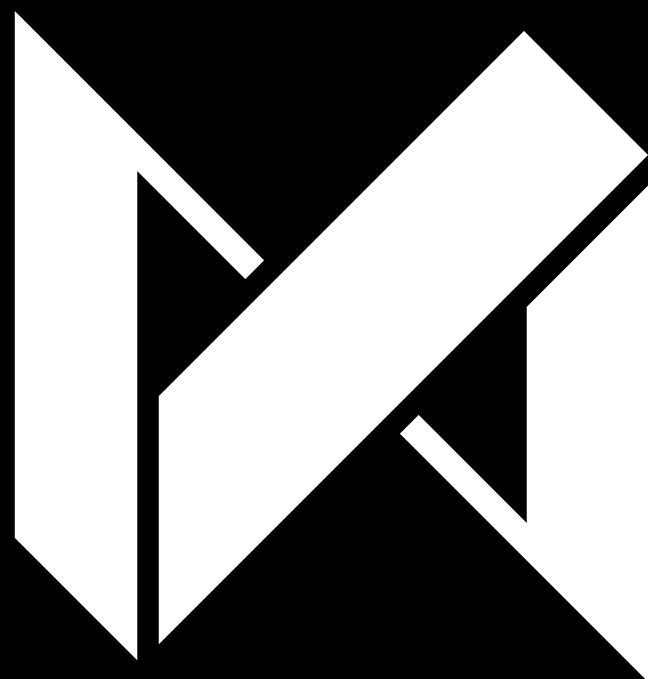


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27 E 4th ST
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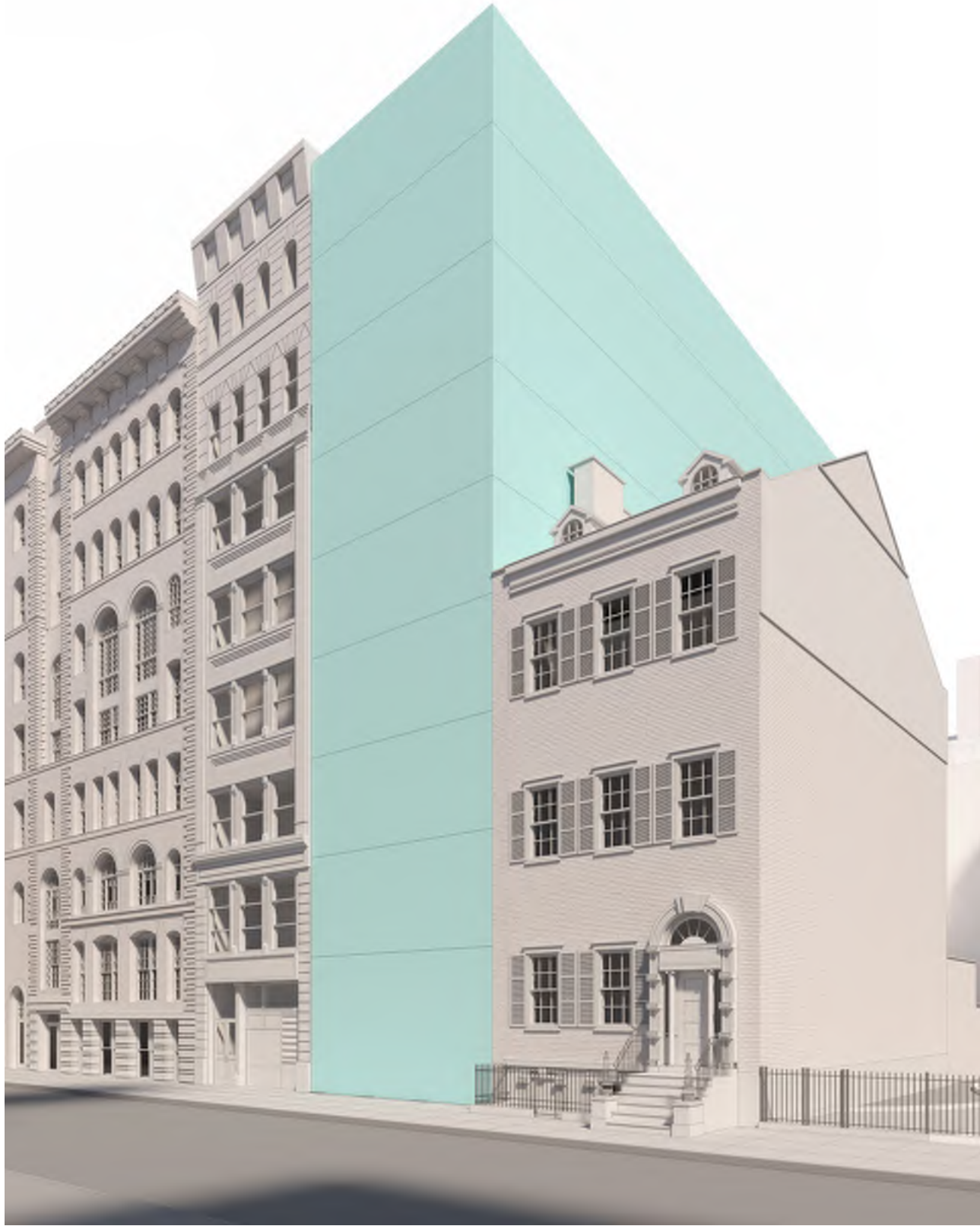


CONTENTS

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



SITE ANALYSIS AND CONTEXT



PROPOSED BUILDING

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

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

STABLE COURT
PRIVATELY OWNED
ALLEY

NOHO HISTORIC
DISTRICT

NOHO HISTORIC
DISTRICT EXTENSION



NOHO DISTRICT MAP



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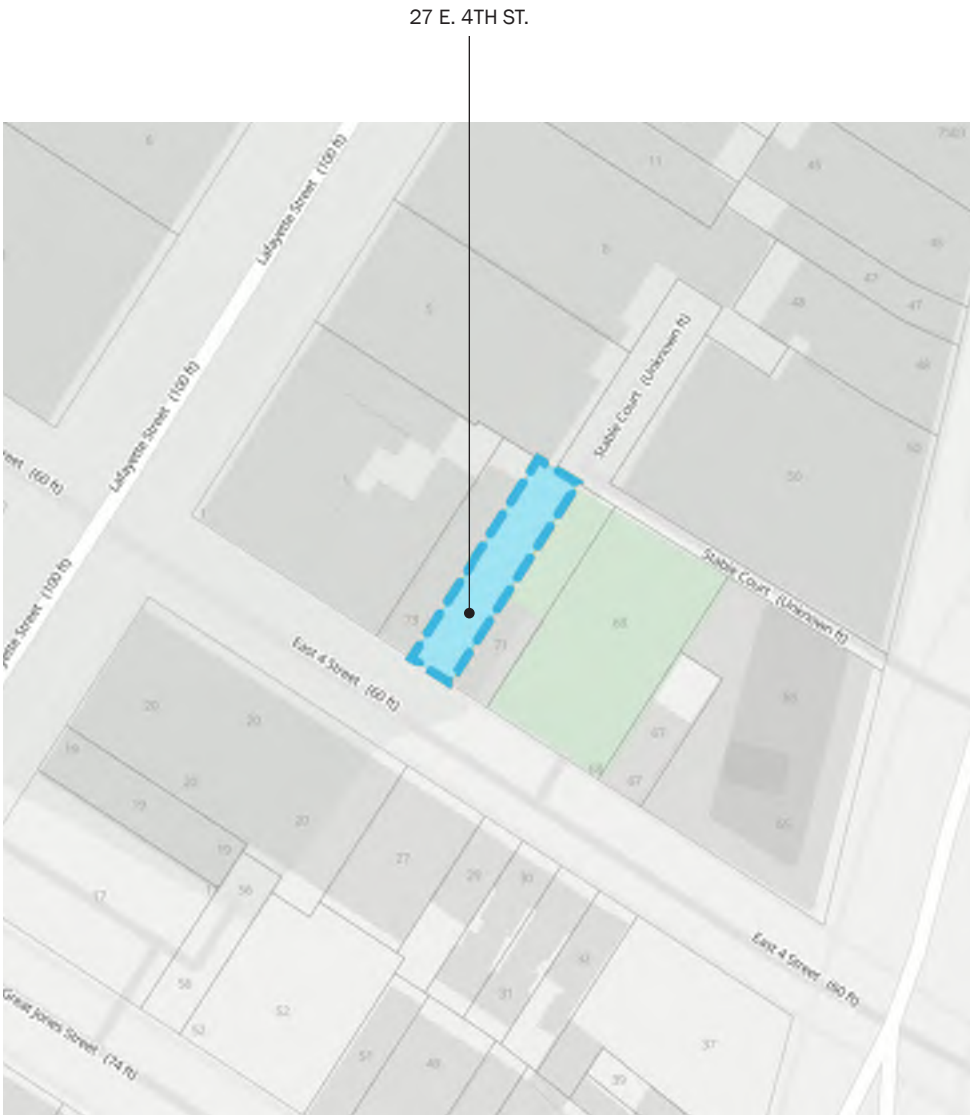


SCALE
CLIENT
PROJECT NUMBER
DATE

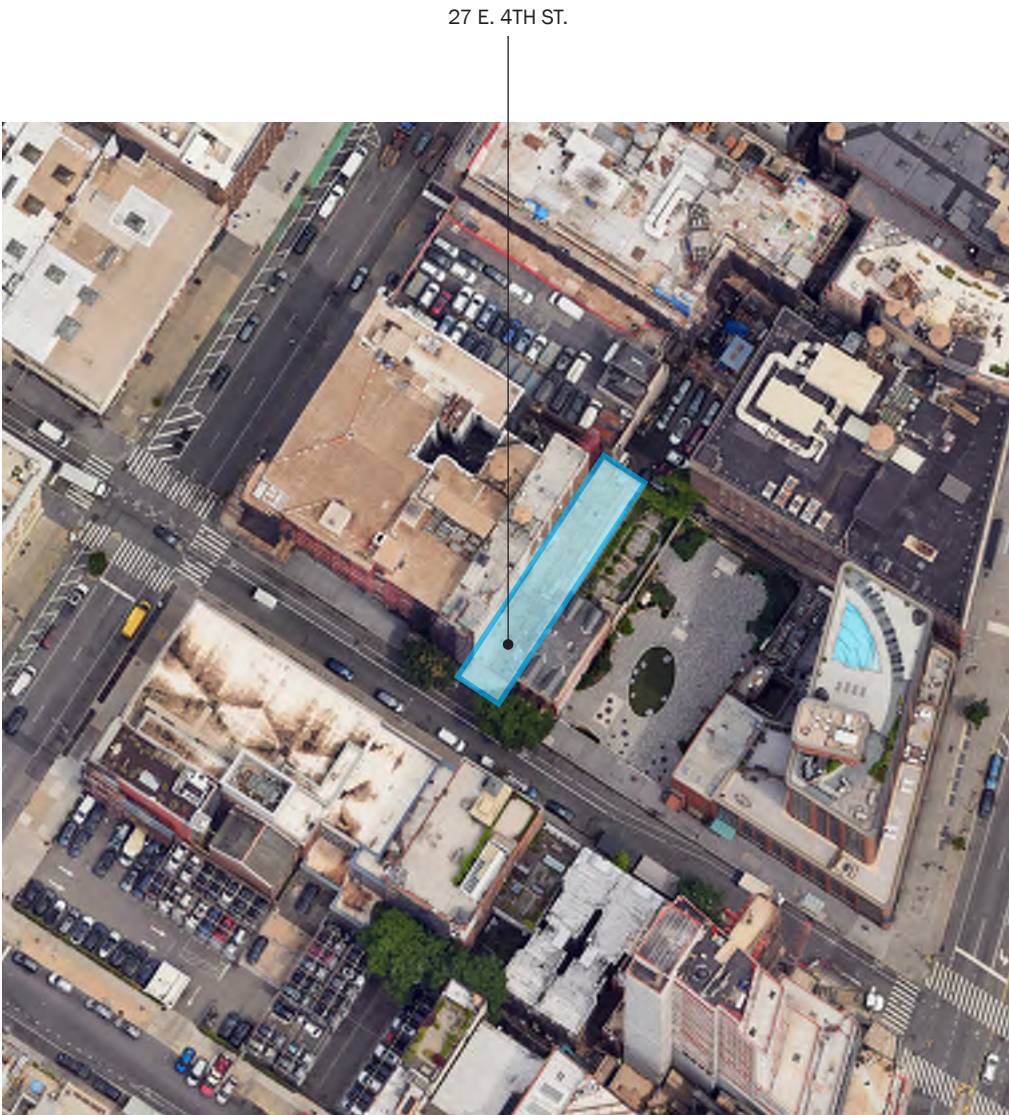
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Historic District Designation Map (NYC LPC)



Block Map (via Zola)



Aerial View (via Google Earth)

27 E 4th ST — LOCATION

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**



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27 E 4th ST — **EXISTING SINGLE STORY GARAGE**

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27 E. 4TH ST.

27 E 4th ST — EXISTING CONDITIONS



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



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

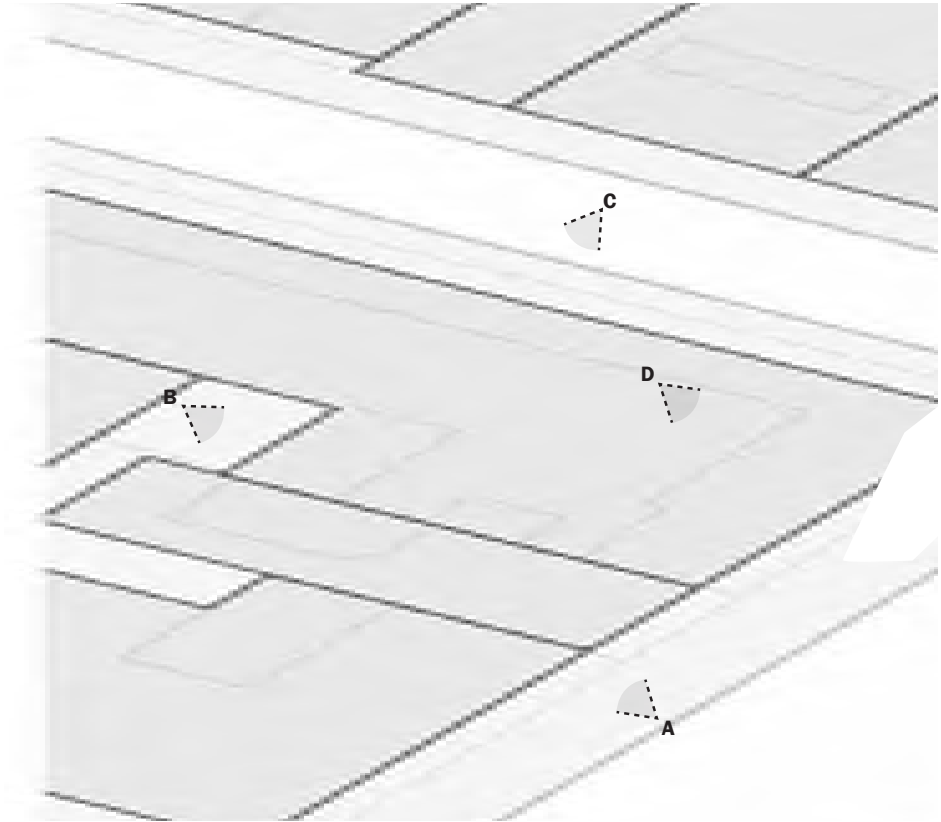


B - WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE



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

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



KEY PLAN

27 E 4th ST — EXISTING CONTEXT CONDITIONS

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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

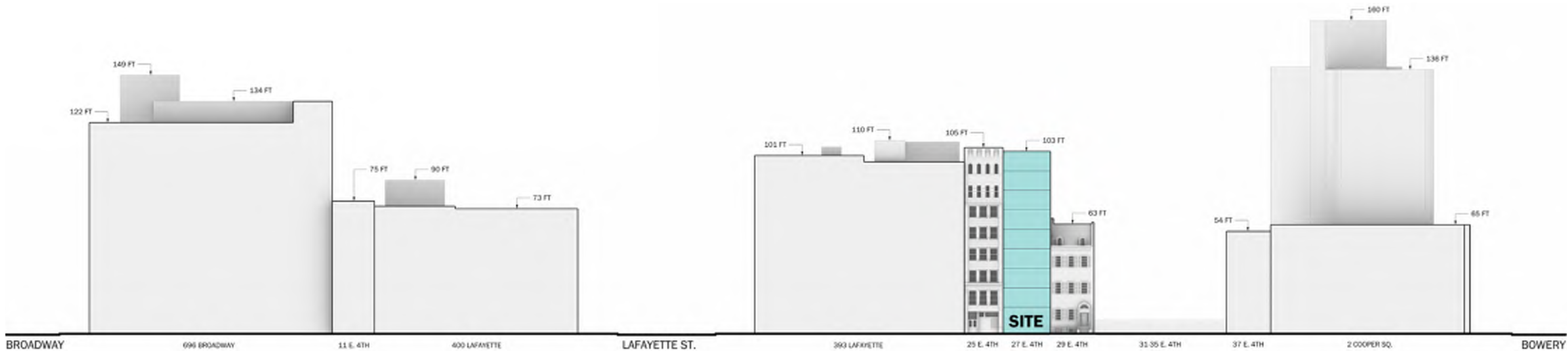
**CURRENT STATUS AFTER PREVIOUS
LPC PUBLIC HEARING/MEETING 01/26/2021**

- 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 |





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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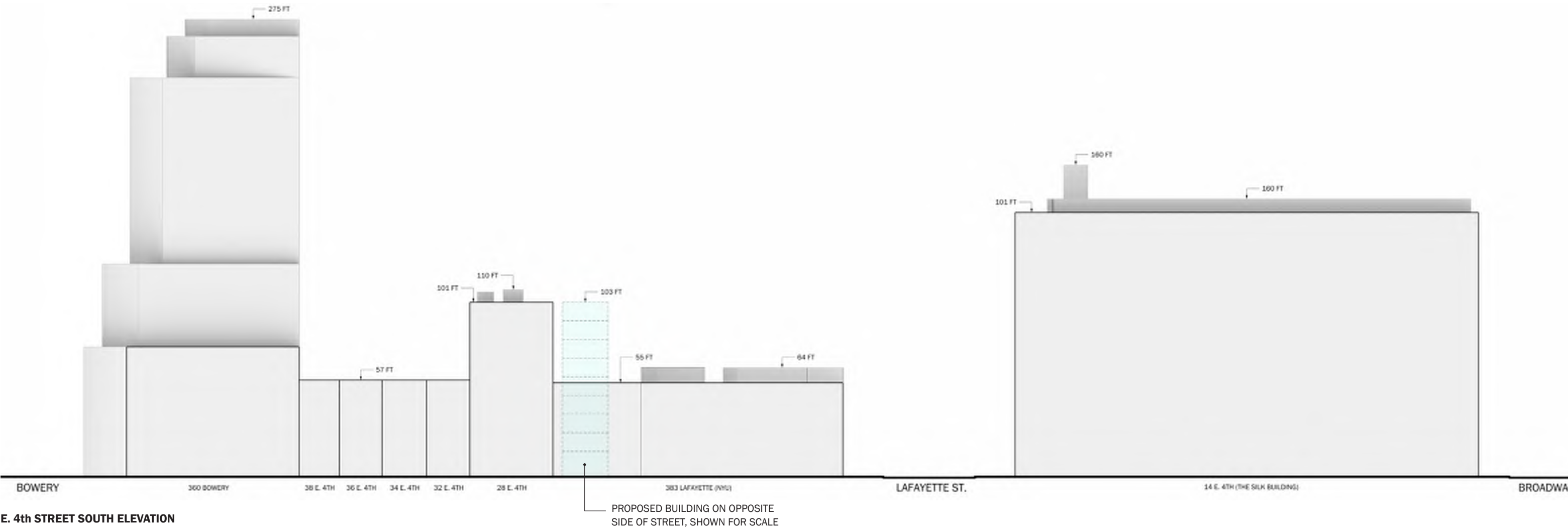
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E. 4th STREET SOUTH ELEVATION



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

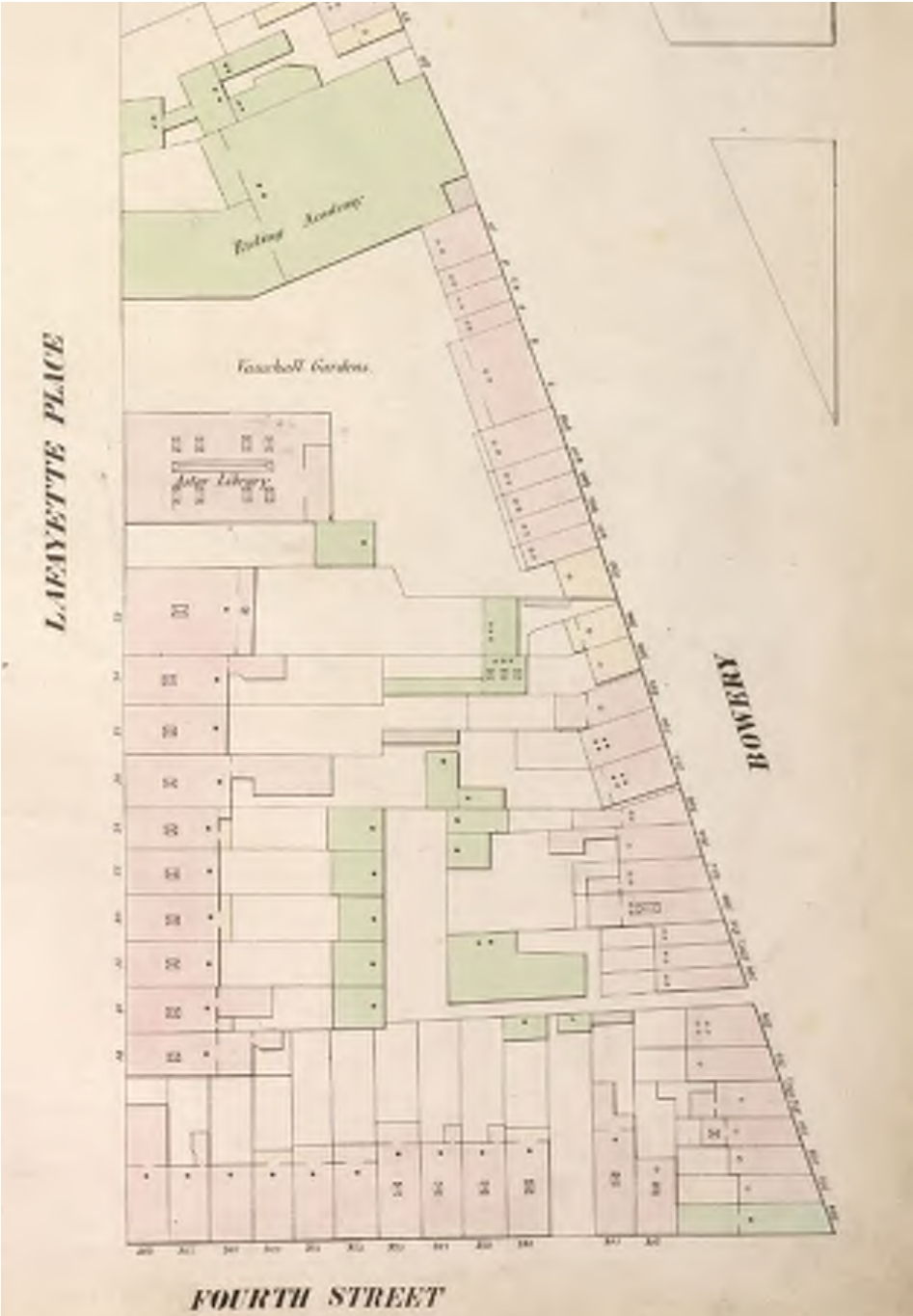


383 LAFAYETTE, 1900
COMMERCIAL + OFFICE

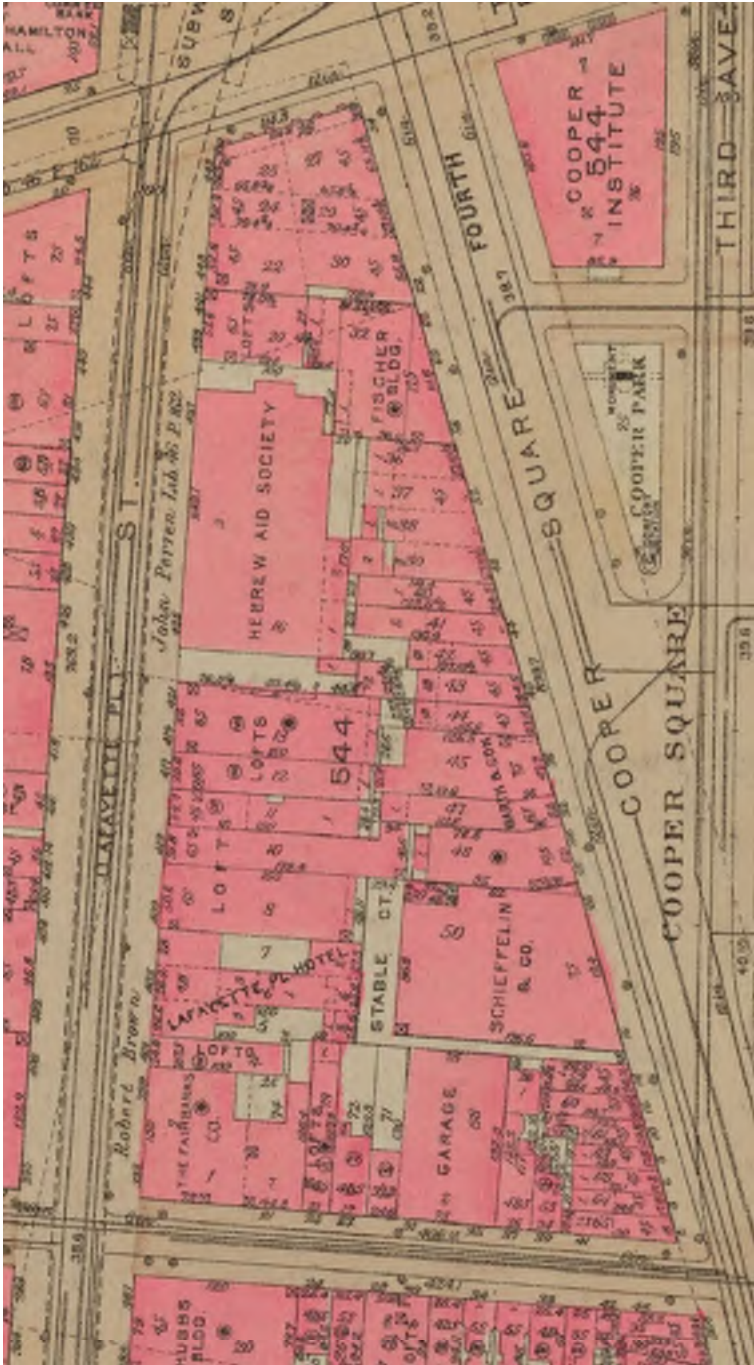


14 E.4th ST., 1912
COMMERCIAL + RESIDENTIAL

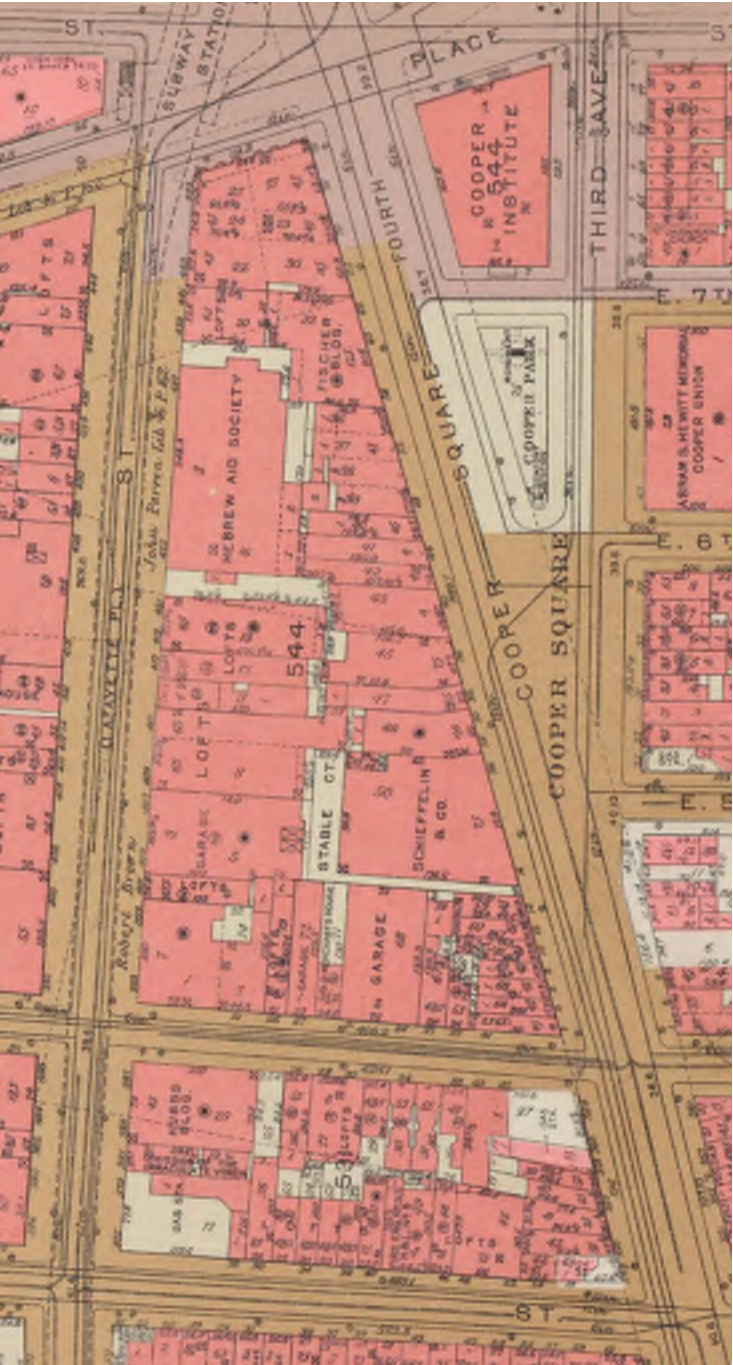
27 E 4th ST — **SCALE OF STREET**



1854 Perris Map. (NYPL)



1930 Bromley Map. (NYPL)



1955 Bromley Map. (NYPL)

27 E 4th ST — SITE EVOLUTION

27 E. 4TH ST.



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

27 E. 4TH ST.



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

27 E. 4TH ST.



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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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)

“By the latter part of the nineteenth century, the NoHo Historic District Extension was becoming a full-fledged commercial and manufacturing center. Twenty-five store-and-loft buildings were constructed in the district extension between 1868-70 and 1912.” - NoHo Historic District Extension Designation Report, page 12 – 13.

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



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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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11 Great Jones
(Morris Adjimi Architects, 2016)



41 Bond St.
(DDG Partners, 2011)



25 Great Jones St..
(BKSK Architects)

363 Lafayette St.
(Morris Adjimi Architects, 2018)



45 Great Jones St.
(Beyer Blinder Belle)



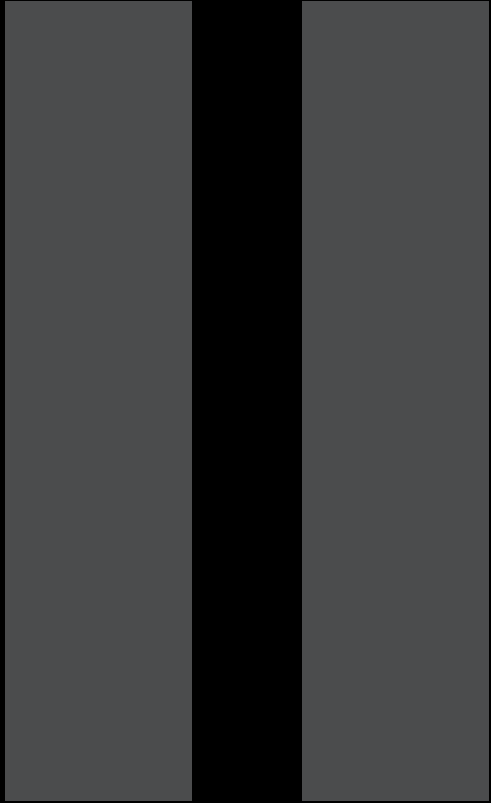
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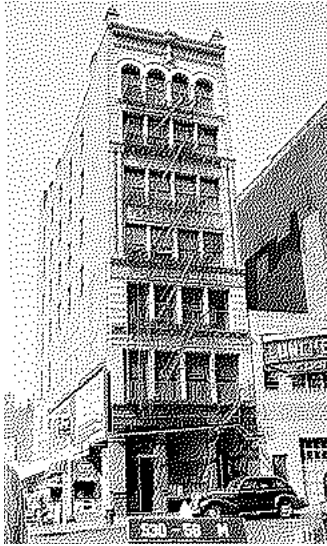


27 E 4th ST — **LPC APPROVALS WITHIN THE DISTRICT**

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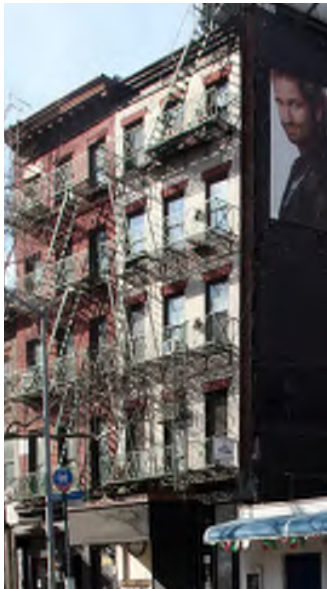
PROPOSED DESIGN



20 Bond St.
Chuck Close's Studio



24 Bond St.
Robert Maplethorpe'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 Maplethorpe,
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



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

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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.

(Photo by Jefferson Siegel)



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 nycigbtsites.org)



Robert Rauschenberg at his studio.



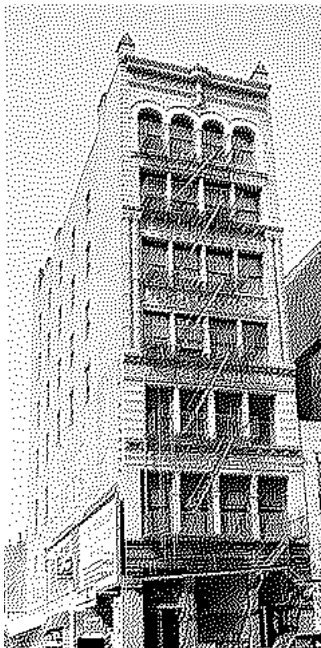
Lawrence Weiner



Sol Lewitt at his studio.



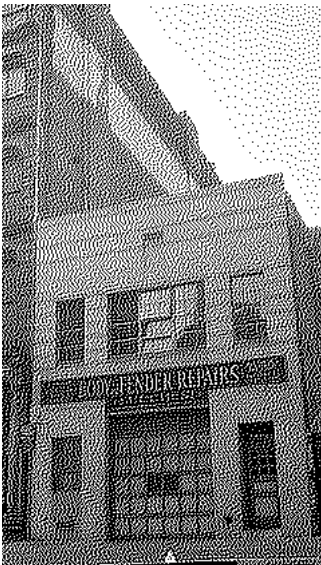
57 Great Jones St.
Jean-Michel Basquiat



20 Bond St.
Chuck Close



356 Bowery
Cy Twombly



22 Bond St.
Jonathan Borofsky



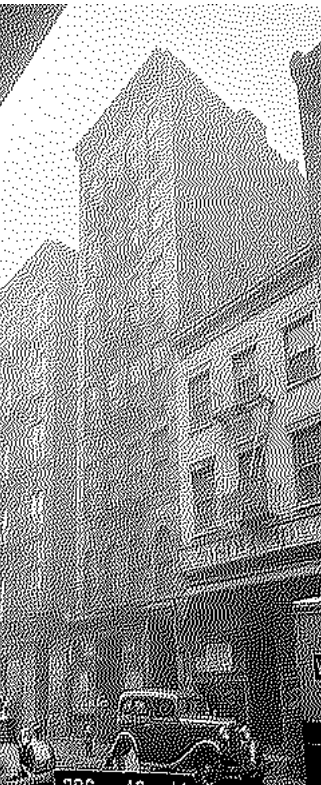
24 Bond St.
Robert Maplethorpe



381 Lafayette St.
Robert Rauschenberg



13 Bleecker St.
Lawrence Weiner



Sol Lewitt

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

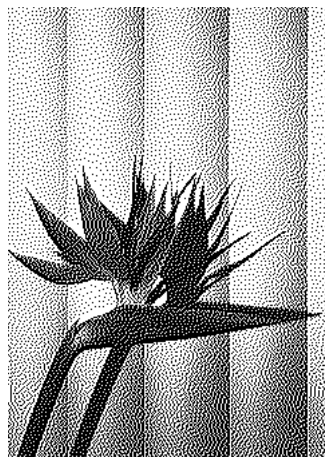


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Jean-Michel Basquiat

Chuck Close

Cy Twombly

Jonathan Borofsky

Robert Maplethorpe

Robert Rauschenberg

Lawrence Weiner

Sol Lewitt

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



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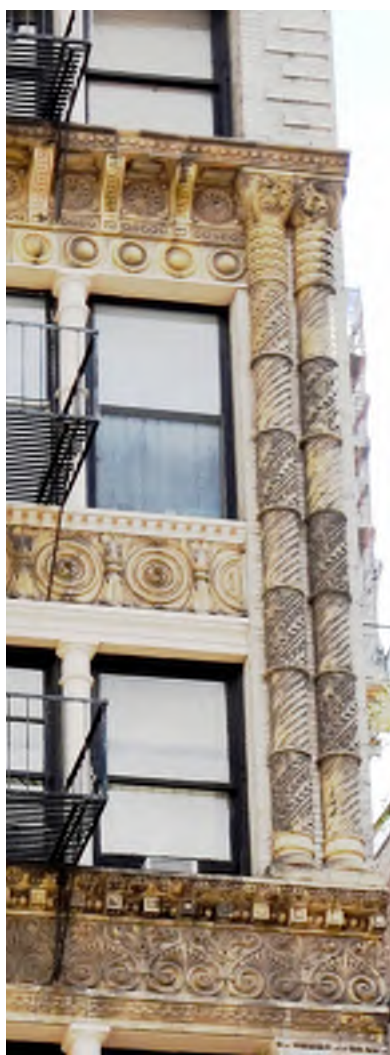
SCULPTURAL ELEMENTS



24 Bond St.



50 Bond St.



20 Bond St



330 Bowery

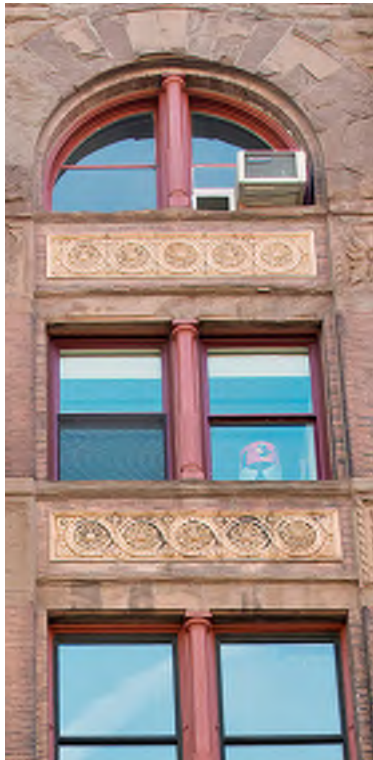
DECORATIVE SPANDRELS



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



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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 E 4th ST — **FACADE DESIGN - VISUALIZATION - LIGHTING APPROACH**



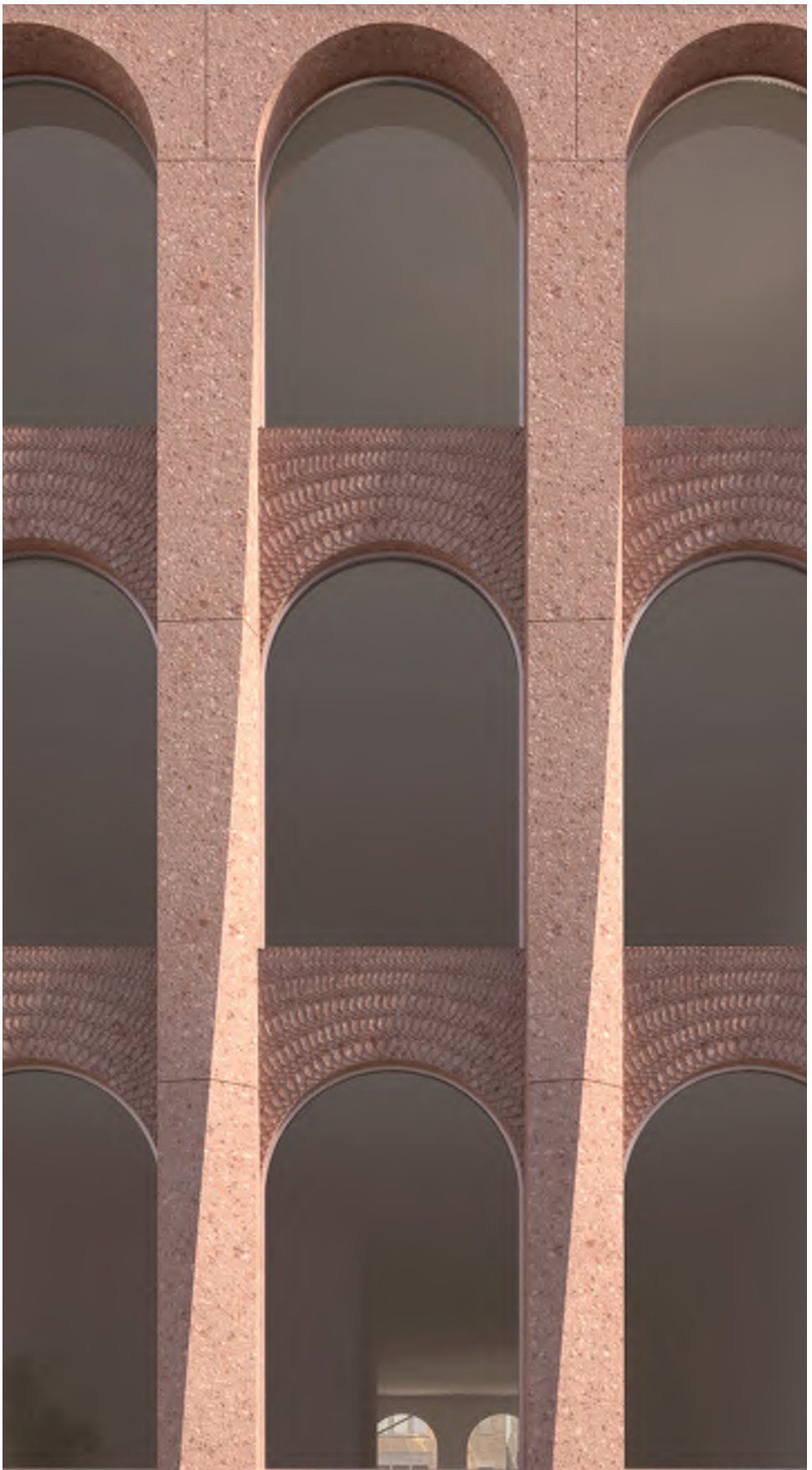
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27 E 4th ST — **FACADE DESIGN - VISUALIZATION - TYPICAL BAY & SPANDREL DETAIL**



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



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27 E 4th ST — **FACADE DESIGN - VISUALIZATION - CORNER CONDITION**

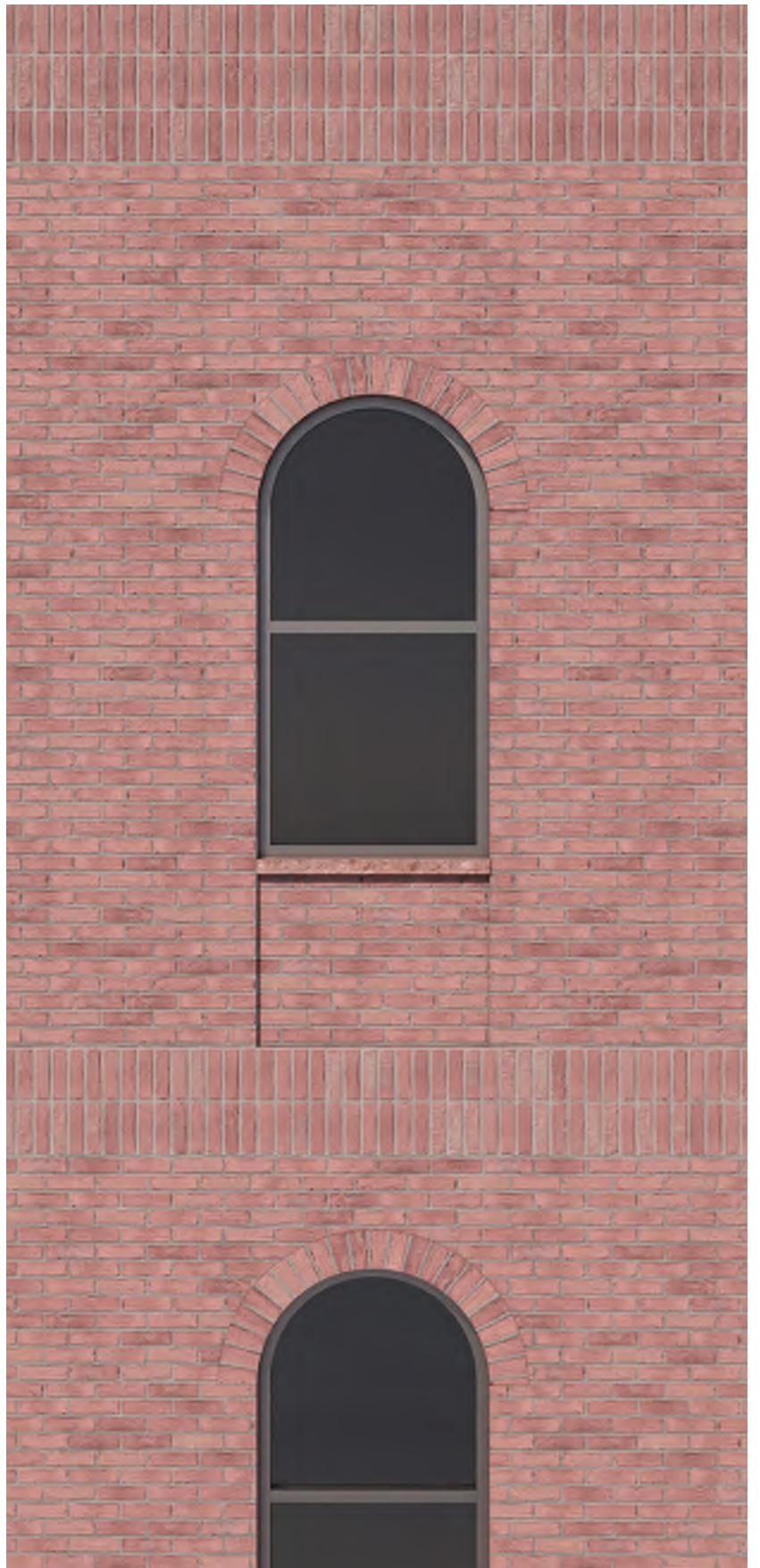


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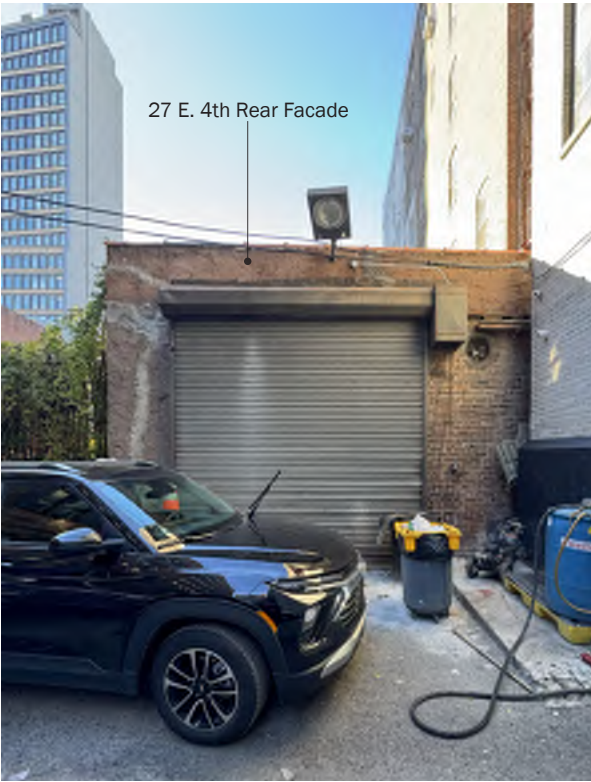
27 E 4th ST — **FACADE DESIGN - VISUALIZATION - EAST FACADE STREET VIEW & DETAIL**



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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

27 E 4th ST — STABLE COURT EXISTING CONDITIONS & KEY PLAN



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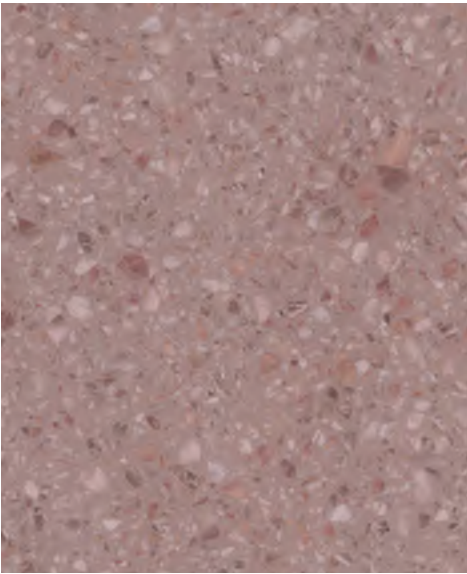
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GFRP Vertical, Cornice, & Spandrel Panels Treated For Terrazzo Like Appearance



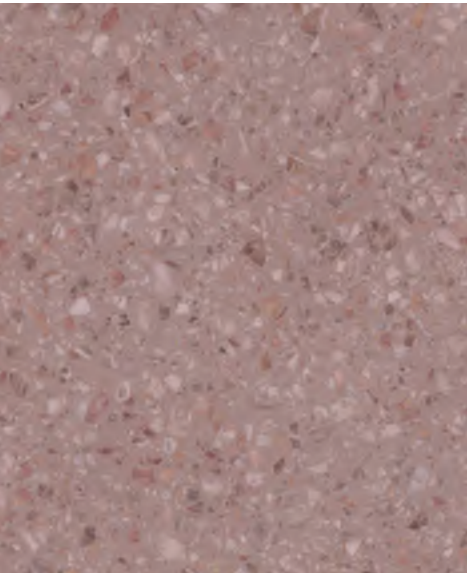
Stone Base Water Course



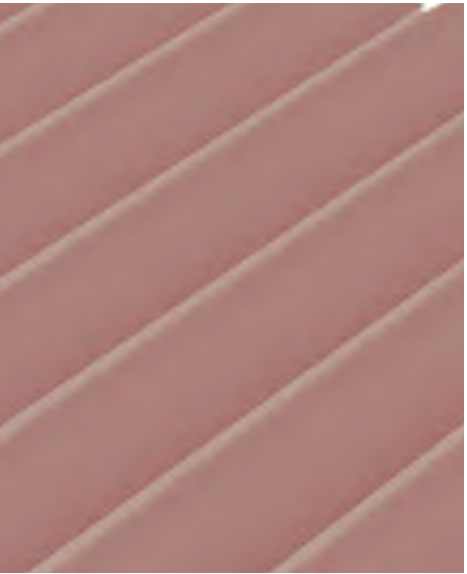
Thermally Broken Steel Storefront System & Aluminum Window Units in Dark Bronze Finish



Beldin Belcrest 330 Brick at East and North Facade



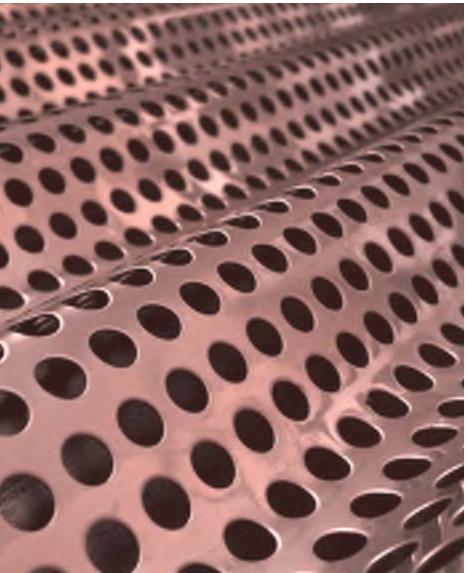
Precast Window Sills at East Facade



Corrugated Aluminum Bulkhead Siding Painted to Match Facade



Belgian Block Pavers at Rear Alley



Corrugated Aluminum Perforated Mechanical Screen Enclosure Painted to Match Facade



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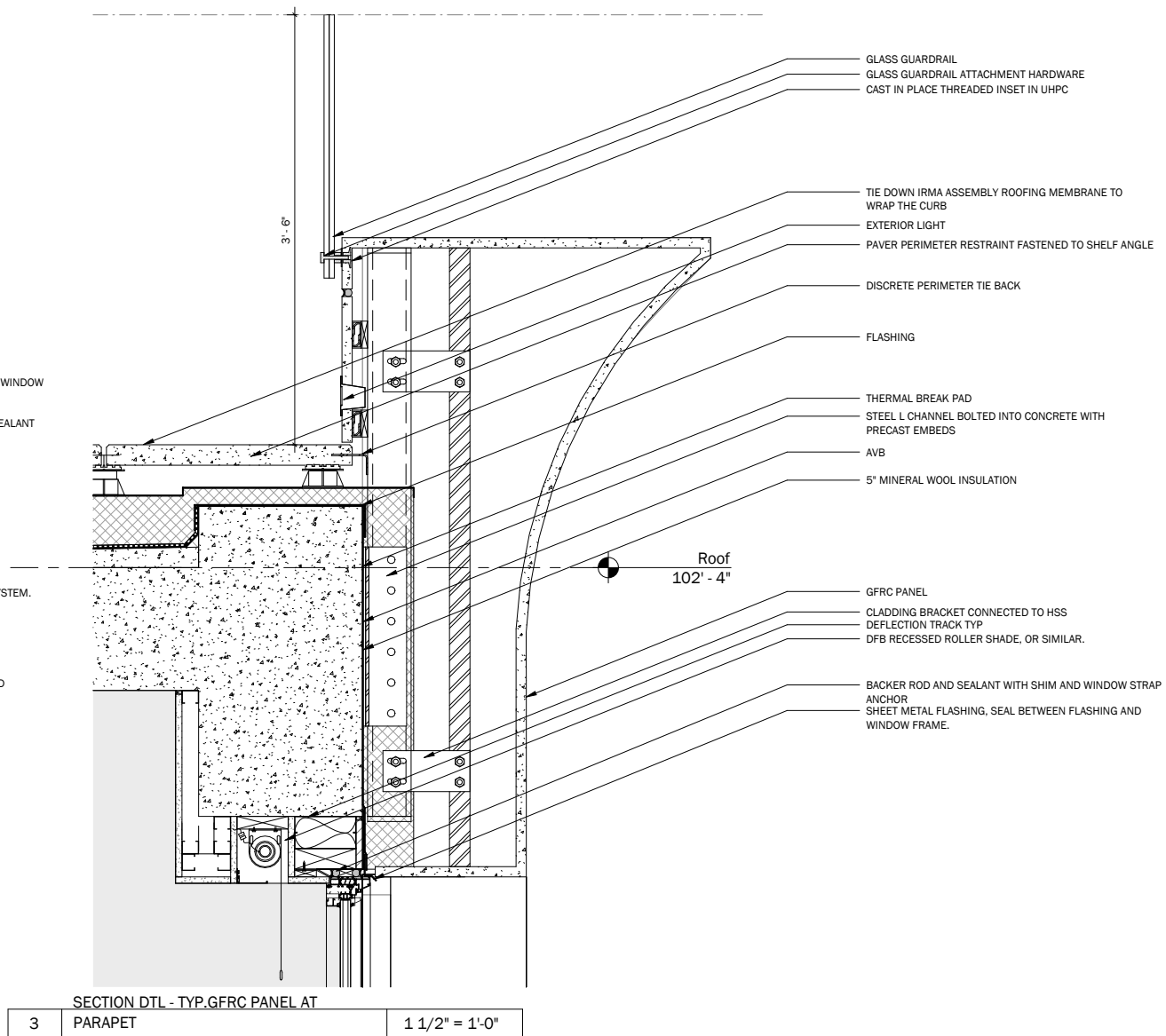
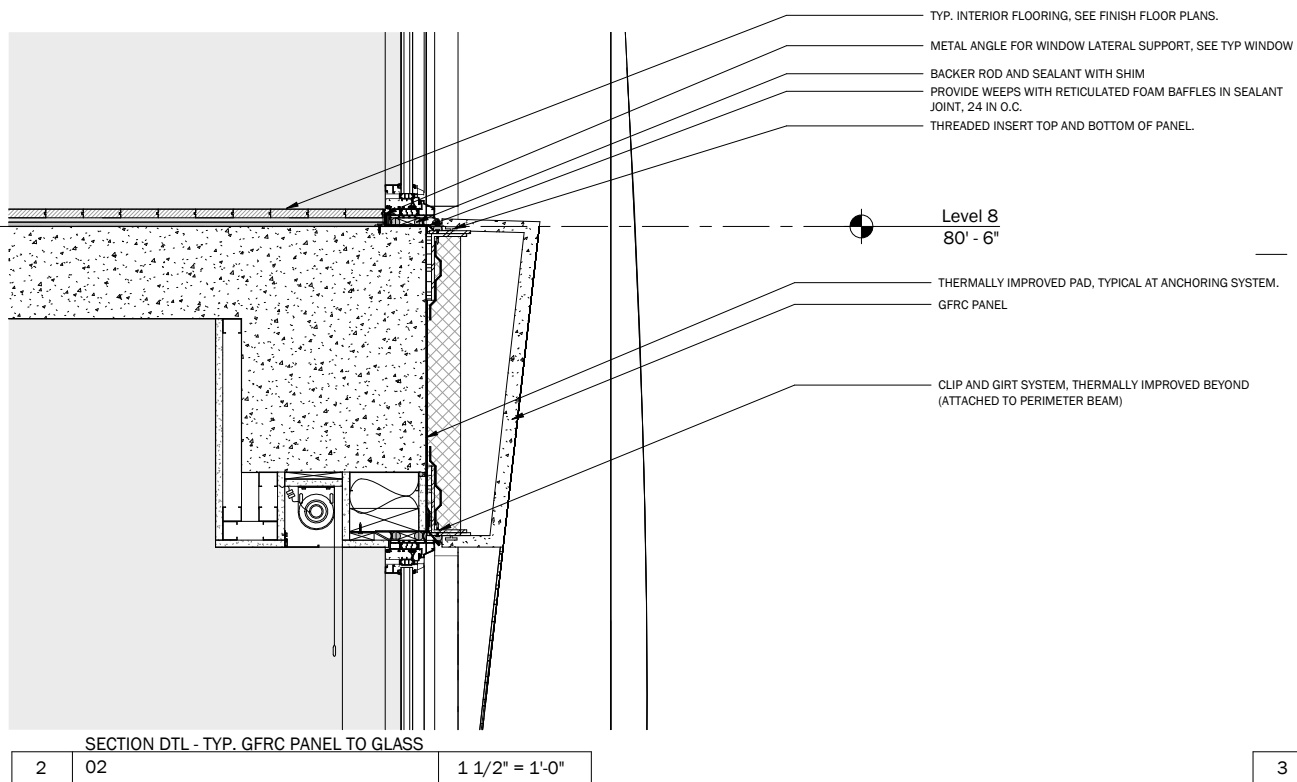
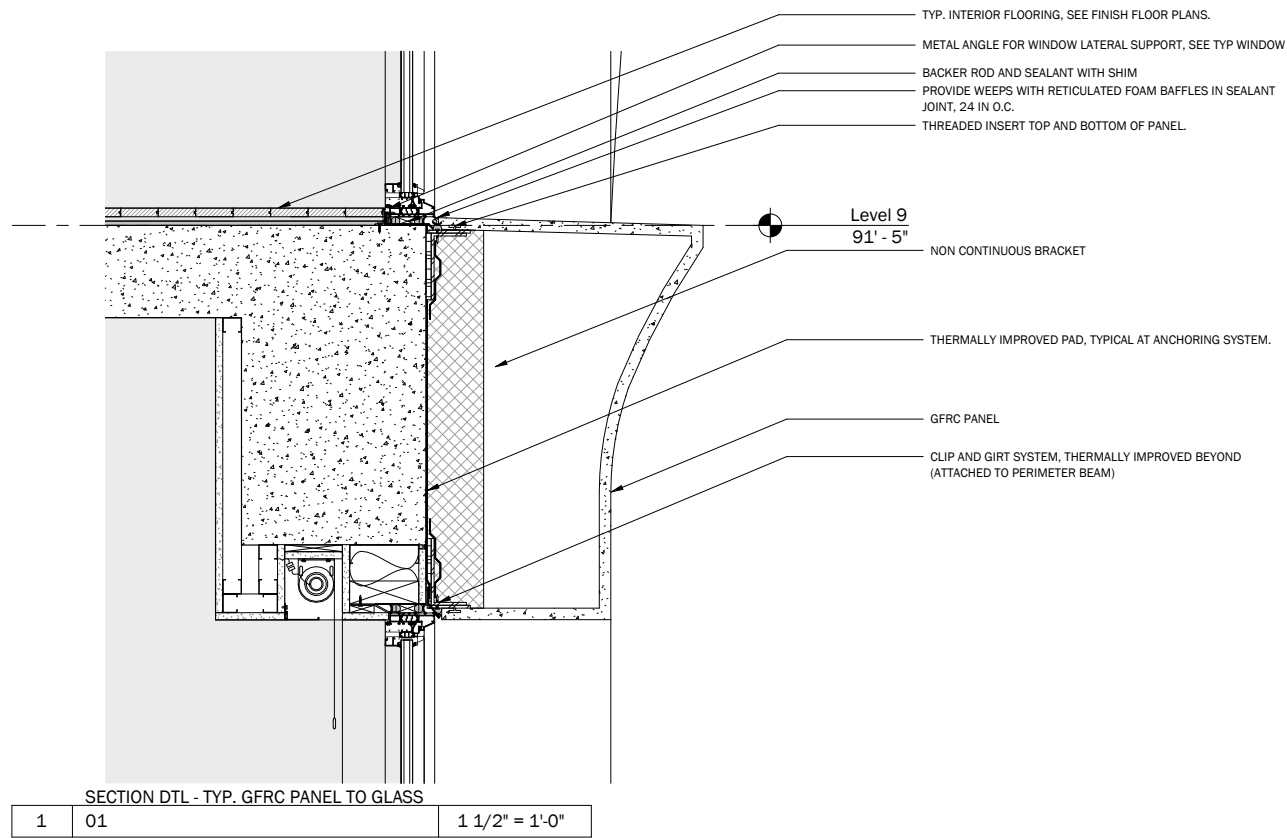
27 E 4th ST — **BASE DETAILS - LIGHTING & SIGNAGE**



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27 E 4th ST — WALL SECTIONS



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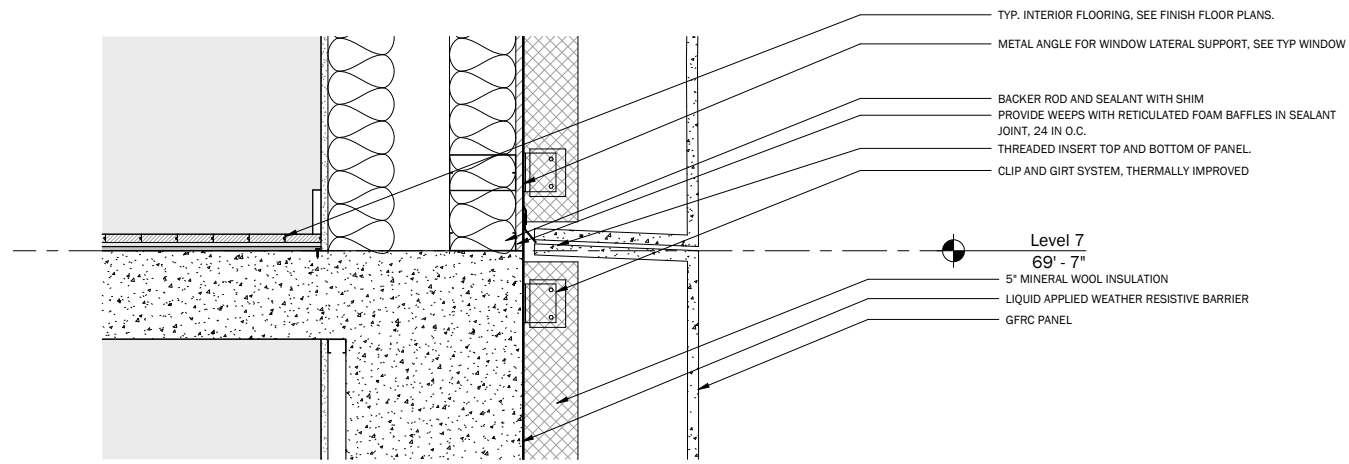
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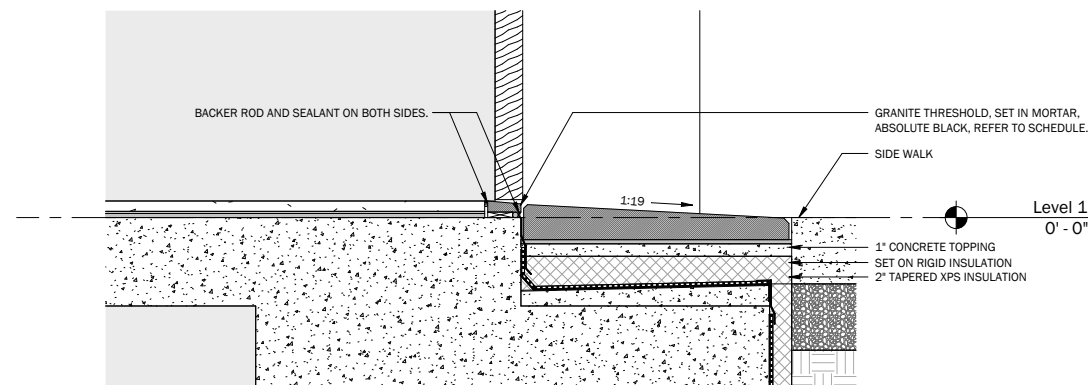
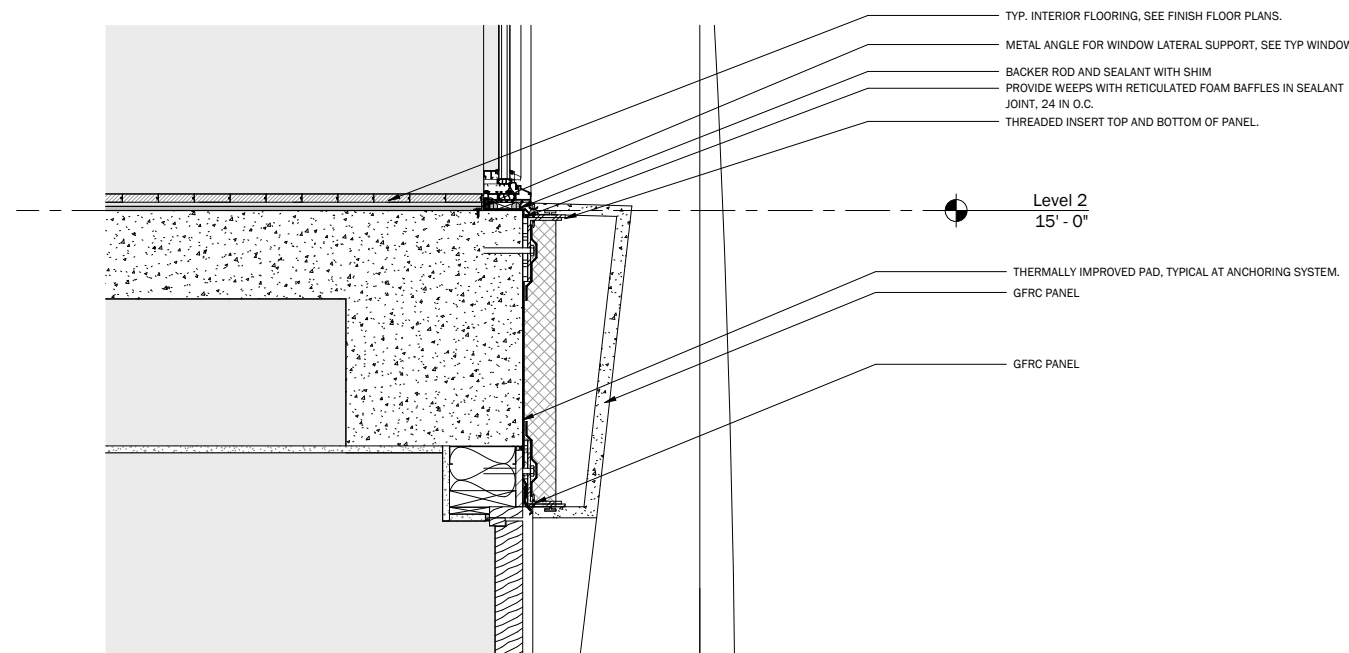
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PROJECT NUMBER
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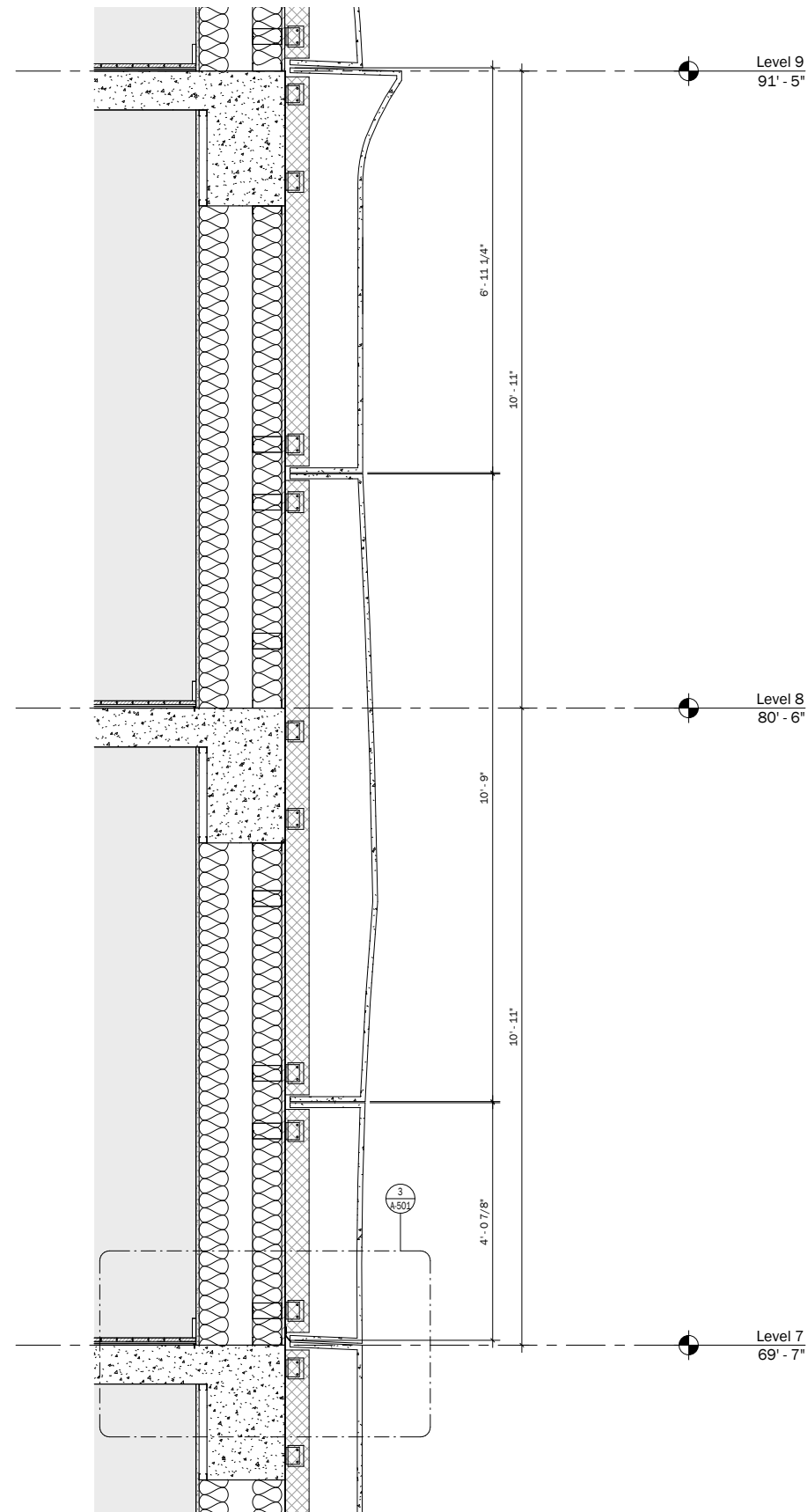
39



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



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



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

27 E 4th ST — WALL SECTIONS



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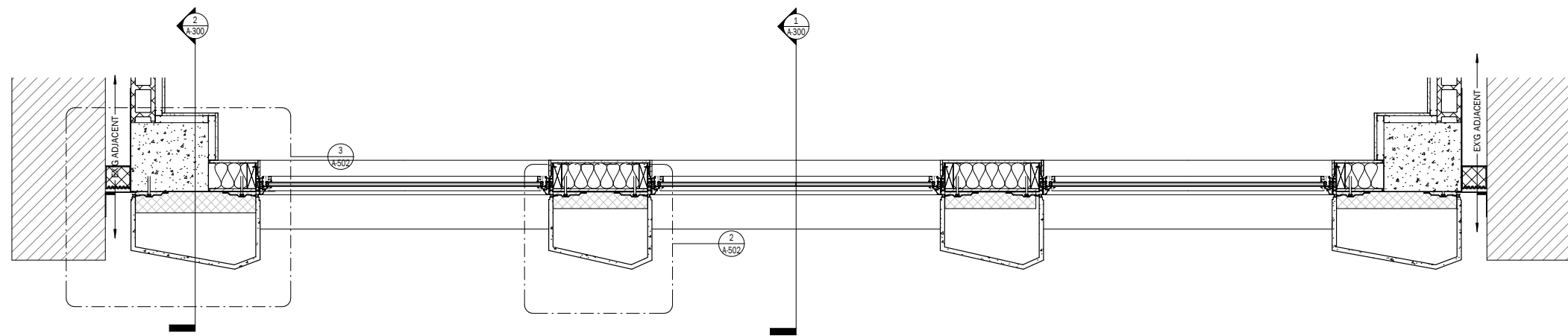
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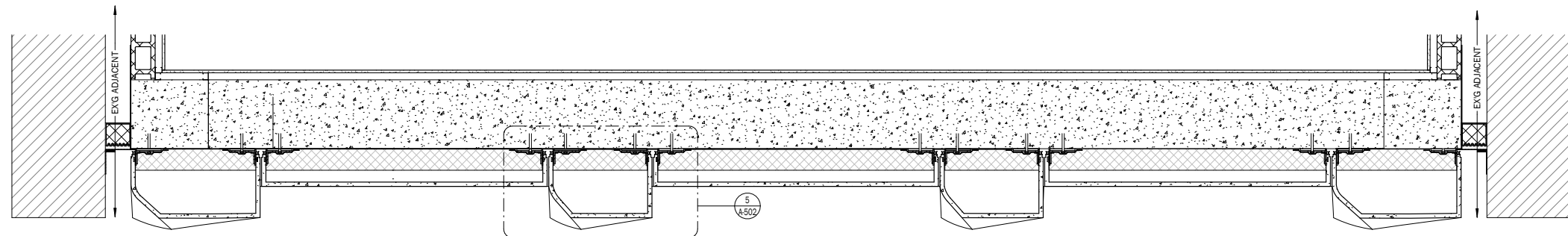
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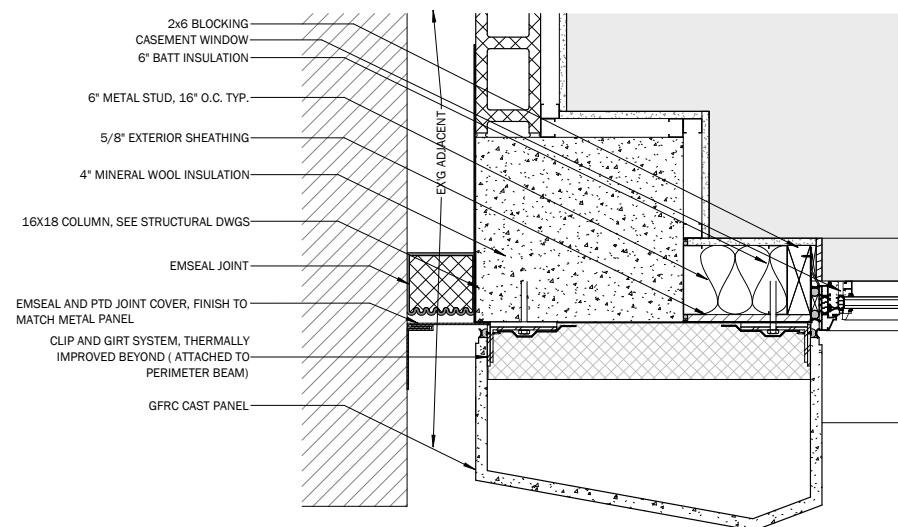
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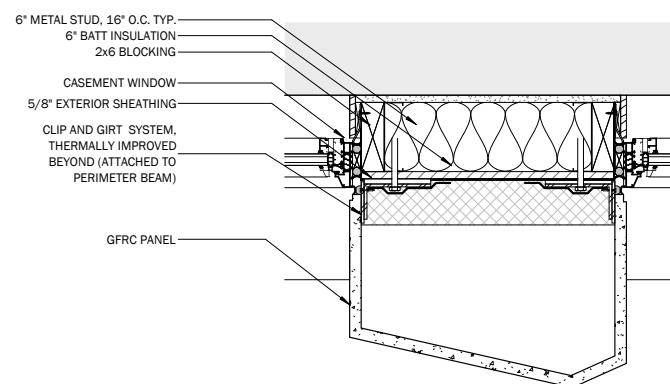
PLAN SECTION DTL - GFRF PANEL + WINDOW		
1		3/4" = 1'-0"



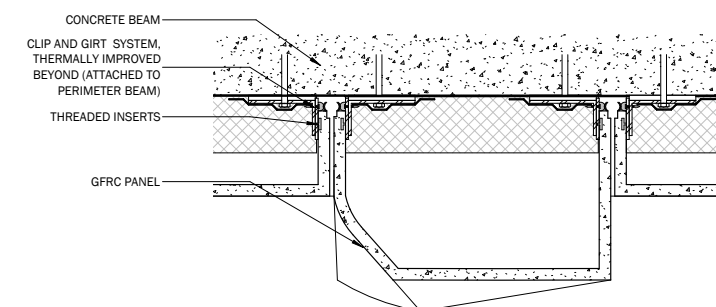
PLAN SECTION DTL - GFRF PANEL		
4		3/4" = 1'-0"



PLAN SECTION DTL - TYP. GFRF PANEL AT LOTLINE		
3		1 1/2" = 1'-0"



PLAN SECTION DETAIL - TYP. GFRF PANEL TO GLASS		
2		1 1/2" = 1'-0"



PLAN SECTION DTL - GFRF TO GFRF		
5		1 1/2" = 1'-0"

27 E 4th ST — WALL SECTIONS



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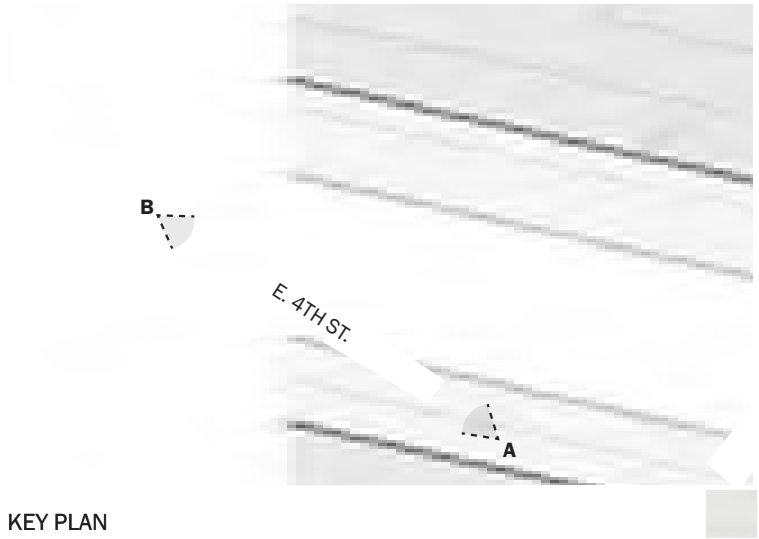
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EAST STREET VIEW - FROM E 4TH ST & BOWERY



KEY PLAN



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

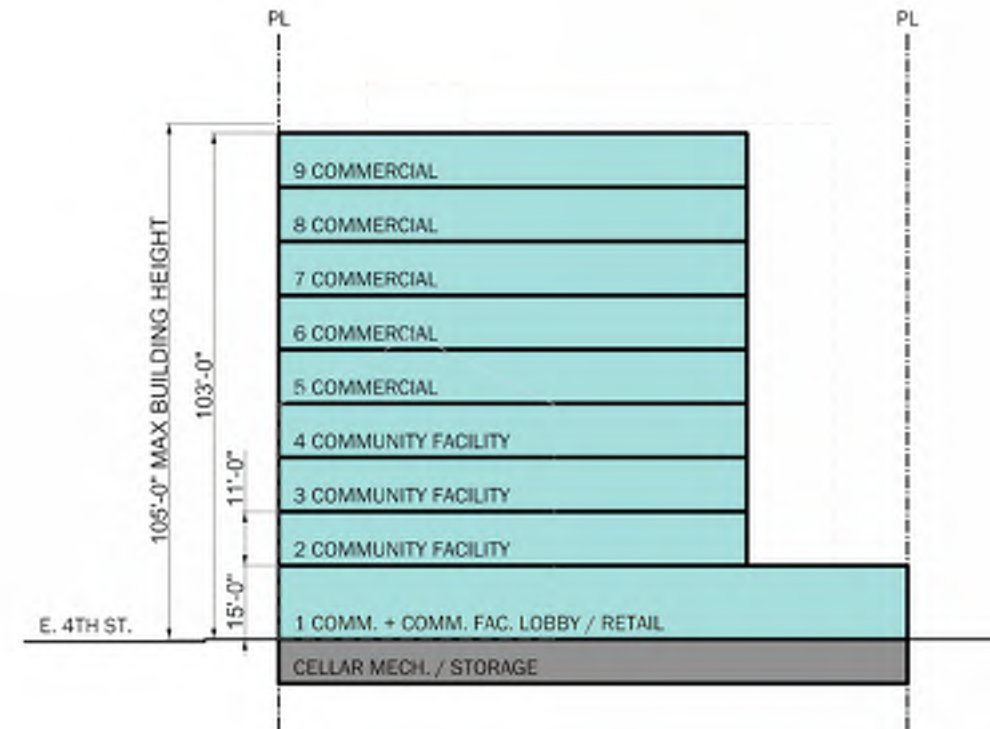
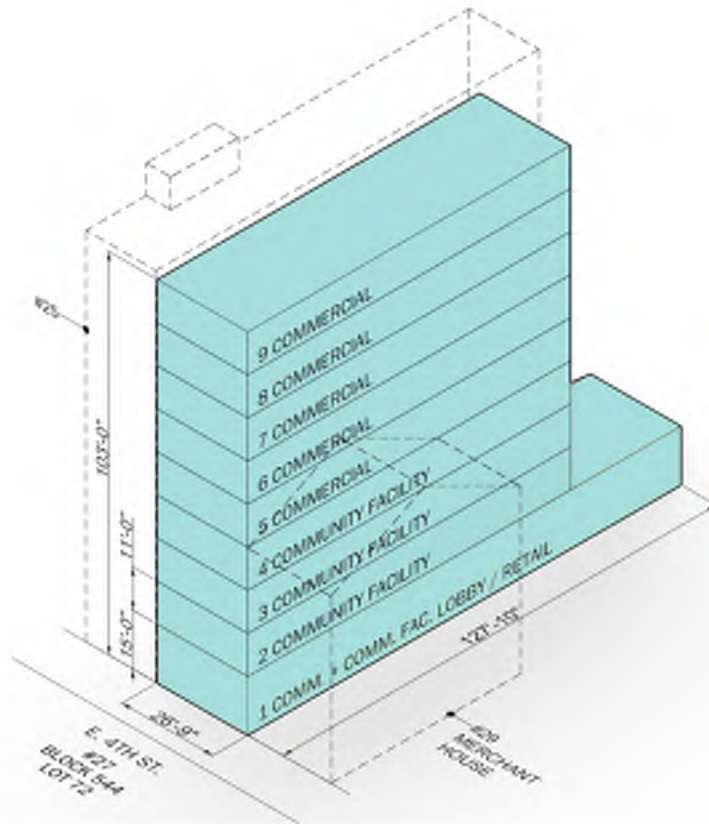
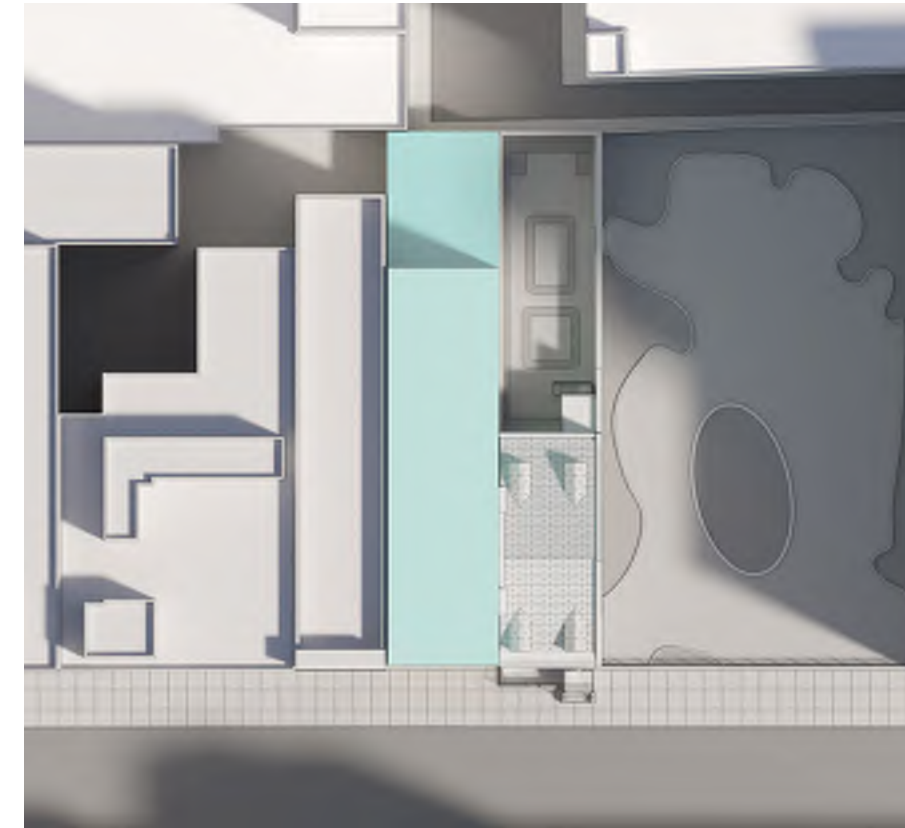
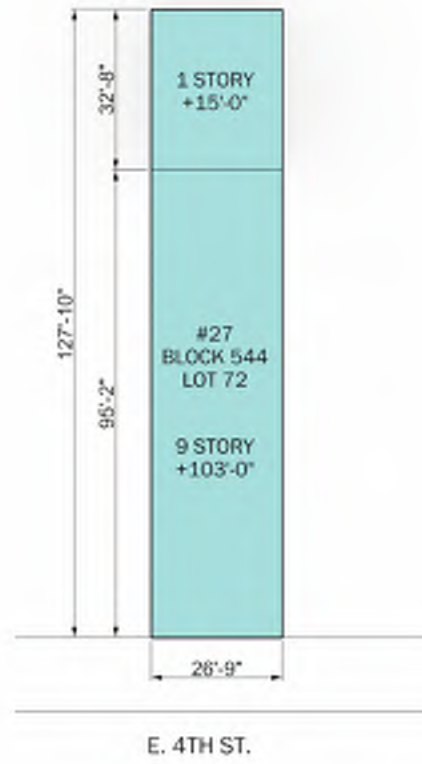


B - WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE



WEST STREET VIEW - FROM E 4TH ST & LAFAYETTE

27 E 4th ST — VISIBILITY STUDIES



27 E 4th ST — ZONING DIAGRAMS



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STRUCTURAL DESIGN

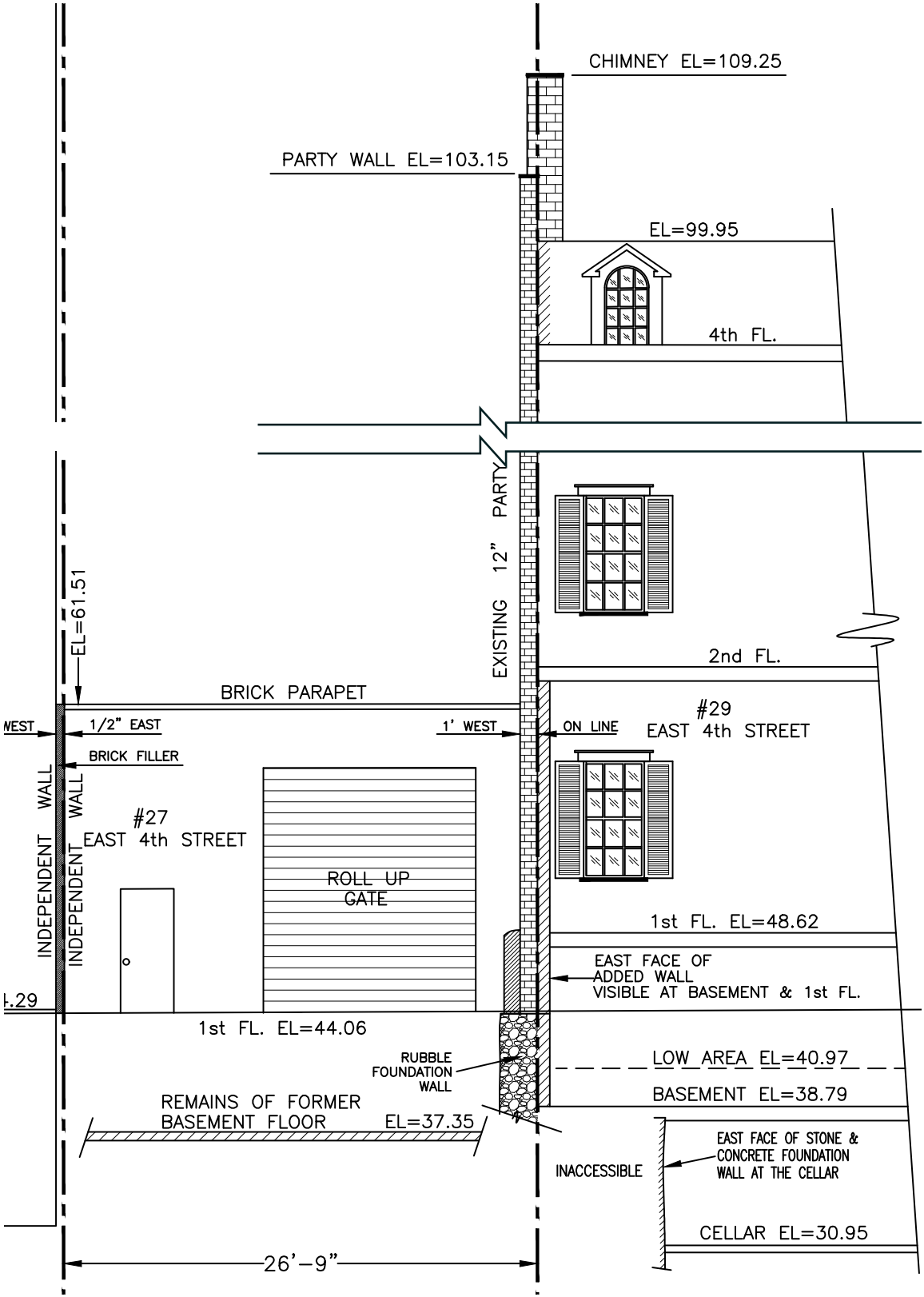


1960'S LOT LINE WALL CONDITION



CURRENT LOT LINE WALL CONDITION

REVISED NEW NAVD 88 DATUM



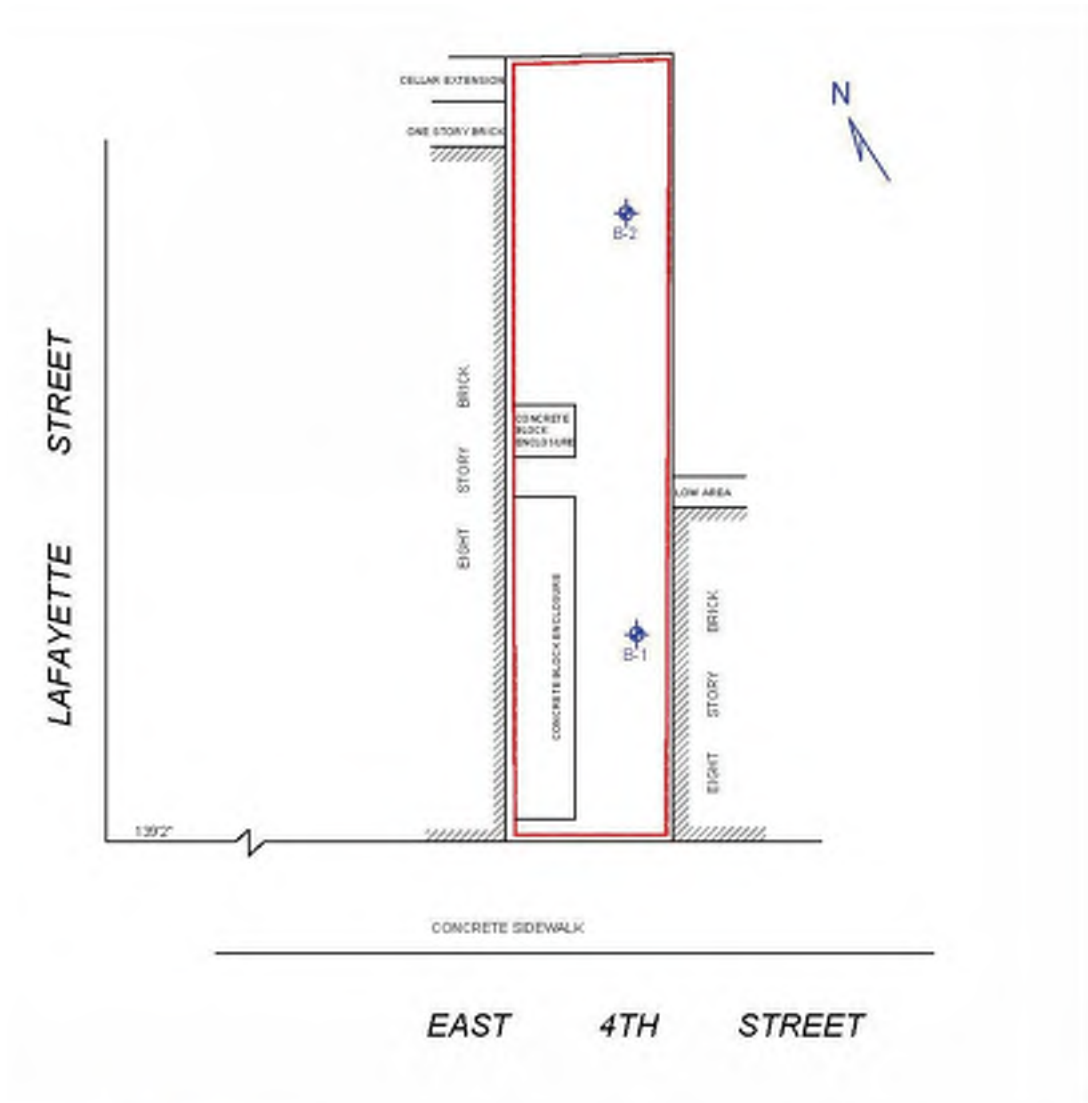
27 E 4th ST — **CURRENT STRUCTURAL DESIGN: LOT LINE WALL CONDITION**



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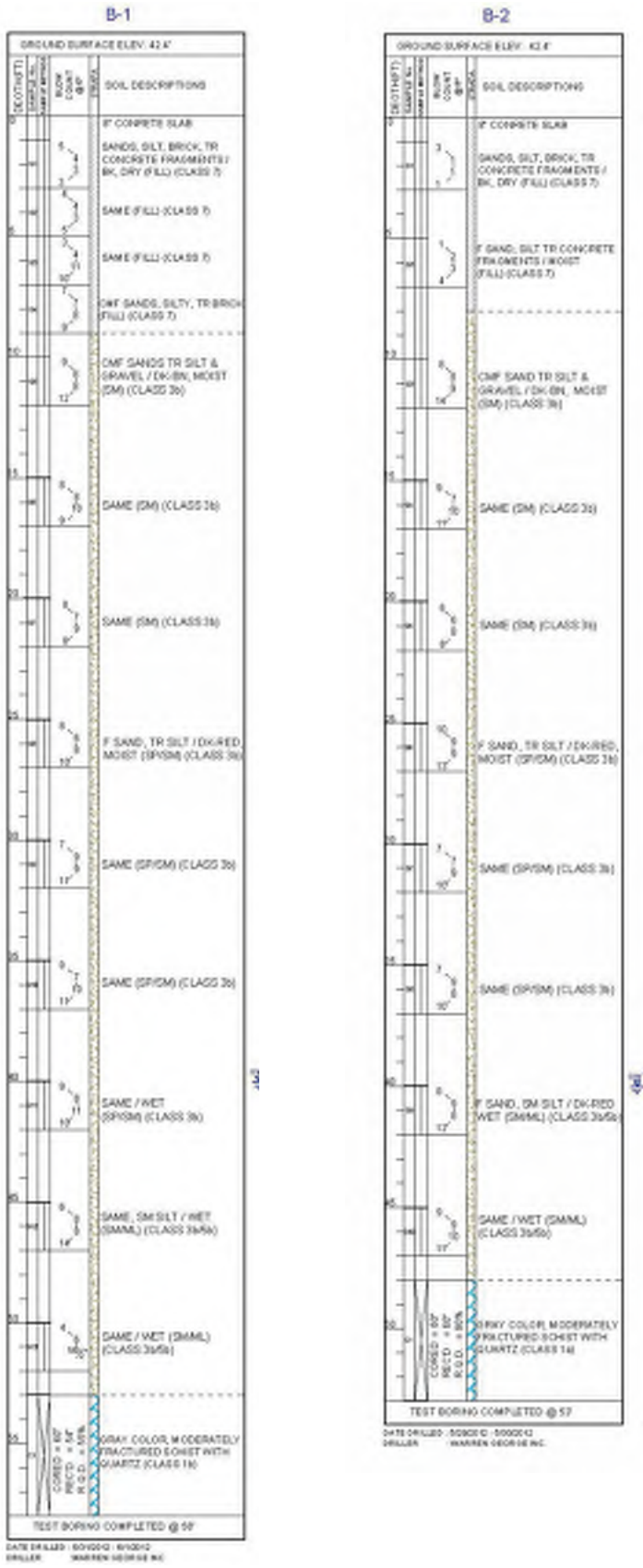


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GEOTECHNICAL INVESTIGATION SITE PLAN

- 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



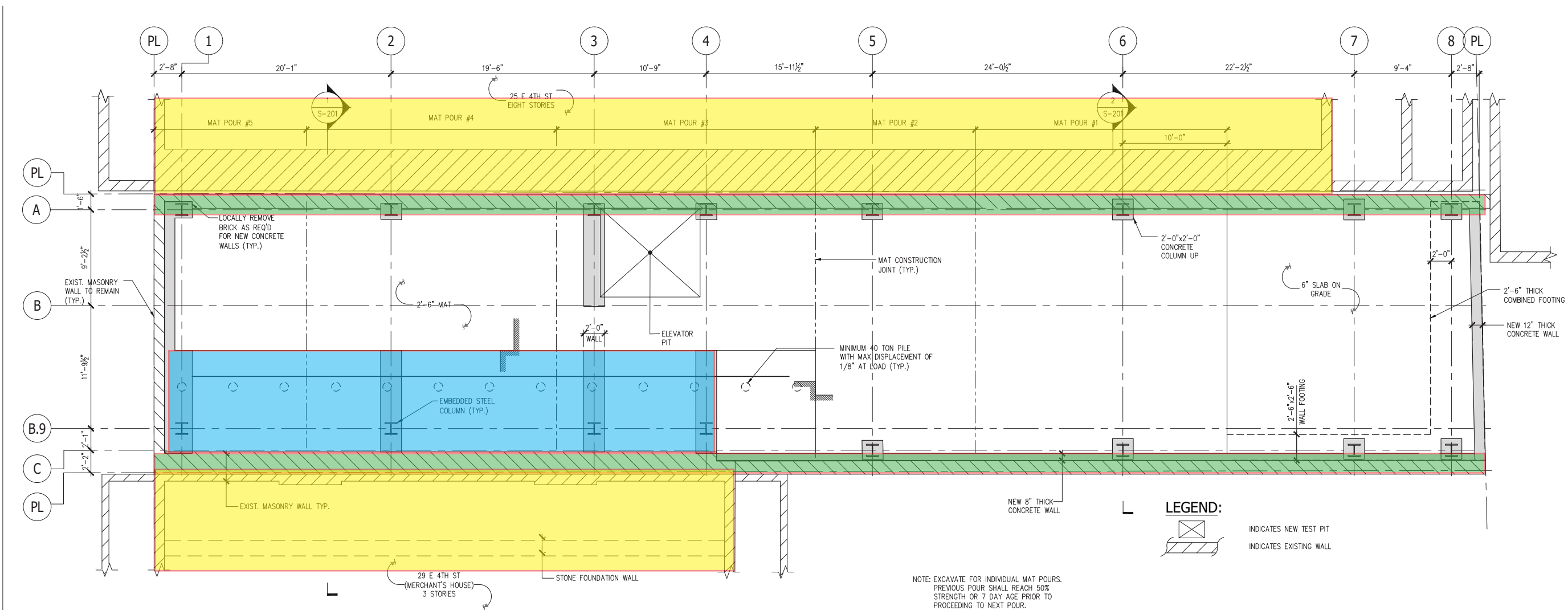
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1 FOUNDATION PLAN
FO-101 SCALE: 3/16"=1'-0"

- 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 UNFORMLY 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

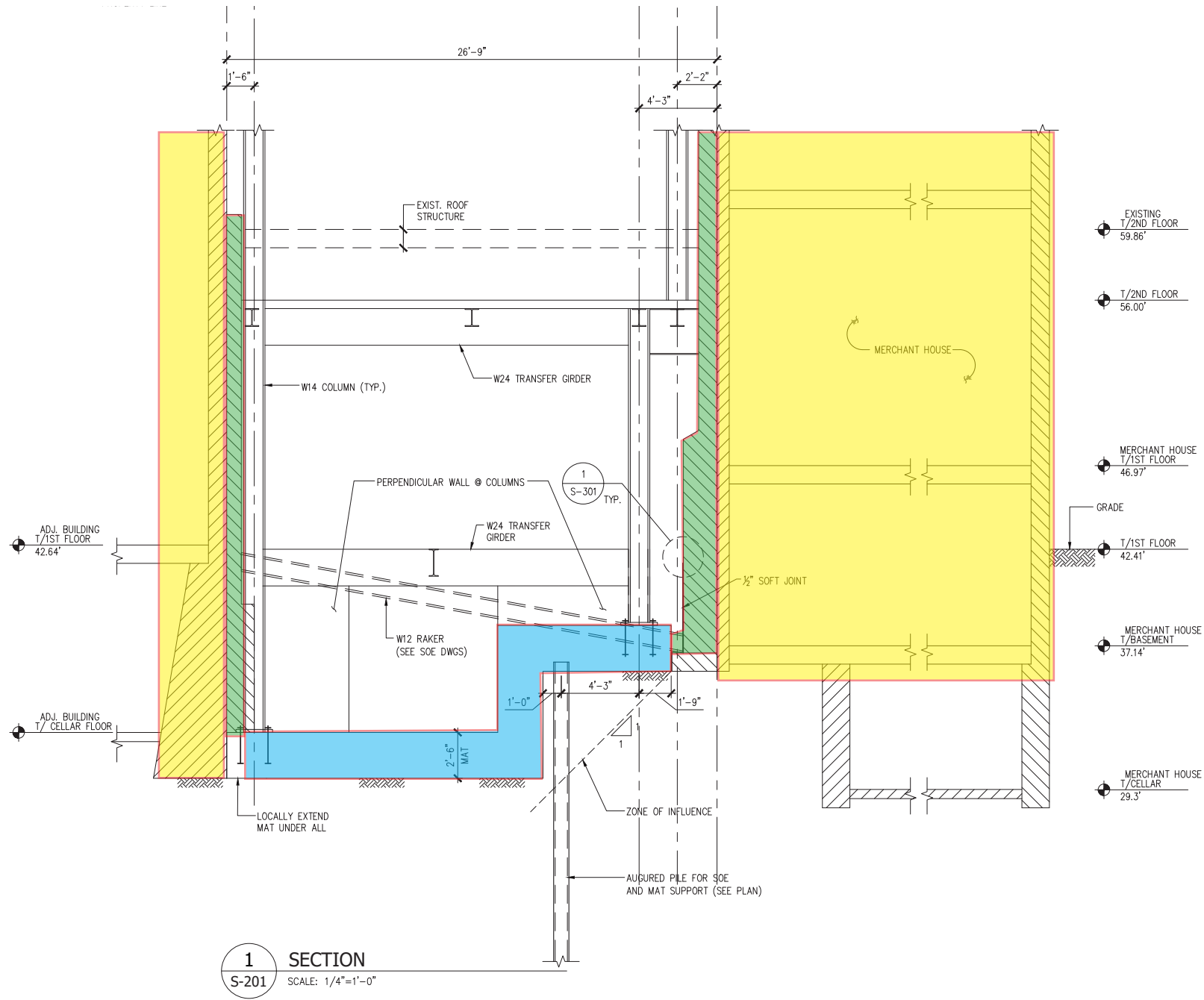


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- STEEL COLUMNS SUPPORTING NEW BUILDING PULLED BACK FROM EXISTING MASONRY LOT LINE WALL AT MH.
- STEPPED MAT FOUNDATION USED TO MINIMIZE EXCAVATION AND SETTLEMENT.
- PILES TO PROVIDE SUPPORT OF EXCAVATION AND ADDITONAL SUPPORT TO MAT AJDACENT TO MERCHANT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



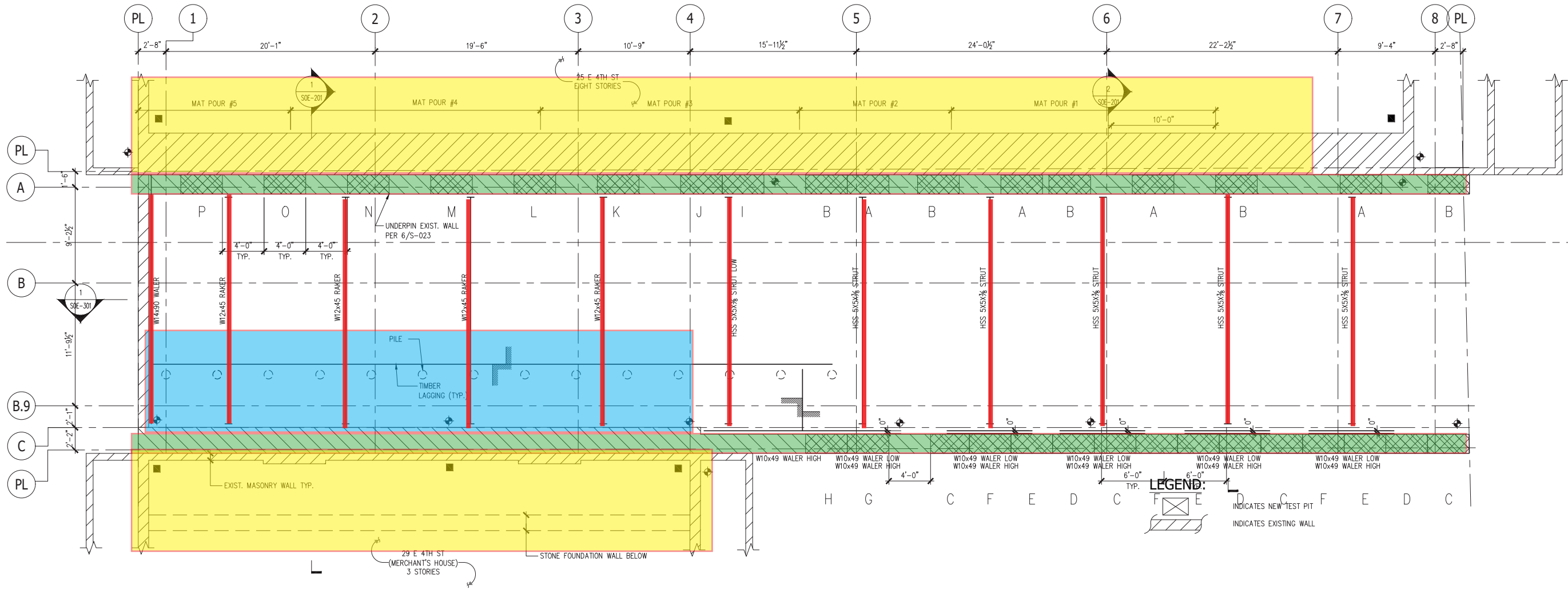
27 E 4th ST — **CURRENT STRUCTURAL DESIGN: DESIGN OF NEW BUILDING**



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1 SUPPORT OF EXCAVATION PLAN
 SOE-100 SCALE: 3/16"=1'-0" N

- SUPPORT OF EXCAVATION AND CONSTRUCTION FOLLOW A CONTROLLED SEQUENCE THAT MAINTAINS LATERAL BRACING OF MERCHANT HOUSE.
- SHELVED 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**

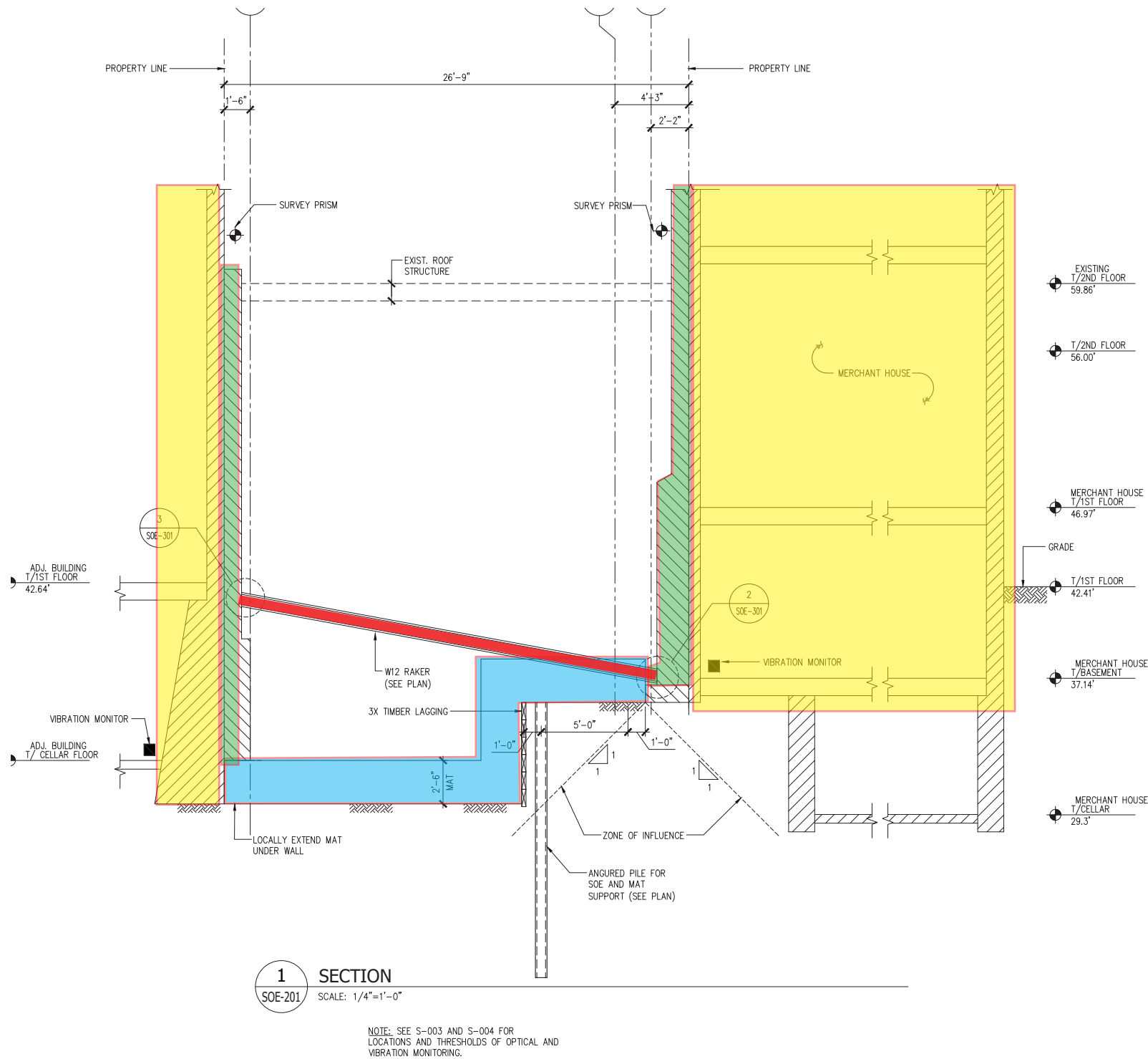


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GENERAL SEQUENCE ADJACENT MERCHANT'S HOUSE:

1. REMOVE EXIST PARTITIONS AND SLAB ON GRADE.
2. INSTALL AUGERED PILES APPROX 7' FROM EXIST FOUNDATION.
3. REMOVE EXIST FILL/DEBRIS DOWN TO APPROX ORIGINAL CELLAR FLOOR.
4. INSTALL BRACES.
5. EXCAVATE TO SUBGRADE LEVEL FOR MAT, INSTALLING LAGGING AS EXCAVATION PROGRESSES.
6. INSTALL UNDERPINNING AT 27 E 4TH WESTERN LOT LINE WALL.
7. INSTALL MAT FOUNDATION.
8. INSTALL NEW BUILDING UP TO 2ND FLOOR.
9. REMOVE EXIST ROOF AND THEN INSTALL REMAINDER OF NEW BUILDING.

SUPPORT OF EXCAVATION SECTION

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



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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 ±0.01 FT. MAXIMUM ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT ¼ IN.	SURVEY MEASUREMENTS MADE TWICE A WEEK TO AN ACCURACY OF ±0.05 FT. DURING DEMOLITION AND EXCAVATION, CONTINUOUS AUTOMATIC SURVEY TO AN ACCURACY OF ±0.05 FT. MAXIMUM ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT ¼ IN. NOTIFICATION AND REVIEW THRESHOLD ⅝ IN.	SURVEY MEASUREMENTS MADE TWICE A WEEK TO AN ACCURACY OF ±0.01 FT. MAXIMUM ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT ¼ 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 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 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
- SETTLEMENT 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 1/8”
- REPEAT VIBRATION MONITORING 2 MONTHS PRIOR TO CONSTRUCTION

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



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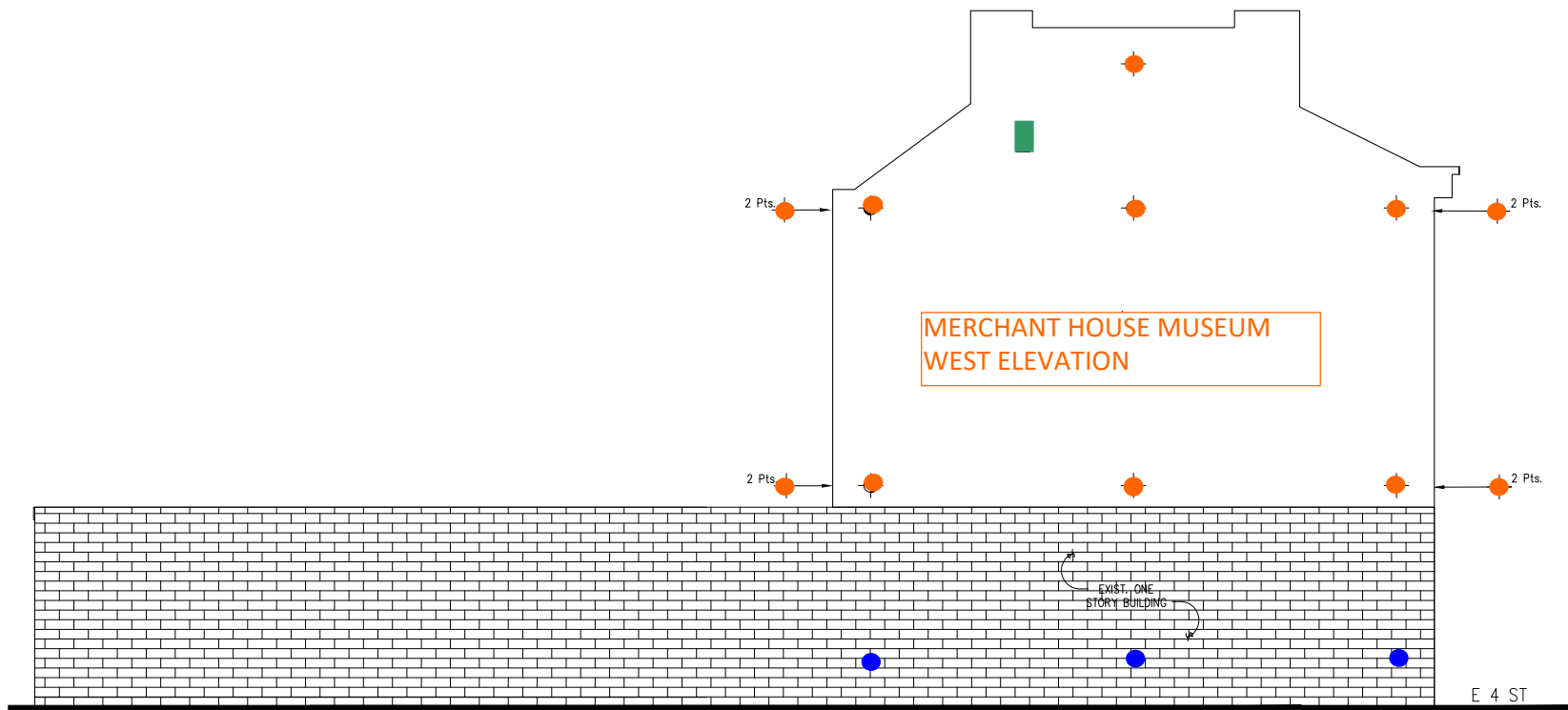
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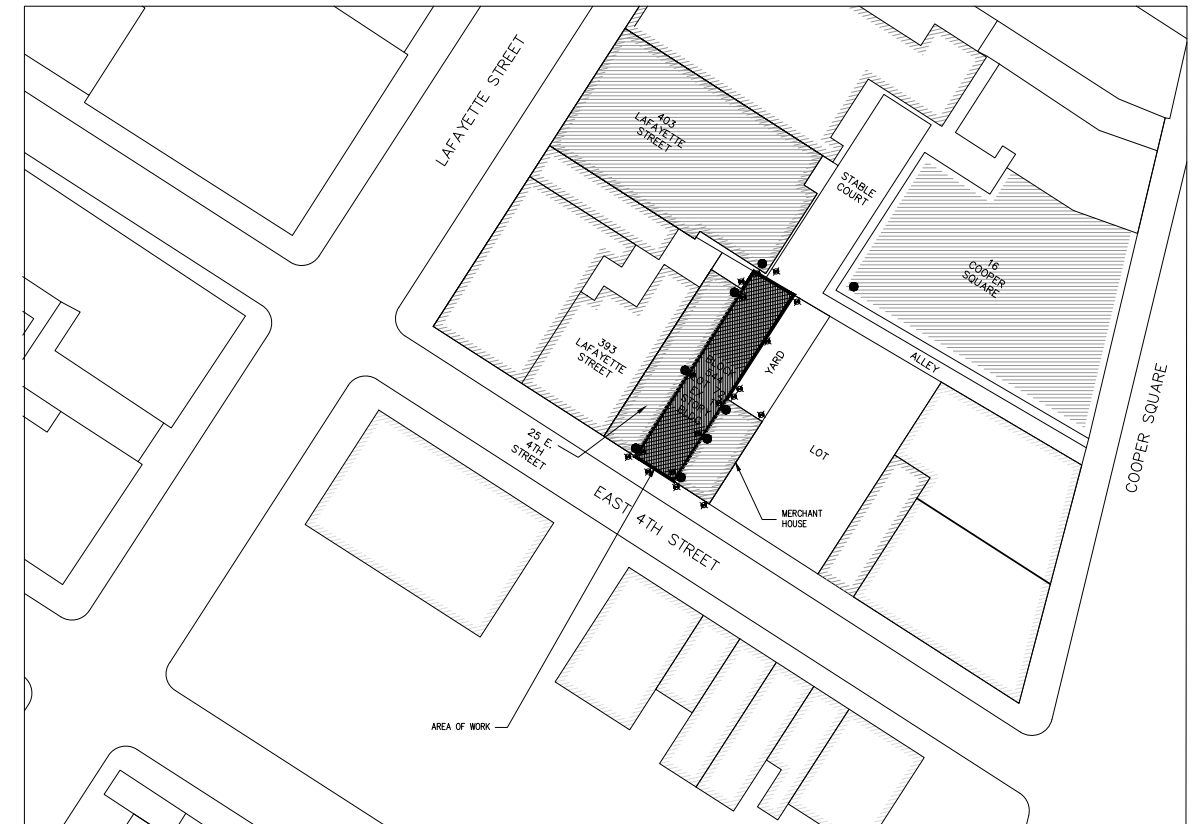
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1 WEST SURVEY ELEVATION
SCALE: 1/8"=1'-0"

LEGEND:

- SURVEY POINTS TO BE MONITORED DURING CONSTRUCTION FOR MOVEMENT
- BIAXIAL TILTMETER
- VIBRATION MONITOR



2 VIBRATION MONITORING PLAN
N.T.S.

LEGEND:

- CONSTRUCTION AREA
- BUILDING TO BE MONITORED FOR VIBRATION
- PLANNED LOCATION OF VIBRATION MONITORS LOCATED IN BUILDING CELLARS OR MOUNTED TO EXTERIOR FACE OF MASONRY WALL AT GROUND FLOOR
- ⊕ LOCATION OF SURVEY PRISM AT 2ND FLOOR AND TOP OF BUILDING (NATURAL TARGETS PERMITTED-EXCLUDING MERCHANT HOUSE)

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



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IV

**APPENDIX
PLANS, ELEVATIONS, &
SECTIONS**

EAST 4TH STREET
(60' WIDE STREET)

STEEL CURB
CONCRETE SIDEWALK
139'-11" TO CORNER

44.08' NAVD 88

26'-9" LOT WIDTH

44.19' NAVD 88

EXISTING SEVEN STORY BUILDING
393-399 LAFAYETTE STREET

EXISTING EIGHT STORY BUILDING
25 EAST 4TH STREET

26'-6" 42'-0" 26'-6" 32'-2"

STAIR BULKHEAD ELEVATOR BULKHEAD REAR YARD

157.10 NAVD 88 165.63 NAVD 88 157.10 NAVD 88

PROPOSED 9 STORY [LOT 72]
27 EAST 4TH STREET

147.08 NAVD 88

TERRACE AT 2ND FLOOR
59.08 NAVD 88

26'-11" LOT

EXISTING THREE STORY BUILDING
403 LAFAYETTE STREET

STABLE COURT

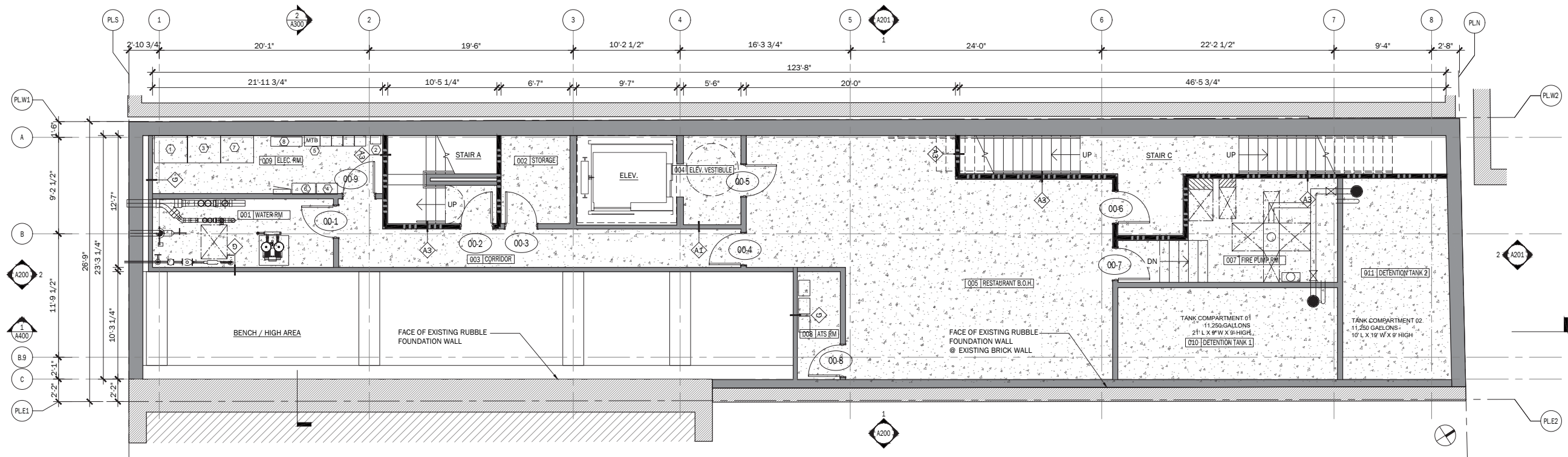
EXISTING THREE STORY BUILDING
29 EAST 4TH STREET

127'-10" LOT

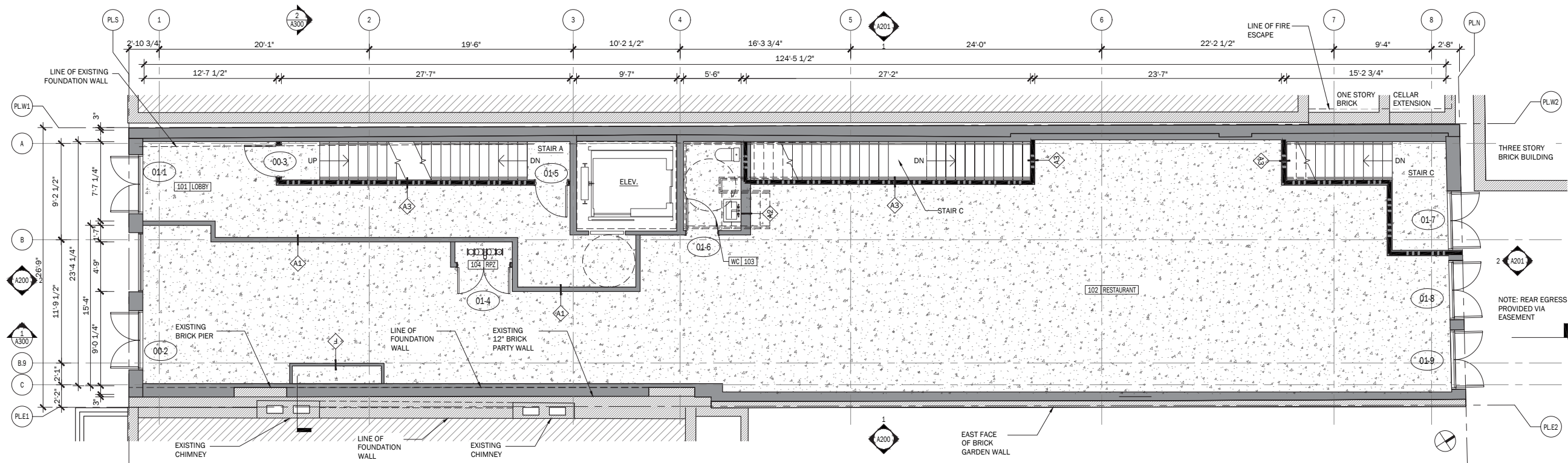
YARD

EXISTING PARK

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



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

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



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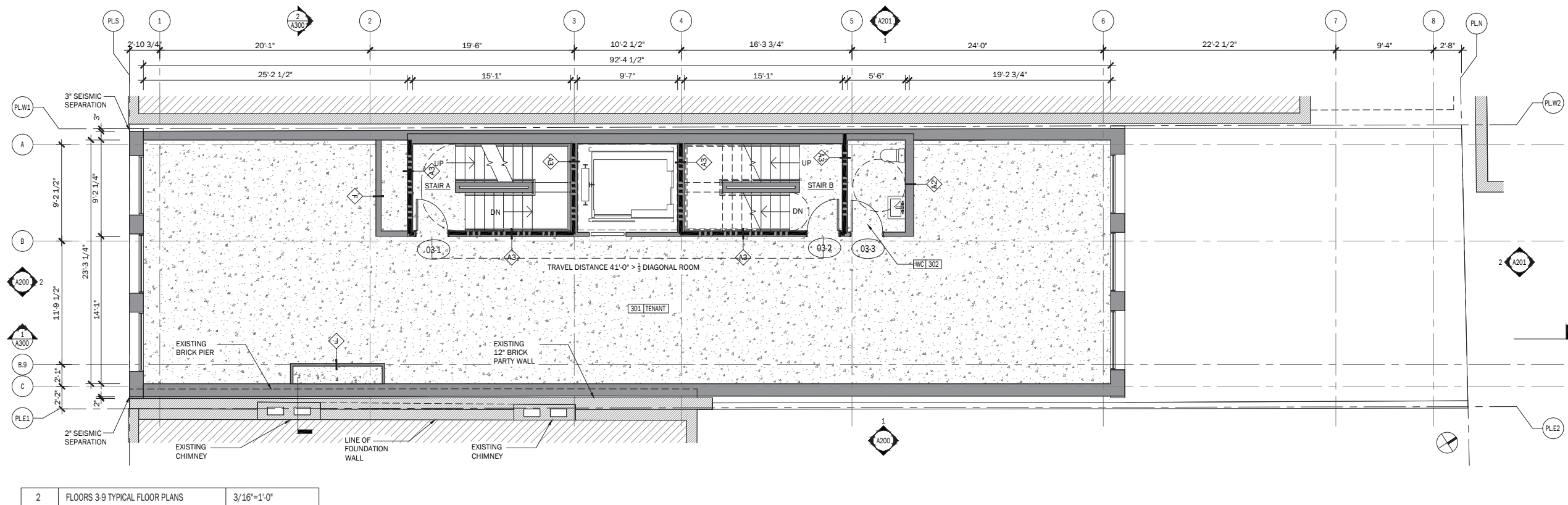
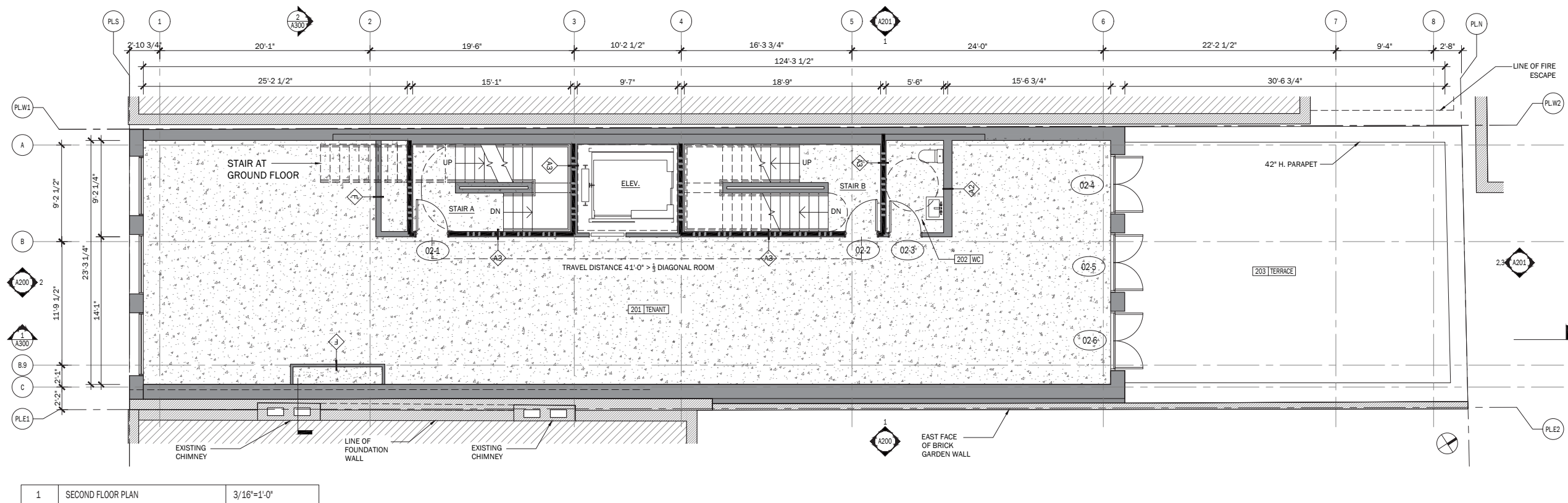
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27 E 4th ST — PROPOSED SECOND & TYPICAL FLOOR PLANS



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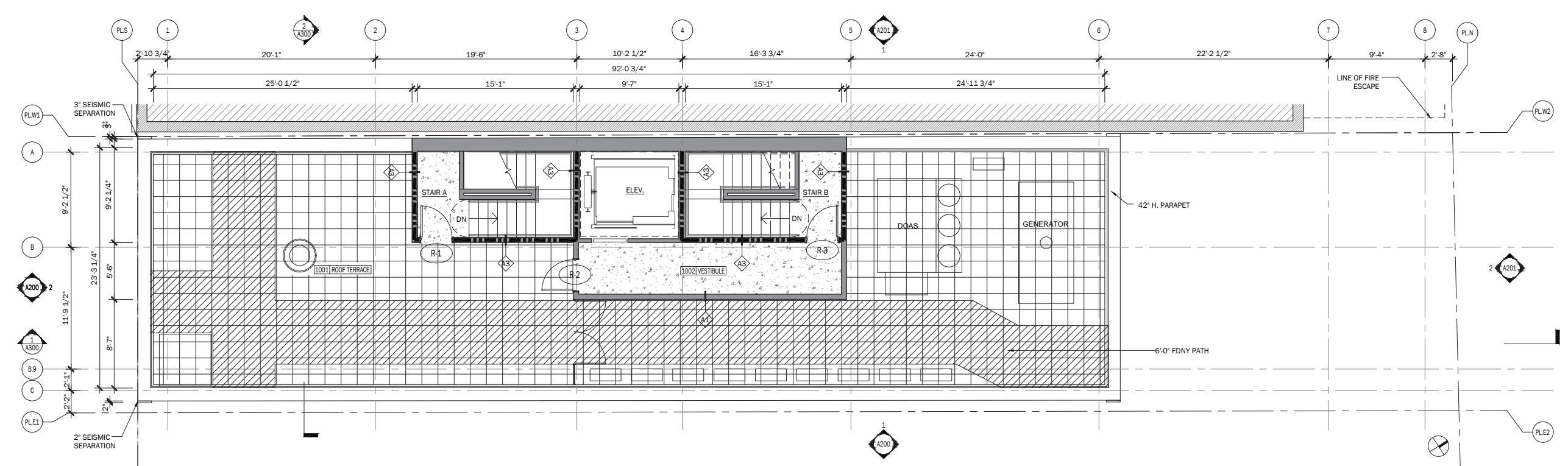
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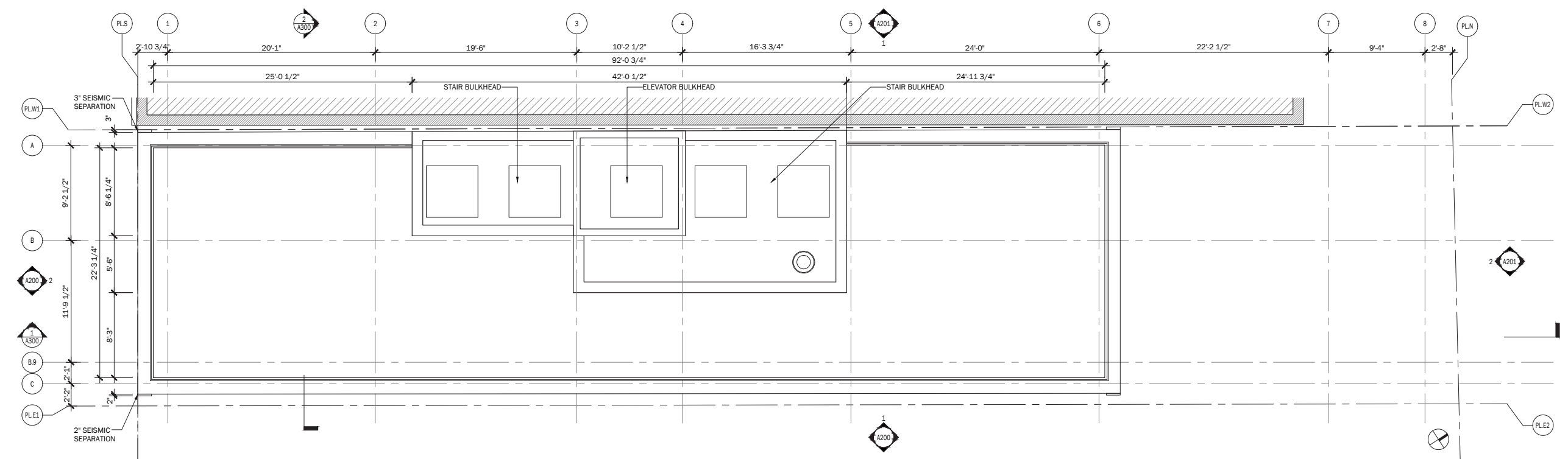
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1 ROOF PLAN 3/16"=1'-0"



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

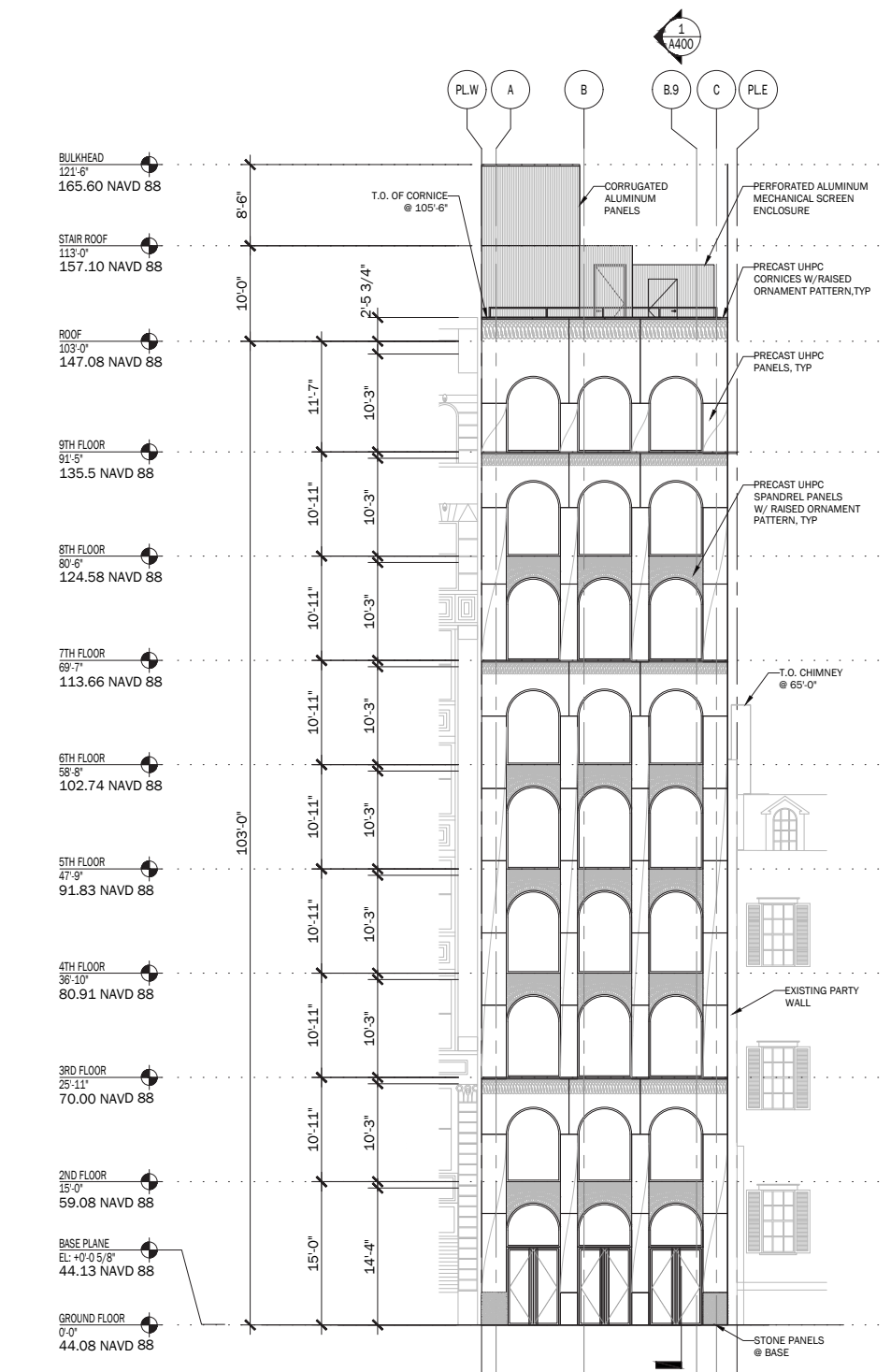
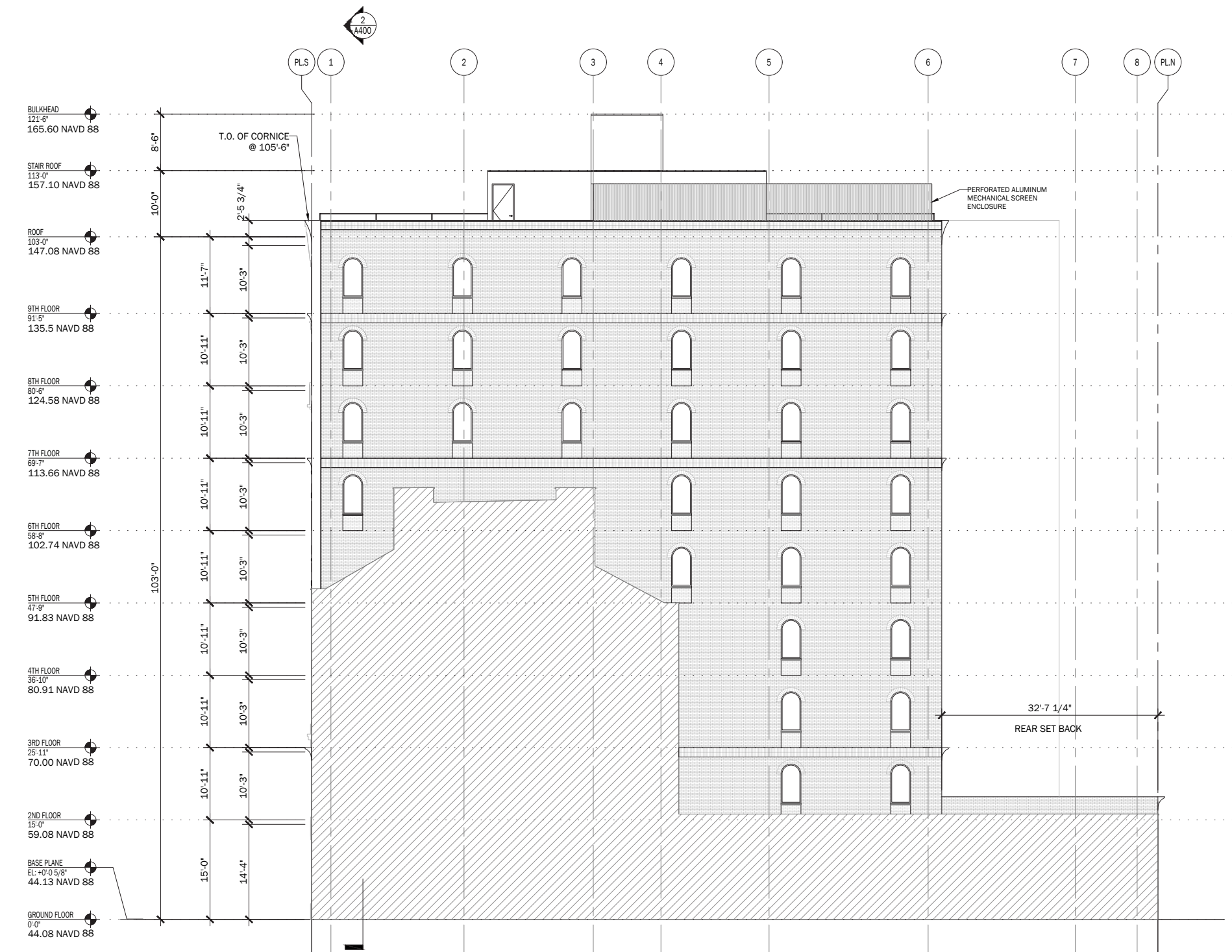
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27 E 4th ST — PROPOSED BUILDING ELEVATIONS



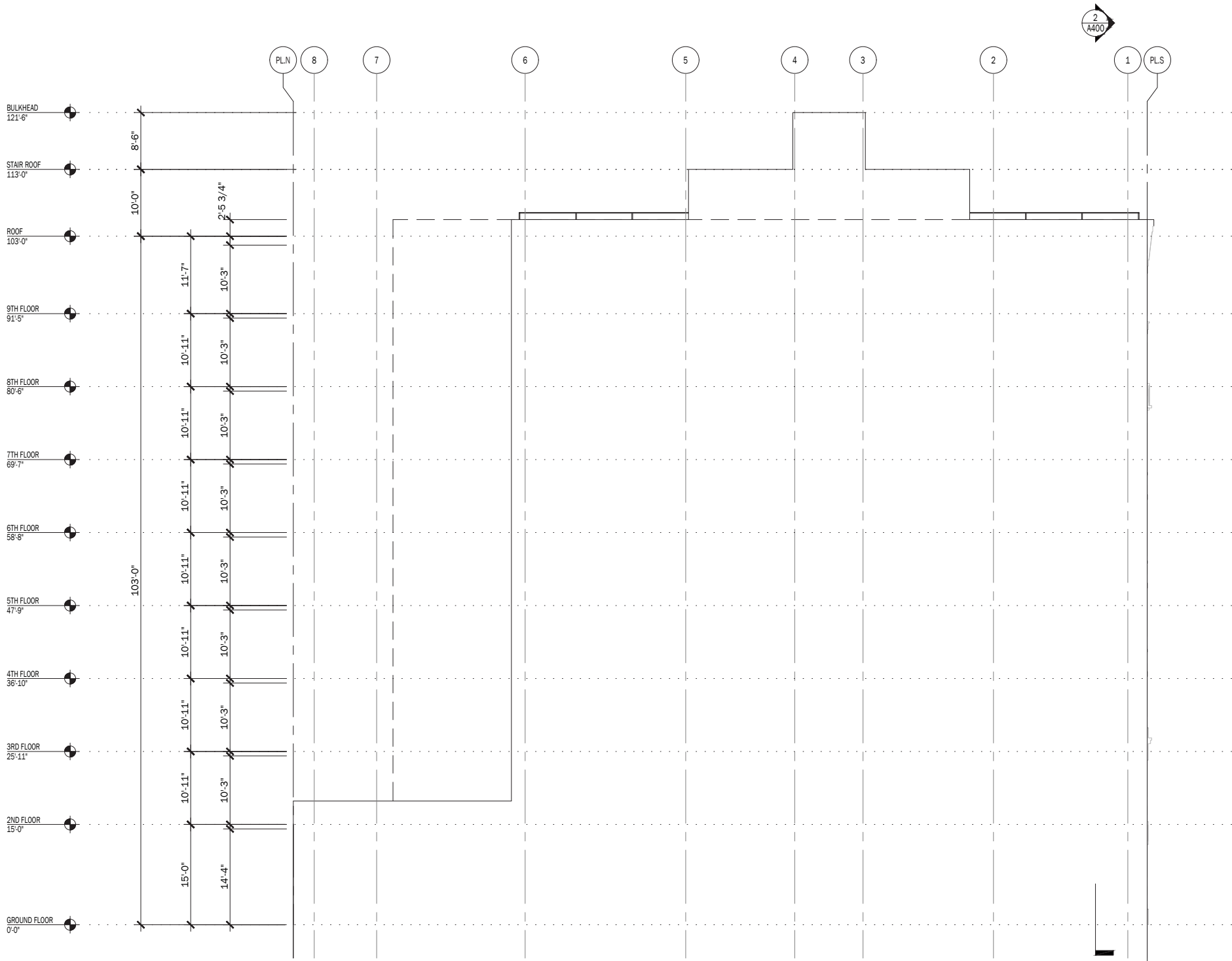
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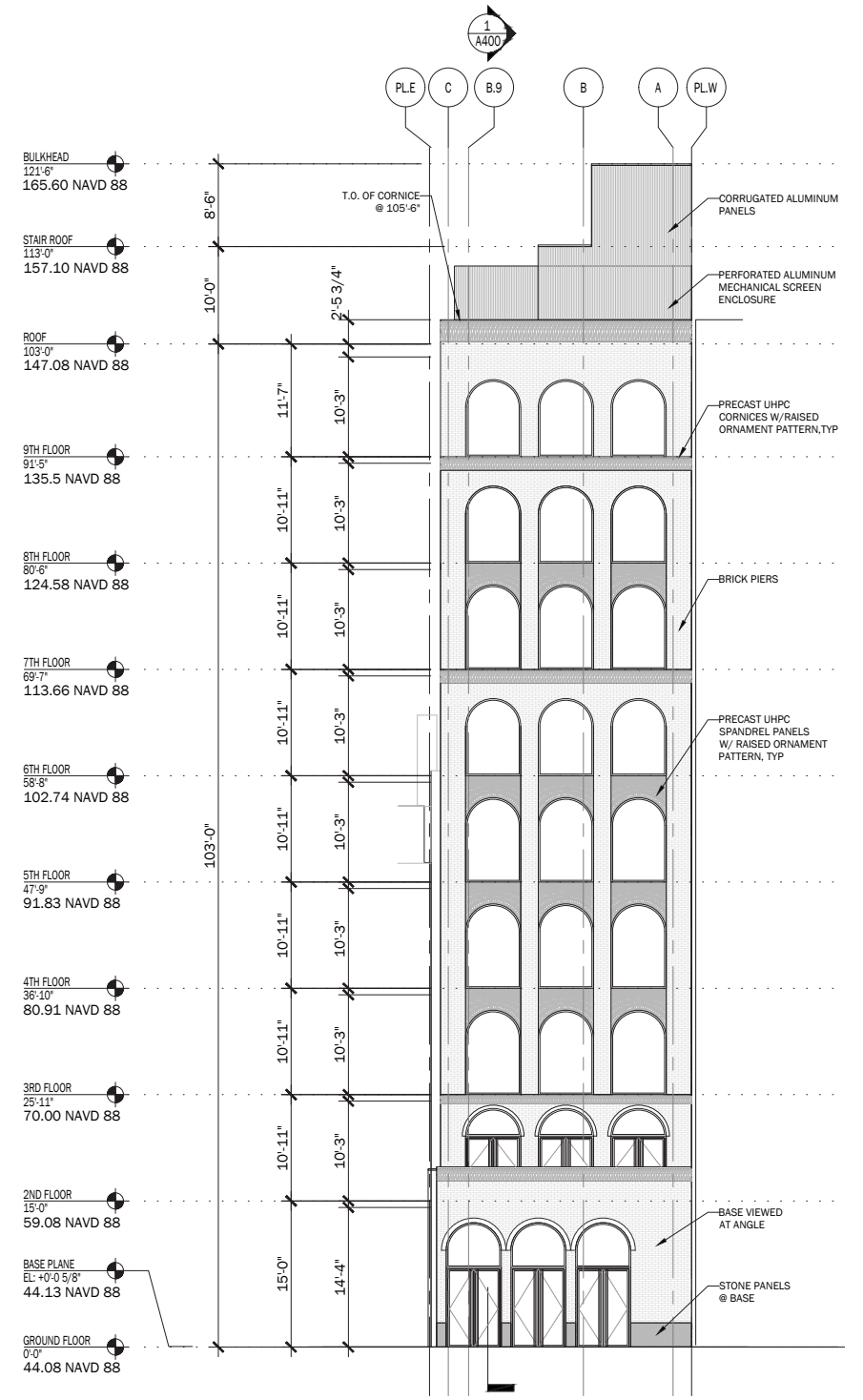
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1	BUILDING ELEVATION - WEST	3/32"=1'-0"
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2	BUILDING ELEVATION - NORTH	3/32"=1'-0"
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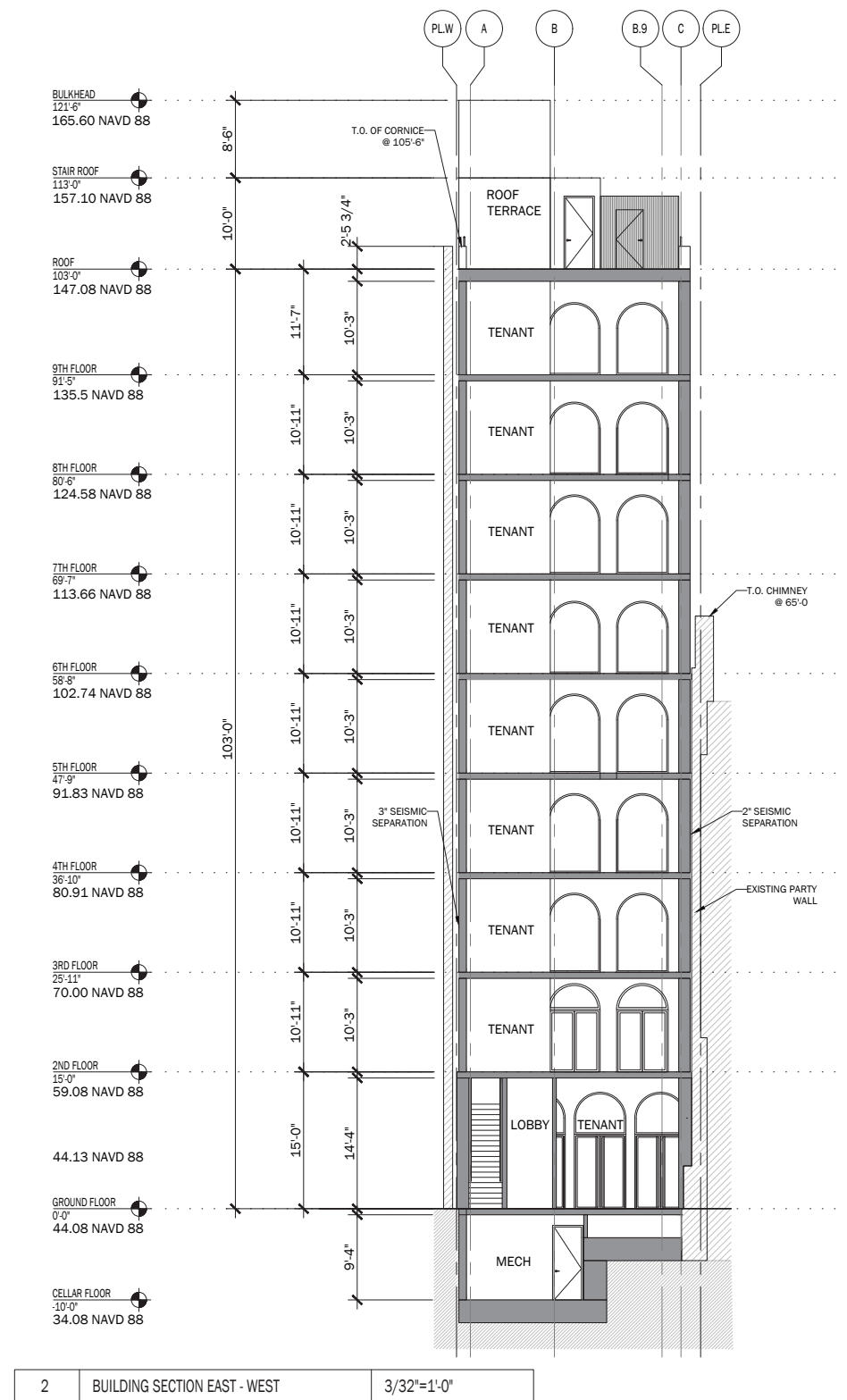
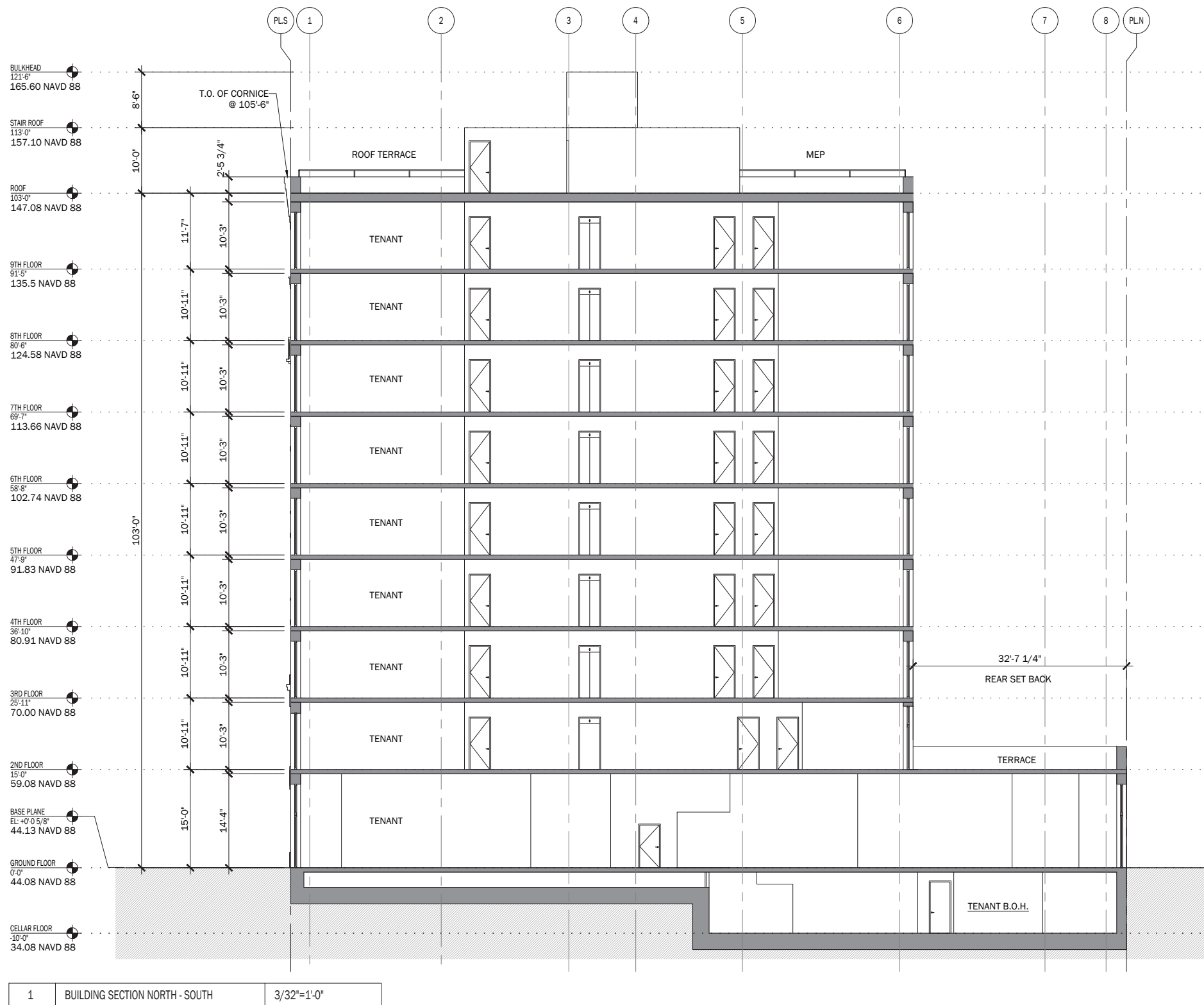
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27 E 4th ST — PROPOSED BUILDING SECTIONS

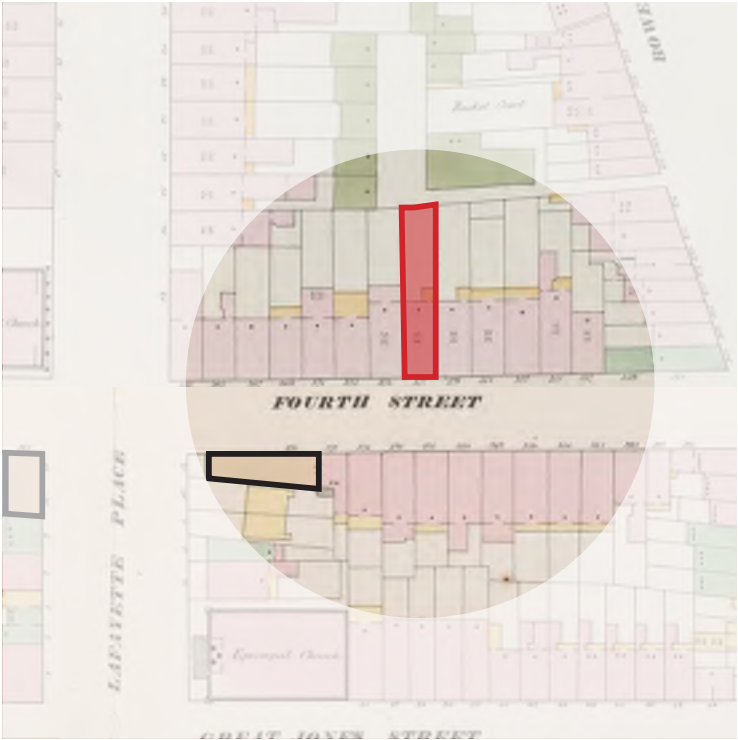


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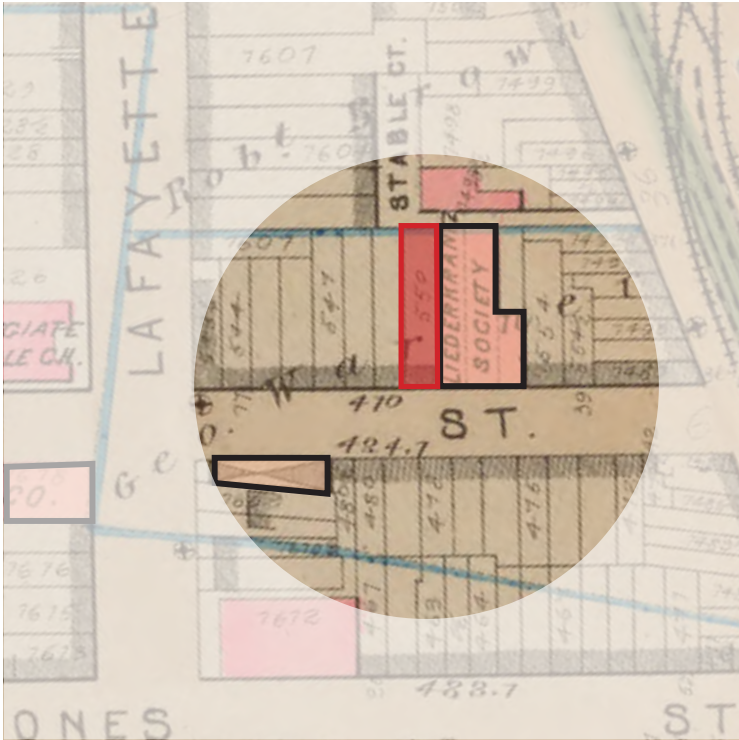
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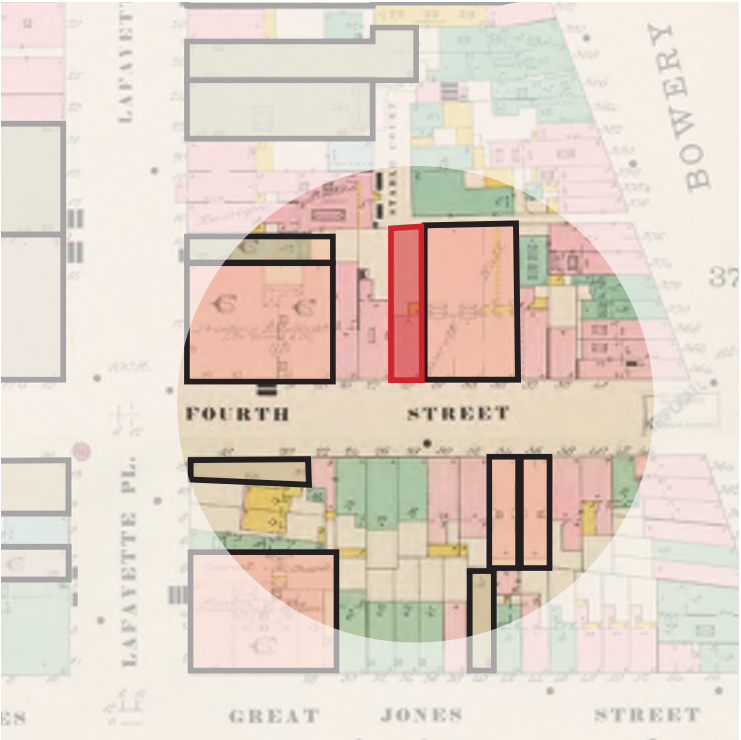
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PROJECT NUMBER 25.29
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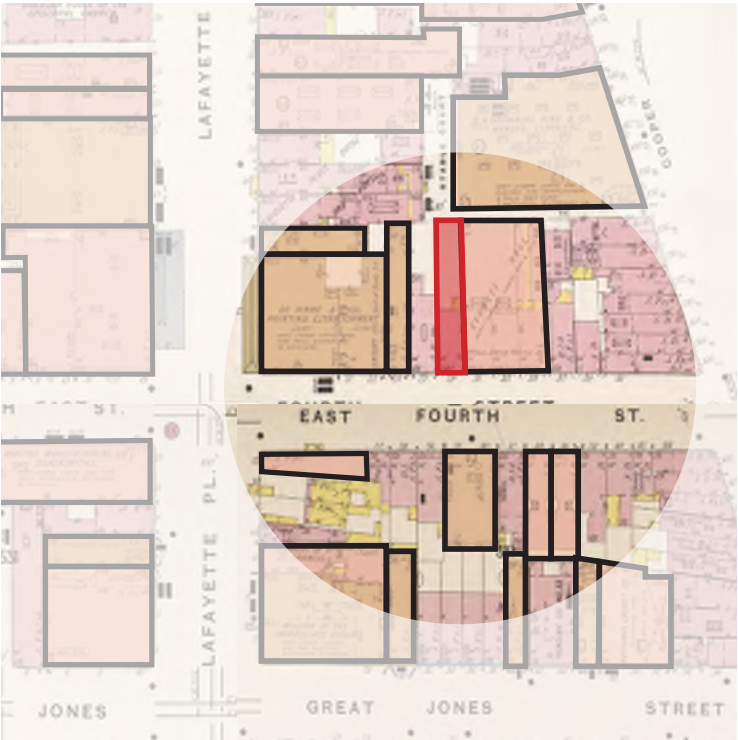
1857-62 PERRIS (NYPL)



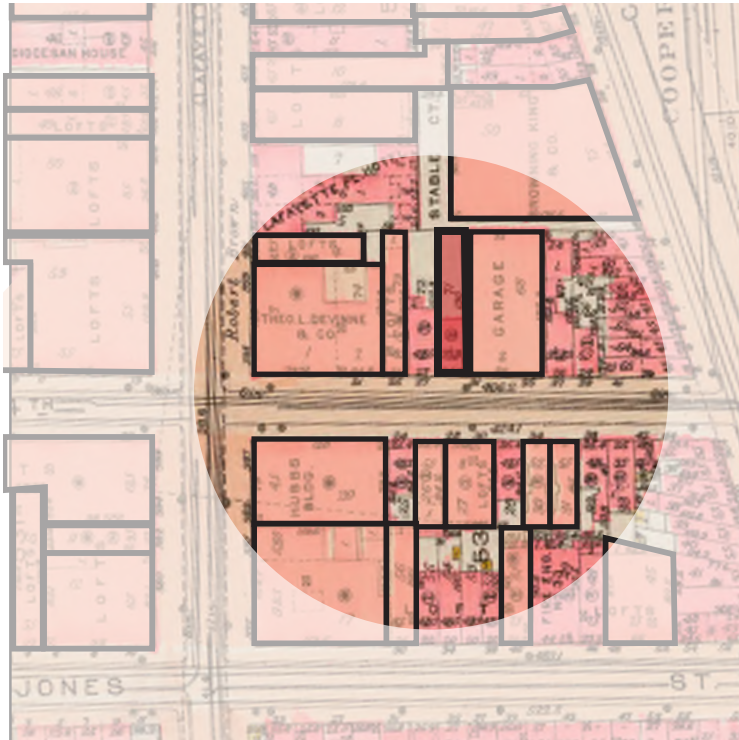
1879 BROMLEY (NYPL)



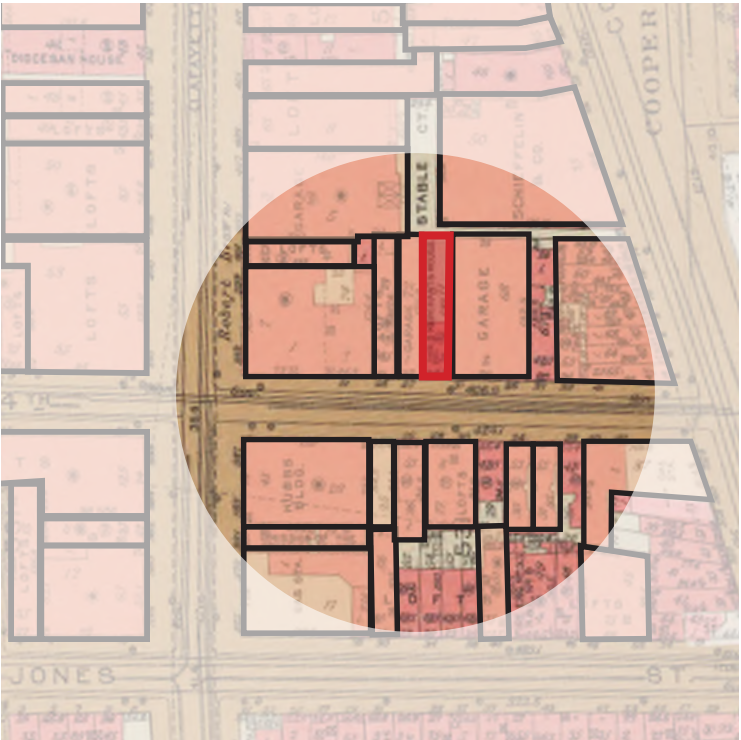
1895 SANBORN (NYPL)



1904 SANBORN (NYPL)



1923 SANBORN (NYPL)



1956 TO PRESENT SANBORN (NYPL)

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