

ABBREVIATIONS:

#	NUMBER OR POUND	O.C.	ON CENTER
&	AND	O.D.	OUTSIDE DIAMETER
A.F.F.	ABOVE FINISH FLOOR	O.H.	OPPOSITE HAND
ABV.	ABOVE	OA.	OVERALL
ACOUS.	ACOUSTICAL	OPNG.	OPENING
ADJ.	ADJUSTABLE	OPP.	OPPOSITE
ALUM.	ALUMINUM	OVHD.	OVERHEAD
APPROX.	APPROXIMATE	OZ.	OUNCE
ARCH.	ARCHITECTURAL		
AUTO.	AUTOMATIC		
		P.	PAINT
B.O.	BY OTHERS	P. LAM.	PLASTIC LAMINATE
BD.	BOARD	PART.	PARTITION
BLDG.	BUILDING	PL.	PLATE
BLK.	BLOCK	PLBG.	PLUMBING
BLW.	BELOW	PLYWD.	PLYWOOD
BTM.	BOTTOM	POL.	POLISHED
BTW.	BETWEEN	PR.	PAIR
		R.	RISER OR RADIUS
C.	CARPET	R.O.	ROUGH OPENING
CAB.	CABINET	REF.	REFERENCE
CAT.	CATEGORY	RFR.	REFRIGERATOR
CER.	CERAMIC	REINF.	REINFORCED
CL.	CENTERLINE	REQ'D	REQUIRED
CL.	CLOSET	RESIL.	RESILIENT
CNTR.	COUNTER	REV.	REVISION
CON.	COLUMN	RFL.	REFLECTED
CONSTR.	CONSTRUCTION	RM.	ROOM
CONT.	CONTINUOUS		
CONTR.	CONTRACTOR	S.	SOUTH
CORR.	CORRIDOR	S.C.	SOLID CORE
CTR.	CERAMIC TILE CENTER	S.F.	SQUARE FOOT
		S.H.	SPRINKLER HEAD
		S.S.	STAINLESS STEEL
D.F.	DRINKING FOUNTAIN	S.S.	SCHEDULE
DBL.	DOUBLE	SECT.	SECTION
DEPT.	DEPARTMENT	SHT.	SHEET
DET.	DETAIL	SIM.	SIMILAR
DIA.	DIAMETER OR ROUND	SPEC.	SPECIFICATION
DM.	DIMENSION	SPKR.	SPEAKER
DMT.	DEMOUNTABLE	SQ.	SQUARE
DN.	DOWN	SQ.YD.	SQUARE YARD
DR.(S)	DOOR (S)	STA.	STATION
DWGS.	DRAWINGS	STD.	STANDARD
DWR.	DRAWER	STL.	STEEL
		STOR.	STORAGE
E.	EAST	STR.	STRUCTURE
EA.	EACH	STR.L.	STRUCTURAL
ELEV.	ELEVATION	SUSP.	SUSPENDED
ELC.	ELECTRICAL	SYM.	SYMMETRICAL
EMER.	EMERGENCY	SYS.	SYSTEM
ENCL.	ENCLOSURE		
ENG'S.	ENGINEER'S	T.O.	TOP OF
EQ.	EQUAL	TEL.	TELEPHONE
EQUIP.	EQUIPMENT	TEM.	TEMPERED
EXT.	EXTERIOR	THK.	THICK
EXT'G.	EXISTING	TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
		UFN.	UNFINISHED
F.E.	FIRE EXTINGUISHER	V.I.F.	VERIFY IN FIELD
F.E.C.	FIRE EXTINGUISHER CABINET	VERT.	VERTICAL
F.S.	FULL SIZE	VEST.	VESTIBULE
FIN.	FINISH FLOOR		
FLUOR.	FLUORESCENT	W.	WIDE OR WIDTH
FR.	FRAME	W.O.	WITHOUT
FT.	FOOT OR FEET	W/	WITH
FUT.	FUTURE	WO.	WOOD
		WIN.	WINDOW
G.C.	GENERAL CONTRACTOR	WP.	WATERPROOF
GALV.	GALVANIZED	WT.	WEIGHT
CL.	GLASS		
CLG.	CEILING		
GYP.BD.	GYPSUM WALLBOARD		
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL		
HOP.	HANDICAPPED		
HD.	HEAD		
HWND.	HARDWOOD		
HWWR.	HARDWARE		
HORZ.	HORIZONTAL		
HT.	HEIGHT		
HVAC	HEATING, VENTILATING, AIR CONDITIONING		
I.D.	INSIDE DIAMETER/DIMENSION		
IN.	INCH		
INCL.	INCLUDE(D)		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
JAN.	JANITOR		
JOINT(S).	JOINT(S)		
K.O.	KNOCKOUT		
K.P.	KICK PLATE		
KIT.	KITCHEN		
L.	LENGTH		
LAM.	LAMINATE		
LAV.	LAVATORY		
LKR.	LOCKER		
LT.(S)	LIGHT(S)		
MATL.	MATERIAL		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MOD.	MODEL		
MTD.	MOUNTED		
MTL.	METAL		
MUL.	MULLION		
N.	NORTH		
N.I.C.	NOT IN CONTRACT		
N.T.S.	NOT TO SCALE		
NO.	NUMBER		

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.
- 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 CONDITIONS, DIMENSIONS AND QUANTITIES AND SCOPE OF WORK INDICATED IN DRAWINGS.
- ELEVATIONS SHOW ONLY GENERAL FRONTAL VIEWS OF EXISTING MASONRY FINISHES AT 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, 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 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.
 - IN-PROGRESS CLEANING: CLEAN UNIT MASONRY AS WORK PROGRESSES BY DRY BRUSHING TO REMOVE MORTAR FINIS AND SMEARS BEFORE TOOLING JOINTS.
- FINAL CLEANING: AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN EXPOSED MASONRY AS FOLLOWS:
 - REMOVE LARGE MORTAR PARTICLES BY HAND WITH WOODEN PADDOLES AND NONMETALLIC SCRAPE HOES OR CHISELS.
 - TEST CLEANING METHODS ON SAMPLE WALL PANEL; LEAVE ONE-HALF OF PANEL 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 COVERING THEM WITH LIQUID STRIPPABLE MASKING AGENT, POLYETHYLENE FILM, OR WATERPROOF MASKING TAPE.
 - WET WALL SURFACES WITH WATER BEFORE APPLYING CLEANERS; REMOVE CLEANERS PROMPTLY BY RINSING THE SURFACES THOROUGHLY WITH CLEAR WATER.
 - CLEAN BRICK BY THE BRACKET-AND-BRUSH HAND-CLEANING METHOD DESCRIBED IN BIA TECHNICAL NOTES NO. 20, USING JOB-MIXED DETERGENT SOLUTION.
- BRICK REMOVAL:
 - 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 REMOVAL AREA.
 - SALVAGE AS MANY WHOLE, UNDAMAGED BRICKS AS POSSIBLE.
 - REMOVE MORTAR, LOOSE PARTICLES AND SOIL FROM SALVAGED BRICK BY CLEANING WITH BRUSHES AND WATER. STORE BRICK FOR REUSE.
 - 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 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.
 - 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.
 - 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, AND ORGANIC MATTER.
 - ALKALINE PREWASH CLEANER: MANUFACTURER'S STANDARD ALKALINE CLEANER FOR PREWASH APPLICATIONS ONLY WHICH ARE FOLLOWED BY ACIDIC CLEANER OF TYPE INDICATED FOR AFTERWASH.
 - PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE "SURE KLEAN 766 PREWASH", PROSOCCO, INC.
 - ACIDIC CLEANER: MANUFACTURER'S STANDARD STRENGTH ACIDIC MASONRY 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 FOLLOWING:
 - DIEDRICH 101 MASONRY RESTORER", DIEDRICH CHEMICALS.
 - SURE KLEAN RESTORATION CLEANER", PROSOCCO, INC.
 - 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.
 - PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS PROVIDE ONE OF THE FOLLOWING:
 - DIEDRICH ACID GUARD, DIEDRICH CHEMICALS.
 - SURE KLEAN ACID STOP", PROSOCCO, INC.
 - 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 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 DISPENSES WATER AT ANGLE OF NOT LESS THAN 15 DEGREES.

2015 PHOTO



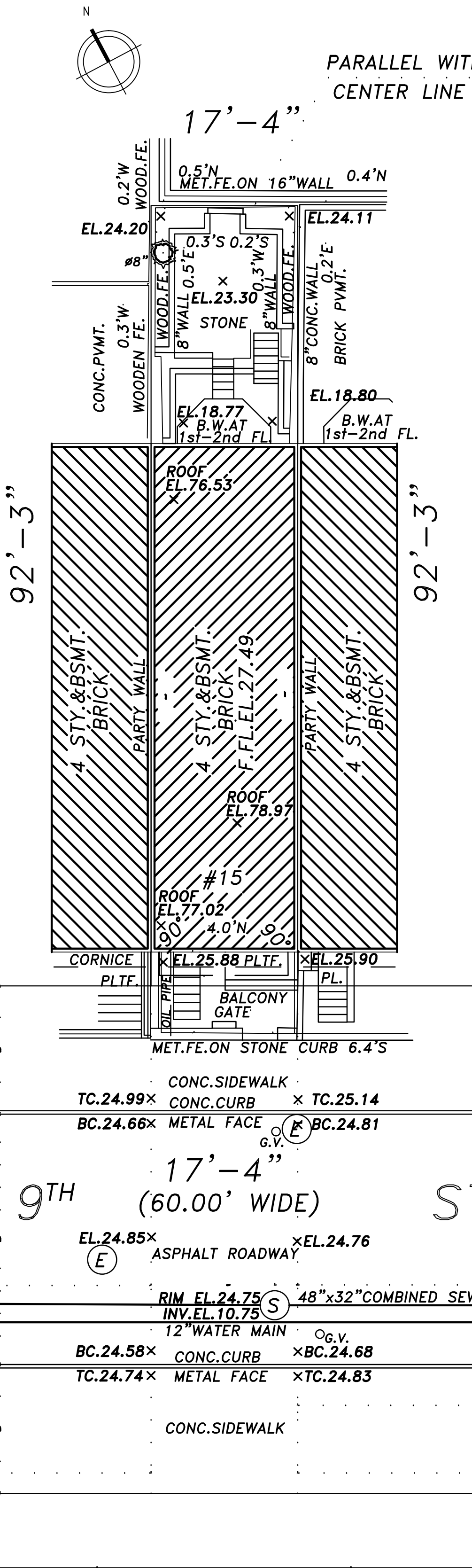
1940'S TAX PHOTO



CB2 PRESENTATION
NOV 16 2015

ADDRESS:	15 WEST 9TH STREET
BLOCK:	573
LOT:	52
ZONING MAP & DISTRICT:	12C, R6
COMMUNITY BOARD:	2
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

PLOT PLAN



DESCRIPTION OF WORK

RENOVATION OF EXISTING 4 STORY OVER CELLAR TOWNHOUSE.

LANDMARK NOTES

15 WEST 9TH STREET IS A 4-STORY ANGIO-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 WESTERMOST TOWNHOUSE OF (3) MATCHING PROPERTIES CONSTRUCTED TOGETHER IN 1855. NUMBER 15 IS DISTINGUISHED BY AN ELEGANT 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 YEARS.

WINDOWS ABOVE THE FIRST FLOOR STUCCO LINE APPEAR TO BE SOMEWHAT DETERIORATED BUT ORIGINAL TO THE BUILDING. FRONT FLOOR WINDOWS AND FRONT DOOR HAVE BEEN REPLACED WITH NEWMER 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 FACADE FEATURES A SIMPLE 2-STORY BRICK BAY WITH DOUBLE HUNG WINDOWS OPENINGS. THE BRICK BAY IS SUPPORTED ON STEEL COLUMNS AT THE BASEMENT LEVEL. THERE ARE SIGNIFICANT SIGNS OF SETTLEMENT CRACKS AND METAL CORROSION AT THE BASEMENT. HAS A FULL WIDTH 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

- SCOPE OF WORK AT STREET FACADE:
 - THE FRONT BRICK/ STUCCO FACADE 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.
 - 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 BE REPLACED WITH NEW PAINTED HARDWOOD WINDOWS AND DOORS TO MATCH THE ORIGINAL PROFILES. THIS SHALL BE A BRICK-TO- BRICK INSTALLATION.
 - 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 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 THE CELLAR ACCESS.
 - 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 AND A NEW HANDRAIL IS TO BE INSTALLED AT THIS STAIR.
 - THE EXISTING CONCRETE STAIR TO CELLAR SHALL BE REPAIRED AND NEW BLUESTONE TREADS AND RISERS TO MATCH THE EXISTING FRONT YARD PAVERS INSTALLED.
 - SCOPE OF WORK AT REAR FACADE:
 - 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.
 - 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 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 GLAD DOUBLE HUNG REPLACEMENT WINDOWS TO MATCH THE ORIGINAL FENESTRATION PATTERNS AND PROFILES.
 - EXISTING BRICK IS TO BE CLEANED, REPAIRED AND RE-POINTED. SEE MASONRY NOTES THIS SHEET.
 - GUTTER AND DOWN SPOUT ARE TO BE REPLACED WITH NEW COPPER GUTTERS.
 - NEW LIGHTING.
 - SCOPE OF WORK AT REAR YARD:
 - INSTALL NEW GUARD RAILINGS AT UPPER GARDEN LEVEL.
 - INSTALL NEW BLACK-PAINTED STEEL STAIR AND RAILING FROM 1ST FLOOR BALCONY (SEE 3.2) TO UPPER YARD LEVEL.
 - INSTALL NEW CONCRETE STAIR WITH PAINTED STEEL HANDRAIL FROM UPPER GARDEN LEVEL TO BASEMENT LEVEL.
 - INSTALL PLANTING BEDS AND LOW BRICK WALL AT REAR OF YARD
 - INSTALL NEW STONE PAVERS AT UPPER AND LOWER YARDS.
 - REPLACE THE PERIMETER FENCE AT THE REAR YARD SIDE AND REAR PROPERTY LINES.
 - MECHANICAL SCOPE OF WORK:
 - NEW MECHANICAL EQUIPMENT (MITSUBISHI OTI-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.

PLOT PLAN	
WEST 11TH STREET	
WEST 10TH STREET	
WEST 9TH STREET	
WEST 8TH STREET	
6TH AVENUE	
5TH AVENUE	
BLOCK: 573 LOT: 52	
ARCHITECT	
david Mansfield Architecture & Design pc	
611 Broadway, Suite 618 New York, NY 10012 Tel. 212. 684. 1353 Fax. 212. 532. 4805 info@dmadpc.com	
MECHANICAL CONSULTANTS	
IP GROUP Consulting Engineers 648 Broadway, No. 400 New York, NY 10012 (212) 982-3877 T (212) 614-0752 F mail@ipgroupengineers.com	
STRUCTURAL CONSULTANTS	
GILSANZ MURRAY STEREOCK LLP Engineers and Architects 129 West 27th Street, 5th Floor New York, NY 10001 (212) 254-0030 T (212) 477-5978 F Info@gmsllp.com	
ISSUE & REVISIONS	
1	09/09/15 NYC LPC SUBMISSION
PROJECT:	
MWB REALTY 15 WEST 9TH STREET NEW YORK, NY 10011	
SCALE NTS	DATE 09/09/2015
SHEET TITLE	
LANDMARK NOTES AND PROJECT INFORMATION	
PROJECT No. MWB01.00	SHEET No. LPC-001.00
DWG.#1	OF 13



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



3 PHOTO TAKEN FROM CORRESPONDING LOCATION ON BLOCK PLAN— ROOF WORK WILL NOT BE VISIBLE



4 PHOTO TAKEN FROM CORRESPONDING LOCATION ON BLOCK PLAN— ROOF WORK WILL NOT BE VISIBLE



5 PHOTO TAKEN FROM THE ROOF LOOKING NORTH TOWARD WEST 10TH STREET, SEE ROOF PLAN FOR CORRESPONDING NUMBERED LOCATION



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



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



PLOT PLAN

WEST 11TH STREET

WEST 10TH STREET

WEST 9TH STREET

WEST 8TH STREET

6TH AVENUE

5TH AVENUE

BLOCK 573

LOT: 52

ARCHITECT

d M A D

david Mansfield Architecture & Design pc

611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
info@dmadpc.com

MECHANICAL CONSULTANTS

IP GROUP
Consulting Engineers
648 Broadway, No. 400
New York, NY 10012

(212) 982-3877 T
(212) 614-0752 F
mail@ipgroupengineers.com

STRUCTURAL CONSULTANTS

GILSANZ MURRAY STEFCEK LLP
Engineers and Architects
129 West 27th Street, 5th Floor
New York, NY 10001

(212) 254-0030 T
(212) 477-5978 F
Info@gmsllp.com

ISSUE & REVISIONS

NO.	DATE	DESCRIPTION
1	09/09/15	NYC LPC SUBMISSION

PROJECT:

MWB REALTY

15 WEST 9TH STREET

NEW YORK, NY

10011

SCALE

NTS

DATE

09/09/2015

SHEET TITLE

ENLARGED BLOCK PLAN
AND EXISTING
CONDITIONS SNAPSHOTS

PROJECT No.

MWB01.00

SHEET No.

LPC.002.00

DWG.# 2 OF 13



EXISTING BLACK PAINTED CORNICE— NEW BLACK PAINTED FINISH TO MATCH EXISTING

EXISTING BLACK PAINTED WOOD WINDOW FRAMES— NEW BLACK PAINTED WOOD WINDOW FRAMES TO MATCH ORIGINAL



EXISTING WALL SCONCES TO REMAIN.



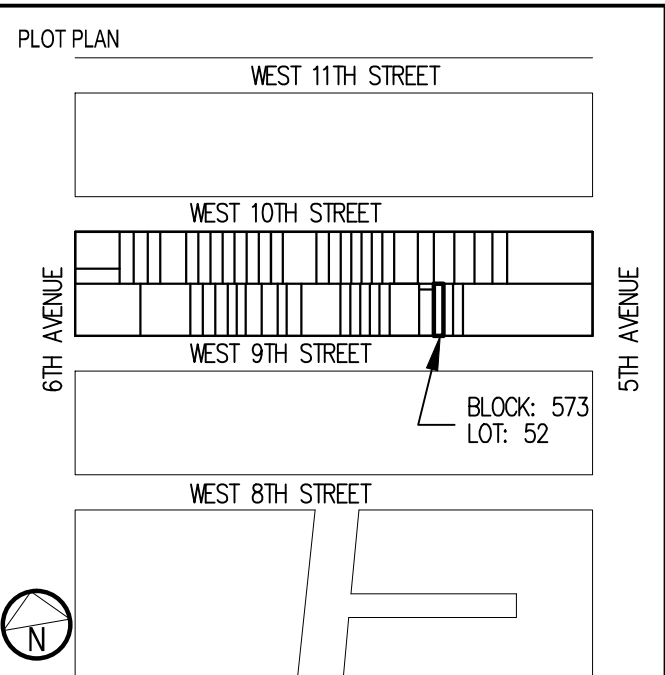
EXISTING STEEL BALCONY TO BE RESTORED AND REPAINTED.



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

EXISTING STUCCO REVEALS TO REMAIN

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



ARCHITECT

d M A D

david Mansfield Architecture & Design pc

611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
info@dmdapc.com

MECHANICAL CONSULTANTS

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New York, NY 10012

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STRUCTURAL CONSULTANTS

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New York, NY 10001

(212) 254-0030 T
(212) 477-6978 F
Info@gmsllp.com

ISSUE & REVISIONS		
1	09/09/15	NYC LPC SUBMISSION

PROJECT:

MWB REALTY
15 WEST 9TH STREET
NEW YORK, NY
10011

SCALE 1/8"=1'-0"	DATE 09/09/2015
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SHEET TITLE

EXISTING SOUTH
(STREET) ELEVATION

PROJECT No. MWB01.00	SHEET No. LPC.003.00
DWG.# 3 OF 13	



1 PROPOSED REAR YARD ELEVATION
SCALE: 1/4" = 1'-0"

PLOT PLAN

WEST 11TH STREET

WEST 10TH STREET

WEST 9TH STREET

WEST 8TH STREET

6TH AVENUE

5TH AVENUE

BLOCK 573
LOT: 52

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Engineers and Architects
129 West 27th Street, 5th Floor
New York, NY 10001

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ISSUE & REVISIONS

NO.	DATE	DESCRIPTION
1	09/09/15	NYC LPC SUBMISSION

PROJECT:

MWB REALTY
15 WEST 9TH STREET
NEW YORK, NY
10011

SCALE
1/4"=1'-0"

DATE
09/09/2015

SHEET TITLE

**PROPOSED SOUTH
(STREET) ELEVATION**

PROJECT No.
MWB01.00

SHEET No.
LPC.007.00

DWG.# 7 OF 13



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

PLOT PLAN

ARCHITECT

d M A D

david Mansfield Architecture & Design pc

611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
info@dmadpc.com

MECHANICAL CONSULTANTS

IP GROUP
Consulting Engineers
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New York, NY 10012

(212) 982-3877 T
(212) 614-0752 F
mail@ipgroupengineers.com

STRUCTURAL CONSULTANTS

GILSANZ MURRAY STEFICEK LLP
Engineers and Architects
129 West 27th Street, 5th Floor
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(212) 254-0030 T
(212) 477-5878 F
info@gmsllp.com

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No.	DATE	DESCRIPTION
1	09/08/15	DOB FILING SET
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PROJECT:

MWB REALTY
15 WEST 9TH STREET
NEW YORK, NY
10011

SCALE NTS	DATE 10/19/2015
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SHEET TITLE

EXISTING CONDITIONS
PHOTOGRAPHS
REAR FACADE

PROJECT No. MWB01.00	SHEET No. LPC.05.00
DWG. #	OF



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



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



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



2. ADJACENT PROPERTY TO NORTH



1. REAR YARDS- VIEWED FROM ROOF

PLOT PLAN

ARCHITECT

d M A D

david Mansfield Architecture & Design pc
611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
info@dmadpc.com

MECHANICAL CONSULTANTS

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New York, NY 10012

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(212) 614-0752 F
mail@ipgroupengineers.com

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New York, NY 10001

(212) 254-0030 T
(212) 477-5878 F
info@gmsllp.com

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PHOTOGRAPHS
NEIGHBORS

PROJECT No.	SHEET No.
MWB01.00	LPC.015.00

DWG. # OF



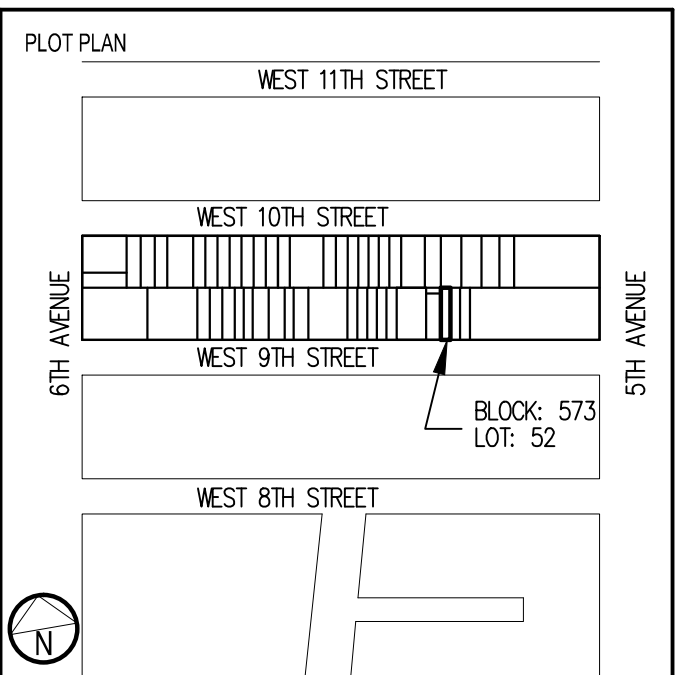
EXISTING BRICK CORNICE TO REMAIN. REPOINT AND PATCH TO MATCH W/ EXISTING IN BOND, TYPE AND COLOR.



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



EXISTING METAL STAIR + RAILING TO BE REMOVED



ARCHITECT
d M A D
david Mansfield Architecture & Design pc
611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
info@dmadpc.com

MECHANICAL CONSULTANTS
IP GROUP
Consulting Engineers
648 Broadway, No. 400
New York, NY 10012
(212) 982-3877 T
(212) 614-0752 F
mail@ipgroupengineers.com

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GILSANZ MURRAY STEFCEK LLP
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129 West 27th Street, 5th Floor
New York, NY 10001
(212) 254-0030 T
(212) 477-6978 F
Info@gmsllp.com

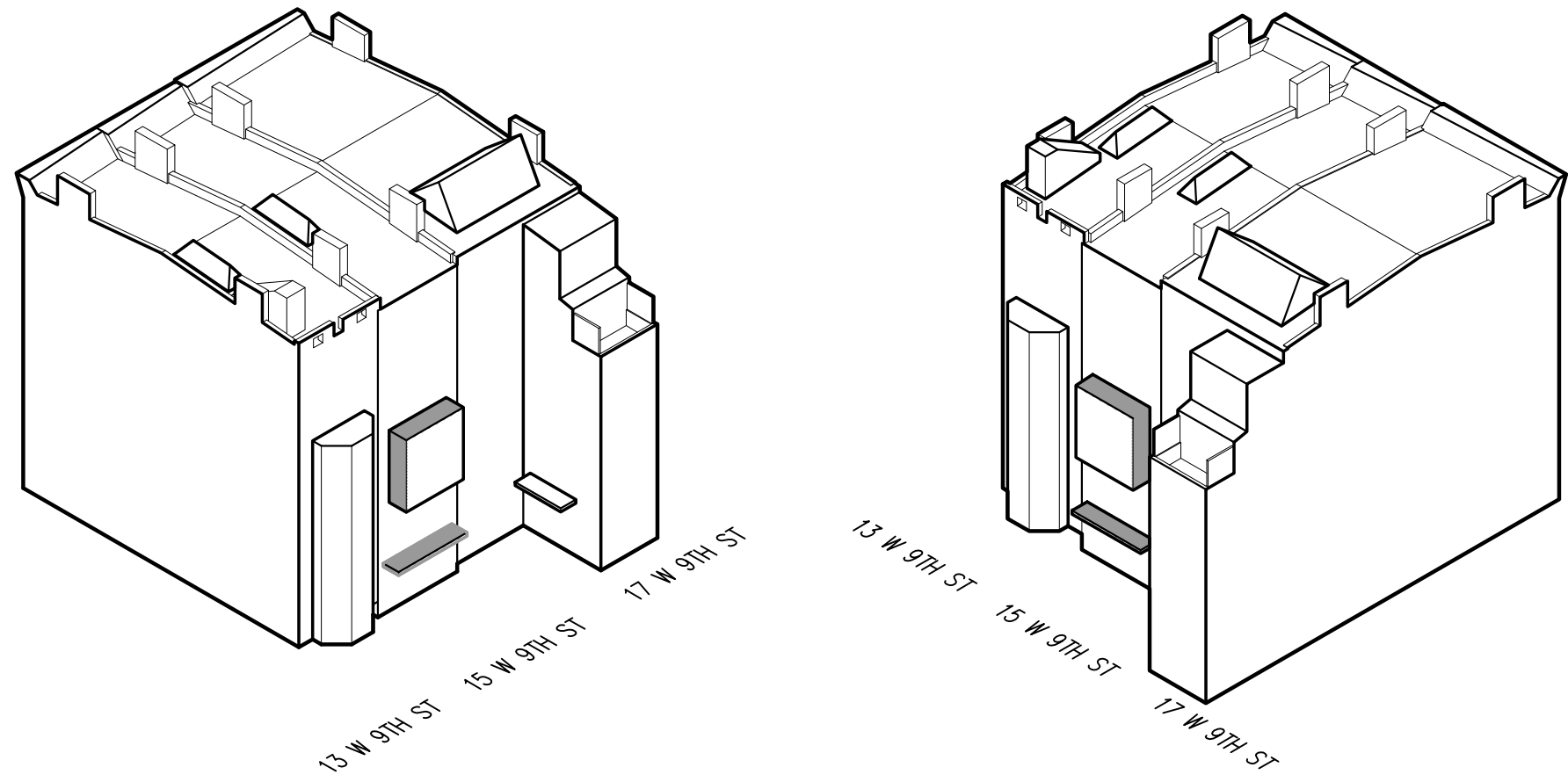
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1	09/09/15	NYC LPC SUBMISSION

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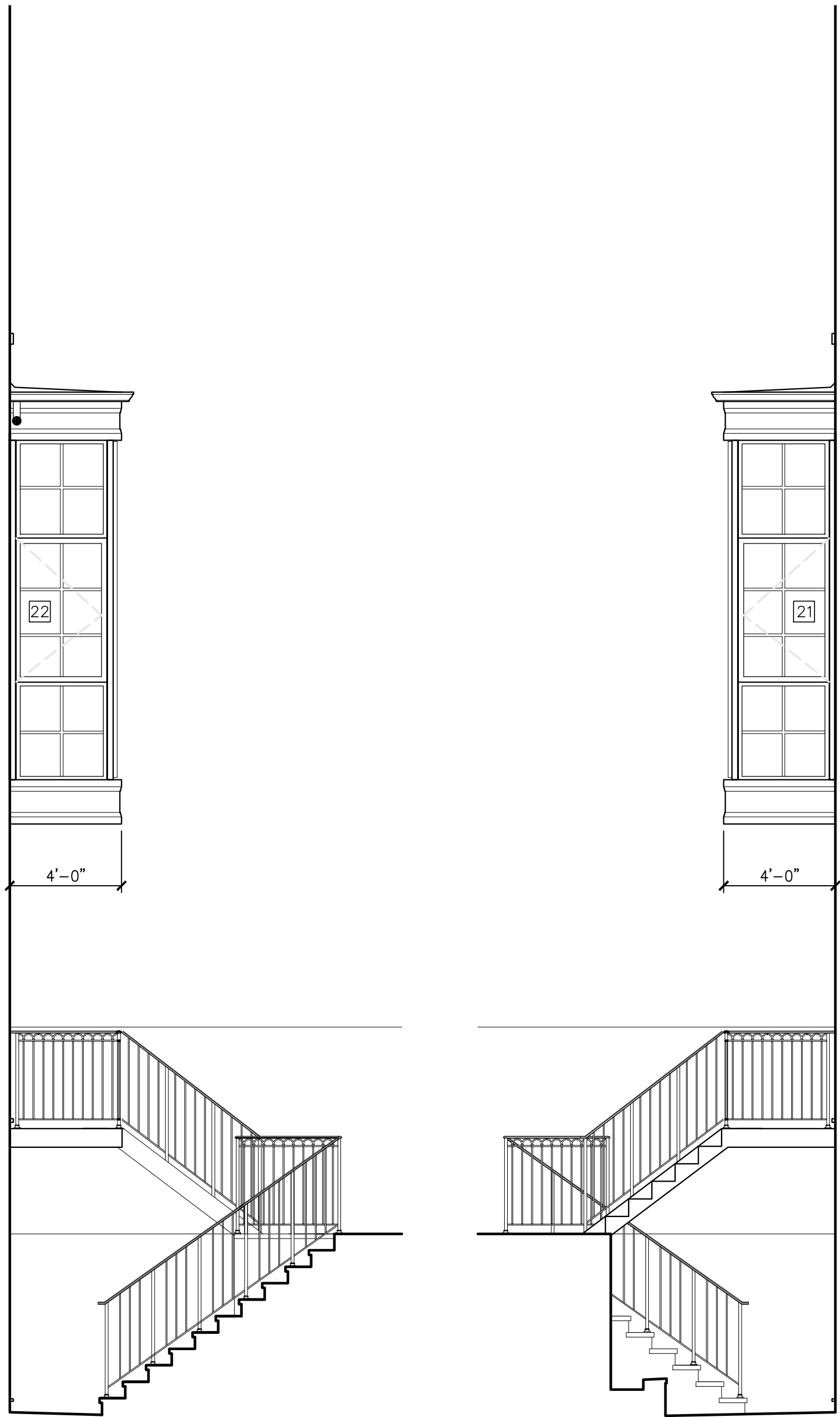
SCALE 1/2"=1'-0"	DATE 09/09/2015
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SHEET TITLE
EXISTING NORTH
(REAR YARD) ELEVATION

PROJECT No. MWB01.00	SHEET No. LPC.004.00
DWG.# 4 OF 13	



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



3 PROPOSED ADDITION EAST ELEVATION
SCALE: 1/4"= 1'-0"

2 PROPOSED ADDITION WEST ELEVATION
SCALE: 1/4"= 1'-0"

1 PROPOSED REAR YARD ELEVATION
SCALE: 1/4"= 1'-0"



PLOT PLAN

WEST 11TH STREET
WEST 10TH STREET
WEST 9TH STREET
WEST 8TH STREET
6TH AVENUE
5TH AVENUE
BLOCK: 573
LOT: 52

ARCHITECT

d M A D
david Mansfield Architecture & Design pc
611 Broadway, Suite 618
New York, NY 10012
Tel. 212.684.1353
Fax. 212.532.4805
info@dmadpc.com

MECHANICAL CONSULTANTS

IP GROUP
Consulting Engineers
648 Broadway, No. 400
New York, NY 10012
(212) 982-3877 T
(212) 614-0752 F
mail@ipgroupengineers.com

STRUCTURAL CONSULTANTS

GILSANZ MURRAY STEFCEK LLP
Engineers and Architects
129 West 27th Street, 5th Floor
New York, NY 10001
(212) 254-0030 T
(212) 477-5978 F
Info@gmsllp.com

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MWB REALTY
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SCALE
1/4"=1'-0"

DATE
10/19/2015

SHEET TITLE
PROPOSED REAR YARD
ELEVATIONS AND
ISOMETRIC VIEWS

PROJECT No.
MWB01.00

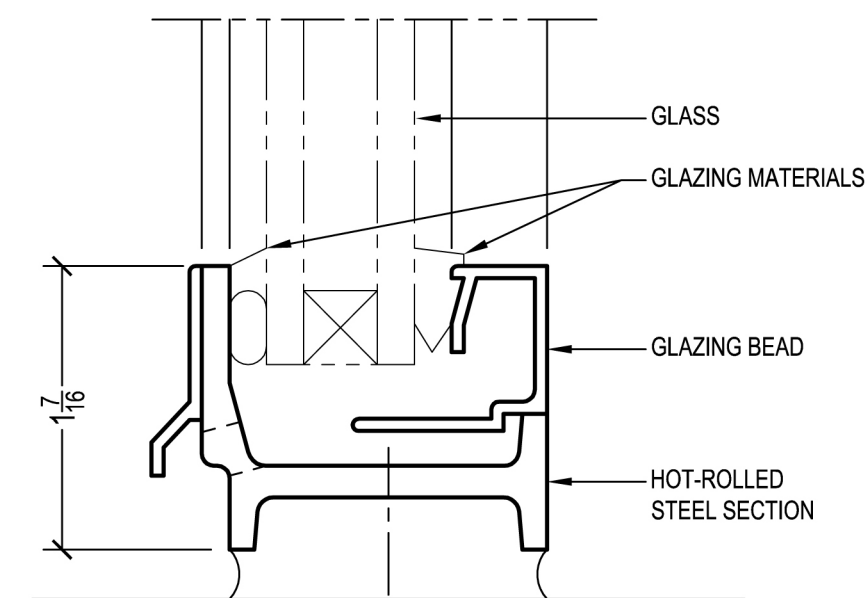
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LPC.008.00

DWG. # 8 OF

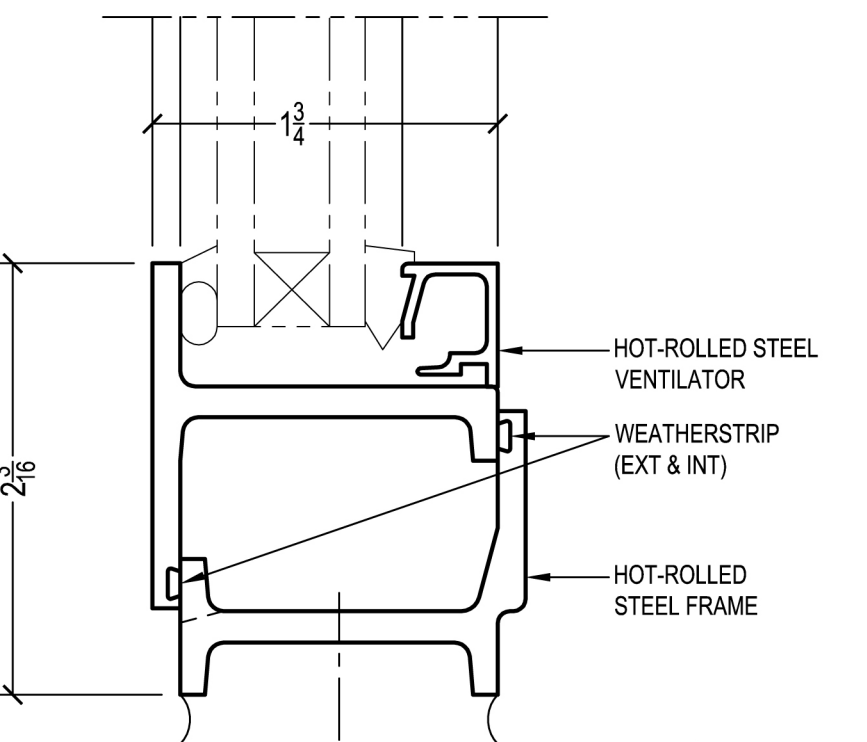


NEW LANTERN LIGHTING TO MATCH
EXISTING AT FRONT FACADE

HOPE'S®
Landmark175™ Series



FIXED DETAIL
INTERIOR GLAZED WITH 3/4" GLASS



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



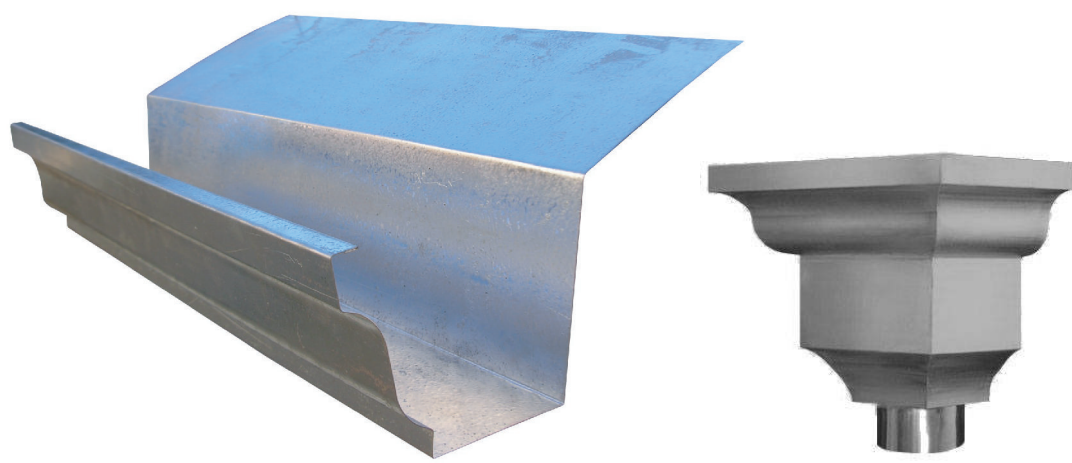
BENJAMIN MOORE
POWELL GRAY CW-665
WINDOWS



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

WEST 11TH STREET
WEST 10TH STREET
WEST 9TH STREET
WEST 8TH STREET
6TH AVENUE
5TH AVENUE
BLOCK: 573
LOT: 52

ARCHITECT

d M A D
david Mansfield Architecture & Design pc
611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
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648 Broadway, No. 400
New York, NY 10012
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(212) 614-0752 F
mail@ipgroupengineers.com

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GILSANZ MURRAY STEFICEK LLP
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129 West 27th Street, 5th Floor
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(212) 254-0030 T
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SCALE
NTS

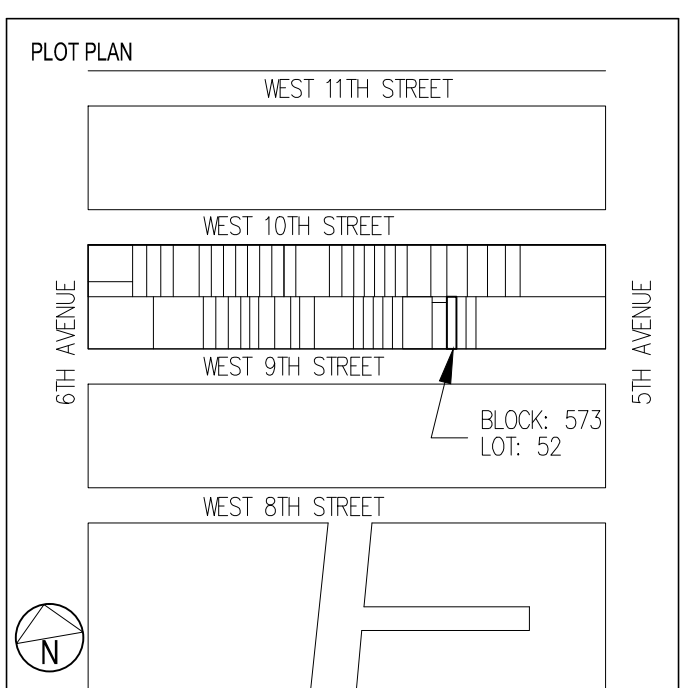
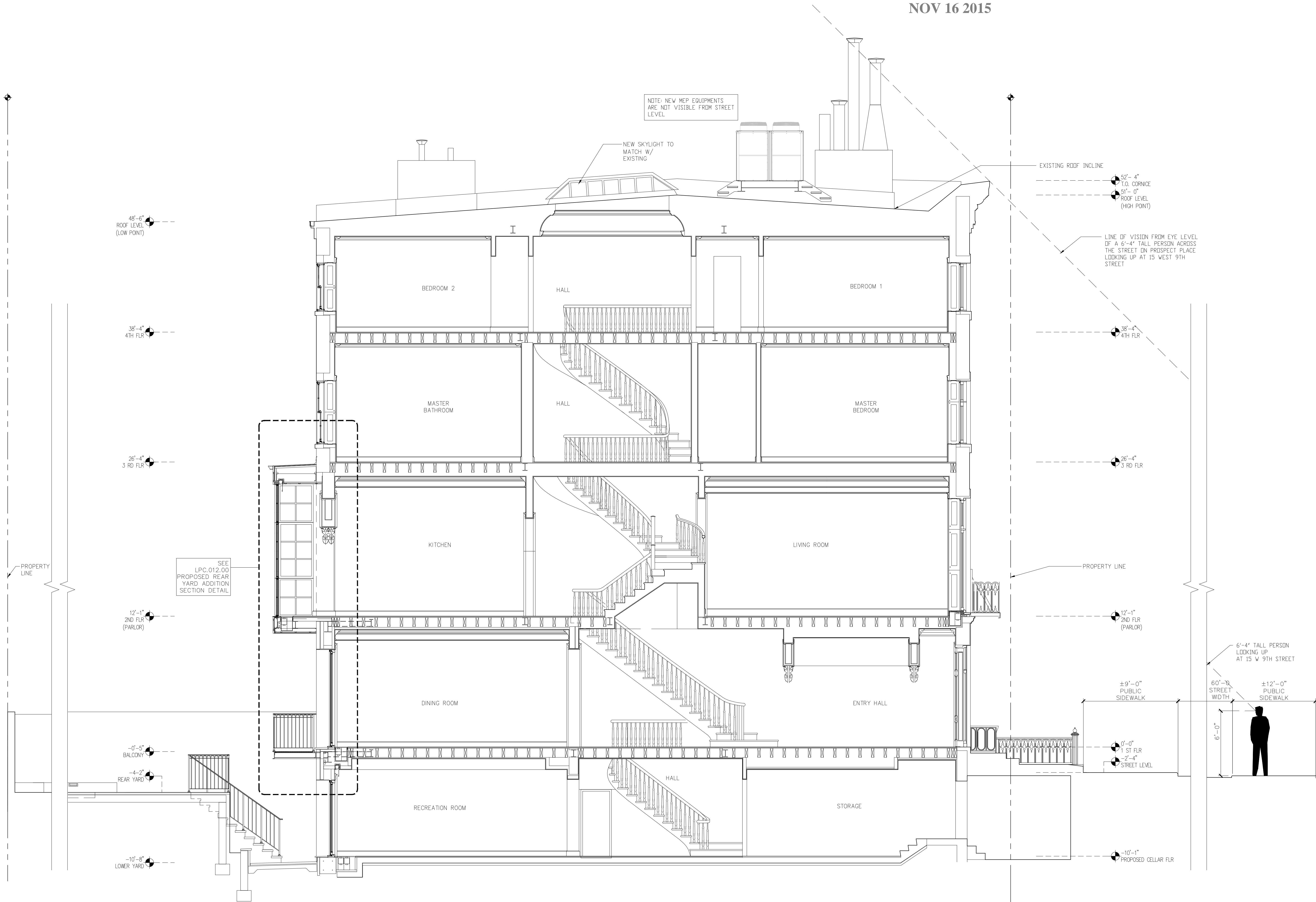
DATE
10/19/2015

SHEET TITLE
REAR ELEVATION
MATERIALS
AND DETAILS

PROJECT No.
MWB01.00

SHEET No.
LPC.14.00

DWG. #
OF



ARCHITECT



david Mansfield Architecture & Design pc

611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
info@dmadpc.com

MECHANICAL CONSULTANTS

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Consulting Engineers
648 Broadway, No. 400
New York, NY 10012

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Engineers and Architects
129 West 27th Street, 5th Floor
New York, NY 10001

(212) 254-0030 T
(212) 477-5978 F
Info@gmsllp.com

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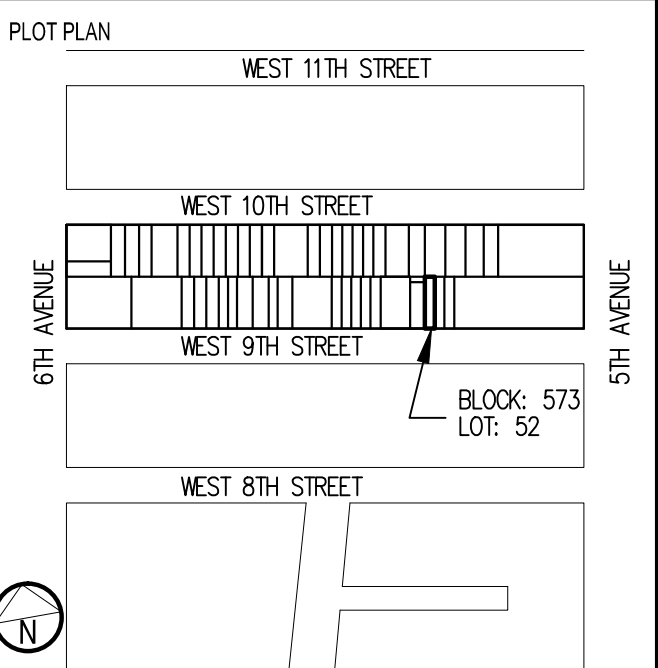
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SCALE	DATE
$\frac{1}{4}" = 1' - 0"$	09/09/2015

SHEET TITLE

**PROPOSED BUILDING
SECTION LOOKING EAST**

PROJECT No.	SHEET No.
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	DWG. # 9 OF 13



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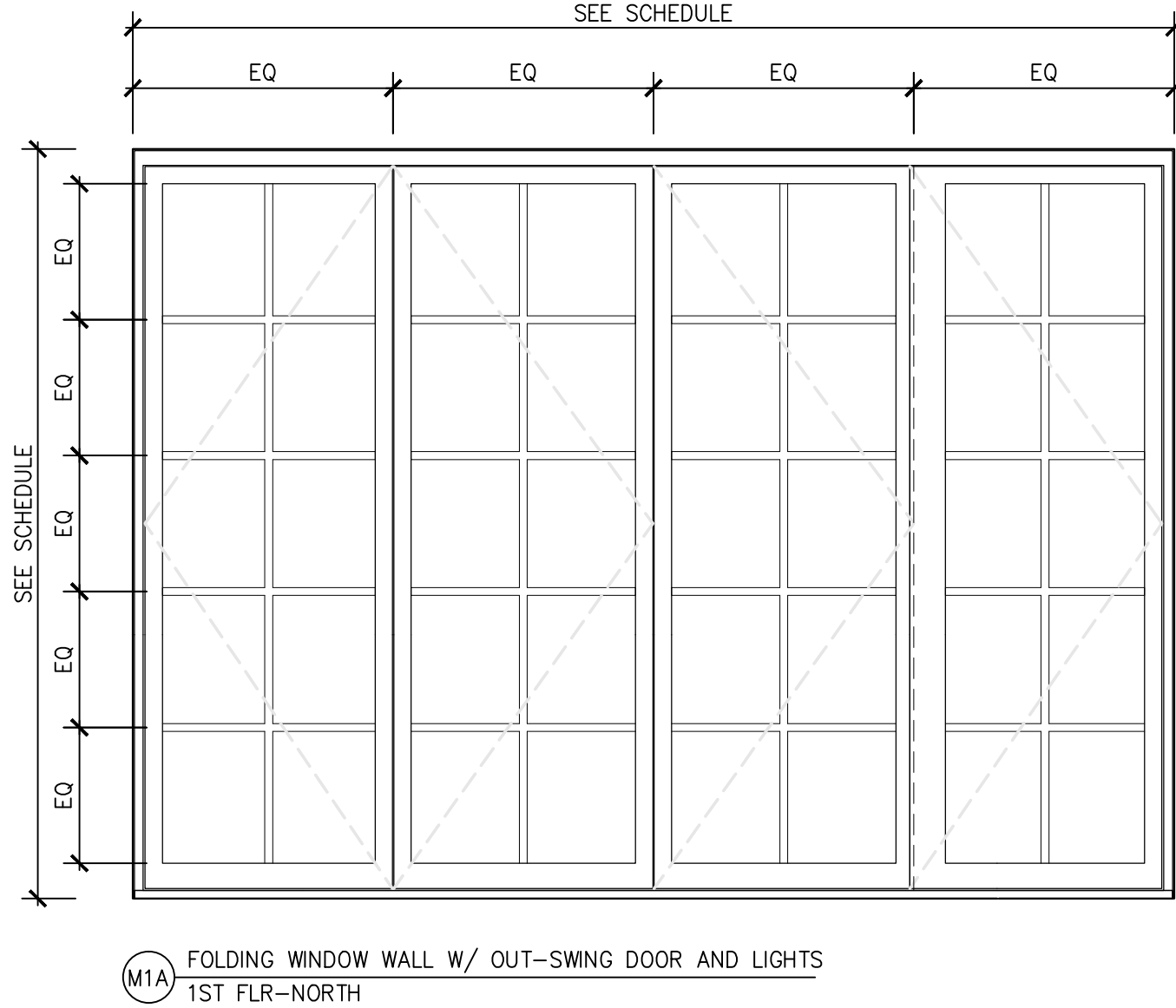
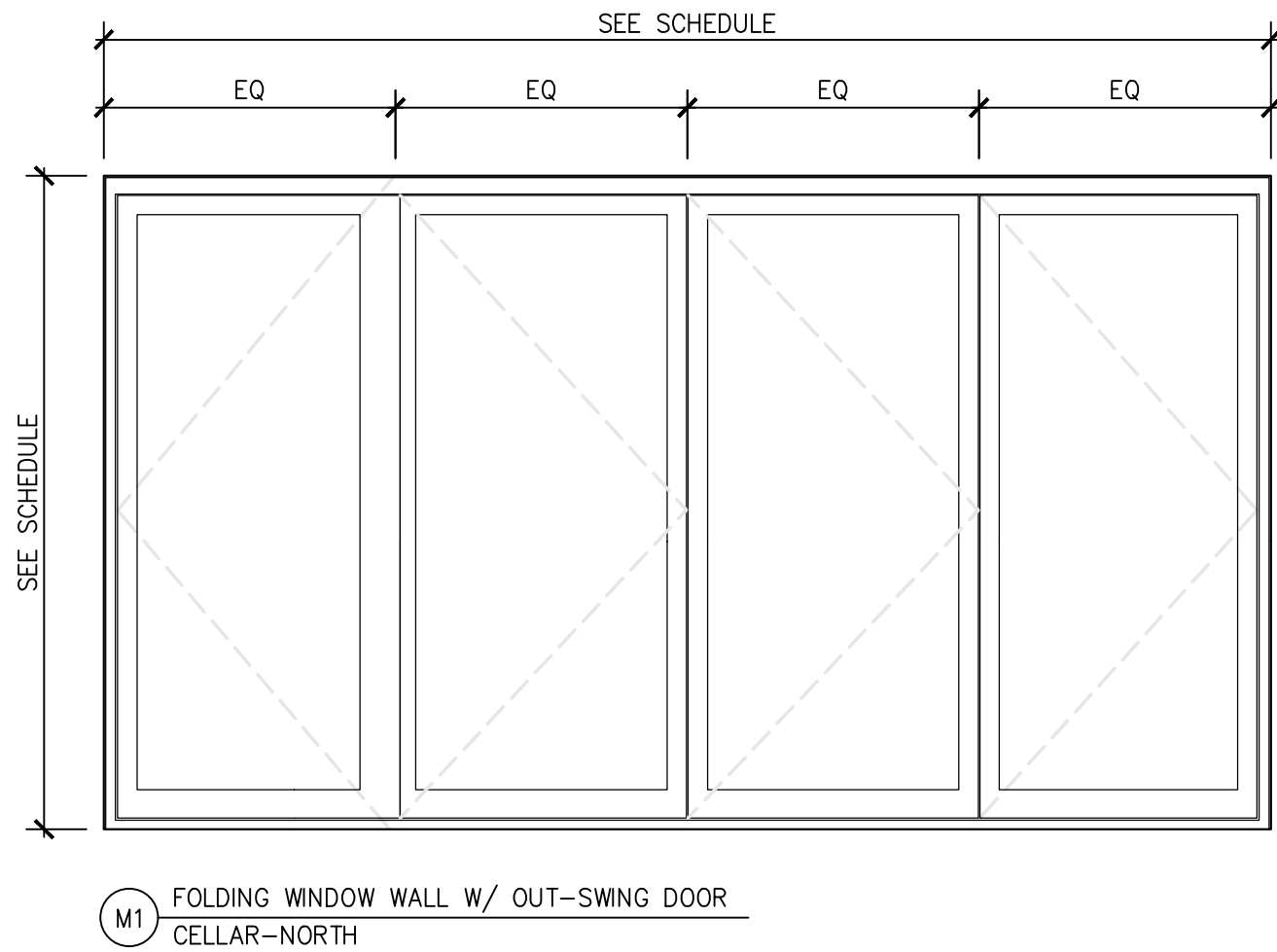
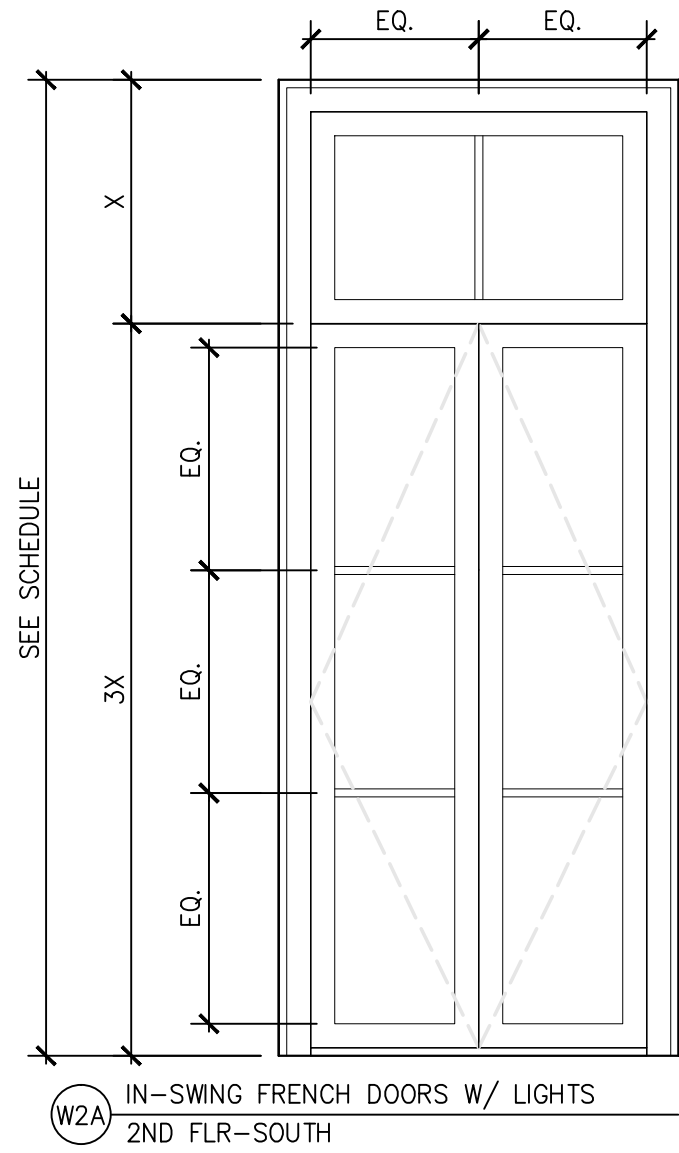
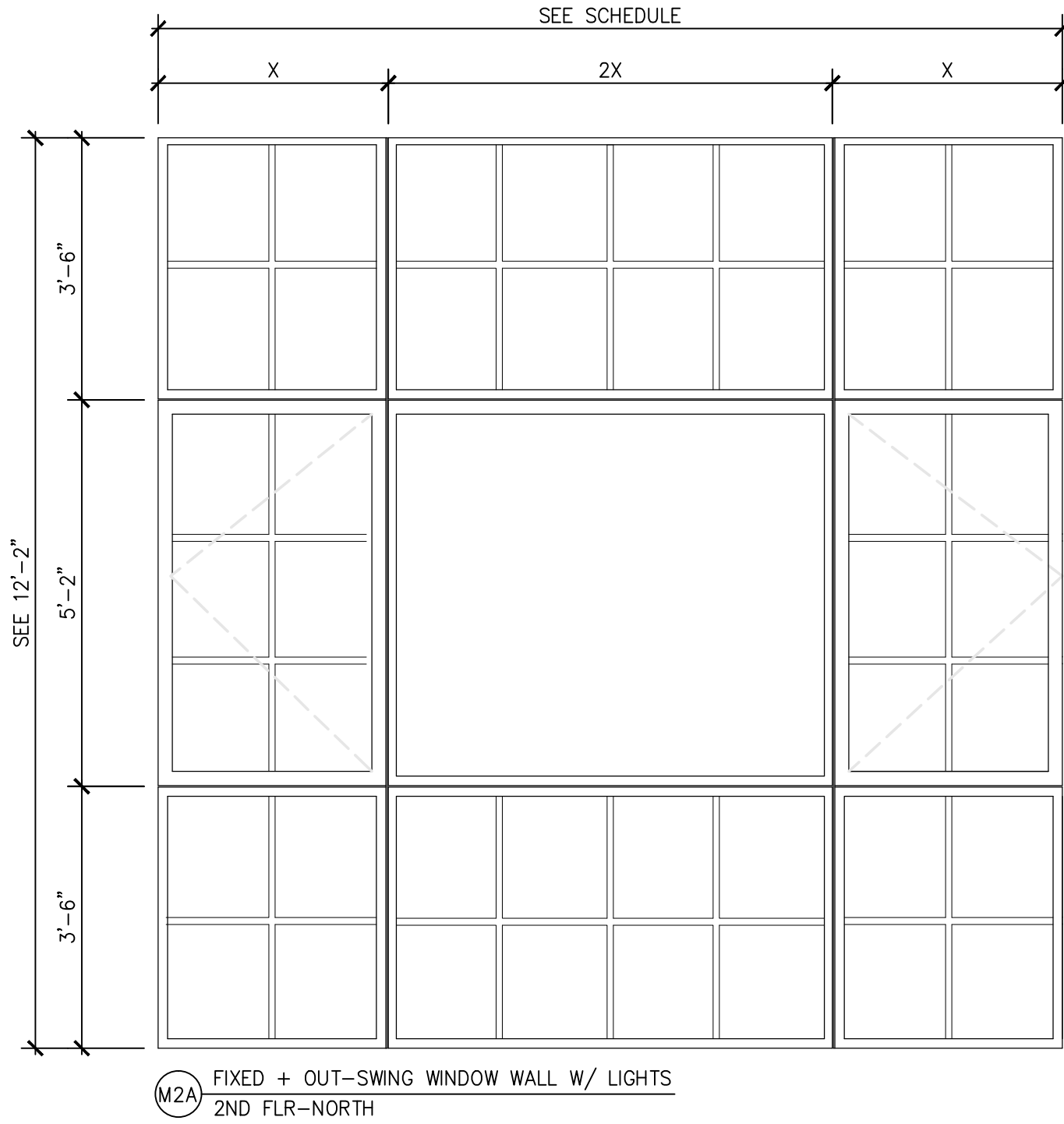
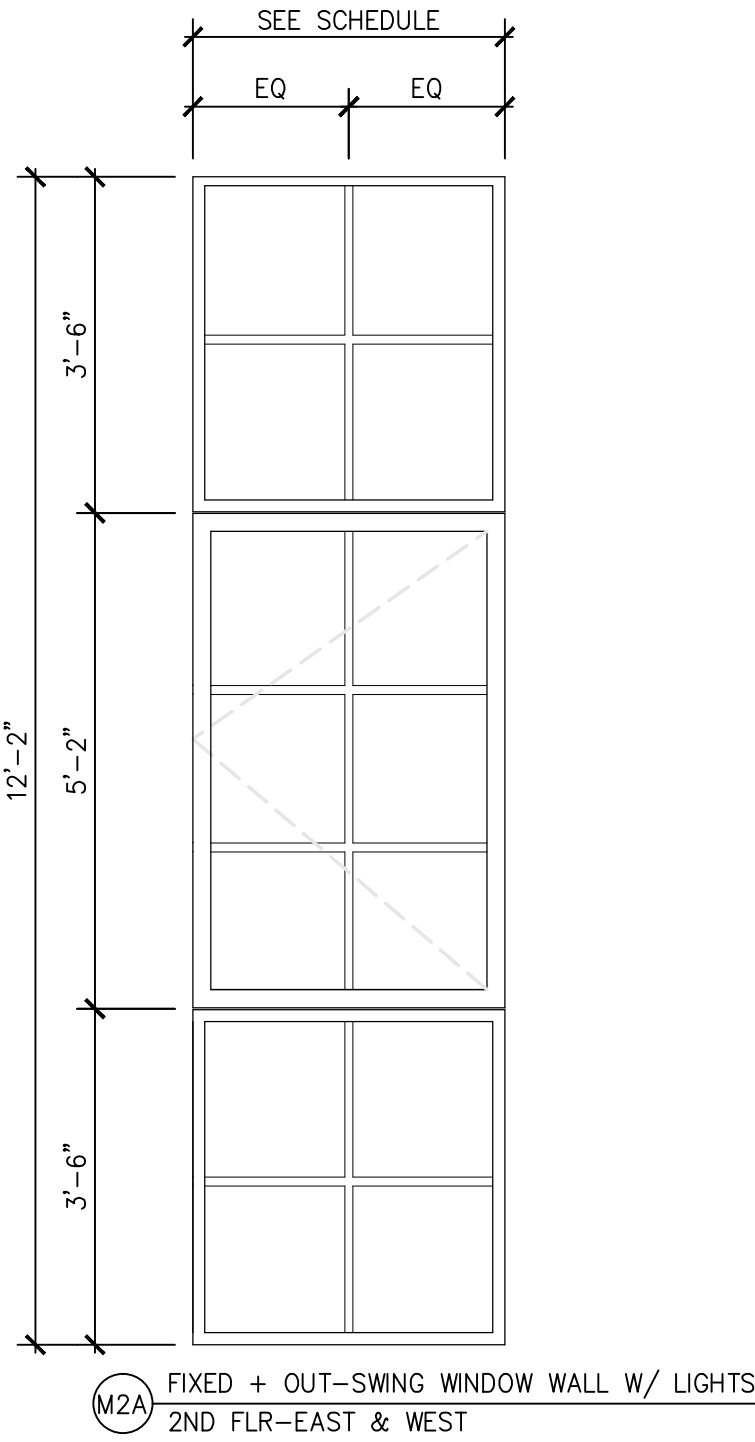
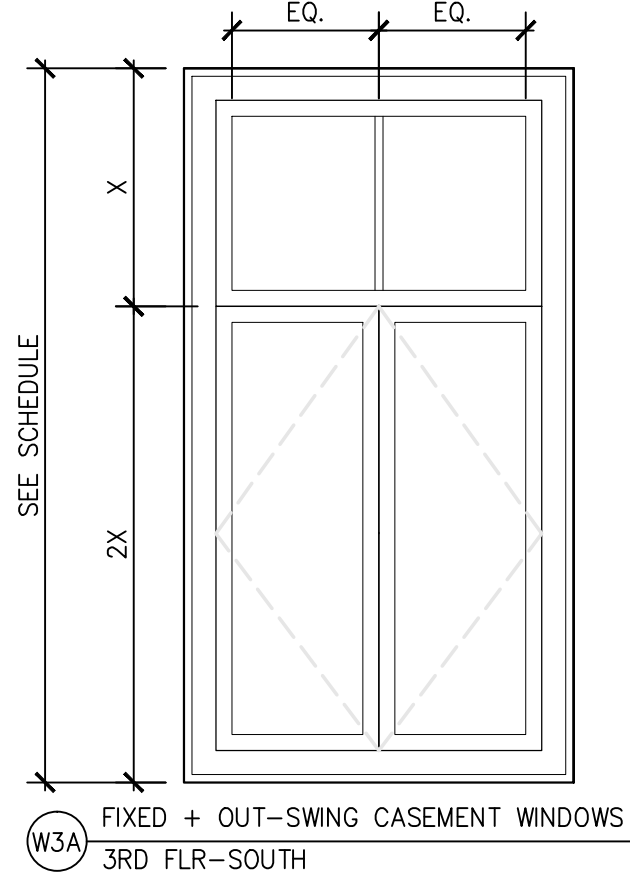
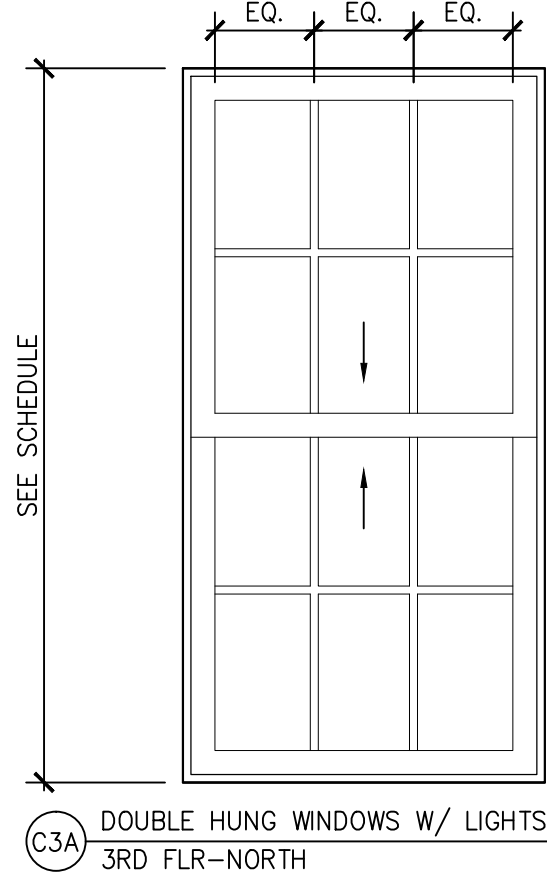
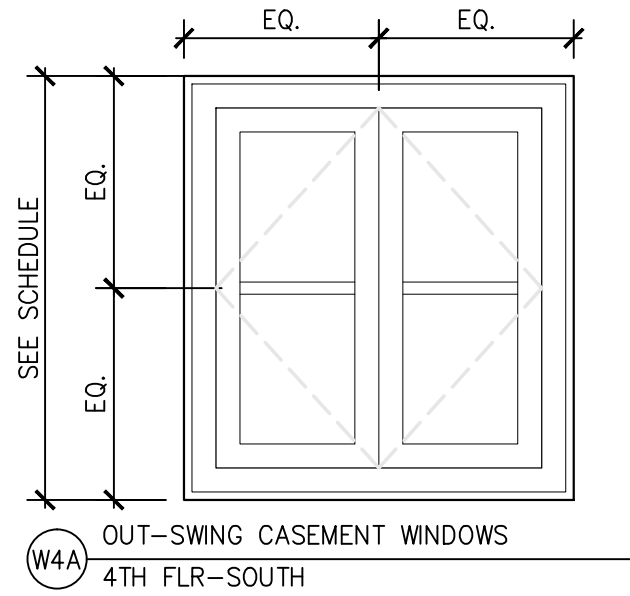
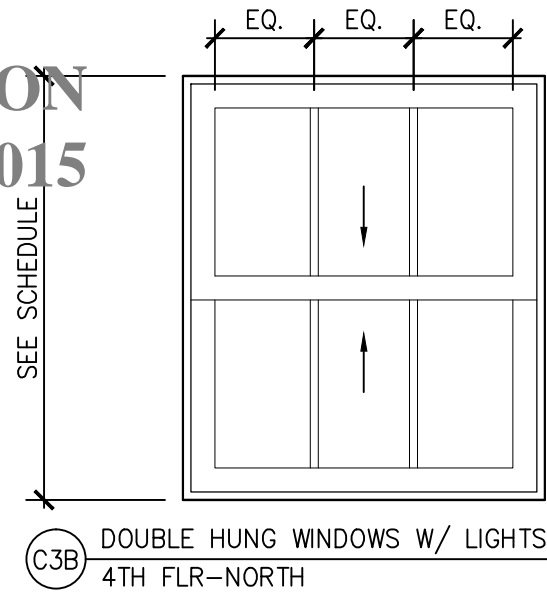
SHEET No.

DWG.# 12 OF 13

6 2015

WINDOW SCHEDULE											
#	TAG ID	TYPE	DESCRIPTION	DIMENSIONS		FINISH		GLAZING TYPE	DETAILS		REMARKS
				W	H	EXTERIOR	INTERIOR		JAMB	HEAD/THRESHOLD	
1	01	M1	FOLDING WINDOW WALL W/ OUT-SWING DOOR	12'-6"	7'-3"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
2	10	M1A	FOLDING WINDOW WALL W/ OUT-SWING DOOR	12'-6"	9'-3"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
3	11	W1A	EXISTING ARCHED WINDOW	4'-7"	7'-5"	PTD WOOD	PTD WOOD	EXISTING TO REMAIN			NEW PTD FINISH TO MATCH W/ WINDOWS ABOVE.
4	20	M2A	OUT-SWING + FIXED WINDOW WALL	12'-1"	12'-2"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
5	21	M2A	OUT-SWING + FIXED WINDOW WALL	3'-3"	12'-2"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
6	22	M2A	OUT-SWING + FIXED WINDOW WALL	3'-3"	12'-2"	PTD STEEL	PTD STEEL	1" LOW E INSULATED			
7	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
8	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
9	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
10	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
11	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
12	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
13	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
14	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
15	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
16	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
NOTES											

CB2 PRESENTATION
NOV 16 2015



LEGEND	
LIGHTS	DESCRIPTION
TYPE	FLR LEVEL-FACADE
FRAME	
M: METAL	
W: WOOD	
C: CLAD METAL WOOD	

PLOT PLAN

ARCHITECT

david Mansfield Architecture & Design pc

611 Broadway, Suite 618
New York, NY 10012
Tel. 212. 684. 1353
Fax. 212. 532. 4805
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New York, NY 10001

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WINDOW SCHEDULE AND TYPES	
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DWG.# 13	OF 13