137 ATTORNEY ST.

137-39 ATTORNEY ST., 181 STANTON ST. NEW YORK, NY

sponsor:	developer:	owner:	architect:
NYC-HPD 100 Gold St. New York, NY 212-863-5953	137 Attorney St. LLC c/o Simon, Eisenberg &Baum, LLP 24 Union Square East, 5th Floor New York, NY 10017	William Gottlieb Management, LLC 544 Hudson St. New York, NY 10014	Wormser + Associates, Architects 652 Broadway, Ste. 6F New York, NY 10012 212.505.6962

list of drawings:

ARCHITECTURAL

A-001 ZONING DIAGRAMS & SITE PLAN

A-101 FIRST FLOOR PLAN A-102 TYPICAL FLOOR PLAN

SCHEMATIC DESIGN 14 MARCH 2012

drawing issue	date	
SCHEMATIC DESIGN	14 MARCH 2012	

general notes:

- 1. The "General Conditions of the Contract for Construction," AIA Document A-201 shall be made part of the Specification for the work governing the scope and nature of this project.
- 2. Contractor shall comply with all requirements of the NYC Codes, state labor law and all applicable ordinances and regulations of New York State and other government agencies. All permits shall be properly displayed.
- 3. Contractor shall obtain and pay for all permits, testing, inspections, certificates and approvals as may be required by all government agencies, having jurisdiction, by the department of Buildings, Bureau of Air Resources, Department of Environmental Protection, Bureau of Sewers, Department of Highways, and the Fire Department.
- 4. Contractor shall examine the site and any existing conditions to the full extent of the scope of work. Contractor shall coordinate work with all trades and other contractors retained by the owner.
- 5. Contractor shall check and verify all dimensions and conditions at the project site and be responsible for same. In case of discrepancy, conflicts or doubt, contractor shall notify Architect in sufficient time to resolve problem before proceeding with work in question.
- 6. Do not scale drawings for execution of work. Verify existing conditions.
- 7. Dimensions on plan show as (VIF) are to be verified in the field, and discrepancies of greater that 2" are to be reported to architect prior to start of work.
- 8. All equipment supplied by the contractor shall have BSA or MEA approval number for

- 9. Contractor shall provide shop submissions for the items listed below.
- -1. Electrical Equipment, Lighting & Controls.
- -2. Mechanical Equipment, Controls & Layouts. -3. Plumbing Equipment, fixtures, etc.
- -4. All Finish Materials, Glazing Materials, Paints & Stains, as related to the work of all
- -5. Doors, Windows, Hardware, Materials and Schedules.
- -6. Structural steel installations as required.
- -7. Appliances.
- All submissions shall clearly mark substitutions, deviations or conflicts with the Contract Drawings. Neither the Owner, Architect nor Consulting Engineers shall have any liability for any such substitutions, deviations or conflicts, as above, which have not been clearly marked as such, even if they have passed through the usual shop submittal review/approval process.
- 10. All contractors must present documentation of insurance at least three days before work begins (see Contractors Insurance #)
- 11. All contractors must be licensed by the State of New York.
- 12. As built drawings are to be submitted after the completion of work. Prior to lighting the torch, the building fre safety director must be notified.
- 13. All work is to comply with all applicable city, state and federal codes and standards
- 14. Contractor shall provide all shop drawing submissions required. All submissions shall clearly mark substitutions, deviations or conflcts with the Contract Drawings. Neither the Owner, Architect, nor Consulting Engineers shall have any liability for any such substitutions, deviations, or conflicts as above, which have not been clearly marked as such, even though they have passed through the usual shop submittal review/approval

- 15. Contractors' Insurance
- -1. The contractor shall maintain such insurance as will protect himself and/or the owner from direct, assumed and contingent liability for claims for damages, for personal injuries, including death and/or damage to property, which may arise from operation under this contract whether such operations be by himself or any sub-contractor or anyone directly or indirectly employed by either of them. Certificate of such insurance shall be fled in the minimum amounts stipulated with the owner as follows:
- Bodily Injury \$3,000,000.00 Property Damage \$3,000,000.00
- Umbrella Coverage \$3,000,000.00
- -2. The contractor shall maintain Workmen's Compensation Insurance and fle with the
- -3 The contractor shall also require that each of his subcontractors shall carry proper and adequate policies covering Workmen's Compensation and Public Liability as well as all liability assumed under the contractor covering the contractor and the owner.
- -4. Original policies taken out in the name of the subcontractor shall be delivered by the contractor at the time the contract is signed.
- -5. Should any person or persons or property be damaged of injured, including injuries causing or resulting in death, by the contractor, or by any person or persons employed under them in the course of the performance by them of this agreement or otherwise, resulting from an action or operation under this agreement, whether by negligence of otherwise, said contractor shall alone be liable, responsible and answerable therefore and does hereby agree to and with the said Owner to hold harmless and indemnify the Owner of and from all claims, suits, actions, costs, counsel fees, expenses, damages, judgments or decrees by reason thereof.

6. Additional Certificate Holders:

William Gottlieb Management, LLC 137 Attorney St. LLC Wormser + Associates, Architects

Hold Harmless Agreement:

The contractor agrees to defend, indemnify, and hold harmless the certificate holder against any and all liabilities, losses, damages, claims or expenses (including reasonable attorney's fees and costs) sustained or incurred by or imposed on the certificate holder due to bodily injury or property damage resulting from or arising out of any act performed by the contractor, his employees, and his subcontractors and for which the contractor is responsible except the contractor is not responsible for any bodily injury or property damage resulting from negligence of the certificate holder.

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ISSUE:	DATE:	FOR:
.00	03.14.2012	SCHEMATIC

PROJECT:

137-39 ATTORNEY ST. 181 STANTON ST. NEW YORK, NY

DRAWING TITLE:

COVER SHEET

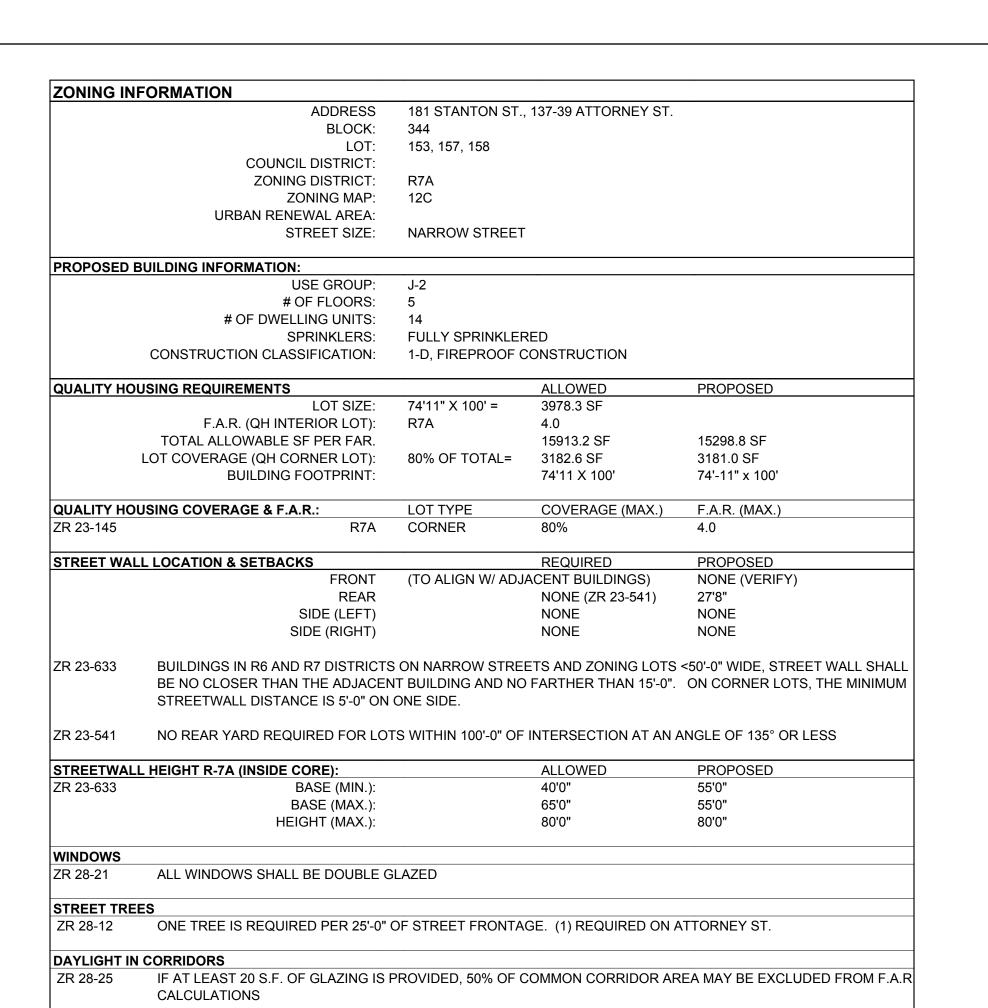
SEAL & SIGNATURE:

DATE: 3/8/12 PROJ NO: 3204 DRAWN BY: MM CHK BY: PW DWG No:

T-000.00

1 OF 5

File name: 3204_139_attorney.vwx



F.A.R. FLOOR AREA:

TYP. FLOOR 74'11" X 100'0" = 3181.0 SF

HALL DED. 50% OF 129.1SF -64.5 SF

ELEV. DED. 6'10" X 7'1 1/2" -48.7 SF

MECH. DED. 8'0" X 1'0" = -8.0 SF

TOTAL: 3059.8 SF

 F.A.R. FLOOR AREA SUMMARY:

 FIFTH
 3059.8 SF

 FOURTH
 3059.8 SF

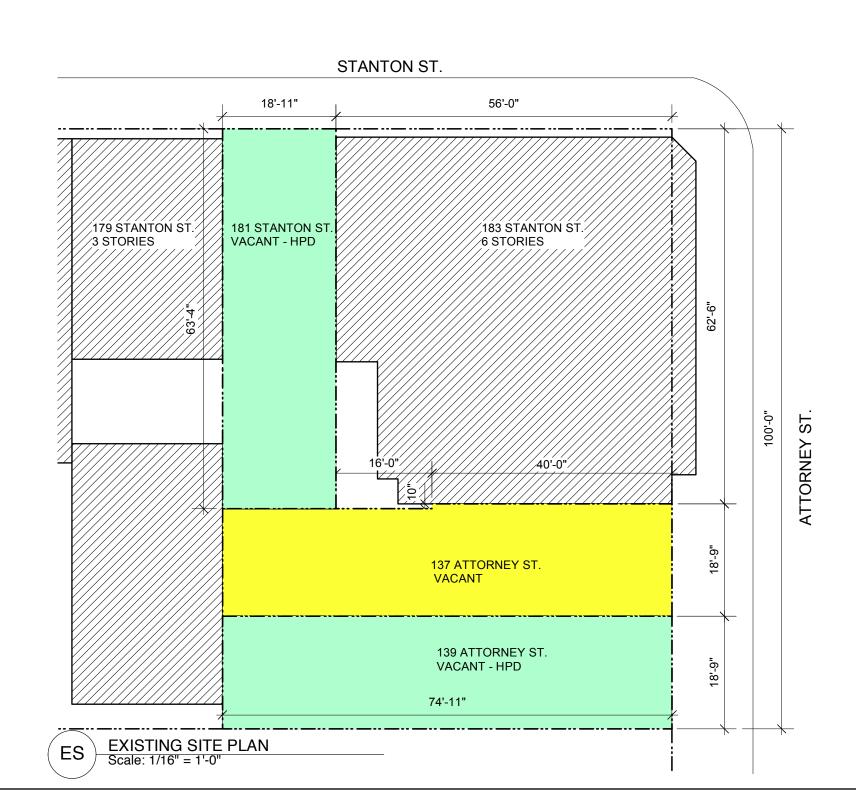
 THIRD
 3059.8 SF

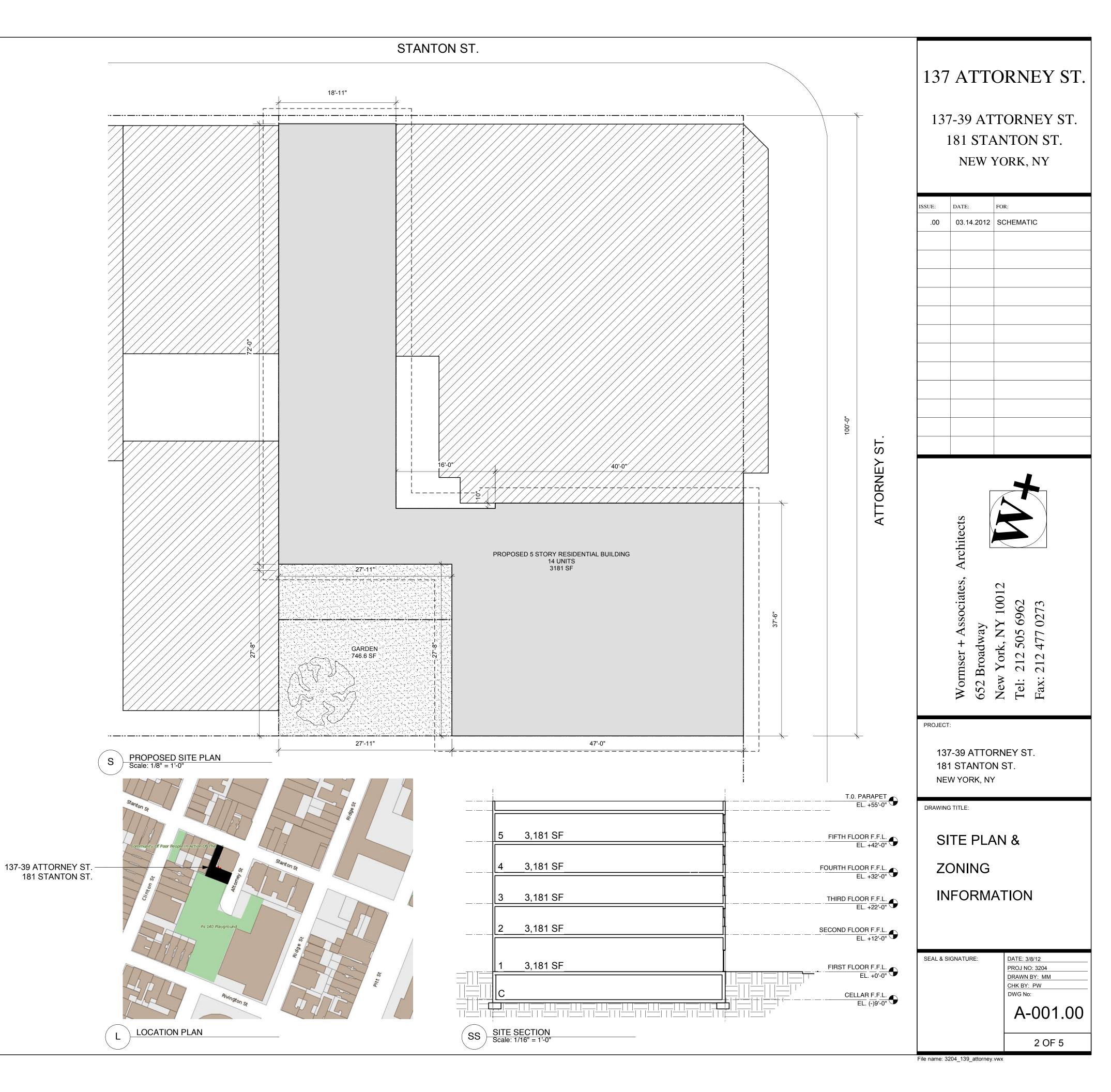
 SECOND
 3059.8 SF

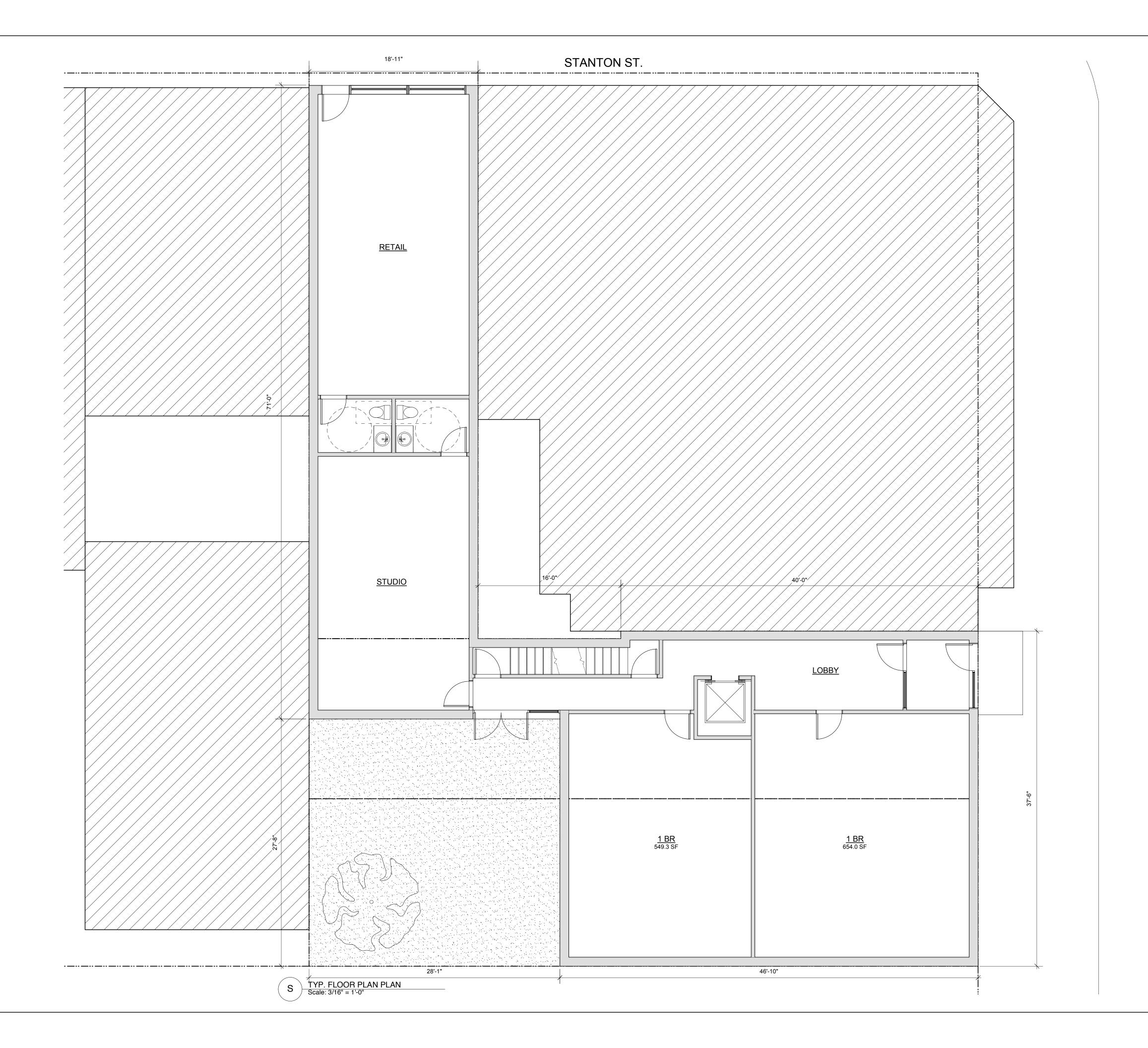
 FIRST
 3059.8 SF

 CELLAR
 0.0 SF

 TOTAL:
 15298.8 SF







137 ATTORNEY ST.

137-39 ATTORNEY ST.
181 STANTON ST.
NEW YORK, NY

ISSUE:	DATE:	FOR:
.00	03.14.2012	SCHEMATIC

652 Broadway
New York, NY 10012

PROJECT:

137-39 ATTORNEY ST. 181 STANTON ST. NEW YORK, NY

DRAWING TITLE:

GROUND

FLOOR

PLAN

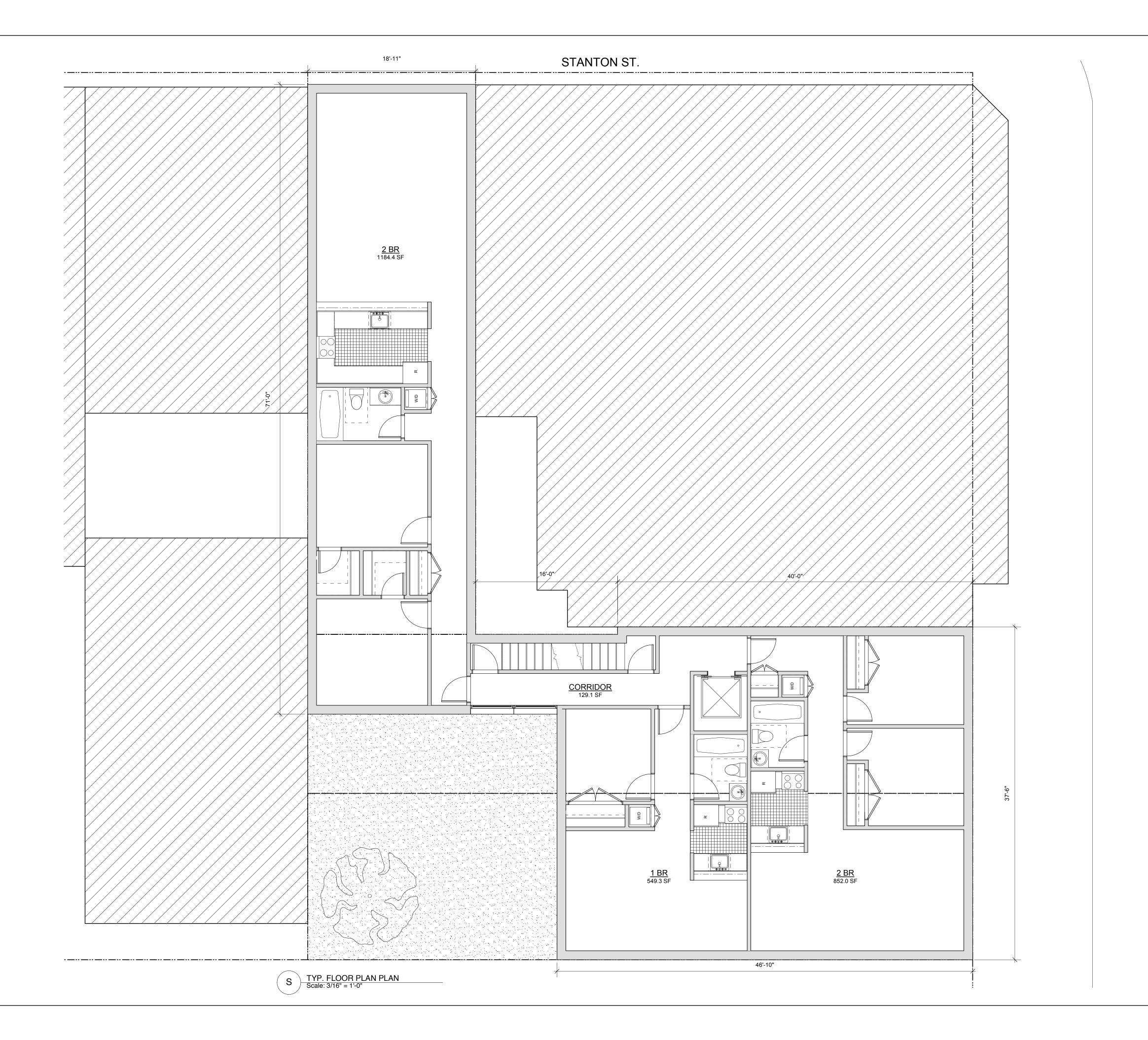
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DATE: 3/8/12
PROJ NO: 3204
DRAWN BY: MM
CHK BY: PW
DWG No:

A-101.00

3 OF 5

File name: 3204_139_attorney.vwx



137 ATTORNEY ST.

137-39 ATTORNEY ST. 181 STANTON ST. NEW YORK, NY

ISSUE:	DATE:	FOR:
.00	03.14.2012	SCHEMATIC

PROJECT:

137-39 ATTORNEY ST. 181 STANTON ST. NEW YORK, NY

DRAWING TITLE:

TYPICAL

FLOOR

PLAN

SEAL & SIGNATURE:

A-102.00

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File name: 3204_139_attorney.vwx







181 STANTON ST. (LOOKING FROM 139 ATTORNEY ST. BACKYARD)



137-139 ATTORNEY ST.

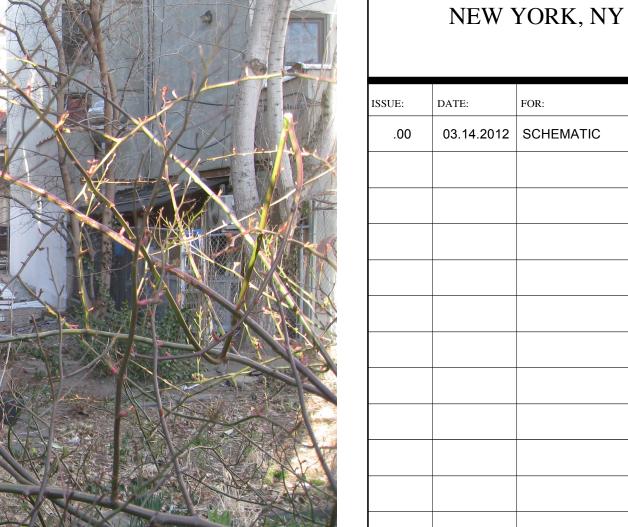
181 STANTON ST.



181 STANTON ST.



NEIGHBORHOOD CONTEXT



137 ATTORNEY ST.

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181 STANTON ST.

PROJECT:

137-39 ATTORNEY ST. 181 STANTON ST. NEW YORK, NY

DRAWING TITLE:

SITE

PHOTOS

SEAL & SIGNATURE:

A-200.00

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File name: 3204_139_attorney.vwx



ADJACENT PLAYGROUND TO 137-139 ATTORNEY ST.