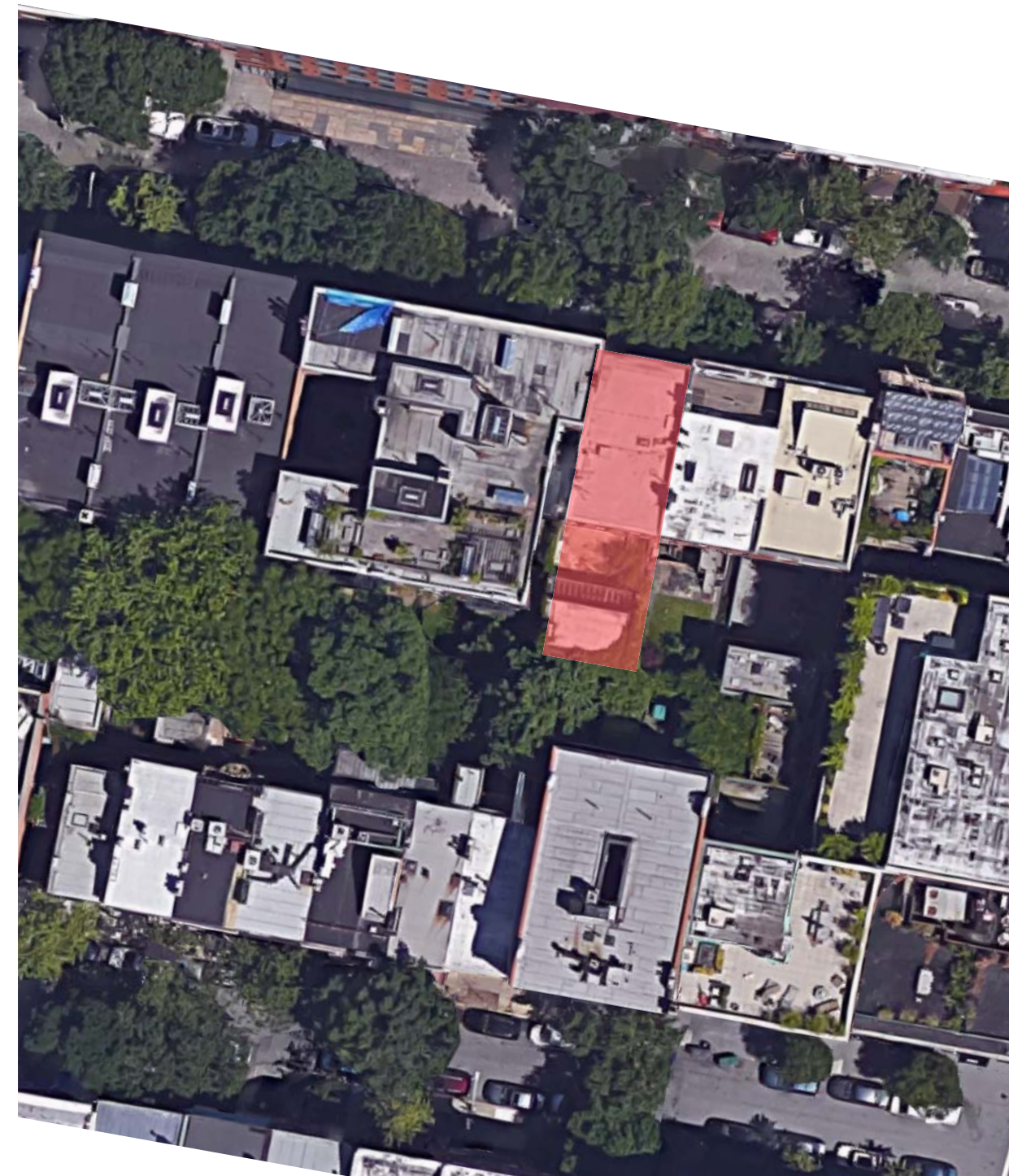
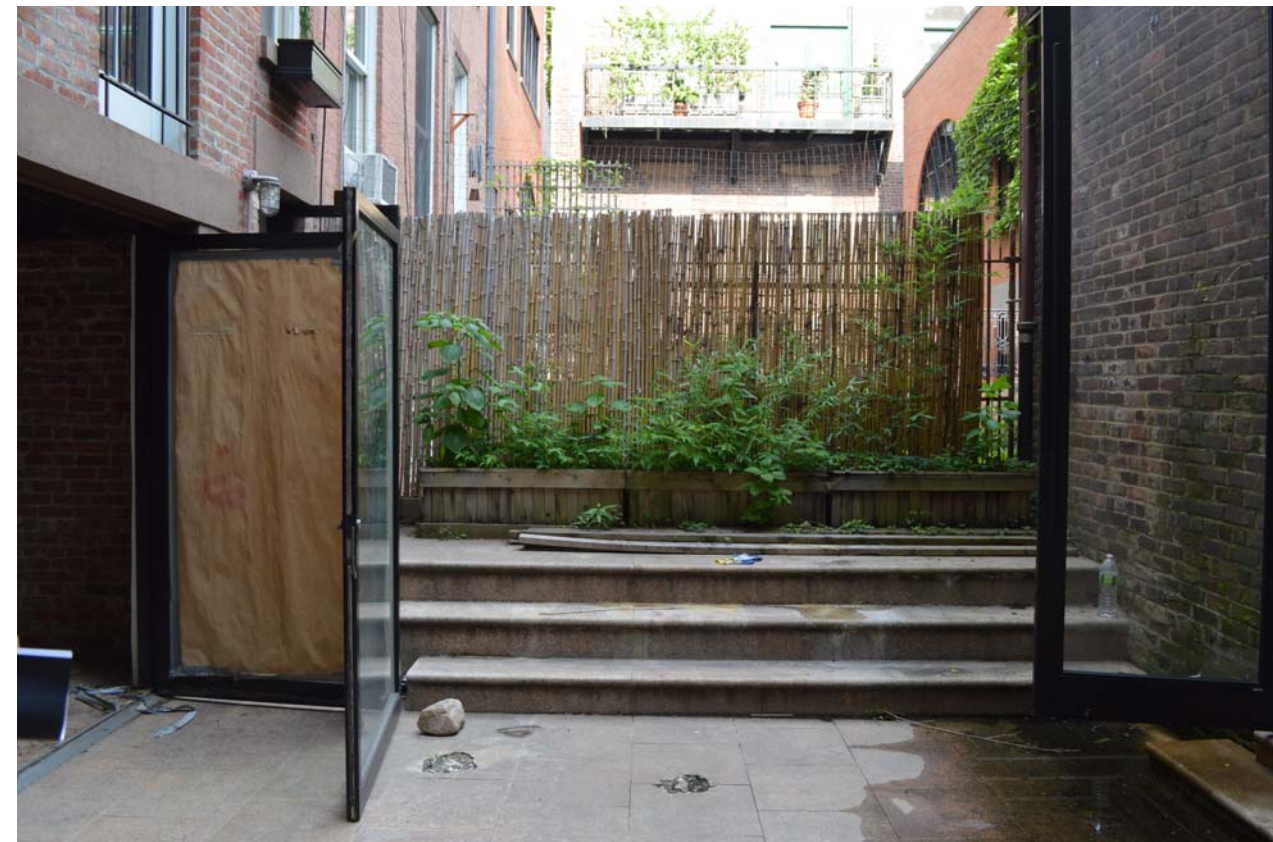




Sanborn Map
Adjacent Site Conditions



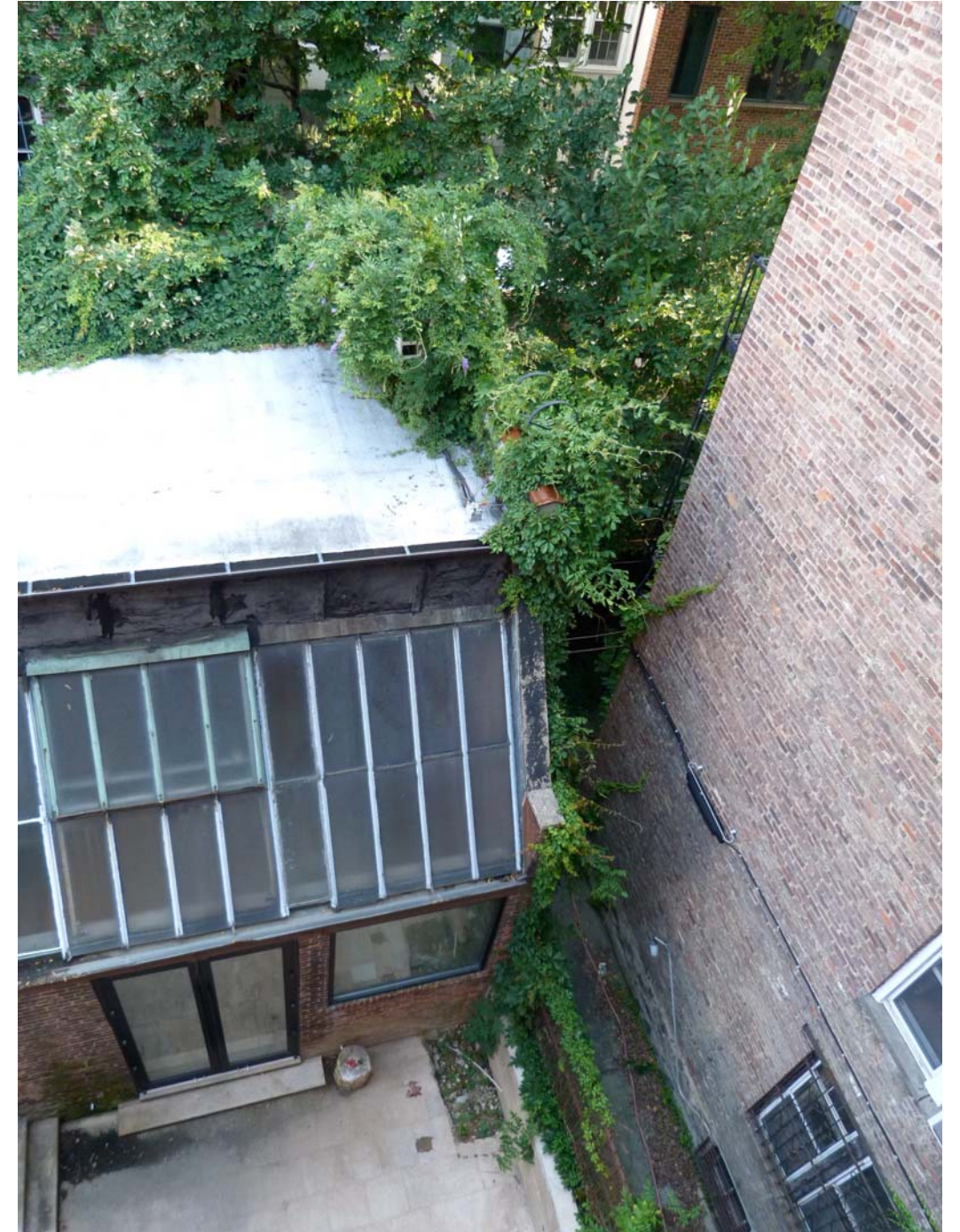
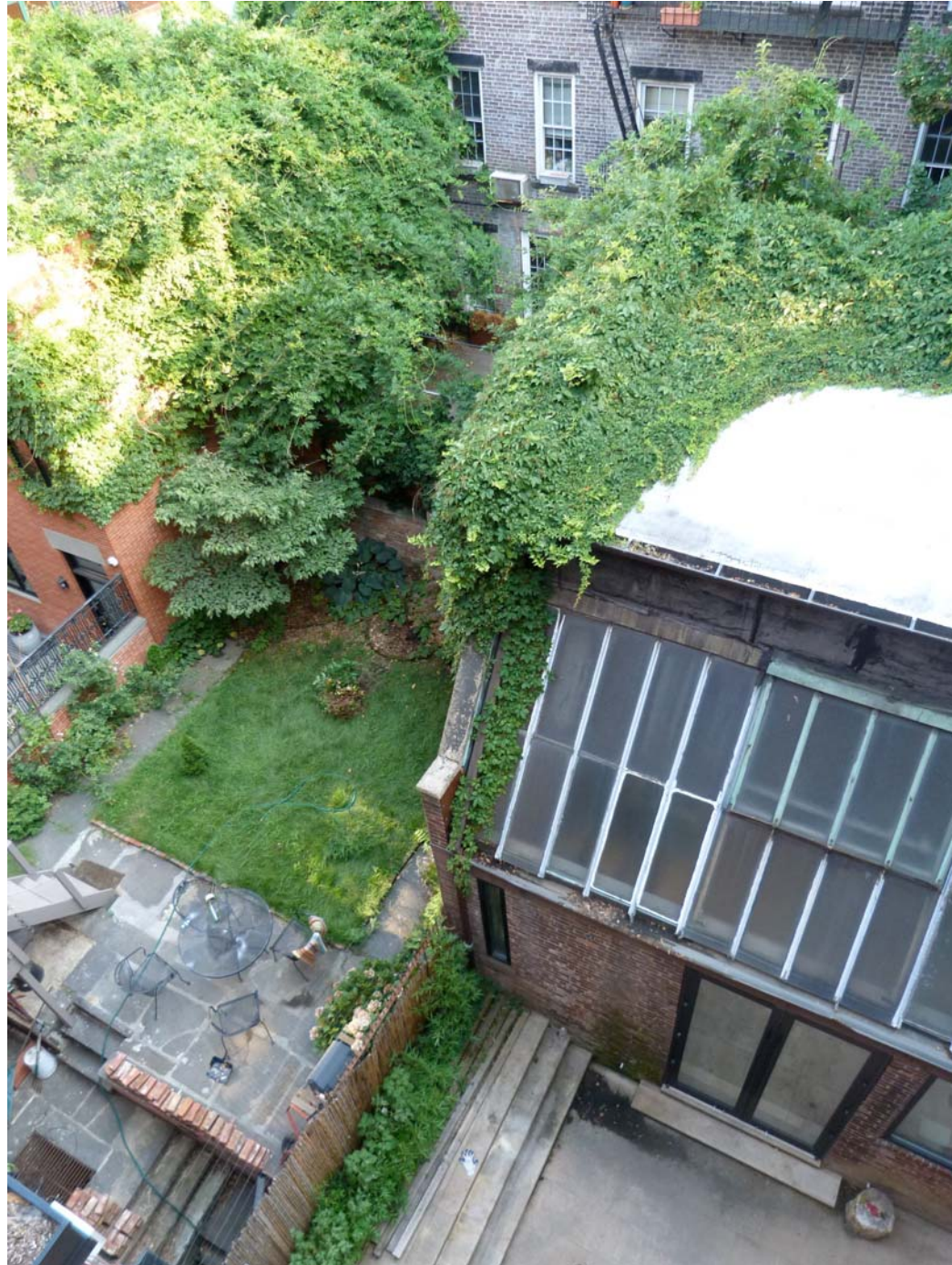
Google Earth View
Adjacent Site Conditions



10/08/2015

340 WEST 12TH STREET
PRIVATE RESIDENCE

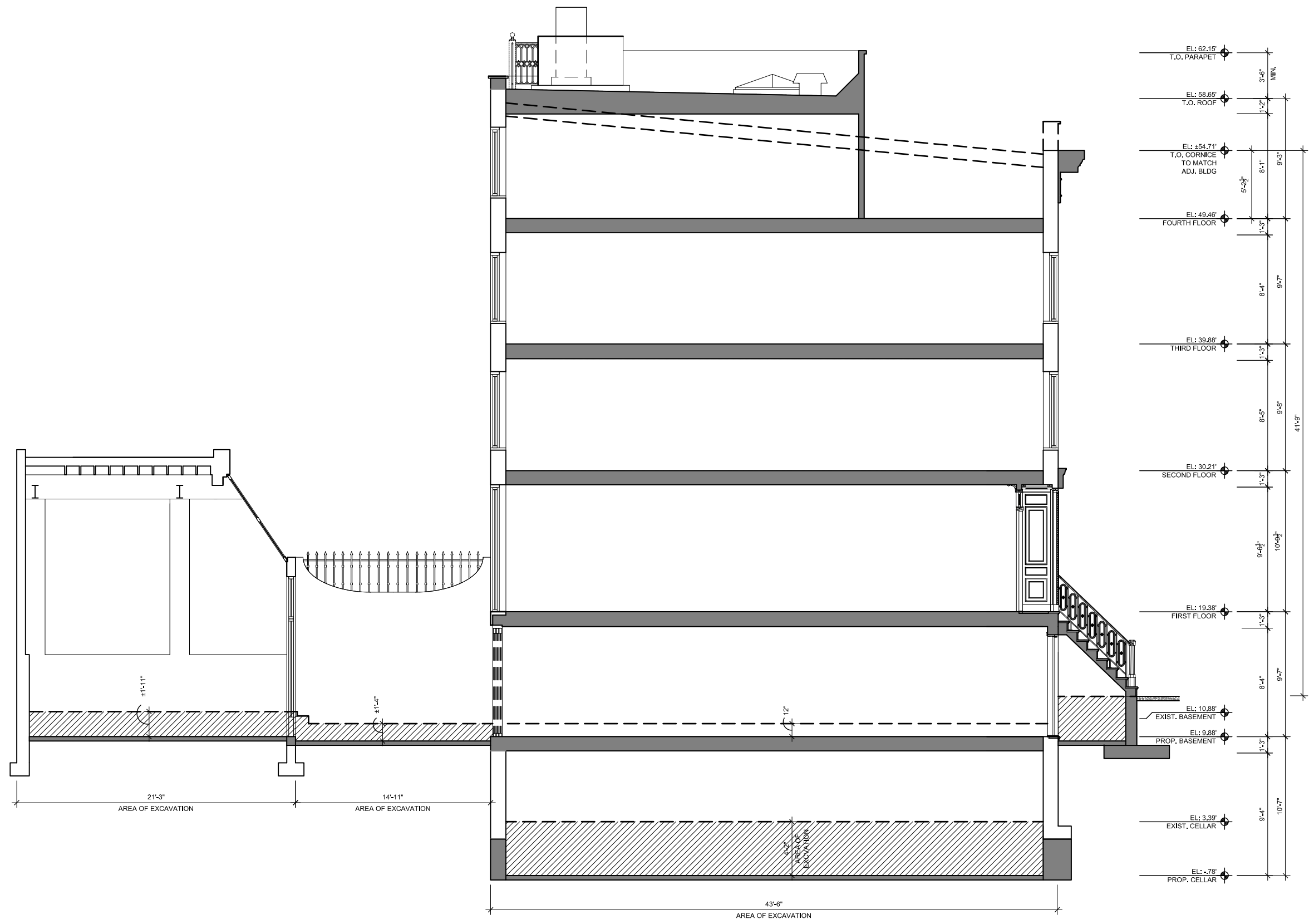
EXISTING CONDITIONS
PHOTOS
PAGE 3



10/08/2015

340 WEST 12TH STREET
PRIVATE RESIDENCE

EXISTING CONDITIONS
PHOTOS
PAGE 4



1

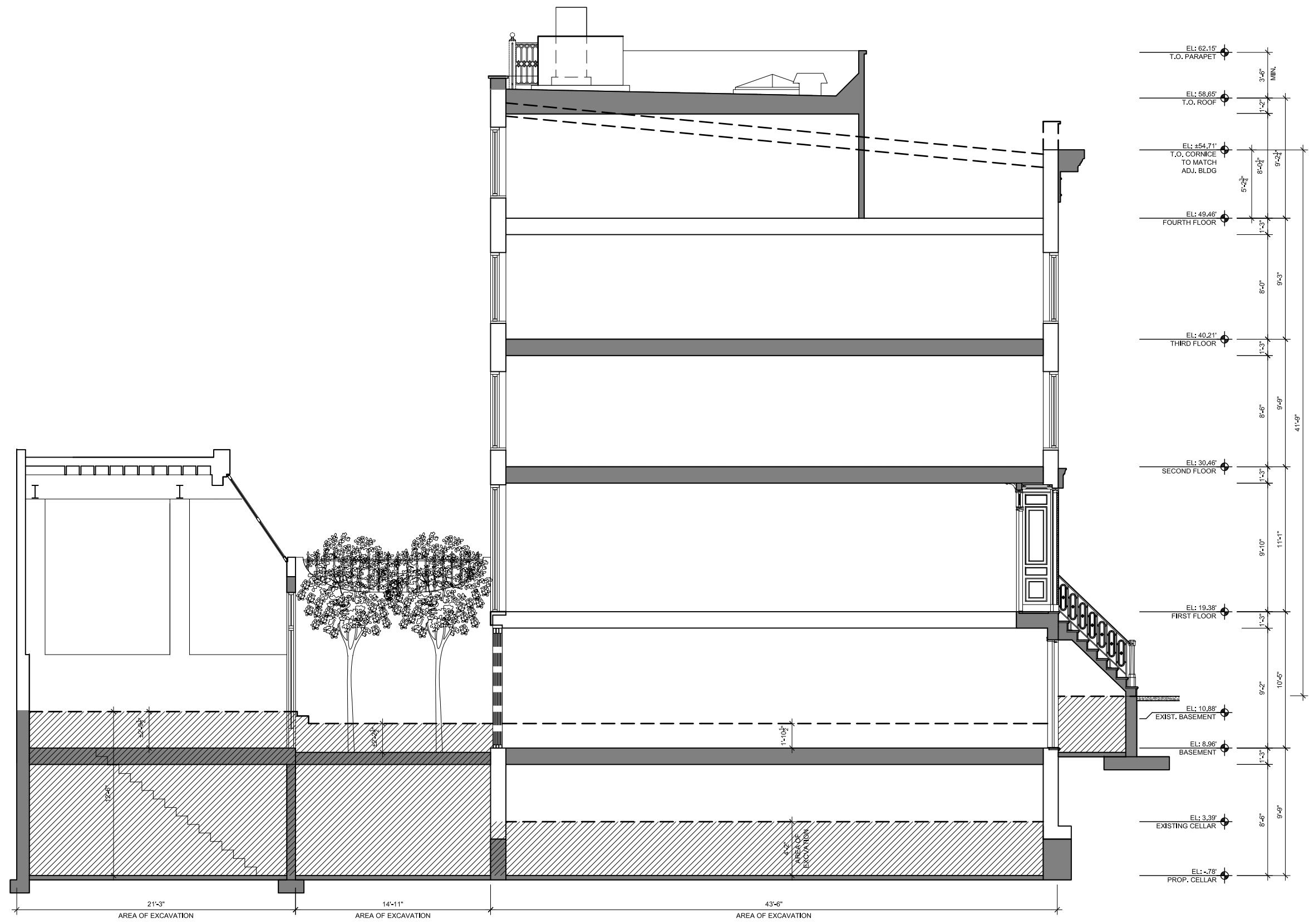
APPROVED BUILDING SECTION

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

10/08/15

340 WEST 12TH STREET
PRIVATE RESIDENCE

BUILDING SECTION
A-700.00
PAGE 5



2

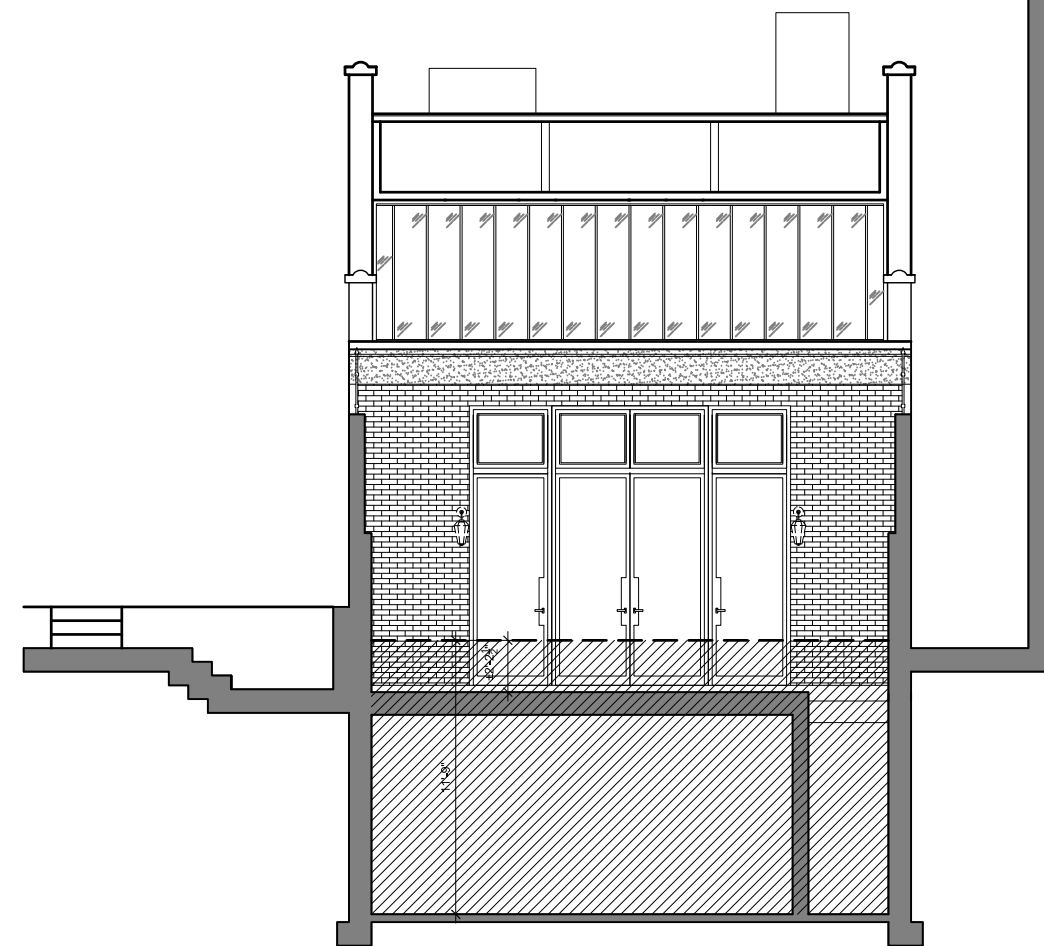
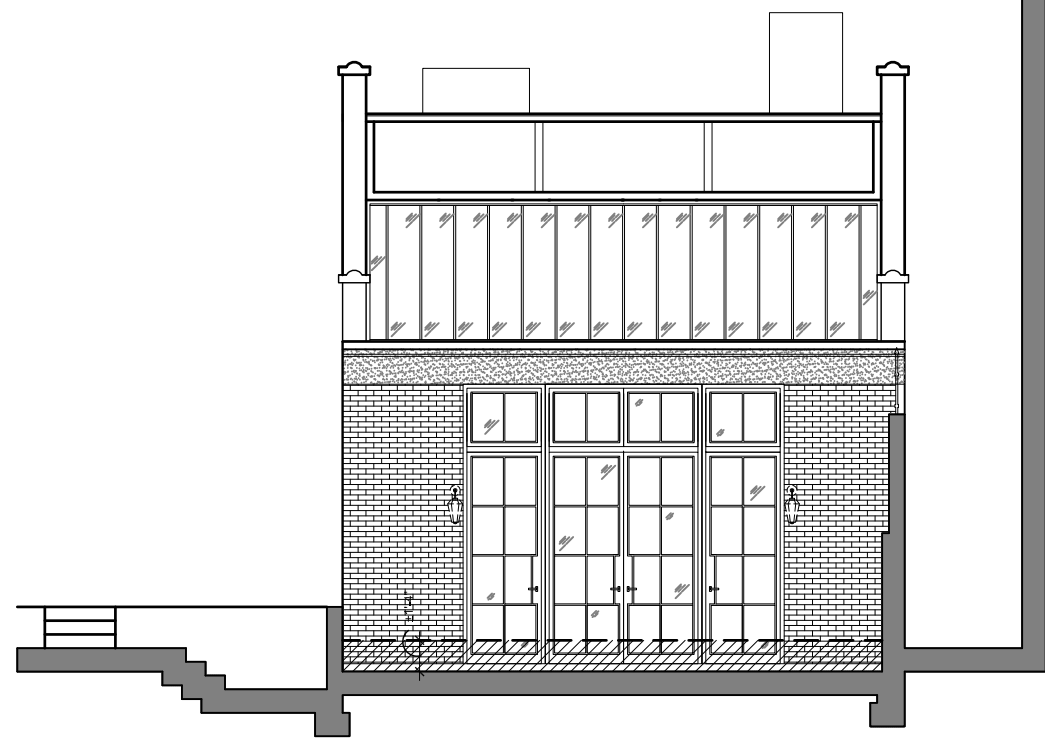
PROPOSED BUILDING SECTION

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

10/08/15

340 WEST 12TH STREET
PRIVATE RESIDENCE

BUILDING SECTION
A-701.00
PAGE 6



3

APPROVED REAR YARD SECTION

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

4

PROPOSED REAR YARD SECTION

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

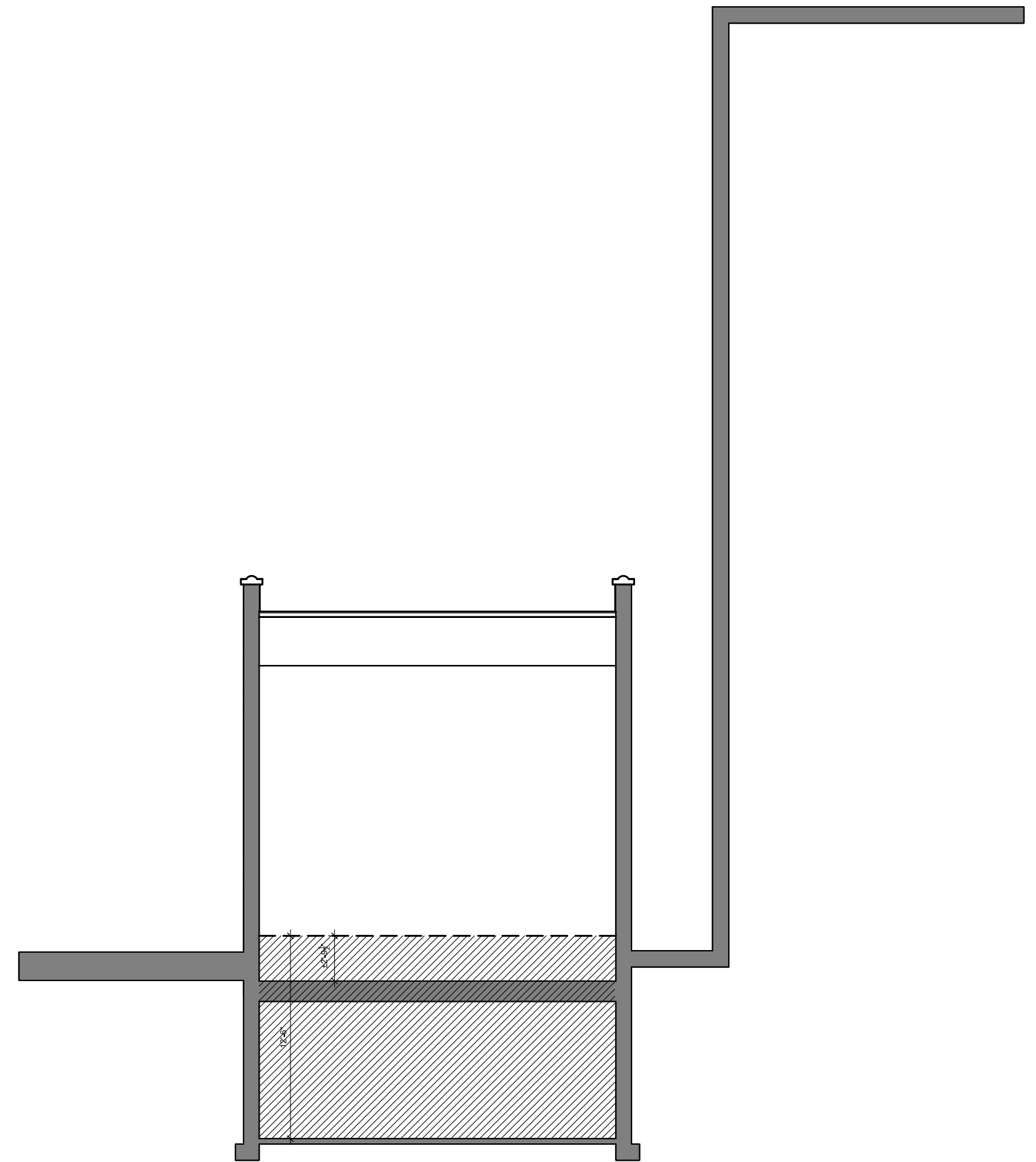
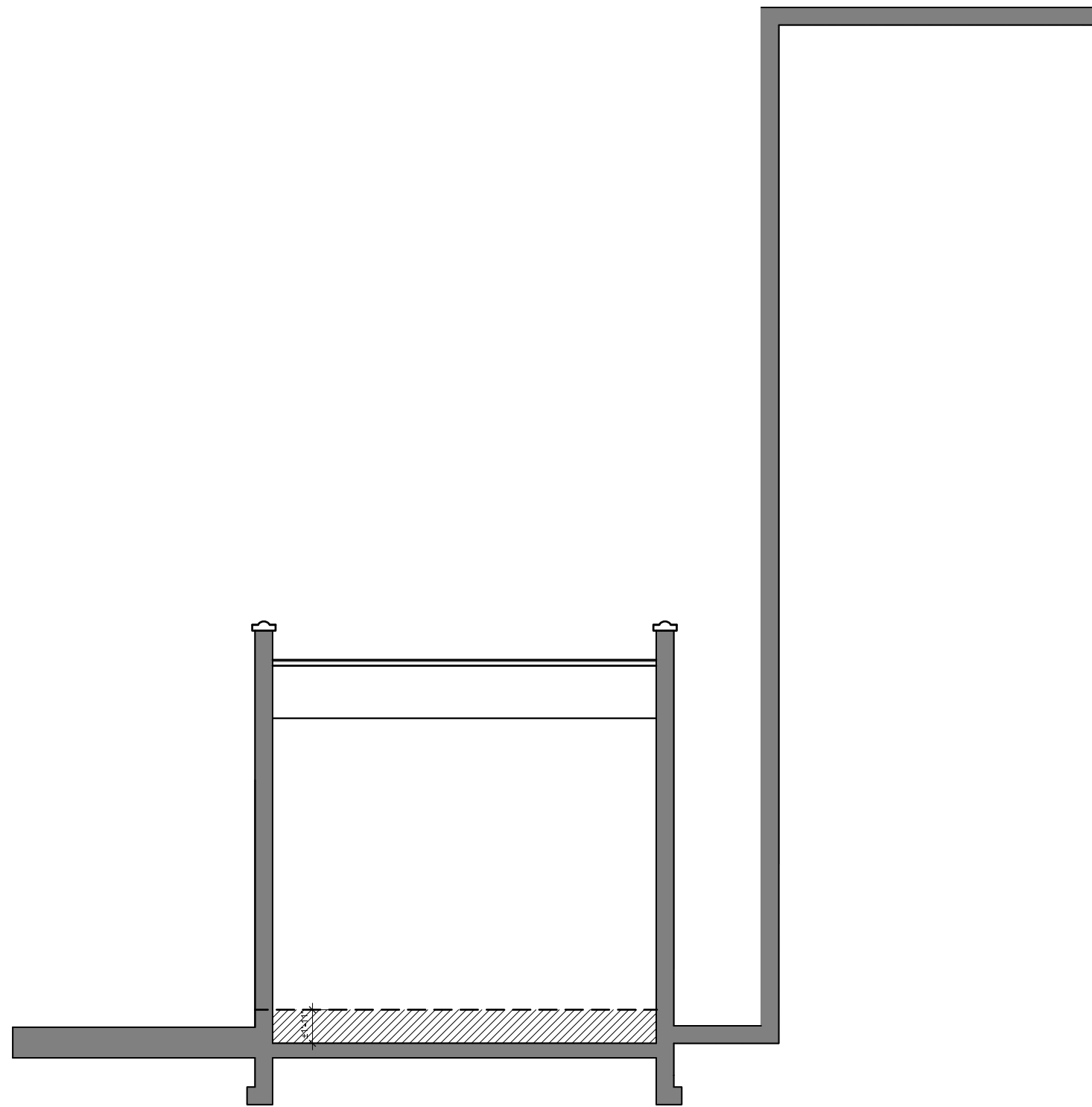
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340 WEST 12TH STREET
PRIVATE RESIDENCE

BUILDING SECTION

A-702.00

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APPROVED REAR HOUSE SECTION

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

6

PROPOSED REAR HOUSE SECTION

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

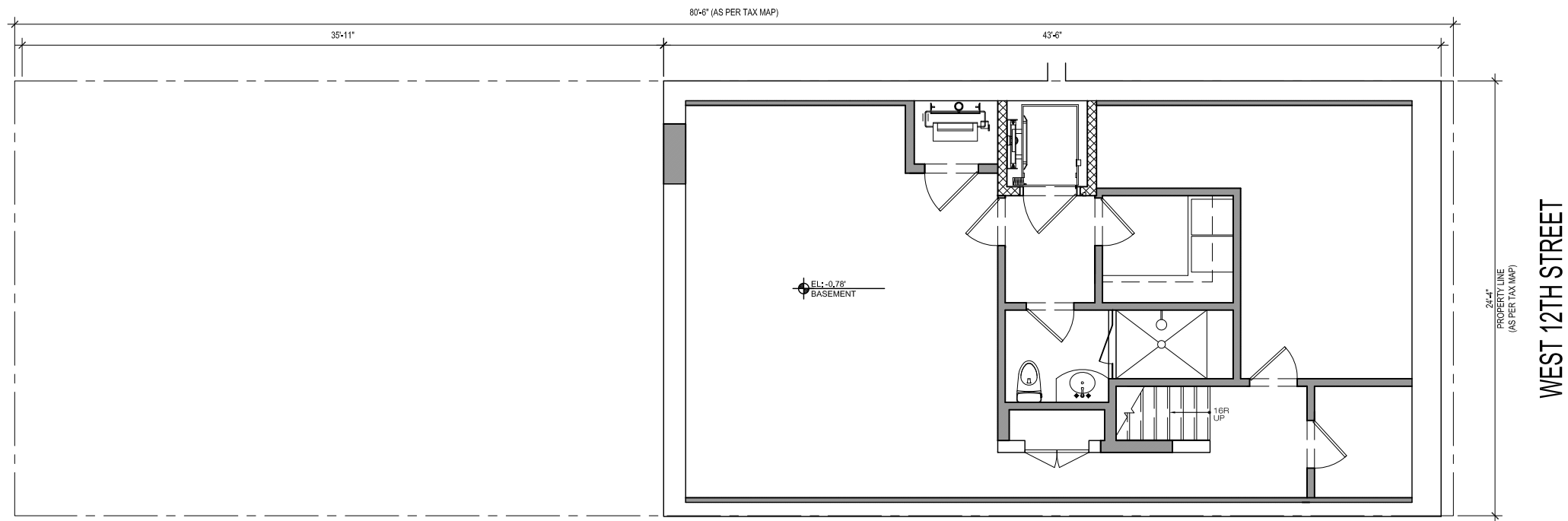
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340 WEST 12TH STREET
PRIVATE RESIDENCE

BUILDING SECTION

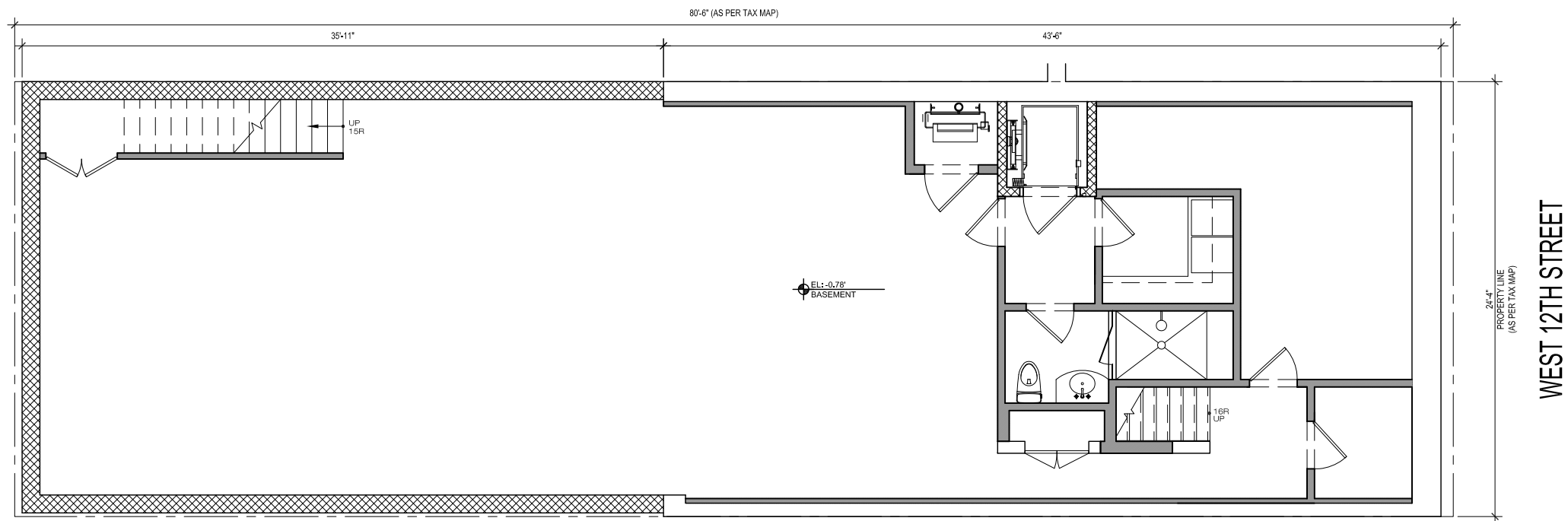
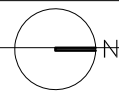
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PAGE 8



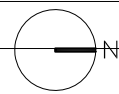
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APPROVED CELLAR PLAN
SCALE: 1/8" = 1'-0"



2

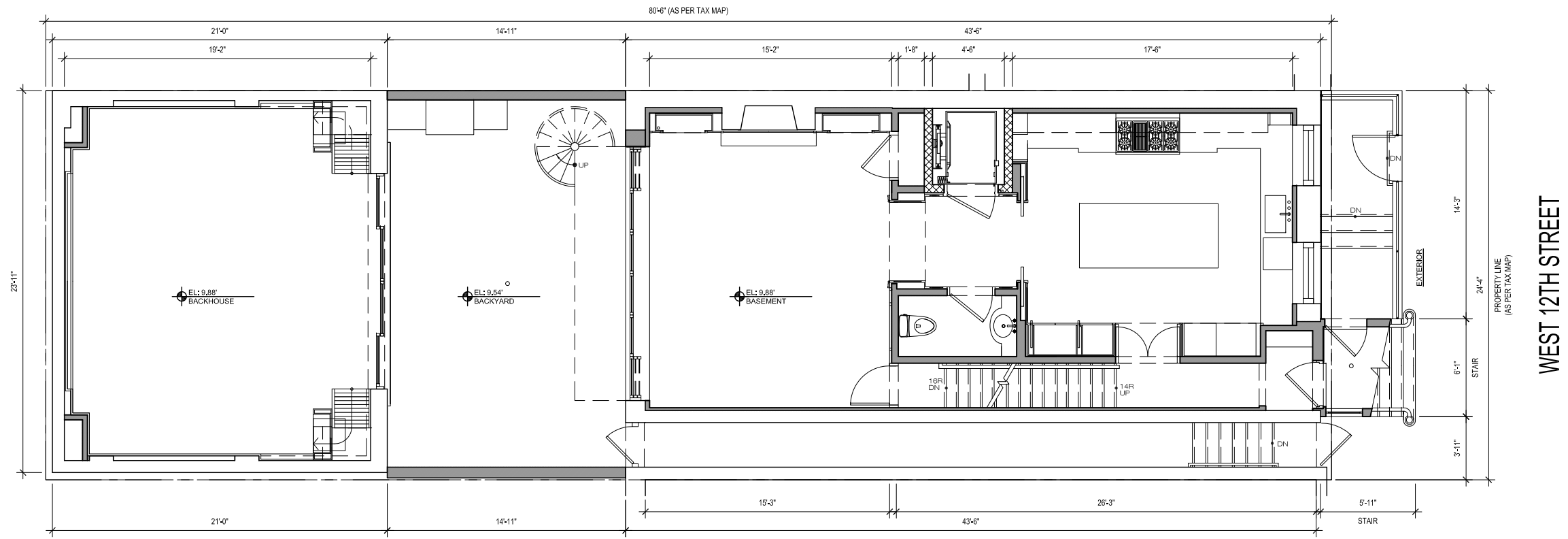
PROPOSED CELLAR PLAN
SCALE: 1/8" = 1'-0"



10/08/15

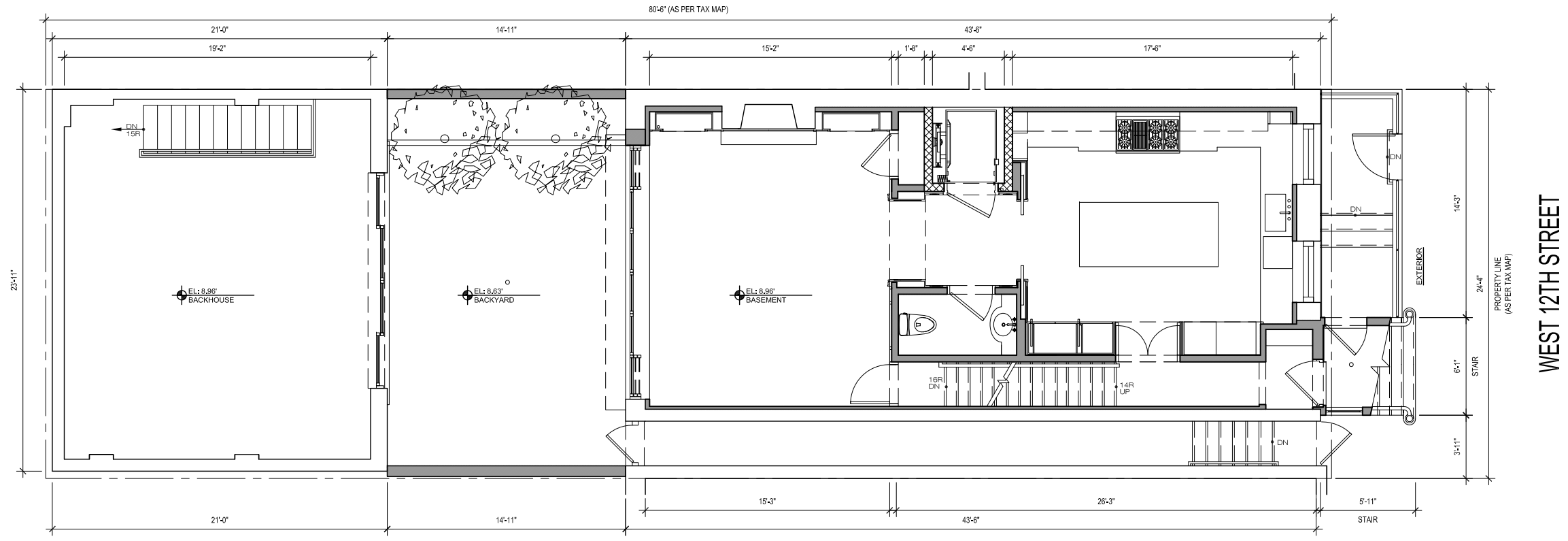
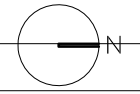
340 WEST 12TH STREET
PRIVATE RESIDENCE

ARCHITECTURAL
FLOOR PLANS
A-100.00
PAGE 9



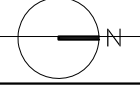
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APPROVED BASEMENT PLAN
SCALE: 1/8" = 1'-0"



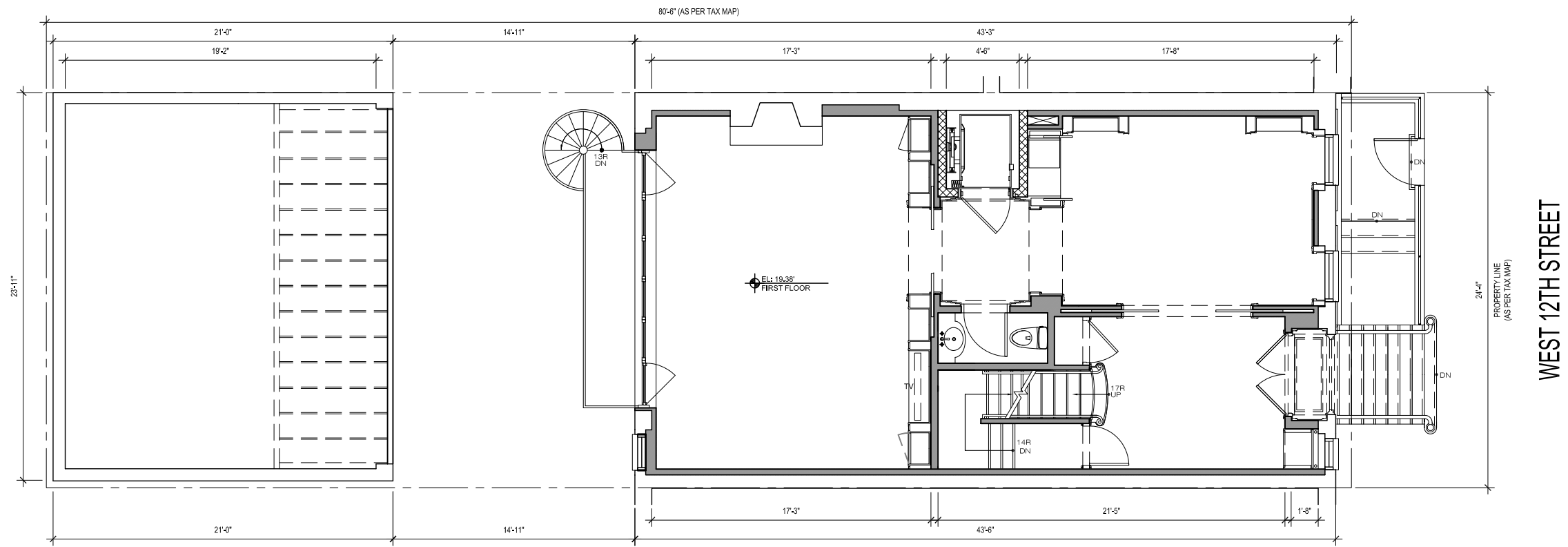
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PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"



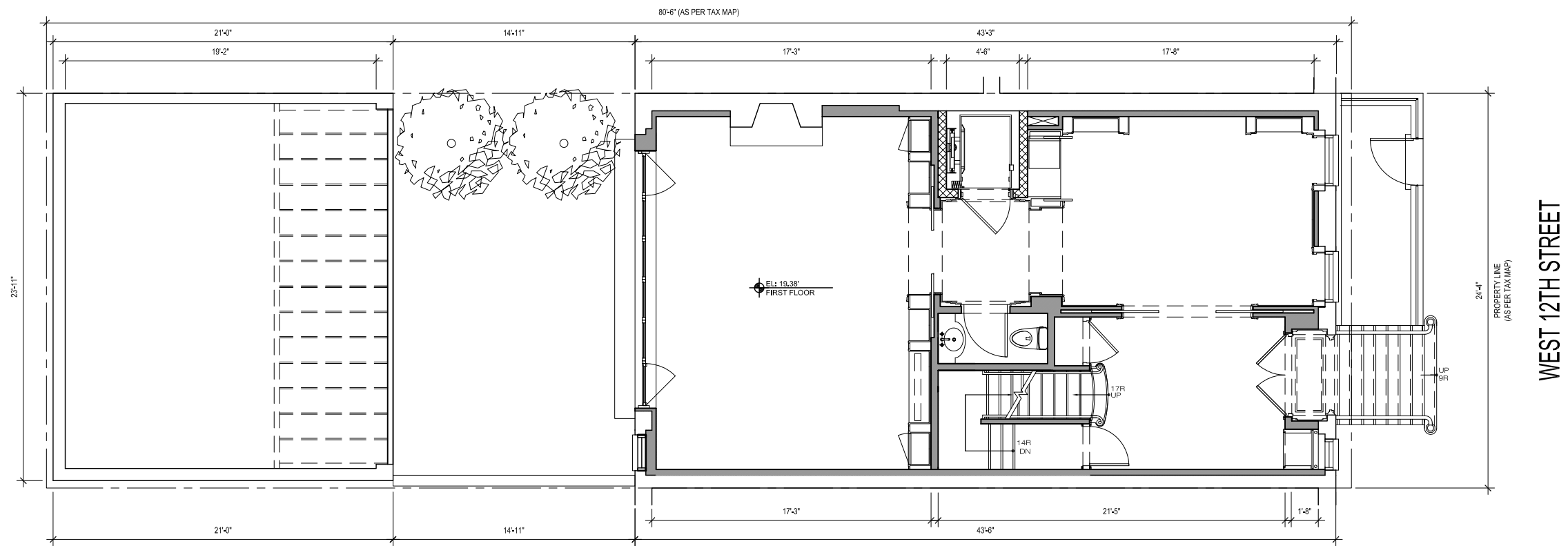
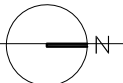
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340 WEST 12TH STREET
PRIVATE RESIDENCE



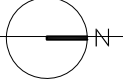
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APPROVED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2

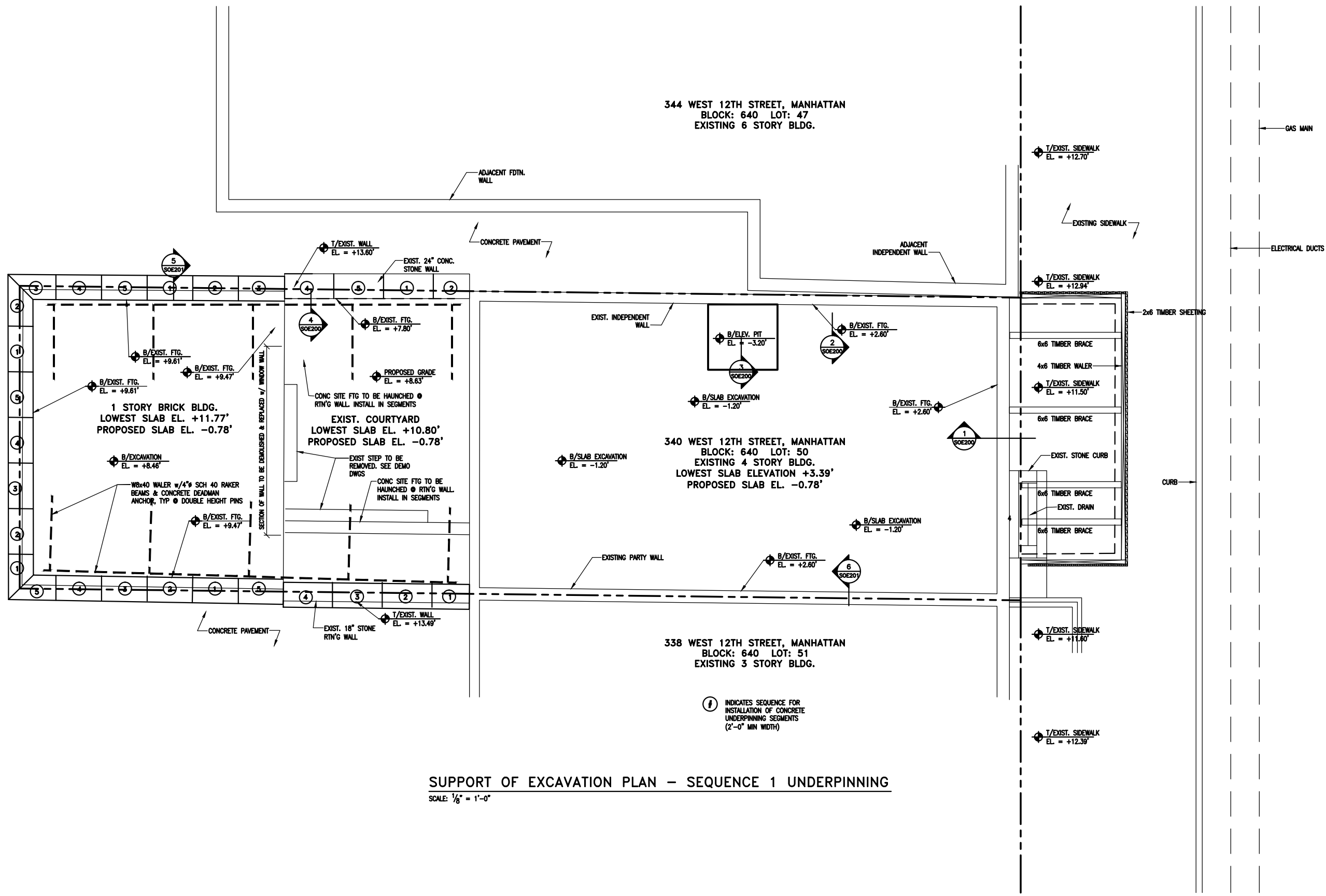
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



10/08/15

340 WEST 12TH STREET
PRIVATE RESIDENCE

ARCHITECTURAL
FLOOR PLANS
A-102.00
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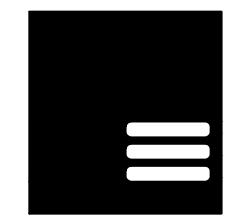
SUPPORT OF EXCAVATION PLAN – SEQUENCE 1 UNDERPINNING
 SCALE: 1/8" = 1'-0"

344 WEST 12TH STREET, MANHATTAN
 BLOCK: 640 LOT: 47
 EXISTING 6 STORY BLDG.

340 WEST 12TH STREET, MANHATTAN
 BLOCK: 640 LOT: 50
 EXISTING 4 STORY BLDG.
 LOWEST SLAB ELEVATION +3.39'
 PROPOSED SLAB EL. -0.78'

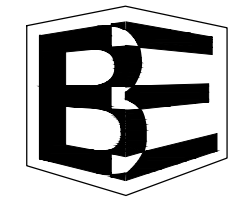
338 WEST 12TH STREET, MANHATTAN
 BLOCK: 640 LOT: 51
 EXISTING 3 STORY BLDG.

① INDICATES SEQUENCE FOR
 INSTALLATION OF CONCRETE
 UNDERPINNING SEGMENTS
 (2'-0" MIN WIDTH)



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SEAL

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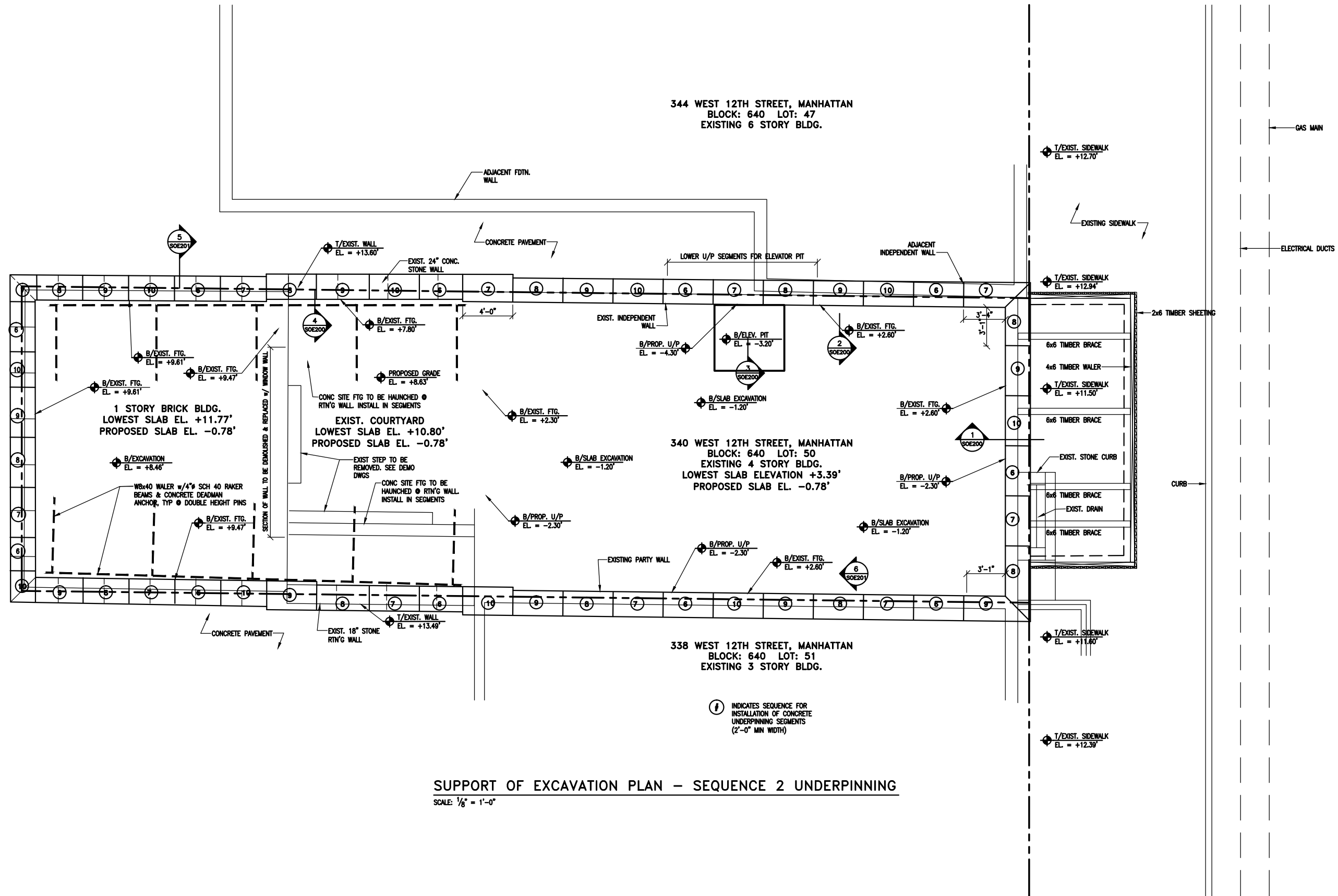
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DATE: 08.01.2015
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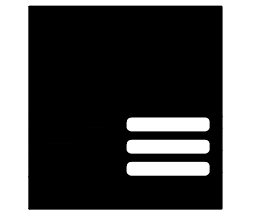
SUPPORT OF EXCAVATION
 PLAN

SOE-100.01

DOB A10517

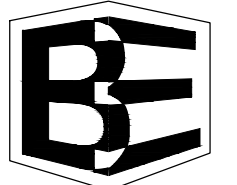


SUPPORT OF EXCAVATION PLAN – SEQUENCE 2 UNDERPINNING
 SCALE: 1/8" = 1'-0"



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SEAL

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 TO EXISTING TOWNHOUSE

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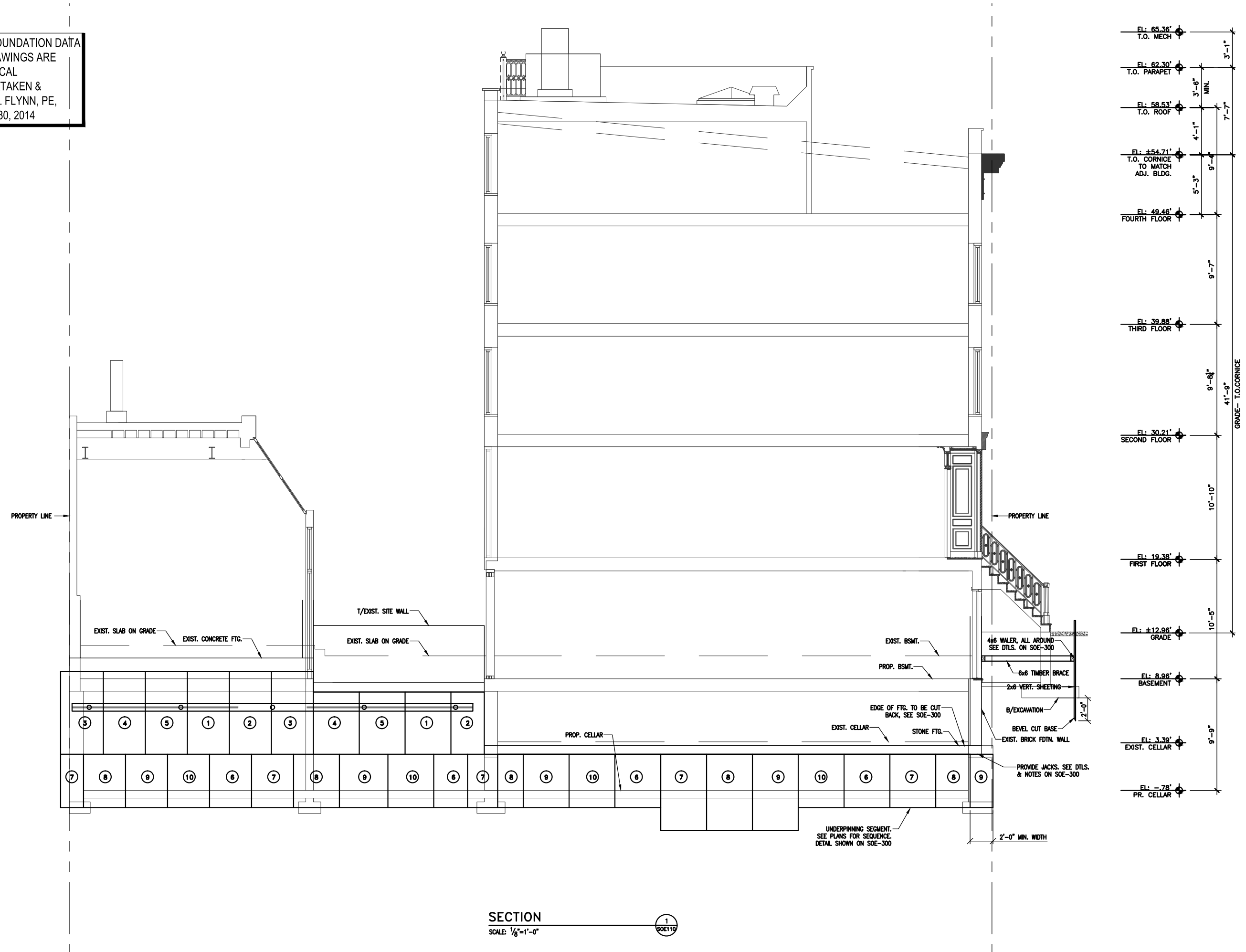
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SUPPORT OF EXCAVATION
 PLAN

SOE-101.00

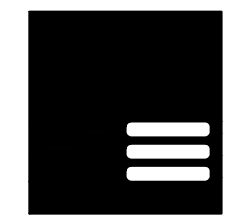
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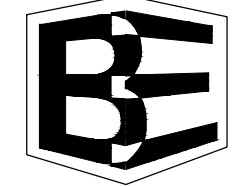
- EL: 65.36' T.O. MECH
- EL: 62.30' T.O. PARAPET
- EL: 58.53' T.O. ROOF
- EL: ±54.71' T.O. CORNICE TO MATCH ADJ. BLDG.
- EL: 49.46' FOURTH FLOOR
- EL: 39.88' THIRD FLOOR
- EL: 30.21' SECOND FLOOR
- EL: 19.38' FIRST FLOOR
- EL: ±12.96' GRADE
- EL: 8.96' BASEMENT
- EL: 3.39' EXIST. CELLAR
- EL: -78' PR. CELLAR

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



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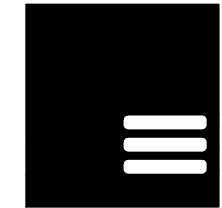
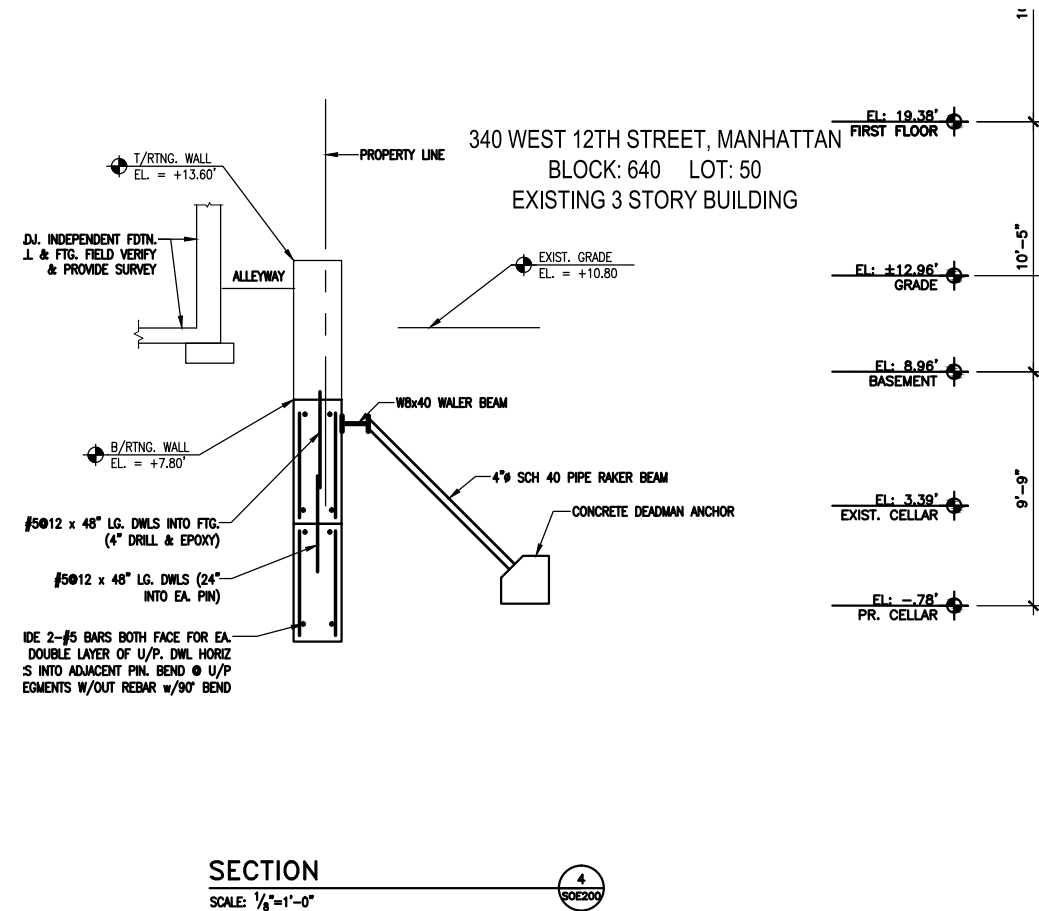
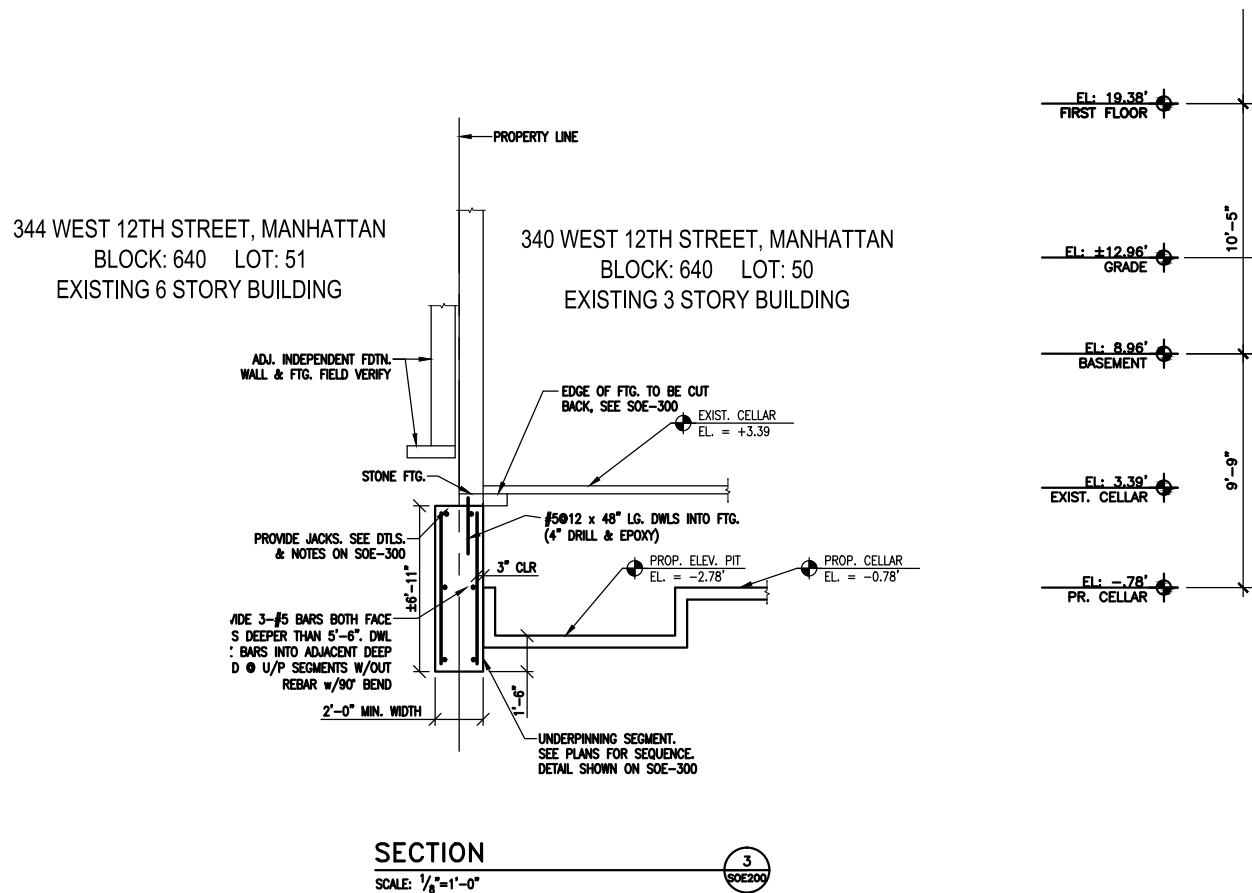
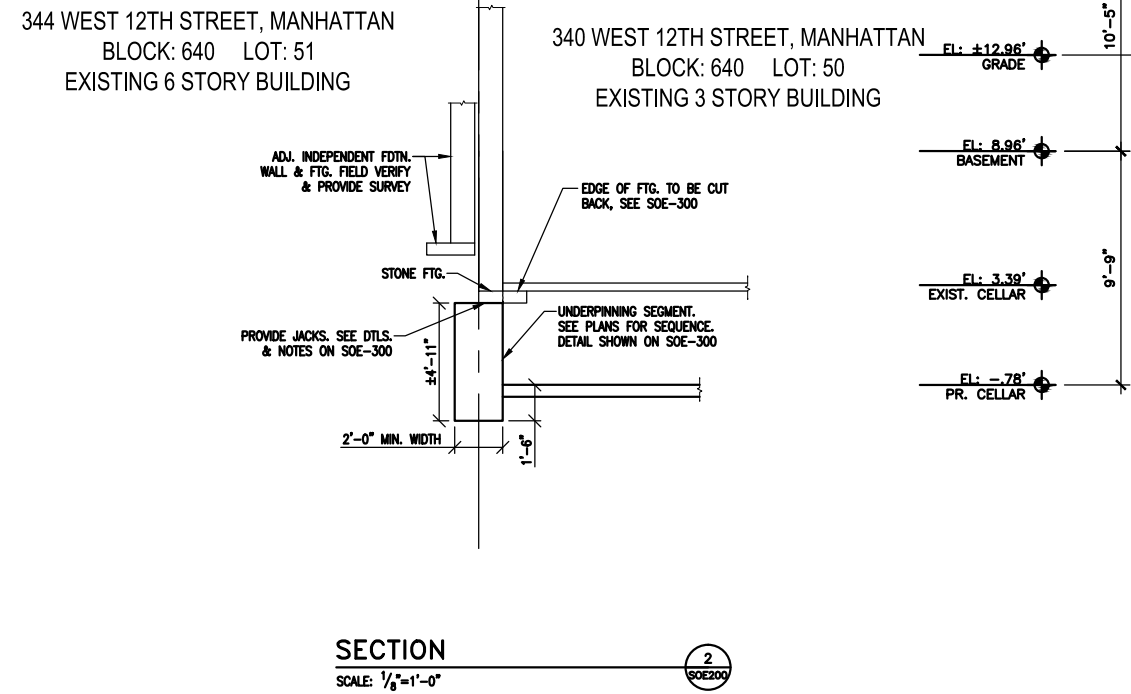
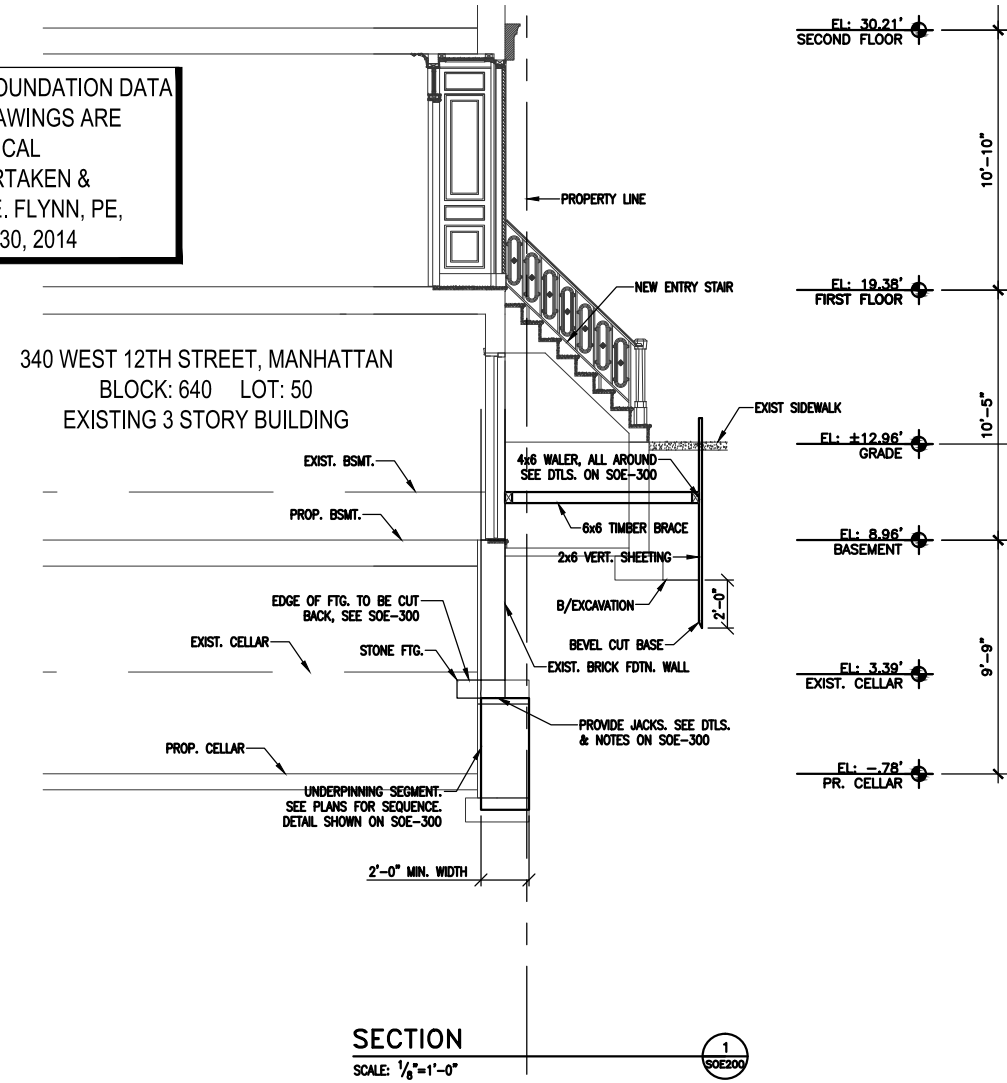
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WALL ELEVATION

SOE-110.00

DOB A10517

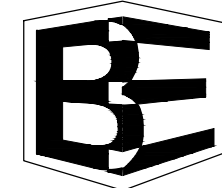
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DATE: 08.01.2015

SCALE: AS NOTED

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SECTIONS

SOE-200.01

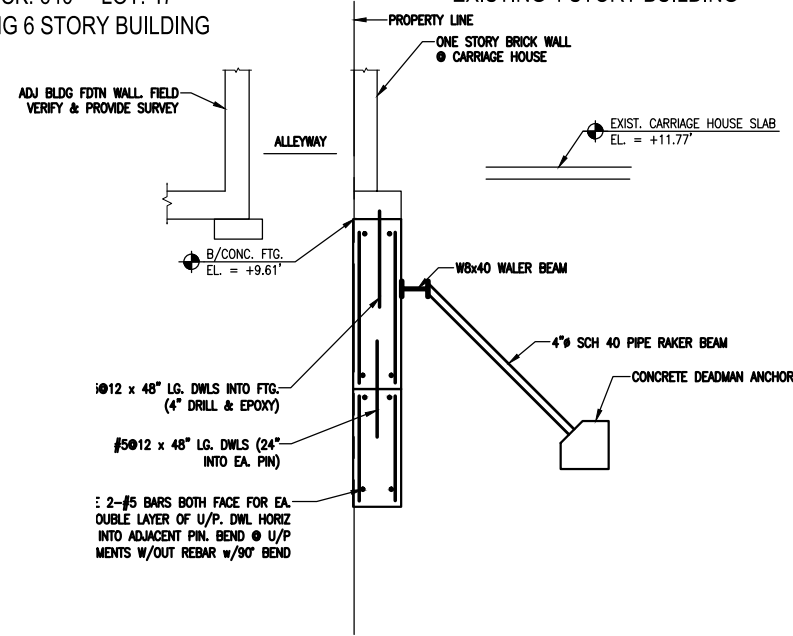
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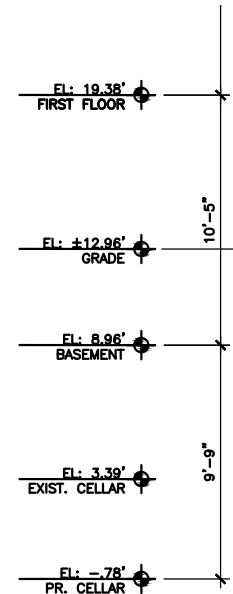
NOTE: ALL EXISTING FOUNDATION DATA SHOWN ON THESE DRAWINGS ARE BASED ON GEOTECHNICAL INVESTIGATION UNDERTAKEN & REPORTED BY BRIAN E. FLYNN, PE, REPORT DATED APRIL 30, 2014

344 WEST 12TH STREET, MANHATTAN
BLOCK: 640 LOT: 47
EXISTING 6 STORY BUILDING

340 WEST 12TH STREET, MANHATTAN
BLOCK: 640 LOT: 50
EXISTING 4 STORY BUILDING

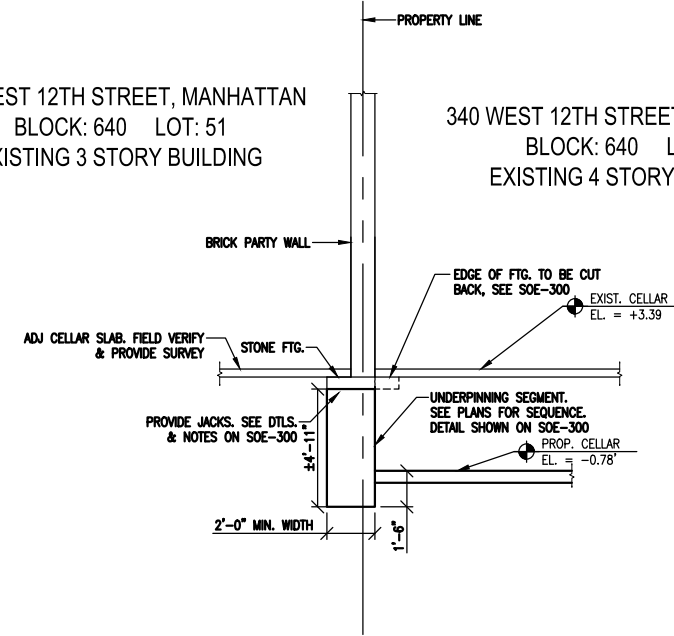


SECTION 5
SCALE: 1/8"=1'-0"

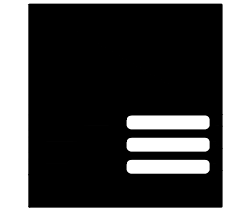
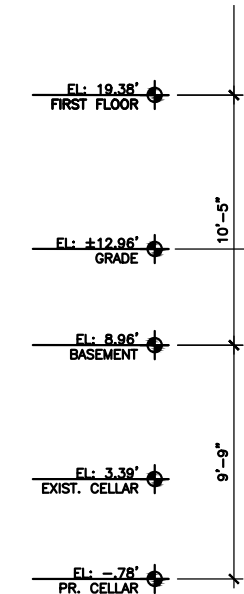


338 WEST 12TH STREET, MANHATTAN
BLOCK: 640 LOT: 51
EXISTING 3 STORY BUILDING

340 WEST 12TH STREET, MANHATTAN
BLOCK: 640 LOT: 50
EXISTING 4 STORY BUILDING

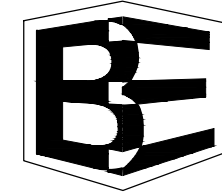


SECTION 6
SCALE: 1/8"=1'-0"



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DATE: 08.01.2015

SCALE: AS NOTED

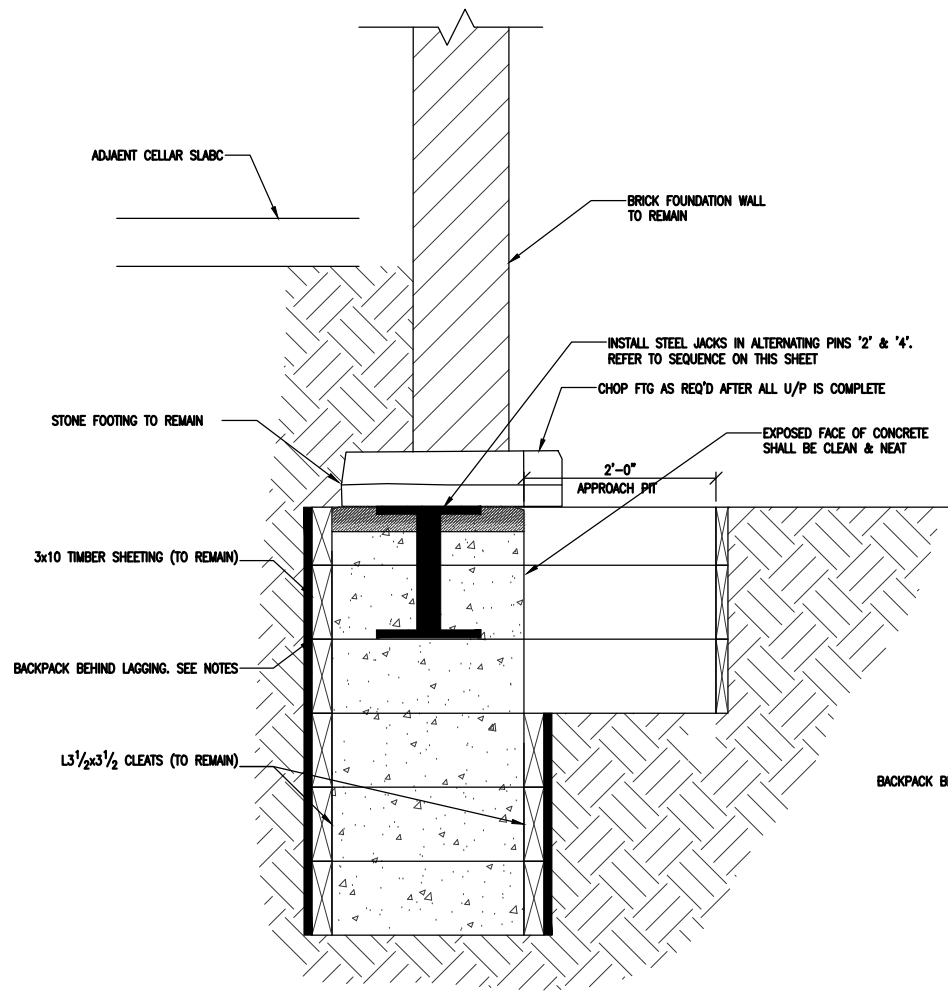
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SECTIONS

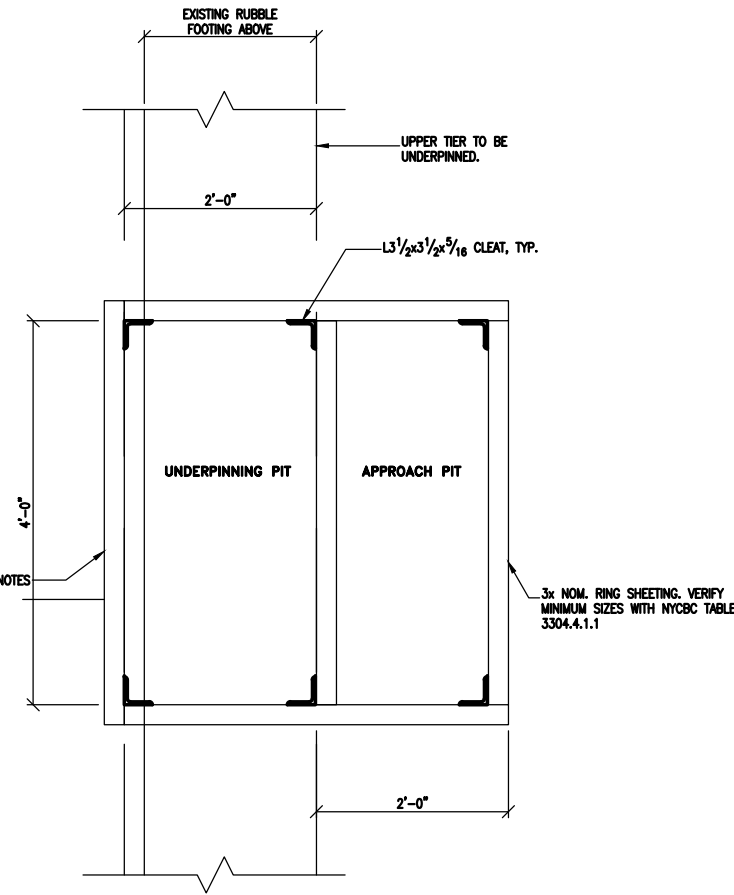
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UNDERPINNING SECTION

SCALE: 1/2"=1'-0"

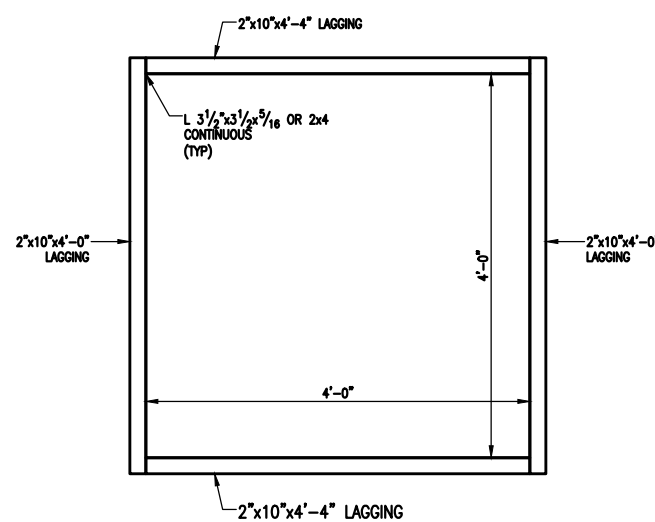


UNDERPINNING PIT PLAN

SCALE: 1/2"=1'-0"

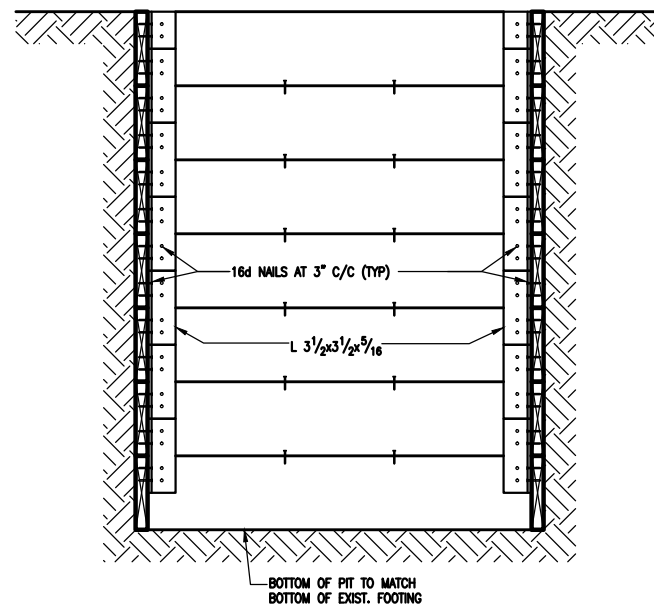
UNDERPINNING SEQUENCE:

1. DIG APPROACH PIT TO THE WIDTH OF THE UNDERPINNING SEGMENT WITH REQUIRED SHEETING AND BRACING FOR ALL SEGMENTS MARKED AS SECTION 1.
- 1.1. LOSS OF GROUND SHOULD BE KEPT TO A MINIMUM BY BACKFILLING BEHIND THE BOARDS WHERE AND WHEN POSSIBLE WITH GROUT PUMPED INTO THE VOIDS. PACK VOIDS BETWEEN SHEETING AND SOIL WITH SOIL CEMENT.
- 1.2. CLEAN BOTTOM OF EXISTING FOOTING. IF BOTTOM OF EXISTING FOOTING IS SMOOTH AND LEVEL, E.O.R. MAY ACCEPT NOT CONSTRUCTING THE LINTEL BEAM.
- 1.3. PREPARE SUBGRADE FOR INSPECTION.
- 1.4. AFTER SUBGRADE INSPECTION, INSTALL REINFORCING STEEL AS REQUIRED.
2. POUR NEW CONCRETE UNDERPINNING FOR SEGMENT 1, LEAVING A 3" GAP BETWEEN THE TOP OF UNDERPINNING AND THE BOTTOM OF EXISTING FOOTING.
- 2.1. IF UNDERSIDE OF EXISTING FOUNDATION IS NOT LEVEL, E.O.R. MAY REQUIRE A LINTEL BEAM ADDED AND 3" STYROFOAM SET UNDER THE LINTEL BEAM FOR STEEL WEDGES.
- 2.2. IF JACKING IS REQUIRED, INSTALL ADDITIONAL STYROFOAM FOR JACKING POCKET.
3. AFTER CONCRETE ATTAINS 75% OF DESIGN STRENGTH, INSTALL TAPERED STEEL WEDGES BETWEEN UNDERPINNING AND EXISTING UNDERSIDE OF FOOTING WITH THE FOLLOWING PROCEDURE.
 - 3.1. INSTALL STEEL TOP PLATE (1"x20") IN THE TOP OF THE POCKET. PROVIDE LEVELING GROUT AS NECESSARY BETWEEN TOP PLATE AND BOTTOM OF FOOTING
 - 3.2. INSTALL STEEL BOTTOM PLATE (12"x20") SHIM AS NECESSARY TO MAKE HEIGHT.
 - 3.3. DRIVE WEDGES BETWEEN STEEL TOP AND BOTTOM PLATES. WEDGES SHALL BE LOCATED 6" CLEAR FROM EACH END OF UNDERPINNING SEGMENT AND AT A MAXIMUM OF 2'-0" o.c.
 - 3.4. IF STEEL JACKING IS NOT REQUIRED, SKIP TO SECTION 5
4. FOR STEEL JACKING ONLY:
 - 4.1. INSTALL STEEL SIDE PLATES (12"x8") ON JACKING POCKET SIDES. PROVIDE LEVELING GROUT BETWEEN STEEL PLATES AND UNDERPINNING PIER. ADD STEEL PLATES AS NECESSARY TO MAKE HEIGHT.
 - 4.2. INSTALL CALIBRATED 100-TON JACK IN JACKING POCKET WITH HYDRAULIC HOSES ATTACHED.
 - 4.3. SET UP SURVEYING INSTRUMENT AND MONITORING POINTS ON WALL ABOVE THE JACK AND 10 FEET EITHER SIDE OF THE JACK.
 - 4.4. INCREASE JACKING PRESSURE UNTIL BUILDING SUSTAINS A MAXIMUM OF 1/16TH INCH LIFT AND RECORD PRESSURE.
 - 4.5. MAINTAIN PRESSURE AS UNDERPINNING SETTLES.
 - 4.6. AFTER UNDERPINNING HOLDS LOAD WITHOUT SETTLEMENT FOR 10 MINUTES, PLACE AND DRIVE WEDGES BETWEEN STEEL TOP PLATE AND STEEL SIDE PLATES.
 - 4.7. RELEASE PRESSURE AND REMOVE HYDRAULIC JACK.
5. INSTALL 2" DRYPACK (MIXTURE OF 1 PART CEMENT TO 2 PARTS DAMP SAND) RAMMED INTO SPACE BETWEEN TOP OF UNDERPINNING AND EXISTING FOOTING TO TRANSFER LOAD.
 - 5.1. RAM ADDITIONAL DRYPACK INTO ALL VOIDED SPACES FROM WEDGES AND JACKING PROCEDURES.
6. BACKFILL APPROACH PIT FOR UNDERPINNING SEGMENT.
7. REPEAT STEPS 1 THRU 5 FOR EACH OF THE REMAINING SEQUENCES, IN SEQUENTIAL ORDER AS SHOWN ON SOE-100.



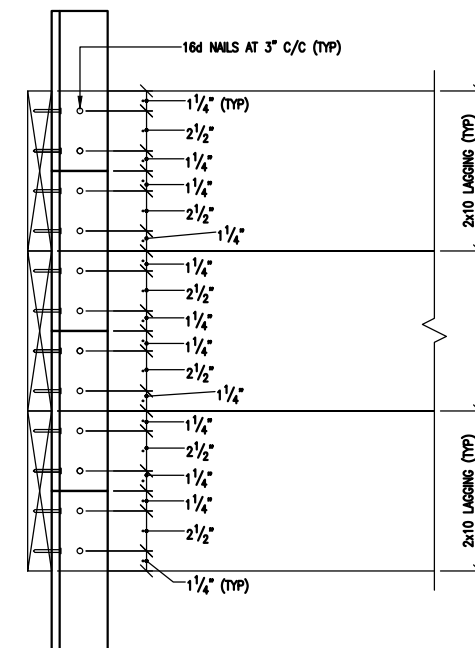
PLAN OF UNDERPINNING PIT SHOWING ALTERNATE LAGGING LAYOUT INSTALLATION

SCALE: 1/2"=1'-0"



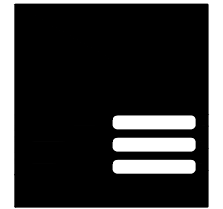
SECTION OF UNDERPINNING PIT SHOWING ALTERNATE LAGGING LAYOUT INSTALLATION

SCALE: 1/2"=1'-0"



DETAIL OF NAILING BETWEEN ANGLE AND LAGGING

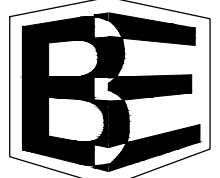
SCALE: 1/2"=1'-0"



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SEAL

RENOVATION & ADDITION
TO EXISTING TOWNHOUSE

340 WEST 12TH STREET
NEW YORK, NY 10014

01	08.01.2015	ISSUED TO NYC DOB
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DATE: 08.01.2015

SCALE: AS NOTED

DRAWN BY: CAD-BE

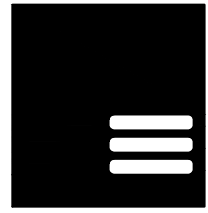
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DETAILS

SOE-300.00

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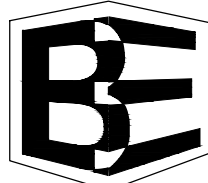
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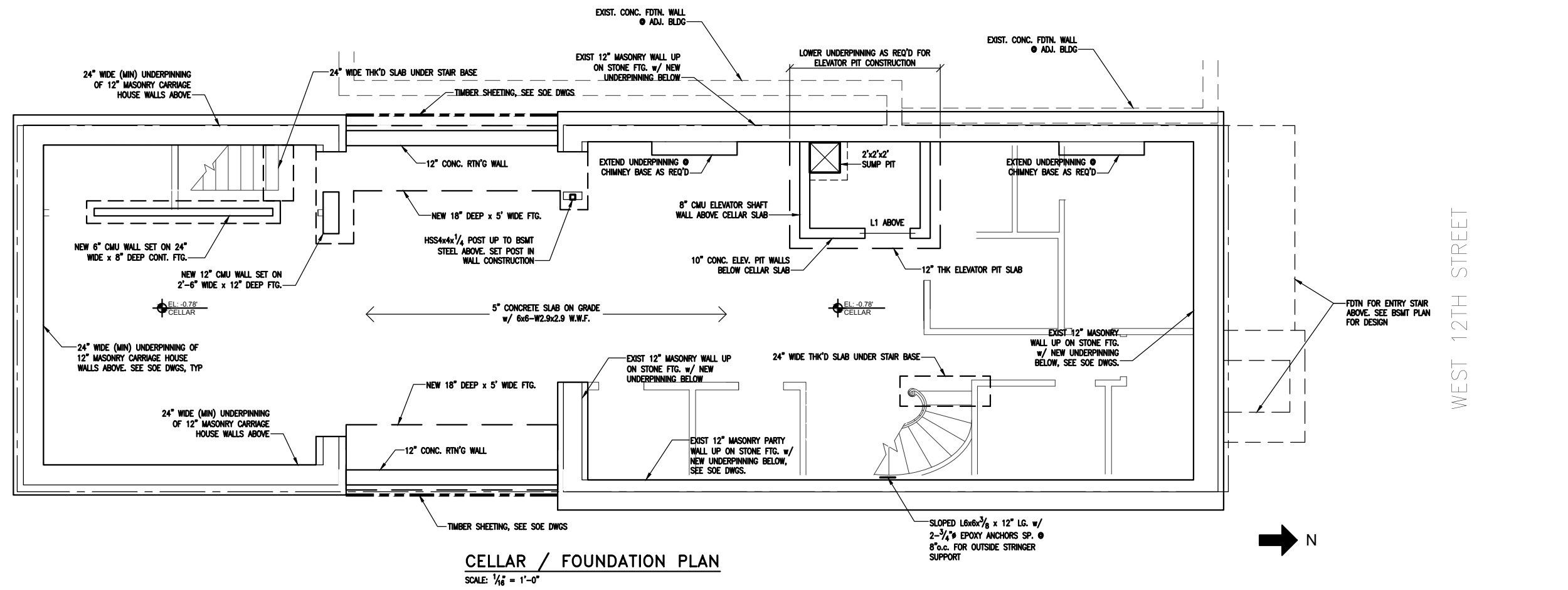
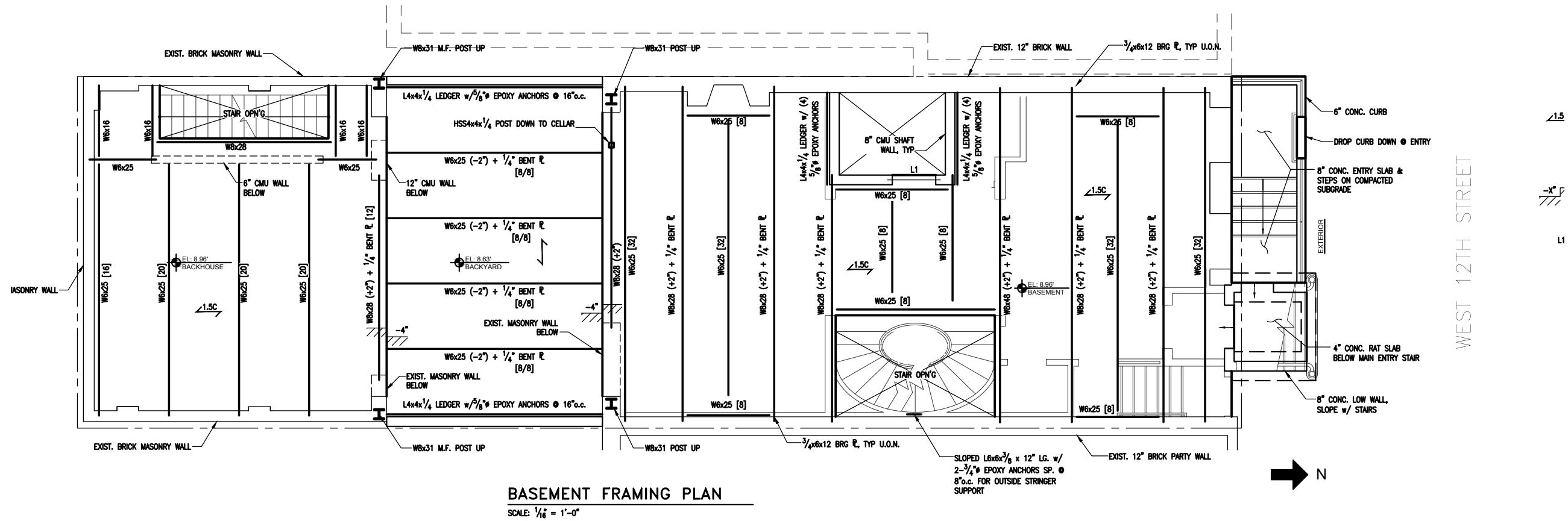
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CELLAR & BASEMENT PLAN

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