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# 5 EAST 10TH STREET TOWNHOUSE RENOVATION

5 EAST 10TH STREET, NEW YORK, NEW YORK 10003

## LPC FILING SET COMPILED FOR PRESENTATION

LPC DOCKET NUMBER: LPC-25-07332

DOB FILING NUMBER: M01152061-11

MARCH 28, 2025

### DRAWING LIST

| DWG NO.  | DRAWING TITLE                               |   |
|----------|---------------------------------------------|---|
| T-000.00 | TITLE SHEET                                 | ● |
| LPC-01   | HISTORIC TAX PHOTOS                         | ● |
| LPC-02   | HISTORIC DISTRICT                           | ● |
| LPC-03   | EXISTING FRONT FACADE PHOTOGRAPHS           | ● |
| LPC-04   | EXISTING & PROPOSED FRONT FACADES           | ● |
| LPC-05   | EXISTING & PROPOSED 5TH FLOOR FRONT WINDOWS | ● |
| LPC-06   | 5TH FLOOR FRONT WINDOWS DETAILS             | ● |
| LPC-07   | 5TH FLOOR FRONT WINDOWS DETAILS             | ● |
| LPC-08   | ELEVATOR BULKHEAD & SHAFT VISIBILITY STUDY  | ● |
| LPC-09   | PROPOSED ELEVATOR SHAFT RENDERING           | ● |
| LPC-10   | PROPOSED ELEVATOR SHAFT RENDERING           | ● |
| LPC-11   | ELEVATOR SHAFT SECTION DETAILS              | ● |
| LPC-12   | EXISTING ROOF PHOTOGRAPHS                   | ● |
| LPC-13   | EXISTING & PROPOSED ROOF PLANS              | ● |
| M-104.00 | PROPOSED MECHANICAL ROOF PLAN               | ● |
| LPC-14   | SIGHT LINE STUDY                            | ● |
| LPC-15   | EXISTING REAR FACADE PHOTOGRAPHS            | ● |
| LPC-16   | EXISTING REAR BAY WINDOW PHOTOGRAPHS        | ● |
| LPC-17   | EXISTING REAR YARD & SHED PHOTOGRAPHS       | ● |
| LPC-18   | EXISTING REAR DOUGHNUT CHARACTER            | ● |
| LPC-19   | EXISTING & PROPOSED REAR FACADES            | ● |
| LPC-20   | PROPOSED BUILDING SECTION                   | ● |
| LPC-21   | REAR FACADE WINDOW ELEVATION                | ● |
| LPC-22   | REAR FACADE WINDOW PLAN & SECTION DETAILS   | ● |
| S-600.00 | REAR FACADE STRUCTURAL DRAWINGS             | ● |
| S-601.00 | REAR FACADE STRUCTURAL DRAWINGS             | ● |
| S-602.00 | REAR FACADE STRUCTURAL DRAWINGS             | ● |
| S-603.00 | REAR FACADE STRUCTURAL DRAWINGS             | ● |
| S-604.00 | REAR FACADE STRUCTURAL DRAWINGS             | ● |
| A-000.00 | APPENDIX                                    | ● |
| G-001.00 | PLOT PLAN, ZONING MAPS & FEMA MAPS          | ● |
| Z-001.00 | ZONING DIAGRAMS & CALCULATIONS              | ● |
| Z-002.00 | ZONING DIAGRAMS & CALCULATIONS              | ● |
| Z-003.00 | EXISTING CONDITIONS SURVEY                  | ● |
| LPC-A1   | CONTEXT                                     | ● |
| LPC-A2   | EXISTING BUILDING SECTION                   | ● |
| LPC-A3   | PROPOSED EAST ELEVATION                     | ● |
| LPC-A4   | PROPOSED WEST ELEVATION                     | ● |
| LPC-A5   | SKYLIGHT DETAILS                            | ● |
| LPC-A6   | WINDOW & DOOR SCHEDULES                     | ● |
| LPC-A7   | REAR FACADE DOUBLE HEIGHT WINDOW PRECEDENT  | ● |
| LPC-A8   | PROPOSED REAR FACADE RENDERING              | ● |

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REVISION  
NO: DATE: REMARK:

ISSUED FOR:  
LPC FILING

TITLE SHEET

PROJECT:  
BTH  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 6, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

SEAL + SIGNATURE:



T-000.00





1940'S TAX PHOTOS / New York City Municipal Archives

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**SEAL + SIGNATURE:**

**LPC-01**

**HISTORIC TAX PHOTOS**

**ISSUED FOR:**  
LPC FILING

**REVISION**  
NO. DATE REMARK

**GEOTECH:**  
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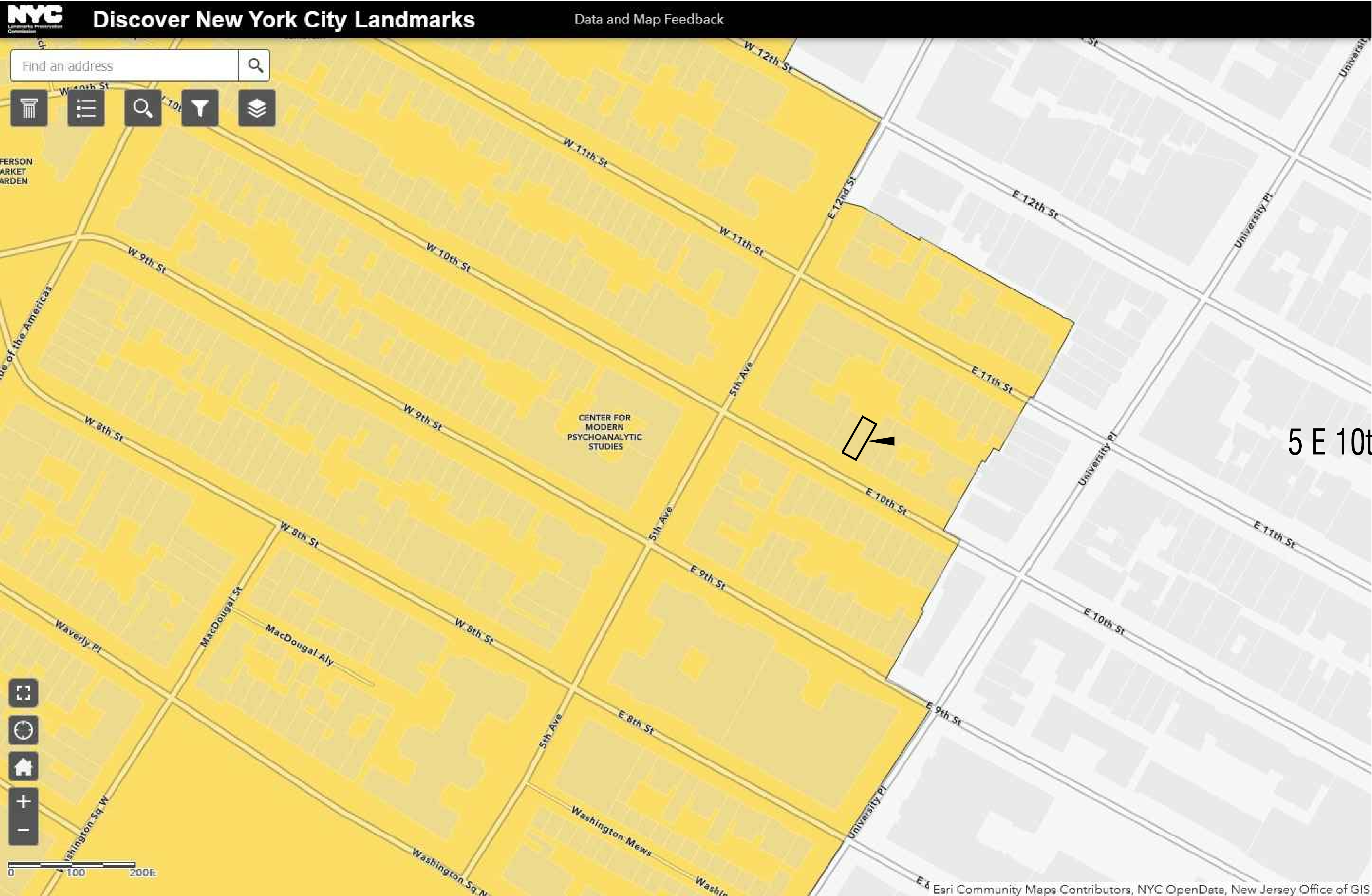
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GREENWICH VILLAGE HISTORIC DISTRICT LP-0489  
NYC LANDMARKS PRESERVATION COMMISSION  
Landmark Type: Historic District  
Designation Date: April 29 1969  
Borough: Manhattan

<





1 SITE PHOTO: EXISTING FRONT FACADE (SOUTH ELEVATION)  
NTS

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EXISTING FRONT FACADE  
PHOTOGRAPH

PROJECT:  
BTH  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

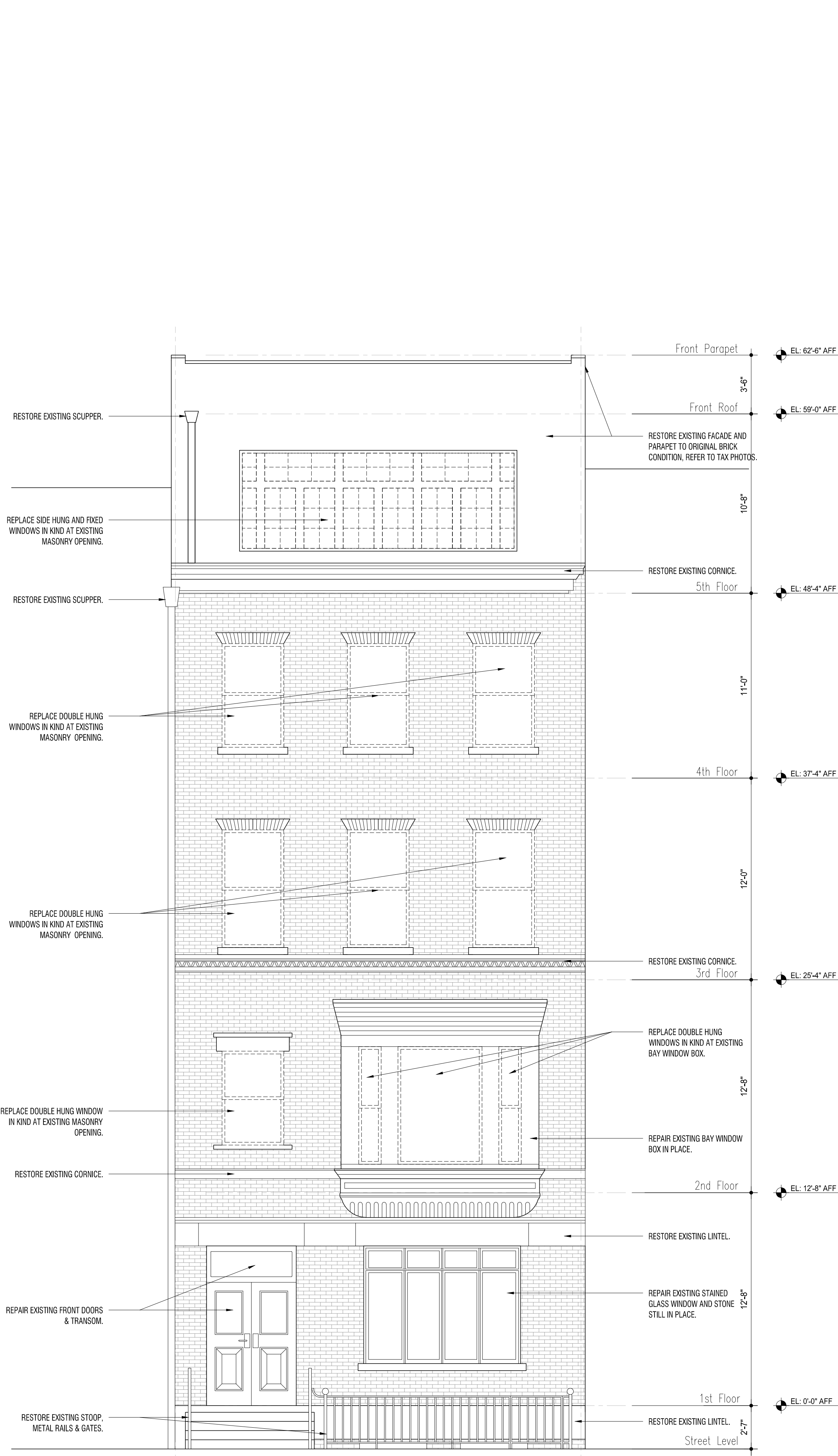
Date: JANUARY 6, 2025  
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Proj No: 0244

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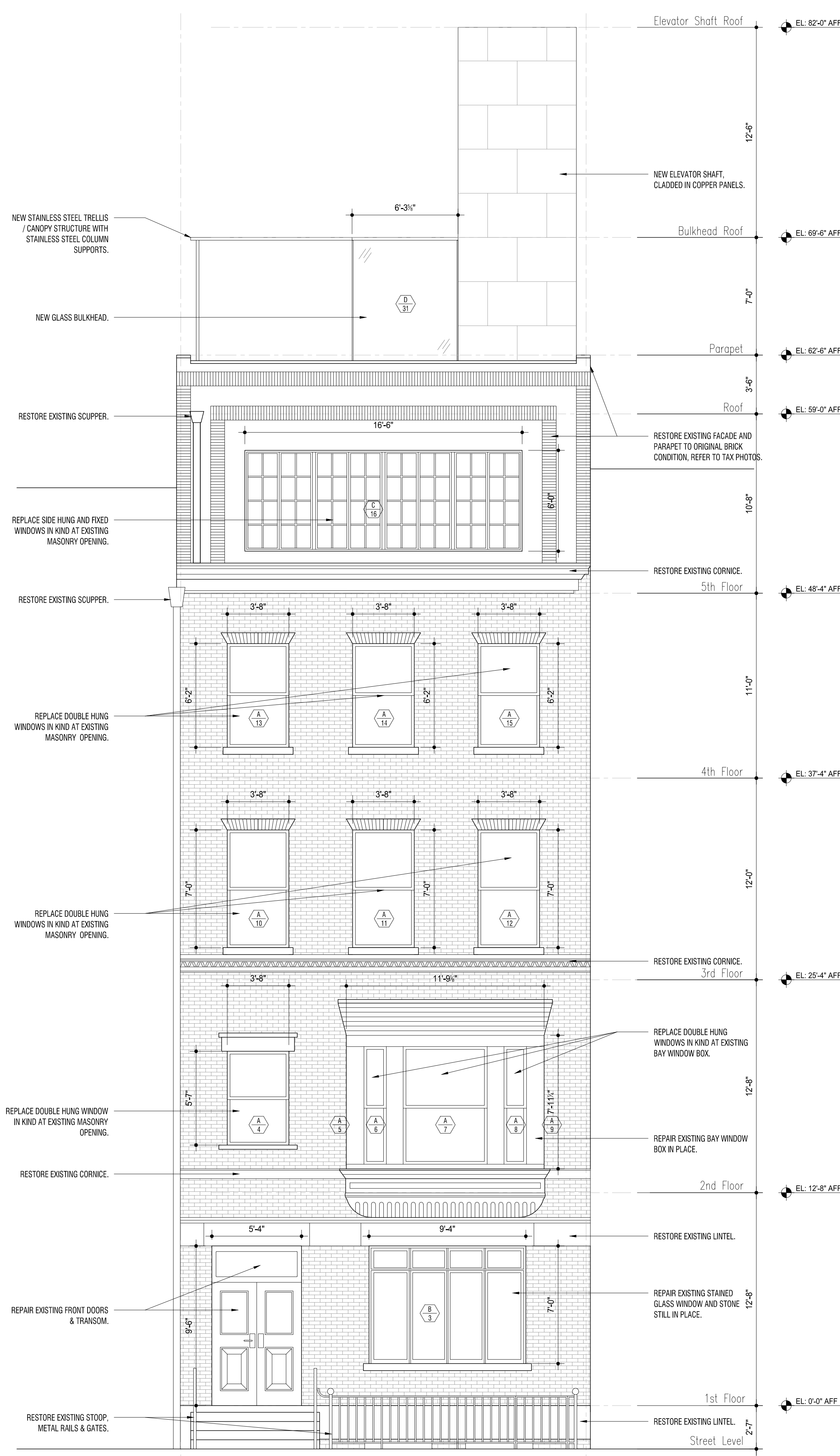


LPC-03





1 EXTERIOR ELEVATION FRONT FACADE - EXISTING  
1/4" = 1'-0"

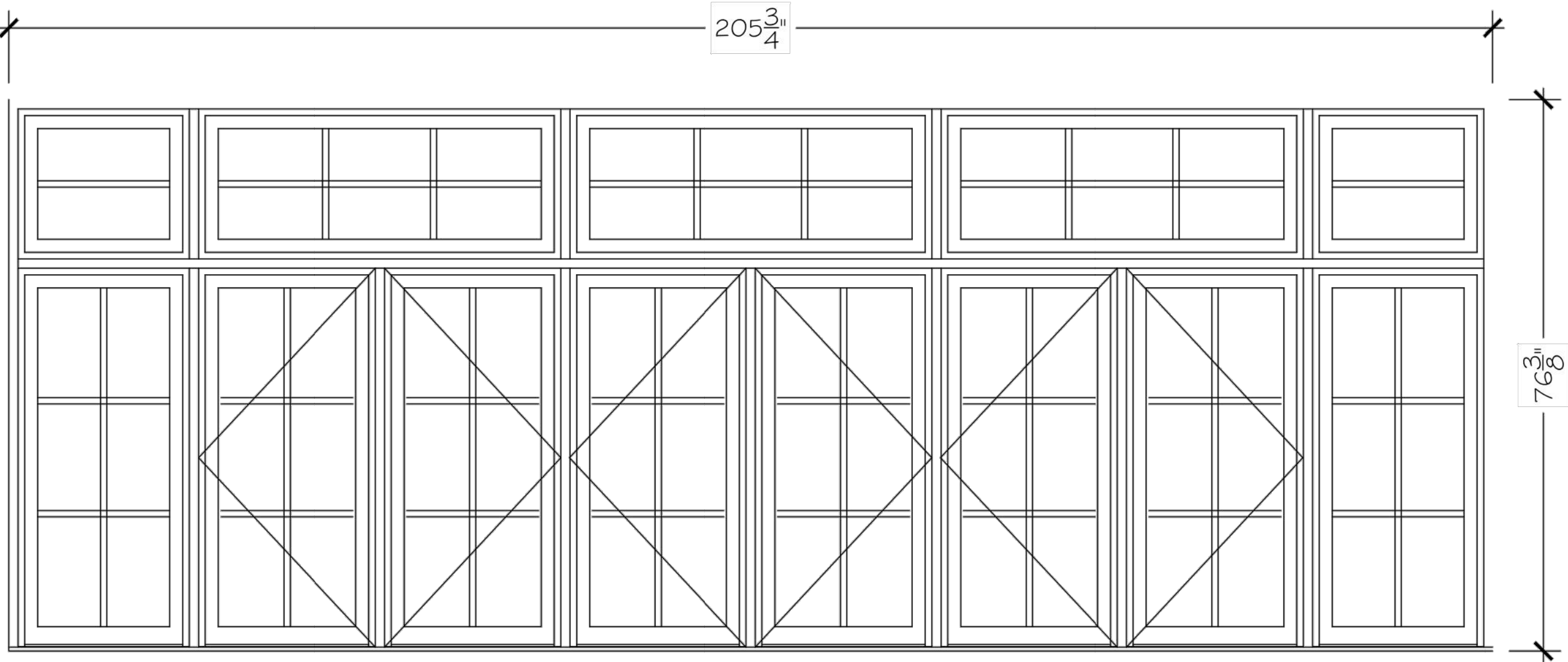


2 EXTERIOR ELEVATION FRONT FACADE - PROPOSED  
1/4" = 1'-0"

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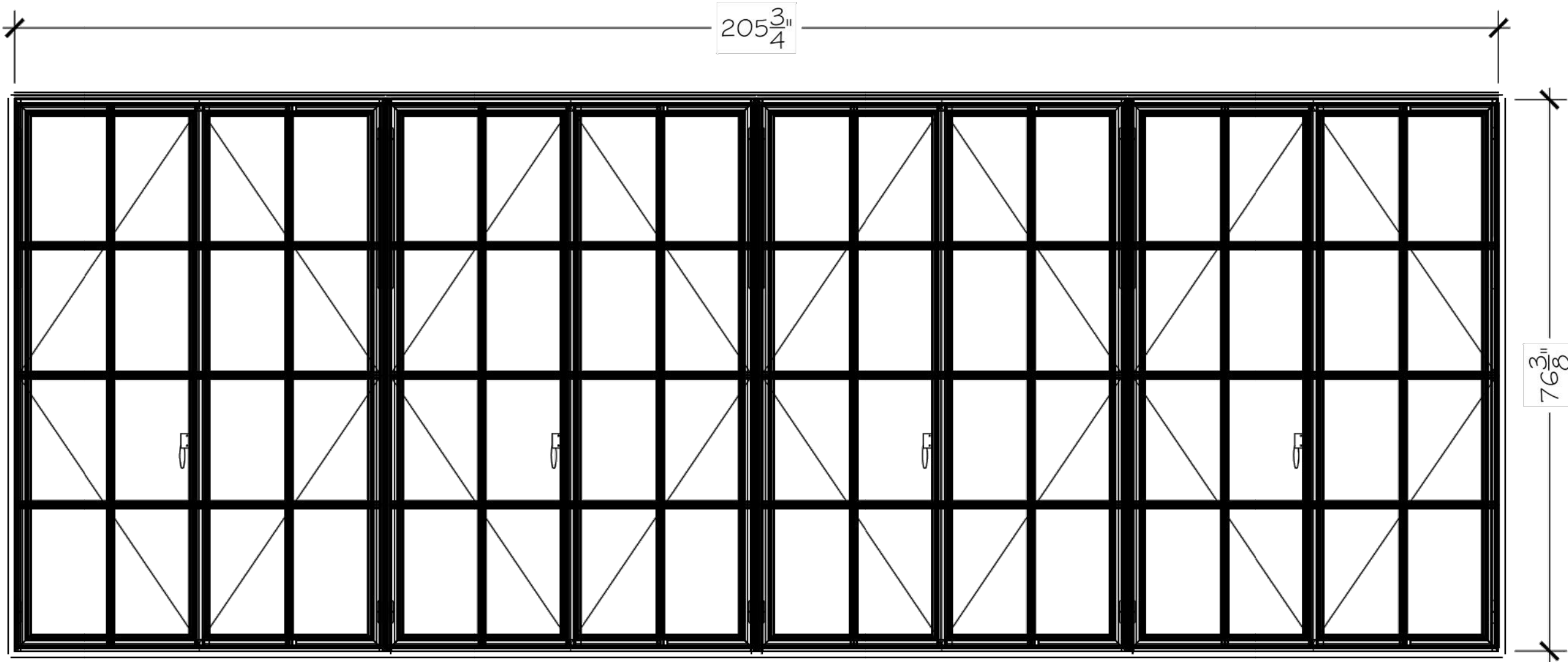
|                                                                                                                                                                         |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>PROJECT:</b><br>TOWNHOUSE RENOVATION<br>5 E 10TH STREET<br>NEW YORK, NY 10003<br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |  |  |
| <b>SEAL + SIGNATURE:</b><br>                                                       |  |  |
| <b>LPC-04</b>                                                                                                                                                           |  |  |
| <b>EXISTING &amp; PROPOSED FRONT FACADES</b>                                                                                                                            |  |  |
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TYPE D - EXISTING

NON ORIGINAL ALUMINUM CASEMENT ASSEMBLY  
BRONZE EXTERIOR  
NO CASING



TYPE D - PROPOSED

EUROLINE STEEL CASEMENT ASSEMBLY  
(4 FRENCH CASEMENTS ASSEMBLED)  
BLACK EXTERIOR STEEL  
NO CASING

1 WINDOW ELEVATIONS: FIFTH FLOOR FRONT WINDOWS

| Type   | Tag  | Location  | Façade       | Existing Description       | Proposed Description             | Width " | Height " | Existing GLZ SQ" | Proposed GLZ SQ" | SQ" Difference | % Difference |
|--------|------|-----------|--------------|----------------------------|----------------------------------|---------|----------|------------------|------------------|----------------|--------------|
| Type D | W501 | 5th Floor | Front Façade | Aluminum Casement Assembly | Euroline Steel Casement Assembly | 205.75  | 76.375   | 9368.625         | 12647.53         | 3278.91        | 32%          |

2 WINDOW SCHEDULE: FIFTH FLOOR FRONT WINDOWS



3 EXISTING PHOTOGRAPH: FIFTH FLOOR FRONT WINDOWS



4 1940'S TAX PHOTOGRAPH: FIFTH FLOOR FRONT WINDOWS

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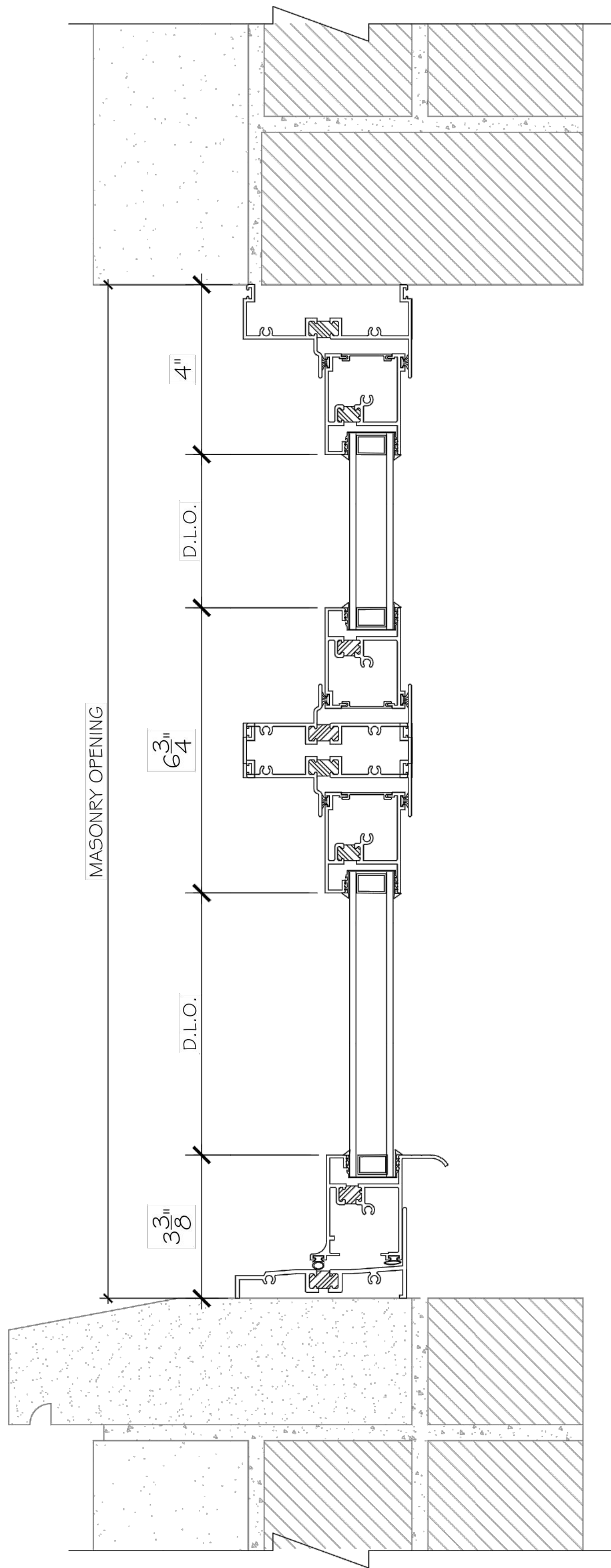
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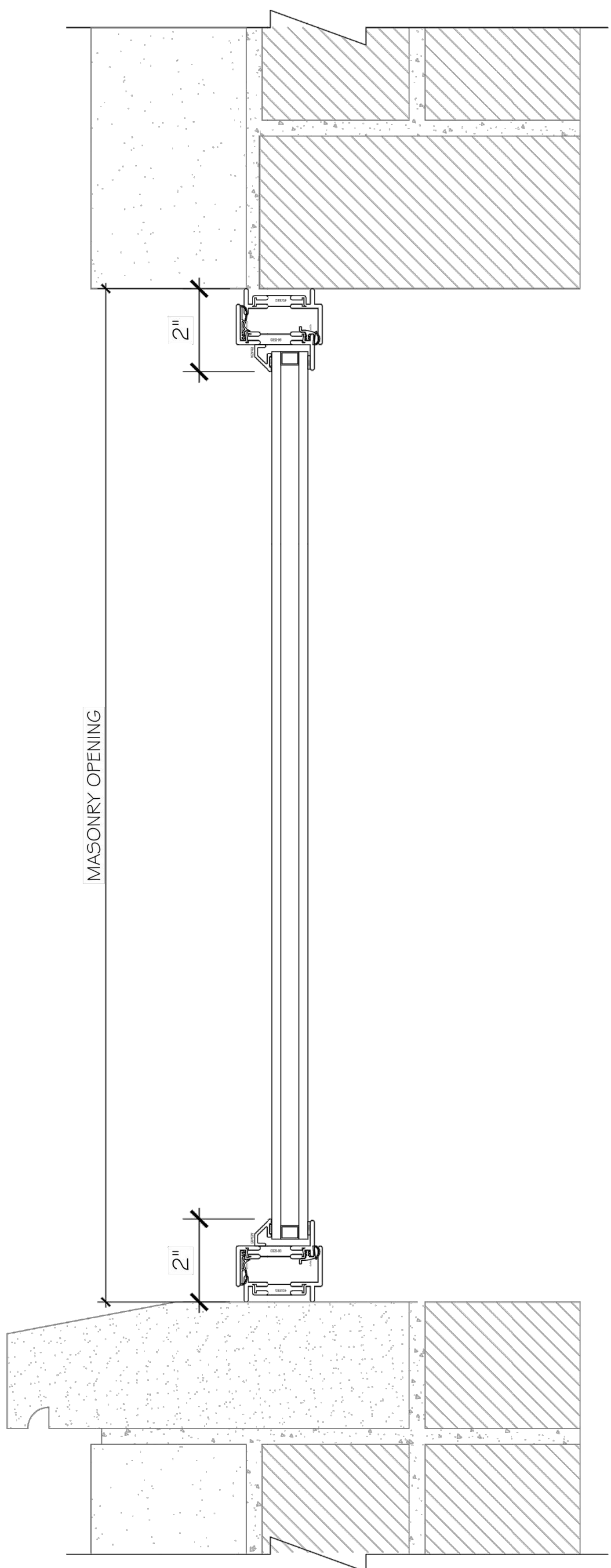

**LPC-05**



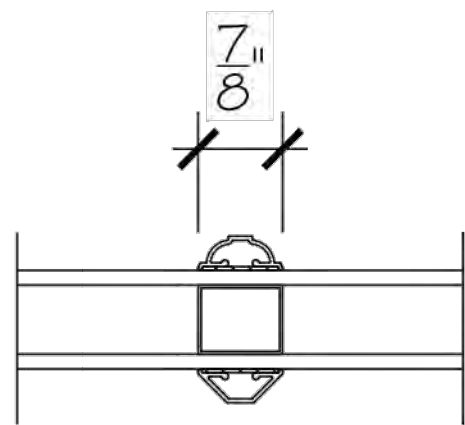
VERTICAL DETAILS  
TYPE "D"



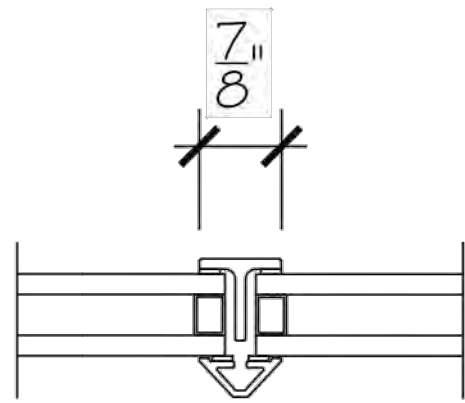
EXISTING VERTICAL  
ALUMINUM CASEMENT



PROPOSED VERTICAL  
EUROLINE STEEL CASEMENT



EXISTING MUNTIN  
7/8" SIMULATED  
DIVIDED LITE BAR

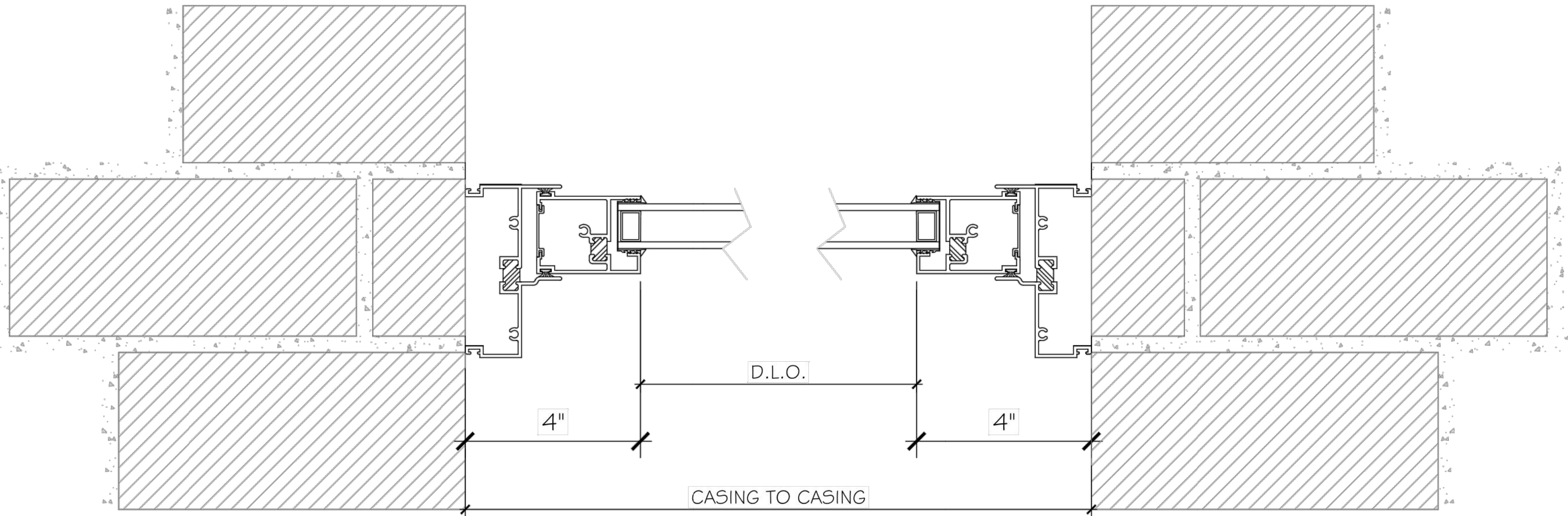


PROPOSED MUNTIN  
7/8" TRUE  
DIVIDED LITE BAR

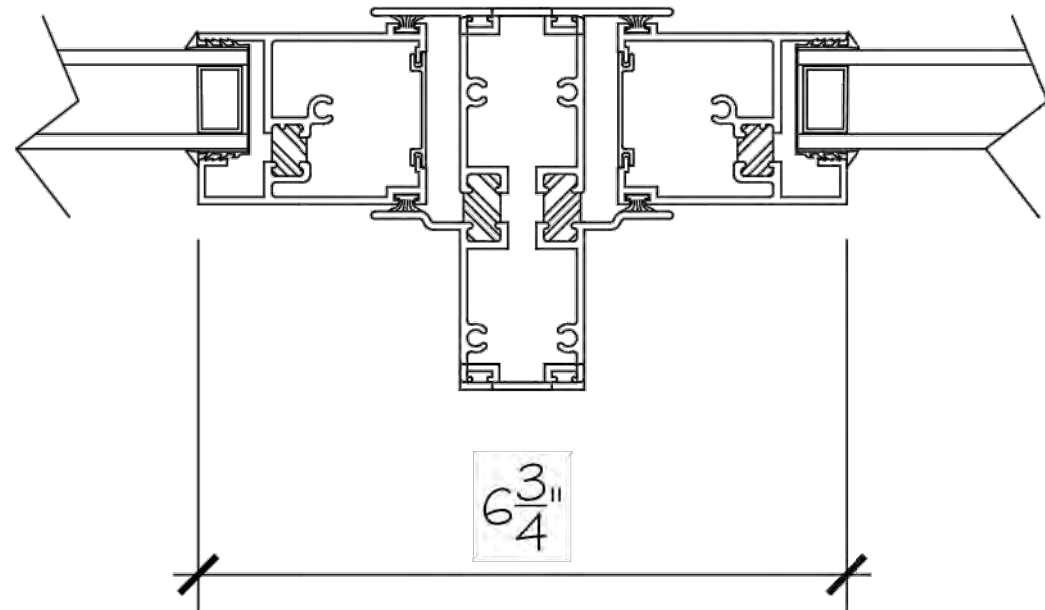
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| 5TH FLOOR FRONT WINDOWS<br>DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
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| LPC-06                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |



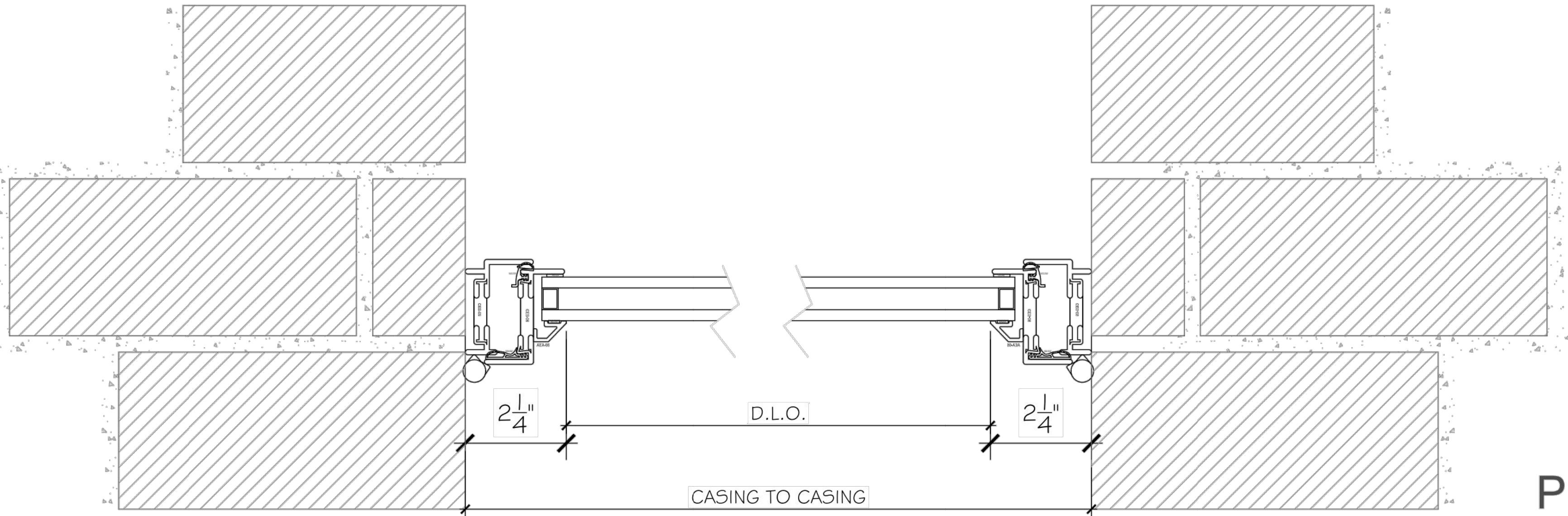
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TYPE "D"



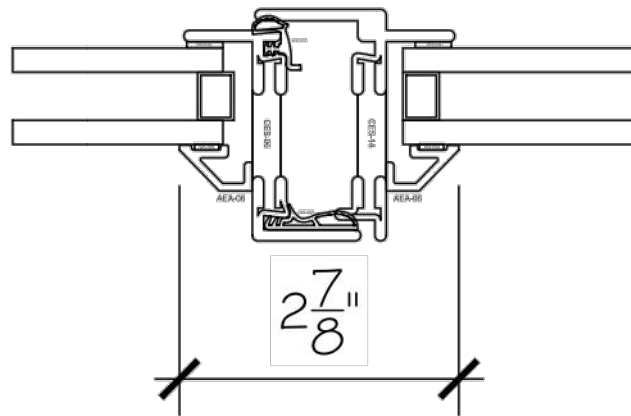
EXISTING HORIZONTAL  
ALUMINUM CASEMENT ASSEMBLY



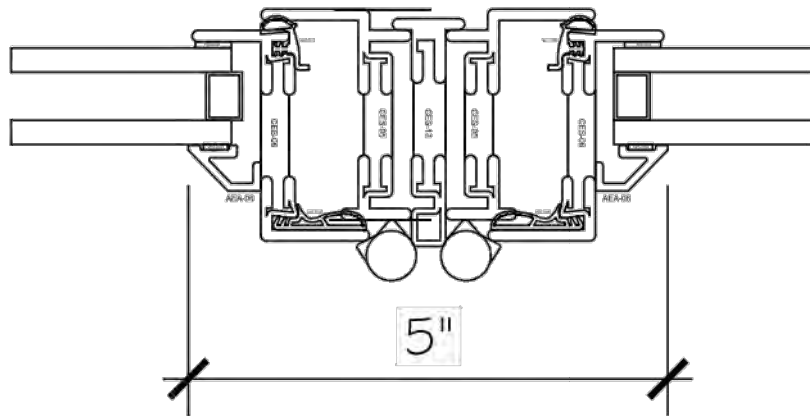
EXISTING HORIZONTAL  
MULL POST AT ASSEMBLY  
(REFERENCE ELEVATION AS THERE  
ARE MULTIPLE POSTS WITHIN  
ASSEMBLY)



PROPOSED HORIZONTAL  
EUROLINE STEEL CASEMENT  
ASSEMBLY WINDOWS



PROPOSED HORIZONTAL  
EUROLINE MEETING RAIL  
AT FRENCH CASEMENT



PROPOSED HORIZONTAL  
EUROLINE MULL POST  
AT ASSEMBLIES

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5TH FLOOR FRONT WINDOWS  
DETAILS

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**LPC-07**

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3 VIEW FROM E 10TH ST & 5TH AV  
NTS

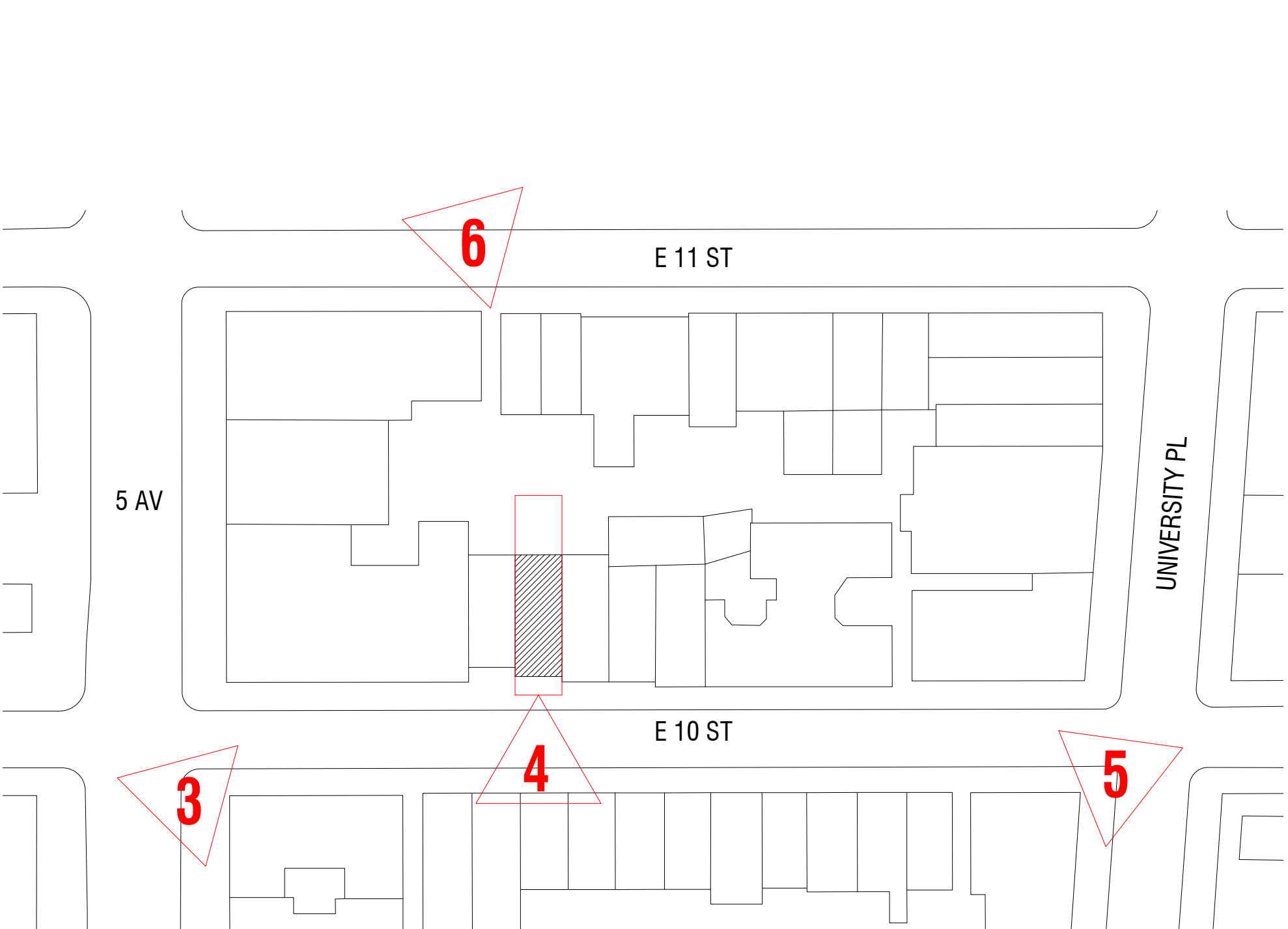
A photograph of a multi-story brick building, likely a residential or commercial structure. The building features a flat roof and a large, multi-paned window on the top floor. The facade is made of reddish-brown brick. Several windows are visible on the lower floors, some with dark frames. The building is partially obscured by trees with green and yellow leaves, suggesting an autumn setting. A blue car is visible at the bottom of the frame.

4 VIEW FROM ACROSS E 10TH ST  
NTS

5 VIEW FROM E 10TH ST & UNIVERSITY PL  
NTS

A photograph of a narrow alleyway between brick buildings. On the left is a red brick building with a black metal gate decorated with red bows. On the right is a taller brick building with a stone base and a white car parked in front. A fire escape is visible on the right building.

6 VIEW FROM E 11TH ST ALLEY  
NTS



**1 SITE PLAN**  
1/64" = 1'-0"



## 2 PHOTOS OF BULKHEAD & ELEVATOR SHAFT MOCKUP

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**GEOTECH:**  
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100-03 94th Avenue  
Ozone Park, NY 11416  
T: 718.767.2900

|                 |              |                |
|-----------------|--------------|----------------|
| <b>REVISION</b> |              |                |
| <u>NO:</u>      | <u>DATE:</u> | <u>REMARK:</u> |

ISSUED FOR:  
LPC FILING

# ELEVATOR BULKHEAD & SHAFT VISIBILITY STUDY

PROJECT:  
**BTH**  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

5 E 10TH STREET  
NEW YORK, NY 10003

---

Date: JANUARY 6, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

SEAL + SIGNATURE:



**LPC-08**



ELEVATOR SHAFT MOCKUP



1 MOCKUP PHOTO: VIEW FROM E 10TH ST & 5TH AV  
NTS

ELEVATOR SHAFT, IN  
COPPER PANEL CLADDING



2 RENDERING: VIEW FROM E 10TH ST & 5TH AV  
NTS

TALL BUILDINGS & WATER TANK  
ARE VISIBLE IN THE  
BACKGROUND



3 MATERIAL: COPPER PANEL CLADDING  
NTS

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| REVISION                                                                                                              | NO:             | DATE: REMARK: |
| ISSUED FOR:<br>LPC FILING                                                                                             |                 |               |
| PROPOSED ELEVATOR SHAFT<br>RENDERING                                                                                  |                 |               |
| PROJECT:<br>BTH<br>TOWNHOUSE RENOVATION                                                                               |                 |               |
| 5 E 10TH STREET<br>NEW YORK, NY 10003                                                                                 |                 |               |
| Date:                                                                                                                 | JANUARY 6, 2025 |               |
| Scale:                                                                                                                | AS INDICATED    |               |
| Dwg By:                                                                                                               | GL, EF, IG      |               |
| Proj No:                                                                                                              | 0244            |               |
| SEAL + SIGNATURE:                                                                                                     |                 |               |
|                                  |                 |               |
| LPC-09                                                                                                                |                 |               |



ELEVATOR SHAFT MOCKUP



1 MOCKUP PHOTO: VIEW FROM E 10TH ST & 5TH AV  
NTS

1 E 10TH STREET IN THE  
BACKGROUND, NO SKY IS  
OBSTRUCTED BY THE PROPOSED  
ELEVATOR SHAFT



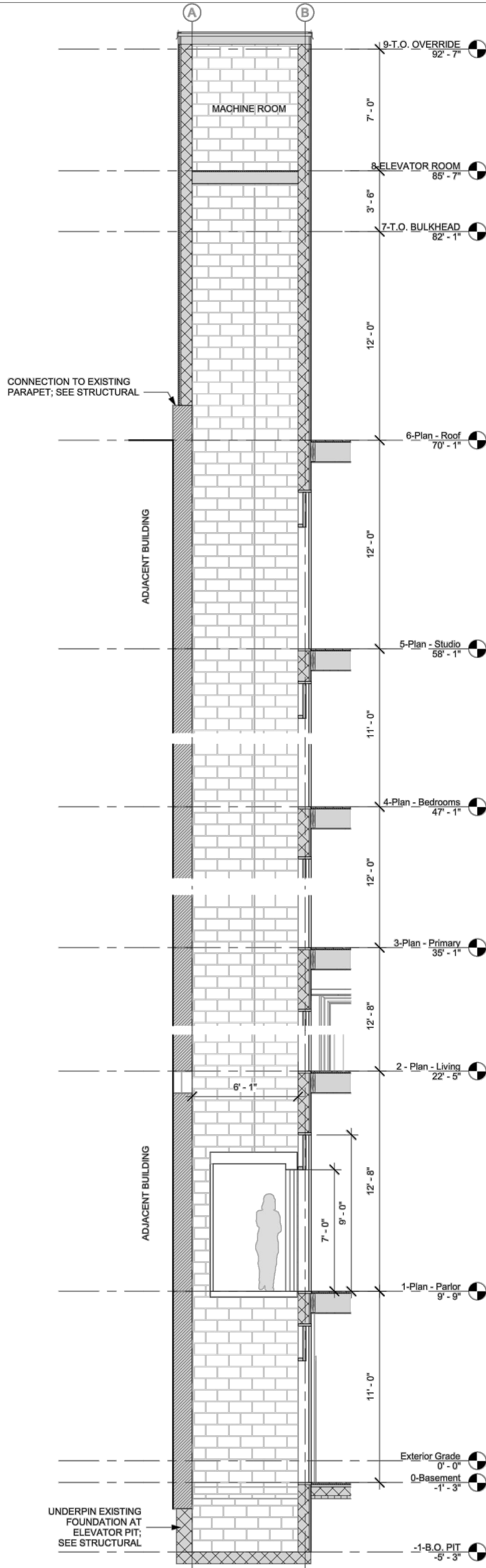
2 RENDERING: VIEW FROM E 10TH ST & UNIVERSITY PL  
NTS

ELEVATOR SHAFT, IN  
COPPER PANEL CLADDING

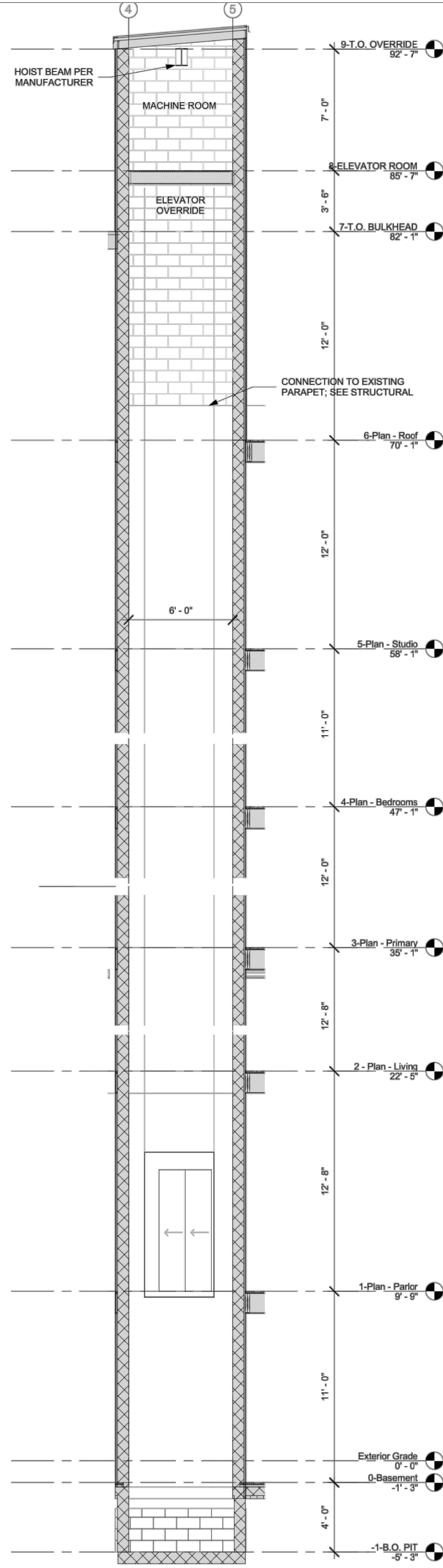


3 MATERIAL: COPPER PANEL CLADDING  
NTS

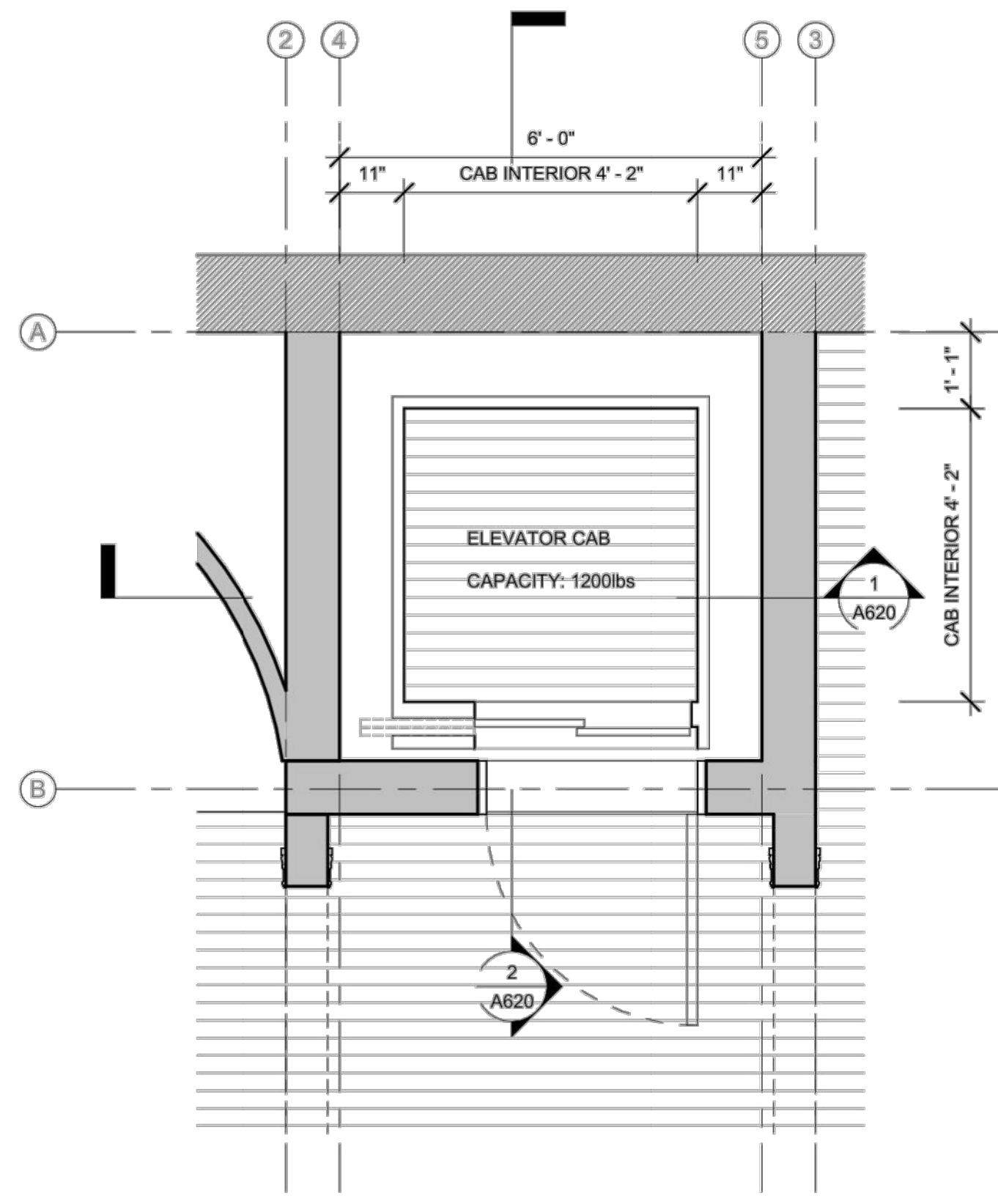




2 SECTION - ELEVATOR SHAFT  
1/4" = 1'-0"



1 SECTION - ELEVATOR SHAFT  
1/4" = 1'-0"



3 ENLARGED PLAN - ELEVATOR  
1/2" = 1'-0"

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| <b>REVISION</b><br>NO:                                                                                                                                                                | <b>DATE:</b> | <b>REMARK:</b> |
| <b>ISSUED FOR:</b><br>LPC FILING                                                                                                                                                      |              |                |
| <b>ELEVATOR SHAFT SECTION DETAILS</b>                                                                                                                                                 |              |                |
| <b>PROJECT:</b><br><b>BTH</b><br>TOWNHOUSE RENOVATION<br>5 E 10TH STREET<br>NEW YORK, NY 10003<br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |              |                |
| <b>SEAL + SIGNATURE:</b><br>                                                                     |              |                |
| <b>LPC-11</b>                                                                                                                                                                         |              |                |



EXISTING CHIMNEYS

EXISTING LIGHT WELL

EXISTING SKYLIGHT



2 SITE PHOTOS: EXISTING ROOF VIEWING NORTH  
NTS



2 SITE PHOTOS: EXISTING LIGHTWELL SHARED WITH 3 E 10TH STREET  
NTS



2 SITE PHOTOS: EXISTING SKYLIGHT  
NTS

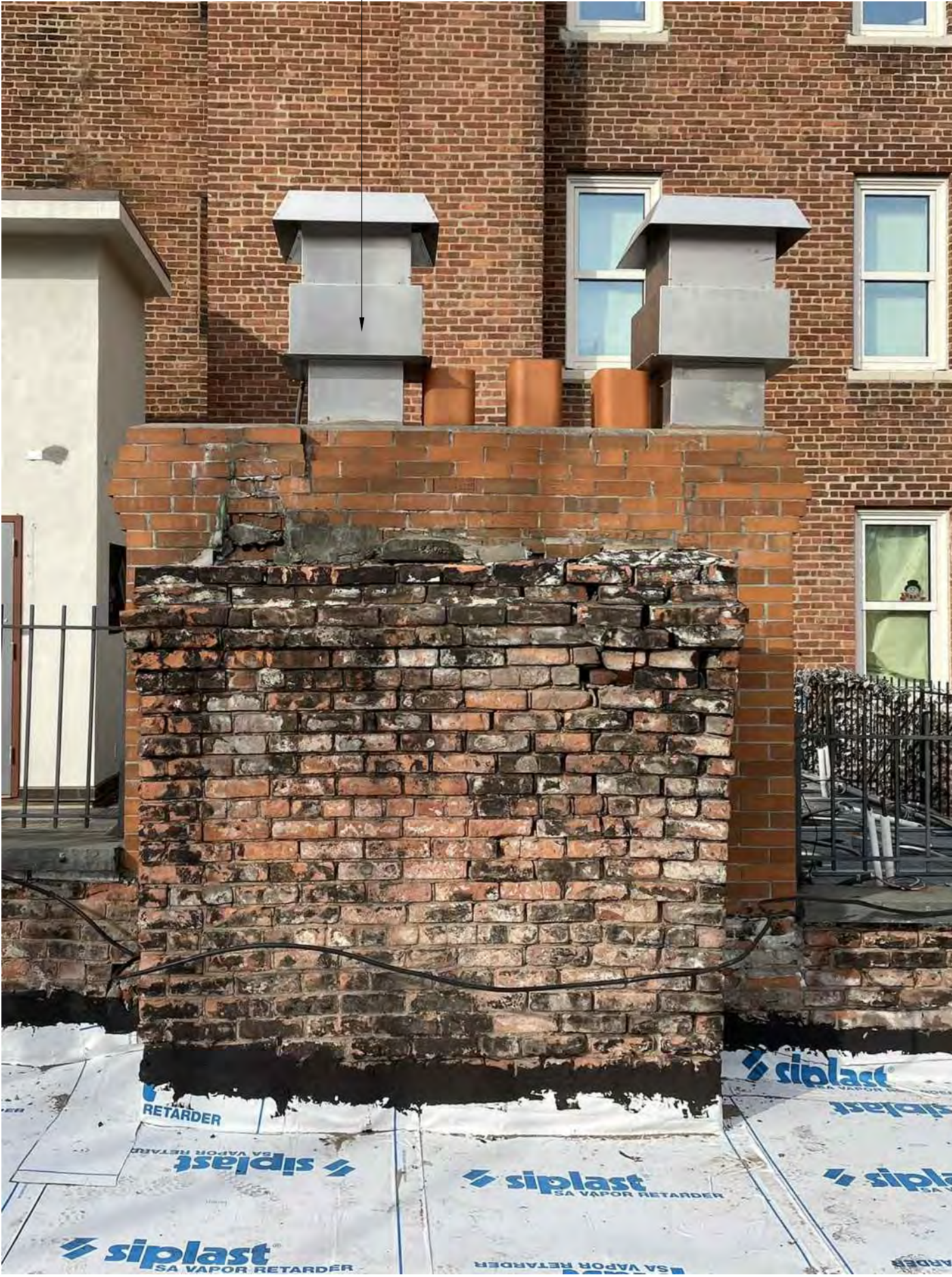
EXISTING CHIMNEYS

EXISTING SKYLIGHT



1 SITE PHOTOS: EXISTING ROOF VIEWING SOUTH  
NTS

CHIMNEYS OF 3 E 10TH STREET



1 SITE PHOTOS: EXISTING ABANDONED CHIMNEY BY THE WEST SIDE  
NTS



EXISTING CHIMNEYS

EXISTING LIGHT WELL

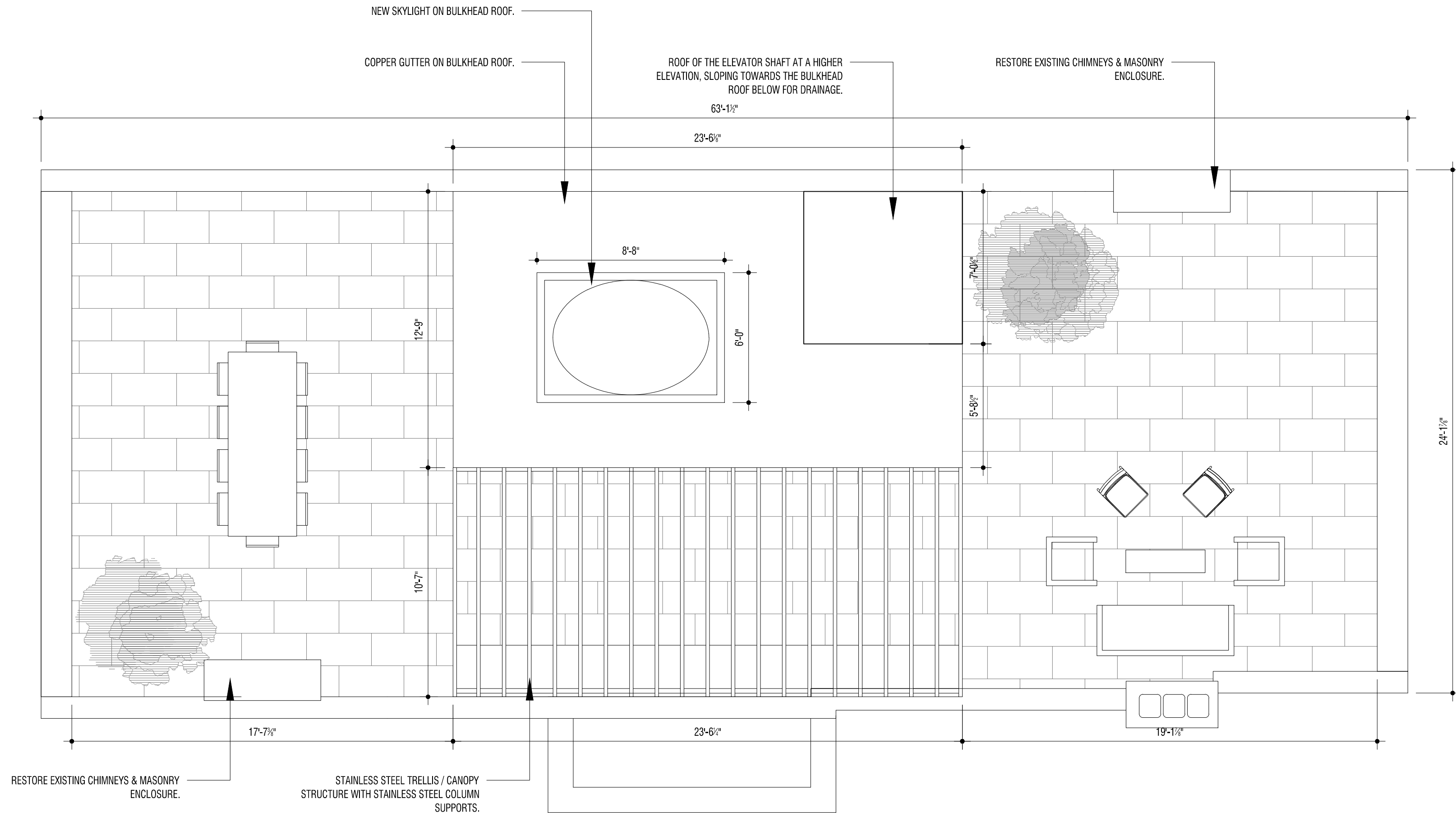
1 SITE PHOTOS: EXISTING AC UNIT  
NTS

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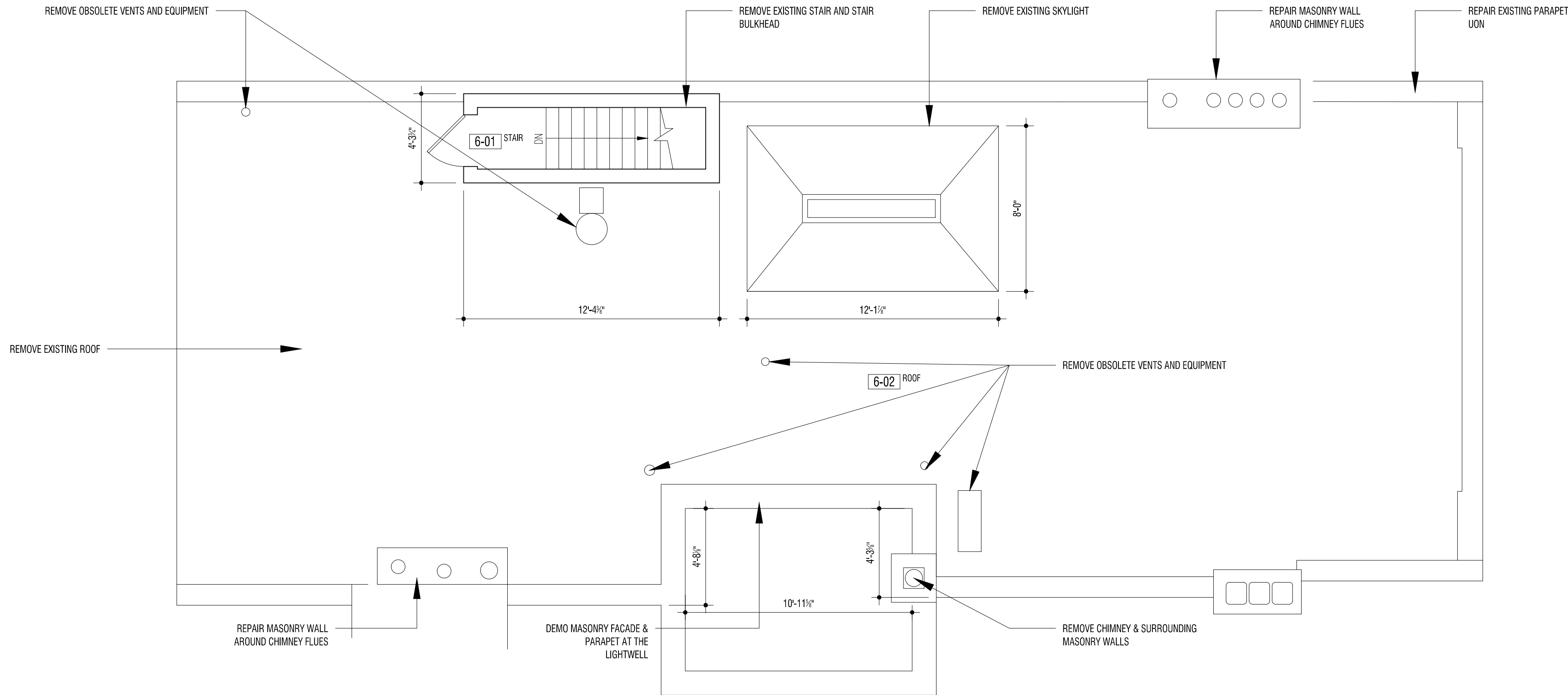
|                                                                                                                                                                                        |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| PROJECT:<br><b>BTH</b><br>TOWNHOUSE RENOVATION<br><br>5 E 10TH STREET<br>NEW YORK, NY 10003<br><br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |  |  |
| SEAL + SIGNATURE:<br>                                                                             |  |  |
| <b>LPC-12</b>                                                                                                                                                                          |  |  |
| ISSUED FOR:<br>LPC FILING                                                                                                                                                              |  |  |
| EXISTING ROOF PHOTOGRAPHS                                                                                                                                                              |  |  |
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2 PROPOSED ROOF PLAN  
1/4" = 1'-0"



1 EXISTING ROOF PLAN  
1/4" = 1'-0"

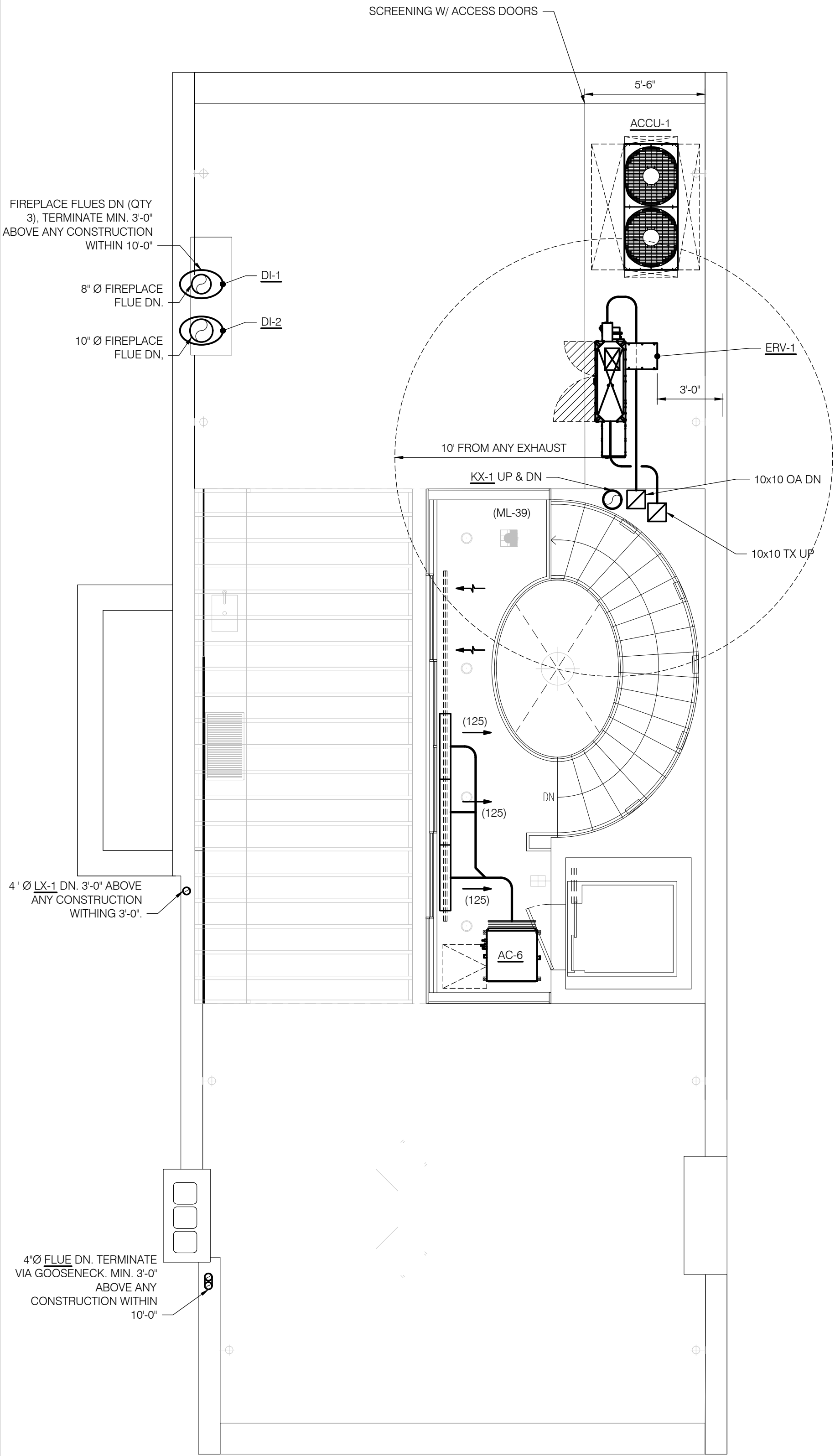


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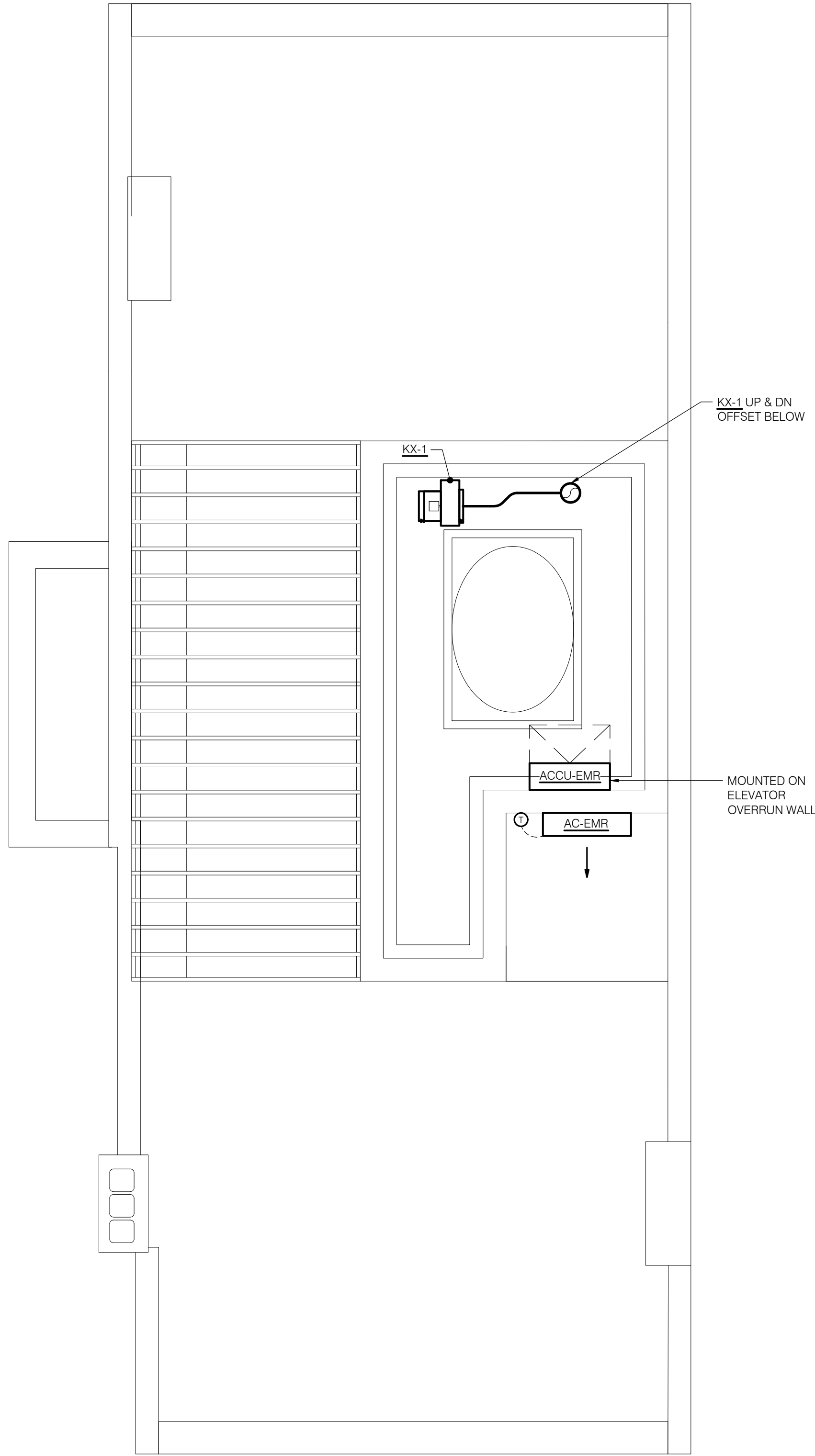
|                                                                                                                                                                                |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| PROJECT:<br><b>BTH</b><br>TOWNHOUSE RENOVATION<br>5 E 10TH STREET<br>NEW YORK, NY 10003<br>Date: JANUARY 8, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |  |  |
| SEAL + SIGNATURE:<br>                                                                     |  |  |
| LPC-13                                                                                                                                                                         |  |  |
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1 MECHANICAL PLAN - ROOF  
SCALE: 1/4" = 1'-0"



2 MECHANICAL PLAN - BULKHEAD  
SCALE: 1/4" = 1'-0"

## GENERAL NOTES

- ALL THERMOSTAT, REGISTERS, ACCESS PANELS, ETC. FINAL LOCATIONS TO BE COORDINATED WITH ARCHITECT.
- PROVIDE ALL SUPPLY AND RETURN DUCTWORK WITH ACOUSTIC LINING (SEE SCHEDULES). DUCT DIMENSIONS ON PLAN INDICATE INSIDE CLEAR DIMENSIONS. EXPOSED DUCTWORK SHALL BE DOUBLE WALL PERFORATED. (SEE SPEC)
- VOLUME DAMPERS...
  - PROVIDE VOLUME DAMPERS (VD) FOR EACH BRANCH DUCT AND SIDE WALL DIFFUSER. BALANCE TO CFM VALUE INDICATED ON PLANS.
  - WHERE DUCTWORK IS INACCESSIBLE, ALL VOLUME DAMPERS (VD) SHALL BE CABLE OPERATED DAMPERS (COD) ADJUSTABLE FROM FACE OF SUPPLY DIFFUSER/GRILLE.
  - TOILET EXHAUST GRILLES AND OUTSIDE AIR (OA) SUPPLY DIFFUSER/GRILLE TO BE PROVIDED WITH CONSTANT AIRFLOW REGULATOR (CAR) BALANCED TO CFM INDICATED ON PLAN. ANY AIR OUTLET/INLET CONNECTING TO A BASE-BUILDING SYSTEM WHICH MAY EXPERIENCE VARYING PRESSURE DIFFERENTIAL SHALL BE PROVIDED CONSTANT AIRFLOW REGULATOR (CAR).
- PROVIDE DRAIN PANS UNDER ALL AC UNITS WITH LEAK DETECTOR WIRED TO SHUT DOWN THE AC UNIT UPON DETECTION OF WATER IN THE PAN.
- PROVIDE MIN. 24"x24" ACCESS DOOR (AD) FOR ALL AC UNITS. AD TO BE LOCATED TO PROVIDE ADEQUATE ACCESS TO SERVICE FILTERS, PIPING CONNECTIONS, VALVES, AND FIELD MOUNTED JUNCTION BOX. COORDINATE LOCATION WITH ARCHITECTURAL RCP.
- PROVIDE TRANSFER DUCTS/OPENINGS (TD) IN ALL FULL HEIGHT WALLS AS REQUIRED FOR RETURN AIR BACK TO AC UNITS. COORDINATE RETURN AIRFLOW WITH FINAL AC UNIT AND AIR OUTLET LOCATIONS. TRANSFER AIR DUCTS TO HAVE 1-1/2" ACOUSTIC LINING AND BE SIZED AT 500 FPM OR LESS.
- PROVIDE ALL LOUVERS WITH 12" DEEP INTAKE/DISCHARGE PLENUM. PLENUM SHALL MATCH THE FACE DIMENSIONS OF THE LOUVER. PLENUM SHALL BE CONSTRUCTED OF 18 GA ALUMINUM AND INSULATED WITH 1" RIGID BOARD INSULATION. PITCH BOTTOM OF PLENUM TOWARDS LOUVER.
- PROVIDE ALL AC UNITS WITH 12" DEEP MIXING PLENUM (UNLESS OTHERWISE NOTED). MIXING PLENUM SHALL BE PROVIDED WITH ACOUSTIC LINING, OUTSIDE AIR INTAKE CONNECTION WITH MOTORIZED DAMPER, AND RETURN AIR OPENING WITH VOLUME DAMPER AND WIRE MESH SCREEN. SEE DWG FOR OPENING SIZES AND SCHEDULE FOR AIR FLOW (CFM) FOR BALANCING.
- ALL DUCTWORK CONNECTIONS TO VIBRATING EQUIPMENT (AC UNITS, FANS, ETC.) SHALL BE MADE WITH FLEXIBLE DUCTWORK CONNECTIONS.
- ANY UNITS WITH SUPPLY AIR FLOW (CFM) GREATER THAN 2000 CFM SHALL BE PROVIDED WITH DUCT MOUNTED SMOKE DETECTORS IN SUPPLY AND RETURN DUCTWORK. COORDINATE WITH FIRE ALARM VENDOR.
- ALL ELECTRICAL WORK SHALL BE FILED WITH DOB REC.
- EQUIPMENT MUST COMPLY WITH THE NOISE OUTPUT LIMITATIONS IN 2022 NYC MC SECTION 313.3 AND SECTION 24-232 OF THE ADMINISTRATIVE CODE, ALSO KNOWN AS THE NEW YORK CITY NOISE CONTROL CODE. CONTRACTOR TO CONFIRM SOUND OUTPUT DATA AND RETAIN THE SERVICES OF AN ACOUSTIC ENGINEER IF NECESSARY.

COMPRESSORS/CONDENSERS: SHALL BE MOUNTED ON VIBRATION ISOLATORS HAVING A MINIMUM ISOLATION EFFICIENCY OF 85% AT THE LOWEST DISTURBING FREQUENCY.

FANS: PROVIDE VIBRATION ISOLATION TO PREVENT TRANSMISSION OF NOISE TO THE BUILDING STRUCTURE. EACH ISOLATOR SHALL HAVE PROVISION FOR LEVELING. THE VIBRATION ISOLATORS SHALL PROVIDE A MINIMUM ISOLATION EFFICIENCY OF 90% AT FAN ROTOR RPM WITH A MAXIMUM DEFLECTION OF 2 INCHES.
- UPON COMPLETION OF CONSTRUCTION, AT THE TIME OF TESTING AND BALANCING, CONTRACTOR SHALL ADJUST E.S.P. AND FAN SPEED SETTING OF EACH AC UNIT TO THE MINIMUM E.S.P. REQUIRED TO SUPPLY ADEQUATE AIRFLOW TO SPACE. REFER TO LG LITERATURE FOR PROCEDURES.

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|    |          |              |
|----|----------|--------------|
| 01 | 10/04/24 | SD SET       |
| 02 | 11/22/24 | 50% DD SET   |
| 03 | 12/12/24 | SD SET (REV) |
| 04 | 01/09/25 | 50% DD SET   |
| 05 | 02/26/25 | 100% DD SET  |

ISSUED FOR:  
SD PRICING

MECHANICAL PLAN - ROOF & BULKHEAD

PROJECT:  
BTH  
BERRY TOWNHOUSE

5 E 10TH STREET  
NEW YORK, NY 10003

Date: AUGUST 26, 2024  
Scale: AS INDICATED  
Dwg By: JM  
Proj No: E5010  
DOB No: M01152061-S3

SEAL + SIGNATURE:



M-104.00

SHEET XX of YY



PROPERTY LINE

NEW ELEVATOR SHAFT,  
CLADDED IN COPPER PANELS.

ROOFTOP MECHANICAL EQUIPMENT,  
REFER TO MECHANICAL ROOF PLAN &  
EQUIPMENT CUTSHEETS

6' TALL COPPER PERFORATED  
SCREENING WITH ACCESS DOORS

PROPERTY LINE

EL: 82'-0" AFF

EL: 89'-0" AFF

EL: 82'-0" AFF

EL: 89'-0" AFF

EL: 48'-4" AFF

EL: 37'-4" AFF

EL: 28'-4" AFF

EL: 12'-0" AFF

EL: 11'-11" 10' AFF

EL: 0'-0" AFF

60'-0"

EAST 10TH STREET

NEW GLASS BULKHEAD.

REPAIR & RESTORE  
EXISTING CHIMNEY & BRICK  
ENCLOSURE AS REQUIRED.

6'-0"

1

LANDMARKS SECTION DIAGRAM

3/16" = 1'-0"

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**REVISION**  
NO: DATE: REMARK:

**ISSUED FOR:**  
LPC FILING

SIGHT LINE STUDY

**PROJECT:**  
**BTH**  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 6, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

**SEAL + SIGNATURE:**



**LPC-14**





1 SITE PHOTO: EXISTING REAR FACADE (NORTH ELEVATION)  
NTS

MAINTAIN EXISTING WINDOW OPENINGS & CHARACTERISTICS ON THE 3RD, 4TH & 5TH FLOORS.

ALIGN WINDOW OPENINGS ON THE 2ND FLOOR WITH WINDOW OPENINGS ON THE 4TH & 5TH FLOORS, MAINTAIN THE EXISTING WINDOW, LINTEL & SILL CHARACTERISTICS.

DEMO EXISTING BAY WINDOW BOX & DOUBLE HUNG WINDOWS WITHIN. EXISTING BAY WINDOW BOX IS NOT ORIGINAL TO THE BUILDING, REFER TO SHEET LPC-06 FOR PHOTO DOCUMENTS.

PROPOSE TO MAINTAIN BRICK PIERS ON BOTH SIDES OF THE REAR FACADE.

REMOVE THE EXISTING REAR YARD SHED SINCE IT IS IN THE SETBACK, REFER TO SHEET LPC-05 FOR PHOTO DOCUMENTS.

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|                                                                                                                                                                                |       |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|
| PROJECT:<br><b>BTH</b><br>TOWNHOUSE RENOVATION<br>5 E 10TH STREET<br>NEW YORK, NY 10003<br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |       |         |
| SEAL + SIGNATURE:<br>                                                                     |       |         |
| <b>LPC-15</b>                                                                                                                                                                  |       |         |
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| EXPEDITOR:<br><b>JAM CONSULTANTS</b><br>104 West 29th Street, 9th Floor<br>New York, NY 10001<br>T: 212.244.4427                                                               |       |         |
| GEOTECH:<br><b>BIG APPLE GROUP</b><br>100-03 94th Avenue<br>Ozone Park, NY 11416<br>T: 718.767.2900                                                                            |       |         |
| REVISION<br>NO:                                                                                                                                                                | DATE: | REMARK: |
| ISSUED FOR:<br>LPC FILING                                                                                                                                                      |       |         |
| EXISTING REAR FACADE<br>PHOTOGRAPH                                                                                                                                             |       |         |
| MATTHEW BAIRD ARCHITECT PLLC<br>277 Broadway, 18th Floor<br>New York, NY 10007<br>T: 212.334.2499<br>F: 212.334.5721                                                           |       |         |



SITE PHOTOS: EXISTING REAR BAY WINDOW BOX  
NTS

A close-up photograph of a brick wall. On the left, a dark-framed window is visible. Below the window, a dark, possibly metal, vertical structure is attached to the wall. The brickwork is red and shows signs of wear and damage, including a large, irregular hole or missing section of brick in the center. Several black pipes run horizontally and vertically across the wall. A bundle of thin, light-colored wires or cables is visible on the right side of the image. The overall scene suggests an old, possibly neglected, building.

SITE PHOTOS: EXISTING REAR BAY WINDOW BOX  
NTS

A photograph of a brick building exterior. On the left, there is a black awning over a window. The brick wall is made of reddish-brown bricks. A black electrical box is mounted on the wall, with a bundle of black wires hanging from it. A white pipe is visible on the left side of the wall. The window has a white frame and a reflection of a person taking the photo.

SITE PHOTOS: EXISTING REAR BAY WINDOW BOX  
NTS

[illegible]

## EXISTING REAR DAT WINDOW PHOTOGRAPHS

REAL + SIGNATURE:



**PC-16**



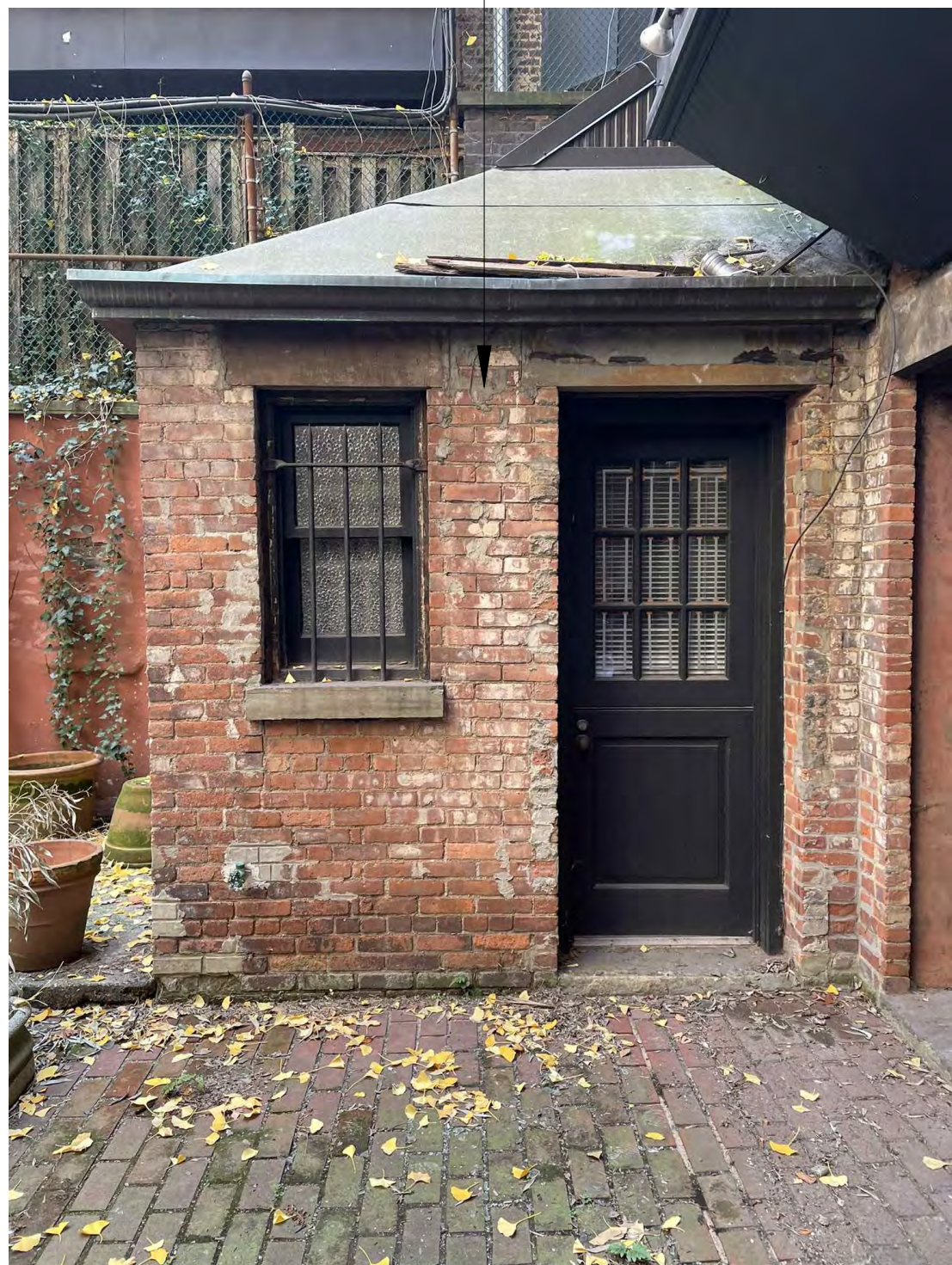


1 SITE PHOTOS: EXISTING REAR YARD, VIEWING NORTHEAST  
NTS

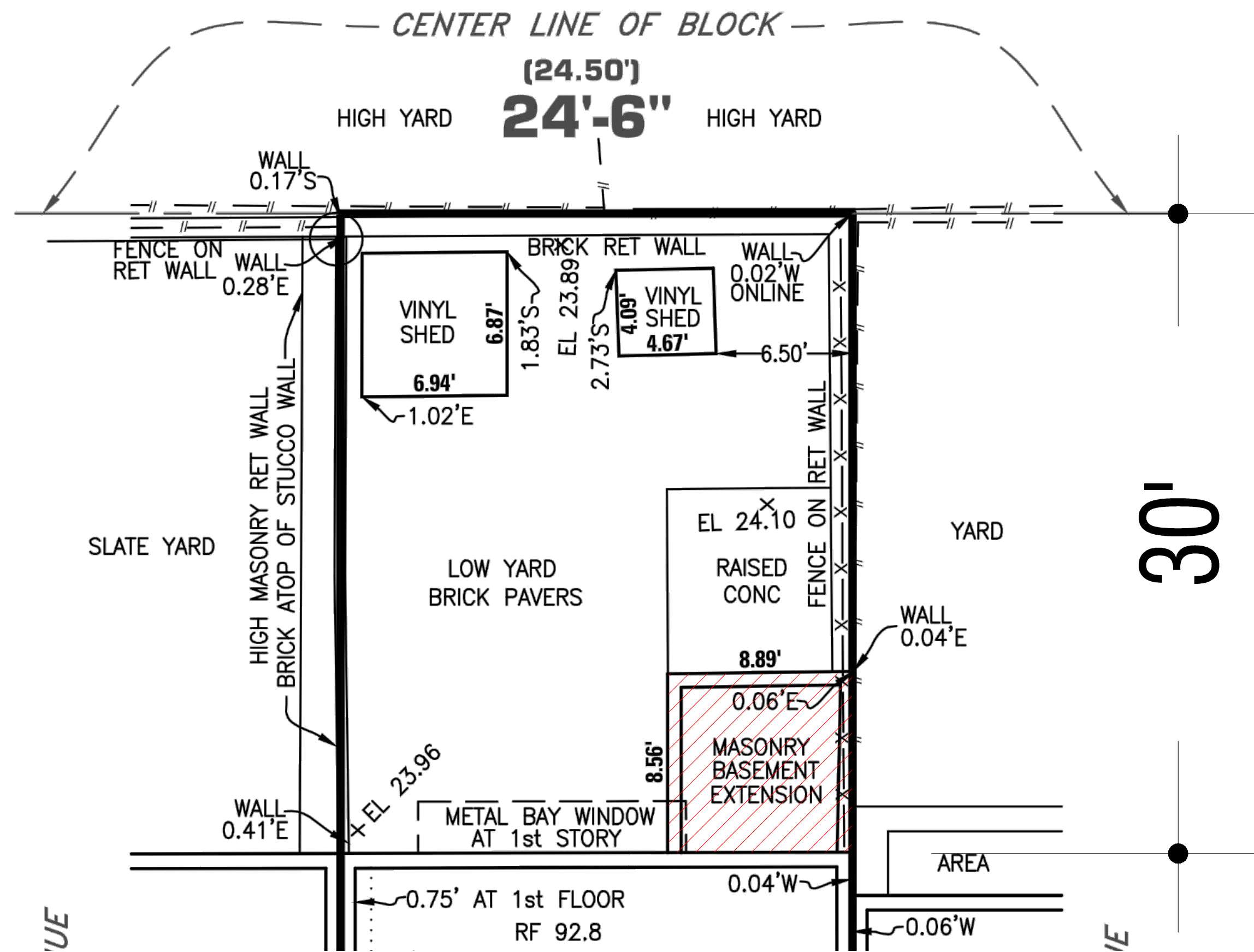
PROPOSE TO REMOVE THE  
EXISTING NON-COMPLIANT REAR  
YARD SHED IN THE SETBACK



PROPOSE TO REMOVE THE  
EXISTING NON-COMPLIANT REAR  
YARD SHED IN THE SETBACK



3 SITE PHOTOS: EXISTING REAR SHED  
NTS



2 SITE SURVEY: EXISTING NON-COMPLAINT SHED IN SETBACK  
NTS

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|                                                                                                                                                                         |  |  |
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| LPC-17                                                                                                                                                                  |  |  |
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1 SITE PHOTOS: ADJACENT, 3 E 10TH STREET REAR FACADE  
NTS



2 SITE PHOTOS: ACROSS, 10 E 11TH STREET REAR FACADE  
NTS



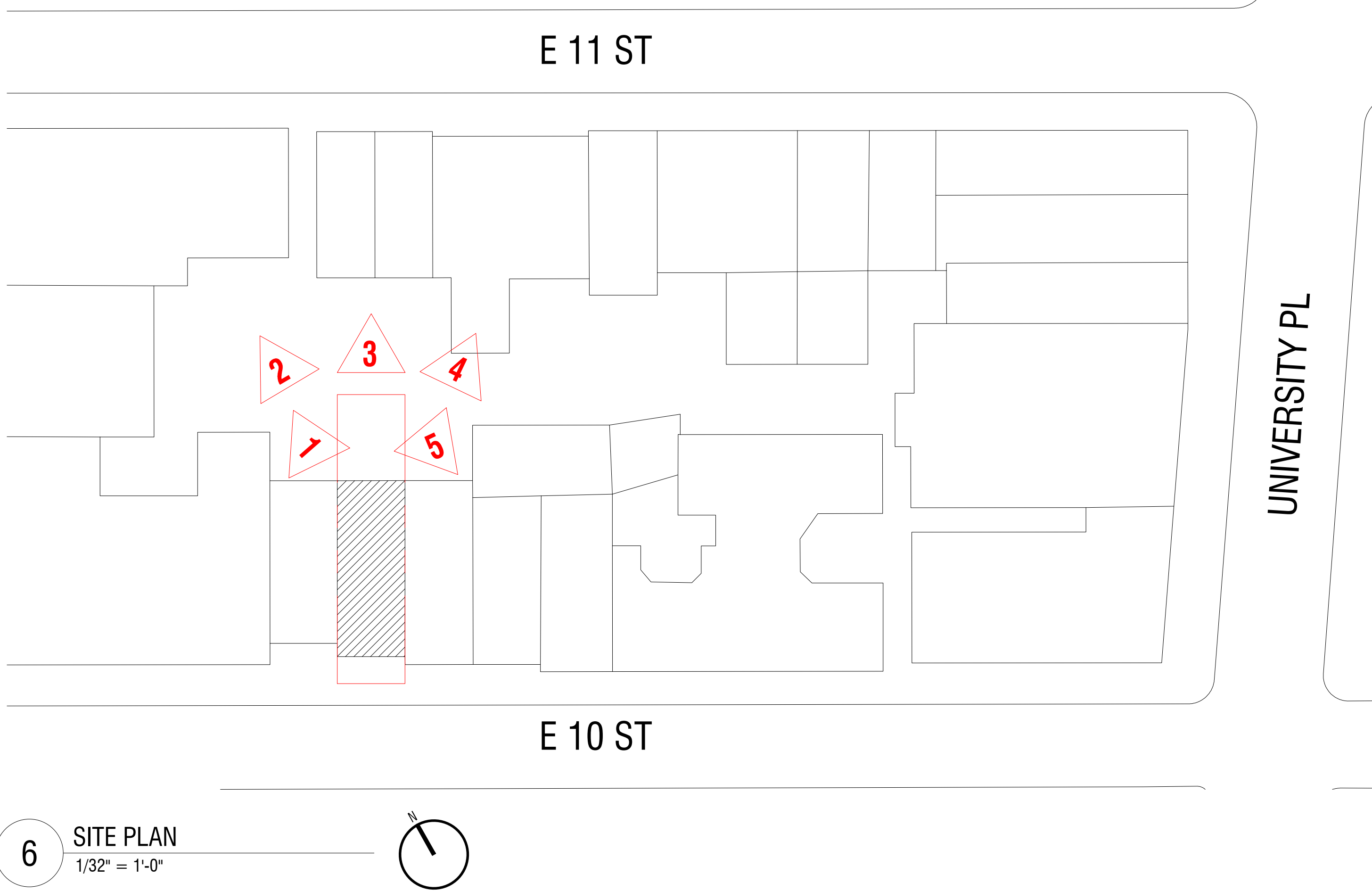
3 SITE PHOTOS: ACROSS, 12 E 11TH STREET REAR FACADE  
NTS



4 SITE PHOTOS: ACROSS, 14 E 11TH STREET REAR FACADE  
NTS



5 SITE PHOTOS: ADJACENT, 7 E 10TH STREET REAR FACADE  
NTS



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| SEAL + SIGNATURE:<br>                                                                     |  |  |
| LPC-18                                                                                                                                                                         |  |  |
| EXISTING REAR DOUGHNUT CHARACTER                                                                                                                                               |  |  |
| ISSUED FOR:<br>LPC FILING                                                                                                                                                      |  |  |
| REVISION<br>NO. DATE REMARK                                                                                                                                                    |  |  |
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| MATTHEW BAIRD ARCHITECT PLLC<br>277 Broadway, 18th Floor<br>New York, NY 10007<br>T: 212.334.2499<br>F: 212.334.5721                                                           |  |  |



**5 E 10TH STREET REAR FACADE IS NOT  
VISIBLE FROM PUBLIC THOROUGHFARE.**

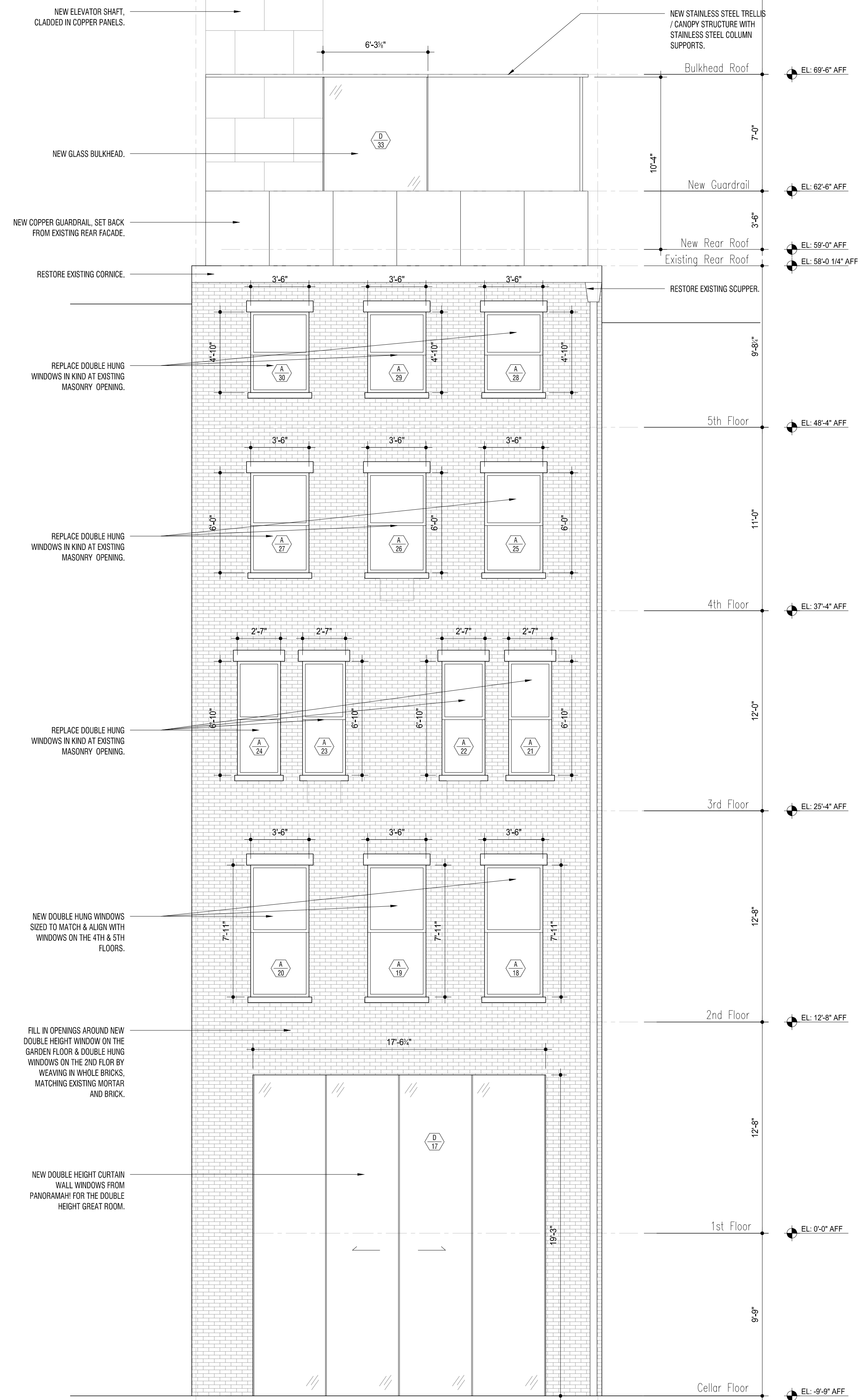
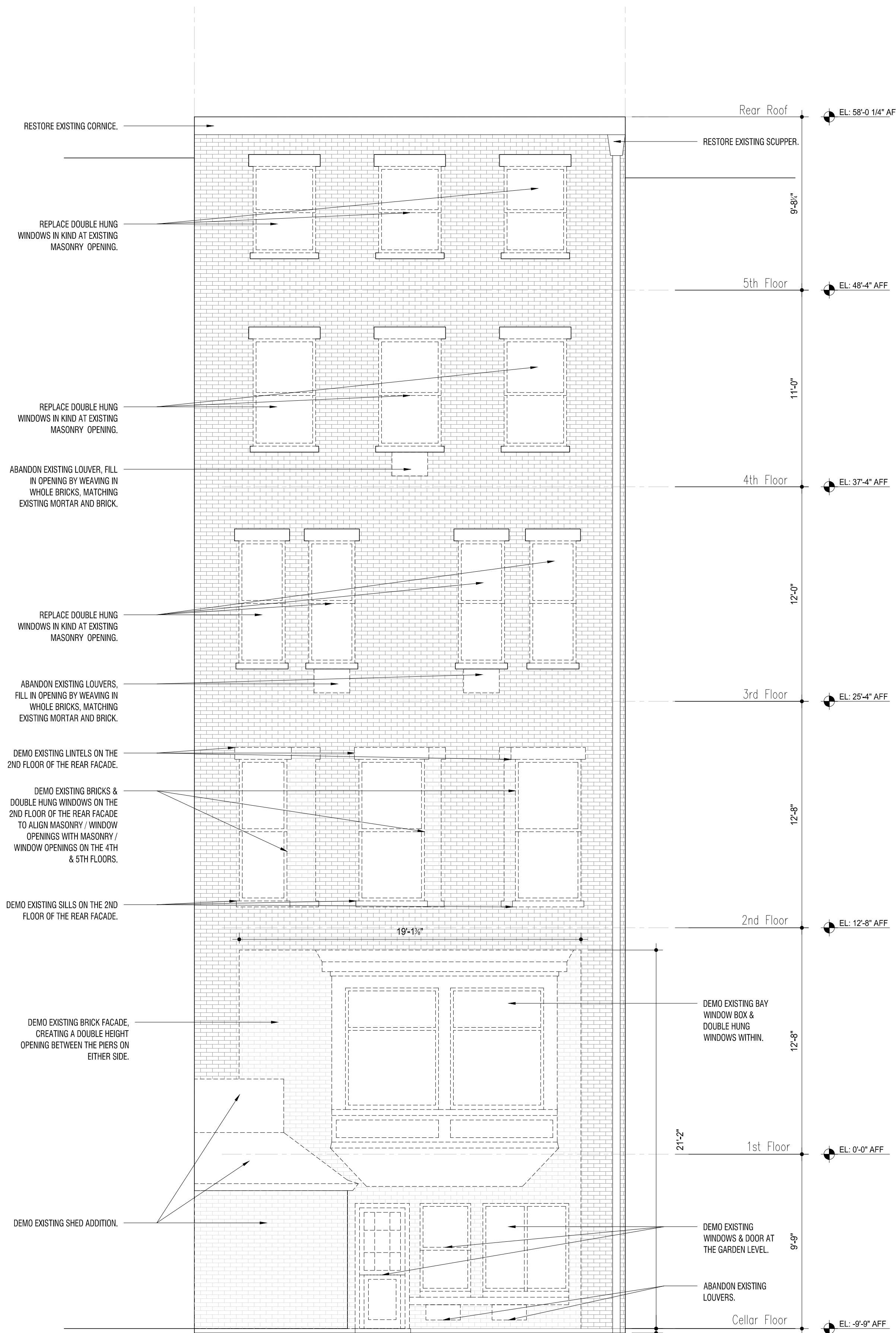
1

EXTERIOR ELEVATION REAR FACADE - EXISTING

$$1/4'' = 1'-0''$$

2

### EXTERIOR ELEVATION REAR FACADE - PROPOSED

$$1/4'' = 1'-0''$$
[illegible]

277 Broadway, 16th Floor  
New York, NY 10007  
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F: 212.334.5721

**STRUCTURAL:**  
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212.244.4427

**EOTECH:**  
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zone Park, NY 11416  
718.767.2900

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## EXISTING & PROPOSED HEART FACADES

PROJECT:  
**BTH**  
GREENHOUSE RENOVATION

E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 6, 2025  
 Scale: AS INDICATED  
 Drawn By: GL, EF, IG  
 Proj No: 0244

REAL + SIGNATURE:



**PC-19**

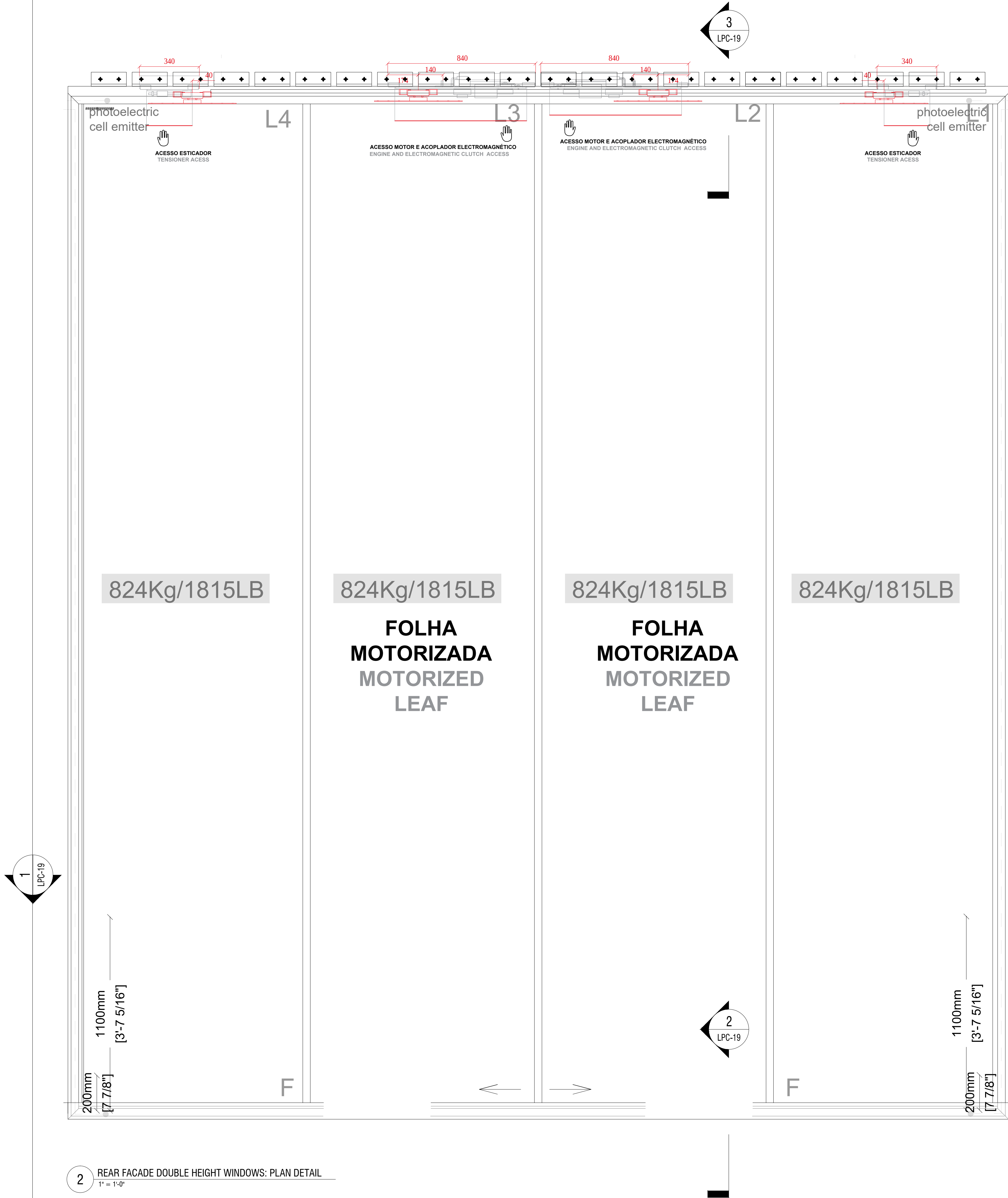




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| <b>LPC-20</b>                                                                                                                                                                                 |       |         |





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**PROJECT:**  
**BTH**  
TOWNHOUSE RENOVATION  
5 E 10TH STREET  
NEW YORK, NY 10003  
Date: JANUARY 8, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

**REAR FACADE WINDOW ELEVATION**

**REVISION**  
NO. DATE REMARK

**ISSUED FOR:**  
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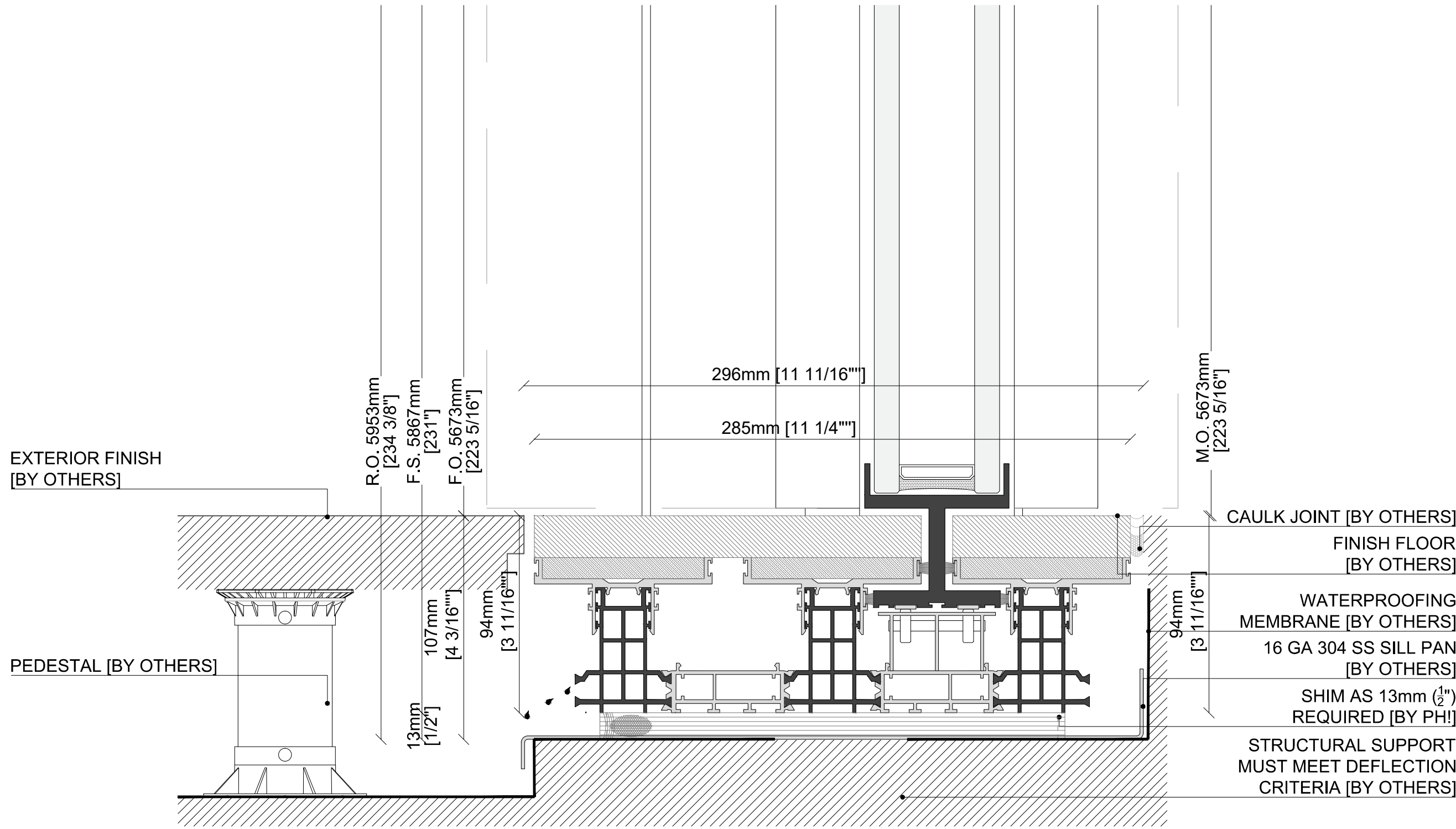
**GEOTECH:**  
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Ozone Park, NY 11416  
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**SEAL + SIGNATURE:**

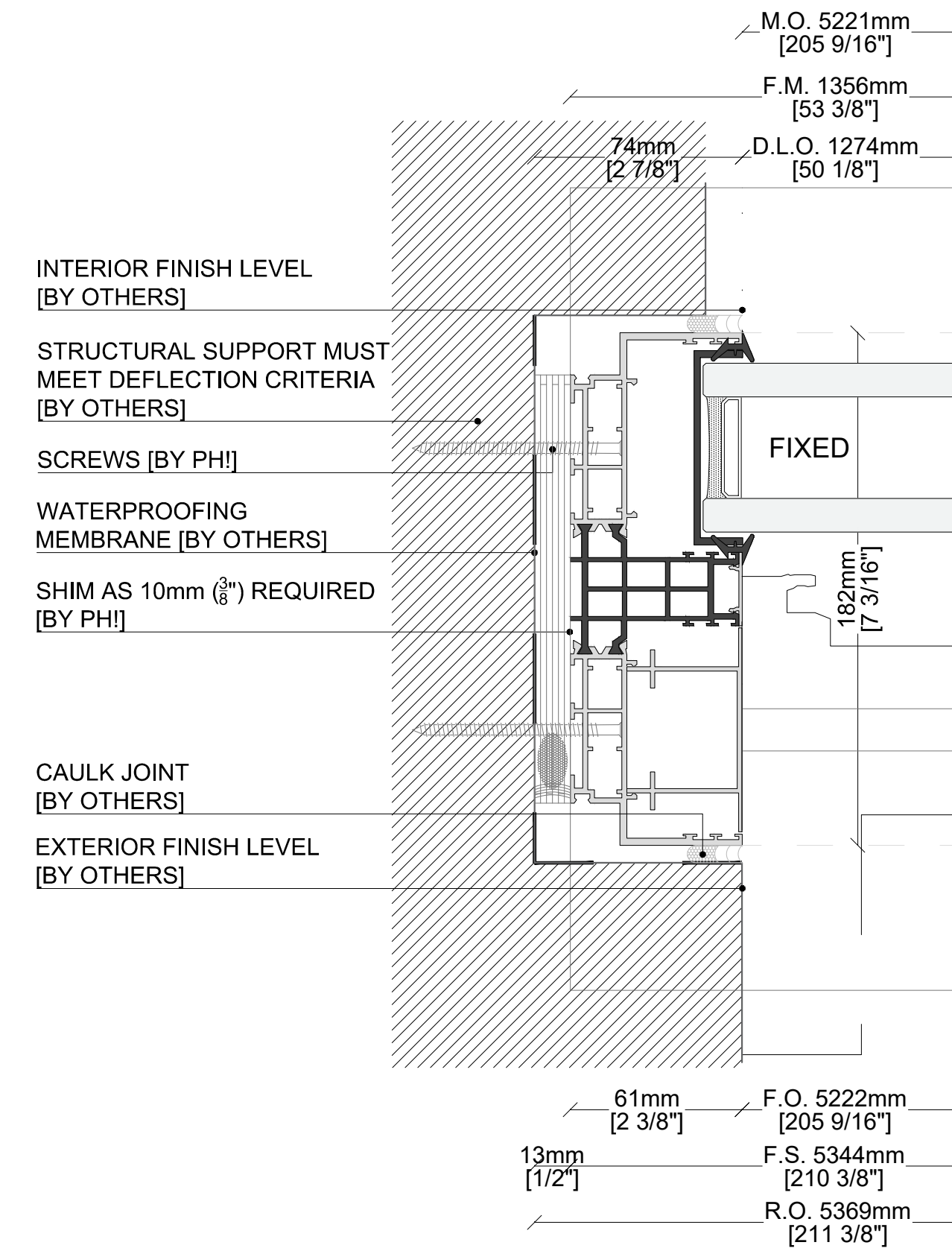
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F: 212.334.5721

**LPC-21**

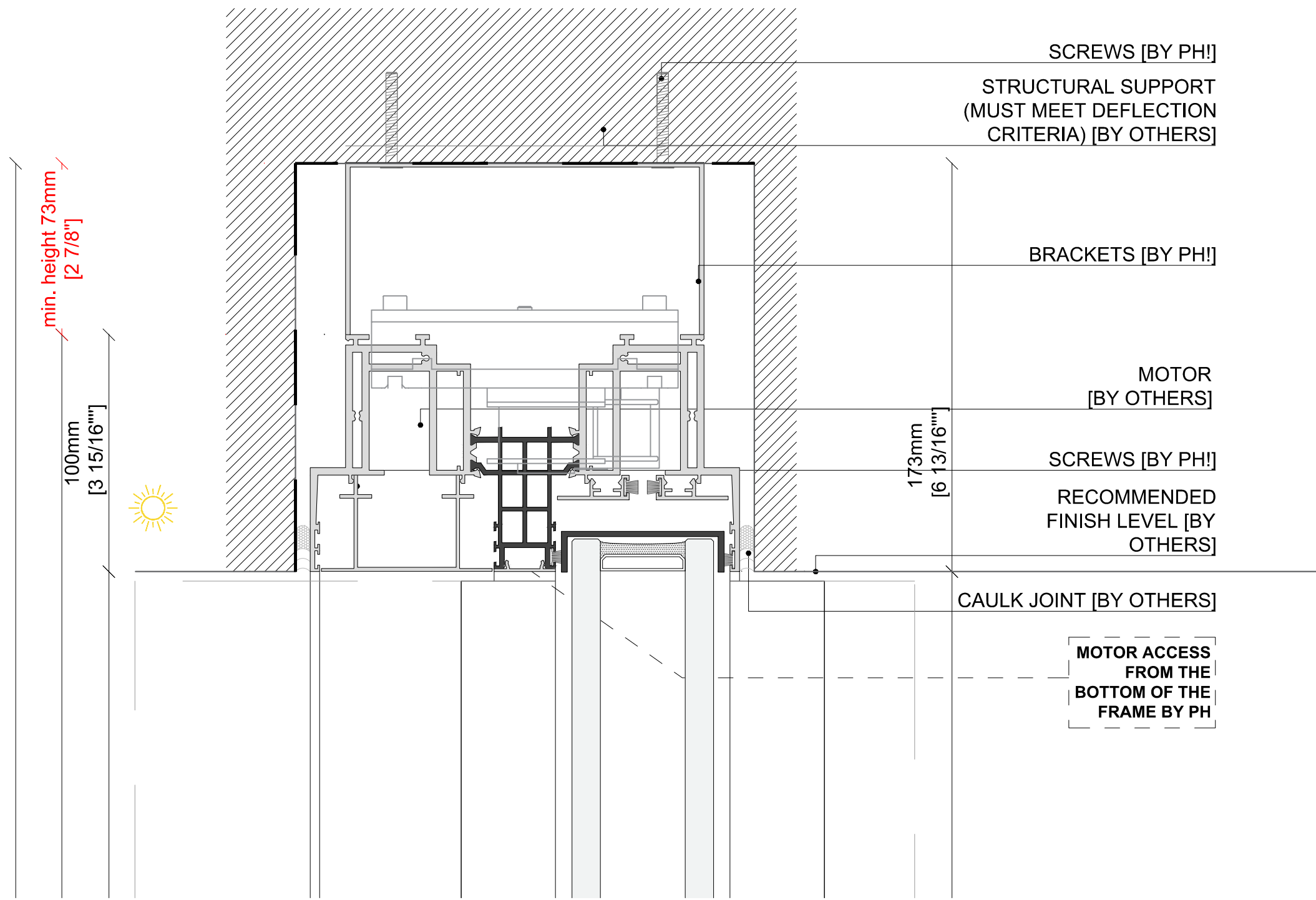
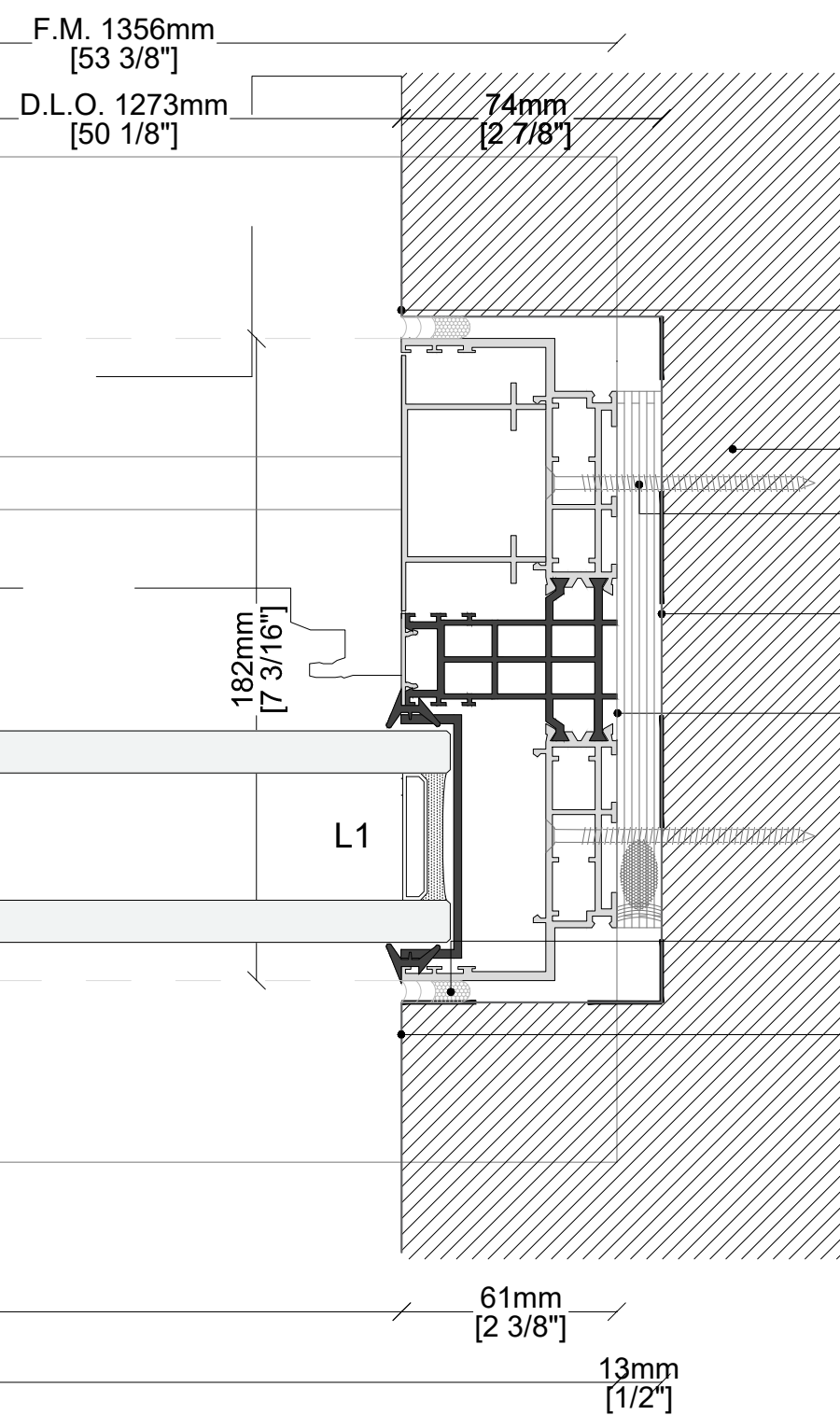
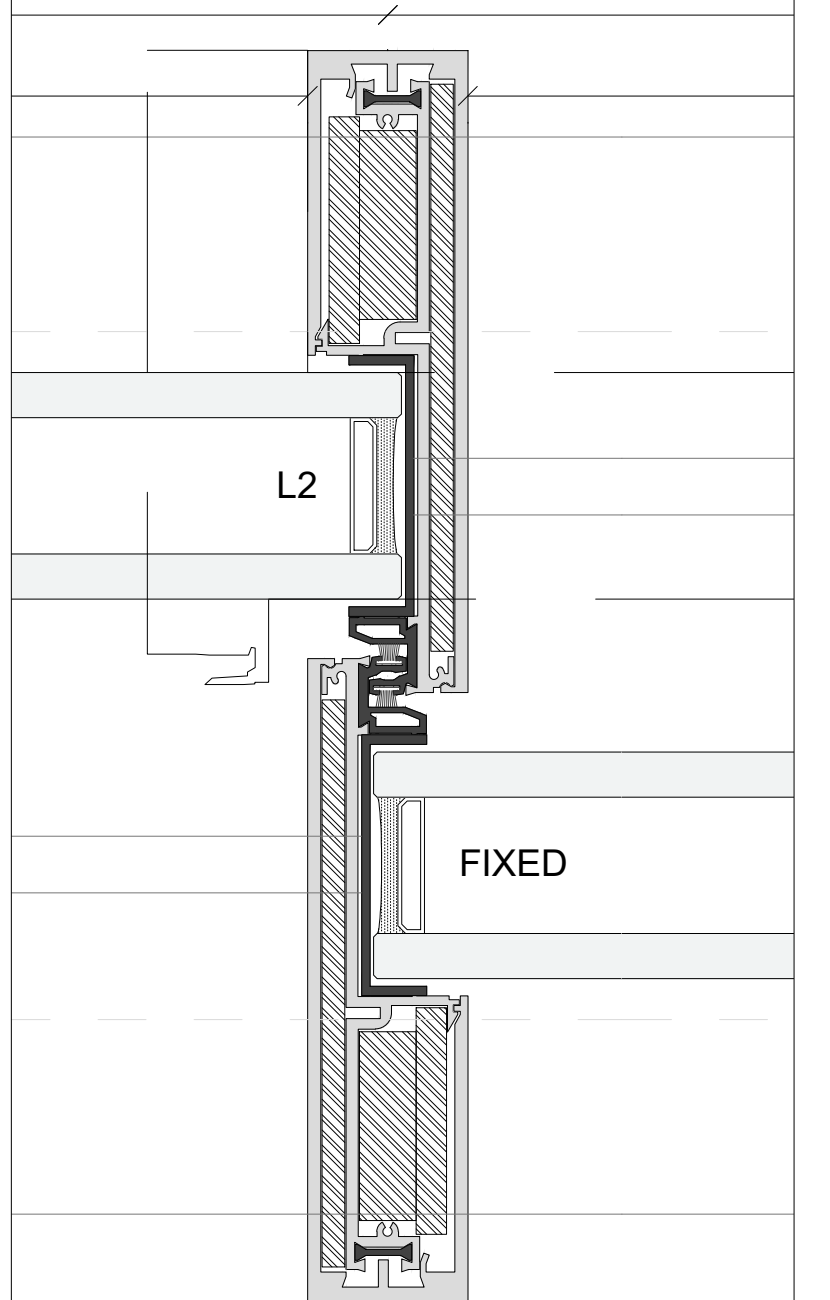
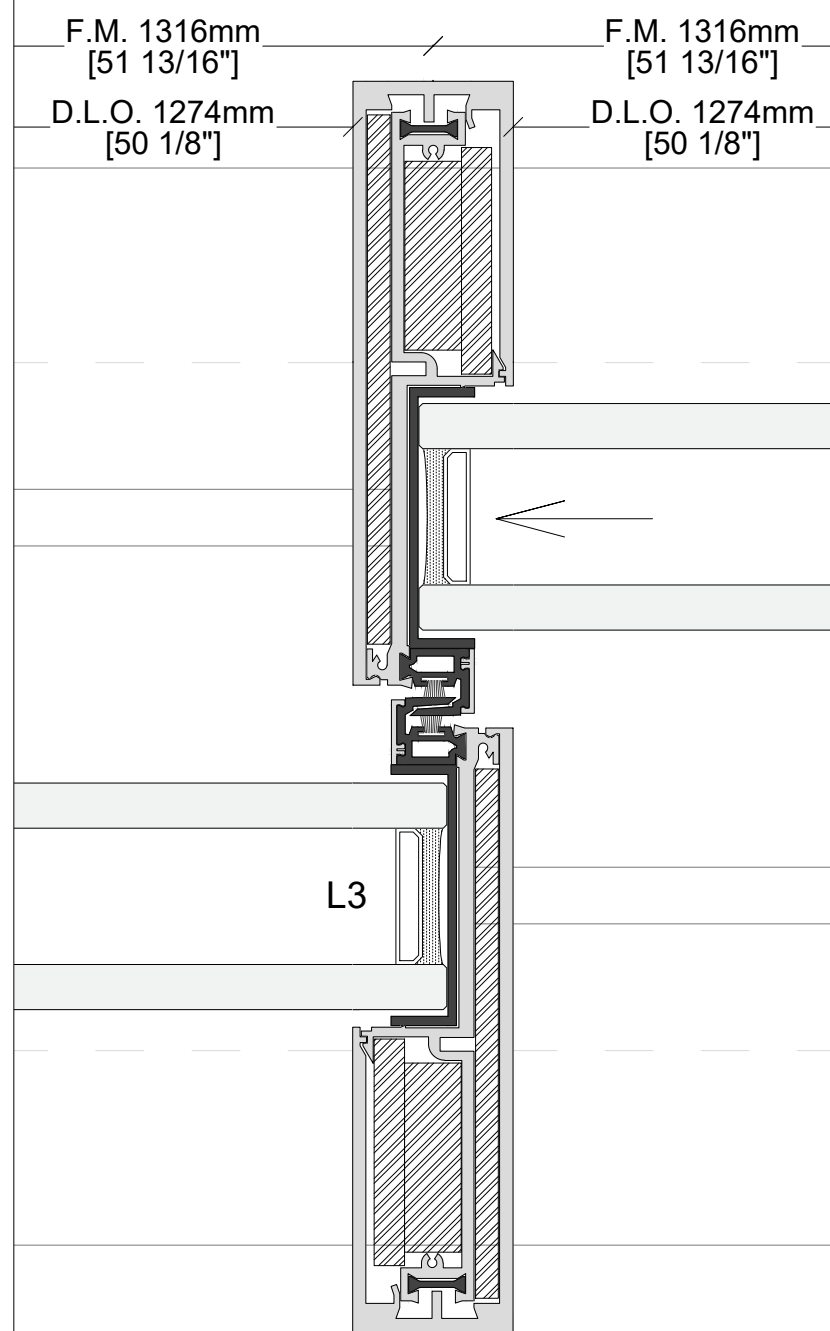
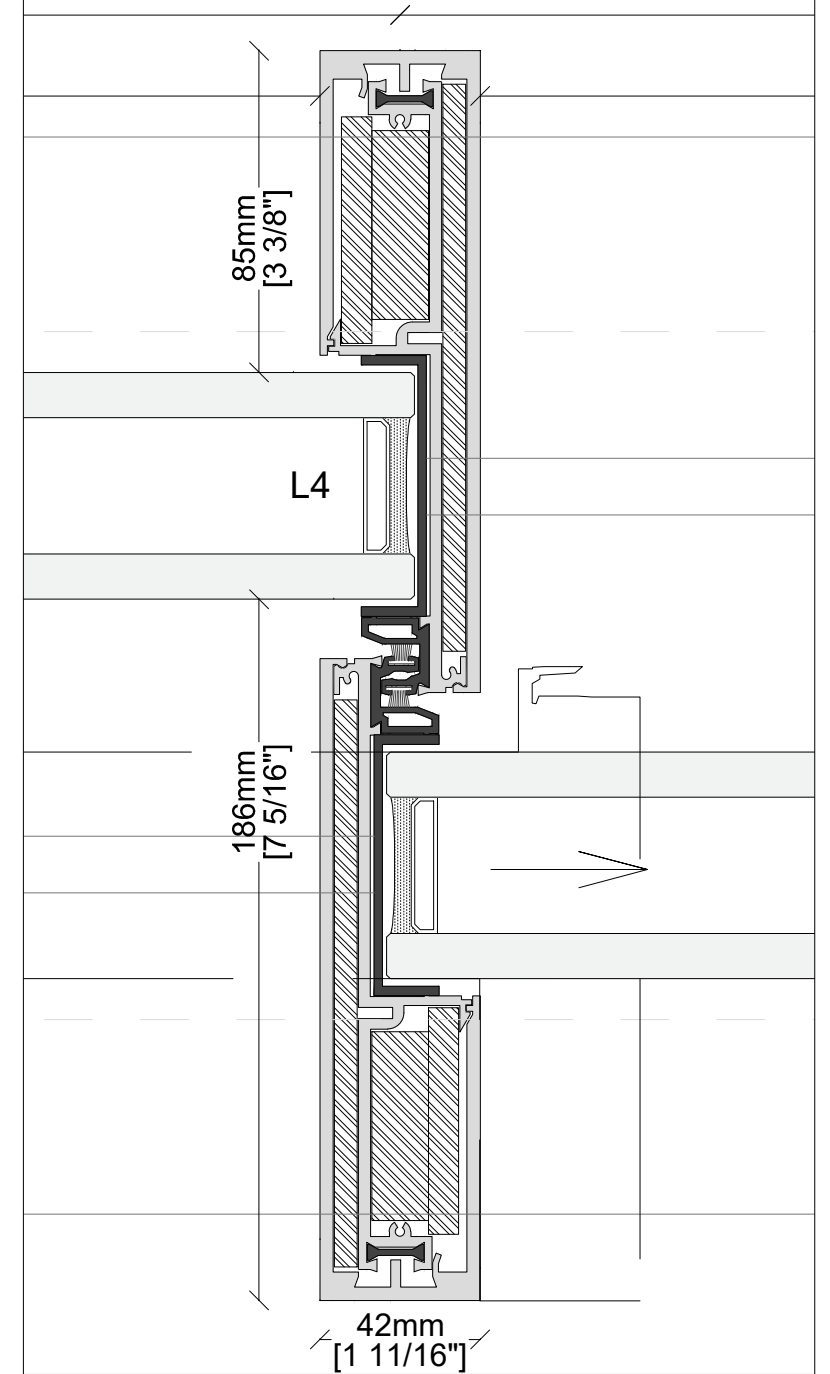




2 REAR FACADE DOUBLE HEIGHT WINDOWS: FLOOR/SILL DETAIL  
6" = 1'-0"



1 REAR FACADE DOUBLE HEIGHT WINDOWS: PLAN DETAIL  
6" = 1'-0"



3 REAR FACADE DOUBLE HEIGHT WINDOWS: HEAD DETAIL  
6" = 1'-0"

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| <b>PROJECT:</b><br>TOWNHOUSE RENOVATION<br>5 E 10TH STREET<br>NEW YORK, NY 10003<br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |  |  |
| <b>SEAL + SIGNATURE:</b><br>                                                       |  |  |
| <b>ISSUED FOR:</b><br>DOB ALT 1 FILING                                                                                                                                  |  |  |
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REAR FACADE WINDOW PLAN &  
SECTION DETAILS



| REVISIONS: |      |             |
|------------|------|-------------|
| NO.        | DATE | DESCRIPTION |

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PROJECT:  
5 EAST 10TH STREET  
NEW YORK, NY

TEMPORARY SHORING

SEAL AND SIGNATURE:

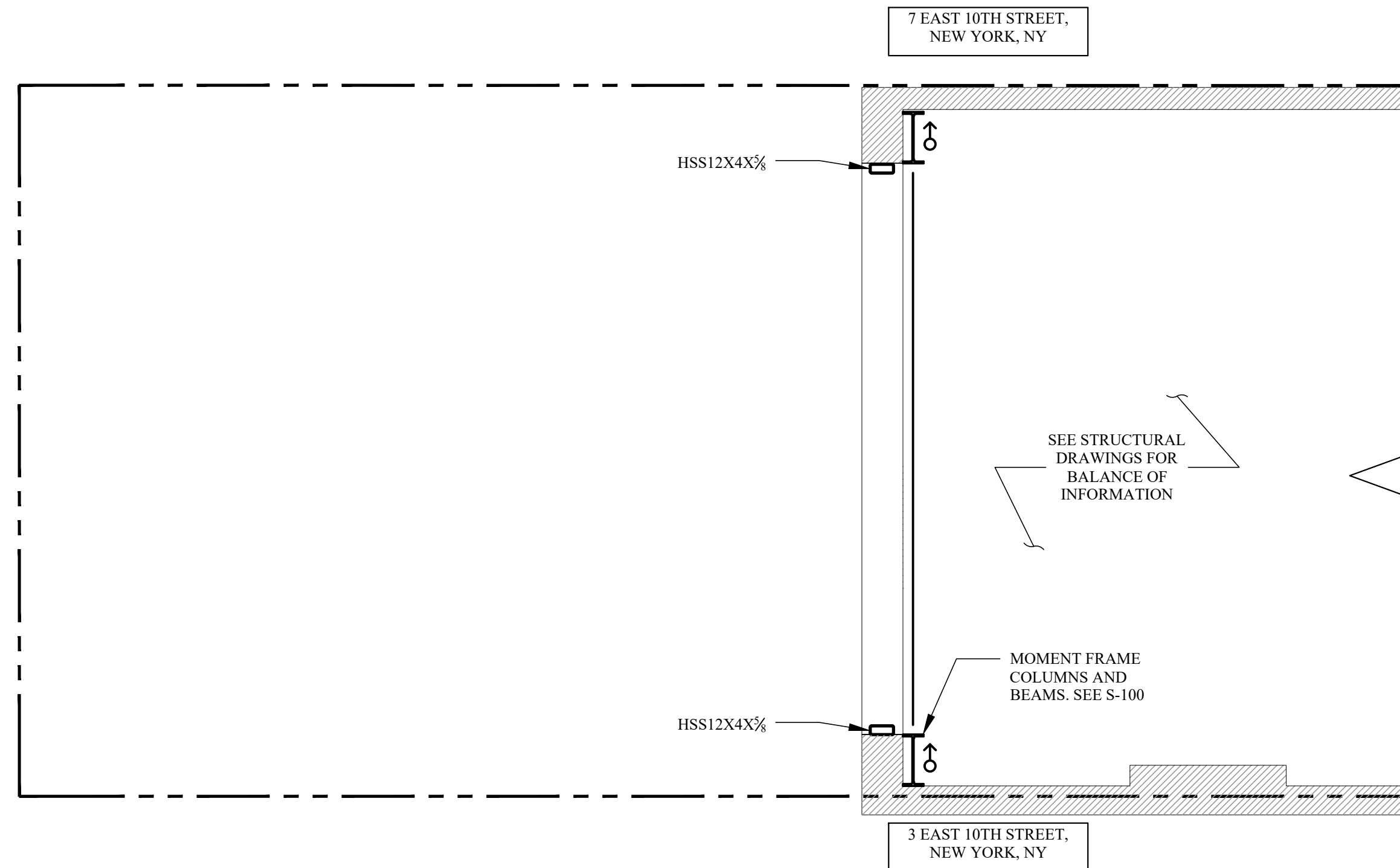
DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR REVIEW  
DATE: 02/11/2025  
PROJECT NO.: 24-140  
DRAWN/CHK BY: CC/JS  
SCALE: AS NOTED  
DWG NO.:

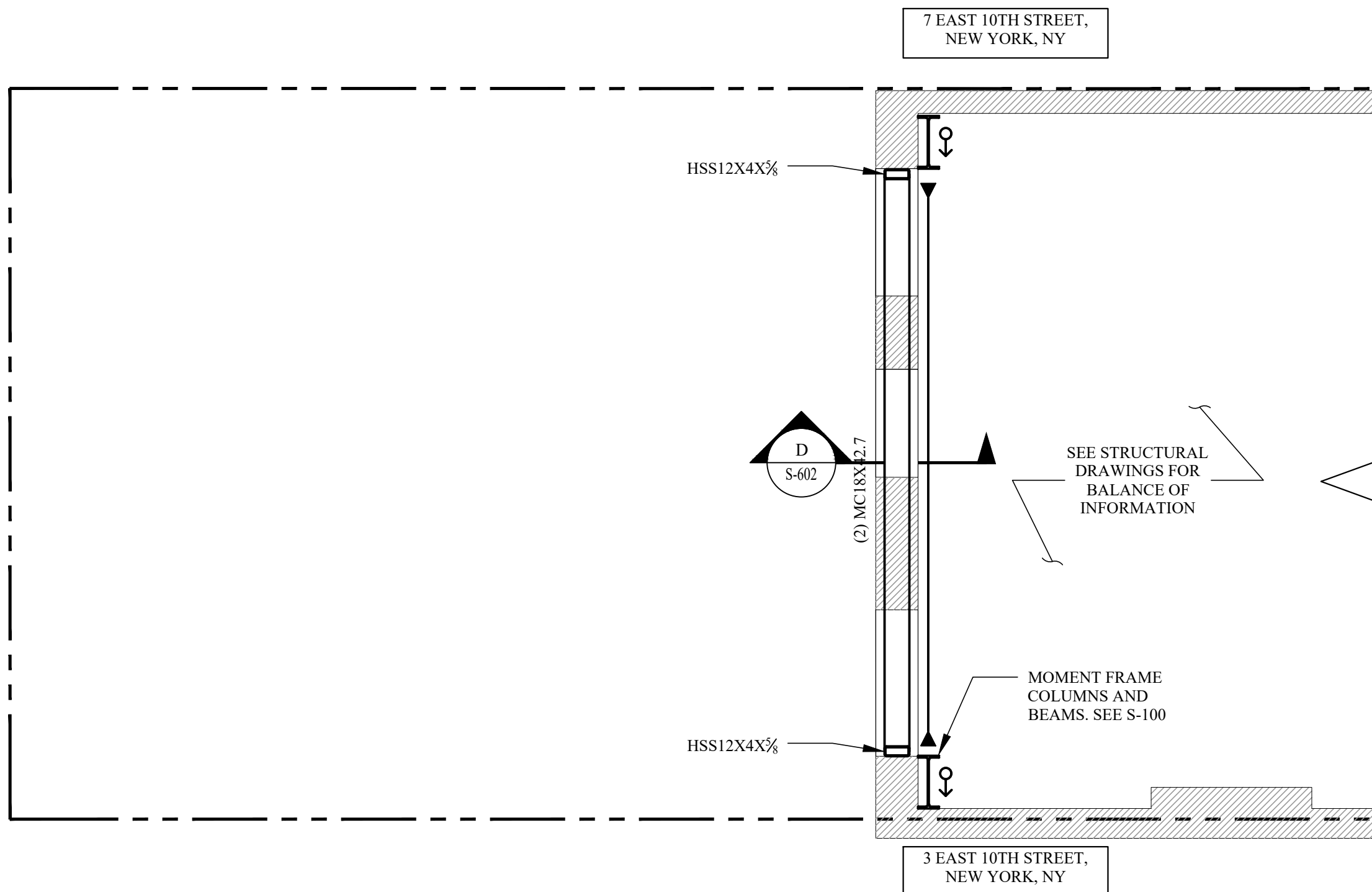
S-600.00

S-600 TEMPORARY SHORING 12 OF 16

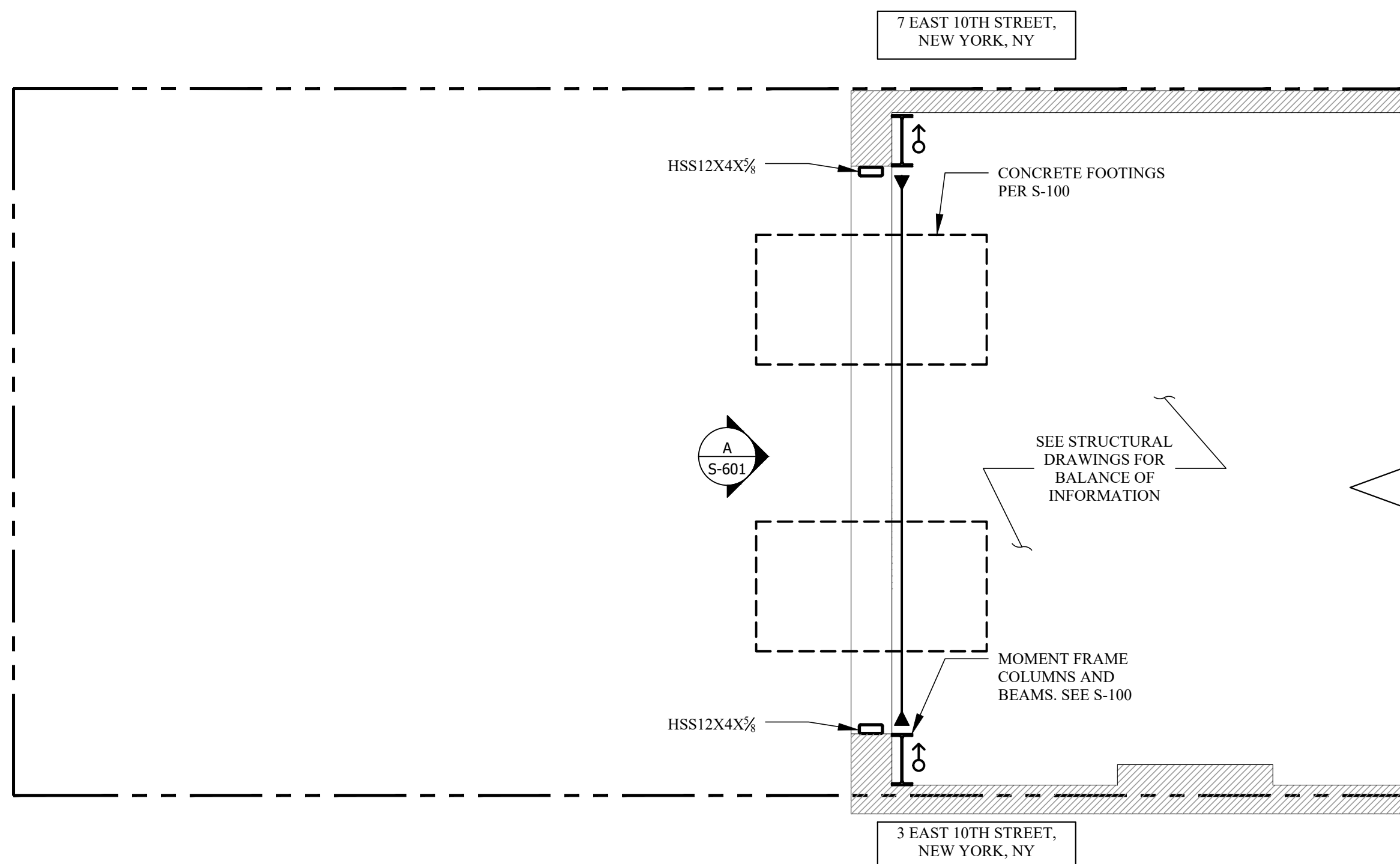
DOB NOW JOB#: M01152061-S1



**B** PARLOR PARTIAL FLOOR PLAN-FINAL  
SCALE: 1/4" = 1'-0"



**C** 2ND PARTIAL FLOOR PLAN-FINAL  
SCALE: 1/4" = 1'-0"



**A** BASEMENT/GARDEN PARTIAL FLOOR PLAN- FINAL  
SCALE: 1/4" = 1'-0"

SEQUENCE NOTES:

PRE-SEQUENCE:

1. INSTALL 10KIP CAPACITY SHORING JACKS AT LOCATIONS SHOWN ON S-601.
2. CUT EXISTING WALL AND INSTALL FOOTINGS FOR HSS POSTS.

STAGE I:

3. INSTALL PERMANENT (1) MC18X42.7  
3.1. CUT AND CAREFULLY REMOVE 4'X20" SLOT OF MASONRY PER SECTION D ON S-604 INTERIOR OF BUILDING
- 3.2. INSTALL MC18X42.7 AND GROUT SOLID
4. INSTALL PERMANENT (1) MC18X42.7  
4.1. CUT AND CAREFULLY REMOVE 4'X20" SLOT OF MASONRY PER

- SECTION D ON S-604 EXTERIOR OF BUILDING
- 4.2. INSTALL MC18X42.7 AND GROUT SOLID
5. INSTALL BOTTOM PLATES PER SECTION D ON S-604.

STAGE II:

6. CUT 12" WIDE VERTICAL SLOT IN EXISTING MASONRY WALL
7. INSTALL HSS COLUMNS PER ELEVATION B ON S-601. CONNECT COLUMNS TO CONCRETE FOOTING.
8. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

STAGE III:

9. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW

- MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.
10. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.

STAGE IV:

11. INSTALL FIRST SECTION OF CONCRETE GRADE BEAM PER SECTION A ON S-200. INSTALL MECHANICAL COUPLERS FOR REBAR SPlicing.
12. INSTALL HSS POSTS TO NEW GRADE BEAM. SEE ELEVATION D ON S-602.
13. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

STAGE V:

14. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.
15. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.
16. REMOVE OUTER HSS POSTS. SEE ELEVATION E ON S-603.
17. INSTALL REMAINING SECTIONS OF GRADE BEAMS. SPlice REBAR WITH MECHANICAL COUPLERS.

18. INSTALL HSS COLUMNS AT MC BEAM ENDS PER ELEVATION F ON S-603. CONNECT COLUMNS TO GRADE BEAM.
19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

STAGE VI:

20. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.
21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.

22. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.
23. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

STAGE VII:

24. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.
25. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.

POST-SEQUENCE:

26. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.
27. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.



| REVISIONS: |      |             |
|------------|------|-------------|
| NO.        | DATE | DESCRIPTION |

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PROJECT:  
**5 EAST 10TH STREET**  
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS

SEAL AND SIGNATURE:

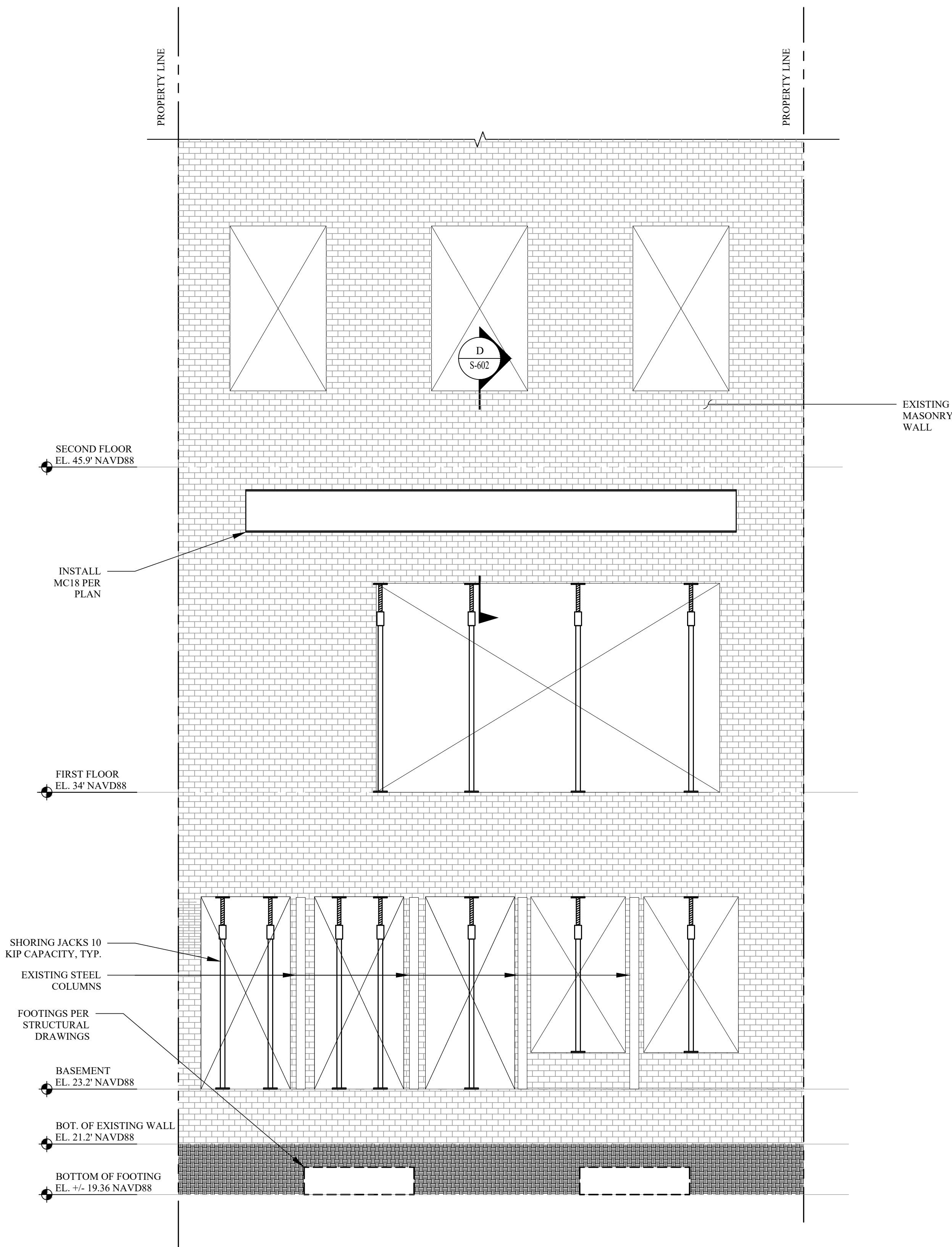
DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: **FOR REVIEW**  
DATE: **02/11/2025**  
PROJECT NO.: **24-140**  
DRAWN/CHK BY: **CC/JS**  
SCALE: **AS NOTED**  
DWG NO.:

**S-601.00**

S-600 TEMPORARY SHORING 13 OF 16

DOB NOW JOB#: M01152061-S1



**A** REAR FACADE ELEVATION - STAGE I  
SCALE: NOT TO SCALE

SEQUENCE NOTES:

PRE-SEQUENCE:

1. INSTALL 10KIP CAPACITY SHORING JACKS AT LOCATIONS SHOWN ON S-601.
2. CUT EXISTING WALL AND INSTALL FOOTINGS FOR HSS POSTS.

STAGE I:

3. INSTALL PERMANENT (I) MC18X42.7  
3.1. CUT AND CAREFULLY REMOVE 4"X20" SLOT OF MASONRY PER SECTION D ON S-604 INTERIOR OF BUILDING
- 3.2. INSTALL MC18X42.7 AND GROUT SOLID

4. INSTALL PERMANENT (I) MC18X42.7  
4.1. CUT AND CAREFULLY REMOVE 4"X20" SLOT OF MASONRY PER

- 4.2. SECTION D ON S-604 EXTERIOR OF BUILDING  
INSTALL MC18X42.7 AND GROUT SOLID

5. INSTALL BOTTOM PLATES PER SECTION D ON S-604.

STAGE II:

6. CUT 12" WIDE VERTICAL SLOT IN EXISTING MASONRY WALL
7. INSTALL HSS COLUMNS PER ELEVATION B ON S-601. CONNECT COLUMNS TO CONCRETE FOOTING.
8. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

STAGE III:

9. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW

- MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.
10. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.

STAGE IV:

11. INSTALL FIRST SECTION OF CONCRETE GRADE BEAM PER SECTION A ON S-200. INSTALL MECHANICAL COUPLERS FOR REBAR SPLICING.
12. INSTALL HSS POSTS TO NEW GRADE BEAM. SEE ELEVATION D ON S-602.
13. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

STAGE V:

18. INSTALL HSS COLUMNS AT MC BEAM ENDS PER ELEVATION F ON S-603. CONNECT COLUMNS TO GRADE BEAM.

14. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.
15. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.
16. REMOVE OUTER HSS POSTS. SEE ELEVATION E ON S-603.
17. INSTALL REMAINING SECTIONS OF GRADE BEAMS. SPLICE REBAR WITH MECHANICAL COUPLERS.

STAGE VI:

18. INSTALL HSS COLUMNS AT MC BEAM ENDS PER ELEVATION F ON S-603. CONNECT COLUMNS TO GRADE BEAM.

STAGE VII:

20. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.

POST-SEQUENCE:

21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.

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PROJECT:  
**5 EAST 10TH STREET**  
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS (2)

SEAL AND SIGNATURE:

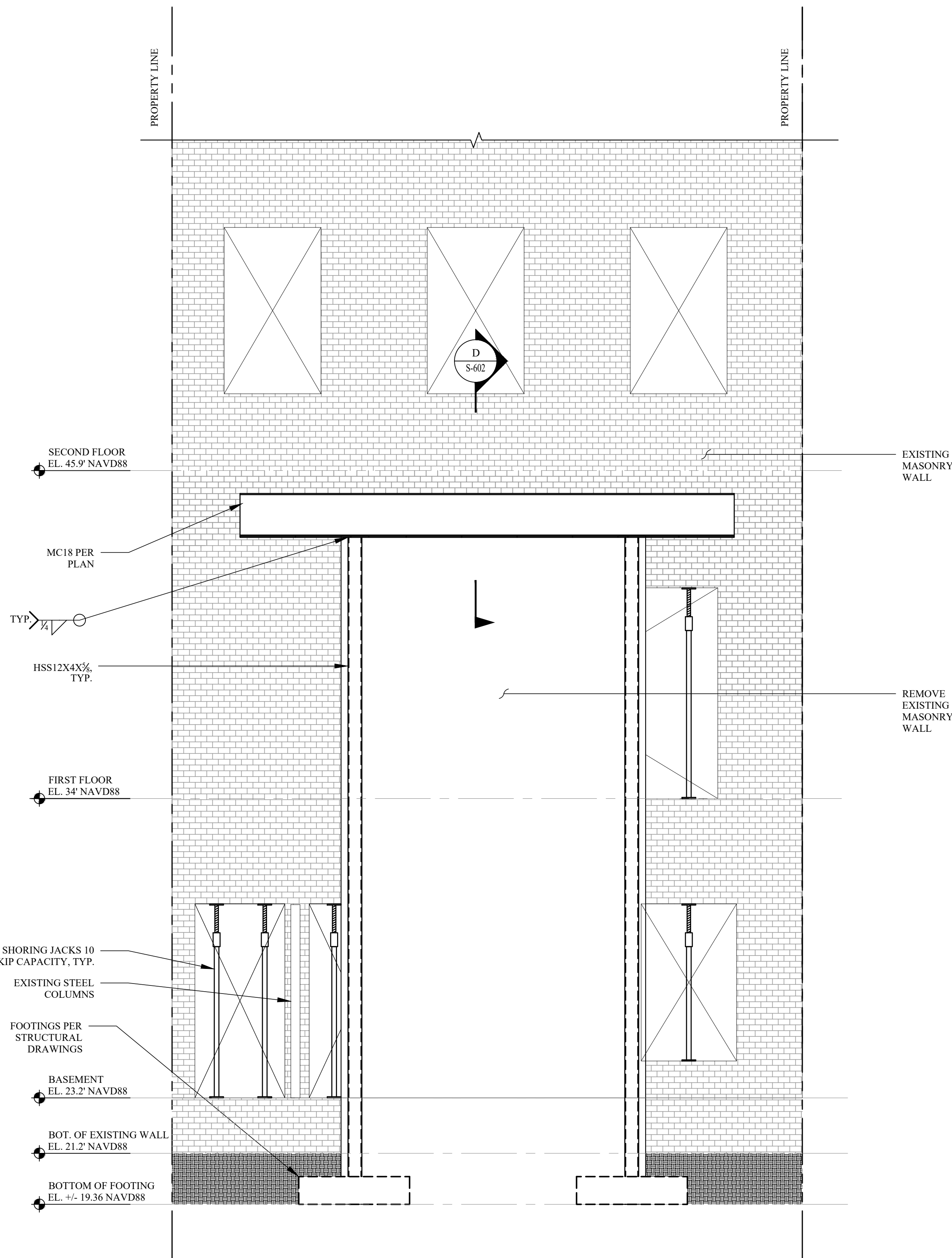
DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: **FOR REVIEW**  
DATE: **02/11/2025**  
PROJECT NO.: **24-140**  
DRAWN/CHK BY: **CC/JS**  
SCALE: **AS NOTED**  
DWG NO.:

**S-602.00**

S-600 TEMPORARY SHORING | 14 OF 16

DOB NOW JOB#: M01152061-S1



**C** REAR FACADE ELEVATION - STAGE III  
SCALE: NOT TO SCALE

**SEQUENCE NOTES:**

**PRE-SEQUENCE:**

1. INSTALL 10KIP CAPACITY SHORING JACKS AT LOCATIONS SHOWN ON S-601.
2. CUT EXISTING WALL AND INSTALL FOOTINGS FOR HSS POSTS.

**STAGE I:**

3. INSTALL PERMANENT (1) MC18X42.7  
3.1. CUT AND CAREFULLY REMOVE 4"X20" SLOT OF MASONRY PER SECTION D ON S-604 INTERIOR OF BUILDING
- 3.2. INSTALL MC18X42.7 AND GROUT SOLID

4. INSTALL PERMANENT (1) MC18X42.7  
4.1. CUT AND CAREFULLY REMOVE 4"X20" SLOT OF MASONRY PER

- 4.2. SECTION D ON S-604 EXTERIOR OF BUILDING  
INSTALL MC18X42.7 AND GROUT SOLID

5. INSTALL BOTTOM PLATES PER SECTION D ON S-604.

**STAGE II:**

6. CUT 12" WIDE VERTICAL SLOT IN EXISTING MASONRY WALL
7. INSTALL HSS COLUMNS PER ELEVATION B ON S-601. CONNECT COLUMNS TO CONCRETE FOOTING. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

**STAGE III:**

9. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW

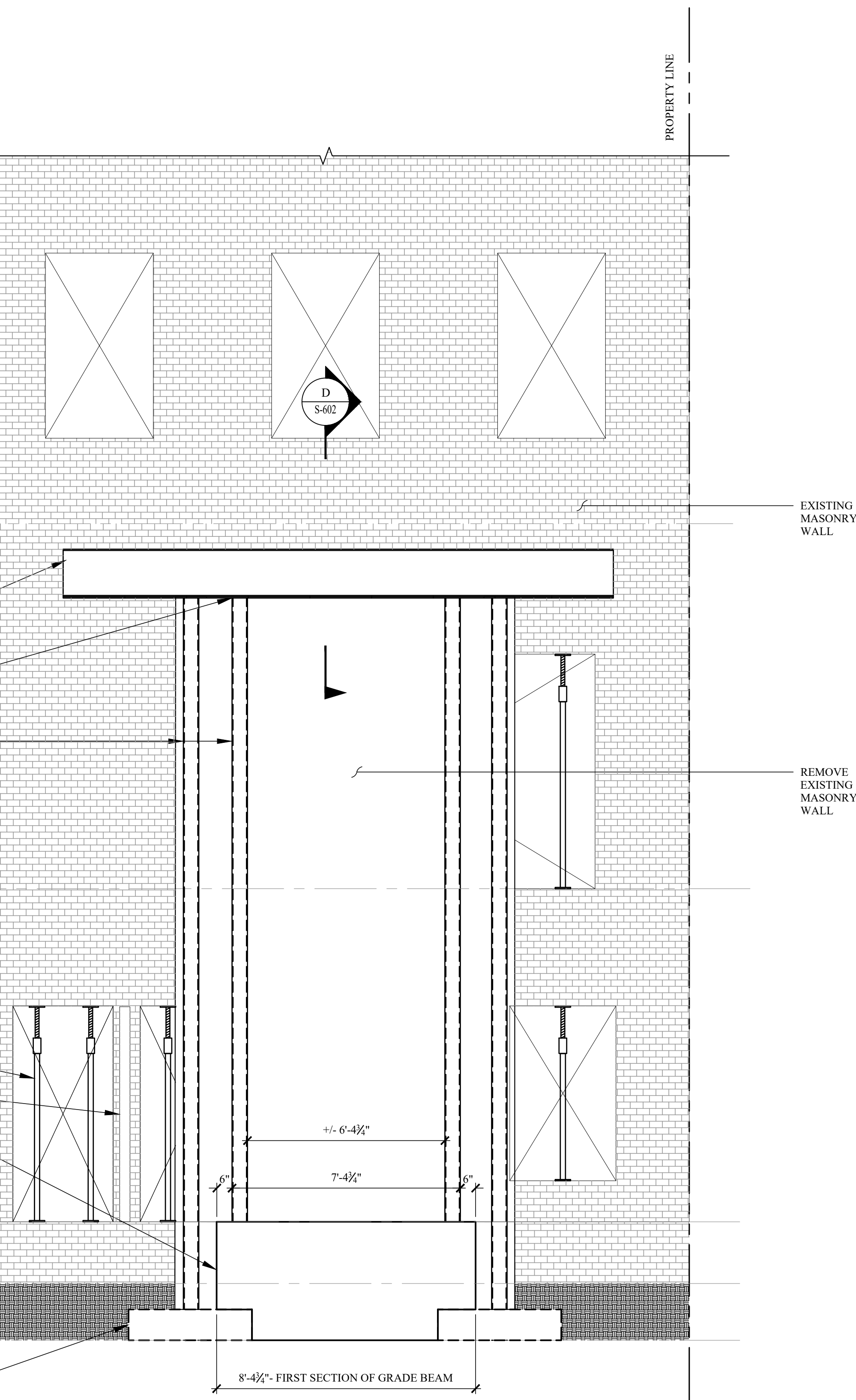
11. INSTALL FIRST SECTION OF CONCRETE GRADE BEAM PER SECTION A ON S-200. INSTALL MECHANICAL COUPLERS FOR REBAR SPLICING.
12. INSTALL HSS POSTS TO NEW GRADE BEAM. SEE ELEVATION D ON S-602.
13. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

**STAGE IV:**

14. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.
15. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.

**STAGE V:**

16. REMOVE OUTER HSS POSTS. SEE ELEVATION E ON S-603.
17. INSTALL REMAINING SECTIONS OF GRADE BEAMS. SPLICE REBAR WITH MECHANICAL COUPLERS.



**D** REAR FACADE ELEVATION - STAGE IV  
SCALE: NOT TO SCALE

14. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.
15. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.
16. REMOVE OUTER HSS POSTS. SEE ELEVATION E ON S-603.
17. INSTALL REMAINING SECTIONS OF GRADE BEAMS. SPLICE REBAR WITH MECHANICAL COUPLERS.

**STAGE VI:**

18. INSTALL HSS COLUMNS AT MC BEAM ENDS PER ELEVATION F ON S-603. CONNECT COLUMNS TO GRADE BEAM.

19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

**STAGE VII:**

20. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.

**POST-SEQUENCE:**

21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.



[illegible]

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PROJECT:  
5 EAST 10TH STREET  
NEW YORK, NY

## TEMPORARY SHORING ELEVATIONS

SEAL AND SIGNATURE: \_\_\_\_\_

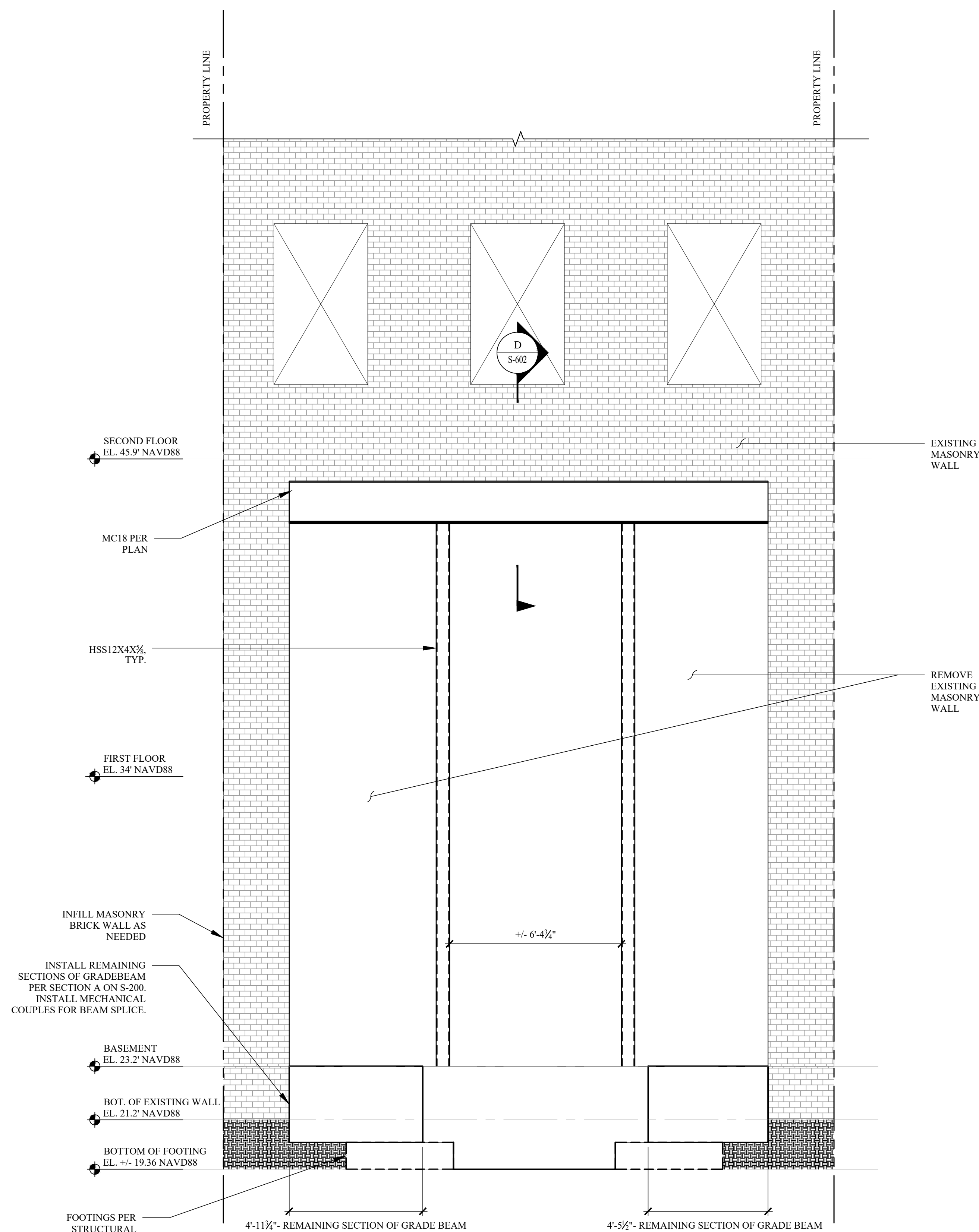
DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

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|---------------|------------|
| ISSUE:        | FOR REVIEW |
| DATE:         | 02/11/2025 |
| PROJECT NO.:  | 24-140     |
| DRAWN/CHK BY: | CC/JS      |
| SCALE:        | AS NOTED   |
| DWG NO.:      |            |

S-603.00

S-600 TEMPORARY SHORING | 15 OF 16

DOB NOW JOB#: M01152061-S1



E REAR FACADE ELEVATION - STAGE V  
SCALE: NOT TO SCALE

SEQUENCE NOTES:

PRE-SEQUENCE:

1. INSTALL 10KIP CAPACITY SHORING JACKS AT LOCATIONS SHOWN ON S-601.
2. CUT EXISTING WALL AND INSTALL FOOTINGS FOR HSS POSTS.

STAGE I:

3. INSTALL PERMANENT (1) MC18X42.7
  - 3.1. CUT AND CAREFULLY REMOVE 4"X20" SLOT OF MASONRY PER SECTION D ON S-604 INTERIOR OF BUILDING
  - 3.2. INSTALL MC18X42.7 AND GROUT

4. INSTALL PERMANENT (I) MC18X42.7
- 4.1. CUT AND CAREFULLY REMOVE 4"X20" SLOT OF MASONRY PER

- SECTION D ON S-604 EXTERIOR  
OF BUILDING  
4.2. INSTALL MC18X42.7 AND GROUT  
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5. INSTALL BOTTOM PLATES PER SECTION D ON S-604.

STAGE II:

6. CUT 12" WIDE VERTICAL SLOT IN EXISTING MASONRY WALL
7. INSTALL HSS COLUMNS PER ELEVATION B ON S-601. CONNECT COLUMNS TO CONCRETE FOOTING.
8. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

## STAGE III:

9. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW

MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.

10. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION  $\pm$ 23.2'.

STAGE IV:

11. INSTALL FIRST SECTION OF CONCRETE GRADE BEAM PER SECTION A ON S-200. INSTALL MECHANICAL COUPLERS FOR REBAR SPLICING.
12. INSTALL HSS POSTS TO NEW GRADE BEAM. SEE ELEVATION D ON S-602.
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STAGE V:

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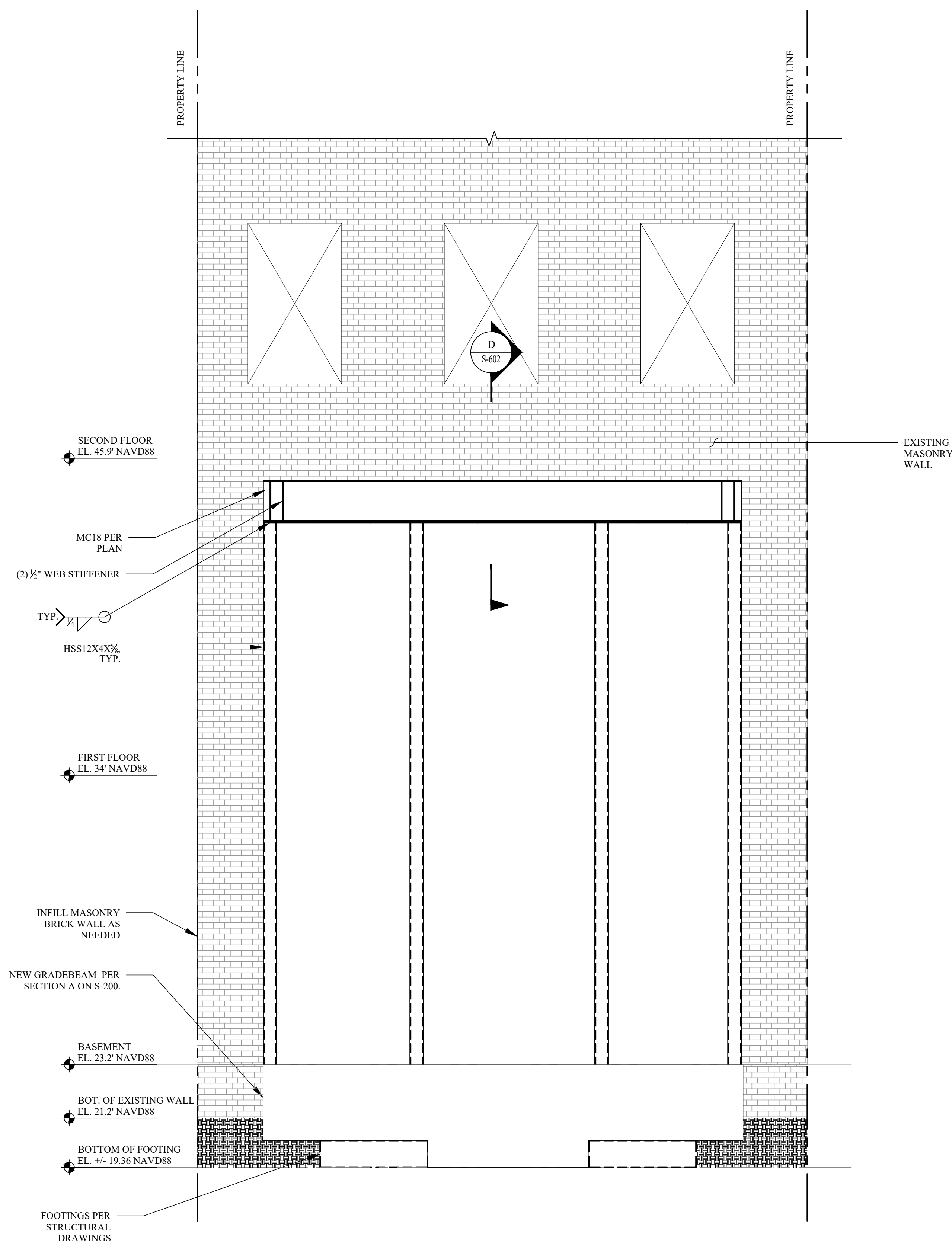
19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

## STAGE VI

20. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.

POST-SEQUENCE:

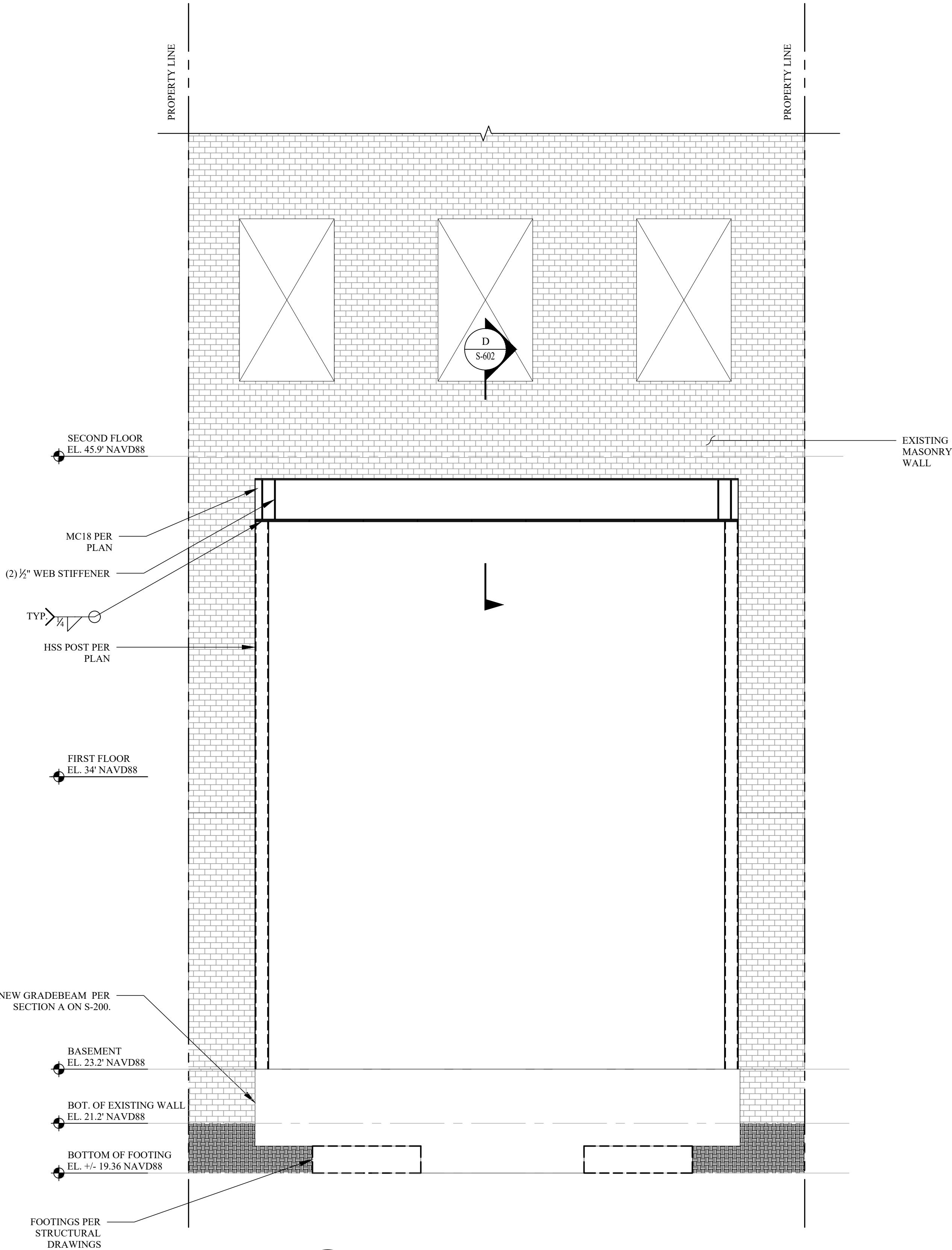
21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.



F REAR FACADE ELEVATION - STAGE VI  
SCALE: NOT TO SCALE

DOB NOW JOB#: M01152061-S1





**G REAR FACADE ELEVATION - STAGE VII**  
SCALE: NOT TO SCALE

**SEQUENCE NOTES:**

**PRE-SEQUENCE:**

1. INSTALL 10KIP CAPACITY SHORING JACKS AT LOCATIONS SHOWN ON S-601.
2. CUT EXISTING WALL AND INSTALL FOOTINGS FOR HSS POSTS.

**STAGE I:**

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**STAGE IV:**

11. INSTALL FIRST SECTION OF CONCRETE GRADE BEAM PER SECTION A ON S-200. INSTALL MECHANICAL COUPLERS FOR REBAR SPlicing.
12. INSTALL HSS POSTS TO NEW GRADE BEAM. SEE ELEVATION D ON S-602.
13. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

**STAGE V:**

14. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.
15. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.
16. REMOVE OUTER HSS POSTS. SEE ELEVATION E ON S-603.
17. INSTALL REMAINING SECTIONS OF GRADE BEAMS. SPlice REBAR WITH MECHANICAL COUPLERS.

**STAGE VI:**

18. INSTALL HSS COLUMNS AT MC BEAM ENDS PER ELEVATION F ON S-603. CONNECT COLUMNS TO GRADE BEAM.

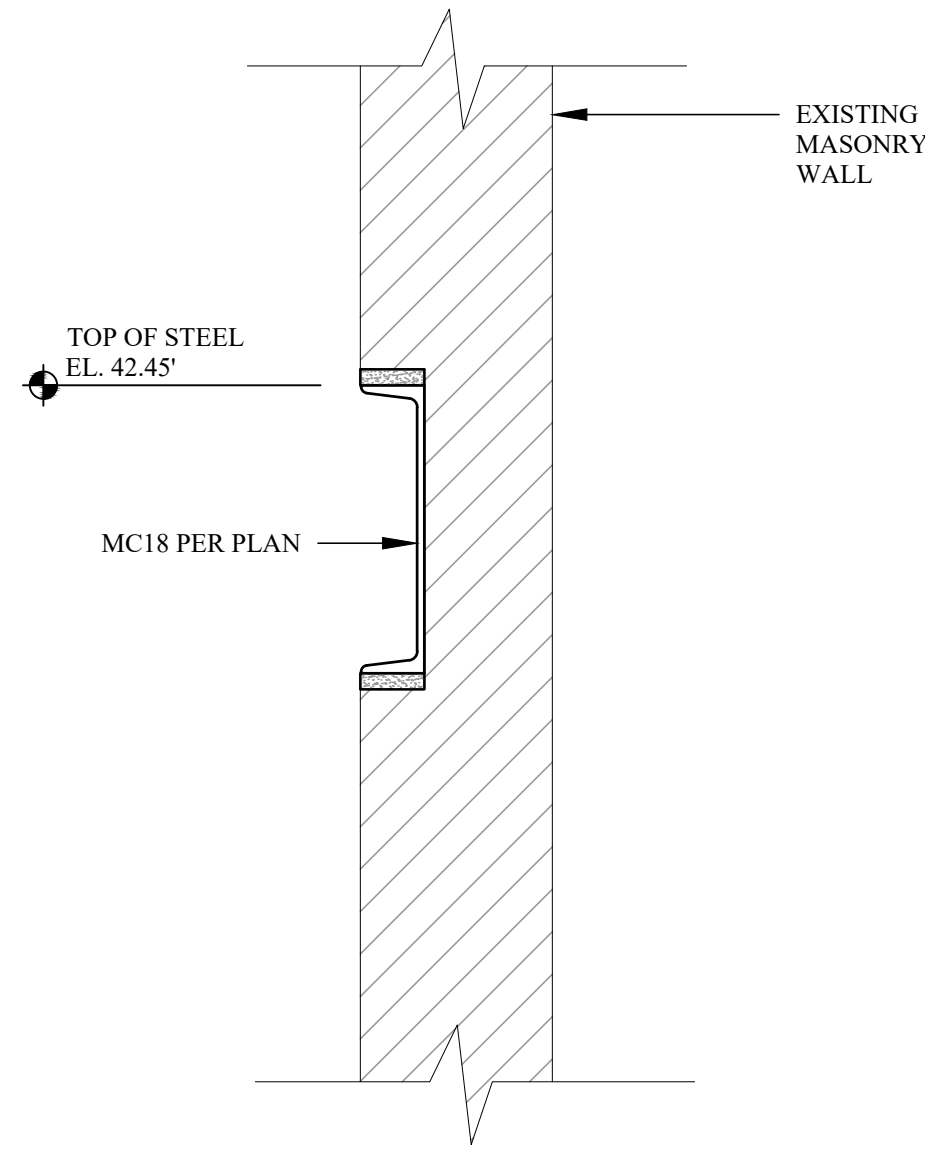
19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

**STAGE VII:**

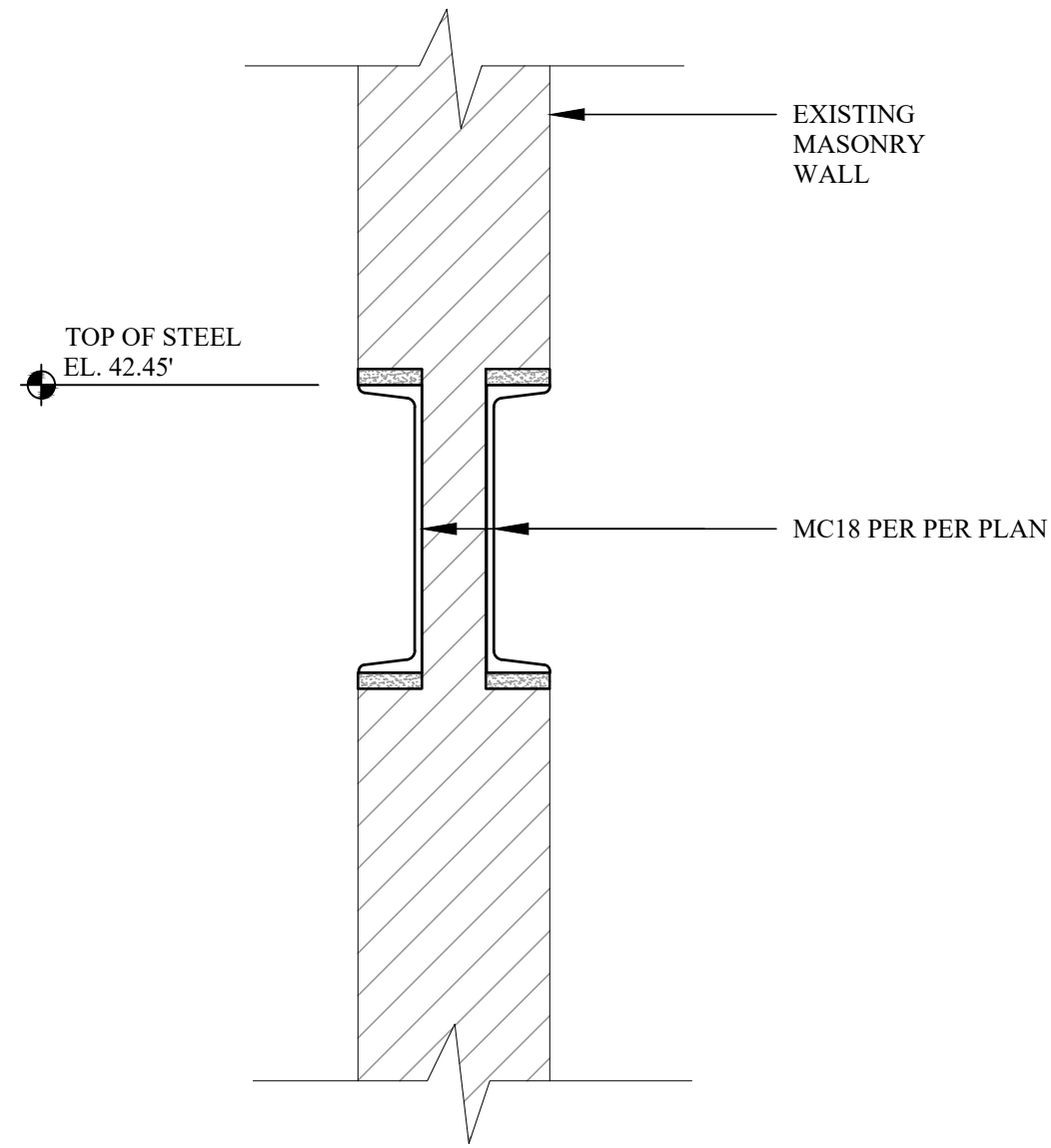
20. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.

**POST-SEQUENCE:**

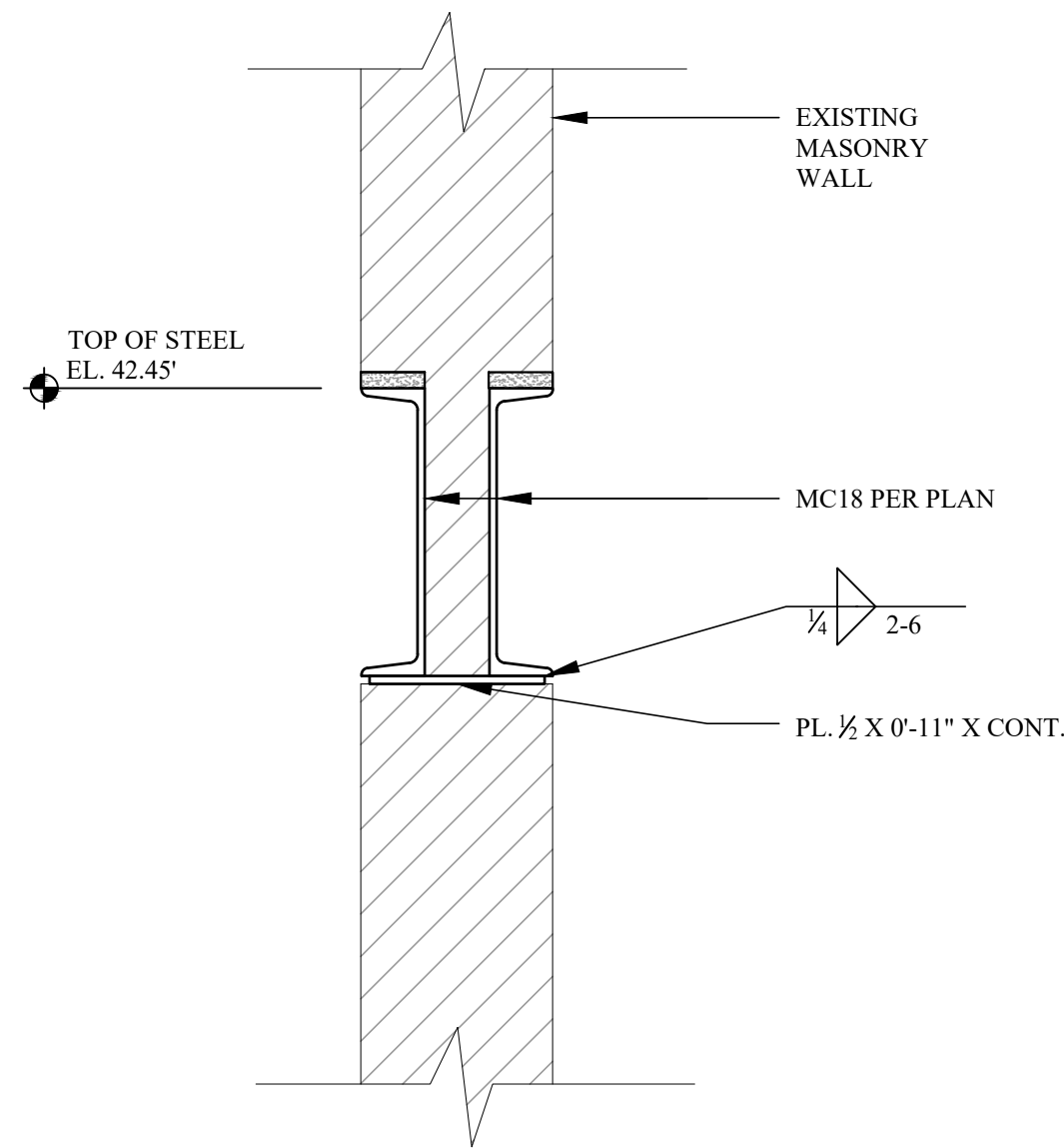
21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.



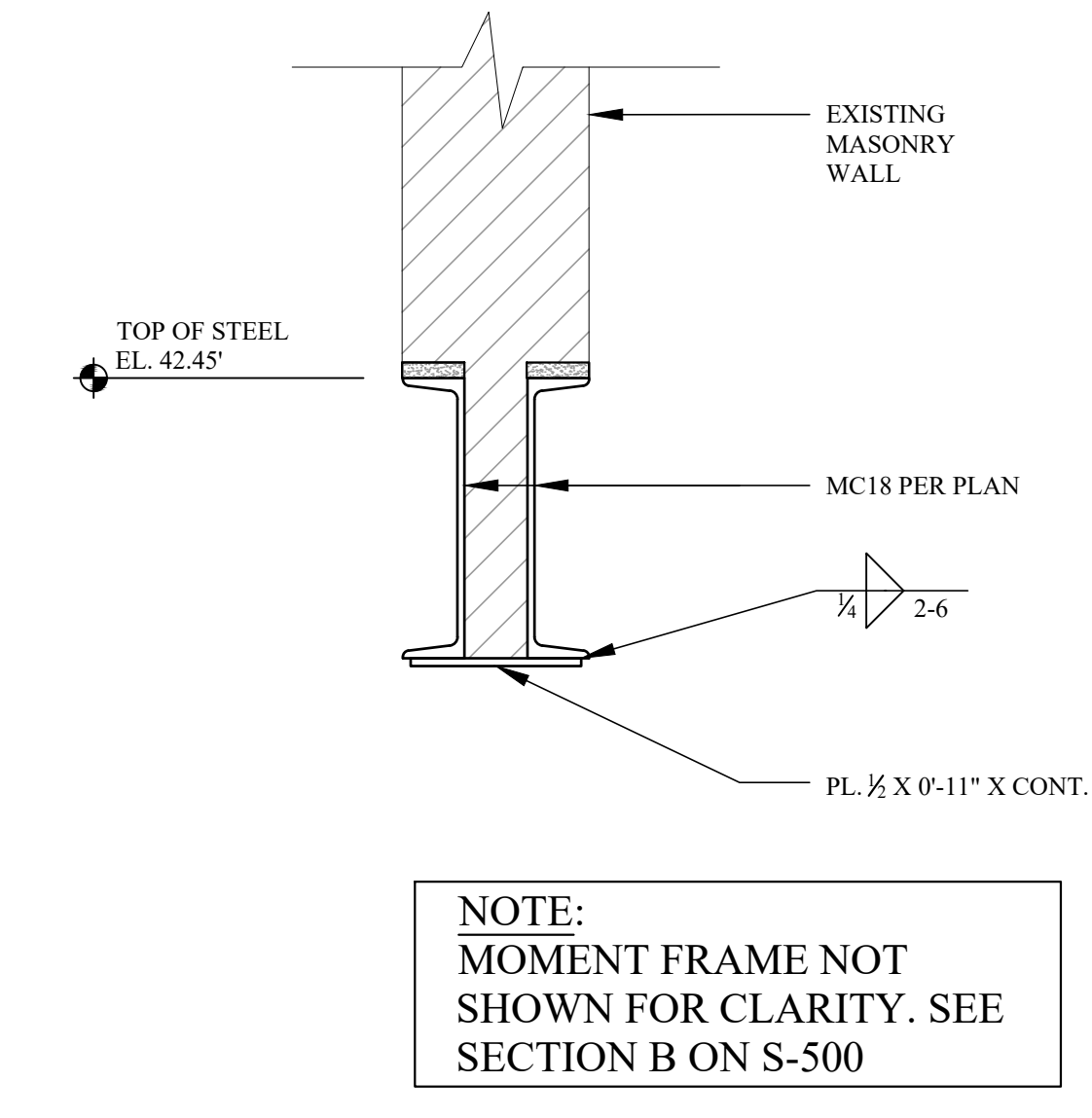
**D SECTION D - STAGE I - STEP 3**  
SCALE: 1" = 1'-0"



**D SECTION D - STAGE I - STEP 4**  
SCALE: 1" = 1'-0"

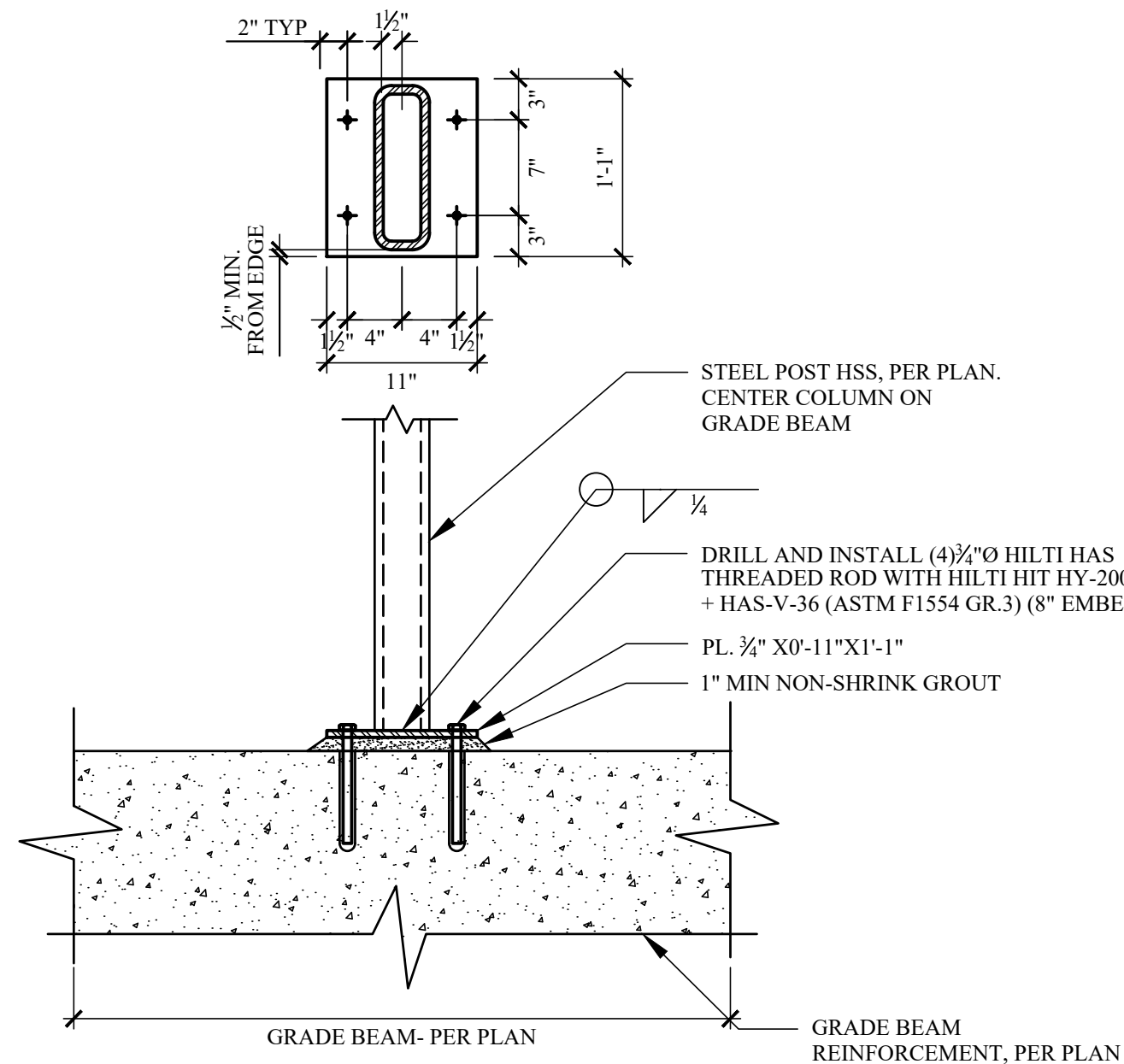


**D SECTION D - STAGE III - STEP 9**  
SCALE: 1" = 1'-0"



**D SECTION D - STAGE III - STEP 10**  
SCALE: 1" = 1'-0"

**NOTE:**  
MOMENT FRAME NOT SHOWN FOR CLARITY. SEE SECTION B ON S-500



**1 TYP. COLUMN TO CONCRETE CONNECTION**  
SCALE: 1" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:  
**5 EAST 10TH STREET**  
NEW YORK, NY

TEMPORARY SHORING DETAILS

SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: **FOR REVIEW**  
DATE: **02/11/2025**  
PROJECT NO.: **24-140**  
DRAWN/CHK BY: **CC/JS**  
SCALE: **AS NOTED**  
DWG NO.: **S-604.00**

S-600 TEMPORARY SHORING 16 OF 16

DOB NOW JOB#: M01152061-S1



# APPENDIX

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|----------|-------|---------|
| NO:      | DATE: | REMARK: |

ISSUED FOR:  
LPC FILING

APPENDIX

**PROJECT:**  
**BTH**  
**TOWNHOUSE RENOVATION**

5 E 10TH STREET  
NEW YORK, NY 10003

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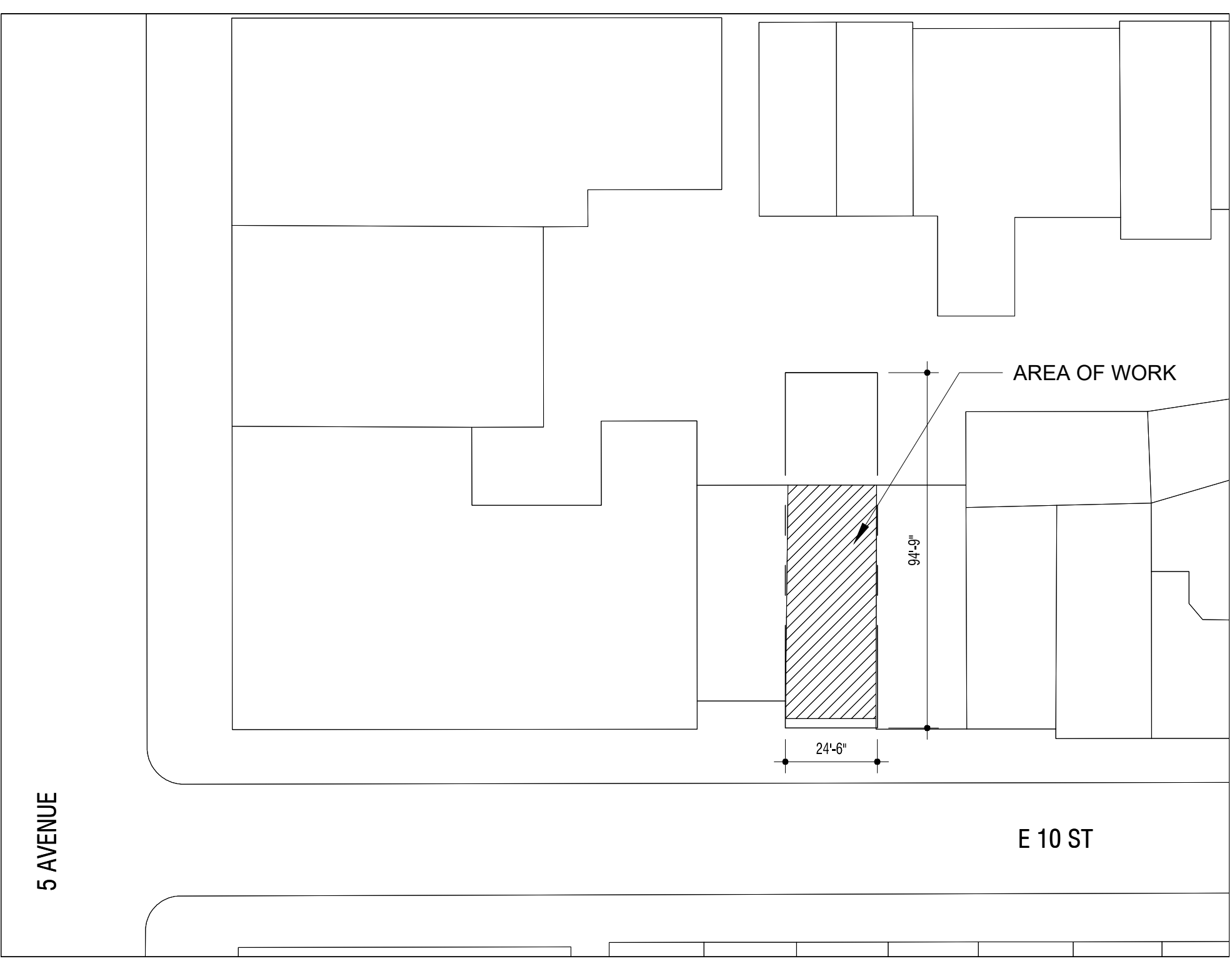
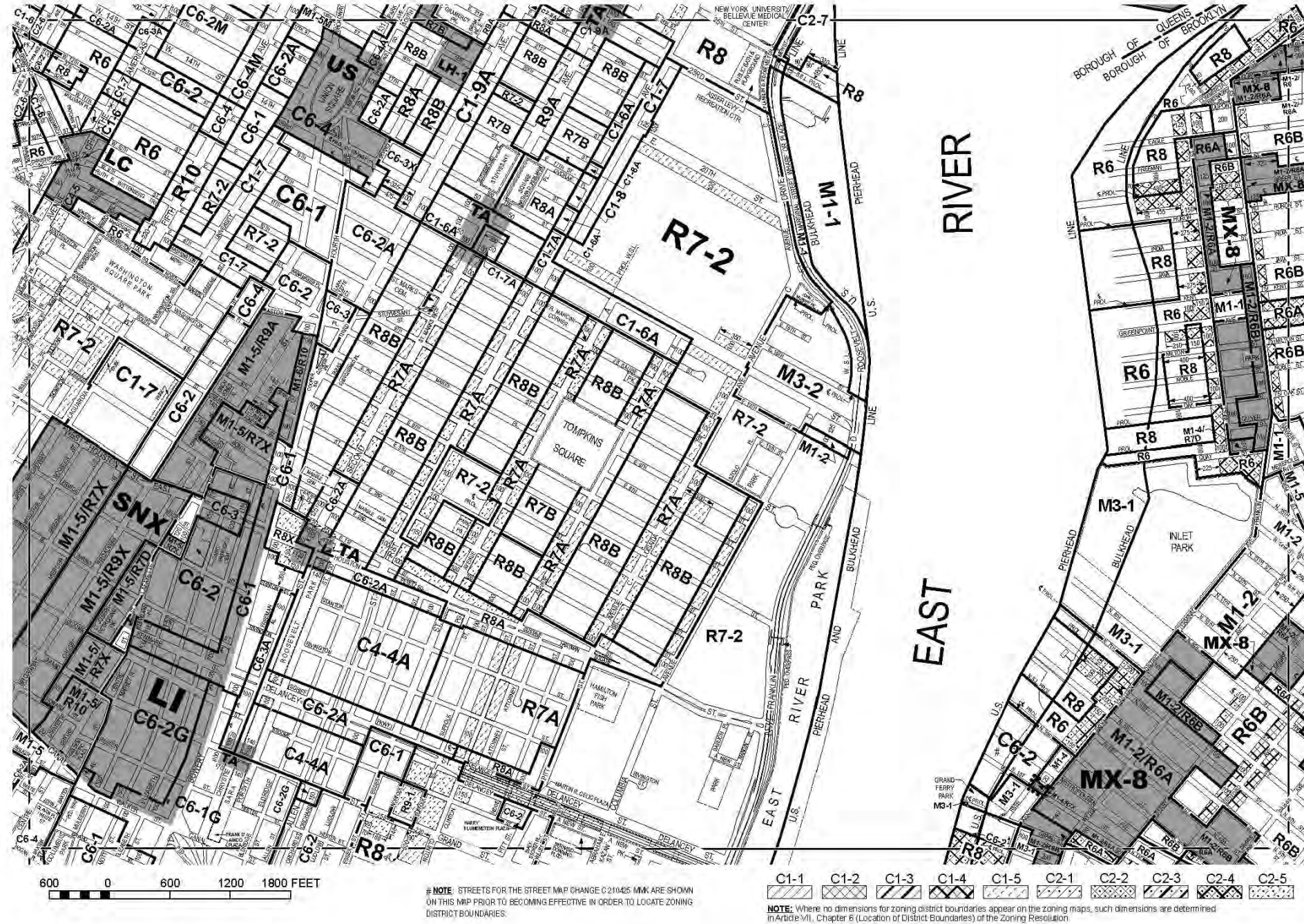
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Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

SEAL + SIGNATURE



**A-000.00**





**SITE INFO**  
Address: 5 E 10TH STREET  
NEW YORK, NY 10003  
Block: 568 Lot: 33  
Map: 12C Zone: R7-2  
BUILDING OCCUPANCY GROUP CLASSIFICATION: R-2  
CONSTRUCTION CLASSIFICATION: 1  
LANDMARKED BUILDING

4 ZONING MAP 12C  
NTS

2 PLOT PLAN  
NTS

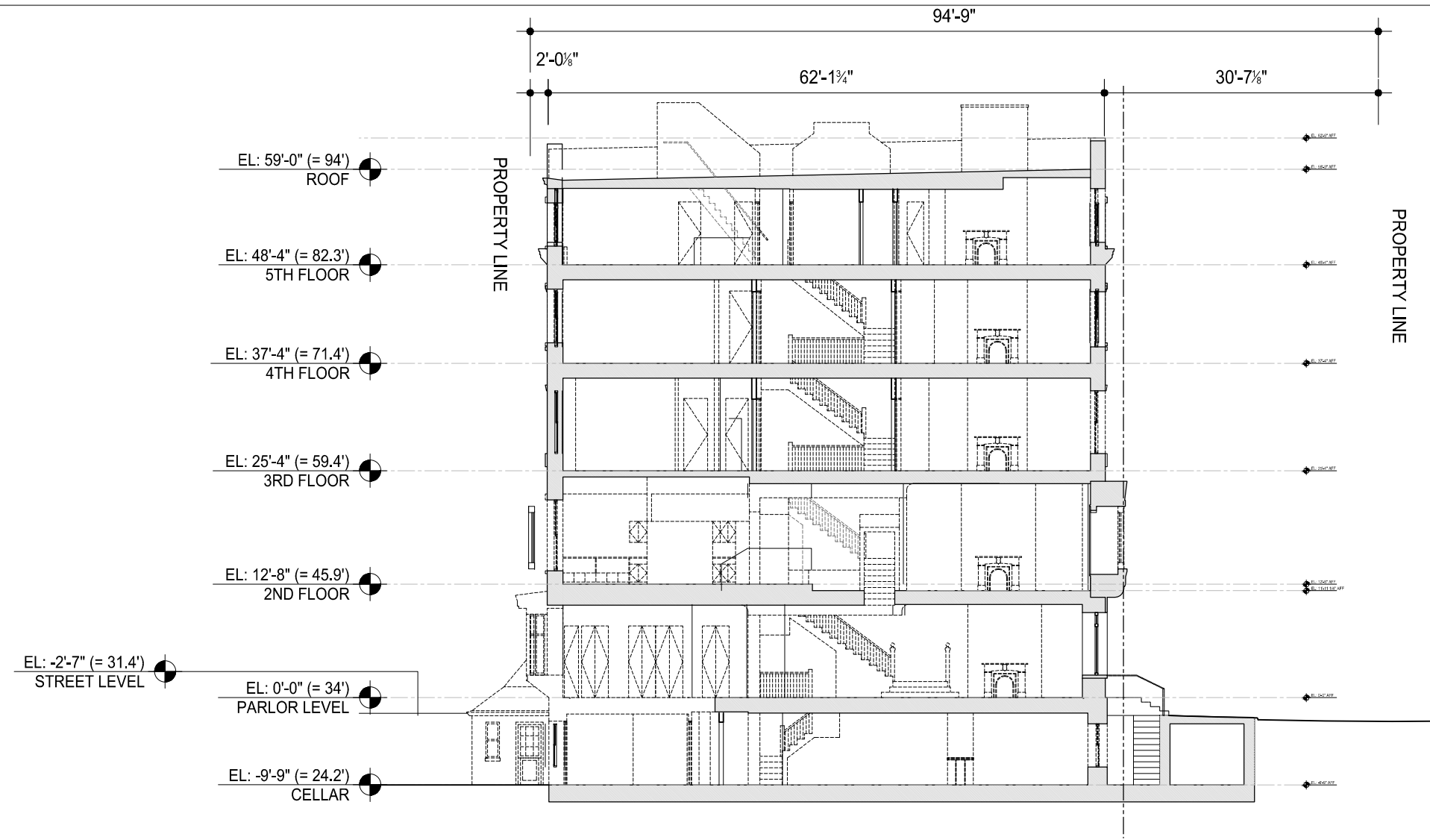


3 FLOOD INSURANCE RATE MAP, SEPTEMBER 05, 2007  
NTS

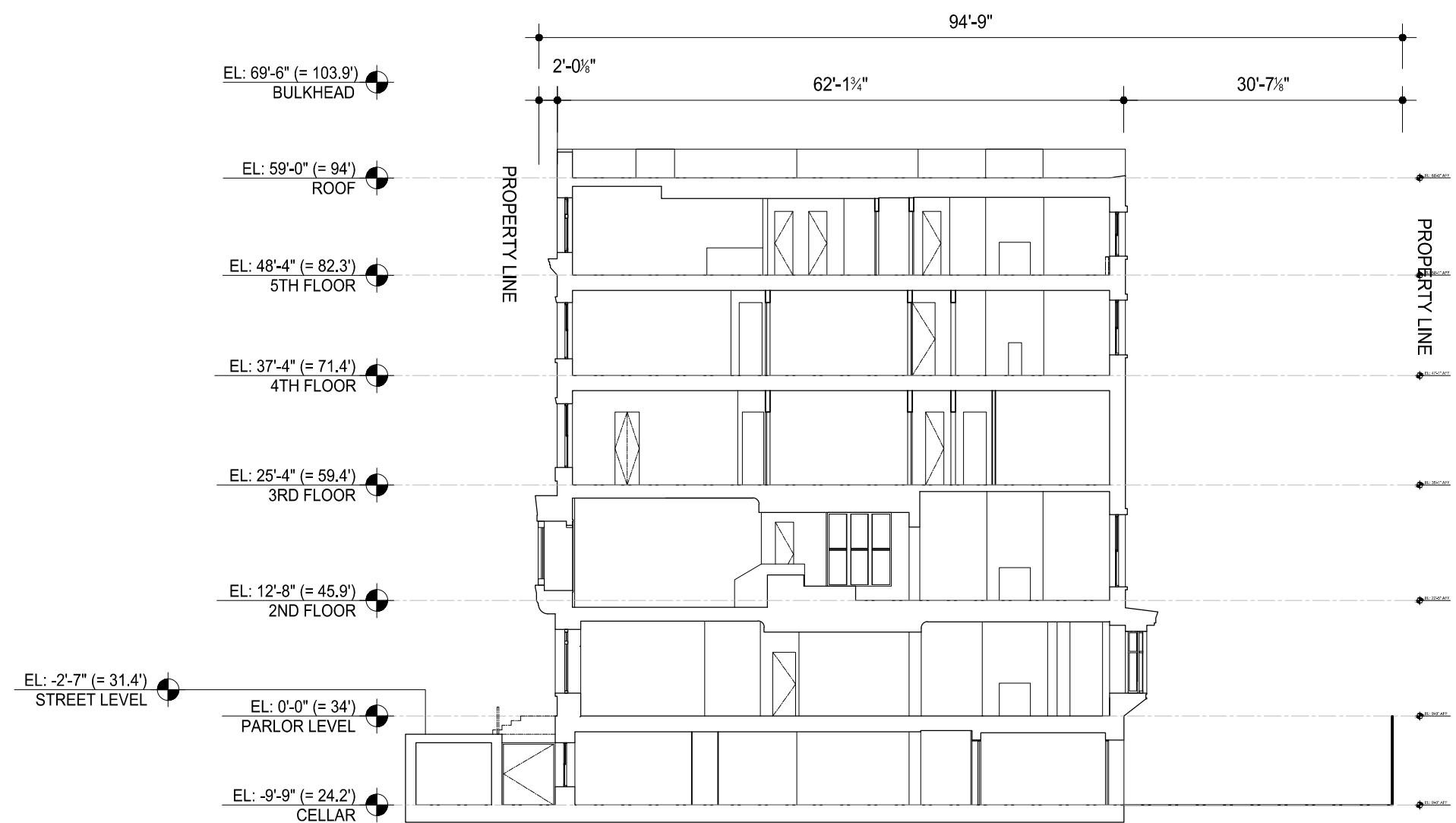


1 AERIAL MAP  
NTS

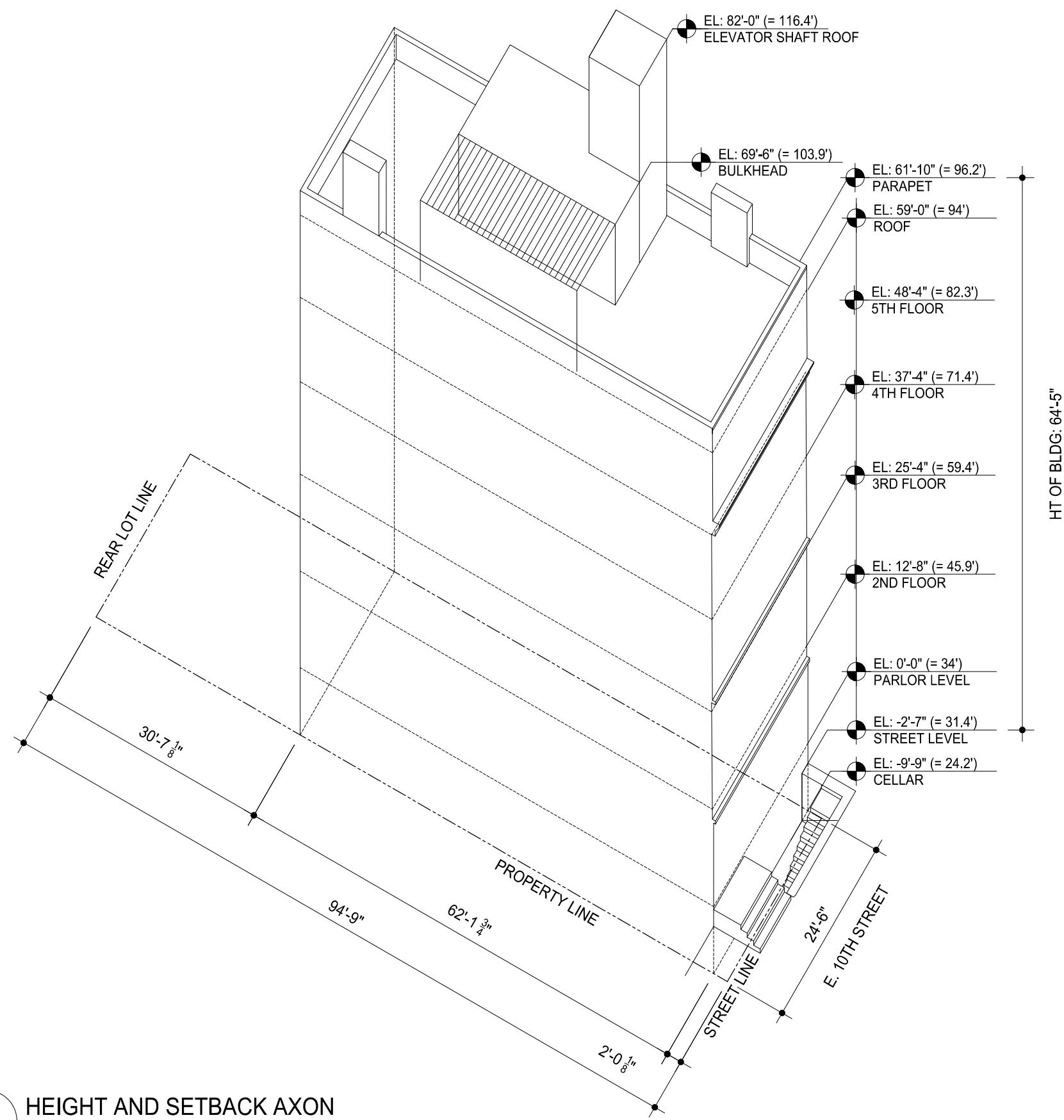




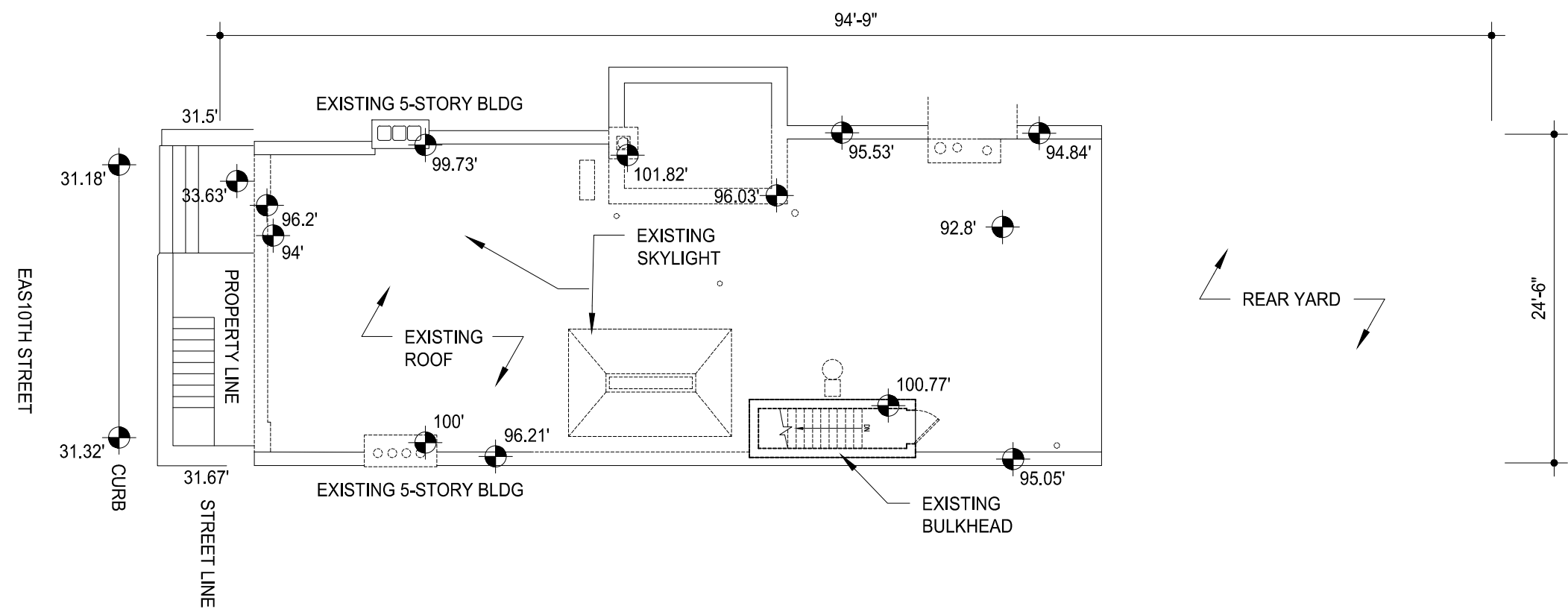
6 SECTION: EXISTING  
1/16" = 1'-0"



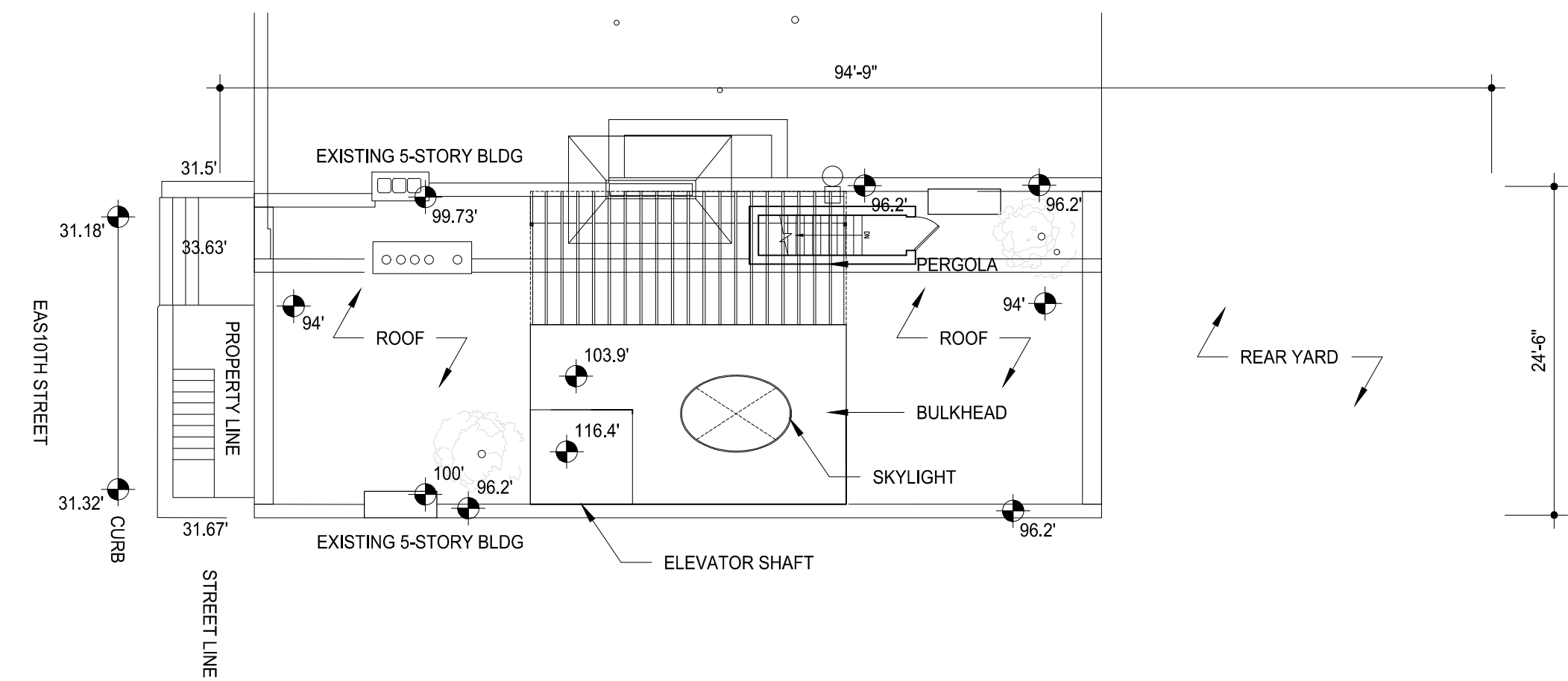
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1/16" = 1'-0"



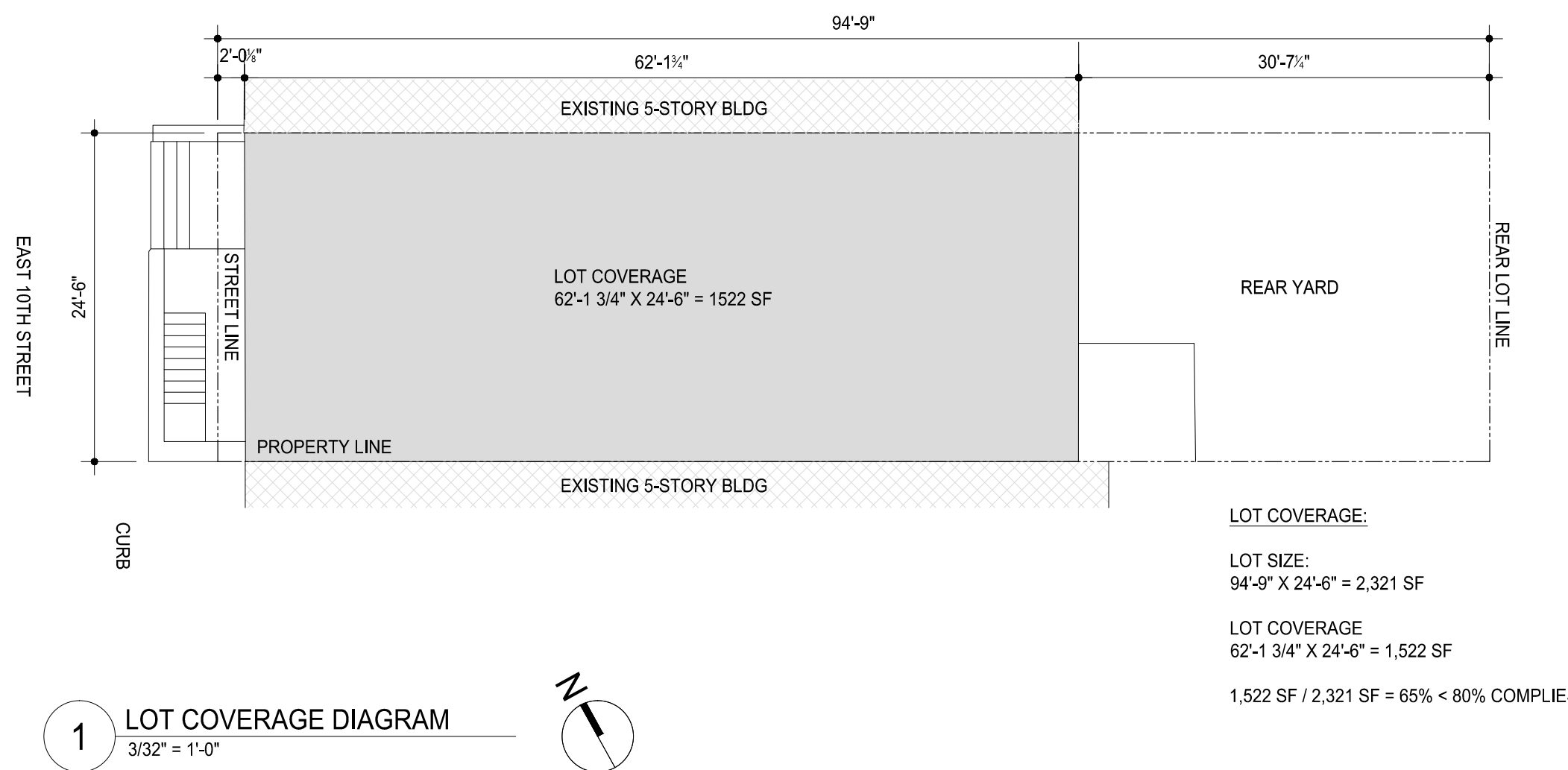
4 HEIGHT AND SETBACK AXON  
1/16" = 1'-0"



3 SITE PLAN: EXISTING  
3/32" = 1'-0"



2 SITE PLAN: PROPOSED  
3/32" = 1'-0"



1 LOT COVERAGE DIAGRAM  
3/32" = 1'-0"

## BASE PLANE CALCULATION

BASE PLANE AT STREET LINE: (31.5' + 31.67') / 2 = 31.58'

## BUILDING INFORMATION

|                                       |                                              |
|---------------------------------------|----------------------------------------------|
| ADDRESS:                              | 5 E. 10TH STREET<br>NEW YORK, NEW YORK 10028 |
| BLOCK:                                | 568                                          |
| LOT:                                  | 33                                           |
| ZONING MAP:                           | 12C                                          |
| ZONING DISTRICT:                      | R7-2                                         |
| SPECIAL STATUS:                       | N/A                                          |
| LANDMARK STATUS:                      | L-LANDMARK                                   |
| LIMITED HEIGHT DISTRICT:              | N/A                                          |
| EXISTING OCCUPANCY:                   | RES-OLD CODE                                 |
| PROPOSED OCCUPANCY:                   | R-3                                          |
| EXISTING CONSTRUCTION CLASSIFICATION: | CLASS 3 NON-FIREPROOF                        |
| PROPOSED CONSTRUCTION CLASSIFICATION: | CLASS 3 NON-FIREPROOF                        |
| COMMUNITY DISTRICT:                   | 2                                            |

## ZONING ANALYSIS

|                               |                                                                                                                                                                                                                      |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICABLE SECTION<br>Map 12C | ZONING DISTRICT<br>R7-2 RESIDENTIAL                                                                                                                                                                                  |
| 22-10                         | USES PERMITTED - EXISTING: MULTI-FAMILY<br>Use Group II                                                                                                                                                              |
| 23-22                         | USES PROVIDED - PROPOSED: SINGLE-FAMILY<br>Use Group II Residential                                                                                                                                                  |
|                               | FLOOR AREA PERMITTED<br>A. FAR permitted<br>Residential: 3.44 FAR                                                                                                                                                    |
|                               | B. Floor area permitted<br>Residential                                                                                                                                                                               |
|                               | 2,321 X 3.44 = 7,984 SF                                                                                                                                                                                              |
|                               | C. Floor area proposed<br>(See Floor Area Schedule; Sheet Z-002.00)                                                                                                                                                  |
|                               | Existing:<br>Residential<br>U.G.2 9,035 SF                                                                                                                                                                           |
|                               | Proposed:<br>Residential<br>U.G.2 9,024 SF                                                                                                                                                                           |
| 23-362                        | LOT COVERAGE<br>Permitted:<br>2,321 x 80% = 1,857 SF                                                                                                                                                                 |
|                               | Existing:<br>1,597 SF (Complies)                                                                                                                                                                                     |
|                               | Proposed:<br>1,522 SF (Complies)                                                                                                                                                                                     |
| 23-52                         | SPECIAL DENSITY AREA<br>N/A                                                                                                                                                                                          |
| 23-12                         | MIN LOT AREA OR LOT WIDTH FOR RESIDENCES<br>Existing Lot Width @ 24'-6" > Req'd Lot Width @ 18'-0" (Complies)<br>Existing Lot Area @ 2,321 SF > Req'd Lot Area @ 1,700 SF (Complies)                                 |
| 23-30                         | YARD REGULATIONS<br>A. Front Yards: None Required, None Provided<br>B. Side Yards: None Required, None Provided<br>C. Rear Yards: 30'-0" required for interior lots:<br>30'-7 1/4" Provided (Complies; See Plans)    |
| 23-432                        | HEIGHT AND SETBACK REQUIREMENTS<br>Inside #Manhattan Core#<br>A. Min. Base Height: 40'-0"<br>B. Max. Base Height: 65'-0"<br>C. Max. Building Height: 75'-0"<br>Existing Non-Compliant to remain, see 1 & 2/Z-001.00. |
| 13-00                         | ACCESSORY OFF STREET PARKING REGULATIONS<br>None Required, None Provided                                                                                                                                             |
| 25-80                         | BICYCLE PARKING<br>None Required, None Provided                                                                                                                                                                      |
| 26-41                         | STREET TREES<br>None Required, None Provided                                                                                                                                                                         |
| 26-42                         | PLANTING STRIPS<br>None Required, None Provided                                                                                                                                                                      |

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**PROJECT:**  
**BTH**  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 8, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

**SEAL + SIGNATURE:**  


**Z-001.00**

## ZONING DIAGRAMS & CALCULATIONS

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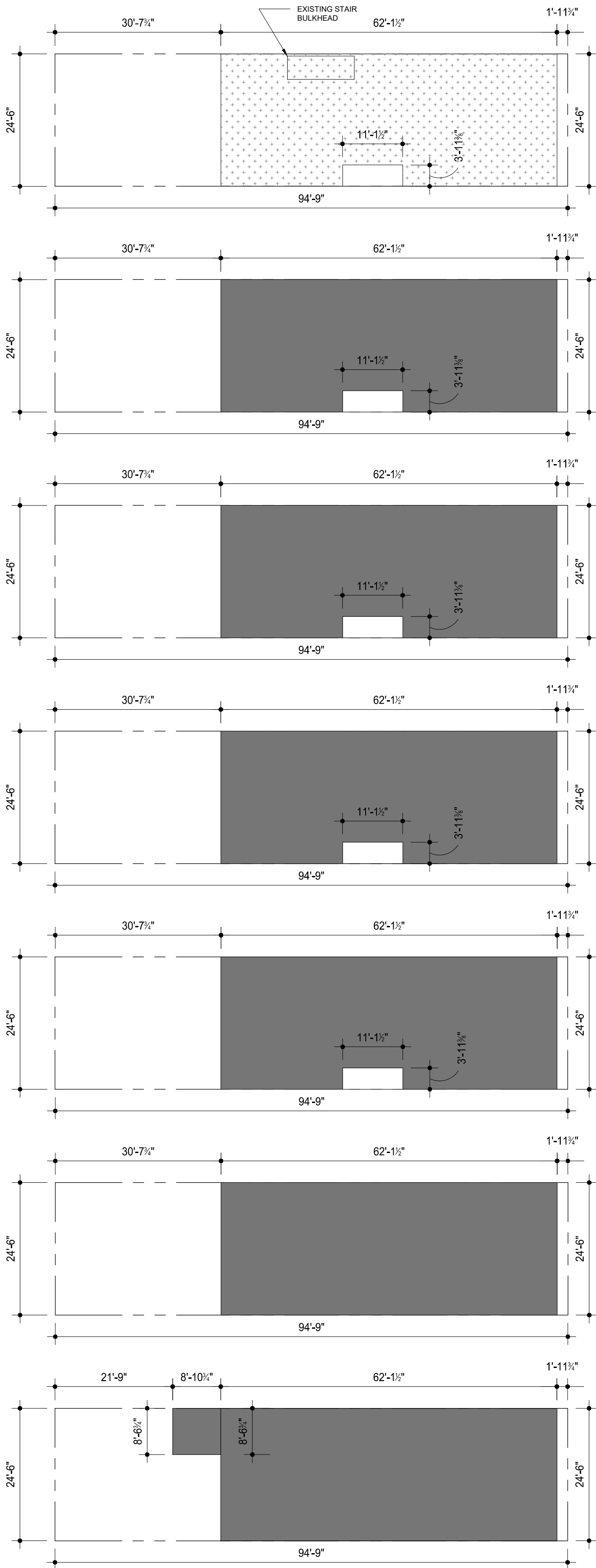
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ROOF AREA CALCULATIONS

GROSS FLOOR AREA: 0 SF

ZONING DEDUCTIONS: N/A

TOTAL: 0 SF

5TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

4TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

3RD FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

2ND FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

PARLOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

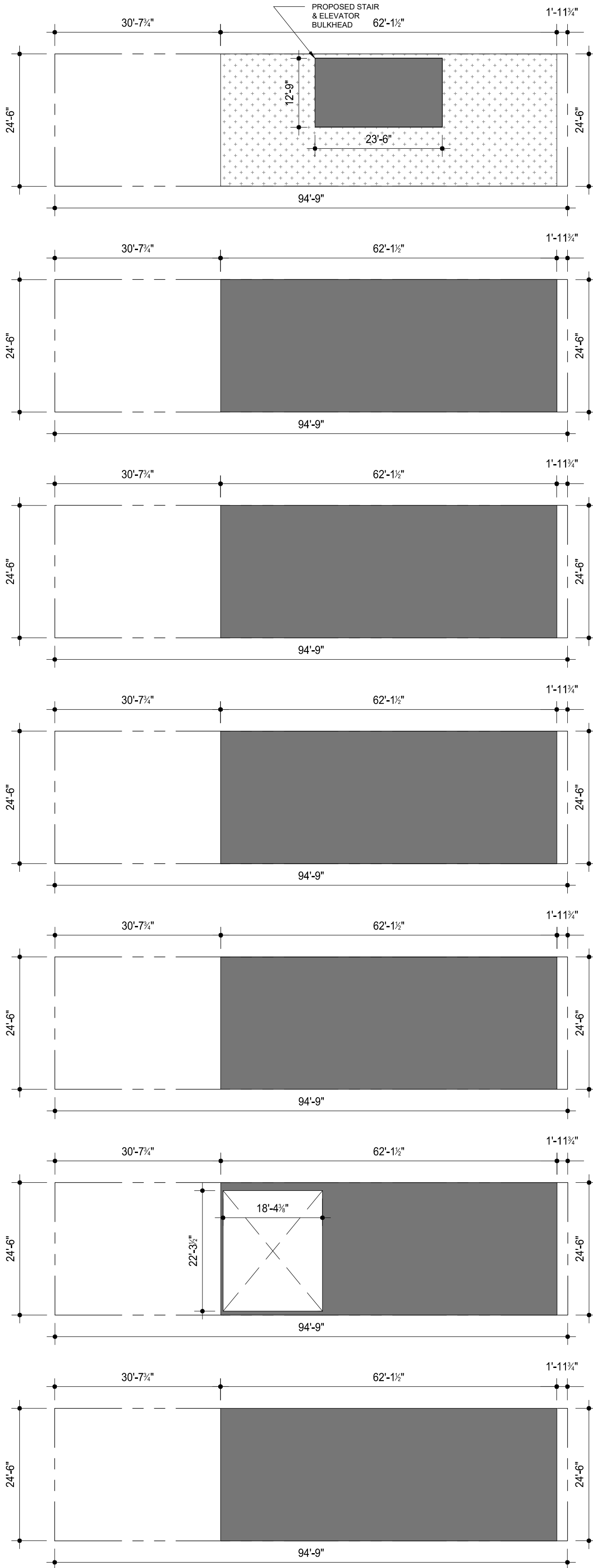
TOTAL: 1,522 SF

CELLAR AREA CALCULATIONS

GROSS FLOOR AREA: 1,597 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,597 SF



ROOF AREA CALCULATIONS

GROSS FLOOR AREA: 300 SF

ZONING DEDUCTIONS: N/A

TOTAL: 300 SF

5TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

4TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

3RD FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

2ND FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

PARLOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,114 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,114 SF

CELLAR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

1 ZONING FLOOR AREA DIAGRAMS: EXISTING

2 ZONING FLOOR AREA DIAGRAMS: PROPOSED

3 ZONING FLOOR AREA CALCULATION

| EXISTING / PROPOSED ZONING FLOOR AREA CALCULATIONS |          |          |            |          |          |          |
|----------------------------------------------------|----------|----------|------------|----------|----------|----------|
| FLOOR                                              | GROSS    |          | DEDUCTIONS |          | ZONING   |          |
|                                                    | EXISTING | PROPOSED | EXISTING   | PROPOSED | EXISTING | PROPOSED |
| CELLAR FLOOR                                       | 1,597SF  | 1,522 SF | N/A        | N/A      | 1,597SF  | 1,522 SF |
| PARLOR FLOOR                                       | 1,522 SF | 1,114 SF | N/A        | N/A      | 1,522 SF | 1,114 SF |
| SECOND FLOOR                                       | 1,479 SF | 1,522 SF | N/A        | N/A      | 1,479 SF | 1,522 SF |
| THIRD FLOOR                                        | 1,479 SF | 1,522 SF | N/A        | N/A      | 1,479 SF | 1,522 SF |
| FOURTH FLOOR                                       | 1,479 SF | 1,522 SF | N/A        | N/A      | 1,479 SF | 1,522 SF |
| FIFTH FLOOR                                        | 1,479 SF | 1,522 SF | N/A        | N/A      | 1,479 SF | 1,522 SF |
| ROOF                                               | 0 SF     | 300 SF   | N/A        | N/A      | 0 SF     | 300 SF   |
| TOTALS                                             | 9,035 SF | 9,024 SF |            |          | 9,035 SF | 9,024 SF |
| LOT AREA 2,321 SF                                  |          |          |            |          | 3.9 FAR  | 3.9 FAR  |

LEGEND

FLOOR AREA

NOT INCLUDED IN ZONING FLOOR AREA

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| REVISION | DATE       | REMARK |
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| NO. 01   | 2018/03/12 |        |

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**ZONING DIAGRAMS & CALCULATIONS**

**PROJECT:**  
**BTH**  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 8, 2025  
Scale: AS INDICATED  
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Proj No: 0244

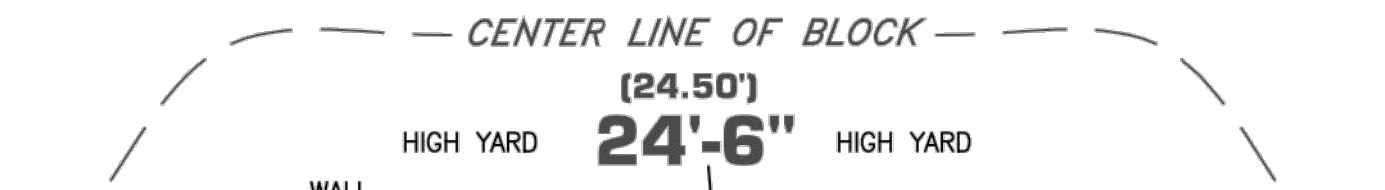
SEAL + SIGNATURE:



**Z-002.00**



1. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON
2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES WHERE ACCESSIBLE. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON
3. NEW YORK STATE LAW REQUIRES BEFORE EXCAVATE CALL 811, AND DIGNET AT 1-800-272-4480
4. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88), WHICH IS 1.65 FEET BELOW MANHATTAN BOROUGH PRESIDENT'S DATUM.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN HEREON.
7. SECTIONS WERE TAKEN AT 25' INTERVALS, UNLESS OTHERWISE NOTED
8. THIS PROPERTY IS ON FLOOD INSURANCE RATE MAP PANEL 201 OF 457 IN COMMUNITY PANEL NO. 3604997 0201F; LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP REVISED: SEPTEMBER 5, 2007
9. LEGAL GRADE REFERS TO TOP OF CURB
10. ENCROACHMENTS, IF ANY, BELOW GRADE NOT SHOWN HEREON.
11. NO INVESTIGATION HAS BEEN MADE WITH RESPECT TO SUB-SURFACE TELEPHONE CABLES, ELECTRIC CABLES, GAS MAIN AND STEAM MAINS.



**TAX LOT 33**  
**AREA= 2,321.4 Sq. Ft.**

**TAX LOT 34**  
**No. 3**  
**5 STORY MASONRY**

**TAX LOT 33**  
**No. 5**  
**5 STORY MASONRY**

**TAX LOT 33**  
**No. 7**  
**5 STORY MASONRY**

**TAX LOT 33**  
**No. 9**  
**5 STORY MASONRY**

**271'-6" TO UNIVERSITY PLACE**

**94'-9" PARALLEL WITH 5th AVENUE**

**24'-6" (24.50')**

**10TH STREET (60' WIDE)**

**ONE WAY**

**48" COMBINED SEWER AS PER CITY'S RECORDS**

**ASPHALTIC PAVEMENT**

**BLUESTONE CURB**

**101'± BETWEEN MANHOLES**

**12" 6" 18"**

**1'± 12'±**

**6'± 30'±**

**CL 30.88 CL 31.40 CL 31.58 CL 31.82**

**BC 30.78 BC 31.18 BC 31.35 BC 31.56**

**TC 31.18 TC 31.45 TC 31.66 TC 31.90**

**TC 31.32 BC 31.07 TC 31.53 BC 31.36 TC 31.77 BC 31.53**

**EL 31.50 EL 31.67 EL 31.81 EL 32.19**

**EL 33.63 EL 34.00 EL 34.20 EL 34.40 EL 34.60 EL 34.80 EL 35.00 EL 35.20 EL 35.40 EL 35.60 EL 35.80 EL 36.00 EL 36.20 EL 36.40 EL 36.60 EL 36.80 EL 37.00 EL 37.20 EL 37.40 EL 37.60 EL 37.80 EL 38.00 EL 38.20 EL 38.40 EL 38.60 EL 38.80 EL 39.00 EL 39.20 EL 39.40 EL 39.60 EL 39.80 EL 40.00 EL 40.20 EL 40.40 EL 40.60 EL 40.80 EL 41.00 EL 41.20 EL 41.40 EL 41.60 EL 41.80 EL 42.00 EL 42.20 EL 42.40 EL 42.60 EL 42.80 EL 43.00 EL 43.20 EL 43.40 EL 43.60 EL 43.80 EL 44.00 EL 44.20 EL 44.40 EL 44.60 EL 44.80 EL 45.00 EL 45.20 EL 45.40 EL 45.60 EL 45.80 EL 46.00 EL 46.20 EL 46.40 EL 46.60 EL 46.80 EL 47.00 EL 47.20 EL 47.40 EL 47.60 EL 47.80 EL 48.00 EL 48.20 EL 48.40 EL 48.60 EL 48.80 EL 49.00 EL 49.20 EL 49.40 EL 49.60 EL 49.80 EL 50.00 EL 50.20 EL 50.40 EL 50.60 EL 50.80 EL 51.00 EL 51.20 EL 51.40 EL 51.60 EL 51.80 EL 52.00 EL 52.20 EL 52.40 EL 52.60 EL 52.80 EL 53.00 EL 53.20 EL 53.40 EL 53.60 EL 53.80 EL 54.00 EL 54.20 EL 54.40 EL 54.60 EL 54.80 EL 55.00 EL 55.20 EL 55.40 EL 55.60 EL 55.80 EL 56.00 EL 56.20 EL 56.40 EL 56.60 EL 56.80 EL 57.00 EL 57.20 EL 57.40 EL 57.60 EL 57.80 EL 58.00 EL 58.20 EL 58.40 EL 58.60 EL 58.80 EL 59.00 EL 59.20 EL 59.40 EL 59.60 EL 59.80 EL 60.00 EL 60.20 EL 60.40 EL 60.60 EL 60.80 EL 61.00 EL 61.20 EL 61.40 EL 61.60 EL 61.80 EL 62.00 EL 62.20 EL 62.40 EL 62.60 EL 62.80 EL 63.00 EL 63.20 EL 63.40 EL 63.60 EL 63.80 EL 64.00 EL 64.20 EL 64.40 EL 64.60 EL 64.80 EL 65.00 EL 65.20 EL 65.40 EL 65.60 EL 65.80 EL 66.00 EL 66.20 EL 66.40 EL 66.60 EL 66.80 EL 67.00 EL 67.20 EL 67.40 EL 67.60 EL 67.80 EL 68.00 EL 68.20 EL 68.40 EL 68.60 EL 68.80 EL 69.00 EL 69.20 EL 69.40 EL 69.60 EL 69.80 EL 70.00 EL 70.20 EL 70.40 EL 70.60 EL 70.80 EL 71.00 EL 71.20 EL 71.40 EL 71.60 EL 71.80 EL 72.00 EL 72.20 EL 72.40 EL 72.60 EL 72.80 EL 73.00 EL 73.20 EL 73.40 EL 73.60 EL 73.80 EL 74.00 EL 74.20 EL 74.40 EL 74.60 EL 74.80 EL 75.00 EL 75.20 EL 75.40 EL 75.60 EL 75.80 EL 76.00 EL 76.20 EL 76.40 EL 76.60 EL 76.80 EL 77.00 EL 77.20 EL 77.40 EL 77.60 EL 77.80 EL 78.00 EL 78.20 EL 78.40 EL 78.60 EL 78.80 EL 79.00 EL 79.20 EL 79.40 EL 79.60 EL 79.80 EL 80.00 EL 80.20 EL 80.40 EL 80.60 EL 80.80 EL 81.00 EL 81.20 EL 81.40 EL 81.60 EL 81.80 EL 82.00 EL 82.20 EL 82.40 EL 82.60 EL 82.80 EL 83.00 EL 83.20 EL 83.40 EL 83.60 EL 83.80 EL 84.00 EL 84.20 EL 84.40 EL 84.60 EL 84.80 EL 85.00 EL 85.20 EL 85.40 EL 85.60 EL 85.80 EL 86.00 EL 86.20 EL 86.40 EL 86.60 EL 86.80 EL 87.00 EL 87.20 EL 87.40 EL 87.60 EL 87.80 EL 88.00 EL 88.20 EL 88.40 EL 88.60 EL 88.80 EL 89.00 EL 89.20 EL 89.40 EL 89.60 EL 89.80 EL 90.00 EL 90.20 EL 90.40 EL 90.60 EL 90.80 EL 91.00 EL 91.20 EL 91.40 EL 91.60 EL 91.80 EL 92.00 EL 92.20 EL 92.40 EL 92.60 EL 92.80 EL 93.00 EL 93.20 EL 93.40 EL 93.60 EL 93.80 EL 94.00 EL 94.20 EL 94.40 EL 94.60 EL 94.80 EL 95.00 EL 95.20 EL 95.40 EL 95.60 EL 95.80 EL 96.00 EL 96.20 EL 96.40 EL 96.60 EL 96.80 EL 97.00 EL 97.20 EL 97.40 EL 97.60 EL 97.80 EL 98.00 EL 98.20 EL 98.40 EL 98.60 EL 98.80 EL 99.00 EL 99.20 EL 99.40 EL 99.60 EL 99.80 EL 100.00 EL 100.20 EL 100.40 EL 100.60 EL 100.80 EL 101.00 EL 101.20 EL 101.40 EL 101.60 EL 101.80 EL 102.00 EL 102.20 EL 102.40 EL 102.60 EL 102.80 EL 103.00 EL 103.20 EL 103.40 EL 103.60 EL 103.80 EL 104.00 EL 104.20 EL 104.40 EL 104.60 EL 104.80 EL 105.00 EL 105.20 EL 105.40 EL 105.60 EL 105.80 EL 106.00 EL 106.20 EL 106.40 EL 106.60 EL 106.80 EL 107.00 EL 107.20 EL 107.40 EL 107.60 EL 107.80 EL 108.00 EL 108.20 EL 108.40 EL 108.60 EL 108.80 EL 109.00 EL 109.20 EL 109.40 EL 109.60 EL 109.80 EL 110.00 EL 110.20 EL 110.40 EL 110.60 EL 110.80 EL 111.00 EL 111.20 EL 111.40 EL 111.60 EL 111.80 EL 112.00 EL 112.20 EL 112.40 EL 112.60 EL 112.80 EL 113.00 EL 113.20 EL 113.40 EL 113.60 EL 113.80 EL 114.00 EL 114.20 EL 114.40 EL 114.60 EL 114.80 EL 115.00 EL 115.20 EL 115.40 EL 115.60 EL 115.80 EL 116.00 EL 116.20 EL 116.40 EL 116.60 EL 116.80 EL 117.00 EL 117.20 EL 117.40 EL 117.60 EL 117.80 EL 118.00 EL 118.20 EL 118.40 EL 118.60 EL 118.80 EL 119.00 EL 119.20 EL 119.40 EL 119.60 EL 119.80 EL 120.00 EL 120.20 EL 120.40 EL 120.60 EL 120.80 EL 121.00 EL 121.20 EL 121.40 EL 121.60 EL 121.80 EL 122.00 EL 122.20 EL 122.40 EL 122.60 EL 122.80 EL 123.00 EL 123.20 EL 123.40 EL 123.60 EL 123.80 EL 124.00 EL 124.20 EL 124.40 EL 124.60 EL 124.80 EL 125.00 EL 125.20 EL**

FF ..... FIRST FLOOR ELEVATION  
2F ..... SECOND FLOOR ELEVATION  
3F ..... THIRD FLOOR ELEVATION  
4F ..... FOURTH FLOOR ELEVATION  
5F ..... FIFTH FLOOR ELEVATION  
LF ..... LOWER FLOOR ELEVATION

|               |                    |
|---------------|--------------------|
| <b>[31.8]</b> | LEGAL GRADE        |
| BHEL          | BULKHEAD ELEVATION |
| RF            | ROOF ELEVATION     |
| TC            | TOP OF CURB        |
| BC            | BOTTOM OF CURB     |
| CL            | CENTERLINE         |

EL ..... SPOT ELEVATION  
PW ..... PARAPET WALL  
BW ..... BAY WINDOW  
CONC..... CONCRETE  
INV ..... INVERT ELEVATION

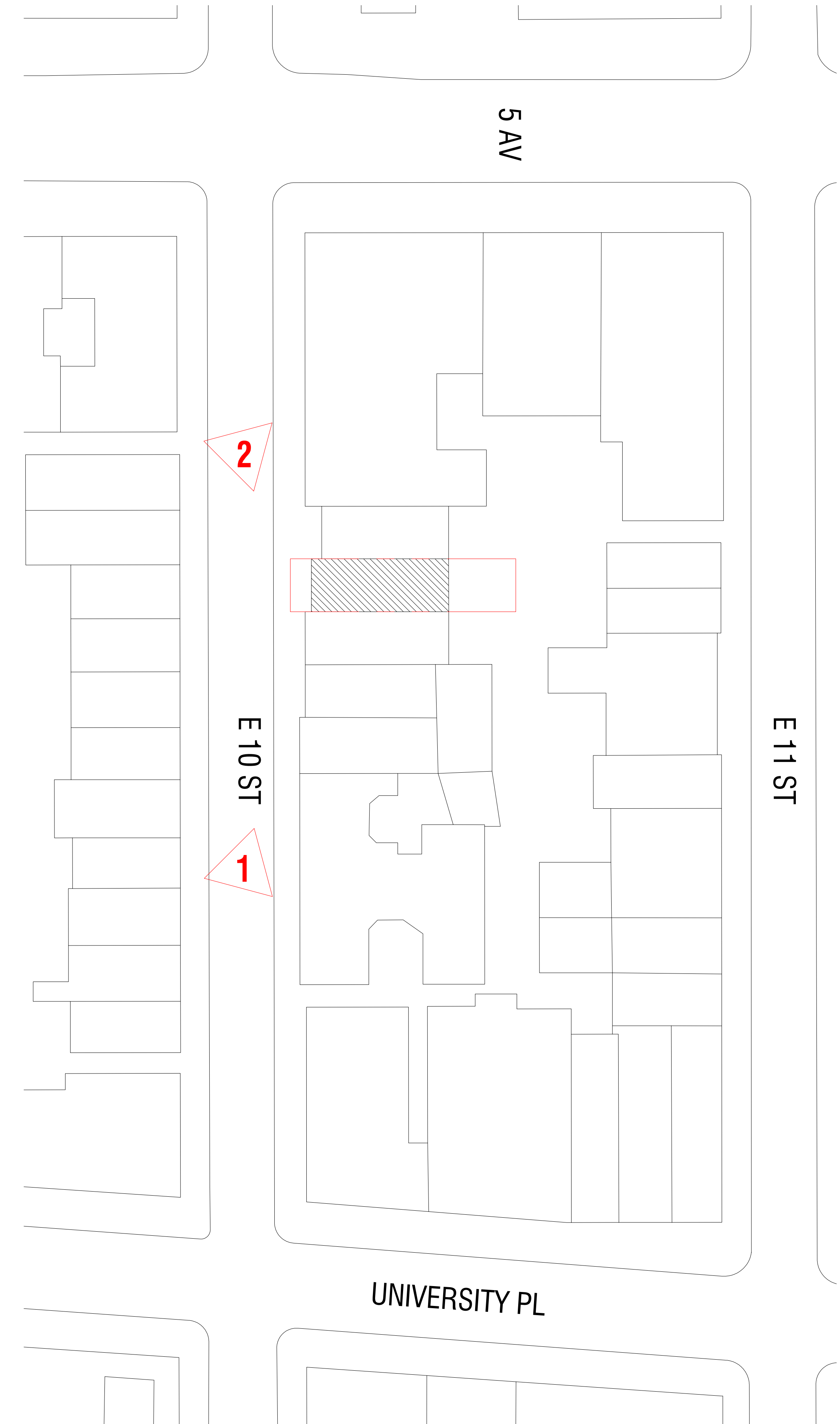
|                                                                                       |                       |
|---------------------------------------------------------------------------------------|-----------------------|
|  | .....ELECTRIC MANHOLE |
|  | .....SEWER MANHOLE    |
|  | .....WATER VALVE      |
|  | .....GAS VALVE        |
|  | .....HYDRANT          |

 .....TREE & SIZE  
 .....IRON FENCE  
 .....WOOD FENCE  
 .....CHAIN LINK FENCE  
 .....PROPERTY LINE  
**POB**.....POINT OF BEGINNING

ARCHITECTURAL SURVEY

**Z-003.00**





3 SITE PLAN  
1/32" = 1'-0"



2 5 E 10th STREET - VIEW EAST TOWARDS UNIVERSITY PL  
NTS



1 5 E 10th STREET - VIEW WEST TOWARDS 5TH AVE  
NTS

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**PROJECT:**  
**BTH**  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 8, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

**SEAL + SIGNATURE:**

**LPC-A1**

**CONTEXT**

**PROJECT:**  
**BTH**  
TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 8, 2025  
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**REVISION**

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**MATTHEW BAIRD ARCHITECT PLLC**  
277 Broadway, 18th Floor  
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F: 212.334.5721



PROPERTY LINE

DEMO EXISTING STAIR BULKHEAD.

NEW ROOF OPENING TO  
RECEIVE NEW SKYLIGHT.

REMOVE EXISTING  
ROOFING.

DEMO EXISTING SKYLIGHT.

REPAIR EXISTING CHIMNEY  
FLUE WALLS.

LEGEND

EXISTING

EL: 62'-6" AFF

EL: 59'-0" AFF

RESTORE EXISTING FACADE AND  
PARAPET TO ORIGINAL BRICK  
CONDITION, REFER TO TAX PHOTOS.

REPLACE SIDE HUNG AND FIXED  
WINDOWS IN KIND AT EXISTING  
MASONRY OPENING.

EL: 48'-4" AFF

REPLACE DOUBLE HUNG  
WINDOWS IN KIND AT EXISTING  
MASONRY OPENING.

5-02 LIVING AREA 1

5-05 STAIR HALL

REMOVE EXISTING  
METAL STAIR & RAILING.

5-08 LIVING AREA 2

REMOVE EXISTING FIREPLACE  
MANTEL & SURROUND. EXISTING  
WOOD FIRE-BURNING FIREPLACE  
TO REMAIN & TO BE REPAIRED.

EL: 37'-4" AFF

REPLACE DOUBLE HUNG  
WINDOWS IN KIND AT EXISTING  
MASONRY OPENING.

4-02 LIVING AREA 1

4-04 VESTIBULE 1

4-06 STAIR HALL

REMOVE EXISTING WOOD  
STAIR & RAILING.

REMOVE EXISTING WOOD  
FIRE-BURNING FIREPLACE,  
MANTEL & SURROUND.

4-10 LIVING AREA 2

REPLACE DOUBLE HUNG  
WINDOWS IN KIND AT EXISTING  
MASONRY OPENING.

EL: 25'-4" AFF

DEMO EXISTING LINTELS ON THE  
2ND FLOOR OF THE REAR FACADE.

DEMO EXISTING BRICKS & DOUBLE HUNG WINDOWS ON  
THE 2ND FLOOR OF THE REAR FACADE TO ALIGN  
MASONRY / WINDOW OPENINGS WITH MASONRY /  
WINDOW OPENINGS ON THE 4TH & 5TH FLOORS.

DEMO EXISTING SILLS ON THE 2ND  
FLOOR OF THE REAR FACADE.

3-01 BEDROOM 1

3-03 VESTIBULE 1

3-06 STAIR HALL

REMOVE EXISTING WOOD  
STAIR & RAILING.

REMOVE FIREPLACE MANTEL &  
SURROUND. EXISTING WOOD  
FIRE-BURNING FIREPLACE TO  
REMAIN & TO BE REPAIRED.

3-11 LIVING AREA 2

REPLACE DOUBLE HUNG  
WINDOWS IN KIND AT EXISTING  
MASONRY OPENING.

EL: 12'-8" AFF

EL: 11'-11 1/4" AFF

DEMO EXISTING BAY  
WINDOW BOX & DOUBLE  
HUNG WINDOWS WITHIN.

DEMO EXISTING BRICK FACADE,  
CREATING A DOUBLE HEIGHT  
OPENING BETWEEN THE PIERS  
ON EITHER SIDE.

DEMO EXISTING SHED ADDITION.

0-01 BACKYARD

REPAIR EXISTING BACKYARD  
FENCE & MASONRY WALLS.

2-01 KITCHEN

2-02 STAIR HALL

REMOVE EXISTING WOOD  
STAIR & RAILING.

REMOVE FIREPLACE MANTEL &  
SURROUND. EXISTING WOOD  
FIRE-BURNING FIREPLACE TO  
REMAIN & TO BE REPAIRED.

2-03 LIVING ROOM

REPAIR EXISTING BAY WINDOW  
BOX IN PLACE.

REPLACE DOUBLE HUNG  
WINDOWS IN KIND AT EXISTING  
BAY WINDOW BOX.

EL: 0'-0" AFF

REPAIR EXISTING STAINED  
GLASS WINDOW AND STONE  
STILL IN PLACE.

RESTORE EXISTING STOOP.  
METAL RAILS & GATES.

EL: -9'-0" AFF

REMOVE EXISTING WOOD  
STAIR & RAILING.

REMOVE FIREPLACE MANTEL &  
SURROUND. EXISTING WOOD  
FIRE-BURNING FIREPLACE TO  
REMAIN & TO BE REPAIRED.

1-04 GALLERY

1-03 STAIR HALL

1-01 LIVING AREA

0-09 STAIR HALL

0-10 GAME ROOM

0-13 UNDER STOOP

REPLACE DOUBLE HUNG  
WINDOWS IN KIND. RESTORE  
EXISTING METAL GATES OUTSIDE  
OF THE WINDOWS.

NEW FLOOR OPENING, SEE  
STRUCTURAL DWGS.

1

BUILDING SECTION - DEMOLITION  
1/4" = 1'-0"

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REVISION  
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EXISTING BUILDING SECTION

PROJECT:

BTH

TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

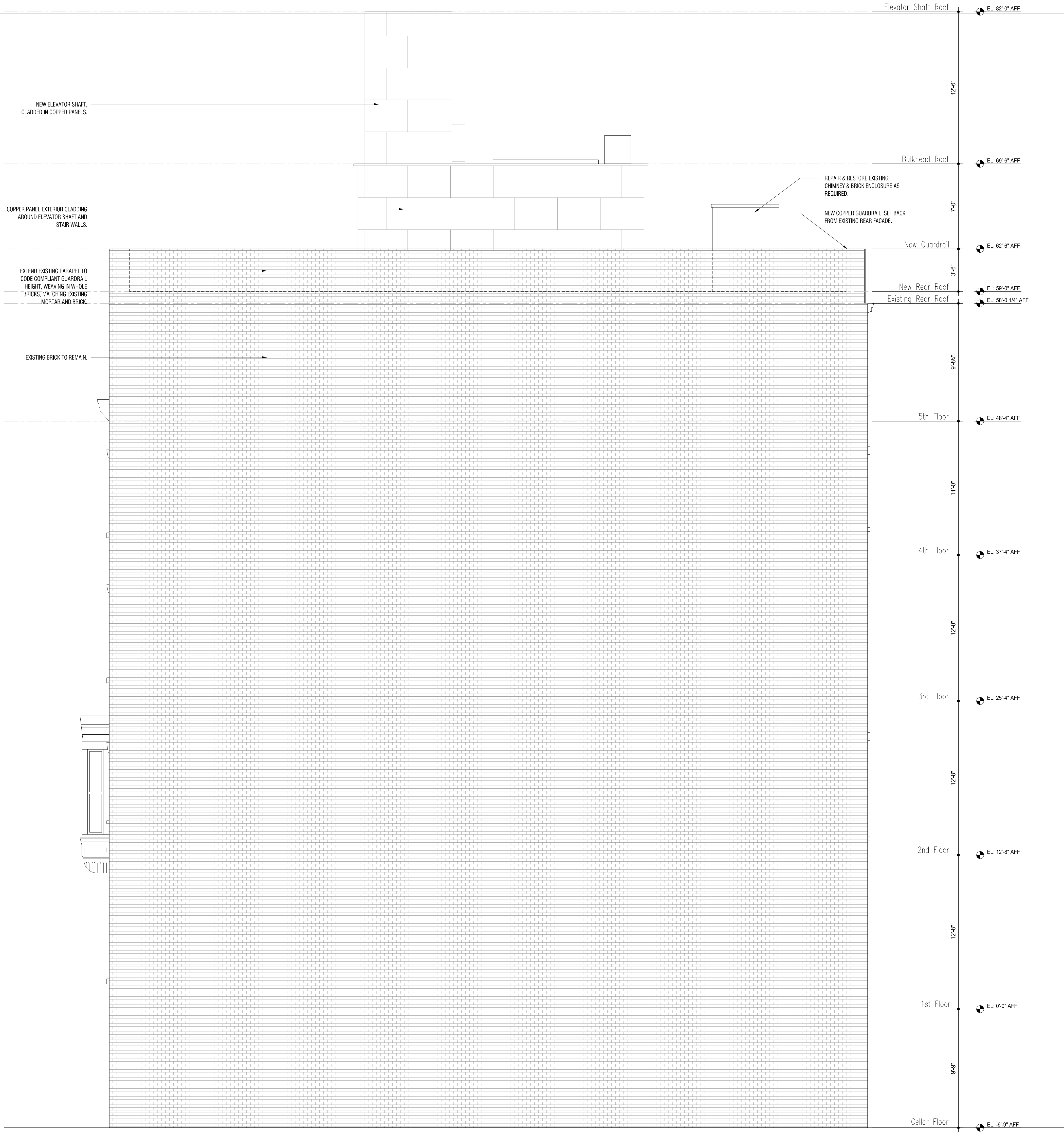
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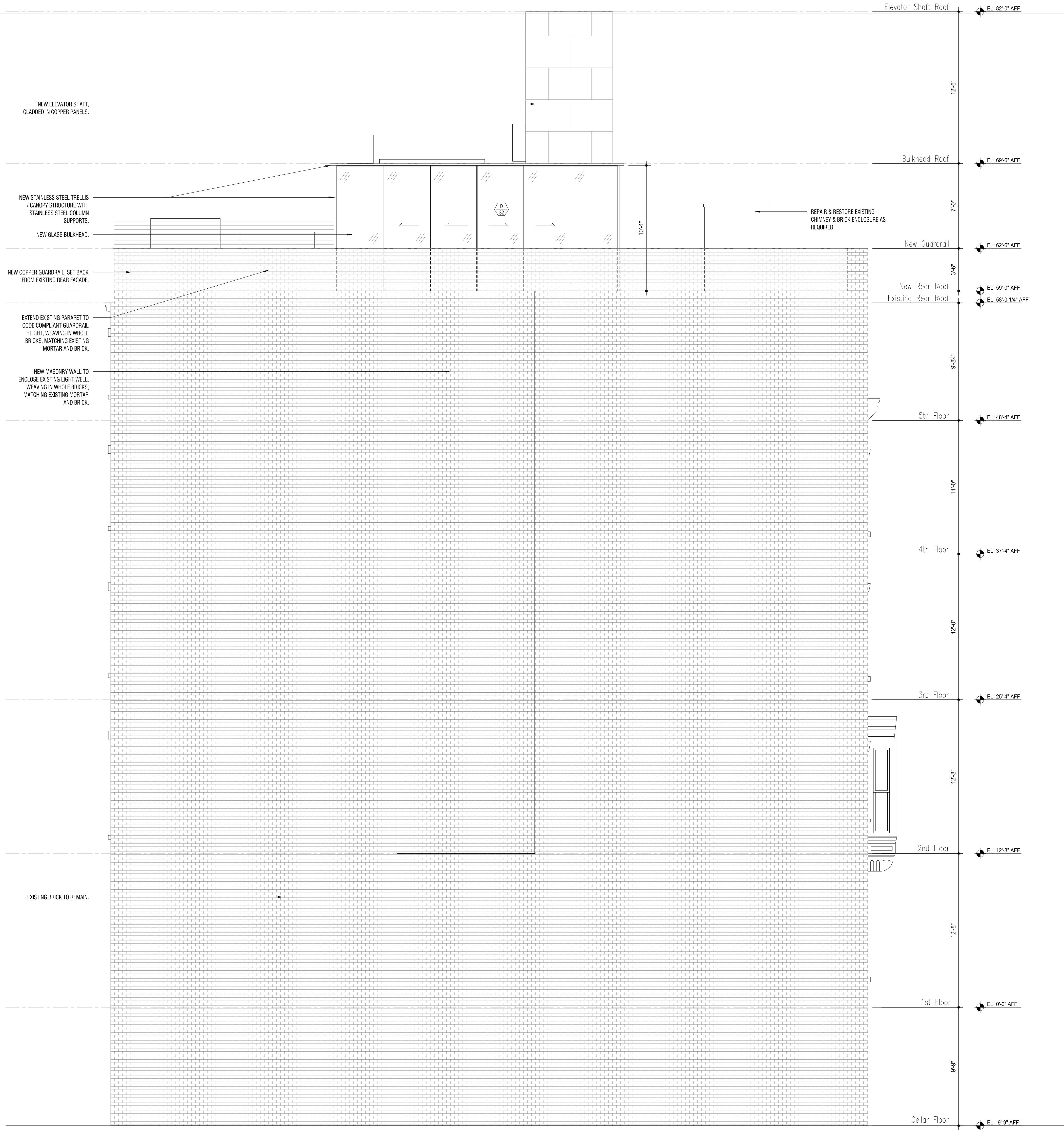




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| <b>LPC-A3</b>                                                                                                                                                                         |       |         |

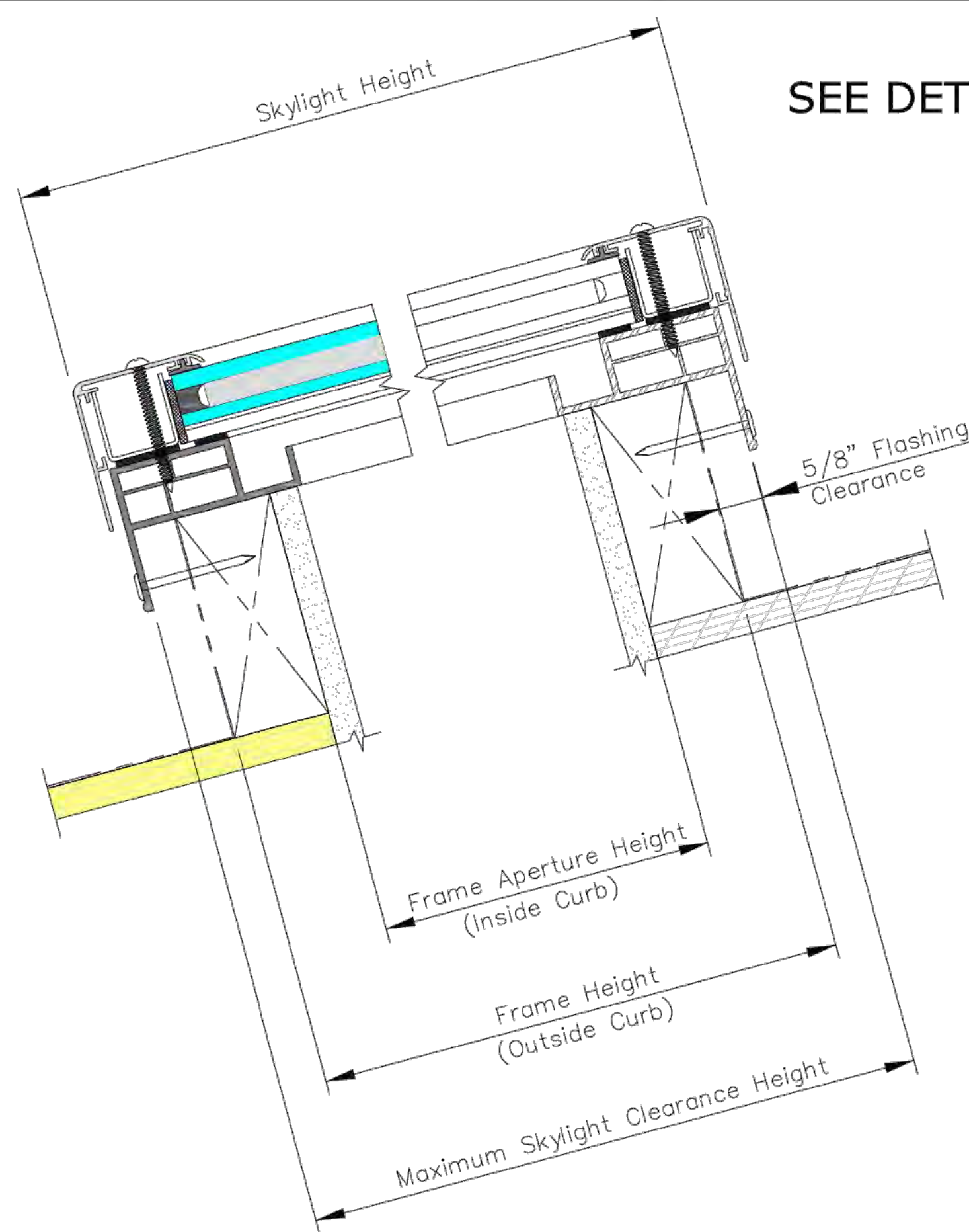




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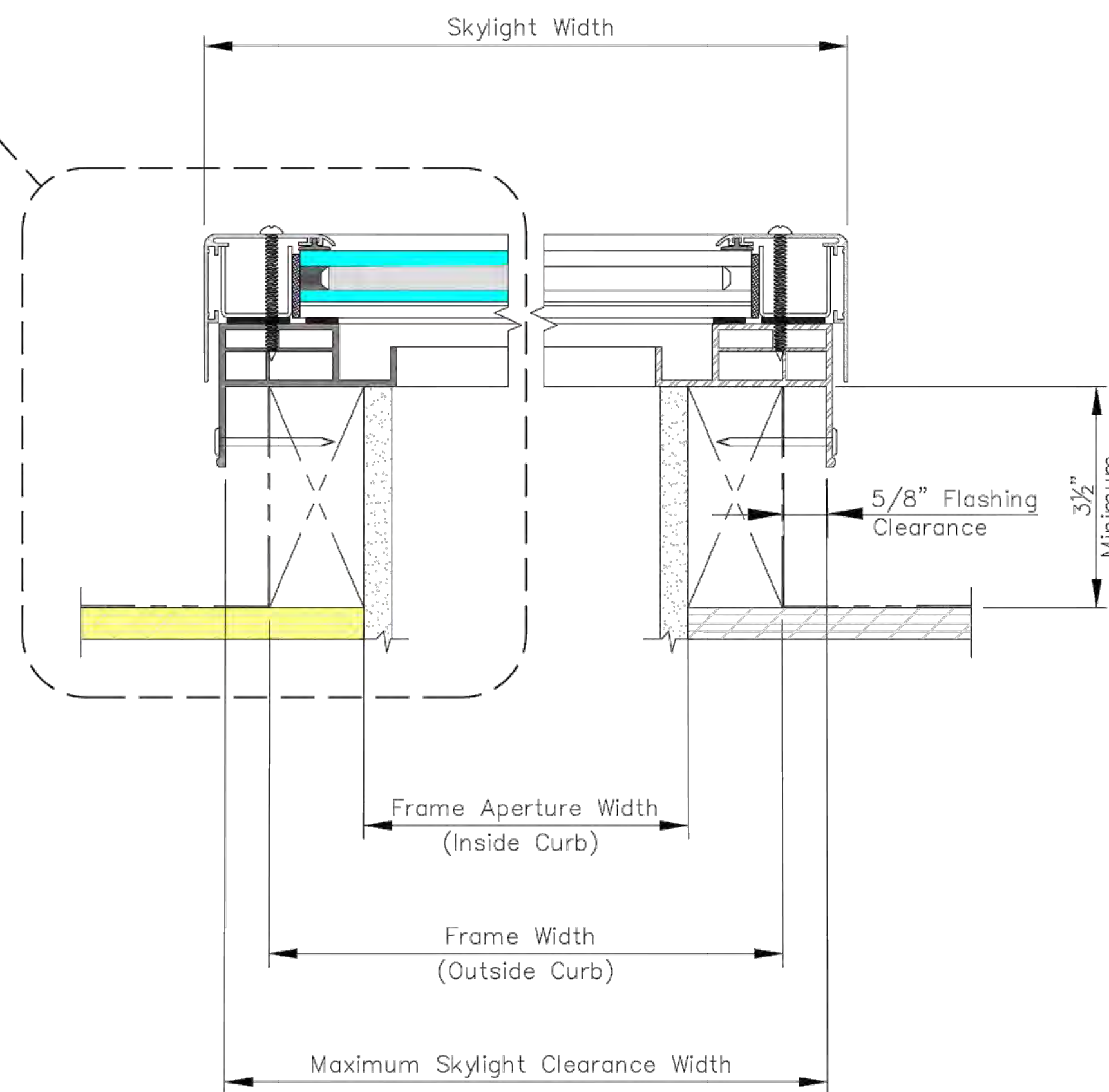
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| <b>PROJECT:</b><br><b>BTH</b><br>TOWNHOUSE RENOVATION<br>5 E 10TH STREET<br>NEW YORK, NY 10003<br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |              |                |
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| <b>LPC-A4</b>                                                                                                                                                                         |              |                |



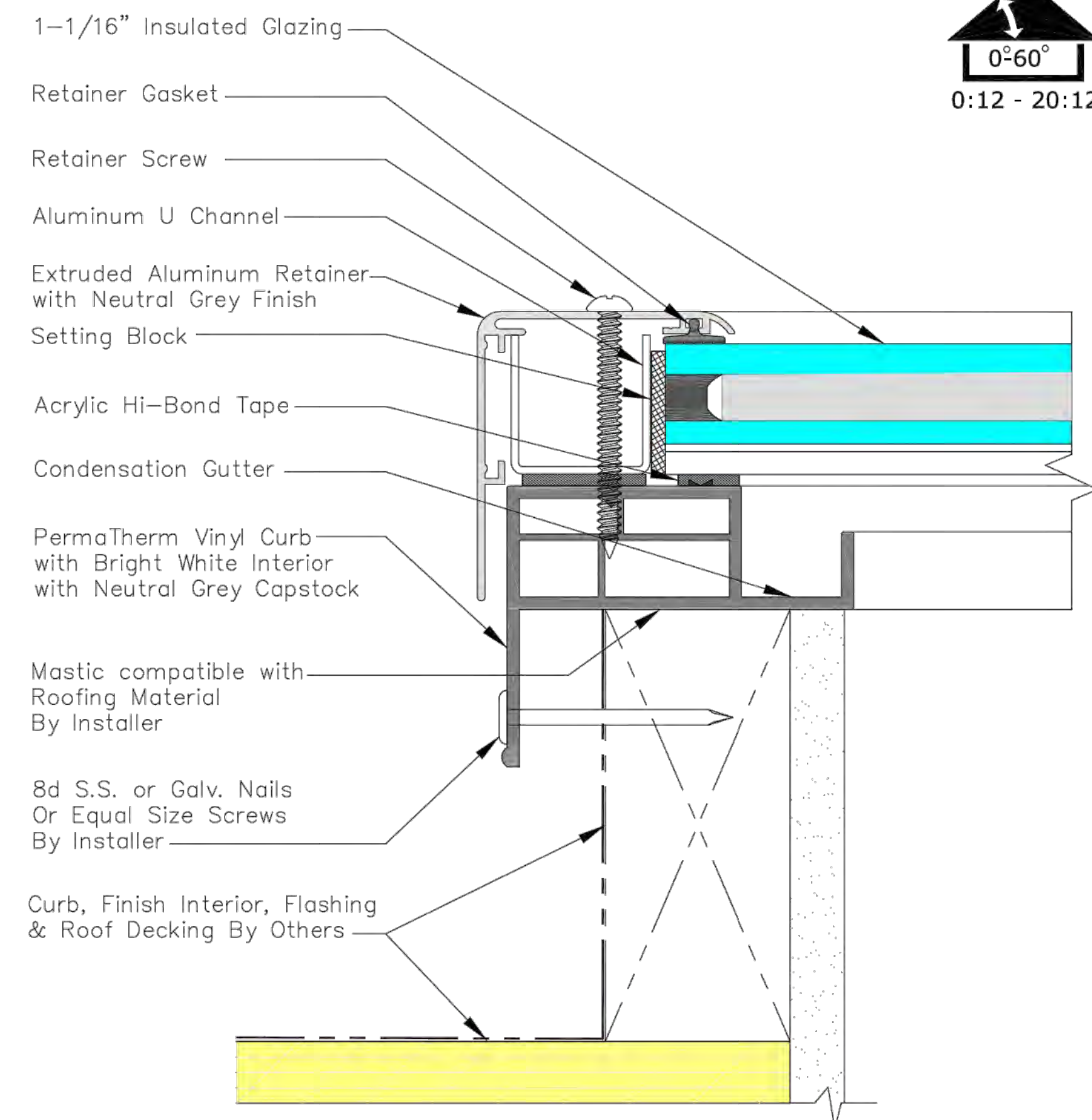


VERTICAL CROSS SECTION

SEE DETAIL 1



HORIZONTAL CROSS SECTION



DETAIL 1

PRODUCT DIMENSIONS

IMPERIAL UNITS(INCHES)

| Size     | Frame Width | Frame Aperture Width | Skylight Width | Maximum Skylight Clearance Width | Frame Height | Frame Aperture Height | Skylight Height | Maximum Skylight Clearance Height | Daylight Area (Sq. Feet) |
|----------|-------------|----------------------|----------------|----------------------------------|--------------|-----------------------|-----------------|-----------------------------------|--------------------------|
| GSM 4896 | 48          | 45                   | 49 7/8         | 49 1/4                           | 96           | 93                    | 97 7/8          | 97 1/4                            | 29.06                    |
| GSM 5199 | 51          | 48                   | 52 7/8         | 52 1/4                           | 99           | 96                    | 100 7/8         | 100 1/4                           | 32                       |

METRIC UNITS(MILLIMETERS)

| Size     | Frame Width | Frame Aperture Width | Skylight Width | Maximum Skylight Clearance Width | Frame Height | Frame Aperture Height | Skylight Height | Maximum Skylight Clearance Height | Daylight Area (Sq. Meters) |
|----------|-------------|----------------------|----------------|----------------------------------|--------------|-----------------------|-----------------|-----------------------------------|----------------------------|
| GSM 4896 | 1219        | 1143                 | 1267           | 1251                             | 2438         | 2362                  | 2486            | 2470                              | 2.7                        |
| GSM 5199 | 1295        | 1219                 | 1343           | 1327                             | 2515         | 2438                  | 2562            | 2546                              | 2.97                       |

Custom Sizes: Available Upon Request

Minimum size – 17 1/2" Width or Height

Maximum size – 120" Width or Height, Width and Height cannot both be 120"

Maximum area is 35 Square Feet (3.25 Square Meters)

Additional Retainer Finishes are Available Upon Request

GLAZING OPTIONS:

Clear:

- SOLARBAN® 70XL Clear Tempered/Laminated (99 100)
- SOLARBAN® 70XL Clear Tempered/Laminated with Cool Mist White (99 101)
- SOLARBAN® 70XL Clear Tempered/Laminated with Arctic Snow White (99 102)
- SOLARBAN® 70XL Clear Tempered/Laminated + Energy Advantage (99 103)
- SOLARBAN® 70XL Clear Tempered/Laminated with Cool Mist White + Energy Advantage (99 104)
- SOLARBAN® 70XL Clear Tempered/Laminated with Arctic Snow White + Energy Advantage (99 105)

Bronze:

- SOLARBAN® 70XL Bronze Tempered/Clear Laminated (99 106)
- SOLARBAN® 70XL Bronze Tempered/Clear Laminated + Energy Advantage (99 107)

Gray:

- SOLARBAN® 70XL Gray Tempered/Clear Laminated (99 108)
- SOLARBAN® 70XL Gray Tempered/Clear Laminated + Energy Advantage (99 109)



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SkyMax (GSM) Curb Mount Skylight

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REVISION  
NO: DATE: REMARK:

ISSUED FOR:  
LPC FILING

SKYLIGHT DETAIL

PROJECT:

BTH

TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 6, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

SEAL + SIGNATURE:



LPC-A5



| ROOM NO.                                                                                             | DOOR NO.      | ROOM NAME          | DOOR                                                   |       |       |             |            |        | FIRE RATING | HARDWARE SET | NOTES   |
|------------------------------------------------------------------------------------------------------|---------------|--------------------|--------------------------------------------------------|-------|-------|-------------|------------|--------|-------------|--------------|---------|
|                                                                                                      |               |                    | TYPE                                                   | MAT.  | FIN   | WIDTH       | HEIGHT     | THK.   |             |              |         |
| GARDEN LEVEL                                                                                         |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 0-09                                                                                                 | 1             | UNDER STOOP 2      | B                                                      | HM    | PTD   | 2'-8"       | 8'-0"      | 1-3/4" | 2 HOUR      | TBD          | PRIVACY |
| 0-04                                                                                                 | 2             | WINE CELLAR        | F                                                      | ST/GL | ST/GL | (2) 2'-3/4" | (2) 8'-0"  | -      | -           | TBD          | PASSAGE |
| 0-05                                                                                                 | 3             | GYM BATHROOM       | C                                                      | WD    | PTD   | 2'-10"      | 8'-0"      | 1-3/4" | -           | TBD          | PRIVACY |
| 0-03                                                                                                 | 4             | STAIR HALL         | E                                                      | WD    | PTD   | 3'-0"       | 8'-0"      | 1-3/4" | 1.5 HOUR    | TBD          | PASSAGE |
| 0-06                                                                                                 | 5             | GYM                | C                                                      | WD    | PTD   | 2'-10"      | 8'-0"      | 1-3/4" | -           | TBD          | PRIVACY |
| 0-07                                                                                                 | 6             | SERVICE ENTRY HALL | A                                                      | WD    | PTD   | 3'-0"       | 8'-0"      | 1-3/4" | 2 HOUR      | TBD          | PRIVACY |
| 0-08                                                                                                 | 7             | UNDER STOOP        | B                                                      | HM    | PTD   | 3'-0"       | 8'-0"      | 1-3/4" | 2 HOUR      | TBD          | PRIVACY |
| 1ST FLOOR                                                                                            |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 1-03                                                                                                 | 8             | POWDER ROOM 1      | C                                                      | WD    | PTD   | 2'-10"      | 9'-0"      | 1-3/4" | -           | TBD          | PRIVACY |
| 1-02                                                                                                 | 9             | ELEVATOR LOBBY     | E                                                      | WD    | PTD   | 3'-0"       | 9'-0"      | 1-3/4" | 1.5 HOUR    | TBD          | PASSAGE |
| 1-04                                                                                                 | 10            | GALLERY            | C                                                      | WD    | PTD   | (2) 2'-6"   | (2) 9'-0"  | 1-3/4" | -           | TBD          | PASSAGE |
| 1-05                                                                                                 | 11            | ENTRY HALL         | C                                                      | WD    | PTD   | (2) 2'-6"   | (2) 7'-4"  | 1-3/4" | -           | TBD          | PASSAGE |
| 1-06                                                                                                 | 12            | VESTIBULE          | A                                                      | WD    | PTD   | (2) 2'-8"   | (2) 7'-4"  | 1-3/4" | 2 HOUR      | TBD          | PRIVACY |
| 2ND FLOOR                                                                                            |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 2-03                                                                                                 | 13            | POWDER ROOM 2      | C                                                      | WD    | PTD   | 2'-10"      | 10'-6"     | 1-3/4" | -           | TBD          | PRIVACY |
| 2-05                                                                                                 | 14            | STAIR HALL         | E                                                      | WD    | PTD   | 3'-0"       | 10'-6"     | 1-3/4" | 1.5 HOUR    | TBD          | PASSAGE |
| 3RD FLOOR                                                                                            |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 3-01                                                                                                 | 15            | STUDY              | C                                                      | WD    | PTD   | 2'-10"      | 9'-0"      | 1-3/4" | -           | TBD          | PASSAGE |
| 3-03                                                                                                 | 16            | TOILET             | C                                                      | WD    | PTD   | 2'-10"      | 9'-0"      | 1-3/4" | -           | TBD          | PRIVACY |
| 3-06                                                                                                 | 17            | STAIR HALL         | E                                                      | WD    | PTD   | 3'-0"       | 9'-0"      | 1-3/4" | 1.5 HOUR    | TBD          | PASSAGE |
| 3-05                                                                                                 | 18            | PRIMARY BEDROOM    | C                                                      | WD    | PTD   | 2'-10"      | 9'-0"      | 1-3/4" | -           | TBD          | PRIVACY |
| 3-04                                                                                                 | 19            | PRIMARY CLOSET     | D                                                      | WD    | PTD   | 3'-0"       | 9'-0"      | 1-3/4" | -           | TBD          | PRIVACY |
| 4TH FLOOR                                                                                            |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 4-01                                                                                                 | 20            | BEDROOM 1          | C                                                      | WD    | PTD   | 2'-10"      | 8'-2"      | 1-3/4" | -           | TBD          | PRIVACY |
| 4-02                                                                                                 | 21            | BATHROOM 1         | C                                                      | WD    | PTD   | 2'-10"      | 8'-2"      | 2-1/4" | -           | TBD          | PRIVACY |
| 4-03                                                                                                 | 22            | WIC 1              | C                                                      | WD    | PTD   | 2'-10"      | 8'-2"      | 1-3/4" | -           | TBD          | PASSAGE |
| 4-04                                                                                                 | 23            | LAUNDRY ROOM       | C                                                      | WD    | PTD   | 2'-10"      | 8'-2"      | 1-3/4" | -           | TBD          | PASSAGE |
| 4-05                                                                                                 | 24            | STAIR HALL         | E                                                      | WD    | PTD   | 3'-0"       | 8'-2"      | 1-3/4" | 1.5 HOUR    | TBD          | PASSAGE |
| 4-06                                                                                                 | 25            | BEDROOM 2          | C                                                      | WD    | PTD   | 2'-10"      | 8'-2"      | 1-3/4" | -           | TBD          | PRIVACY |
| 4-07                                                                                                 | 26            | WIC 2              | C                                                      | WD    | PTD   | 2'-10"      | 8'-2"      | 1-3/4" | -           | TBD          | PASSAGE |
| 4-08                                                                                                 | 27            | BATHROOM 2         | C                                                      | WD    | PTD   | 2'-10"      | 8'-2"      | 1-3/4" | -           | TBD          | PRIVACY |
| 5TH FLOOR                                                                                            |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 5-01                                                                                                 | 28            | BEDROOM 3          | C                                                      | WD    | PTD   | 2'-10"      | 8'-5"      | 1-3/4" | 1.5 HOUR    | TBD          | PRIVACY |
| 5-02                                                                                                 | 29            | BATHROOM 3         | C                                                      | WD    | PTD   | 2'-10"      | 8'-5"      | 1-3/4" | -           | TBD          | PRIVACY |
| 5-03                                                                                                 | 30            | WIC 3              | C                                                      | WD    | PTD   | 2'-10"      | 8'-5"      | 1-3/4" | -           | TBD          | PASSAGE |
| 5-04                                                                                                 | 31            | STAIR HALL         | E                                                      | WD    | PTD   | 3'-0"       | 8'-5"      | 1-3/4" | 1.5 HOUR    | TBD          | PASSAGE |
| 5-05                                                                                                 | 32            | BATHROOM 4         | C                                                      | WD    | PTD   | 2'-10"      | 8'-5"      | 1-3/4" | -           | TBD          | PRIVACY |
| 5-06                                                                                                 | 33            | GAME ROOM          | D                                                      | WD    | PTD   | 2'-10"      | 8'-5"      | 1-3/4" | -           | TBD          | PASSAGE |
| ROOF DECK                                                                                            |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 6-02                                                                                                 | 35            | BULKHEAD           | E                                                      | WD    | PTD   | 3'-0"       | 6'-10 3/4" | 9'-0"  | 1.5 HOUR    | TBD          | PASSAGE |
| LEGEND                                                                                               |               |                    | DOOR TYPES                                             |       |       |             |            |        |             |              |         |
| HM                                                                                                   | HOLLOW METAL  |                    | TYPE A: SOLID WOOD EXTERIOR DOOR                       |       |       |             |            |        |             |              |         |
| PTD                                                                                                  | PAINTED       |                    | TYPE B: HOLLOW METAL DOOR                              |       |       |             |            |        |             |              |         |
| ST/GL                                                                                                | STEEL & GLASS |                    | TYPE C: SOLID CORE WOOD DOOR - OFFSET PIVOT HINGE      |       |       |             |            |        |             |              |         |
| WD                                                                                                   | WOOD          |                    | TYPE D: SOLID CORE WOOD DOOR - SLIDING                 |       |       |             |            |        |             |              |         |
|                                                                                                      |               |                    | TYPE E: DOOR AT ELEVATOR - FIRE RATED                  |       |       |             |            |        |             |              |         |
|                                                                                                      |               |                    | TYPE F: STEEL & GLASS DOOR                             |       |       |             |            |        |             |              |         |
|                                                                                                      |               |                    | TYPE G: SOLID CORE WOOD BIFOLD DOORS - INVISIBLE HINGE |       |       |             |            |        |             |              |         |
| NOTES:                                                                                               |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 1. Verify all dimensions in field before constructing doors.                                         |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 2. All installations must be in accordance with local codes.                                         |               |                    |                                                        |       |       |             |            |        |             |              |         |
| 3. When providing submittals and purchasing, please confirm most current models are being specified. |               |                    |                                                        |       |       |             |            |        |             |              |         |

2 DOOR SCHEDULE

| NO.                                                                                                        | TYPE                                   | LOCATION              | SIZE (WxH)          | MANUFACTURER | HEAD/SILL | JAMB | FRAME MATERIAL   | EXTERIOR FINISH | INTERIOR FINISH | NOTES                            |
|------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------|---------------------|--------------|-----------|------|------------------|-----------------|-----------------|----------------------------------|
| WINDOWS                                                                                                    |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
| 1                                                                                                          | A                                      | 0-06 GYM              | 3'-1" x 5'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 2                                                                                                          | A                                      | 0-06 GYM              | 3'-1" x 5'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 3                                                                                                          | B                                      | 1-04 GALLERY          | 9'-4" x 7'-0"       | EXISTING     |           |      | EXISTING         | PAINTED         | PAINTED         |                                  |
| 4                                                                                                          | A                                      | 2-04 KITCHEN          | 3'-8" x 5'-7"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 5                                                                                                          | A                                      | 2-04 KITCHEN          | 1'-2" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 6                                                                                                          | A                                      | 2-04 KITCHEN          | 1'-4" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 7                                                                                                          | A                                      | 2-04 KITCHEN          | 5'-0" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 8                                                                                                          | A                                      | 2-04 KITCHEN          | 1'-4" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 9                                                                                                          | A                                      | 2-04 KITCHEN          | 1'-2" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 10                                                                                                         | A                                      | 3-05 PRIMARY BEDROOM  | 3'-8" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 11                                                                                                         | A                                      | 3-05 PRIMARY BEDROOM  | 3'-8" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 12                                                                                                         | A                                      | 3-05 PRIMARY BEDROOM  | 3'-8" x 7'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 13                                                                                                         | A                                      | 4-08 BATHROOM 2       | 3'-8" x 6'-2"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 14                                                                                                         | A                                      | 4-06 BEDROOM 2        | 3'-8" x 6'-2"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 15                                                                                                         | A                                      | 4-06 BEDROOM 2        | 3'-8" x 6'-2"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 16                                                                                                         | C                                      | 5-06 GAME ROOM        | 16'-6" x 6'-0"      | EUROLINE     |           |      | STEEL            | PAINTED         | PAINTED         |                                  |
| 17                                                                                                         | D                                      | 0-02 GREAT ROOM       | 17'-6 3/8" x 19'-3" | PANORAMAH!   |           |      | ALUMINIUM        | PAINTED         | PAINTED         | MULTI-SASH ASSEMBLY, NEW OPENING |
| 18                                                                                                         | A                                      | 2-01 LIVING ROOM      | 3'-6" x 7'-11"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         | ENLARGED OPENING                 |
| 19                                                                                                         | A                                      | 2-01 LIVING ROOM      | 3'-6" x 7'-11"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         | ENLARGED OPENING                 |
| 20                                                                                                         | A                                      | 2-01 LIVING ROOM      | 3'-6" x 7'-11"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         | ENLARGED OPENING                 |
| 21                                                                                                         | A                                      | 3-02 PRIMARY BATHROOM | 2'-7" x 6'-10"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 22                                                                                                         | A                                      | 3-02 PRIMARY BATHROOM | 2'-7" x 6'-10"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 23                                                                                                         | A                                      | 3-01 STUDY            | 2'-7" x 6'-10"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 24                                                                                                         | A                                      | 3-01 STUDY            | 2'-7" x 6'-10"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 25                                                                                                         | A                                      | 4-02 BATHROOM 1       | 3'-6" x 6'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 26                                                                                                         | A                                      | 4-01 BEDROOM 1        | 3'-6" x 6'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 27                                                                                                         | A                                      | 4-01 BEDROOM 1        | 3'-6" x 6'-0"       | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 28                                                                                                         | A                                      | 5-02 BATHROOM 3       | 3'-6" x 4'-10"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 29                                                                                                         | A                                      | 5-01 BEDROOM 3        | 3'-6" x 4'-10"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 30                                                                                                         | A                                      | 5-01 BEDROOM 3        | 3'-6" x 4'-10"      | LEPAGE       |           |      | RED GRANDIS WOOD | PAINTED         | PAINTED         |                                  |
| 31                                                                                                         | D                                      | 6-02 BULKHEAD         | 6'-3 5/8" x 10'-4"  | PANORAMAH!   |           |      | ALUMINIUM        | PAINTED         | PAINTED         | NEW OPENING                      |
| 32                                                                                                         | D                                      | 6-02 BULKHEAD         | 23'-6" x 10'-4"     | PANORAMAH!   |           |      | ALUMINIUM        | PAINTED         | PAINTED         | MULTI-SASH ASSEMBLY, NEW OPENING |
| 33                                                                                                         | D                                      | 6-02 BULKHEAD         | 6'-3 5/8" x 10'-4"  | PANORAMAH!   |           |      | ALUMINIUM        | PAINTED         | PAINTED         | NEW OPENING                      |
| SKYLIGHT                                                                                                   |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
|                                                                                                            |                                        | ROOF                  | 7'-3" x 3'-9"       | TBD          |           |      | TBD              | TBD             | TBD             |                                  |
|                                                                                                            |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
| WINDOW TYPES                                                                                               |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
| A                                                                                                          | DOUBLE HUNG WOOD WINDOW                |                       |                     |              |           |      |                  |                 |                 |                                  |
| B                                                                                                          | EXISTING STAINED GLASS CASEMENT WINDOW |                       |                     |              |           |      |                  |                 |                 |                                  |
| C                                                                                                          | CASEMENT STEEL WINDOW                  |                       |                     |              |           |      |                  |                 |                 |                                  |
| D                                                                                                          | FRAMELESS GLASS WINDOW                 |                       |                     |              |           |      |                  |                 |                 |                                  |
|                                                                                                            |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
| NOTES:                                                                                                     |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
| 1. Contractor to provide all parts necessary for fully functioning installation of all products specified. |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
| 2. All installations must be in accordance with local codes.                                               |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |
| 3. When providing submittals and purchasing, please confirm most current models are being specified.       |                                        |                       |                     |              |           |      |                  |                 |                 |                                  |

1 WINDOW SCHEDULE

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REVISION  
NO: DATE: REMARK:

ISSUED FOR:  
LPC FILING

WINDOW & DOOR SCHEDULES

PROJECT:

BTH

TOWNHOUSE RENOVATION

5 E 10TH STREET  
NEW YORK, NY 10003

Date: JANUARY 6, 2025  
Scale: AS INDICATED  
Dwg By: GL, EF, IG  
Proj No: 0244

SEAL + SIGNATURE:

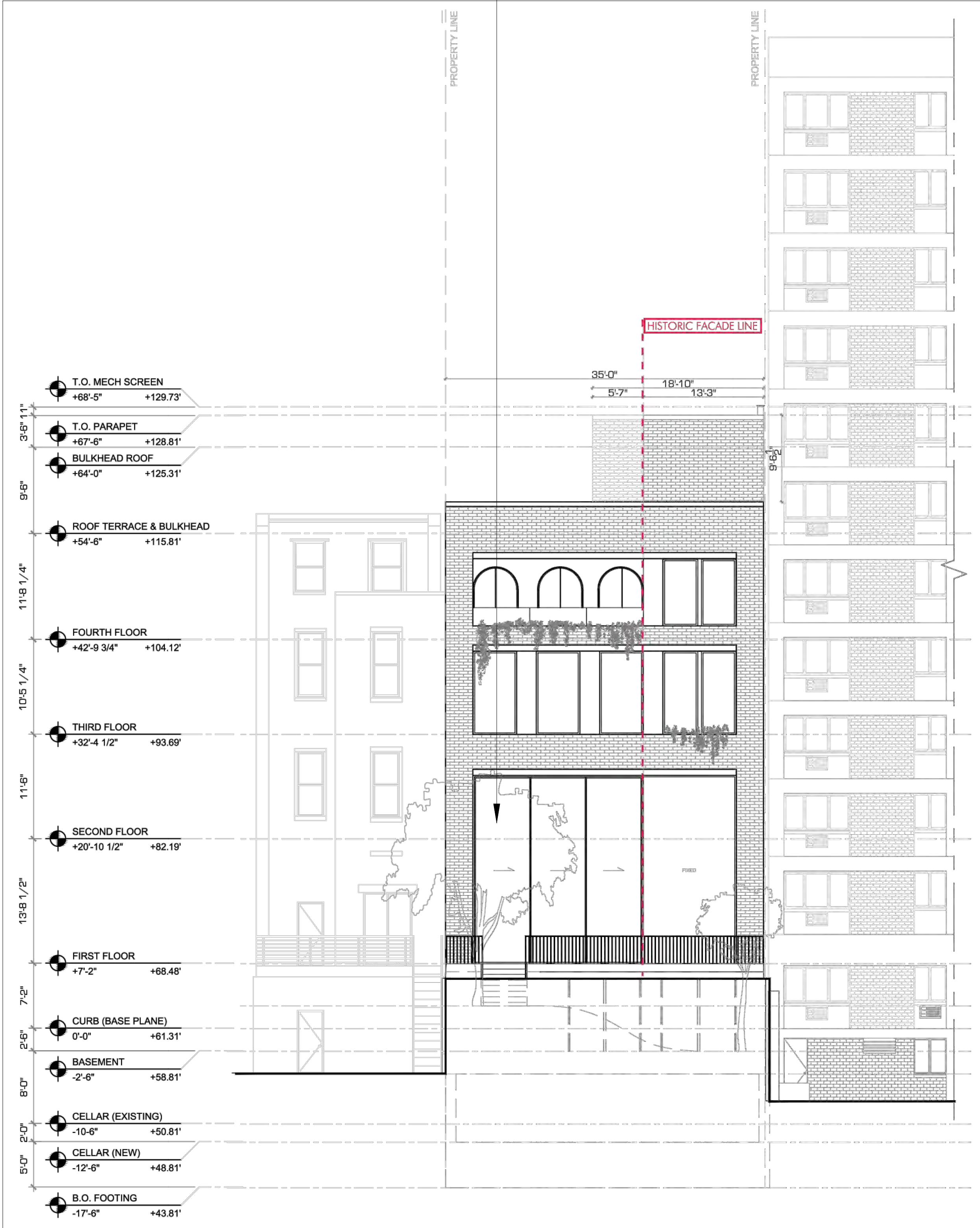


LPC-A6



DOUBLE HEIGHT WINDOWS  
AT THE REAR FACADE

DOUBLE HEIGHT WINDOWS  
AT THE REAR FACADE



1 PRECEDENT: 51-53 E 73RD STREET, SHOWING DOUBLE HEIGHT WINDOWS AT THE REAR FACADE  
NTC

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|                                                                                                                                                                         |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| PROJECT:<br>BTH<br>TOWNHOUSE RENOVATION<br>5 E 10TH STREET<br>NEW YORK, NY 10003<br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |  |  |
| SEAL + SIGNATURE:<br>                                                              |  |  |
| LPC-A7                                                                                                                                                                  |  |  |
| REAR FACADE DOUBLE HEIGHT WINDOW PRECEDENT                                                                                                                              |  |  |
| ISSUED FOR:<br>LPC FILING                                                                                                                                               |  |  |
| REVISION<br>NO:      DATE:      REMARK:                                                                                                                                 |  |  |
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1 PROPOSED REAR FACADE RENDERING  
NTS

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|                                                                                                                                                                                        |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| PROJECT:<br><b>BTH</b><br>TOWNHOUSE RENOVATION<br><br>5 E 10TH STREET<br>NEW YORK, NY 10003<br><br>Date: JANUARY 6, 2025<br>Scale: AS INDICATED<br>Dwg By: GL, EF, IG<br>Proj No: 0244 |  |  |
| SEAL + SIGNATURE:<br>                                                                             |  |  |
| LPC-A8                                                                                                                                                                                 |  |  |
| ISSUED FOR:<br>LPC FILING                                                                                                                                                              |  |  |
| REVISION<br>NO:      DATE:      REMARK:                                                                                                                                                |  |  |
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