

CHANGE IN USE/ALTERATION SINGLE FAMILY RESIDENCE



A tall, narrow, red brick building with a classical facade. It features a grid of windows with white lintels and sills. The ground floor has a central arched entrance with a red door and two side windows with dark shutters. A tree is on the left, and a motorcycle is parked on the sidewalk in front.

A tall, red brick building with a grid of windows. The building has four floors of windows, each with a white decorative lintel. The windows are arranged in a 4x3 grid. A bare tree stands in the foreground on the left side. The building has a dark base and a white entrance on the right side.

[illegible][illegible][illegible]

37 WEST 10TH STREET
New York, NY 10011

KEYPLAN:

ARCHITECT OF RECORD

KMAPC
34 East 23rd Street, 5th fl.
New York, NY 10010
(l) 212.420.8595
(f) 212.420.8596

CONTACT: Kit Middleton

PHASE

- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT DOCUMENT
- ☐ BID DOCUMENT
- ☐ CONSTRUCTION DOCUMENT
- ☐ PROGRESS / REVIEW DOCUMENT
- ☐ PRESENTATION

1	08/06/2013	LANDMARKS PRESENTATION
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TITLE SHEET -
LIST OF DRAWINGS, PLOT
PLAN, AND SITE PLAN

DRAWING TITLE

SCALE AS NOTED

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T-001.00

SHEET NO: 01 OF 11

DATE 08.06.2013

DRAWN BY: NA CHECKED BY: MZ



1 1940 TAX PHOTO



2 1969 LANDMARK DESIGNATION PHOTOS



MARKZEFF

PROJECT
37 WEST 10TH STREET
RESIDENCE

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New York, NY 10011

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08.06.2013 LANDMARKS PRESENTATION

1940 TAX PHOTO
AND
1969 DESIGNATION PHOTO

DRAWING TITLE

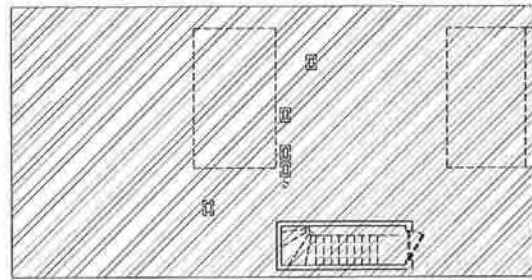
SCALE: AS NOTED

A-001.00

SHEET NO: 03 OF 11

DATE: 08.06.2013

DRAWN BY: NA CHECKED BY: MZ



R
DEMOLITION PLAN: ROOF
SCALE: 1/8"=1'-0"

KEY



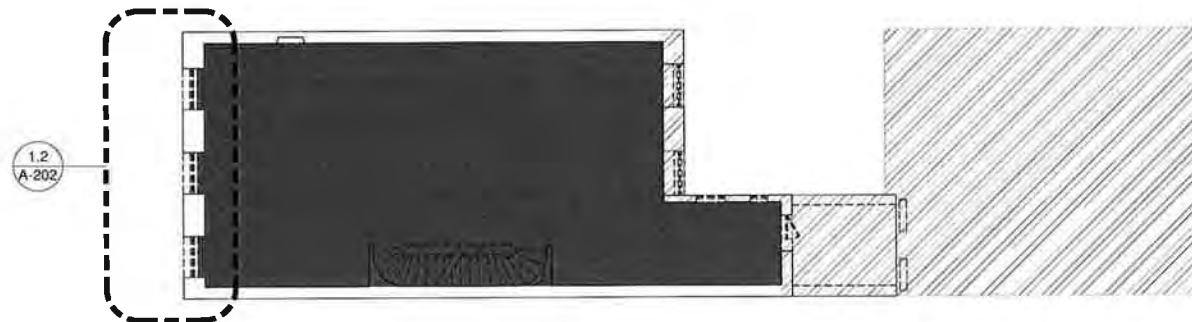
PROPOSAL FOR DEMOLITION WORK AT THE FOLLOWING LOCATIONS TO BE FILED UNDER SEPARATE APPLICATION:

- CELLAR SLAB
- CENTRAL EXTERIOR COURTYARD
- EXTERIOR WALLS AT CENTRAL EXTERIOR COURTYARD
- EXTERIOR REAR WALLS
- ALL ROOFS

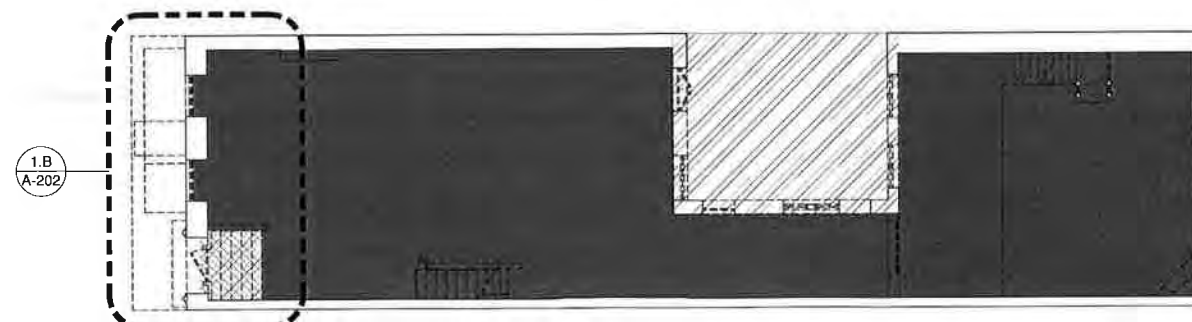
PROPOSAL FOR INTERIOR DEMOLITION WORK NOT INCLUDED, AS IT DOES NOT REQUIRE LANDMARKS APPROVAL.



4
DEMOLITION PLAN: 4TH FLOOR
SCALE: 1/8"=1'-0"



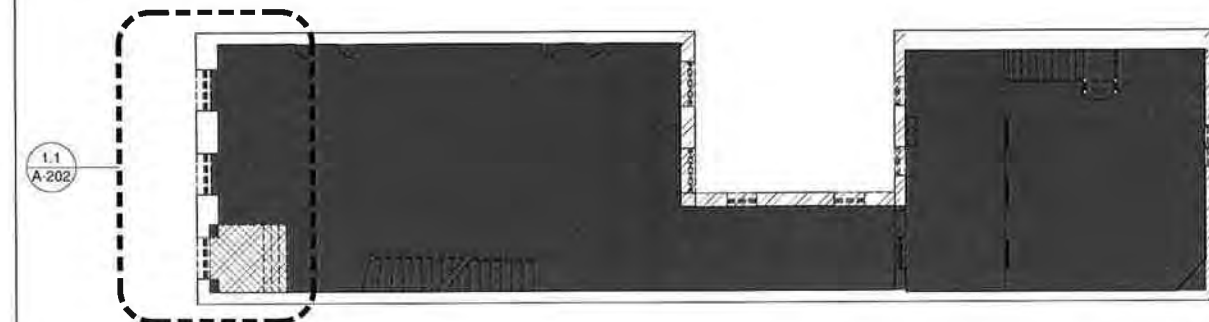
2
DEMOLITION PLAN: 2ND FLOOR
SCALE: 1/8"=1'-0"



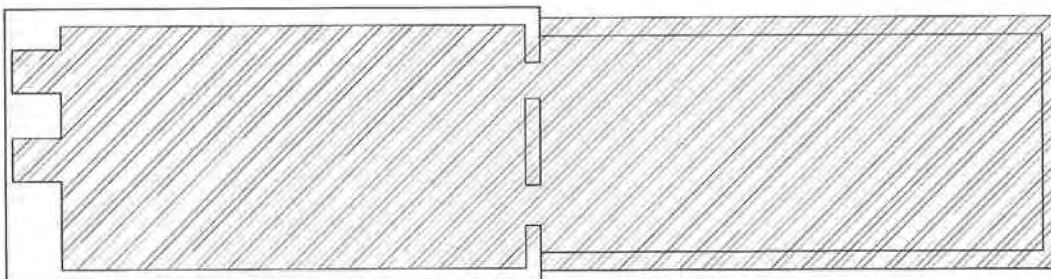
B
DEMOLITION PLAN: BASEMENT FLOOR
SCALE: 1/8"=1'-0"



3
DEMOLITION PLAN: 3RD FLOOR
SCALE: 1/8"=1'-0"



1
DEMOLITION PLAN: 1ST FLOOR
SCALE: 1/8"=1'-0"



C
DEMOLITION PLAN: CELLAR FLOOR
SCALE: 1/8"=1'-0"



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New York, NY 10011

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☐ PROGRESS / REVIEW DOCUMENT
☐ PRESENTATION

1 08.06.2013 LANDMARKS PRESENTATION

DEMOLITION KEY PLANS

DRAWING TITLE:

SCALE: 1/8" = 1'-0"

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SHEET NO: 04 OF 11

DATE: 08.06.2013

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CONSTRUCTION
KEY PLANS

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SHEET NO: 05 OF 11
DATE: 08.06.2013
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KEY

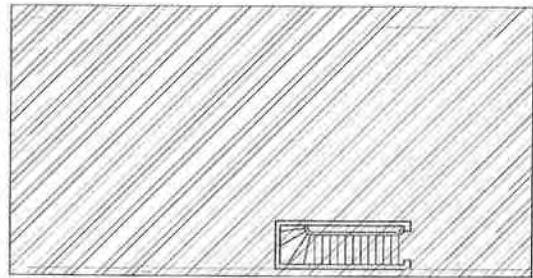


PROPOSAL FOR CONSTRUCTION WORK AT THE FOLLOWING LOCATIONS TO BE FILED UNDER SEPARATE APPLICATION:

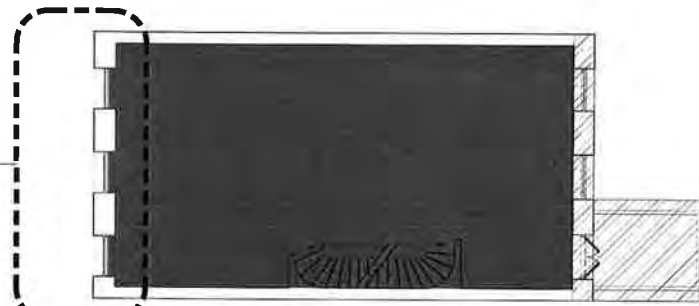
- CELLAR SLAB
- CENTRAL EXTERIOR COURTYARD
- EXTERIOR WALLS AT CENTRAL EXTERIOR COURTYARD
- EXTERIOR REAR WALLS
- ALL ROOFS



PROPOSAL FOR INTERIOR CONSTRUCTION WORK NOT INCLUDED, AS IT DOES NOT REQUIRE LANDMARKS APPROVAL.



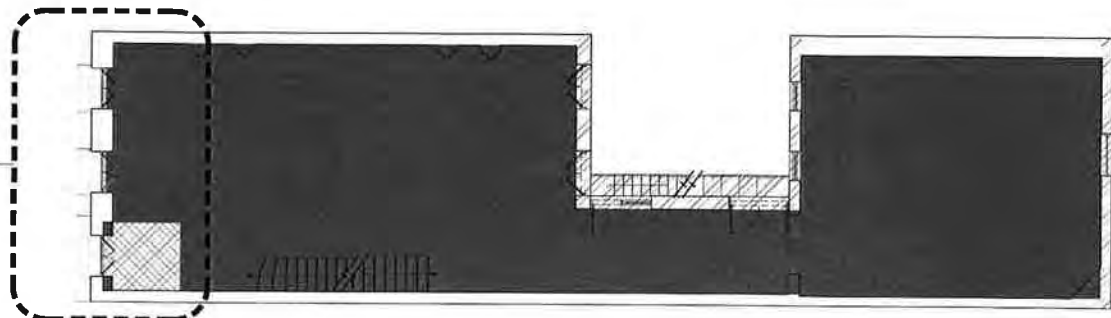
R CONSTRUCTION PLAN: ROOF
SCALE: 1/4"=1'-0"



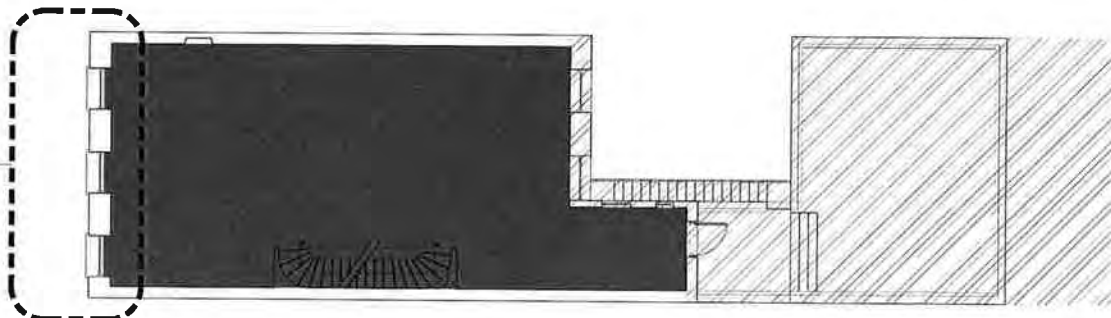
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SCALE: 1/4"=1'-0"



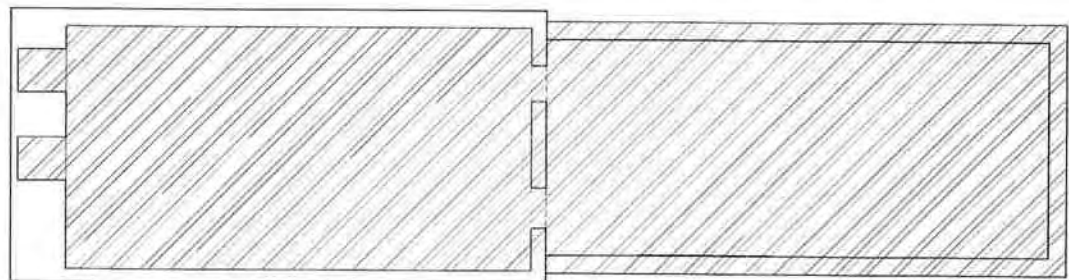
4 CONSTRUCTION PLAN: 4TH FLOOR
SCALE: 1/4"=1'-0"



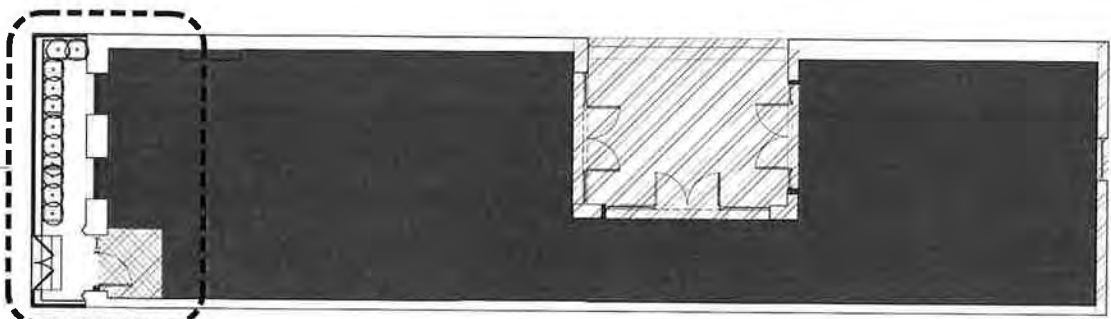
1 CONSTRUCTION PLAN: 1ST FLOOR
SCALE: 1/4"=1'-0"



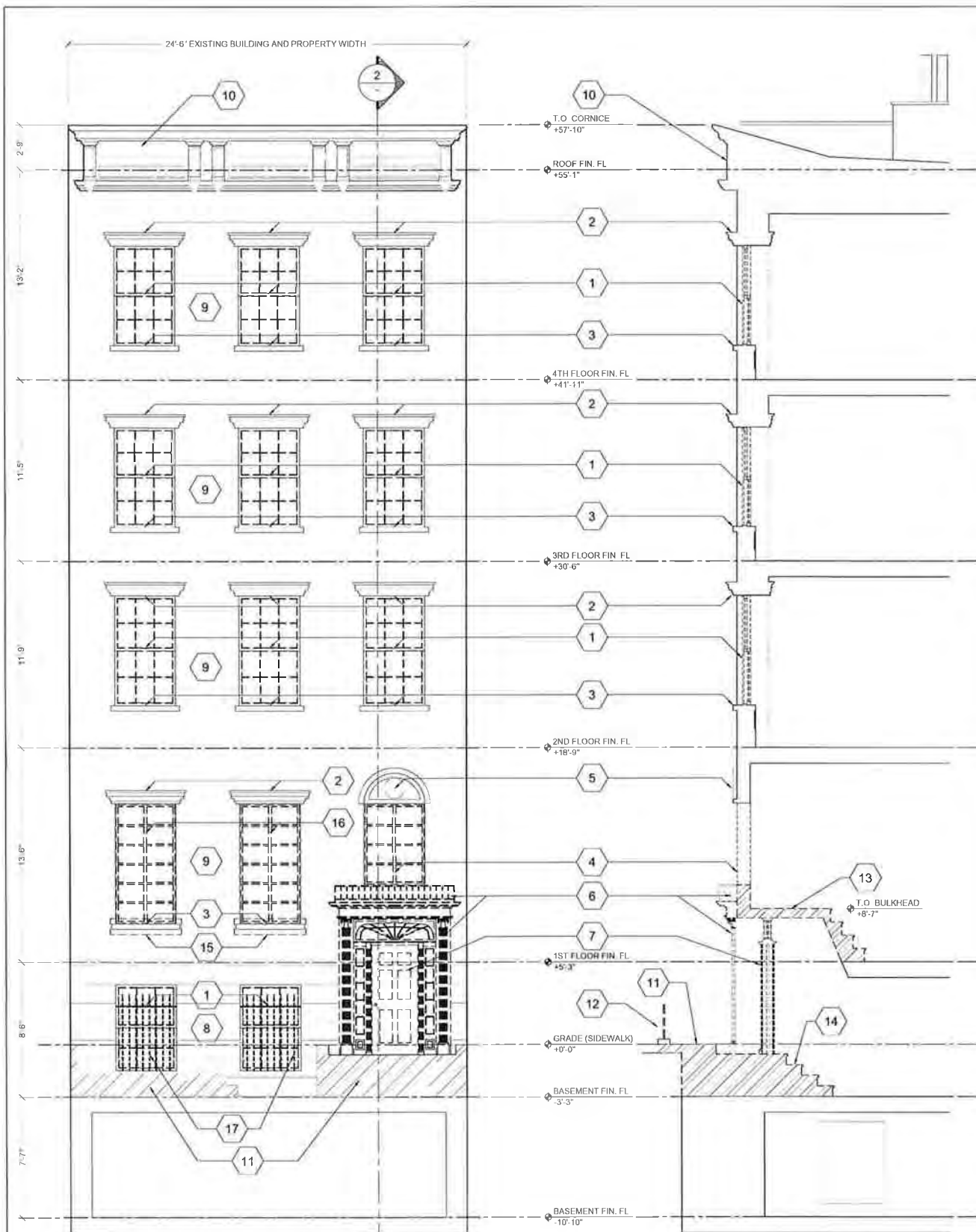
2 CONSTRUCTION PLAN: 2ND FLOOR
SCALE: 1/4"=1'-0"



C CONSTRUCTION PLAN: CELLAR FLOOR
SCALE: 1/4"=1'-0"

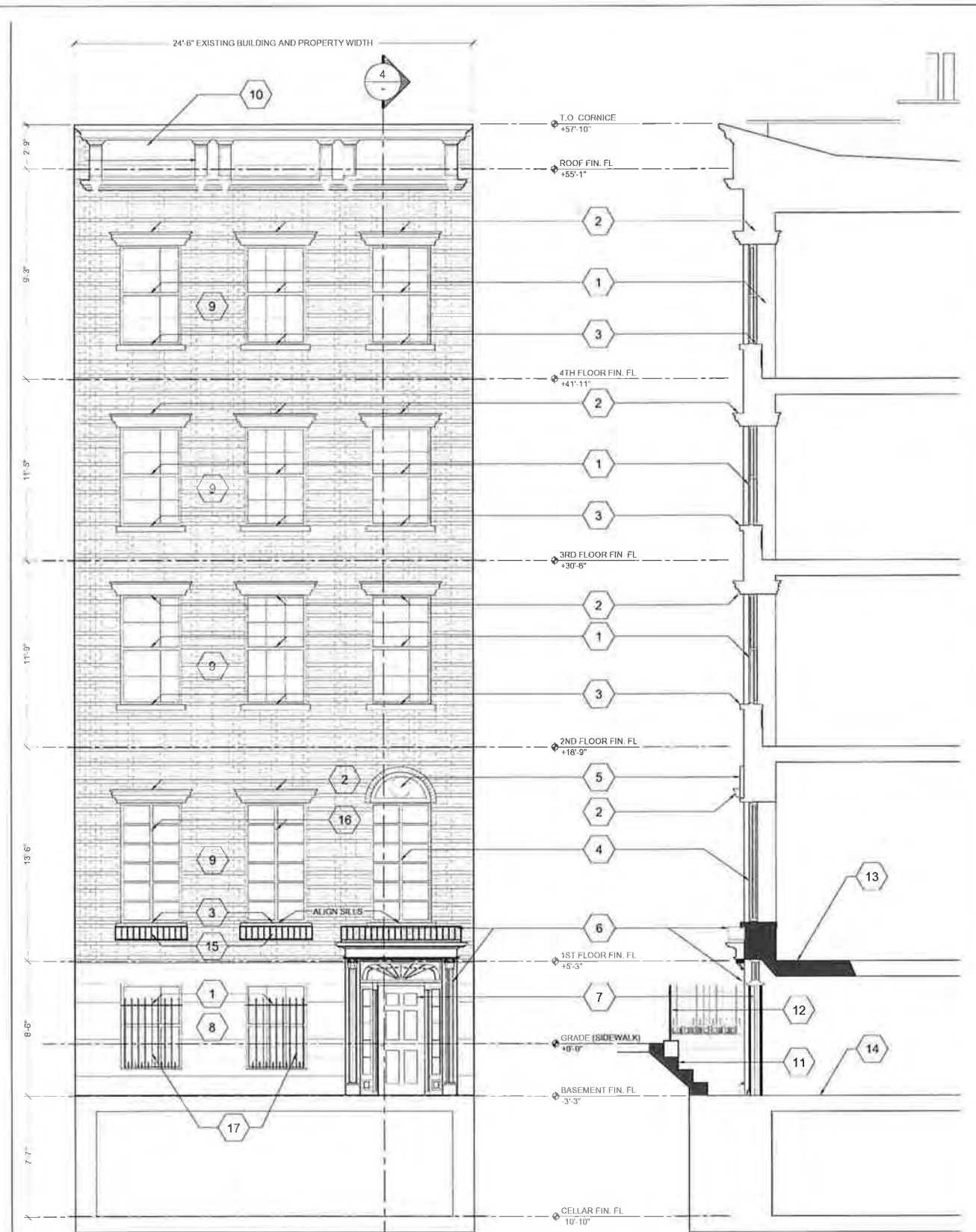


B CONSTRUCTION PLAN: BASEMENT FLOOR
SCALE: 1/4"=1'-0"



1 EXISTING FRONT FACADE DEMOLITION ELEVATION
SCALE: 1/4"=1'-0"

2 EXISTING FRONT FACADE DEMOLITION SECTION
SCALE: 1/4"=1'-0"



3 PROPOSED FRONT FACADE ELEVATION
SCALE: 1/4"=1'-0"

4 PROPOSED FRONT FACADE SECTION
SCALE: 1/4"=1'-0"

- DEMOLITION KEY NOTES**
- 1 REMOVE EXISTING DOUBLE-HUNG WINDOW AND TRIM DOWN TO MASONRY OPENING. PROVIDE TEMPORARY PROTECTION
 - 2 STRIP PAINT OFF EXISTING DECORATIVE LINTEL
 - 3 STRIP PAINT OFF EXISTING WINDOW SILL
 - 4 REMOVE EXISTING CASEMENT WINDOW AND TRIM ABOVE ENTRY DOOR SURROUND. REMOVE PORTION OF EXTERIOR WALL BELOW WINDOW
 - 5 EXISTING DECORATIVE ARCH ELEMENT ABOVE WINDOW TO REMAIN
 - 6 EXISTING NEO-FEDERAL STYLE DOOR SURROUND TO BE REMOVED, STRIPPED OF PAINT, AND REFURBISHED FOR RELOCATION
 - 7 REMOVE EXISTING ENTRY DOOR, SIDELIGHTS, AND TRANSOM WINDOW
 - 8 CLEAN AND PREPARE EXISTING STUCCO FACADE FOR REPAIRS. REFER TO L.P.C. ROW HOUSE MANUAL
 - 9 STRIP EXISTING PAINT OFF OF ENTIRE FRONT FACADE BRICK. PREP EXISTING BRICK AND MORTAR BENEATH FOR REPAIR
 - 10 STRIP EXISTING PAINT OFF OF FACE OF CORNICE AND PREP CORNICE TO RECEIVE NEW PAINT
 - 11 REMOVE EXISTING SIDEWALK AREAWAY AND EXCAVATE PER REVISED FRONT AREAWAY DEPRESSION (HATCHED AREA)
 - 12 REMOVE EXISTING BROWNSTONE CURB, DECORATIVE IRON FENCE, GATE, AND HANDRAILS
 - 13 REMOVE EXISTING BULKHEAD STRUCTURE AT 1ST FLOOR ABOVE BASEMENT ENTRY VESTIBULE
 - 14 REMOVE STEPS INSIDE OF FRONT ENTRY DOOR
 - 15 REMOVE PLANTER BOXES UNDER 1ST FLOOR WINDOWS
 - 16 REMOVE EXISTING CASEMENT WINDOW AND TRIM DOWN TO MASONRY OPENING. PROVIDE TEMPORARY PROTECTION
 - 17 REMOVE IRON WINDOW GRILLE AT BASEMENT WINDOWS

- CONSTRUCTION KEY NOTES**
- 1 NEW THREE OVER-TWO DOUBLE-HUNG WINDOW TO MATCH EXISTING STYLE IN EXISTING OPENING
 - 2 EXISTING DECORATIVE LINTEL TO BE REFURBISHED AND REPAINTED
 - 3 EXISTING WINDOW SILL TO BE REFURBISHED AND REPAINTED
 - 4 NEW CASEMENT WINDOW IN VERTICALLY ENLARGED OPENING TO MATCH SIZE AND STYLE OF ADJACENT FRENCH DOORS AT 1ST FLOOR. NEW SILL BELOW DOORS TO MATCH ADJACENT SILLS
 - 5 EXISTING DECORATIVE ARCH ELEMENT ABOVE WINDOW TO BE CLEANED AND REFURBISHED
 - 6 EXISTING NEO-FEDERAL STYLE DOOR SURROUND TO BE REFURBISHED, REPAINTED, AND LOWERED PER NEW LOWERED FRONT ENTRY DOOR
 - 7 NEW ENTRY DOOR, SIDELIGHTS, AND TRANSOM WINDOW TO MATCH EXISTING STYLE. DOOR, FRAME, AND MULLIONS TO BE PAINTED WOOD
 - 8 EXISTING STUCCO FACADE TO BE PATCHED, CLEANED, AND PAINTED TO MATCH COLOR OF STUCCO AT 39 WEST 10TH STREET. REFER TO L.P.C. ROW HOUSE MANUAL
 - 9 EXISTING BRICK FACADE TO BE CLEANED AND REPOINTED
 - 10 REPAIR AND REPAINT EXISTING CORNICE
 - 11 NEW AREAWAY STEPS AND PAVING
 - 12 NEW BROWNSTONE CURB, DECORATIVE IRON FENCE, GATE, AND HANDRAILS
 - 13 NEW FLOOR FRAMING AT 1ST FLOOR WHERE BULKHEAD REMOVED TO BE LEVEL WITH THE REST OF THE 1ST FLOOR
 - 14 FLOOR LEVEL IMMEDIATELY INSIDE OF FRONT ENTRY DOOR TO BE AT SAME ELEVATION AS THE REST OF THE BASEMENT LEVEL
 - 15 NEW PLANTER BOX AND DECORATIVE IRON FENCE TO MATCH IRON FENCE AT OP ADJACENT DOOR SURROUND
 - 16 NEW CASEMENT WINDOW TO MATCH EXISTING STYLE IN EXISTING OPENING
 - 17 NEW IRON WINDOW GRILLE AT BASEMENT WINDOWS TO MATCH IRON FENCE AT PERIMETER OF AREAWAY



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☐ PRESENTATION

NO.	DATE	DESCRIPTION
1	08.06.2013	LANDMARKS PRESENTATION

EXISTING AND PROPOSED FRONT ELEVATIONS AND BUILDING SECTIONS

DRAWING TITLE

SCALE: AS NOTED

A-201.00

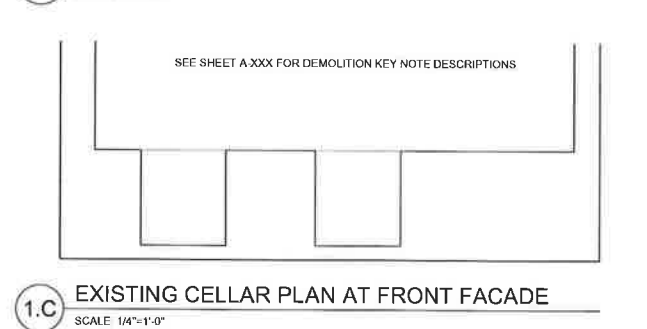
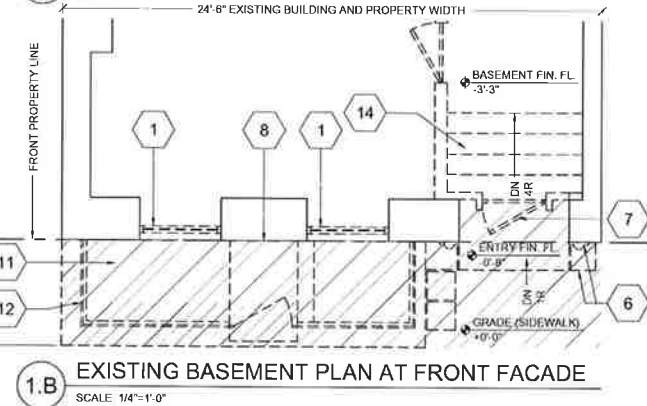
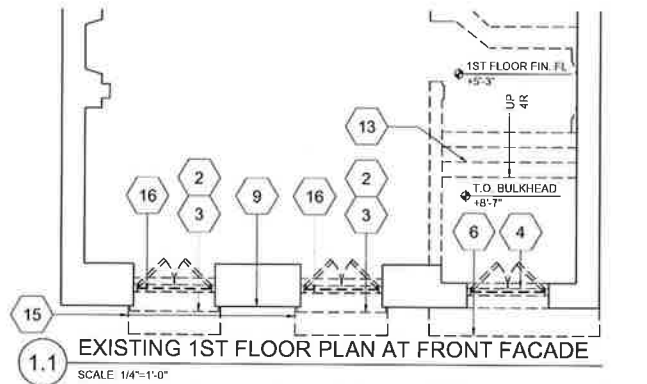
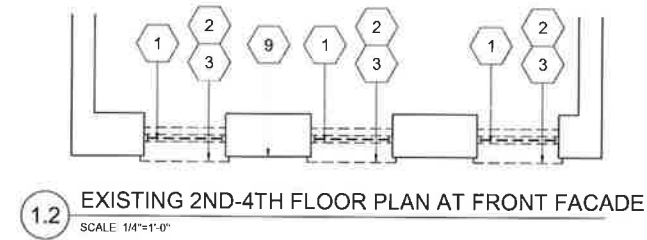
SHEET NO: 06 OF 11

DATE: 08.06.2013

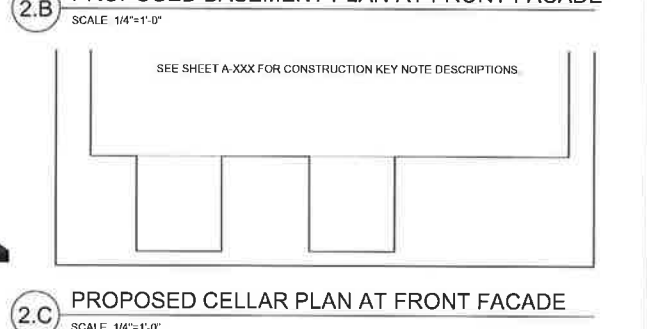
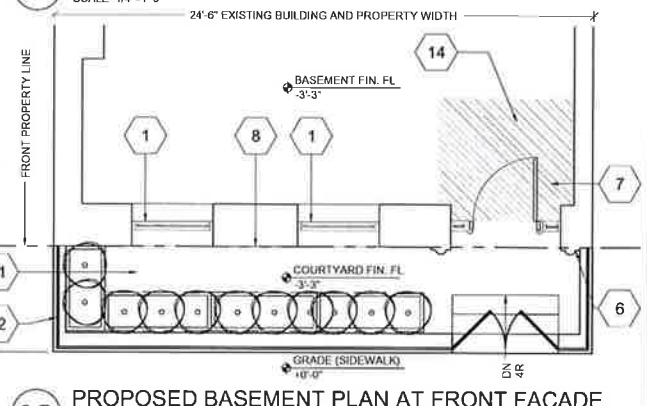
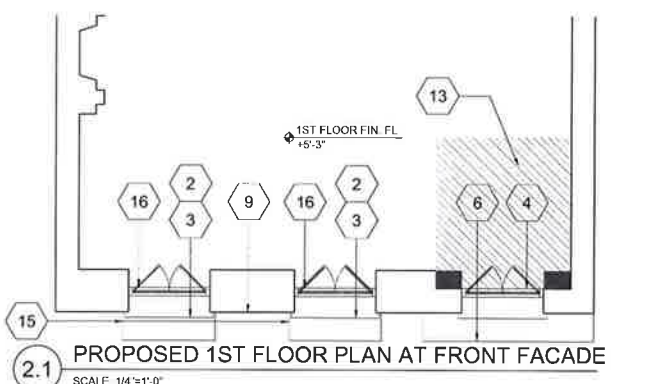
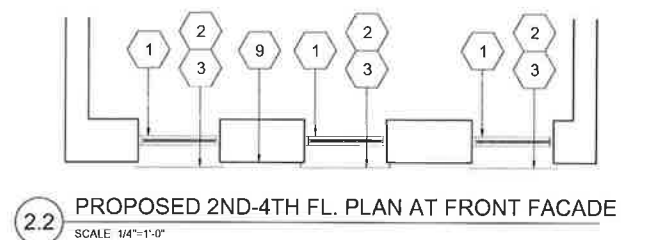
DRAWN BY: NA CHECKED BY: MZ



1 EXISTING FRONT FACADE PHOTO
SCALE: 1/4"=1'-0"



2 PROPOSED FRONT FACADE PHOTO
SCALE: 1/4"=1'-0"



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1 08.06.2013 LANDMARKS PRESENTATION

EXISTING AND PROPOSED
RENDERINGS, PLANS, AND
ENTRY/BULKHEAD PHOTO

DRAWING TITLE:
SCALE: AS NOTED
A-202.00

SHEET NO: 07 OF 11
DATE: 08.06.2013
DRAWN BY: NA CHECKED BY: MZ



5 EXISTING FRONT ENTRY DOOR AND 1ST FLOOR BULKHEAD PHOTOS
NO SCALE



INTERIOR VIEW OF ENTRY FOYER AT BASEMENT FLOOR



INTERIOR VIEW OF FRONT WALL AT 1ST FLOOR SHOWING BULKHEAD ABOVE ENTRY FOYER



INTERIOR VIEW OF BULKHEAD AT 1ST FLOOR ABOVE ENTRY FOYER



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1 08.06.2013 LANDMARKS PRESENTATION

EXISTING AND PROPOSED
WEST 10TH ST. NORTH
SIDE ELEVATIONS

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SHEET NO: 08 OF 11

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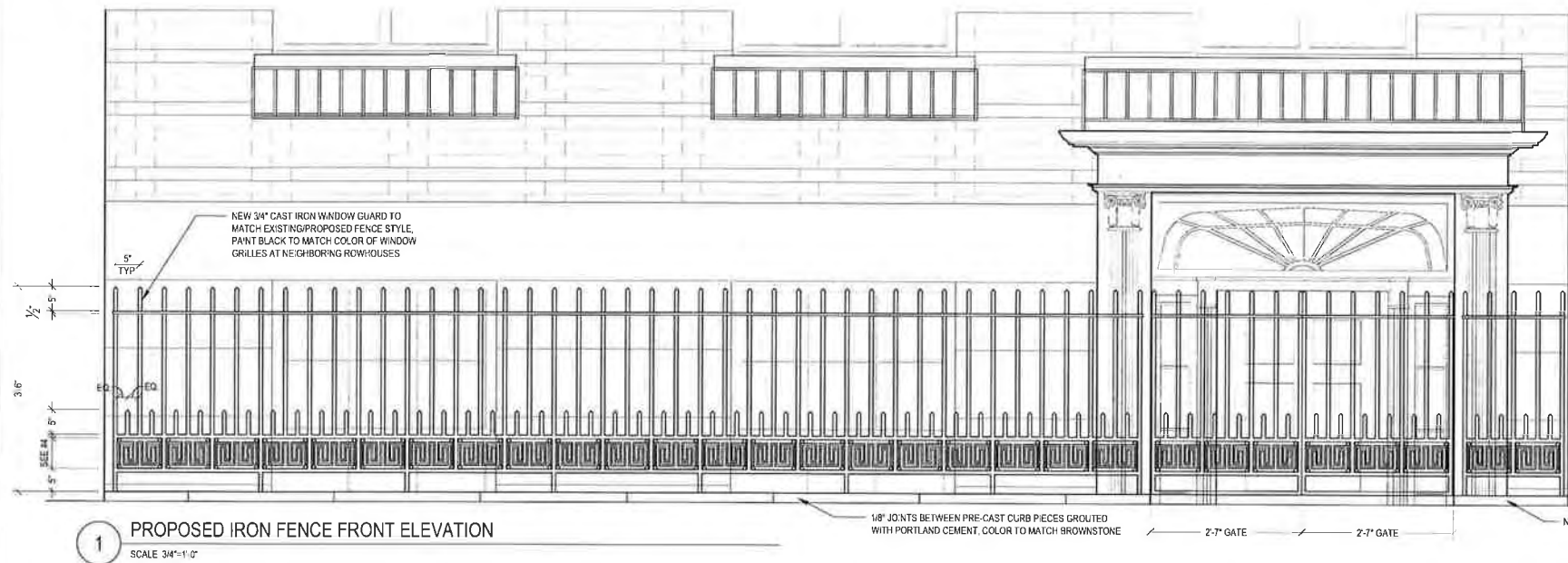
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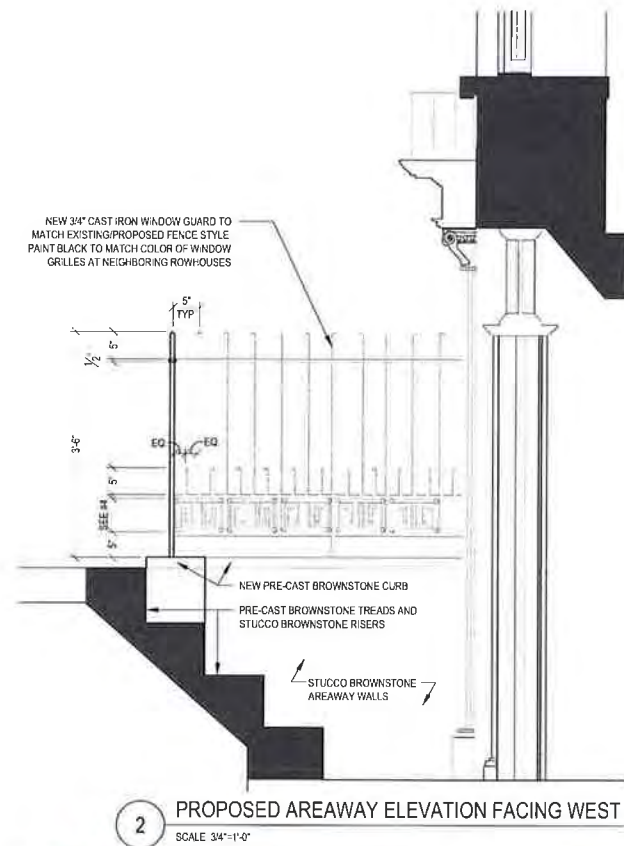
1 NORTH SIDE OF WEST 10TH STREET WITH EXISTING #37 FACADE
NO SCALE



2 NORTH SIDE OF WEST 10TH STREET WITH PROPOSED #37 FACADE
NO SCALE



1 PROPOSED IRON FENCE FRONT ELEVATION
SCALE 3/4"=1'-0"



2 PROPOSED AREAWAY ELEVATION FACING WEST
SCALE 3/4"=1'-0"



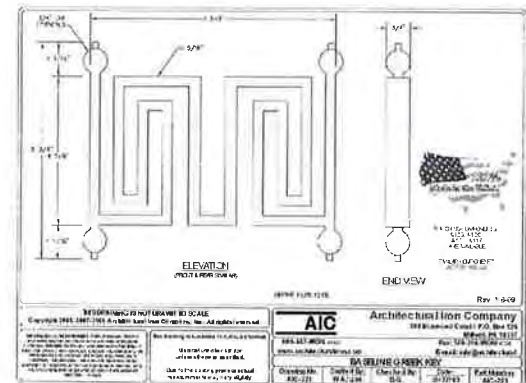
3 EXISTING IRON FENCE AT #43
NO SCALE



4 EXISTING IRON FENCE AT #39
NO SCALE



5 EXISTING IRON FENCE AT #37
NO SCALE



6 BASELINE GREEK KEY DETAIL
NOT TO SCALE



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EXISTING AND PROPOSED
IRON FENCE DETAILS
AND PHOTOS

DRAWING TITLE

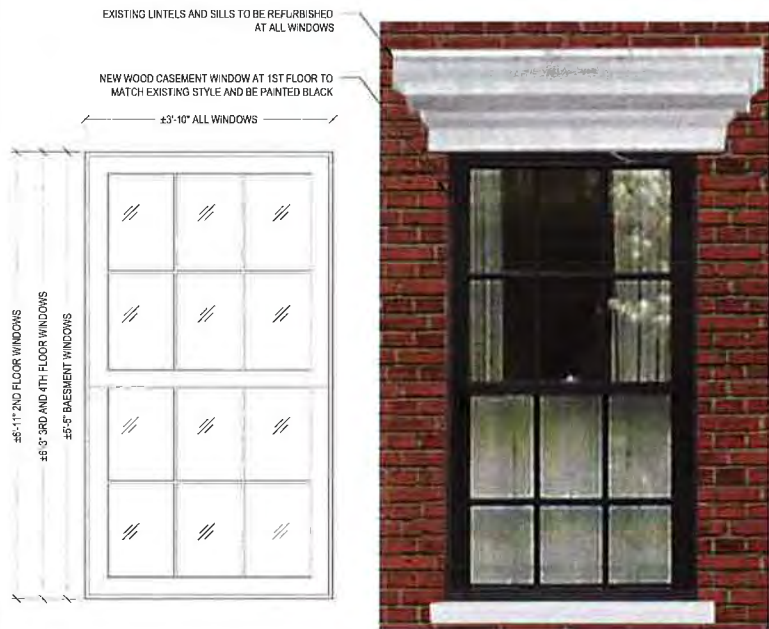
SCALE AS NOTED

A-501.00

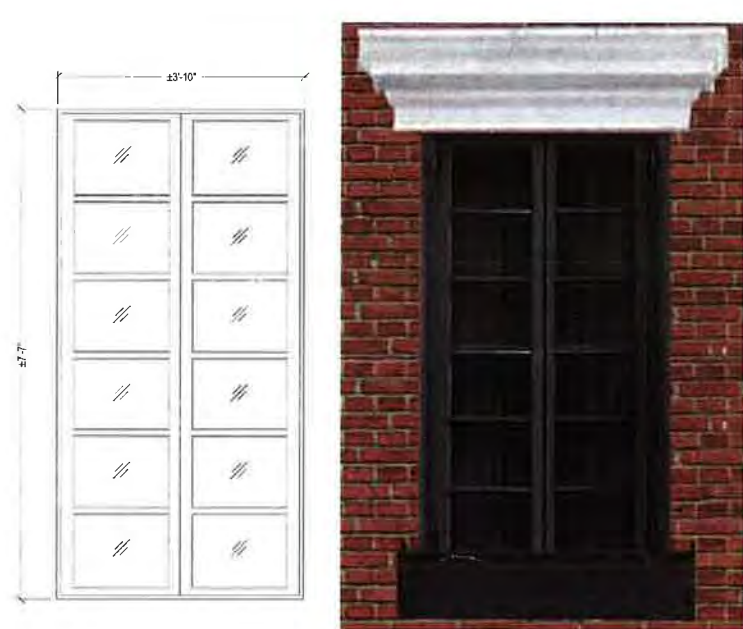
SHEET NO: 09 OF 11

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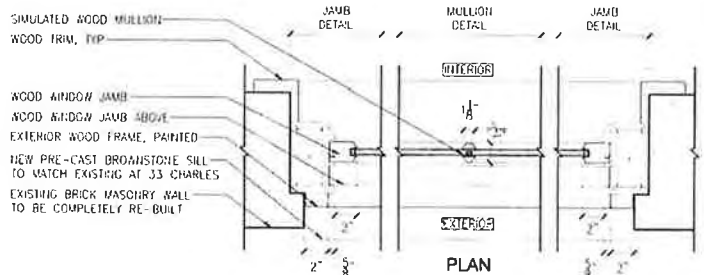
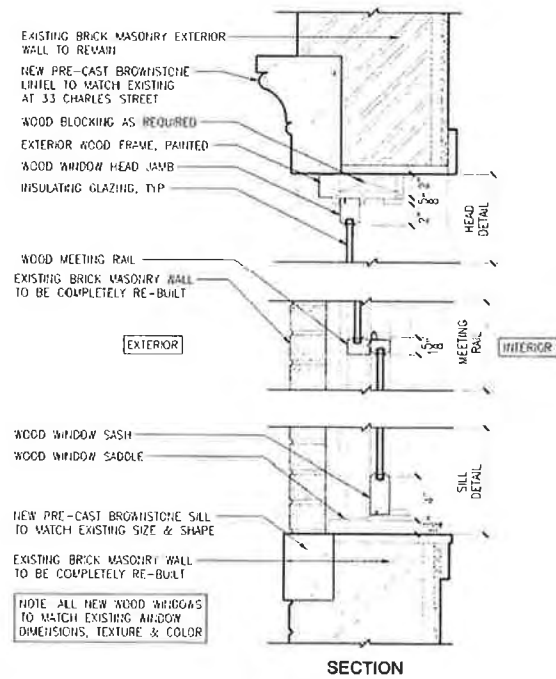
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SCALE: 3/4" = 1'-0"



2 WOOD CASEMENT WINDOW 2:6
SCALE: 3/4" = 1'-0"



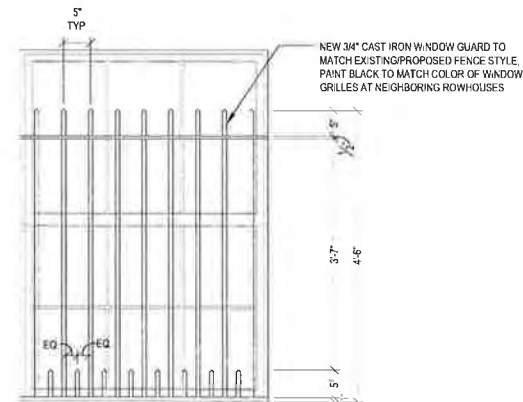
3 WOOD RAISED-PANEL ENTRY DOOR
SCALE: 3/4" = 1'-0"



4 WOOD DOUBLE-HUNG WINDOW DETAIL
SCALE: 1-1/2" = 1'-0"



5 DECORATIVE ARCH ABOVE 1ST FLOOR WINDOW
SCALE: 3/4" = 1'-0"



6 BASEMENT WINDOW IRON GUARD DETAIL
SCALE: 3/4" = 1'-0"



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EXTERIOR DOOR AND
WINDOW TYPES AND
DETAILS

DRAWING TITLE:

SCALE: AS NOTED

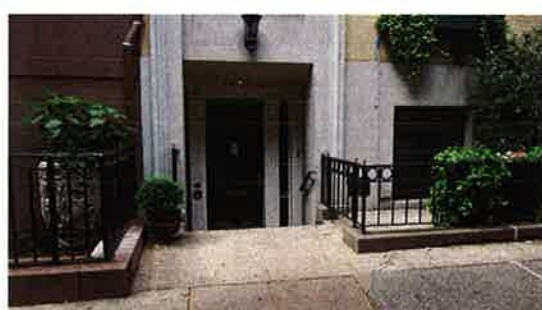
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SHEET NO. 10 OF 11

DATE: 08.06.2013

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1 EXISTING BELOW-GRADE DECORATIVE DOOR SURROUNDS IN THE GREENWICH VILLAGE HISTORIC DISTRICT
NO SCALE



2 EXISTING ENTRY DOOR SURROUND, FRONT AREAWAY, AND FENCE AT 41 WEST 10TH STREET
NO SCALE



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37 WEST 10TH STREET
RESIDENCE
37 WEST 10TH STREET
New York, NY 10011

KEYPLAN:

ARCHITECT OF RECORD:
KMAPC
34 East 23rd Street, 5th fl.
New York, NY 10010
(t) 212.420.8595
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CONTACT: Kit Middleton

- PHASE
- ☐ SCHEMATIC DESIGN
 - ☐ DESIGN DEVELOPMENT
 - ☒ PERMIT DOCUMENT
 - ☐ BID DOCUMENT
 - ☐ CONSTRUCTION DOCUMENT
 - ☐ PROGRESS / REVIEW DOCUMENT
 - ☐ PRESENTATION

1 08.06.2013 LANDMARKS PRESENTATION

EXISTING BELOW-GRADE
DECORATIVE DOOR
SURROUNDS IN G.V.H.D.

DRAWING TITLE
SCALE: AS NOTED

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SHEET NO: 11 OF 11
DATE: 08.06.2013
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