949 WEST END AVENUE 1940'S TAX PHOTO

949 WEST END AVENUE 2015 PHOTO

949 WEST END AVENUE CURRENT CONDITIONS
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
EXISTING STEEL STRUCTURE

EXISTING TERRA COTTA PROFILES

EXISTING EXISTING STEEL STRUCTURE
EXISTING TERRA COTTA BAND COURSE AND WATER TABLE TO REMAIN. IN GOOD CONDITION.
EXISTING FACE-BRICK TO REMAIN.

CONFIRM END CONDITION OF COLUMNS
3' DOUBLE L SECTION
3' ANGLE
1/2" ROD
1.5" ROUND PIPE
1.5" ROUND PIPE
DIAGONAL BRACING
3' STEEL DOUBLE L SECTION
12" CHANNEL
3' STEEL L SECTION IN PARAPET WALL
1.5" ROUND PIPE
1/2" ROD
STEEL COLUMN

EXISTING TERRA-COTTA BAND COURSE AND WATER TABLE TO REMAIN. IN GOOD CONDITION.
EXISTING FACE-BRICK TO REMAIN.

EXISTING BRICK PARAPET TO REMOVED
EXISTING DAMAGED STEEL ARMATURE TO BE REMOVED
CORRODED STEEL CHANNEL
EXISTING MEMBRANE ROOFING AND PLYWOOD SUBSTRATE TO BE REMOVED
BULGE AT BACK OF PARAPET WALL AT ALL LOCATIONS
CORRODED STEEL ANGLE WITH SPALLING ON FRONT AND BACK OF PARAPET WALL

EXISTING ROOF LEVEL
TOP OF CORNICE FLASHING ASSEMBLY

BONE / LEVINE ARCHITECTS

© COPYRIGHT BONE / LEVINE ARCHITECTS 2015
CORNICE ELEVATION WITH PROBE LOCATIONS, DAMAGED TERRA COTTA ELEMENTS AND VISIBLE CRACKS

VIEW OF PROBE 1

VIEW OF PROBE 2

VIEW OF PROBE 3

DOCUMENTATION OF EXISTING CORNICE CONDITIONS

SYMBOL KEY
- PROBE LOCATION
- DAMAGED TERRA COTTA
- CRACKED ELEMENT

CORNICE ELEVATION OVERALL
SCALE: 3/8"=1'-0"
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
TYPICAL CORROSION AT STEEL ARMATURE

DAMAGED TERRA COTTA AT UPPER BAND COURSE

PROBE 1
PROBE 2

SYMBOL KEY

DOCUMENTATION OF EXISTING CORNICE CONDITIONS

AS INDICATED

CORNICE ELEVATION OVERALL

SCALE: 3/8"=1'-0"

LPC SUBMISSION 08-28-15
LPC AMMENDMENT 10-01-15
LPC 17-5765
LPC AMMENDMENT 10-28-15

9'-4"
75'-0"

TYPICAL DAMAGE LOCATIONS

949 WEST END AVENUE
EXTERIOR REPAIRS

BONE / LEVINE ARCHITECTS
561 BROADWAY, No. 8D NEW YORK, NY 10012
TEL: 212-219-1038 FAX: 212-226-6056

© COPYRIGHT BONE/LEVINE ARCHITECTS 2015
PARAPET WALL AT INBOARD SIDE OF CORNICE

VIEW OF INBOARD SIDE OF CORNICE, SHOWING BULGE AT PARAPET WALL
PROPOSED STEEL ARMATURE

PROPOSED FIBERGLASS PROFILES TO MATCH EXISTING

- Provide diagonal steel bracing within fiber glass brackets (approx. 16" O.C.)
- Provide new reinforced brick parapet wall to support fiber glass cornice and steel components.
- Provide new base flashing assembly including two piece counterflashing with cont. cleat.
- Remove, store and protect existing pavers for re-installation.
- Provide through-wall flashing membrane.
- Provide support as needed for 3 wythe parapet wall.
- Provide support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.

- New steel channels existing steel column to remain (approx. 16" O.C.)
- Existing diagonal bracing at columns to remain (approx. 16" O.C.)
- Remove and replace 1'-0" strip of roofing at base of new parapet.
- Provide new support structure as needed for 3-wythe parapet wall

- Existing roof assembly to remain.
- Remove existing terra cotta cornice and armature. Fabricate and install fiber glass cornice assembly, replicate all primary details including brackets, scrolls, medallions, finals and band courses. 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.

- Provide new reinforced brick parapet wall to support fiber glass cornice and steel components.
- Provide new base flashing assembly including two piece counterflashing with cont. cleat.
- Remove, store and protect existing pavers for re-installation.
- Provide through-wall flashing membrane.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.

- Existing steel column to remain (approx. 16" O.C.)
- Existing diagonal bracing at columns to remain (approx. 16" O.C.)
- Remove and replace 1'-0" strip of roofing at base of new parapet.
- Provide new support structure as needed for 3-wythe parapet wall

- Existing roof assembly to remain.
- Remove existing terra cotta cornice and armature. Fabricate and install fiber glass cornice assembly, replicate all primary details including brackets, scrolls, medallions, finals and band courses. 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.

- Provide new reinforced brick parapet wall to support fiber glass cornice and steel components.
- Provide new base flashing assembly including two piece counterflashing with cont. cleat.
- Remove, store and protect existing pavers for re-installation.
- Provide through-wall flashing membrane.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.

- Existing steel column to remain (approx. 16" O.C.)
- Existing diagonal bracing at columns to remain (approx. 16" O.C.)
- Remove and replace 1'-0" strip of roofing at base of new parapet.
- Provide new support structure as needed for 3-wythe parapet wall

- Existing roof assembly to remain.
- Remove existing terra cotta cornice and armature. Fabricate and install fiber glass cornice assembly, replicate all primary details including brackets, scrolls, medallions, finals and band courses. 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.

- Provide new reinforced brick parapet wall to support fiber glass cornice and steel components.
- Provide new base flashing assembly including two piece counterflashing with cont. cleat.
- Remove, store and protect existing pavers for re-installation.
- Provide through-wall flashing membrane.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
PROPOSED CorNICE SECTION AND ELEVATION

PROPOSED FIBERGLASS ELEVATION

PROPOSED FIBERGLASS PROFILES TO MATCH EXISTING

- Remove and replace 1'-0" strip of roofing at base of new parapet.
- Provide new base flashing assembly including two piece counterflashing with cont. cleat.
- Provide through-wall flashing membrane.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Remove, store and protect existing pavers for re-installation.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide diagonal steel bracing within fiberglass brackets.
- Exst. steel bracing to remain.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Provide base flashing assembly including two piece counterflashing with cont. cleat.
- Provide through-wall flashing membrane.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new base flashing assembly including two piece counterflashing with cont. cleat.
- Provide through-wall flashing membrane.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
- Provide new reinforced brick parapet wall to support fiberglass cornice and steel components.
- Exst. masonry clad steel columns to remain.
- Provide new base flashing assembly to remain.
- Provide support as needed for 3 wythe parapet wall. Existing support structure to be confirmed.
- Provide cont. closed cell polyethylene foam backer rod and sealant with weep holes at 16" O.C.
FIBERGLASS REPLACEMENT SAMPLE AND ORIGINAL TERRA COTTA (ON SITE)

FIBERGLASS REPLACEMENT SAMPLE (LEFT) AND ORIGINAL TERRA COTTA (RIGHT)
EXISTING JOINT PATTERN IN TERRA COTTA CORNICE

PROPOSED JOINT PATTERN IN FIBERGLASS TO MATCH EXISTING TERRA COTTA JOINTS

*TO BE CONFIRMED BY FABRICATOR
PROPOSED CORNICE ELEVATION