



# Greenwich Village



## PROJECT DESCRIPTION AND NARRATIVE:

54 CHARLES STREET IS LOCATED WITHIN THE ORIGINAL GREENWICH VILLAGE HISTORIC DISTRICT ESTABLISHED ON APRIL 29TH, 1969. THE BUILDING IS LOCATED ON THE SOUTH SIDE OF CHARLES STREET AND WAS BUILT IN 1839-40. THE GREEK REVIVAL HOUSE ARE OF BRICK, WITH A UNIFORM DENTILED CORNICE.

THE PRESENT CONDITION OF THE FRONT FACADE BRICK WORK AND CORNICES WILL REMAIN AS EXISTING. NO WORK WILL BE DONE TO THE EXISTING FRONT WINDOWS AND DOORS. NO WORK TO FRONT STOOPS AND WROUGHT IRON HANDRAIL. THE REAR FACADE CONSISTS OF BRICK WORK WITH NO ARCHITECTURAL/ HISTORICAL DETAIL OR SIGNIFICANT FEATURES.

THE PROPOSED DESIGN WILL INCLUDE A ONE STORY ADDITION. THE NEW ADDITION WILL BE SETBACK FIFTEEN FEET FROM THE EXISTING FRONT FACADE; SETBACK 13'- 7 3/4" FROM THE EXISTING REAR FACADE. BOTH FRONT AND REAR FACADE OF THE NEW ADDITION WILL MATCH THE EXISTING BRICK BELOW; NEW SOLDIER BRICK COURSE LINTEL; THE NEW REAR FACADE WINDOW & DOOR AT BOTH BASEMENT AND FOURTH FLOOR WILL CONSIST OF STEEL AND GLASS. CHIMNEY EXTENSION WILL MATCH THE ADJACENT BRICKWORK. THE VISUAL IMPACT OF THE PROPOSED DESIGN WILL BE NON-EXISTENT/ MINIMAL FROM THE MAJOR PUBLIC AVENUES. THE EXISTING WOOD SIDING ON THE REAR EAST ELEVATION WILL REMAIN TO KEEP ITS ORIGINAL LOOK. THE NEW CELLAR EXTENSION WILL STOP FIVE FEET AWAY FROM THE REAR LOT LINE TO PROVIDE GREEN SPACE TO THE NEIGHBORHOOD BLOCK.

THE PROPOSED DESIGN IS TO INTRODUCE NEW ADDITION BASED ON THE BUILDING CONTEXT WITH THE UNDERSTANDING OF BEING SENSITIVE TO THE EXISTING TYPOLOGY. OUR DESIGN IS THOUGHTFUL AND CONTRIBUTES TO THE RICH HERITAGE OF TOWNHOUSE DESIGN/ BUILDING WITHIN THE DISTRICT.



SATELLITE AREA VIEW

Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries



GREENWICH VILLAGE HISTORIC DISTRICT MAP





EXISTING FRONT ELEVATION/ SCALE: 1/8" = 1'-0"

EXISTING FRONT FACADE



PHOTO OF EXISTING FRONT FACADE



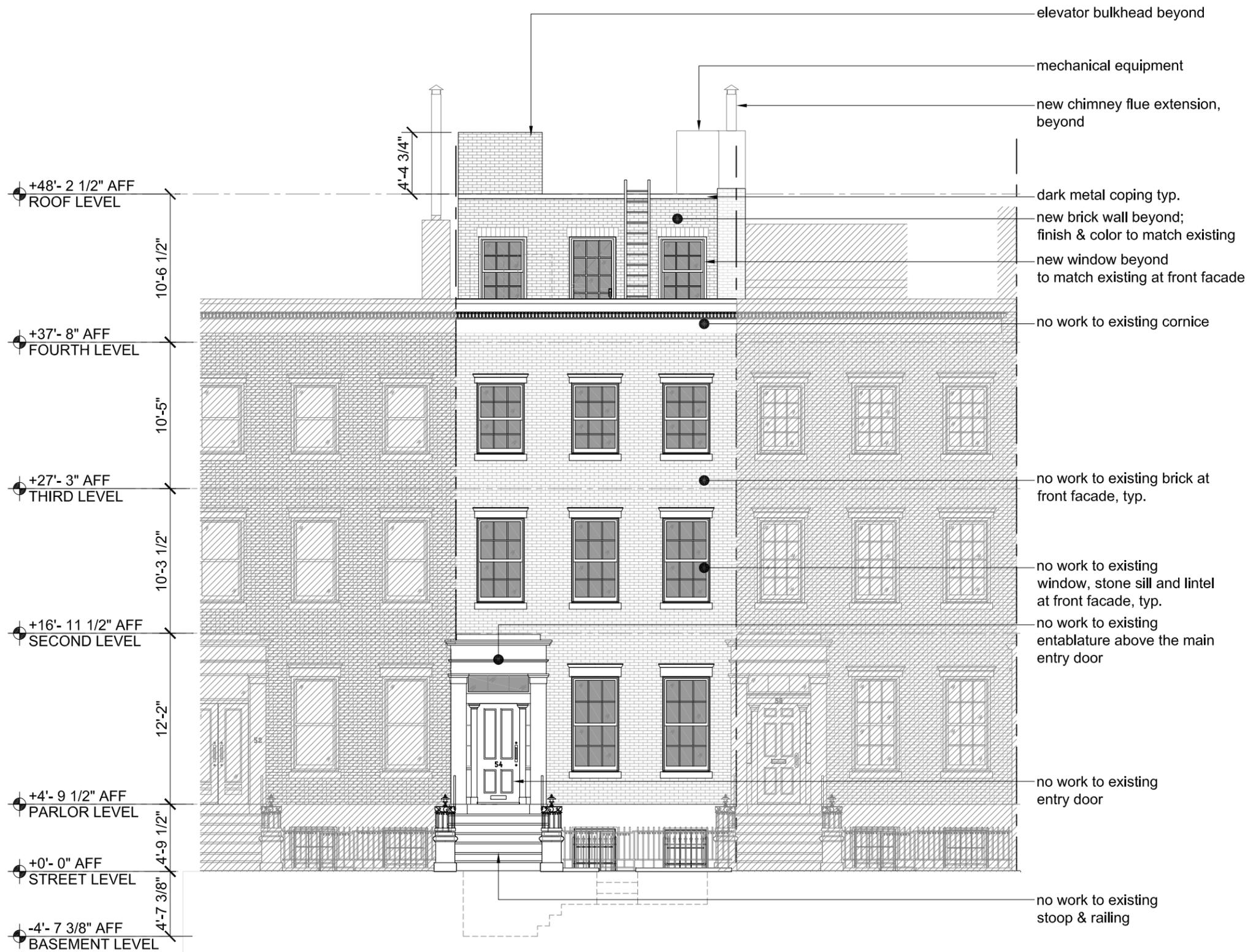
1980 TAX LOT PHOTO



PHOTO OF EXISTING FRONT FACADE



1940 TAX LOT PHOTO



NEW PROPOSED FRONT ELEVATION/ SCALE: 1/8" = 1'-0"



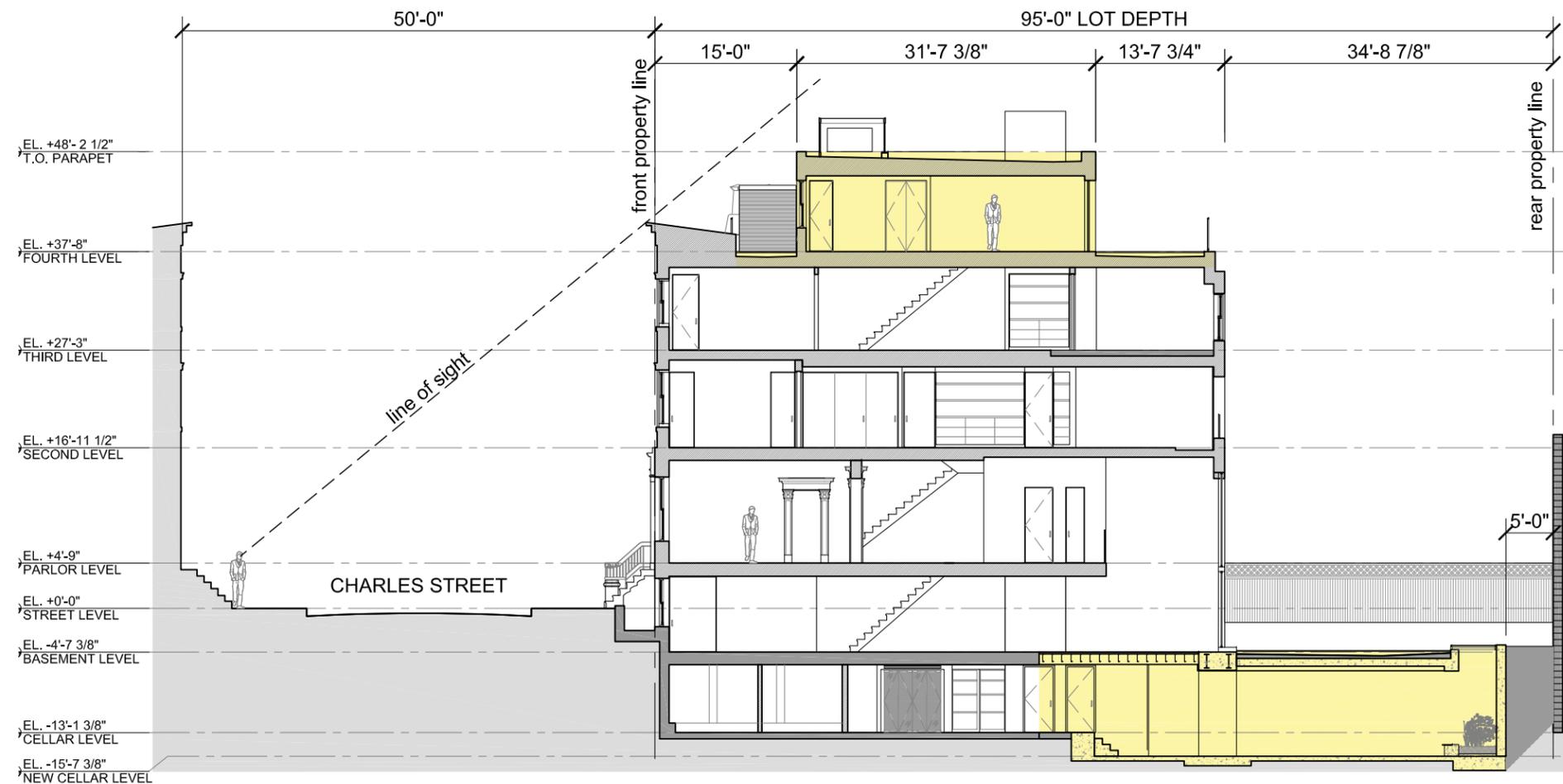
PREVIOUSLY PROPOSED FRONT ELEVATION/ SCALE: 1/8" = 1'-0"  
(PRESENTED ON 2/2/2016 PUBLIC HEARING)



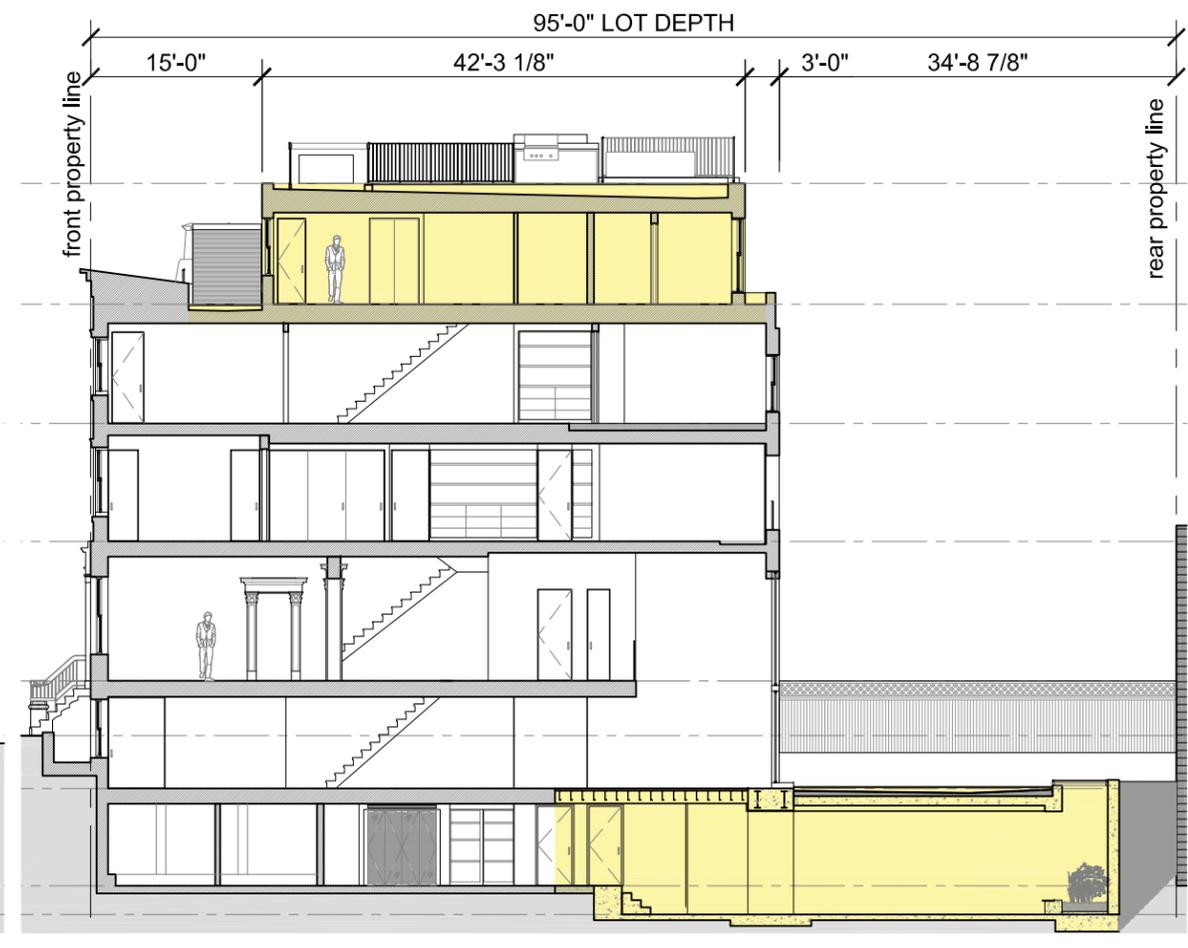
AERIAL VIEW- NORTH WEST



AERIAL VIEW- SOUTH EAST

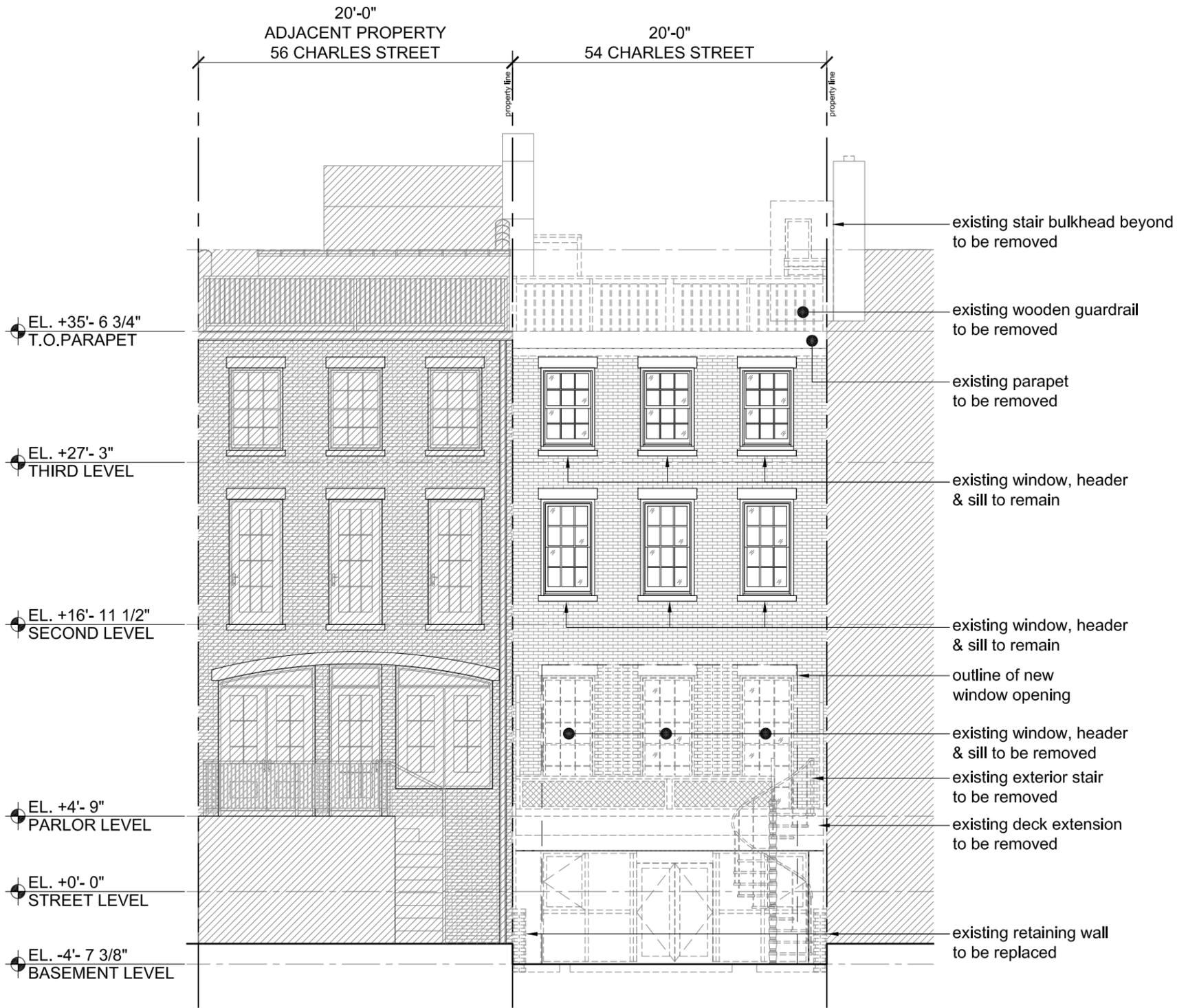


NEW PROPOSED BUILDING SECTION- LINE OF SIGHT DIAGRAM/ SCALE: 1/16" = 1'-0"



PREVIOUSLY PROPOSED BUILDING SECTION- LINE OF SIGHT DIAGRAM/ SCALE: 1/16" = 1'-0"  
(PRESENTED ON 2/2/2016 PUBLIC HEARING)

SIGHT LINE DIAGRAM

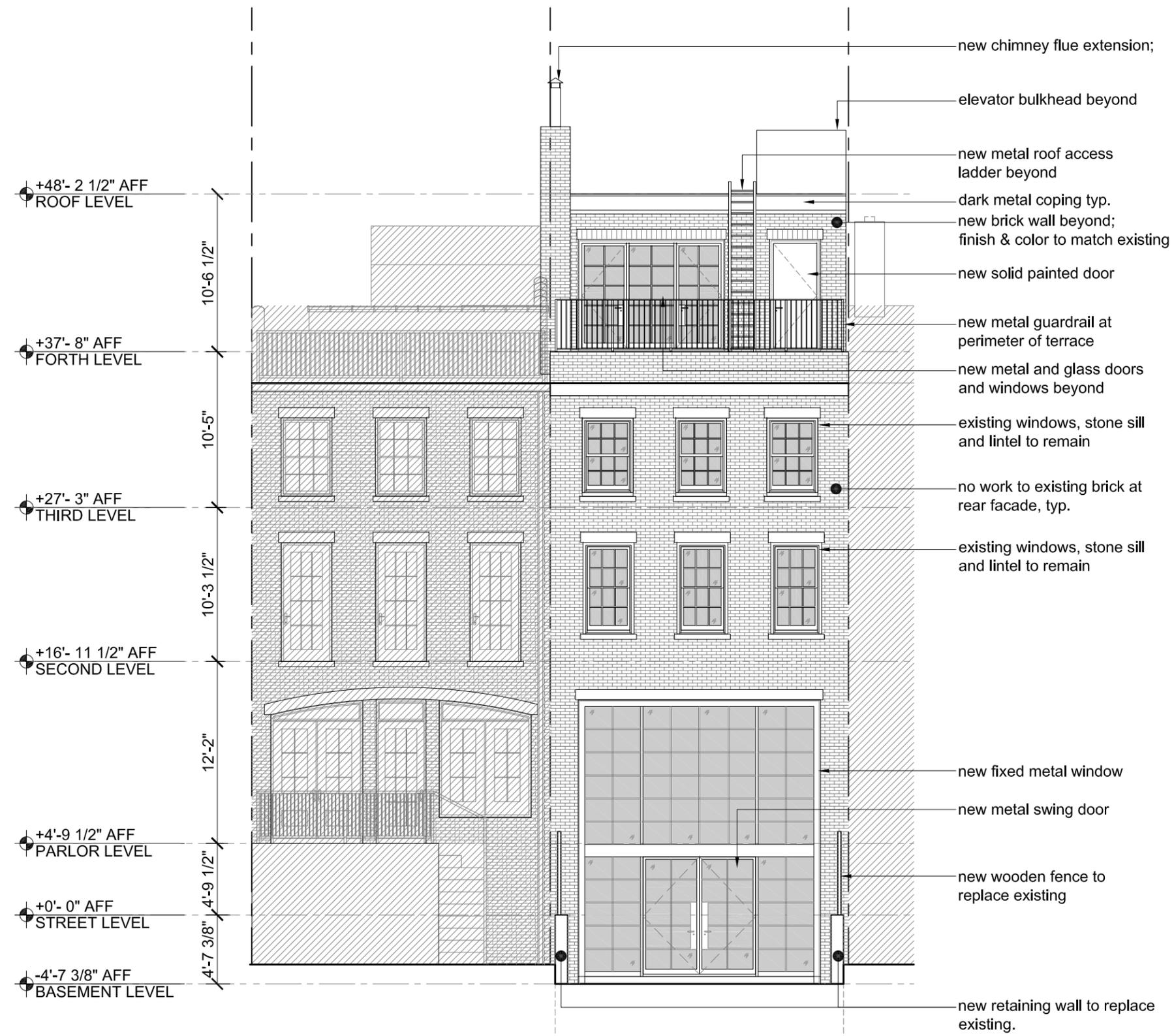


EXISTING REAR YARD ELEVATION/ SCALE: 1/8" = 1'-0"



EXISTING REAR YARD PHOTO

EXISTING REAR ELEVATION



NEW PROPOSED REAR FACADE ELEVATION/ SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED REAR FACADE ELEVATION/ SCALE: 1/8" = 1'-0"  
(PRESENTED ON 2/2/2016 PUBLIC HEARING)



NEW PROPOSED REAR FACADE RENDERING



PREVIOUSLY PROPOSED REAR FACADE RENDERING  
(PRESENTED ON 2/2/2016 PUBLIC HEARING)

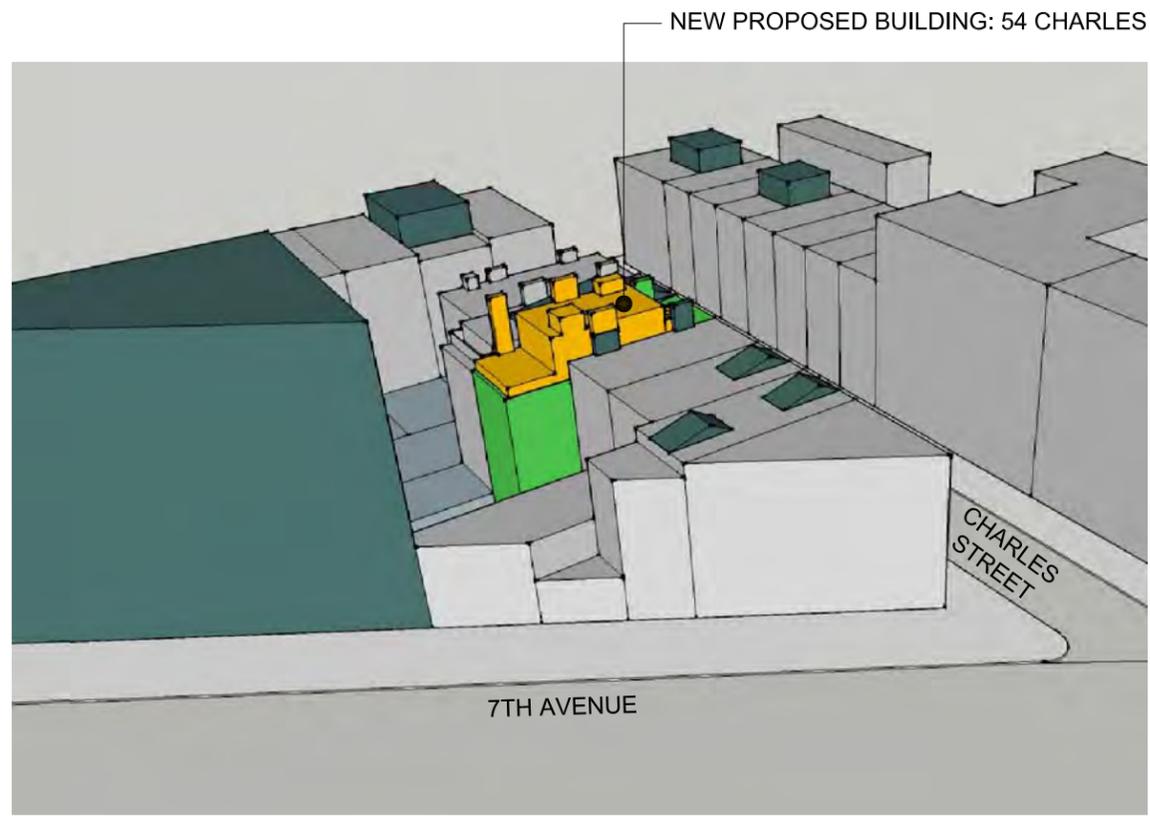


PHOTO 3a: NEW PROPOSED AXONOMETRIC VIEW  
BLOCK ANALYSIS - VIEW FROM SOUTH EAST CORNER ON 7TH AVE

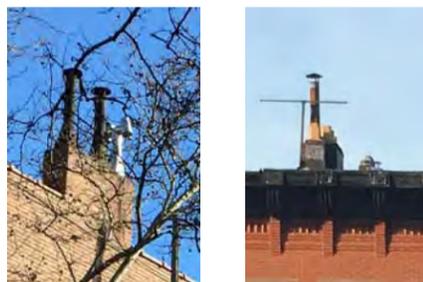


PHOTO 3a: PREVIOUSLY PROPOSED AXONOMETRIC VIEW (PRESENTED ON 2/2/2016 PUBLIC HEARING)  
BLOCK ANALYSIS - VIEW FROM SOUTH EAST CORNER ON 7TH AVE

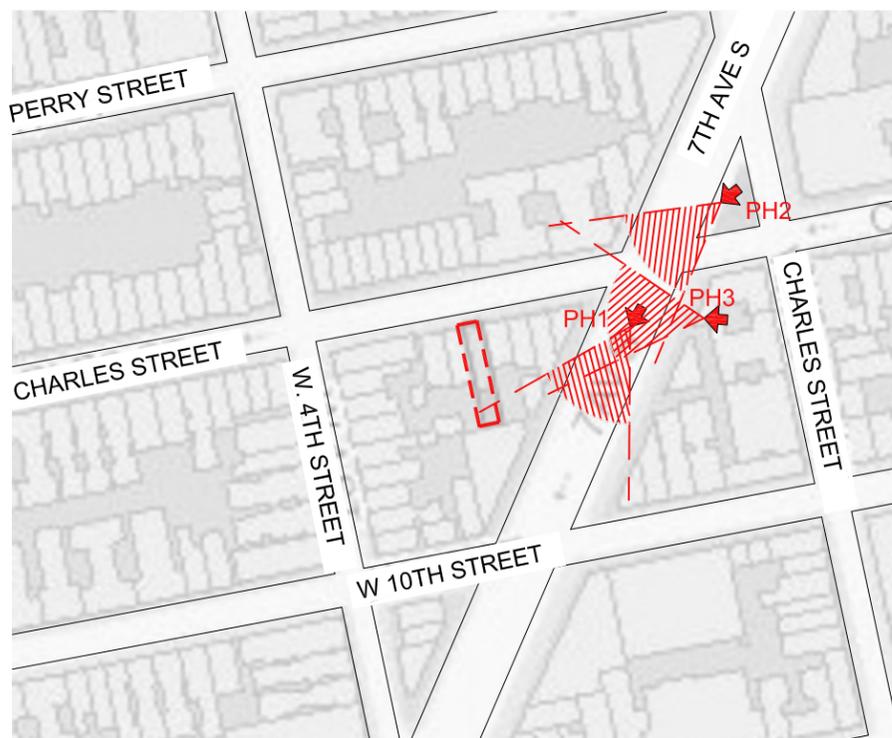
**MATERIAL LEGEND:**

 **Material A: Brick**  
(to match existing)

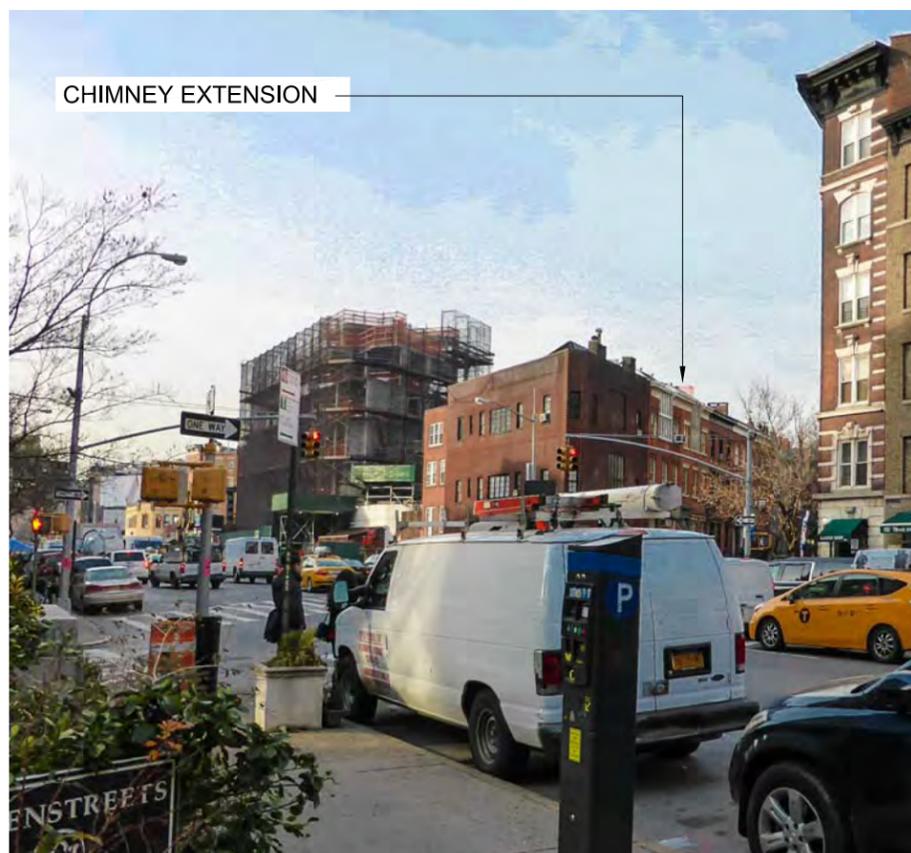
**CHIMNEY FLUE EXTENSION SAMPLE:**



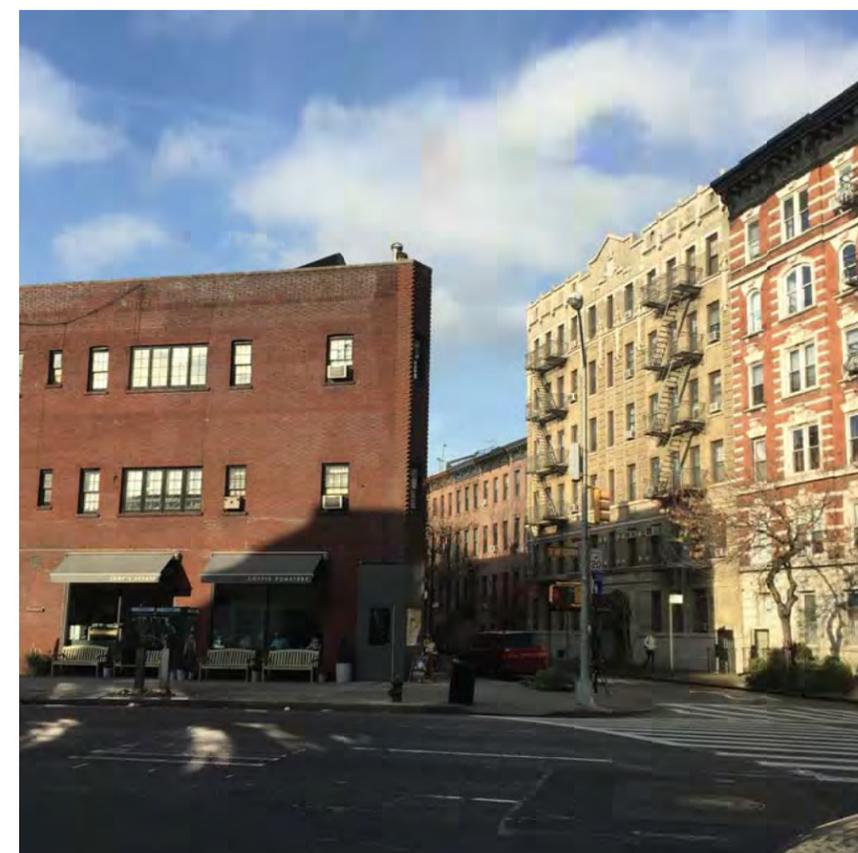
**PANORAMIC PHOTO 1:**  
ON 7 AVE BETWEEN W. 11 ST & CHARLES LOOKING WESTWARD



**SITE MAP**



**PHOTO 2:**  
AT NE CORNER OF CHARLES & 7TH AVE LOOKING SOUTHWEST



**PHOTO 3:**  
AT SE CORNER OF CHARLES & 7TH AVE LOOKING WEST

PREVIOUSLY PROPOSED MOCKUP



PHOTO 1:  
(PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING)  
ON 7 AVE LOOKING WEST

PREVIOUSLY PROPOSED MOCKUP



PHOTO 2:  
(PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING)  
ON 7 AVE LOOKING WEST



PHOTO 3:  
(PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING)  
ON 7 AVE LOOKING WEST

PREVIOUSLY PROPOSED MOCKUP



PHOTO 4:  
(PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING)  
ON 7 AVE LOOKING WEST



SITE MAP



PHOTO 2: NEW MOCKUP  
ON 7 AVE LOOKING WEST



PHOTO 3: NEW MOCKUP  
ON 7 AVE LOOKING WEST



PHOTO 4: NEW MOCKUP  
ON 7 AVE LOOKING WEST

PREVIOUS MOCKUP



PHOTO 5: (PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING) ON 7TH AVE LOOKING WEST

PREVIOUS MOCKUP



PHOTO 6: (PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING) ON 7TH AVE LOOKING WEST

PREVIOUS RENDERING



RENDERED IMAGE 6: (PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING) ON 7TH AVE LOOKING WEST



SITE MAP



PHOTO 5: NEW MOCKUP ON 7TH AVE LOOKING WEST



PHOTO 6: NEW MOCKUP ON 7TH AVE LOOKING WEST



NEW RENDERED IMAGE 6: ON 7TH AVE LOOKING WEST



PHOTO 1:  
59 CHARLES, LOOKING EAST



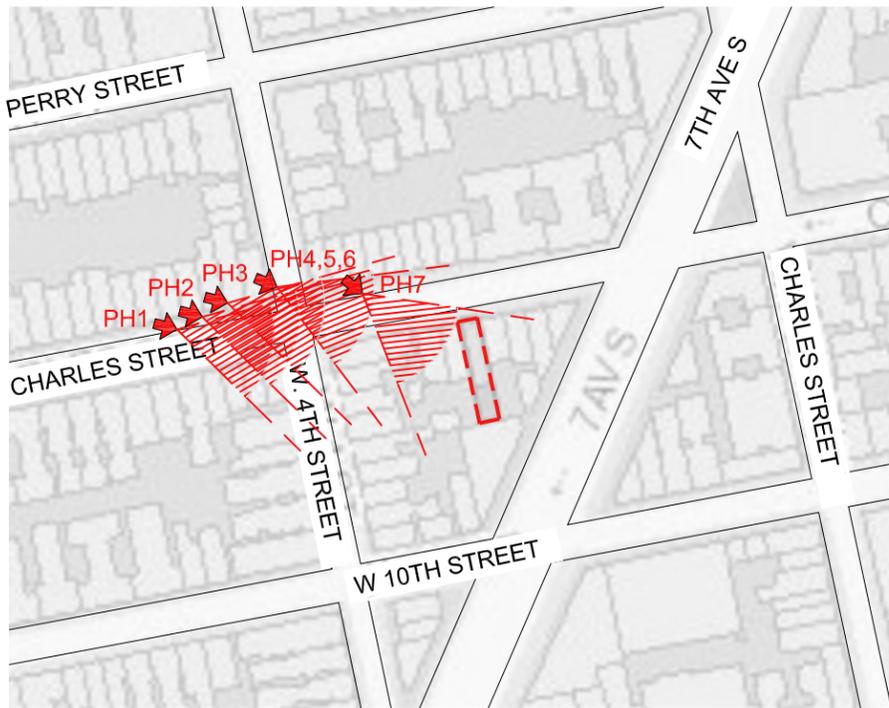
PHOTO 2:  
57 CHARLES, LOOKING EAST



PHOTO 3:  
55 CHARLES, LOOKING EAST



PHOTO 4:  
NW CORNER OF W 4TH & CHARLES LOOKING EAST



SITE MAP



PHOTO 5:  
NW CORNER OF W 4TH & CHARLES



PHOTO 6:  
NW CORNER OF W 4TH & CHARLES



PHOTO 7:  
NE CORNER OF W 4TH & CHARLES

CHIMNEY EXTENSION

ADJACENT CONSTRUCTION

CHIMNEY EXTENSION

CHIMNEY EXTENSION  
ADJACENT  
CONSTRUCTION



PHOTO 1:  
SW OF W 4 ST & W 10 ST.  
LOOKING NORTHEAST



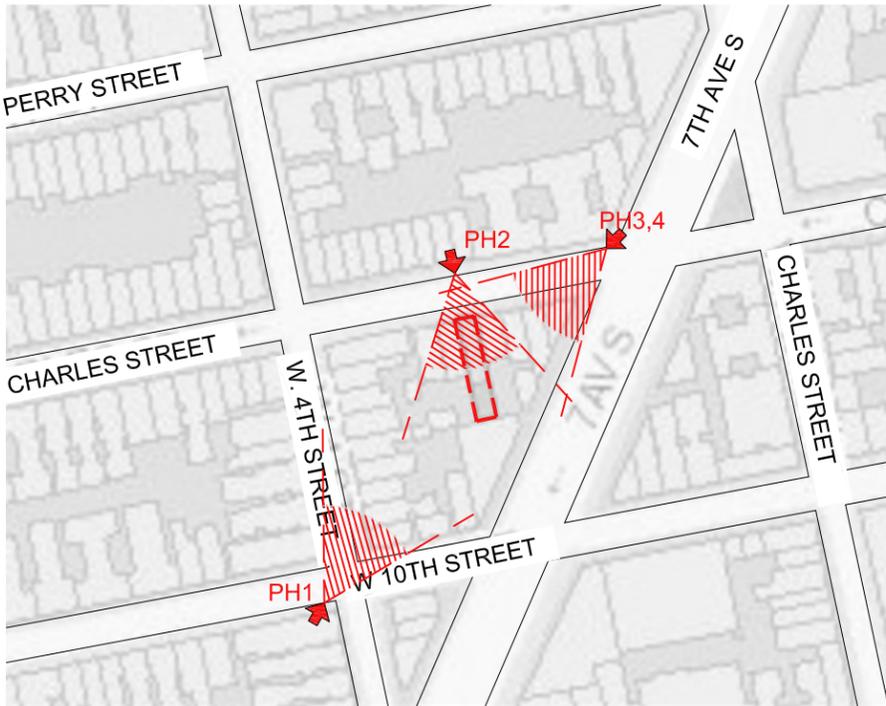
PHOTO 2:  
LOOKING TOWARDS 54 CHARLES



PHOTO 3:  
NW OF CHARLES & 7TH AVE LOOKING SOUTHWEST



PHOTO 4:  
NW OF CHARLES & 7TH AVE LOOKING SOUTHWEST

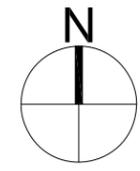
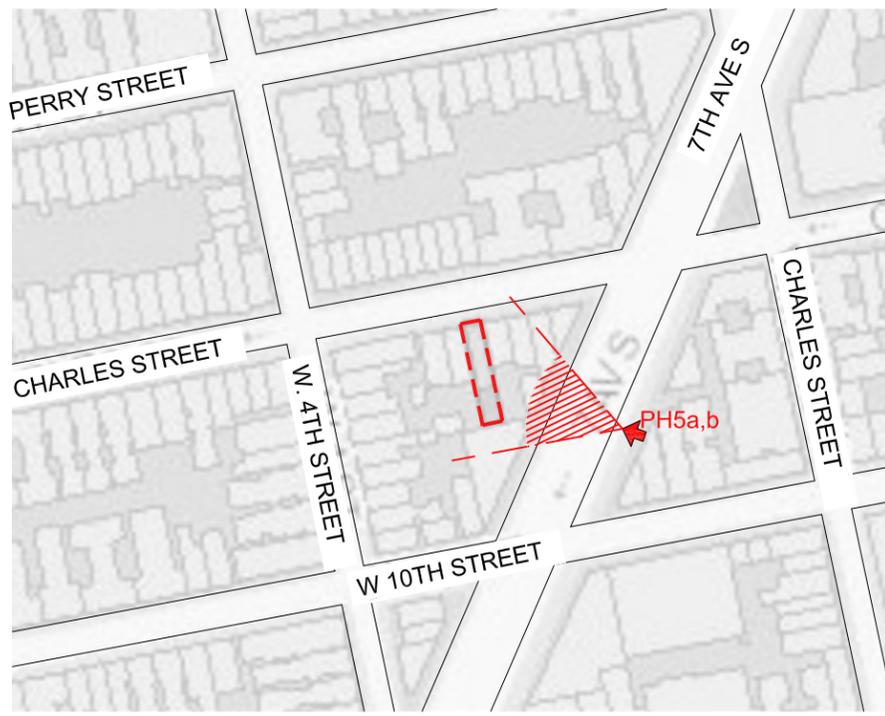


SITE MAP



ADJACENT CONSTRUCTION RENDERING  
PREVIOUSLY PRESENTED BUILDING RENDERING

PHOTO 5b:  
(PREVIOUSLY PRESENTED ON 2/2/2016 PUBLIC HEARING)  
RENDERED IMAGE OF 7TH AVE

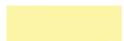


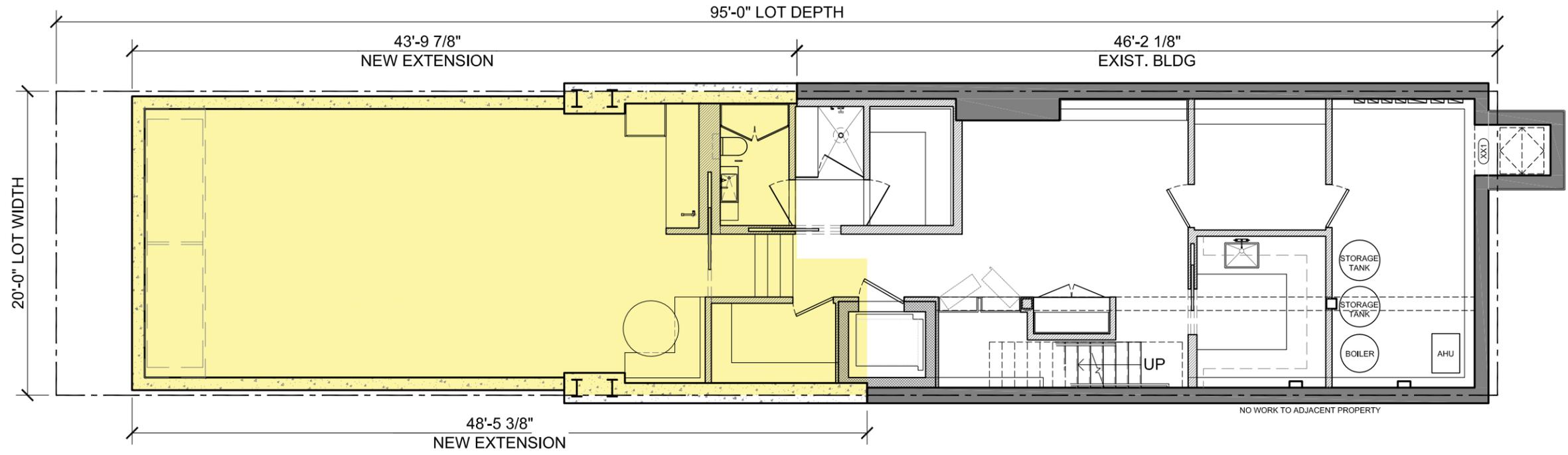
SITE MAP



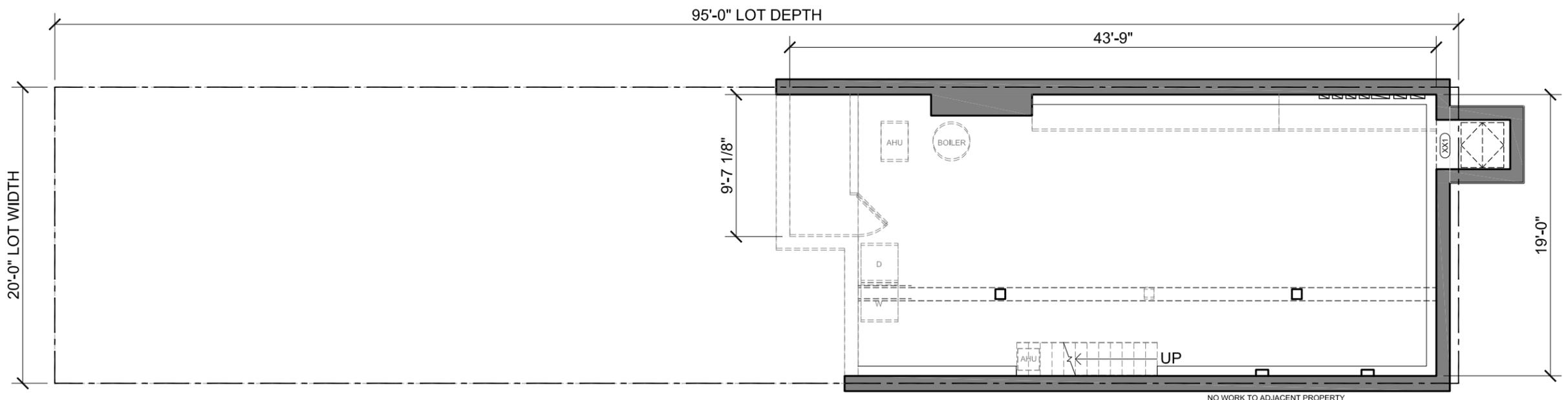
ADJACENT CONSTRUCTION RENDERING  
NEW PROPOSED BUILDING RENDERING

PHOTO 5a:  
NEW RENDERED IMAGE OF 7TH AVE

**LEGEND:**  
 area of new extension



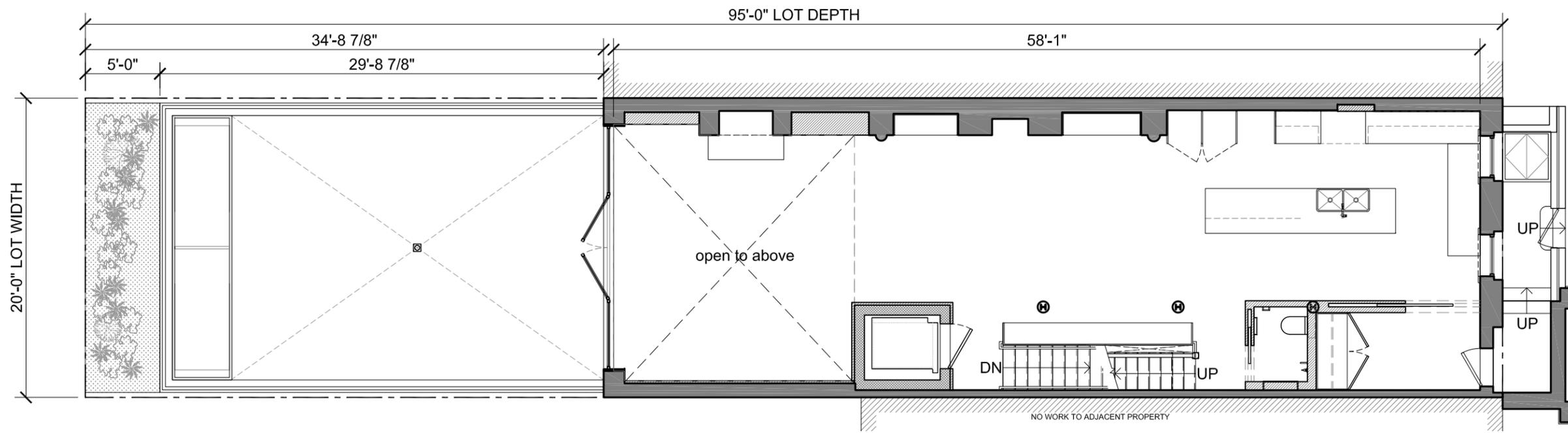
PROPOSED - CELLAR FLOOR PLAN: SCALE 1/8" = 1'-0"



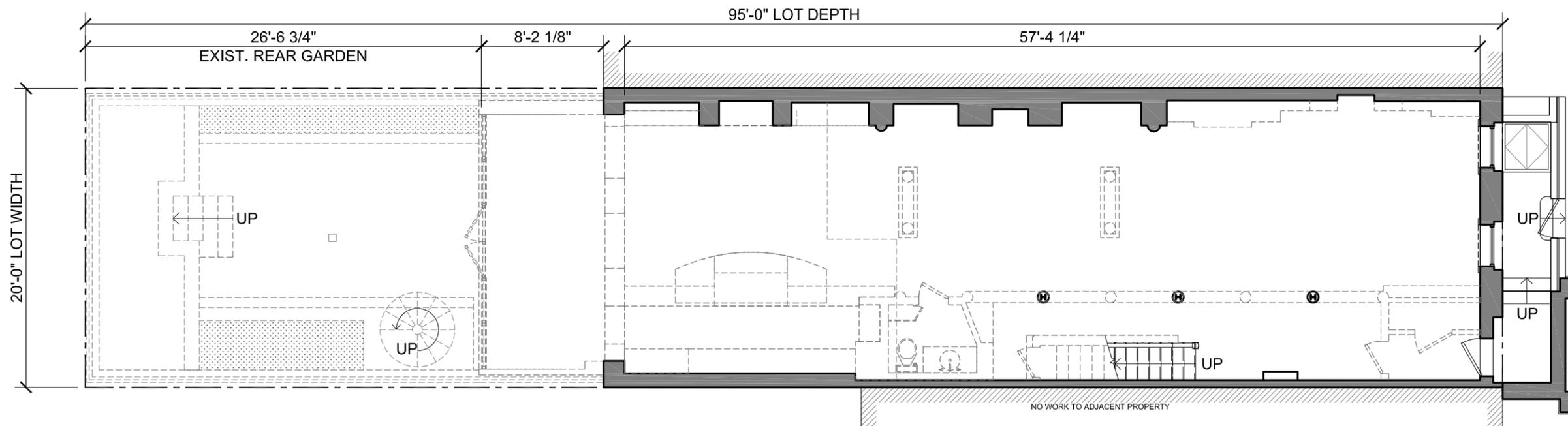
EXISTING - CELLAR FLOOR PLAN/ SCALE 1/8" = 1'-0"

LEGEND:

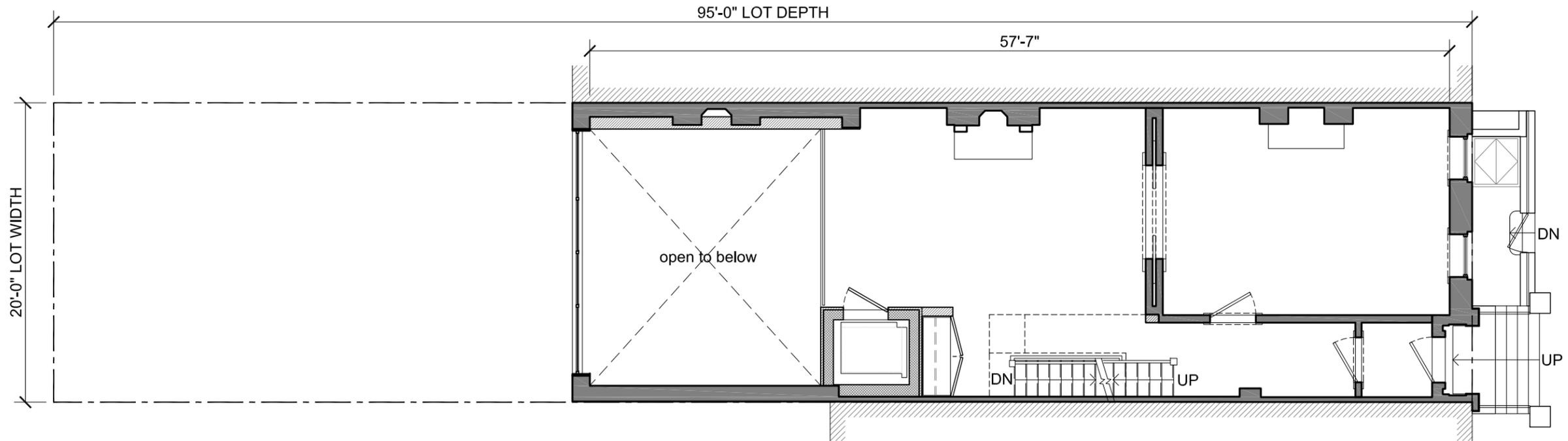
area of new extension



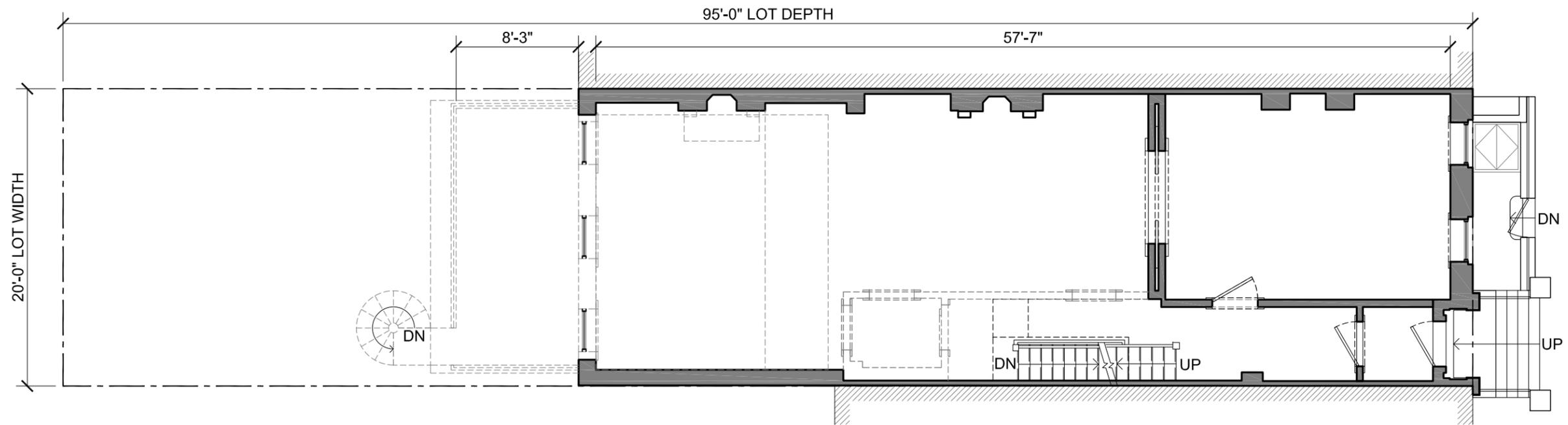
PROPOSED - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"



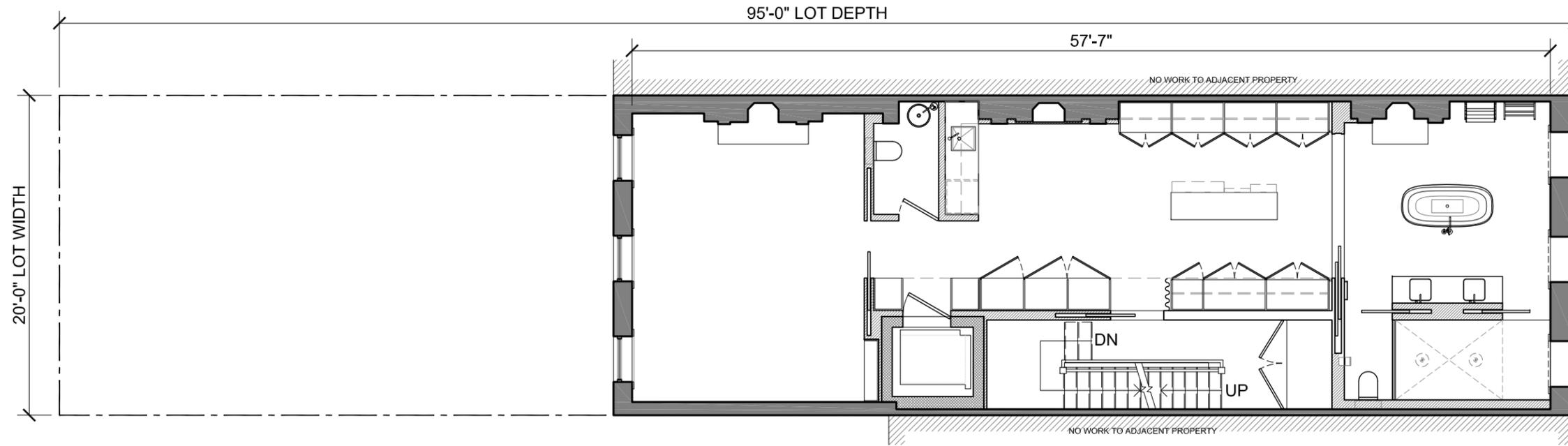
EXISTING - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"



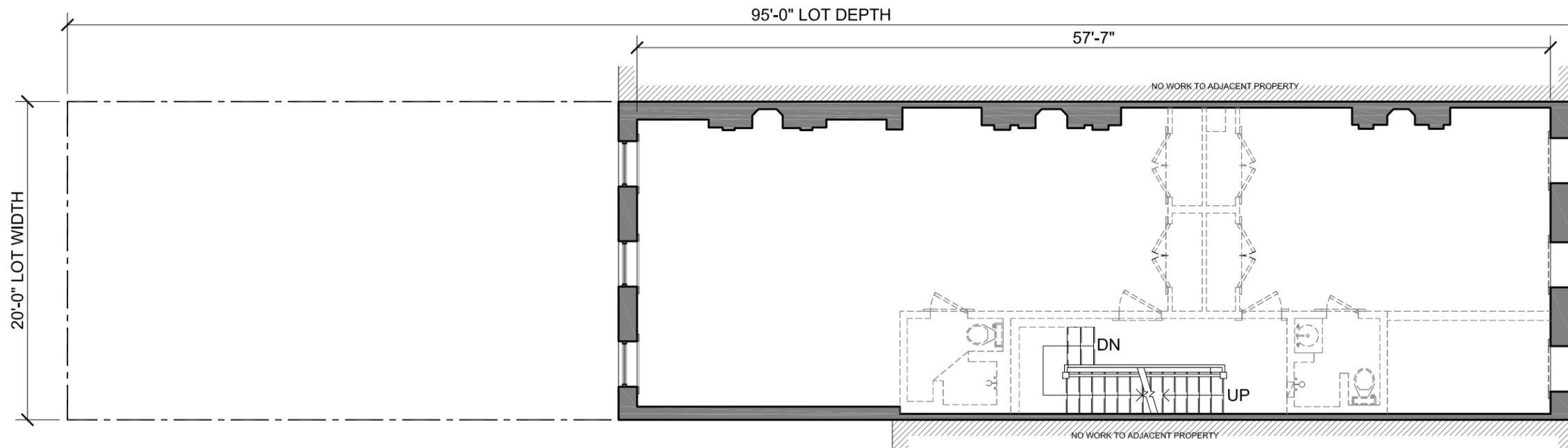
PROPOSED - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"



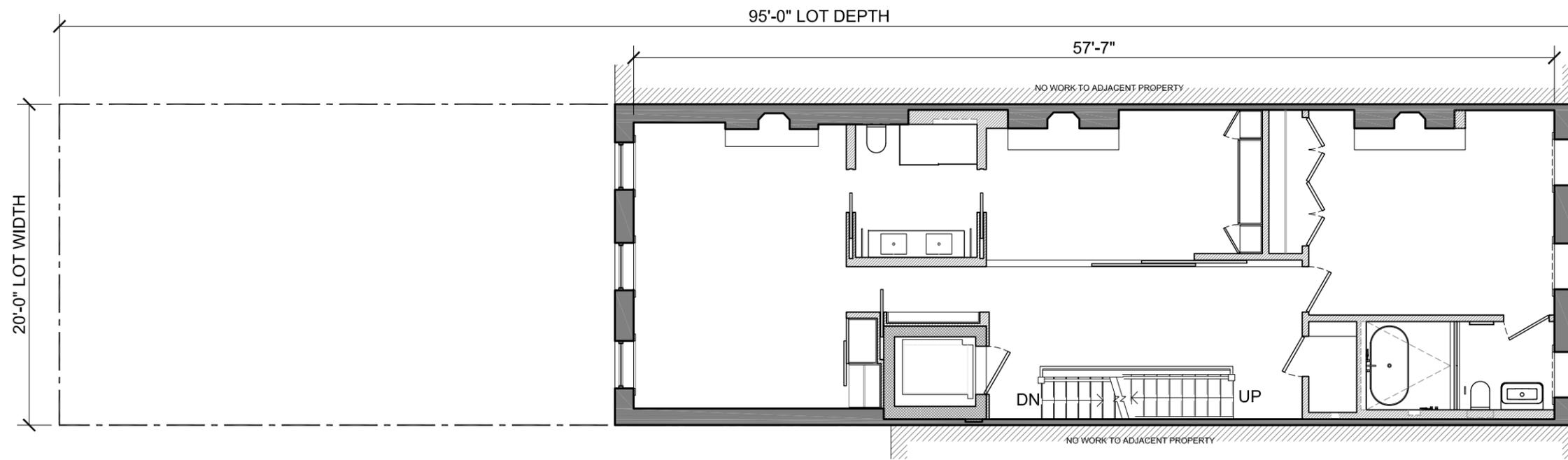
PROPOSED - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"



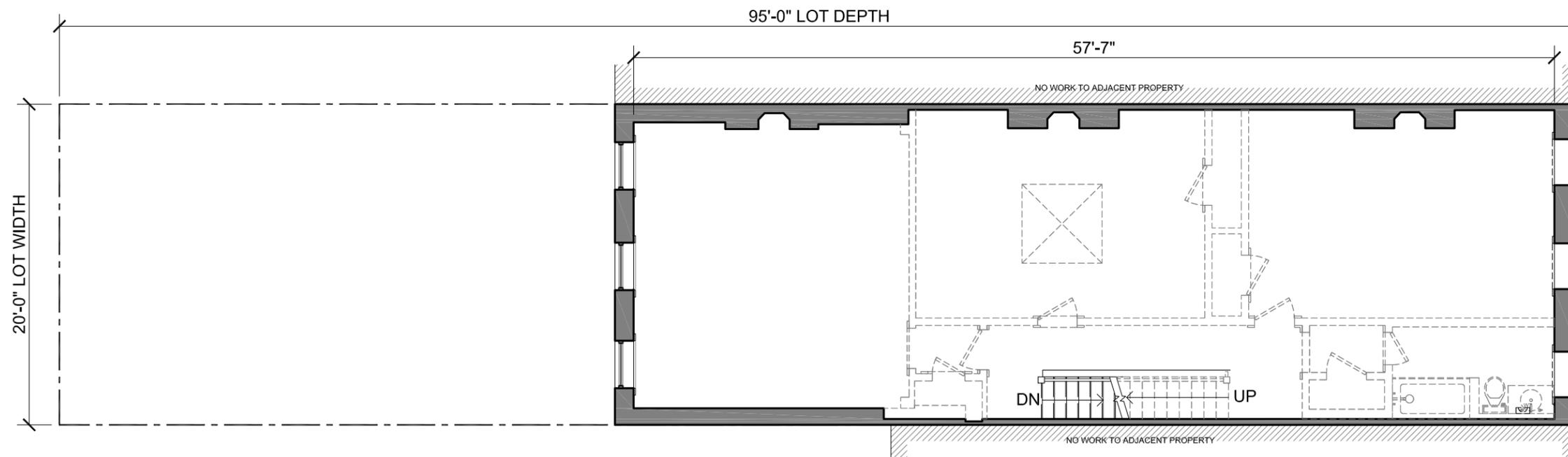
EXISTING - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"

LEGEND:

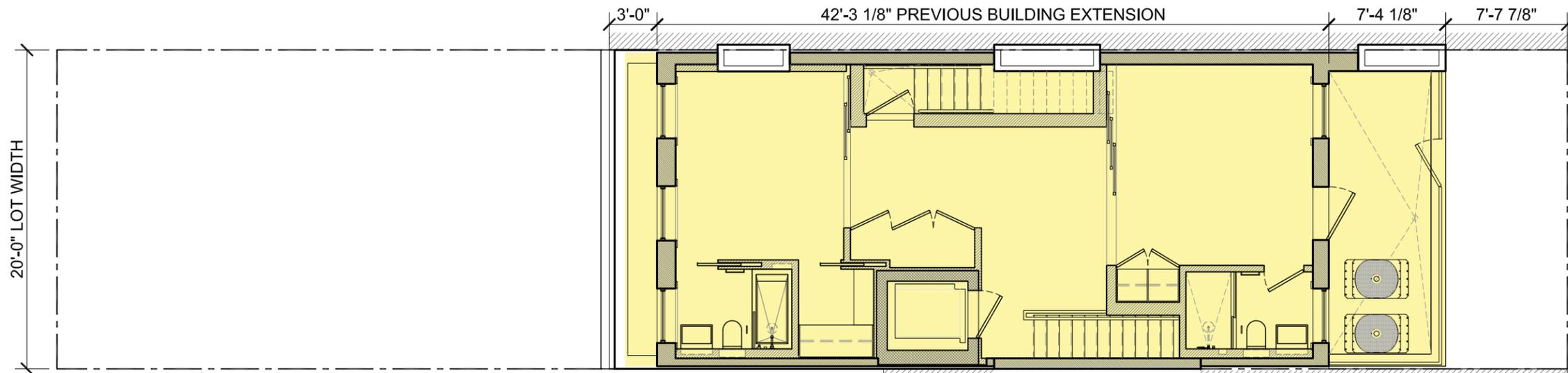
area of new extension



PROPOSED - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"

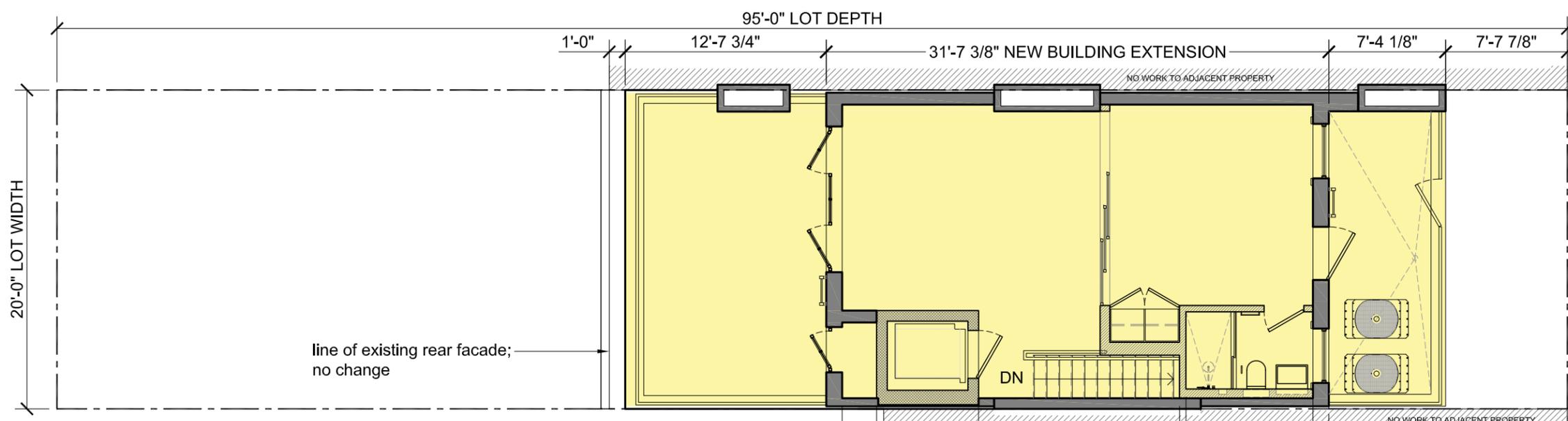


EXISTING - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"

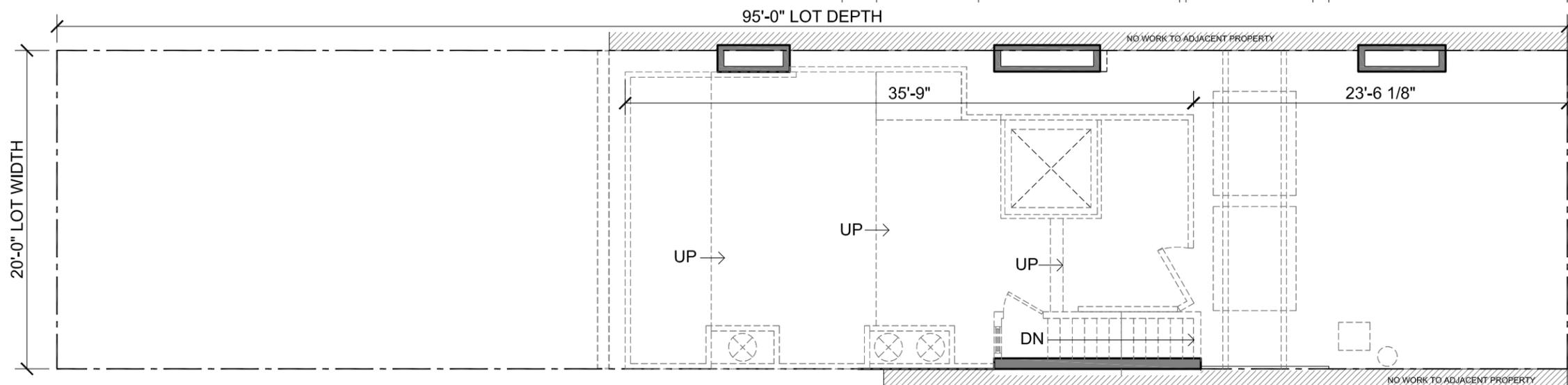


PREVIOUSLY PROPOSED FOURTH FLOOR PLAN: SCALE 1/8" = 1'-0" (PRESENTED ON 2/2/2016 PUBLIC HEARING)

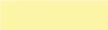
**LEGEND:**  
 area of new extension

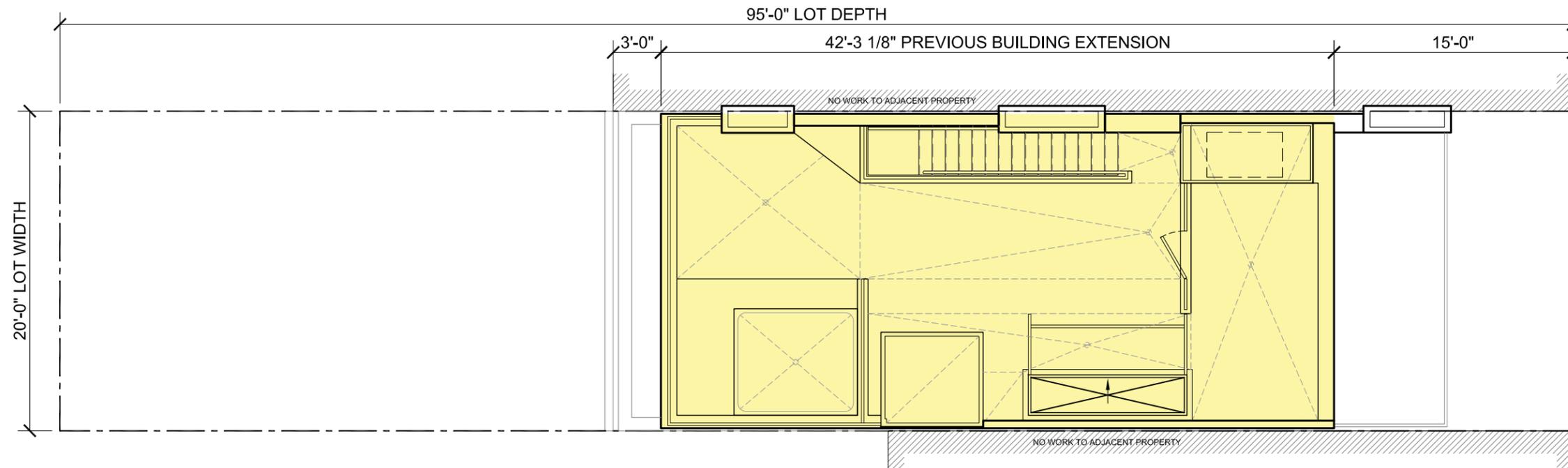


NEW PROPOSED - FOURTH FLOOR PLAN: SCALE 1/8" = 1'-0"

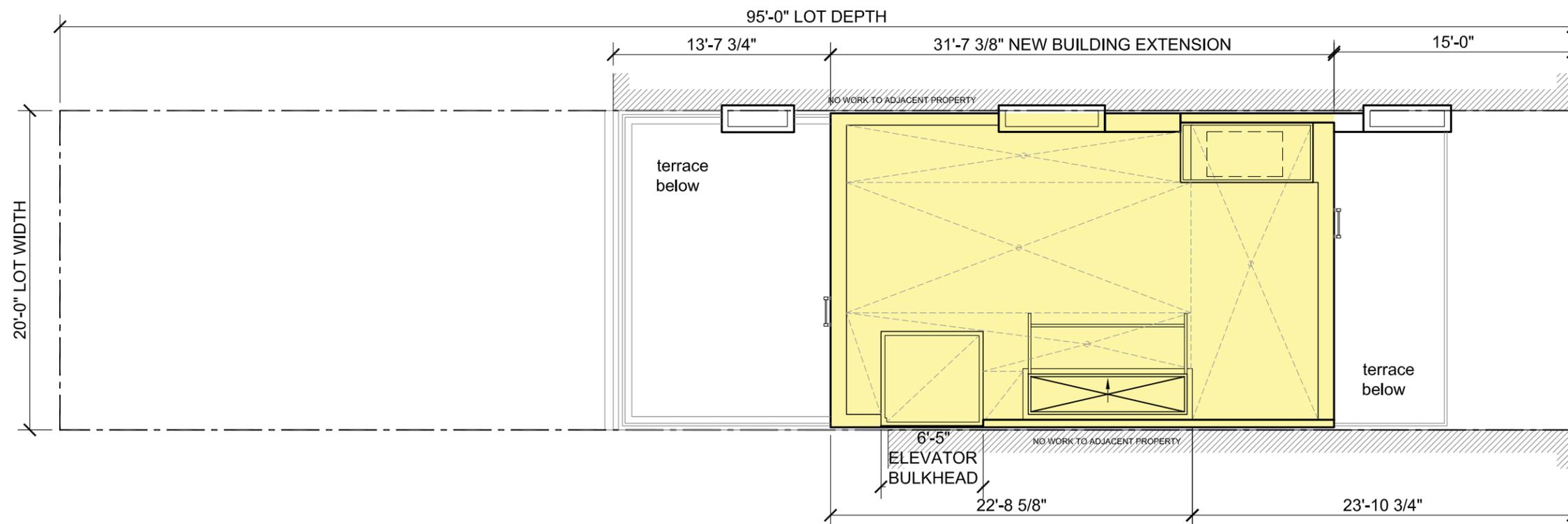


EXISTING - FOURTH FLOOR PLAN: SCALE 1/8" = 1'-0"

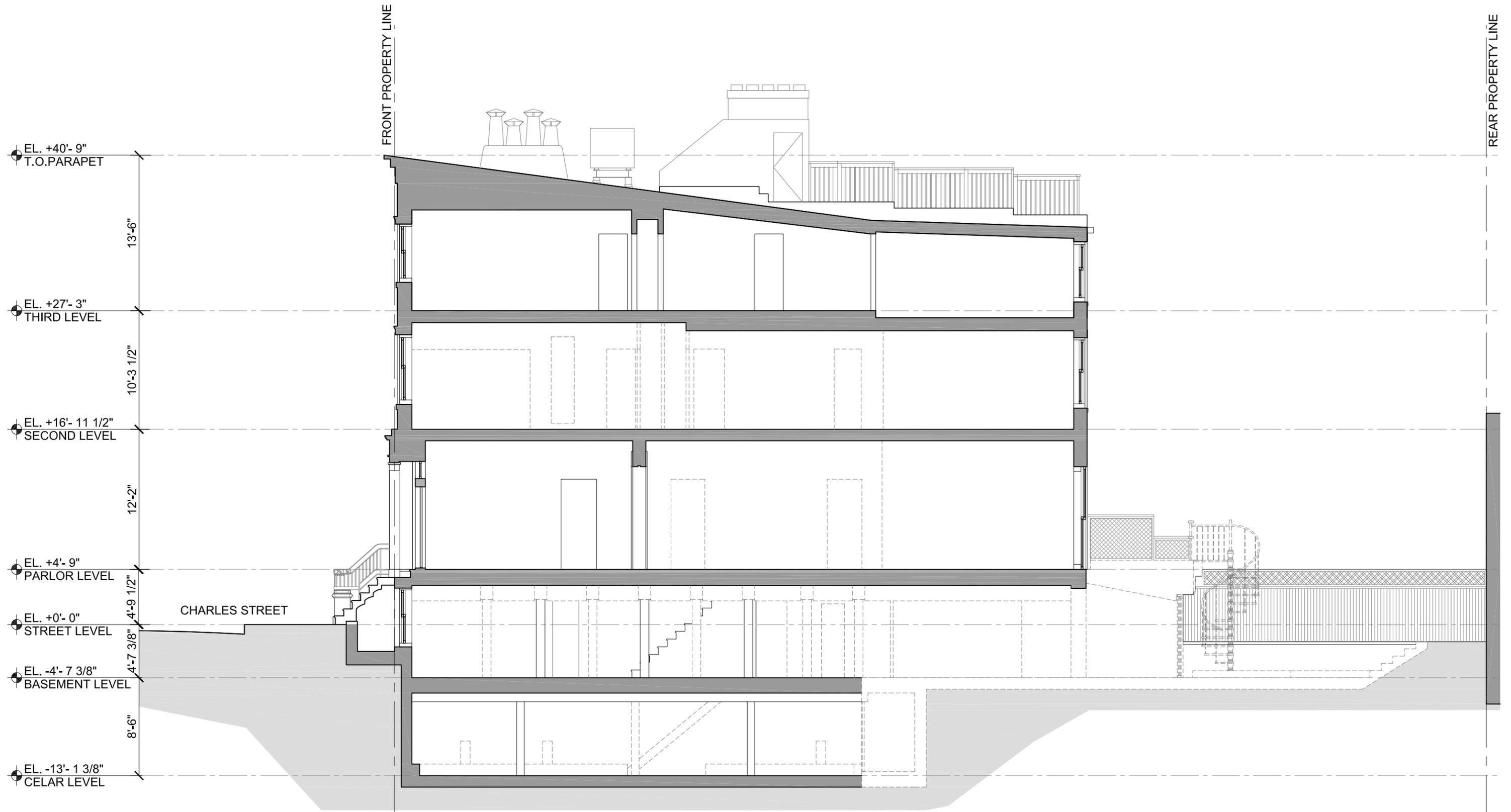
**LEGEND:**  
 area of new extension



PREVIOUSLY PROPOSED ROOF PLAN: SCALE 1/8" = 1'-0" (PRESENTED ON 2/2/2016 PUBLIC HEARING)



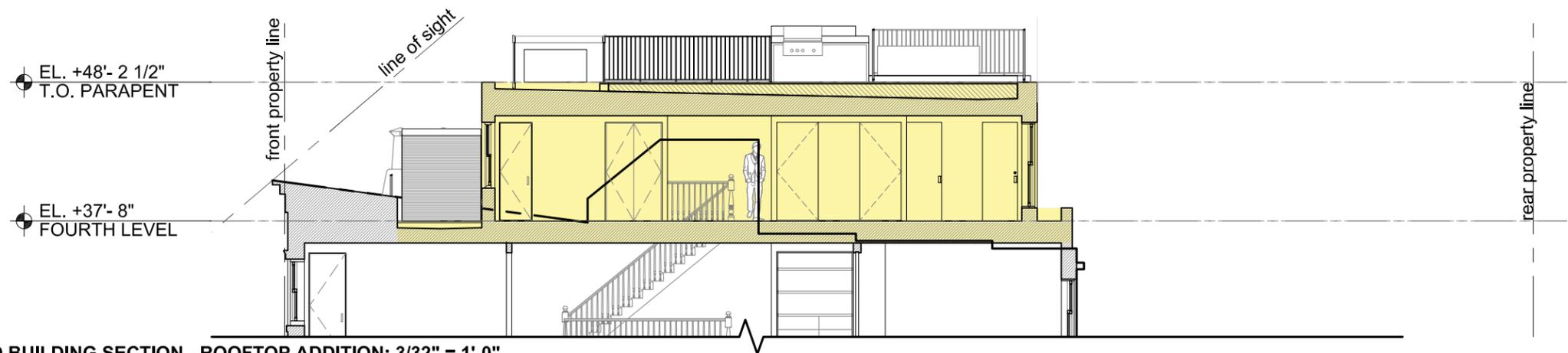
NEW ROOF PLAN: SCALE 1/8" = 1'-0"



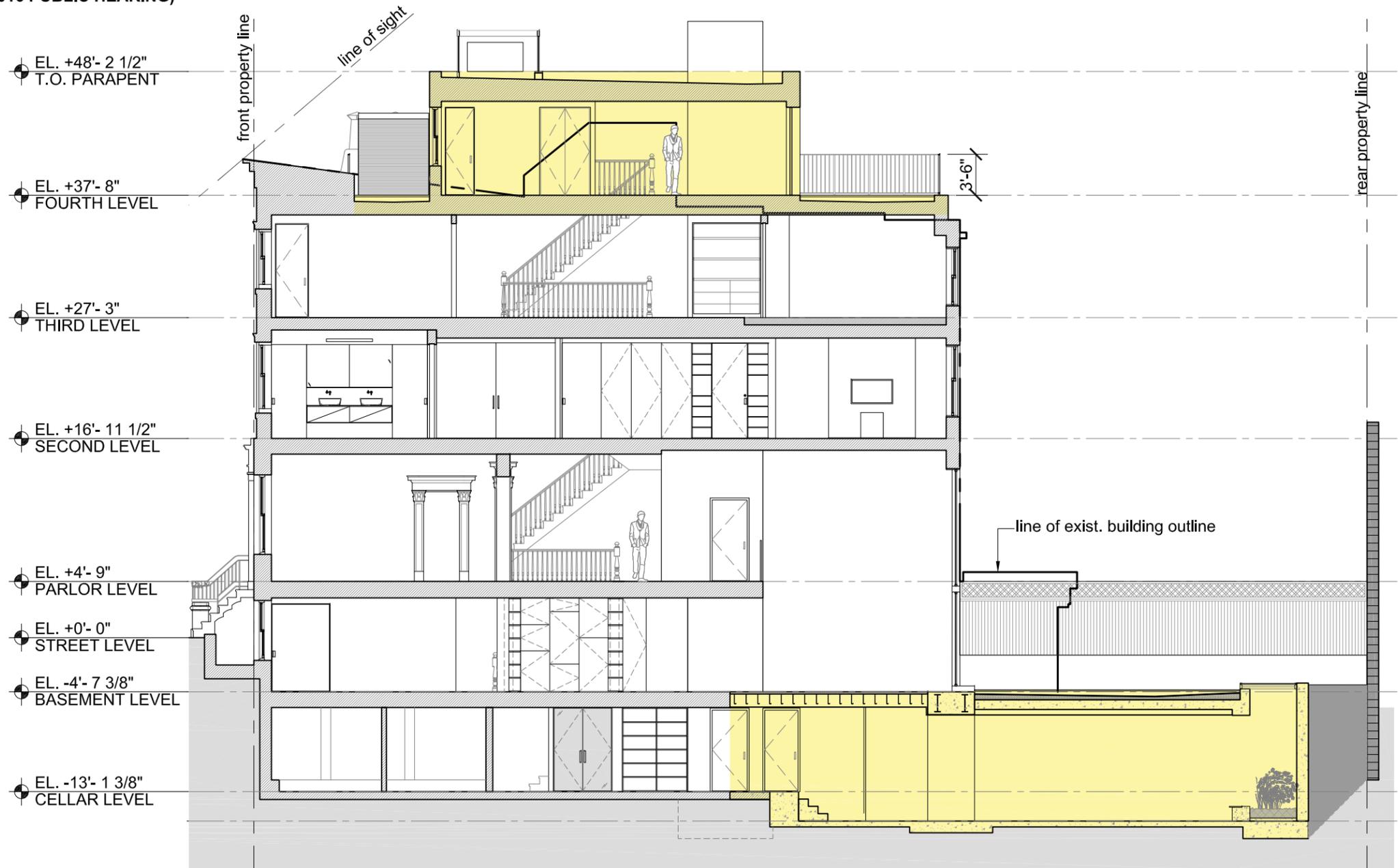
EXISTING BUILDING SECTION: 1/8" = 1'-0"

LEGEND:

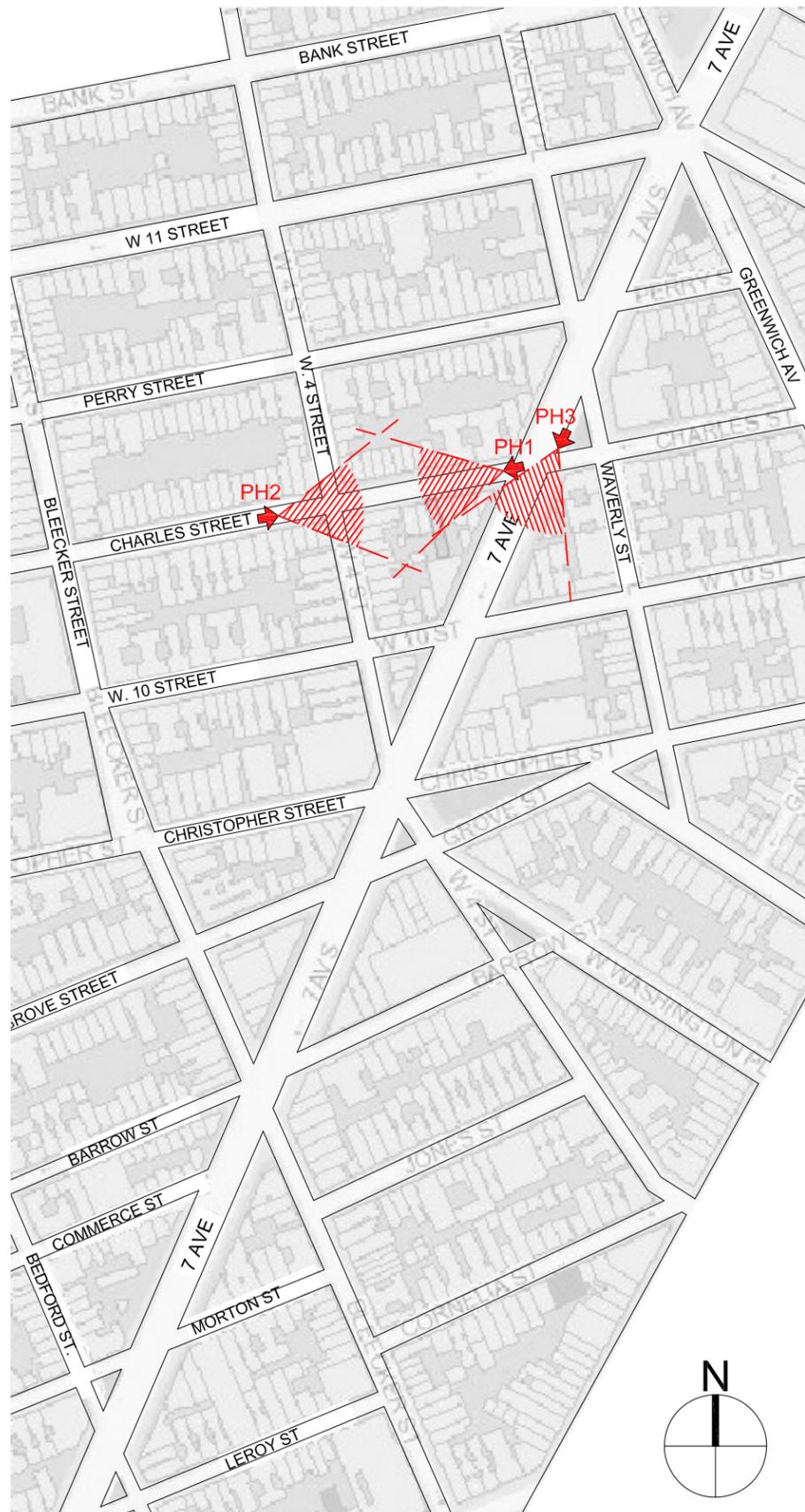
area of new extension



PREVIOUS PROPOSED BUILDING SECTION - ROOFTOP ADDITION: 3/32" = 1'-0"  
(PRESENTED ON 2/2/2016 PUBLIC HEARING)



NEW PROPOSED BUILDING SECTION: 3/32" = 1'-0"



SITE MAP



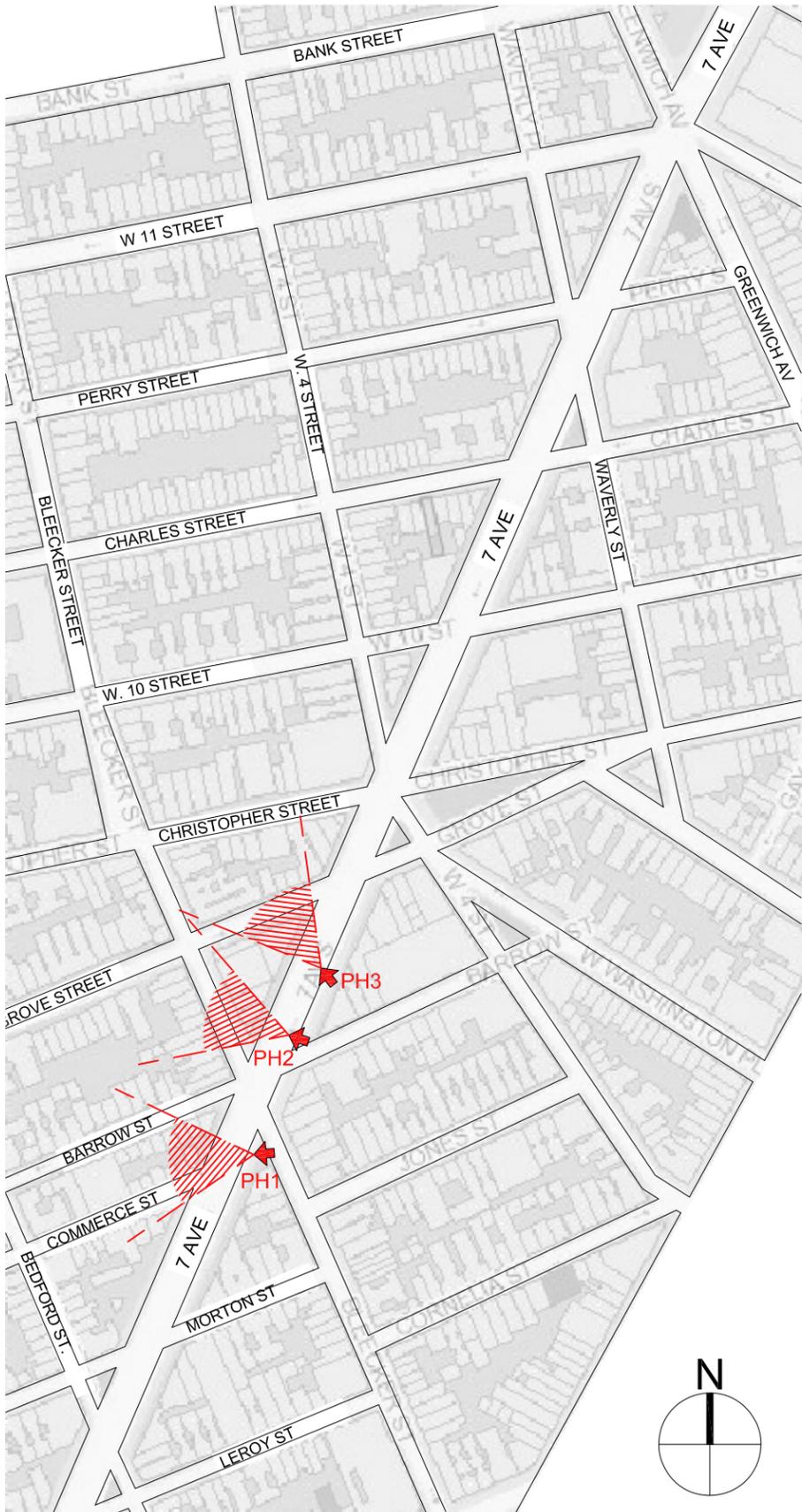
PHOTO 1:  
VIEW ON CHARLES STREET LOOKING WESTWARD



PHOTO 2:  
VIEW ON CHARLES STREET LOOKING EASTWARD



PANORAMIC PHOTO 3:  
VIEW ON 7TH AVE LOOKING WESTWARD



SITE MAP



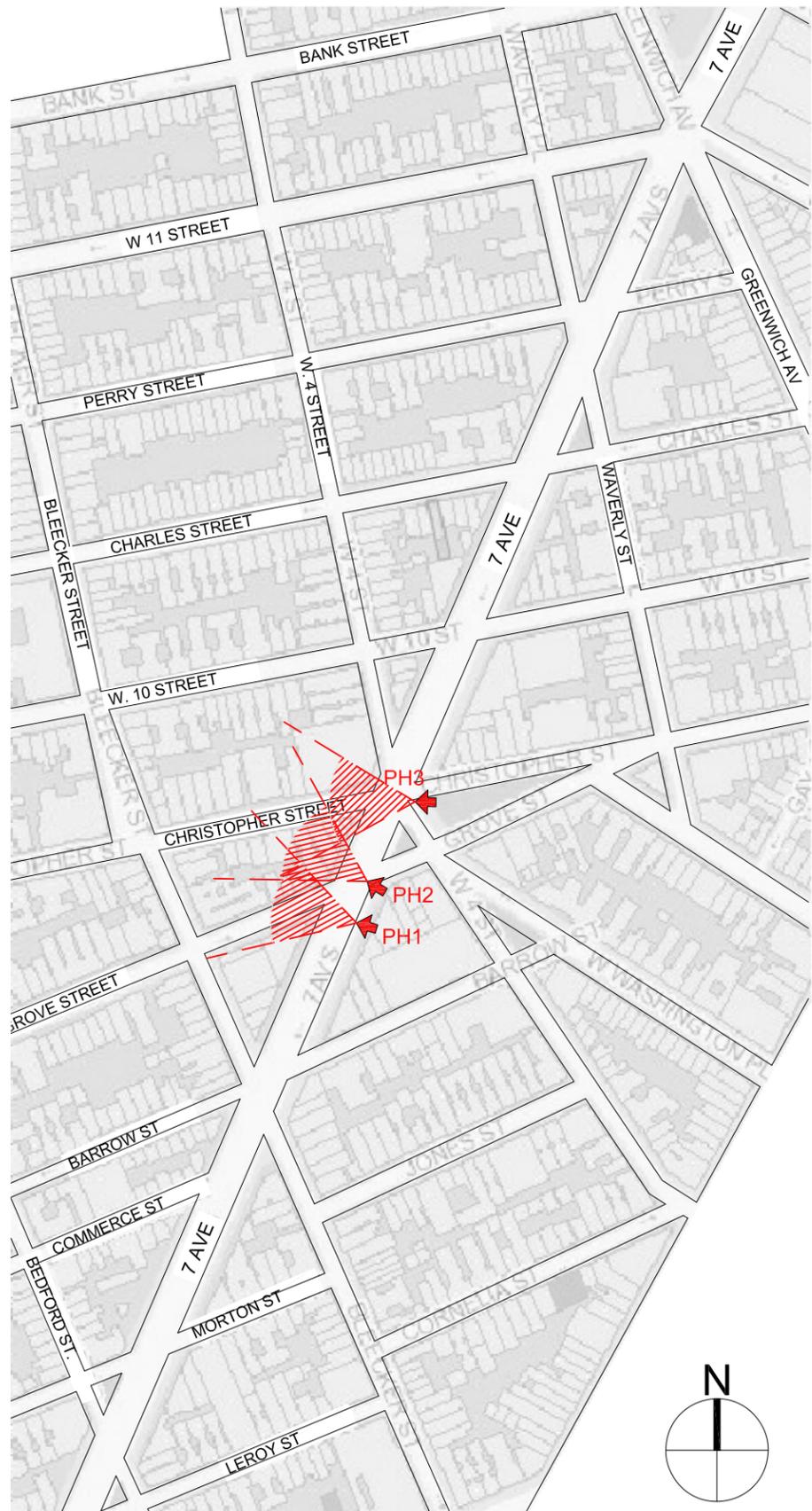
PANORAMIC PHOTO 1:  
AT SE CORNER OF BLEECKER & 7 AVE LOOKING WESTWARD



PHOTO 2:  
AT NE CORNER OF BARROW & 7 AVE LOOKING WESTWARD



PHOTO 3:  
ON 7 AVE BETWEEN BARROW & GROVE STREET LOOKING WESTWARD



SITE MAP



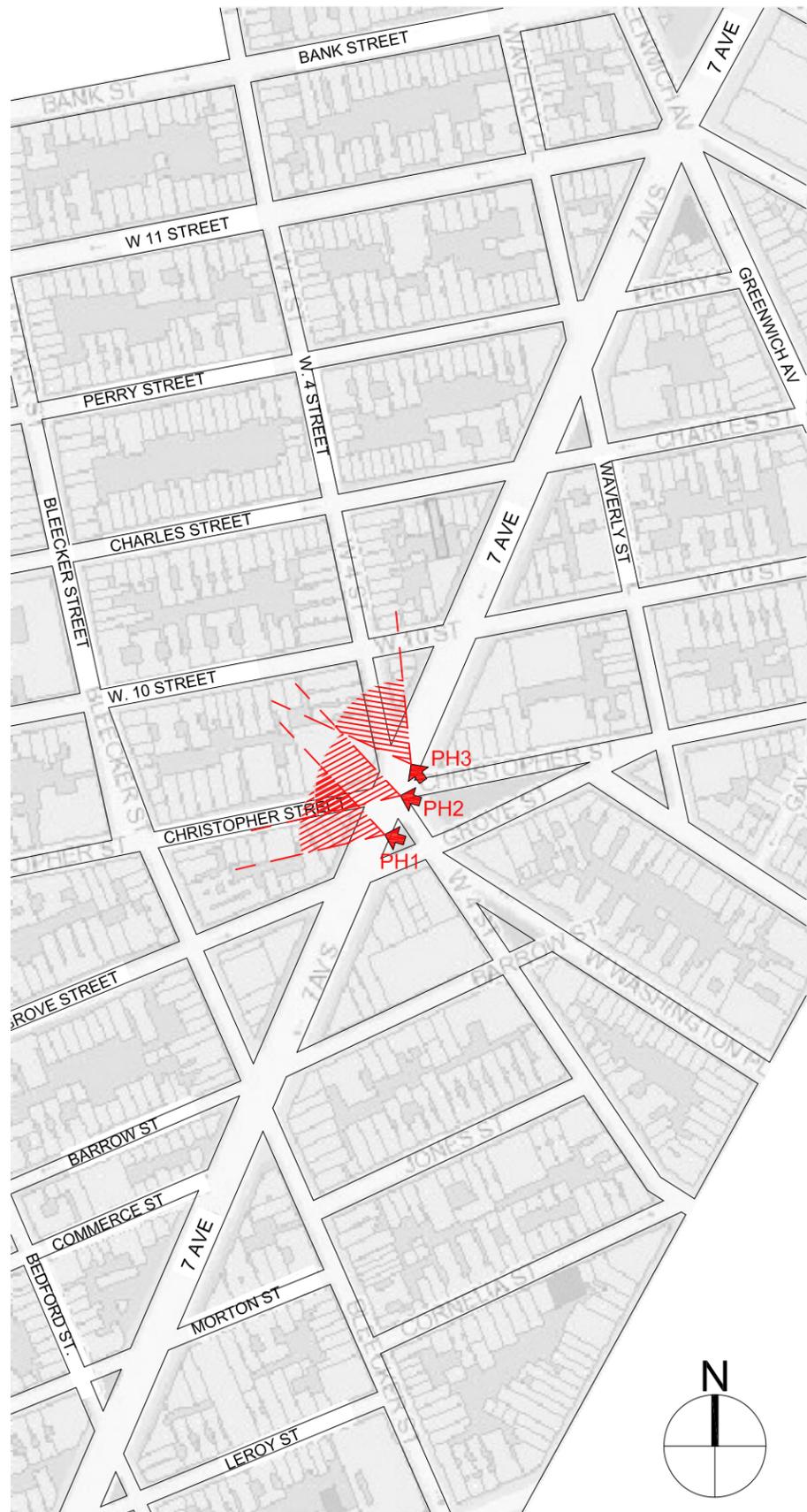
PANORAMIC PHOTO 1:  
ON 7 AVE BETWEEN BARROW & GROVE LOOKING WESTWARD



PHOTO 2:  
AT SE CORNER OF GROVE & 7 AVE LOOKING WESTWARD



PHOTO 3:  
AT SE CORNER OF CHRISTOPHER & 7 AVE LOOKING WESTWARD



SITE MAP



PANORAMIC PHOTO 1:  
ON 7 AVE BETWEEN W. 4 ST & GROVE LOOKING WESTWARD



PHOTO 2:  
AT CORNER OF W.4 ST & CHRISTOPHER LOOKING WESTWARD



PHOTO 3:  
AT NE CORNER OF CHRISTOPHER & 7 AVE LOOKING WESTWARD

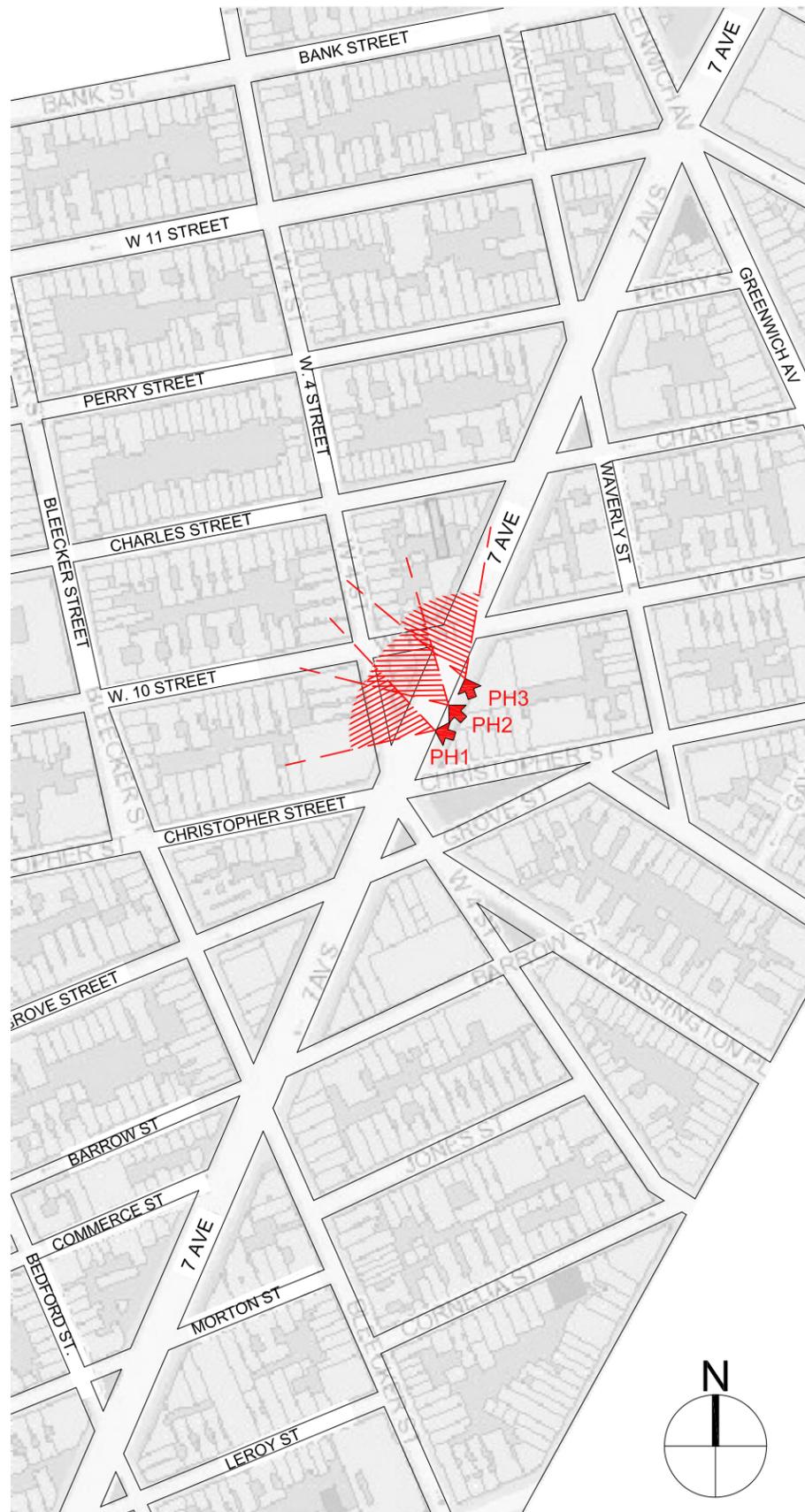
SITE PHOTOS - 7TH AVE (BETWEEN GROVE & W. 10 ST)

APP-004

54 CHARLES STREET, NEW YORK, NY 10014  
DATE: 02.10.2016

wca

WEST CHIN ARCHITECT  
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SITE MAP



PANORAMIC PHOTO 1:  
ON 7 AVE BETWEEN W. 10 ST & CHRISTOPHER LOOKING WESTWARD



PHOTO 2:  
ON 7 AVE BETWEEN W.10 ST & CHRISTOPHER LOOKING WESTWARD

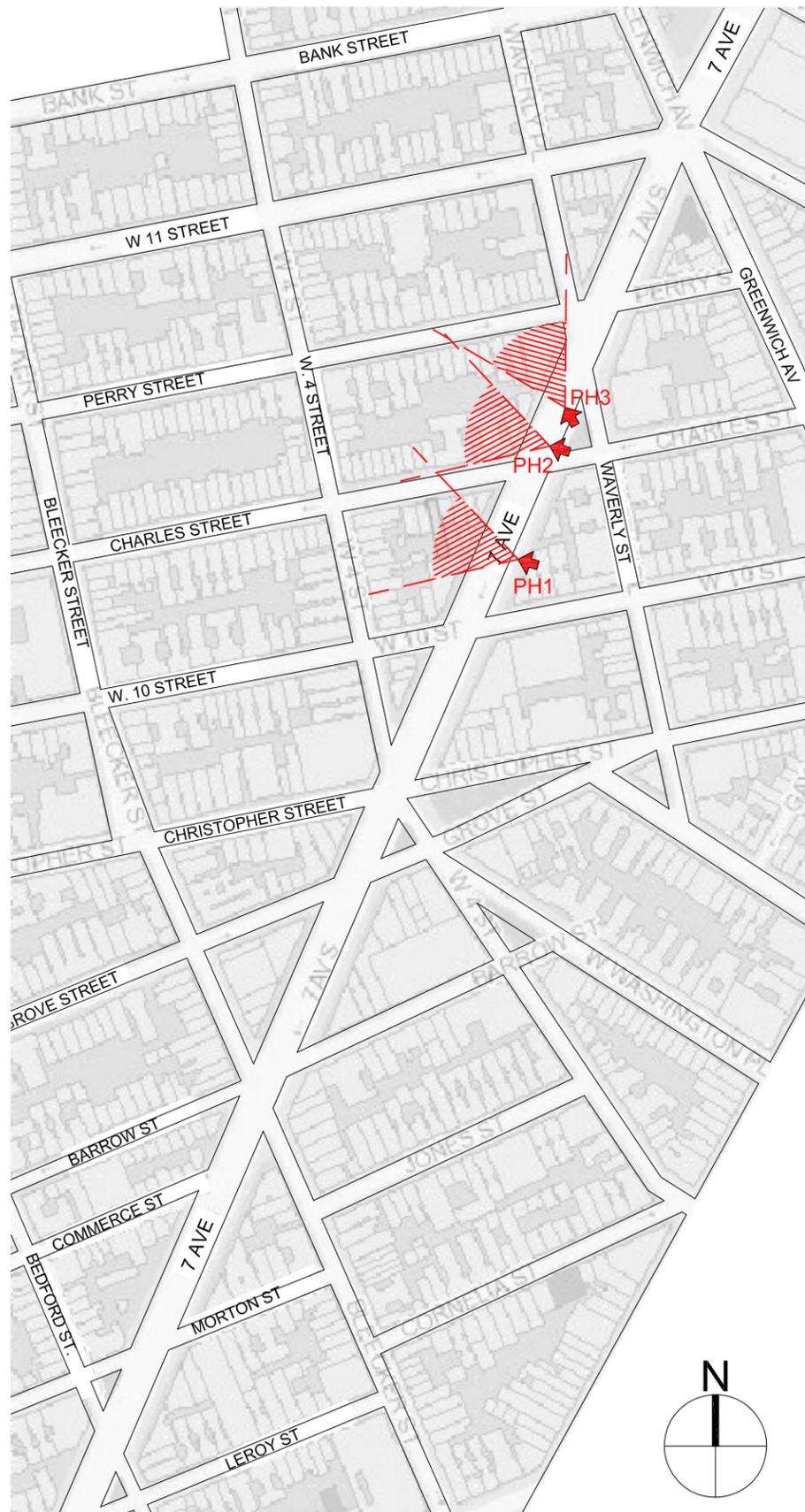


PHOTO 3:  
ON 7 AVE BETWEEN W.10 ST & CHRISTOPHER LOOKING NORTHWEST

SITE PHOTOS - 7TH AVE (BETWEEN CHRISTOPHER & W. 10 ST)

APP-005

54 CHARLES STREET, NEW YORK, NY 10014  
DATE: 02.10.2016



SITE MAP



PANORAMIC PHOTO 1:  
ON 7 AVE BETWEEN W. 10 ST & CHARLES LOOKING WESTWARD



PHOTO 2:  
AT NE CORNER OF CHARLES & 7 AVE LOOKING WESTWARD



PHOTO 3:  
AT SE CORNER OF WAVERLY & 7 AVE LOOKING NORTHWEST

SITE PHOTOS - 7TH AVE (BETWEEN WAVERLY & W. 10 ST)

APP-006

54 CHARLES STREET, NEW YORK, NY 10014  
DATE: 02.10.2016

wca

WEST CHIN ARCHITECT

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SITE MAP



PANORAMIC PHOTO 1:  
ON 7 AVE BETWEEN W. 11 ST & CHARLES LOOKING WESTWARD



PANORAMIC PHOTO 1:  
ON 7 AVE BETWEEN GREENWICH & PERRY LOOKING WESTWARD

**GENERAL NOTES**

- THE GOVERNING CODE FOR THIS PROJECT IS THE NEW YORK CITY BUILDING CODE, 2014 EDITION. THIS CODE PRESCRIBES WHICH EDITION OF EACH REFERENCED STANDARD APPLIES TO THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DOCUMENTS. USE THESE NOTES IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
- SEE PROJECT SPECIFICATIONS FOR TESTING. SEE THE STRUCTURAL INSPECTION SECTION OF NOTES FOR BUILDING CODE INSPECTION REQUIREMENTS.
- DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
- CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. ELECTRONIC DRAWINGS SHOULD NOT BE ASSUMED TO BE DRAWN TO SCALE. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
- THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.
- FOOTING SIZES AND REINFORCING ARE BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 4,000 PSF. CONTRACTOR IS TO VERIFY SOIL CAPACITIES AT FOUNDATION LOCATIONS.
- ALL FOOTINGS SHALL BEAR ON NATURAL SOIL OR PROPERLY COMPACTED FILL PER THE GEOTECHNICAL REPORT.

**UNDERPINNING GENERAL NOTES**

- ALL WORK TO CONFORM TO NYC BUILDING CODE 2014.
- CONTRACTOR SHALL PROTECT AND MAINTAIN STABILITY OF STRUCTURE BEING UNDERPINNED AND ADJACENT STRUCTURES.
- ALL CONCRETE USED SHALL OBTAIN A 28-DAY CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI.
- ALL DRY-PACK TO CONSIST OF GRADE B NON-SHRINK GROUT PREPARED IN ACCORDANCE WITH ASTM C1107 AND REACHING A 28-DAY COMPRESSIVE STRENGTH OF 7,000 PSI.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT COMPRESSION TEST.
- THE UNDERPINNING DESIGN IS BASED ON THE ASSUMPTION THAT ALL EXISTING BUILDINGS ARE FOUNDED ON CONTINUOUS MASONRY WALL FOOTINGS.
- ALL UNDERPINNING SHALL BEAR ON UNDISTURBED DRY SUB-GRADE. PROVIDE POSITIVE DE-WATERING AHEAD OF THE UNDERPINNING PIT EXCAVATION. MAINTAIN A DRY STABLE SUB-GRADE. DO NOT EXCAVATE IN THE WET.
- PROVIDE TIMBER BOX PER DETAIL 7/SOE-310 AT LOCATIONS WHERE EXCAVATION WILL EXTEND 4'-0" BELOW THE GRADE ON EITHER SIDE OF THE UNDERPINNED WALL AND AT LOCATIONS WHERE LOOSE OR UNSTABLE SOILS ARE FOUND. DO NOT EXCAVATE MORE THAN 2'-0" BEFORE INSTALLING TIMBER LAGGING. LEAVE 1 1/2" LOUVER BETWEEN LAGGING BOARDS AND IMMEDIATELY BACKPACK VOIDS BEHIND THE LAGGING.
- THE MAXIMUM WIDTH FOR ANY PARTICULAR UNDERPINNING SECTION SHALL BE 3'-0".
- ONLY PITS HAVING THE SAME ALPHABETIC DESIGNATION SHALL BE OPEN AT ANY ONE TIME.
- PITS OF THE NEXT ALPHABETIC DESIGNATION SHALL NOT BE EXCAVATED UNTIL ALL PITS OF THE PREVIOUS ALPHABETIC DESIGNATION HAVE BEEN WEDGED AND DRY-PACKED.
- PITS OF THE SAME ALPHABETIC DESIGNATION ALONG THE SAME WALL SHALL BE LOCATED A MINIMUM OF 12'-0" APART.
- IF CONTRACTOR ELECTS TO USE A DIFFERENT PIT EXCAVATION SEQUENCE THAN THAT SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR MUST SUBMIT THE ALTERNATE PIT EXCAVATION SEQUENCE TO THE E.O.R. FOR REVIEW.
- SEQUENCE UNDERPINNING WORK SUCH THAT PITS ARE EXCAVATED, CONCRETED, AND DRY-PACKED DURING THE SAME WORK WEEK. DO NOT LEAVE PITS OPEN OVER WEEKEND OR HOLIDAYS.

**SURFACE WATER CONTROL**

- CONTROL SURFACE WATER AT THE PERIMETER OF THE EXCAVATION TO PREVENT WATER FROM COLLECTING AND PONDING ON THE EXPOSED SUBGRADES AND BACKFILL SURFACES.
- GRADE ADJACENT AREAS TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION.
- DESIGN AND PLACE TRENCHES, SUMPS, AND PUMPS TO PREVENT SURFACE WATER FROM RUNNING ONTO PREPARED FOOTING SUBGRADES AND FLOOR SUBGRADES.

**WOOD CONSTRUCTION**

- ALL WOOD CONSTRUCTION AND CONNECTIONS SHALL CONFORM TO AITC "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" MANUAL, AND THE "NATIONAL DESIGN SPECIFICATIONS" FOR WOOD CONSTRUCTION, 2005 EDITION, AND THE 2008 NEW YORK STATE BUILDING CODE.
- ALL MEMBER SIZES ARE TO BE AS SHOWN ON DRAWINGS, AND WITH THE FOLLOWING MINIMUM PROPERTIES:

| MEMBER     | SPECIES           | Fb (PSI) | E         |
|------------|-------------------|----------|-----------|
| TIMBER BOX | DOUGLAS FIR NO. 1 | 1,300    | 1,400,000 |
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND ALL BOLT HEADS AND NUTS
- ALL METAL WOOD CONNECTORS SHALL BE GALVANIZED AND SHALL BE MANUFACTURED BY SIMPSON STRONG TIE CO., OR APPROVED EQUAL.

**REINFORCED CONCRETE**

- COMPLY WITH ACI 301 AND 318
- PROVIDE STRUCTURAL CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE DESIGN STRENGTH IN 28 DAYS AS FOLLOWS:

| ELEMENT                     | STRENGTH |
|-----------------------------|----------|
| FOOTING AND FOUNDATION WALL | 4000 PSI |
- USE NORMAL WEIGHT CONCRETE FOR ALL WORK U.O.N.
- PROVIDE ASTM A-615 GRADE 60 REINFORCING STEEL. REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP CONTINUOUS REINFORCING 48 BAR DIA. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N. PROVIDE COVER OVER REINFORCING AS FOLLOWS:

| ELEMENT                     | BOTTOM | TOP | SIDES |
|-----------------------------|--------|-----|-------|
| FOOTING AND FOUNDATION WALL | 3"     | 2"  | 3"    |
- PROVIDE REINFORCING STEEL PLACER WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD REFERENCE. INSPECT REINFORCING STEEL PLACING FROM STRUCTURAL DRAWINGS.

**STRUCTURAL STEEL**

- FABRICATE AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL OSHA REQUIREMENTS.
- STRUCTURAL STEEL SHAPES SHALL BE FABRICATED FROM THE FOLLOWING MATERIALS:
  - ROLLED W AND WT SHAPES: ASTM A992, GRADE 50.
  - ROLLED M, S, C AND MC SHAPES AND ANGLES: ASTM A36, FY=36 KSI.
  - PLATES AND BARS: ASTM A36, FY=36 KSI
- A325 BOLTS SHALL COMPLY WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", INCLUDING COMMENTARY.
- ANCHOR RODS SHALL BE ASTM F1554 GRADE 55 WITH SUPPLEMENTARY REQUIREMENT S1. HOOKED OR ANCHOR RODS SHALL BE A449, TYPE 1, THREADED WITH NUTS AND WASHERS EACH END.
- DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
- SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PAINTING AND FIREPROOFING OF STRUCTURAL STEEL. DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.
- ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE BY THE AMERICAN WELDING SOCIETY. USE E70 SERIES WELDING ELECTRODES, U.O.N. WHERE NECESSARY, REMOVE GALVANIZING OR PRIMER PRIOR TO WELDING.

**CHEMICAL ADHESIVE FOR ANCHORING REINFORCING BARS, THREADED BARS AND ANCHOR BOLTS**

- USE AN EPOXY, ACRYLIC OR POLYESTER RESIN ADHESIVE SYSTEM SUCH AS THE HILTI HIT HY150, ITW RAMSBET/RED HEAD EPCON A7 OR C6 INJECTION SYSTEM, POWERS POWER-FAST + SYSTEM, SIMPSON STRONG-TIE AT OR ET, ALLIED FASTENER ALLIED +, OR ACCEPTED EQUIVALENT. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR USE AND INSTALLATION.
- CONFIRM THE ABSENCE OF REINFORCING STEEL BY DRILLING A 1/4" DIAMETER PILOT HOLE FOR EACH ANCHOR. DO NOT CUT REINFORCING STEEL WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR APPROPRIATE DRILL SIZE. THOROUGHLY CLEAN HOLE INCLUDING REMOVAL OF DUST PRIOR TO FILLING WITH EPOXY.
- PROVIDE ANCHOR EMBEDMENT, SPACING AND EDGE DISTANCE AS SHOWN ON THE DRAWINGS.
- THREADED RODS ARE A-36 GALVANIZED STEEL, U.O.N.

**SURVEY AND MONITORING**

- THE OWNER SHALL PERFORM A PRE-CONSTRUCTION CONDITION SURVEY OF THE ADJACENT BUILDINGS. RESULTS OF THE SURVEY WILL BE AVAILABLE FOR THE CONTRACTOR'S INFORMATION.
- THE EXISTING BUILDINGS AND WALLS SHALL BE OPTICALLY MONITORED FOR LATERAL AND VERTICAL MOVEMENT.
- INSTALL CRACK GAGES AT JUNCTIONS OF UNDERPINNED WALLS AND ADJACENT BUILDINGS AS WELL AS AT LOCATIONS WHERE THE BUILDING EXTENSION MEETS THE MAIN BUILDING.
- TAKE BASE LINE READINGS OF GAGES PRIOR TO EXCAVATION AND A MINIMUM OF TWICE A WEEK AFTER EXCAVATION AND UNDERPINNING HAS BEGUN.
- BUILDING MOVEMENT CRITERIA:
  - IF MOVEMENT REACHES 1/4" CONTACT PROJECT MANAGER.
  - IF MOVEMENT REACHES 1/2" INFORM THE PROJECT MANAGER AND STOP WORK. SUBMIT REVISED WORK PROCEDURES AND REMEDIATION PLAN. THE WORK SHALL NOT RESUME UNTIL APPROVED BY THE PROJECT MANAGER.

**CAST IN PLACE CONCRETE**

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE, ACI 318, LATEST EDITION.
- ALL CONCRETE FOR CAST IN PLACE WORK SHALL BE STONE CONCRETE WITH THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI.
- NO ADMIXTURES SHALL BE ALLOWED WITHOUT PRIOR REVIEW AND ACCEPTANCE BY THE ENGINEER.
- ALL REQUIREMENTS FOR BATCHING, MIXING, FINISHING, CURING ETC. SHALL BE AS PER ACI 301.
- NO CONCRETE TO BE CAST ON ORGANIC MATERIAL, FROZEN GROUND, MUD, SOFT CLAYS OR OTHER OBJECTIONABLE OR UNAPPROVED MATERIALS.
- CONTRACTOR SHALL TAKE ALL NECESSARY DE-WATERING PRECAUTIONS TO PROPERLY CAST NEW WORK IN AREAS WITH HIGH WATER TABLE.
- CONCRETE PROTECTION FOR REINFORCEMENT:
- MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT AS PER LATEST EDITION OF ACI 318 AND AS SPECIFIED BELOW:

- CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
- EXPOSED TO EARTH OR WEATHER:
- # 6 THRU # 18 BARS: 2"
- #5, W31 OR D31 WIRE, AND SMALLER: 1-1/2"
- NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND (FOR SLABS, WALLS, & JOISTS):
- #14 THRU #18 BARS: 1-1/2"

R.G. #11 AND SMALLER: 3/4"

**SPECIAL STRUCTURAL INSPECTIONS PLAN**

- SPECIAL INSPECTIONS SHALL BE PERFORMED BY A SPECIAL INSPECTOR AS DEFINED BY THE NYC BUILDING CODE IN ACCORDANCE WITH CHAPTER 17 OF THE CODE.
- FORM TR-1 SHALL BE FILED WITH THE NEW YORK CITY DEPARTMENT OF BUILDINGS BY THE SPECIAL INSPECTOR IN RESPONSIBLE CHARGE OF THE INSPECTIONS.
- THE STRUCTURAL ELEMENTS REQUIRING SPECIAL INSPECTIONS ARE AS FOLLOWS:

**INSPECTION ITEMS**

| INSPECTION ITEMS                           | B.C. SECTION/TABLE        |
|--|---------------------------|
| STRUCTURAL STEEL - WELDING                 | TABLE 1704.3.1            |
| STRUCTURAL STEEL - ERECTION & BOLTING      | TABLE 1704.3.2, 1704.3.3  |
| CONCRETE (CAST-IN-PLACE)                   | TABLE 1704.4              |
| SOIL                                       | SECT 1704.7.2             |
| STRUCTURAL SAFETY AND STABILITY            | SECT 1704.19              |
| EXCAVATION - SHEETING, SHORING AND BRACING | BC 3304.4.1               |
| <b>PROGRESS INSPECTIONS</b>                | <b>B.C. SECTION/TABLE</b> |
| FOOTING AND FOUNDATION FRAMING INSPECTION  | BC 109.3.1<br>BC 109.3.3  |

**PROFESSIONAL STATEMENT**

TO THE BEST OF MY KNOWLEDGE, BELIEVE AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

**UNDERPINNING SEQUENCING**

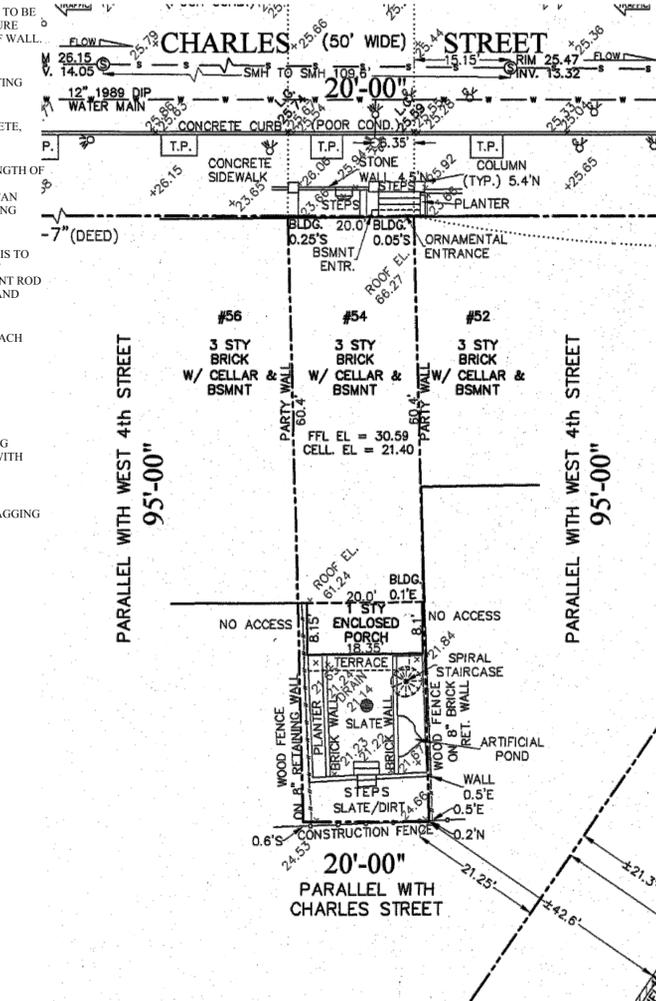
- EXCAVATE PITS LABELED "A" ON PLAN. PROVIDING SOIL SHORING BOX AS REQUIRED.
- CAREFULLY EXCAVATE THE LAST SIX INCHES OF SOIL USING HAND SHOVELS TO MINIMIZE DISTURBANCE.
- REMOVE ALL LOOSE MATERIAL FROM BOTTOM OF EXISTING FOUNDATION TO BE UNDERPINNED. USE WIRE BRUSH TO REMOVE ALL DIRT IN ORDER TO ENSURE PROPER BOND TO NEW UNDERPINNING. REPAIR AND RE-POINT BOTTOM OF WALL.
- THE ENGINEER RESPONSIBLE FOR THE CONTROLLED INSPECTION OF THE UNDERPINNING SHALL INSPECT AND APPROVE THE SUB-GRADE AND EXISTING FOOTING CONDITION PRIOR TO CASTING CONCRETE.
- PLACE REINFORCING STEEL, FORM UNDERPINNING PIER AND CAST CONCRETE, VIBRATING TO ENSURE NO VOIDS ARE PRESENT WITHIN CONCRETE.
- ALLOW CONCRETE TO CURE FOR 7 DAYS TO REACH A COMPRESSIVE STRENGTH OF 2,500 PSI. IF COMPRESSION TESTS ARE PERFORMED INDICATING REQUIRED COMPRESSIVE STRENGTH HAS BEEN REACHED EARLY THE CONTRACTOR CAN MOVE ON TO THE NEXT STEP AFTER A MINIMUM OF 48 HOURS AFTER CASTING PIER
- INSTALL DRY PACK. DRY PACK INSTALLATION: MIXED DRY-PACK GROUT IS TO REACH A CONSISTENCY FROM WHICH A BALL CAN BE FORMED WHILE NOT CRUMBLING. THE DRY-PACK MUST BE RAMMED INTO PLACE USING A BLUNT ROD TO SUFFICIENTLY FILL ALL VOIDS BETWEEN THE EXISTING FOUNDATION AND UNDERPINNING PIER AND PREVENT SLOUGHING OF DRY-PACK MATERIAL.
- ALLOW DRY-PACK TO CURE PER MANUFACTURER'S REQUIREMENTS TO REACH 4000 PSI (24 HOURS MINIMUM).
- REPEAT PROCEDURE AT NEXT LETTERED UNDERPINNING PHASE.

**SOILDER PILES, SOIL SHORING AND SOIL SLOPING**

- DRILL SHAFTS FOR SOLDIER PILES AND INSTALL SOLDIER PILES PROVIDING CONCRETE IN SHAFT UP TO BOTTOM OF EXCAVATION. BACK FILL SHAFT WITH GRAVEL FROM TOP OF GROUT TO TOP OF EXISTING GRADE.
- BEGIN EXCAVATION INSTALLING TIMBER LAGGING BETWEEN PILES AS EXCAVATION PROCEEDS, IMMEDIATELY BACKPACK VOIDS BEHIND THE LAGGING AS REQUIRED.
- CONTINUE EXCAVATE SITE AND INSTALLATION OF LAGGING DOWN TO ELEVATION OF STEEL HORIZONTAL BRACES AND WAILERS.
- INSTALL STEEL WAILERS AND BRACES PER PLANS.

**DRAWING LIST**

SOE-100.00 UNDERPINNING AND SOE GENERAL NOTES  
 SOE-200.00 SHORING AND UNDERPINNING PLANS  
 SOE-300.00 SHORING AND UNDERPINNING SECTIONS  
 SOE-310.00 SHORING AND UNDERPINNING SECTIONS AND DETAILS



**SITE PLAN**  
(SITE PLAN/SURVEY PROVIDED BY AREK SURVEYING, P.C.)

| ENERGY ANALYSIS FOR BUILDING UNDERPINNING |   |   |
|---|---|---|
| ITEM DESCRIPTION                          | PROPOSED DESIGN VALUE   | ECC OF NYC BUILDING ENVELOPE REQUIREMENTS CODE PRESCRIBED VALUE |
| UNDERPINNING                              | N/A WORK WE ARE PERFORMING WILL NOT AFFECT THE ENERGY USE OF THE BUILDING | N/A   |

**ARCHITECT**

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**REVISIONS**

| NO. | DESCRIPTION    | DATE    |
|-----|----------------|---------|
| 1.  | DOB SUBMISSION | 9/14/15 |
|     |                |         |
|     |                |         |

**LEGEND/NOTES**

**PROJECT**

**PRIVATE RESIDENCE**  
 54 Charles Street  
 New York, NY 10014

**UNDERPINNING AND SOE GENERAL NOTES**

| SEAL & SIGNATURE | DATE:        | 07.20.15          |
|------------------|--------------|-------------------|
|                  | PROJECT No.: | 15-086            |
|                  | DRAWING BY:  | TS                |
|                  | CHK BY:      | MK                |
|                  | DWG No.:     | <b>SOE-100.00</b> |
|                  |              | 1 OF 4            |

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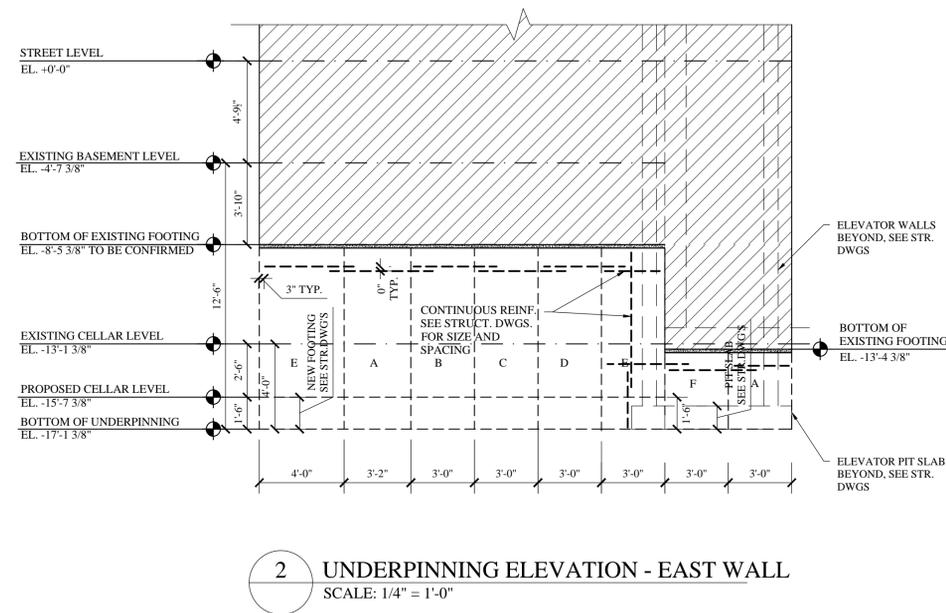
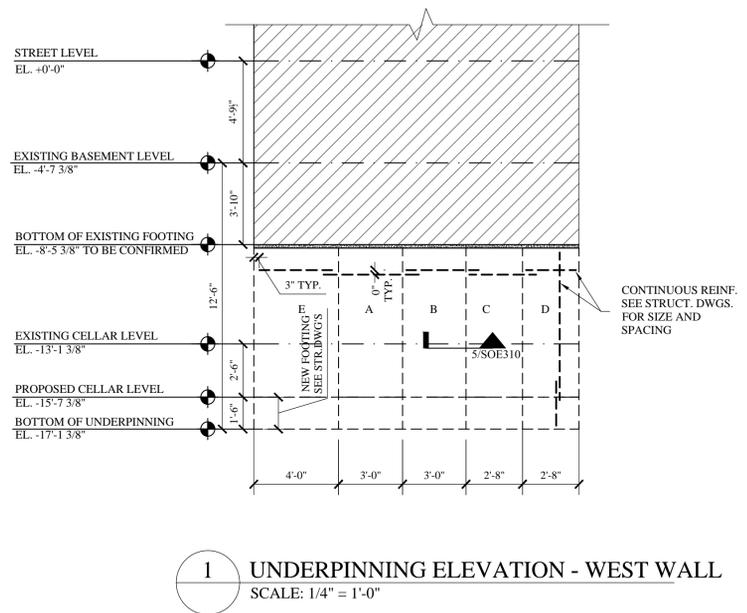
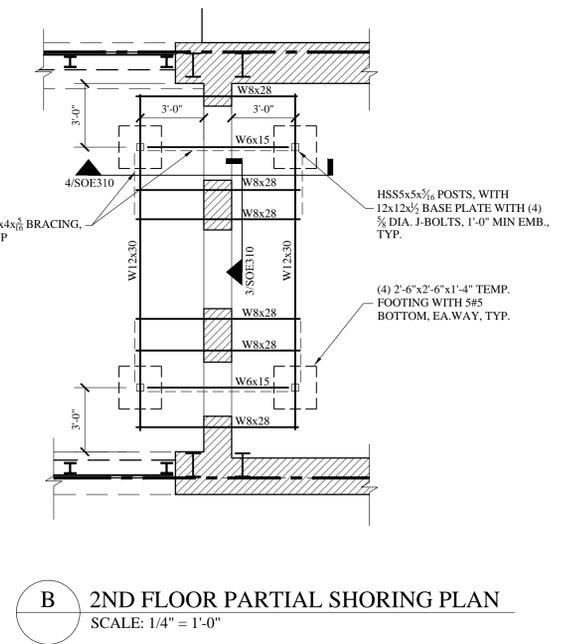
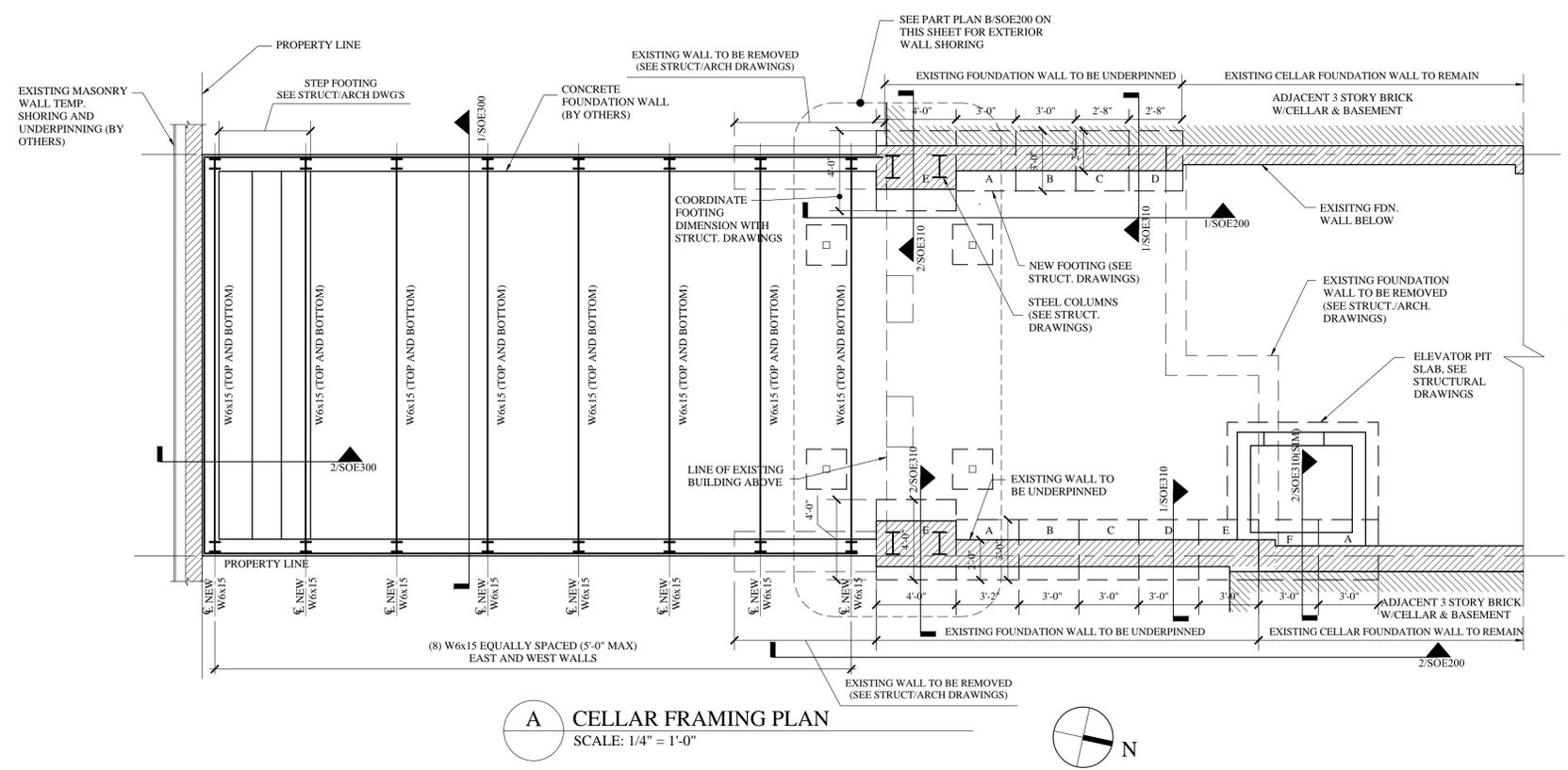
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|     |                |         |

**LEGEND/NOTES**



- RECOMMENDED SEQUENCE OF CONSTRUCTION:**
- EXCAVATE (4) PITS TO INSTALL NEW FOOTINGS TO SUPPORT EXTERIOR WALL SHORING. INSTALL HSS POSTS AND NEEDLE BEAMS.
  - UNDERPIN EXISTING WALL ALONG EAST AND WEST SIDE OF THE PROPERTY.
  - EXCAVATE AND INSTALL SOE ALONG EAST AND WEST WALL IN THE BACK OF THE PROPERTY.
- RECOMMENDED SEQUENCE OF EXTERIOR WALL SHORING:**
- EXCAVATE PITS AND INSTALL FOOTINGS.
  - INSTALL TEMPORARY HSS POSTS. PROVIDE CROSS BRACING BETWEEN THE POSTS.
  - INSTALL CONTINUOUS W12 BEAM ALONG WALL SUPPORTED ON HSS POSTS.
  - CUT HOLE IN MASONRY PIER ABOVE FLOOR LEVEL AND INSTALL W8 NEEDLE BEAM THROUGH THE HOLE. DRYPACK ANY VOIDS BETWEEN BEAM AND BRICK WALL. REPEAT FOR ALL BEAMS.
  - FOR INSTALLATION OF NEW PERMANENT BEAMS BELOW FLOOR SLAB SEE STRUCTURAL DRAWINGS.

**PROJECT**  
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**SHORING AND UNDERPINNING PLANS**

|                             |                            |
|-----------------------------|----------------------------|
| <b>SEAL &amp; SIGNATURE</b> | <b>DATE:</b> 07.20.15      |
|                             | <b>PROJECT No.:</b> 15-086 |
|                             | <b>DRAWING BY:</b> TS      |
|                             | <b>CHK BY:</b> MK          |
|                             | <b>DWG No.:</b> SOE-200.00 |

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**REVISIONS**

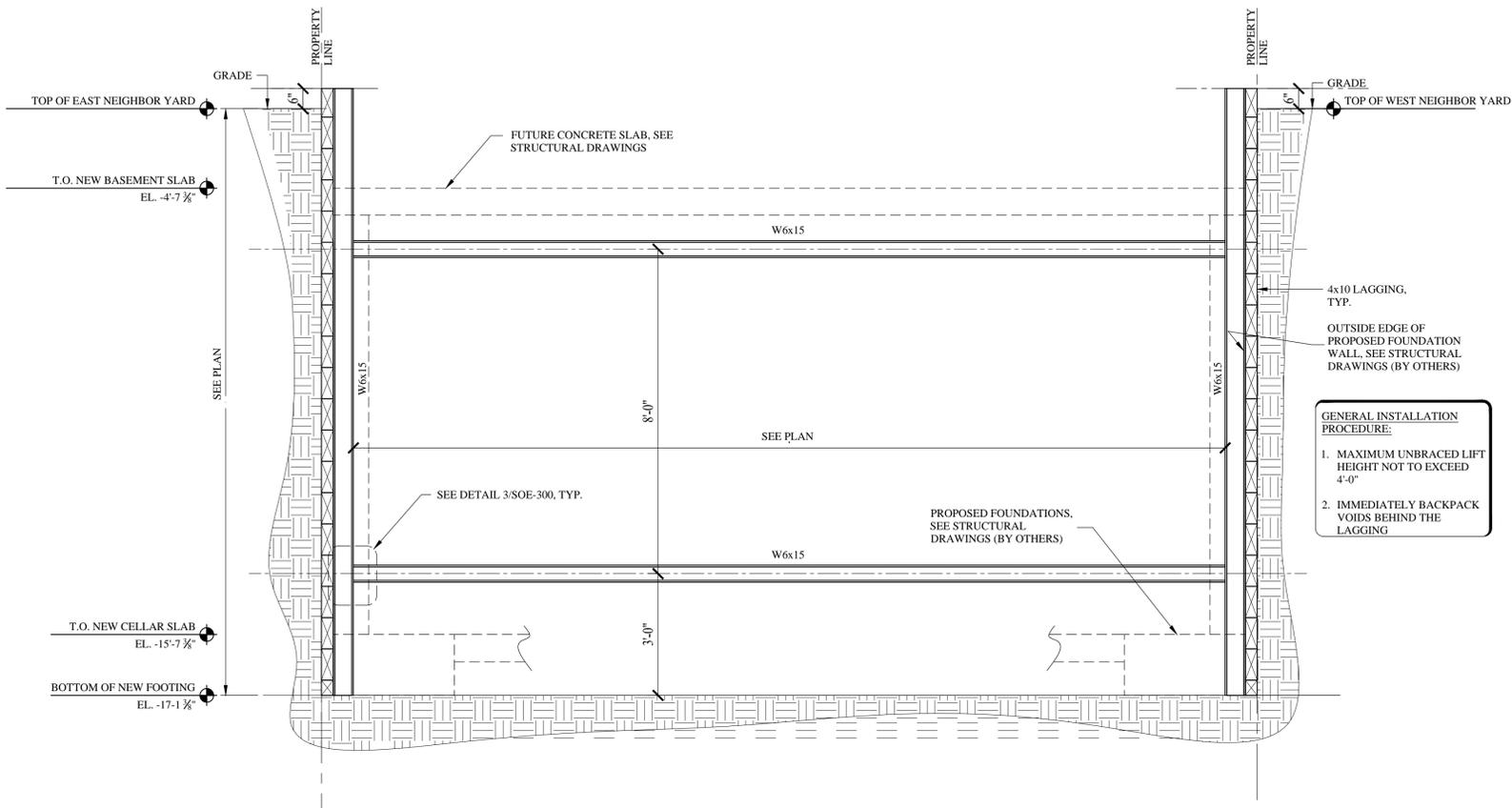
| NO. | DESCRIPTION    | DATE    |
|-----|----------------|---------|
| 1.  | DOB SUBMISSION | 9/14/15 |
|     |                |         |
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**LEGEND/NOTES**

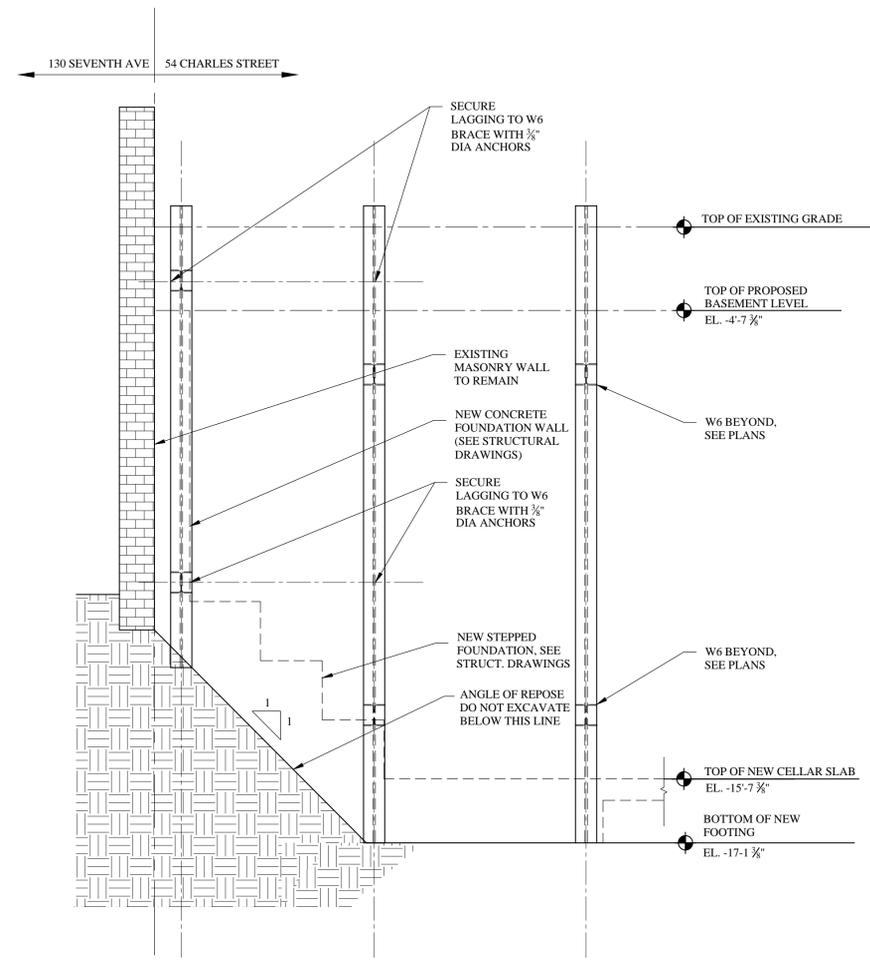
**PROJECT**  
**PRIVATE RESIDENCE**  
 54 Charles Street  
 New York, NY 10014

**SHORING AND UNDERPINNING SECTIONS**

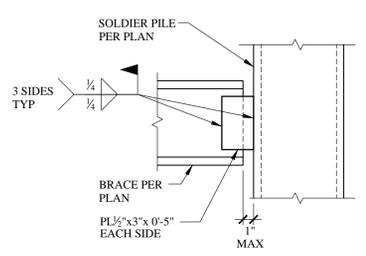
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|-----------------------------|---------------------|-------------------|
| <b>SEAL &amp; SIGNATURE</b> | <b>DATE:</b>        | 07.20.15          |
|                             | <b>PROJECT No.:</b> | 15-086            |
|                             | <b>DRAWING BY:</b>  | TS                |
|                             | <b>CHK BY:</b>      | MK                |
|                             | <b>DWG No.:</b>     | <b>SOE-300.00</b> |



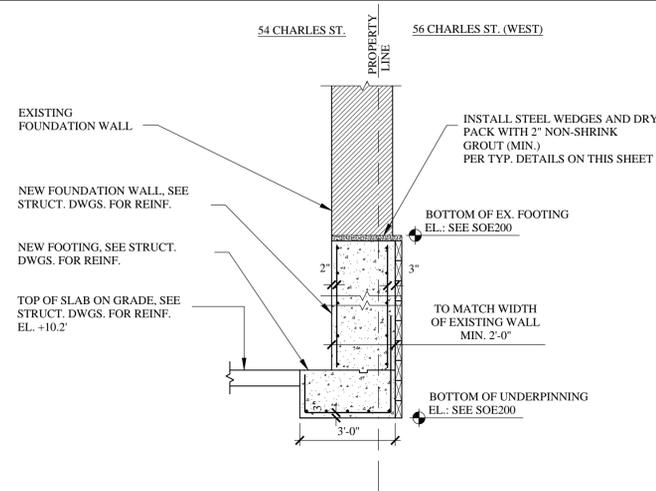
**1 BRACE BOX SECTION**  
 SCALE: 1/2"=1'-0"



**2 SECTION AT SOUTH WALL**  
 SCALE: 1/2"=1'-0"

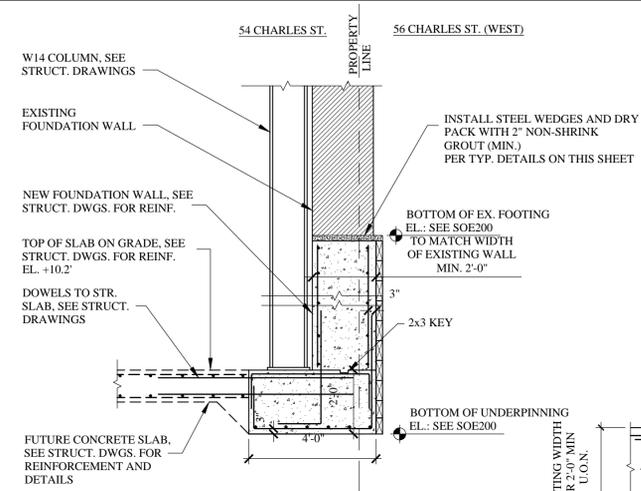


**1 TYP BRACE TO SOLIDER PILE**  
 SCALE: 1-1/2"=1'-0"



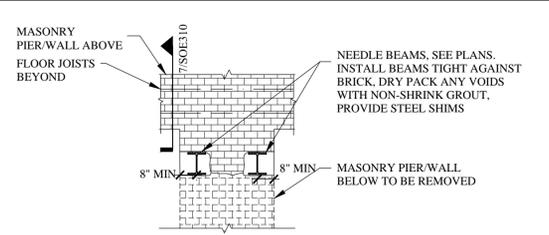
**1 SECTION AT EAST AND WEST WALL**  
SCALE 3/8=1'-0"

NOTE:  
1. NEW FOUNDATION WALL AND FOOTING REINFORCEMENT AND SIZE TO BE CONFIRMED BY EOR AFTER BOTTOM ELEVATION OF EXISTING FOUNDATION WALL IS EXPOSED.

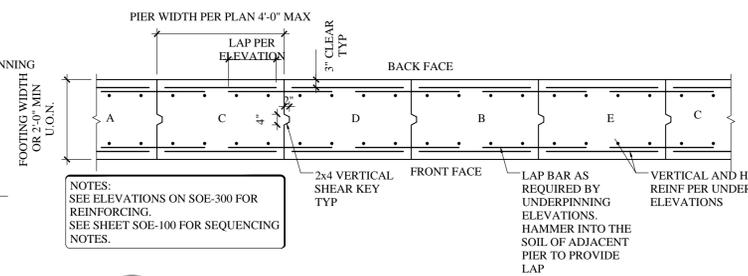


**2 SECTION AT EAST AND WEST WALL**  
SCALE 3/8=1'-0"

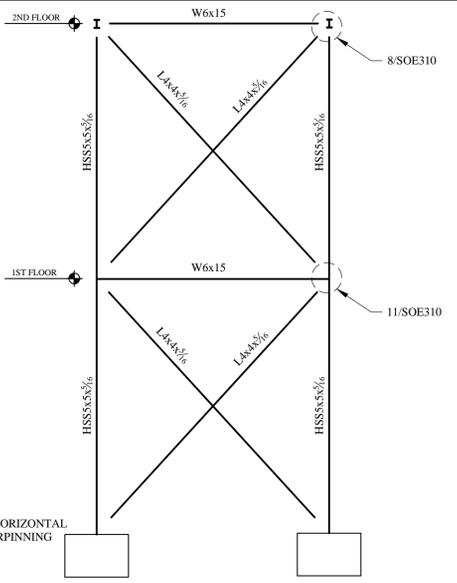
NOTE:  
1. NEW FOUNDATION WALL AND FOOTING REINFORCEMENT AND SIZE TO BE CONFIRMED BY EOR AFTER BOTTOM ELEVATION OF EXISTING FOUNDATION WALL IS EXPOSED.



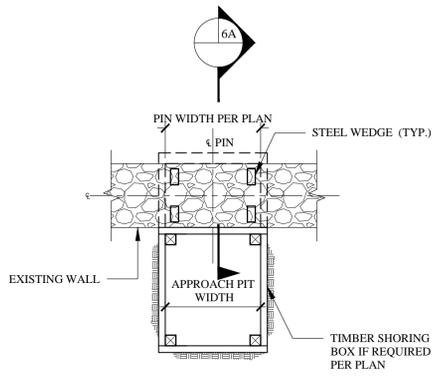
**3 SECTION AT NEEDLE BEAMS**  
SCALE 3/8=1'-0"



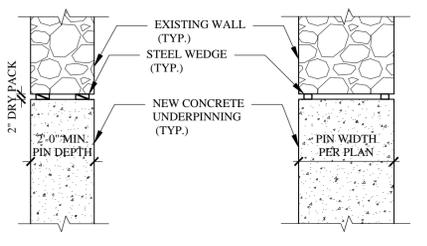
NOTES:  
SEE ELEVATIONS ON SOE-300 FOR REINFORCING.  
SEE SHEET SOE-100 FOR SEQUENCING NOTES.



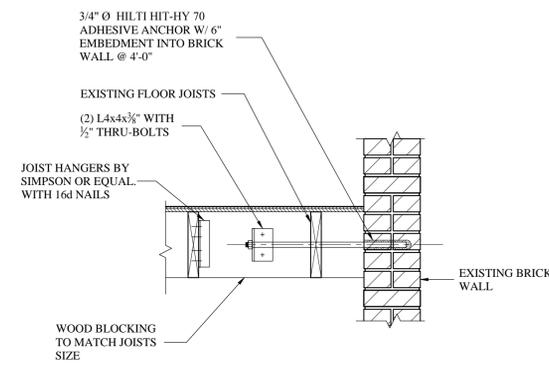
**5 BRACING ELEVATION**  
SCALE 3/8=1'-0"



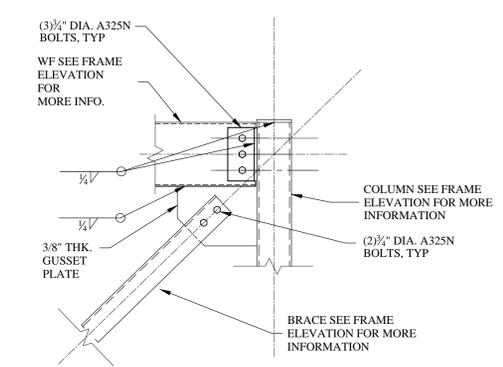
**6 TYPICAL STEEL WEDGE PLAN**  
SCALE 3/8=1'-0"



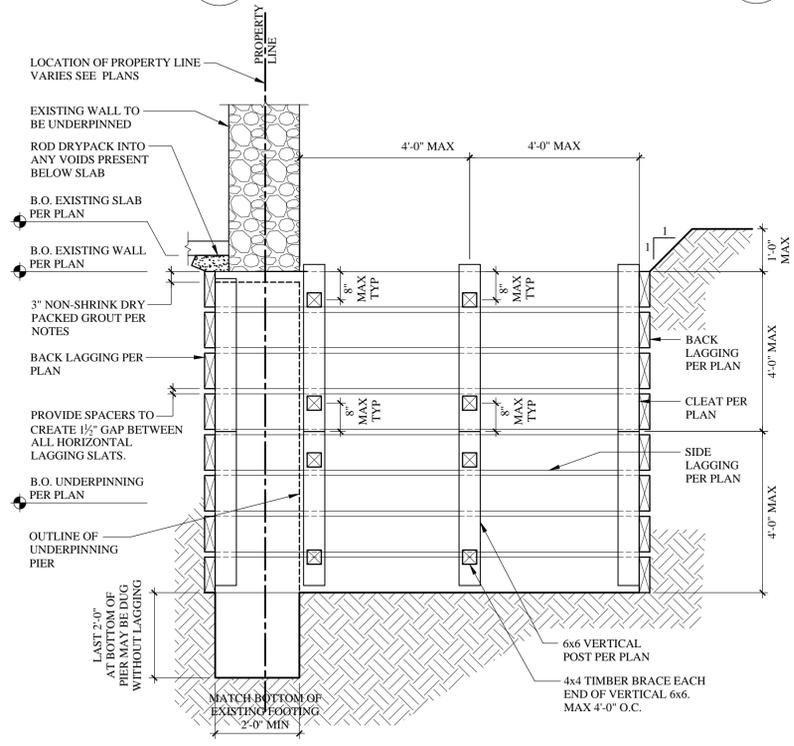
**6A SECTION**



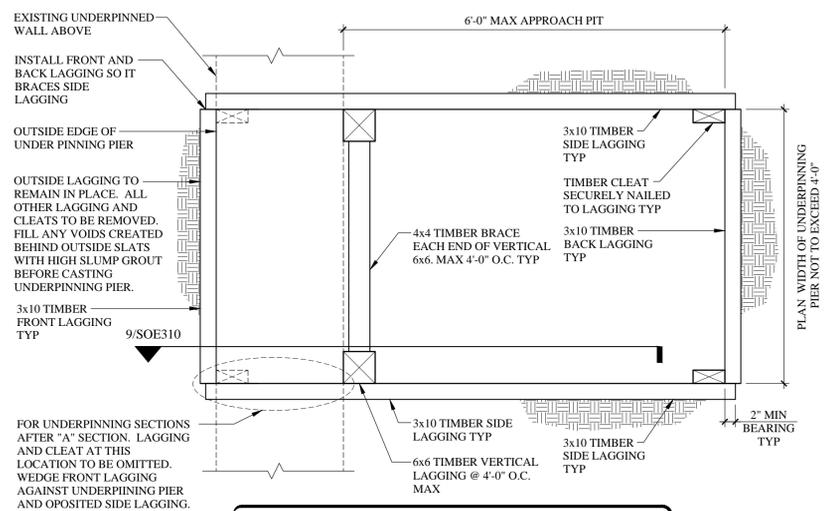
**7 JOIST CONNECTION AT WALL**  
SCALE: 1" = 1'-0"



**8 BRACED FRAME CONNECTION DETAIL**  
SCALE: 3/4" = 1'-0"

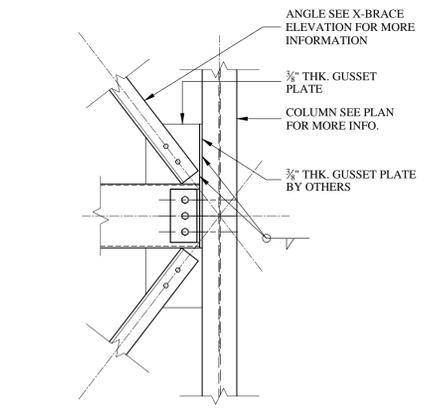


**9 UNDERPINNING TIMBER BOX SECTION**  
SCALE: 1/2" = 1'-0"



NOTES:  
1. FOLLOW ALL INSTALLATION AND UNDERPINNING SEQUENCING NOTE.  
2. PROVIDE 1/8" GAP BETWEEN LAGGING.  
3. SOIL BEING RETAINED BY THE LAGGING SHOULD BE CONTINUOUSLY PACKED TO MINIMIZE SOIL LOSS DURING INSTALLATION.  
4. GROUT ANY GAPS IN SOIL WITH NON-SHRINK GROUT PRIOR TO CONCRETE PLACEMENT FOR UNDERPINNING PIER  
5. MAXIMUM UN-BRACED LIFT HEIGHT NOT TO EXCEED 4'-0"

**10 TYP. UNDERPINNING TIMBER BOX PLAN**  
8'-0" MAX EXCAVATION DEPTH



**11 BRACED FRAME CONNECTION DETAIL**  
SCALE: 3/4" = 1'-0"

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REVISIONS

| NO. | DESCRIPTION    | DATE    |
|-----|----------------|---------|
| 1.  | DOB SUBMISSION | 9/14/15 |
|     |                |         |
|     |                |         |

LEGEND/NOTES

PROJECT  
**PRIVATE RESIDENCE**  
54 Charles Street  
New York, NY 10014

SHORING AND UNDERPINNING SECTIONS AND DETAILS

SEAL & SIGNATURE  
DATE: 07.20.15  
PROJECT No.: 15-086  
DRAWING BY: TS  
CHK BY: MK  
DWG No.:

**SOE-310.00**