

24 W 10TH ST NEW YORK, NY 10014

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WALKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
80 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

TITLE PAGE

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-101

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787



20

24

26

28

30

32

34

36

38

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

RENWICK ROW STREET FACADE

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-103

RENWICK ROW, 2024
NTS 6

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



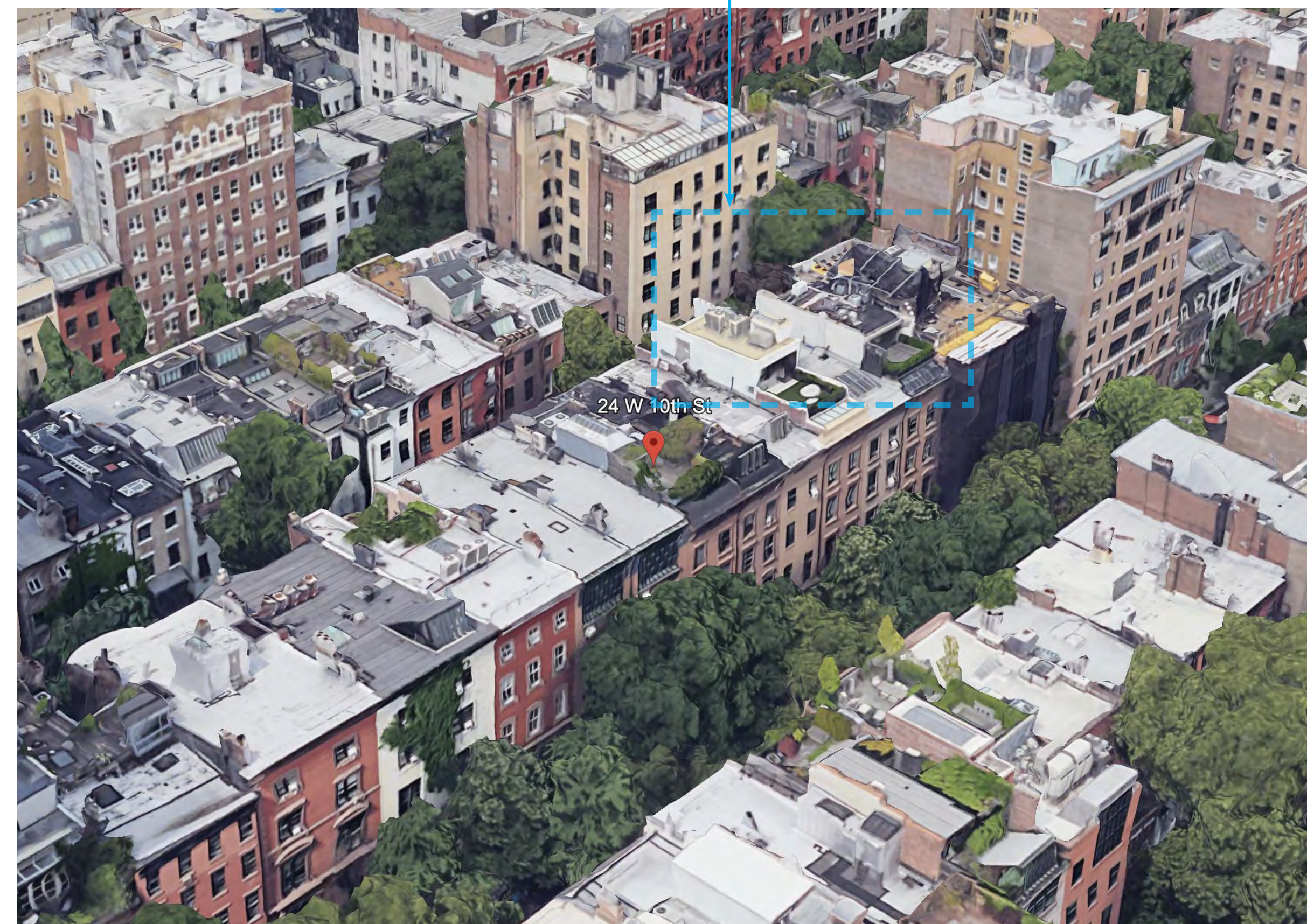
FRONT FACADE
NTS 7



FRONT DOOR AND IRON GATE
NTS 8



BLOCK PERSPECTIVE TOWARD 6TH AVE
NTS 9



ROOF PERSPECTIVE
NTS 10

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

EXISTING CONDITIONS

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-104

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

SCHEMATIC 3D MODEL OF PROPOSED DESIGN

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

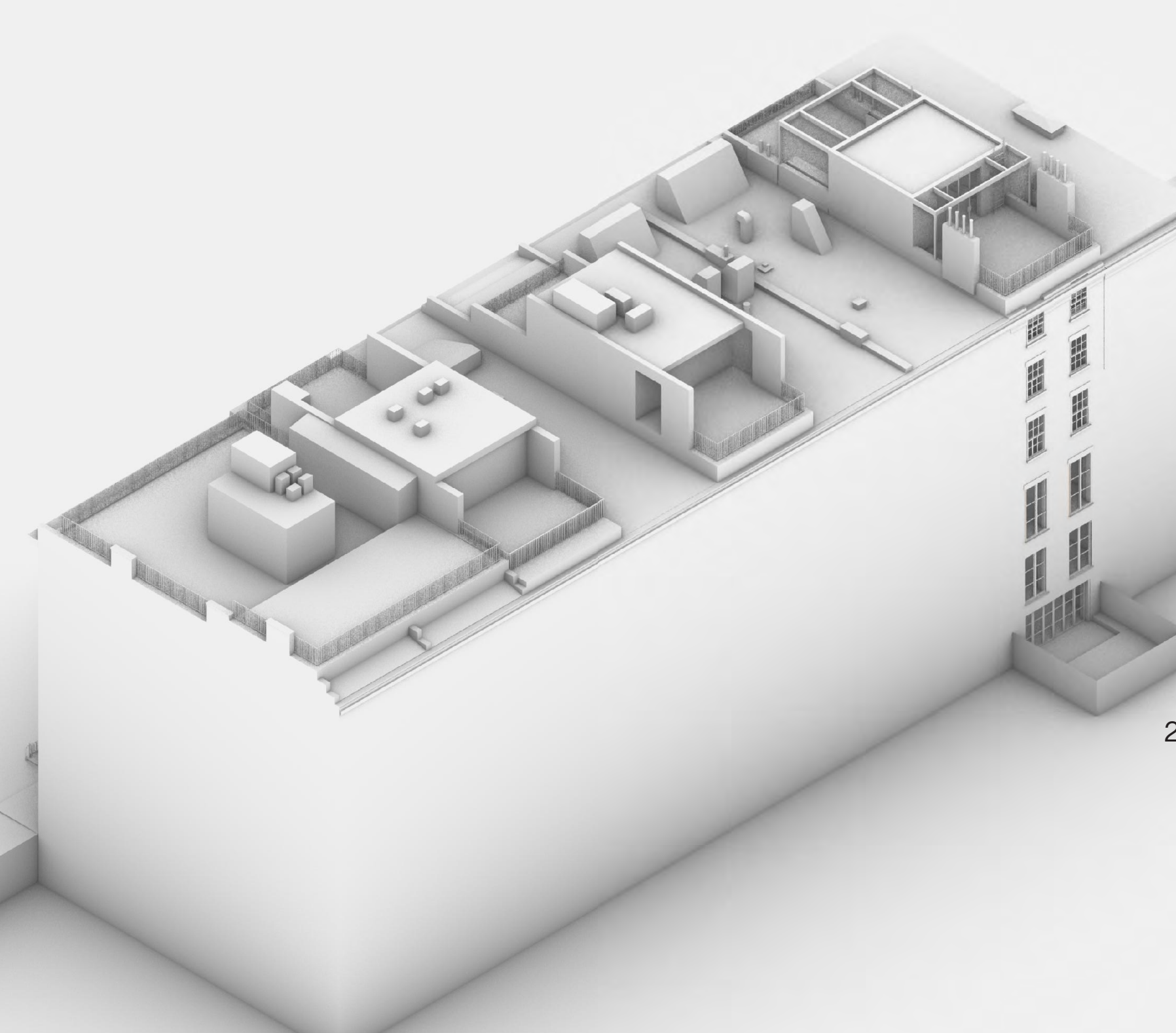
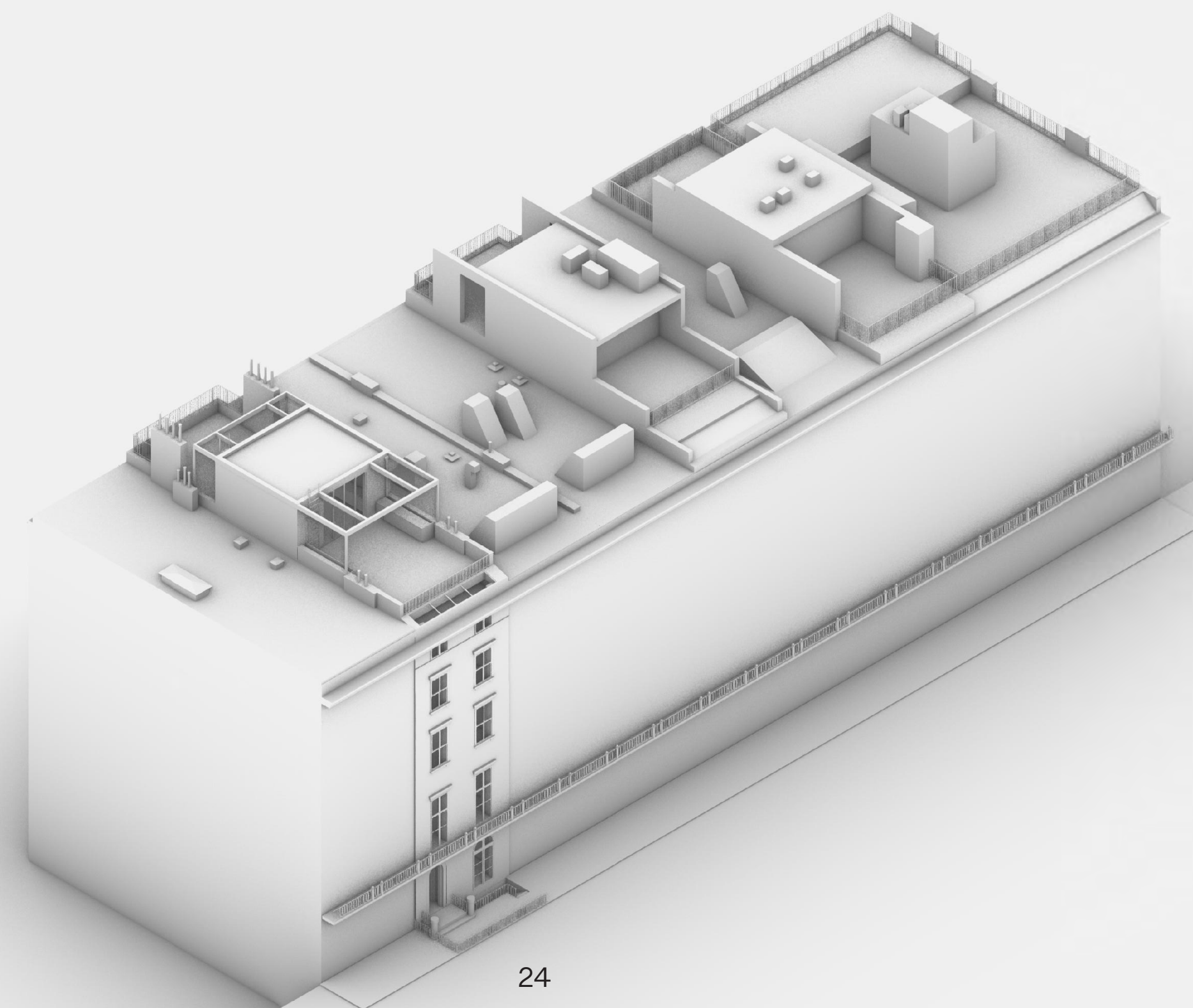
DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-105

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



1 PROPOSED BLOCK 3D MODEL (FRONT)
1/8" = 1'-0"

2 PROPOSED BLOCK 3D MODEL (REAR)
1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

EXISTING BLOCK ELEVATIONS: FRONT

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

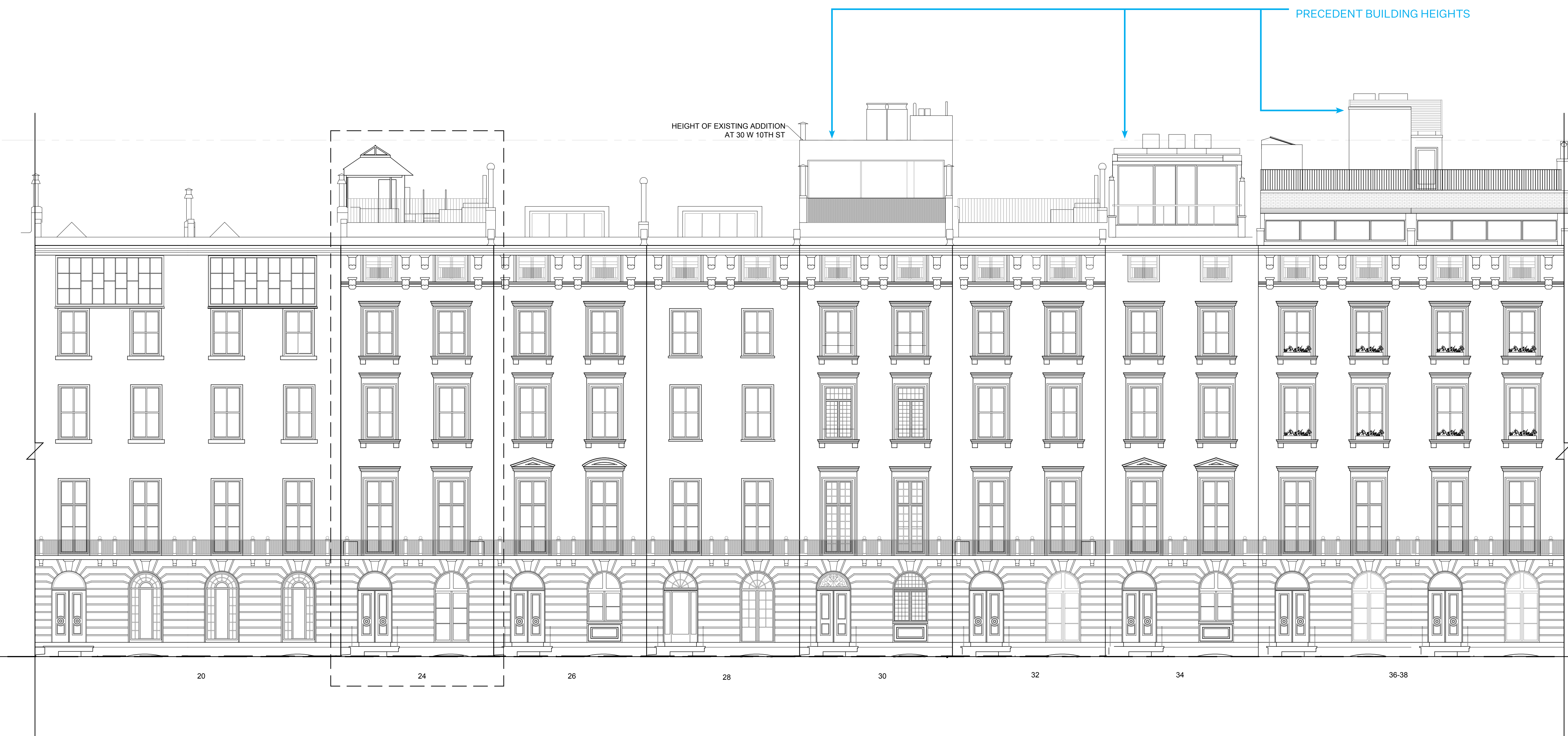
DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-106

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



1 EXISTING BLOCK ELEVATIONS (FRONT)
1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED BLOCK ELEVATIONS: FRONT

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-107

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

NEW PROPOSAL: EXTENDED
PENTHOUSE HEIGHT TO MATCH
NEIGHBORS

HEIGHT OF EXISTING ADDITION
AT 30 W 10TH ST

PRECEDENT BUILDING HEIGHTS

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

1 PROPOSED BLOCK ELEVATIONS (FRONT)

1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKEGA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

EXISTING BLOCK ELEVATIONS: BACK

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-108

PRECEDENT BUILDING HEIGHTS AND RAISED
BRICK FACADE EXTENSION

HEIGHT OF EXISTING ADDITION
AT 30 W 10TH ST



1 EXISTING BLOCK ELEVATIONS (REAR)
1/8" = 1'-0"

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKEGA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED BLOCK ELEVATIONS: BLACK

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-109

PRECEDENT BUILDING HEIGHTS AND RAISED
BRICK FACADE EXTENSION

NEW PROPOSAL: EXTENDED
PENTHOUSE HEIGHT AND
RAISED BRICK FACADE
EXTENSION TO MATCH
NEIGHBORS

HEIGHT OF EXISTING ADDITION
AT 30 W 10TH ST

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

1 PROPOSED BLOCK ELEVATIONS (REAR)
1/8" = 1'-0"

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED ELEVATIONS

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-110

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



UPDATED PROPOSAL

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
 NEW YORK, NY 10014

E R V

ELIZABETH ROBERTS ARCHITECTS
 168 7TH STREET 3C
 BROOKLYN, NY 11215
 718 504 5488

DESIGN 2147
 ZONING CONSULTANTS
 52 DIAMOND STREET
 BROOKLYN, NY 11222
 718 383 9340

AGENCIE
 ARCHITECTURE & ENGINEERING
 55 BETHUNE, #1801
 NEW YORK, NY 10014
 212 203 0265

D'ANTONIO
 CONSULTING ENGINEERS, PC
 30 WEST WAUKENA AVE
 OCEANSIDE, NY 11572
 516 594 4284

HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

JOSH GREEN DESIGN
 1133 BROADWAY #220
 NEW YORK, NY 10010
 646 490 8566

ONE BUTTON
 67 WEST STREET, SUITE 527
 BROOKLYN, NY 11222
 917 398 0025

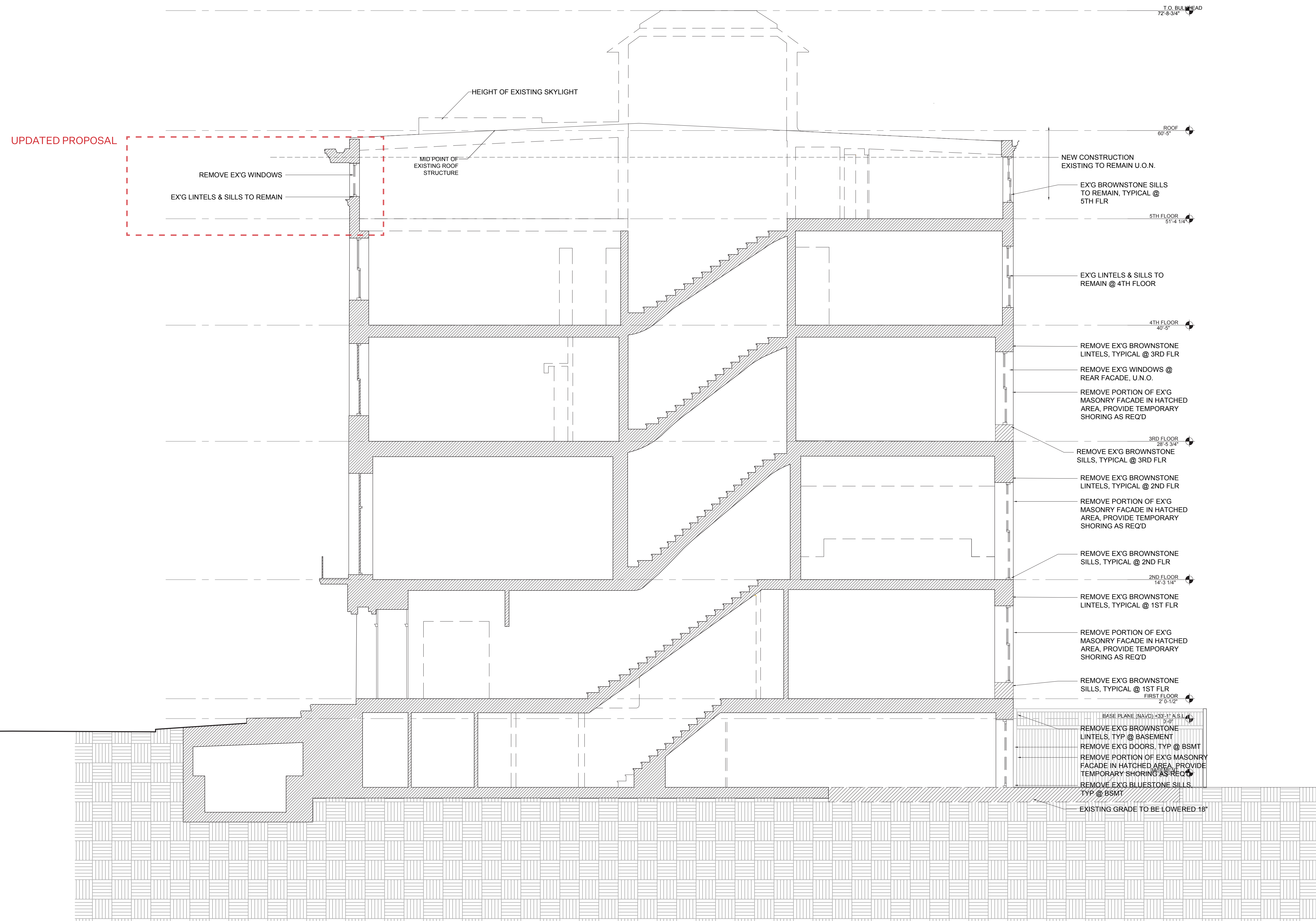
TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

DEMOLITION BUILDING SECTION



LPC-111



PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED BUILDING SECTION

SEAL AND SIGNATURE



DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-112

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

UPDATED PROPOSAL

NEW ROOFTOP CONDENSING UNITS OVER RAISED CURB; REF MECHANICAL DRAWINGS
 RAISE CHIMNEY & FLUES 3'-0" ABOVE T.O. RAISED PARAPETS
 EX'G PARAPETS TO BE EXTENDED 2'-0" MIN ABOVE NEW ROOF DECK
 NEW STONE PAVERS OVER NEW ROOF FRAMING
 NEW 42" HIGH GUARDRAIL
 SKY EXPOSURE PLANE
 NEW SKYLIGHT

NEW PENTHOUSE STRUCTURE WITH STUCCO SIDING
 RAISE CHIMNEY & FLUES 3'-0" ABOVE T.O. PENTHOUSE
 EX'G PARAPETS TO BE EXTENDED 2'-0" MIN ABOVE NEW ROOF DECK USING SALVAGED BRICK TO MATCH EX'G
 NEW STONE PAVERS OVER NEW ROOF FRAMING
 NEW 42" HIGH GUARDRAIL

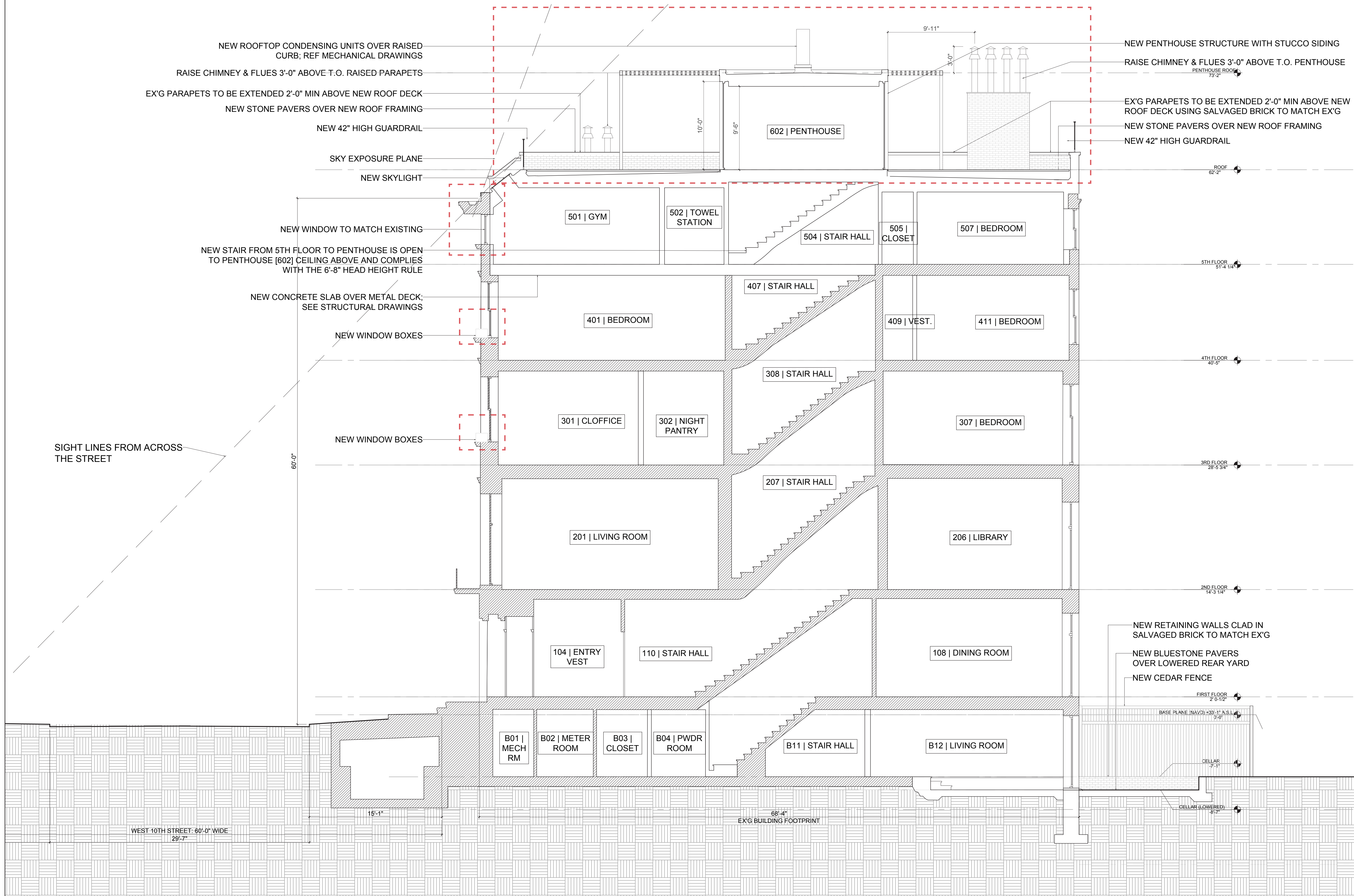
NEW WINDOW TO MATCH EXISTING
 NEW STAIR FROM 5TH FLOOR TO PENTHOUSE IS OPEN TO PENTHOUSE [602] CEILING ABOVE AND COMPLIES WITH THE 6'-8" HEAD HEIGHT RULE

NEW CONCRETE SLAB OVER METAL DECK; SEE STRUCTURAL DRAWINGS

NEW WINDOW BOXES

NEW WINDOW BOXES

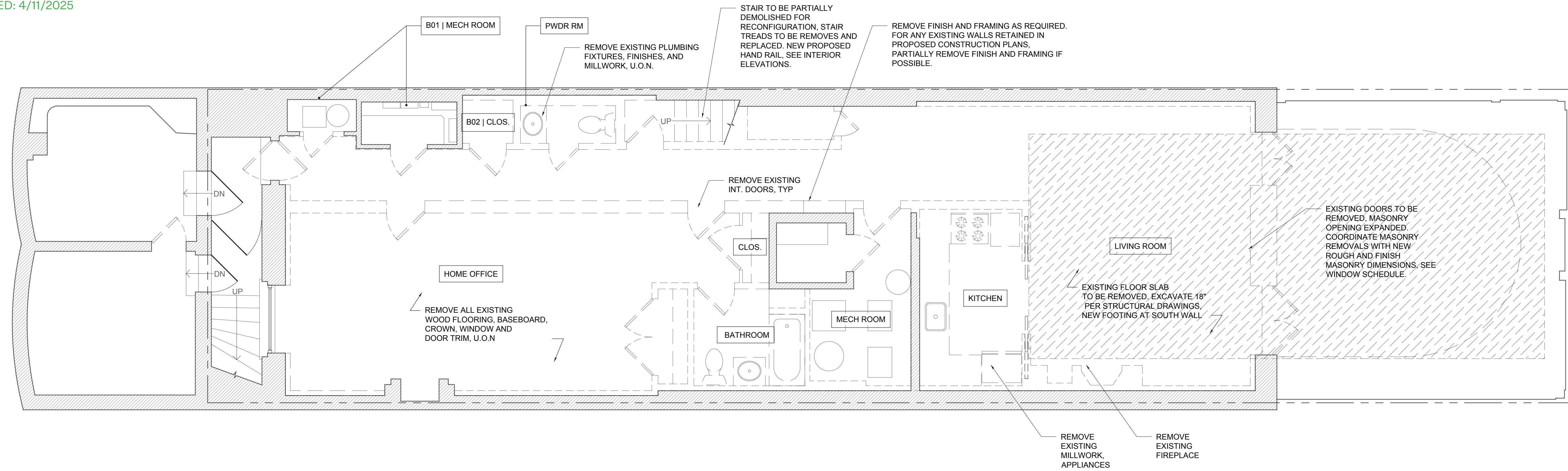
SIGHT LINES FROM ACROSS THE STREET



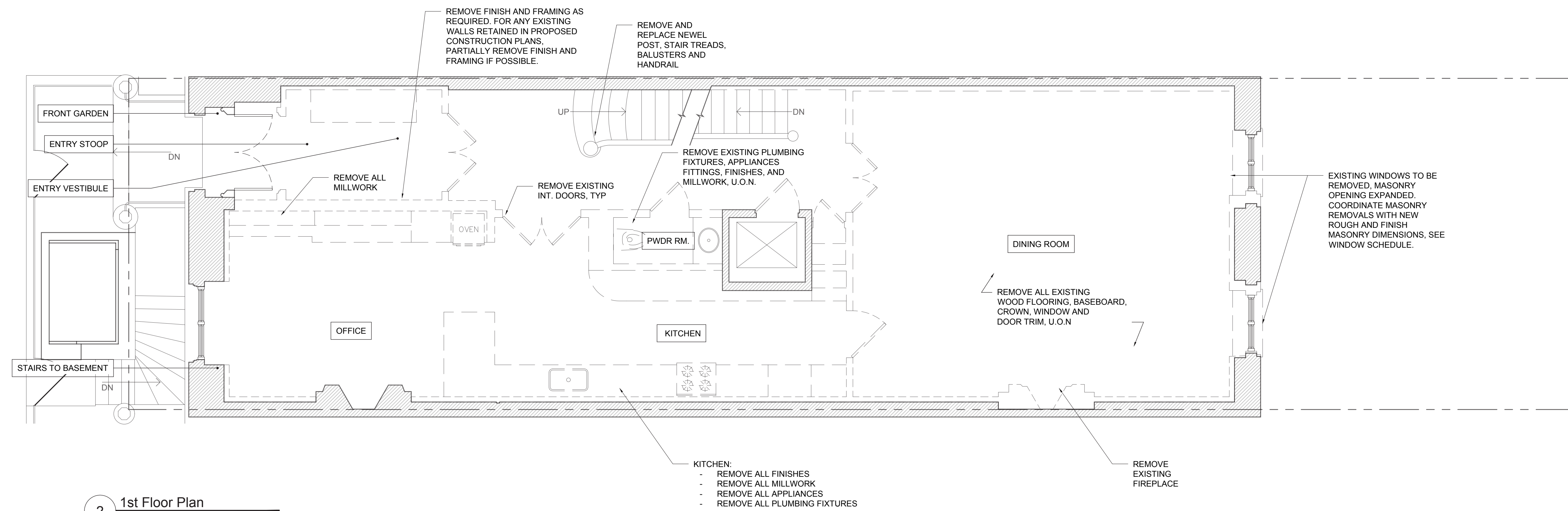
1 PROPOSED BUILDING SECTION
 3/16" = 1'-0"

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
 PERMIT # CNE-24-08187
 DATE ISSUED: 4/11/2025



1 Basement Plan
 1/4"=1'-0"



2 1st Floor Plan
 1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
 NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
 168 7TH STREET 3C
 BROOKLYN, NY 11215
 718 504 5488

EXPEDITOR:

DESIGN 2147
 ZONING CONSULTANTS
 52 DIAMOND STREET
 BROOKLYN, NY 11222
 718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
 ARCHITECTURE & ENGINEERING
 55 BETHUNE, #1801
 NEW YORK, NY 10014
 212 203 0265

MEP ENGINEER:

D'ANTONIO
 CONSULTING ENGINEERS, PC
 30 WEST WAUKENA AVE
 OCEANSIDE, NY 11572
 516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
 1133 BROADWAY #220
 NEW YORK, NY 10010
 646 490 8566

AV CONSULTANT:

ONE BUTTON
 67 WEST STREET, SUITE 527
 BROOKLYN, NY 11222
 917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

DEMOLITION PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-113

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
 PERMIT # CNE-24-08187
 DATE ISSUED: 4/11/2025

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
 NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
 168 7TH STREET 3C
 BROOKLYN, NY 11215
 718 504 5488

EXPEDITOR:

DESIGN 2147
 ZONING CONSULTANTS
 52 DIAMOND STREET
 BROOKLYN, NY 11222
 718 383 9340

STRUCTURAL ENGINEER:

AGENCY
 ARCHITECTURE & ENGINEERING
 55 BETHUNE, #1801
 NEW YORK, NY 10014
 212 203 0265

MEP ENGINEER:

D'ANTONIO
 CONSULTING ENGINEERS, PC
 30 WEST WAUKENA AVE
 OCEANSIDE, NY 11572
 516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

INTERIOR DESIGNER:

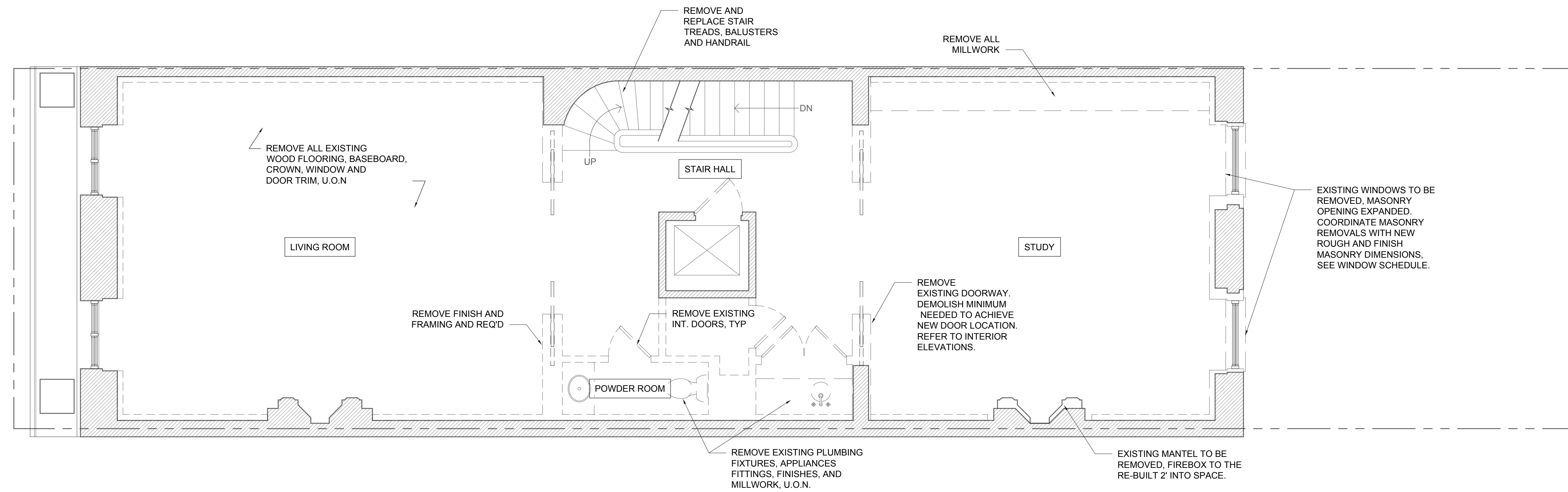
JOSH GREEN DESIGN
 1133 BROADWAY #220
 NEW YORK, NY 10010
 646 490 8566

AV CONSULTANT:

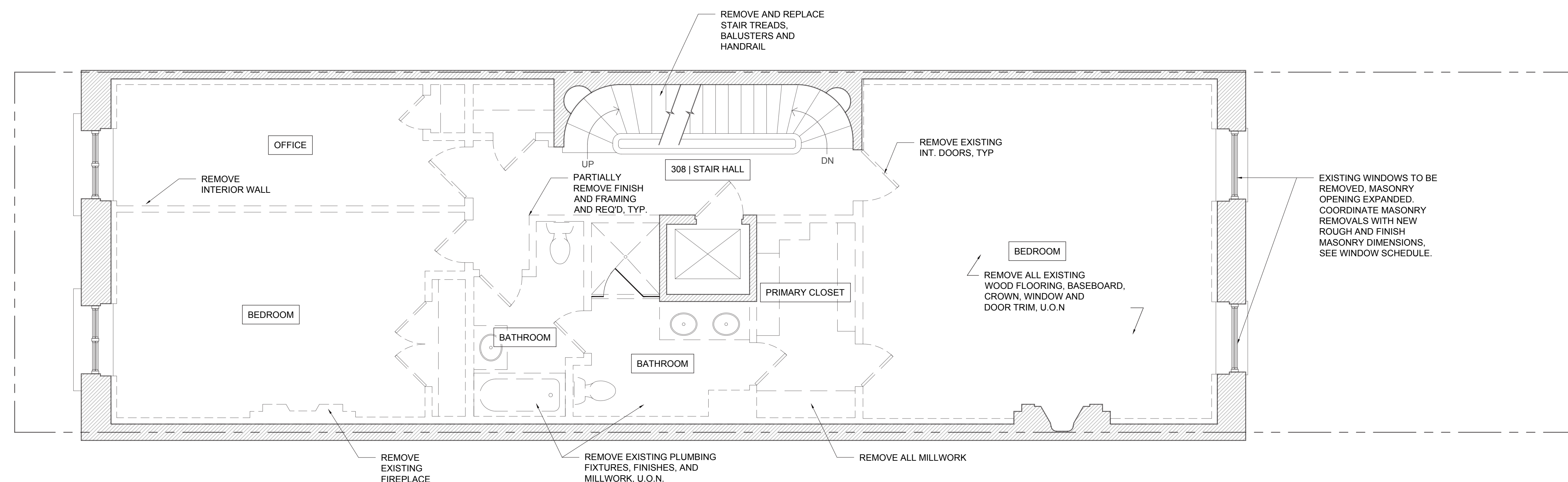
ONE BUTTON
 67 WEST STREET, SUITE 527
 BROOKLYN, NY 11222
 917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787



1 2nd Floor Plan
 1/4"=1'-0"



2 3rd Floor Plan
 1/4"=1'-0"

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

DEMOLITION PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

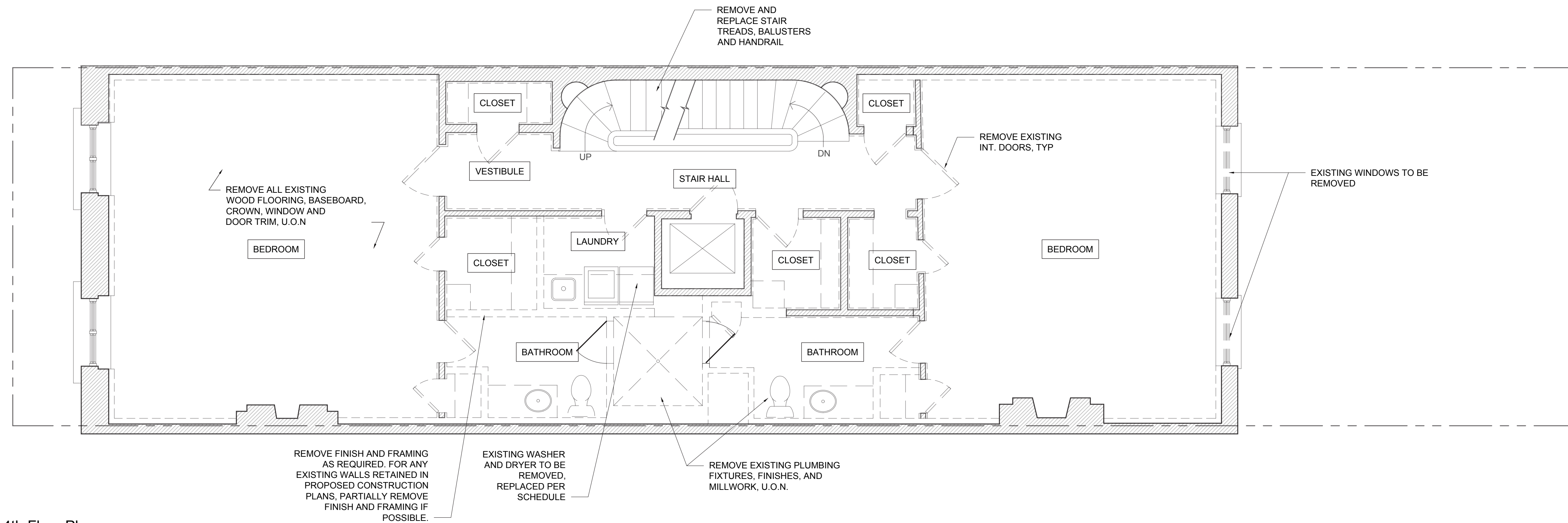
DRAWING NO:

LPC-114

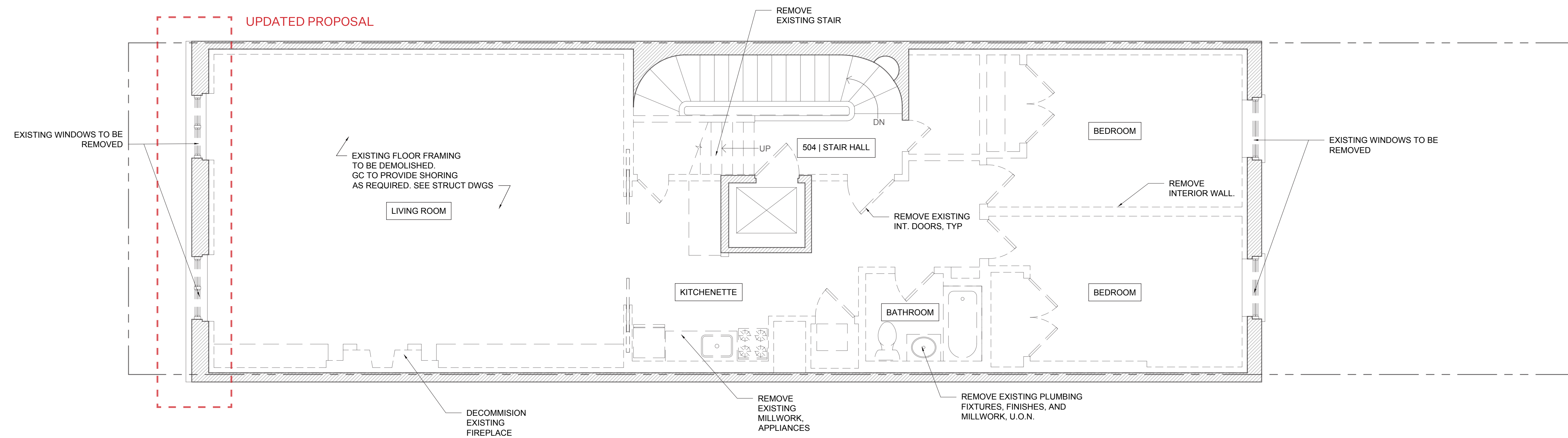
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
 PERMIT # CNE-24-08187
 DATE ISSUED: 4/11/2025



1 4th Floor Plan
 1/4"=1'-0"



2 5th Floor Plan
 1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
 NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
 168 7TH STREET 3C
 BROOKLYN, NY 11215
 718 504 5488

EXPEDITOR:

DESIGN 2147
 ZONING CONSULTANTS
 52 DIAMOND STREET
 BROOKLYN, NY 11222
 718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
 ARCHITECTURE & ENGINEERING
 55 BETHUNE, #1801
 NEW YORK, NY 10014
 212 203 0265

MEP ENGINEER:

D'ANTONIO
 CONSULTING ENGINEERS, PC
 30 WEST WAUKENA AVE
 OCEANSIDE, NY 11572
 516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
 1133 BROADWAY #220
 NEW YORK, NY 10010
 646 490 8566

AV CONSULTANT:

ONE BUTTON
 67 WEST STREET, SUITE 527
 BROOKLYN, NY 11222
 917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

DEMOLITION PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

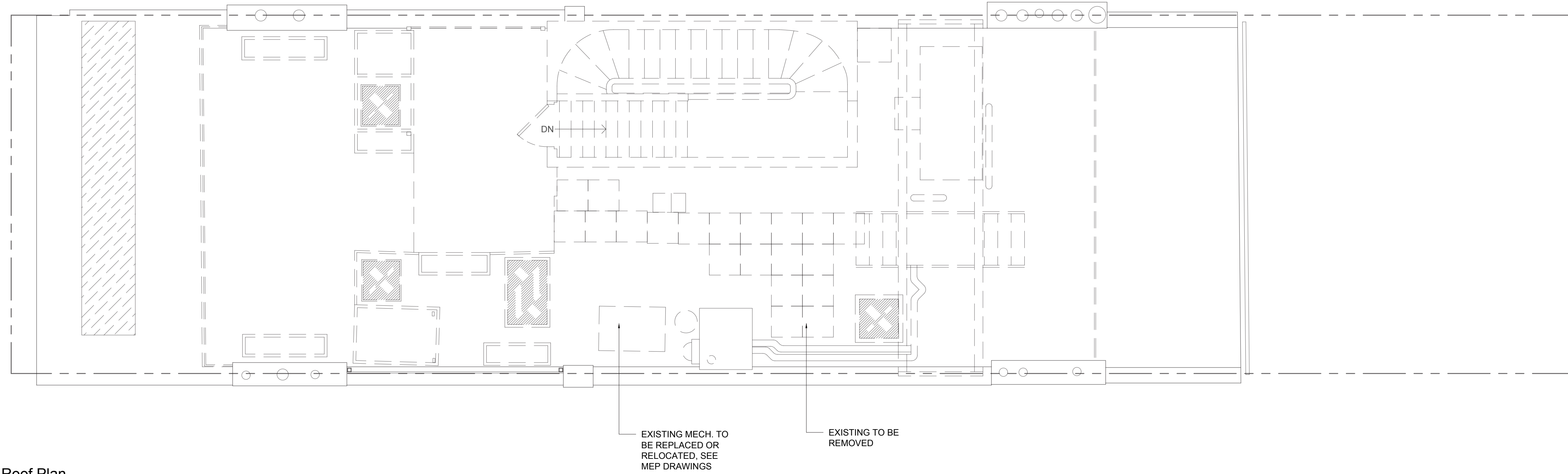
DRAWING NO:

LPC-115

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



1 Roof Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

DEMOLITION PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

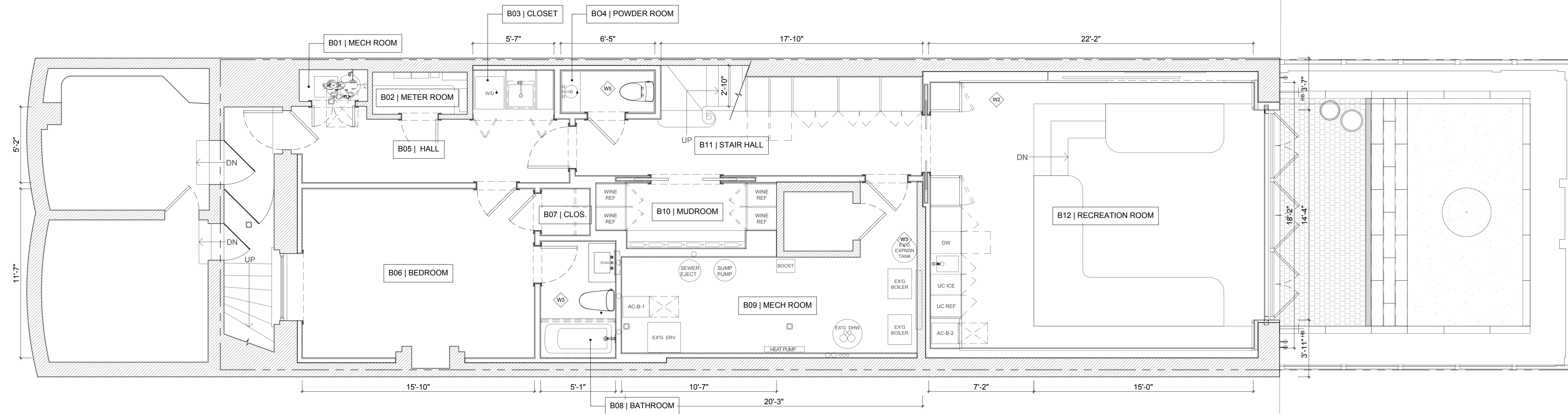
DRAWING NO:

LPC-116

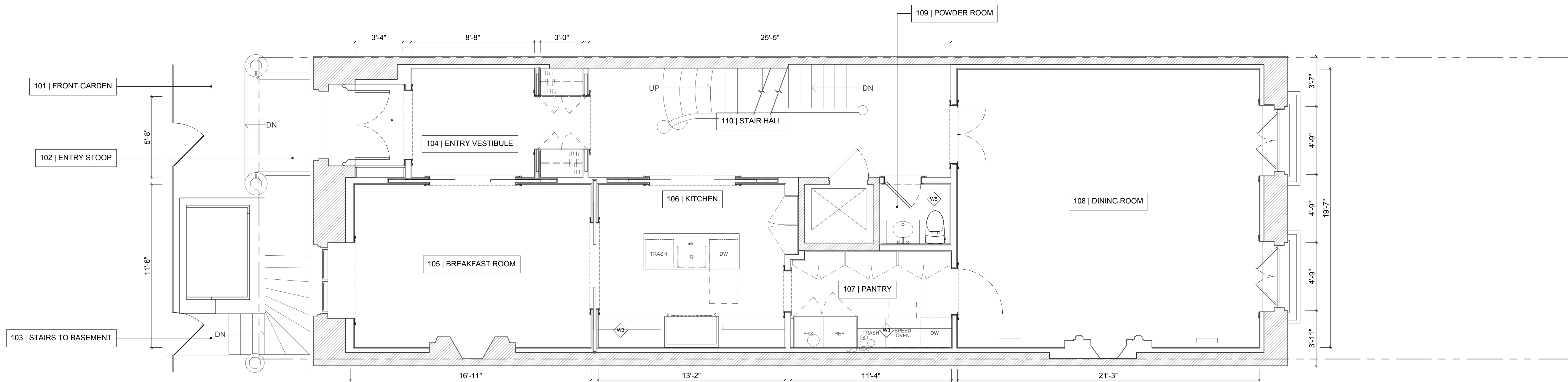
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
 PERMIT # CNE-24-08187
 DATE ISSUED: 4/11/2025



1 Basement Plan
 1/4"=1'-0"



2 1st Floor Plan
 1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
 NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
 168 7TH STREET 3C
 BROOKLYN, NY 11215
 718 504 5488

EXPEDITOR:

DESIGN 2147
 ZONING CONSULTANTS
 52 DIAMOND STREET
 BROOKLYN, NY 11222
 718 383 9340

STRUCTURAL ENGINEER:

AGENCY
 ARCHITECTURE & ENGINEERING
 55 BETHUNE, #1801
 NEW YORK, NY 10014
 212 203 0265

MEP ENGINEER:

D'ANTONIO
 CONSULTING ENGINEERS, PC
 30 WEST WAUKENA AVE
 OCEANSIDE, NY 11572
 516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
 1133 BROADWAY #220
 NEW YORK, NY 10010
 646 490 8566

AV CONSULTANT:

ONE BUTTON
 67 WEST STREET, SUITE 527
 BROOKLYN, NY 11222
 917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

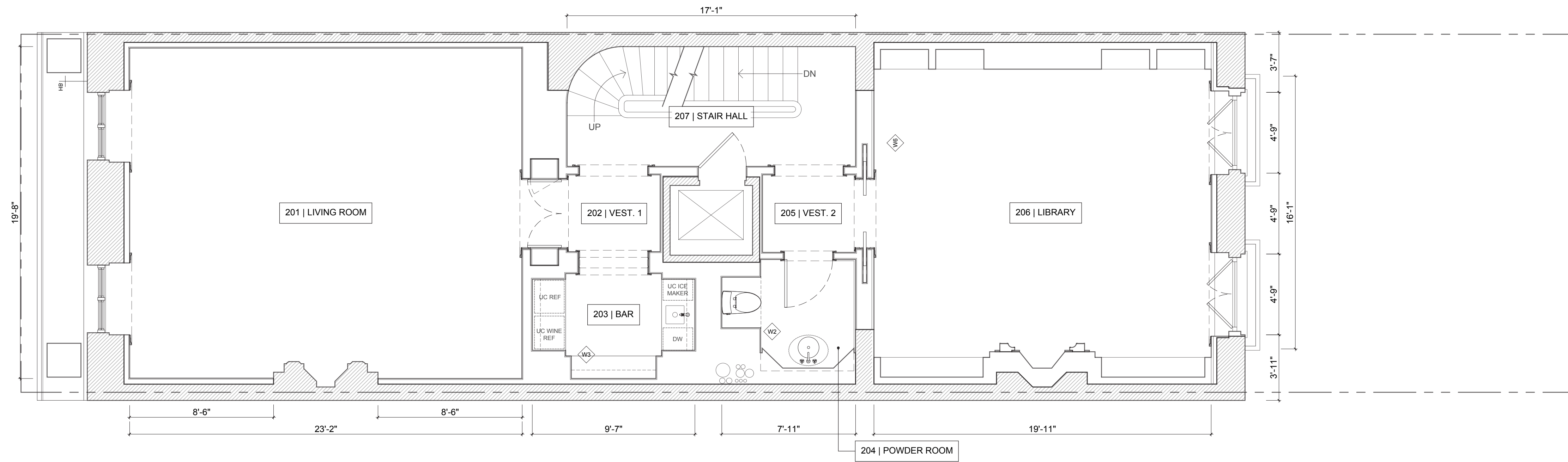
DRAWING NO:

LPC-117

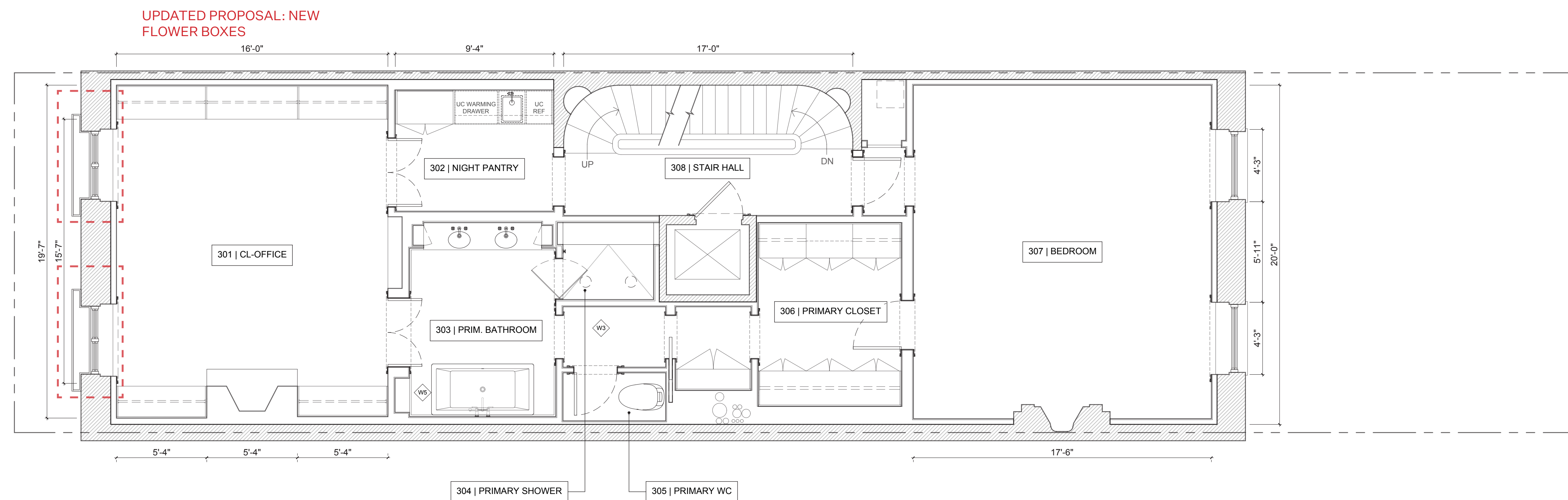
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
 PERMIT # CNE-24-08187
 DATE ISSUED: 4/11/2025



1 2nd Floor Plan
 1/4"=1'-0"



2 3rd Floor Plan
 1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
 NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
 168 7TH STREET 3C
 BROOKLYN, NY 11215
 718 504 5488

EXPEDITOR:

DESIGN 2147
 ZONING CONSULTANTS
 52 DIAMOND STREET
 BROOKLYN, NY 11222
 718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
 ARCHITECTURE & ENGINEERING
 55 BETHUNE, #1801
 NEW YORK, NY 10014
 212 203 0265

MEP ENGINEER:

D'ANTONIO
 CONSULTING ENGINEERS, PC
 30 WEST WAUKENA AVE
 OCEANSIDE, NY 11572
 516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
 1133 BROADWAY #220
 NEW YORK, NY 10010
 646 490 8566

AV CONSULTANT:

ONE BUTTON
 67 WEST STREET, SUITE 527
 BROOKLYN, NY 11222
 917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

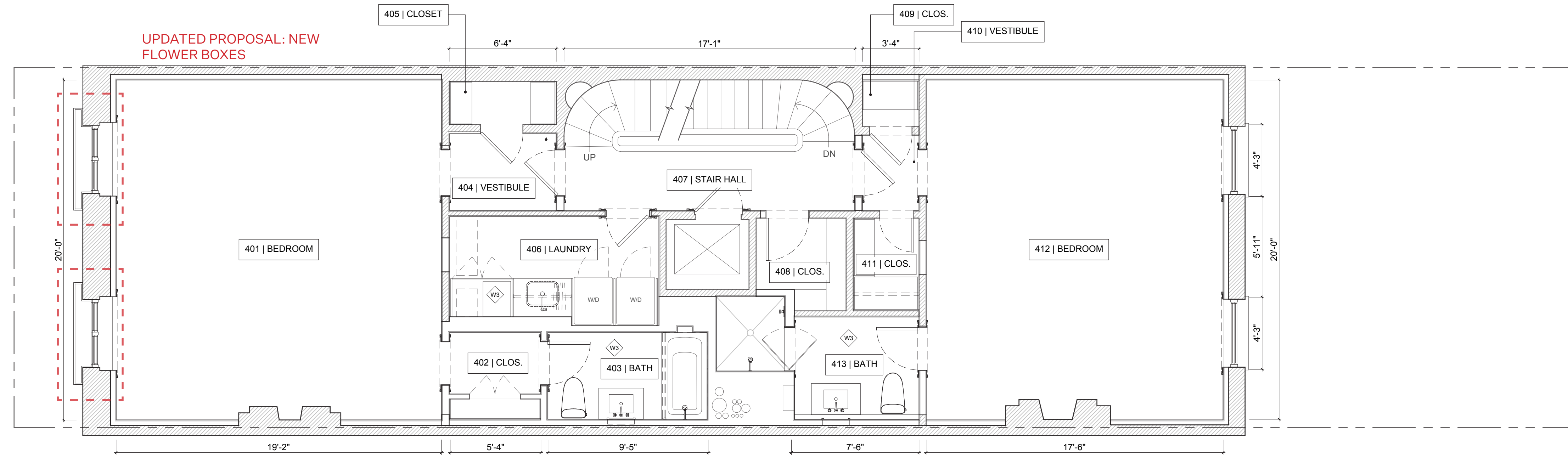
DRAWING NO:

LPC-118

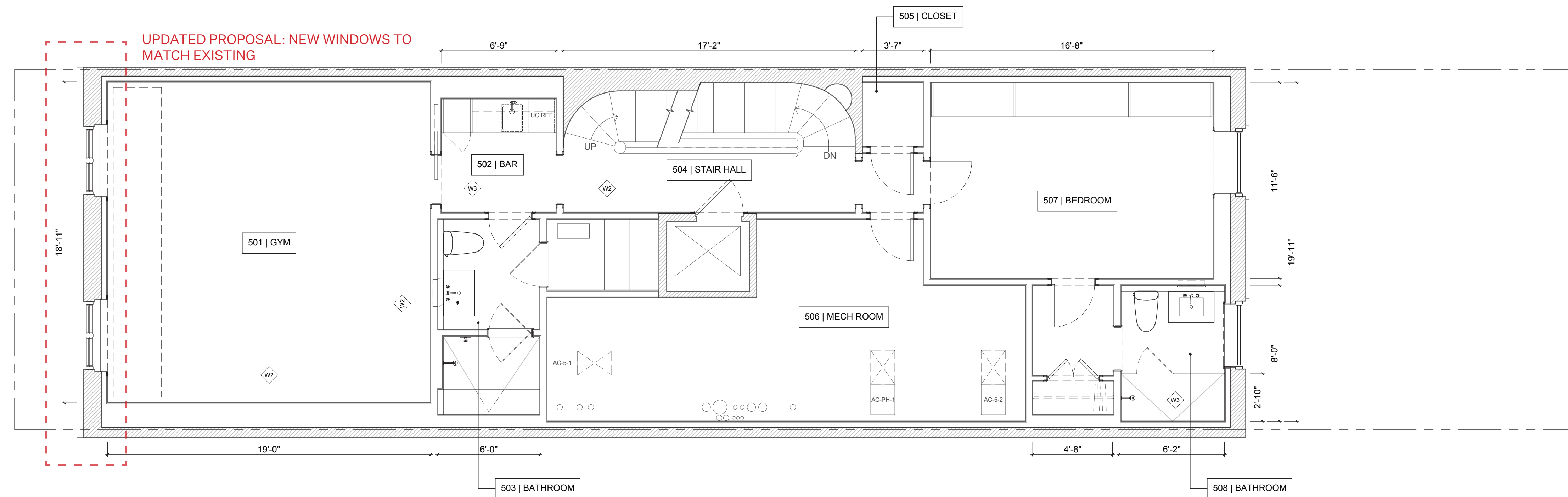
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
 PERMIT # CNE-24-08187
 DATE ISSUED: 4/11/2025



1 4th Floor Plan
 1/4"=1'-0"



2 5th Floor Plan
 1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
 NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
 168 7TH STREET 3C
 BROOKLYN, NY 11215
 718 504 5488

EXPEDITOR:

DESIGN 2147
 ZONING CONSULTANTS
 52 DIAMOND STREET
 BROOKLYN, NY 11222
 718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
 ARCHITECTURE & ENGINEERING
 55 BETHUNE, #1801
 NEW YORK, NY 10014
 212 203 0265

MEP ENGINEER:

D'ANTONIO
 CONSULTING ENGINEERS, PC
 30 WEST WAUKENA AVE
 OCEANSIDE, NY 11572
 516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
 1133 BROADWAY #220
 NEW YORK, NY 10010
 646 490 8566

AV CONSULTANT:

ONE BUTTON
 67 WEST STREET, SUITE 527
 BROOKLYN, NY 11222
 917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-119

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

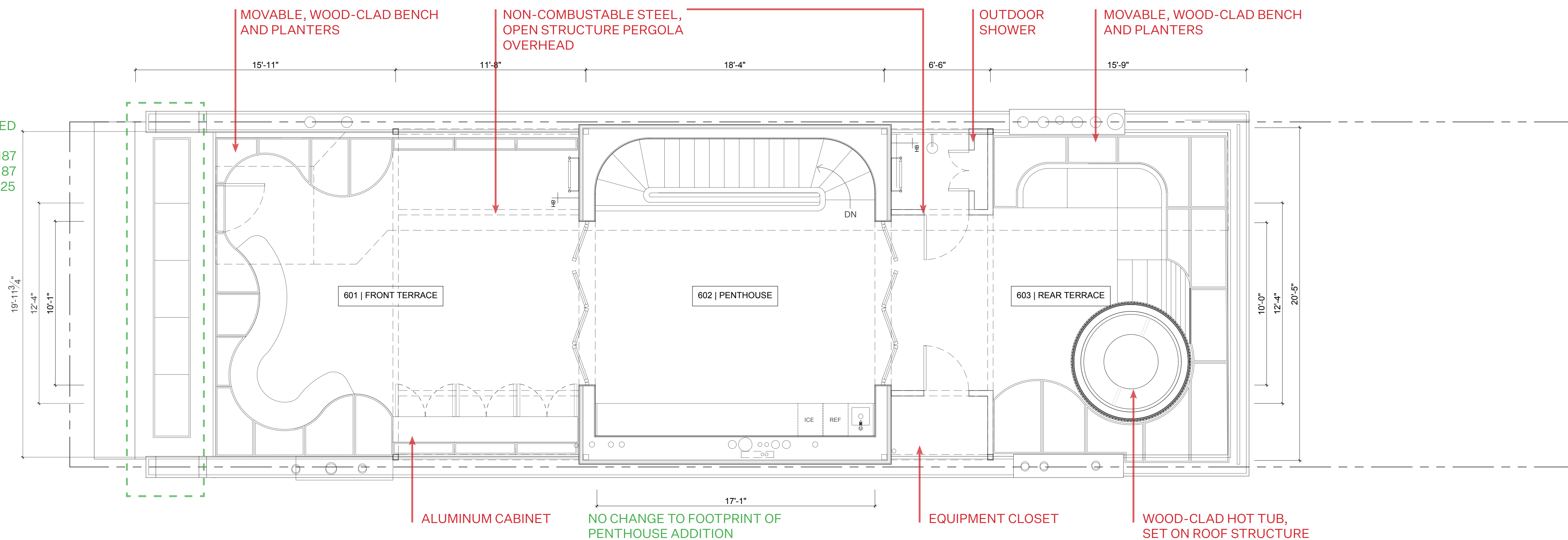
DRAWING NO:

LPC-120

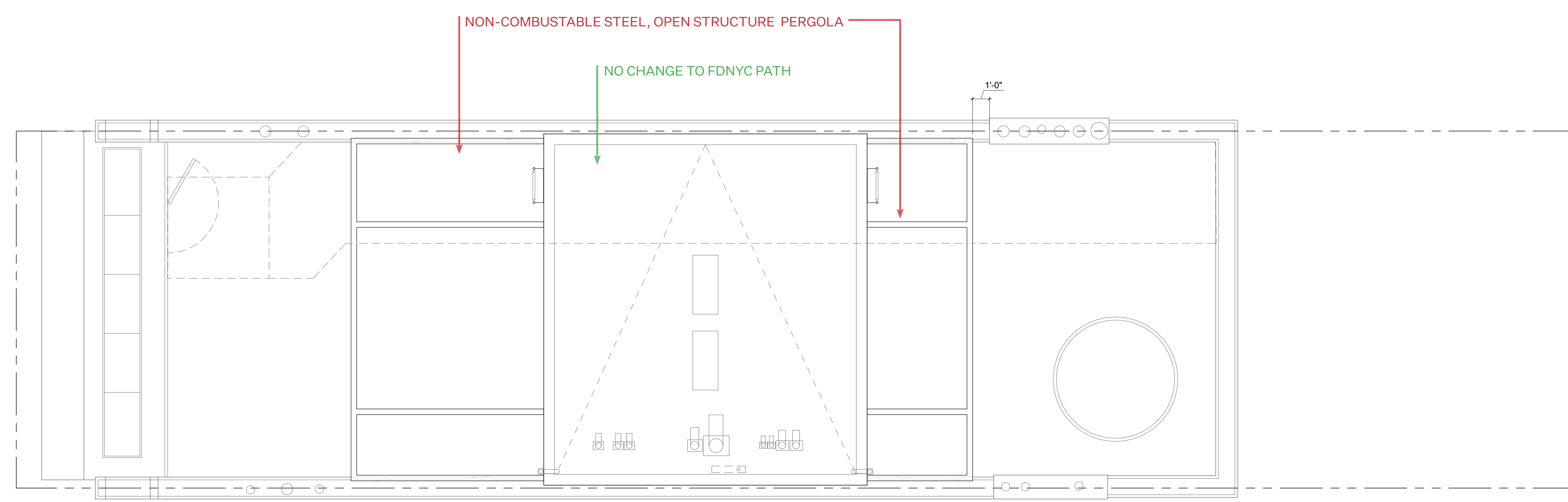
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

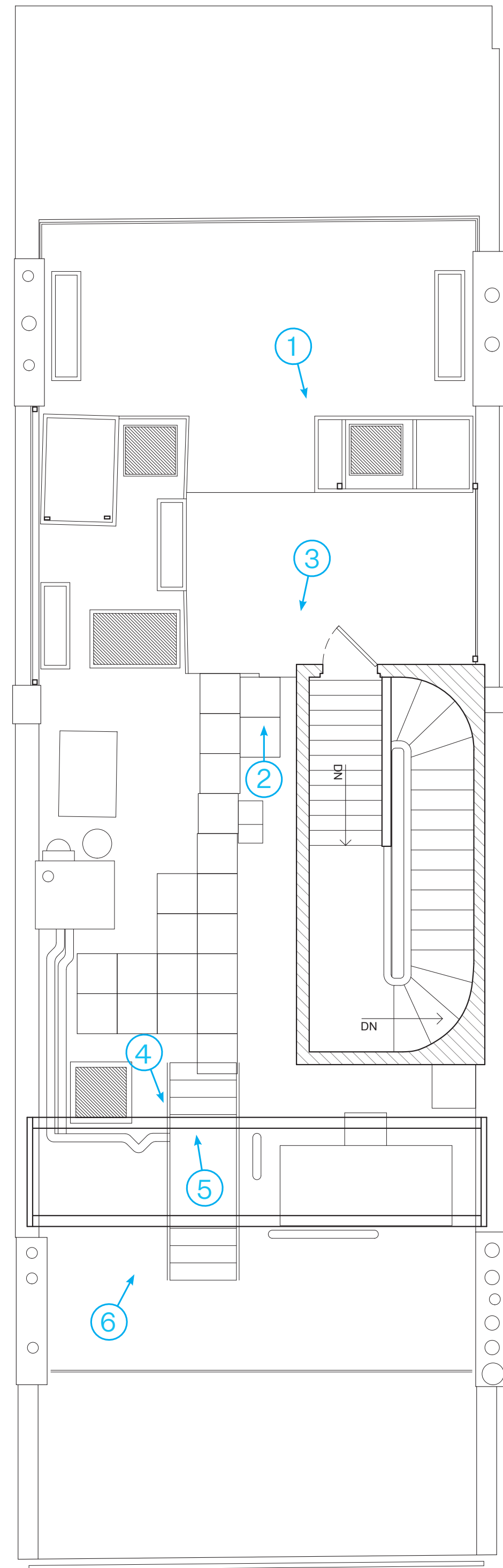


1 6th Floor Plan
1/4"=1'-0"



2 Roof Plan
1/4"=1'-0"

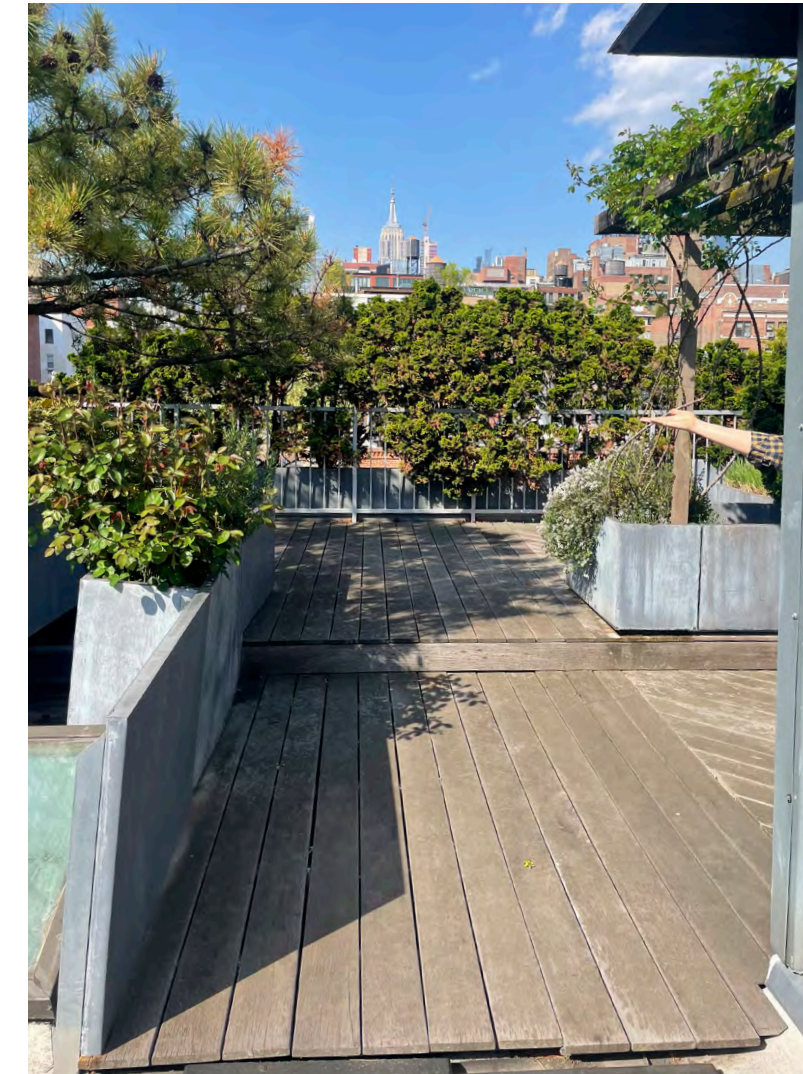
EXISTING ROOF - PHOTOS OF EXISTING 24 W 10 STRUCTURES



EXISTING ROOF PLAN



1. EXISTING STRUCTURE



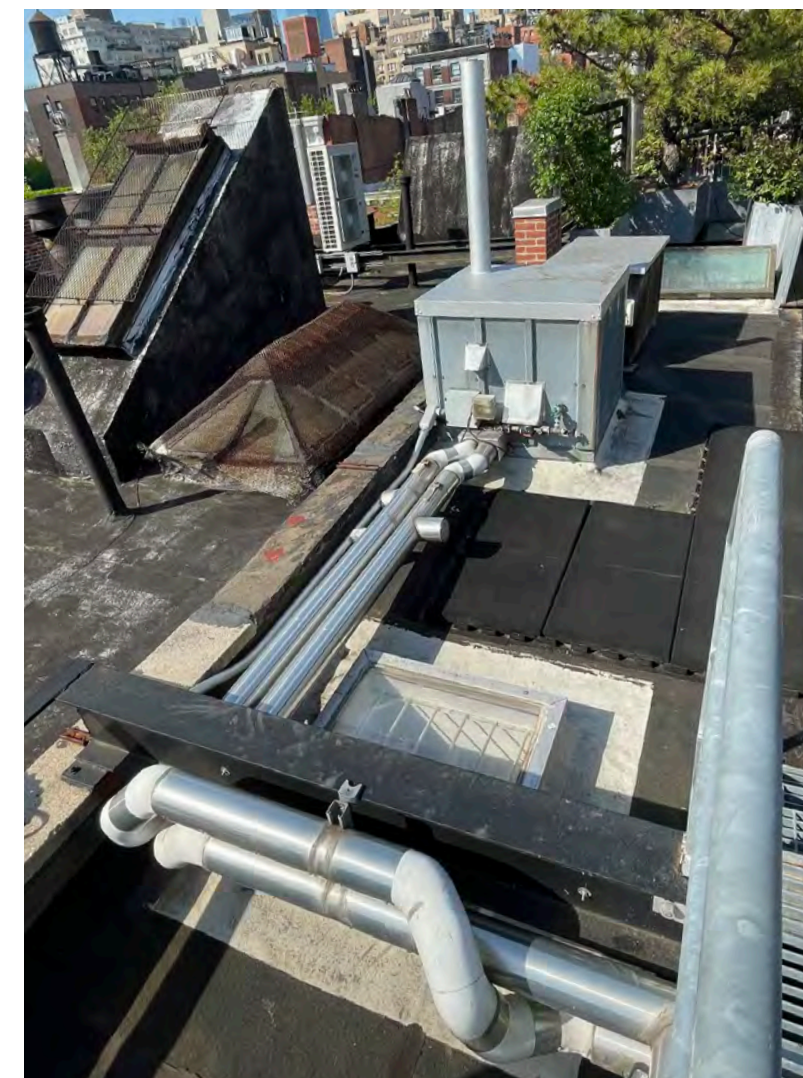
2. VIEW TOWARD WAS W 10TH ST



3. VIEW TOWARD W 9TH ST



4. VIEW TOWARDS WEST 9TH STREET



5. EXISTING DUNNAGE & SKYLIGHTS



6. EXISTING HVAC EQUIPMENT

PROJECT

24 W 10TH ST
RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

EXISTING ROOF PHOTOS

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-121

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM THE ROOF WITH UPDATED HEIGHT AND STRUCTURE

PROJECT

24 W 10TH ST
RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED ROOF
ADDITION MOCK UP
PHOTOS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

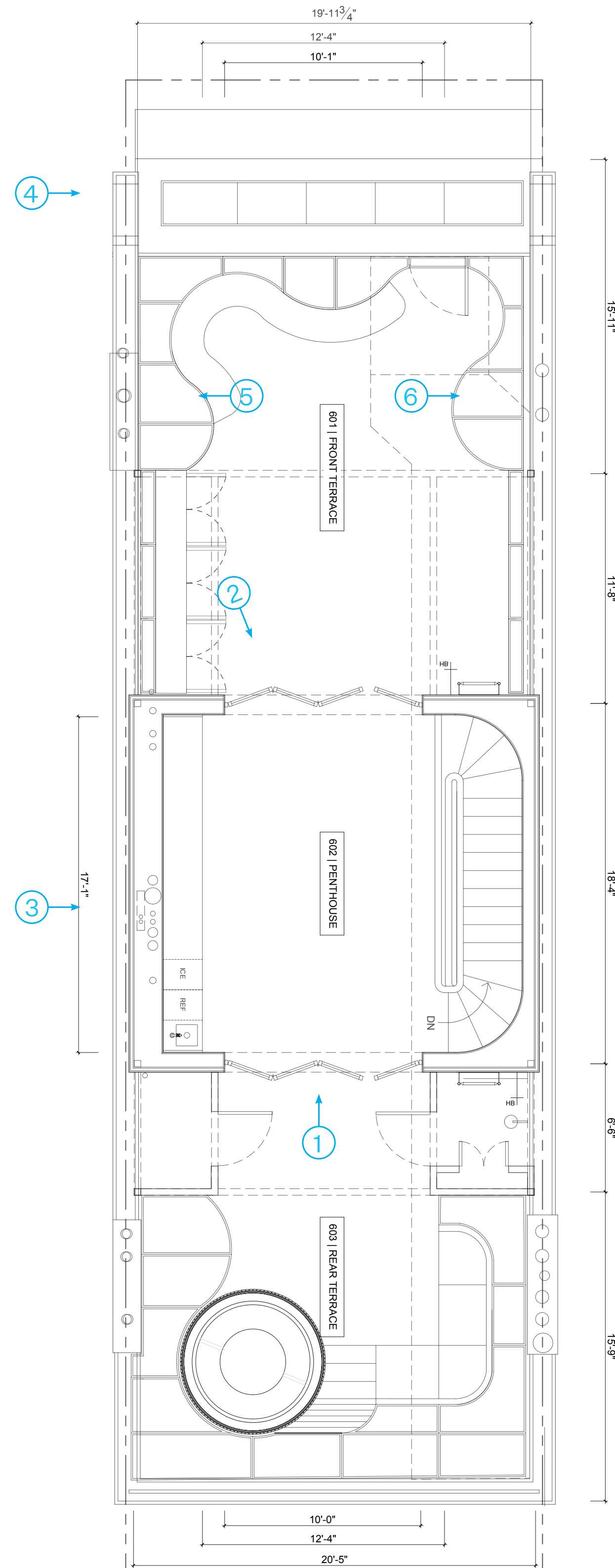
DRAWING BY: MT/AM

CHECK BY: CK

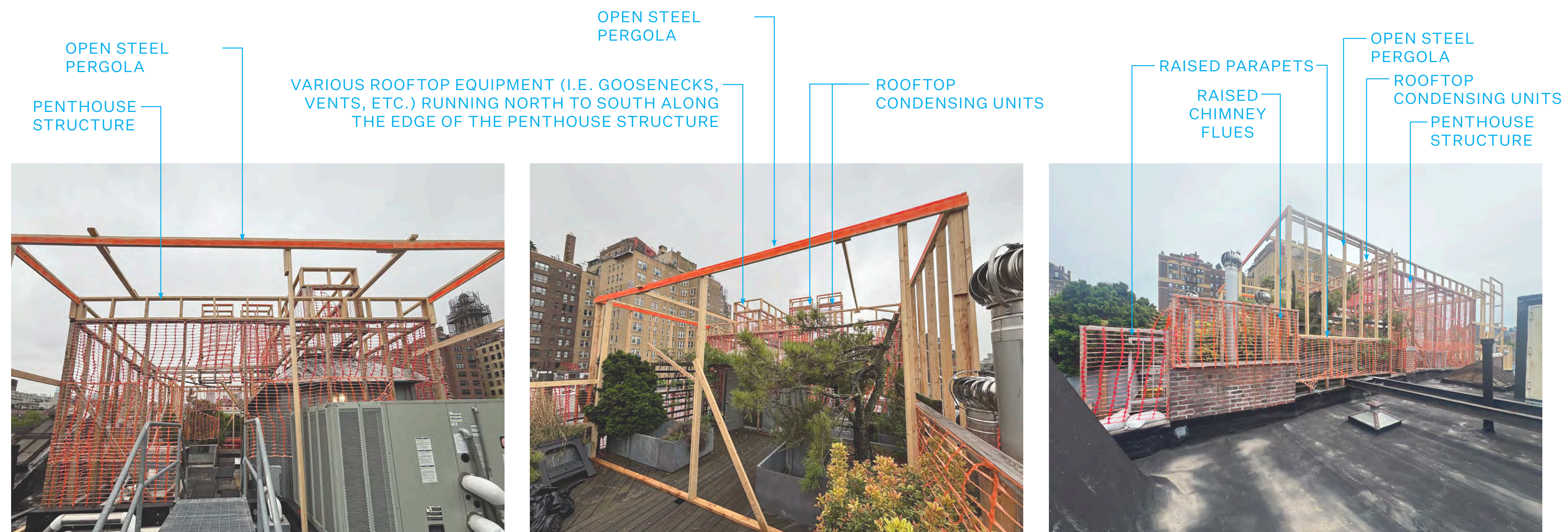
DRAWING NO:

LPC-122

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



PROPOSED PENTHOUSE PLAN



1. VIEW FACING NORTH FROM REAR TERRACE

2. VIEW FACING SOUTH FROM FRONT TERRACE

3. VIEW FACING EAST FROM NEIGHBORING BUILDING



4. VIEW FACING EAST SHOWING SKYLIGHT & RAILING

5. VIEW FACING WEST FROM FRONT TERRACE

6. VIEW FACING EAST FROM FRONT TERRACE

PREVIOUSLY APPROVED SKYLIGHT

DOCKET #LPC-24-08187
PERMIT #CNE-24-08187
DATE ISSUED: 4/11/2025

PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM PUBLIC THOROUGHFARE

PROJECT

24 W 10TH ST
RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED ROOF
ADDITION MOCK UP
PHOTOS

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-123

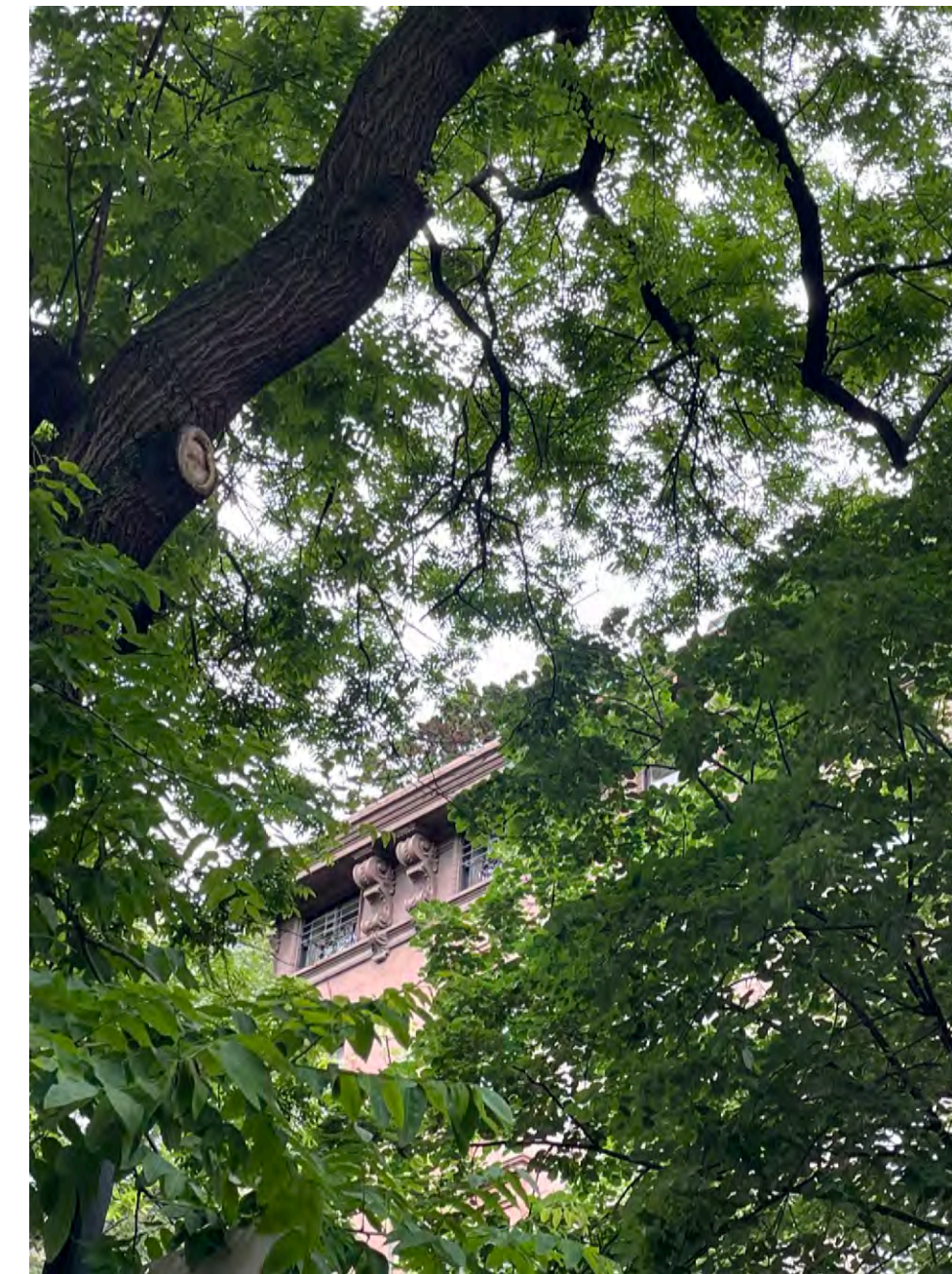
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



BLOCK PLAN



1. OBLIQUE VIEW LOOKING SOUTHWEST OF MOCKUP FROM THE CORNER OF WEST 10TH STREET & 6TH AVENUE; MOCKUP NOT VISIBLE



2. VIEW OF MOCKUP FACING SOUTHWEST; MOCKUP NOT VISIBLE



3. VIEW OF MOCKUP FACING SOUTHWEST; MOCKUP NOT VISIBLE



4. VIEW OF MOCKUP FACING SOUTHEAST; MOCKUP NOT VISIBLE

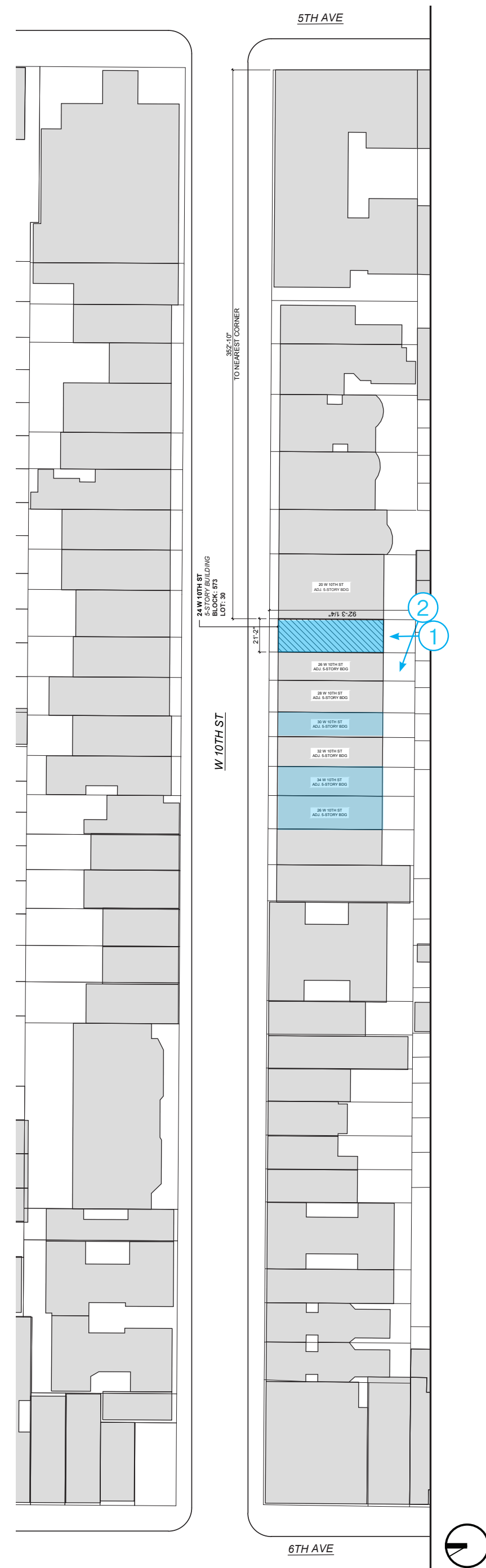


5. VIEW OF MOCKUP FACING SOUTHEAST; MOCKUP NOT VISIBLE



6. OBLIQUE VIEW LOOKING SOUTHEAST OF MOCKUP FROM THE CORNER OF WEST 10TH STREET & 5TH AVENUE; MOCKUP NOT VISIBLE

PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM REAR YARD



BLOCK PLAN



1. FACADE EXTENSION AS VIEWED FROM BACKYARD



2A. NEIGHBORS FACADE EXTENSIONS AS VIEWED FROM 24 W 10TH ST BACK YARD (JULY 2025)



2B. NEIGHBORS FACADE EXTENSIONS AS VIEWED FROM 24 W 10TH ST BACK YARD (JAN 2025)

PROJECT

24 W 10TH ST
RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED ROOF
ADDITION MOCK UP
PHOTOS

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

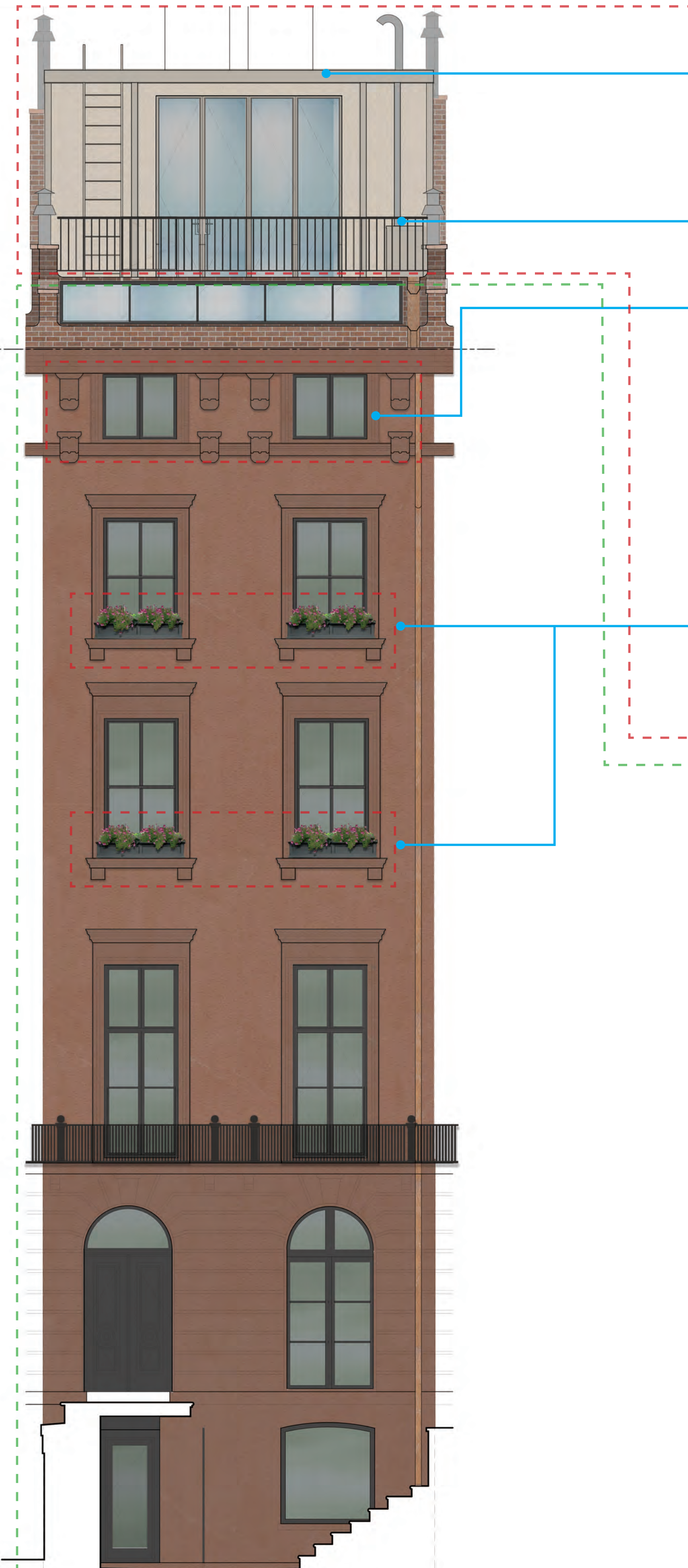
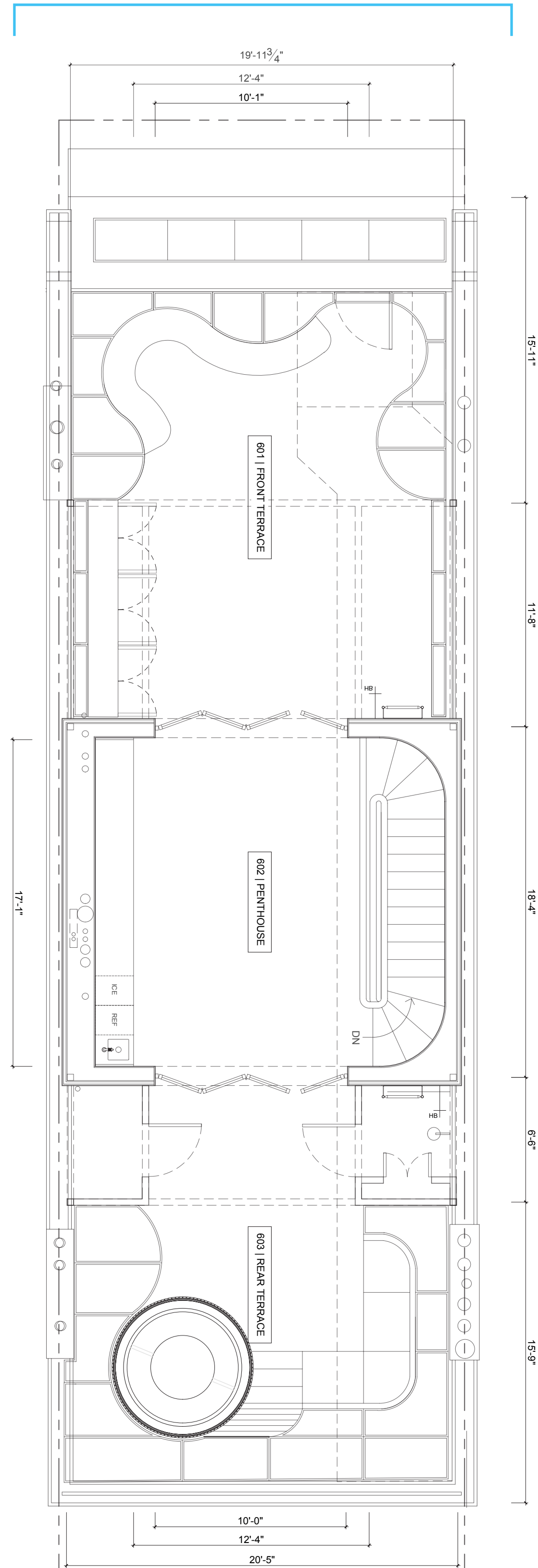
DRAWING NO:



LPC-124

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

NOTE: ALL MATERIALS ARE UNCHANGED FROM THOSE PREVIOUSLY APPROVED UNDER LPC DOCKET # LPC-24-08187



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

NEW PROPOSAL



STEEL OPEN STRUCTURE PERGOLA AND DOOR FRAMES:
POWDER COATED RAL 7044



NEW WINDOWS TO MATCH EXISTING



WINDOW BOXES:
BLACK PLANTERS PAINTED TO MATCH WINDOWS



PENTHOUSE ADDITION FACADE:
STANDARD 3-COAT PORTLAND CEMENT PLASTER [STUCCO] W/ FINE TEXTURED FINISH

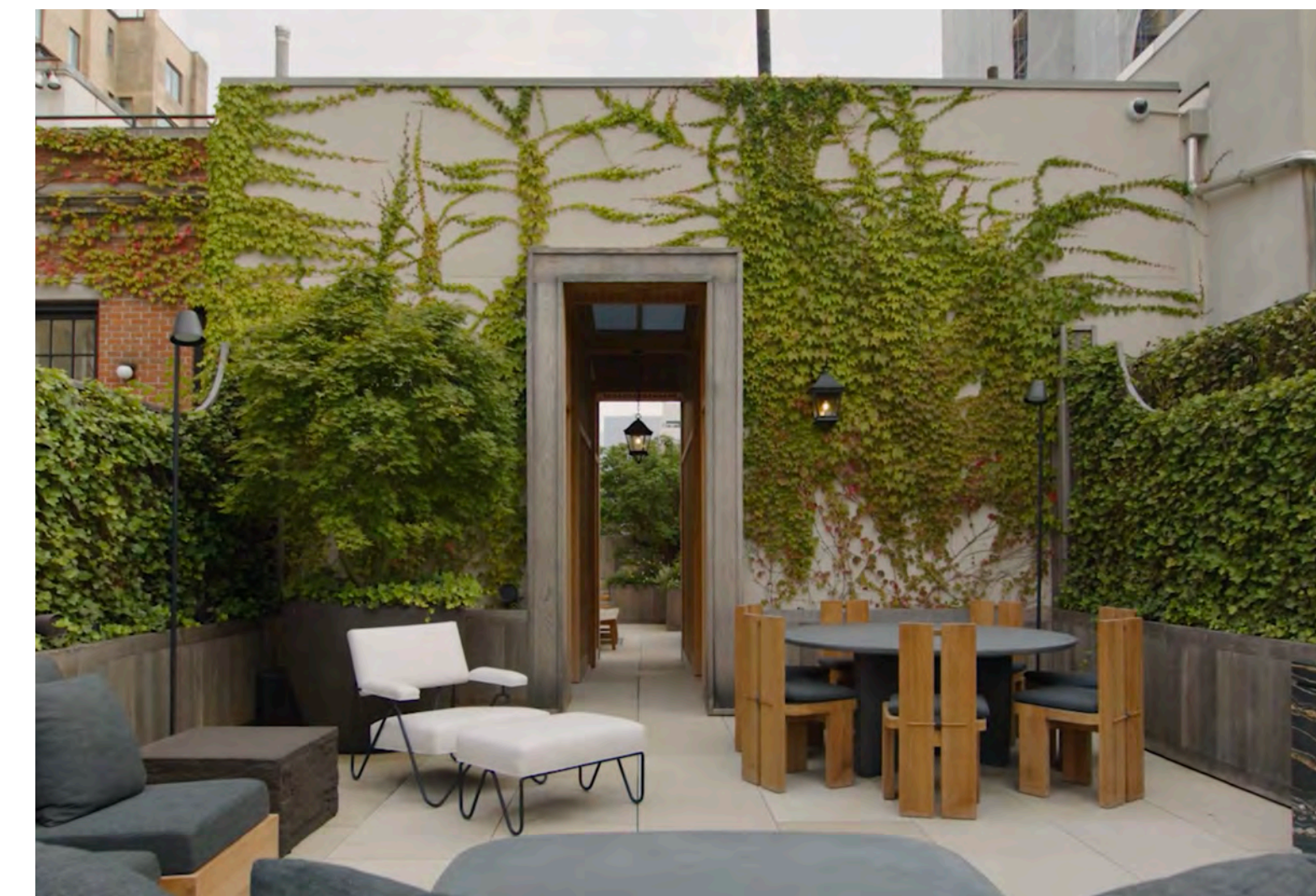
PAINTED: BENJAMIN MOORE WHITE DOVE #OC-17 FINISH



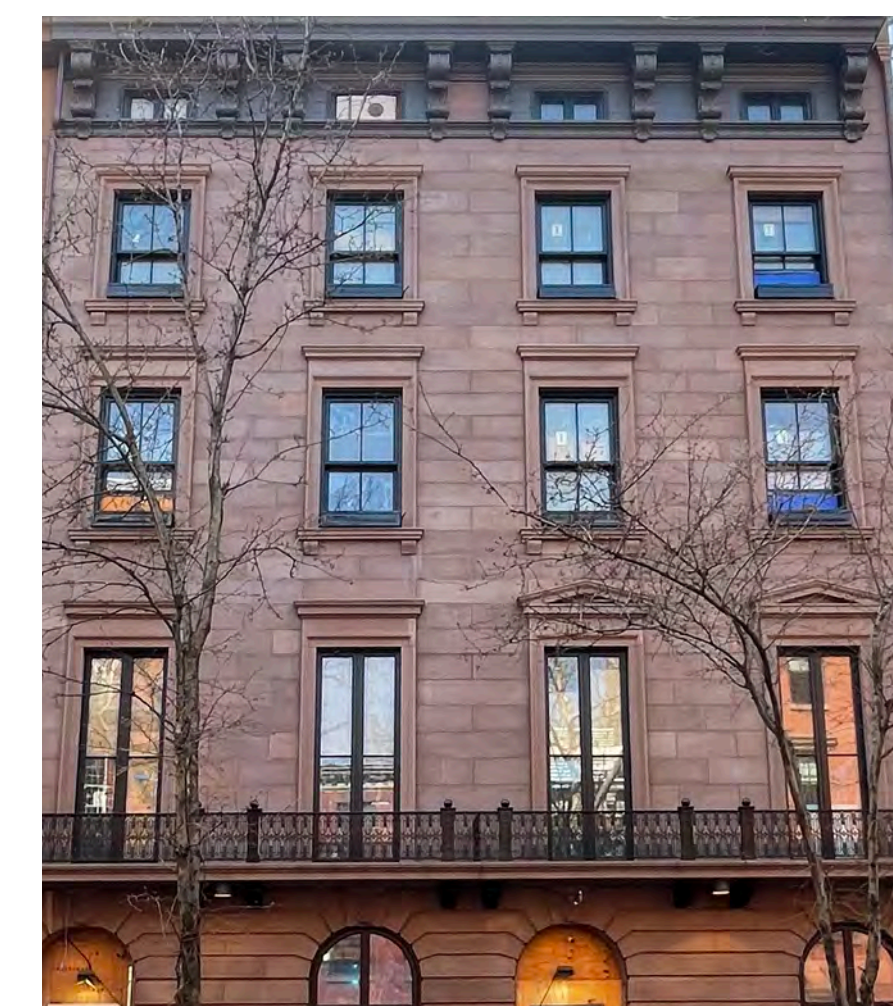
PENTHOUSE RAILINGS:
BLACK ANODIZED ALUMINUM



COPING STONES OVER RAISED PARAPETS:
BLUESTONE OVER SALVAGED MASONRY TO MATCH EXISTING



PENTHOUSE REFERENCE IMAGES



FLOWER BOX REFERENCE IMAGES (34 -36 10TH ST)

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

PROJECT

24 W 10TH ST
RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

ERV
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCY
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED PENTHOUSE MATERIALS (FRONT FACADE)

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:



LPC-126

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

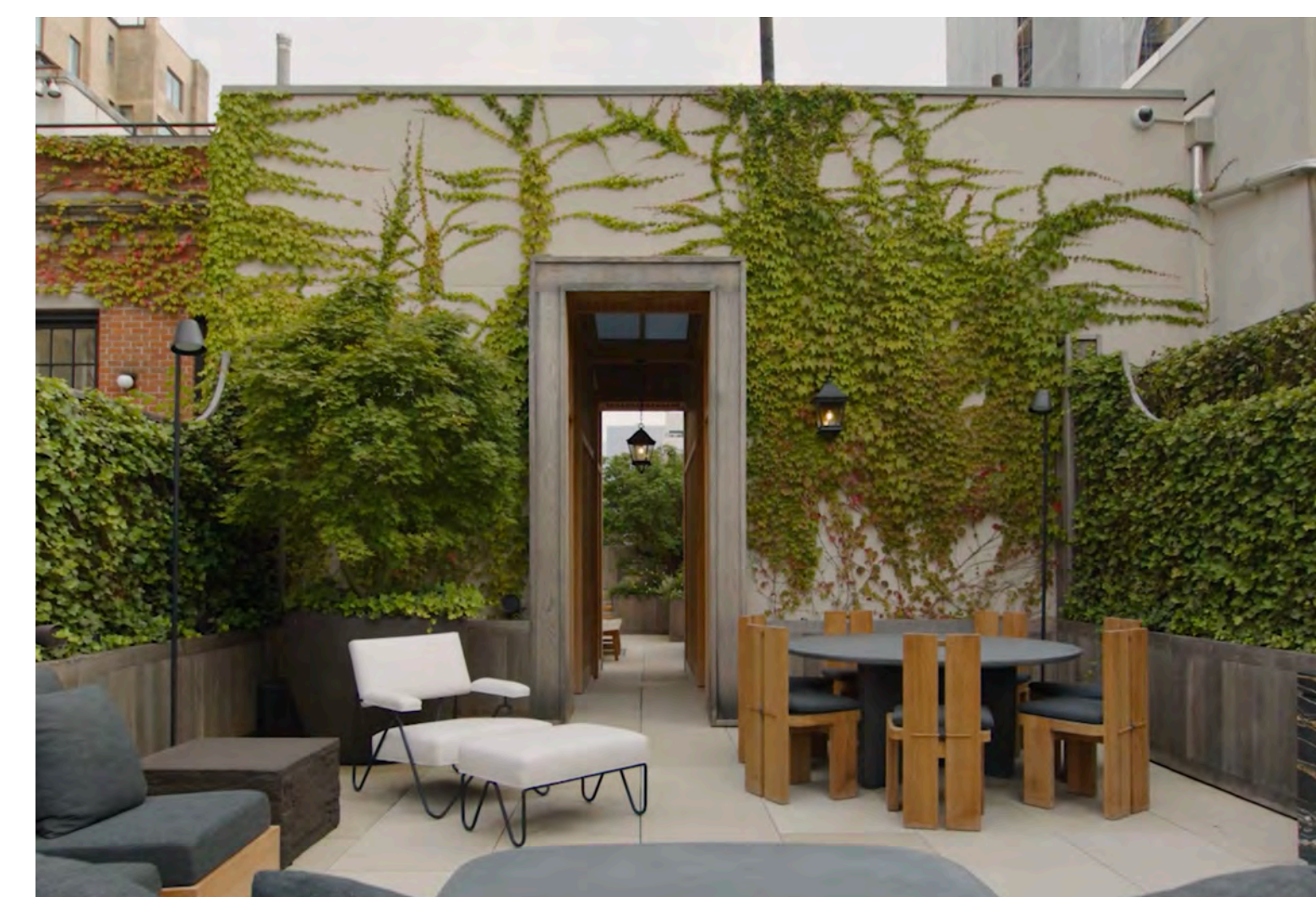
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

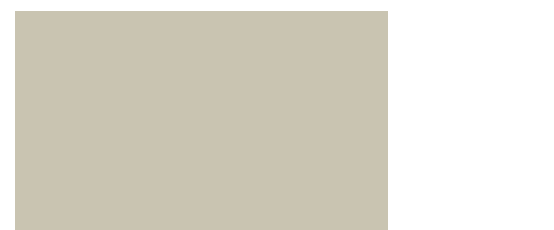
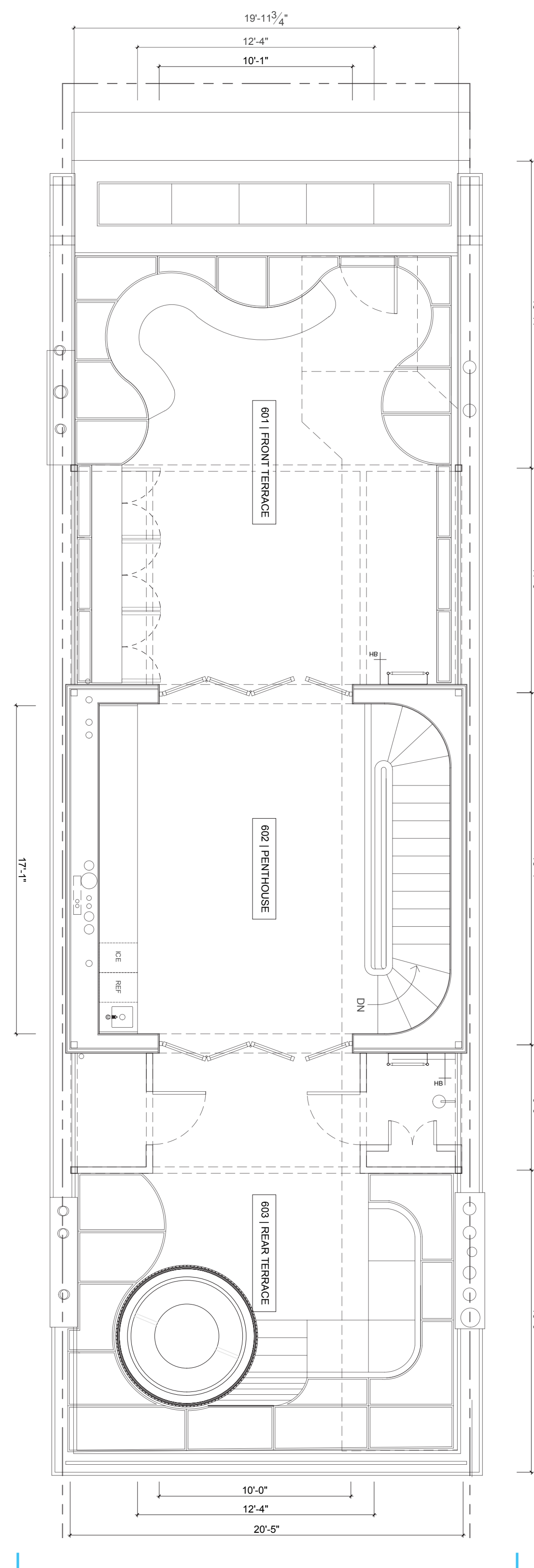
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787



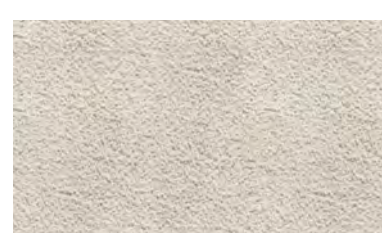
PENTHOUSE REFERENCE IMAGES

NOTE: ALL MATERIALS ARE UNCHANGED FROM THOSE PREVIOUSLY APPROVED UNDER LPC DOCKET # LPC-24-08187

NEW PROPOSAL



STEEL OPEN STRUCTURE
PERGOLA AND DOOR FRAMES:
POWDER COATED RAL 7044



PENTHOUSE ADDITION
FACADE:
STANDARD 3-COAT
PORTLAND
CEMENT PLASTER [STUCCO]
W/ FINE TEXTURED FINISH
PAINTED: BENJAMIN MOORE
WHITE DOVE #OC-17 FINISH



RAILINGS:
BLACK ANODIZED
ALUMINUM



COPING STONES OVER
RAISED PARAPETS:
BLUESTONE OVER
SALVAGED MASONRY
TO MATCH EXISTING



EXTENDED CHIMNEY
FLUES:
DOUBLE-WALL INSULATED
STEEL FLUES TO MATCH
EXISTING, TYPICAL



ROOFTOP CONDENSORS:
MITSUBISHI HEAT PUMP,
MODEL
#MXZ-SM72TAM-U1,
TYPICAL

PREVIOUSLY APPROVED
DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

ISSUE NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

PROPOSED PENTHOUSE MATERIALS (REAR FACADE)

SEAL AND SIGNATURE	DATE: 06.04.2025
	PROJECT #: 2310_24 W 10TH
	DRAWING BY: MT/AM
	CHECK BY: CK
	DRAWING NO:

LPC-125

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPIEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
BROOKLYN, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

PRECEDENT BUILDING HEIGHT, ALUMINUM AND GLASS DOORS, AND SKYLIGHT

NOTES:
ALL WINDOWS ON FRONT FACADE TO BE AS PER SCHEDULE.
FRONT FACADE TO RECEIVE NEW BROWNSTONE STUCCO. FINISH COLOR AND TEXTURE TO MATCH EXISTING CONDITION. SEE FACADE RESURFACING NOTES BELOW.

FACADE RESURFACING:

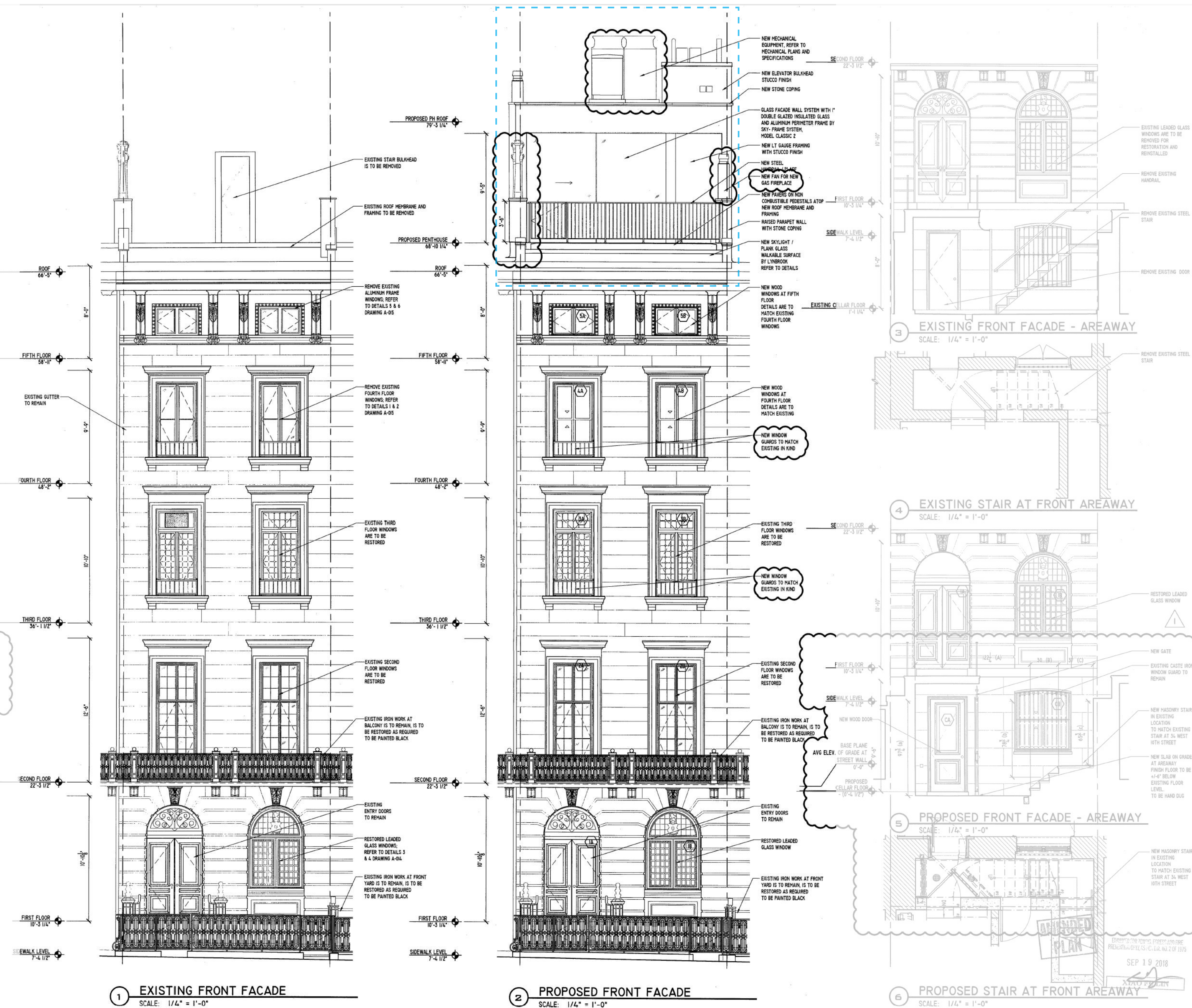
- PREPARATION OF THE SURFACE: CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.
- MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOWEL AND DRILL 1/8" DIA. HOLES 1/8" INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.
- APPLICATION OF PATCHING MATERIAL:
 - SURFACE BRUSHING: BRUSH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH.
 - SLURRY COAT: APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF:
 - 1 PART WHITE PORTLAND CEMENT
 - 2 PARTS TYPE S LIME
 - 4 PARTS SAND
 - MIX WITH WATER
 - SCRATCH COAT: THE FIRST SCRATCH COAT SHOULD BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. EACH SCRATCH COAT SHOULD BE SPORED BEFORE FINAL DRYING TO PROVIDE A KEY FOR FOLLOWING COATS. NO COAT SHOULD EXCEED 3/8" INCH IN THICKNESS. ABOUT 2 TO 4 HOURS SHOULD BE ALLOWED BETWEEN APPLICATIONS OF SCRATCH COATS. SCRATCH COATS CONSIST OF:
 - 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 2 PARTS SAND
 - MIX WITH WATER
 - FINISH COAT: THE FINISH COAT IS APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THIS LAST COAT IS FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE STONE BEING REPAIRED. THE FINISH COAT FORMULATION IS:
 - 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 2-3 PARTS SAND
 - 3-4 PARTS CRUSHED STONE
 - DRY PRIMER
 - MIX WITH WATER
- SURFACE FINISHING: SURFACE TO BE FINISHED TO MATCH THE EXISTING CONDITION.

CONTRACTOR TO PROVIDE A MINIMUM OF (2) SAMPLES OF THE PROPOSED BROWNSTONE FINISH COAT FOR ARCHITECTS AND LANDMARKS PRESERVATION COMMISSION REVIEW AND APPROVAL BEFORE THE WORK BEGINS.

BASE PLANE CALCULATION
REFER TO DRAWING #S A-008.00

BASE PLANE = (A x A) + (B x B) + (C x C)
A = B = C

88.5' = (97.75 x 92.25) + (76.75 x 90) + (97 x 65.75)
122.25 + 90 + 37



152 Madison Avenue, 12th Floor
New York, NY 10016
212 941 1900
fax: 212 941 1912
info@jryj.com

Hottenroth + Joseph Architects

REVISION	DATE	NO.	REMARKS
1	05.11.2024	01	ISSUED FOR STAFF APPROVAL
2	06.04.2025	01	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

PROJECT: **TOWNHOUSE RENOVATION**
30 West 10th Street,
New York, NY 10011

DRAWING TITLE:
EXISTING AND PROPOSED FRONT FACADE EXTERIOR ELEVATIONS



NYC DOB NUMBER:
DATE: 04/21/2016
SCALE: AS NOTED
DRAWN BY: LBJ/G
CHECKED BY: JIM JOSEPH
SHEET NUMBER:
A-008.01

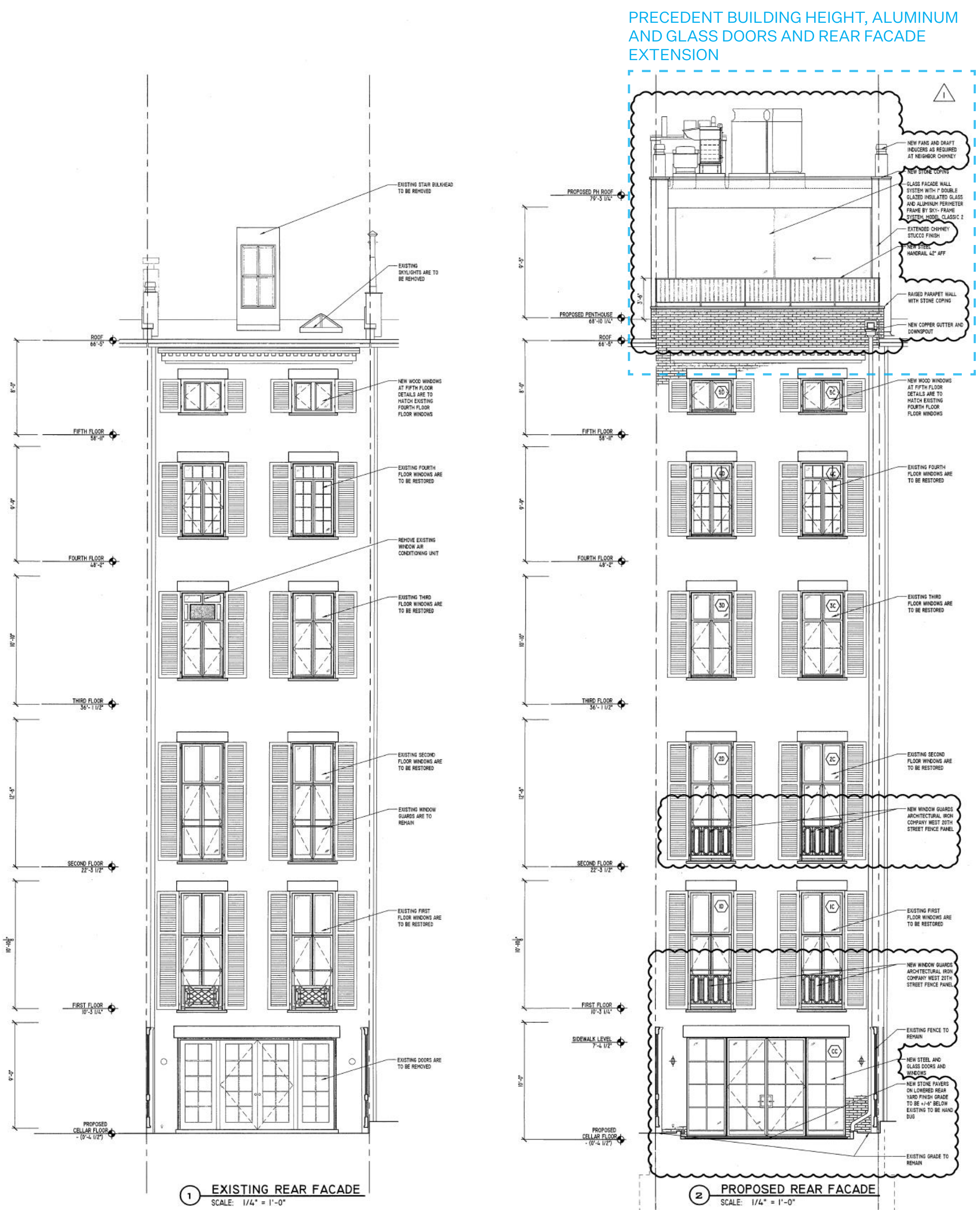
ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

RELEVANT PRECEDENTS:
30 W 10TH ST

SEAL AND SIGNATURE	DATE: 06.04.2025
PROJECT #:	2310_24 W 10TH
DRAWING BY:	MT/AM
CHECK BY:	CK
DRAWING NO.:	LPC-127

K:\Davis 30 West 10th\Drawings\Filing\A-009.00.ELEV.REAR.dwg 1:1 Dec. 19, 17 lcky



RECORDED
PLM
SEP 19 2024

A-009.01



TOWNHOUSE RENOVATION REAR FACADE RESTORATION AND REAR FACADE EXTENSION
30 West 10th Street
New York, NY 10011

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

Hottenroth + Joseph Architects

152 Madison Avenue, 12th Floor
New York, NY 10016
212 941 1900
fax: 212 941 1912
info@hjny.com

PROJECT
24 W 10TH ST RESIDENCE
24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
ERV
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCY
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE
**RELEVANT PRECEDENTS:
30 W 10TH ST**

SEAL AND SIGNATURE	DATE: 06.04.2025
	PROJECT #: 2310_24 W 10TH
	DRAWING BY: MT/AM
	CHECK BY: CK
	DRAWING NO:

LPC-128

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

**RELEVANT PRECEDENTS:
36-38 W 10TH ST**

SEAL AND SIGNATURE

DATE: 06.04.2025



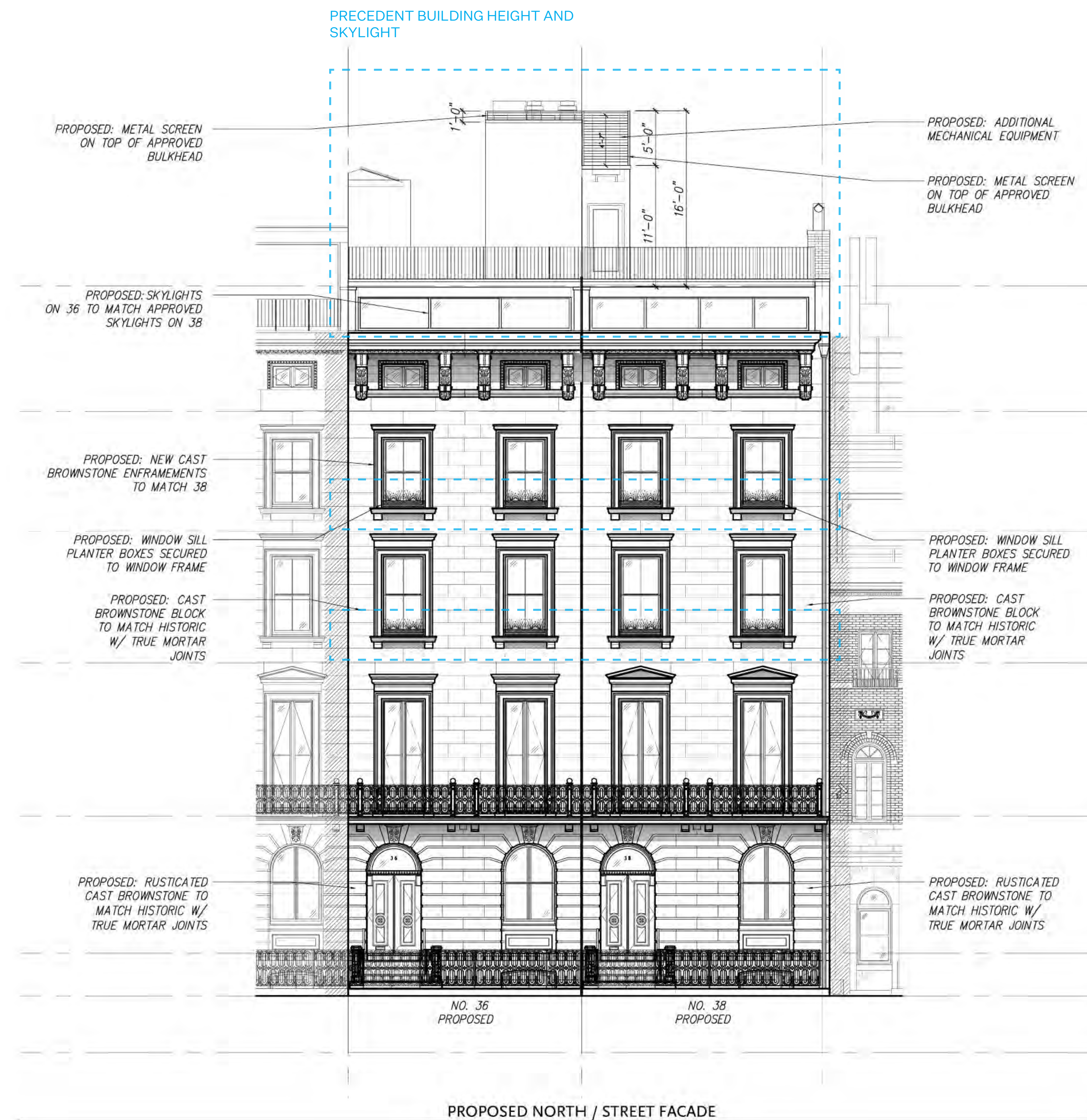
PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-130



**Ike
Kligerman
Barkley**

330 West Forty-Second Street
New York, NY 10036
212 268 0128

36 & 38 WEST 10TH STREET
FRONT FACADE - SCALE: 3/32" = 1'-0"

NOVEMBER 15, 2018

03

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

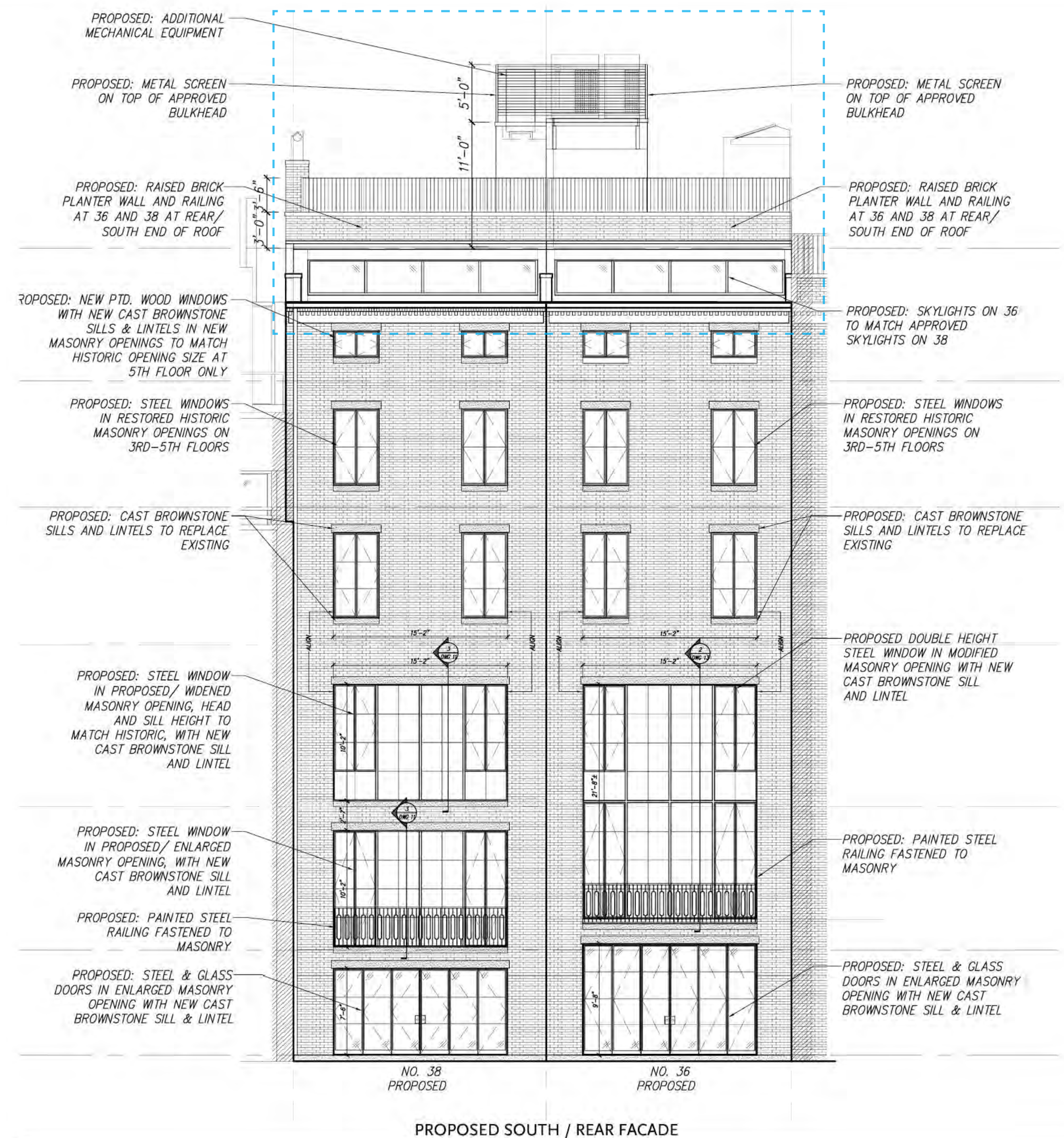
ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

RELEVANT PRECEDENTS:
36-38 W 10TH ST

PRECEDENT BUILDING HEIGHT,
SKYLIGHT, AND REAR FACADE
EXTENSION



36 & 38 WEST 10TH STREET
REAR FACADE - SCALE: 3/32" = 1'-0"

NOVEMBER 15, 2018
20

**Ike
Kligerman
Barkley**

330 West Forty-Second Street
New York, NY 10036
212 268 0128

SEAL AND SIGNATURE	DATE: 06.04.2025
	PROJECT #: 2310_24 W 10TH
	DRAWING BY: MT/AM
	CHECK BY: CK
	DRAWING NO:

LPC-131

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

APPENDIX

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-132

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPIEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPIEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

PROCEDURE FOR PATCHING OR RESURFACING SANDSTONE

- STONE**
1. PREPARATION OF THE SURFACE: CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.
 2. MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL 1/2-INCH DIAMETER HOLES 1/2-INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.
 3. APPLICATION OF PATCHING MATERIAL: PROPER APPLICATION OF PATCHING MATERIAL INVOLVE SEVERAL STEPS:
 - A. SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH.
 - B. SLURRY COAT: APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF MATERIAL IN THE FOLLOWING MIX BY VOLUME:

SLURRY COAT

 - 1 PART WHITE PORTLAND CEMENT
 - 2 PARTS TYPE S LIME
 - 5 PARTS SAND
 - MIX WITH WATER
 - C. SCRATCH COAT: THE FIRST SCRATCH COAT SHOULD BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. EACH SCRATCH COAT SHOULD BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR FOLLOWING COATS. NO COAT SHOULD EXCEED 3/8 INCH IN THICKNESS. ABOUT 2 TO 4 HOURS SHOULD BE ALLOWED BETWEEN APPLICATIONS OF SCRATCH COATS. SCRATCH COATS CONSIST OF MATERIAL IN THE FOLLOWING MIX BY VOLUME:

SCRATCH COAT

 - 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 5 PARTS SAND
 - MIX WITH WATER
 - D. FINISH COAT: THE FINISH COAT IS APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THIS LAST COAT IS FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE STONE BEING REPAIRED. THE FINISH COAT SHOULD BE FORMULATED AS FOLLOWS:

FINISH COAT

 - 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 2-3 PARTS SAND
 - 3-4 PARTS CRUSHED STONE
 - DRY PIGMENTS
 - MIX WITH WATER
4. SURFACE FINISHING: SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPPLING), DRY TOWELING WITH A WOODEN FLOAT, AND ACID ETCHING WITH DILUTE HYDROFLUORIC ACID. ALL EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO A LEATHER HARNESS.

- REPAIR NOTES:**
1. ALL MEASUREMENTS ABOVE ARE PARTS BY VOLUME
 2. ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER
 3. USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) WHEN CRUSHED STONE IS NOT SUFFICIENT TO GIVE A COLOR MATCH. BE CAREFUL NOT TO EXCEED RECOMMENDED MAXIMUM AMOUNTS. AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR
 4. THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE. USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

PROCEDURE FOR REPOINTING BRICK

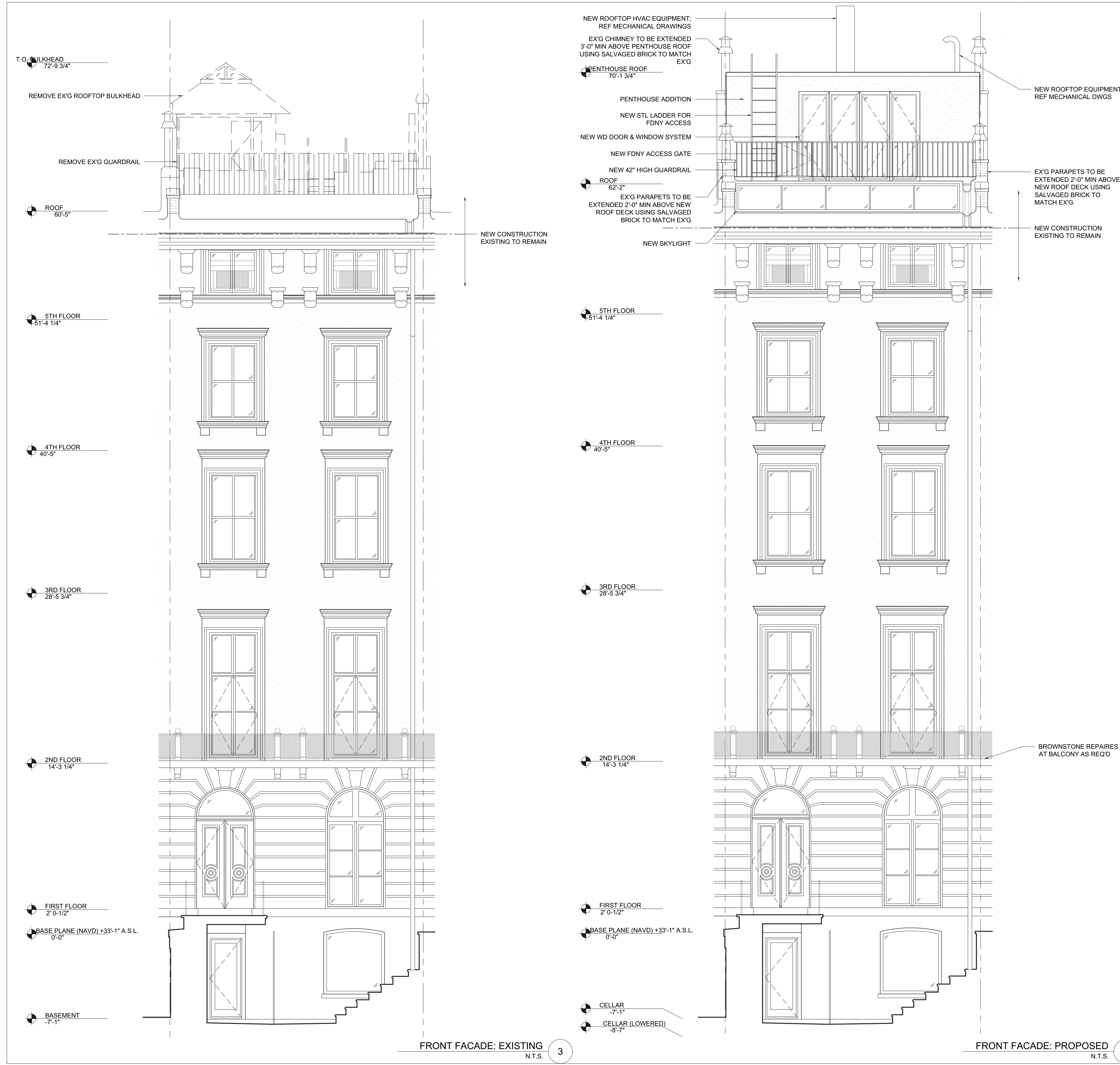
IF REPOINTING OF BRICK IS REQUIRED, THE FOLLOWING PROCEDURES AND SOFT MORTAR RECIPE SHOULD BE USED:

- JOINT CUTTING & TOOLING**
- REMOVE (E) DAMAGED MORTAR TO A MINIMUM DEPTH OF 2-1/2 TIMES THE WIDTH OF THE JOINT USING HAND OR PNEUMATIC-POWERED CHISEL. MORTAR SHOULD BE REMOVED CLEANLY FROM THE MASONRY UNITS WITH SQUARE CORNERS AT THE BACK OF THE CUT. RINSE JOINT WITH A JET OF WATER PRIOR TO FILLING TO REMOVE ALL LOOSE PARTICLES AND DUST. AT THE TIME OF FILLING, JOINT SHOULD BE DAMP BUT WITH NO STANDING WATER PRESENT.
- WHERE EXISTING MORTAR HAS BEEN REMOVED TO A DEPTH GREATER THAN 1 INCH, THESE DEEPER AREAS SHOULD BE FILLED FIRST, COMPACTING THE NEW MORTAR IN SEVERAL LAYERS. THE BACK OF THE ENTIRE JOINT SHOULD BE FILLED SUCCESSIVELY BY APPLYING APPROXIMATELY 1/4 INCH OF MORTAR IN EACH LAYER, PACKING WELL INTO THE BACK CORNERS AS SOON AS THE MORTAR HAS REACHED THUMB-PRINT HARDNESS. ANOTHER 1/4 LAYER MAY BE APPLIED.
- WHEN THE FINAL LAYER OF MORTAR IS THUMB-PRINT HARD, THE JOINT SHOULD BE TOOLED TO MATCH THE HISTORIC MORTAR JOINTS.

- MORTAR**
- 1 PART WHITE PORTLAND CEMENT (ASTM C-150, TYPE I)
 - 2-1/2 PARTS LIME
 - 5-6 PARTS SAND
- a. PARTS ARE BY VOLUME
 - b. MIX DRY INGREDIENTS FIRST BEFORE ADDING POTABLE WATER;
 - c. USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) TO TINT OR COLOR MORTAR; AND MIX ALL INGREDIENTS THOROUGHLY.

GENERAL NOTE: EXTERIOR WORK

1. BROWNSTONE AND PAINTING WORK WILL ONLY TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.
2. STORY-POLE MOCKUP OF BULKHEAD ADDITION WILL BE ERRECTED TO VERIFY ADDITION IS NOT VISIBLE FROM ANY MAIN THOROUGHFARE. MOCKUP TO BE DOCUMENTED WITH PHOTOGRAPHS FROM ROOF AND GROUND LEVELS AT THE FRONT AND REAR OF THE BUILDING.



ISSUE NO.	DATE	DESCRIPTION
00	11.22.2024	ISSUED FOR FILING
01	12.11.2024	REVISED FILING SET
02	01.22.2025	REVISED FILING SET

TITLE

EXTERIOR ELEVATIONS: FRONT

SEAL AND SIGNATURE	DATE: 01/10/2025
	PROJECT #: 2310_24 W 10TH
	DRAWING BY: MT
	CHECK BY: BD
	DRAWING NO: M01145276-II

A-201.0

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ISSUE NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PREVIOUSLY APPROVED FRONT ELEVATION

SEAL AND SIGNATURE	DATE: 06.04.2025
	PROJECT #: 2310_24 W 10TH
	DRAWING BY: MT/AM
	CHECK BY: CK
	DRAWING NO:

LPC-133

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPIEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11217
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPIEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

PROCEDURE FOR PATCHING OR RESURFACING SANDSTONE

STONE

1. PREPARATION OF THE SURFACE: CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.
2. MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL 1/8-INCH DIAMETER HOLES 1/8-INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.

3. APPLICATION OF PATCHING MATERIAL: PROPER APPLICATION OF PATCHING MATERIAL INVOLVE SEVERAL STEPS:
 - A. SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH;
 - B. SLURRY COAT: APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF MATERIAL IN THE FOLLOWING MIX BY VOLUME:
 - 1 PART WHITE PORTLAND CEMENT
 - 2 PARTS TYPE S LIME
 - 5 PARTS SAND
 - MIX WITH WATER
 - C. SCRATCH COAT: THE FIRST SCRATCH COAT SHOULD BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. EACH SCRATCH COAT SHOULD BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR FOLLOWING COATS. NO COAT SHOULD EXCEED 3/8 INCH IN THICKNESS. ABOUT 2 TO 4 HOURS SHOULD BE ALLOWED BETWEEN APPLICATIONS OF SCRATCH COATS. SCRATCH COATS CONSIST OF MATERIAL IN THE FOLLOWING MIX BY VOLUME:
 - 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 5 PARTS SAND
 - MIX WITH WATER

4. FINISH COAT: THE FINISH COAT IS APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THIS LAST COAT IS FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE STONE BEING REPAIRED. THE FINISH COAT SHOULD BE FORMULATED AS FOLLOWS:
 - 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 5 PARTS SAND
 - 3-4 PARTS CRUSHED STONE
 - DRY PIGMENTS
 - MIX WITH WATER

5. SURFACE FINISHING: SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPPLING), DRY TOWELING WITH A WOODEN FLOAT, AND ACID ETCHING WITH DILUTE HYDROFLUORIC ACID. ALL EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO A LEATHER HARNESS.
 - 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 5 PARTS SAND
 - 3-4 PARTS CRUSHED STONE
 - DRY PIGMENTS
 - MIX WITH WATER

6. REPAIR NOTES:
 1. ALL MEASUREMENTS ABOVE ARE PARTS BY VOLUME
 2. ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER
 3. USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) WHEN CRUSHED STONE IS NOT SUFFICIENT TO GIVE A COLOR MATCH. BE CAREFUL NOT TO EXCEED RECOMMENDED MAXIMUM AMOUNTS. AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR
 4. THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE. USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

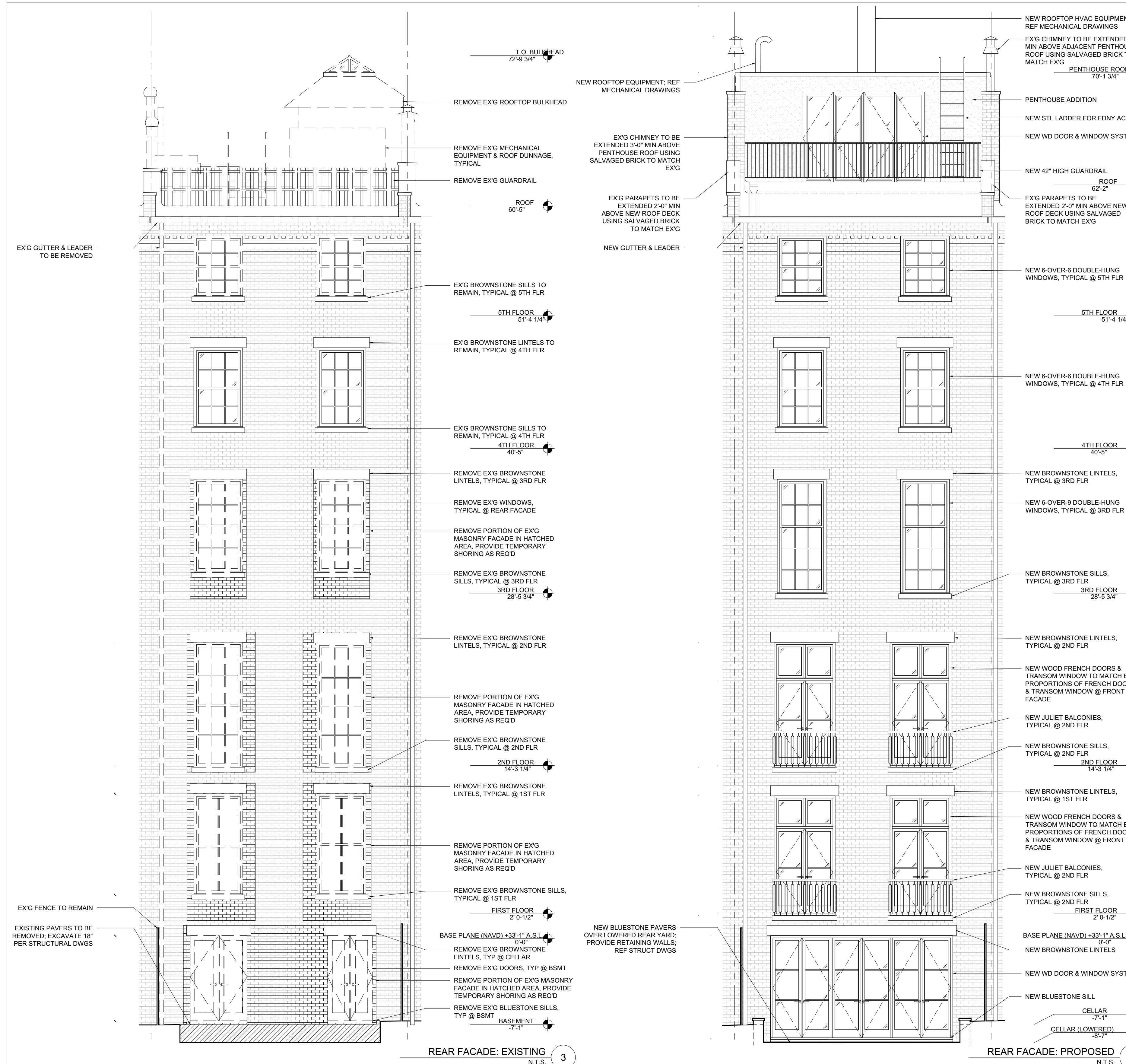
7. JOINT CUTTING & TOOLING
 - REMOVE (E) DAMAGED MORTAR TO A MINIMUM DEPTH OF 2-1/2 TIMES THE WIDTH OF THE JOINT USING HAND OR PNEUMATIC-POWERED CHISEL. MORTAR SHOULD BE REMOVED CLEANLY FROM THE MASONRY UNITS WITH SQUARE CORNERS AT THE BACK OF THE CUT. RINSE JOINT WITH A JET OF WATER PRIOR TO FILLING TO REMOVE ALL LOOSE PARTICLES AND DUST. AT THE TIME OF FILLING, JOINT SHOULD BE DAMP BUT WITH NO STANDING WATER PRESENT.
 - WHERE EXISTING MORTAR HAS BEEN REMOVED TO A DEPTH GREATER THAN 1 INCH, THESE DEEPER AREAS SHOULD BE FILLED FIRST, COMPACTING THE NEW MORTAR IN SEVERAL LAYERS. THE BACK OF THE ENTIRE JOINT SHOULD BE FILLED SUCCESSIVELY BY APPLYING APPROXIMATELY 1/4 INCH OF MORTAR IN EACH LAYER, PACKING WELL INTO THE BACK CORNERS AS SOON AS THE MORTAR HAS REACHED THUMB-PRINT HARDNESS. ANOTHER 1/4 LAYER MAY BE APPLIED.
 - WHEN THE FINAL LAYER OF MORTAR IS THUMB-PRINT HARD, THE JOINT SHOULD BE TOOLED TO MATCH THE HISTORIC MORTAR JOINTS.

8. MORTAR
 - 1 PART WHITE PORTLAND CEMENT (ASTM C-150, TYPE I)
 - 2-1/2 PARTS LIME
 - 5-6 PARTS SAND
 - a. PARTS ARE BY VOLUME
 - b. MIX DRY INGREDIENTS FIRST BEFORE ADDING POTABLE WATER;
 - c. USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) TO TINT OR COLOR MORTAR; AND MIX ALL INGREDIENTS THOROUGHLY.

9. GENERAL NOTE: EXTERIOR WORK
 1. BROWNSTONE AND PAINTING WORK WILL ONLY TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.
 2. STORY-POLE MOCKUP OF BULKHEAD ADDITION WILL BE ERECTED TO VERIFY ADDITION IS NOT VISIBLE FROM ANY MAIN THROUGHFARE. MOCKUP TO BE DOCUMENTED WITH PHOTOGRAPHS FROM ROOF AND GROUND LEVELS AT THE FRONT AND REAR OF THE BUILDING.

10. EXTERIOR MATERIAL NOTES
 1. NEW ROOFTOP HVAC EQUIPMENT; REF MECHANICAL DRAWINGS
 - EX'G CHIMNEY TO BE EXTENDED 3'-0" MIN ABOVE ADJACENT PENTHOUSE ROOF USING SALVAGED BRICK TO MATCH EX'G
 - PENTHOUSE ROOF 7'-1 3/4"
 - PENTHOUSE ADDITION
 - NEW STL LADDER FOR FDNY ACCESS
 - NEW WD DOOR & WINDOW SYSTEM
 - NEW 42" HIGH GUARDRAIL
 - ROOF 6'-2"
 - EX'G PARAPETS TO BE EXTENDED 2'-0" MIN ABOVE NEW ROOF DECK USING SALVAGED BRICK TO MATCH EX'G
 - NEW 6-OVER-6 DOUBLE-HUNG WINDOWS, TYPICAL @ 5TH FLR
 - 5TH FLOOR 51'-4 1/4"
 - NEW 6-OVER-6 DOUBLE-HUNG WINDOWS, TYPICAL @ 4TH FLR
 - 4TH FLOOR 40'-5"
 - NEW BROWNSTONE LINTELS, TYPICAL @ 3RD FLR
 - NEW 6-OVER-9 DOUBLE-HUNG WINDOWS, TYPICAL @ 3RD FLR
 - 3RD FLOOR 28'-5 3/4"
 - NEW BROWNSTONE LINTELS, TYPICAL @ 2ND FLR
 - NEW WOOD FRENCH DOORS & TRANSOM WINDOW TO MATCH EX'G PROPORTIONS OF FRENCH DOORS & TRANSOM WINDOW @ FRONT FACADE
 - NEW JULIET BALCONIES, TYPICAL @ 2ND FLR
 - NEW BROWNSTONE SILLS, TYPICAL @ 2ND FLR 14'-3 1/4"
 - NEW BROWNSTONE LINTELS, TYPICAL @ 1ST FLR
 - NEW WOOD FRENCH DOORS & TRANSOM WINDOW TO MATCH EX'G PROPORTIONS OF FRENCH DOORS & TRANSOM WINDOW @ FRONT FACADE
 - NEW JULIET BALCONIES, TYPICAL @ 2ND FLR
 - NEW BROWNSTONE SILLS, TYPICAL @ 2ND FLR
 - FIRST FLOOR 2'-0-1/2"
 - BASE PLANE (NAVD) +33'-1" A.S.L. 0'-0"
 - NEW BROWNSTONE LINTELS
 - NEW WD DOOR & WINDOW SYSTEM
 - NEW BLUESTONE SILL
 - CELLAR -7'-1"
 - CELLAR (LOWERED) -8'-7"

11. REAR FACADE: EXISTING N.T.S. 3
12. REAR FACADE: PROPOSED N.T.S. 2
13. EXTERIOR MATERIAL NOTES N.T.S. 1



NO.	DATE	DESCRIPTION
00	11.22.2024	ISSUED FOR FILING
01	12.11.2024	REVISED FILING SET
02	01.22.2025	REVISED FILING SET

TITLE

EXTERIOR ELEVATIONS: REAR

SEAL AND SIGNATURE DATE: 01/10/2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT

CHECK BY: BD

DRAWING NO: M01145276-II

A-202.0

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER SIGNATURE AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PREVIOUSLY APPROVED REAR ELEVATION

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER SIGNATURE AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

LPC-134

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

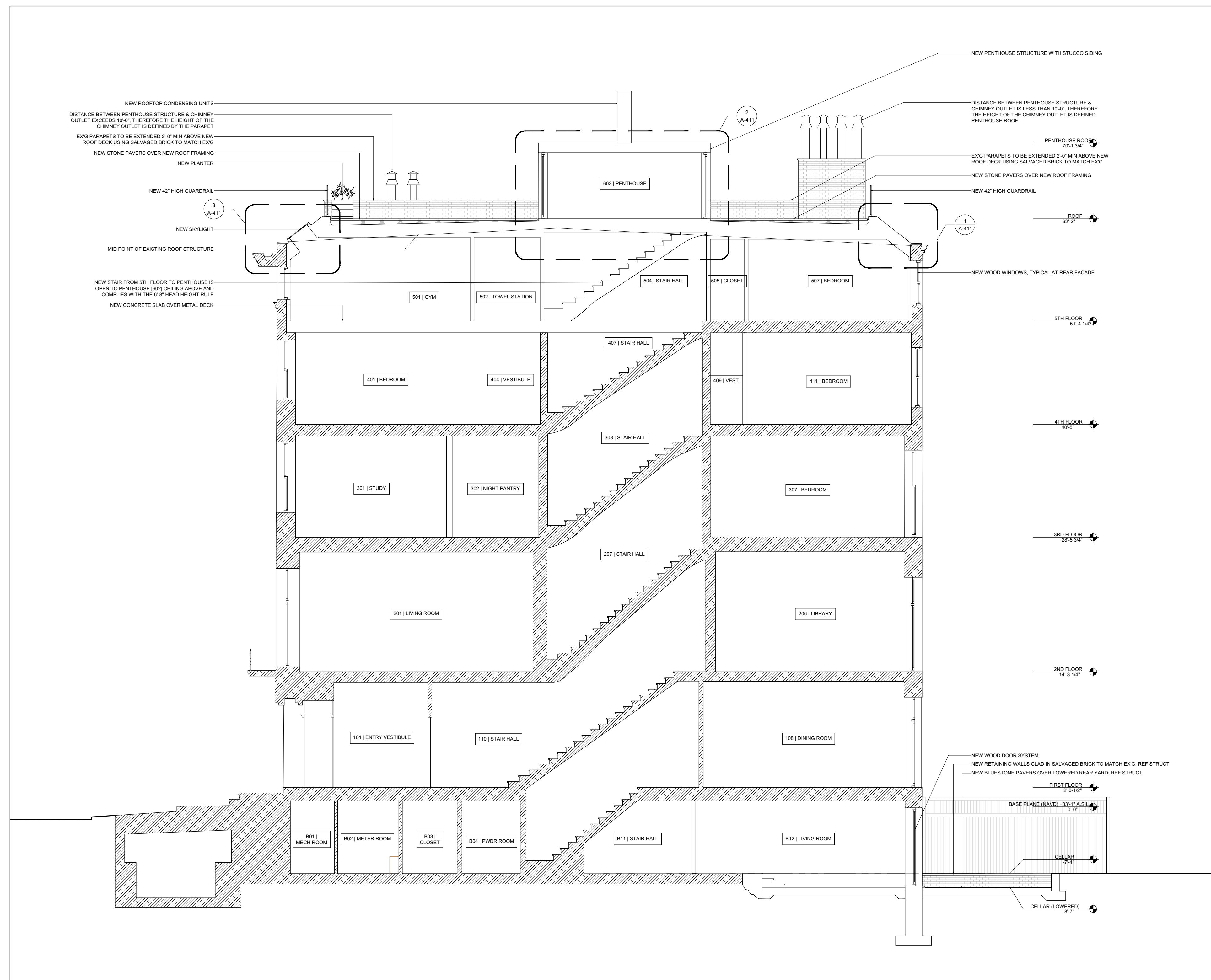
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284



PROPOSED BUILDING SECTION 1
3/16" = 1'-0"

ISSUE NO.	DATE	DESCRIPTION
00	11.22.2024	ISSUED FOR FILING
01	12.31.2024	REVISED FILING SET
02	01.22.2025	REVISED FILING SET

TITLE

BUILDING SECTION: PROPOSED

SEAL AND SIGNATURE

DATE: 01/10/2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT

CHECK BY: BD

DRAWING NO: M01145276-II



A-302.0

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PREVIOUSLY APPROVED SECTION

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:



LPC-135

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE