



1 Greenwich Village Historic District



2 Key Plan
SCALE: 1" = 50'

JOSEPH
VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

230 W. 10th Street 232 W. 10th Street 234 W. 10th Street



228 W. 10th Street 230 W. 10th Street 232 W. 10th Street 234 W. 10th Street



226 W. 10th Street 228 W. 10th Street 230 W. 10th Street 232 W. 10th Street 234 W. 10th Street 236/238 W. 10th Street 240/242 W. 10th Street



Context Plan

Date: 06.29.22



3 View East from 10th Street

4 View South from 10th Street

5 View West from 10th Street



TAX LOT PHOTO - 1939-1941
SCALE: 6" = 1'-0"



FACADE - West 10th Street
NOT TO SCALE

J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Building
Photographs

Date: 06.29.22



LPC-2



Street Context

232 West 10th Street

J O S E P H
V A N C E

A R C H I T E C T S

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Street Context

Date: 06.29.22



LPC-3



Rear (South) Facade



Side (West) Facade

J O S E P H
V A N C E

A R C H I T E C T S

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th

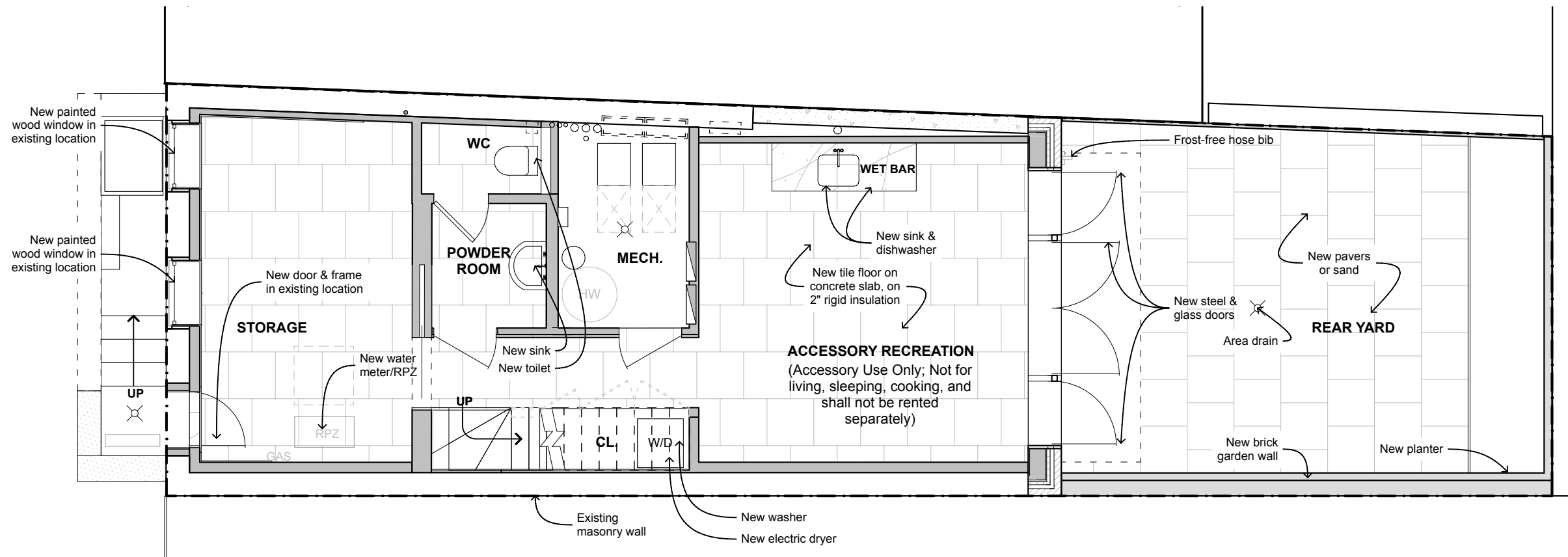
232 West 10th Street
New York, NY 10014

Rear Facade
& Side Wall

Date: 06.29.22



LPC-4



Cellar Floor Plan - Proposed

SCALE: 3/16" = 1'-0"

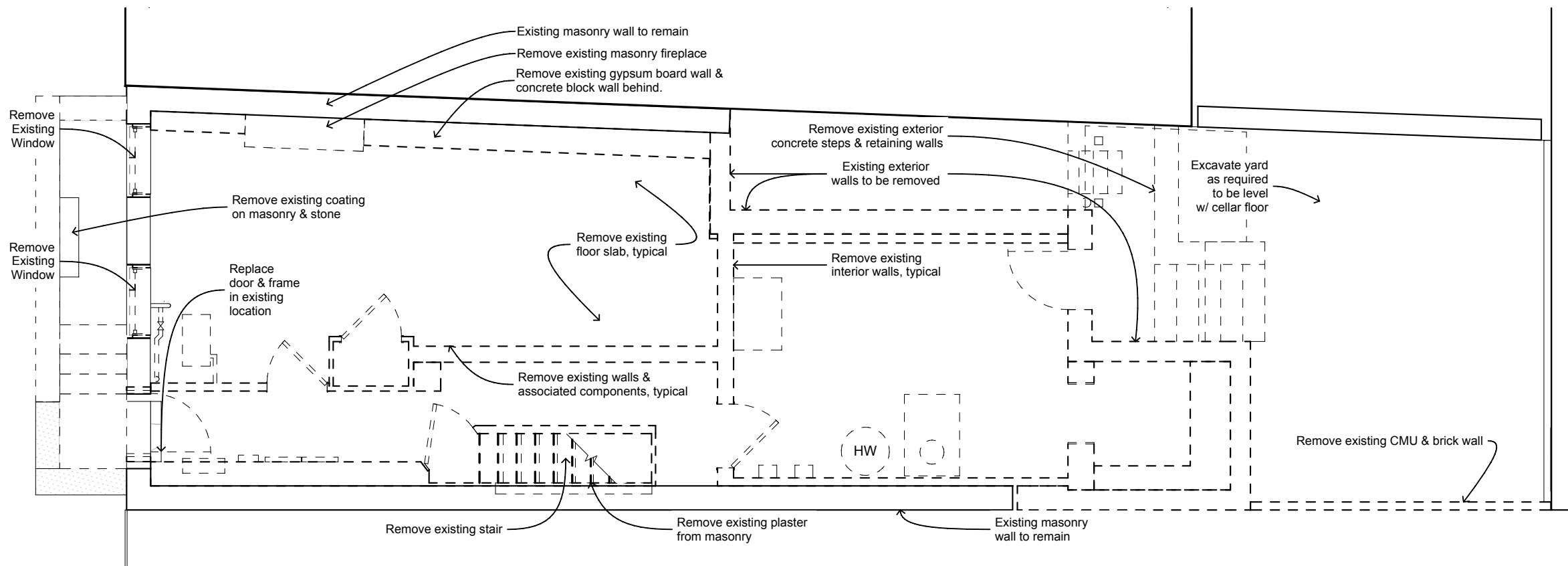
J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014



Cellar Floor Plan - Demolition & Existing

SCALE: 3/16" = 1'-0"

Cellar Floor Plans

Revised : 09.15.22
Date: 06.29.22

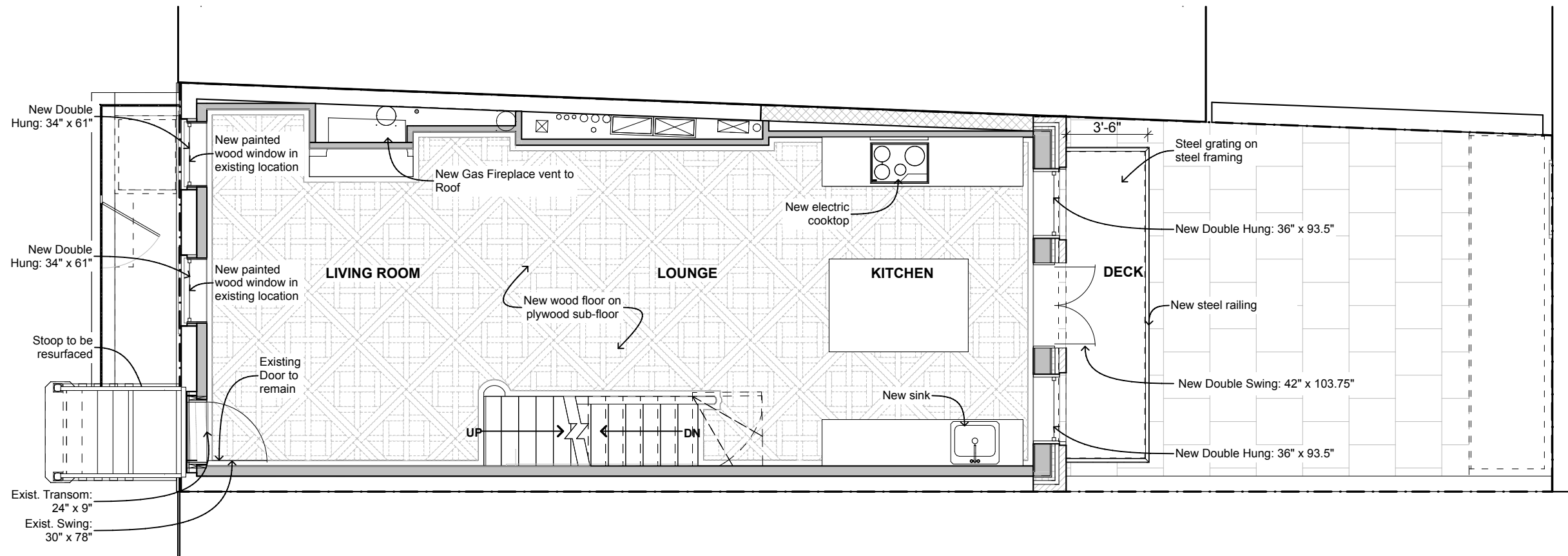


LPC-5

J O S E P H
V A N C E

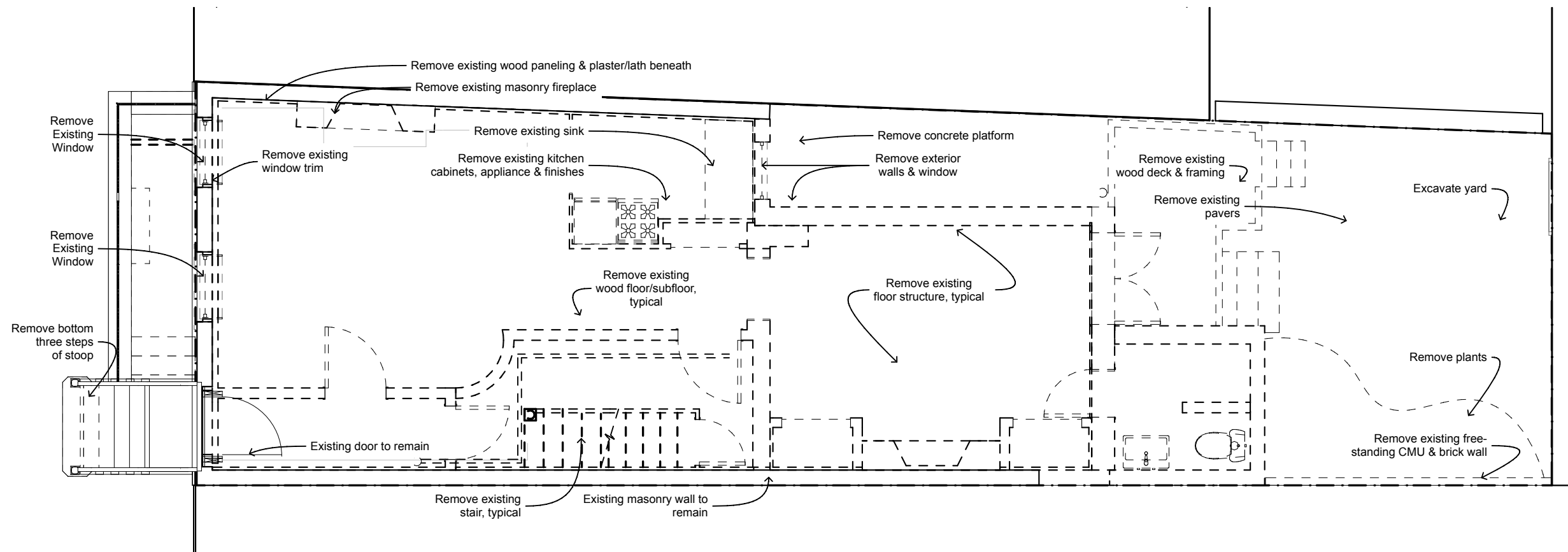
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com



First Floor Plan - Proposed
SCALE: 3/16" = 1'-0"

232 West 10th
232 West 10th Street
New York, NY 10014



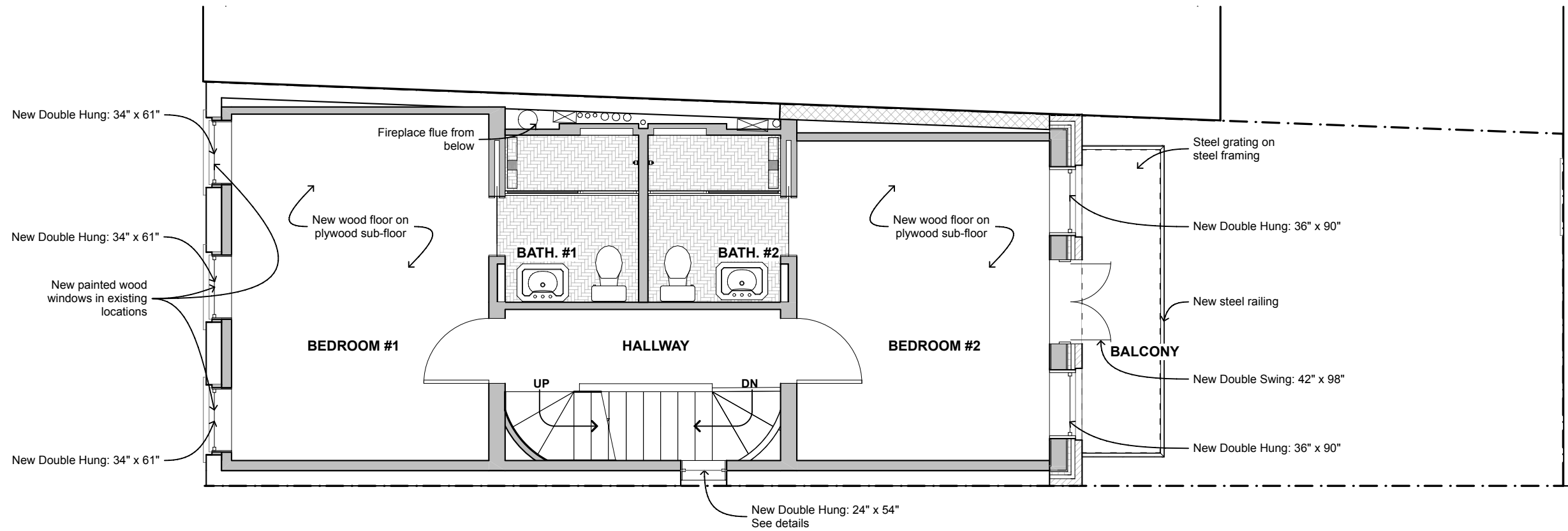
First Floor Plan - Demolition & Existing
SCALE: 3/16" = 1'-0"

First Floor
Plans

Revised : 09.15.22
Date: 06.29.22



LPC-6



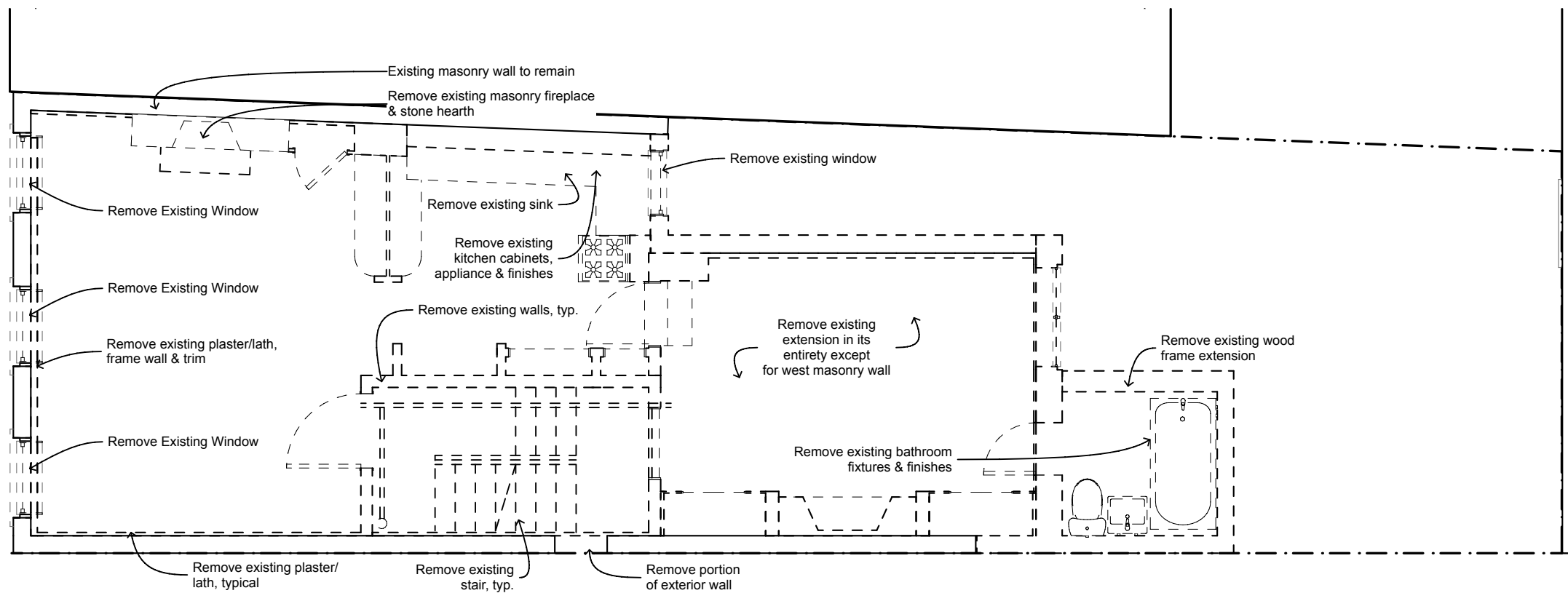
Second Floor Plan - Proposed

J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014



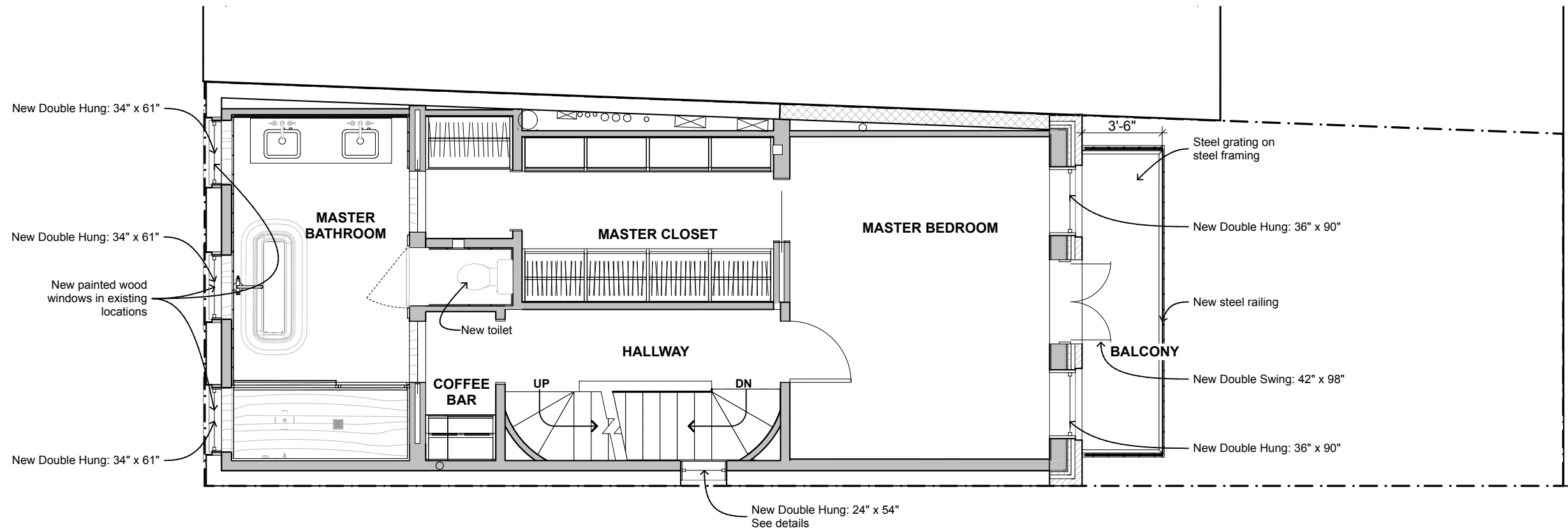
Second Floor Plan - Demolition & Existing

Second Floor
Plans

Revised : 09.15.22
Date: 06.29.22



LPC-7



Third Floor Plan - Proposed

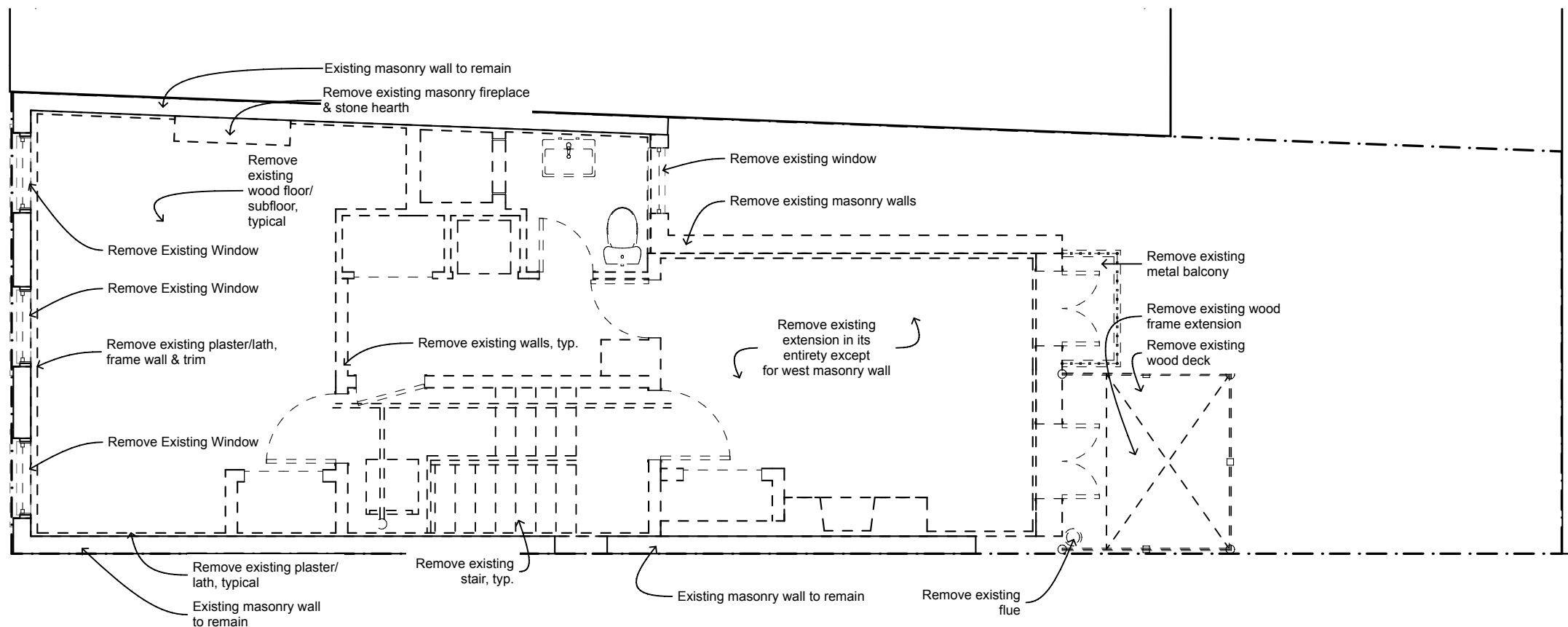
J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014



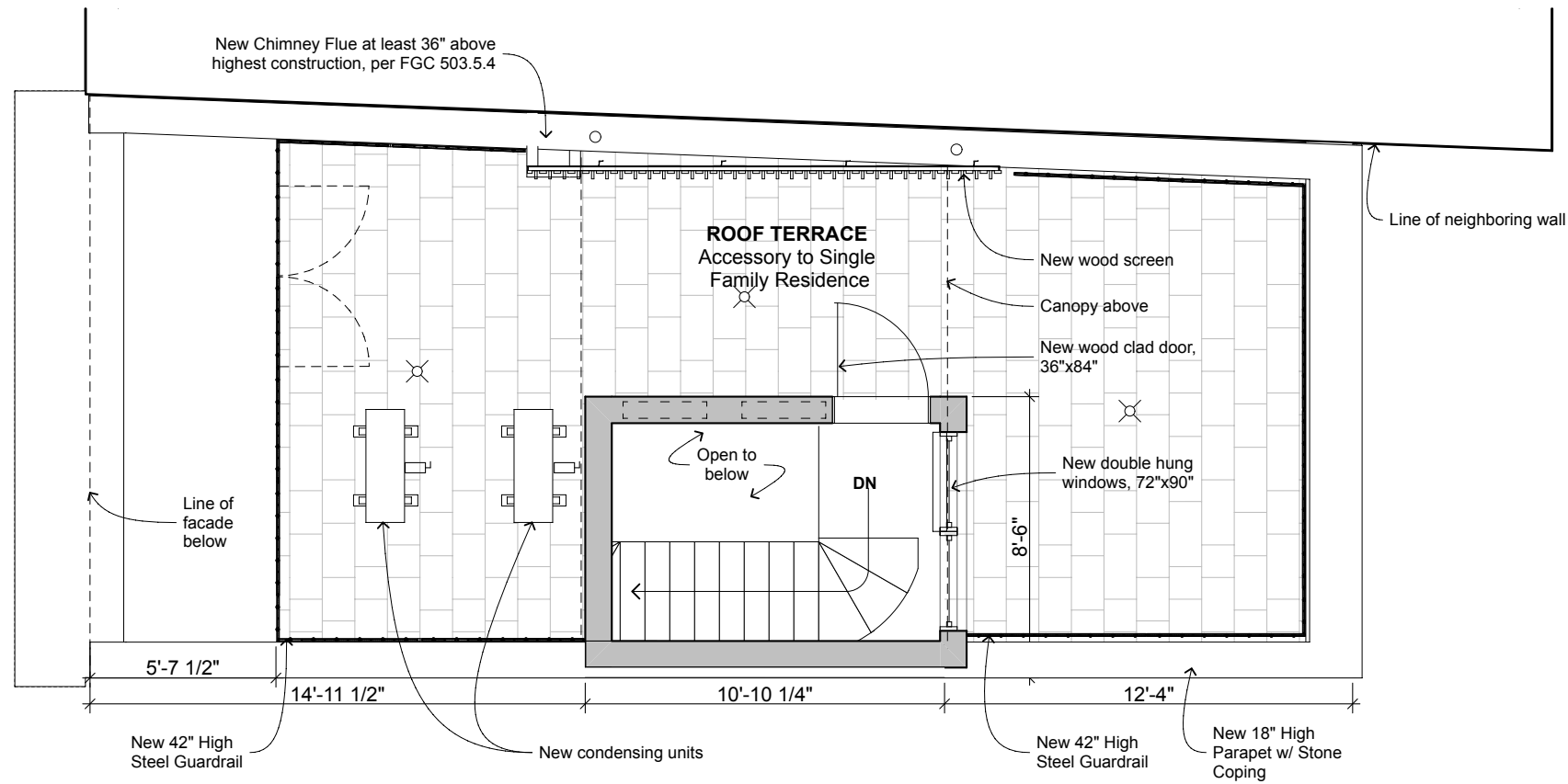
Third Floor Plans

Revised : 09.15.22
Date: 06.29.22



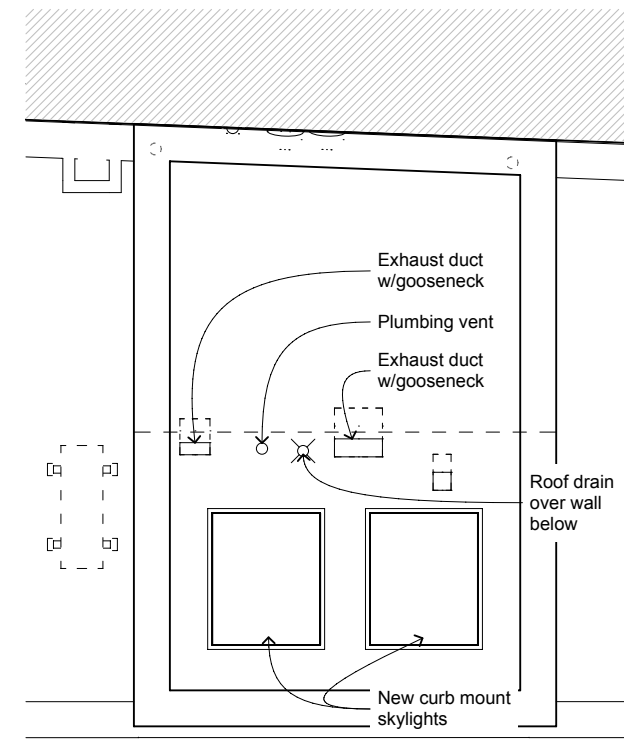
Third Floor Plan - Demolition & Existing

LPC-8



Roof Plan - Proposed

SCALE: 3/16" = 1'-0"



Bulkhead Roof Plan - Proposed

SCALE: 3/16" = 1'-0"

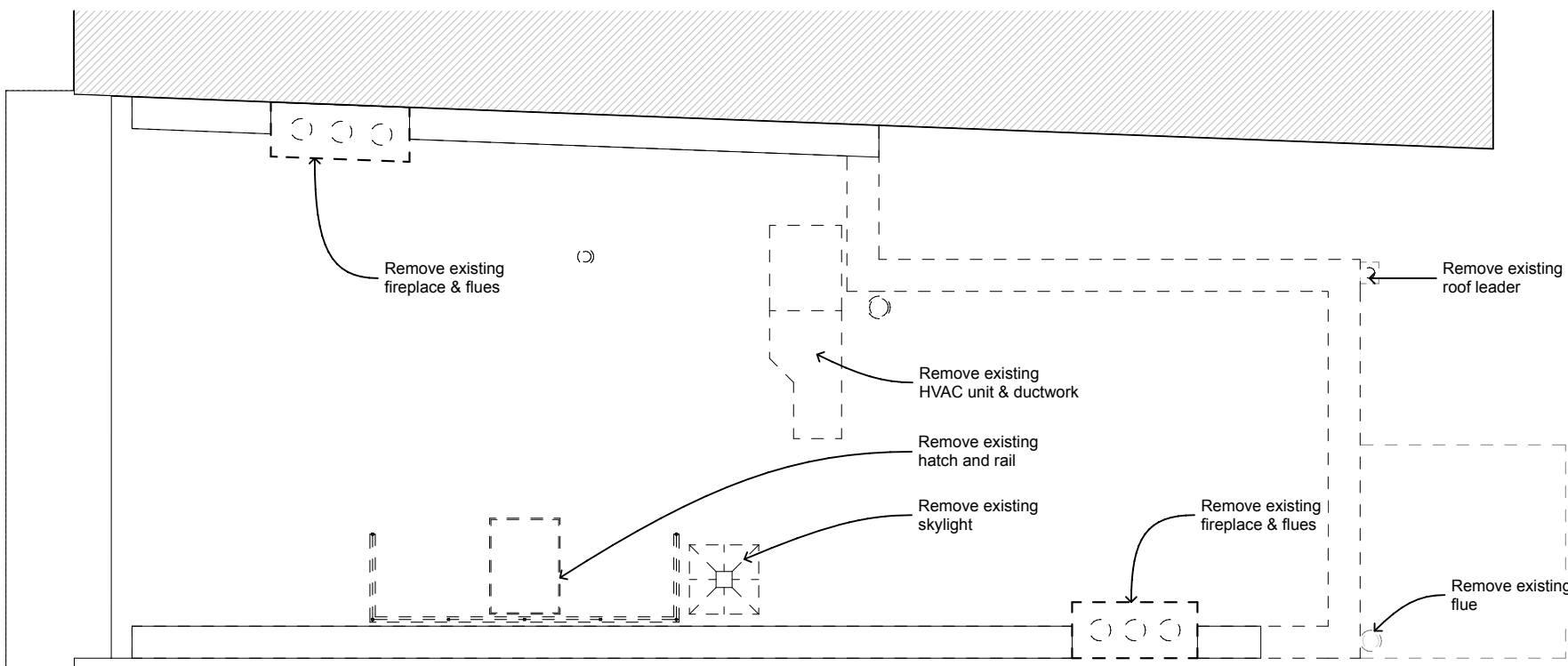
J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014



Roof Plan - Existing

SCALE: 3/16" = 1'-0"

Roof
Plans

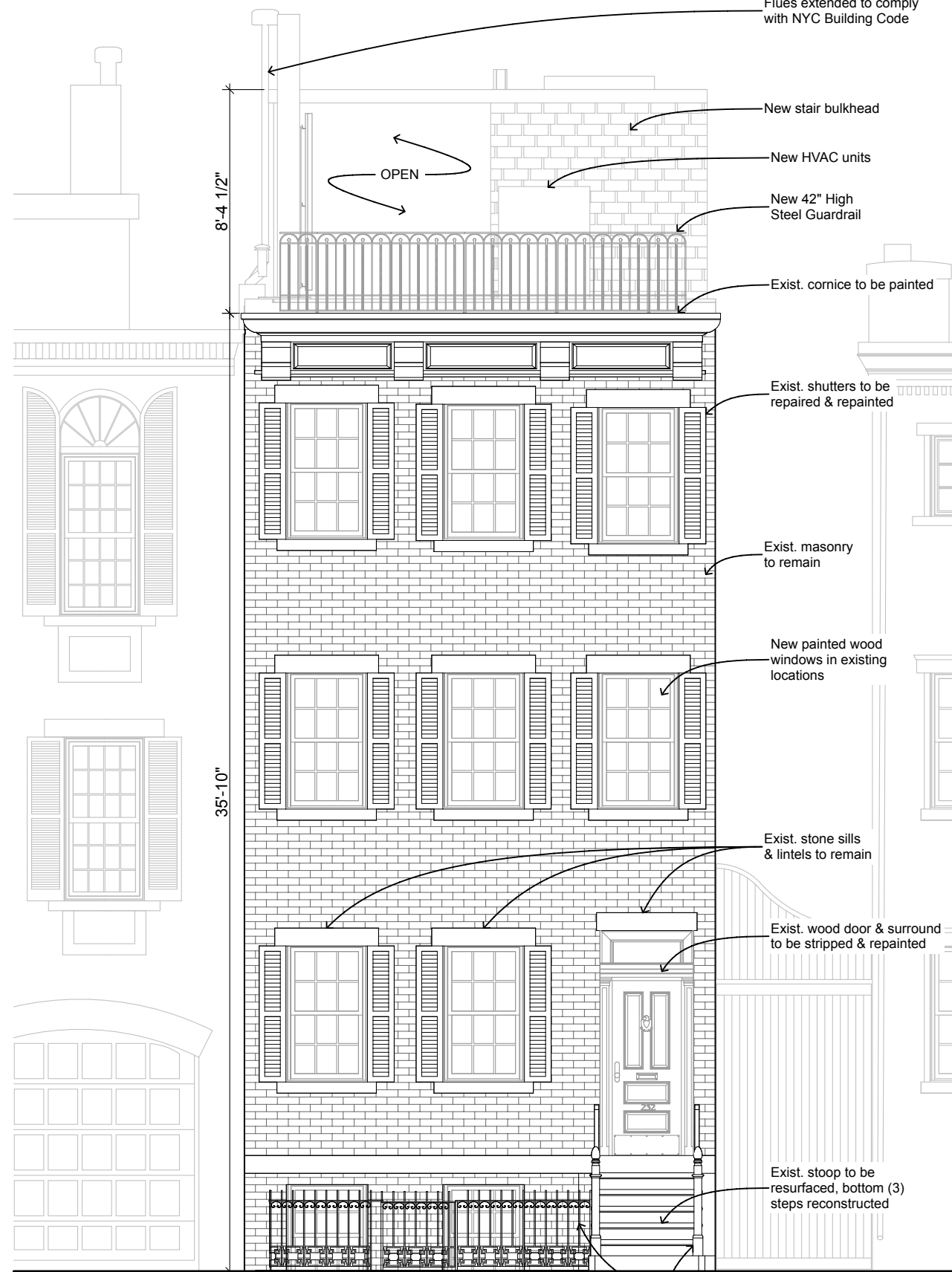
Revised : 09.15.22
Date: 06.29.22



LPC-9



North Elevation - Existing
SCALE: 3/16" = 1'-0"



North Elevation - Proposed
SCALE: 3/16" = 1'-0"

JOSEPH
VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

North
Elevations

Revised : 09.15.22
Date: 06.29.22



LPC-10

J O S E P H
V A N C E

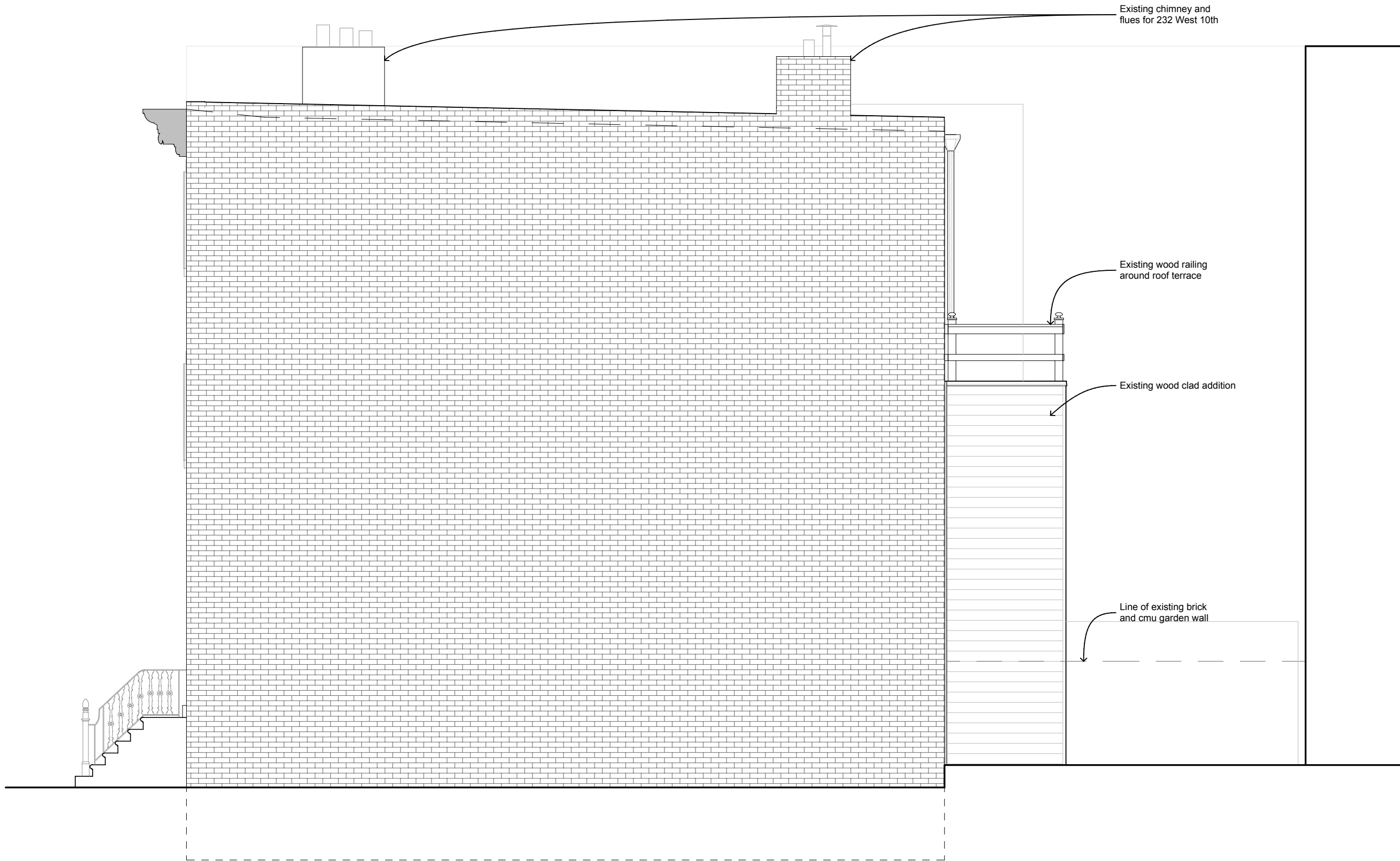
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

West
Elevation

Date: 06.29.22



Existing chimney and
flues for 232 West 10th

Existing wood railing
around roof terrace

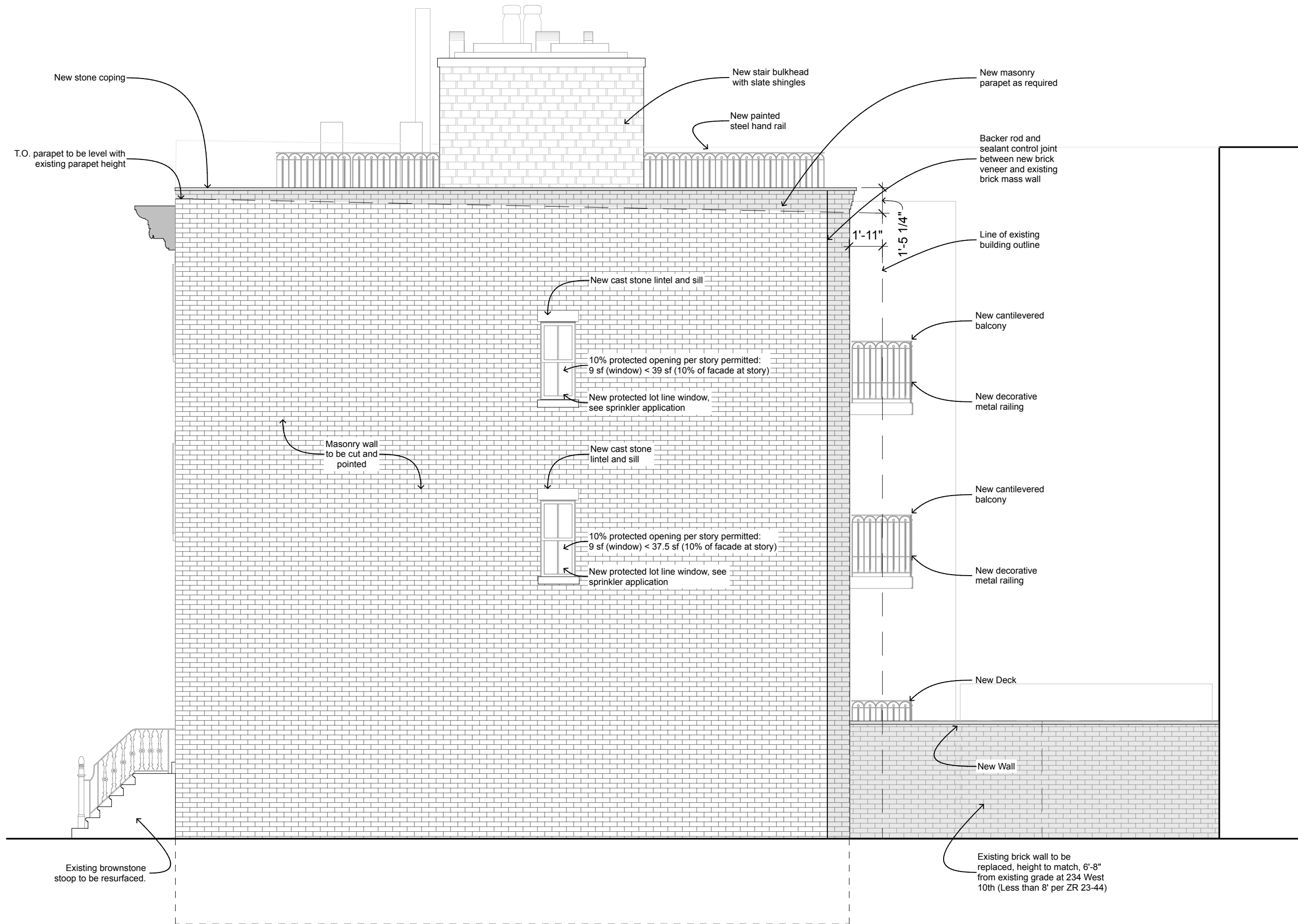
Existing wood clad addition

Line of existing brick
and cmu garden wall

West Elevation - Existing

SCALE: 3/16" = 1'-0"

LPC-11



JOSEPH
VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

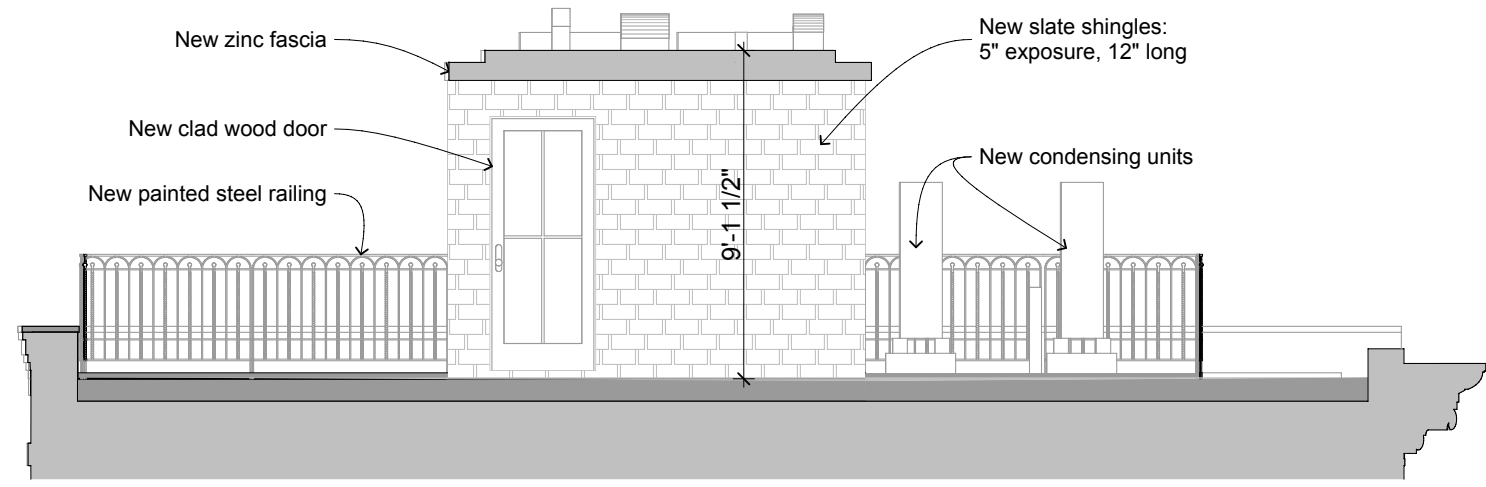
West
Elevation

Revised : 09.15.22
Date: 06.29.22

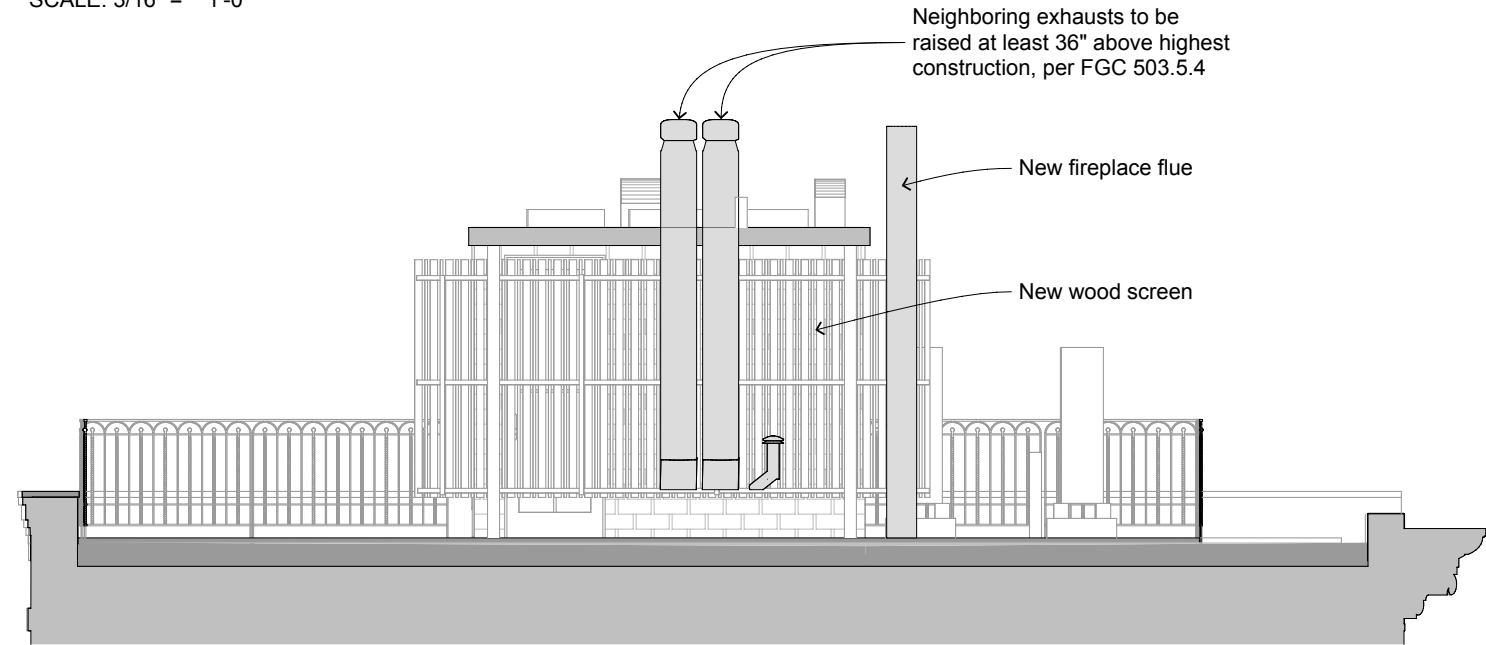


West Elevation - Proposed
SCALE: 3/16" = 1'-0"

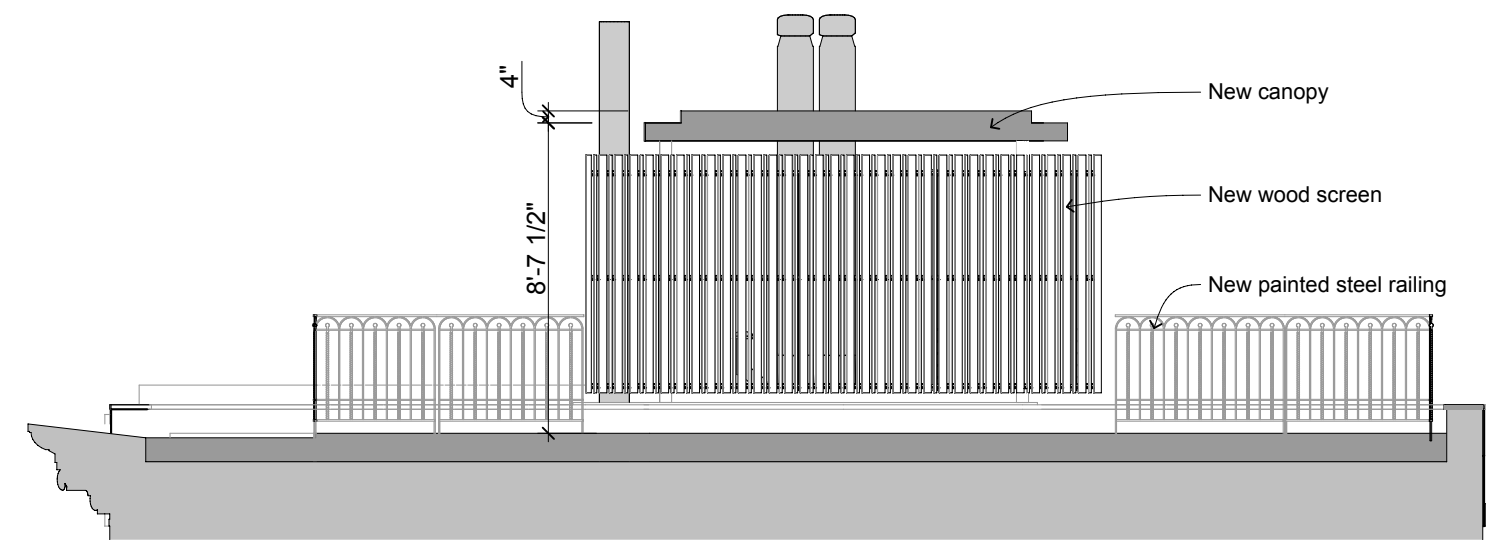
LPC-12



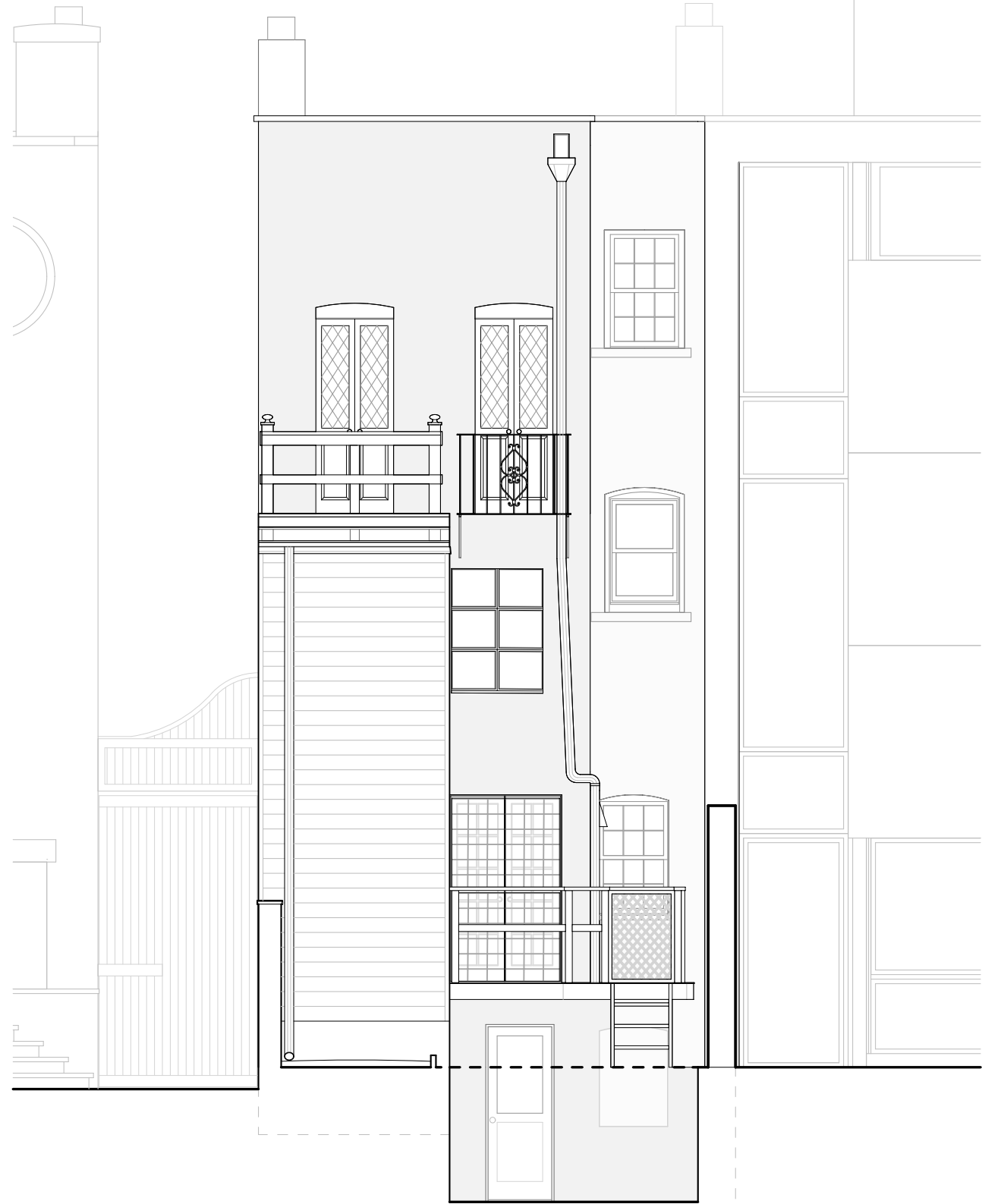
East Elevation of Stair Bulkhead
SCALE: 3/16" = 1'-0"



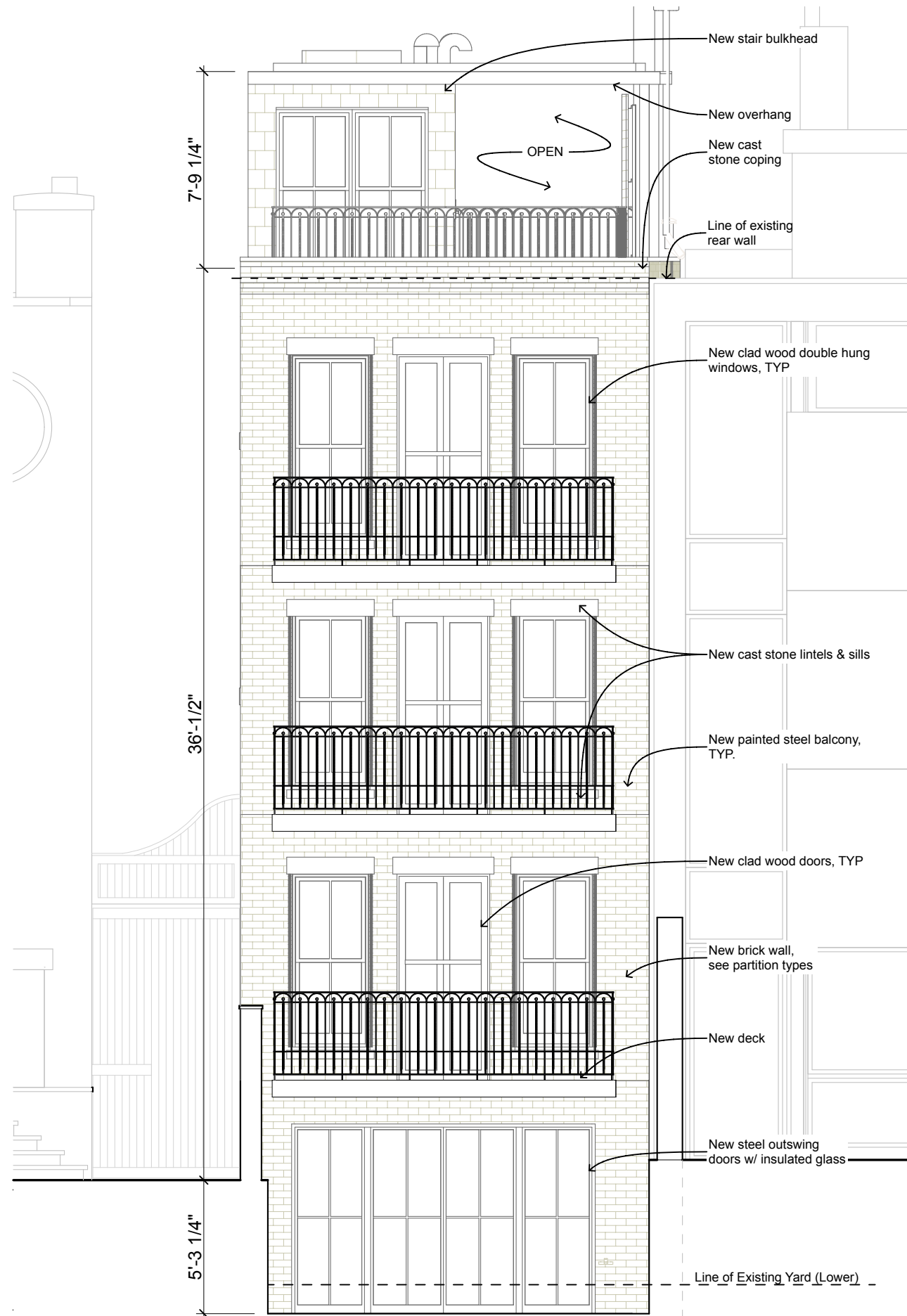
East Elevation of Roof Screen
SCALE: 3/16" = 1'-0"



West Elevation of Roof Screen
SCALE: 3/16" = 1'-0"



South Elevation - Existing
SCALE: 3/16" = 1'-0"



South Elevation - Proposed
SCALE: 3/16" = 1'-0"

JOSEPH
VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

South Elevations

Revised : 09.15.22
Date: 06.29.22



LPC-14

J O S E P H
V A N C E

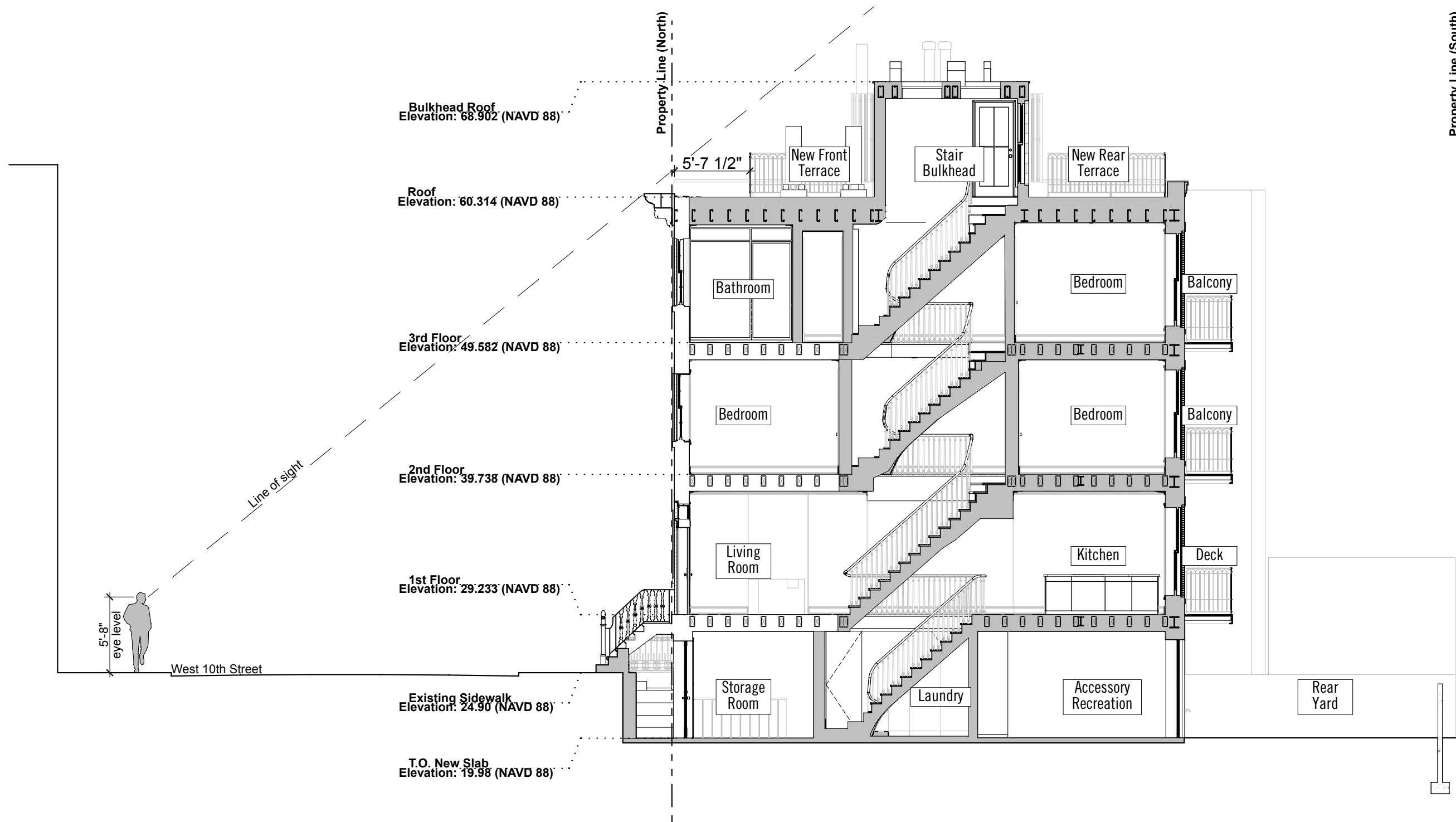
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Building
Section

Revised : 09.15.22
Date: 06.29.22



Proposed Building Section

SCALE: 1/8" = 1'-0"

LPC-15



North Facade - Existing



North Facade - Proposed

J O S E P H
V A N C E
A R C H I T E C T S

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Rendering
Existing
Proposed

Date: 06.29.22





South Facade - Existing



South Facade - Rendering

J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

South Facade
Rendering

Revised : 09.15.22
Date: 06.29.22



LPC-17



J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Bulkhead
Rendering

Revised : 09.15.22
Date: 06.29.22



Bulkhead Rendering

J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Key Plan &
Street View

Revised : 09.15.22
Date: 06.29.22



2 Street View



1 Key Plan
SCALE: 1" = 50'



J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Street Views
of Mock-Up

Date: 09.15.22



1 Street View - Mock-up

2 Street View - Mock-up (rendered)



J O S E P H
V A N C E

A R C H I T E C T S

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Detail View
of Mock-Up

Date: 09.15.22



I Roof- Mock-up Detail

LPC-19.2

J O S E P H
V A N C E

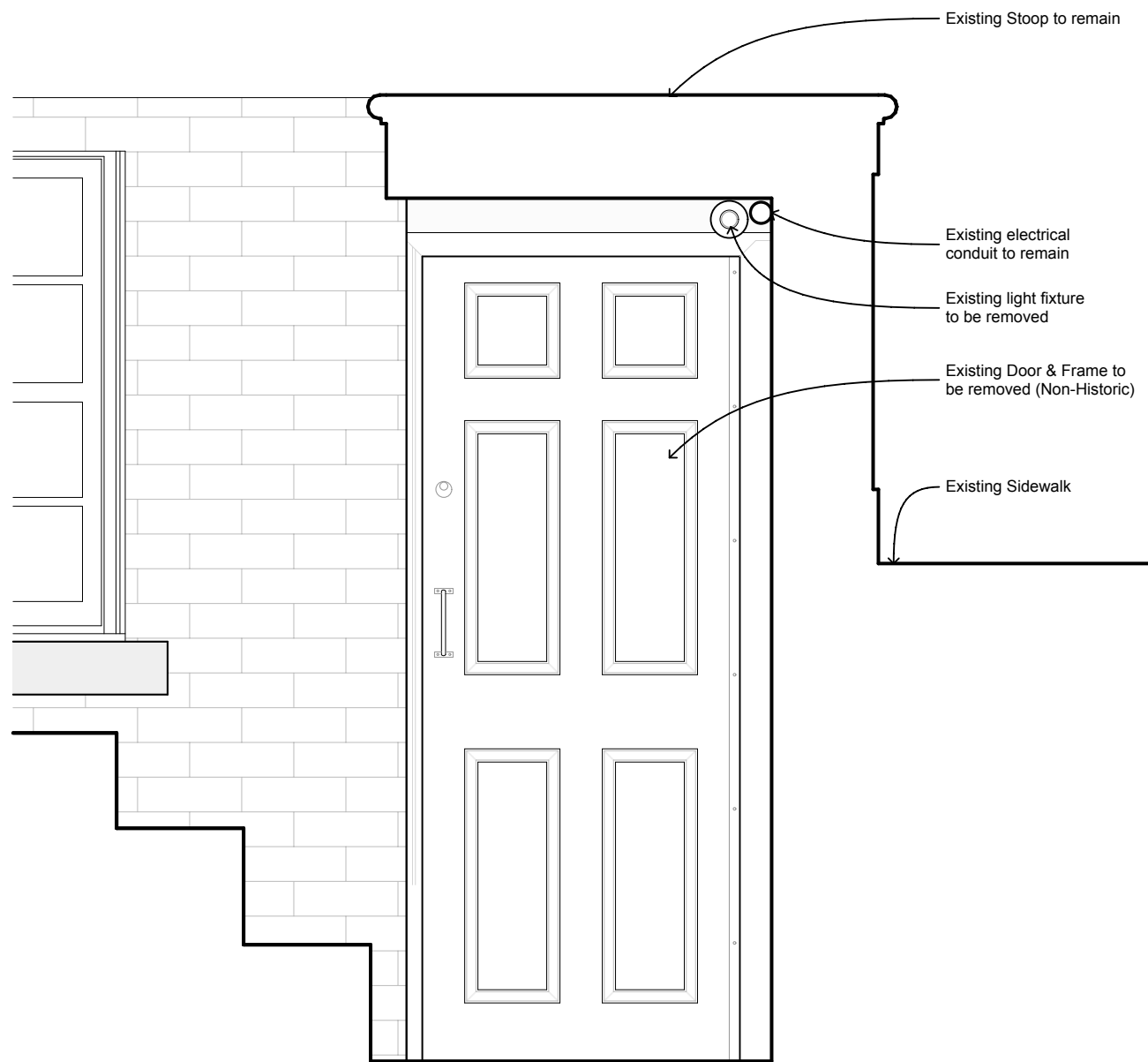
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

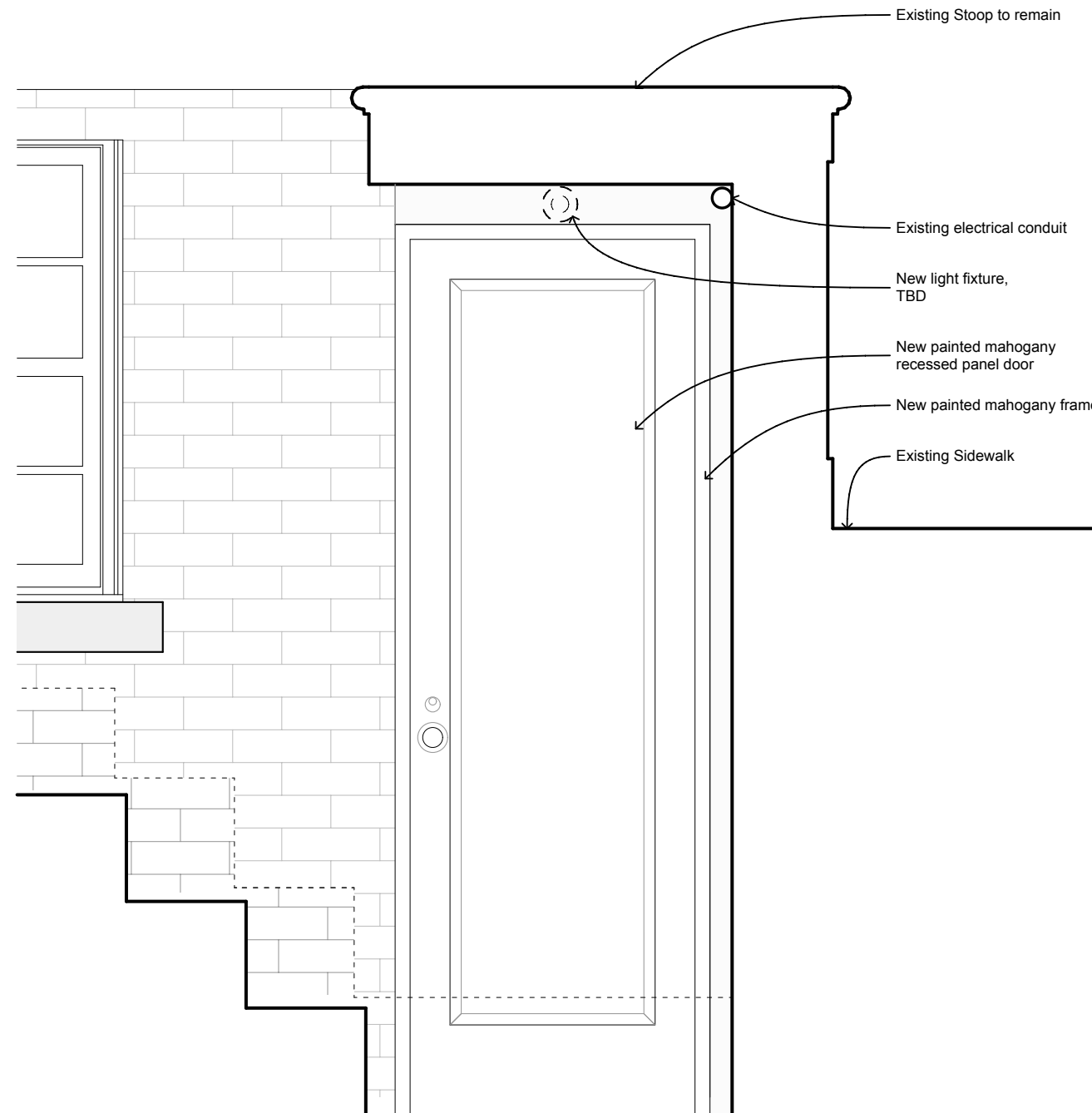
232 West 10th
232 West 10th Street
New York, NY 10014

Cellar Doors

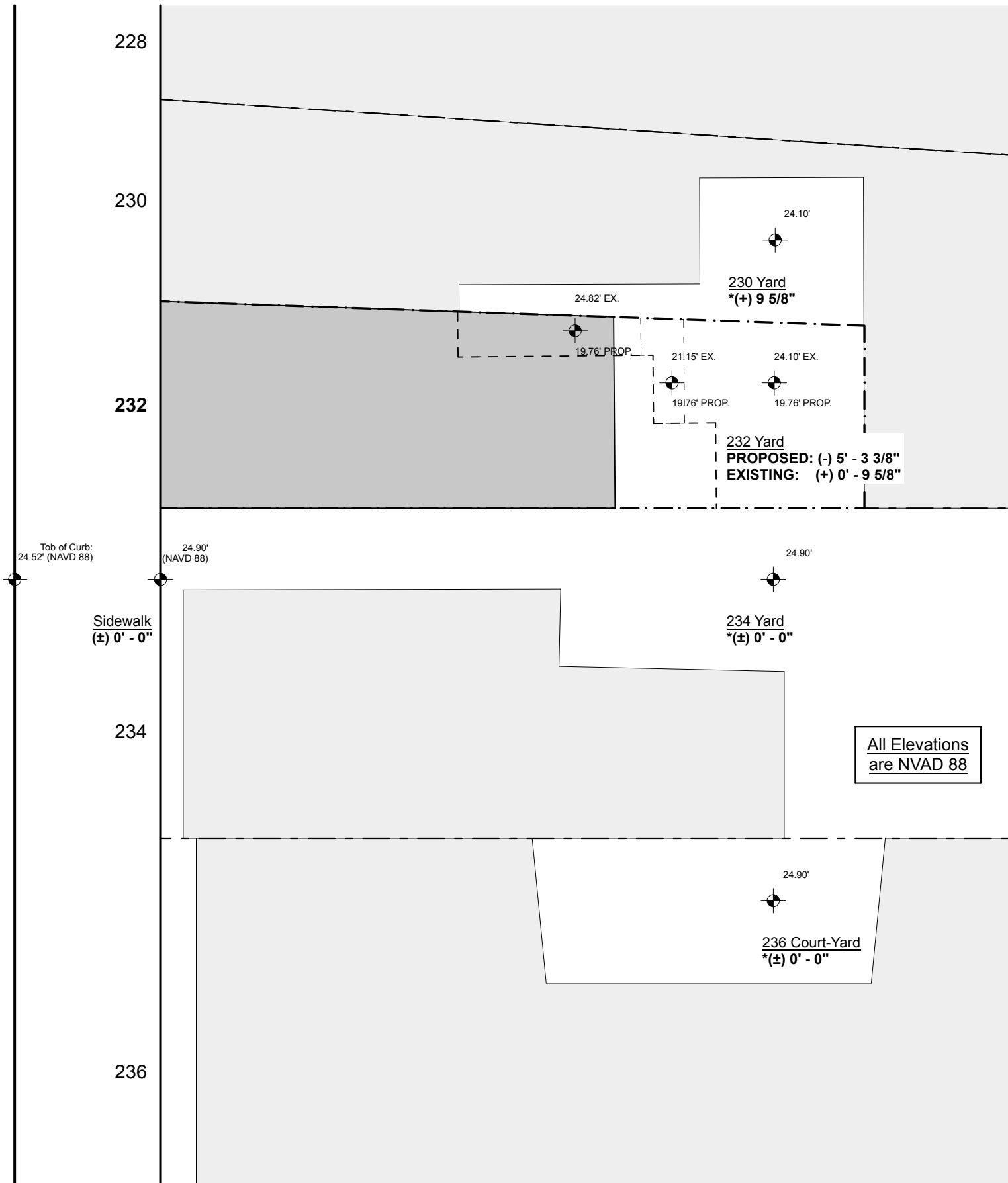
Revised : 09.15.22
Date: 06.29.22



Cellar Door - Existing
SCALE: 3/4" = 1'-0"



Cellar Door - Proposed
SCALE: 3/4" = 1'-0"



Rear Yard Level Plan in Context
SCALE: 3/32" = 1'-0"

*Elevation heights are assumptions based on context & visibility



Rear Yard Elevation - Proposed



Rear Yard Elevation - Existing

J O S E P H
V A N C E
A R C H I T E C T S

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

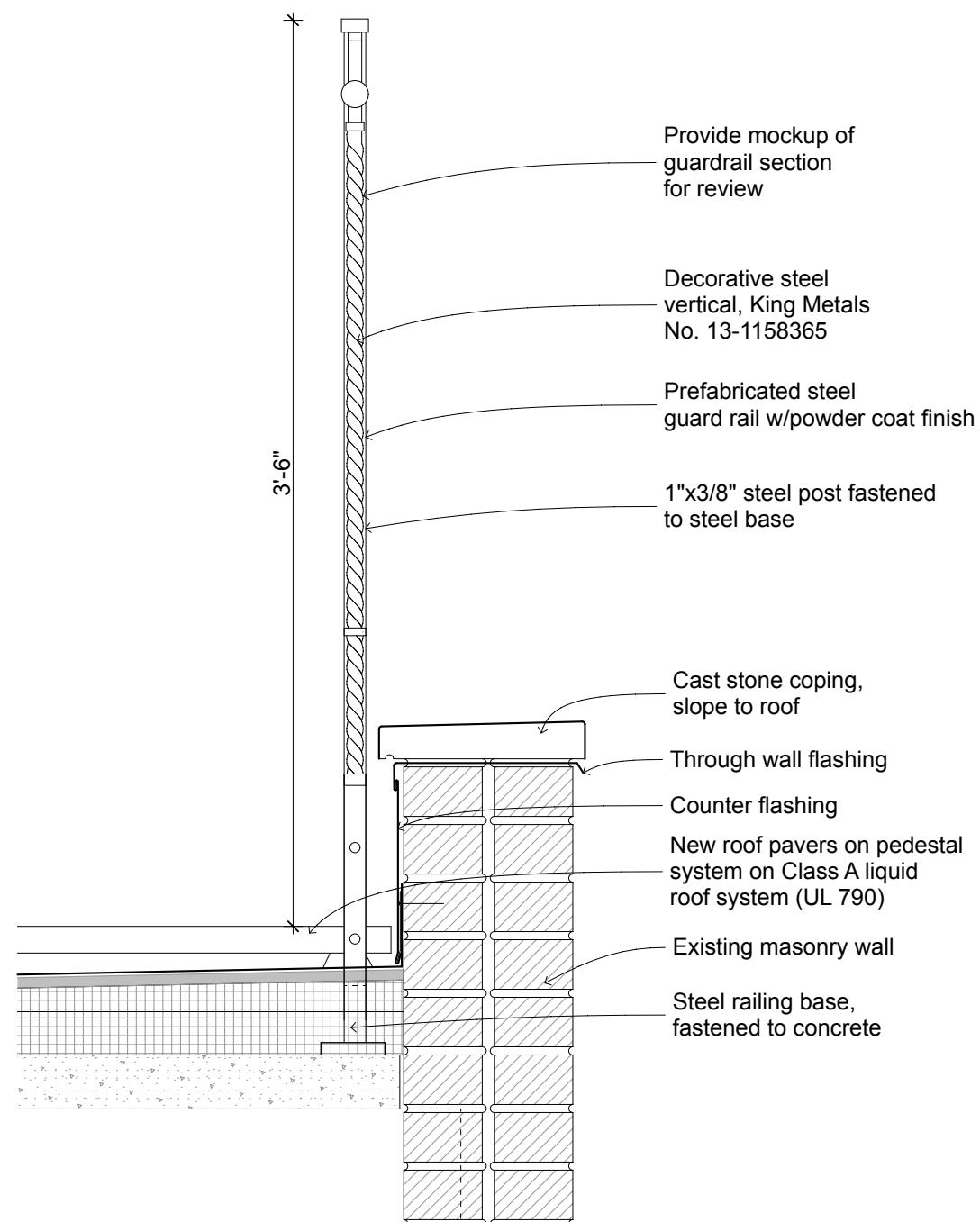
232 West 10th
232 West 10th Street
New York, NY 10014

Yard
Elevations

Date: 06.29.22

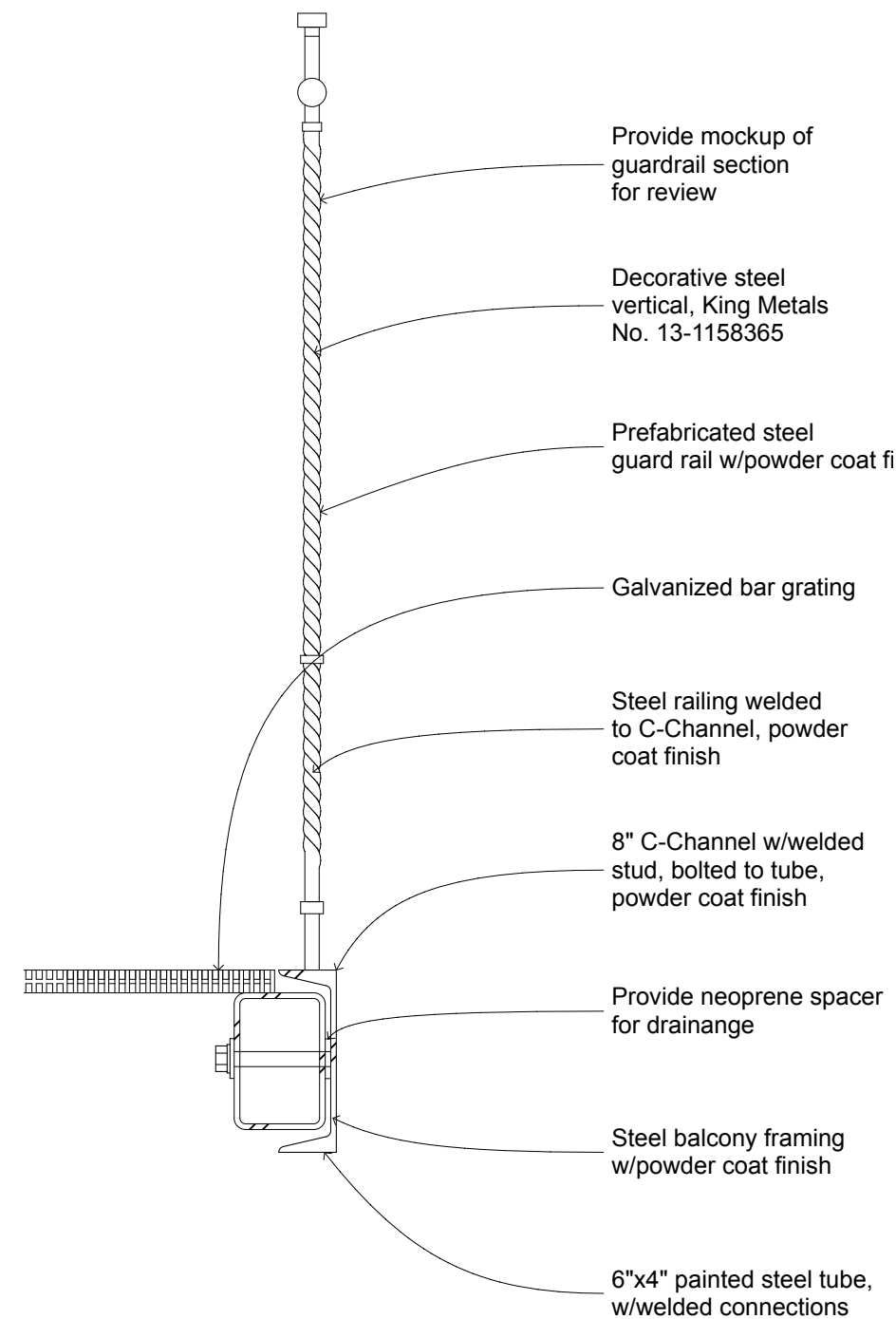


LPC-21



Roof Railing Detail

SCALE: 1 1/2" = 1'-0"



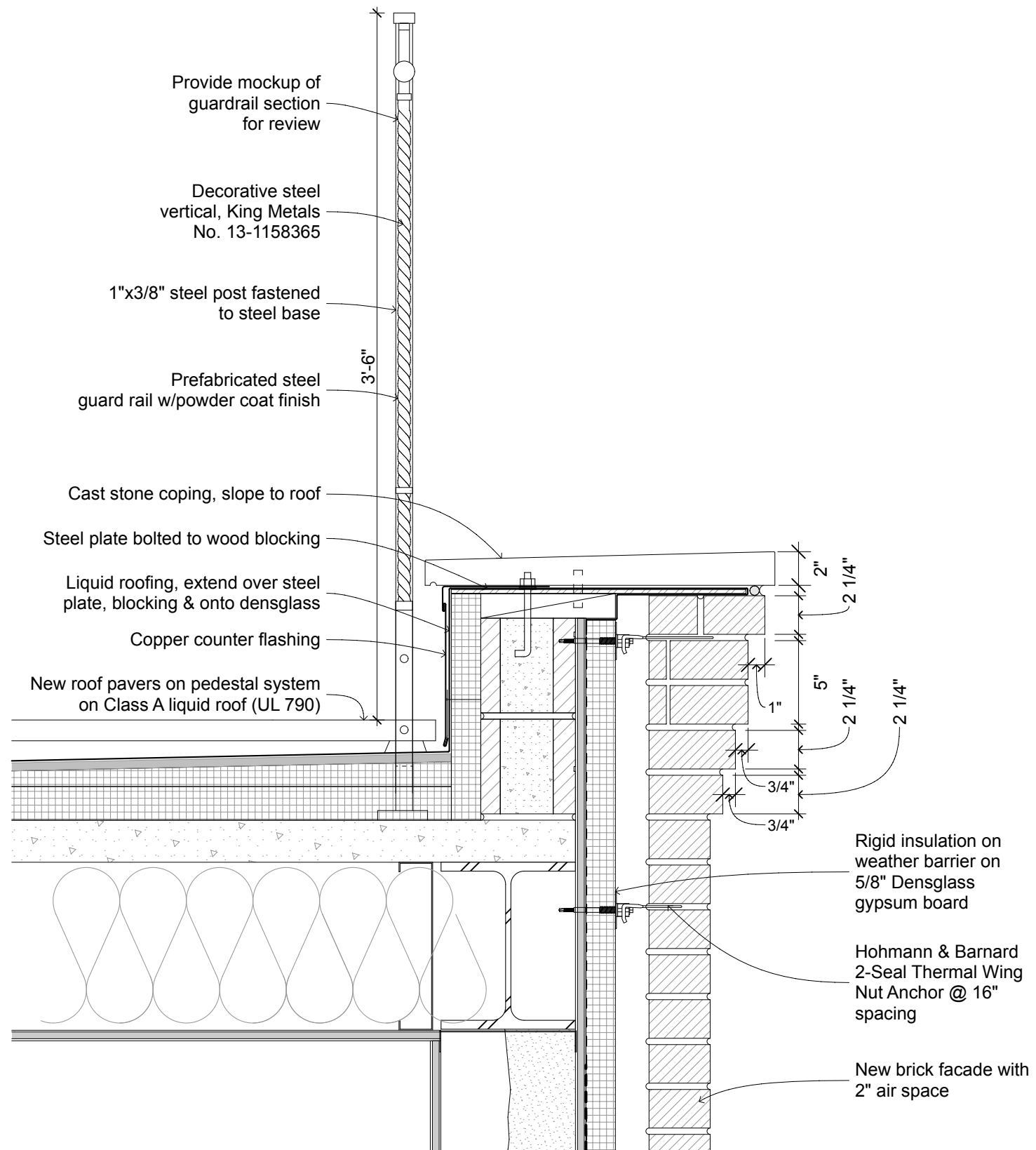
Balcony Railing Detail

SCALE: 1 1/2" = 1'-0"

J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com



232 West 10th
232 West 10th Street
New York, NY 10014

South Facade
Cornice Detail

Revised : 09.15.22
Date: 06.29.22



South Facade Cornice Detail
SCALE: 1 1/2" = 1'-0"

LPC-23

J O S E P H
V A N C E

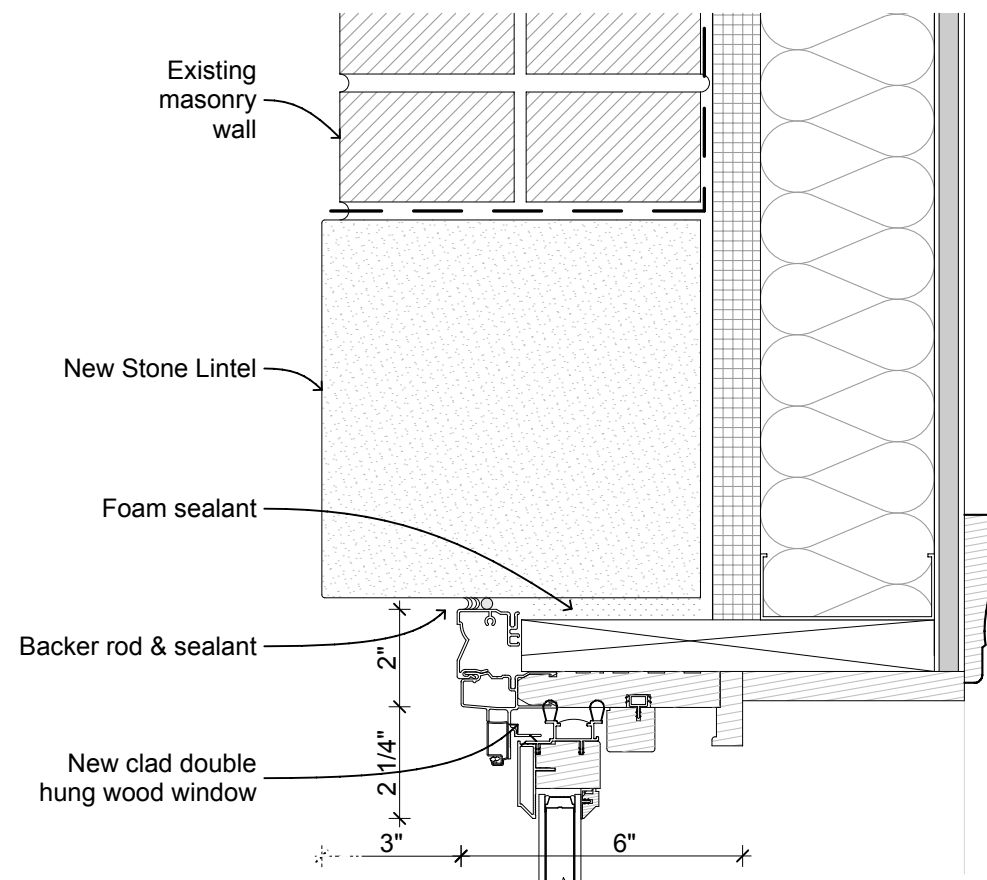
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

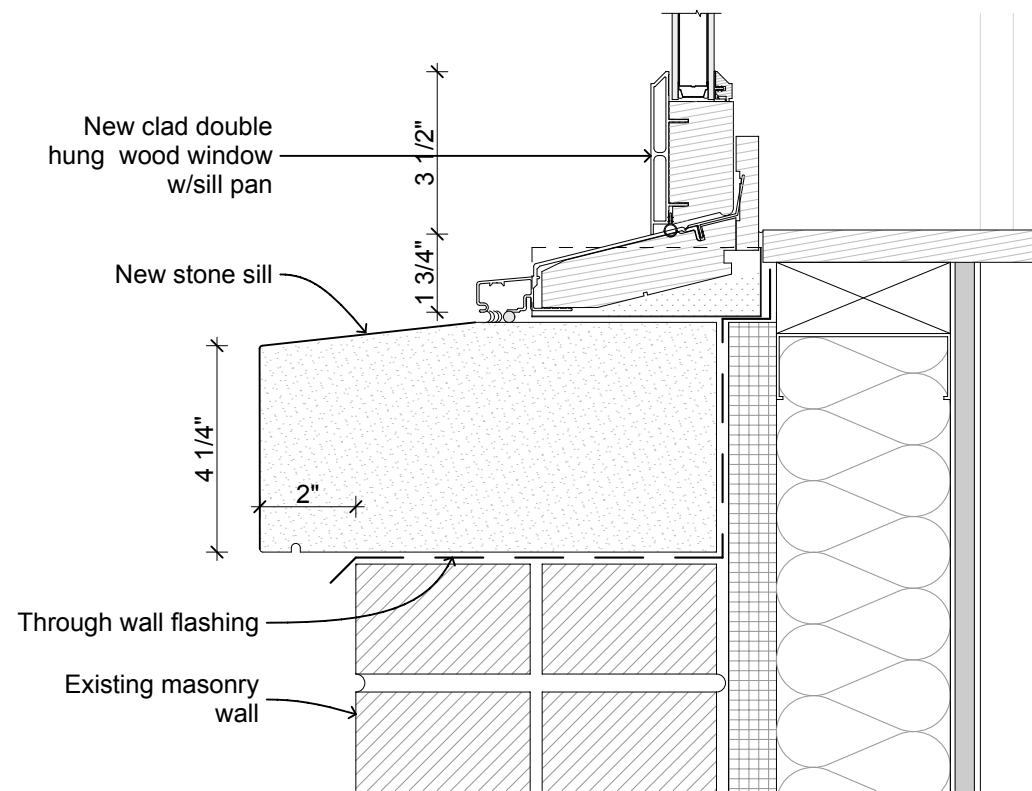
232 West 10th
232 West 10th Street
New York, NY 10014

Window
Details @
West Wall

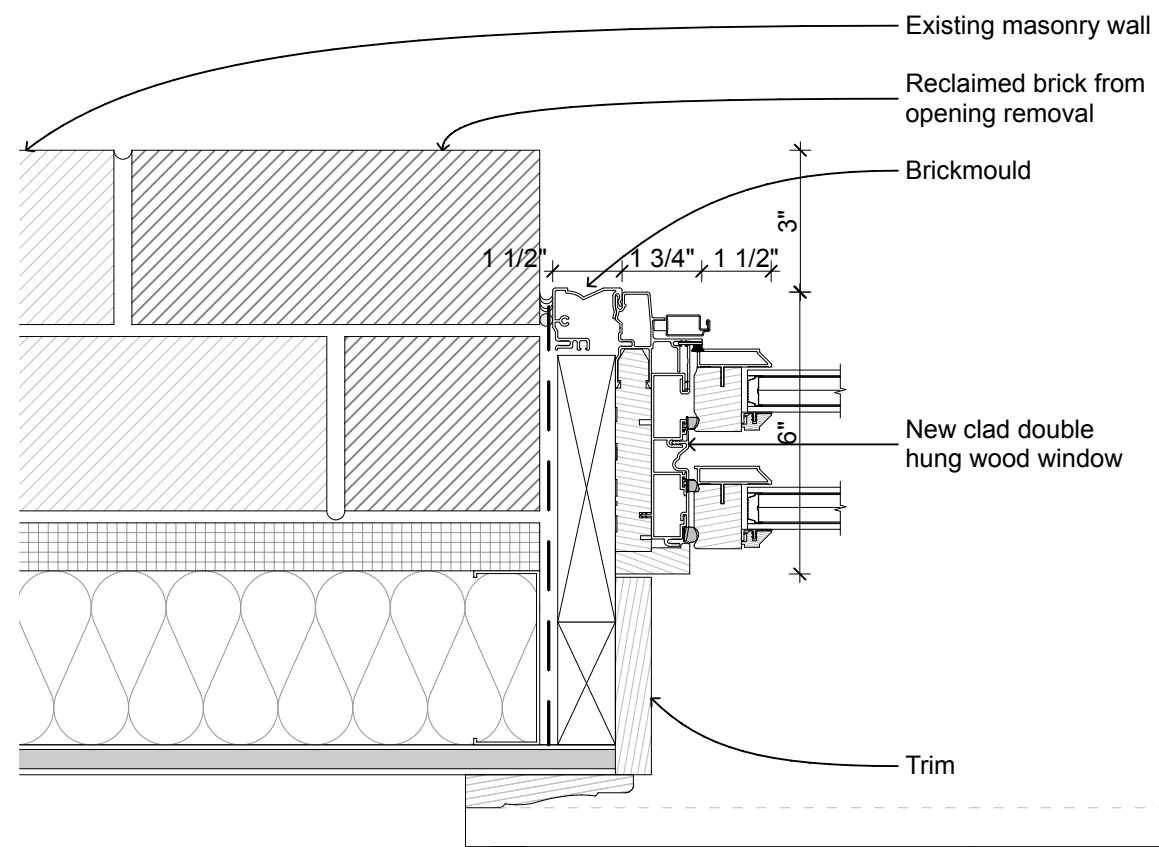
Date: 06.29.22



Head Detail
SCALE: 3" = 1'-0"



Sill Detail
SCALE: 3" = 1'-0"

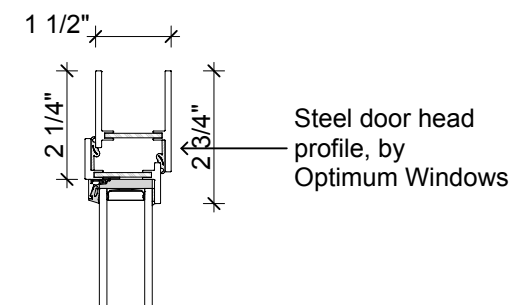


Jamb Detail
SCALE: 3" = 1'-0"

J O S E P H
V A N C E

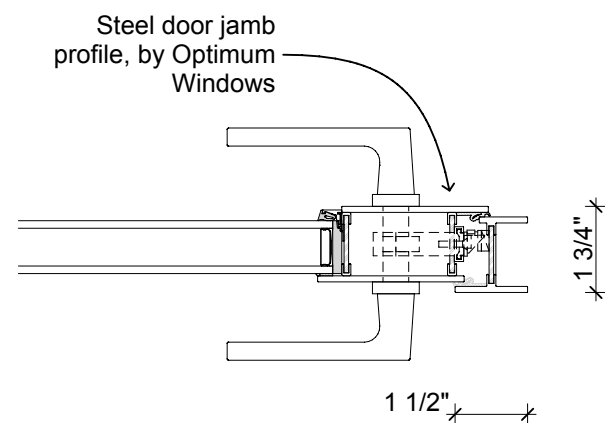
ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com



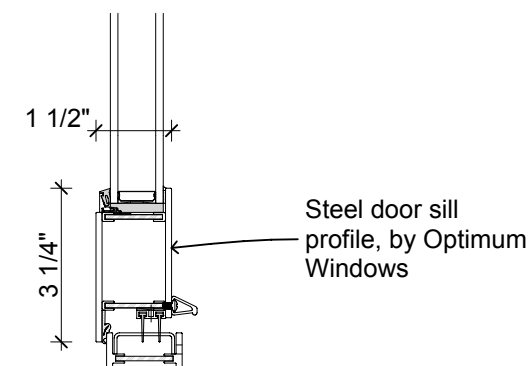
Head Detail @ Steel Door

SCALE: 3" = 1'-0"



Jamb Detail @ Steel Door

SCALE: 3" = 1'-0"



Sill Detail @ Steel Door

SCALE: 3" = 1'-0"

232 West 10th

232 West 10th Street
New York, NY 10014

Door Details
at Rear
Facade

Date: 06.29.22



LPC-25

Benjamin Moore - ONYX



Exterior Paint

Kolbe Windows & Doors - COAL BLACK



Window & Door Cladding

Glen-Gery - BRANDYWINE HANDMADE



Rear Facade Brick

STAINED MAHOGANY



Wood Screen

Vermont Structural Slate Company - GRAYSON SLATE



Bulkhead Cladding

BLUESTONE



Roof Coping & Window Sill/Lintel

ZINC



Bulkhead Fascia

J O S E P H
V A N C E

ARCHITECTS

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Materials

Date: 06.29.22



LPC-26

section 03100 - Concrete Sidewalks

- a. Unless otherwise noted - sidewalks should have control joints cut in with a masonry saw AFTER curing.
- b. Provide straight broom finish.
- c. All new sidewalks or PATCHES to existing sidewalks in landmark districts to be TINTED concrete. Confirm color of tint with architect:
 - 1) For blocks where historic sidewalks are bluestone (most areas of brooklyn, the Village, Upper East Side, Upper West side)

DAVIS Color #884
1lb tint per 100lbs Light Grey Portland Cement and sand

OR
SCOFIELD Chromic Admixture "Cool Black" #1
(1) five-sack-mix bag per (5) 94lb bags Medium Grey Portland Cement and sand
 - 2) For blocks where historic sidewalks are Granite (most of Soho and Tribeca)

DAVIS Color #884
3lb tint per 100lbs Light Grey Portland Cement and sand

OR
SCOFIELD "Landmarks Grey" K 157-4

section 04200 - Brick Masonry

- a. Repair of existing masonry:
 1. Do not sandblast masonry.
 2. For paint removal, first try wire brushes, then use appropriate paint stripper where required.
 3. Cut joints to be tuckpointed with masonry saw, masonry saw must not however be allowed to cut into brick, or widen joint in any way.
 4. Repoint with mortar mixture compatible with brick in color and composition. Where required by architect, have sample of mortar tested by testing agency for proper mix, such as "building conservation consultants, (212-233-6120)". Modern mortar mixes are usually not compatible with old softer brick.
 5. Application of cementitious coating, parging, stucco or any "thoroseal" type material is not permitted unless specifically authorized by architect.
 6. Where a new wythe is being added to an existing brick wall - corrugated tie ties may be used. Otherwise for all brick veneer walls, (2) piece adjustable ties must be used.
- b. Installation of new brick:
 1. Mockup required. Provide mockup on site 48" x 48" using brick specified, in the pattern specified and showing all components listed below.
 2. Use brick of the sizes described in the drawings.

3. Lay only dry, unchipped and unbroken brick.
4. Use masonry saws to cut and fit brick.
5. Set units plumb, true to line, and with level courses accurately spaced.
6. Completely embed horizontal reinforcement in mortar.
7. No open cells or exposed unfinished ends of masonry units are permitted.
8. Protect tops of open walls during construction from the elements when left unattended.
9. See drawings for brick pattern
10. Verify mortar color with architect prior to commencing.
11. Provide tooled mortar sample for architects approval prior to installing all brick.
12. At steel lintels, USE ONLY FACTORY MADE LIP BRICK. Do not cut brick on site to create lip brick.
13. Components to be used:
 - a. Wall flashing at all relieving angles:

Hohmann & Barnard "Mighty Flash" flexible stainless steel flashing. Flashing to terminate minimum 6" above Mortar Net. Terminate flashing with continuous stainless steel termination bar, seal entire length of termination bar with sealant at top. Use end dams at both ends of flashing above openings. Use Butyl tape at joints with 3" splice.
 - b. Mortar net at all relieving angles and thru wall flashing conditions:

"Mortar Net" by Mortar Net Solutions.
 - c. Weep vents
Masonry Technology Incorporated (MTI) "Wall Opening Weeps" #WOW 9095. Install in bed joint at relieving angles, lintels over openings ***AND* at the top exposed course of every wall.** See manufacturers installation instructions.
 - d. Brick ties for brick veneer over studs:

Hohmann & Barnard "Thermal 2-Seal Wing Nut Anchor", stainless steel. Install 16" x 16" on center, through insulation and sheathing into stud. Ties MUST BE INSTALLED ONLY TO STUDS.
 - e. Brick ties for brick veneer over CMU:

Hohmann & Barnard "170-ML" Adjustable Truss. Install every other vertical course.

J O S E P H
V A N C E

A R C H I T E C T S

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Specifications

Date: 06.29.22



LPC-27

section 04210 - Brownstone Stucco

- a. Preparation of the Surface: Cut back all deteriorated surfaces to be repaired to a sound base with a toothed chisel to remove all loose stone and provide a rough surface.
- b. Mechanical Keying: to create a mechanical key of holding mechanical for the patch, undercut the edges of the patch to form a slight dovetail and drill 1/2" diameter holes 1/2" deep, spaced 2 to 3 inches apart staggered.
- c. Application of patching Material: Proper application of patching material involves several steps:
 1. Surface Washing: Wash the prepared surface with water and soft brush;
 2. Slurry Coat: Apply a thin slurry coat with a brush and rub vigorously into the surface. The slurry coat consists of material in the following mix by volume:

Slurry Coat

1 part white Portland cement
2 parts type S lime
6 parts sand
Mix with water

3. Scratch Coat: The first scratch coat should be pressed into the slurry coat while the slurry coat is still moist. Each scratch coat should be scored before initial drying to provide a key for following coats. No coat should exceed 3/8" in thickness. About 2 to 4 hours should be allowed between applications of scratch coats. Scratch coats consist of material in the following mix by volume:

Scratch Coat

1 part white Portland cement
1 part type S lime
6 parts sand
Mix with water

4. Finish Coat: The finish coat is applied once the patch has been built up to the required thickness. Only this last coat is formulated to match the color and texture of the stone being repaired. The finish coat should be formulated as follows:

Finish Coat

1 part white Portland cement
2 parts type S lime
2-3 parts sand
3-4 parts crushed stone
Dry Pigments
Mix with water

- all measurements are parts by volume;
 - all ingredients should be combined dry and then mixed with potable water;
 - use dry pigments (natural or synthetic stable oxide pigments) when crushed stone is not sufficient to give a color match. Be careful not to exceed recommended maximum amounts, too much pigment reduces strength and will give unstable color.
 - The best brownstone patching contains actual crushed stone. Use stone removed from the area being repaired or old stone stone with the same qualities. The crushed stone should be ground and passed through a 16-mesh screen, and washed thoroughly.
- d. Surface Finishing: Surface should be finished to match the original stone tooling or existing condition. Possible surface treatments include damp sponging (stippling), dry troweling with a wooden float, and acid etching with dilute hydrofluoric acid, all executed while the patch is partially cured to a leather hardness.

J O S E P H
V A N C E

A R C H I T E C T S

111 West 17th Street
New York, NY 10011
212-645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Specifications

Date: 06.29.22



LPC-28