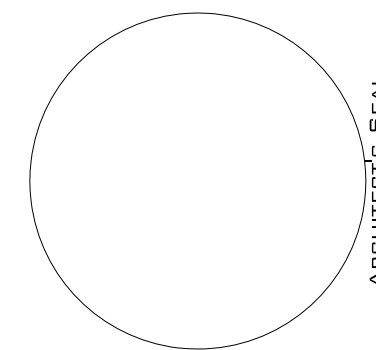


CHRISTOPHER ST.

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



ARCHITECT'S SEAL

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

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

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

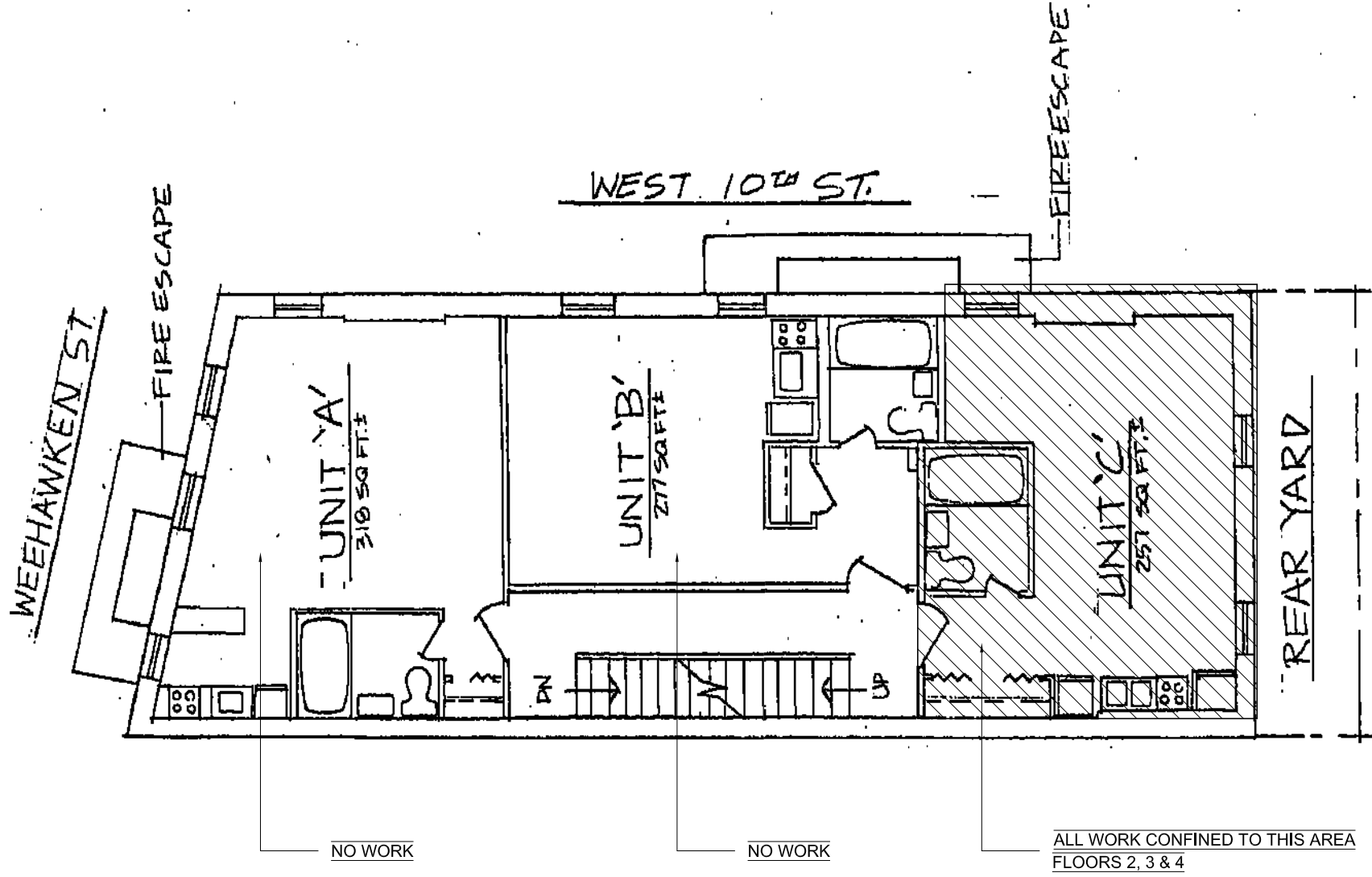
PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**SCHEDULES & DIAGRAMS**

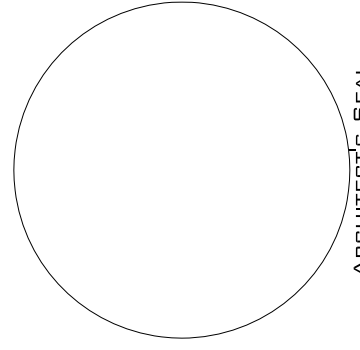
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
AUGUST 21, 2015

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



ARCHITECT'S SEAL



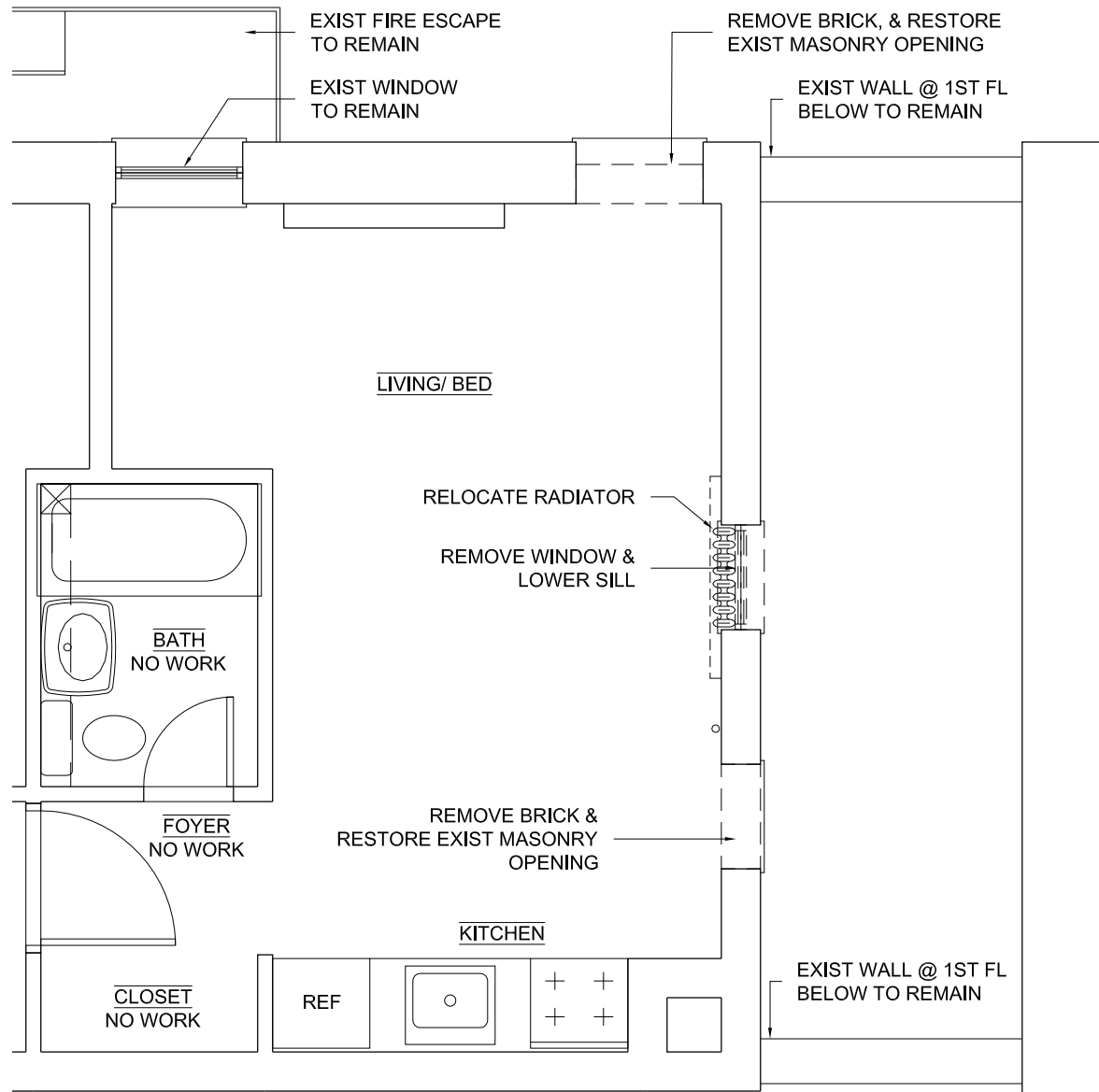
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PROJ. NO.:  
2015-06  
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DATE:  
AUGUST 21, 2015

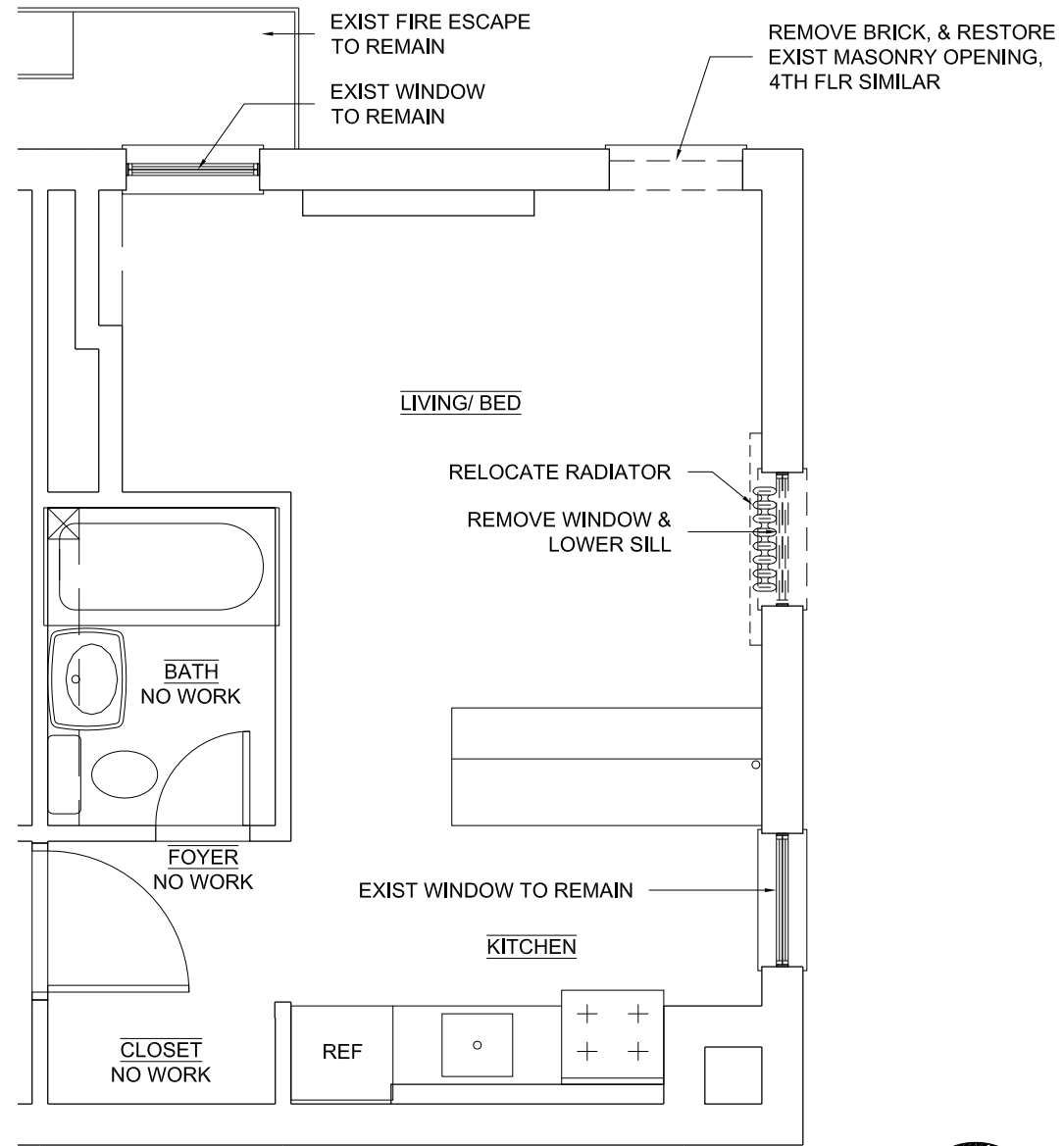
AREA OF WORK

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

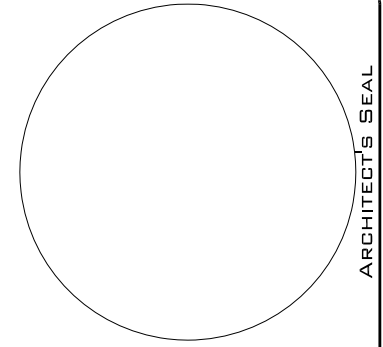
DWG NO.:  
**A-003**  
3 OF 6



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



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



ARCHITECT'S SEAL

DWG NO.:  
**DM-01**  
4 OF 6

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

**DEMOLITION PLANS**

PROJ. NO.:  
2015-06

SCALE:  
As noted

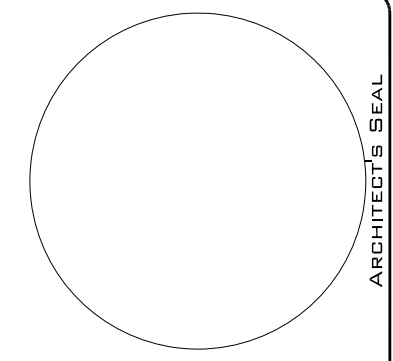
DATE:  
AUGUST 21, 2015

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WINDOW SCHEDULE							
WINDOW #	MFR	MODEL	ROUGH OPENING		HEAD HEIGHT	COLOR	NOTES
			WIDTH	HEIGHT			
1	TBD	TBD	2'-10"	6'-5"	8'-9"	WHITE, MATCH EXIST	-
2	TBD	TBD	2'-4"	5'-0"	8'-9"	WHITE, MATCH EXIST	-
3	TBD	TBD	2'-10"	5'-10"	7'-11"	WHITE, MATCH EXIST	-
4	TBD	TBD	2'-10"	5'-10"	7'-11"	WHITE, MATCH EXIST	-

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

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



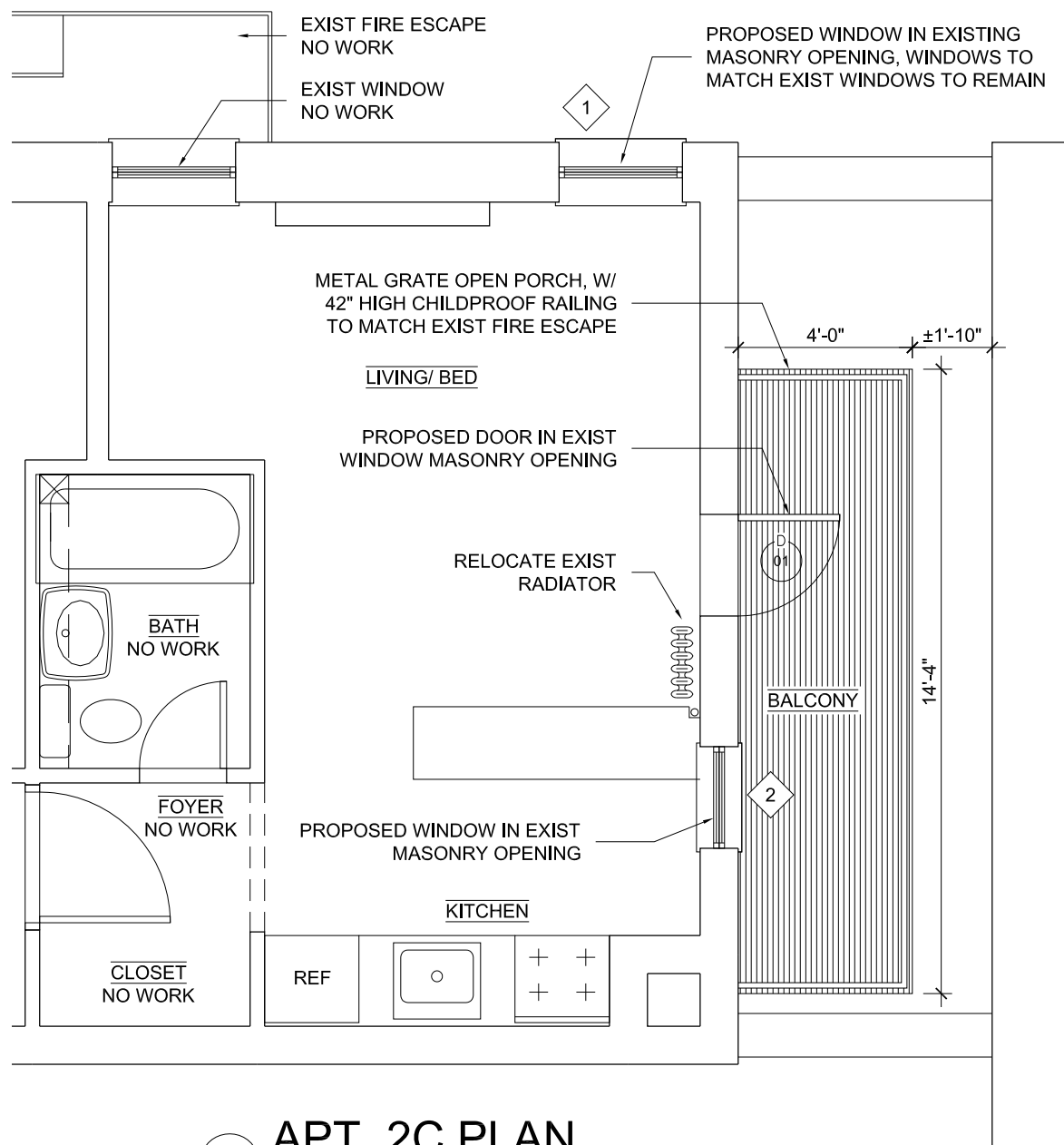
DWG NO.: **A-101**  
5 OF 6

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

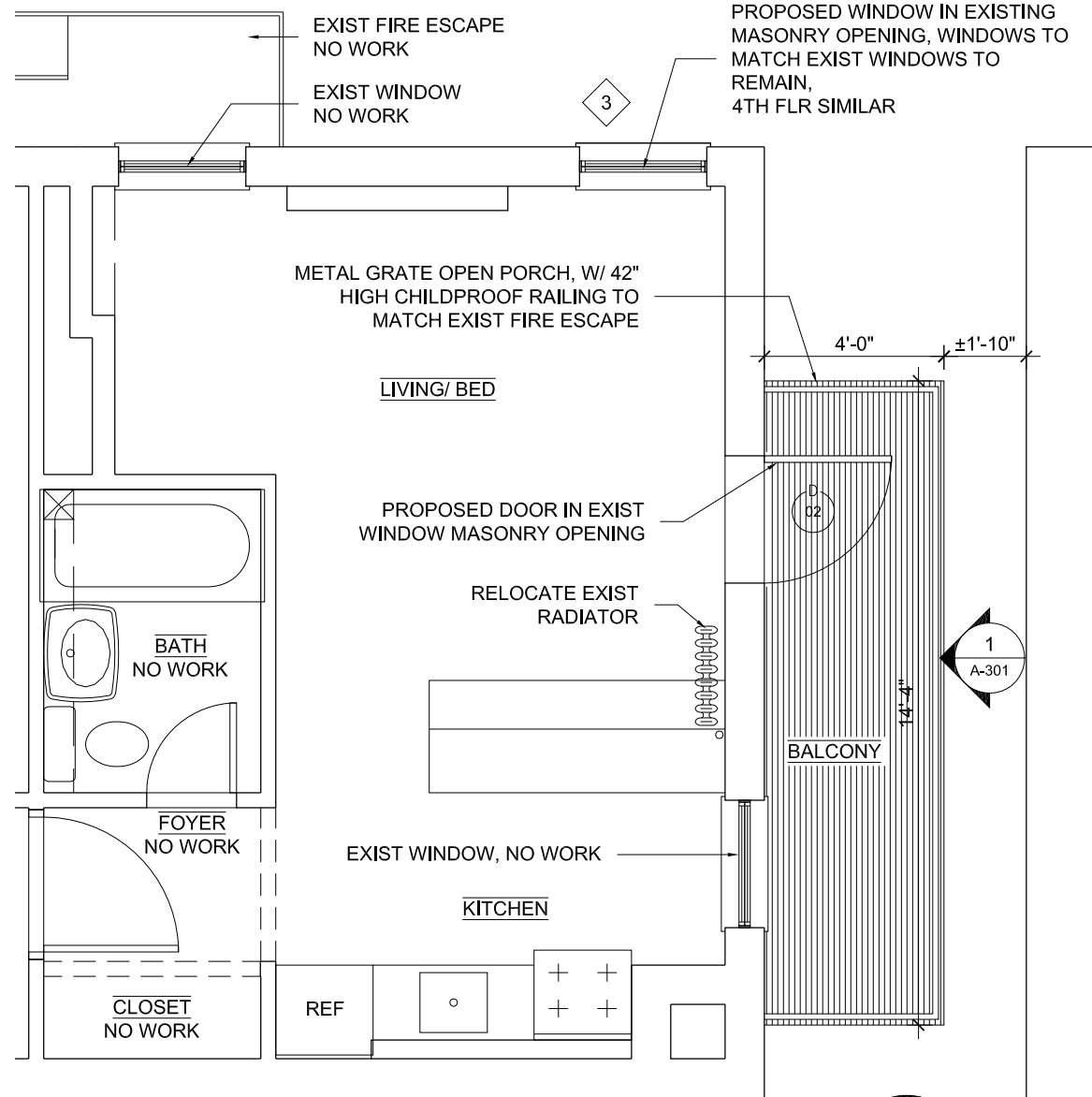
**CONSTRUCTION PLAN**

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

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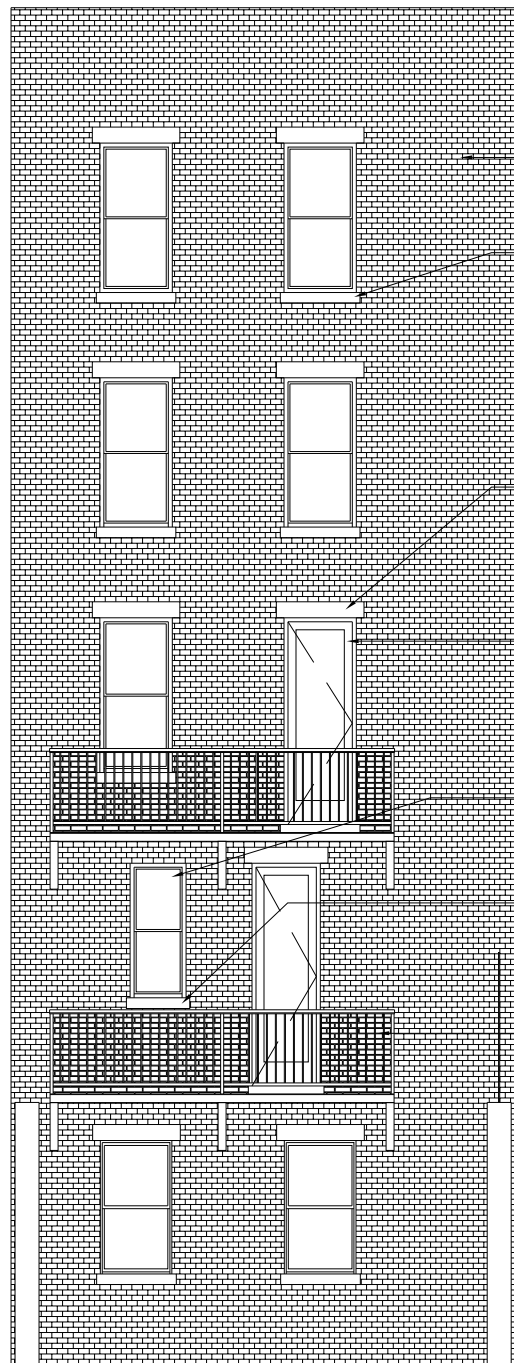


**1 APT. 2C PLAN**  
1/4" = 1'-0"



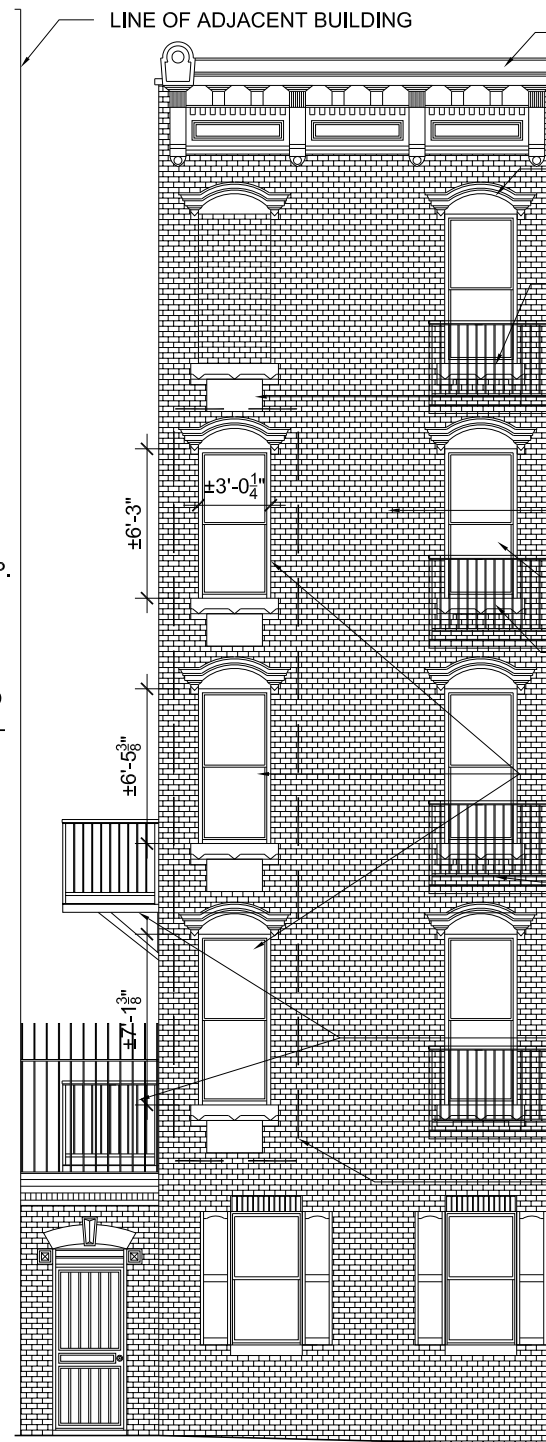
**2 APT. 3C PLAN**  
1/4" = 1'-0"





PROPOSED

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



PROPOSED

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



PROPOSED

3 NORTH-EAST ELEVATION  
NOT TO SCALE

ARCHITECT'S SEAL

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

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

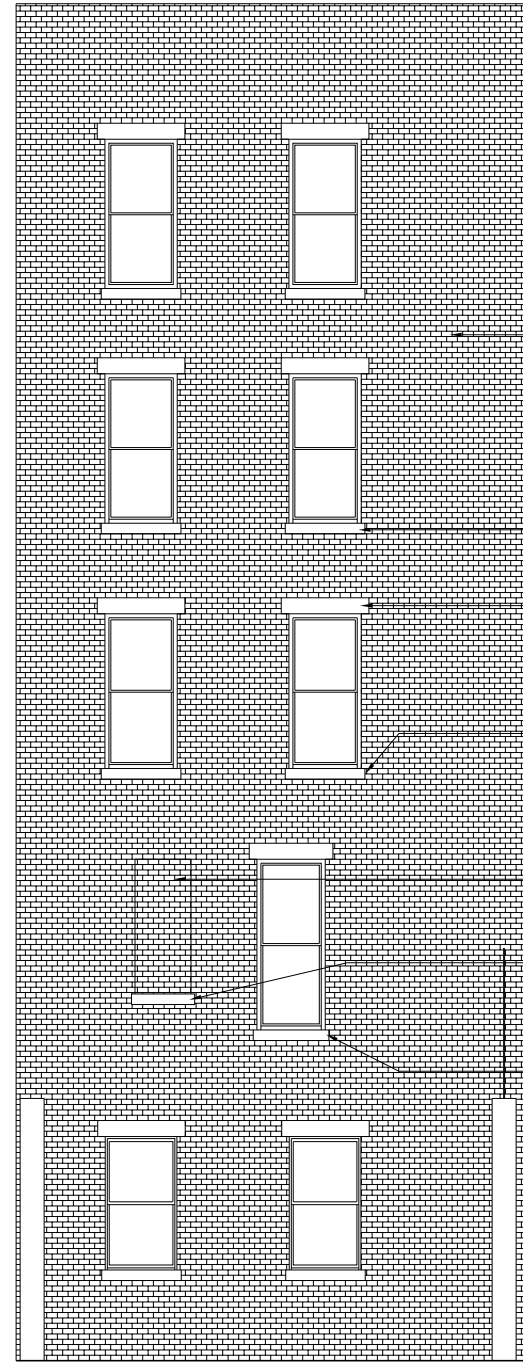
**ELEVATIONS**

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

**URBAN PIONEERING ARCHITECTURE**  
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EXISTING

EXIST MASONRY FACADE TO REMAIN

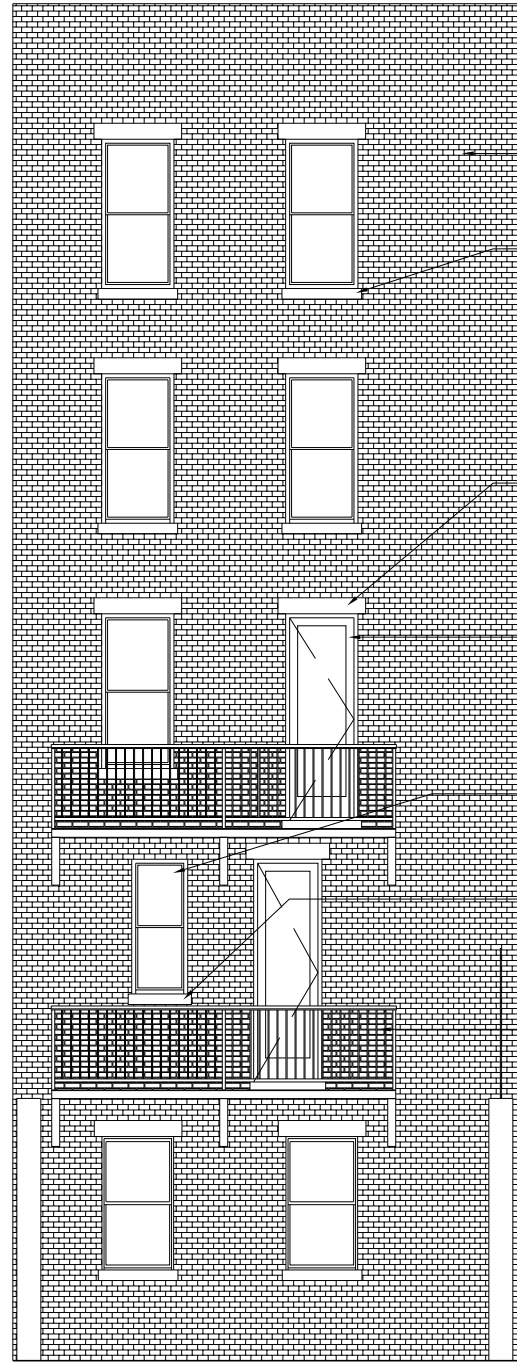
EXIST MASONRY SILL TO REMAIN, TYP.  
EXIST MASONRY HEAD TO REMAIN, TYP.

LOWER SILL TO EXIST FINISHED FLOOR

INFILL MASONRY OPENING TO BE RESTORED

EXIST SILL TO REMAIN

LOWER SILL TO EXIST FINISHED FLOOR



PROPOSED

EXIST MASONRY FACADE NO WORK

EXIST MASONRY SILL NO WORK, TYP.

EXIST MASONRY HEAD NO WORK, TYP.

PROPOSED DOOR, EXISTING HEAD & MASONRY WIDTH TO REMAIN, LOWER SILL TO EXIST FINISHED FLOOR, TYP.

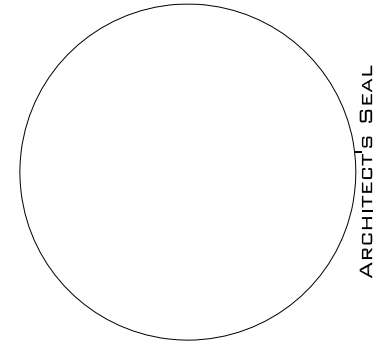
RESTORE MASONRY OPENING & INSTALL WINDOW TO MATCH EXIST

EXIST SILL

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

EXIST FIRE ESCAPE, MATCH DETAILS

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



ARCHITECT'S SEAL

DWG NO.:  
**A-302**

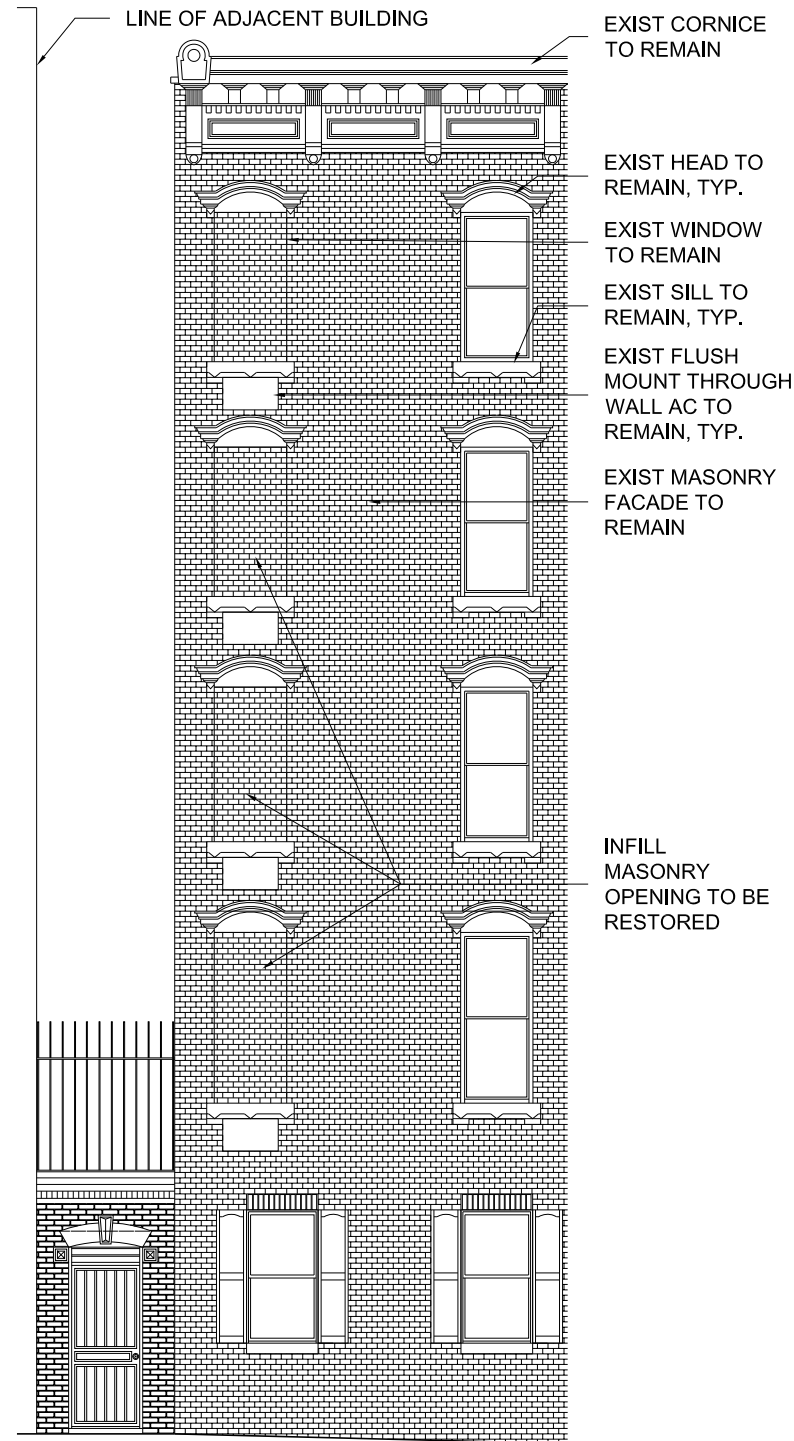
PROJECT:  
**SPINELLO RESIDENCE**  
304 W. 10TH ST.  
NEW YORK, NY 10014

**ELEVATIONS**

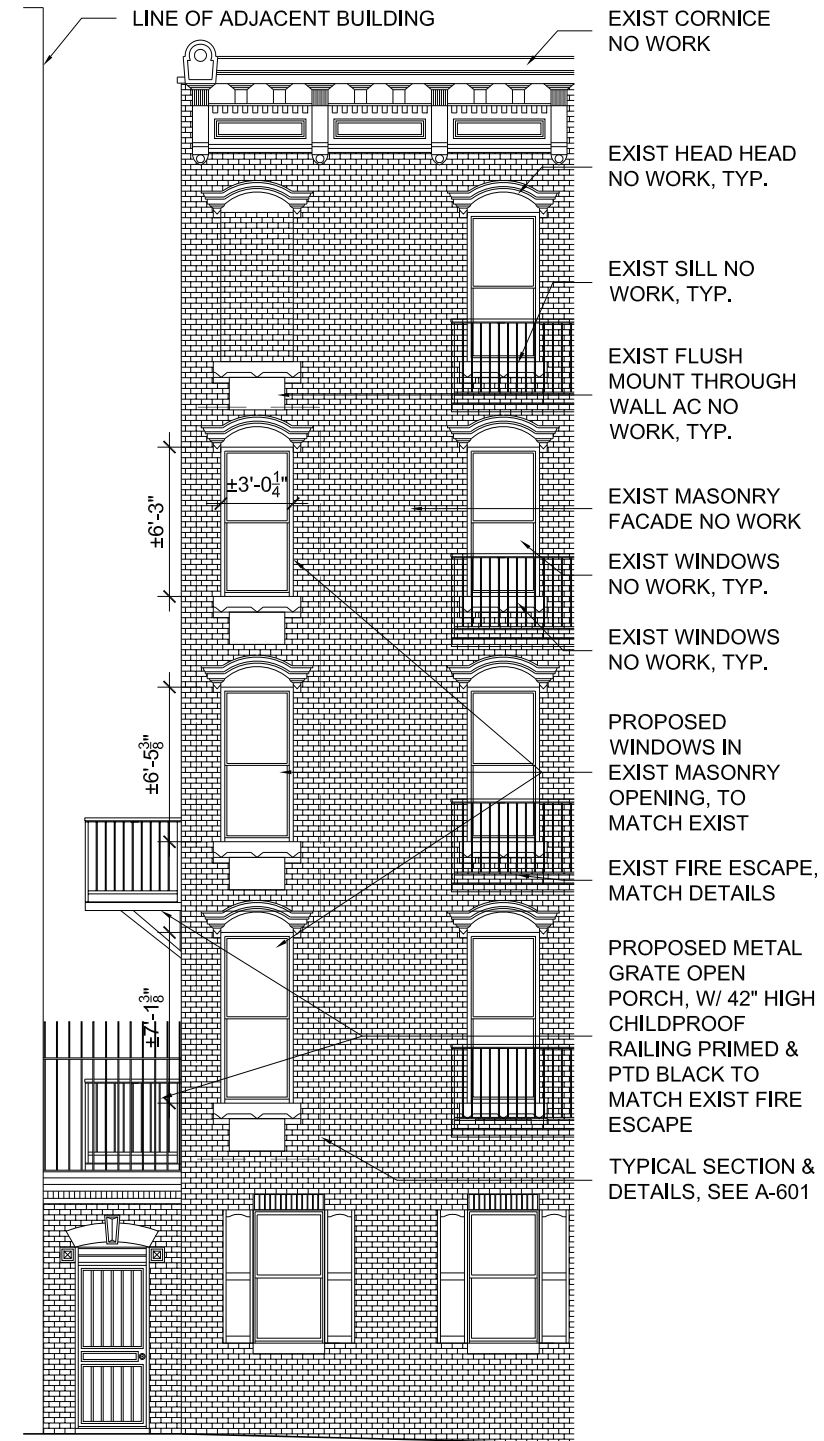
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
AUGUST 21, 2015

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EXISTING



PROPOSED

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

ARCHITECT'S SEAL

DWG NO.:  
**A-303**

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

**ELEVATIONS**

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

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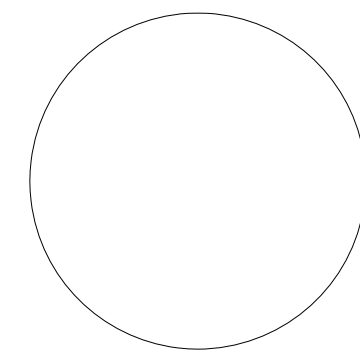




EXISTING



PROPOSED



ARCHITECT'S SEAL

DWG NO.:  
**A-304**

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

**ELEVATIONS**

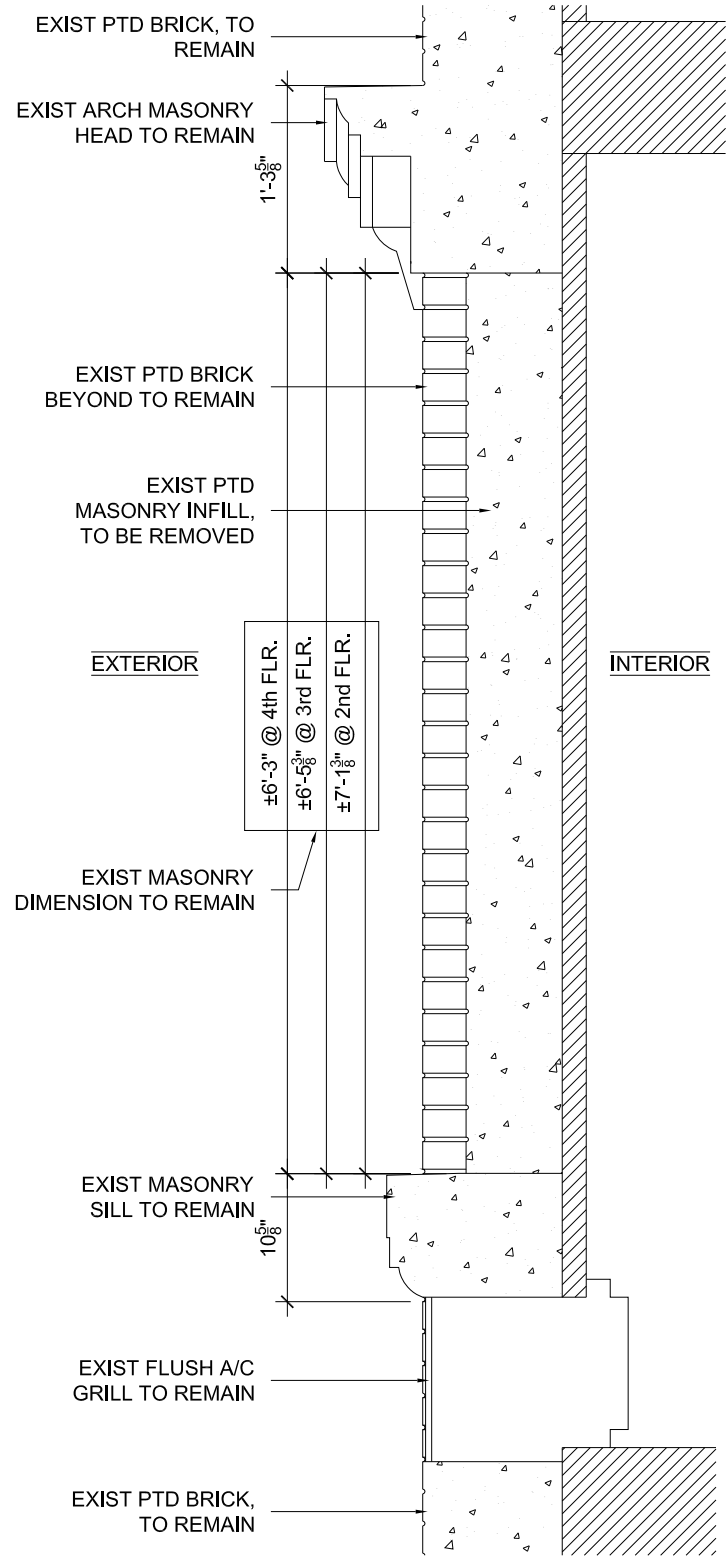
PROJ. NO.:  
2015-06  
SCALE:  
As noted  
DATE:  
AUGUST 21, 2015

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PIONEERING**  
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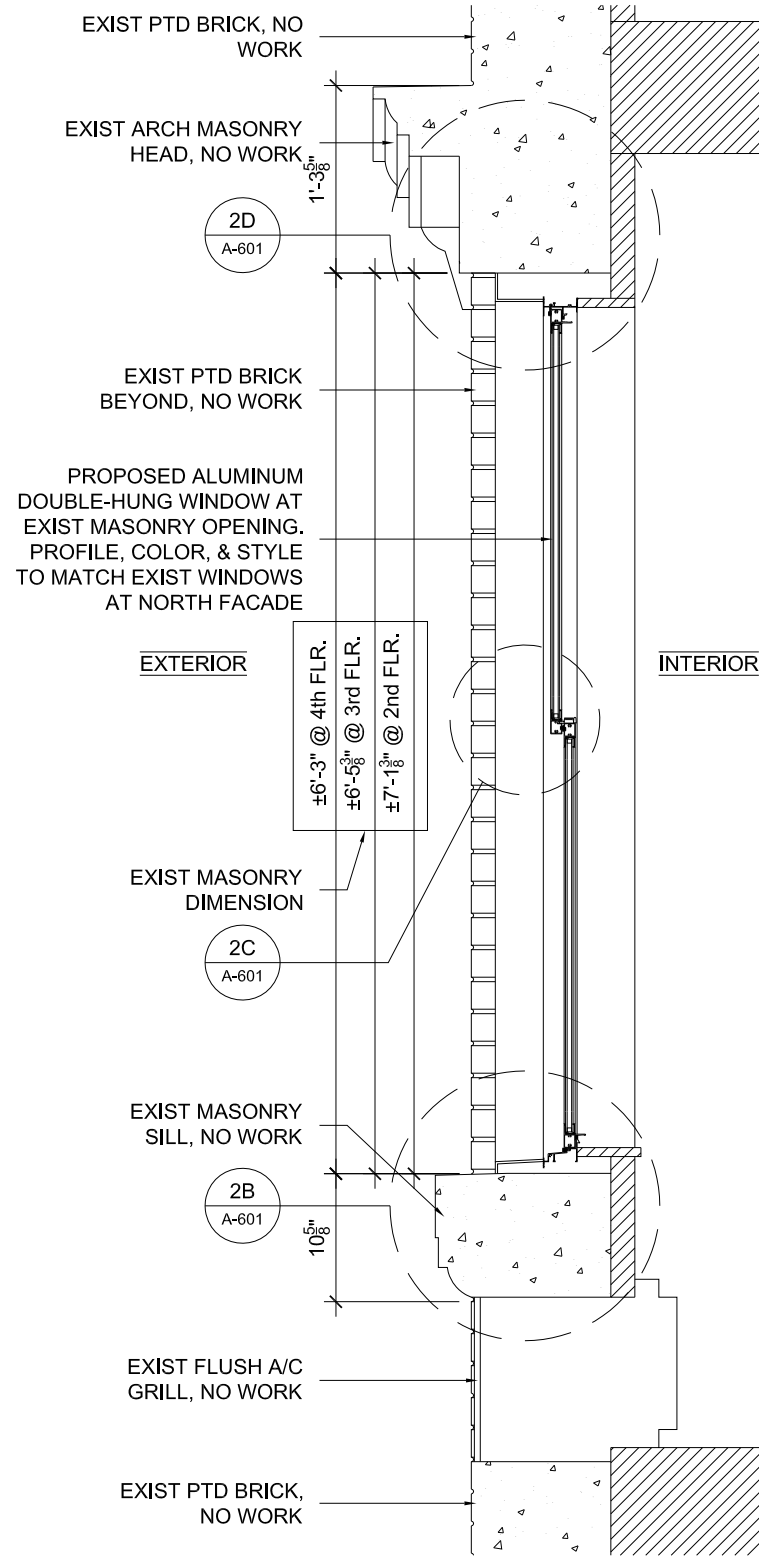


**1 NORTH-EAST ELEVATION**  
NOT TO SCALE

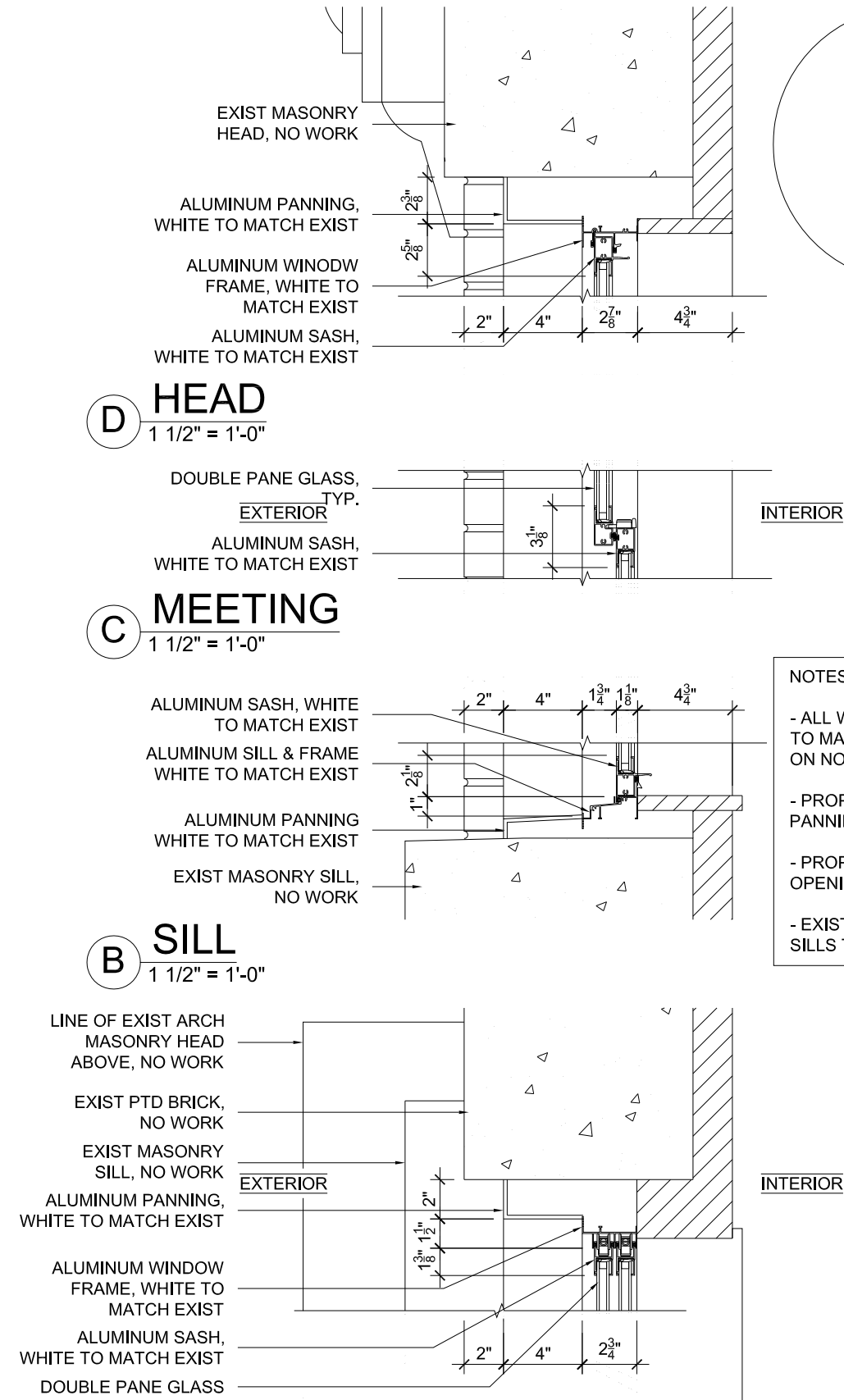




**A** **EXISTING**  
3/4" = 1'-0"



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



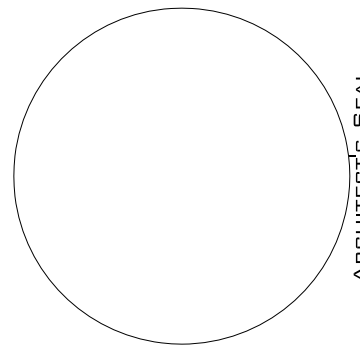
**A** **JAMB**  
1 1/2" = 1'-0"

**B** **SILL**  
1 1/2" = 1'-0"

**C** **MEETING**  
1 1/2" = 1'-0"

**D** **HEAD**  
1 1/2" = 1'-0"

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



**NOTES:**

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

DWG NO.:  
**A-601**

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

**DETAILS**

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

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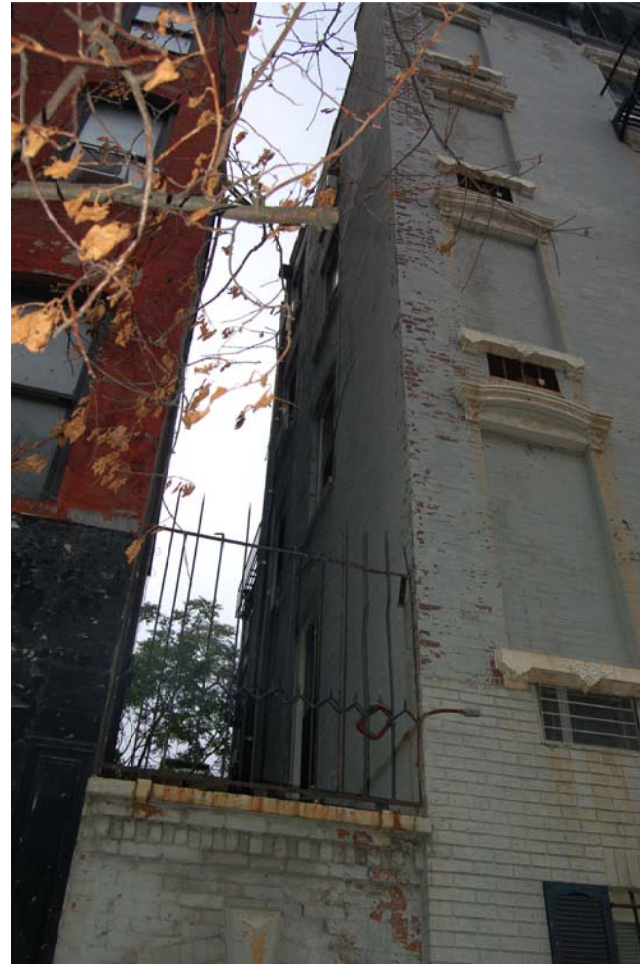




1 **NORTH-WEST FACADE**  
NOT TO SCALE



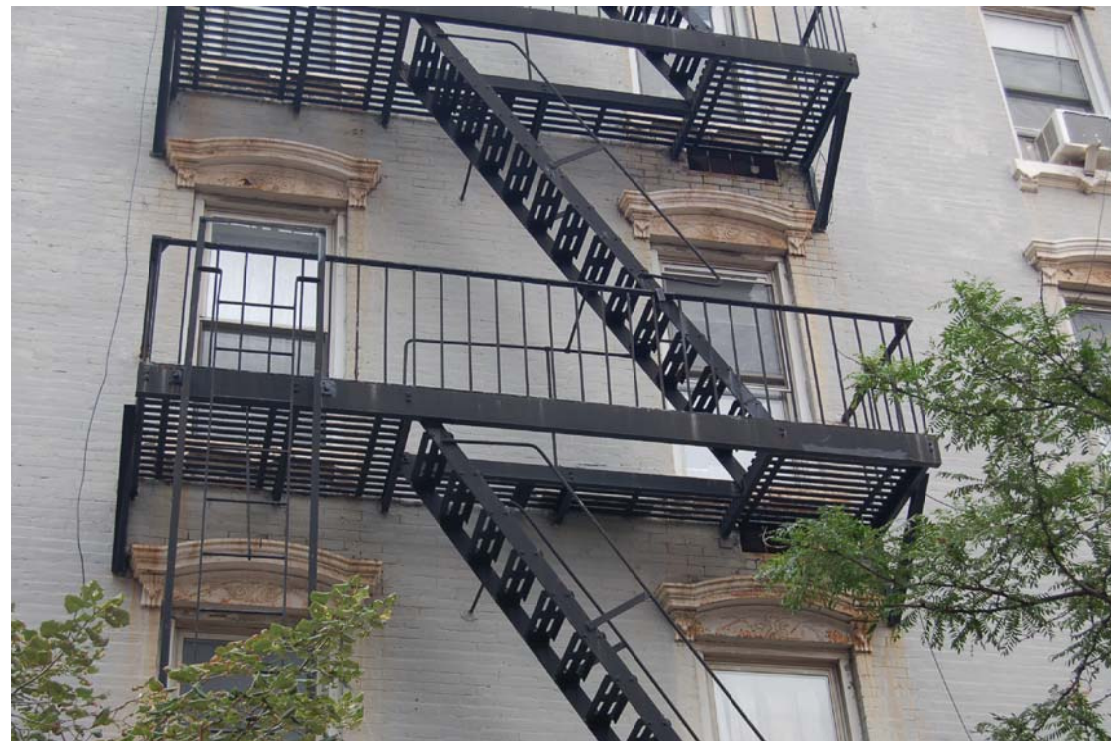
2 **NORTH-EAST FACADE**  
NOT TO SCALE



3 **AREA OF WORK**  
NOT TO SCALE



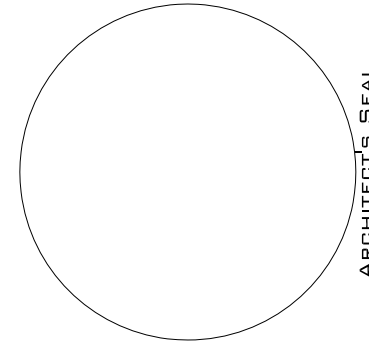
4 **FIRE ESCAPE**  
NOT TO SCALE



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



6 **EAST FACADE**  
NOT TO SCALE



ARCHITECT'S SEAL

DWG NO.:  
**A-901**

PROJECT:  
**SPINELLO  
RESIDENCE**  
304 W. 10TH ST.  
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**PHOTOS EXISTING  
FACADE CONDITIONS**

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

**URBAN  
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