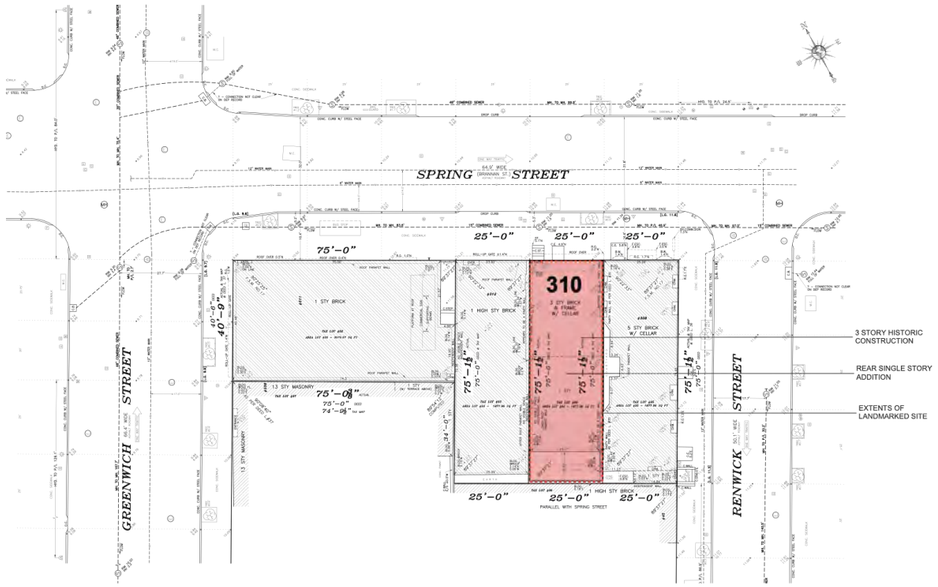
LANDMARKS PRESERVATION COMMISSION & COMMUNITY BOARD 2 MEETING PRESENTATION

15 DECEMBER 2020

THE BRIDGE
308-312 SPRING ST & 511 GREENWICH ST
NEW YORK, NY 10013

01 CONTEXT

PROJECT LOCATION: 3D AERIAL IMAGE



EXISTING CONDITIONS SURVEY

Ponte Equities - The Bridge
LPC Review Package

19 OCTOBER 2020

LPC-000	COVER SHEET
LPC-001	310 SPRING ST IMAGES
LPC-002	310 SPRING ST IMAGES
LPC-003	310 SPRING ST IMAGES
LPC-004	310 SPRING ST IMAGES
LPC-005	310 SPRING ST IMAGES
LPC-011	310 SPRING ST FRONT FACADE DEMOLITION
LPC-012	310 SPRING ST REAR FACADE DEMOLITION
LPC-101	310 SPRING ST FRONT FACADE
LPC-102	310 SPRING ST REAR FACADE
LPC-103	310 SPRING ST WINDOW DETAILS
LPC-104	310 SPRING ST RAILING & LIGHTING DETAILS
LPC-105	310 SPRING ST STOREFRONT DETAILS
LPC-106	310 SPRING ST STOREFRONT DETAILS
LPC-200	PRESERVATION STRATEGIES
LPC-300	EXTERIOR ELEVATIONS NEW DEVELOPMENT
LPC-301	ENLARGED ELEVATION NEW DEVELOPMENT
LPC-401	NEW DEVLEOPMENT BRIDGE SECTION DIAGRAM 1
LPC-402	NEW DEVLEOPMENT BRIDGE SECTION DIAGRAM 2
LPC-403	NEW DEVLEOPMENT BRIDGE SECTION DIAGRAM 3
LPC-404	NEW DEVLEOPMENT BRIDGE SECTION DIAGRAM 4
LPC-405	NEW DEVELOPMENT EYE LEVEL RENDERING
LPC-406	NEW DEVELOPMENT BRIDGE LOCATION STUDY
LPC-407	NEW DEVELOPMENT ENLARGED BRIDGE DRAWINGS
LPC-408	NEW DEVELOPMENT 3D SECTION RENDERING
LPC-409	NEW DEVELOPMENT BRIDGE EVALUATION CRITERIA
LPC-500	NEW DEVELOPMENT PLAN DIAGRAMS
LPC-600	NEW DEVELOPMENT RENDERED SPRING ST ELEVATION
LPC-601	NEW DEVELOPMENT ENLARGED RENDERED ELEVATION
LPC-602	NEW DEVELOPMENT RENDERED CORNER IMAGES
LPC-603	NEW DEVELOPMENT RENDERED RENWICK & GREENWICH ELEVATIONS
LPC-604	NEIGHBORHOOD CONTEXT
LPC-605	NEIGHBORHOOD CONTEXT

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Civil Engineer

Structural Engineer

MEP Engineer

Lighting Consultant

PONTE EQUITIES

The Bridge

308-312 Spring St & 511 Greenwich St
New York, NY 10013

KEY PLAN

REVISIONS

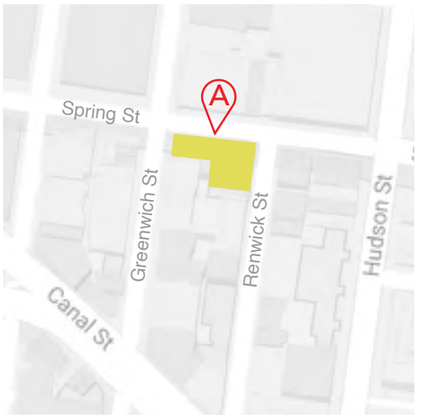
No.	Description	Date

ISSUED: LPC REVIEW
DATE: 10.19.2020
SCALE:
SHEET NAME: COVER SHEET
SHEET NUMBER: LPC-000.00

PROJECT NUMBER: 1930801.00 COPYRIGHT © 2017 KSQ ARCHITECTS, PC

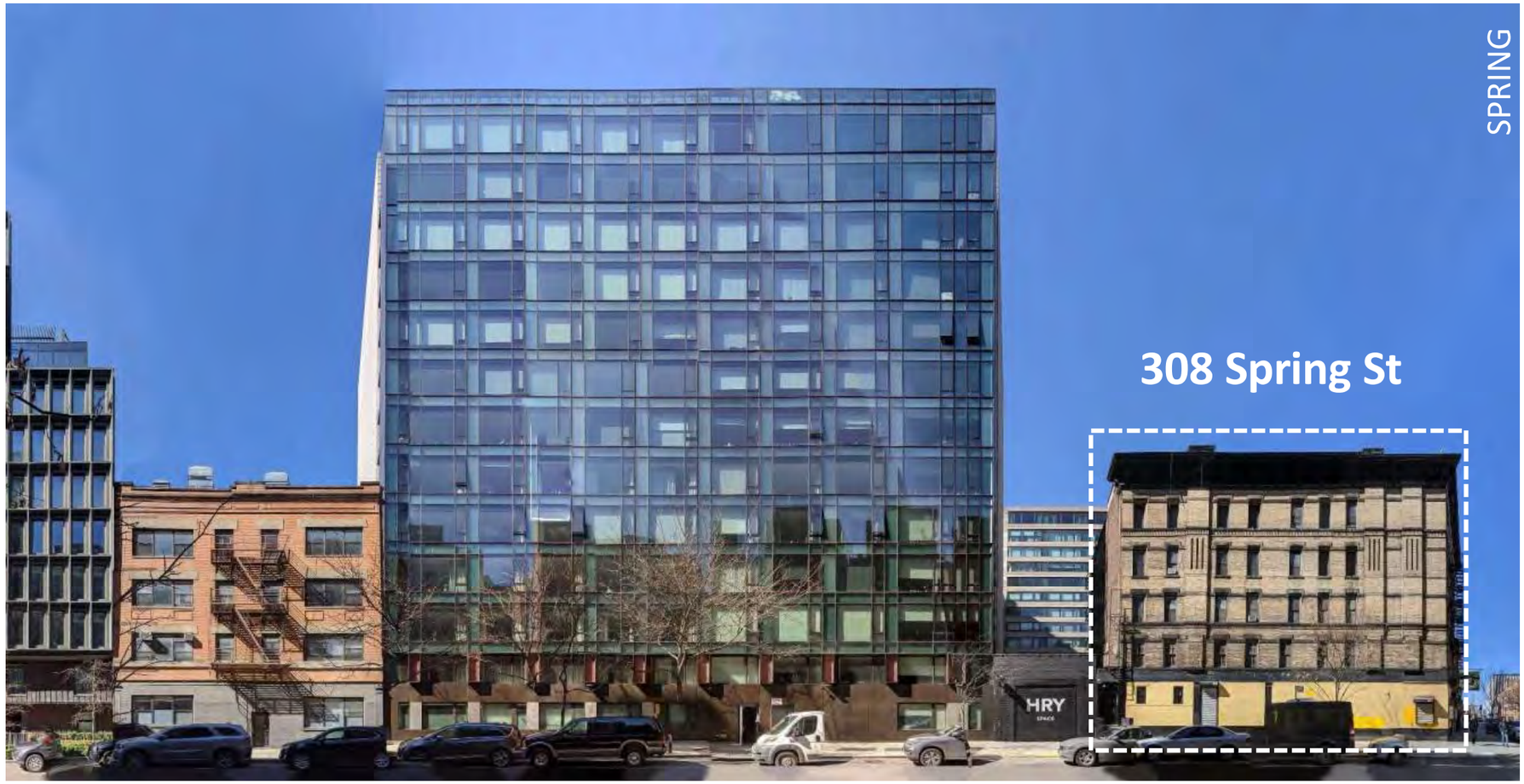
SPRING STREET
GREENWICH STREET
RENWICK STREET
CANAL STREET

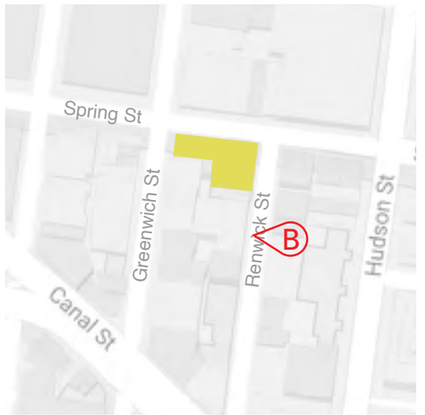
CANAL STREET
RENWICK STREET
310
SPRING STREET
GREENWICH STREET



A

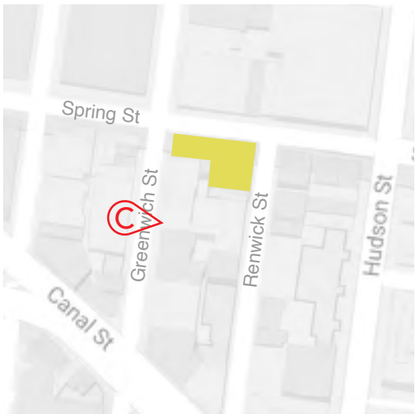
Existing Spring Street Elevation





B

Existing Renwick Street Elevation

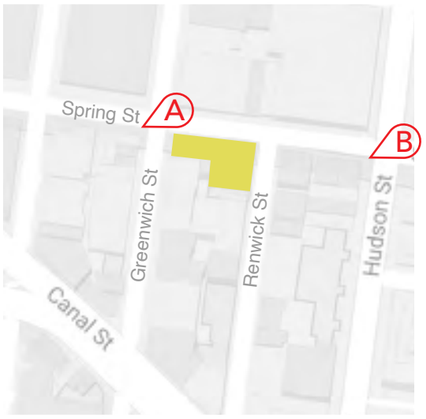


C

Existing Greenwich Street Elevation

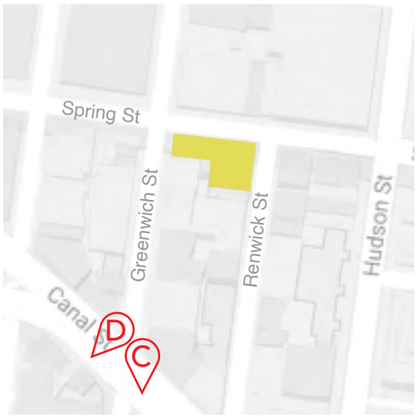
A View from Spring and Greenwich

B View from Spring and Hudson

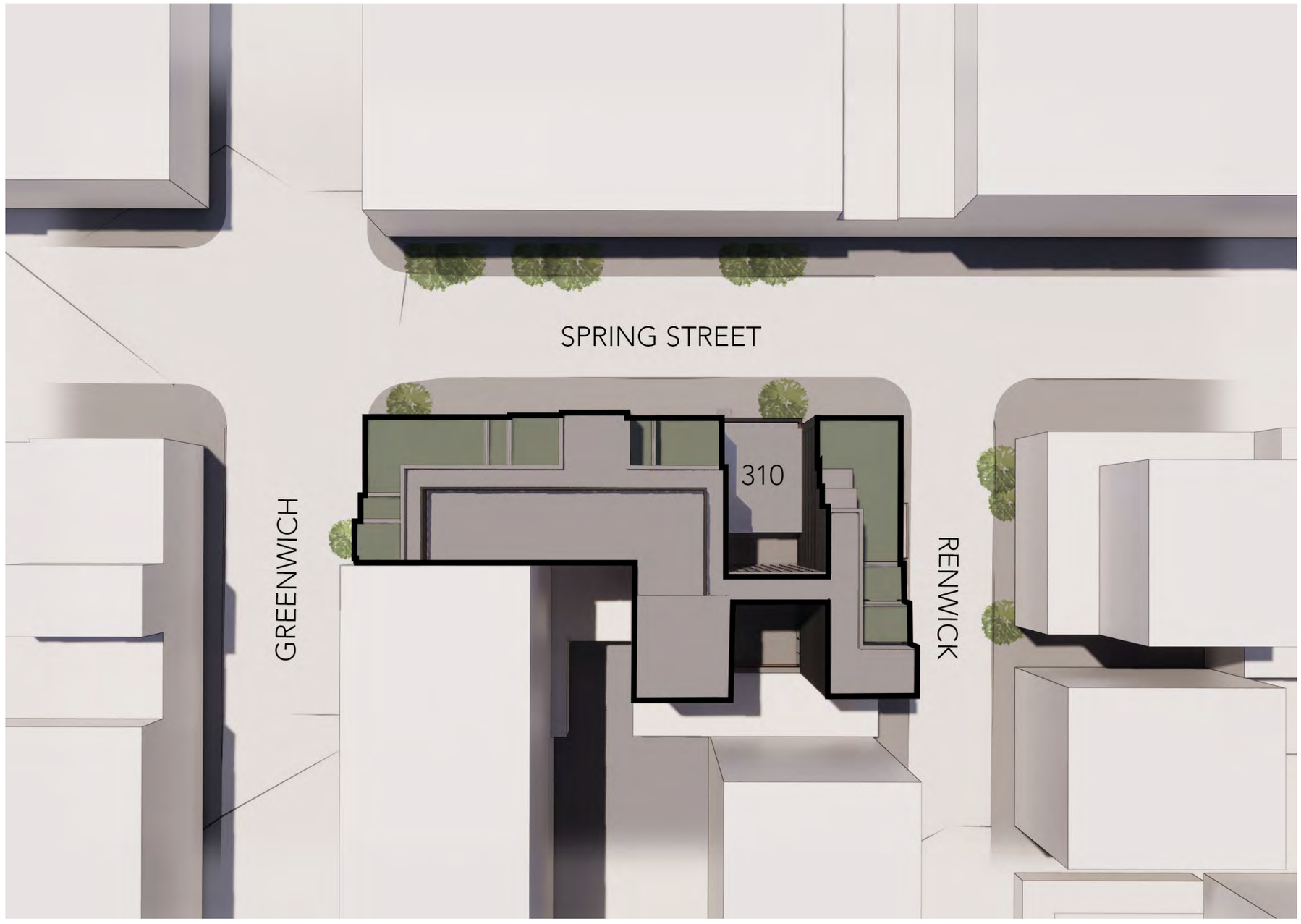


C View from Canal and Greenwich

D View from Canal and Greenwich



02 PROJECT DESIGN


SPRING STREET
GREENWICH
310
RENWICK

SPRING STREET
GREENWICH
RENWICK
RETAIL
310
OPEN
TO
BELOW
LOBBY
UTILITIES

ZONING SUMMARY

SITE INFORMATION

MANHATTAN BOROUGH DISTRICT # 2 (MANHATTAN CORE)

BLOCK NUMBER 594

TAX LOT SUMMARY

LOT #	AREA
32	3,056 SF
33	1,875 SF
34	1,875 SF
35	1,875 SF
	8,681 SF TOTAL

ZONING MAP # 12A

ZONING DISTRICT: C6-2A

APPLICABLE RESIDENCE DISTRICT: R8A

PERMITTED USE GROUPS:

RESIDENTIAL – 1,2
COMMUNITY FACILITY – 3,4
RETAIL + COMMERCIAL – 5,6,7,8,9,10,11,12

FLOOR AREA REGULATIONS – MAX FAR

[ZR 23-153] RESIDENTIAL (R8A QUALITY HOUSING) = 6.02
MAX FLOOR AREA = 6.02 X 8,681 SF = 52,259.62 SF

[ZR 33-122] COMMERCIAL = 6.00
MAX FLOOR AREA = 6.00 X 8,681 SF = 52,086.00 SF

[ZR 33-123] COMMERCIAL + COMMUNITY FACILITY USE = 6.50
MAX FLOOR AREA = 6.50 X 8,681 SF = 56,426.5 SF

MAXIMUM LOT COVERAGE:

[ZR 23-153] FOR QUALITY HOUSING BUILDINGS (R8A DISTRICT)

CORNER LOT = 100%
INTERIOR OR THROUGH LOT = 70%

MINIMUM REQUIRED YARDS:

[ZR 23-45] FRONT = NONE
[ZR 23-462] SIDE = NONE (MIN 8FT IF PROVIDED)
[ZR 23-471] REAR = 30 FT BEYOND 100 FT FROM STREETLINE

HEIGHT & SETBACK REQUIREMENTS

[ZR 23-662] MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS

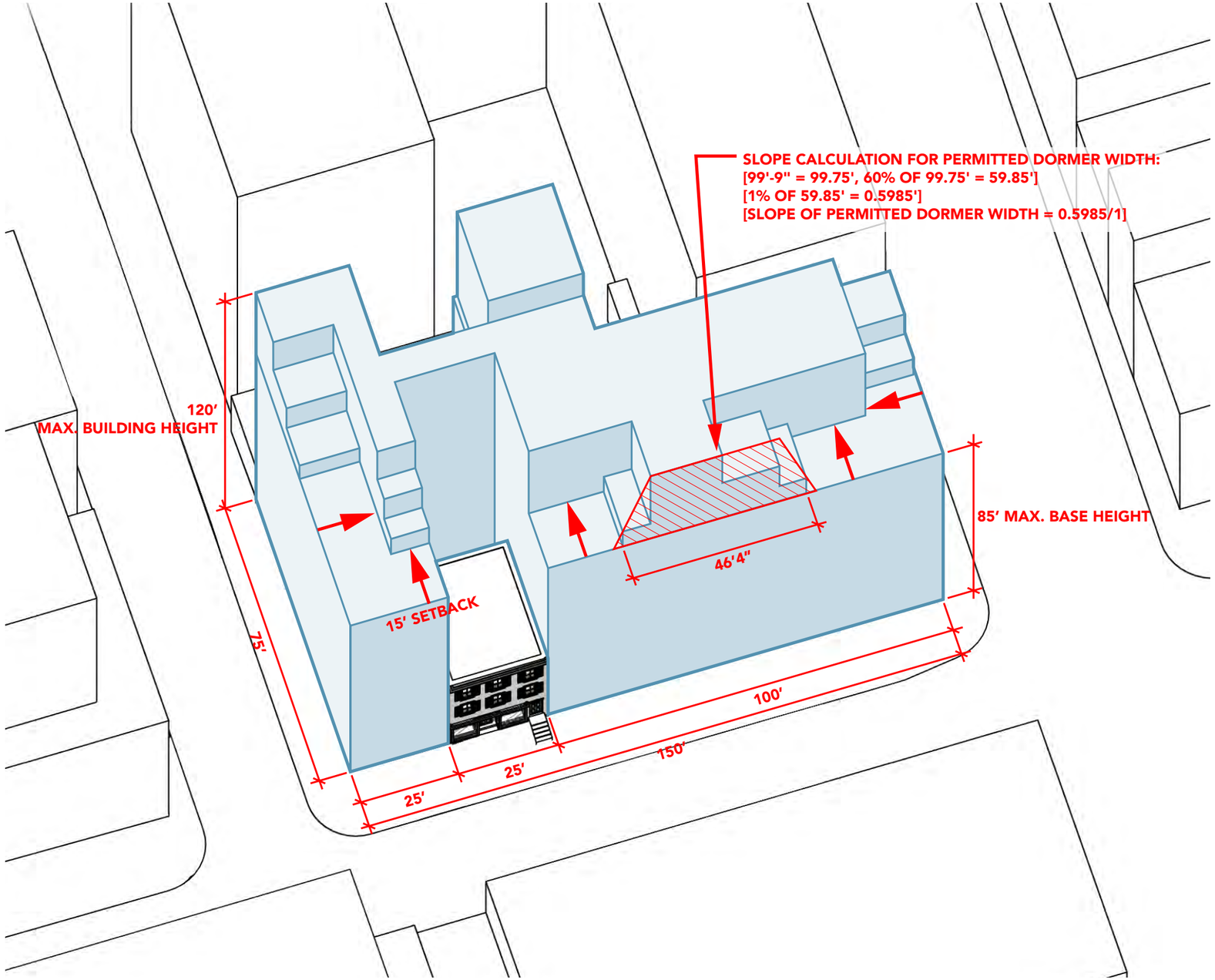
STREET WALL BASE HEIGHT
MINIMUM = 60 FT
MAXIMUM = 85 FT

MAX BUILDING HEIGHT = 120 FT

STREET WALL SETBACK
NARROW STREET = 15 FT
WIDE STREET = 10 FT

OFF-STREET PARKING

[ZR13-10] NOT REQUIRED WITHIN THE MANHATTAN CORE.



PONTE EQUITIES INC. | ksqdesign | JHPA JAN HIRD POKORNY ASSOCIATES

THE BRIDGE
308-312 SPRING ST &
511 GREENWICH ST
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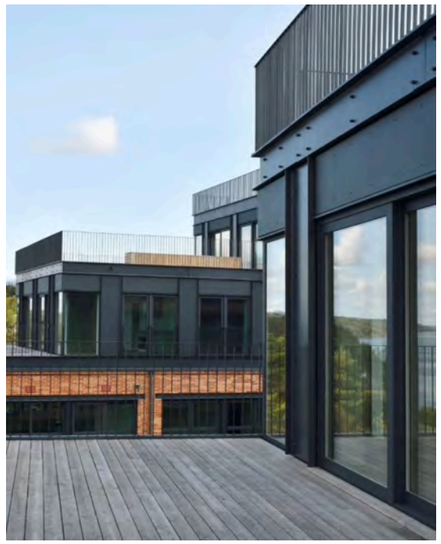
RENWICK & GREENWICH STREET ELEVATION RENDERINGS

LPC & COMMUNITY BOARD 2 MEETING - 15 DECEMBER 2020

Store Front Inspiration

Windows w/ Juilette Balconies and Shutter Detail



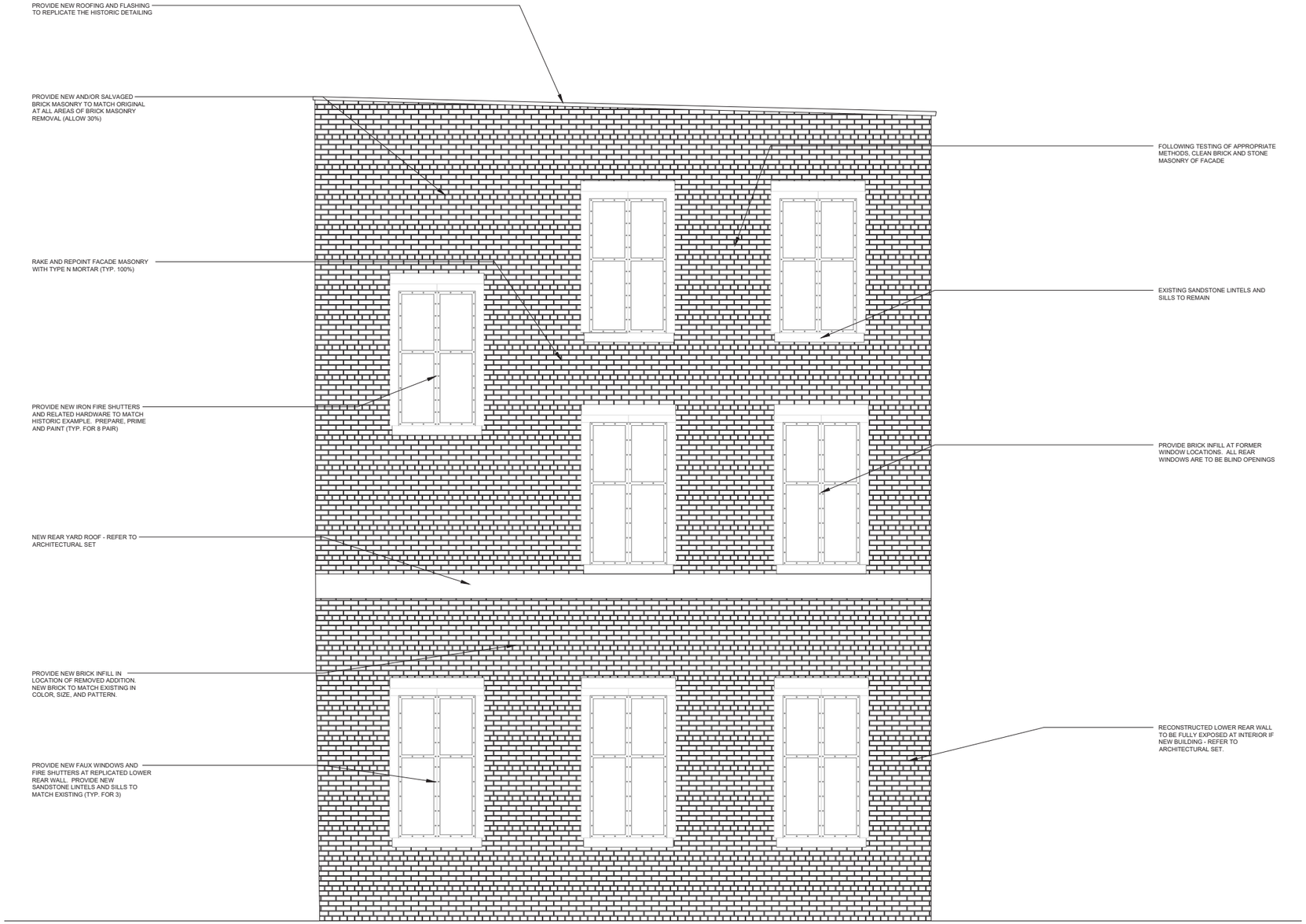
Penthouse Inspiration

Bridge Glass Example

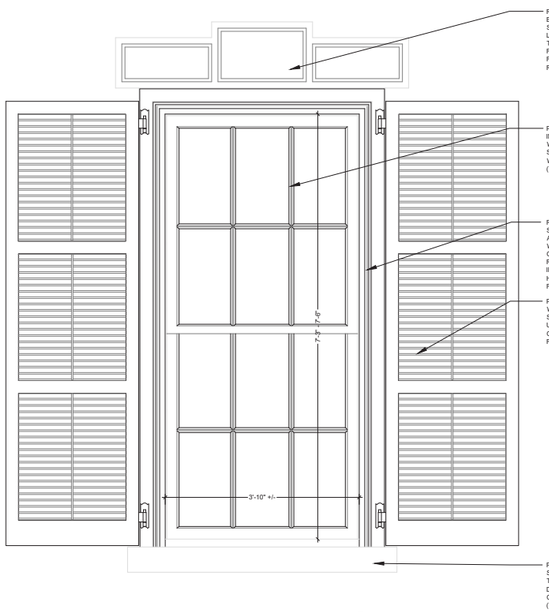
Brick Examples

03 310 SPRING STREET RESTORATION

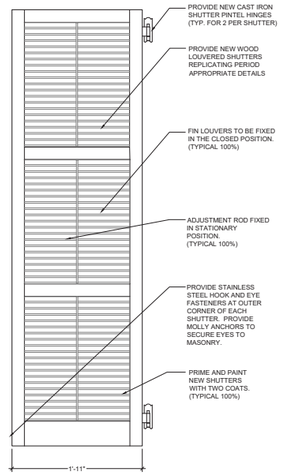
FOLLOWING TESTING OF APPROPRIATE METHODS, CLEAN BRICK AND STONE MASONRY OF FACADE
PROVIDE NEW SANDSTONE LINTELS TO REPLACE DETERIORATED ORIGINAL LINTELS (TYP. FOR 6)
RAKE AND REPOINT FACADE MASONRY WITH TYPE N MORTAR (TYP. 100%)
PROVIDE NEW 6/6 INSULATED GLASS WOOD WINDOW SASH AT ALL WINDOW OPENINGS (TYP. FOR 6)
RESTORE WOOD SURROUNDS AT ALL UPPER WINDOW OPENINGS. RESTORE/REPLICATE IRON SHUTTER HARDWARE (TYP. FOR 6)
PROVIDE NEW WOOD LOUVERED SHUTTERS AT UPPER WINDOW OPENINGS (TYP. FOR 6 PAIR)
RESTORE EXISTING STOREFRONT (SECONDARY) CORNICE; PROVIDE NEW ELEMENTS WHERE MISSING; INSTALL NEW CORNICE ROOF SHEATHING AND FLASHING, AND NECESSARY SUBSTRATE
INSTALL NEW CONCEALED ELECTRICAL SERVICE AND LPC APPROVED STOREFRONT LIGHTING
PROVIDE NEW PERIOD-APPROPRIATE WOODEN STOREFRONT ENTRY DOOR, SURROUND AND TRANSOM
PROVIDE NEW WOOD STOREFRONT WINDOW SURROUNDS TO REPLICATE PERIOD APPROPRIATE DETAILS
PROVIDE NEW SHEET METAL ROOF CORNICE CLADDING, GUTTER LINING, AND CORNICE SUPPORT SYSTEM. NEW CORNICE CLADDING TO REPLICATE ORIGINAL. PROVIDE NEW DRAINAGE DOWNSPOUT AT WEST BAY
PROVIDE NEW AND/OR SALVAGED BRICK MASONRY TO MATCH ORIGINAL AT ALL AREAS OF BRICK MASONRY REMOVAL
RECONSTRUCT/RE-LAY BRICK MASONRY AT ALL AREAS OF DISPLACED MASONRY OR FACADE CRACKS
BRICK MASONRY BELOW THIS LINE TO BE REPAIRED USING FLEMISH BOND TO MATCH ORIGINAL PATTERN. BRICK MASONRY ABOVE THIS LINE TO BE REPAIRED USING RUNNING BOND TO MATCH ORIGINAL PATTERN.
LINE OF 1869 THIRD FLOOR ADDITION (ABOVE)
PROVIDE STONE DUTCHMAN TO FILL VENT HOLE IN WINDOW LINTEL AT SECOND FLOOR WEST BAY
PROVIDE NEW SANDSTONE SILLS TO REPLACE DETERIORATED ORIGINAL SILLS (TYP FOR 6)
PROVIDE NEW CONCEALED STRUCTURAL TIES AS DETERMINED BY STRUCTURAL ANALYSIS
PROVIDE NEW MULTI-LITE GLASS AND WOOD TRANSOM SASH ABOVE MAIN ENTRY DOOR
RESTORE EXTANT MAIN ENTRY DOOR
PREPARE AND REPAINT ALL WOODEN COMPONENTS; REPAINT TO MATCH APPROPRIATE COLORS DETERMINED BY FINISHES ANALYSIS
PROVIDE NEW NEW CAST STONE ENTRY STOOP AND CAST AND WROUGHT IRON RAILINGS
PREPARE AND PAINT STEEL CELLAR HATCHWAY COVER


PROVIDE NEW ROOFING AND FLASHING TO REPLICATE THE HISTORIC DETAILING
PROVIDE NEW AND/OR SALVAGED BRICK MASONRY TO MATCH ORIGINAL AT ALL AREAS OF BRICK MASONRY REMOVAL (ALLOW 30%)
RAKE AND REPOINT FACADE MASONRY WITH TYPE N MORTAR (TYP. 100%)
PROVIDE NEW IRON FIRE SHUTTERS AND RELATED HARDWARE TO MATCH HISTORIC EXAMPLE. PREPARE, PRIME AND PAINT (TYP. FOR 8 PAIR)
NEW REAR YARD ROOF - REFER TO ARCHITECTURAL SET
PROVIDE NEW BRICK INFILL IN LOCATION OF REMOVED ADDITION. NEW BRICK TO MATCH EXISTING IN COLOR, SIZE, AND PATTERN.
PROVIDE NEW FAUX WINDOWS AND FIRE SHUTTERS AT REPLICATED LOWER REAR WALL. PROVIDE NEW SANDSTONE LINTELS AND SILLS TO MATCH EXISTING (TYP. FOR 3)
FOLLOWING TESTING OF APPROPRIATE METHODS, CLEAN BRICK AND STONE MASONRY OF FACADE
EXISTING SANDSTONE LINTELS AND SILLS TO REMAIN
PROVIDE BRICK INFILL AT FORMER WINDOW LOCATIONS. ALL REAR WINDOWS ARE TO BE BLIND OPENINGS
RECONSTRUCTED LOWER REAR WALL TO BE FULLY EXPOSED AT INTERIOR IF NEW BUILDING - REFER TO ARCHITECTURAL SET.

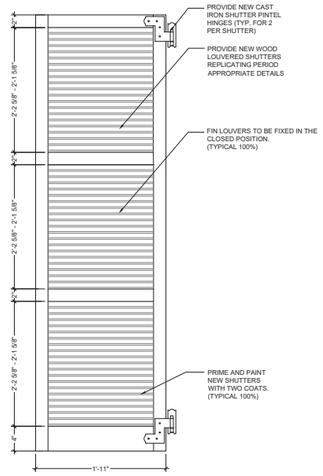
ALL DIMENSIONS TO MATCH EXISTING OPENING SIZES.



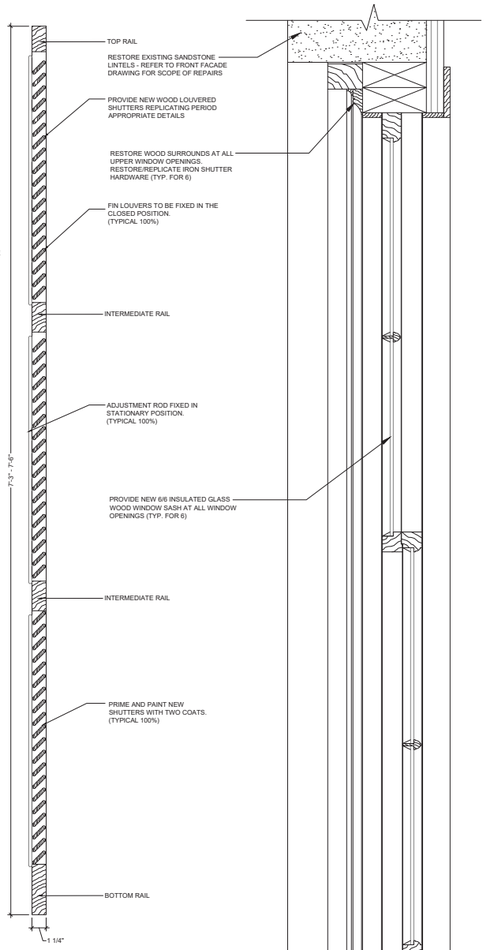
310 SPRING ST - TYP FRONT WINDOW
1/8" = 1'-0" (1)



310 SPRING ST-TYP SHUTTER FRONT ELEVATION
1/8" = 1'-0" (2)

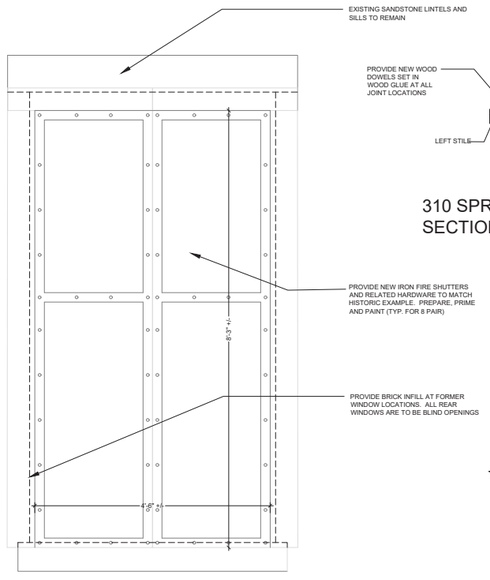


310 SPRING ST-TYP SHUTTER REAR ELEVATION
1/8" = 1'-0" (3)

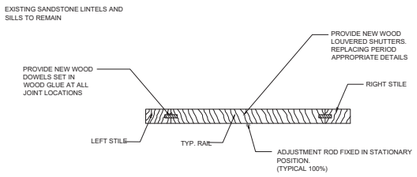


310 SPRING ST - TYP SHUTTER VERTICAL SECTION
1/4" = 1'-0" (4)

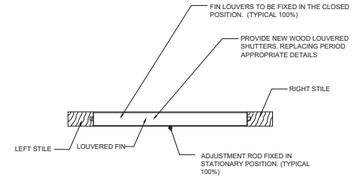
310 SPRING ST - TYP WINDOW VERTICAL SECTION
1/4" = 1'-0" (5)



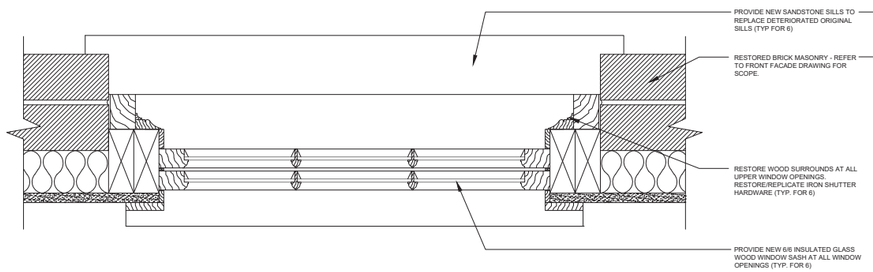
310 SPRING ST - TYP REAR BLIND WINDOW
1/8" = 1'-0" (8)



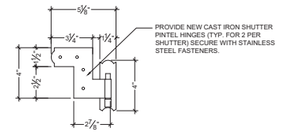
310 SPRING ST - TYP SHUTTER SECTION AT RAIL
1/4" = 1'-0" (6)



310 SPRING ST - TYP SHUTTER SECTION AT RAIL
1/4" = 1'-0" (7)



310 SPRING ST - TYP WINDOW SECTION
1/4" = 1'-0" (9)

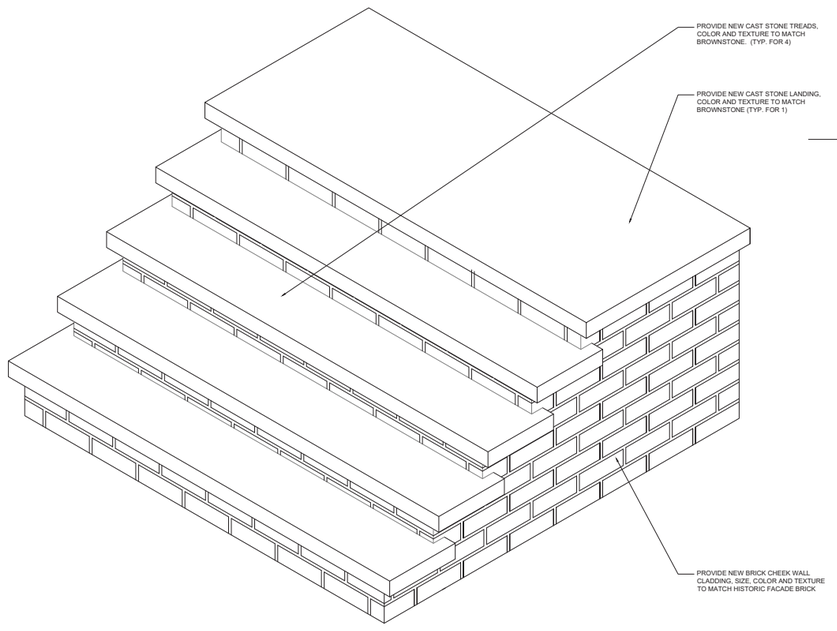


310 SPRING ST - TYP SHUTTER HINGE DETAIL
1/4" = 1'-0" (10)

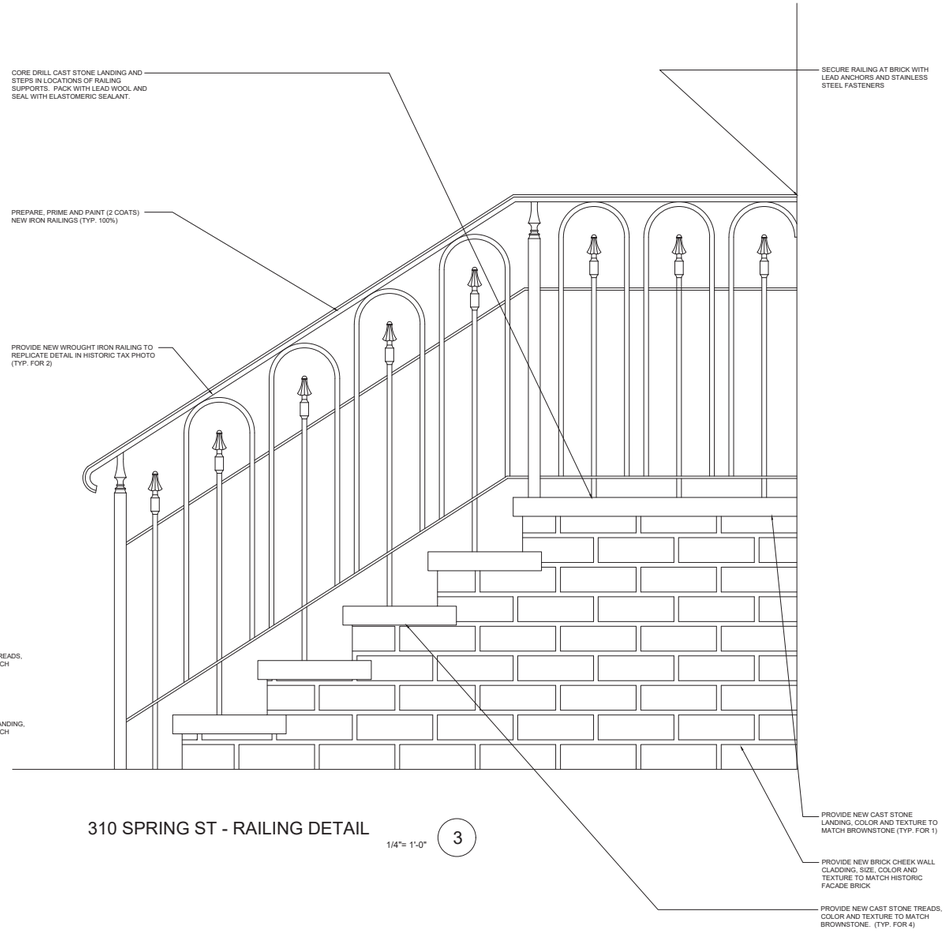
PROVIDE NEW W421-08WM LIGHT FIXTURE BY BALL AND BALL AT EACH ENTRY DOOR OF 310. (TYP. FOR 2)

FINISH TO BE BLACK ENAMEL

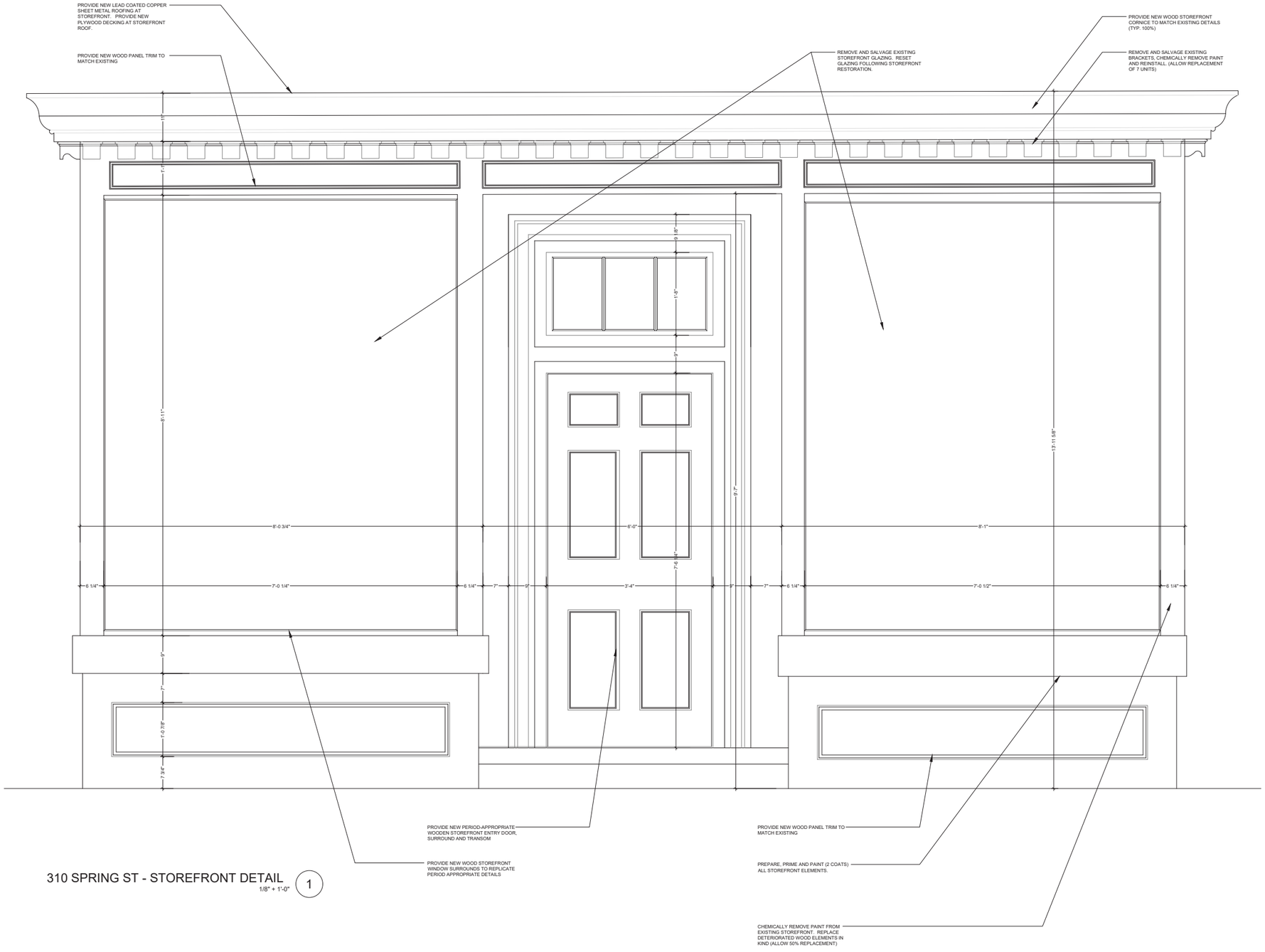
310 SPRING ST - ENTRY LIGHT FIXTURE
NTS
1



310 SPRING ST - STOOP ISOMETRIC
1/8"= 1'-0"
2

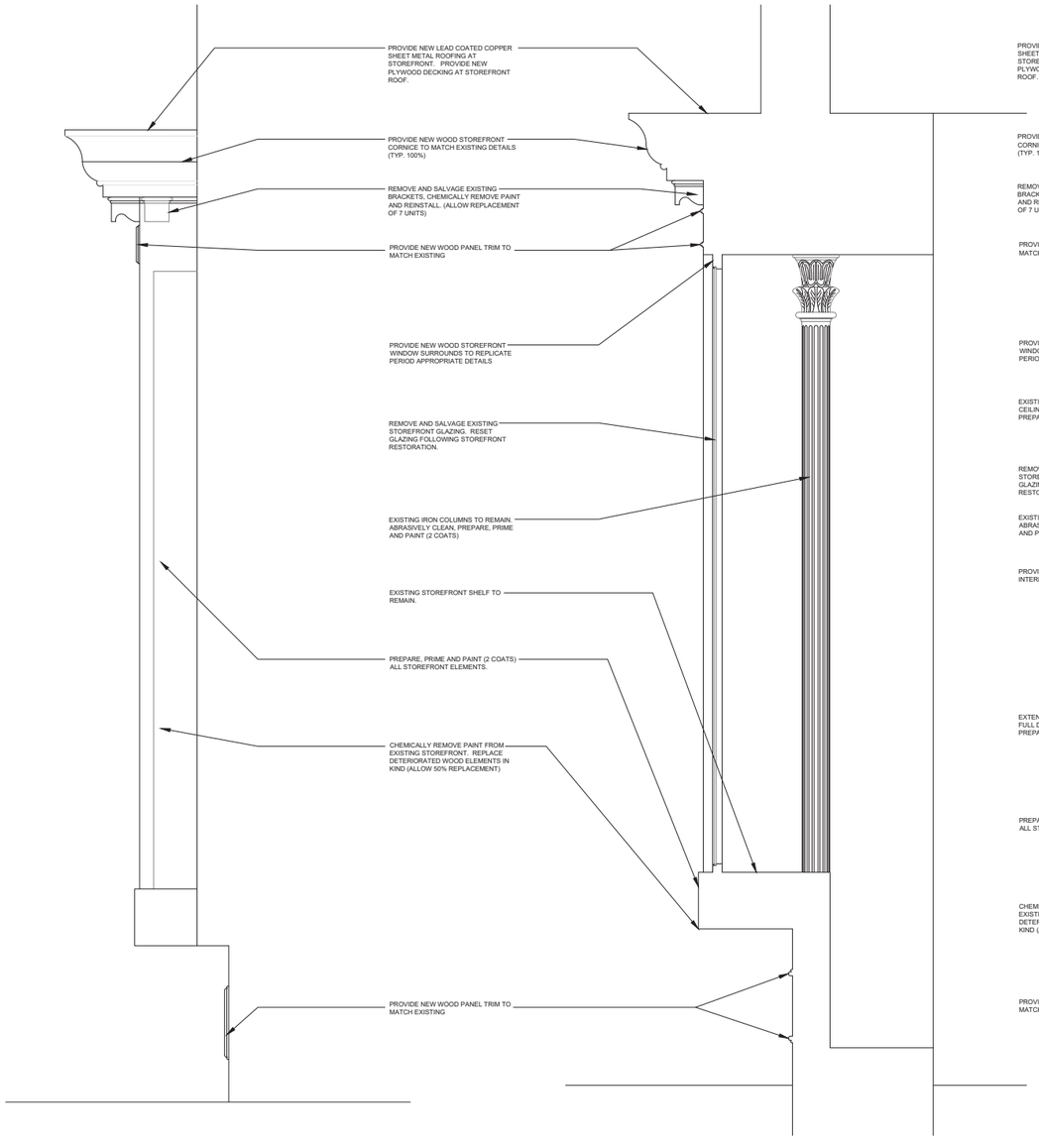


310 SPRING ST - RAILING DETAIL
1/4"= 1'-0"
3



310 SPRING ST - STOREFRONT DETAIL 1

1/8" = 1'-0"

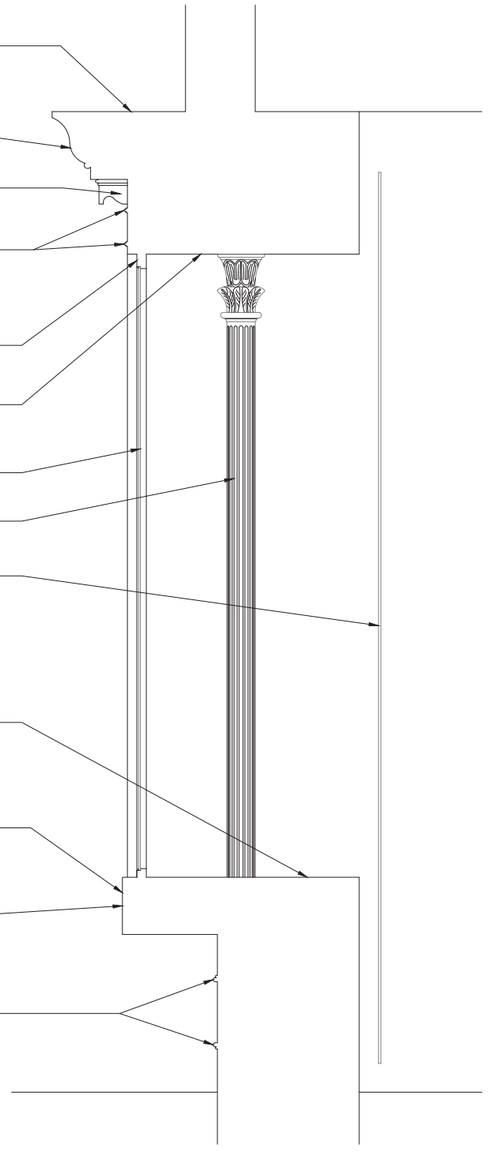


310 SPRING ST - STOREFRONT SIDE ELEVATION

1/8" = 1'-0" (1)

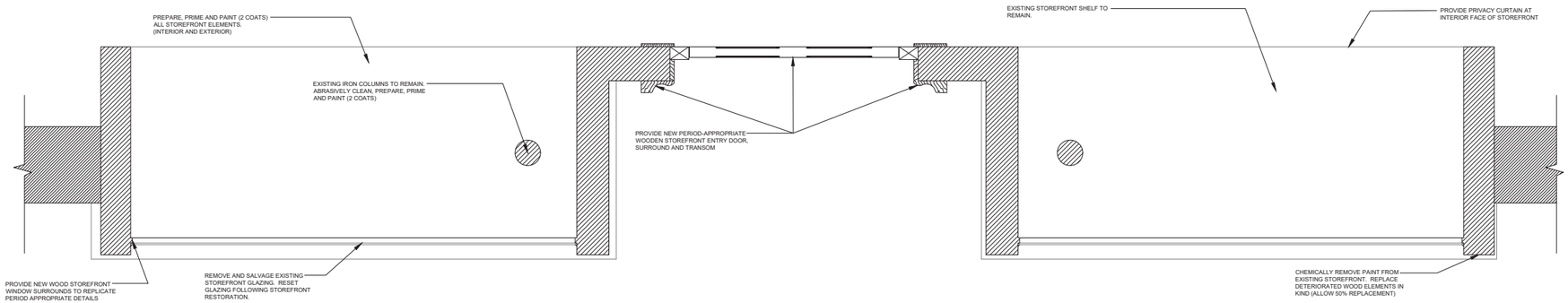
310 SPRING ST - STOREFRONT EXISTING SECTION

1/8" = 1'-0" (2)



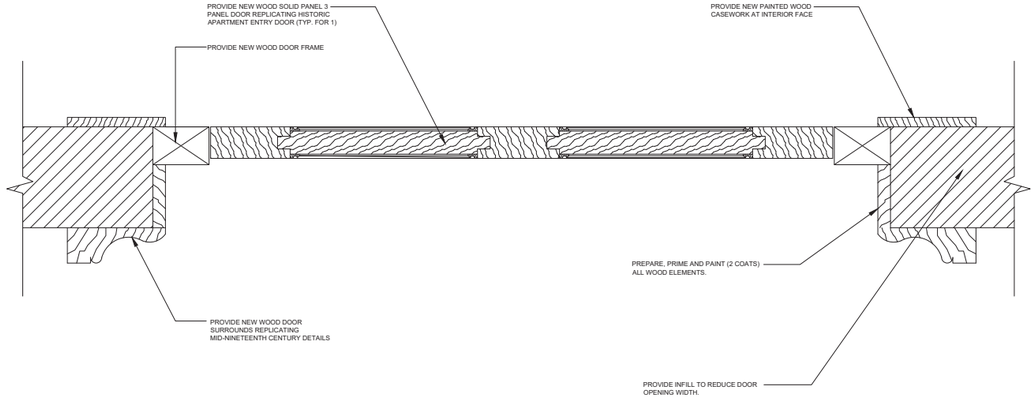
310 SPRING ST - STOREFRONT PROPOSED SECTION

1/8" = 1'-0" (3)

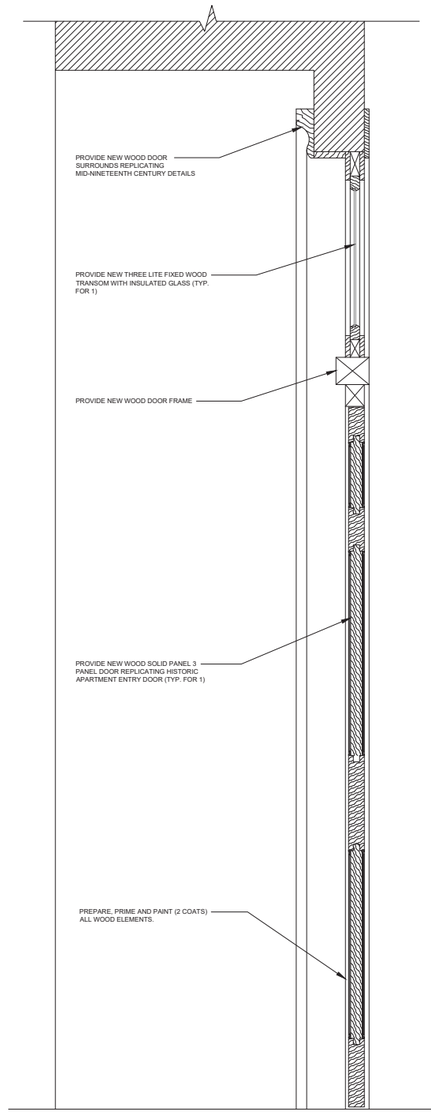


310 SPRING ST - STOREFRONT
HORIZONTAL SECTION

1/16" = 1'-0" 1

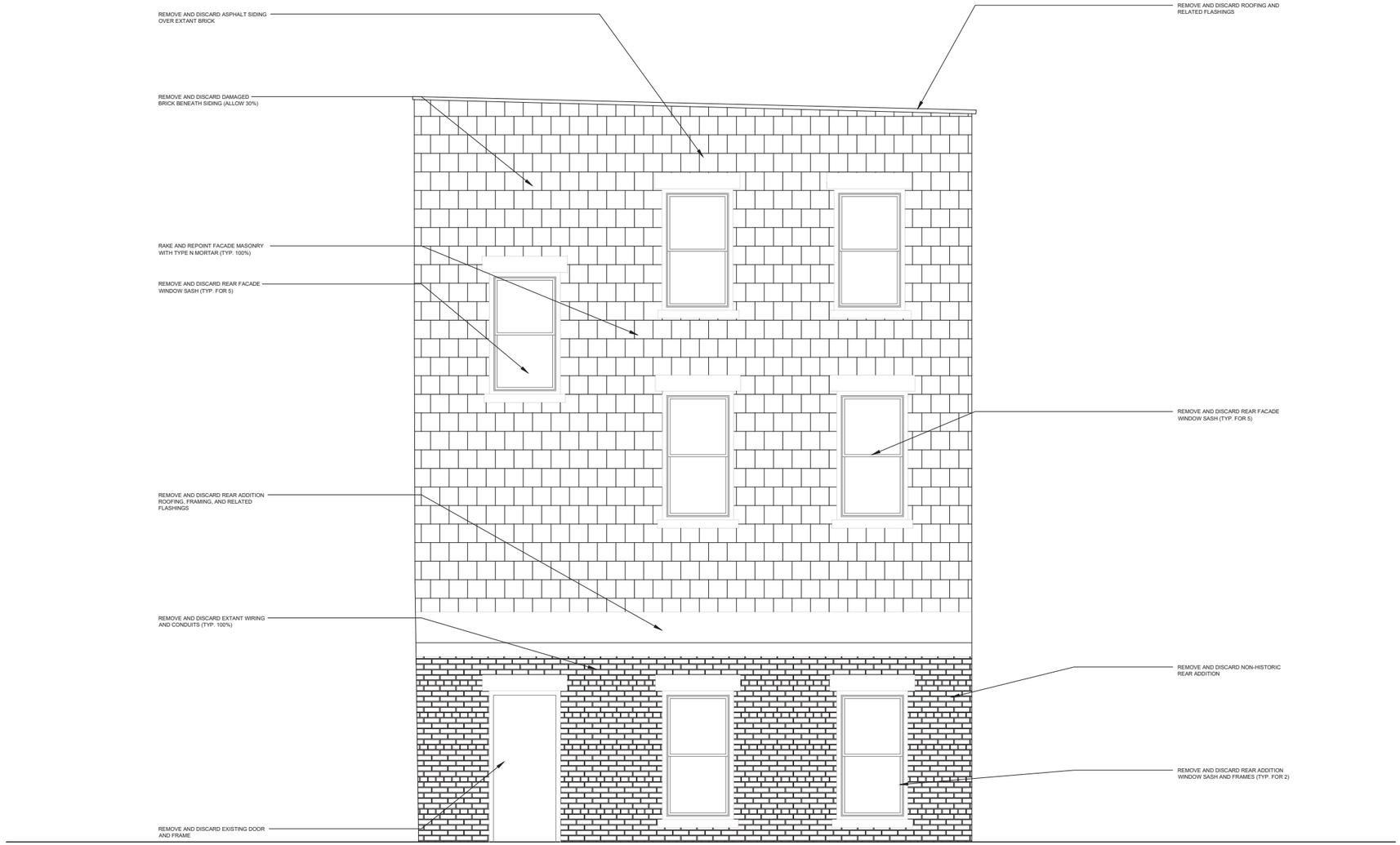


310 SPRING ST - STOREFRONT DOOR
PROPOSED SECTION
1/4" = 1'-0"
1



310 SPRING ST - STOREFRONT DOOR
PROPOSED SECTION
1/8" = 1'-0"
2

310 SPRING ST - FRONT FACADE (1)
3/8" = 1'-0"



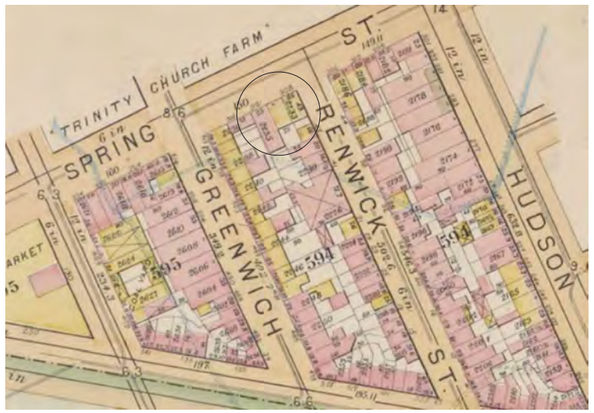
310 SPRING ST - REAR FACADE 1
3/8" = 1'-0"

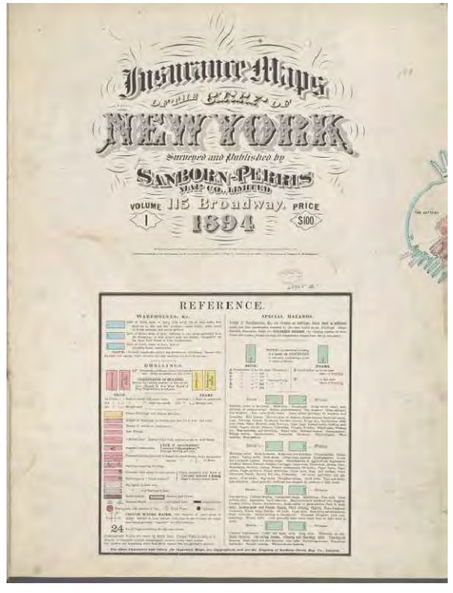
COURTNEY'S
HEADLIGHT
594-34 M

THE REVOLVER

FOOD
ATM HERE
LUZY POINTE
COCKTAILS

310 SPRING ST - 1891 BROMLEY ATLAS (1)
3/8" = 1'-0"





310 SPRING ST - 1894 SANBORN MAP (2)
3/8" = 1'-0"

SPRING AND GREENWICH
REFERENCE IMAGE 1930 NTS 1

318-325 SPRING ST
REFERENCE IMAGE 1930 NTS* 2

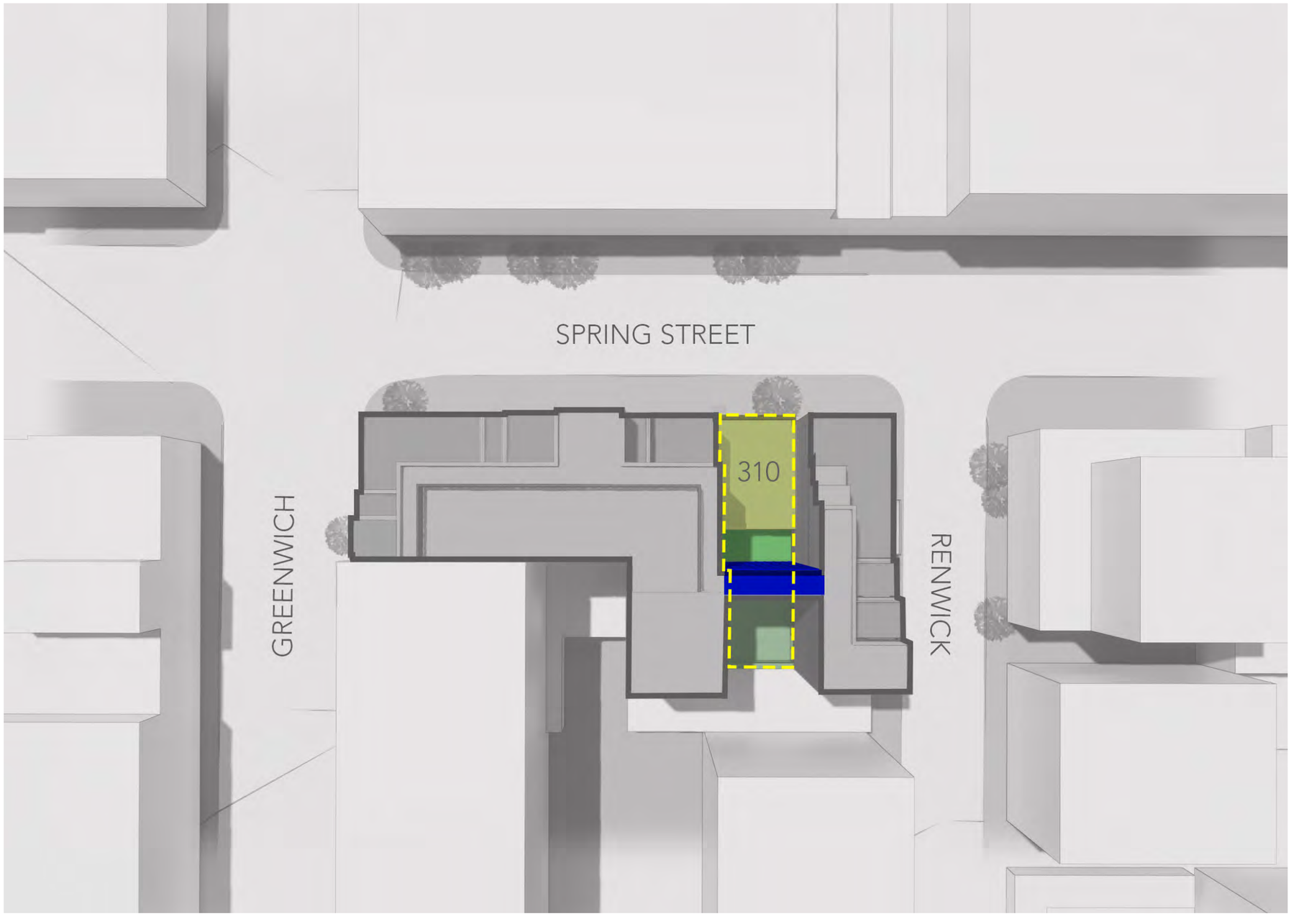
318-325 SPRING ST
REFERENCE IMAGE 1930 NTS* 3

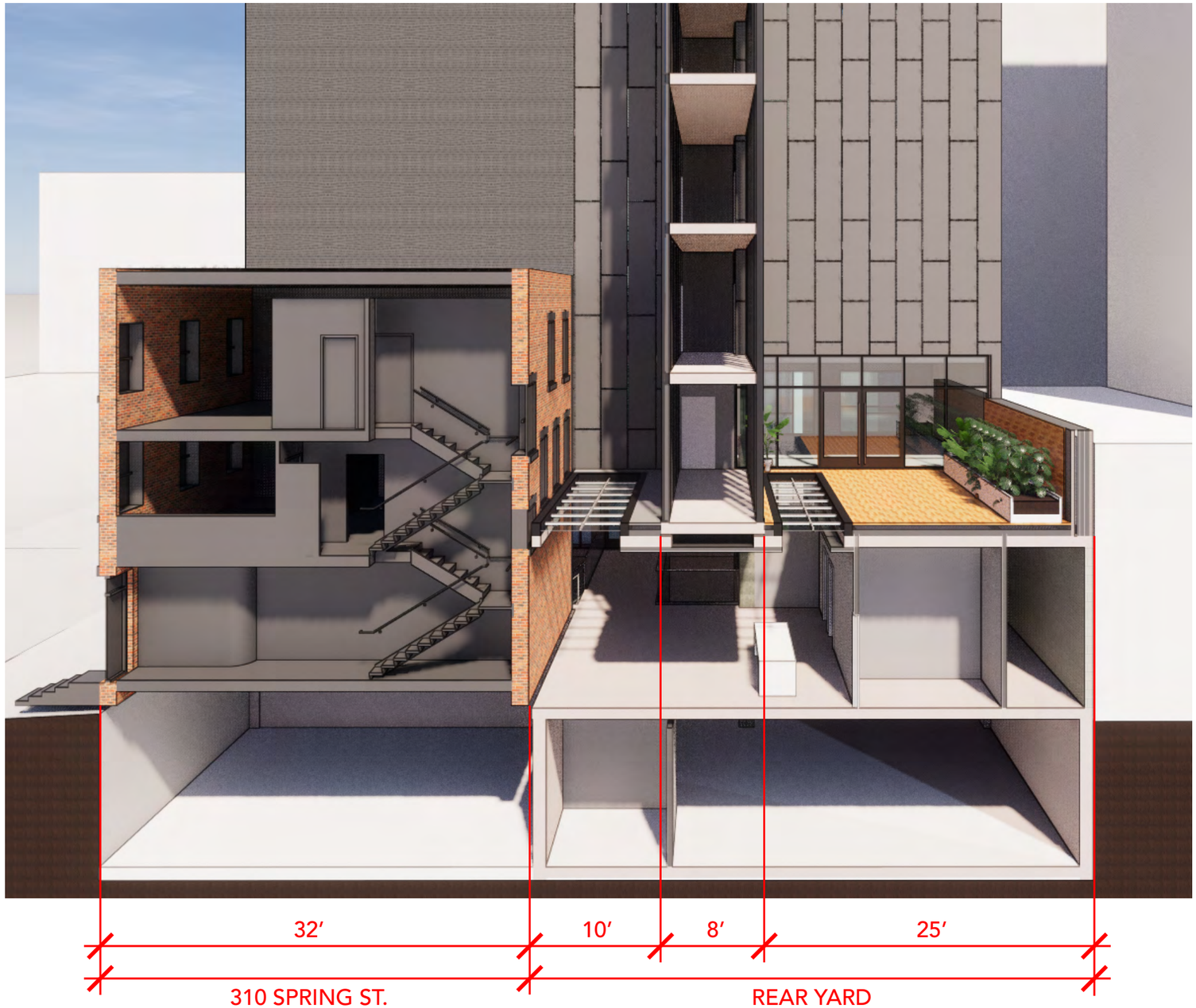
SPRING AND GREENWICH
REFERENCE IMAGE 1930 NTS 4

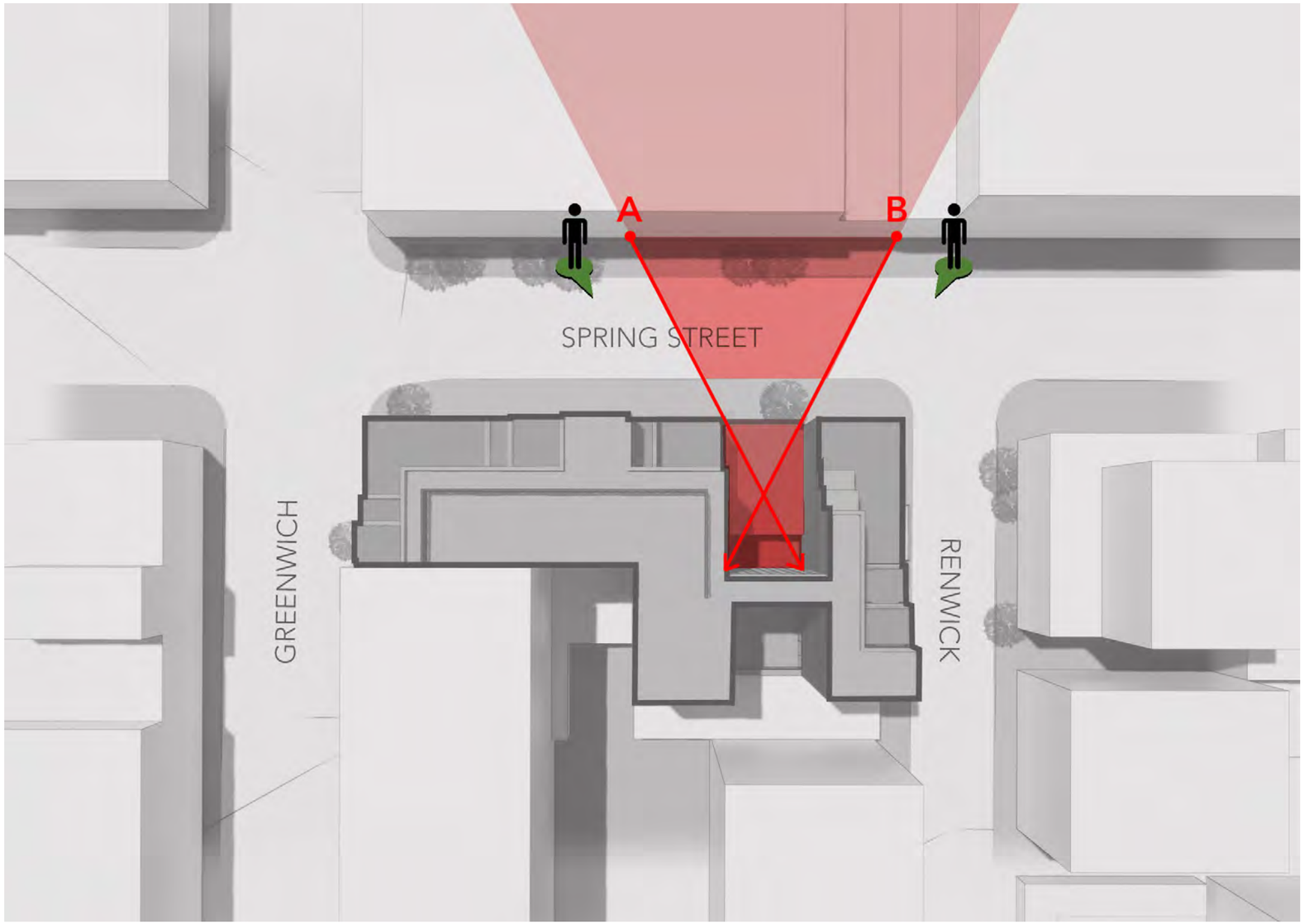
SPRING AND GREENWICH
REFERENCE IMAGE 1930 NTS 5

315 SPRING ST
REFERENCE IMAGE 1930 NTS 6

04 THE BRIDGE


SPRING STREET
GREENWICH
RENWICK
310


32′
10′
8′
25′
310 SPRING ST.
REAR YARD



Extent of Visibility of the Bridgebehind 310 Spring St

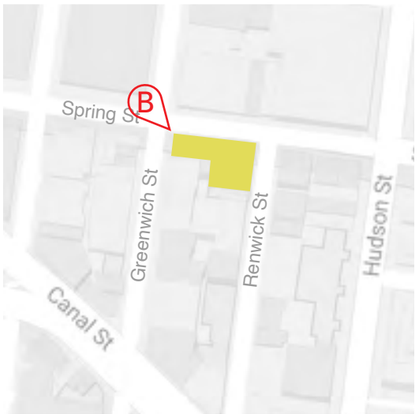
East View of The Bridge on Spring St B

West View of The Bridge on Spring St A

HRY
SKYLIFT

Spring St
A
Greenwich St
Renwick St
Hudson St
Canal St

A



B

Thank You !