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-I1

MARCH 28, 2025

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TITLE SHEET

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

Date: JANUARY 6, 2025
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028016-1
STATE OF NEW YORK

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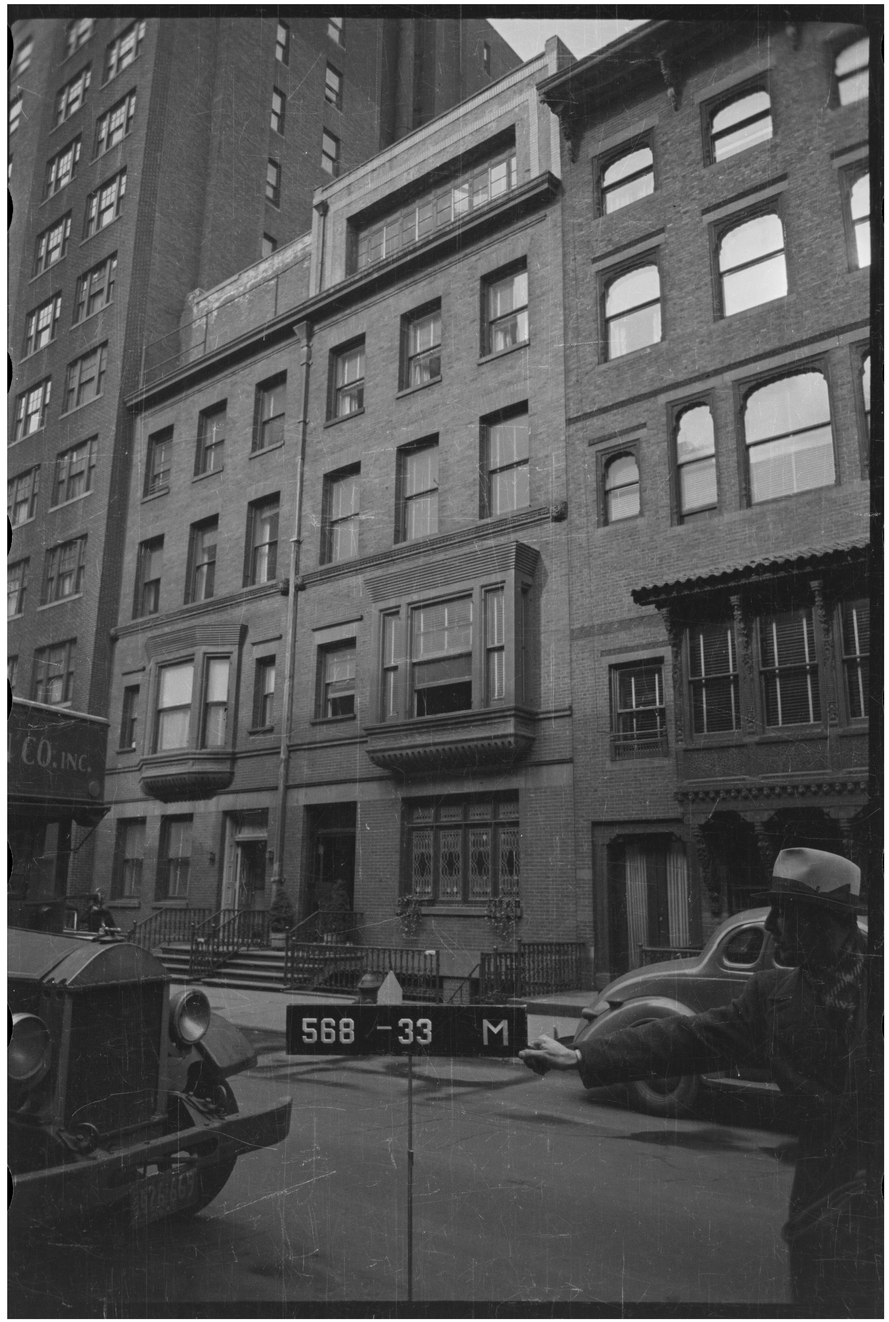

1940'S TAX PHOTOS / New York City Municipal Archives

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HISTORIC TAX PHOTOS

PROJECT:
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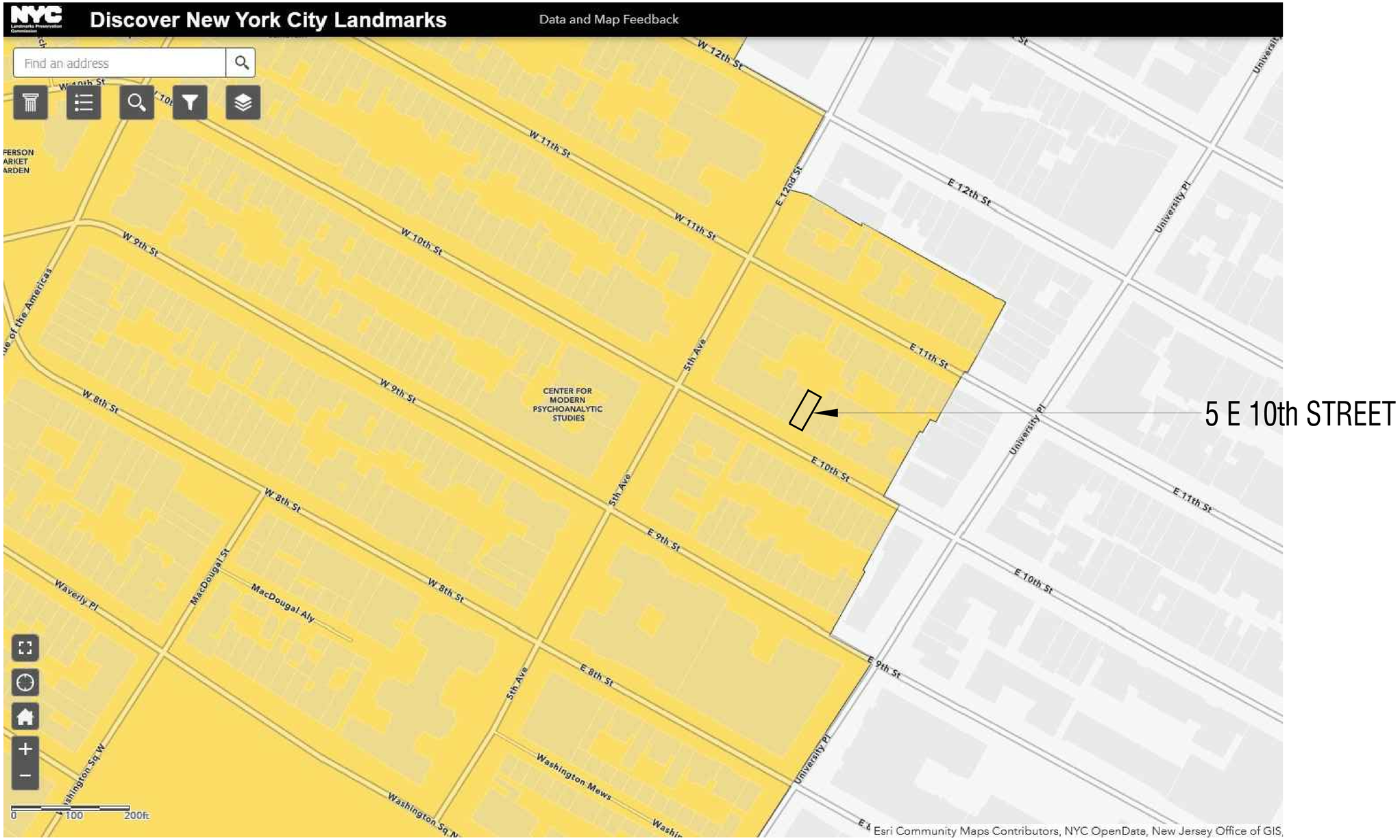
STATE OF NEW YORK

LPC-01



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

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LPC-02

1 SITE PHOTO: EXISTING FRONT FACADE (SOUTH ELEVATION)

NTS

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EXISTING FRONT FACADE PHOTOGRAPH

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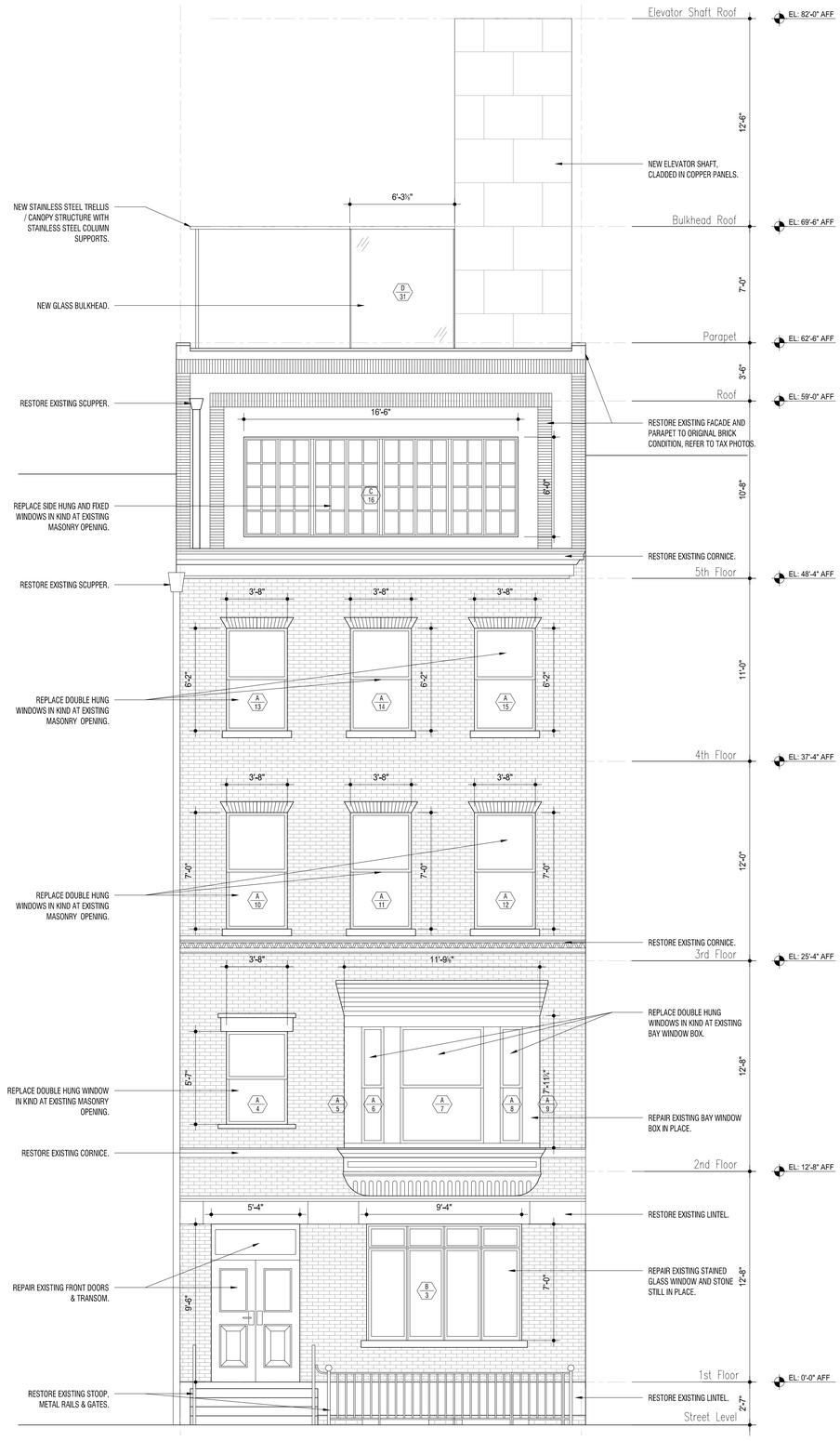
STATE OF NEW YORK

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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EXISTING & PROPOSED FRONT FACADES

PROJECT:

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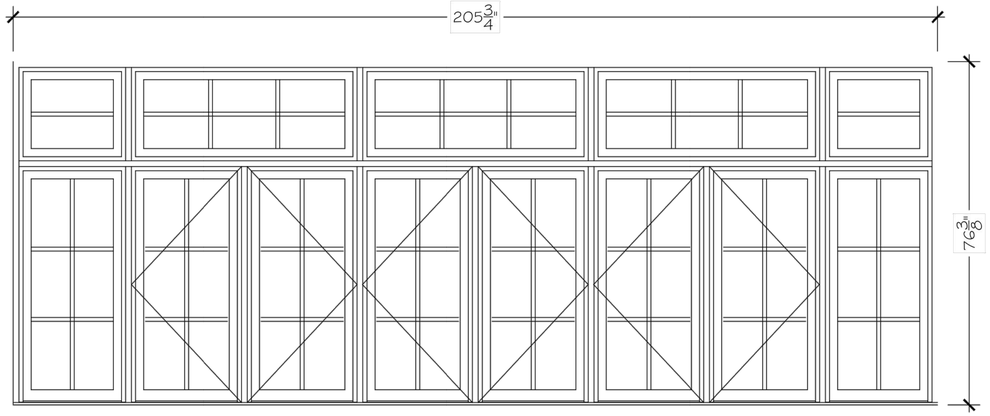
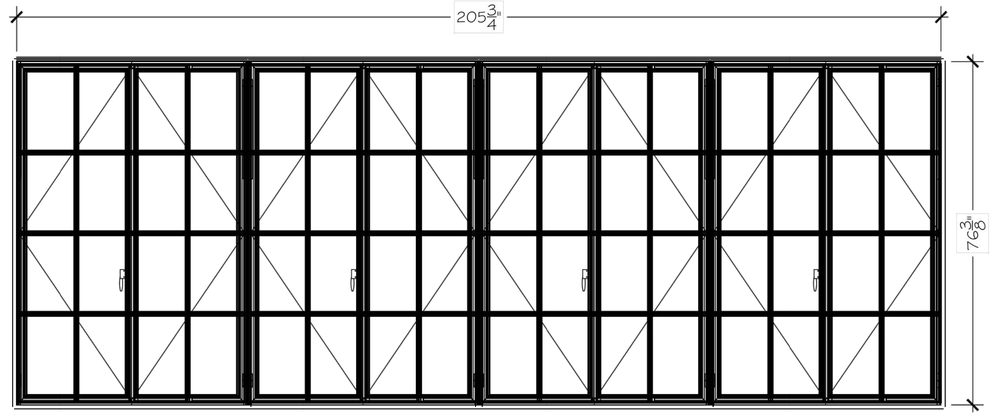
LPC-04



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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EXISTING & PROPOSED 5TH FLOOR FRONT WINDOWS

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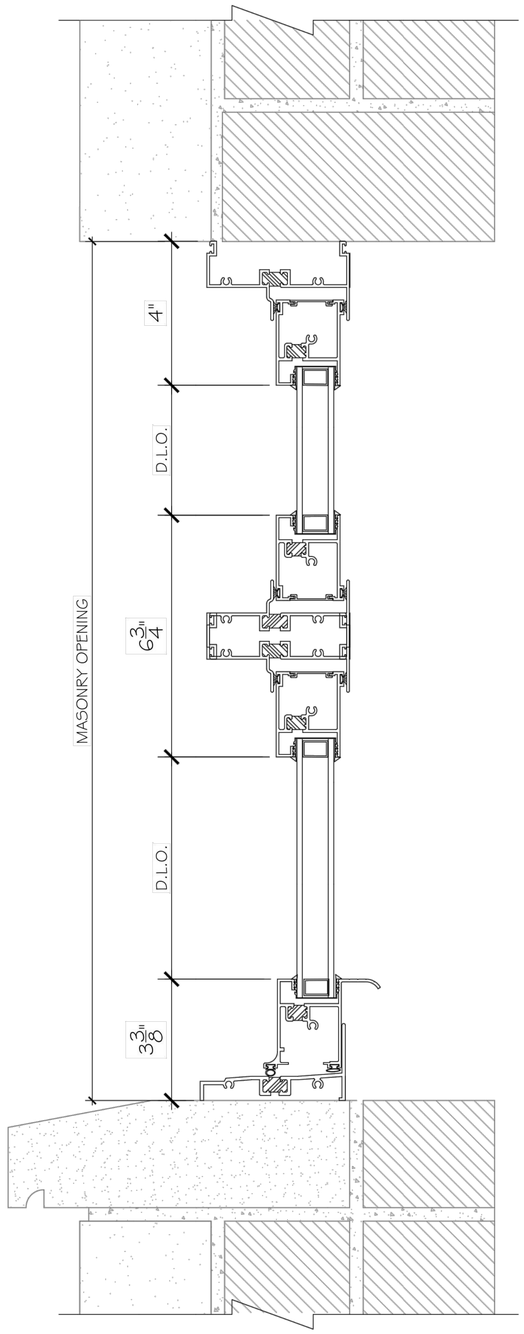
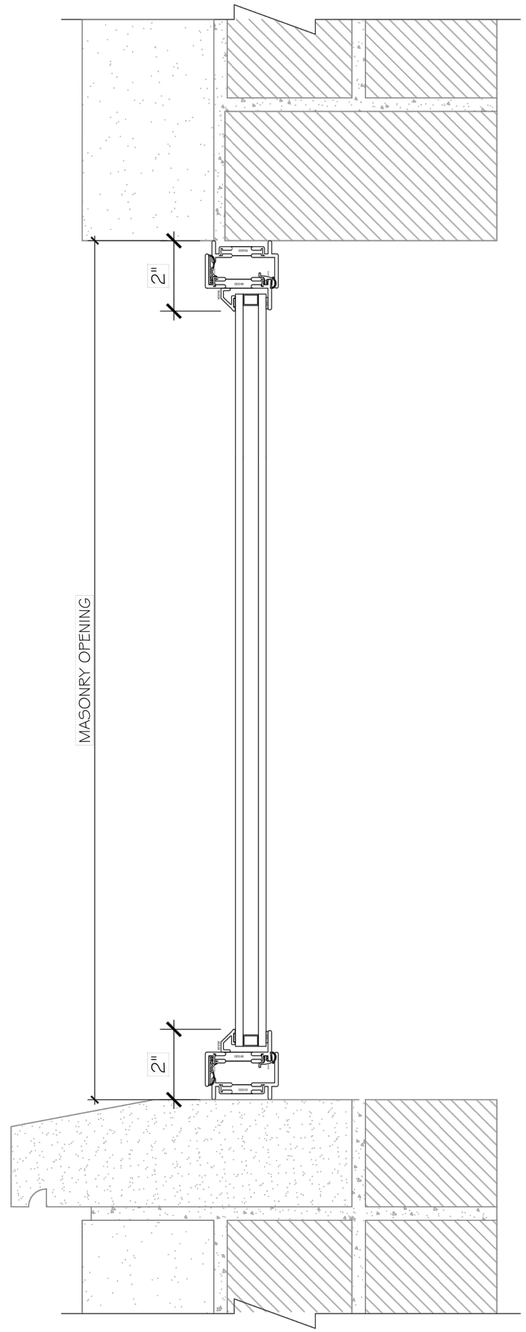
STATE OF NEW YORK

LPC-05

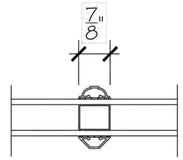
VERTICAL DETAILS
TYPE "D"



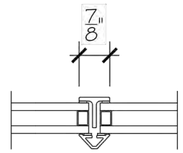
EXISTING VERTICAL
ALUMINUM CASEMENT



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
DETAILS

PROJECT:
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TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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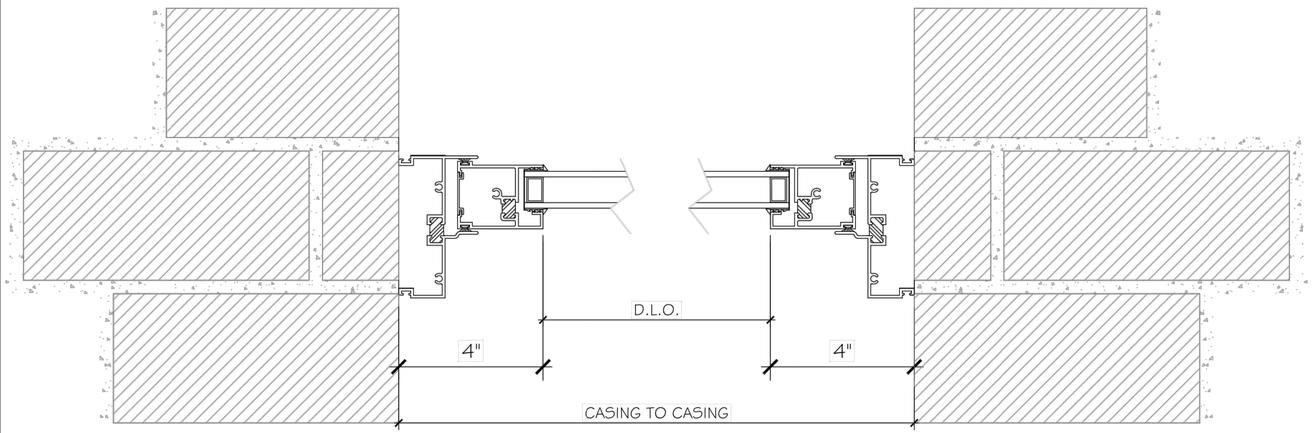
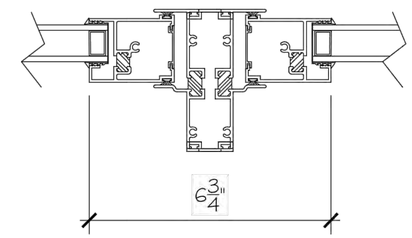
029016-1
STATE OF NEW YORK

LPC-06

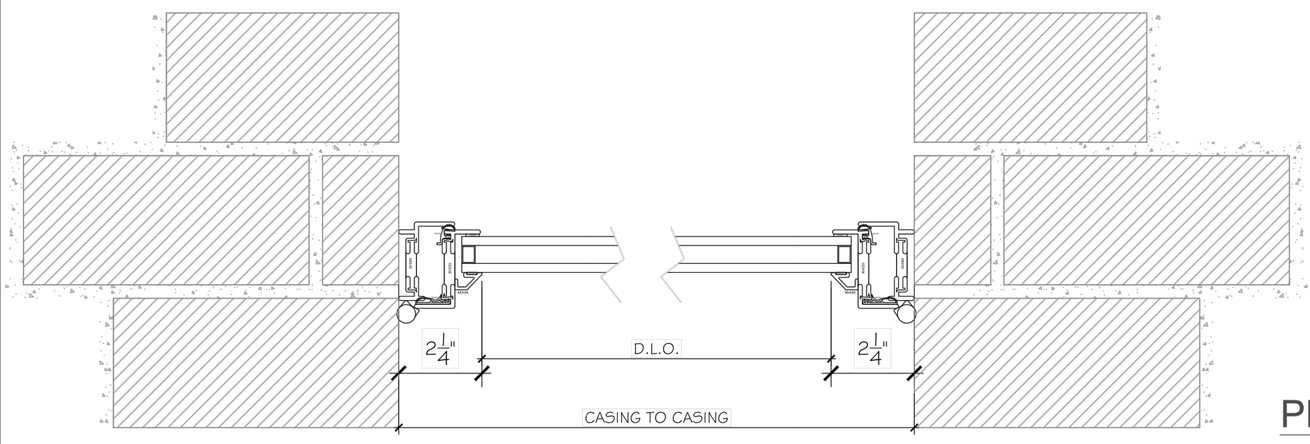
HORIZONTAL DETAILS
TYPE "D"



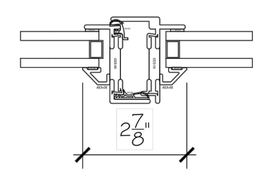
EXISTING HORIZONTAL
ALUMINUM CASEMENT ASSEMBLY



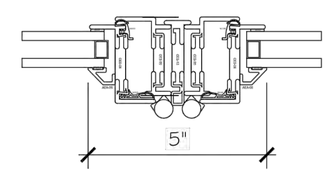
EXISTING HORIZONTAL
MULL POST AT ASSEMBLY
(REFERENCE ELEVATION AS THERE
ARE MULTIPLE POSTS WITHIN
ASSEMBLY)



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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028016-1
STATE OF NEW YORK

LPC-07

ELEVATOR SHAFT VISIBLE,
BULKHEAD NOT VISIBLE

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

ELEVATOR SHAFT NOT VISIBLE,
BULKHEAD NOT VISIBLE

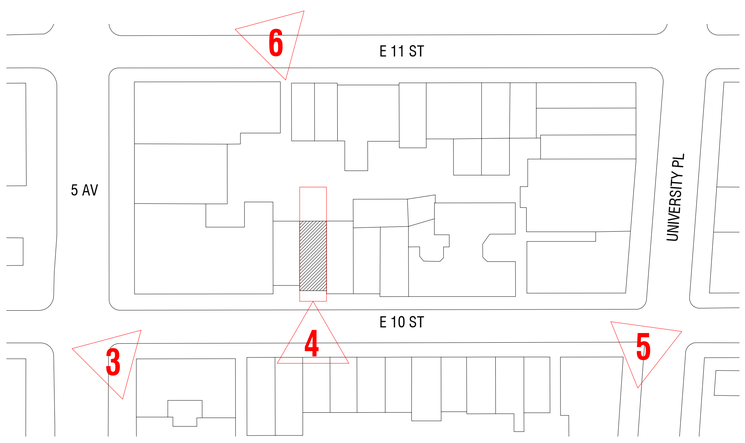
4 VIEW FROM ACROSS E 10TH ST
NTS

ELEVATOR SHAFT VISIBLE,
BULKHEAD NOT VISIBLE

5 VIEW FROM E 10TH ST & UNIVERSITY PL
NTS

ELEVATOR SHAFT NOT VISIBLE,
BULKHEAD NOT VISIBLE

6 VIEW FROM E 11TH ST ALLEY
NTS

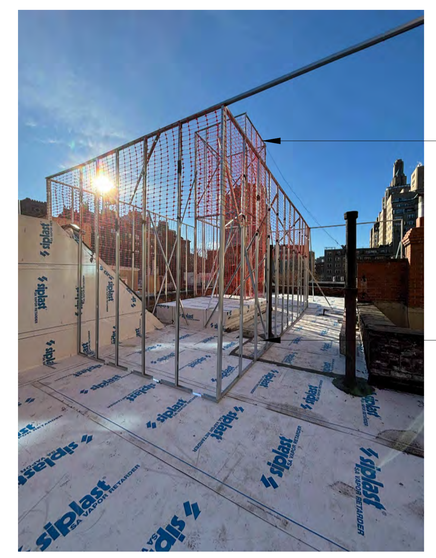


1 SITE PLAN
1/64" = 1'-0"

N

ELEVATOR SHAFT

BULKHEAD



ELEVATOR SHAFT

BULKHEAD

2 PHOTOS OF BULKHEAD & ELEVATOR SHAFT MOCKUP
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ELEVATOR BULKHEAD & SHAFT VISIBILITY STUDY

PROJECT:
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026918-1
STATE OF NEW YORK

LPC-08

ELEVATOR SHAFT MOCKUP

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

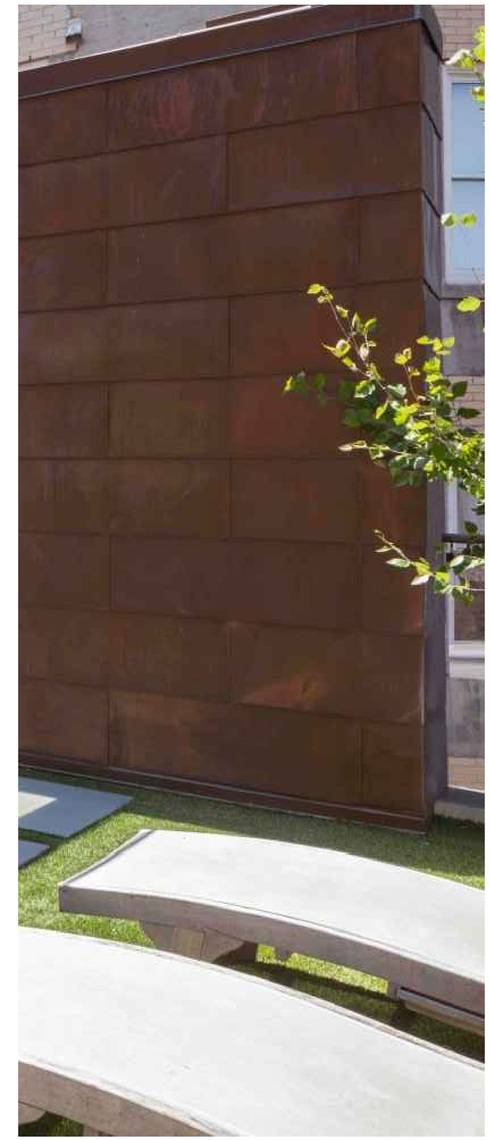
NTS

ELEVATOR SHAFT, IN COPPER PANEL CLADDING

TALL BUILDINGS & WATER TANK ARE VISIBLE IN THE BACKGROUND

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

NTS



3 MATERIAL: COPPER PANEL CLADDING

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PROPOSED ELEVATOR SHAFT RENDERING

PROJECT:
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020016-1
STATE OF NEW YORK

LPC-09

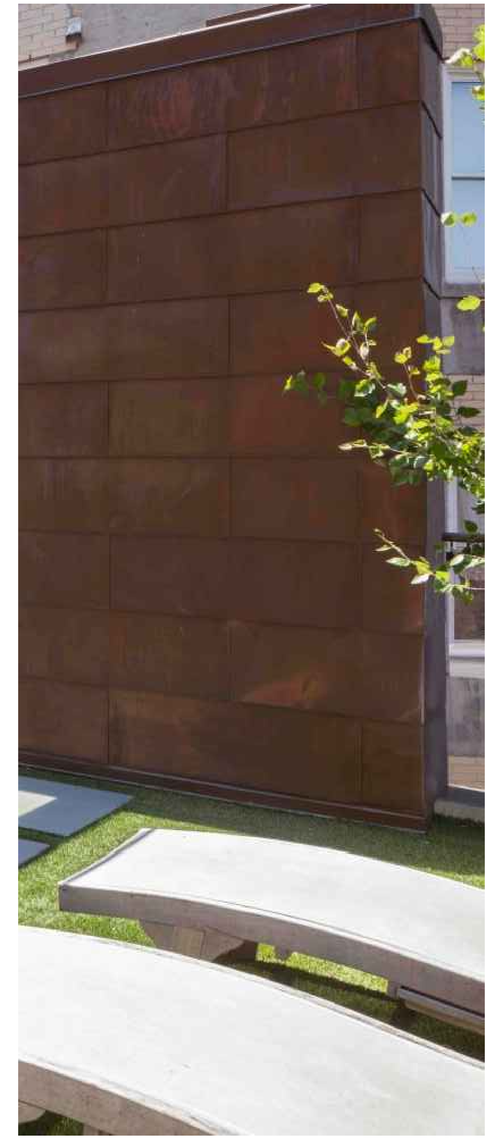
ELEVATOR SHAFT MOCKUP

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

ELEVATOR SHAFT, IN COPPER PANEL CLADDING

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



3 MATERIAL: COPPER PANEL CLADDING
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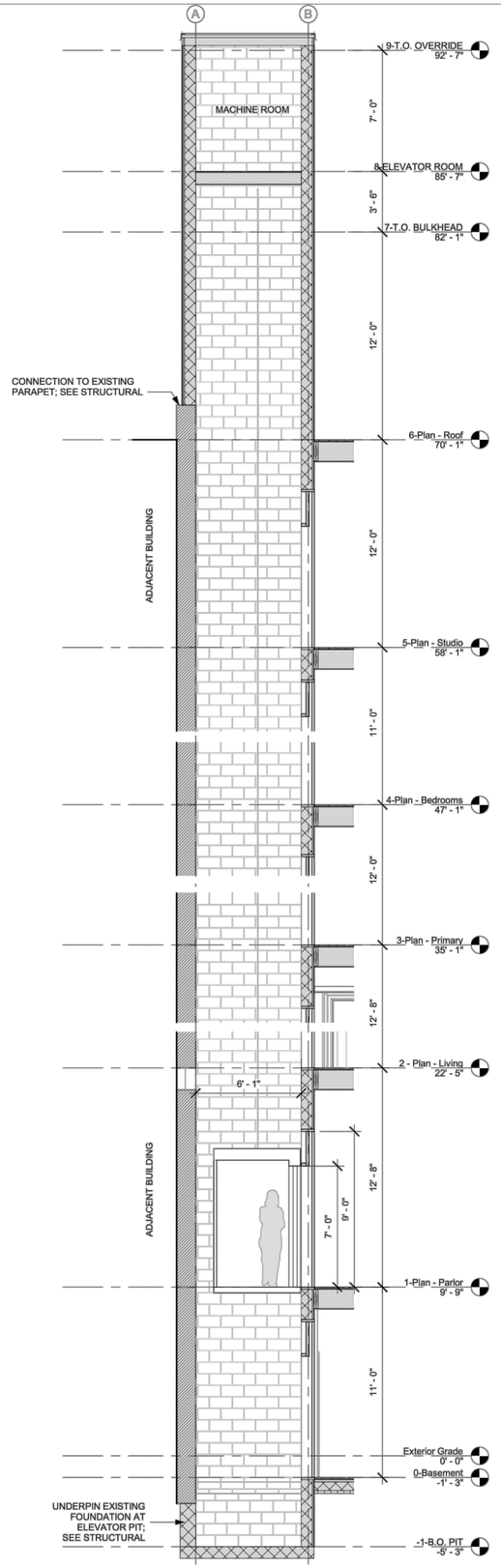
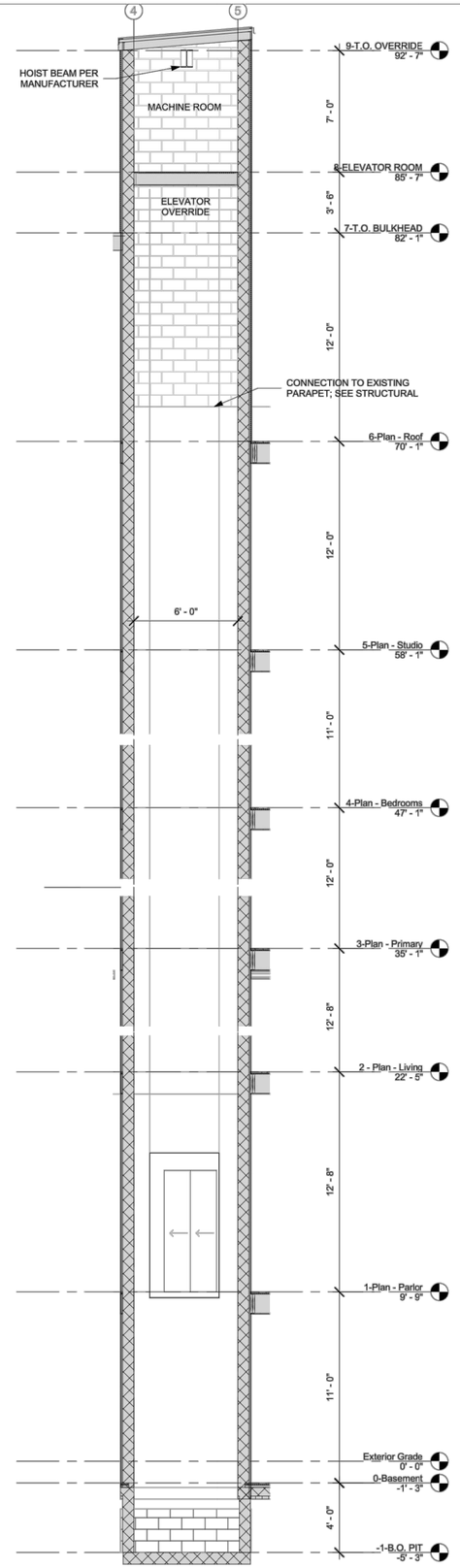
STATE OF NEW YORK

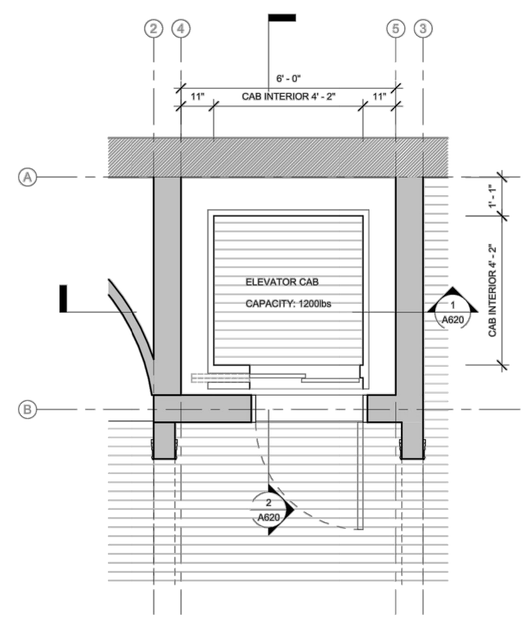
LPC-10



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



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



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

M A T T H E W B A I R D A R C H I T E C T P.L.L.C.
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F: 212.334.5721

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EXPEDITOR:
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New York, NY 10001
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GEOTECH:
BIG APPLE GROUP
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Ozone Park, NY 11416
T: 718.767.2900

REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
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ELEVATOR SHAFT SECTION DETAILS

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

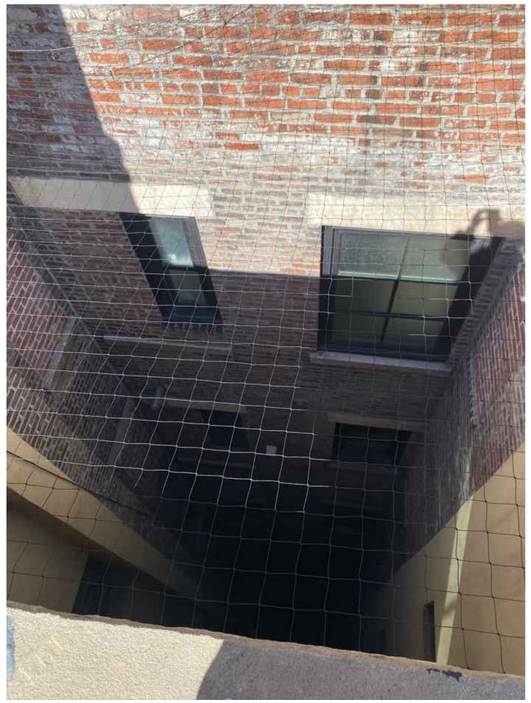
Date: JANUARY 6, 2025
Scale: AS INDICATED
Dwg By: GL, EF, IG
Proj No: 0244

SEAL + SIGNATURE:

REGISTERED ARCHITECT
MATTHEW BAIRD
026016-1
STATE OF NEW YORK

LPC-11

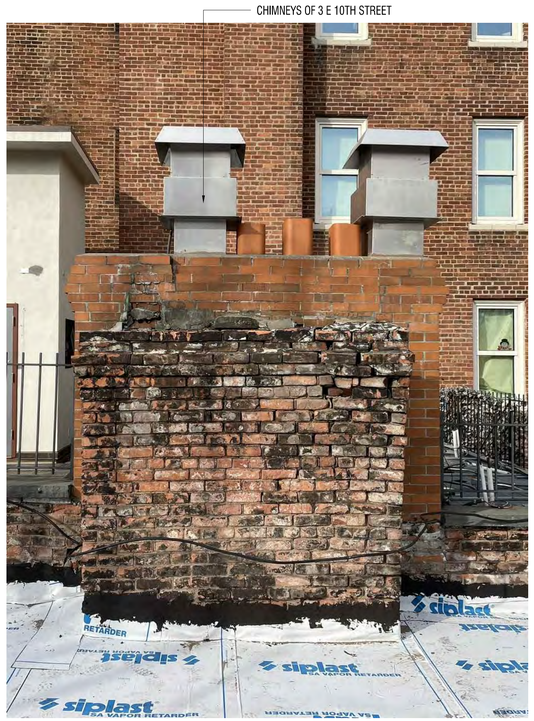
2 SITE PHOTOS: EXISTING ROOF VIEWING NORTH
NTS



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

2 SITE PHOTOS: EXISTING SKYLIGHT
NTS

1 SITE PHOTOS: EXISTING ROOF VIEWING SOUTH
NTS



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

1 SITE PHOTOS: EXISTING AC UNIT
NTS

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EXISTING ROOF PHOTOGRAPHS

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

Date: JANUARY 6, 2025
Scale: AS INDICATED
Dwg By: GL, EF, IG
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MATTHEW BAIRD
026016-1
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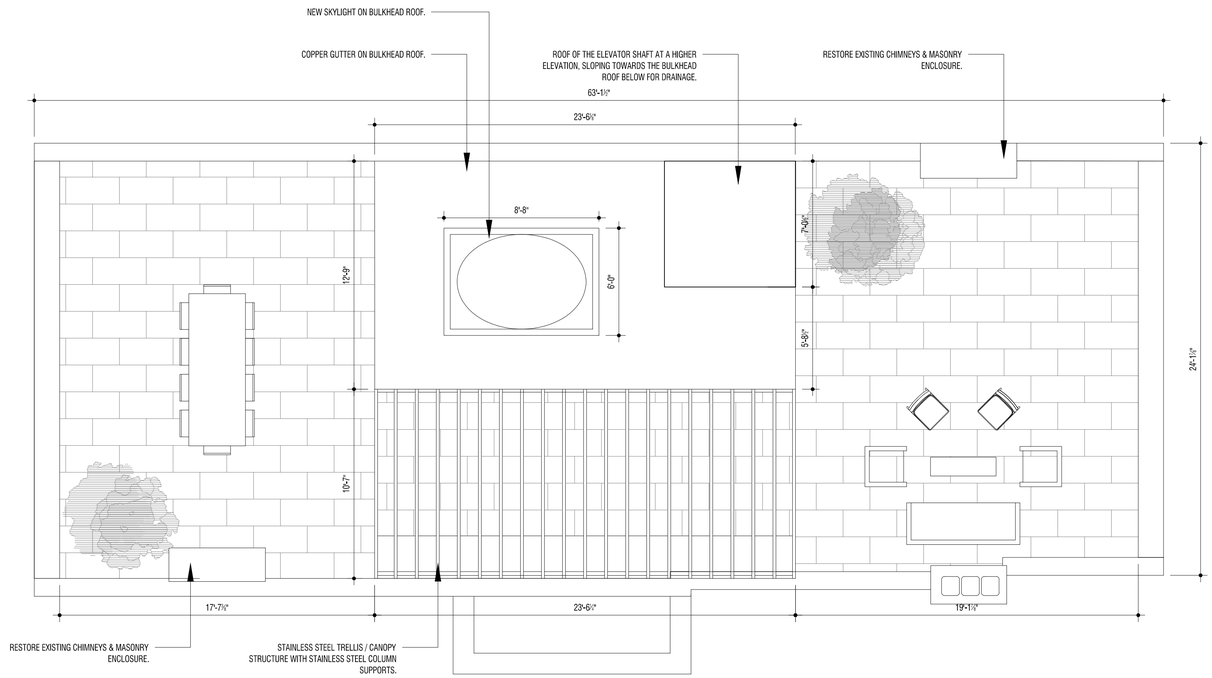
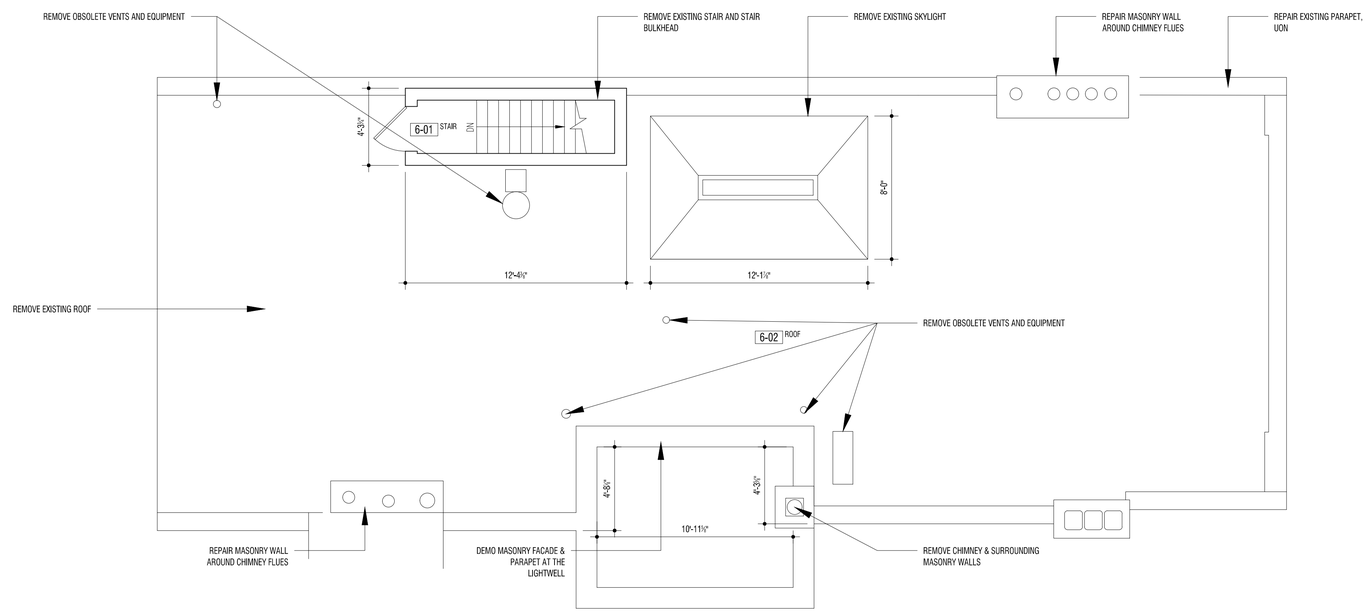
LPC-12



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



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

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EXISTING & PROPOSED ROOF PLANS

PROJECT:

BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

Date: JANUARY 6, 2025
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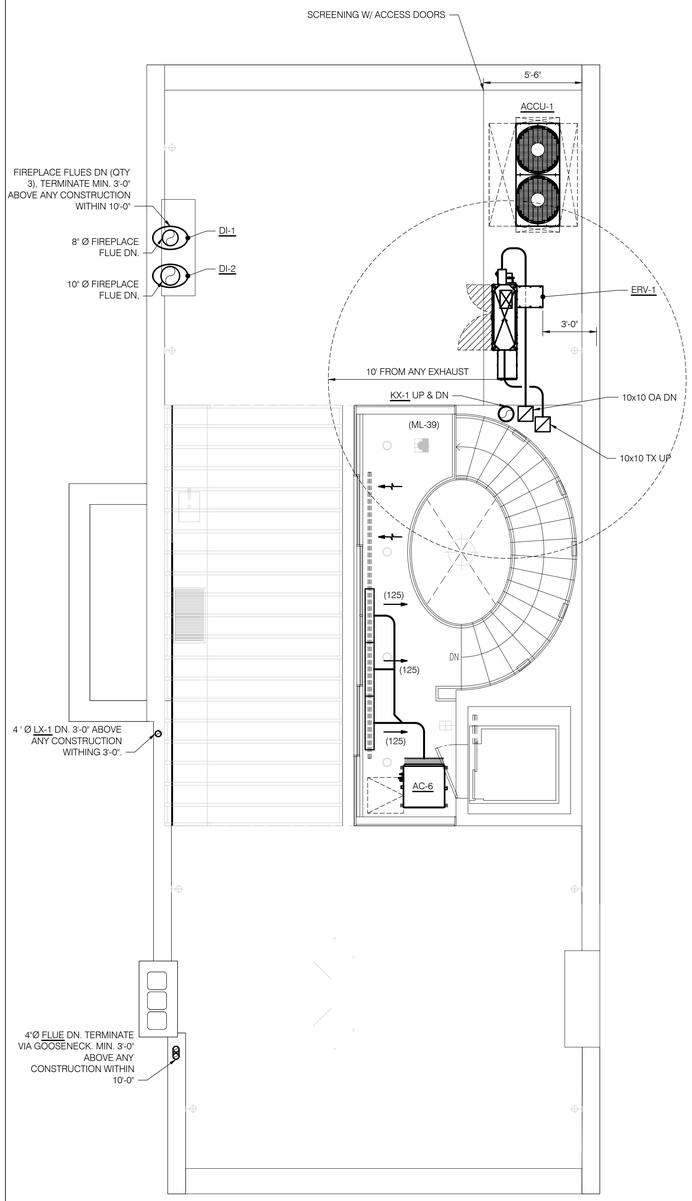
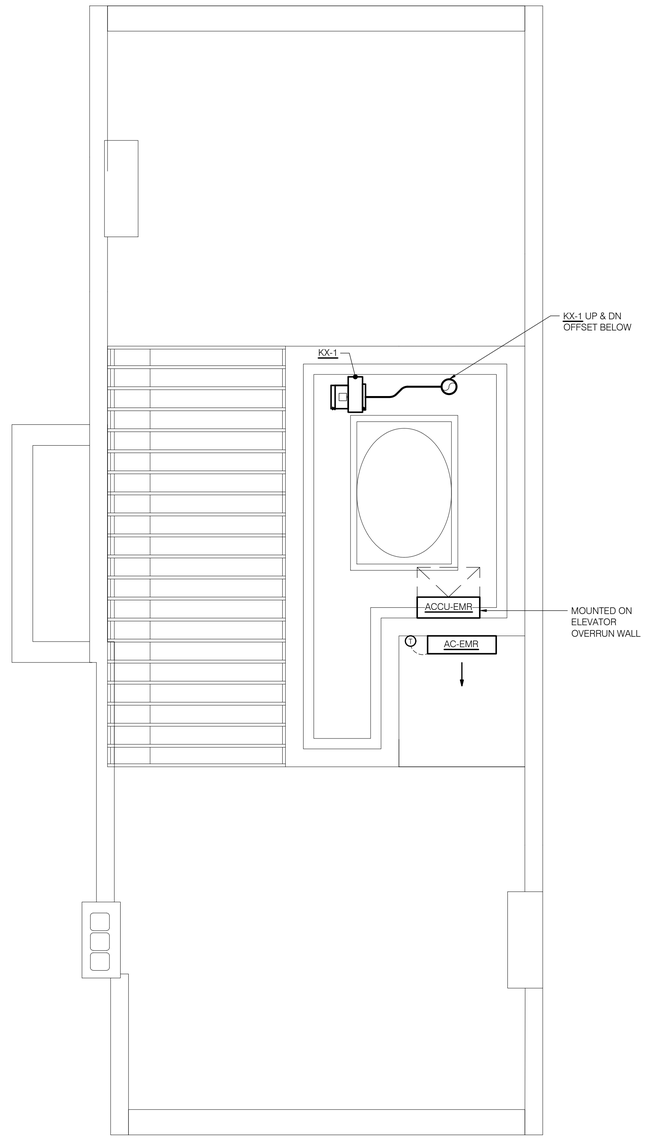
LPC-13



1 MECHANICAL PLAN - ROOF

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



2 MECHANICAL PLAN - BULKHEAD

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

Roof Plan

GENERAL NOTES

1. ALL THERMOSTAT, REGISTERS, ACCESS PANELS, ETC. FINAL LOCATIONS TO BE COORDINATED WITH ARCHITECT.
2. 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)
3. VOLUME DAMPERS...
   - 3.1. PROVIDE VOLUME DAMPERS (VD) FOR EACH BRANCH DUCT AND SIDE WALL DIFFUSER. BALANCE TO CFM VALUE INDICATED ON PLANS.
   - 3.2. WHERE DUCTWORK IS INACCESSIBLE, ALL VOLUME DAMPERS (VD) SHALL BE CABLE OPERATED DAMPERS (COD) ADJUSTABLE FROM FACE OF SUPPLY DIFFUSER/GRILLE.
   - 3.3. 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).
4. PROVIDE DRAIN PANS UNDER ALL AC UNITS WITH LEAK DETECTOR WIRED TO SHUT DOWN THE AC UNIT UPON DETECTION OF WATER IN THE PAN.
5. 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.
6. 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.
7. 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.
8. 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.
9. ALL DUCTWORK CONNECTIONS TO VIBRATING EQUIPMENT (AC UNITS, FANS, ETC.) SHALL BE MADE WITH FLEXIBLE DUCTWORK CONNECTIONS.
10. 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.
11. ALL ELECTRICAL WORK SHALL BE FILED WITH DOB BEC.
12. 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.
13. 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

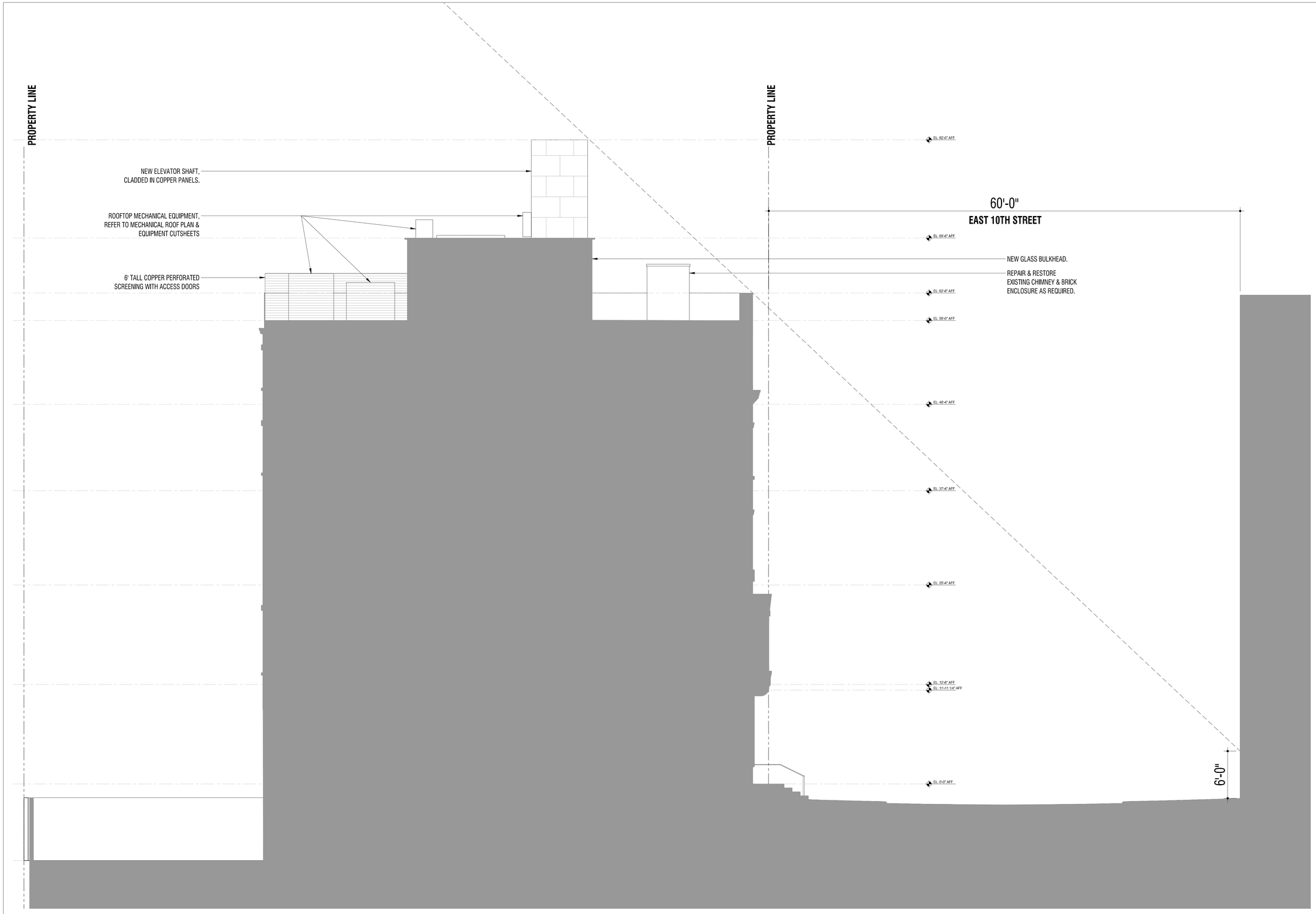
Date: AUGUST 26, 2024
Scale: AS INDICATED
Dwg By: JM
Proj No: E5010
DOB No: M01152061-S3

SEAL + SIGNATURE:

STATE OF NEW YORK · REX B. SCHWARZ · 091112 · LICENSED PROFESSIONAL ENGINEER

M-104.00

SHEET XX of YY



1 LANDMARKS SECTION DIAGRAM
3/16" = 1'-0"

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REVISION

NO:	DATE:	REMARK:

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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:

REGISTERED ARCHITECT MATTHEW BAIRD 028515-1 STATE OF NEW YORK

LPC-14

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.

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

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REVISION

NO:	DATE:	REMARK:

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LPC FILING

EXISTING REAR FACADE PHOTOGRAPH

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

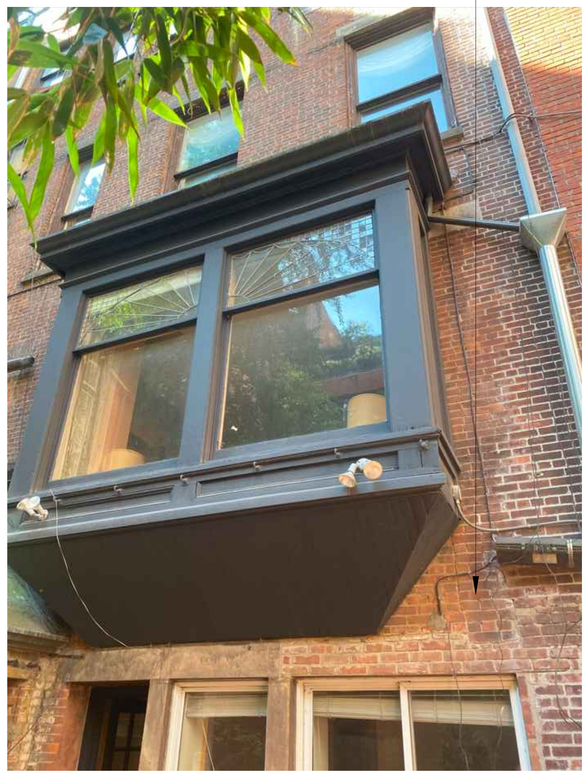
Date: JANUARY 6, 2025
Scale: AS INDICATED
Dwg By: GL, EF, IG
Proj No: 0244

SEAL + SIGNATURE:

REGISTERED ARCHITECT MATTHEW BAIRD 020016-1 STATE OF NEW YORK

LPC-15

NON ORIGINAL MASONRY INFILL AROUND THE REAR BAY WINDOW BOX, INDICATING THE REAR BAY WINDOW IS NOT ORIGINAL TO THE BUILDING.



1 SITE PHOTOS: EXISTING REAR BAY WINDOW BOX
NTS

ORIGINAL LINTEL VISIBLE BEHIND THE REAR BAY WINDOW BOX, INDICATING THE REAR BAY WINDOW IS NOT ORIGINAL TO THE BUILDING.

NON ORIGINAL MASONRY INFILL AROUND THE REAR BAY WINDOW BOX, INDICATING THE REAR BAY WINDOW IS NOT ORIGINAL TO THE BUILDING.

2 SITE PHOTOS: EXISTING REAR BAY WINDOW BOX
NTS

NON ORIGINAL MASONRY INFILL AROUND THE REAR BAY WINDOW BOX, INDICATING THE REAR BAY WINDOW IS NOT ORIGINAL TO THE BUILDING.

3 SITE PHOTOS: EXISTING REAR BAY WINDOW BOX
NTS

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NO:	DATE:	REMARK:

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EXISTING REAR BAY WINDOW PHOTOGRAPHS

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:

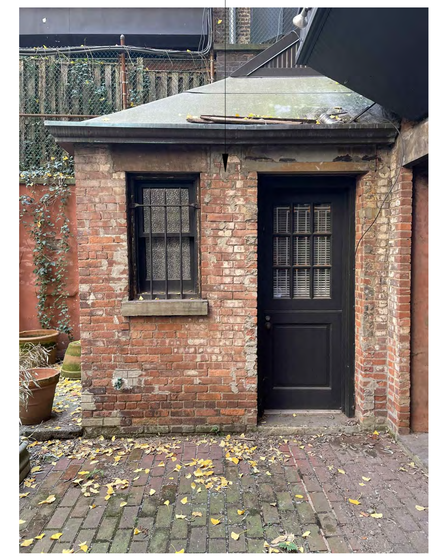
REGISTERED ARCHITECT
MATTHEW BAIRD
026016
STATE OF NEW YORK

LPC-16

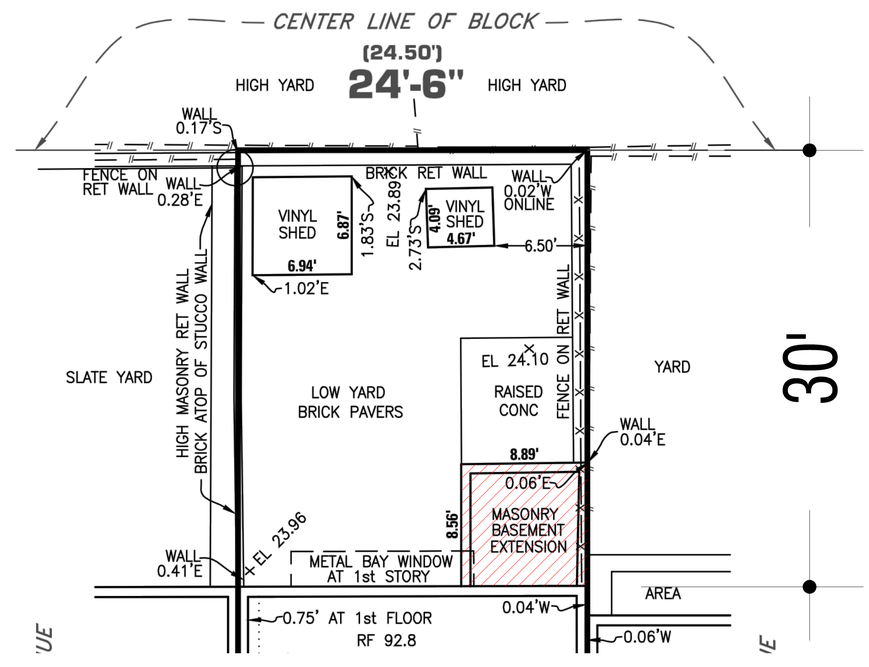
1 SITE PHOTOS: EXISTING REAR YARD, VIEWING NORTHEAST
NTS

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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EXISTING REAR YARD & SHED PHOTOGRAPHS

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

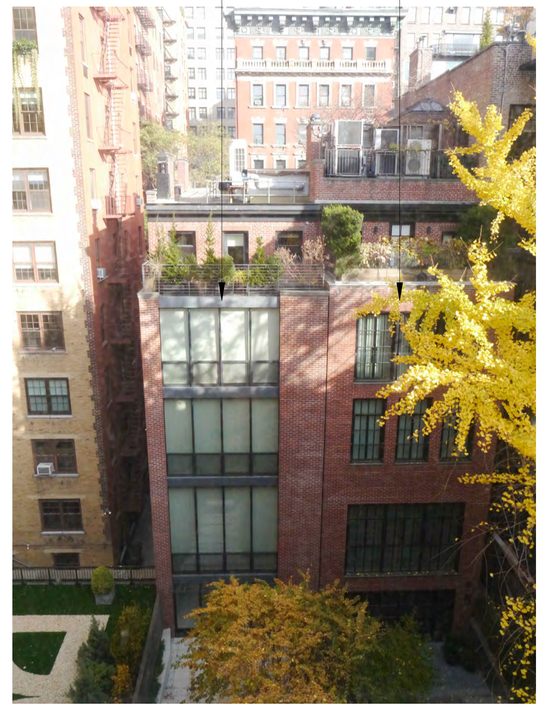
SEAL + SIGNATURE:

REGISTERED ARCHITECT MATTHEW BAIRD 026016-1 STATE OF NEW YORK

LPC-17

1 SITE PHOTOS: ADJACENT, 3 E 10TH STREET REAR FACADE
NTS

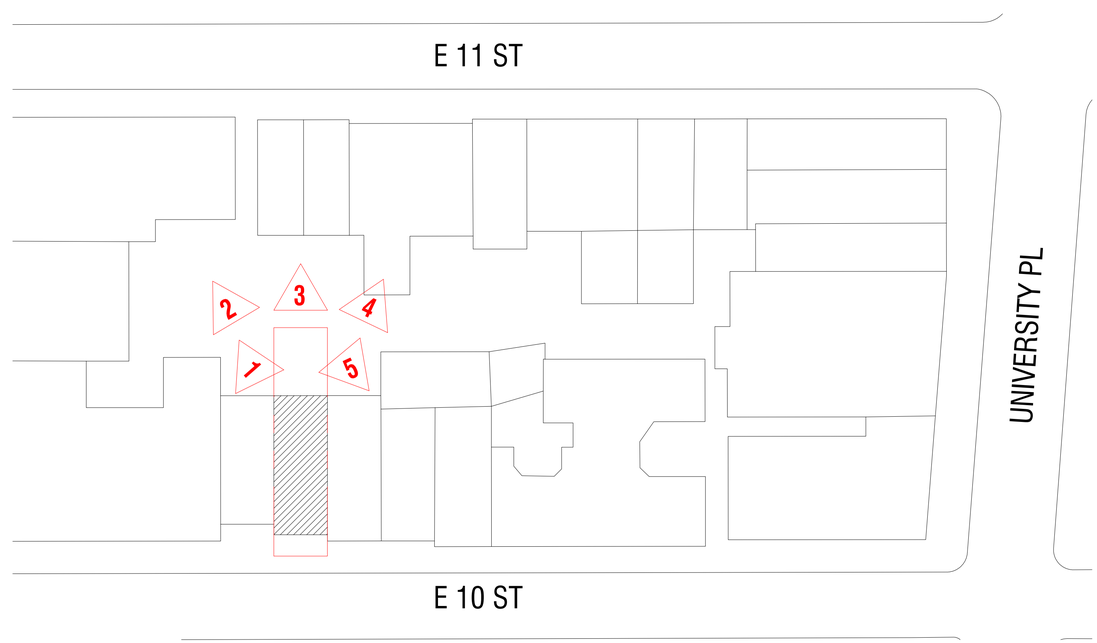
2 SITE PHOTOS: ACROSS, 10 E 11TH STREET REAR FACADE
NTS



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



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

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REVISION

NO:	DATE:	REMARK:

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EXISTING REAR DOUGHNUT CHARACTER

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:

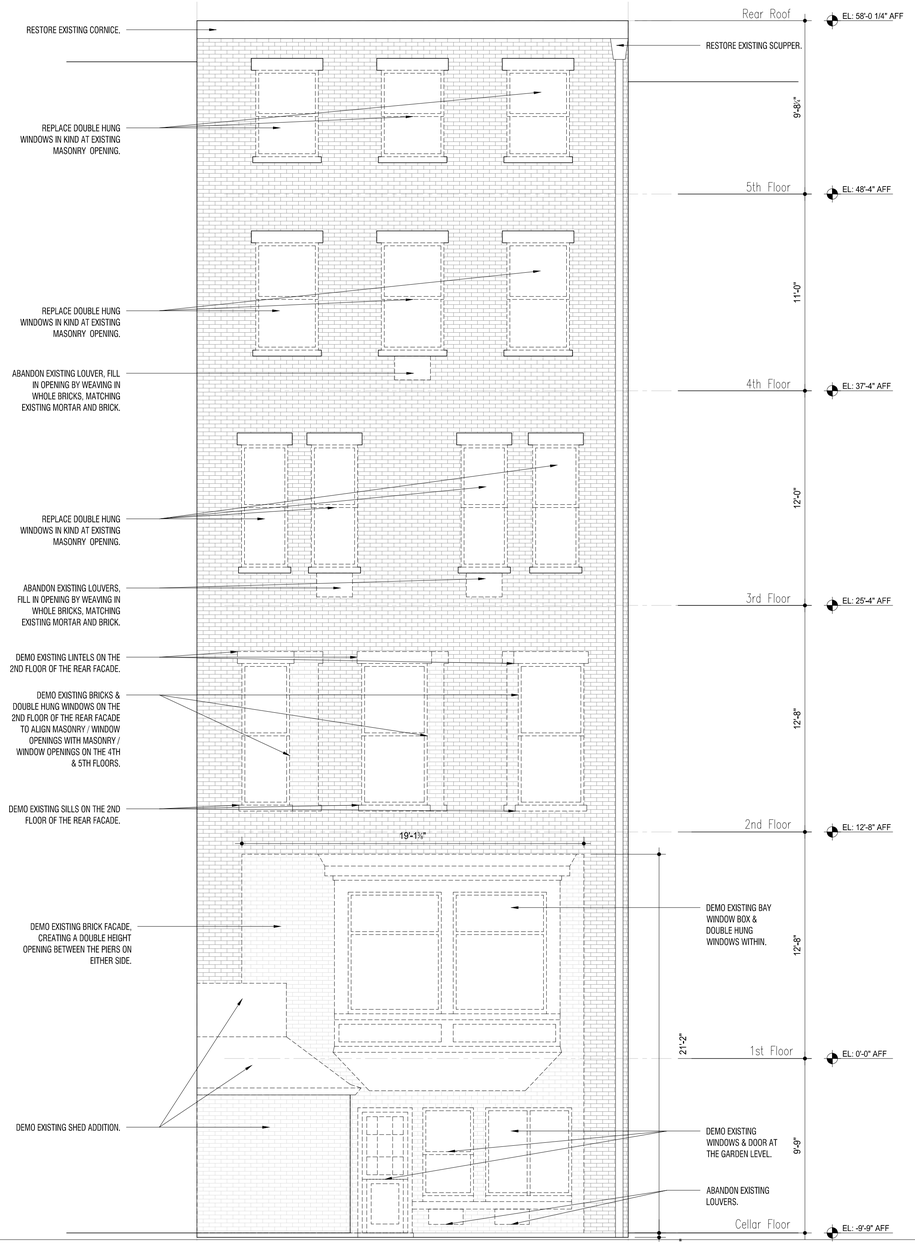
REGISTERED ARCHITECT
MATTHEW BAIRD
020116-1
STATE OF NEW YORK

LPC-18

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

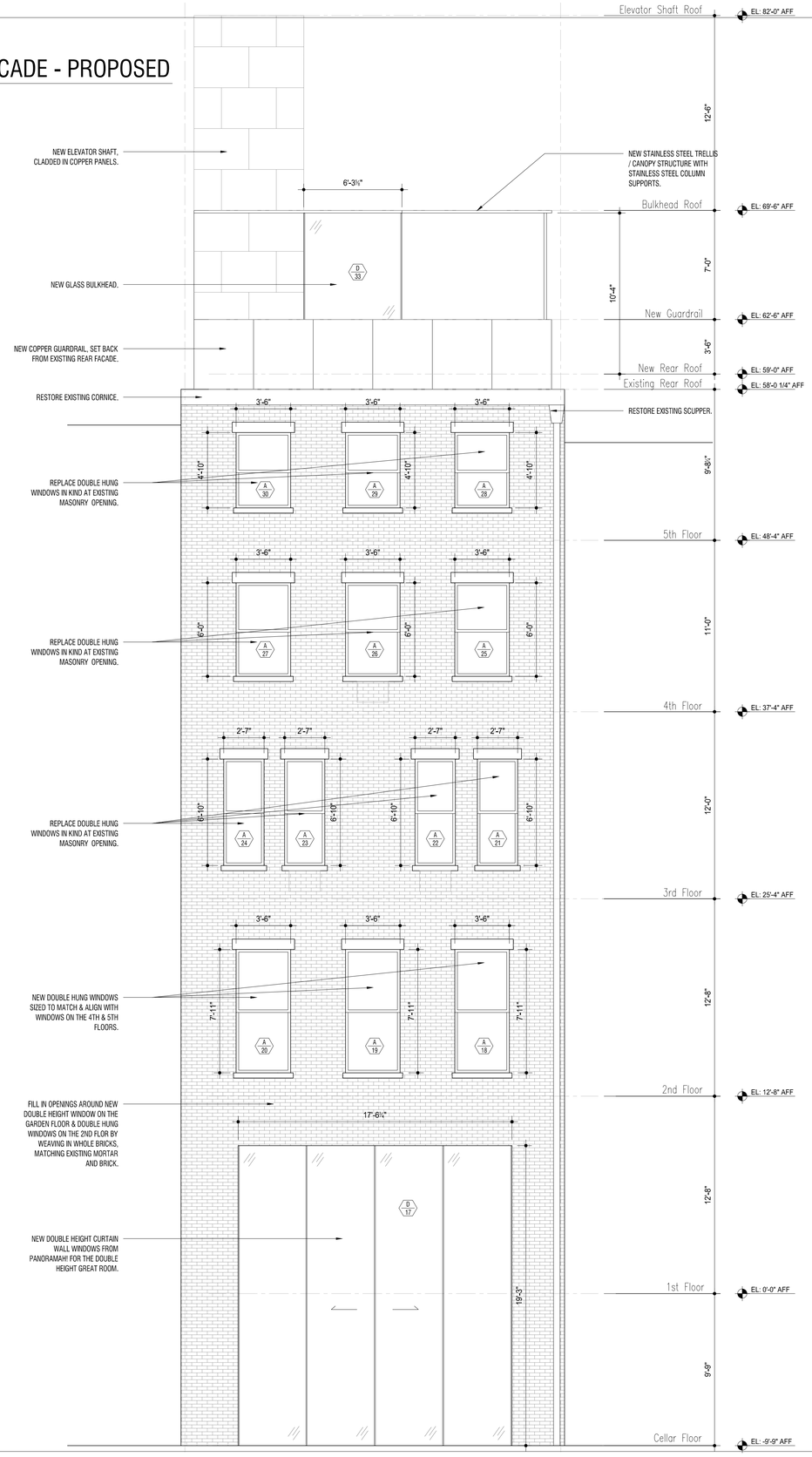
1 EXTERIOR ELEVATION REAR FACADE - EXISTING

1/4" = 1'-0"



2 EXTERIOR ELEVATION REAR FACADE - PROPOSED

1/4" = 1'-0"



M A T T H E W B A I R D A R C H I T E C T P.L.L.C.
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F: 212.334.5721

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EXPEDITOR:
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GEOTECH:
BIG APPLE GROUP
100-03 94th Avenue
Ozone Park, NY 11416
T: 718.767.2900

REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
LPC FILING

EXISTING & PROPOSED REAR FACADES

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:

REGISTERED ARCHITECT
MATTHEW BAIRD
026016-1
STATE OF NEW YORK

LPC-19

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

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REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
LPC FILING

PROPOSED BUILDING SECTION

PROJECT:

BTH
TOWNHOUSE RENOVATION

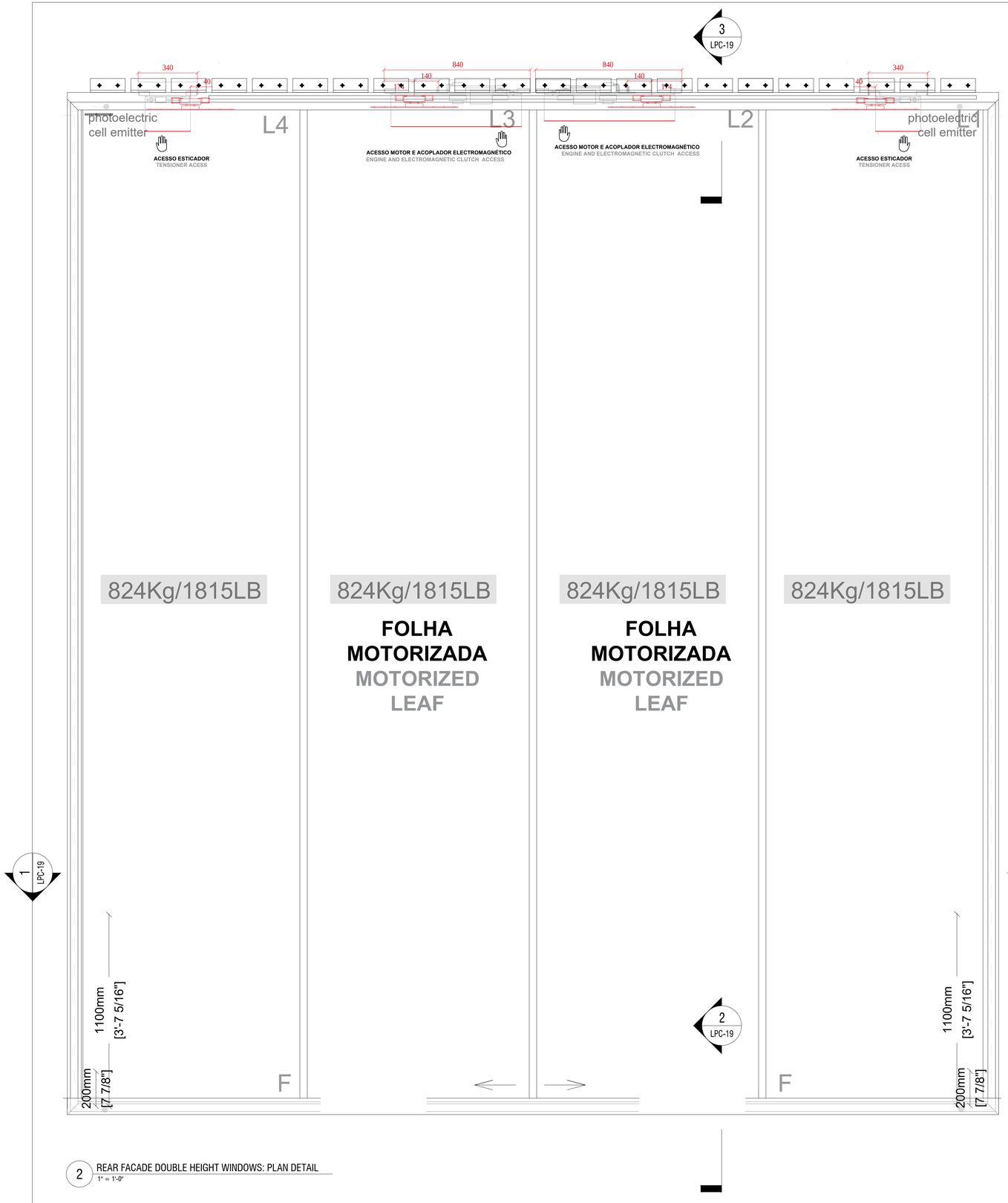
5 E 10TH STREET
NEW YORK, NY 10003

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

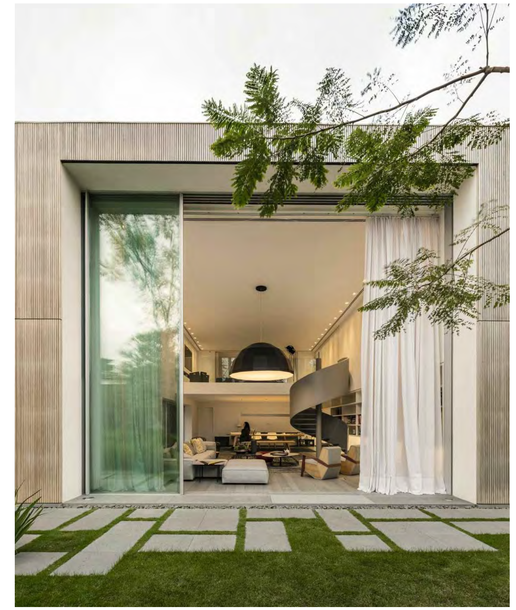
SEAL + SIGNATURE:

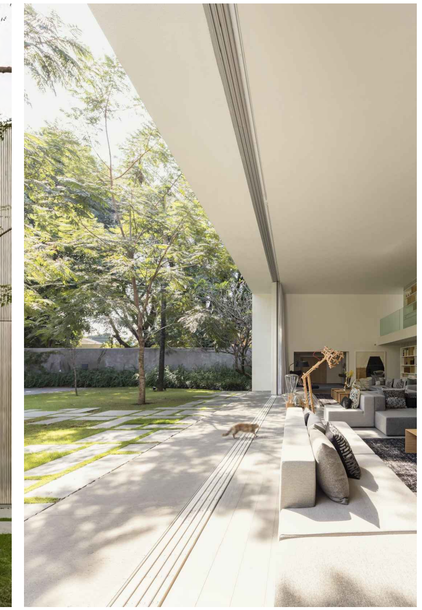
REGISTERED ARCHITECT
MATTHEW BAIRD
020016-1
STATE OF NEW YORK

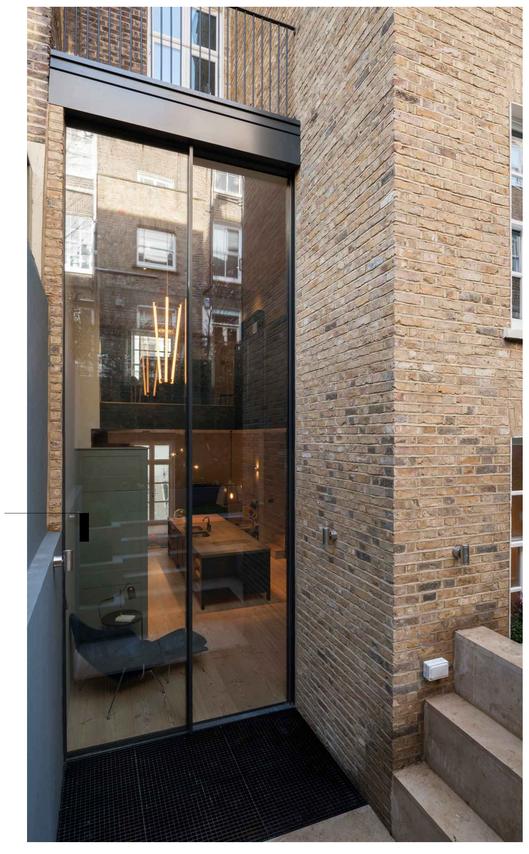
LPC-20

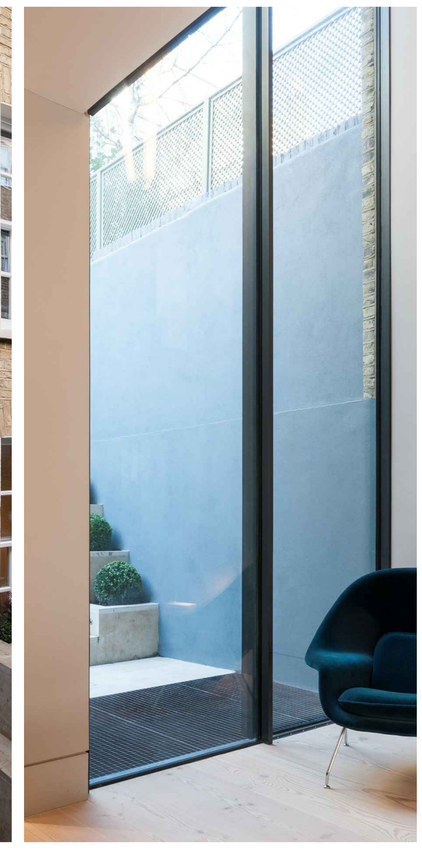


2 REAR FACADE DOUBLE HEIGHT WINDOWS: PLAN DETAIL
1" = 1'-0"









1 PHOTOS OF OTHER PANORAMAH! WINDOW INSTALLATIONS
NTS

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REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
DOB ALT 1 FILING

REAR FACADE WINDOW ELEVATION

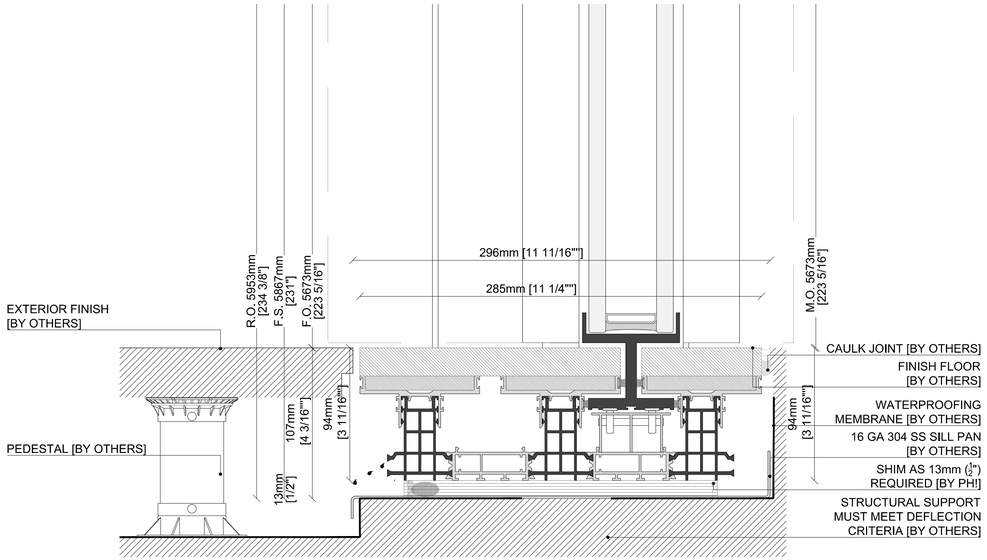
PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

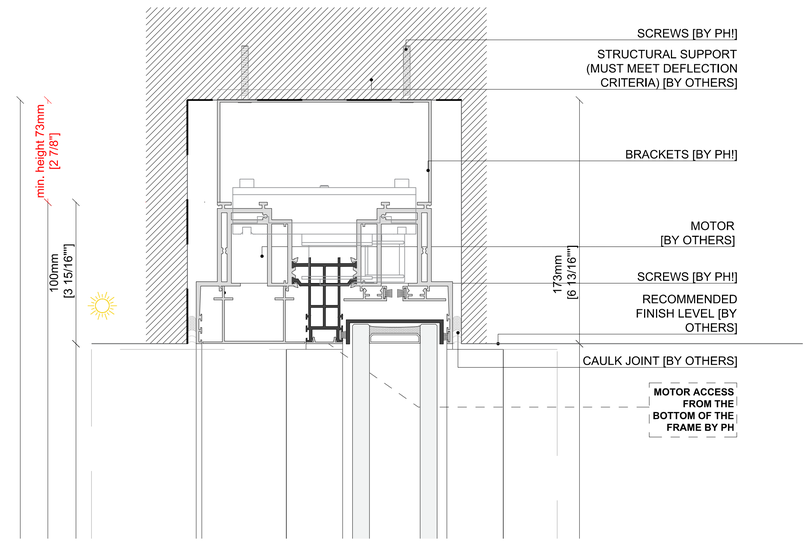
Date: JANUARY 6, 2025
Scale: AS INDICATED
Dwg By: GL, EF, IG
Proj No: 0244

SEAL + SIGNATURE:

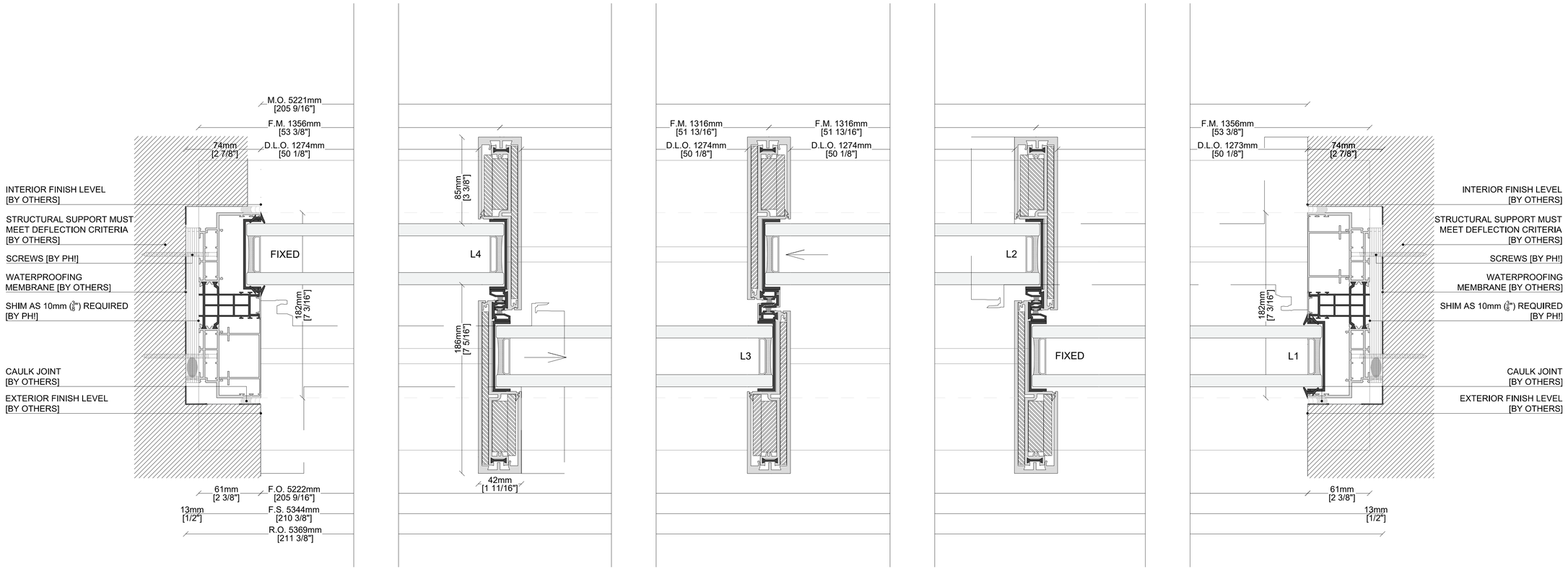
LPC-21



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



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



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

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REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
DOB ALT 1 FILING

REAR FACADE WINDOW PLAN & SECTION DETAILS

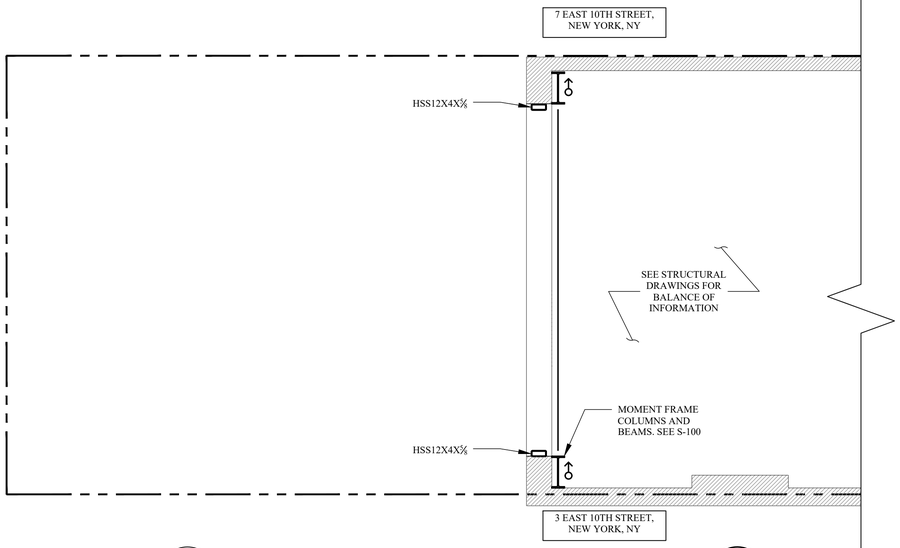
PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

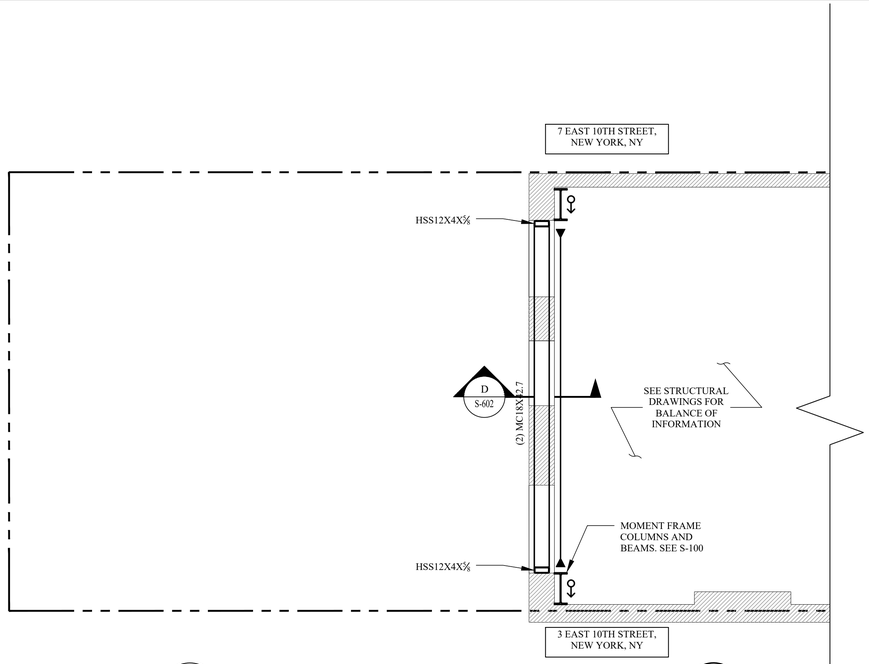
Date: JANUARY 6, 2025
Scale: AS INDICATED
Dwg By: GL, EF, IG
Proj No: 0244

SEAL + SIGNATURE:

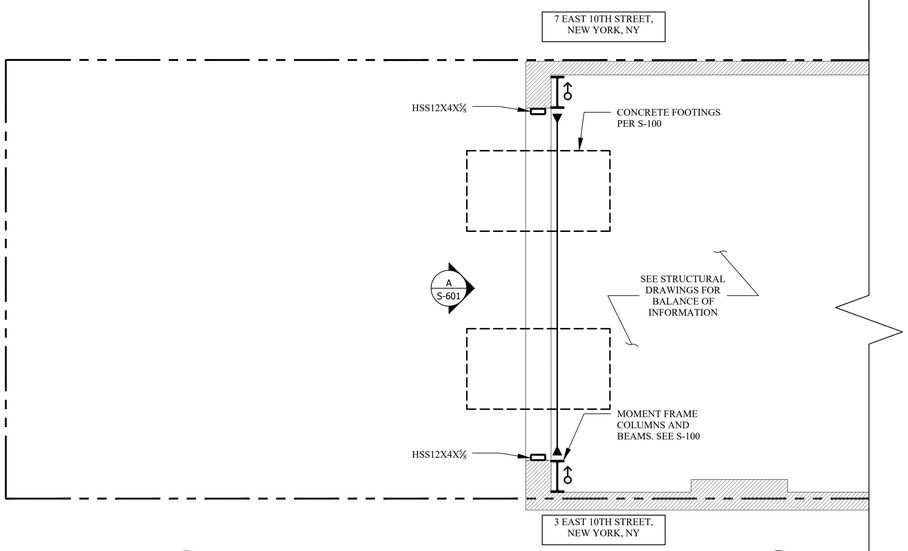
LPC-22



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.

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.

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REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

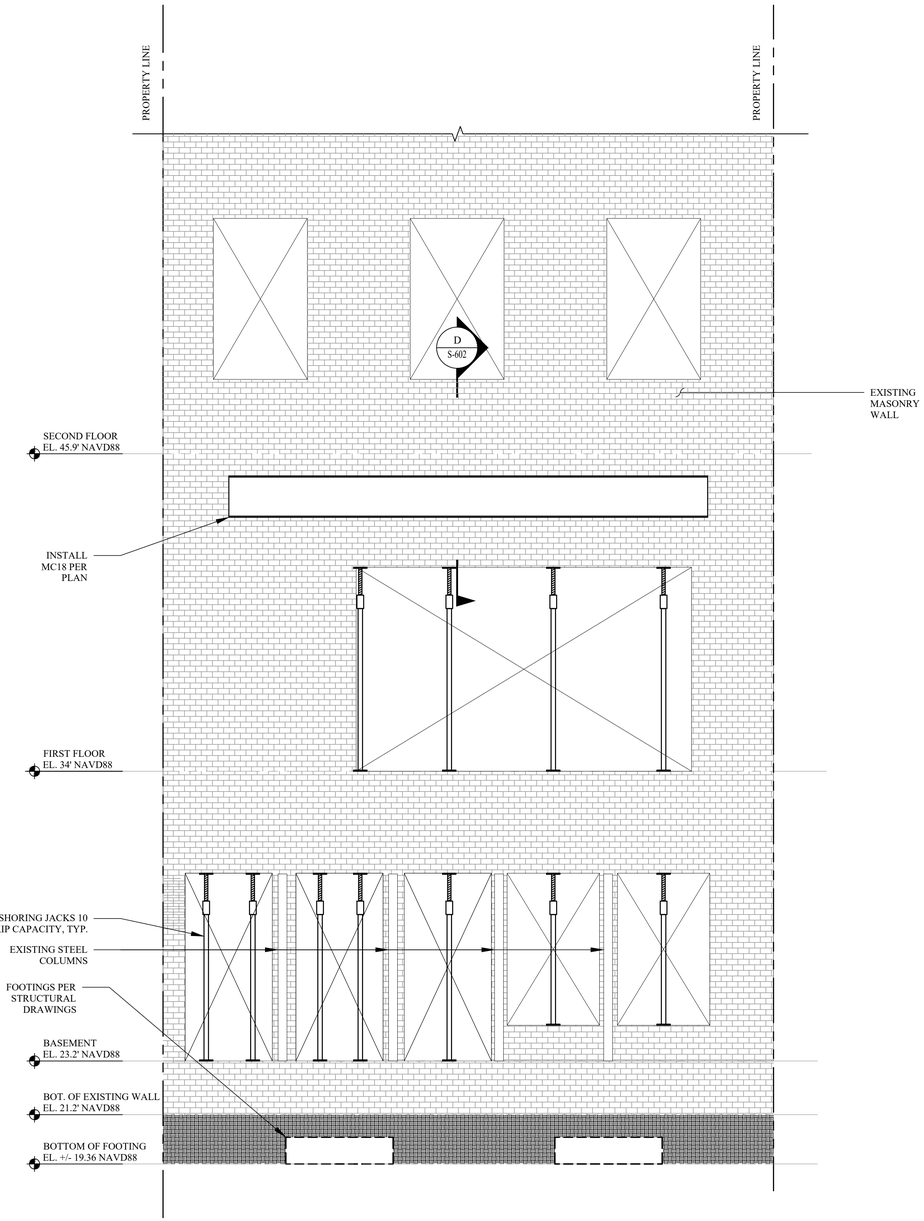
TEMPORARY SHORING

SEAL AND SIGNATURE:

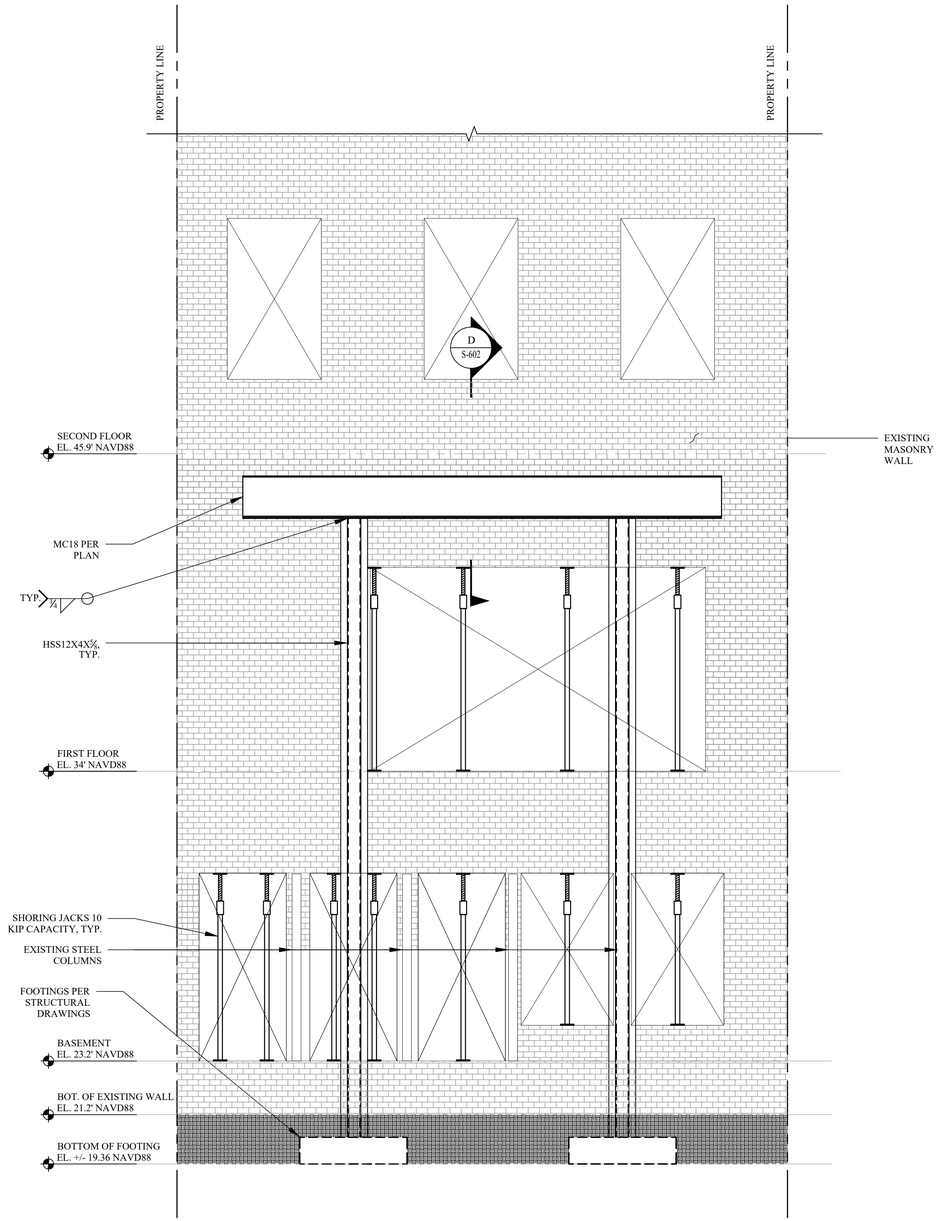
DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE:	FOR REVIEW
DATE:	02/11/2025
PROJECT NO.:	24-140
DRAWN/CHK BY:	CC/JS
SCALE:	AS NOTED
DWG NO.:	S-600.00

DOB NOW JOB#: M01152061-S1



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



B REAR FACADE ELEVATION - STAGE II
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 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.

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.

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New York, NY, 10019

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS

SEAL AND SIGNATURE:

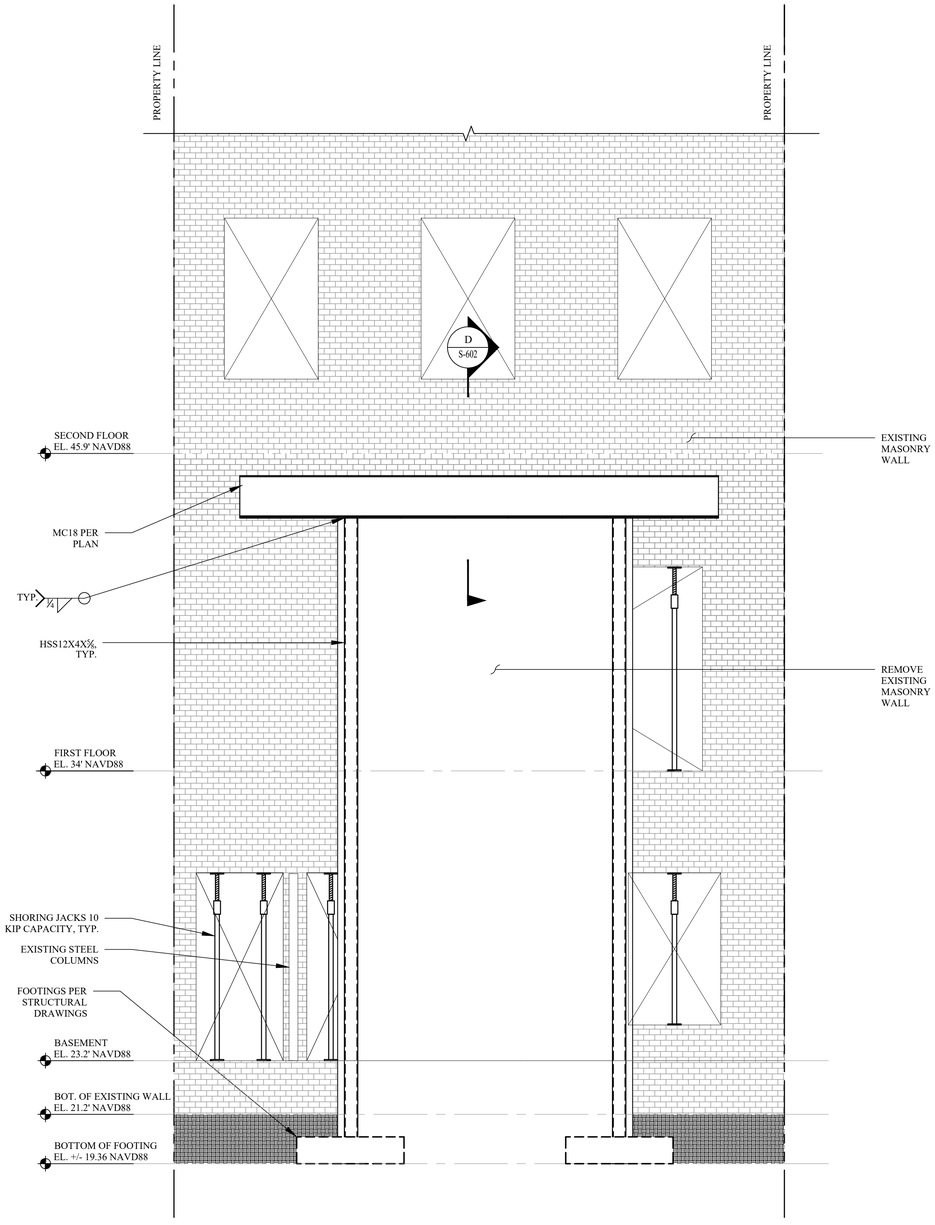
DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

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

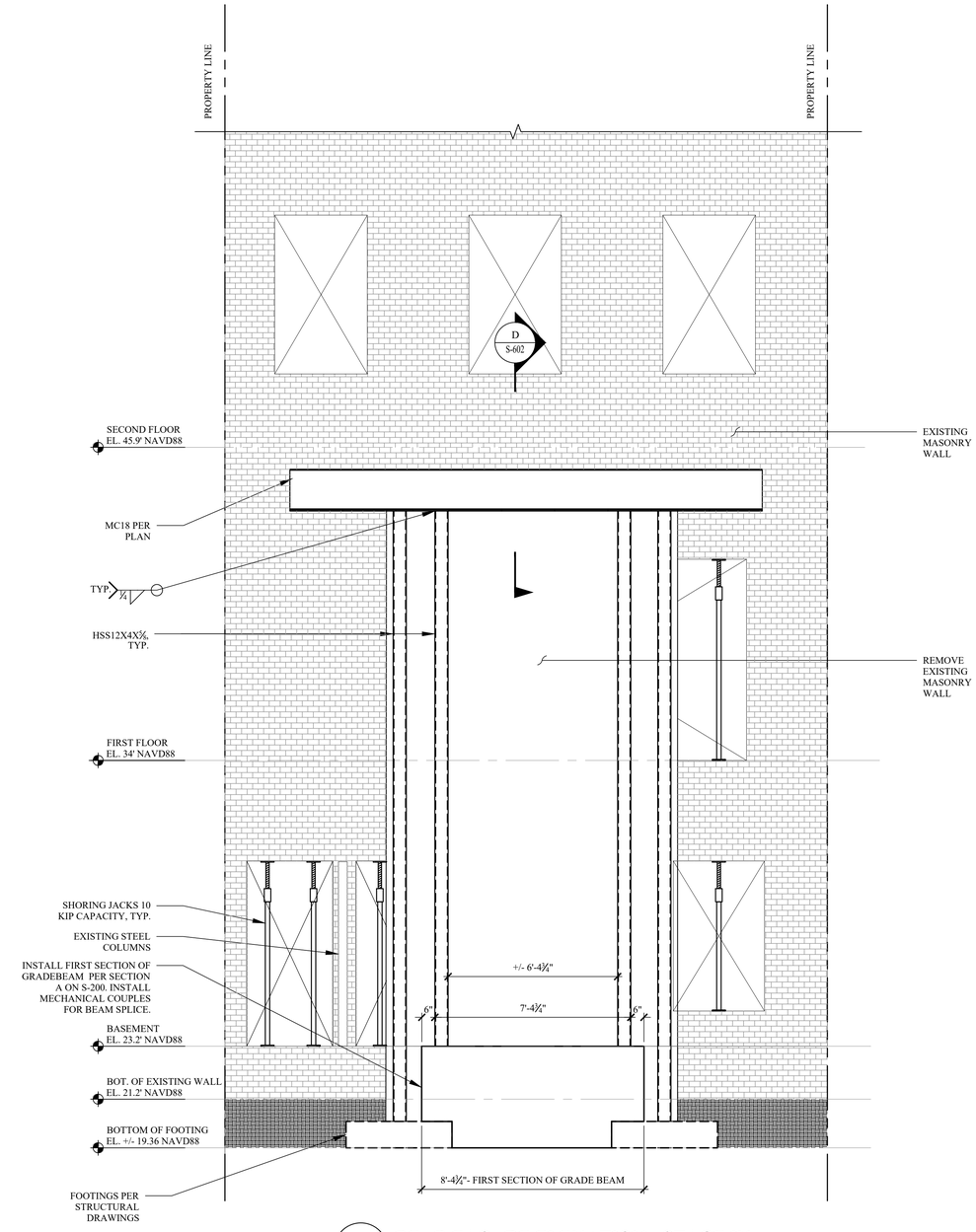
S-601.00

S-600 TEMPORARY SHORING

DOB NOW JOB#: M01152061-S1



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



D REAR FACADE ELEVATION - STAGE IV
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 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.

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.

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REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS (2)

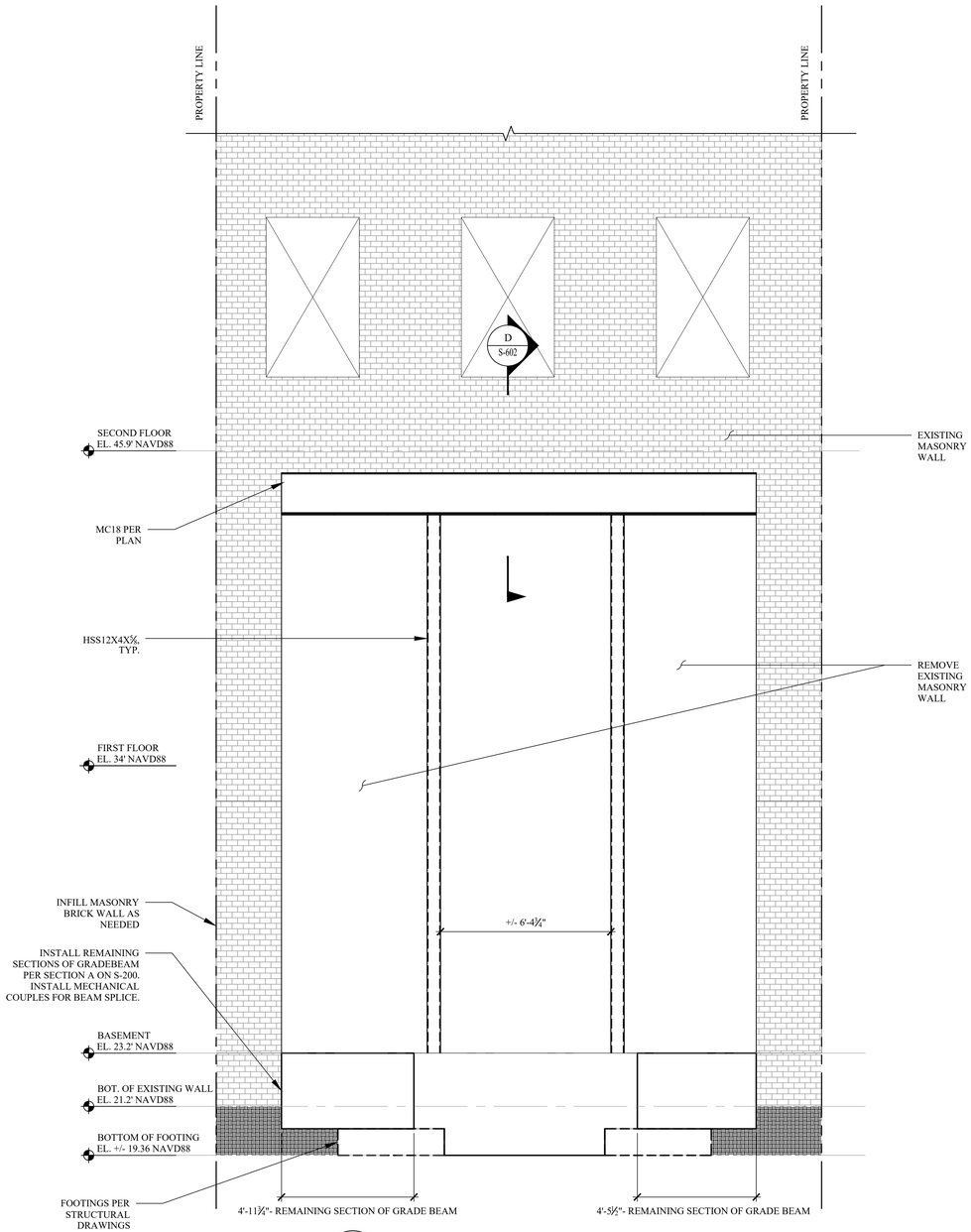
SEAL AND SIGNATURE:

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

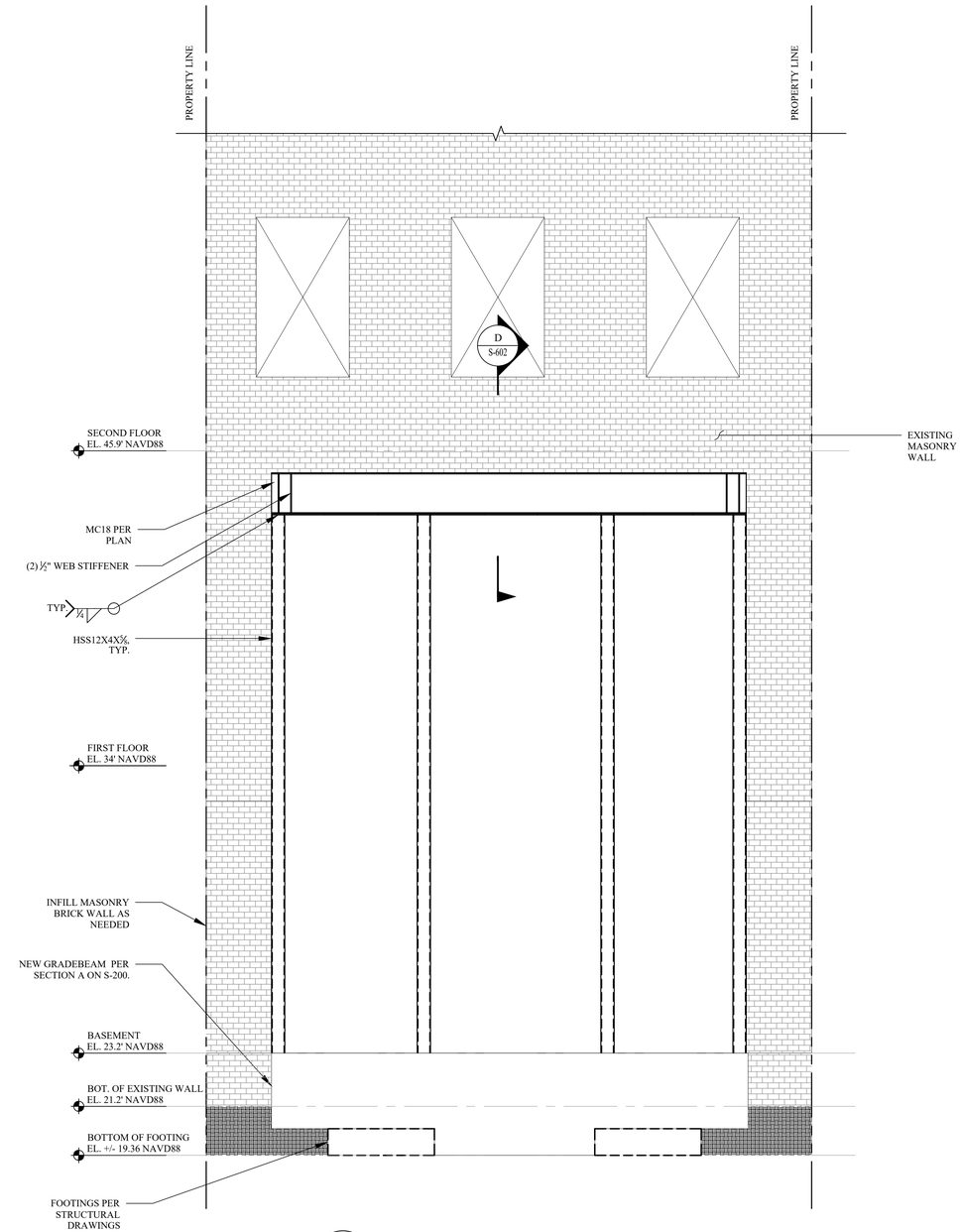
ISSUE:	FOR REVIEW
DATE:	02/11/2025
PROJECT NO.:	24-140
DRAWN/CHK BY:	CC/JS
SCALE:	AS NOTED
DWG NO.:	

S-602.00

DOB NOW JOB#: M01152061-S1



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



F REAR FACADE ELEVATION - STAGE VI
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 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.

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.

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5 Columbus Circle, 11th Fl
New York, NY, 10019

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS (S

SEAL AND SIGNATURE:

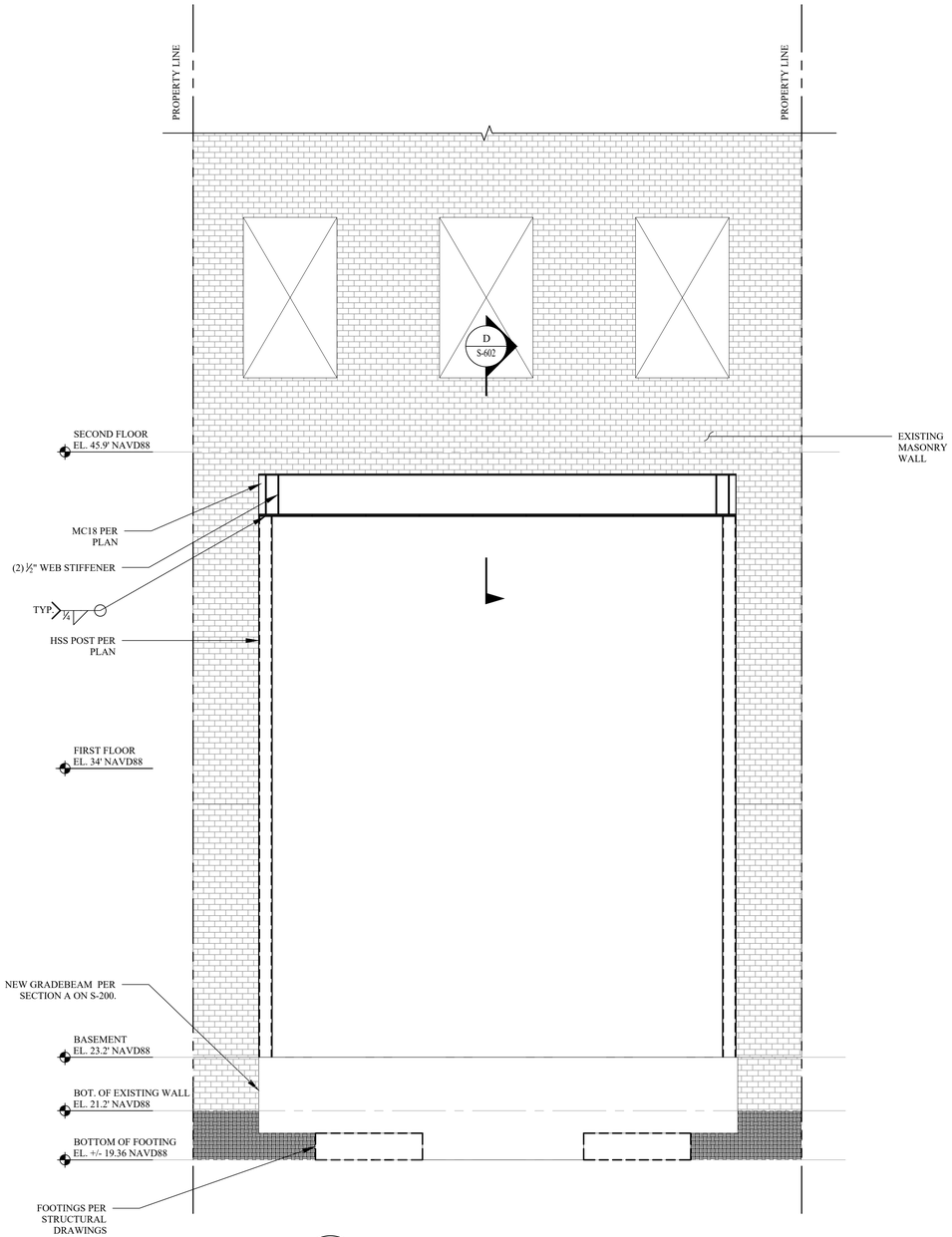
DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

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

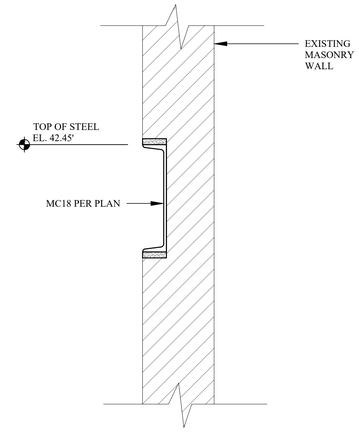
S-603.00

S-600 TEMPORARY SHORING 15 OF 16

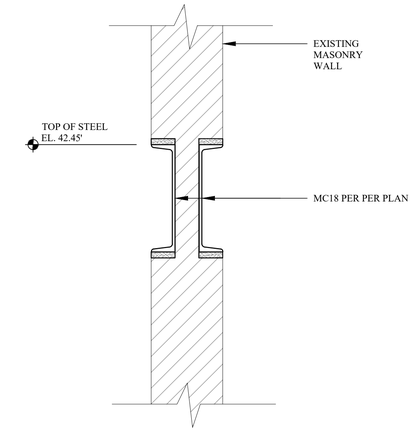
DOB NOW JOB#: M01152061-S1



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



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



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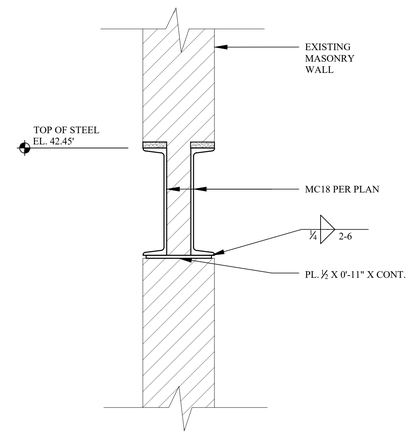

D - SECTION D - STAGE III - STEP 9
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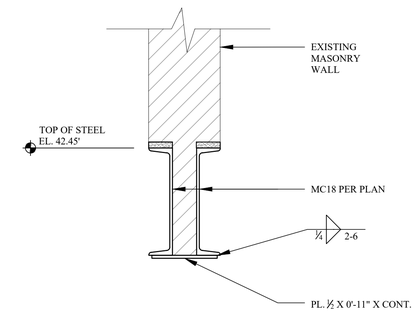
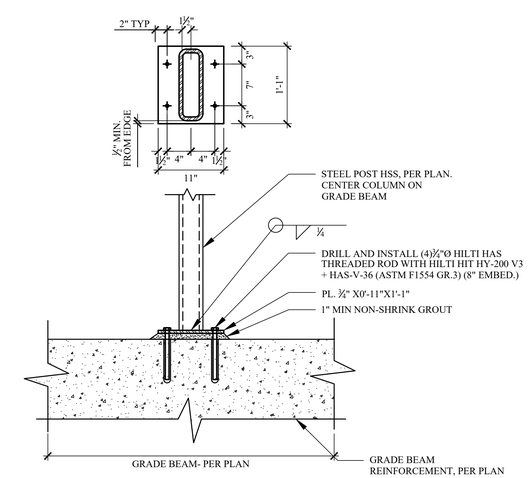


NOTE:
MOMENT FRAME NOT SHOWN FOR CLARITY. SEE SECTION B ON S-500

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



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

STAGE VI:

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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.

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REVISIONS:

NO.	DATE	DESCRIPTION

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
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DWG NO.:	

S-604.00

DOB NOW JOB#: M01152061-S1

APPENDIX

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REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
LPC FILING

APPENDIX

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:

A-000.00

4 ZONING MAP 12C
NTS

SITE INFO

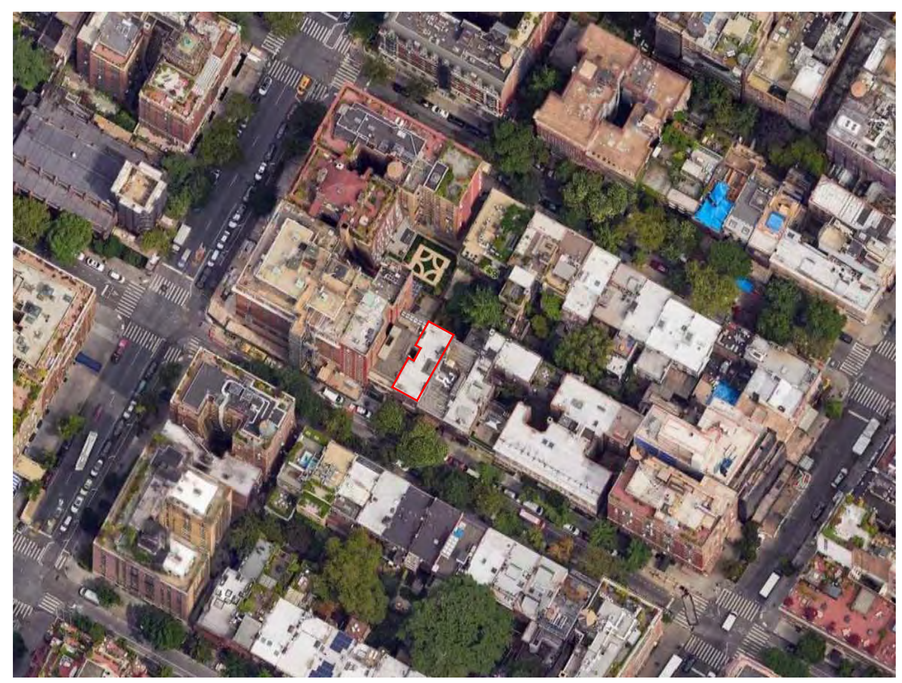
Address: 5 E 10TH STREET
NEW YORK, NY 10003

Block: 568 Lot: 33
Map: 12C Zone: R7-2

BUILDING OCCUPANCY GROUP CLASSIFICATION: R-2
CONSTRUCTION CLASSIFICATION: 1
LANDMARKED BUILDING

2 PLOT PLAN
NTS

3 FLOOD INSURANCE RATE MAP, SEPTEMBER 05, 2007
NTS



1 AERIAL MAP
NTS

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PLOT PLAN ZONING PLAN FEMA MAPS

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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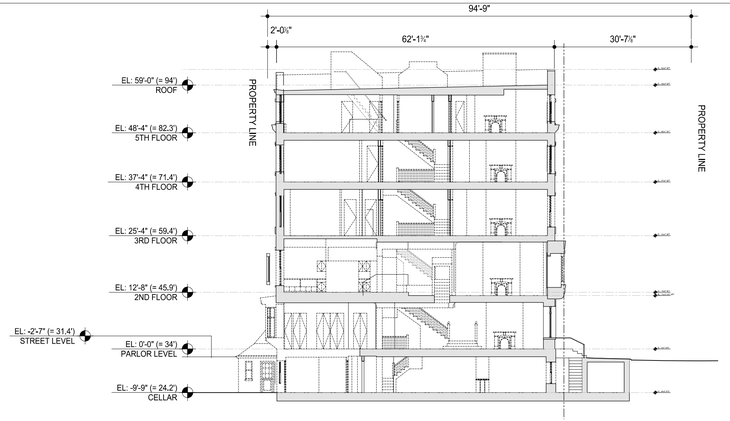
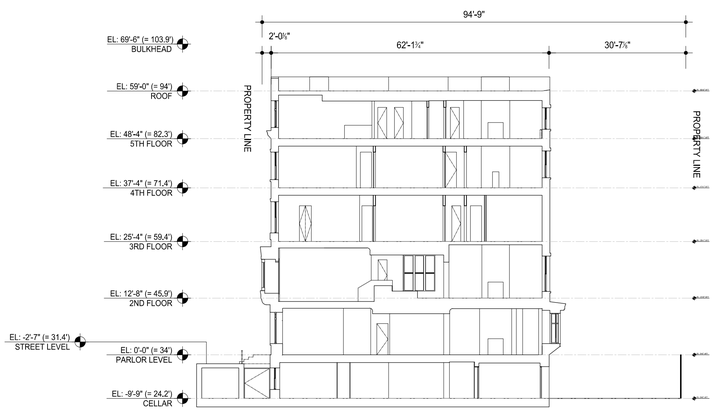
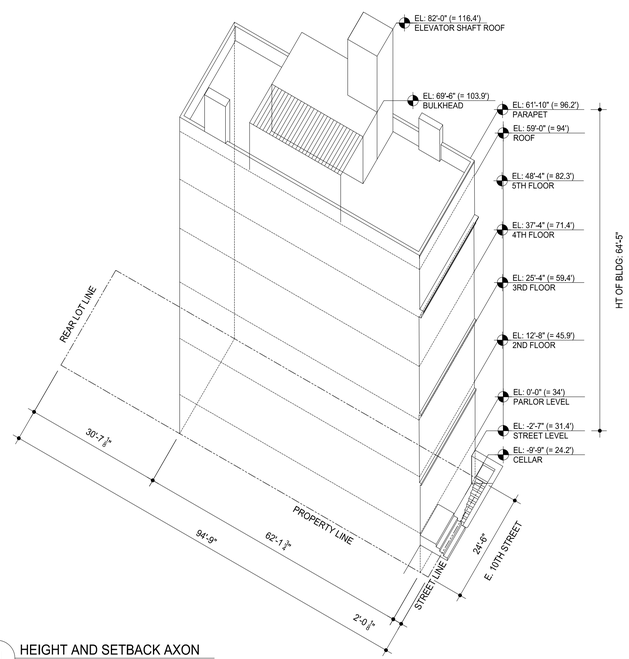


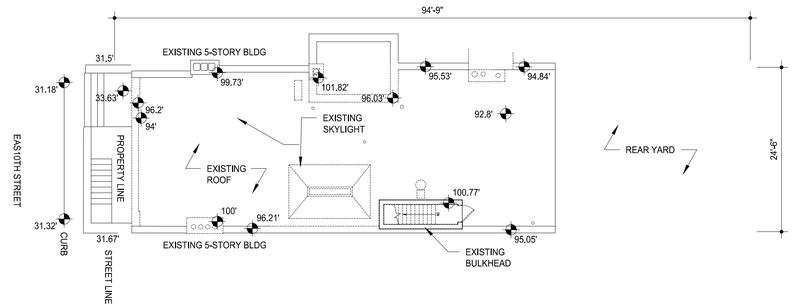
6 SECTION: EXISTING
1/16" = 1'-0"



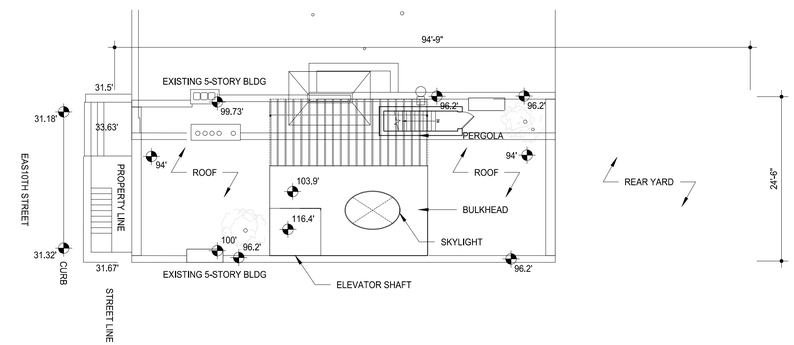
5 SECTION: PROPOSED
1/16" = 1'-0"



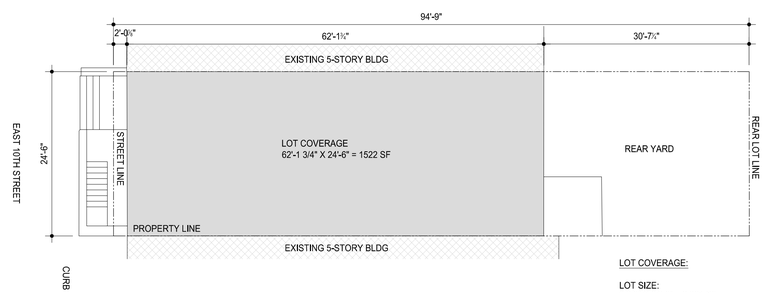
4 HEIGHT AND SETBACK AXON
1/16" = 1'-0"



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



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



LOT COVERAGE:

LOT SIZE:
94'-9" X 24'-6" = 2,321 SF

LOT COVERAGE
62'-1 3/4" X 24'-6" = 1,522 SF

1,522 SF / 2,321 SF = 65% < 80% COMPLIES

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 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
Map 12C — ZONING DISTRICT
R7-2 RESIDENTIAL

LOT AREA
2,321 SF

22-10 — USES PERMITTED - EXISTING: MULTI-FAMILY
Use Group ii

USES PROVIDED - PROPOSED: SINGLE-FAMILY
Use Group II Residential

23-22 — FLOOR AREA PERMITTED
A. FAR permitted
Residential: 3.44 FAR

B. Floor area permitted
Residential

2,321 X 3.44 = 7,984 SF

C. Floor area proposed
(See Floor Area Schedule; Sheet Z-002.00)

Existing:
Residential
U.G.2 9,035 SF

Proposed:
Residential
U.G.2 9,024 SF

23-362 — LOT COVERAGE
Permitted:
2,321 x 80% = 1,857 SF

Existing:
1,597 SF (Complies)

Proposed:
1,522 SF (Complies)

23-52 — SPECIAL DENSITY AREA
N/A

23-12 — MIN LOT AREA OR LOT WIDTH FOR RESIDENCES
Existing Lot Width @ 24'-6" > Req'd Lot Width @ 18'-0" (Complies)
Existing Lot Area @ 2,321 SF > Req'd Lot Area @ 1,700 SF (Complies)

23-30 — YARD REGULATIONS
A. Front Yards: None Required, None Provided
B. Side Yards: None Required, None Provided
C. Rear Yards: 30'-0" required for interior lots:
30'-7 1/4" Provided (Complies; See Plans)

23-432 — HEIGHT AND SETBACK REQUIREMENTS
Inside #Manhattan Core#
A. Min. Base Height: 40'-0"
B. Max. Base Height: 65'-0"
C. Max. Building Height: 75'-0"
Existing Non-Compliant to remain, see 1 & 2/Z-001.00.

13-00 — ACCESSORY OFF STREET PARKING REGULATIONS
None Required, None Provided

25-80 — BICYCLE PARKING
None Required, None Provided

26-41 — STREET TREES
None Required, None Provided

26-42 — PLANTING STRIPS
None Required, None Provided

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REVISION

NO:	DATE:	REMARK:
01	2017/11/22	

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ZONING DIAGRAMS & CALCULATIONS

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

Date: JANUARY 6, 2025
Scale: AS INDICATED
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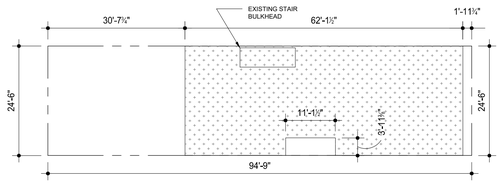
Proj No: 0244

SEAL + SIGNATURE:

Z-001.00

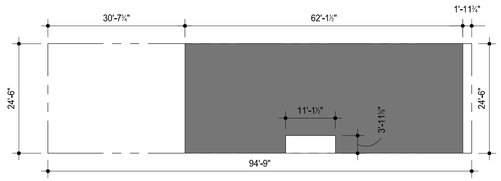


ROOF AREA CALCULATIONS

GROSS FLOOR AREA: 0 SF

ZONING DEDUCTIONS: N/A

TOTAL: 0 SF

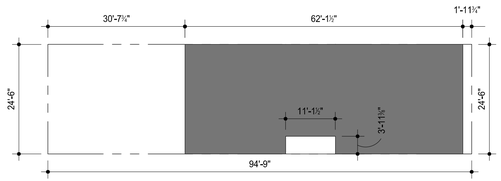


5TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF
- 11'-1 X 3'-11 = 43 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

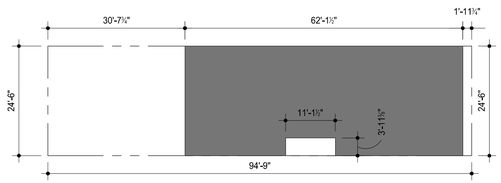


4TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF
- 11'-1 X 3'-11 = 43 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

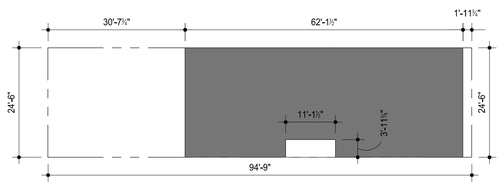


3RD FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF
- 11'-1 X 3'-11 = 43 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

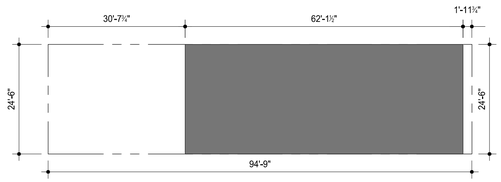


2ND FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF
- 11'-1 X 3'-11 = 43 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

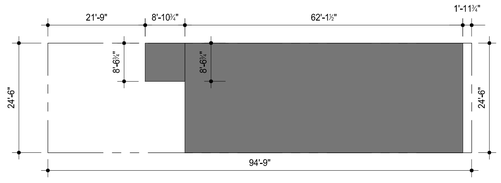


PARLOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF



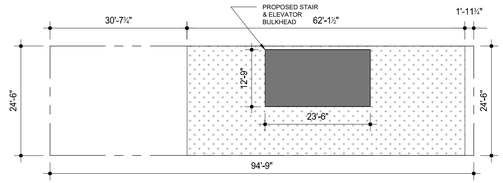
CELLAR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" + 8'-10" X 8'-6" = 1,597 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,597 SF

1 ZONING FLOOR AREA DIAGRAMS: EXISTING
1/16" = 1'-0"

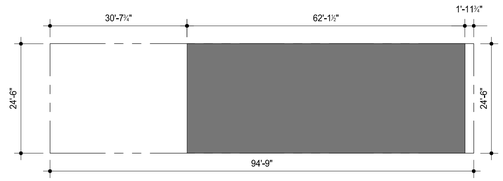


ROOF AREA CALCULATIONS

GROSS FLOOR AREA:
23'-6" X 12'-9" = 300 SF

ZONING DEDUCTIONS: N/A

TOTAL: 300 SF

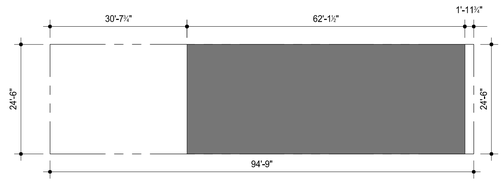


5TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

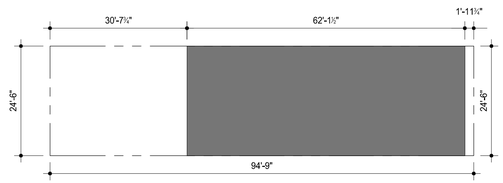


4TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

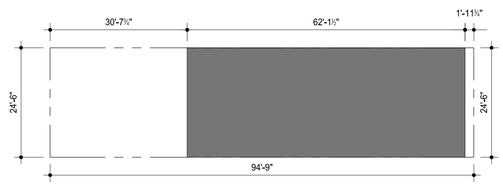


3RD FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

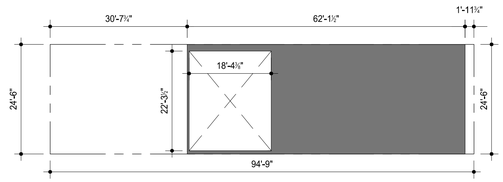


2ND FLOOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

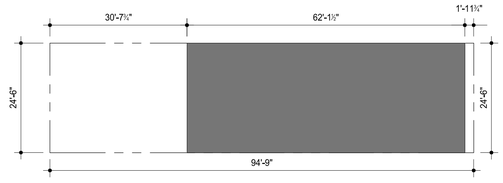


PARLOR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF
- 22'-3" X 18'4" = 408 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,114 SF



CELLAR AREA CALCULATIONS

GROSS FLOOR AREA:
62'-1" X 24'-6" = 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

2 ZONING FLOOR AREA DIAGRAMS: PROPOSED
1/16" = 1'-0"

LEGEND

FLOOR AREA

NOT INCLUDED IN ZONING FLOOR AREA

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

3 ZONING FLOOR AREA CALCULATION

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EXPEDITOR:
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GEOTECH:
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Ozone Park, NY 11416
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REVISION

NO:	DATE:	REMARK:
01	2018/03/12	

ISSUED FOR:
LPC FILING

ZONING DIAGRAMS & CALCULATIONS

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:

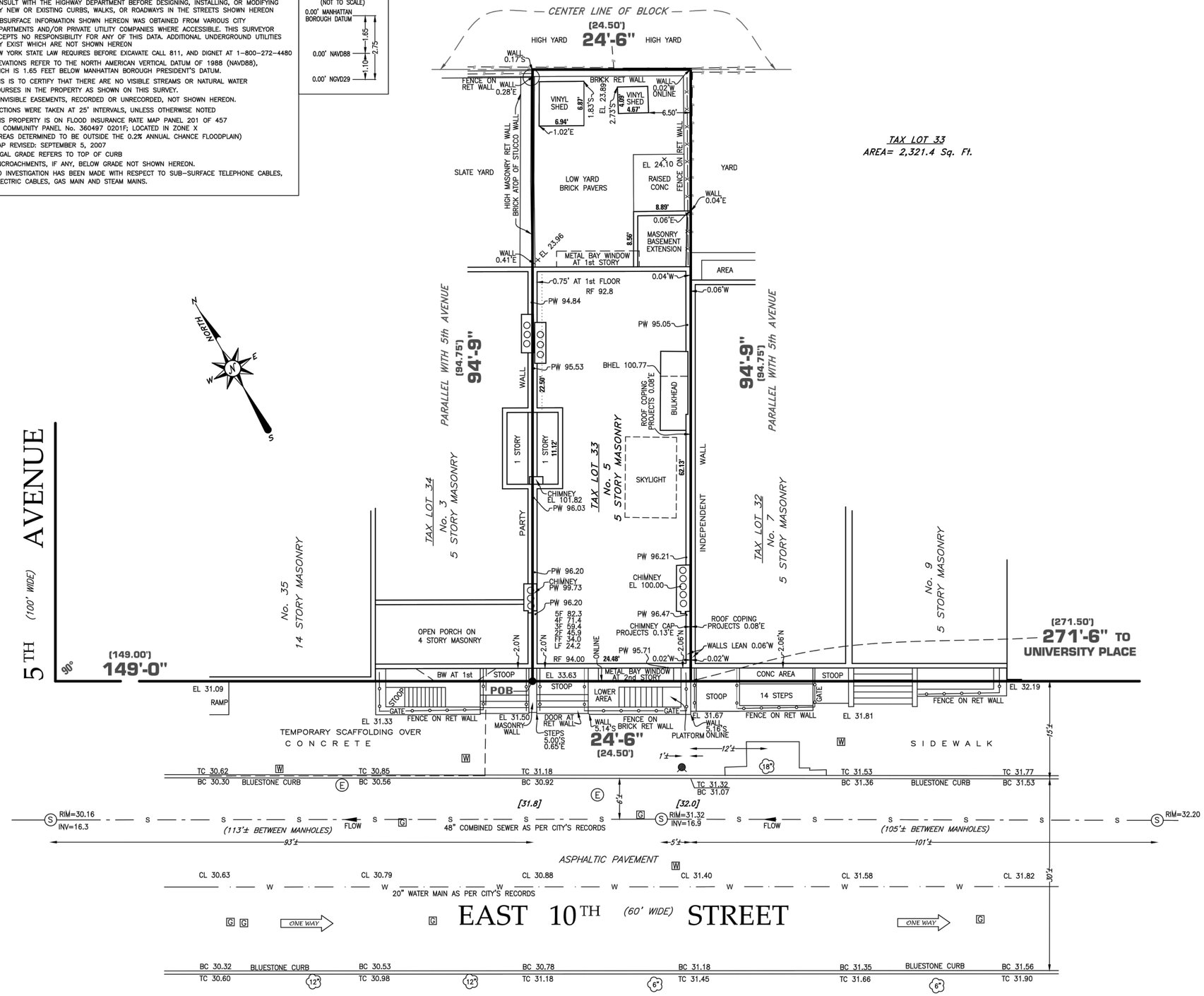
Z-002.00

GENERAL NOTES:

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 (NAVD88), 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. 360497 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.

DATUM CONVERSION CHART (NOT TO SCALE)

0.00' MANHATTAN BOROUGH DATUM
1.65
2.75
0.00' NAVD88
1.10
0.00' NGVD29



LEGEND

FF	FIRST FLOOR ELEVATION	[31.8]	LEGAL GRADE	EL	SPOT ELEVATION	(E)	ELECTRIC MANHOLE
2F	SECOND FLOOR ELEVATION	BHEL	BULKHEAD ELEVATION	PW	PARAPET WALL	(S)	SEWER MANHOLE
3F	THIRD FLOOR ELEVATION	RF	ROOF ELEVATION	BW	BAY WINDOW	(W)	WATER VALVE
4F	FOURTH FLOOR ELEVATION	TC	TOP OF CURB	CONC	CONCRETE	(G)	GAS VALVE
5F	FIFTH FLOOR ELEVATION	BC	BOTTOM OF CURB	INV	INVERT ELEVATION		HYDRANT
LF	LOWER FLOOR ELEVATION	CL	CENTERLINE				

(8") TREE & SIZE
IRON FENCE
WOOD FENCE
CHAIN LINK FENCE
PROPERTY LINE
POB POINT OF BEGINNING

EARL B. LOVELL – S.P. BELCHER, INC.
Land & City Surveyors ~ Incorporated 1933
77-16 164 Street
Fresh Meadows, NY 11366
Tel: 212-732-1381
E-mail: lovellbelcher@gmail.com
www.lovellbelcher.com
Records of NY Land Surveyor

PROJECT No.:	LB-000990M
CAD DWG FILE:	568M33UA
DRAWN BY:	NF
CHECKED BY:	JA

PROFESSIONAL SEAL:

STATE OF NEW YORK
RAMZAN ALLOS
050457
LICENSED LAND SURVEYOR

STATE OF NEW YORK

A copy of this document without a proper application of the surveyor's inked or embossed seal should be assumed to be an unauthorized copy.

Property Situated at:	Tax Designation:	
5 East 10th Street	District:	-
Borough of Manhattan	Section:	-
County of New York	Block:	568
City & State of New York	Lot:	33

SCALE:

0' 10' 20' 30'

Original Scale: 1"=10'

MARK	DATE	DESCRIPTION
	June 28, 2024	DATE OF SURVEY

SHEET TITLE:

ARCHITECTURAL SURVEY

MATTHEW BAIRD ARCHITECT P.L.L.C.
277 Broadway, 16th Floor
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EXPEDITOR:
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GEOTECH:
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100-03 94th Avenue
Ozone Park, NY 11416
T: 718.767.2900

REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
LPC FILING

EXISTING CONDITIONS SURVEY

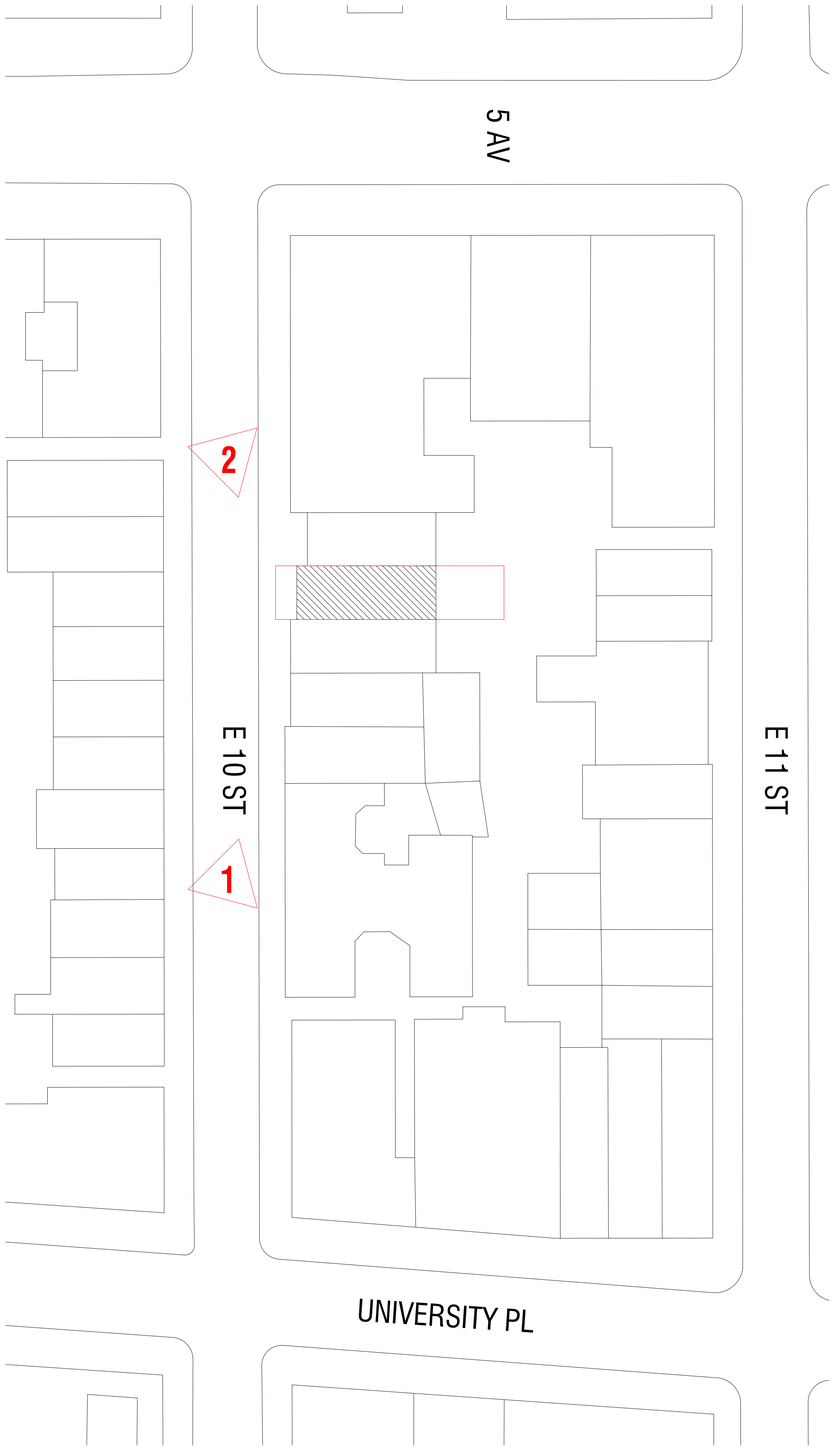
PROJECT:
BTH
TOWNHOUSE RENOVATION
5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:

REGISTERED ARCHITECT MATTHEW BAIRD 026016-1 STATE OF NEW YORK

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

M A T T H E W B A I R D A R C H I T E C T P.L.L.C.
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Ozone Park, NY 11416
T: 718.767.2900

REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
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CONTEXT

PROJECT:
BTH
TOWNHOUSE RENOVATION

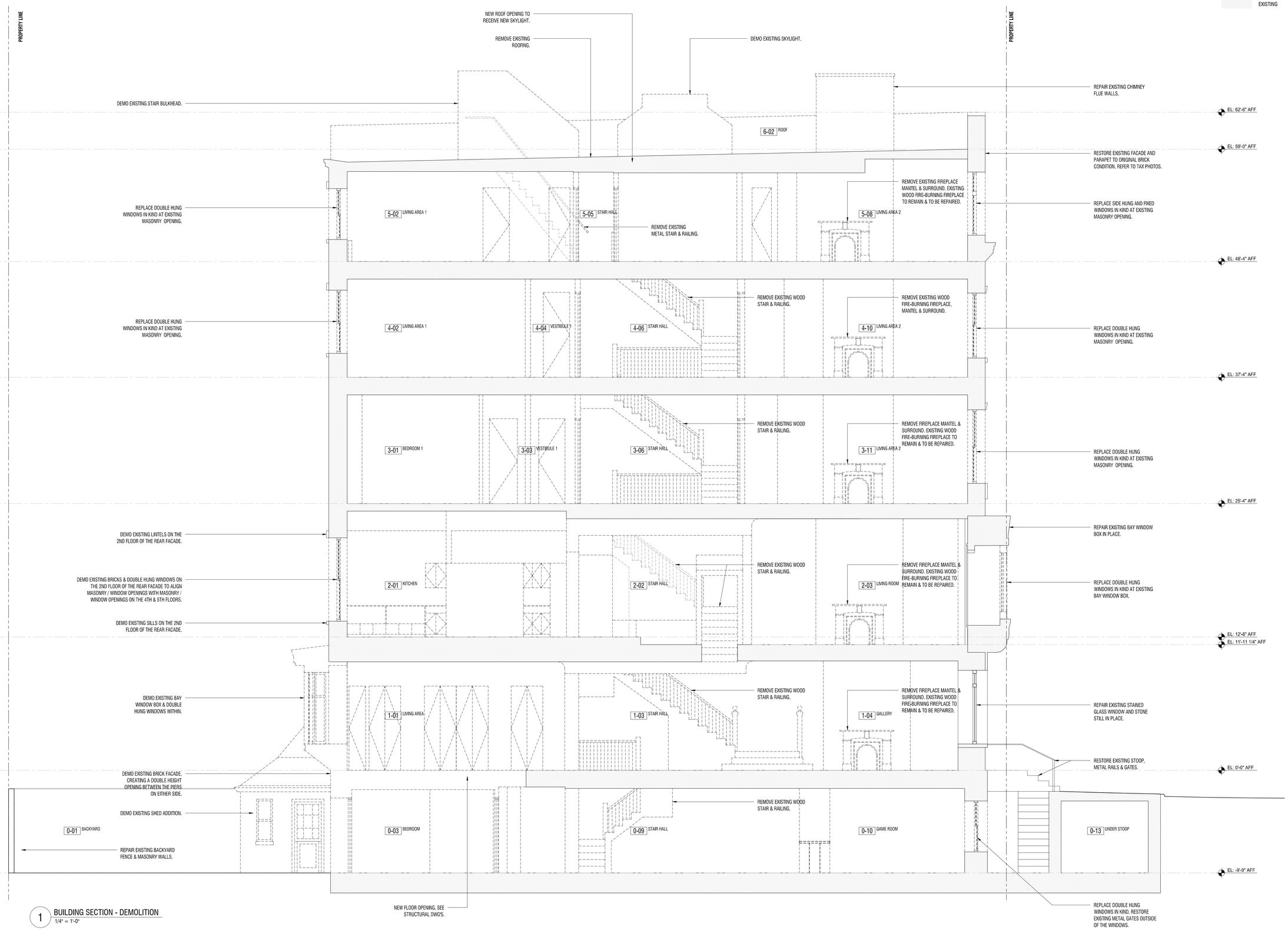
5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:

REGISTERED ARCHITECT
MATTHEW BAIRD
020616-1
STATE OF NEW YORK

LPC-A1



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

LEGEND

EXISTING

MATTHEW BAIRD ARCHITECT P.L.L.C.
277 Broadway, 16th Floor
New York, NY 10007
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Ozone Park, NY 11416
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REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
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EXISTING BUILDING SECTION

PROJECT:

BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

Date: JANUARY 6, 2025
Scale: AS INDICATED
Dwg By: GL, EF, IG
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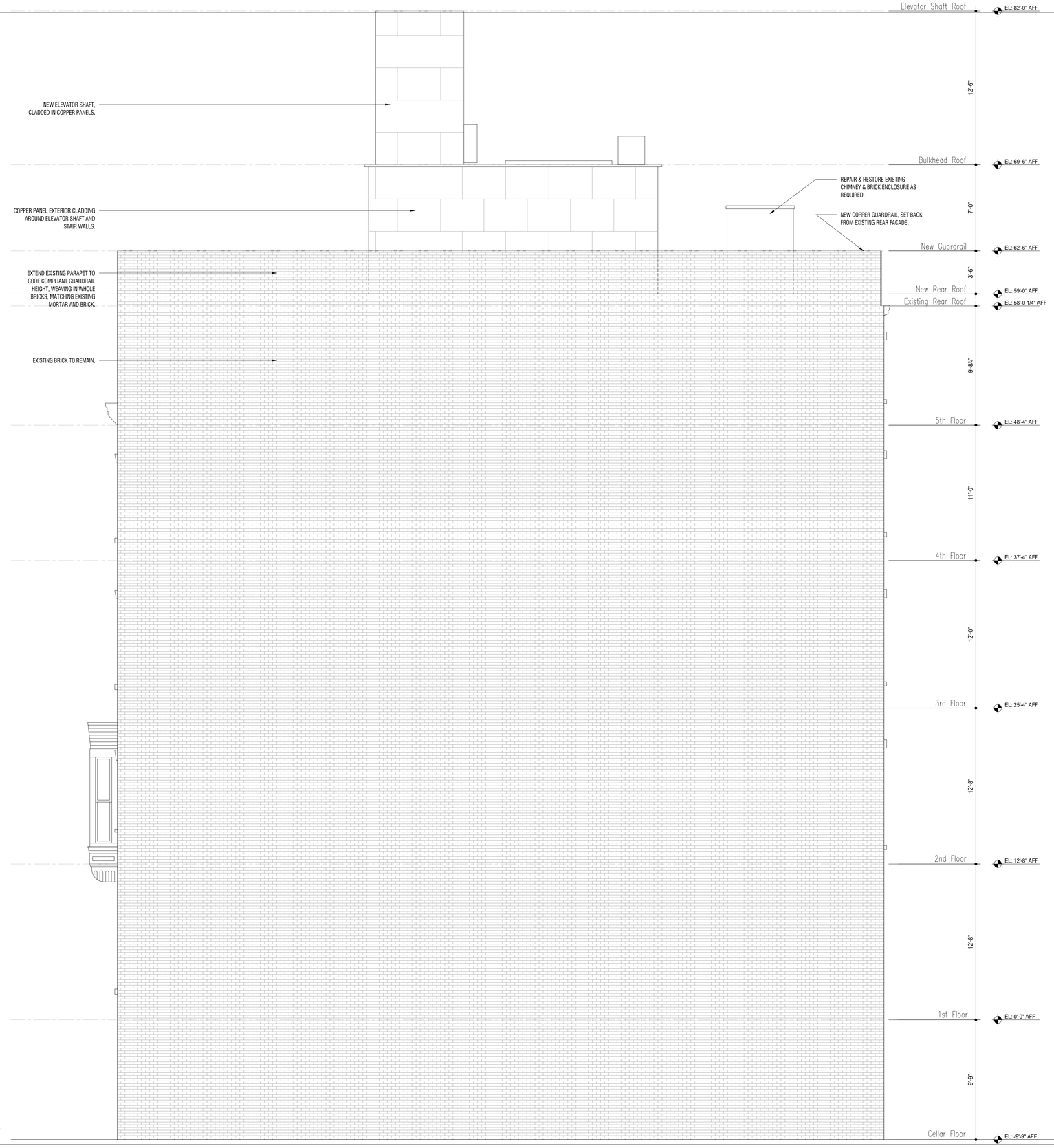
REGISTERED ARCHITECT MATTHEW BAIRD 026016 STATE OF NEW YORK

LPC-A2



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

MATTHEW BAIRD ARCHITECT P.L.L.C.
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Ozone Park, NY 11416
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NO:	DATE:	REMARK:

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PROPOSED EAST ELEVATION

PROJECT:

BTH
TOWNHOUSE RENOVATION

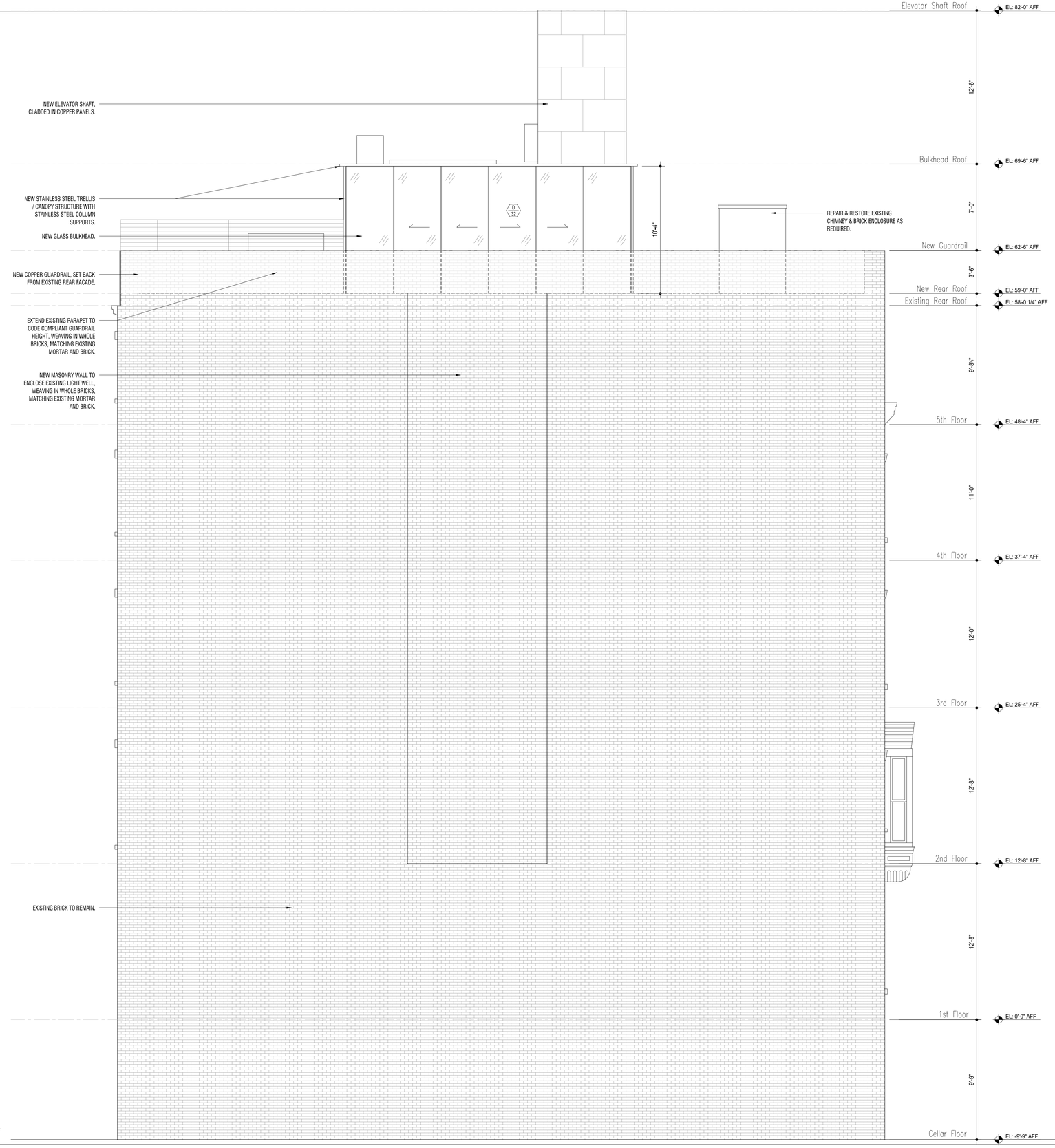
5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:

REGISTERED ARCHITECT
MATTHEW BAIRD
026016
STATE OF NEW YORK

LPC-A3



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

M A T T H E W B A I R D A R C H I T E C T P.L.L.C.
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REVISION

NO:	DATE:	REMARK:

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PROPOSED WEST ELEVATION

PROJECT:

BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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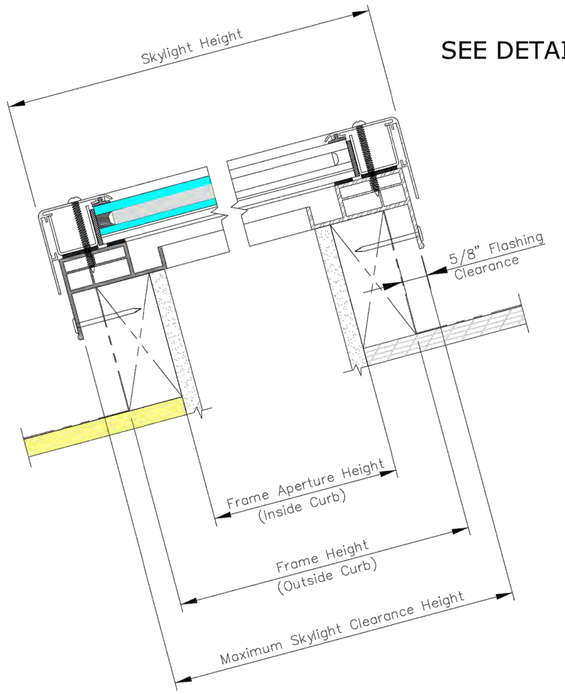
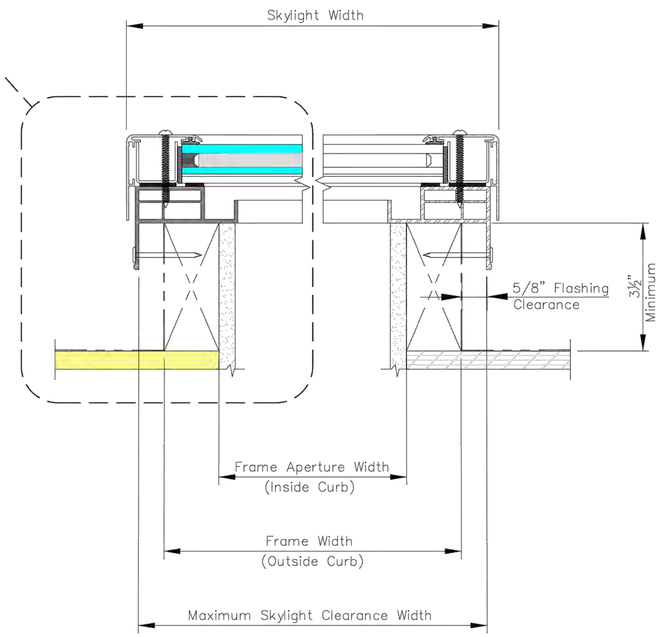
MATTHEW BAIRD
026016
STATE OF NEW YORK

LPC-A4

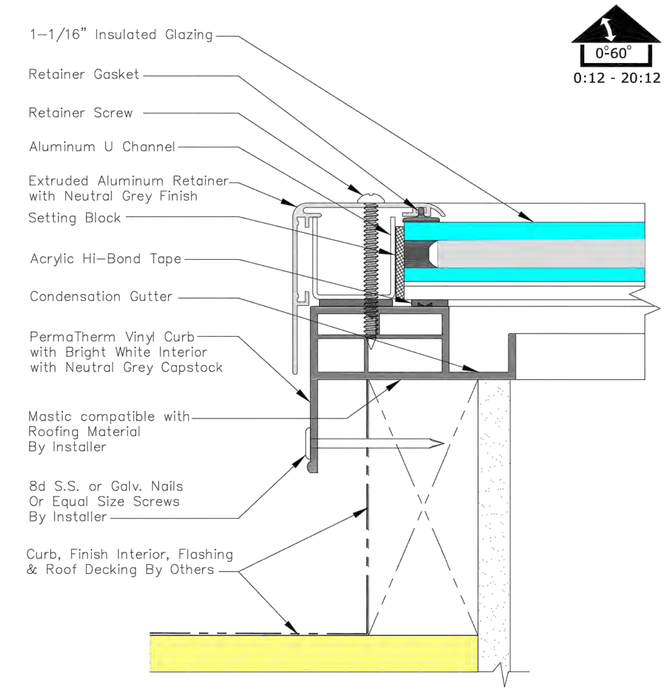


VERTICAL CROSS SECTION

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)

VELUX
Sky-Global Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

SkyMax (GSM) Curb Mount Skylight

This drawing is an instrument of service and is provided for informational use only.

MATTHEW BAIRD ARCHITECT P.L.L.C.
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REVISION
NO: DATE: REMARK:

ISSUED FOR:
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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:

REGISTERED ARCHITECT MATTHEW BAIRD 026016 STATE OF NEW YORK

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

M A T T H E W B A I R D A R C H I T E C T P.L.L.C.
277 Broadway, 16th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

STRUCTURAL:
DRPILLA CONSULTING ENGINEERS
143 Main Street
Nyack, NY 10960
T: 845.727.7793

MEP:
ABS ENGINEERING, PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T: 212.317.2361

EXPEDITOR:
JAM CONSULTANTS
104 West 29th Street, 9th Floor
New York, NY 10001
T: 212.244.4427

GEOTECH:
BIG APPLE GROUP
100-03 94th Avenue
Ozone Park, NY 11416
T: 718.767.2900

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:

REGISTERED ARCHITECT
MATTHEW BAIRD
029016-1
STATE OF NEW YORK

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

MATTHEW BAIRD ARCHITECT P.L.L.C.
277 Broadway, 16th Floor
New York, NY 10007
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STRUCTURAL:
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GEOTECH:
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100-03 94th Avenue
Ozone Park, NY 11416
T: 718.767.2900

REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
LPC FILING

REAR FACADE DOUBLE HEIGHT
WINDOW PRECEDENT

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-A7

1 PROPOSED REAR FACADE RENDERING

NTS

M A T T H E W B A I R D A R C H I T E C T P.L.L.C.
277 Broadway, 16th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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EXPEDITOR:
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Ozone Park, NY 11416
T: 718.767.2900

REVISION

NO:	DATE:	REMARK:

ISSUED FOR:
LPC FILING

PROPOSED REAR FACADE RENDERING

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:

REGISTERED ARCHITECT
MATTHEW BAIRD
020016-1
STATE OF NEW YORK

LPC-A8