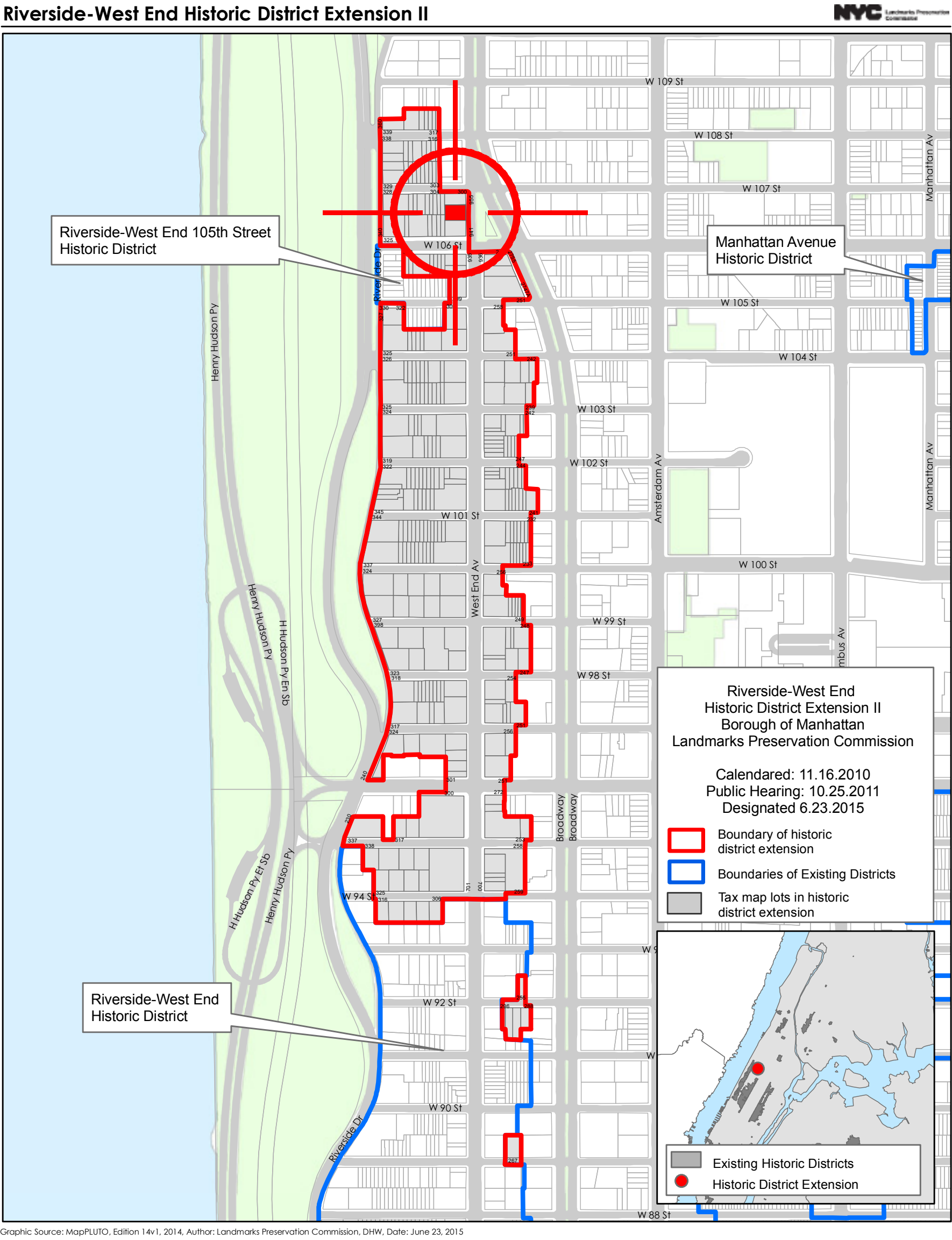
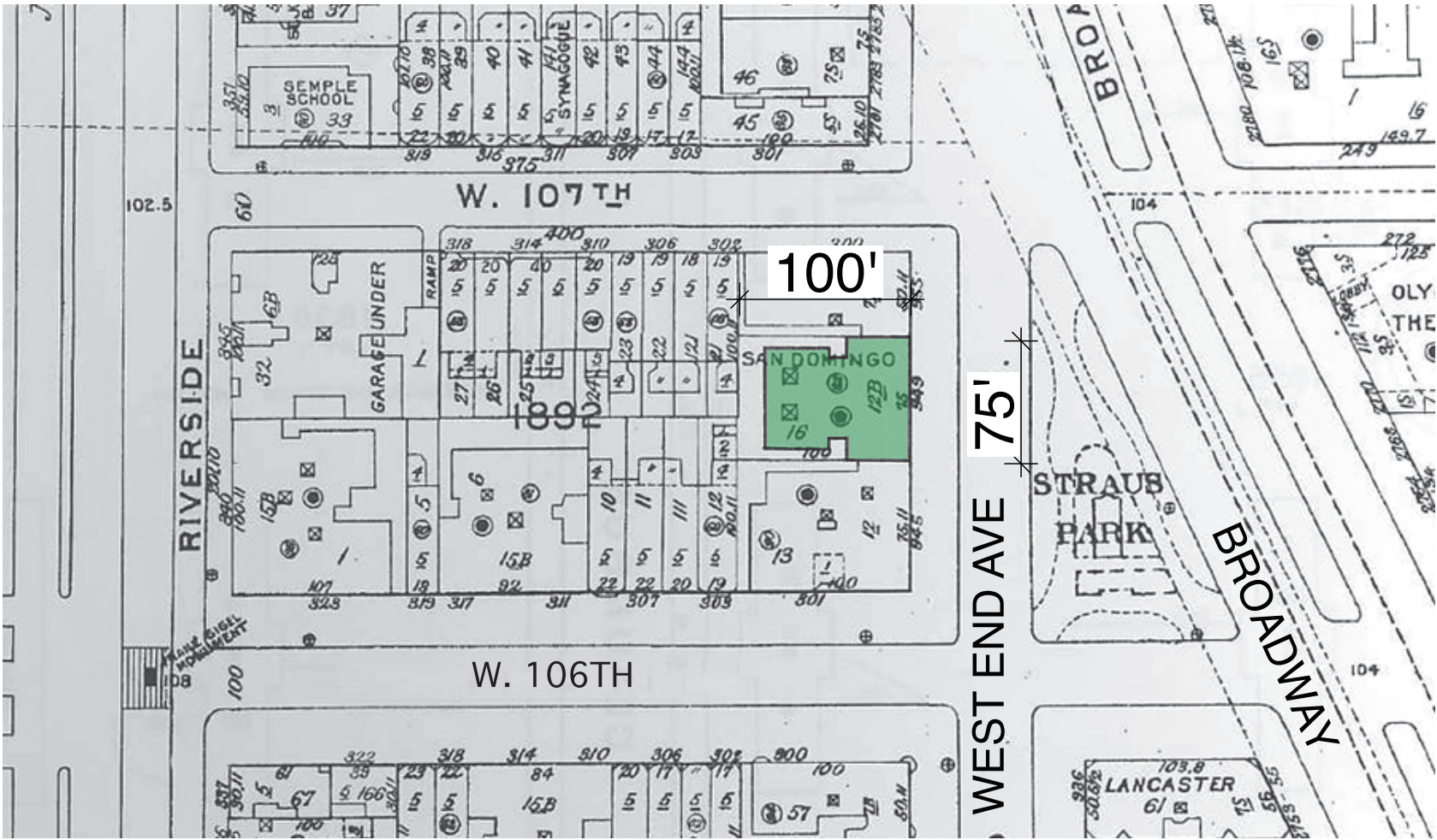




949 WEST END AVENUE 1940'S TAX PHOTO



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	
1	LPC SUBMISSION 08-28-15
2	LPC AMMENDMENT 10-01-15
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SCALE	11-09-15 DATE DVD DRAWN BY
PROJECT NAME 949 WEST END AVENUE EXTERIOR REPAIRS	
DRAWING TITLE BUILDING LOCATION	
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:
	PAGE: 1 OF 16





949 WEST END AVENUE 1940'S TAX PHOTO



949 WEST END AVENUE 2015 PHOTO



949 WEST END AVENUE CURRENT CONDITIONS

LPC 17-5765

REVISIONS

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LPC SUBMISSION 08-28-15

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LPC AMMENDMENT 10-01-15

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PROJECT NAME

949 WEST END AVENUE  
EXTERIOR REPAIRS

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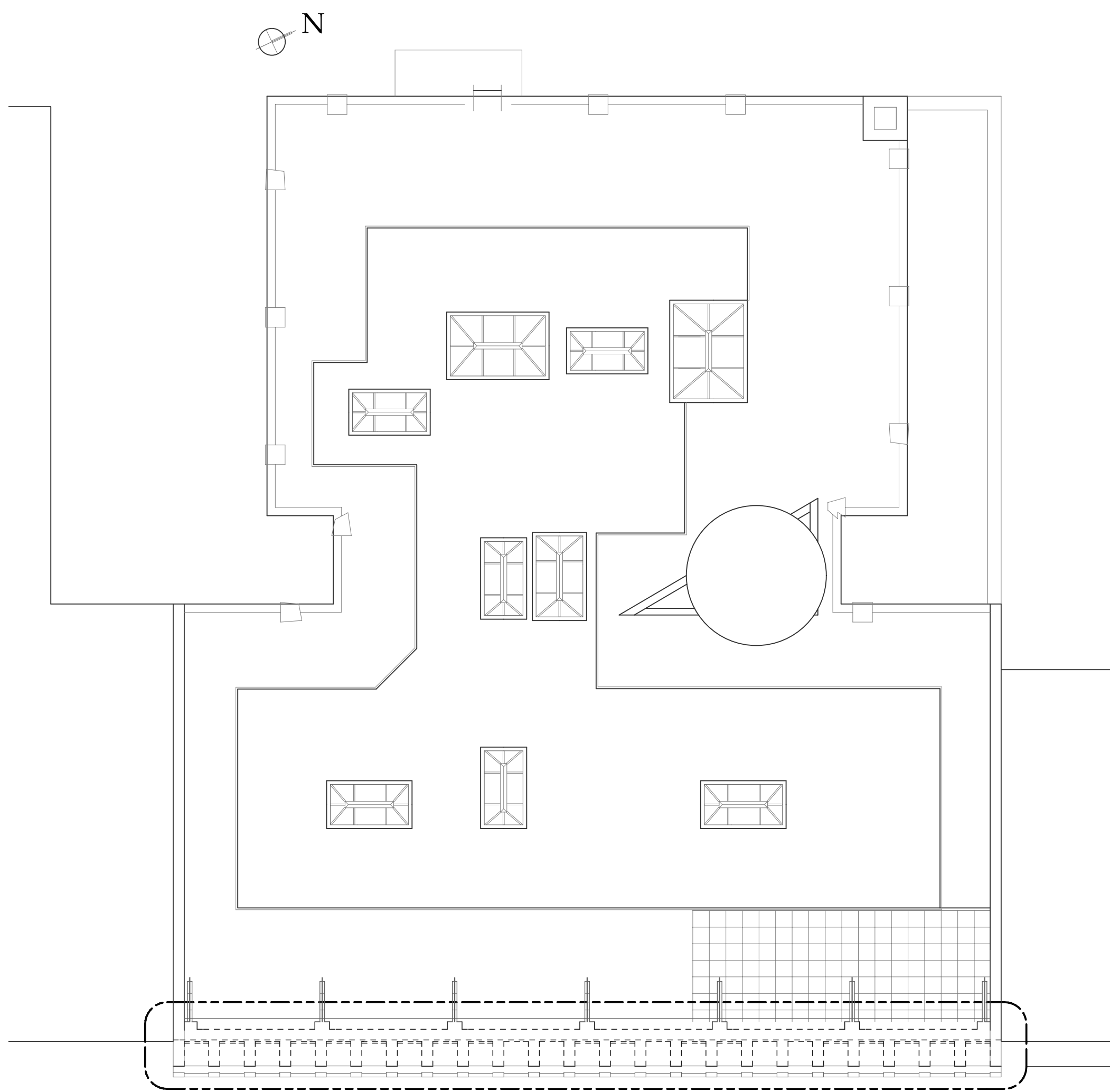
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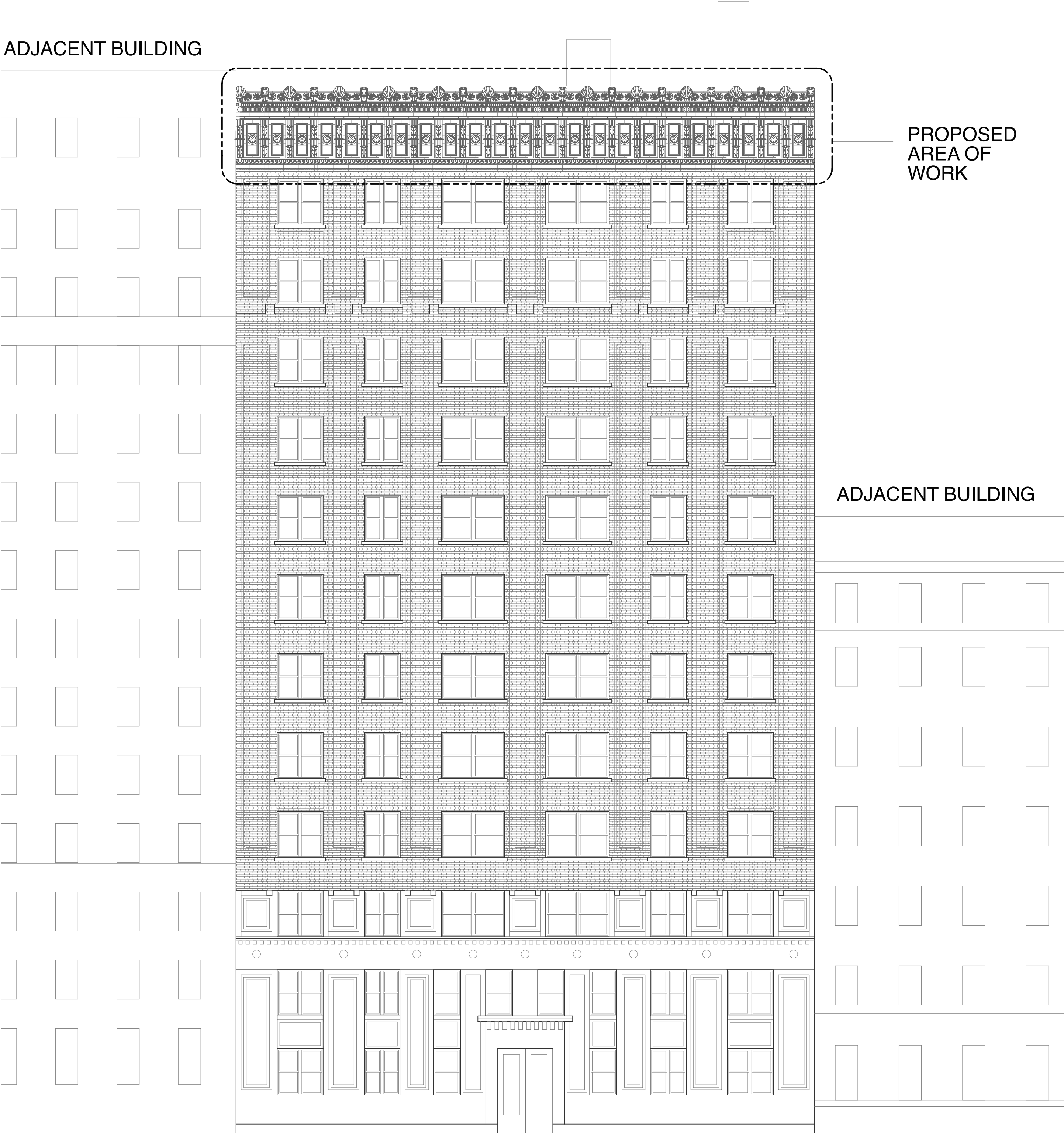




ROOF PLAN

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 AND COPING STONE.
- 3. REMOVE AND REPLACE 1'-0" STRIP OF ROOF MEMBRANE AT BASE OF PARAPET.



WEST END AVENUE ELEVATION

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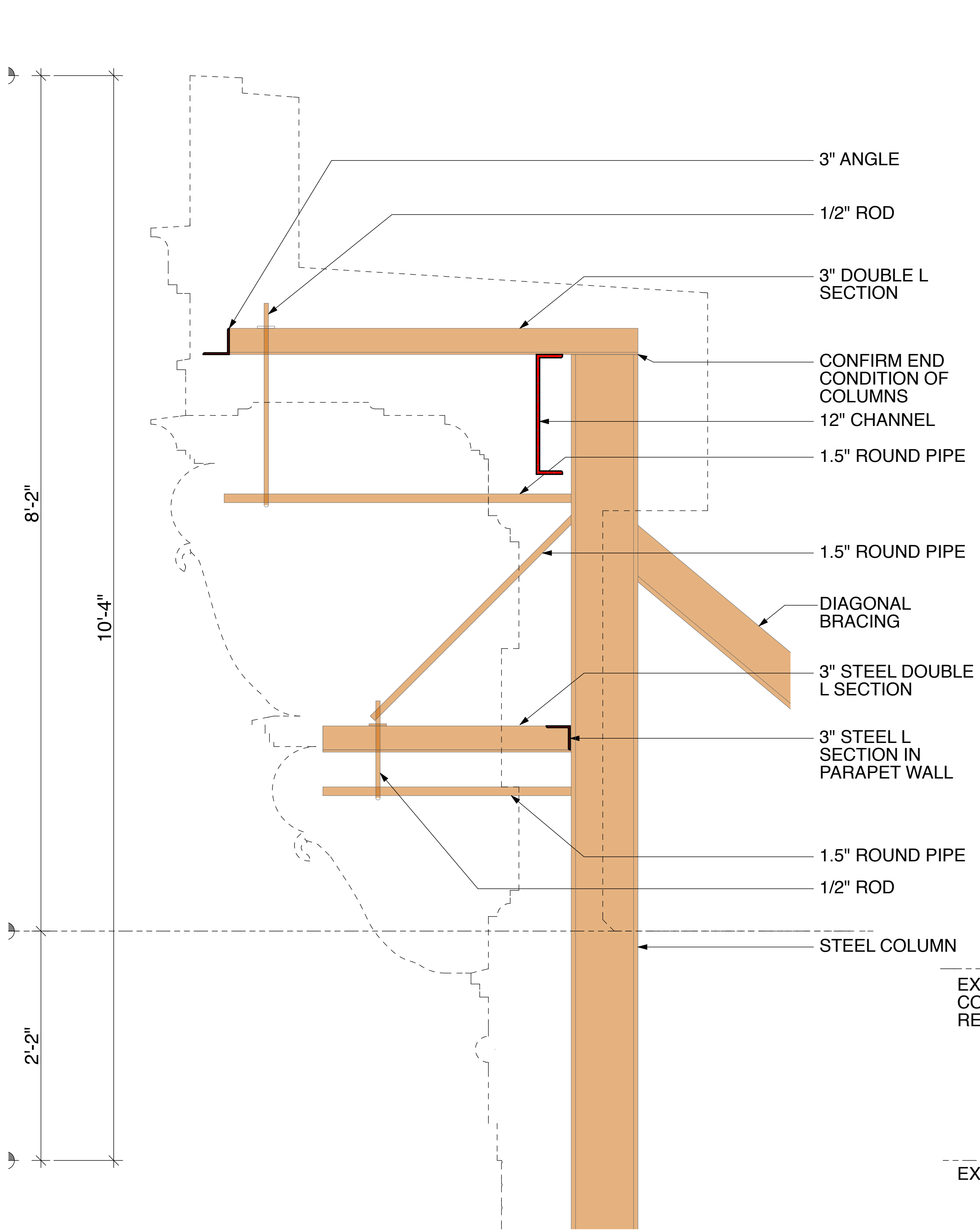
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949 WEST END AVENUE EXTERIOR REPAIRS	
PROJECT NAME	

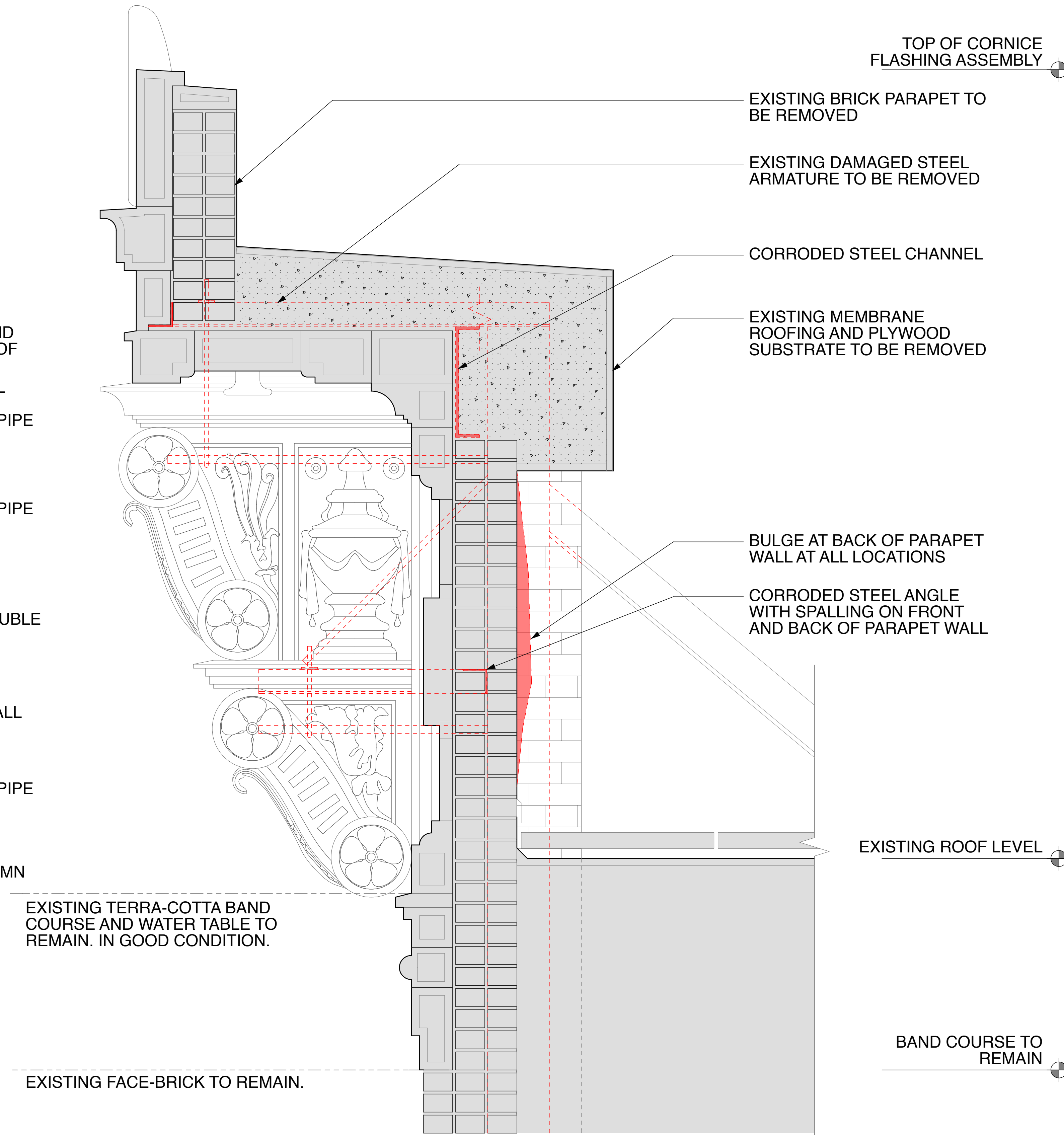
SCOPE OF WORK	
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	PAGE: 3 OF 16



EXISTING STEEL STRUCTURE



EXISTING TERRA COTTA PROFILES

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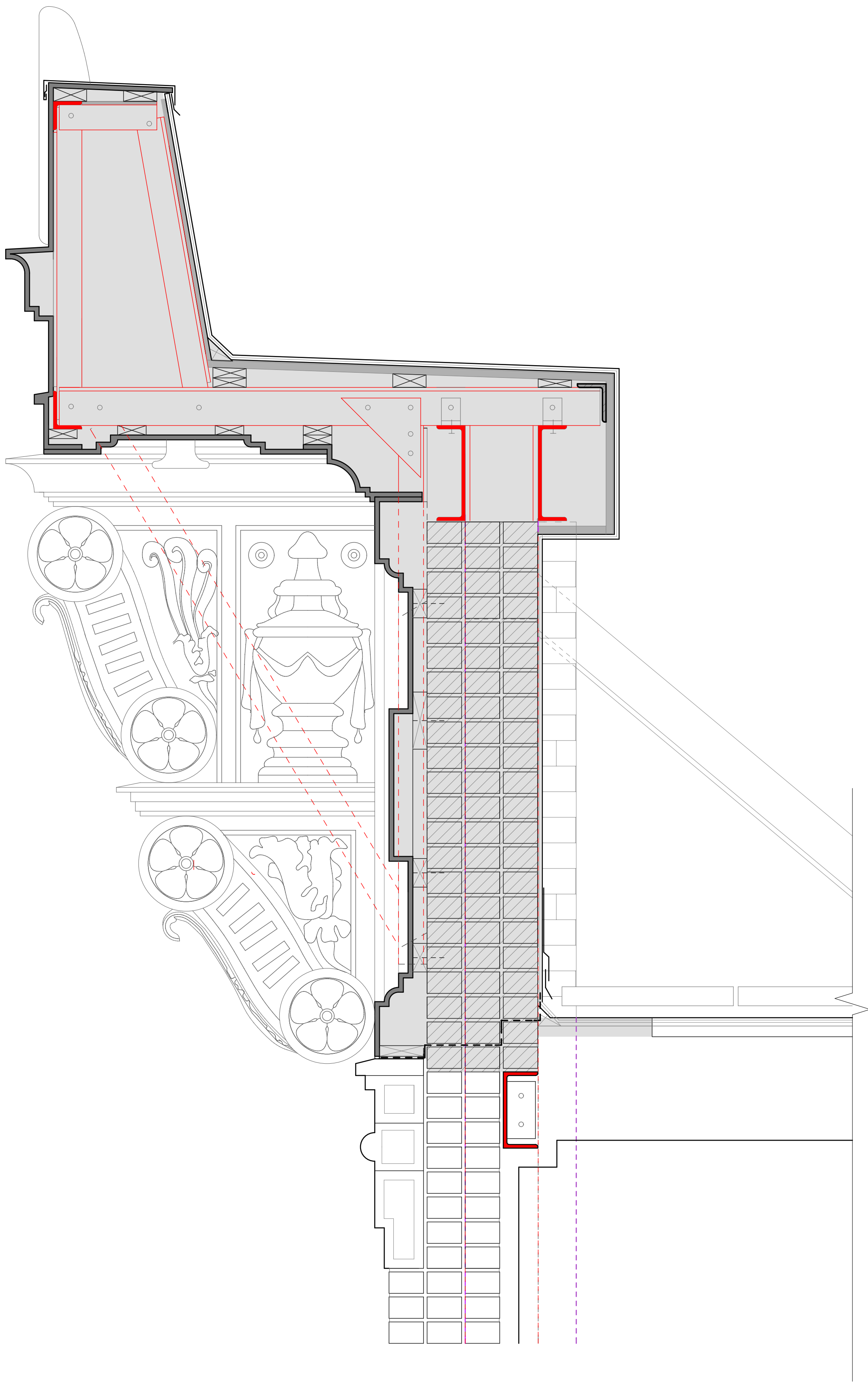
949 WEST END AVENUE EXTERIOR REPAIRS
PROJECT NAME

EXISTING SECTION AND STRUCTURAL DIAGRAM
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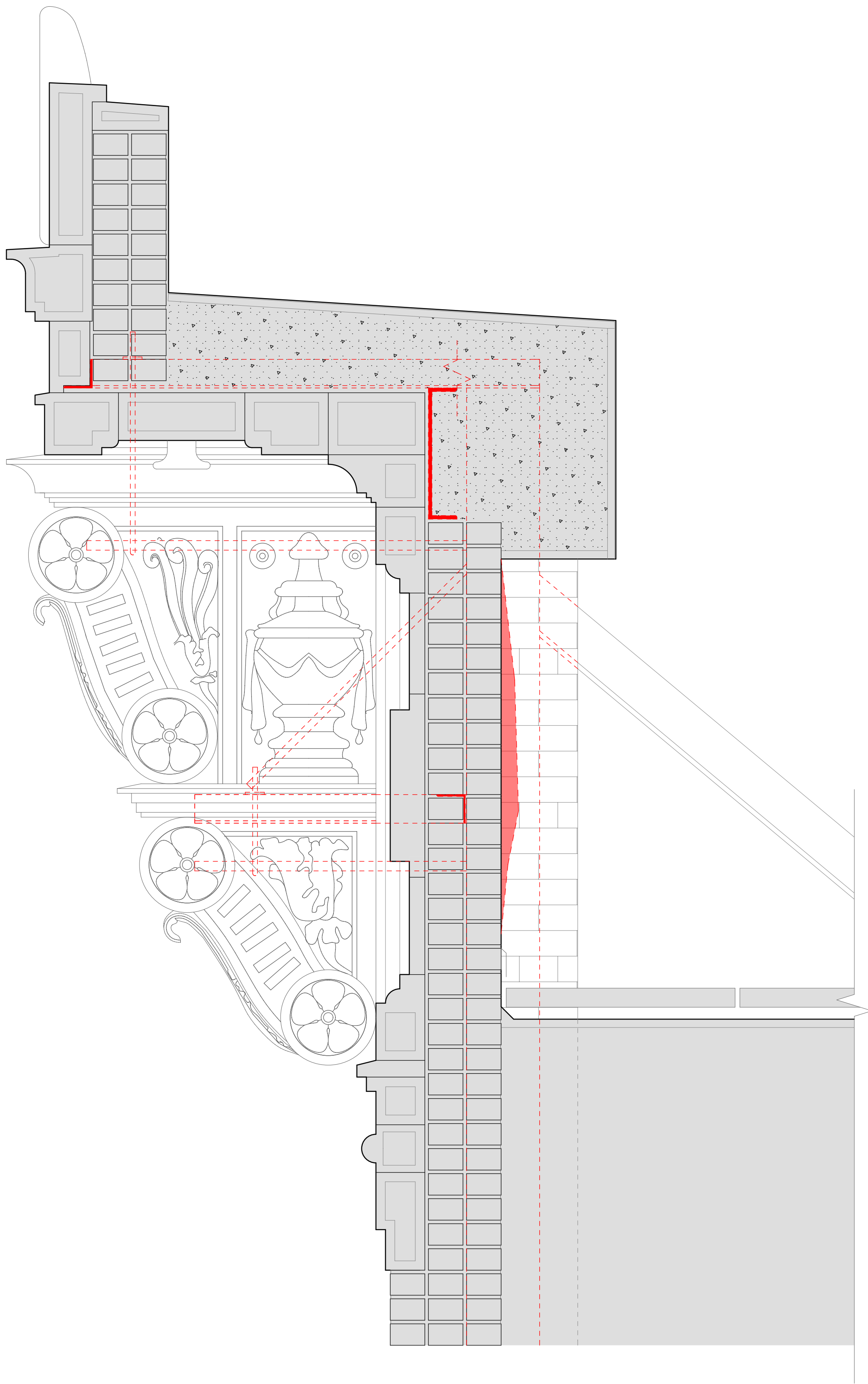
ARCHITECT:
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PAGE:	4 OF 16





PROPOSED FIBERGLASS PROFILES  
TO MATCH EXISTING



EXISTING TERRA COTTA PROFILES

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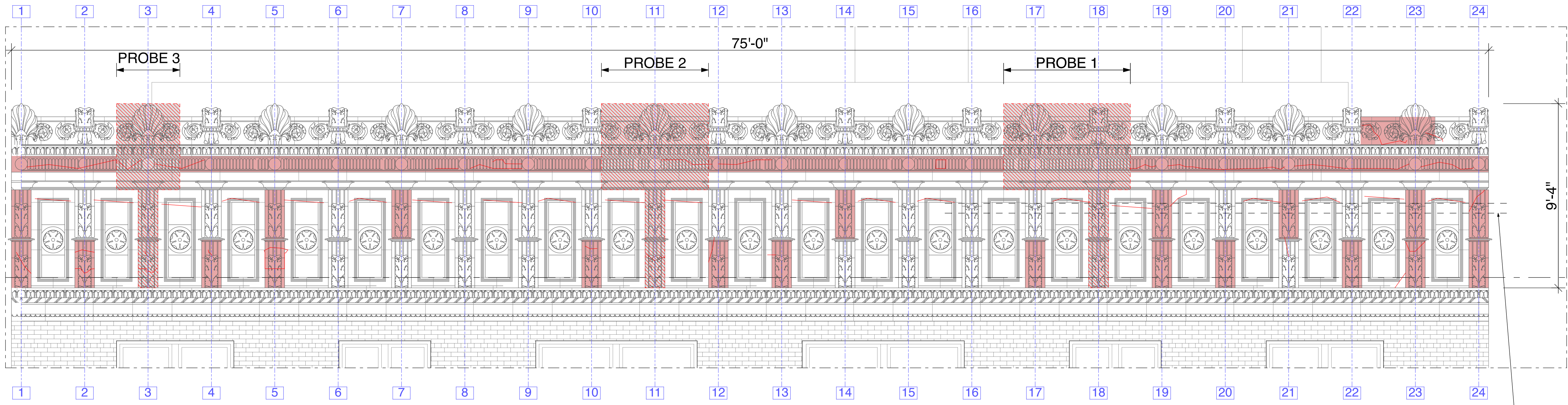
949 WEST END AVENUE EXTERIOR REPAIRS
PROJECT NAME

EXISTING AND PROPOSED SECTION COMPARISON
DRAWING TITLE

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	PAGE: 5 OF 16





LPC 17-5765

**SYMBOL KEY**



PROBE LOCATION



DAMAGED TERRA COTTA



CRACKED ELEMENT

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



VIEW OF PROBE 3



VIEW OF PROBE 2



VIEW OF PROBE 1

REVISIONS	
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3	LPC AMMENDMENT 10-28-15
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949 WEST END AVENUE EXTERIOR REPAIRS	
PROJECT NAME	

ELEVATION SHOWING PROBE LOCATIONS	
DRAWING TITLE	

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	PAGE: 6 OF 16





DAMAGED TERRA COTTA AT UPPER BAND COURSE



TYPICAL CORROSION AT STEEL ARMATURE



DAMAGED TERRA COTTA BRACKETS AND EXPANDED JOINTS



TYPICAL CRACKING NEAR LOCATION OF STEEL STRUCTURE



TYPICAL CORROSION AT STEEL ARMATURE

REVISIONS	
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SCALE	11-09-15
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PROJECT NAME
949 WEST END AVENUE EXTERIOR REPAIRS

DRAWING TITLE
TYPICAL CONDITIONS OVERVIEW

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	PAGE: 7 OF 16





TYPICAL CORROSION AT STEEL ARMATURE



DAMAGED TERRA COTTA AT UPPER BAND COURSE

LPC 17-5765

SYMBOL KEY

PROBE LOCATION

DAMAGED TERRA COTTA

CRACKED ELEMENT

REVISIONS

1	LPC SUBMISSION 08-28-15
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949 WEST END AVENUE  
EXTERIOR REPAIRS

PROJECT NAME

TYPICAL DAMAGE  
LOCATIONS

DRAWING TITLE

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ARCHITECT:

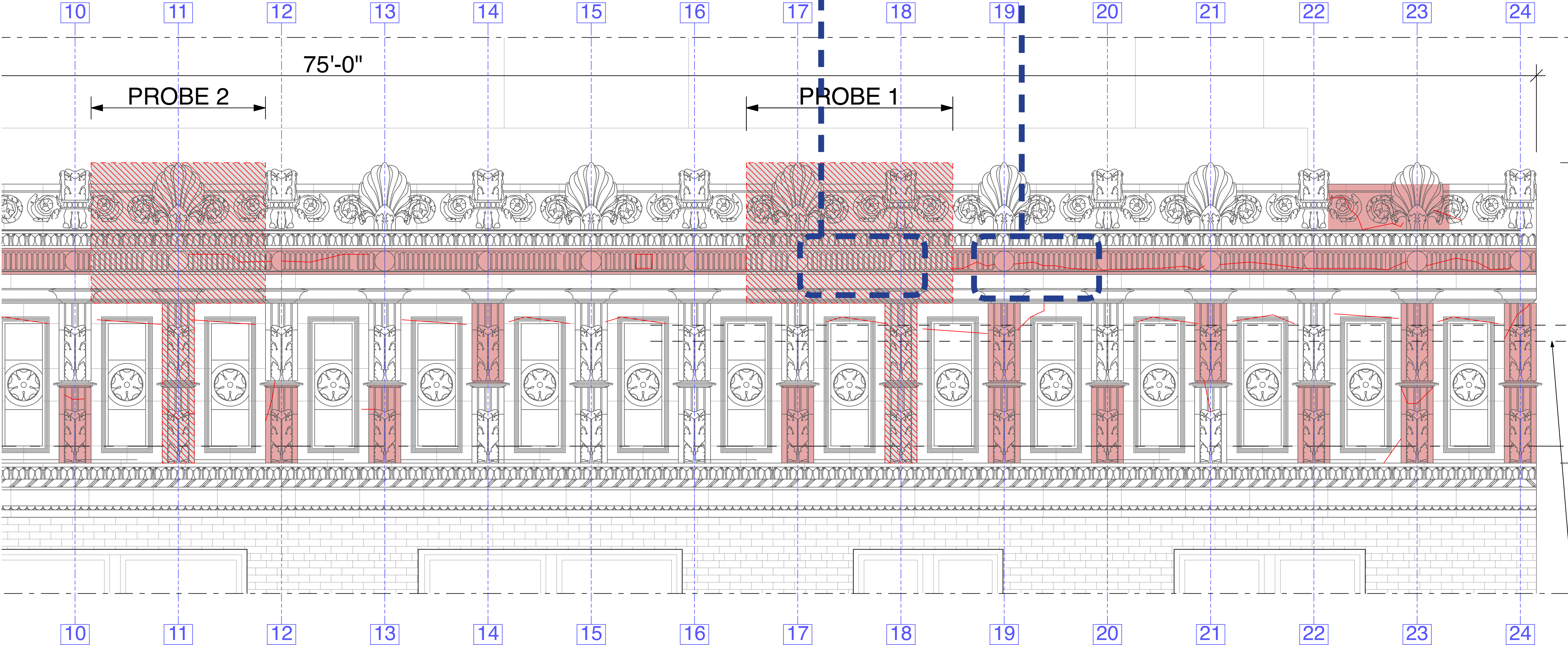
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8 OF 16

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C CHANNEL CORRESPONDS WITH

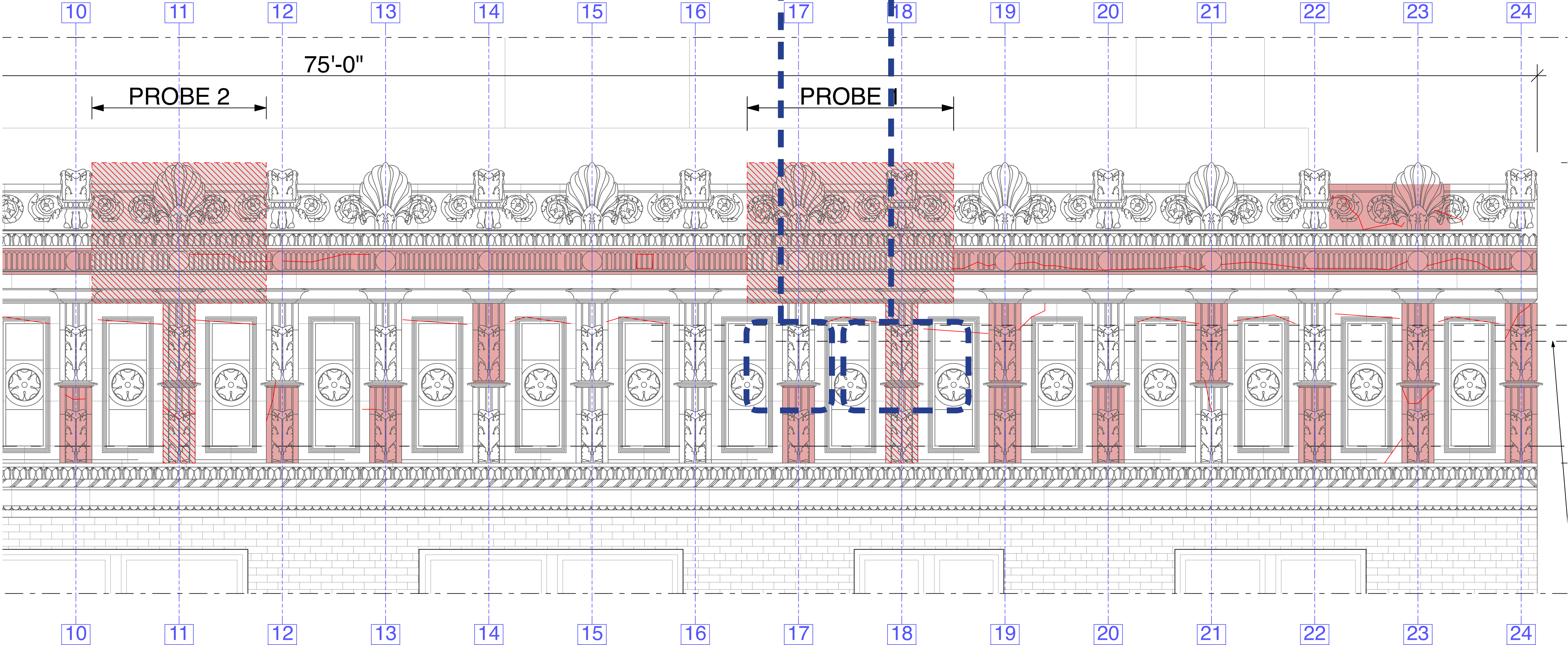




DAMAGED TERRA COTTA BRACKETS  
AND EXPANDED JOINTS

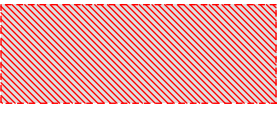


TYPICAL CORROSION AT STEEL  
ARMATURE



LPC 17-5765

SYMBOL KEY



PROBE LOCATION



DAMAGED TERRA COTTA



CRACKED ELEMENT

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949 WEST END AVENUE  
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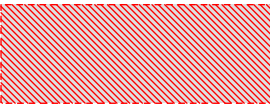
TYPICAL DAMAGE  
LOCATIONS

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	PAGE: 9 OF 16



SYMBOL KEY



PROBE LOCATION



DAMAGED TERRA COTTA



CRACKED ELEMENT

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949 WEST END AVENUE  
EXTERIOR REPAIRS

PROJECT NAME

TYPICAL DAMAGE  
LOCATIONS

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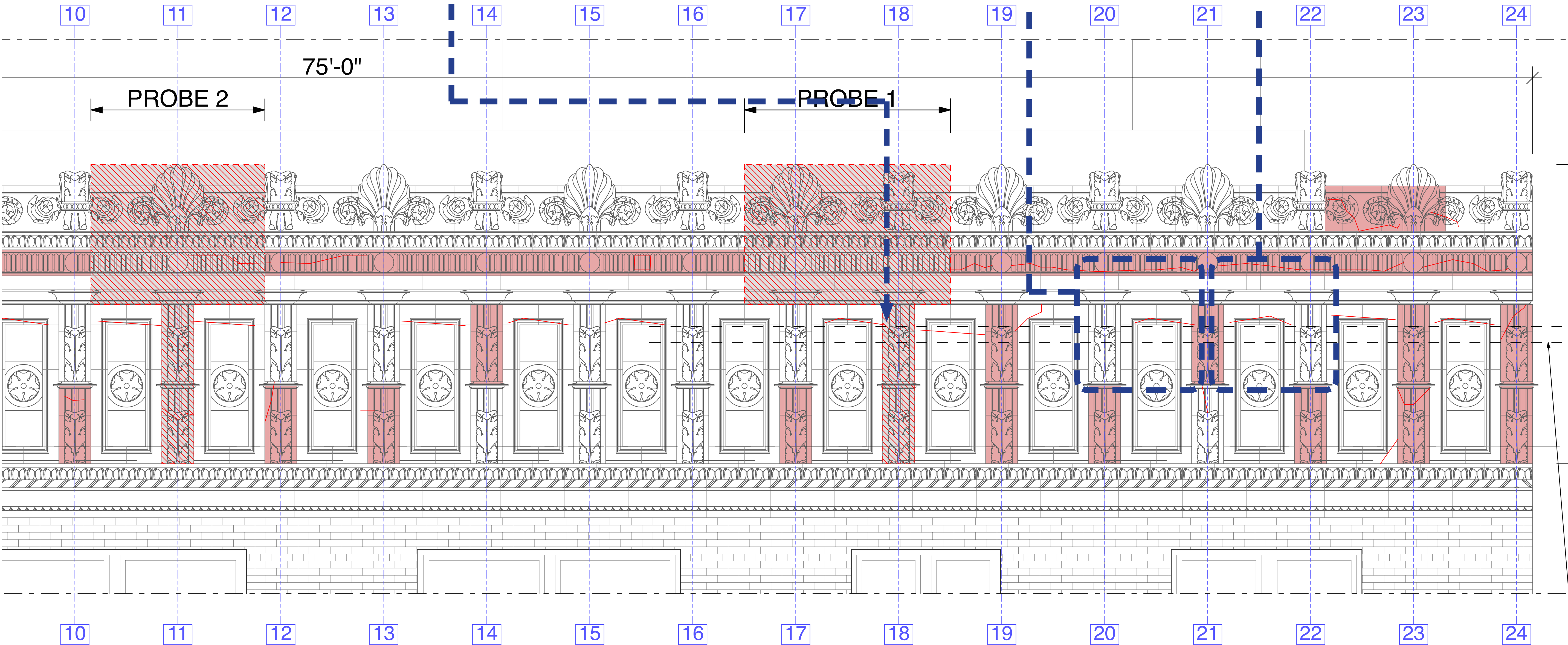
10 OF 16



DETAIL OF STEEL CHANNEL SHOWING  
EVIDENCE OF SPALLING



TYPICAL CRACKING NEAR LOCATION OF STEEL  
STRUCTURE



CHANNEL CORRESPONDS WITH





PARAPET WALL AT INBOARD SIDE OF CORNICE



VIEW OF INBOARD SIDE OF CORNICE, SHOWING BULGE AT PARAPET WALL



LPC 17-5765

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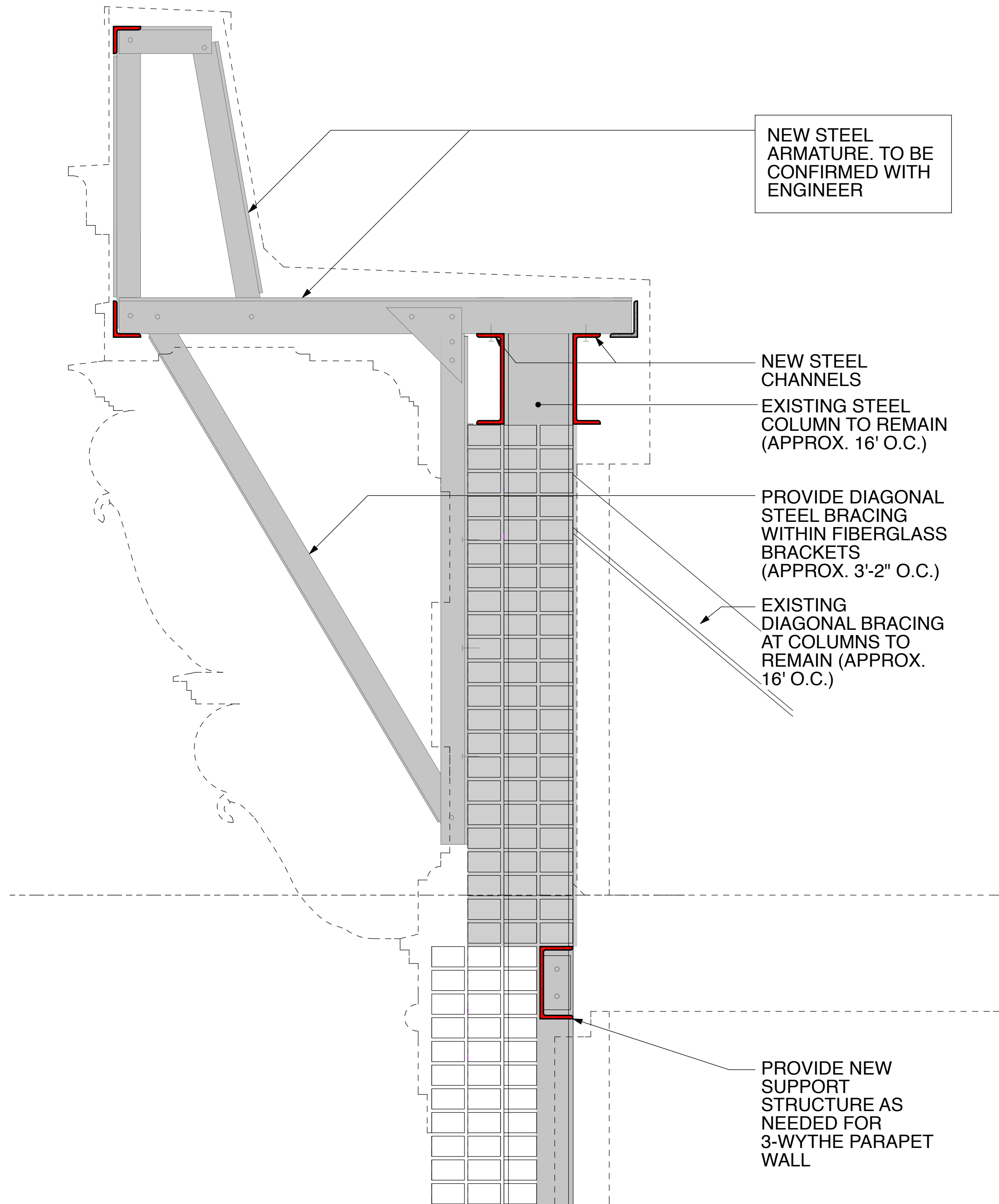
949 WEST END AVENUE EXTERIOR REPAIRS
PROJECT NAME

DOCUMENTATION OF INBOARD SIDE OF PARAPET WALL
DRAWING TITLE

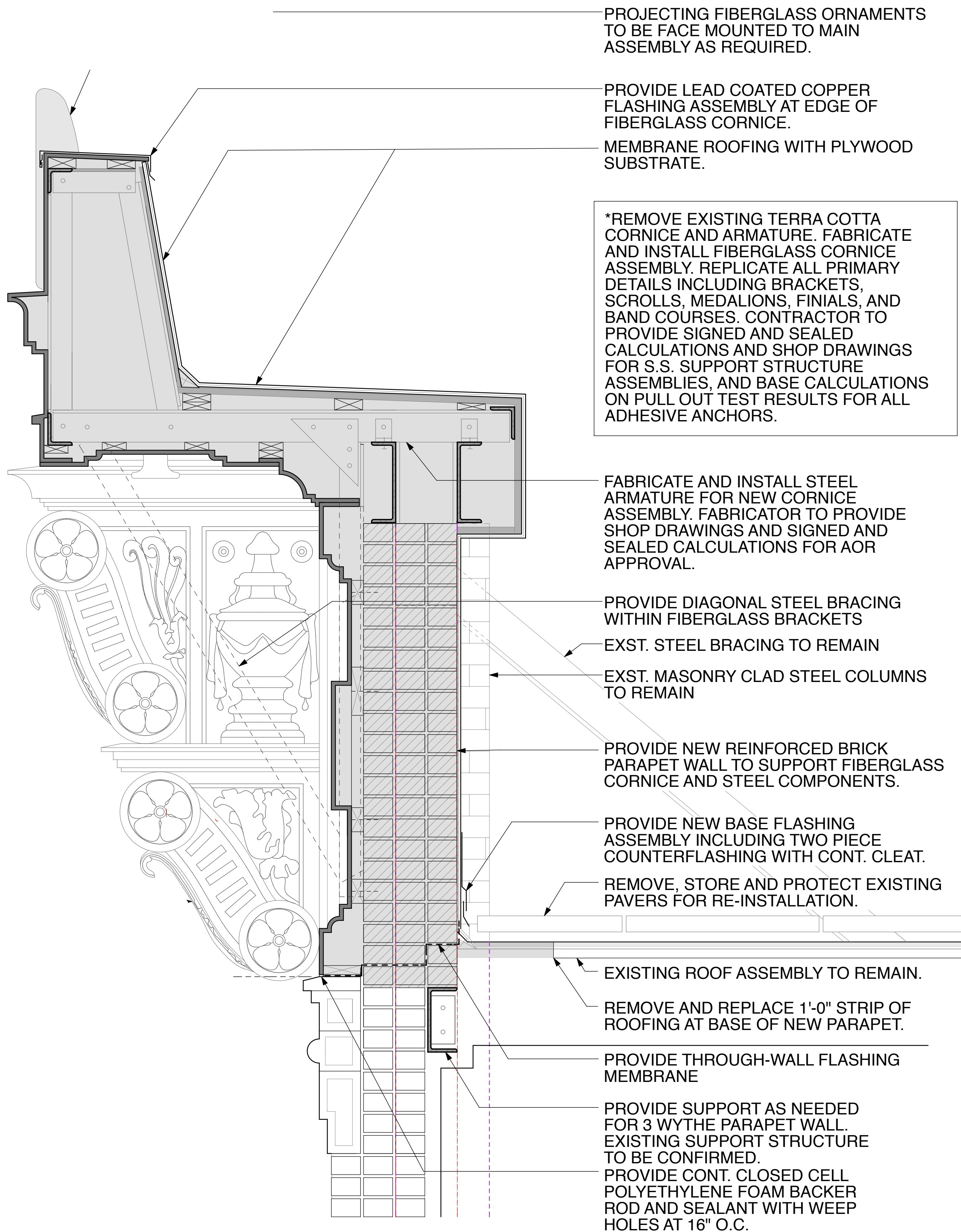
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	PAGE: 11 OF 16





PROPOSED STEEL ARMATURE



PROPOSED FIBERGLASS PROFILES TO MATCH EXISTING

REVISIONS	
1	LPC SUBMISSION 08-28-15
2	LPC AMMENDMENT 10-01-15
3	LPC AMMENDMENT 10-28-15
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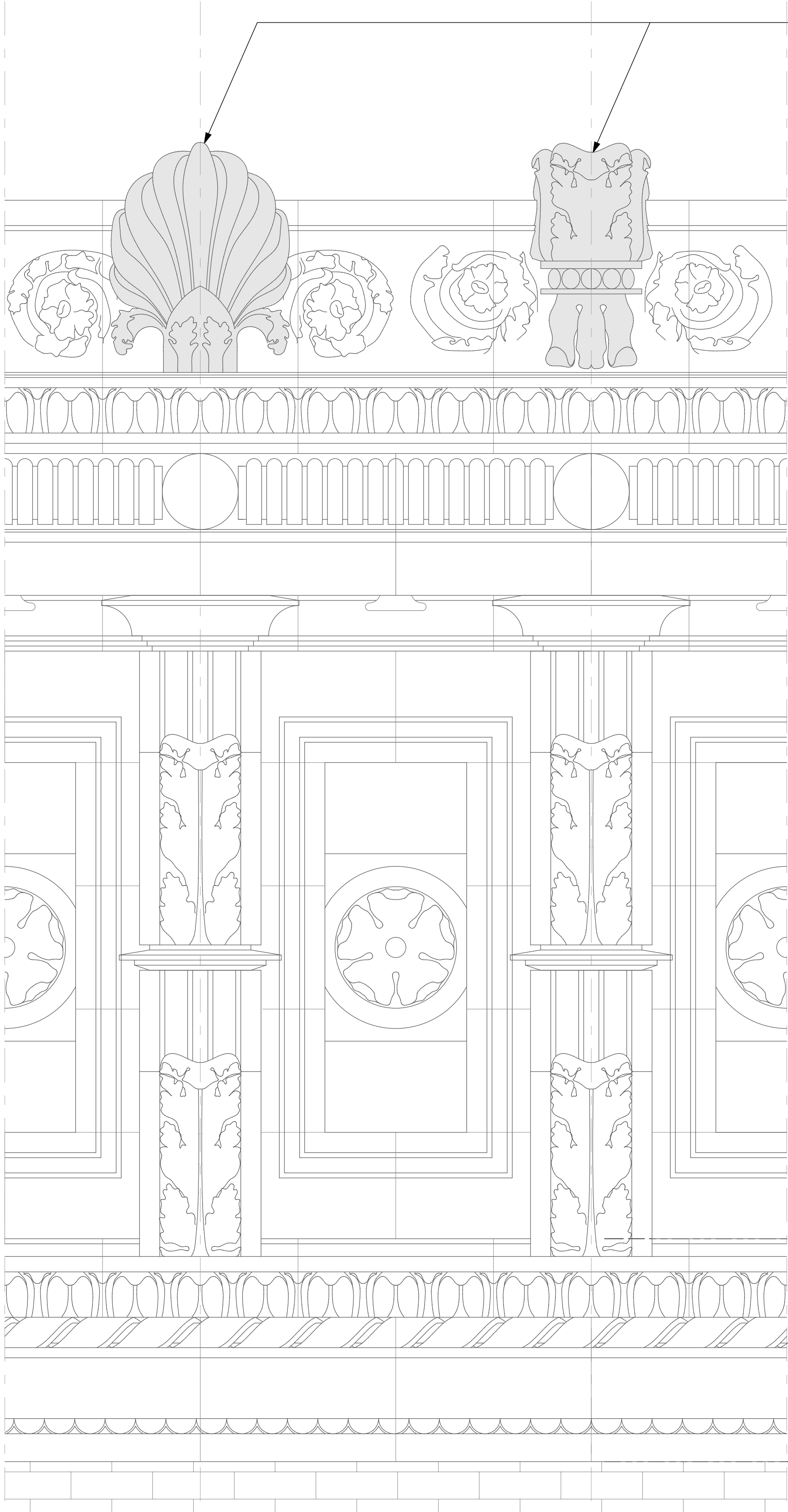
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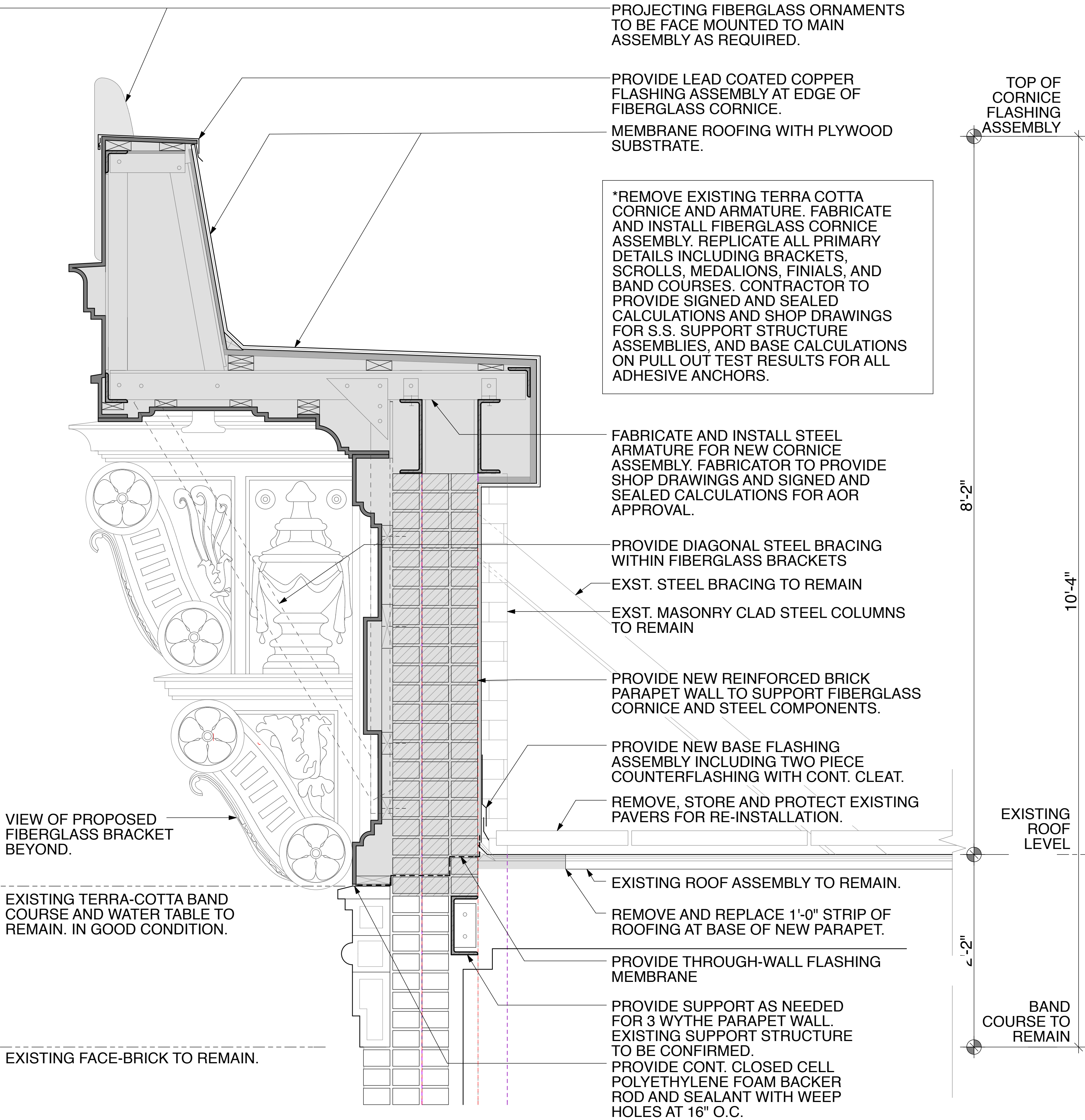
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	PAGE: 12 OF 16





PROPOSED FIBERGLASS ELEVATION



PROPOSED FIBERGLASS PROFILES TO MATCH EXISTING

REVISIONS	
1	LPC SUBMISSION 08-28-15
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PROJECT NAME 949 WEST END AVENUE EXTERIOR REPAIRS
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DRAWING TITLE PROPOSED CORNICE SECTION AND ELEVATION
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	PAGE: 13 OF 16





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	
1	LPC SUBMISSION 08-28-15
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949 WEST END AVENUE  
EXTERIOR REPAIRS

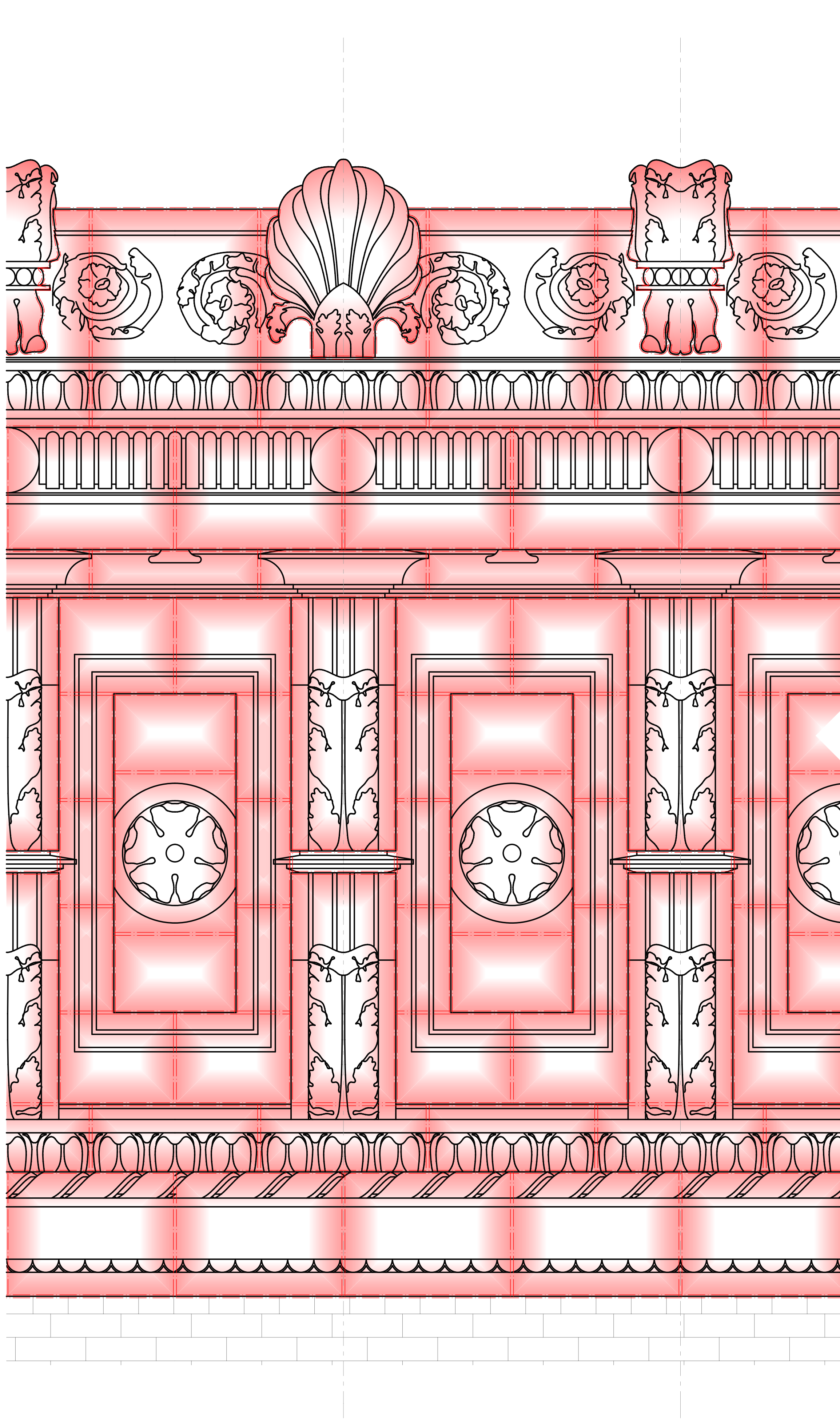
FIBERGLASS REPLACEMENT  
SAMPLES

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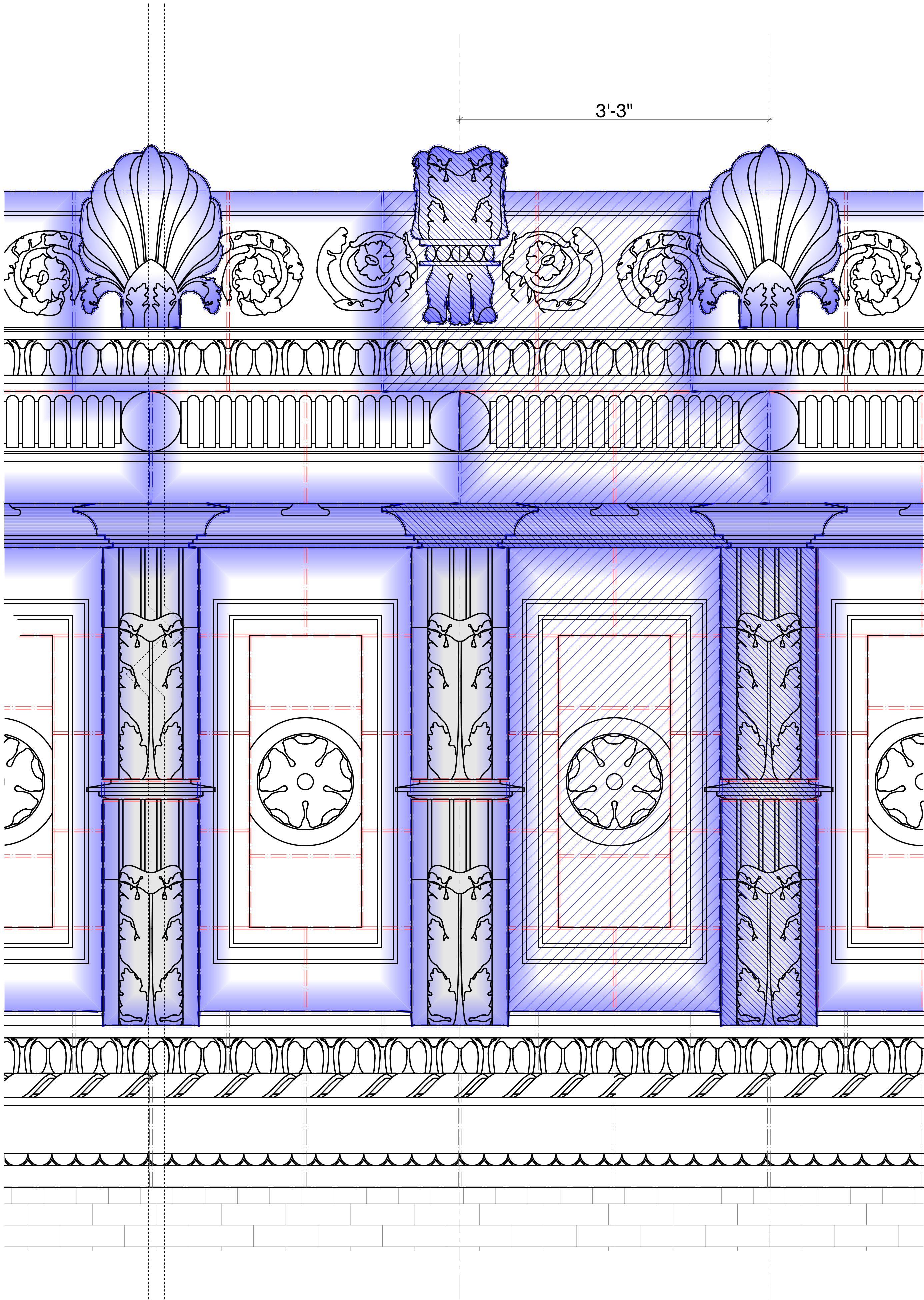
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EXISTING JOINT PATTERN IN TERRA  
COTTA CORNICE



PROPOSED JOINT PATTERN IN  
FIBERGLASS TO MATCH EXISTING  
TERRA COTTA JOINTS

\*TO BE CONFIRMED BY  
FABRICATOR

LPC 17-5765

KEY

EXISTING TERRA COTTA  
JOINTS

ACTUAL JOINTS OF  
FIBERGLASS PANEL  
ASSEMBLY TO  
CORRESPOND TO  
EXISTING JOINTS

EXISTING JOINTS IN  
EXISTING TERRA COTTA  
TO REMAIN

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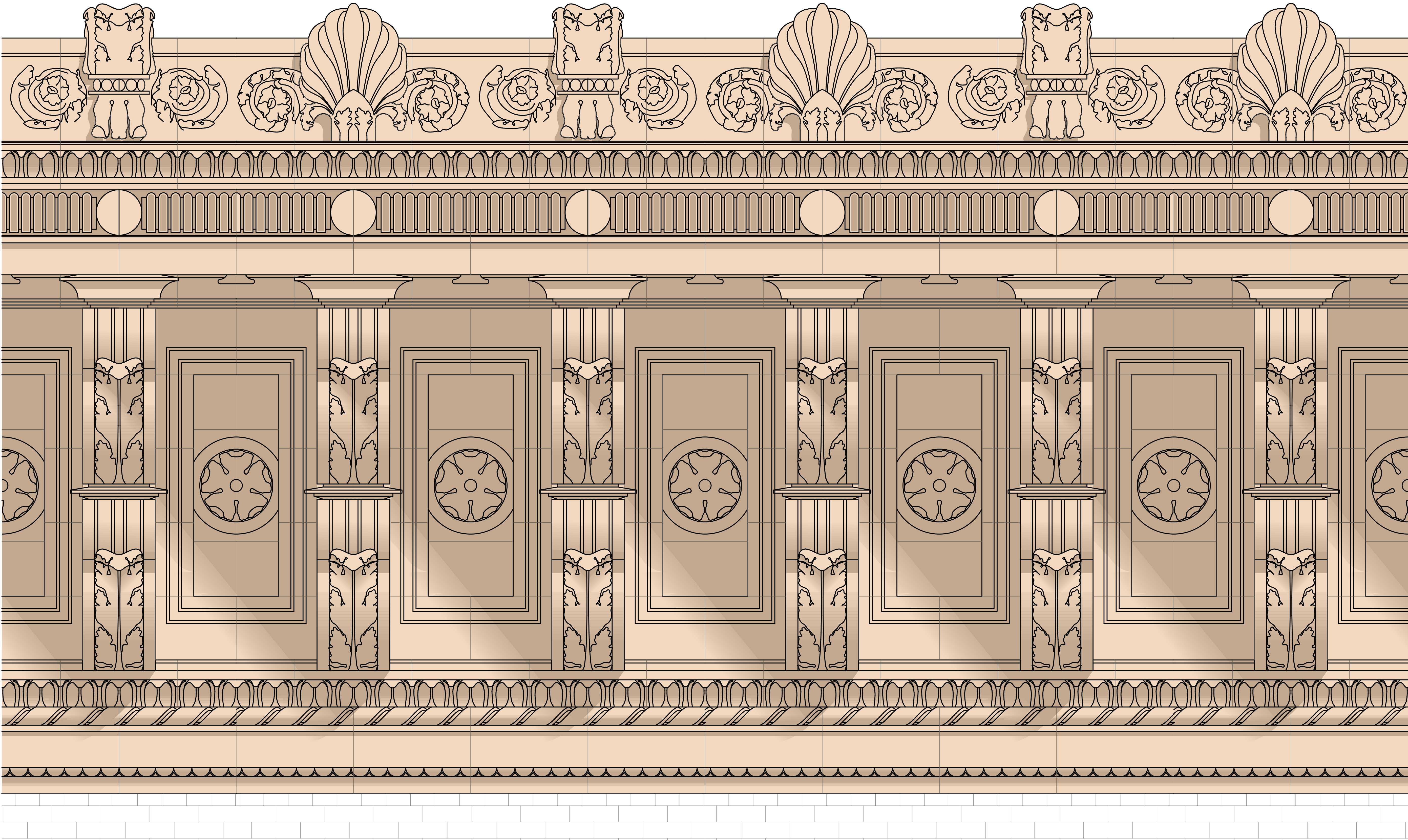
949 WEST END AVENUE EXTERIOR REPAIRS
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DIAGRAM OF EXISTING JOINTS AND PROPOSED JOINT PATTERN
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	PAGE: 15 OF 16





PROPOSED CORNICE ELEVATION

REVISIONS	
1	LPC SUBMISSION 08-28-15
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PAGE:	
16 OF 16	