ABBREVIATIONS:

#NUMBER OR POUND AND&ARDAF.F.ABOVE FINSH FLOOR ABUVE ACOUSTICAL ADJUSTABLE ACUINA ACOUSTICAL ADJUSTABLE ARCHIECTURAL AUTON AN ACOUSTICAL ARCHIECTURAL AUTON AND COUNTARL BLOC, BUILDING BLK, BUOK BLW, BELOW BLTM, BETWEENC.C.C.ABINET CAB.C.ABINET CAB. CABINET CAB.	<u>ABBRF</u>	<u>_VIA IIONS:</u>
ABV. ABOVE ACOUS: ACOUSTICAL ADJ. ADJUSTABLE ALUM. ALUMINUM APPROX. APPROXIMATE ARCH. ARCHITECTURAL AUTO. AUTOMATIC ARCH. ARCHITECTURAL AUTO. AUTOMATIC B.O. BY OTHERS BD. BOARD BLDG. BUILDING BLK. BLOCK BUW. BELOW BTM. BETWEEN C. CARPET CAB. CABINET CAT. CATEGORY CER. CERAMIC CL. CONTRUCTON CONTR. COUNTER COL. COUNTR CONTR. CONTRUCTON CONTR. CONTRACTOR CORR. CORRIDAR CONTR. CONTRACTOR CORR. CONTRUCTON CONTS. CONTR. CONTRACTOR CORR. CONTRUCTON CONTS. CONTR. CONTRACTOR CORR. CONTRUCTON CONTR. CONTRACTOR CORR. CORRIDAR CONTR. CONTRACTOR CORR. CONTRUCTON CONTR. CONTRACTOR CORR. CONTRUCTON CONTS. DEMOUNTABLE N. DOWN DIM. DIMENSION DIM. DECONTABLE N. DOWN DRAS: DRAWER E. EAST E.A. EAST E.C. FIRE EXTINISUISHER CABINET F.S. FULUSEN E.C. EVENTION E.C. EVENTION E.C. EVENTION E.C. EVENTION E.C. EVENTION E.C. CONTRUCTON CONTRUENTION E.C. EVENTION E.C. MOLLOW CORE H.M. HOLLOW WALLBOARD H.C. HANDUCAPPED H.D. HEAD HUWE HARDWARE HORZ: HORIZONTAL H.C. HOLLOW CORE H.M. HOLLOW CO	&	AND
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O.C. O.D. O.H. OA. OPNG. OPP. OVHD. OZ.	ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OVERALL OPENING OPPOSITE OVERHEAD OUNCE
P. P. LAM. PART. PL. PLBG. PLYWD. POL. PR.	PAINT PLASTIC LAMINATE PARTITION PLATE PLUMBING PLYWOOD POLISHED PAIR
	RISER OR RADIUS ROUGH OPENING REFERENCE REFRIGERATOR REINFORCED .REQUIRED RESILIENT REVISION REFLECTED ROOM
	SOUTH SOLID CORE SQUARE FOOT SPRINKLER HEAD STAINLESS STEEL SCHEDULE SECTION SHEET SIMILAR SPECIFICATION SPEAKER SQUARE SQUARE SQUARE SQUARE SQUARE SAUARE STATION STANDARD STEEL STORAGE STRUCTURE STRUCTURE STRUCTURAL SUSPENDED SYMMETRICAL SYSTEM
T.O. TEL. TEM. THK. TYP.	TOP OF TELEPHONE TEMPERED THICK TYPICAL
U.O.N. UFN.	UNLESS OTHERWISE NOTED UNFINISHED
V.I.F. VERT. VEST.	VERIFY IN FIELD VERTICAL VESTIBULE
W. W.O. W/ WD. WIN. WP. WT.	WIDE OR WIDTH WITHOUT WITH WOOD WINDOW WATERPROOF WEIGHT

- MASONRY GENERAL NOTES: ALL NEW MATERIALS INCLUDING BUT NOT LIMITED TO BRICK MASONRY, MORTAR AND SEALANTS SHALL MATCH THE EXISTING IN TERMS OF COLOR, SIZE, SHAPE AND TEXTURE. ALL NEW BRICK MASONRY SHALL MATCH THE BONDING PATTERN OF THE EXISTING BRICK WORK. 2. ALL NEW MORTAR FOR REPOINTING AND INSTALLATION OF BRICKS SHALL MATCH THE HARDNESS AND TOOLING PROFILE OF THE EXISTING AND SHALL BE ASTM C270 "TYPE N" MORTAR COMPRISED OF ONE PART PORTLAND CEMENT, ONE PART HYDRATED LIME, FIVE AND ONE HALF PARTS SAND. VERTICAL JOINTS TO BE RAKED OUT BY HAND-GRINDERS CAN ONLY BE USED ON HORIZONTAL JOINTS. PRIOR TO SUBMISSION OF BIDS, THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING .3 CONDITIONS, DIMENSIONS AND QUANTITIES AND SCOPE OF WORK INDICATED IN DRAWINGS. ELEVATIONS SHOW ONLY GENERAL FRONTAL VIEWS OF EXISTING MASONRY FINISHES AT 4. FRONT FACADE. THE CONTRACTOR SHALL INCLUDE REPAIRS TO ALL RETURNS AND HIDDEN CONDITIONS NOT EXPLICITLY SHOWN IN THE DRAWINGS. REPAIRING, POINTING, AND CLEANING REMOVE AND REPLACE MASONRY UNITS THAT ARE LOOSE, CHIPPED, BROKEN, 5.1. STAINED, OR OTHERWISE DAMAGED OR THAT DO NOT MATCH ADJOINING UNITS. INSTALL NEW UNITS TO MATCH ADJOINING UNITS; INSTALL IN FRESH MORTAR, POINTED TO ELIMINATE EVIDENCE OF REPLACEMENT. POINTING: DURING THE TOOLING OF JOINTS, ENLARGE VOIDS AND HOLES, EXCEPT 5.2. WEEP HOLES, AND COMPLETELY FILL WITH MORTAR. POINT UP JOINTS, INCLUDING CORNERS, OPENINGS, AND ADJACENT CONSTRUCTION, TO PROVIDE A NEAT, UNIFORM APPEARANCE. PREPARE JOINTS FOR SEALANT APPLICATION. 5.3. IN-PROGRESS CLEANING: CLEAN UNIT MASONRY AS WORK PROGRESSES BY DRY BRUSHING TO REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS. 6. FINAL CLEANING: AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN EXPOSED MASONRY AS FOLLOWS: REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDLES AND 6.1. NONMETALLIC SCRAPE HOES OR CHISELS. TEST CLEANING METHODS ON SAMPLE WALL PANEL; LEAVE ONE-HALF OF PANEL 6.2. UNCLEANED FOR COMPARISON PURPOSES. OBTAIN ARCHITECT'S APPROVAL OF SAMPLE CLEANING BEFORE PROCEEDING WITH CLEANING OF MASONRY. PROTECT ADJACENT NONMASONRY SURFACES FROM CONTACT WITH CLEANER BY 6.3. COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE. WET WALL SURFACES WITH WATER BEFORE APPLYING CLEANERS; REMOVE CLEANERS 6.4. PROMPTLY BY RINSING THE SURFACES THOROUGHLY WITH CLEAR WATER. 6.5. CLEAN BRICK BY THE BUCKET-AND-BRUSH HAND-CLEANING METHOD DESCRIBED IN BIA TECHNICAL NOTES NO. 20, USING JOB-MIXED DETERGENT SOLUTION. 7. BRICK REMOVAL 7.1. CAREFULLY REMOVE BY HAND ANY BRICK THAT ARE DAMAGED, SPALLED OR DETERIORATED. CUT OUT FULL UNITS FROM JOINT TO JOINT AND IN MANNER TO PERMIT REPLACEMENT WITH FULL SIZE UNITS. SUPPORT AND PROTECT MASONRY INDICATED TO REMAIN WHICH SURROUNDS 7.2. REMOVAL AREA. 7.3. SALVAGE AS MANY WHOLE, UNDAMAGED BRICKS AS POSSIBLE. 7.4. REMOVE MORTAR, LOOSE PARTICLES AND SOIL FROM SALVAGED BRICK BY CLEANING WITH BRUSHES AND WATER. STORE BRICK FOR REUSE. 7.5. CLEAN REMAINING BRICK AT EDGES OF REMOVAL AREAS BY REMOVING MORTAR, DUST, AND LOOSE DEBRIS IN PREPARATION FOR REBUILDING. BRICK REBUILDING INSTALL NEW OR SALVAGED BRICK TO REPLACE REMOVED BRICK. FIT REPLACEMENT 8.1. UNITS INTO BONDING AND COURSING PATTERN OF EXISTING BRICK. IF CUTTING IS REQUIRED USE MOTOR DRIVEN SAW DESIGNED TO CUT MASONRY WITH CLEAN, SHARP UNCHIPPED EDGES. 8.2. LAY REPLACEMENT BRICK WITH COMPLETELY FILLED BED, HEAD AND COLLAR JOINTS. BUTTER ENDS WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS AND SHOVE INTO PLACE. WET CLAY BRICK THAT HAVE ASTM C 67 INITIAL RATES OF ABSORPTION (SUCTION) OF MORE THAN 30 GRAMS PER 30 SQ. IN. PER MINUTE. USE WETTING METHODS THAT ENSURE THAT UNITS ARE NEARLY SATURATED BUT SURFACES DRY WHEN LAID. MAINTAIN JOINT WIDTH FOR REPLACEMENT UNITS TO MATCH EXISTING. 8.3. TOOL EXPOSED MORTAR JOINTS IN REPAIRED AREAS TO MATCH JOINTS OF SURROUNDING EXISTING BRICKWORK CLEANING MATERIALS AND EQUIPMENT WATER FOR CLEANING: CLEAN, POTABLE, FREE OF OILS, ACIDS, ALKALIS, SALTS, 9.1. AND ORGANIC MATTER. ALKALINE PREWASH CLEANER: MANUFACTURER'S STANDARD ALKALINE CLEANER FOR 9.2. PREWASH APPLICATIONS ONLY WHICH ARE FOLLOWED BY ACIDIC CLEANER OF TYPE INDICATED FOR AFTERWASH. PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE "SURE KLEAN 9.3. 766 PREWASH", PROSOCO, INC. ACIDIC CLEANER: MANUFACTURER'S STANDARD STRENGTH ACIDIC MASONRY 9.4. RESTORATION CLEANER COMPOSED OF HYDROFLUORIC ACID BLENDED WITH OTHER ACIDS INCLUDING TRACE OF PHOSPHORIC ACID AND COMBINED WITH SPECIAL WETTING SYSTEMS AND INHIBITORS. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE 9.5. FOLLOWING: DIEDRICH 101 MASONRY RESTORER", DIEDRICH CHEMICALS. 9.5.1. 9.5.2. SURE KLEAN RESTORATION CLEANER", PROSOCO, INC. 9.5.3. LIQUID STRIPPABLE MASKING AGENT: MANUFACTURER'S STANDARD LIQUID, FILM FORMING, STRIPPABLE MASKING MATERIAL FOR PROTECTING GLASS, METAL AND POLISHED STONE SURFACES FROM DAMAGING EFFECT OF ACIDIC AND ALKALINE
- MASONRY CLEANERS. 9.6. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS PROVIDE ONE OF THE FOLLOWING: 9.6.1. DIEDRICH ACID GUARD, DIEDRICH CHEMICALS. SURE KLEAN ACID STOP", PROSOCO, INC. 9.6.2. 9.7. SPRAY EQUIPMENT: PROVIDE EQUIPMENT FOR CONTROLLED SPRAY APPLICATION OF
- WATER AND CHEMICAL CLEANERS, AT RATES REQUIRED BY THE MANUFACTURER, MEASURED AT SPRAY TIP, AND FOR VOLUME. FOR SPRAY APPLICATION OF CHEMICAL CLEANERS PROVIDE LOW-PRESSURE 9.7.1.
- TANK OR CHEMICAL PUMP SUITABLE FOR CHEMICAL CLEANER INDICATED, EQUIPPED WITH CONE-SHAPED SPRAY TIP. FOR SPRAY APPLICATIONS OF WATER PROVIDE FAN-SHAPED SPRAY-TIP THAT
- 9.7.2. DISPERSES WATER AT ANGLE OF NOT LESS THAN 15 DEGREES.

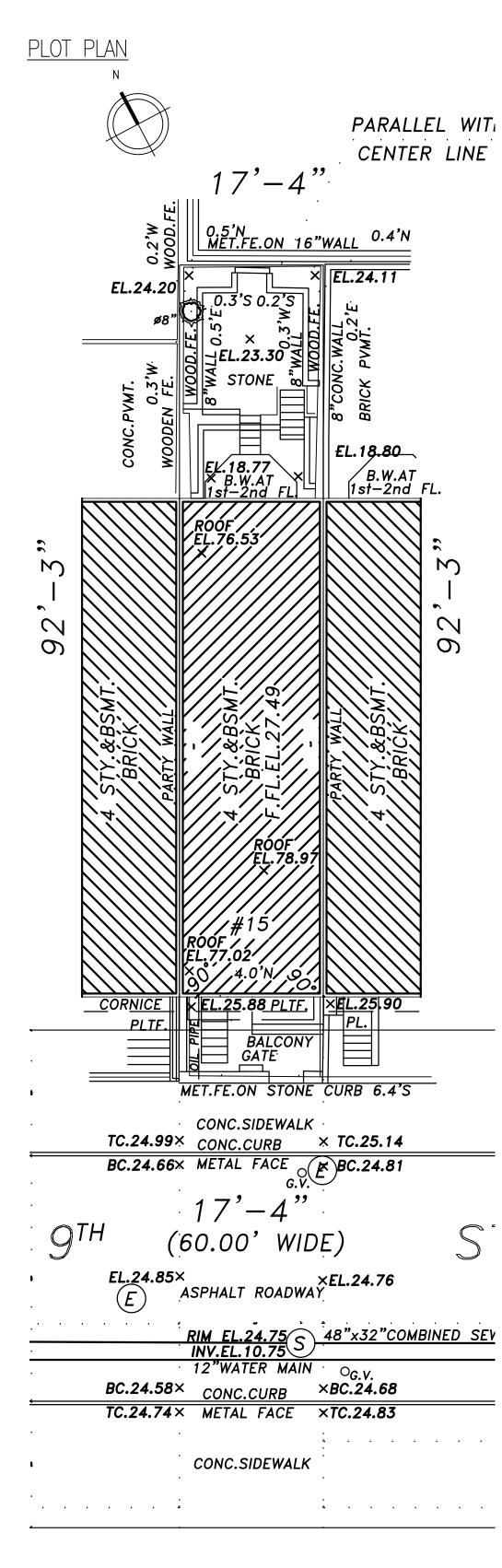


1940'S TAX PHOTO



PROBER FRANKTATION NOV 16 2015

15 WEST 9TH STREET ADDRESS: BLOCK: 573 LOT: ZONING MAP & DISTRICT: 12C, R6 COMUNITY BOARD: LANDMARK STATUS & DISTRICT: YES, GREENWICH VILLAGE HISTORIC DISTRICT HEIGHT: 4 STORIES OVER CELLAR- 50 FEET CONSTRUCTION CLASS: CLASS 3: NON-FIREPROOF EXISTING OCCUPANCY: CLASS "A" MULTIPLE DWELLING PROPOSED OCCUPANCY: SINGLE FAMILY DWELLING: J-3, OLD CODE



DESCRIPTION OF WORK

RENOVATION OF EXISTING 4 STORY OVER CELLAR TOWNHOUSE.

LANDMARK NOTES

15 WEST 9TH STREET IS A 4-STOREY ANGLO-ITALIANATE ROW HOUSE IN THE GREENWICH VILLAGE HISTORIC DISTRICT LOCATED ON WEST 9TH STREET BETWEEN 5TH & 6TH AVENUES FEATURING A SMOOTH STUCCO BASE AND BRICK UPPER FACADE, TOPPED BY A BRACKETED WOOD CORNICE. IT IS THE WESTERNMOST TOWNHOUSE OF (3) MATCHING PROPERTIES CONSTRUCTED TOGETHER IN 1855. NUMBER 15 IS DISTINGUISHED BY AN ÉLEGANT CAST IRON BALCONY AT THE 2ND FLOOR LEVEL WITH AN ELABORATE IRONWORK RAILING THAT MATCHES THE ORIGINAL FRONT YARD RAILINGS. BASED ON REVIEW OF THE 1940'S TAX PHOTOGRAPH OF THE PROPERTY THE FRONT FACADE REMAINS PRIMARILY INTACT FROM THAT PERIOD AND HAS EXPERIENCED ONLY MINOR ALTERATIONS OVER THE YFARS.

WNDOWS ABOVE THE FIRST FLOOR STUCCO LINE APPEAR TO BE SOMEWHAT DETERIORATED BUT ORIGINAL TO THE BUILDING. GROUND FLOOR WINDOWS AND FRONT DOOR HAVE BEEN REPLACED WITH NEWER WOOD UNITS TO MATCH THE ORIGINAL DESIGN. ADDITIONALLY, THE FRONT YARD HAS BEEN RE-PAVED IN NY BLUESTONE PAVERS. THE ORIGINAL CAST IRON RAILINGS HAVE BEEN RETAINED. HISTORICALLY SYMPATHETIC LIGHT FIXTURES HAVE BEEN ADDED EITHER SIDE OF THE ARCHTOP ENTRY DOORS.

THE REAR FACADE AND YARD ALSO APPEAR TO BE ORIGINAL TO THE EARLY PART OF THE 20TH CENTURY WHEN IT IS LIKELY THAT THE HOUSES WERE EXTENDED UNIFORMLY. THE FACADE AT NUMBER 15 MATCHES THE REAR FACADE AT #13 WHEREAS THE BAYWINDOW HAS BEEN REPLACED IN NO. 11 WITH A MODERN GREENHOUSE ADDITION.

THE EXISTING REAR FAÇADE FEATURES A SIMPLE 2-STOREY BRICK BAY WITH DOUBLE HUNG WINDOWS OPENINGS. THE BRICK BAY IS SUPPORTED ON STEEL COLUMNS AT THE BASEMENT LEVEL. THERE ARE SIGNIFICANT SIGNS OF SETTLMENT CRACKS AND METAL CORRSION AT THE BASEMENT HAS A FULL WDTH OPENING AND ALUMINUM WINDOW WALL. THE 1ST FLOOR BAY FEATURES SINGLE GLAZED STEEL DOORS AND A METAL STAIR TO THE GARDEN TERRACE. THE SECOND FLOOR OF THE BAY AND THE UPPER WINDOWS (3RD AND 4TH FLOOR) ARE ORIGINAL WOOD DOUBLE HUNG WINDOWS. THE REAR FACADE IS BRICK WITH A DETERIORATED COATING.

PROPOSED WORK

1. SCOPE OF WORK AT STREET FAÇADE:

- 1.1. THE FRONT BRICK/ STUCCO FAÇADE IS TO BE RESTORED. WHICH WILL ENTAIL CLEANING AND RE-POINTING THE BRICK AND STONE WINDOW SURROUNDS. THE 1ST FLOOR STUCCO SHALL BE CLEANED PATCHED AND RE-COATED WITH A MASONRY PAINT. SEE MASONRY NOTES AND COLOR SPEC.
- 1.2. THE EXISTING WOOD CORNICE AT THE ROOF LINE IS TO BE CLEANED, SCRAPED, PRIMED AND REPAINTED BLACK. SHOULD PORTIONS OF ROTTED WOOD BE UNCOVERED NEW SECTIONS SHALL BE FABRICATED AND INSTALLED TO MATCH THE ORIGINAL.
- THE DETERIORATED WOOD WINDOWS AND DOORS (2ND, 3RD AND 4TH FLOORS) ARE TO 1.3. BE REPLACED WITH NEW PAINTED HARDWOOD WINDOWS AND DOORS TO MATCH THE ORIGINAL PROFILES. THIS SHALL BE A BRICK-TO- BRICK INSTALLATION.
- 1.4. THE EXISTING SECOND FLOOR CAST IRON BALCONY AND CORNICE ARE TO BE RESTORED AND REPAINTED IN PLACE .. AT THE FIRST FLOOR LEVEL THE EXISTING ENTRY DOOR AND WINDOW WILL BE STRIPPED 1.5.
- AND PAINTED BLACK TO MATCH THE NEW WINDOWS. THE EXISTING GLAZED PANELS AT THE NEW DOORS ARE TO BE REMOVED AND INFILLED WITH WOOD RAISED PANELS TO MATCH. THE UPPER-QUARTER ROUND PANELS OF THESE ROUND-TOP DOORS ARE TO BE REPLACED WITH CLEAR GLAZING. NEW ENTRY DOOR HARDWARE/ SIGNAGE IS PLANNED. A NEW FLUSH BLACK-PAINTED HOLLOW METAL DOOR AND FRAME ARE TO BE ADDED AT 1.6. THE CELLAR ACCESS.

2. SCOPE OF WORK AT FRONT YARD.

- EXISTING CAST IRON RAILINGS ARE TO BE RESTORED AND REPAINTED. A NEW STEEL GUARD RAILING IS TO BE ADDED THE TOP TO THE STAIR TO THE CELLAR 2.2.
- AND A NEW HANDRAIL IS TO BE INSTALLED AT THIS STAIR. THE EXISTING CONCRETE STAIR TO CELLAR SHALL BE REPAIRED AND NEW BLUESTONE 2.3. READS AND RISERS TO MATCH THE EXISTING FRONT YARD PAVERS INSTALLED.

3. SCOPE OF WORK AT REAR FACADE.

3.1. THE DETERIORATING BRICK BAY STRUCTURE IS TO BE REMOVED IN ITS ENTIRETY AND THE BRICK OPENINGS AT THE CELLAR AND 1ST FLOOR LEVEL ARE TO BE ENLARGED. ORIGINAL BRICKS ARE TO BE SALVAGED, WHERE POSSIBLE.

- 3.2. A NEW PAINTED STEEL BALCONY, STAIR AND BALCONY ARE TO BE ADDED AT 1ST FLOOR LEVEL LEADING TO THE MAIN GARDEN LEVEL. WINDOWS & DOORS: BLACK-PAINTED STEEL BI-FOLDING OPERABLE WINDOW UNITS ARE 3.3. PROPOSED AT THE BASEMENT AND 1ST FLOOR LEVELS. A MATCHING BLACK-PAINTED
- STEEL AND GLASS SQUARE BAY WINDOW UNIT IS PROPOSED AT THE SECOND FLOOR. THE THIRD FLOOR AND FOURTH FLOORS ARE TO RECEIVE NEW BLACK FINISH ALUMINUM CLAD DOUBLE HUNG REPLACEMENT WINDOWS TO MATCH THE ORIGINAL FENESTRATION PATTERNS AND PROFILES. 3.4. EXISTING BRICK IS TO BE CLEANED, REPAIRED AND RE-POINTED. SEE MASONRY NOTES
- THIS SHEET. 3.5. GUTTER AND DOWN SPOUT ARE TO BE REPLACED WITH NEW COPPER GUTTERS.
- 4. SCOPE OF WORK AT REAR YARD.

3.6. NEW LIGHTING.

- 4.1. INSTALL NEW GUARD RAILINGS AT UPPER GARDEN LEVEL.
- 4.2. INSTALL NEW BLACK-PAINTED STEEL STAIR AND RAILING FROM 1ST FLOOR BALCONY (SEE
- 3.2) TO UPPER YARD LEVEL. 4.3. INSTALL NEW CONCRETE STAIR WITH PAINTED STEEL HANDRAIL FROM UPPER GARDEN
- LEVEL TO BASEMENT LEVEL.
- 4.4. INSTALL PLANTING BEDS AND LOW BRICK WALL AT REAR OF YARD 4.5. INSTALL NEW STONE PAVERS AT UPPER AND LOWER YARDS.
- 4.6. REPLACE THE PERIMETER FENCE AT THE REAR YARD SIDE AND REAR PROPERTY LINES. 5. MECHANICAL SCOPE OF WORK.

5.1. NEW MECHANICAL EQUIPMENT (MITSUBISHI CITI-MULTI) IS TO BE INSTALLED ON STEEL DUNNAGE AT THE ROOF LEVEL. THIS WILL NOT BE VISIBLE FROM WEST 9TH STREET OR REAR YARDS OF THE SUBJECT AND ADJACENT BUILDINGS.

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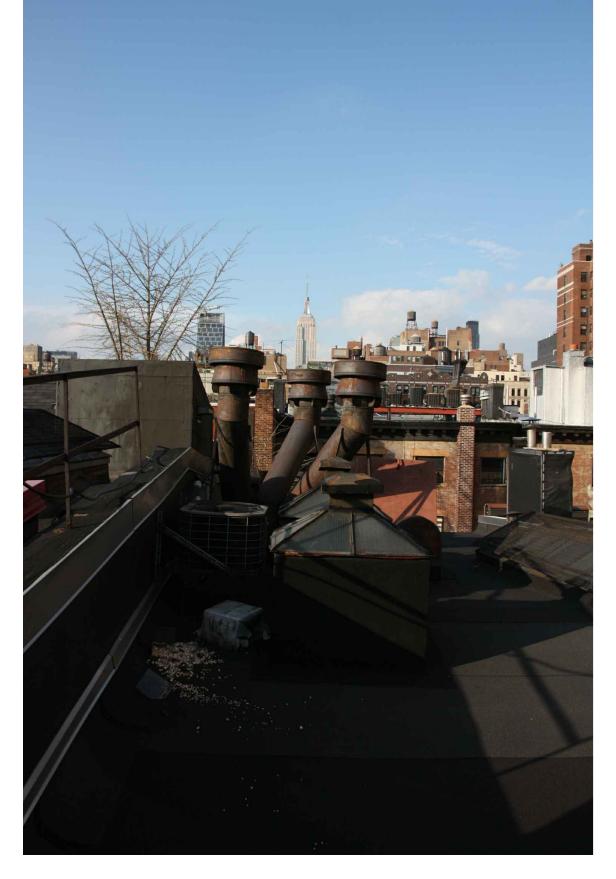
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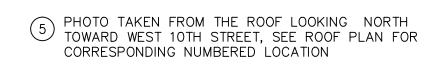


1 PHOTO TAKEN FROM CORRESPONDING LOCATION ON BLOCK PLAN- ROOF WORK WILL NOT BE VISIBLE



2 PHOTO TAKEN FROM CORRESPONDING LOCATION ON BLOCK PLAN- ROOF WORK WILL NOT BE VISIBLE



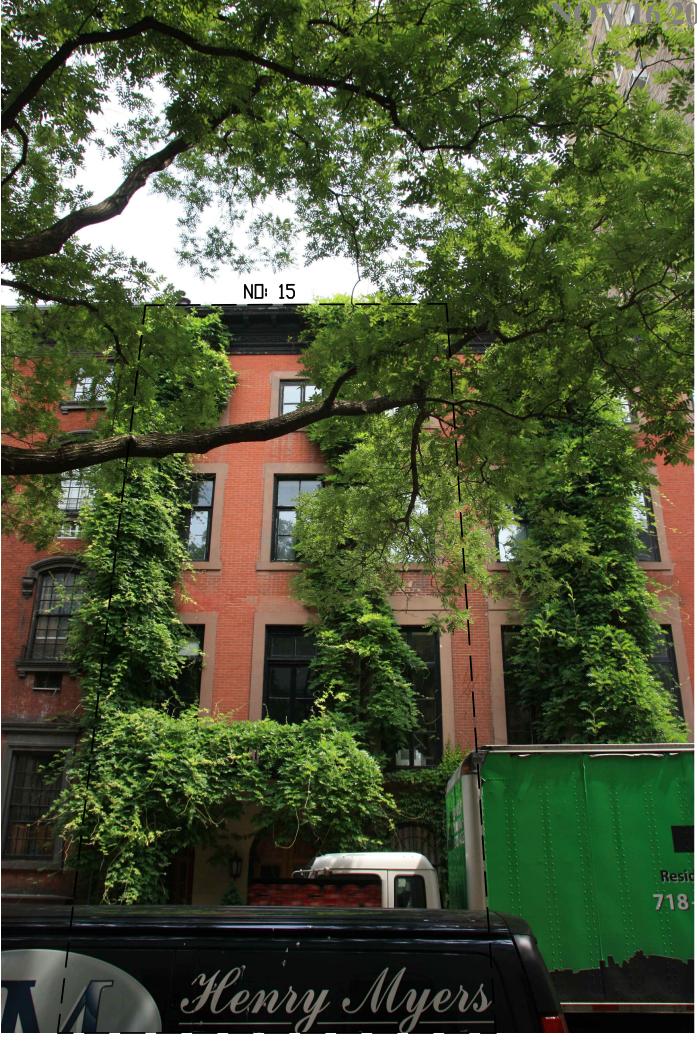




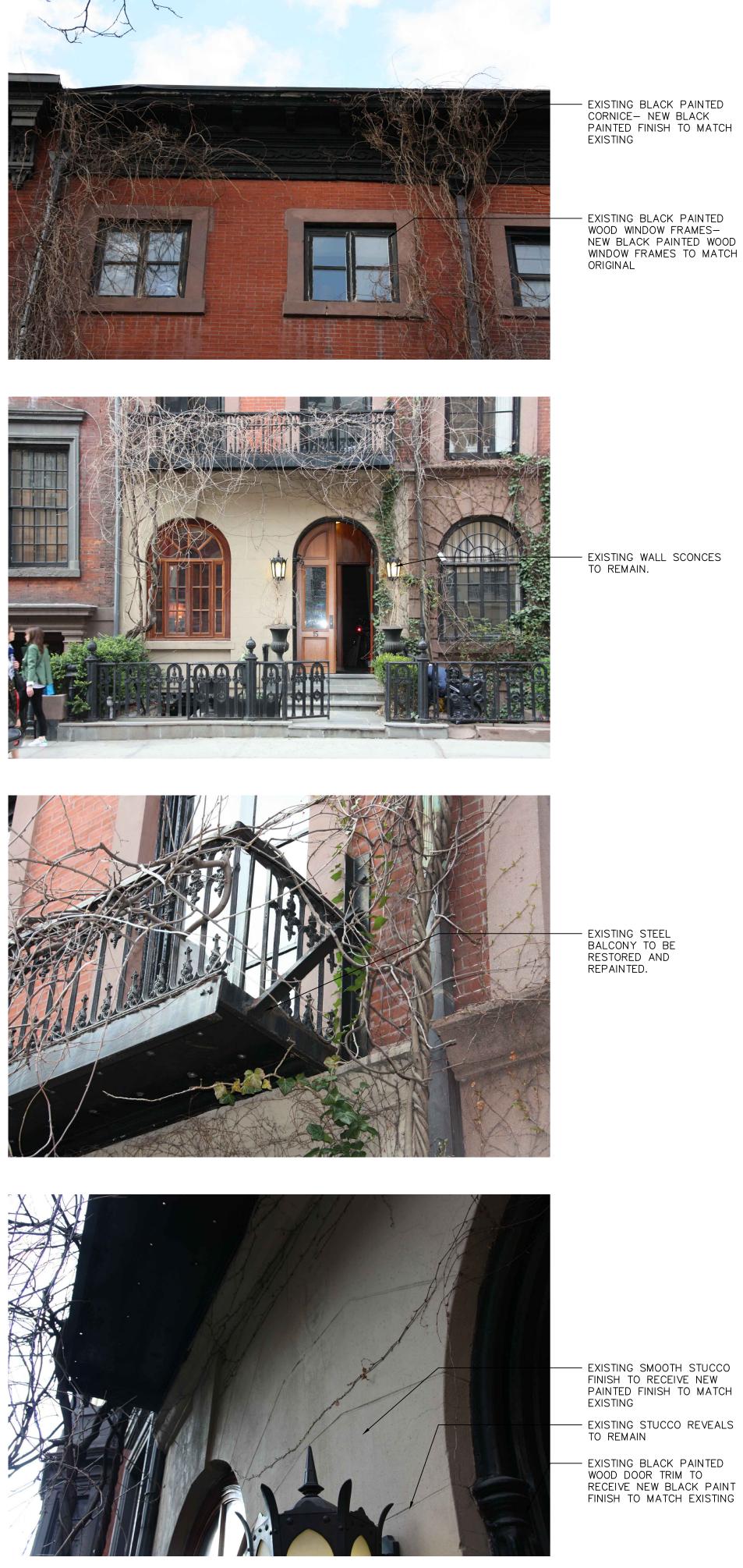
6 PHOTO TAKEN FROM THE ROOF LOOKING TOWARD 13 WEST 9TH STREET, SEE ROOF PLAN FOR CORRESPONDING NUMBERED LOCATION



PHOTO TAKEN FROM THE ROOF LOOKING TOWARD 17 WEST 9TH STREET, SEE ROOF PLAN FOR CORRESPONDING NUMBERED LOCATION







- EXISTING SMOOTH STUCCO FINISH TO RECEIVE NEW PAINTED FINISH TO MATCH

- EXISTING BLACK PAINTED WOOD DOOR TRIM TO RECEIVE NEW BLACK PAINT FINISH TO MATCH EXISTING

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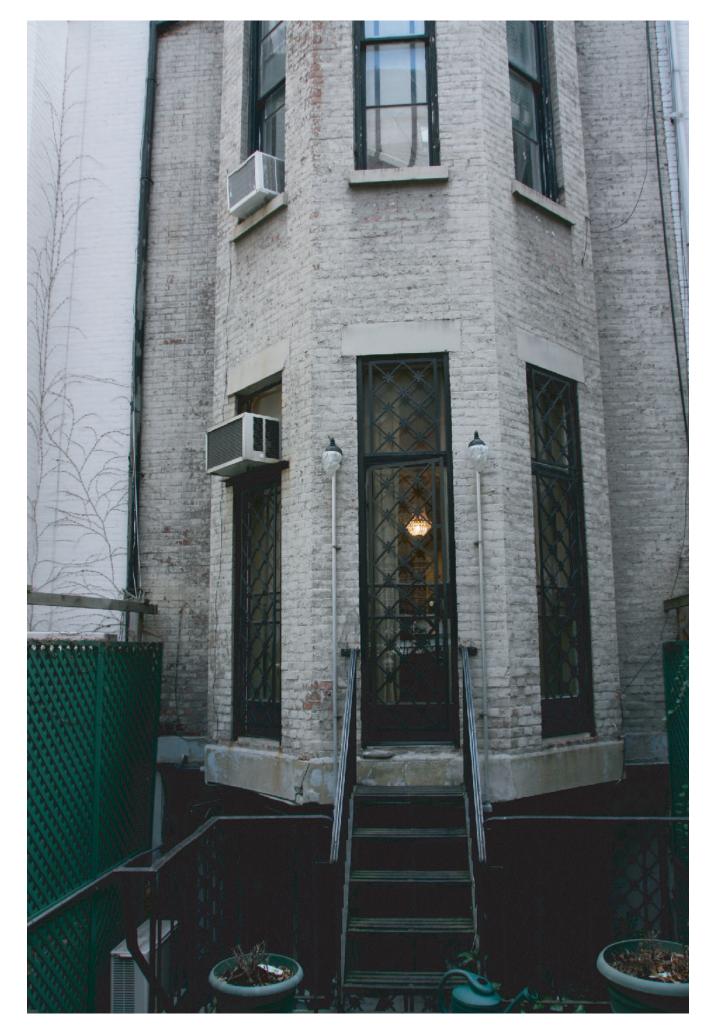




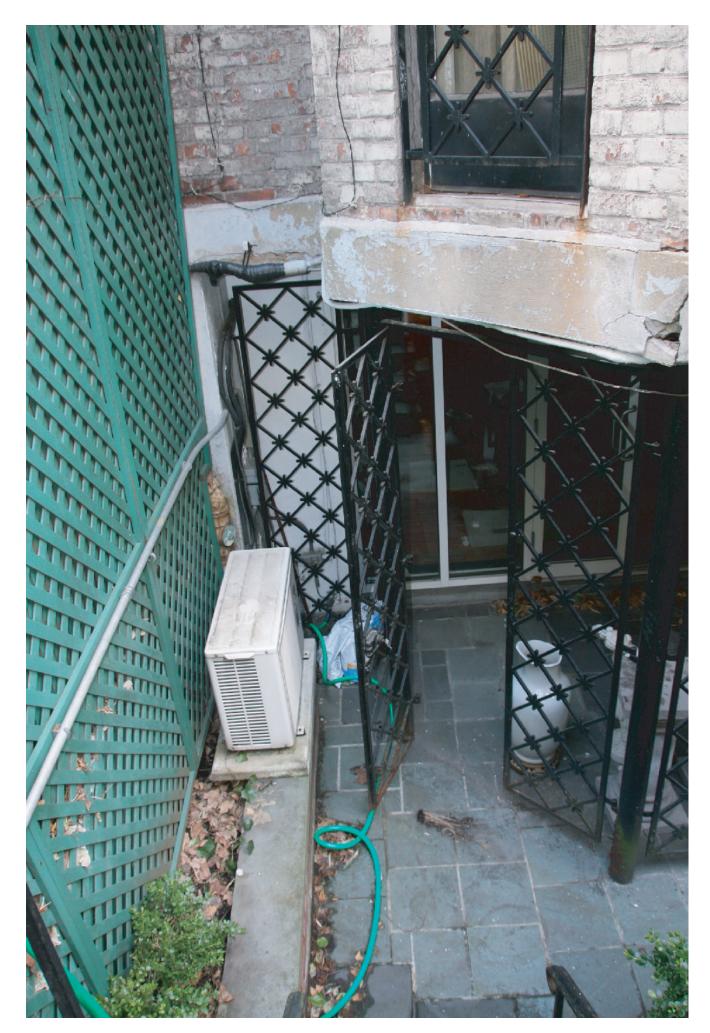
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7. REAR EXTENSION- BRICK MASONRY IN POOR CONDITION



6. REAR EXTENSION- BRICK MASONRY IN POOR CONDITION



5. REAR YARD CELLAR LEVEL MASONRY DETIORATION AT LINTEL



4. EXISTING MASONRY IN POOR CONDITION



1. REAR YARD -CELLAR LEVEL



2. REAR YARD STAIR TO FIRST FLOOR



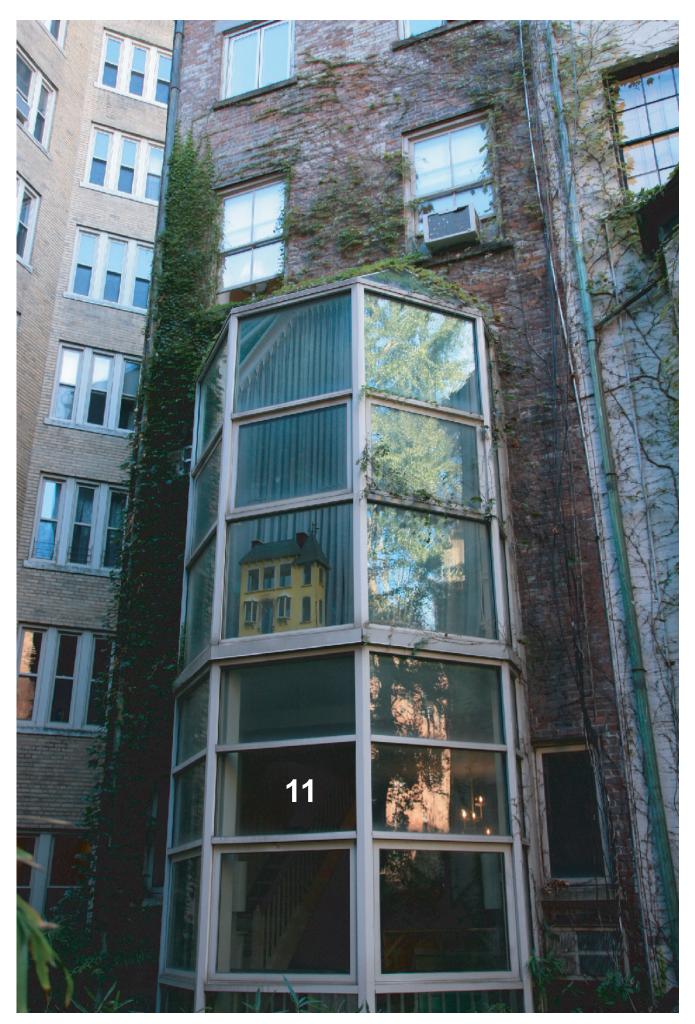
1. SPALLING AT IRON LINTEL AND COLUMN CONNECTION

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7. ARIAL VIEW OF REAR YARDS OF 11,13 &15



6. REAR EXTENSION- BRICK MASONRY IN POOR CONDITION



6. ADJACENT PROPERTIES TO EAST (#11 & 13)



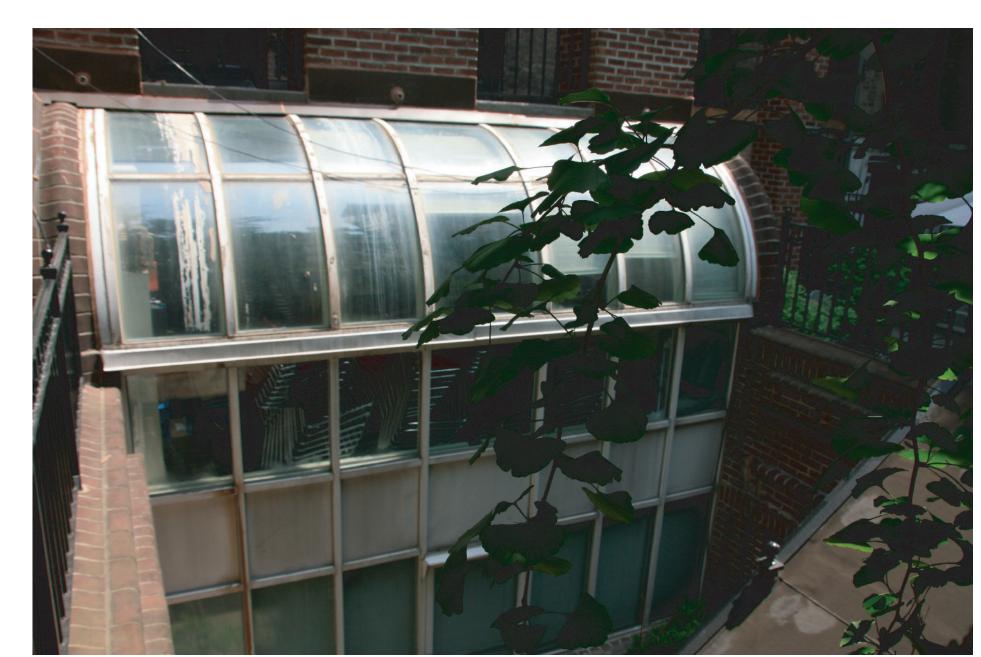
5. ADJACENT PROPERTY TO WEST (#17)- EXISITNG NON-COMPLYING REAR YARD EXTENSIONS



REAR YARD EXTENSION



4. ADJACENT PROPERTY TO WEST (17)- EXISITNG NON-COMPLYING



2. ADJACENT PROPERTY TO NORTH

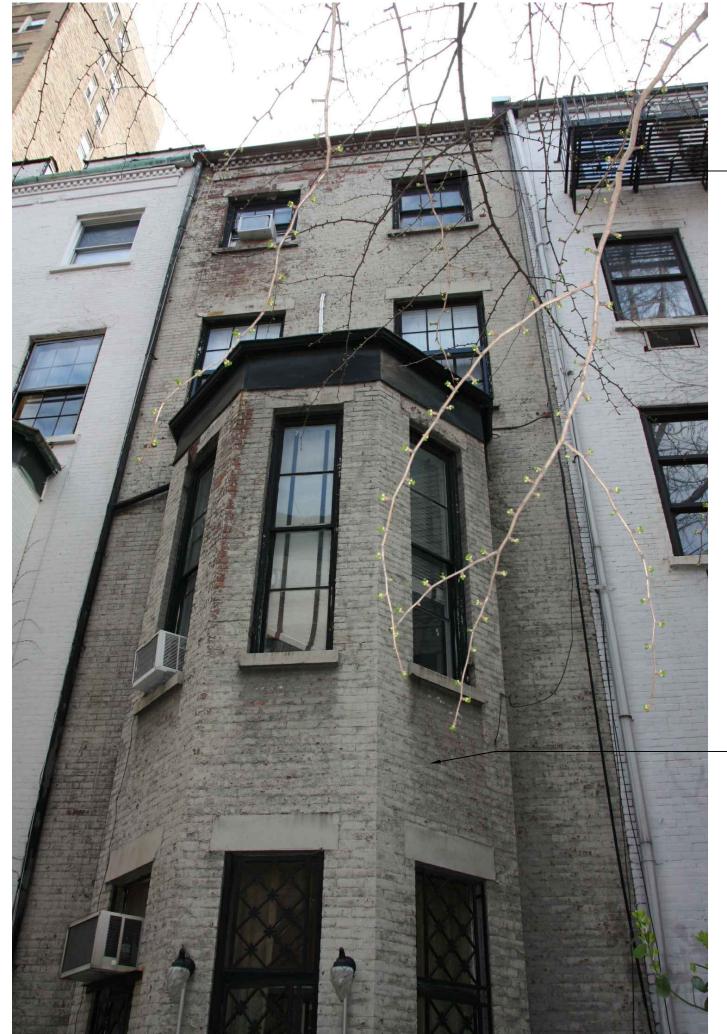


1. REAR YARDS- VIEWED FROM ROOF

3. REAR YARD AT ADJACENT PROPERTY (#13) TO EAST -CELLAR LEVEL

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EXISTING BRICK CORNICE
TO REMAIN. REPOINT AND
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EXISTING IN BOND, TYPE
AND COLOR.

- EXISTING WINDOWS AT 3RD AND 4TH FLRS TO BE REPLACED W/ NEW TO MATCH W/ EXISTING.

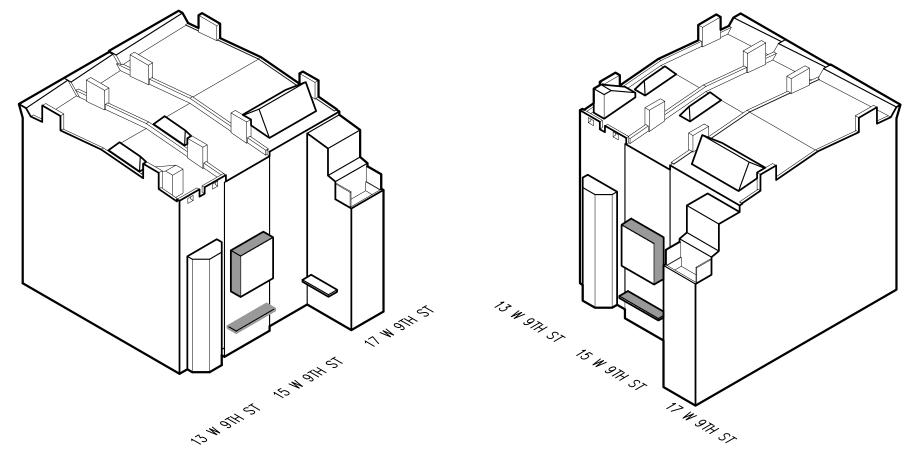
- EXISTING REAR YARD EXTENSION TO BE REMOVED

- EXISTING METAL STAIR + RAILING TO BE REMOVED

CB2 PRESENTATION NOV 16 2015

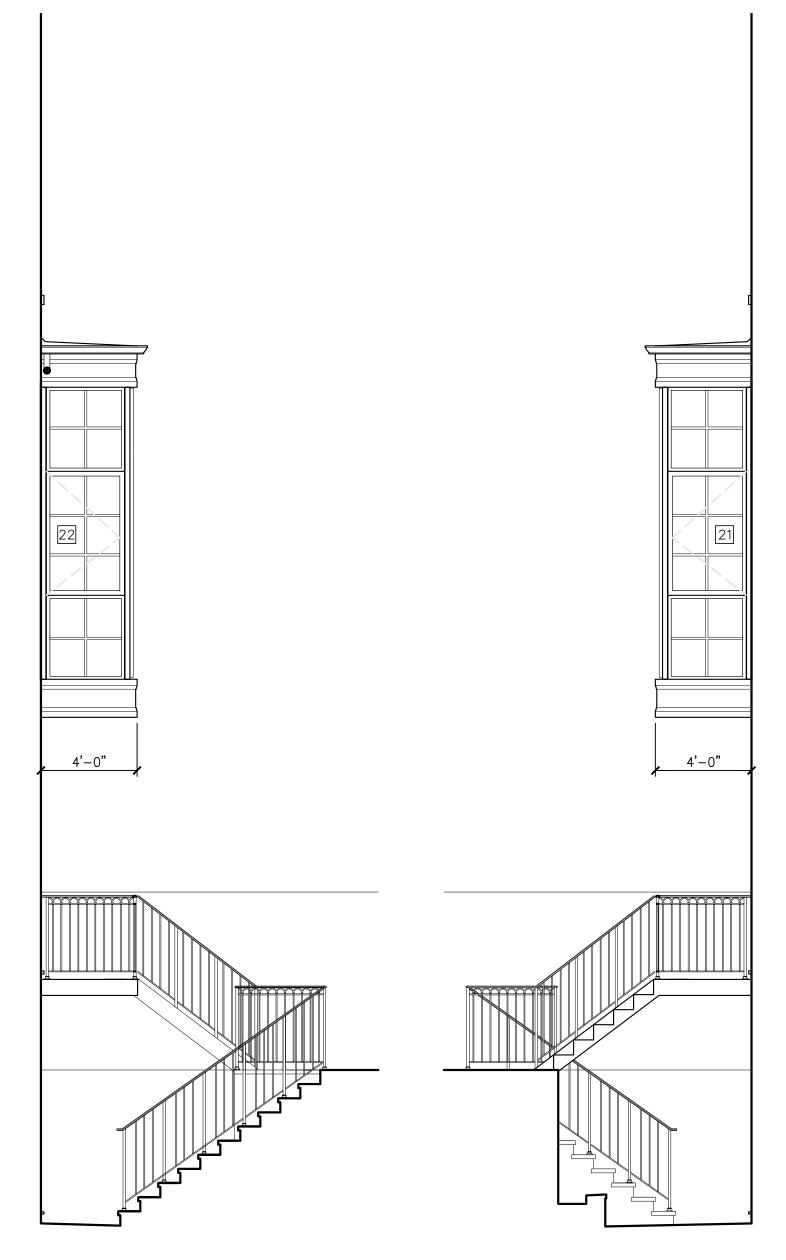


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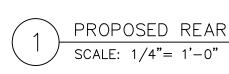


PROPOSED REAR YARD NE & NW ISOMETRIC VIEWS SCALE: 1/32"= 1'-0"









CB2 PRESENTATION



DWG. # 8 OF

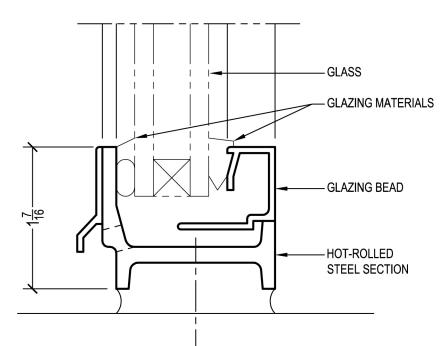


#193 Height Overall: 14 1/4" Lantern Size: 9" x 17" Backplate Diameter: 6" Wall to Center: 7"

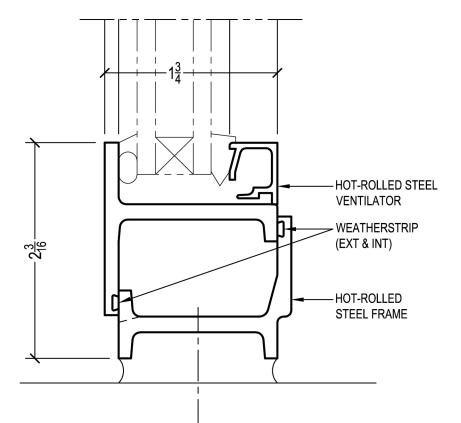
NEW LANTERN LIGHTING TO MATCH EXISTING AT FRONT FACADE



Landmark175[™] Series



FIXED DETAIL INTERIOR GLAZED WITH 3/4" GLASS



SWING-OUT DETAIL INTERIOR GLAZED WITH 3/4" GLASS



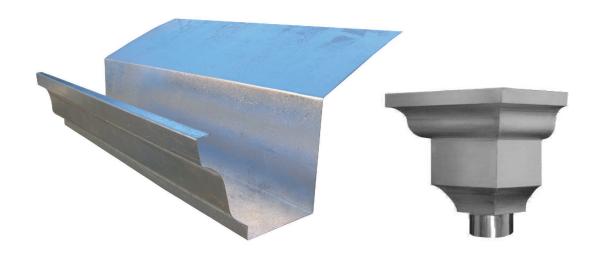
BENJAMIN MOORE POWELL GRAY CW-665 WINDOWS



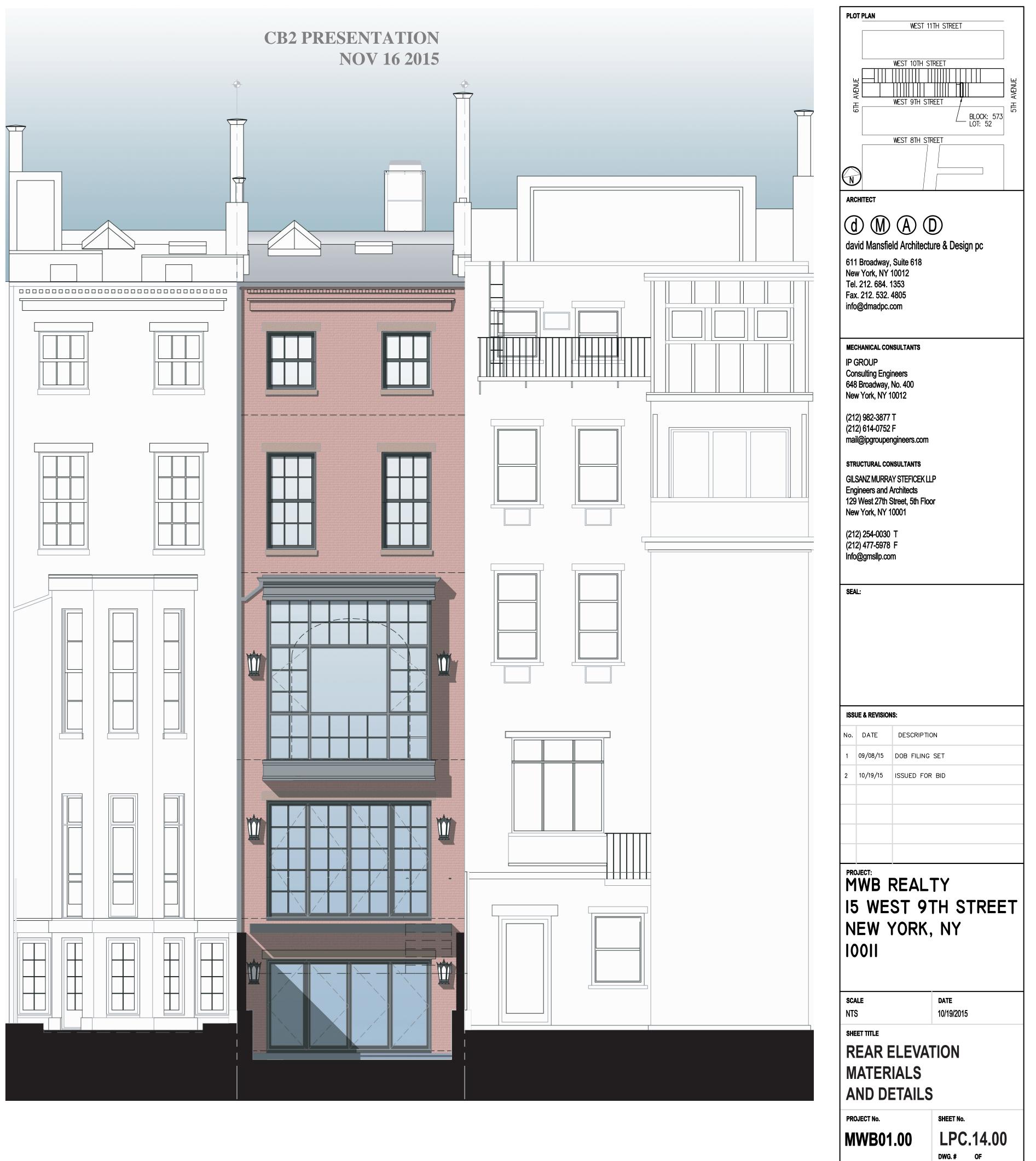
ALUM. CLAD DOUNBLE HUNG WINDOWS AT UPPER FLOORS, BROWNSTONE SILL AND RESTORED BRICK.



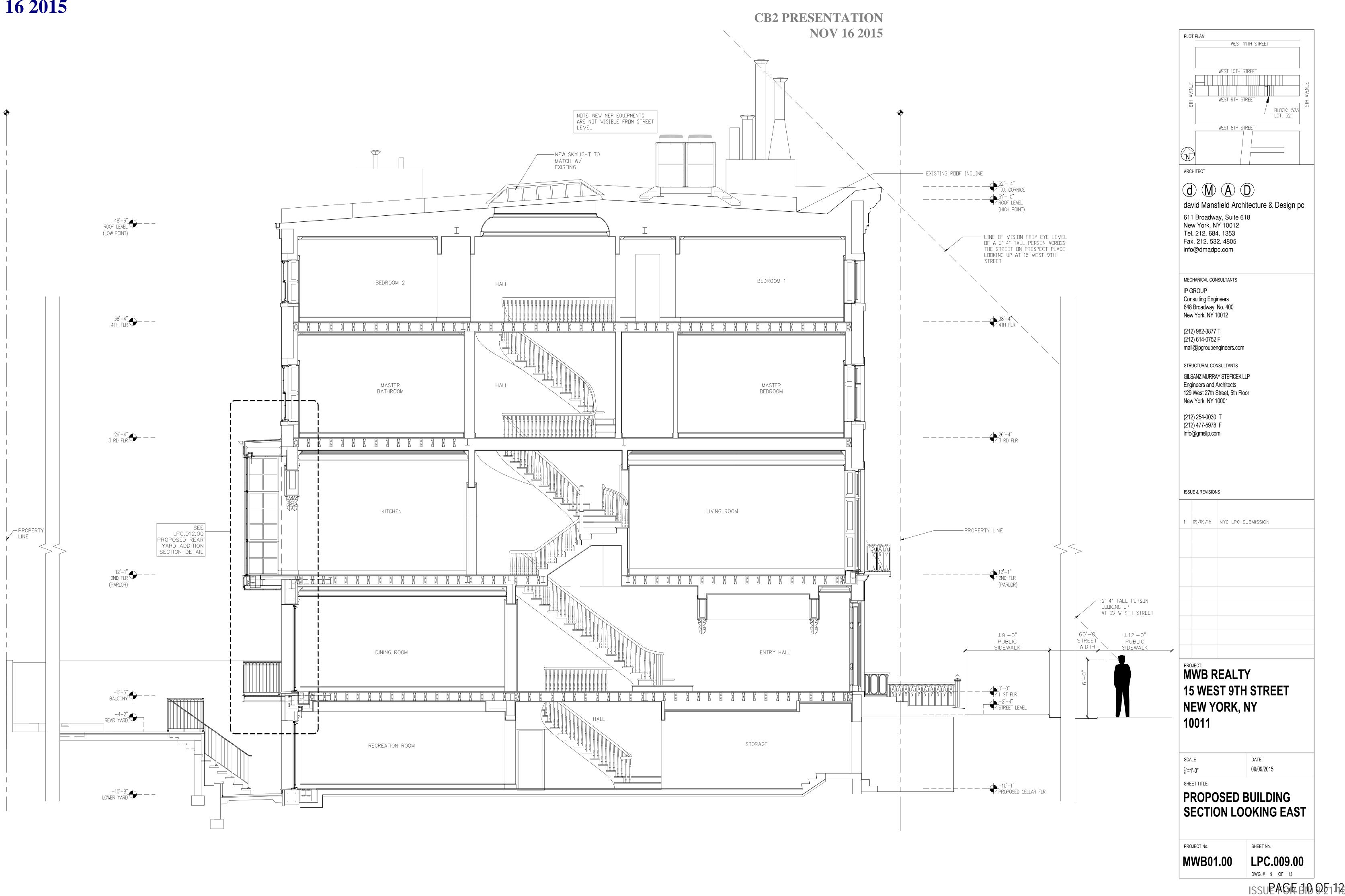
STEEL WINDOW SYSTEM HOPES- LANDMARK SERIES 175

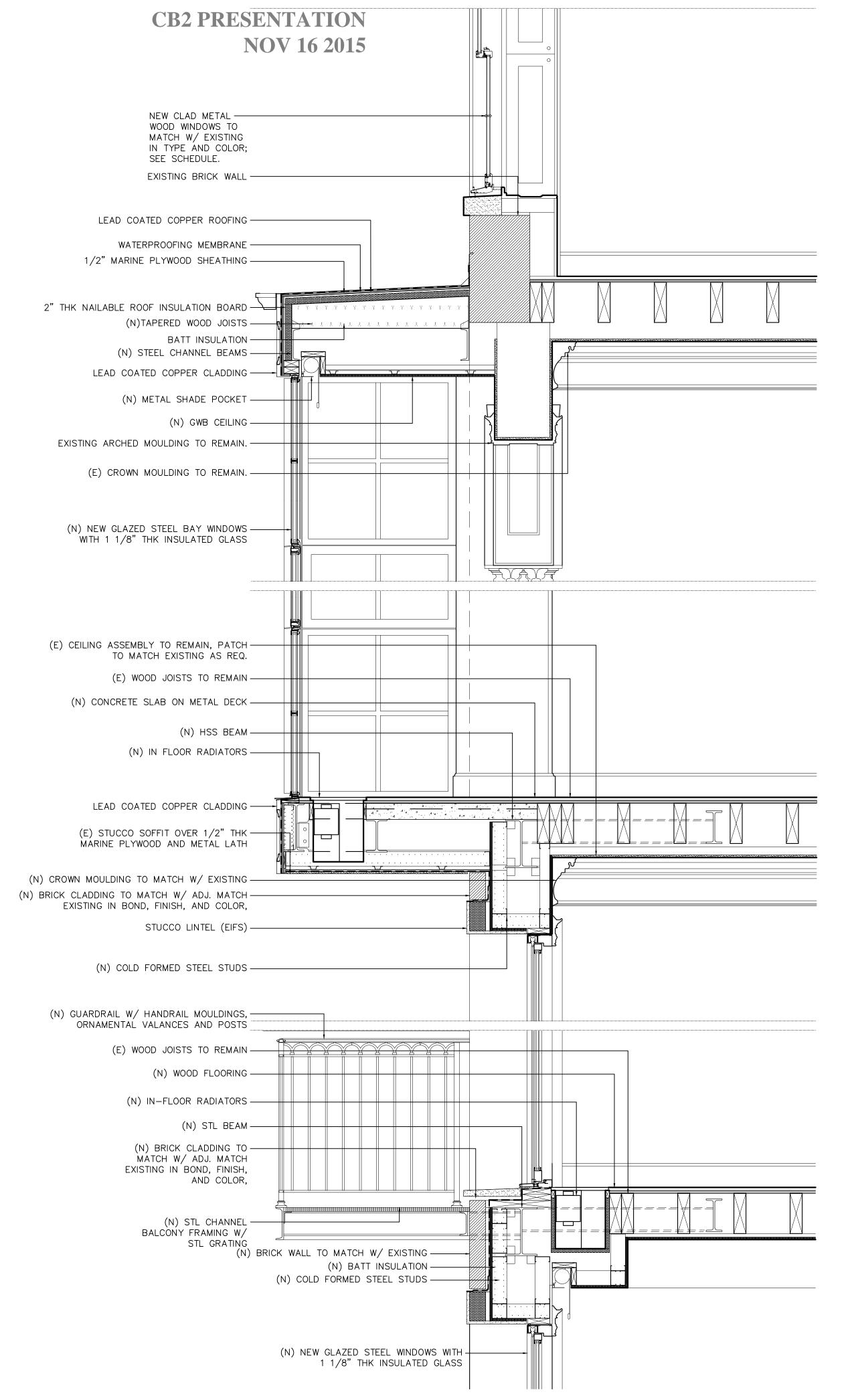


GUTTER, ROOFING AND FASCIA AT 2ND FLOOR EXTENSION LEAD-COATED COPPER



1. REAR ELEVATION WITH COLOR ADDED.



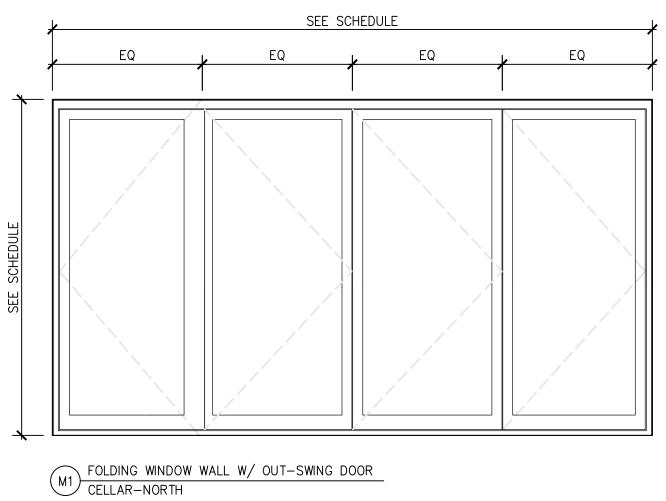


PLOT PLAN	VEST 11TH STREET				
	OTH STREET				
ARCHITECT					
d Mansfield A david Mansfield A 611 Broadway, Su New York, NY 100 Tel. 212. 684. 1353 Fax. 212. 532. 480 info@dmadpc.com	Architecture & Design pc ite 618 12 3 5				
MECHANICAL CONSULTAN IP GROUP Consulting Engineers 648 Broadway, No. 400 New York, NY 10012 (212) 982-3877 T (212) 614-0752 F mail@ipgroupengineers STRUCTURAL CONSULTAN GILSANZ MURRAY STEFI Engineers and Architec 129 West 27th Street, 5 New York, NY 10001) s.com πs CEK LLP ts				
(212) 254-0030 T (212) 477-5978 F Info@gmsllp.com					
1 09/09/15 NYC L	PC SUBMISSION				
PROJECT: MWB REALTY 15 WEST 9TH STREET NEW YORK, NY 10011					
SCALE 3/4"= 1'-0"	DATE 09/09/2015				
SHEET TITLE PROPOSE ADDITION DETAIL	D REAR YARD SECTION				
PROJECT No.	SHEET NO.				

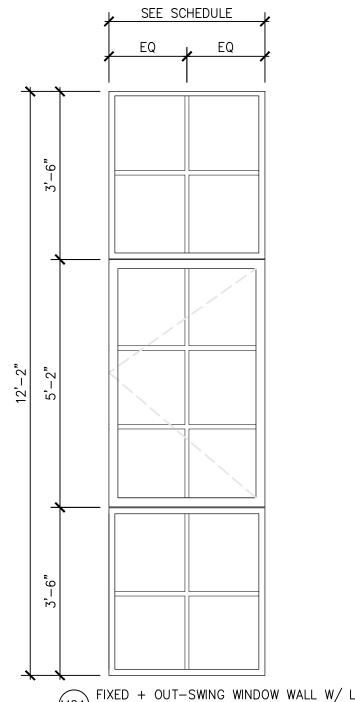
DWG.# 12 OF 13

CB2 PRESENTATION NOV 1<u>6 2015</u>

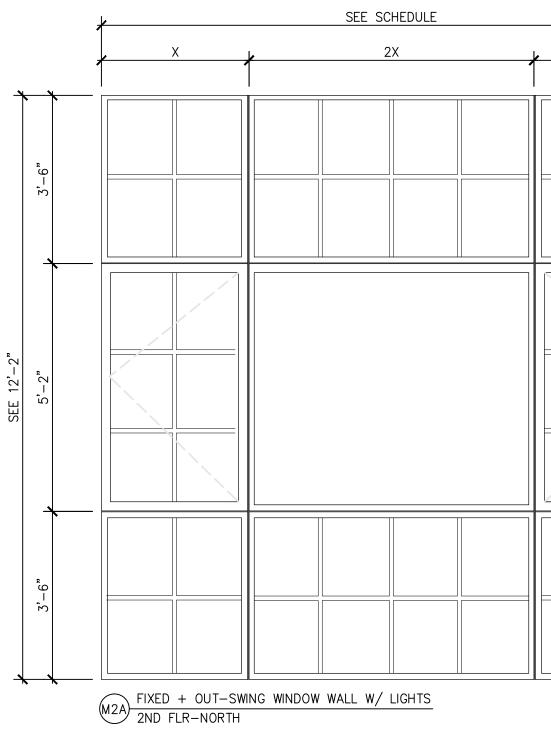
TAG	; TYPE	DESCRIPTION	DIME	INSIONS		FINISH	GLAZING TYPE	l	DETAILS	REMARKS CB2 PRESENTA
			w	н	EXTERIOR	INTERIOR		JAMB	HEAD/THRESHOLD	NOV 1
01	M1	FOLDING WINDOW WALL W/ OUT-SWING DOOR	12'-6"	7'-3"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
10	M1A	FOLDING WINDOW WALL W/ OUT-SWING DOOR	12'-6"	9'-3"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
11	W1A	EXISTING ARCHED WINDOW	4'-7"	7'-5"	PTD WOOD	PTD WOOD	EXISTING TO REMAIN			NEW PTD FINISH TO MATCH W/ WINDOWS ABOVE.
20	M2A	OUT-SWING + FIXED WINDOW WALL	12'-1"	12'-2"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
21	M2A	OUT-SWING + FIXED WINDOW WALL	3'-3"	12'-2"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
22	M2A	OUT-SWING + FIXED WINDOW WALL	3'-3"	12'-2"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
23	W2A	IN-SWING FRENCH DOORS	4'-3"	10'-2"	PTD WOOD	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
24	W2A	IN-SWING FRENCH DOORS	4'-3"	10'-2"	PTD WOOD	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
30	C3A	DOUBLE HUNG WINDOW	3'-9"	5'-10"	PTD ALUM.	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
31	C3A	DOUBLE HUNG WINDOW	3'-9"	5'-10"	PTD ALUM.	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
32	W3A	FIXED + OUT-SWING CASEMENT	4'-0"	5'-10"	PTD WOOD	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
33	W3A	FIXED + OUT-SWING CASEMENT	4'-0"	5'-10"	PTD WOOD	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
40	C3B	DOUBLE HUNG WINDOW	3'-9"	4'-5"	PTD ALUM.	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
41	C3B	DOUBLE HUNG WINDOW	3'-9"	4'-5"	PTD ALUM.	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
42	W4A	OUT-SWING CASEMENT	4'-0"	4'-5"	PTD WOOD	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING
43	W4A	OUT-SWING CASEMENT	4'-0"	4'-5"	PTD WOOD	PTD WOOD	1" LOW E INSULATED			PROFILE AND TYPE IS TO MATCH W/ EXISTING

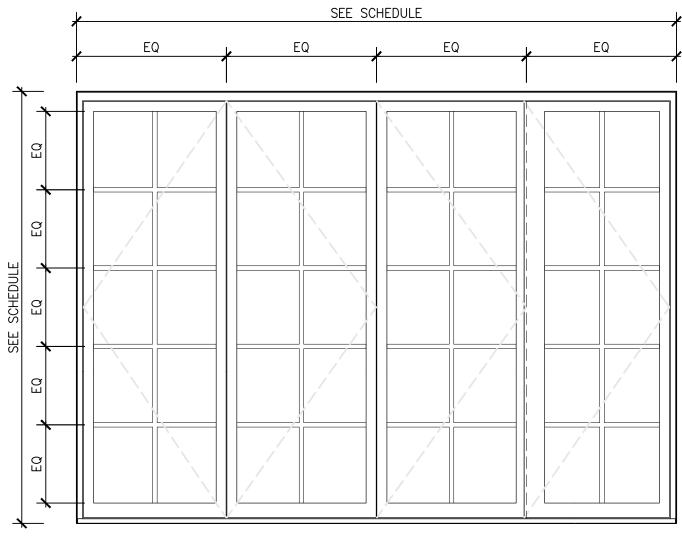


C3A DOUBLE HUNG WINDOWS W/ LIGHTS 3RD FLR-NORTH

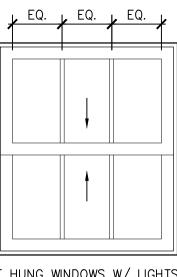




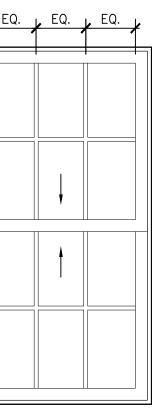




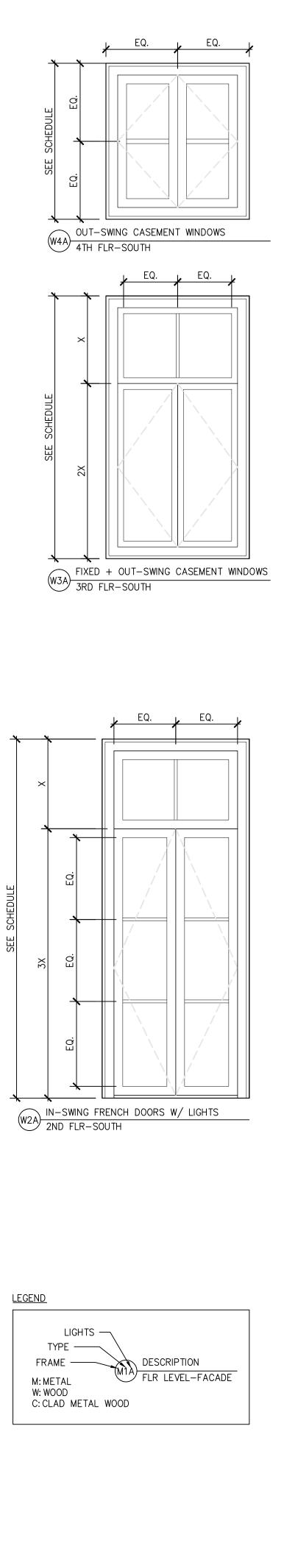
MIA FOLDING WINDOW WALL W/ OUT-SWING DOOR AND LIGHTS



JNG WINDOWS W/ LIGHTS IORTH







PLOT PLAN					
WEST 11 WEST 10TH ST	REET BLOCK: 573 LOT: 52				
ARCHITECT					
d M A (tecture & Design pc				
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STRUCTURAL CONSULTANTS					
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(212) 477-5978 F					
Info@gmsllp.com					
ISSUE & REVISIONS					
1 09/09/15 NYC LPC S	JBMISSION				
PROJECT: MWB REALT	Y I				
15 WEST 9TH STREET					
NEW YORK, I	NY				
10011					
SCALE 1/2"=1'-0"	DATE 09/09/2015				
WINDOW SC					
PROJECT No.	SHEET No.				
PROJECT №. MWB01.00	SHEET NO. LPC.013.00				