



LOCATION: GREENWICH VILLAGE HISTORIC DISTRICT



EXISTING FRONT VIEW



EXISTING REAR VIEW  
(FROM REAR TERRACE)



EXISTING REAR VIEW  
(FROM REAR GRADE)



**SITE LOCATION**

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	12.15.2023
DWN	EI
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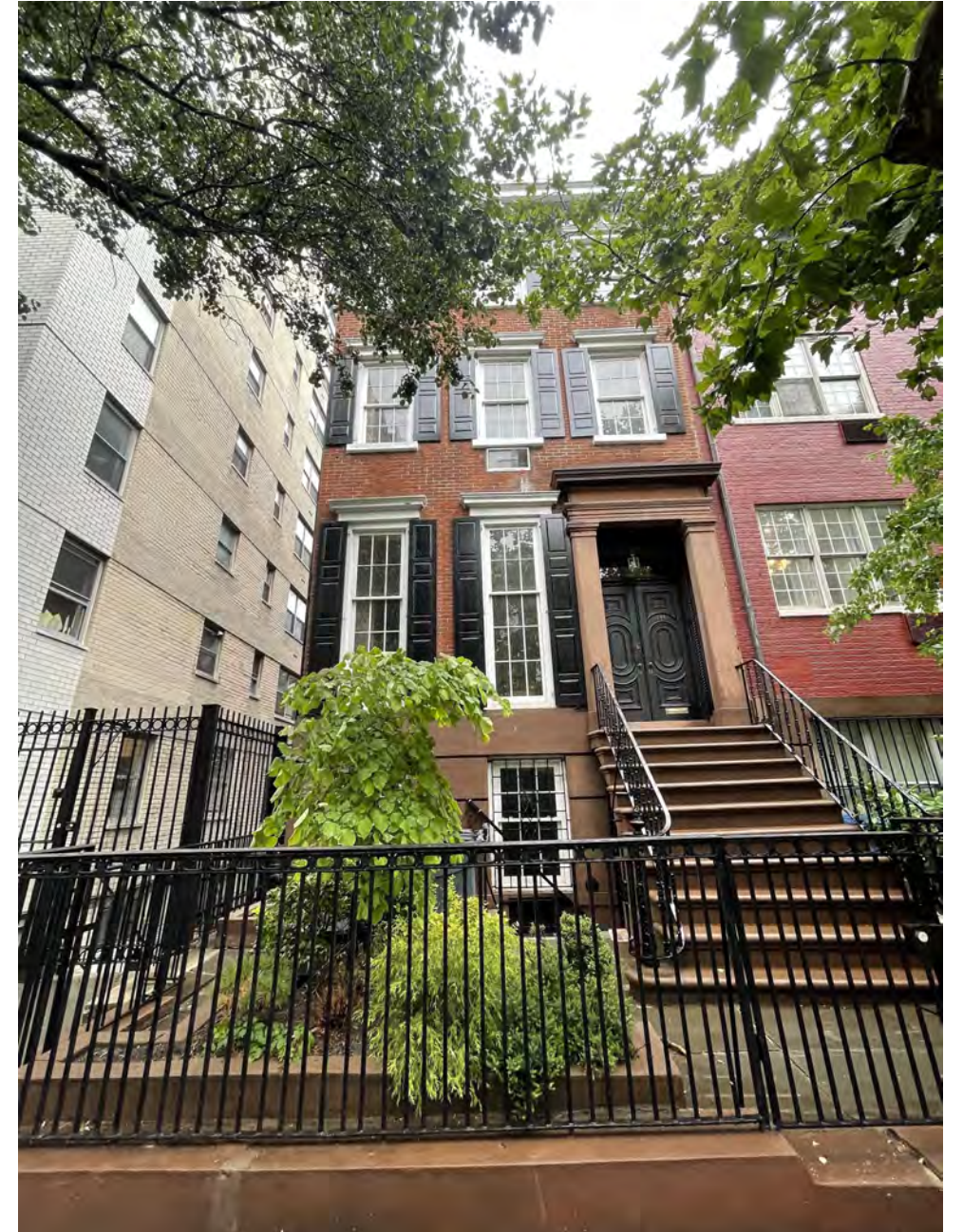
LPC-001



1940s TAX PHOTO



1980s TAX PHOTO



2023 SITE PHOTO



TAX PHOTOGRAPHS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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175

161

159

157

155

153

151

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147

143



WEST 13TH STREET - NORTH SIDE

140

142

146

150

152

154

156

158

162



WEST 13TH STREET - SOUTH SIDE



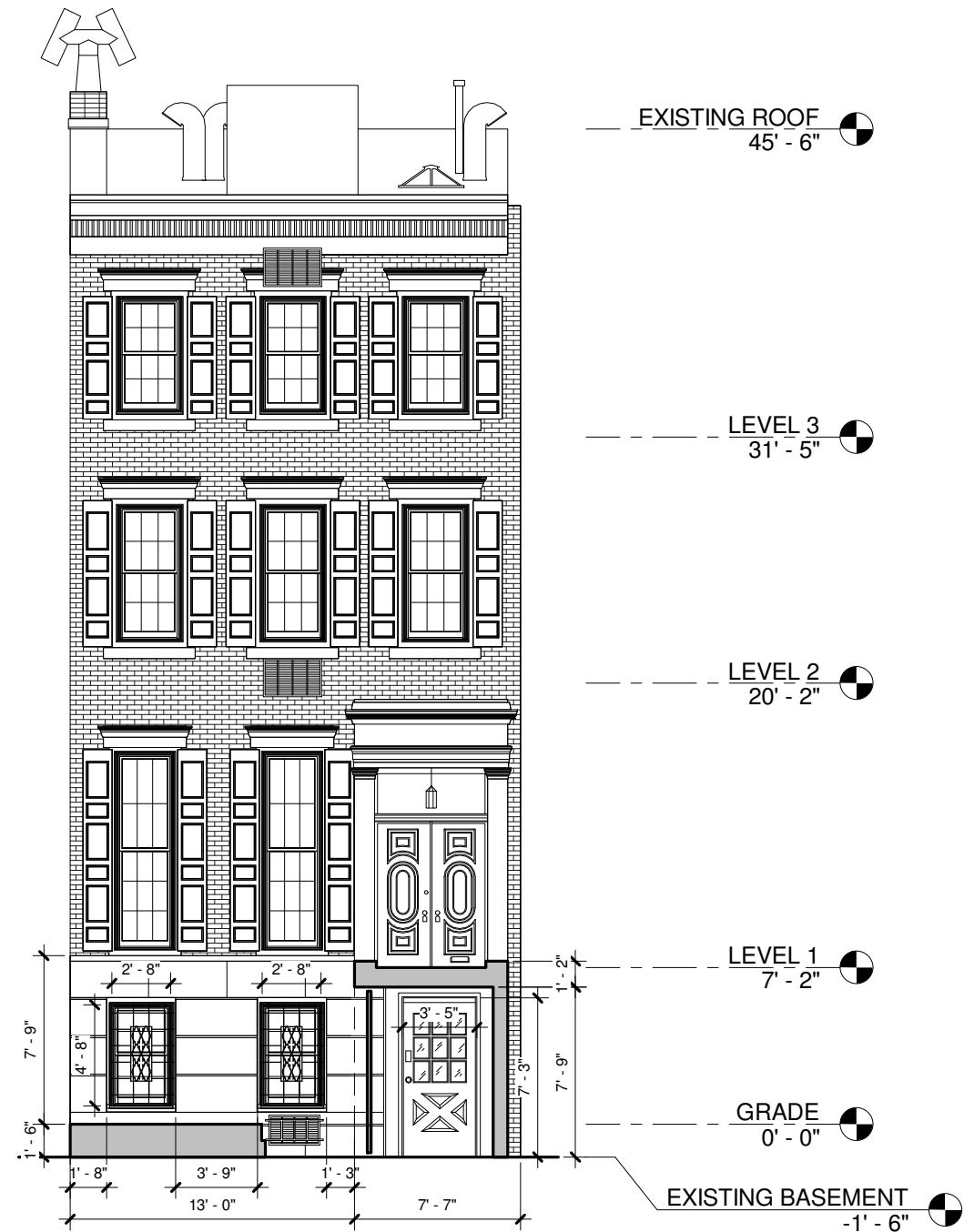
### STREETSCAPE - WEST 13TH STREET

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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# LPC-003



EXISTING GARDEN ELEVATION

NEW ROOFTOP ADDITION; REFER TO ROOFTOP SCOPE SHEETS

EXISTING IRON GATE TO BE REPLACED

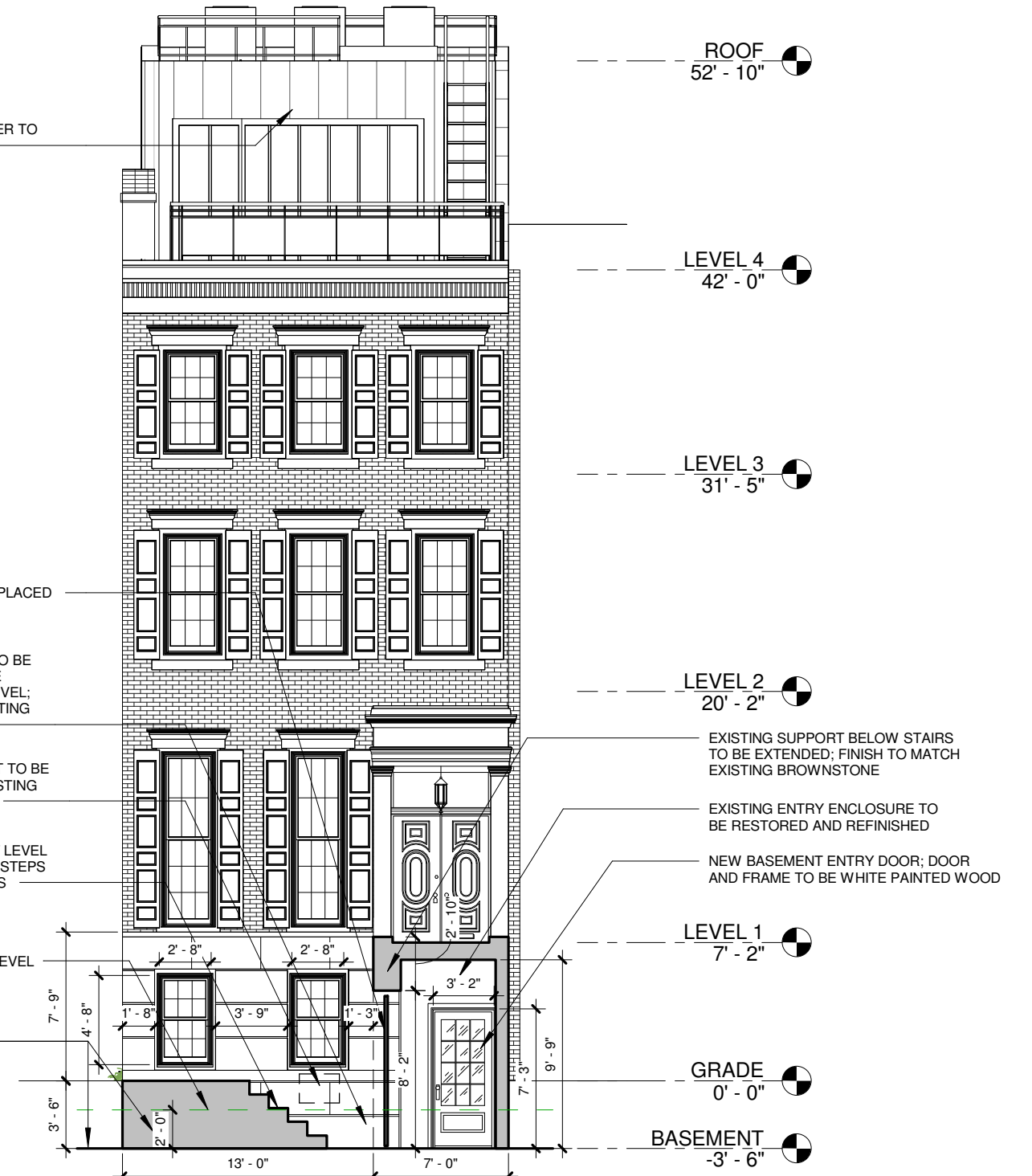
NEW BROWNSTONE STUCCO TO BE INSTALLED TO EXTEND FACADE THROUGH LOWERED ENTRY LEVEL; BROWNSTONE TO MATCH EXISTING SURROUNDING STONE

EXISTING VENTILATION CUTOUT TO BE INFILLED; INFILL TO MATCH EXISTING SURROUNDING BROWNSTONE

EXISTING STEPS TO BASEMENT LEVEL ENTRY TO BE REPLACED; NEW STEPS TO MATCH EXISTING MATERIALS

ORIGINAL LINE OF BASEMENT LEVEL

GROUND LOWERED TO ACCOMMODATE NEW BASEMENT LEVEL ENTRY



PROPOSED GARDEN ELEVATION



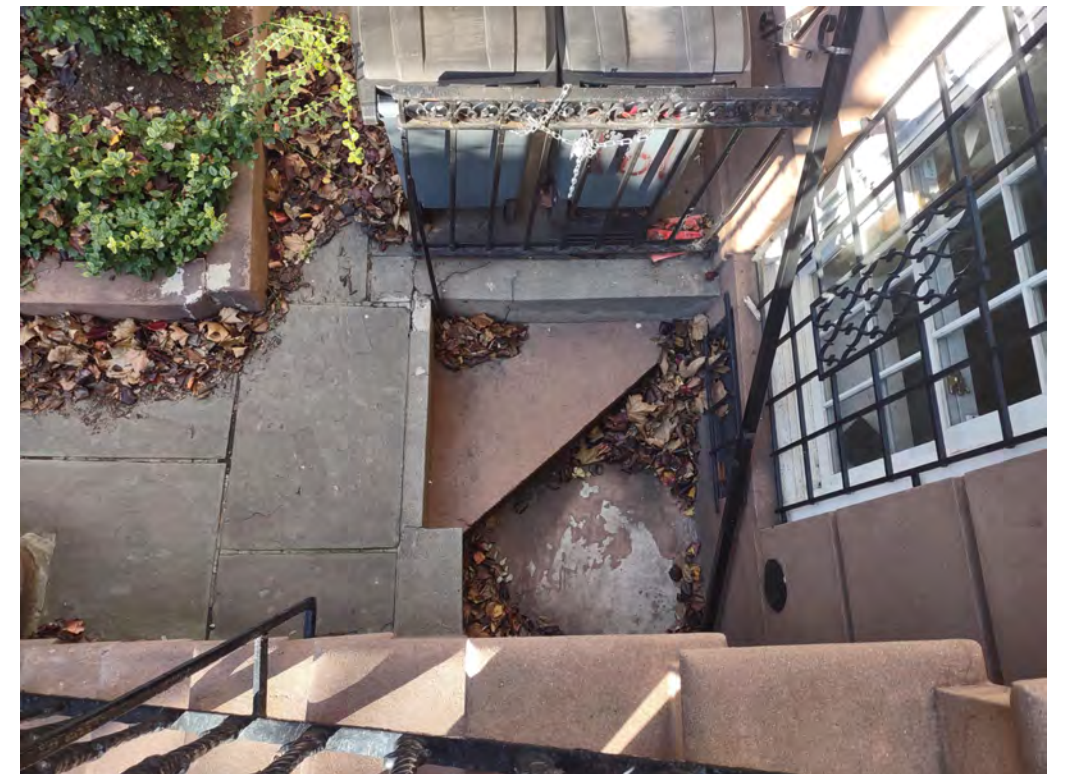
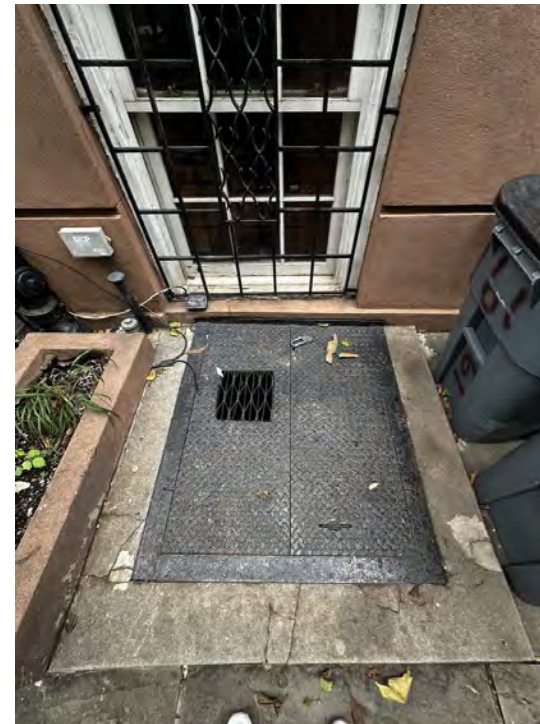
### HIDDEN GARDEN ELEVATION SCOPE

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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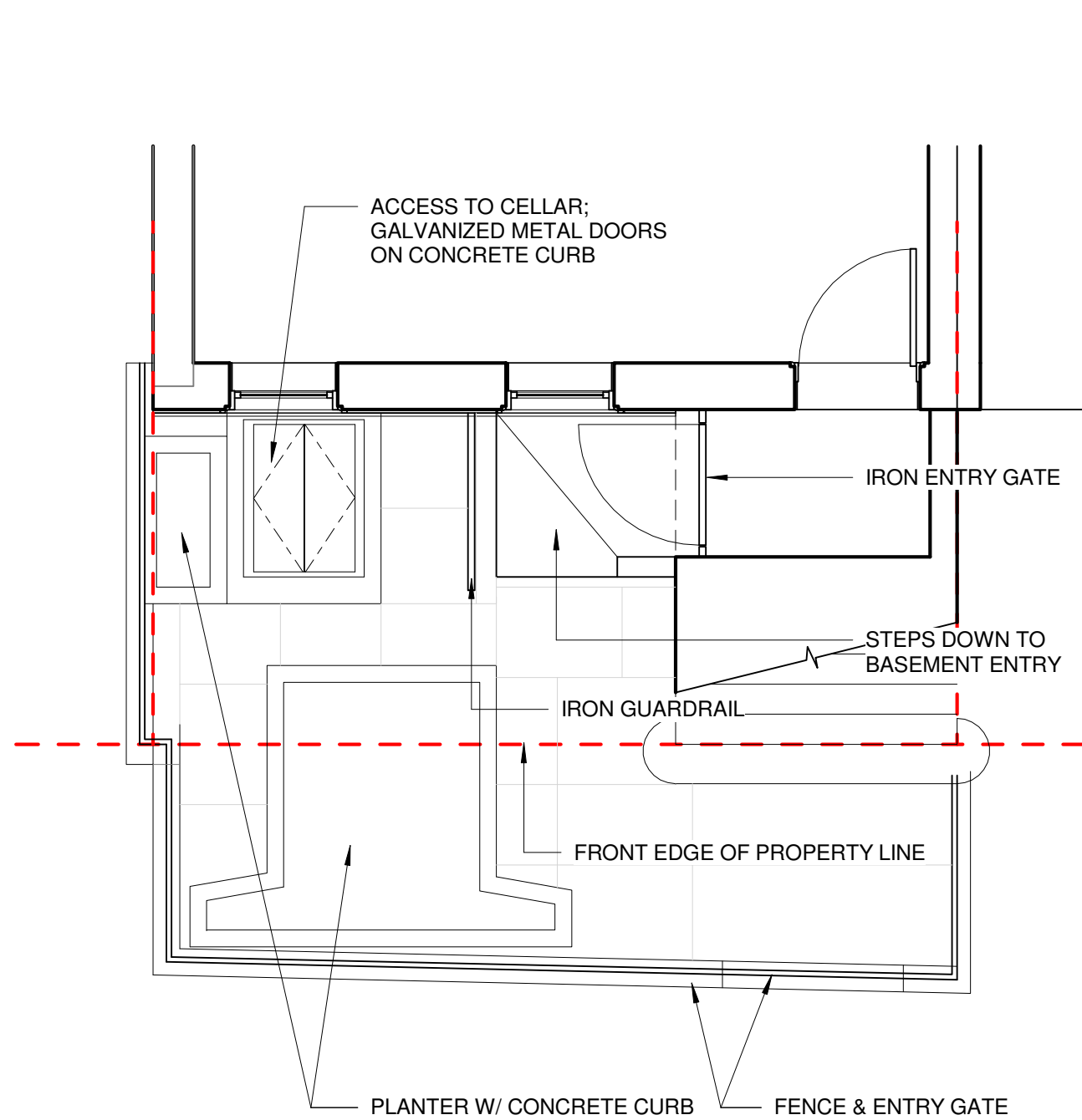
**BASEMENT ENTRY EXISTING CONDITIONS**

13TH STREET TOWNHOUSE

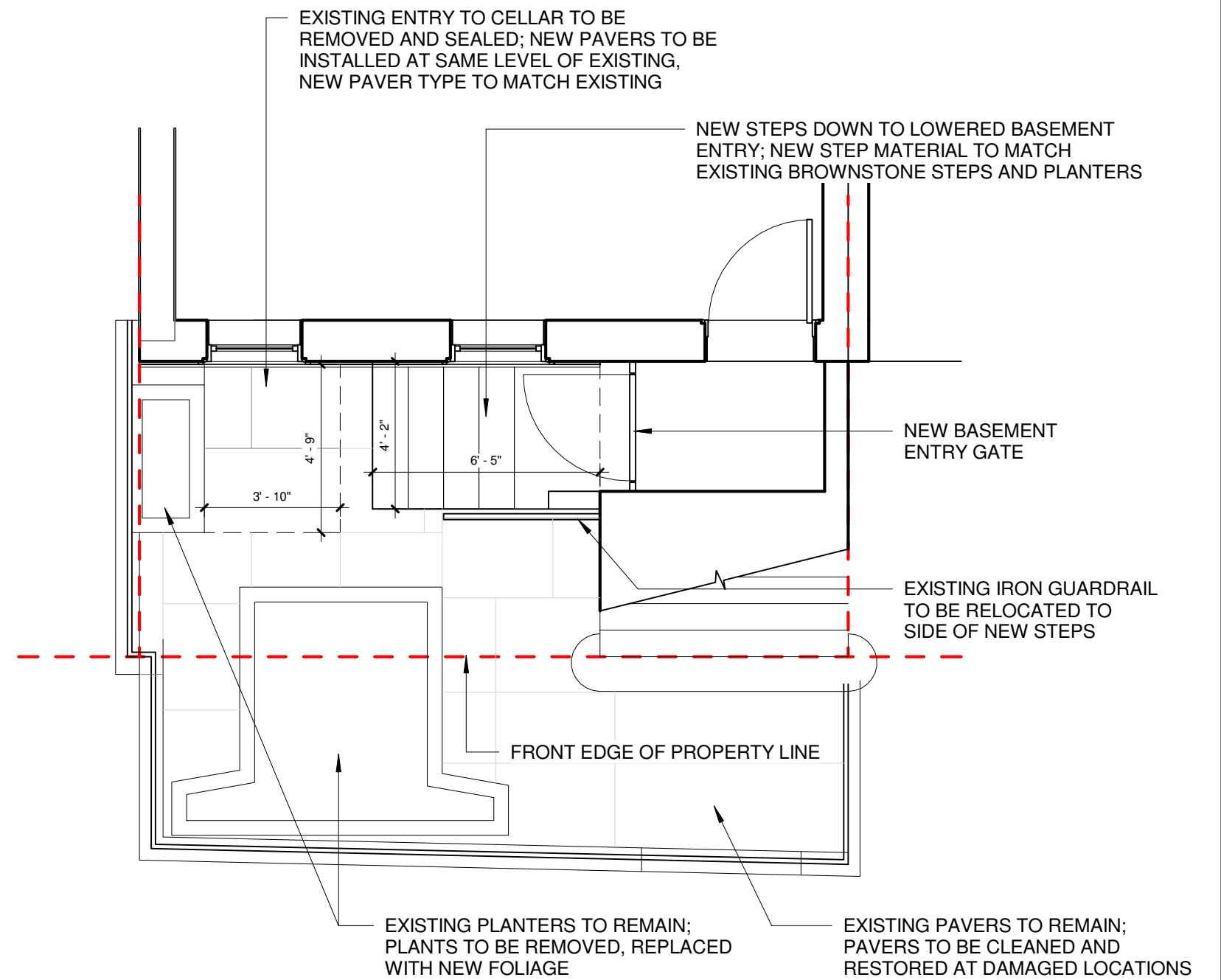
161 W 13TH STREET  
NEW YORK NY 10011

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**LPC-005**



EXISTING BASEMENT ENTRY PLAN



PROPOSED BASEMENT ENTRY PLAN

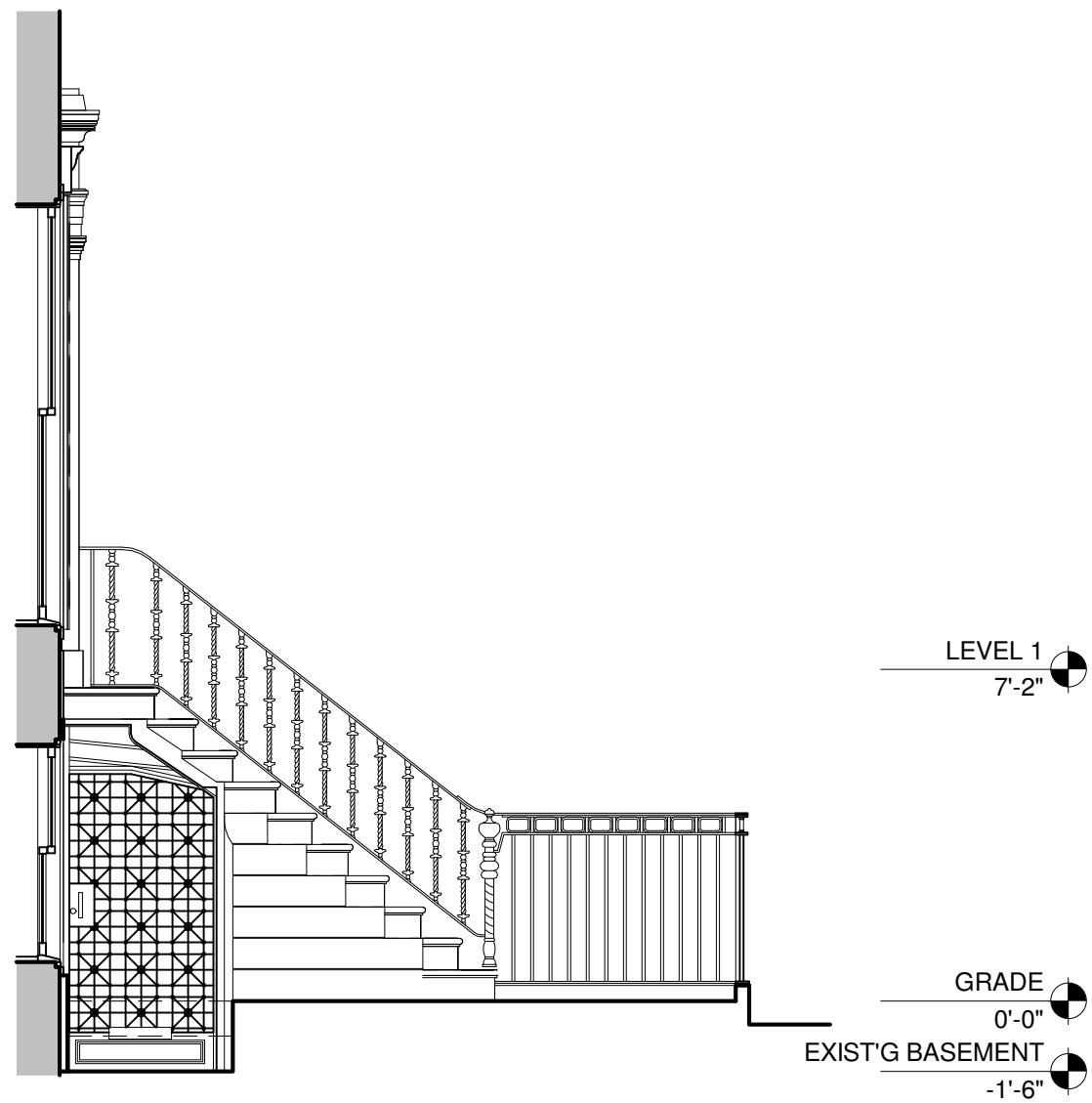


**BASEMENT ENTRY - EXISTING AND PROPOSED PLANS**

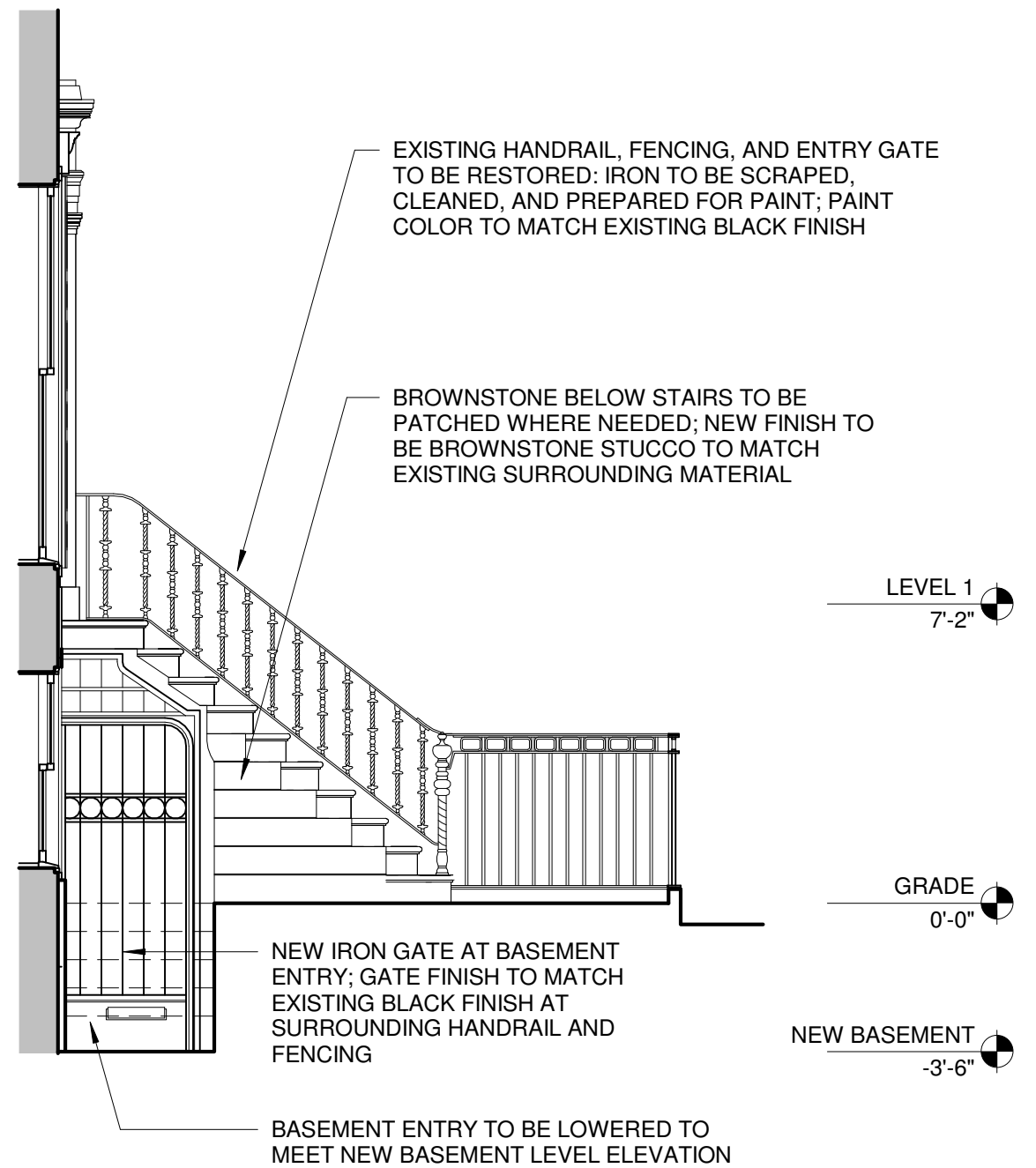
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

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**LPC-006**



EXISTING BASEMENT ENTRY ELEVATION



PROPOSED BASEMENT ENTRY ELEVATION



**EMPORIUM**  
DESIGN



**JPD**  
PRESERVATION  
CONSULTING

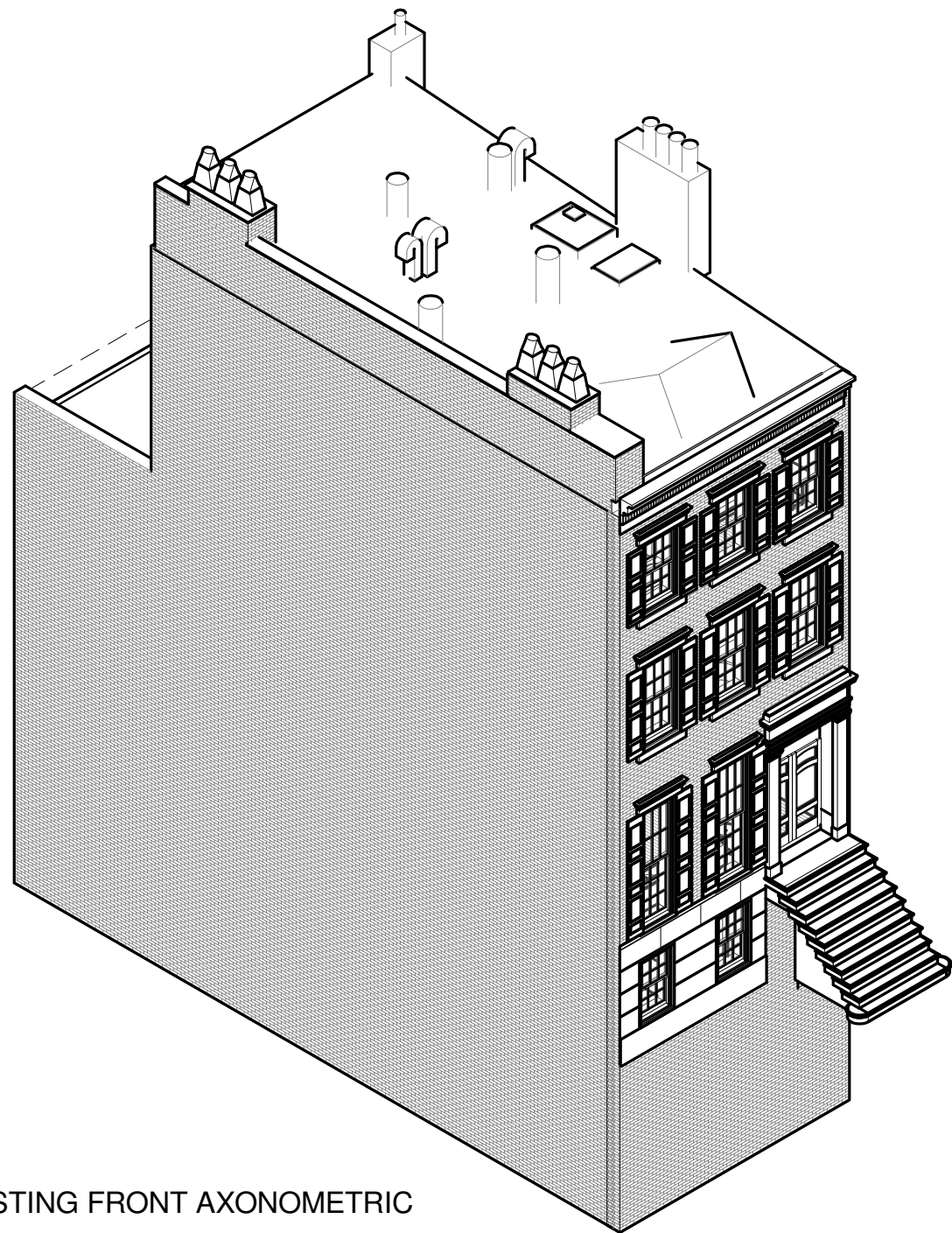
**BASEMENT ENTRY - EXISTING AND PROPOSED ELEVATIONS**

13TH STREET TOWNHOUSE

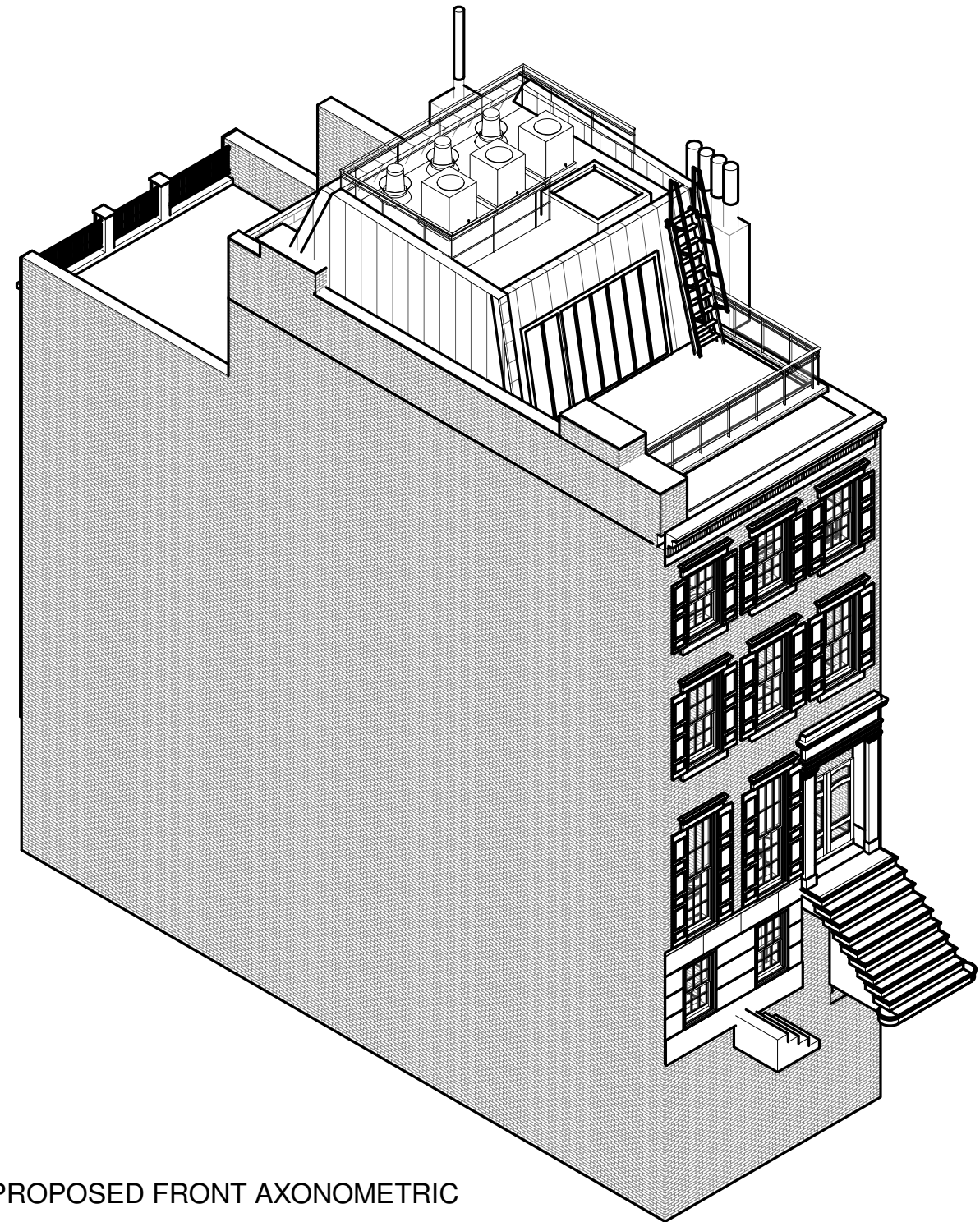
161 W 13TH STREET  
NEW YORK NY 10011

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**LPC-007**



EXISTING FRONT AXONOMETRIC



PROPOSED FRONT AXONOMETRIC



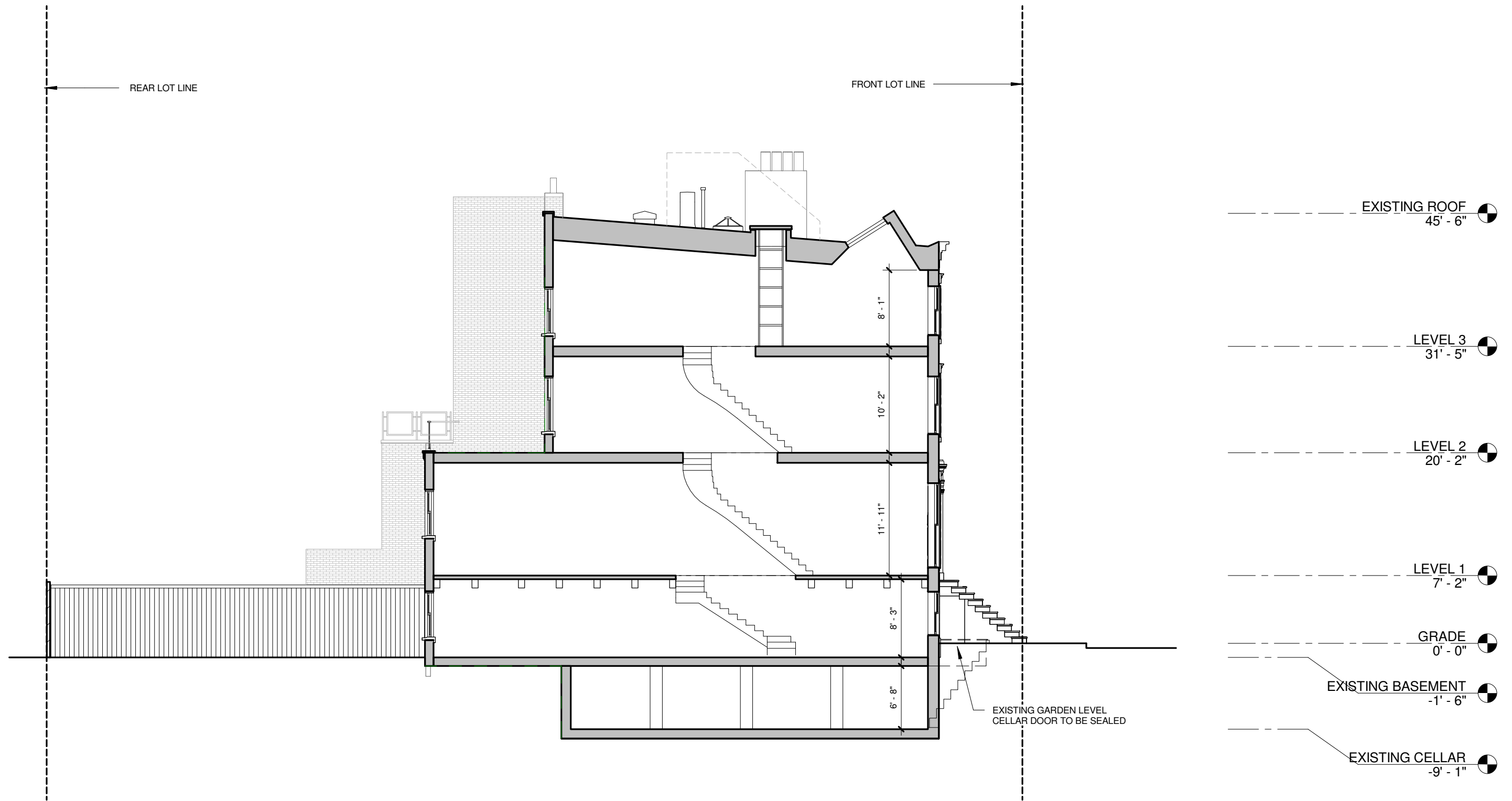
EXISTING AND PROPOSED BULK (FRONT)

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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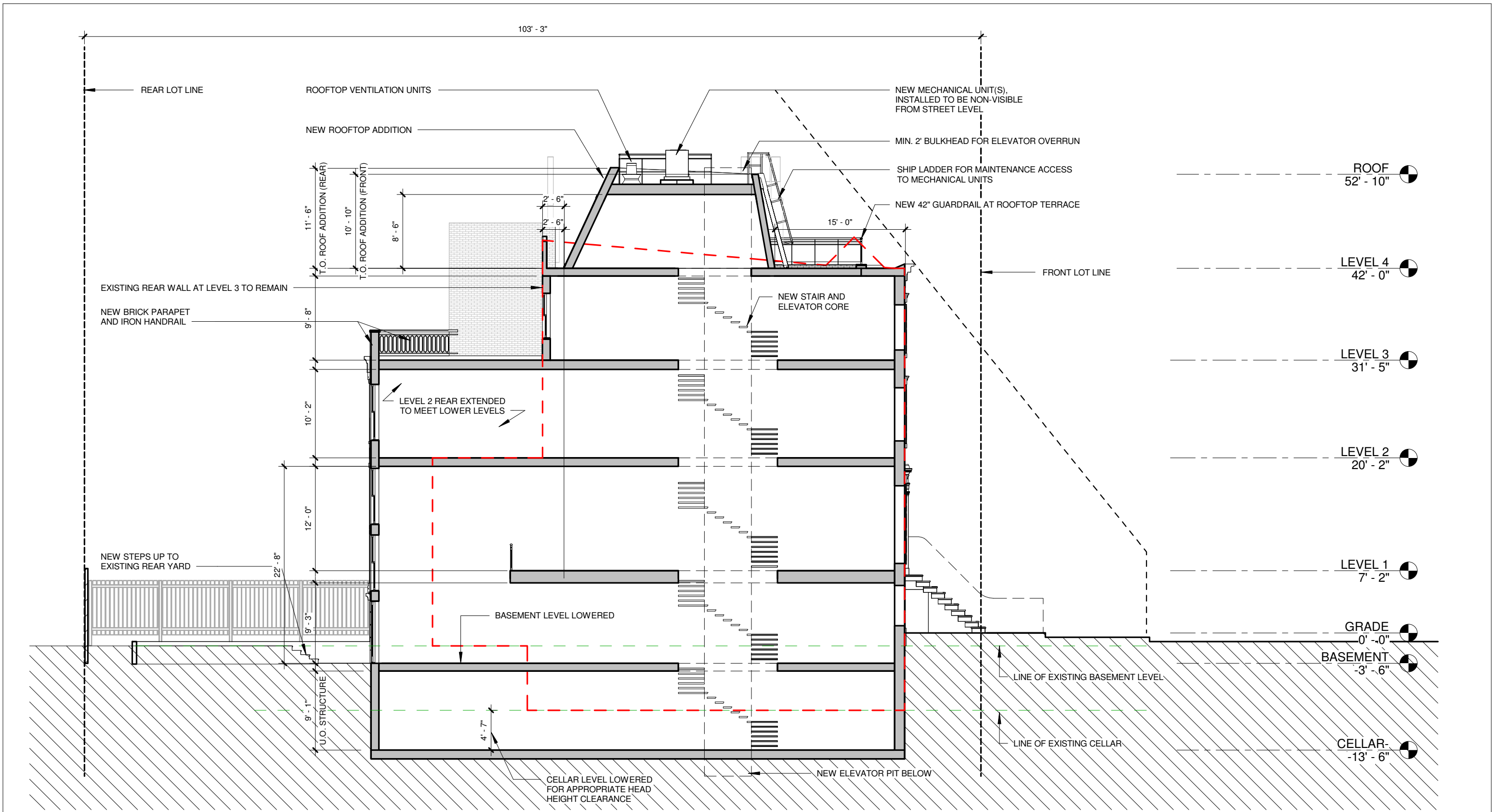
### EXISTING LONG SECTION

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/32" = 1'-0"
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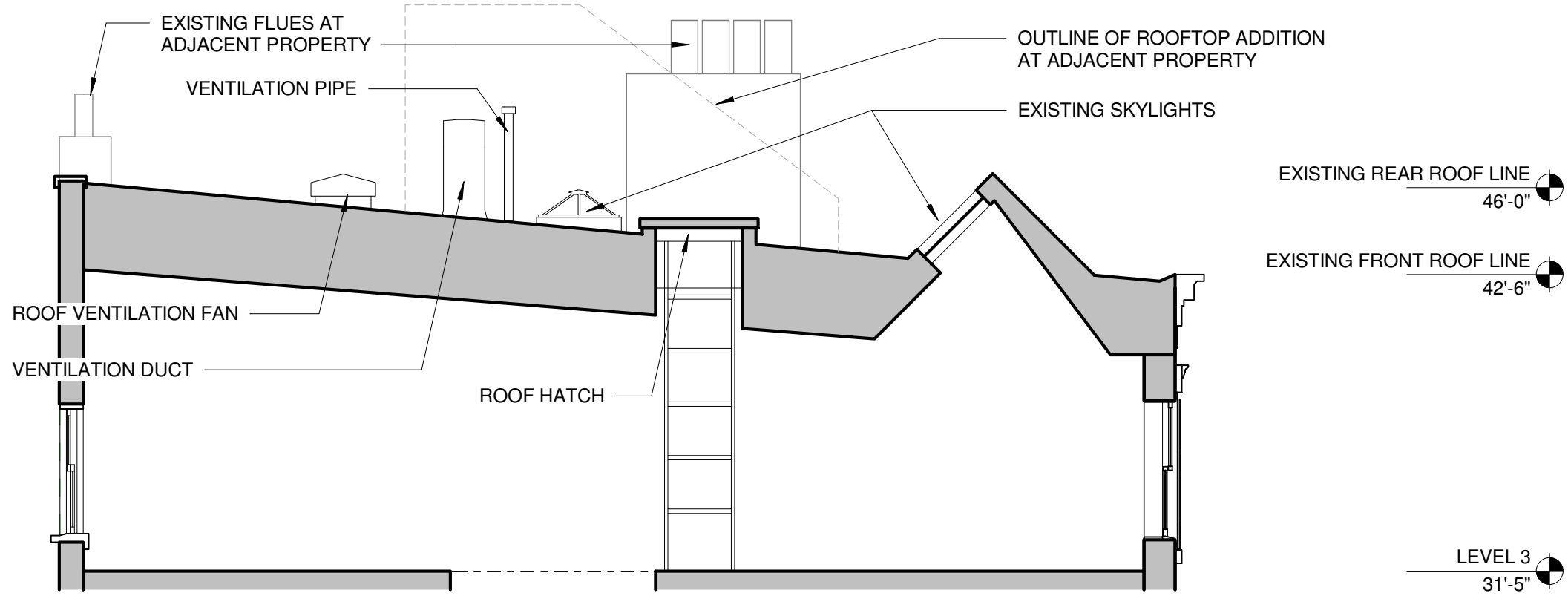
# PROPOSED LONG SECTION

13TH STREET TOWNHOUSE

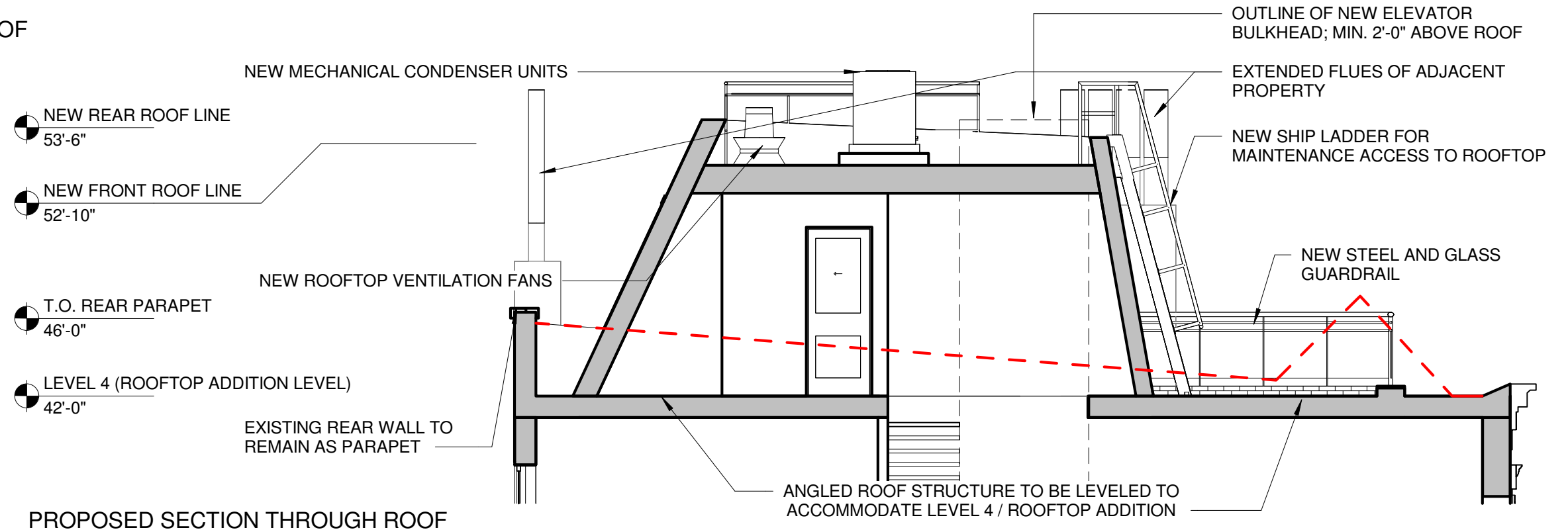
161 W 13TH STREET  
NEW YORK NY 10011

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EXISTING SECTION THROUGH ROOF



PROPOSED SECTION THROUGH ROOF

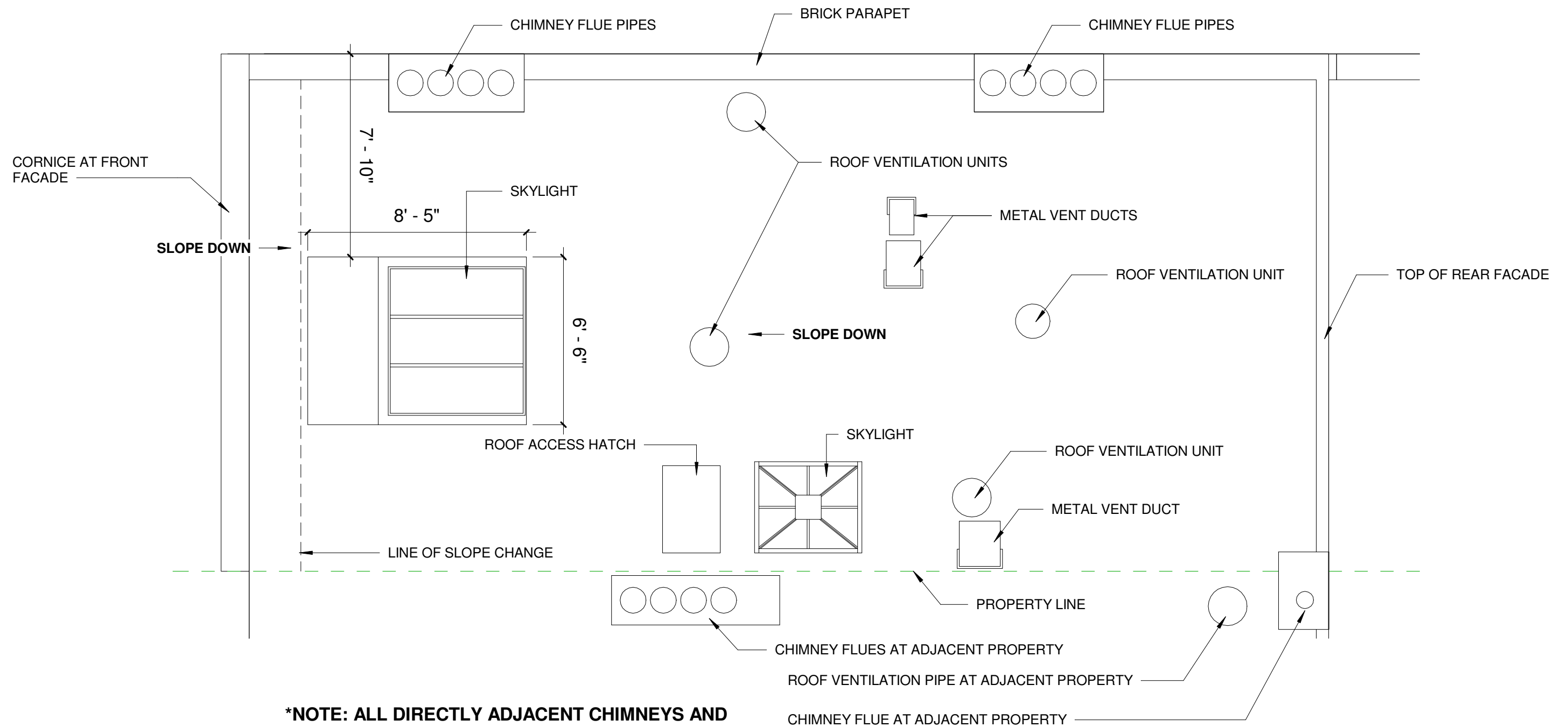


ROOFTOP ADDITION - EXISTING & PROPOSED SECTION

13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
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**\*NOTE: ALL DIRECTLY ADJACENT CHIMNEYS AND ROOF VENTILATION PIPES TO BE RAISED TO EXTEND ABOVE ROOFTOP ADDITION AS REQUIRED**

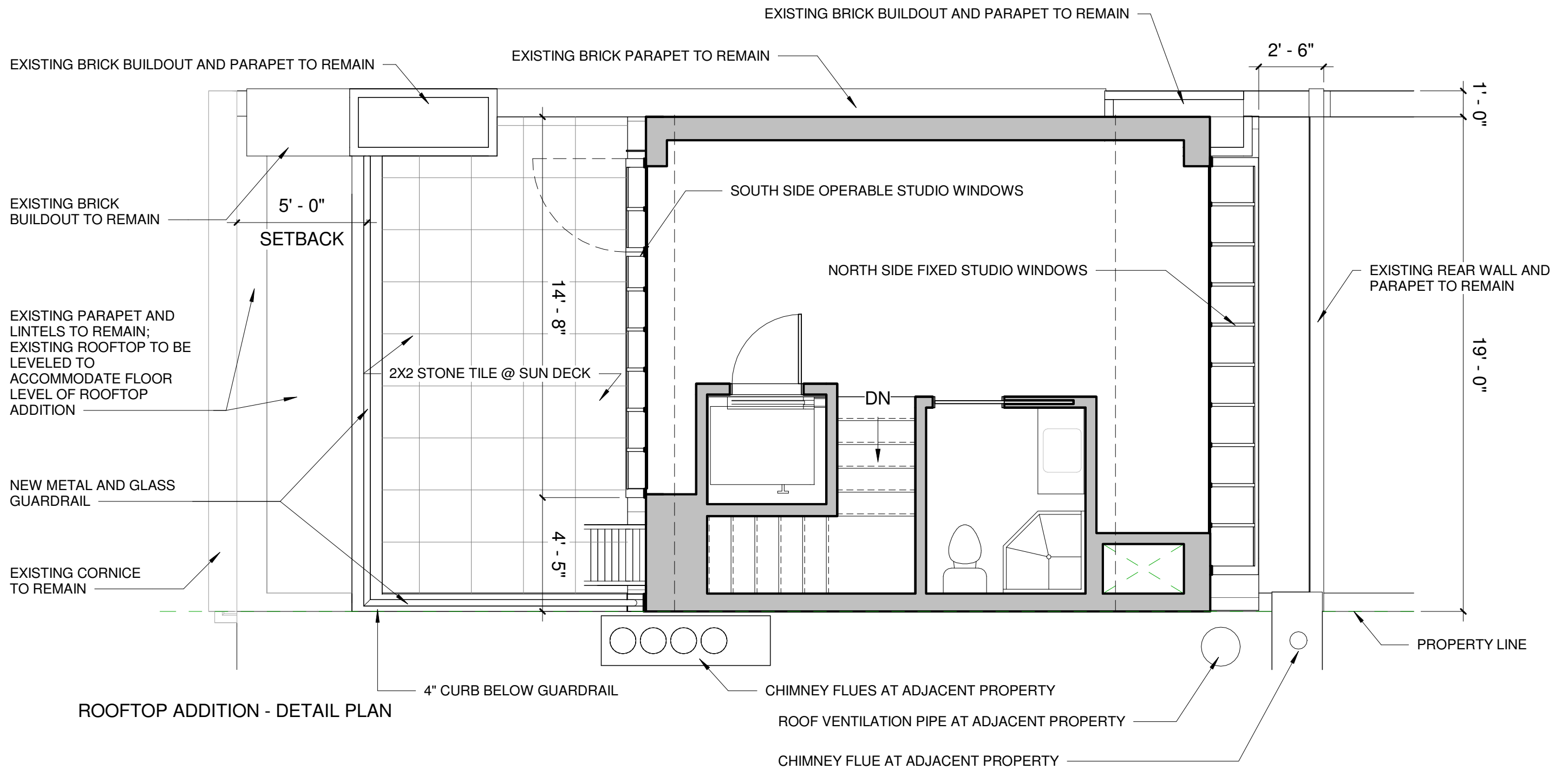


### ROOFTOP - EXISTING PLAN

13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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ROOFTOP ADDITION - DETAIL PLAN

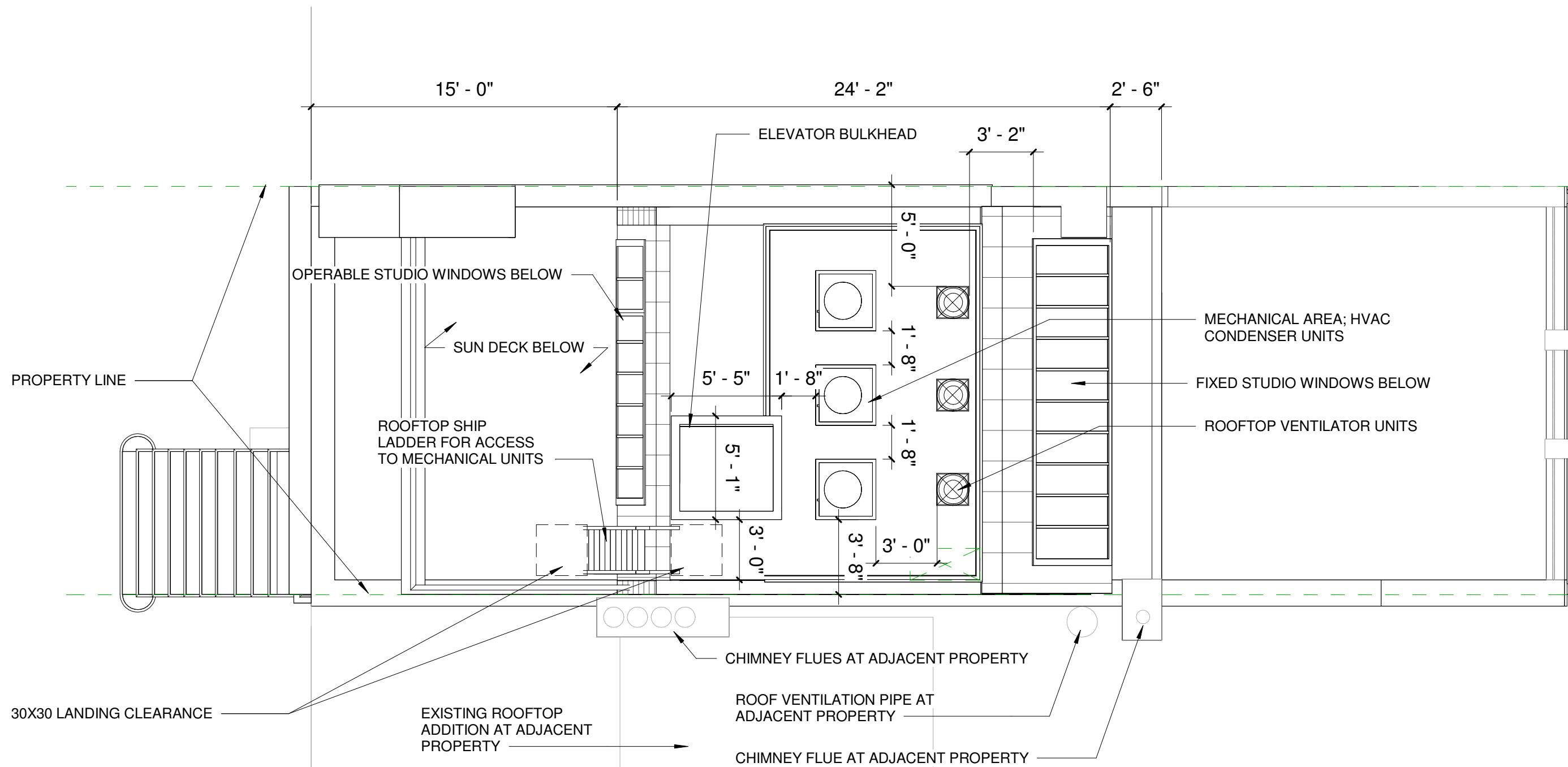


ROOFTOP - PROPOSED ADDITION DETAIL PLAN

13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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SCALE	1/4" = 1'-0"
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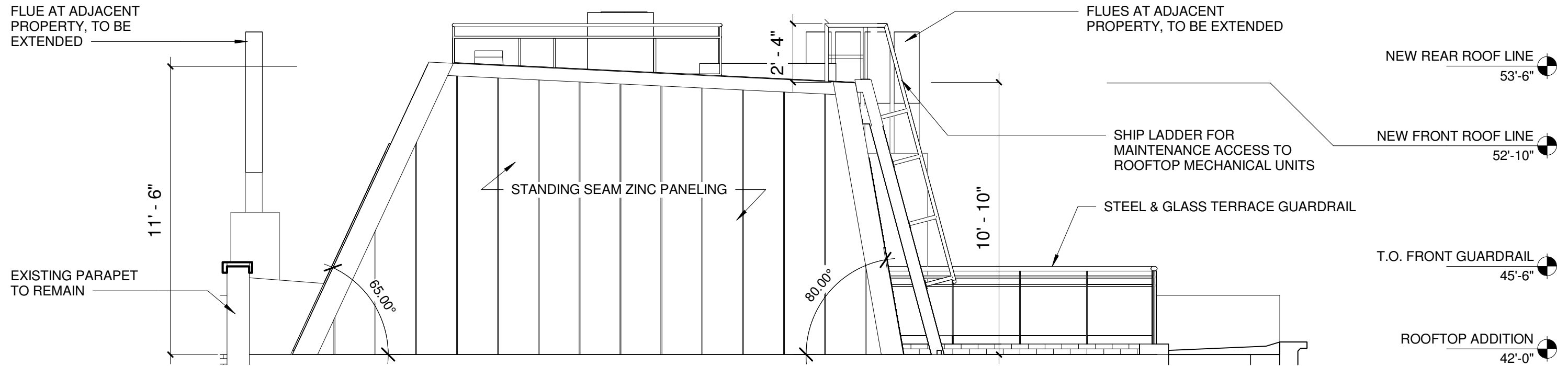


### ROOFTOP - PROPOSED ADDITION ROOF PLAN

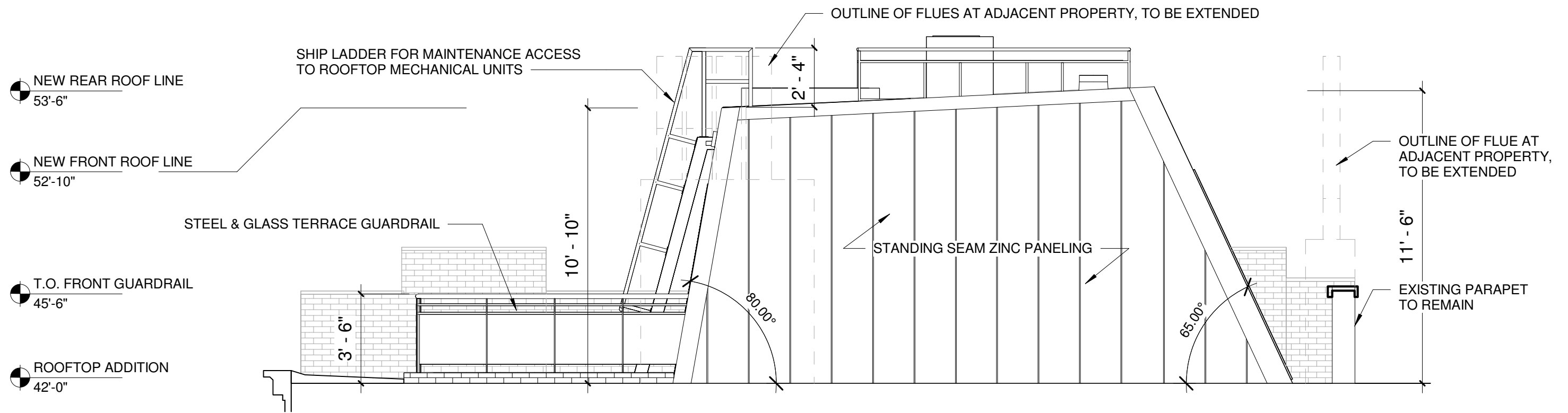
13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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ROOFTOP ADDITION - WEST ELEVATION



ROOFTOP ADDITION - EAST ELEVATION

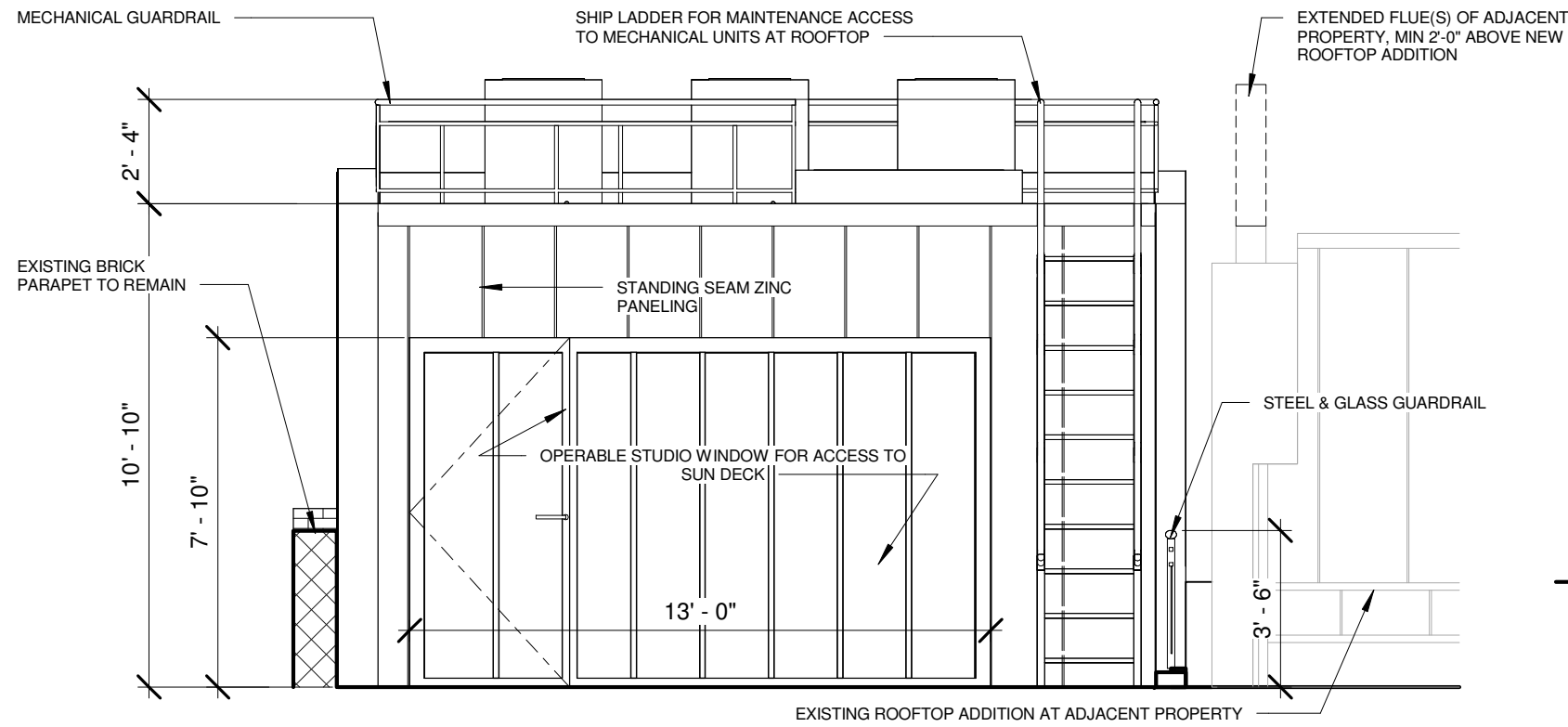


ROOFTOP - PROPOSED ADDITION DETAIL ELEVATIONS

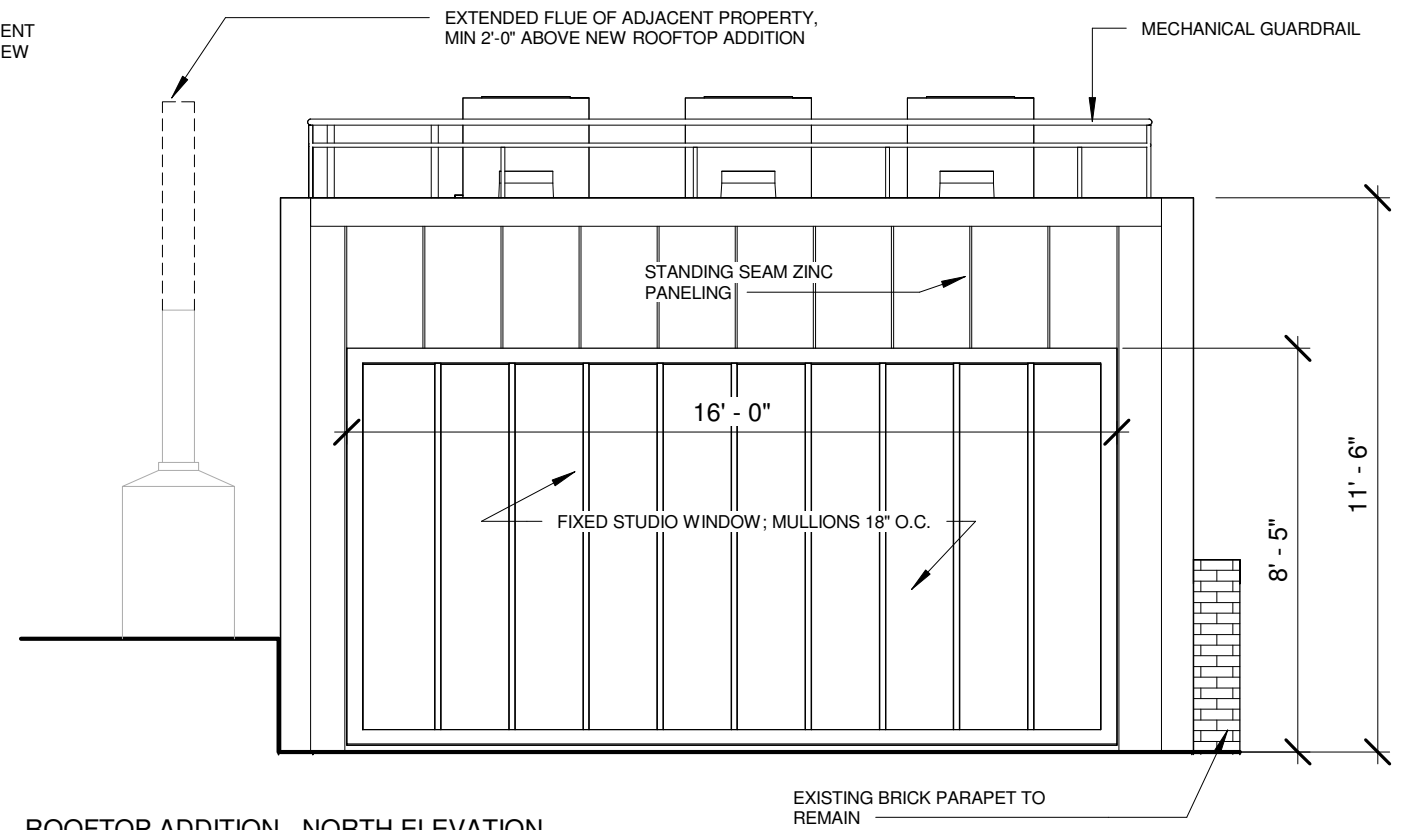
13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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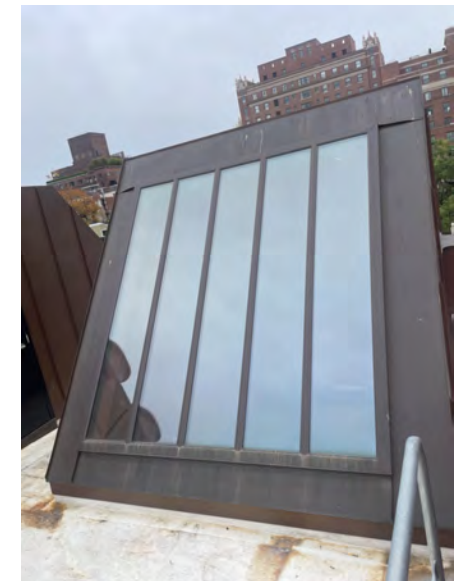
LPC-015



ROOFTOP ADDITION - SOUTH ELEVATION



ROOFTOP ADDITION - NORTH ELEVATION



STUDIO WINDOW ADDITION STYLES AND MATERIALS ON 13TH STREET



## ROOFTOP - PROPOSED ADDITION DETAIL ELEVATIONS

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161 W 13TH STREET  
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60-62 W9<sup>th</sup> STREET  
1940s TAX PHOTO



75 BEDFORD STREET  
1940s TAX PHOTO



204-216 W13<sup>th</sup> STREET  
1940s TAX PHOTO



HISTORIC STUDIO WINDOW ADDITIONS

13TH STREET TOWNHOUSE

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44 HORATIO STREET  
STUDIO WINDOW ADDITION APPROVED IN 2015



65 HORATIO STREET  
STUDIO WINDOW ADDITION APPROVED IN 2020



## STUDIO ADDITION - LPC APPROVED PROJECTS

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161 W 13TH STREET  
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327 W 4<sup>th</sup> STREET  
STUDIO WINDOW ADDITION APPROVED IN 2017



79-81 CHARLES STREET  
STUDIO WINDOW ADDITION APPROVED IN 2022



STUDIO ADDITION - LPC APPROVED PROJECTS

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LOOKING NORTHWEST FROM EXISTING SKYLIGHT



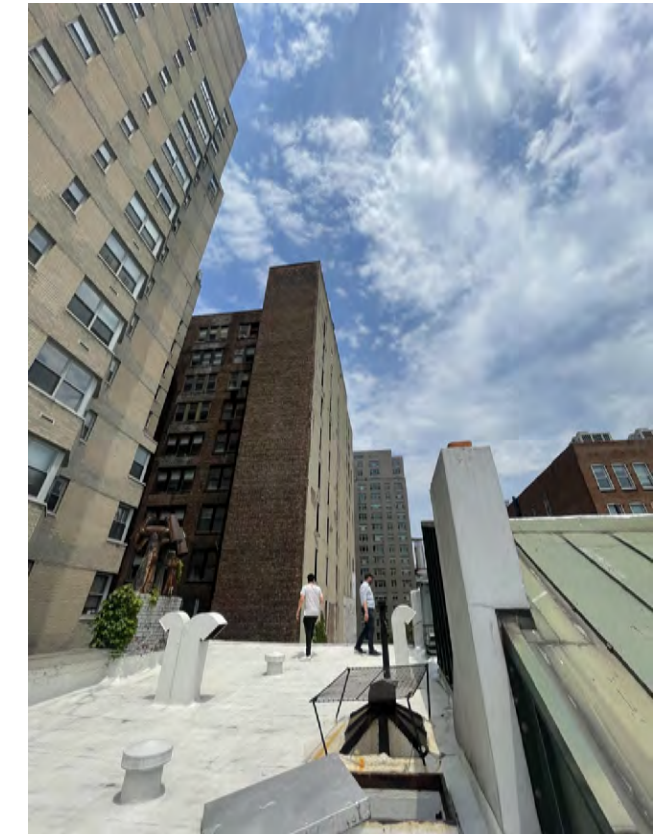
LOOKING SOUTHEAST FROM REAR OF ROOFTOP



LOOKING SOUTH



LOOKING WEST FROM PROPERTY LINE



LOOKING NORTH



**EMPORIUM  
DESIGN**



**JPD  
PRESERVATION  
CONSULTING**

**SITE PHOTOS - EXISTING ROOFTOP**

**13TH STREET TOWNHOUSE**

161 W 13TH STREET  
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**LPC-020**



LOOKING NORTH



LOOKING SOUTH



SITE PHOTOS - ROOFTOP ADDITION MOCKUP

13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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LPC-021



LOOKING EAST FROM FRONT GUARDRAIL MOCKUP



LOOKING WEST FROM FRONT GUARDRAIL MOCKUP



SITE PHOTOS - ROOFTOP ADDITION MOCKUP

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 161 W 13TH STREET  
 NEW YORK NY 10011

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LPC-022



**SITE PHOTOS - ADDITIONS MOCKUP**

**13TH STREET TOWNHOUSE**

161 W 13TH STREET  
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**LPC-023**



**SITE PHOTOS - ADDITIONS MOCKUP**

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 161 W 13TH STREET  
 NEW YORK NY 10011

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**LPC-024**



**SITE PHOTOS - ADDITIONS MOCKUP**

13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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**LPC-025**



**SITE PHOTOS - ADDITIONS MOCKUP**

**13TH STREET TOWNHOUSE**

161 W 13TH STREET  
NEW YORK NY 10011

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**LPC-026**



**EMPORIUM  
DESIGN**



**JPD**  
PRESERVATION  
CONSULTING

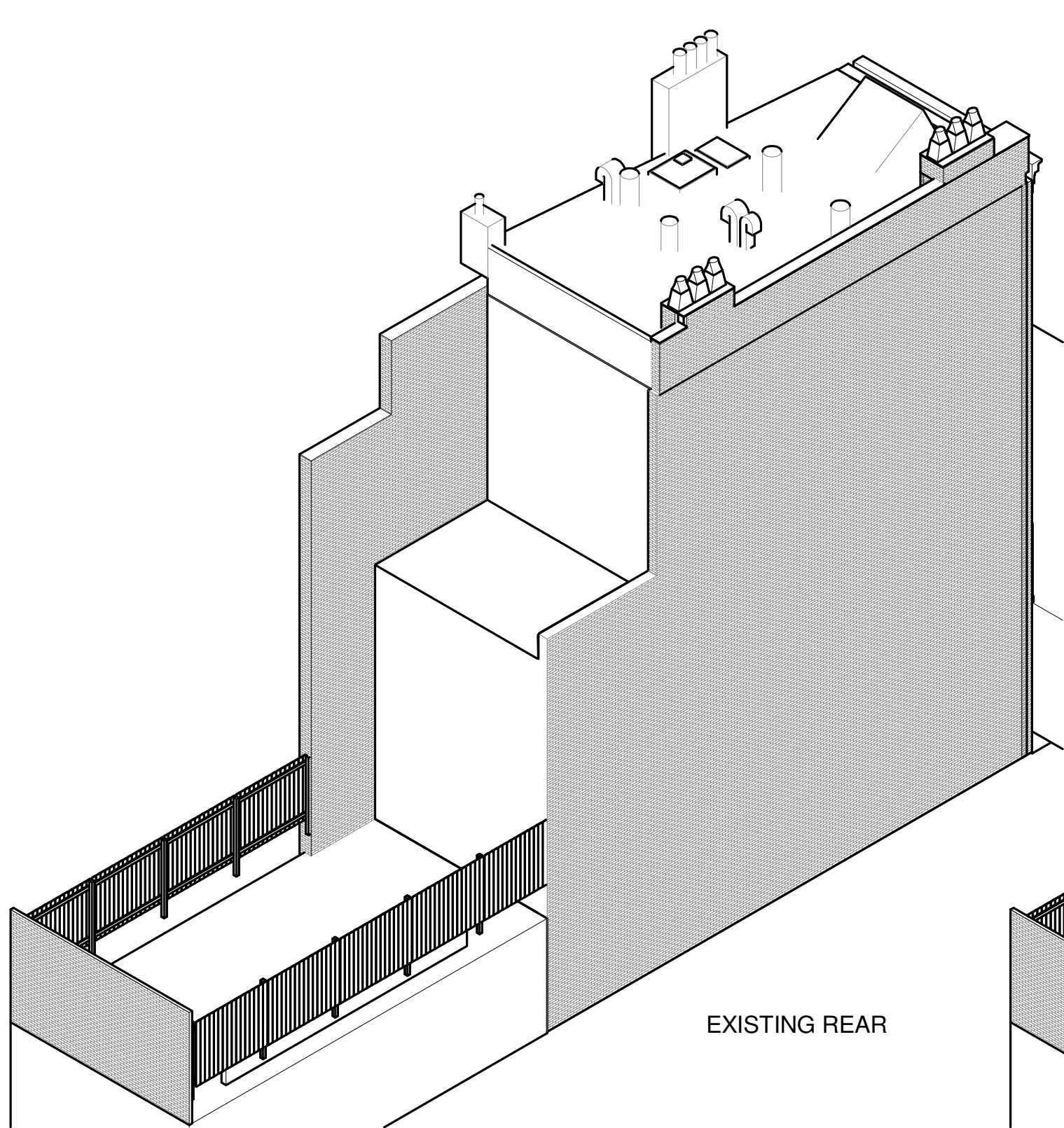
**SITE PHOTOS - ADDITIONS MOCKUP**

13TH STREET TOWNHOUSE

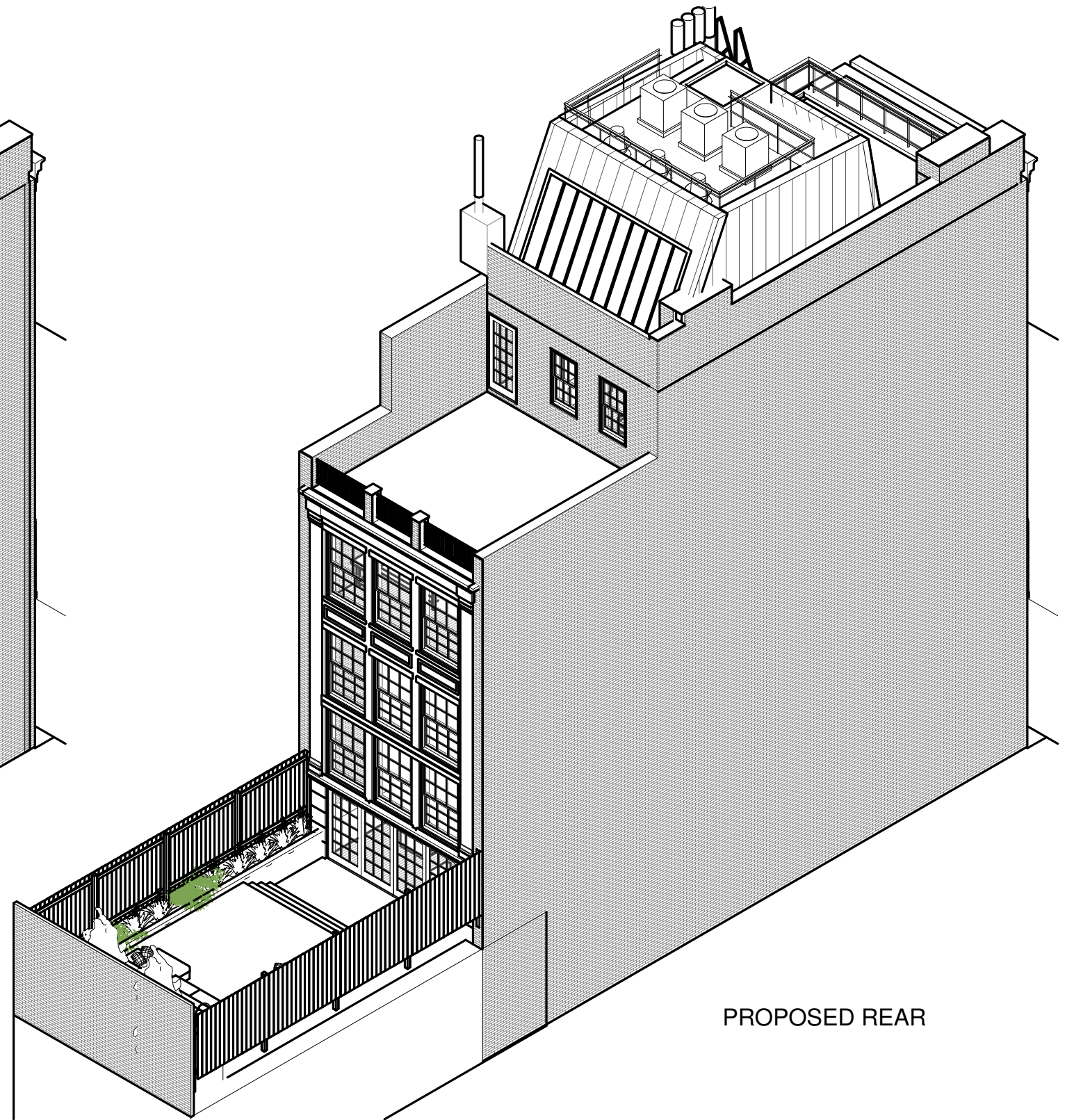
161 W 13TH STREET  
NEW YORK NY 10011

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**LPC-027**



EXISTING REAR



PROPOSED REAR



EXISTING AND PROPOSED BULK (REAR)

13TH STREET TOWNHOUSE

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LPC-028



BASEMENT AND LEVEL 1 - REAR FACADE



LEVEL 2 AND LEVEL 3 - REAR FACADE



**EMPORIUM**  
DESIGN



**JPD**  
PRESERVATION  
CONSULTING

**REAR FACADE - EXISTING CONDITIONS**

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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**LPC-029**

EXISTING ROOF  
45' - 6"

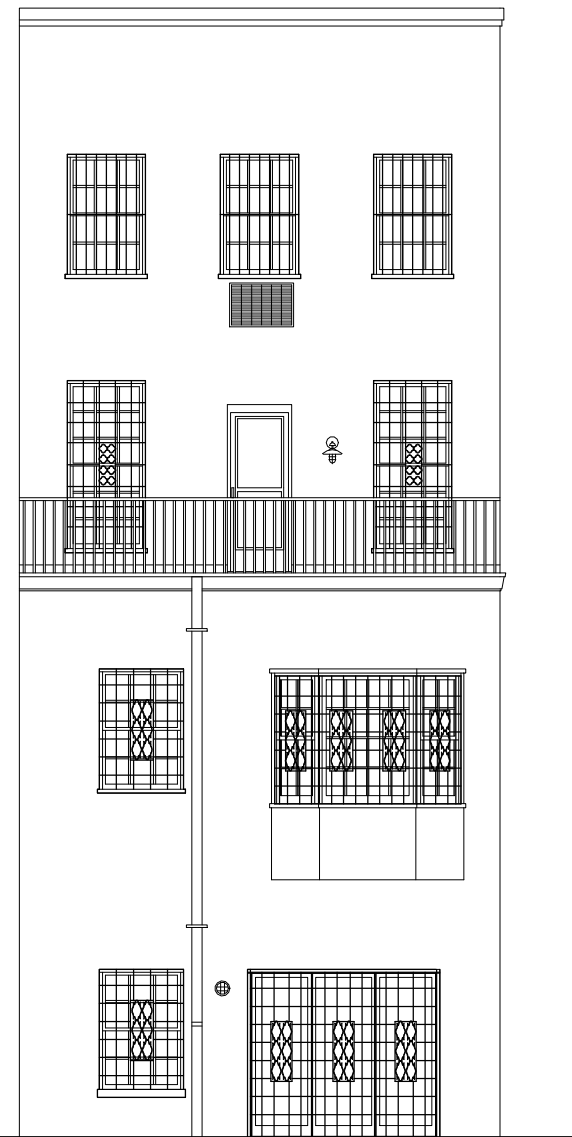
LEVEL 3  
31' - 5"

LEVEL 2  
20' - 2"

LEVEL 1  
7' - 2"

GRADE  
0' - 0"

EXISTING BASEMENT  
-1' - 6"



EXISTING REAR ELEVATION

ROOF  
52' - 10"

LEVEL 3  
31' - 5"

LEVEL 2  
20' - 2"

LEVEL 1  
7' - 2"

GRADE  
0' - 0"

BASEMENT  
-3' - 6"

NEW DOOR TO TERRACE; DOOR TO BE WOOD FRAME TO MATCH EXISTING DOOR AND WINDOW FRAMING; TO BE PAINTED BLACK TO MATCH EXISTING WINDOW FRAMES

EXISTING PARTY WALL TO REMAIN



PROPOSED REAR ELEVATION

NEW MECHANICAL UNITS AND ROOFTOP VENTILATOR UNITS

NEW ROOFTOP ADDITION TO BE CLAD IN STANDING SEAM ZINC

NEW BLACK METAL FRAME STUDIO WINDOWS

EXISTING WALL AND TRIM TO REMAIN

EXISTING REAR TO REMAIN; STUCCO TO BE REMOVED TO RESTORE REAR FACADE TO ORIGINAL BRICK

EXISTING WINDOWS TO BE REPLACED; NEW WINDOWS TO HAVE WOOD FRAME TO REPLICATE EXISTING, PAINTED MATCH EXISTING

NEW GUARDRAIL, STYLIZED TO BE CONTEMPORARY TO EARLY 19TH CENTURY IRON RAILINGS; TO BE PAINTED BLACK

WOOD CLAD FACADE, PAINTED WHITE; REFER TO MATERIALS PAGE FOR COLOR SPECIFICATION

NEW WINDOWS; WOOD FRAME TO MATCH EXISTING FRAMES, TO BE PAINTED WHITE

EXISTING SIDE WALL TO REMAIN; SIDE WALL EXTENSION TO MATCH EXISTING BRICK WALL

BROWNSTONE STUCCO FINISH AT BASEMENT LEVEL FACADE

NEW WOOD FRAME PATIO DOORS TO REAR YARD, PAINTED WHITE



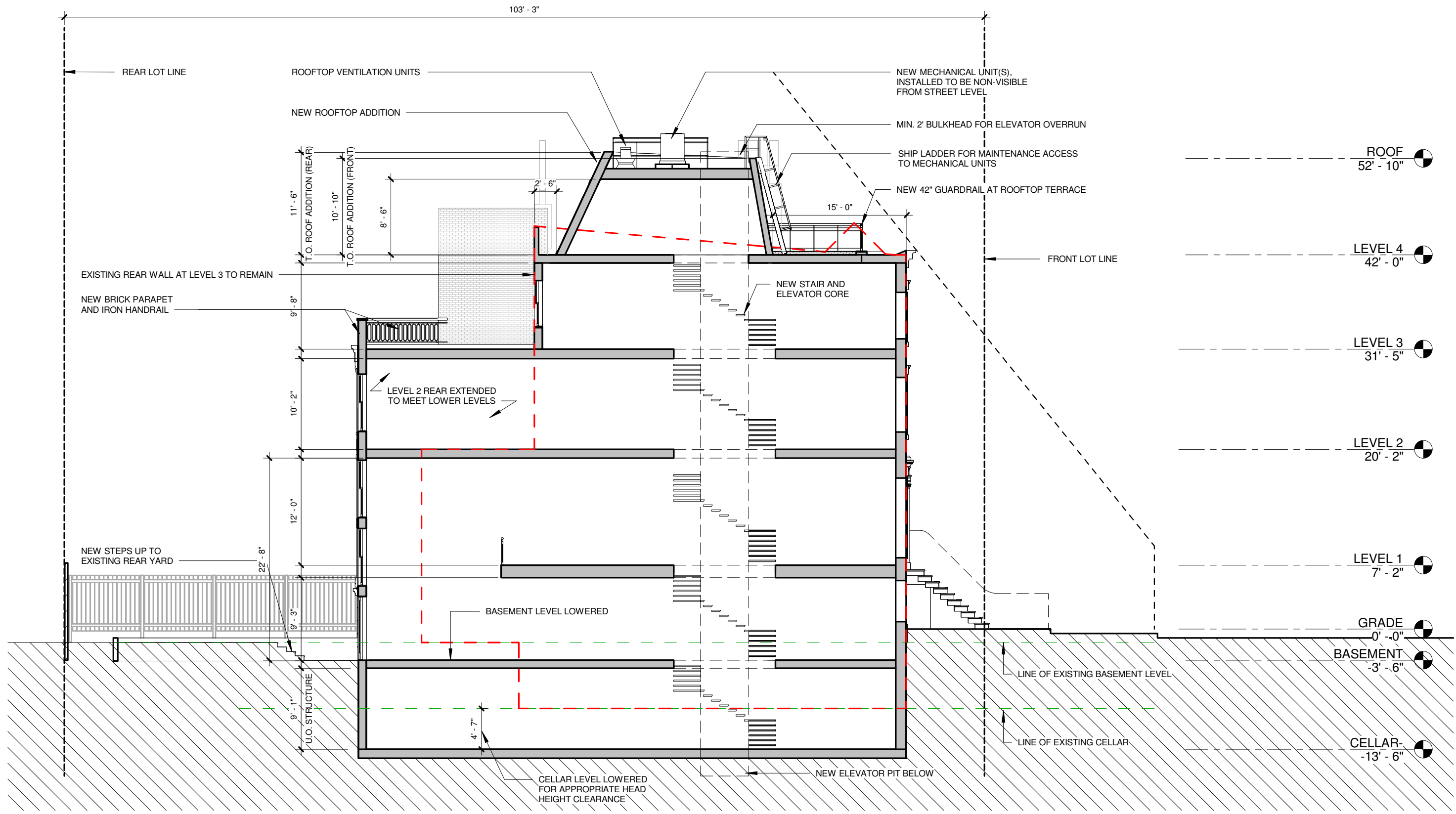
REAR ELEVATION SCOPE

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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**PROPOSED LONG SECTION**

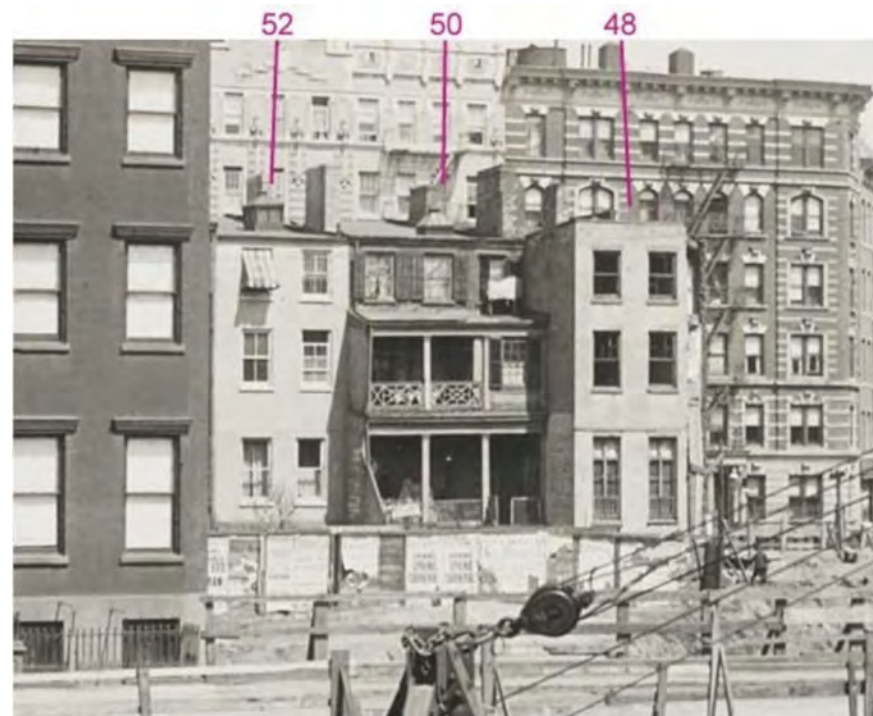
**13TH STREET TOWNHOUSE**

161 W 13TH STREET  
NEW YORK NY 10011

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**LPC-031**





**50 CHARLES STREET**  
 REAR TEA PORCH IN 1916, VIEWED FROM SEVENTH AVENUE



**18 COMMERCE STREET**  
 REAR TEA PORCH IN 1914 (ABOVE) AND IN 2023 (BELOW) WITH 1920 COLONIAL REVIVAL ALTERATION



**58 MORTON STREET**  
 RECONSTRUCTED TEA PORCH



**HISTORIC WOOD ADDITIONS IN THE GREENWICH VILLAGE DISTRICT**

**13TH STREET TOWNHOUSE**  
 161 W 13TH STREET  
 NEW YORK NY 10011

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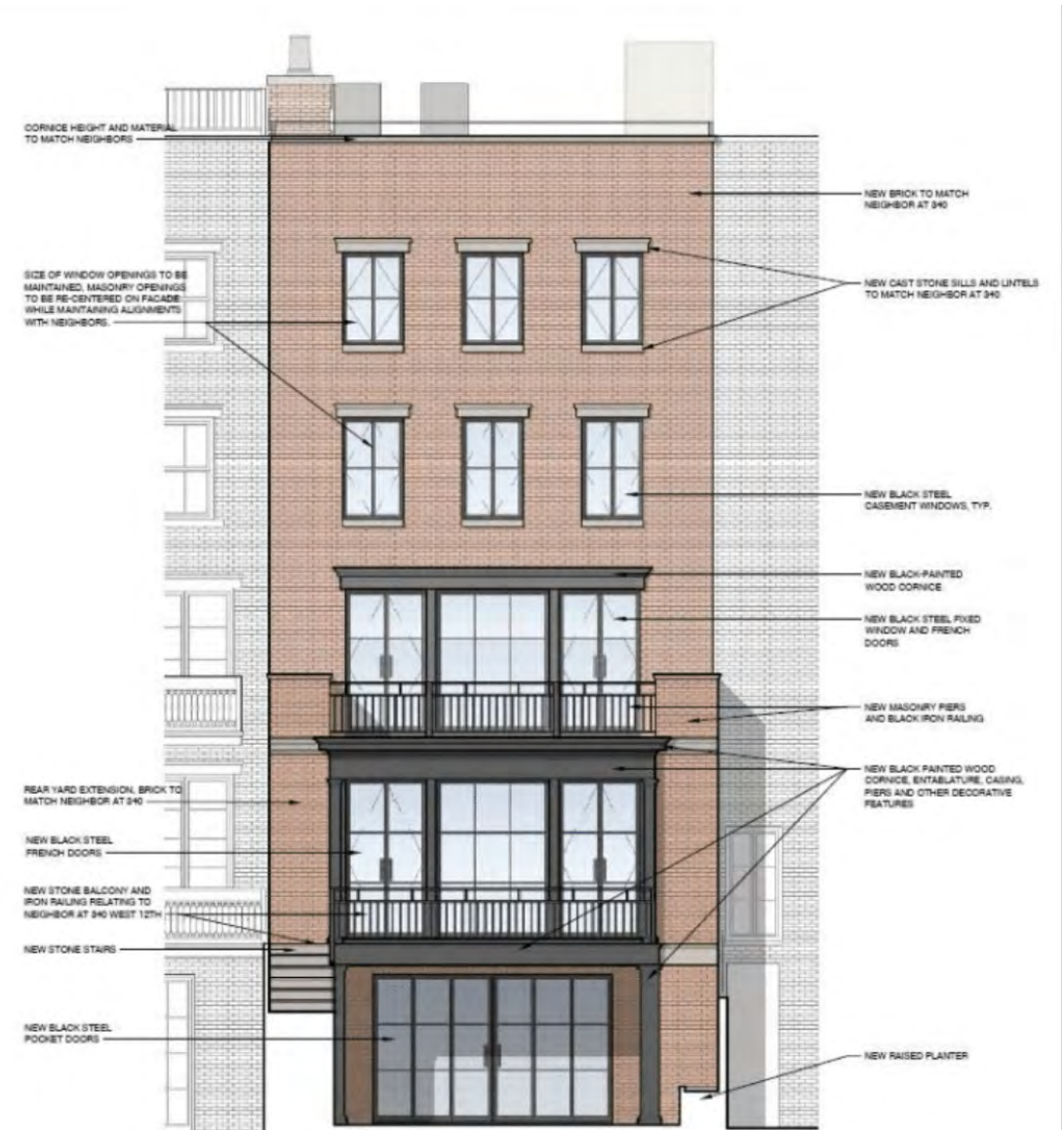
**LPC-032**



27 EAST 11TH STREET  
ADDITION WITH WOOD CLADDING, APPROVED IN 2013



25 EAST 11TH STREET  
ADDITION WITH BOWED 2-STORY WOOD CLAD PROJECTING BAY,  
APPROVED IN 2022



338 WEST 12TH STREET  
TEA PORCH INSPIRED REAR ADDITION, APPROVED IN 2023

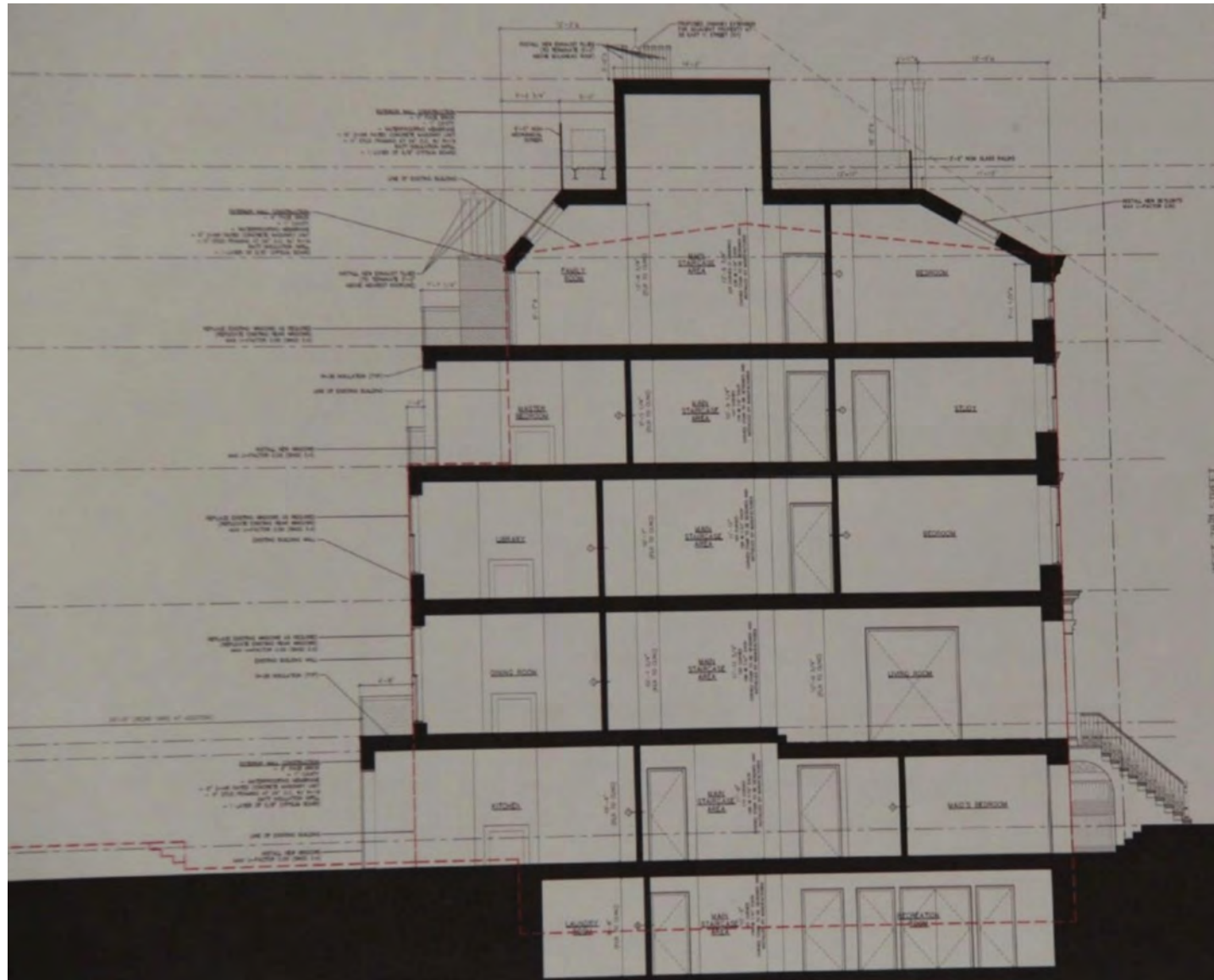


REAR ADDITION DESIGN APPROVALS IN THE GREENWICH VILLAGE DISTRICT

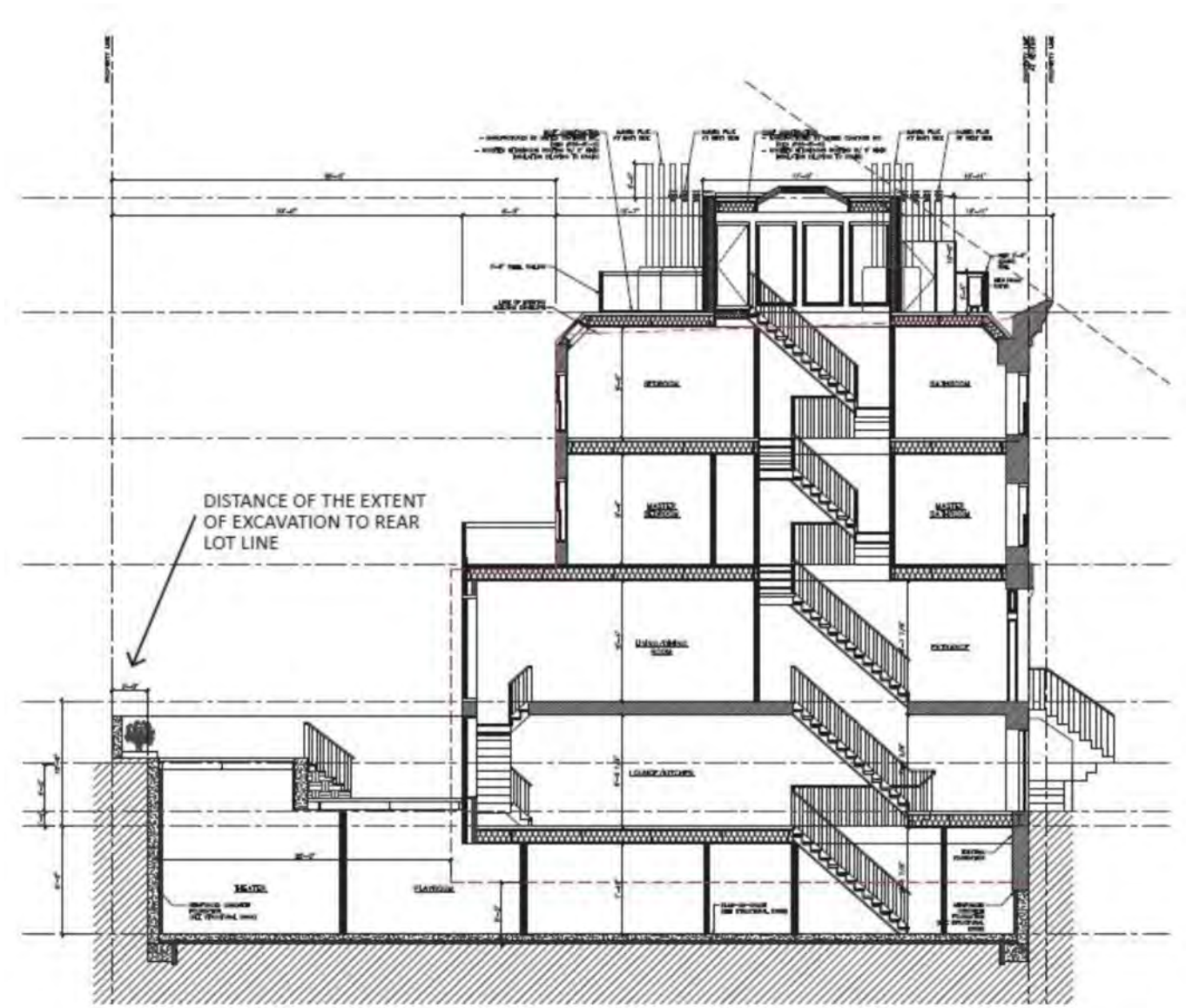
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

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27 EAST 11TH STREET  
 ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2013



246 WEST 12TH STREET  
 ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2018

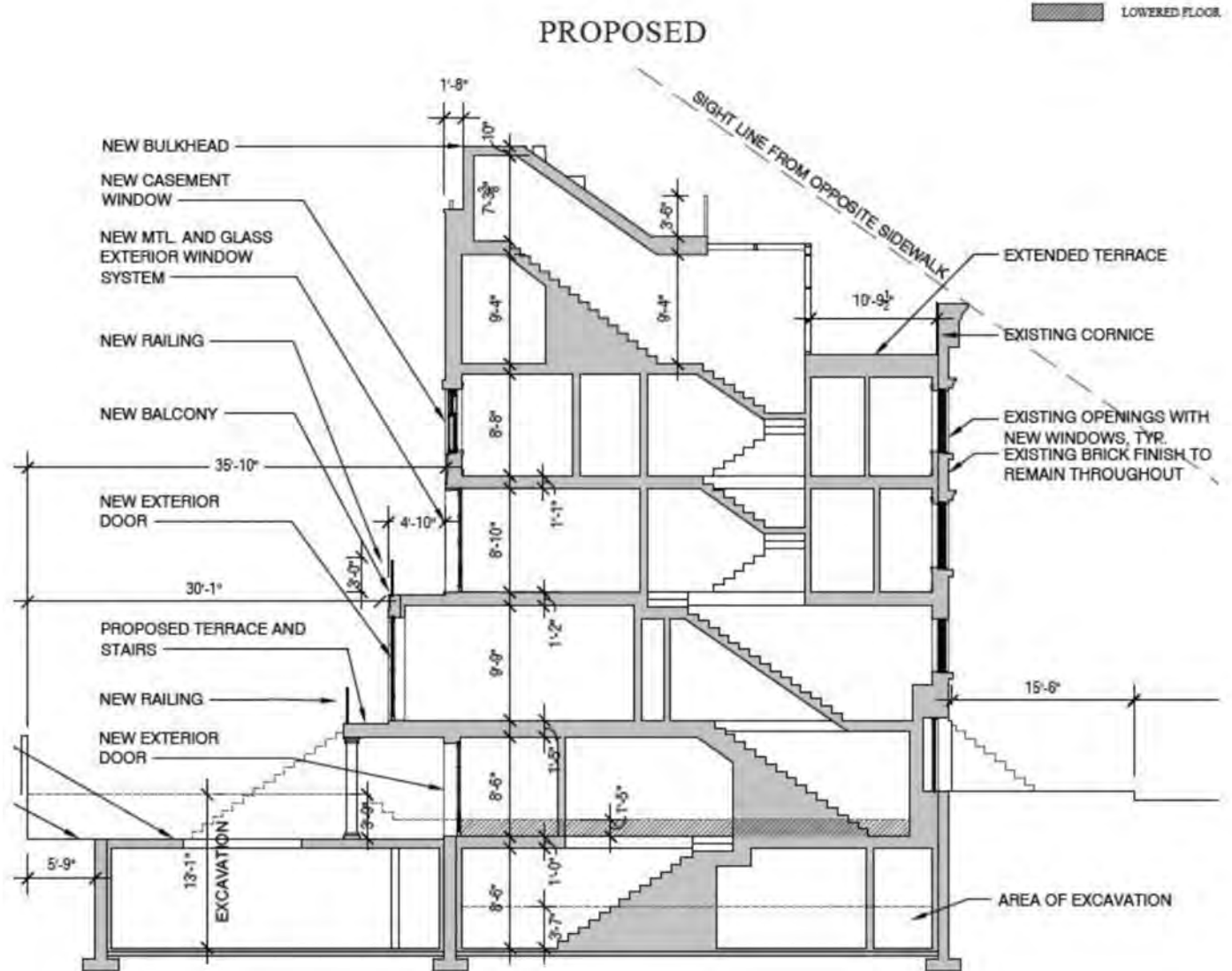


LPC APPROVED EXCAVATIONS

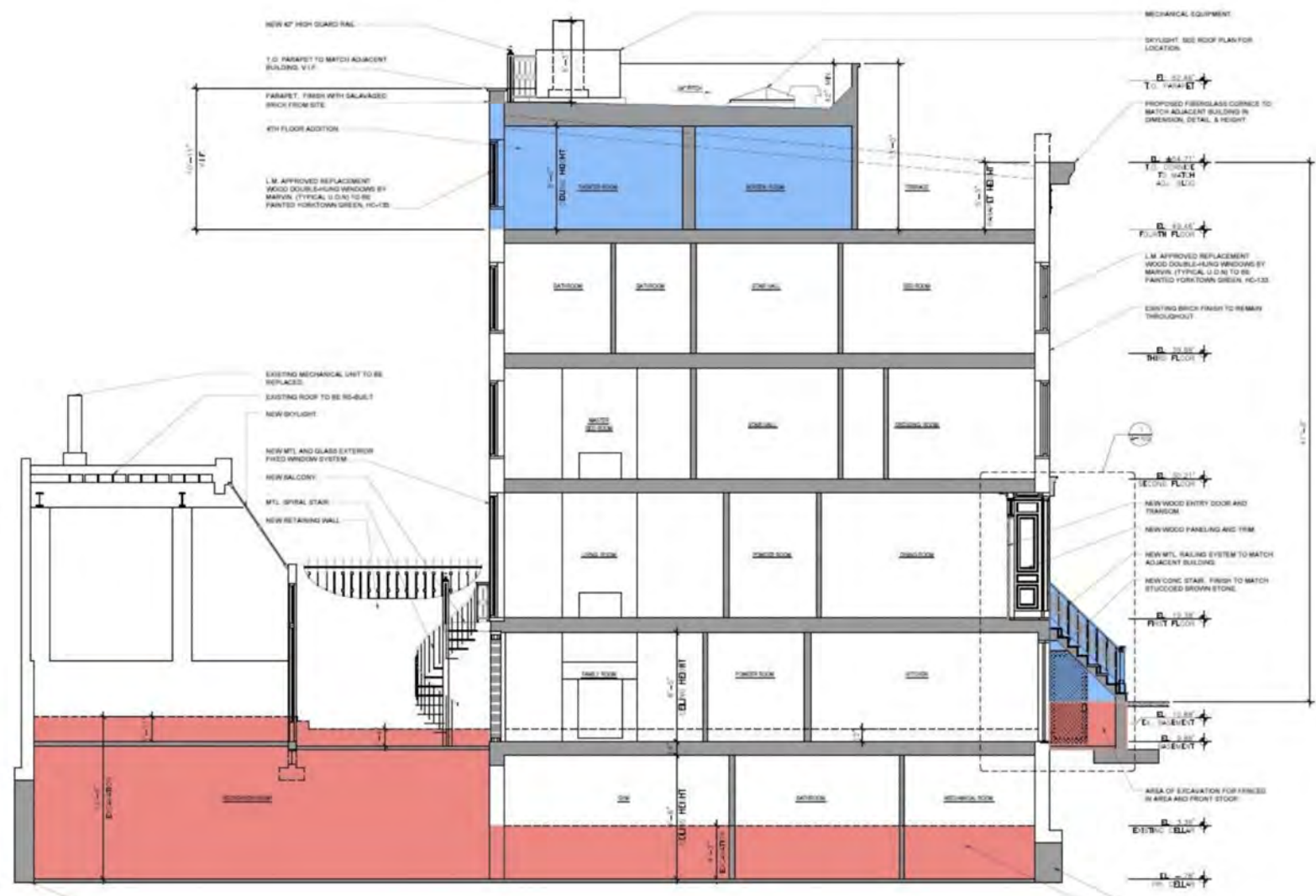
13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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338 WEST 12TH STREET  
ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2023



340 WEST 12TH STREET  
ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2015

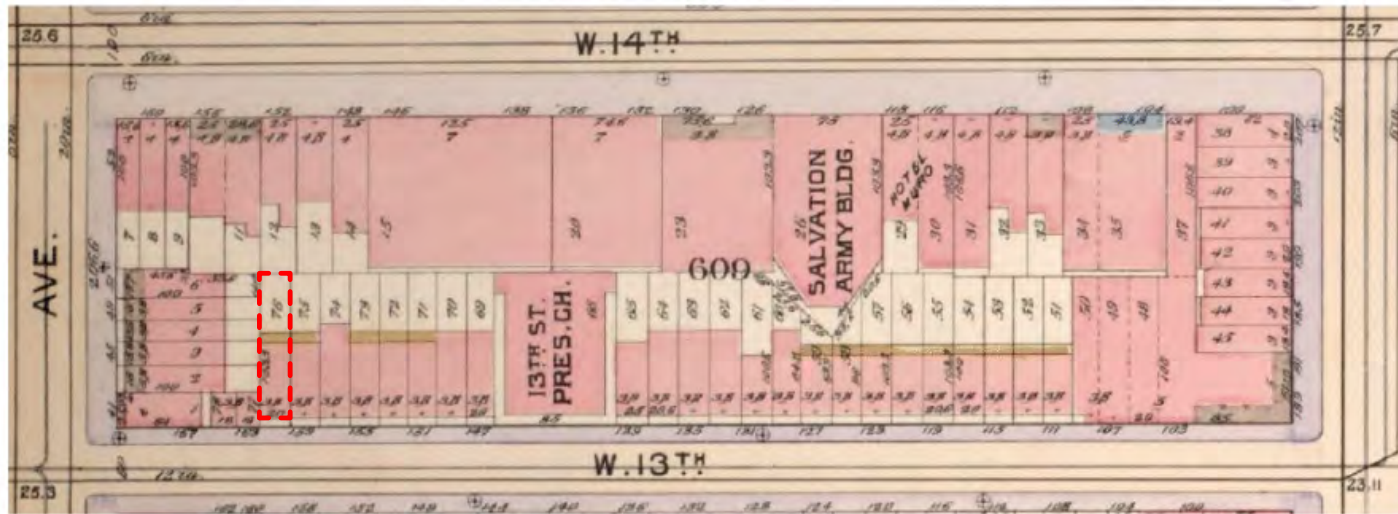


LPC APPROVED EXCAVATIONS

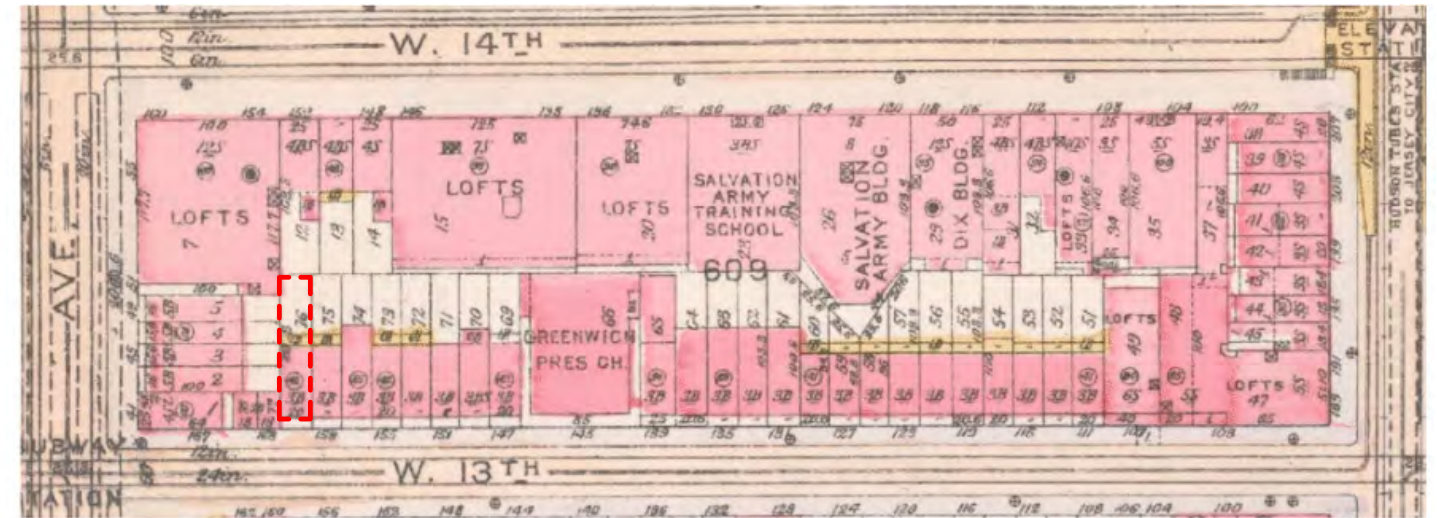
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	12.15.2023
DWN	EI
PAGE #	35 of 44

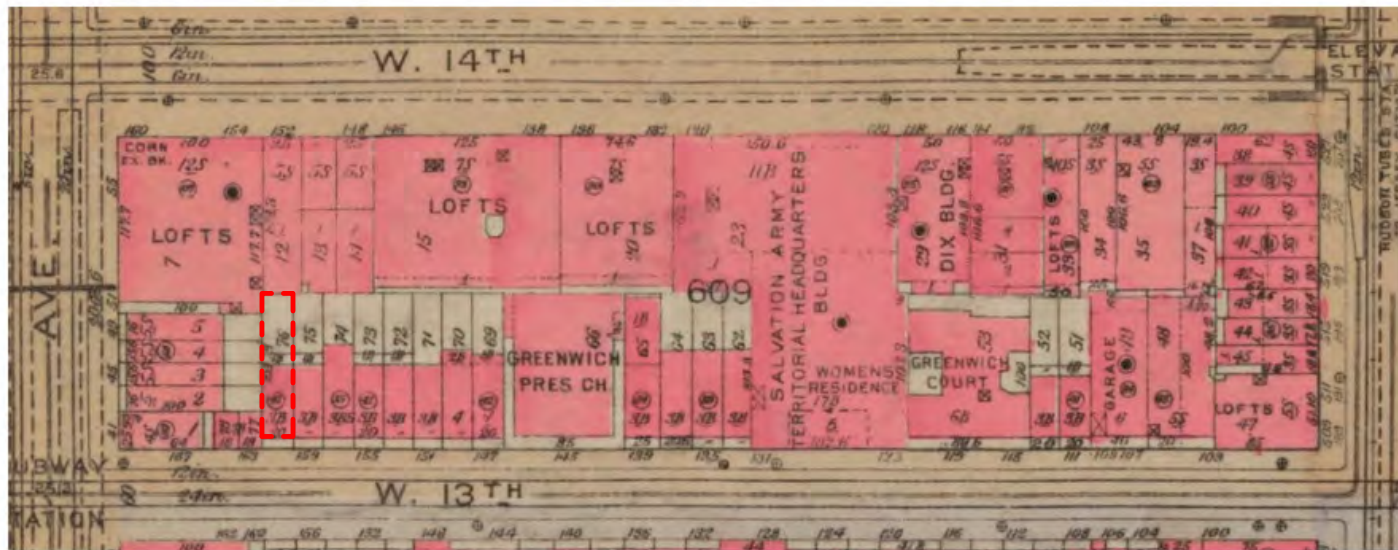
LPC-035



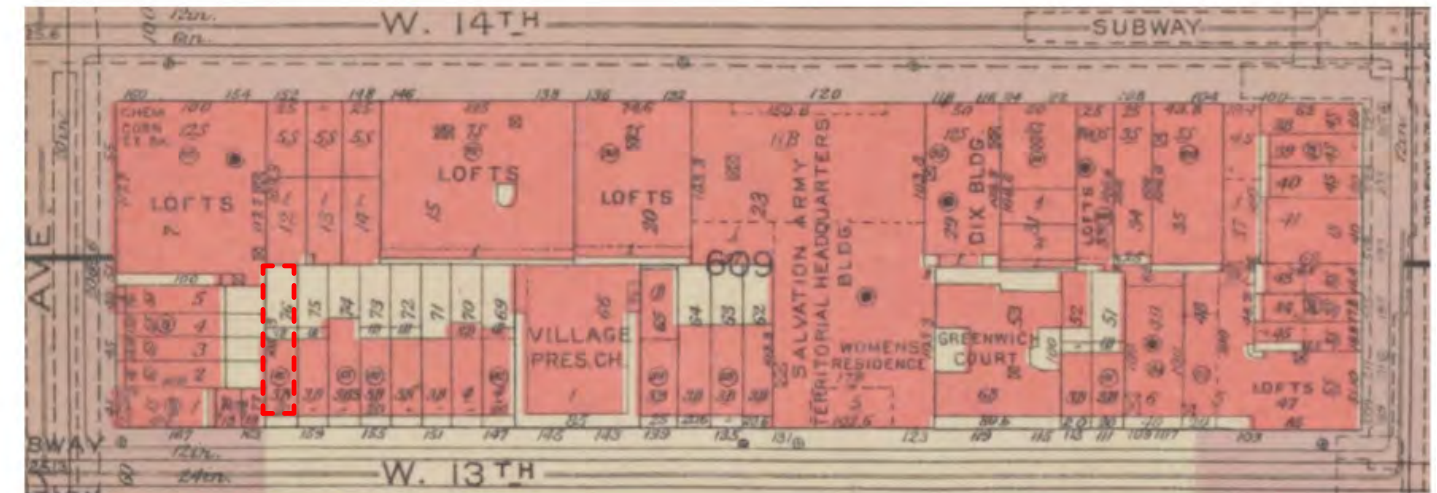
1899 BROMLEY MAP (NYPL)



1916 BROMLEY MAP (NYPL)



1930 BROMLEY MAP (NYPL)



1955 BROMLEY MAP (NYPL)



## HISTORIC MAPS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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LPC-036



2-STORY REAR  
 3-STORY REAR ADDITION  
 FULL HEIGHT REAR ADDITION

EXISTING ROOFTOP ADDITIONS  
 EXISTING SKYLIGHTS  
 EXISTING BULKHEADS

NEW PROPOSED ROOFTOP ADDITION  
 NEW PROPOSED 3-STORY REAR ADDITION  
 NEW PROPOSED BULKHEAD



### PROPOSED BLOCK PLAN

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/2" = 1'-0"
DATE	12.15.2023
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LPC-037



**EMPORIUM**  
DESIGN



**JPD**  
PRESERVATION  
CONSULTING

**PROPOSED REAR ADDITION - RENDERED VIEWS**

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
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**LPC-038**



PROPOSED REAR - MONTAGE RENDERED VIEWS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	12.07.2023
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PAGE #	39 of 44

LPC-039



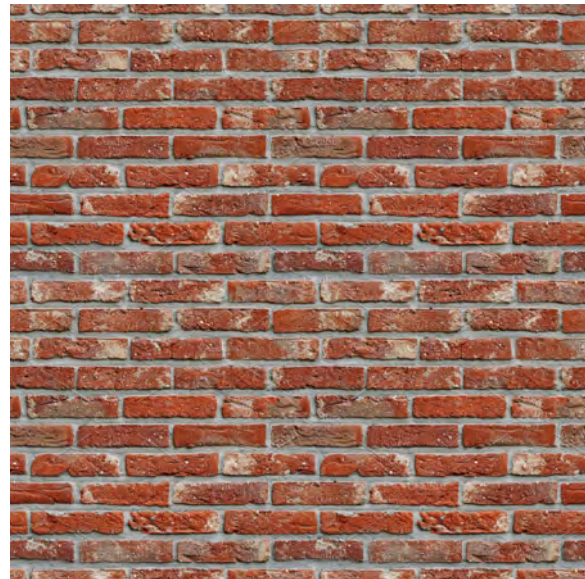
PROPOSED FRONT - MONTAGE RENDERED VIEWS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	12.07.2023
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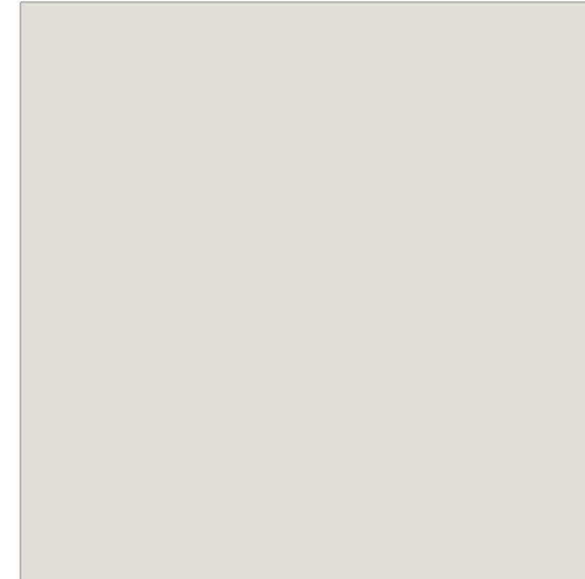
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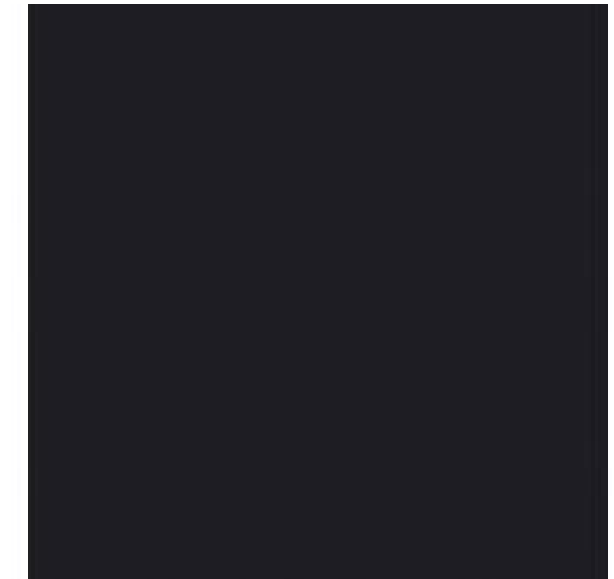
(EXISTING) BRICK EXTERIOR WALL



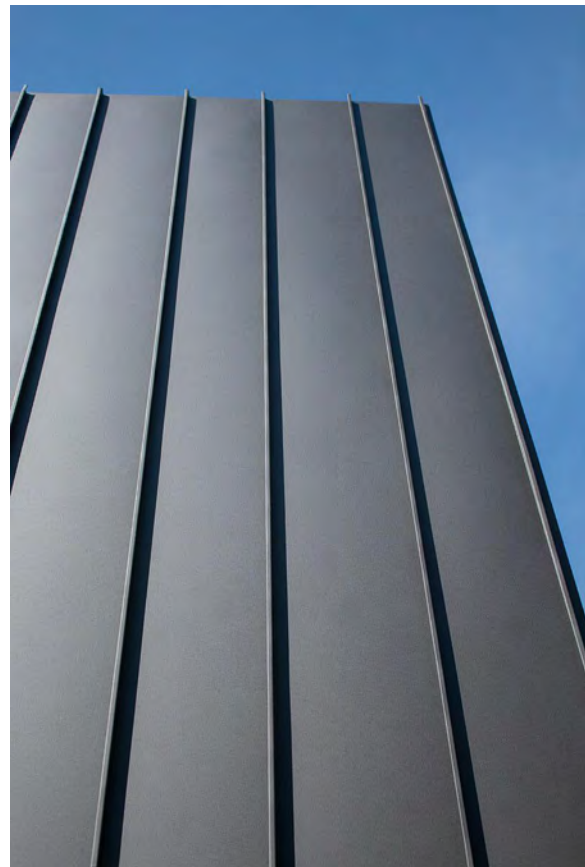
(EXISTING) BROWNSTONE EXTERIOR STONE; MATCHING BROWNSTONE STUCCO TO BE USED FOR PATCHING LOCATIONS



(NEW) PAINTED LINTELS AND WINDOW FRAMES



(NEW) PAINTED DOORS AND WINDOW FRAMES



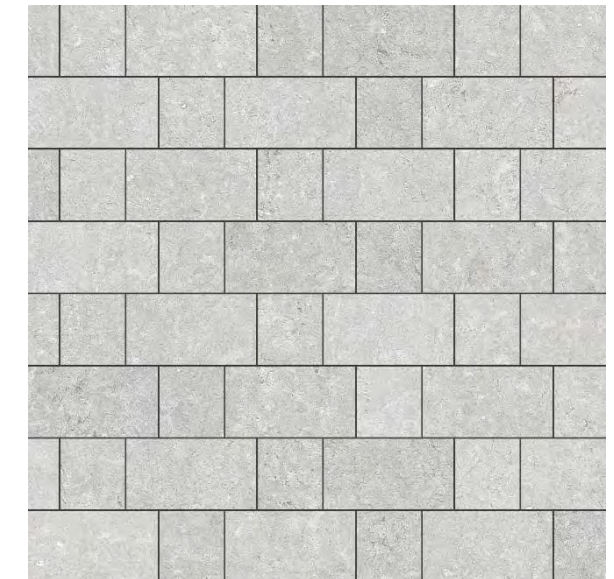
(NEW) STANDING SEAM ZINC STUDIO ADDITION



(EXISTING) BLUESTONE EXTERIOR GARDEN PAVING



(NEW) REAR YARD MARBLE PAVING



(NEW) REAR YARD GRANITE PAVING

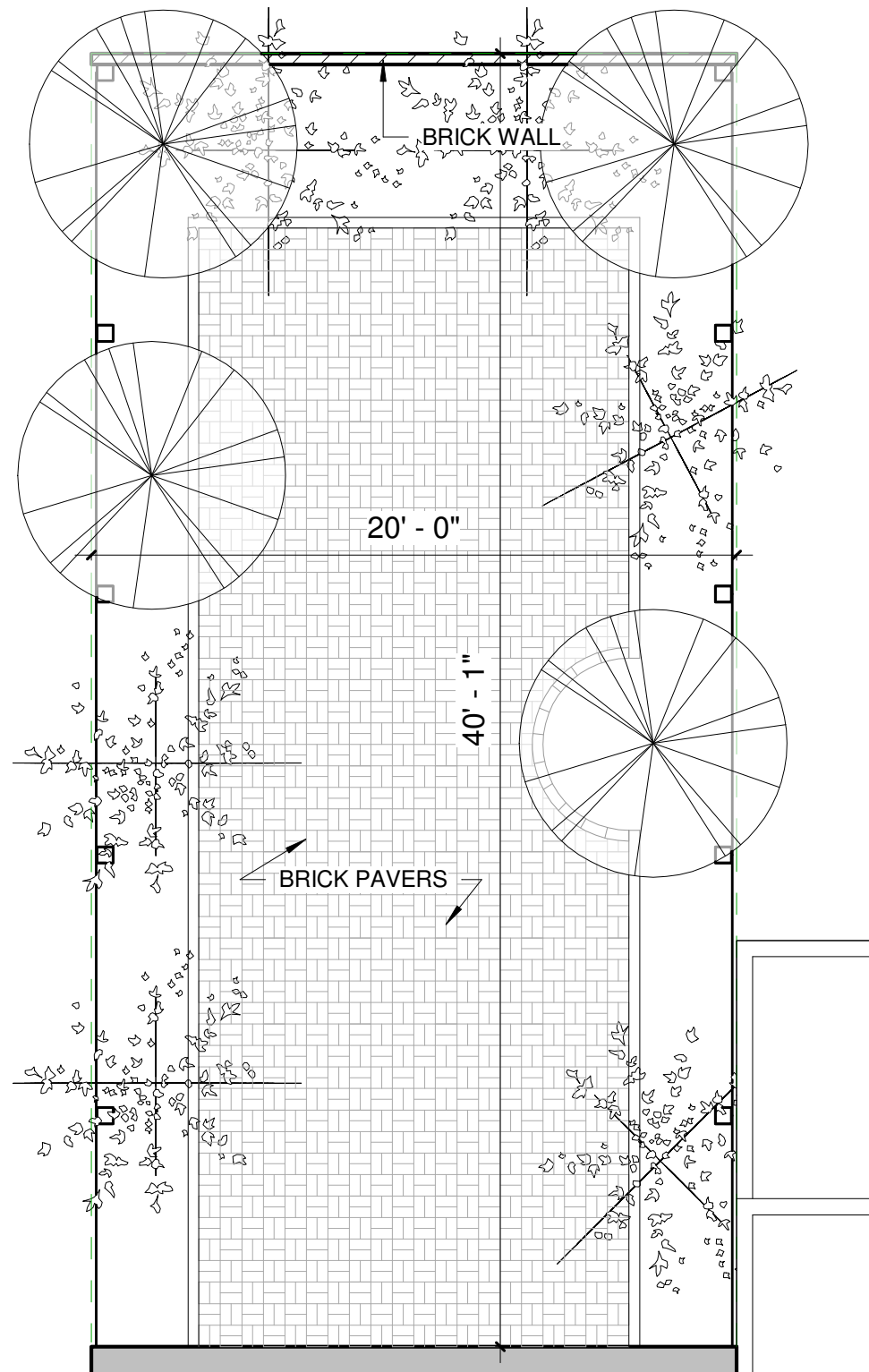


## MATERIAL SAMPLES

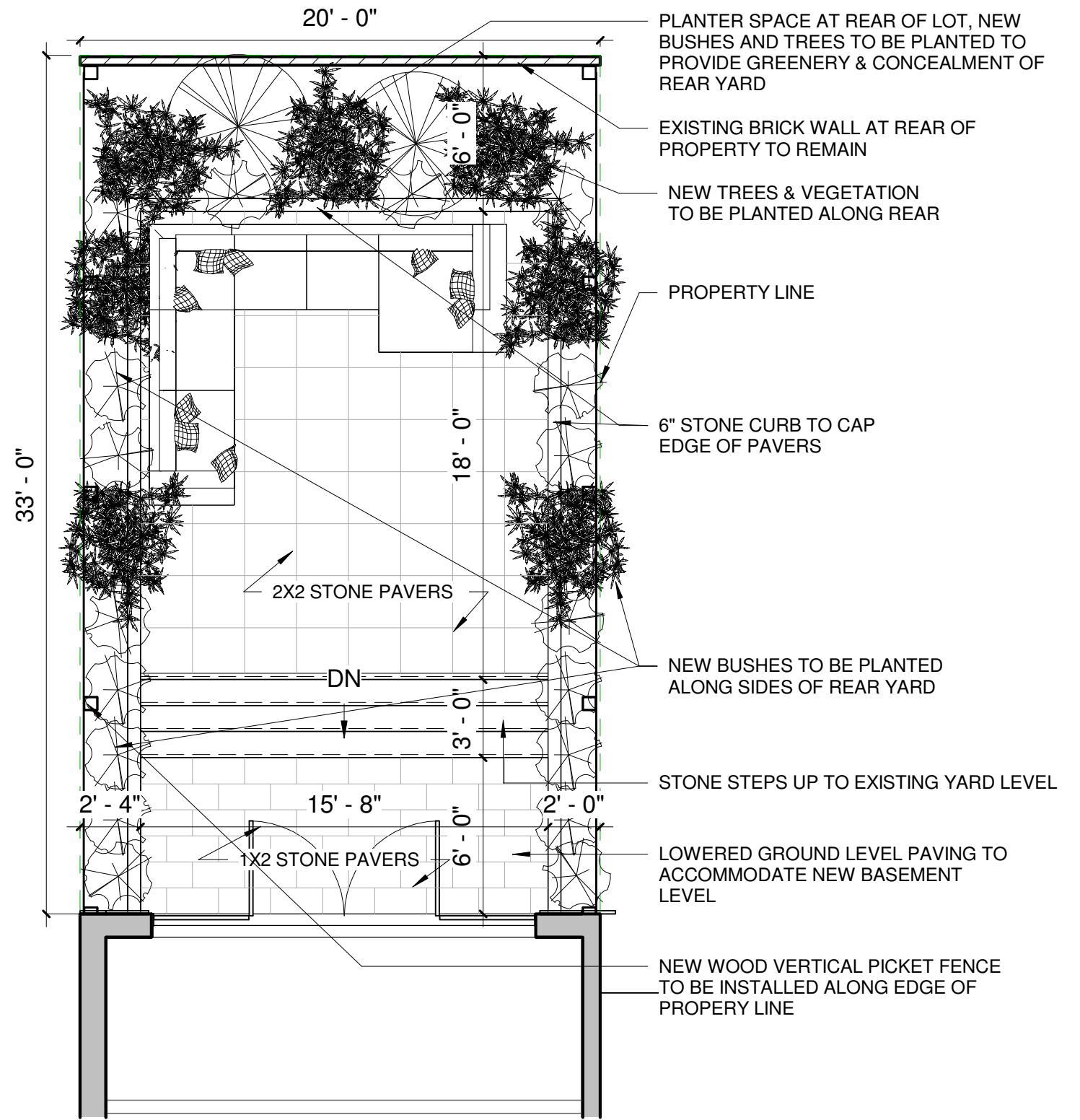
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
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LPC-041



EXISTING REAR YARD DETAIL PLAN



PROPOSED REAR YARD DETAIL PLAN

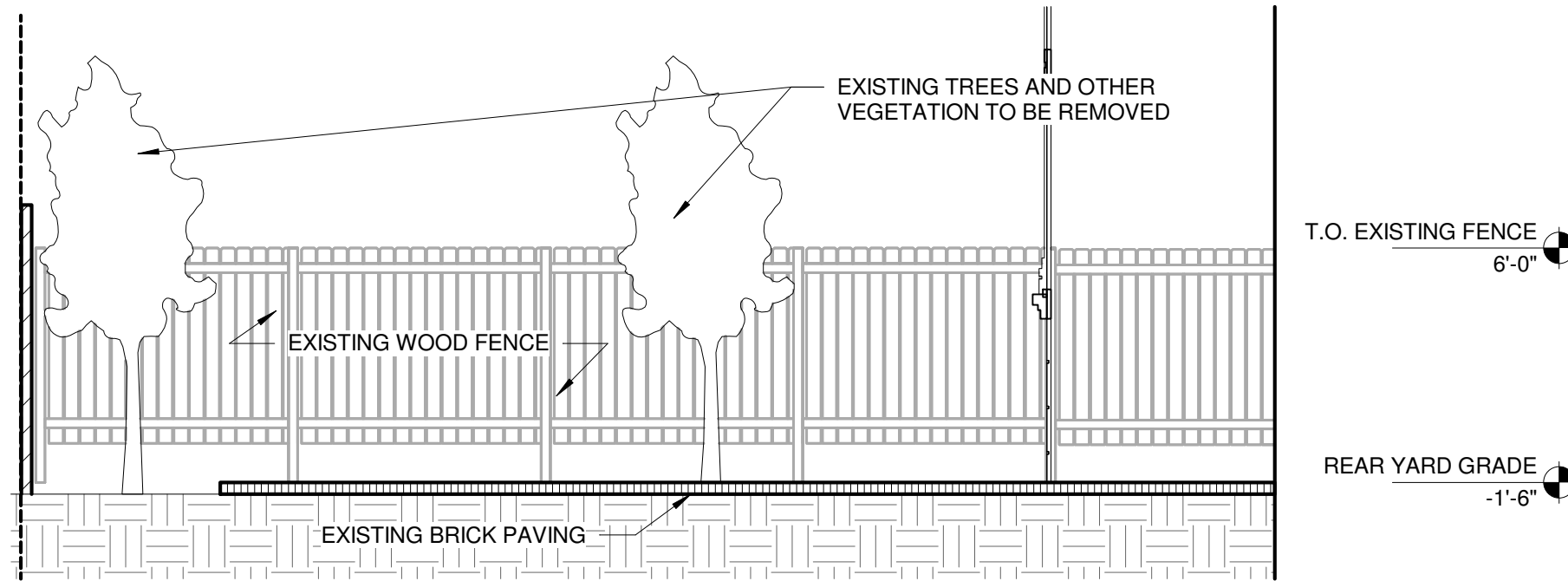


REAR YARD SCOPE

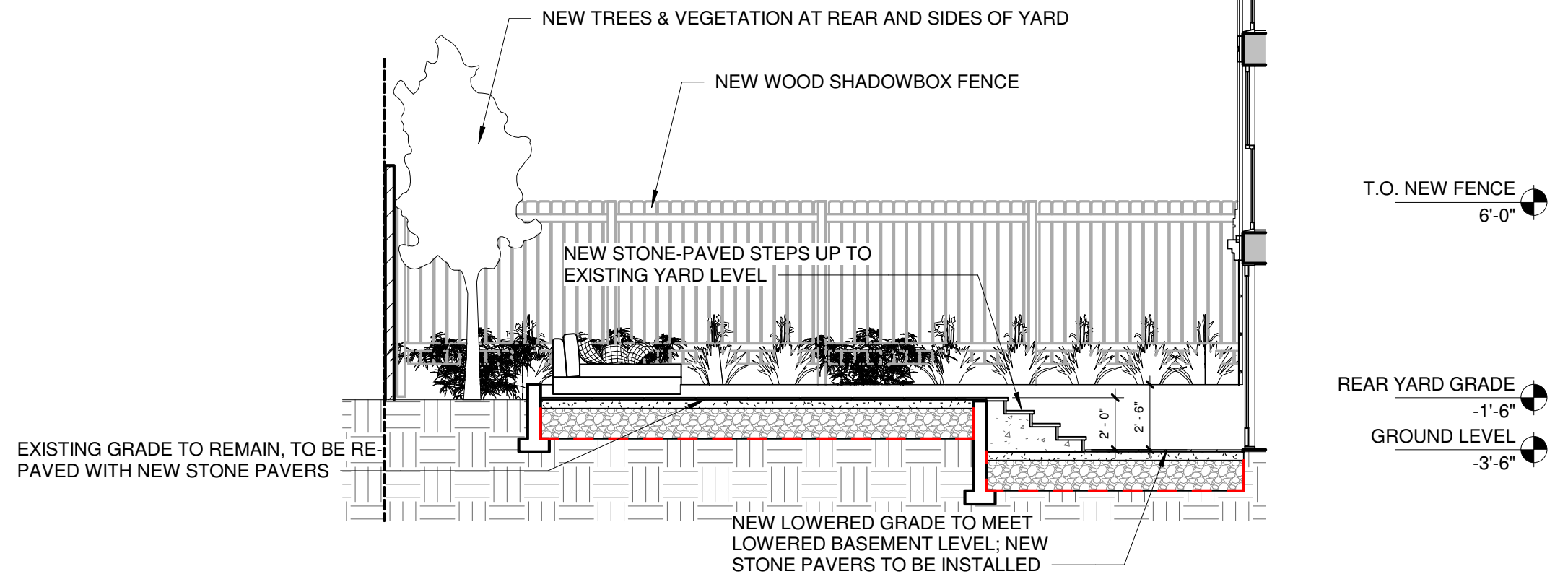
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	12.07.2023
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LPC-042



EXISTING REAR YARD DETAIL SECTION



PROPOSED REAR YARD DETAIL SECTION

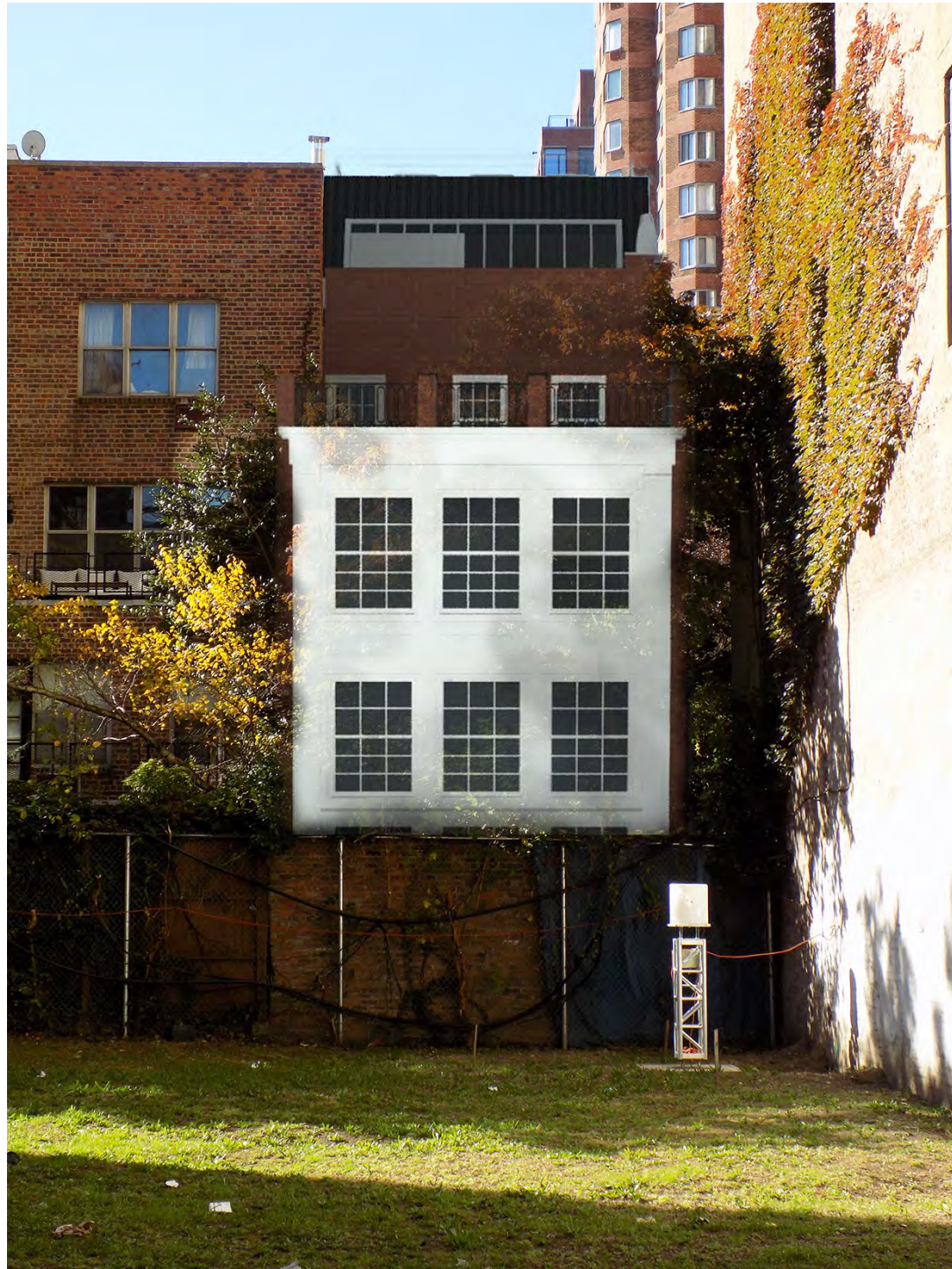


REAR YARD SCOPE

13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	12.14.2023
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LPC-043



PROPOSED FRONT AND REAR RENDERED IMAGES

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
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LPC-044

# APPENDIX

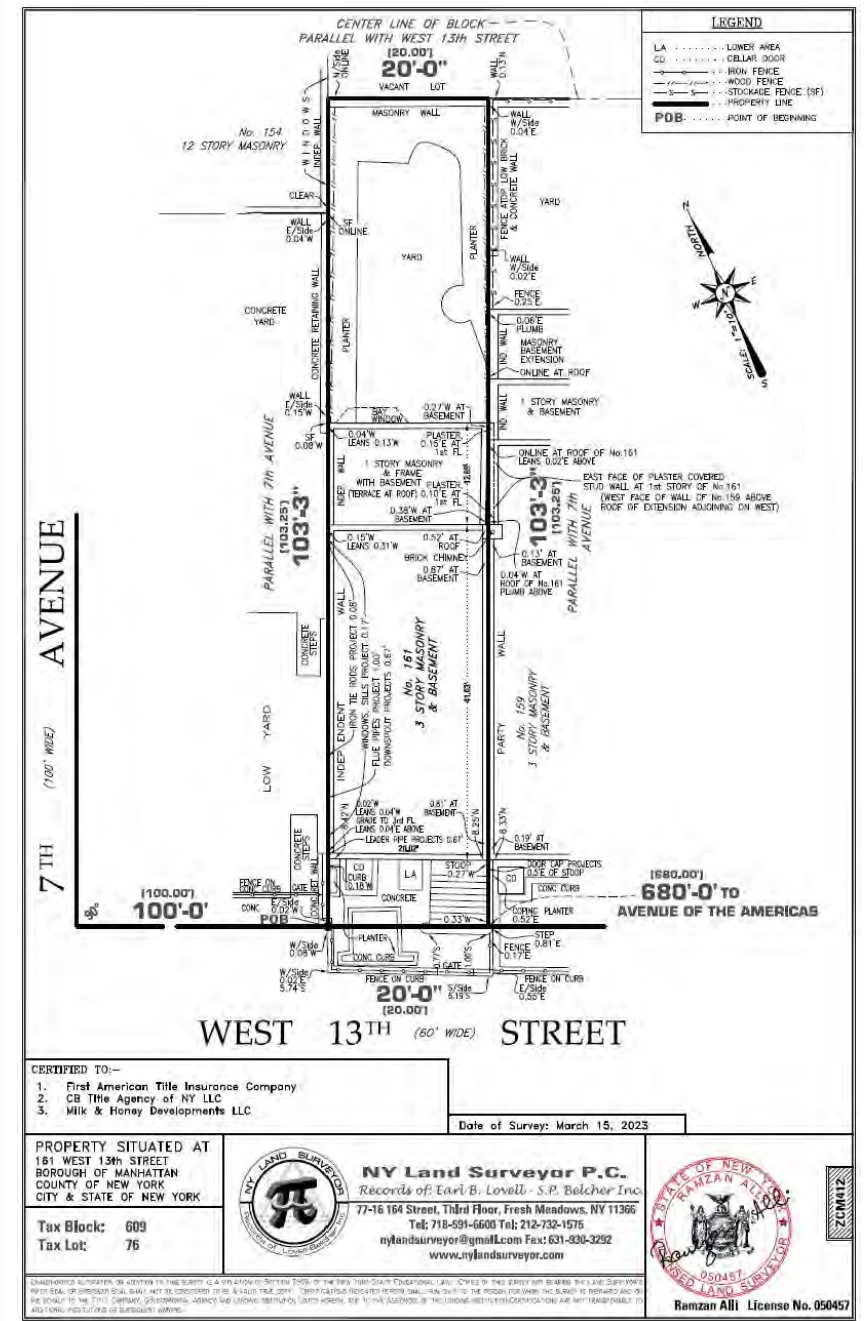
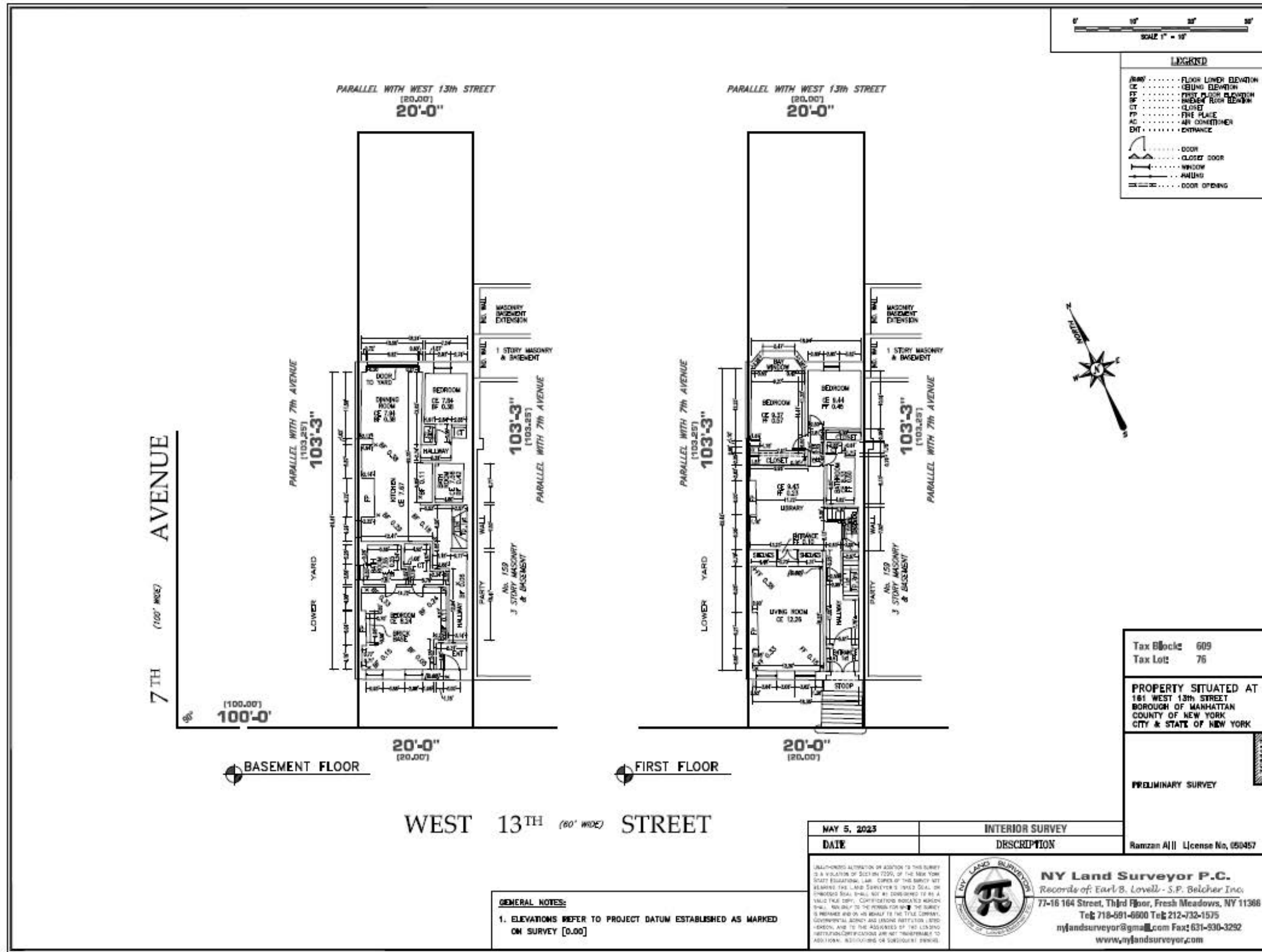


## APPENDIX

13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
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DWN	EI
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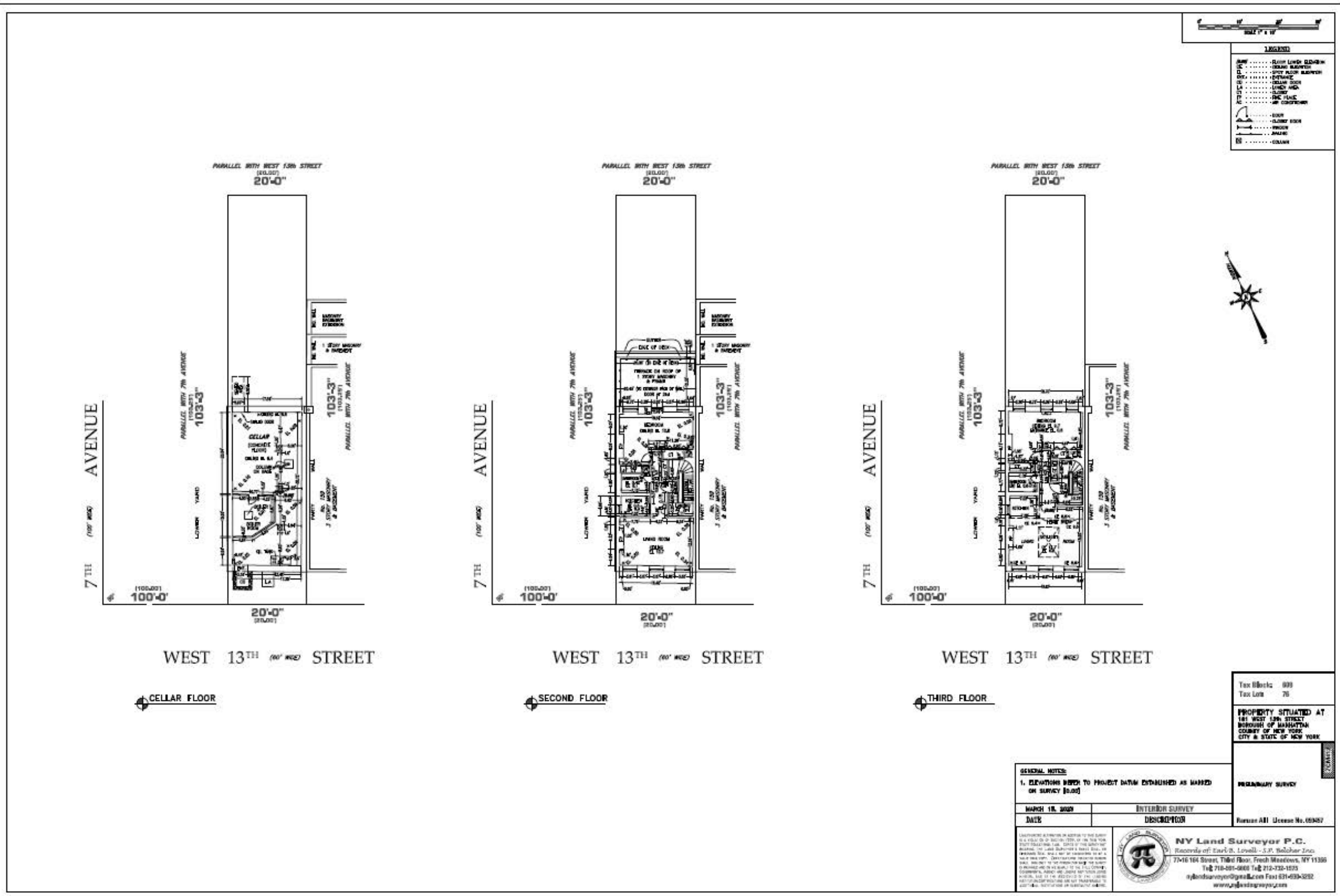
LPC-AP.00



**SITE SURVEY**  
 13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

PROJ. #	2307.00
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DWN	EI
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**LPC-AP.01**



Tax Block: 009  
 Tax Lot: 75

PROPERTY SITUATED AT  
 161 WEST 13TH STREET  
 BOROUGH OF MANHATTAN  
 COUNTY OF NEW YORK  
 CITY & STATE OF NEW YORK

PRELIMINARY SURVEY

Parson A01 License No. 050457

**GENERAL NOTES:**  
 1. ELEVATIONS REFER TO PROJECT DATUM ESTABLISHED AS SHOWN ON SURVEY [2.00]

DATE	DESCRIPTION
MARCH 18, 2023	INTERIOR SURVEY

EMPORIUM DESIGN

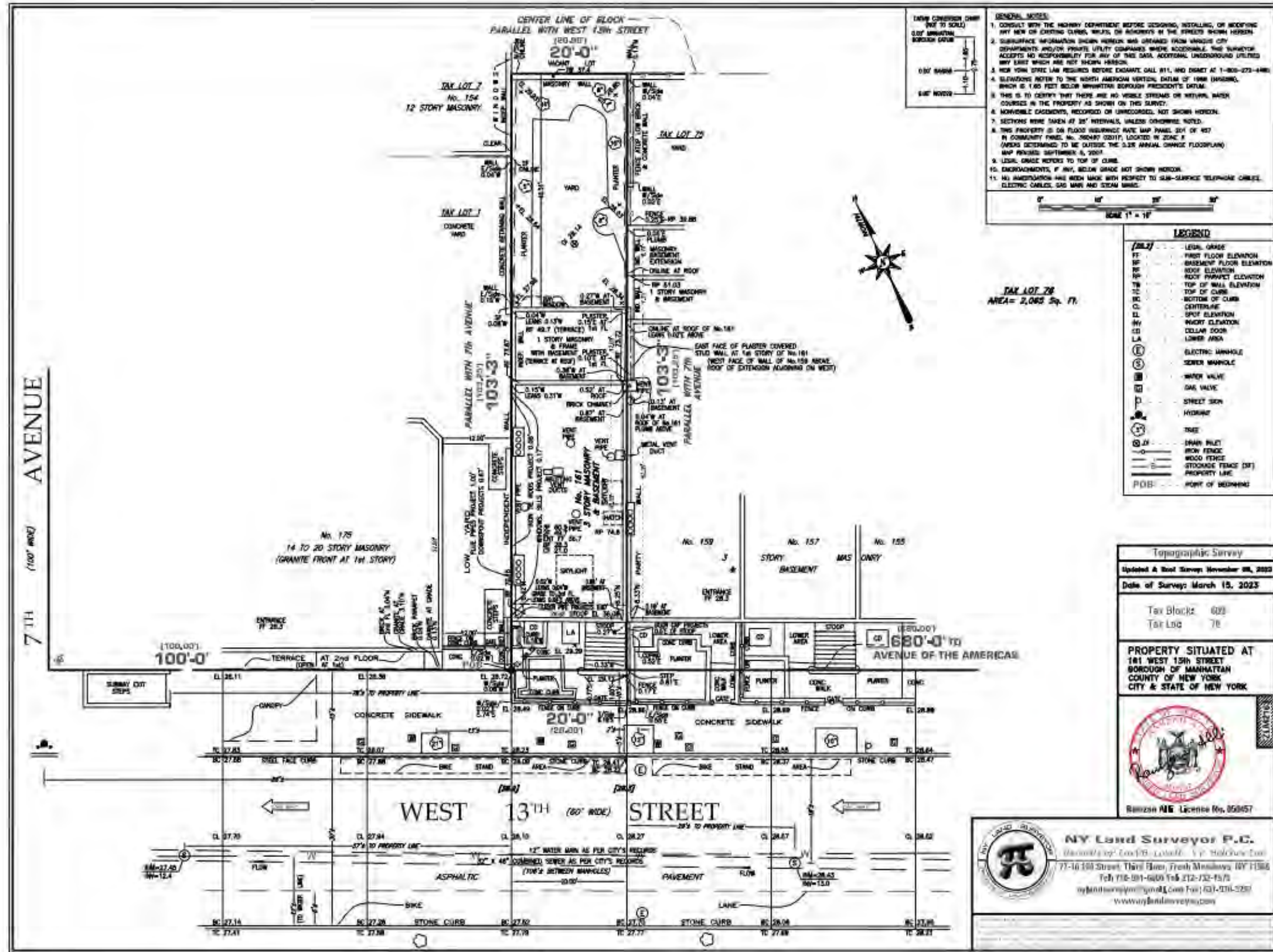
NY Land Surveyor P.C.  
 Records of: Carl G. Lovell - S.P. Tolcher Inc.  
 77-16 164 Street, Third Floor, Fresh Meadows, NY 11366  
 Tel: 718-591-5600 Tel: 718-732-1575  
 nylandsurveyor@emporiumpc.com Fax: 516-439-3292  
 www.emporiumpc.com



**SITE SURVEY**  
 13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

PROJ. # 2307.00  
 SCALE  
 DATE 11/16/2023  
 DWN EI  
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LPC-AP.02



**SITE SURVEY**

**13TH STREET TOWNHOUSE**

161 W 13TH STREET  
NEW YORK NY 10011

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SCALE	
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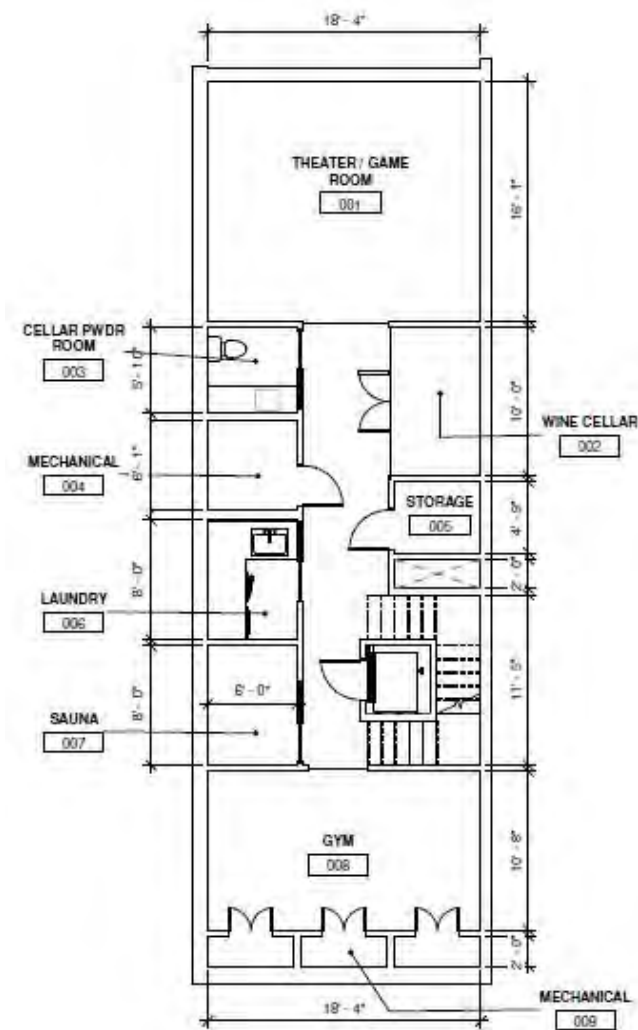
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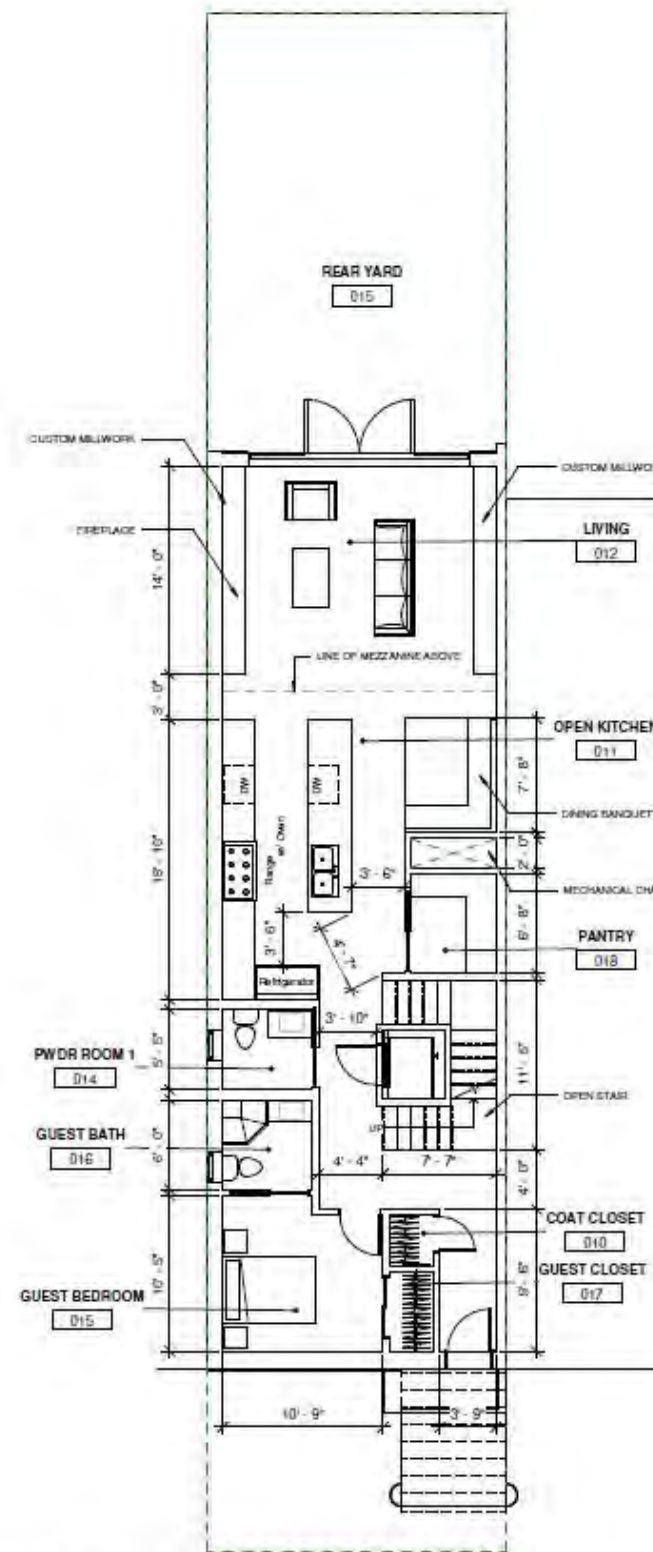
**SITE SURVEY**  
**13TH STREET TOWNHOUSE**  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
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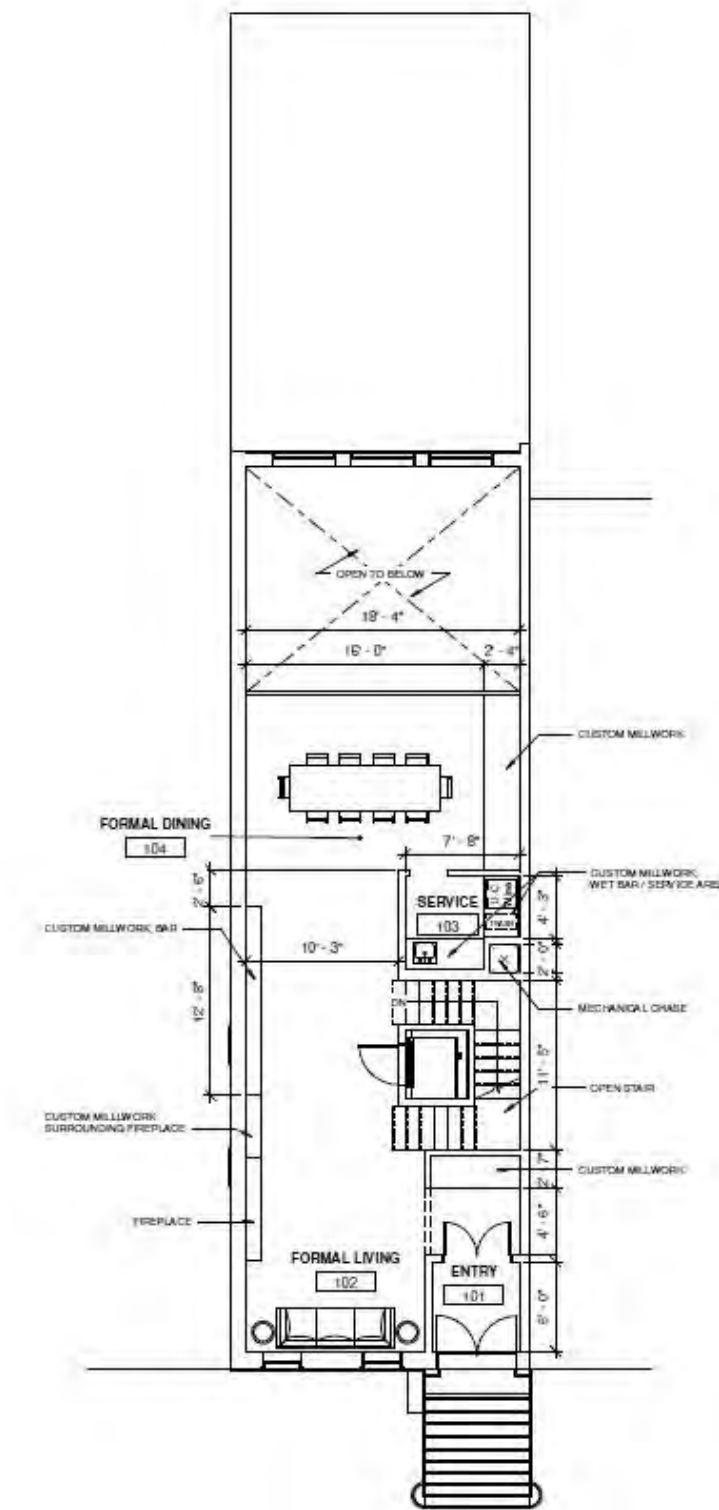
**LPC-AP.03**



1 CELLAR PLAN  
3/16" = 1'-0"



2 BASEMENT PLAN  
3/16" = 1'-0"



3 LEVEL 1 PLAN  
3/16" = 1'-0"



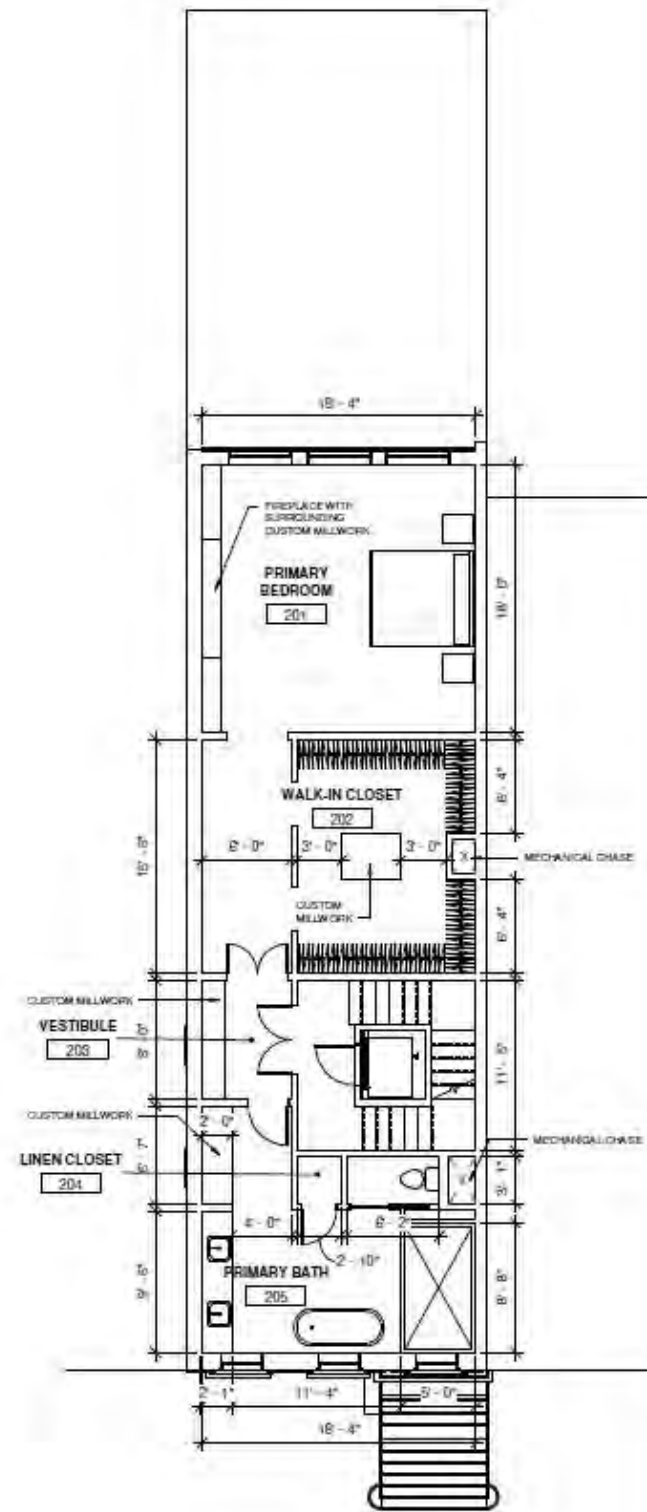
PROPOSED FLOOR PLANS

13TH STREET TOWNHOUSE

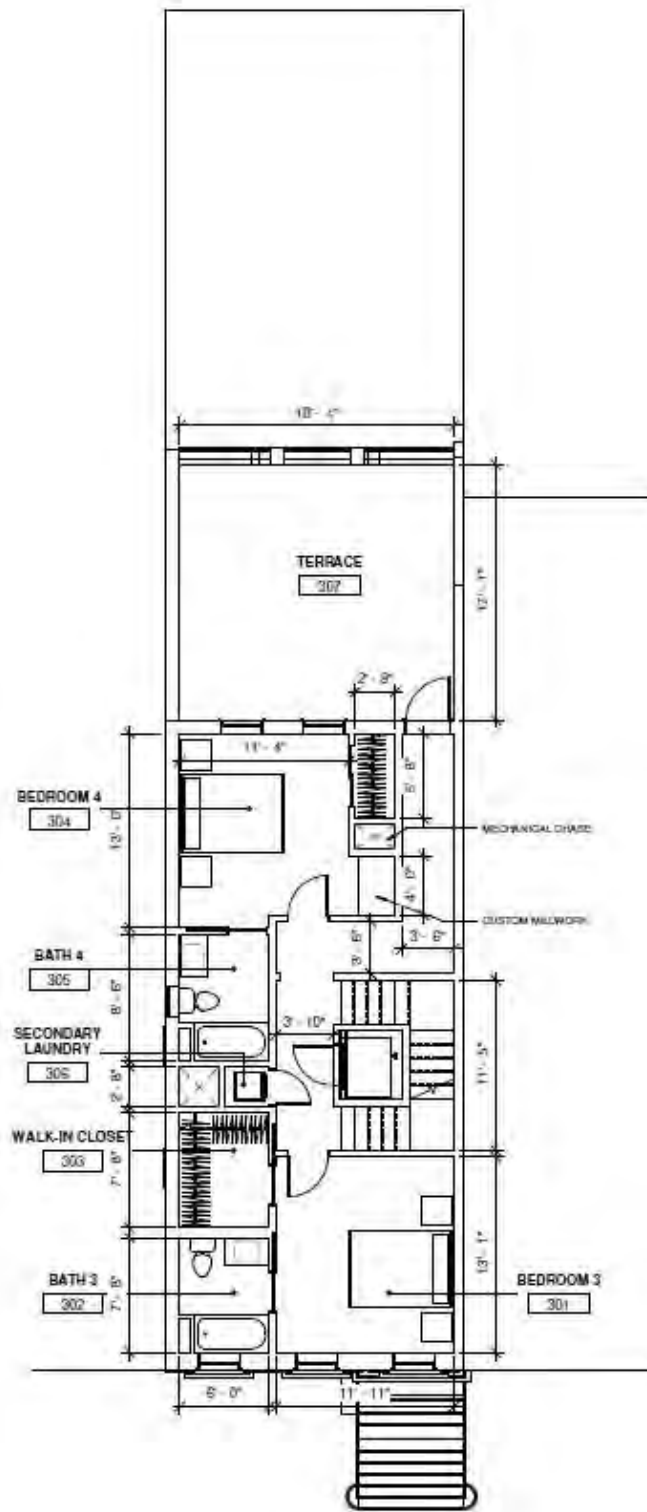
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	11/16/2023
DWN	EI
SHEET #	4 OF 11

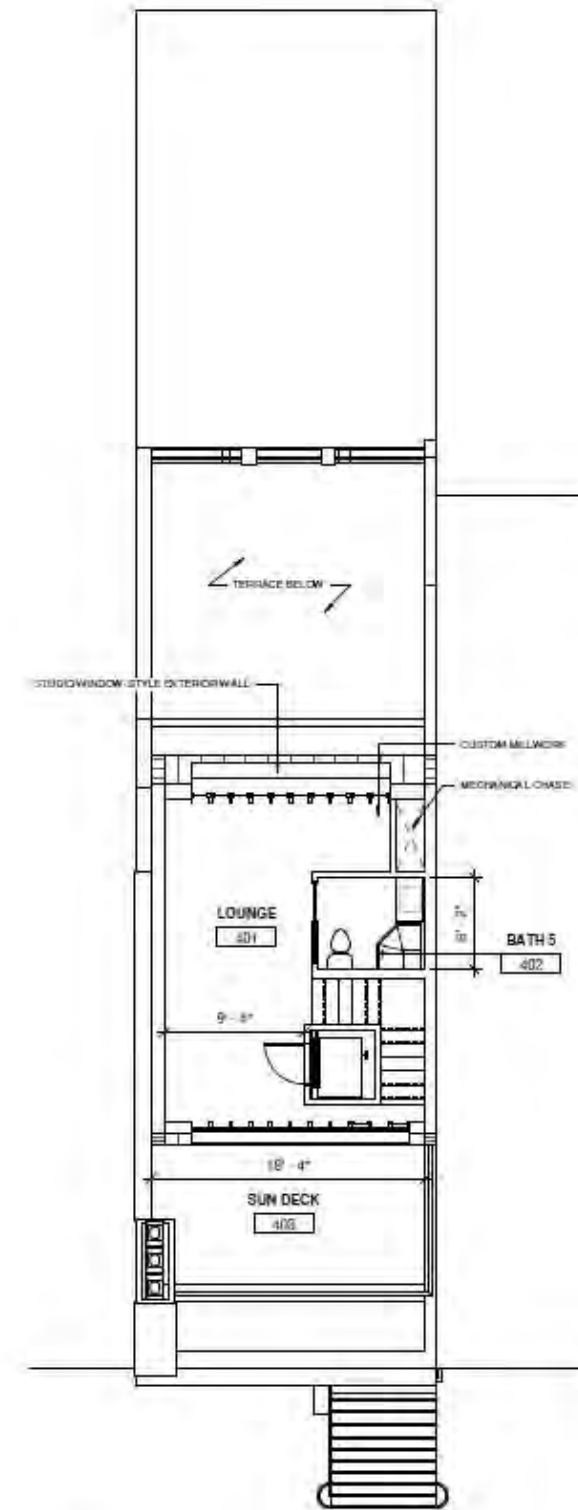
LPC-AP.04



1 LEVEL 2 PLAN  
3/16" = 1'-0"



2 LEVEL 3 PLAN  
3/16" = 1'-0"



3 LEVEL 4 PLAN  
3/16" = 1'-0"



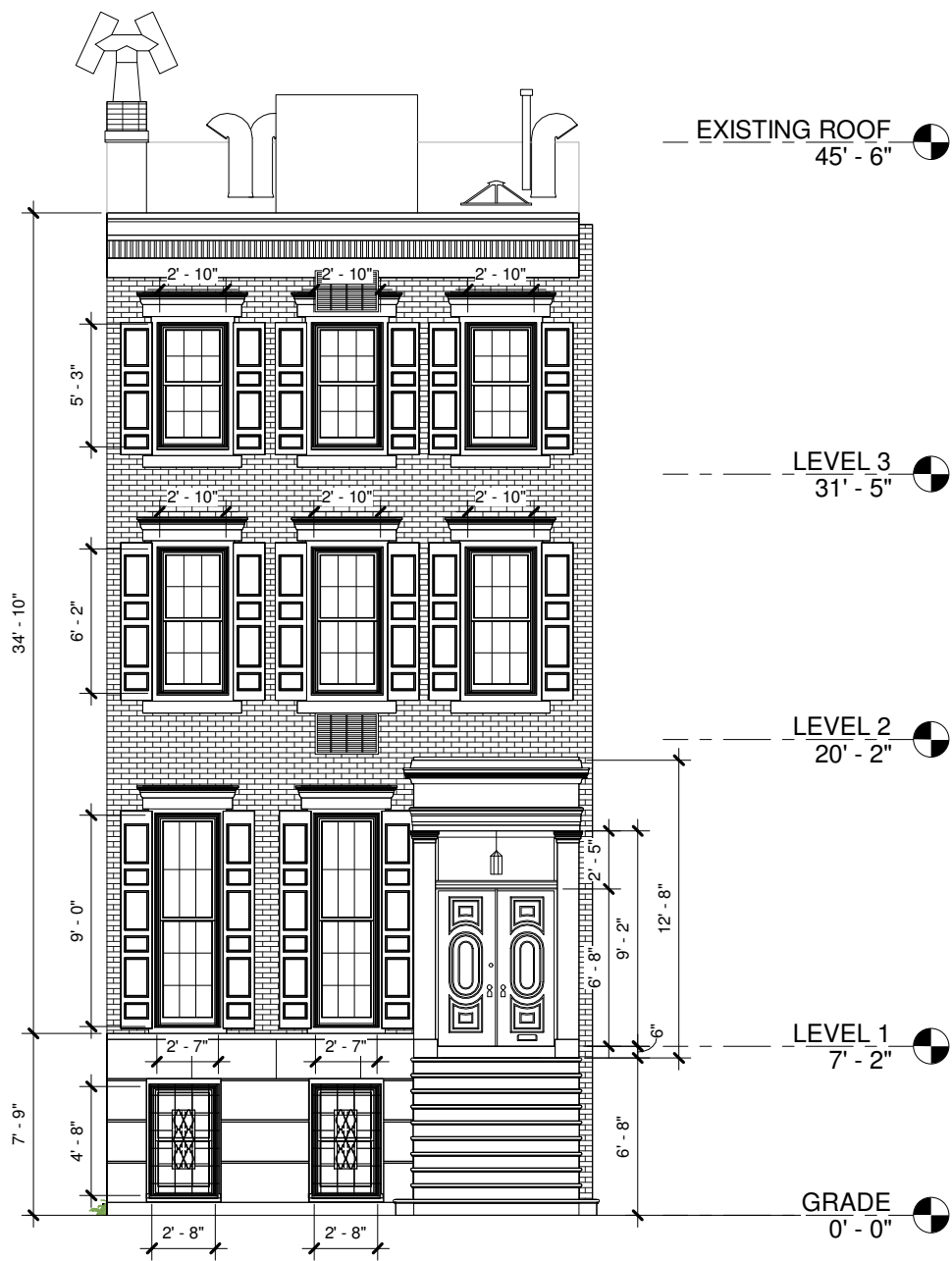
PROPOSED FLOOR PLANS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

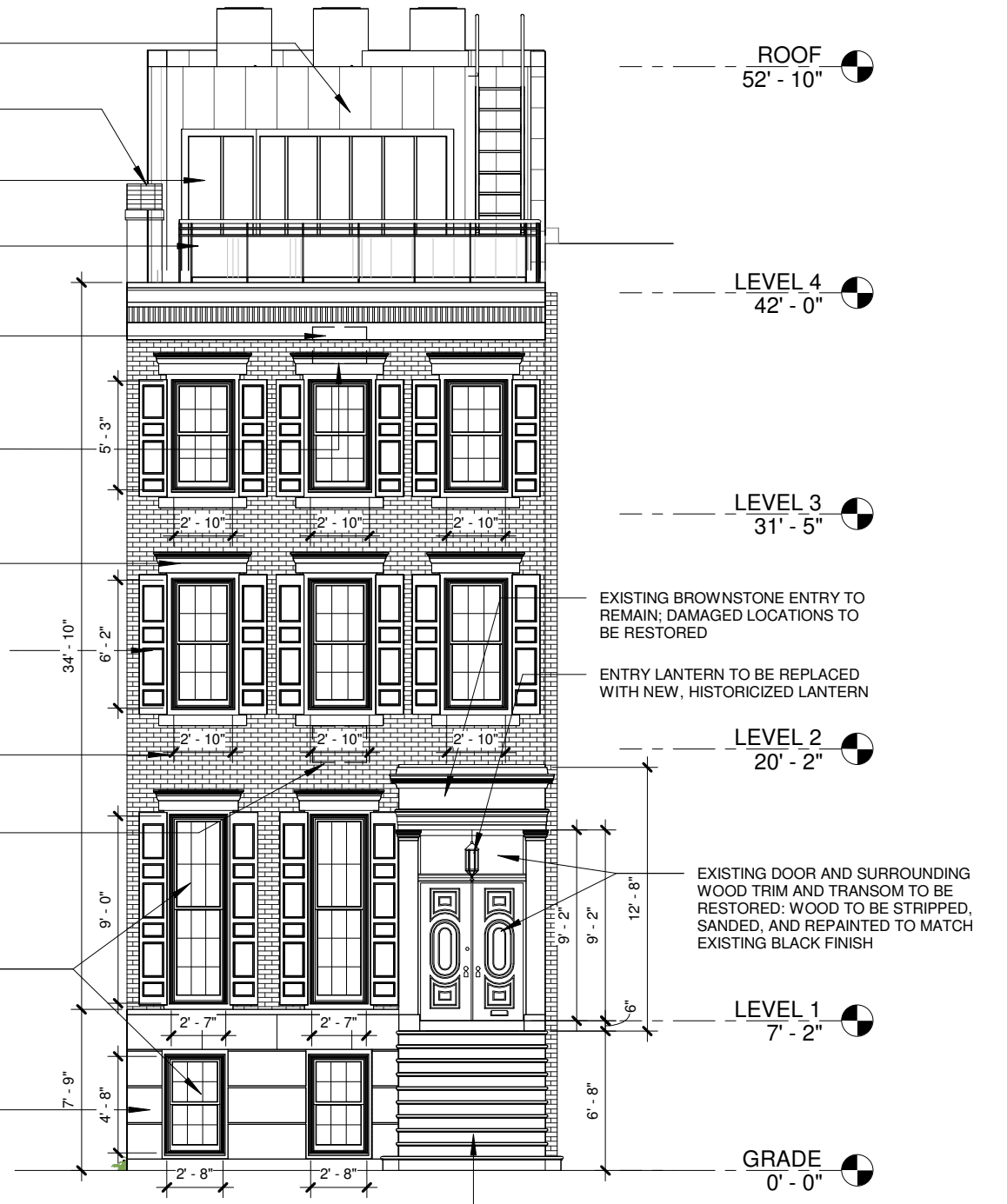
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SCALE	
DATE	11/16/2023
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LPC-AP.05



EXISTING STREET ELEVATION

- NEW ROOFTOP ADDITION TO BE CLAD IN STANDING SEAM ZINC
- EXISTING CHIMNEY FLUE(S) TO BE REMOVED; BRICK PARAPET TO REMAIN
- NEW BLACK METAL FRAME STUDIO WINDOWS
- NEW 42" RAILING AT ROOF DECK; BLACK METAL FRAME AND GLASS
- EXISTING PARAPET TO REMAIN; CUT / DAMAGED AREAS TO BE RESTORED AND PAINTED TO MATCH EXISTING WHITE COLOR
- CUT LINTEL TO BE REPLACED; REPLACEMENT TO MATCH EXISTING PROFILE, MATERIAL, AND COLOR
- ALL NON-DAMAGED LINTELS TO REMAIN; EXISTING LINTELS TO BE RESTORED AND PAINTED TO MATCH EXISTING WHITE COLOR
- EXISTING SHUTTERS TO REMAIN; TO BE RESTORED AND REPAINTED TO MATCH EXISTING BLACK COLOR
- EXISTING BRICK TO REMAIN, BRICK FACADE TO BE CLEANED AND RESTORED WHERE DAMAGED
- EXISTING VENTILATION CUTOUT TO BE INFILLED; INFILL BRICK TO MATCH EXISTING BRICK FACADE
- ALL EXISTING WINDOWS AT FRONT FACADE TO BE REPLACED; NEW WINDOWS TO BE WHITE PAINTED WOOD FRAME TO REPLICATE EXISTING
- EXISTING BROWNSTONE TO REMAIN; DAMAGED LOCATIONS TO BE RESTORED OR REPLACED WHERE REQUIRED TO MATCH EXISTING STONE
- EXISTING BROWNSTONE STAIRS AND STOOP TO REMAIN; DAMAGED AREAS TO BE RESTORED



PROPOSED STREET ELEVATION

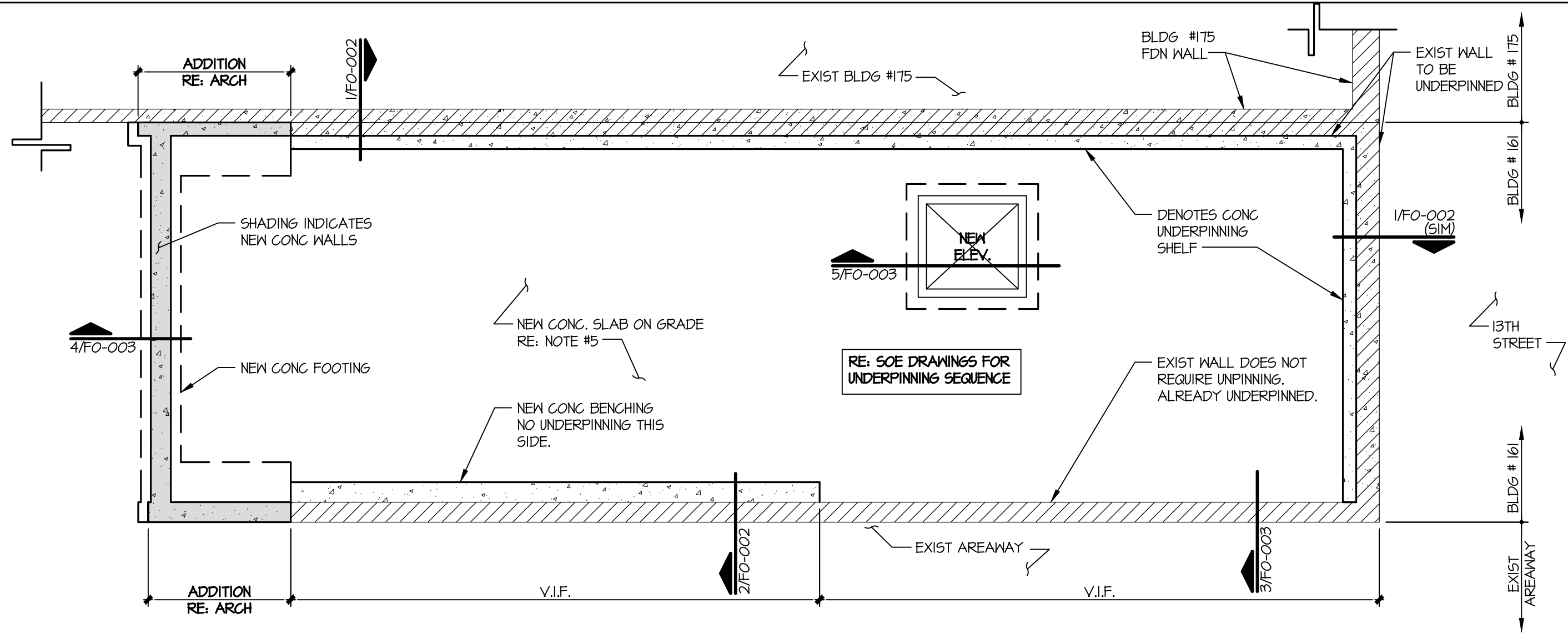


STREET ELEVATION SCOPE

13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/8" = 1'-0"
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LPC-AP.06



**FOUNDATION PLAN**  
SCALE: 3/16" = 1'-0"

- NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
  2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
  3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
  4. RE: ARCH DRAWINGS FOR BUILDING ELEVATIONS.
  5. NEW SLAB ON GRADE SHALL BE 4" NORMAL WEIGHT CONCRETE (f<sub>c</sub> = 4,000 psi AT 28 DAYS) PLACED OVER A VAPOR BARRIER ON 6" OF CRUSHED STONE. REINFORCE WITH 6x6-MIL.4xM.4 MNF. 1" FROM TOP OF SLAB, SUPPORTED ON CHAIRS.
  6. FOOTINGS SHALL BEAR ON VIRGIN SOIL OR CONTROLLED COMPACTED FILL HAVING A MINIMUM BEARING CAPACITY OF 4,000 POUNDS PER SQUARE FOOT. TOP OF FOOTING ELEVATIONS ARE SHOWN THIS [X] ON PLAN AND ARE REFERENCED TO THE BUILDING'S DATUM. SOIL CAPACITY PER GEOTECH INVESTIGATION REPORT BY BIG APPLE GROUP DATED 10/03/23.
  7. RE: FO-002 & FO-003 FOR DETAILS.

**KSI**  
PROFESSIONAL ENGINEERS  
ADDRESS: P.O. BOX 628 FARMINGDALE, NJ 07727  
PHONE: 732.938.2666  
FAX: 732.938.2661  
KSI PROJECT # 2300\_15

PETER J. ARAGON  
NEW YORK PROFESSIONAL ENGINEER  
LICENSE NUMBER: 102752

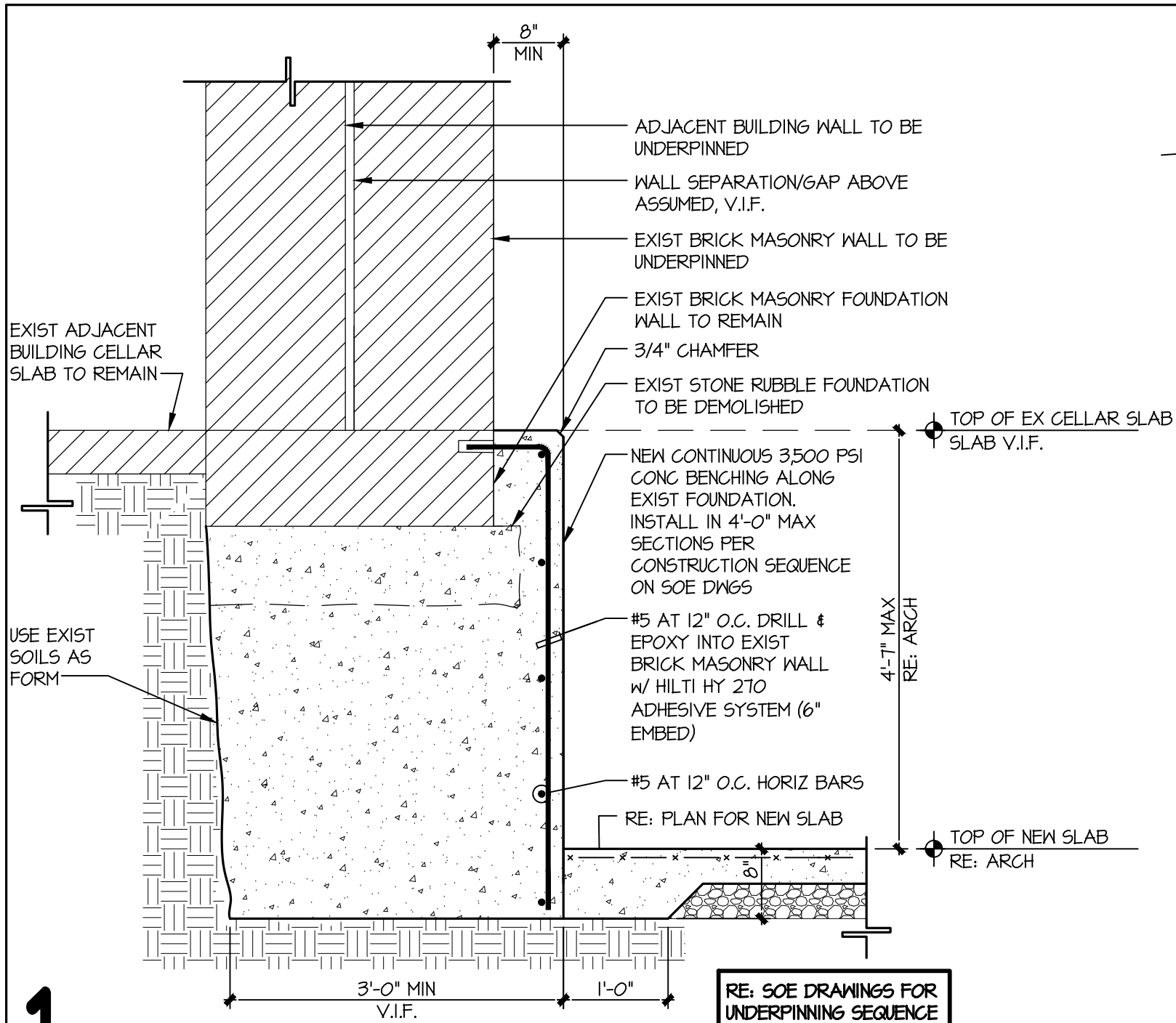


**FOUNDATION PLAN**  
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

**ISSUED FOR LANDMARKS REVIEW**

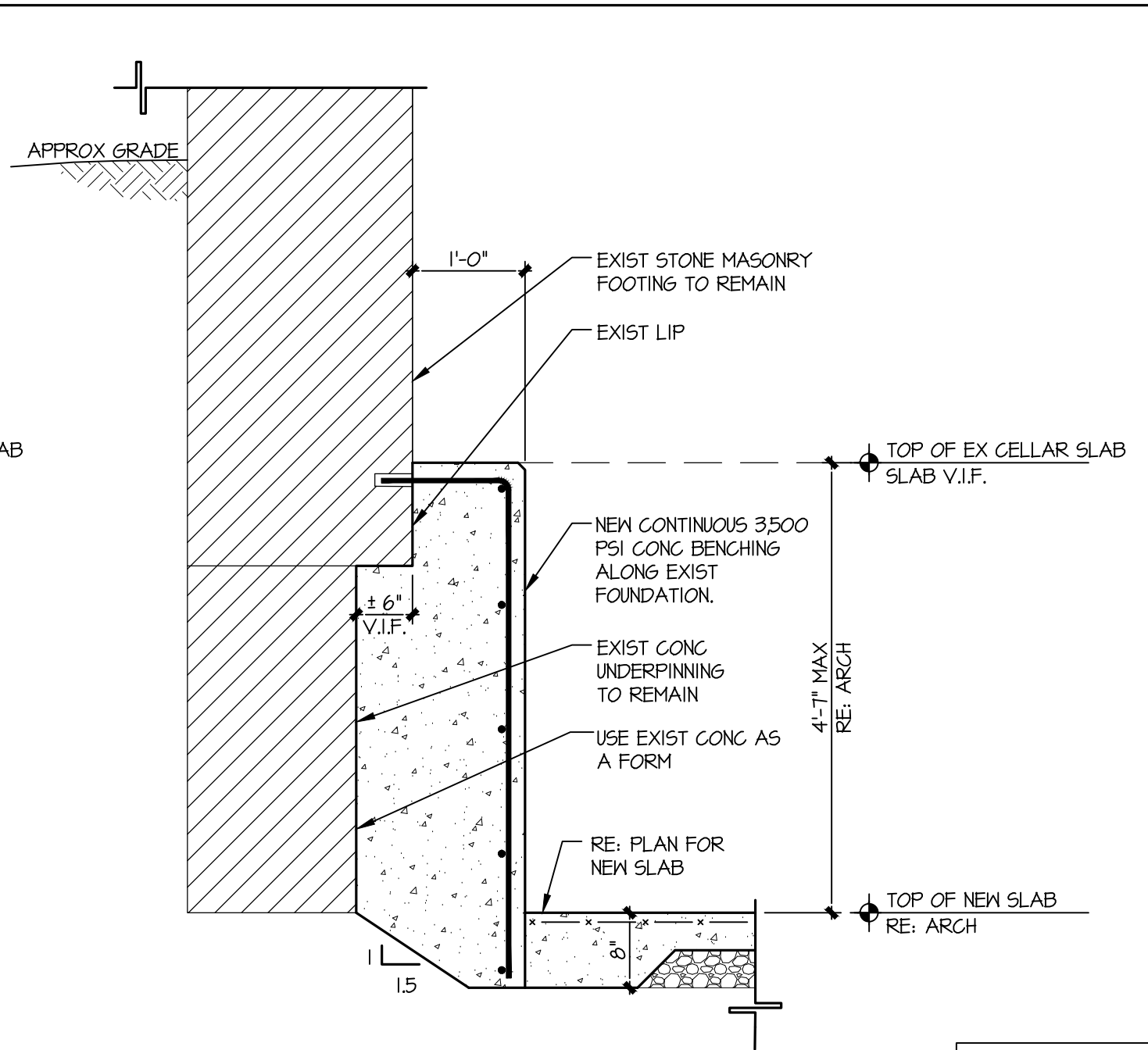
PROJ. #	2300_15
SCALE	AS NOTED
DATE	11/15/23
DWN	RBP
PAGE:	XX

**FO-001**



**1** DETAIL AT UNDERPINNING

SCALE: 3/4" = 1'-0"



**2** DETAIL AT BENCHING

SCALE: 3/4" = 1'-0"



PROFESSIONAL ENGINEERS  
 ADDRESS:  
 P.O. BOX 628 FARMINGDALE, NJ 07727  
 PHONE:  
 732.938.2666  
 FAX:  
 732.938.2661  
 KSI PROJECT #

PETER J. ARAGON  
 NEW YORK PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 102752

2300\_15

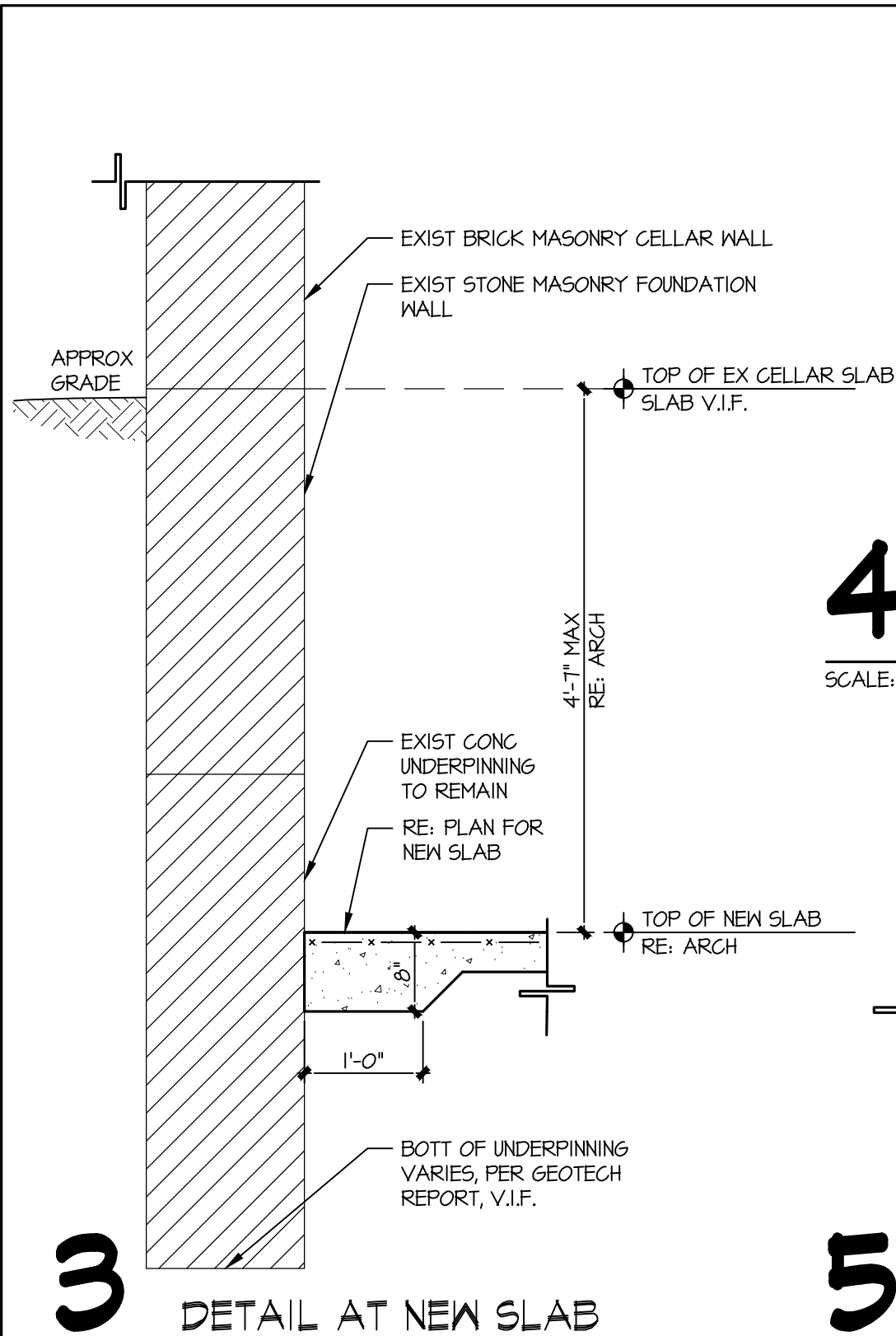


FOUNDATION DETAILS  
 13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

ISSUED FOR LANDMARKS REVIEW

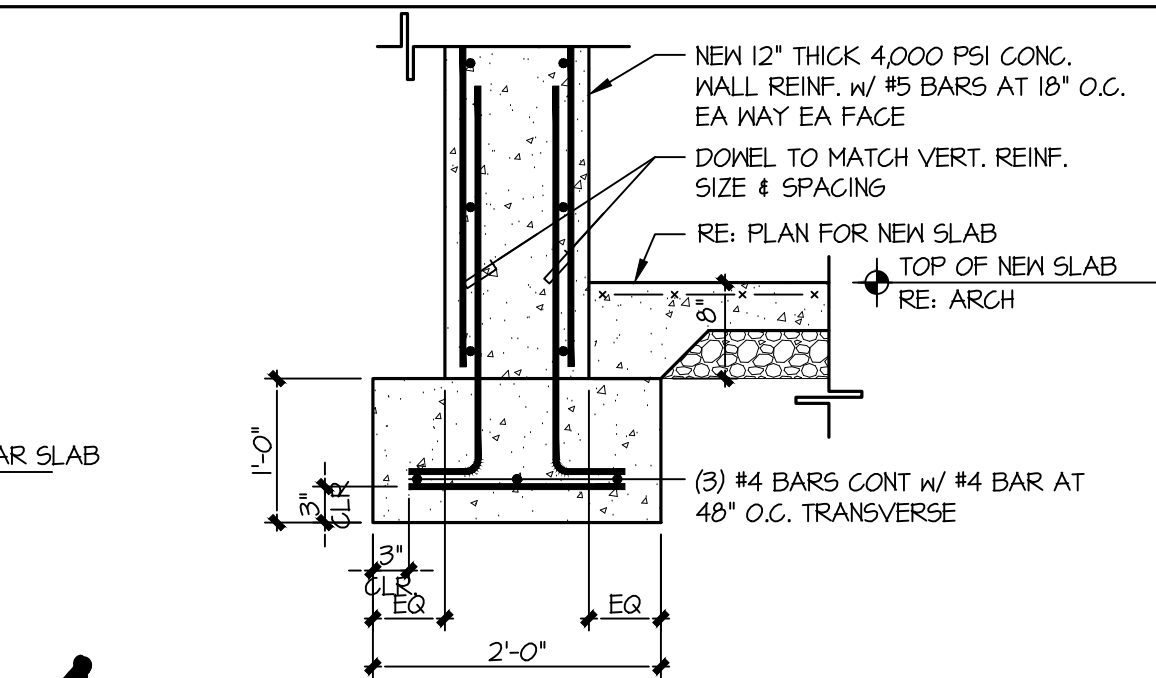
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FO-002



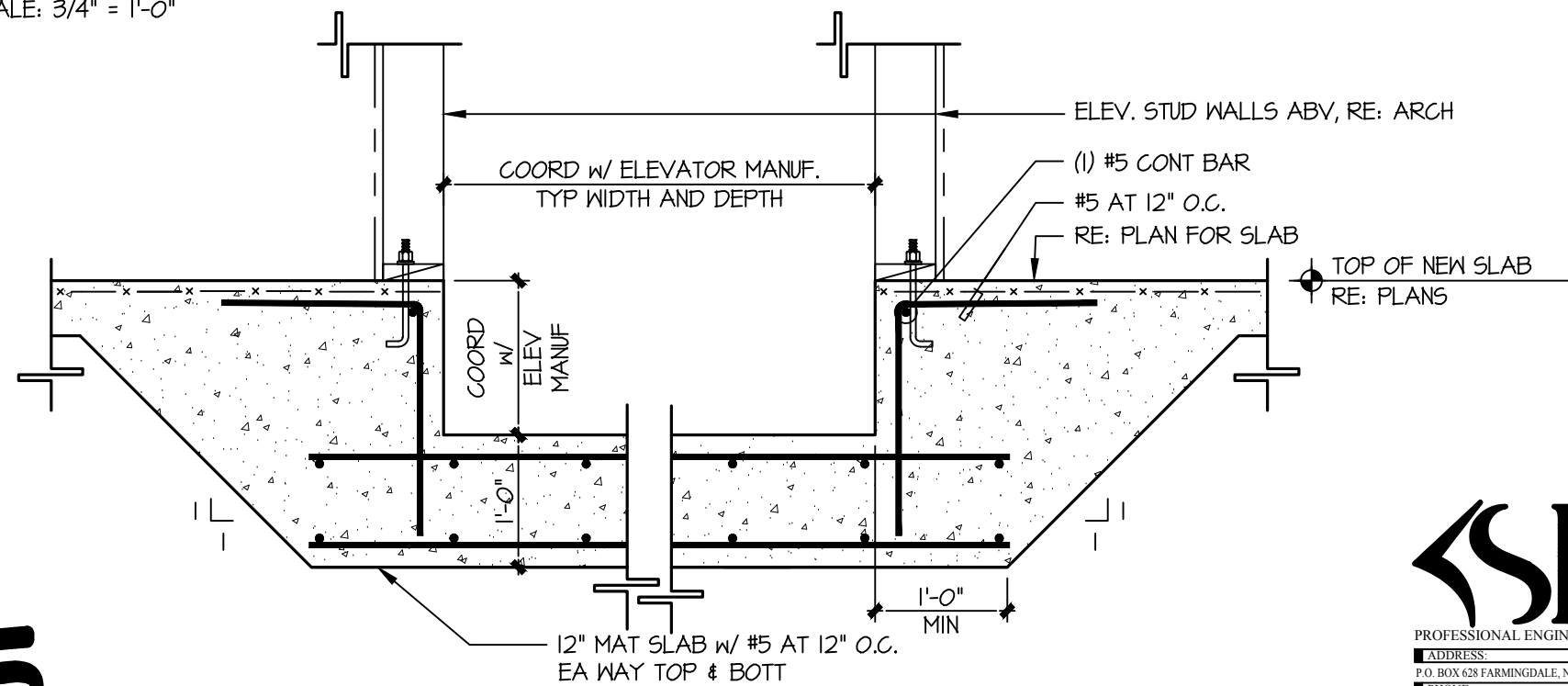
**3** DETAIL AT NEW SLAB

SCALE: 3/4" = 1'-0"



**4** DETAIL AT NEW CONC WALL AT ADDITION

SCALE: 3/4" = 1'-0"



**5** DETAIL AT ELEVATOR FOUNDATION

SCALE: 3/4" = 1'-0"

**SI**  
 PROFESSIONAL ENGINEERS  
 ADDRESS:  
 P.O. BOX 628 FARMINGDALE, NJ 07727  
 PHONE:  
 732.938.2666  
 FAX:  
 732.938.2661  
 KSI PROJECT #

PETER J. ARAGON  
 NEW YORK PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 102752

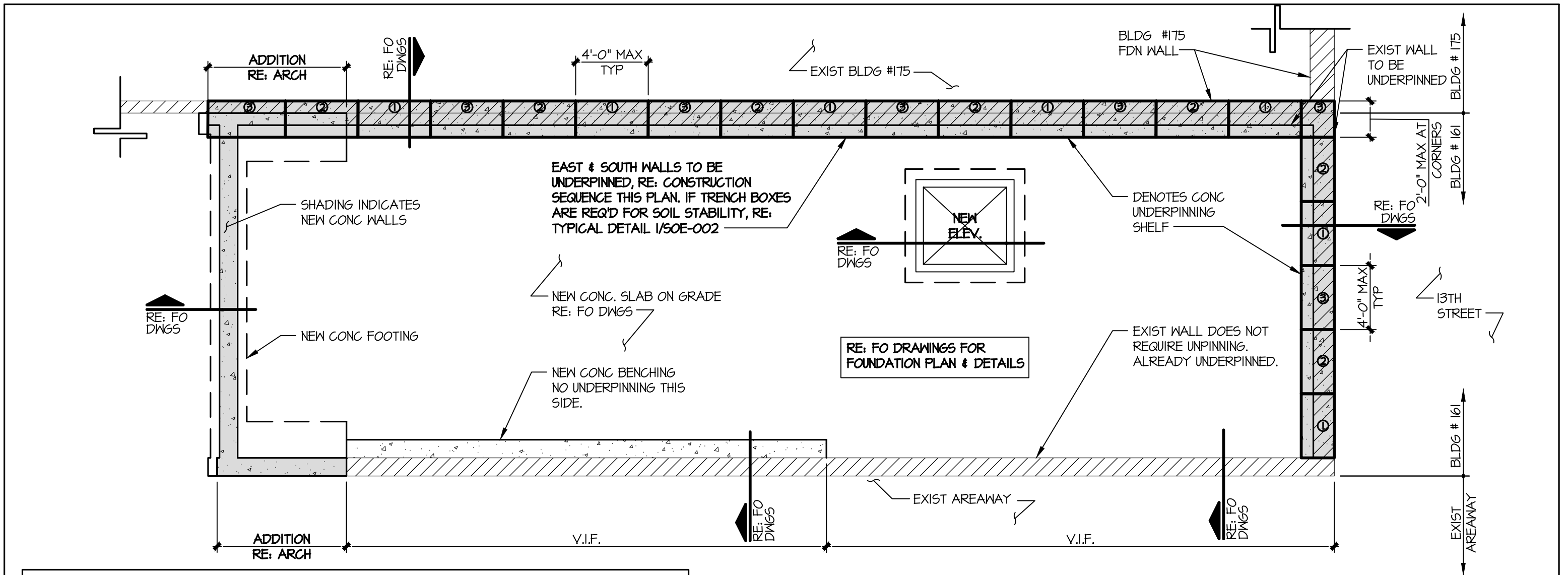


FOUNDATION DETAILS  
 13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

ISSUED FOR LANDMARKS REVIEW

PROJ. #	2300_15
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DWN	RBP
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FO-003



**PROCEDURE FOR INSTALLATION OF NEW UNDERPINNING :**

1. G.C. TO PROVIDE DAILY MONITORING OF THE EXISTING BUILDING DURING THE UNDERPIN CONSTRUCTION.
2. G.C. TO ESTABLISH BENCHMARK ELEVATION AT THE EXISTING WALL TO BE UNDERPINNED PRIOR TO CONSTRUCTION OF THE UNDERPINNING. SURVEYOR SHALL CHECK BENCHMARKS WEEKLY DURING THE UNDERPINNING PROCESS OR MORE FREQUENTLY IF PRUDENT.
3. THE STABILITY OF THE EXISTING BUILDING AND SOIL SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR DURING UNDERPIN CONSTRUCTION.
4. G.C. OPTION TO UTILIZE HELICAL PILES TO STABILIZE THE EXISTING FOOTINGS DURING UNDERPINNING.
5. EXCAVATE 4'-0" MAX SECTION OF THE FOUNDATION WALL FOR THE NEW FOOTING IN A CHECKERBOARD PATTERN. DO NOT OVEREXCAVATE OR THE FOUNDATION WALL MAY BECOME UNSTABLE.
6. DO NOT EXCAVATE MORE THAN EVERY THIRD SECTION. POUR THE NEW FOOTING AND ALLOW TO CURE FOR A MINIMUM OF 24 HOURS PRIOR TO EXCAVATING THE NEXT SECTION.
7. DO NOT EXPOSE MORE THAN 2'-0" IN EACH DIRECTION AT CORNERS OF THE FOUNDATION.
8. IF UNBALANCED FILL CONDITION EXISTS PROVIDE TEMPORARY BRACING OF THE FOUNDATION WALL OR BACKFILL AND COMPACT PRIOR TO EXCAVATION OF EXIST FOOTING.



**SITE OF EXCAVATION PLAN**

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

**NOTES:**

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
4. RE: SOE-002 FOR TYPICAL DETAILS



PROFESSIONAL ENGINEERS

ADDRESS:  
P.O. BOX 628 FARMINGDALE, NJ 07727  
PHONE:  
732.938.2666  
FAX:  
732.938.2661  
KSI PROJECT #

PETER J. ARAGON  
NEW YORK PROFESSIONAL ENGINEER  
LICENSE NUMBER: 102752

2300\_15



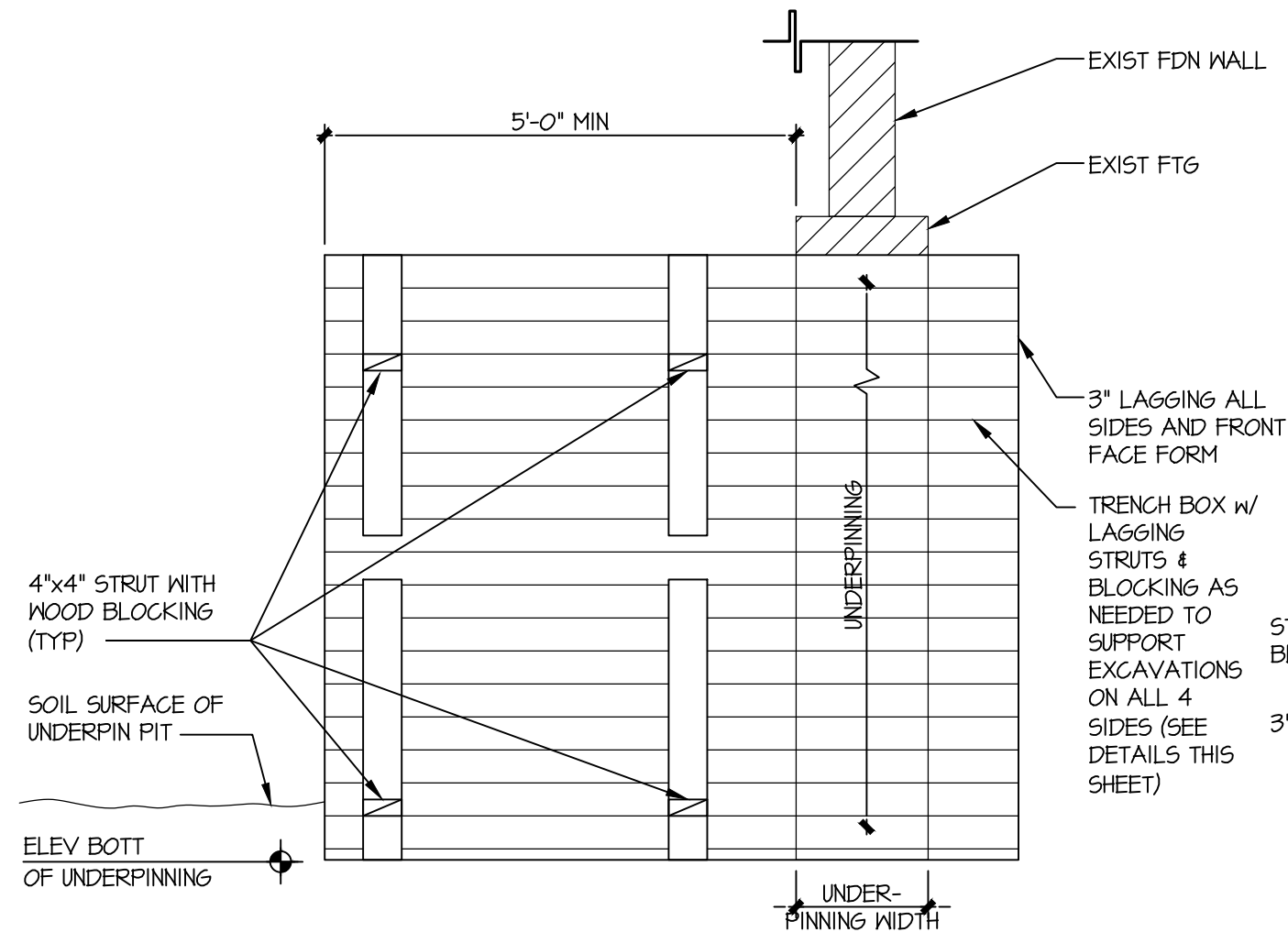
**SITE OF EXCAVATION**

13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

**ISSUED FOR LANDMARKS REVIEW**

PROJ. #	2300_15
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**SOE-001**



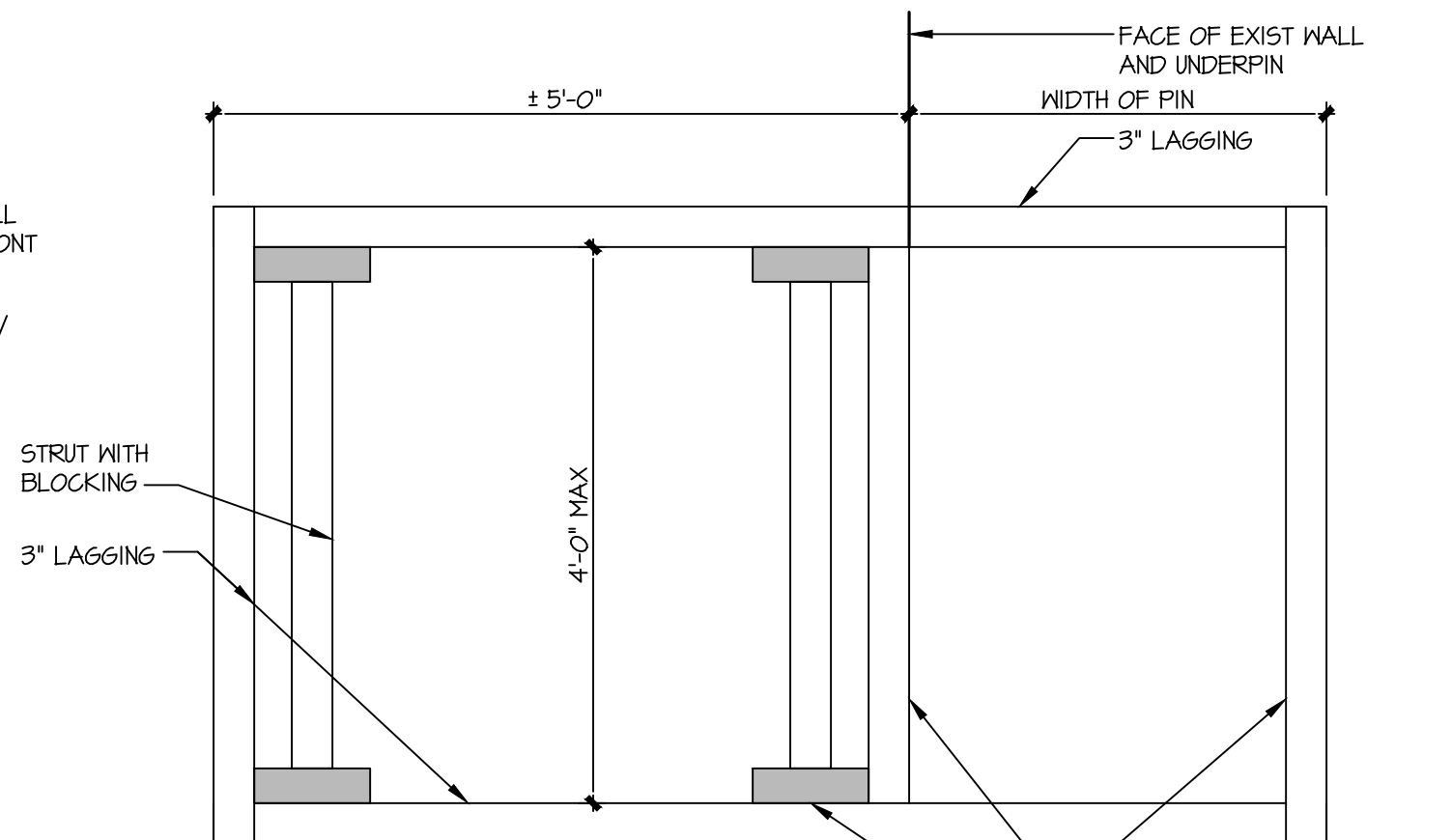
## TRENCH BOX CONSTRUCTION SEQUENCE

1. LOWER GROUND LEVEL IN FRONT OF UNDERPIN TO 3 INCHES ABOVE FTG ELEVATION. (SIDESLOPES OF ANY ADJACENT SOIL EXCAVATION SHOULD NOT EXCEED 1.5 HORIZONTAL TO VERTICAL).
2. SIMULTANEOUSLY DIG PIT TO 4 FOOT DEPTH AND INSTALL WOOD LAGGING ON ALL 4 SIDES OF THE BOX.
3. INSTALL UPPER 4x4 WOOD STRUT AND BLOCKING. 2 FEET BELOW TOP OF BOX.
4. SIMULTANEOUSLY DIG PIT TO BOTTOM OF PIT AND INSTALL WOOD LAGGING ON ALL 4 SIDES OF THE BOX.
5. INSTALL LOWER 4x4 WOOD STRUT AND BLOCKING AT BOTTOM OF PIT OR 7 FOOT DEPTH MAXIMUM.

# 1

## TYPICAL DETAIL AT TRENCH BOX

SCALE: 3/4" = 1'-0"



### NOTES:

1. FASTEN BLOCKING TO LAGGING WITH (6) 120 SPIKES PER BLOCK.
2. FASTEN STRUT TO BLOCKING WITH "SIMPSON" METAL ANGLE CONNECTOR (2 ANGLES PER END OF STRUT).
3. PROVIDE PORTABLE LADDER TO ACCESS TRENCH BOX.

### REVIEWER NOTE:

TRENCH BOXING NOT REQUIRED AS LONG AS UNDERPINNING SEQUENCE IS FOLLOWED. THIS DETAIL IS PROVIDE FOR REFERENCE ONLY. IF REQUIRED DUE TO EXISTING CONDITIONS. G.C. TO NOTIFY E.O.R. PRIOR TO EXCAVATION.



PROFESSIONAL ENGINEERS

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KSI PROJECT #

2300\_15

PETER J. ARAGON  
NEW YORK PROFESSIONAL ENGINEER  
LICENSE NUMBER: 102752



EMPORIUM  
DESIGN



JPD  
PRESERVATION  
CONSULTING

## DETAILS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

## ISSUED FOR LANDMARKS REVIEW

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