

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	P.	PAINT
AUTO.	AUTOMATIC	P. LAM.	PLASTIC LAMINATE
B.O.	BY OTHERS	PART.	PARTITION
BD.	BOARD	PL.	PLATE
BLDG.	BUILDING	PLBG.	PLUMBING
BLK.	BLOCK	PLYWD.	PLYWOOD
BLW.	BELOW	POL.	POLISHED
BTM.	BOTTOM	PR.	PAIR
BTW.	BETWEEN	R.	RISER OR RADIUS
C.	CARPET	R.O.	ROUGH OPENING
CAB.	CABINET	REF.	REFERENCE
CAT.	CATEGORY	REFR.	REFRIGERATOR
CER.	CERAMIC	REINF.	REINFORCED
CL.	CENTERLINE	REQ'D	REQUIRED
CL.	CLOSE	RESIL.	RESILIENT
CNTR.	COUNTER	REV.	REVISION
COL.	COLUMN	RFL.	REFLECTED
CONSTR.	CONSTRUCTION	RM.	ROOM
CONT.	CONTINUOUS	S.	SOUTH
CONTR.	CONTRACTOR	S.C.	SOLID CORE
CORR.	CORRIDOR	S.F.	SQUARE FOOT
CT.	CERAMIC TILE	S.H.	SPRINKLER HEAD
CTR.	CENTER	S.S.	STAINLESS STEEL
D.F.	DRINKING FOUNTAIN	SCHED.	SCHEDULE
DBL.	DOUBLE	SECT.	SECTION
DEPT.	DEPARTMENT	SH.	SHEET
DET.	DETAIL	SHM.	SIMILAR
DIA.	DIAMETER OR ROUND	SPEC.	SPECIFICATION
DIM.	DIMENSION	SPKR.	SPEAKER
DMT.	DEMOUNTABLE	SQ.	SQUARE
DN.	DOWN	SO.YD.	SQUARE YARD
DR.(S)	DOOR (S)	STA.	STATION
DWSG.	DRAWINGS	STD.	STANDARD
DWR.	DRAWER	STL.	STEEL
E.	EAST	STOR.	STORAGE
EA.	EACH	STR.	STRUCTURE
EL.	ELEVATION	STR.L.	STRUCTURAL
ELEC.	ELECTRICAL	SUSP.	SUSPENDED
ELEV.	ELEVATION	SYM.	SYMMETRICAL
EMER.	EMERGENCY	SYS.	SYSTEM
ENCL.	ENCLOSURE	T.O.	TOP OF
ENG'S.	ENGINEER'S	TEL.	TELEPHONE
EQ.	EQUAL	TEM.	TEMPERED
EQUIP.	EQUIPMENT	THK.	THICK
EW.	ELECTRIC WATER COOLER	TYP.	TYPICAL
EXT.	EXTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
EXT'G.	EXISTING	UFN.	UNFINISHED
F.E.	FIRE EXTINGUISHER	V.F.	VERIFY IN FIELD
F.E.C.	FIRE EXTINGUISHER CABINET	VERT.	VERTICAL
F.S.	FULL SIZE	VEST.	VESTIBULE
FIN.	FINISH FLOOR	W.	WIDE OR WIDTH
FLUOR.	FLUORESCENT	W.O.	WITHOUT
FR.	FRAME	W/	WITH
FT.	FOOT OR FEET	WD.	WOOD
FUT.	FUTURE	WN.	WINDOW
G.C.	GENERAL CONTRACTOR	WP.	WATERPROOF
GALV.	GALVANIZED	WT.	WEIGHT
GL.	GLASS		
CLG.	CELING		
GYP.BD.	GYPSUM WALLBOARD		
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL		
HCP.	HANDICAPPED		
HD.	HEAD		
HDWD.	HARDWOOD		
HDWR.	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		
JT(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 UP 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 PADDLES 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 BACK-AND-BRUSH HANDING 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 COURSEING 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 SQ. IN. PER MINUTE. USE WETTING METHODS THAT ENSURE THAT UNITS BEING Laid ARE FULLY SATURATED. 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 COMPRISED 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 DISPERSES WATER AT ANGLE OF NOT LESS THAN 15 DEGREES.

2015 PHOTO



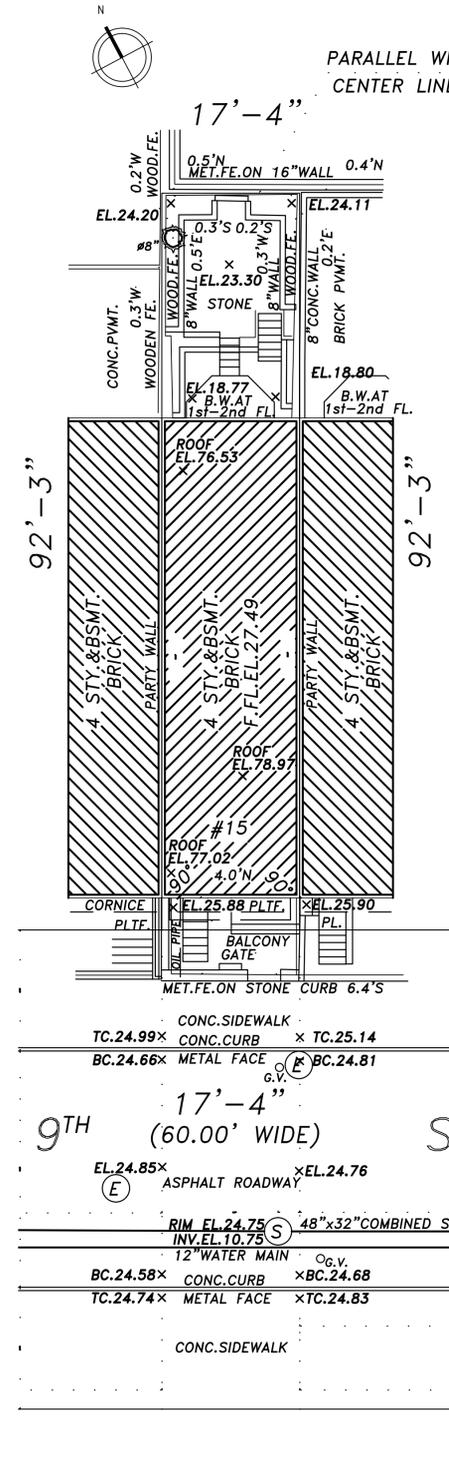
1940'S TAX PHOTO



PROJECT INFORMATION

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 ENDO-TALIANATE 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. GROUND FLOOR WINDOWS AND FRONT DOOR HAVE BEEN REPLACED WITH NEWER WOOD UNITS TO MATCH THE ORIGINAL DESIGN. ADDITIONALLY, THE FRONT YARD HAS BEEN REPAVED IN NY BULESTONE 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 #15 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 GROUND 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 RAZED 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.
 - AND REPAINTED BLACK. SHOULD PORTIONS OF ROTTED WOOD BE UNCOVERED NEW SECTIONS SHALL BE FABRICATED AND INSTALLED TO MATCH THE ORIGINAL.
 - 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 BULESTONE 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 8'-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 CLAD DOUBLE HUNG REPLACEMENT WINDOWS TO MATCH THE ORIGINAL PENETRATION 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 QTH-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

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1	09/08/15	DOB FILING SET
2	11/11/15	DOB FILING SET- REVISION 1

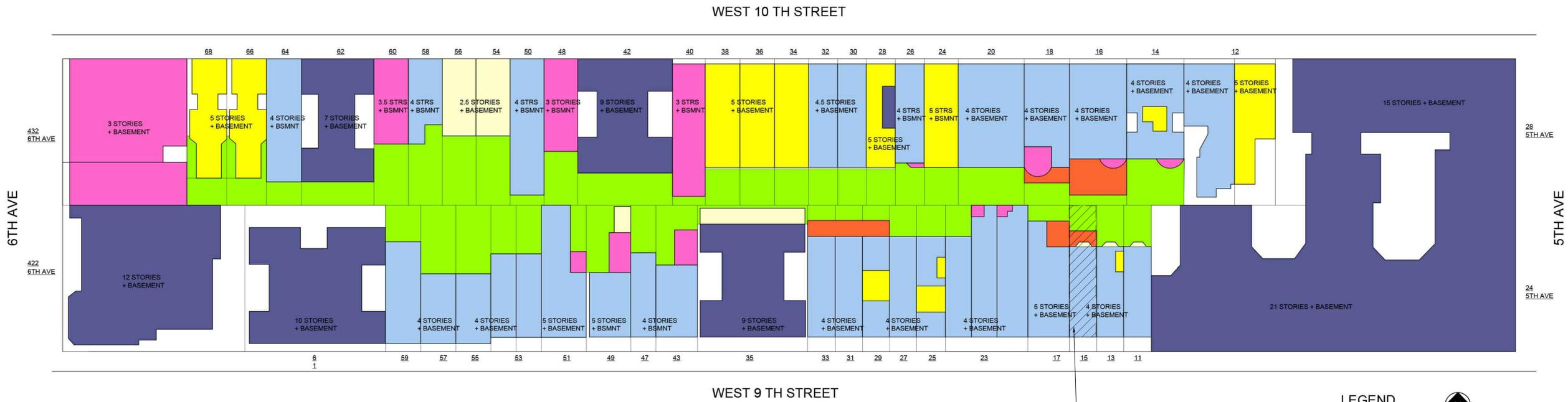
PROJECT:
MWB REALTY
15 WEST 9TH STREET
NEW YORK, NY
10011

SCALE NTS **DATE** 10/19/2015

SHEET TITLE

LANDMARK NOTES AND PROJECT INFORMATION

PROJECT No. MWB01.00 **SHEET No.** LPC-001.00

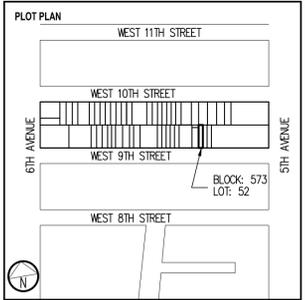


LEGEND

- GREEN SPACE
- BASEMENT
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6+ STORIES



15 WEST 9TH STREET
BLOCK 573, LOT 52



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SCALE
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 10/19/2015

SHEET TITLE
ENLARGED BLOCK PLAN

PROJECT No.
MWB01.00

SHEET No.
LPC.002.00



7. REAR EXTENSION- BRICK MASONRY IN POOR CONDITION



5. REAR YARD CELLAR LEVEL MASONRY DETIORATION AT LINTEL



1. REAR YARD -CELLAR LEVEL



2. REAR YARD STAIR TO FIRST FLOOR



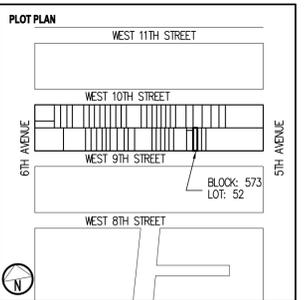
6. REAR EXTENSION- BRICK MASONRY IN POOR CONDITION



4. EXISTING MASONRY IN POOR CONDITION



1. SPALLING AT IRON LINTEL AND COLUMN CONNECTION



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 NEW YORK, NY
 10011**

SCALE: NTS DATE: 10/19/2015

SHEET TITLE:
**EXISTING CONDITIONS
 PHOTOGRAPHS
 REAR FACADE**

PROJECT No. **MWB01.00** SHEET No. **LPC.05.00**



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



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



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



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



2. ADJACENT PROPERTY TO NORTH



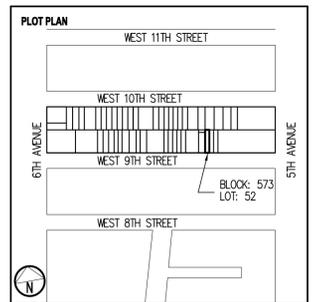
6. REAR EXTENSION- BRICK MASONRY IN POOR CONDITION



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



1. REAR YARDS- VIEWED FROM ROOF



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 10011**

SCALE: NTS DATE: 10/19/2015

SHEET TITLE:
**EXISTING CONDITIONS
 PHOTOGRAPHS
 NEIGHBORS**

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



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

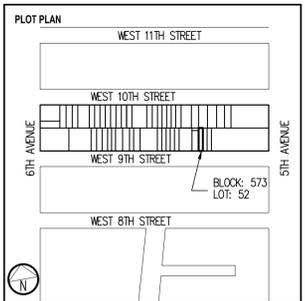


EXISTING WINDOWS AT 3RD AND 4TH FLRS TO BE REPLACED W/ NEW TO MATCH W/ EXISTING.

EXISTING REAR YARD EXTENSION TO BE REMOVED



EXISTING METAL STAIR + RAILING TO BE REMOVED



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SEAL:

ISSUE & REVISIONS:

No.	DATE	DESCRIPTION
1	09/08/15	DOB FILING SET
2	11/11/15	DOB FILING SET- REVISION 1

PROJECT:

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

SCALE: 1/2"=1'-0"

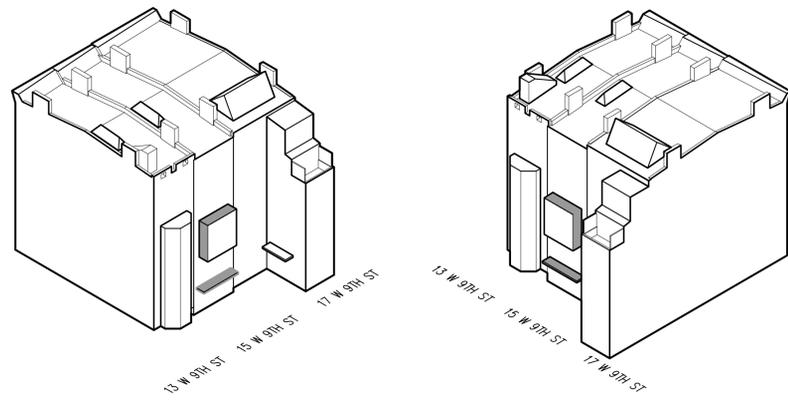
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SHEET TITLE

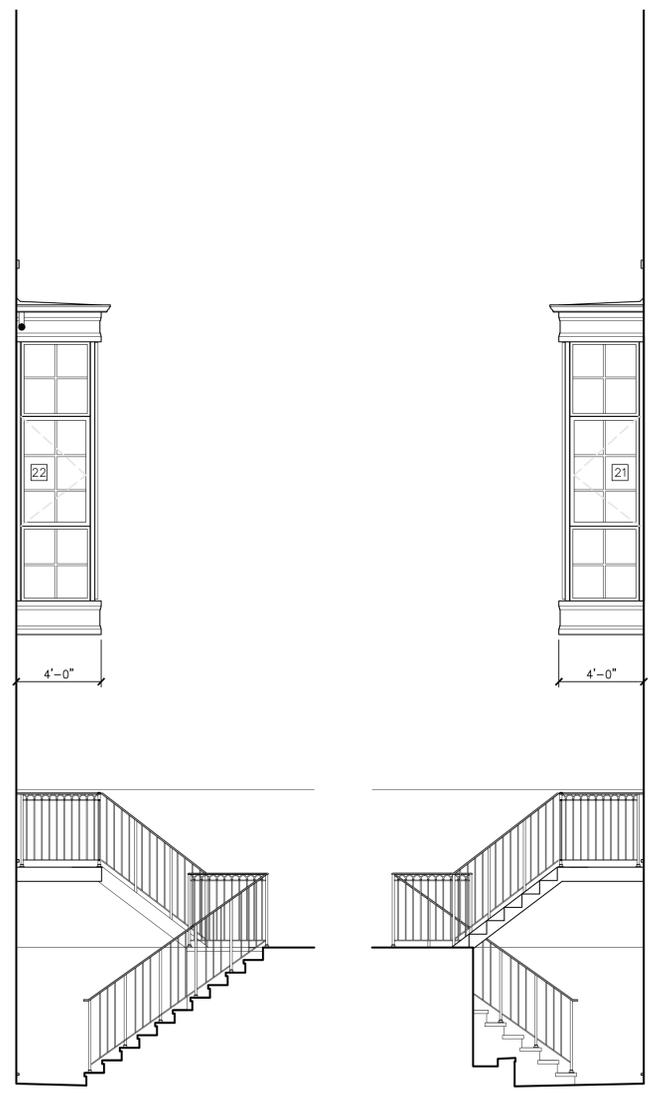
EXISTING NORTH
(REAR YARD) ELEVATION

PROJECT No. **MWB01.00**

SHEET No. **LPC.004.00**



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



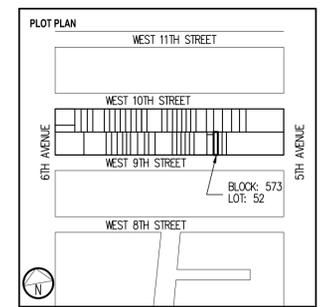
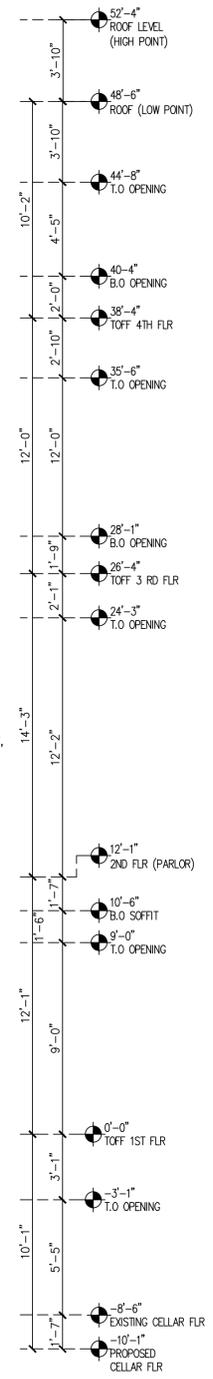
3 PROPOSED ADDITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

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



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

- NEW ROOF MOUNTED CONDENSING UNIT ON STEEL DUNNAGE (BEYOND)
- NEW LEAD COATED COPPER LEADER
- NEW ALUM. CLAD WOOD DOUBLE HUNG WINDOW UNITS WITH SIMULATED DIVIDED LIGHTS TO MATCH W/ ORIGINAL FENESTRATION
- NEW LEAD COATED COPPER GUTTER AND FASCIA
- EXISTING BRICK FACADE TO BE RESTORED; REMOVE EXISTING COATINGS TYP. CLEAN AND REPOINT EXISTING BRICK TO MATCH W/ EXISTING IN TYPE, BOND AND COLOR.
- NEW GLAZED STEEL BAY WINDOW UNITS
- NEW LEAD COATED COPPER FASCIA
- STUCCO LINTEL, COLOR TO MATCH W/ FRONT TRIM
- NEW STEEL FOLDING WINDOW WALL SYSTEM
- NEW SURFACE MOUNTED WALL SCONES TO MATCH W/ FRONT OF THE HOUSE
- NEW ORNAMENTAL METAL GUARDRAILS W/ PTD FINISH
- STEEL BALCONY PAINTED TO MATCH W/ ADJ.
- NEW STEEL FOLDING WINDOW WALL SYSTEM



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

SCALE: 1/4" = 1'-0"
 DATE: 10/19/2015

SHEET TITLE
PROPOSED REAR YARD
ELEVATIONS AND
ISOMETRIC VIEWS

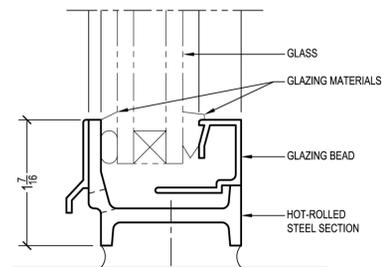
PROJECT No. **MWB01.00** SHEET No. **LPC.008.00**



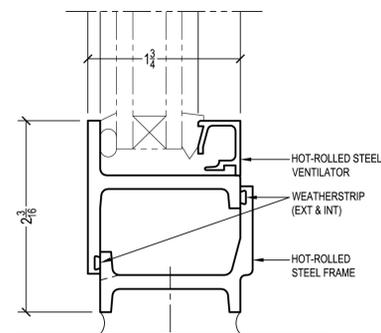
#192
Height Overall: 14 1/2"
Lambert: 8 1/2" x 17"
Backplate Diameter: 4"
Wall to Center: 7"

NEW LANTERN LIGHTING TO MATCH
EXISTING AT FRONT FACADE

HOPE'S®
Landmark175™ Series



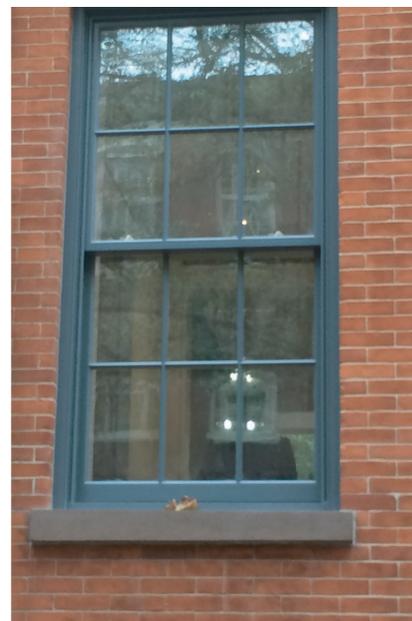
FIXED DETAIL
INTERIOR GLAZED WITH 3/4" GLASS



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



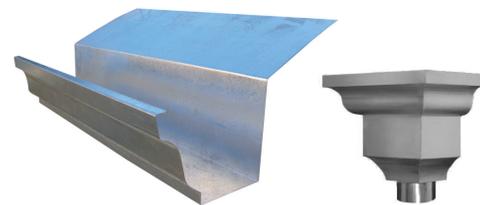
BENJAMIN MOORE
POWELL GRAY CW-665
WINDOWS



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



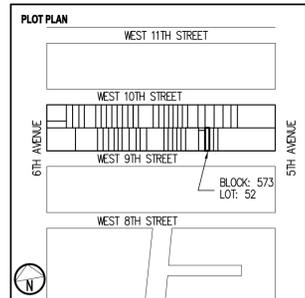
STEEL WINDOW SYSTEM
HOPES- LANDMARK SERIES 175



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



1. REAR ELEVATION WITH COLOR ADDED.



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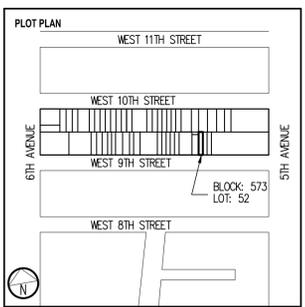
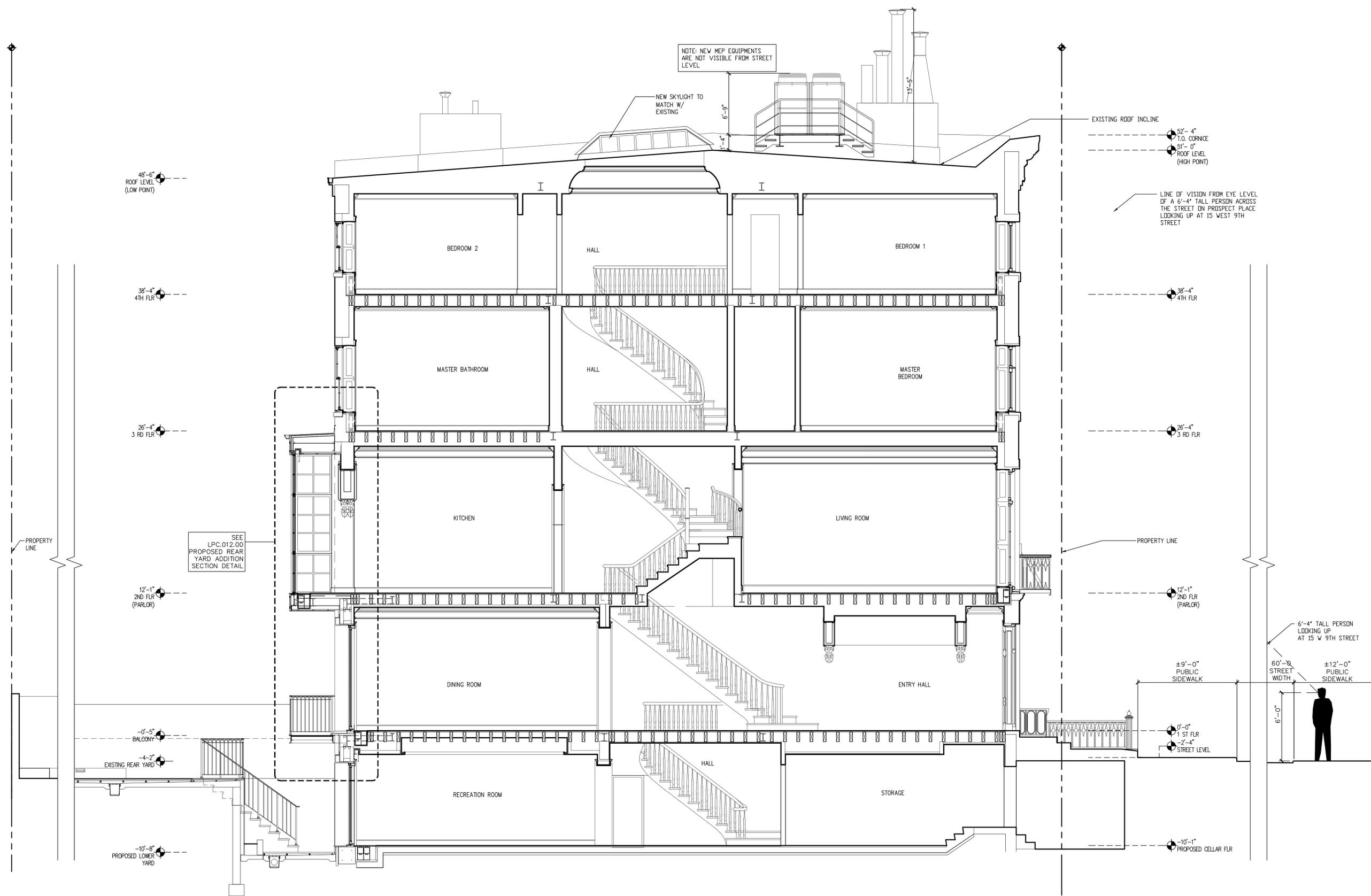
ISSUE & REVISIONS:		
No.	DATE	DESCRIPTION
1	09/08/15	DOB FILING SET
2	10/19/15	ISSUED FOR BID

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

SCALE: NTS DATE: 10/19/2015

SHEET TITLE
REAR ELEVATION
MATERIALS
AND DETAILS

PROJECT No. **MWB01.00** SHEET No. **LPC.14.00**



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PROJECT:
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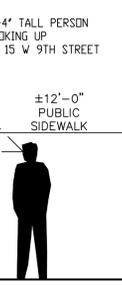
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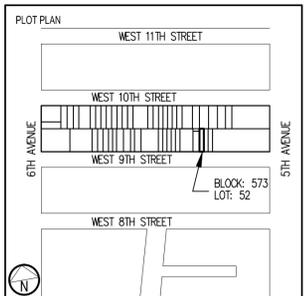
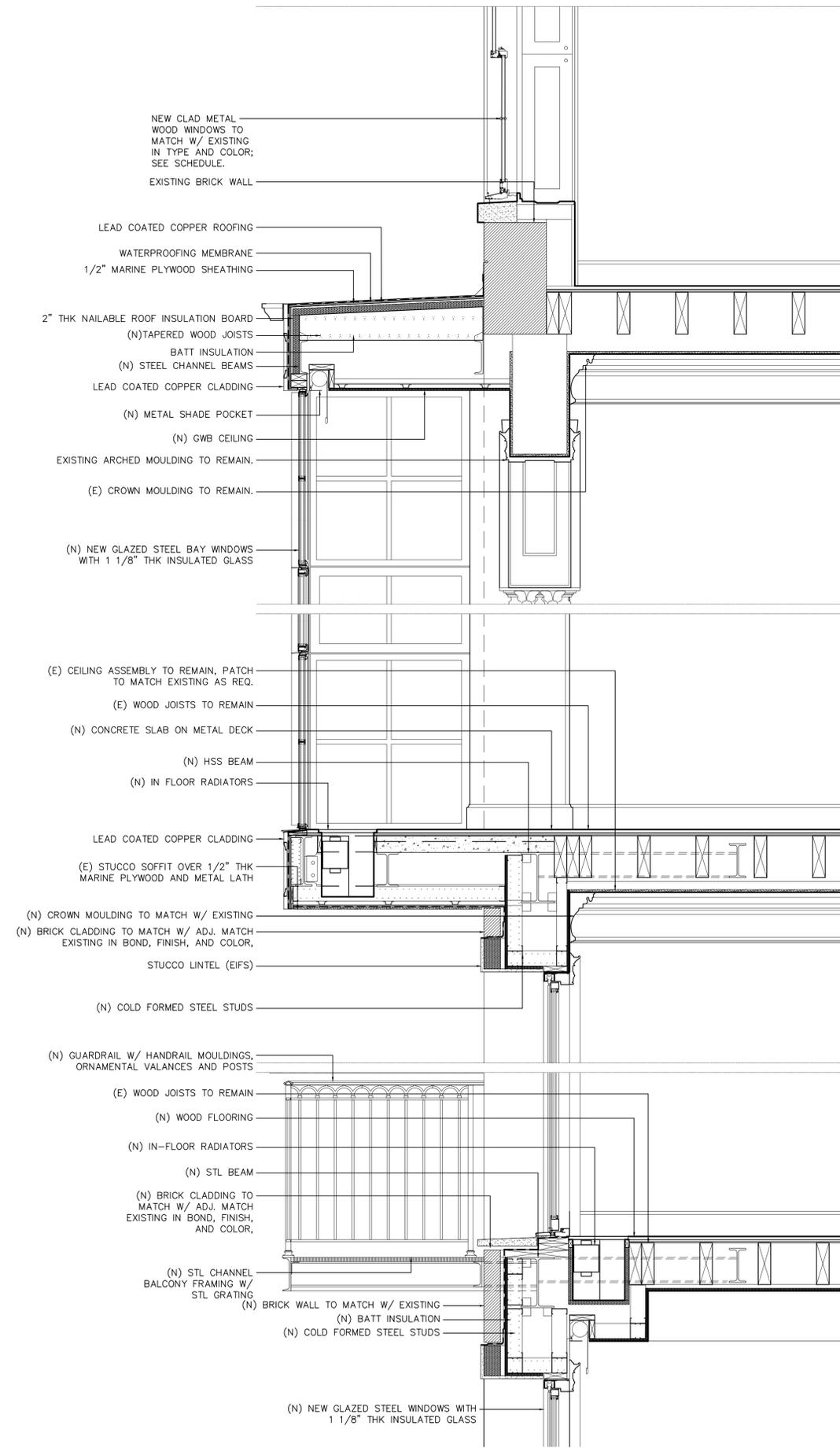
DATE
 10/19/2015

SHEET TITLE
PROPOSED BUILDING
SECTION LOOKING EAST

PROJECT No.
MWB01.00

SHEET No.
LPC.009.00





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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: 3/4" = 1'-0"

DATE: 09/09/2015

SHEET TITLE

PROPOSED REAR YARD
ADDITION SECTION
DETAIL

PROJECT No. **MWB01.00**

SHEET No. **LPC.012.00**

