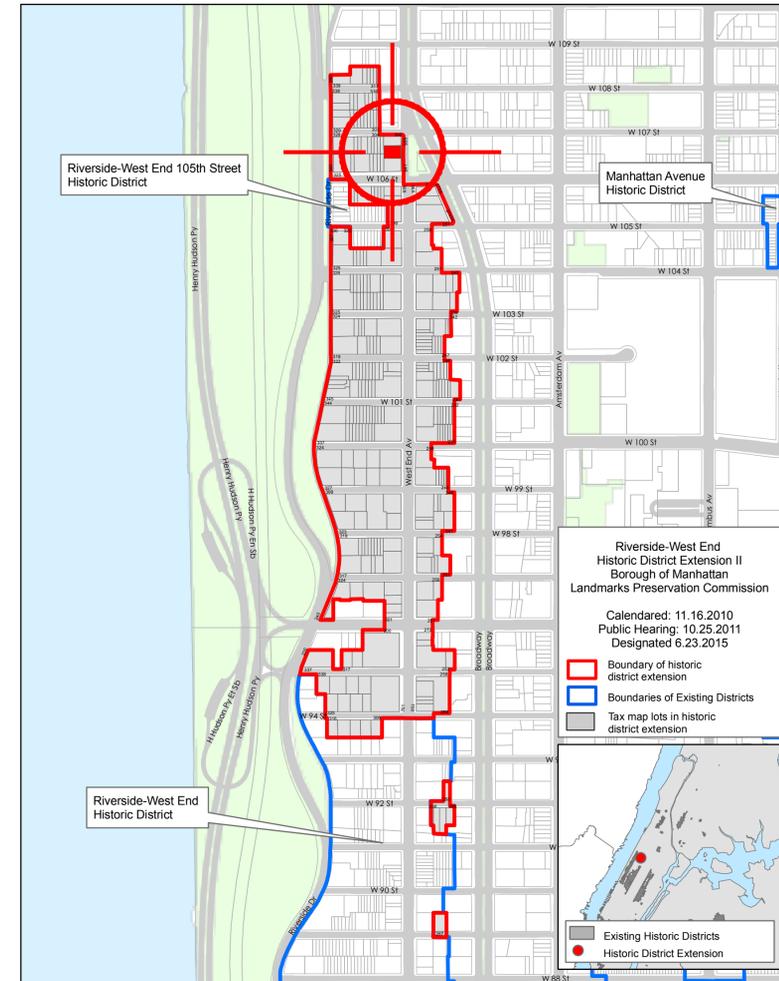




949 WEST END AVENUE 1940'S TAX PHOTO

Riverside-West End Historic District Extension II



DESIGNATED LANDMARK DISTRICT



PLOT PLAN

N. T. S.
 ADDRESS: 949 WEST END AVENUE, NEW YORK, NY 10025
 BLOCK: 1892
 LOT: 16
 ZONING: R8
 MAP: 5D

LPC 17-5765

REVISIONS

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| 1 | LPC SUBMISSION 08-28-15 |
| 2 | LPC AMMENDMENT 10-01-15 |
| 3 | LPC AMMENDMENT 10-28-15 |
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11-17-15

DVD

**949 WEST END AVENUE
 EXTERIOR REPAIRS**

BUILDING LOCATION

BONE / LEVINE ARCHITECTS
 561 BROADWAY, No. 8D NEW YORK, NY 10012
 TEL: 212-219-1038 FAX: 212-226-8056

SEAL & SIGNATURE: _____ NYC DOB PLAN ID NUMBER: _____

PAGE: 1 OF 15



949 WEST END AVENUE 1940'S TAX PHOTO



949 WEST END AVENUE 2015 PHOTO



949 WEST END AVENUE CURRENT CONDITIONS

REVISIONS

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| 1 | LPC SUBMISSION 08-28-15 |
| 2 | LPC AMMENDMENT 10-01-15 |
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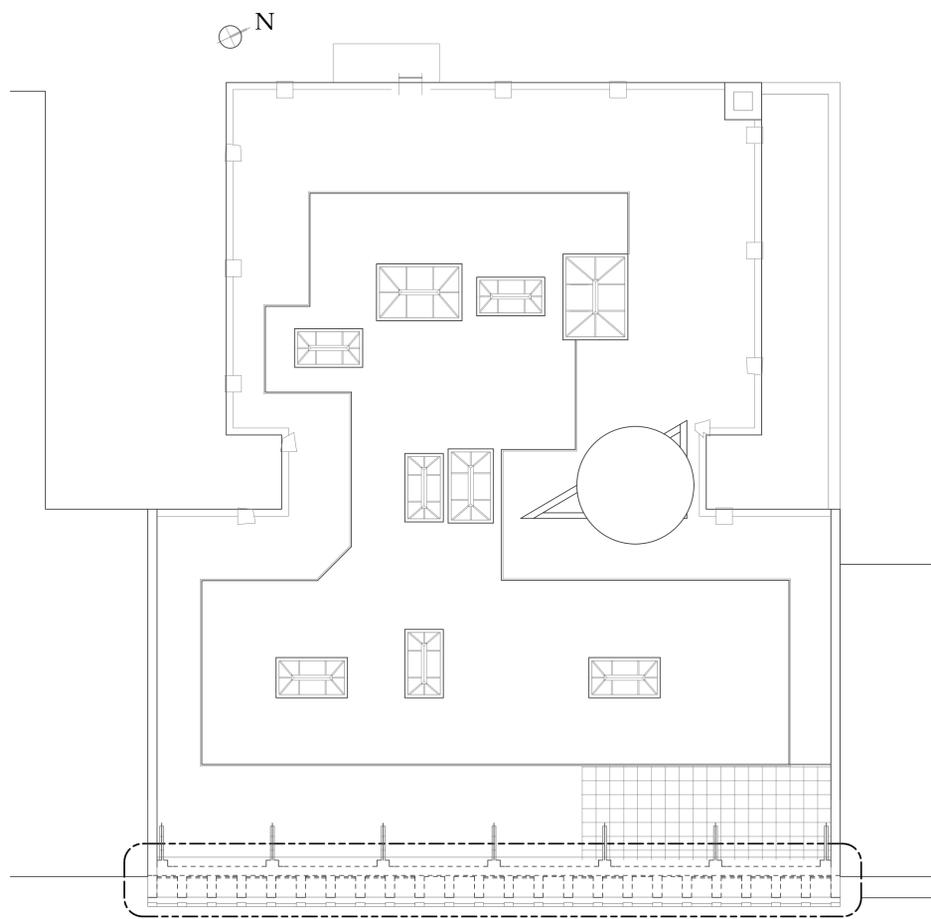
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| DATE: | 11-17-15 |
| DRAWN BY: | DVD |

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| SCALE: | |
| PROJECT NAME: | 949 WEST END AVENUE EXTERIOR REPAIRS |

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| DRAWING TITLE: | BUILDING PHOTOGRAPHS |
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|------------|---|
| ARCHITECT: | BONE / LEVINE ARCHITECTS 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 212-219-1038 FAX: 212-226-8056 |
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| SEAL & SIGNATURE: | NYC DOB PLAN ID NUMBER: |
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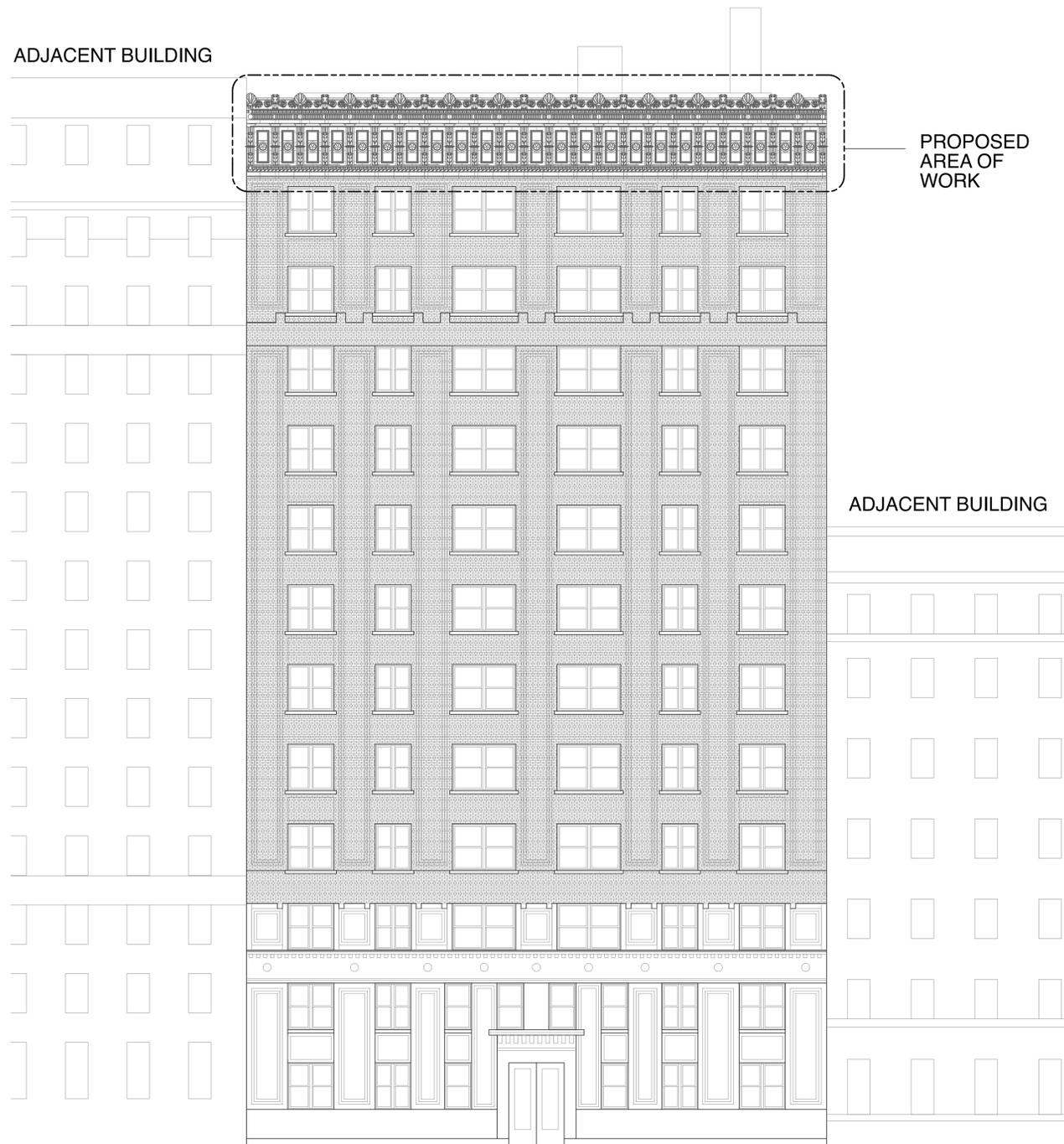
ROOF PLAN

PROPOSED AREA OF WORK

SCOPE OF WORK:

1. REMOVE DAMAGED TERRA COTTA CORNICE AND PROVIDE NEW FIBERGLASS CORNICE TO MATCH EXISTING.
2. REMOVE EXISTING PARAPET, STEEL ARMATURE AND SUBSTRUCTURE. PROVIDE NEW REINFORCED MASONRY PARAPET.
3. REMOVE AND REPLACE 1'-0" STRIP OF ROOF MEMBRANE AT BASE OF PARAPET.

ADJACENT BUILDING



PROPOSED AREA OF WORK

ADJACENT BUILDING

WEST END AVENUE ELEVATION

REVISIONS

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| 1 | LPC SUBMISSION 08-28-15 |
| 2 | LPC AMMENDMENT 10-01-15 |
| 3 | LPC AMMENDMENT 10-28-15 |
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| DATE | 11-17-15 |
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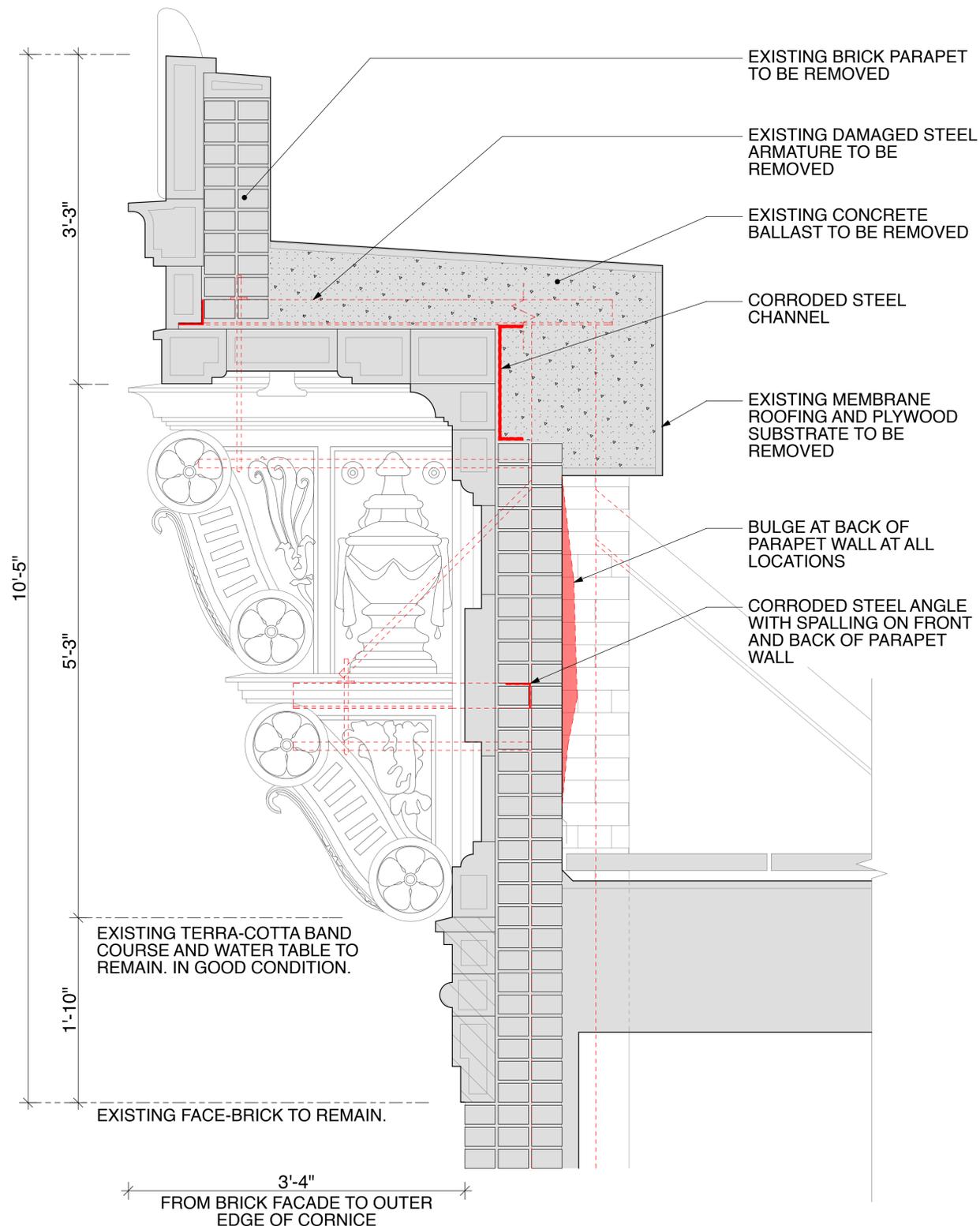
PROJECT NAME
949 WEST END AVENUE EXTERIOR REPAIRS

DRAWING TITLE
SCOPE OF WORK

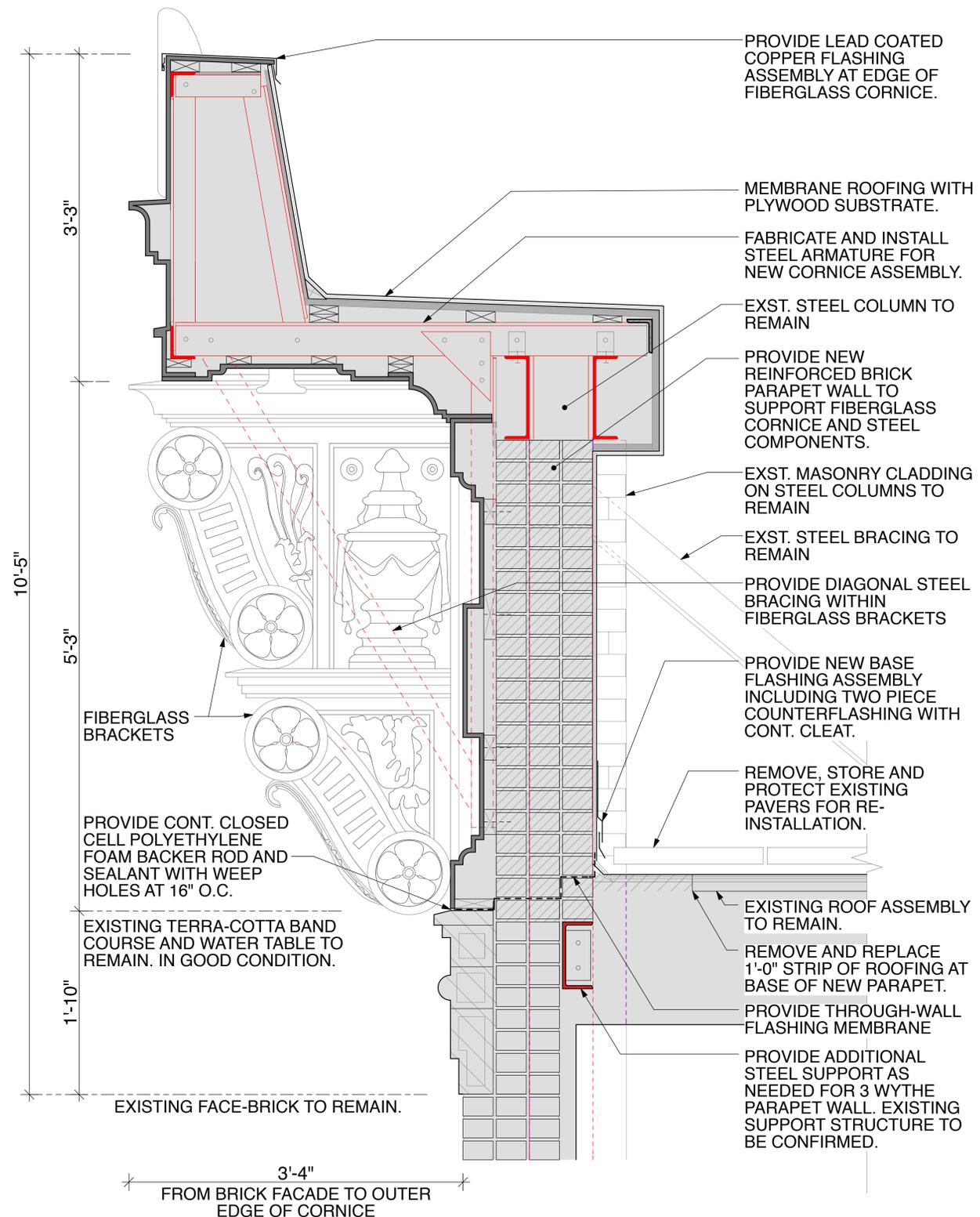
ARCHITECT:
BONE / LEVINE ARCHITECTS
561 BROADWAY, No. 8D NEW YORK, NY 10012
TEL: 212-219-1038 FAX: 212-226-8056

SEAL & SIGNATURE: _____
NYC DOB PLAN ID NUMBER: _____

*REMOVE EXISTING TERRA COTTA CORNICE AND ARMATURE. FABRICATE AND INSTALL FIBERGLASS CORNICE ASSEMBLY. REPLICATE ALL DETAILS INCLUDING BRACKETS, SCROLLS, MEDALIONS, FINIALS, AND BAND COURSES. REPLICATE JOINT PATTERN TO MATCH EXISTING. CONTRACTOR TO PROVIDE SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS FOR S.S. SUPPORT STRUCTURE ASSEMBLIES, AND BASE CALCULATIONS ON PULL OUT TEST RESULTS FOR ALL ADHESIVE ANCHORS.



EXISTING SECTION SHOWING TERRA COTTA PROFILES



PROPOSED SECTION SHOWING FIBERGLASS PROFILES TO MATCH EXISTING

| REVISIONS | |
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| 2 | LPC AMMENDMENT 10-01-15 |
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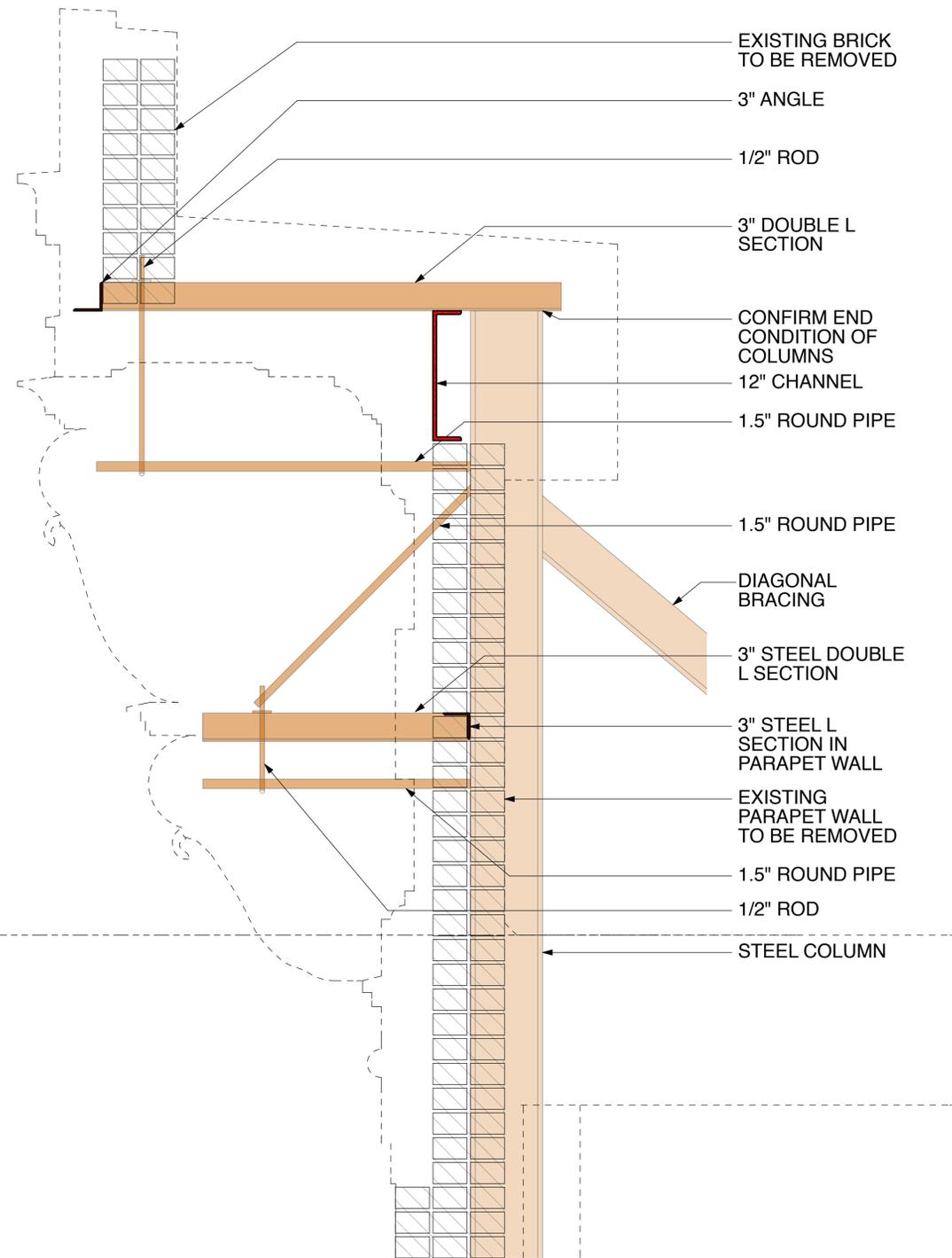
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| DATE | 11-17-15 |
| DRAWN BY | DVD |

PROJECT NAME
949 WEST END AVENUE EXTERIOR REPAIRS

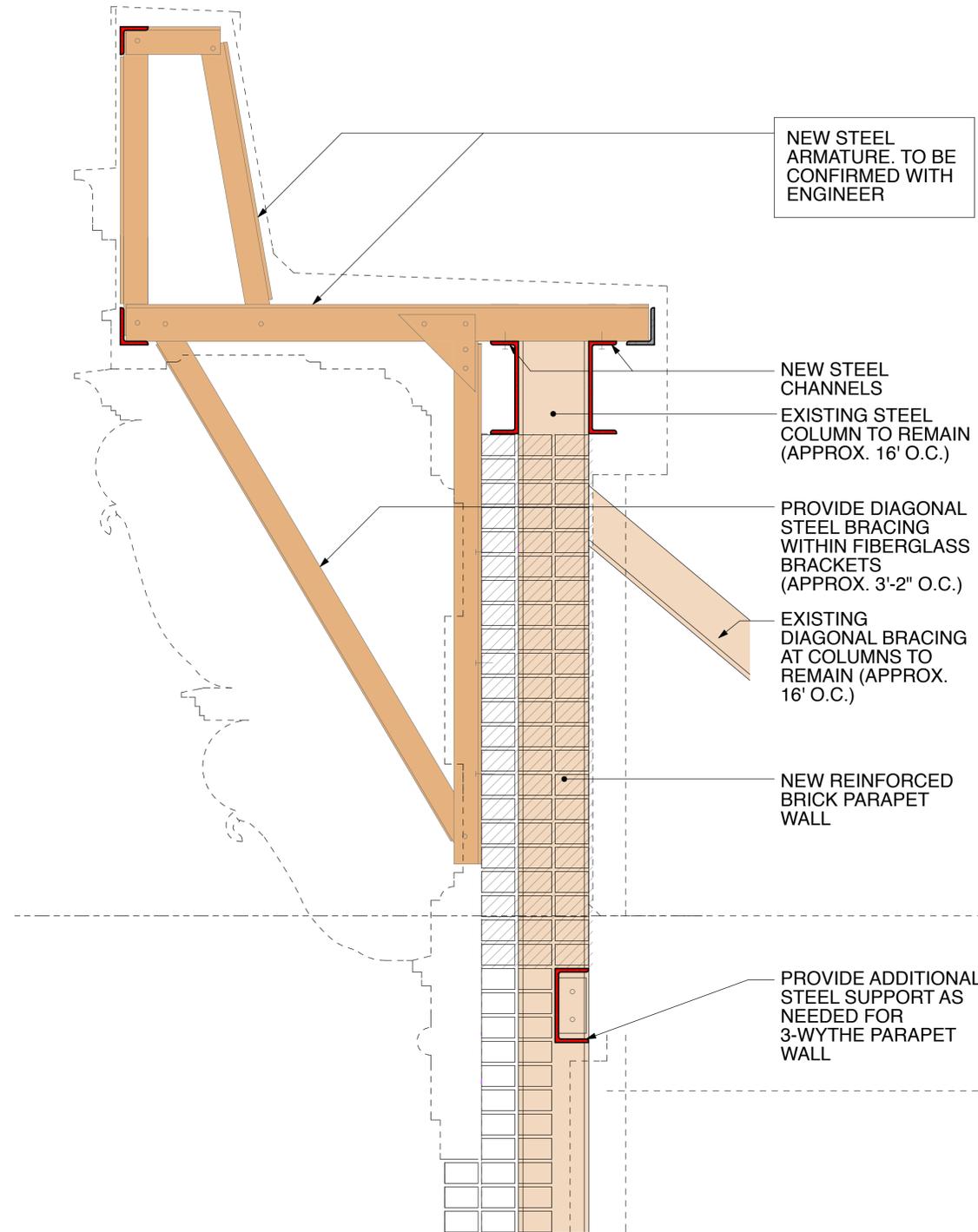
DRAWING TITLE
EXISTING AND PROPOSED SECTION COMPARISON

ARCHITECT:
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| SEAL & SIGNATURE: | NYC DOB PLAN ID NUMBER: |
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| PAGE: | 4 OF 15 |



EXISTING STEEL STRUCTURE AND BRICK PARAPET WALL



PROPOSED STEEL STRUCTURE AND BRICK PARAPET WALL

| REVISIONS | |
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| 1 | LPC SUBMISSION 08-28-15 |
| 2 | LPC AMMENDMENT 10-01-15 |
| 3 | LPC AMMENDMENT 10-28-15 |
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| DATE | 11-17-15 |
| SCALE | DVD |

949 WEST END AVENUE EXTERIOR REPAIRS

PROJECT NAME

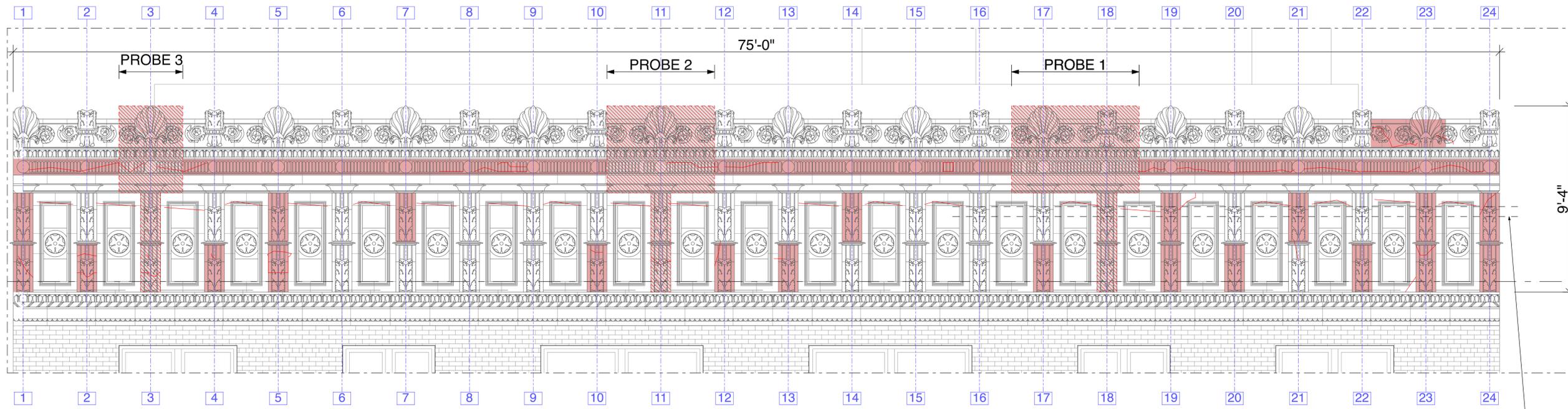
EXISTING AND PROPOSED SUPPORT STRUCTURES

DRAWING TITLE

BONE / LEVINE ARCHITECTS
 561 BROADWAY, No. 8D NEW YORK, NY 10012
 TEL: 212-219-1038 FAX: 212-226-8056

ARCHITECT

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| SEAL & SIGNATURE: | NYC DOB PLAN ID NUMBER: |
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| PAGE: | 5 OF 15 |



SYMBOL KEY

-  PROBE LOCATION
-  DAMAGED TERRA COTTA
-  CRACKED ELEMENT

| REVISIONS | |
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| 1 | LPC SUBMISSION 08-28-15 |
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| DATE | 11-17-15 |
| DRAWN BY | DVD |

PROJECT NAME
**949 WEST END AVENUE
 EXTERIOR REPAIRS**

DRAWING TITLE
**OVERALL ELEVATION AND
 PROBE PHOTOGRAPHS**

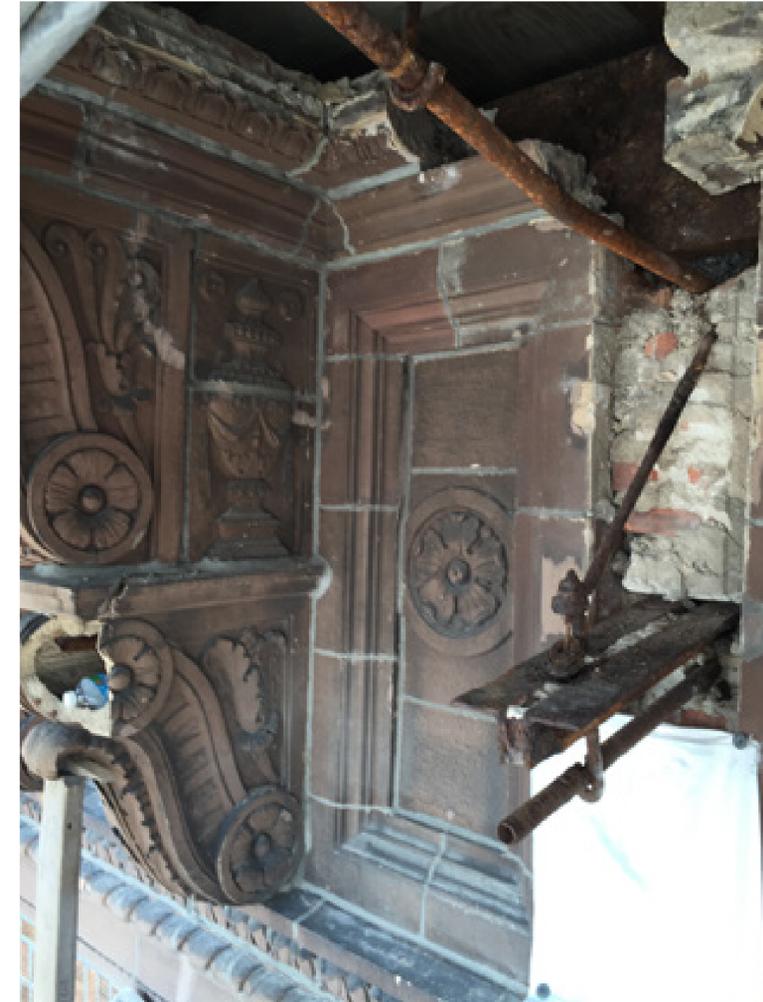
ARCHITECT:
BONE / LEVINE ARCHITECTS
 561 BROADWAY, No. 8D NEW YORK, NY 10012
 TEL: 212-219-1038 FAX: 212-226-8056

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| SEAL & SIGNATURE: | NYC DOB PLAN ID NUMBER: |
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| PAGE: 6 OF 15 | |

CORNICE ELEVATION SHOWING PROBE LOCATIONS, DAMAGED TERRA COTTA ELEMENTS AND VISIBLE CRACKS



OVERVIEW OF CORNICE SHOWING UPPER BRACKETS, BAND COURSE AND ANTEFIXAE



VIEW OF PROBE AT LOWER PORTION OF CORNICE SHOWING TERRA COTTA BRACKETS AND STEEL STRUCTURE



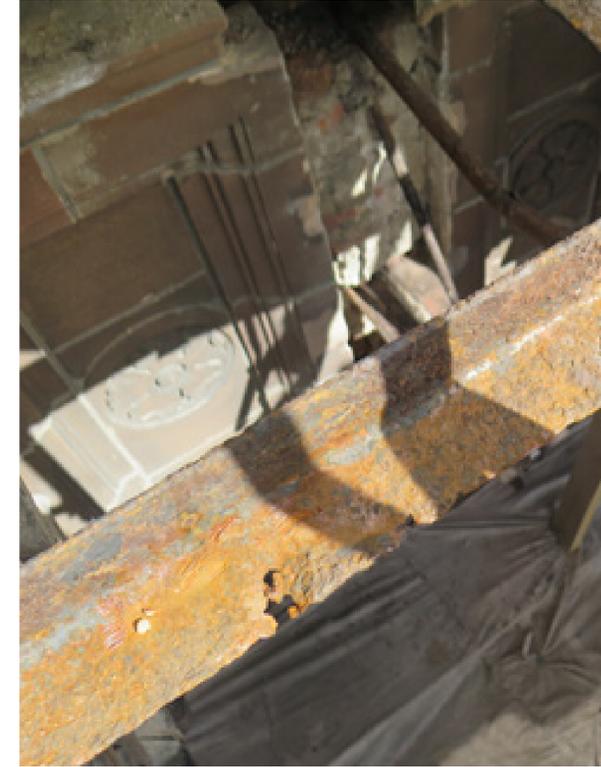
VIEW OF PROBE AT TOP OF CORNICE SHOWING STEEL STRUCTURE AND CONCRETE BALLAST



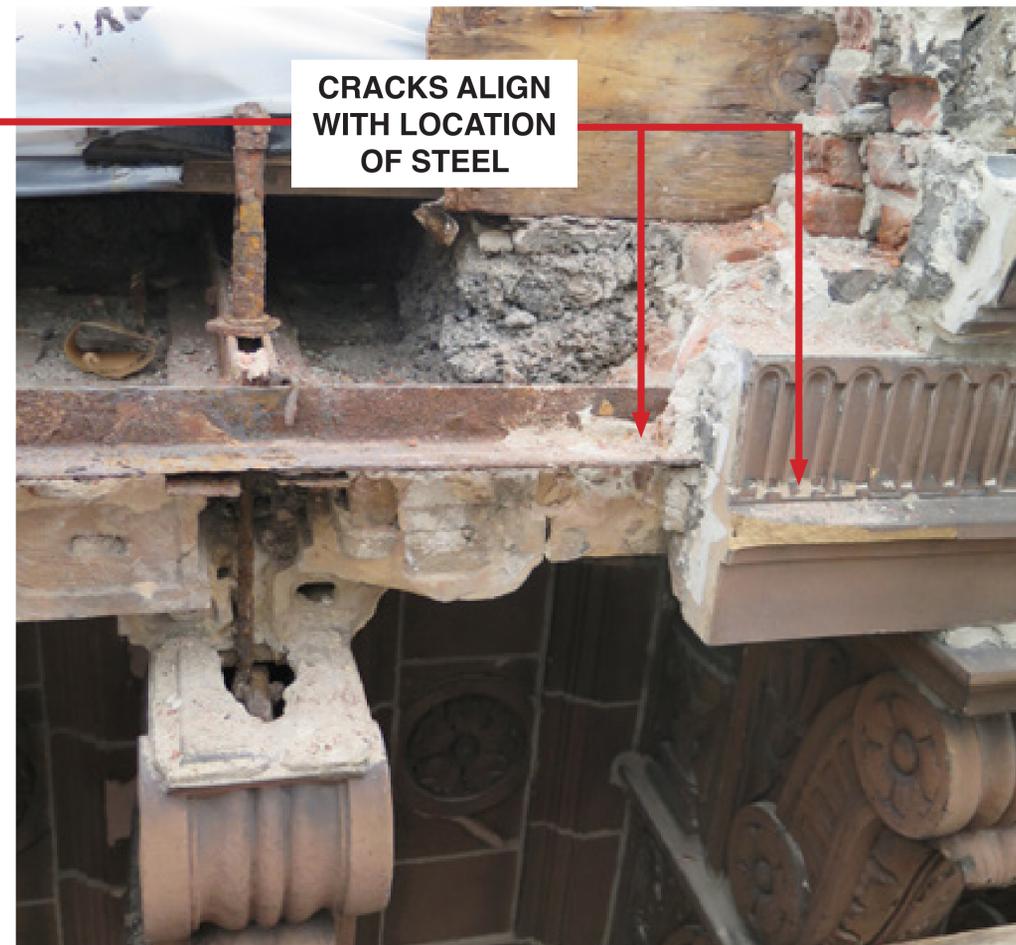
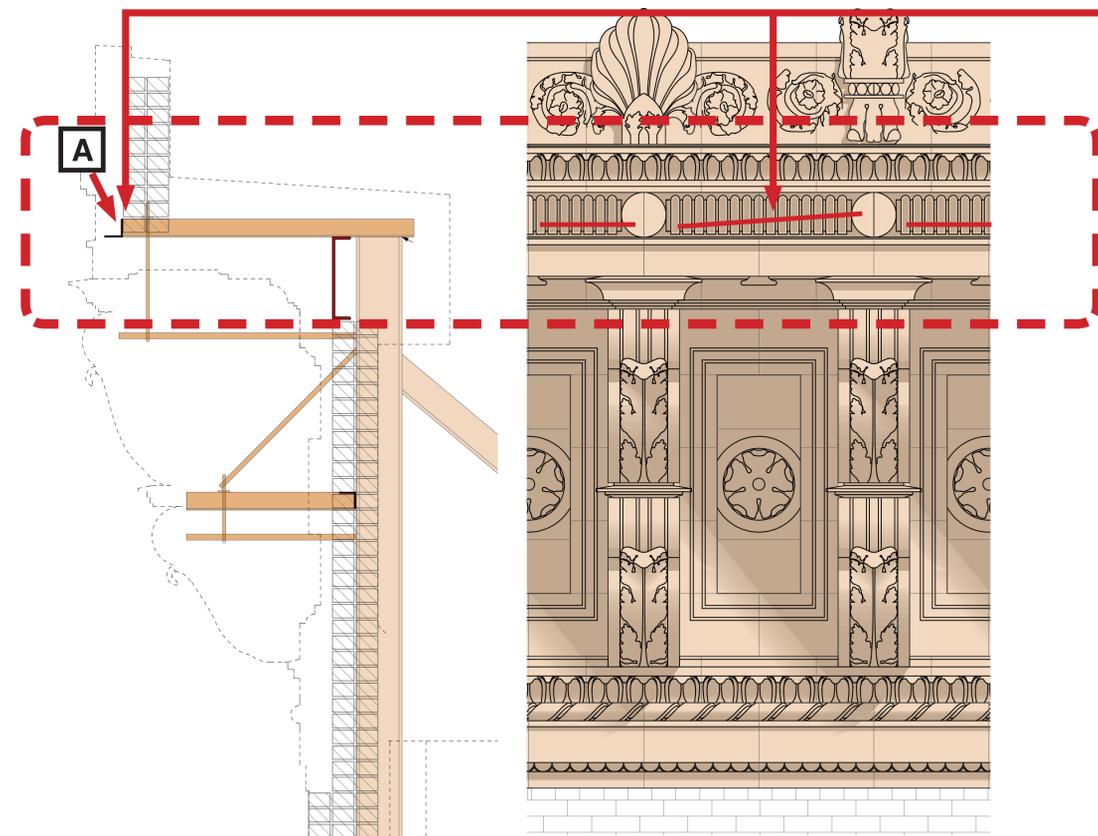
OVERVIEW OF DAMAGED TERRA COTTA AT UPPER CORNICE



DETAIL OF CRACKED TERRA COTTA



(A) CORROSION OF EMBEDDED STEEL



DETAIL OF PROBE SHOWING ALIGNMENT OF CORRODED STEEL AND CRACKED TERRA COTTA

REVISIONS

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| 2 | LPC AMMENDMENT 10-01-15 |
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| DATE | 11-17-15 |
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PROJECT NAME
**949 WEST END AVENUE
 EXTERIOR REPAIRS**

DRAWING TITLE
**TYPICAL DAMAGE
 LOCATIONS**

ARCHITECT:
BONE / LEVINE ARCHITECTS
 561 BROADWAY, No. 8D NEW YORK, NY 10012
 TEL: 212-219-1038 FAX: 212-226-8056

SEAL & SIGNATURE:
 NYC DOB PLAN ID NUMBER:



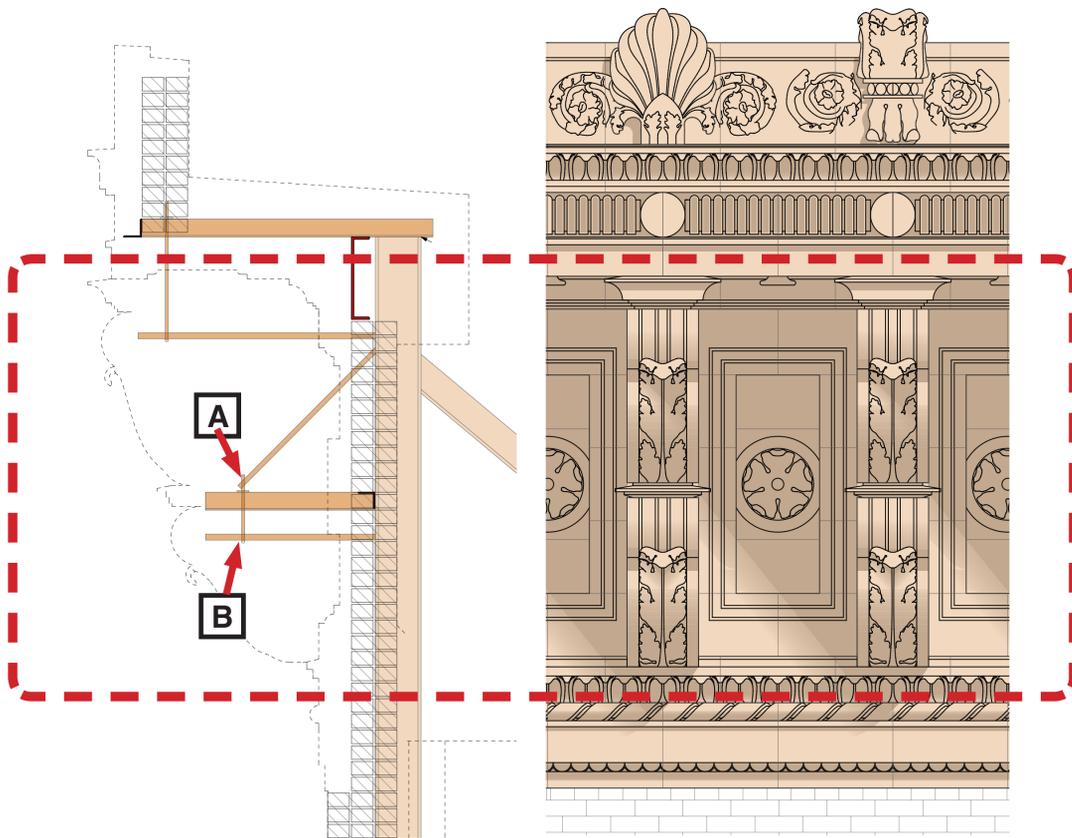
VIEW OF TERRA COTTA BRACKETS SHOWING PATCHING FROM FORMER REPAIR



(A) DETAIL OF CORRODED STEEL STRUCTURE



(B) DETAIL OF CORRODED STEEL STRUCTURE



DETAIL OF CRACKED TERRA COTTA



DETAIL OF EXPANDED JOINTS

| REVISIONS | |
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| 1 | LPC SUBMISSION 08-28-15 |
| 2 | LPC AMMENDMENT 10-01-15 |
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**949 WEST END AVENUE
EXTERIOR REPAIRS**

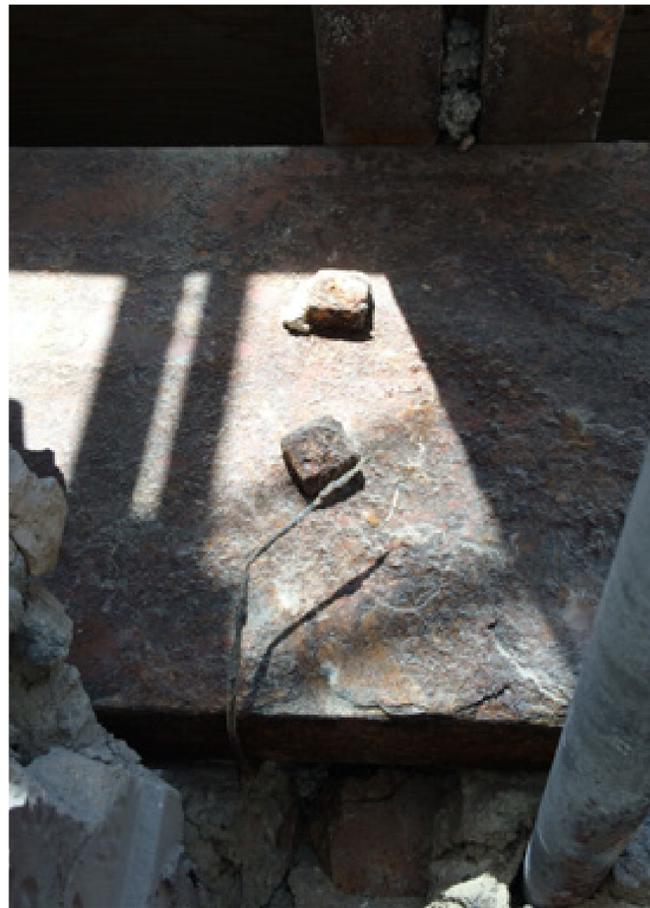
DRAWING TITLE:
**TYPICAL DAMAGE
LOCATIONS**

ARCHITECT:
BONE / LEVINE ARCHITECTS
561 BROADWAY, No. 8D NEW YORK, NY 10012
TEL: 212-219-1038 FAX: 212-226-8056

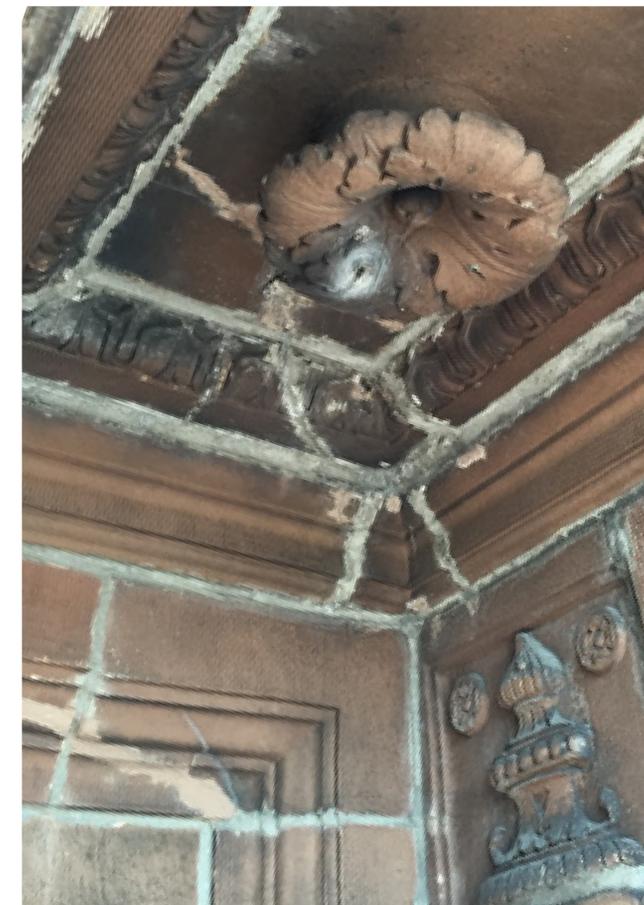
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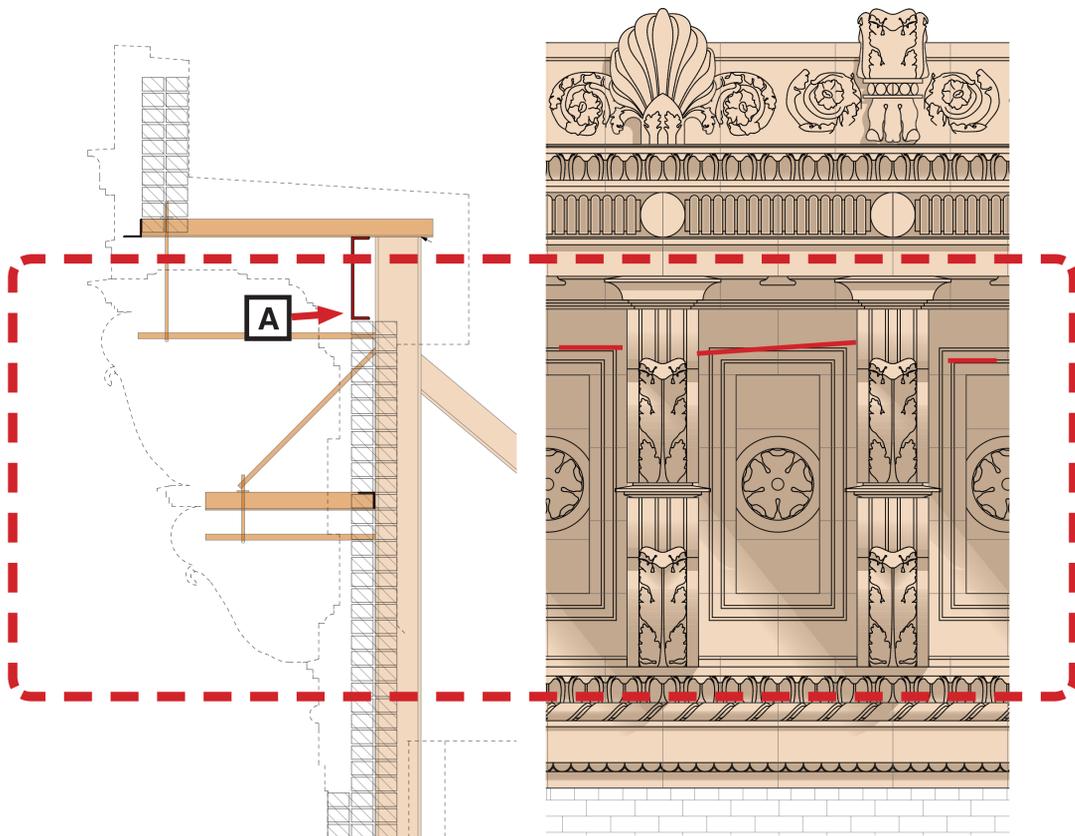
VIEW OF TERRA COTTA SHOWING TYPICAL CRACK LOCATION BENEATH SOFFIT



(A) PROBE VIEW OF STEEL CHANNEL ALIGNING WITH TYPICAL CRACKS



VIEW OF CRACKING AT SOFFIT



TYPICAL CRACKING NEAR LOCATION OF STEEL STRUCTURE



DETAIL OF CRACK SHOWING RE-OPENING AFTER PREVIOUS REPAIR

| REVISIONS | |
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| 1 | LPC SUBMISSION 08-28-15 |
| 2 | LPC AMMENDMENT 10-01-15 |
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| PROJECT NAME | 949 WEST END AVENUE EXTERIOR REPAIRS |
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| DRAWING TITLE | TYPICAL DAMAGE LOCATIONS |
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| ARCHITECT: | BONE / LEVINE ARCHITECTS 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 212-219-1038 FAX: 212-226-8056 |
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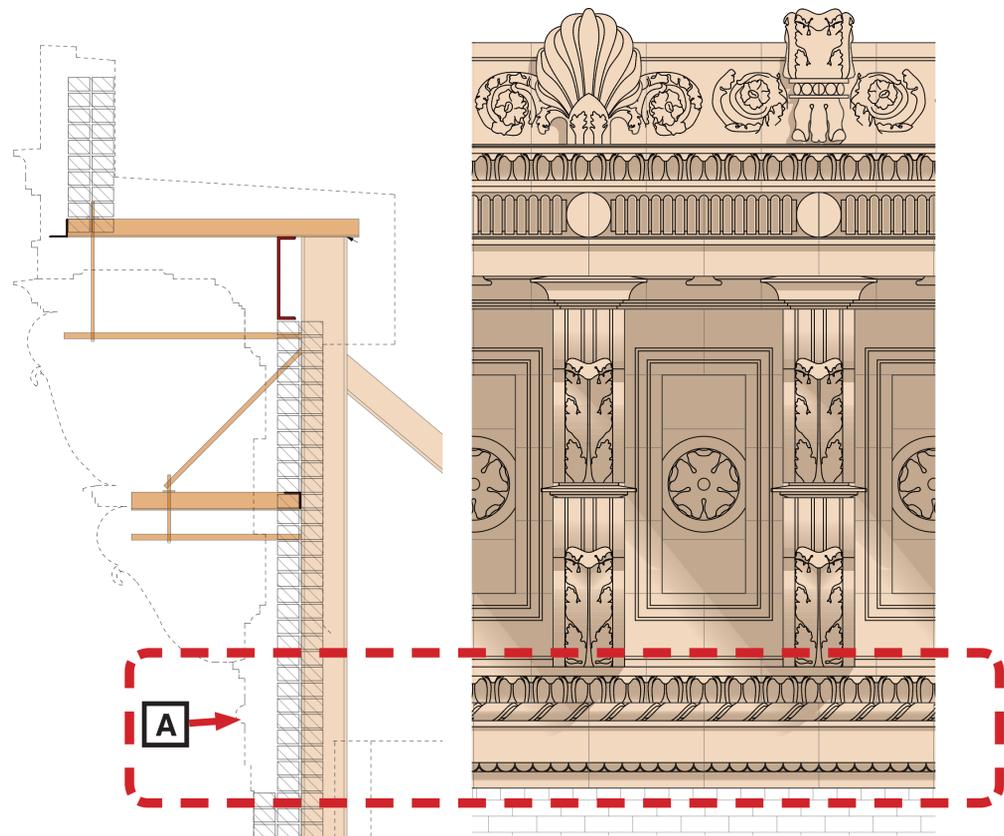
TO BE REPLACED

EXISTING TO REMAIN

PARTIAL VIEW OF CORNICE SHOWING PORTION OF TERRA COTTA TO REMAIN



(A) DETAIL OF TERRA COTTA TO REMAIN. IN GOOD CONDITION, WITH REPOINTING



| REVISIONS | |
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| 2 | LPC AMMENDMENT 10-01-15 |
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| SCALE: | DVD |

**949 WEST END AVENUE
EXTERIOR REPAIRS**

PROJECT NAME

**LOCATION OF EXISTING
TERRA COTTA TO REMAIN**

DRAWING TITLE

ARCHITECT:

BONE / LEVINE ARCHITECTS
561 BROADWAY, No. 8D NEW YORK, NY 10012
TEL: 212-219-1038 FAX: 212-226-8056

SEAL & SIGNATURE:

NYC DOB PLAN ID NUMBER:



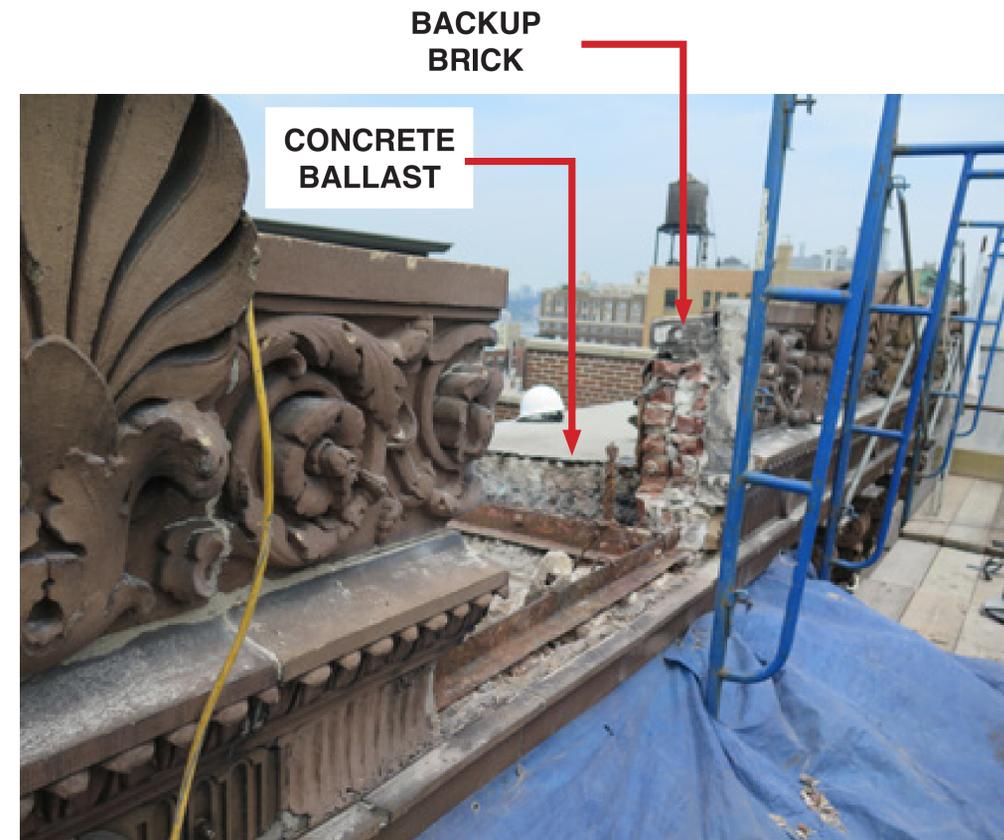
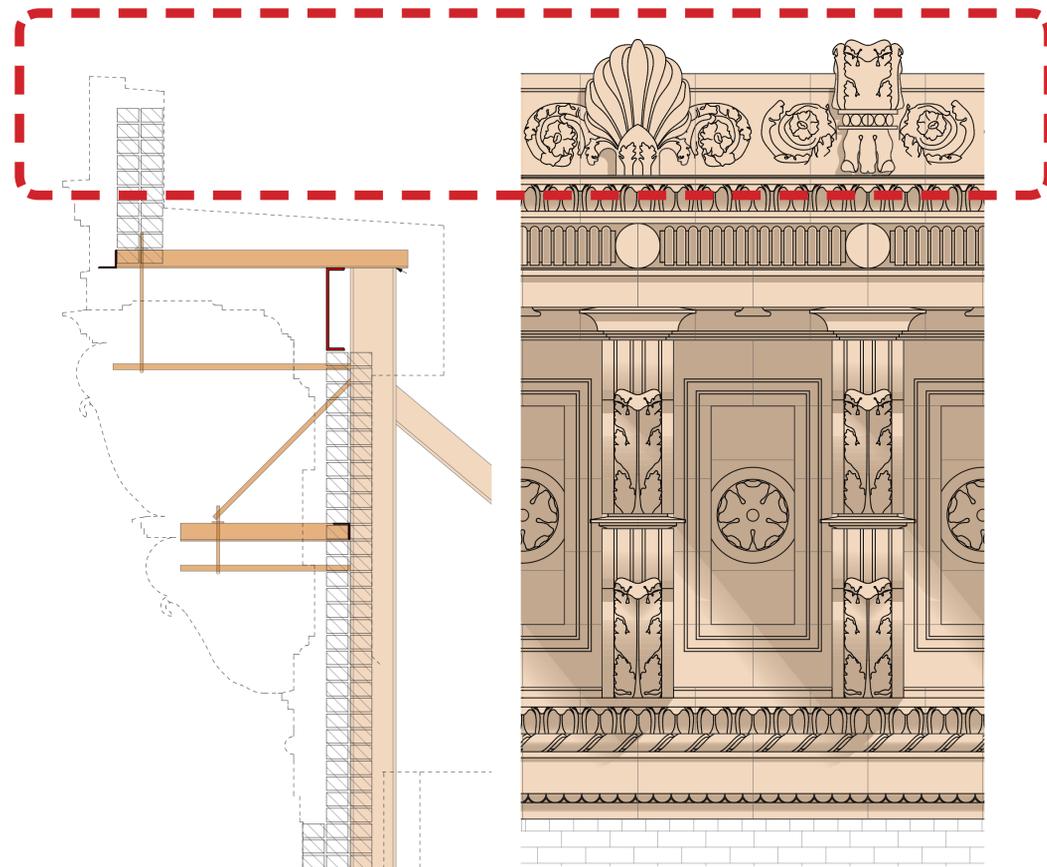
PARTIAL VIEW OF CORNICE SHOWING ANTEFIXA



DETAIL OF WEATHERED TERRA COTTA



DETAIL OF CRACKED TERRA COTTA



VIEW OF PROBE SHOWING EXISTING SUPPORT STRUCTURE FOR ANTEFIXA

| REVISIONS | |
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| 2 | LPC AMMENDMENT 10-01-15 |
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| DATE: | 11-17-15 |
| DRAWN BY: | DVD |

PROJECT NAME:
**949 WEST END AVENUE
EXTERIOR REPAIRS**

DRAWING TITLE:
**PHOTOS OF TERRA COTTA
ANTEFIXA**

ARCHITECT:
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561 BROADWAY, No. 8D NEW YORK, NY 10012
TEL: 212-219-1038 FAX: 212-226-8056

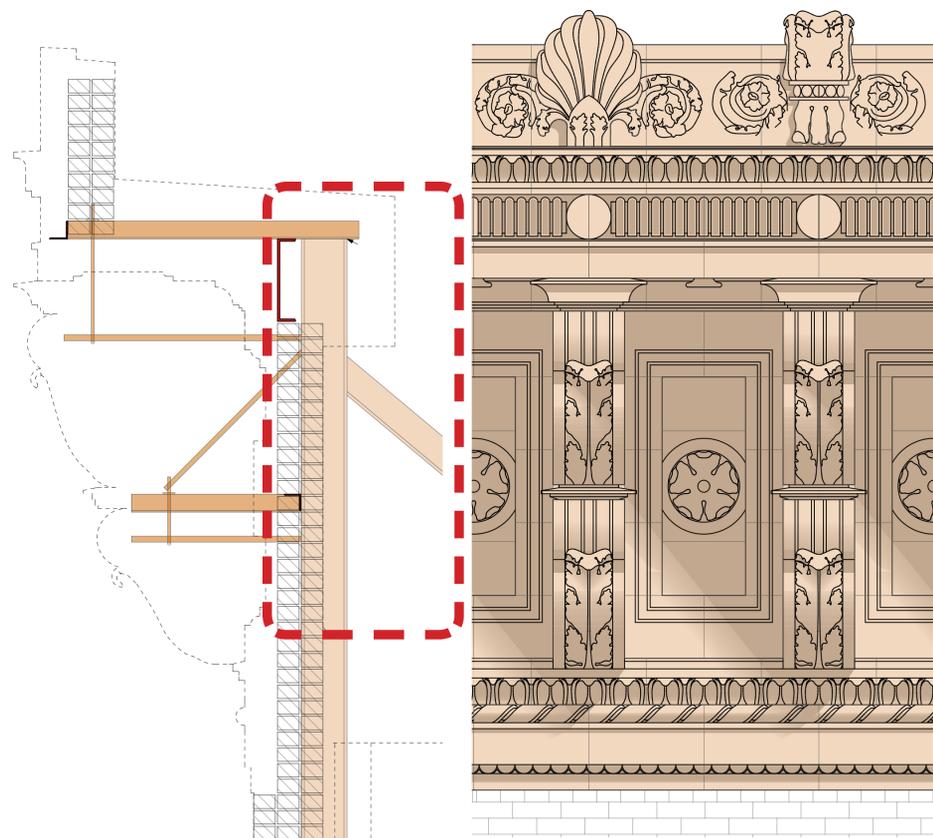
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| PAGE: | 11 OF 15 |



VIEW OF PARAPET WALL AT INBOARD SIDE OF CORNICE



DETAIL OF PARAPET WALL SHOWING LOCATION OF BULGE



DETAIL OF PARAPET WALL SHOWING LOCATION OF BULGE

LPC 17-5765

REVISIONS

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DATE

DVD

SCALE

DRAWN BY

**949 WEST END AVENUE
EXTERIOR REPAIRS**

PROJECT NAME

**PHOTOS OF INBOARD SIDE
OF PARAPET WALL**

DRAWING TITLE

ARCHITECT:

BONE / LEVINE ARCHITECTS
561 BROADWAY, No. 8D NEW YORK, NY 10012
TEL: 212-219-1038 FAX: 212-226-8056

SEAL & SIGNATURE:

NYC DOB PLAN ID NUMBER:



FIBERGLASS REPLACEMENT SAMPLE AND ORIGINAL TERRA COTTA (ON SITE)



FIBERGLASS REPLACEMENT SAMPLE AND ORIGINAL TERRA COTTA (ON SITE)



FIBERGLASS REPLACEMENT SAMPLE (LEFT) AND ORIGINAL TERRA COTTA (RIGHT)

LPC 17-5765

REVISIONS

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| DATE | 11-17-15 |
| SCALE | DVD |

PROJECT NAME
**949 WEST END AVENUE
 EXTERIOR REPAIRS**

DRAWING TITLE
**FIBERGLASS REPLACEMENT
 SAMPLES**

ARCHITECT:
BONE / LEVINE ARCHITECTS
 561 BROADWAY, No. 8D NEW YORK, NY 10012
 TEL: 212-219-1038 FAX: 212-226-8056

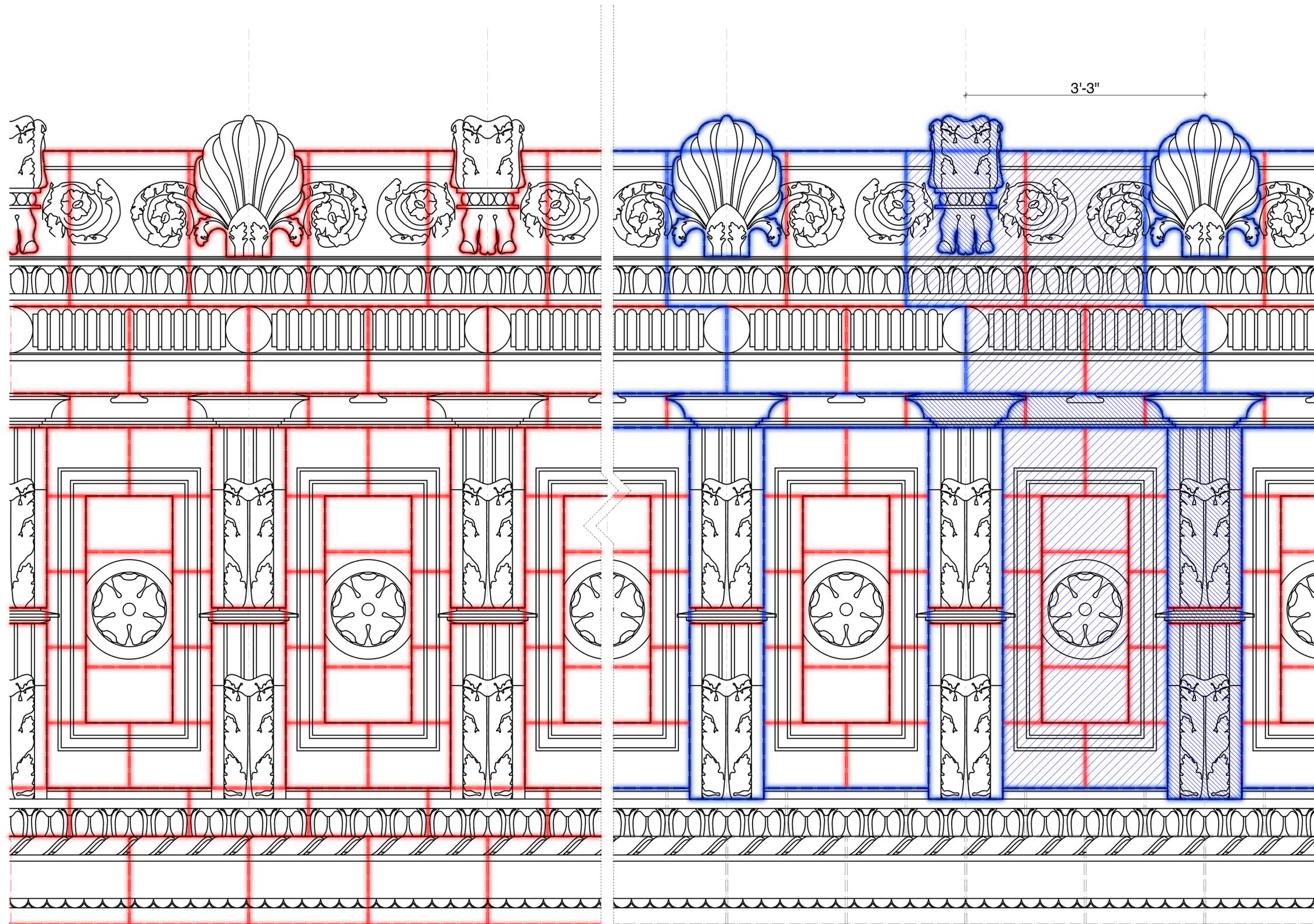
SEAL & SIGNATURE:
 NYC DOB PLAN ID NUMBER:

KEY

EXISTING TERRA COTTA JOINTS, TO BE REPLICATED IN FIBERGLASS PANELS

ACTUAL JOINTS OF FIBERGLASS PANEL ASSEMBLY TO CORRESPOND TO EXISTING JOINTS

EXISTING JOINTS IN EXISTING TERRA COTTA TO REMAIN



EXISTING JOINT PATTERN IN TERRA COTTA CORNICE

PROPOSED JOINT PATTERN IN FIBERGLASS TO MATCH EXISTING TERRA COTTA JOINTS

***TO BE CONFIRMED BY FABRICATOR**

REVISIONS

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| 1 | LPC SUBMISSION 08-28-15 |
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DATE

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DRAWN BY

SCALE

949 WEST END AVENUE EXTERIOR REPAIRS

PROJECT NAME

DIAGRAM OF EXISTING JOINTS AND PROPOSED JOINT PATTERN

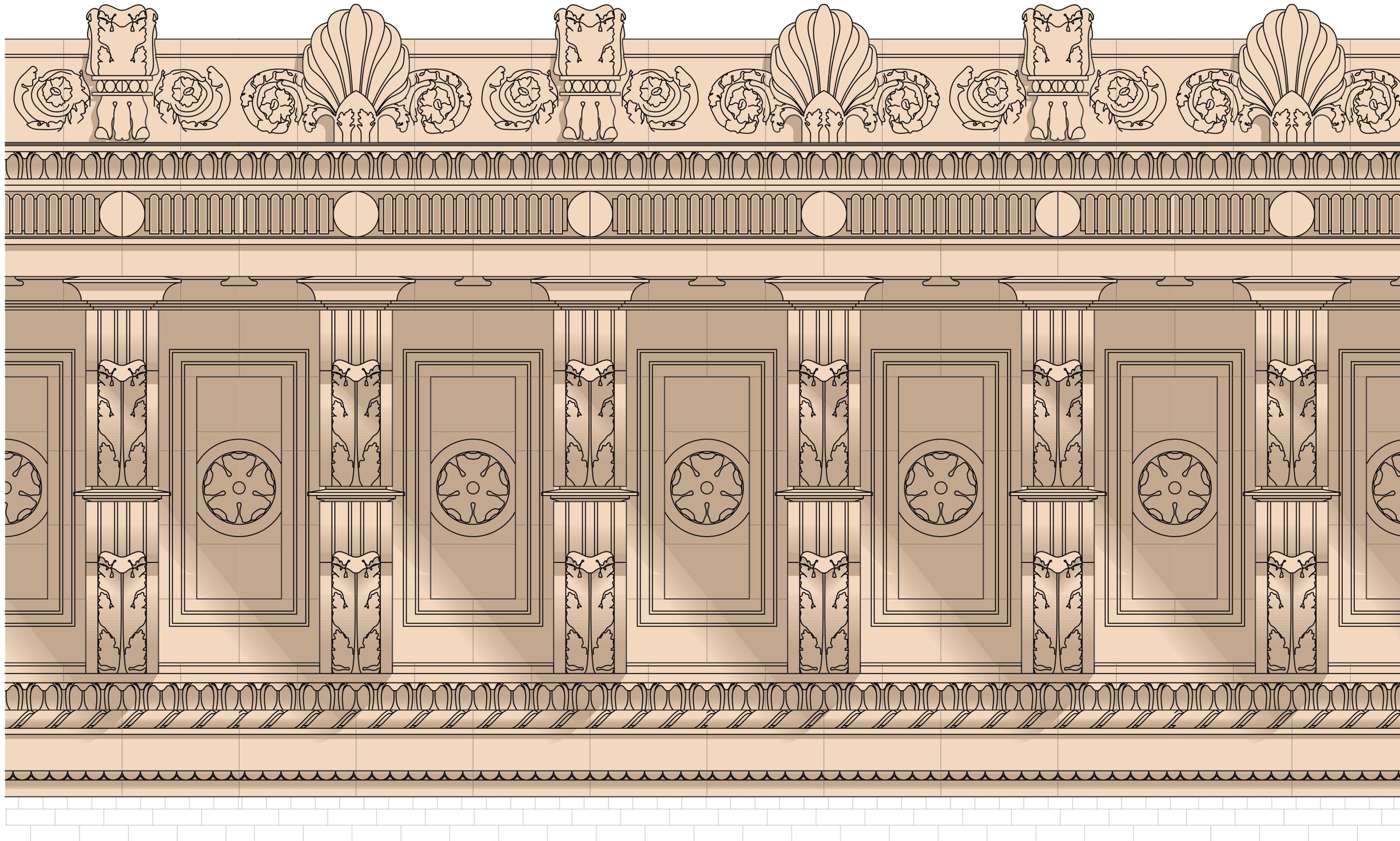
DRAWING TITLE

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PROPOSED CORNICE ELEVATION

REVISIONS

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| 1 | LPC SUBMISSION 08-28-15 |
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11-17-15

DATE

DVD

DRAWN BY

SCALE

**949 WEST END AVENUE
EXTERIOR REPAIRS**

PROJECT NAME

PROPOSED ELEVATION

DRAWING TITLE

ARCHITECT:

BONE / LEVINE ARCHITECTS

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