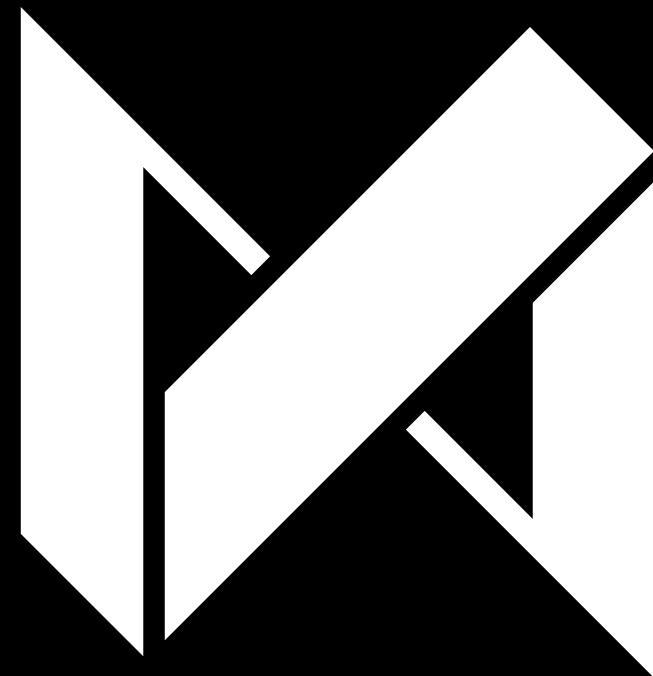
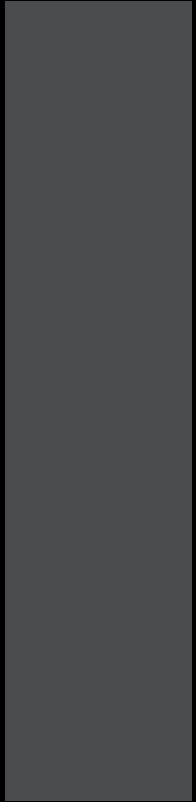


DXA studio  
27 E 4th ST  
FEB 11, 2026



# CONTENTS

- I. SITE ANALYSIS AND CONTEXT
- II. PROPOSED DESIGN
- III. STRUCTURAL DESIGN
- IV. APPENDIX



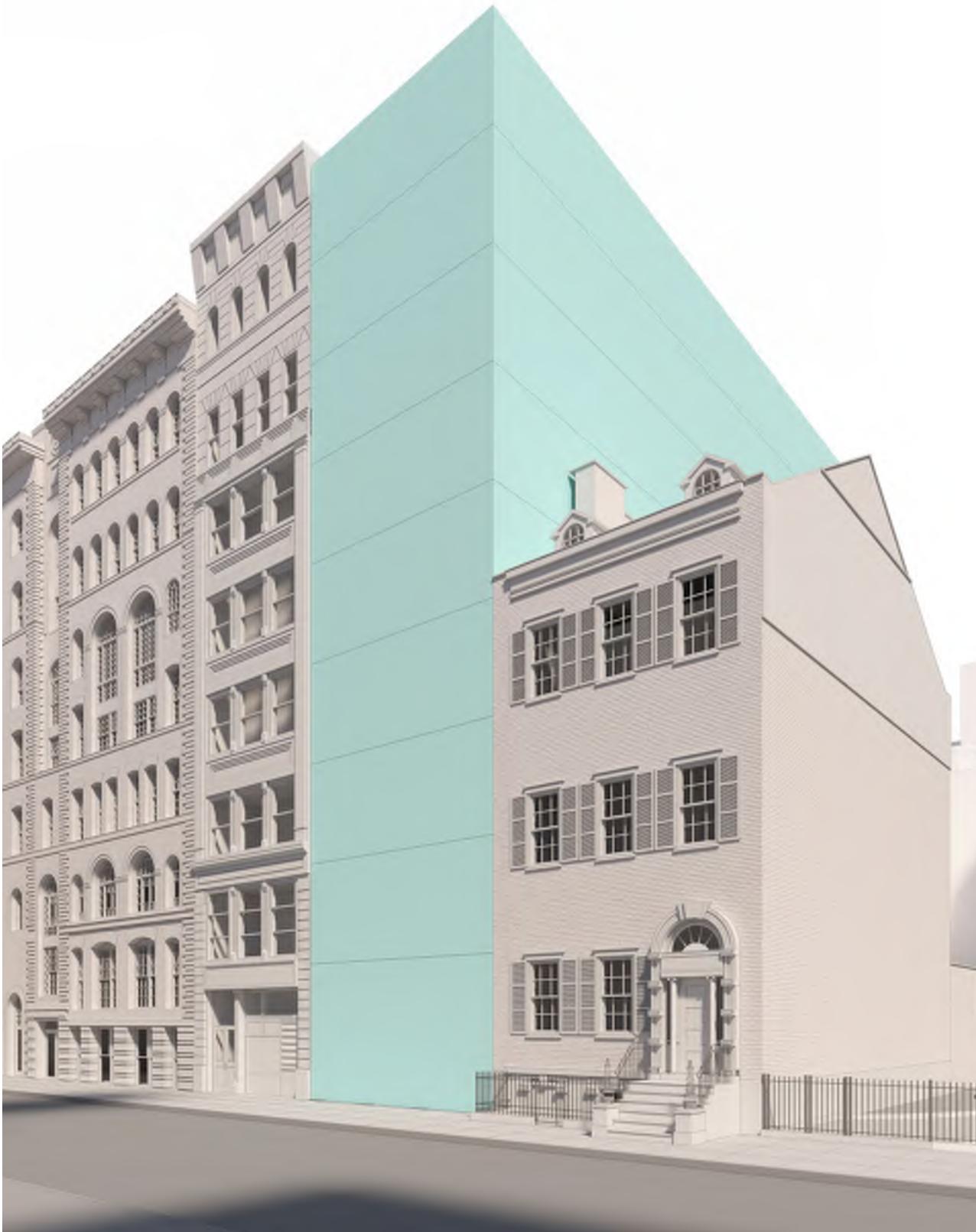
# SITE ANALYSIS AND CONTEXT

# 27 EAST 4TH STREET

## NOHO HISTORIC DISTRICT EXTENSION

### LANDMARKS PRESERVATION COMMISSION

DOCKET #: LPC-21-03229  
PUBLIC HEARING - JANUARY 12, 2021  
PUBLIC MEETING - JANUARY 26, 2021  
PUBLIC MEETING - DECEMBER 12, 2023



PROPOSED BUILDING



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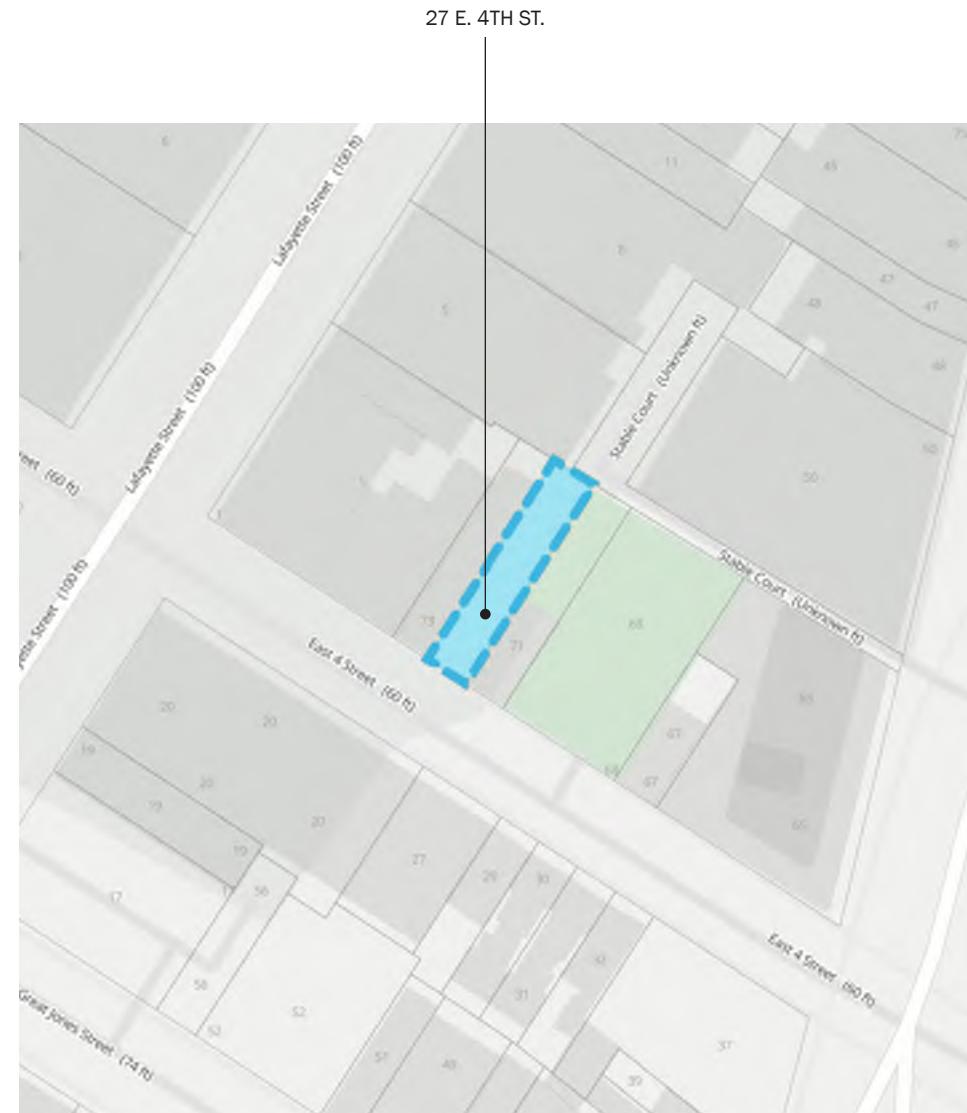
**JPD**  
PRESERVATION  
CONSULTING

SCALE  
CLIENT  
PROJECT NUMBER  
DATE  
N/A  
25.29  
FEB 11, 2026

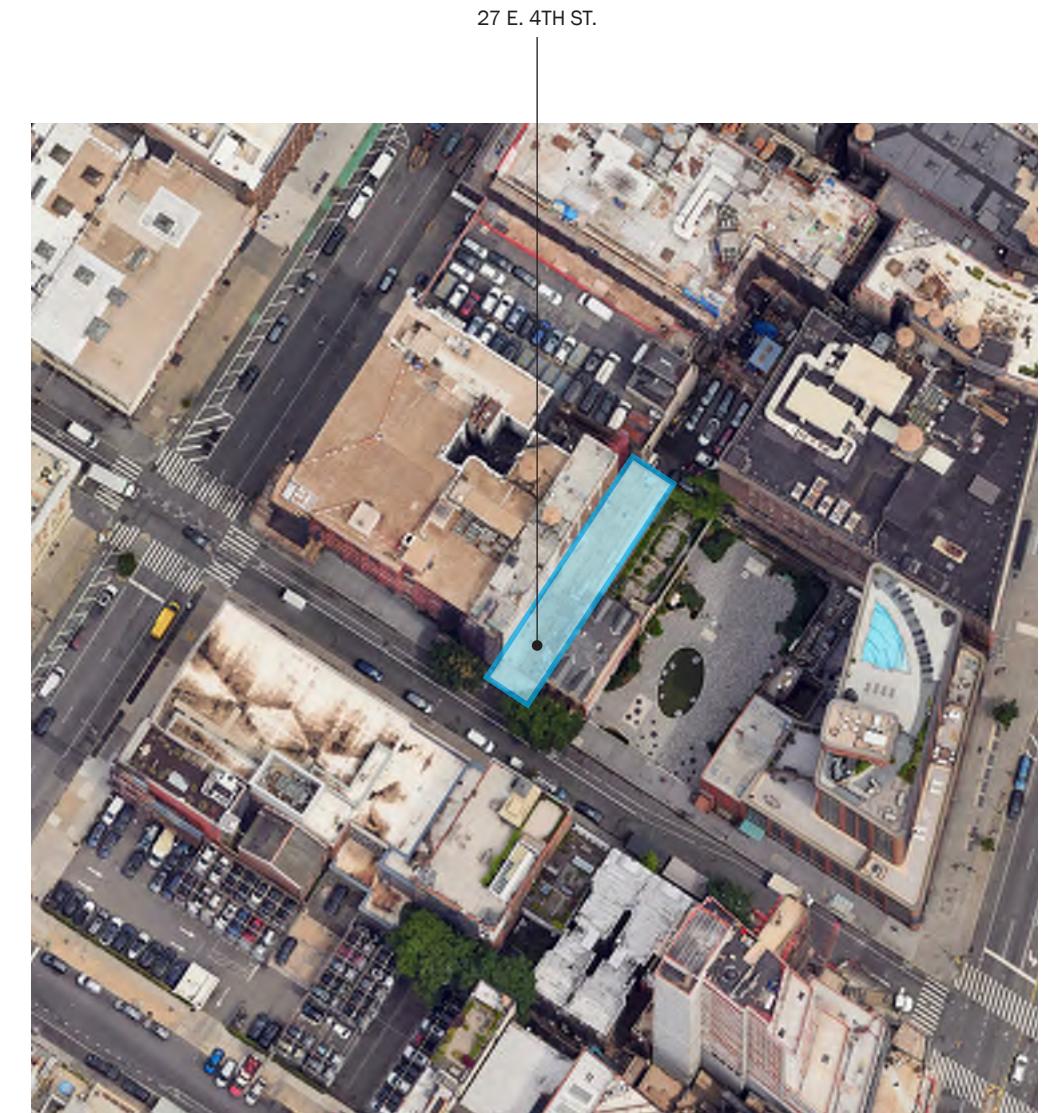
**27 E 4th ST**  
**04**



Historic District Designation Map (NYC LPC)



Block Map (via Zola)



Aerial View (via Google Earth)

## 27 E 4th ST – LOCATION



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**05**

*History (from Historic Designation Report)*

“This one-story structure designed by architect Herman Kron was built for Paramount Filing Stations, Inc. c.1945 for use as a garage and repair shop. The building, which is currently used as storage for food carts, has a simple brick facade and large vehicle entrance.”

*LPC Certificate of Appropriateness  
(Issued 04/06/18)*

“With regard to this proposal, the Commission found that the one-story garage building is not one of the buildings for which the historic district is designated, and therefore its demolition will not diminish the special architectural and historic character of the NoHo historic district extension.”



EXISTING GARAGE AND REPAIR SHOP, CONSTRUCTED 1946



DEMOLITION OF SINGLE STORY GARAGE - **APPROVED**

27 E 4th ST – EXISTING SINGLE STORY GARAGE



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**06**



27 E. 4TH ST.

## 27 E 4th ST – EXISTING CONDITIONS



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**07**



**A** - EAST STREET VIEW - FROM E 4TH ST & BOWERY



**C** - EXISTING CONDITIONS - STABLE COURT, FACING REAR OF LOT 72

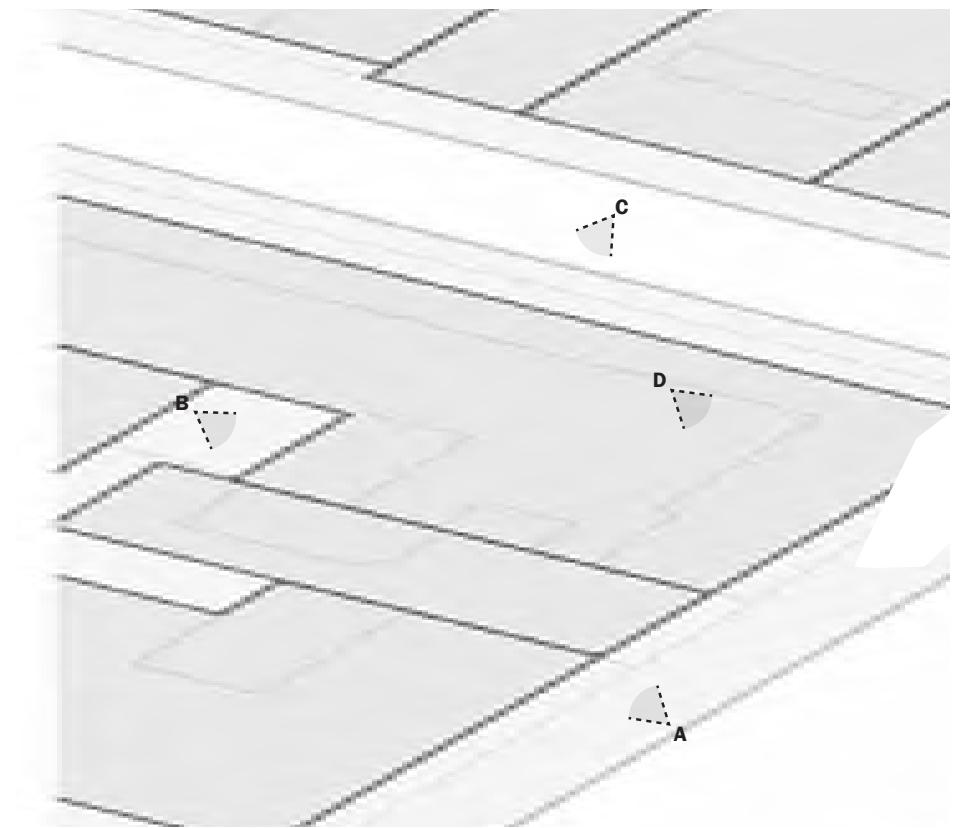
LEGEND  
■ 27 E. 4TH ST.  
■ MERCHANT'S HOUSE INDIVIDUAL LANDMARK



**B** - WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE



**D** - EXISTING CONDITIONS - STABLE COURT, ALLEY ACCESS TO BOWERY



KEY PLAN

## 27 E 4th ST – EXISTING CONTEXT CONDITIONS



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**08**

## PREVIOUS PROPOSED DESIGN (2018)



PERSPECTIVE ELEVATION

### PREVIOUS DESIGN TIMELINE

L.P.C. PUBLIC HEARING	09/04/2011
L.P.C. PUBLIC MEETING	04/08/2018
L.P.C. APPROVED & STATUS UPDATE LETTER	04/08/2018
PARKS DEPARTMENT APPROVAL	01/17/2014
CERTIFICATE OF APPROPRIATENESS	04/06/2018
PLANNING COMMISSION APPROVAL	2018
CITY COUNCIL DENIAL	2018

## PREVIOUS APPROVED PROPOSED DESIGN (2021)



PERSPECTIVE ELEVATION

### PREVIOUS DESIGN TIMELINE

L.P.C. PUBLIC HEARING	01/21/2021
L.P.C. PUBLIC HEARING	01/26/2021

27 E 4th ST – PROJECT HISTORY

SCALE	N/A
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PROJECT NUMBER	25.29
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**09**

# CURRENT STATUS AFTER PREVIOUS LPC PUBLIC HEARING/MEETING 01/26/2021

---

- 1) ADDITIONAL TEST PIT FOR REVIEW OF FOUNDATION AT LOT LINE WITH MERCHANT'S HOUSE MUSEUM.
- 2) CONSIDER ADDITIONAL STRUCTURAL MEASURES TO MINIMIZE ANY POTENTIAL SETTLEMENT.
- 3) DESIGN WAS SUPPORTED WITH ONE EXCEPTION - CONSIDER PROPOSEING A DIFFERENT BRICK.
- 4) STATUS OF EXISTING SINGLE FUNCTIONING FLUE, WITH MERCHANT'S HOUSE MUSEUM.

---

## TIMELINE

1) TEST PIT DUG	11/28/2022
2) TEST PIT REVIEWED	11/29/2022
3) ENGINEER'S MEETING	03/28/2023
4) REVISED STRUCTURAL DESIGN ISSUED	09/20/2023

27 E 4th ST – **PROJECT STATUS**



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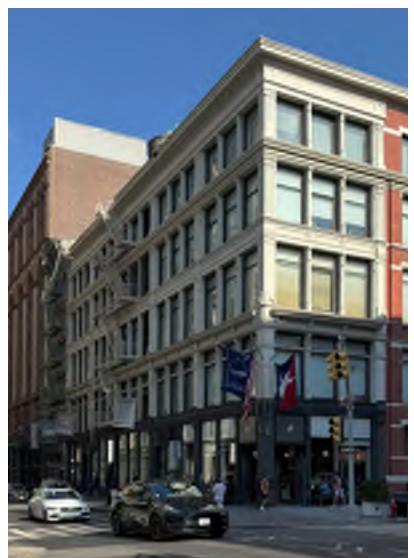


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**10**



E. 4th STREET NORTH ELEVATION



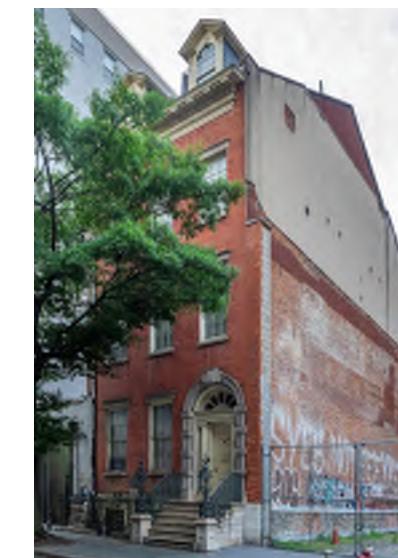
400 LAFAYETTE, 1890  
COMMERCIAL



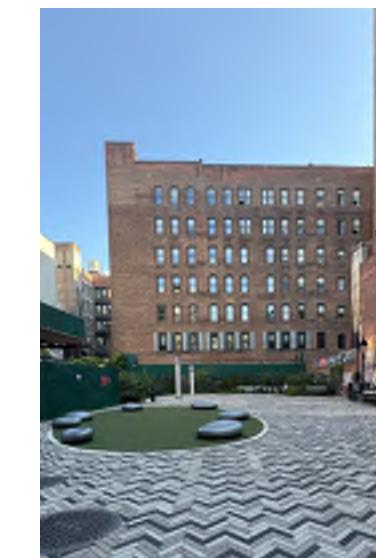
393 LAFAYETTE, 1885  
COMMERCIAL



25 EAST 4TH ST., 1900  
RESIDENTIAL



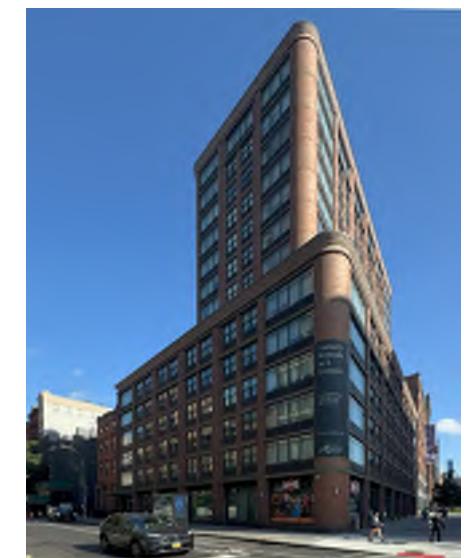
29 EAST 4TH ST., 1832  
INSTITUTIONAL



31 - 35 EAST 4TH ST., 1900  
PARK



37 EAST 4TH ST., 1900  
RESIDENTIAL



2 COOPER SQ., 2009  
RESIDENTIAL

## 27 E 4th ST – SCALE OF STREET

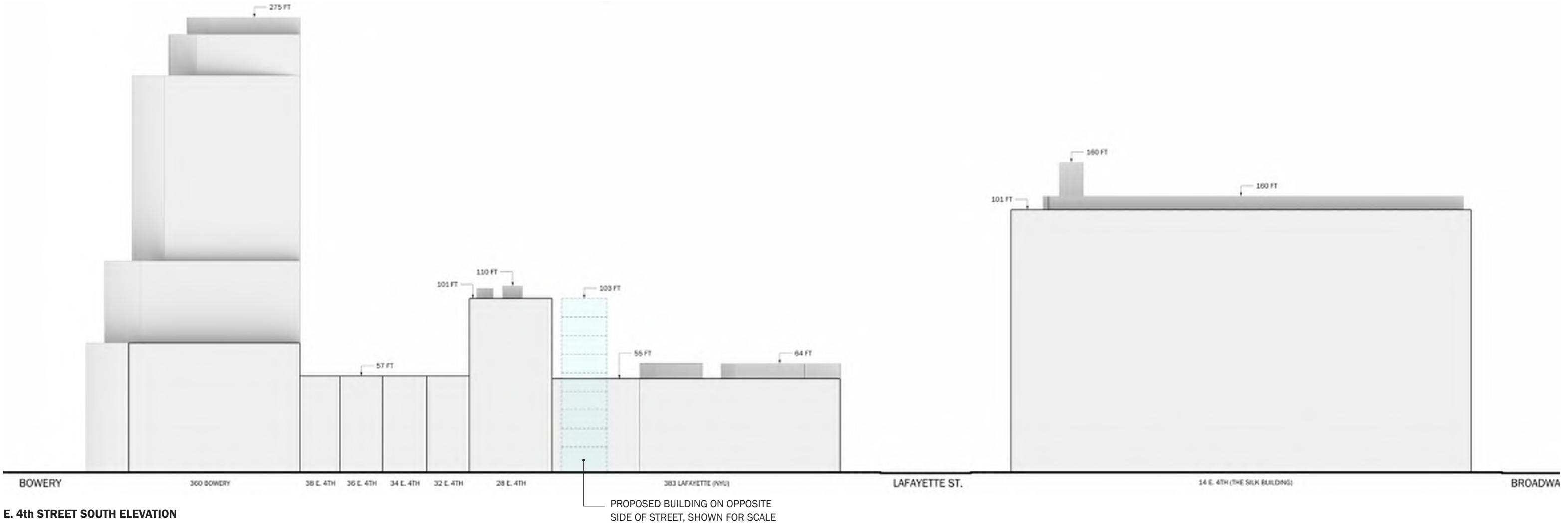
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**11**



358 BOWERY, 1915  
COMMERCIAL



38 EAST 4TH ST., 1910  
RESIDENTIAL



34-36 EAST 4TH ST., 1910  
RESIDENTIAL



32 EAST 4TH ST., 1900  
RESIDENTIAL



28 EAST 4TH ST., 1900  
RESIDENTIAL



383 LAFAYETTE, 1900  
COMMERCIAL + OFFICE



14 E. 4TH ST., 1912  
COMMERCIAL + RESIDENTIAL

## 27 E 4th ST – SCALE OF STREET



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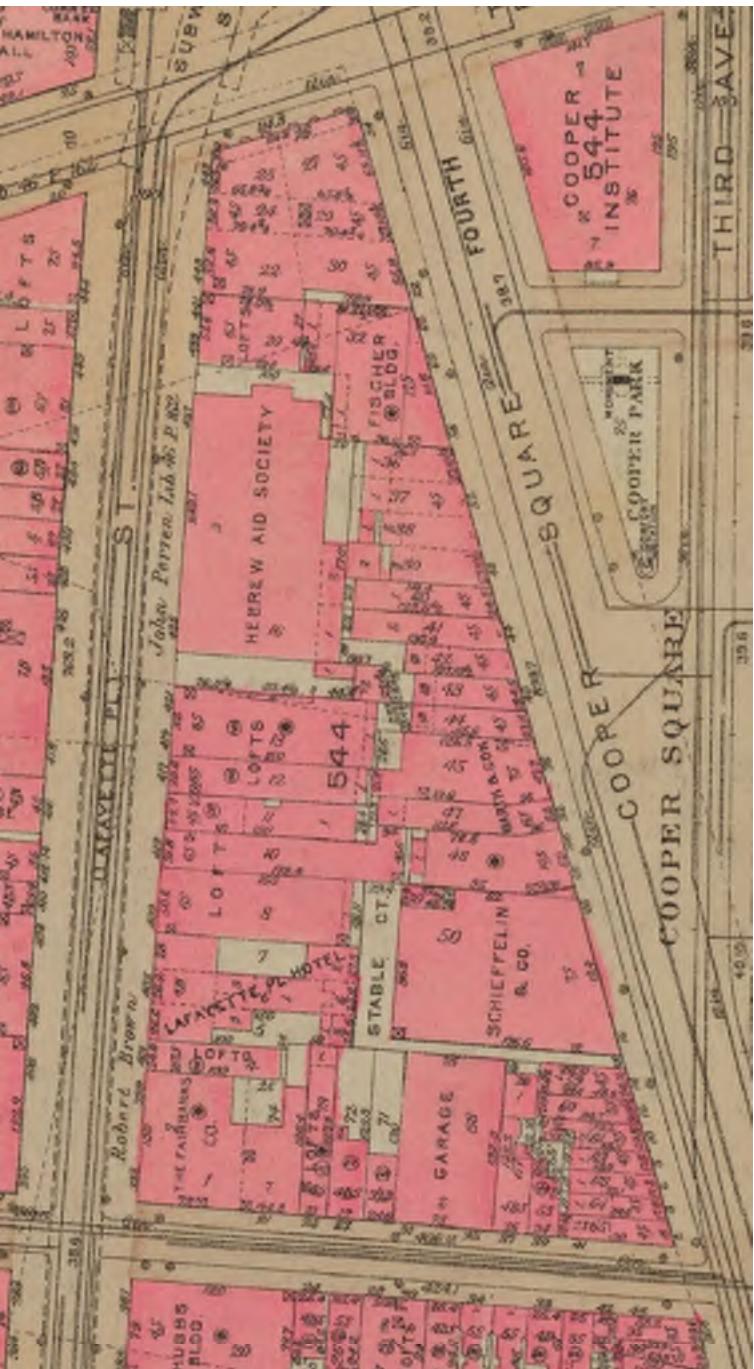
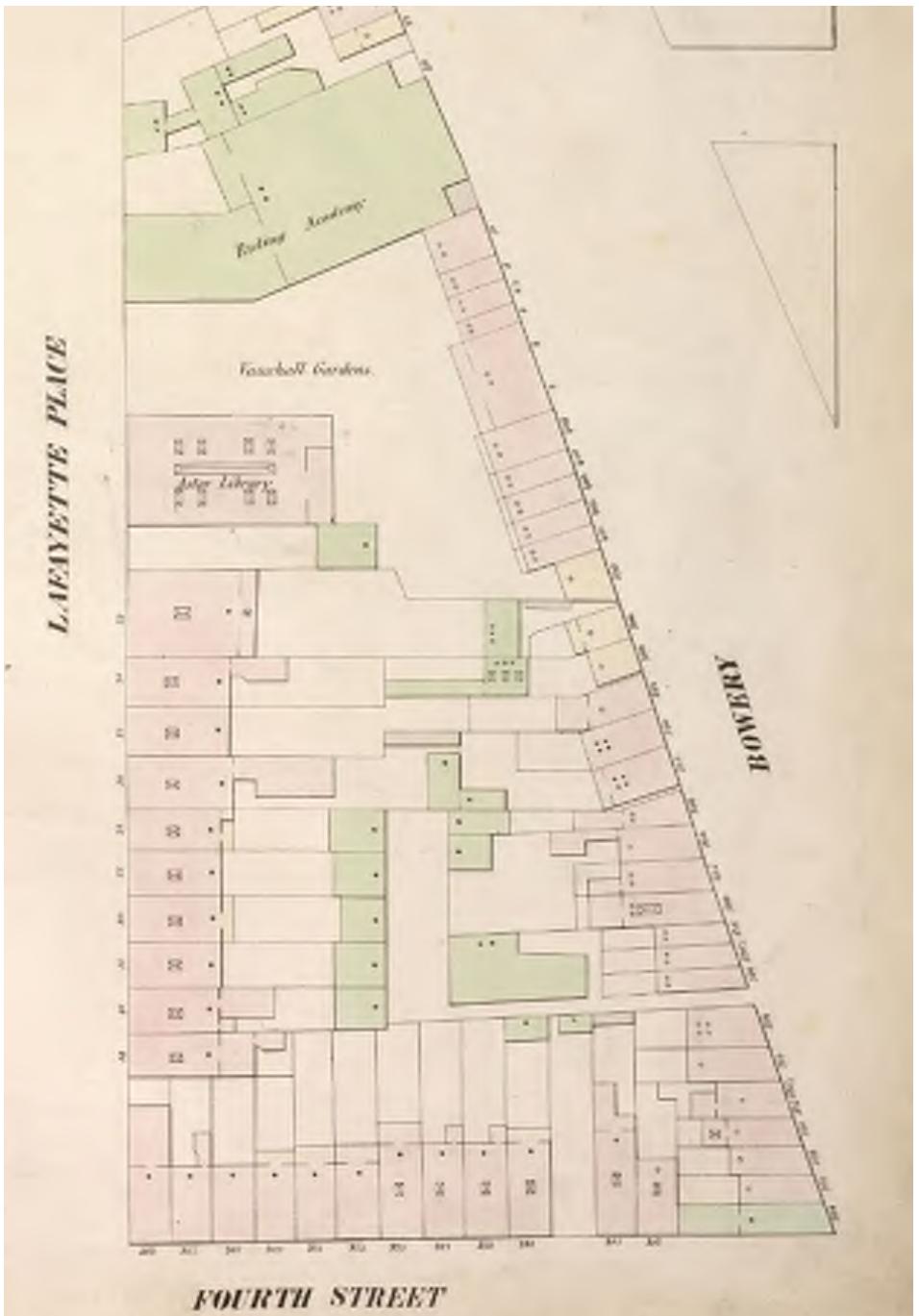


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**12**

LAFAYETTE PLATE



27 E 4th ST – SITE EVOLUTION



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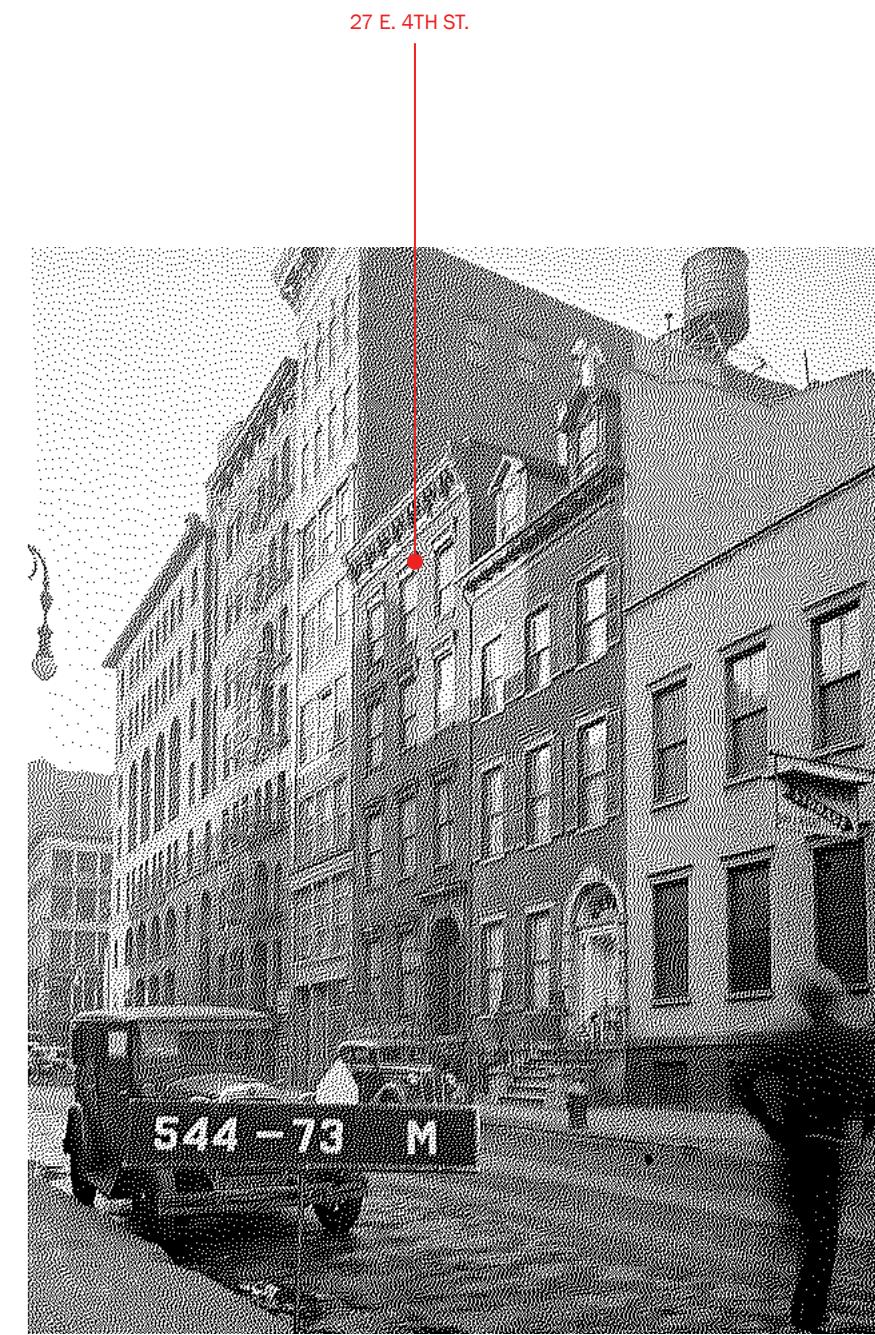
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13



1923: 27 East 4th Street (G. Chinn, NYPL)



1940's tax photo, 27 East 4th Street (NYC Municipal Archive)



1980's tax photo, 27 East 4th Street (NYC Municipal Archive)

“The majority of loft construction in the NoHo Historic District Extension occurred between 1890- – 1900, with nineteen of the area’s twenty-five store and loft buildings completed within this ten-year period.” – NoHo Historic District Extension Designation Report, page 13.

## 27 E 4th ST – HISTORIC CONDITIONS



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**14**



**21 Bond St.**  
Renaissance Revival Style (Buchman & Deisler, 1893)



**30 Bond St.**  
Renaissance Revival Style (Cleverdon & Putzel, 1892)



**43 Great Jones St.**  
Romanesque Revival Style (Graul Frohne, 1893)



**25 E. 4th St.**  
Romanesque Revival Style (Graul Frohne, 1893)



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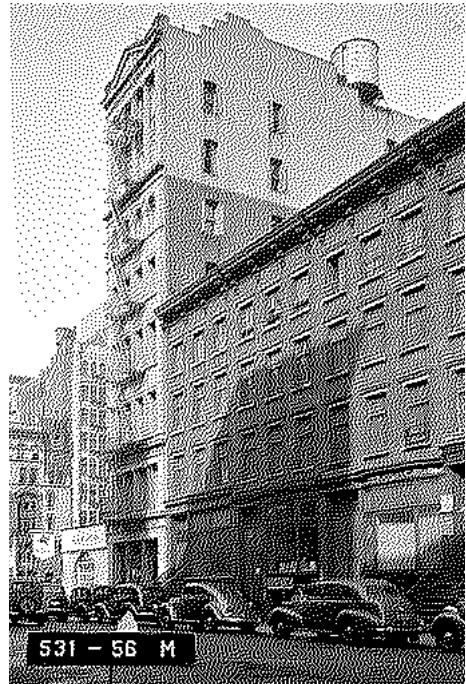
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## 27 E 4th ST – DISTRICT PRECEDENTS: STORE & LOFT BUILDINGS

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**15**



30-36 Great Jones St.,  
1940's tax photo (NYC Municipal Archive)



30 Bond St.,  
1940's tax photo (NYC Municipal Archive)



20-24 Bond St.,  
(via Google)



57-51 Great Jones St.  
(via Google)

“These lofts, which were designed by many of the leading architects of the day in a variety of then-fashionable revival styles, towered over the residential buildings with which they intermingled. At five to eight stories in height and one to three lots in width, their arrival profoundly changed the scale of the neighborhood and heralded the appearance of the modern-day NoHo Historic District Extension.” – NoHo Historic District Extension Designation Report, page 12 – 13.

## 27 E 4th ST – DISTRICT CONTEXT : MIXING BUILDING TYPE & SCALE



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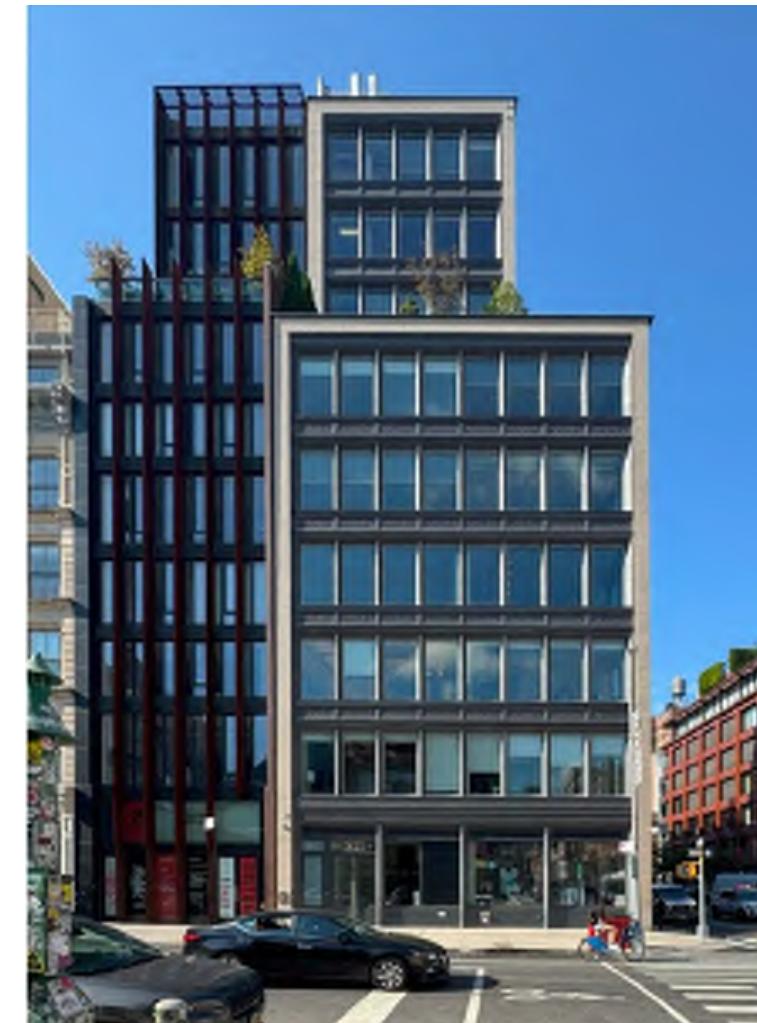
**16**



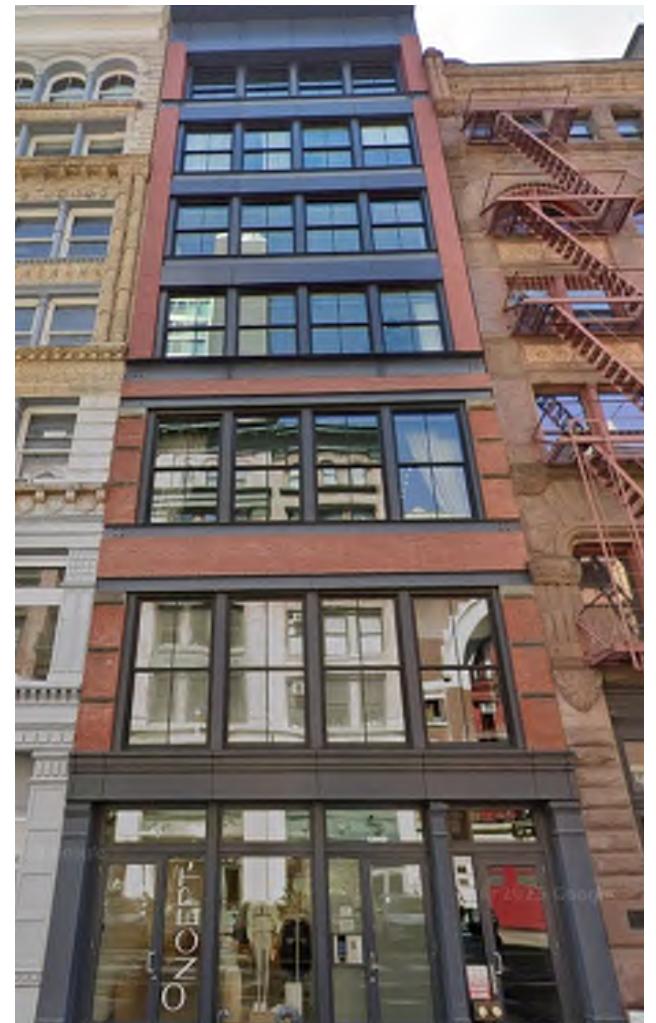
**11 Great Jones**  
(Morris Adjmi Architects, 2016)



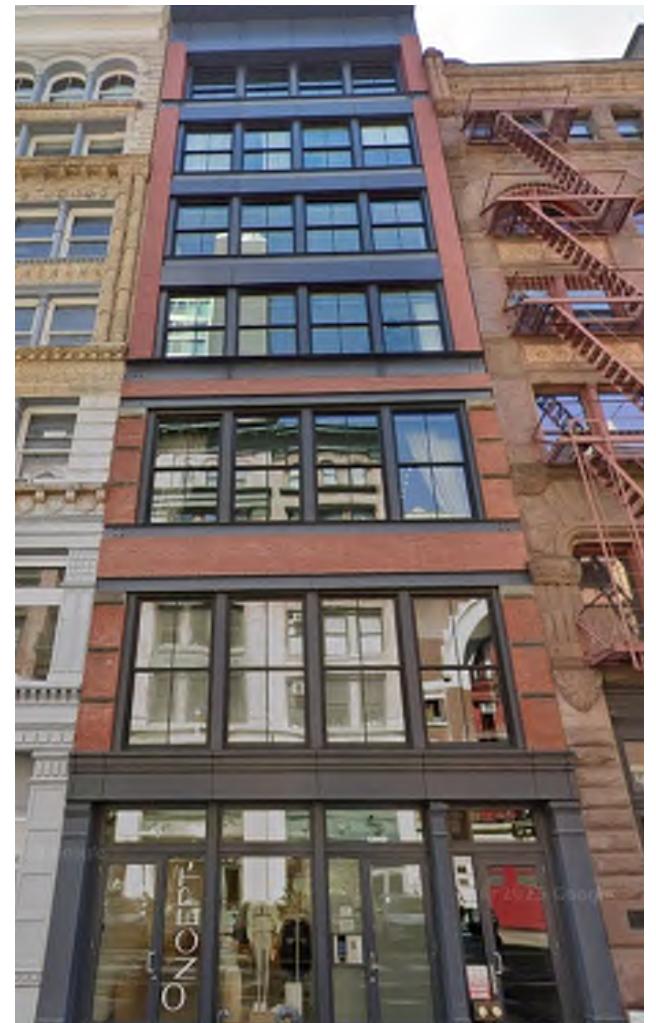
**41 Bond St.**  
(DDG Partners, 2011)



**25 Great Jones St..**  
(BKS&K Architects)



**363 Lafayette St.**  
(Morris Adjmi Architects, 2018)



**45 Great Jones St.**  
(Beyer Blinder Belle)

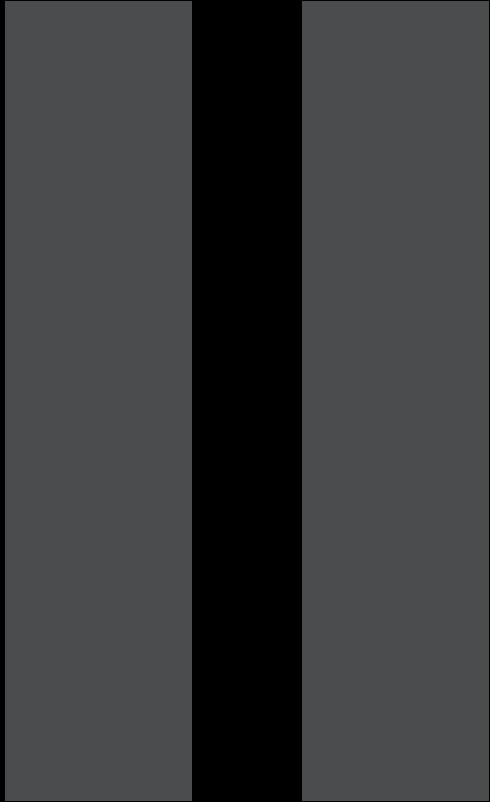
## 27 E 4th ST – LPC APPROVALS WITHIN THE DISTRICT



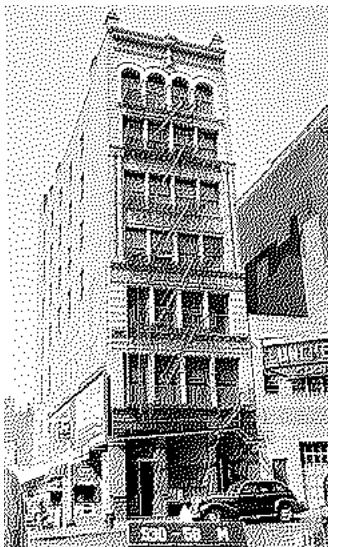
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# PROPOSED DESIGN



**20 Bond St.**  
Chuck Close's Studio



**24 Bond St.**  
Robert Mapplethorpe's Residence



**356 Bowery**  
Cy Twombly Studio



**57 Great Jones St.**  
Jean-Michel Basquiat's Residence

**Robert Rauschenberg,**  
381 Lafayette St.

**Chuck Close,**  
20 Bond St.

**Jonathan Borofsky,**  
22 Bond St.

**Robert Mapplethorpe,**  
24 Bond St.

**Cy Twombly,**  
356 Bowery

**Jean-Michel Basquiat,**  
57 Great Jones St.

**Lawrence Weiner,**  
13 Bleecker St.



**NOHO Historic Extension District Map**  
Artist Residences / Studios

## 27 E 4th ST – NOHO'S LEGACY OF ART & CREATIVITY



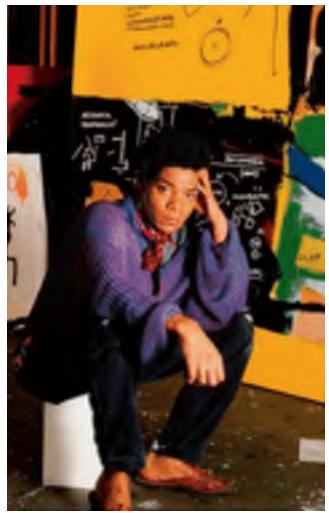
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**19**



Jean-Michel Basquiat in his NY studio & apartment at 57 Great Jones St, 1985.

Credit: The estate of Jean-Michel Basquiat / ADAG, Paris, London 2019  
Photoby Tseng Kwong Chi. Muna Tseng Dance Projects, Inc Via Sotheby's Website.



Chuck Close on the corner outside his studio at Bond & Lafayette St. In 2006. His studio was just to the right of the vacant lot.



Cy Twombly in front of 356 Bowery in the 1960's.

(Photo by Eliot Elisofan via Artic.Edu)



Jonathan Borofsky



Robert Mapplethorpe in his studio & home at 24 Bond St., 1979.

(Photo by Fred W. McDarrah / MUUS Collection, Via nycightsites.org)



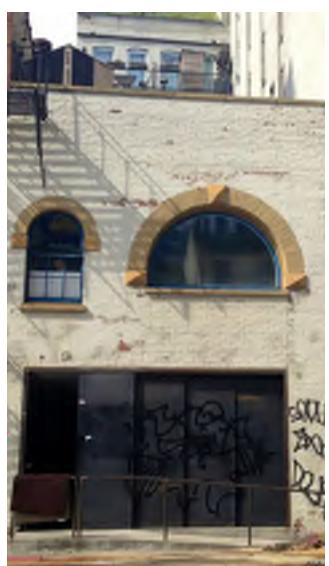
Robert Rauschenberg at his studio.



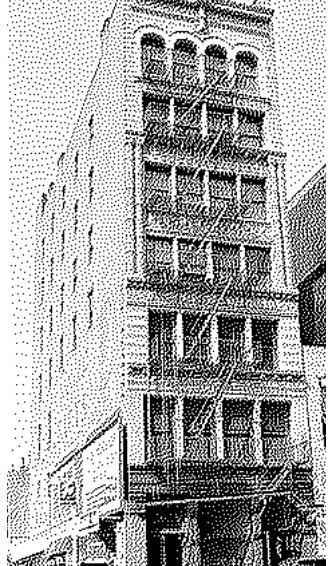
Lawrence Weiner



Sol Lewitt at his studio.



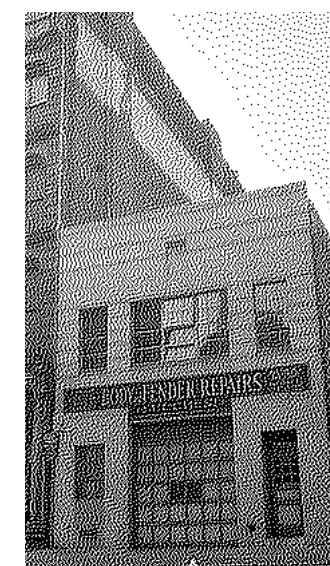
57 Great Jones St.  
Jean-Michel Basquiat



20 Bond St.  
Chuck Close



356 Bowery  
Cy Twombly



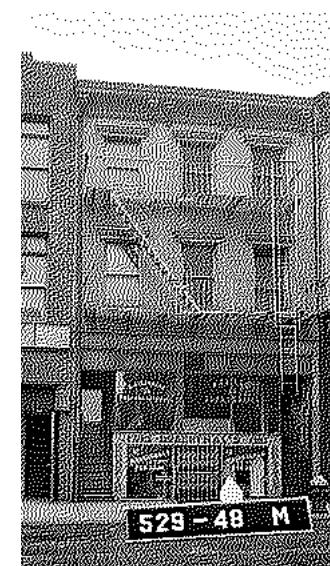
22 Bond St.  
Jonathan Borofsky



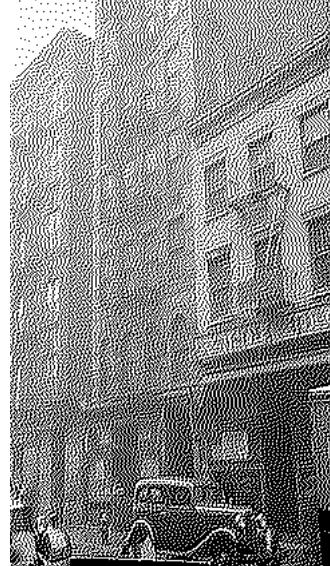
24 Bond St.  
Robert Mapplethorpe



381 Lafayette St.  
Robert Rauschenberg



13 Bleecker St.  
Lawrence Weiner



Sol Lewitt

## 27 E 4th ST – DESIGN INSPIRATION - NOHO ARTISTS



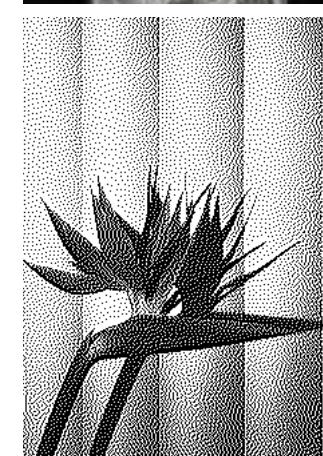
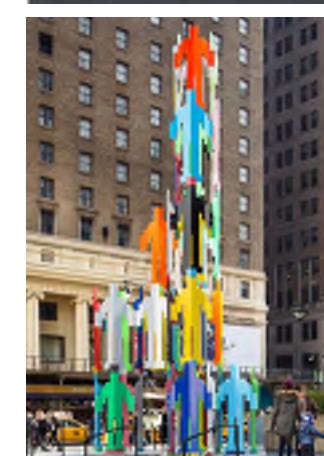
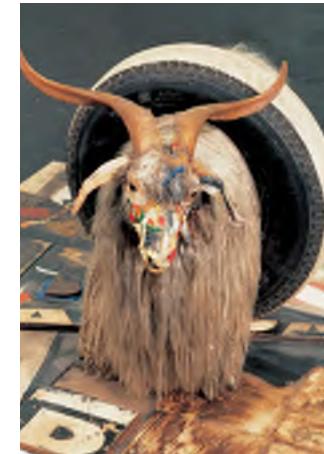
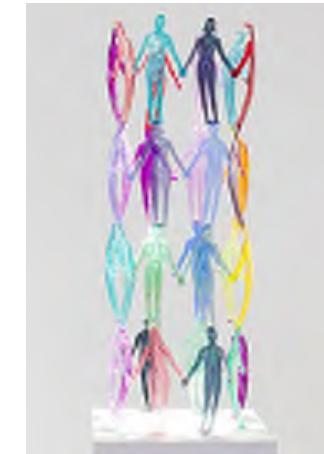
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**20**



Jean-Michel Basquiat

Chuck Close

Cy Twombly

Jonathan Borofsky

Robert Mapplethorpe

Robert Rauschenberg

Lawrence Weiner

Sol Lewitt

## 27 E 4th ST — DESIGN INSPIRATION - NOHO ARTISTS



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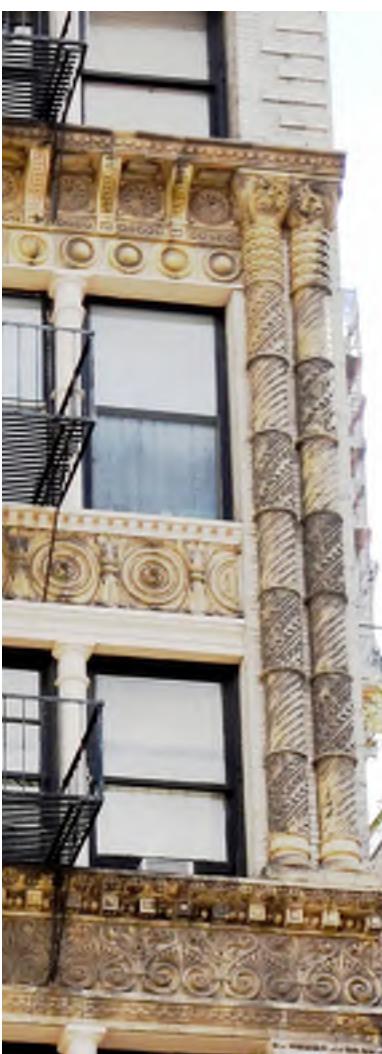
## SCULPTURAL ELEMENTS



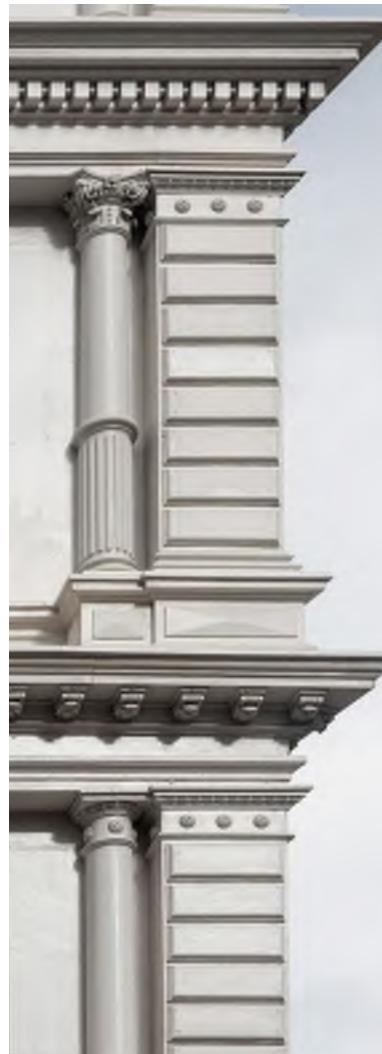
24 Bond St.



50 Bond St.

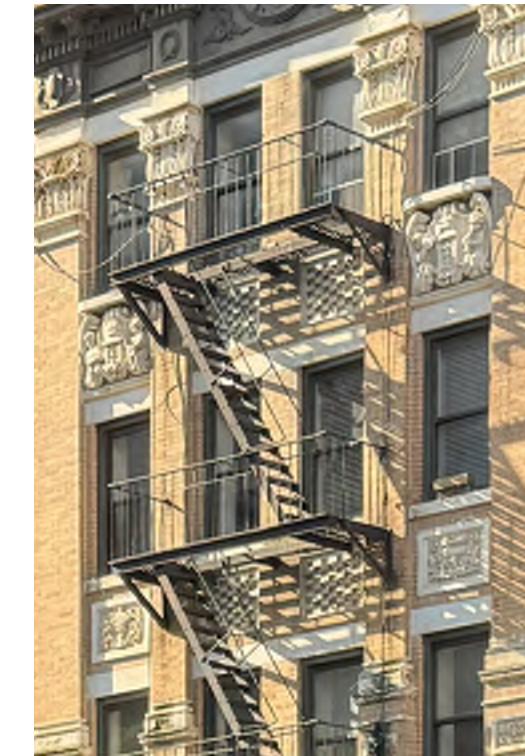


20 Bond St



330 Bowery

## DECORATIVE SPANDRELS



34-36 East 4th St.



47 Great Jones St..



47 Great Jones St..

## 27 E 4th ST – DESIGN INSPIRATION - DISTRICT ORNAMENT



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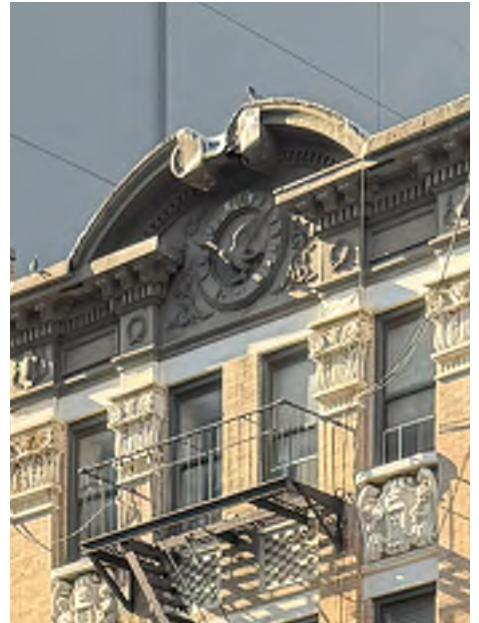
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**22**

## ELABORATE CORNICES



34-36 East 4th St.



42-44 Great Jones St.



17-19 Bond St.



393-399 Lafayette St.

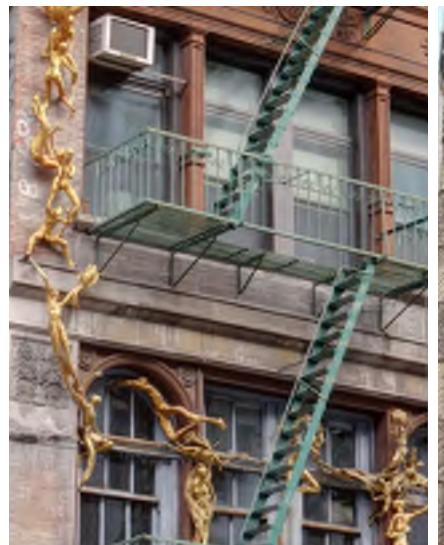
## ORGANIC MOTIFS



34-36 East 4th St.



42-44 Great Jones St.



24 Bond St.

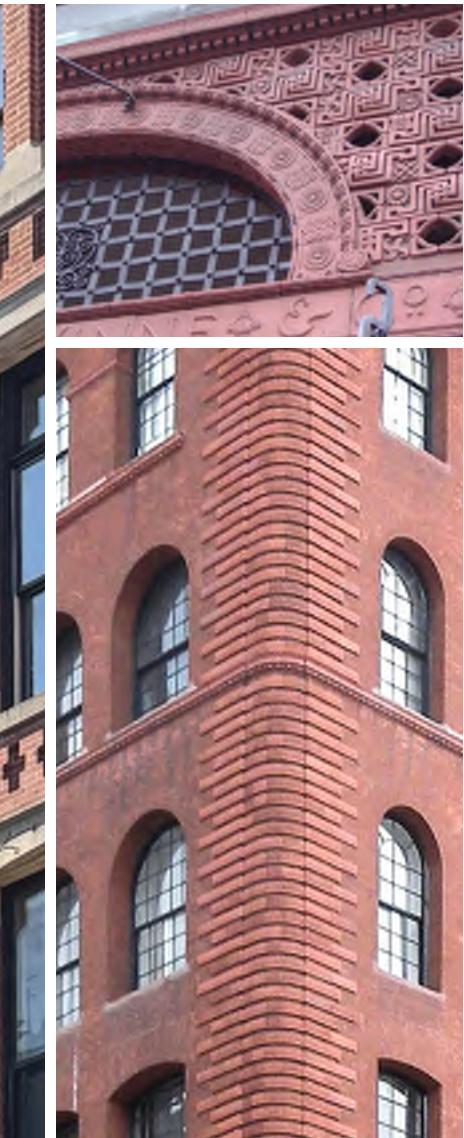


20 Bond St.

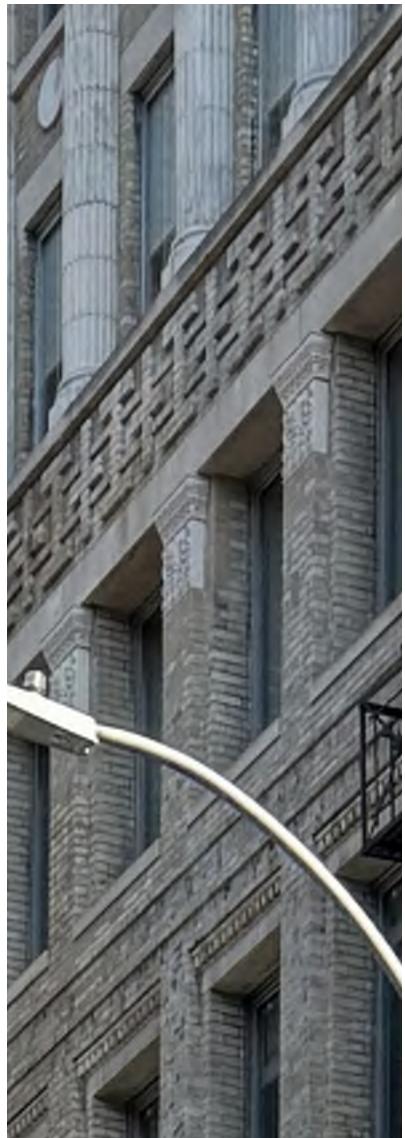
## ARTICULATED MASONRY



17-19 Bond St.



393-399 De Vinne Press Building



50 Bond St.

## 27 E 4th ST – DESIGN INSPIRATION - DISTRICT ORNAMENT



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**23**



27 E 4th ST – FACADE DESIGN - VISUALIZATION - STREET VIEW FROM EAST



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**24**



27 E 4th ST – FACADE DESIGN - VISUALIZATION - STREET VIEW FROM SOUTH



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27 E 4th ST – FACADE DESIGN - VISUALIZATION - BASE VIEWS



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27 E 4th ST – FACADE DESIGN - VISUALIZATION - BASE VIEWS



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**27**



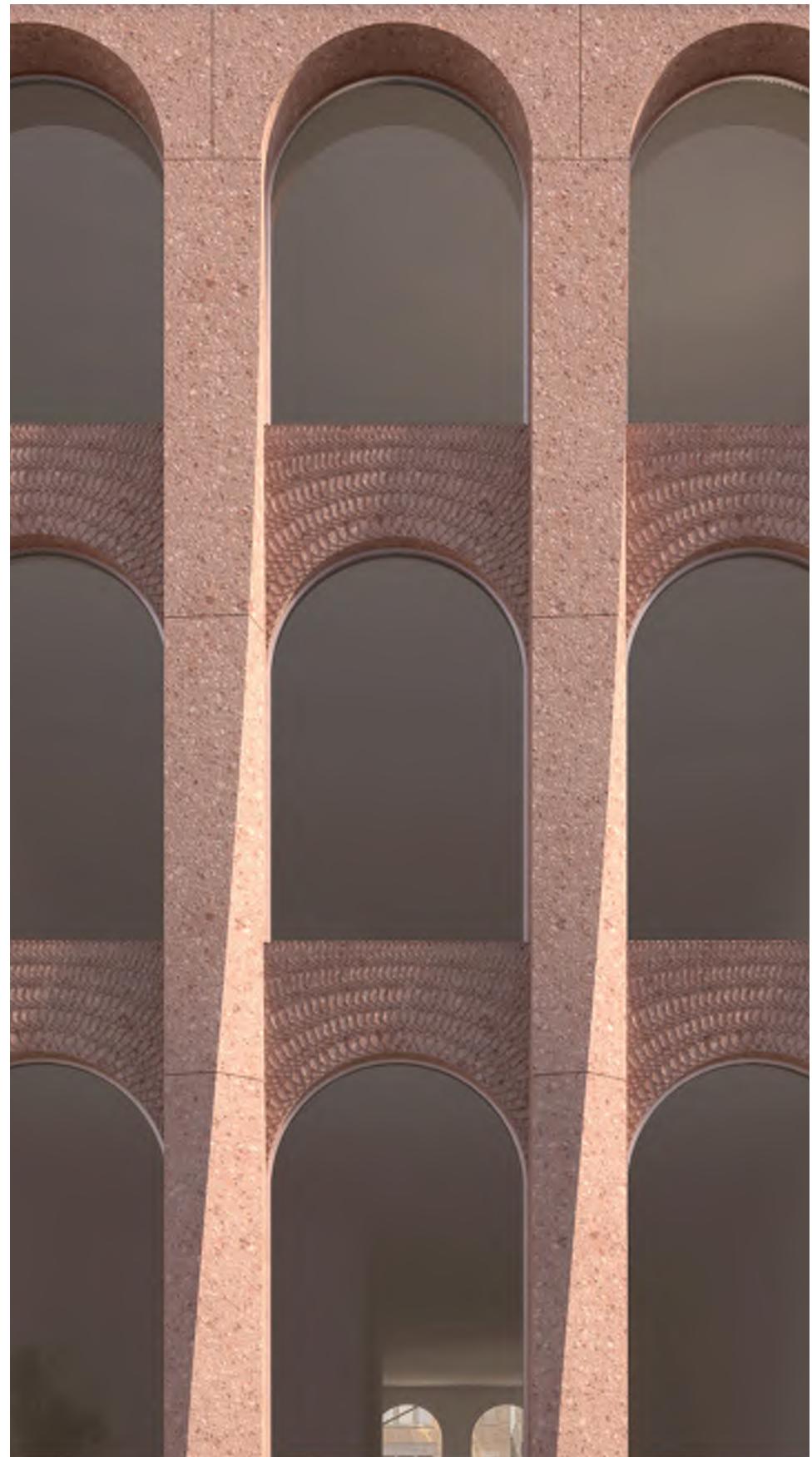
27 E 4th ST – FACADE DESIGN - VISUALIZATION - LIGHTING APPROACH



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27 E 4th ST – FACADE DESIGN - VISUALIZATION - TYPICAL BAY & SPANDREL DETAIL



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27 E 4th ST – FACADE DESIGN - VISUALIZATION - CROWN & DETAIL



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**30**



27 E 4th ST – FACADE DESIGN - VISUALIZATION - CORNER CONDITION

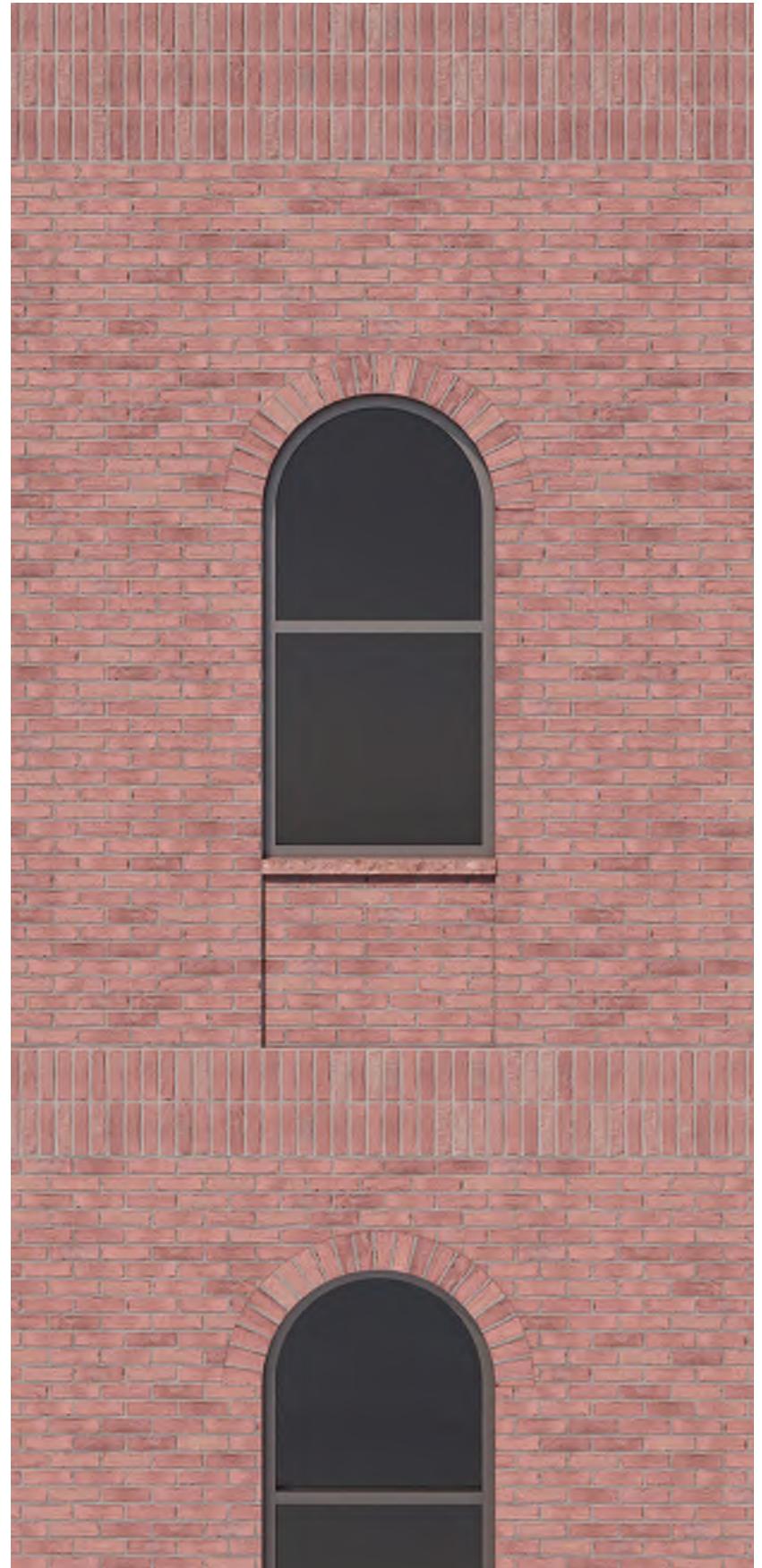


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27 E 4th ST – FACADE DESIGN - VISUALIZATION - EAST FACADE STREET VIEW & DETAIL



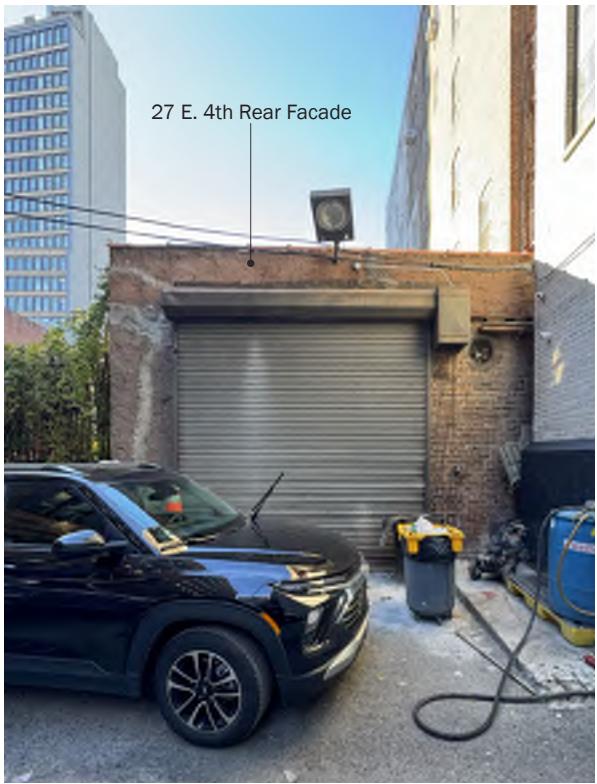
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A. View of existing 27 E. 4th Rear Facade



B. View looking North from 27 E. 4th Rear Facade.



C. View Looking Towards Entrance and Bowery



D. View of 404 Lafayette St.



E. View From Bowery



**STABLE COURT EXISTING CONDITIONS**  
KEY PLAN

LEGEND

- 27 E. 4TH ST.
- MERCHANT'S HOUSE INDIVIDUAL LANDMARK
- STABLE COURT



STABLE COURT  
KEY PLAN



27 E 4th ST – STABLE COURT PROPOSED REAR ALLEY LANDSCAPE PLAN



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27 E 4th ST – FACADE DESIGN - VISUALIZATION - REAR VIEW



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27 E 4th ST – FACADE DESIGN - VISUALIZATION - REAR VIEW



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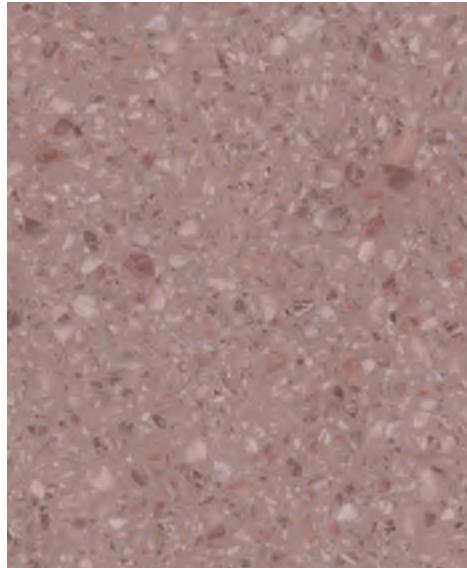
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**36**



Gfrc Vertical, Cornice, & Spandrel Panels Treated  
For Terrazzo Like Appearance



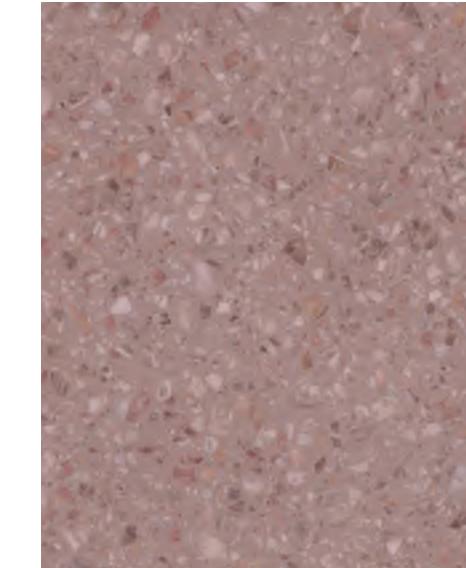
Stone Base Water Course



Thermally Broken Steel Storefront System &  
Aluminum Window Units in Dark Bronze Finish



Beldin Belcrest 330 Brick at East and  
North Facade



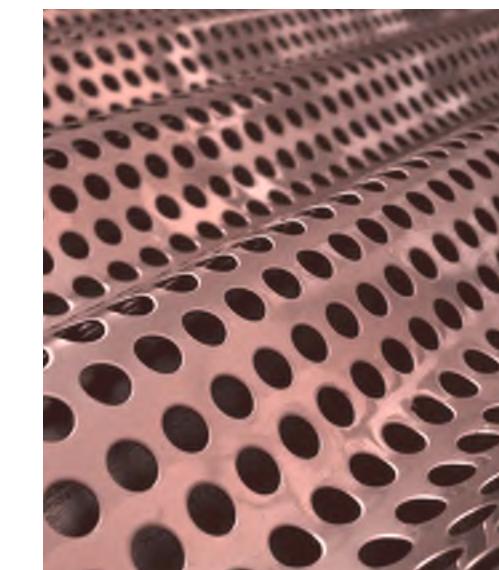
Precast Window Sills at East  
Facade



Corrugated Aluminum Bulkhead Siding  
Painted to Match Facade



Belgian Block Pavers at Rear Alley



Corrugated Aluminum Perforated Mechanical  
Screen Enclosure Painted to Match Facade

## 27 E 4th ST – MATERIALS



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27 E 4th ST – **BASE DETAILS - LIGHTING & SIGNAGE**

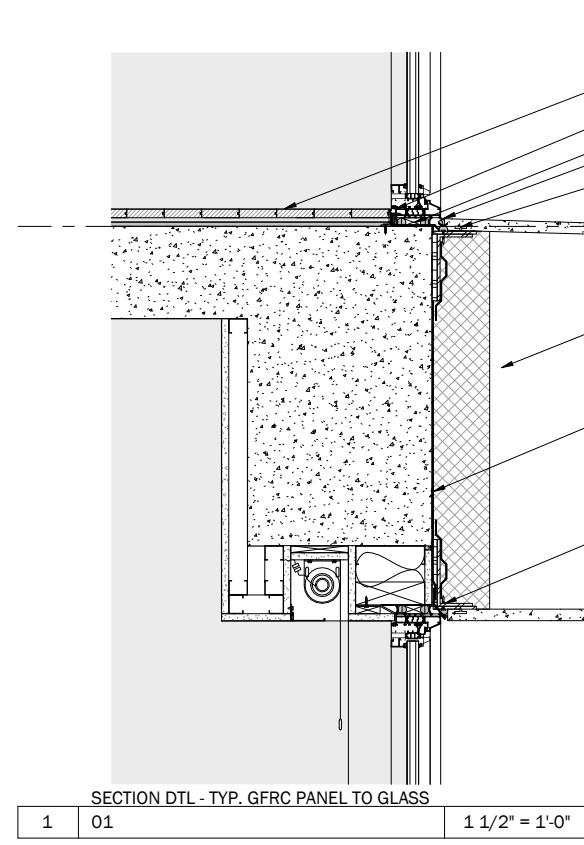


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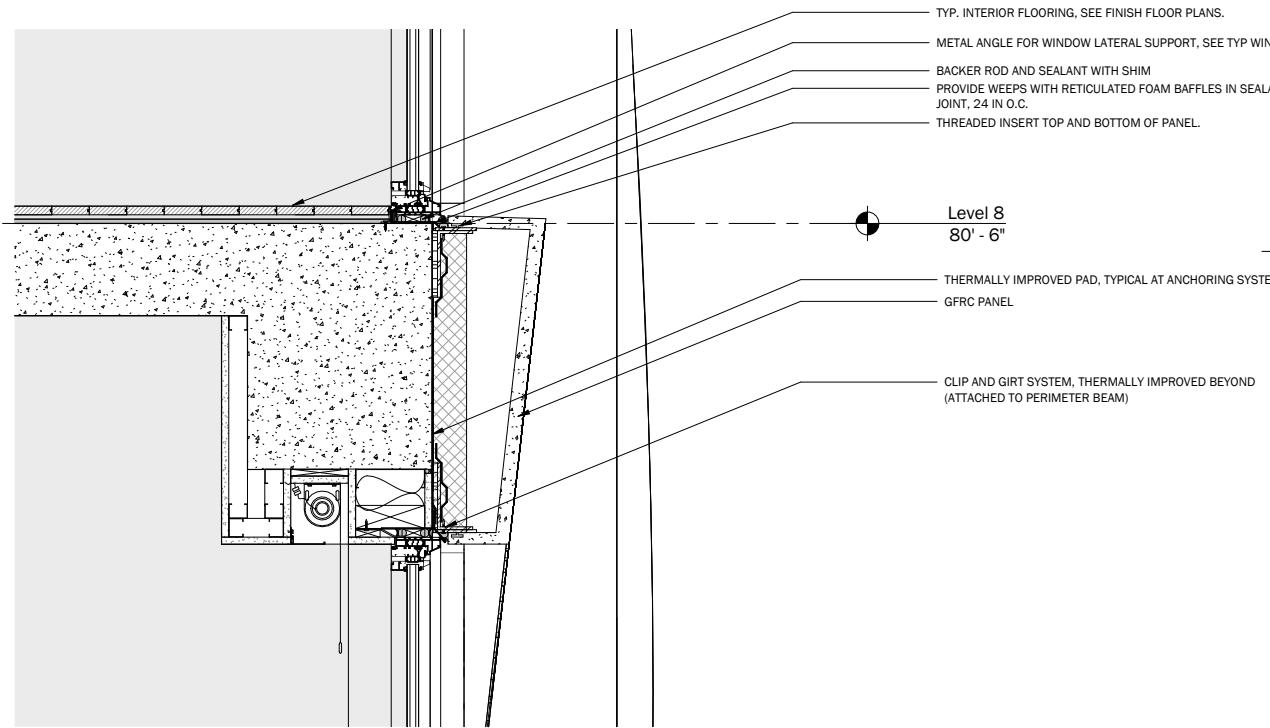


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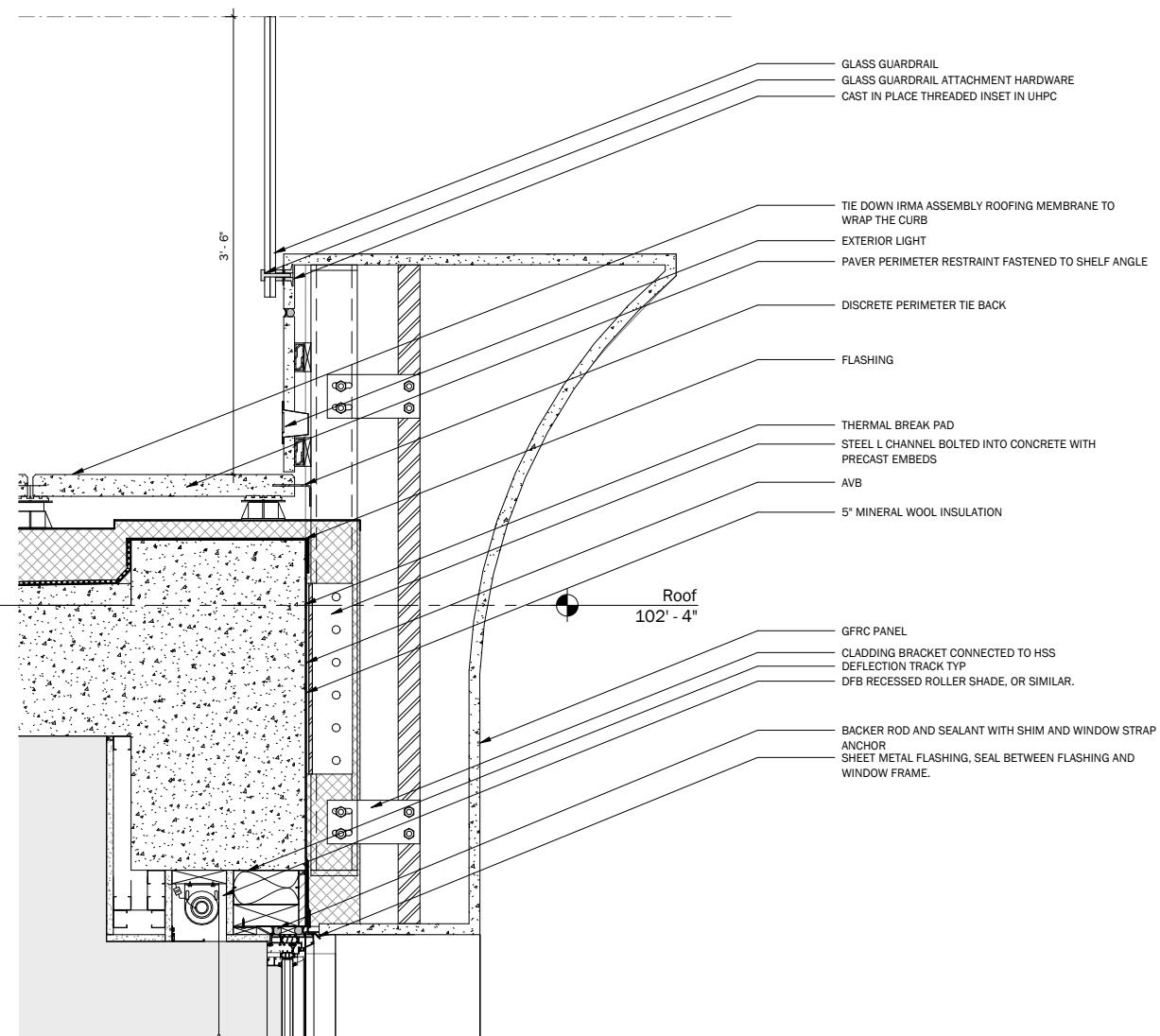
## SECTION B12: GROWTH AND GROWTH RATES

1 1/2" = 1'-0"



SECTION DTL - TYP. GFRC PANEL TO GLASS

1 1/2" = 1'-0"



## SECTION DTL - TYP.GFRC PANEL

1 1/2" =

## 27 E 4th ST – **WALL SECTIONS**



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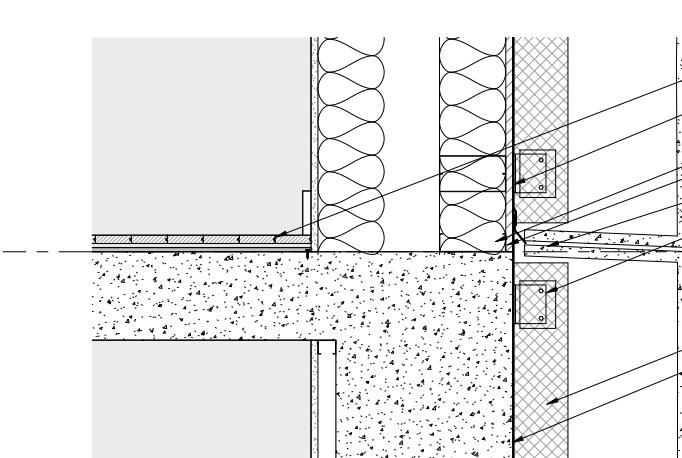
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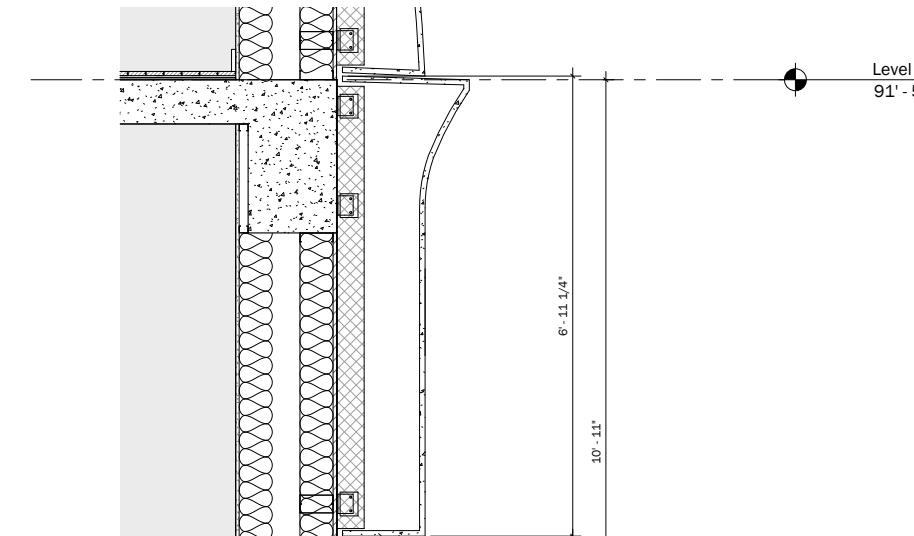
SCALE  
CLIENT  
PROJECT  
DATE

N/A

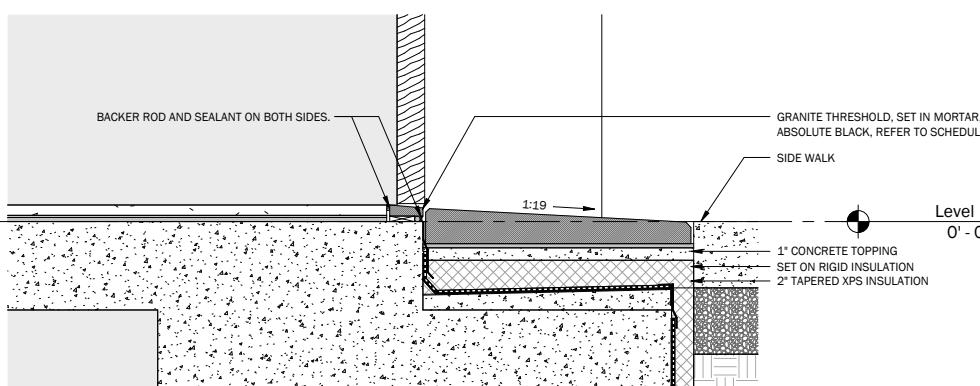
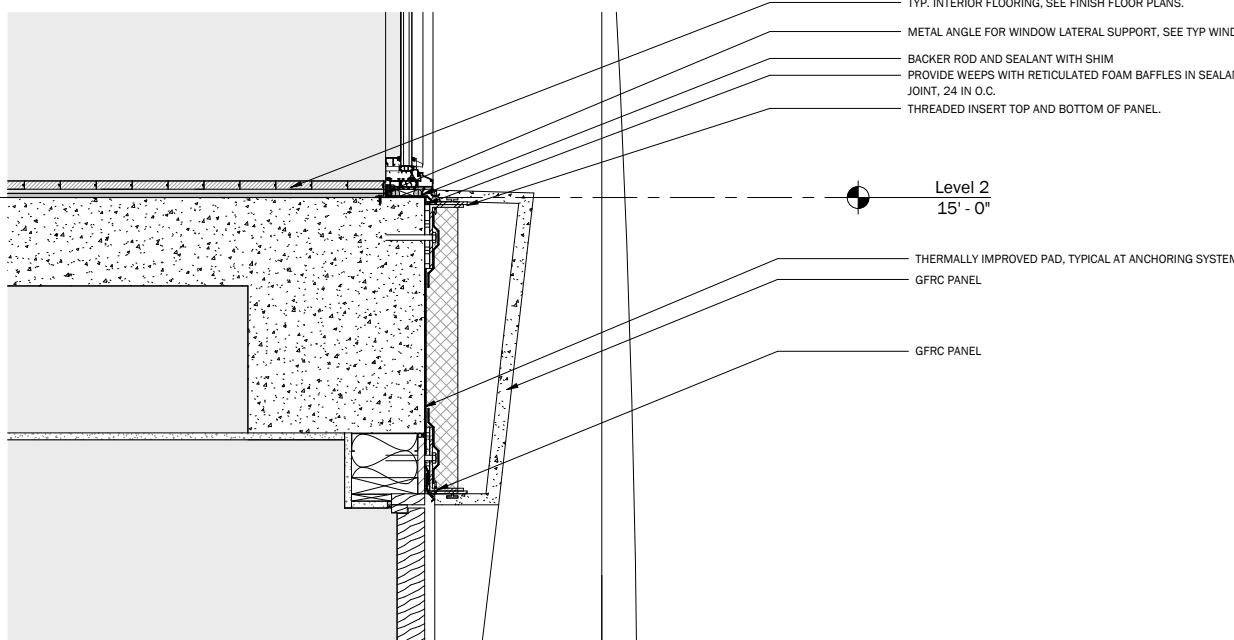
39



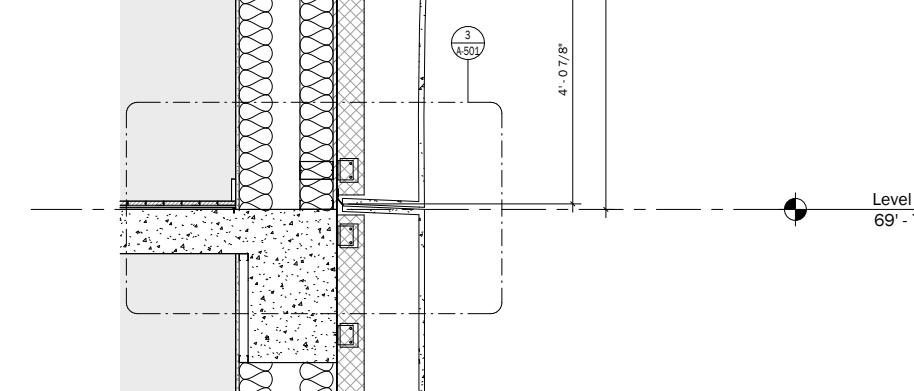
3 SECTION DTL - TYP. GFRC PANEL TO PANEL 1 1/2" = 1'-0"



Level 9  
91' - 5"



SECTION DTL - GROUND FLOOR  
1 STOREFRONT 1 1/2" = 1'-0"



SECTION DTL - TYP. GFRC FULL PANEL  
2 FLOOR TO FLOOR 3/4" = 1'-0"



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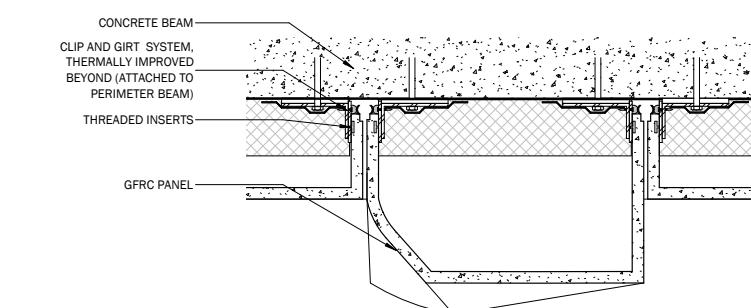
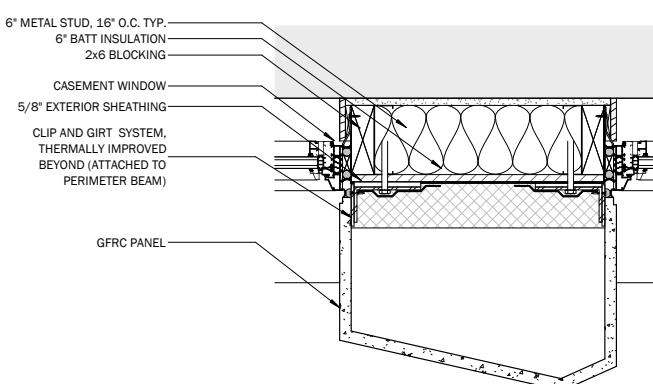
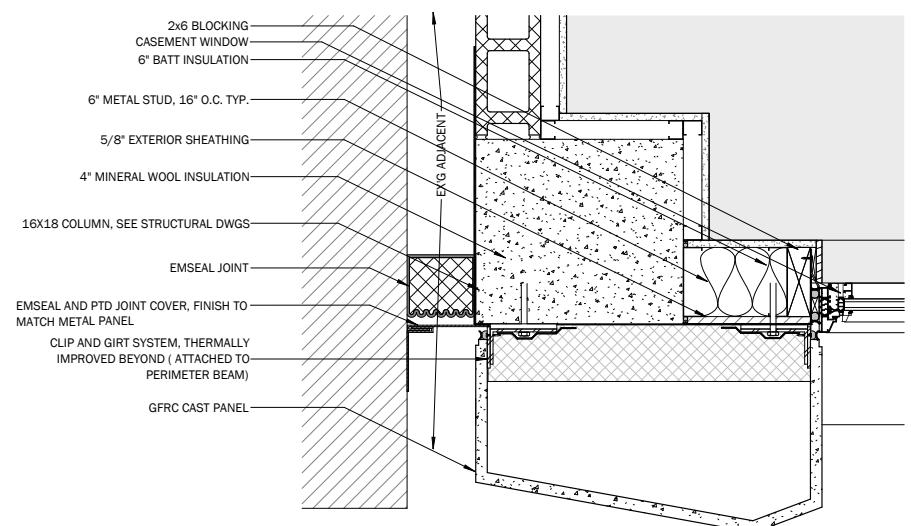
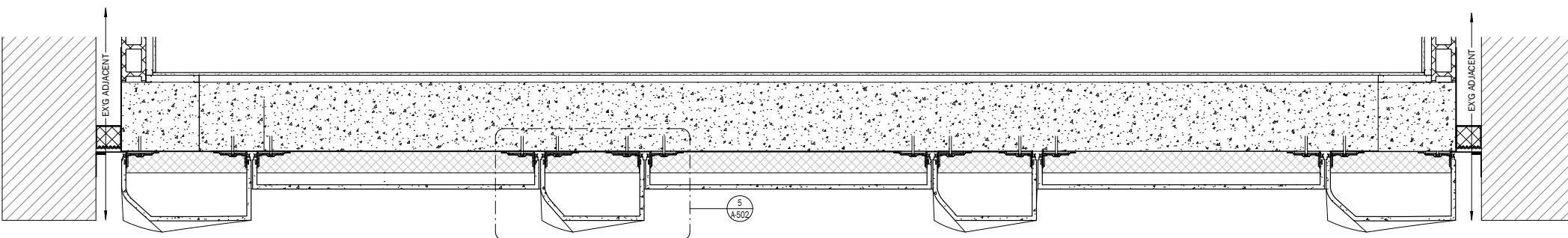
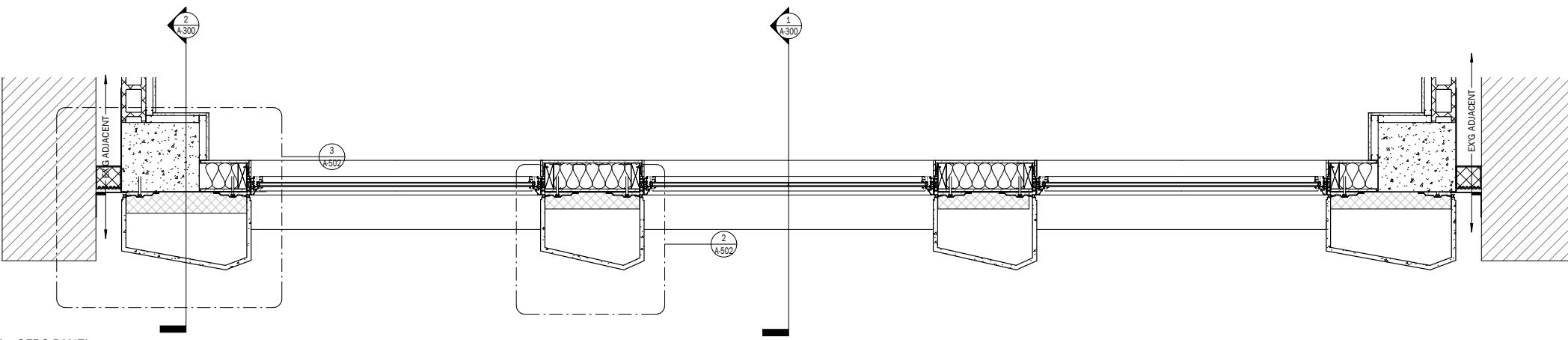
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27 E 4th ST – WALL SECTIONS

**40**



27 E 4th ST – WALL SECTIONS



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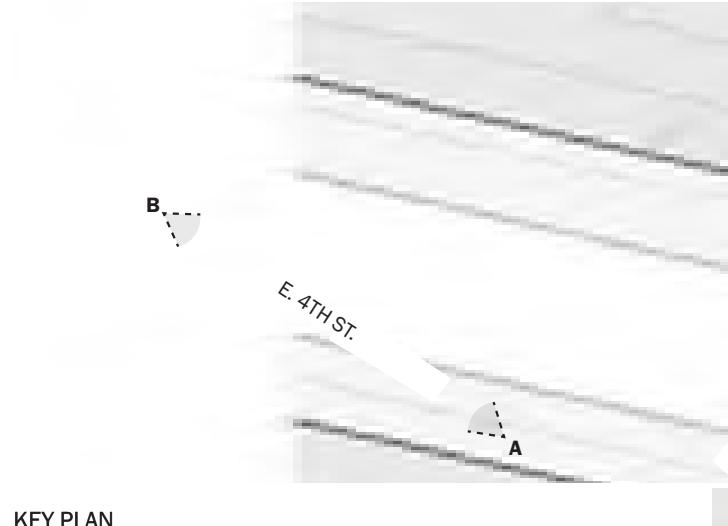
**JPD**  
PRESERVATION  
CONSULTING

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EAST STREET VIEW - FROM E 4TH ST & BOWERY



A - EAST STREET VIEW - FROM E 4TH ST & BOWERY



B - WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE



WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE

## 27 E 4th ST – VISIBILITY STUDIES



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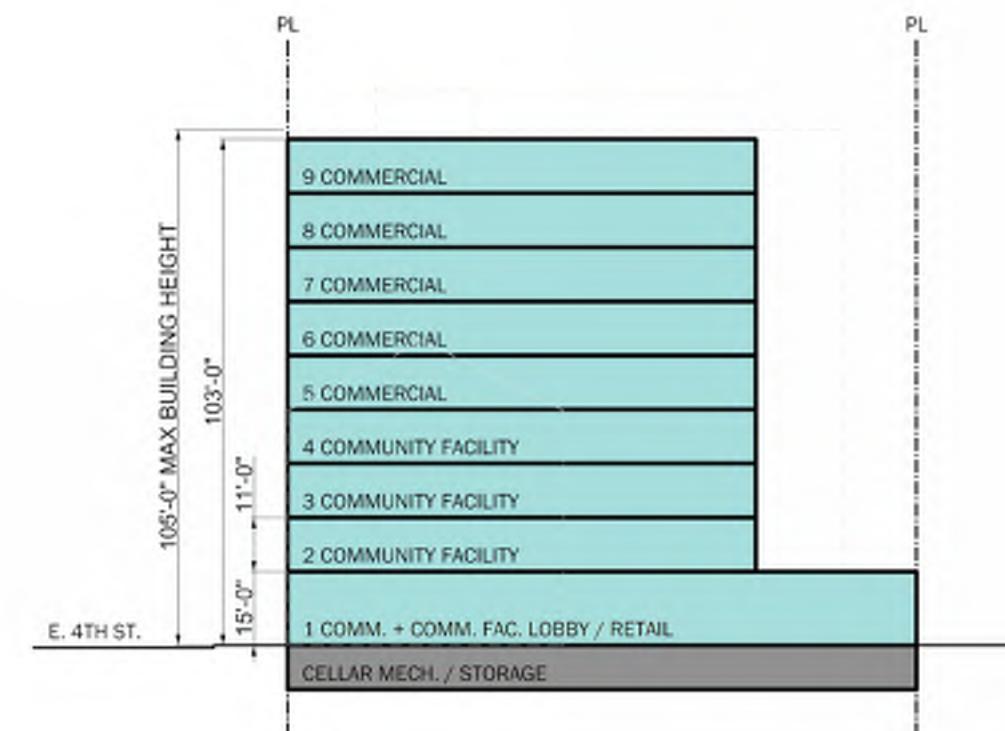
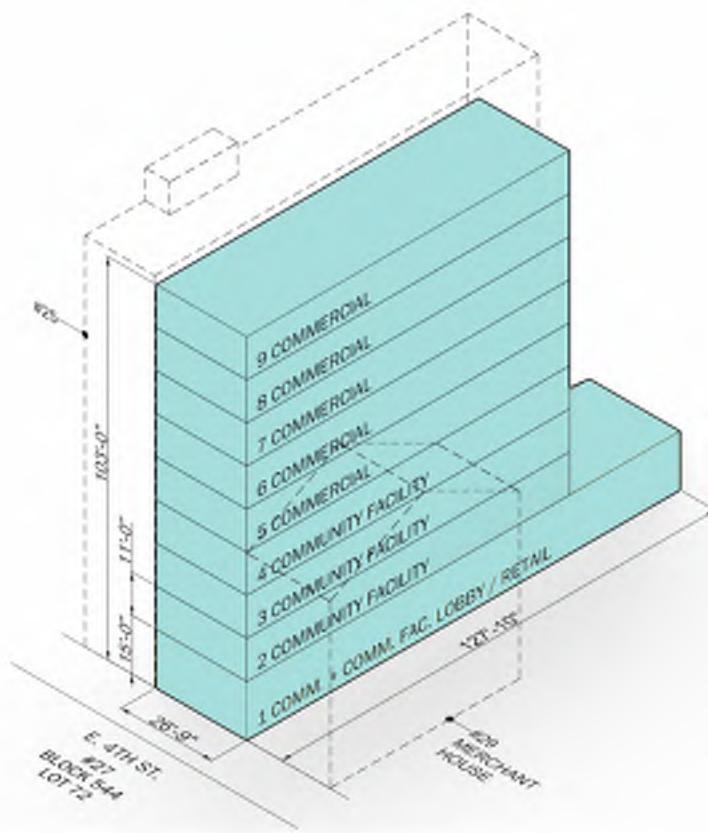
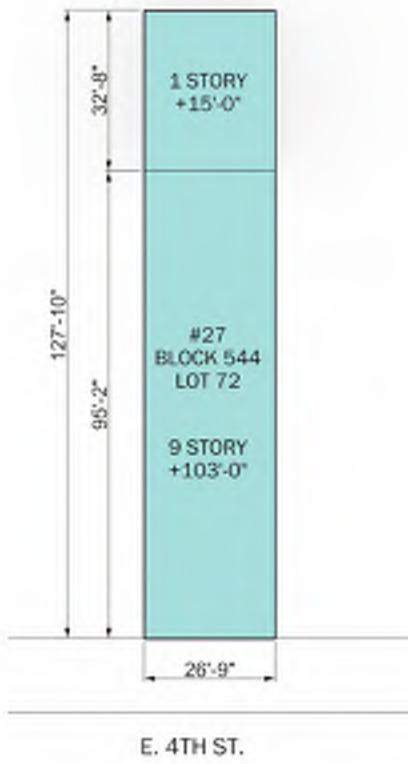
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27 E 4th ST – ZONING DIAGRAMS



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# STRUCTURAL DESIGN

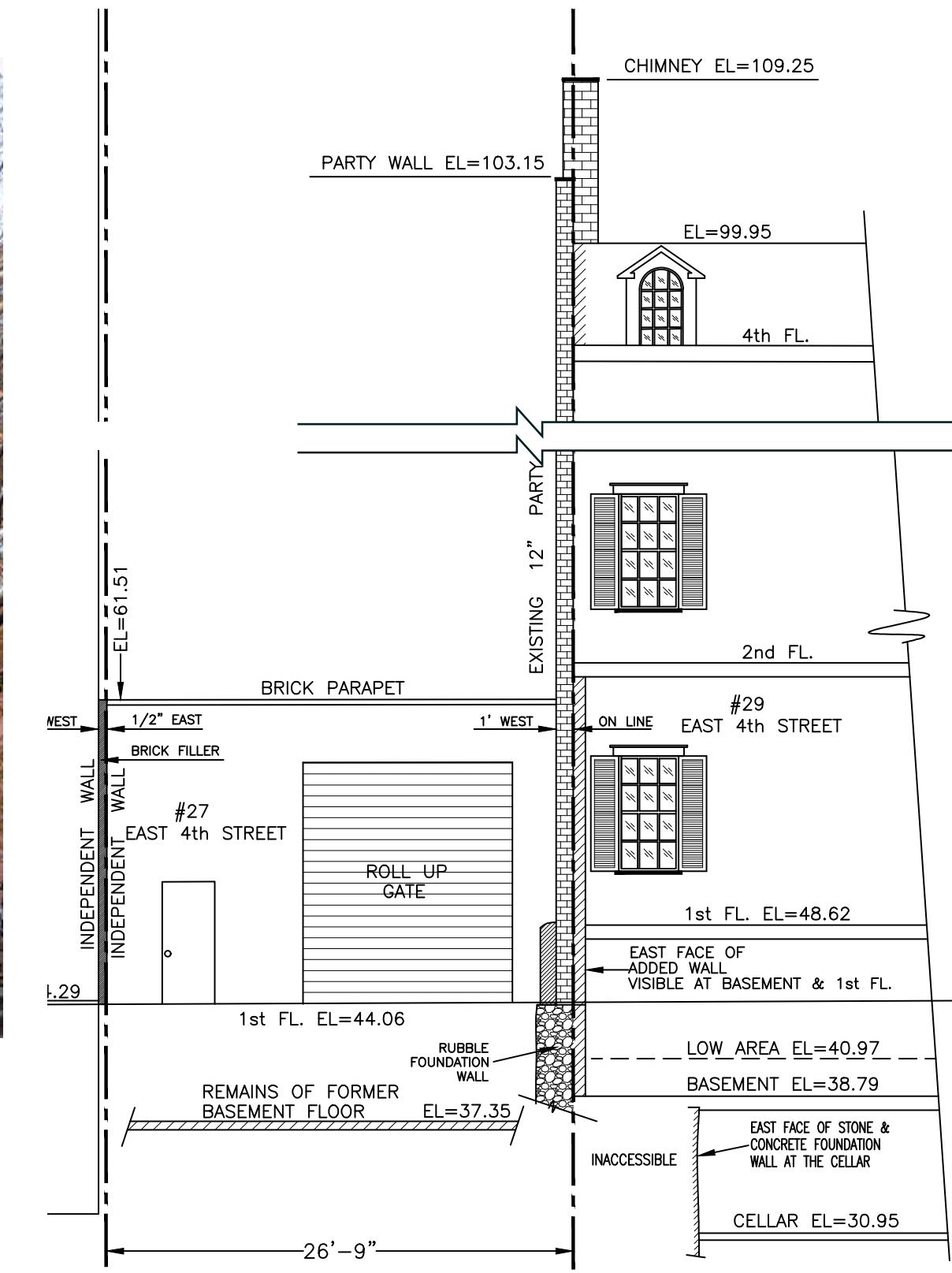


1960'S LOT LINE WALL CONDITION



CURRENT LOT LINE WALL CONDITION

REVISED NEW NAVD 88 DATUM



27 E 4th ST – CURRENT STRUCTURAL DESIGN: LOT LINE WALL CONDITION



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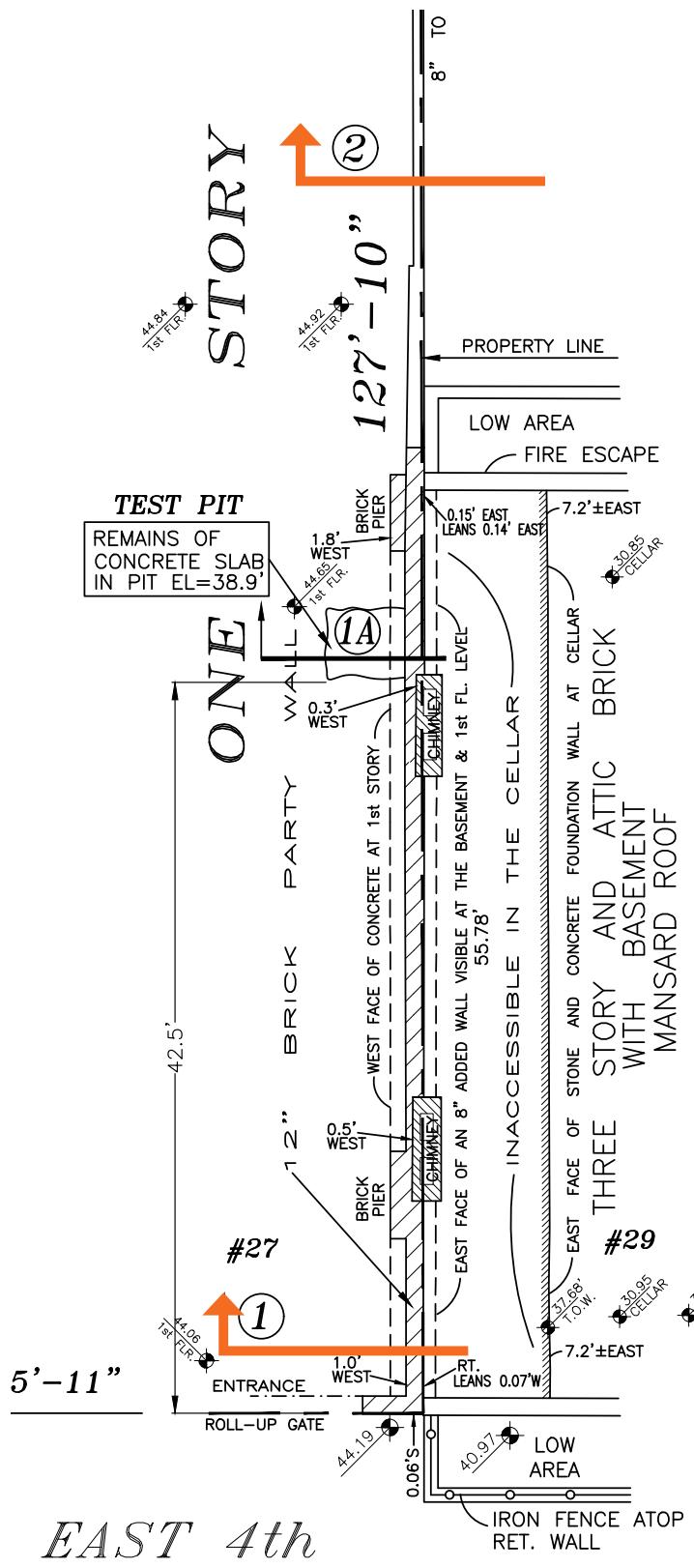


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CLIENT  
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DATE FEB 11, 2026

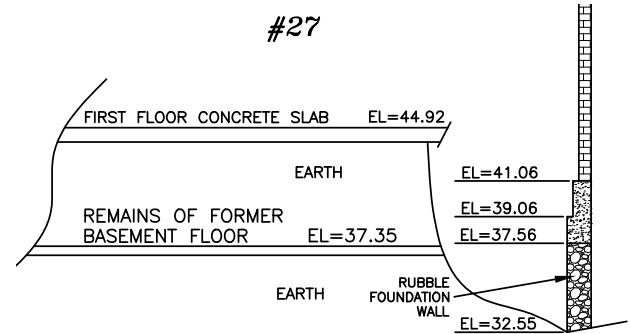


#### CURRENT LOT LINE WALL CONDITION

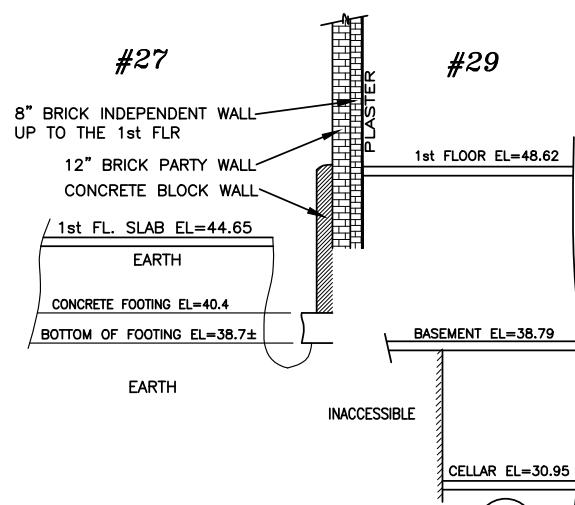
## REVISED TO INCLUDE TEST PIT 1A



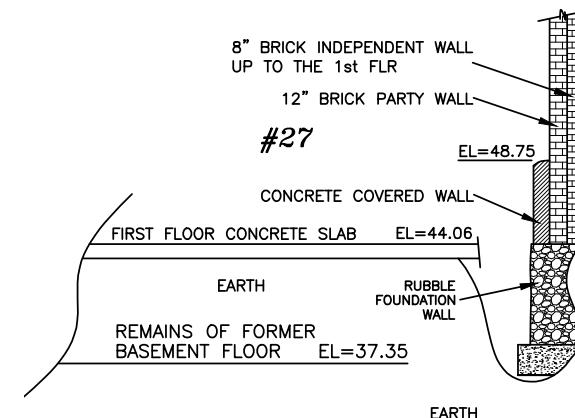
*EAST 4th*



## CROSS SECTION ②



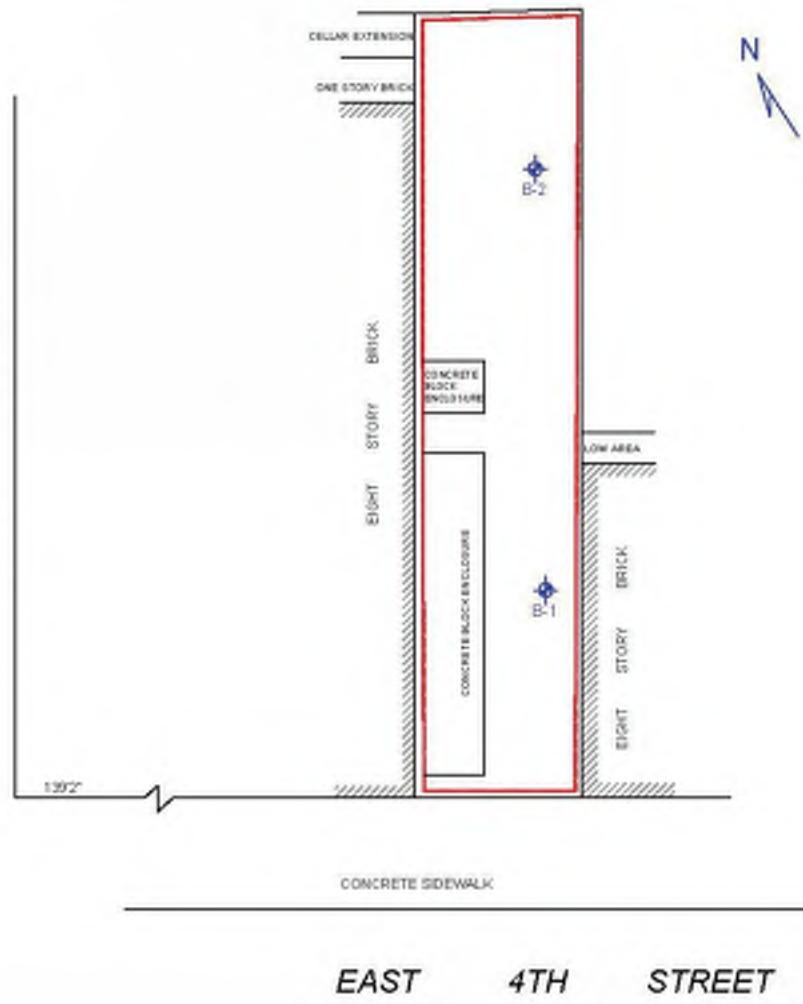
## CROSS SECTION 1A



## CROSS SECTION ①

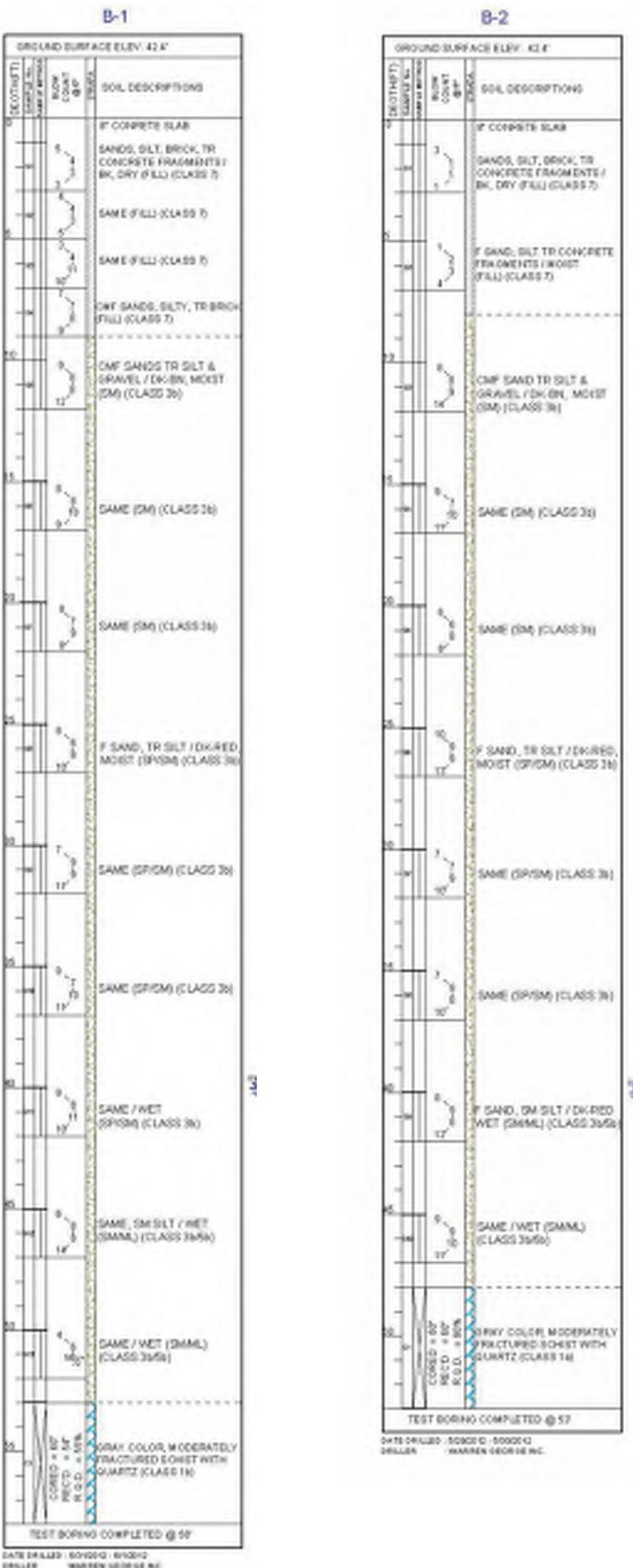
27 E 4th ST – CURRENT STRUCTURAL DESIGN: LOT LINE WALL TEST PITS & SURVEY

LAFAYETTE STREET



GEOTECHNICAL INVESTIGATION SITE PLAN

- GEOTECHNICAL INVESTIGATION PERFORMED.
- VOLUNTARY GEOTECHNICAL PEER REVIEW PERFORMED.
- SUBGRADE IS "GLACIATED SANDS CONSISTING OF MOSTLY COARSE-MEDIUM-FINE SANDS WITH TRACE TO SOME AMOUNT OF SILT AND/OR GRAVEL"
- USCS SP/SM, NYC CLASS 3B, "STIFF SOIL PROFILE"
- GROUNDWATER APPROX 40' BELOW GRADE
- SUBGRADE MODULUS 120 TCF FOR MAT DESIGN



27 E 4th ST – CURRENT STRUCTURAL DESIGN: GEOTECHNICAL INVESTIGATION



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January 18, 2023

Ariston Development  
78 Horatio St.  
New York, N 10014

Attn: Mr. Constantine Fotos

Re: Test pit observation report  
Proposed Building  
27 east 4<sup>th</sup> Street  
New York, NY  
GTC Job No.: ARTD322

Dear Mr. Fotos:

On November 29, 2022, our engineer visited the project site as per your request and inspected a recently excavated test pit.

The new test pit labeled as TP-4 was excavated along the east wall of the subject building at a location about 42.5' from the front wall of the same.

Our observation of the test pit was illustrated in sketches and presented on drawing G-001.01, which is attached at the end of this report. A brief description of the same is presented below.

In a cross section across the east wall, we observed a brick wall resting on a concrete wall that extended 9" below the top of the first-floor slab to rest on a concrete-rubble footing. The rubble footing was observed to extend to a depth around 6' below the top of the first floor to bear on natural sand soils. The natural sand soils were observed to consist of a mixture of coarse medium fine sands with trace to some silt consistent with the composition of the SM Group of the Unified Soil Classification System (USCS).

A horizontal probe was conducted along the underside of the rubble footing to detect adjacent wall or footings. Within the reach of 4' of the horizontal probing, no obstructions or concrete footings were detected or encountered (see test pit profile illustration).

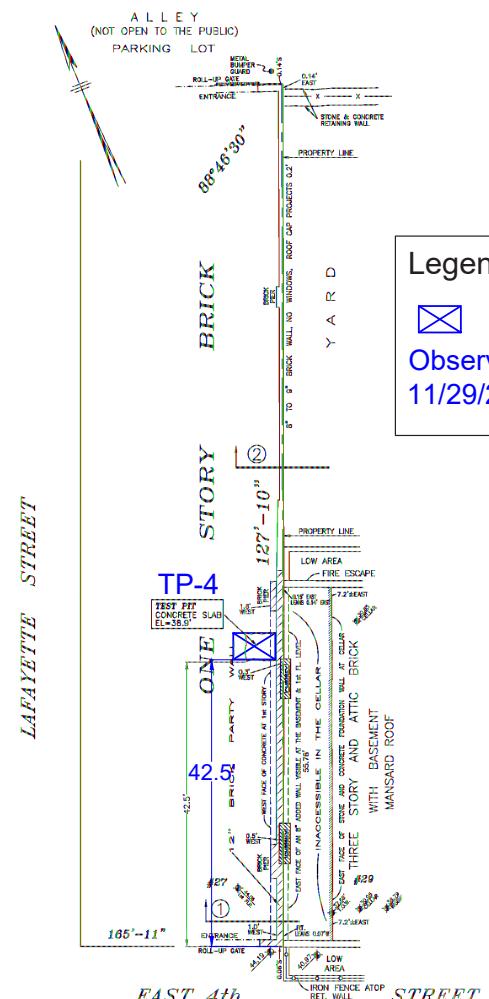
As you are aware that the site was investigated in 2012 with three test pits (TP-1 thru TP-3). For your convenience I have attached the previous test pit finding drawing G-001.00 for your reference.

Review of drawings G-001.00 and G-001.01 suggests that TP-1 and TP-4 revealed similar findings in that the east wall footings at those two test pit locations bear on natural sand soils.

We trust the above information is sufficient for you review and use. Should you have any questions regarding this report, or if we can be of further assistance, please do not hesitate to contact us.

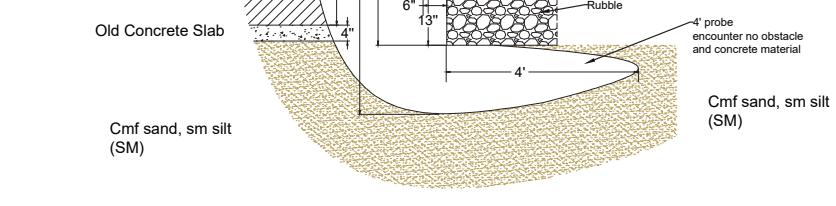
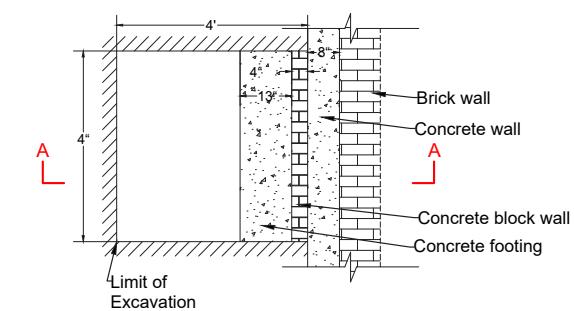
Respectfully Submitted  
Geo Tech Consultants LLC  
Steve J. J. Lin, P.E.

GEOTECHNICAL INVESTIGATION REPORT



Legend/Notes:  
Test Pit  
Observation Date:  
11/29/2022

PLAN VIEW



**NEW TEST PIT: UNDISTURBED  
SOILS OF SIMILAR COMPOSITION  
TO EARLIER TEST PIT**

27 E 4th ST – CURRENT STRUCTURAL DESIGN: GEOTECHNICAL INVESTIGATION



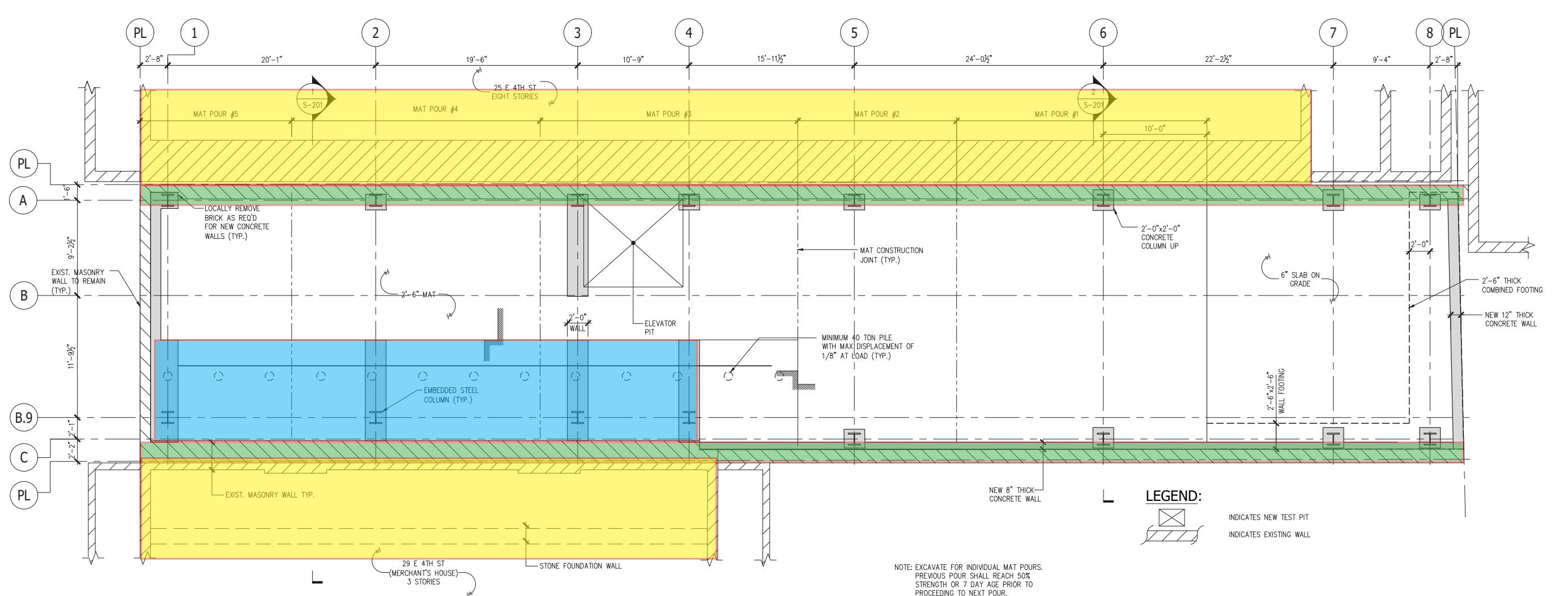
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**1** FOUNDATION PLAN  
FO-101 SCALE: 3/16"=1'-0"



- REMOVE EXISTING ROOF AND FILLED CELLAR OF ONE STORY BUILDING AND REPLACE WITH NEW STEEL FRAMED BUILDING
- EXISTING LOT LINE MASONRY WALLS TO REMAIN
- STEP EXCAVATION TO AVOID UNDERPINNING EXISTING ADJACENT BUILDINGS
- USE MAT FOUNDATION TO MINIMIZE SETTLEMENT AND MORE UNIFORMLY LOAD SOIL
- ANTICIPATED MAT SETTLEMENT <0.25"
- NEW BUILDINGS WILL PROVIDE SHIELDING OF MERCHANT HOUSE
- INTRODUCE PILES TO FURTHER LIMIT ANTICIPATED SETTLEMENT
- COLUMN AND FOOTING LAYOUT REVISED TO MATCH CURRENT BUILDING MASSING

## 27 E 4th ST – CURRENT STRUCTURAL DESIGN: DESIGN OF NEW BUILDING



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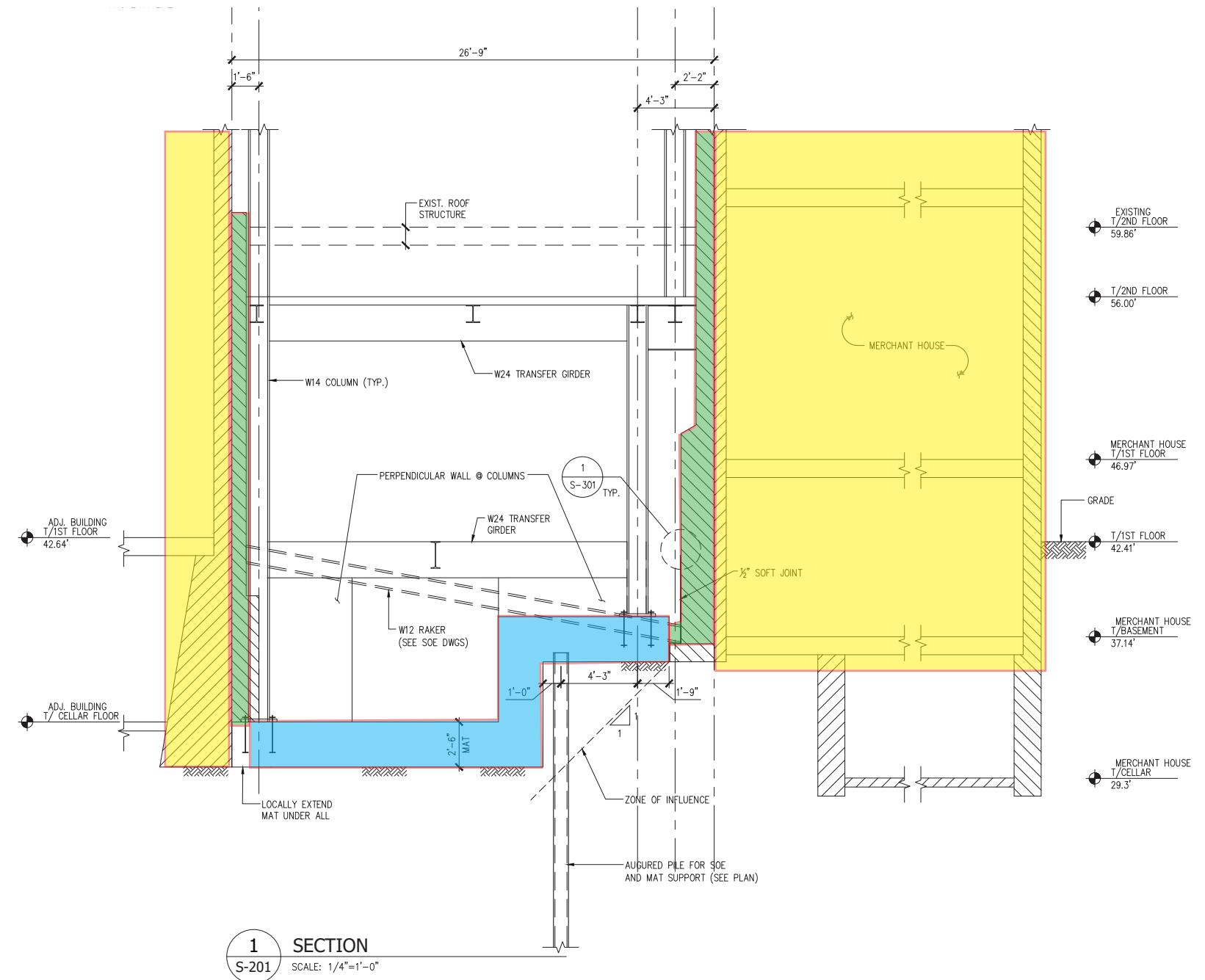
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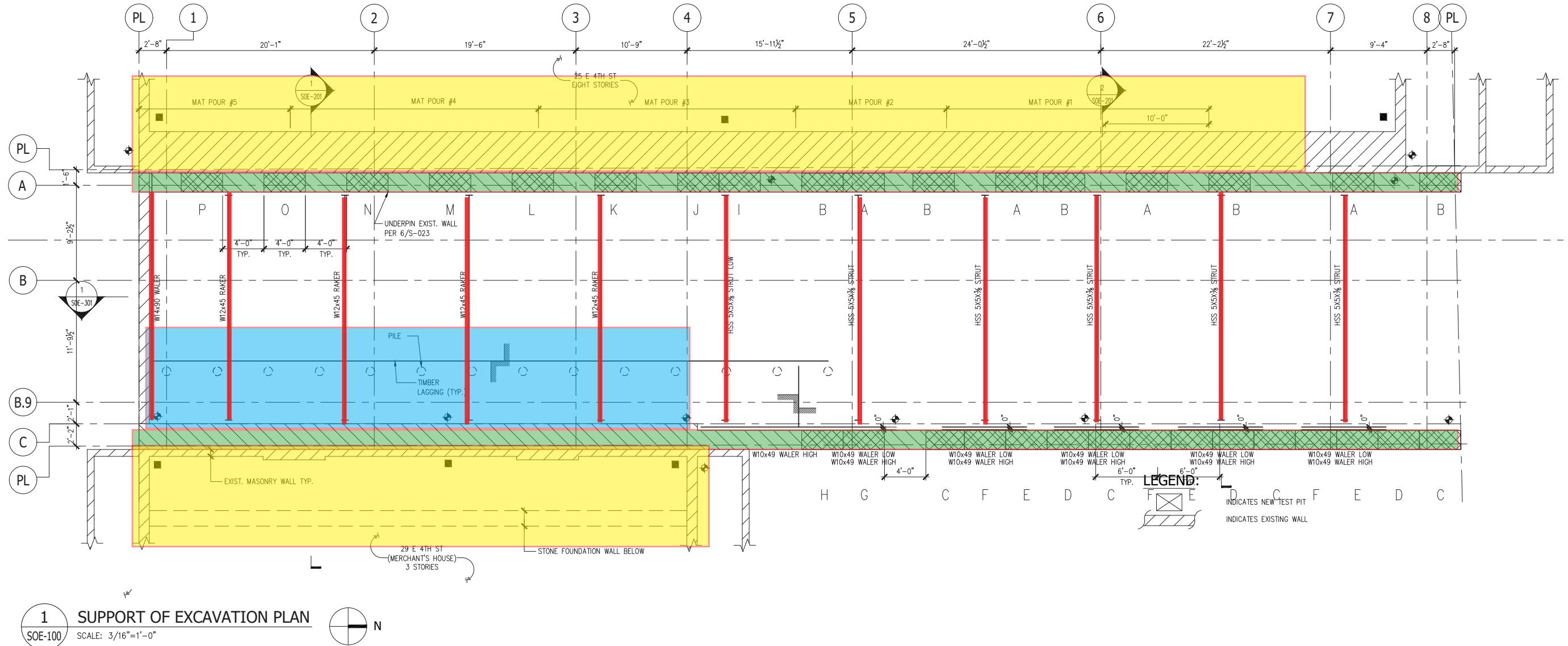
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- STEEL COLUMNS SUPPORTING NEW BUILDING PULLED BACK FROM EXISTING MASONRY LOT LINE WALL AT MH.
- STEPPED MAT FOUNDATION USED TO MINIMIZE EXCAVATION AND SETTLEMENT.
- PILES TO PROVIDE SUPPORT OF EXCAVATION AND ADDITIONAL SUPPORT TO MAT ADJACENT TO MERCHANT HOUSE MUSEUM



## 27 E 4th ST – CURRENT STRUCTURAL DESIGN: DESIGN OF NEW BUILDING



- SUPPORT OF EXCAVATION AND CONSTRUCTION FOLLOW A CONTROLLED SEQUENCE THAT MAINTAINS LATERAL BRACING OF MERCHANT HOUSE.
- SHELFED EXCAVATION ADJACENT TO MERCHANT HOUSE STABILIZED WITH AUGERED PILES.
- ROOF OF EXISTING ONE STORY BUILDING WILL REMAIN IN PLACE TO PROTECT EXCAVATION AND BRACE MERCHANT HOUSE.

## 27 E 4th ST – CURRENT STRUCTURAL DESIGN: SOE & CONSTRUCTION SEQUENCE



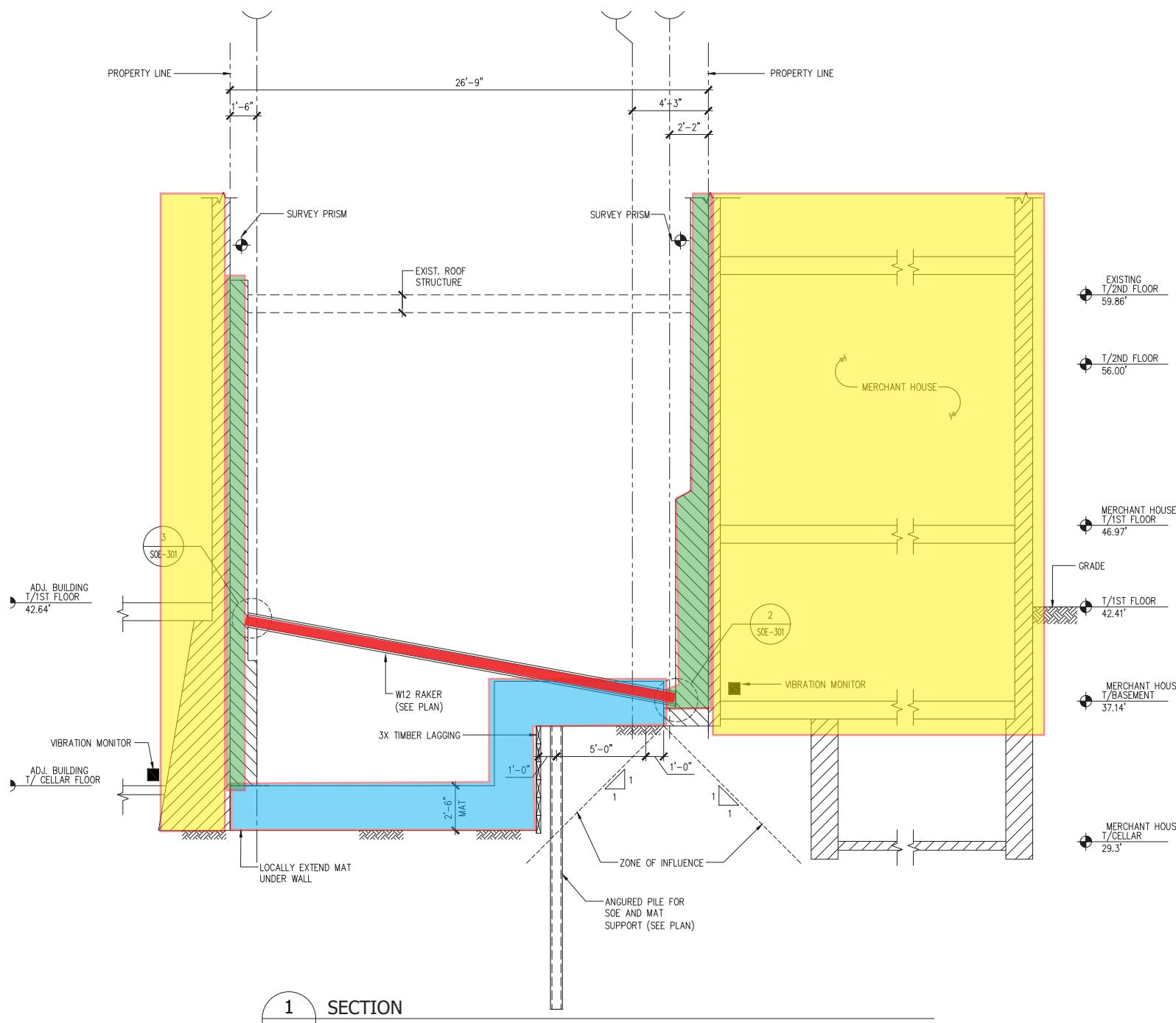
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#### SUPPORT OF EXCAVATION SECTION

27 E 4th ST – CURRENT STRUCTURAL DESIGN: SOE & CONSTRUCTION SEQUENCE

**SCALE** N/A  
**CLIENT**  
**PROJECT NUMBER** 25.29  
**DATE** FEB 11 2026

MONITORING TASK	MINIMUM REQUIRED BY TPPN 10/88	PROPOSED FOR MERCHANT HOUSE MUSEUM	PROPOSED FOR ALL OTHER ADJACENT LANDMARK BUILDINGS (25 E. 4th Street, 403 Lafayette Street, 16 Cooper Square)
DISPLACEMENT MONITORING	SURVEY MEASUREMENTS MADE TWICE A WEEK TO AN ACCURACY OF $\pm 0.01$ FT. MAXIMUM ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT $\frac{1}{4}$ IN.	SURVEY MEASUREMENTS MADE TWICE A WEEK TO AN ACCURACY OF $\pm 0.05$ FT. DURING DEMOLITION AND EXCAVATION, CONTINUOUS AUTOMATIC SURVEY TO AN ACCURACY OF $\pm 0.05$ FT. MAXIMUM ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT $\frac{1}{8}$ IN. NOTIFICATION AND REVIEW THRESHOLD $\frac{1}{8}$ IN.	SURVEY MEASUREMENTS MADE TWICE A WEEK TO AN ACCURACY OF $\pm 0.01$ FT. MAXIMUM ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT $\frac{1}{4}$ IN.
CRACK MONITORING	"TELLTALES" INSTALLED ACROSS EXISTING CRACKS IN MASONRY MEASURED ONCE DAILY W/MICROMETER SENSITIVE TO 0.001 IN. PHOTOGRAPHS TO BE TAKEN WEEKLY.	"TELLTALES" INSTALLED ACROSS EXISTING CRACKS IN MASONRY MEASURED ONCE DAILY W/MICROMETER SENSITIVE TO 0.001 IN. PHOTOGRAPHS TO BE TAKEN WEEKLY.	"TELLTALES" INSTALLED ACROSS EXISTING CRACKS IN MASONRY MEASURED ONCE DAILY W/MICROMETER SENSITIVE TO 0.001 IN. PHOTOGRAPHS TO BE TAKEN WEEKLY.
TILT MONITORING	NONE.	NOTIFICATION AND REVIEW THRESHOLD: 0.001 RAD.	N/A
VIBRATION MONITORING	MAXIMUM ALLOWED PEAK PARTICLE VELOCITY: 0.5 IN/S	NOTIFICATION AND REVIEW THRESHOLD: 0.2 IN/S MAXIMUM ALLOWED PEAK PARTICLE VELOCITY : 0.5 IN/S	MAXIMUM ALLOWED PEAK PARTICLE VELOCITY : 0.5 IN/S

#### MERCHANT HOUSE ACTION PLAN DURING CONSTRUCTION

1. DISPLACEMENT, CRACK, TILT AND VIBRATION MONITORING IN ACCORDANCE WITH ADJACENT CRITERIA.
2. IN THE EVENT THAT NOTIFICATION AND REVIEW THRESHOLDS ARE REACHED:
  - A. THE CLIENT-DESIGNATED PARTIES, IE CONTRACTOR, OWNER, ENGINEER, AND ADJACENT PROPERTY OWNER, SHALL BE NOTIFIED VIA EMAIL IMMEDIATELY.
  - B. THE CONTRACTOR SHALL PROVIDE A WRITTEN EXPLANATION OF THE ACTIONS WHICH CAUSED THE VIBRATION OR MOVEMENT, AND IDENTIFY STEPS BEING TAKEN TO MINIMIZE FUTURE VIBRATION OR MOVEMENT.
  - C. THE ENGINEER SHALL REVIEW THE DATA AND MAKE RECOMMENDATIONS AS RELEVANT.
3. IN THE EVENT THAT MAXIMUM VIBRATION OR DISPLACEMENT CRITERIA ARE EXCEEDED:
  - A. CONTRACTOR SHALL CEASE CONSTRUCTION ACTIVITIES AND CONSULT WITH ENGINEER OF RECORD. ADJACENT PROPERTY OWNER AND DEPARTMENT OF BUILDINGS SHALL BE NOTIFIED IMMEDIATELY.
  - B. ENGINEER OF RECORD TO REVIEW DATA AND OBSERVE/DOCUMENT ADJACENT STRUCTURES FOR SIGNS OF DISTRESS. ANY SIGNS OF DISTRESS TO BE BROUGHT TO THE ATTENTION OF THE ADJACENT STRUCTURES OWNER.
  - C. IF SIGNIFICANT SIGNS OF DISTRESS ARE FOUND AND/OR MOVEMENT BEYOND  $\frac{1}{4}$ " NOTED WORK SHALL NOT PROCEED UNTIL THE CAUSE OF THE DISTRESS/MOVEMENT IS IDENTIFIED AND STEPS ARE TAKEN TO PREVENT ADDITIONAL DISTRESS OR MOVEMENT. ANY STRUCTURAL DAMAGE SHALL BE REPAIRED PRIOR TO WORK PROCEEDING.
  - D. IF NO SIGNS OF DISTRESS ARE FOUND AND/OR MOVEMENT DOES NOT EXCEED  $\frac{1}{4}$ " WORK MAY PROCEED, BUT EQUIPMENT OR METHOD BEING USED SHALL BE ALTERED OR TERMINATED TO PREVENT VIBRATION AND/OR DISPLACEMENT CRITERIA FROM BEING EXCEEDED.

#### MONITORING PLAN CHART

- MONITORING PROGRAM MEETS OR EXCEEDS TPPN 10-88
- SETLLEMENT MONITORING COMPLETED BY AUTOMATIC TOTAL STATION WITH REALTIME REPORTING IN LIEU OF BI-WEEKLY
- ADDITIONAL VIBRATION REVIEW THRESHOLD OF 0.2 IN/S HELPS ANTICIPATE HIGHER VIBRATION
- BASELINE MONITORING COMPLETE JUNE-OCTOBER 2012 HAD 5 VIBRATION EVENTS ABOVE 0.5 IN/S. HIGHEST OF 0.622 IN/S
- ADDITIONAL MOVEMENT REVIEW THRESHOLD OF  $\frac{1}{8}$ "
- REPEAT VIBRATION MONITORING 2 MONTHS PRIOR TO CONSTRUCTION

#### 27 E 4th ST – CURRENT STRUCTURAL DESIGN: MONITORING AND PROTECTION



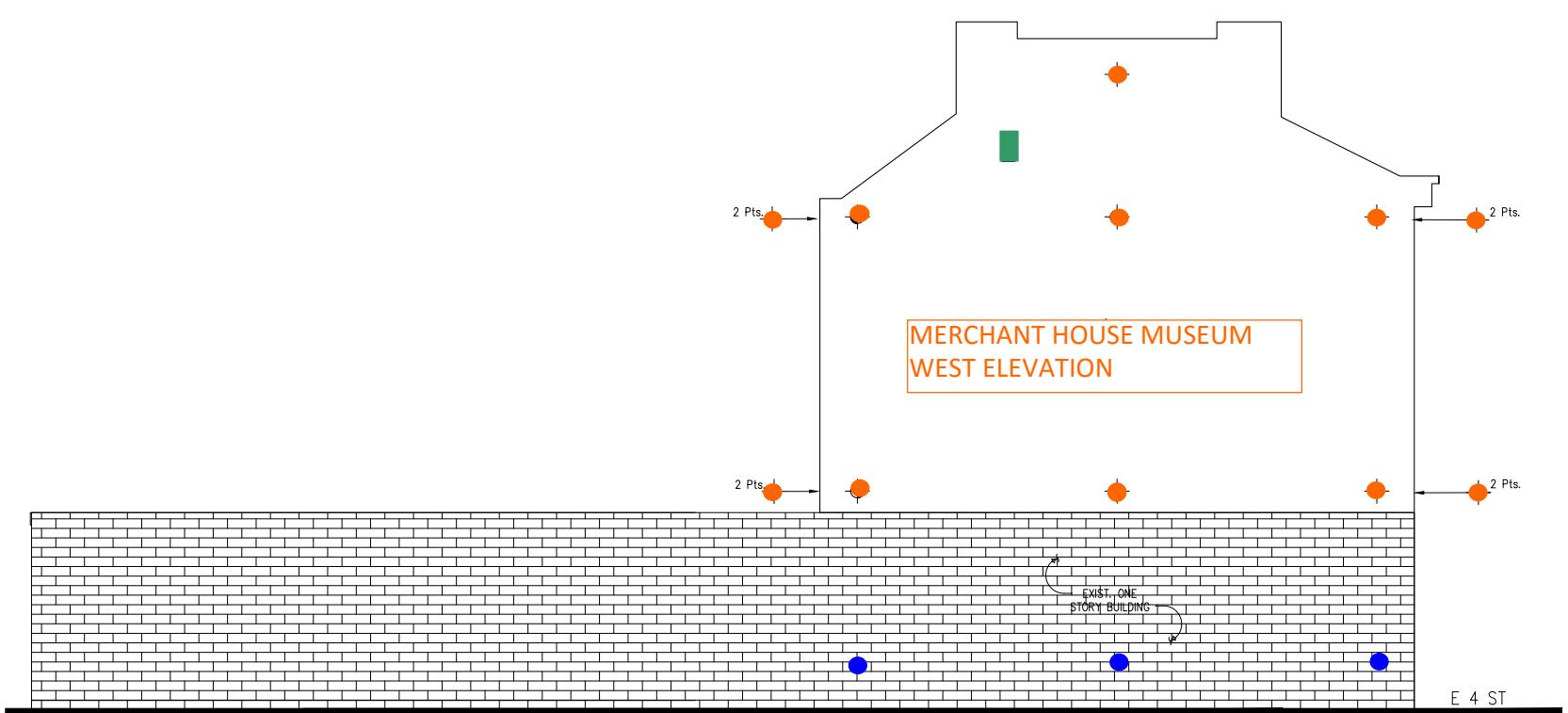
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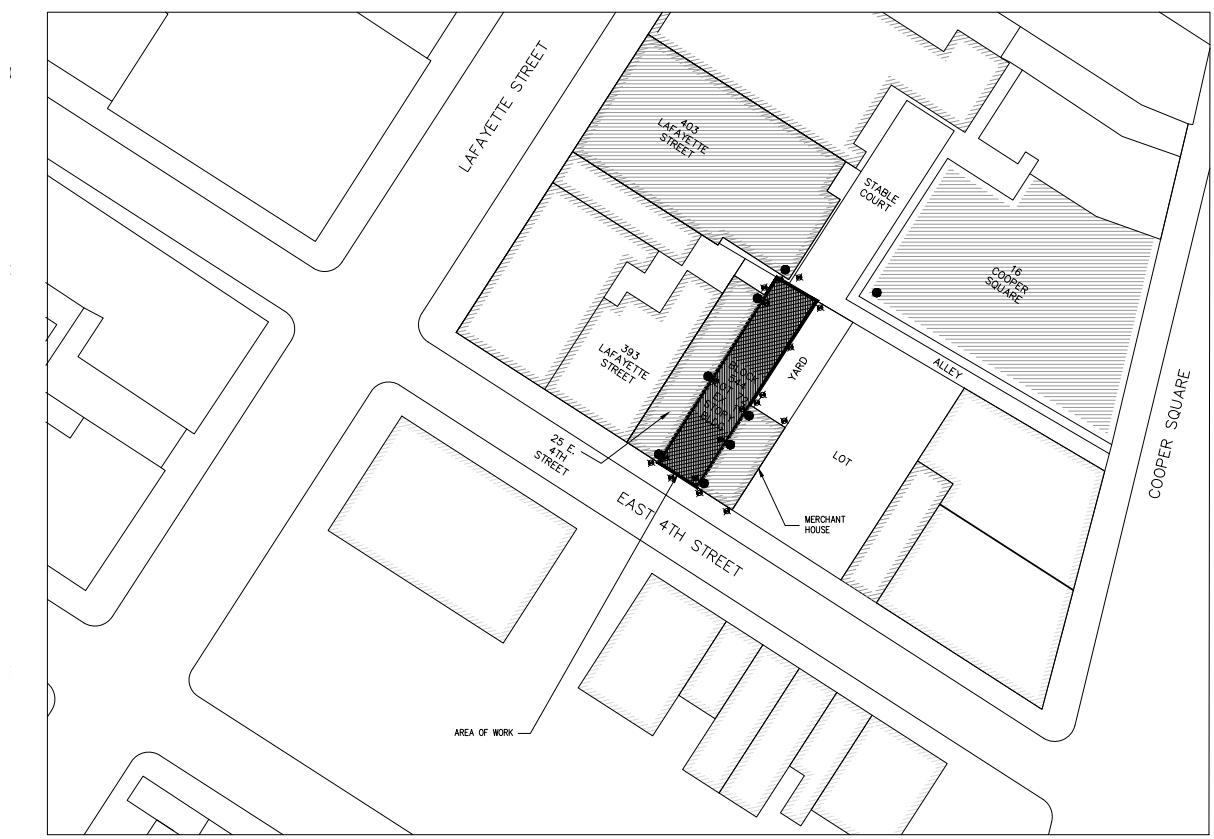
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CLIENT  
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**53**



1 WEST SURVEY ELEVATION

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



## 27 E 4th ST – CURRENT STRUCTURAL DESIGN: MONITORING AND PROTECTION



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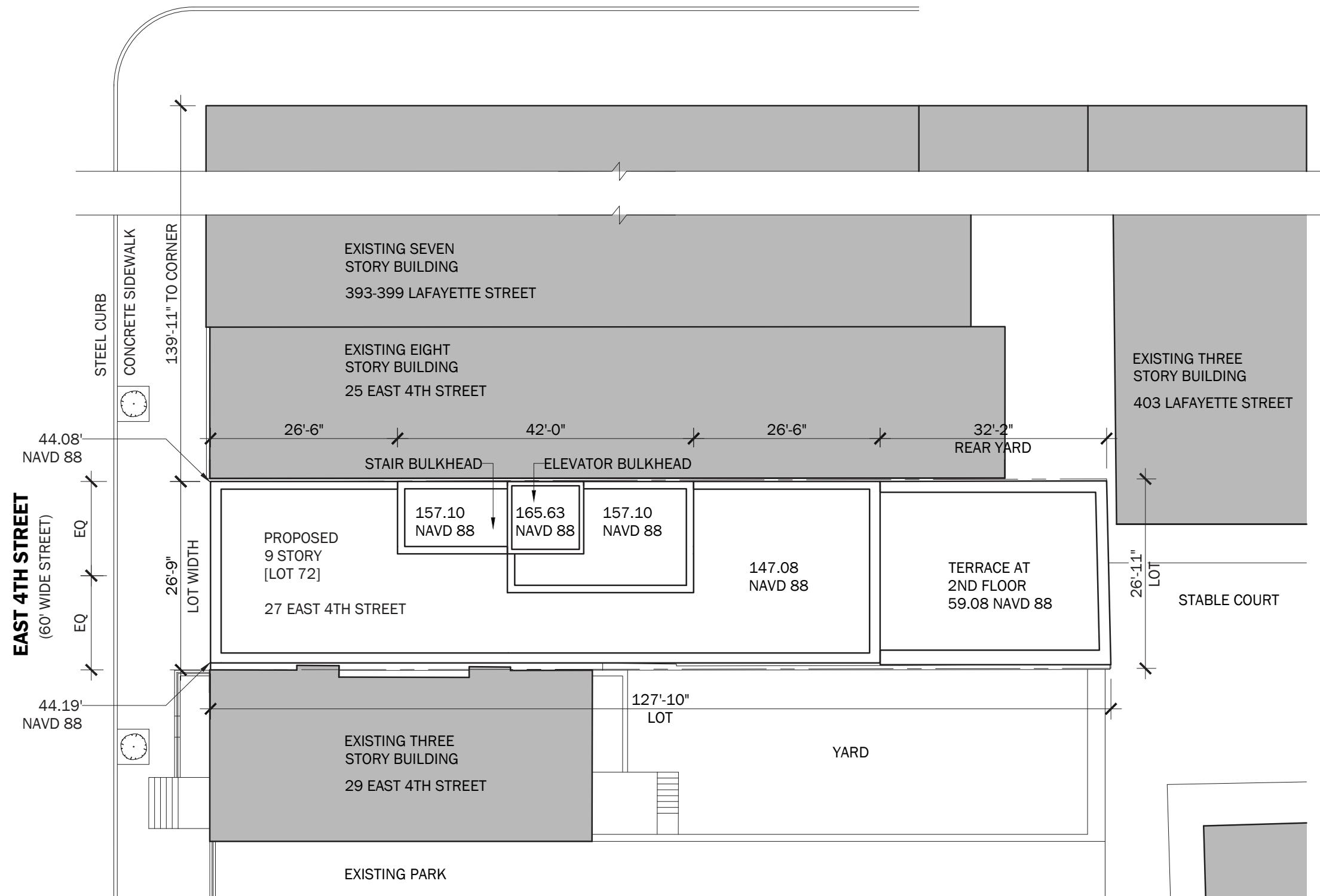
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# APPENDIX PLANS, ELEVATIONS, & SECTIONS

## LAFAYETTE STREET

(100' WIDE STREET)



27 E 4th ST – PROPOSED SITE PLAN



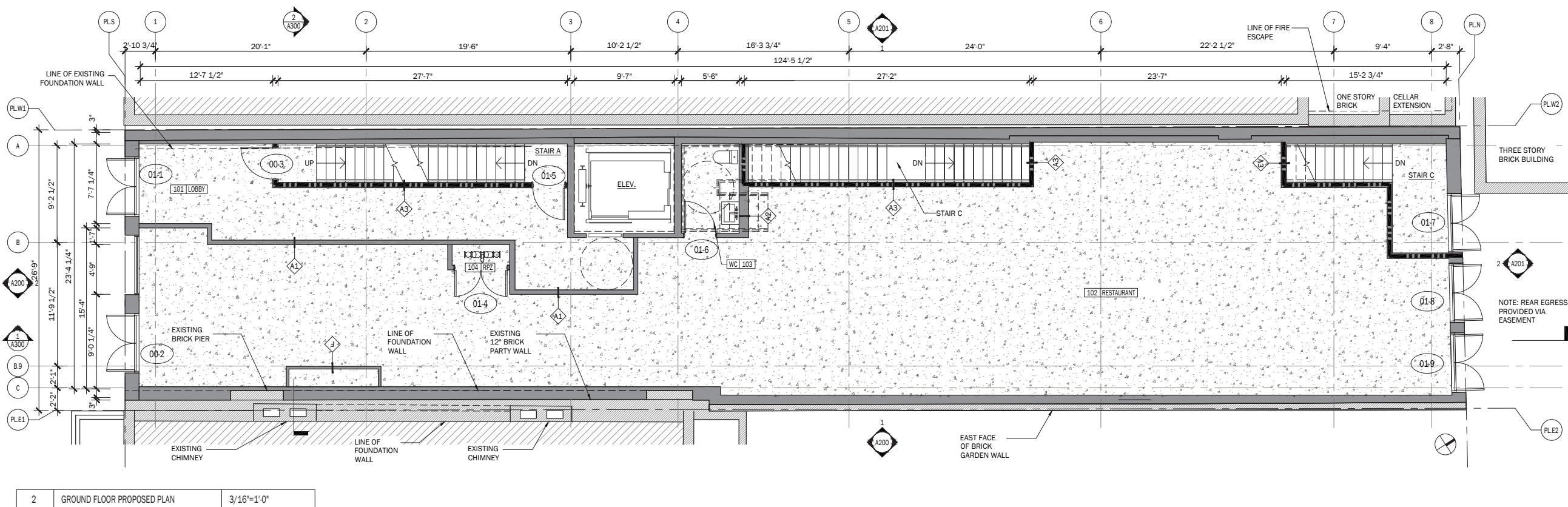
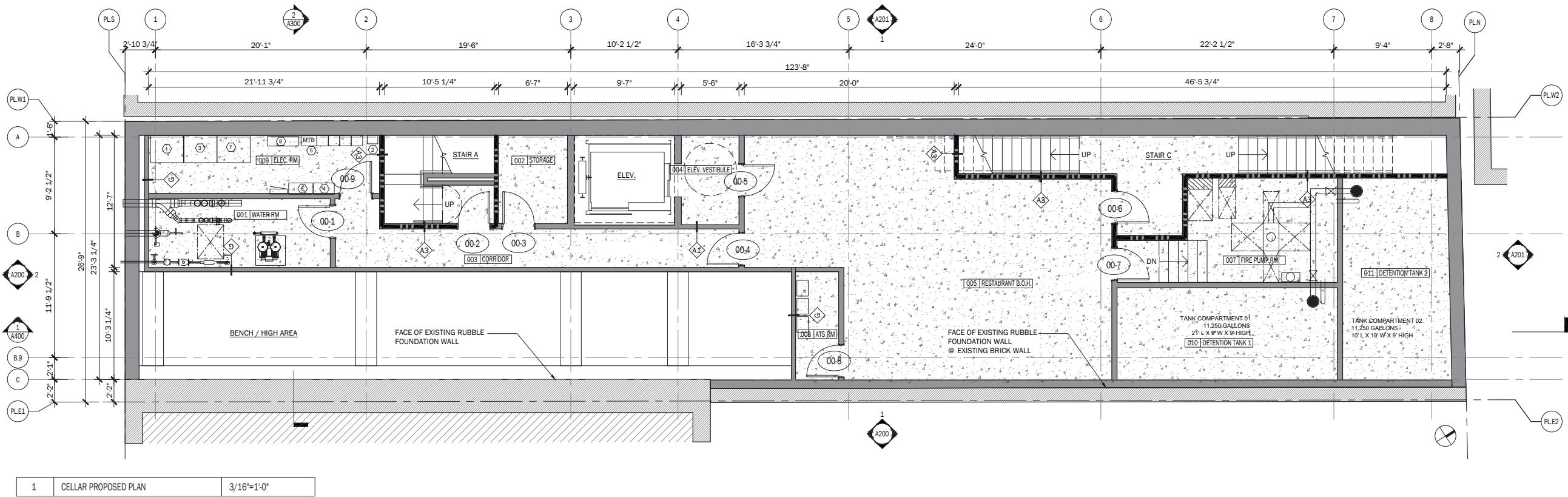
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27 E 4th ST – PROPOSED CELLAR & GROUND FLOOR PLANS

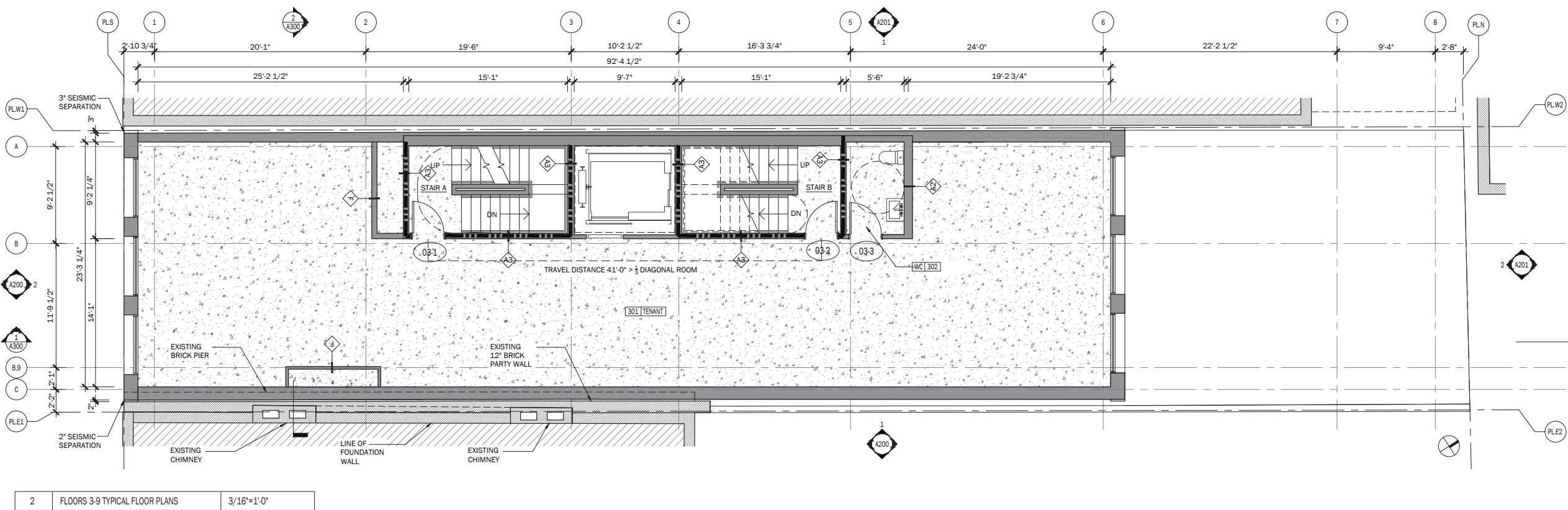
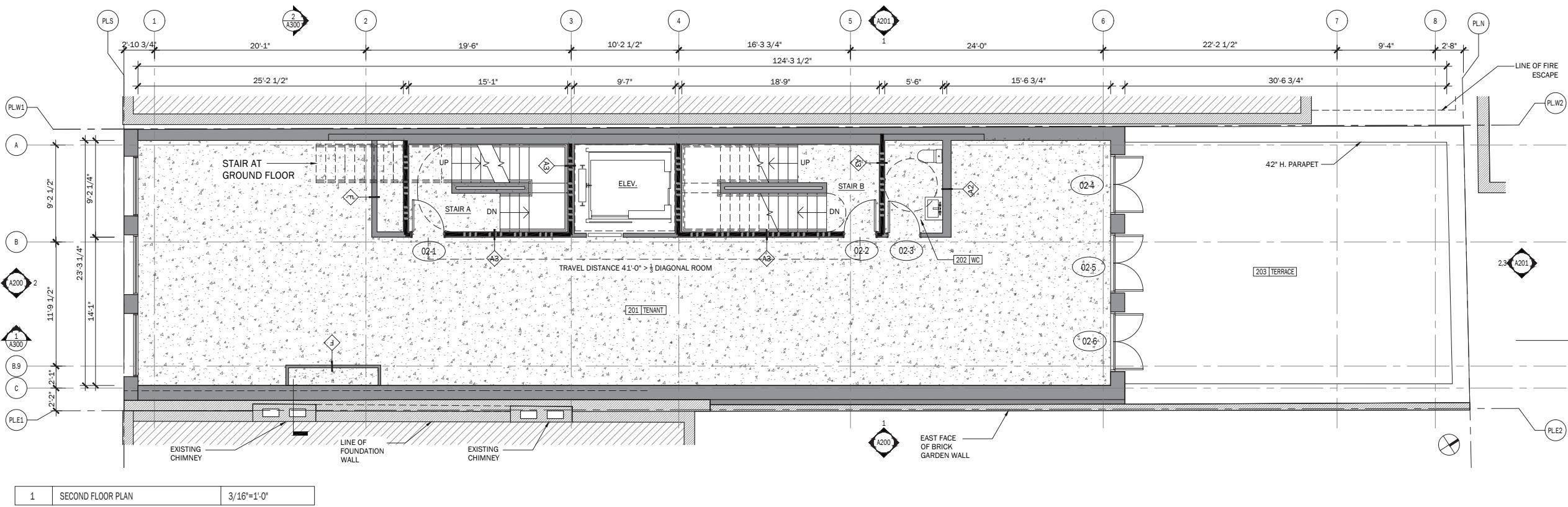


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## 27 E 4th ST – PROPOSED SECOND & TYPICAL FLOOR PLANS



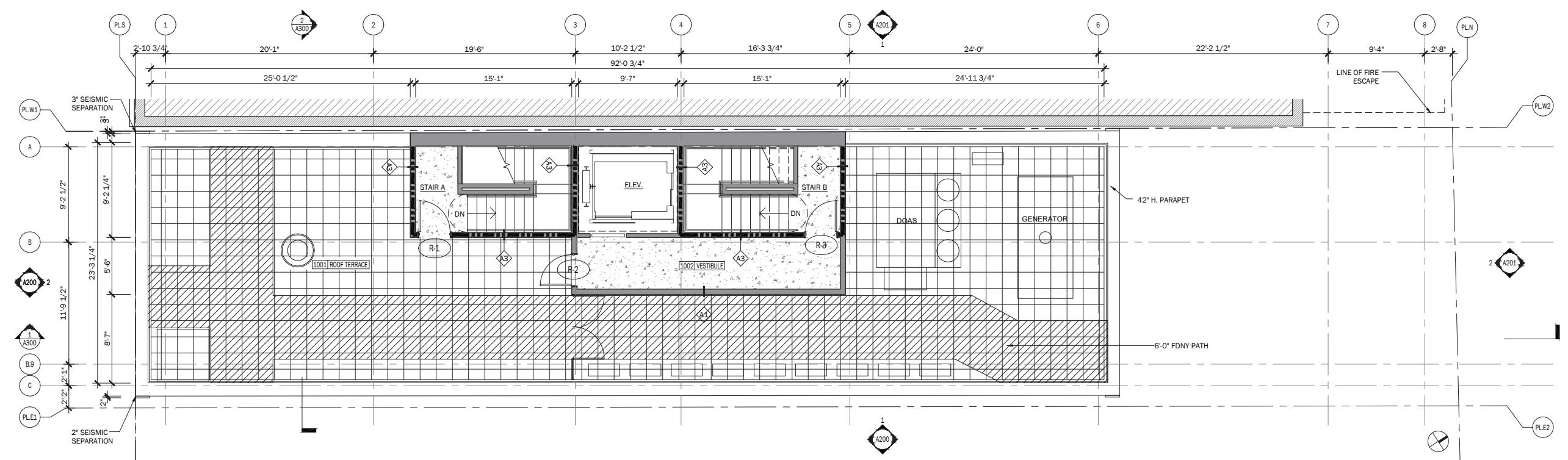
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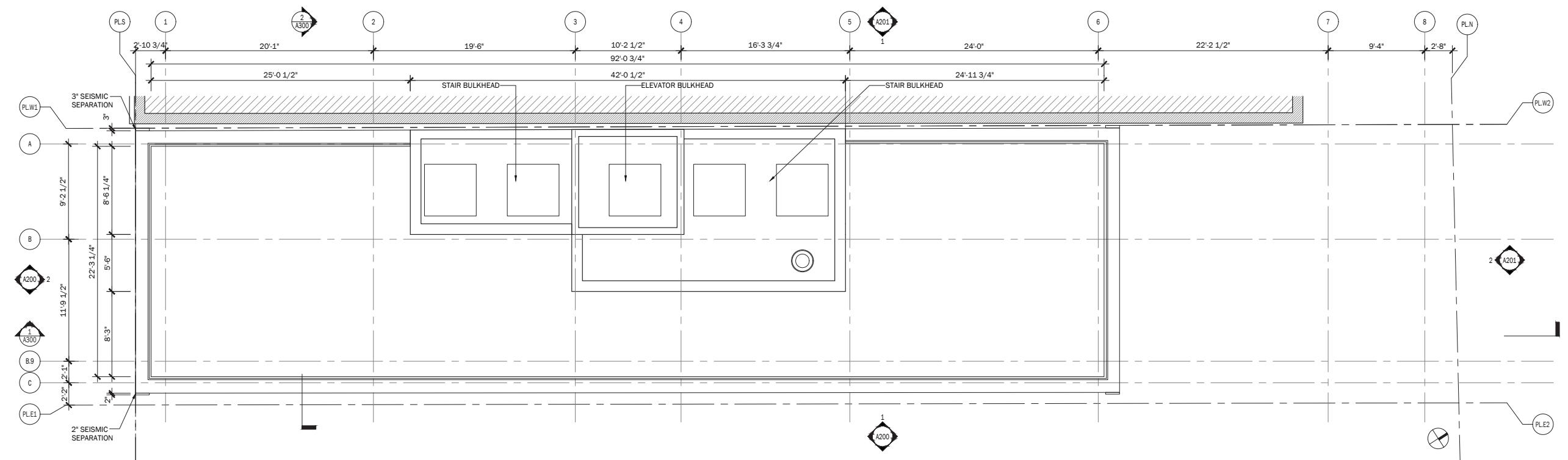
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PRESERVATION  
CONSULTING

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**58**



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



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

## 27 E 4th ST – PROPOSED ROOF & BULKHEAD FLOOR PLANS



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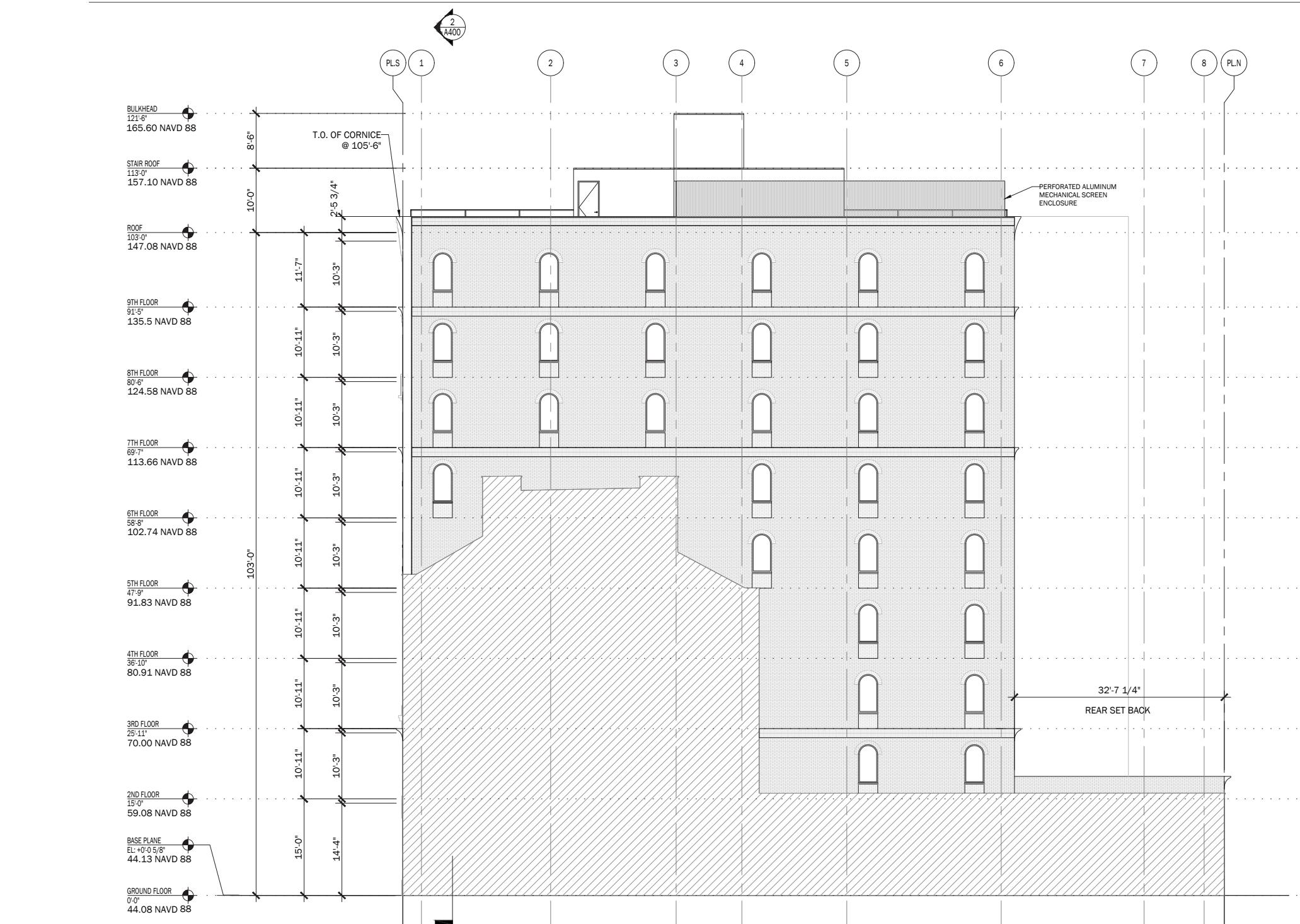
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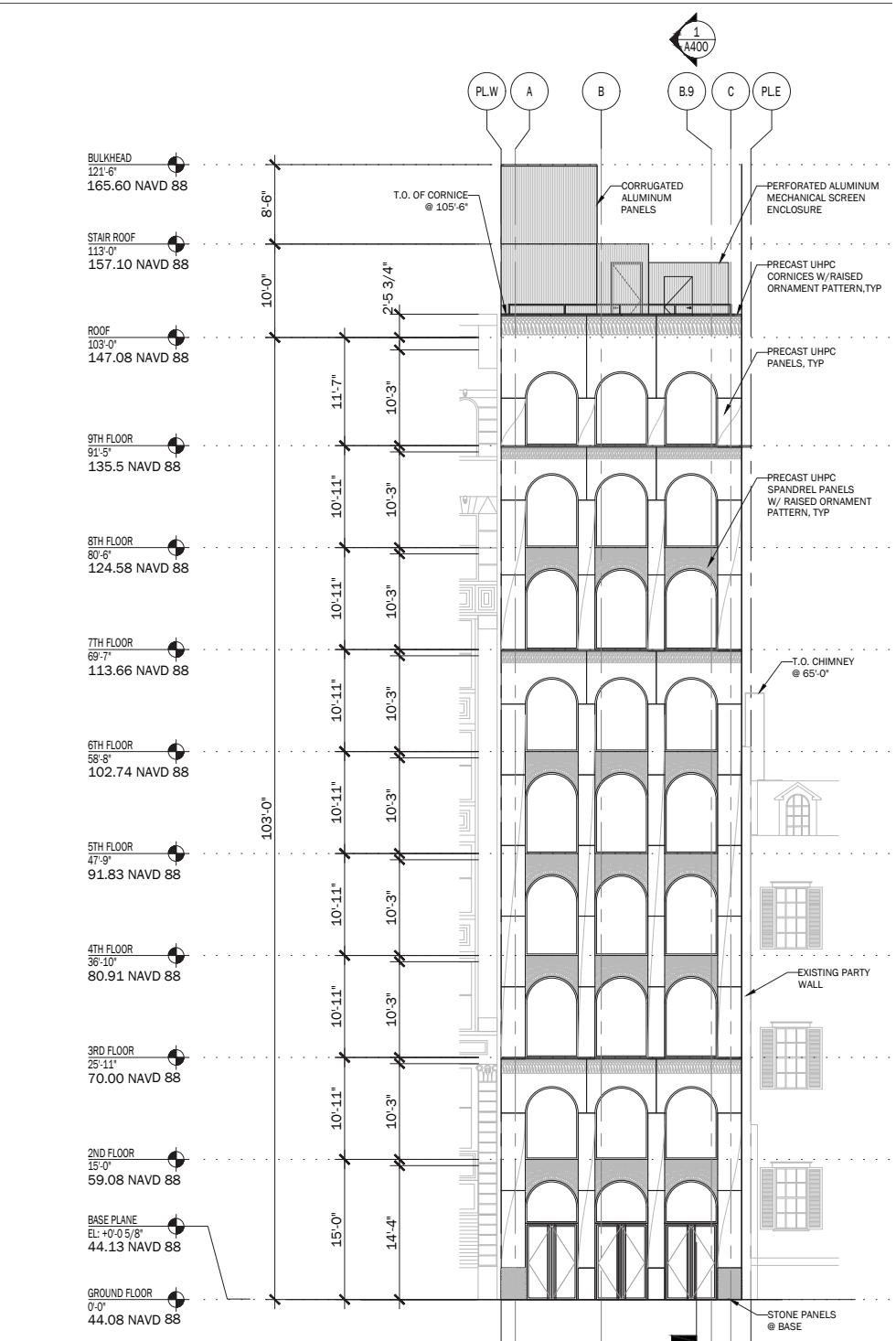
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PROJECT NUMBER  
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**59**



1 BUILDING ELEVATION - EAST 3/32"=1'-0"



2 BUILDING ELEVATION - SOUTH 3/32"=1'-0"

## 27 E 4th ST – PROPOSED BUILDING ELEVATIONS



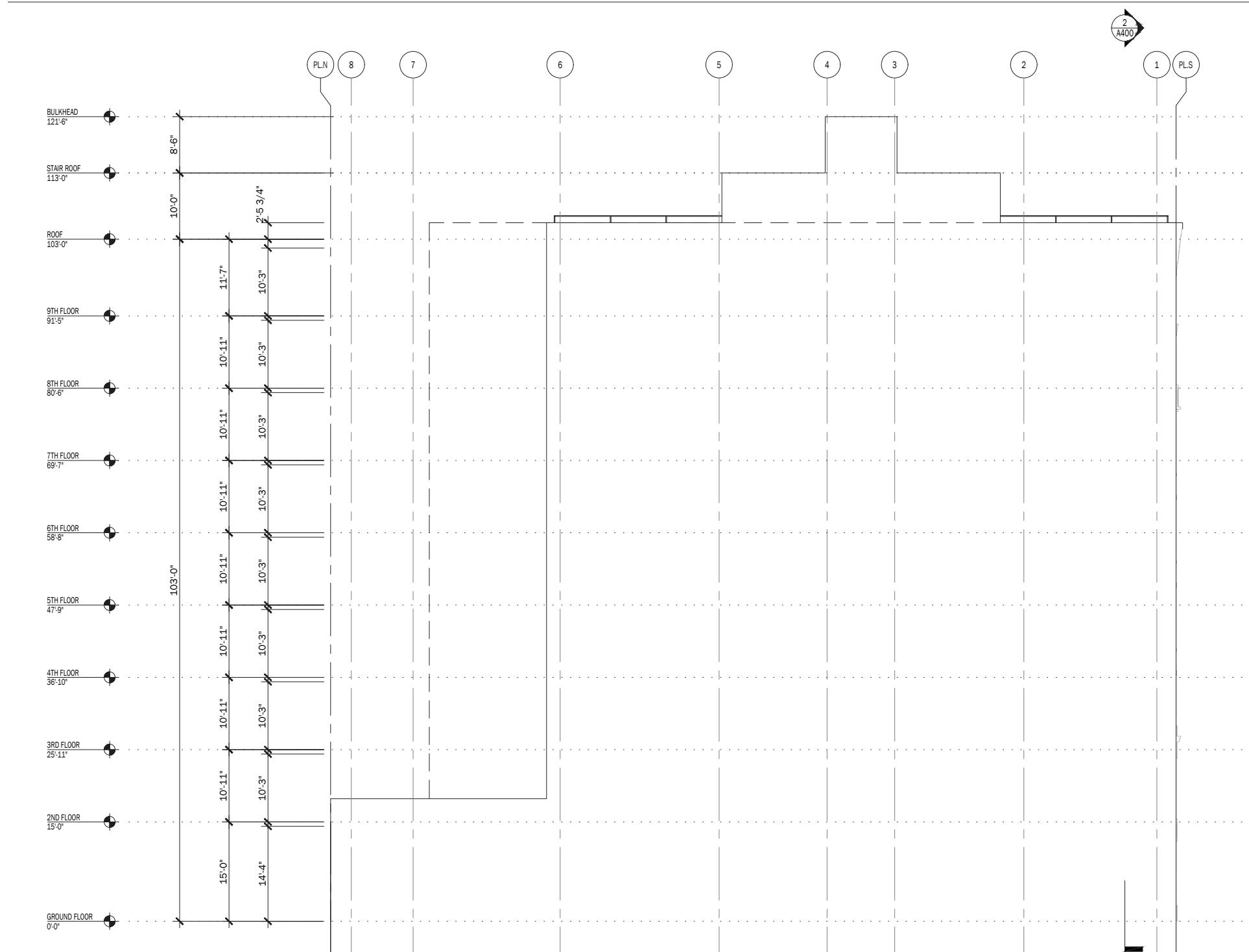
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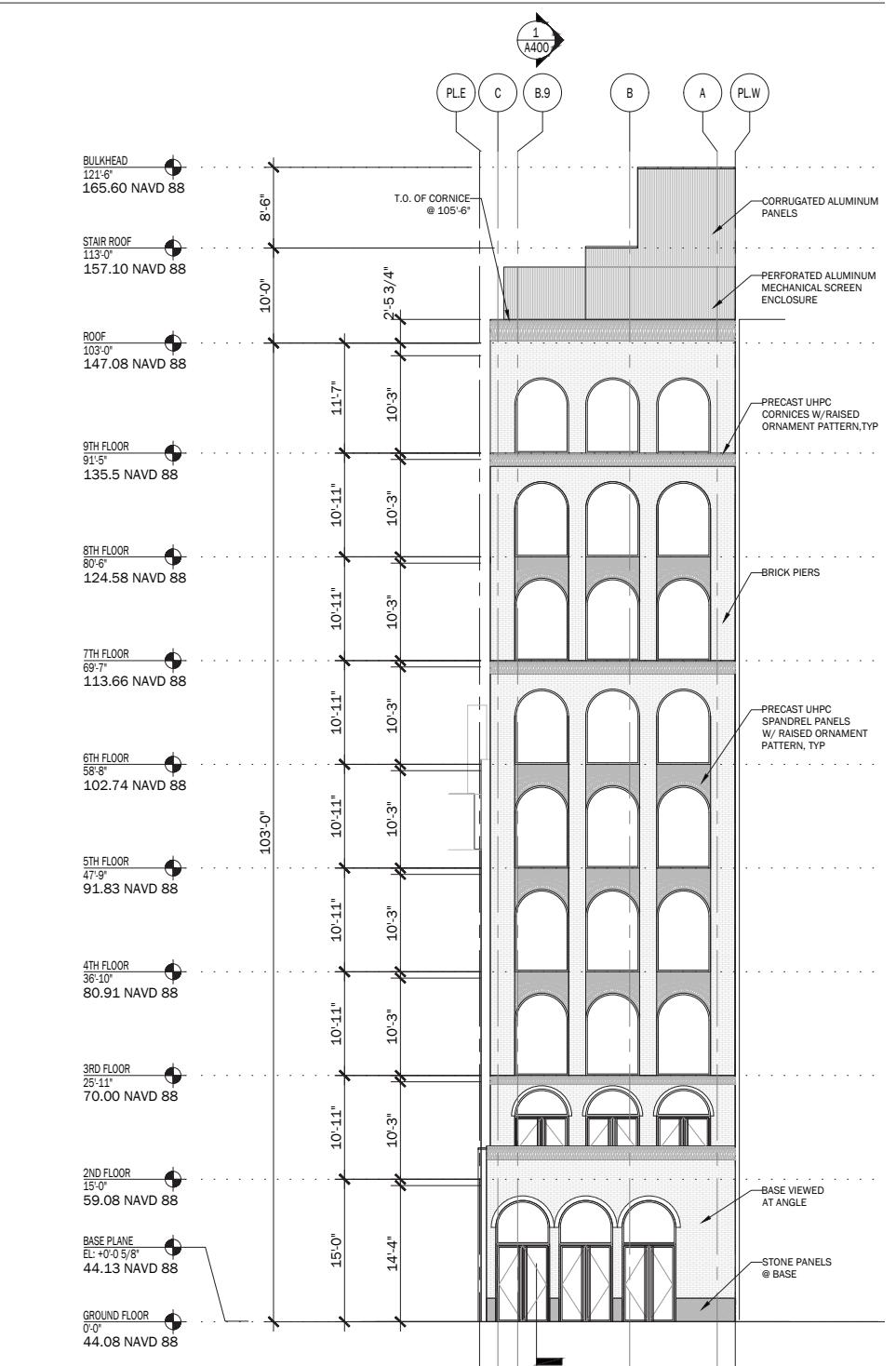


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**60**



1 BUILDING ELEVATION - WEST 3/32"=1'-0"



2 BUILDING ELEVATION - NORTH 3/32"=1'-0"

## 27 E 4th ST – PROPOSED BUILDING ELEVATIONS



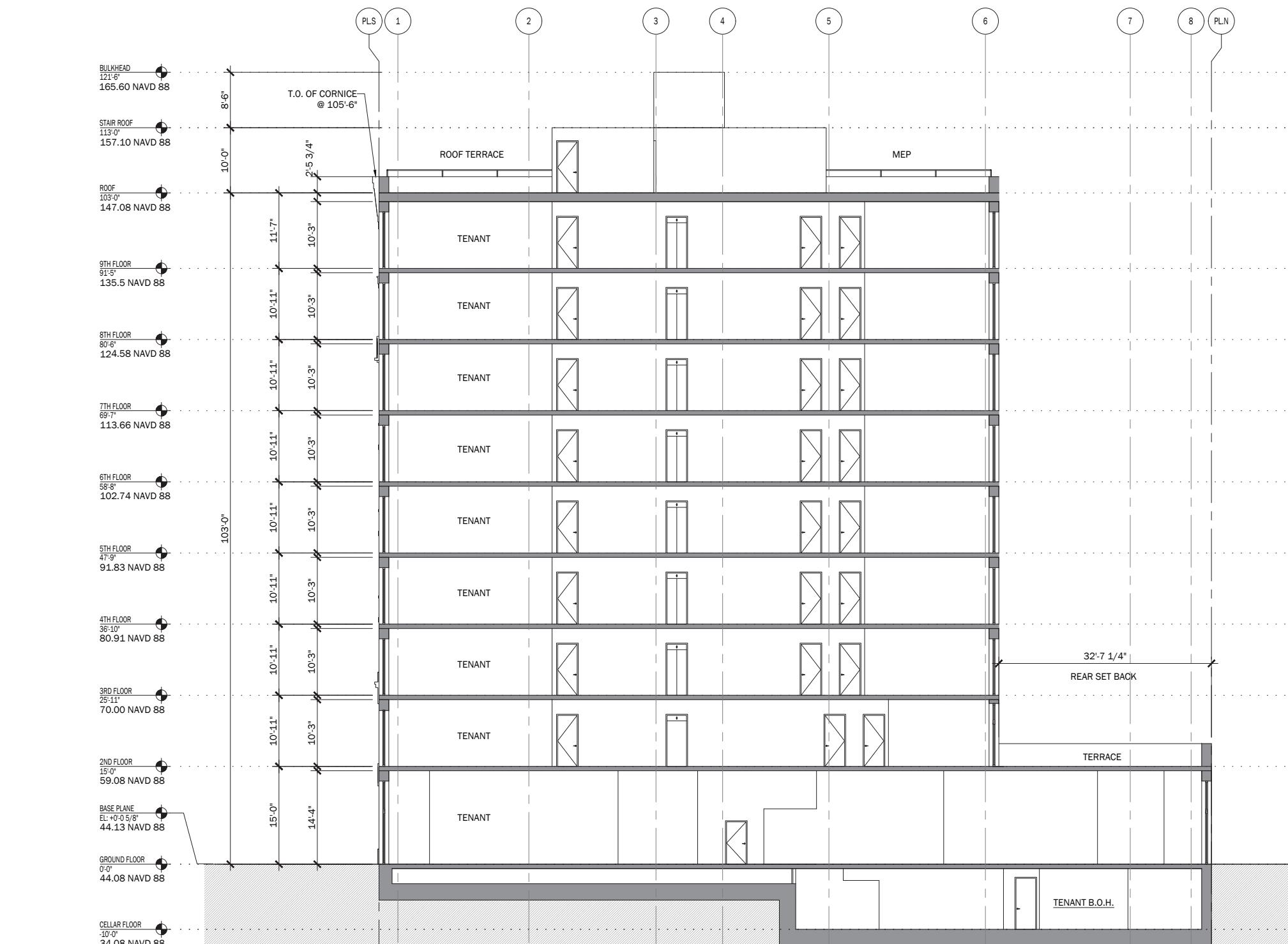
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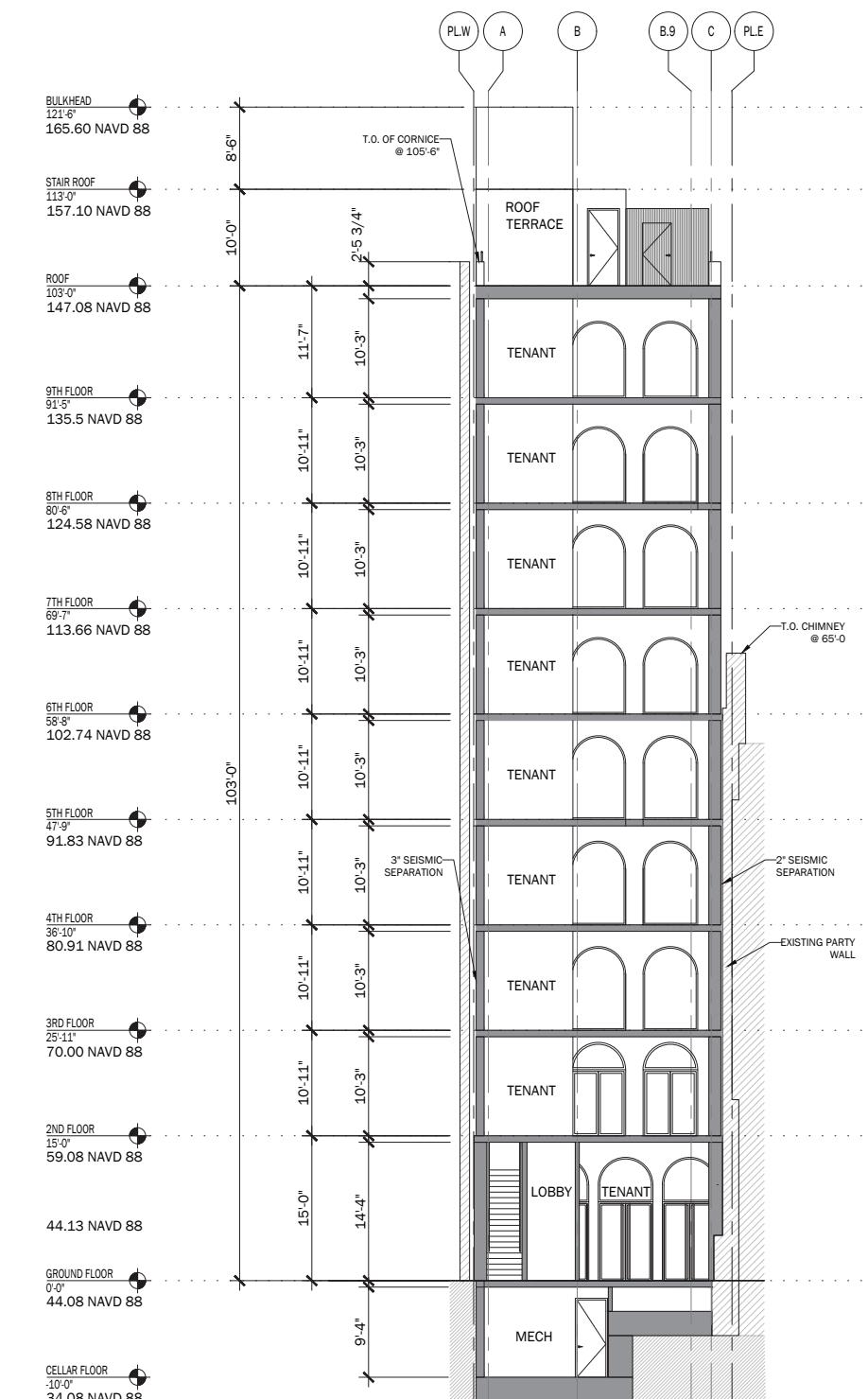
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**61**



1 | BUILDING SECTION NORTH - SOUTH | 3/32"=1'-0"



2 | BUILDING SECTION EAST - WEST | 3/32"=1'-0"

## 27 E 4th ST – PROPOSED BUILDING SECTIONS



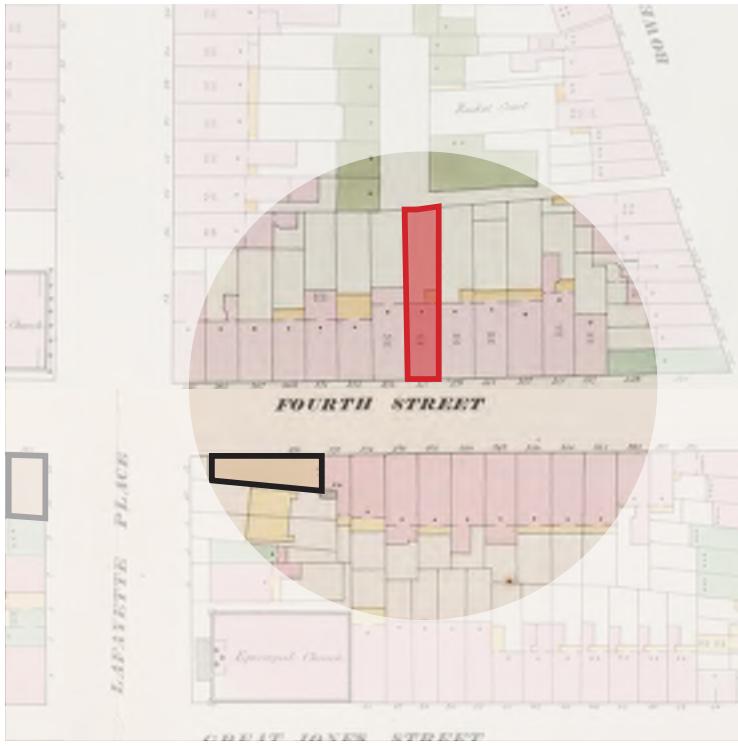
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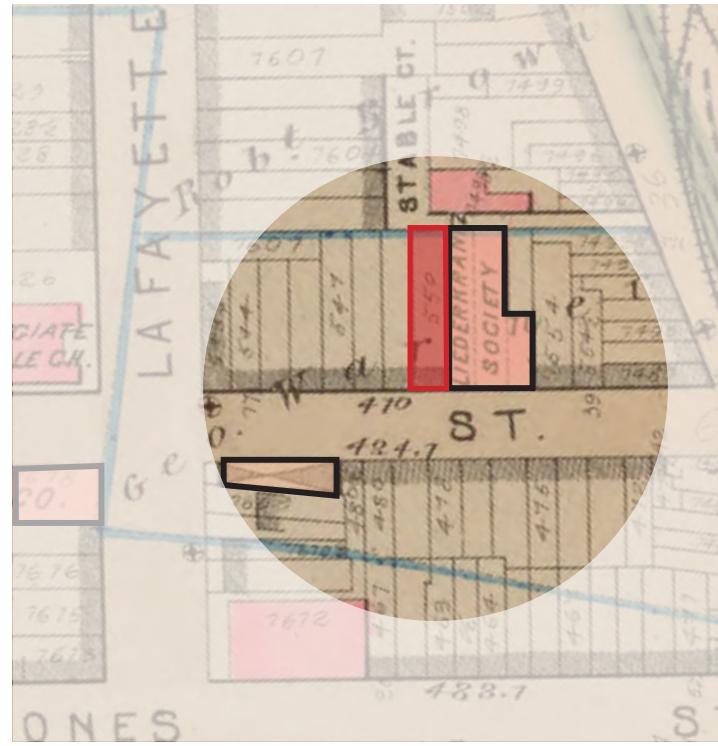


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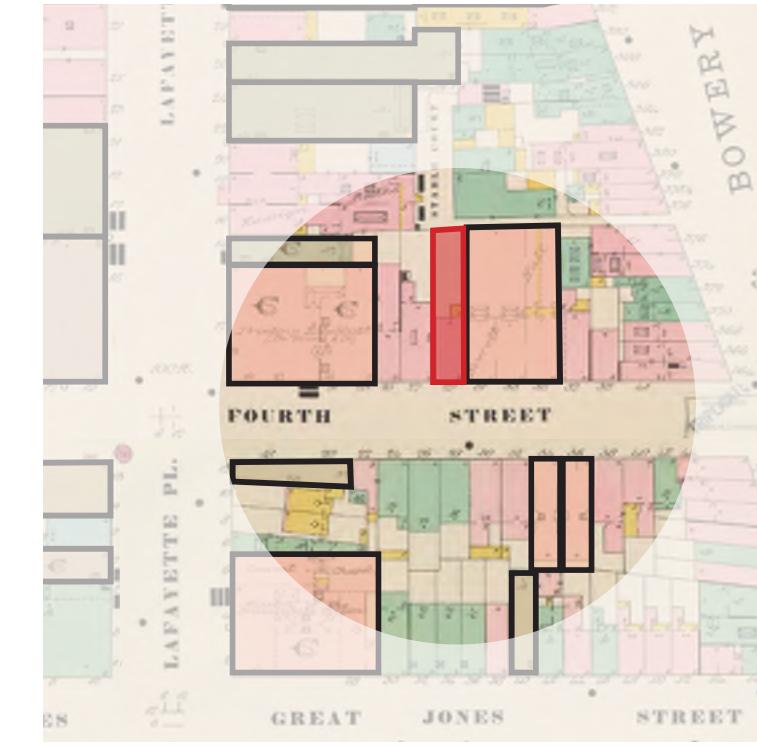
**62**



1857-62 PERRIS (NYPL)



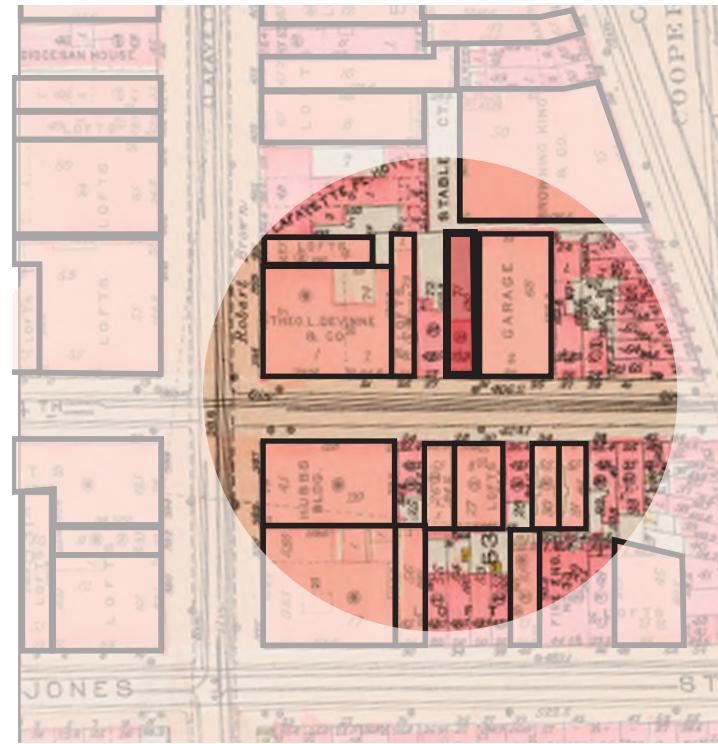
1879 BROMLEY (NYPL)



1895 SANBORN (NYPL)



1904 SANBORN (NYPL)



1923 SANBORN (NYPL)



1956 TO PRESENT SANBORN (NYPL)

## 27 E 4th ST – CONSTRUCTION HISTORY OF SITES ADJACENT TO MERCHANT HOUSE



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