271 WEST 10TH STREET
LANDMARKS PERMIT SET

GENERAL NOTES

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SEAL & SIGNATURE

OF SEALS

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
T001.00

BUILDING INFO

ADDRESS: 271 WEST 10 STREET
BLOCK: 631
LOT: 25
ZONIG: C1-6A

CODE INFORMATION

BLOCK:	631
LOT:	25
ZONING:	C1-6A GREENWICH VILLAGE HISTORIC DIST. EXT
ZONING MAP:	12A
OCCUPANCY:	A4 (CITY RESIDENCE ONE FAMILY)

ZONING CALCULATIONS

F.A.R.:	4
LOT AREA:	27' x 97' = 2,619 SF
PERMITTED FLOOR AREA:	MAX 10,476 SF

AREA CALCULATIONS

CELLAR: 1860 SF
GROUND FLOOR: 1880 SF
SECOND FLOOR: 1470 SF
THIRD FLOOR: 1460 SF
FOURTH FLOOR: 750 SF
OUTDOOR AREAS: 1815 SF

CONTROLLED INSPECTIONS

THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT.

A. TEST BORING OPERATIONS (C26-1112.2).

B. INSPECTION OF SUBGRADE PRIOR TO CONSTRUCTION (C26-1112.5).

C. UNDERPINNING OPERATION AND BRACING EXCAVATED SURFACE SHORING, EXTENDED MORE THAN 10 FEET BELOW LEGALLY ESTABLISHED GRADE, AND IN ACCORDANCE WITH DRAWINGS SUBMITTED TO AND APPROVED BY THIS OFFICE (C26.1112.6).

D. FIRESTOPPING OF
(1) HOLLOW PARTITIONS AND FURRED SPACES,
(2) CONCEALED SPACES WITHIN STAIR CONSTRUCTION
(3) CEILING SPACES
(4) EXTERIOR CORNICES
(5) DUCT AND PIPE CHASES

E. CONCRETE MATERIALS FOR STRUCTURAL ELEMENTS PROPORTIONED ON THE BASIS OF CALCULATED STRESSES 70% GREATER OF BASIC ALLOWABLE VALUES (C26.1004.0) FILE FORM 10A.

F. PLACING OF CONCRETE (TABLE 10-2)

G. REINFORCED MASONRY (TABLE 10-2)

H. MECHANICAL VENTILATION (C26-1301.2).

I. HEATING AND COMBUSTION EQUIPMENT (C26-1401.1 (A)).

J. CHIMNEYS (C26-1501.1(D)).

K. FINAL INSPECTION (PER DIRECTIVE 14)

GENERAL NOTES

1. SCOPE OF WORK:

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE **BEST TRADE PRACTICES**.

3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.

4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED 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 THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

7. THE CONTRACTOR SHALL LAY OUT HIS WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. PLUMBING, ELECTRICALS, ETC.

8. PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

9. ELECTRICAL WORK SHALL BE PREFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, 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.

11. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

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A101.02 PROPOSED PLANS - FIRST FLOOR
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A102.02 PROPOSED PLANS - SECOND FLOOR
A103.01 EXISTING PLANS - THIRD FLOOR
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A104.02 PROPOSED PLANS - FOURTH FLOOR
A105.02 PROPOSED PLANS - FOURTH FLOOR ROOF TERRACE
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A201.02 PROPOSED NORTH ELEVATION
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A302.02 PROPOSED CROSS SECTION

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A703.00 EXISTING BUILDING VIEWS - REAR YARD
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A705.00 EXISTING BUILDING SURROUNDING VIEWS
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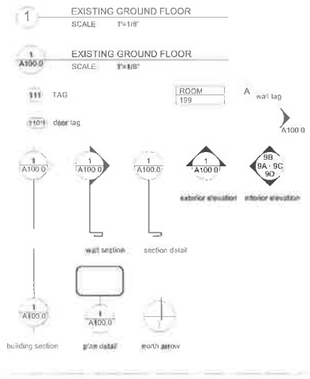
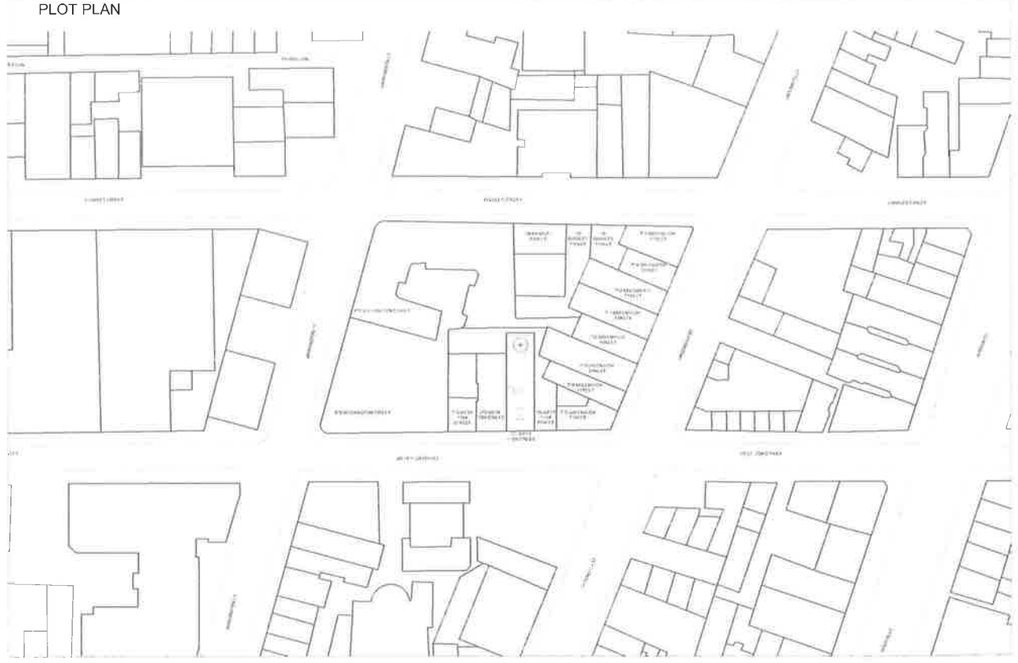
A707.00 RENDERED NORTH ELEVATION
A708.00 RENDERED COMPARISON
A709.00 RENDERED COMPARISON
A710.00 SITE CONTEXT
A711.00 SIGHTLINE DIAGRAMS
A709.00 GREEN SPACE ALLOTMENT

SYMBOLS

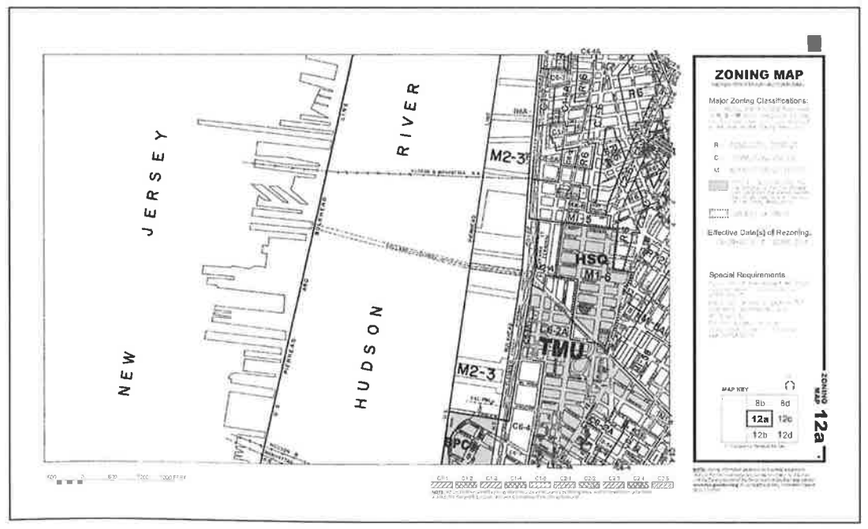


PLOT PLAN



1 ZONING LOT - BLOCK 631
SCALE: 1/64"=1'-0"

ZONING PLAN



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SEAL & SIGNATURE

STATUS

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271 WEST 10TH STREET
NEW YORK, NY 10014

DRAWN
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DATE
30 AUGUST 2013

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DRAWING NUMBER
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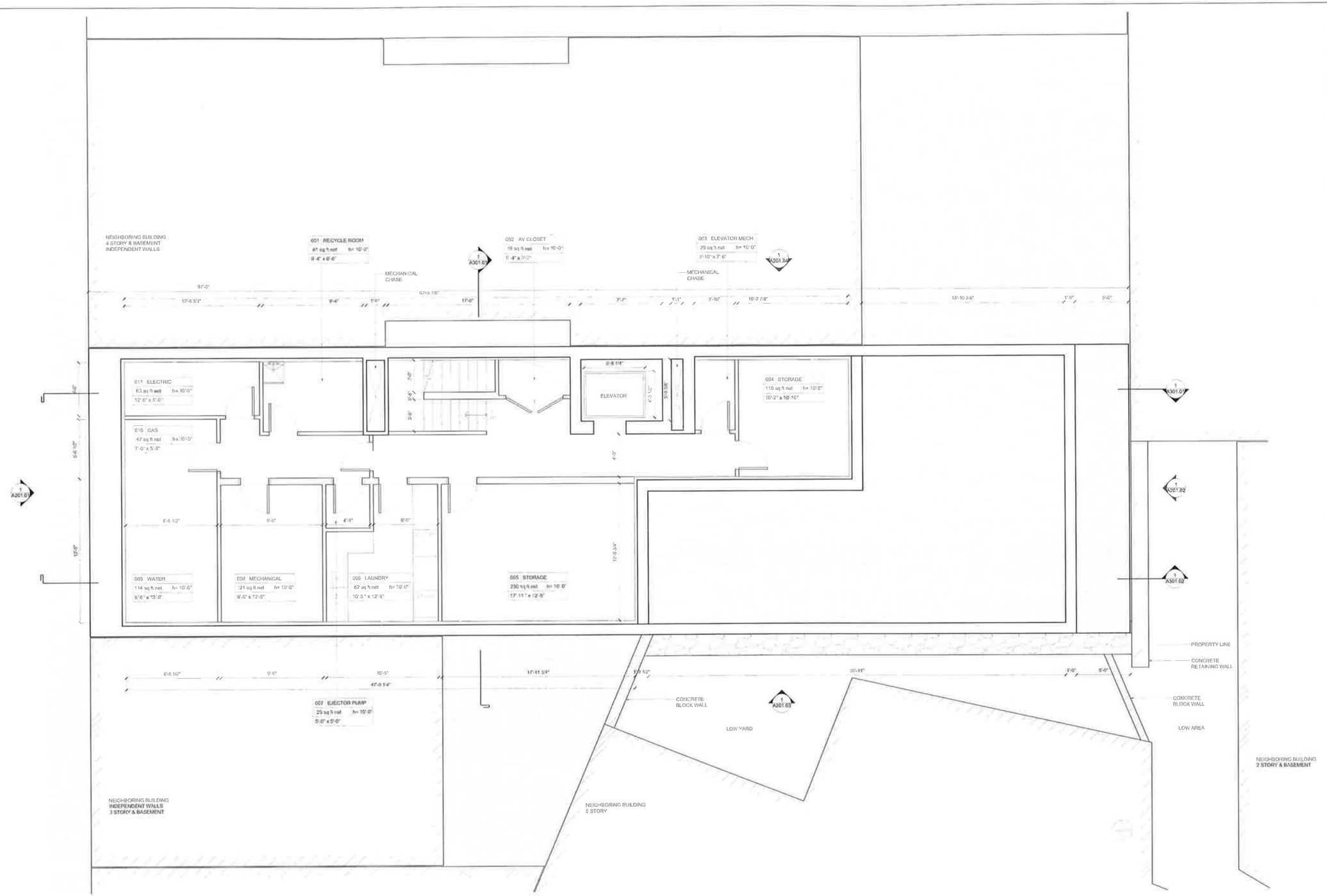

1 PROPOSED CELLAR PLAN
SCALE 1/4" = 1'-0"

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NEW YORK, NY 10014

OWNER
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DATE
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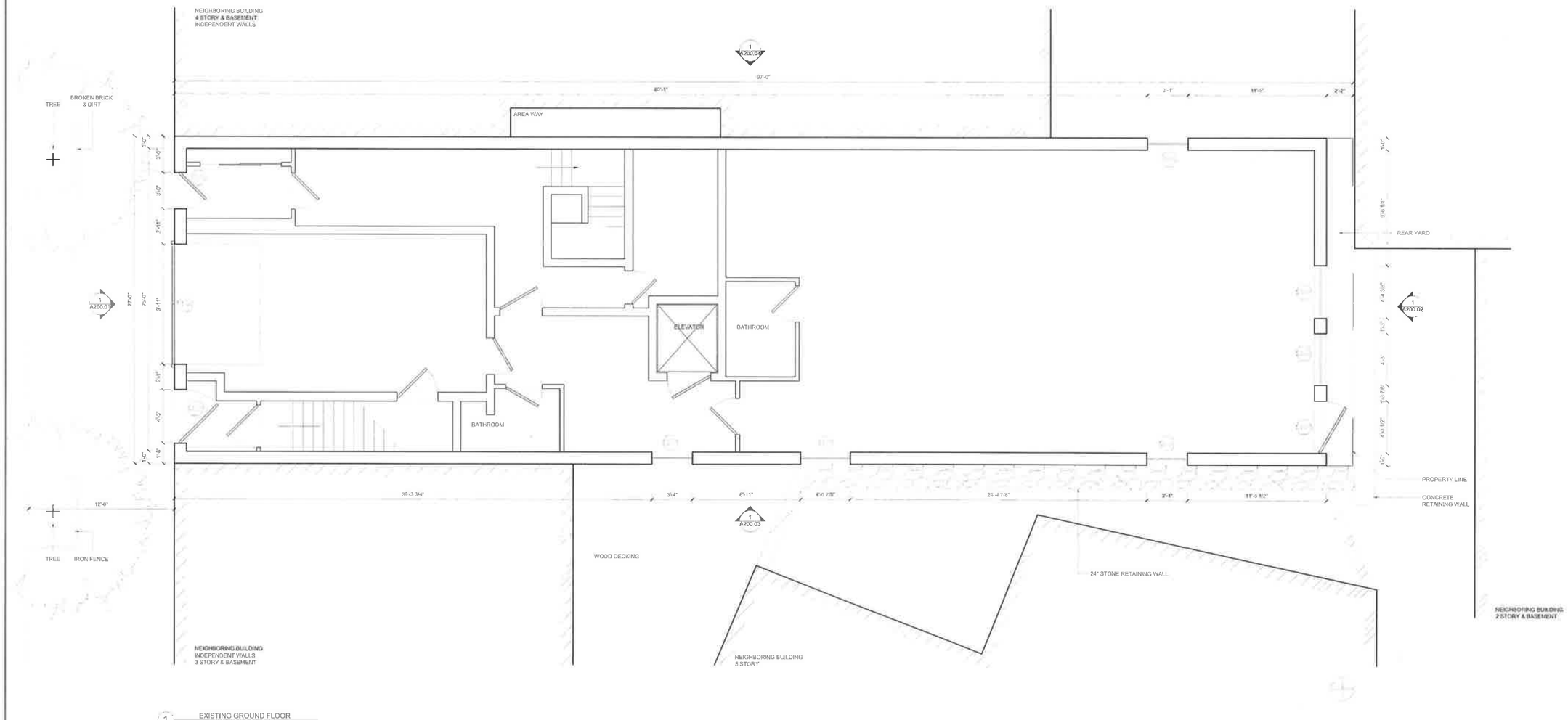
DRAWING TITLE
PROPOSED PLANS - CELLAR

DRAWING NUMBER
A100.02



1 EXISTING GROUND FLOOR
SCALE 1"=1/4"

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NEW YORK, NY 10014

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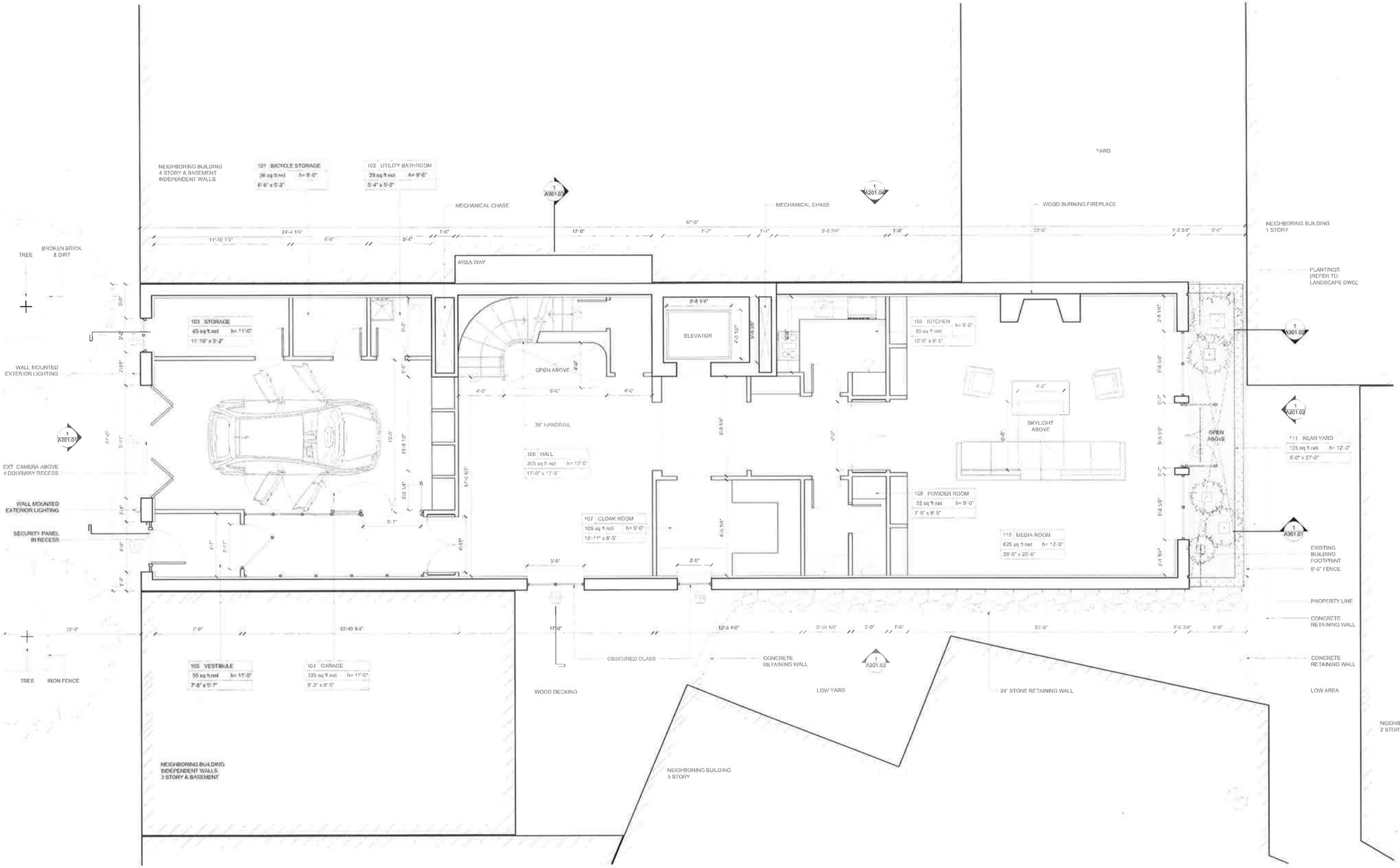
EXISTING PLANS - FIRST FLOOR

DRAWING NUMBER
A101.01



1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

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PROPOSED PLANS -
FIRST FLOOR

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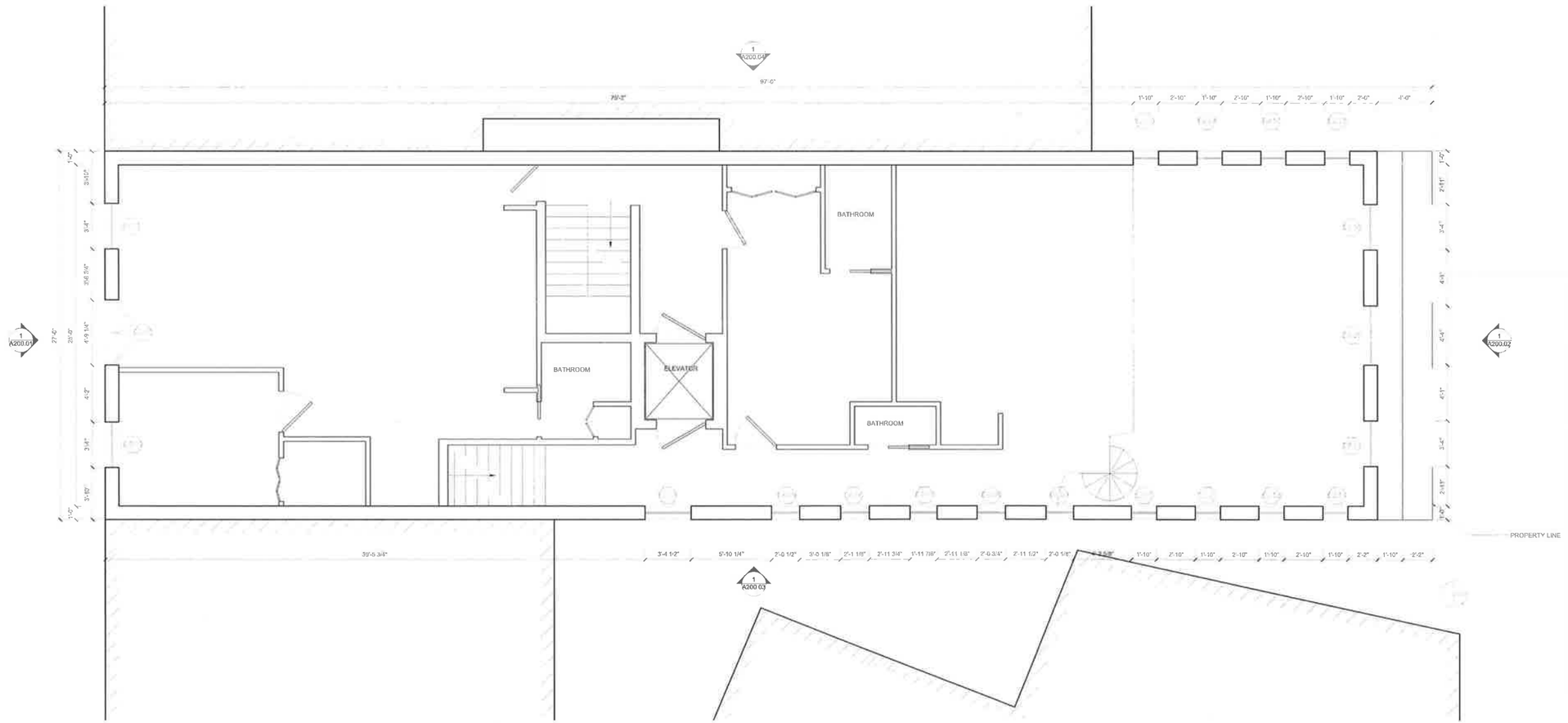

1 EXISTING SECOND FLOOR
SCALE 1"=1/4"

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SEAL & SIGNATURE

SCALE

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DRAWN
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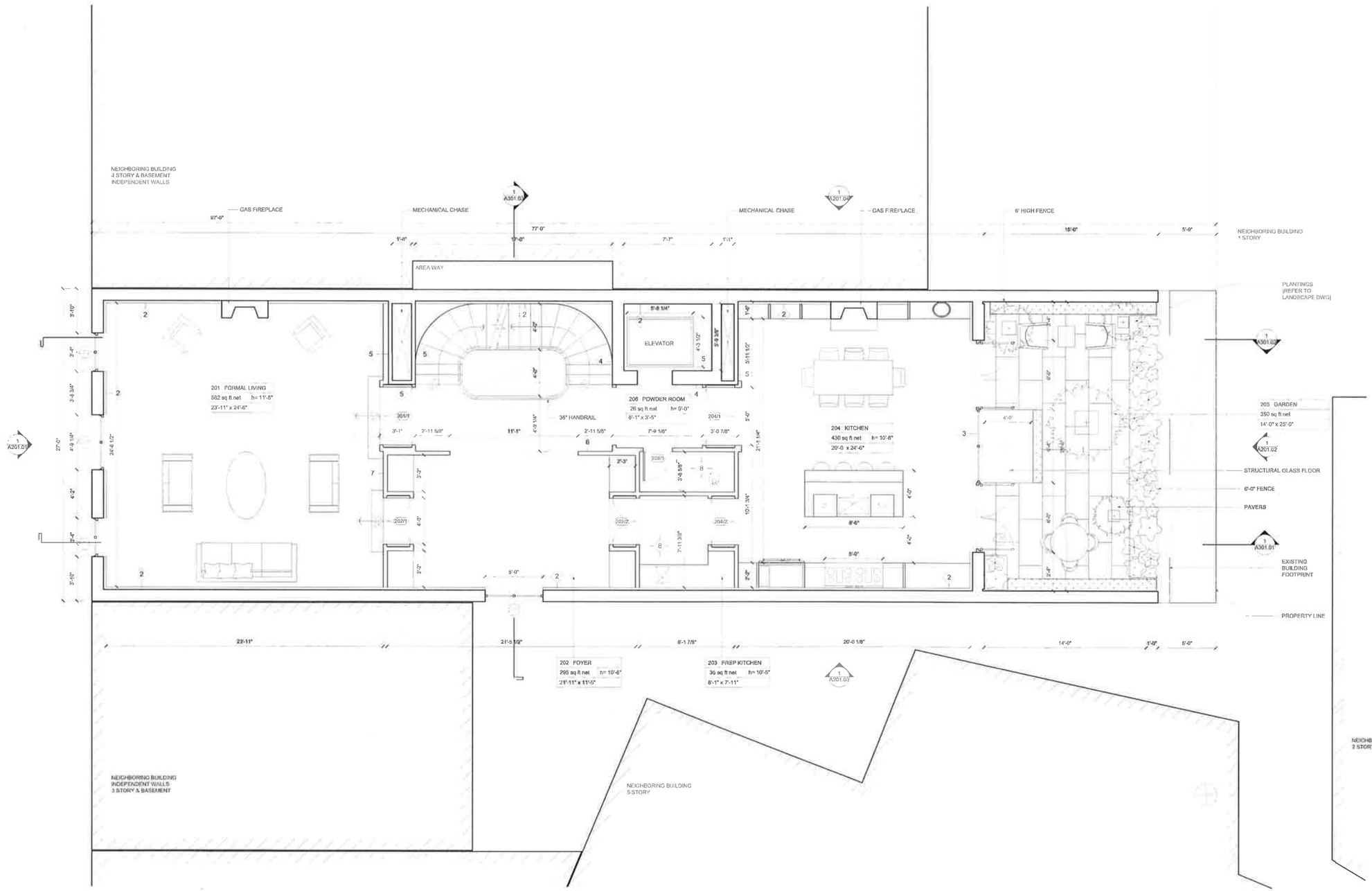
30 AUGUST 2013

DRAWING TITLE
EXISTING PLANS -
SECOND FLOOR

DRAWING NUMBER
A102.01



1 PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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PROPOSED PLANS -
SECOND FLOOR

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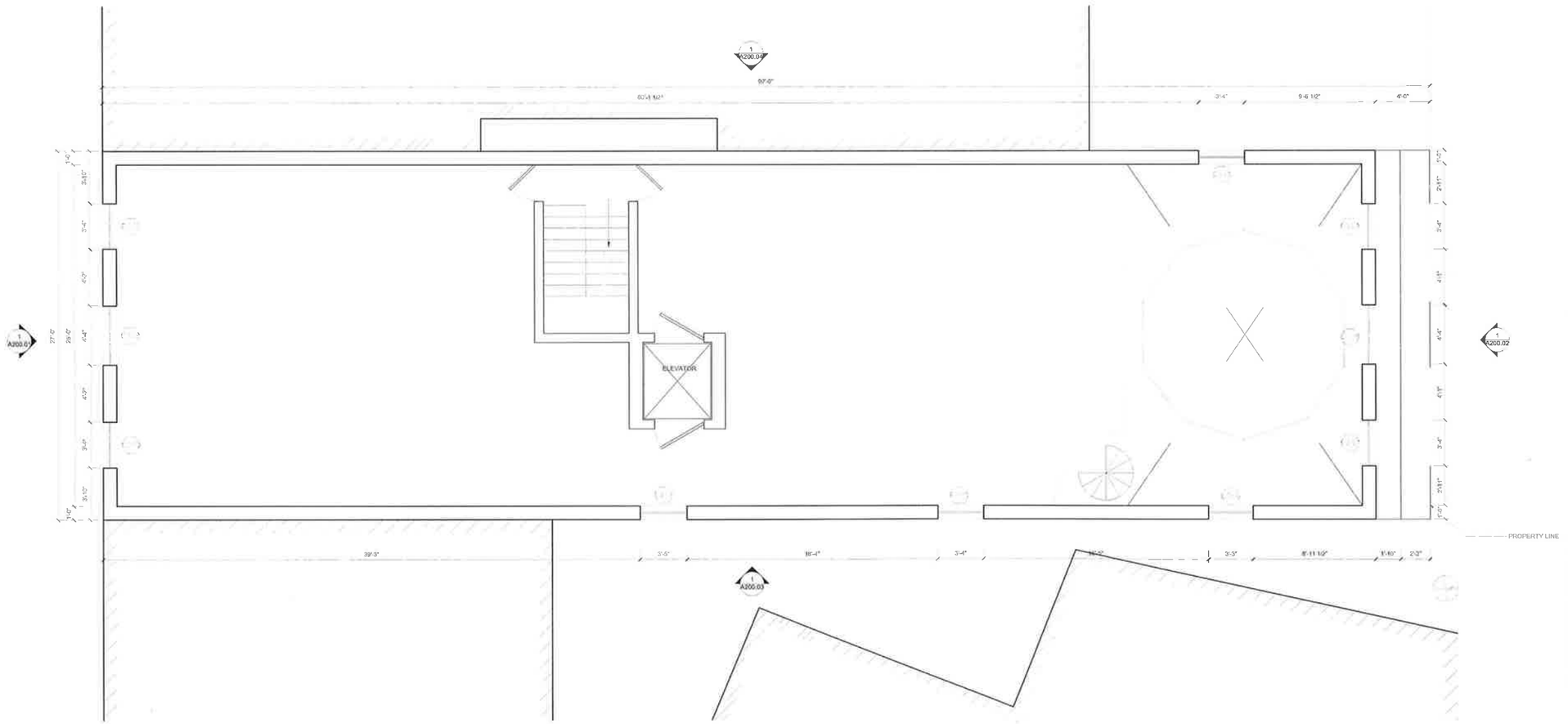

1 EXISTING THIRD FLOOR
SCALE: 1/4"=1'-0"

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ITEM

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271 WEST 10TH STREET
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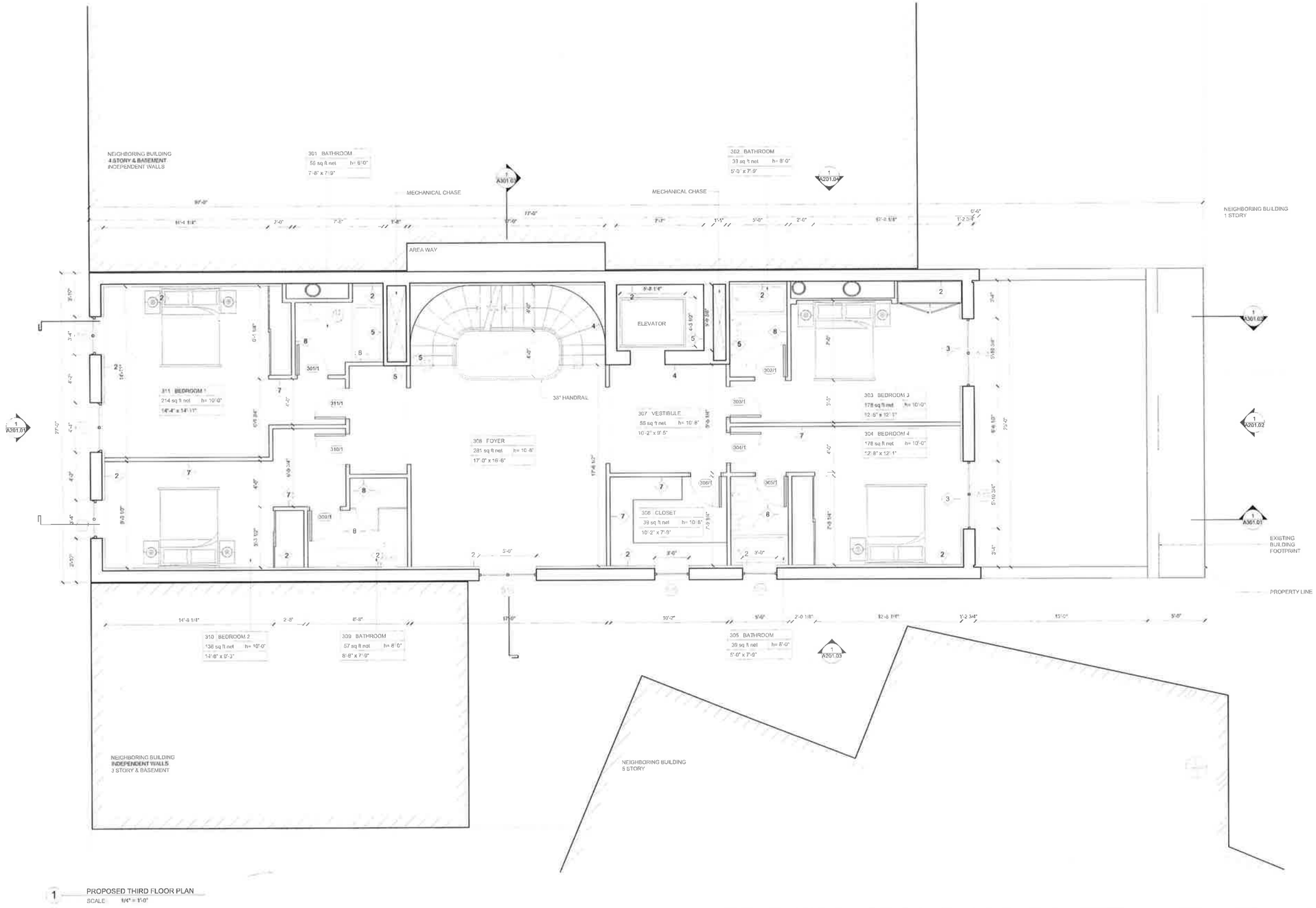

1 PROPOSED THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

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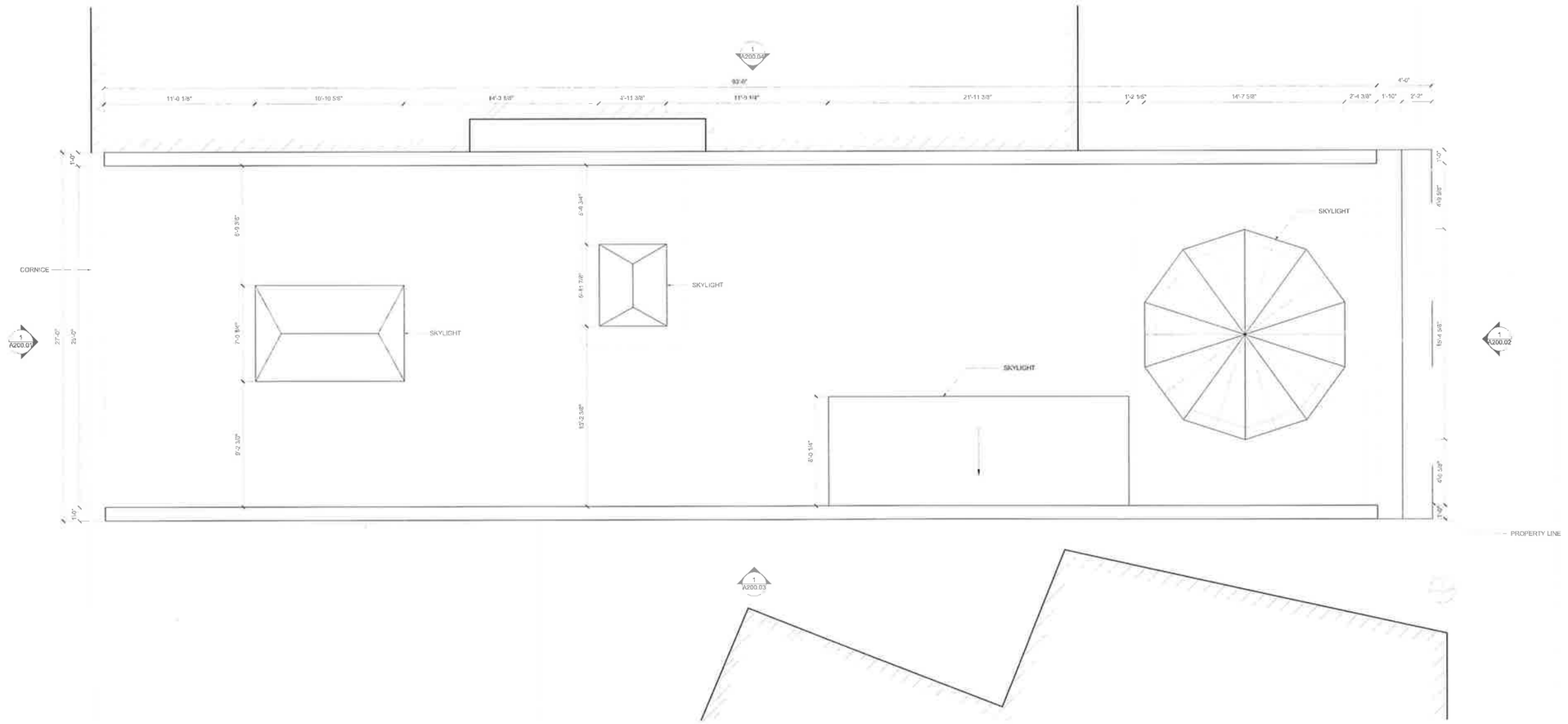

1 EXISTING ROOF
SCALE: 1/4"1/4"

GENERAL NOTES

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CHKD

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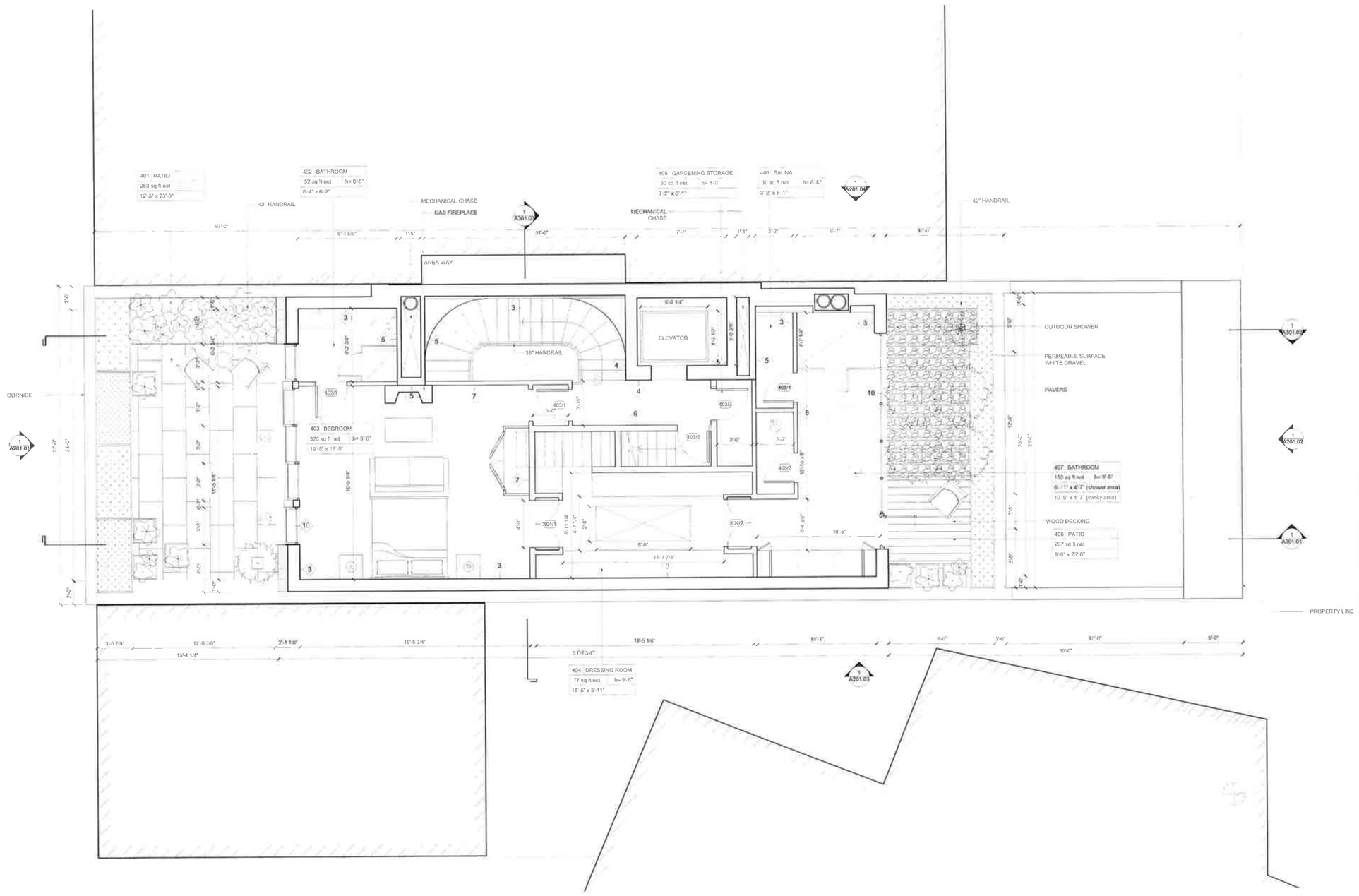
30 AUGUST 2013

DRAWING TITLE
EXISTING PLANS - FOURTH FLOOR

DRAWING NUMBER
A104.01



1 PROPOSED FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

NO	DATE	DESCRIPTION

ARCHITECT
studioMDA
102 Franklin St., 3rd Floor
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SEAL & SIGNATURE

BOOK

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

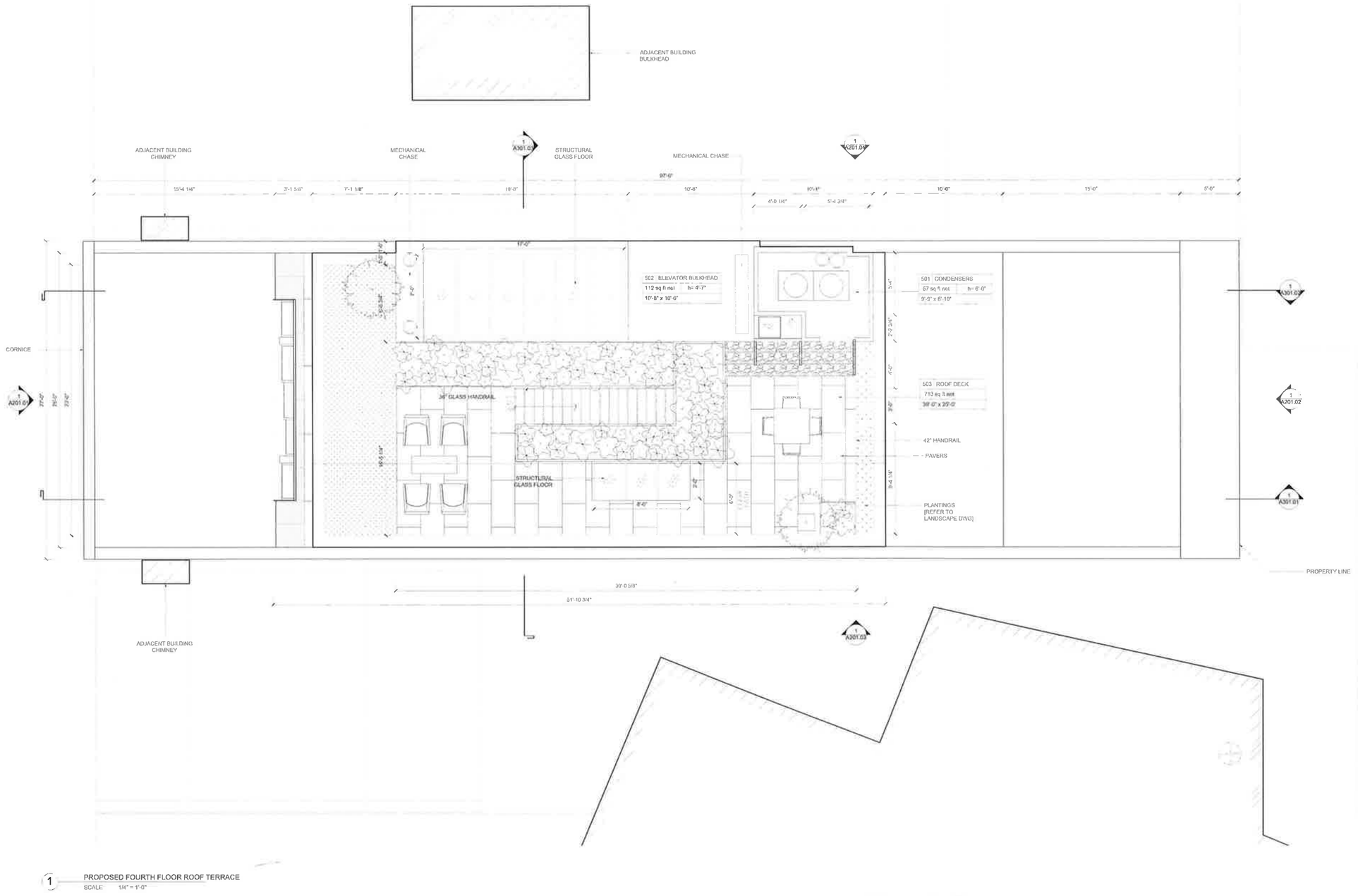
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED PLANS - **FOURTH** FLOOR

DRAWING NUMBER
A104.02



1 PROPOSED FOURTH FLOOR ROOF TERRACE
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NO	DATE	DESCRIPTION

ARCHITECT
studioMDA
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SEAL & SIGNATURE

BOMA

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

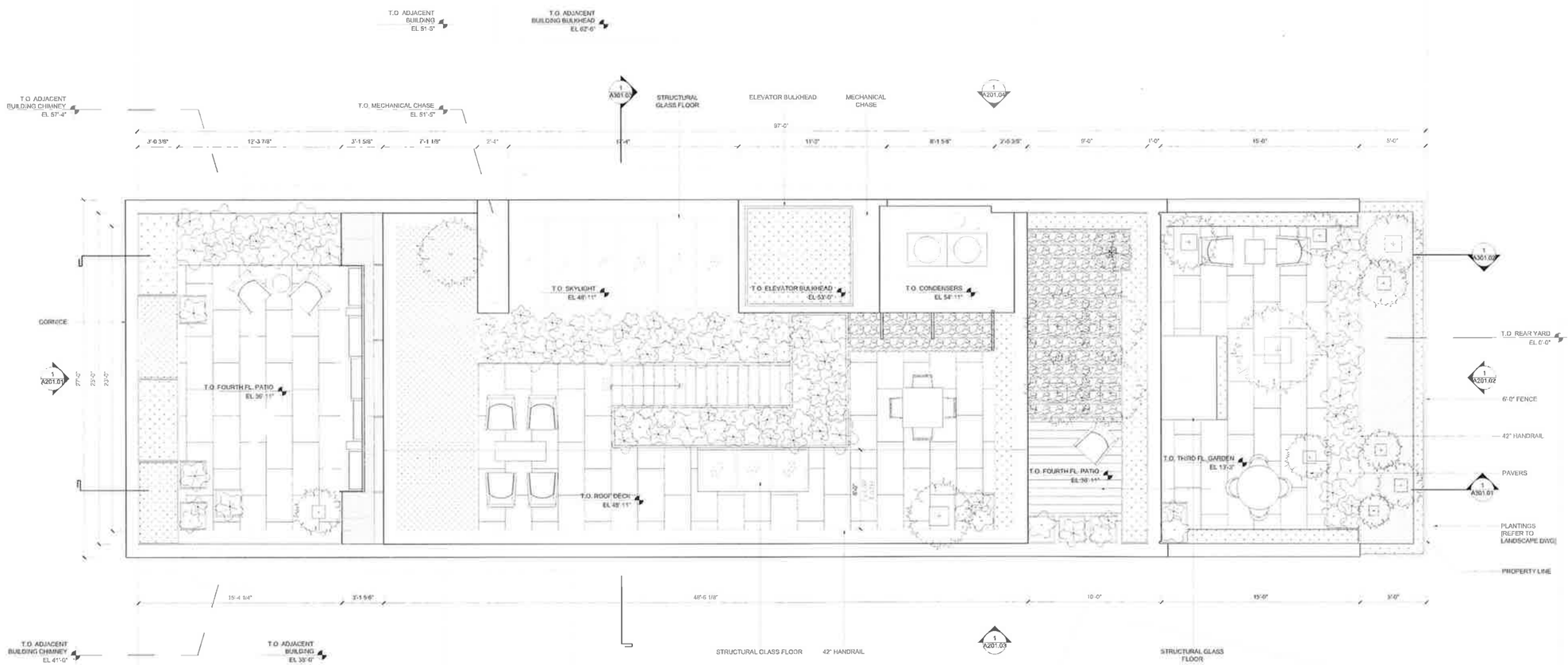
DRAWN
MDA

CHECKED

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED PLANS - FOURTH FLOOR ROOF TERRACE

DRAWING NUMBER
A105.02



1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

NO	DATE	DESCRIPTION

ARCHITECT
studioMDA
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SEAL & SIGNATURE

STAMP

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

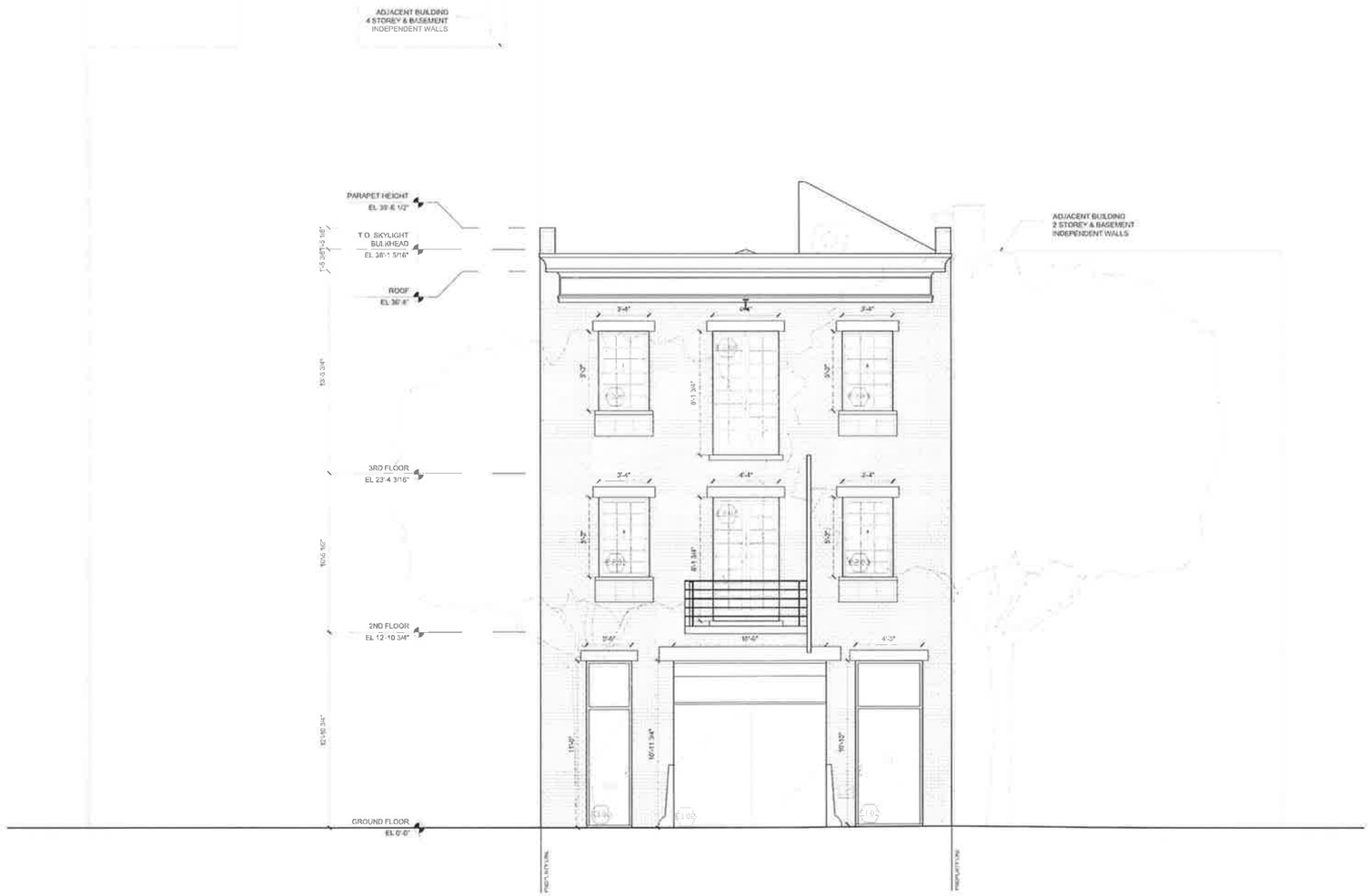
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED PLANS - ROOF

DRAWING NUMBER
A106.02



1 EXISTING SOUTH ELEVATION
SCALE 1"=1/4"

GENERAL NOTES

NO	DATE	DESCRIPTION

ISSUED

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SEAL & SIGNATURE

BIM 360

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

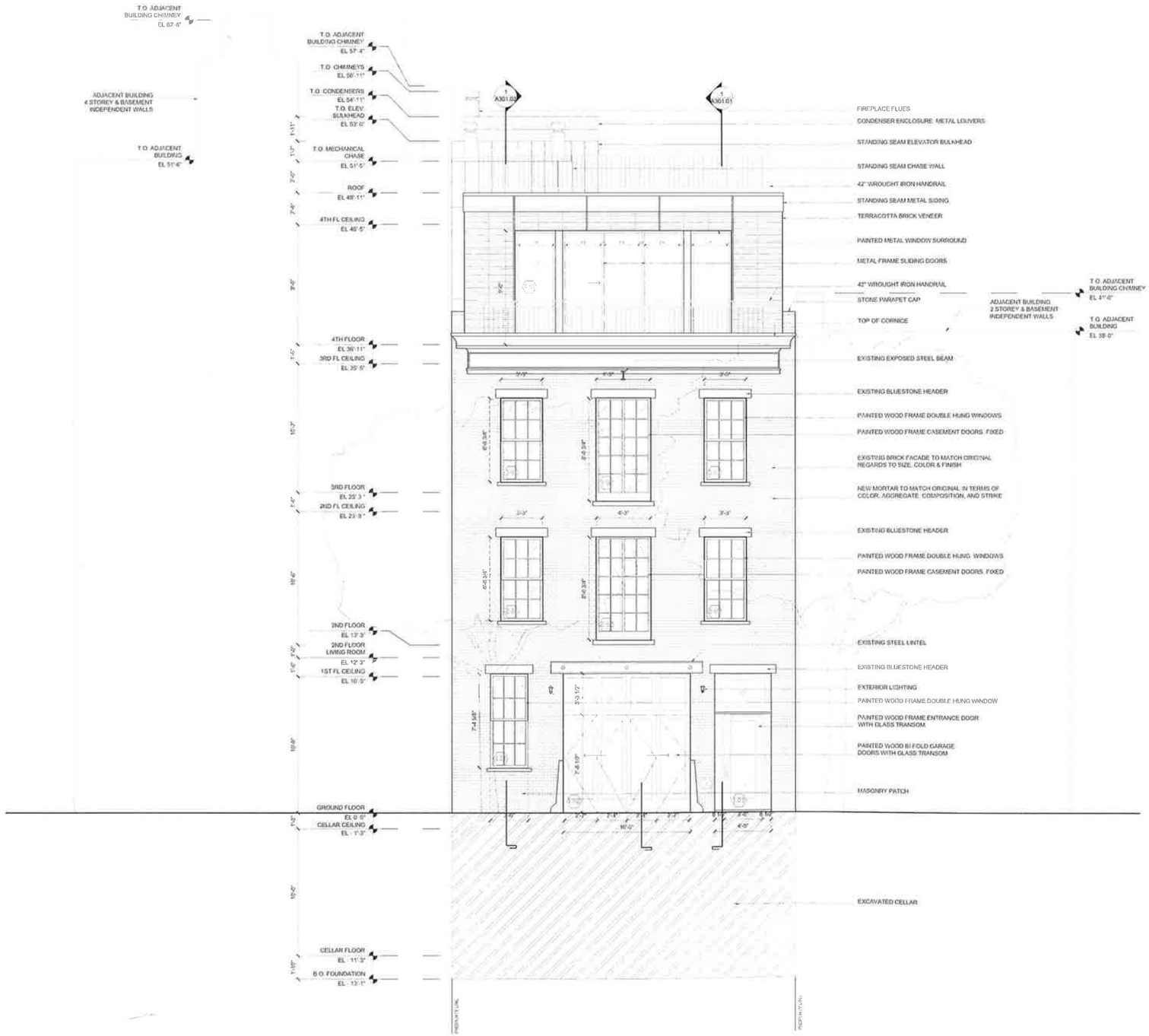
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
EXISTING ELEVATION - SOUTH

DRAWING NUMBER
A200.01



GENERAL NOTES

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SIGN

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

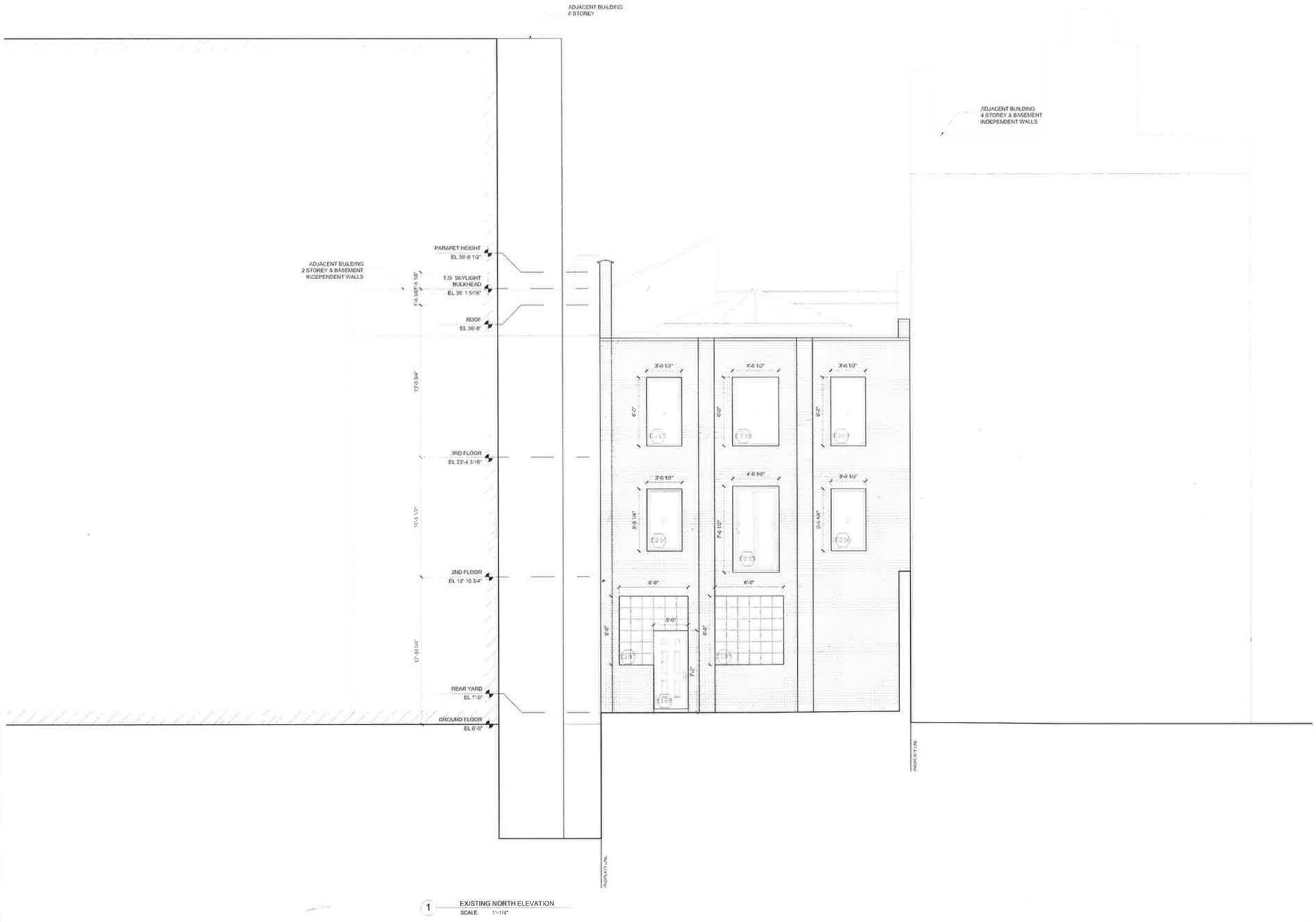
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED ELEVATION - SOUTH

DRAWING NUMBER
A200.02



1 EXISTING NORTH ELEVATION
SCALE 1"=1/4"

GENERAL NOTES

NO.	DATE	DESCRIPTION

ARCHITECT
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F: +1 212.334.5528

SEAL & SIGNATURE

SCAN

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

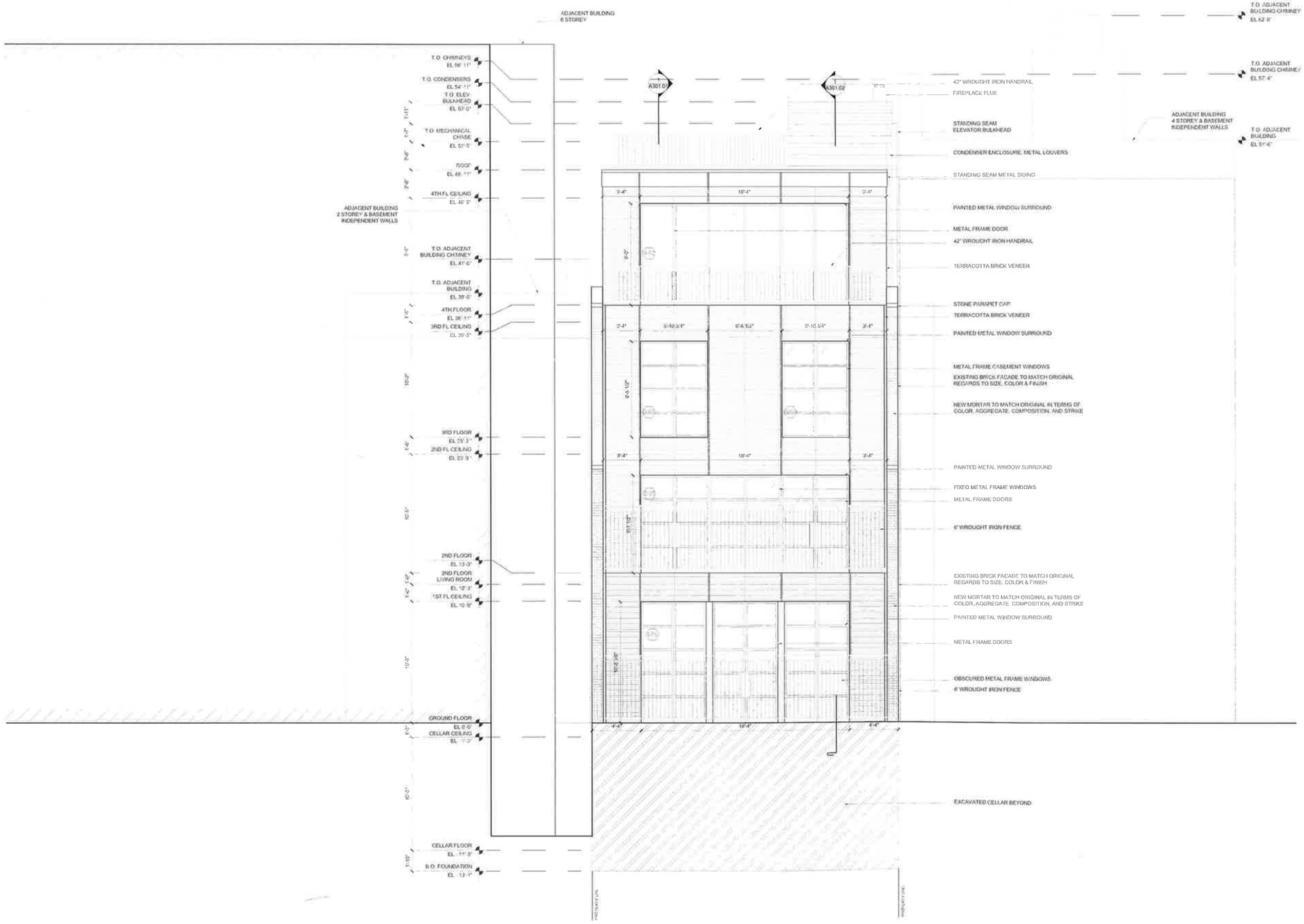
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
EXISTING ELEVATION - NORTH

DRAWING NUMBER
A201.01



1 PROPOSED NORTH ELEVATION

GENERAL NOTES

NO.	DATE	DESCRIPTION

DESIGN
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F: +1 212.620.8157

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F: +1 212.334.5528

SCALE DRAWN

SCALE

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

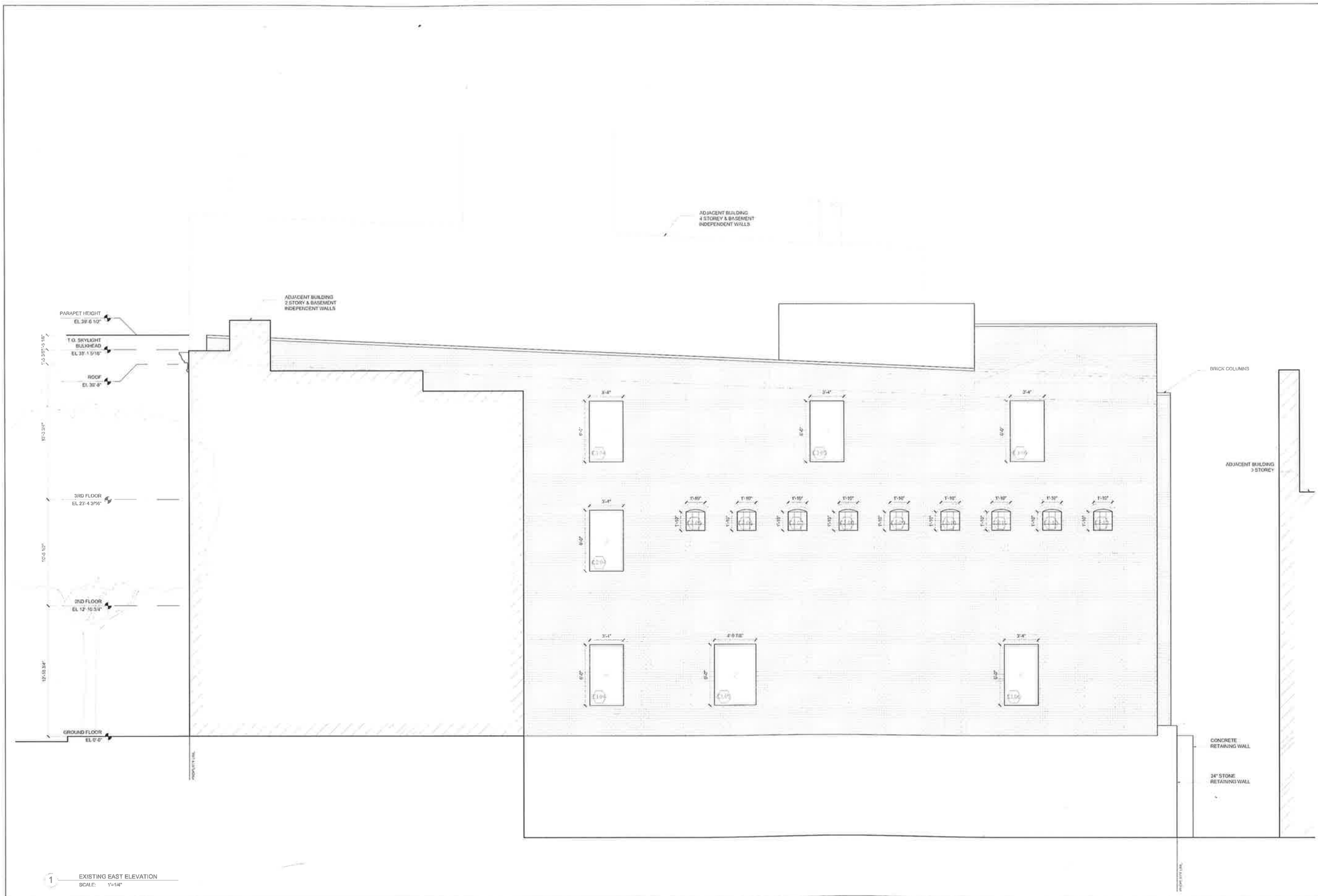
DRAWN
MDA

CHKD

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED
ELEVATION - NORTH

DRAWING NUMBER
A201.02



1 EXISTING EAST ELEVATION
SCALE: 1"=1/4"

GENERAL NOTES

NO.	DATE	DESCRIPTION

ARCHITECT
studioMDA
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SEAL & SIGNATURE

ISSUE

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

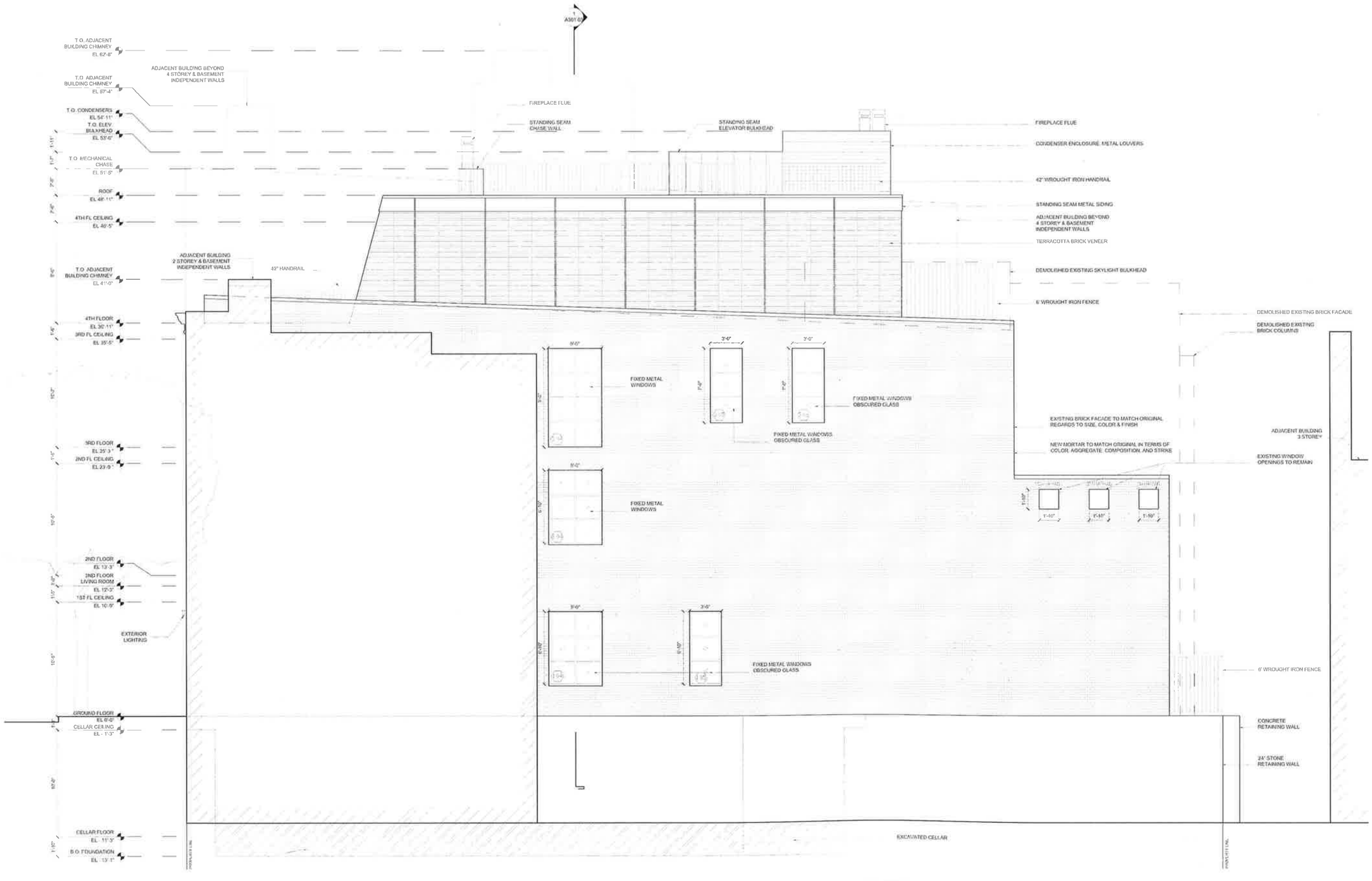
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
EXISTING ELEVATION - EAST

DRAWING NUMBER
A202.01



GENERAL NOTES

NO	DATE	DESCRIPTION

DRAWN

studioMDA
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T: +1 212 343 3330
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SEAL & SIGNATURE

SCAN

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

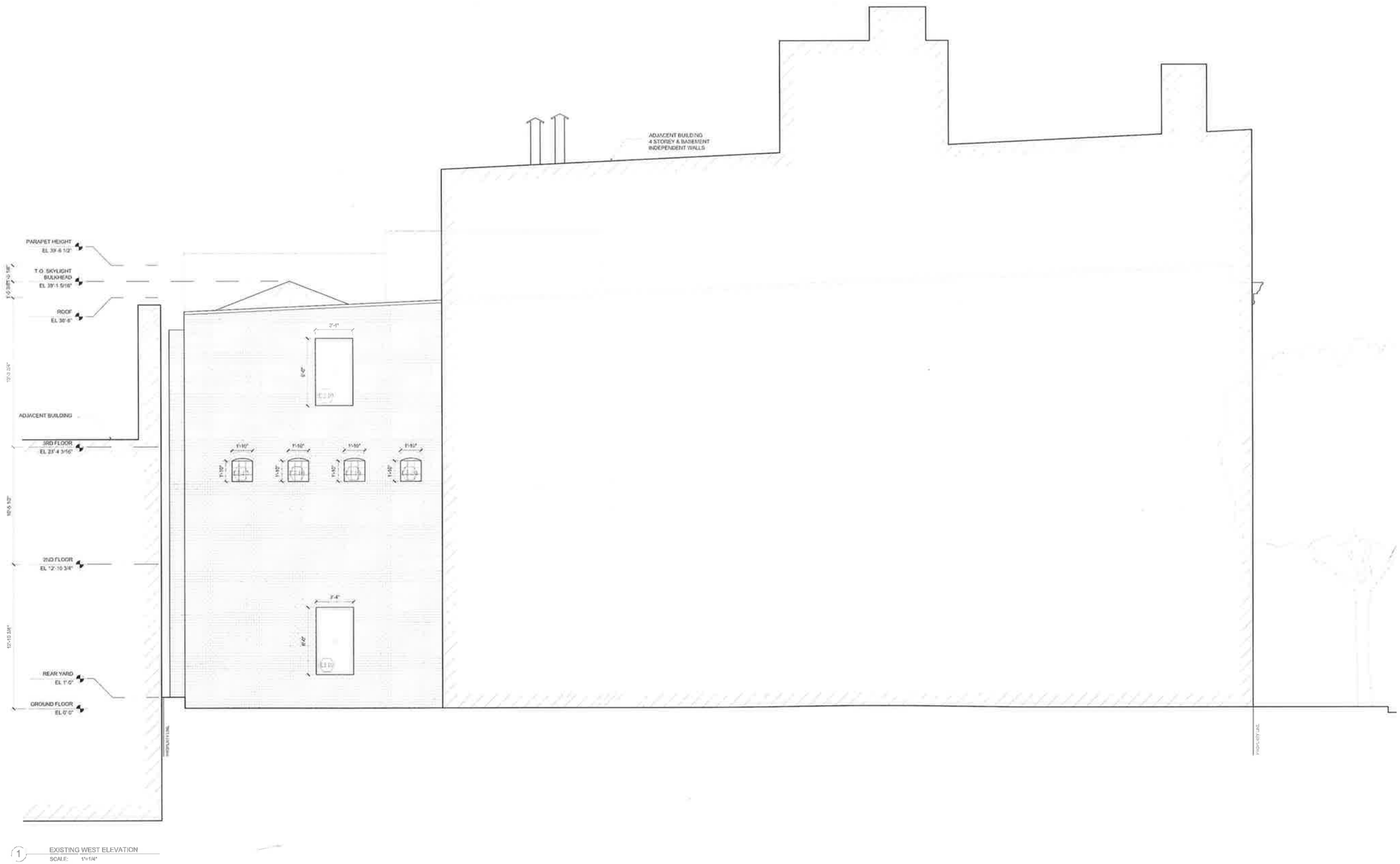
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED
ELEVATION - EAST

DRAWING NUMBER
A202.02



1 EXISTING WEST ELEVATION
SCALE: 1"=1/4"

GENERAL NOTES

NO.	DATE	DESCRIPTION

ARCHITECT
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SEAL & SIGNATURE

SCAN

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

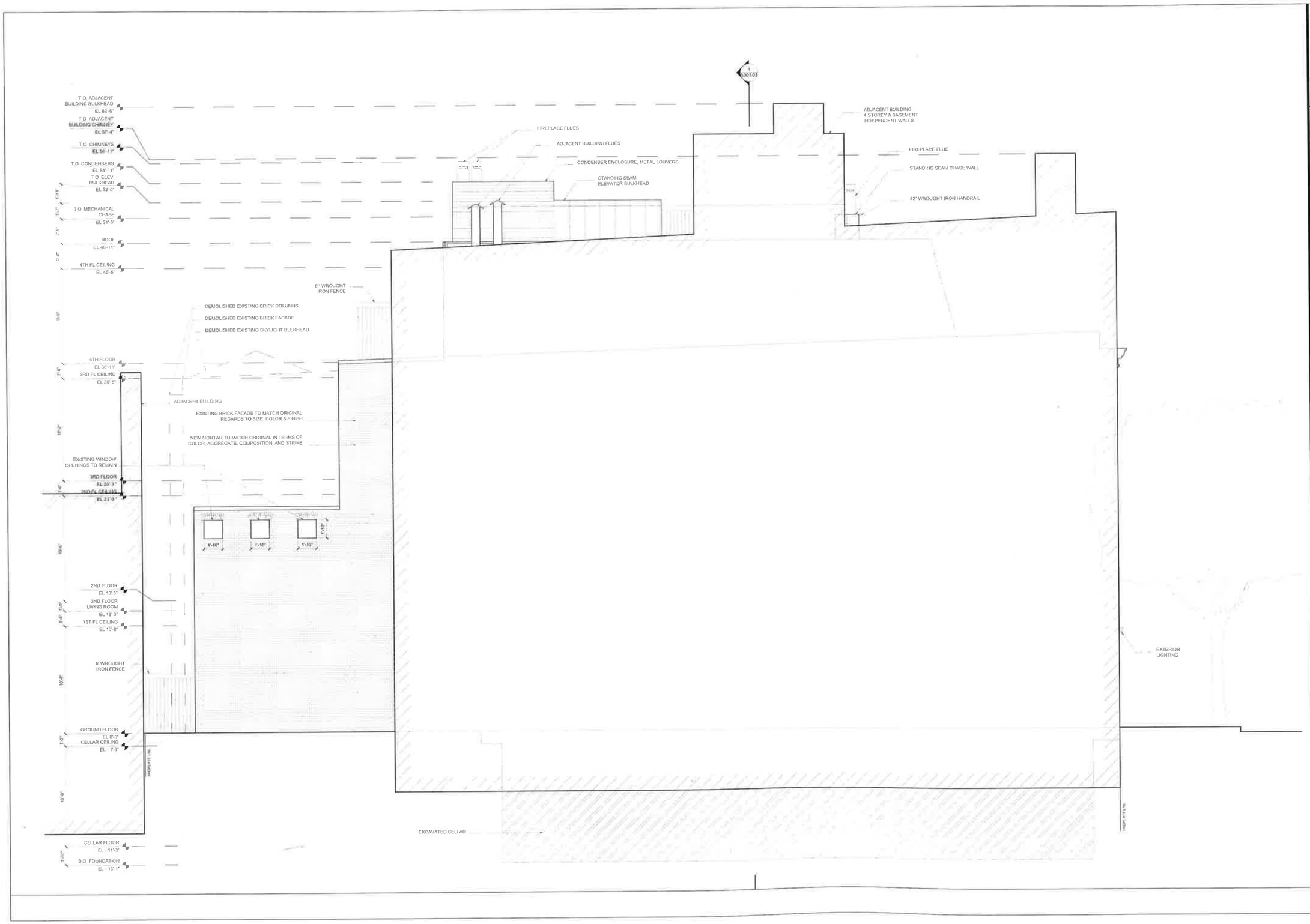
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
EXISTING ELEVATION - WEST

DRAWING NUMBER
A203.01



GENERAL NOTES

NO	DATE	DESCRIPTION

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SEAL & SIGNATURE

NOTES

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

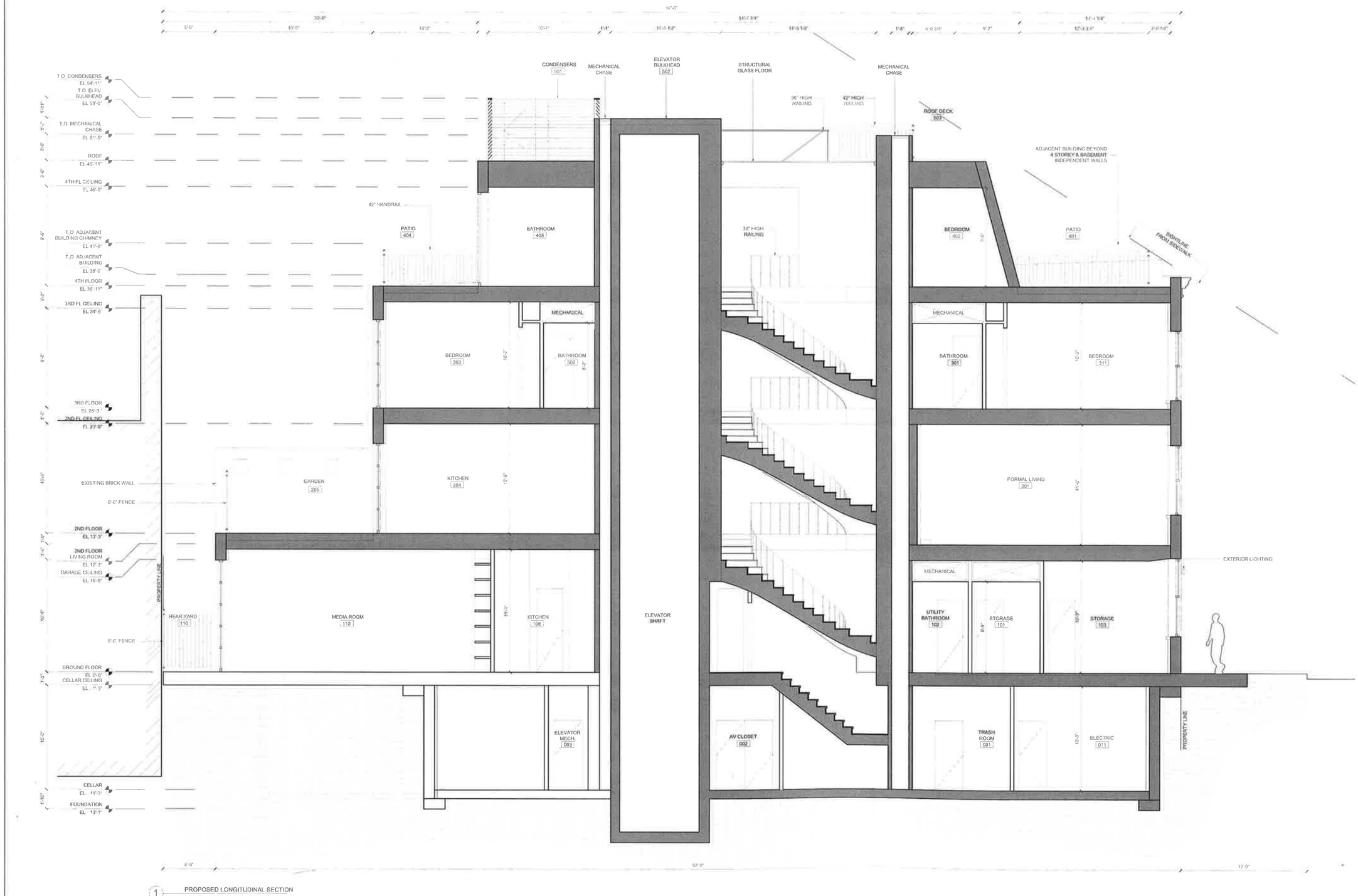
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED ELEVATION - WEST

DRAWING NUMBER
A203.02



1 PROPOSED LONGITUDINAL SECTION
SCALE 1"=1/4"

GENERAL NOTES

NO	DATE	DESCRIPTION

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SEAL & SIGNATURE

B SCAN

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

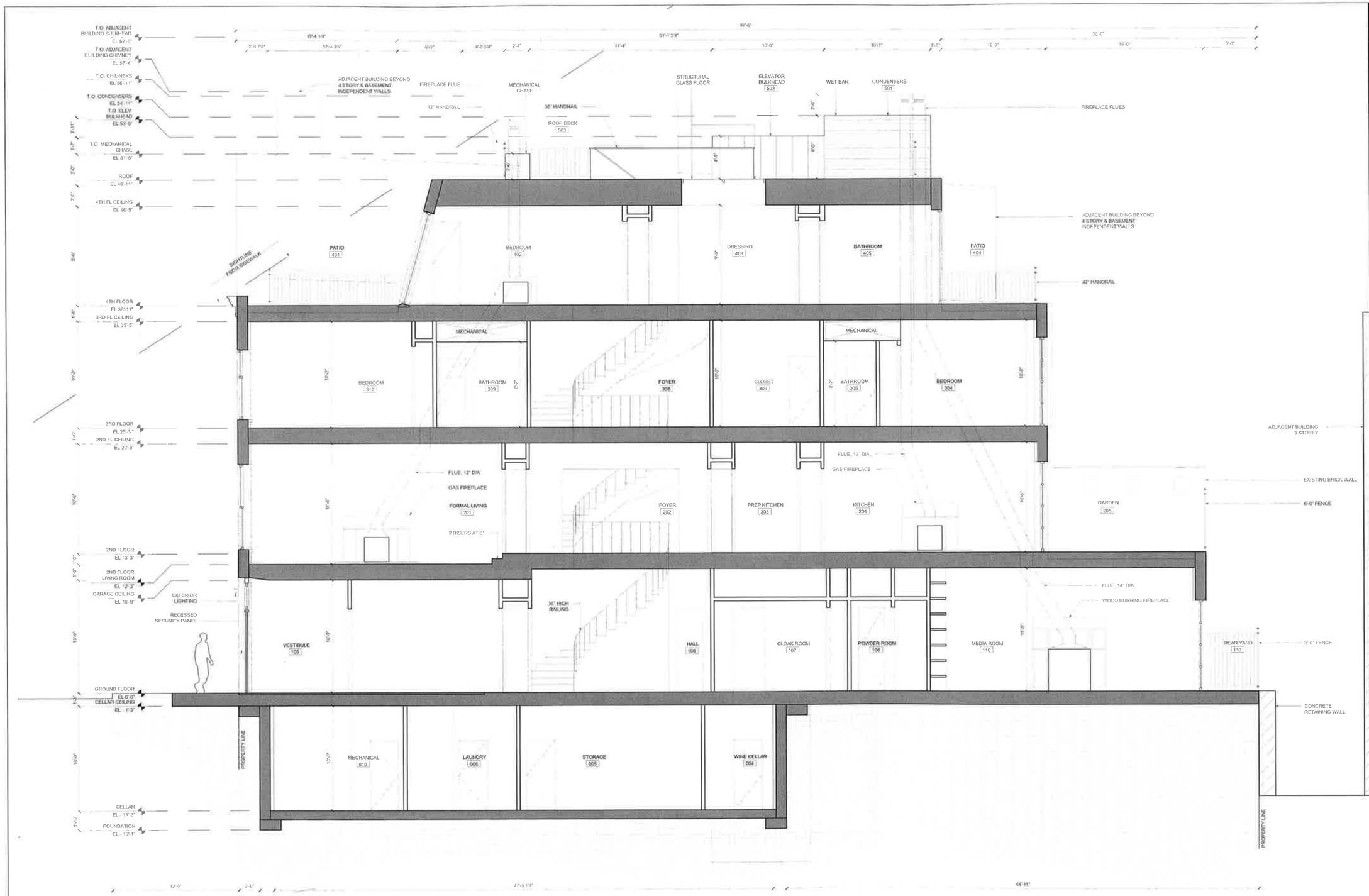
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED LONGITUDINAL SECTION

DRAWING NUMBER
A300.02



1 PROPOSED LONGITUDINAL SECTION
SCALE 1"=1'-0"

GENERAL NOTES

NO	DATE	DESCRIPTION

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MEP & SUSTAINABILITY

LEGAL

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

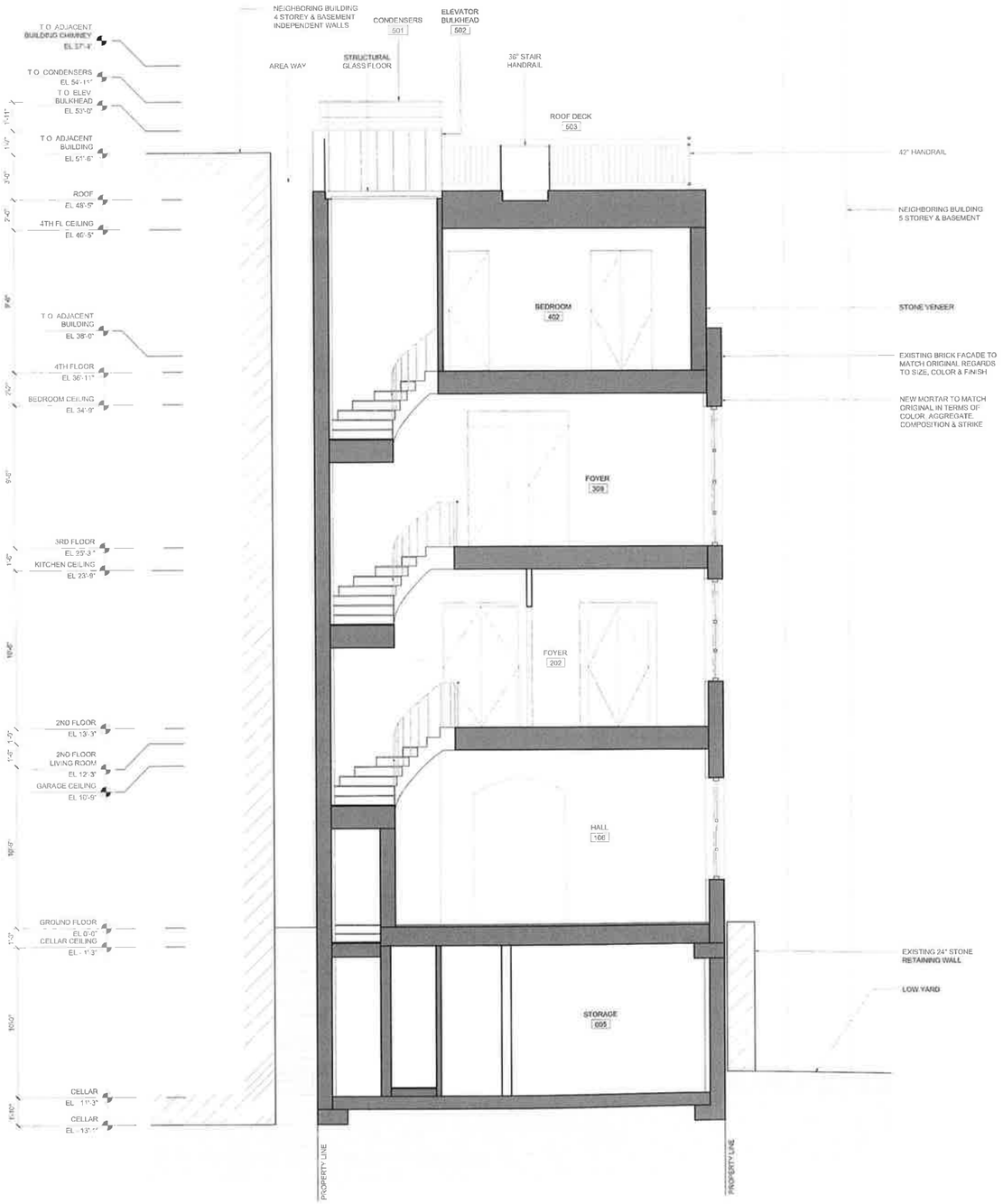
DRAWN
MDA

CHECKED

DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED LONGITUDINAL SECTION

DRAWING NUMBER
A301.02



GENERAL NOTES

NO.	DATE	DESCRIPTION

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SEAL & SIGNATURE

SIGNATURE

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

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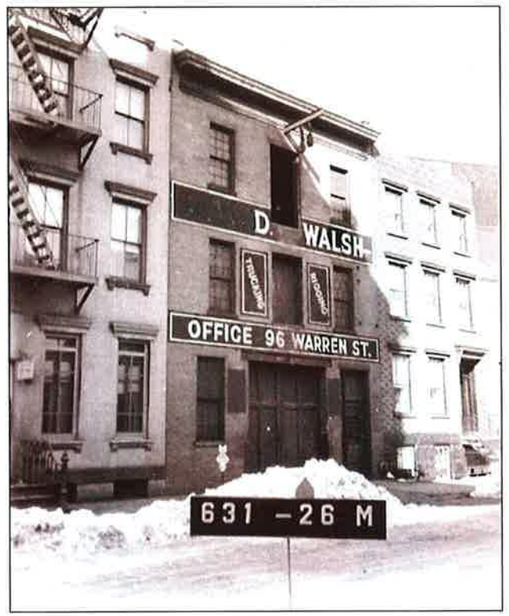
MDA

CHECKED

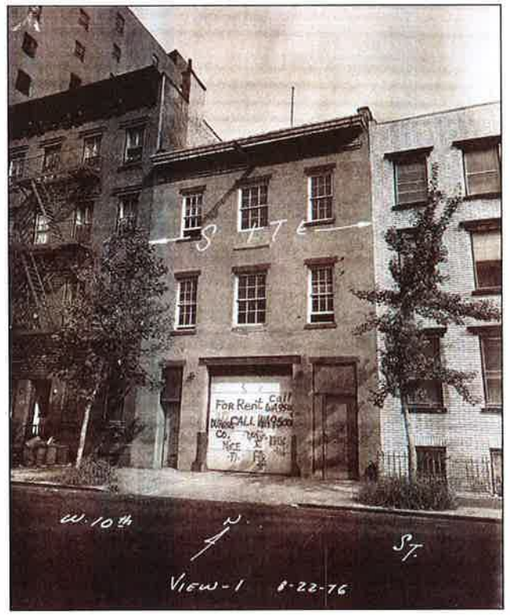
DATE
30 AUGUST 2013

DRAWING TITLE
PROPOSED CROSS SECTION

DRAWING NUMBER
A302.02

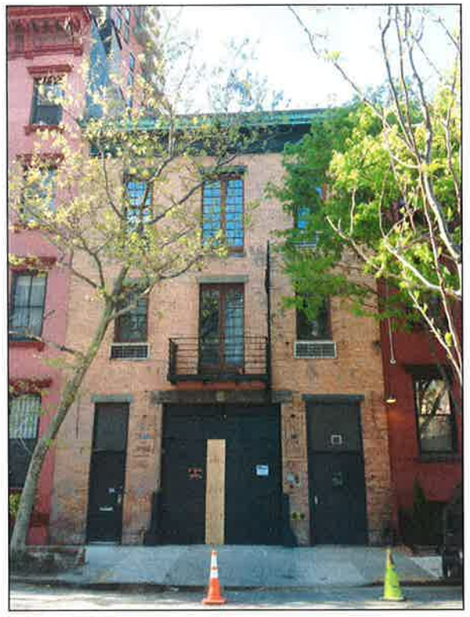


1 VIEW #1 - 1940
SCALE NTS



2 VIEW #2 - 1976
SCALE NTS

3 VIEW #3 - 2006
SCALE NTS



4 VIEW #4 - 2013
SCALE NTS

GENERAL NOTES

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STAMP

PROJECT NAME
271 WEST 10TH STREET
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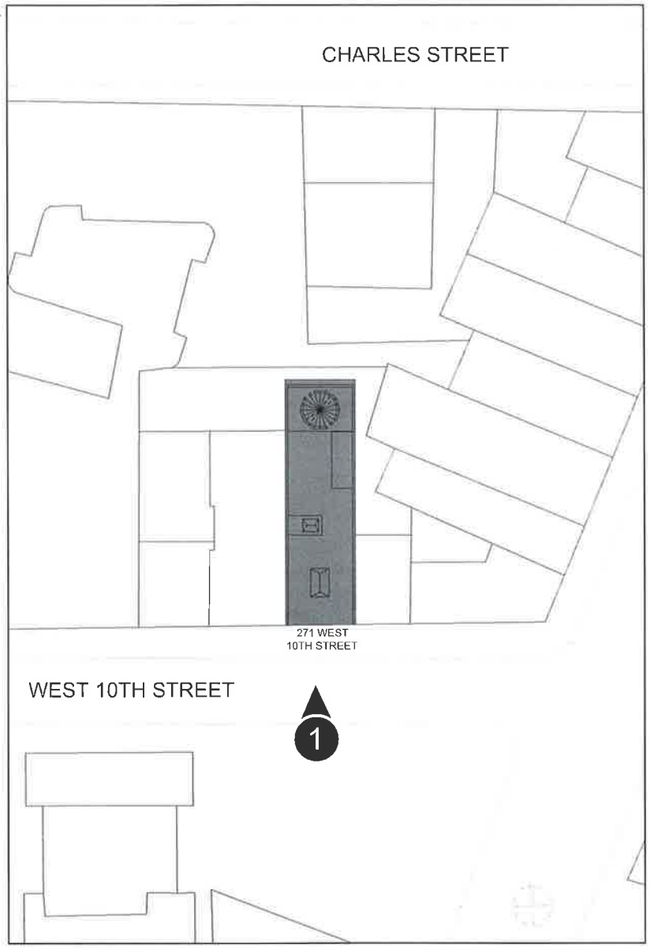
DRAWN
MDA

SCALE

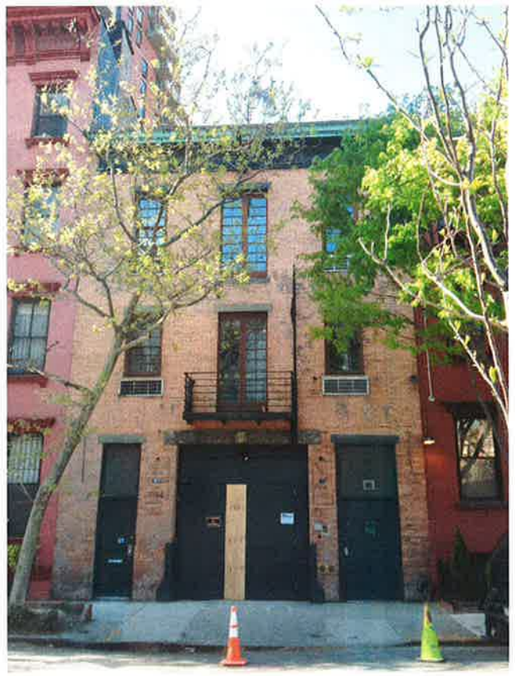
DATE
30 AUGUST 2013

DRAWING TITLE
HISTORIC BUILDING VIEWS

DRAWING NUMBER
A700.00



3 KEY PLAN
SCALE NTS



1 VIEW #1 - SOUTH FACADE
SCALE NTS

2 CLOSE UPS - SOUTH FACADE
SCALE NTS

GENERAL NOTES

NO.	DATE	DESCRIPTION

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271 WEST 10TH STREET
NEW YORK, NY 10014

MDA

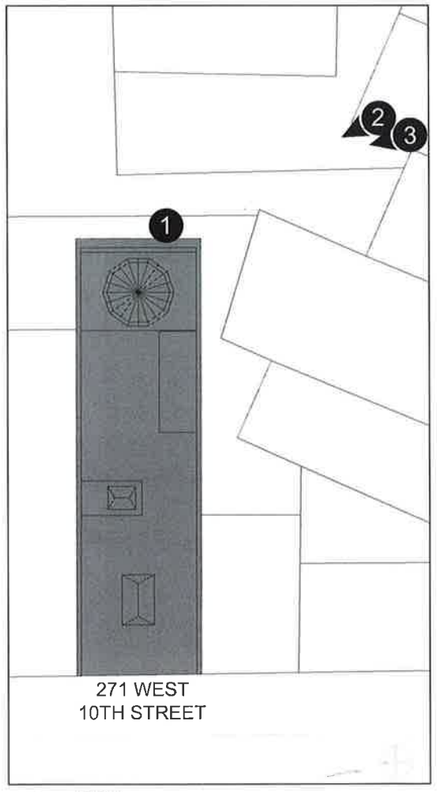
30 AUGUST 2013

EXISTING BUILDING VIEWS - SOUTH FACADE

A701.00

REAR PROPERTY LINE

1 VIEW #2 - REAR YARD, FROM ROOF
SCALE: NTS



4 KEY PLAN
SCALE NTS

REAR PROPERTY LINE

REAR YARD

2 VIEW #2 - REAR YARD/FACADE FROM NEIGHBORING BUILDING
SCALE: NTS

REAR YARD

3 VIEW #3 - REAR YARD FROM NEIGHBORING BUILDING
SCALE NTS

GENERAL NOTES

NO	DATE	DESCRIPTION

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SEAL & SIGNATURE

TITLE

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
EXISTING BUILDING VIEWS
- REAR YARD

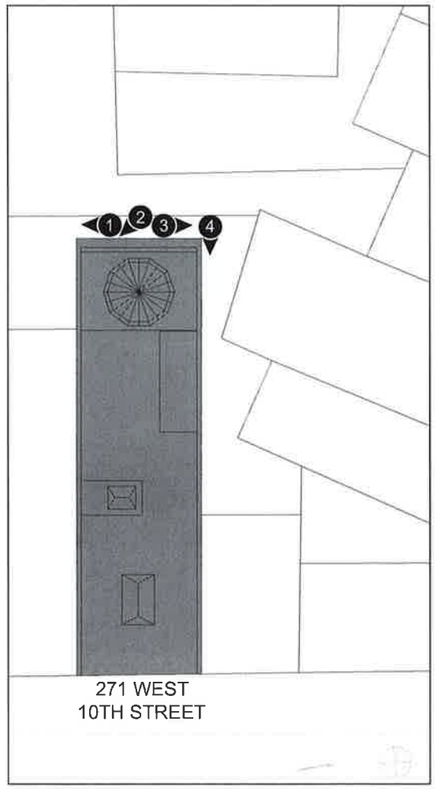
DRAWING NUMBER
A702.00

1 VIEW #1 - REAR YARD, LOOKING WEST
SCALE: NTS

2 VIEW #2 - NORTH FACADE, LOOKING WEST
SCALE: NTS

3 VIEW #3 - REAR YARD, LOOKING EAST
SCALE: NTS

4 VIEW #4 - LOT LINE EAST WALL
SCALE: NTS



5 KEY PLAN
SCALE: NTS

GENERAL NOTES

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DRAWING TITLE
EXISTING BUILDING VIEWS - REAR YARD

DRAWING NUMBER
A703.00

1 VIEW #1
SCALE: NTS

2 VIEW #2
SCALE: NTS

5 KEY PLAN, ROOF
SCALE: NTS

4 VIEW #4
SCALE: NTS

3 VIEW #3
SCALE: NTS

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SCAN

PROJECT NAME
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NEW YORK, NY 10014

DRAWN
MDA

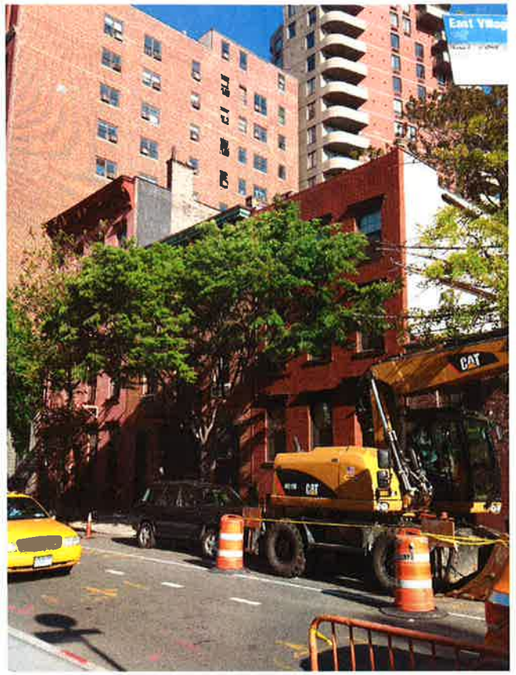
SCALE

DATE
30 AUGUST 2013

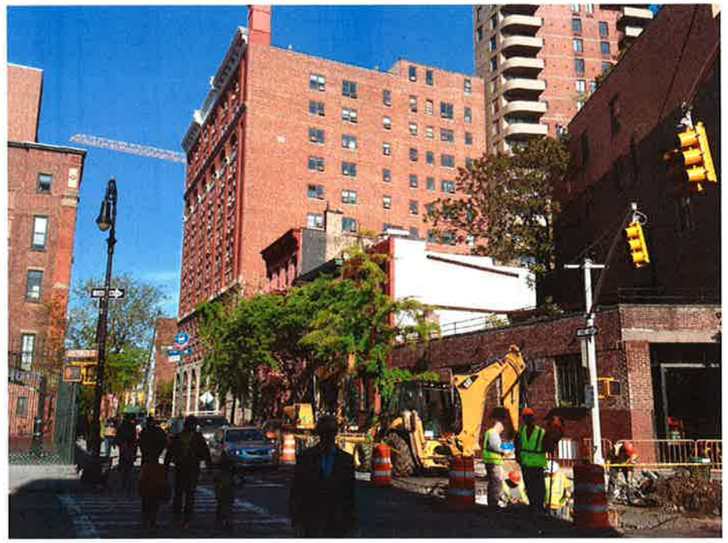
DRAWING TITLE
EXISTING BUILDING
ROOF VIEWS

DRAWING NUMBER
A704.00

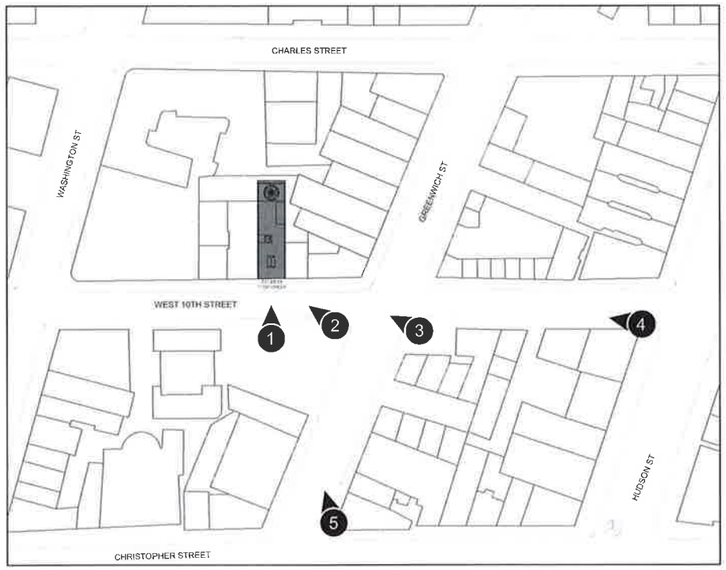
1 VIEW #1, ON WEST 10TH STREET
SCALE NTS



2 VIEW #2, SW CORNER OF WEST 10TH & GREENWICH ST
SCALE NTS



3 VIEW #3, SE CORNER OF WEST 10TH & GREENWICH ST
SCALE NTS



6 KEY PLAN
SCALE 1"=1/64"

4 VIEW #4, SW CORNER OF WEST 10TH & HUDSON ST
SCALE NTS

5 VIEW #5, NE CORNER OF CHRISTOPHER ST & GREENWICH ST
SCALE NTS

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PROJECT NAME
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NEW YORK, NY 10014

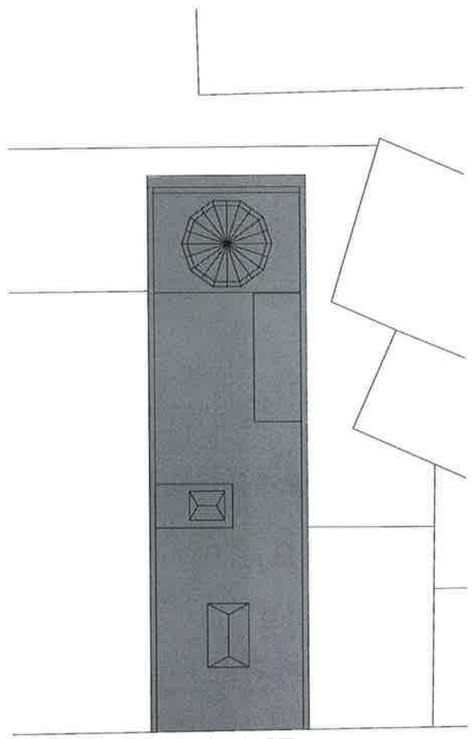
DWG
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
EXISTING BUILDING SURROUNDING VIEWS

DRAWING NUMBER
A705.00



2 KEY PLAN
SCALE: NTS

1 SOUTH ELEVATION RENDERING
SCALE: NTS

GENERAL NOTES:

NO.
DATE
DESCRIPTION

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MDA

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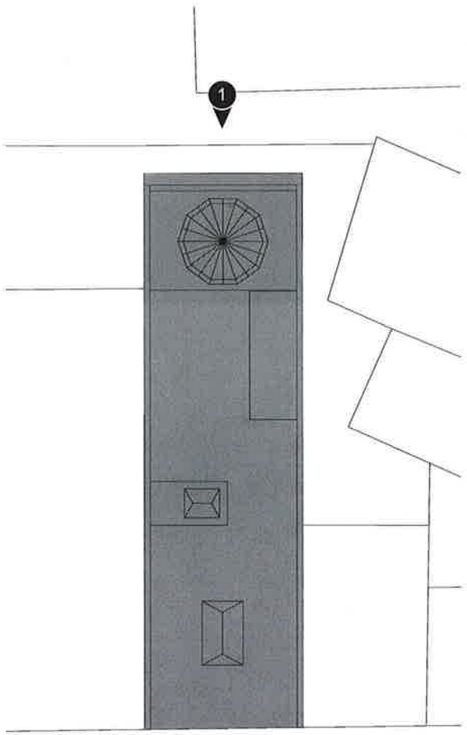
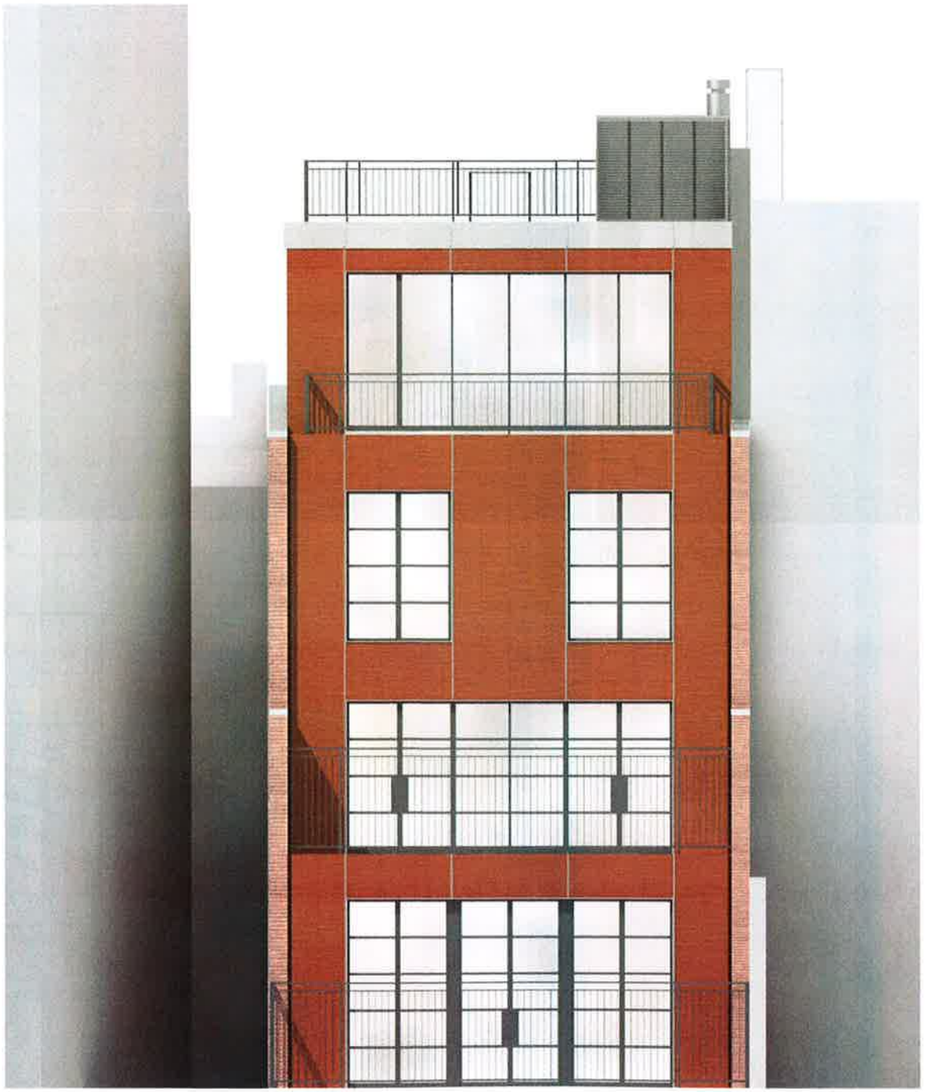
DATE
30 AUGUST 2013

DRAWING TITLE
RENDERED PROPOSED
SOUTH ELEVATIONS

DRAWING NUMBER
A706.00



2 KEY PLAN
SCALE NTS



1 NORTH ELEVATION RENDERING
SCALE NTS

GENERAL NOTES:

ALL WORK PERFORMED AND MATERIALS TO BE SUPPLIED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS HAVING JURISDICTION OVER THE SITE LOCATION. OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

THESE DRAWINGS MAY NOT BE SCALED TO DETERMINE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS OF PLANS AND DRAWINGS AND REPORT ANY DISCREPANCIES PROMPTLY TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL REVIEW AND COORDINATE CONSTRUCTION DRAWINGS WITH EXISTING CONDITIONS AND REPORT DISCREPANCIES BEFORE PROCEEDING WITH AFFECTED WORK. NOTIFY OWNER AND OWNER'S REPRESENTATIVE PROMPTLY OF ANY CONDITIONS ENCOUNTERED THAT VARY FROM THOSE REPRESENTED IN CONTRACT DOCUMENTS. NOTHING ON THESE DRAWINGS SHALL BE CONSTRUED TO RELIEVE ANY CONTRACTOR FROM COMPLIANCE WITH OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

DURING AS-BUILT AND PERMIT DRAWINGS, ARCHITECT AND ENGINEER OF RECORD SHALL PREPARE DRAWINGS FOR ALL STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SAFETY WORK.

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D-SCAN

PROJECT NAME
271 WEST 10TH STREET
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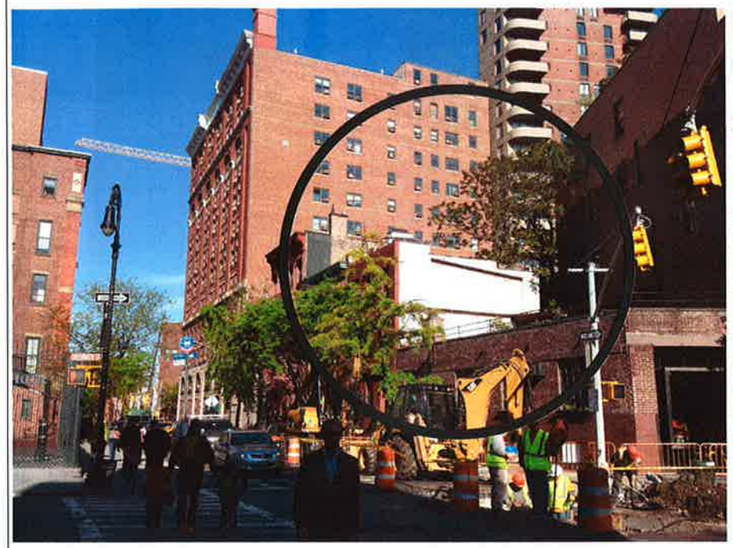
DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
RENDERED PROPOSED
NORTH ELEVATION

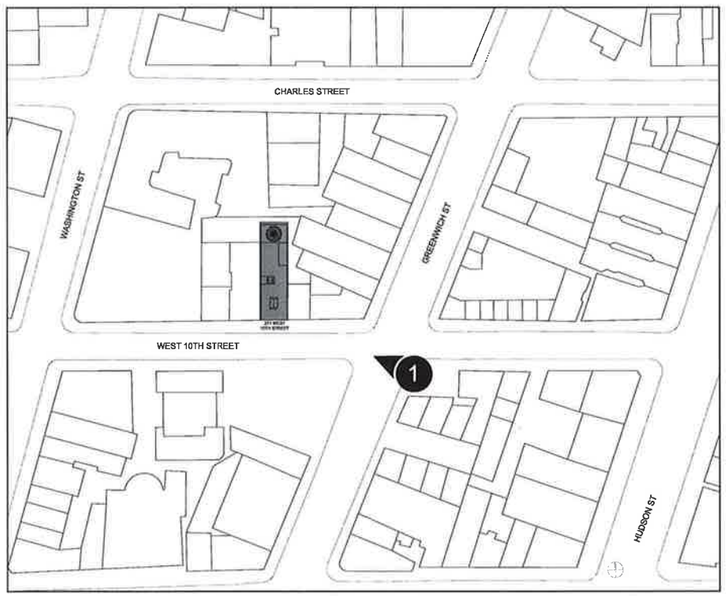
DRAWING NUMBER
A707.00



1 EXISTING VIEW
SCALE: NTS

2 RENDERED VIEW
SCALE: NTS

3 MOCK UP VIEW
SCALE: NTS



3 KEY PLAN
SCALE: 1"=1/64"

GENERAL NOTES:

NO	DATE	DESCRIPTION

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B-SCAN

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

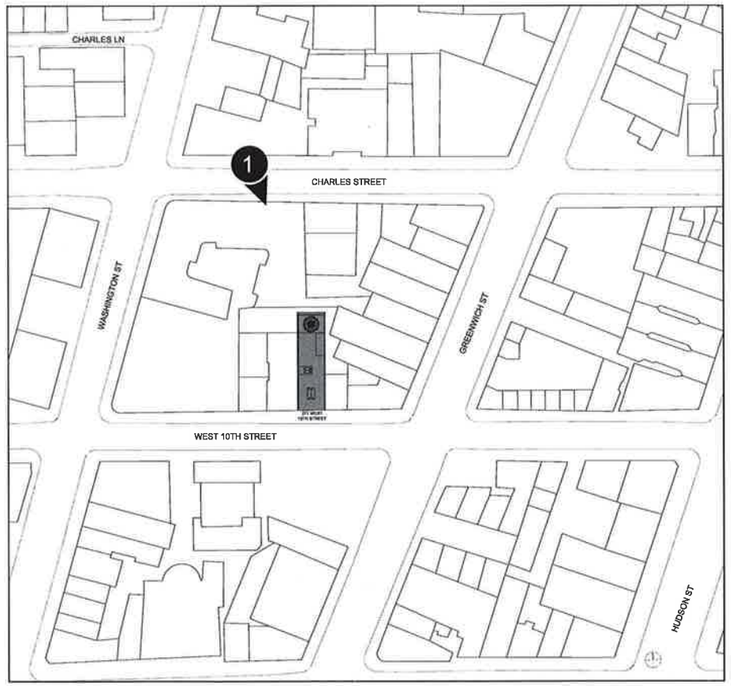
DRAWING TITLE
RENDERED COMPARISON

DRAWING NUMBER
A708.00

1 EXISTING VIEW
SCALE: NTS

2 RENDERED VIEW
SCALE: NTS

3 MOCK UP VIEW
SCALE: NTS



3 KEY PLAN
SCALE: 1/64" = 1'-0"

GENERAL NOTES:

ANY ANY CONFLICTING MATTERS NOT SHOWN IN THE DRAWINGS OR SPECIFICATIONS, ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BEST STANDARDS AND IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS HAVING JURISDICTION OVER THE SITE. CONTRACTOR, SHALL AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

THESE DRAWINGS MAY NOT BE SCALED TO DETERMINE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND THE ARRANGEMENT OF EXISTING CONDITIONS AND NOTIFY NEW CONDITIONS DISCOVERED AT THE PROJECT SITE. REPORT ALL DISCREPANCIES PROMPTLY TO THE OWNER AND OBTAIN WRITTEN CLARIFICATION FROM THE OWNER OR AGENCY DESIGNATED BY OWNER TO PERFORM ARCHITECTURAL SERVICES FOR THE PROJECT BEFORE PROCEEDING WITH AFFECTED WORK. NOTIFY OWNER AND OWNER'S REPRESENTATIVE PROMPTLY OF ANY CONDITIONS ENCOUNTERED THAT VARY FROM THOSE REPRESENTED IN CONTRACT DOCUMENTS. INFORMATION CONTAINED ON DRAWINGS DOES NOT SUPERSEDE, NOR RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH APPLICABLE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

CONTRACTOR AND OTHER PROFESSIONALS TO PREPARE DRAWINGS FOR ALL ELECTRICAL, MECHANICAL, PLUMBING, SPRINKLER AND FIRE SAFETY WORK.

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SEAL & SIGNATURE

E-SCAN

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

DRAWN
MDA

SCALE

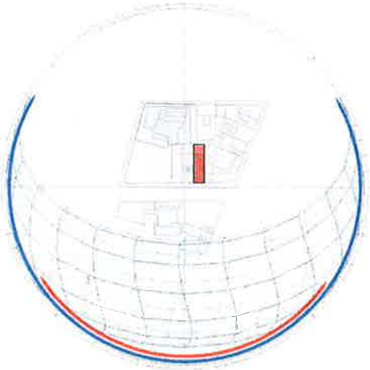
DATE
30 AUGUST 2013

DRAWING TITLE
RENDERED COMPARISON

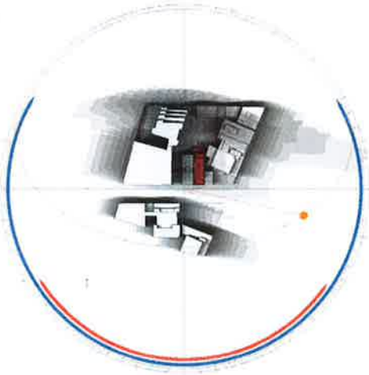
DRAWING NUMBER
A709.00

Sun Study

Annual Sun Path_New York, NY



July.15_9am-5pm_New York, NY



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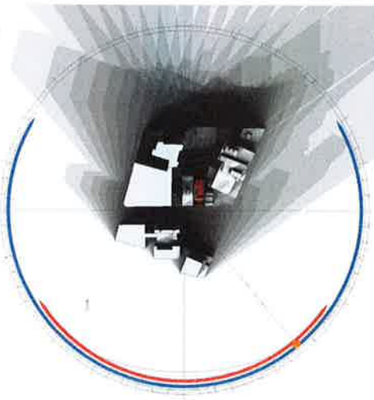
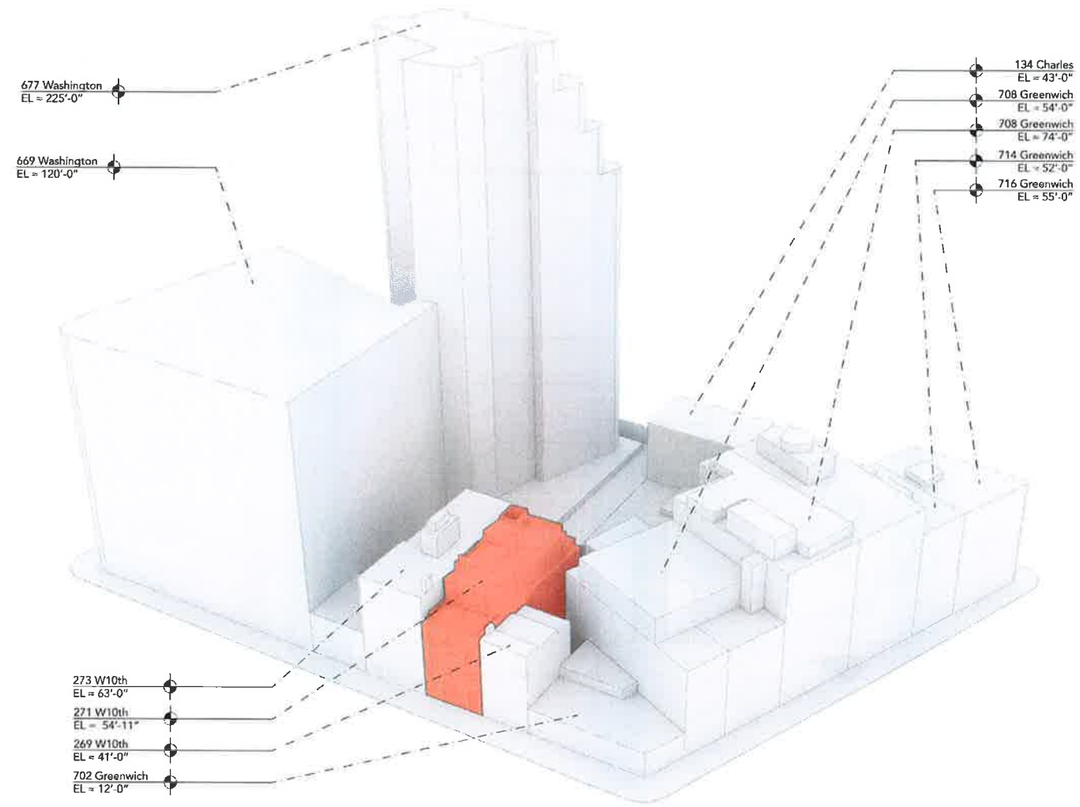


1 SUN STUDIES OF NEIGHBORING BUILDINGS
SCALE: NTS



2 HEIGHTS OF NEIGHBORING BUILDINGS
SCALE: NTS

GENERAL NOTES

NO.	DATE	DESCRIPTION

ISSUED

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SEAL & SIGNATURE

SEAL

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

DRAWN
MDA

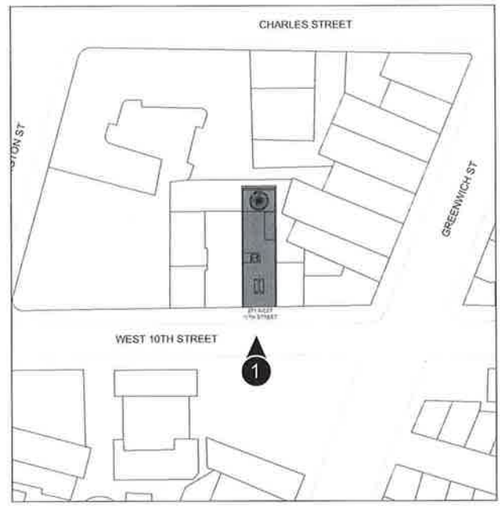
SCALE

DATE
30 AUGUST 2013

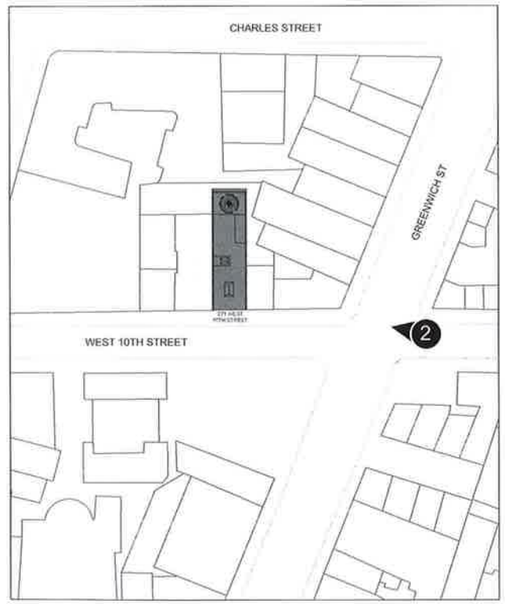
DRAWING TITLE
SITE CONTEXT

DRAWING NUMBER
A710.00

1 SIGHTLINE FROM WEST 10TH STREET
SCALE NTS



2 SIGHTLINE FROM GREENWICH STREET
SCALE NTS



GENERAL NOTES

NO	DATE	DESCRIPTION

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SEAL & SIGNATURE

X-SONA

PROJECT NAME
271 WEST 10TH STREET
NEW YORK, NY 10014

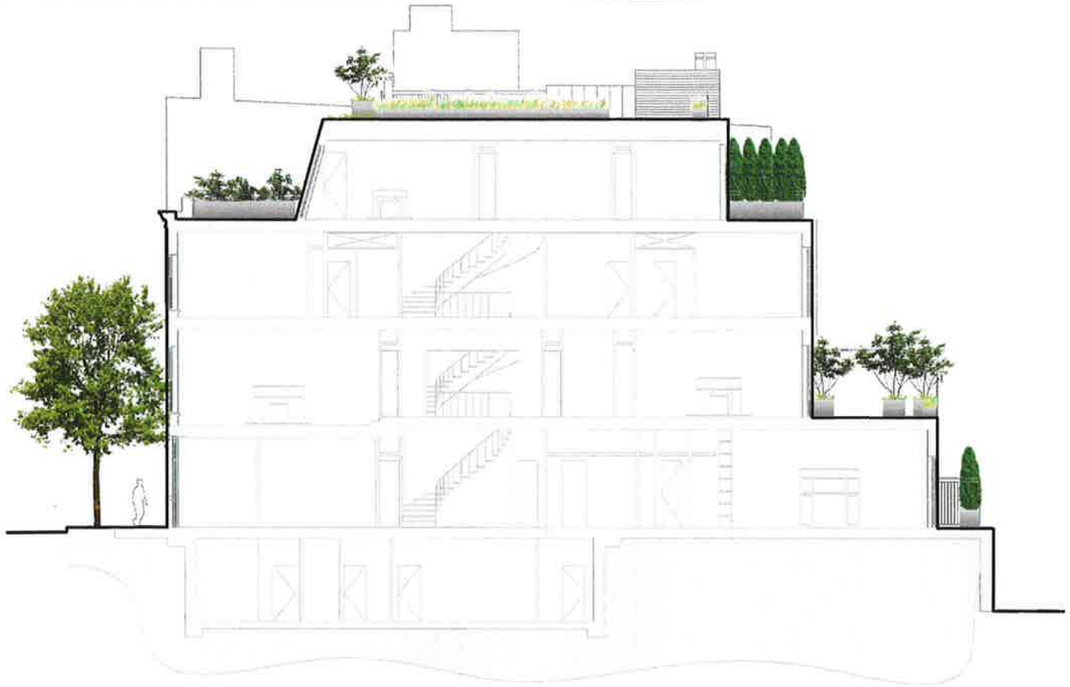
DRAWN
MDA

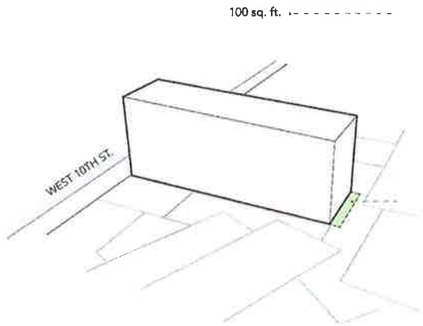
SCALE

DATE
30 AUGUST 2013

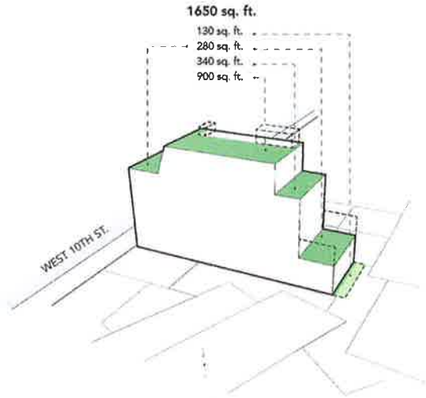
DRAWING TITLE
SIGHT LINES

DRAWING NUMBER
A711.00





EXISTING BUILDING
ENVELOPE



PROPOSED BUILDING
ENVELOPE

DECIDUOUS TREE
Amelanchier canadensis | Serviceberry

EVERGREEN SHRUB
Myrica pennsylvanica | Bayberry

EVERGREEN SCREEN
Thuja occidentalis 'Wintergreen' | Arborvitae

EVERGREEN GROUNDCOVER
Vinca minor | Periwinkle

NATIVE GRASS
Sporobolus heterolepis | Prairie Dropseed

NATIVE GRASS
Schizachyrium scoparium | Little Bluestem

PERENNIAL
Echinacea purpurea | Purple Coneflower

PERENNIAL
Rudbeckia fulgida | Black-eyed Susan

GREENROOF
Sedum spp. | Sedum

GENERAL NOTES:

NOT WITHSTANDING ANYTHING TO THE CONTRARY IN THE DRAWINGS OR SPECIFICATIONS, ALL WORK SHALL BE EXECUTED IN STRINGENT WITH EQUITY, QUALITY AND WORKMANSHIP AND IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS. THE SITE SUPERINTENDENT AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

THESE DRAWINGS MAY NOT BE SCALED TO DETERMINE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND THE ARRANGEMENT OF THE WORK AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE FACTS INDICATED ON THE DRAWINGS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ARCHITECT SHALL BE NOTIFIED IN WRITING PROMPTLY (72 HR. MIN.) IF ANY CHANGE WHICH REQUIRES CLARIFICATION FROM THE OWNER OR AGENCY, IS REQUIRED BY THE CONTRACTOR TO PERFORM CONSTRUCTION PLANNING. IN THE ARCHITECT'S REPRESENTATIVE, BEFORE PROCEEDING WITH AFFECTED WORK. NOTIFY OWNER AND OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION EXCLUSIVE TO THAT WORK. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHOWN ON DRAWINGS ARE TO BE PHYSICAL, AS BUILT DIMENSIONS OF THE CONTRACT DOCUMENTS.

ENGINEERS AND OTHER PROFESSIONALS TO PREPARE DRAWINGS FOR ALL CONSTRUCTION, WITH MINEOLA, PLUMBING, ELECTRICAL AND FIRE SAFETY WORK.

NO.	DATE	DESCRIPTION

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DRAWN
MDA

SCALE

DATE
30 AUGUST 2013

DRAWING TITLE
GREEN SPACE
ALLOTMENT

DRAWING NUMBER
A712.00