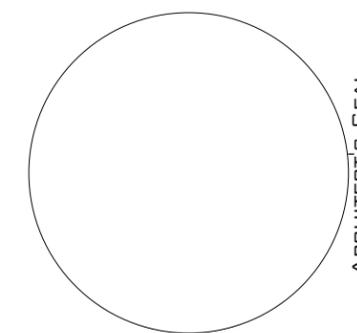


CHRISTOPHER ST.

**1** BLOCK PLAN  
1/32" = 1'-0"



ARCHITECT'S SEAL

**Energy Analysis for Alteration - Climate Zone 4**

Item Description	Proposed Design Value	NYCECC Code Prescriptive Value
Replace roof & add insulation (Wood joist/truss)	R-38 Cavity Insulation	Minimum R-38 Cavity Insulation (Chapter 4 / Table 402.1.1)
New and/or Replaced Window	U = 0.35 SHGC = 0.5	Maximum U = 0.35 (Chapter 4 / Table 402.1.1)
Furnace Replacement (40-Gallon Gas Furnace, 180,000 Btu/H)	90% Efficiency AFUE	Minimum 82% Efficiency AFUE (Table 403.7)
Any piping required for boiler (Automatic Circulating System)	R-3	Minimum R-3 (Chapter 4 / Table 402.1.1)
New Exterior Walls	R-15	Minimum R-15 (Chapter 4 / Table 402.1.1)
New Floor Insulation	R-19	Minimum R-19
New Concrete Slab	R-10 used for Concrete Slab at 3'-0" Below Grade	Minimum of R-10 at Minimum 2'-0" Depth
New Exterior Doors	U = 0.33 SHGC = 0.14	Maximum U = 0.35 (Chapter 4 / Table 402.1.1)
New Sliding Glass Doors (clear dual pane)	U = 0.35 SHGC = 0.42	Maximum U = 0.35 and (Chapter 4 / Table 402.1.1)
Lighting	50% of lighting fixtures shall be high efficiency.	

To the best of my knowledge, belief, and professional judgment, this application compliance with the NYCECC2014

DWG NO.:  
**A-002**  
2 OF 6

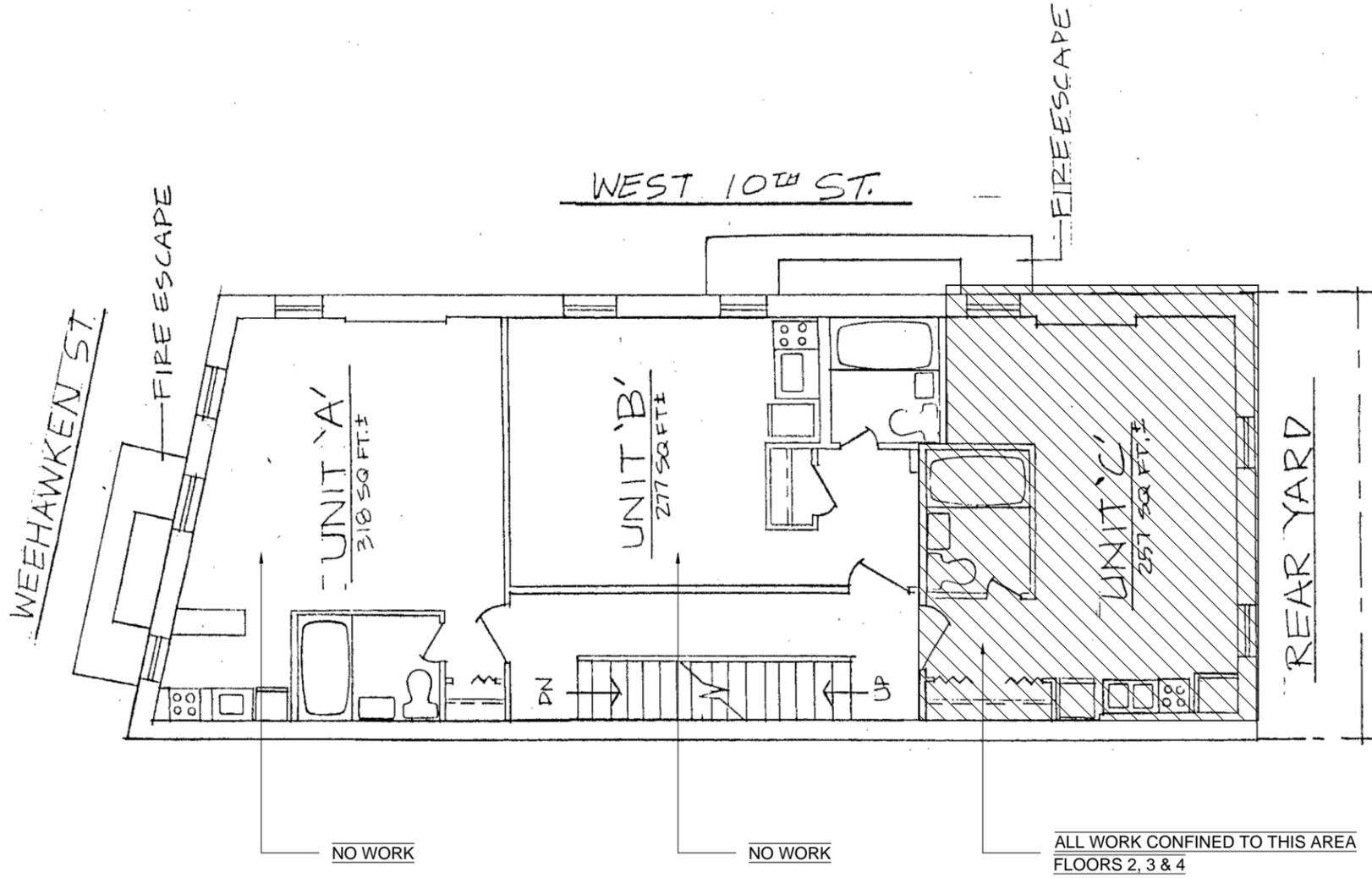
PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**SCHEDULES & DIAGRAMS**

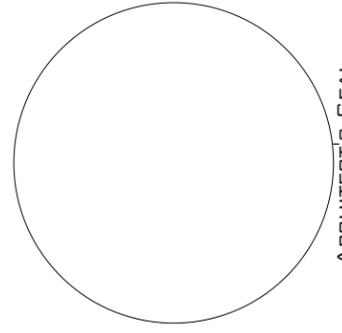
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
MAY 6, 2016

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J:\2015\06 304 WEST 10TH ST - SPINELLO\DRAWINGS\SPINELLO\A-002 SCHEDULES & DIAGRAMS.DWG, MAY. 13. 16



**1** TYPICAL FLOOR PLAN  
 3/16" = 1'-0"



ARCHITECT'S SEAL

PROJ. NO.:  
 2015-06  
 SCALE:  
 As noted  
 DATE:  
 MAY 6, 2016

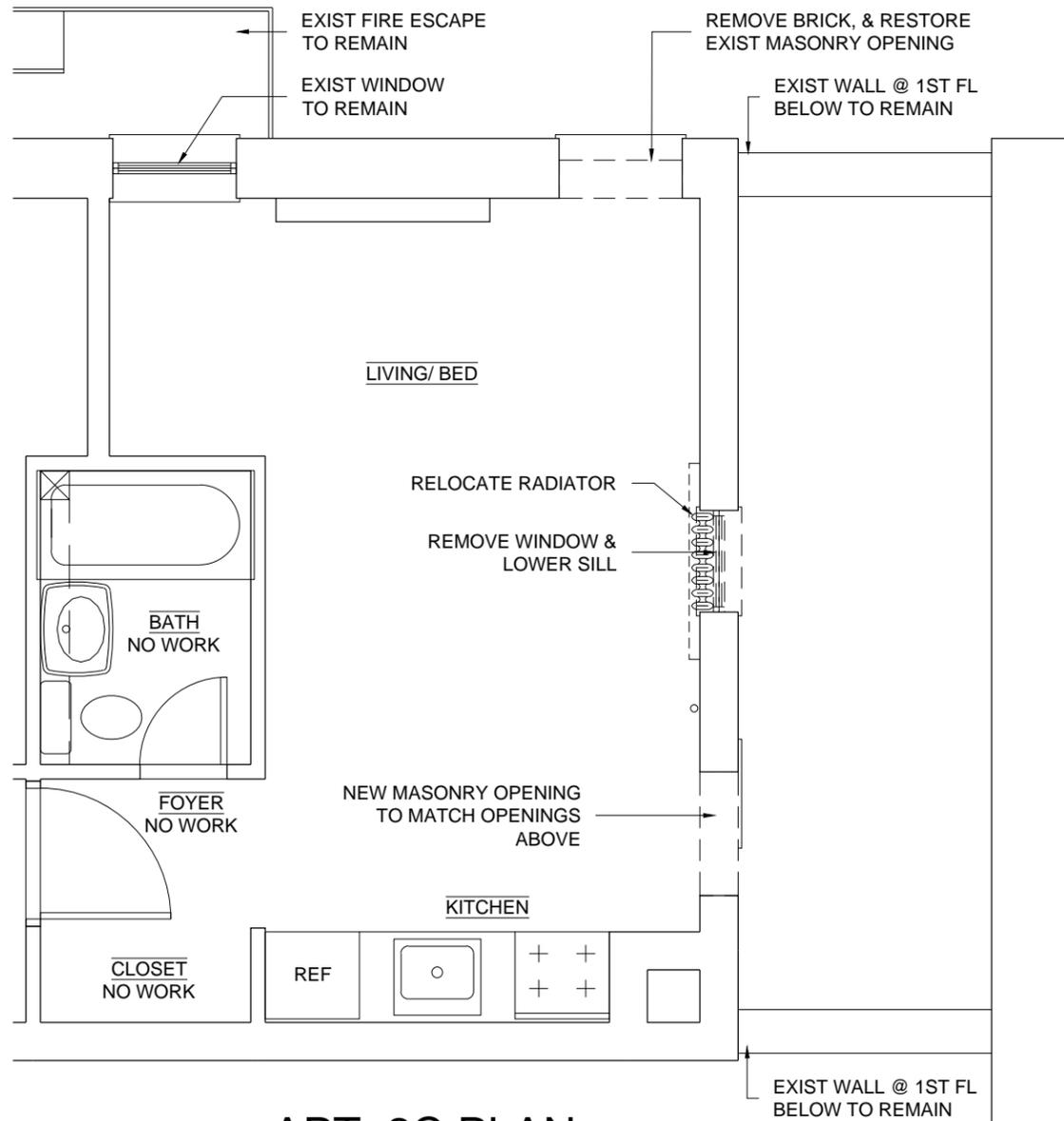
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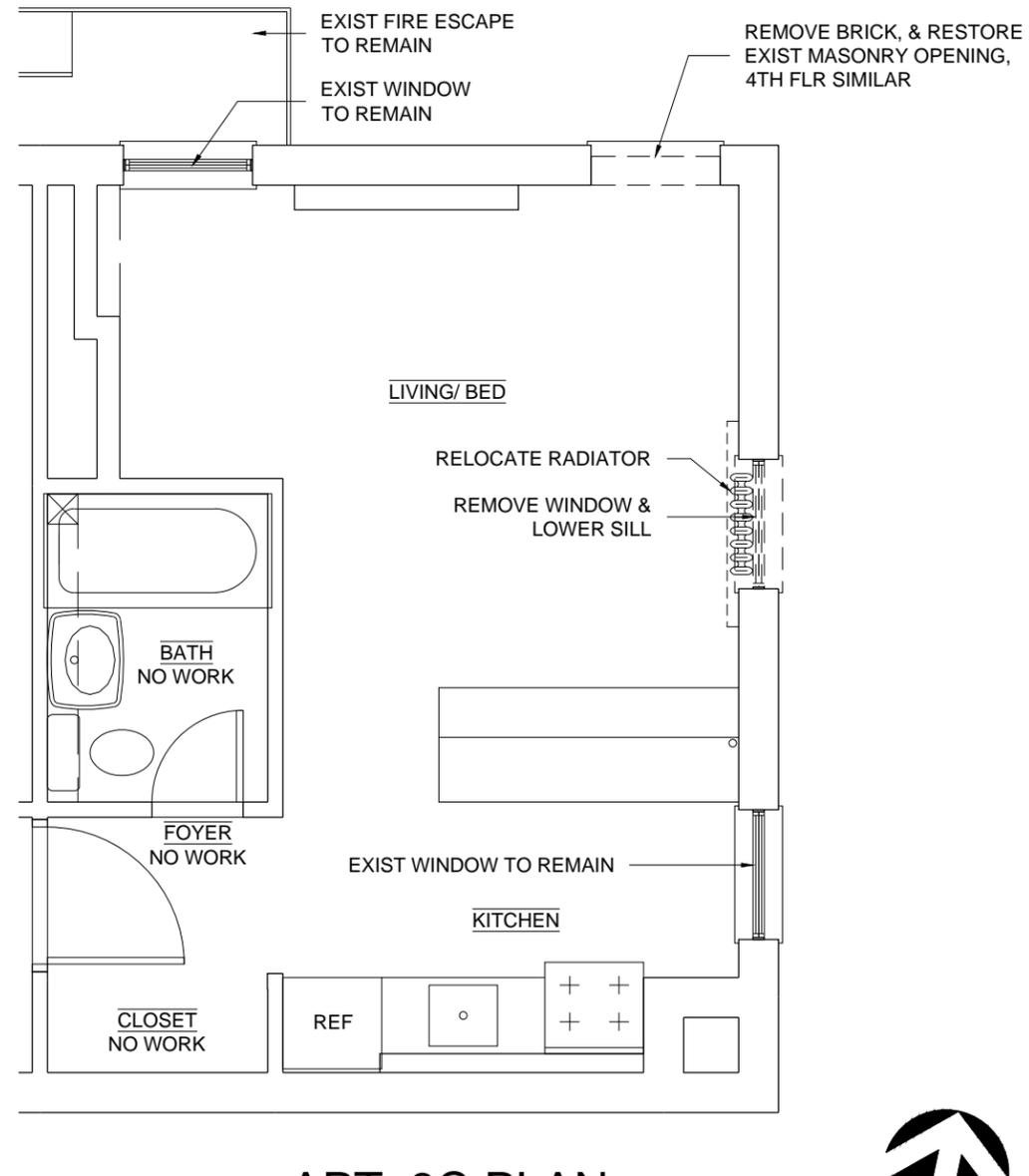
**AREA OF WORK**

PROJECT:  
**SPINELLO**  
**RESIDENCE**  
 304 W. 10TH ST.  
 NEW YORK, NY 10014

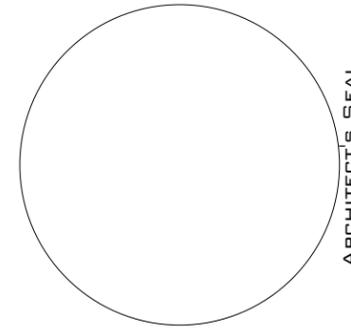
DWG NO.:  
**A-003**  
 3 OF 6



1 APT. 2C PLAN  
1/4" = 1'-0"



2 APT. 3C PLAN  
1/4" = 1'-0"



ARCHITECT'S SEAL

DWG NO.:  
**DM-01**  
40F6

PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**DEMOLITION PLANS**

PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
MAY 6, 2016

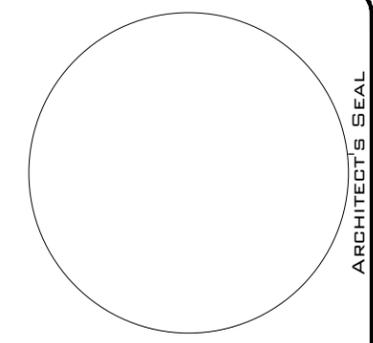
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WINDOW SCHEDULE							
WINDOW #	MFR	MODEL	ROUGH OPENING		HEAD HEIGHT	COLOR	NOTES
			WIDTH	HEIGHT			
1	TBD	TBD	2'-10"	6'-5"	8'-9"	WHITE, MATCH EXIST	--
2	TBD	TBD	2'-10"	5'-0"	8'-9"	WHITE, MATCH EXIST	--
3	TBD	TBD	2'-10"	5'-10"	7'-11"	WHITE, MATCH EXIST	--

DOOR SCHEDULE								
MARK	DOOR SIZE			MATL	FRAME	FIRE RATING LABEL	HARDWARE	NOTES
	WD	HGT	THK					
1	2'-4"	8'-9"	1 3/4"	--	--	--	--	--
2	2'-10"	7'-11"	1 3/4"	--	--	--	--	--

- WINDOW & DOOR NOTES:
1. VERIFY DIMENSIONS IN FIELD
  2. NEW WINDOWS TO FIT EXIST MASONRY OPENING
  3. WINDOW STYLE & FINISH TO MATCH EXIST
  4. EXIST HEADERS AT PROPOSED DOORS TO REMAIN
  5. LOWER SILLS AT PROPOSED DOORS TO EXIST FINISHED FLOOR



ARCHITECT'S SEAL

DWG NO.:  
**A-101**  
5 OF 6

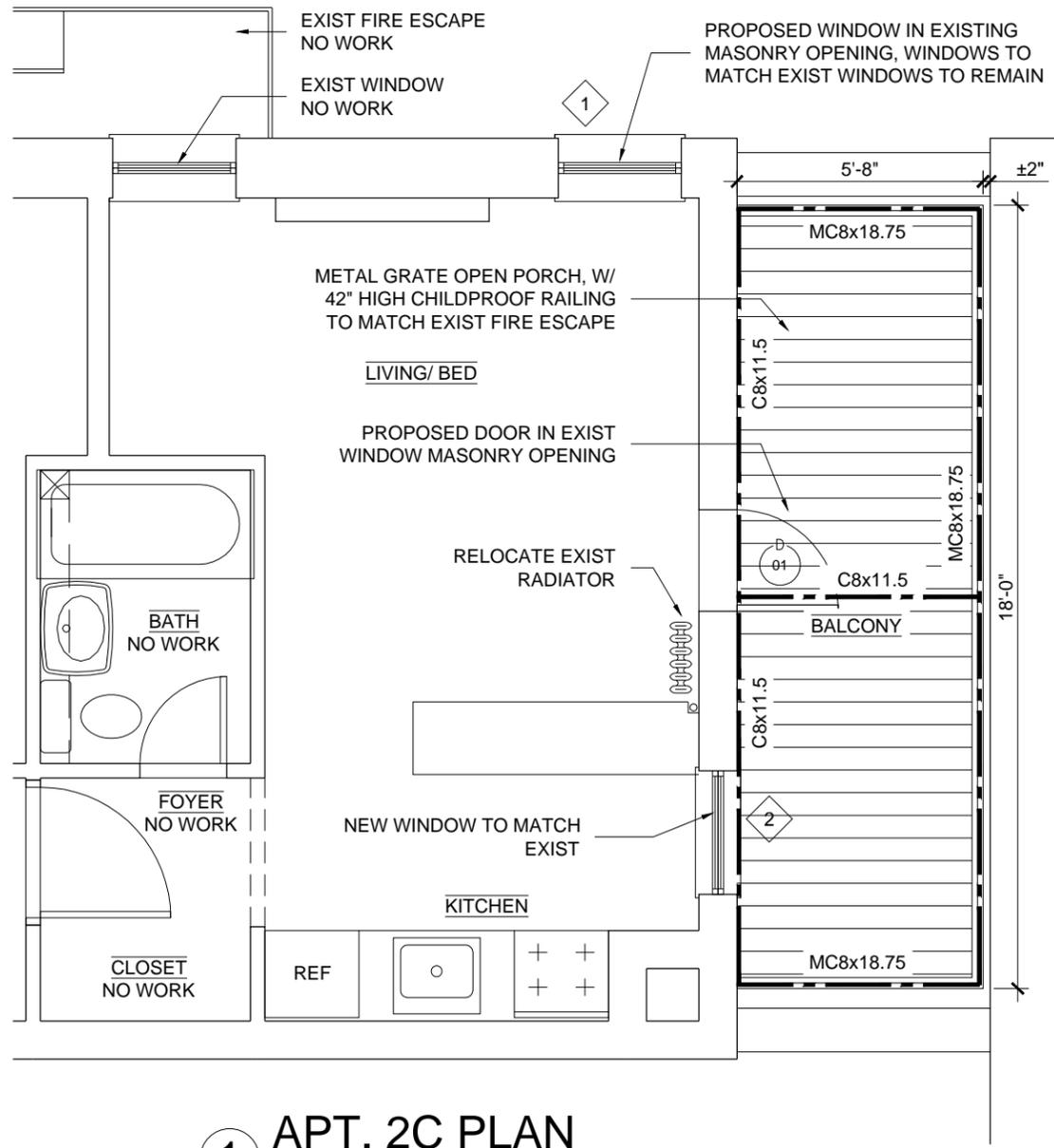
PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**CONSTRUCTION PLAN**

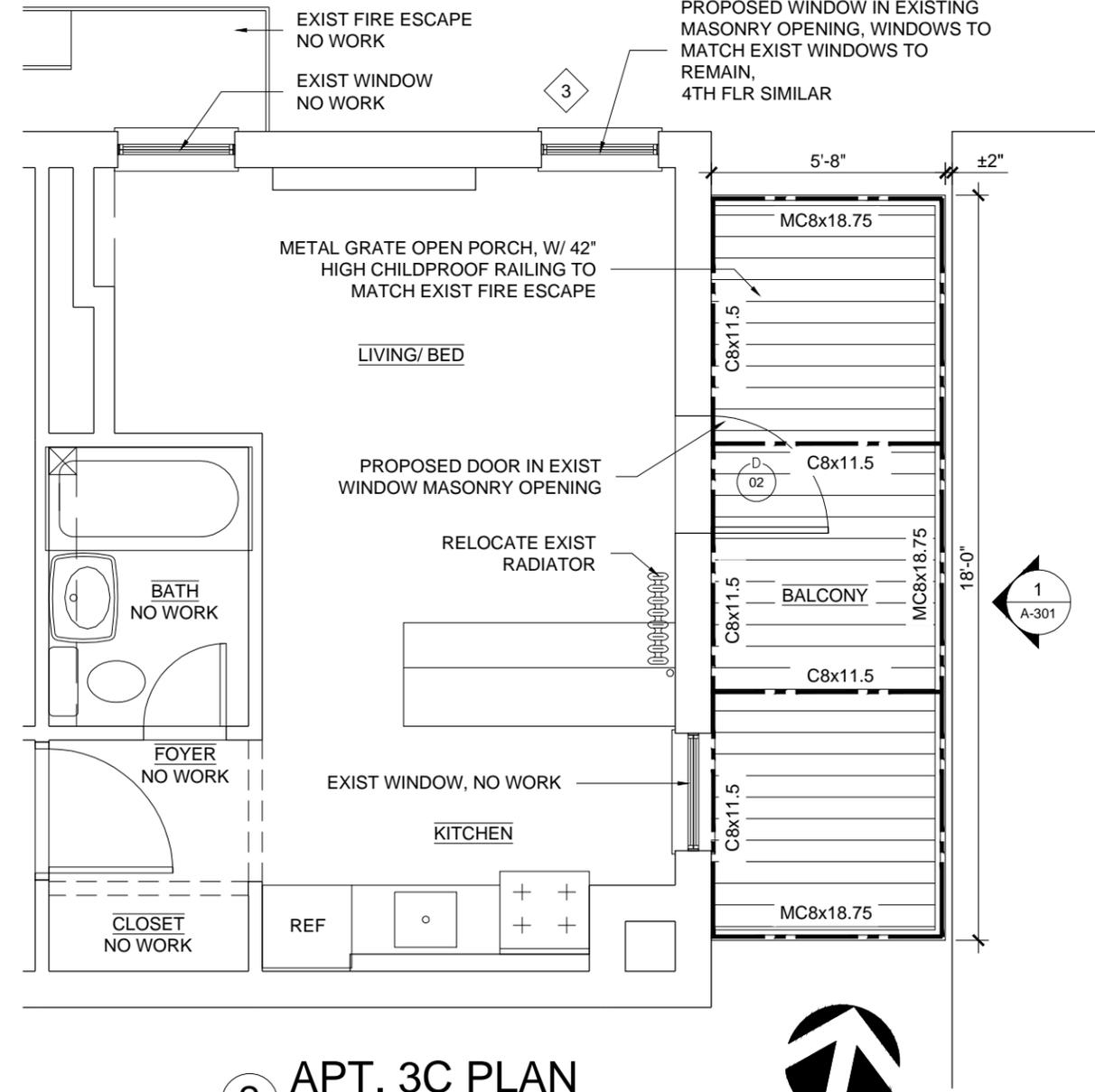
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
MAY 6, 2016

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J:\2015-06 304 WEST 10TH ST - SPINELLO\DRAWINGS\SPINELLO\A-101 CONSTRUCTION PLAN.DWG, MAY 13, 2016

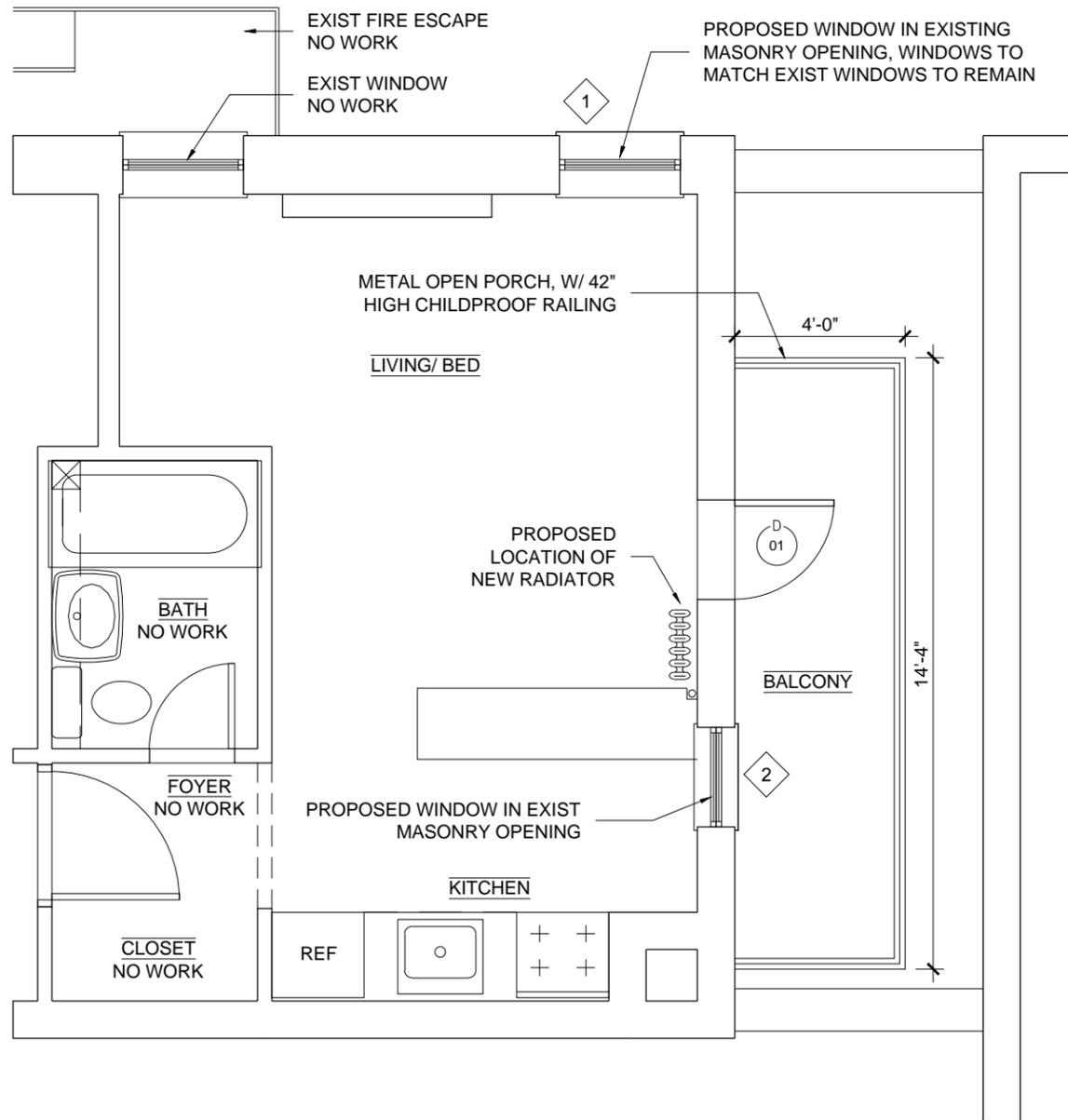


**1 APT. 2C PLAN**  
1/4" = 1'-0"

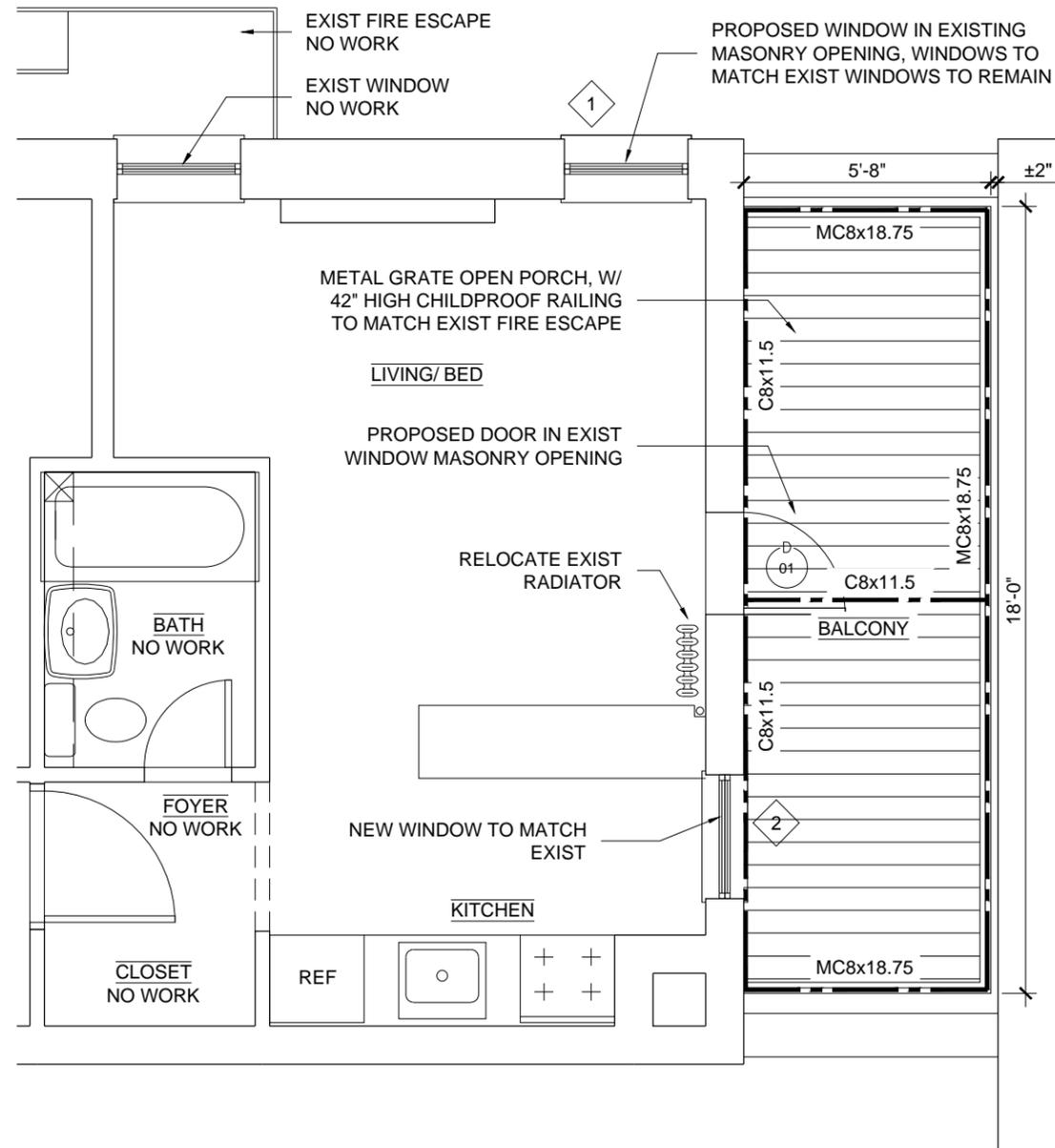


**2 APT. 3C PLAN**  
1/4" = 1'-0"





1 APPROVED APT 2C PLAN  
1/4" = 1'-0"



2 PROPOSED APT 2C PLAN  
1/4" = 1'-0"



DWG NO.:  
**A-102**

PROJECT:  
**SPINELLO  
RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

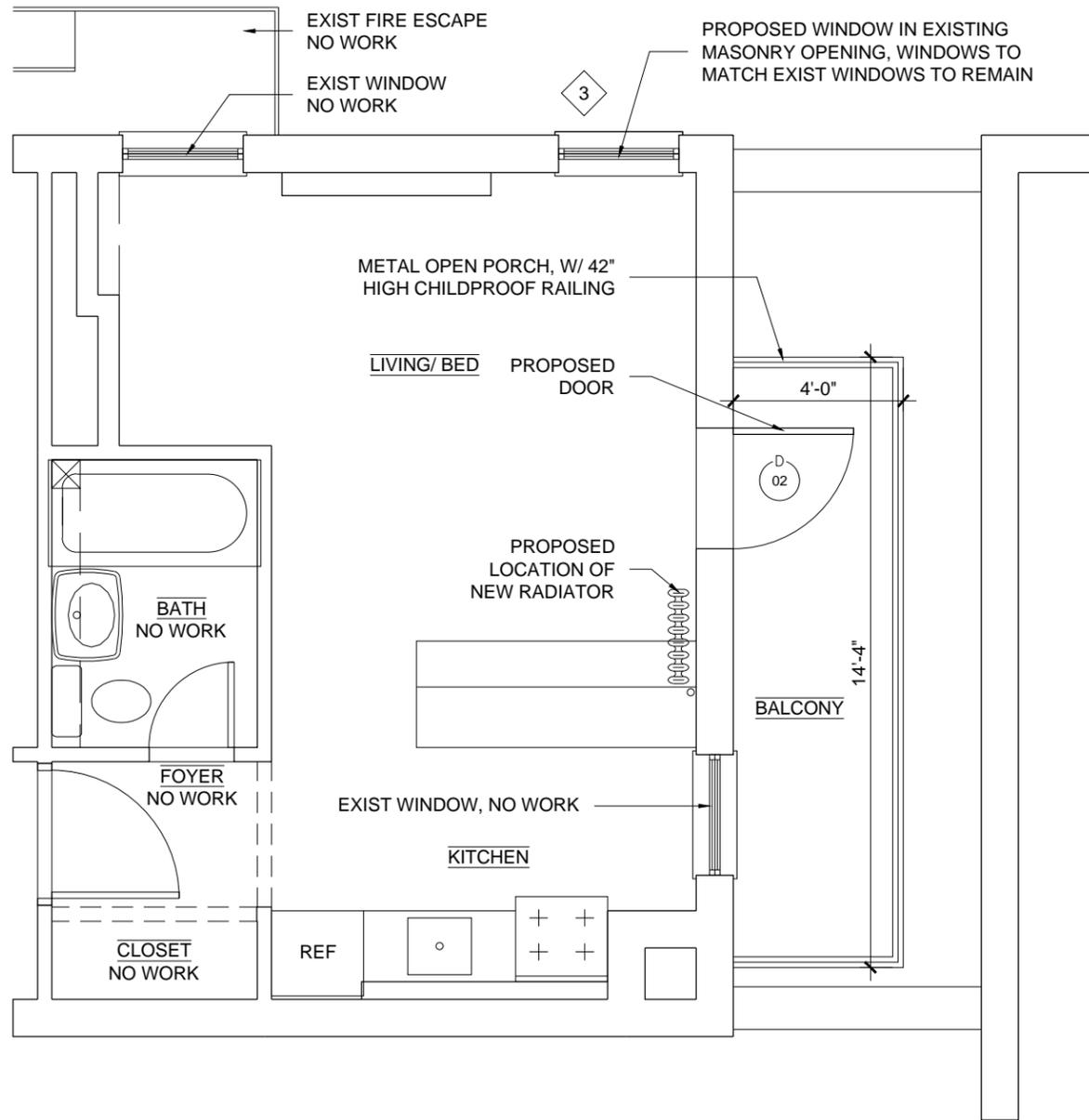
**CONSTRUCTION PLAN**

PROJ. NO.:  
2015-06

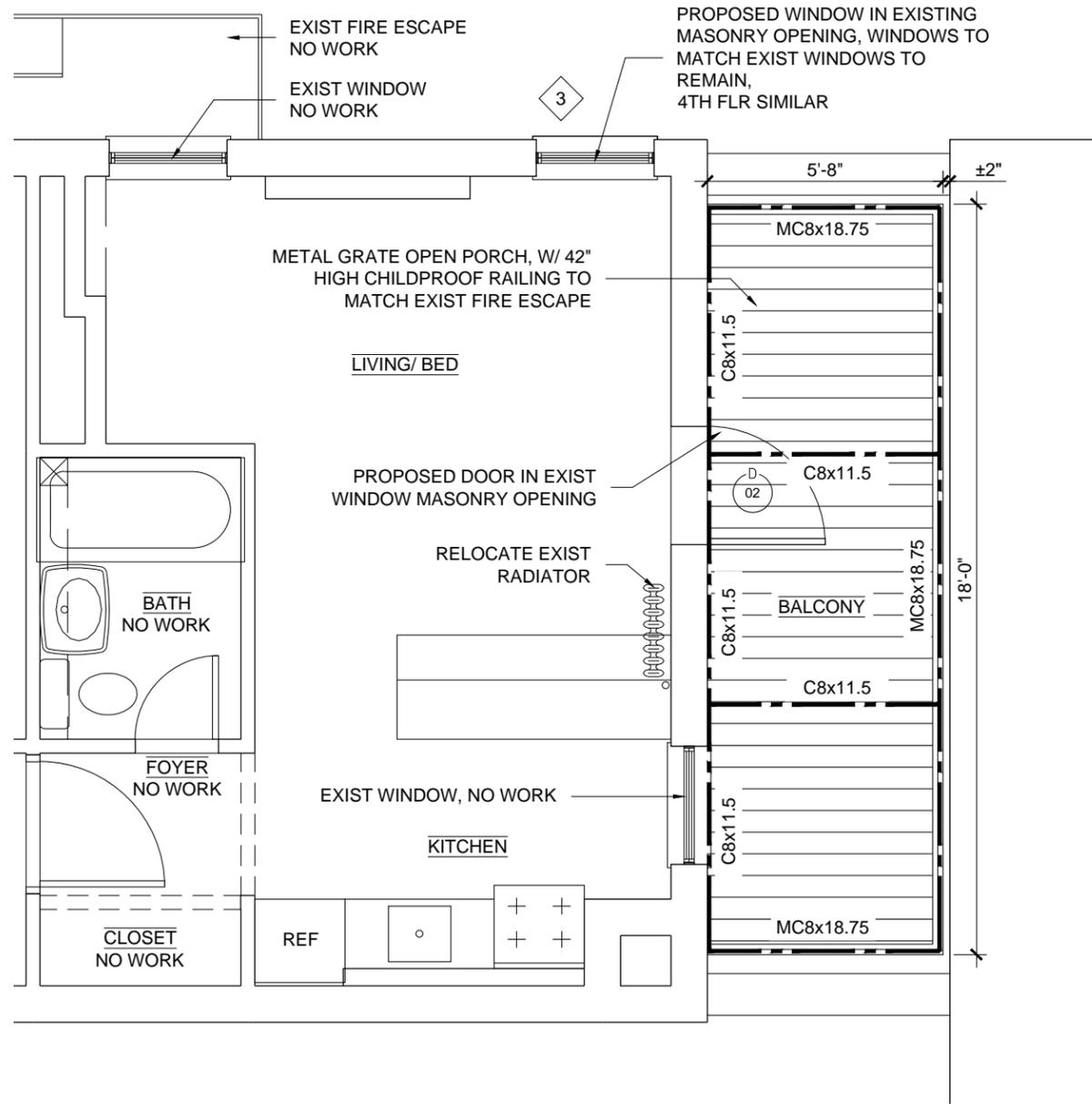
SCALE:  
As noted

DATE:  
MAY 6, 2016

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1 APPROVED APT 3C PLAN  
1/4" = 1'-0"



2 PROPOSED APT 3C PLAN  
1/4" = 1'-0"



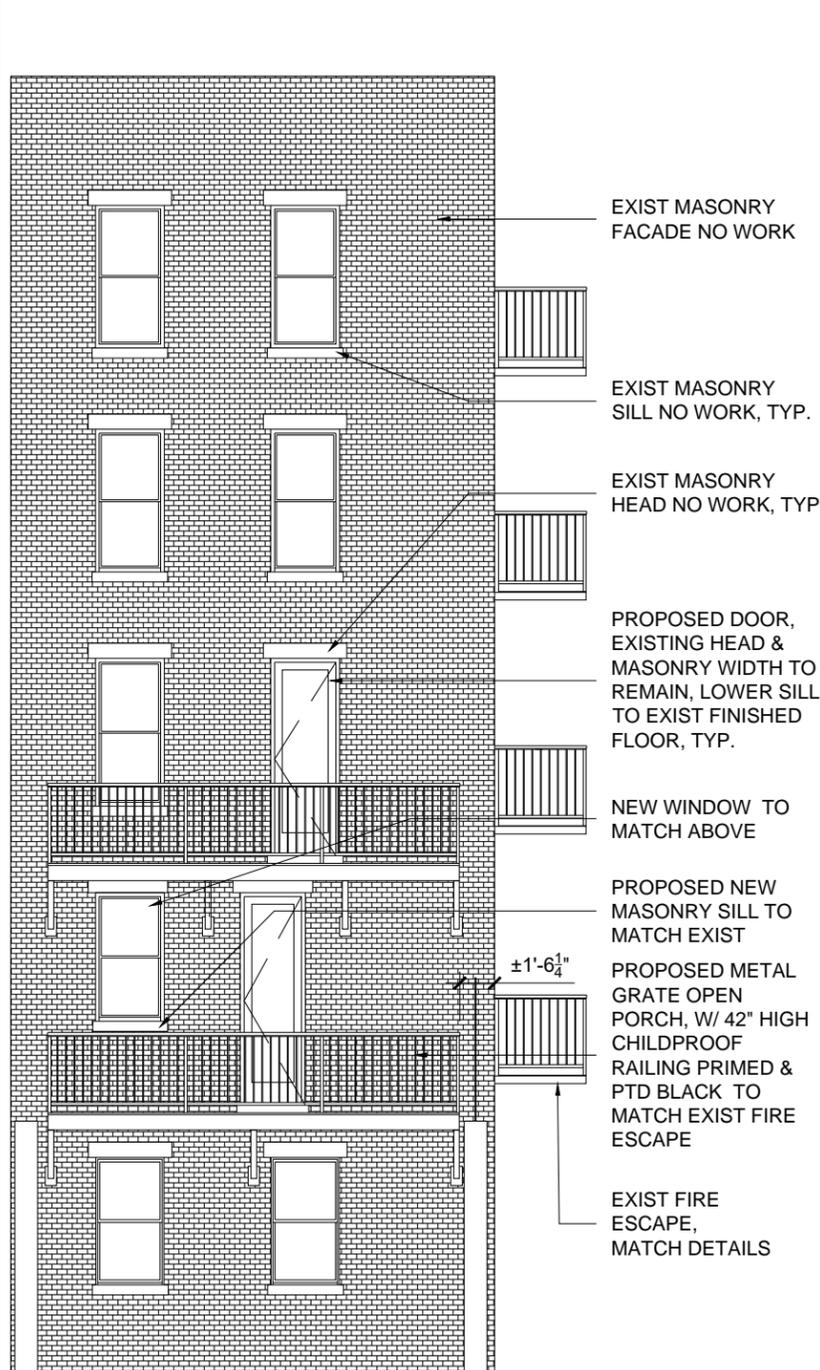
DWG NO.:  
**A-103**

PROJECT:  
**SPINELLO  
RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**CONSTRUCTION PLAN**

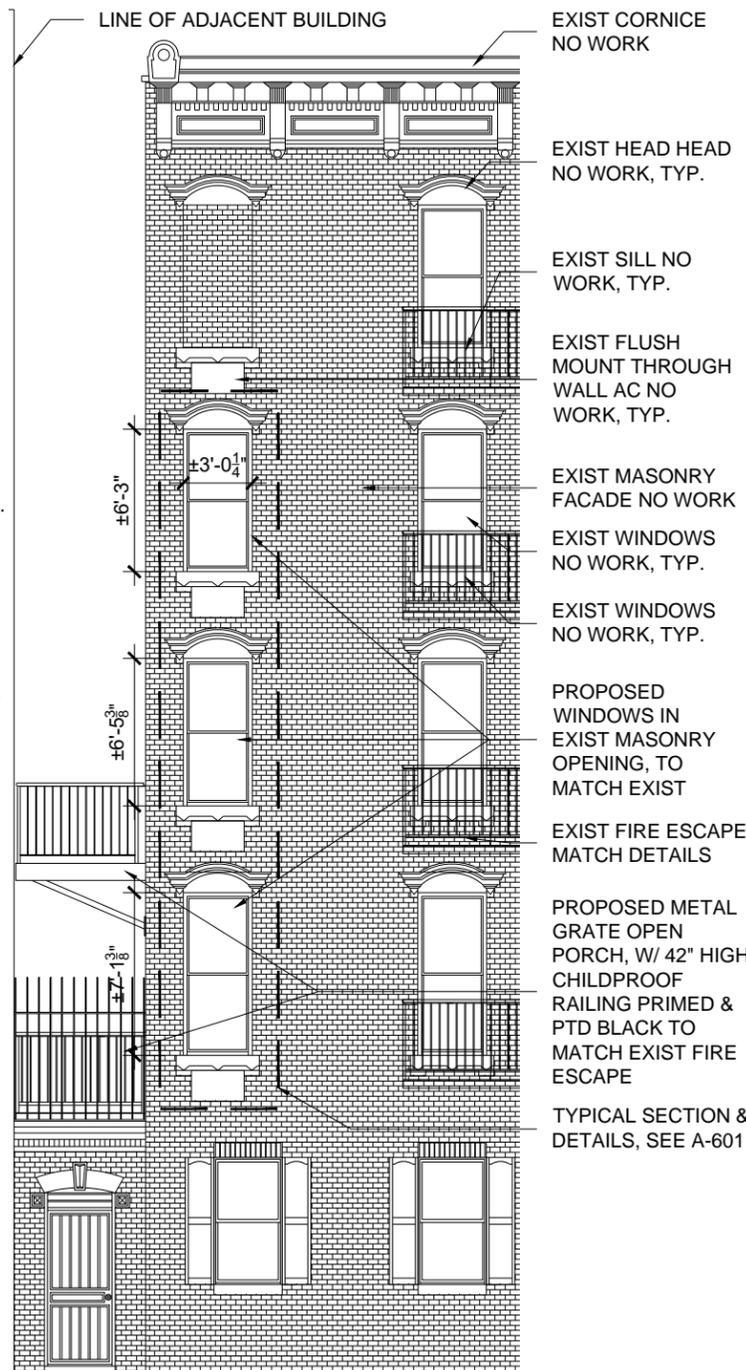
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
MAY 6, 2016

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PROPOSED

1 EAST ELEVATION  
1/8" = 1'-0"



PROPOSED

2 PARTIAL NORTH ELEVATION  
1/8" = 1'-0"



PROPOSED

3 NORTH-EAST ELEVATION  
NOT TO SCALE

DWG NO.:  
**A-301**  
6 OF 6

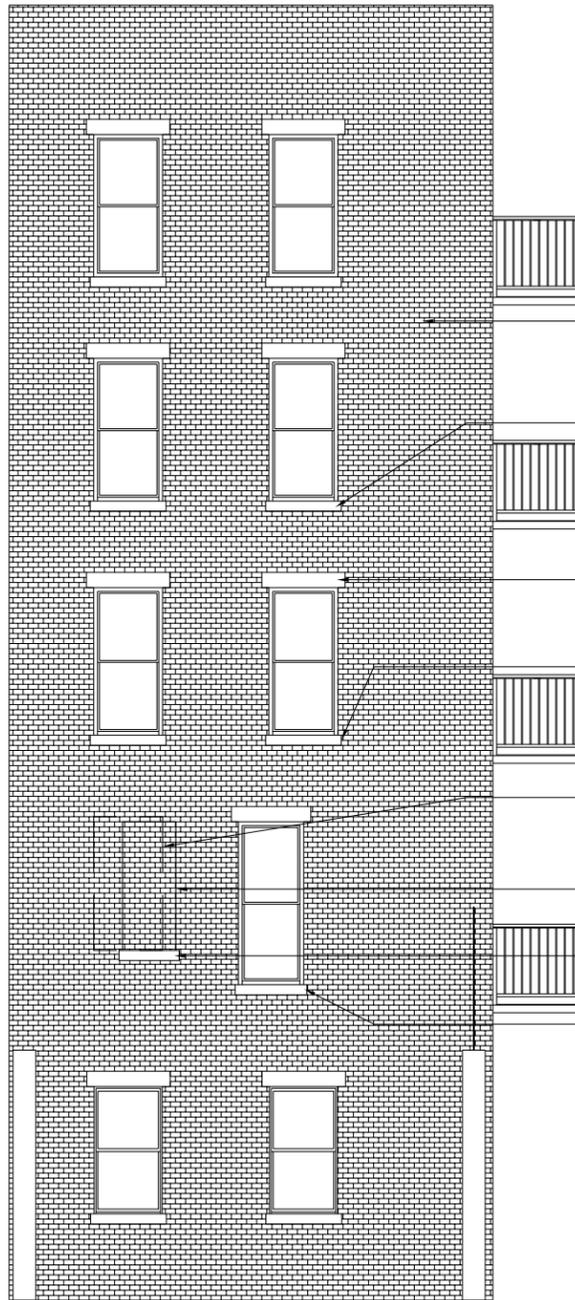
PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**ELEVATIONS**

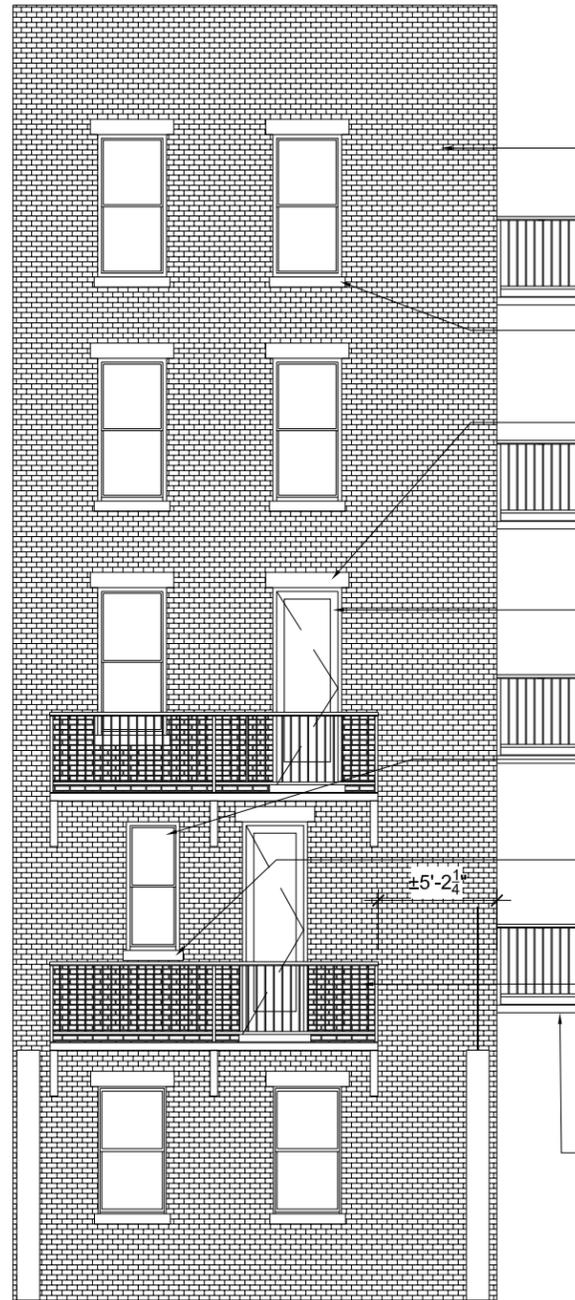
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
MAY 6, 2016

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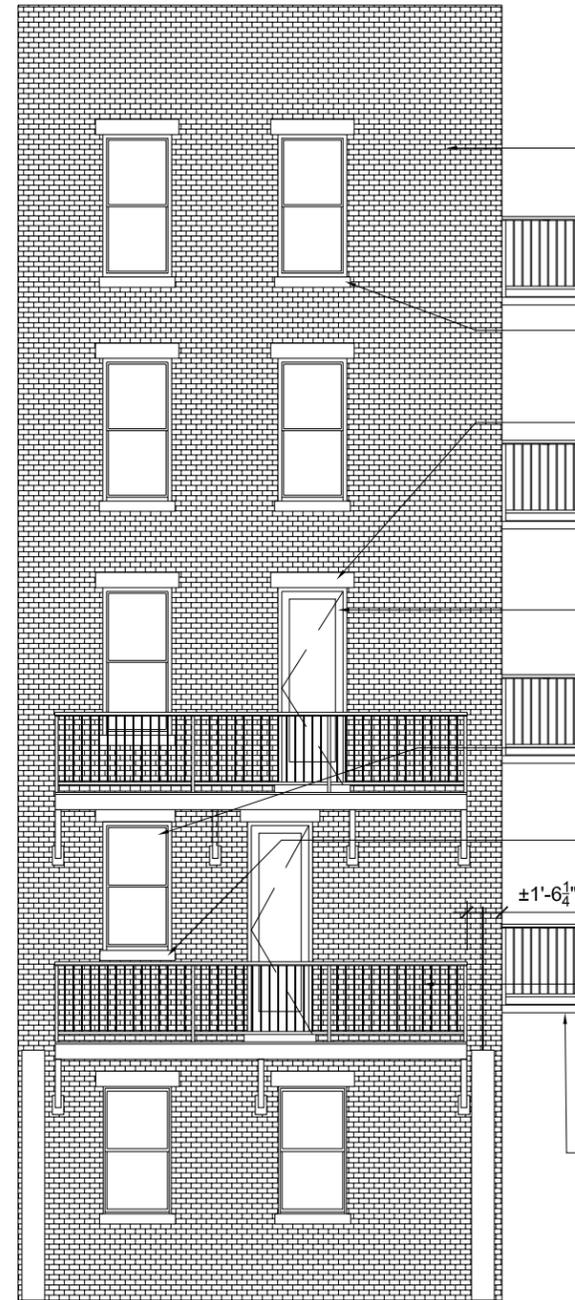
JUN:2015:06 304 WEST 10TH ST - SPINELLO/DRAWINGS/SPINELLO/A-301 ELEVATIONS.DWG, MAY, 13, 16



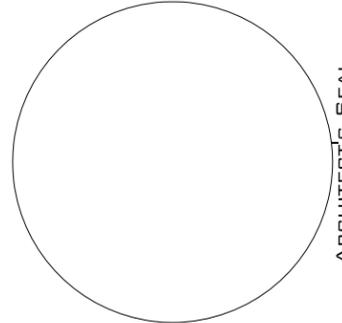
EXISTING



APPROVED AT PUBLIC HEARING



PROPOSED



ARCHITECT'S SEAL

DWG NO.:  
**A-302**

PROJECT:  
**SPINELLO  
RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**ELEVATIONS**

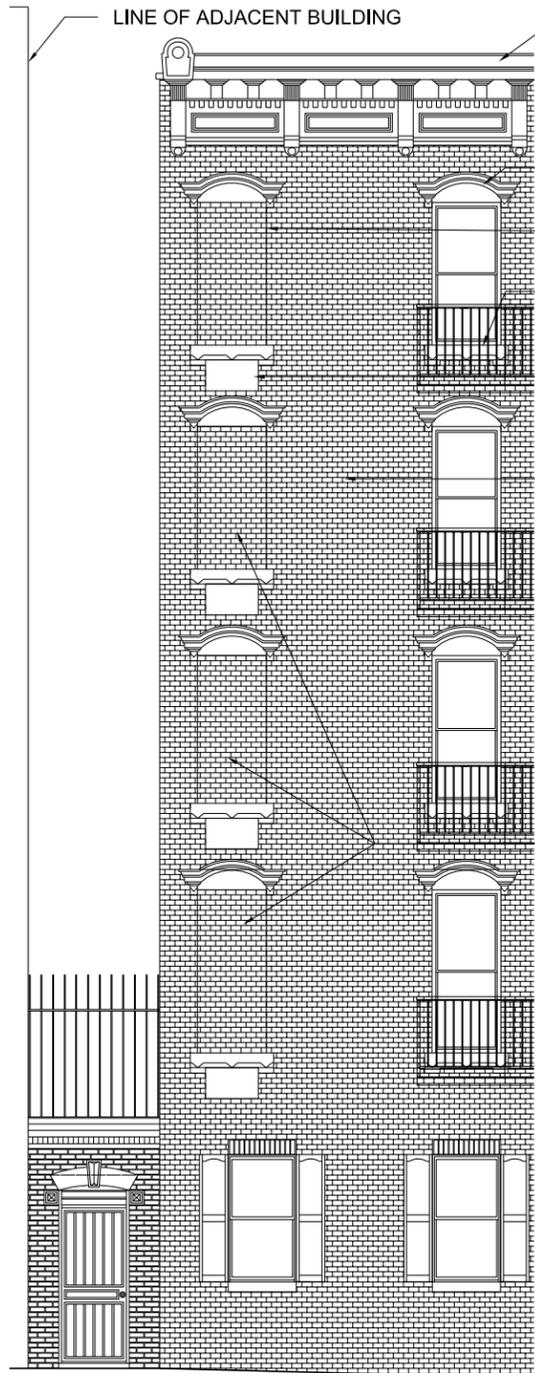
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
MAY 6, 2016

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ARCHITECTURE  
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**1 EAST ELEVATION**  
1/8" = 1'-0"

J:\2015-06 304 WEST 10TH ST - SPINELLO\DRAWINGS\SPINELLO\A-302 ELEVATIONS.DWG, MAY. 13. 16



EXIST CORNICE TO REMAIN

EXIST HEAD TO REMAIN, TYP.

EXIST WINDOW TO REMAIN

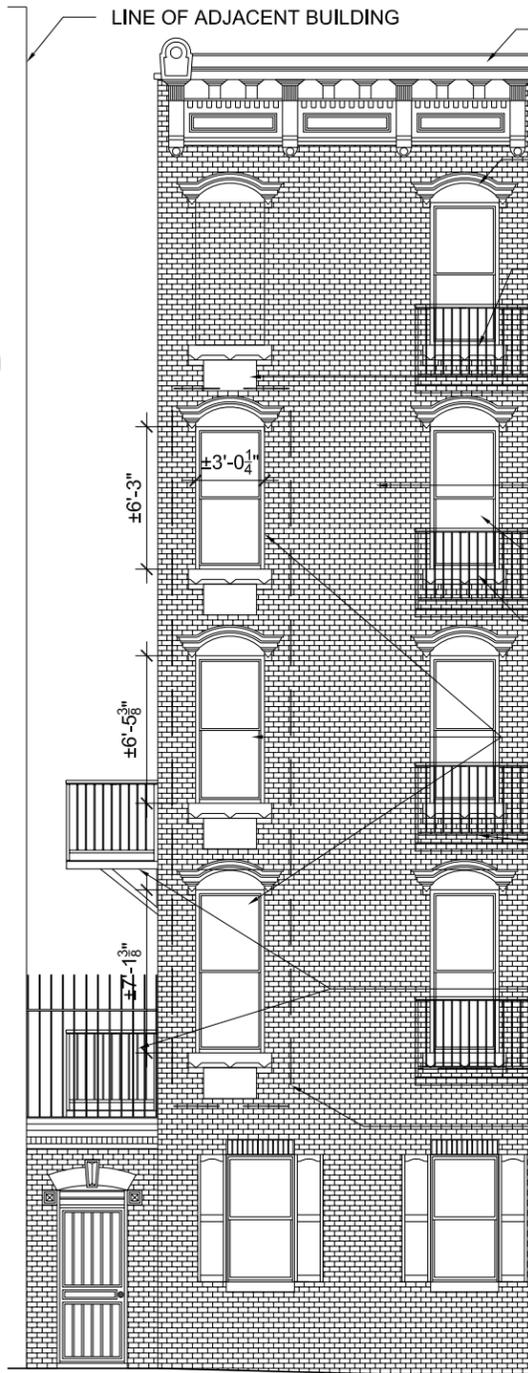
EXIST SILL TO REMAIN, TYP.

EXIST FLUSH MOUNT THROUGH WALL AC TO REMAIN, TYP.

EXIST MASONRY FACADE TO REMAIN

INFILL MASONRY OPENING TO BE RESTORED

EXISTING



EXIST CORNICE NO WORK

EXIST HEAD HEAD NO WORK, TYP.

EXIST SILL NO WORK, TYP.

EXIST FLUSH MOUNT THROUGH WALL AC NO WORK, TYP.

EXIST MASONRY FACADE NO WORK

EXIST WINDOWS NO WORK, TYP.

EXIST WINDOWS NO WORK, TYP.

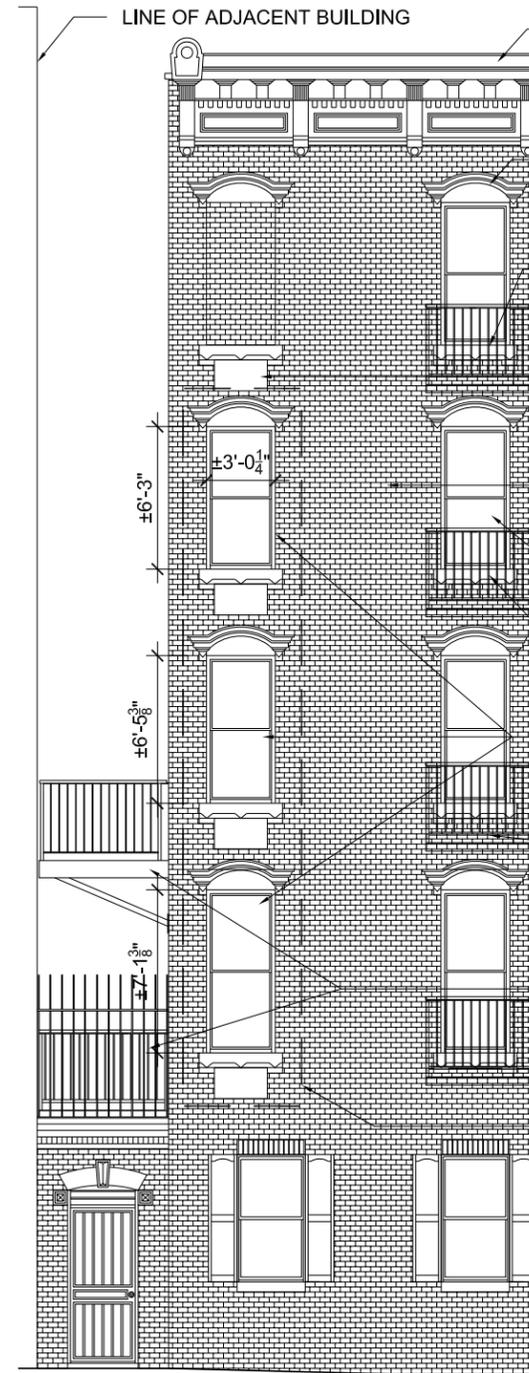
PROPOSED WINDOWS IN EXIST MASONRY OPENING, TO MATCH EXIST

EXIST FIRE ESCAPE, MATCH DETAILS

PROPOSED METAL GRATE OPEN PORCH, W/ 42" HIGH CHILDPROOF RAILING PRIMED & PTD BLACK TO MATCH EXIST FIRE ESCAPE

TYPICAL SECTION & DETAILS, SEE A-601

APPROVED AT PUBLIC HEARING



EXIST CORNICE NO WORK

EXIST HEAD HEAD NO WORK, TYP.

EXIST SILL NO WORK, TYP.

EXIST FLUSH MOUNT THROUGH WALL AC NO WORK, TYP.

EXIST MASONRY FACADE NO WORK

EXIST WINDOWS NO WORK, TYP.

EXIST WINDOWS NO WORK, TYP.

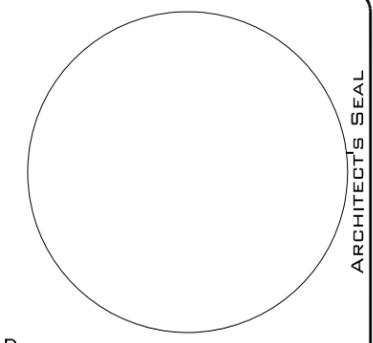
PROPOSED WINDOWS IN EXIST MASONRY OPENING, TO MATCH EXIST

EXIST FIRE ESCAPE, MATCH DETAILS

PROPOSED METAL GRATE OPEN PORCH, W/ 42" HIGH CHILDPROOF RAILING PRIMED & PTD BLACK TO MATCH EXIST FIRE ESCAPE

TYPICAL SECTION & DETAILS, SEE A-601

PROPOSED



ARCHITECT'S SEAL

1 PARTIAL NORTH ELEVATION  
1/8" = 1'-0"

DWG NO.:  
**A-303**

PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**ELEVATIONS**

PROJ. NO.:  
2015-06

SCALE:  
As noted

DATE:  
MAY 6, 2016

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APPROVED AT PUBLIC HEARING



PROPOSED

1 NORTH-EAST ELEVATION  
NOT TO SCALE

DWG NO.:

A-304

PROJECT:

SPINELLO  
RESIDENCE  
304 W. 10TH ST.  
NEW YORK, NY 10014

ELEVATIONS

PROJ. NO.:

2015-06

SCALE:

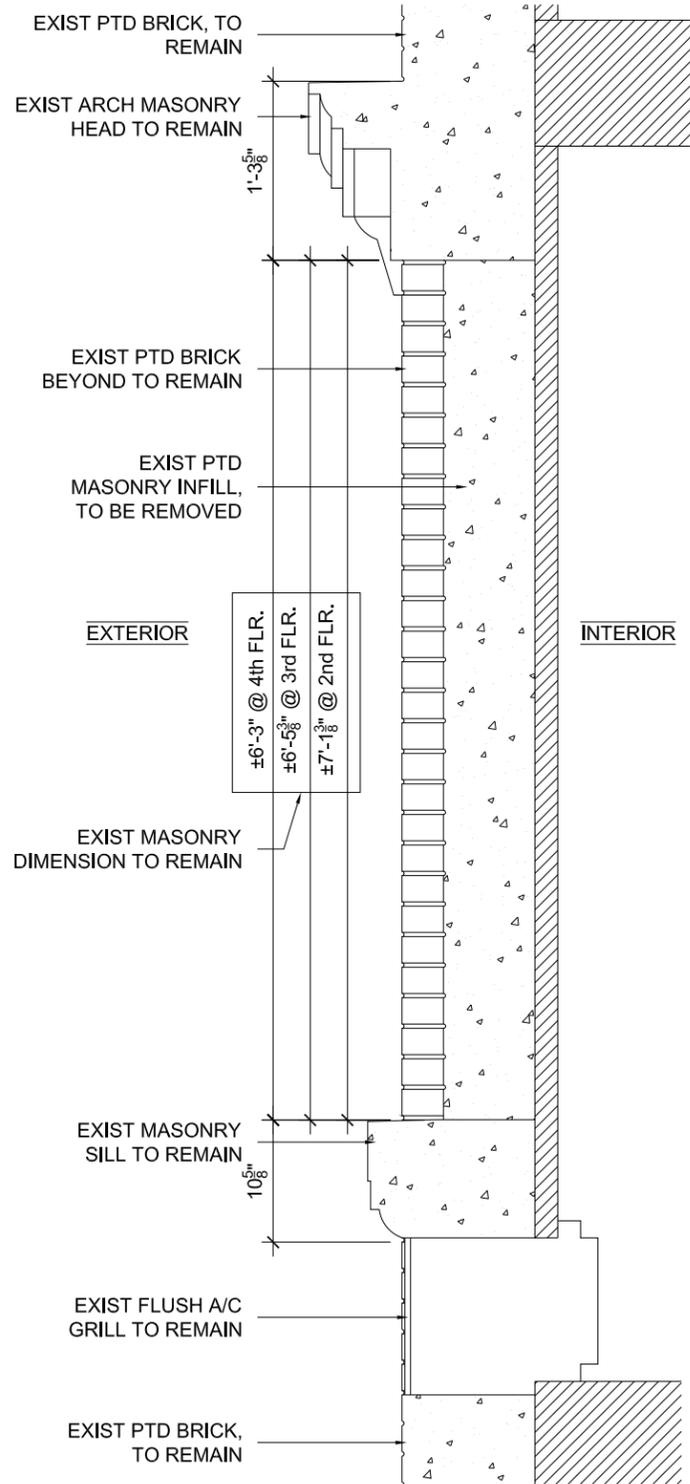
As noted

DATE:

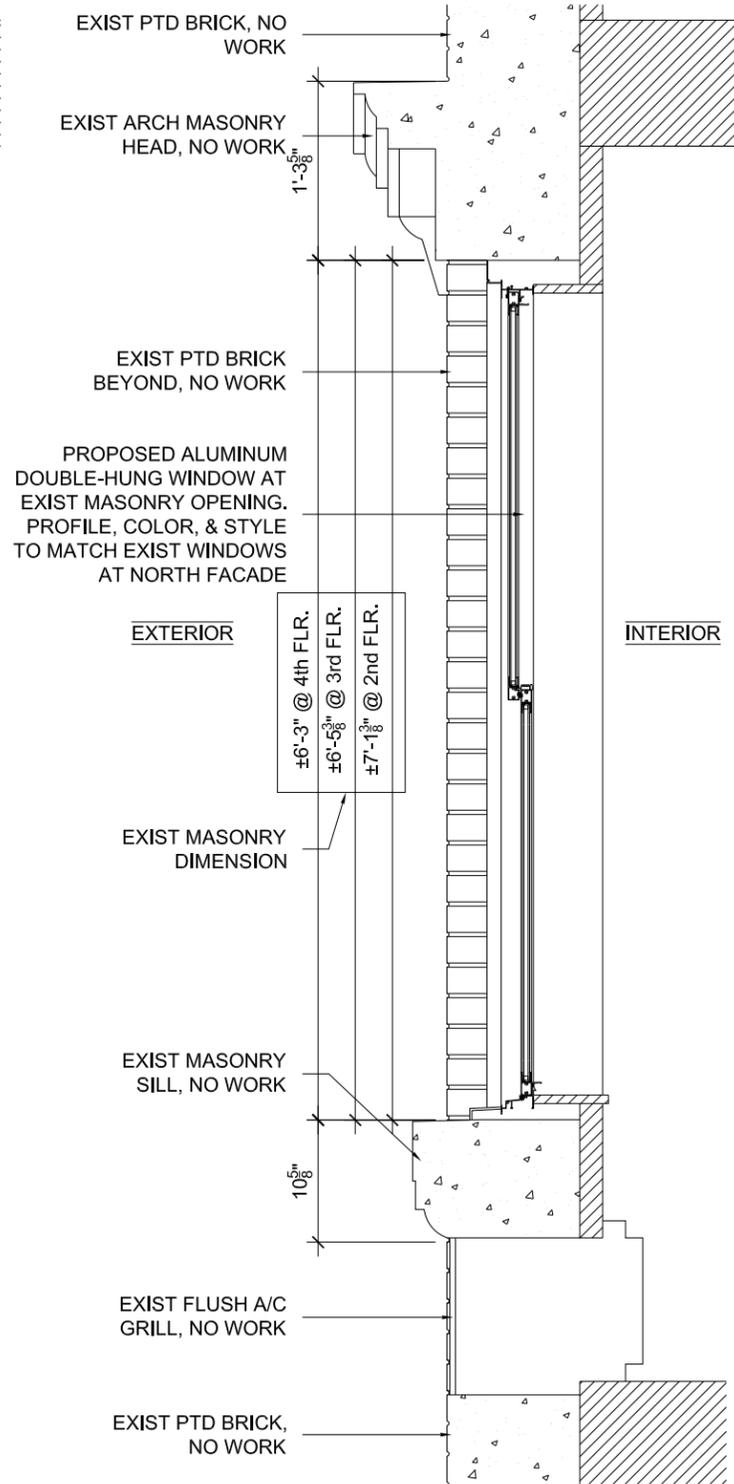
MAY 6, 2016

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PIONEERING  
ARCHITECTURE  
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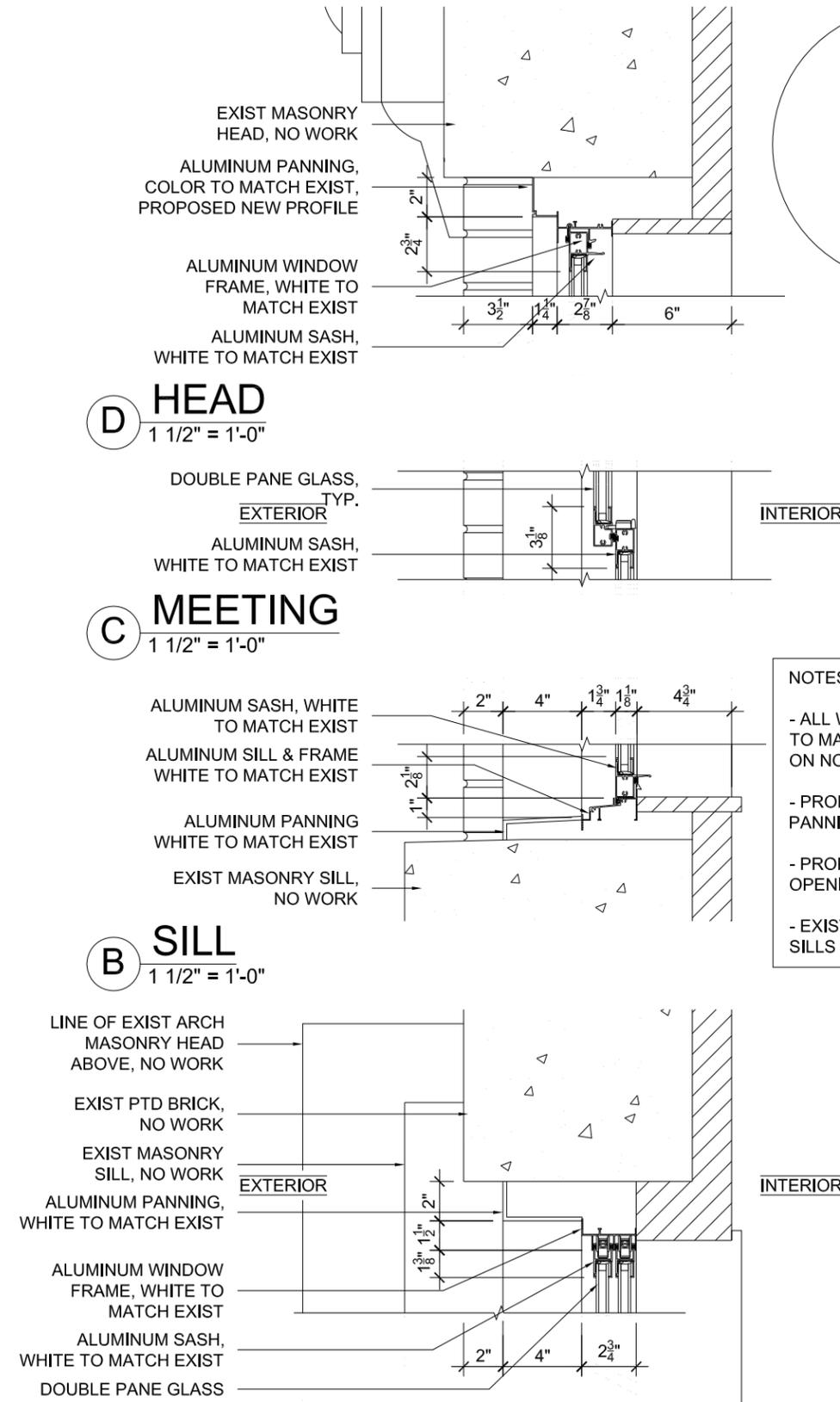




**A** **EXISTING**  
3/4" = 1'-0"

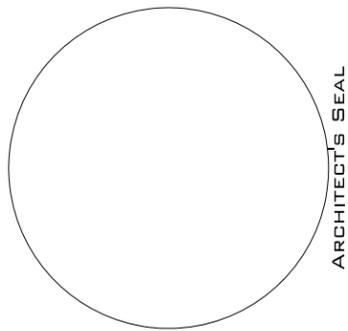


**B** **PROPOSED**  
3/4" = 1'-0"



**A** **JAMB**  
1 1/2" = 1'-0"

**2** **DETAILS**  
1 1/2" = 1'-0"



- NOTES:**
- ALL WINDOW DIMENSIONS TO MATCH EXIST WINDOWS ON NORTH FACADE
  - PROPOSED WINDOW & PANNING TO MATCH EXIST
  - PROPOSED MASONRY OPENINGS TO MATCH EXIST
  - EXIST MASONRY HEAD & SILLS TO REMAIN, NO WORK.

DWG NO.:  
**A-601**

PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**DETAILS**

PROJ. NO.:  
**2015-06**  
SCALE:  
*As noted*  
DATE:  
**AUGUST 21, 2015**

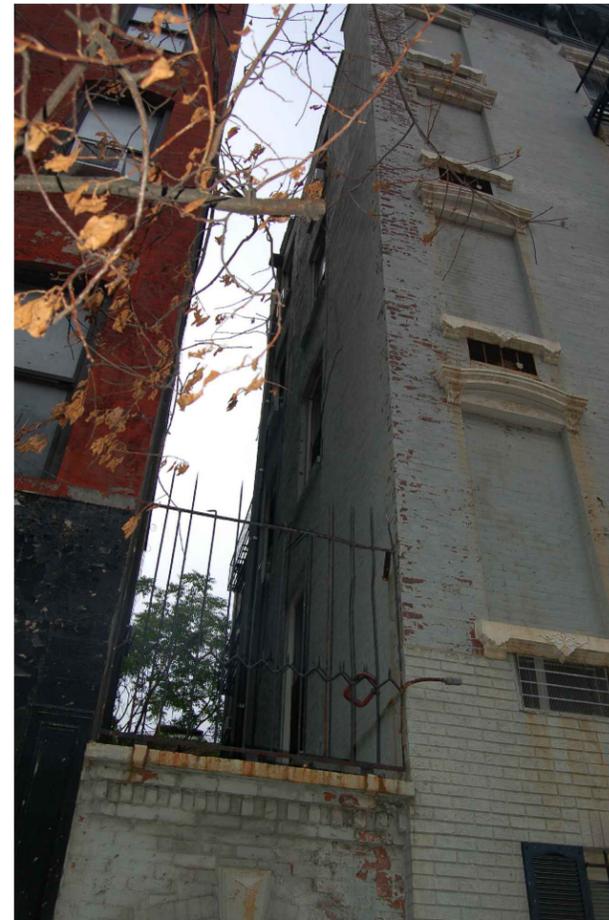
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1 **NORTH-WEST FACADE**  
NOT TO SCALE



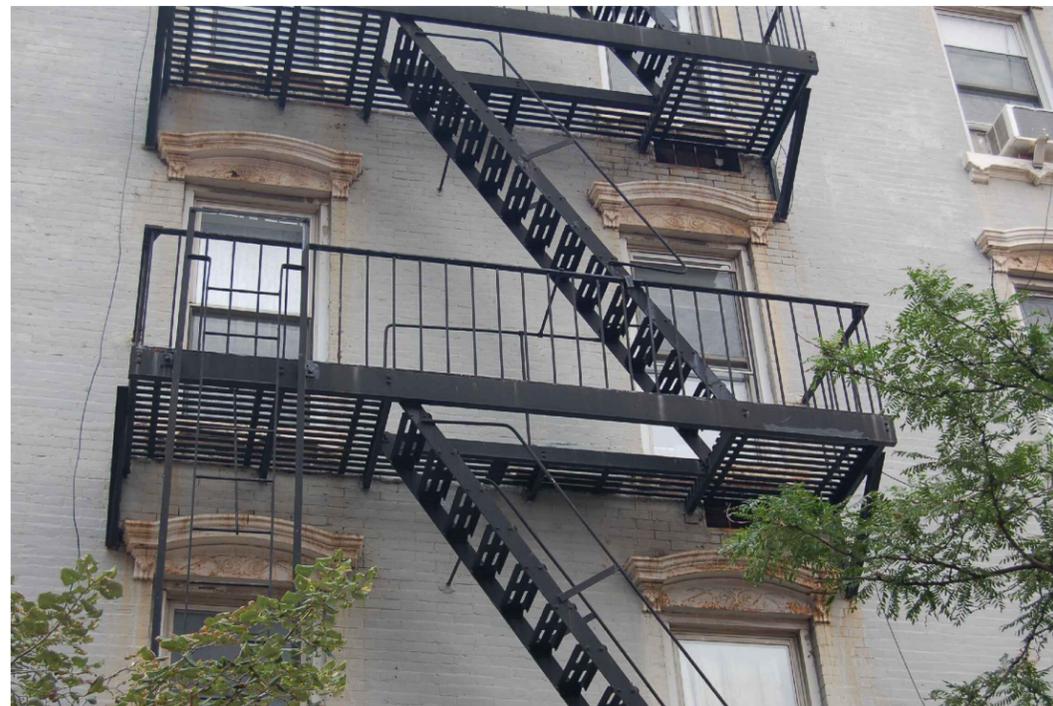
2 **NORTH-EAST FACADE**  
NOT TO SCALE



3 **AREA OF WORK**  
NOT TO SCALE



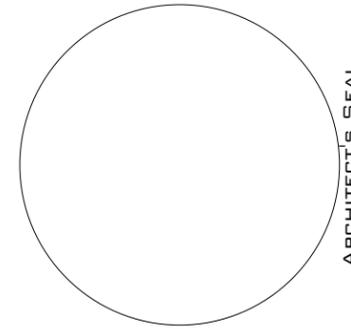
4 **FIRE ESCAPE**  
NOT TO SCALE



5 **FIRE ESCAPE NORTH FACADE**  
NOT TO SCALE



6 **EAST FACADE**  
NOT TO SCALE



ARCHITECT'S SEAL

DWG NO.:  
**A-901**

PROJECT:  
**SPINELLO  
RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**PHOTOS EXISTING  
FACADE CONDITIONS**

PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
MAY 6, 2016

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