

April 8, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-07332

5 East 10th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 352 2973

Passcode: 266570

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



ARCHITECT
MATTHEW BAIRD ARCHITECT, PLLC
277 BROADWAY, 16TH FLOOR
NEW YORK, NEW YORK 10007
T: 212-334-2499
F: 212-334-5721

STRUCTURAL ENGINEER
DRPILLA CONSULTING ENGINEERS
143 MAIN STREET
NYACK, NEW YORK 10960
T: 845-727-7793

BUILDING SYSTEMS ENGINEER
ABS ENGINEERING, PLLC
37 WEST 37TH STREET, 6TH FLOOR
NEW YORK, NEW YORK 10018
T: 212-317-2361

EXPEDITOR
JAM CONSULTANTS
104 WEST 29TH STREET, 9TH FLOOR
NEW YORK, NEW YORK 10001
T: 212-244-4427
F: 212-244-4497

GEOTECHNICAL ENGINEER
BIG APPLE GROUP
100-03 94 AVENUE
OZONE PARK, NEW YORK 11416
T: 718-767-2900

5 EAST 10TH STREET TOWNHOUSE RENOVATION

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

LPC FILING SET COMPILED FOR PRESENTATION

LPC DOCKET NUMBER: LPC-25-07332

DOB FILING NUMBER: M01152061-11

MARCH 28, 2025

DRAWING LIST

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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209(1) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 16th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION
NO: DATE: REMARK:

ISSUED FOR:
LPC FILING

TITLE SHEET

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:



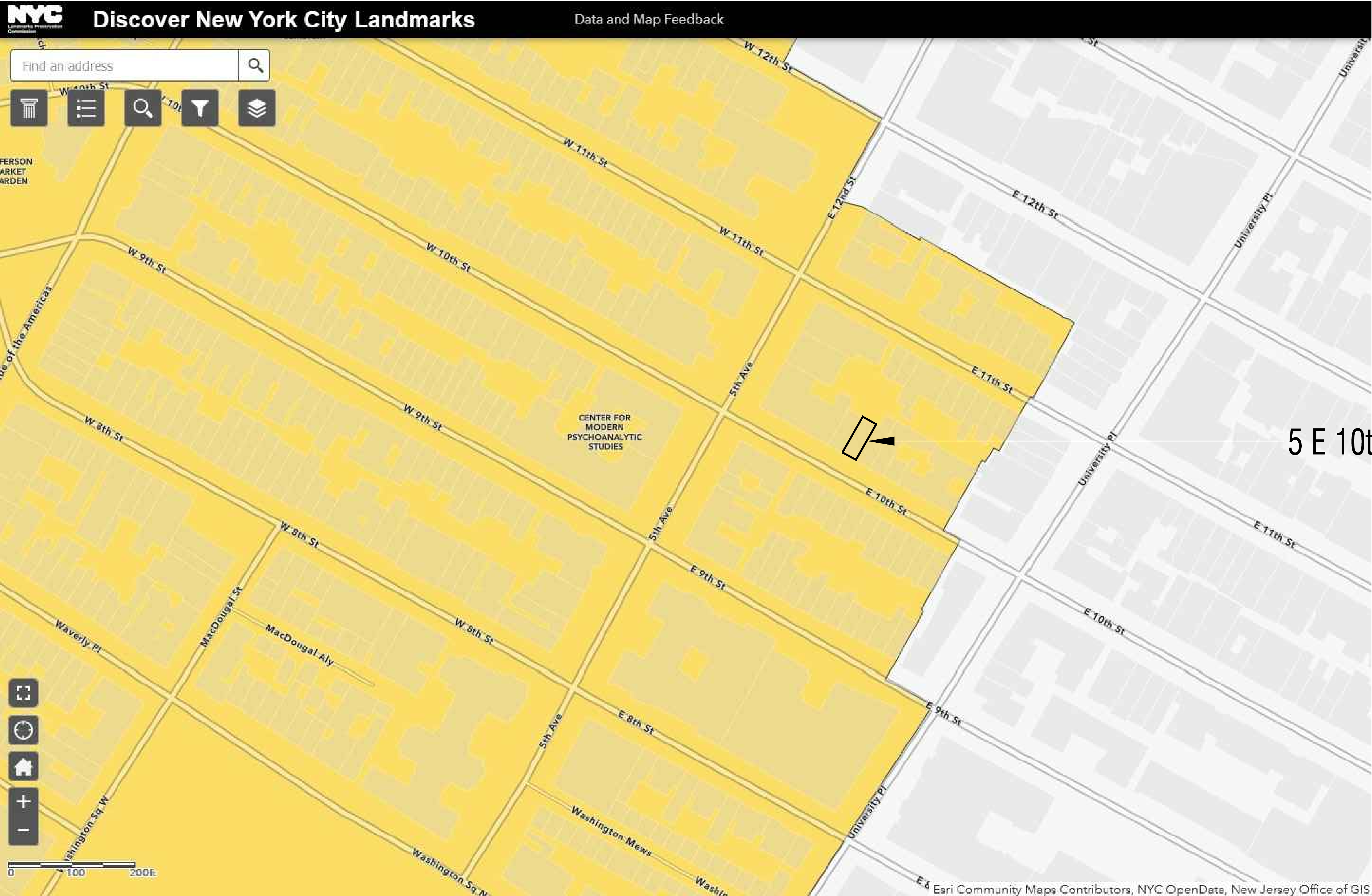
T-000.00



1940'S TAX PHOTOS / New York City Municipal Archives

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-01		
HISTORIC TAX PHOTOS		
ISSUED FOR: LPC FILING		
REVISION NO:	DATE:	REMARK:
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		



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



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

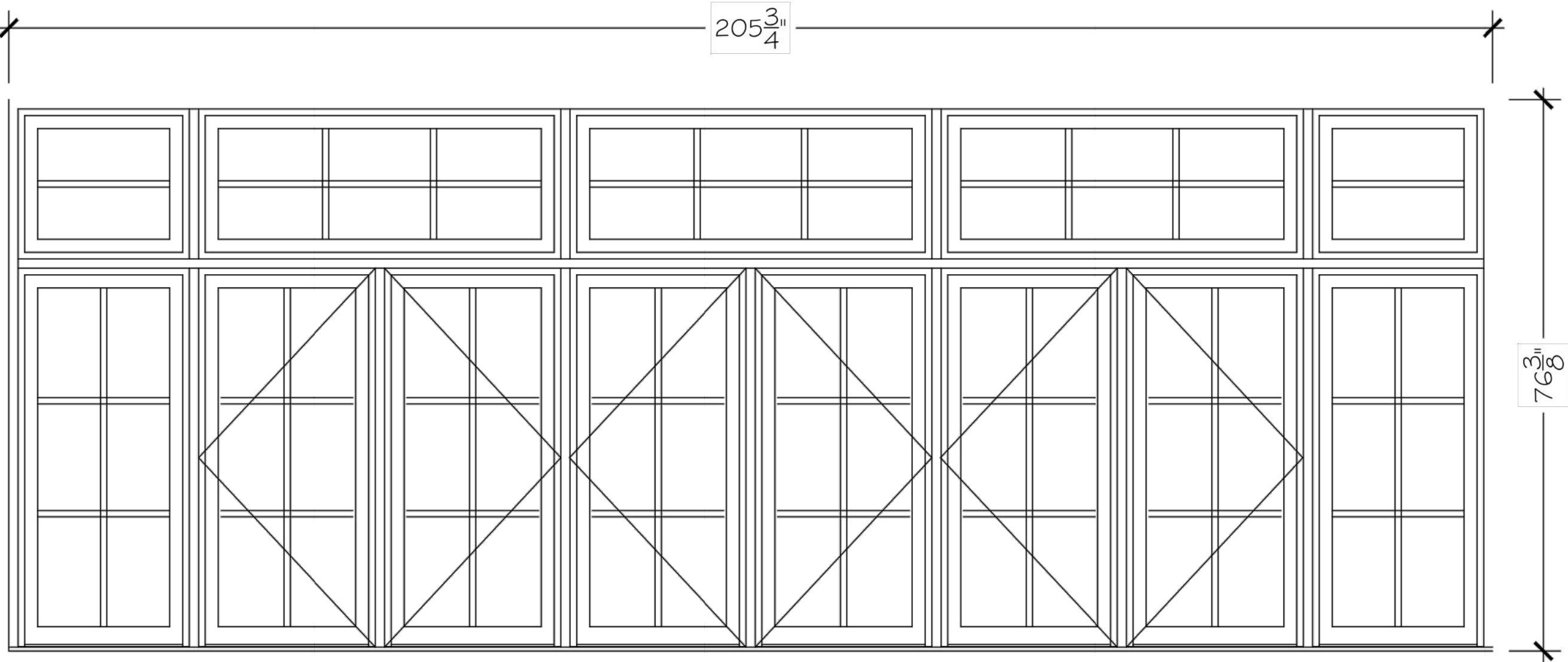
THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-03		
ISSUED FOR: LPC FILING		
REVISION NO: DATE: REMARK:		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
GEO TECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		


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

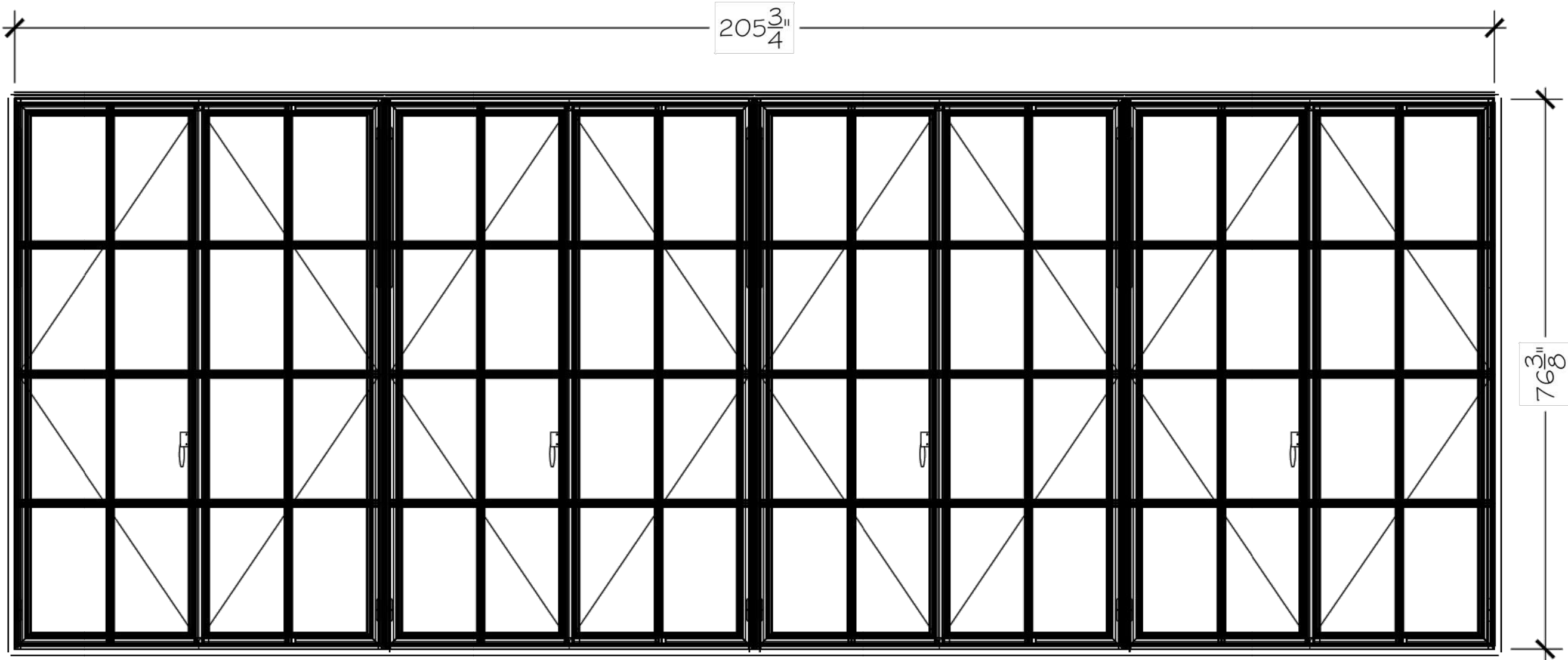
$$1/4'' = 1'-0''$$

LPC-04



TYPE D - EXISTING

NON ORIGINAL ALUMINUM CASEMENT ASSEMBLY
BRONZE EXTERIOR
NO CASING



TYPE D - PROPOSED

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

1 WINDOW ELEVATIONS: FIFTH FLOOR FRONT WINDOWS

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

2 WINDOW SCHEDULE: FIFTH FLOOR FRONT WINDOWS



3 EXISTING PHOTOGRAPH: FIFTH FLOOR FRONT WINDOWS



4 1940'S TAX PHOTOGRAPH: FIFTH FLOOR FRONT WINDOWS

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:

REGISTERED ARCHITECT
MATTHEW BAIRD
STATE OF NEW YORK
00018-1

LPC-05

REVISION
NO: DATE: REMARK:

ISSUED FOR:
LPC FILING

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

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

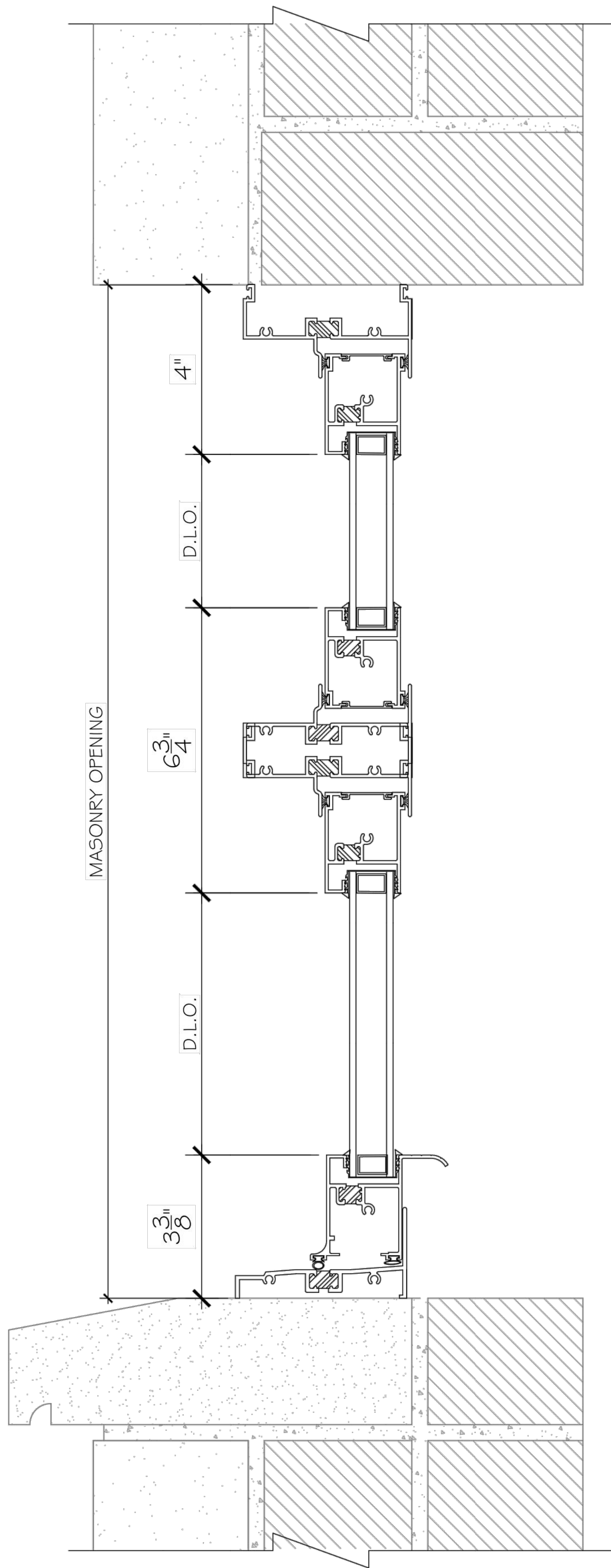
STRUCTURAL:
DRPILLA CONSULTING
ENGINEERS
143 Main Street
Nyack, NY 10960
T: 845.727.7793

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

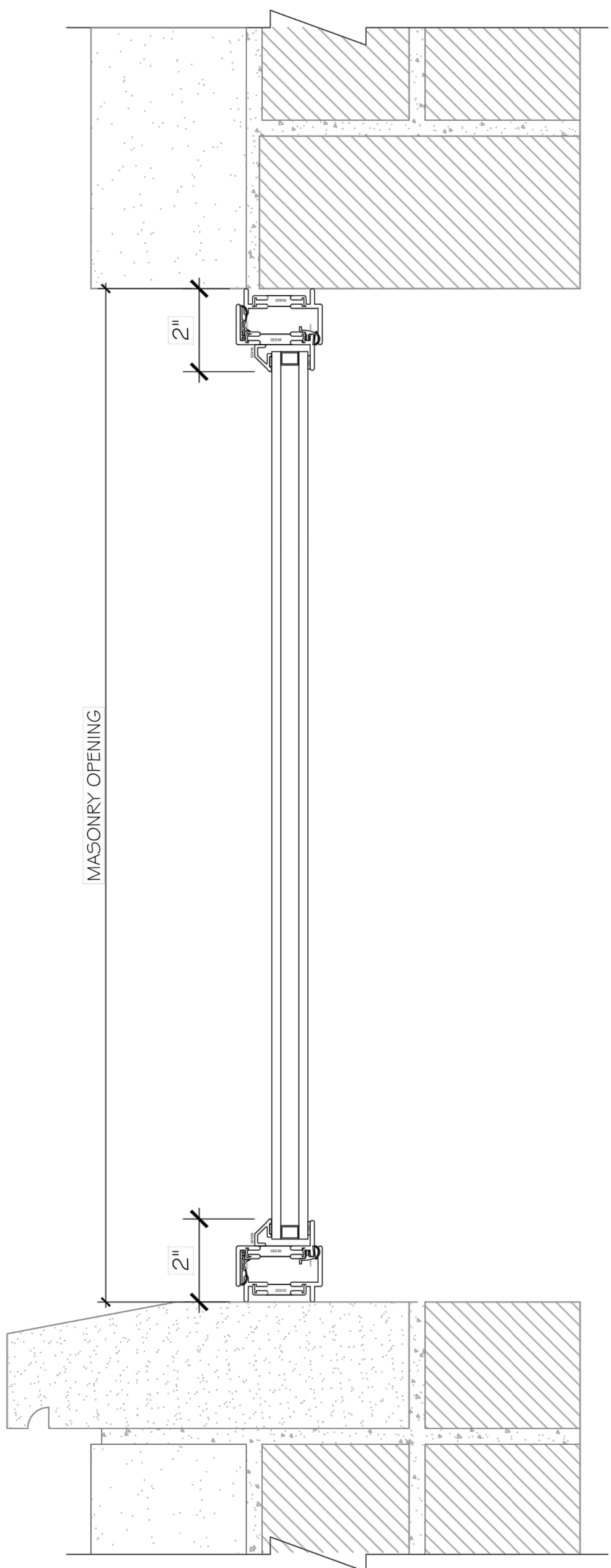
MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

THE DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEWER'S SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED. WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

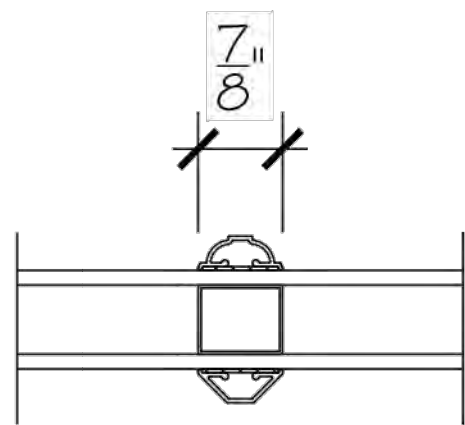
VERTICAL DETAILS
TYPE "D"



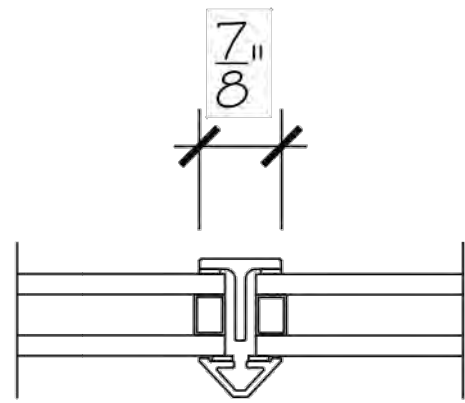
EXISTING VERTICAL
ALUMINUM CASEMENT



PROPOSED VERTICAL
EUROLINE STEEL CASEMENT



EXISTING MUNTIN
7/8" SIMULATED
DIVIDED LITE BAR

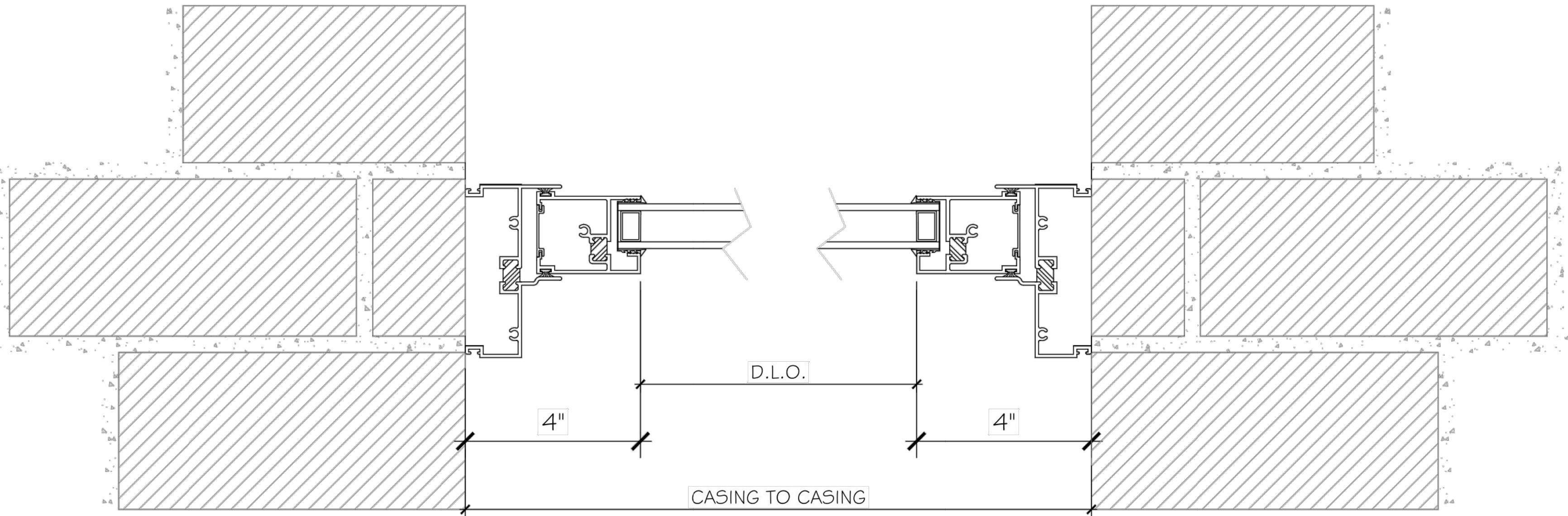


PROPOSED MUNTIN
7/8" TRUE
DIVIDED LITE BAR

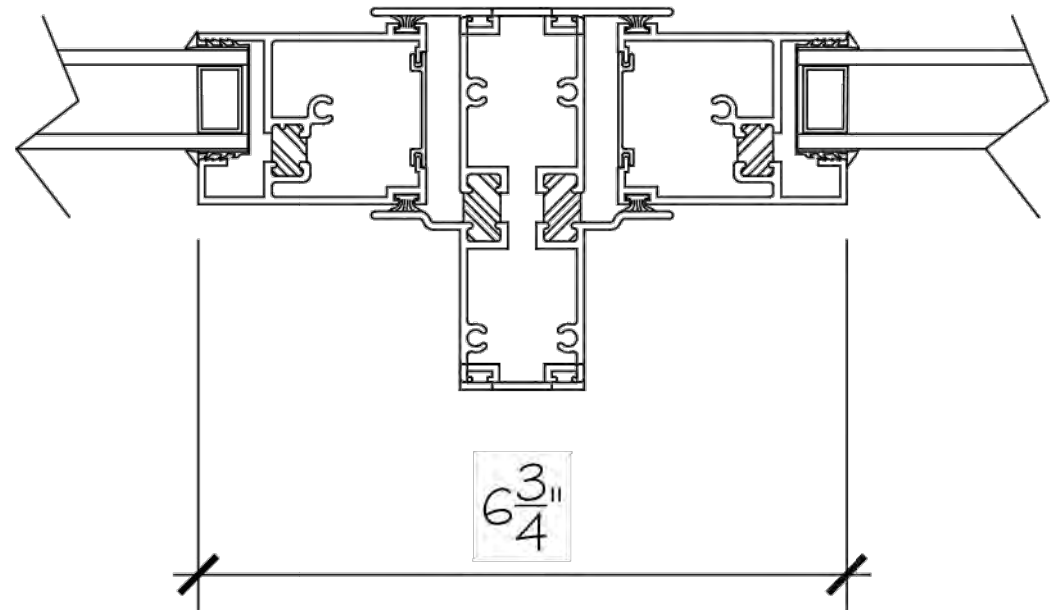
THE DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEWER'S SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PRODUCT OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.		
PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
5TH FLOOR FRONT WINDOWS DETAILS		
SEAL + SIGNATURE: 		
LPC-06		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
REVISION NO:	DATE:	REMARK:
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		

HORIZONTAL DETAILS

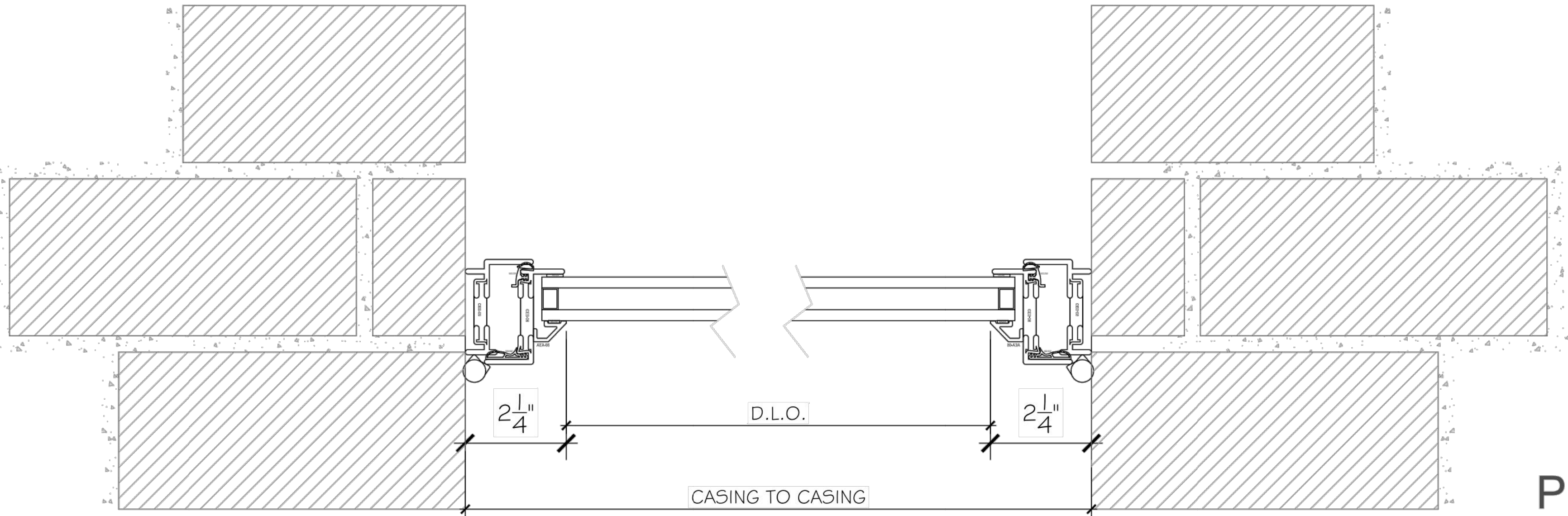
TYPE "D"



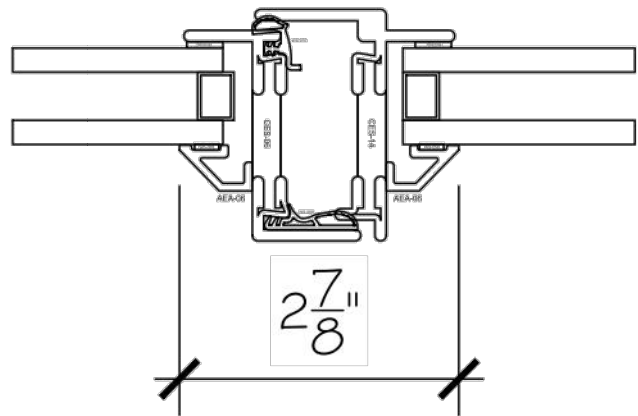
EXISTING HORIZONTAL
ALUMINUM CASEMENT ASSEMBLY



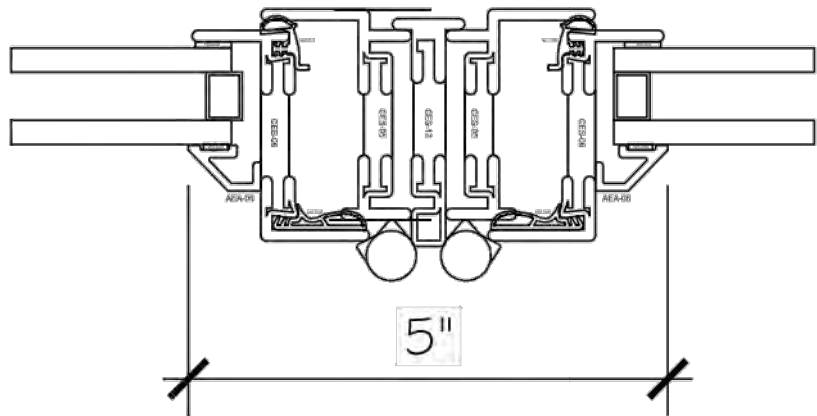
EXISTING HORIZONTAL
MULL POST AT ASSEMBLY
(REFERENCE ELEVATION AS THERE
ARE MULTIPLE POSTS WITHIN
ASSEMBLY)



PROPOSED HORIZONTAL
EUROLINE STEEL CASEMENT
ASSEMBLY WINDOWS



PROPOSED HORIZONTAL
EUROLINE MEETING RAIL
AT FRENCH CASEMENT



PROPOSED HORIZONTAL
EUROLINE MULL POST
AT ASSEMBLIES

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEWER'S SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

REVISION

NO.	DATE	REMARK
-----	------	--------

ISSUED FOR:
LPC FILING

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

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

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

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

**5TH FLOOR FRONT WINDOWS
DETAILS**

SEAL + SIGNATURE:

REGISTERED ARCHITECT
MATTHEW BAIRD
STATE OF NEW YORK
00018-1

LPC-07

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721



3

VIEW FROM E 10TH ST & 5TH AV
NTS



4

VIEW FROM ACROSS E 10TH ST
NTS



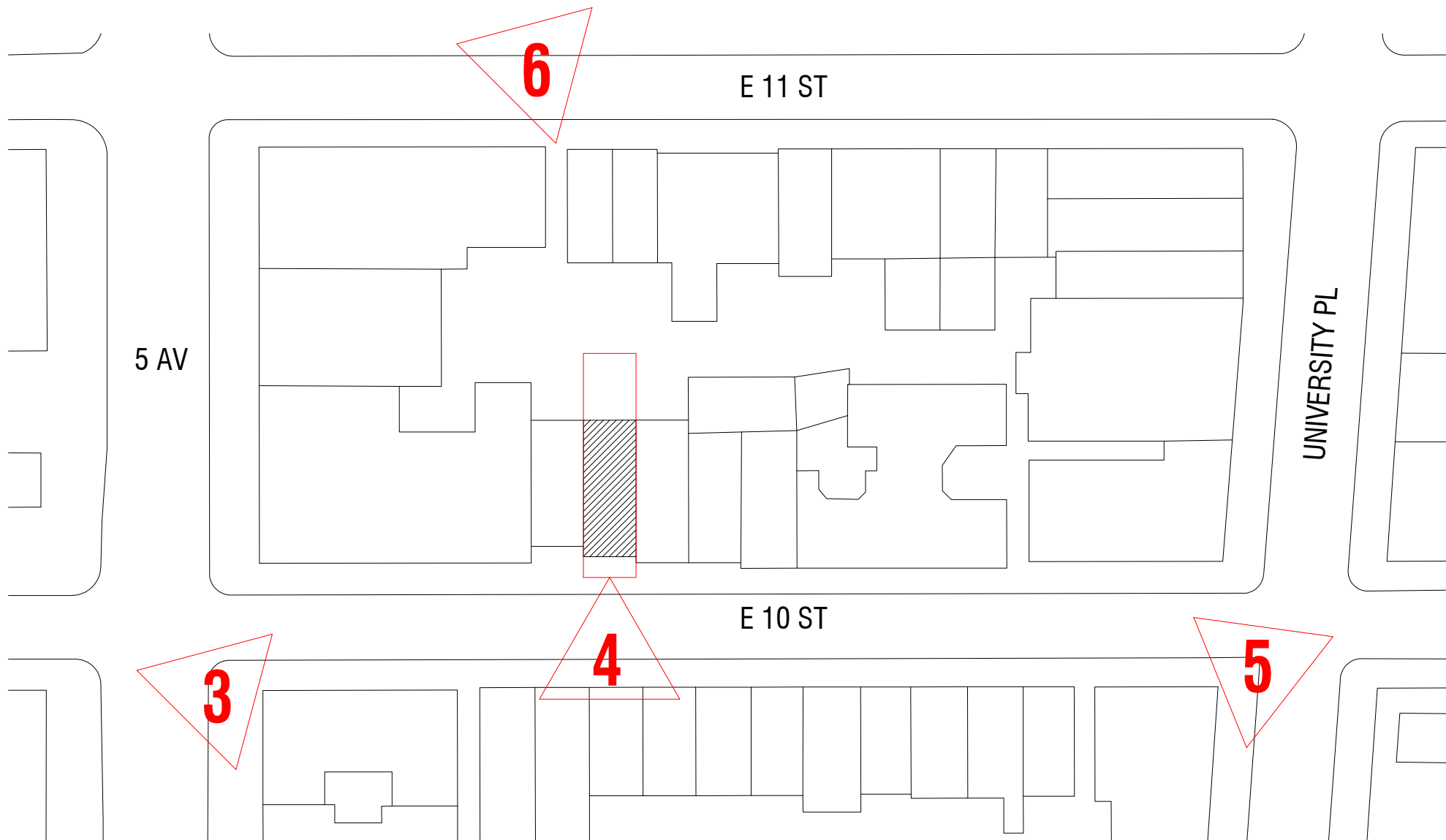
5

VIEW FROM E 10TH ST & UNIVERSITY PL
NTS



6

VIEW FROM E 11TH ST ALLEY
NTS



1

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

ELEVATOR
SHAFT

BULKHEAD

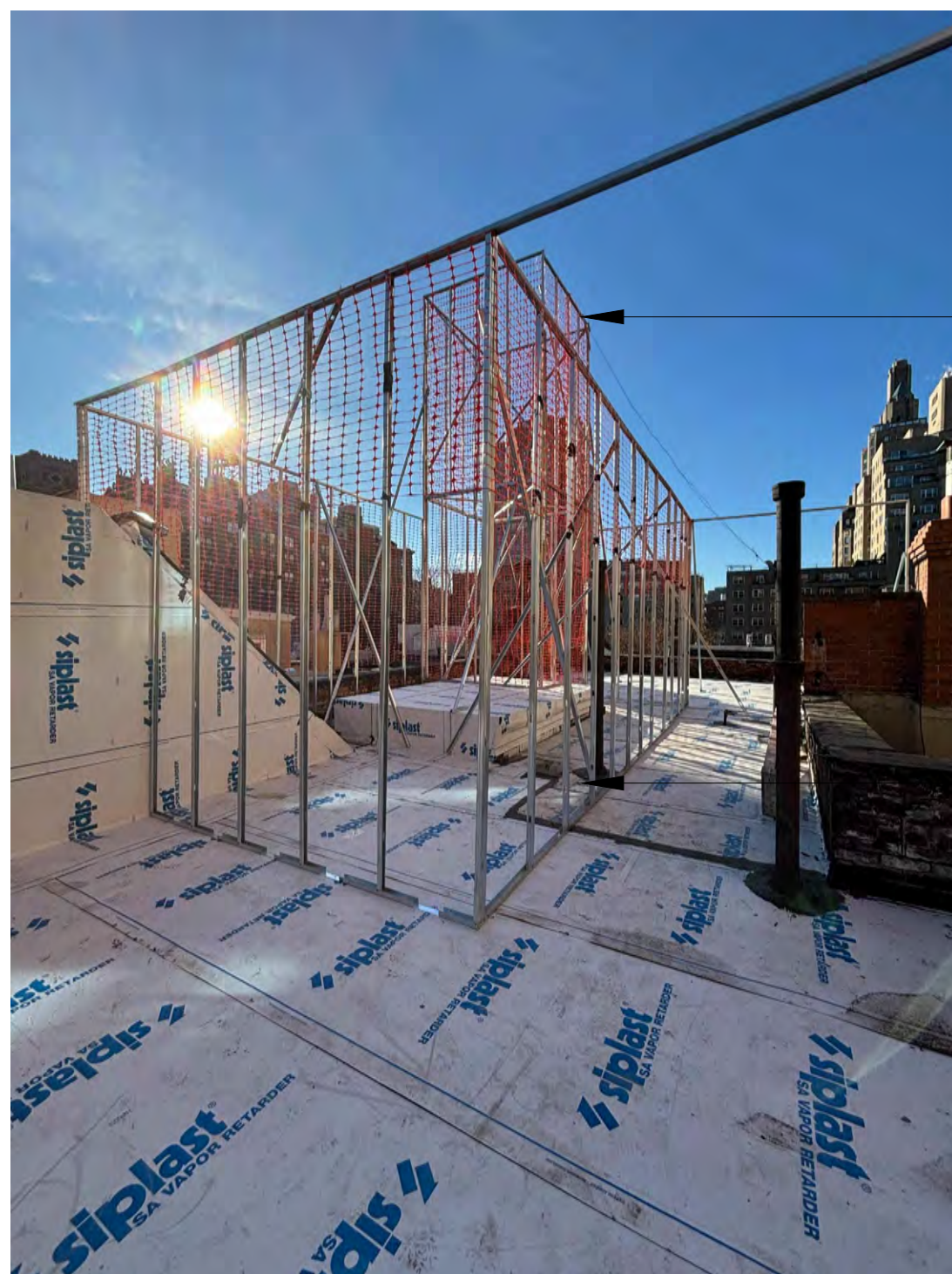


2

PHOTOS OF BULKHEAD & ELEVATOR SHAFT MOCKUP
NTS

ELEVATOR
SHAFT

BULKHEAD



THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IS REQUIRED. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION
NO. DATE REMARK

ISSUED FOR:
LPC FILING

**ELEVATOR BULKHEAD & SHAFT
VISIBILITY STUDY**

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:



LPC-08

ELEVATOR SHAFT MOCKUP



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

ELEVATOR SHAFT, IN
COPPER PANEL CLADDING



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

TALL BUILDINGS & WATER TANK
ARE VISIBLE IN THE
BACKGROUND



3 MATERIAL: COPPER PANEL CLADDING
NTS

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW OF THIS DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE, FORENAME, MIDDLE NAME, AND LAST NAME ARE REQUIRED. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

MATTHEW BAIRD ARCHITECT PLLC. 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
REVISION	DATE:	REMARK:
NO:		
ISSUED FOR: LPC FILING		
PROPOSED ELEVATOR SHAFT RENDERING		
PROJECT: BTH TOWNHOUSE RENOVATION		
5 E 10TH STREET NEW YORK, NY 10003		
Date:	JANUARY 6, 2025	
Scale:	AS INDICATED	
Dwg By:	GL, EF, IG	
Proj No:	0244	
SEAL + SIGNATURE:		
		
LPC-09		

ELEVATOR SHAFT MOCKUP



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

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

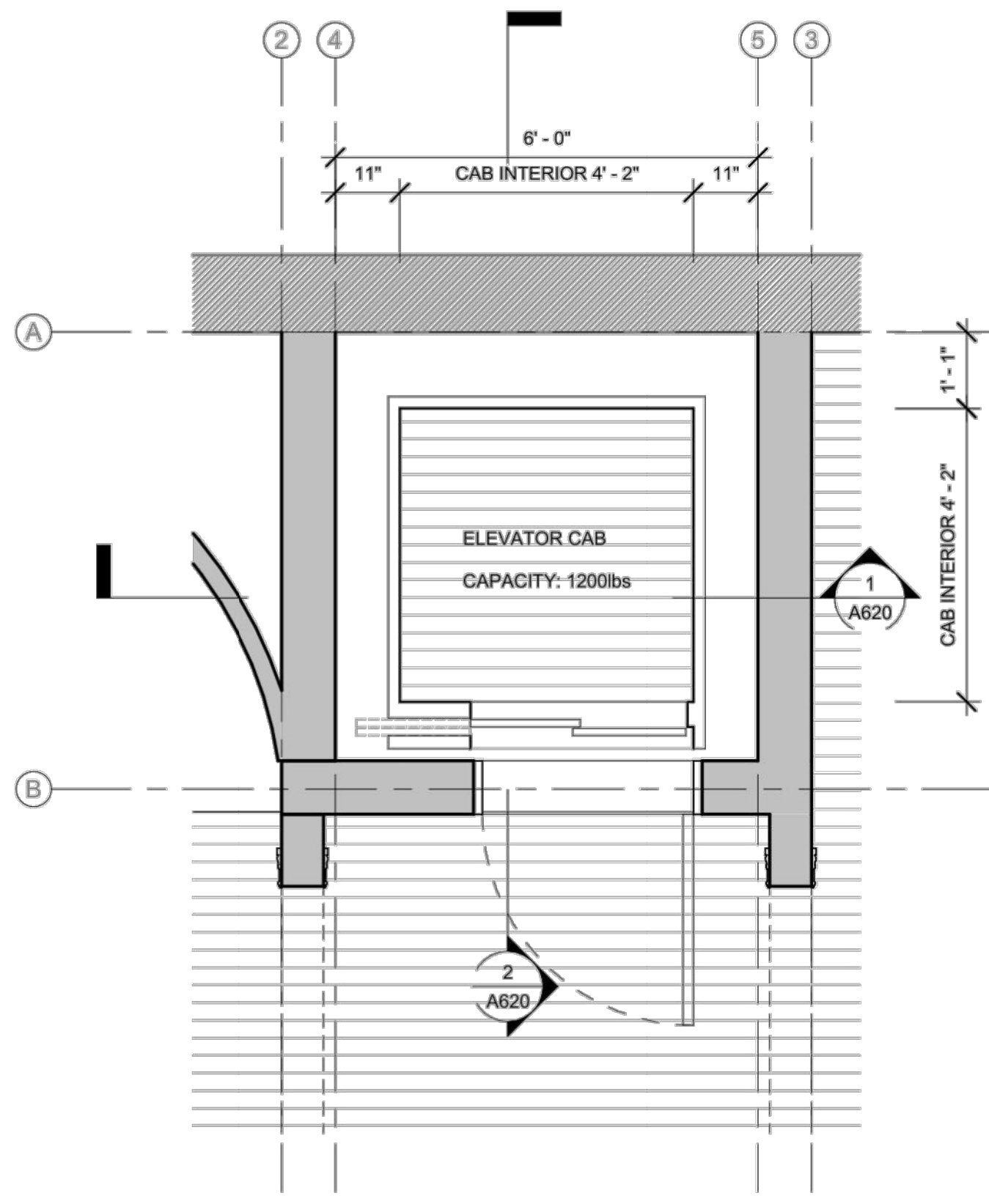
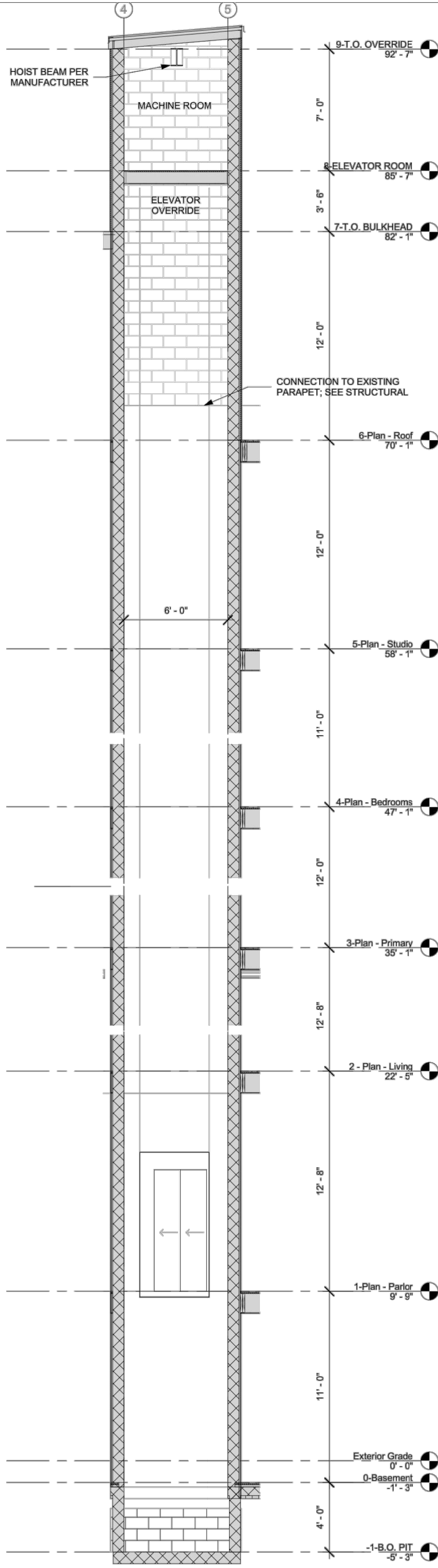
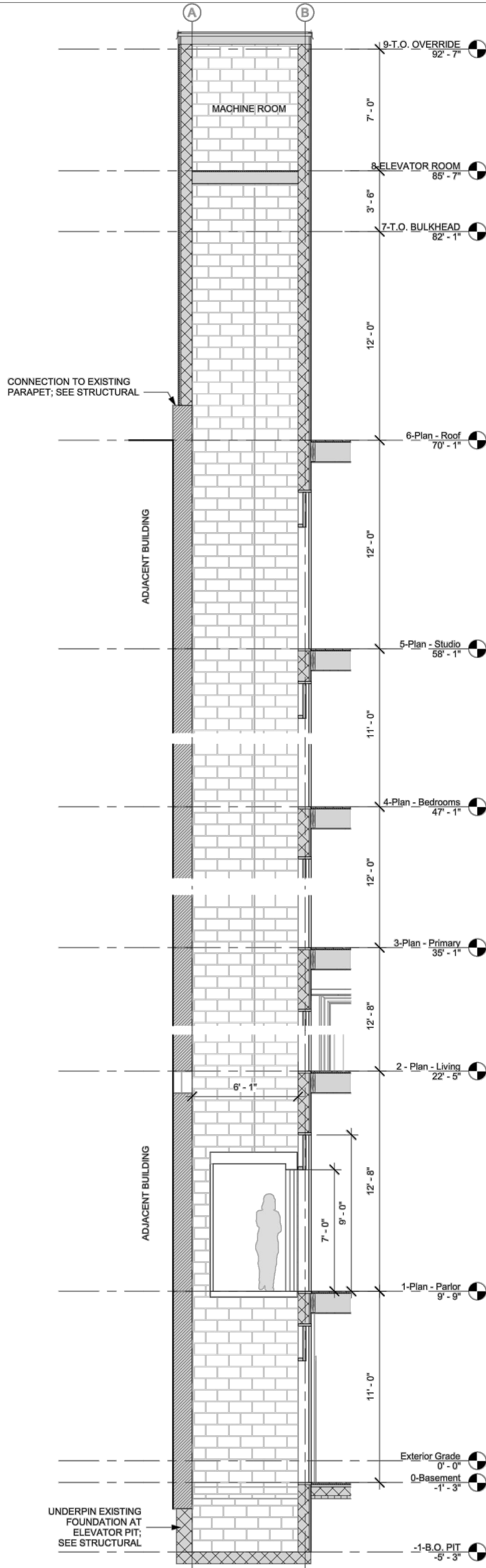


2 RENDERING: VIEW FROM E 10TH ST & UNIVERSITY PL
NTS

ELEVATOR SHAFT, IN
COPPER PANEL CLADDING



3 MATERIAL: COPPER PANEL CLADDING
NTS



THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PRODUCT OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (2) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT:			ELEVATOR SHAFT SECTION DETAILS		
BTH			TOWNHOUSE RENOVATION		
5 E 10TH STREET NEW YORK, NY 10003			Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE:			Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
LPC-11			LPC-11		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721			STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361			EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900			REVISION NO: DATE: REMARK:		
ISSUED FOR: LPC FILING			REVISION NO: DATE: REMARK:		

EXISTING CHIMNEYS

EXISTING LIGHT WELL

EXISTING SKYLIGHT



2 SITE PHOTOS: EXISTING ROOF VIEWING NORTH
NTS



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



2 SITE PHOTOS: EXISTING SKYLIGHT
NTS

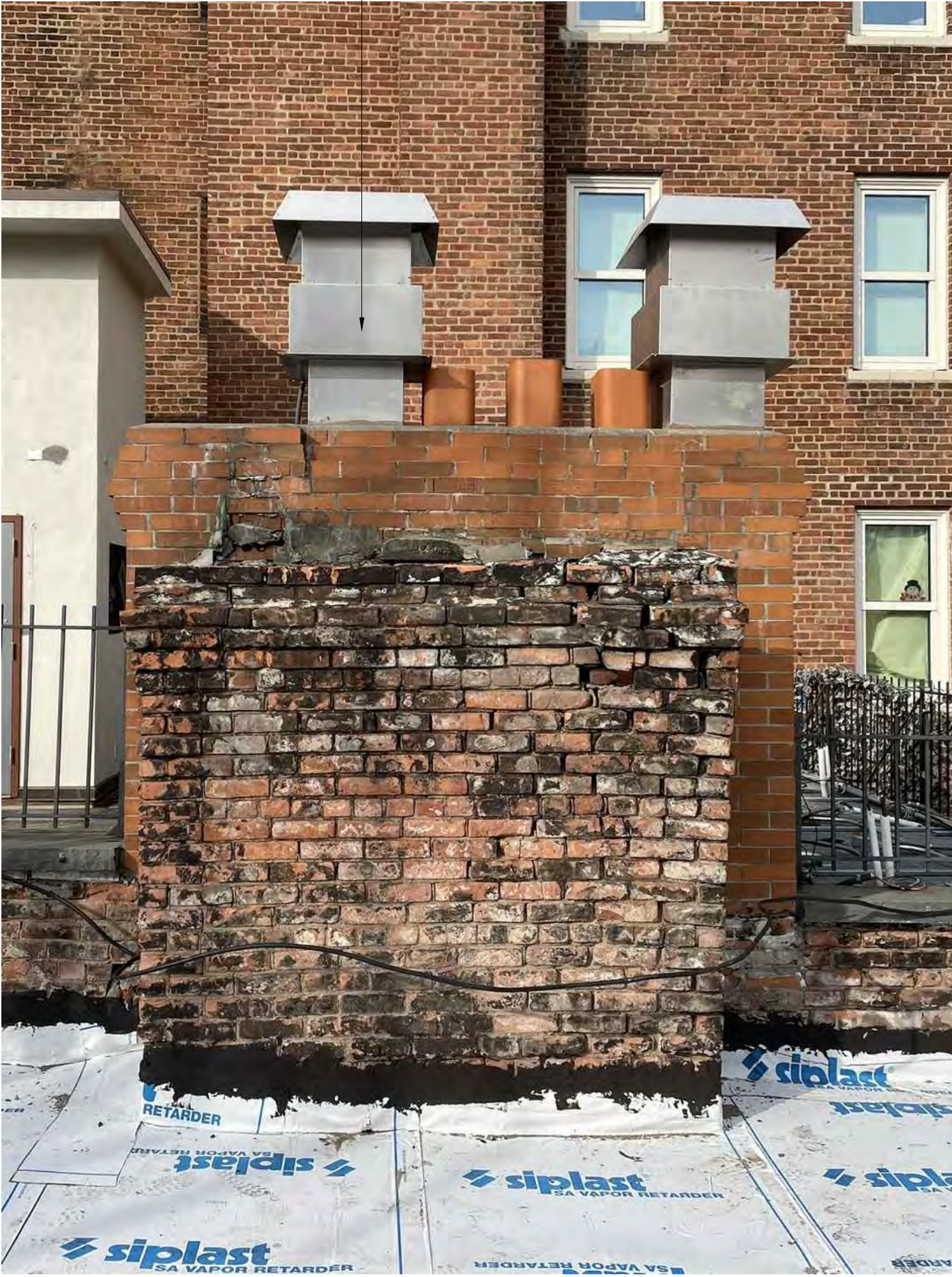
EXISTING CHIMNEYS

EXISTING SKYLIGHT



1 SITE PHOTOS: EXISTING ROOF VIEWING SOUTH
NTS

CHIMNEYS OF 3 E 10TH STREET



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



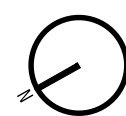
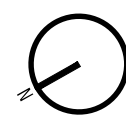
EXISTING CHIMNEYS

EXISTING LIGHT WELL

1 SITE PHOTOS: EXISTING AC UNIT
NTS

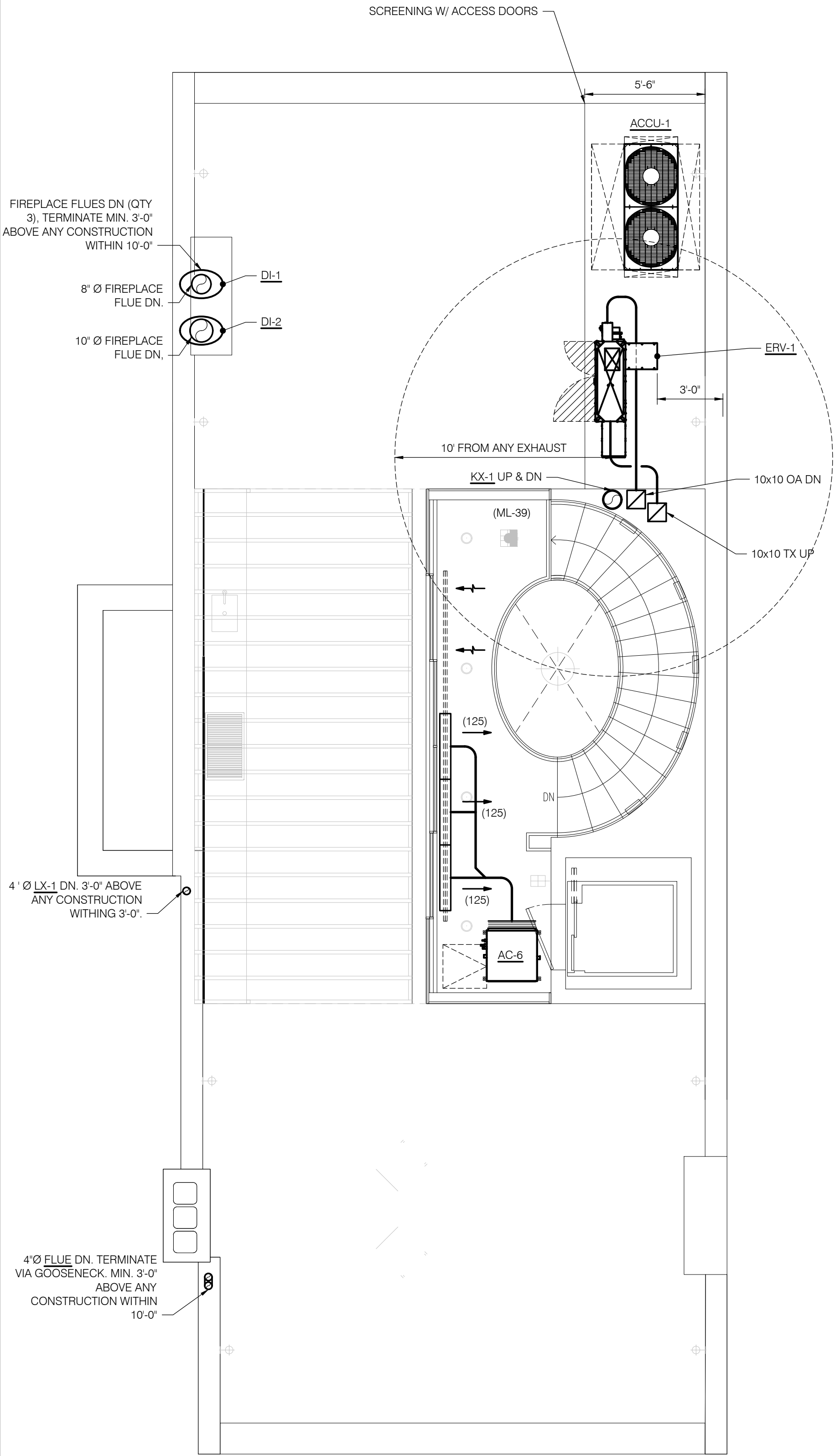
THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-12		
ISSUED FOR: LPC FILING		
EXISTING ROOF PHOTOGRAPHS		
REVISION NO: DATE: REMARK:		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		

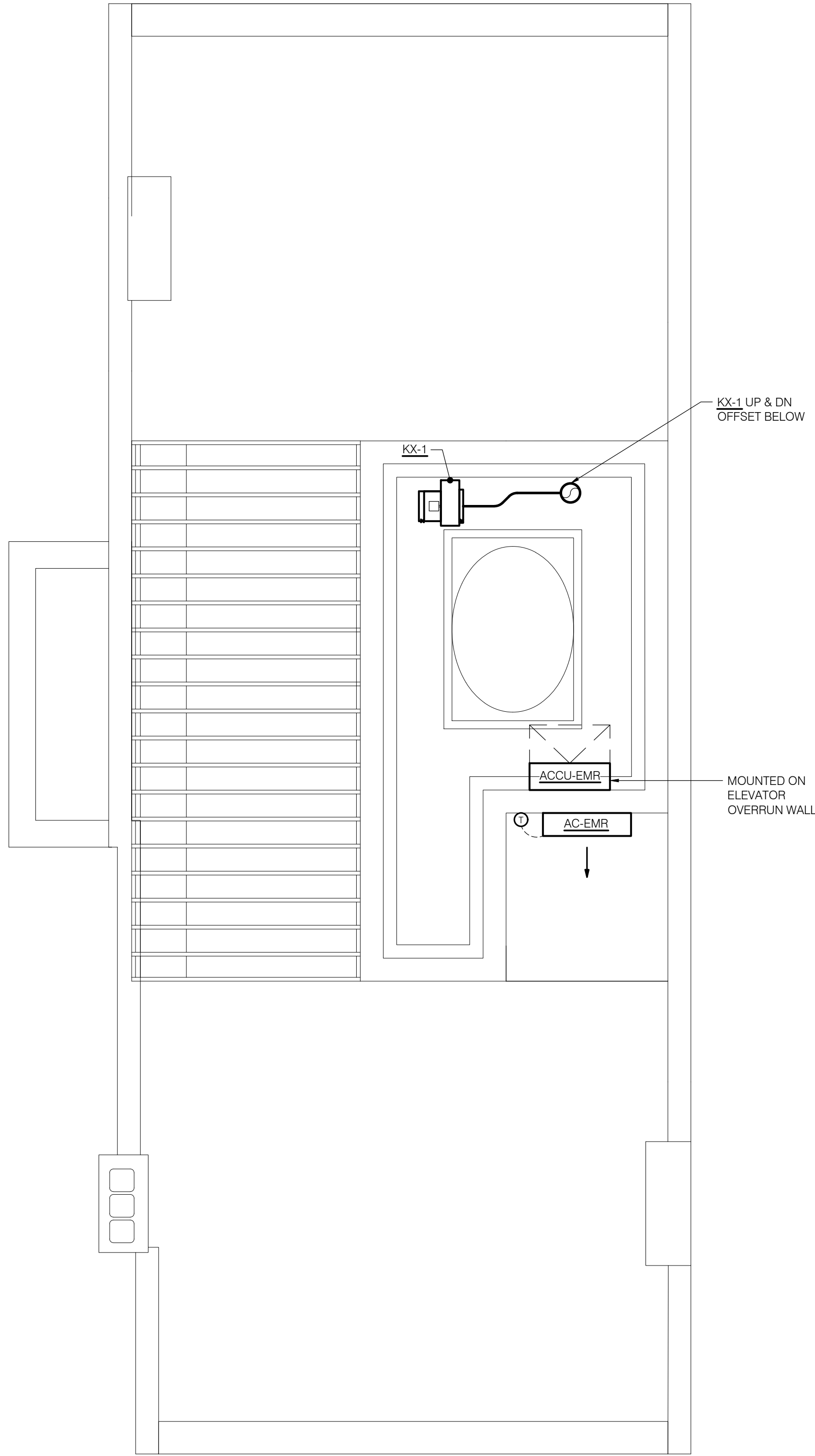


LPC-13

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.



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



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

GENERAL NOTES

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

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

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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209.0 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2489
F: 212.334.5721

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

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

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

ISSUED FOR:
SD PRICING

MECHANICAL PLAN - ROOF & BULKHEAD

PROJECT:
BTH
BERRY TOWNHOUSE

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:



M-104.00

SHEET XX of YY

PROPERTY LINE

PROPERTY LINE

NEW ELEVATOR SHAFT,
CLADDED IN COPPER PANELS.

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

6' TALL COPPER PERFORATED
SCREENING WITH ACCESS DOORS

60'-0"
EAST 10TH STREET

NEW GLASS BULKHEAD.
REPAIR & RESTORE
EXISTING CHIMNEY & BRICK
ENCLOSURE AS REQUIRED.

EL: 82'-0" AFF

EL: 80'-0" AFF

EL: 82'-0" AFF

EL: 80'-0" AFF

EL: 48'-4" AFF

EL: 37'-4" AFF

EL: 28'-4" AFF

EL: 12'-0" AFF

EL: 11'-11 1/8" AFF

EL: 0'-0" AFF

6'-0"

1

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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PRODUCT OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 220 (1) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION
NO: DATE: REMARK:

ISSUED FOR:
LPC FILING

SIGHT LINE STUDY

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:



LPC-14



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

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

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

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

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

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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-15		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
REVISION NO:	DATE:	REMARK:
ISSUED FOR: LPC FILING		
EXISTING REAR FACADE PHOTOGRAPH		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		

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



1 SITE PHOTOS: EXISTING REAR BAY WINDOW BOX
NTS

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

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



2 SITE PHOTOS: EXISTING REAR BAY WINDOW BOX
NTS

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



3 SITE PHOTOS: EXISTING REAR BAY WINDOW BOX
NTS

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 200(4) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-16		
EXISTING REAR BAY WINDOW PHOTOGRAPHS		
ISSUED FOR: LPC FILING		
REVISION NO:	DATE:	REMARK:
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		

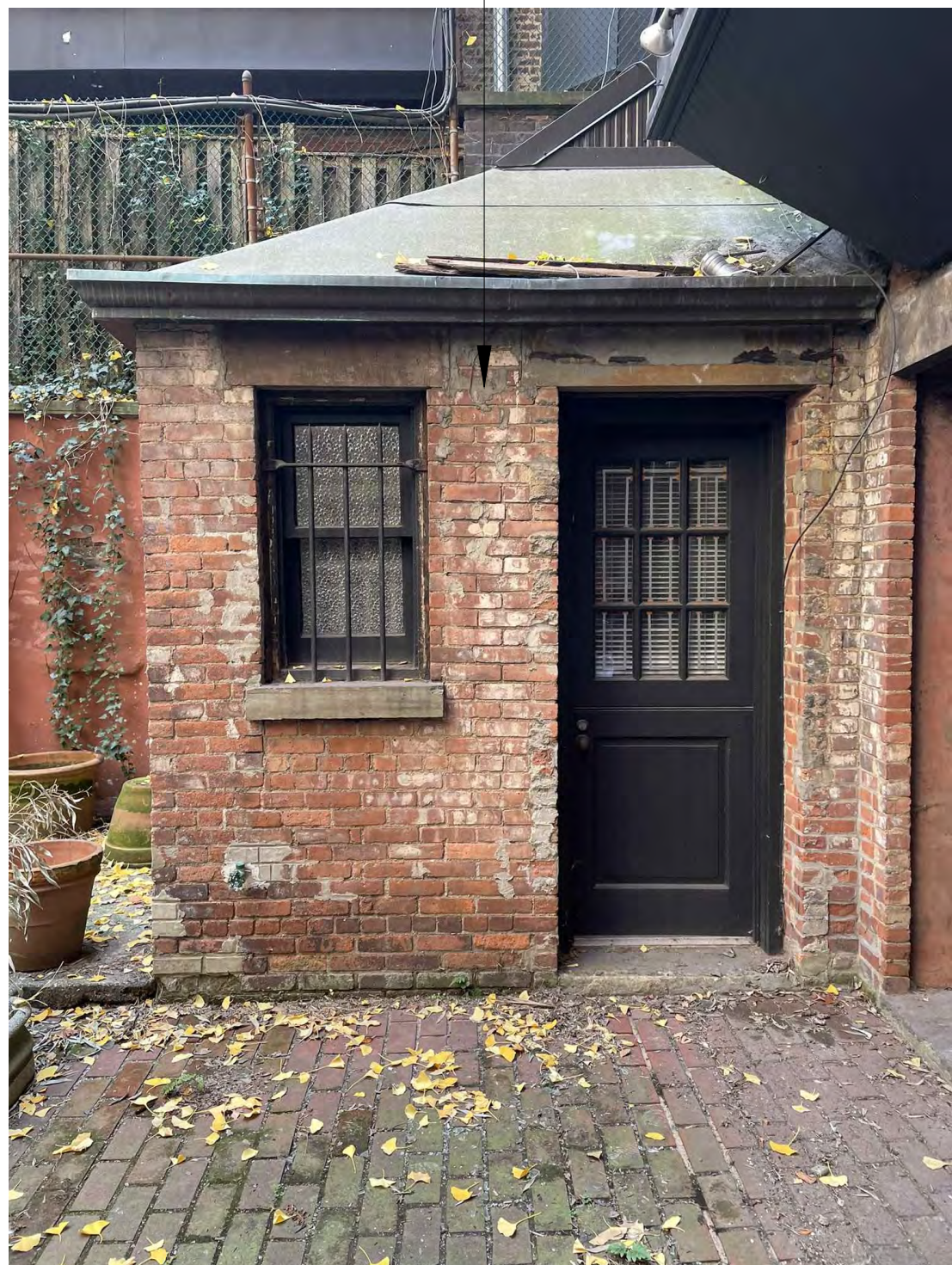


1 SITE PHOTOS: EXISTING REAR YARD, VIEWING NORTHEAST
NTS

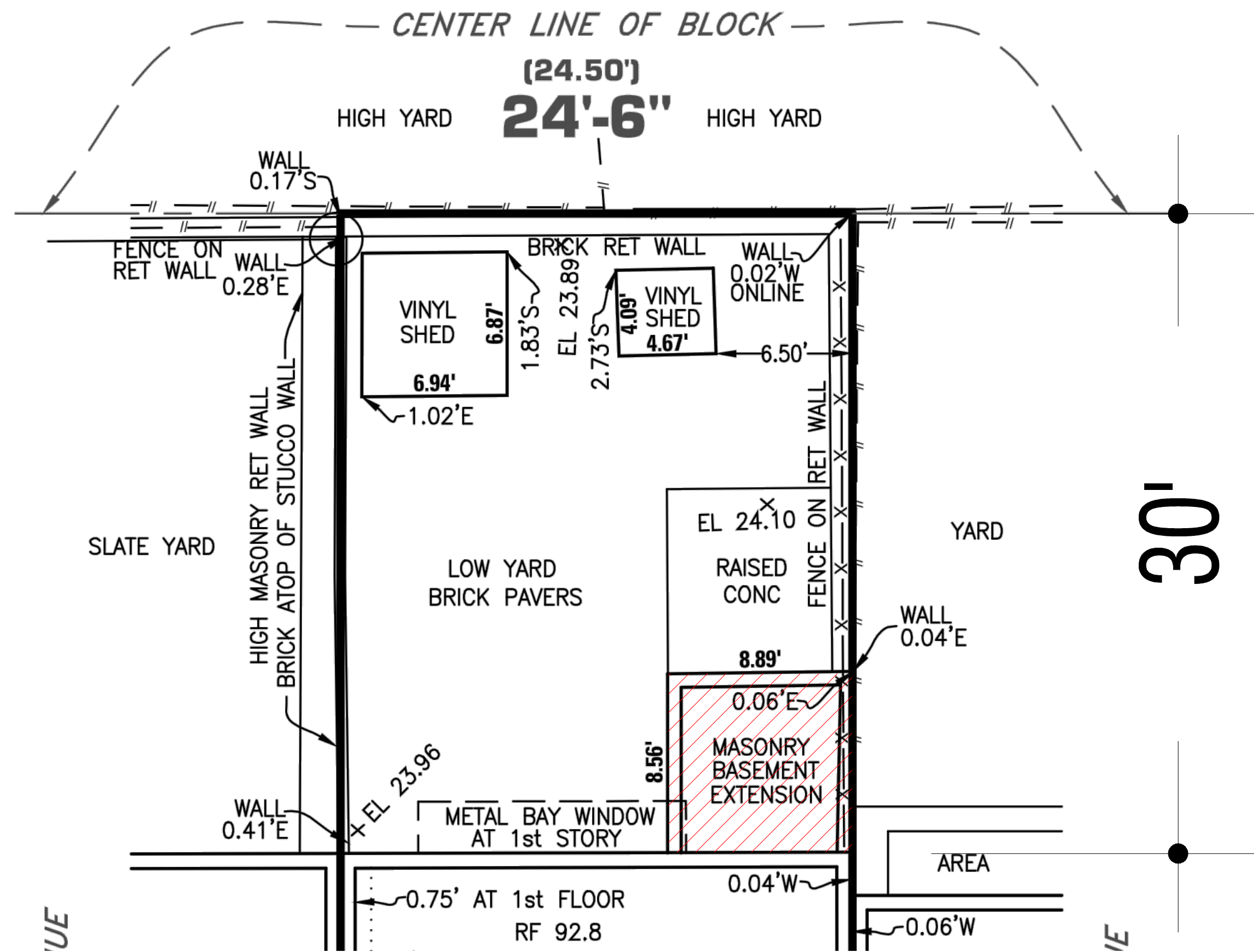
PROPOSE TO REMOVE THE
EXISTING NON-COMPLIANT REAR
YARD SHED IN THE SETBACK



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



3 SITE PHOTOS: EXISTING REAR SHED
NTS



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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE, ADDRESS HEREIN, THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-17		
REVISION NO. DATE REMARK		
ISSUED FOR: LPC FILING		
EXISTING REAR YARD & SHED PHOTOGRAPHS		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		



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



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



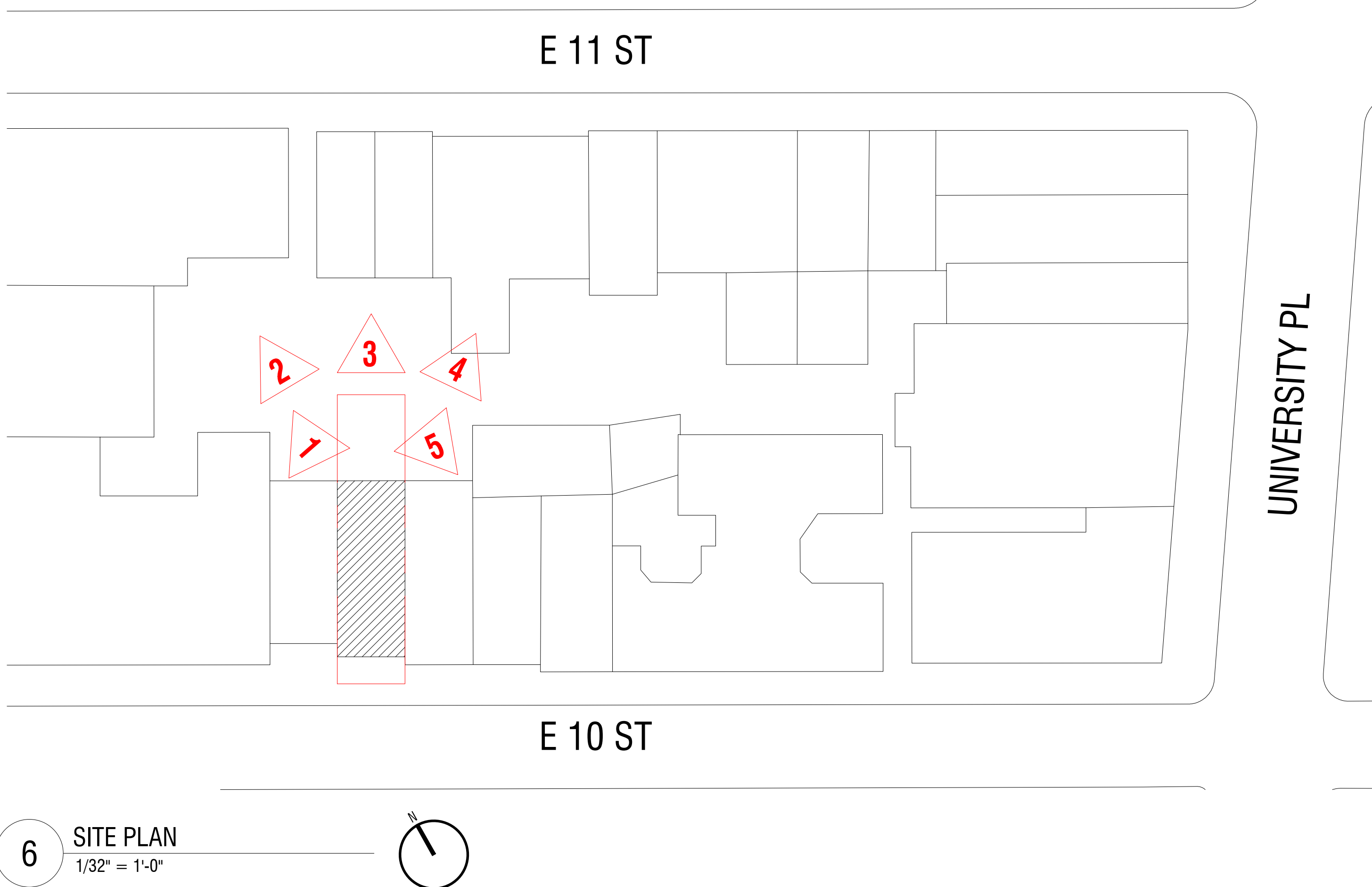
3 SITE PHOTOS: ACROSS, 12 E 11TH STREET REAR FACADE
NTS



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



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



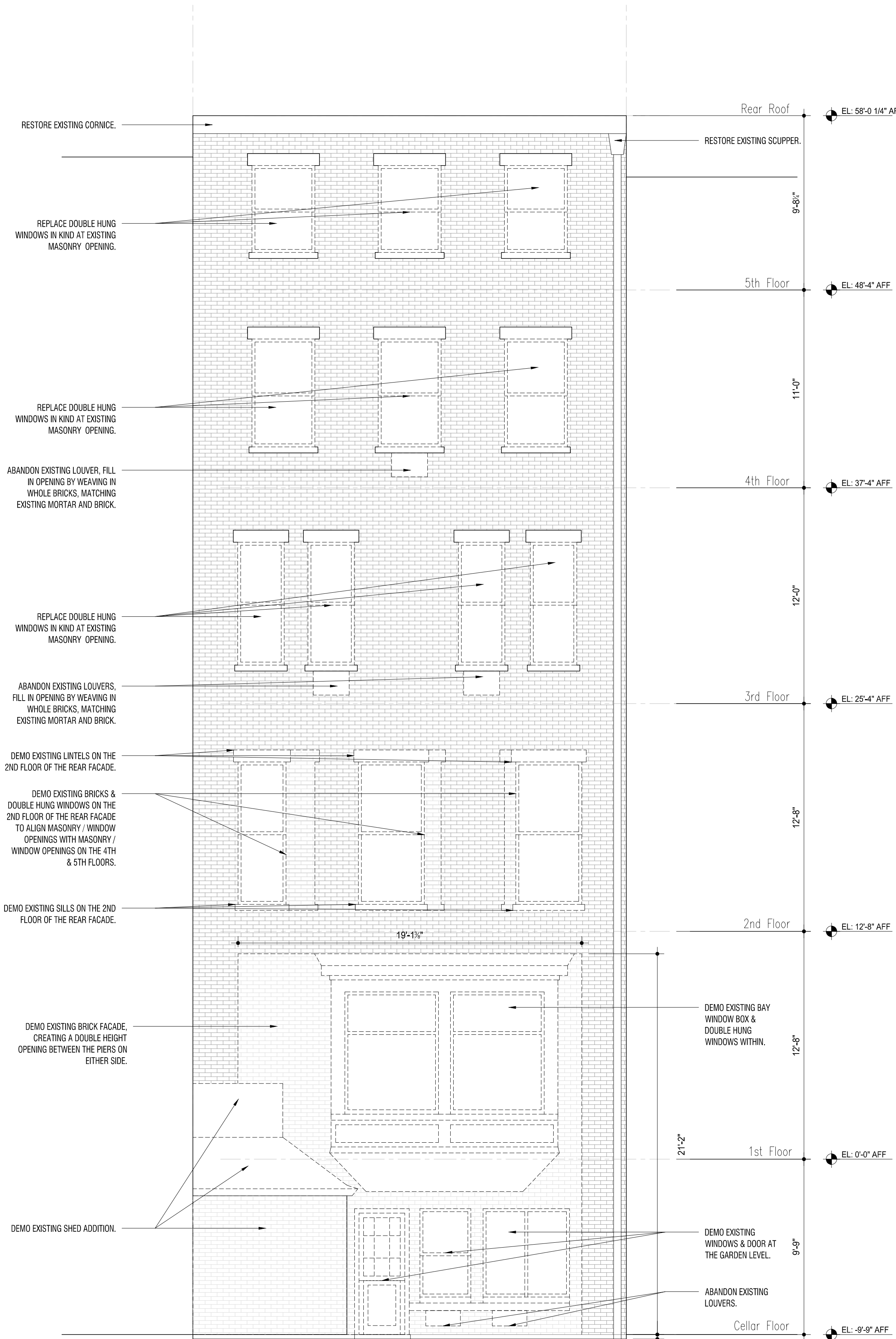
6 SITE PLAN
1/32" = 1'-0"

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2000 OF THE NEW YORK STATE EDUCATION LAW.

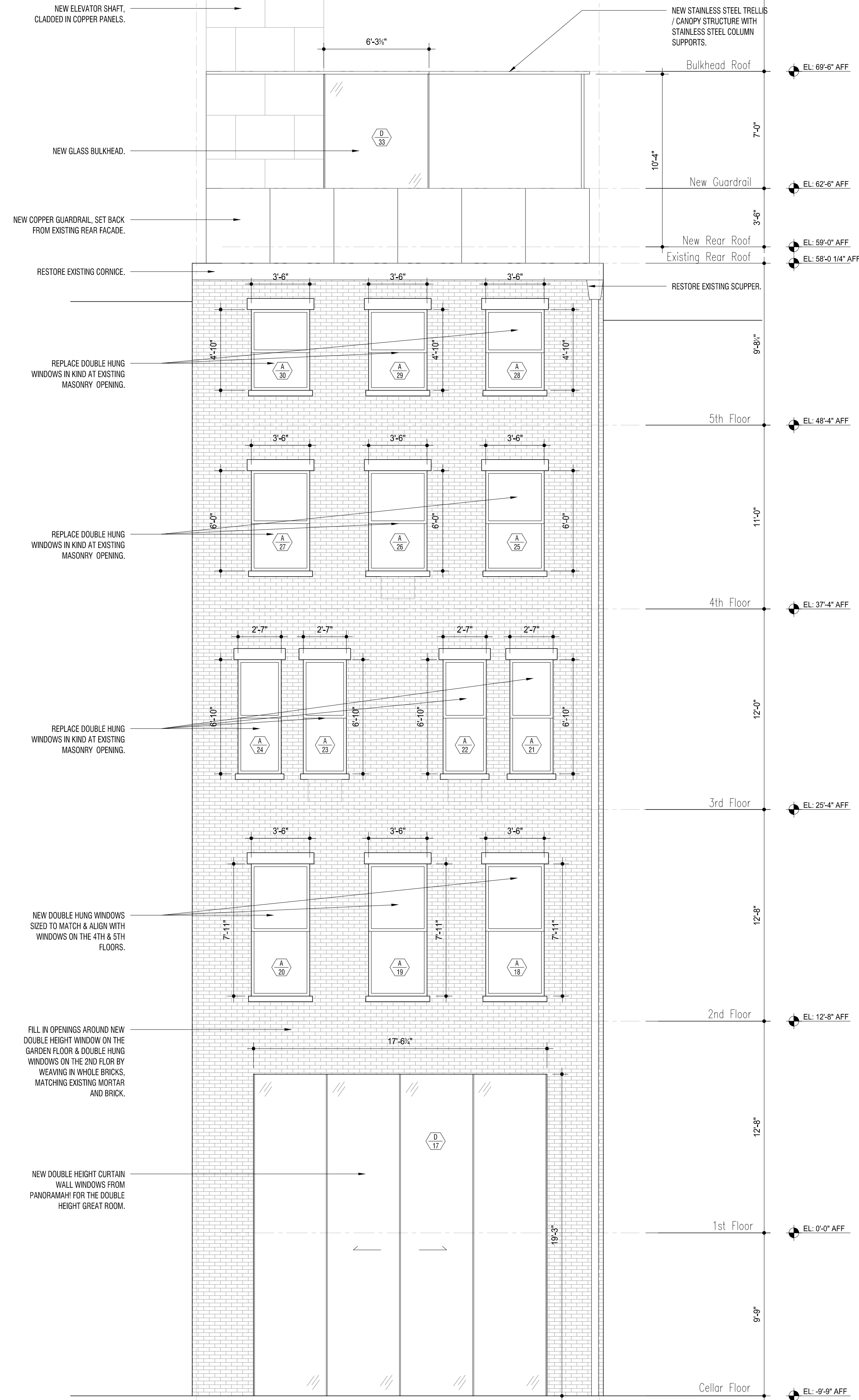
PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-18		
ISSUED FOR: LPC FILING		
REVISION NO: DATE: REMARK:		
GEO TECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		

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

1 EXTERIOR ELEVATION REAR FACADE - EXISTING

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


2 EXTERIOR ELEVATION REAR FACADE - PROPOSED

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


THIS DRAWING IS NOT VALID FOR CONSTRUCTION. IT IS THE PROPERTY OF MATTHEW BARNO DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT OR EXTENSION OF THIS PROJECT. IT IS PROHIBITED FROM BEING REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MATTHEW BARNO DESIGN. ANY VIOLATION OF THESE TERMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE USER OF THIS DRAWING AGREES TO HOLD MATTHEW BARNO DESIGN HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY MATTHEW BARNO DESIGN AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD MATTHEW BARNO DESIGN HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY MATTHEW BARNO DESIGN AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD MATTHEW BARNO DESIGN HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY MATTHEW BARNO DESIGN AS A RESULT OF THE USER'S USE OF THIS DRAWING.

MATTHEW BAIRD ARCHITECT PLLC.
277 Broadway, 16th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION		
NO:	DATE:	REMARK:

ISSUED FOR
LPC FILING

COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING

EXISTING & PROPOSED REAR
FACADES

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE

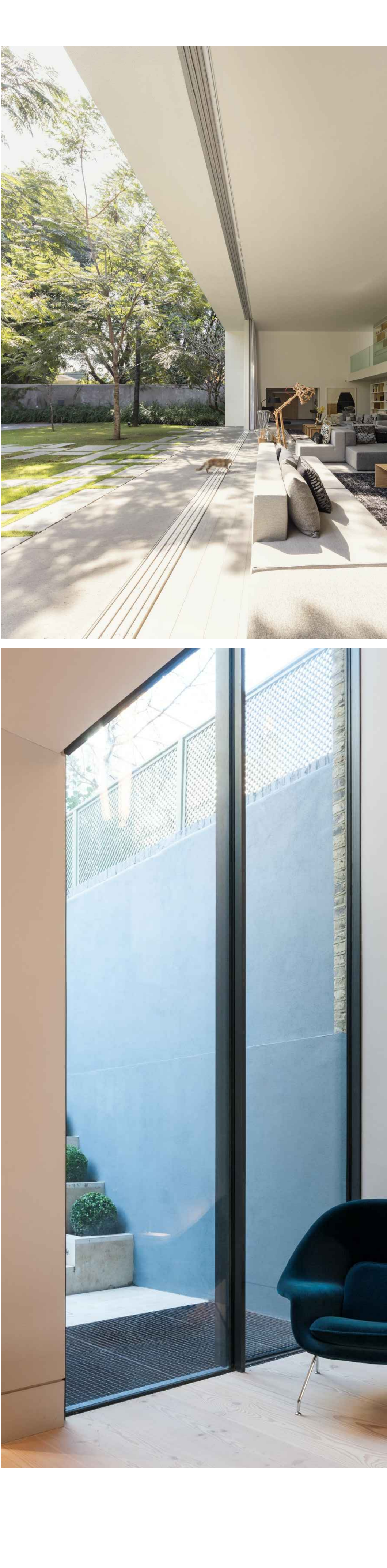
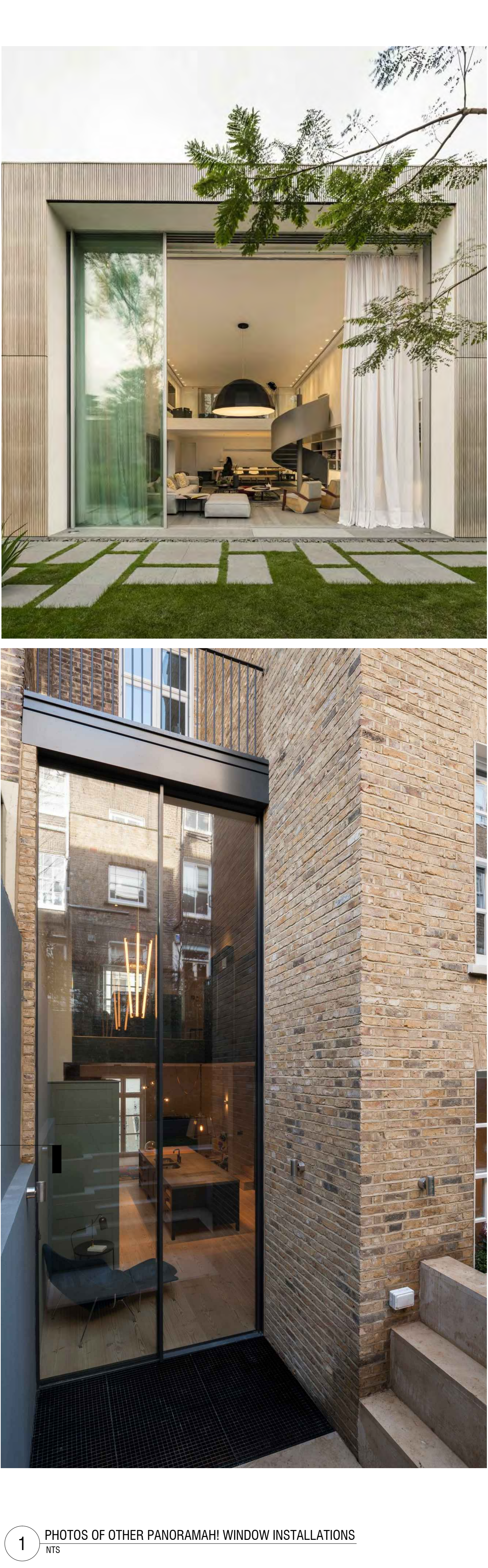
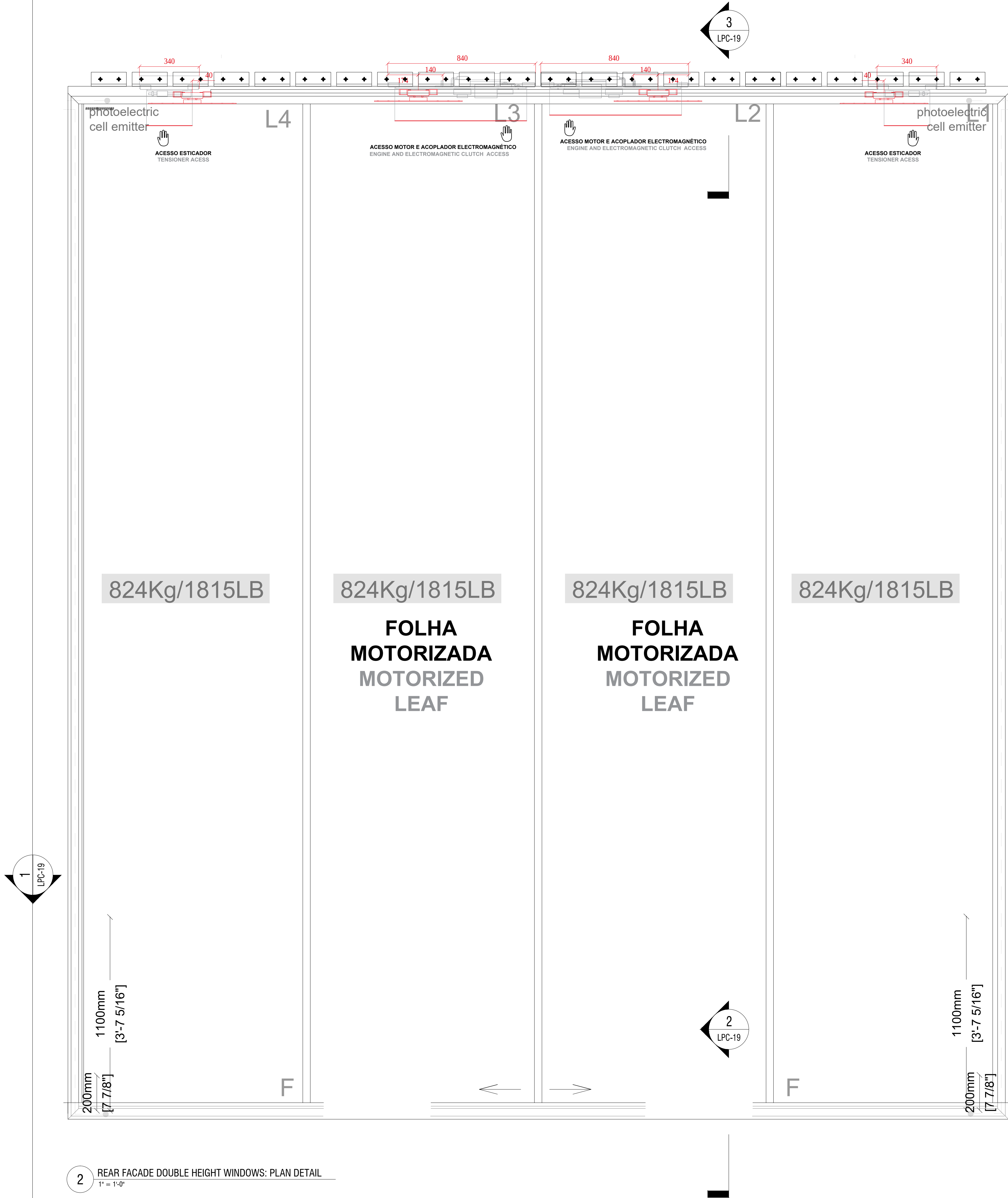


LPC-19

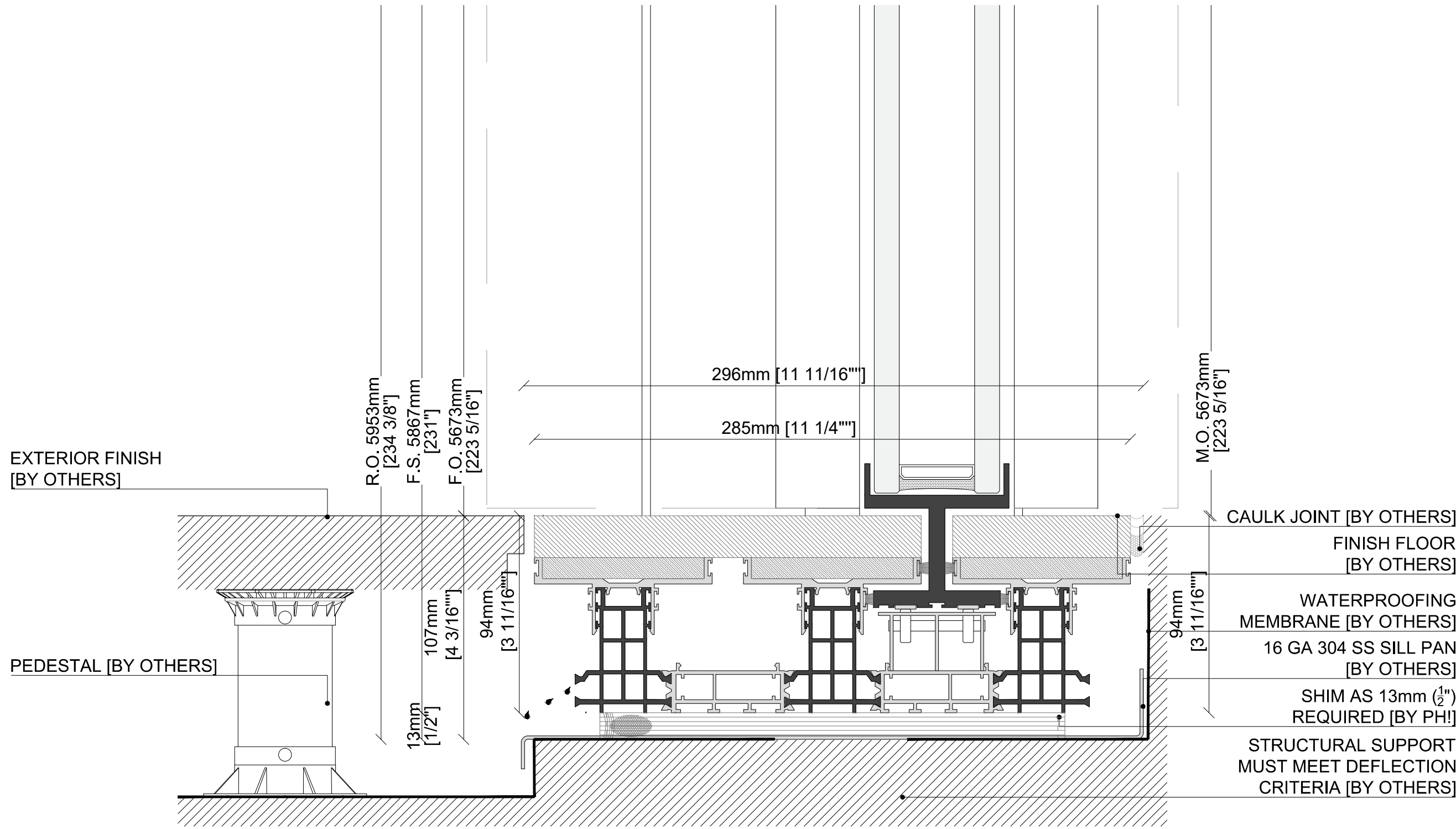


THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 220(1) OF THE NEW YORK STATE EDUCATION LAW.

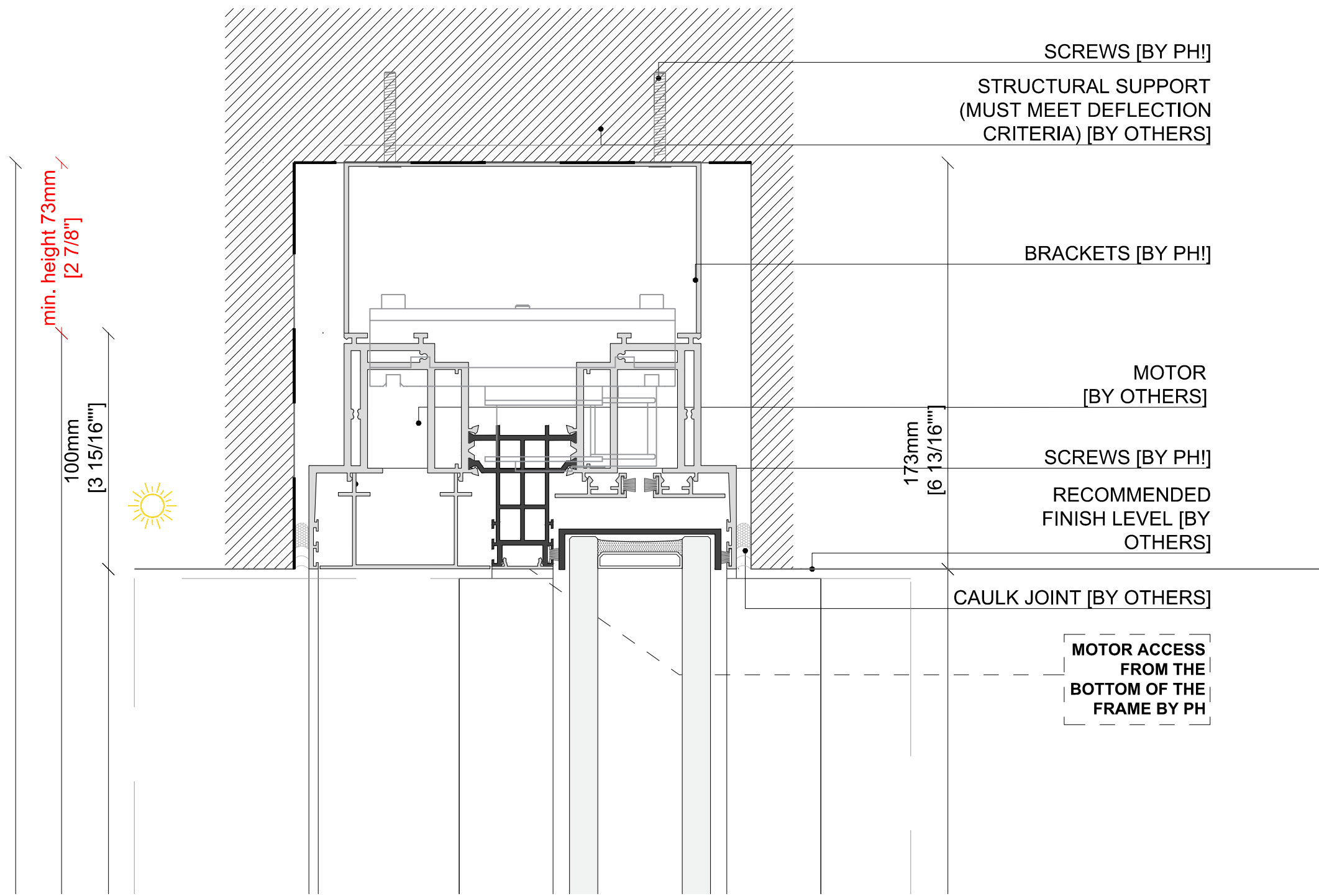
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
REVISION	NO:	DATE: REMARK:
ISSUED FOR: LPC FILING		
PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-20		



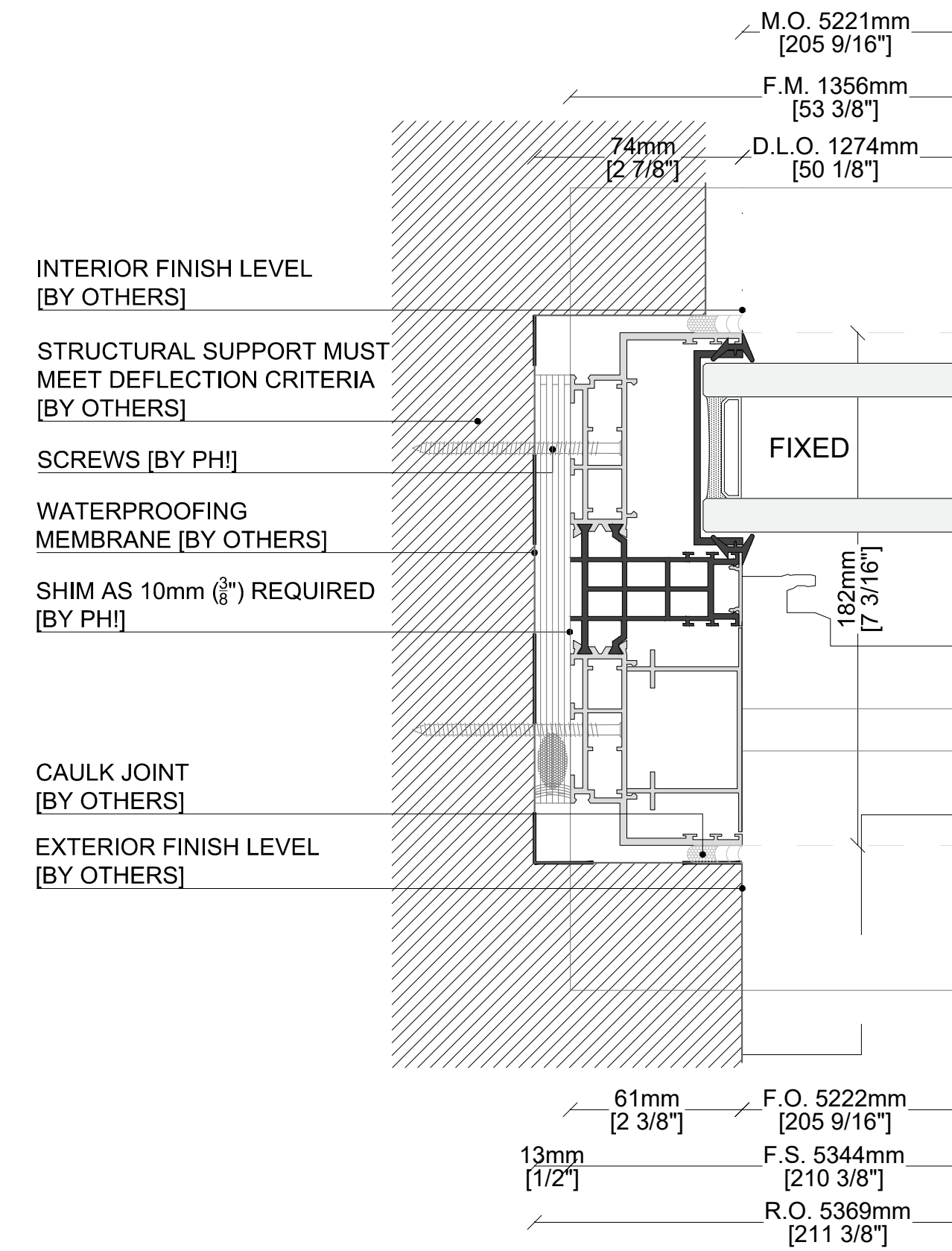
REAR FACADE WINDOW ELEVATION			ISSUED FOR: DOB ALT 1 FILING		
PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244			SEAL + SIGNATURE: 		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900			EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361			STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MATTHEW BAIRD ARCHITECT PLLC. 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721					



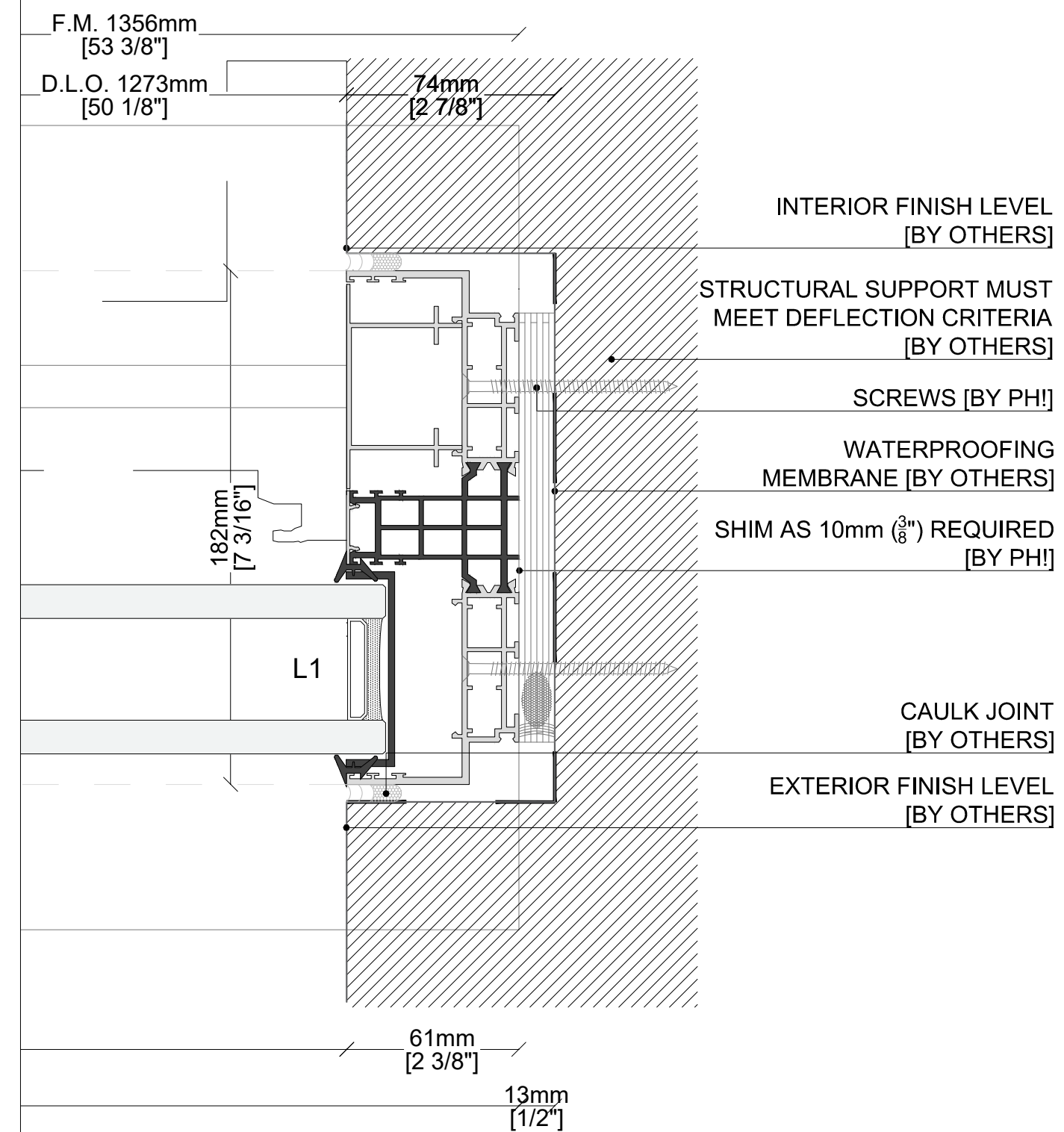
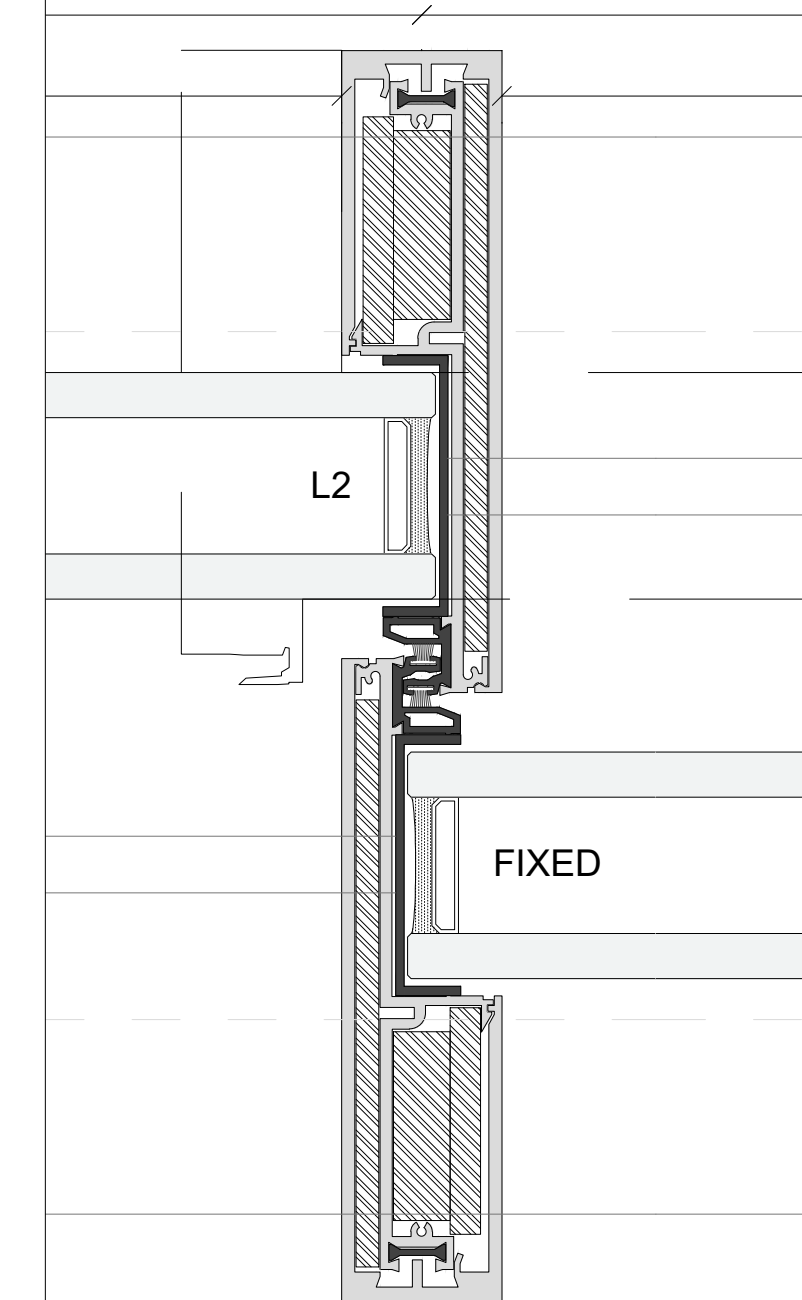
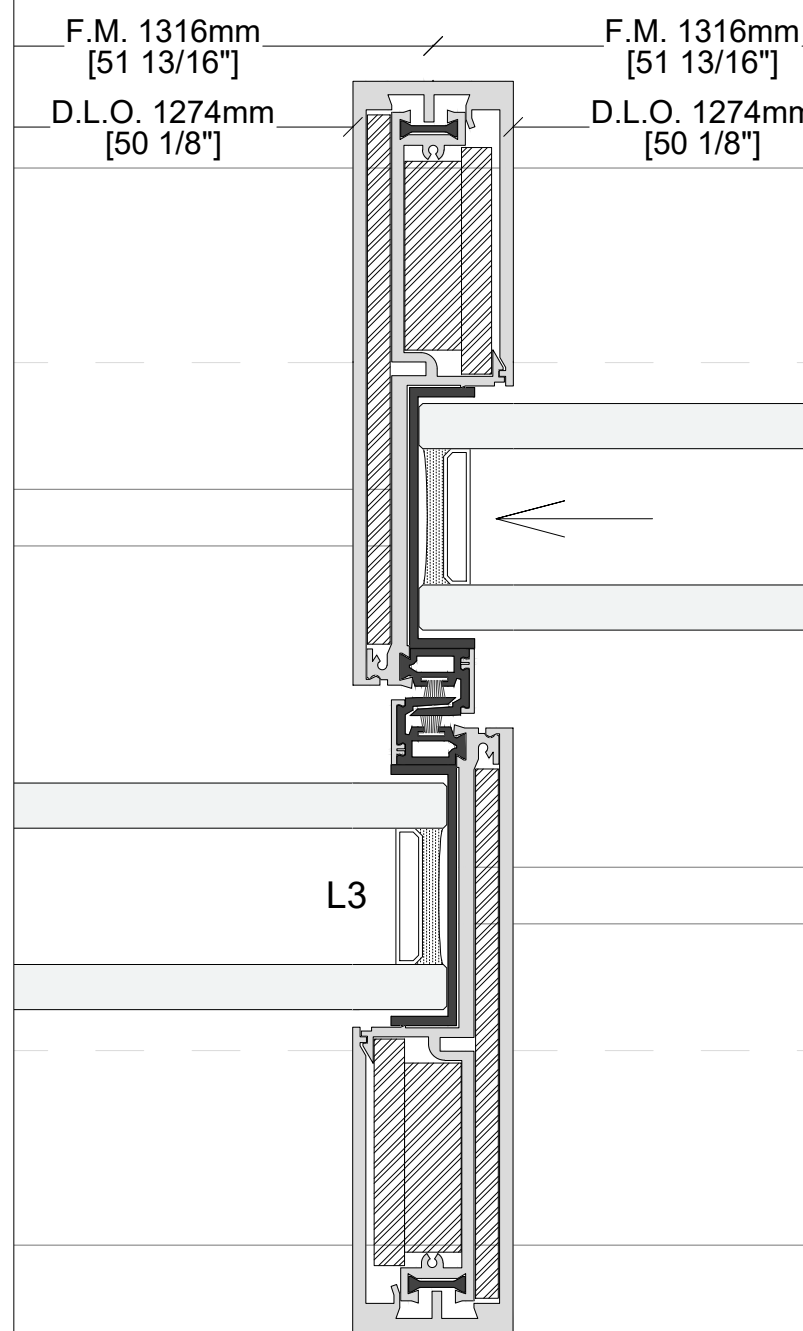
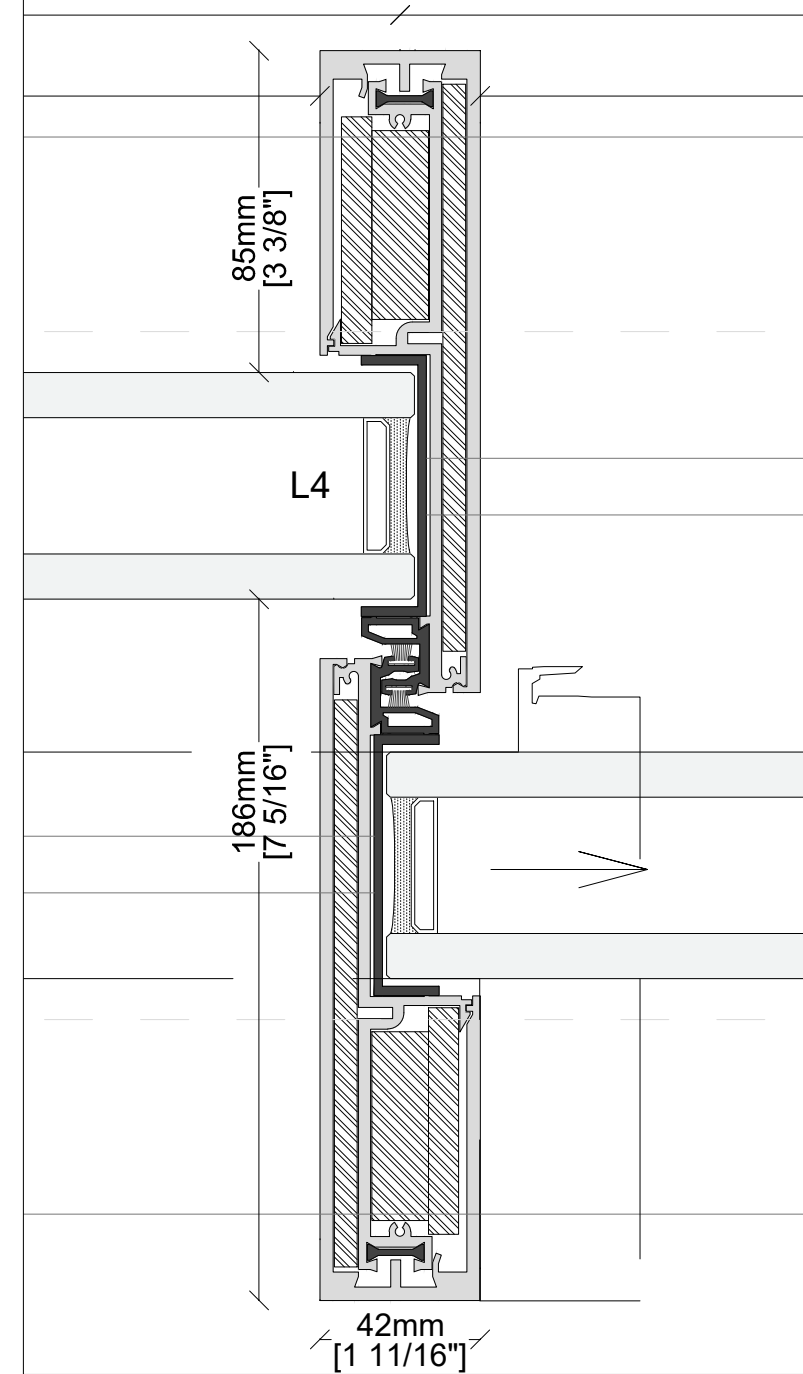
2 REAR FACADE DOUBLE HEIGHT WINDOWS: FLOOR/SILL DETAIL
6" = 1'-0"



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



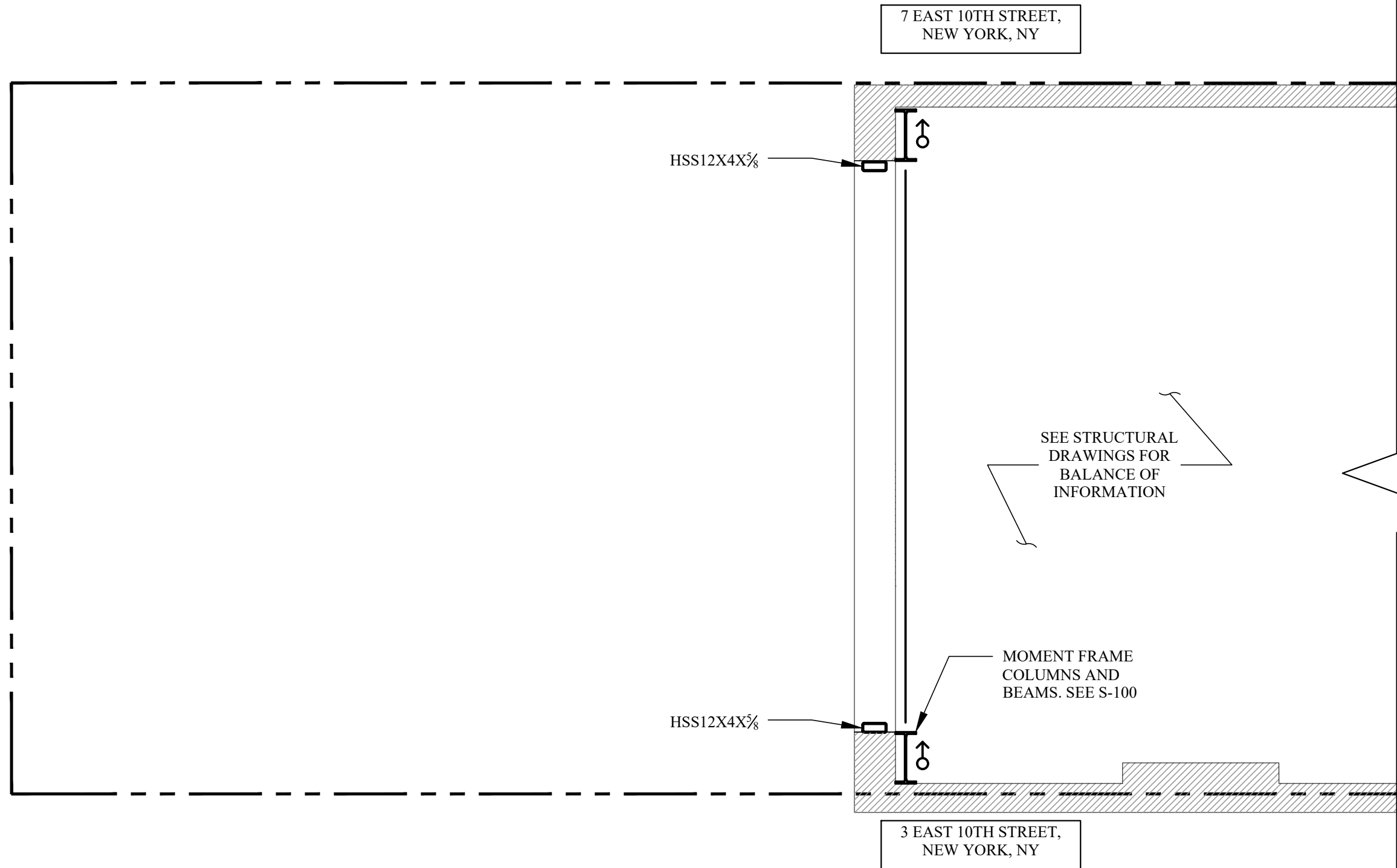
1 REAR FACADE DOUBLE HEIGHT WINDOWS: PLAN DETAIL
6" = 1'-0"



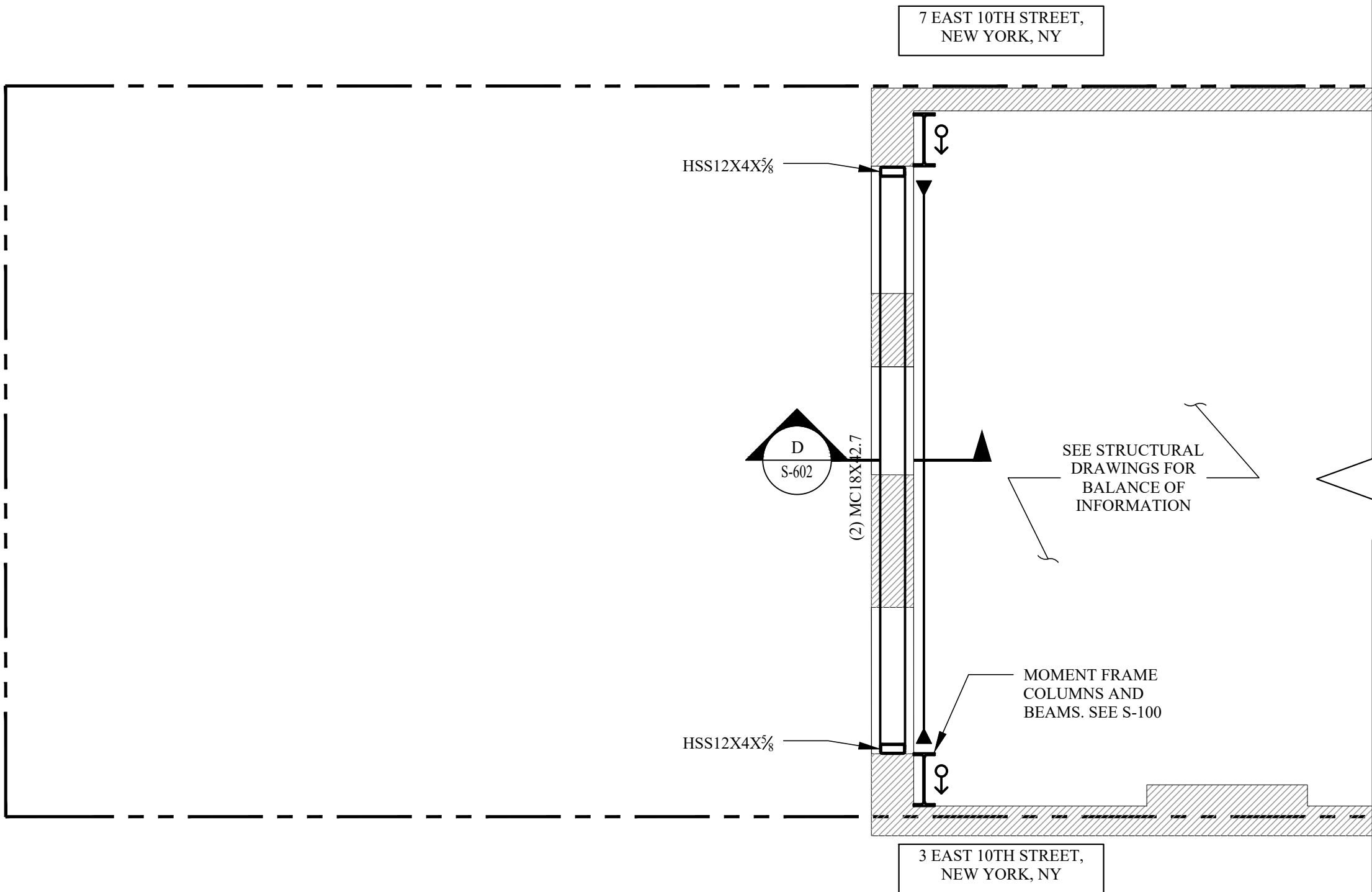
THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721	STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street New York, NY 10960 T: 845.727.7793
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361	EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900	REVISION NO: DATE: REMARK:
ISSUED FOR: DOB ALT 1 FILING	PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244
SEAL + SIGNATURE: 	LPC-22

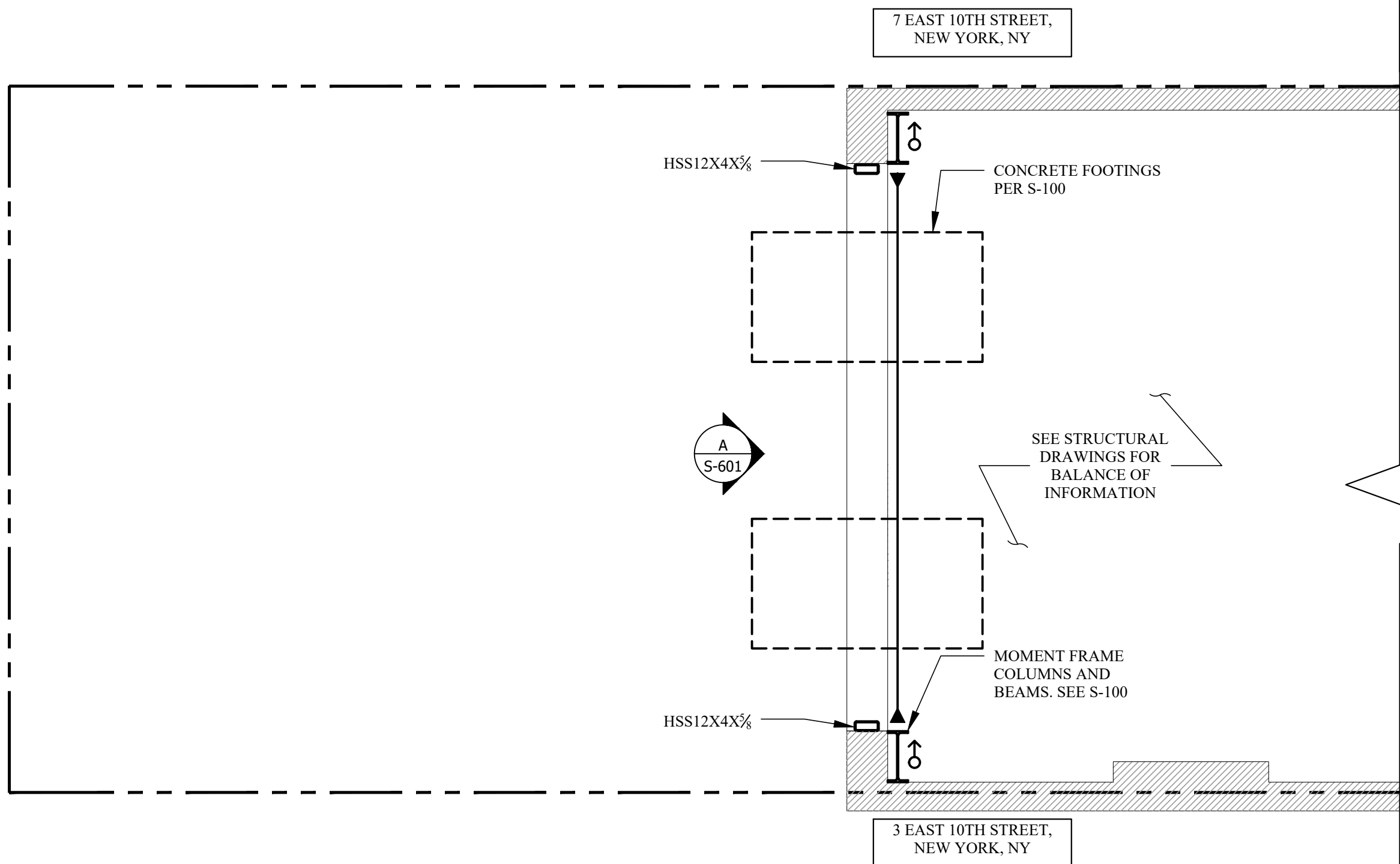
REAR FACADE WINDOW PLAN &
SECTION DETAILS



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



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



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

SEQUENCE NOTES:

PRE-SEQUENCE:

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

STAGE I:

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

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

STAGE II:

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

STAGE III:

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

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

STAGE IV:

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

STAGE V:

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

STAGE VI:

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

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

STAGE VII:

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

POST-SEQUENCE:

21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.

REVISIONS:		
NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES, AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING

SEAL AND SIGNATURE:

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

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

S-600.00

S-600 TEMPORARY SHORING 12 OF 16

[illegible]

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES, AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS:

SEAL AND SIGNATURE: _____

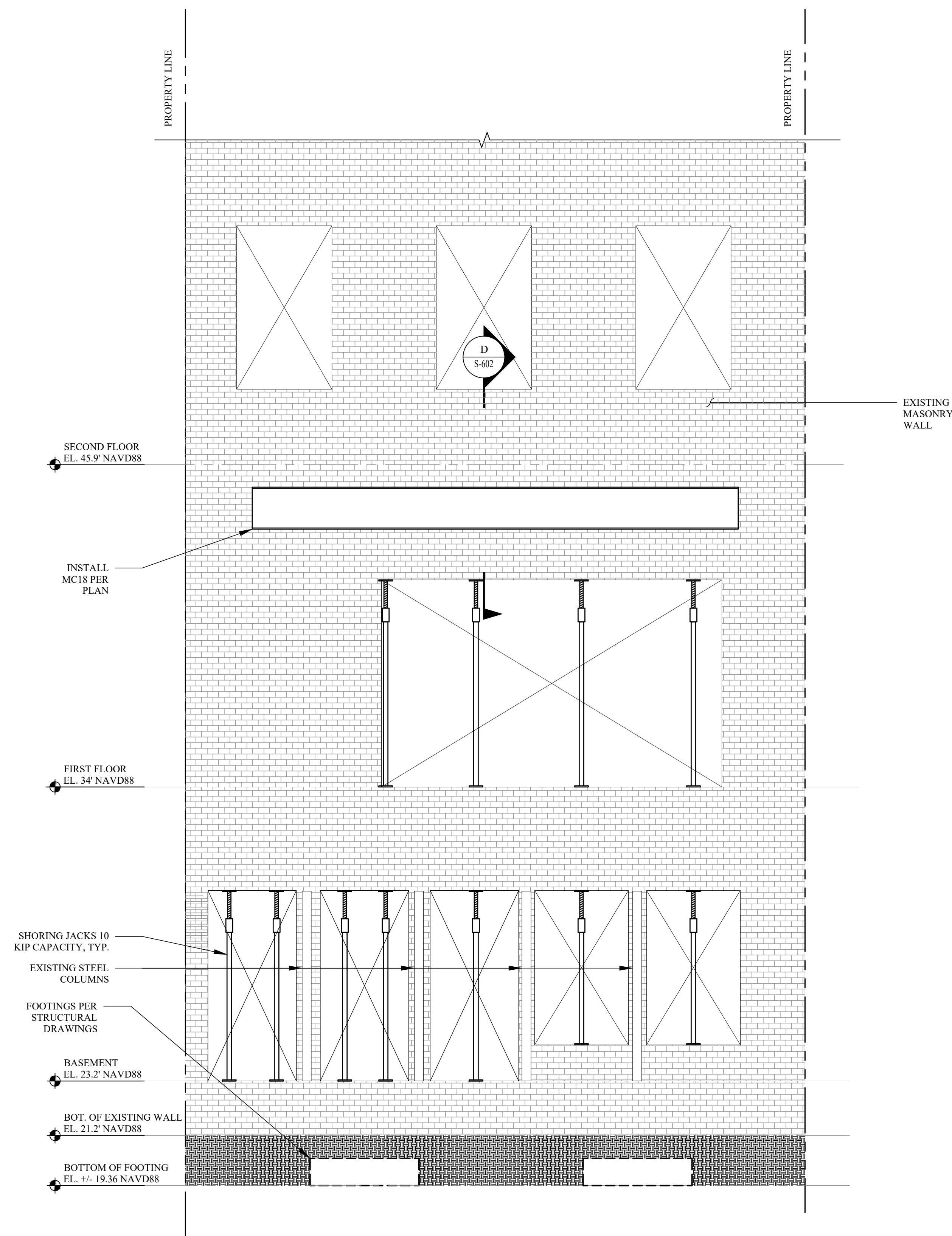
DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

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

S-601.00

S-600 TEMPORARY SHORING | 13 OF 16

DOB NOW JOB#: M01152061-S1



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

SEQUENCE NOTES:

PRE-SEQUENCE:

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

STAGE I:

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

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

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

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

STAGE II:

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

STAGE III:

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

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

STAGE IV:

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

STAGE V:

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

STAGE VI:

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

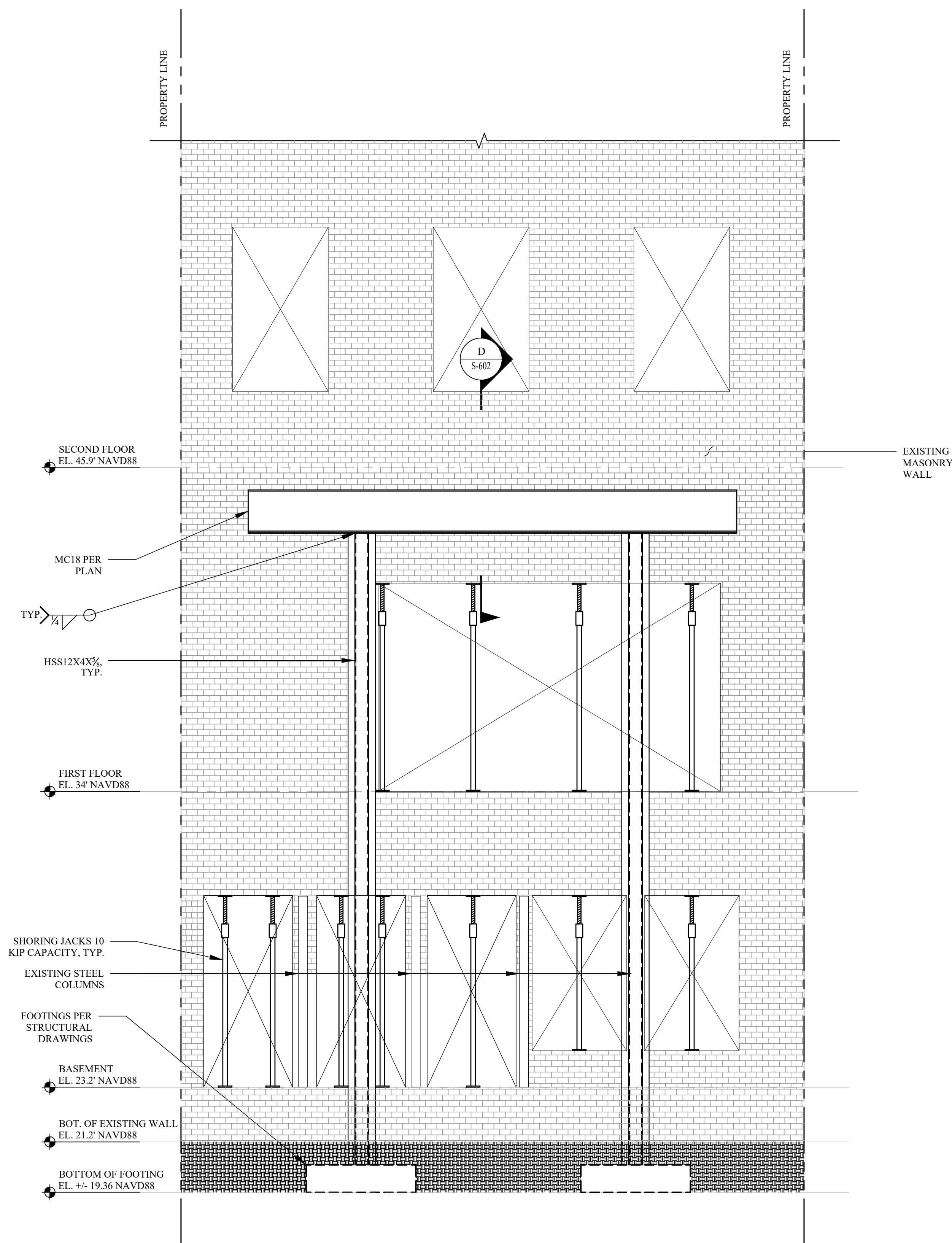
19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

STAGE V

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

POST-SEQUENCE:

21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.



B REAR FACADE ELEVATION - STAGE II
SCALE: NOT TO SCALE

REVISIONS:		
NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL
SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES, AND
SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND
SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF
DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND
THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR
REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER
MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF
DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS (2)

SEAL AND SIGNATURE:

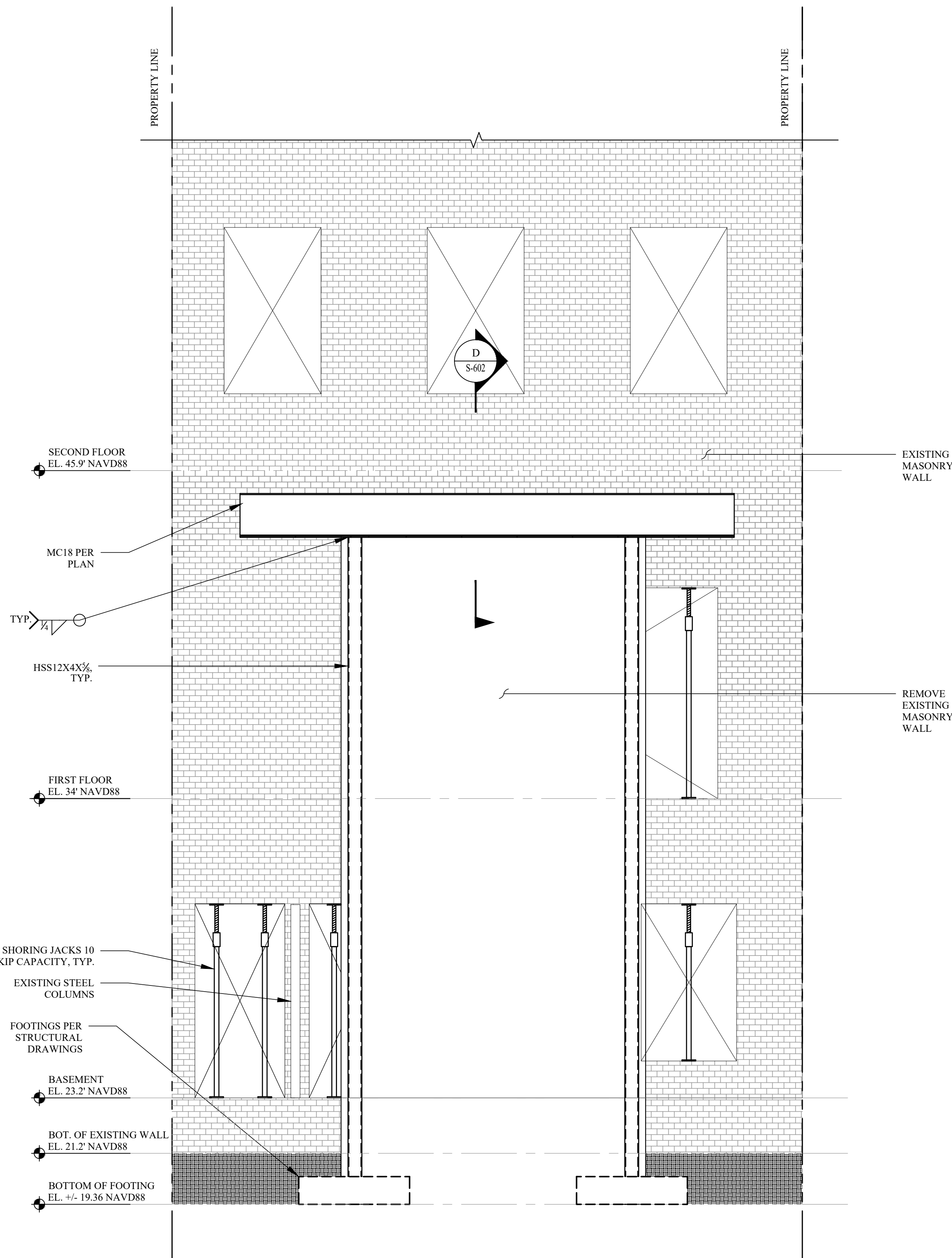
DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

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

S-602.00

S-600 TEMPORARY SHORING | 14 OF 16

DOB NOW JOB#: M01152061-S1



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

SEQUENCE NOTES:

PRE-SEQUENCE:

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

STAGE I:

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

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

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

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

STAGE II:

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

STAGE III:

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

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

STAGE IV:

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

STAGE V:

14. REMOVE MASONRY LOCALLY (MAX' 2'-0" WIDE) DIRECTLY BELOW MC18X42.7 AND INSTALL PLATES BELOW CHANNELS BY SLIDING THEM UNDER MASONRY ONE AT A TIME AND COMPLETING WELDS AFTER EACH PLATE IS BEING INSTALLED.

15. REMOVE REMAINDER OF MASONRY BETWEEN BASEMENT AND SECOND FLOOR TO ELEVATION +/-23.2'.
16. REMOVE OUTER HSS POSTS. SEE ELEVATION E ON S-603.
17. INSTALL REMAINING SECTIONS OF GRADE BEAMS. SPLICE REBAR WITH MECHANICAL COUPLERS.

STAGE VI:

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

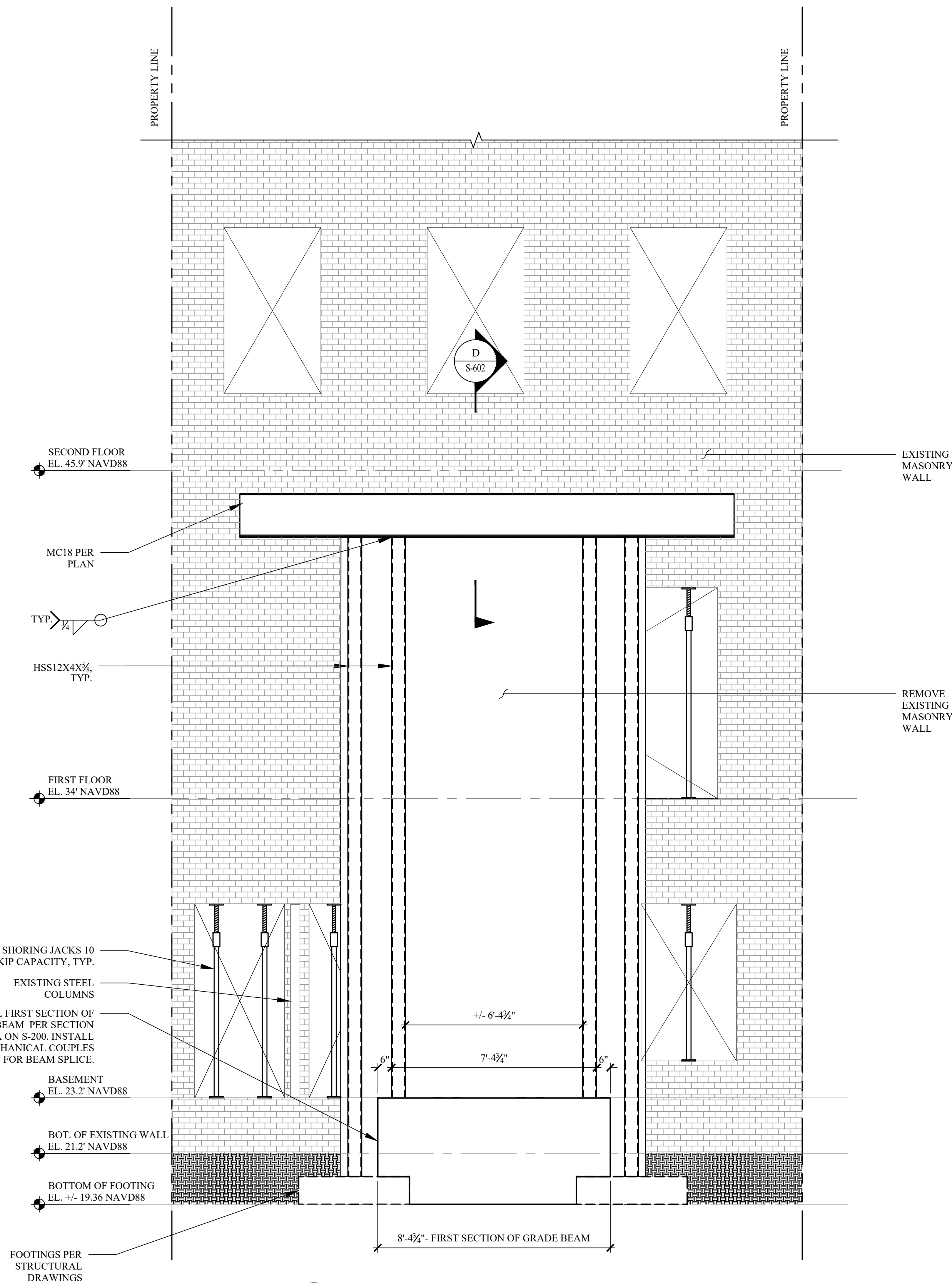
19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

STAGE VII:

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

POST-SEQUENCE:

21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.



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

[illegible]

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES, AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING ELEVATIONS

SEAL AND SIGNATURE: _____

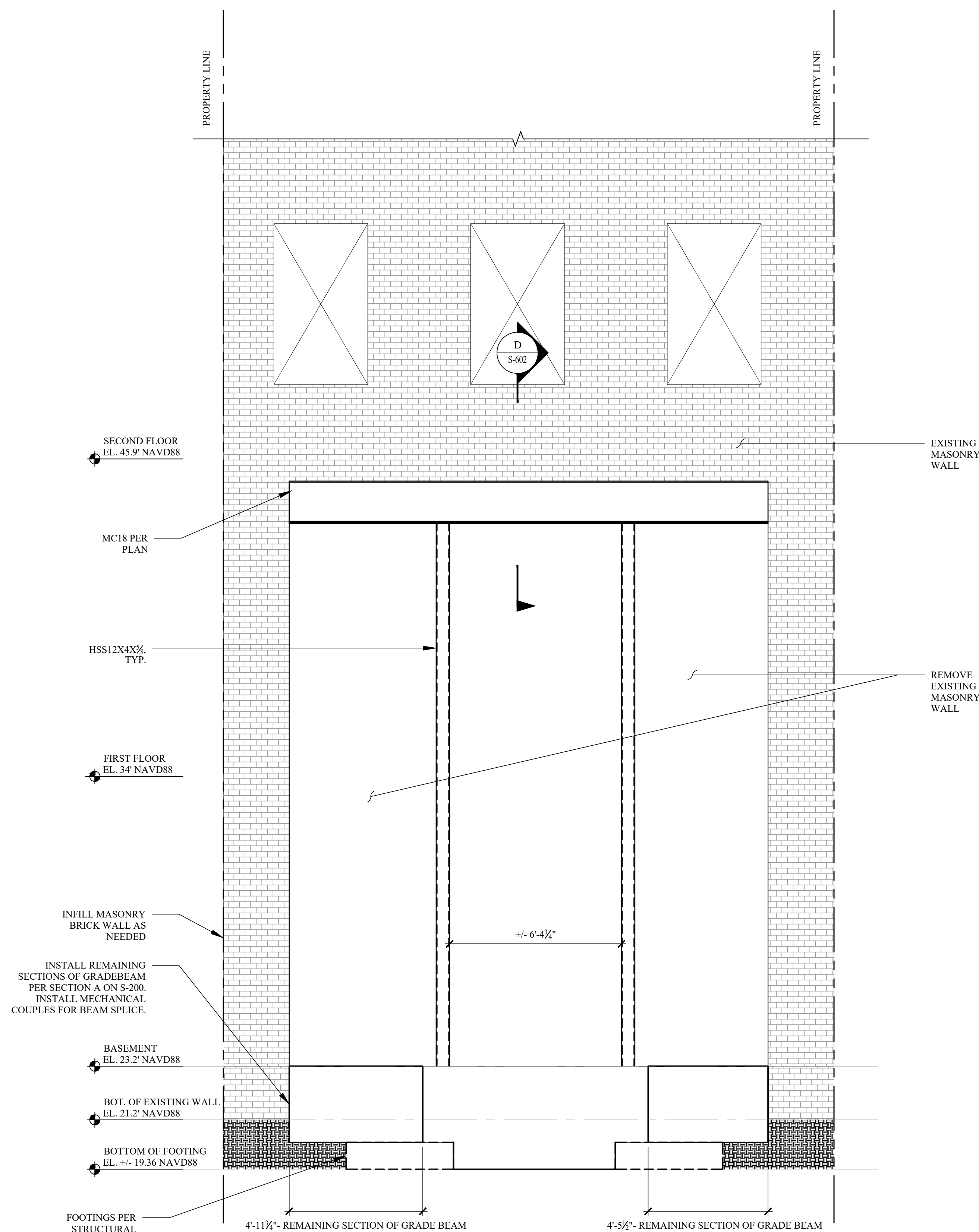
DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

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

S-603.00

S-600 TEMPORARY SHORING | 15 OF 16

DOB NOW JOB#: M01152061-S1



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

SEQUENCE NOTES:

PRE-SEQUENCE:

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

STAGE I:

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

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

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

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

STAGE II:

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

STAGE III:

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

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

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

STAGE IV:

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

STAGE V:

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

STAGE VI:

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

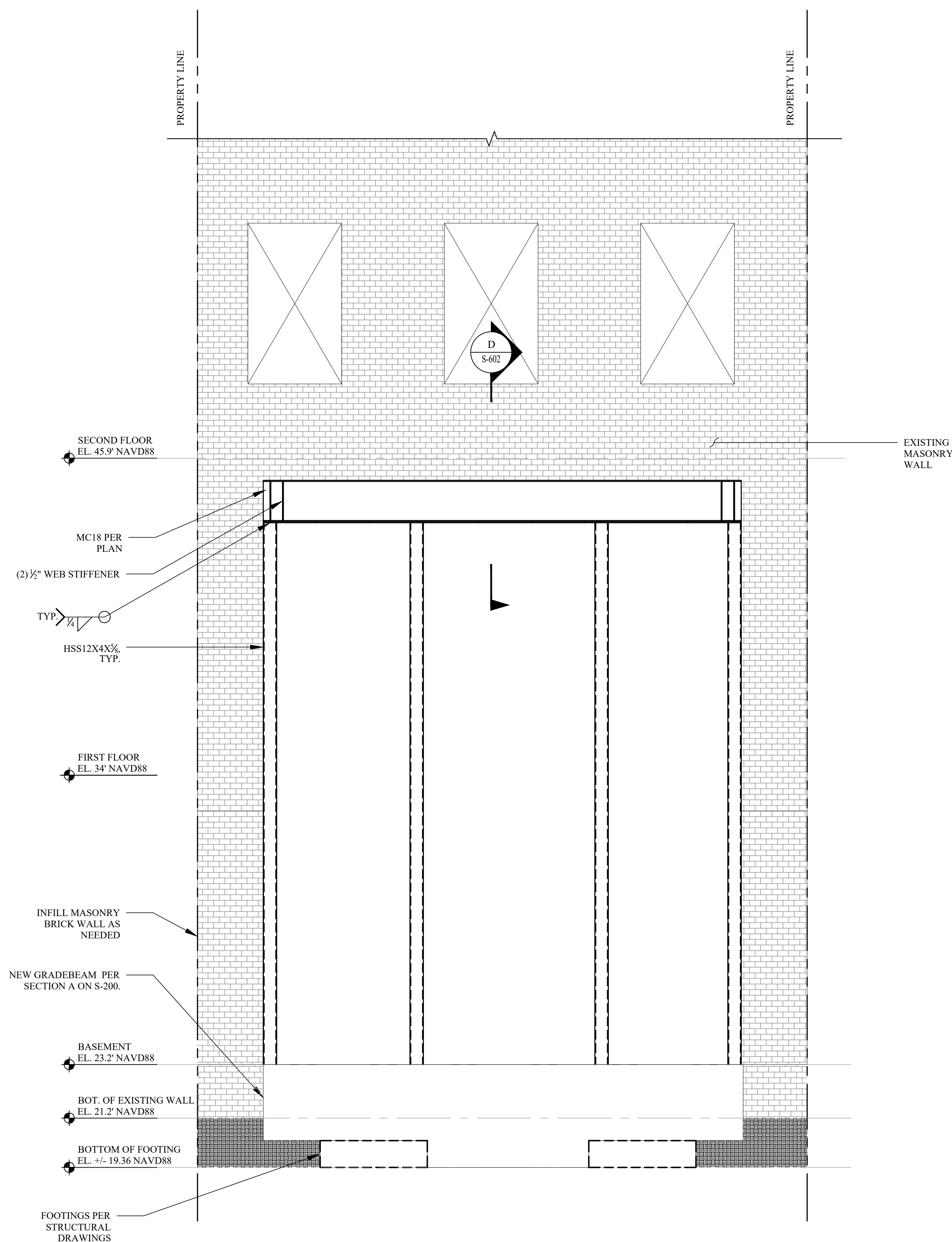
19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

STAGE VI

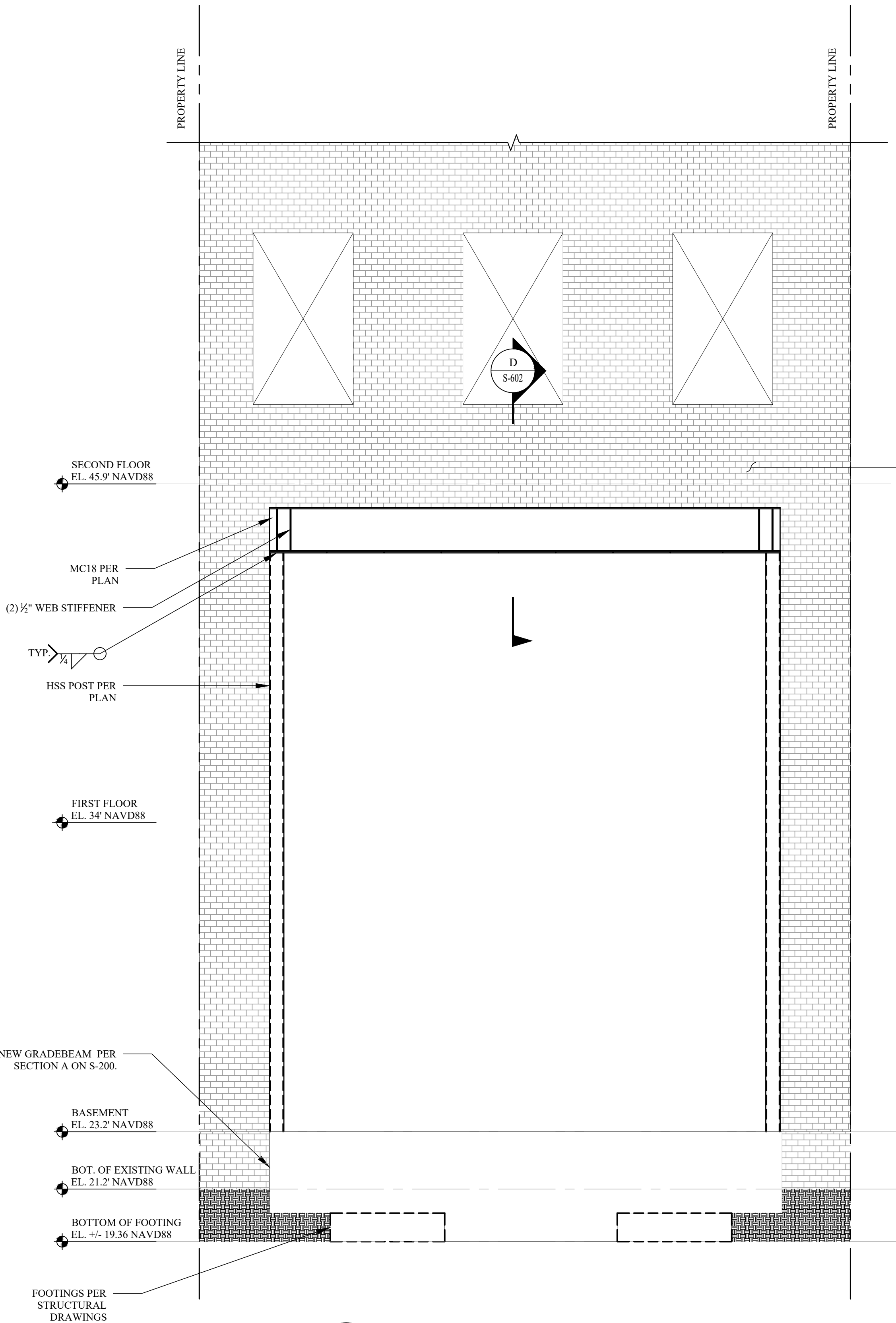
20. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.

POST-SEQUENCE:

21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.



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



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

SEQUENCE NOTES:

PRE-SEQUENCE:

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

STAGE I:

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

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

STAGE II:

5. INSTALL BOTTOM PLATES PER SECTION D ON S-604.
6. CUT 12" WIDE VERTICAL SLOT IN EXISTING MASONRY WALL
7. INSTALL HSS COLUMNS PER ELEVATION B ON S-601. CONNECT COLUMNS TO CONCRETE FOOTING. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. WELD HSS POST TO PLATE.

STAGE III:

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

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

STAGE IV:

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

STAGE V:

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

STAGE VI:

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

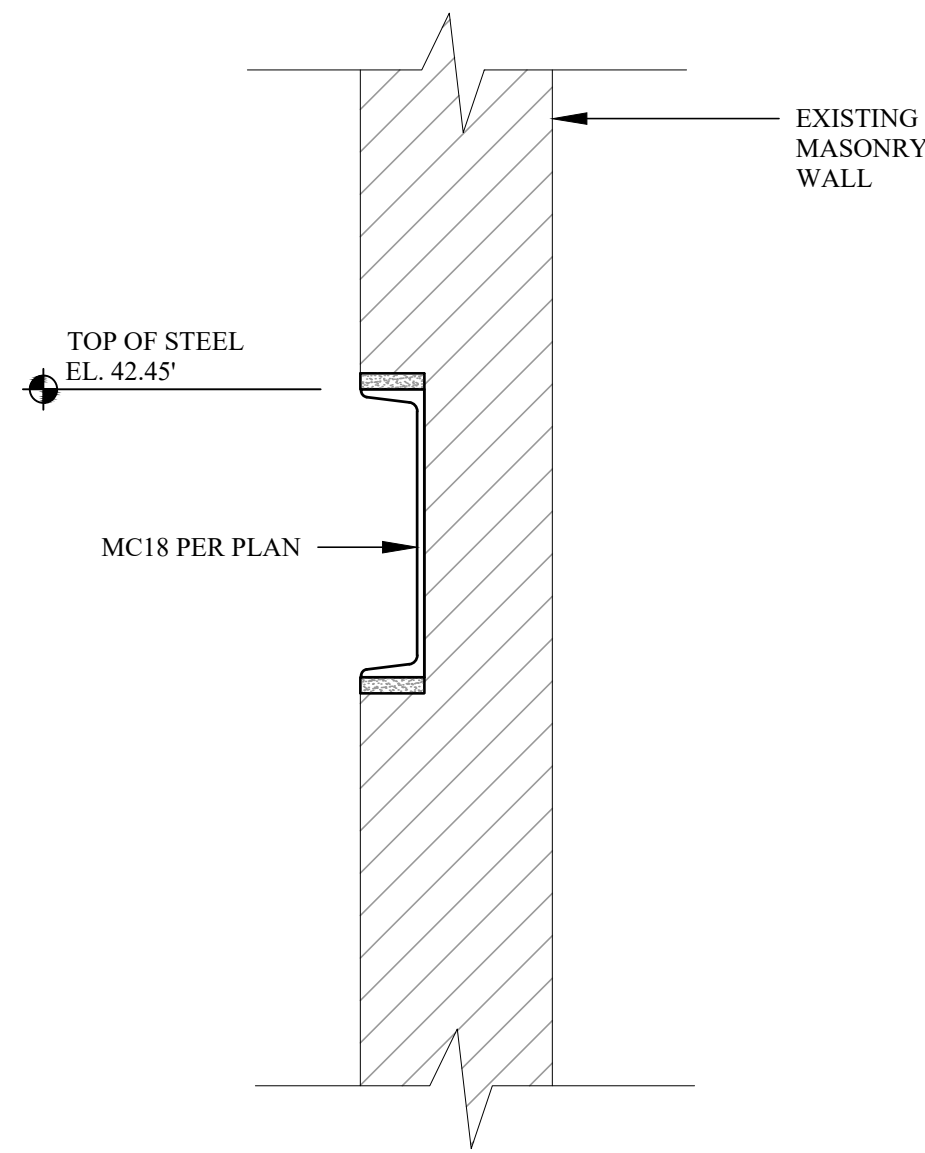
19. COMPLETE ALL BEAM TO COLUMN CONNECTIONS. INSTALL WEB STIFFENERS. WELD HSS POST TO PLATE.

STAGE VII:

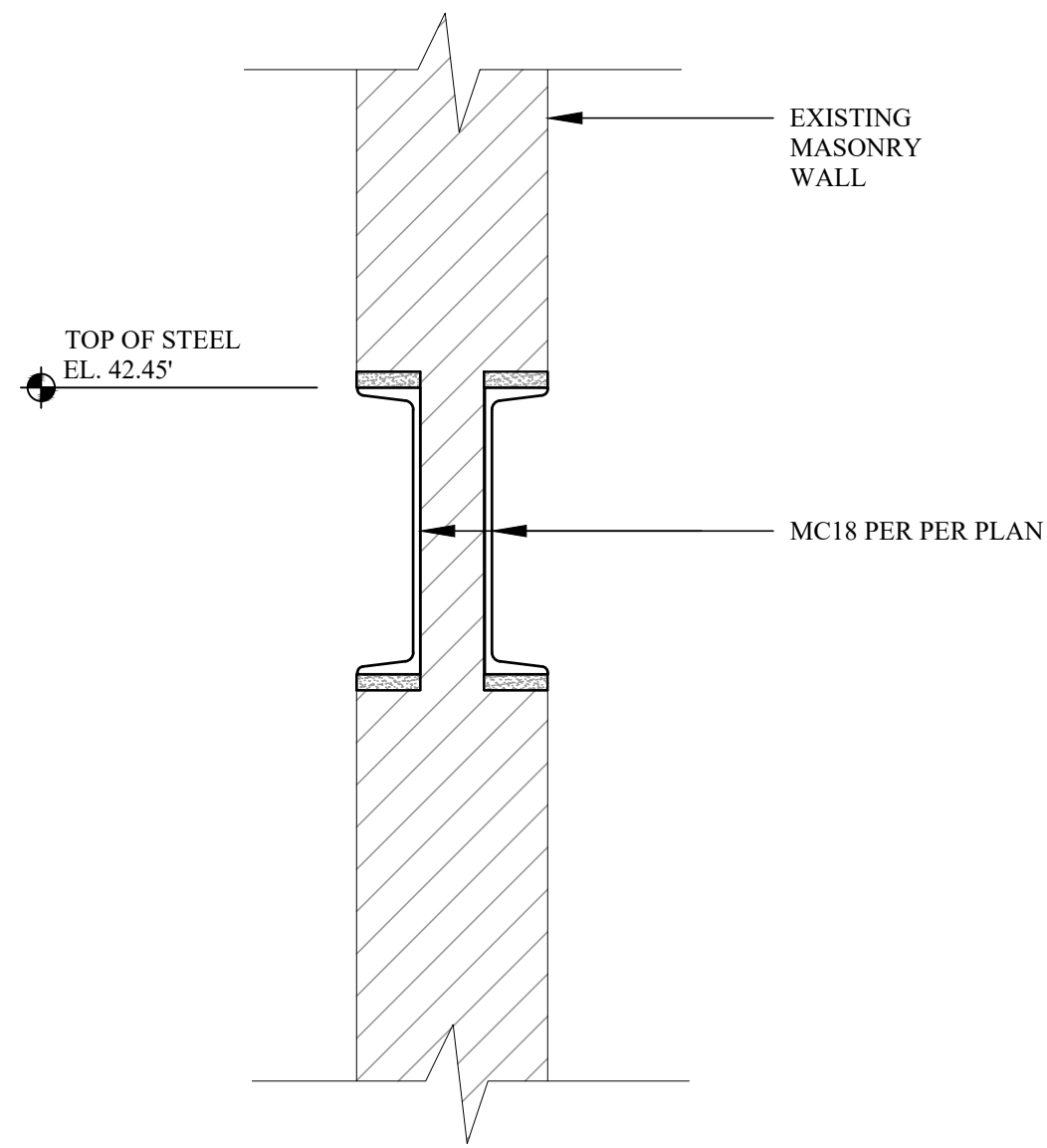
20. REMOVE INNER HSS POSTS PER ELEVATION G ON S-604.

POST-SEQUENCE:

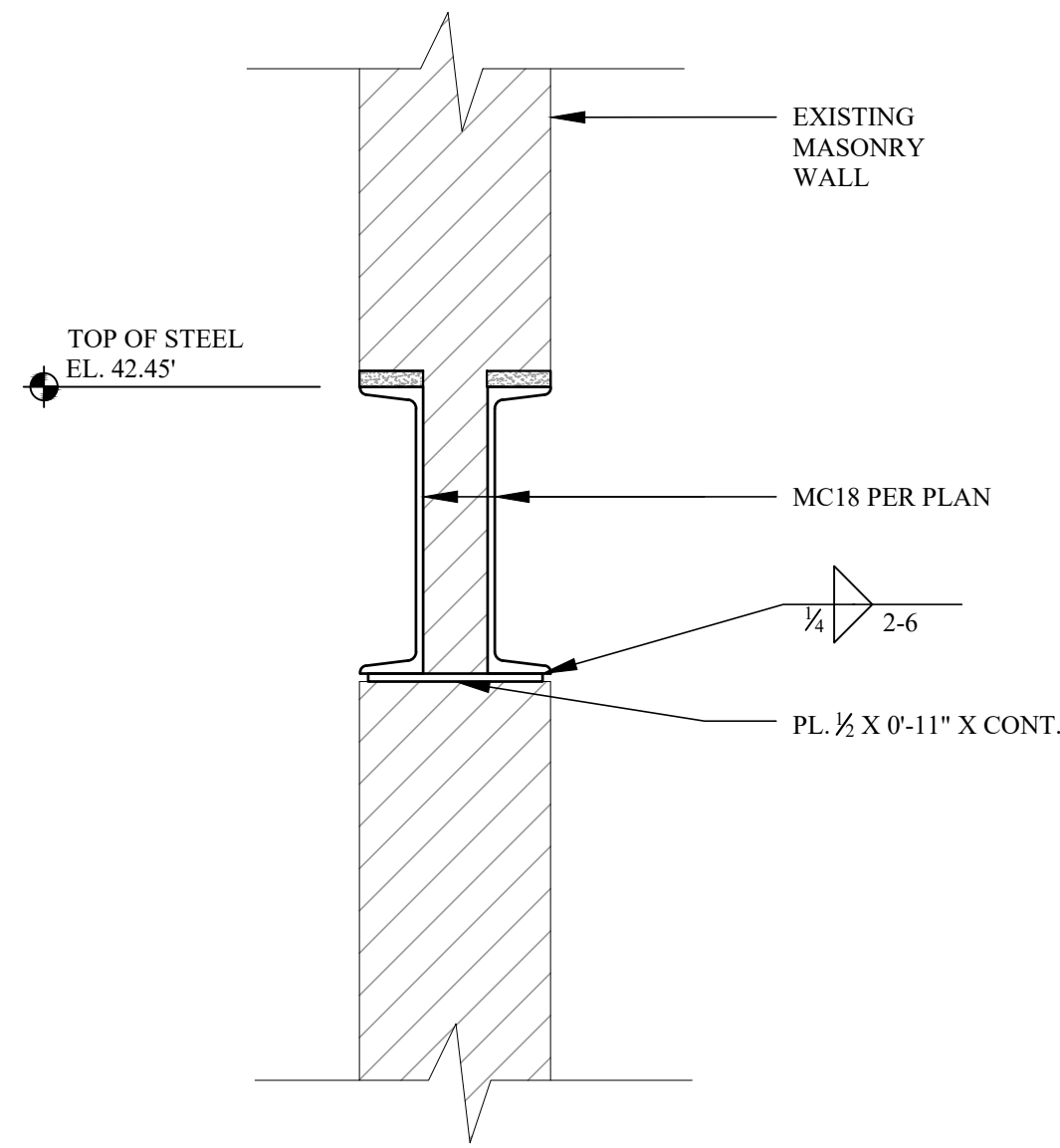
21. INSTALL MOMENT FRAME PER STRUCTURAL DRAWINGS.



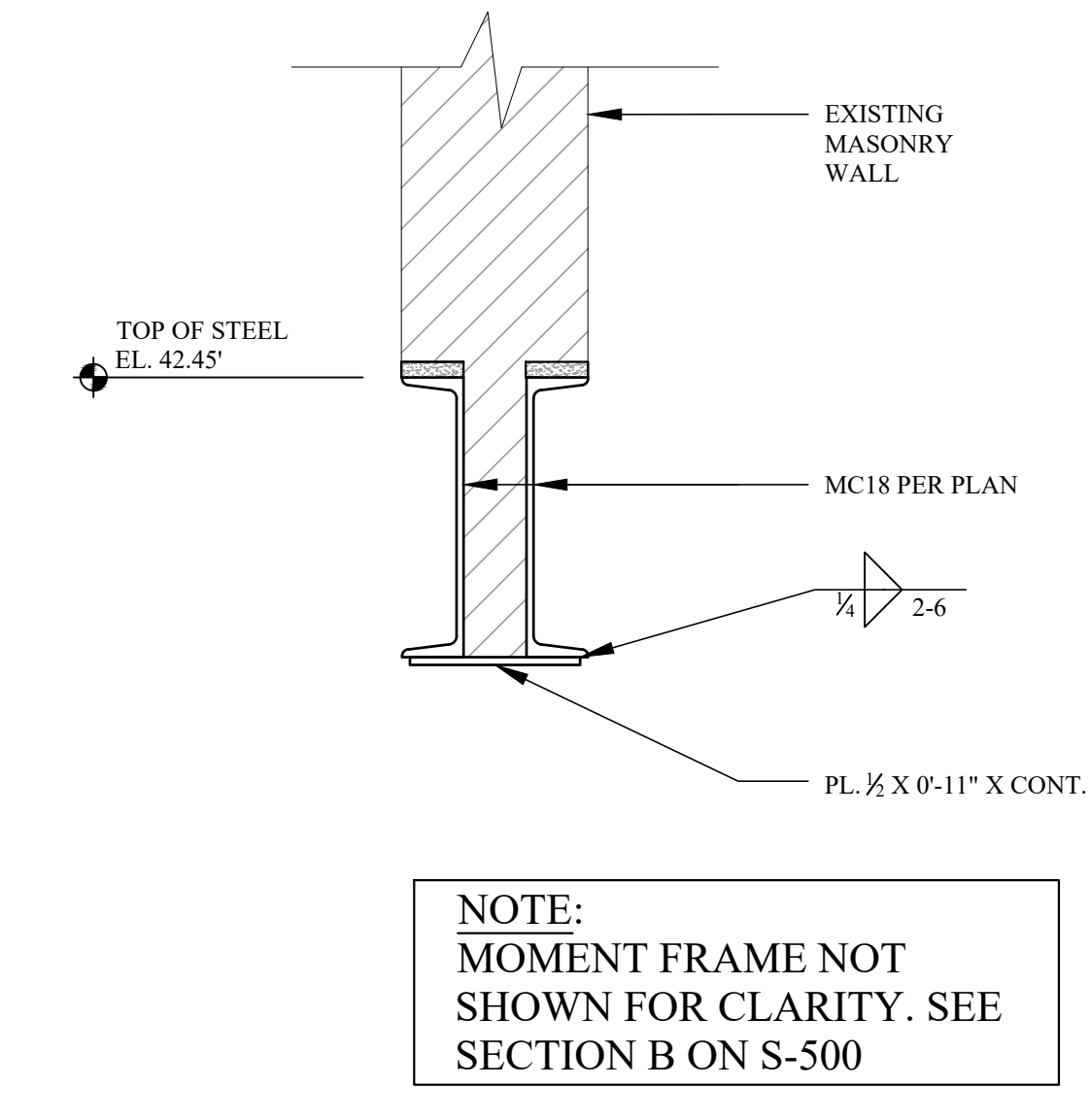
D SECTION D - STAGE I - STEP 3
SCALE: 1" = 1'-0"



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

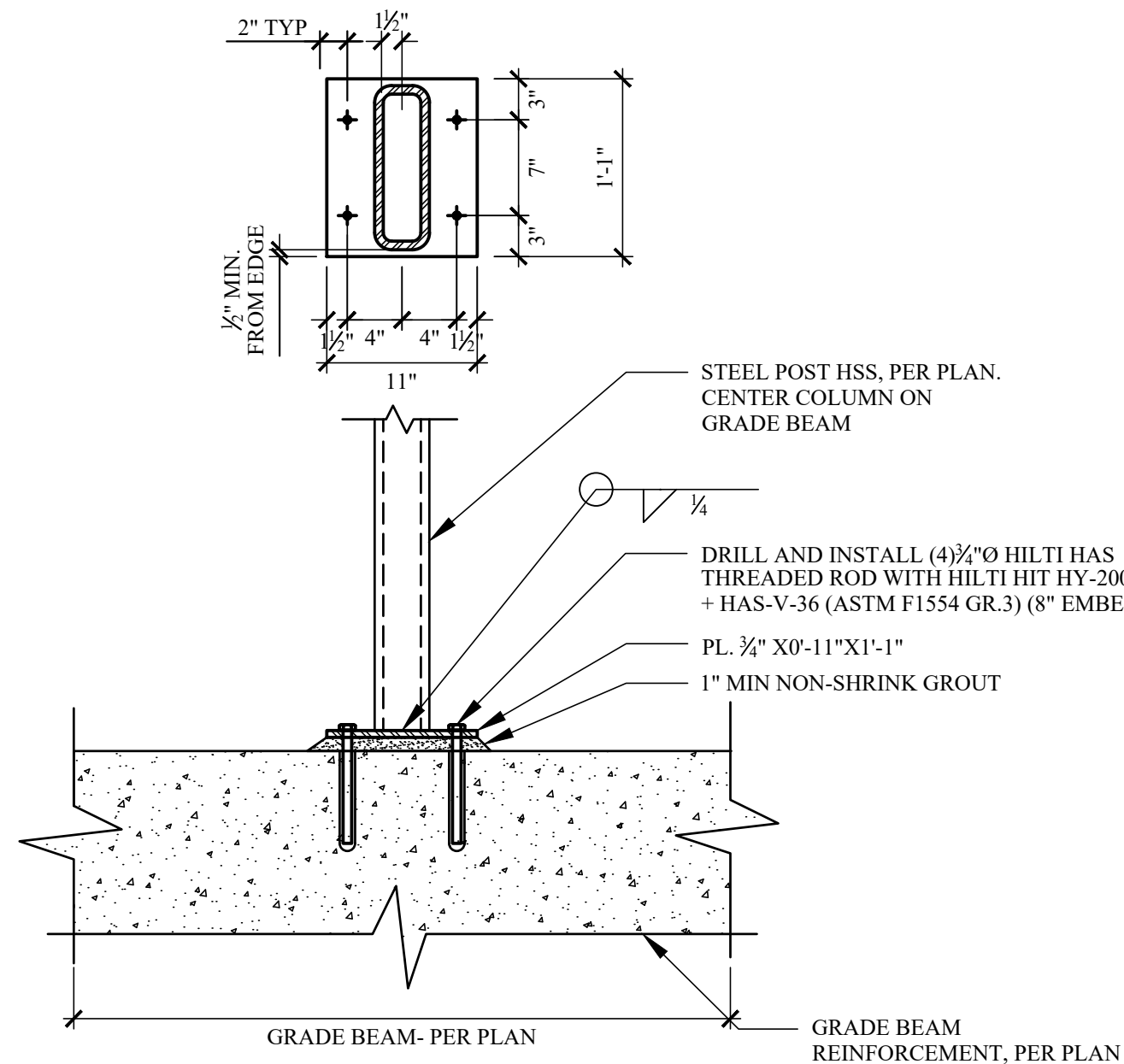


D SECTION D - STAGE III - STEP 9
SCALE: 1" = 1'-0"



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

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



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

REVISIONS		
NO.	DATE	DESCRIPTION

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

THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES, AND SPECIFICATIONS, AND ALL COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF DOMINICK R. PILLA ASSOCIATES, P.C. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED OR REPRODUCED DIGITALLY, ELECTRONICALLY OR IN ANY OTHER MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOMINICK R. PILLA ASSOCIATES, P.C.

PROJECT:
5 EAST 10TH STREET
NEW YORK, NY

TEMPORARY SHORING DETAILS

SEAL AND SIGNATURE:

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

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

S-600 TEMPORARY SHORING | 16 OF 16

DOB NOW JOB#: M01152061-S1

April 8, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-07332

5 East 10th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 352 2973

Passcode: 266570

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

APPENDIX

THIS DRAWING IS ONLY FOR CONSTRUCTION PURPOSES. GOVERNMENT REVIEW OF THIS DRAWING DOES NOT CONSTITUTE AN ENDORSEMENT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DRAWING IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF OR ANY OTHER PROJECT OR ALTERATION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION, APPROVAL AND/OR SIGNATURE OF MATTHEW BAIRD DESIGN. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION, APPROVAL AND/OR SIGNATURE OF MATTHEW BAIRD DESIGN WILL BE CONSIDERED A VIOLATION OF THE NEW YORK CITY ZONING RESOLUTIONS AND MAY BE SUBJECT TO PROSECUTION.

MATTHEW BAIRD ARCHITECT PLLC.
277 Broadway, 16th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION		
NO:	DATE:	REMARK:

ISSUED FOR:
LPC FILING

APPENDIX

PROJECT:
BTH
TOWNHOUSE RENOVATION

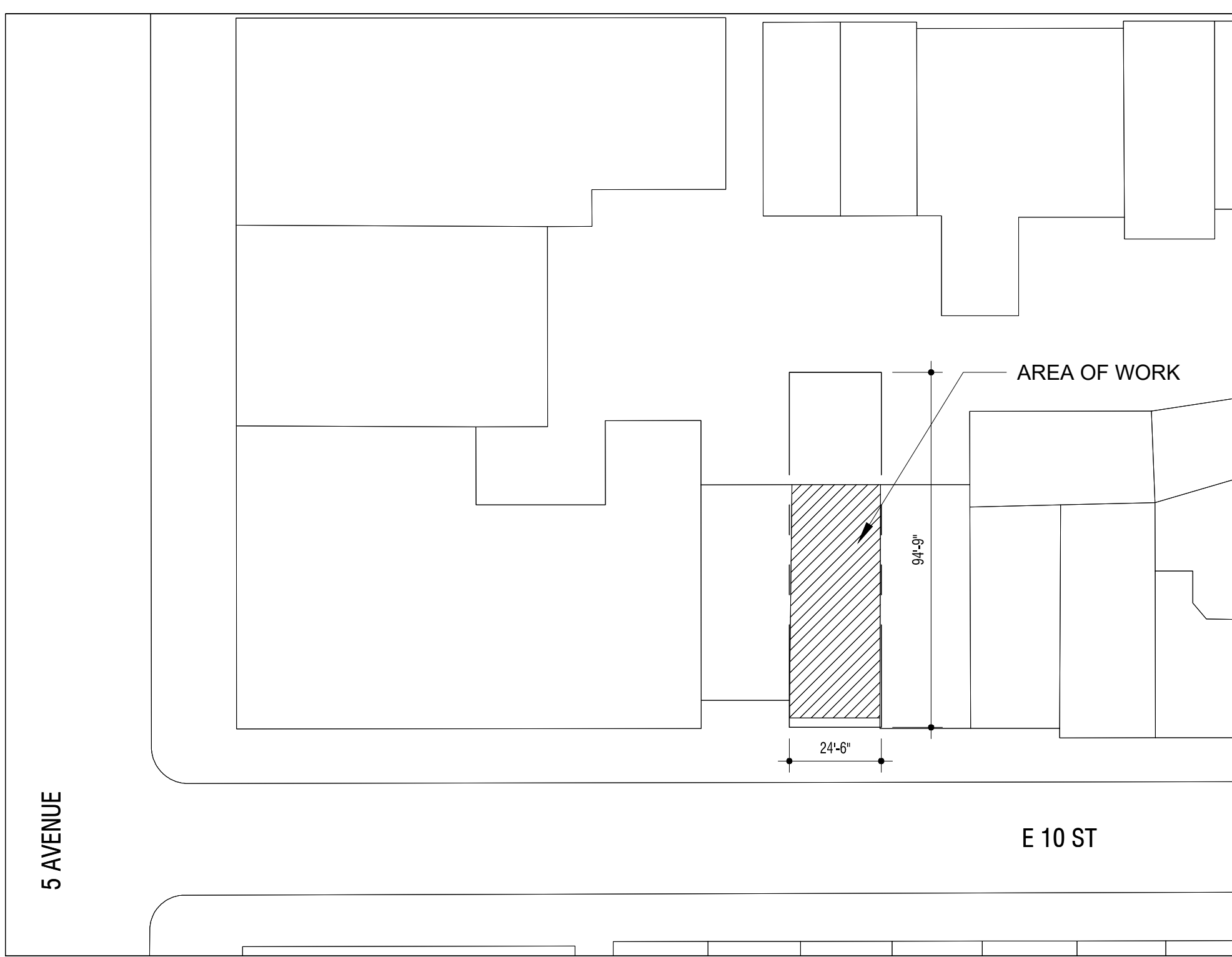
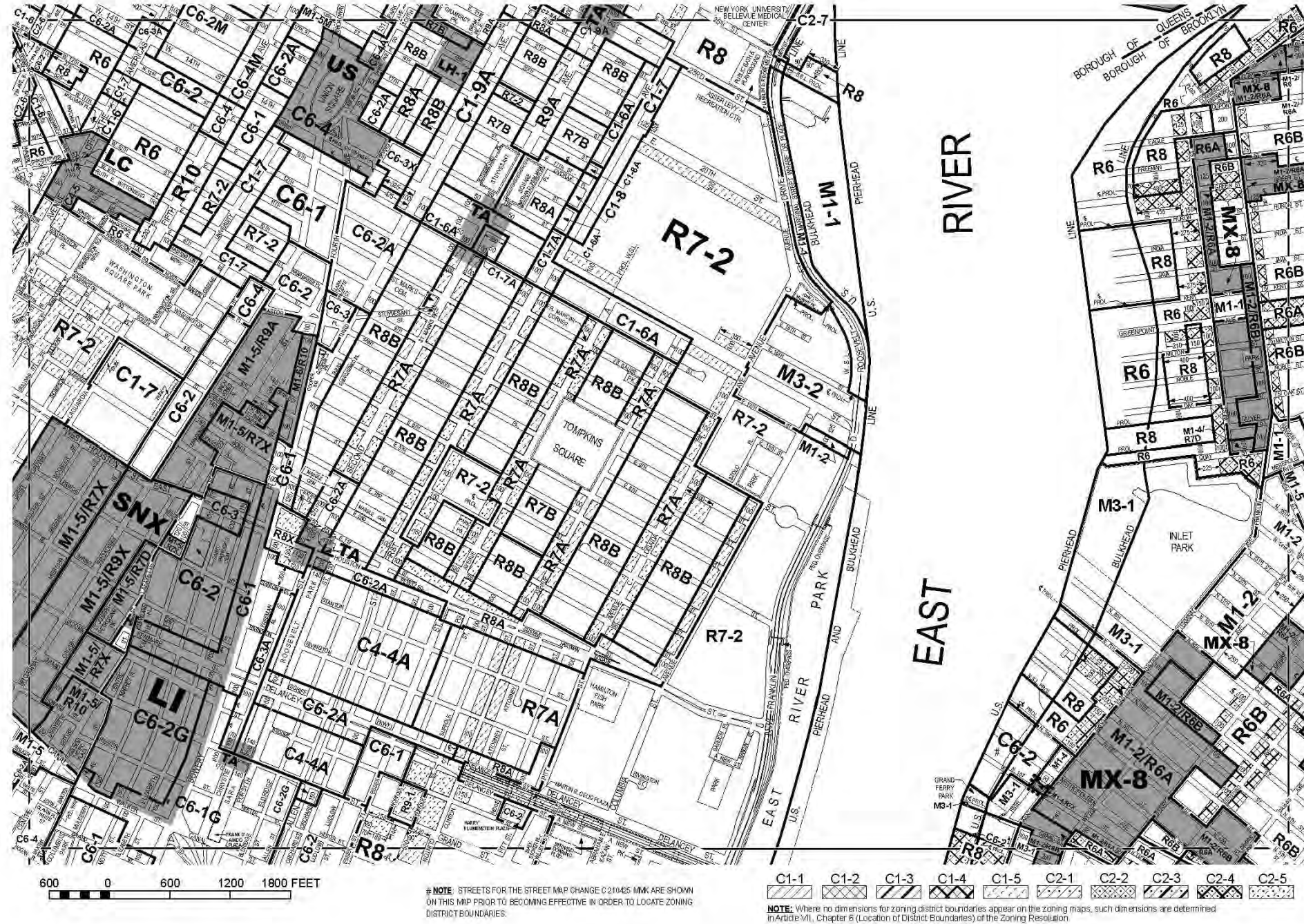
5 E 10TH STREET
NEW YORK, NY 10003

Dated: JANUARY 6, 1999
Scale: AS INDICATED
Dwg By: GL, EF, IG
Proj No: 0244

SEAL + SIGNATURE



A-000.00



SITE INFO

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

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

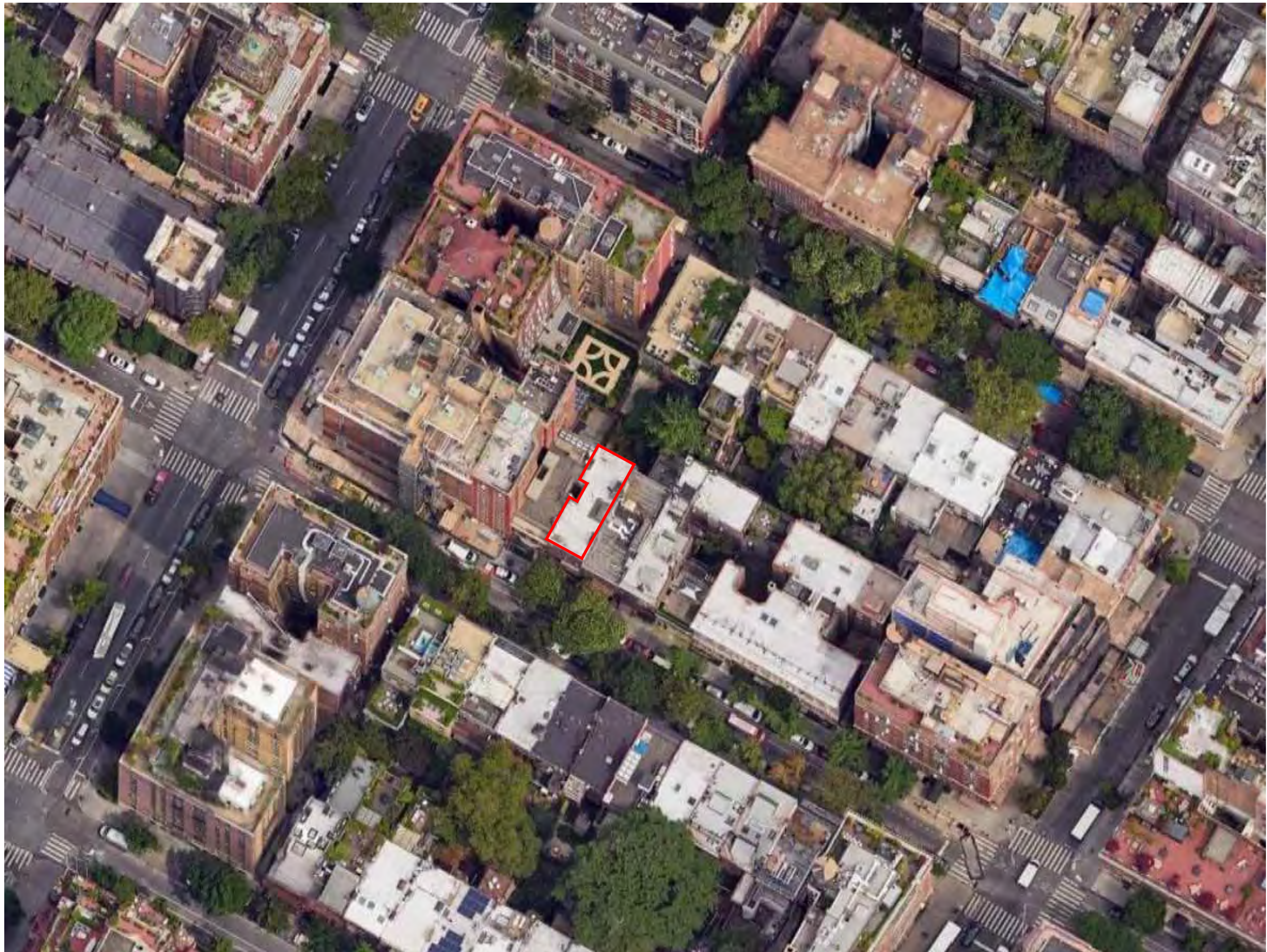
BUILDING OCCUPANCY GROUP CLASSIFICATION: R-2
CONSTRUCTION CLASSIFICATION: 1
LANDMARKED BUILDING

4 ZONING MAP 12C
NTS

2 PLOT PLAN
NTS



3 FLOOD INSURANCE RATE MAP, SEPTEMBER 05, 2007
NTS



1 AERIAL MAP
NTS

PROJECT:
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:

REGISTERED ARCHITECT
STATE OF NEW YORK
00010-1

G-001.00

REVISION
NO. DATE REMARK

ISSUED FOR:
LPC FILING

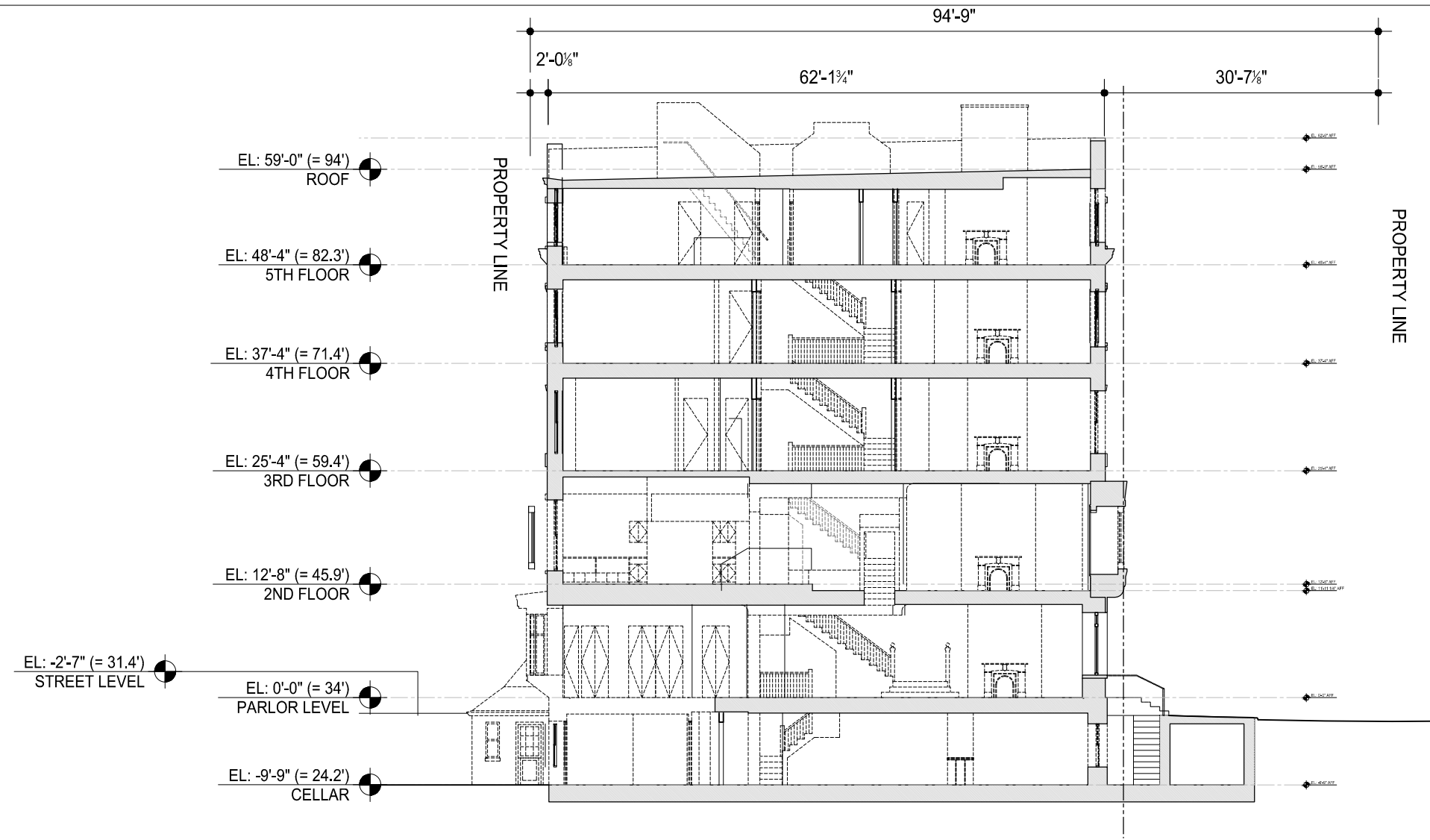
EXPEDITOR:
JAM CONSULTANTS
104 West 29th Street, 9th Floor
New York, NY 10001
T: 212.244.4427

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

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

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

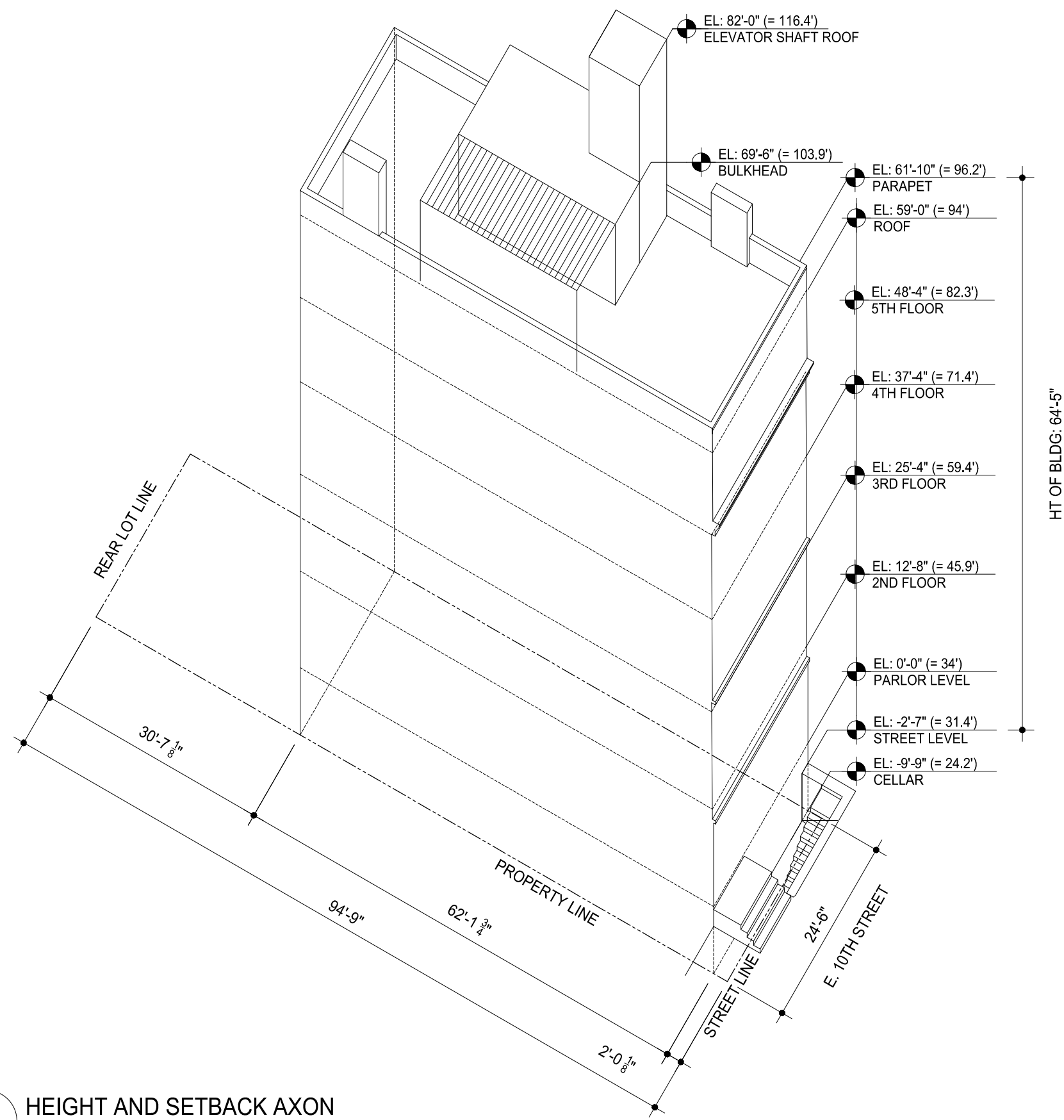
MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721



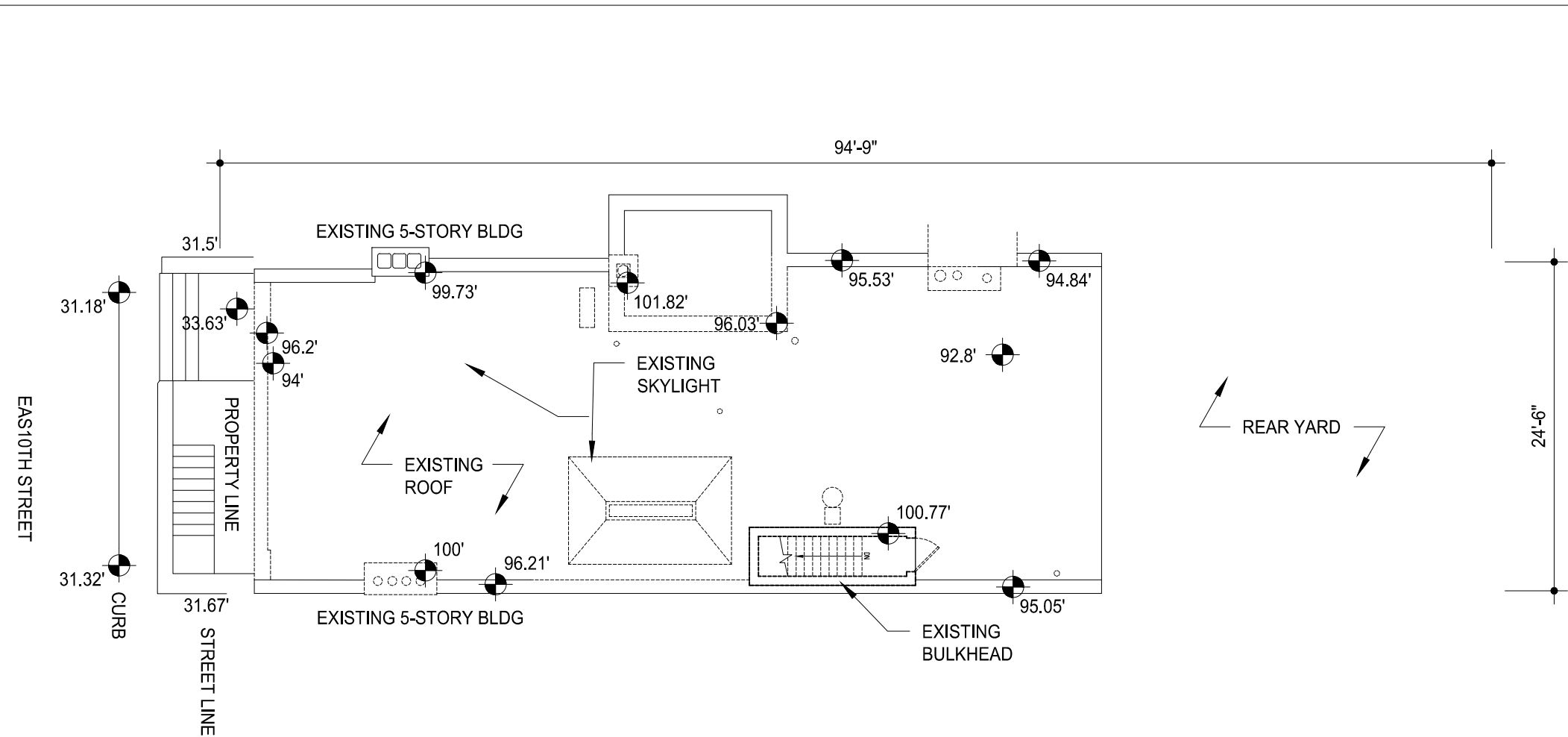
6 SECTION: EXISTING
1/16" = 1'-0"



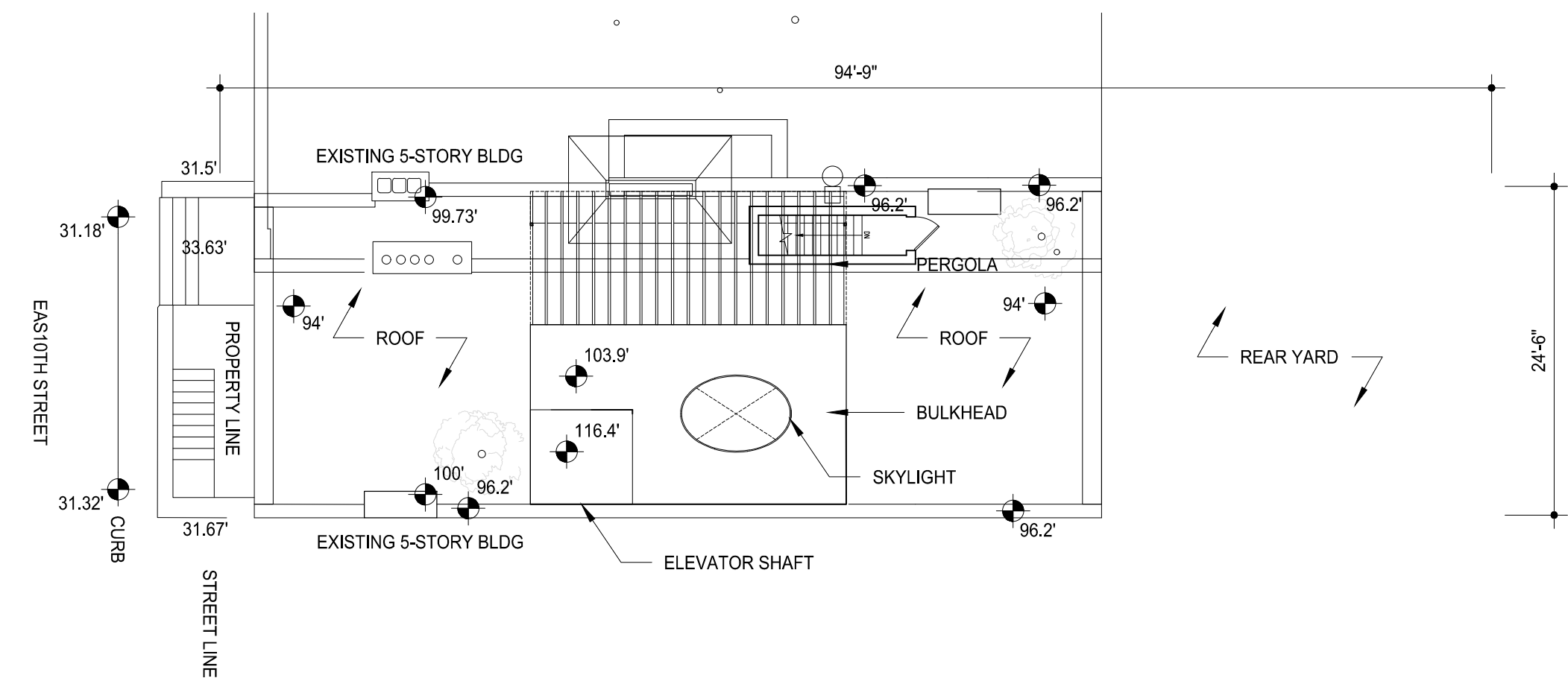
5 SECTION: PROPOSED
1/16" = 1'-0"



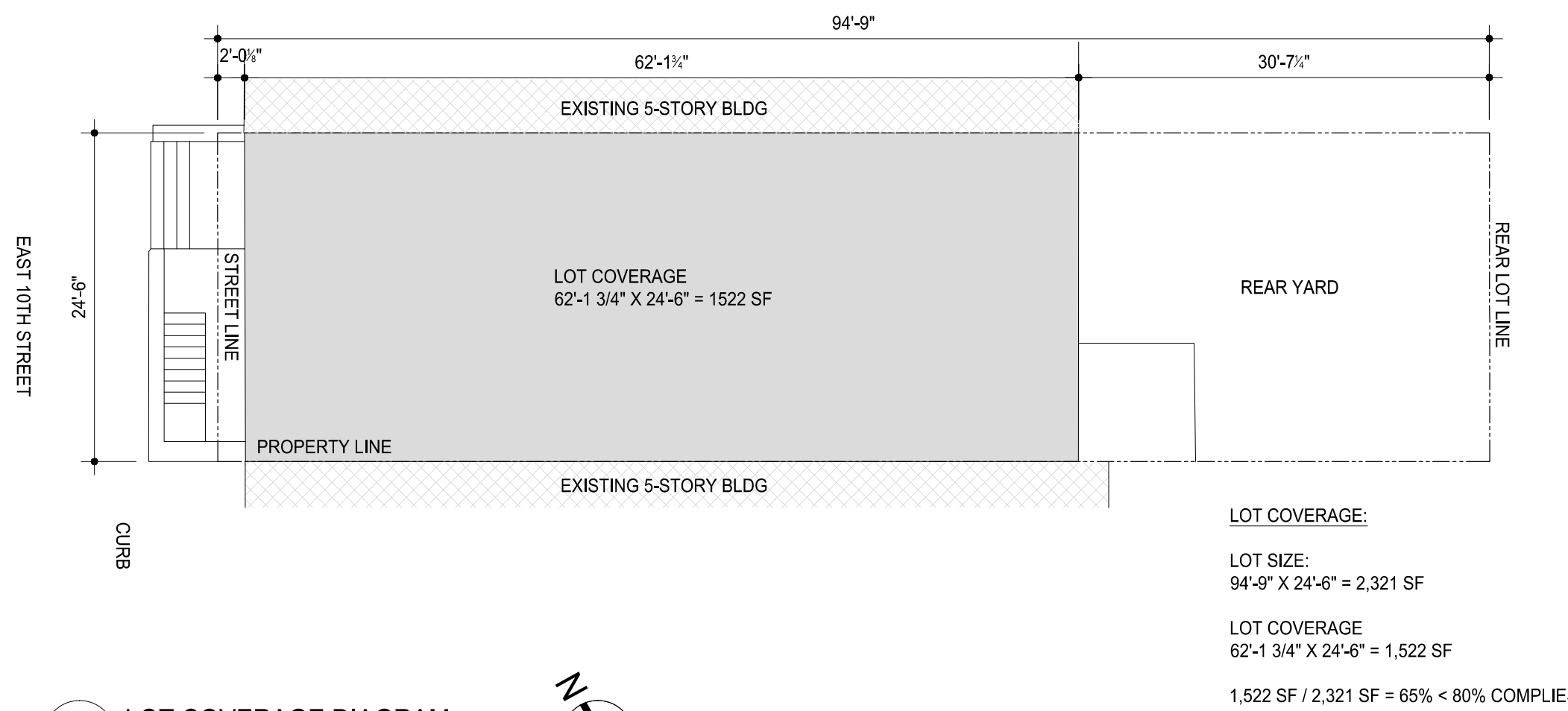
4 HEIGHT AND SETBACK AXON
1/16" = 1'-0"



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



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



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

BASE PLANE CALCULATION

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

BUILDING INFORMATION

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

ZONING ANALYSIS

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

PROJECT:

BTH

TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:

Z-001.00

REVISION

NO.

DATE

REMARK

01

2017/11/22

ISSUED FOR:

LPC FILING

EXPEDITOR:

JAM CONSULTANTS

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

MEP:

ABS ENGINEERING, PLLC

37 W. 37th Street, 6th Floor
New York, NY 10018
T: 212.317.2361

STRUCTURAL:

DRPILLA CONSULTING ENGINEERS

143 Main Street
Nyack, NY 10960
T: 845.727.7793

GEOTECH:

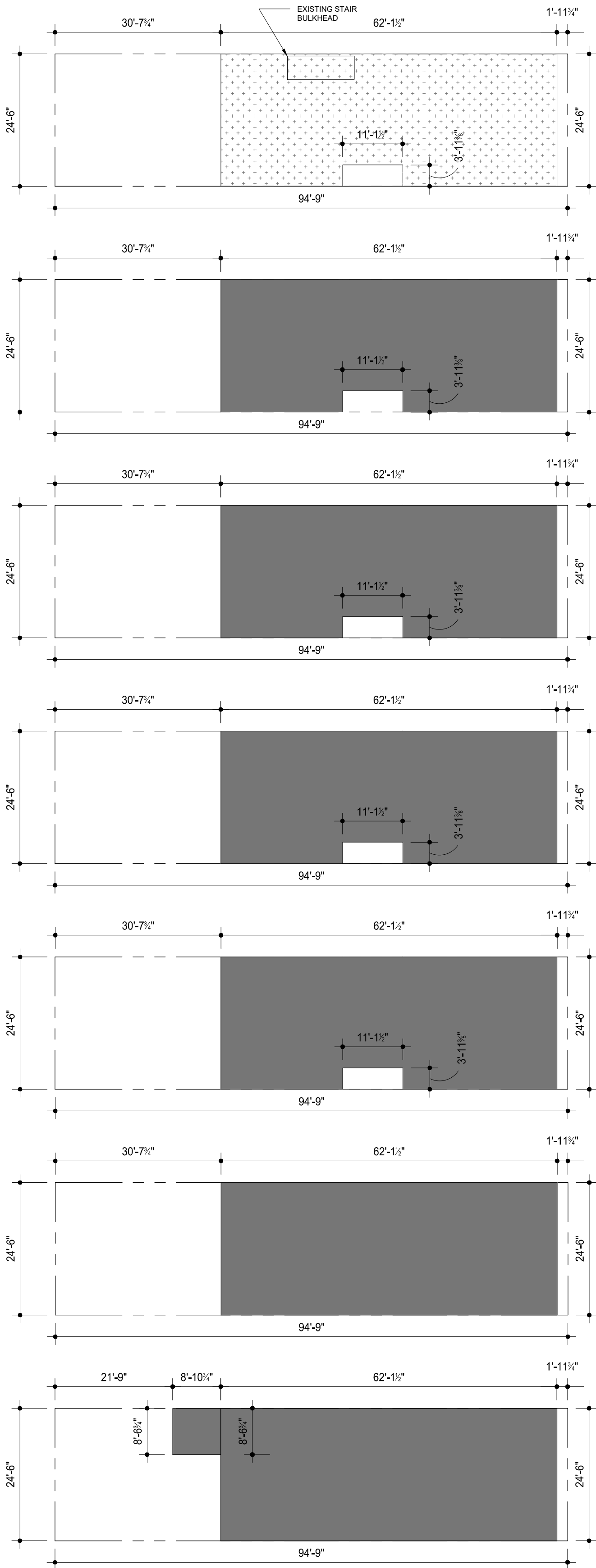
BIG APPLE GROUP

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

MATTHEW BAIRD ARCHITECT PLLC

277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BUILDING OR CONSTRUCTION AGENCY REVIEW IS REQUIRED. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.



ROOF AREA CALCULATIONS

GROSS FLOOR AREA: 0 SF

ZONING DEDUCTIONS: N/A

TOTAL: 0 SF

5TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

4TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

3RD FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

2ND FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,479 SF

PARLOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

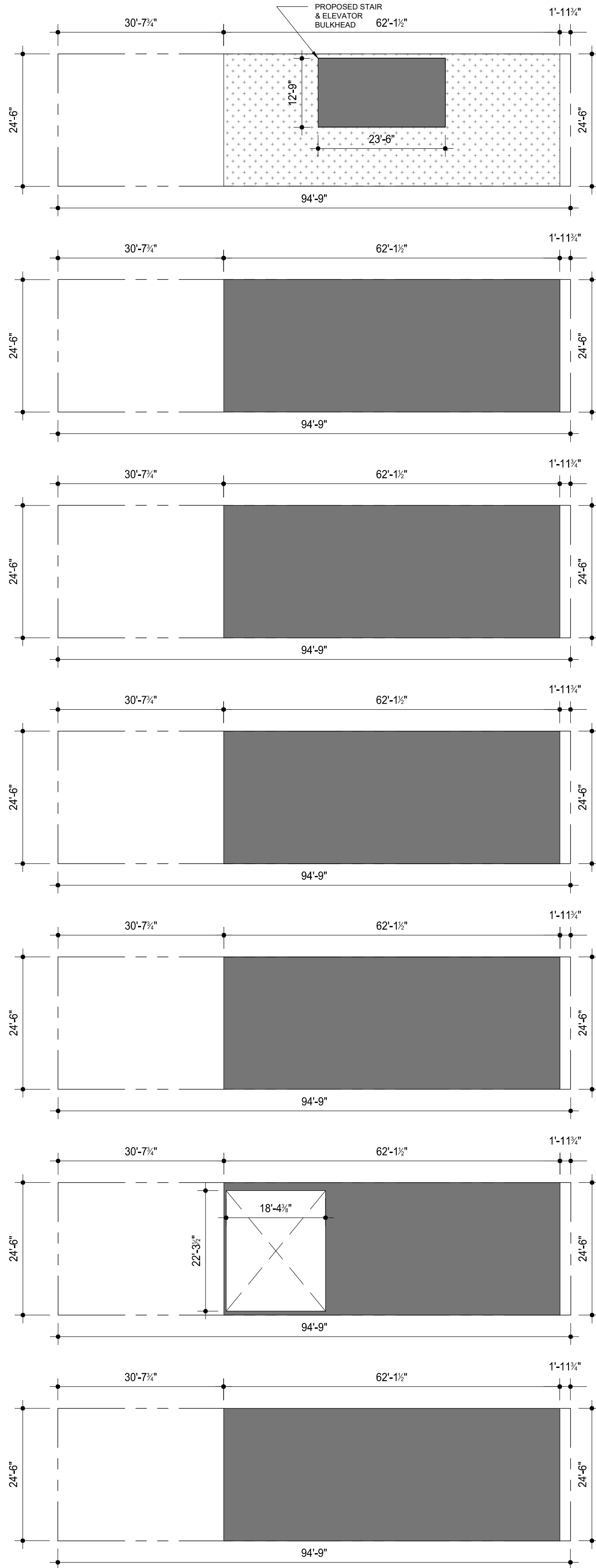
TOTAL: 1,522 SF

CELLAR AREA CALCULATIONS

GROSS FLOOR AREA: 1,597 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,597 SF



ROOF AREA CALCULATIONS

GROSS FLOOR AREA: 300 SF

ZONING DEDUCTIONS: N/A

TOTAL: 300 SF

5TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

4TH FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

3RD FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

2ND FLOOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

PARLOR AREA CALCULATIONS

GROSS FLOOR AREA: 1,114 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,114 SF

CELLAR AREA CALCULATIONS

GROSS FLOOR AREA: 1,522 SF

ZONING DEDUCTIONS: N/A

TOTAL: 1,522 SF

1 ZONING FLOOR AREA DIAGRAMS: EXISTING

2 ZONING FLOOR AREA DIAGRAMS: PROPOSED

3 ZONING FLOOR AREA CALCULATION

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

LEGEND

FLOOR AREA

NOT INCLUDED IN ZONING FLOOR AREA

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PRODUCT OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (D) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION

NO.	DATE	REMARK
01	2018/03/12	

ISSUED FOR:
LPC FILING

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

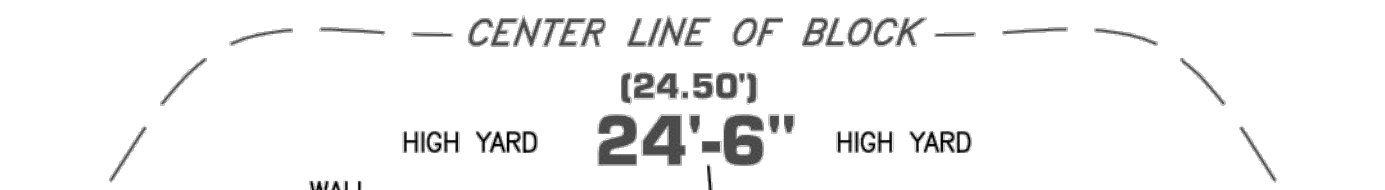
Date: JANUARY 8, 2025
Scale: AS INDICATED
Dwg By: GL, EF, IG
Proj No: 0244

SEAL + SIGNATURE:

REGISTERED ARCHITECT
MATTHEW BAIRD
2018-1
STATE OF NEW YORK

Z-002.00

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

[illegible]

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

[31.8]	LEGAL GRADE
BHEL.....	BULKHEAD ELEVATION
RF	ROOF ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
CL	CENTERLINE

```

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

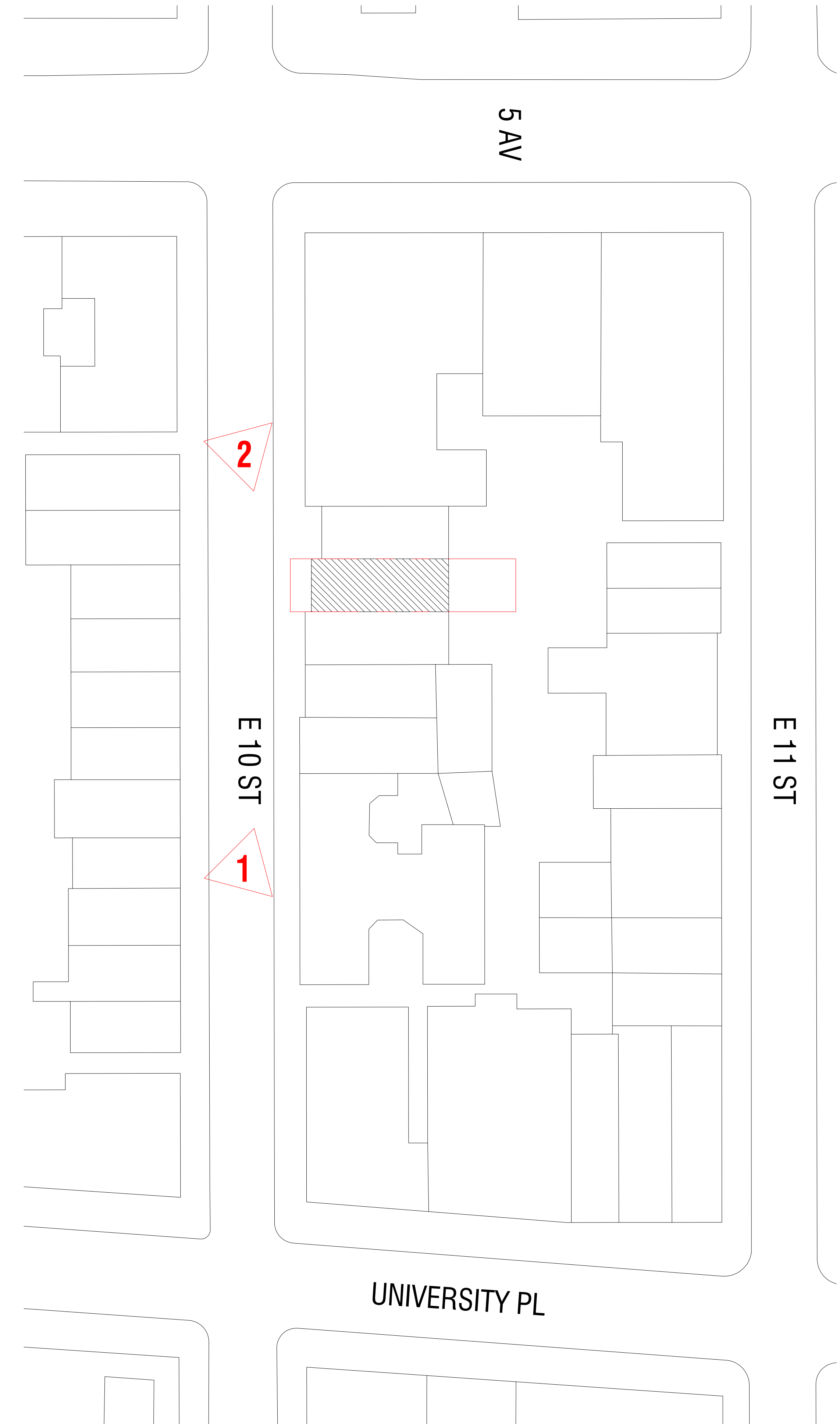
```

	ELECTRIC MANHOLE
	SEWER MANHOLE
	WATER VALVE
	GAS VALVE
	HYDRANT

8"TREE & SIZE
 ○IRON FENCE
 //WOOD FENCE
 XCHAIN LINK FENCE
PROPERTY LINE
POB.....POINT OF BEGINNING

ARCHITECTURAL SURVEY

Z-003.00



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



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



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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209(1) OF THE NEW YORK STATE EDUCATION LAW.

<

PROPERTY LINE

PROPERTY LINE

LEGEND

EXISTING

DEMO EXISTING STAIR BULKHEAD.

NEW ROOF OPENING TO
RECEIVE NEW SKYLIGHT.

REMOVE EXISTING
ROOFING.

DEMO EXISTING SKYLIGHT.

REPAIR EXISTING CHIMNEY
FLUE WALLS.

EL: 62'-6" AFF

EL: 59'-0" AFF

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

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

EL: 48'-4" AFF

REPLACE DOUBLE HUNG
WINDOWS IN KIND AT EXISTING
MASONRY OPENING.

5-02 LIVING AREA 1

5-05 STAIR HALL

REMOVE EXISTING
METAL STAIR & RAILING.

5-08 LIVING AREA 2

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

EL: 37'-4" AFF

REPLACE DOUBLE HUNG
WINDOWS IN KIND AT EXISTING
MASONRY OPENING.

4-02 LIVING AREA 1

4-04 VESTIBULE 1

4-06 STAIR HALL

REMOVE EXISTING WOOD
STAIR & RAILING.

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

4-10 LIVING AREA 2

REPLACE DOUBLE HUNG
WINDOWS IN KIND AT EXISTING
MASONRY OPENING.

EL: 25'-4" AFF

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

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

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

3-01 BEDROOM 1

3-03 VESTIBULE 1

3-06 STAIR HALL

REMOVE EXISTING WOOD
STAIR & RAILING.

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

3-11 LIVING AREA 2

REPLACE DOUBLE HUNG
WINDOWS IN KIND AT EXISTING
MASONRY OPENING.

EL: 12'-8" AFF

EL: 11'-11 1/4" AFF

DEMO EXISTING BAY
WINDOW BOX & DOUBLE
HUNG WINDOWS WITHIN.

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

DEMO EXISTING SHED ADDITION.

0-01 BACKYARD

REPAIR EXISTING BACKYARD
FENCE & MASONRY WALLS.

2-01 KITCHEN

2-02 STAIR HALL

REMOVE EXISTING WOOD
STAIR & RAILING.

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

2-03 LIVING ROOM

REPAIR EXISTING BAY WINDOW
BOX IN PLACE.

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

1-01 LIVING AREA 1

1-03 STAIR HALL

REMOVE EXISTING WOOD
STAIR & RAILING.

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

1-04 GALLERY

REPAIR EXISTING STAINED
GLASS WINDOW AND STONE
STILL IN PLACE.

RESTORE EXISTING STOOP.
METAL RAILS & GATES.

EL: 0'-0" AFF

0-03 BEDROOM

0-09 STAIR HALL

REMOVE EXISTING WOOD
STAIR & RAILING.

0-10 GAME ROOM

0-13 UNDER STOOP

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

EL: -9'-0" AFF

NEW FLOOR OPENING, SEE
STRUCTURAL DWGS.

1

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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW AND DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PRODUCT OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (3) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION
NO. DATE REMARK

ISSUED FOR:
LPC FILING

EXISTING BUILDING SECTION

PROJECT:

BTH
TOWNHOUSE RENOVATION

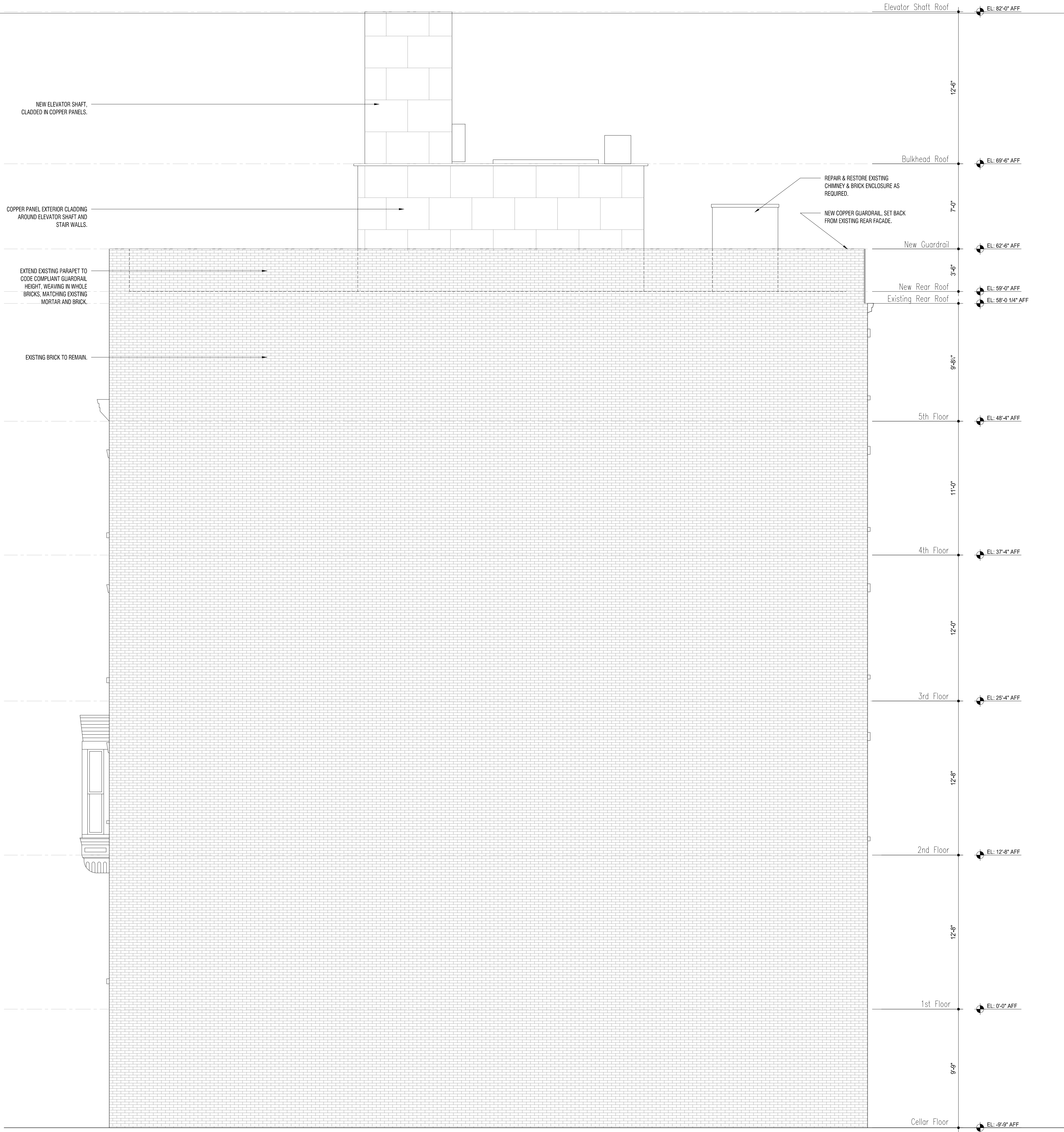
5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:

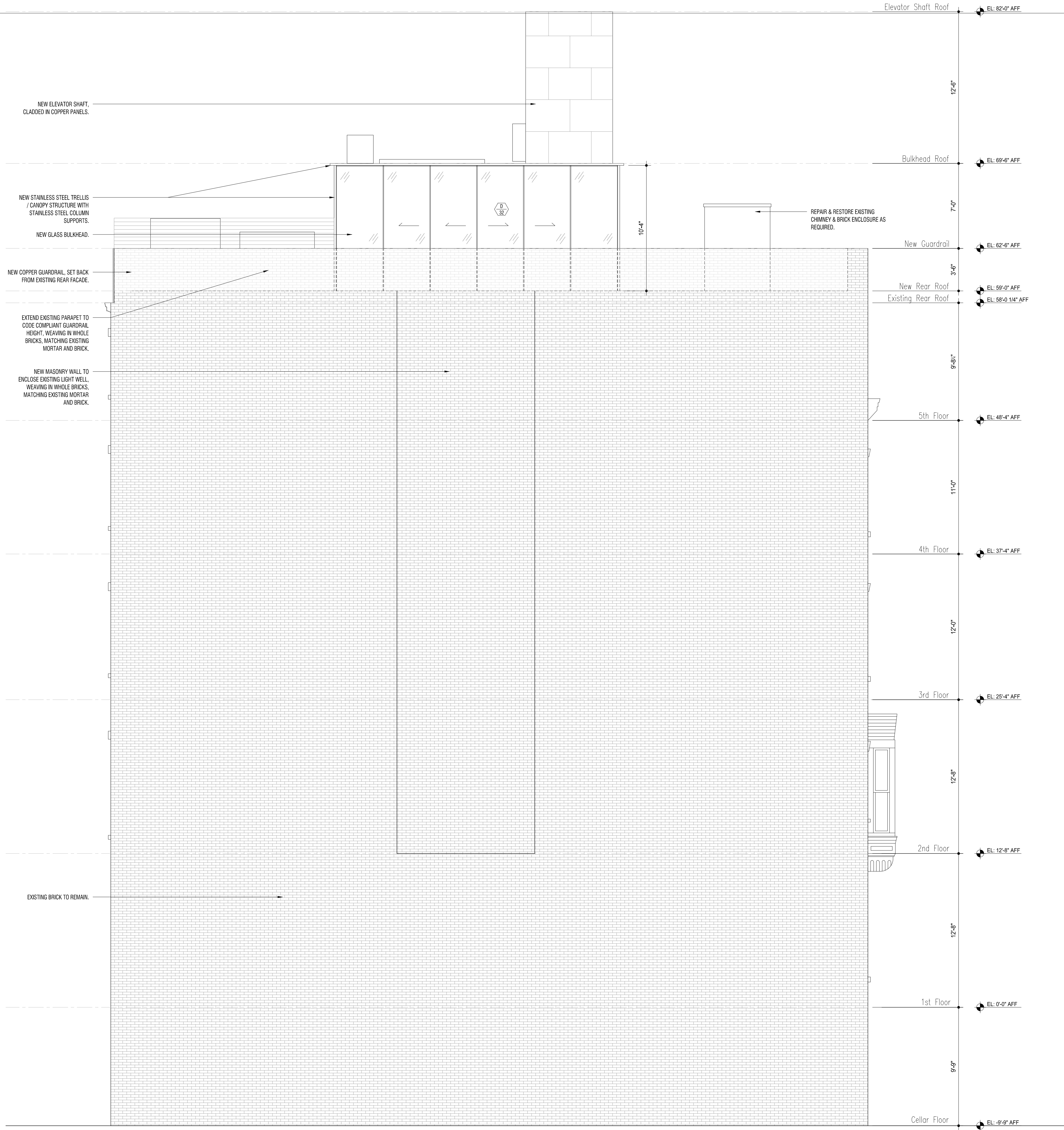


LPC-A2



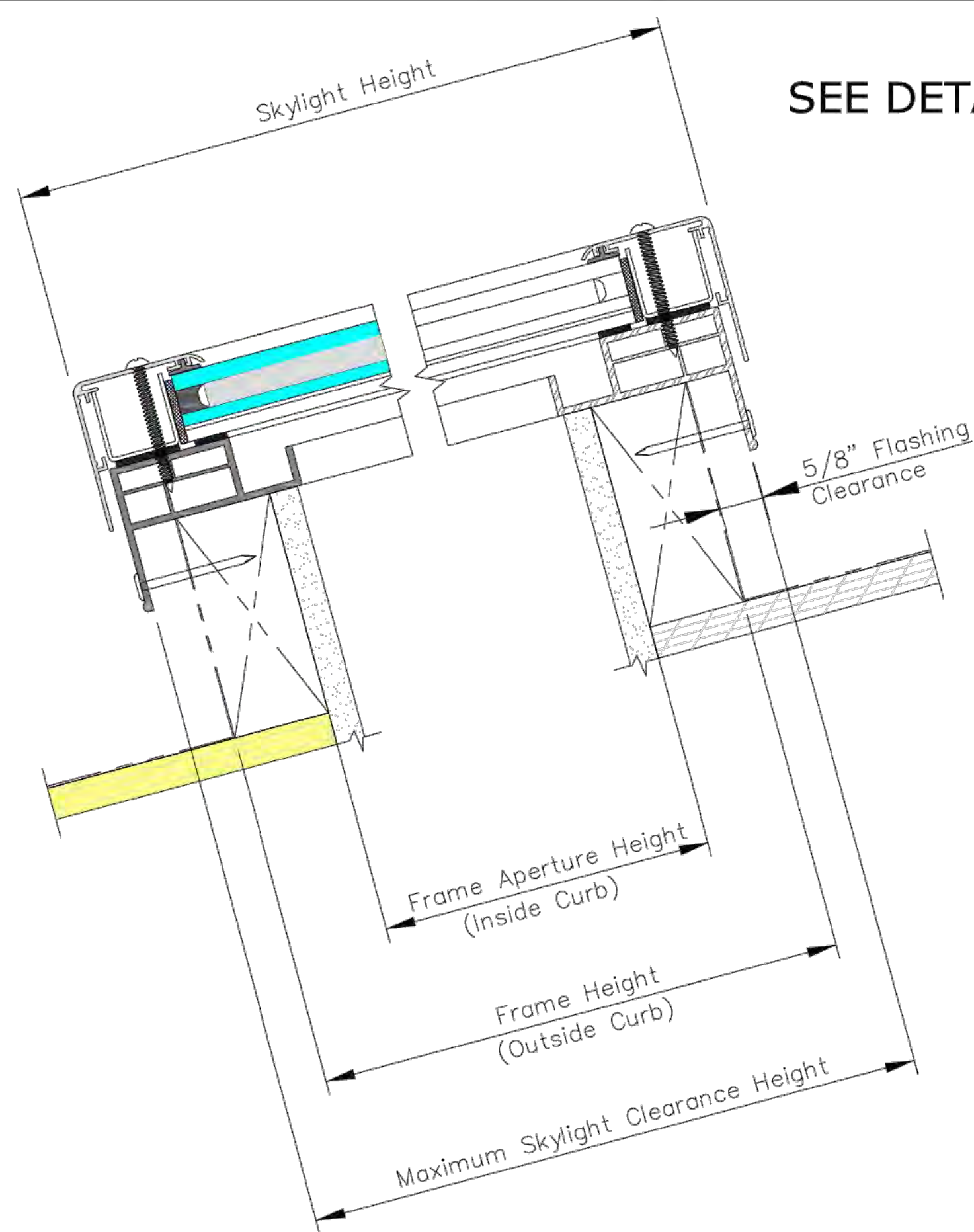
THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PRODUCT OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (D) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
REVISION NO:	DATE:	REMARK:
ISSUED FOR: LPC FILING		
PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-A3		



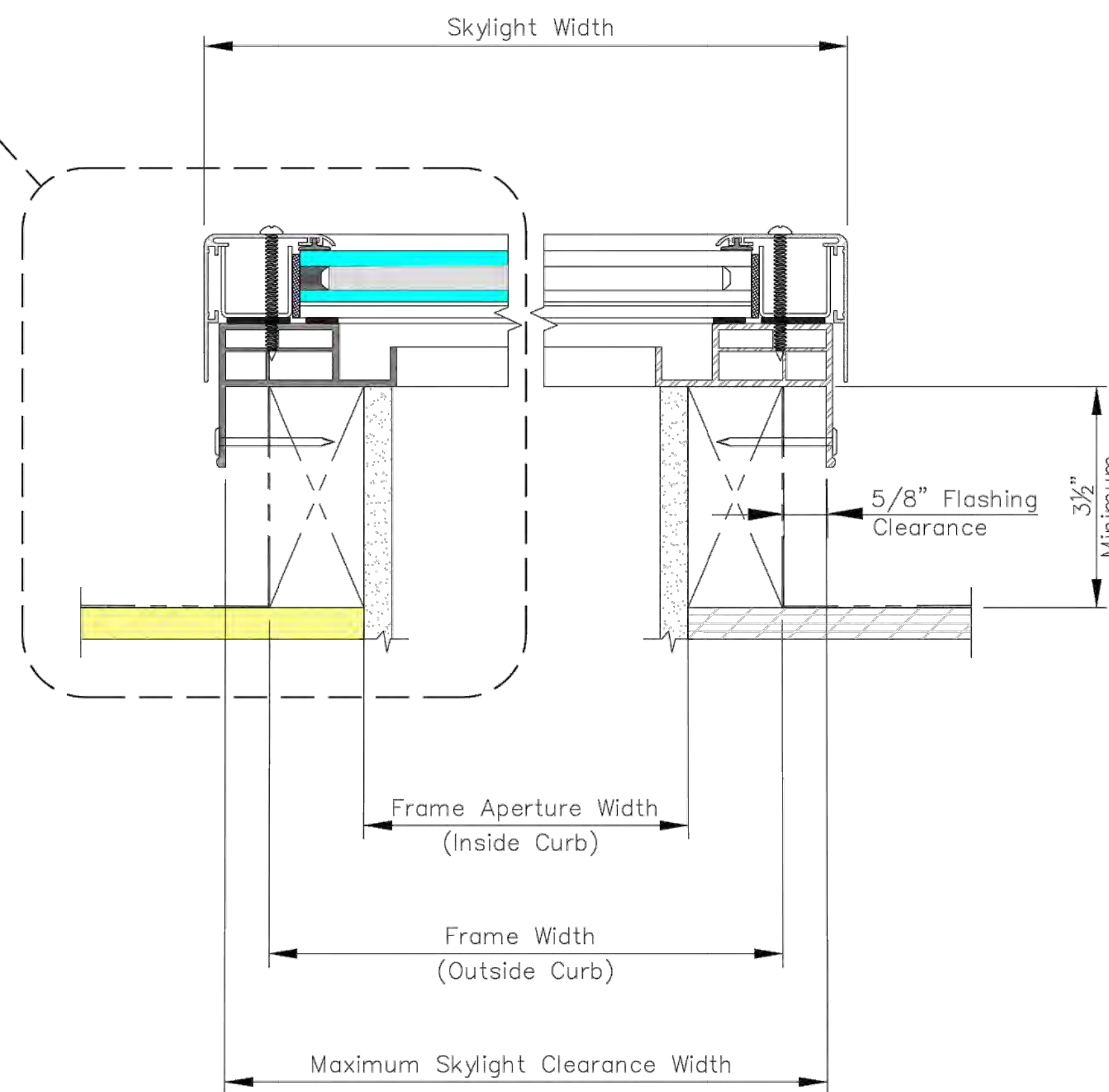
THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PRODUCT OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (D) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
REVISION NO:	DATE:	REMARK:
ISSUED FOR: LPC FILING		
PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-A4		

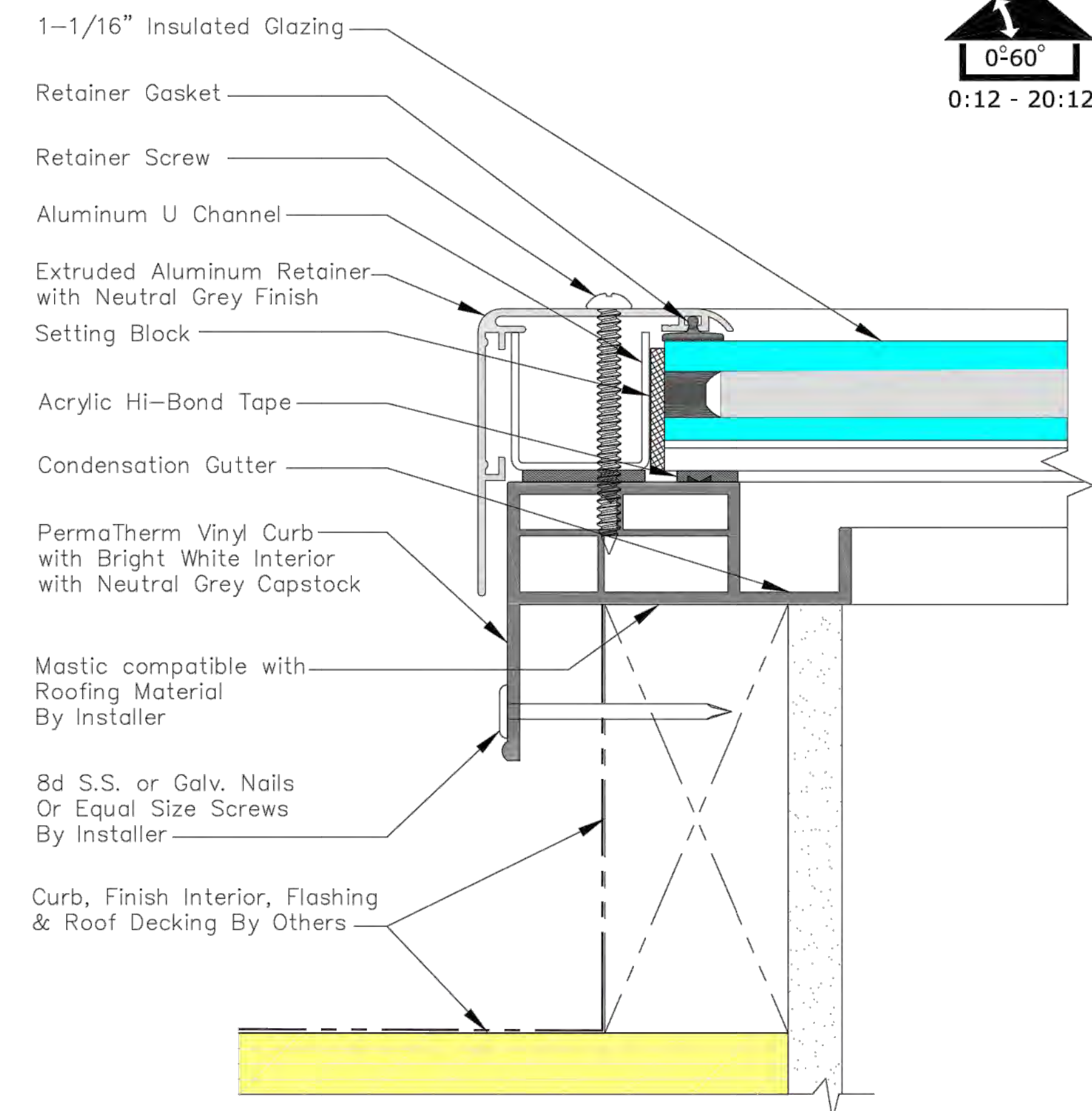


VERTICAL CROSS SECTION

SEE DETAIL 1



HORIZONTAL CROSS SECTION



DETAIL 1

PRODUCT DIMENSIONS

IMPERIAL UNITS(INCHES)

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

METRIC UNITS(MILLIMETERS)

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

Custom Sizes: Available Upon Request

Minimum size – 17 1/2" Width or Height

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

Maximum area is 35 Square Feet (3.25 Square Meters)

Additional Retainer Finishes are Available Upon Request

GLAZING OPTIONS:

Clear:

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

Bronze:

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

Gray:

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



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

SkyMax (GSM) Curb Mount Skylight

® VELUX is a registered trademark

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

© 2021 VELUX GROUP

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED. WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 220 (2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION
NO: DATE: REMARK:

ISSUED FOR:
LPC FILING

SKYLIGHT DETAIL

PROJECT:
BTH
TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

SEAL + SIGNATURE:



LPC-A5

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

2

DOOR SCHEDULE

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

1

WINDOW SCHEDULE

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF SERVICE AND IS THE PROPERTY OF MATTHEW BAIRD DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD DESIGN. ANY UNAUTHORIZED REUSE IS A VIOLATION OF US COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECT PLLC
277 Broadway, 18th Floor
New York, NY 10007
T: 212.334.2499
F: 212.334.5721

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

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

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

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

REVISION
NO: DATE: REMARK:

ISSUED FOR:
LPC FILING

WINDOW & DOOR SCHEDULES

PROJECT:

BTH

TOWNHOUSE RENOVATION

5 E 10TH STREET
NEW YORK, NY 10003

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

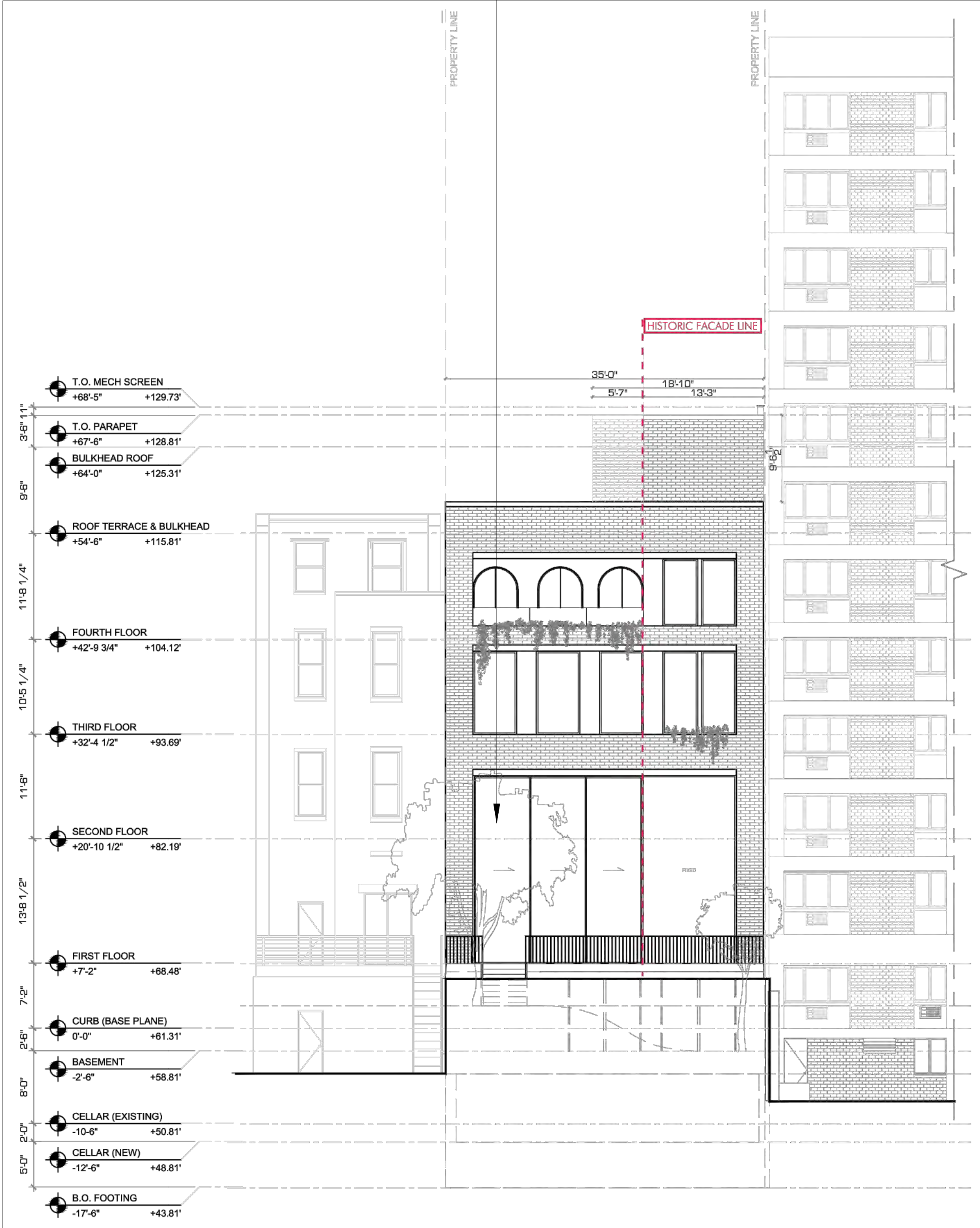
SEAL + SIGNATURE:



LPC-A6

DOUBLE HEIGHT WINDOWS
AT THE REAR FACADE

DOUBLE HEIGHT WINDOWS
AT THE REAR FACADE



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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. NO OTHER GOVERNMENT AGENCY REVIEW IS REQUIRED. ANY AND ALL CHANGES TO THIS DRAWING ARE THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: 		
LPC-A7		
REAR FACADE DOUBLE HEIGHT WINDOW PRECEDENT		
ISSUED FOR: LPC FILING		
REVISION NO: DATE: REMARK:		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 48th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		



1

PROPOSED REAR FACADE RENDERING
NTS

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREIN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC.

PROJECT: BTH TOWNHOUSE RENOVATION 5 E 10TH STREET NEW YORK, NY 10003 Date: JANUARY 6, 2025 Scale: AS INDICATED Dwg By: GL, EF, IG Proj No: 0244		
SEAL + SIGNATURE: REGISTERED ARCHITECT MATTHEW BAIRD 02018-1 STATE OF NEW YORK		
LPC-A8		
ISSUED FOR: LPC FILING		
REVISION NO: DATE: REMARK:		
GEOTECH: BIG APPLE GROUP 100-03 94th Avenue Ozone Park, NY 11416 T: 718.767.2900		
EXPEDITOR: JAM CONSULTANTS 104 West 29th Street, 9th Floor New York, NY 10001 T: 212.244.4427		
MEP: ABS ENGINEERING, PLLC 37 W. 37th Street, 6th Floor New York, NY 10018 T: 212.317.2361		
STRUCTURAL: DRPILLA CONSULTING ENGINEERS 143 Main Street Nyack, NY 10960 T: 845.727.7793		
MATTHEW BAIRD ARCHITECT PLLC 277 Broadway, 18th Floor New York, NY 10007 T: 212.334.2499 F: 212.334.5721		

April 8, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-07332

5 East 10th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 352 2973

Passcode: 266570

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.