

**327 BLEECKER ST.**

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Existing Conditions

# 327 Bleecker St.

## Existing Conditions



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: CB2/LPC PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Existing Conditions



FSI ARCHITECTURE PC

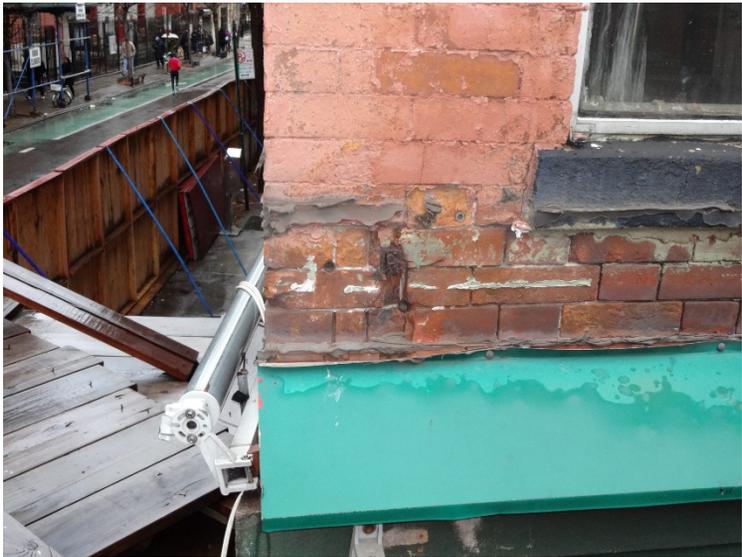
PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: CB2/LPC PRESENTATION

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# 327 Bleecker St.

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# 327 Bleecker St.

## Existing Conditions



**327 BLEECKER ST.**

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Structural Issues

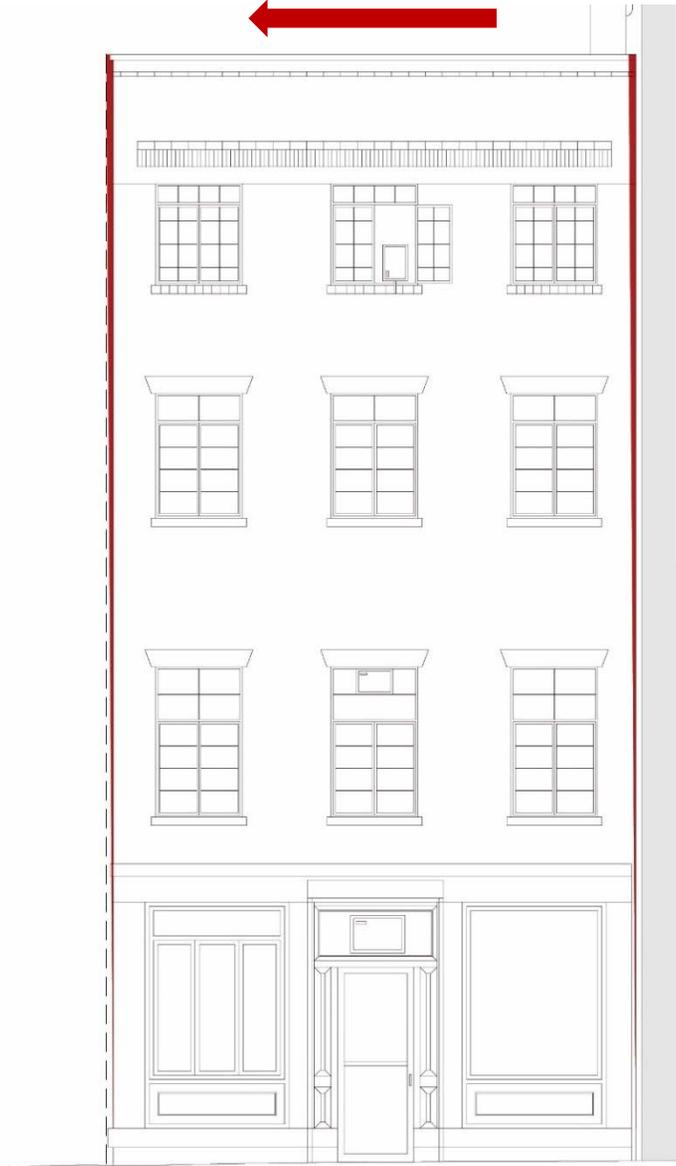
# 327 Bleecker St.

## Structural Issues: North wall out of plumb 9"



# 327 Bleecker St.

## Structural Issues: Façade leaning along Christopher Street



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# 327 Bleecker St.

## Structural Issues: Façade + Insect Damage



VOIDS, DETERIORATED MORTAR, AND LOOSE BRICK AT THE INTERIOR



BULGES VISIBLE AT 2<sup>ND</sup> LEVEL OF CHRISTOPHER STREET FAÇADE

# 327 Bleecker St.

## Structural Issues: Façade + Insect Damage



CRACKS AND BROKEN FACE BRICKS



INSECT DAMAGE AT FLOOR JOISTS

# 327 Bleecker St.

## Structural Issues: Evidence of Continued Movement



MEASURE 1: AUGUST 3, 2010



MEASURE 2: DECEMBER 17, 2010



CRACK GROWTH: 1/4"

# 327 Bleecker St.

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## Structural Issues: Unsupported Framing



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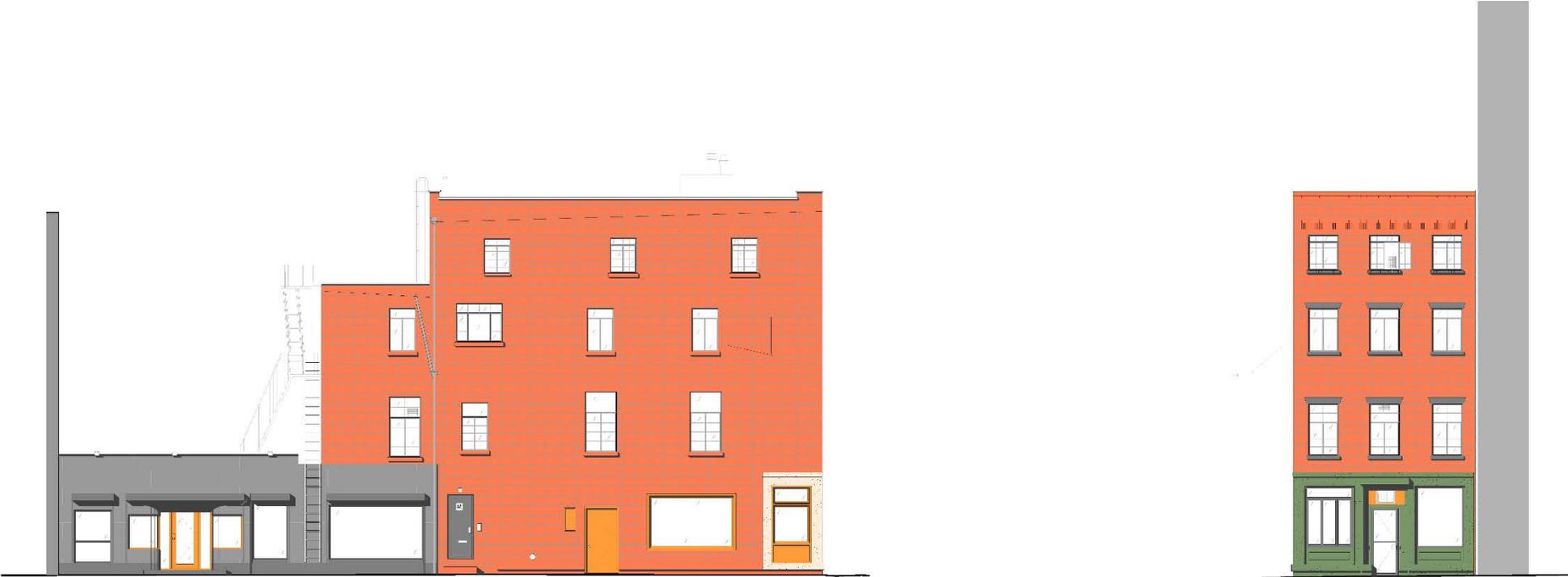
**327 BLEECKER ST.**

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Previously Approved  
Restoration

# 327 Bleecker St.

Previously Approved Restoration: Existing



# 327 Bleecker St.

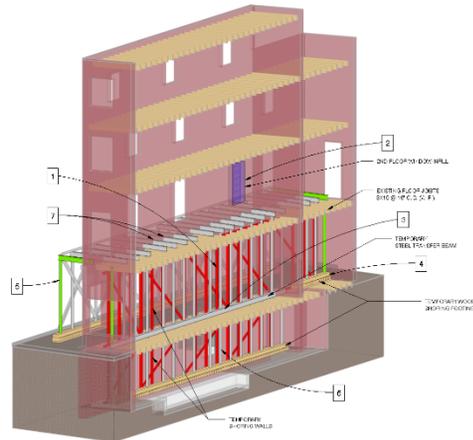
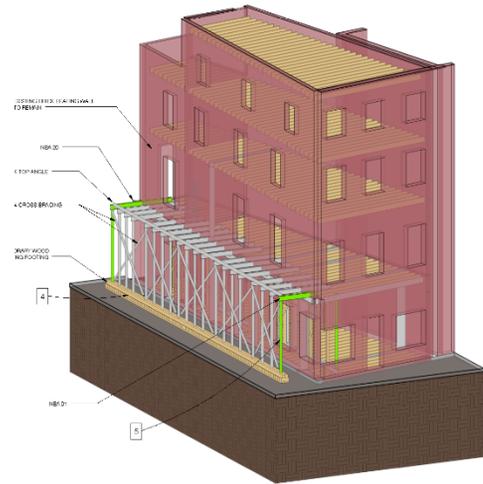
## Previously Approved Restoration: Approved





# 327 Bleecker St.

## Previously Approved Restoration: Construction Sequence



**SUPPLEMENTARY CONSTRUCTION SEQUENCE**

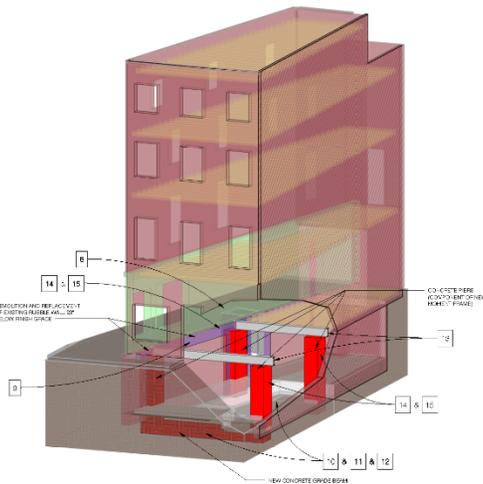
1. Install temporary shoring walls from 2nd floor to 3rd floor and from 1st floor to 2nd floor.
2. Install 2nd floor in-situ wall at 2nd floor level.
3. Install 1st floor temporary steel transfer beam.
4. Install 1st floor steel deck.
5. Install NBSA through NBSA, top angles, and cross bracing angles. **DO NOT** transfer load onto masonry.
6. Install 1st floor steel deck.
7. Transfer floor to masonry using pipe columns.
8. Transfer floor to masonry using pipe columns.
9. Demolish masonry wall at 1st floor.
10. Demolish 1st floor portion of masonry wall and install new 1st floor wall (see detail 11).
11. Perform shoring on 1st floor concrete grade beams and footings.
12. Construct formwork and secure steel bracing for concrete grade beams and footings [1], [2], [3].
13. Place concrete for grade beams and footings.
14. Install 1st floor beams for moment frames 1 and 2 (on temporary shoring).
15. Construct formwork and secure steel bracing for concrete grade beams and 1st floor distribution beam [1], [2].
16. Place concrete for distribution beam and 1st floor distribution beam.
17. Remove steel bracing.
18. Install 1st floor and 2nd floor joists on concrete distribution beam.
19. Install 1st floor and 2nd floor joists on concrete distribution beam.
20. Install 1st floor and 2nd floor joists on concrete distribution beam.
21. Install 1st floor and 2nd floor joists on concrete distribution beam.
22. Join continuous support tube sections via full penetration welds [1], [4].
23. Install steel deck and formwork for new masonry that requires between new continuous support tube sections.
24. Repair 1st floor and 2nd floor joists between old masonry wall and temporary shoring wall.
25. Install 1st floor and 2nd floor joists between old masonry wall and temporary shoring wall.
26. Install new masonry wall between concrete distribution beam and 2nd floor joist [1], [2].
27. Perform concrete for new 1st floor slab well opening through masonry wall using guide [1].
28. Remove shoring and masonry beams and shoring columns.
29. Perform masonry repair between opening wall and north wall.
30. Repair floor slabs joists between opening wall and north wall.
31. Perform masonry repair between opening wall and north wall.
32. Install masonry repair and masonry damage [1], [2].

**NOTES:**

1. Consult Engineer of Record for details of masonry repair between masonry walls.
2. Consult Structural Engineer for details of masonry repair between masonry walls.
3. Consult Structural Engineer for details of masonry repair between masonry walls.
4. Consult Structural Engineer for details of masonry repair between masonry walls.

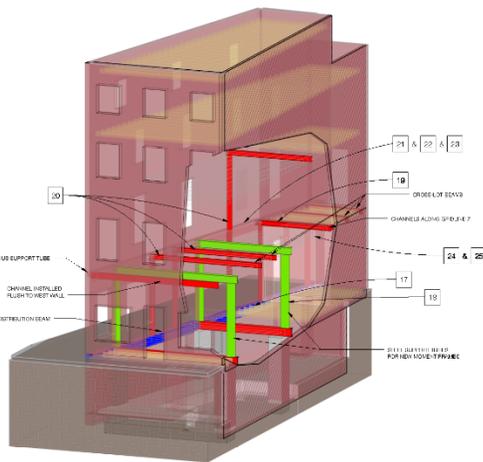
1 SEQUENCE DRAWINGS A & B SHOWING STEPS 1-7

**NOTES:**  
1. NBSA # INDICATES NUMBER OF REINFORCEMENT # EACH NBSA CONSISTS OF A WEDGE REINFORCEMENT SUPPORTED ON 2" x 4" x 8" BLOCKS TO 10" x 10" COUPLERS.



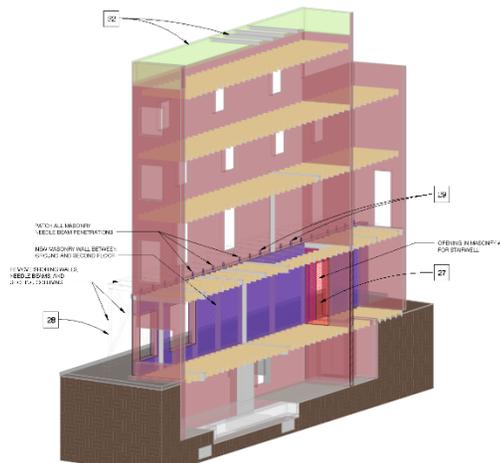
4 SEQUENCE DRAWING C SHOWING STEPS 8-16

**NOTES:**



2 SEQUENCE DRAWING D SHOWING STEPS 17-25

**NOTES:**



3 SEQUENCE DRAWING E SHOWING STEPS 26-32

**NOTES:**

**327 BLEECKER ST.**

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Preliminary Construction

# 327 Bleecker St.

## Mobilization: Shoring Shop Drawings

**GENERAL NOTES**

1. **Scope of Work:** Provide the general provisions for the mobilization and shoring of the existing structure. The shoring shall be in accordance with the City of New York, Department of Buildings, Code and regulations for all shoring systems for this building.
2. All work to be done in accordance with the New York State Building Code and regulations for all shoring systems for this building.
3. Before commencing work, the Contractor shall file the required Certificate of Insurance with the Department of Buildings. Obtain all required permits and all fees required by the City of New York, Department of Buildings.
4. The Contractor shall be responsible for the coordination of all construction activities with the proposed construction. The shoring Contractor shall design and install shoring in accordance with all requirements of the City of New York, Department of Buildings.
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10. The Contractor shall be responsible for the coordination of all construction activities with the proposed construction. The shoring Contractor shall design and install shoring in accordance with all requirements of the City of New York, Department of Buildings.
11. All shoring and bracing shall be designed by a professional engineer licensed in the State of New York.
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**STRUCTURAL STABILITY**

1. The structural analysis shall be performed by a professional engineer licensed in the State of New York.
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**SAFETY PLAN**

1. The safety plan shall be prepared by a professional engineer licensed in the State of New York.
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**DRAWING LIST**

SKETCHED PLAN, PLAN, NORTH ELEVATION, PARTIAL NORTH ELEVATION, PARTIAL ELEVATION OF INTERIOR SHORING, PARTIAL PLAN OF 2ND FLOOR, PARTIAL PLAN OF 1ST FLOOR, PARTIAL PLAN OF BASEMENT FLOOR, TYPICAL SECTION, TYPICAL SECTION.

**LIST OF REFERENCES**

1. CITY OF NEW YORK, DEPARTMENT OF BUILDINGS, CODE AND REGULATIONS FOR ALL SHORING SYSTEMS FOR THIS BUILDING.
2. NEW YORK STATE BUILDING CODE AND REGULATIONS FOR ALL SHORING SYSTEMS FOR THIS BUILDING.
3. CITY OF NEW YORK, DEPARTMENT OF BUILDINGS, CODE AND REGULATIONS FOR ALL SHORING SYSTEMS FOR THIS BUILDING.
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19. CITY OF NEW YORK, DEPARTMENT OF BUILDINGS, CODE AND REGULATIONS FOR ALL SHORING SYSTEMS FOR THIS BUILDING.
20. NEW YORK STATE BUILDING CODE AND REGULATIONS FOR ALL SHORING SYSTEMS FOR THIS BUILDING.

**PLOT PLAN**

<p><b>Richard C. Mugler Co., Inc.</b></p> <p>2101 2nd Avenue Brooklyn, NY 11218 (718) 664-1071 Fax (718) 443-7792 Email: rcmco@rcmco.net</p>	<p>OWNER:</p> <p><b>WILLIAM GOTTLIEB REALTY</b> 175 BROADWAY NEW YORK, NY 10038</p>	<p>CONTRACTOR:</p> <p><b>F.A.P. RECONSTRUCTION, INC.</b> 201 TRISTAR STREET BRONX, NY 10457</p>	<p>PROJECT LOCATION:</p> <p><b>327 BLEECKER STREET NEW YORK, NY 10014</b></p>	<p>DRAWING TITLE:</p> <p><b>NOTES, PLOT PLAN PARTIAL PLAN OF BASEMENT, 1ST &amp; 2ND FLOOR PARTIAL ELEVATIONS &amp; SECTIONS SHORING DETAILS</b></p>	<p>NO. DATE BY</p> <p>001 08/11/15 JCM</p> <p>002 09/01/15 JCM</p> <p>003 09/15/15 JCM</p> <p>004 09/22/15 JCM</p> <p>005 10/01/15 JCM</p> <p>006 10/01/15 JCM</p> <p>007 10/01/15 JCM</p> <p>008 10/01/15 JCM</p> <p>009 10/01/15 JCM</p> <p>010 10/01/15 JCM</p> <p>011 10/01/15 JCM</p> <p>012 10/01/15 JCM</p> <p>013 10/01/15 JCM</p> <p>014 10/01/15 JCM</p> <p>015 10/01/15 JCM</p> <p>016 10/01/15 JCM</p> <p>017 10/01/15 JCM</p> <p>018 10/01/15 JCM</p> <p>019 10/01/15 JCM</p> <p>020 10/01/15 JCM</p>
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# 327 Bleecker St.

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## Mobilization: Inadequate Joist Bearing



TYPICAL JOISTS WITH INADEQUATE BEARING AT SUPPORT



THE JOISTS ENDS SHOW SIGNS OF DRY ROT, SHRINKAGE, AND INSECT DAMAGE (TYPICAL)

# 327 Bleecker St.

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## Mobilization: Inadequate Joist Bearing



JOIST DAMAGED BY WATER INFILTRATION



TYPICAL JOIST WITH TAPE MEASURE IN POCKET. WITHDRAWL FROM POCKET IS CLEAR

# 327 Bleecker St.

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## Mobilization: Joist Pulling Out of Wall



JOIST DAMAGED BY WATER INFILTRATION



BUILDING MOVEMENT RESULTED IN JOIST CONDITIONS SUCH AS THIS JOIST, 1/2" OUT OF POCKET

# 327 Bleecker St.

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## Mobilization: Joist Pulling Out of Wall



VOID VISIBLE IN JOIST POCKET



GHOST OUTLINE ON SIDE OF JOIST INDICATES REDUCED BEARING (TYPICAL ON ALL FLOORS)

# 327 Bleecker St.

## Mobilization: Inadequate Diaphragm Walls



VOID VISIBLE IN JOIST POCKET



# 327 Bleecker St.

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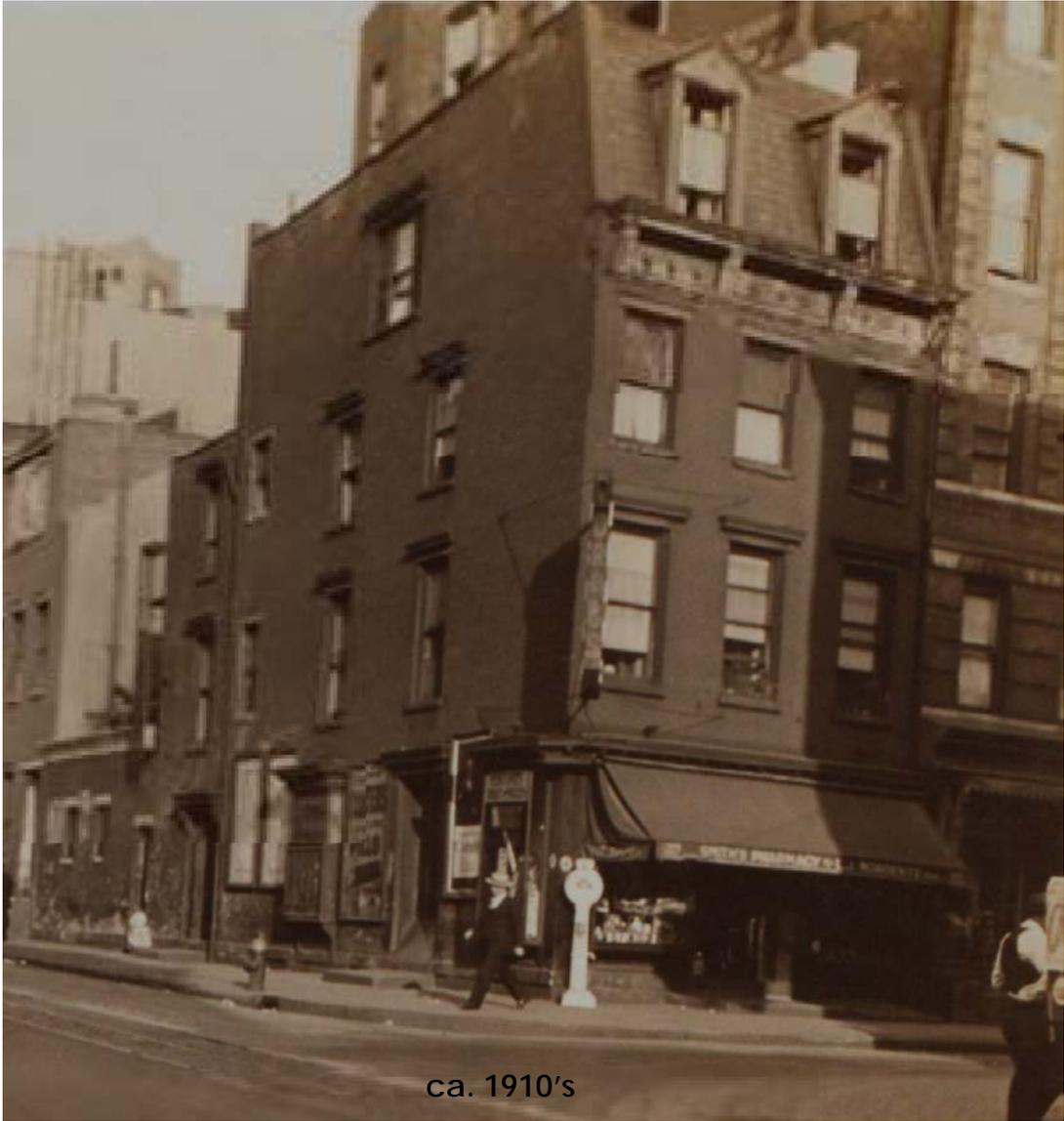
**327 BLEECKER ST.**

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History of Building

# 327 Bleecker St.

## History of Building: Past



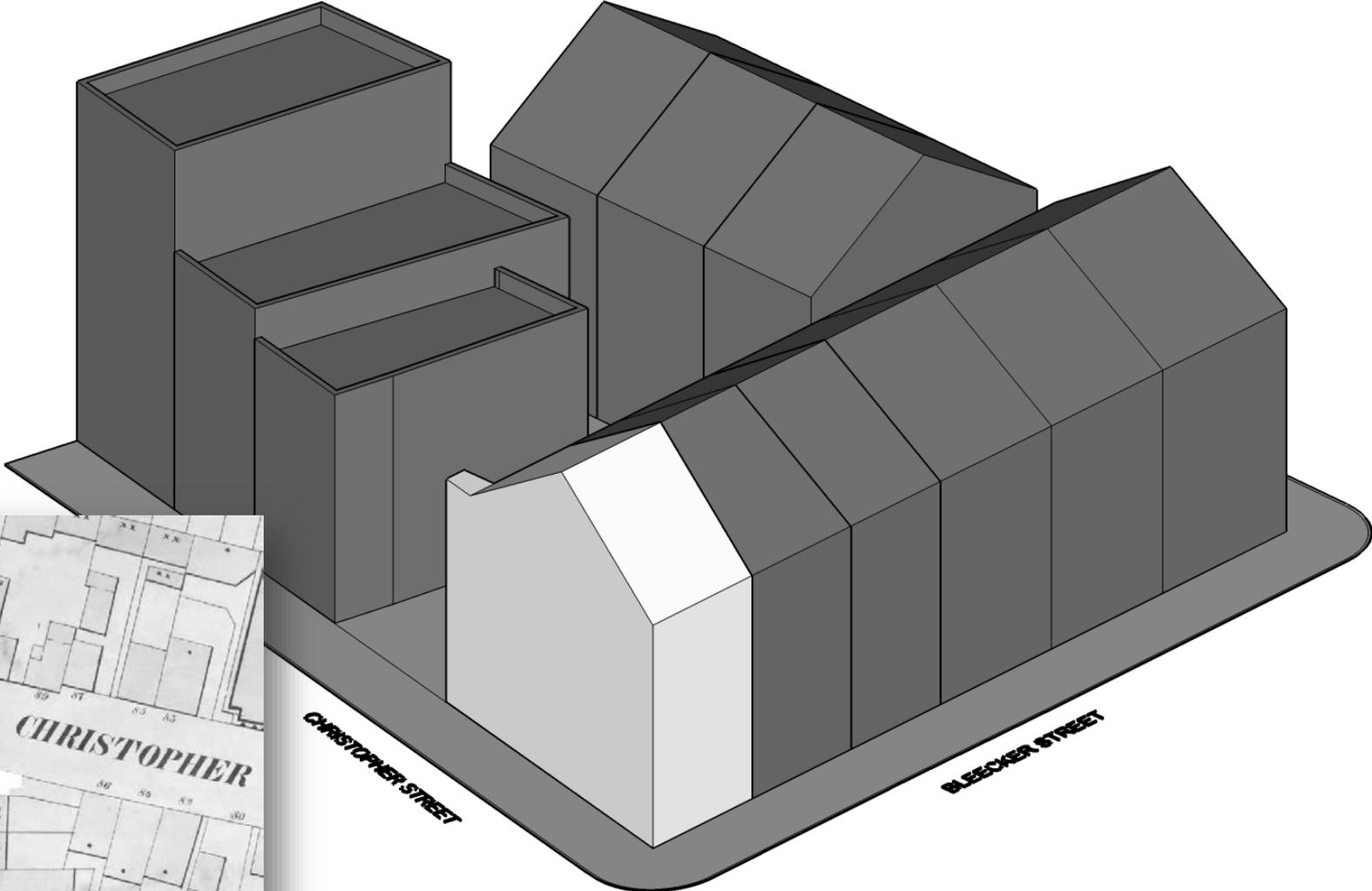
ca. 1910's



ca. 1940's

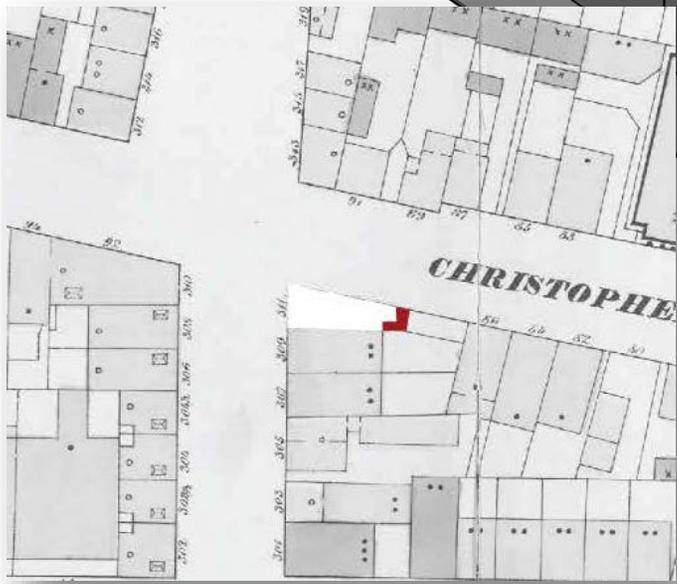
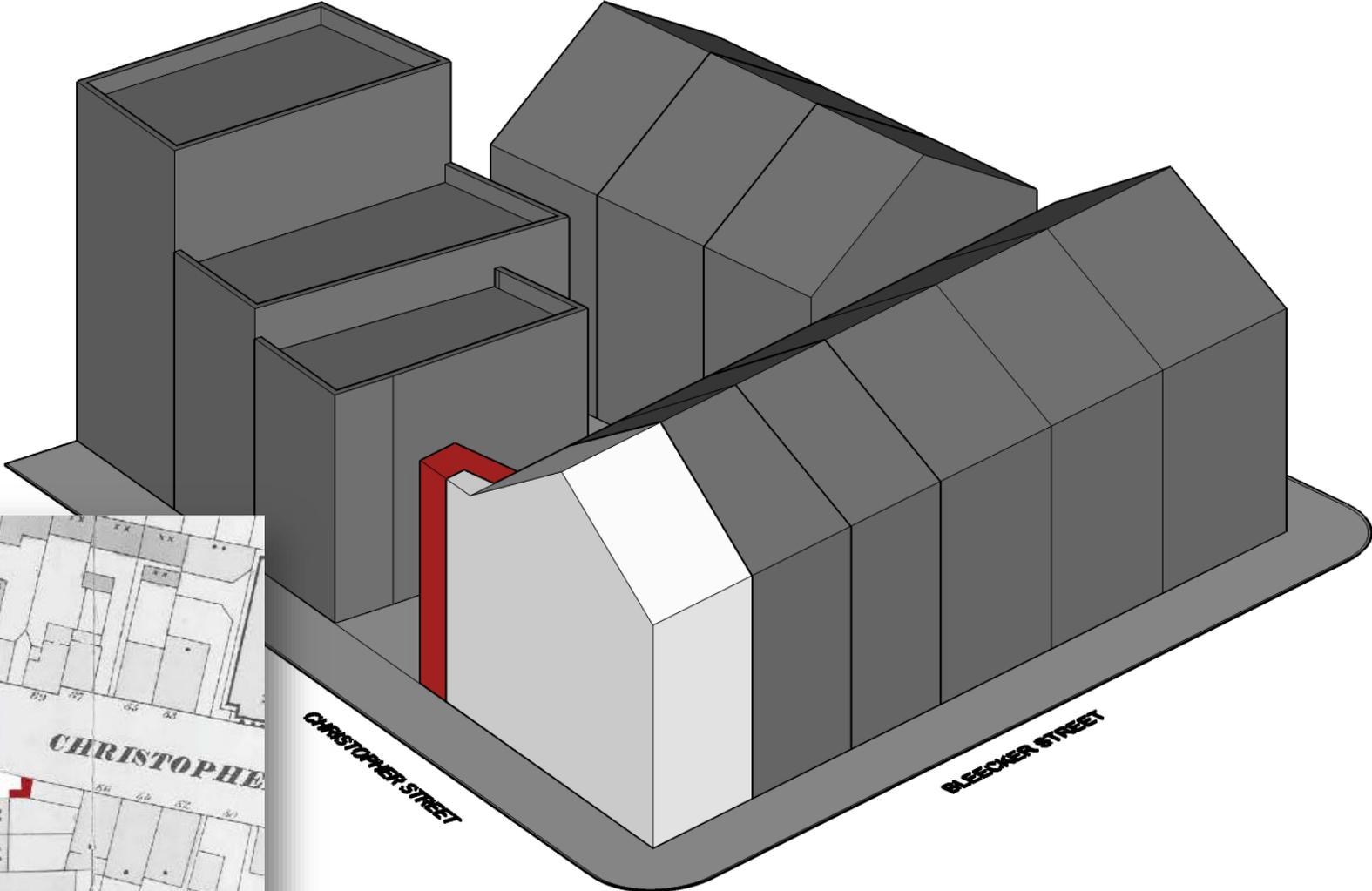
# 327 Bleecker St.

Transformation: **ca. 1832-1833**



# 327 Bleecker St.

Transformation: **ca. 1857-1862**



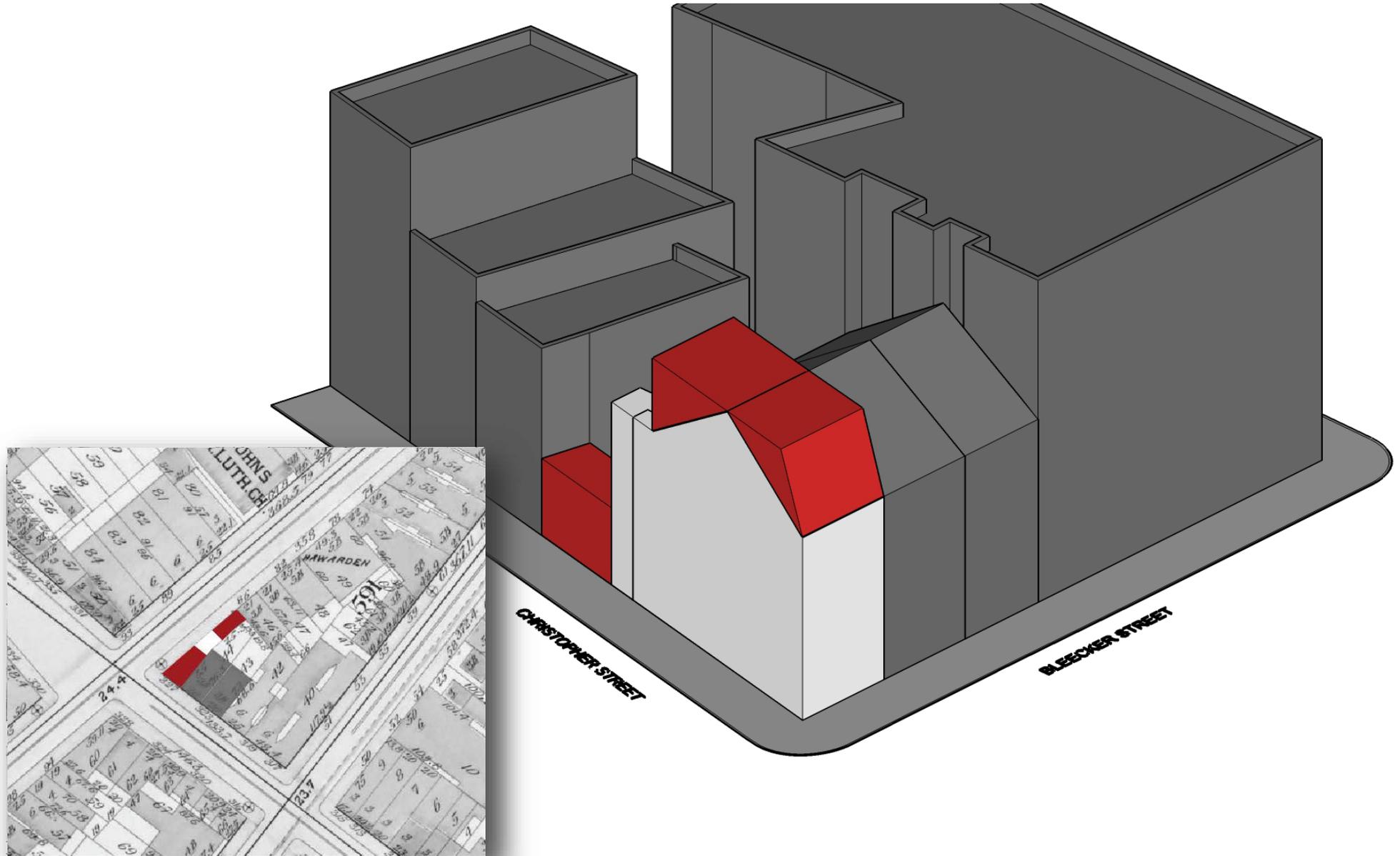
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# 327 Bleecker St.

Transformation: **ca. 1899**



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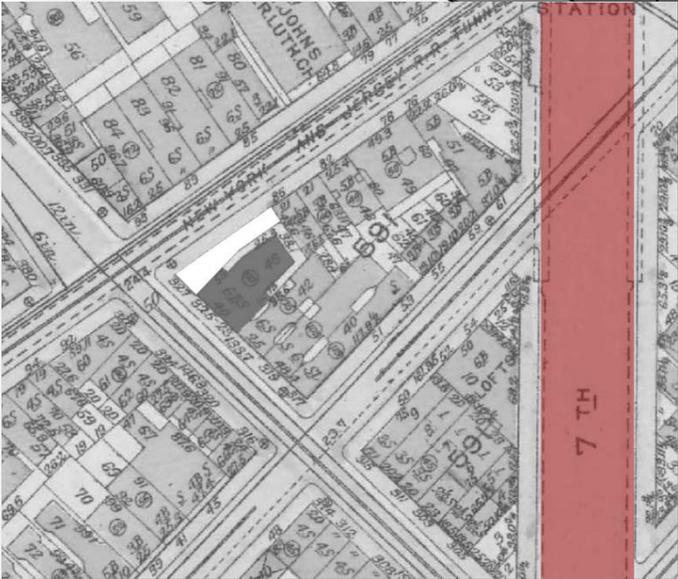
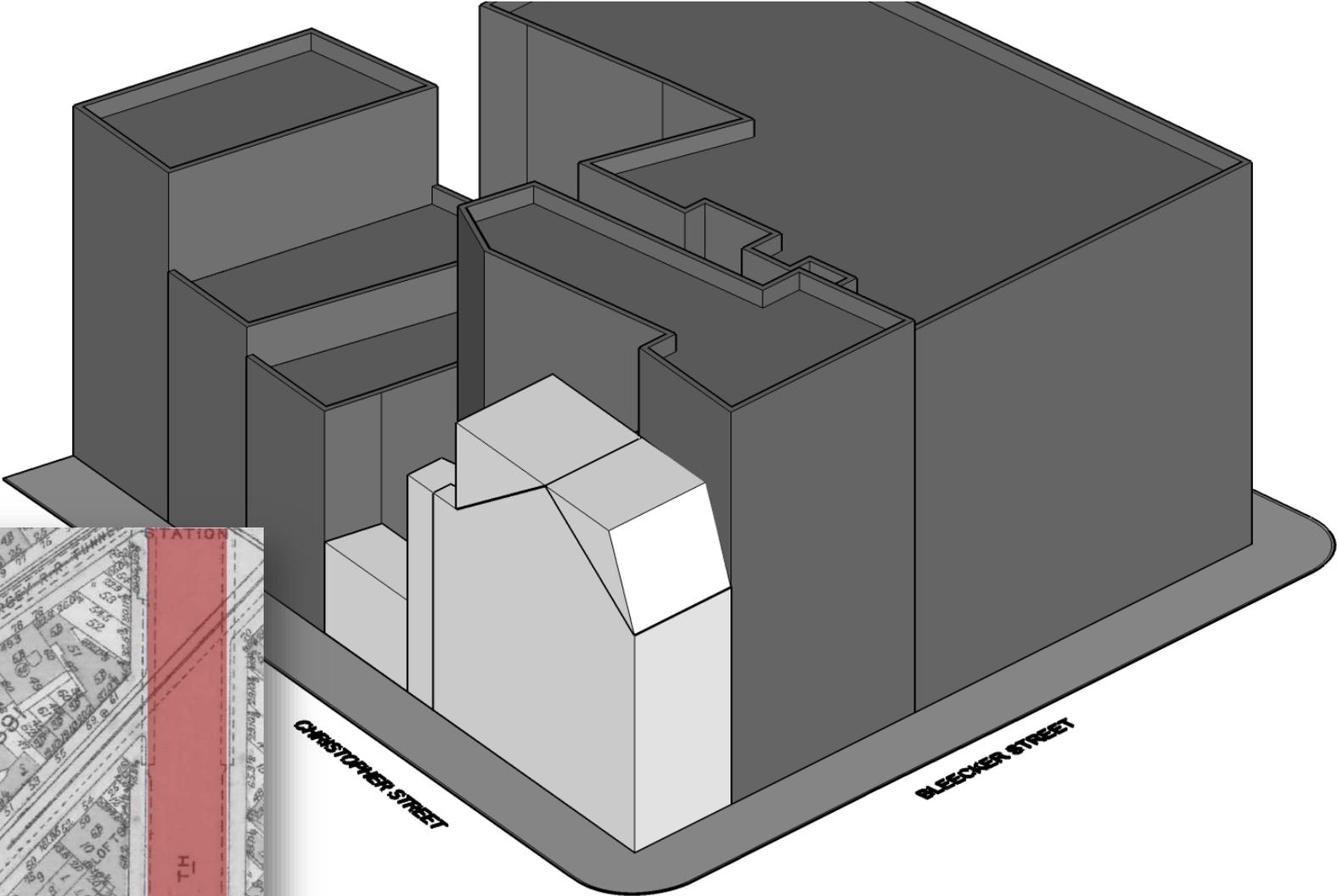
PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
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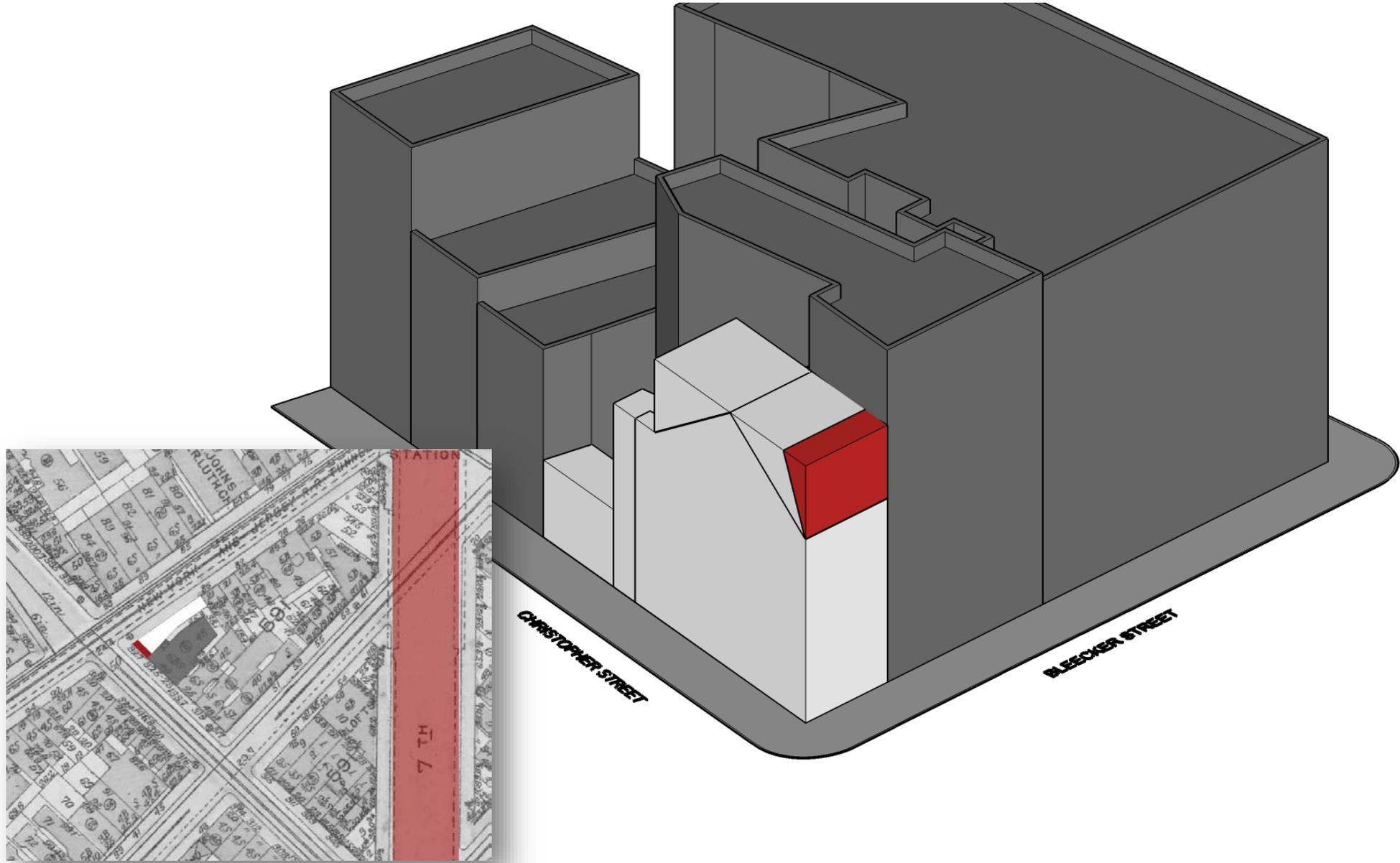
# 327 Bleecker St.

Transformation: **ca. 1902 – Introduction of 7<sup>th</sup> Avenue**



# 327 Bleecker St.

Transformation: **Post 1940's**



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# 327 Bleecker St.

## History of Building: Ghost Lines



# 327 Bleecker St.

## History of Building: Current



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**327 BLEECKER ST.**

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Precedents

# 327 Bleecker St.

## History of Building: Past



# 327 Bleecker St.

Precedents:



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## Precedents:



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## Precedents:



# 327 Bleeker St.

Precedents:



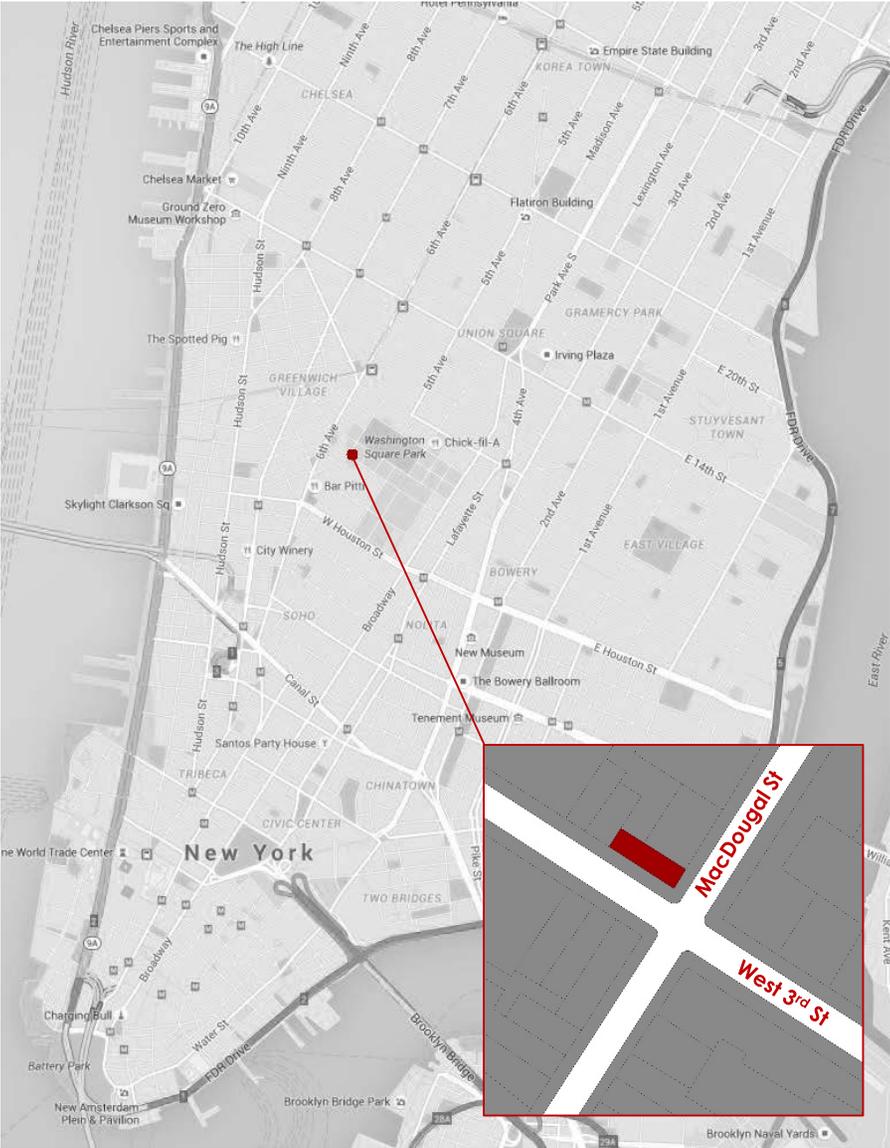
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# 327 Bleecker St.

## Precedents: Mansard Roof – 125 MacDougal Street



# 327 Bleecker St.

## Precedents: Mansard Roof – 231 Lafayette St



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# 327 Bleecker St.

## Precedents: Mansard Roof – 301 West Broadway



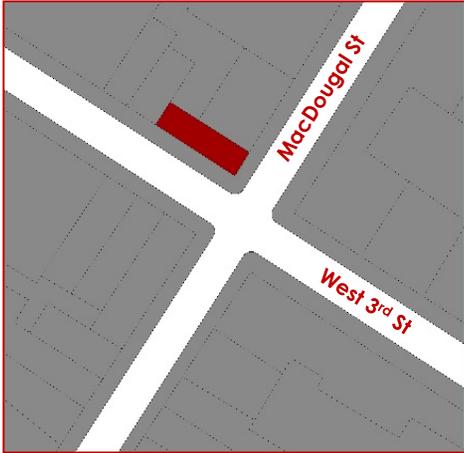
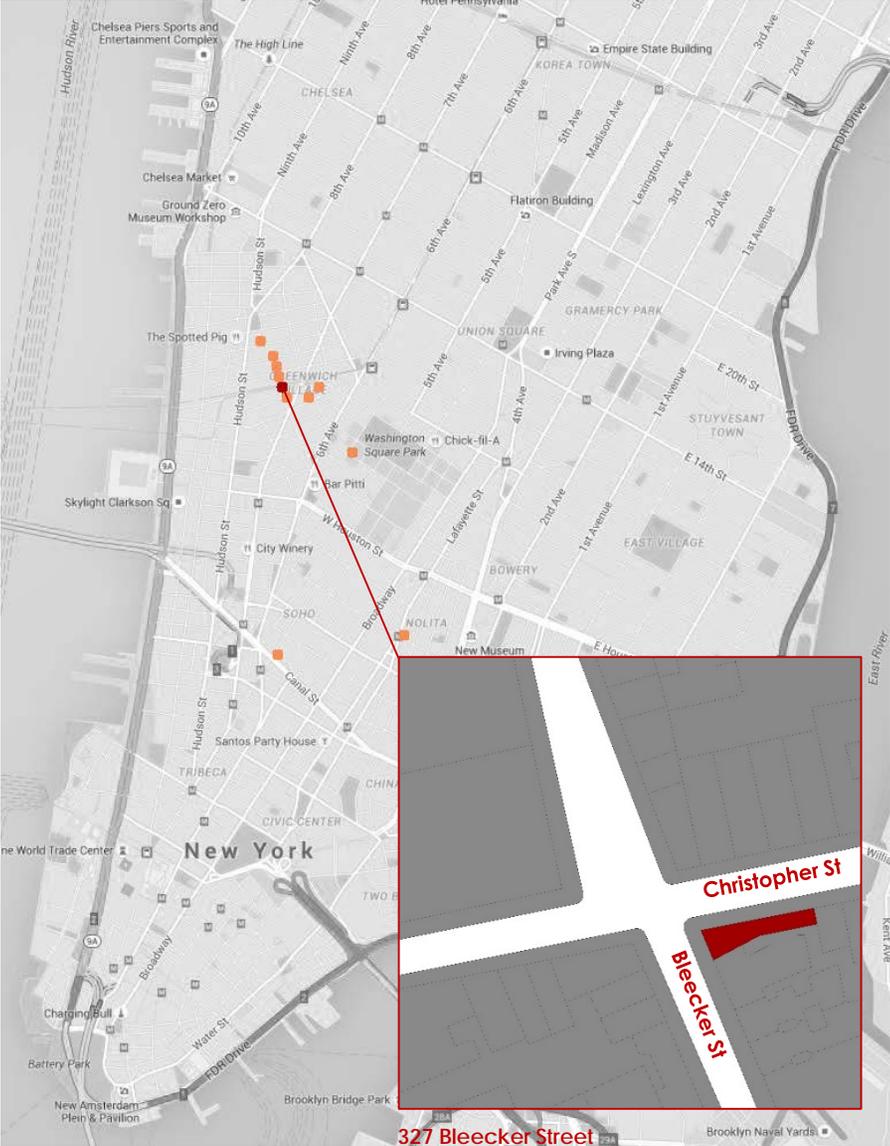
# 327 Bleecker St.

Precedents: Mansard Roof – **XXX**

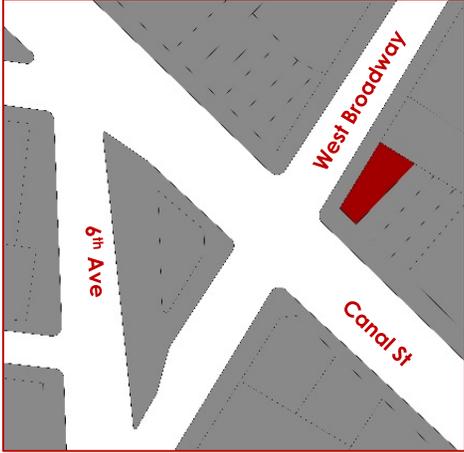


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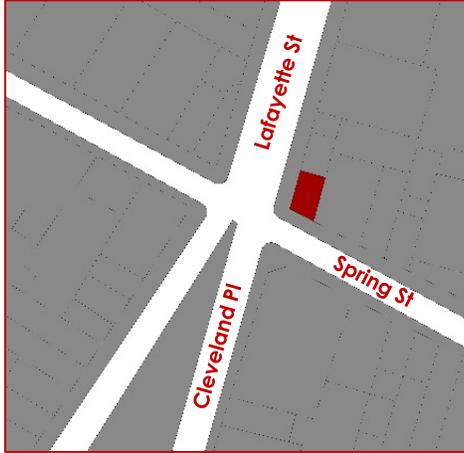
## Precedents: Comparison



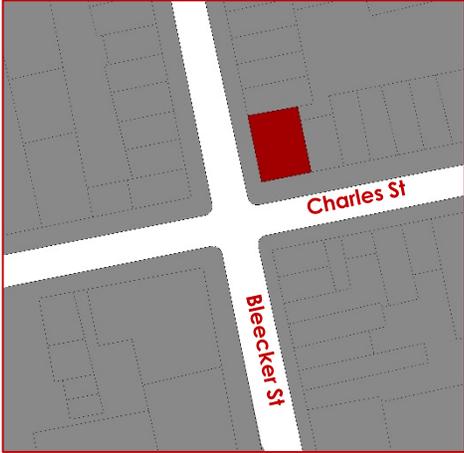
125 MacDougal Street



301 West Broadway



231 Lafayette Street



367 Bleecker Street

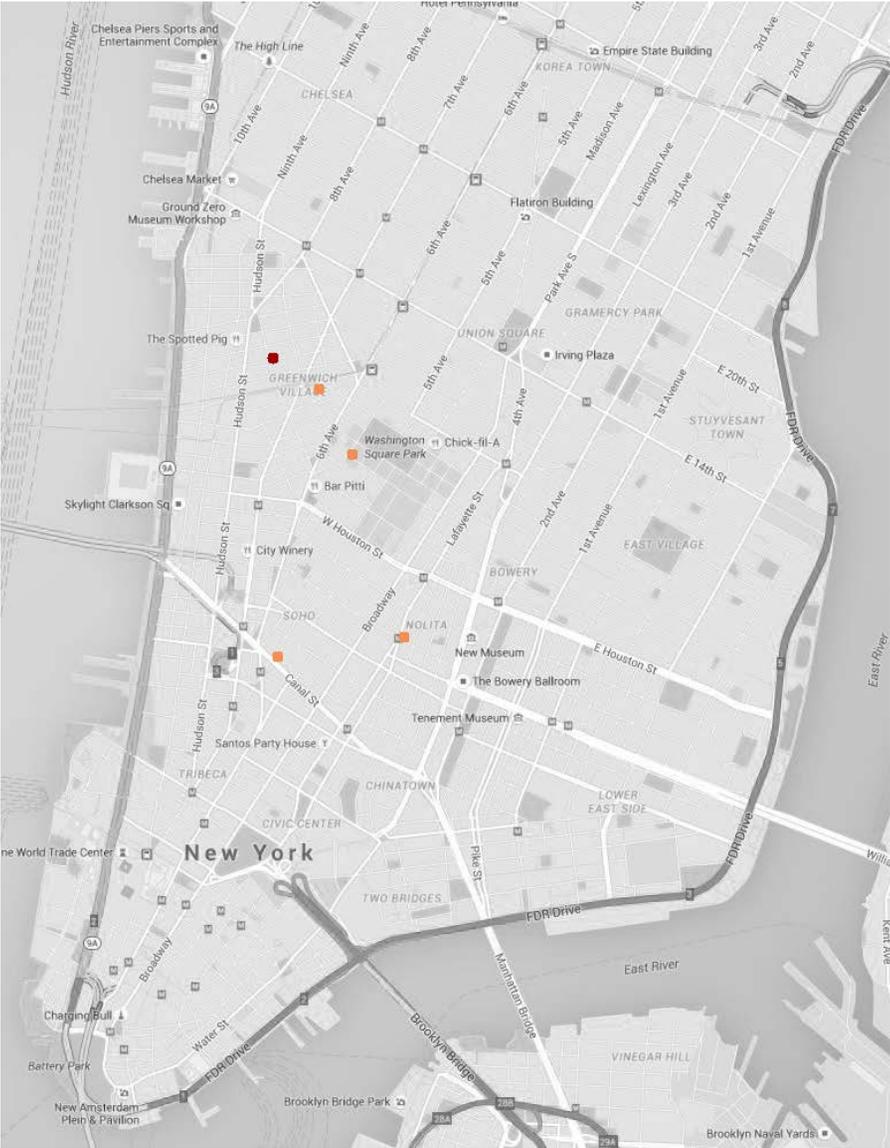
# 327 Bleecker St.

## Precedents: Eyebrow Windows – **XXX**



# 327 Bleecker St.

## Precedents: Eyebrow Windows – 70 Barrow Street



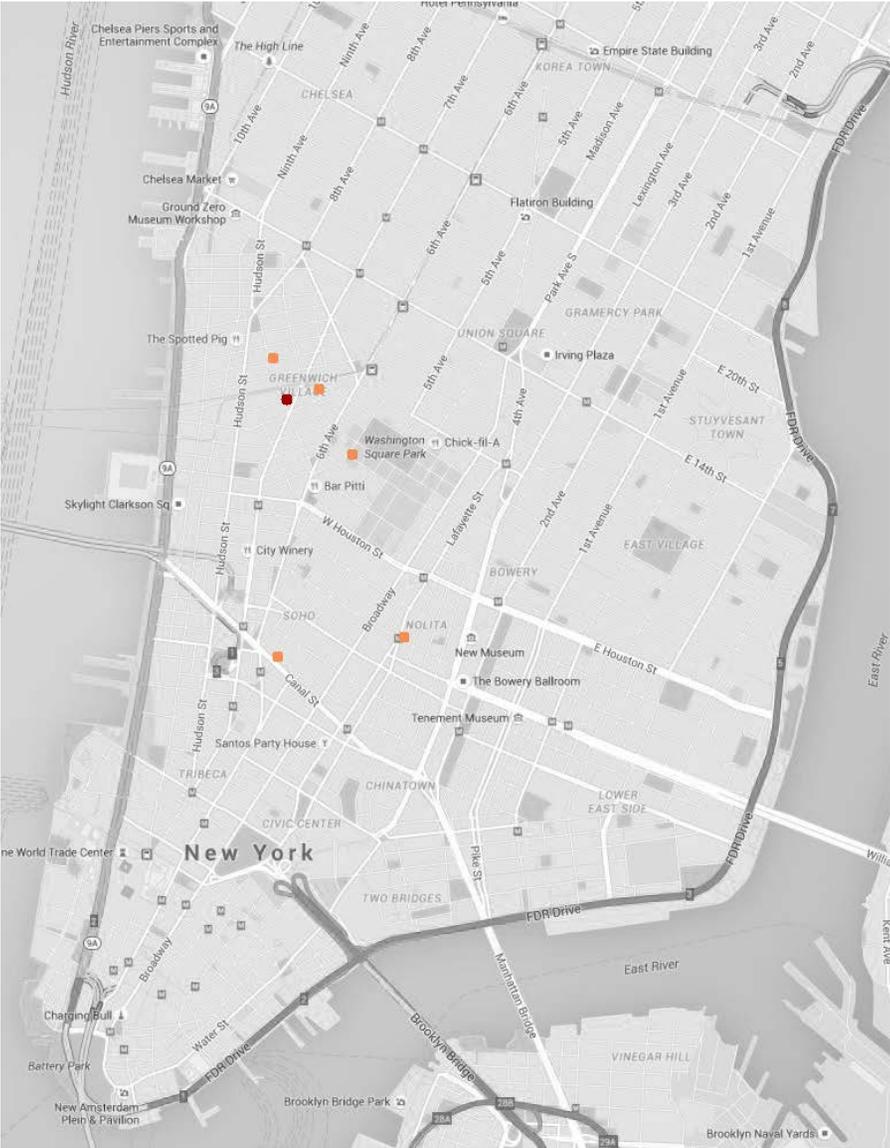
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# 327 Bleecker St.

## Precedents: Blind Windows



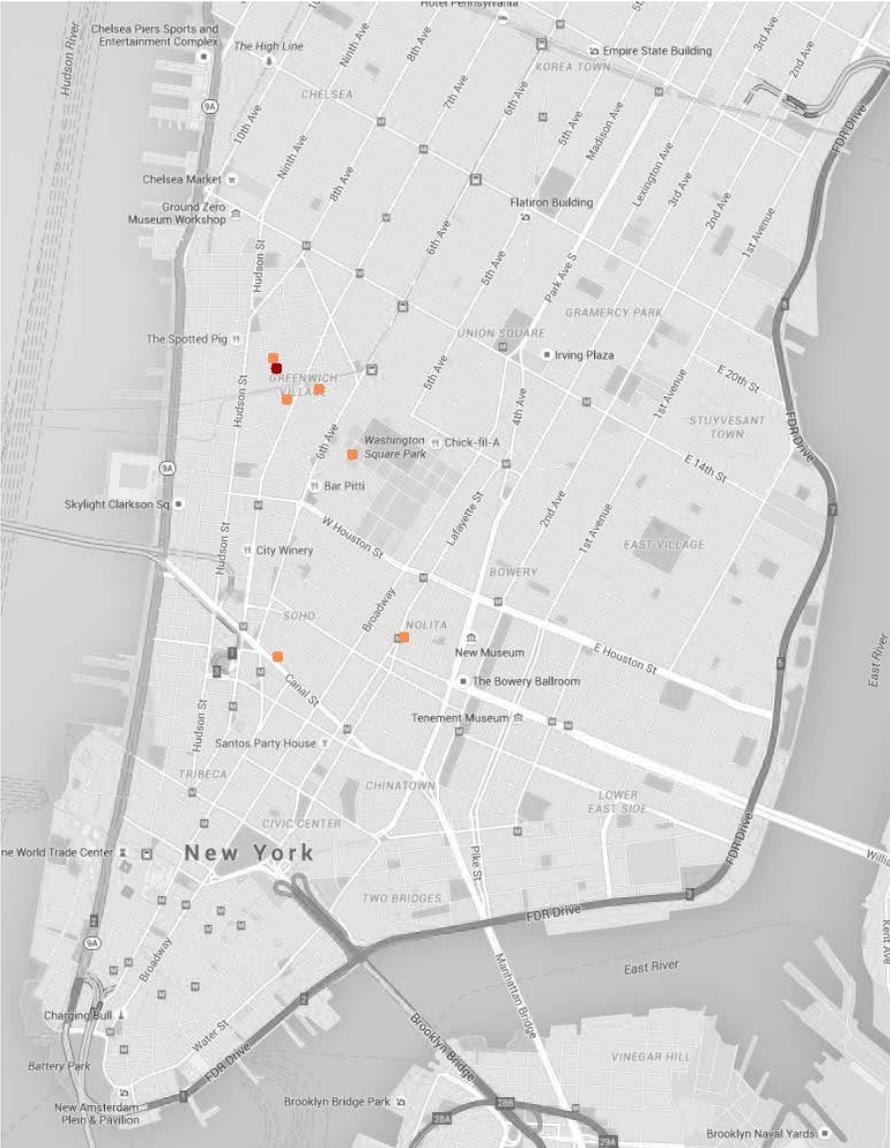
FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Precedents: Blind Windows



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Precedents: Blind Windows



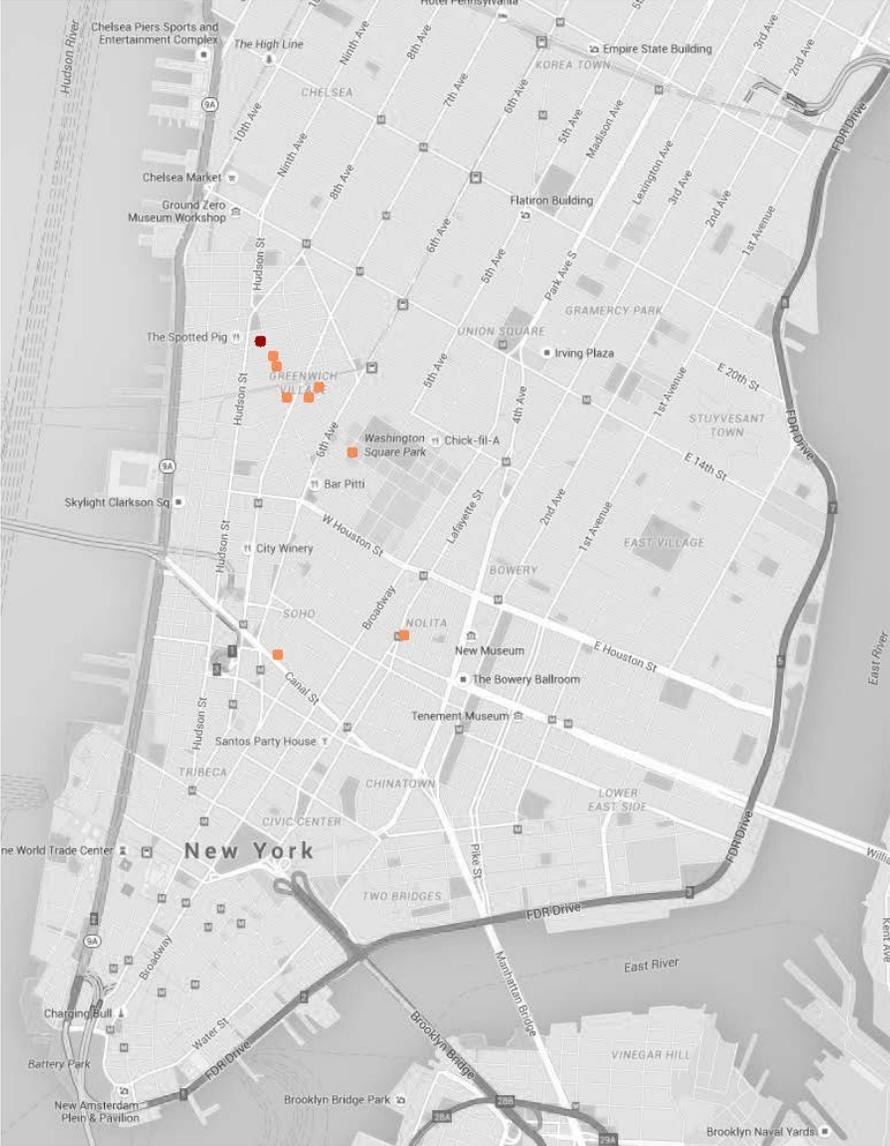
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PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Precedents: Blind Windows



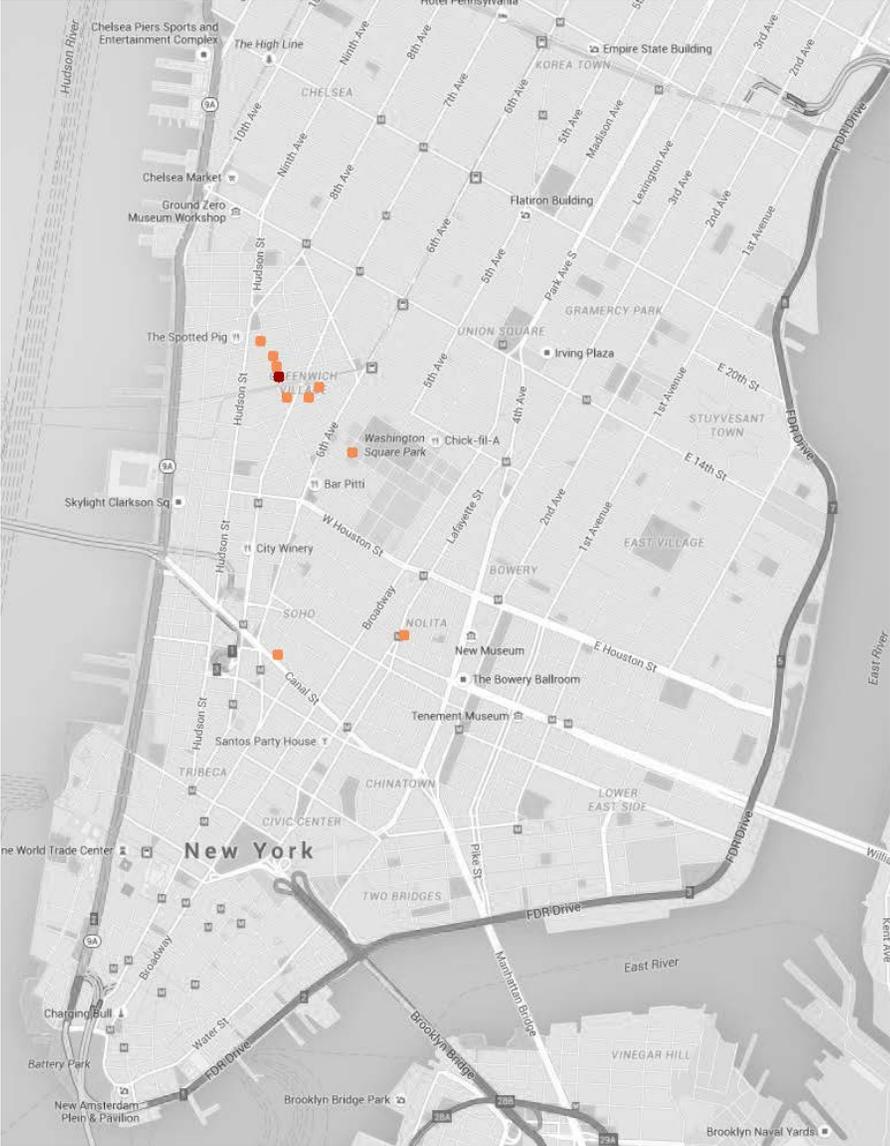
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PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Precedents: Blind Windows



FSI ARCHITECTURE PC

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RE: THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Precedents: Bay Windows – 7<sup>th</sup> Avenue & Grove



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Precedents: Bay Windows – 3 Bank Street



FSI ARCHITECTURE PC

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RE: THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## Precedents: Bay Windows – 397 Bleecker Street



**327 BLEECKER ST.**

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New Building Proposal

# 327 Bleecker St.

## New Building Proposal vs. Existing: **Bleecker Street**



# 327 Bleecker St.

## New Building Proposal vs. Existing: Christopher Street



# 327 Bleecker St.

## New Building Proposal: **Bleecker Street**



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: CB2/LPC PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

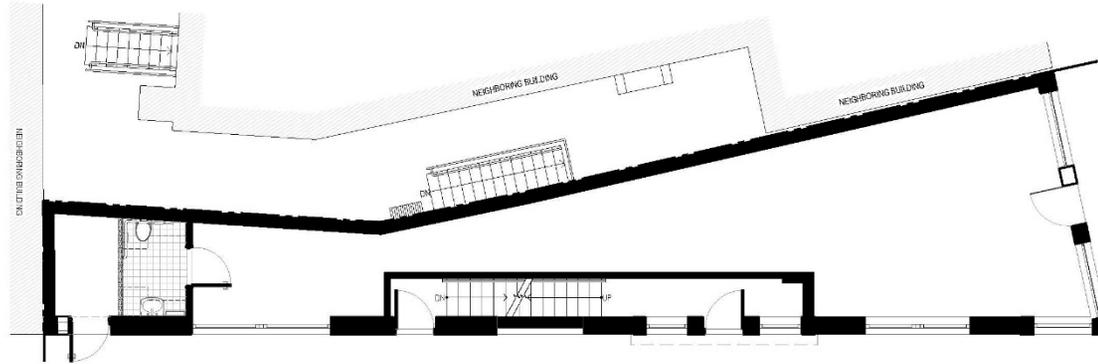
# 327 Bleecker St.

## New Building Proposal: Bleecker Street - Materials



# 327 Bleecker St.

## New Building Proposal: Christopher Street



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: CB2/LPC PRESENTATION

PROJECT NO:  
RE:

309785  
OCTOBER 19, 2015

# 327 Bleecker St.

## New Building Proposal: Christopher Street - Materials



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: CB2/LPC PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

# 327 Bleecker St.

## New Building Proposal: Rear and Side Elevations



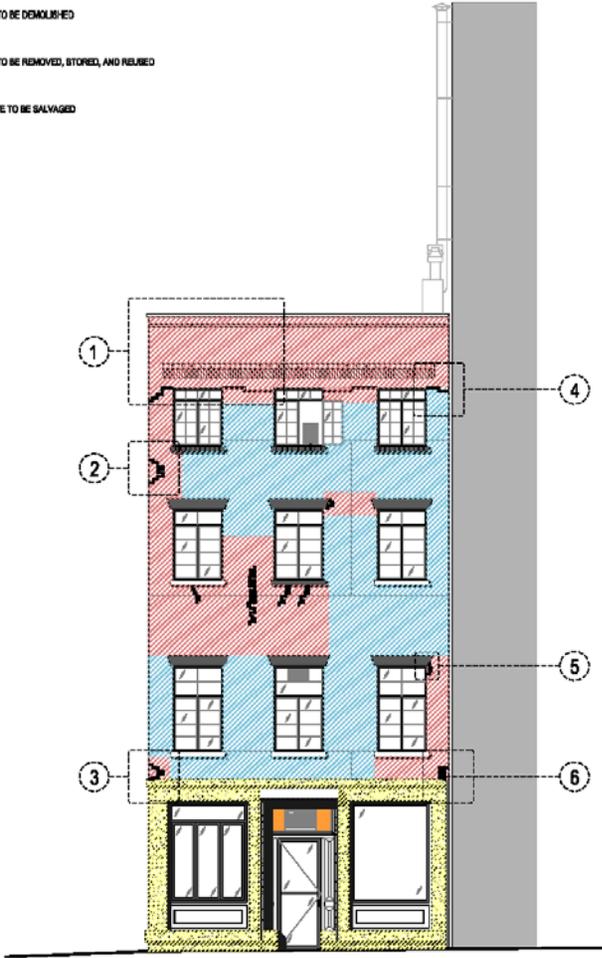
# 327 Bleecker St.

## New Building Proposal: Brick Reclaim from Existing



# 327 Bleecker St.

## New Building Proposal: Brick Reclaim from Existing



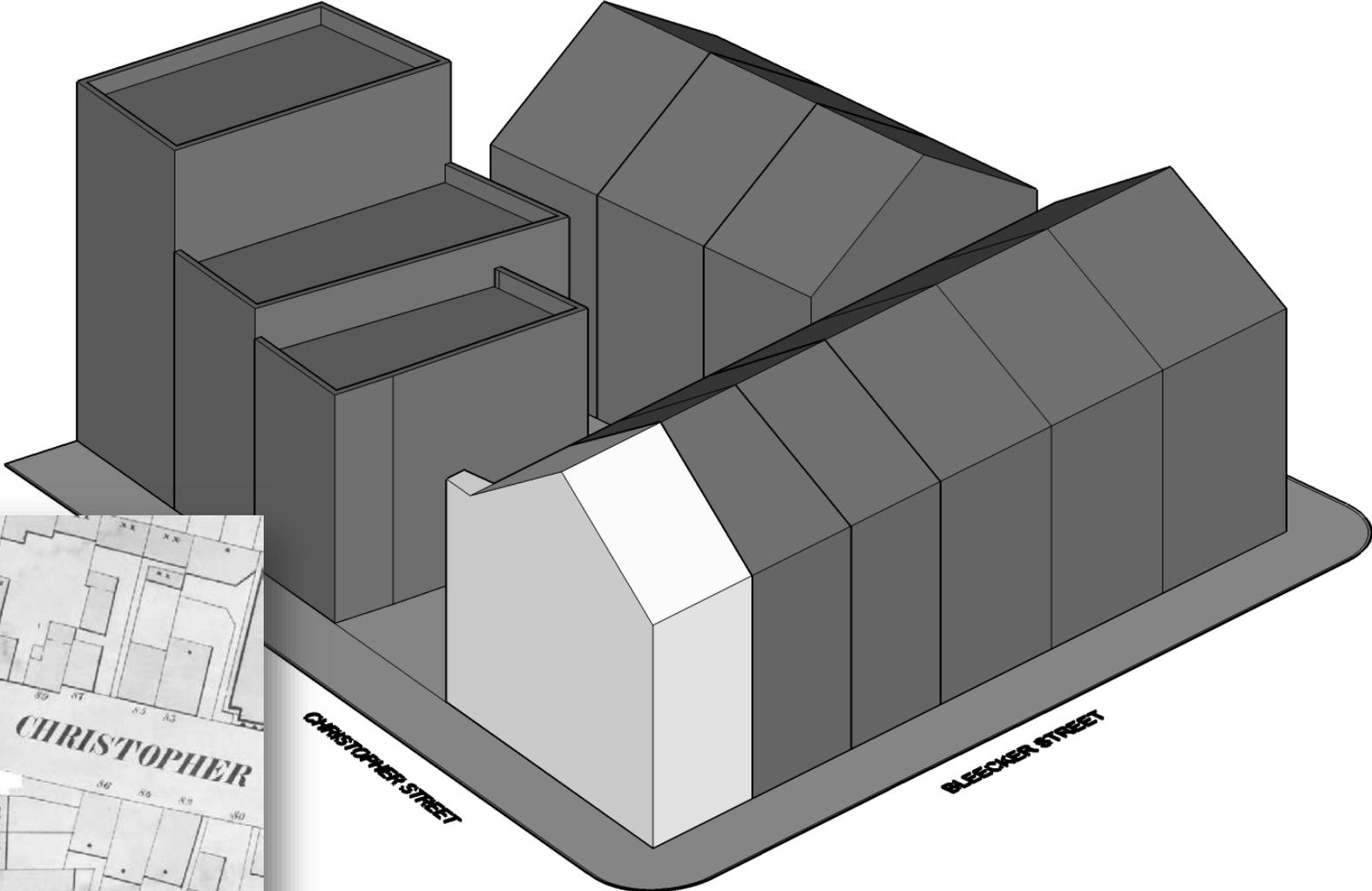
**327 BLEECKER ST.**

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Evolution

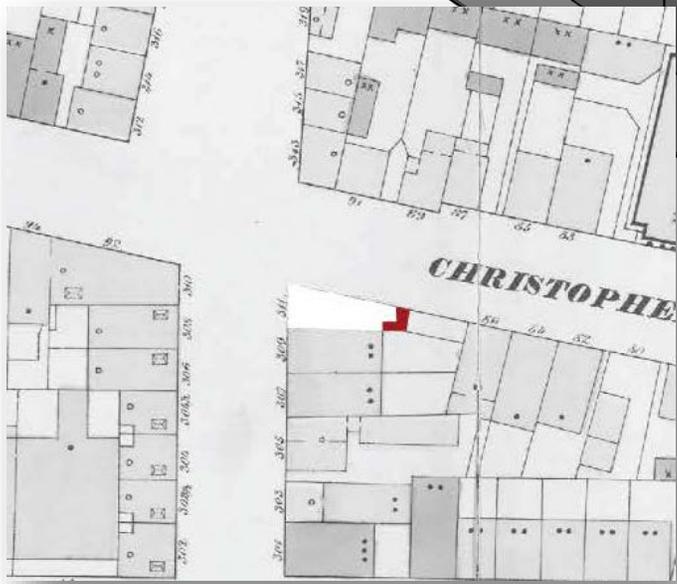
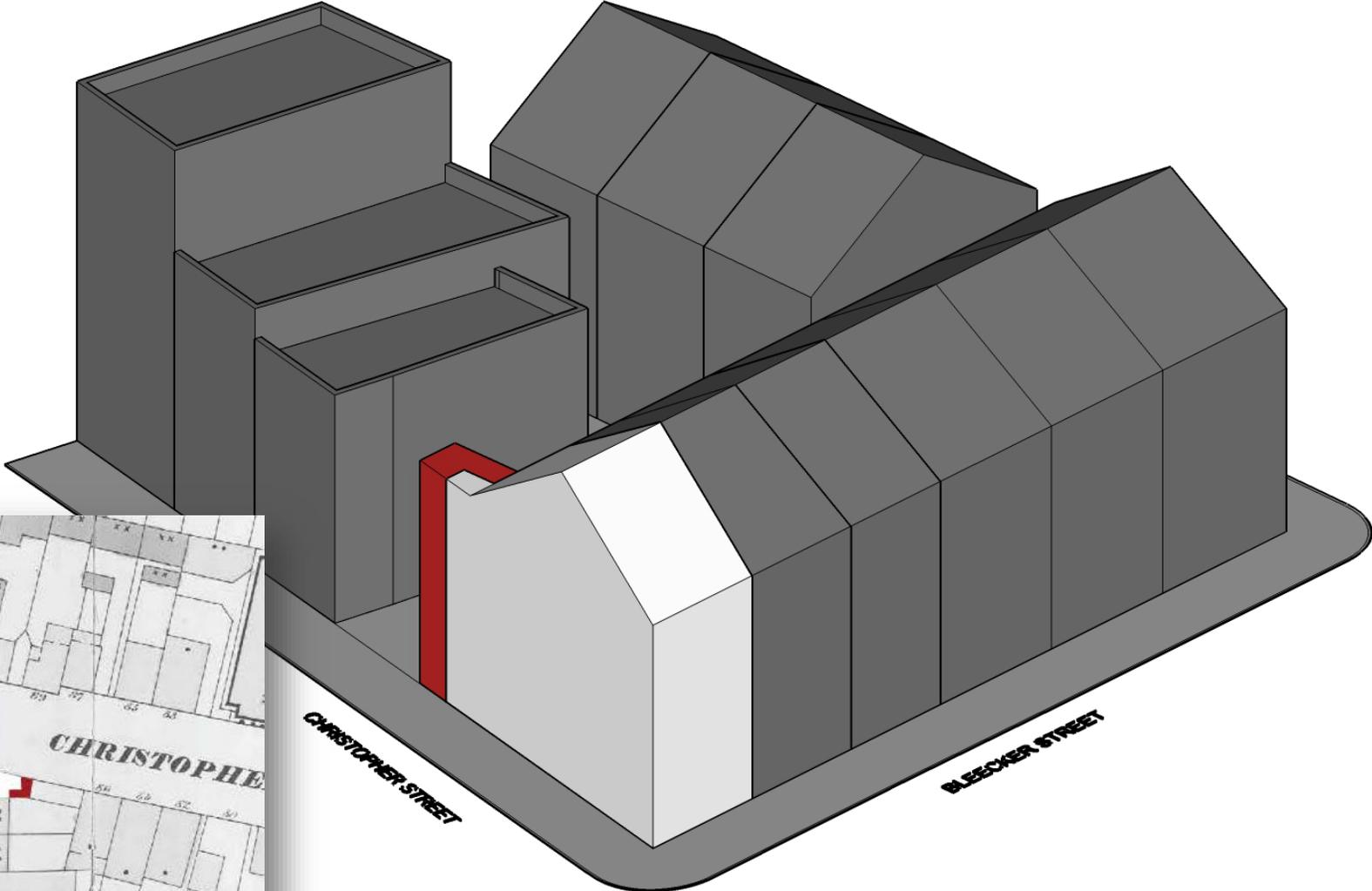
# 327 Bleecker St.

Transformation: **ca. 1832-1833**



# 327 Bleecker St.

Transformation: ca. 1857-1862



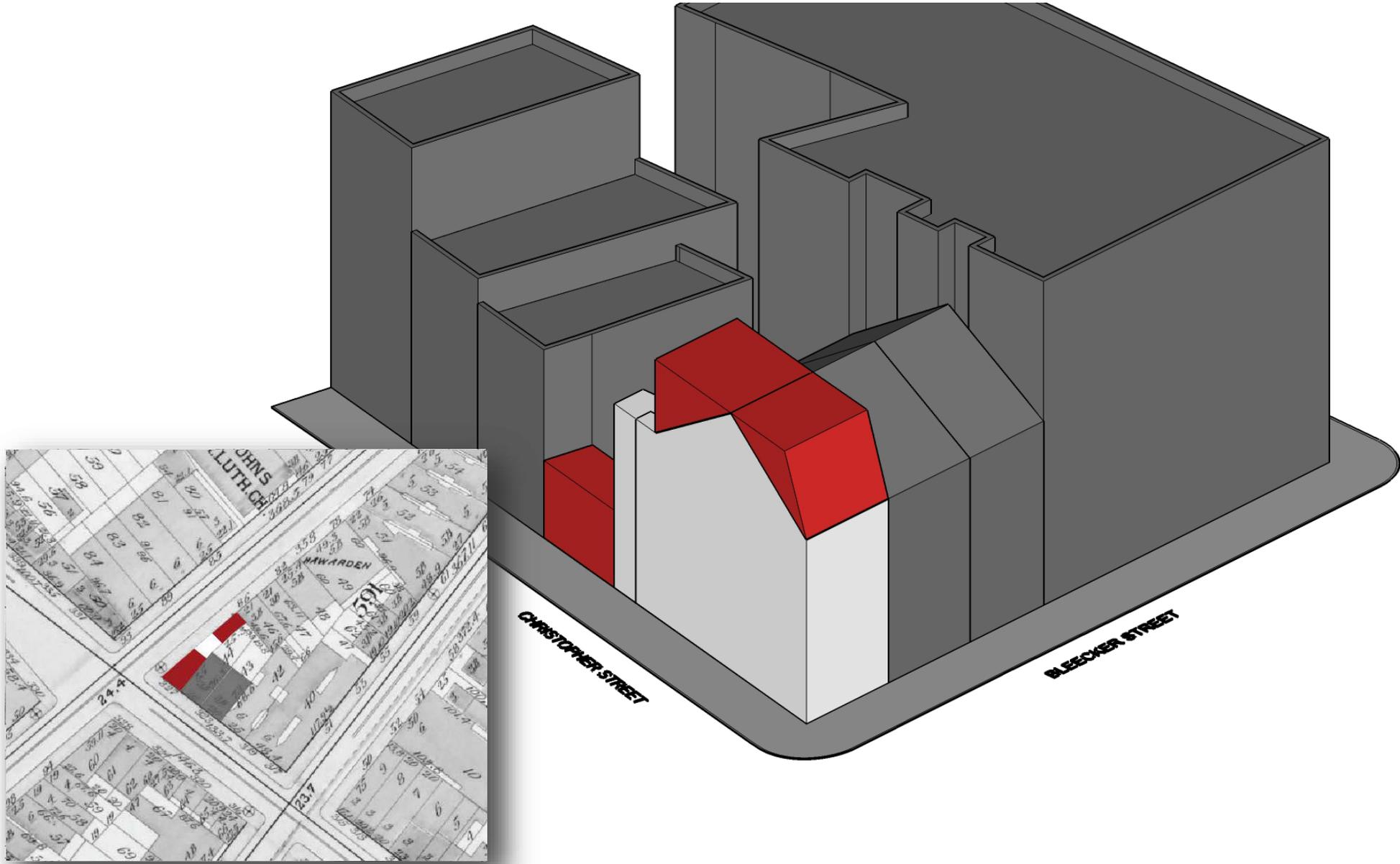
FSI ARCHITECTURE PC

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RE: OCTOBER 19, 2015

# 327 Bleecker St.

Transformation: **ca. 1899**



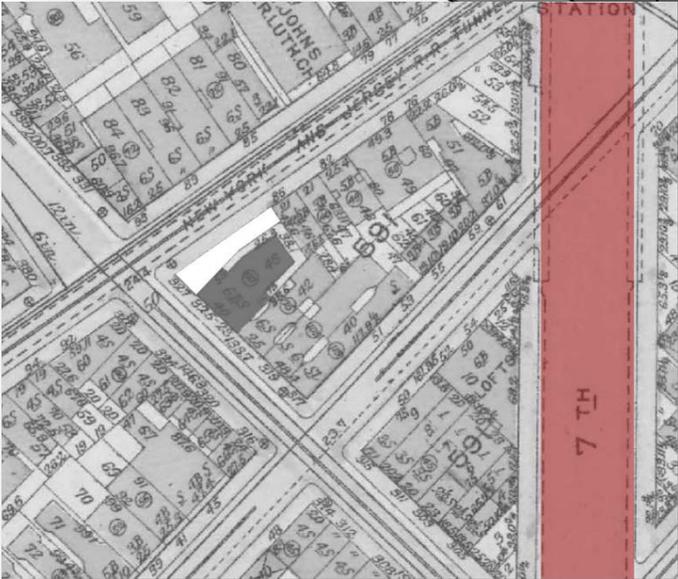
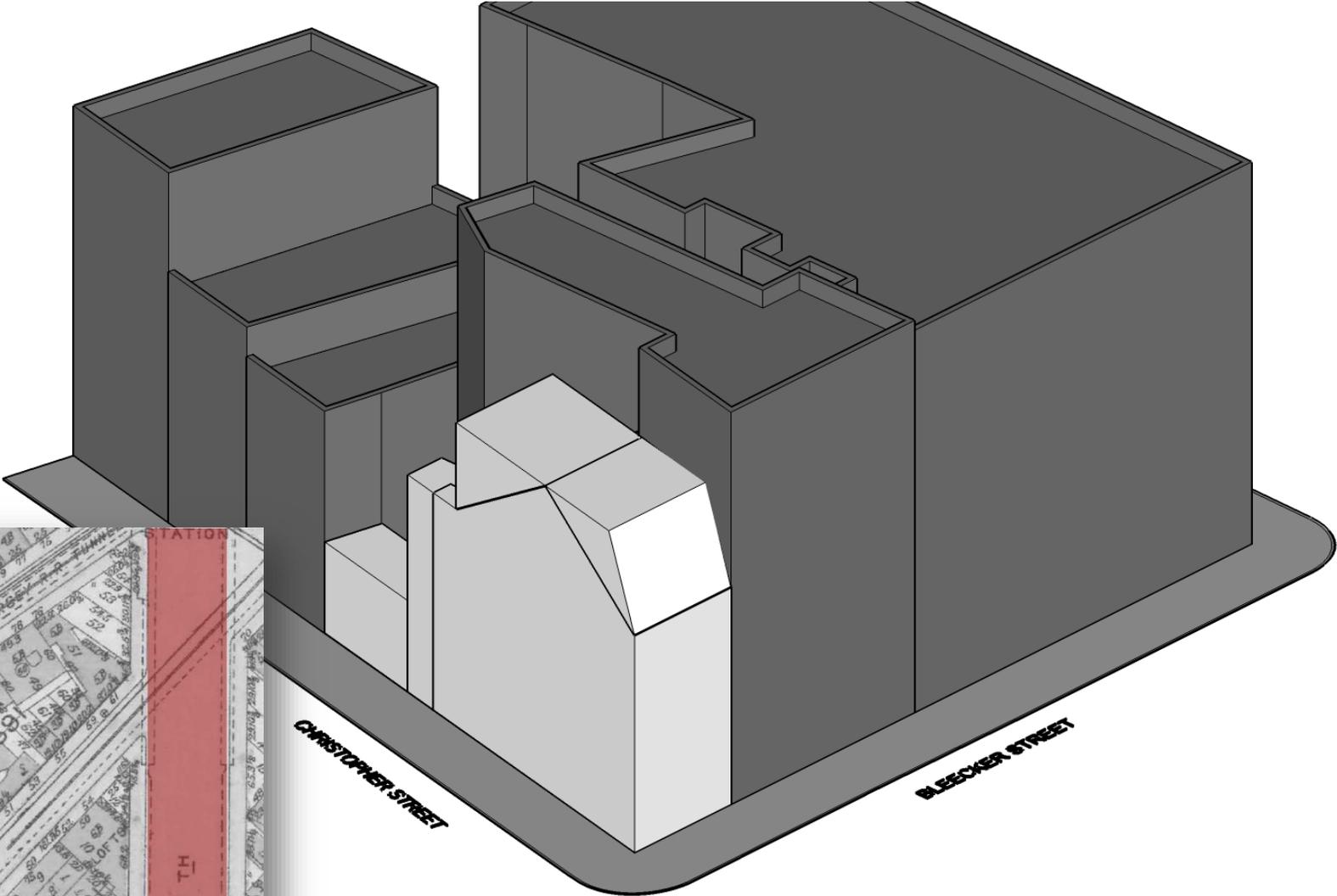
FSI ARCHITECTURE PC

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RE: CB2/LPC PRESENTATION

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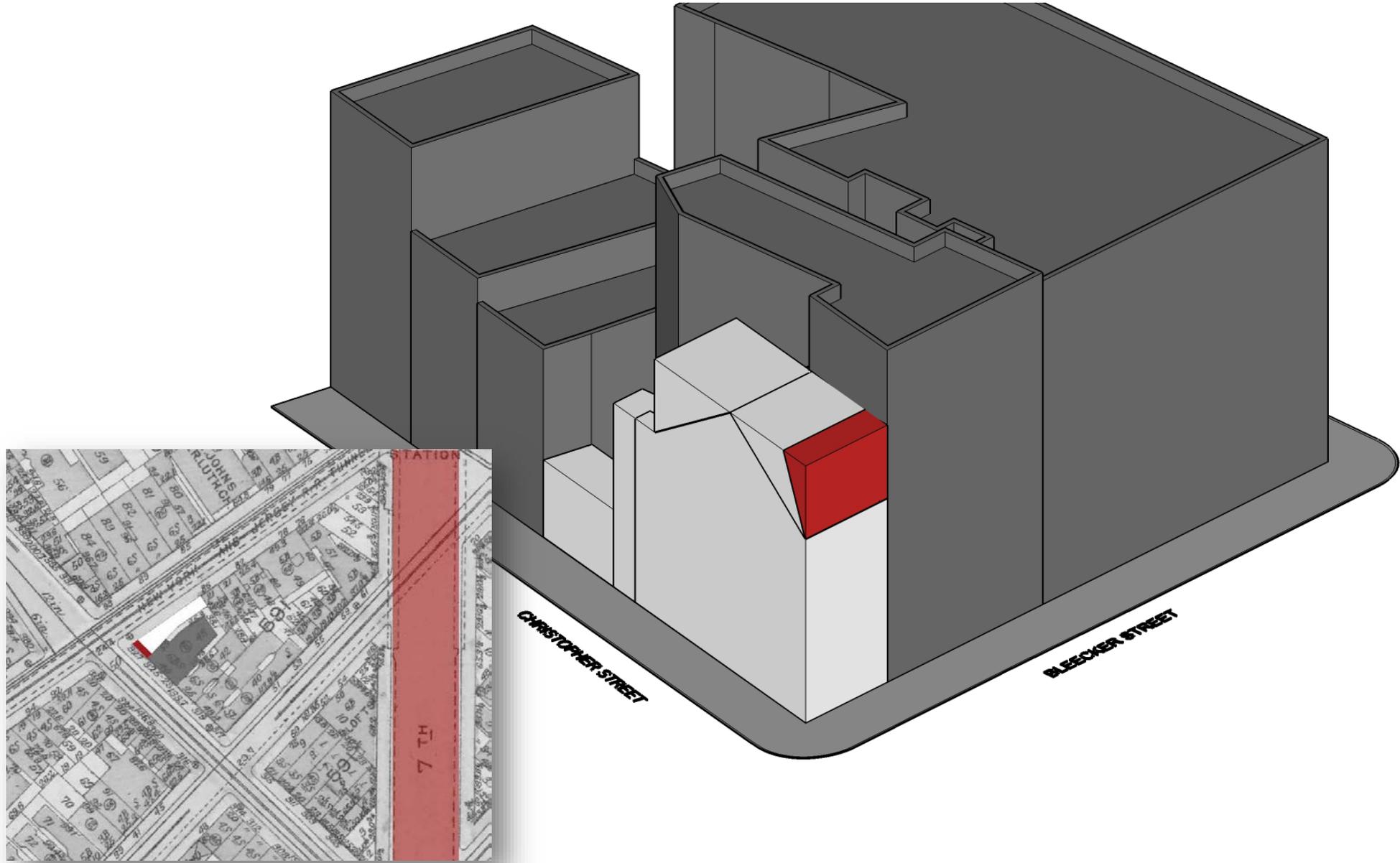
# 327 Bleecker St.

Transformation: **ca. 1902 – Introduction of 7<sup>th</sup> Avenue**



# 327 Bleecker St.

Transformation: **Post 1940's**



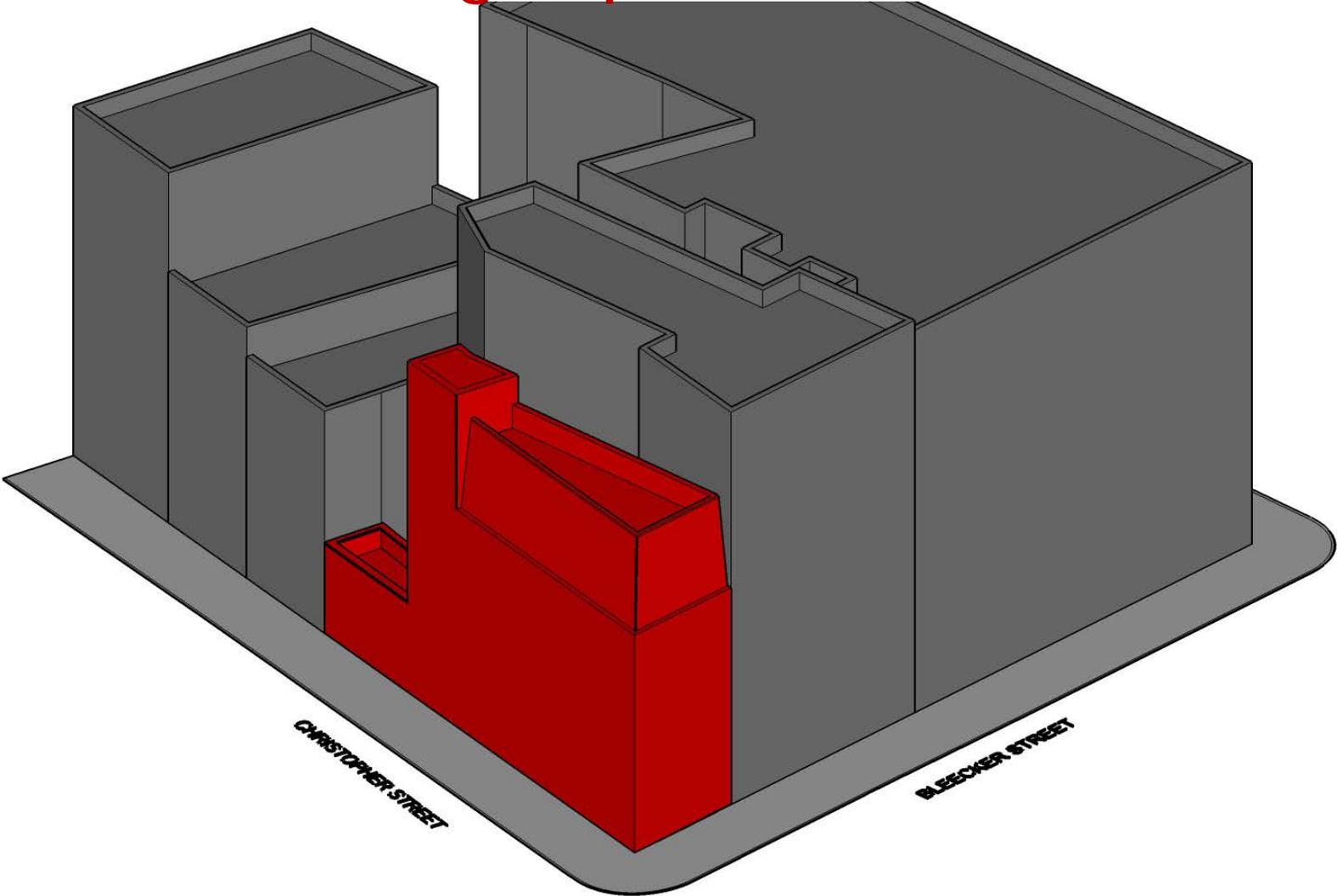
FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: CB2/LPC PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015

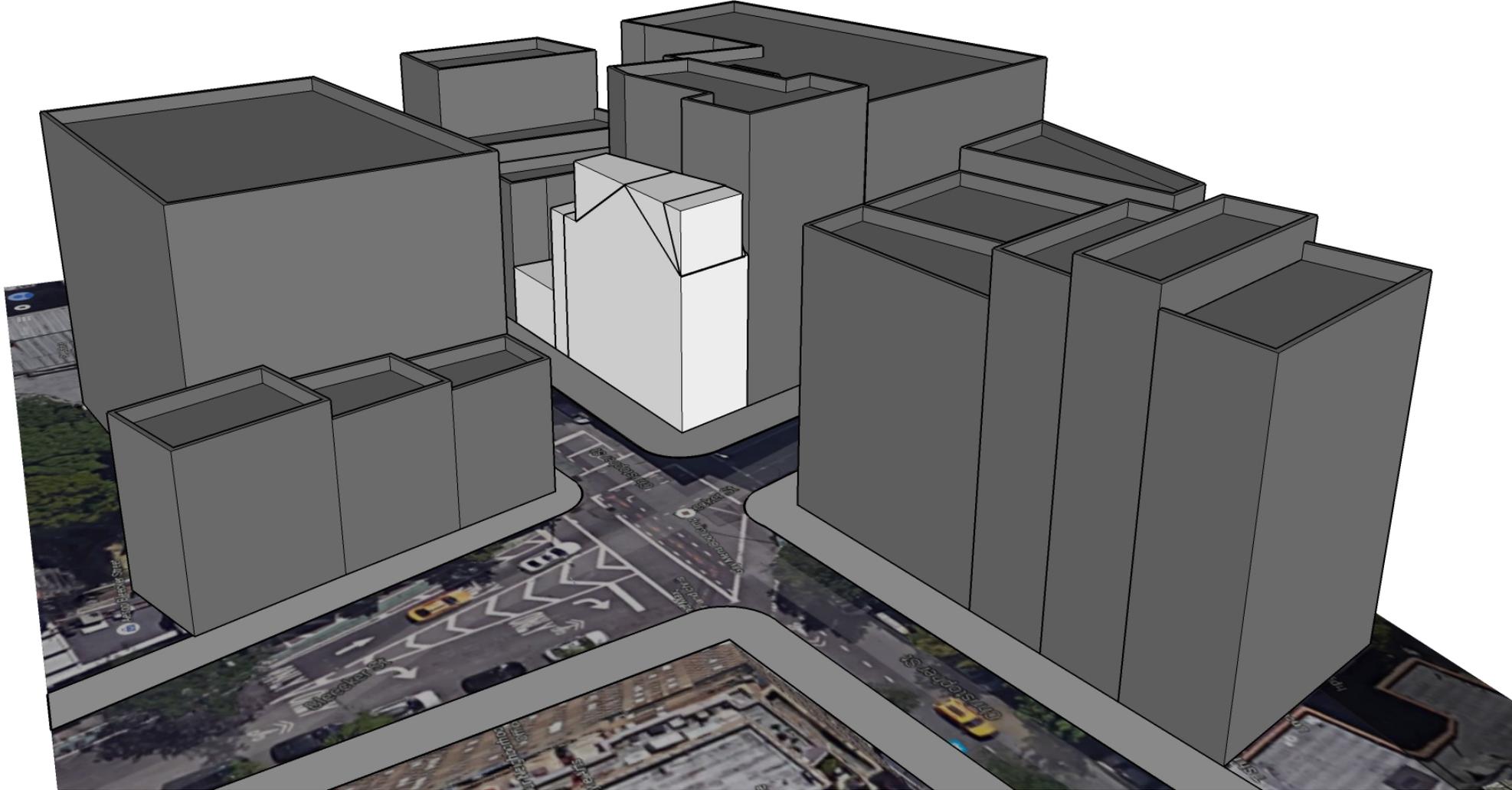
# 327 Bleecker St.

## Transformation: **New Building Proposal**



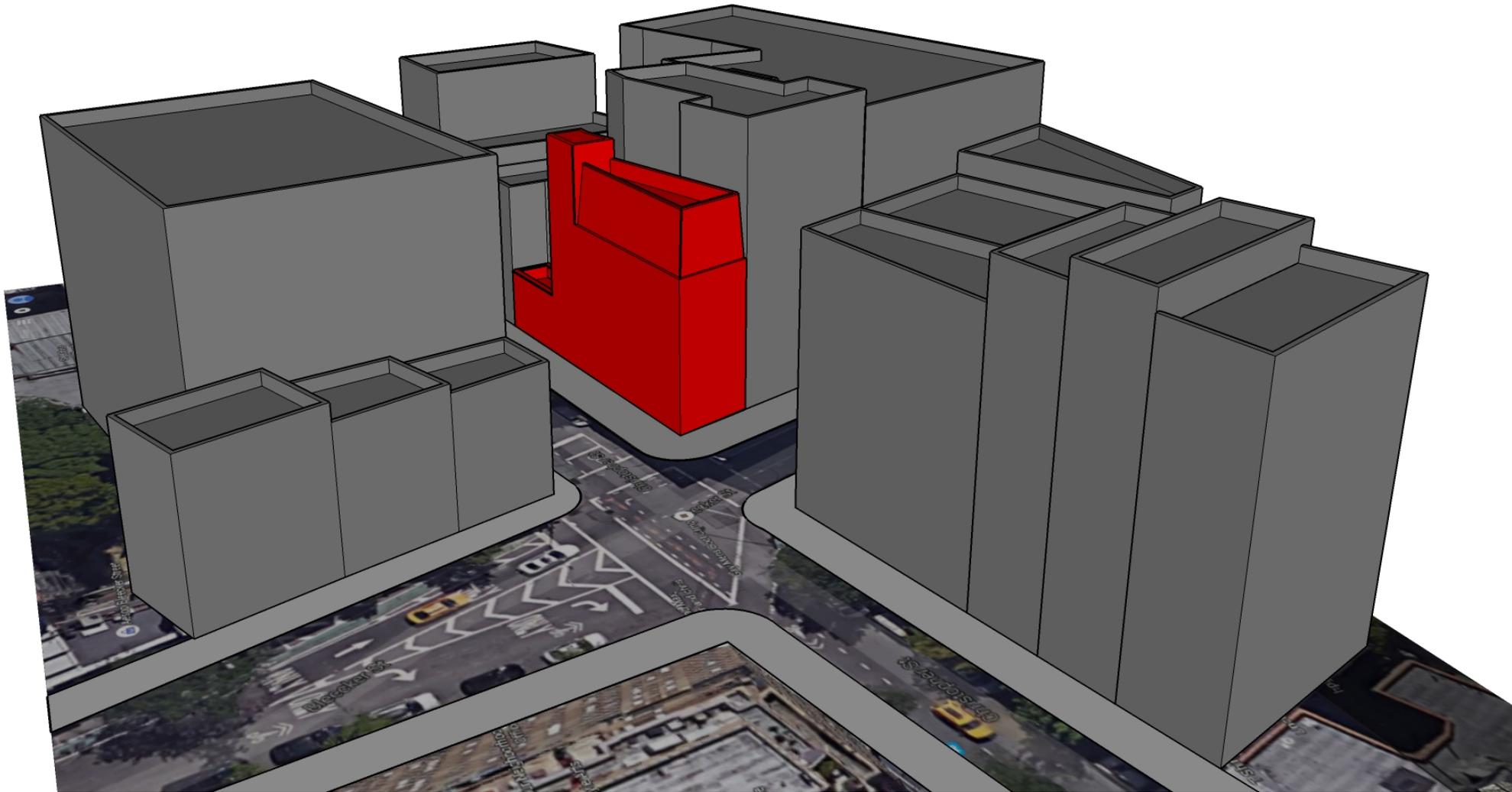
# 327 Bleecker St.

Evolution: Existing



# 327 Bleecker St.

Evolution: **Proposed**



# 327 Bleecker St.

Evolution: **Proposed**



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014  
RE: CB2/LPC PRESENTATION

PROJECT NO: 309785  
RE: OCTOBER 19, 2015