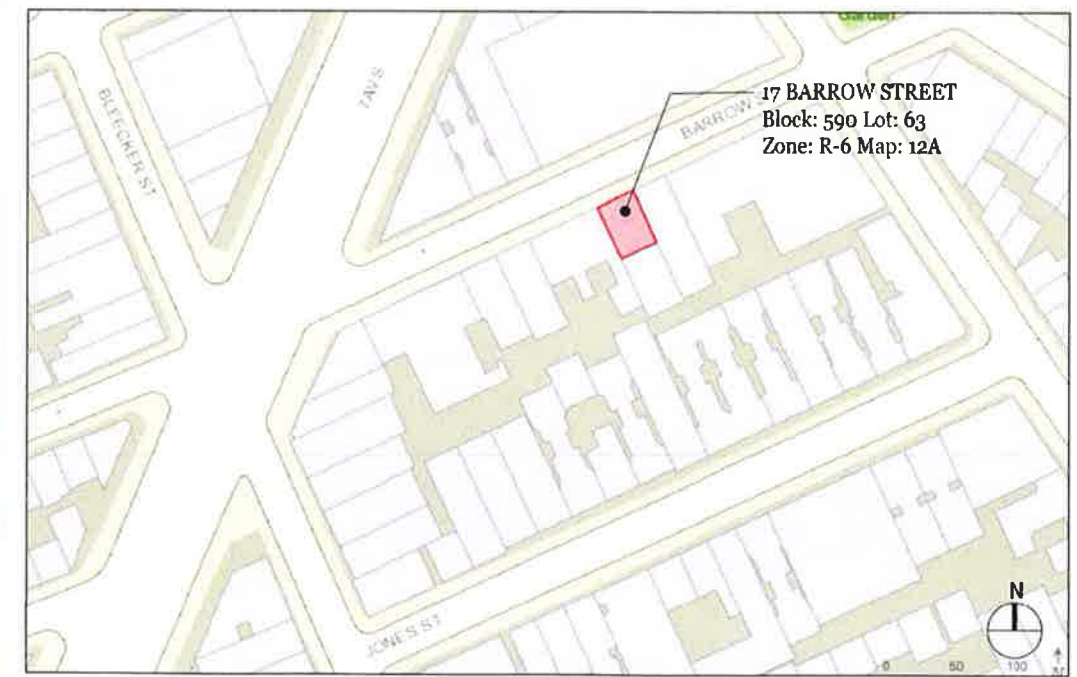


Block: 590 Lot: 63
Zone: R-6 Map: 12A

- Drawing list:
- 1 General notes, Legend & Plot Plan
 - 2 Photos
 - 3 Storefront existing facade and proposal
 - 4 Proposal views
 - 5 Proposal views
 - 6 Historic References
 - 7 Historic References
 - 8 Current References
 - 9 Current References
 - 10 Proposal view with textures



Facade



Plot Plan

BUILDING DEPARTMENT NOTES	
1	ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NYC BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND BEST TRADE PRACTICES
2	BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NYC AGENCIES
3	THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT
4	MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS
5	THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND THE BUILDING MANAGEMENT
6	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK
7	PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED IN THEIR TRADES WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN OFFS
8	THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND 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
9	ALL PIPING AND WIRING TO BE DEMOLISHED SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED
10	ALL MATERIALS AND ASSEMBLIES TO BE APPROVED BY THE NYC BOARD OF STANDARDS AND APPEALS (BSA) OR THE MATERIALS AND EQUIPMENT ACCEPTANCE DIVISION (MEAD)
11	WOOD AND OTHER COMBUSTIBLE MATERIAL MAY BE USED IN THE CONSTRUCTION OF INTERIOR FINISH ONLY IN ACCORDANCE WITH 27.348 OF THE BUILDING CODE

CONTROLLED INSPECTIONS	
INSPECTIONS AND TESTS	CODE SECTION
FINAL INSPECTION	BC 109.5

CONSTRUCTION NOTES	
1	ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AIA STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR (AIA DOCUMENT A191-1997) AND THE AIA GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT A201-1997), COPIES OF WHICH ARE ATTACHED TO THE BID DOCUMENTS.
2	UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK SHOWN ON THESE DRAWINGS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR WHO SHALL COORDINATE THE WORK OF ALL SUB-TRADES, INCLUDING WORK BY CONTRACTORS EMPLOYED BY THE TENANT. THE GENERAL CONTRACTOR SHALL PROVIDE A WORK SCHEDULE TO THE ARCHITECT SHOWING COMPLETION DATES PRIOR TO START OF CONSTRUCTION.
3	ALL CONTRACTORS SHALL SUBMIT CUTS, SAMPLES, AND FINISHES FOR WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO ORDERING SUCH MATERIALS.
4	ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK UNLESS SPECIFICALLY NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SHOP DRAWINGS FOR COMPLETENESS PRIOR TO SUBMITTAL TO THE ARCHITECT.
5	APPROVAL OF SHOP DRAWINGS SHALL INDICATE ONLY THAT SUCH DRAWINGS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NEITHER BE CONSTRUED AS A COMPLETE CHECK NOR RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY AS NOTED HEREIN.
6	NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL FROM THE ARCHITECT. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. SUBCONTRACTORS SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO BEGINNING WORK.
7	THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING TO THE ARCHITECT FOR APPROVAL ALL PROPOSALS FOR ADDITIONAL WORK. NO WORK IS TO BEGIN UNTIL A SIGNED PROPOSAL IS RETURNED TO THE GENERAL CONTRACTOR.
8	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE CONSTRUCTION AREA BROOM CLEAN AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE, OR OTHER TRADE ITEMS.
9	DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN.
10	THE GENERAL CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE ARCHITECT.
11	THE GENERAL CONTRACTOR SHALL INSTALL, MAINTAIN, AND PAY FOR AN OPERATIONAL ON SITE FIELD TELEPHONE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION WORK.
12	A COMPLETE COPY OF THE LATEST SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT. ALL DRAWINGS WHICH HAVE BEEN SUPERSEDED SHALL BE REMOVED FROM THE JOB SITE.
13	THE OWNER RESERVES THE RIGHT TO RETAIN OTHER CONTRACTORS IN CONNECTION WITH THE WORK OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES AND ASSISTING THE COORDINATION OF WORK INSTALLED BY OTHER CONTRACTORS INCLUDING BUT NOT LIMITED TO THE FURNITURE INSTALLER. HE SHALL AFFORD OTHER CONTRACTORS REASONABLE ACCESS TO ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT WHICH IS TO BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, OR CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
14	EACH SUB TRADE SHALL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING HIS WORK AS APPLICABLE. WORK INDICATED OR INFERRED ON THE DRAWINGS SHALL BE DEEMED AND INCLUDED IN SUBCONTRACTOR'S COSTS. THE SAME SHALL APPLY TO THE GENERAL CONTRACTOR.
15	THE GENERAL CONTRACTOR SHALL CONFIRM AND REPORT TO THE ARCHITECT THE PRESENCE OF ANY ASBESTOS WITH THE PROJECT AREA AND SHALL CONTINUE WITH WORK ONLY AFTER THE ASBESTOS HAS BEEN REMOVED OR CONTAINED IN ACCORDANCE WITH THE LATEST EPA REGULATIONS.
16	ALL WORK, WHETHER SHOWN OR IMPLIED, AND UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR AND HE SHALL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON DRAWINGS.

BUILDING INFORMATION	
ADDRESS	17 Barrow Street, New York, NY 10014
BLOCK	590
LOT	63
ZONING/MAP	R-6 / 12A
LOT SIZE	25'-0" X 81'-93"
LOT AREA	2025 SQ. FT.

TENANT PROTECTION PLAN	
1.	THIS BUILDING CONTAINS DWELLING UNITS WHICH WILL BE OCCUPIED DURING THE COURSE OF THE CONSTRUCTION.
2.	THE CONSTRUCTION WORK INVOLVED WILL BE CONFINED TO THE BUILDING AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCE TO THE OTHER RESIDENTIAL UNIT WITHIN THE BUILDING.
3.	CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR OTHER BUILDING TENANTS.
4.	CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER BUILDING TENANTS.
5.	DEMOLITION: ALL DEBRIS AND PRODUCTS OF DEMOLITION NOT DESIGNATED FOR RE-USE ARE TO BE REMOVED FROM PREMISES AND LEGALLY DISPOSED OF. THE SITE SHALL BE LEFT BROOM CLEAN AT THE END OF EVERY WORK DAY.
6.	LAWS RELATING TO LEAD AND ASBESTOS SHALL BE COMPLIED WITH.
7.	NEW YORK CITY HOUSING MAINTENANCE CODE AND THE NYS MULTIPLE DWELLING LAW REQUIREMENTS (WHERE APPLICABLE) ARE TO BE MAINTAINED & COMPLIED WITH.
8.	STRUCTURAL SAFETY - NO STRUCTURAL SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
9.	NOISE RESTRICTION: CONSTRUCTION OPERATION WILL BE CONFINED TO NORMAL WORKING HOURS, MONDAY TO FRIDAY EXCEPT ON LEGAL HOLIDAYS.

LEGEND	
	SECTION # REF DWG #
	DETAIL # REF DWG #
	ROOM NAME
	DESIGNATION & NUMBER
	FLOOR ELEVATION
	NEW PARTITION - SEE SCHED
	WINDOW TYPE
	DOOR NUMBER
	EXISTING WALLS
	NEW PARTITION WALL
	HAZU WIRED SMOKE AND CARBON MONOXIDE DETECTOR
	EXIT SIGN W/ BATTERY PACK
	PROPERTY LINE

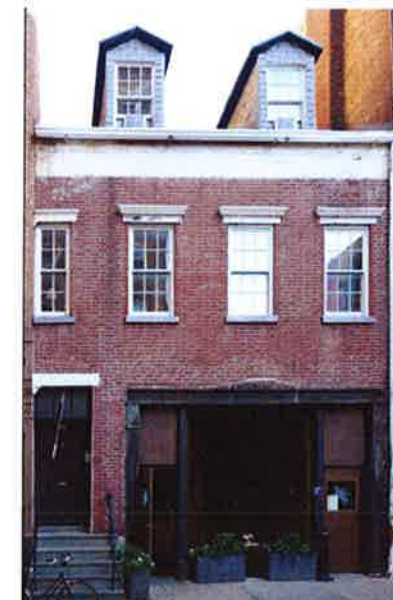
Revisions:
Architect:
Anita Barthin Brandt Architects 611 Broadway, Suite 706 New York, New York 10012 Tel: 917.940.0419 anitabr@abbarchitects.com
Project:
One if by Land, Two if by Sea
17 Barrow Street New York, NY 10014
Drawing Title:
Notes, Photos Legend, Plot Plan and Drawing List
Scale:
AS NOTED
Date:
August 13, 2015
Sheet:



Storefront facade view prior the last renovation



Building facade view prior the last renovation



Building facade after the last renovation



Details of the Cast Iron



Storefront facade View



Removal of the pre-existing arch

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Drawing Title:

Photos

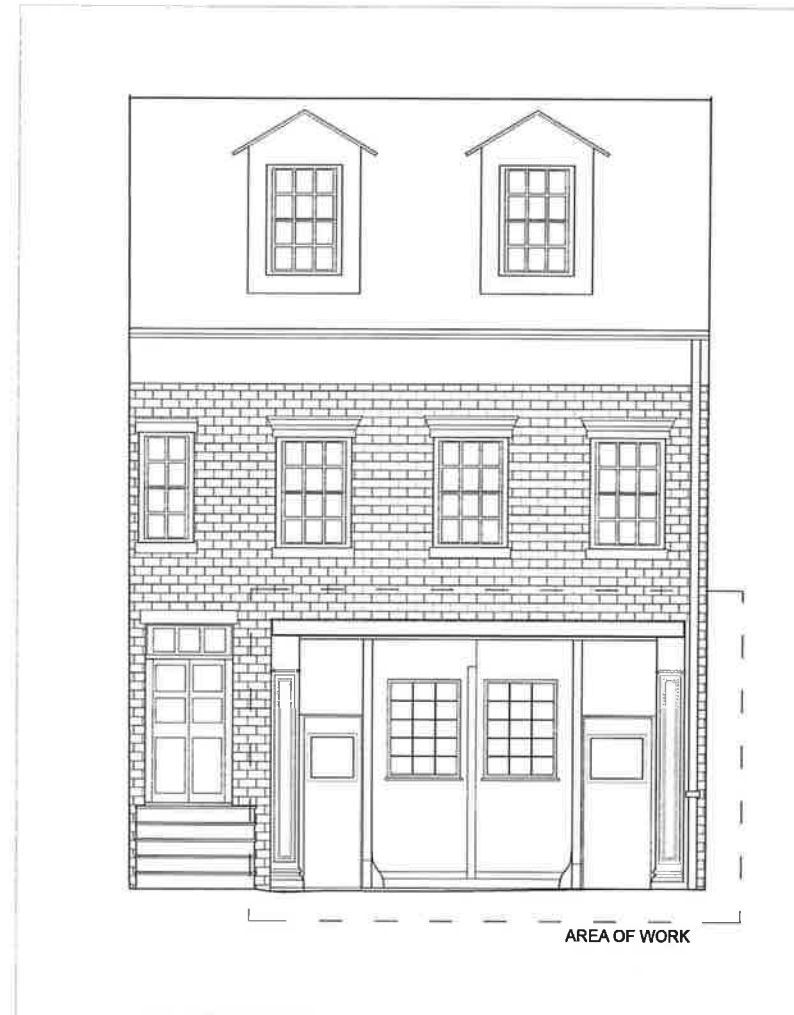
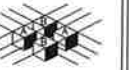
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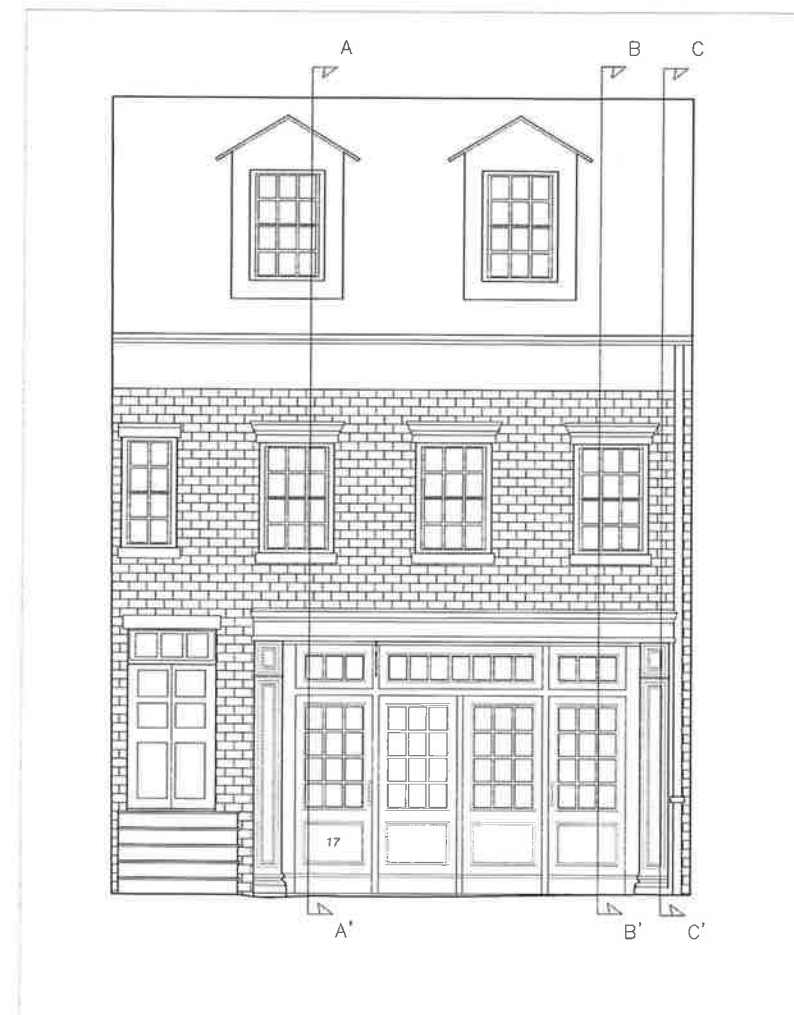
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AUGUST 13, 2015

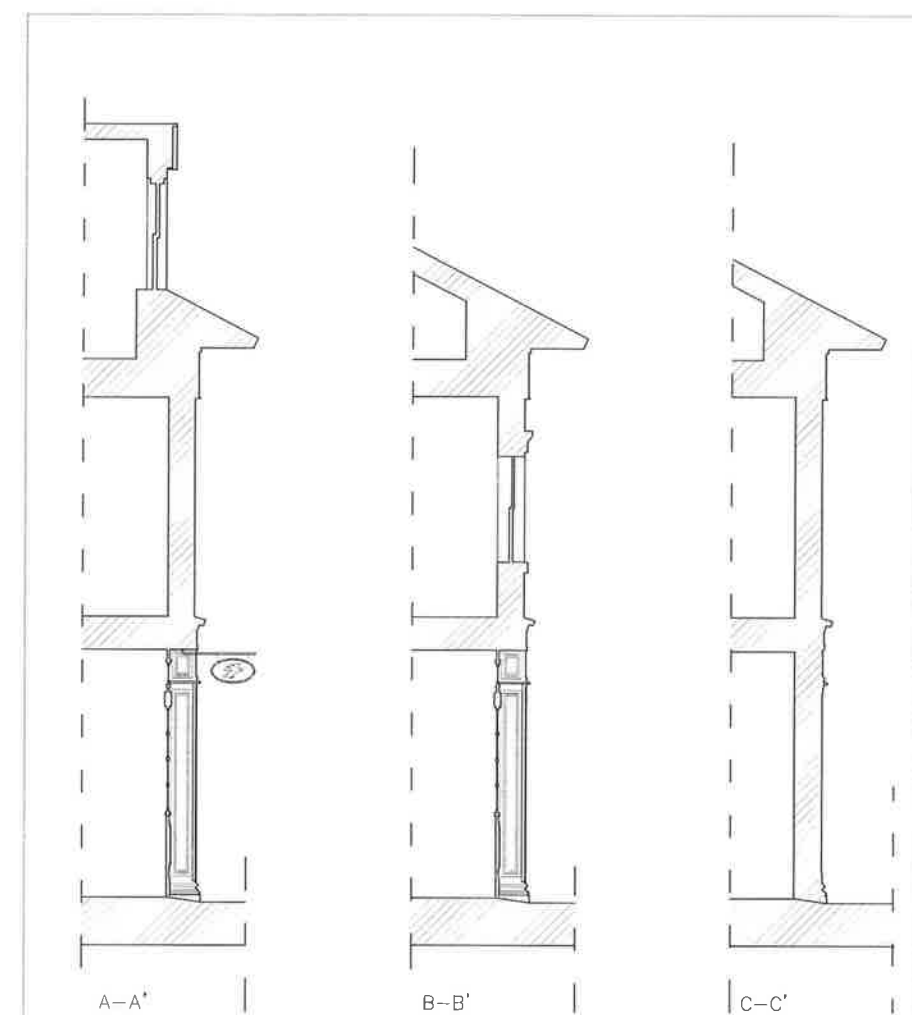
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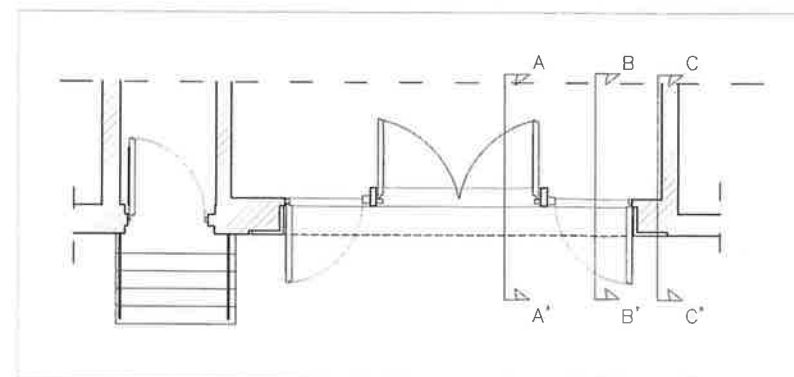
1 EXISTING STOREFRONT ELEVATION 1/4"=1'-0"



2 PROPOSED STOREFRONT ELEVATION 1/4"=1'-0"



4 PROPOSED STOREFRONT SECTIONS 1/4"=1'-0"



3 PROPOSED STOREFRONT FLOOR PLAN 1/4"=1'-0"

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 anita@brandit.com

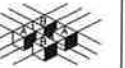
Project:
**One if by Land,
 Two if by Sea**
 17 Barrow Street,
 New York, NY 10014

Drawing Title:
 Existing elevation
 Proposed elevation
 proposed sections

Scale:
 AS NOTED

Date:
 August 12, 2015

Sheet:



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 17 Barrow Street,
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Drawing Title:
**Proposed
 Rendering**

Scale:
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Date:
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Sheet:



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17 Barrow Street,
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Drawing Title:
**Proposed
Rendering**

Scale:
AS NOTED

Date:
AUGUST 13, 2015

Sheet:

Historic Pictures of 17 Barrow Street



17 Barrow Street (1979)



17 Barrow Street (1984)



17 Barrow Street (1983)



17 Barrow Street (1983)



Exterior view from the 1940s

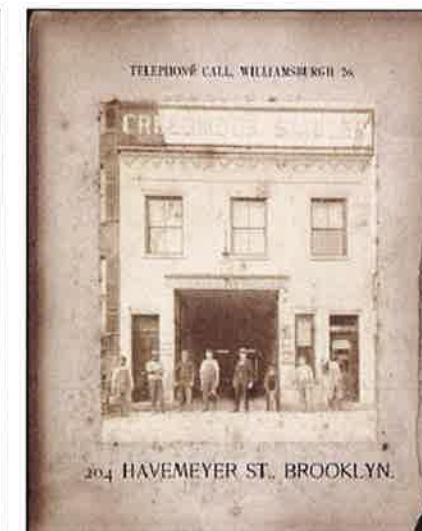
Stable and Blacksmith Shops Local Historic References



Washington Mews 8th Street (1930)



112-118 East
75th Street (1914)



204 Havemeyer Street,
Brooklyn

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17 Barrow Street,
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Drawing Title:
Historic References

Scale:
AS NOTED

Date:
AUGUST 13, 2015

Sheet:



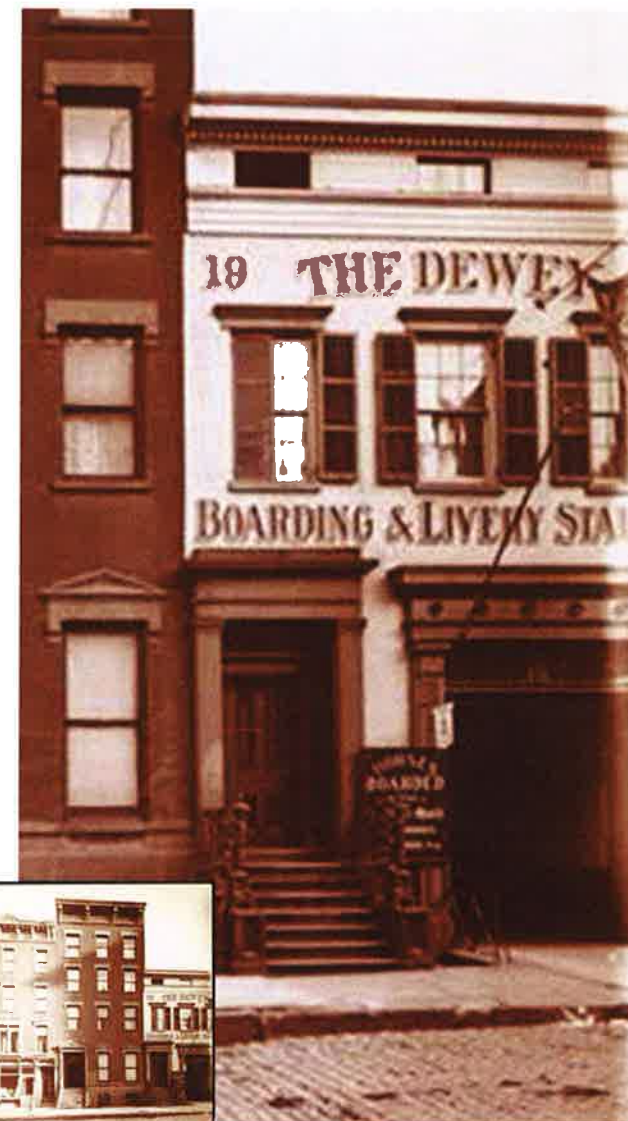
Stable and Blacksmith Shops Local Historic References



7th Ave and 12th Street (1920)



1910



17 East 12th Street (1899)

Stable and Blacksmith Shops Historic References



Windsor, Canada

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Drawing Title:

Historic
References

Scale:

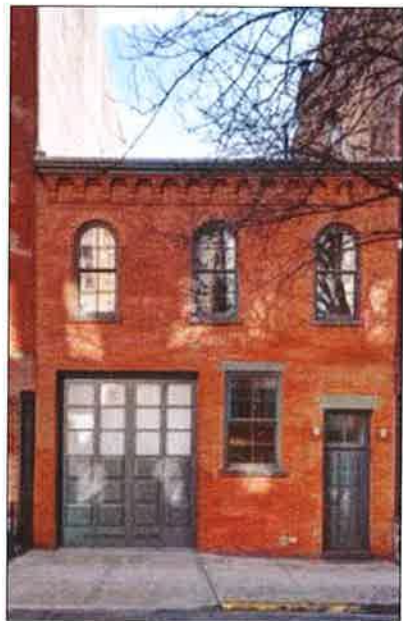
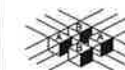
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AUGUST 13, 2015

Sheet:

Current Local References



22 Jane Street



33 Cornelia Street



575 Hudson Street



15 Downing Street



Horse Walk at 246-250 West 10th Street



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17 Barrow Street,
New York, NY 10014

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Current
References

Scale:

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AUGUST 13, 2015

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Current Local References



56 Barrow Street



260 W 10th



129 Spring Street



131 Charles Street

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17 Barrow Street
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Drawing Title:

Current
References

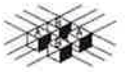
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AS NOTED

Date:

AUGUST 13, 2015

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Drawing Title:

Colored
Rendering

Scale:

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Date:

AUGUST 13, 2015

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