

# LANDMARK PRESERVATION COMMITTEE

## ABINGTON PROPERTIES

10 JONES STREET  
NEW YORK, NY 10014

**Spacesmith**

ARCHITECTURE PLANNING INTERIOR DESIGN

One New York Plaza, Suite 4200  
New York, NY 10004  
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CLIENT:  
**CARALEX HOLDINGS**  
950 3RD AVENUE, 27TH FLOOR  
NEW YORK, NY 10022

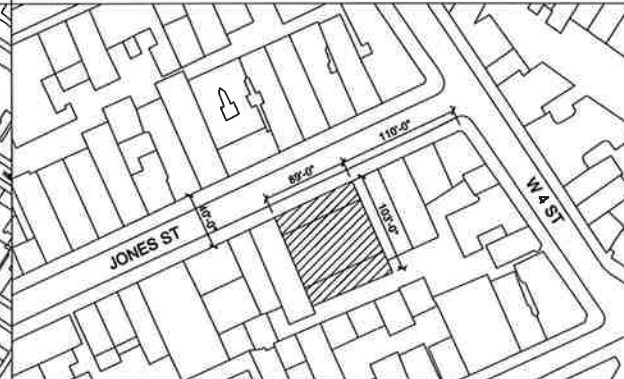
LOCATION MAP



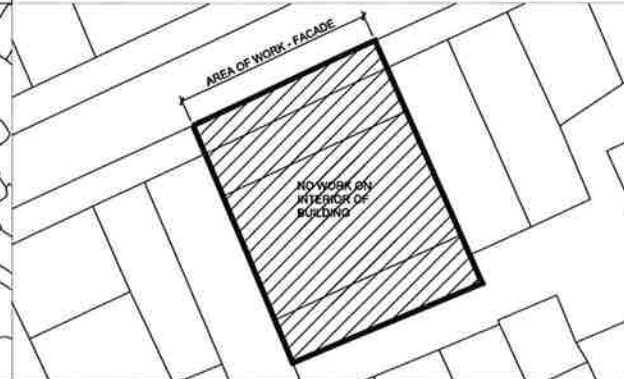
LOT: 22  
BLOCK: 590  
ZONING: R6  
ZONING MAP #: 12A

LOT FRONTAGE: 75'  
LOT DEPTH: 100'

SITE MAP



AREA OF WORK



NO CHANGE OF USE, OCCUPANCY, EGRESS,  
OR ZONING FOR THIS APPLICATION

ARCHITECTURAL DRAWING LIST

LPC-00	COVER SHEET	ISSUE FOR DATE:	LPC
LPC-01	EXISTING CONDITIONS	10/11/16	X
LPC-02	CONTEXT PHOTOS		X
LPC-03	FACADE & DETAILS		X
LPC-04	ENLARGED ENTRY		X
LPC-05	CANOPY DETAILS		X
LPC-06	PROPOSAL RENDERING		X

ISSUE FOR DATE:

LPC	
X	
X	
X	
X	
X	
X	

IF P. OWNER:


CONSULTANT:


CONSULTANT:


CONSULTANT:


ISSUES

NUMBER	DATE	DESCRIPTION
1.	2/28/16	ISSUE FOR BID
2.	6/10/16	ISSUE FOR PERMIT
3.	10/11/16	ISSUE TO LPC

KEY PLAN:


PROJECT:

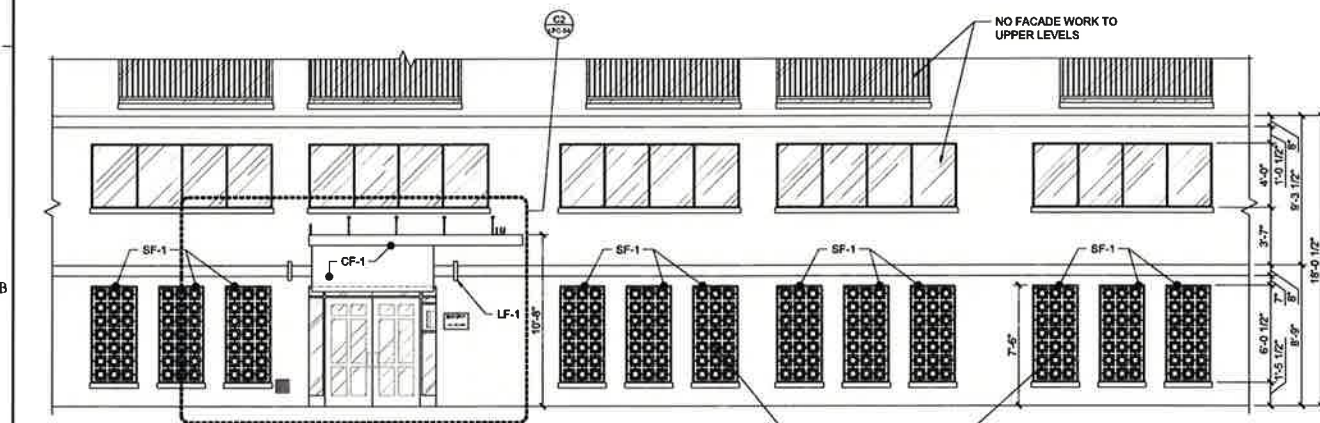
10 JONES STREET  
NEW YORK, NY 10014

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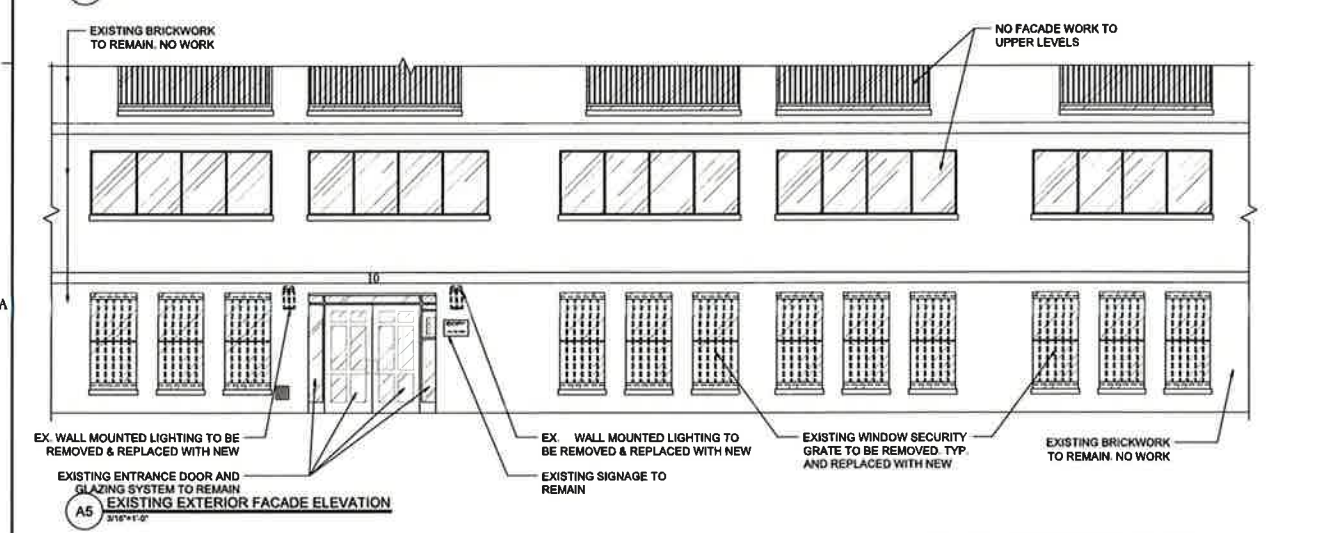
COVER  
DOB NOTES

SCALE & SIGNATURE:

DATE:	10/11/16
PROJECT NO.:	15241
DRAWN BY:	
CHECKED BY:	
SCALE:	AS SHOWN
DRAWING NO.:	LPC-000



B5 PROPOSED EXTERIOR FACADE ELEVATION  
3/16"=1'-0"



A5 EXISTING EXTERIOR FACADE ELEVATION  
3/16"=1'-0"



B3 EXISTING EXTERIOR FACADE PHOTO  
NTS



A3 EXISTING EXTERIOR FACADE PHOTO  
NTS



A2 EXISTING EXTERIOR FACADE PHOTO  
NTS



D5 FACADE ELEVATION  
NTS



D3 FACADE ELEVATION  
NTS



D2 FACADE ELEVATION  
NTS



A5 1940's TAX PHOTO OF SITE  
NTS



A3 FACADE ELEVATION  
NTS



A2 FACADE ELEVATION  
NTS

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U.S.P. ARCHITECT:  
[Blank]

CONSULTANT:  
[Blank]

CONSULTANT:  
[Blank]

CONSULTANT:  
[Blank]

### ISSUES

NUMBER	DATE	DESCRIPTION
1.	2/26/16	ISSUE FOR BID
2.	6/10/16	ISSUE FOR PERMIT
3.	10/11/16	ISSUE TO LPC

KEY PLAN:  
[Blank]

PROJECT:  
**10 JONES STREET**  
NEW YORK, NY 10014

DRAWING TITLE:  
**EXISTING CONDITIONS**

SCALE & SIGNATURE:  
[Blank]

DATE:	10/11/16
PROJECT NO:	15241
DRAWN BY:	
CHECKED BY:	
SCALE:	AS SHOWN
DRAWING NO:	<b>LPC-001</b>



D5 CONTEXT PHOTO - JONES STREET  
NTS



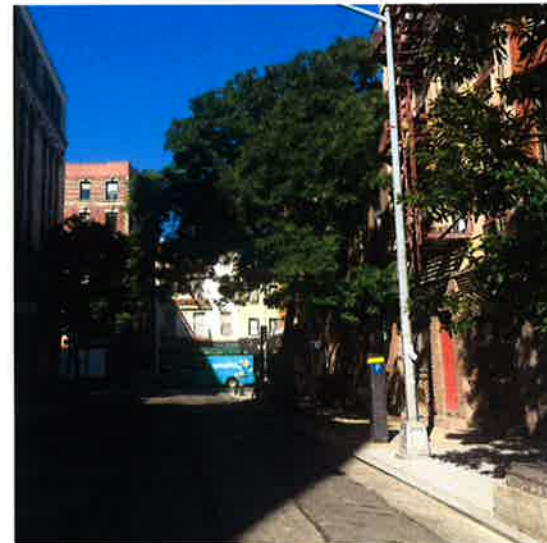
D4 CONTEXT PHOTO - JONES STREET  
NTS



D3 CONTEXT PHOTO - JONES STREET  
NTS



D2 CONTEXT PHOTO - JONES STREET  
NTS



B5 CONTEXT PHOTO - JONES STREET  
NTS



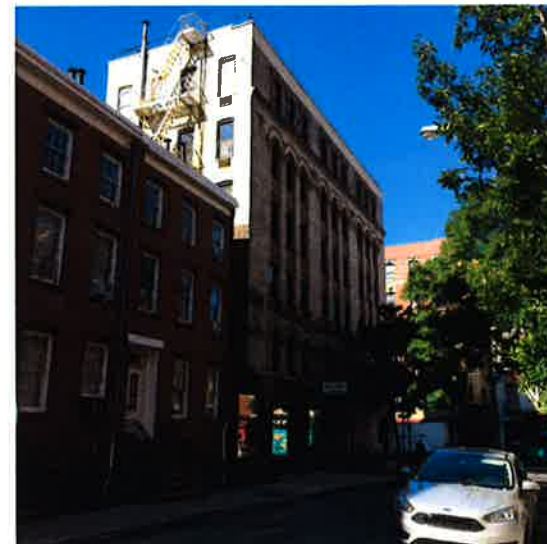
B4 CONTEXT PHOTO - JONES STREET  
NTS



B3 CONTEXT PHOTO - JONES STREET  
NTS



B2 CONTEXT PHOTO - JONES STREET  
NTS



A5 CONTEXT PHOTO - JONES STREET  
NTS



A4 CONTEXT PHOTO - 7TH AVE  
NTS



A3 CONTEXT PHOTO - 7TH AVE  
NTS



A2 CONTEXT PHOTO - 7TH AVE  
NTS

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M.E.P. /  
OWNER:

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

### ISSUES

NUMBER	DATE	DESCRIPTION
1.	2/28/16	ISSUE FOR BID
2.	8/10/16	ISSUE FOR PERMIT
3.	10/11/16	ISSUE TO LPC

KEY PLAN:

PROJECT:

**10 JONES STREET**  
NEW YORK, NY 10014

DRAWING TITLE:  
**CONTEXT PHOTOS**

DATE: 10/11/16  
PROJECT NO: 15241

DRAWN BY: [signature] CHECKED BY: [signature]  
SCALE: AS SHOWN

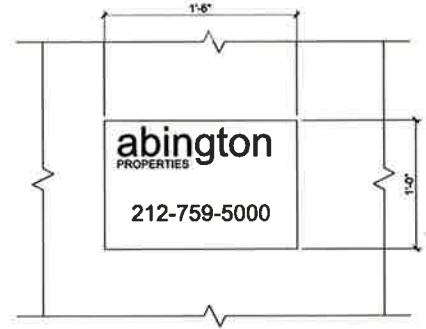
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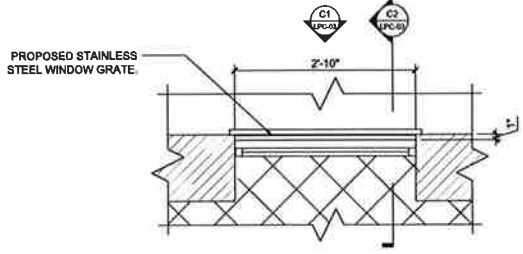
D5 MATERIAL SAMPLE FOR CF-1 FINISH  
NTS



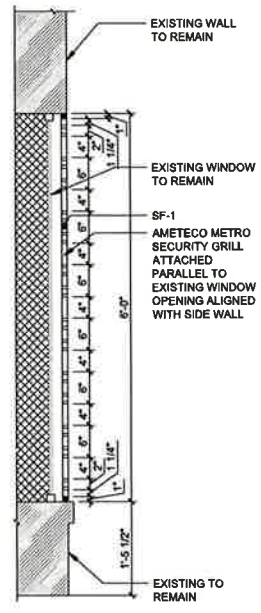
D4 MATERIAL SAMPLE FOR SECURITY GRATE - SF-1  
NTS



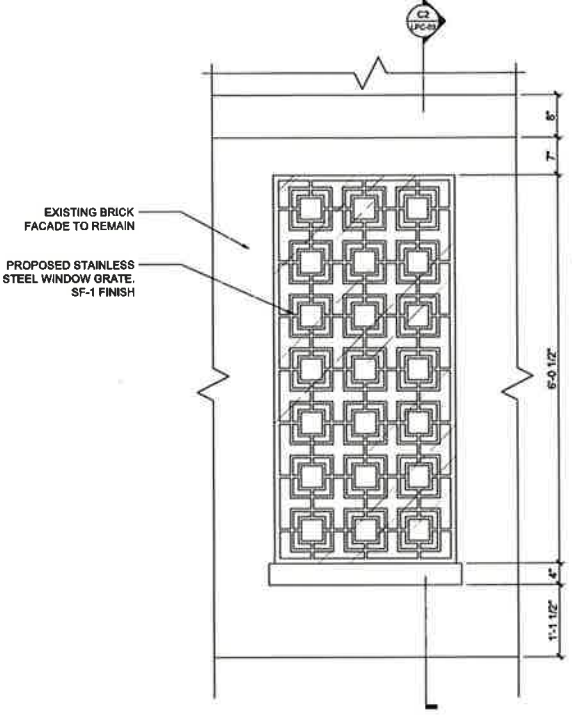
C5 EXISTING FACADE SIGNAGE TO REMAIN  
1/16" = 1'-0"



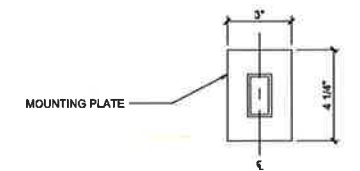
C4 PROPOSED WINDOW GRATE - PLAN  
3/16" = 1'-0"



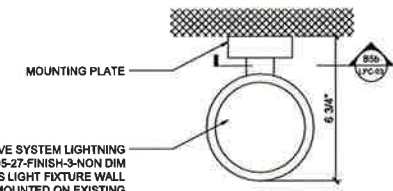
C2 PROPOSED WINDOW GRATE - SECTION  
3/16" = 1'-0"



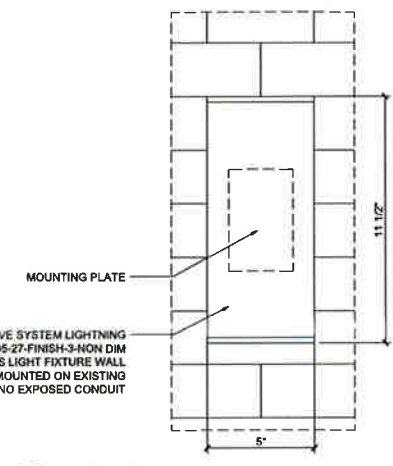
C1 PROPOSED WINDOW GRATE - ELEVATION  
3/16" = 1'-0"



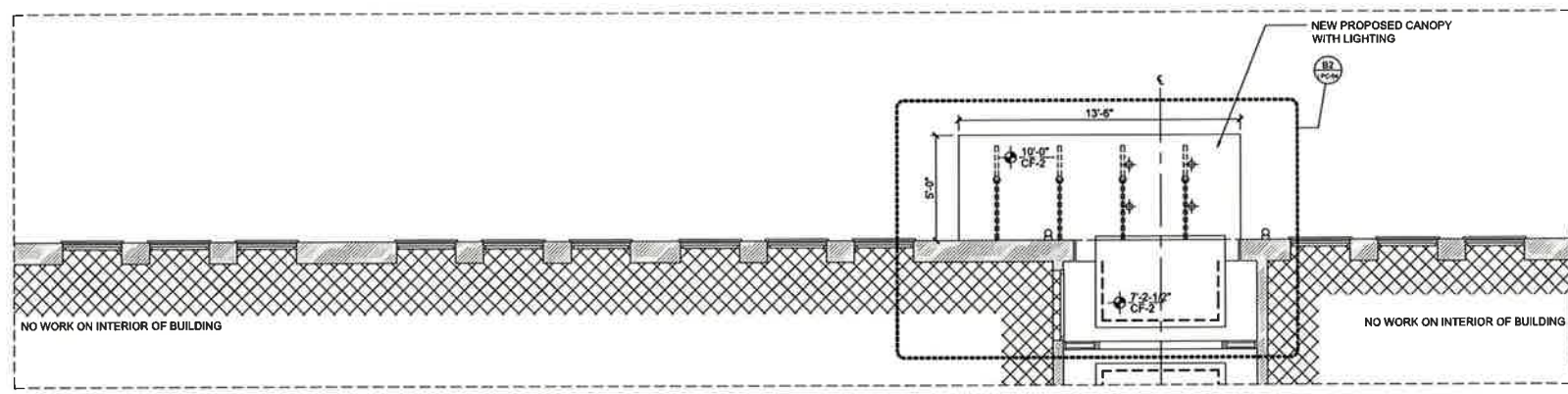
B5b NEW LIGHT FIXTURE MOUNTING PLATE (LF-1A)  
3/16" = 1'-0"



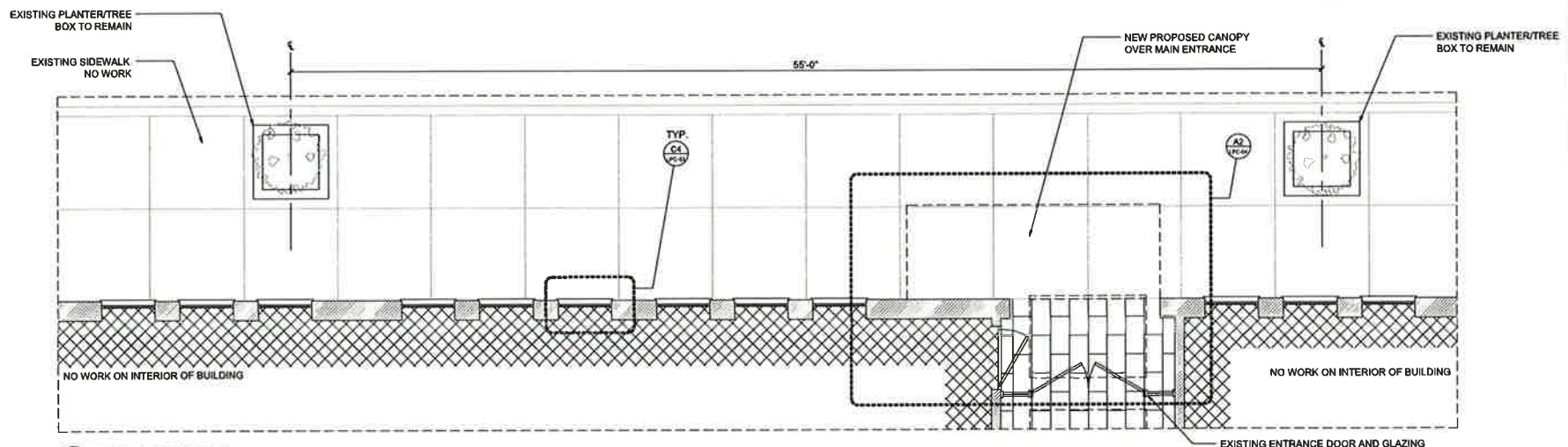
B5a NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE (LF-1A) - PLAN  
3/16" = 1'-0"



A5 NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE (LF-1A) - ELEVATION  
3/16" = 1'-0"



B4 PROPOSED REFLECTED CEILING PLAN  
1/8" = 1'-0"



A4 EXISTING FLOOR PLAN  
1/8" = 1'-0"

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CONSULTANT:  
CONSULTANT:  
CONSULTANT:

ISSUES		
NUMBER	DATE	DESCRIPTION
1.	2/28/16	ISSUE FOR BID
2.	6/10/16	ISSUE FOR PERMIT
3.	10/11/16	ISSUE TO LPC

KEY PLAN:  
PROJECT:  
**10 JONES STREET**  
NEW YORK, NY 10014

## FACADE AND DETAILS

SCALE: AS SHOWN	DATE: 10/11/16
DRAWING NO: LPC-003	PROJECT NO: 15241
PAGE 4 OF 7	DRAWN BY: [ ] CHECKED BY: [ ]

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### ISSUES

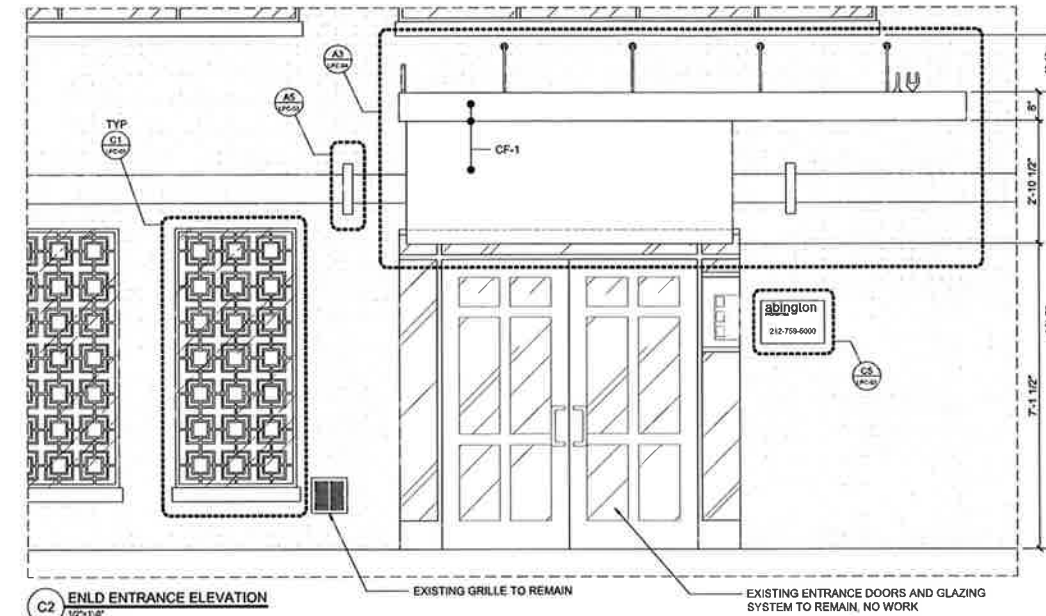
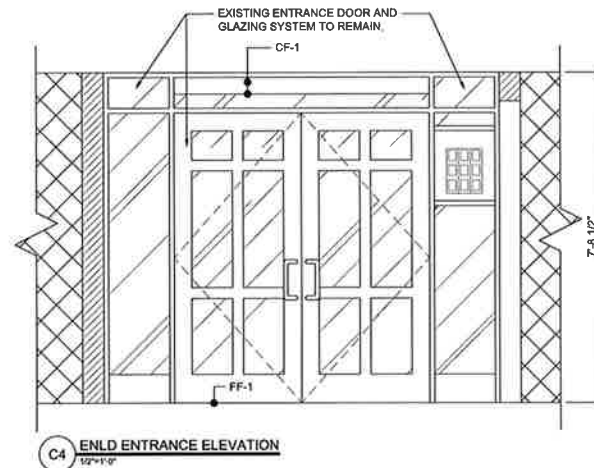
NUMBER	DATE	DESCRIPTION
1.	2/26/16	ISSUE FOR BID
2.	6/10/16	ISSUE FOR PERMIT
3.	10/11/16	ISSUE TO LPC

KEY PLAN:

PROJECT:  
**10 JONES STREET**  
 NEW YORK, NY 10014

DRAWING TITLE:  
**ENLD ENTRY**

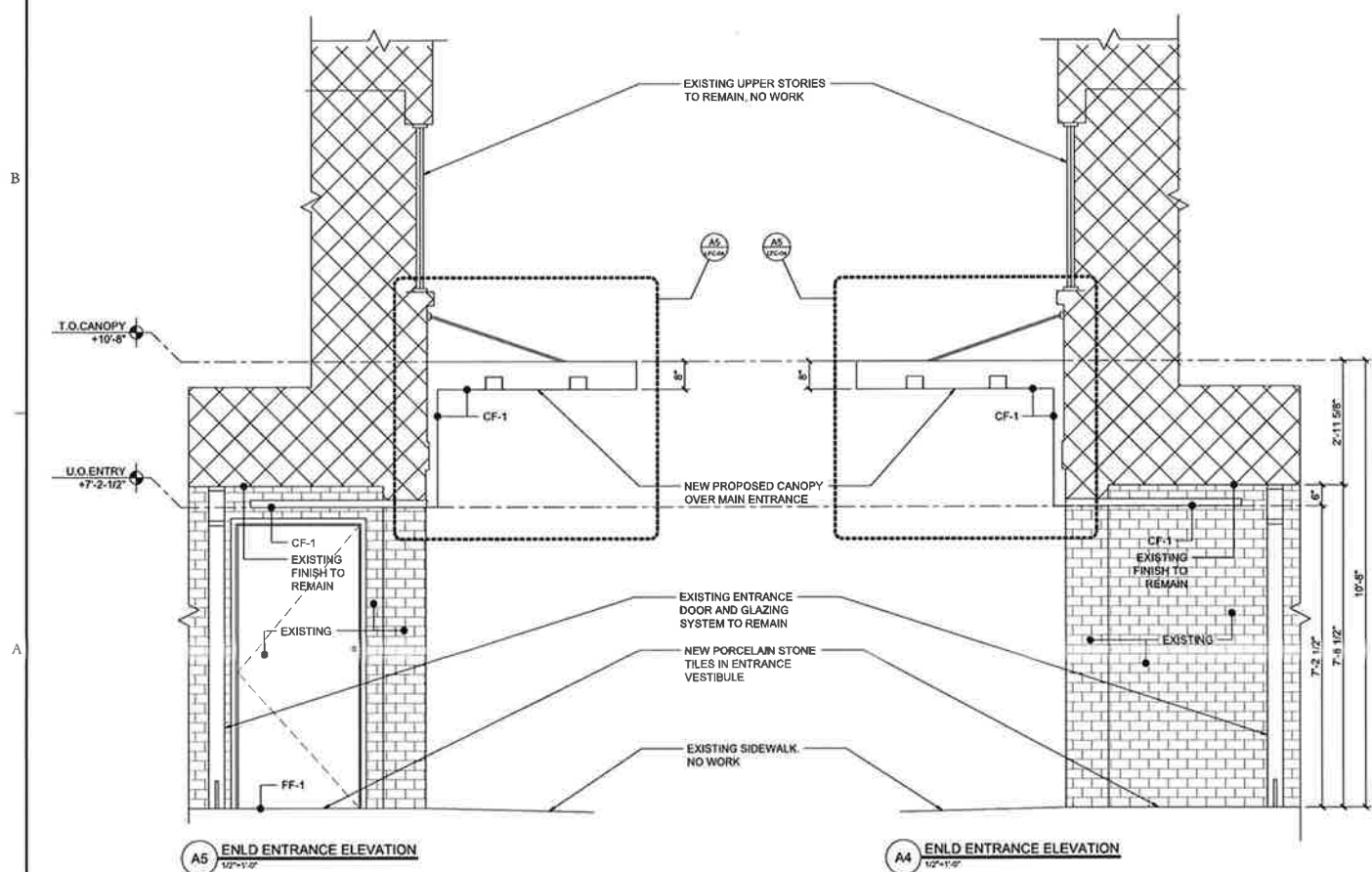
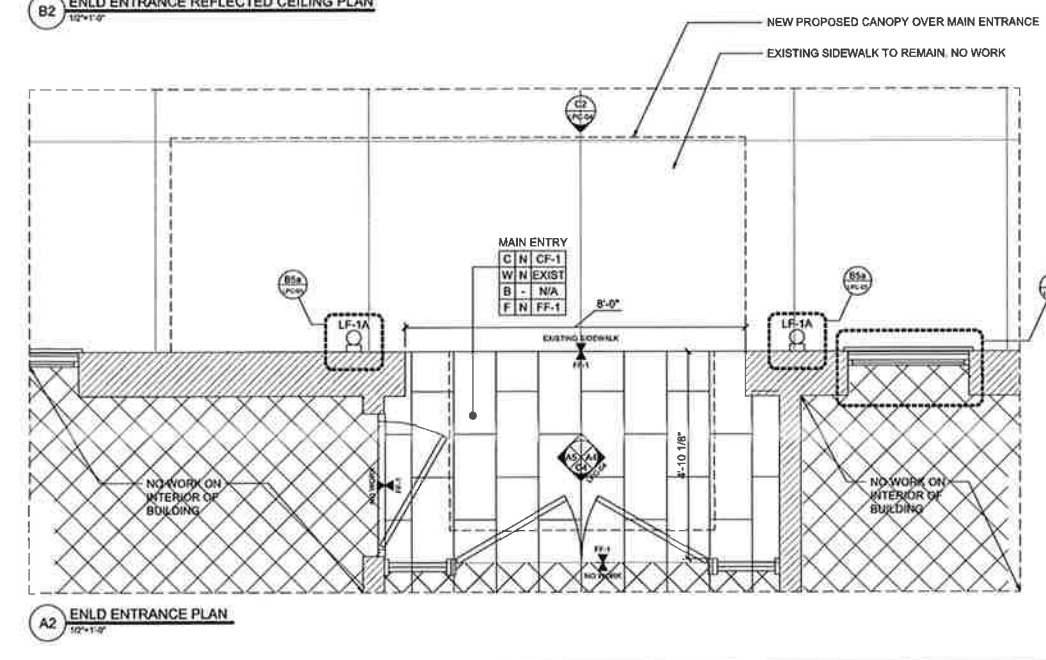
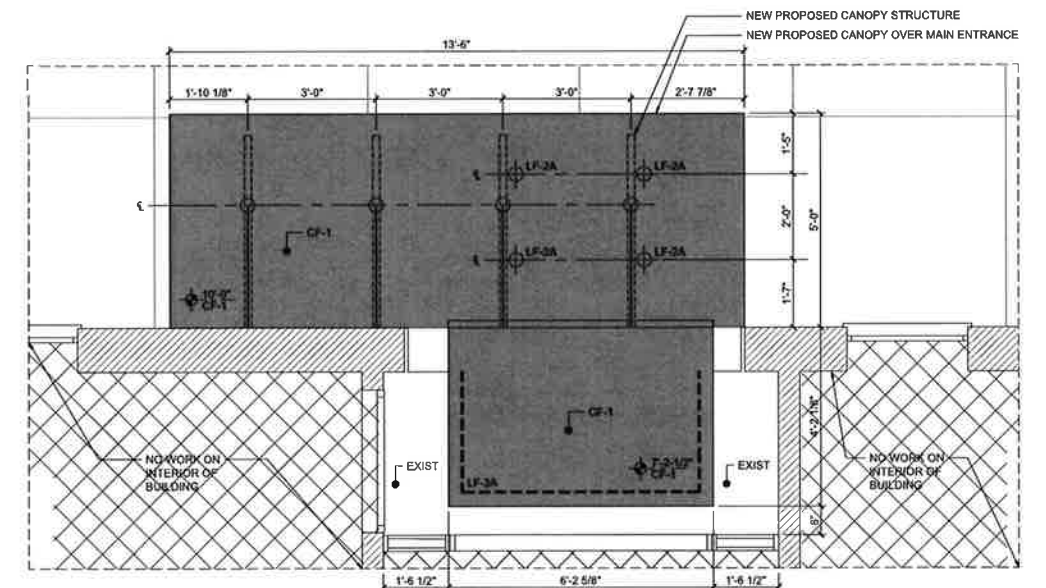
SCALE & SIGNATURE:  
 DATE: 10/11/16  
 PROJECT NO: 15241  
 DRAWN BY: [Signature] CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 DRAWING NO: **LPC-004**



LIGHT FIXTURE SCHEDULE							
FIXTURE SYMBOL & TYPE	DESCRIPTION	LAMPING	FIXTURE WATTAGE INCLUDING BALAST	VOLTAGE	MANUFACTURER AND PART NUMBERS	NOTES	SUPPLIED BY / INSTALLED BY
LF-1	WALL MOUNTED EXTERIOR LED SCORCE, NOMINALLY Ø5" x 11.5"	LED/2700k	38w	EE TO VERIFY	CSL LWD3-27-DVG-3-NON DIM		GC / GC
LF-2A	RECESS MOUNTED LED DOWNLIGHT SHOWER RATED	LED/2700k	14w	EE TO VERIFY	LFI TRIM: 8011RM-14C-8027-W-MW-DL HOUSING-VFR-1AA-T-14C-LD-U	INSTALLED AT EXTERIOR CANOPY	GC / GC

MASTER FINISH SCHEDULE							
FINISH SCHEDULE							
CODE	DESCRIPTION	MANUFACTURER	COLOR/STYLE	LOCATION	REMARKS	SUPPLIED BY	INSTALLED BY
FF-1	PORCELAIN TILE	PORCELANOSA	TRIBECA ACERO 11.73" X 23.46" P34707851	LOBBY AND CORRIDORS, ALL FLOORS	GROUT COLOR- COLOR STRUCK MANHATTAN	OTHERS	OTHERS
CF-1	METAL PANEL	ALUCOBOND; FAIRFIELD METAL		CANOPY AND LOBBY		OTHERS	OTHERS
SF-1	METAL SECURITY GRILLE	CUSTOM	CUSTOM		GALVANIZED AND POWDER COATED	GC	GC



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### ISSUES

NUMBER	DATE	DESCRIPTION
1.	2/26/16	ISSUE FOR BID
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3.	10/11/16	ISSUE TO LPC

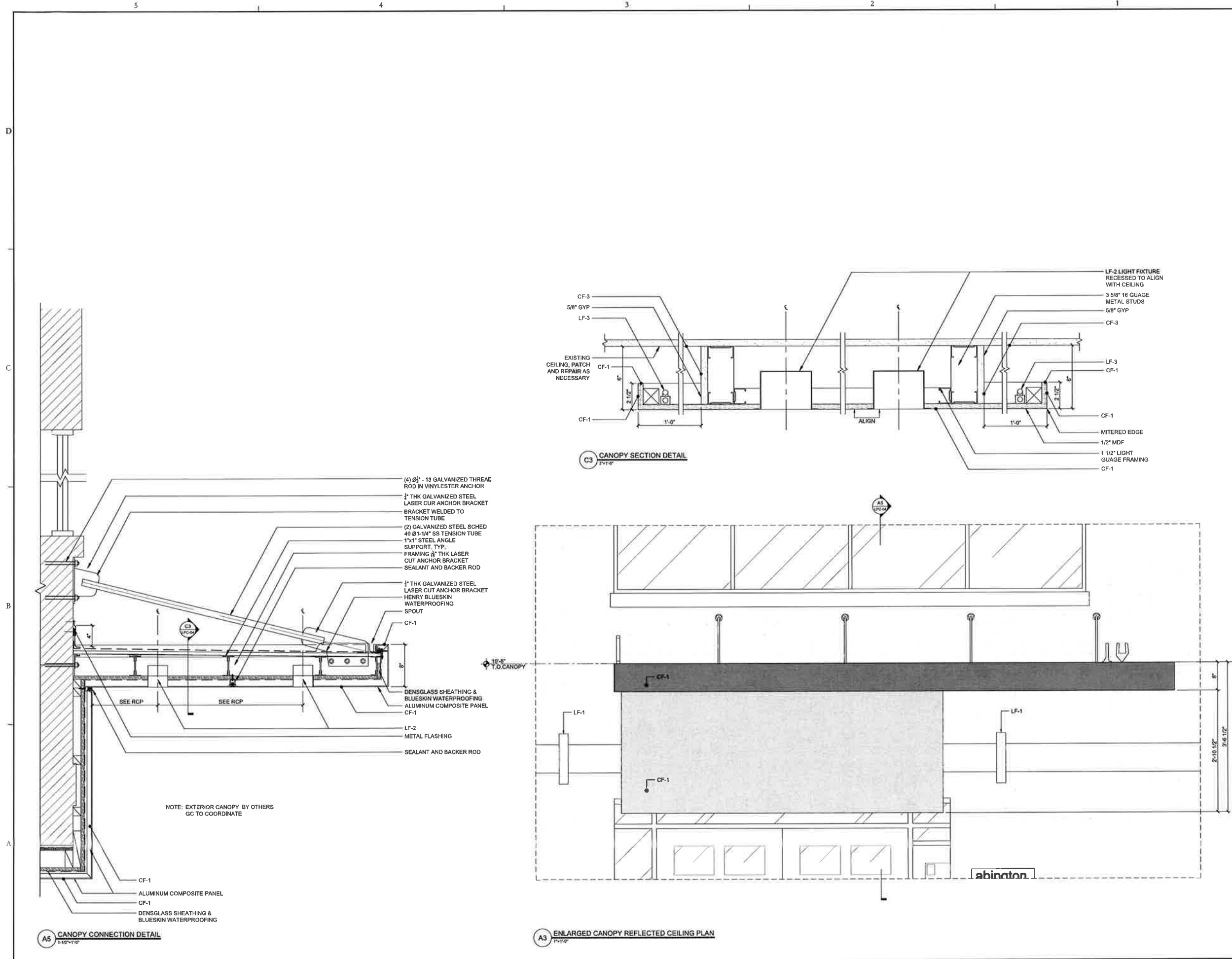
KEY PLAN:

PROJECT:  
**10 JONES STREET**  
NEW YORK, NY 10014

### CANOPY DETAILS

SCALE & SIGNATURE:

DATE:	10/11/16
PROJECT NO:	15241
DRAWN BY:	CHECKED BY:
SCALE:	AS SHOWN
DRAWING NO:	<b>LPC-005</b>



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### ISSUES

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1.	2/28/16	ISSUE FOR BID
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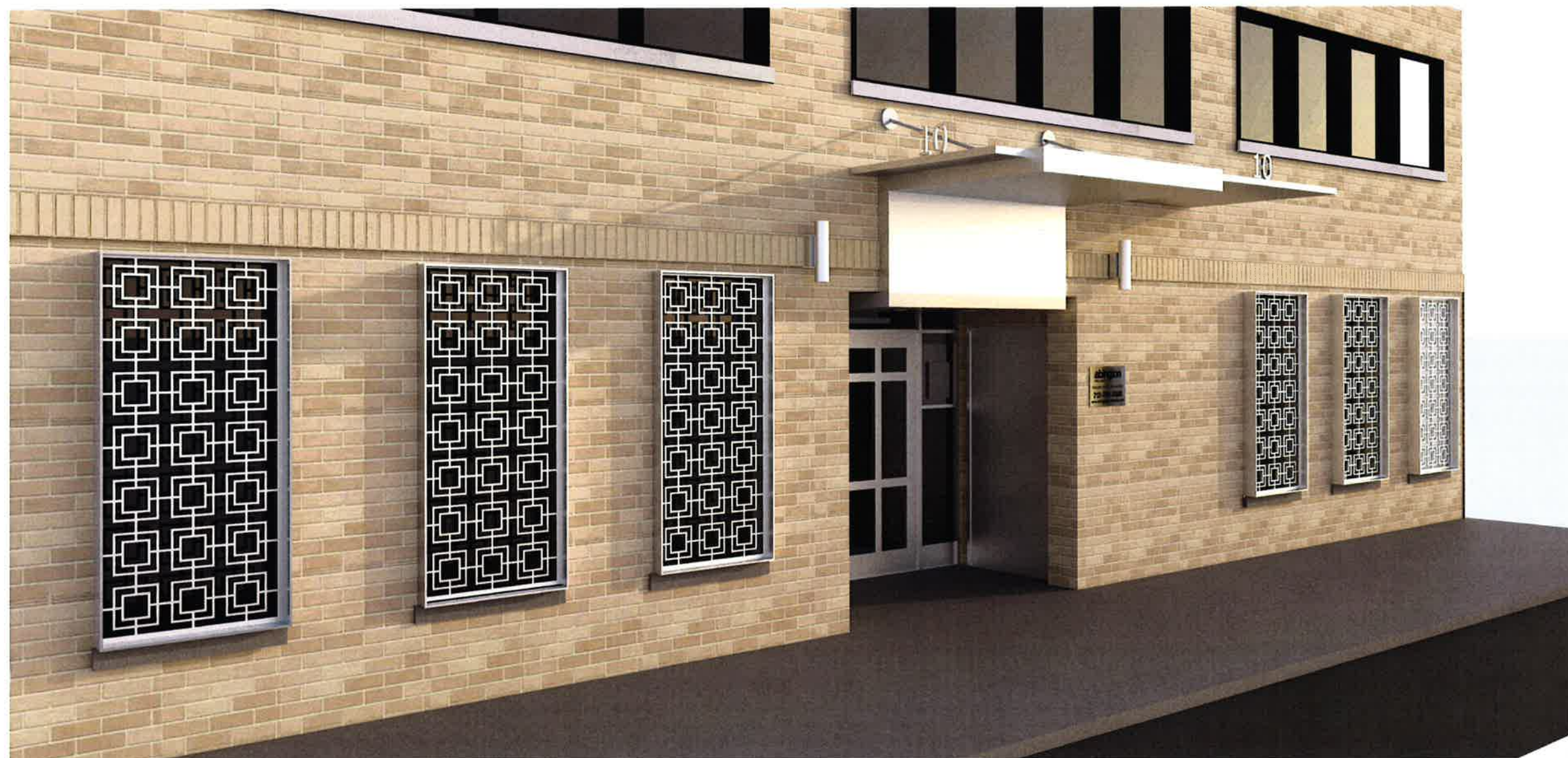
DRAWING TITLE:

**PROPOSAL RENDERING**

SEAL & SIGNATURE:

DATE: 10/11/16  
 PROJECT NO: 15241  
 DRAWN BY: — CHECKED BY: —  
 SCALE: AS SHOWN  
 DRAWING NO: **LPC-006**

PAGE 2 OF 2



A5 PROPOSAL RENDERING  
 RIT