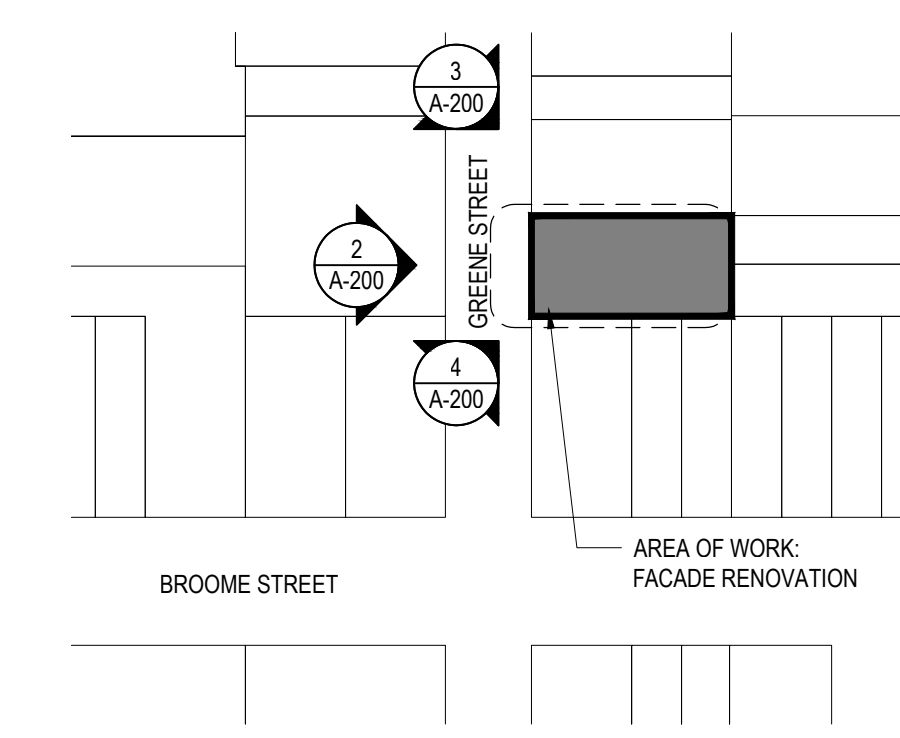
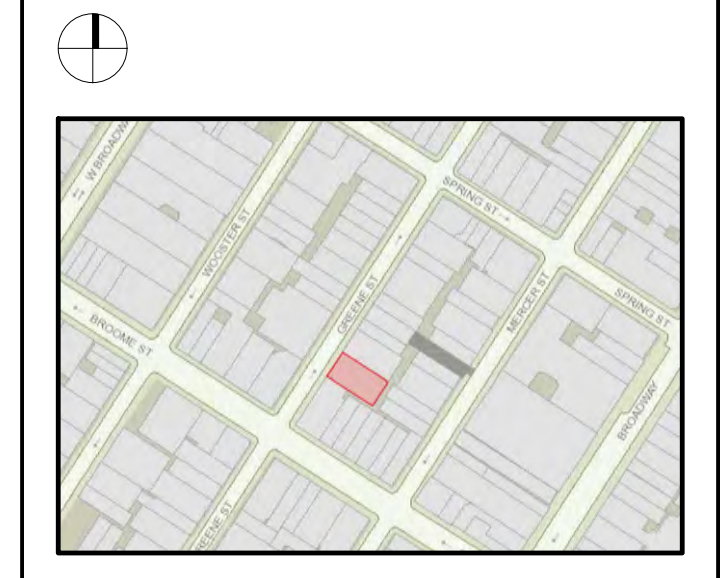
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PROJECT:
**WATCHES OF SWITZERLAND
 FIRST FLOOR
 STOREFRONT RENOVATION
 60 GREENE STREET**



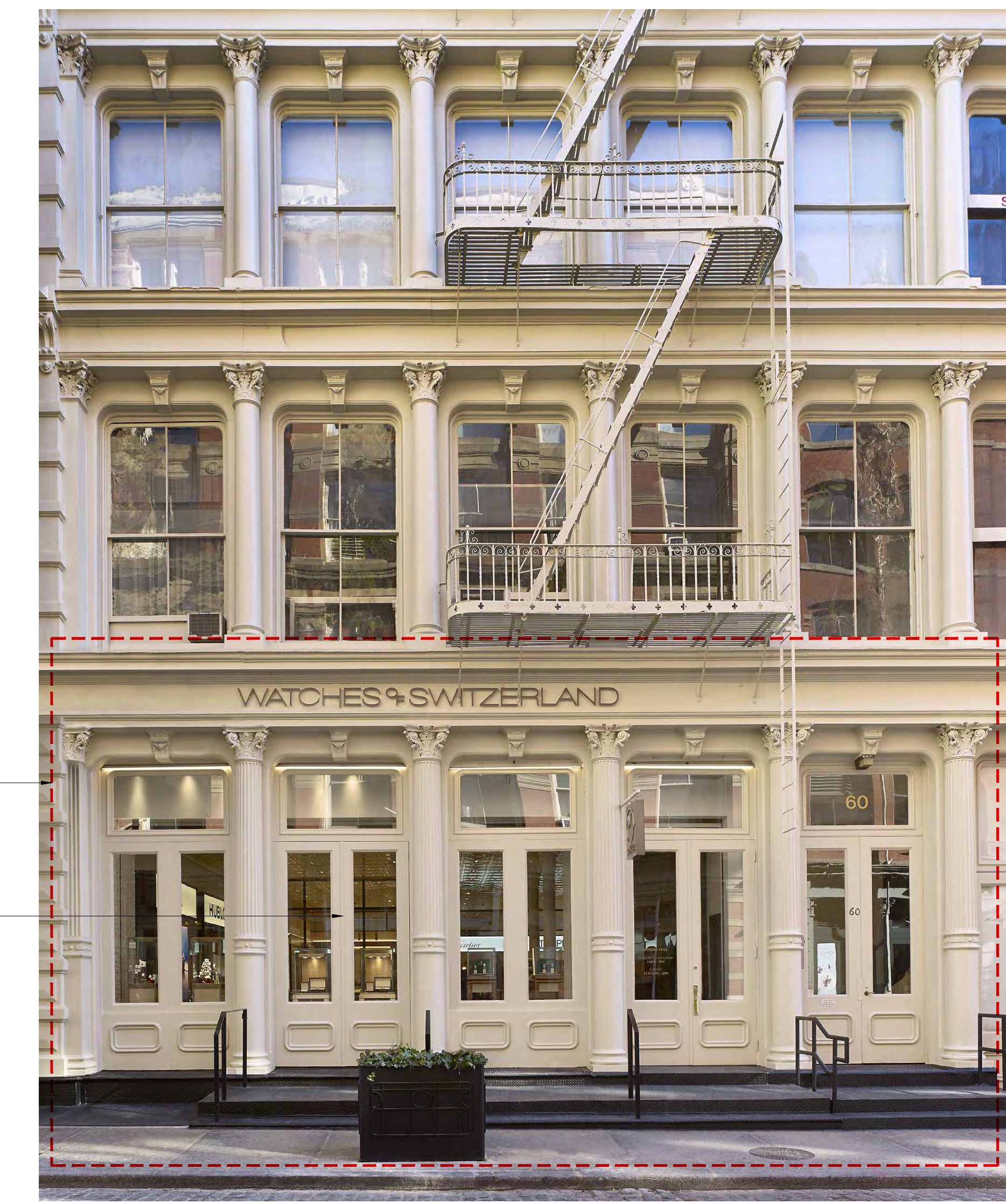
1 EXISTING WEST FACADE
 SCALE: 1/4" = 1'-0"



3 EXISTING STREET PERSPECTIVE
 N.T.S.



4 EXISTING SIGNAGE
 N.T.S.



2 EXISTING WEST FACADE
 N.T.S.

ISSUE FOR FILING 12/07/2022
 DRAWING TITLE:

EXISTING BUILDING FACADE

SEAL & SIGNATURE:

Michael Neumann

NYC DOB NUMBER:
 PROJECT NUMBER:
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 CHECKED BY: MEC.
 FILENAME: A-200 STOREFRONT.dwg
 PAGE:

A-200.00

PROJECT:
**WATCHES OF SWITZERLAND
 FIRST FLOOR
 STOREFRONT RENOVATION
 60 GREENE STREET**



1 EXISTING STOREFRONT BAY 01 NTS



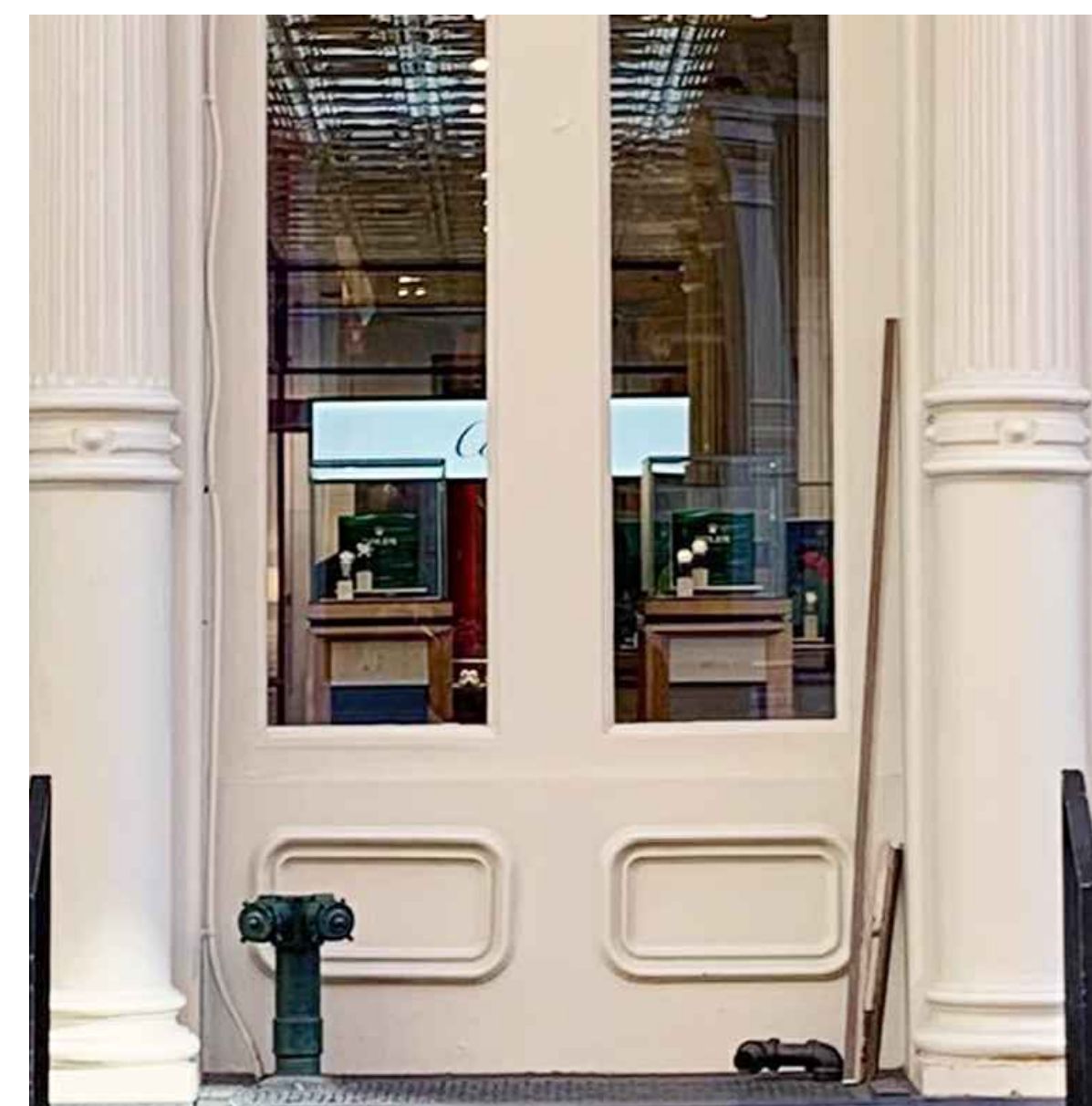
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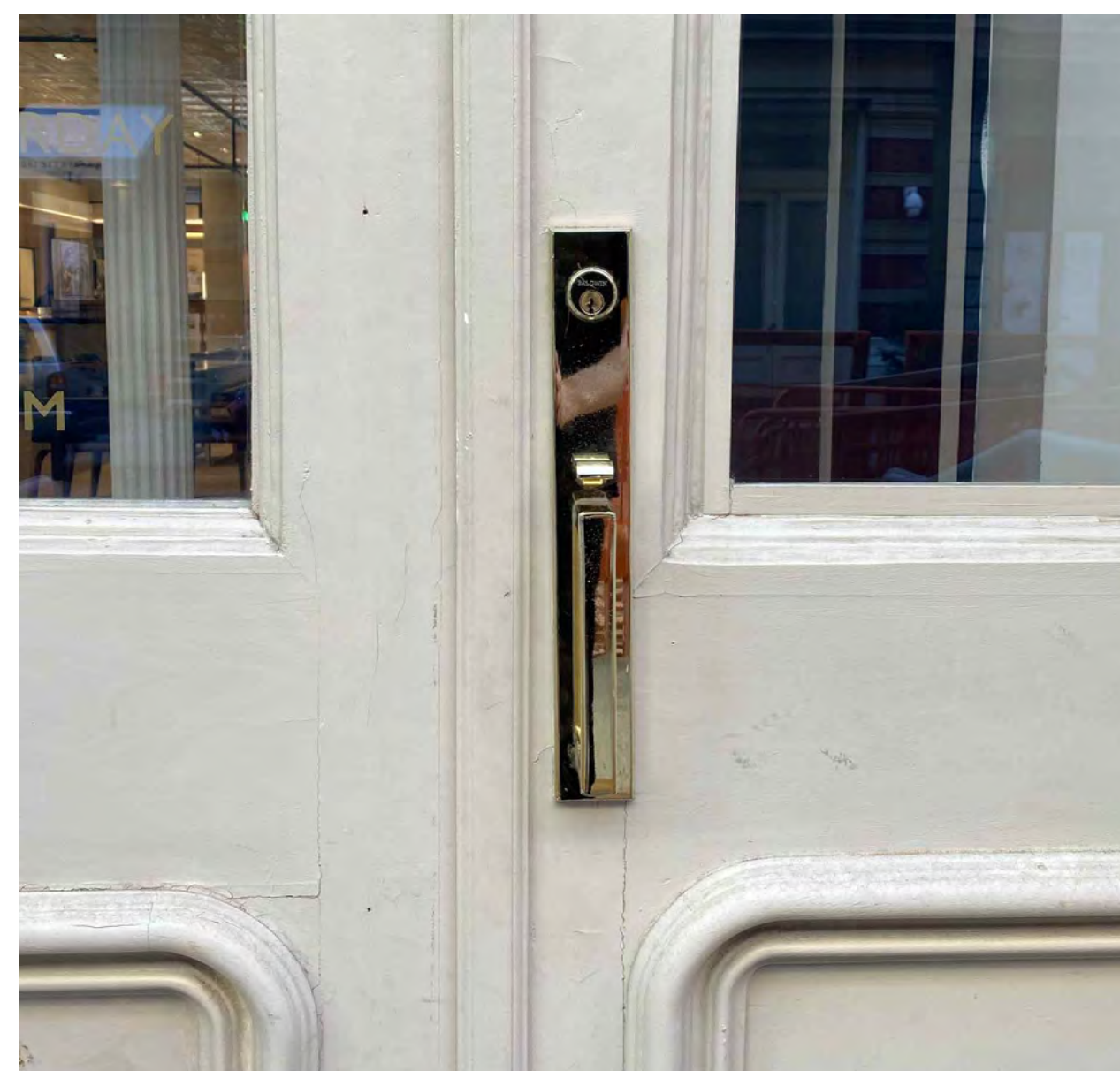
3 EXISTING STOREFRONT BAY 04 NTS



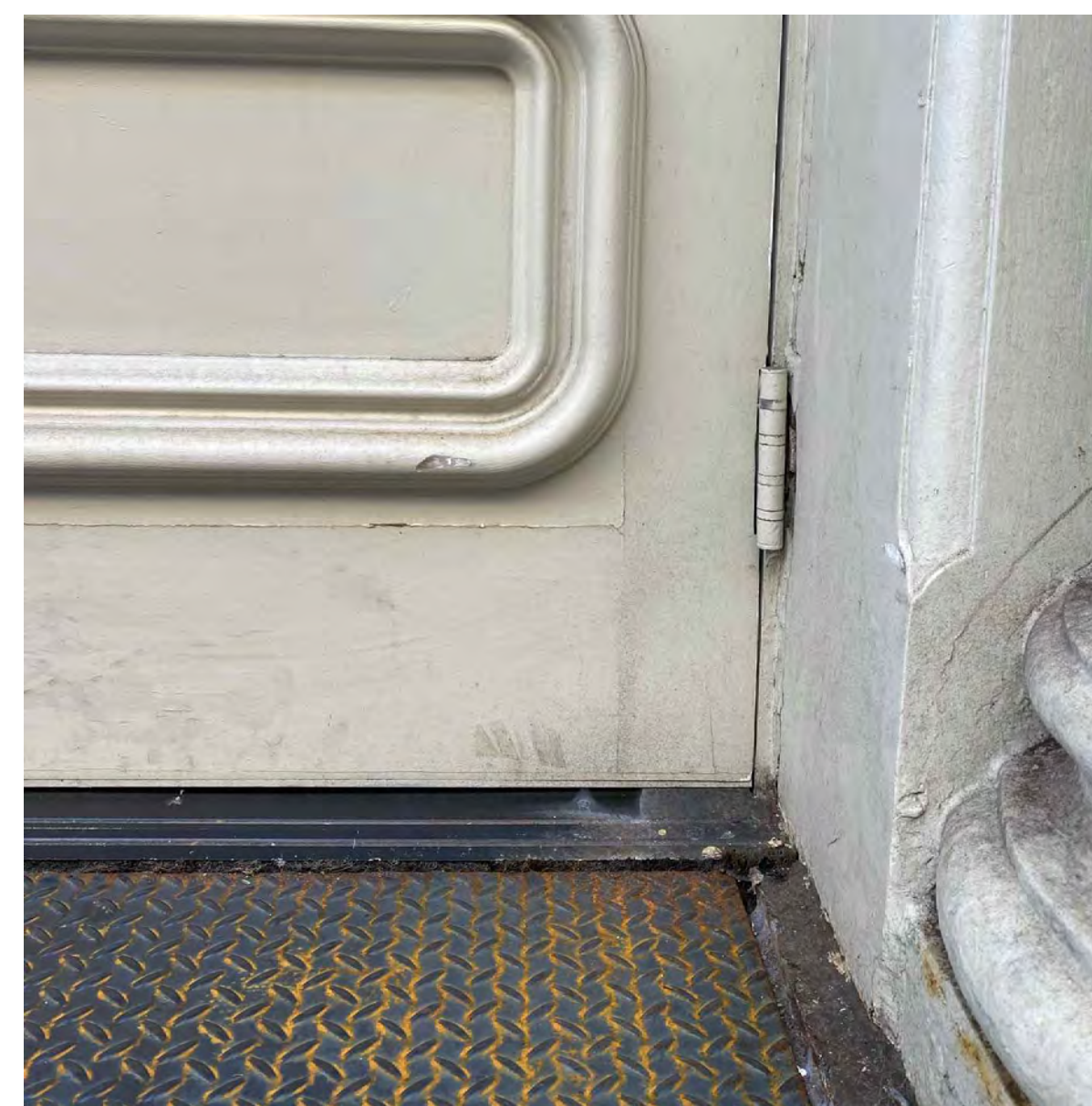
4 EXISTING STOREFRONT BAY 05 NTS



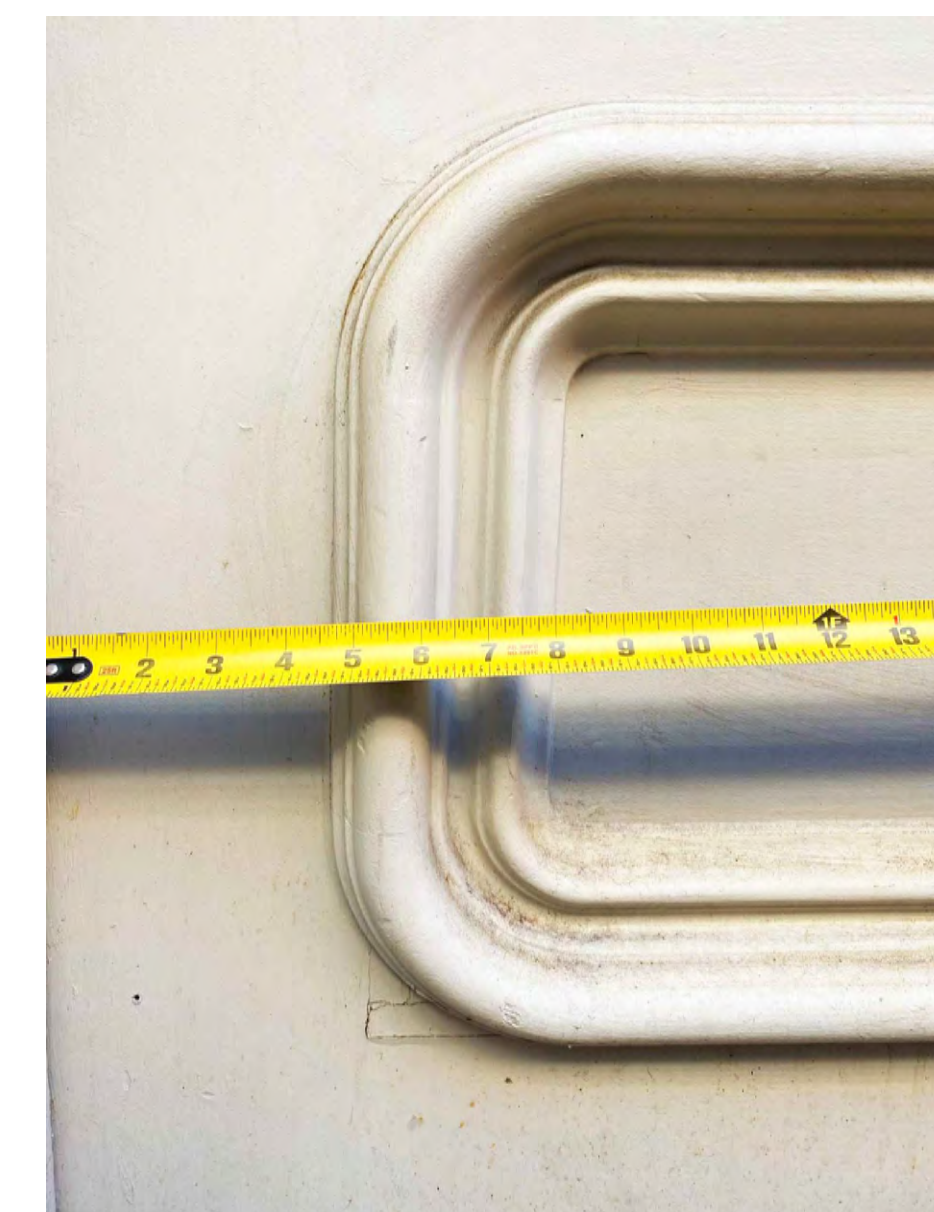
5 EXISTING STOREFRONT BAY 03 NTS



6 EXISTING STOREFRONT BAY 01 & 03 NTS



7 BAY 04 ENTRANCE DOOR DETAIL NTS



8 BAY 4 ENTRANCE DOOR DETAIL NTS

ISSUE FOR FILING 12/07/2022

DRAWING TITLE:
**EXISTING STOREFRONT
 PHOTOGRAPHS**

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 PAGE:



BAY 01 ORIGINAL CAST IRON BASE BAY 02 FIXED WOOD DOORS BAY 03 ORIGINAL CAST IRON BASE BAY 04 WOOD ENTRY DOORS (RETAIL) BAY 05 WOOD ENTRY DOORS (RESIDENT)

1 EXISTING STOREFRONT
NTS



BAY 01 ORIGINAL CAST IRON BASE BAY 02 NEW BASE TO MATCH EXISTING CAST IRON BASE BAY 03 ORIGINAL CAST IRON BASE BAY 04 NEW DOORS TO MATCH EXISTING BAY 05 EXISTING WOOD DOORS

2 PROPOSED STOREFRONT RENDERING
NTS

NEUMANN & RUDY ARCHITECTURE LLC
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NEW YORK CITY 10011
NR.WORKS
T 212.675.2285

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STOREFRONT RENOVATION
60 GREENE STREET**



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**EXISTING AND PROPOSED
RENDERINGS**

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PROJECT NUMBER:

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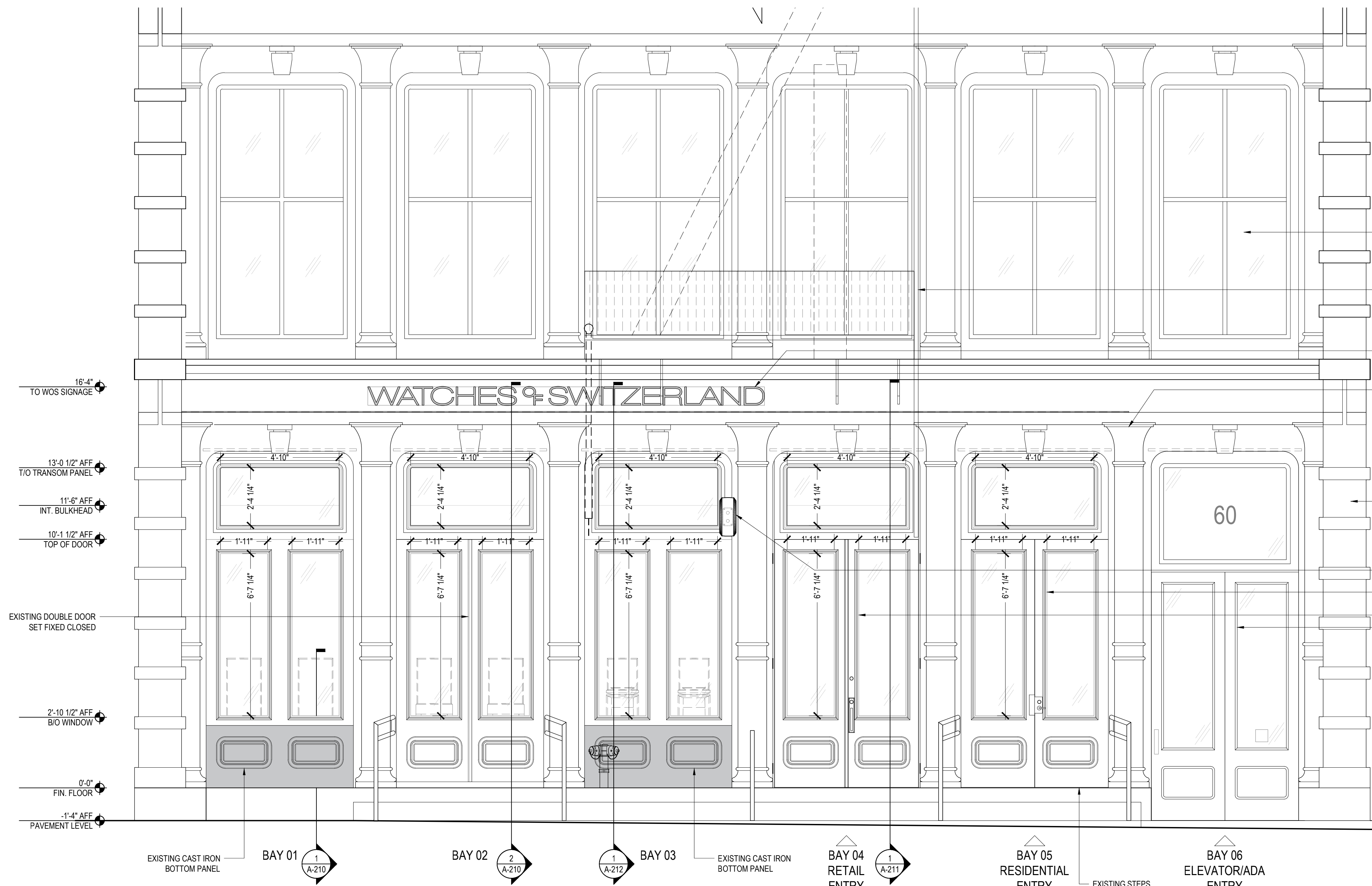
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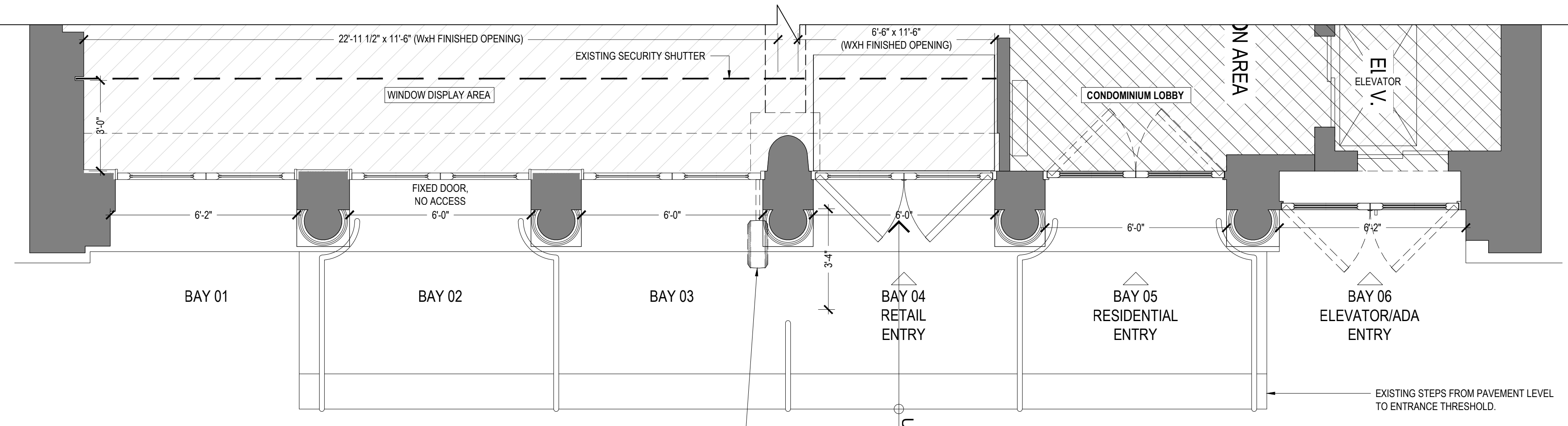
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PROJECT:
**WATCHES OF SWITZERLAND
 FIRST FLOOR
 STOREFRONT RENOVATION
 60 GREENE STREET**

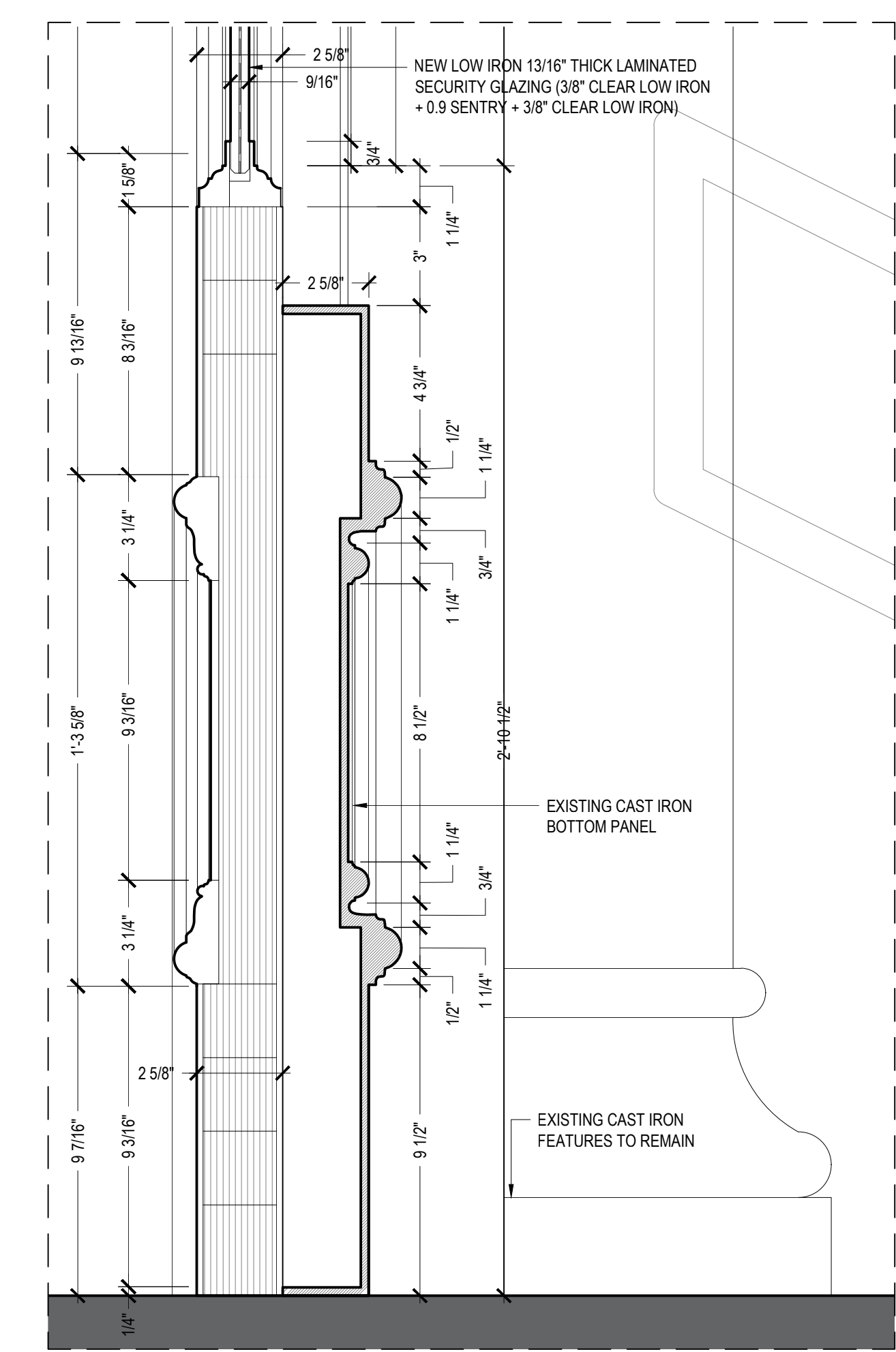


- EXISTING CONDOMINIUM ABOVE
- EXISTING FIRE ESCAPE WITH DROP DOWN LADDER
- EXISTING FASCIA SIGN
- EXISTING CAST IRON FEATURES TO REMAIN
- EXISTING CAST IRON FEATURES TO REMAIN
- EXISTING ROLEX PROJECTING CLOCK/SIGN TO REMAIN
- EXISTING DOORS TO CONDOMINIUM LOBBY
- EXISTING STORE ENTRANCE DOORS
- EXISTING DOORS TO ELEVATOR TO REMAIN, ENTRANCE TO ELEVATOR LOCATED WITHIN

1 EXISTING STOREFRONT ELEVATION
 SCALE: 3/8" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"



3 CAST IRON DETAIL
 SCALE: 3" = 1'-0"

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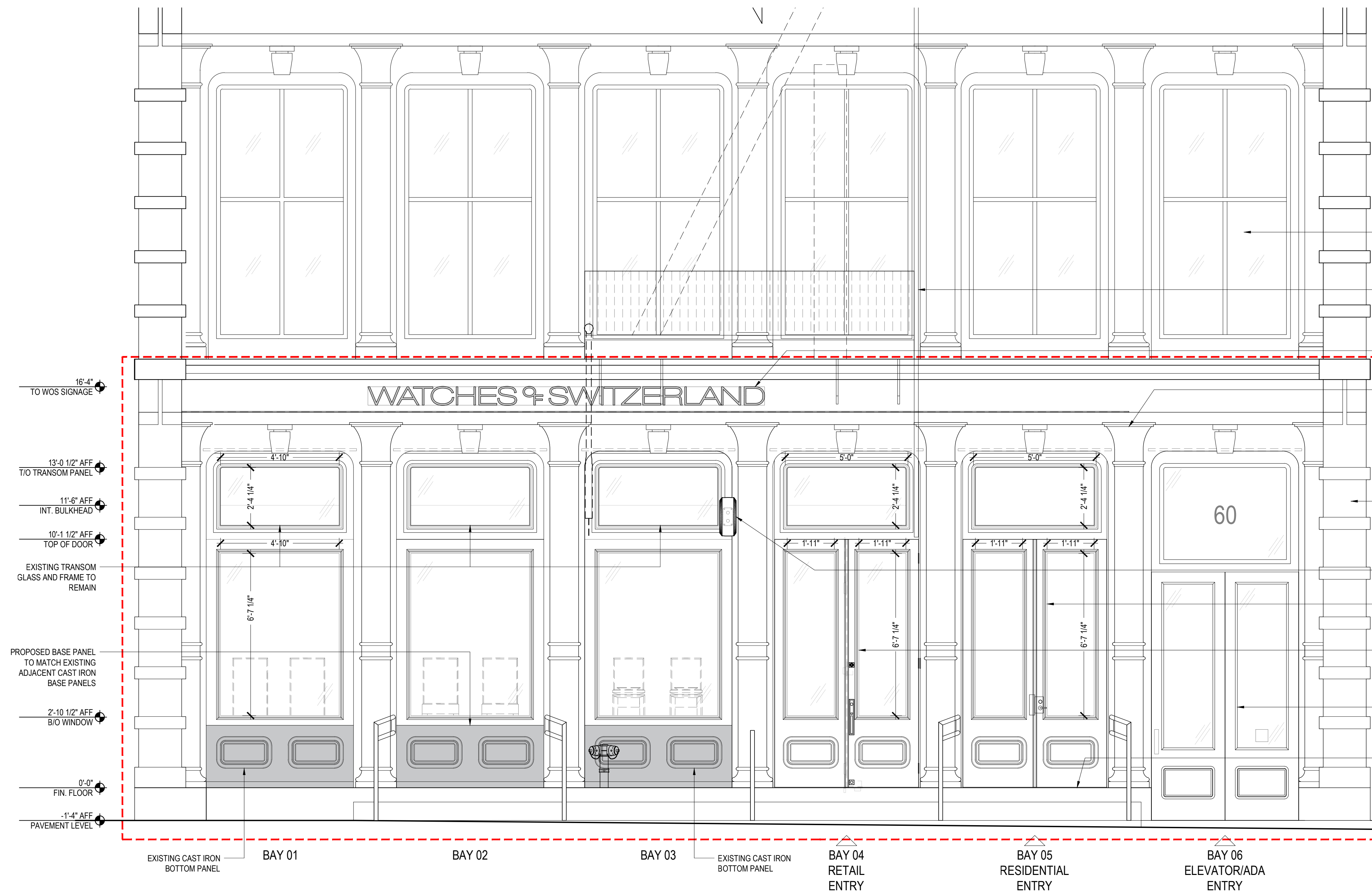
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**ENLARGED STOREFRONT
 EXISTING**

SEAL & SIGNATURE:

Michael Neumann

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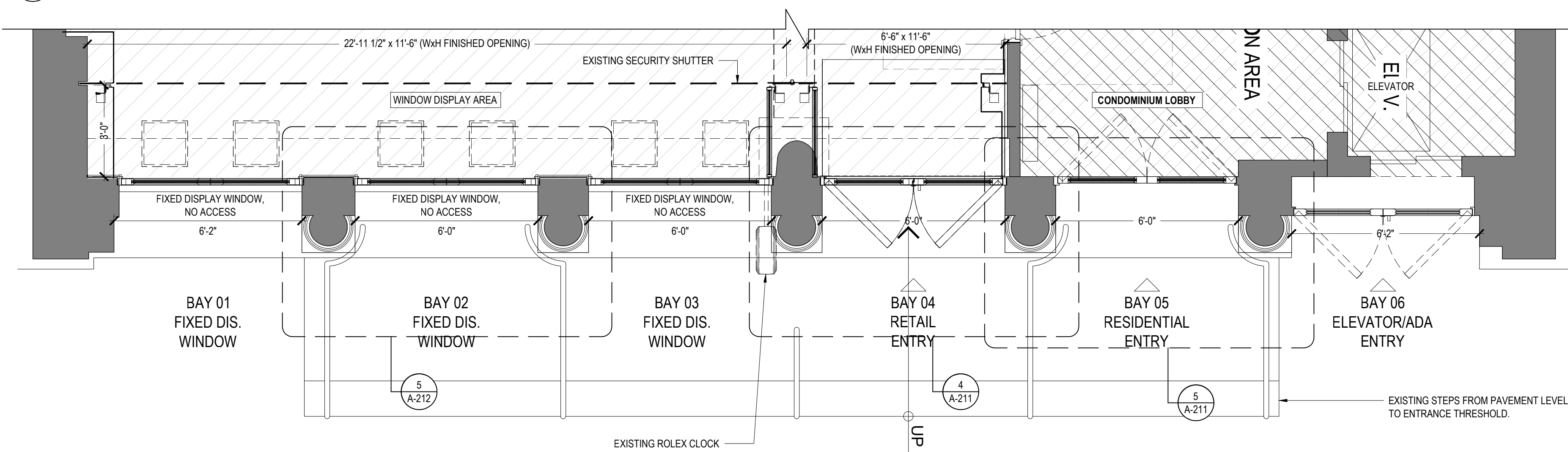


- EXISTING CONDOMINIUM ABOVE
- EXISTING FIRE ESCAPE WITH DROP DOWN LADDER
- EXISTING FASCIA SIGN
- EXISTING CAST IRON FEATURES TO REMAIN
- EXISTING CAST IRON FEATURES TO REMAIN
- EXISTING ROLEX PROJECTING CLOCKSIGN TO REMAIN
- EXISTING DOORS TO CONDOMINIUM LOBBY TO REMAIN, REFURBISH WITH NEW GLAZING TO MATCH STORE GLAZING
- REPLACE EXISTING ENTRANCE DOORS WITH NEW MASTER FRAME AND NEW DOOR LEAF, MATCH EXISTING. DOORS TO BE FITTED WITH NEW HARDWARE
- EXISTING DOORS TO ELEVATOR TO REMAIN, ENTRANCE TO ELEVATOR LOCATED WITHIN
- EXISTING STEPS TO ENTRANCE. STEPS INCLUDING HANDRAILS TO BE REPAIRED AND MADE GOOD WITH NEW DECORATION TO MATCH EXISTING

AREAS OF FACADE TO RECEIVE NEW PAINT TO MATCH EXISTING COLOR SEE NOTES THIS SHEET

- 16'-4" TO WOS SIGNAGE
- 13'-0 1/2" AFF TO TRANSOM PANEL
- 11'-8" AFF INT. BULKHEAD
- 10'-1 1/2" AFF TOP OF DOOR
- EXISTING TRANSOM GLASS AND FRAME TO REMAIN
- PROPOSED BASE PANEL TO MATCH EXISTING ADJACENT CAST IRON BASE PANELS
- 2'-10 1/2" AFF 9/0 WINDOW
- 0'-0" FIN. FLOOR
- 1'-4" AFF PAVEMENT LEVEL

1 PROPOSED STOREFRONT ELEVATION
 SCALE: 3/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

FIRST FLOOR FACADE PAINTING/RESTORATION

NOTES:

1. PAINT FIRST FLOOR (RETAIL) LEVEL, WEST ELEVATION INCLUDING CORNICE.
2. APPLY PAINT SYSTEM AT AREAS OF WEST ELEVATION INDICATED ABOVE AS FOLLOWS:
 - A. REMOVE LOOSE AND BUILT-UP CORROSION AT CAST IRON WITH WIRE BRUSH.
 - B. APPLY TOW (2) COATS RD COATINGS ELASTOMETAL COATING, WHITE COLOR, 7-8 MIL DRY FILM THICKNESS PER COAT.
 - C. APPLY ONE (1) COAT RD COATINGS MONOGUARD COATING, 3-4 MIL DRY FILM THICKNESS.
 - D. APPLY ONE (1) COAT RD COATINGS MONOGRAFF COATING, 2-3 MIL DRY FILM THICKNESS.
 - E. COATING COLOR: "BENJAMIN MOORE GRANT BEIGE" PER NEW YORK CITY LANDMARKS PRESERVATION COMMISSION CERTIFICATE OF NO EFFECT 09-3554 (LPC 09-1541).
 - F. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR SUBSTRATE PREPARATION AND PRODUCT APPLICATION.

BARRICADE NOTES

1. EXTERIOR BARRICADES TO BE FILED UNDER SEPARATE APPLICATION, BY GENERAL CONTRACTOR OR GENERAL CONTRACTOR'S ENGINEER.
2. PROVIDE STUDS/FRAMING MEMBERS AT 24" O.C., TYPICAL. GENERAL CONTRACTOR TO EMPLOY STRUCTURAL ENGINEER TO VERIFY FRAMING SPACING & CONNECTION METHODS.
3. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
4. USE MAXIMUM ALLOWABLE EXTENSION FROM BUILDING FACE, VERIFY WITH LOCAL JURISDICTION FOR APPROVAL PRIOR TO FABRICATION & INSTALL.
5. PROVIDE CANTED ROOF FOR WEATHER PROTECTION.
6. USE EXTERIOR GRADE MDO, SMOOTH FINISH, FOR ALL CLADDING.
7. G.C. TO SUBMIT TO LANDLORD FOR APPROVAL, PRIOR TO FABRICATION & INSTALL.
8. G.C. TO PROTECT ADJACENT FACADE(S) AT ALL TIMES.

ISSUE FOR FILING 12/07/2022
 DRAWING TITLE:

**ENLARGED STOREFRONT
 PROPOSED**

SEAL & SIGNATURE:

Michael John Neumann

NYC DOB NUMBER:
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 FILENAME: A-200 STOREFRONT.dwg
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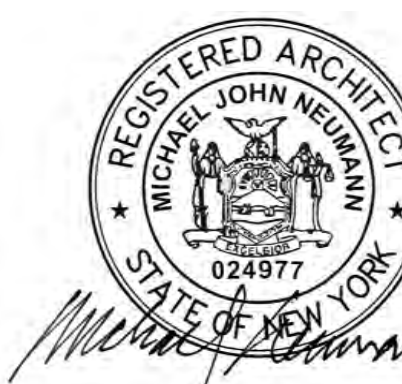
PROJECT:
**WATCHES OF SWITZERLAND
 FIRST FLOOR
 STOREFRONT RENOVATION
 60 GREENE STREET**



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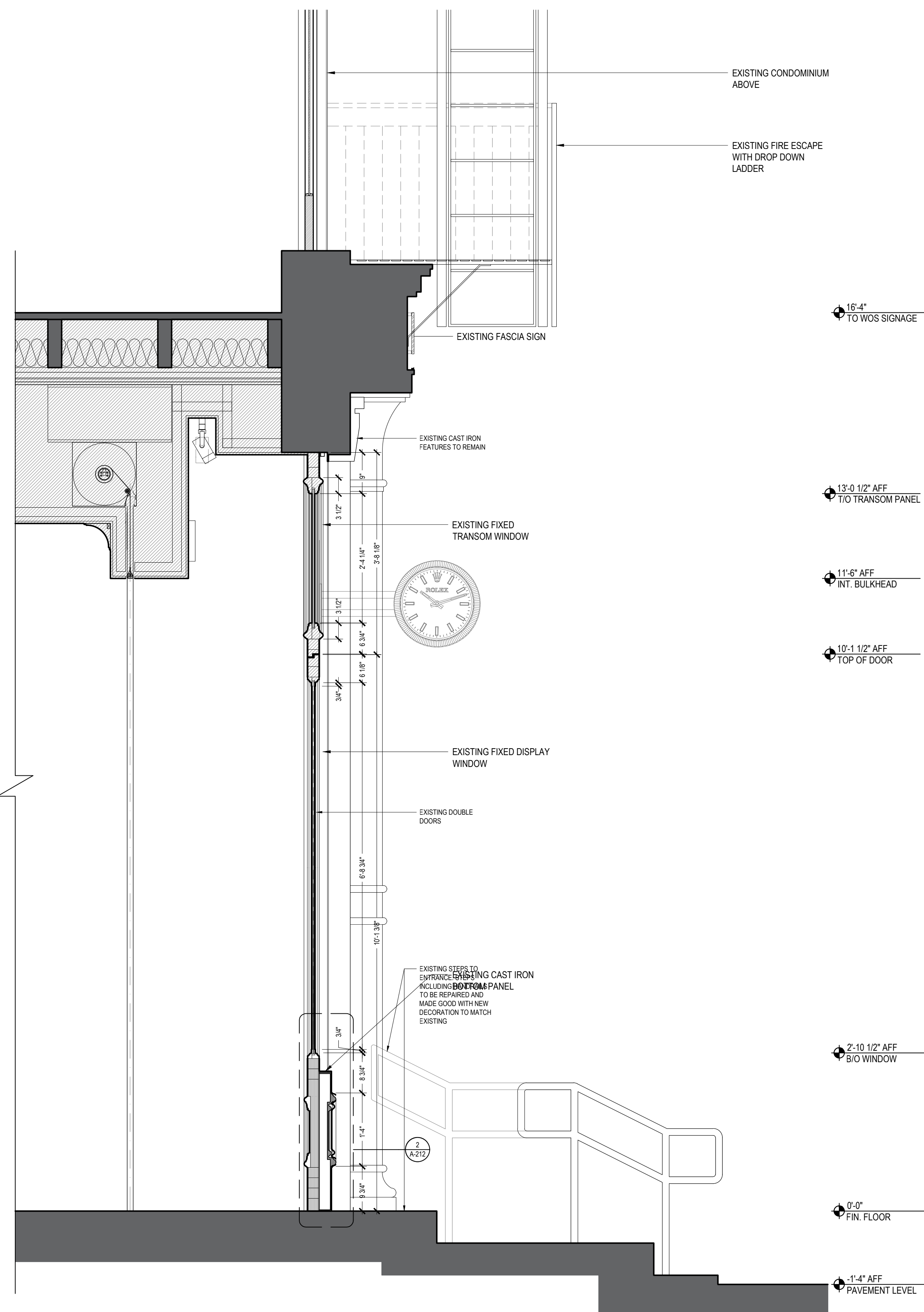
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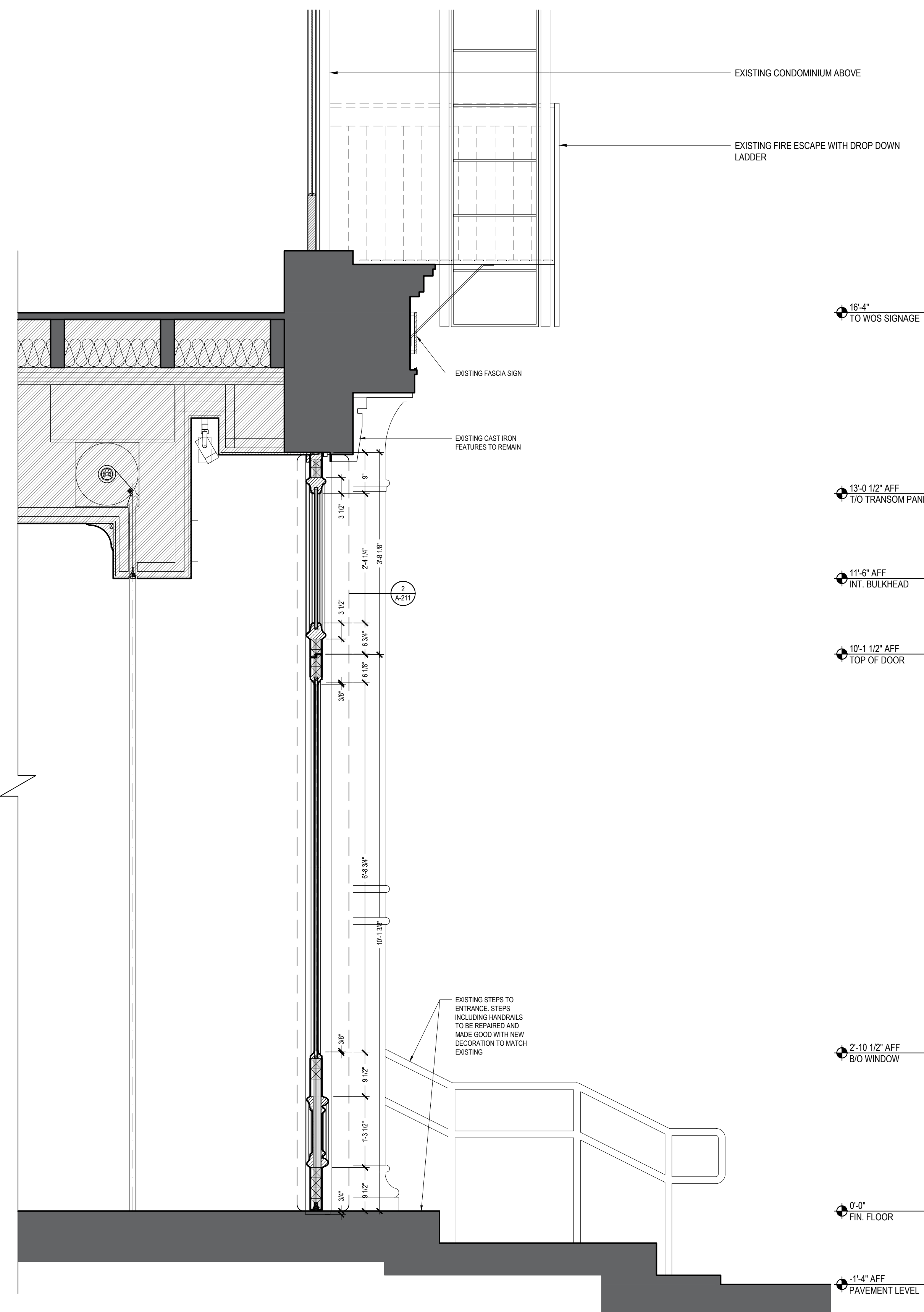


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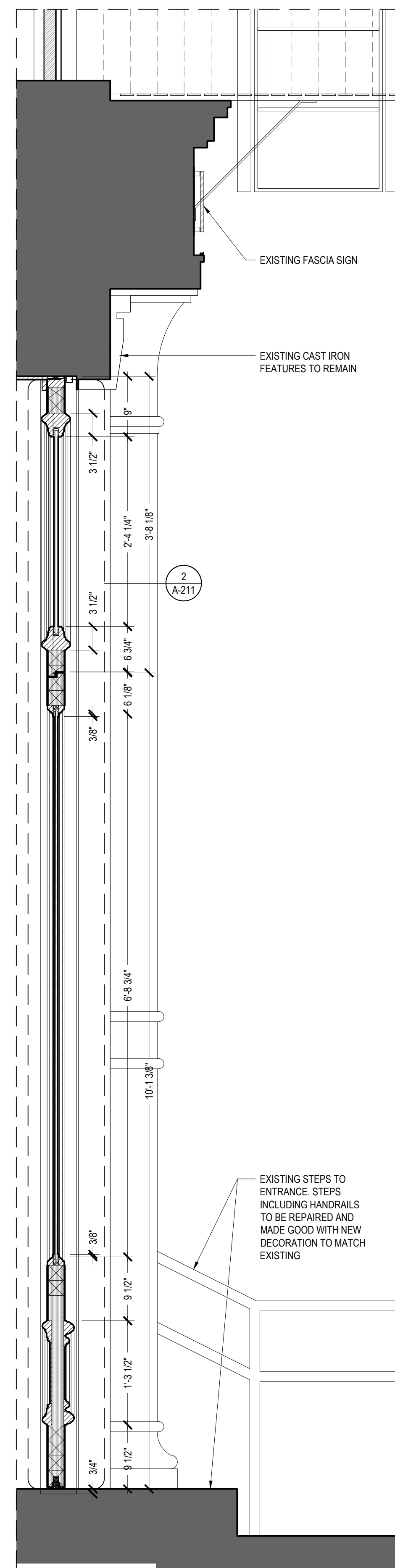
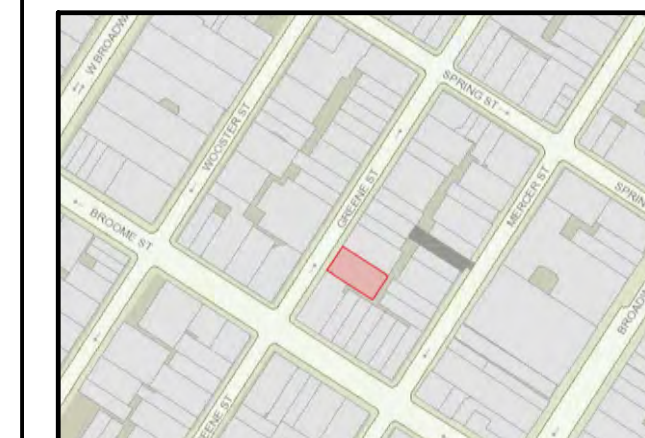


**1 STOREFRONT SECTION - EXISTING
 AT BAY 01 & 03 DISPLAY WINDOW** SCALE: 3/4" = 1'-0"

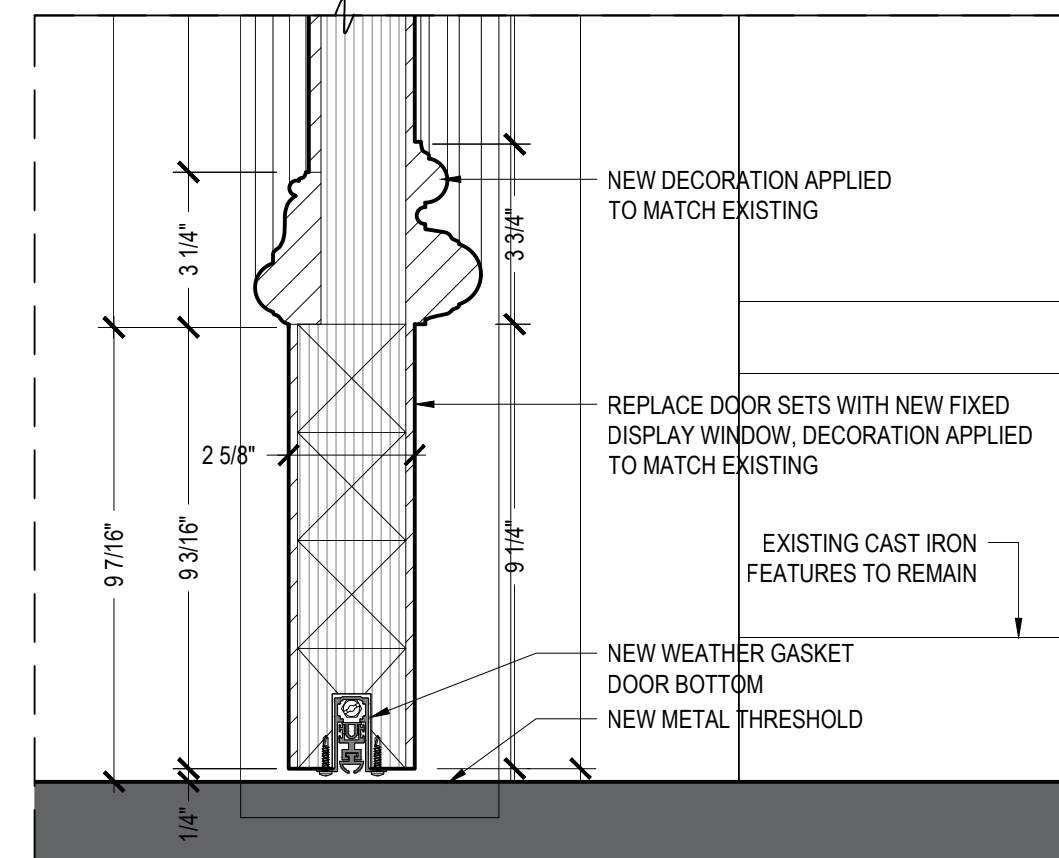
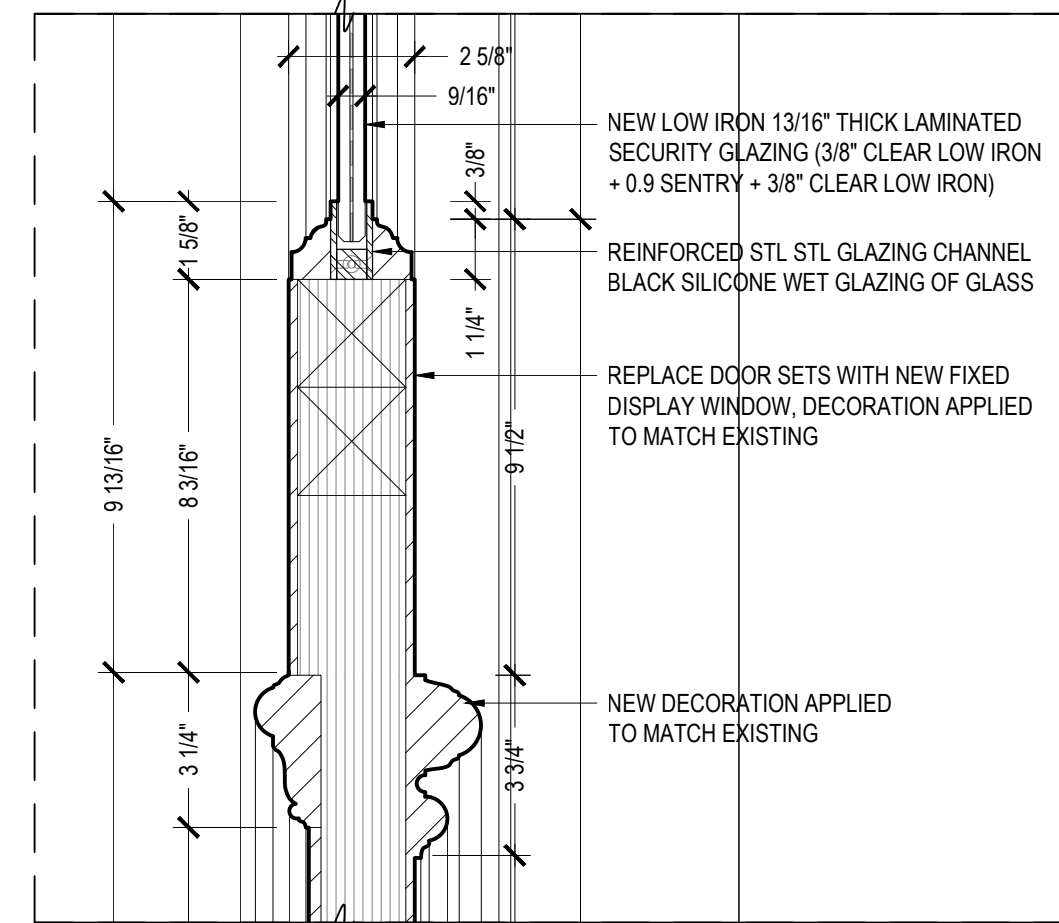
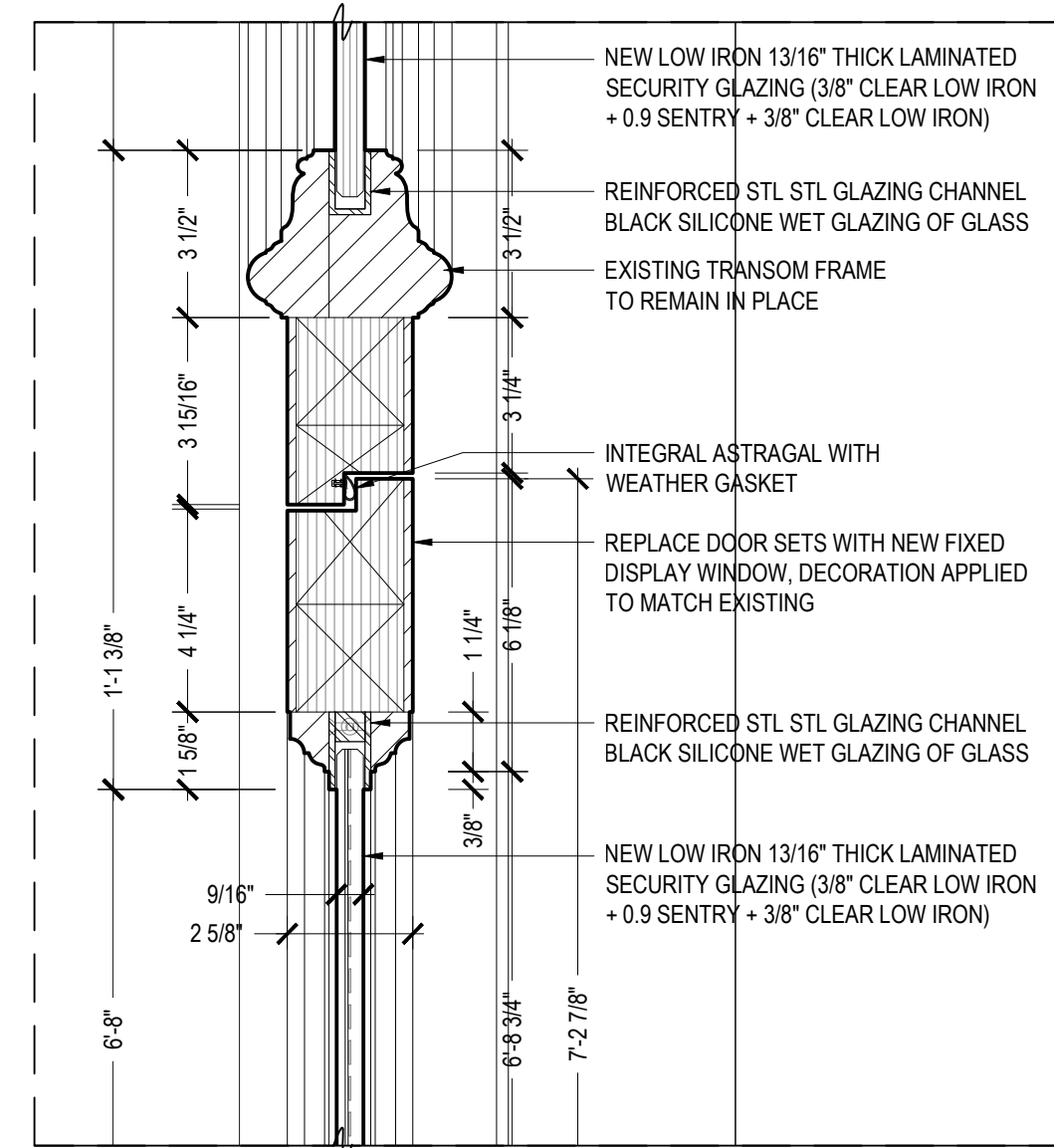
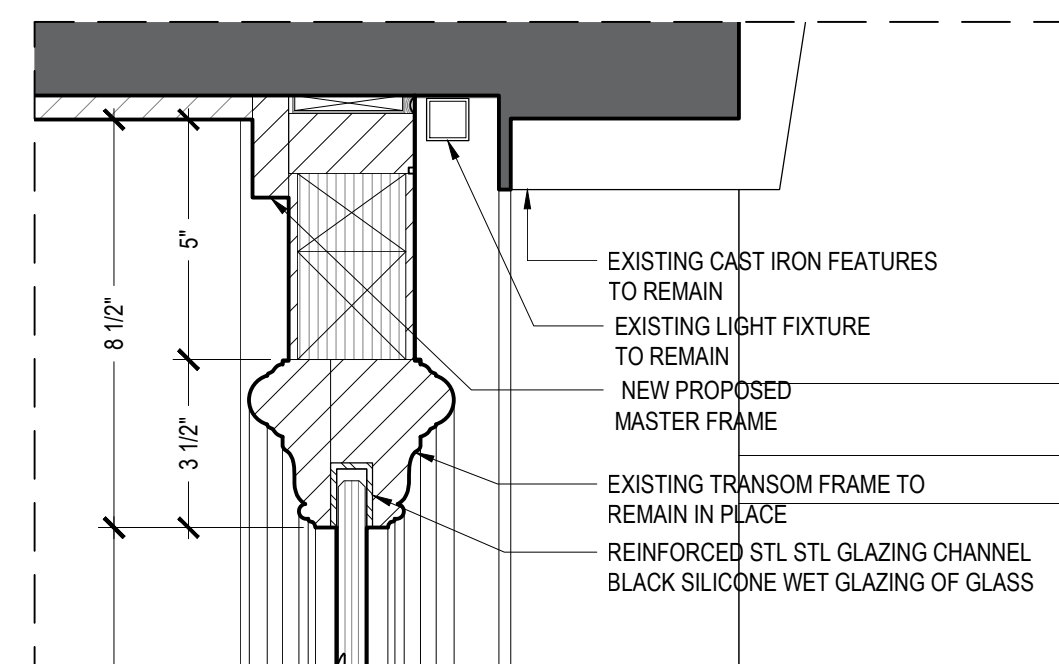


**2 STOREFRONT SECTION - EXISTING
 AT BAY 02 WINDOW DISPLAY** SCALE: 3/4" = 1'-0"

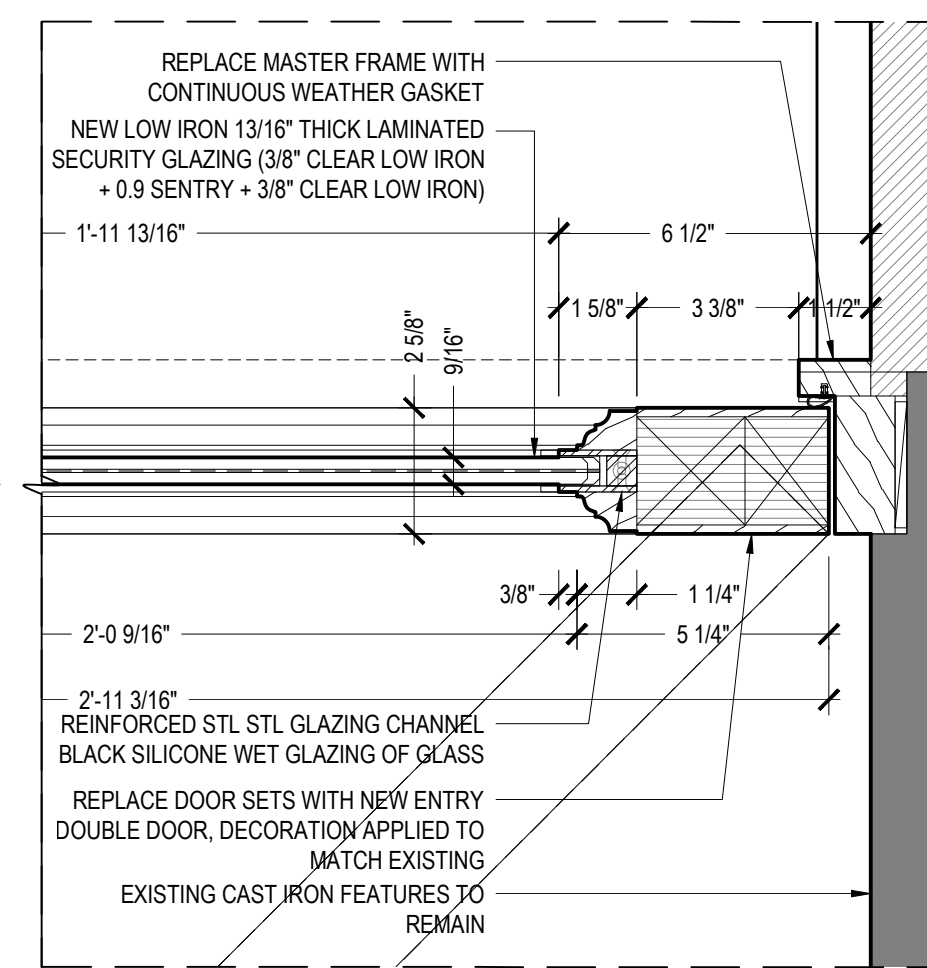
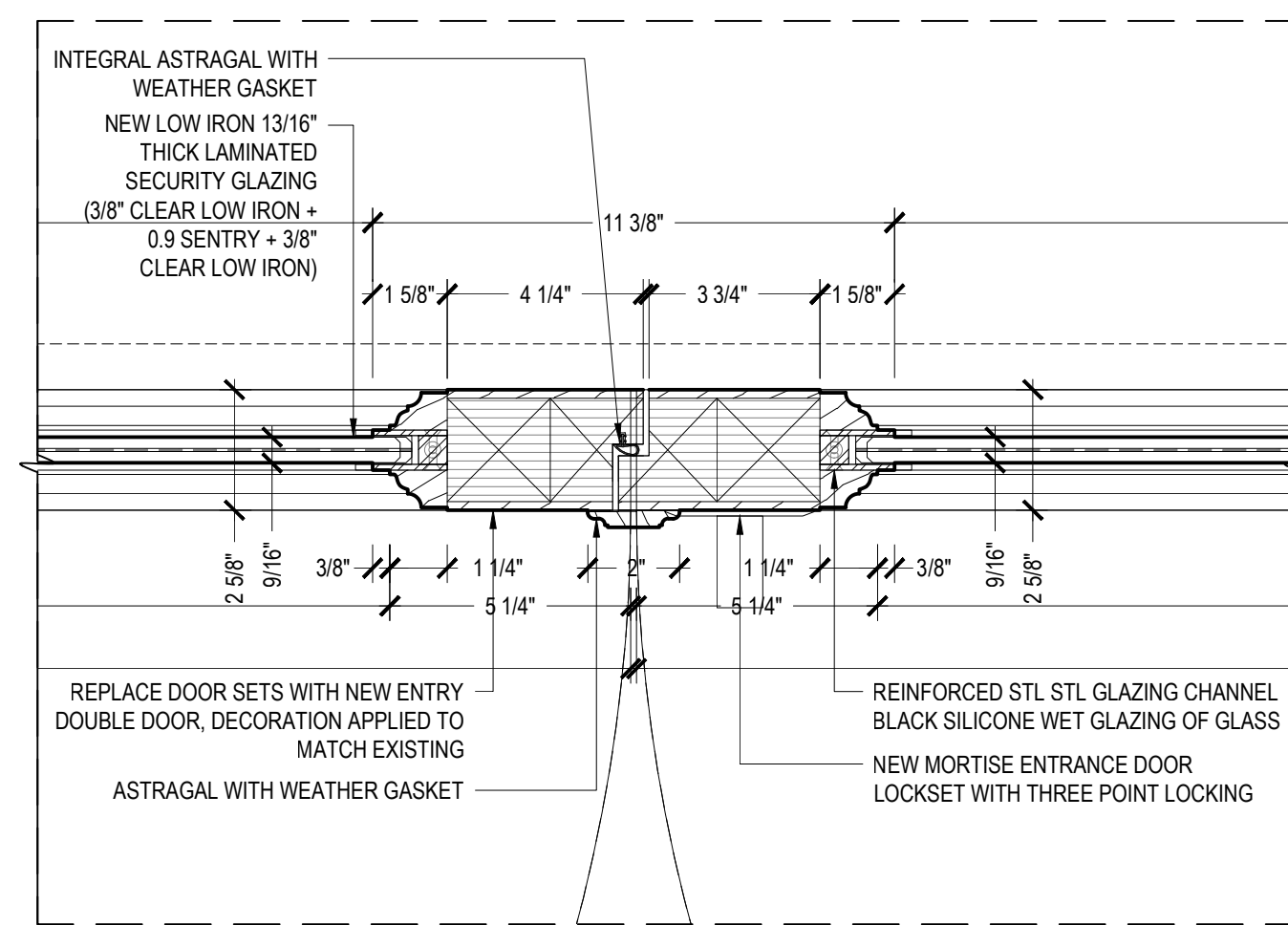
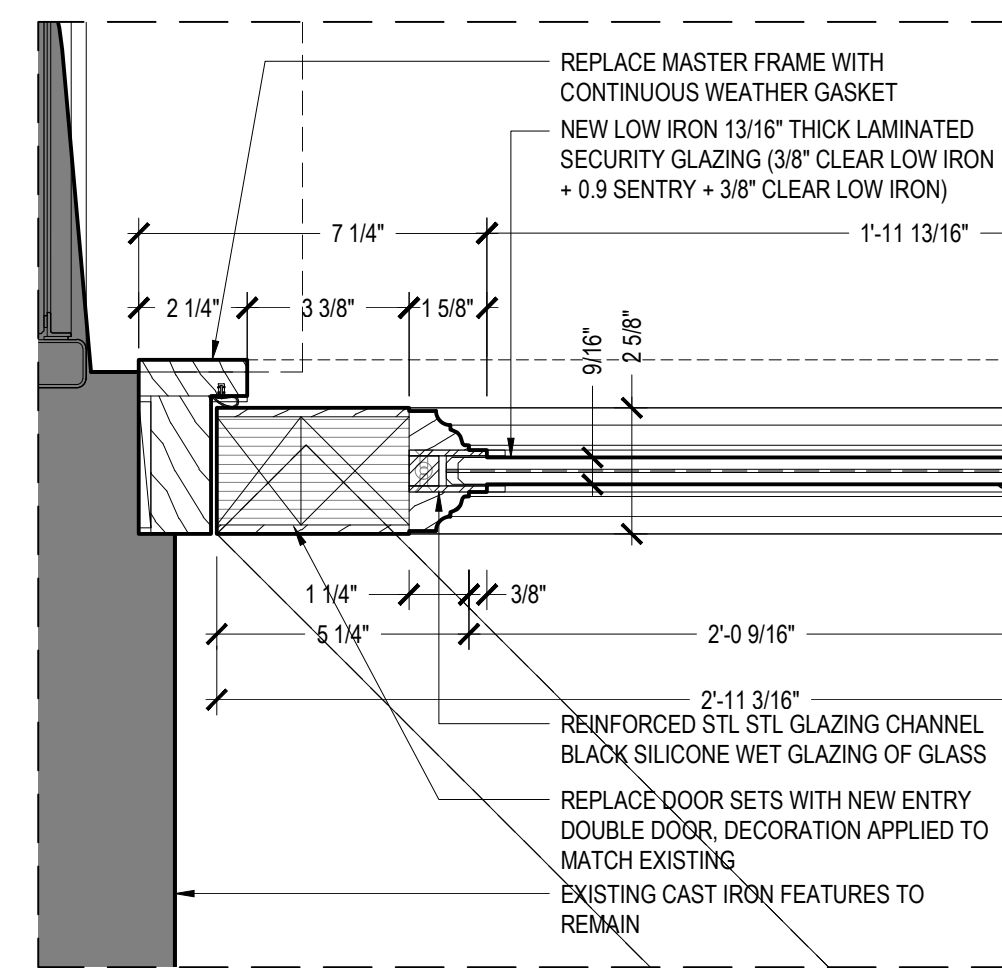
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 FIRST FLOOR
 STOREFRONT RENOVATION
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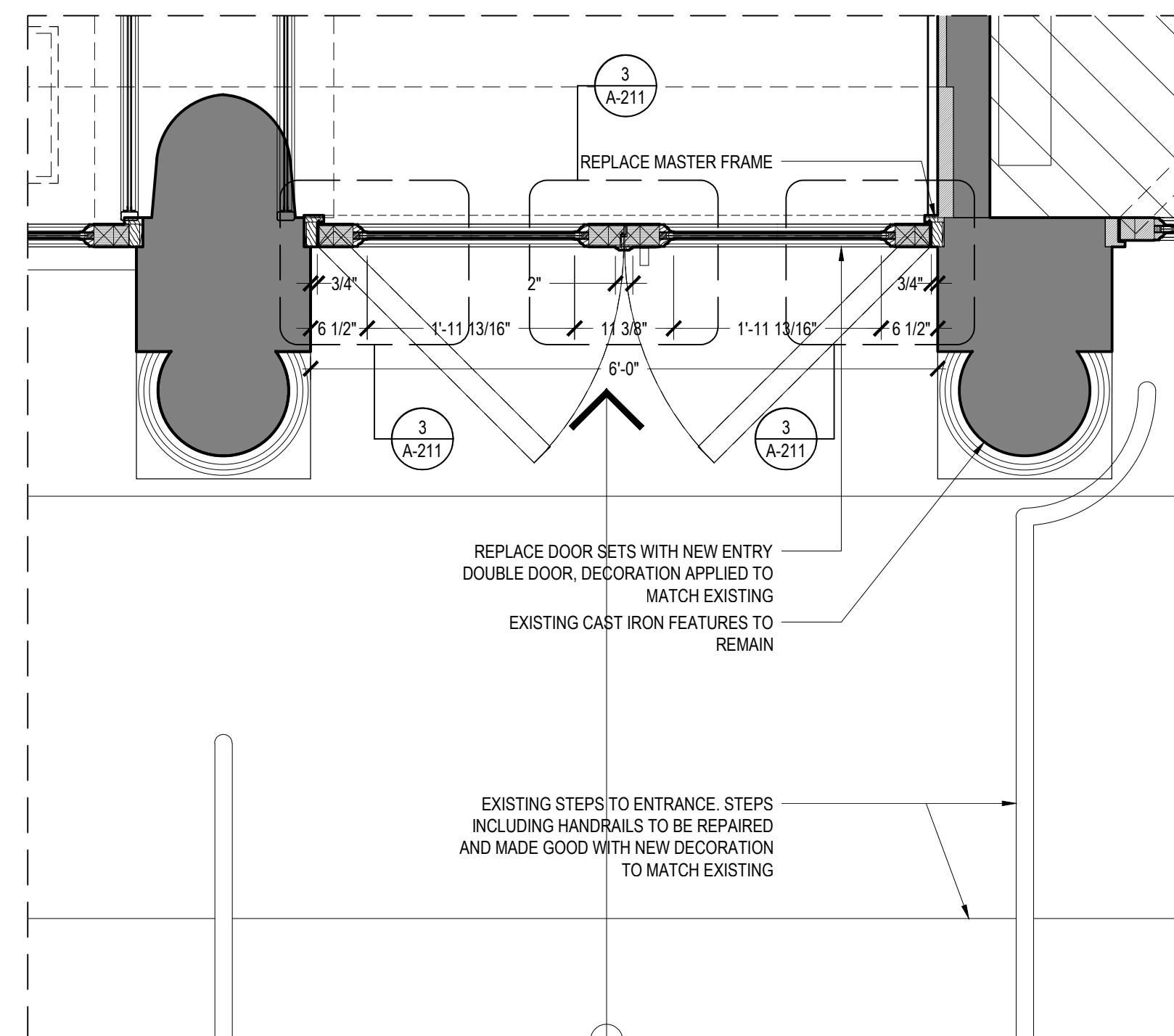
1 STOREFRONT SECTION - EXISTING AT BAY 04 ENTRANCE DOOR SCALE: 3/4" = 1'-0"



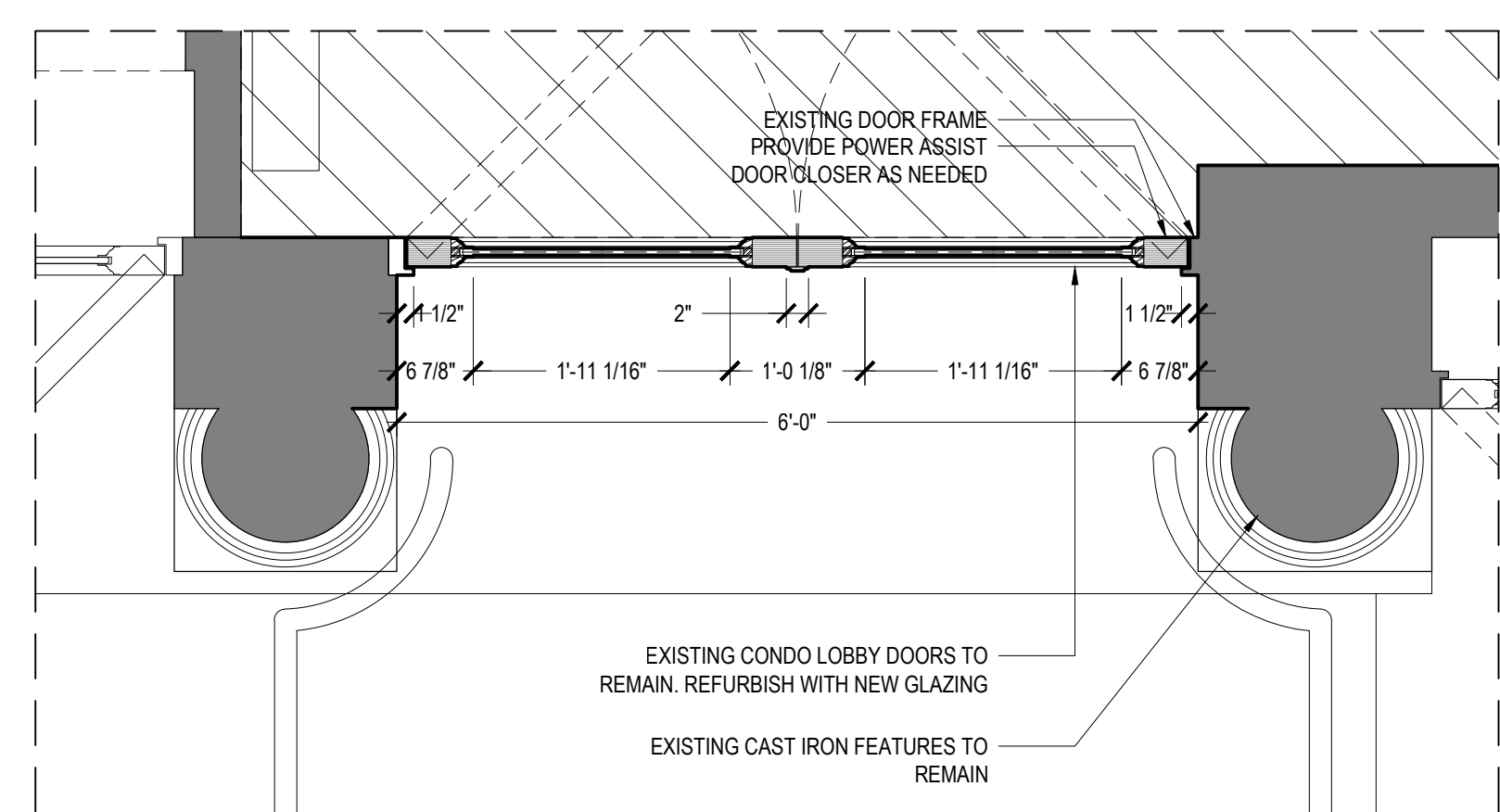
2 ENLARGED DETAILS - EXISTING & PROPOSED AT BAY 04 ENTRANCE DOOR SCALE: 3" = 1'-0"



3 ENLARGED PLAN DETAILS AT PROPOSED ENTRANCE DOORS SCALE: 3" = 1'-0"



4 PROPOSED PLAN AT BAY 04 AT BAY 04 RETAIL DOOR SCALE: 3/4" = 1'-0"



5 ENLARGED PLAN - PROPOSED AT BAY 05 RESIDENTIAL DOOR SCALE: 3/4" = 1'-0"

ENTRANCE DOOR HARDWARE					
HINGES	LOCKSET	PULL / LEVER HANDLE	LATCH / CATCH	CLOSE R	REMARKS
(6) HEAVY DUTY 5"X5" FULL MORTISE PLAIN BEARING HINGE OIL RUBBED BRONZE 102 FINISH	(2) DEADBOLT LOCKS BALDWIN 8620 HOLLYWOOD HILLS TRIM W/ INTERIOR THUMB TURN AND KEYED EXTERIOR W/ LOCKING DUST PROOF KEEPER, GC TO COORDINATE NEW CYLINDER SPECIFICATIONS W/ OWNER OIL RUBBED BRONZE 102 FINISH	(1) FULLY MORTISED ENTRY DOOR LOCKSET BALDWIN 85311 OIL RUBBED BRONZE 102 FINISH	(1) FLUSH BOLT 8" (1) FLUSH BOLT 24" BALDWIN 0600 OIL RUBBED BRONZE 102 FINISH	CONCEALED CLOSE R	FULL PERIMETER KERF WEATHER GASKETS LEGACY #5088 BROWN ASTRAGAL WEATHER GASKET #50778SPR BK (2) AUTOMATIC DOOR BOTTOM LEGACY #7053



6 ENTRY DOOR HARDWARE - PROPOSED N.T.S.

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 DRAWING TITLE:

**ENLARGED DETAILS
 STOREFRONT**

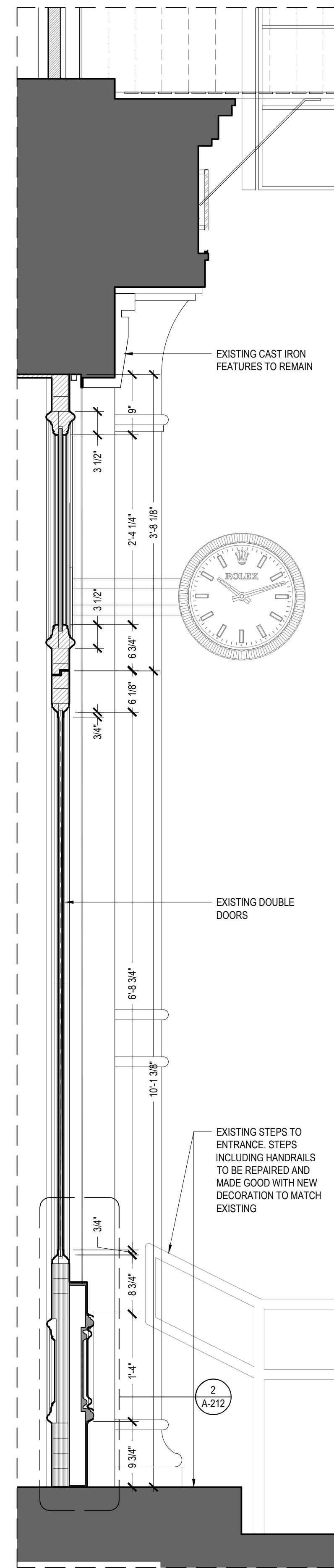
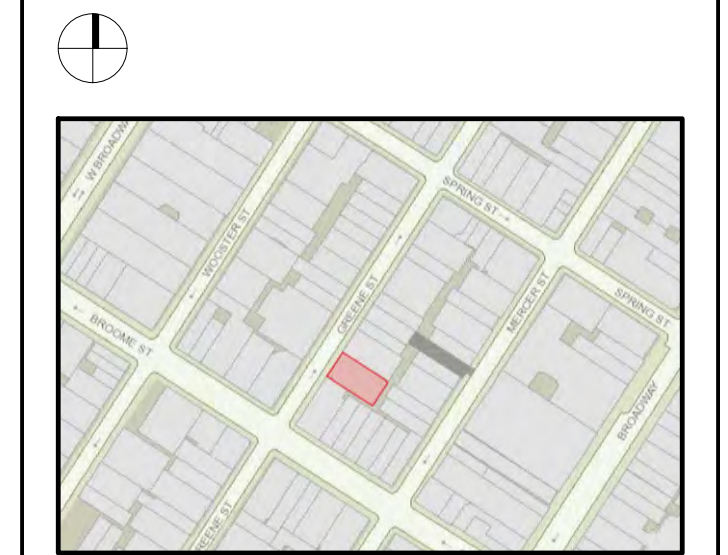
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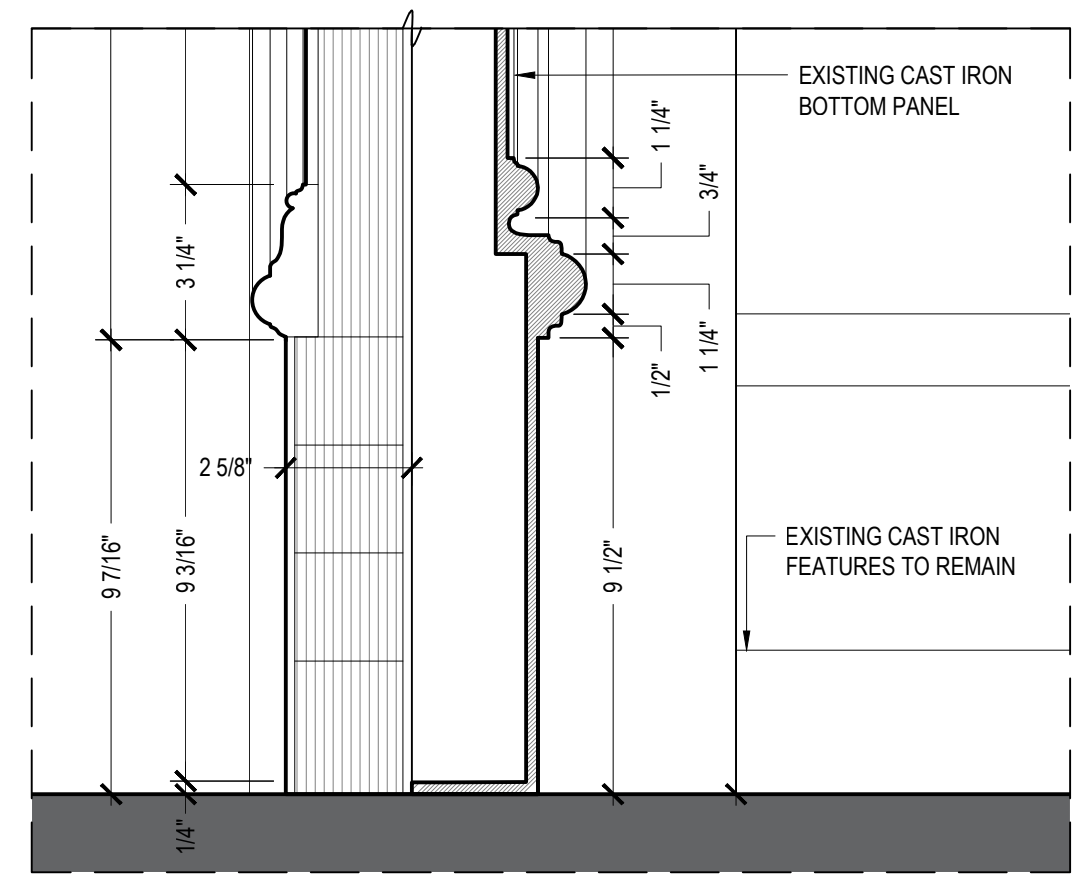
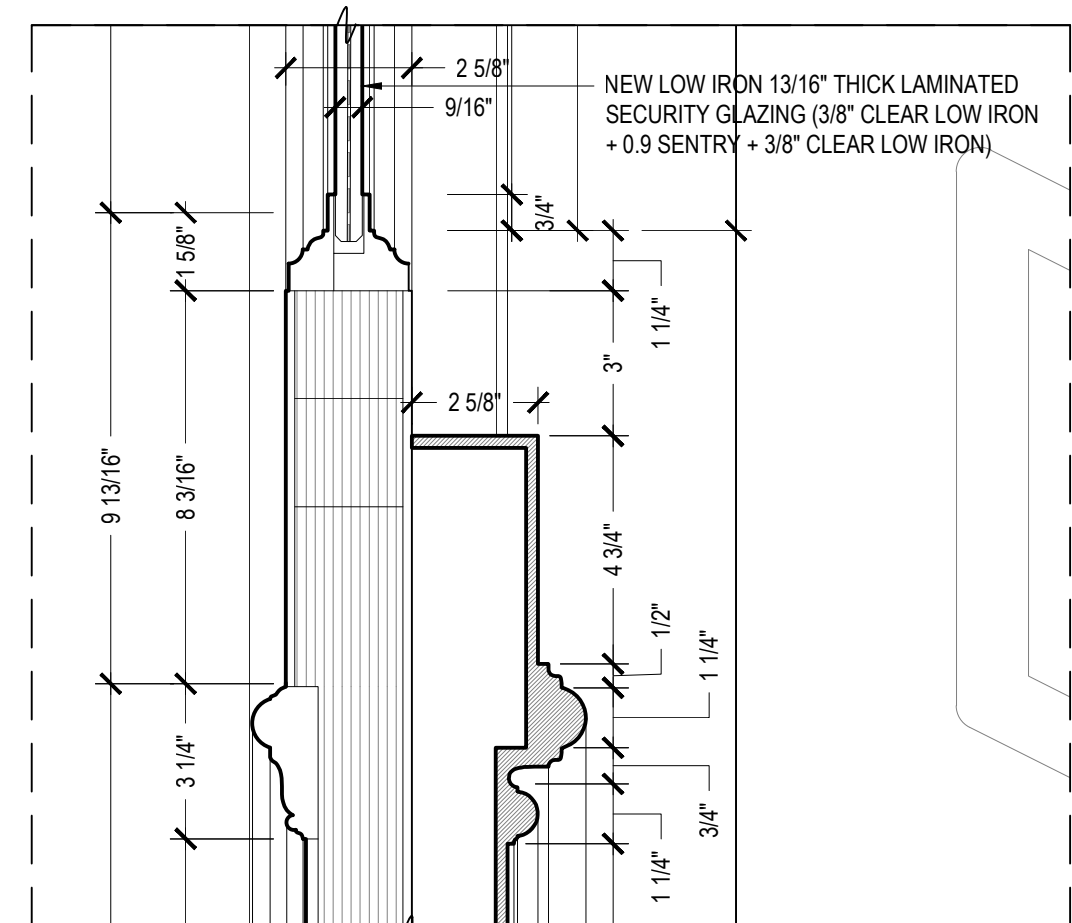
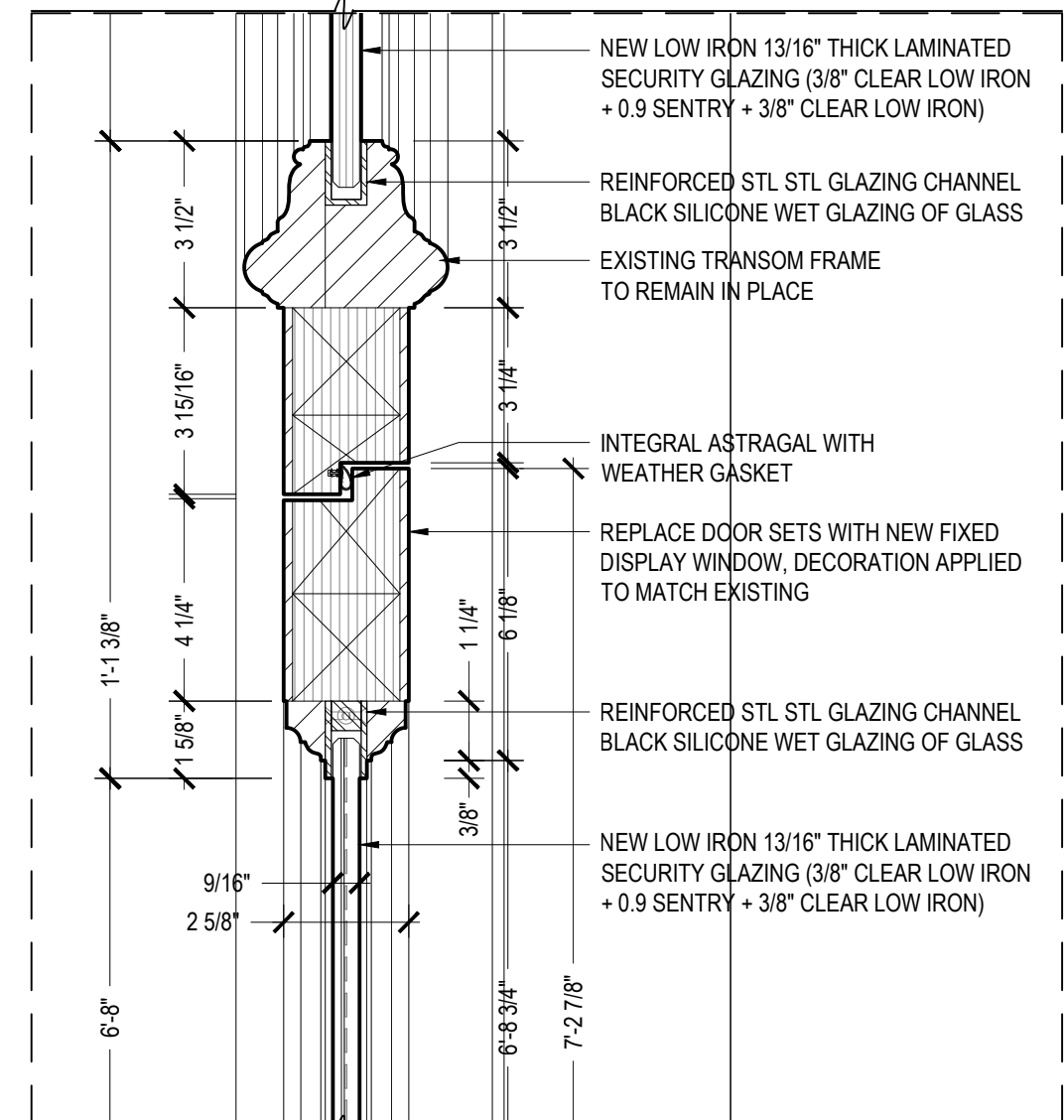
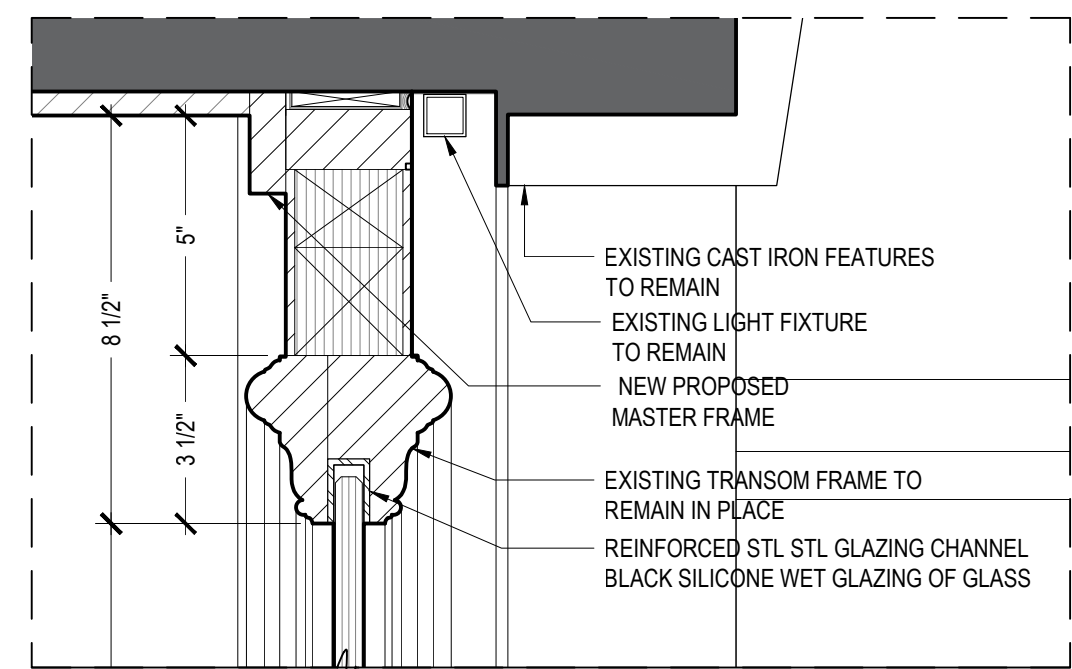
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 CHECKED BY: MEC.
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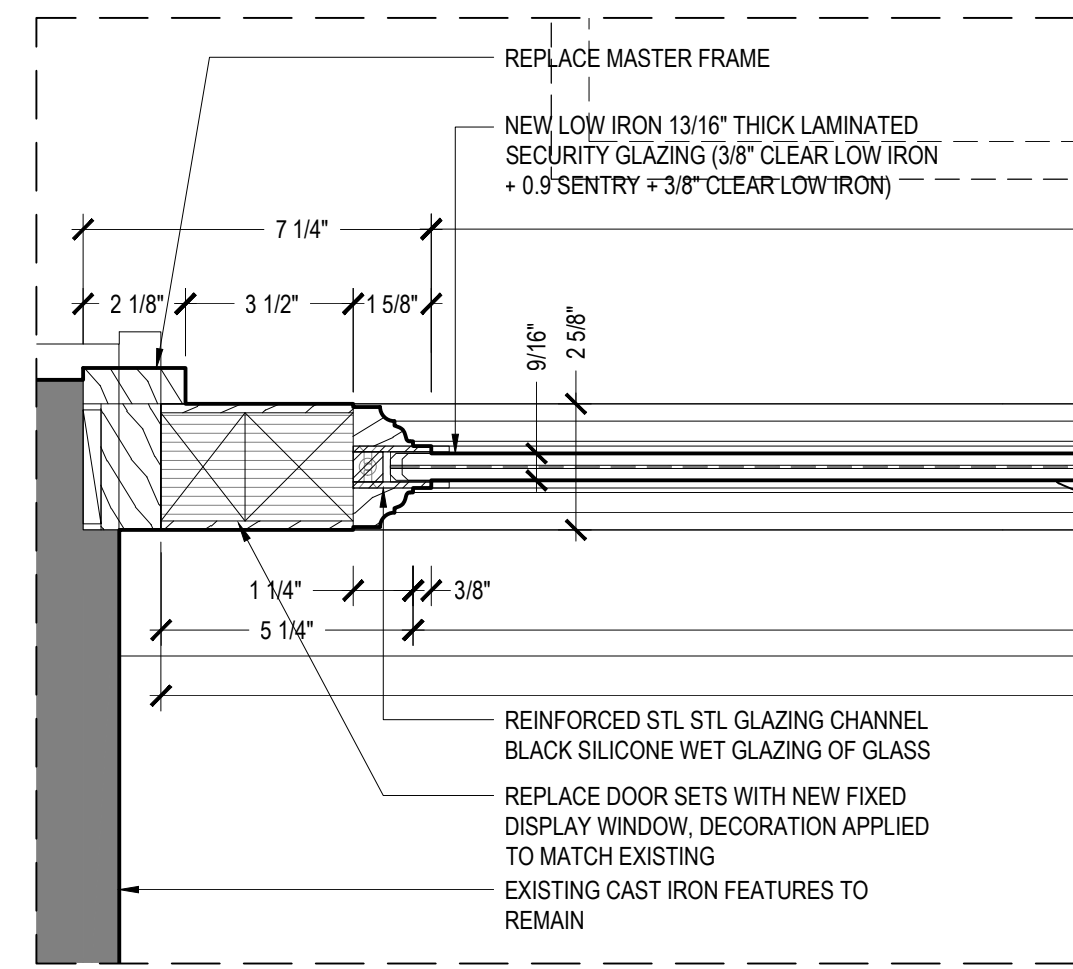
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**WATCHES OF SWITZERLAND
 FIRST FLOOR
 STOREFRONT RENOVATION
 60 GREENE STREET**



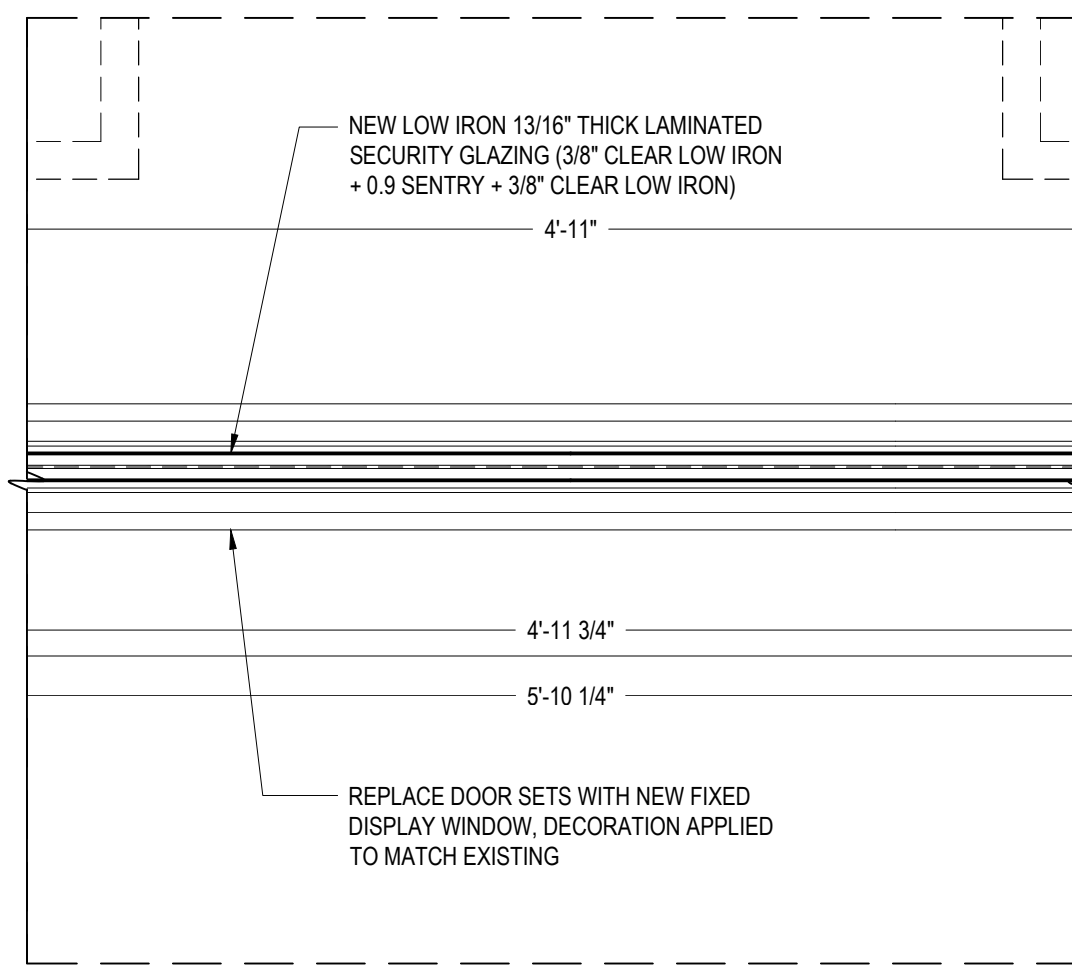
1 EXISTING BAY 01,03 SECTION WITH CAST IRON BASE SCALE: 3/4" = 1'-0"



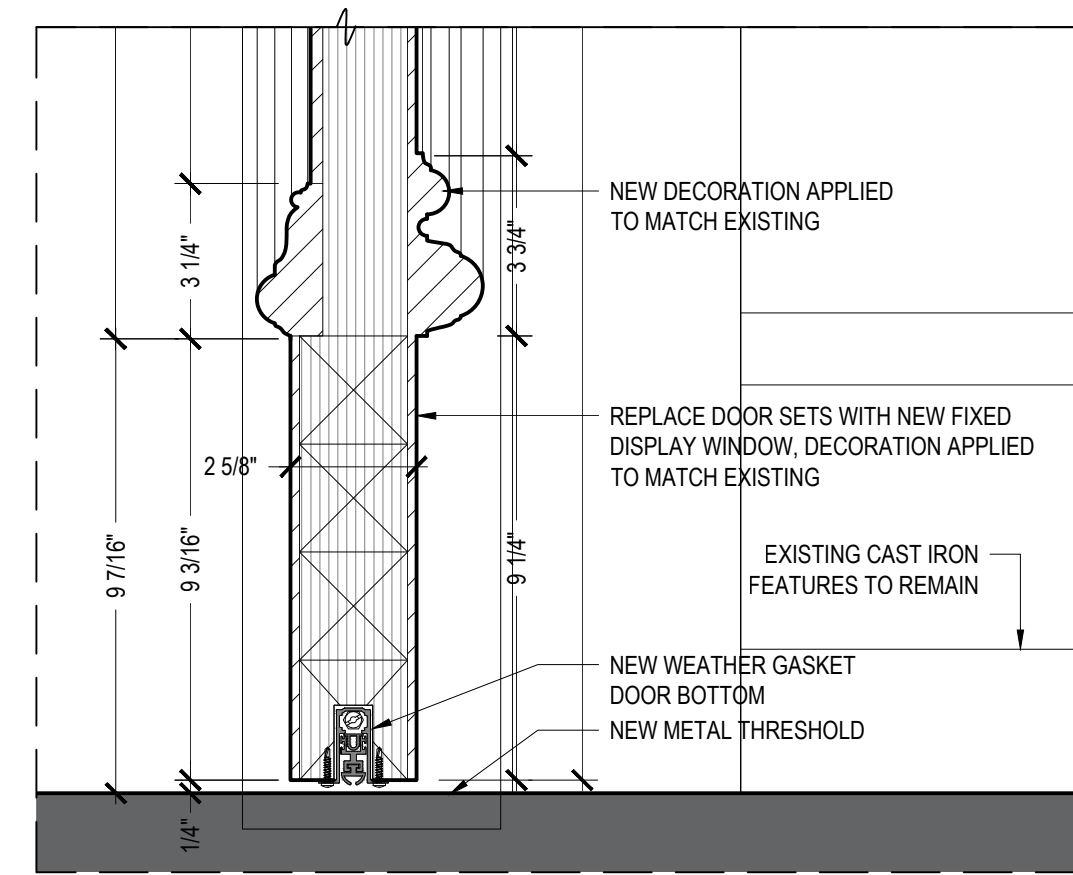
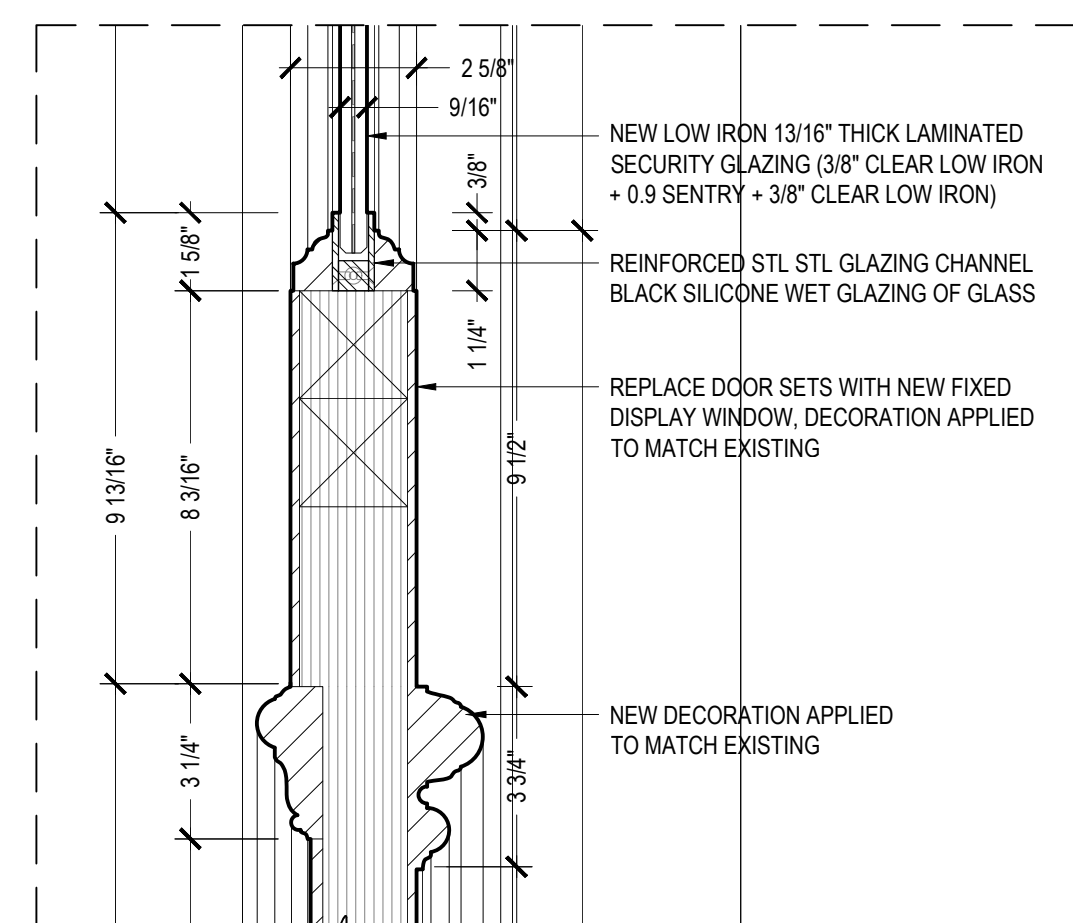
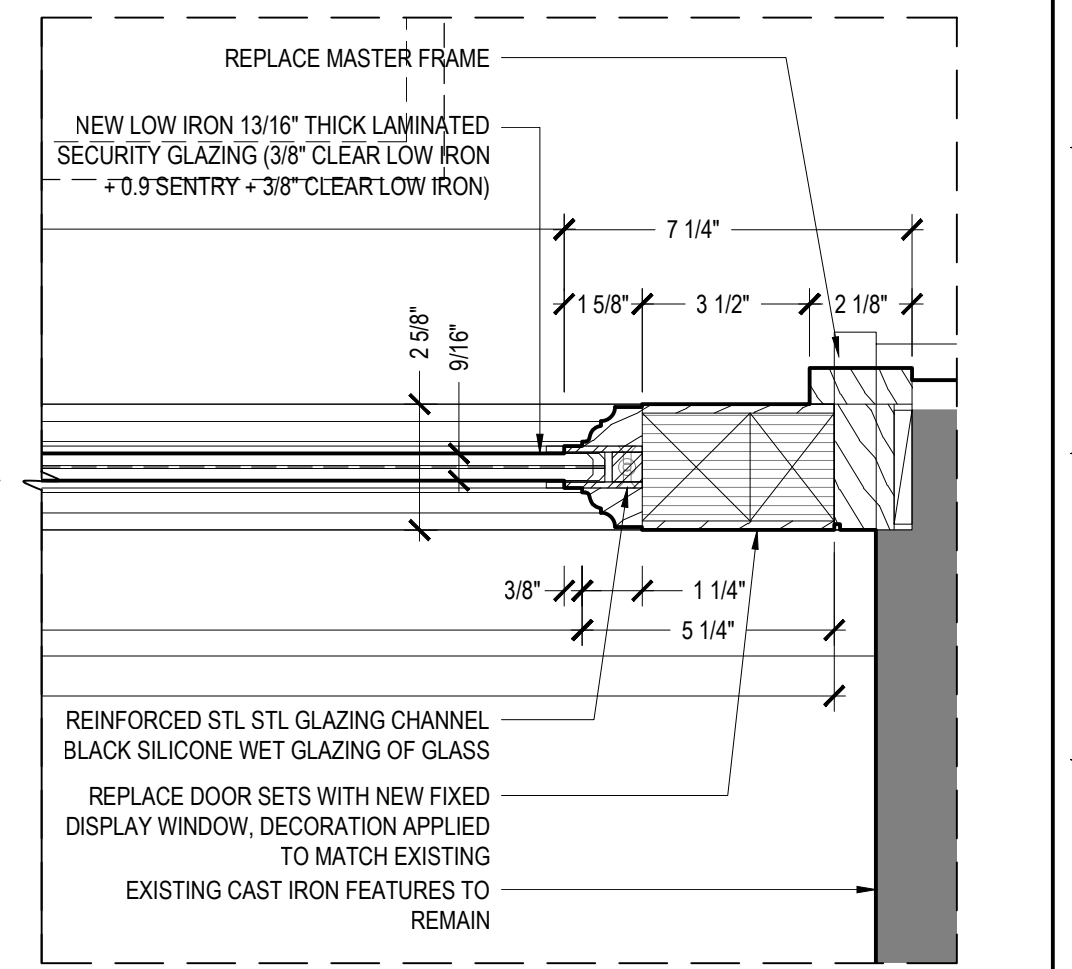
2 ENLARGED DETAILS - PROPOSED AT BAY 02 FIXED DOOR SCALE: 3" = 1'-0"



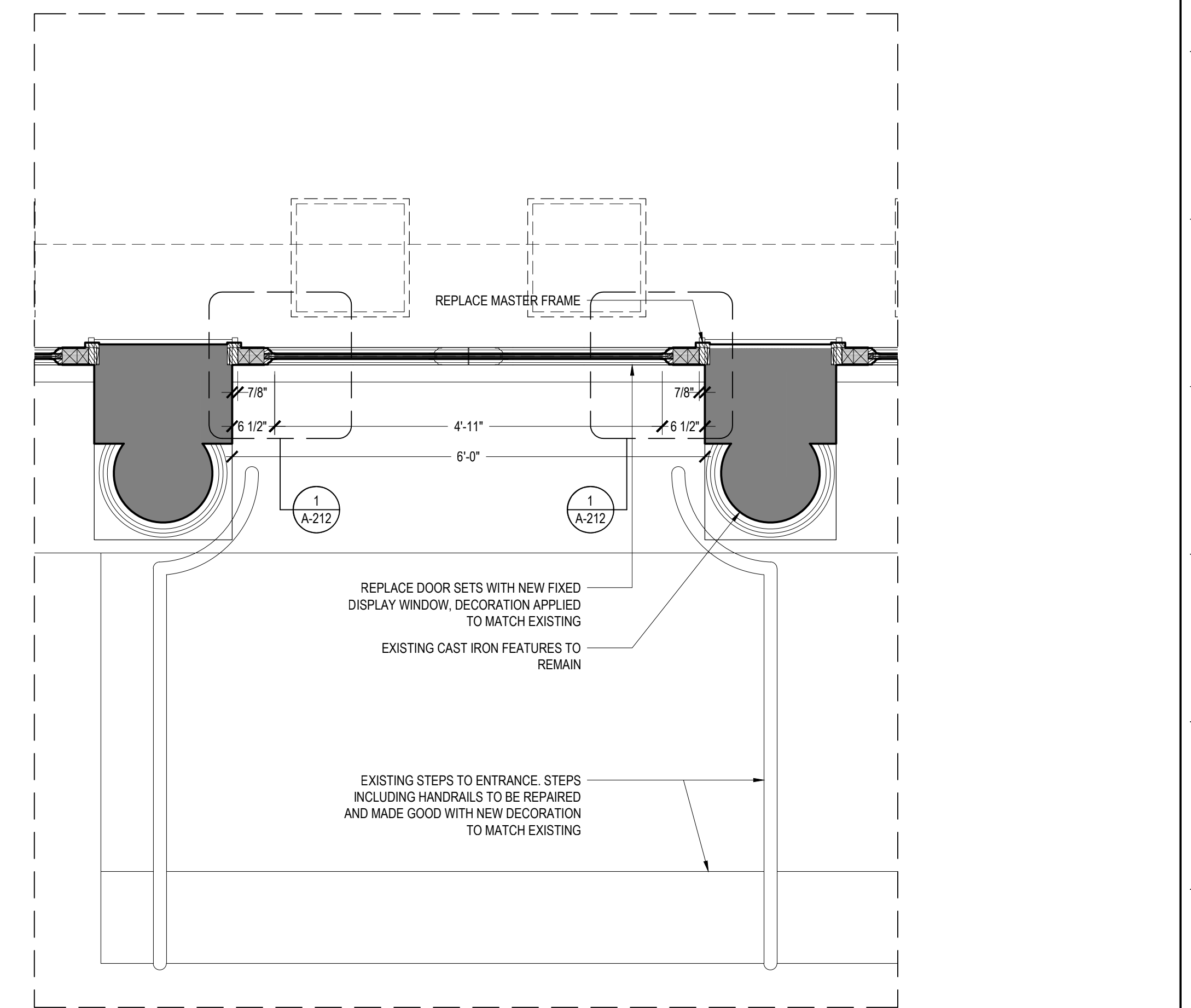
4 ENLARGED PLAN DETAILS - PROPOSED AT BAY 01,02,03 DISPLAY WINDOW SCALE: 3" = 1'-0"



5 ENLARGED PLAN - PROPOSED AT BAY 02 FIXED DOOR SCALE: 3/4" = 1'-0"



3 ENLARGED DETAILS - EXISTING AT BAY 02 FIXED DOOR SCALE: 3" = 1'-0"



5 ENLARGED PLAN - PROPOSED AT BAY 02 FIXED DOOR SCALE: 3/4" = 1'-0"

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DRAWING TITLE:
**ENLARGED DETAILS
 STOREFRONT**

SEAL & SIGNATURE:

 MICHAEL JOHN NEUMANN
 STATE OF NEW YORK
 024977

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