



PRESENTATION TO THE NEW YORK CITY  
LANDMARKS PRESERVATION COMMISSION

**161 W 13th STREET**  
GREENWICH VILLAGE  
HISTORIC DISTRICT

22 JANUARY 2024





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	
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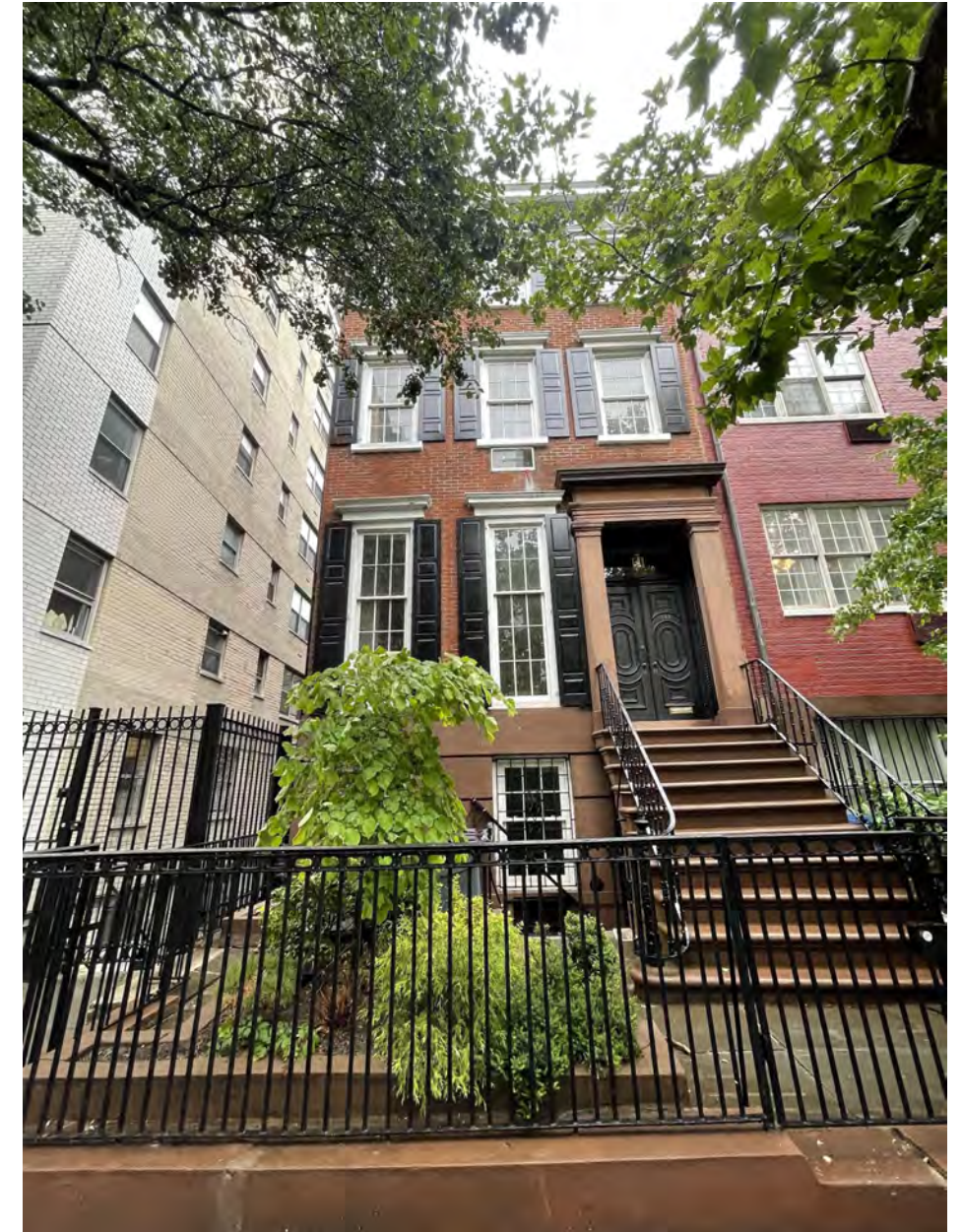
LPC-001



1940s TAX PHOTO



1968 LPC DESIGNATION PHOTO



2023 SITE PHOTO



TAX PHOTOGRAPHS

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

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175

161

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WEST 13TH STREET - NORTH SIDE

140

142

146

150

152

154

156

158

162



WEST 13TH STREET - SOUTH SIDE



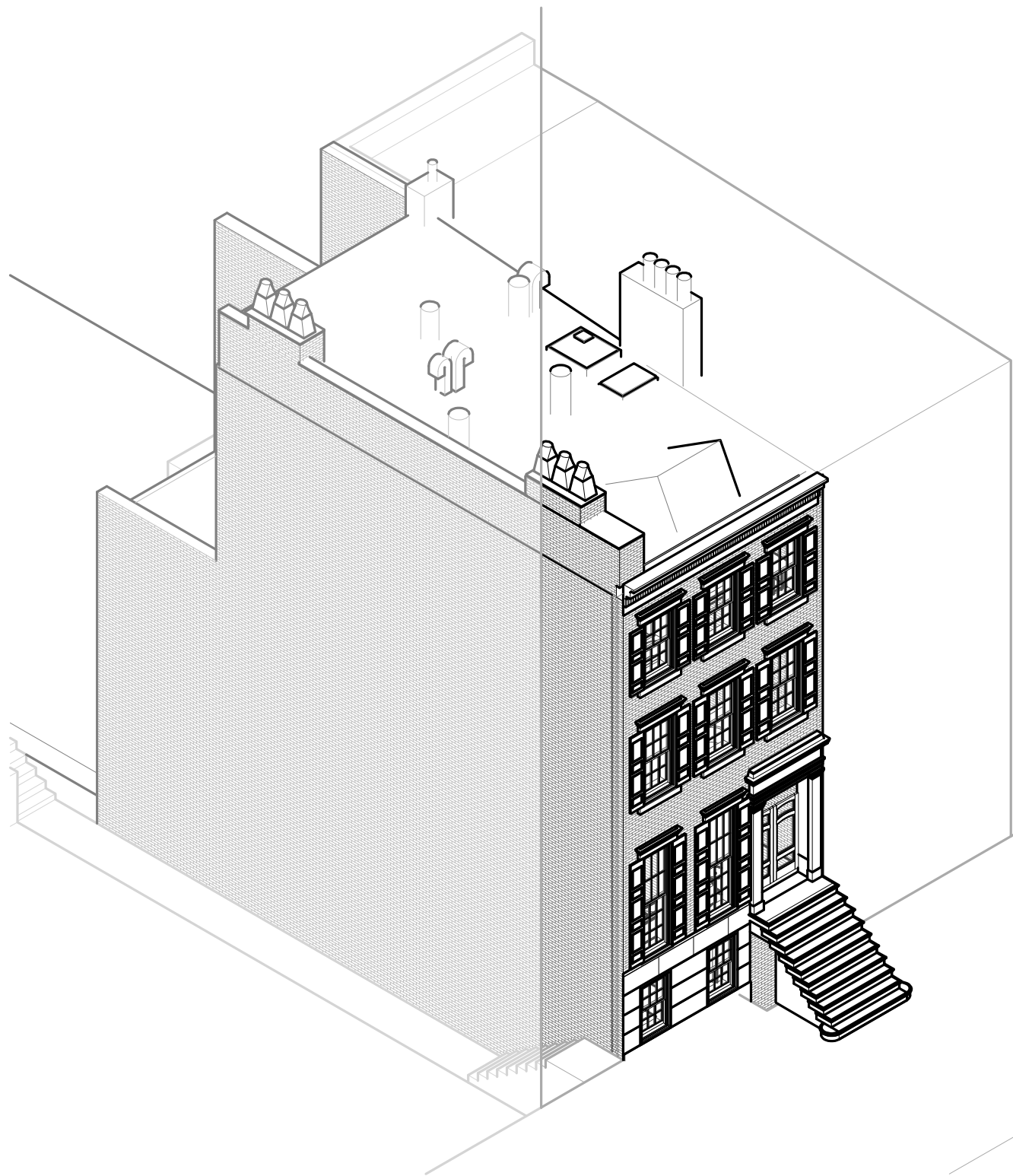
### STREETSCAPE - WEST 13TH STREET

13TH STREET TOWNHOUSE

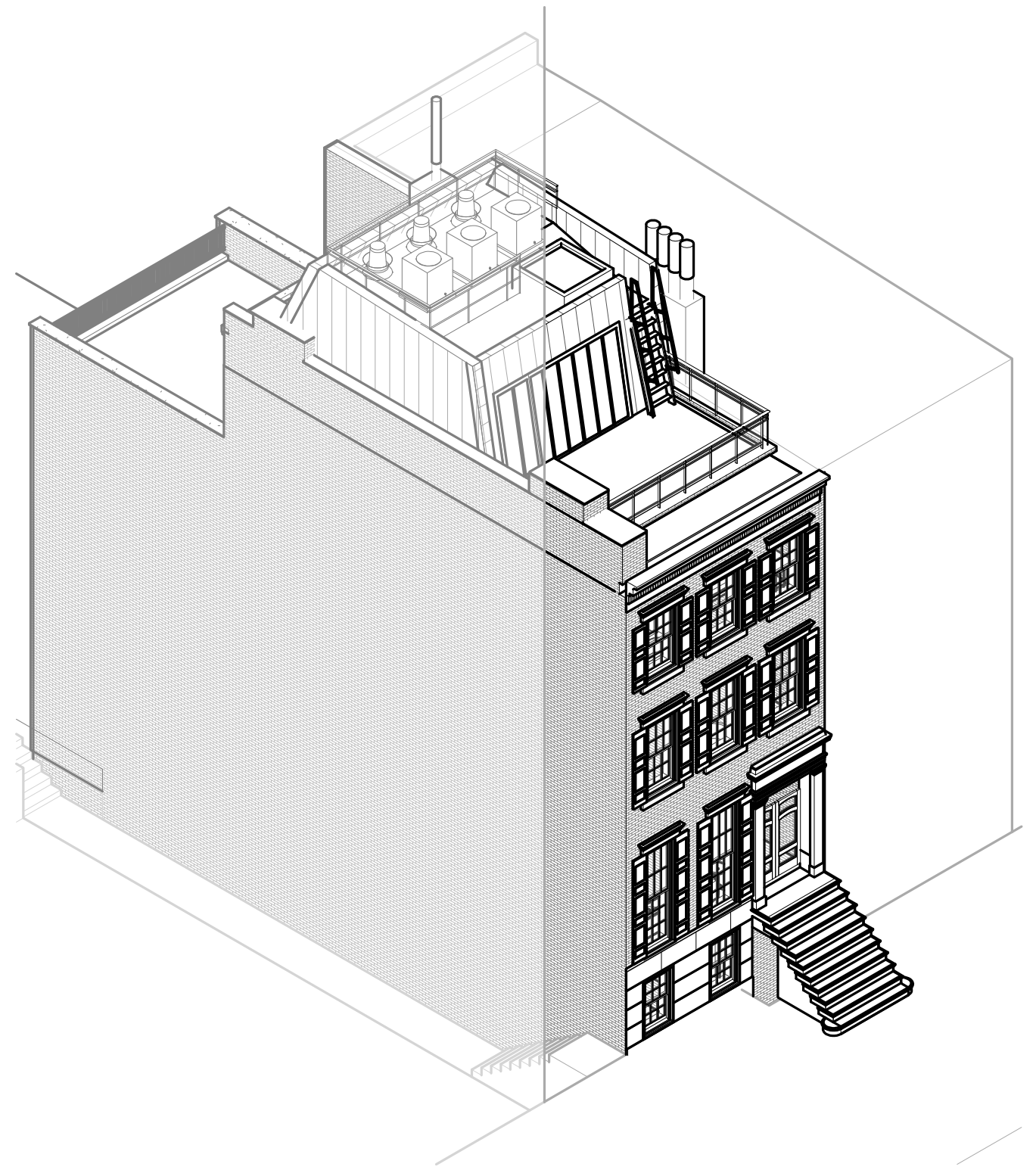
161 W 13TH STREET  
NEW YORK NY 10011

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# LPC-003



FRONT AXONOMETRIC VIEW - EXISTING



FRONT AXONOMETRIC VIEW - PROPOSED

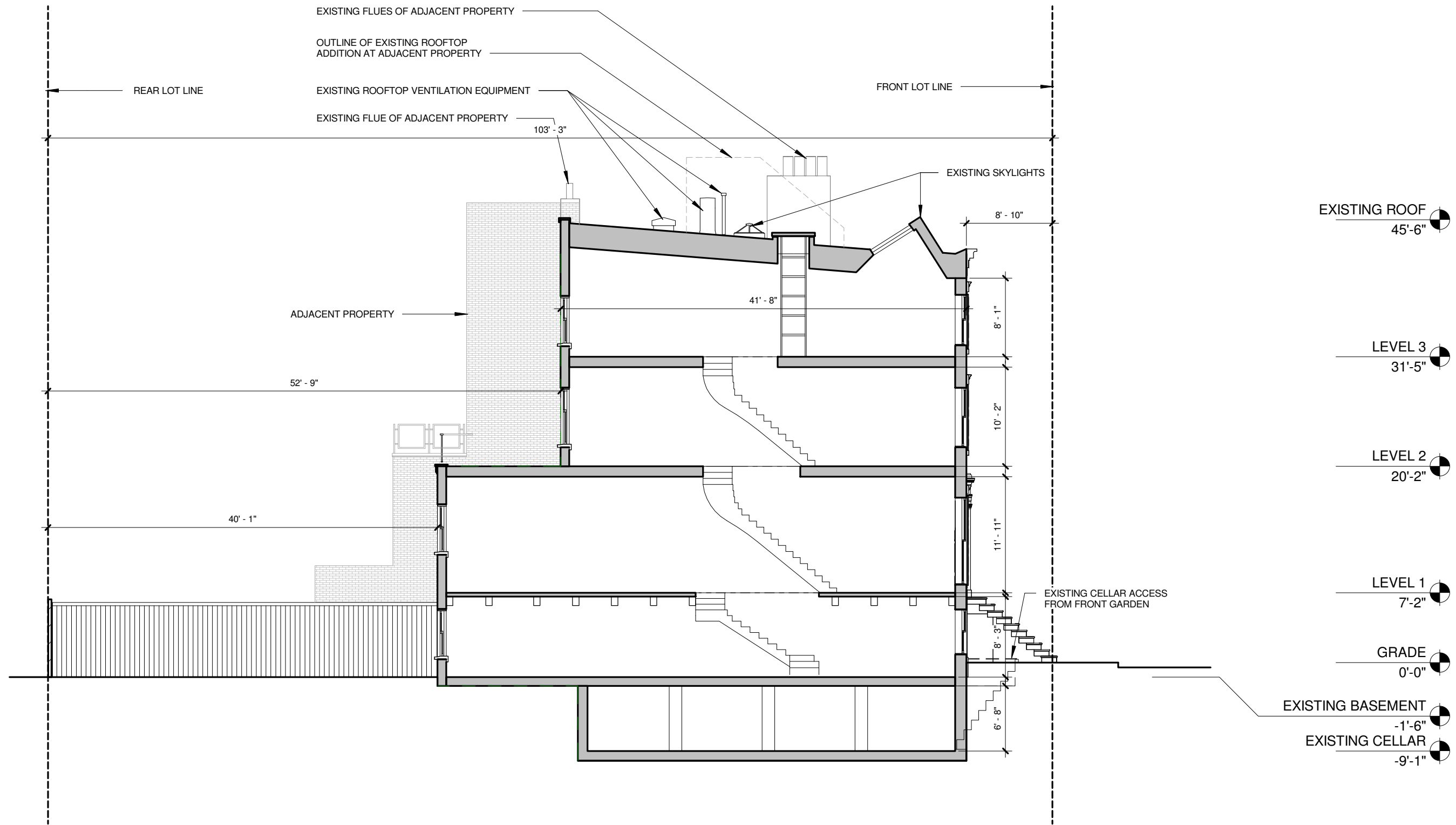
EXISTING AND PROPOSED AXONOMETRIC VIEWS (FRONT)

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

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**EXISTING LONG SECTION**

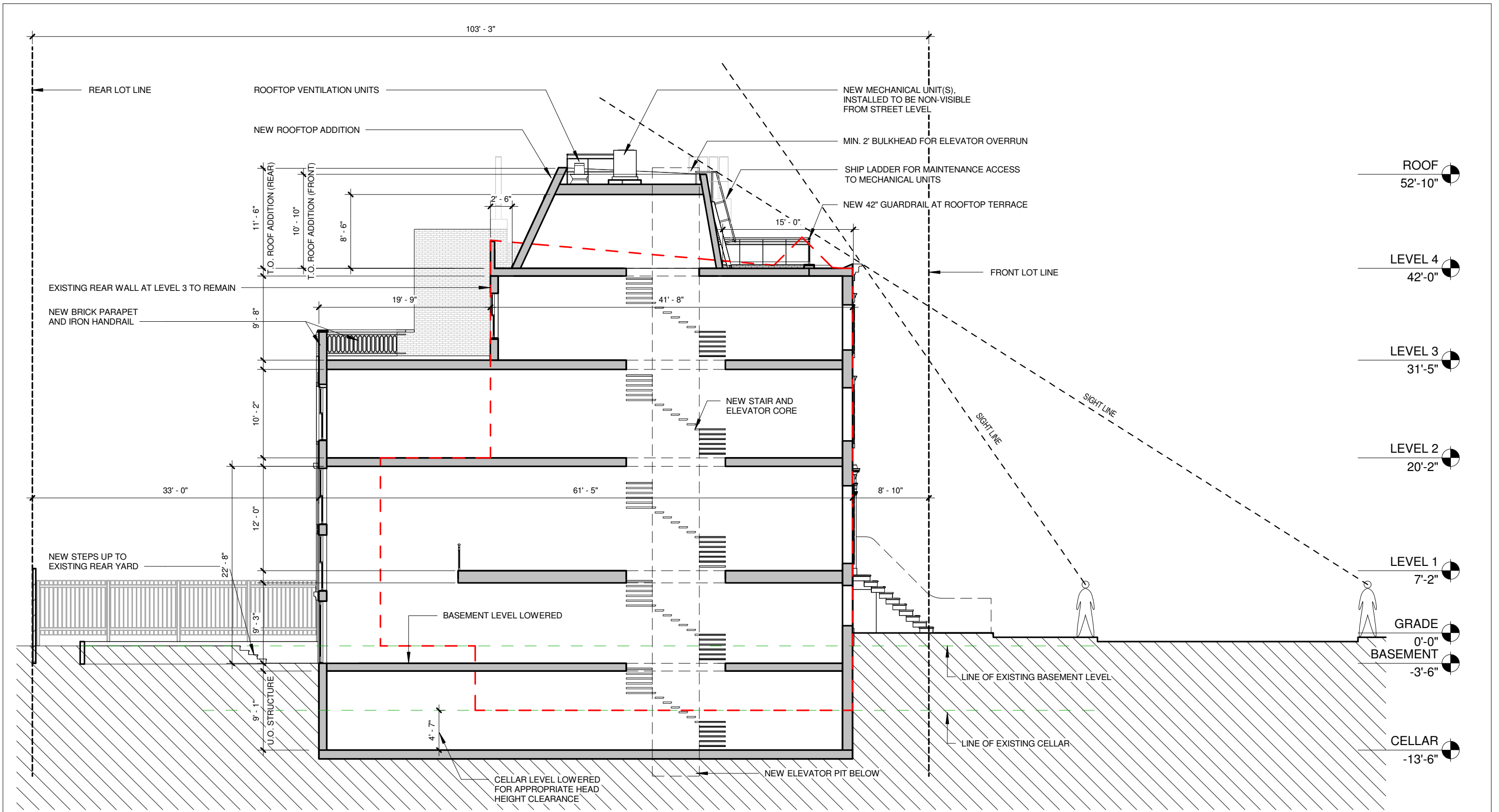
**13TH STREET TOWNHOUSE**

161 W 13TH STREET  
NEW YORK NY 10011



PROJ. #	2307.00
SCALE	3/32" = 1'-0"
DATE	01.22.2024
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**LPC-005**



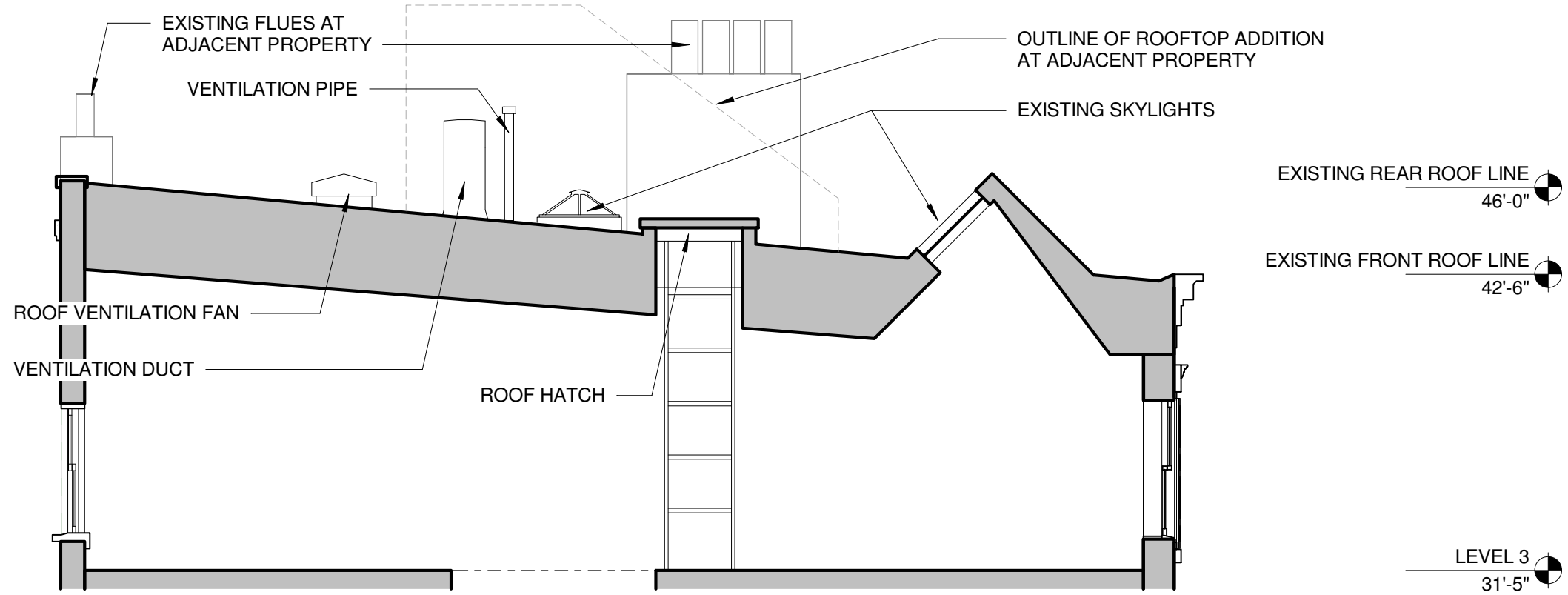
# PROPOSED LONG SECTION

13TH STREET TOWNHOUSE

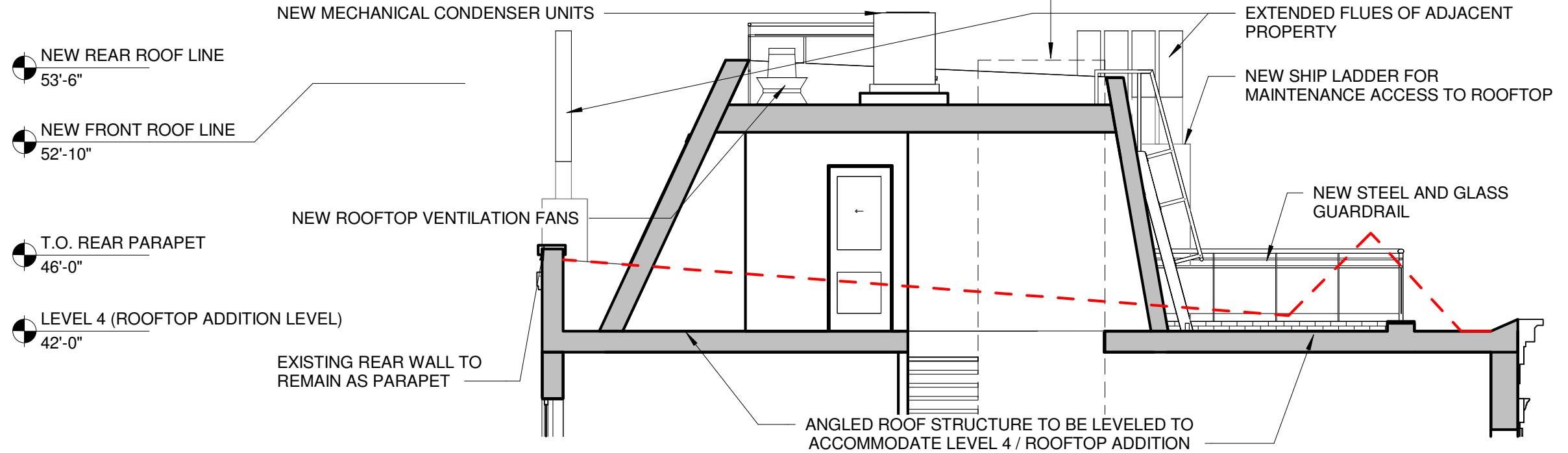
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/32" = 1'-0"
DATE	01.22.2024
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LPC-006



**SECTION THROUGH ROOFTOP - EXISTING**



**SECTION THROUGH ROOFTOP - PROPOSED**

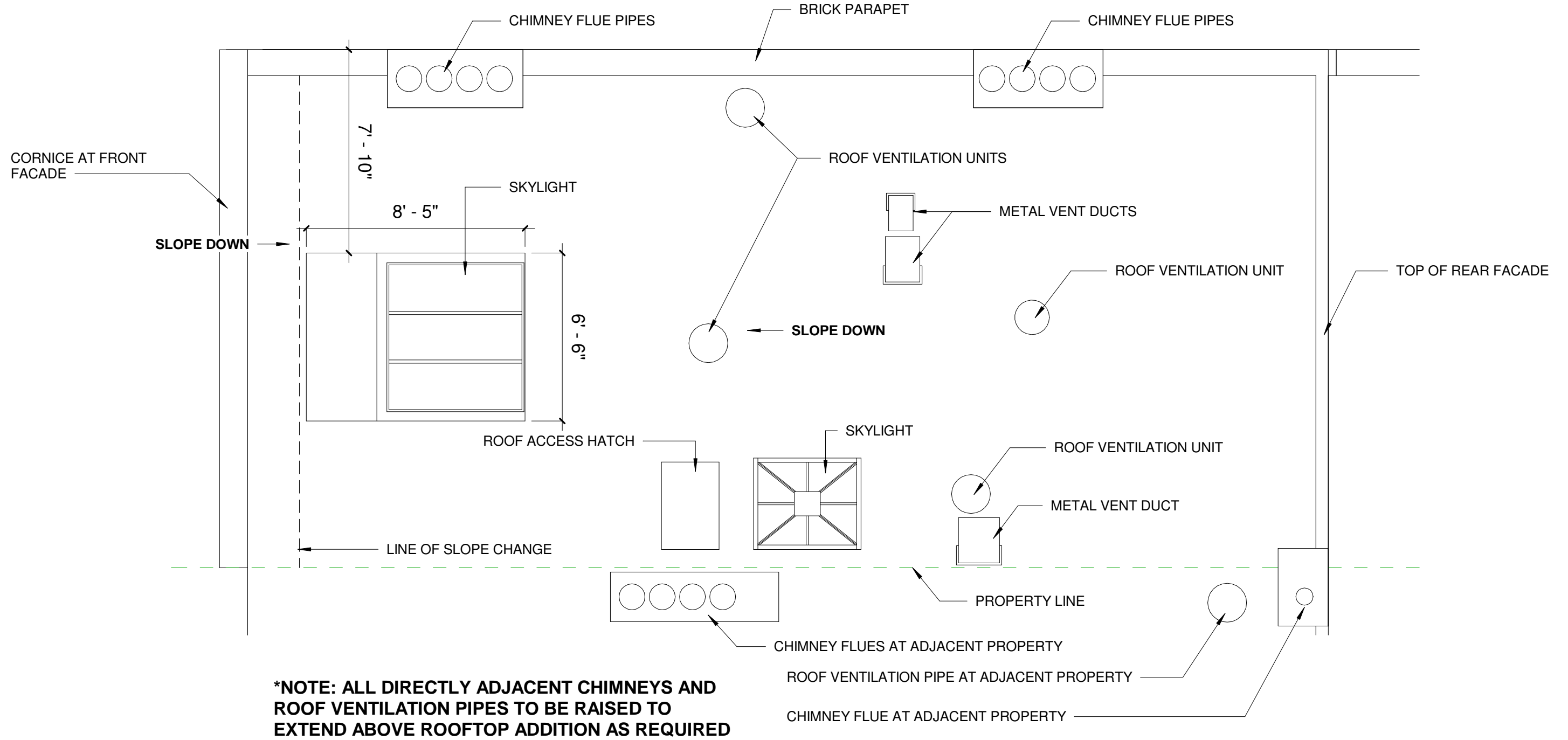


**ROOFTOP - EXISTING AND PROPOSED SECTIONS**

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

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**LPC-007**

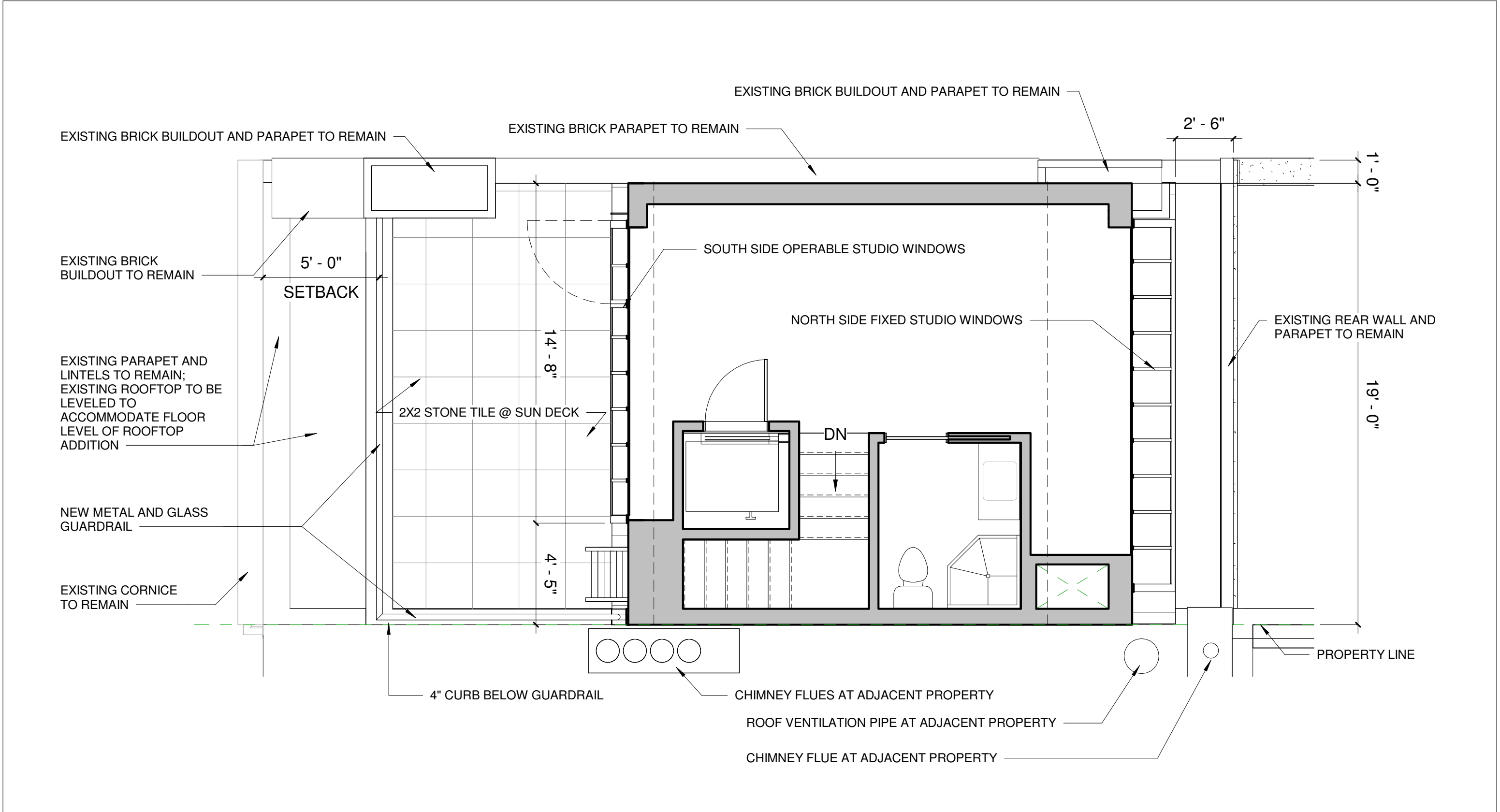


**ROOFTOP - EXISTING ROOF PLAN**

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

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**LPC-008**



**ROOFTOP - PROPOSED ROOFTOP ADDITION FLOOR PLAN**

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

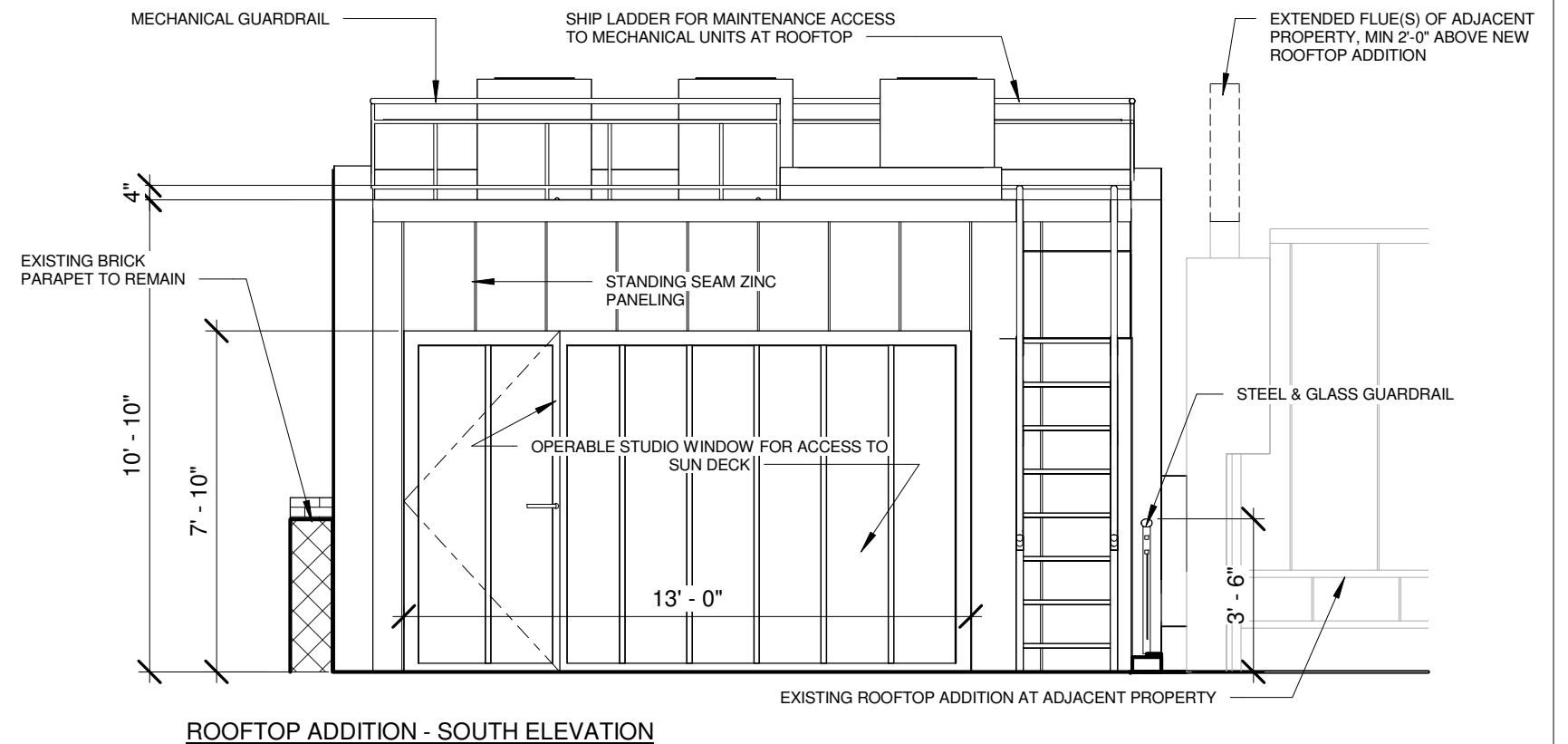
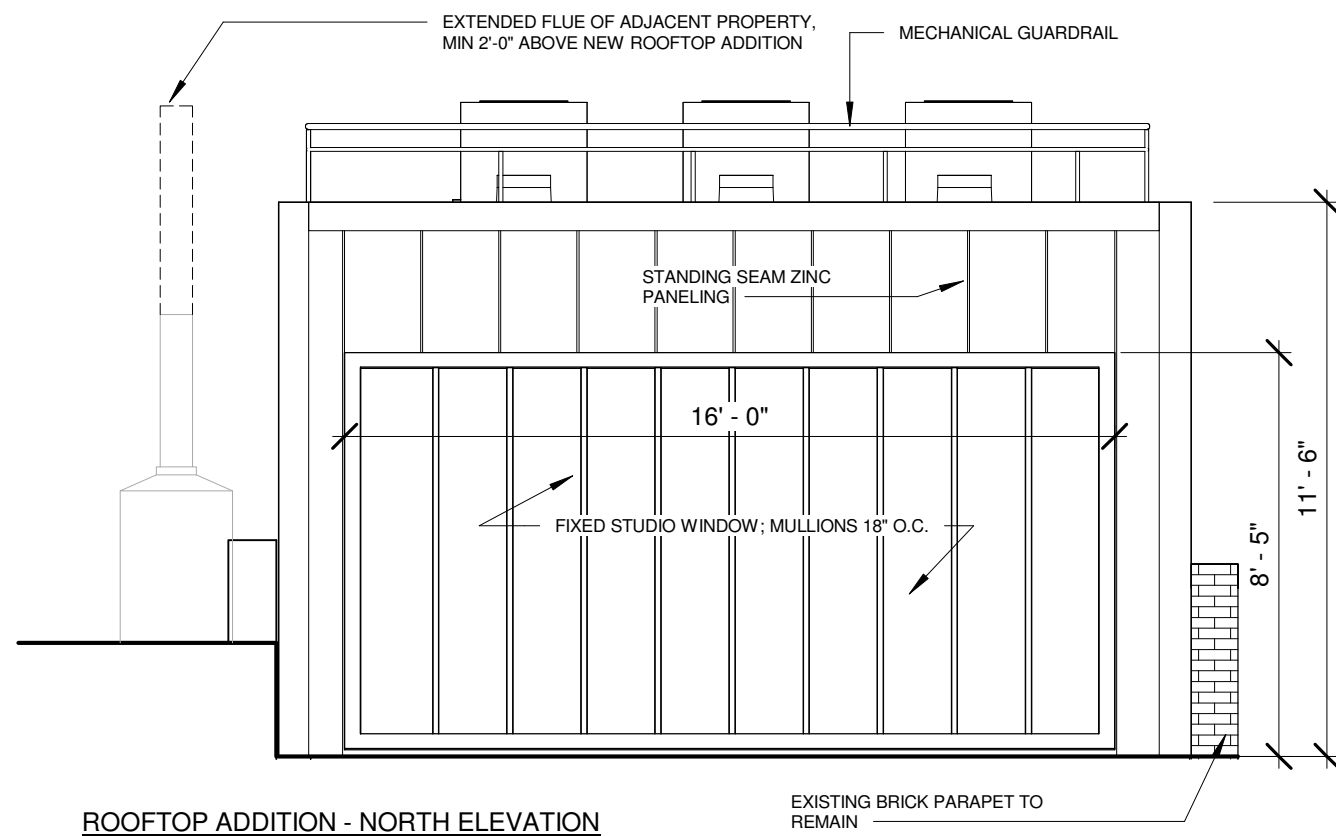
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SCALE	1/4" = 1'-0"
DATE	01.22.2024
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**LPC-009**





STUDIO WINDOW ADDITION STYLES AND MATERIALS ON 13TH STREET

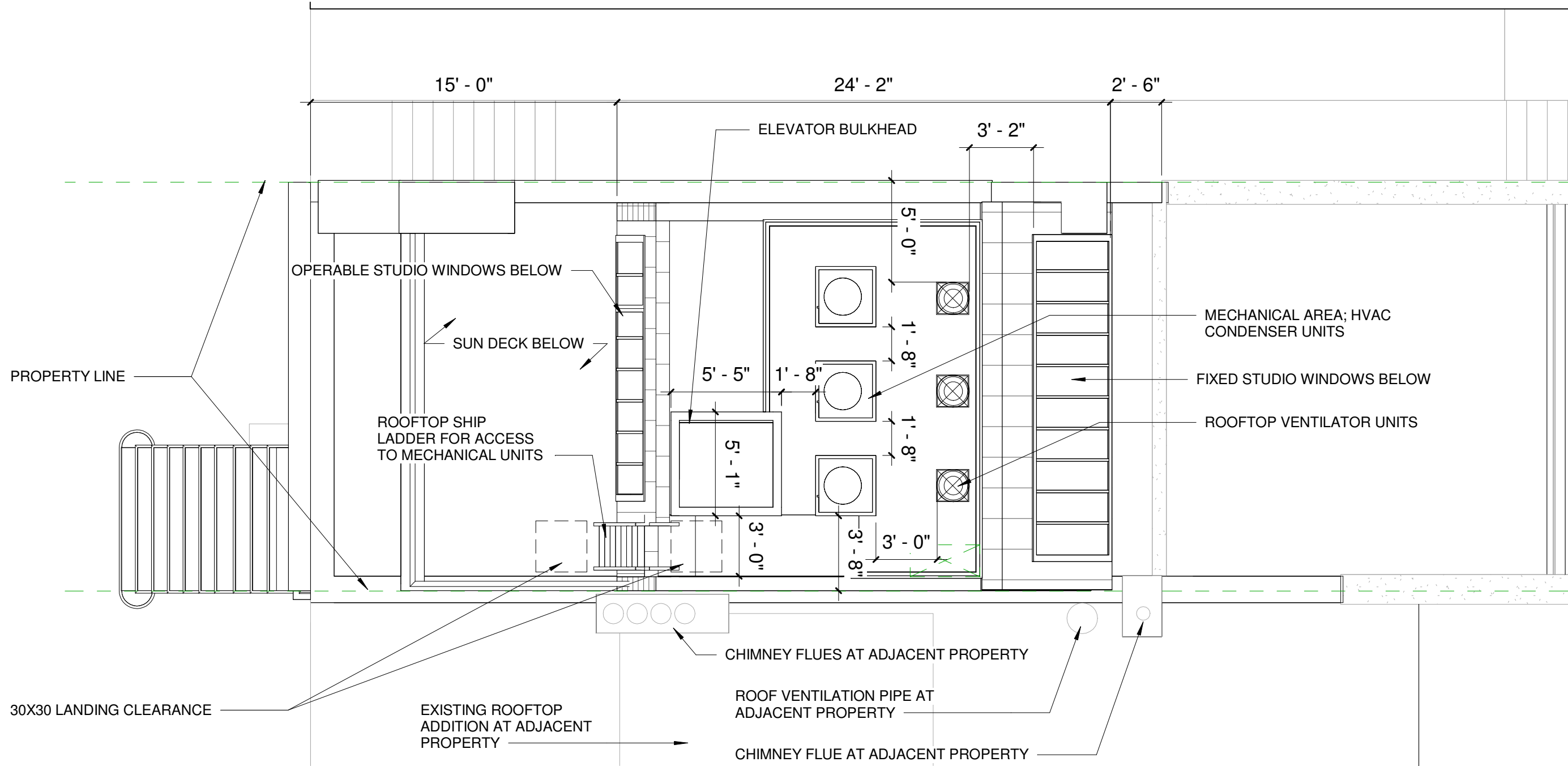


ROOFTOP - PROPOSED ROOFTOP ADDITION ELEVATIONS

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

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**ROOFTOP - PROPOSED ROOFTOP ADDITION ROOF PLAN**

13TH STREET TOWNHOUSE

161 W 13TH STREET  
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**LPC-011**



FLUE AT ADJACENT PROPERTY, TO BE EXTENDED

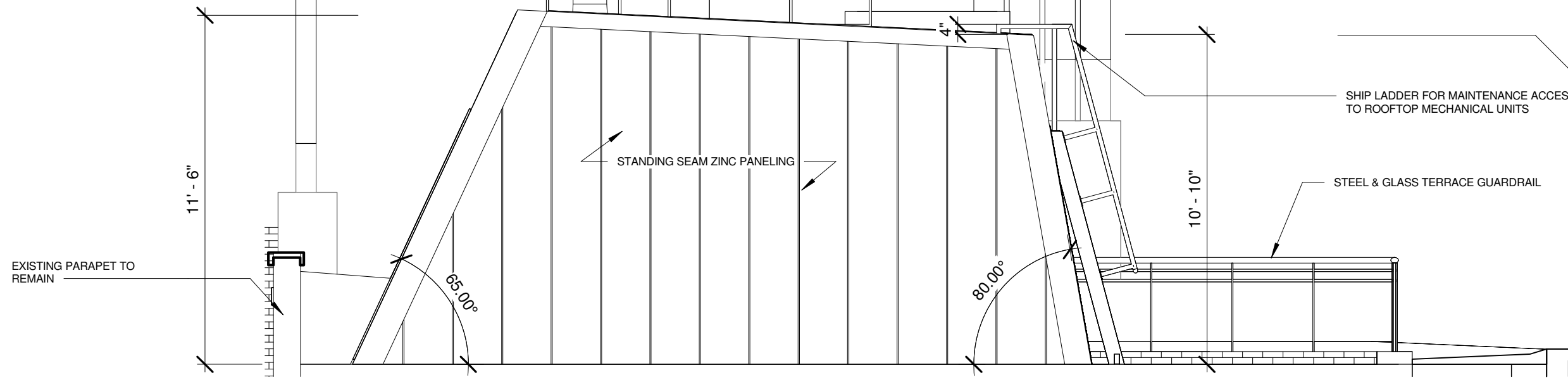
FLUES AT ADJACENT PROPERTY, TO BE EXTENDED

NEW REAR ROOF LINE  
53'-6"

NEW FRONT ROOF LINE  
52'-10"

T.O. FRONT GUARDRAIL  
45'-6"

ROOFTOP ADDITION  
42'-0"



ROOFTOP ADDITION - WEST ELEVATION

OUTLINE OF FLUES AT ADJACENT PROPERTY, TO BE EXTENDED

SHIP LADDER FOR MAINTENANCE ACCESS TO ROOFTOP MECHANICAL UNITS

NEW REAR ROOF LINE  
53'-6"

NEW FRONT ROOF LINE  
52'-10"

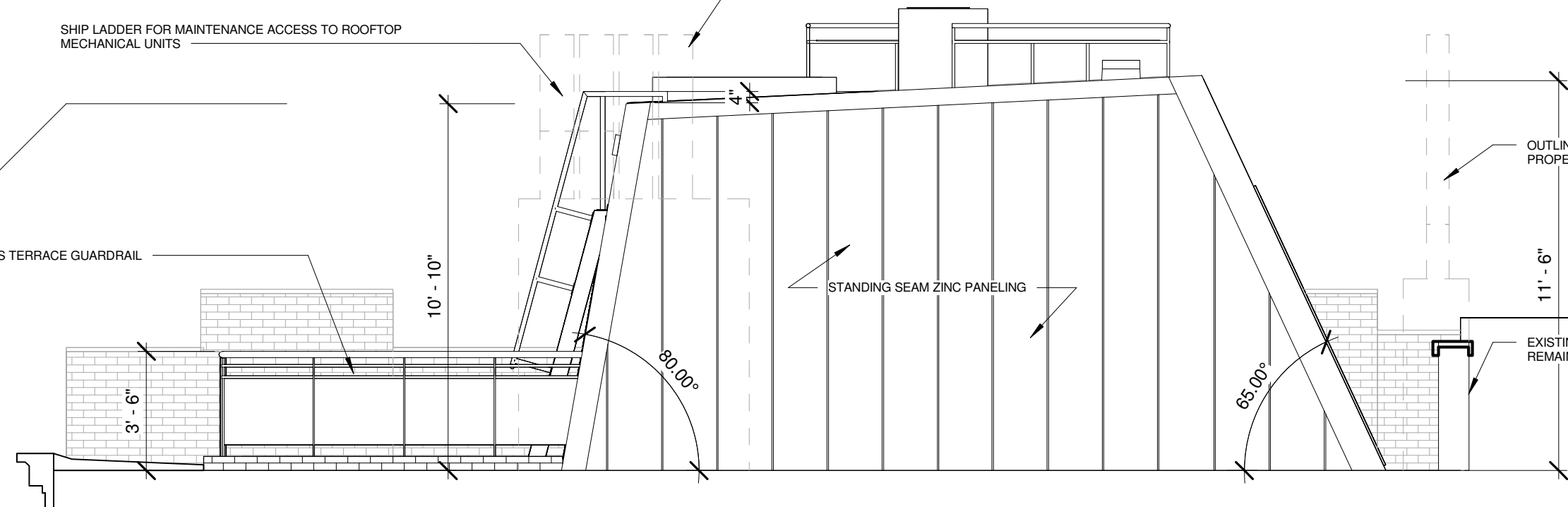
T.O. FRONT GUARDRAIL  
45'-6"

ROOFTOP ADDITION  
42'-0"

OUTLINE OF FLUE AT ADJACENT PROPERTY, TO BE EXTENDED

EXISTING PARAPET TO REMAIN  
11'-6"

STEEL & GLASS TERRACE GUARDRAIL



ROOFTOP ADDITION - EAST ELEVATION



## ROOFTOP - PROPOSED ROOFTOP ADDITION ELEVATIONS

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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



PRECEDENTS - HISTORIC STUDIO ADDITIONS

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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



PRECEDENTS - LPC APPROVED ROOF ADDITIONS

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44 HORATIO STREET  
STUDIO WINDOW ADDITION APPROVED IN 2015



65 HORATIO STREET  
STUDIO WINDOW ADDITION APPROVED IN 2020



PRECEDENTS - LPC APPROVED ROOF ADDITIONS

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LOOKING NORTHWEST FROM EXISTING SKYLIGHT



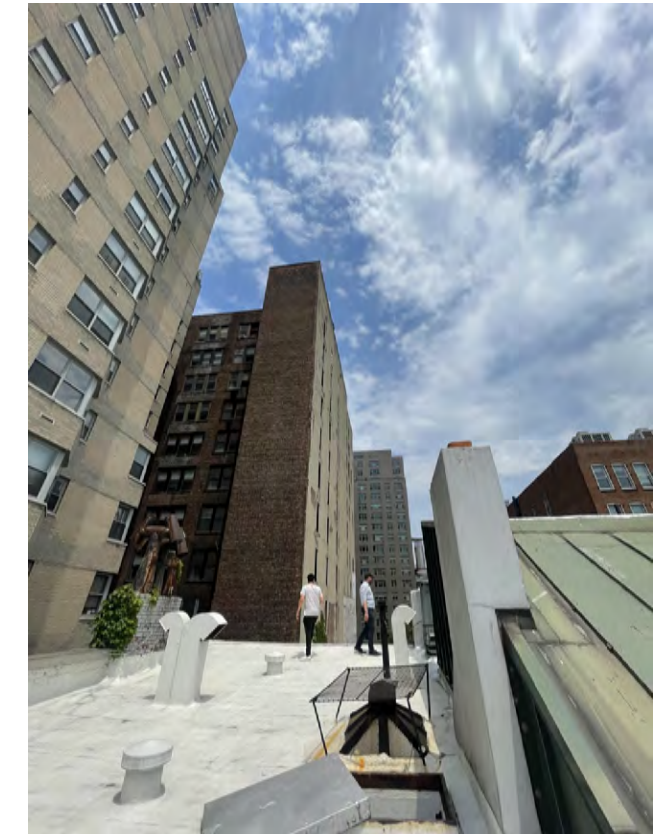
LOOKING SOUTH



LOOKING WEST FROM PROPERTY LINE



LOOKING SOUTHEAST FROM REAR OF ROOFTOP



LOOKING NORTH



## ROOFTOP - EXISTING CONDITIONS

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LOOKING EAST FROM FRONT GUARDRAIL MOCKUP



LOOKING WEST FROM FRONT GUARDRAIL MOCKUP



ROOFTOP - ADDITION MOCKUP PHOTOS

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LOOKING SOUTH FROM ROOFTOP ADDITION MOCKUP



LOOKING NORTH FROM ROOFTOP ADDITION MOCKUP



ROOFTOP - ADDITION MOCKUP PHOTOS

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 161 W 13TH STREET  
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LOOKING SOUTH FROM ROOFTOP ADDITION MOCKUP



RENDERED ADDITION MONTAGE



ROOFTOP - ADDITION MOCKUP PHOTOS AND RENDERED MONTAGE

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LOOKING NORTHEAST FROM ROOFTOP ADDITION MOCKUP



RENDERED ADDITION MONTAGE



ROOFTOP - ADDITION MOCKUP PHOTOS AND RENDERED MONTAGE

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MOCKUP ADDITION  
VIEWED FROM NORTH SIDE 13TH STREET



RENDERED ADDITION  
VIEWED FROM NORTH SIDE 13TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

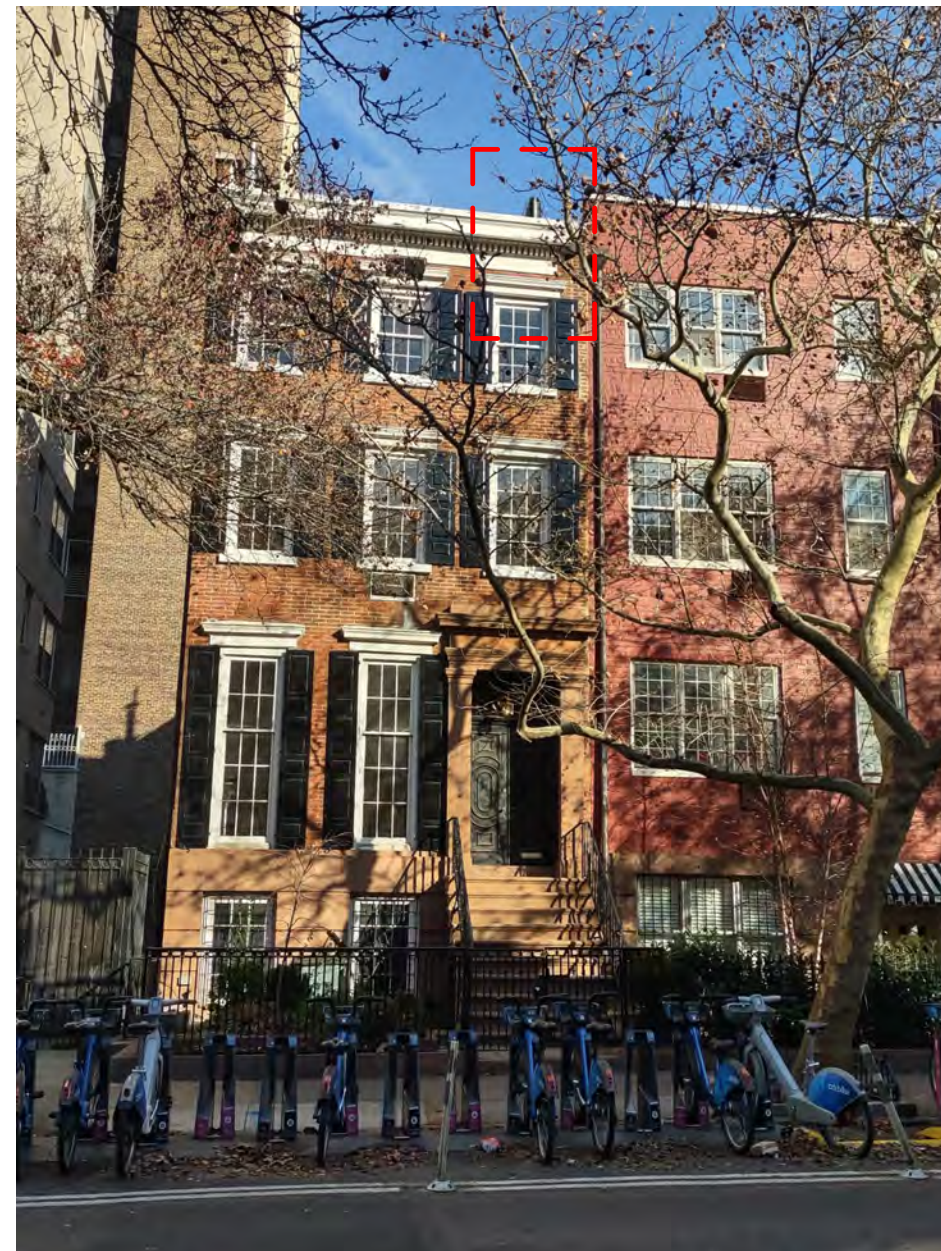
13TH STREET TOWNHOUSE  
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MOCKUP ADDITION (FLUE EXTENSIONS)  
VIEWED FROM SOUTH SIDE 13TH STREET



RENDERED ADDITION (FLUE EXTENSIONS)  
VIEWED FROM SOUTH SIDE 13TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

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MOCKUP ADDITION  
VIEWED FROM SOUTHWEST SIDE 13TH STREET



RENDERED ADDITION  
VIEWED FROM SOUTHWEST SIDE 13TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

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MOCKUP ADDITION  
VIEWED FROM SOUTHWEST CORNER 13TH STREET



RENDERED ADDITION  
VIEWED FROM SOUTHWEST CORNER 13TH STREET

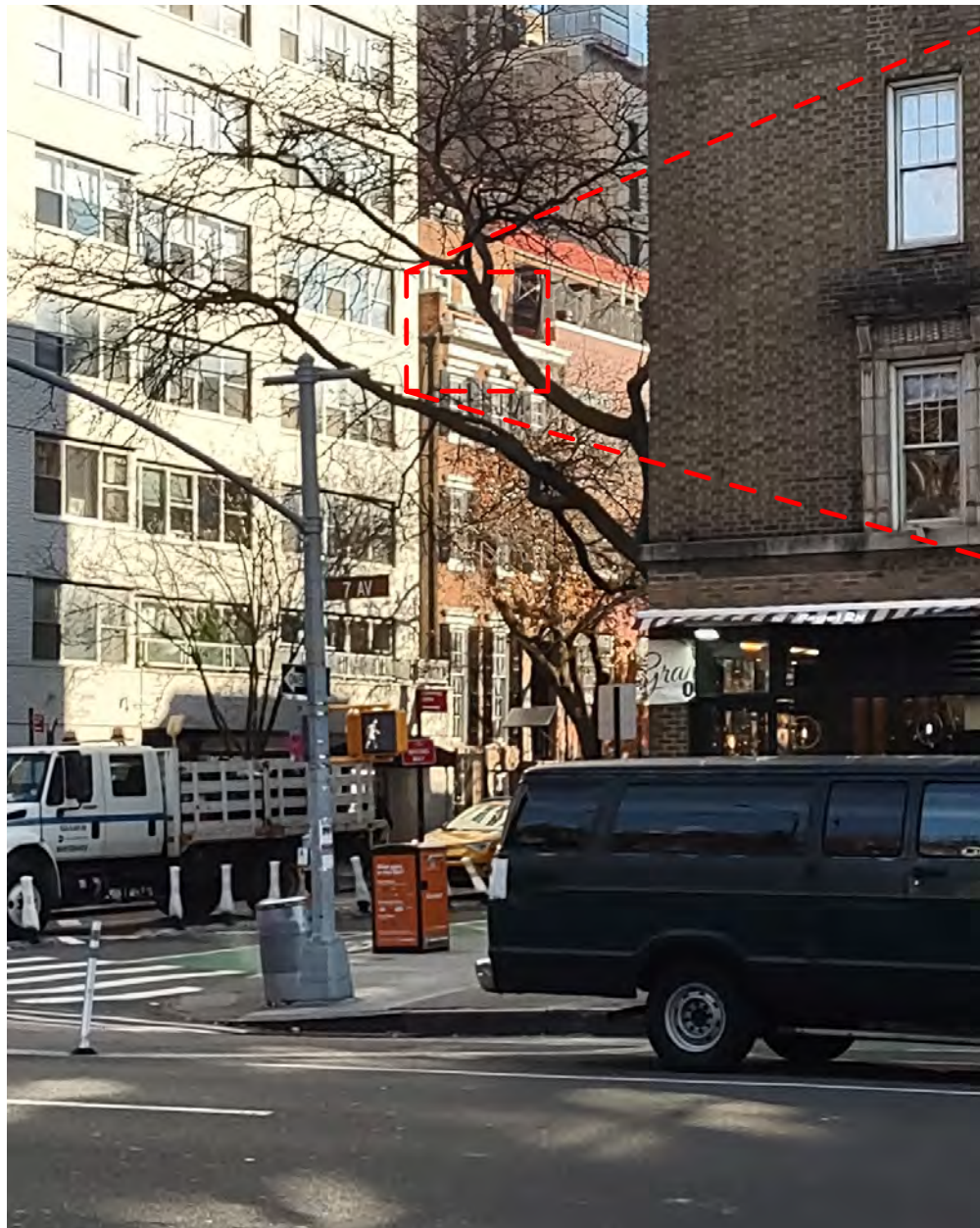


ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE  
161 W 13TH STREET  
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MOCKUP ADDITION (GUARD RAIL)  
VIEWED FROM SOUTHWEST CORNER ACROSS 7TH AVE

RENDERED ADDITION (GUARD RAIL)  
VIEWED FROM SOUTHWEST CORNER ACROSS 7TH AVE



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

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LPC-025



MOCKUP ADDITION  
VIEWED FROM SOUTH SIDE OF 14TH STREET

RENDERED ADDITION  
VIEWED FROM NORTH SIDE OF 14TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE  
161 W 13TH STREET  
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LPC-026



MOCKUP ADDITION  
VIEWED FROM NORTH SIDE OF 14TH STREET



RENDERED ADDITION  
VIEWED FROM NORTH SIDE OF 14TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE  
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LPC-027

EXISTING ROOF  
45' - 0"

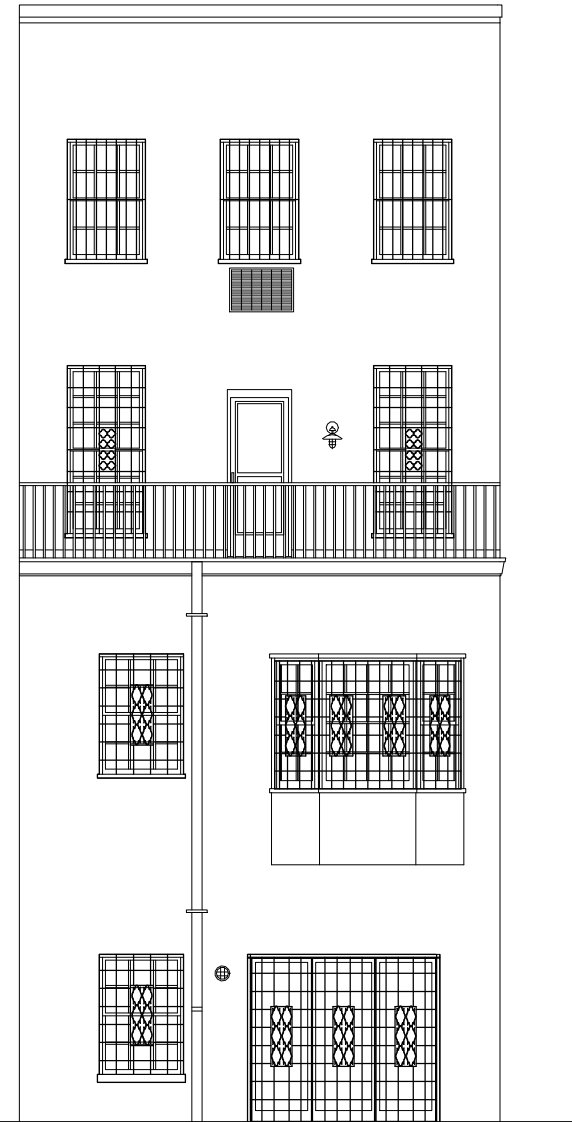
LEVEL 3  
31' - 5"

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"

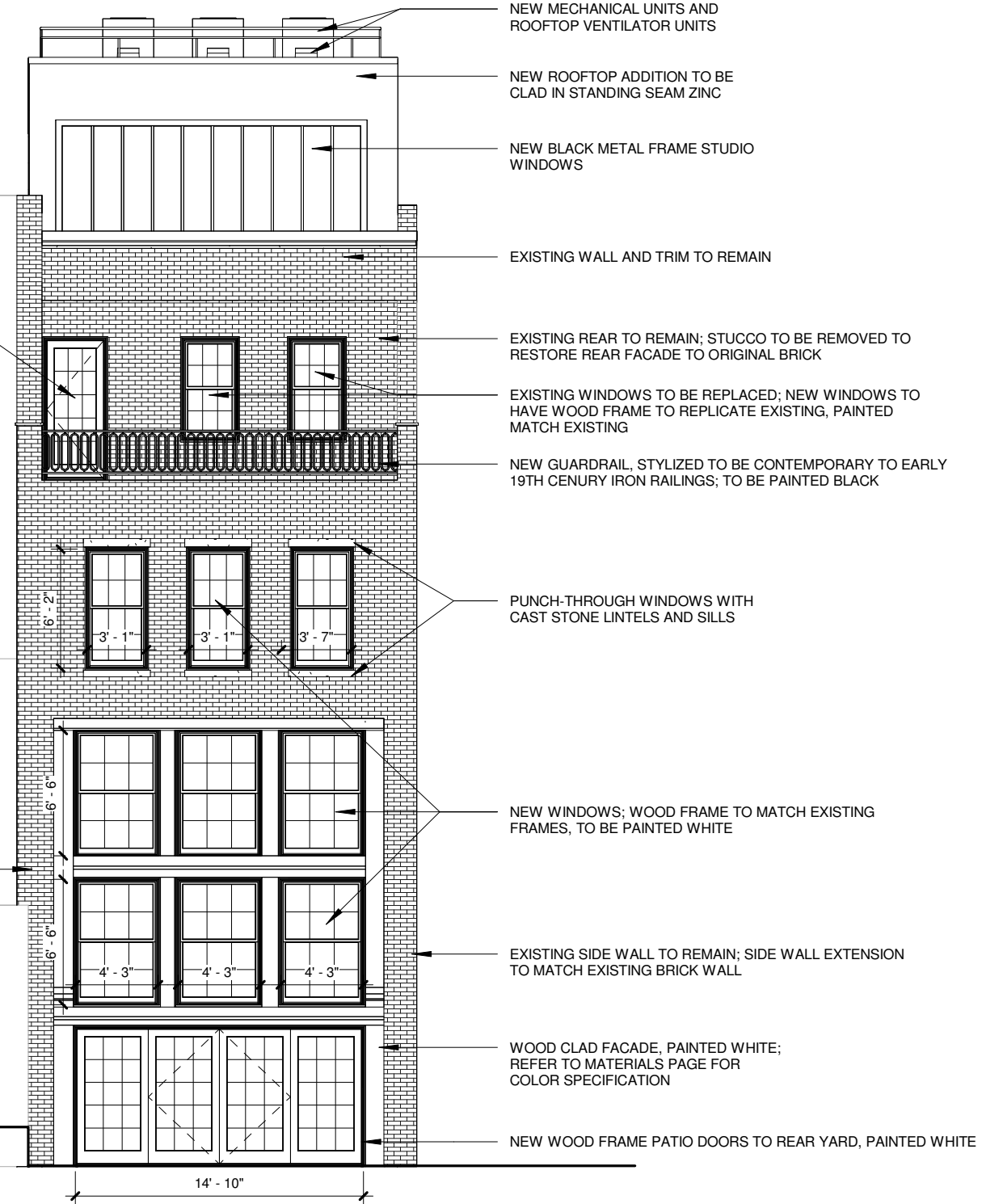
LEVEL 1  
7' - 2"

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

### REAR - EXISTING AND PROPOSED ELEVATIONS

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BASEMENT AND LEVEL 1 - REAR FACADE



LEVEL 2 AND LEVEL 3 - REAR FACADE



**EMPORIUM**  
DESIGN



**JPD**  
PRESERVATION  
CONSULTING

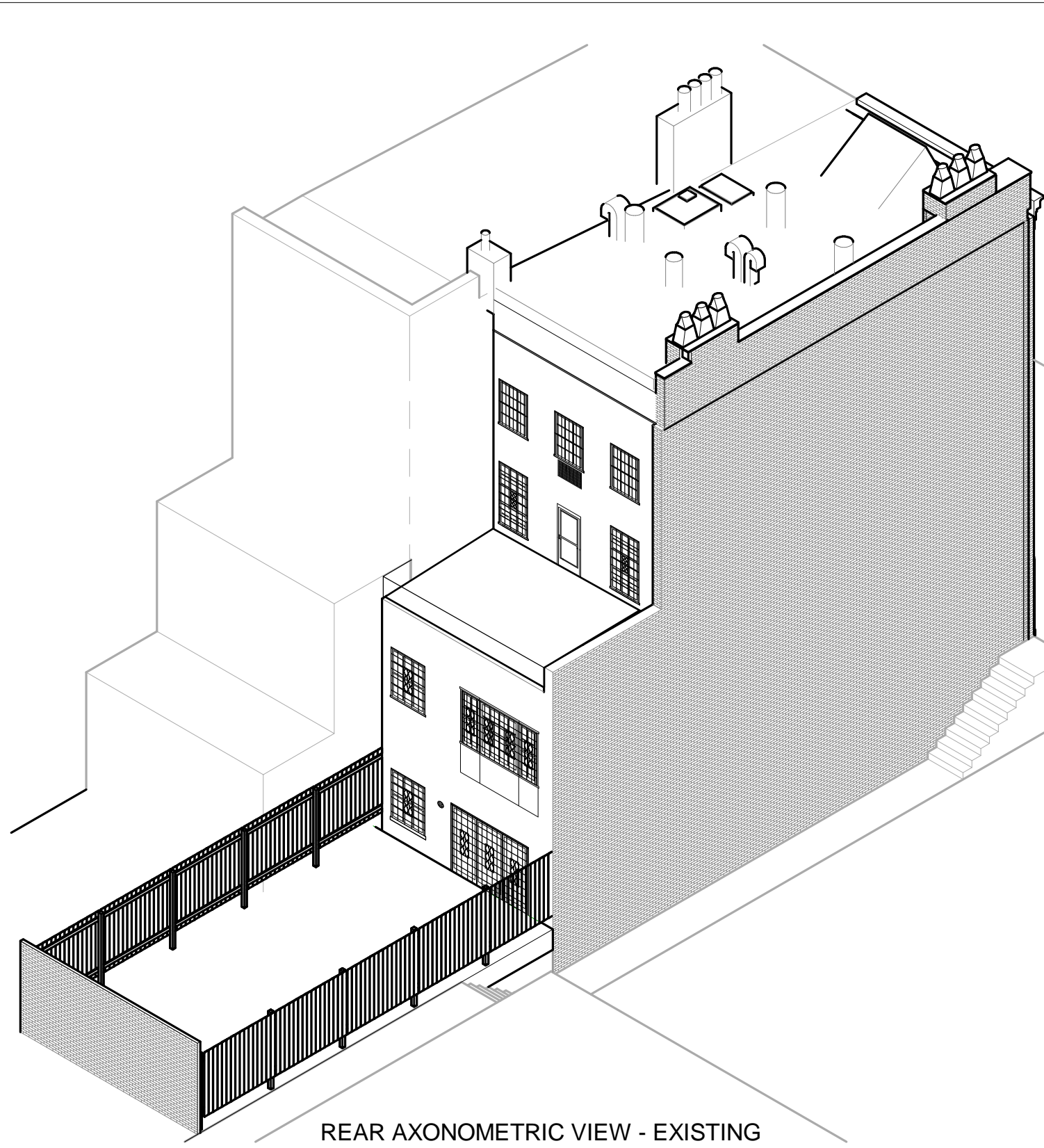
**REAR - EXISTING CONDITIONS**

13TH STREET TOWNHOUSE

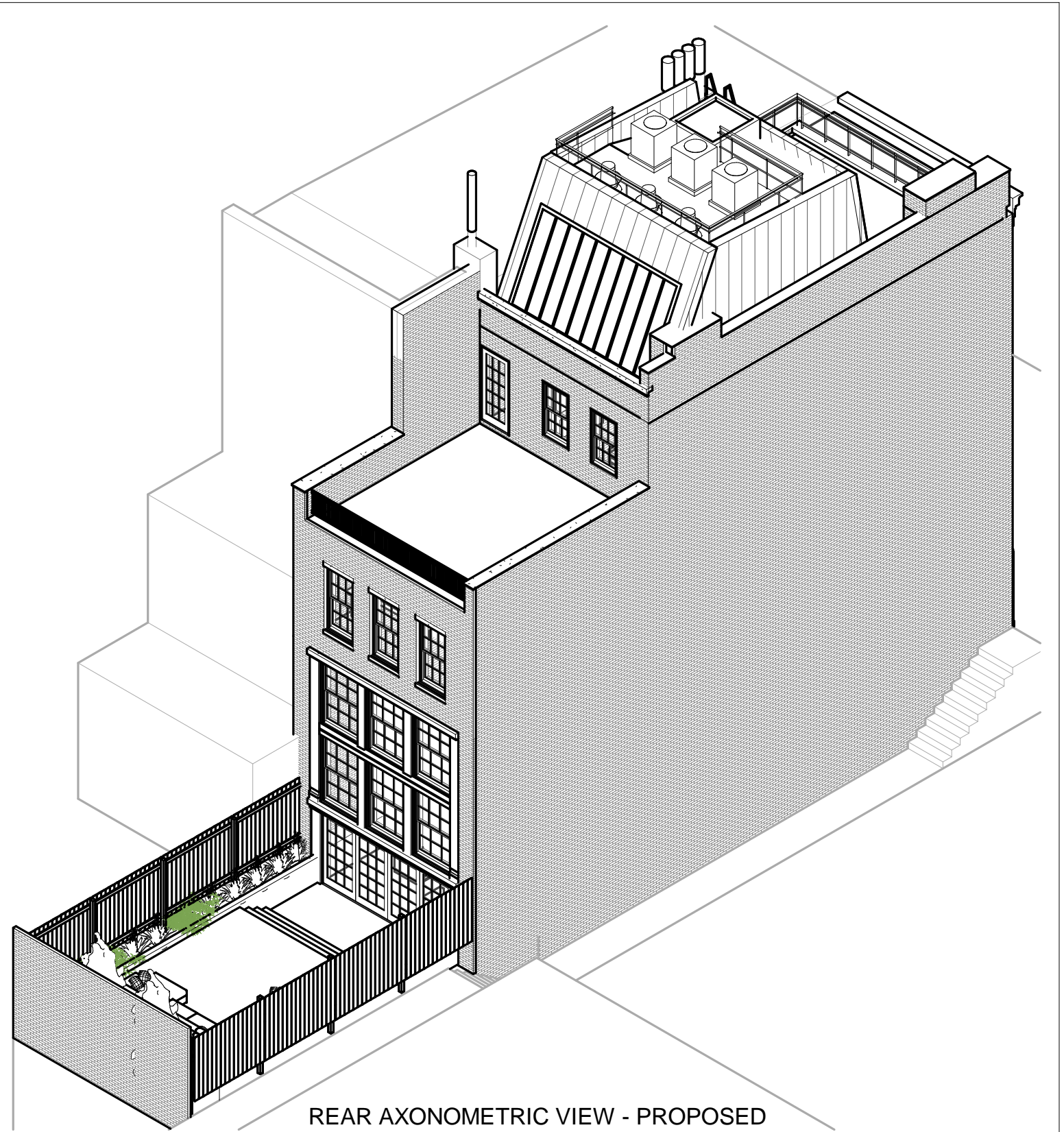
161 W 13TH STREET  
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REAR AXONOMETRIC VIEW - EXISTING



REAR AXONOMETRIC VIEW - PROPOSED



EXISTING AND PROPOSED AXONOMETRIC VIEWS (REAR)

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 161 W 13TH STREET  
 NEW YORK NY 10011

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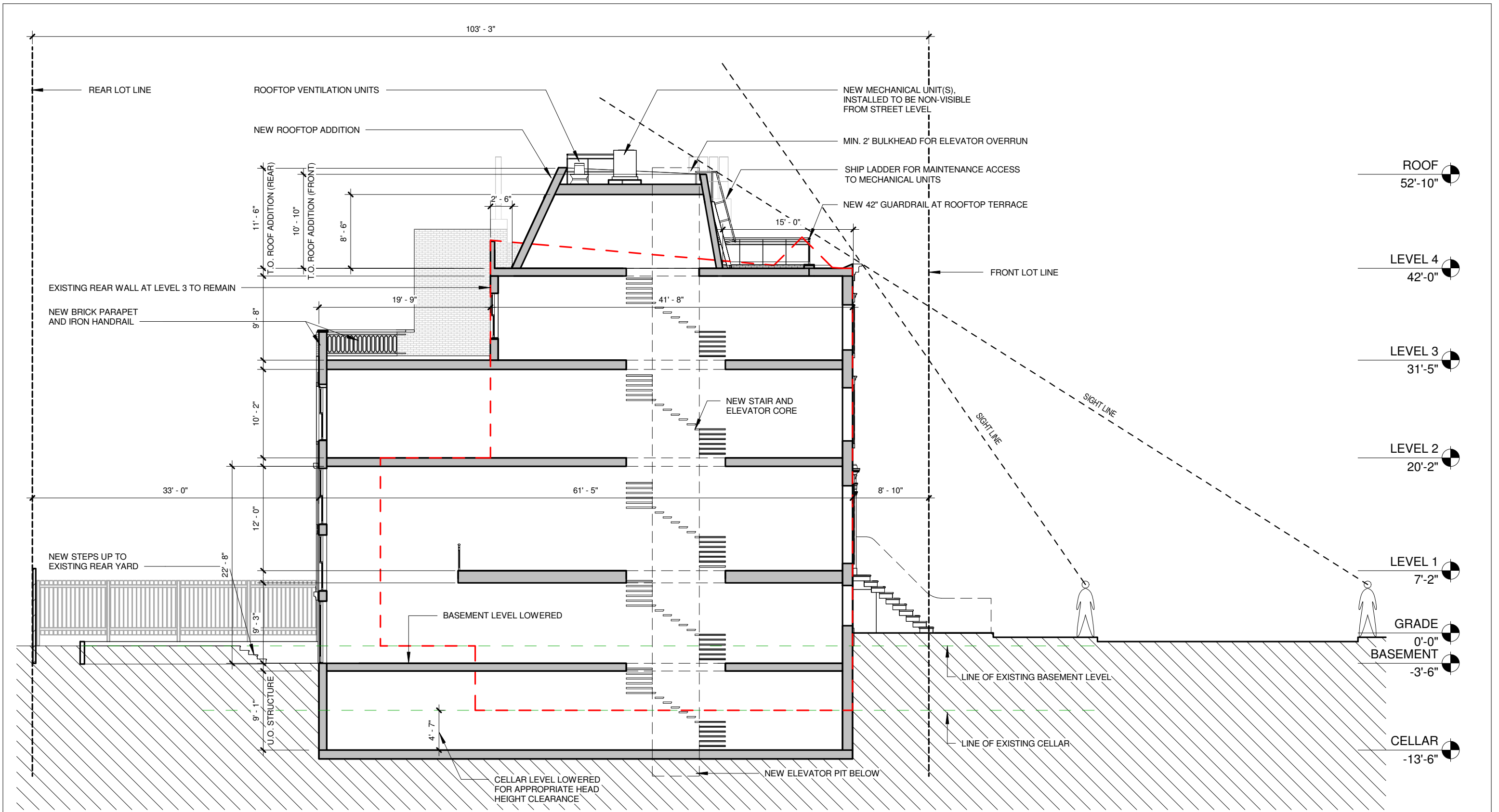
REAR - EXISTING AND PROPOSED REAR ADDITION MONTAGE VIEWS

13TH STREET TOWNHOUSE  
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 NEW YORK NY 10011

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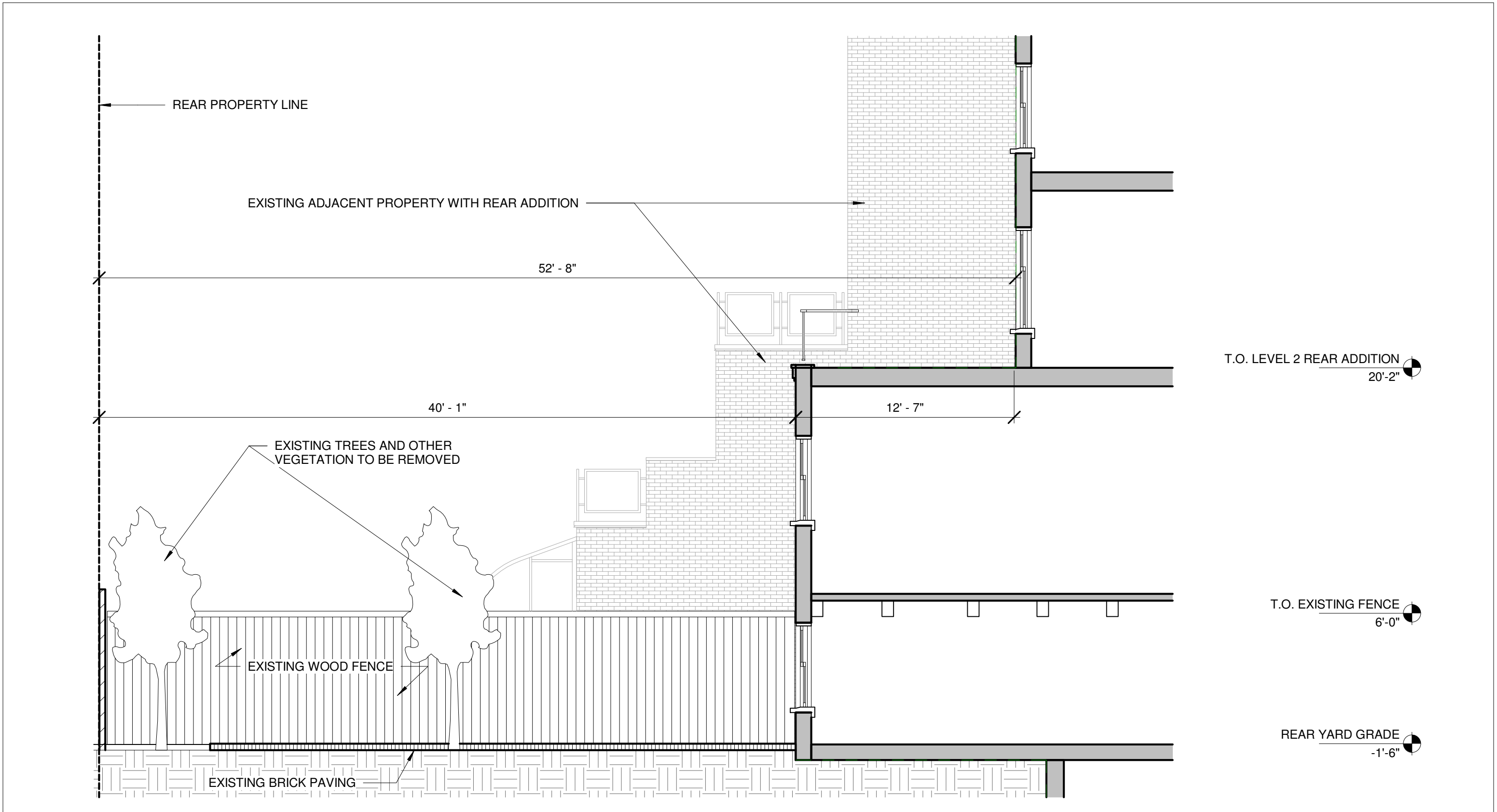
# PROPOSED LONG SECTION

## 13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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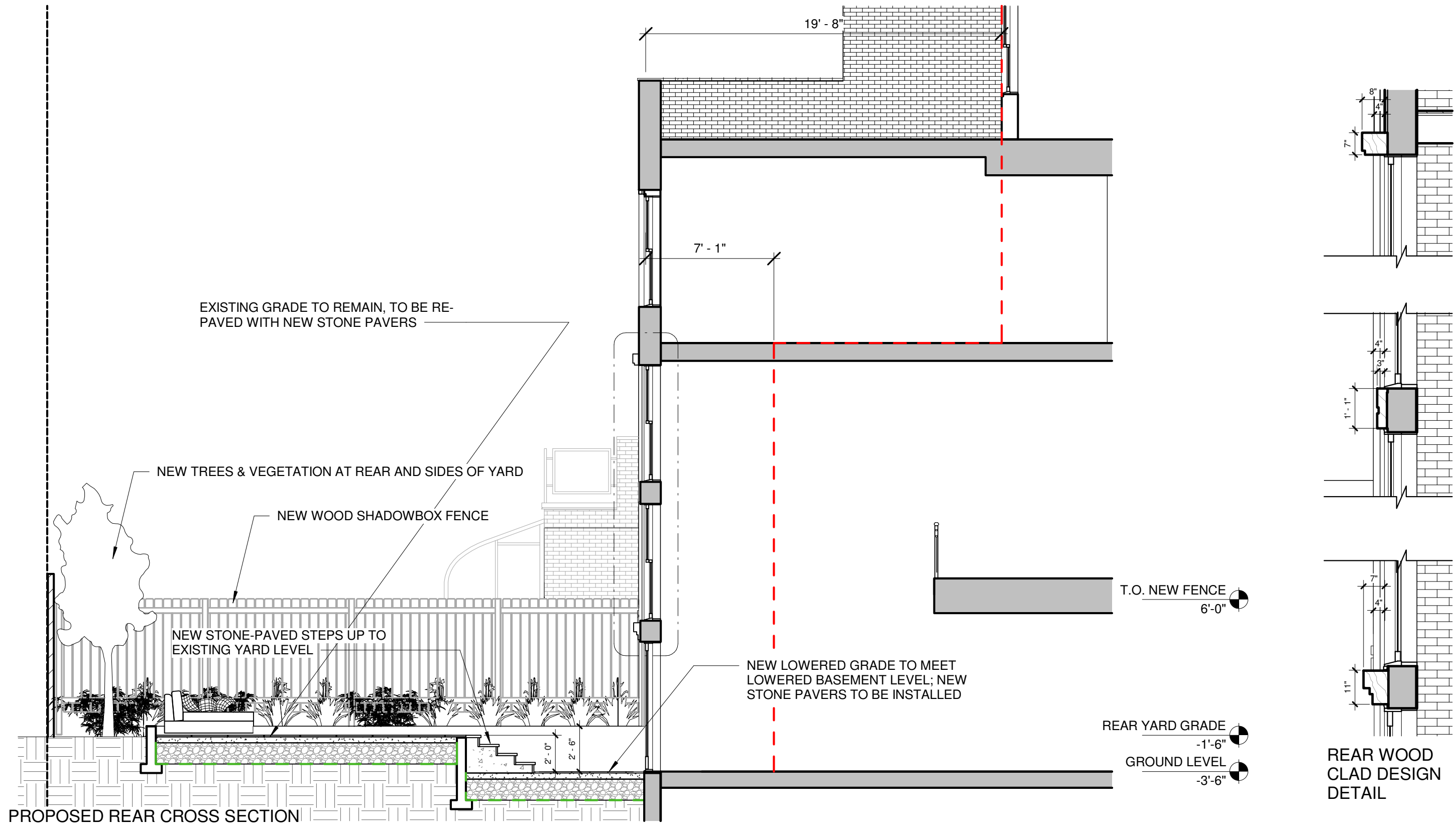
**REAR - EXISTING REAR ADDITION AND YARD CROSS SECTION**

13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
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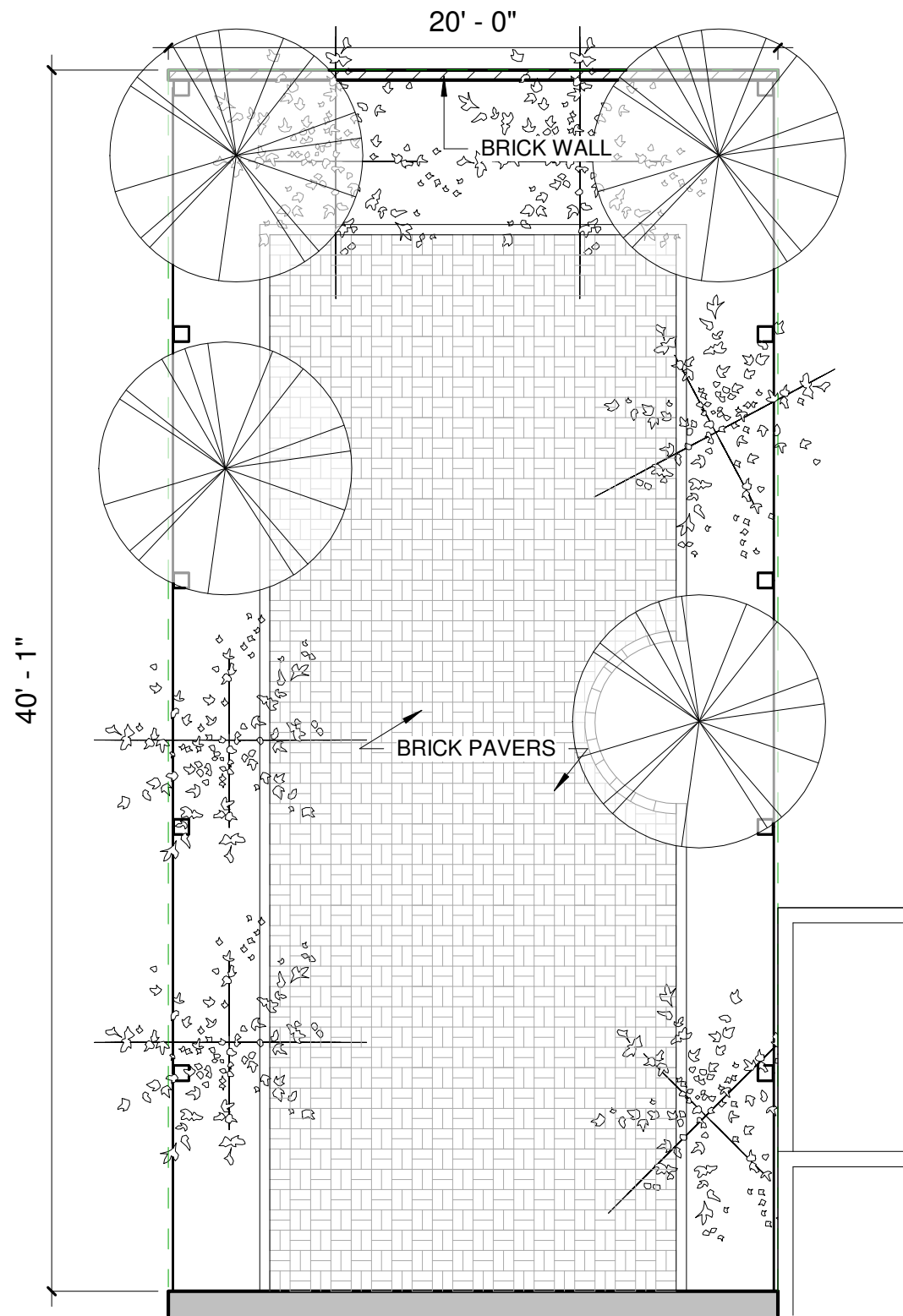


### REAR - PROPOSED REAR ADDITION CROSS SECTION

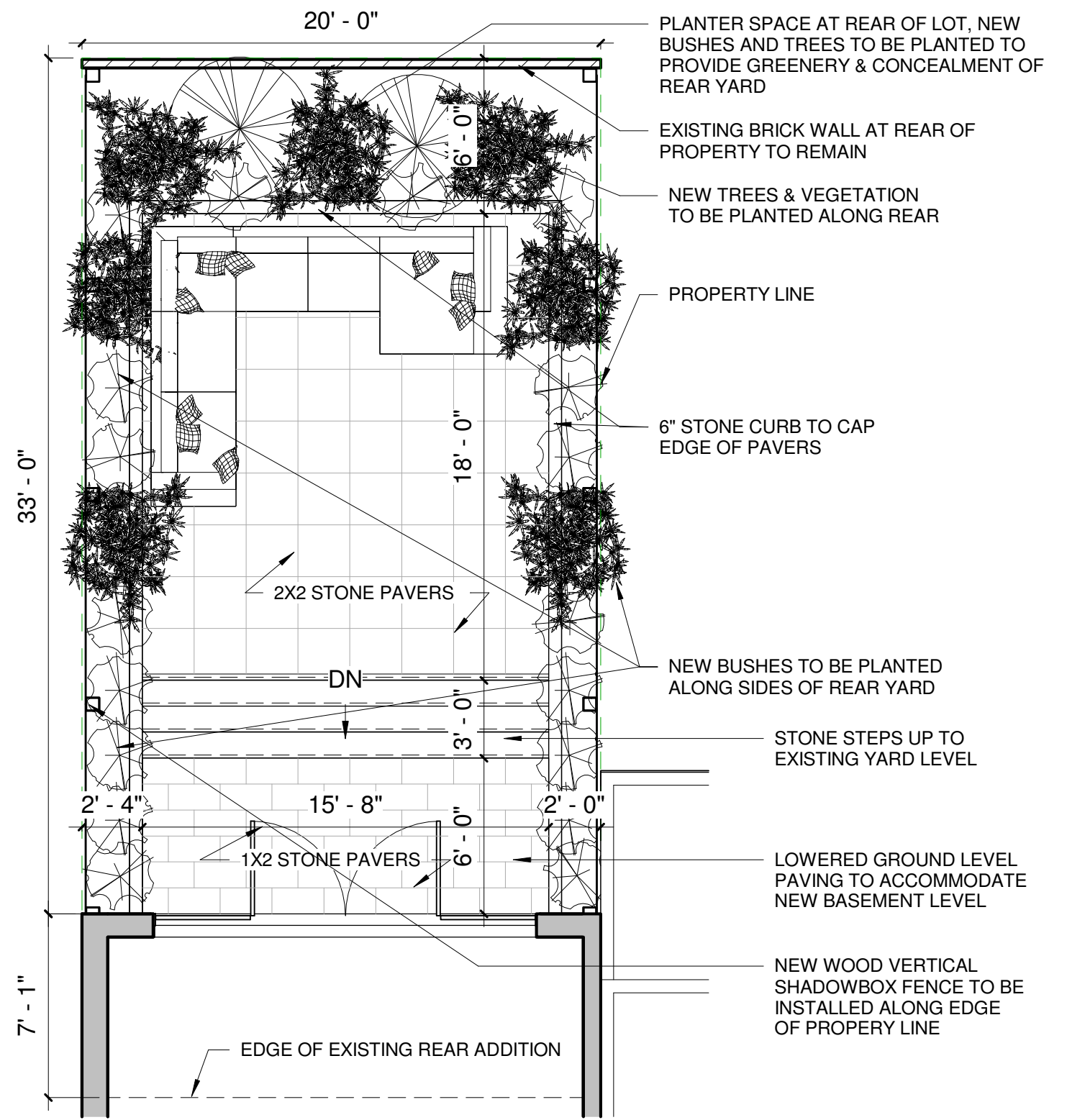
13TH STREET TOWNHOUSE  
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EXISTING REAR YARD PLAN



PROPOSED REAR YARD PLAN

- PLANTER SPACE AT REAR OF LOT, NEW BUSHES AND TREES TO BE PLANTED TO PROVIDE GREENERY & CONCEALMENT OF REAR YARD
- EXISTING BRICK WALL AT REAR OF PROPERTY TO REMAIN
- NEW TREES & VEGETATION TO BE PLANTED ALONG REAR
- PROPERTY LINE
- 6" STONE CURB TO CAP EDGE OF PAVERS
- NEW BUSHES TO BE PLANTED ALONG SIDES OF REAR YARD
- STONE STEPS UP TO EXISTING YARD LEVEL
- LOWERED GROUND LEVEL PAVING TO ACCOMMODATE NEW BASEMENT LEVEL
- NEW WOOD VERTICAL SHADOWBOX FENCE TO BE INSTALLED ALONG EDGE OF PROPERTY LINE

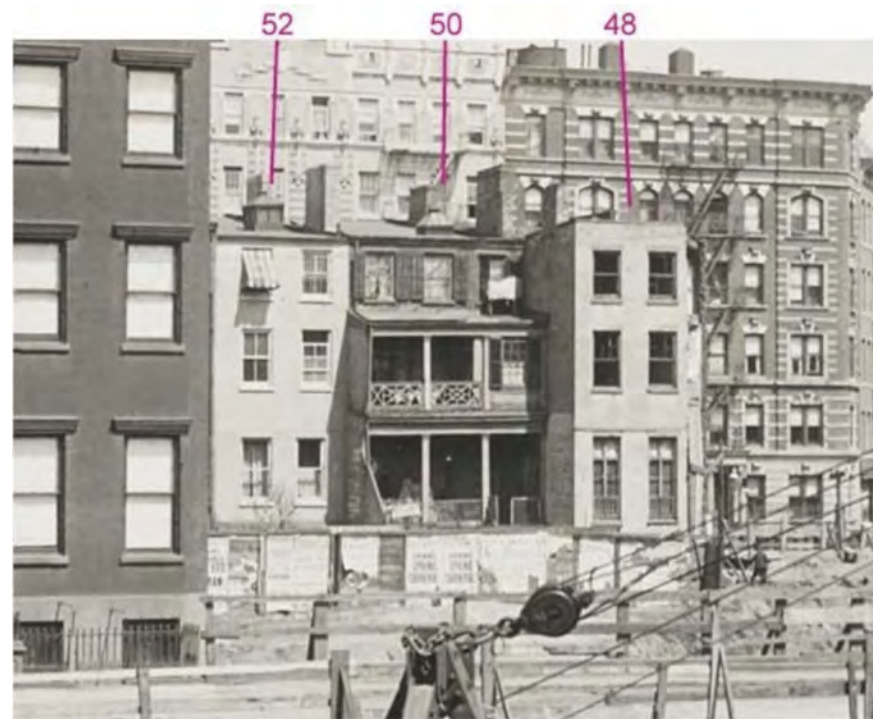


REAR - EXISTING AND PROPOSED REAR YARD PLAN

13TH STREET TOWNHOUSE  
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**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**

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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 - LPC APPROVED WOOD REAR ADDITIONS

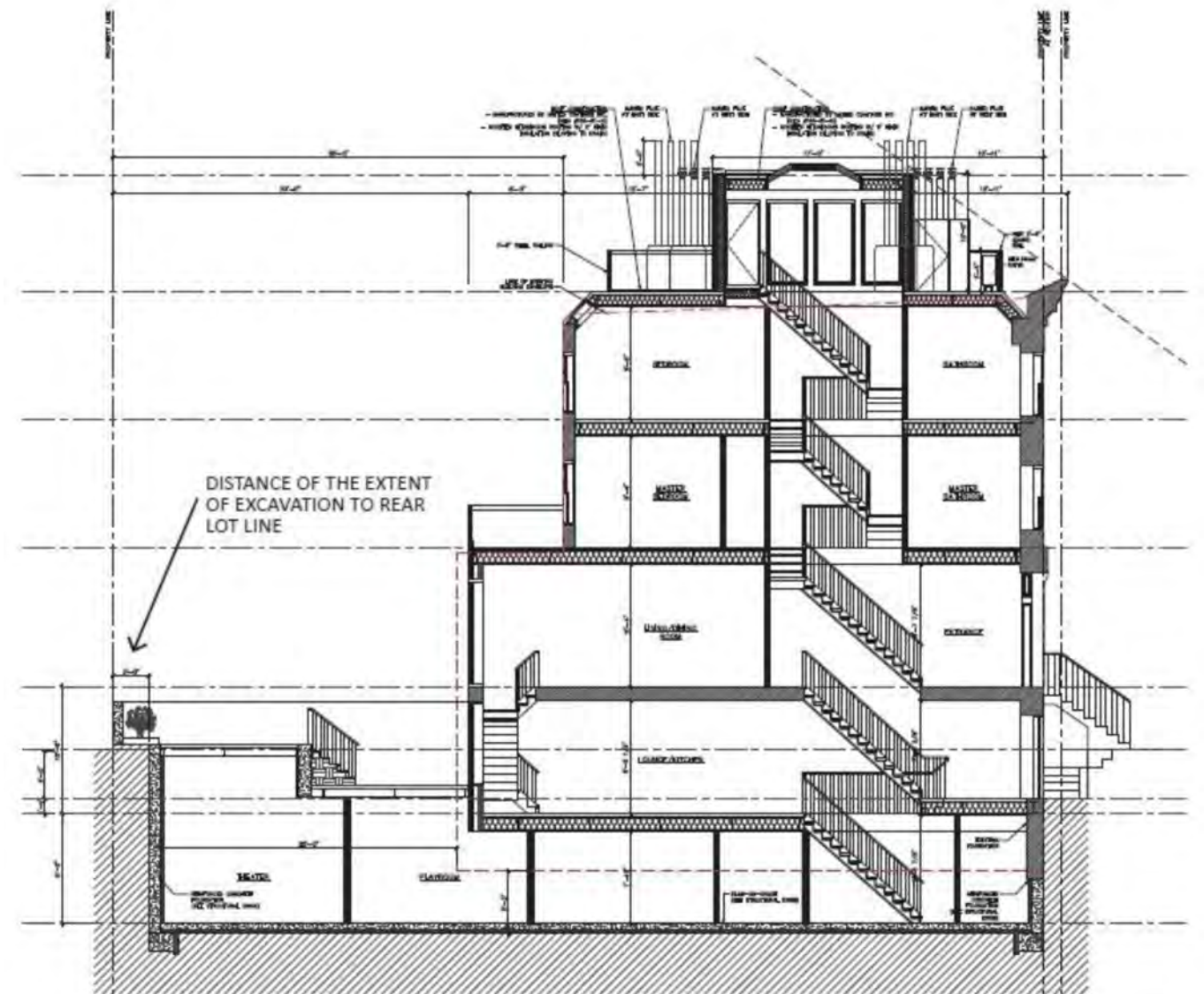
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
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LPC-037



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



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

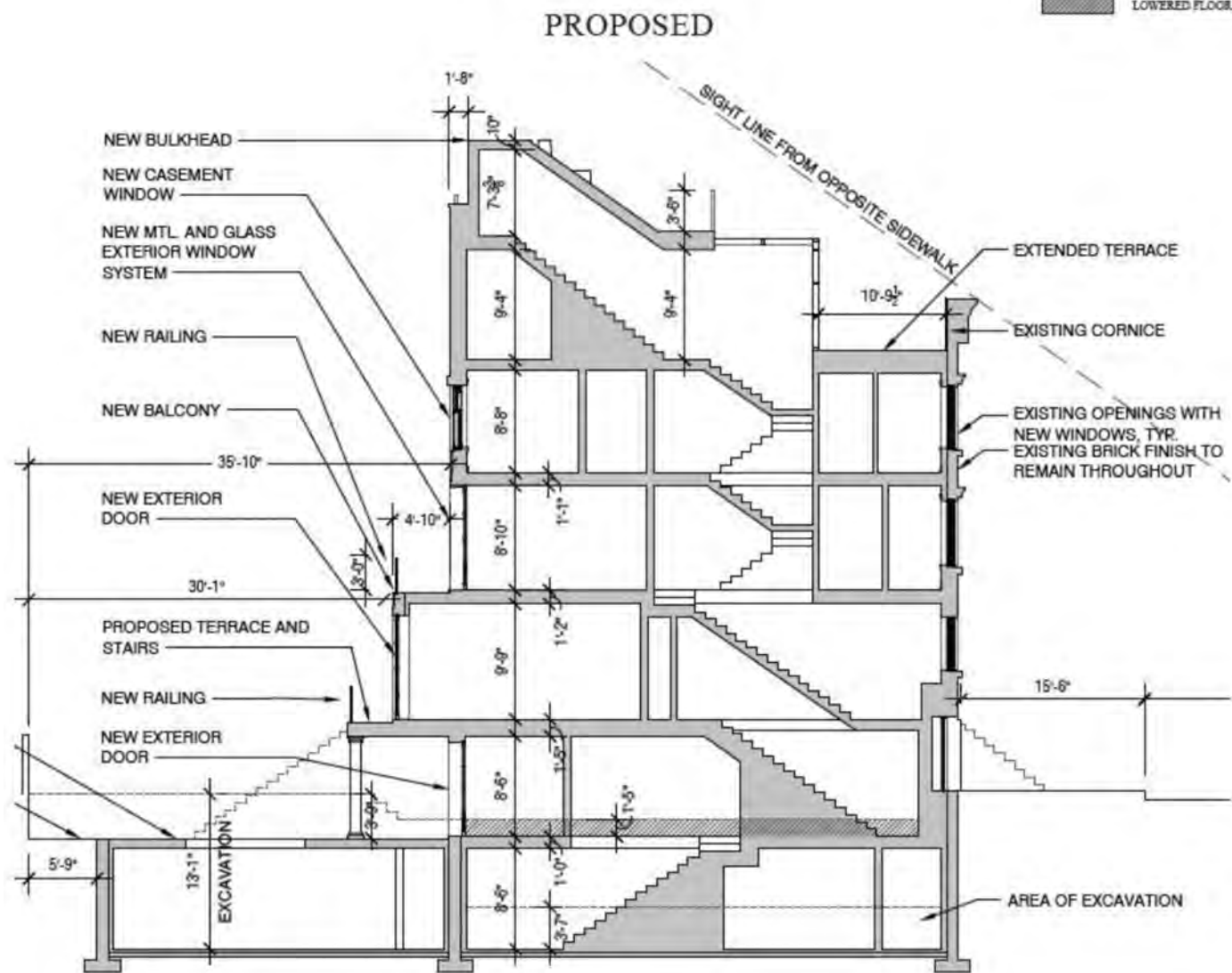


LPC APPROVED EXCAVATIONS

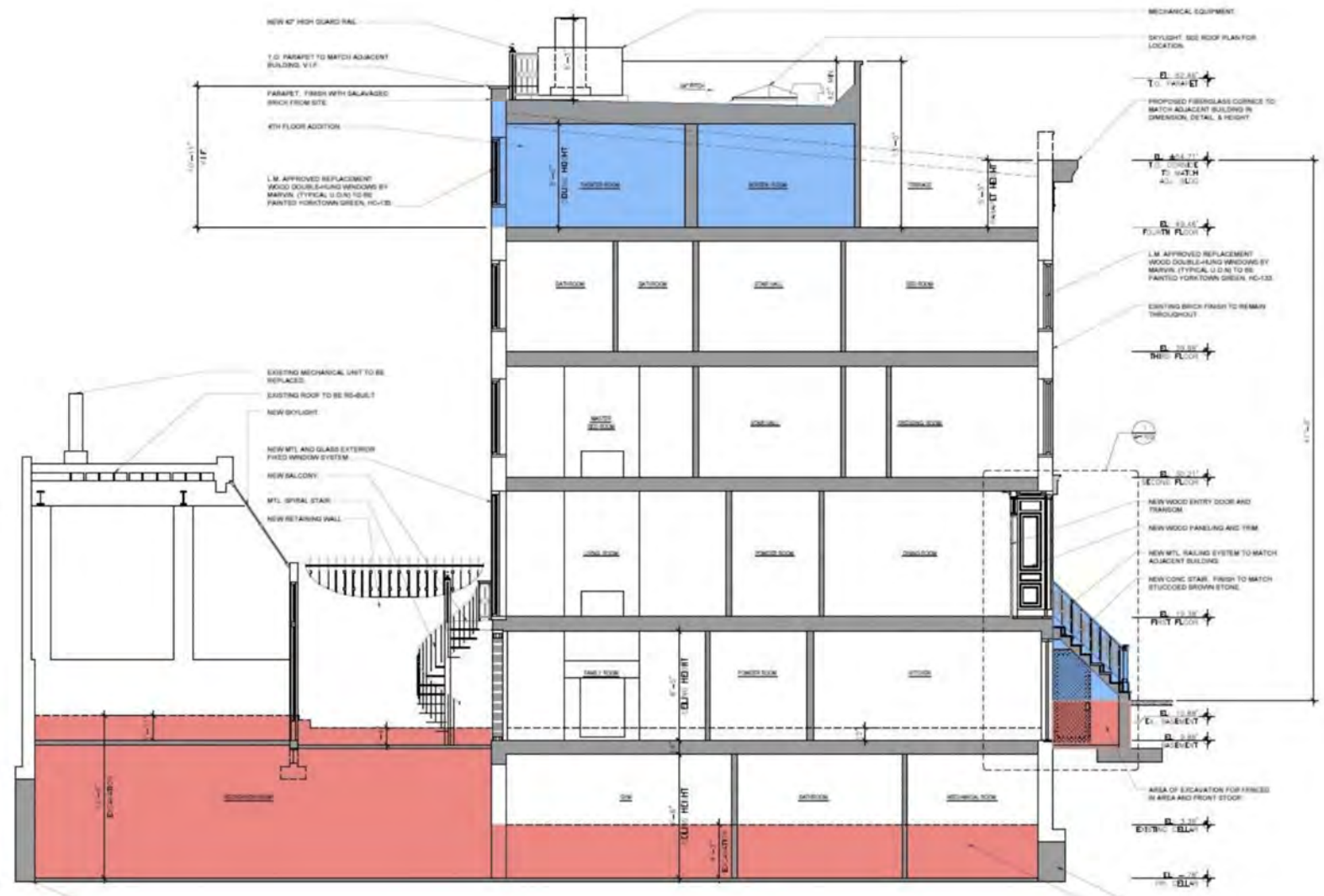
13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	01.22.2024
DWN	EI
PAGE #	38 of 50

LPC-038



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

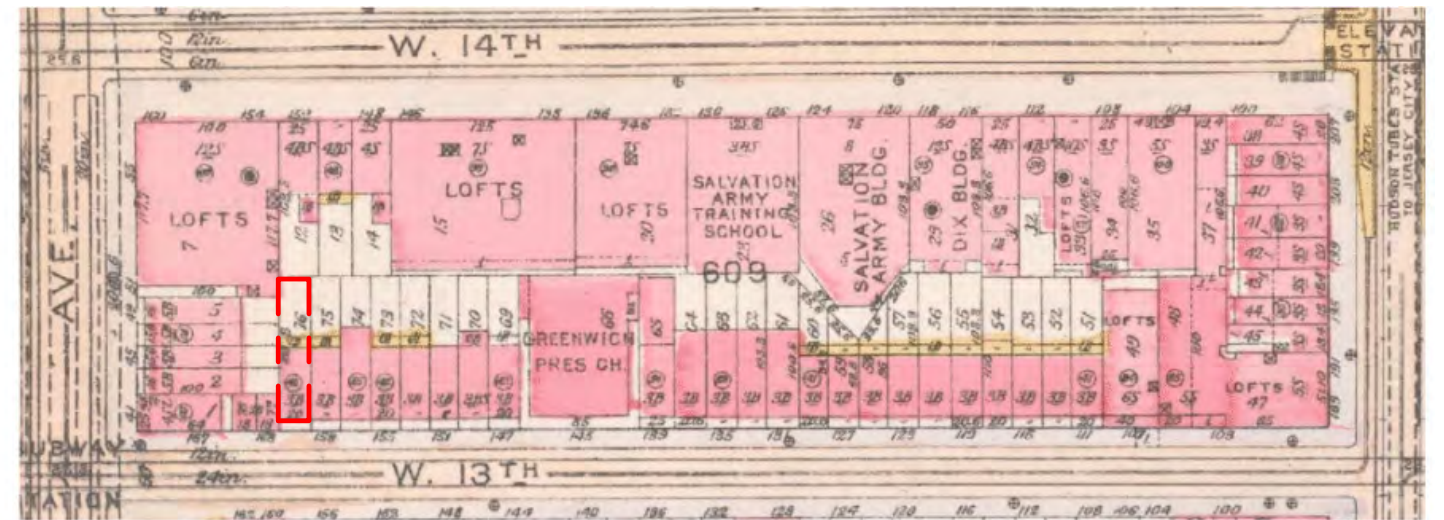
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	01.22.2024
DWN	EI
PAGE #	39 of 50

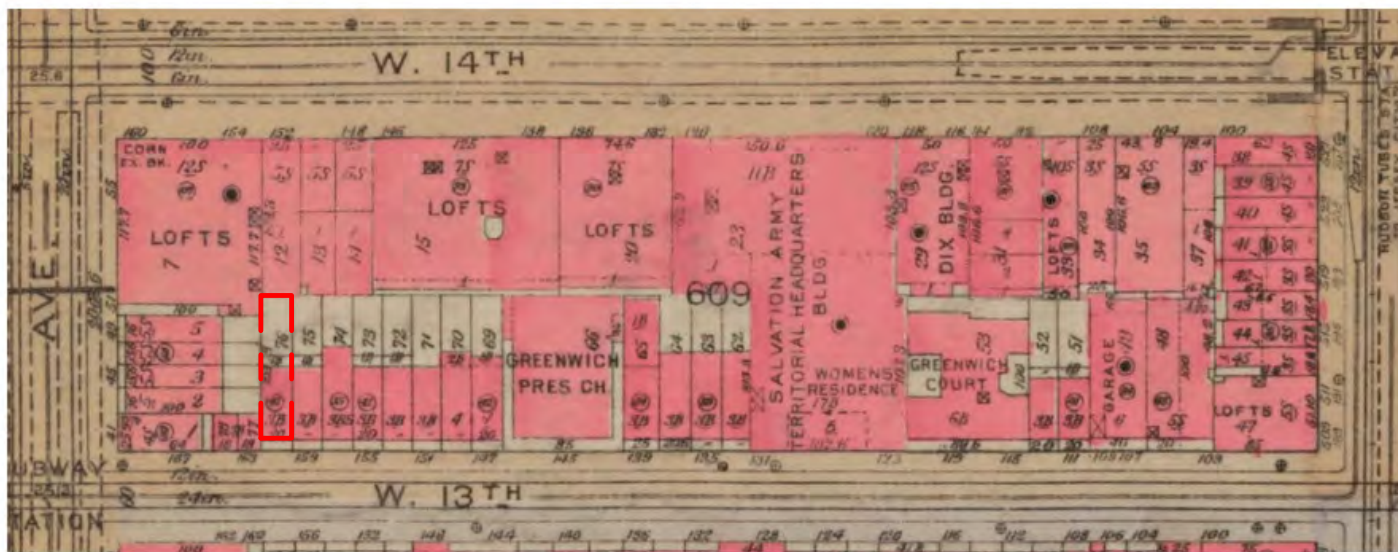
LPC-039



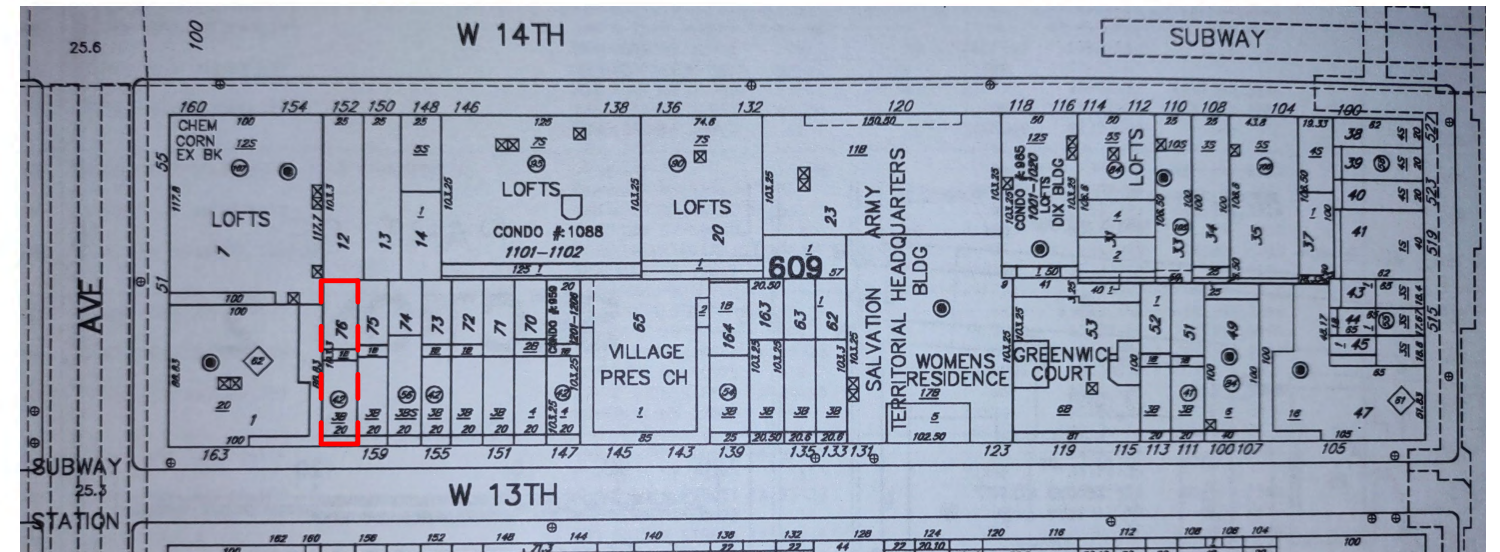
1899 BROMLEY MAP (NYPL)



1916 BROMLEY MAP (NYPL)



1930 BROMLEY MAP (NYPL)



2018 SANBORN MAP (NYPL)



## HISTORIC BLOCK PLANS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
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LPC-040



2024 SATELLITE IMAGE



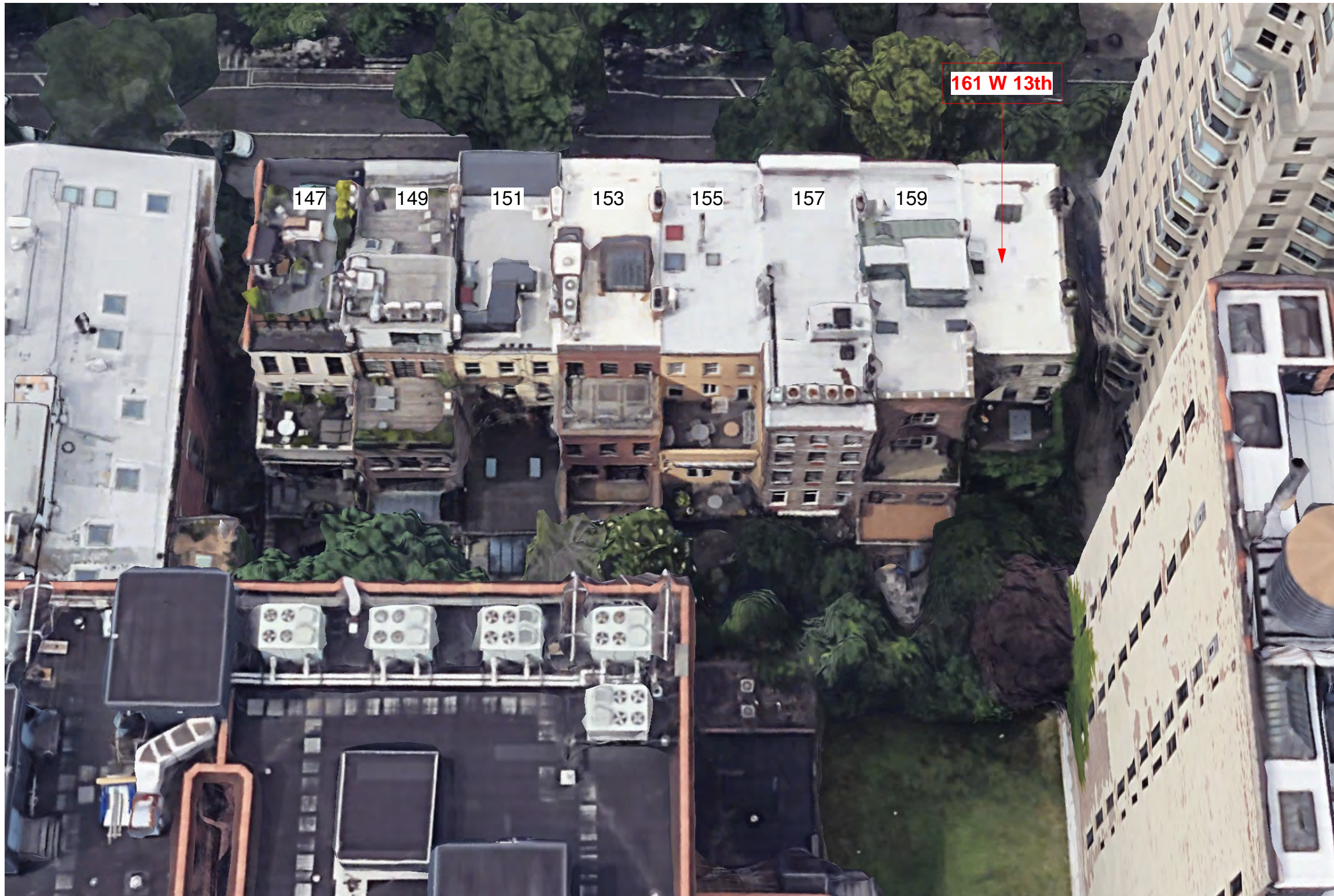
**EXISTING BLOCK**

**13TH STREET TOWNHOUSE**

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	01.22.2024
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**LPC-041**



2024 SATELLITE IMAGE OF EXISTING HOUSING BLOCK REAR(S)



EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	01.22.2024
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LPC-042

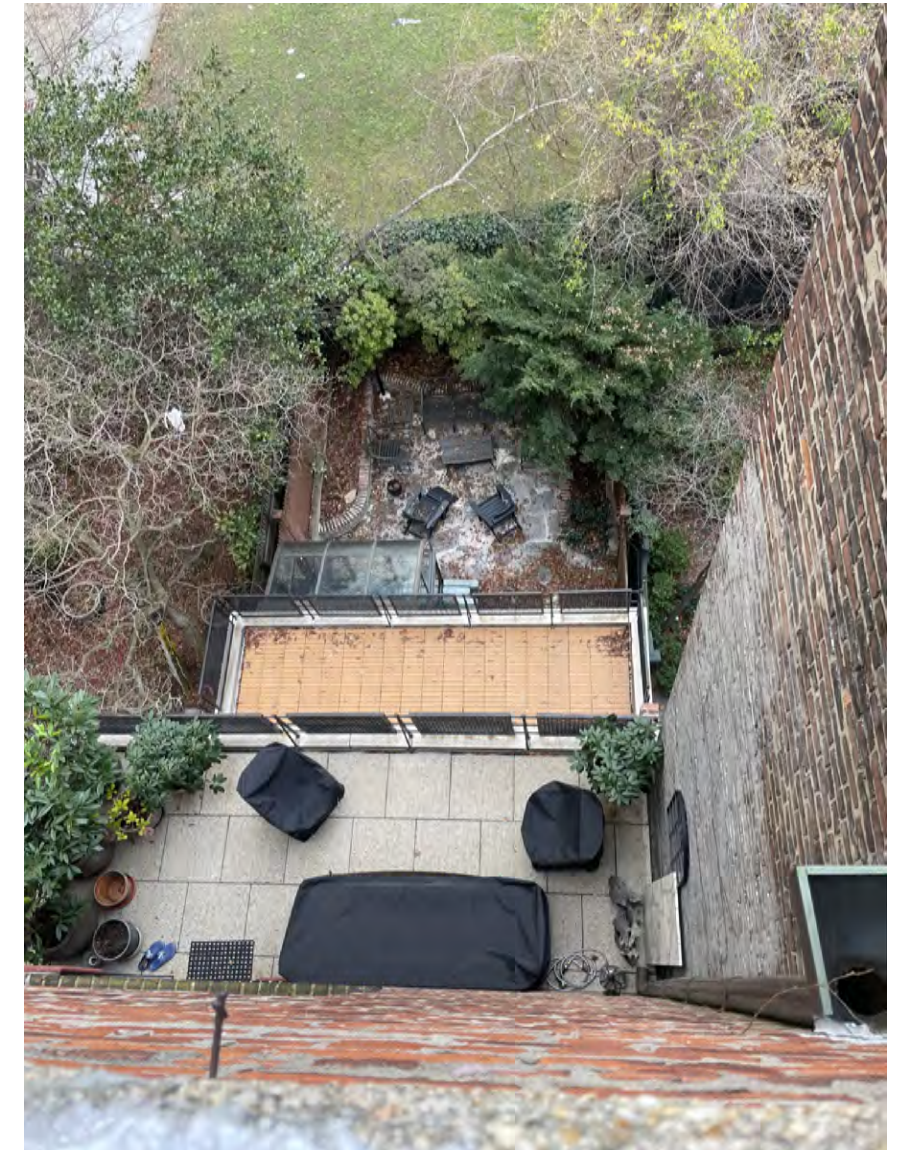
SITE PHOTOS OF EXISTING REAR ADDITIONS ON BLOCK



2024 SATELLITE IMAGE OF EXISTING REAR ADDITIONS



159 W 13th ST



159 W 13th ST



EXISTING REAR ADDITIONS - SITE PHOTOS

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

PROJ. #	2307.00
SCALE	
DATE	01.22.2024
DWN	EI
PAGE #	43 of 50

LPC-043

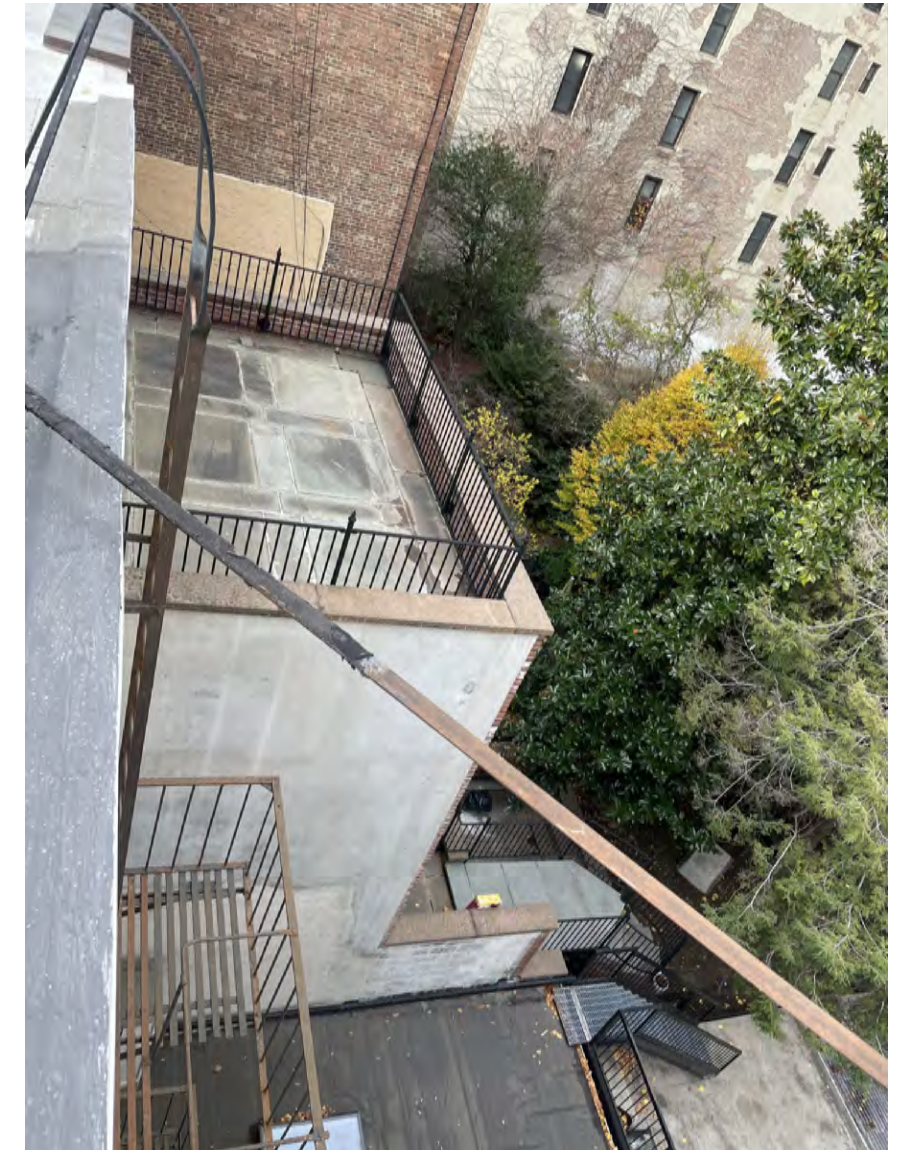
SITE PHOTOS OF EXISTING REAR ADDITIONS ON BLOCK



155 W 13th ST



155-153 W 13th ST



153-151 W 13th ST



EXISTING REAR ADDITIONS - SITE PHOTOS

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

PROJ. #	2307.00
SCALE	
DATE	01.22.2024
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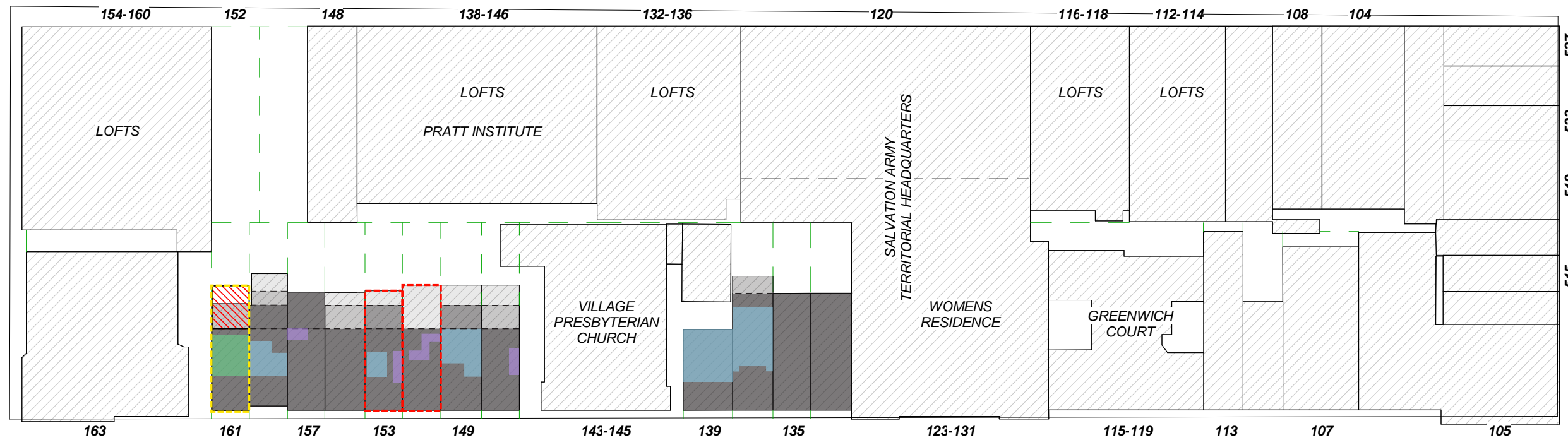
LPC-044

# 14th STREET

# 13th STREET

7th AVENUE

6th AVENUE



- - - - PROPERTIES WITH EXISTING UNDERPINNING WORK
- - - - LINE OF ORIGINAL REAR(S) OF HOUSING BLOCK
- - - - LINE OF DIFFERING LEVELS OF EXISTING REAR ADDITION(S)
- - - - PROPERTY LINE(S)
- - - - PROPOSED UNDERPINNING WORK @ 161
- 4-STORY HEIGHT
- 3-STORY HEIGHT
- 2-STORY HEIGHT
- 1-STORY HEIGHT
- EXISTING BUILDING BULK
- EXISTING ROOFTOP ADDITION(S)
- EXISTING BULKHEAD(S)
- NEW ROOFTOP ADDITION @ 161
- NEW 3-STORY REAR ADDITION @ 161



## PROPOSED BLOCK PLAN

### 13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/2" = 1'-0"
DATE	01.22.2024
DWN	EI
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LPC-045



EXISTING VIEW FROM REAR YARD



PROPOSED VIEW FROM REAR YARD



**EMPORIUM**  
DESIGN



**JPD**  
PRESERVATION  
CONSULTING

**PROPOSED REAR ADDITION - RENDERED VIEWS**

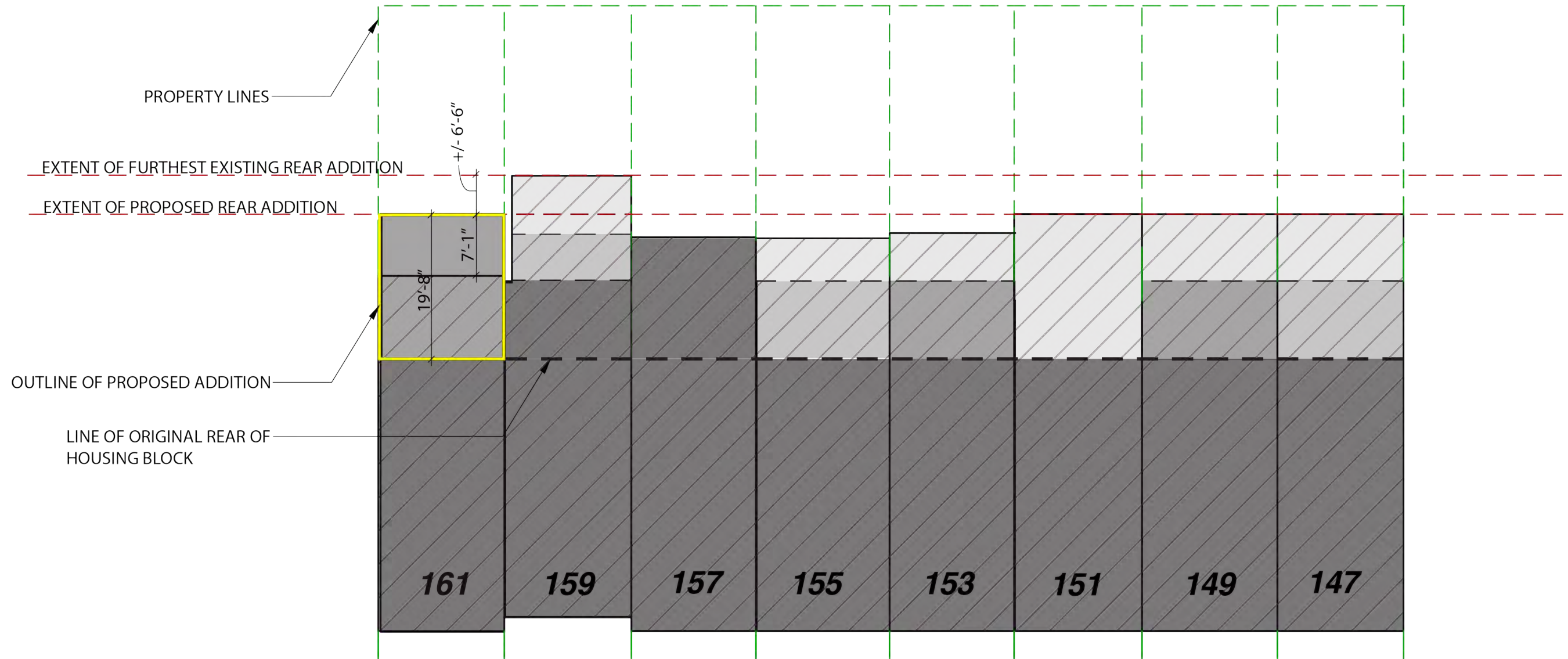
13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
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DATE	01.22.2024
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**LPC-046**

WEST 13TH STREET HOUSING BLOCK: 161 W 13TH - 147 W 13TH



- 4-STORY HEIGHT
- 3-STORY HEIGHT
- 2-STORY HEIGHT
- 1-STORY HEIGHT



PROPOSED BLOCK DIAGRAM

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
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LPC-047



EXISTING REAR VIEW FROM 14TH STREET



PROPOSED REAR VIEW FROM 14TH STREET



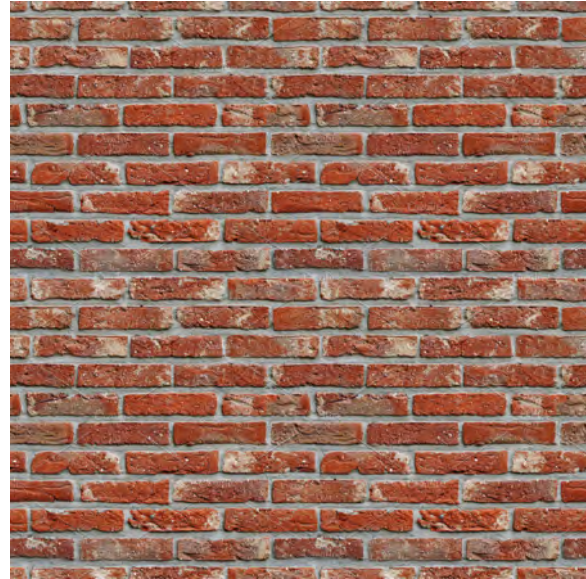
PROPOSED REAR - EXISTING AND PROPOSED MONTAGE VIEWS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
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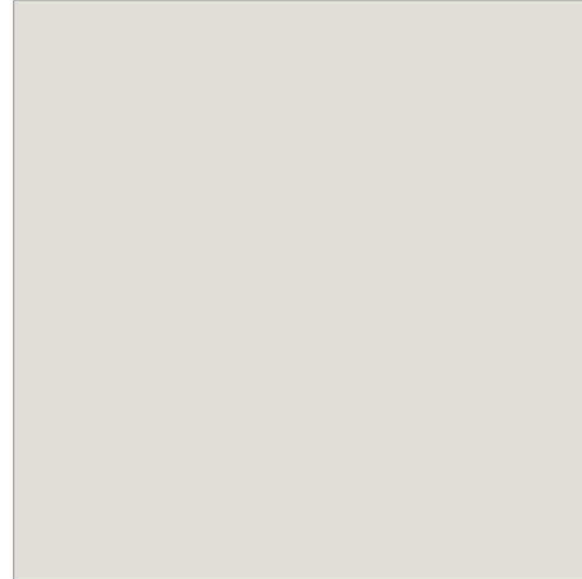
LPC-048



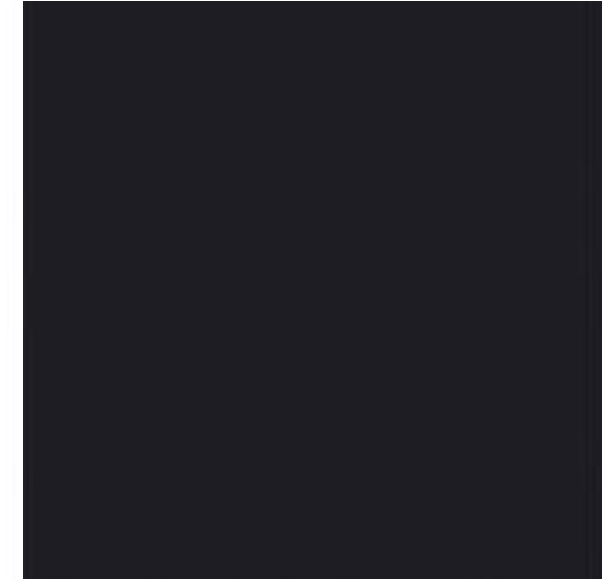
(EXISTING) BRICK EXTERIOR WALL



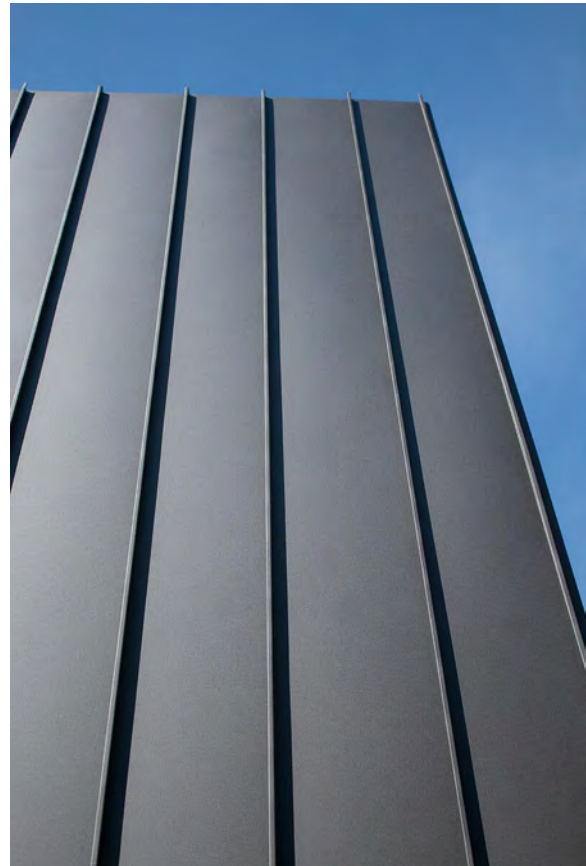
(EXISTING) BROWNSTONE EXTERIOR STONE; MATCHING BROWNSTONE STUCCO TO BE USED FOR PATCHING LOCATIONS



(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



### PROPOSED MATERIALS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

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LPC-049



RENDERED IMAGES OF ADDITIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	01.22.2024
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LPC-050

# APPENDIX

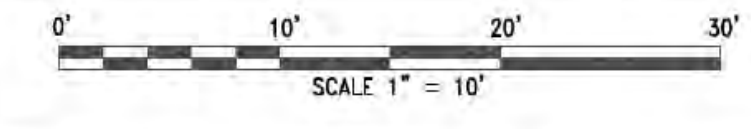


## APPENDIX

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

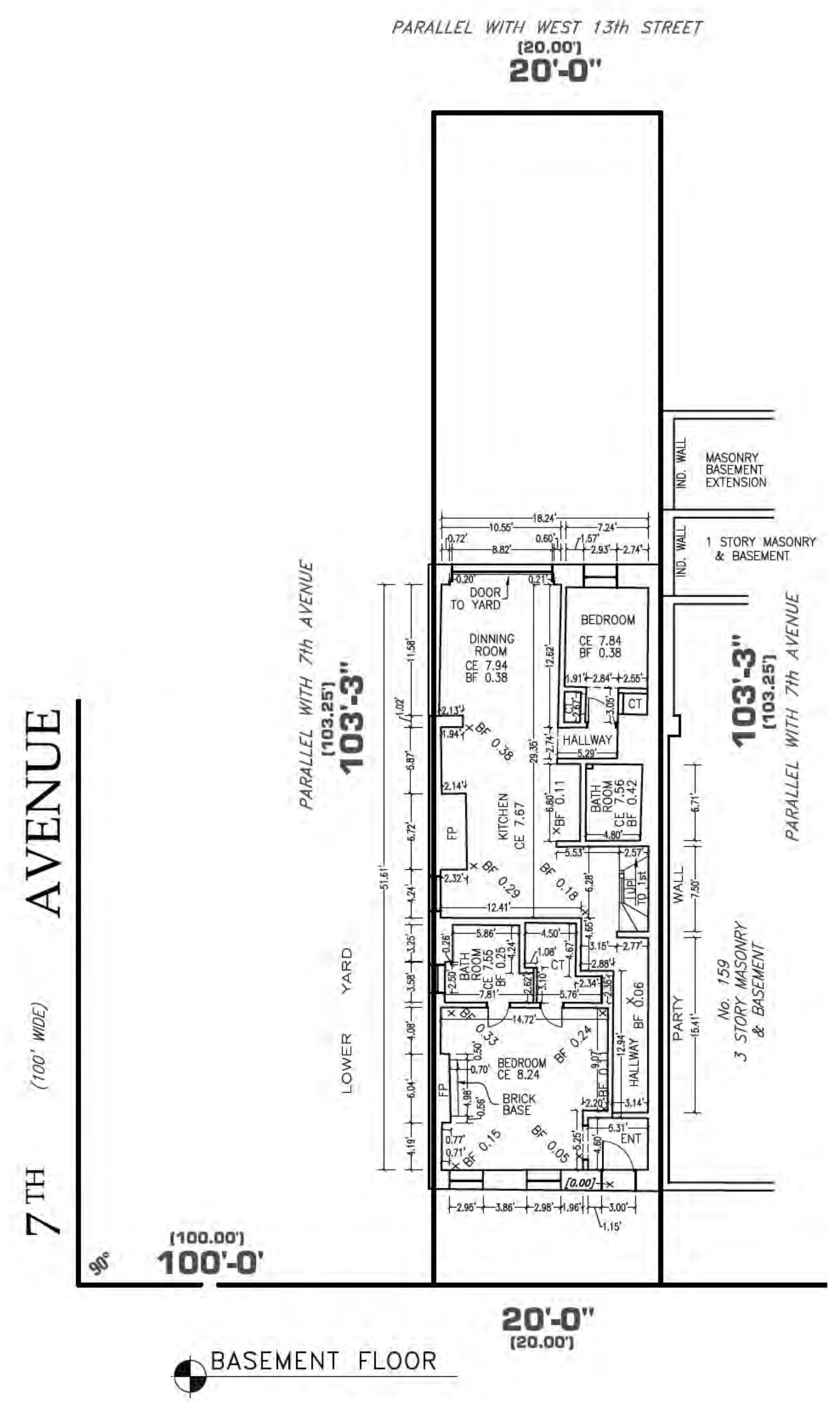
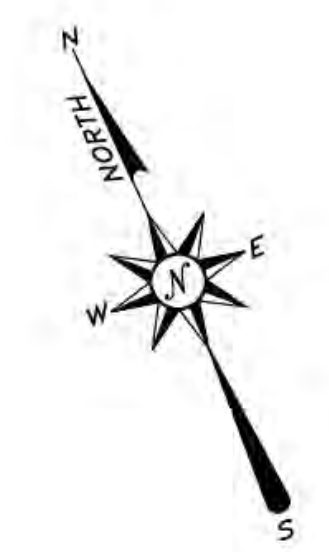
PROJ. #	2307.00
SCALE	
DATE	01.22.2024
DWN	EI
PAGE #	0 of 10

LPC-AP.00

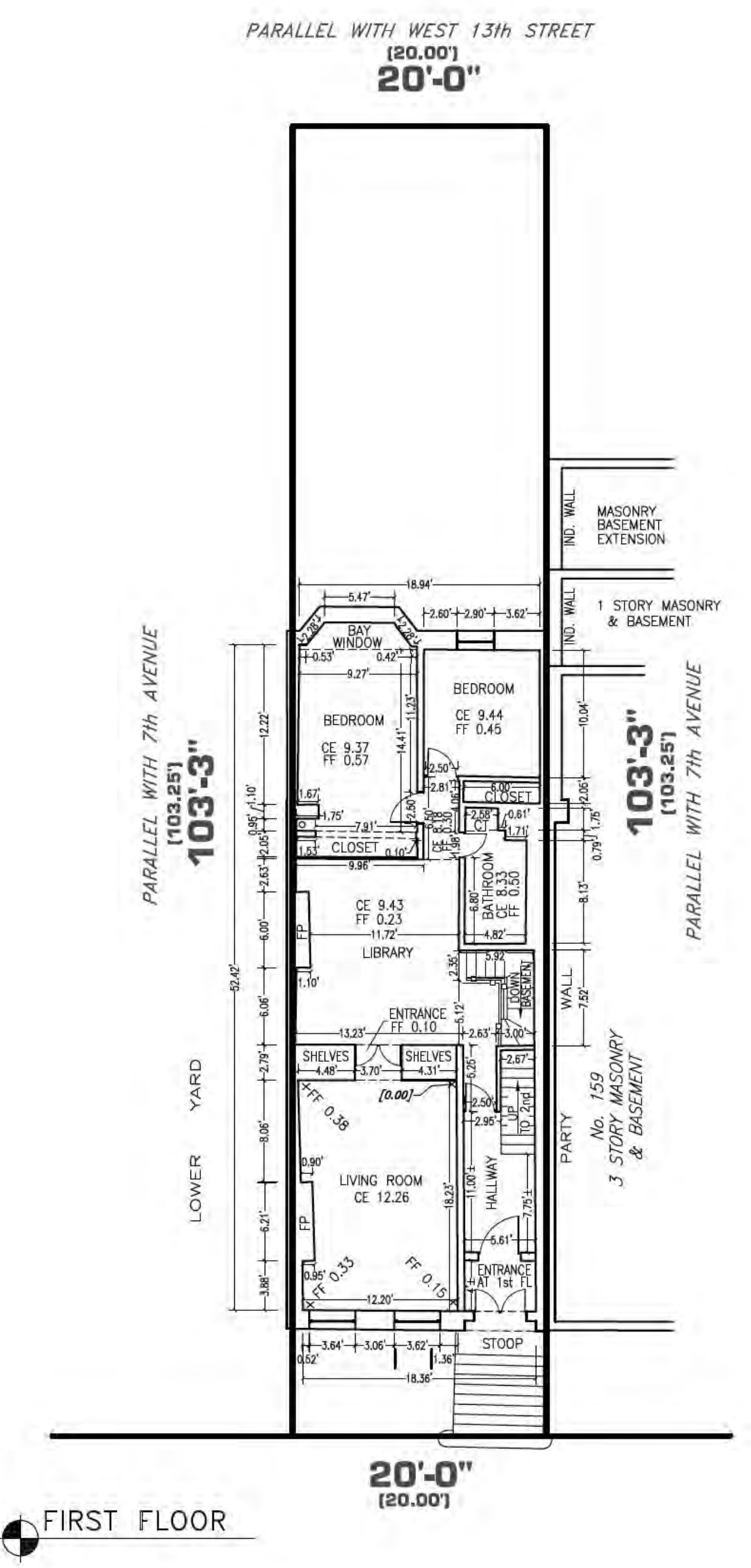


**LEGEND**

[0.00]	FLOOR LOWER ELEVATION
CE	CEILING ELEVATION
FF	FIRST FLOOR ELEVATION
BF	BASEMENT FLOOR ELEVATION
CT	CLOSET
FP	FIRE PLACE
AC	AIR CONDITIONER
ENT	ENTRANCE
[Symbol]	DOOR
[Symbol]	CLOSET DOOR
[Symbol]	WINDOW
[Symbol]	RAILING
[Symbol]	DOOR OPENING



BASEMENT FLOOR



FIRST FLOOR

**WEST 13<sup>TH</sup> STREET** (60' WIDE)

**GENERAL NOTES:**  
 1. ELEVATIONS REFER TO PROJECT DATUM ESTABLISHED AS MARKED ON SURVEY [0.00]

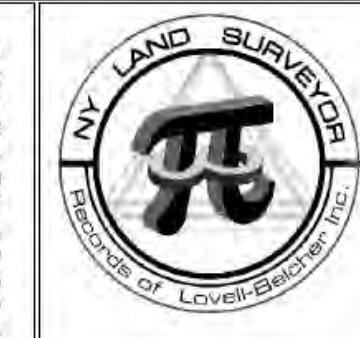
**Tax Block: 609**  
**Tax Lot: 76**

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

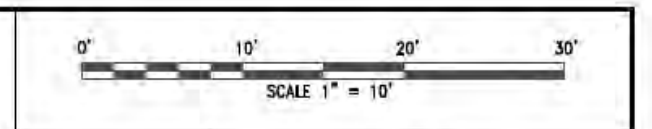
PRELIMINARY SURVEY

**Ramzan Alli License No. 050457**

DATE	DESCRIPTION
MAY 5, 2023	INTERIOR SURVEY

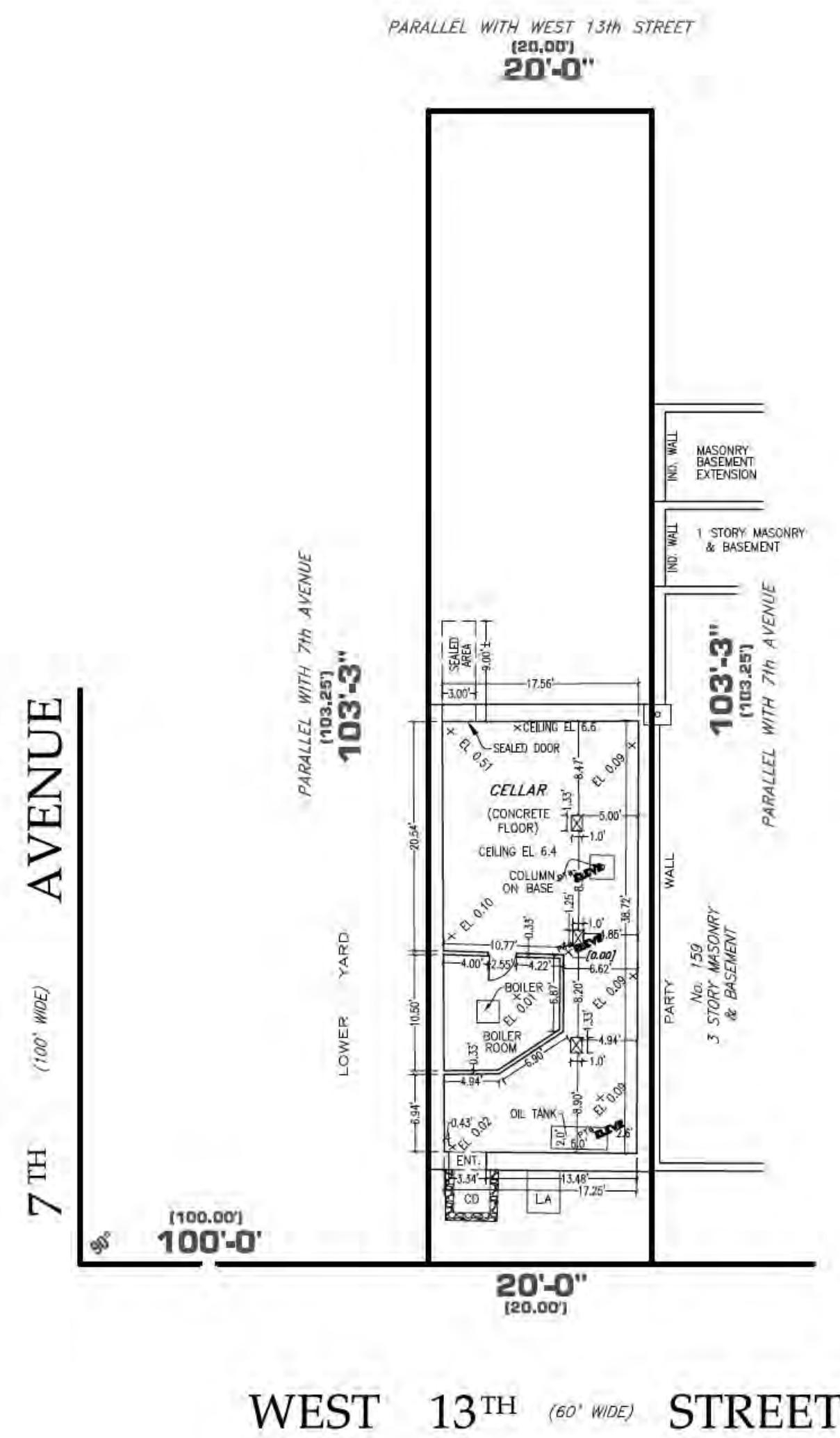
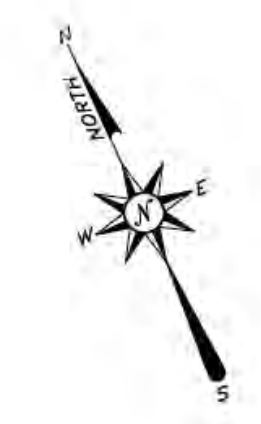


**NY Land Surveyor P.C.**  
 Records of: Earl B. Lovell - S.P. Belcher Inc.  
 77-16 164 Street, Third Floor, Fresh Meadows, NY 11366  
 Tel: 718-591-6600 Tel: 212-732-1575  
 nylandsurveyor@gmail.com Fax: 631-930-3292  
 www.nylandsurveyor.com

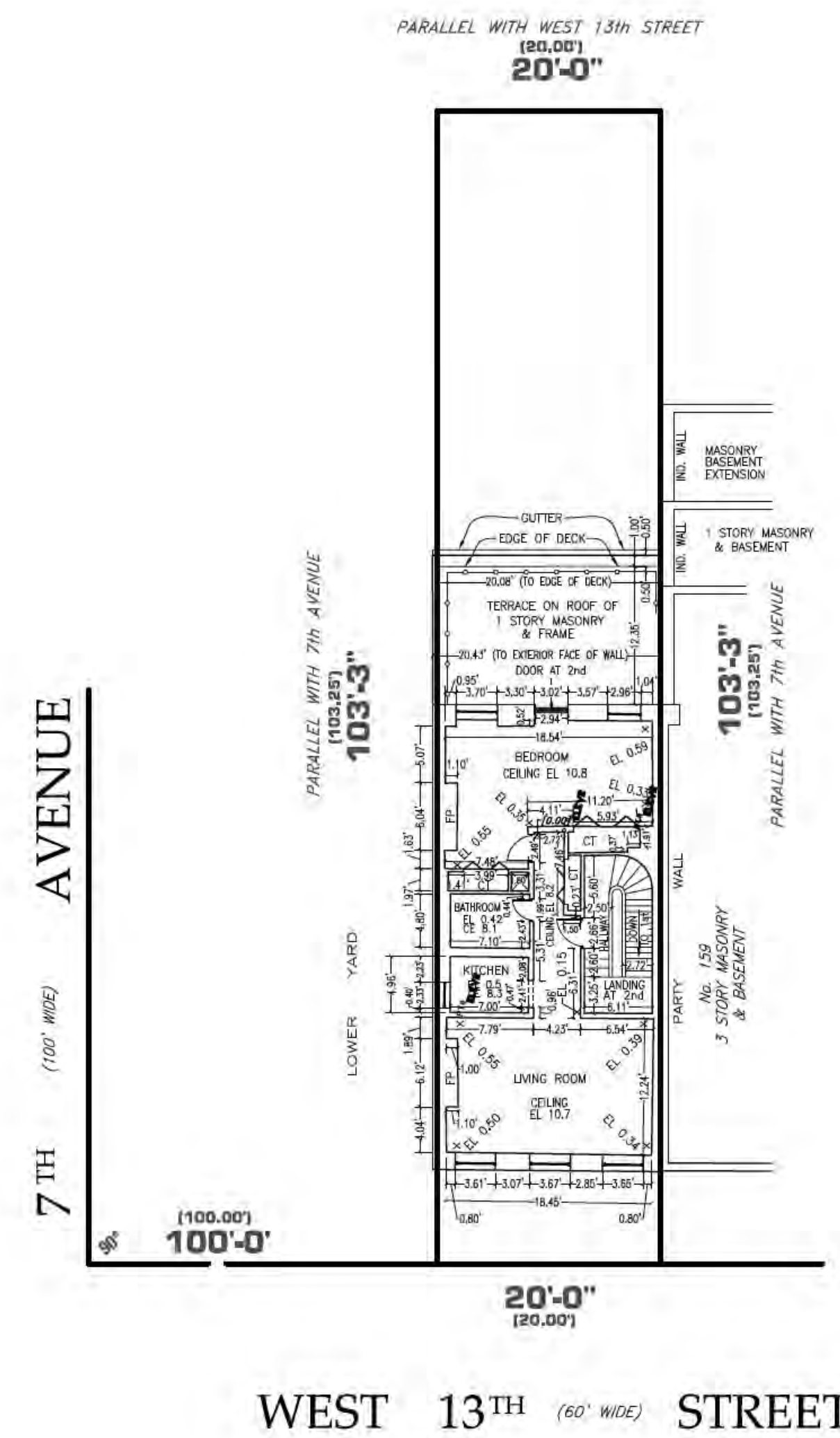


**LEGEND**

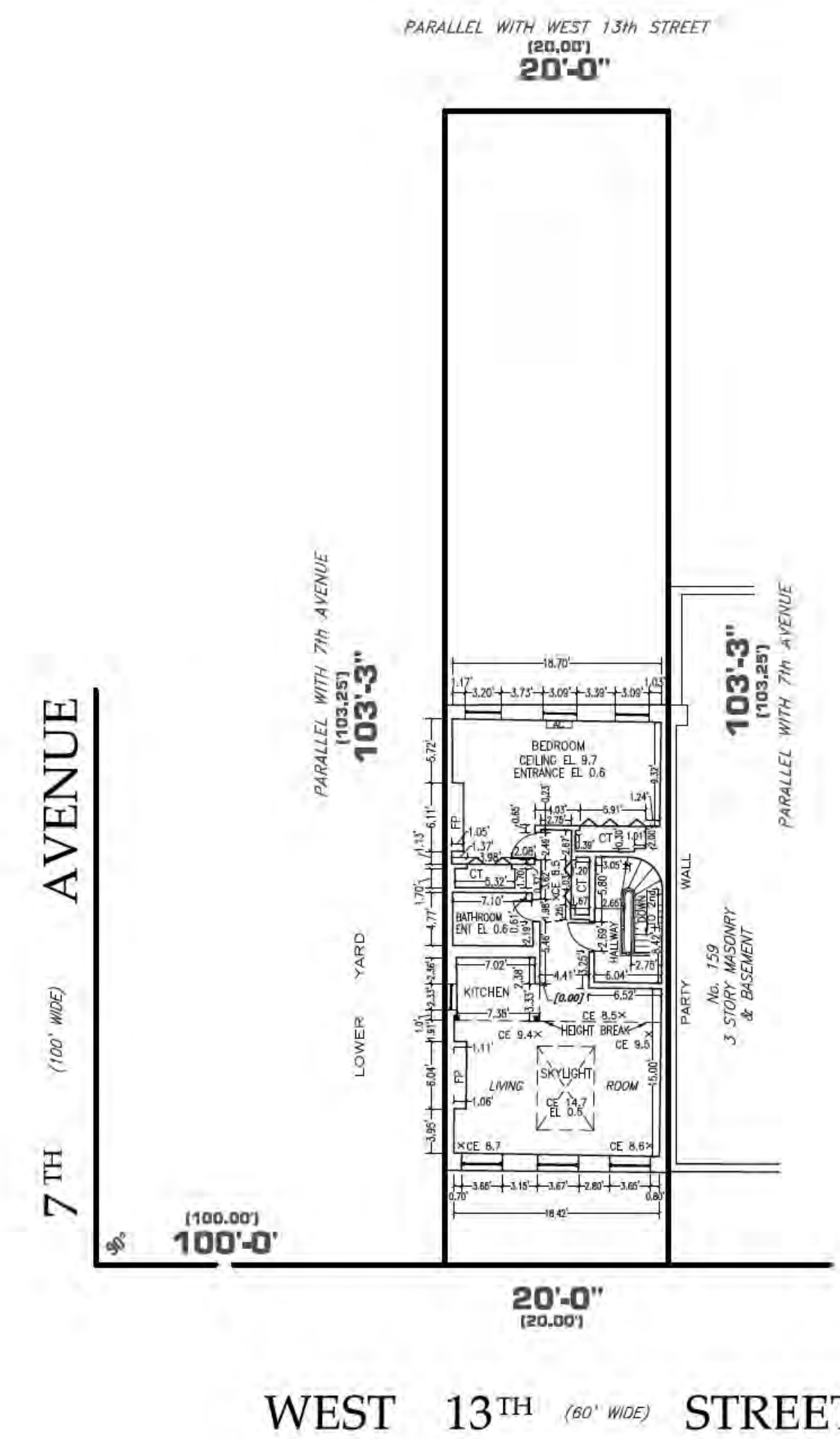
(/AB)	FLOOR LOWER ELEVATION
CE	CEILING ELEVATION
EL	SPOT FLOOR ELEVATION
ENT	ENTRANCE
CD	CELLAR DOOR
LA	LOWER AREA
CT	CLOSE
FP	FIRE PLACE
AC	AIR CONDITIONER
	DOOR
	CLOSET DOOR
	WINDOW
	RAILING
	COLUMN



CELLAR FLOOR



SECOND FLOOR



THIRD FLOOR

**GENERAL NOTES:**  
 1. ELEVATIONS REFER TO PROJECT DATUM ESTABLISHED AS MARKED ON SURVEY [0.00]

MARCH 15, 2023	INTERIOR SURVEY
DATE	DESCRIPTION

Tax Block: 609  
 Tax Lot: 76

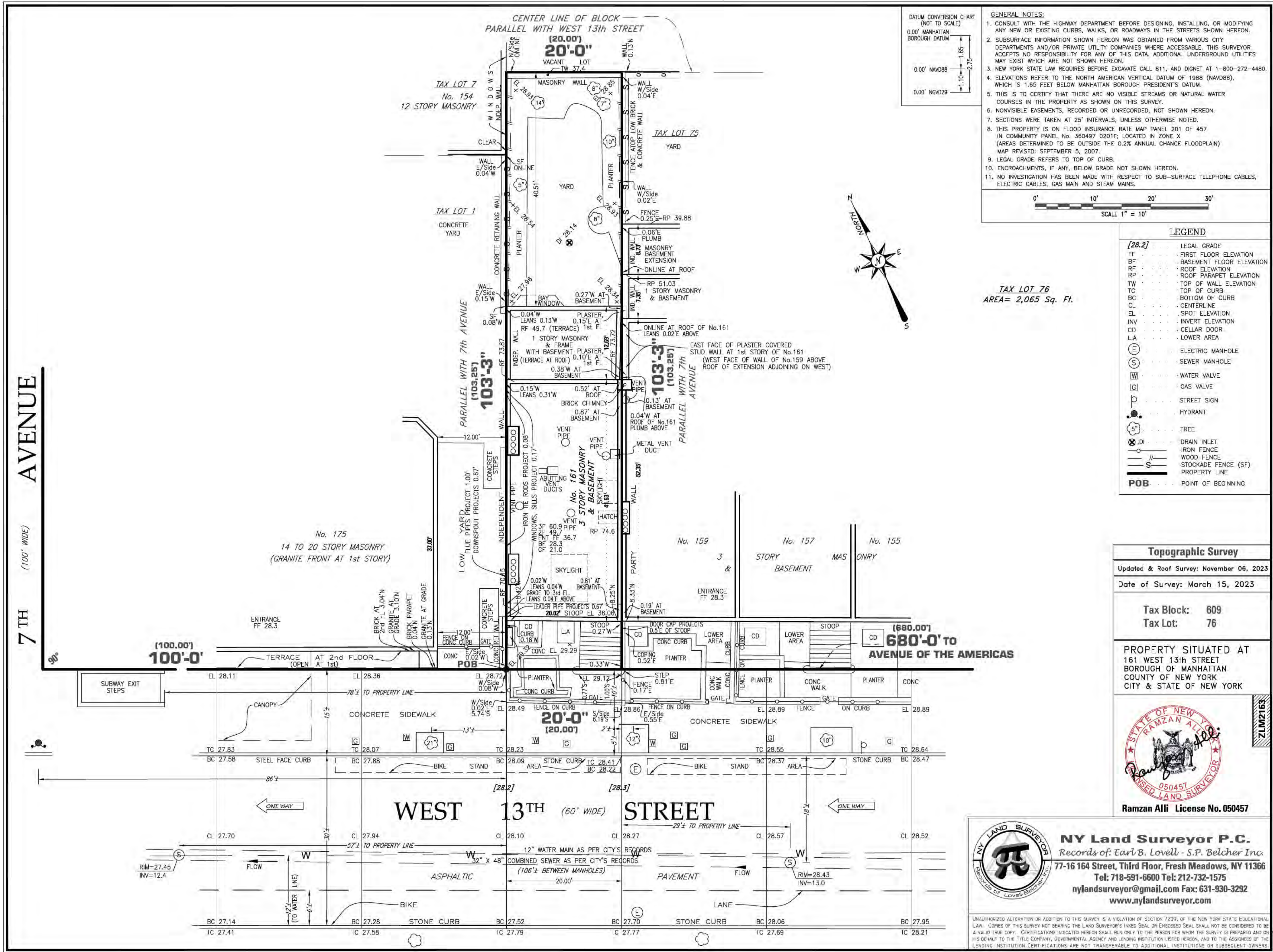
PROPERTY SITUATED AT  
 161 WEST 13th STREET  
 BOROUGH OF MANHATTAN  
 COUNTY OF NEW YORK  
 CITY & STATE OF NEW YORK

PRELIMINARY SURVEY

Ramzan Ali License No. 050457



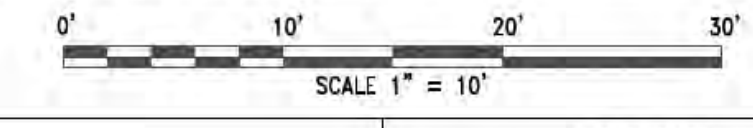
**NY Land Surveyor P.C.**  
 Records of Earl B. Lovell - S.P. Belcher, Inc.  
 77-16 164 Street, Third Floor, Fresh Meadows, NY 11366  
 Tel: 718-591-6600 Tel: 212-732-1575  
 nylandsurveyor@gmail.com Fax: 631-930-3292  
 www.nylandsurveyor.com



DATUM CONVERSION CHART  
(NOT TO SCALE)

0.00' MANHATTAN BOROUGH DATUM	0.00' NAVD88	0.00' NGVD29
-------------------------------	--------------	--------------

- GENERAL NOTES:**
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 (NAVD88), 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. 360497 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.



**LEGEND**

[28.2]	LEGAL GRADE
FF	FIRST FLOOR ELEVATION
BF	BASEMENT FLOOR ELEVATION
RF	ROOF ELEVATION
RP	ROOF PARAPET ELEVATION
TW	TOP OF WALL ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
CL	CENTERLINE
EL	SPOT ELEVATION
INV	INVERT ELEVATION
CD	CELLAR DOOR
LA	LOWER AREA
(E)	ELECTRIC MANHOLE
(S)	SEWER MANHOLE
(W)	WATER VALVE
(G)	GAS VALVE
(P)	STREET SIGN
(H)	HYDRANT
(T)	TREE
(DI)	DRAIN INLET
(IF)	IRON FENCE
(WF)	WOOD FENCE
(SF)	STOCKADE FENCE (SF)
(PL)	PROPERTY LINE
(POB)	POINT OF BEGINNING

TAX LOT 76  
AREA= 2,065 Sq. Ft.

**Topographic Survey**  
Updated & Roof Survey: November 06, 2023  
Date of Survey: March 15, 2023

Tax Block: 609  
Tax Lot: 76

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



**NY Land Surveyor P.C.**  
Records of Earl B. Lovell - S.P. Belcher Inc.  
77-16 164 Street, Third Floor, Fresh Meadows, NY 11366  
Tel: 718-591-6600 Tel: 212-732-1575  
nylandsurveyor@gmail.com Fax: 631-930-3292  
www.nylandsurveyor.com

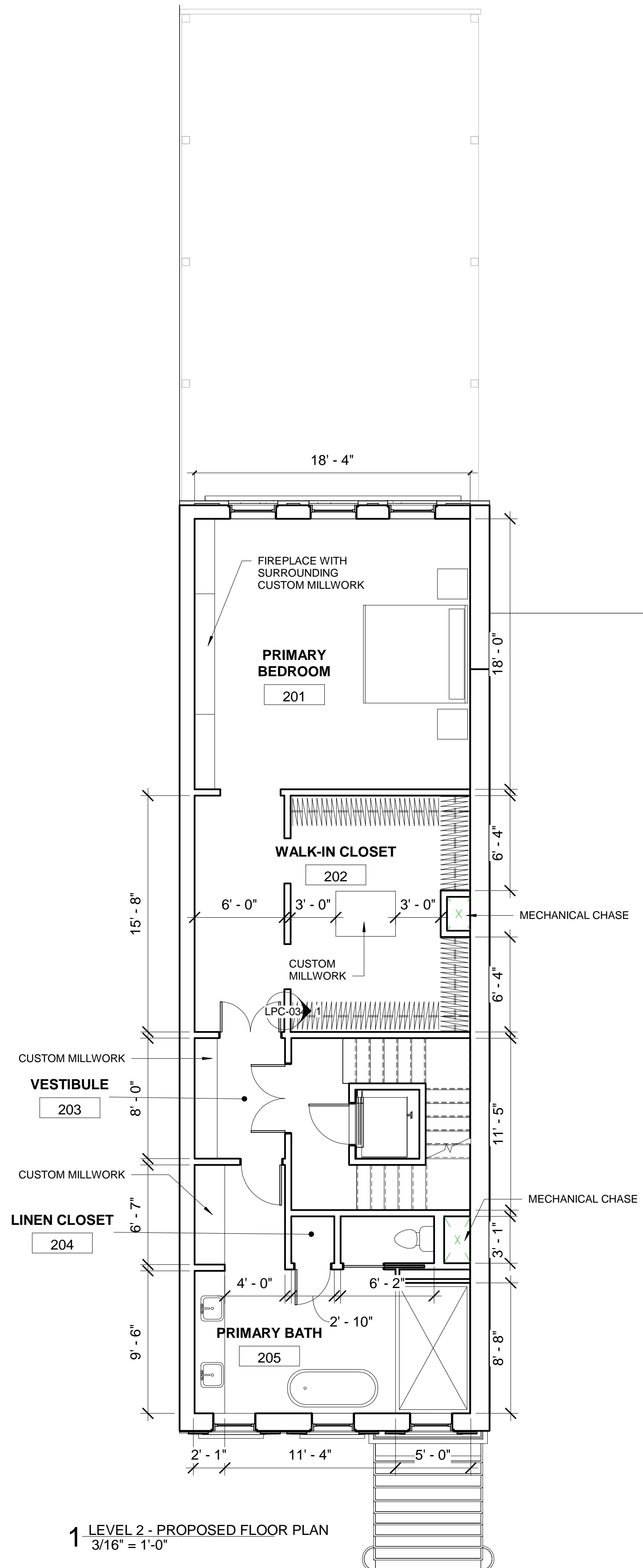
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATIONAL LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ADDRESSEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



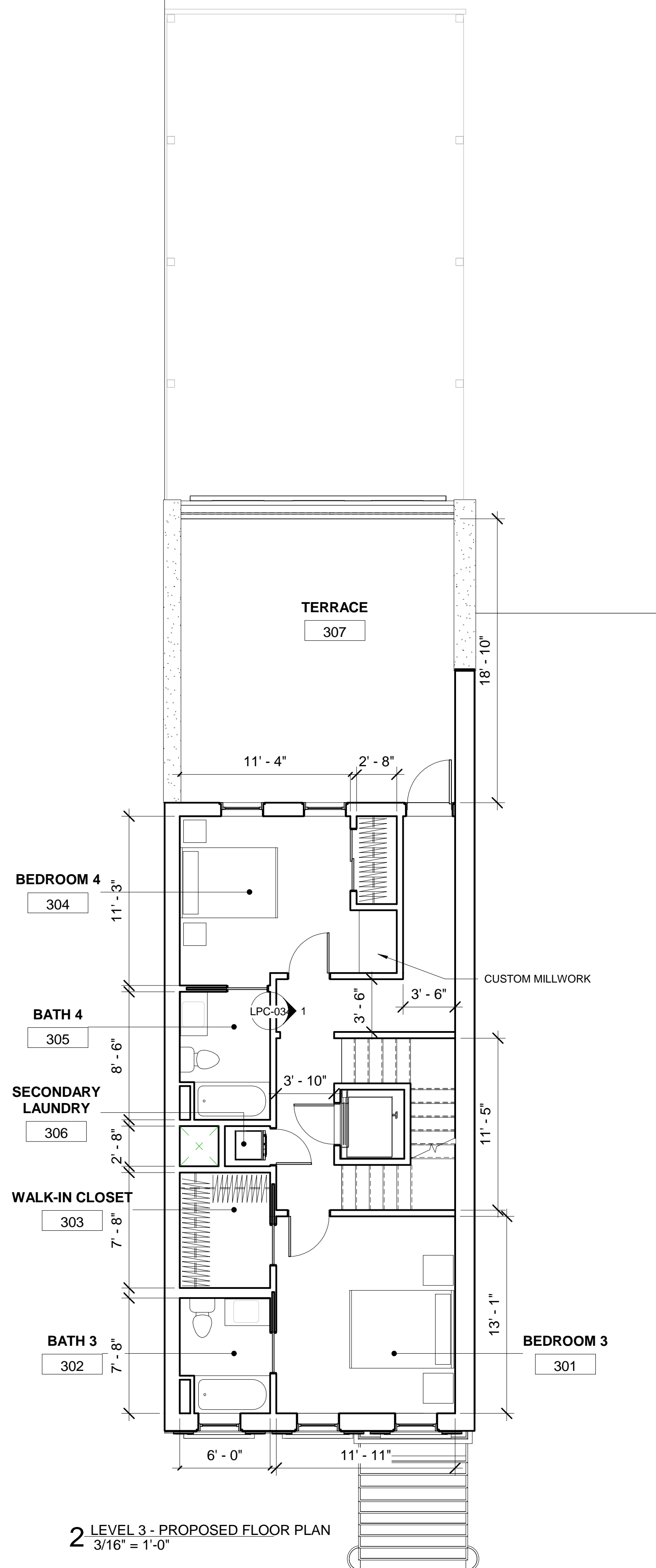
**SITE SURVEY**  
13TH STREET TOWNHOUSE  
161 W 13TH STREET  
NEW YORK NY 10011

PROJ. # 2307.00  
SCALE  
DATE 01.10.2024  
DWN BY: EI  
PAGE # 3 of 12  
**LPC-AP.03**

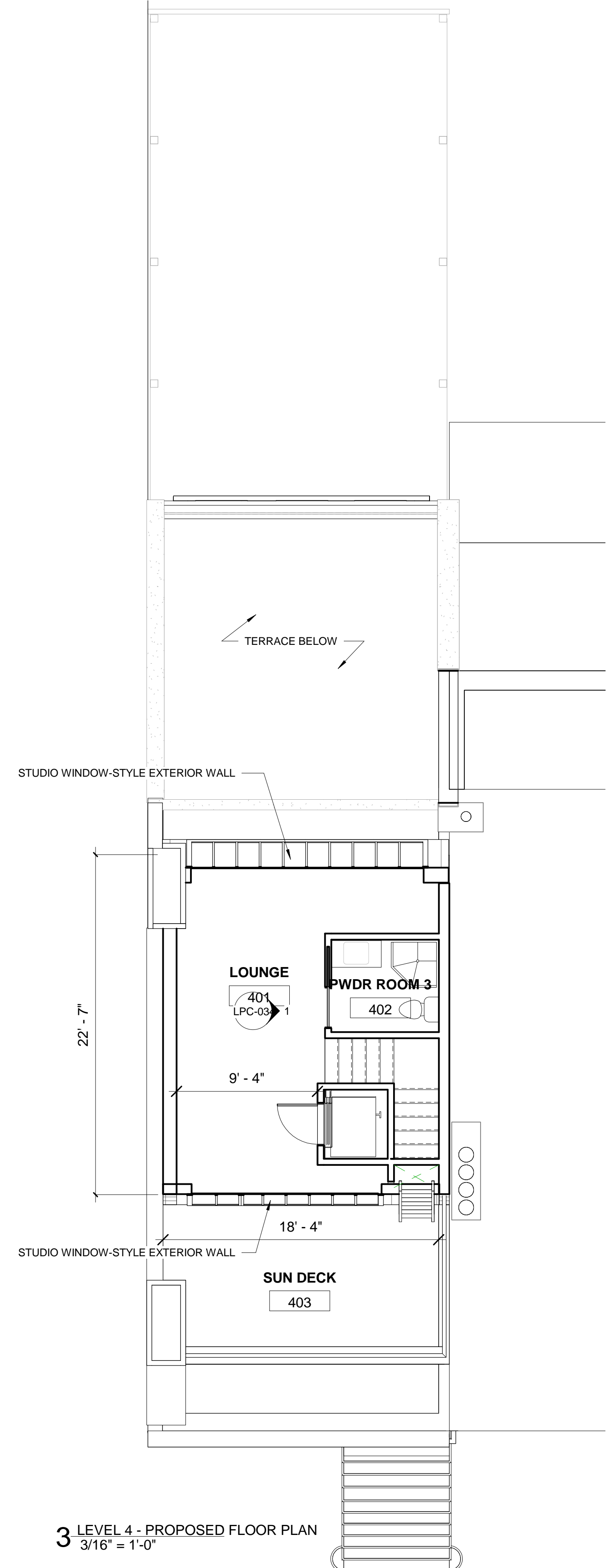




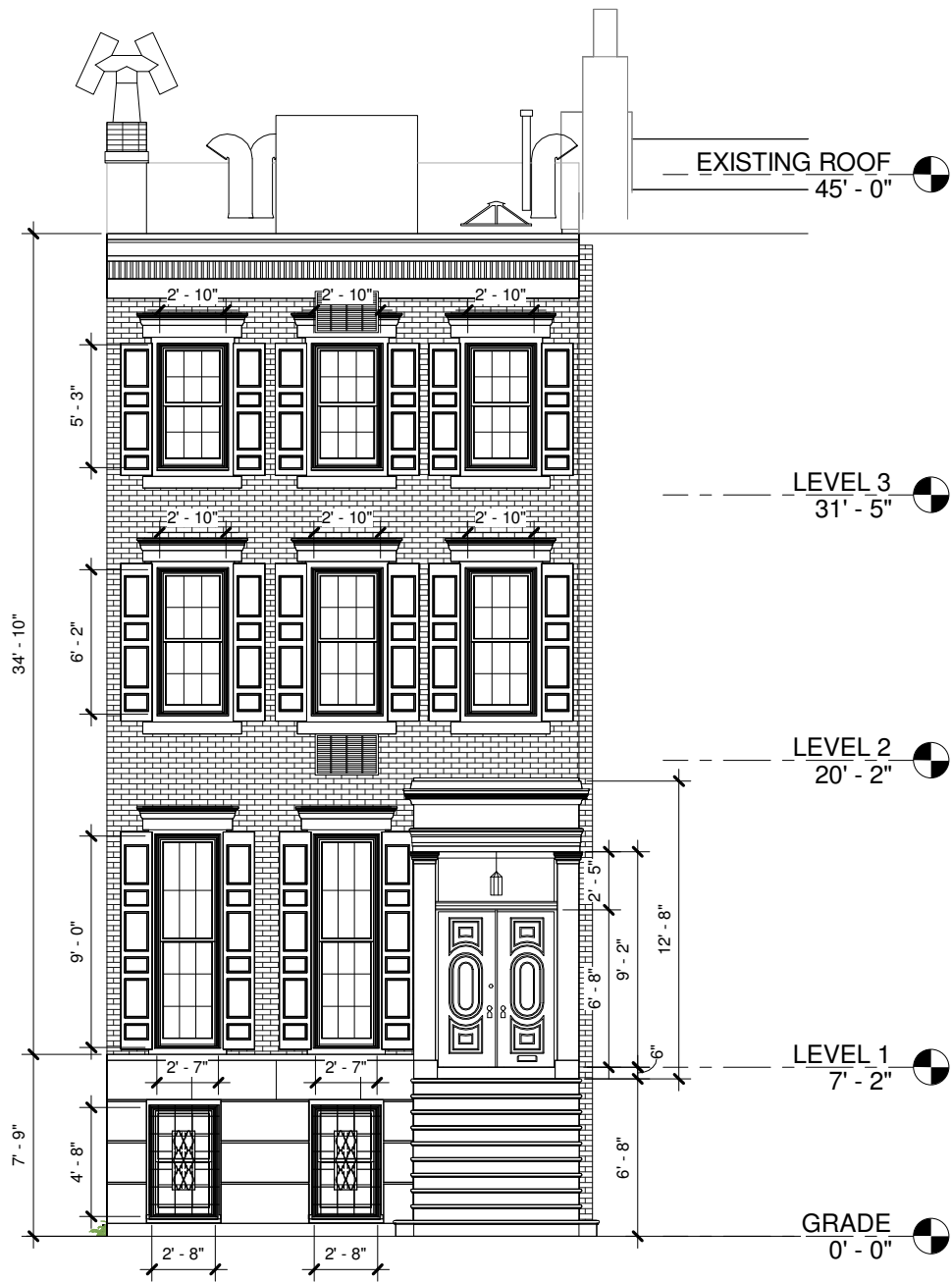
1 LEVEL 2 - PROPOSED FLOOR PLAN  
3/16" = 1'-0"



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



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



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 PATCHED WITH MATCHING PROFILE 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 STRIPPED OF PAINT AND REPAINTED TO MATCH EXISTING WHITE COLOR

EXISTING SHUTTERS TO REMAIN; TO BE STRIPPED, SANDED, AND REPAINTED TO MATCH EXISTING BLACK COLOR

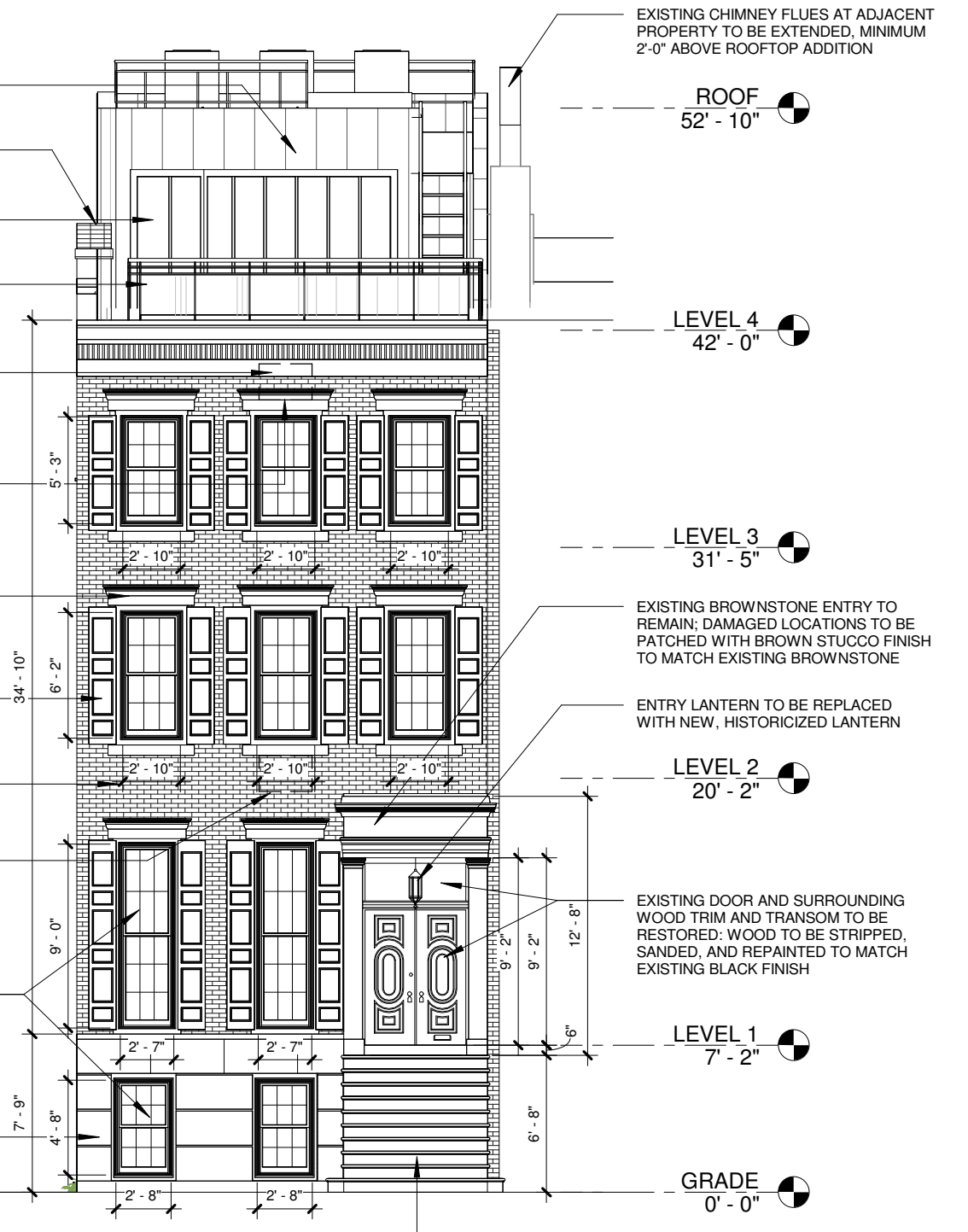
EXISTING BRICK TO REMAIN, BRICK FACADE TO BE CLEANED AND RESTORED WHERE DAMAGED

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 PATCHED WITH BROWN STUCCO FINISH

EXISTING BROWNSTONE STAIRS AND STOOP TO REMAIN; DAMAGED AREAS TO BE PATCHED WITH BROWN STUCCO FINISH, TO MATCH EXISTING BROWNSTONE



PROPOSED STREET ELEVATION

EXISTING CHIMNEY FLUES AT ADJACENT PROPERTY TO BE EXTENDED, MINIMUM 2'-0" ABOVE ROOFTOP ADDITION

ROOF 52'-10"

LEVEL 4 42'-0"

LEVEL 3 31'-5"

EXISTING BROWNSTONE ENTRY TO REMAIN; DAMAGED LOCATIONS TO BE PATCHED WITH BROWN STUCCO FINISH TO MATCH EXISTING BROWNSTONE

ENTRY LANTERN TO BE REPLACED WITH NEW, HISTORICIZED LANTERN

LEVEL 2 20'-2"

EXISTING DOOR AND SURROUNDING WOOD TRIM AND TRANSOM TO BE RESTORED; WOOD TO BE STRIPPED, SANDED, AND REPAINTED TO MATCH EXISTING BLACK FINISH

LEVEL 1 7'-2"

GRADE 0'-0"

EXISTING AND PROPOSED STREET ELEVATION

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011



PROJ. #	2307.00
SCALE	1/8" = 1'-0"
DATE	01.22.2024
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LPC-AP.06

EXISTING ROOF  
45' - 0"

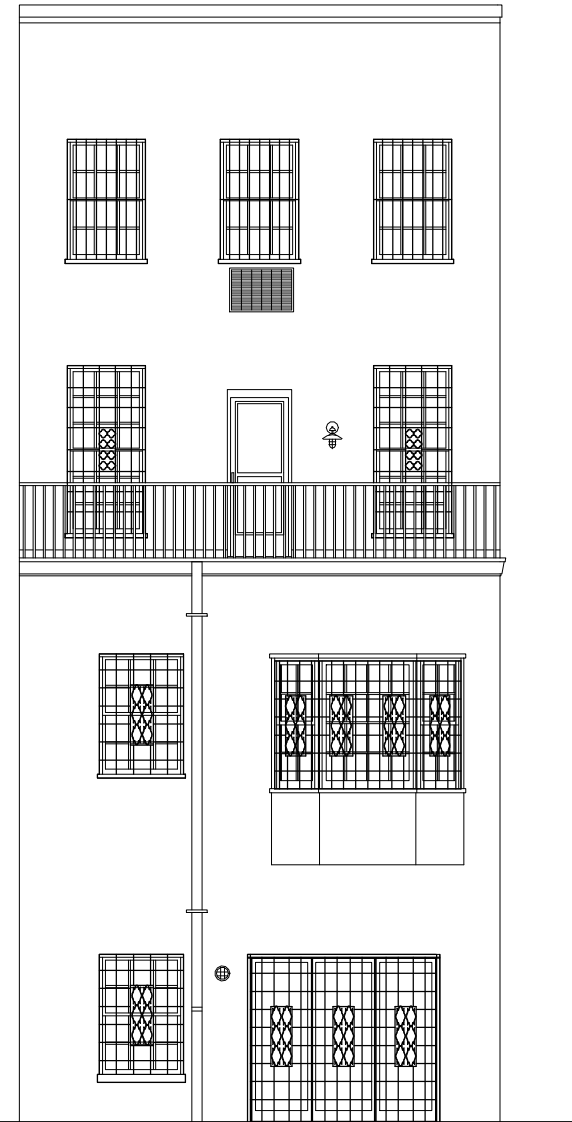
LEVEL 3  
31' - 5"

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"

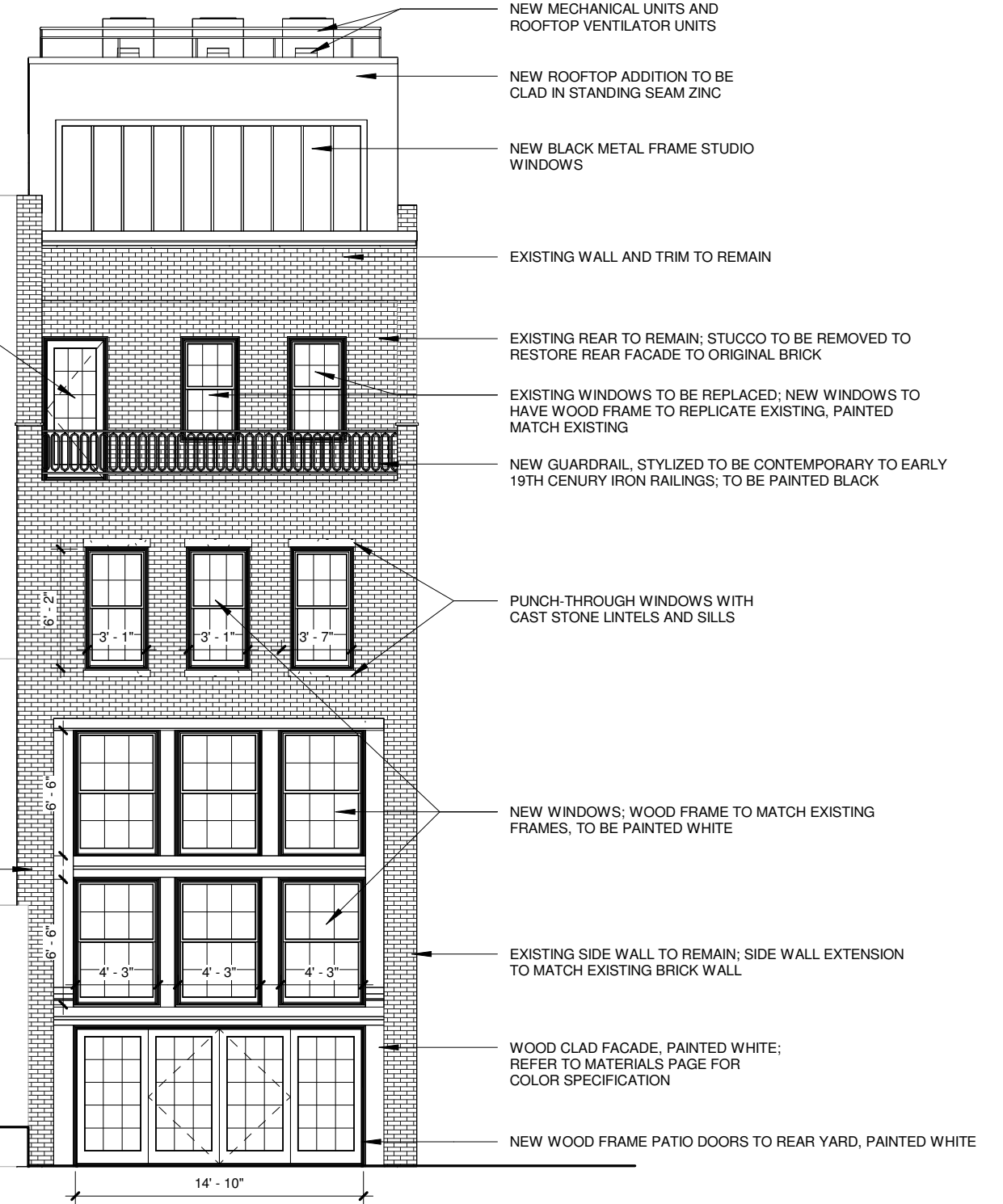
LEVEL 1  
7' - 2"

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 TO MATCH EXISTING

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

PUNCH-THROUGH WINDOWS WITH CAST STONE LINTELS AND SILLS

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

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

NEW WOOD FRAME PATIO DOORS TO REAR YARD, PAINTED WHITE



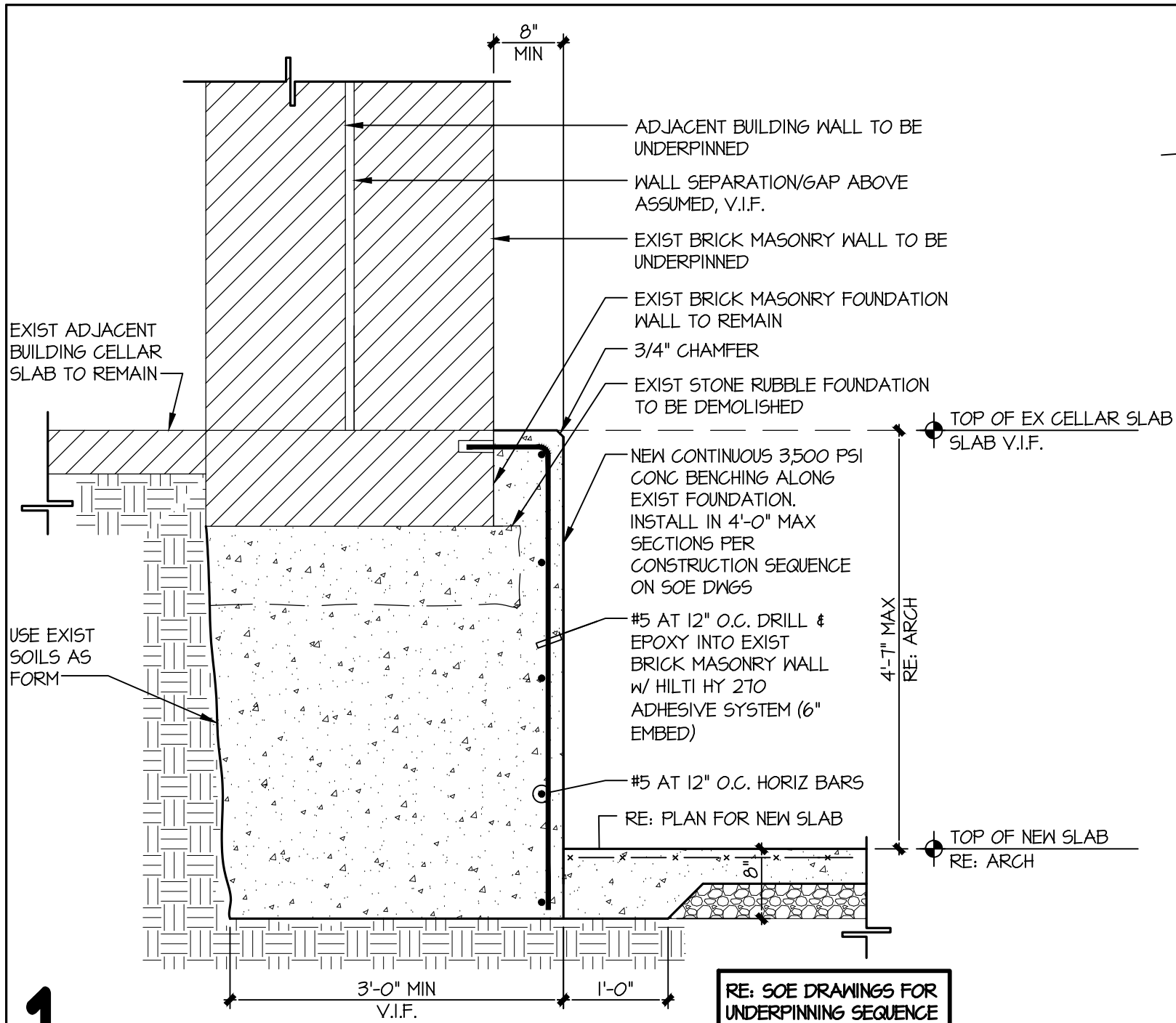
REAR - EXISTING AND PROPOSED ELEVATION

13TH STREET TOWNHOUSE

161 W 13TH STREET  
NEW YORK NY 10011

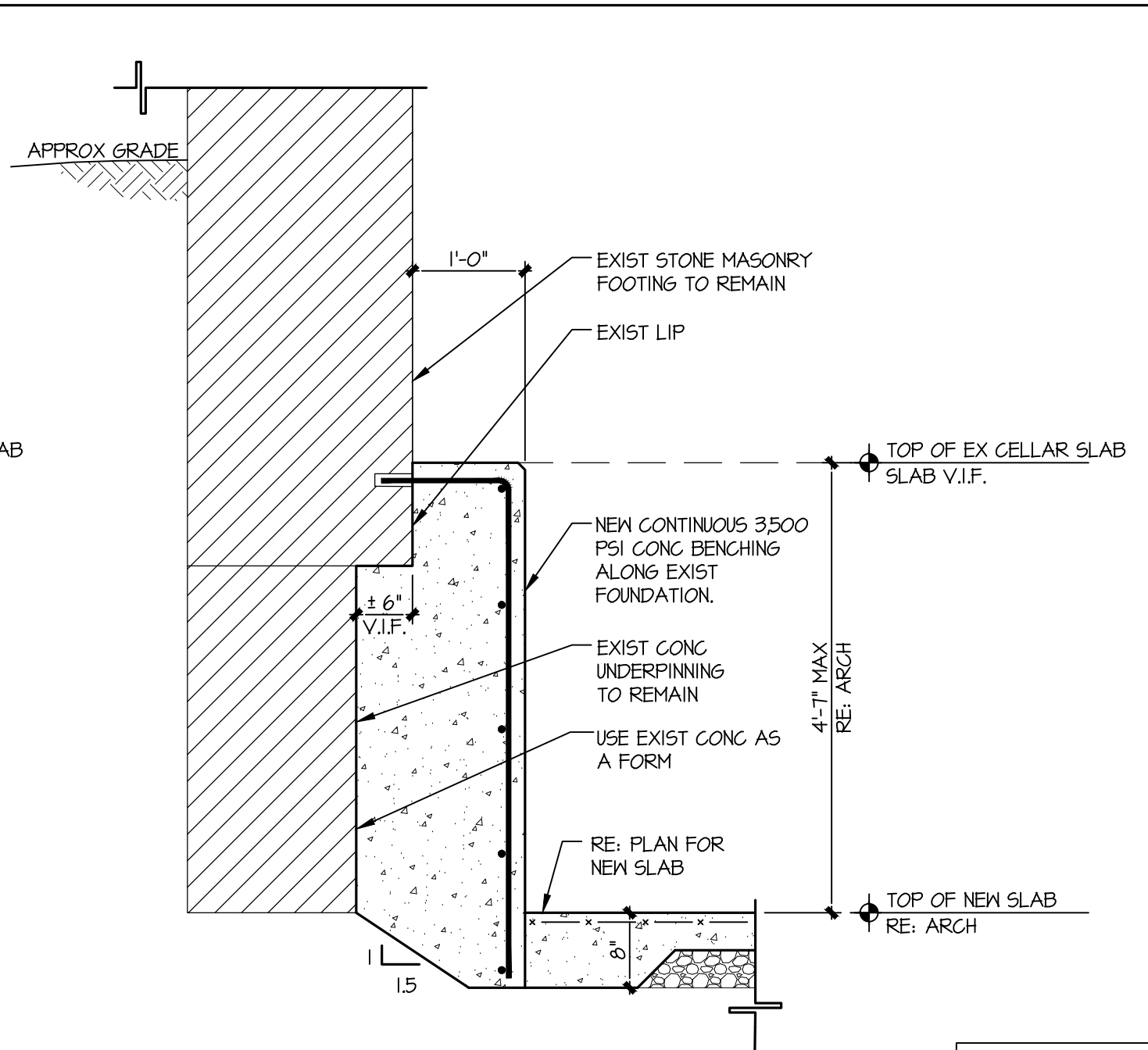
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LPC-AP.07



**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

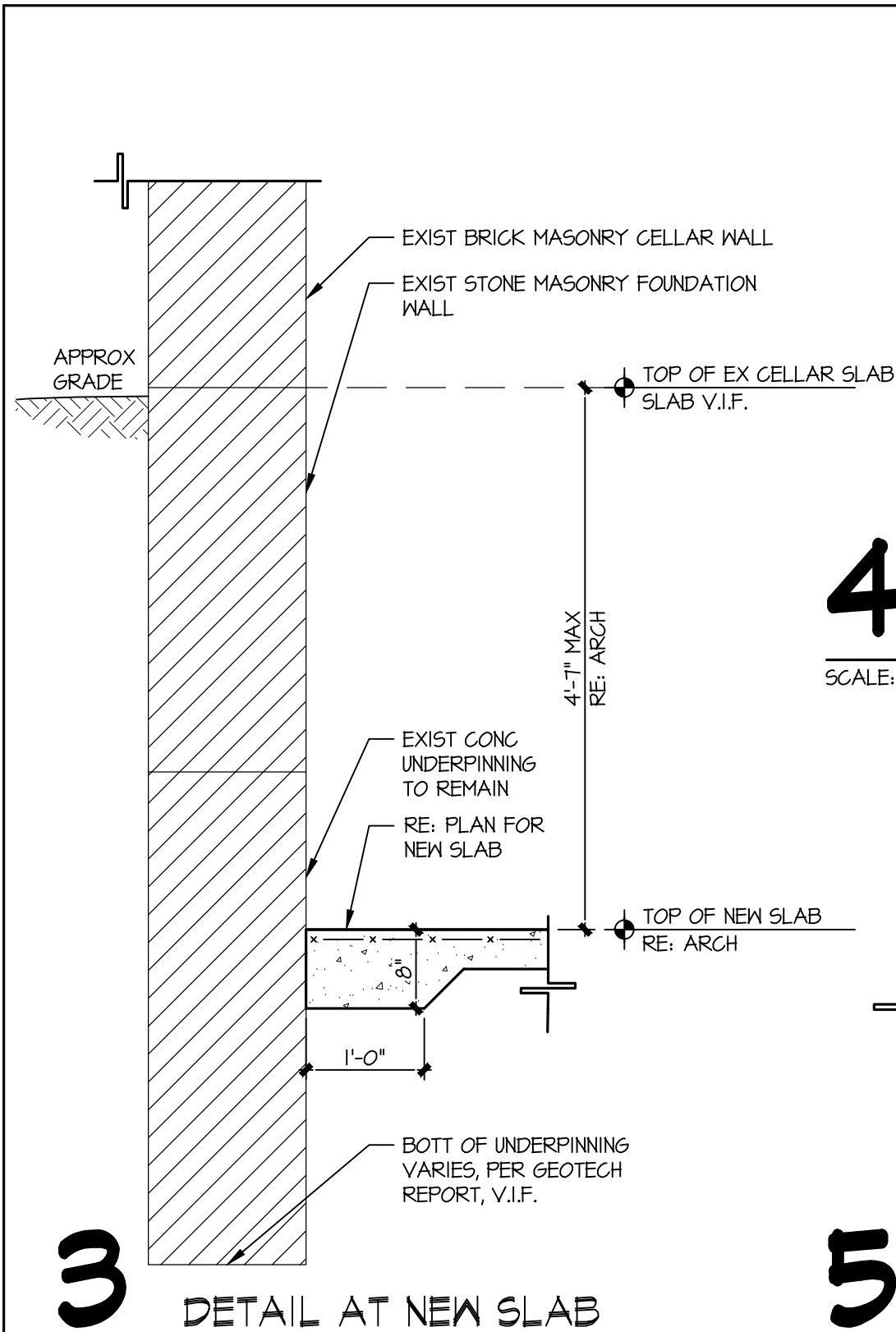


FOUNDATION DETAILS  
 13TH STREET TOWNHOUSE  
 161 W 13TH STREET  
 NEW YORK NY 10011

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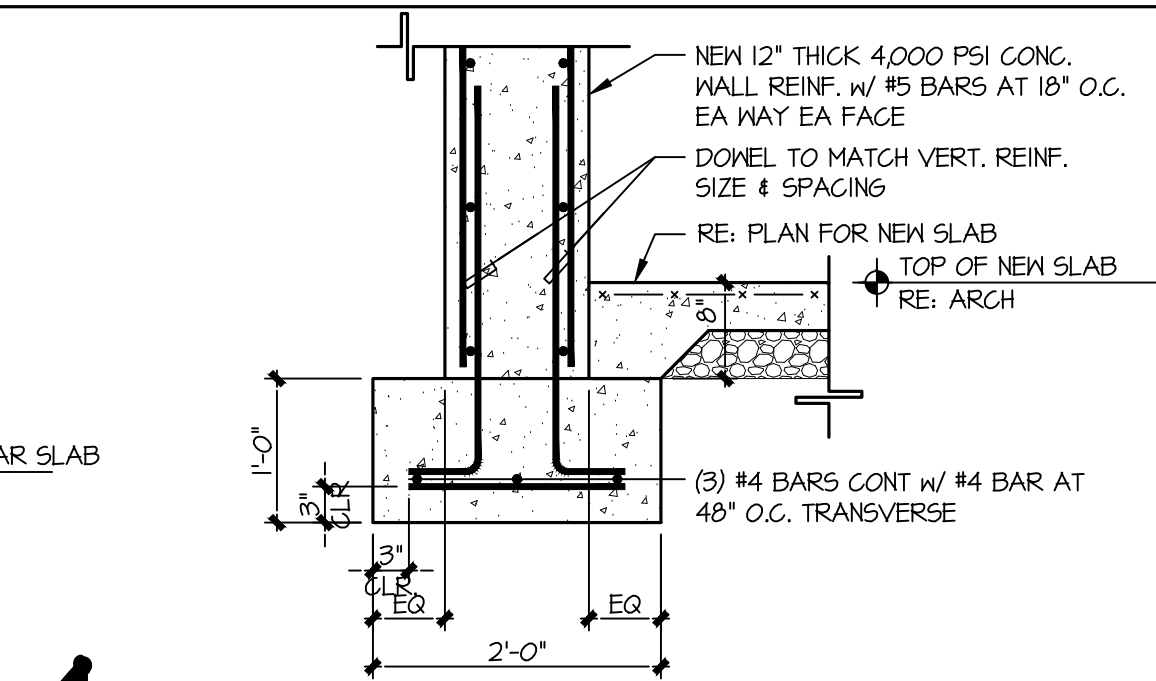
FO-002



**3**

DETAIL AT NEW SLAB

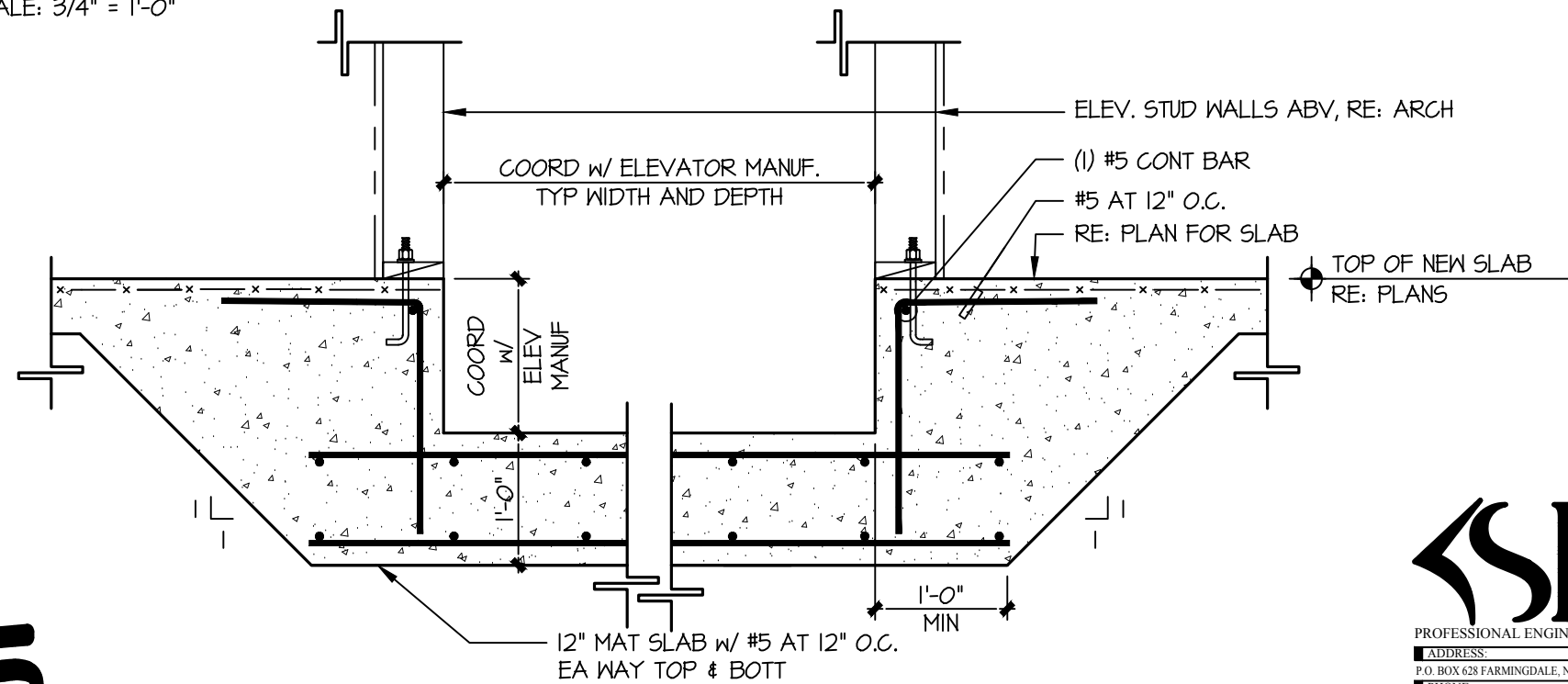
SCALE: 3/4" = 1'-0"



**4**

DETAIL AT NEW CONG WALL AT ADDITION

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



**5**

DETAIL AT ELEVATOR FOUNDATION

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



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EMPORIUM  
 DESIGN



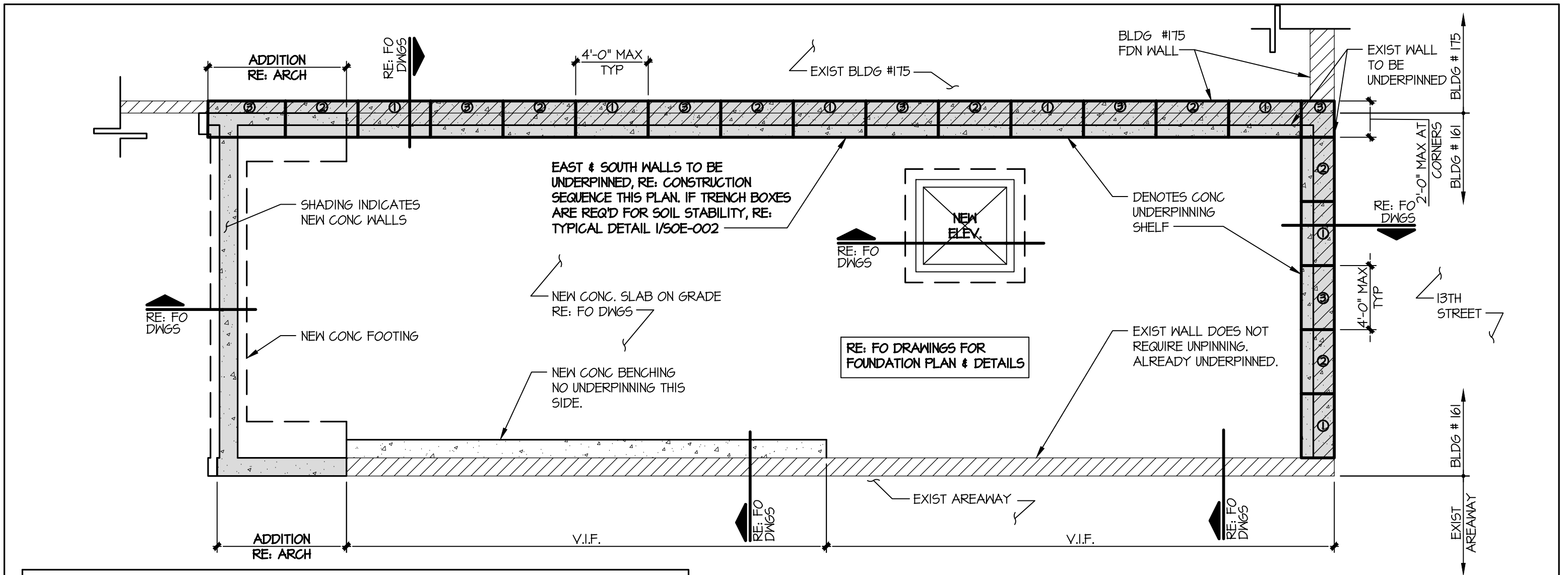
FOUNDATION DETAILS

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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



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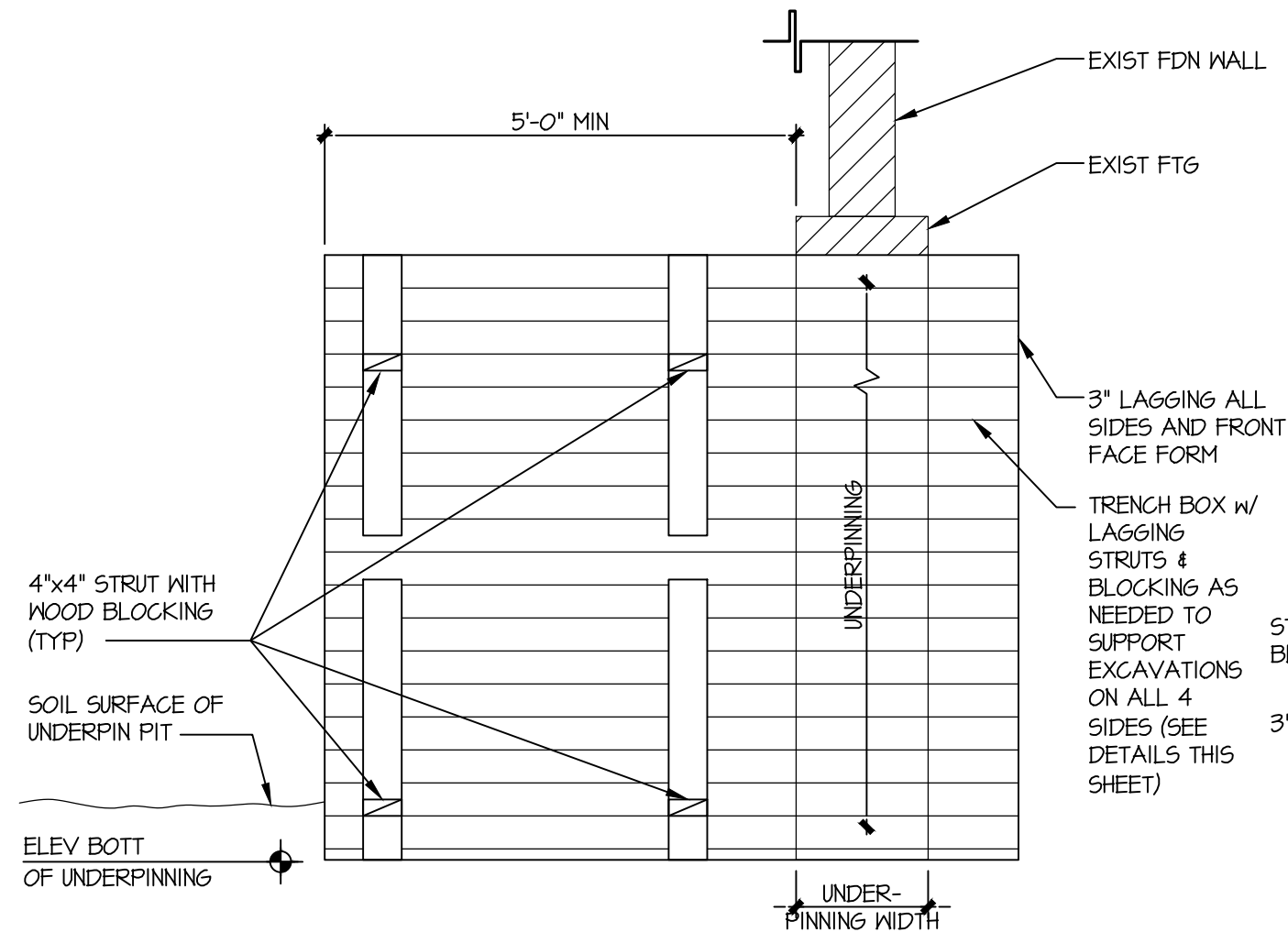
**SITE OF EXCAVATION**

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**SOE-001**



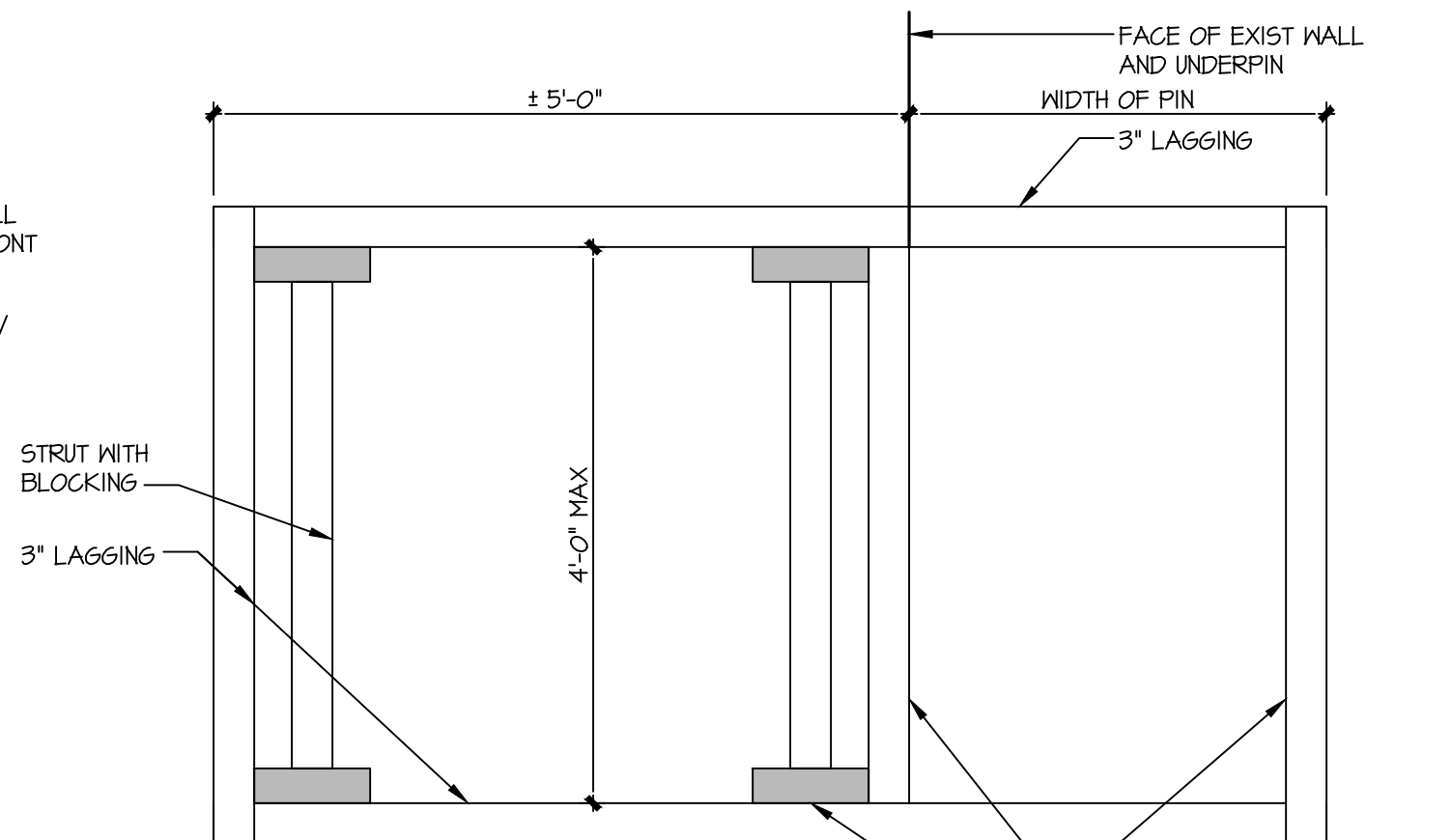
## TRENCH BOX CONSTRUCTION SEQUENCE

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.



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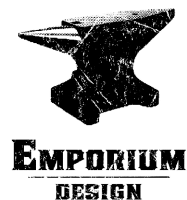
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# SOE-002