

March 5, 2024  
Public Hearing

The current proposal is:

**Preservation Department – Items 2 & 3, LPC-22-09644 & LPC-22-09645**

**83-85 Chambers Street, aka 65-67 Reade Street – Tribeca South  
Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 812 3265 0627

**Passcode:** 225184

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

**PRESENTATION TO NYC LANDMARKS PRESERVATION COMMISSION**  
**PUBLIC HEARING - MARCH 5, 2024**

**83-85 CHAMBERS ST  
(AKA 65-67 READE ST)  
TRIBECA SOUTH HISTORIC DISTRICT  
MANHATTAN, NY**

**BLOCK NO. 149 LOT NO. 5 & 6**

**DOCKET #LPC-22-09644**

**DOCKET #LPC-22-09645**





EXISTING



PROPOSED





EXISTING



PROPOSED







CHAMBERS ST, NORTH - BETWEEN BROADWAY AND CHURCH ST - 1929





CHAMBERS ST, NORTH - BETWEEN BROADWAY AND CHURCH ST - 1912





83 CHAMBERS ST - 1940S TAX LOT DESIGNATION PHOTO



85 CHAMBERS ST - 1940S TAX LOT DESIGNATION PHOTO



83 CHAMBERS ST - 1980S TAX LOT DESIGNATION PHOTO





65 READE ST - MUNICIPAL ARCHIVES - DESIGNATION PHOTOS



67 READE ST - MUNICIPAL ARCHIVES - DESIGNATION PHOTOS



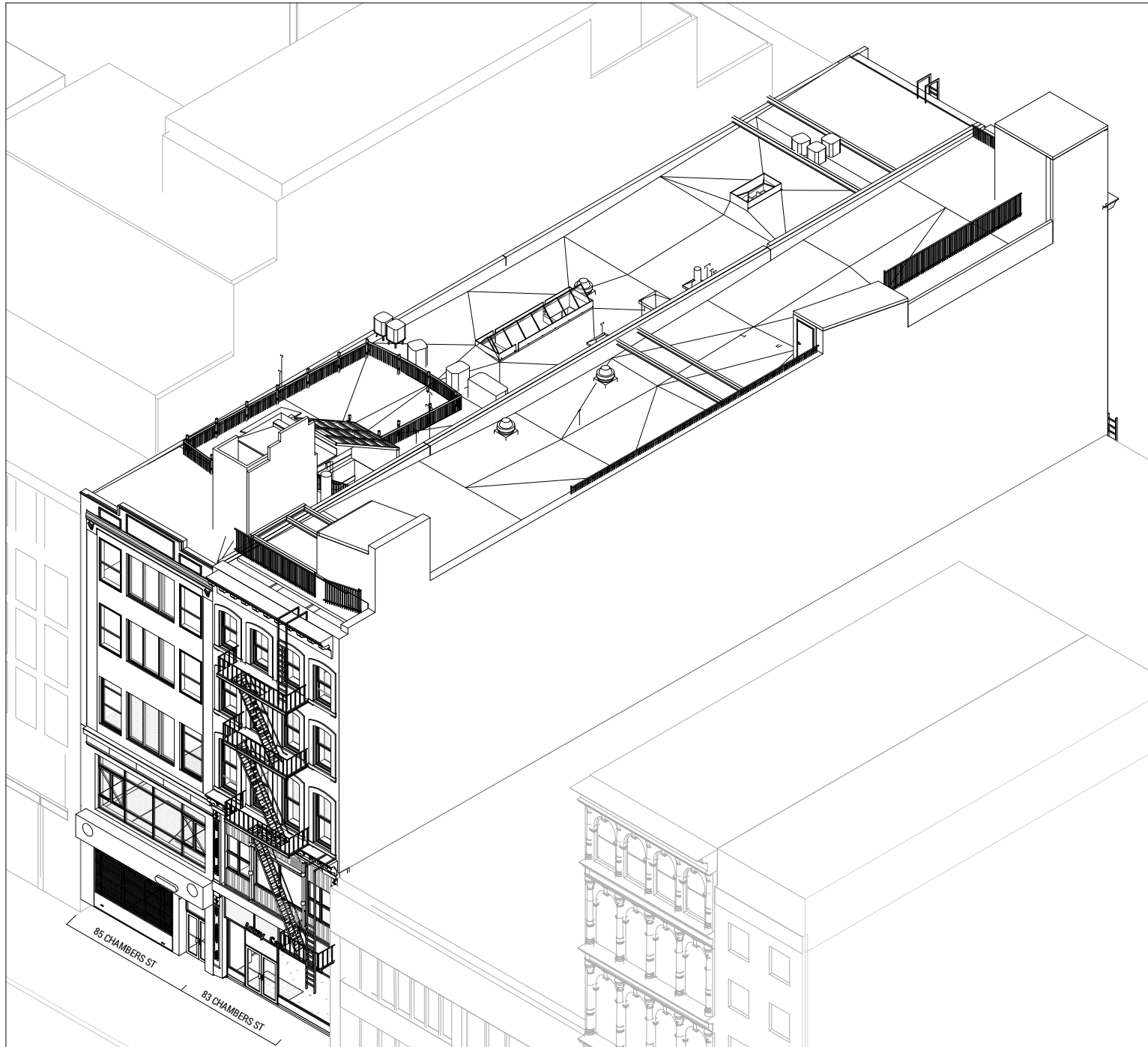


65-67 READE ST - MUNICIPAL ARCHIVES - DESIGNATION PHOTOS

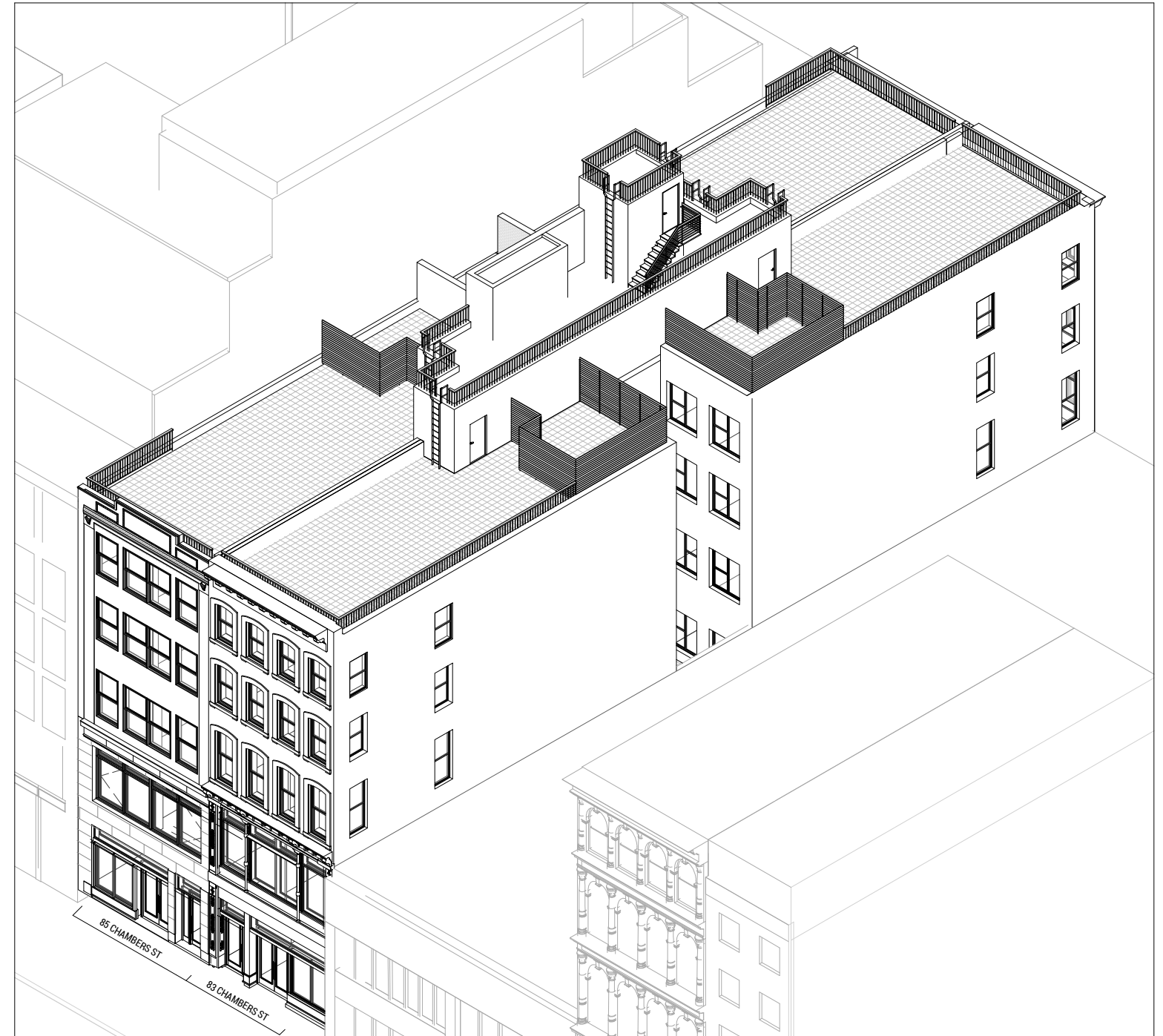


69-71 READE ST - MUNICIPAL ARCHIVES - DESIGNATION PHOTOS (SHOWN FOR REFERENCE)



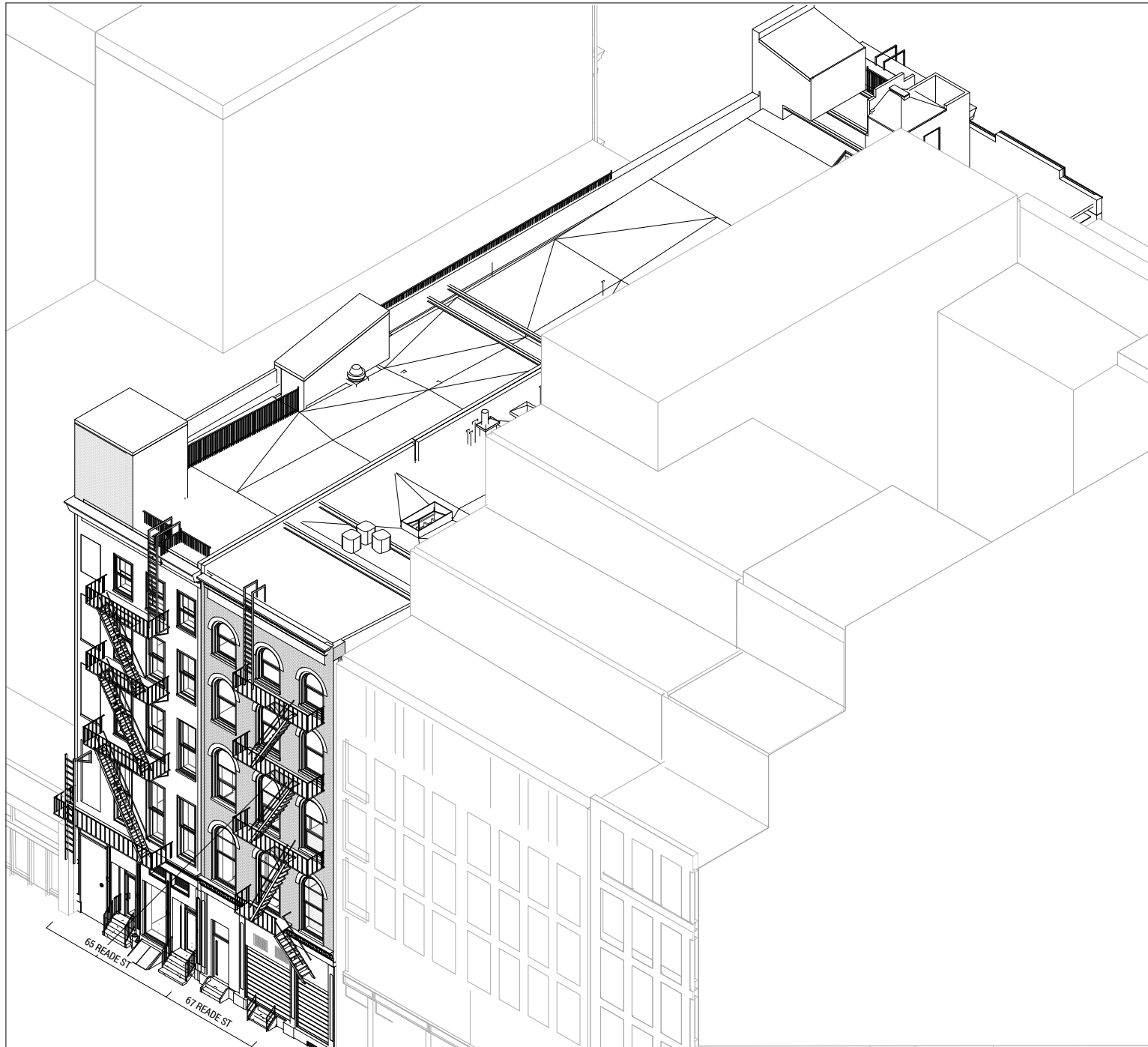


1 CHAMBERS ST- 3D AXONOMETRIC EXISTING VIEW

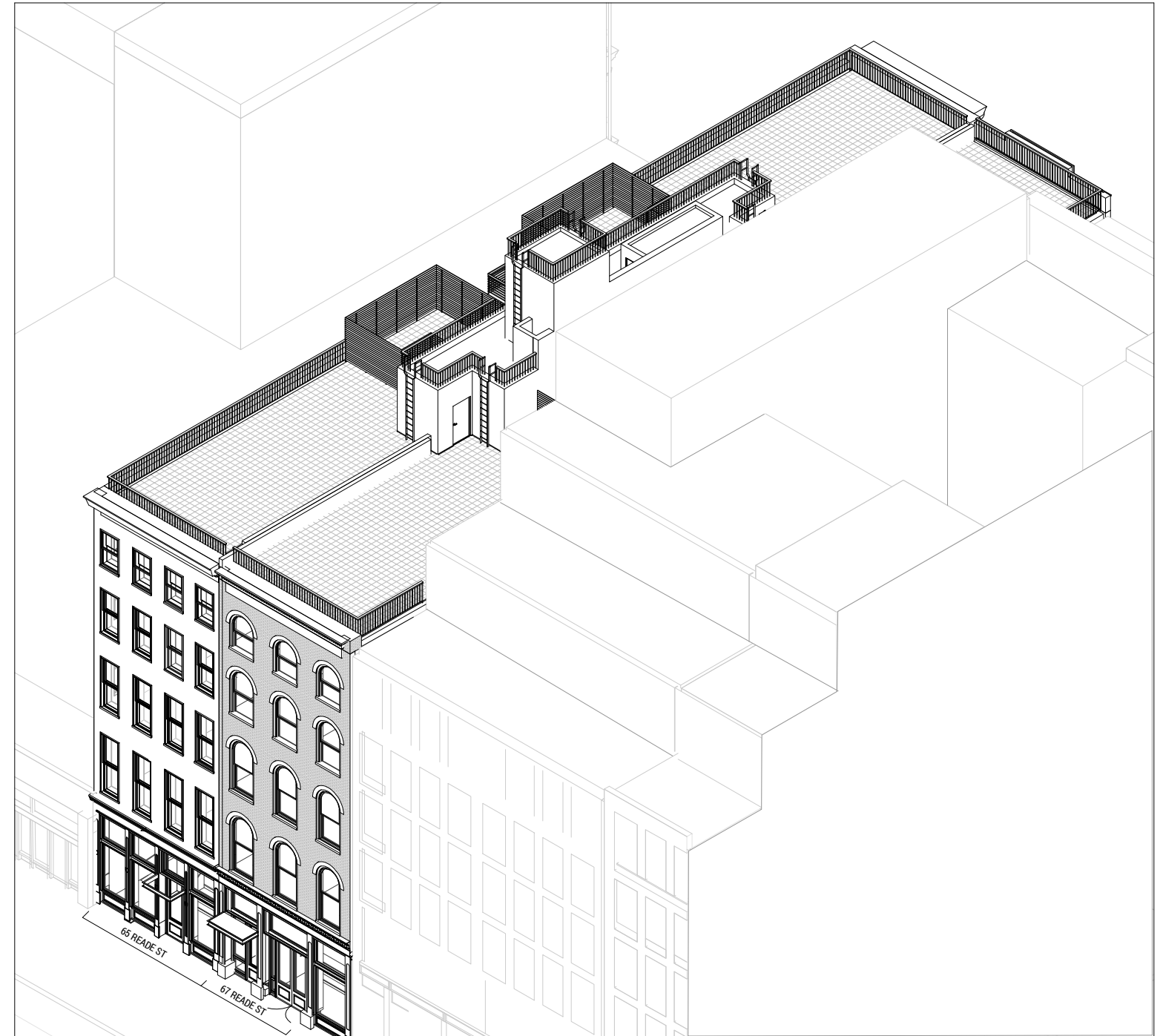


2 CHAMBERS ST- 3D AXONOMETRIC PROPOSED VIEW





1 READE ST - 3D AXONOMETRIC EXISTING VIEW

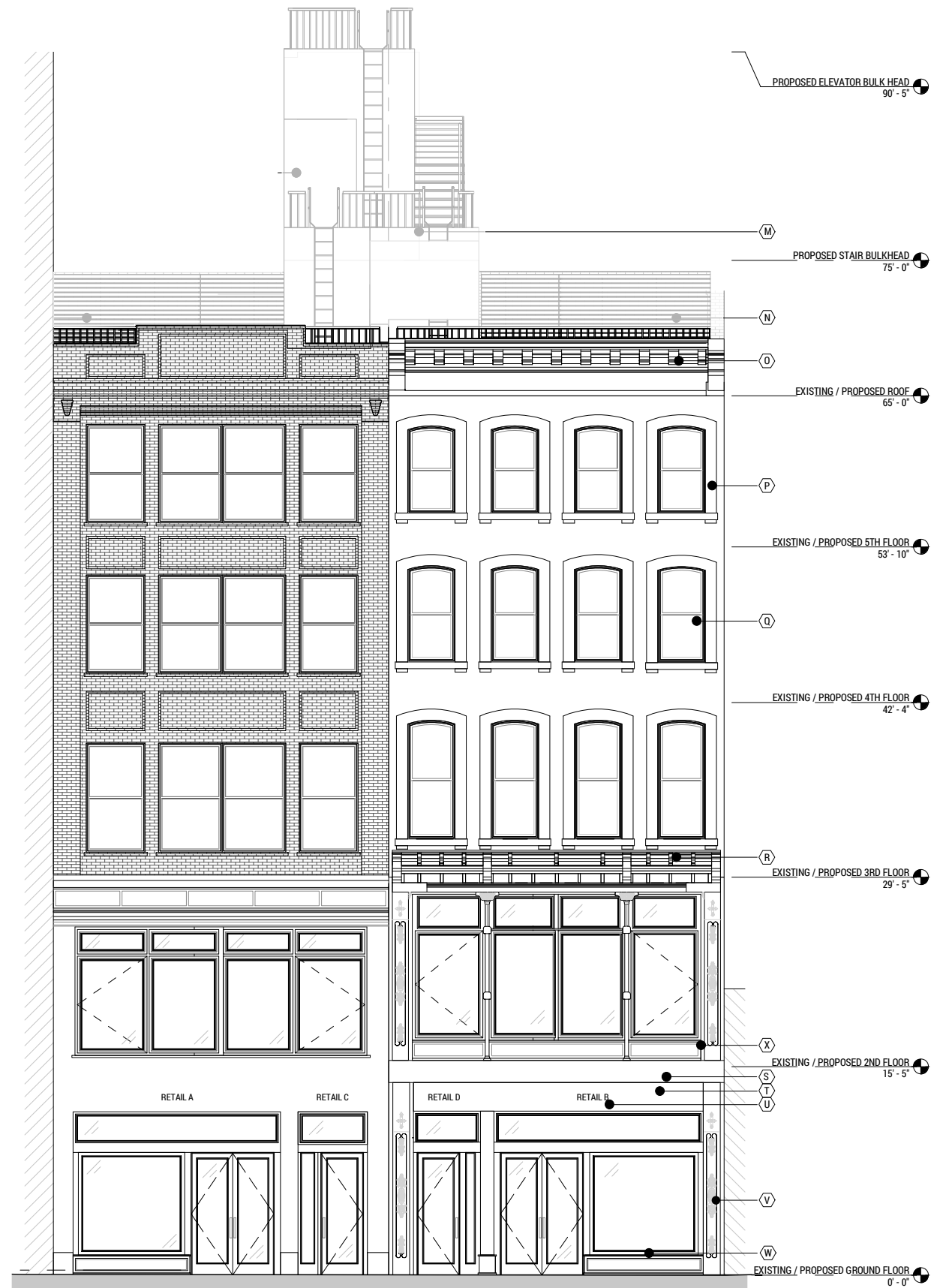


2 READE ST - 3D AXONOMETRIC PROPOSED VIEW



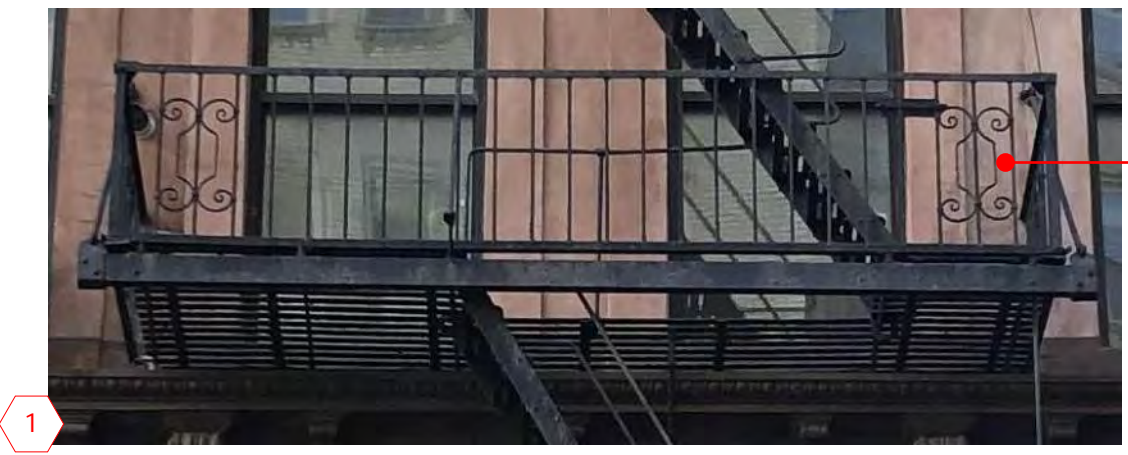
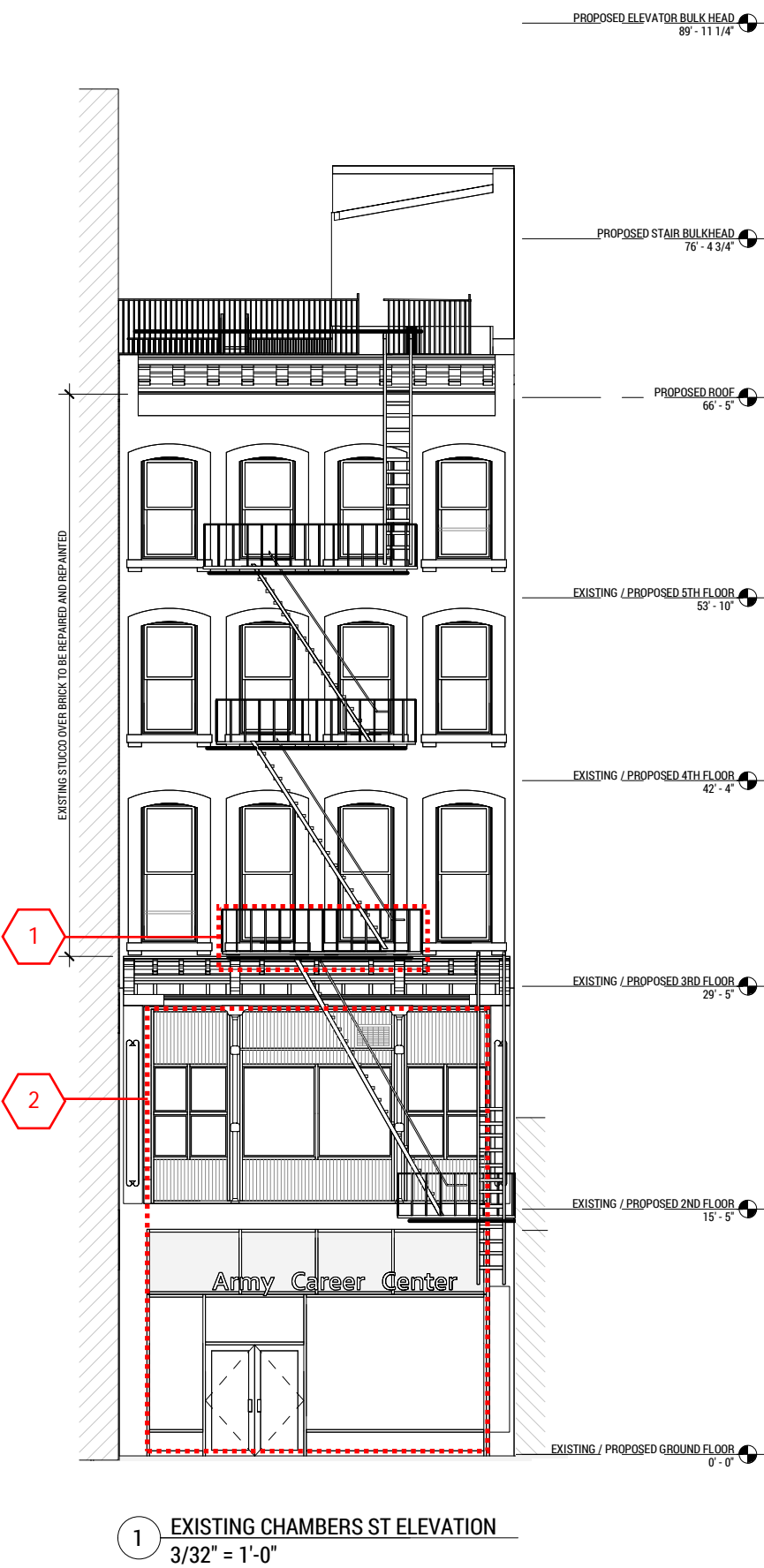


1 CHAMBERS ST - EXISTING ELEVATION  
3/32" = 1'-0"

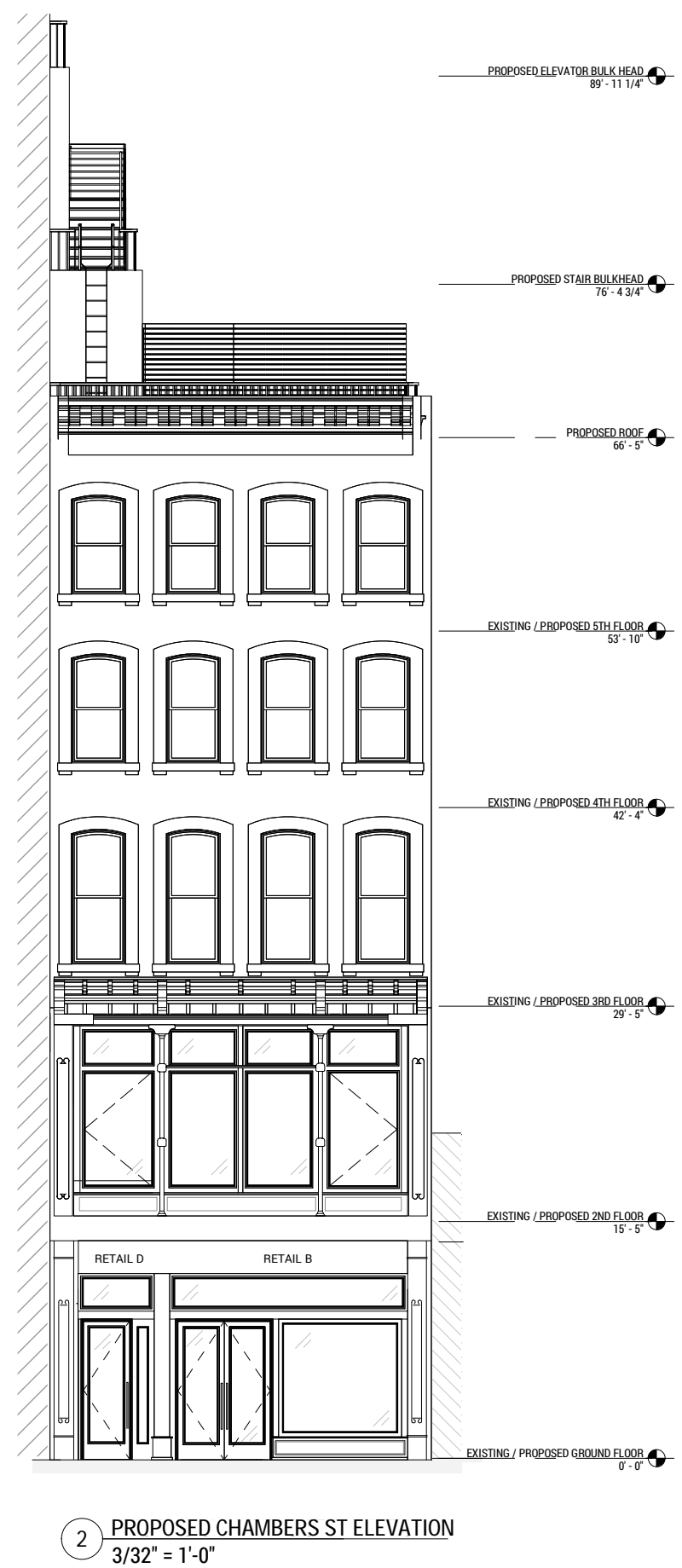


2 CHAMBERS ST - PROPOSED ELEVATION  
3/32" = 1'-0"

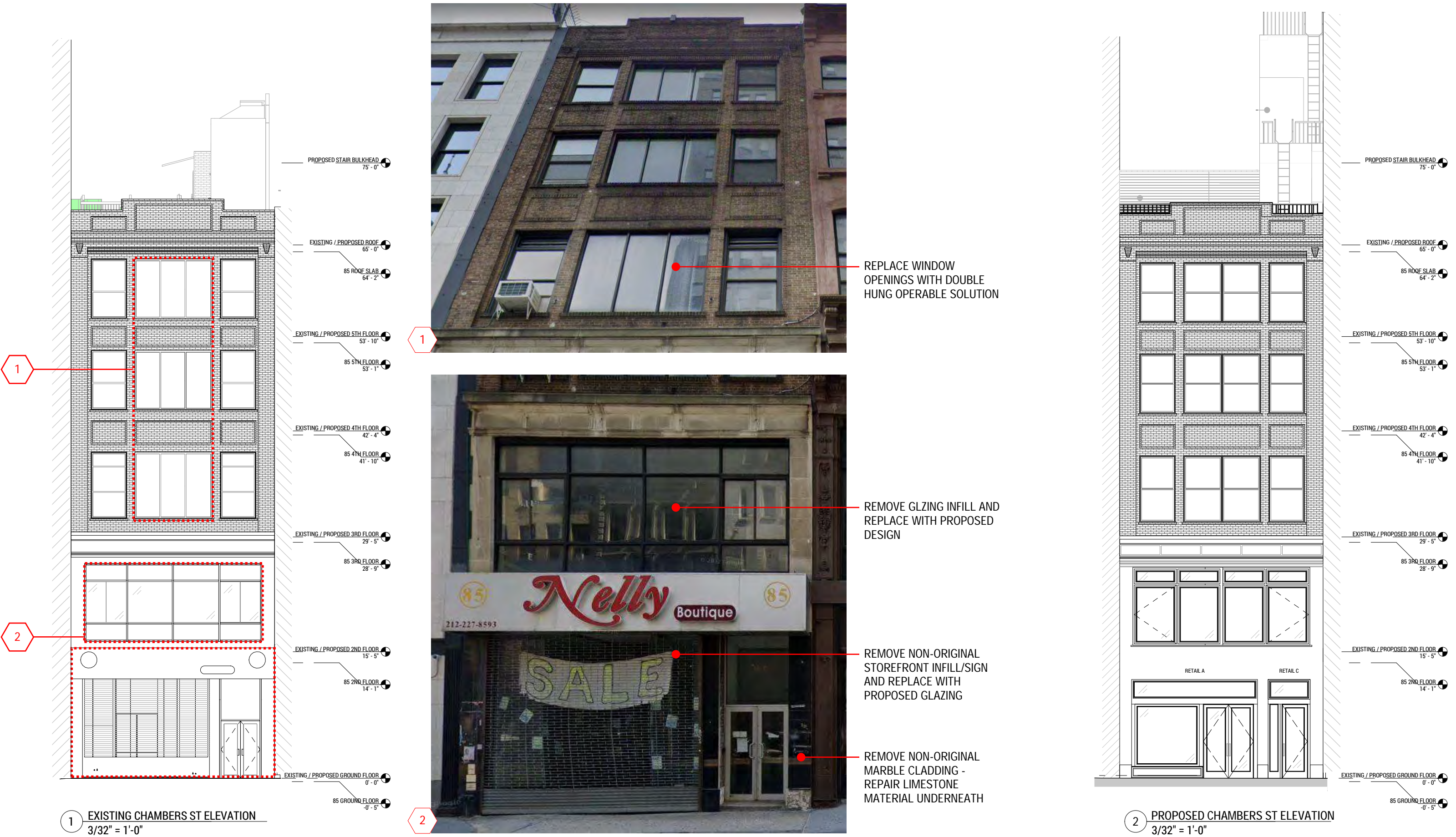




REMOVE ALL FIRE ESCAPES, LADDERS, AND ATTACHMENTS











EXISTING

REMOVE RETAIL SIGN AND  
NON-ORIGINAL MARBLE CLADDING

REPLACE DECORATIVE  
CAST IRON WITH GFRC

EXISTING TO REMAIN CAST IRON CORNICE



PROPOSED

EXISTING LIMESTONE TO BE REPAIRED

NEW METAL FRAMED GLAZING WITH  
OPERABLE CASEMENT WINDOWS

EXISTING BRICK TO BE REPAIRED

NEW METAL STOREFRONT

EXISTING TO REMAIN CAST IRON

NEW METAL FRAMED GLAZING INFILL  
WITH OPERABLE CASEMENT WINDOWS

REPAIR AND PAINT EXISITNG STUCCO

Cornice Tan  
CW-115

NEW PROPOSED ROOF BULKHEAD STUCCO  
COLOR: BM CW 115 CORNICE TAN

Riverbank  
CSP-355

STUCCO  
COLOR: BM CSP-355 RIVERBANK

Bucktrout Brown  
CW-180

ALUMINUM FRAMED WINDOWS  
COLOR: BM CW-180 BUCKTROUT BROWN

Van Buren Brown  
HC-70

CAST IRON COLUMNS AND CORNICE  
COLOR: BM HC-70 VAN BUREN BROWN

Amherst Gray  
HC-167

2ND FLOOR INFILL AND FRAMING  
COLOR: BM HC-167 AMHERST GRAY

Notre Dame  
CSP-570

STOREFRONT INFILL; AMENITY ROOF RAILING  
COLOR: BM CSP-570 NOTRE DAME





1 READE ST - EXISTING ELEVATION  
3/32" = 1'-0"

PROPOSED ELEVATOR BULKHEAD  
89' - 11 1/4"

PROPOSED STAIR BULKHEAD ROOF  
76' - 4 3/4"

EXISTING / PROPOSED ROOF  
66' - 5"

85 ROOF SLAB  
64' - 2"

EXISTING / PROPOSED 5TH FLOOR  
53' - 10"

85 5TH FLOOR  
53' - 1"

EXISTING / PROPOSED 4TH FLOOR  
42' - 4"

85 4TH FLOOR  
41' - 10"

EXISTING / PROPOSED 3RD FLOOR  
29' - 5"

85 3RD FLOOR  
28' - 9"

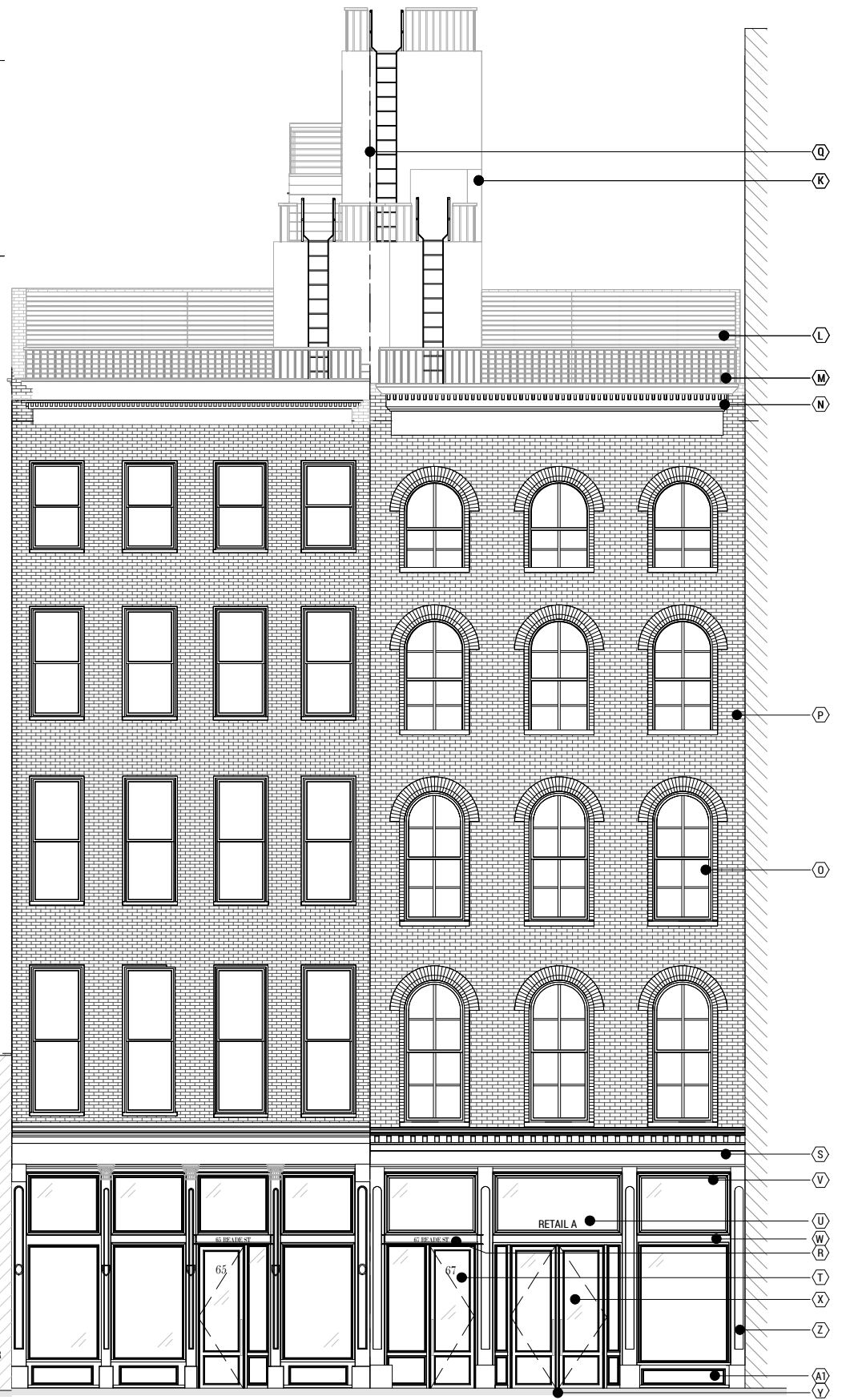
EXISTING / PROPOSED 2ND FLOOR  
15' - 5"

85 2ND FLOOR  
14' - 1"

EXISTING / PROPOSED GROUND FLOOR  
0' - 0"

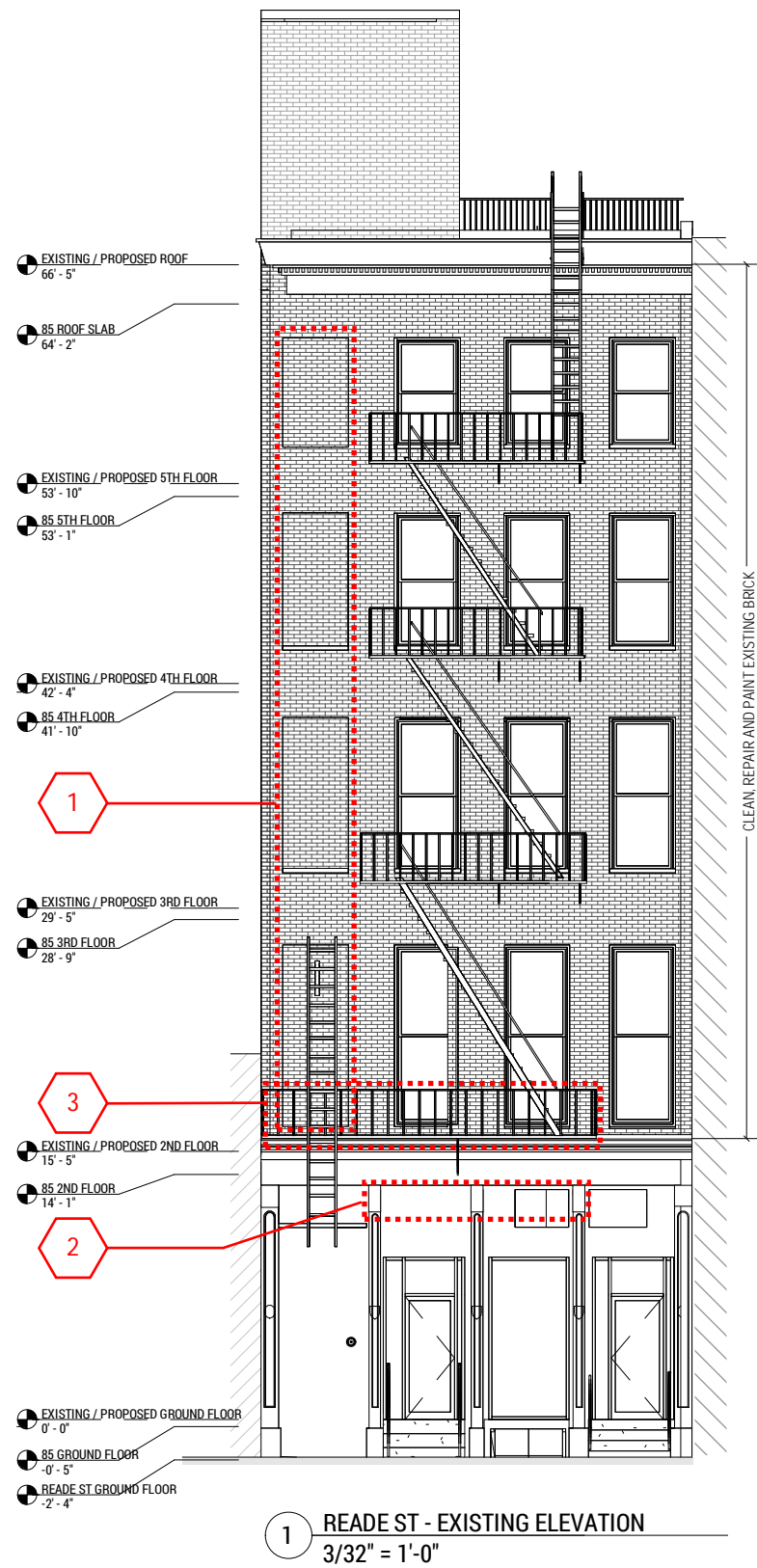
85 GROUND FLOOR  
-0' - 5"

READE ST GROUND FLOOR  
-2' - 4"



2 READE ST - PROPOSED ELEVATION  
3/32" = 1'-0"





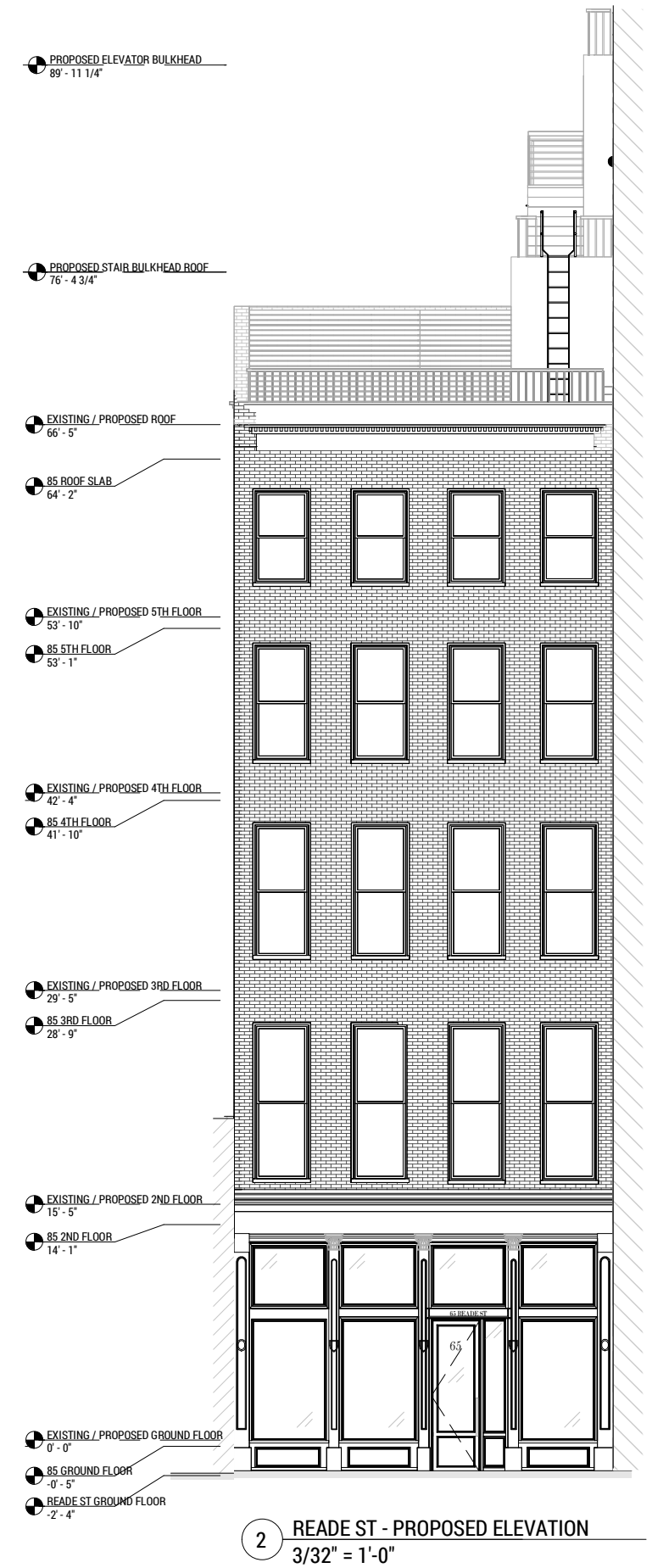
REMOVE EXISTING INFILL TO REVEAL ORIGINAL WINDOW OPENING. NEW WINDOW REPLACEMENT TO MATCH EXISTING ADJACENT



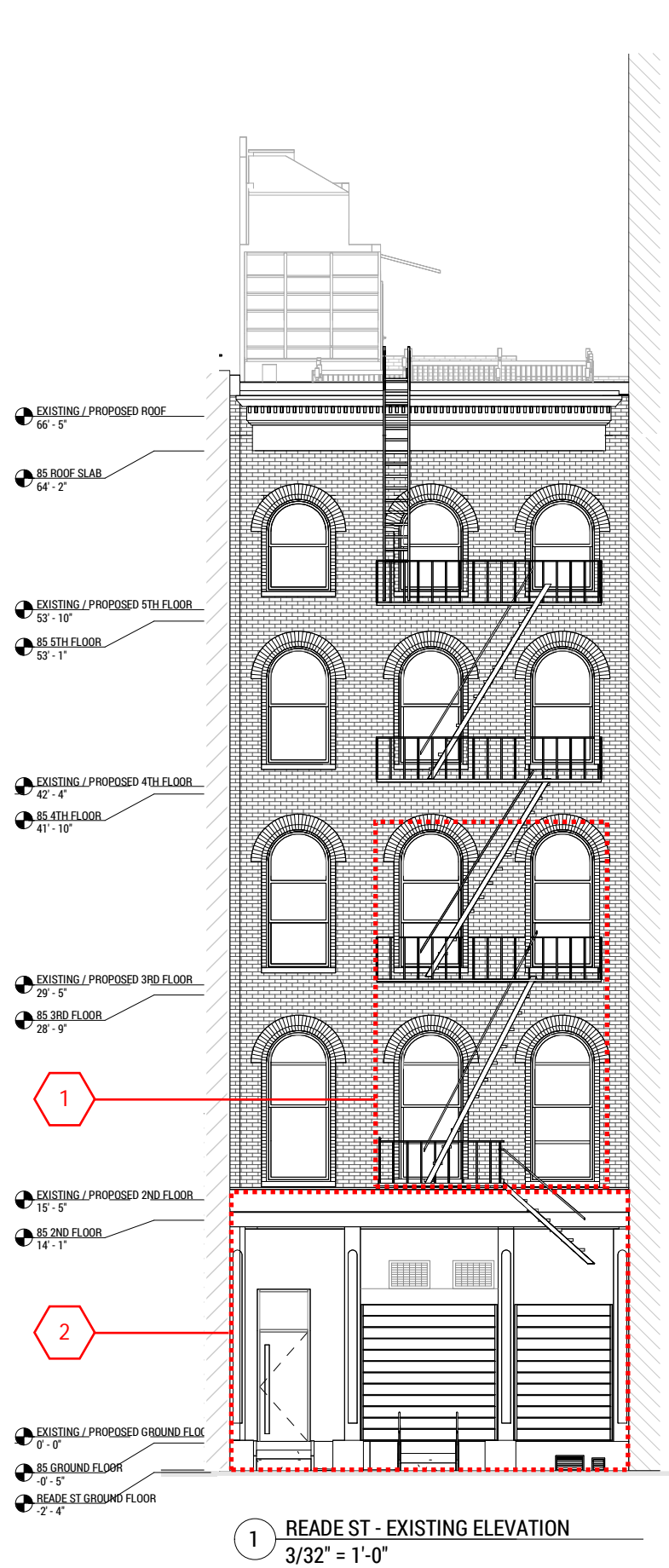
REPLACE ORIGINAL CAST IRON DECORATION WITH GFRP REPLICATE



REMOVE ALL FIRE ESCAPES, LADDERS AND ATTACHMENTS





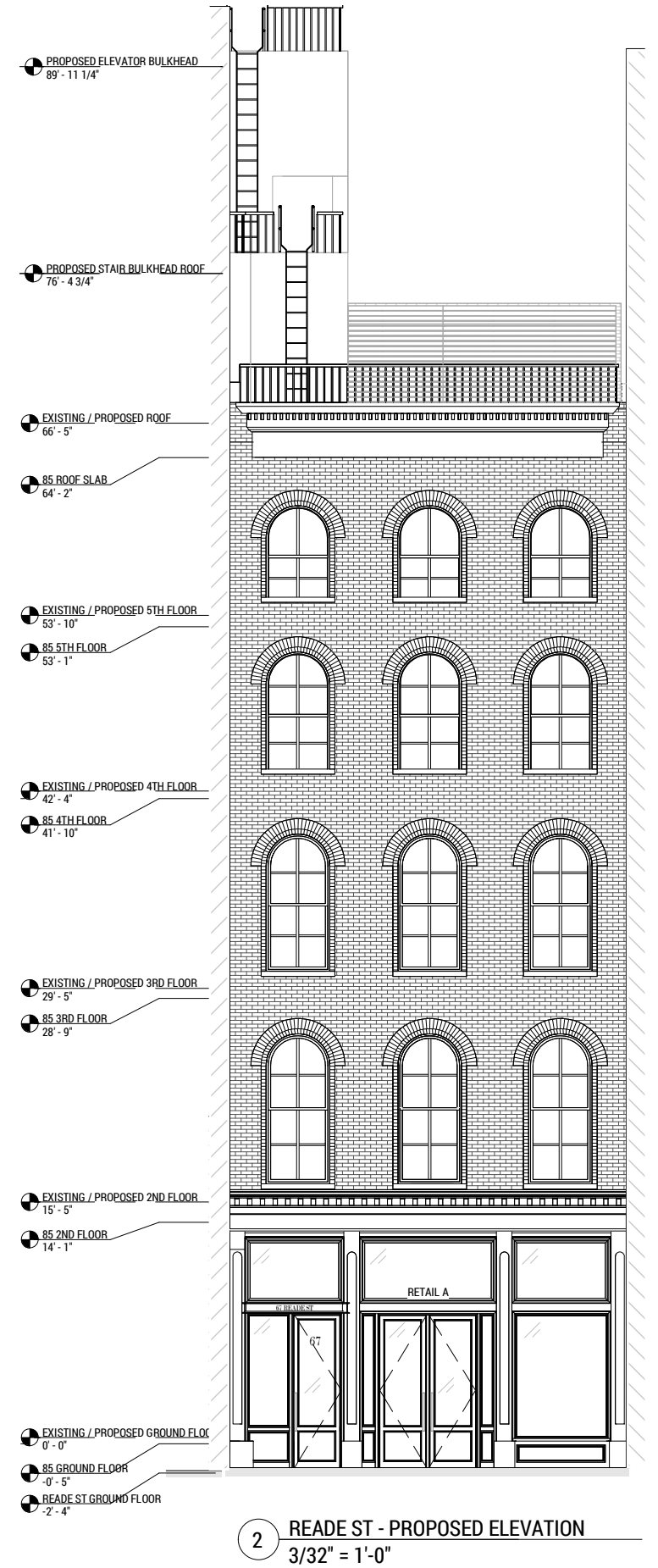


REMOVE ALL FIRE ESCAPES, LADDERS  
AND ATTACHMENTS

REMOVE EXISTING EXTERIOR STAIRS  
AND LOWER ENTRANCE TO SIDEWALK  
FOR ACCESSIBILITY

REMOVE NON-ORIGINAL METAL  
STOREFRONT INFILL. REPLACE WITH  
PROPOSED WOOD AND METAL DESIGN

REPLACE ORIGINAL CAST IRON CORNICE  
WITH CAST IRON REPLICATE. SEE  
HISTORIC PHOTOS FOR REFERENCE







EXISTING CAST  
IRON TO REMAIN

REMOVE METAL STOREFRONT INFILL

CLEAN, REPAIR AND  
PAINT EXISTING BRICK

REMOVE PAINT AND  
CLEAN/REPAIR EXISTING BRICK



NEW WOOD AND  
METAL STOREFRONT

REPLACE MISSING CAPTIALS  
WITH GFRC REPLICATE

CLEAN, REPAIR AND PAINT  
EXISTING BRICK

EXISTING CAST IRON TO REMAIN

REPLACE MISSING CORNICE  
WITH CAST IRON REPLICATE



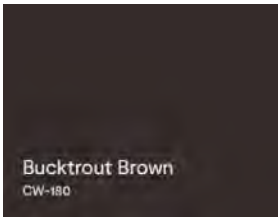
Timson Sand  
CW-140

PAINTED BRICK AND 2ND FLOOR CORNICE  
COLOR: BM CW-140 TIMSON SAND



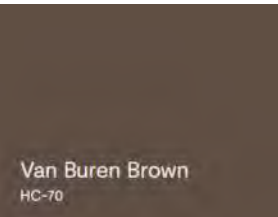
Davenport Tan  
HC-76

ALUMINUM FRAMED WINDWOS  
COLOR: BM 1083 BEACH HOUSE BEIGE



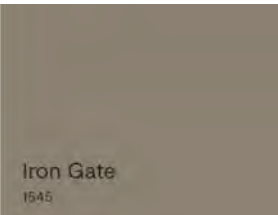
Bucktrout Brown  
CW-180

ALUMINUM FRAMED WINDOWS; TOP CORNICE  
COLOR: BM CW-180 BUCKTROUT BROWN



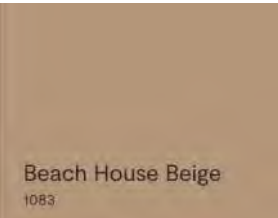
Van Buren Brown  
HC-70

CAST IRON COLUMNS AND TOP CORNICE  
COLOR: BM HC-70 VAN BUREN BROWN



Iron Gate  
1545

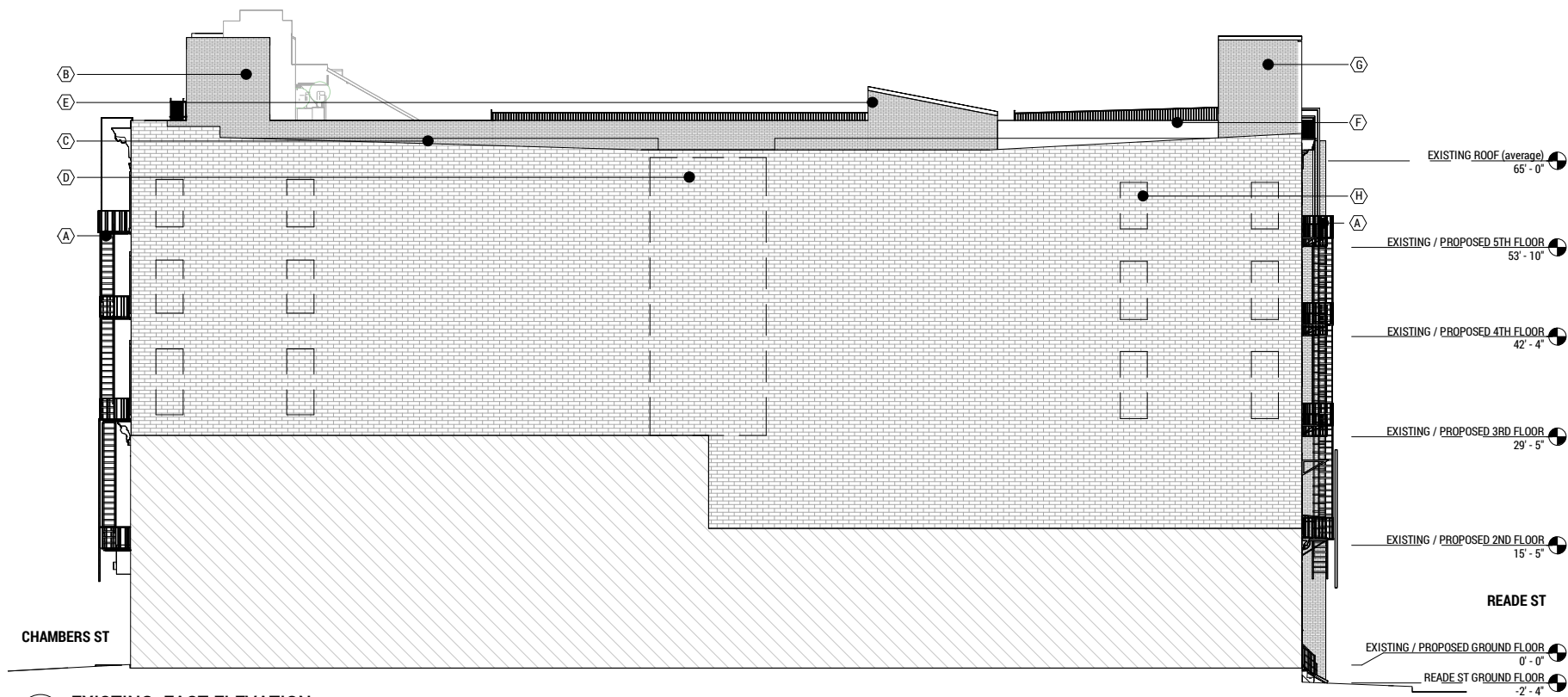
ALUMINUM STOREFRONT FRAMING, UPPER FLOOR  
WOOD WINDOW SILLS - COLOR: BM 1545 IRON GATE



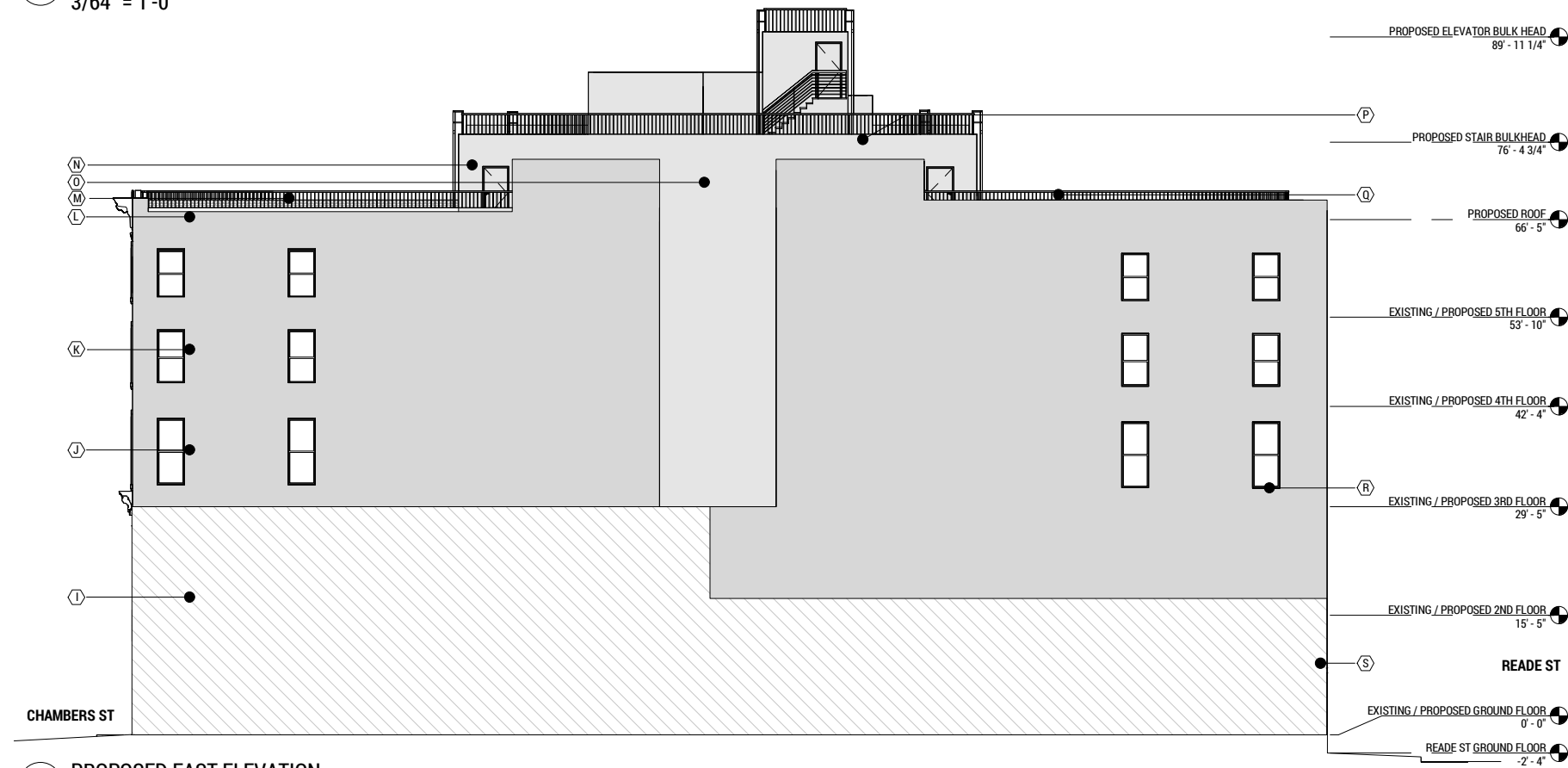
Beach House Beige  
1083

WOOD STOREFRONT BULKHEAD AND DOORS  
COLOR: BM 1083 BEACH HOUSE BEIGE

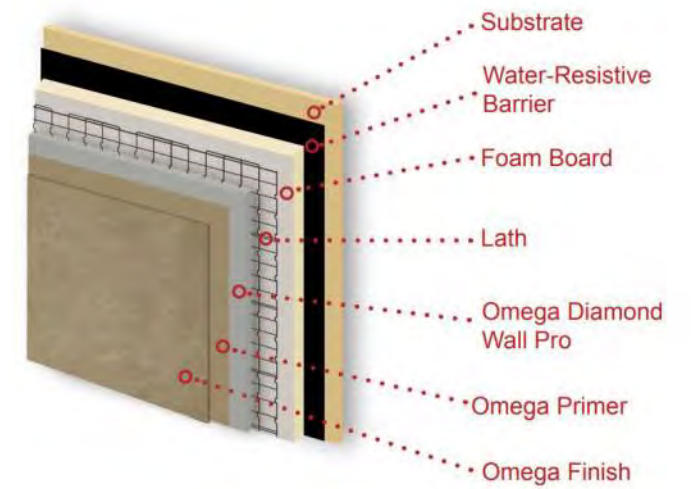




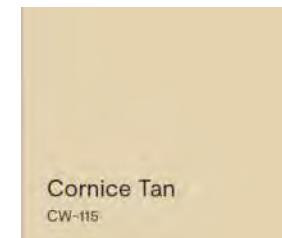
1 EXISTING EAST ELEVATION  
3/64" = 1'-0"



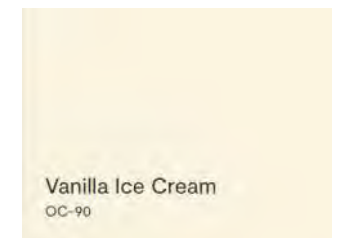
2 PROPOSED EAST ELEVATION  
3/64" = 1'-0"



DIAMON WALL PRO SYSTEM  
ONE COAT CEMENT STUCCO SYSTEM

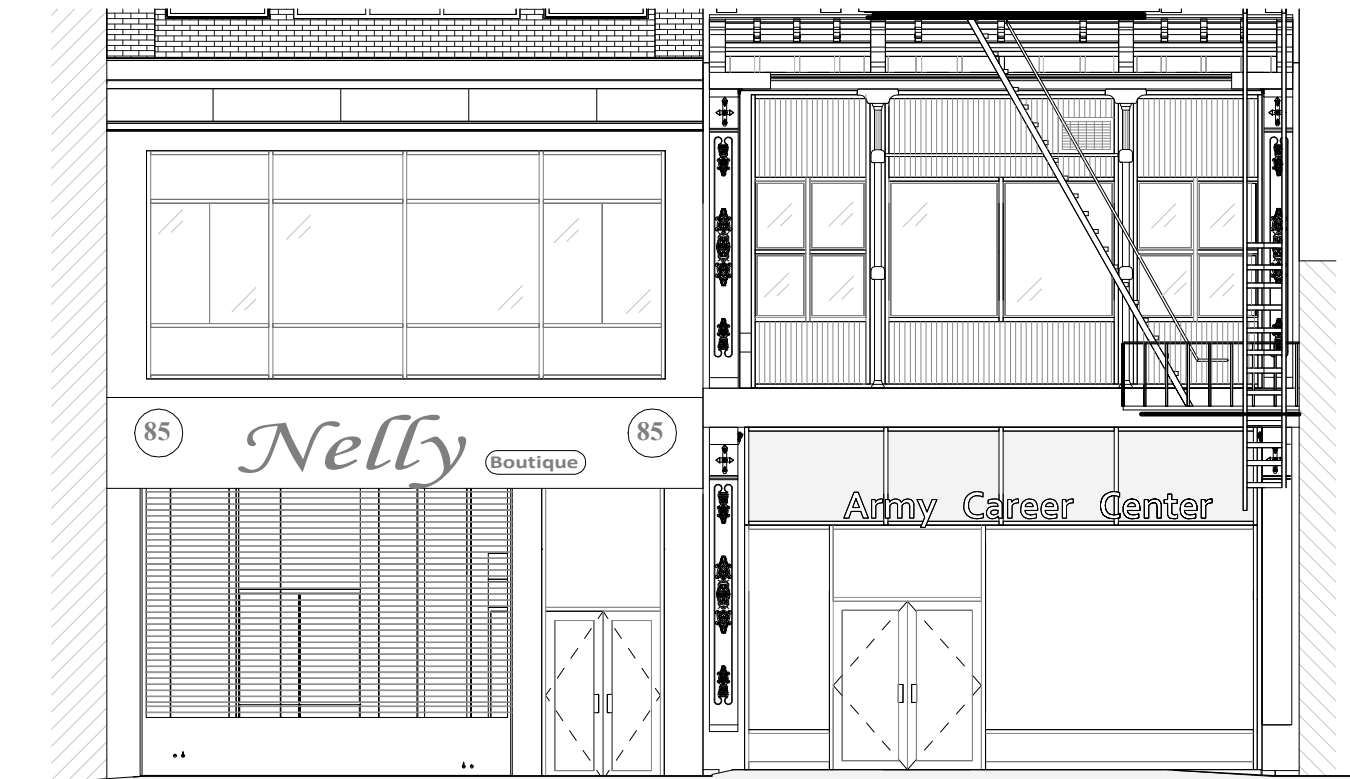


NEW PROPOSED ROOF BULKHEAD STUCCO  
COLOR: BM CW 115 CORNICE TAN

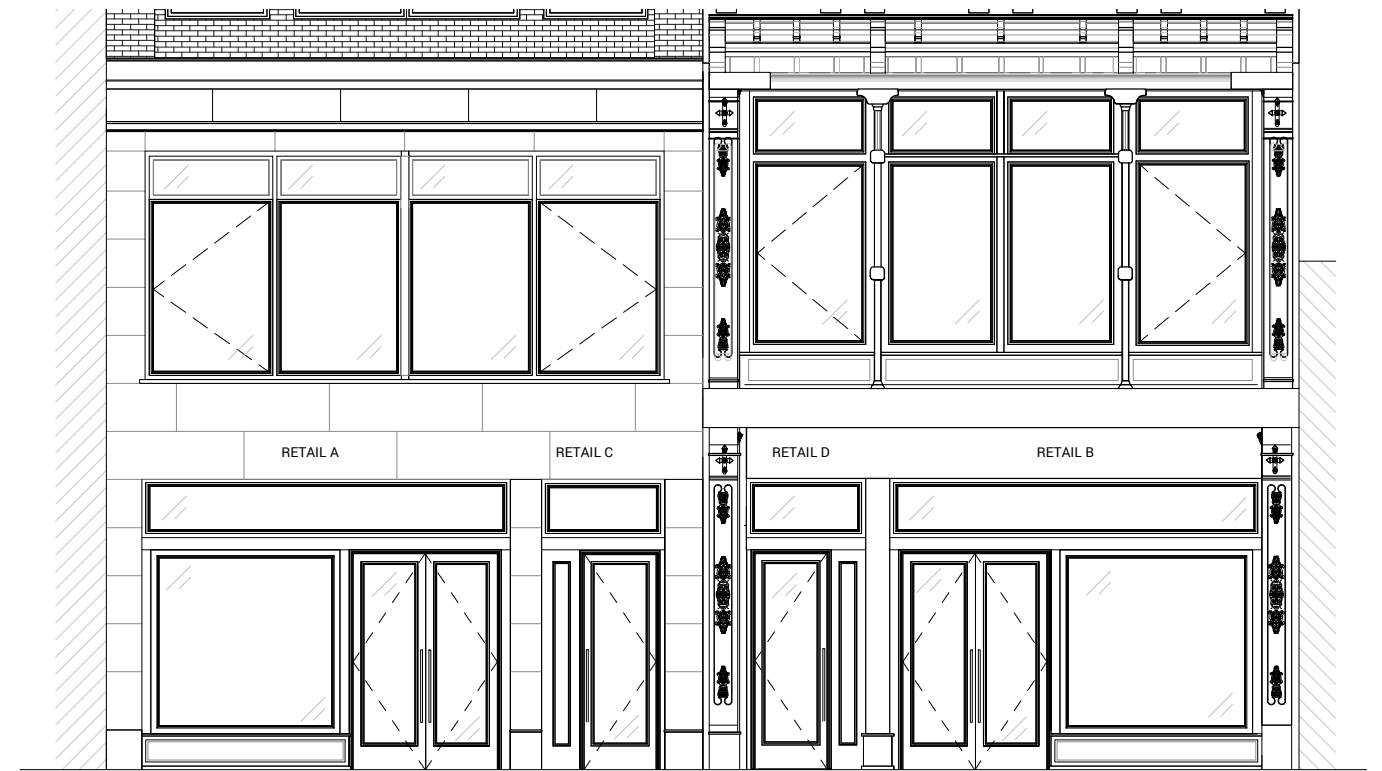


PROPOSED NEW STUCCO AT EXISTING EAST FACADE  
COLOR: BM VANILLA ICE CREAM

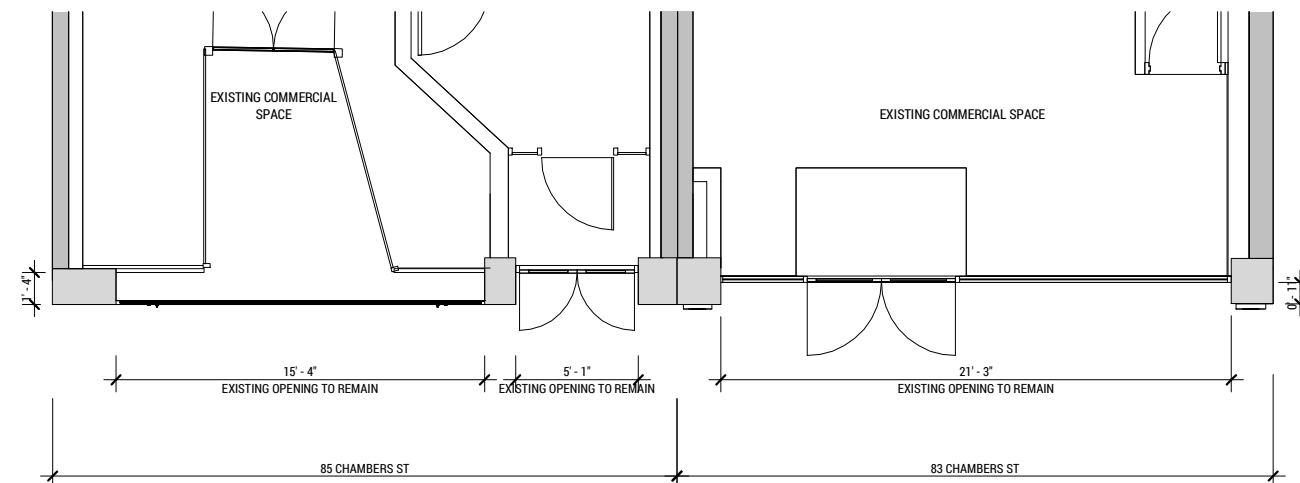




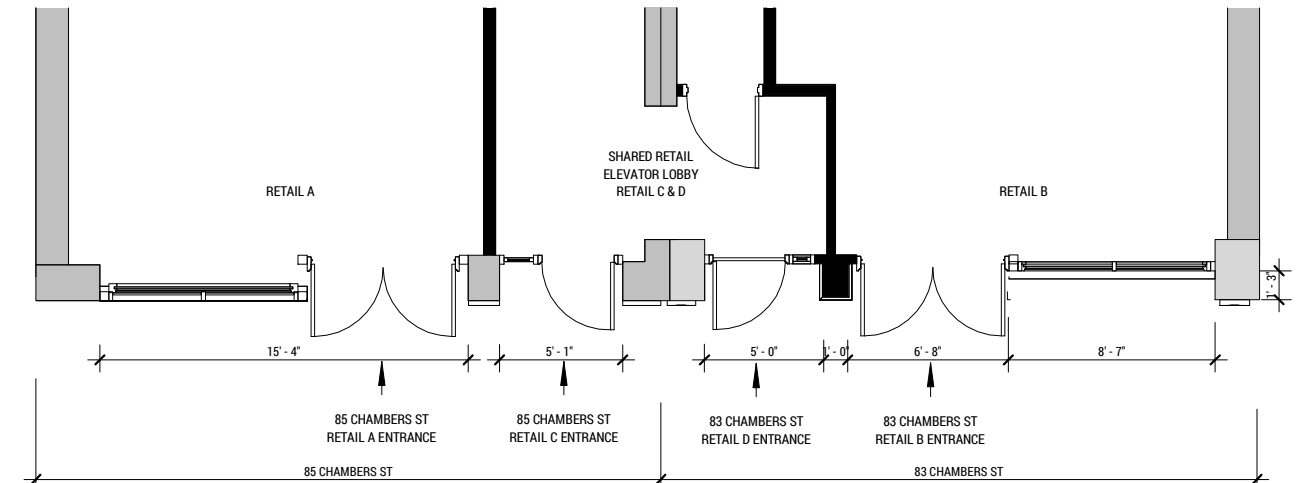
1 CHAMBERS ST - EXISTING STOREFRONT ELEVATION  
1/8" = 1'-0"



2 CHAMBERS ST - PROPOSED STOREFRONT ELEVATION  
1/8" = 1'-0"

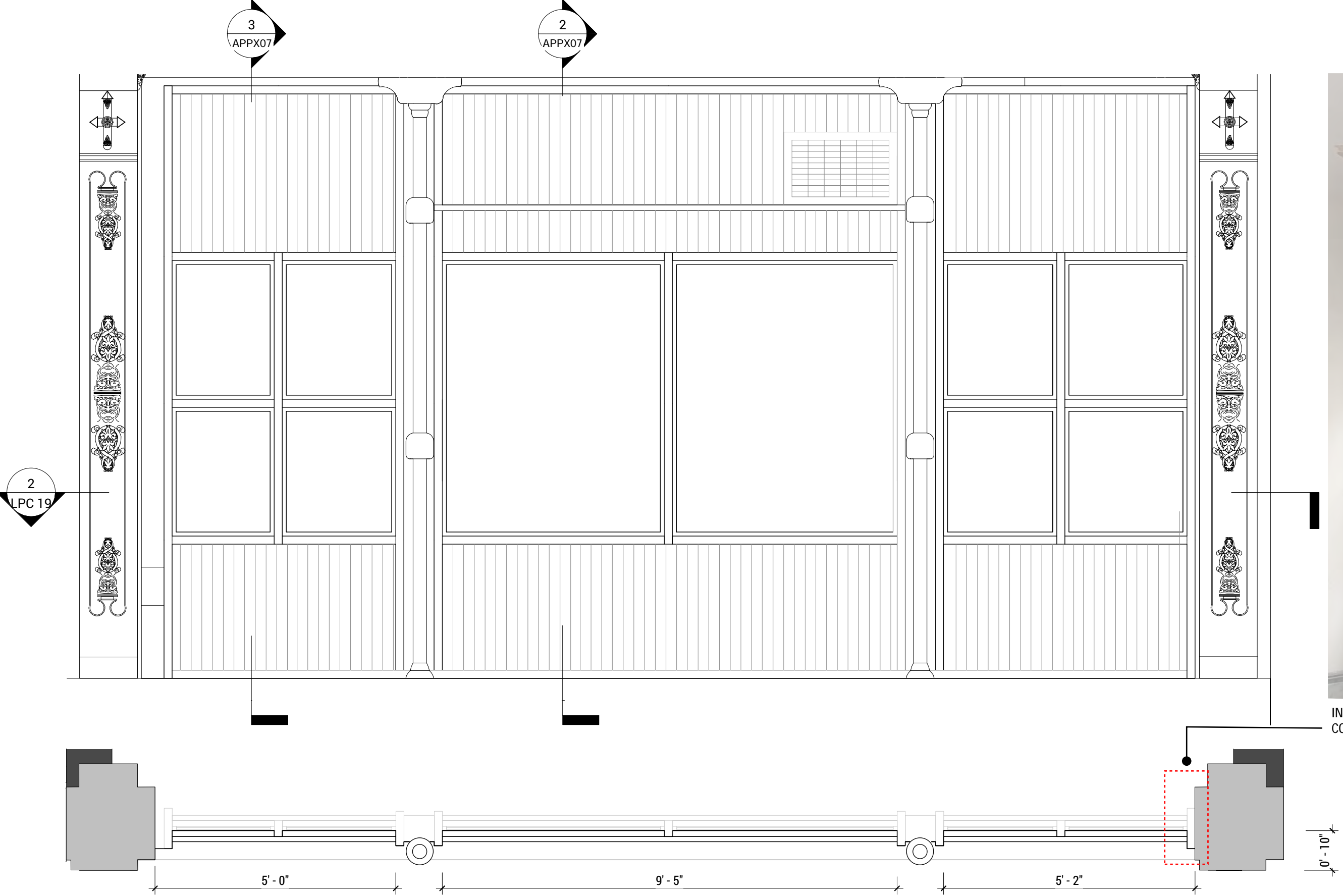


3 CHAMBERS ST - EXISTING STOREFRONT PLAN  
1/8" = 1'-0"



4 CHAMBERS ST - PROPOSED STOREFRONT PLAN  
1/8" = 1'-0"

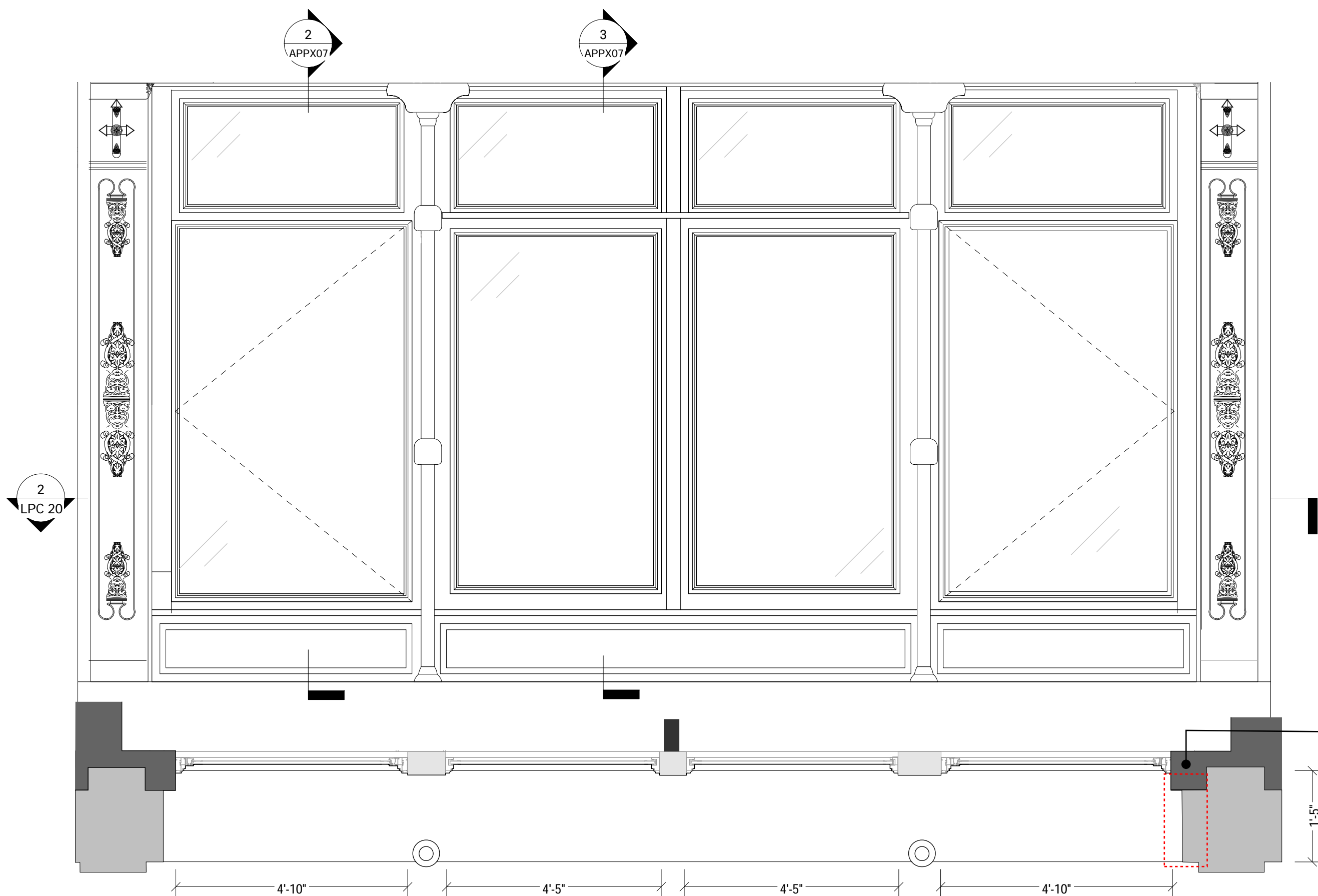




INTERIOR VIEW OF DECORATIVE CAST IRON COLUMN - 83 CHAMBERS ST, 2ND FLOOR

2 EXISTING PLAN & ELEVATION - 83 CHAMBERS ST 2ND FLOOR WINDOW  
1/2" = 1'-0"

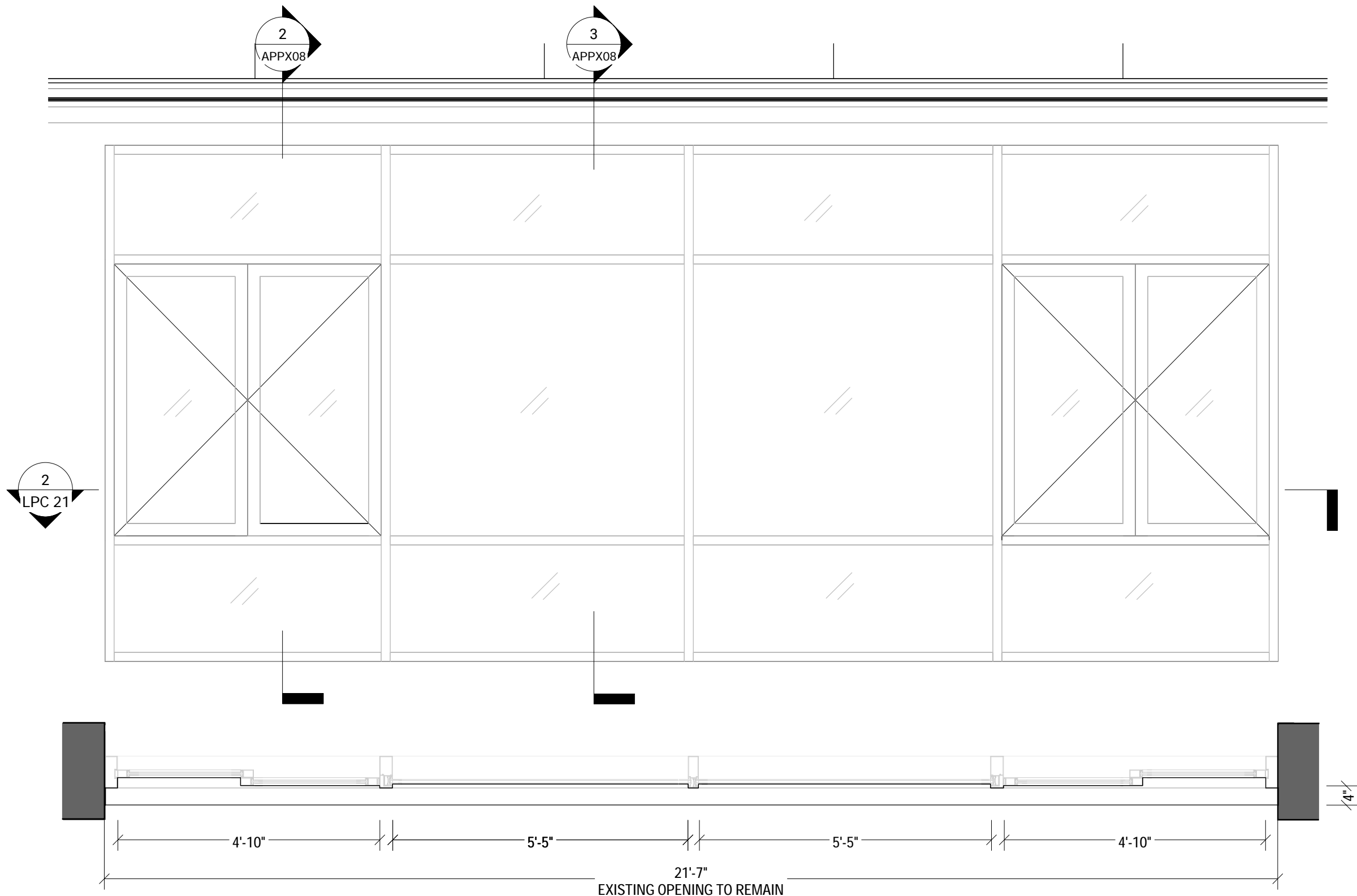




PLACE NEW STOREFRONT INFILL BACK FROM FACADE LINE TO EXPOSE DECORATION AT COLUMN (SEE HISTORIC PHOTOS)

2 PROPOSED PLAN & ELEVATION - 83 CHAMBERS ST 2ND FLOOR WINDOW  
1/2" = 1'-0"

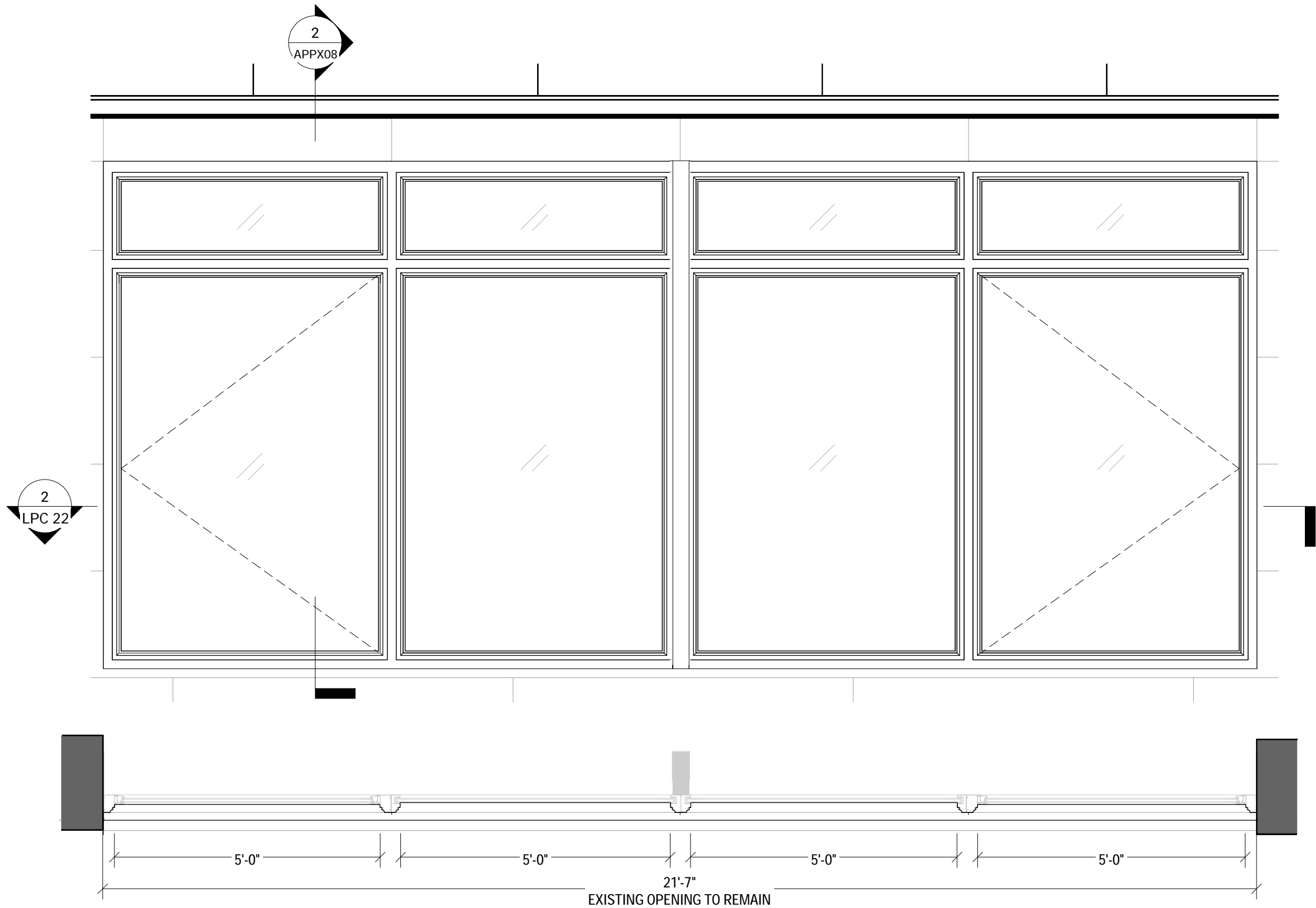




2 EXISTING PLAN & ELEVATION - 85 CHAMBERS ST 2ND FLOOR WINDOW  
1/2" = 1'-0"







2 PROPOSED PLAN & ELEVATION - 85 CHAMBERS ST 2ND FLOOR WINDOW  
1/2" = 1'-0"



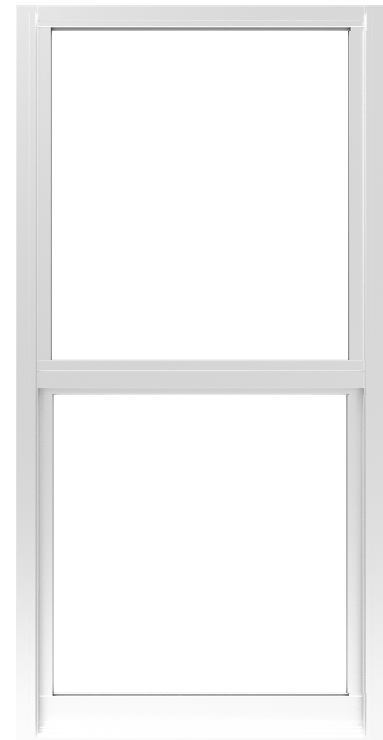




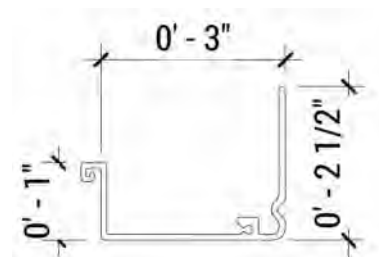
85 CHAMBERS ST - EXISTING ELEVATION



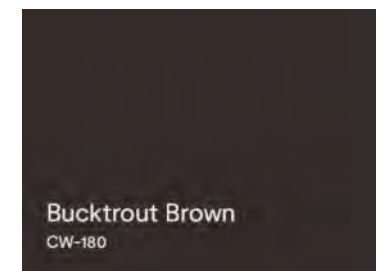
85 CHAMBERS ST - PROPOSED ELEVATION



PROPOSEED DOUBLE HUNG  
ALUMINUM FRAME WINDOW  
REPLACEMENT



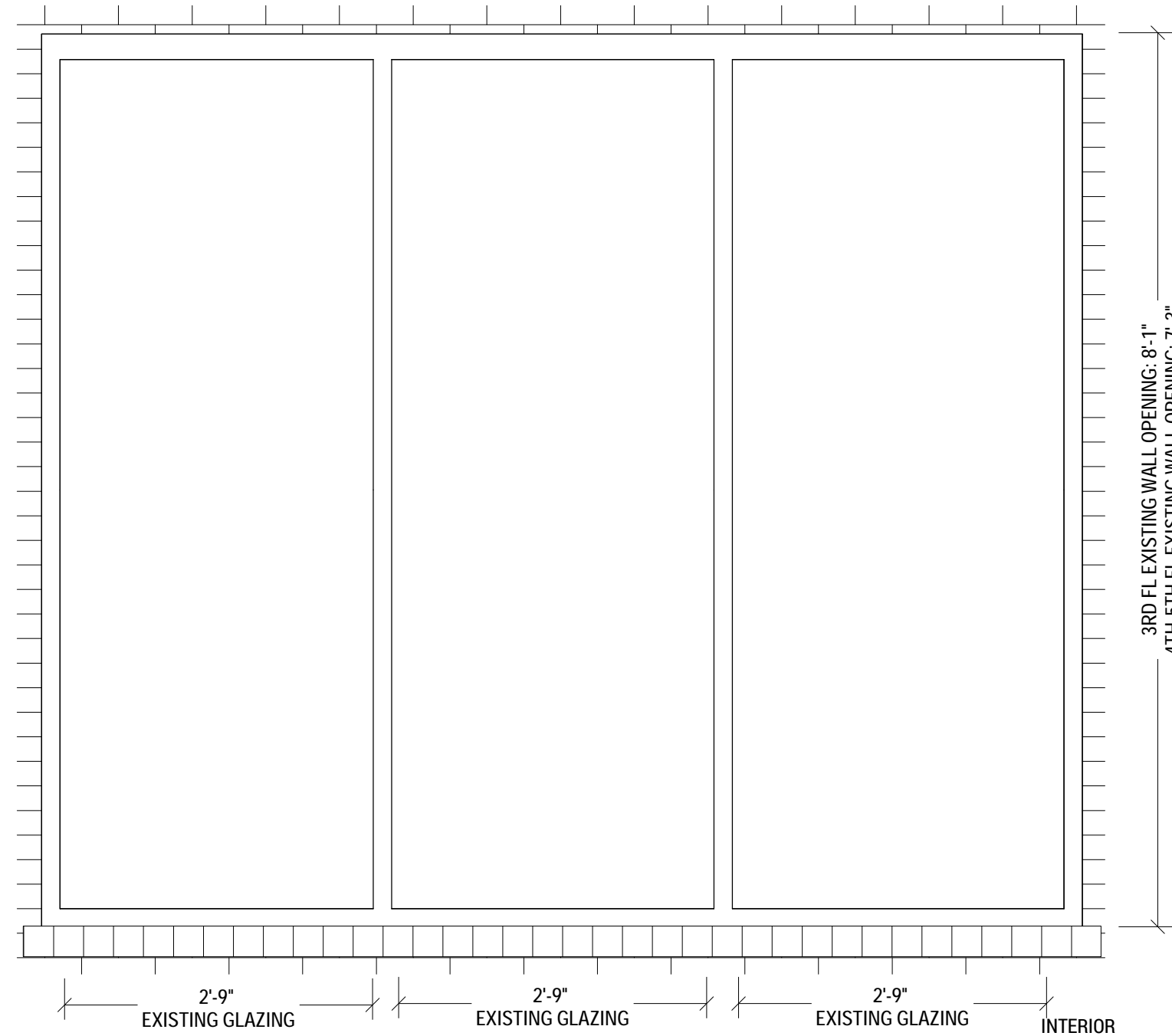
ALUMINUM PANNING  
BRICKMOLD PROFILE: CROWN  
PANNING CE-13659



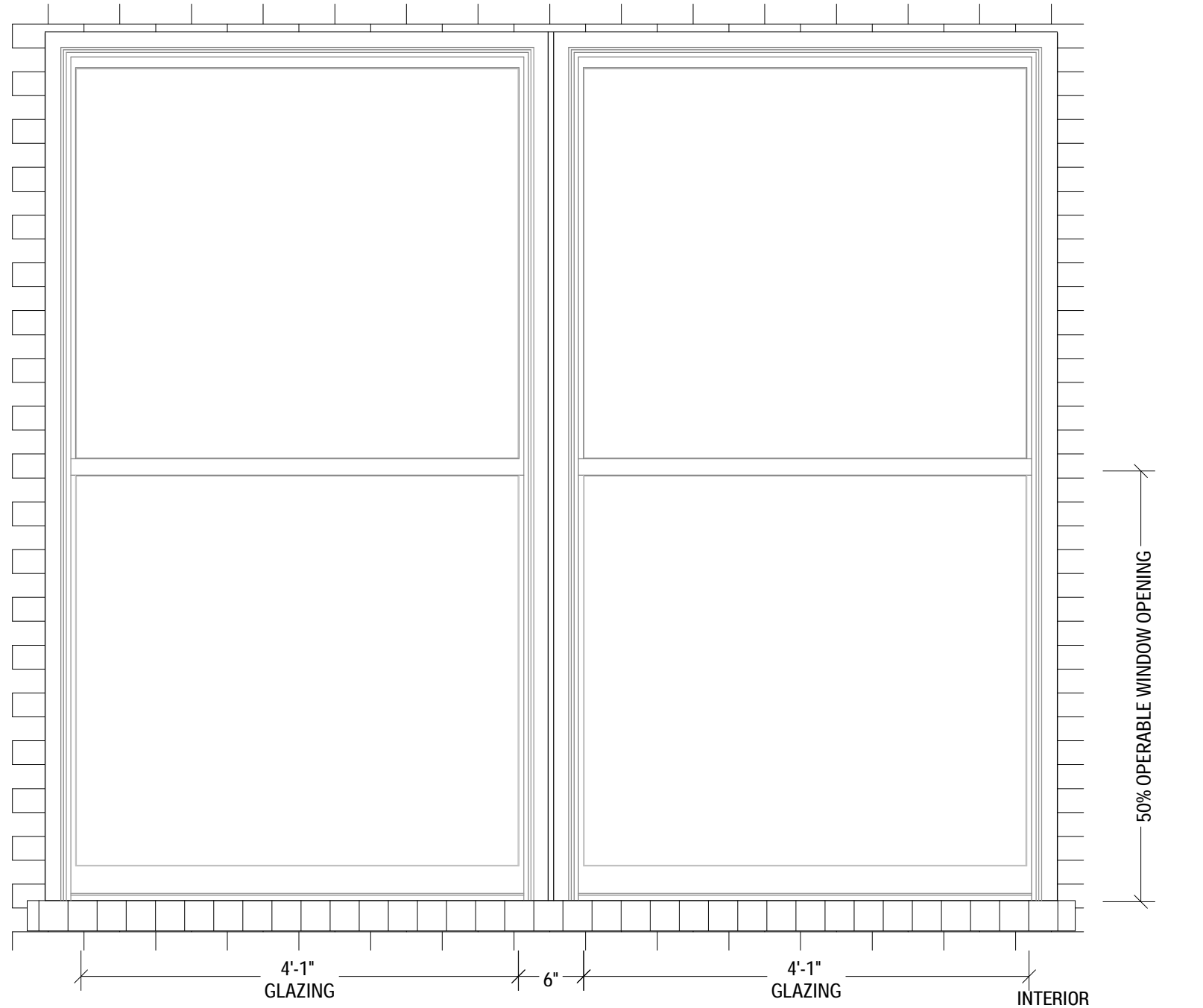
ALUMINUM WINDOW FRAME  
FINISH COLOR: BENJAMIN  
MOORE CW-180 BUCKTROUT  
BROWN



EXISTING PLAN & ELEVATION - 85 CHAMBERS ST 3RD-5TH FLOOR WINDOWS



PROPOSED PLAN & ELEVATION - 85 CHAMBERS ST 3RD-5TH FLOOR WINDOWS



PROPOSED  
BRICKMOLD  
PROFILE

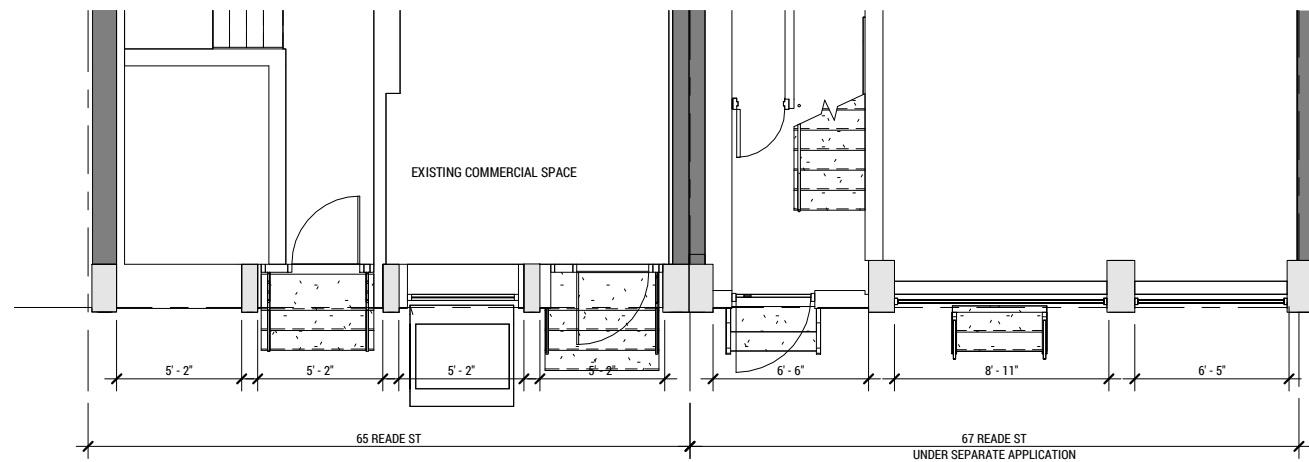




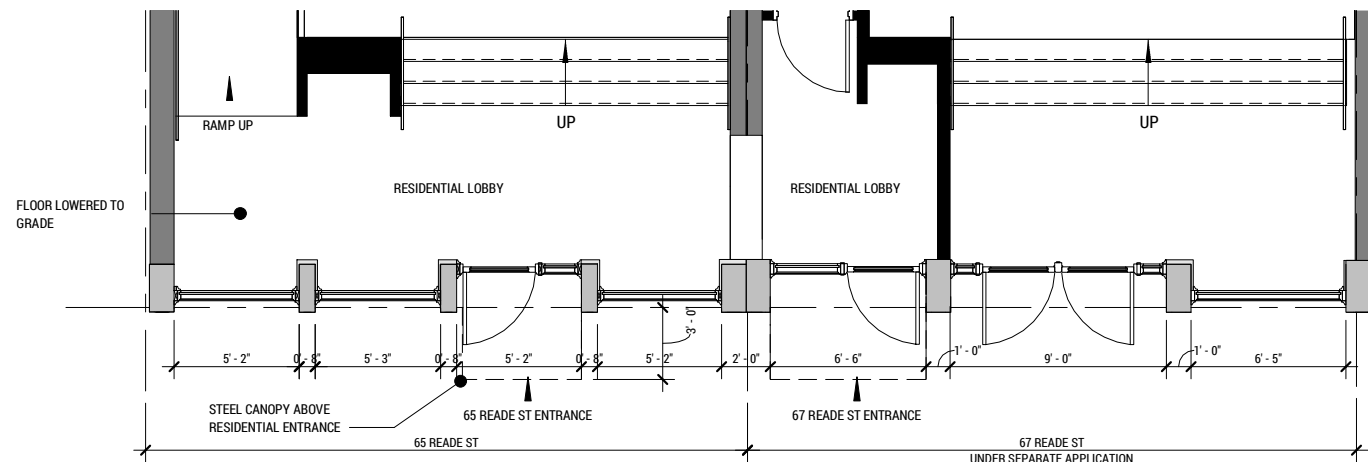
1 READE ST - EXISTING STOREFRONT ELEVATION  
1/8" = 1'-0"



2 READE ST - PROPOSED STOREFRONT ELEVATION  
1/8" = 1'-0"

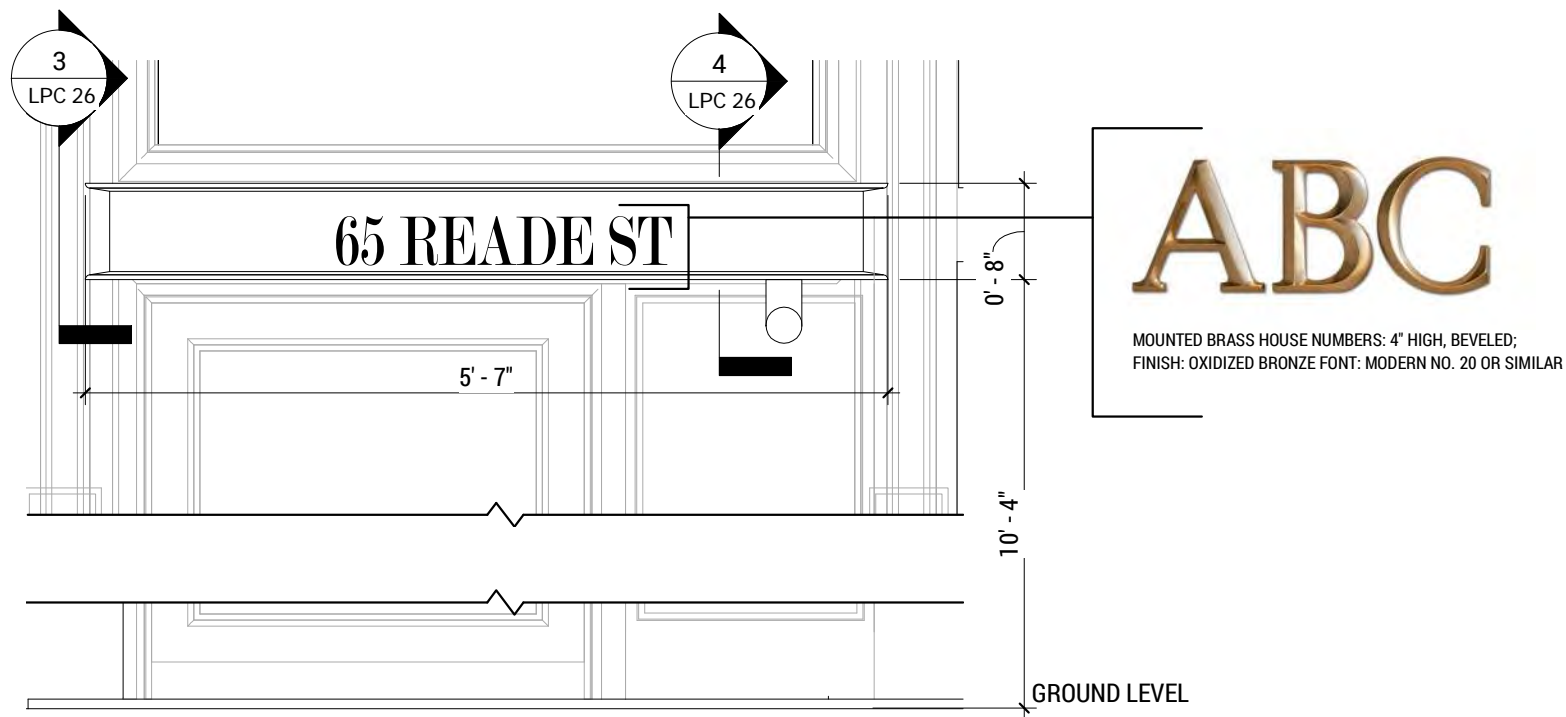


3 READE ST - EXISTING STOREFRONT PLAN  
1/8" = 1'-0"

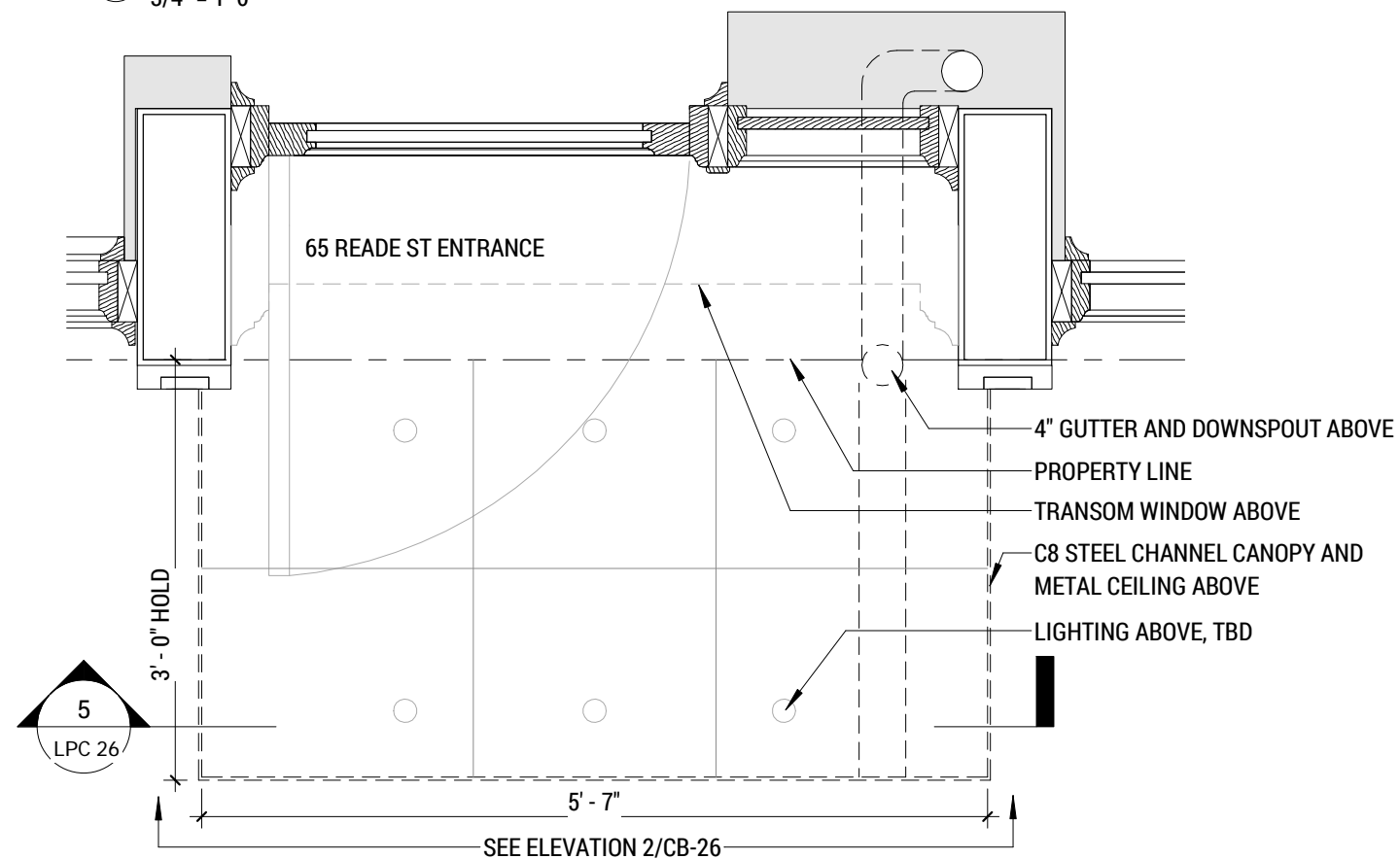


4 READE ST - PROPOSED STOREFRONT PLAN  
1/8" = 1'-0"

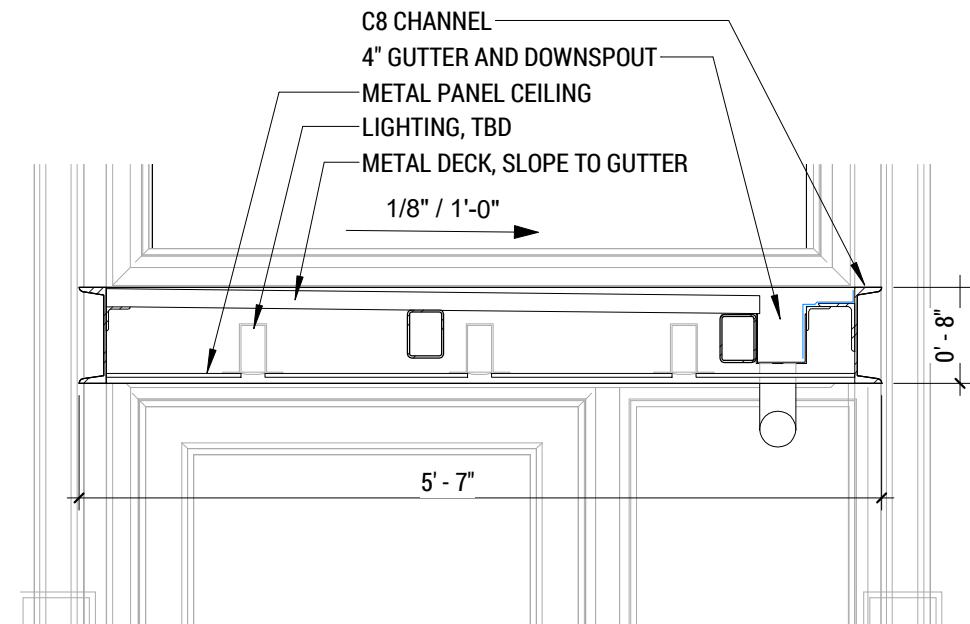




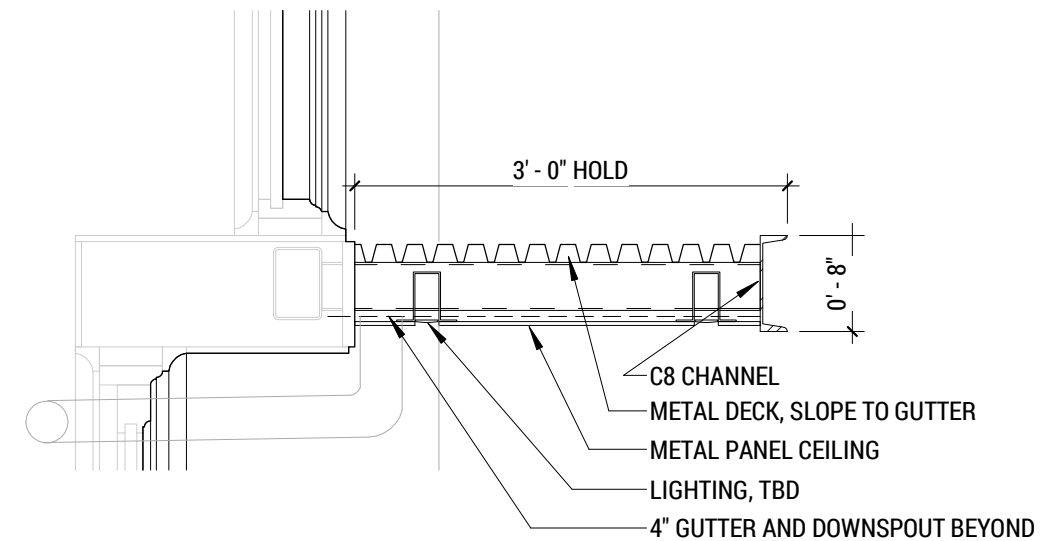
2 ENLARGED CANOPY ELEVATION - FRONT  
3/4" = 1'-0"



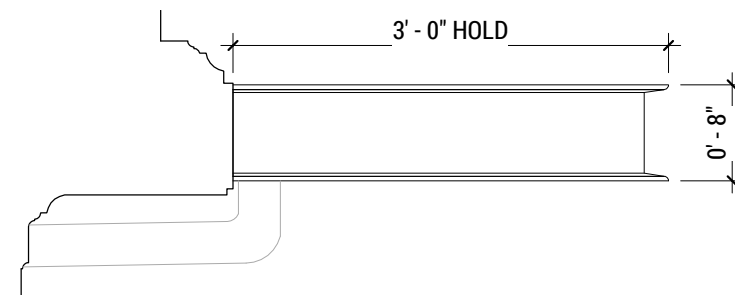
1 PLAN DETAIL - CANOPY  
3/4" = 1'-0"



5 ENLARGED CANOPY SECTION  
3/4" = 1'-0"



4 CANOPY SECTION  
3/4" = 1'-0"



3 ENLARGED CANOPY ELEVATION - SIDE  
3/4" = 1'-0"





ENTRANCE CANOPY VIEW A: 65 READE ST LOOKING WEST TOWARD CHURCH ST



ENTRANCE CANOPY VIEW B: 67 READE ST LOOKING SOUTH EAST



CANOPY PRECEDENT - ADJACENT NEIGHBOR AT 71 READE ST





KEYMAP



VIEW A - MOCK UP NOT VISIBLE



# 83-85 CHAMBERS ST (AKA 65-67 READE ST)

TRIBECA SOUTH HISTORIC DISTRICT | MANHATTAN, NEW YORK

ROOF MOCK UP - CHAMBERS ST

LPC 28

03.05.2024





KEYMAP

- MECHANICAL SCREEN
- STAIR BULKHEAD
- ROOF OVER CORRIDOR
- ELEVATOR BULKHEAD



VIEW B





KEYMAP



VIEW C - MOCK UP NOT VISIBLE



83-85 CHAMBERS ST (AKA 65-67 READE ST)

TRIBECA SOUTH HISTORIC DISTRICT | MANHATTAN, NEW YORK

ROOF MOCK UP - READE ST

LPC 30

03.05.2024





KEYMAP

- MECHANICAL SCREEN
- STAIR BULKHEAD
- ROOF OVER CORRIDOR
- ELEVATOR BULKHEAD



VIEW D





KEYMAP

### PROPOSED RENDERED VIEW B

83 CHAMBERS ST - SECONDARY FACADE

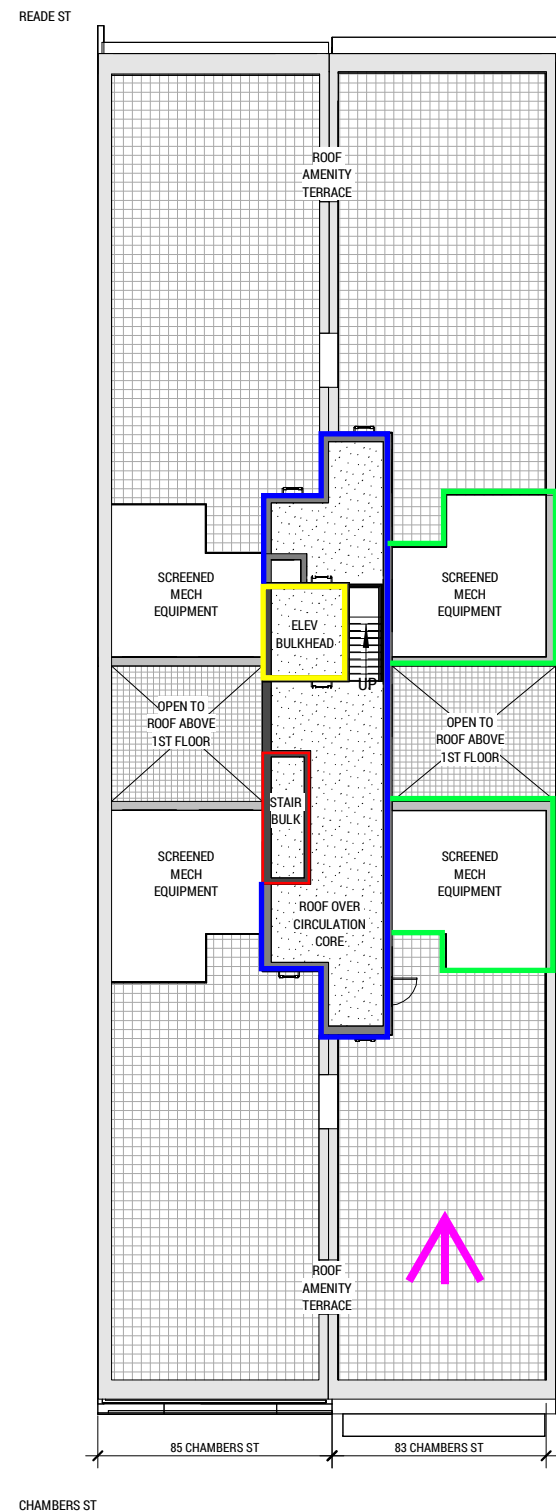


### PROPOSED RENDERED VIEW D

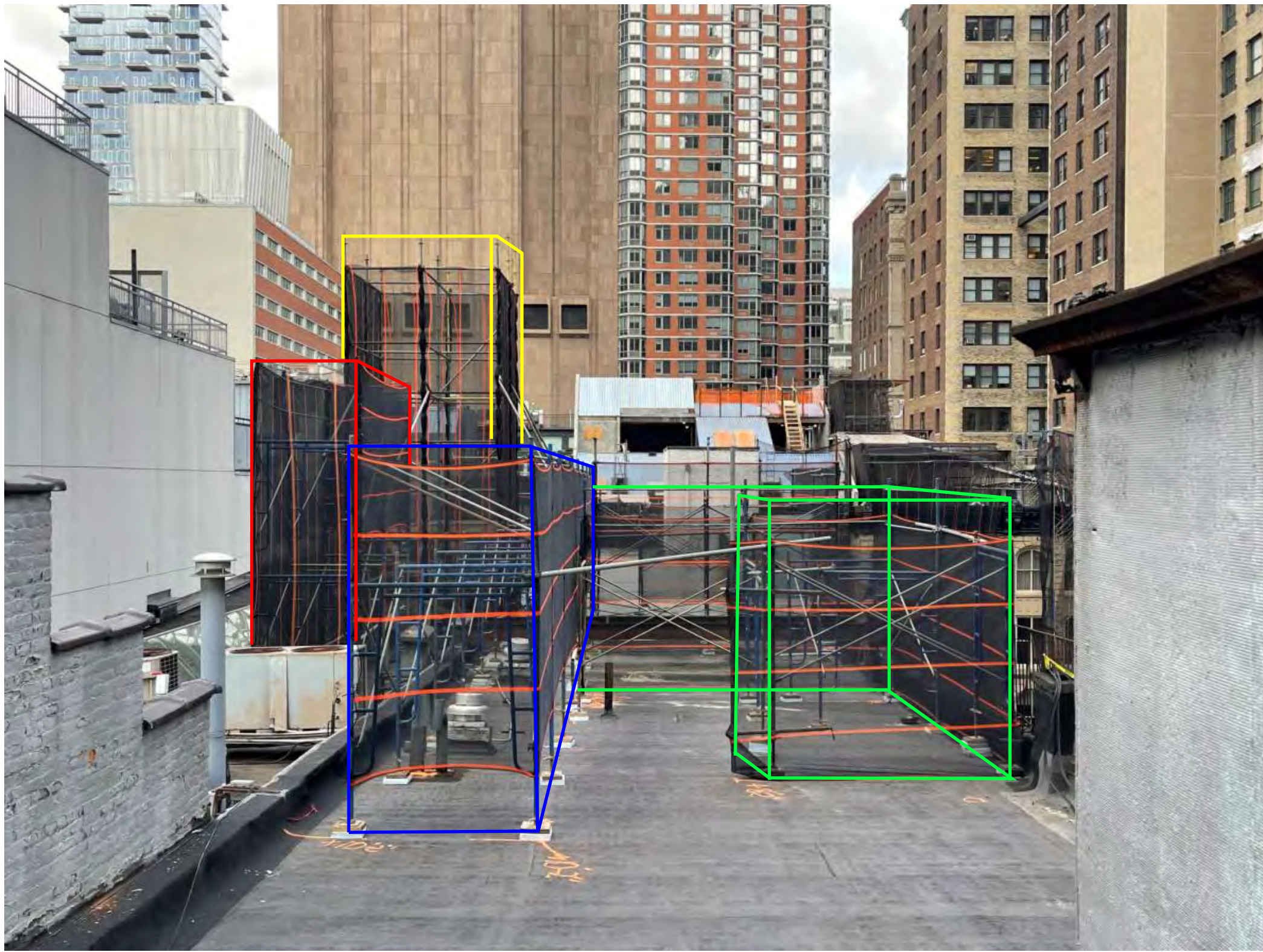
65 READE ST - SECONDARY FACADE





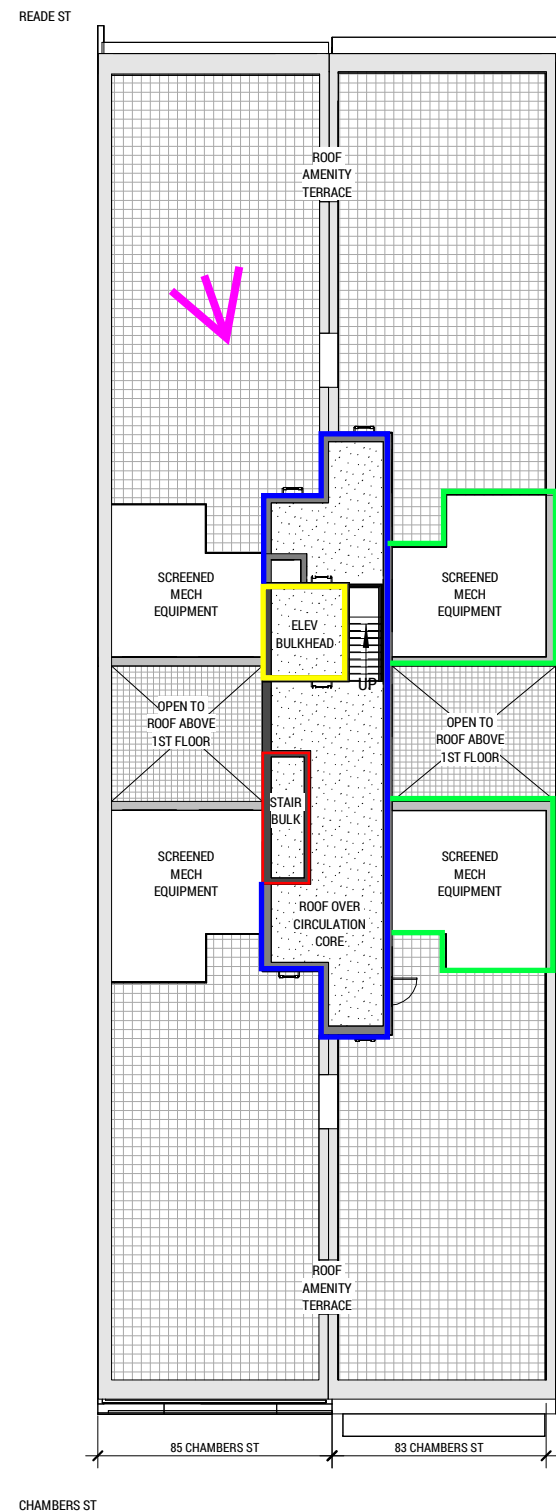


1 PROPOSED ROOF PLAN  
3/64" = 1'-0"



- MECHANICAL SCREEN
- STAIR BULKHEAD
- ROOF OVER CORRIDOR
- ELEVATOR BULKHEAD





1 PROPOSED ROOF PLAN  
3/64" = 1'-0"



- MECHANICAL SCREEN
- STAIR BULKHEAD
- ROOF OVER CORRIDOR
- ELEVATOR BULKHEAD



March 5, 2024  
Public Hearing

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**Preservation Department – Items 2 & 3, LPC-22-09644 & LPC-22-09645**

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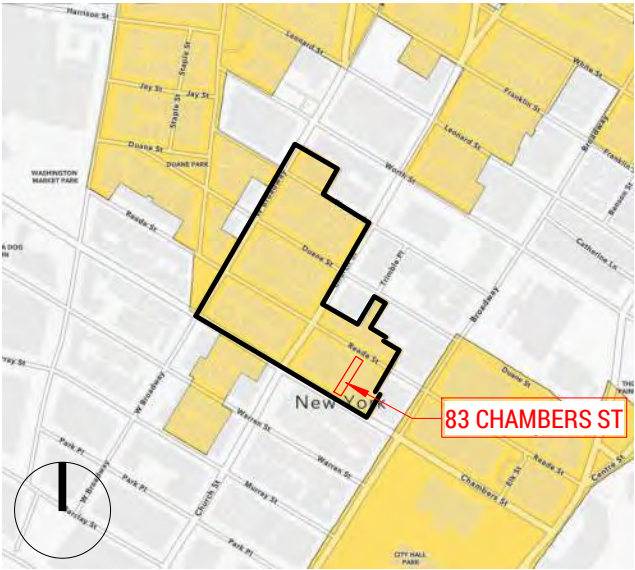
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# APPENDIX

- APPX 01 - 83 CHAMBERS ST LPC INFORMATION
- APPX 02 - 85 CHAMBERS ST LPC INFORMATION
- APPX 03 - PROPOSED FLOOR PLANS
- APPX 04 - CHAMBERS ST FACADE RESTORATION
- APPX 05 - READE ST FACADE RESTORATION
- APPX 06 - FACADE RESTORATION CONSTRUCTION NOTES
- APPX 07 - 83 CHAMBERS ST 2ND FLOOR WINDOW SECTIONS
- APPX 08 - 85 CHAMBERS ST 2ND FLOOR WINDOW SECTIONS
- APPX 09 - ENLARGED WINDOW DETAILS
- APPX 10 - ENLARGED WINDOW DETAILS
- APPX 11 - 83 CHAMBERS ST ENLARGED STOREFRONT DETAILS
- APPX 12 - 85 CHAMBERS ST ENLARGED STOREFRONT DETAILS
- APPX 13 - 65 READE ST ENLARGED STOREFRONT DETAILS
- APPX 14 - 67 READE ST ENLARGED STOREFRONT DETAILS
- APPX 15 - MATERIALS AND SPECIFICATIONS
- APPX 16 - CCD-1 APPROVALS





TRIBECA SOUTH HISTORIC DISTRICT

BLOCK: 149 LOT: 5  
CONSTRUCTED: 1853-1854  
DESIGNATED: DECEMBER 1992  
ARCHITECT : UNKNOWN  
MAJOR ALTERATION(S): 1899  
ALTERATION ARCHITECT: WILLIAM E. BLOODGOOD  
TYPE: STORE AND LOFT  
STYLE: ITALIANATE  
METHOD OF CONSTRUCTION: MASONRY, STONE, STUCCO, CAST IRON, PRESSED METAL  
CORNICE  
STORIES: 5

EXCERPT FROM DESIGNATION REPORT:

**83 CHAMBERS STREET:**  
FIVE STORY STORE AND LOFT BUILDING BUILT IN 1853-1854 FOR WINE AND TEA MERCHANTS WHO LIVED IN A BRICK BUILDING PREVIOUSLY ON THIS SITE. THE PRIMARY FAÇADE OF THE BUILDING IS ON CHAMBERS STREET IS DESIGNED IN THE ITALIANATE STYLE FACED IN STONE, (NOW STUCCOED) ABOVE THE SECOND STORY. ITS FOUR BAYS OF WINDOW OPENINGS AT EACH STORY HAVE SEGMENTED ARCHED HEADS AND BRACKETED STONE SILLS. THE FAÇADE IS CAPPED BY A SHEET METAL CORNICE. A HISTORIC FIRE ESCAPE FRONTS THE CENTER BAYS.  
**65 READE STREET:**  
THE SIMPLER READE STREET FAÇADE IS FACED IN BRICK (NOW PAINTED) ABOVE THE FIRST STORY, AND HAS FOUR BAYS OF SQUARE-HEADED WINDOW OPENINGS AT EACH STORY (THE EAST BAYS ARE SEALED). THE FAÇADE IS TOPPED BY BRICK DENTILS SUPPORTING A NARROW IRON CORNICE. MOST OF THE CAST-IRON STOREFRONT FRAMING SURVIVES AT THE FIRST STORY.  
THE EAST ELEVATION, VISIBLE ABOVE THE NEIGHBORING BUILDINGS ON CHAMBERS AND READE STREETS, IS OF PAINTED BRICK AND HAS SEVERAL SEALED WINDOW OPENINGS.  
**ALTERATIONS:**  
1899: ARCHITECT WILLIAM E. BLOODGOOD - REMOVED THE FAÇADE AT THE SECOND STORY AND INSTALLED A CAST IRON FRAMED SHOW WINDOW, COMPOSED OF ORNAMENTED PILASTERS AND SLENDER MULLIONS SUPPORTING A BRACKETED CORNICE. THE CAST IRON END PIERS OF THE GROUND STORY STOREFRONT ARE ALSO FROM THIS ALTERATION.

DISCUSSION ITEMS FOR PUBLIC HEARING

- 83 CHAMBERS STREET:**
- 1. REMOVAL OF FIRE ESCAPE LADDERS, BASKETS, AND ATTACHMENTS
  - 2. PROPOSED STOREFRONT INFILL DESIGN
  - 3. PROPOSED 2ND STORY GLAZING AND INFILL DESIGN
- 65 READE STREET:**
- 1. REMOVAL OF FIRE ESCAPE LADDERS, BASKETS, AND ATTACHMENTS
  - 2. PROPOSED STOREFRONT INFILL DESIGN
  - 3. PROPOSED RESIDENTIAL ENTRANCE CANOPY
- EAST ELEVATION:**
- 1. PROPOSED STUCCO CLADDING
  - 2. PROPOSED INNER COURT PER APPROVED CCD1 #71109 FOR LEGAL LIGHT AND AIR

SCOPE OF WORK

GENERAL

- INCLUDES WORK TO RECTIFY CURRENT LPC VIOLATION(S):**
- **NOTICE OF VIOLATION-04-007 FOR "INSTALLATION OF RAILINGS AND REPLACEMENT OF BASEMENT HATCH AT READE ST FAÇADE WITHOUT PERMITS."**
  - PLANNED WORK TO RECTIFY VIOLATION: EXTERIOR CONCRETE STEPS AND RAILINGS WILL BE REMOVED AND GROUND FLOOR LEVEL WILL BE LOWERED TO MAKE ADA ACCESSIBLE COMMERCIAL AND RESIDENTIAL ENTRIES FROM STREET. RAISED SIDEWALK HATCH WILL BE REMOVED AND SEALED.
- WORK IS TO BE PERFORMED IN ACCORDANCE WITH CONDITIONS LISTED IN THE FOLLOWING APPROVED CCD1(S) FILED WITH THE DEPARTMENT OF BUILDINGS:
- **CCD1 CONTROL #69393** - SHARED CORE AND EGRESS BETWEEN TWO SEPARATE TAX LOTS (BLOCK 149, LOTS 5 & 6)
  - **CCD1 CONTROL #71398** - SHARED RETAIL ACCESS AND EGRESS BETWEEN TWO SEPARATE TAX LOTS (BLOCK 149, LOTS 5 & 6)
  - **ZRD1 CONTROL #71109** - MDL 277 INNER COURTS TO PROVIDE LEGAL LIGHT AND AIR TO PROPOSED RESIDENTIAL UNITS AT 83 CHAMBERS ST; BLOCK 149, LOT 5
  - **ZRD1 CONTROL #71779** - MDL 277 INNER COURTS TO PROVIDE LEGAL LIGHT AND AIR TO RESIDENTIAL UNITS AT 85 CHAMBERS ST; BLOCK 149, LOT 6
  - **CCD1 CONTROL #71831** - SHARED CORE AND EGRESS EASEMENTS FOR 83 CHAMBERS ST
  - **CCD1 CONTROL #71832** - SHARED CORE AND EGRESS EASEMENTS FOR 85 CHAMBERS ST

INTERIOR WORK:

- 1. INTERIOR DEMOLITION AND MODIFICATIONS TO CREATE TWO (2) COMMERCIAL UNITS AND EIGHT (8) RESIDENTIAL UNITS.
- 2. SUBCELLAR FLOOR, GROUND FLOOR, AND ROOF TO BE COMPLETELY DEMOLISHED AND RE-BUILT.
- 3. ON READE STREET SIDE FLOOR WILL BE LOWERED APPROXIMATELY 30" TO MAKE ADA ACCESSIBLE COMMERCIAL AND RESIDENTIAL ENTRIES FROM STREET.

EXTERIOR WORK:

- 83 CHAMBERS STREET FAÇADE**
- 1. EXISTING STOREFRONT INFILL WILL BE REPLACED WITH NEW DESIGNED STOREFRONT USING PRECEDENTS FROM WITHIN TRIBECA SOUTH HISTORIC DISTRICT.
  - 2. PROPOSED STOREFRONT AND BULKHEAD INFILL TO BE METAL PER EXISTING CONDITIONS AND ADJACENT BUILDING(S) STOREFRONT ON CHAMBERS ST TO BE PAINTED SCHEDULED FINISH
  - 2. SECOND FLOOR PICTURE WINDOWS WILL BE REPLACED WITH OPERABLE INSULATED AWNING WINDOWS WITH FIXED TRANSOMS KEEPING EXISTING DECORATIVE METAL FRAMING INTACT AND REPAIR SECONDARY SHEET METAL CORNICE.
  - 3. ALL METAL WORK AND CORNICES WILL BE REPAIRED AND PAINTED SCHEDULED FINISH
  - 4. CLEAN AND REPAIR STUCCO AT MASONRY ABOVE SECOND FLOOR - PAINTED SCHEDULED FINISH
  - 5. ALL EXISTING DOUBLE HUNG (DH) WINDOWS WILL BE REPLACED WITH METAL FRAMED DOUBLE GLAZED INSULATED WINDOWS TO COMPLY WITH QUALITY HOUSING REQUIREMENTS. PRODUCT TO BE MARVIN WINDOWS ULTIMATE SINGLE HUNG G2 OR APPROVED EQUAL.
  - 6. EXISTING FIRE ESCAPES WILL BE REMOVED.

65 READE STREET FAÇADE

- 1. EXTERIOR CONCRETE STEPS WILL BE REMOVED AND GROUND FLOOR LEVEL WILL BE LOWERED TO MAKE ADA ACCESSIBLE COMMERCIAL AND RESIDENTIAL ENTRIES FROM STREET.
- 2. RAISED SIDEWALK HATCH WILL BE REMOVED AND SEALED.
- 3. EXISTING CAST IRON COLUMNS TO REMAIN. TO BE CLEANED AND PREAPRED TO RECEIVED SCHEDULED FINISH.
- 4. SECONDARY FRIEZE AND CORNICE AND SECOND FLOOR AND AT ROOF PARAPET TO BE CLEANED AND REPAIRED. TO BE PREPARED TO RECEIVE SCHEDULED FINISH.
- 5. EXISTING INFILL, GATES AND LOUVERS WILL BE REMOVED AND REPLACED WITH NEW METAL AND WOOD STOREFRONT USING HISTORIC PRECEDENTS FROM WITHIN HISTORIC DISTRICT.
- 6. ELEVATOR SHAFT AND BULKHEAD WILL BE REMOVED AND ORIGINAL WINDOW OPENINGS WILL BE RESTORED AT UPPER FLOORS.
- 7. ALL UPPER FLOOR WINDOWS WILL BE REPLACED WITH DOUBLE GLAZED INSULATED METAL FRAMED WINDOWS TO COMPLY WITH QUALITY HOUSING REQUIREMENTS.
- 8. REPAIR AND REMOVE PAINT FROM EXISTING BRICK FAÇADE AT UPPER FLOORS.
- 9. EXISTING FIRE ESCAPES WILL BE REMOVED.

SECONDARY FAÇADE:

- 1. EXISTING LOT LINE WINDOWS WILL BE OPENED AS WELL AS ADDITIONAL WINDOWS AT SECONDARY FAÇADE.
- 2. ALL NEW WINDOWS ON THIS FAÇADE WILL BE METAL FRAMED DOUBLE GLAZED, FIRE RATED, INSULATED WINDOWS COMPLYING WITH NYC BUILDING CODE AND QUALITY HOUSING REQUIREMENTS. FRAME AND PROFILE TO MATCH WINDOWS AT STREET FAÇADE(S).
- 3. EXISTING PAINTED BRICK TO BE CLEANED AND PREPARED TO RECEIVE STO POWERWALL EIFS PAINTED SCHEDULED FINISH

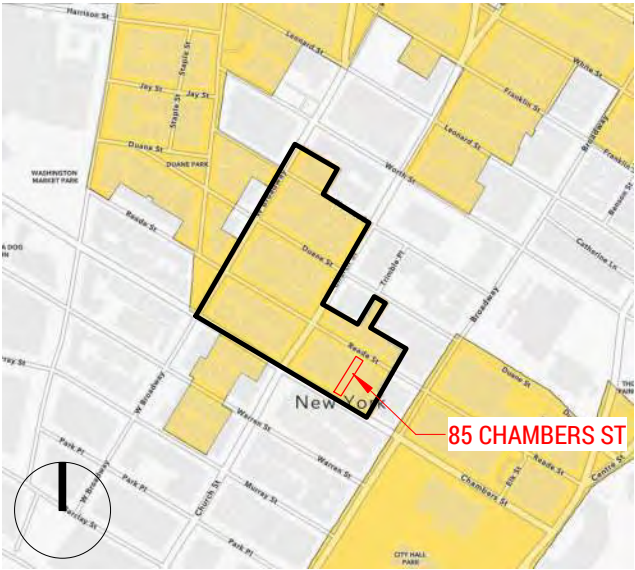


83 CHAMBERS ST - EXISTING PHOTO



65 READE ST - EXISTING PHOTO





TRIBECA SOUTH HISTORIC DISTRICT

BLOCK: 149 LOT: 6  
CONSTRUCTED: 1856-1857  
DESIGNATED: DECEMBER 1992  
ARCHITECT : UNKNOWN  
MAJOR ALTERATION(S): 1925-1926  
ALTERATION ARCHITECT: WOLINS & BULL, INC.  
TYPE: STORE AND LOFT  
STYLE: ITALIANATE, EARLY 20TH CENTURY COMMERCIAL  
METHOD OF CONSTRUCTION: MASONRY, TAPESTRY BRICK, LIMESTONE, CAST IRON  
STORIES: 5

EXCERPT FROM DESIGNATION REPORT:

**85 CHAMBERS STREET:**  
FIVE-STORY STORE AND LOFT BUILDING CONSTRUCTED IN 1856-57 FOR CARPET WHOLESALER AND REAL ESTATE SPECULATOR ALVIN HIGGINS, WHO DEVELOPED MANY BUILDINGS IN THE DISTRICT. THE ORIGINAL CHAMBERS STREET FACADE WAS PROBABLY GIVEN A MORE ELABORATE ARCHITECTURAL TREATMENT THAN THAT ON READE ST. ABOVE THE SECOND STORY, THE CHAMBERS ST FACADE, FACED IN MULTI-HUED TAPESTRY BRICK, HAS THREE BAYS OF WINDOWS AT EACH STORY, AND IS CROWNED BY A STEPPED BRICK PARAPET. THE TWO-STORY BASE IS FRAMED IN LIMESTONE AND HAS A LARGE SHOW WINDOW WITH TRANSOMS AT THE SECOND STORY. THE GROUND STORY STOREFRONT HAS BEEN SUBSEQUENTLY ALTERED.

**67 READE STREET:**  
THE READE STREET FACADE, SUBSTANTIALLY INTACT, FEATURES SIMPLE ITALIANATE ELEMENTS. THE READE STREET FACADE IS FACED IN BRICK ABOVE THE FIRST STORY AND HAS THREE BAYS OF RECESSED, ARCHED WINDOW OPENINGS AT EACH STORY. THE TWO WESTERN BAYS ARE FRONTED BY AN HISTORIC FIRE ESCAPE. THE FACADE IS CROWNED BY A DENTILED BRICK FRIEZE SUPPORTING A NARROW IRON CORNICE. THE FIRST STORY RETAINS ITS ORIGINAL CAST-IRON STOREFRONT FRAMING AND A MODILLIONED CORNICE; INFILL OF HISTORIC PAIRED WOOD AND GLASS DOORS AND WINDOWS SURVIVES.

**ALTERATIONS:**  
1925-26 BY THE FIRM OF WOLINS & BULL, INC., IN : THE PRESENT CHAMBERS STREET FACADE IS THE RESULT OF AN ALTERATION IN WHICH THE FRONT WAS COMPLETELY REBUILT IN A STYLE CHARACTERISTIC OF EARLY TWENTIETH-CENTURY COMMERCIAL BUILDINGS.

DISCUSSION ITEMS FOR PUBLIC HEARING

- 85 CHAMBERS STREET:**
- 1. PROPOSED STOREFRONT INFILL DESIGN
  - 2. PROPOSED 2ND STORY GLAZING AND INFILL DESIGN
  - 3. REPLACEMENT OF CENTER BAY WINDOWS AT 3RD-5TH FLOORS
  - 4. ADDITION OF STAIR AND ELEVATOR BULKHEAD AT ROOF TO ACCOMMODATE CIRCULATION CORE
- 67 READE STREET:**
- 1. REMOVAL OF FIRE ESCAPE LADDERS, BASKETS, AND ATTACHMENTS
  - 2. PROPOSED STOREFRONT INFILL DESIGN
  - 3. PROPOSED RESIDENTIAL ENTRANCE CANOPY

SCOPE OF WORK

GENERAL

INCLUDES WORK TO RECTIFY CURRENT LPC VIOLATION(S) LISTED ON [PAGE LPC 22](#)

- WORK IS TO BE PERFORMED IN ACCORDANCE WITH CONDITIONS LISTED IN THE FOLLOWING APPROVED CCD1(S) FILED WITH THE DEPARTMENT OF BUILDINGS:
- **CCD1 CONTROL #69393** - SHARED CORE AND EGRESS BETWEEN TWO SEPARATE TAX LOTS (BLOCK 149, LOTS 5 & 6)
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INTERIOR WORK:

- 1. INTERIOR DEMOLITION AND MODIFICATIONS TO CREATE TWO (2) COMMERCIAL UNITS AND EIGHT (8) RESIDENTIAL UNITS.
- 2. SUBCELLAR FLOOR, GROUND FLOOR, AND ROOF FLOOR TO BE COMPLETELY DEMOLISHED AND RE-BUILT.
- 3. ON READE STREET SIDE FLOOR WILL BE LOWERED APPROXIMATELY 30" TO MAKE ADA ACCESSIBLE COMMERCIAL AND RESIDENTIAL ENTRIES FROM STREET.

EXTERIOR WORK:

85 CHAMBERS STREET FAÇADE

- 1. EXISTING STOREFRONT INFILL WILL BE REPLACED WITH NEW DESIGN USING PRECEDENTS FROM WITHIN TRIBECA SOUTH HISTORIC DISTRICT. BLACK GRANITE WILL BE REMOVED AND ORIGINAL STONE WILL BE CLEANED AND REPAIRED.
- 2. SECOND FLOOR PICTURE WINDOWS WILL BE REPLACED WITH OPERABLE INSULATED AWNING WINDOWS WITH FIXED TRANSOMS KEEPING EXISTING STONE FRAMING INTACT.
- 3. PICTURE WINDOWS ABOVE THE 2ND FLOOR TO BE REPLACED WITH INSULATED DOUBLE HUNG WINDOWS.
- 4. ALL METAL WORK AND CORNICES ON THIS FAÇADE WILL BE REPAIRED AND PAINTED SCHEDULED FINISH
- 5. CLEAN AND REPAIR TAPESTRY BRICK AS NEEDED.
- 6. ALL EXISTING DOUBLE HUNG (DH) WINDOWS WILL BE REPLACED WITH DOUBLE GLAZED INSULATED DH WINDOWS TO COMPLY WITH QUALITY HOUSING REQUIREMENTS.

67 READE STREET FAÇADE

- 1. EXTERIOR CONCRETE STEPS WILL BE REMOVED AND GROUND FLOOR LEVEL WILL BE LOWERED TO MAKE ADA ACCESSIBLE COMMERCIAL AND RESIDENTIAL ENTRIES FROM STREET.
- 2. PREVIOUS CORNICE THAT HAS BEEN REMOVED WILL BE REPLICATED AND PAINTED SCHEDULED FINISH
- 3. METAL WORK AND CAST IRON COLUMNS WILL BE REPAIRED AS NECESSARY AND REPAINTED
- 4. EXISTING INFILL, GATES AND LOUVERS WILL BE REMOVED AND REPLACED WITH NEW METAL STOREFRONT USING HISTORIC PRECEDENTS FROM WITHIN TRIBECA SOUTH HISTORIC DISTRICT.
- 6. ALL ARCHED WINDOWS WITH FIXED TRANSOMS TO BE REPLACED WITH NEW INSULATED ARCHED DOUBLE HUNG WINDOWS TO MATCH EXISTING HISTORIC PROFILE.
- 7. REPAIR AND REMOVE PAINT FROM EXISTING BRICK FAÇADE AT UPPER FLOORS.
- 8. EXISTING FIRE ESCAPES WILL BE REMOVED.



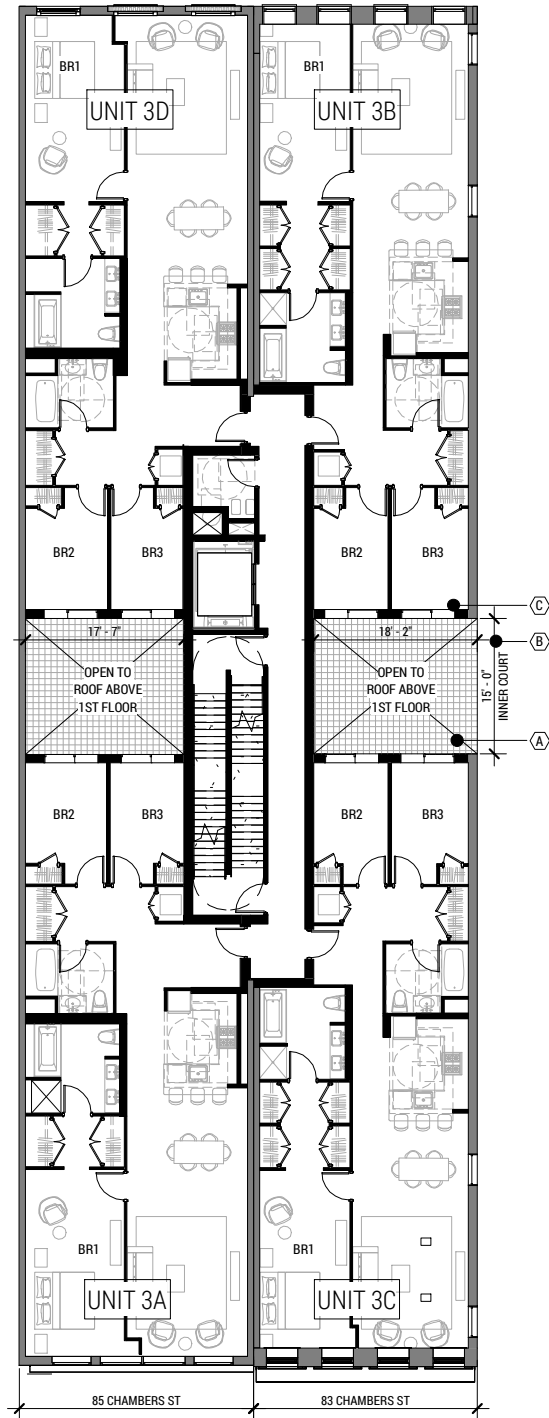
85 CHAMBERS ST - EXISTING PHOTO



67 READE ST - EXISTING PHOTO

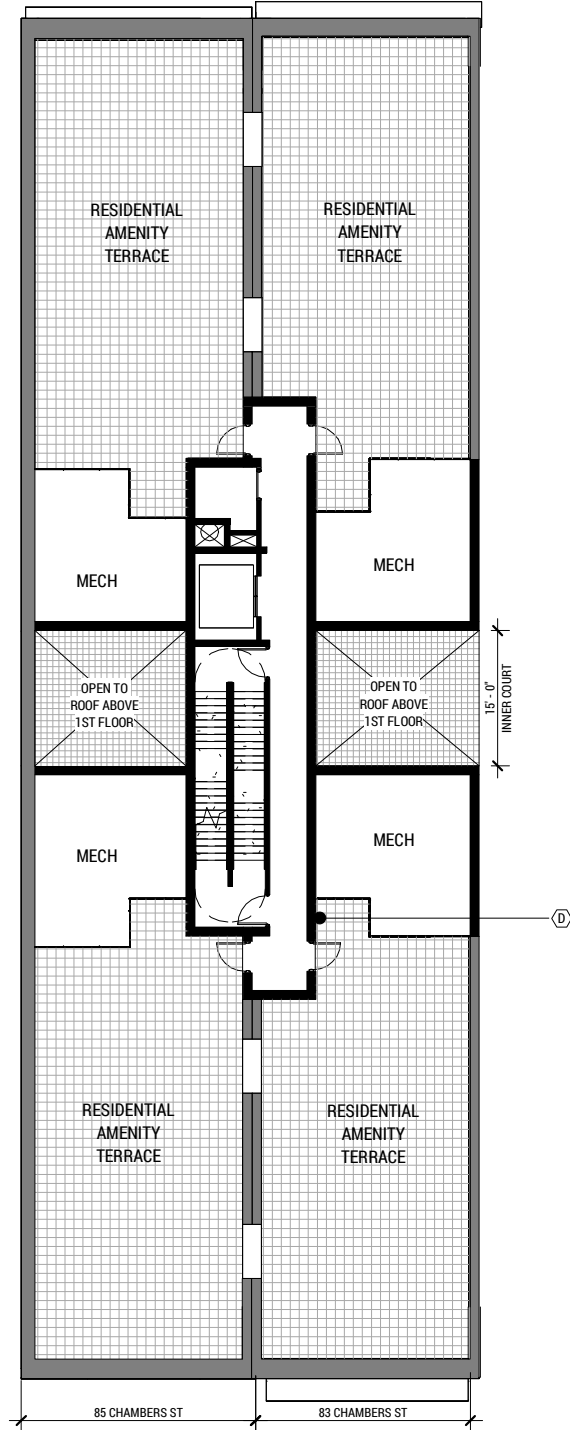


READE ST

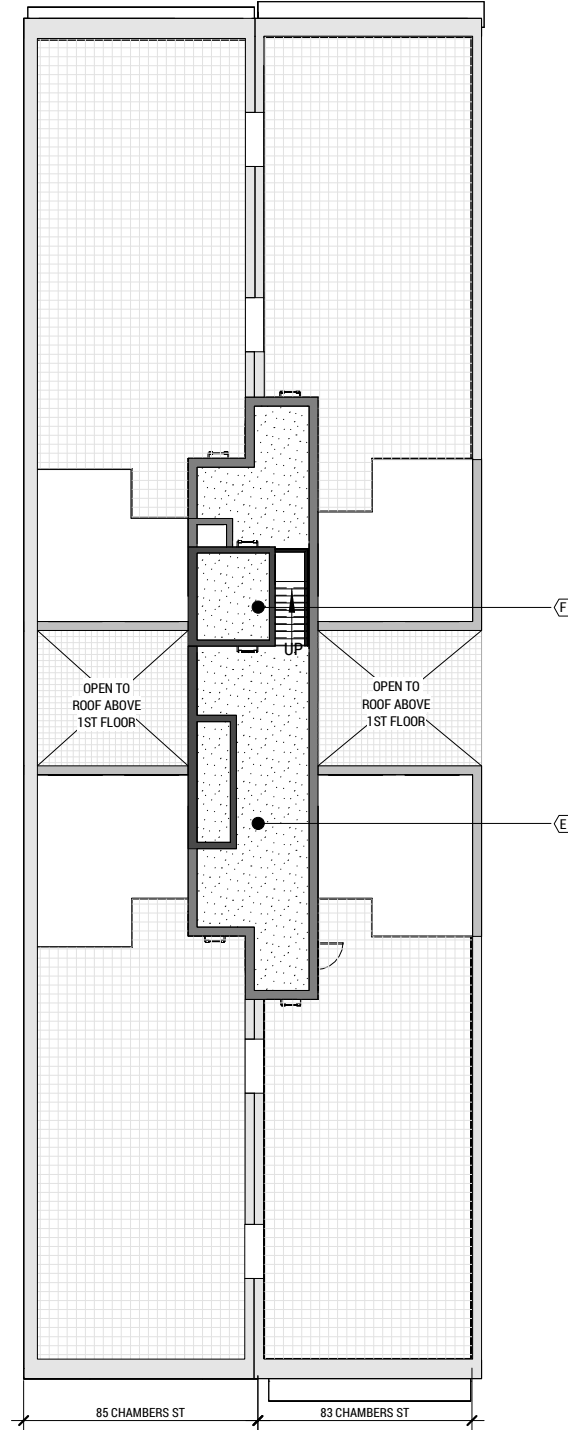


CHAMBERS ST

1 TYPICAL FLOOR PLAN  
3/64" = 1'-0"



4 PROPOSED ROOF PLAN  
3/64" = 1'-0"



2 ROOF BULKHEAD PLAN  
3/64" = 1'-0"

KEY NOTES:

- \*A PROPOSED INNER COURT PER APPROVED CCD1 #71109<sup>1</sup>
- B MINIMUM DIMENSION OF PROPOSED INNER COURT PER MDL 277 FOR WINDOWS THAT OPEN ONTO A COURT WITH A DIMENSION OF 15FT PERPENDICULAR TO THE WINDOWS<sup>2</sup>
- C PROPOSED WINDOW AT INNER COURT TO PROVIDE LEGAL LIGHT AND AIR TO DWELLING UNITS<sup>2</sup>
- \*D PROPOSED NEW ROOF ACCESS CORRIDOR AND STAIR BULKHEAD TO BE CLAD IN STUCCO PAINTED BM CORNICE TAN
- E ROOF OVER ACCESS CORRIDOR CIRCULATION CORE<sup>4</sup>
- F ELEVATOR MACHINE ROOM

\*FOR DISCUSSION AT PUBLIC HEARING

STAFF LEVEL APPROVALS:

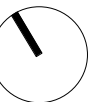
1. PROPOSED WORK RELATED TO ALL CCD-1 APPLICATIONS FOR THIS PROJECT
2. DOB APPROVED ZONING AND EGRESS/ BUILDING CODE COMPLIANCE AND ADA DESIGN

<sup>1</sup> PER APPROVED CCD1 #71109, ADDITION OF INNER COURTS TO PROVIDE LEGAL LIGHT AND AIR TO PROPOSED RESIDENTIAL UNITS.

<sup>2</sup> ZR 15-112(b) "EVERY DWELLING UNIT SHALL MEET THE LIGHT AND AIR REQUIREMENTS OF SECTION 277 OF THE MULTIPLE DWELLING LAW"

<sup>3</sup> MDL 277 (7)(b)(i)(A) WINDOWS THAT "OPEN ONTO A COURT WITH A DIMENSION OF 15FT PERPENDICULAR TO THE WINDOWS AND 100SF MINIMUM AREA ABOVE A SETBACK

<sup>4</sup> PER APPROVED CCD1 #69393 TO PERMIT VARIANCE OF 2014 BUILDING CODE SECTION 706.1.1 TO ACCOMMODATE A SHARED EGRESS AND ELEVATOR CORE TO PROVIDE AN ACCESSIBLE ROUTE BETWEEN BUILDINGS



— — — ZONING LOT LINE

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CLIENT

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PROJECT NAME

**83-85 CHAMBERS ST  
(AKA 65-67 READE ST)**

PROJECT NUMBER

20220087.0

DATE

**03/05/2024**

SHEET TITLE

**FLOOR PLANS -  
SCOPE OF WORK**

SHEET NUMBER

**APPX 03**





- KEYED FACADE SCOPE OF WORK**
- DISASSEMBLE EXISTING SHEET METAL/IRON MANSARD CORNICE TO COMPLETE ROOF DEMOLITION AND REPAIR. CLEAN AND PREPARE TO RECEIVE SCHEDULED FINISH. INSTALL FLASHING AND REINSTALL SHEET METAL/IRON CORNICE ONCE ROOF STRUCTURE IS COMPLETE. FASTEN WITH W/S.S. FASTENERS
  - REMOVE EXISTING ROOF STRUCTURE AND ASSEMBLY ENTIRELY. INSTALL NEW DECKING ROOF SYSTEM AND PAVERS AS PROPOSED.
  - REMOVE EXISTING WATERPROOFING SUBSTRATE AND BLOCKING TO EXPOSE CAST IRON STRUCTURE AND PROVIDE NEW GUTTER SYSTEM AS DETAILED. REMOVE AND REINSTALL CAST IRON CORNICE TO ACCOMMODATE GUTTER INSTALLATION AND STRUCTURAL REPAIRS.
  - MISSING LEAVES AT CAPITAL: REPLACE MISSING CAST IRON LEAVES AT CAPITAL OF COLUMN WITH NEW CAST IRON LEAVES TO MATCH EXISTING LEAVES AND/OR HISTORICAL PRECEDENTS
  - MISSING/DAMAGED COLUMN DETAIL: PROBE EXISTING COLUMN FOR EXISTING REMNANTS OF COLUMN DETAIL. PROVIDE NEW CAST IRON COLUMN DETAIL TO MATCH ADJACENT WHERE NECESSARY.
  - REMOVE NON-ORIGINAL STOREFRONT AND PROVIDE PROPOSED NEW METAL STOREFRONT.
  - REMOVE ALL METAL ATTACHMENTS AND ASSOCIATED ANCHORS. PATCH ANCHOR HOLES WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT.
  - REPLACE DAMAGED WOOD SILLS AT WINDOWS WITH NEW WOOD SILLS TO MATCH ORIGINAL EXISTING
  - CLEAN EXISTING CAST IRON WITH MEDIUM PRESSURE WATER BLASTING NOT TO EXCEED 500 PSI TO REMOVE EXISTING PAINT. CLEAN AND PREPARE/PRIME SURFACE TO RECEIVE SCHEDULED FINISH COAT.
  - REMOVE CORNICE CAP AND PROVIDE NEW SHEET METAL CORNICE CAP. PROVIDE S.S. BRACKETS/ARMATURES AS REQUIRED TO SECURE AND ANCHOR WITH S.S. FASTENERS
  - REPLICATE HISTORIC CAST IRON CORNICE. FABRICATE SHEET METAL ASSEMBLY OFF-SITE AND PREPARE SURFACE FACADE TO RECEIVE INSTALLATION OF NEW SHEET METAL CORNICE. ANCHOR NEW ATTACHEMNT WITH S.S. FASTENERS.





1 READE ST ELEVATION  
3/32" = 1'-0"



2 READE ST ELEVATION - PROPOSED  
3/32" = 1'-0"

- KEYED FACADE SCOPE OF WORK**
- 1 DISASSEMBLE EXISTING SHEET METAL/IRON MANSARD CORNICE TO COMPLETE ROOF DEMOLITION AND REPAIR. CLEAN AND PREPARE TO RECEIVE SCHEDULED FINISH. INSTALL FLASHING AND REINSTALL SHEET METAL/IRON CORNICE ONCE ROOF STRUCTURE IS COMPLETE. FASTEN WITH W/S.S. FASTENERS
  - 2 REMOVE EXISTING ROOF STRUCTURE AND ASSEMBLY ENTIRELY. INSTALL NEW DECKING ROOF SYSTEM AND PAVERS AS PROPOSED.
  - 3 REMOVE EXISTING WATERPROOFING SUBSTRATE AND BLOCKING TO EXPOSE CAST IRON STRUCTURE AND PROVIDE NEW GUTTER SYSTEM AS DETAILED. REMOVE AND REINSTALL CAST IRON CORNICE TO ACCOMMODATE GUTTER INSTALLATION AND STRUCTURAL REPAIRS.
  - 4 MISSING LEAVES AT CAPITAL: REPLACE MISSING CAST IRON LEAVES AT CAPITAL OF COLUMN WITH NEW CAST IRON LEAVES TO MATCH EXISTING LEAVES AND/OR HISTORICAL PRECEDENTS
  - 5 MISSING/DAMAGED COLUMN DETAIL: PROBE EXISTING COLUMN FOR EXISTING REMNANTS OF COLUMN DETAIL. PROVIDE NEW CAST IRON COLUMN DETAIL TO MATCH ADJACENT WHERE NECESSARY.
  - 6 REMOVE NON-ORIGINAL STOREFRONT AND PROVIDE PROPOSED NEW METAL STOREFRONT.
  - 7 REMOVE ALL METAL ATTACHMENTS AND ASSOCIATED ANCHORS. PATCH ANCHOR HOLES WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT.
  - 8 REPLACE DAMAGED WOOD SILLS AT WINDOWS WITH NEW WOOD SILLS TO MATCH ORIGINAL EXISTING
  - 9 CLEAN EXISTING CAST IRON WITH MEDIUM PRESSURE WATER BLASTING NOT TO EXCEED 500 PSI TO REMOVE EXISTING PAINT. CLEAN AND PREPARE/PRIME SURFACE TO RECEIVE SCHEDULED FINISH COAT.
  - 10 REMOVE CORNICE CAP AND PROVIDE NEW SHEET METAL CORNICE CAP. PROVIDE S.S. BRACKETS/ARMATURES AS REQUIRED TO SECURE AND ANCHOR WITH S.S. FASTENERS
  - 11 REPLICATE HISTORIC CAST IRON CORNICE. FABRICATE SHEET METAL ASSEMBLY OFF-SITE AND PREPARE SURFACE FACADE TO RECEIVE INSTALLATION OF NEW SHEET METAL CORNICE. ANCHOR NEW ATTACHEMNT WITH S.S. FASTENERS.



GENERAL NOTES

- 1. THE BUILDINGS IS A DESIGNATED NEW YORK CITY LANDMARK; AS SUCH IT IS A HISTORICALLY SIGNIFICANT STRUCTURES. IT IS THE INTENT OF THE ARCHITECT AND OWNER TO PRESERVE THE UNIQUE CHARACTER AND FABRIC OF THE FACADES OF THE BUILDINGS.
- 2. STRICT COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS ARE REQUIRED TO ASSURE COMPLIANCE OF THE WORK WITH NEW YORK CITY LANDMARKS PRESERVATION COMMISSION (LPC) APPROVALS.
- 3. CONTRACTOR MUST RECOGNIZE THAT ALL THE CLEANING AND REPAIR WORK IS IN CONFORMANCE WITH PRIOR APPROVALS FROM THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION, AND MUST BE EXECUTED AS DESCRIBED, TO THE SATISFACTION AND ACCEPTANCE OF THE LANDMARKS STAFF. THE CONTRACTOR MUST COOPERATE IN ANY REQUIRED SITE INSPECTIONS AND RELATED DISCUSSIONS WITH THE LANDMARKS COMMISSION STAFF.
- 4. FAILURE TO COMPLY WITH THE CONTRACT DOCUMENTS WILL RESULT IN REJECTION OF NON-COMPLYING WORK.
- 5. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH ANY WORK. COMMENCEMENT OF THE WORK SHALL BE INTERPRETED AS INDICATION THAT ALL CONDITIONS HAVE BEEN VERIFIED.
- 6. PRIOR TO WORK, CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS.
- 7. PRIOR TO WORK, CONTRACTOR SHALL ASSURE THAT ALL REQUIRED PERMITS AND APPROVALS ARE FILED AND APPROVED.
- 8. MOTION SENSOR ALARM SYSTEM TO BE PROVIDED BY RETAIL TENANT WITHIN RETAIL AREA.
- 9. WORK IS ONLY TO TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.

GENERAL FACADE SCOPE OF WORK

- 1. SEAL ALL CAST IRON JOINTS
- 2. REMOVE ALL MISC. SCREWS, CONDUIT, AND ASSOCIATED ANCHORS. PATCH HOLES LEST BY REMOVAL OF METAL FILLER AND SAND SMOOTH
- 3. PREPARE AND PAINT ALL CAST IRON AND SHEET METAL
- 4. AT SHEET METAL AND CAST IRON AREAS DISASSEMBLED FOR REINSTALLATION, REMOVE ALL PAINT AND PREPARE AND PAINT

CAST IRON/DECORATIVE METAL REPAIR NOTES:

- SUMMARY OF WORK:
- REPAIR DAMAGED CAST IRON SECTIONS
  - REPLACE MISSING AND DAMAGED CAST IRON SECTIONS WITH GFRC
  - REINSTALLING ALL NEW COMPONENTS
  - REPLACE MISSING, DAMAGED AND FAILING SCREWS
  - SEAL JOINTS AT CAST IRON SECTIONS AND AT CAST IRON AND IRON RAILINGS WITH OTHER MATERIALS
  - PAINT ALL EXPOSED SURFACES AND HIDDEN SURFACES OF EXISTING ACCESSIBLE COMPONENTS AND ALL NEW COMPONENTS

WINDOW REPLACEMENT GENERAL NOTES

- SUMMARY OF WORK:
- PROPOSED TYPE: OPERABLE DOUBLE HUNG AND LIMITED FIXED WINDOWS, CUSTOM FABRICATED REPLICAS TO RESEMBLE THE ORIGINAL PERIOD WOOD WINDOWS AS DETAILED ON THE DRAWINGS. WINDOWS TO BE FACTORY FINISHED, FACTORY GLAZED.
  - ALL WINDOW OPENINGS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.

BRICK MASONRY REPAIR NOTES:

- SUMMARY OF WORK:
- REMOVE PAINT INCLUDING GRAFFITI FROM BRICK.
  - REMOVE CRACKED BRICK AND ANY MISSING BRICK AND REPLACE WITH BRICK TO MATCH EXISTING IN COLOR, TEXTURE AND DIMENSION. PATCH SPALLED BRICK WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT BRICK IN COLOR AND TEXTURE (ASSUME 8"x 8" SHALLOW SPALL LESS THAN 2" DEEP).
  - REMOVE ASPHALTIC COMPOUND/ROOFING CEMENT FROM BRICK.
  - RAKE AND REPAINT OPEN OR NON-MATCHING BRICK MORTAR JOINTS WITH MORTAR TO MATCH EXISTING IN COLOR AND COMPOSITION BASED ON SCIENTIFIC ANALYSIS.
  - AT REMOVED FIRE ESCAPE AND FLUES REMOVE ALL RELATED ANCHORS AND REPLACE VOIDS AT REMOVED ANCHORS WITH BRICK TO MATCH ADJACENT BRICK IN COLOR, TEXTURE AND DIMENSION. PATCH HOLES WITH RESTORATION MORTAR.

CAST IRON PREPARATION & REPAIR

REMOVING PAINT FROM CAST IRON

- REMOVE LOOSE AND FLAKING PAINT FROM PAINTED METAL SURFACE
- REMOVE OF ALL PAINT FROM AREAS REQUIRING METAL RESTORATION
- SURFACE PREPARATION, PRIMING, AND FINISH COATS

1. REMOVE PAINT, SCALE AND RUST. CLEAN OFF PAINT, HEAVY RUST AND LOOSE MILL SCALE IN ACCORDANCE WITH SSPC SO-7 "BRUSH-OFF BLAST CLEANING"

2. REMOVE OIL, GREASE, AND SIMILAR CONTAMINANTS IN ACCORDANCE WITH SSPC SP-1 "SOLVENT CLEANING."

3. APPLY RUST INHIBITIVE ALKYD PRIMER IN SHOP TO ALL RESTORED, BLAST-CLEANED CAST IRON.

4. IMMEDIATELY AFTER SURFACE PREPARATION, BRUSH OR SPRAY ON PRIMER AT A RATE TO PROVIDE A UNIFORM FILM THICKNESS OF 2.0 MILS FOR EACH COAT. USE PAINTING METHODS WHICH WILL RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES EXPOSED AND NON-EXPOSED SURFACES.

5. APPLY 1 SHOP COAT TO RESTORED CAST IRON ITEMS, EXCEPT APPLY 2 COATS OF PAINT TO SURFACES INACCESSIBLE AFTER ASSEMBLY OR ERECTION

6. SEE NOTES FROM "SURFACE PREPARATION"

CAST IRON RESTORATION AND NEW REPLICATION

REPLACEMENT OF FASTENINGS:

1. REPLACE ALL MISSING AND FAILING SCREWS WITH NEW STAINLESS STEEL FLAT HEAD SCREWS.

2. PROPERLY AND FULLY SECURE ALL ELEMENTS NECESSARY, USING EXPANSION ANCHORS, THREADED FASTENERS, TOGGLE BOLTS, THROUGH BOLTS, CLIPS AND OTHER CONNECTORS AS REQUIRED.

3. USE STAINLESS STEEL FOR ALL NEW FASTENERS.

PATCHING & FILING

1. FILL ALL OPEN HOLES, PITTED AND CORRODED SURFACES WITH SUITABLE STEEL ALLOY PASTE. CLEAN ALL SURFACES OVER WHICH PASTE IS APPLIED.

2. SAND PASTE TO MATCH THE PROFILE OF ORIGINAL CAST IRON SURFACES.

3. LIMIT USE OF UNREINFORCED STEEL ALLOY PASTE TO NON-STRUCTURAL APPLICATIONS WHERE THE DIAMETER OF HOLES AND DEPTHS OF PATCHES IS NO MORE THE ¾" AT WIDEST POINT.

4. WHERE DIMENSIONS OF AREAS TO BE PATCHED ARE GREATER, APPLY PASTE OVER STAINLESS-STEEL RODS AND/OR MESH.

SEALING OF JOINTS

1. SEAL ALL JOINTS BETWEEN CAST IRON SECTIONS.

2. SEAL ALL JOINTS BETWEEN CAST IRON AND ADJACENT EXISTING SURFACES.

3. CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANT.

4. PROVIDE CLOSED-CELL BACKER ROD AND BOND-BREAKER TAPE TO PREVENT 3 SIDED ADHESION.

5. MATERIALS:
- PRIMER: MATERIAL RECOMMENDED BY JOINT SEALANT MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED.
  - CLEANERS FOR NONPOROUS SURFACES: CHEMICAL CLEANERS ACCEPTABLE TO MANUFACTURERS OF SEALANTS AND SEALANT BACKING MATERIALS, FREE OF OILY RESIDUES OR OTHER SUBSTANCES CAPABLE OF STAINING OR HARMING JOINT SUBSTRATES AND ADJACENT NONPOROUS SURFACES IN ANY WAY, AND FORMULATED TO PROMOTE OPTIMUM ADHESION OF SEALANTS WITH JOINT SUBSTRATES.
  - MASKING TAPE: NONSTAINING, NONABSORBENT MATERIAL COMPATIBLE WITH JOINT SEALANTS AND SURFACES ADJACENT TO JOINTS.

CAST IRON PREPARATION & REPAIR CONT.

FABRICATION OF NEW HISTORIC REPLICATIONS

1. USE GFRC OF SIZE, AND THICKNESS AT LEAST EQUAL TO THE EXISTING AND AS REQUIRED TO PRODUCE STRENGTH AND DURABILITY.

2. PREASSEMBLE ITEMS IN SHOP TO GREATEST EXTENT POSSIBLE TO MINIMIZE FIELD SPLICING AND ASSEMBLY. DISASSEMBLE UNITS ONLY AS NECESSARY FOR SHIPPING AND HANDLING LIMITATIONS.

3. FABRICATE JOINTS, WHICH WILL BE EXPOSED TO WEATHER IN A MANNER TO EXCLUDE WATER OR PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.

4. FORM EXPOSED CONNECTIONS WITH HAIRLINE JOINTS, FLUSH, AND SMOOTH, USING CONCEALED FASTENERS. USE EXPOSED FASTENERS OF TYPE PHILLIPS FLAT-HEAD (COUNTERSUNK) SCREWS OR BOLTS.

5. PROVIDE ANCHORAGE OF TYPE REQUIRED TO COORDINATE WITH SUPPORTING STRUCTURE. FABRICATE AND SPACE ANCHORING DEVICES TO PROVIDE ADEQUATE SUPPORT FOR INTENDED USE.

6. ALL NEW CASTINGS SHOULD BE FACTORY PRIMED WITH RUST INHIBITIVE POLYURETHANE PRIMER.

7. REMOVE SCALE, RUST, AND OTHER DELETERIOUS MATERIALS BEFORE APPLYING SHOP COAT. CLEAN OFF HEAVY RUST AND LOOSE MILL SCALE IN ACCORDANCE WITH SSPC SP- "BRUSH-OFF BLAST CLEANING".

8. REMOVE OIL, GREASE, AND SIMILAR CONTAMINANTS IN ACCORDANCE WITH SSPC SP-1 "SOLVENT CLEANING."

9. IMMEDIATELY AFTER SURFACE PREPARATION, BRUSH OR SPRAY ON PRIMER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND AT A RATE TO PROVIDE UNIFORM DRY FILM THICKNESS OF 2.0 MILS FOR EACH COAT.

10. APPLY ONE SHOP COAT TO FABRICATED GFRC ITEMS, EXCEPT APPLY 2 COATS OF PAINT TO SURFACES INACCESSIBLE AFTER ASSEMBLY OR ERECTION.

INSTALLATION OF NEW AND RESTORED CASTINGS

1. PROVIDE ANCHORAGE DEVICES AND FASTENERS WHERE NECESSARY FOR SECURING NEW GFRC AND RESTORED CAST IRON ELEMENTS TO IN-PLACE CONSTRUCTION.

2. PERFORM CUTTING, DRILLING, AND FITTING FOR INSTALLATION OF GFRC MOLD'.

3. FIT EXPOSED CONNECTIONS ACCURATELY TOGETHER FOR FORM TIGHT HAIRLINE JOINTS. GRIND EXPOSED JOINTS SMOOTH AND TOUCH-UP PAINT COAT. INSTALL CONCEALED GASKETS, JOINT FILLERS, SEALANTS, INSULATION AND FLASHING.

4. IMMEDIATELY AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS OF SHOP PAINT EXPOSED AREAS WITH SAME MATERIAL AS USED FOR SHOP PAINTING. APPLY BY BRUSH OR SPRAY TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.0 MILS.

SURFACE PREPARATION

- CLEAN AND PREPARE SURFACES TO BE PAINTED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION
- USE MEDIUM PRESSURE WATER BLASTING, NOT TO EXCEED 500 PSI TO REMOVE LOOSE PAINT ON METAL SURFACES.
- PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS OR REMOVE AND REPRIME.

WOOD:

1. CLEAN SURFACES OF DIRT, OIL, AND OTHER FOREIGN SUBSTANCES WITH SCRAPERS, MINERAL SPIRITS, AND SANDPAPER, AS REQUIRED. SAND SURFACES EXPOSED TO VIEW SMOOTH AND DUST OFF.

2. SCRAPE AND CLEAN SMALL, DRY, SEASONED KNOTS, AND APPLY A THIN COAT OF WHITE SHELLAC OR OTHER RECOMMENDED KNOT SEALER BEFORE APPLYING PRIMER. AFTER PRIMING, FILL HOLES AND IMPERFECTIONS IN FINISH SURFACES WITH PUTTY OR PLASTIC WOOD FILLER. SAND SMOOTH WHEN DRIED.

SURFACE PREPARATION CONT.

3. REMOVE ALL LOOSE AND FLAKING PAINT FROM EXISTING WOOD TO REMAIN. REMOVE ALL LOOSE MATERIALS DOWN TO MATERIAL THAT IS STABLE AND FULLY ADHERED TO SUBSTRATE, AS DETERMINED BY THE ARCHITECT. REMOVE PAINT BY HAND SCRAPING AND SANDING OR BY CHEMICAL STRIPPERS IF PROFILES OF WOODWORK DO NOT ALLOW EFFECTIVE SANDING AND SCRAPING. USE OF A BELT, OR OTHER MECHANICAL SANDER MAY BE USED IF APPROVED, BASED ON APPROVED SAMPLES, BY THE ARCHITECT. IF CHEMICAL STRIPPERS ARE USED, NEUTRALIZERS MUST BE APPLIED AFTER REMOVAL OF PAINT. CHEMICAL STRIPPERS AND NEUTRALIZERS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. NO HEAT GUNS OR OPEN FLAMES WILL BE PERMITTED FOR USE IN PAINT REMOVAL. SAND EXISTING MATERIAL AS REQUIRED TO MINIMIZE ALLIGATORING. SET ANY EXISTING NAILS THAT PROTRUDE FROM THE WOOD, AND FILL ALL HOLES AND GOUGES IN EXISTING WOOD TO REMAIN.

FERROUS METALS:

CLEAN UNGALVANIZED FERROUS-METAL SURFACES THAT HAVE NOT BEEN SHOP COATED; REMOVE OIL, GREASE, DIRT, LOOSE MILL SCALE, AND OTHER FOREIGN SUBSTANCES. USE SOLVENT OR MECHANICAL CLEANING METHODS THAT COMPLY WITH SSPC'S RECOMMENDATIONS FOR NEW METALS. REMOVE LOOSE AND FLAKING PAINT DOWN TO BARE METAL OR WELL ADHERED PAINT. SAND TO FEATHER NON-LEVEL ADJACENT SURFACES.

1. TREAT BARE AND SANDBLASTED OR PICKLED CLEAN METAL WITH A METAL TREATMENT WASH COAT BEFORE PRIMING.

2. TOUCH UP BARE AREAS AND SHOP-APPLIED PRIME COATS THAT HAVE BEEN DAMAGED. WIRE-BRUSH, CLEAN WITH SOLVENTS RECOMMENDED BY PAINT MANUFACTURER, AND TOUCH UP WITH SAME PRIMER AS THE SHOP COAT.

GALVANIZED SURFACES:

CLEAN GALVANIZED SURFACES WITH NON PETROLEUM-BASED SOLVENTS SO SURFACE IS FREE OF OIL AND SURFACE CONTAMINANTS. REMOVE PRE-TREATMENT FROM GALVANIZED SHEET METAL FABRICATED FROM COIL STOCK BY MECHANICAL METHODS. FOR EXISTING GALVANIZED METAL REMOVE OIL, GREASE, DIRT, AND OTHER FOREIGN SUBSTANCES. REMOVE LOOSE AND FLAKING PAINT DOWN TO BARE METAL OR WELL ADHERED PAINT. SAND TO FEATHER NON-LEVEL ADJACENT SURFACES.

STUCCO:

1. FILL IRREGULARITIES WITH CEMENT GROUT. (NO LAITANCE OR EFFLORESCENCE)

2. REMOVE ALL LAITENCE, EFFLORESCENCE, SURFACE DUST AND OTHER CONTAMINANTS.

3. SCHEDULED STUCCO PRIMER: FACTORY-FORMULATED STUCCO PRIMER FOR EXTERIOR APPLICATION - BENJAMIN MOORE: SUPER SPEC® MASONRY INTERIOR/EXTERIOR ACRYLIC HIGH BUILD MASONRY PRIMER N068

WINDOW PRODUCT AND SPECIFICATIONS

- MANUFACTURER: MARVIN WINDOWS AND DOORS, WARROAD, MN OR APPROVED EQ.

- FRAMES AND SASHES:** FINE-GRAINED WOOD LUMBER COMPLYING WITH AAMA/WDMA/CSA 101/LS 2/A440; KILN DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 12 PERCENT AT TIME OF FABRICATION; FREE OF VISIBLE FINGER JOINTS, BLUE STAIN, KNOTS, PITCH POCKETS, AND SURFACE CHECKS LARGER THAN 1/32 INCH (0.8 MM) DEEP BY 2 INCHES (51 MM) WIDE; WATER-REPELLENT PRESERVATIVE TREATED.
- 1. EXTERIOR FINISH: METAL
  - 2. INTERIOR FINISH: UNFINISHED METAL
  - 3. OPERABLE SASH TILT TO INTERIOR FOR CLEANING OR REMOVAL.
  - 4. REMOVABLE EXTERIOR GLAZING STOPS.

GLASS AND GLAZING:

- HIGH PERFORMANCE, LOW-E, CLEAR, SHOP GLAZED 1" THICKNESS INSULATED PANELS. ALL PANELS TO BE BEDDED IN SILICONE SEALANT
- INSULATED TEMPERED GLASS UNITS, LOW-E: DOUBLE PANE UNITS WITH INNER PANE OF CLEAR TEMPERED GLASS AND OUTER PANE OF CLEAR TEMPERED GLASS. COATING ON OUTER SIDE OF INNER PANEL.
- GLASS THICKNESS, INNER: 1/4"
- GLASS THICKNESS, OUTER: 1/4"
- UNIT THICKNESS: 1" THICK UNITS. 1/4" THICK, CLEAR INNER PANE. 1/4" THICK TINTED OUTER PANE. 5/8" AIR SPACE BETWEEN PANES

WINDOW PRODUCT AND SPECIFICATIONS CONT.

INSULATING-GLASS UNITS: ASTM E 2190.

- 1. GLASS: ASTM C 1036, TYPE 1, CLASS 1, Q3.
- TINT: CLEAR.
- SAFETY GLASS: KIND FT, FULLY TEMPERED, LABELED SAFETY GLASS.
- 2. LITES: AS REPLICA OF ORIGINAL
- 3. FILLING: FILL SPACE BETWEEN GLASS LITES WITH AIR.
- 4. LOW-E COATING: PYROLYTIC ON SECOND SURFACE OR SPUTTERED ON SECOND SURFACE.

TRANSLUCENT GLAZING:

- 1. INSULATED GLASS
- 2. MANUFACTURER: VIRACON OR EQUAL
- 3. FINISH: "SCREEN #3058", LEAD FREE
- 4. LOCATION: WHERE NOTED ON DRAWINGS.

GLAZING SYSTEM: MANUFACTURER'S STANDARD FACTORY-GLAZING SYSTEM THAT PRODUCES WEATHERTIGHT SEAL.

- NONMAGNETIC STAINLESS STEEL, SERIES 300, OR A SUPERIOR CORROSION-RESISTANT-COATED METAL REQUIRED

HARDWARE:

- 1. MANUFACTURER'S STANDARD CORROSION-RESISTANT HARDWARE SIZED TO ACCOMMODATE SASH WEIGHT AND DIMENSIONS.
- 2. WINDOW OPENING CONTROL DEVICES MEETING THE ASTM F2090-10 STANDARD. WEATHER STRIPPING: PROVIDE FULL-PERIMETER WEATHER STRIPPING FOR EACH OPERABLE SASH

FASTENERS:

NONCORROSIVE AND COMPATIBLE WITH WINDOW MEMBERS, TRIM, HARDWARE, ANCHORS, AND OTHER COMPONENTS.

KEYED FACADE SCOPE OF WORK

a. DISASSEMBLE EXISTING SHEET METAL/IRON MANSARD CORNICE TO COMPLETE ROOF DEMOLITION AND REPAIR. CLEAN AND PREPARE TO RECEIVE SCHEDULED FINISH. INSTALL FLASHING AND REINSTALL SHEET METAL/IRON CORNICE ONCE ROOF STRUCTURE IS COMPLETE. FASTEN WITH W/S.S. FASTENERS

a. REMOVE EXISTING ROOF STRUCTURE AND ASSEMBLY ENTIRELY. INSTALL NEW DECKING ROOF SYSTEM AND PAVERS AS PROPOSED.

a. REMOVE EXISTING WATERPROOFING SUBSTRATE AND BLOCKING TO EXPOSE CAST IRON STRUCTURE AND PROVIDE NEW GUTTER SYSTEM AS DETAILED. REMOVE AND REINSTALL CAST IRON CORNICE TO ACCOMMODATE GUTTER INSTALLATION AND STRUCTURAL REPAIRS.

b. MISSING LEAVES AT CAPITAL: REPLACE MISSING CAST IRON LEAVES AT CAPITAL OF COLUMN WITH NEW GLASS FIBER REINFORCED CONCRETE LEAVES TO MATCH EXISTING LEAVES AND/OR HISTORICAL PRECEDENTS

c. MISSING/DAMAGED COLUMN DETAIL: PROBE EXISTING COLUMN FOR EXISTING REMNANTS OF COLUMN DETAIL. PROVIDE NEW GLASS FIBER REINFORCED CONCRETE COLUMN DETAIL TO MATCH ADJACENT WHERE NECESSARY.

d. REMOVE NON-ORIGINAL STOREFRONT AND PROVIDE PROPOSED NEW METAL AND WOOD STOREFRONT AS DESIGNED.

e. REMOVE ALL METAL ATTACHMENTS AND ASSOCIATED ANCHORS. PATCH ANCHOR HOLES WITH RESTORATION MORTAR TO MATCH EXISTING ADJACENT.

f. REPLACE DAMAGED WOOD SILLS AT WINDOWS WITH NEW WOOD SILLS TO MATCH ORIGINAL EXISTING

g. CLEAN EXISTING CAST IRON WITH MEDIUM PRESSURE WATER BLASTING NOT TO EXCEED 500 PSI TO REMOVE EXISTING PAINT. CLEAN AND PREPARE/PRIME SURFACE TO RECEIVE SCHEDULED FINISH COAT.

h. REMOVE CORNICE CAP AND PROVIDE NEW SHEET METAL CORNICE CAP. PROVIDE S.S. BRACKETS/ARMATURES AS REQUIRED TO SECURE AND ANCHOR WITH S.S. FASTENERS

GF

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PROJECT NAME

83-85 CHAMBERS ST  
(AKA 65-67 READE ST)

PROJECT NUMBER

20220087.0

DATE

03/05/2024

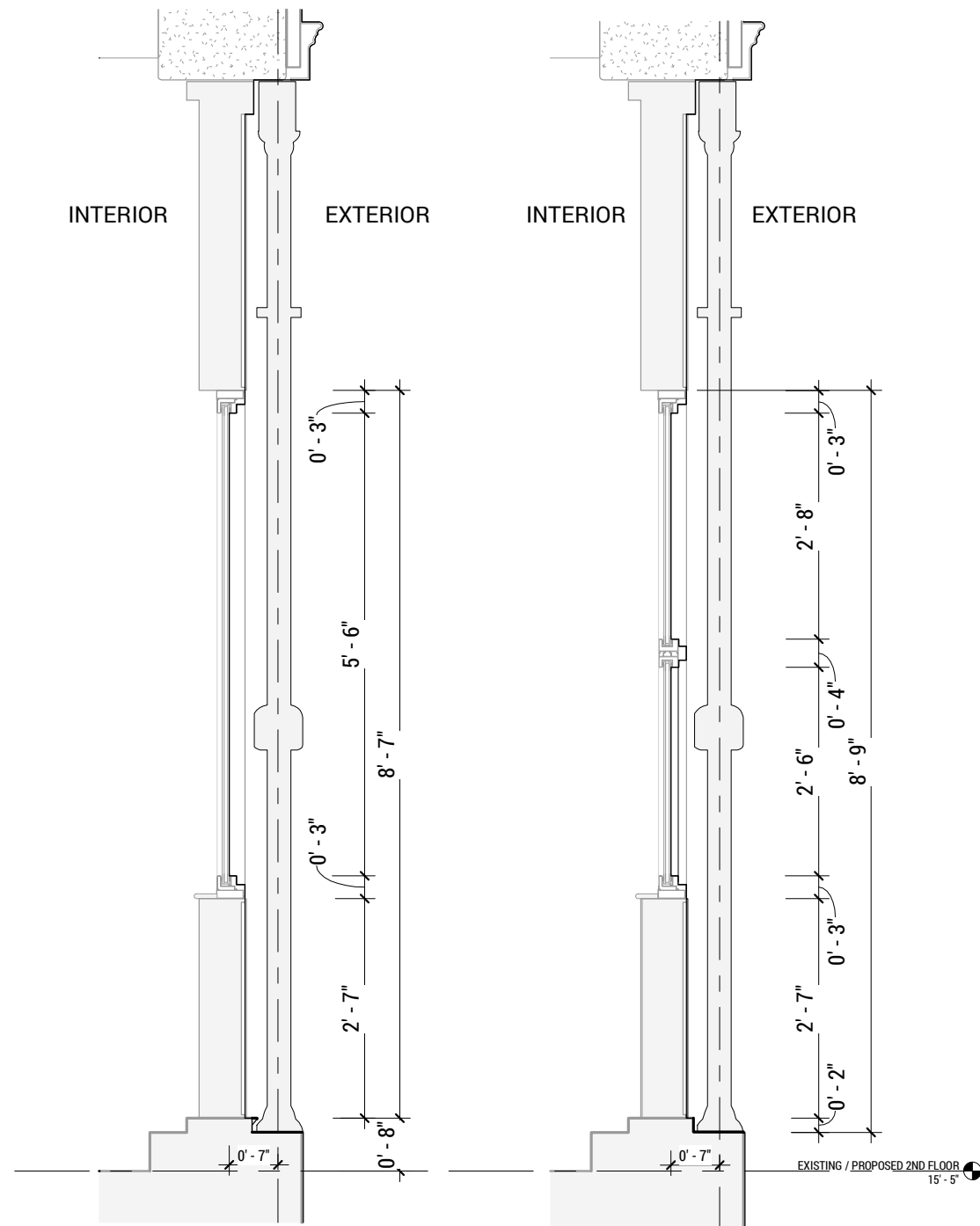
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FACADE  
RESTORATION

SHEET NUMBER

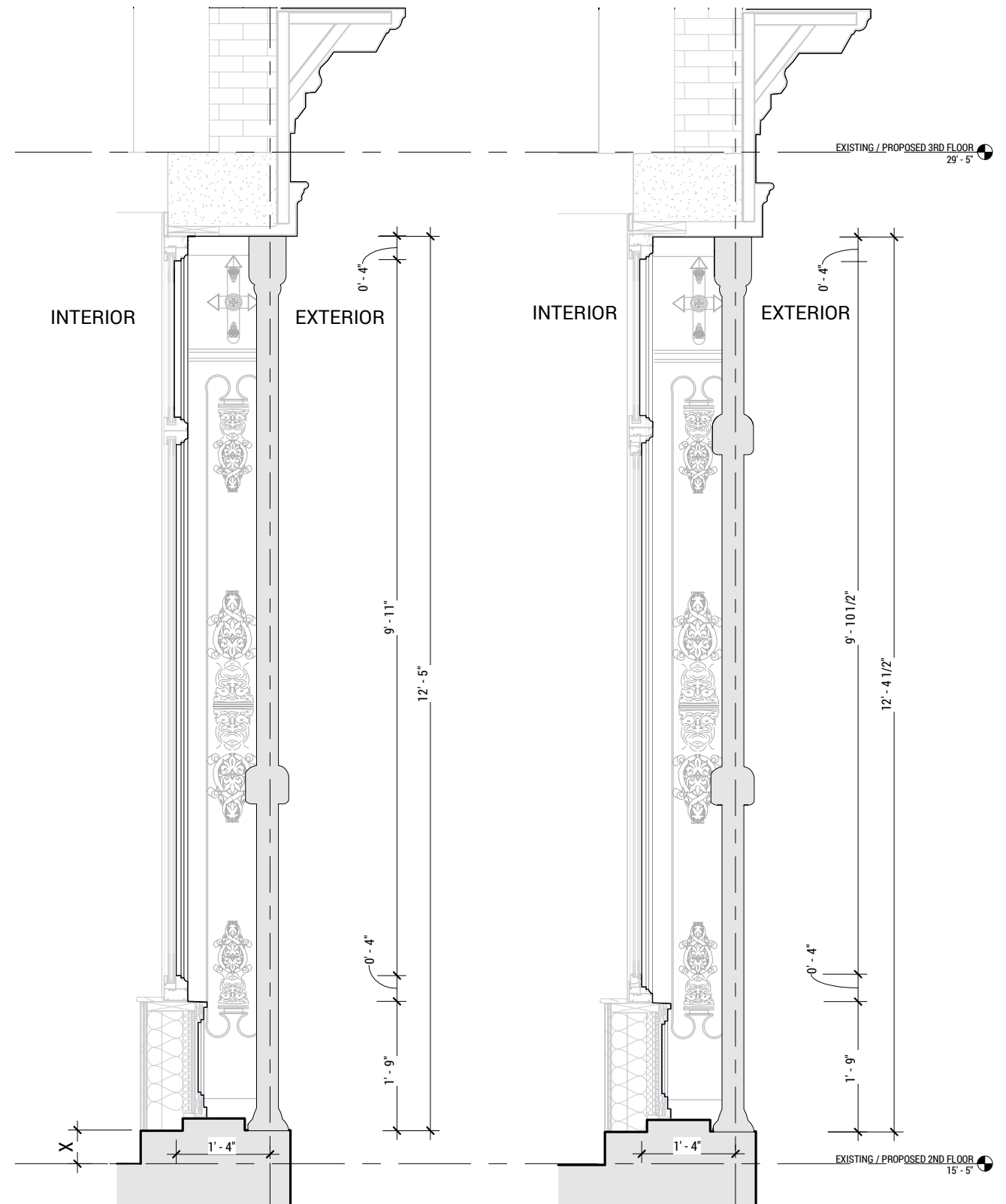
APPX 06





1 EXISTING SECTION 1  
1/2" = 1'-0"

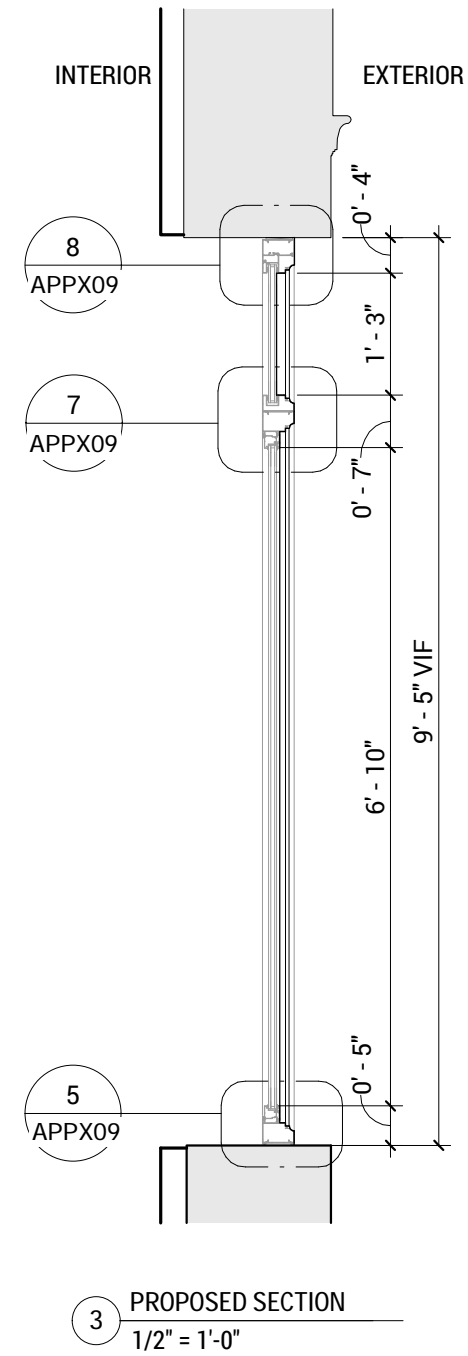
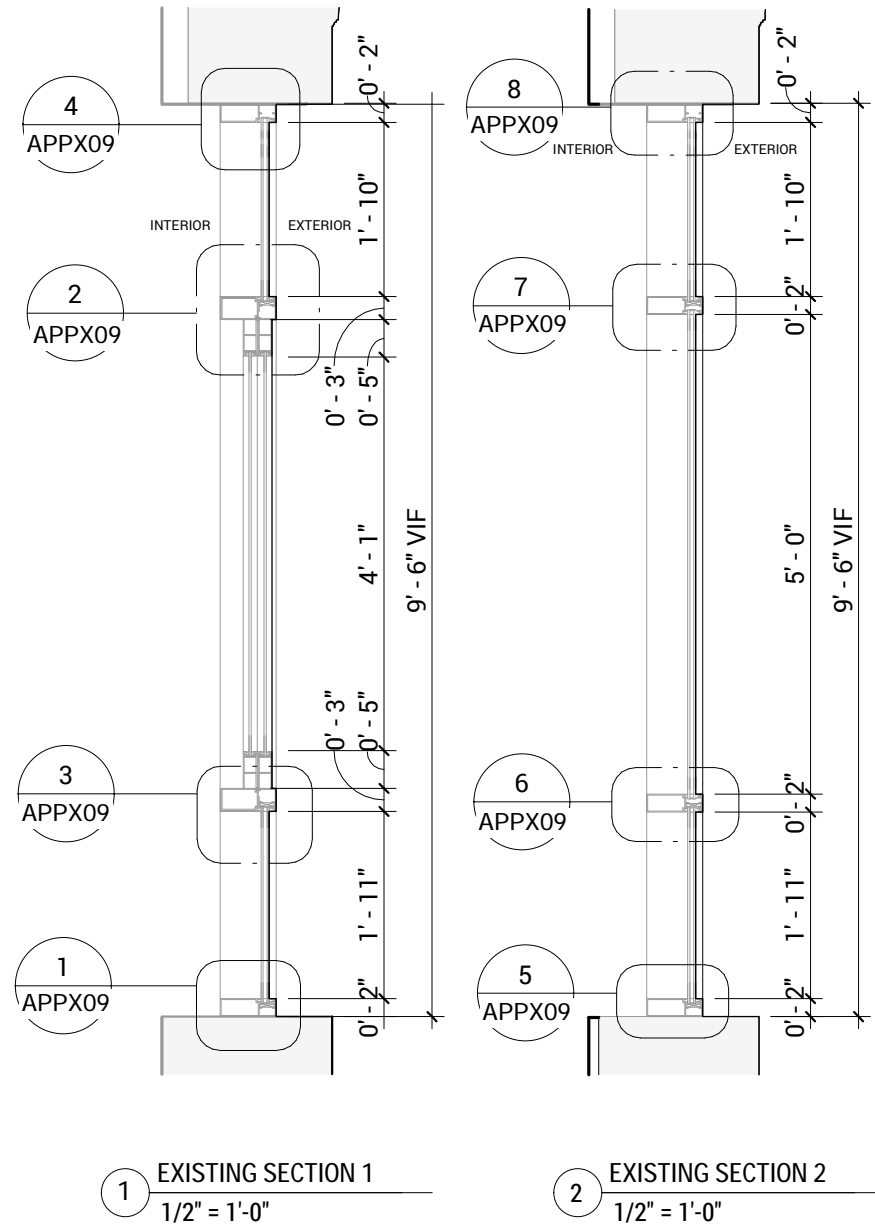
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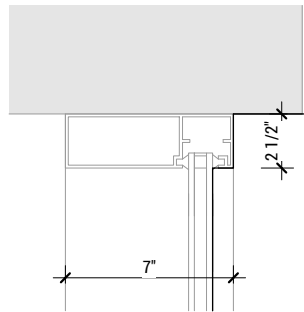
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1/2" = 1'-0"

4 PROPOSED SECTION 2  
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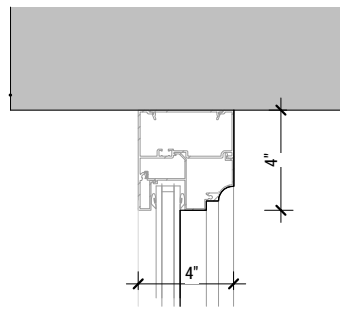




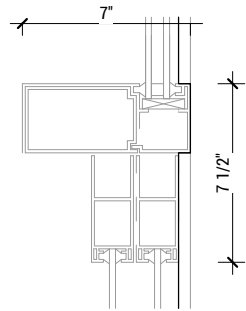




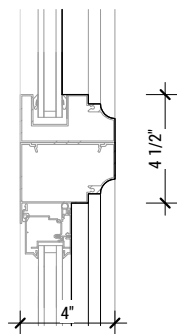
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1 1/2" = 1'-0"



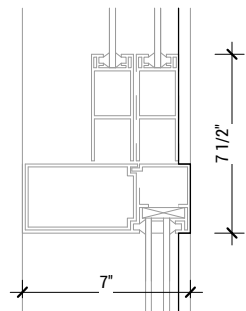
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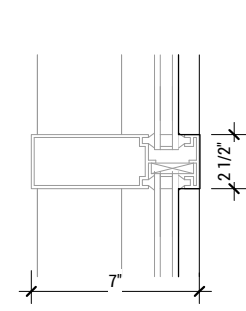
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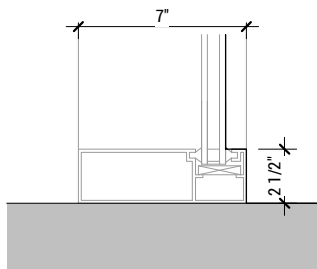
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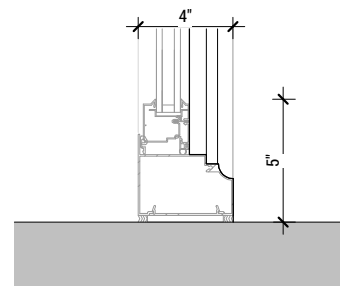
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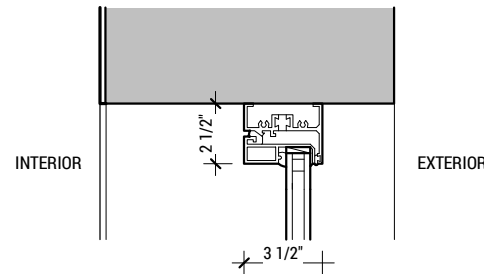
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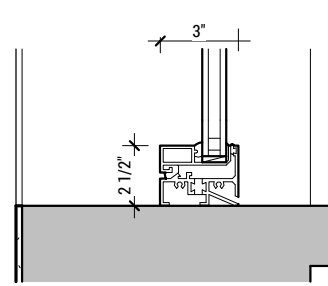
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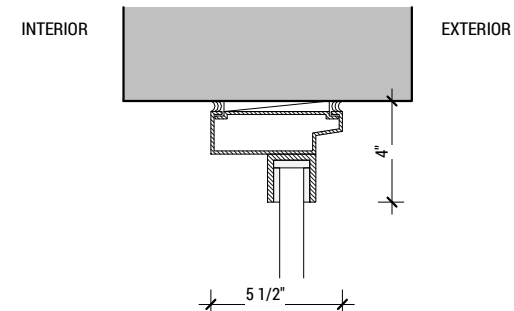
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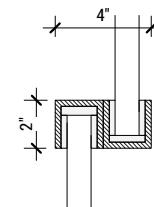
10 EXISTING DOUBLE HUNG HEAD - C  
1 1/2" = 1'-0"



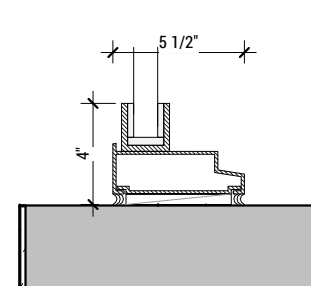
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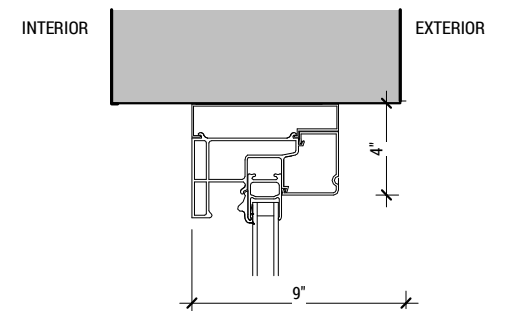
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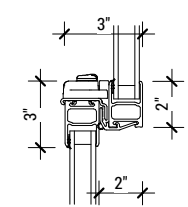
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1 1/2" = 1'-0"



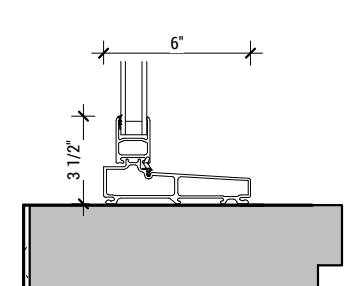
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1 1/2" = 1'-0"



16 PROPOSED DOUBLE HUNG HEAD - C  
1 1/2" = 1'-0"

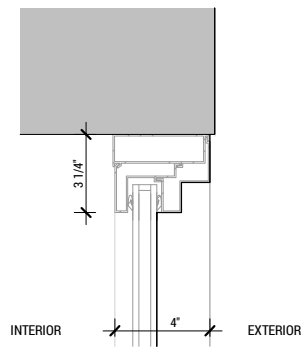


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1 1/2" = 1'-0"

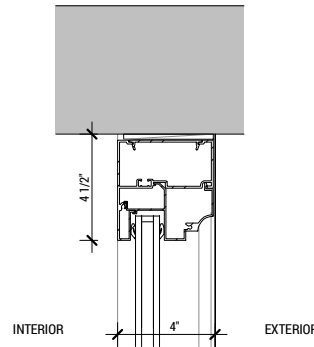


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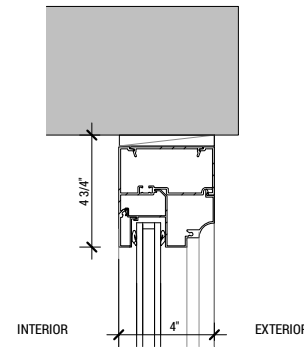




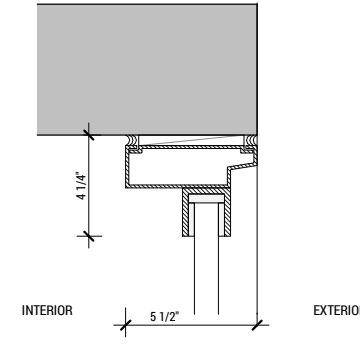
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1 1/2" = 1'-0"



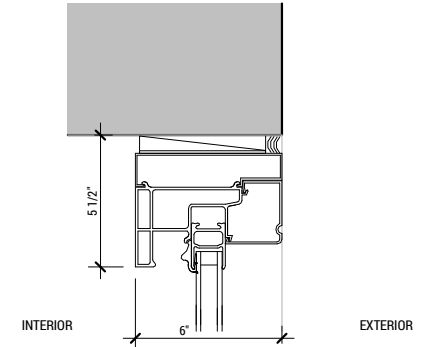
6 PROPOSED 2ND FLR HEAD - 83 CHAMBERS  
1 1/2" = 1'-0"



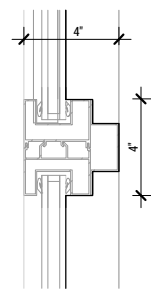
9 PROPOSED 2ND FLR HEAD - 83 CHAMBERS  
1 1/2" = 1'-0"



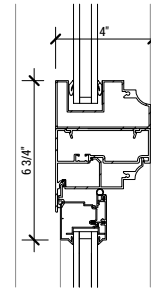
12 EXISTING DOUBLE HUNG HEAD - Ae, Be  
1 1/2" = 1'-0"



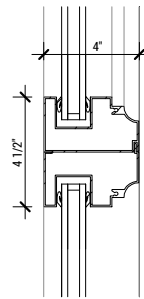
15 PROPOSED DOUBLE HUNG HEAD- A, B  
1 1/2" = 1'-0"



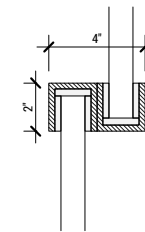
2 EXISTING 2ND FLR MULLION - 83 CHAMBERS  
1 1/2" = 1'-0"



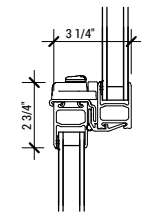
5 PROPOSED 2ND FLR MULLION - 83 CHAMBERS  
1 1/2" = 1'-0"



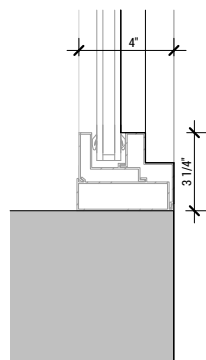
8 PROPOSED 2ND FLR MULLION - 83 CHAMBERS  
1 1/2" = 1'-0"



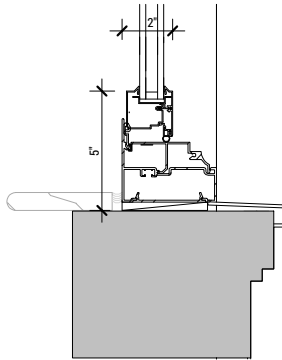
11 EXISTING DOUBLE HUNG MULLION-Ae, Be  
1 1/2" = 1'-0"



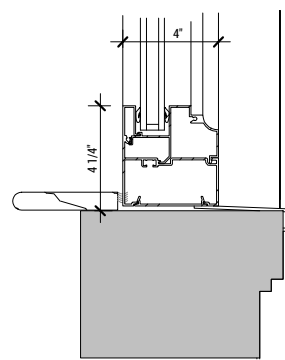
14 PROPOSED DOUBLE HUNG MULLION- A, B  
1 1/2" = 1'-0"



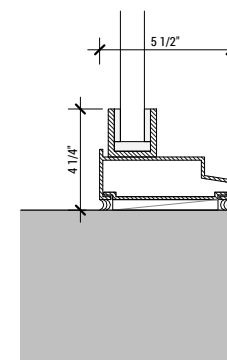
1 EXISTING 2ND FLR SILL - 83 CHAMBERS  
1 1/2" = 1'-0"



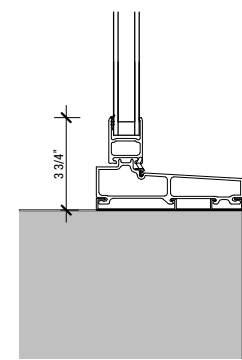
4 PROPOSED 2ND FLR SILL - 83 CHAMBERS  
1 1/2" = 1'-0"



7 PROPOSED 2ND FLR SILL - 83 CHAMBERS  
1 1/2" = 1'-0"

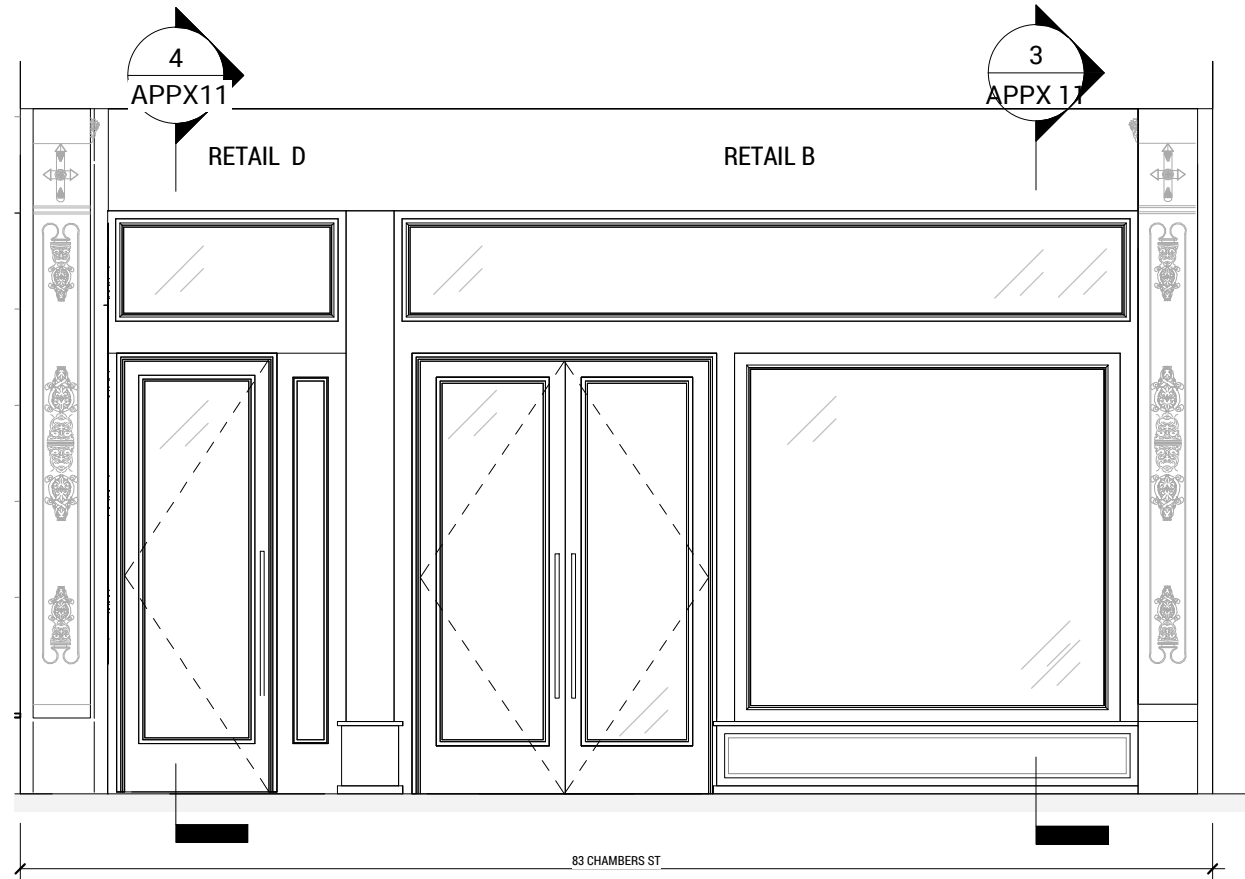


10 EXISTING DOUBLE HUNG SILL-Ae, Be  
1 1/2" = 1'-0"

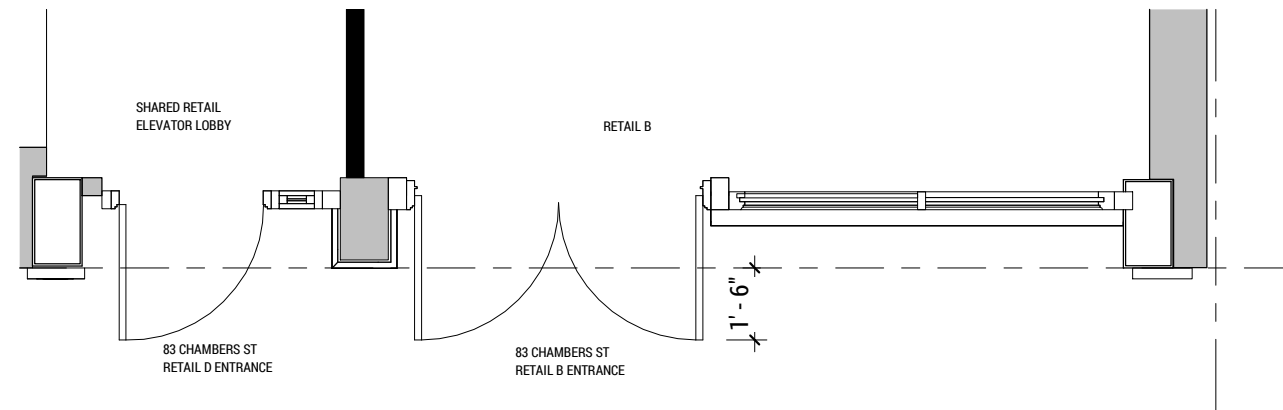


13 PROPOSED DOUBLE HUNG SILL- A, B  
1 1/2" = 1'-0"

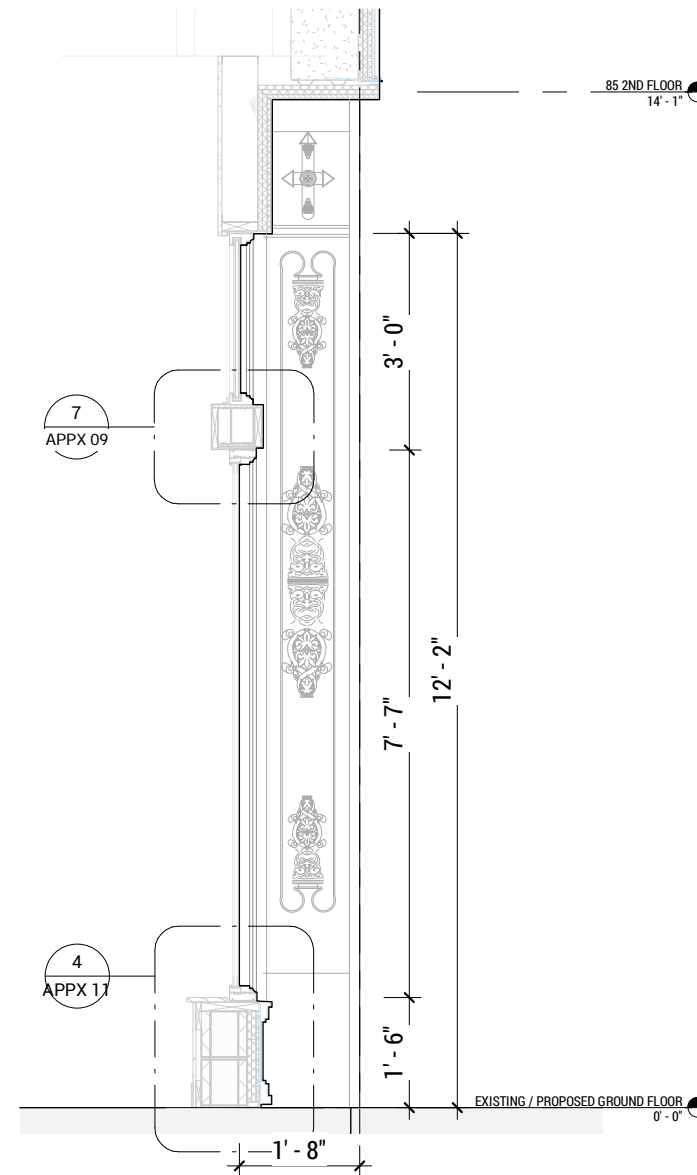




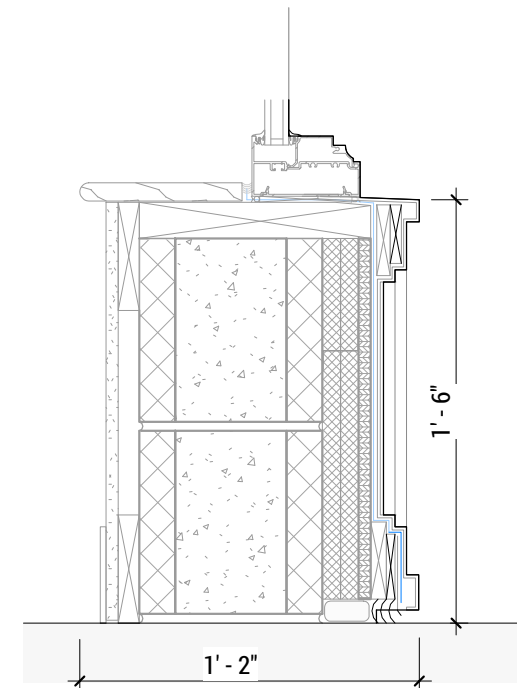
1 83 CHAMBERS ST - PROPOSED STOREFRONT ELEVATION  
1/4" = 1'-0"



2 CHAMBERS ST - PROPOSED STOREFRONT PLAN  
1/4" = 1'-0"

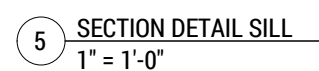
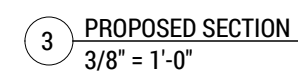
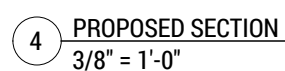
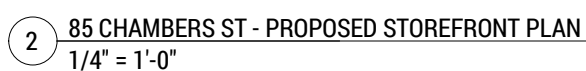
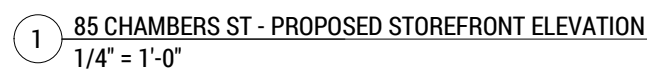


3 83 CHAMBERS - SECTION  
3/8" = 1'-0"

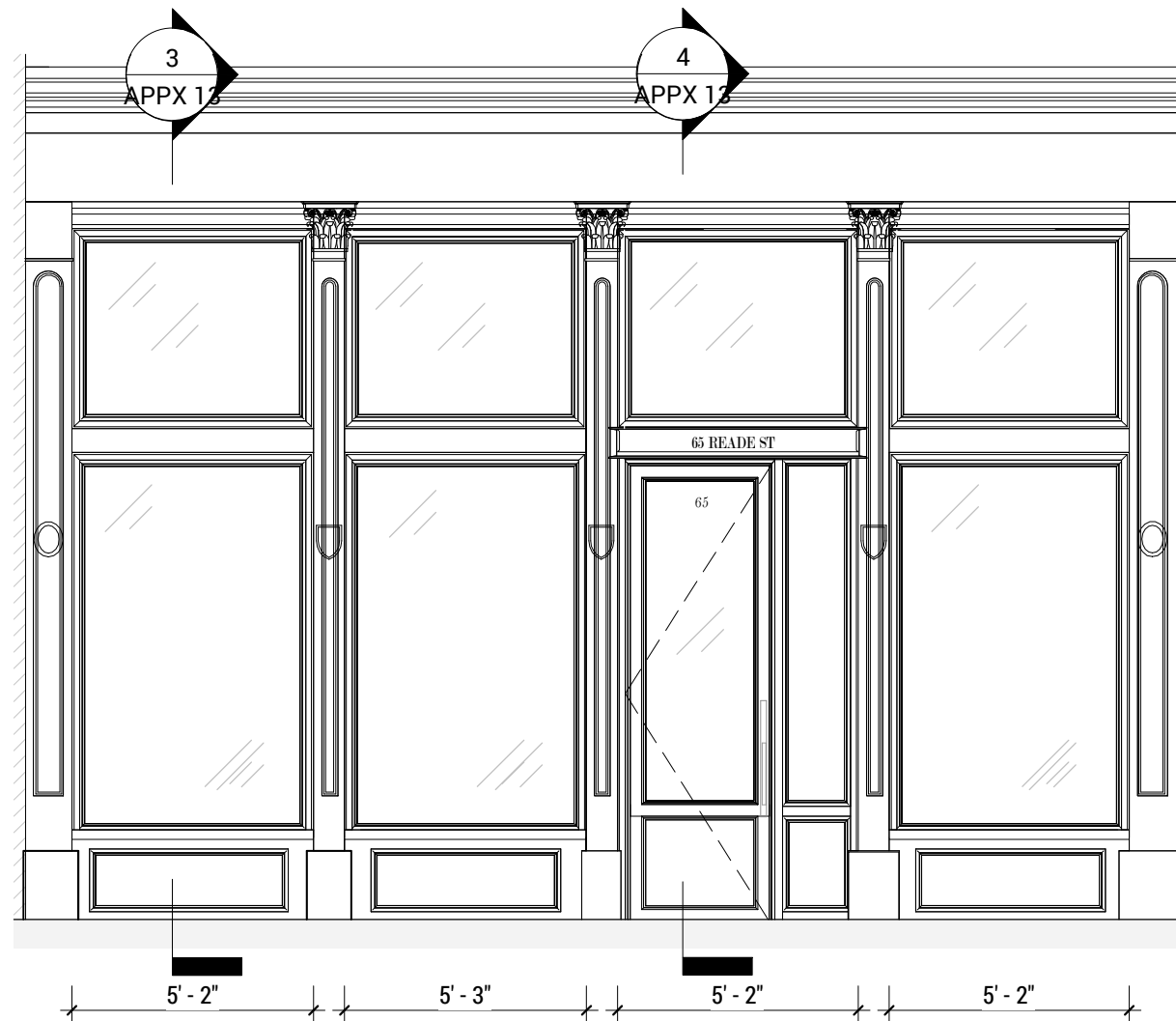


4 SECTION DETAIL SILL  
1 1/2" = 1'-0"

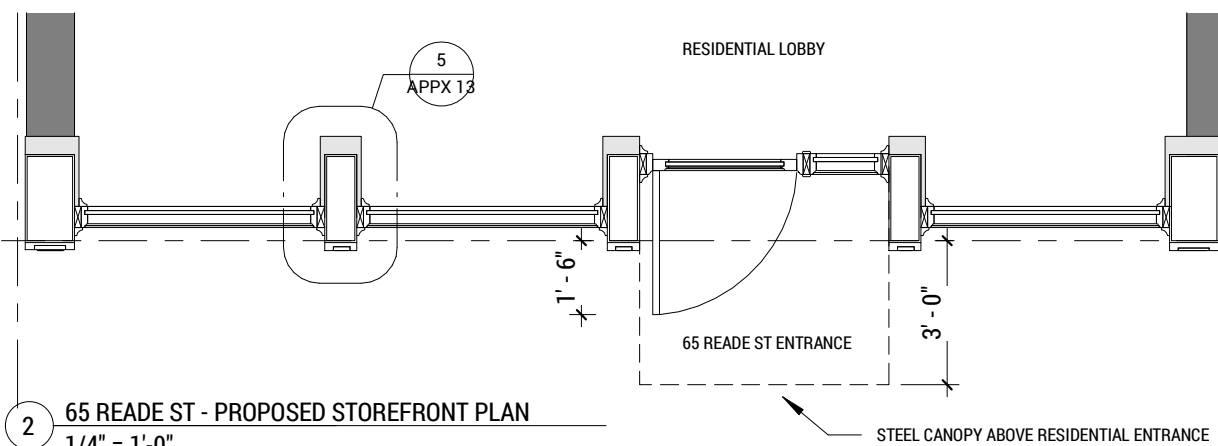




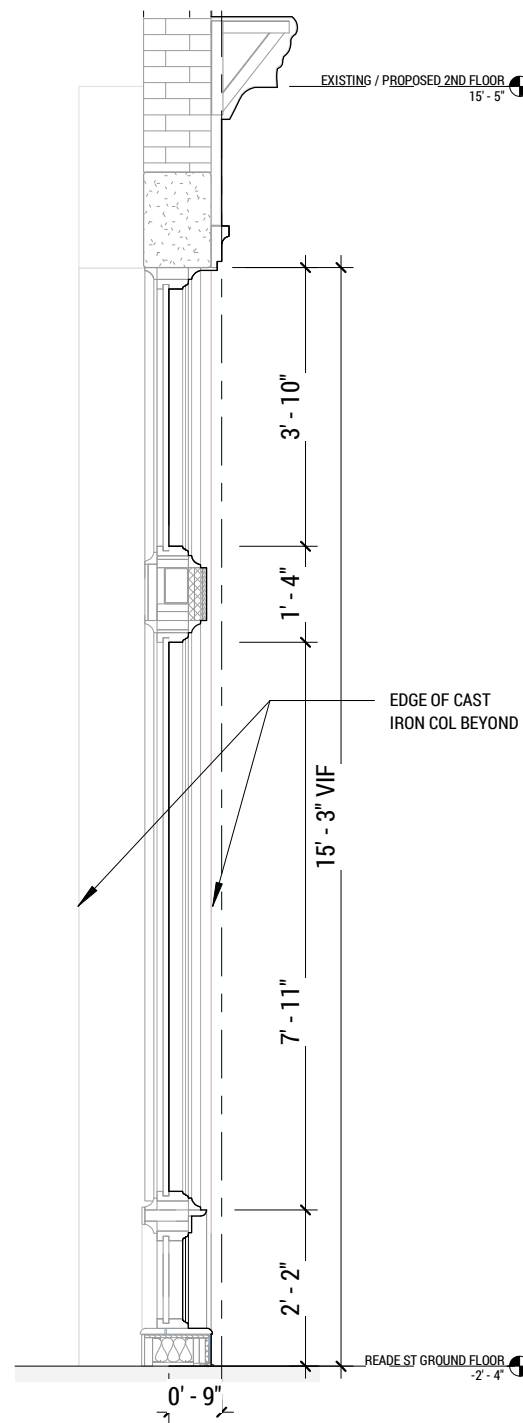




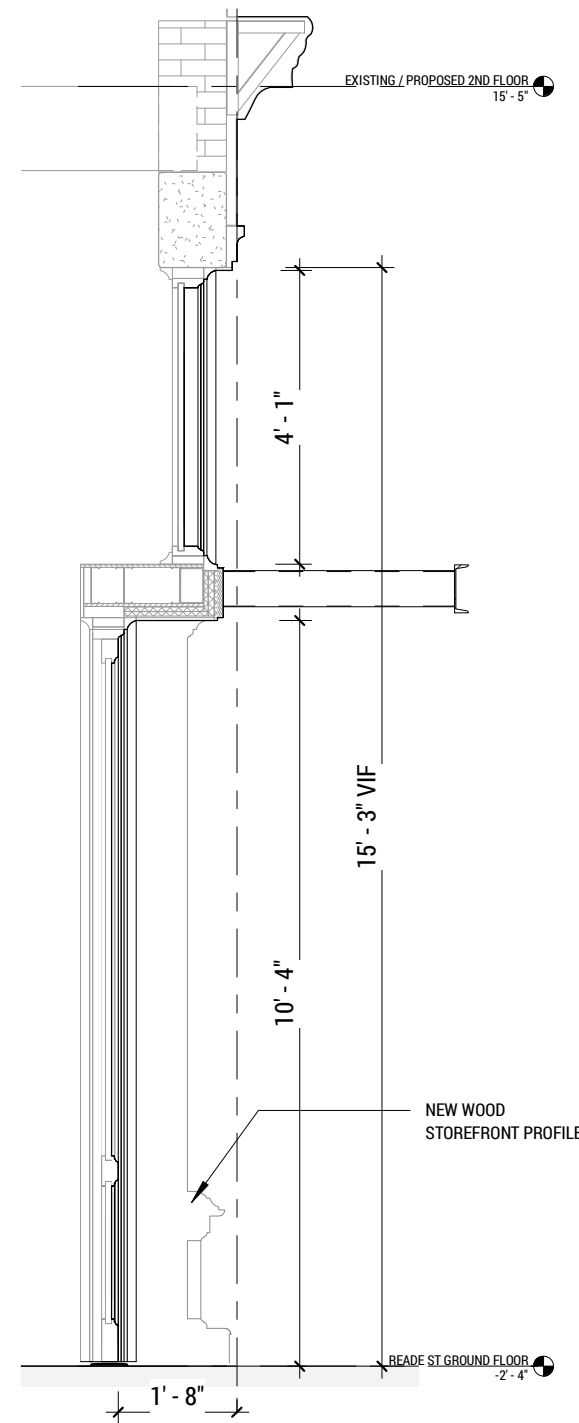
1 65 READE ST - PROPOSED STOREFRONT ELEVATION  
1/4" = 1'-0"



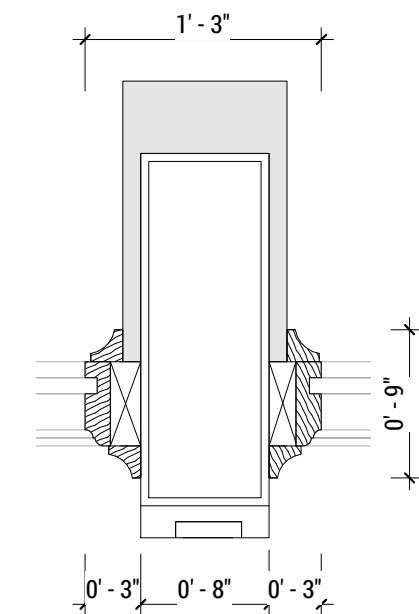
2 65 READE ST - PROPOSED STOREFRONT PLAN  
1/4" = 1'-0"



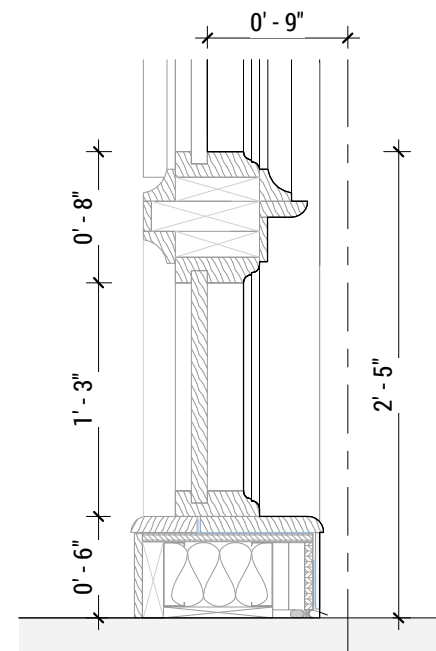
3 65 READE ST - PROPOSED SECTION  
3/8" = 1'-0"



4 65 READE ST - PROPOSED SECTION  
3/8" = 1'-0"

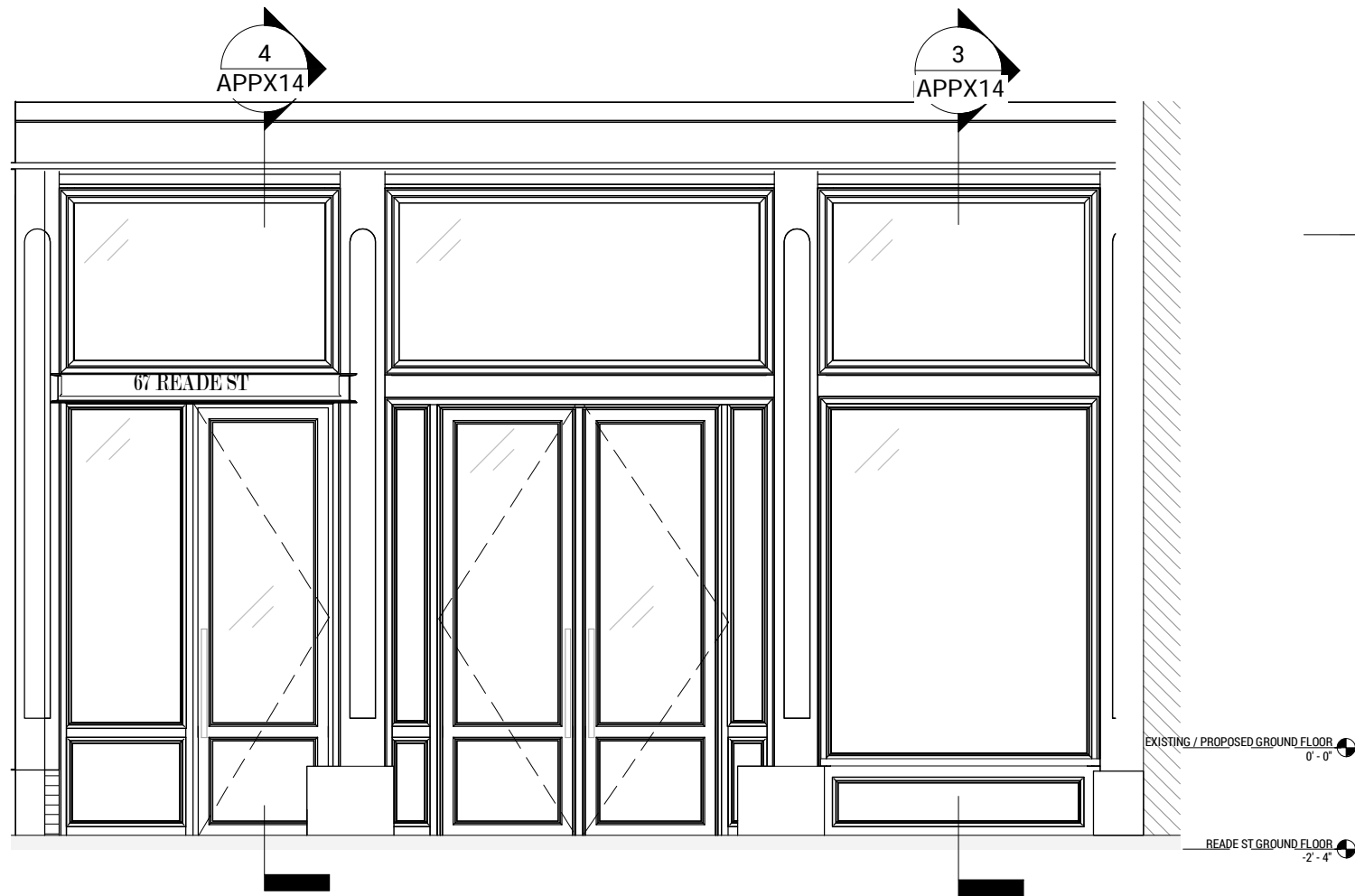


5 CAST IRON COLUMN PLAN DETAIL @ STOREFRONT  
1" = 1'-0"

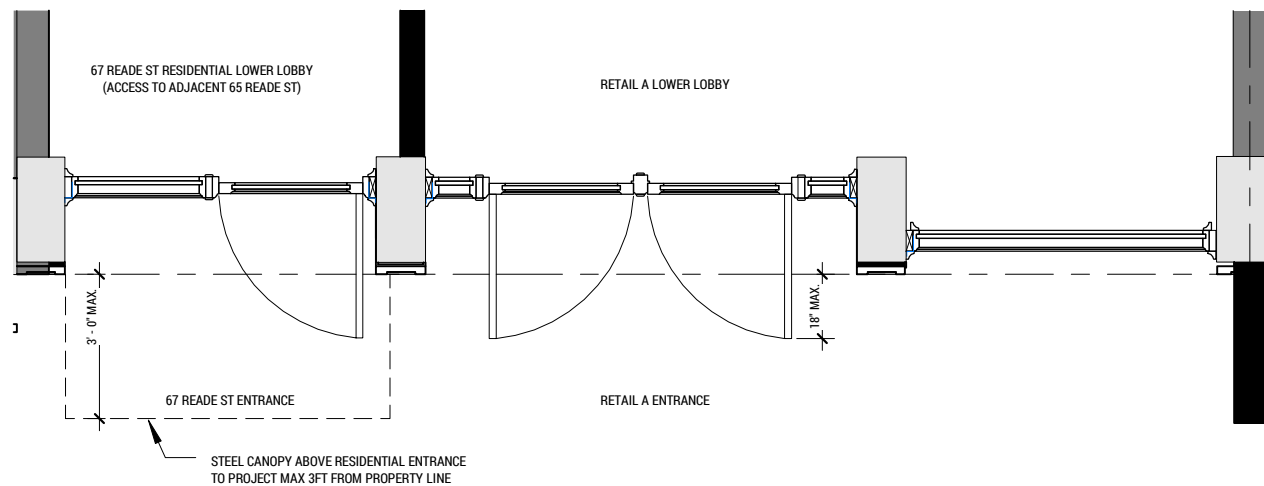


6 SECTION DETAIL BULKHEAD  
1" = 1'-0"

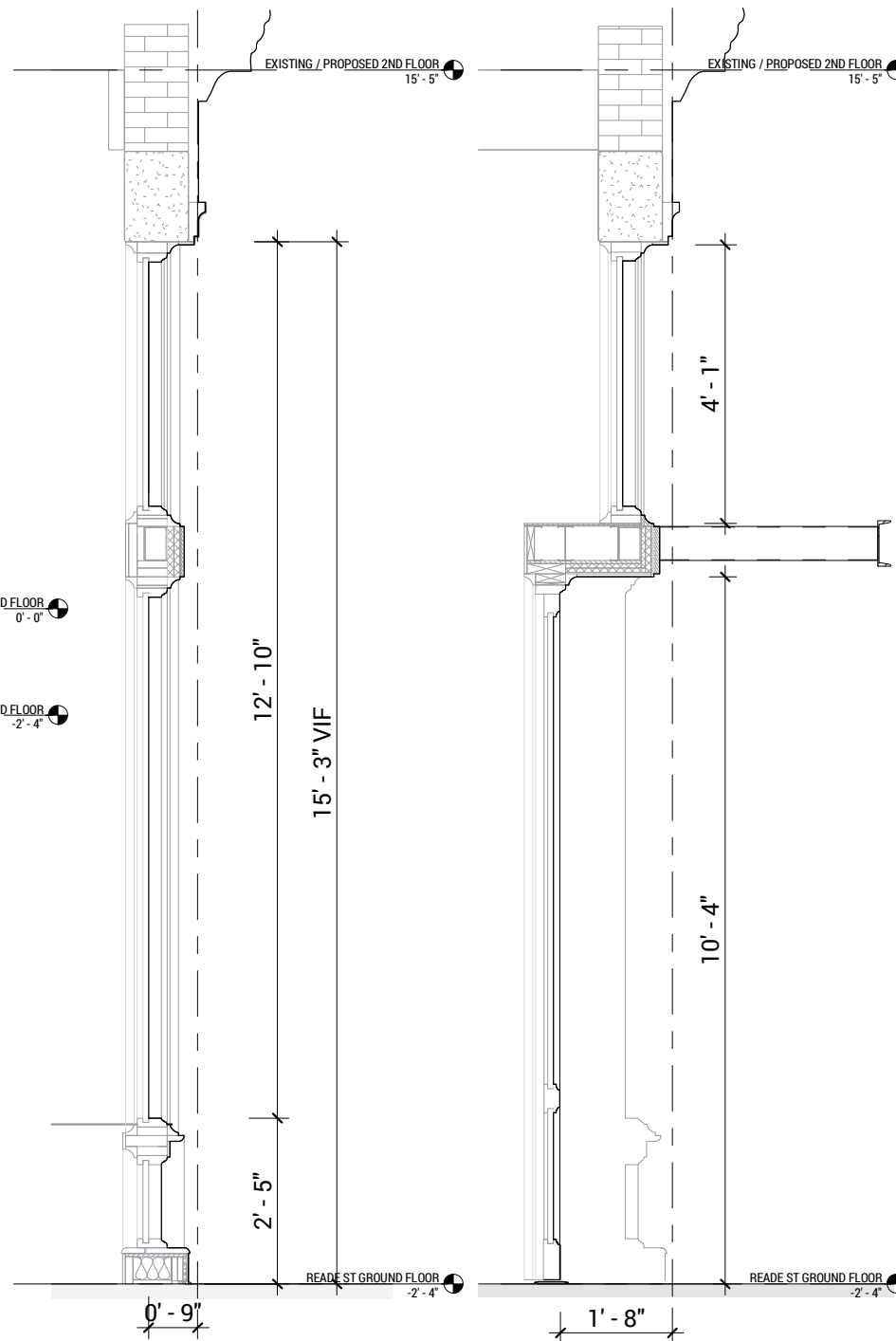




1 67 READE ST - PROPOSED STOREFRONT ELEVATION  
1/4" = 1'-0"

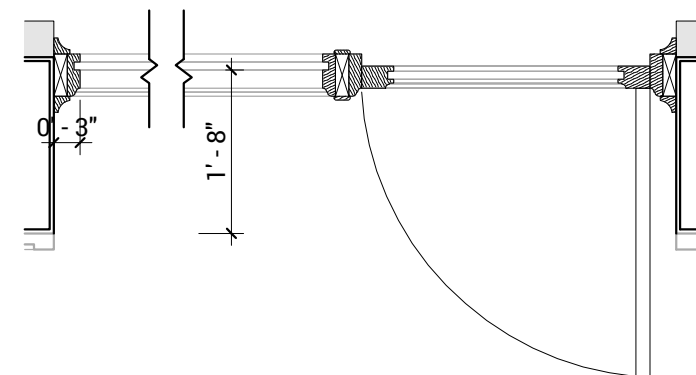


2 67 READE ST - PROPOSED STOREFRONT PLAN  
1/4" = 1'-0"

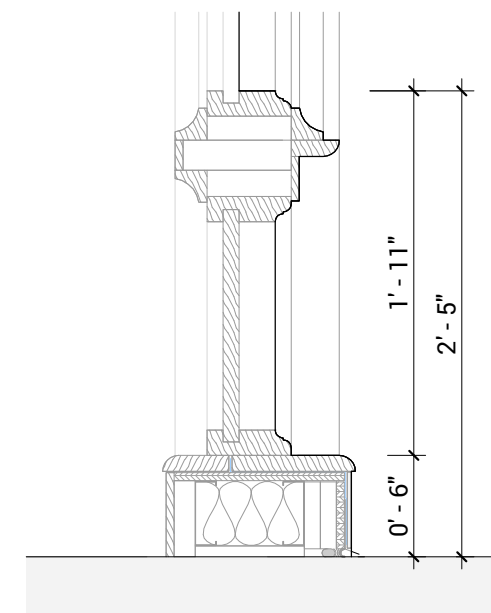


3 67 READE ST - PROPOSED SECTION  
3/8" = 1'-0"

4 67 READE ST - PROPOSED SECTION  
3/8" = 1'-0"



5 67 READE ST. - ENLARGED PROPOSED PLAN  
1/2" = 1'-0"



6 SECTION DETAIL SILL  
1" = 1'-0"



RAILING AT ROOF TERRACE

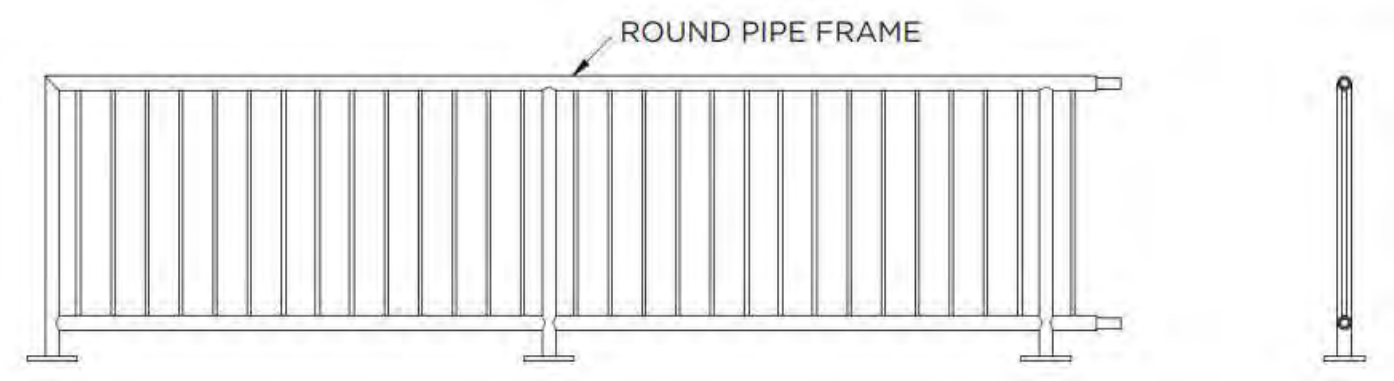
DESIGN PRECEDENT

257 W 10TH ST  
BEYER BLINDER BELLE ARCHITECTS

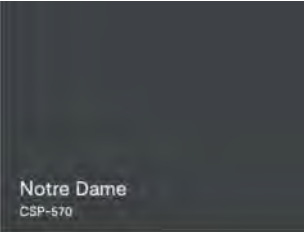


PRODUCT

TREXCOMMERCIAL CLASSIC PICKET RAILING - ROUND PIPE FRAME



COLOR



CUSTOM POWDER COAT COLOR:  
BM CSP-570 NOTRE DAME

MECHANICAL EQUIPMENT SCREEN AT ROOF

DESIGN PRECEDENT

DUANE STREET ROOF TERRACE  
SOURCE: STARR WHITEHOUSE LANDSCAPE ARCHITECTS AND PLANNERS, LLC



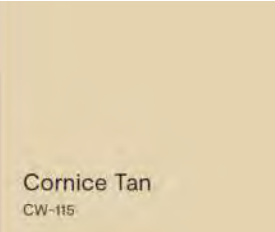
PRODUCT

VISIONGUARD SLATTED LOUVER SYSTEM - ROOFSCREEN SLATTED LOUVER L20



CONTINUOUS 5.5"  
BLADES WITH 2" GAP  
BETWEEN BLADES

COLOR



CUSTOM POWDER COAT COLOR:  
BM CW-115 CORNICE TAN



CCD-1 CONTROL NUMBER: 69393

CONCURRENT WITH CCD-1 CONTROL NUMBERS: 71831 & 71832  
(UPDATE TO CCD-1 69393 WITH SEPARATE APPROVALS FOR EACH BUILDING)

SHARED EGRESS CORE

SUMMARY:  
THE APPLICANT REQUESTS A VARIANCE OF SECTION 706 OF THE BUILDING CODE TO ACCOMMODATE A SHARED EGRESS STAIR AND ELEVATOR CORE BETWEEN TWO ADJACENT BUILDINGS LOCATED AT 83 & 85 CHAMBERS ST IN THE SPECIAL TRIBECA MIXED USE DISTRICT. DUE TO THE FINANCIAL AND MORTGAGE AGREEMENTS AFFECTING BOTH PROPERTIES, THE APPLICANT IS PROPOSING TO REMAIN BOTH BUILDINGS SEPARATELY WITH INDIVIDUAL CERTIFICATES OF OCCUPANCY, PRIMARY ENTRANCE, INDEPENDANDTLY OPERATED FIRE PROTECTION, SEWER, PLUMBING, ELECTRICAL AND HVAC SYSTEMS AT EACH BUILDING. THE ENTIRE BUILDING IS PROPOSED TO BE IN COMPLIANCE WITH 2014 BUILDING CODE AND THE CONSTRUCTION CLASS WILL BE UPGRADED TO IIIA STANDARD.

APPROVED WITH CONDITIONS:  
1. OK TO ACCEPT AS STATED. THIS APPROVAL IS ONLY LIMITED TO THE REQUEST OF THE SHARING OF THE EGRESS STAIR AND ELEVATOR BY BOTH BUILDINGS. ALL OTHER SYSTEMS OF BOTH BUILDINGS INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND OTHER FACILITIES SHALL BE LOCATED INDEPENDANTLY AND SEPARATELY AT EACH BUILDING  
2. THE ENTIRE BUILDING SHALL BE SUBJECT TO 2014 BUILDING CODE INCLUDING BUT NOT LIMITED TO THE HIGH-RISE BUILDING REQUIREMENTS AS OUTLINED IN SECTION 403.  
3. THE PROPOSED FIRE WALLS AND THE OPENINGS ALONG THE FIRE WALLS SHALL BE SUBJECT TO 2014 BUILDING CODE SECTION 706. ALL DOORS BETWEEN BUILDINGS SHALL BE INSTALLED WITH FPSC DOORS AND CONNECTED TO BOTH BUILDINGS FIRE ALARM SYSTEMS  
4. PROVIDE AN EGRESS AND ELEVATOR EASEMENT AS PER BB205-08 PRIOR TO APPROVAL. THE EASEMENT SHALL BE FILED AND RECORDED WITH THE CITY REGISTRAR WITH A CRFN NUMBER. THE PW1 SHALL INDICATE SUCH CFRN NUMBER  
5. THE EXAMINER SHALL VERIFY THE COMPLIANCE OF THE PROPOSED PLANS TO MATCH THE STATEMENT AS PRESENTED AND PROPOSED IN THE NARRATIVE

CCD-1 CONTROL NUMBER: 71109 & 71779

SEPARATE CCD1 SUBMISSION AND APPROVALS FOR EACH BUILDING

COMPLIANCE WITH MDL 277 FOR INNER COURT

SUMMARY:  
THE EXISTING 5 STORY BUILDING OF CONSTRUCTION CLASSIFICATION 3: NON-FIREPROOF STRUCTURES IS LOCATED IN THE C6-3A WITHIN AREA 3A OF THE SPECIAL TRIBECA MIXED USE DISTRICT. THE OWNER OF 83 & 85 CHAMBERS ST PROPOSES RENOVATION OF THE 2ND-5TH FLOORS TO FACILITATE RESIDENTIAL CONVERSION AT THE 85 CHAMBERS ST ADDRESS. THE 2ND-5TH FLOORS OF 83 CHAMBERS ST WERE PREVIOUSLY CONVERTED PURSUANT TO ARTICLE I, CHAPTER 5 IN 1997. THE WORK AT 83 CHAMEBRS ST WOULD THEREFORE BE A RESIDENTIAL RENOVATION, NOT A CONVERSION. THE APPLICANT PROPOSES NEW INNER COURTS TO SATISFY THE LIGHT AND AIR REQUIREMENTS AS SET FORTH IN MDL 277 (7)(b)(i)(A), WHERE THE SURFACE AREAS OF THE WINDOWS FACING THE NEW INNER COURTS ARE GREATER THAN 12SF SATISFYING THE MINIMUM 10% FOR LIVING ROOMS LESS THAN 500SF IN SIZE. THE WINDOWS FACING THE NEW INNER COURTS ARE GREATER THAN 6SF MEETING THE 50% OPENABLE REQUIREMENT, AS OUTLINED IN MDL 277 (7)(b)(i)(D).  
APPLICANT REQUESTS CONFIRMATION THAT THE NEW YORK CITY ZONING RESOLUTION DEFERS TO NEW YORK STATE MULTIPLE DWELLING LAW FOR THE MINIMUM DIMENSIONS OF THE PROPOSED TWO INNER COURTS AND THAT THE PROPOSED INNER COURTS COMPLY WITH MDL 277.

APPROVED WITH CONDITIONS:  
1. THE DEPARTMENT CONCURS THAT THE ZONING RESOLUTION DEFERS TO THE MULTIPLE DWELLING LAW FOR THE MINIMUM DIMENSIONS, AND THE PROPOSED TWO INNER COURTS OF 83 AND 85 CHAMBERS ST COMPLY WITH MDL 277  
2. FIRE DIVISION IS REQUIRED BETWEEN BOTH BUILDINGS AND SHALL BE MAINTAINED CONTINUOUSLY FROM FOUNDATIONS THROUGH ROOFS. PROVIDE DETAILS SHOWING THE CONTINUITY OF THE FIRE DIVISION, SPECIFICALLY WHEN ASSEMBLIES TRANSFER FROM VERTICAL TO HORIZONTAL AND VICE VERSA  
3. PROPVIDE DETAILS TO VE REVIEWED AND APPROVED BY A PLAN EXAMINER FOR COMPLIANCE WITH ZONING, CODE, MDL, AND OTHER REGULATIONS.  
4. THE FLOOR PLAN AND CORE CIRCULATION (INCLUDING ELEVATOR/EGRESS) CONSTRUCTION SHALL BE PHASED (i.e. KEPT CLEAR OF ANY OBSTRUCTION, DEBRIS OR CONSTRUCTION MATERIALS AT ALL TIMES).  
5. PROVIDE CONTINUOUS AND UNOBSTRUCTED FDNY ROOF TOP ACCESS AS REQUIRED IN ACCORDANCE TO 2014 FC 504, FROM READE TO CHAMBERS STREETS.

CCD-1 CONTROL NUMBER: 71398

SHARED EGRESS/ACCESS ELEVATOR BETWEEN RETAIL SPACES

SUMMARY:  
APPLICANT REQUESTS A VARIATION OF 2014 BC 706.1.1 TO ACCOMMODATE SHARED EGRESS AND SHARED ACCESS ELEVATOR LOCATED BETWEEN RETAIL SPACES TO THE ADJACENT BUILDINGS AT 83 & 85 CHAMBERS ST. THE OWNER OF 83 AND 85 CHAMBERS STREET PROPOSES A RENOVATION OF THE 2ND -5TH FLOORS TO FACILITATE A RESIDENTIAL CONVERSION WITH COMMERCIAL USE TO REMAIN ON THE CELLAR AND FIRST FLOORS OF BOTH BUILDINGS. THE TWO BUILDINGS ARE PERMITTED TO SHARE A COMMON CORE CONTAINING ELEVATOR AND EGRESS STAIRS VIA CCD#69393. THE APPLICANT PROPOSES TO KEEP EACH OF THE TWO BUILDINGS SEPARATE WHILE PROVIDING RECIPROCAL ACCESS AND EGRESS EASEMENTS TO ALLOW BOTH BUILDINGS TO USE THE TWO MEANS OF EGRESS MORE THAN THE SINGLE EXIT AS REQUIRED BY MDL277. EACH BUILDING WILL HAVE A PRIMARY ENTRANCE TO A 2 HOUR RATED RESIDENITAL LOBBY ALLOWING THE ABILITY TO SHARE A SINGLE ELEVATOR.

APPROVED WITH CONDITIONS:  
1. OCCUPANCY GROUP OF EACH FLOOR IN BOTH BUILDINGS SHALL MATCH IN ORDER NOT TO MIX COMMERCIAL WITH RESIDENTIAL  
2. SPRINKLER, STANDPIPE, FIRE ALARM, DOMESTIC WATER, FIRE SERVICE WATER, STORM SEWER, SANITARY SEWER, ELECTRIC SERVICE, AND HVAC SYSTEMS SHALL INCLUDE RECIPROCAL NOTIFICATION TO THE OTHER BUILDING IN THE EVENT OF ALARM OR TROUBLE  
3. CONDITIONS OF ALL OTHER APPROVED CCD-1S SHALL BE MET. IN THE EVENT ANY OF THEM CONFLICT, THE STRICTEST PARAMETER SHALL PREVAIL  
4. FIRE DIVISION IS REQUIRED FOR BOTH BUILDINGS AND SHALL BE MAINTAINED CONTINUOUSLY BETWEEN BOTH BUILDINGS FROM THE CELLAR TO ROOF LEVELS. PROVIDE DETAILS SHOWING THE CONTINUITY OF THE FIRE WALL, SPECIFICALLY WHEN ASSEMBLIES TRANSFER FROM VERTICAL TO HORIZONTAL AND VICE VERSA  
5. THE CONSTRUCTION OF THE FLOOR PLAN AND CORE CIRCULATION SHALL BE PHASED. APPLICANT TO PROVIDE EGRESS EASEMENTS THAT SHALL BE RECORDED AGAINST ALL BUILDINGS THAT PROVIDE EGRESS ACCESS FROM THE SUBJECT BUILDING TO THE ADJACENT BUILDING AND EGRESS ACCESS FROM THE ADJACENT BUILDING TO THE SUBJECT BUILDING. THESE EGRESS EASEMENTS SHALL COMPLY TO THE REQUIREMENTS OF BUILDING BULLETIN 2015-008 AND FILED WITH THE CITY REGISTER'S OFFICE



March 5, 2024  
Public Hearing

The current proposal is:

**Preservation Department – Items 2 & 3, LPC-22-09644 & LPC-22-09645**

**83-85 Chambers Street, aka 65-67 Reade Street – Tribeca South  
Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 812 3265 0627

**Passcode:** 225184

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.