# 32 WEST 75TH STREET

# LANDMARK SUBMISSION

# DRAWING INDEX

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LM-026	PARTIAL ENLARGED STREET ELEVATION & PLAN
LM-027	EXISTING NON HISTORIC WINDOW ELEVATION
I M-028	PROPOSED WINDOW ELEVATION

LM-028 PROPOSED WINDOW ELEVATION LM-029 EXISTING WINDOW DETAILS

PROJECT

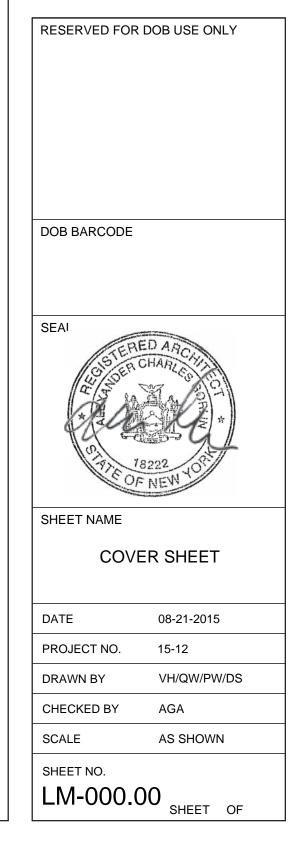
# UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET NEW YORK, NY 10023

#### ARCHITECT

ALEXANDER GORLIN ARCHITECT LLC 137 VARICK STREET NEW YORK, NY 10013 T: 212.229.1199 www.gorlinarchitects.com

NO.	ISSUE	DATE
01	CLIENT REVIEW	APRIL 04
02	L.P.C. SUBMISSION	FEB 03
03	L.P.C. RE-SUBMISSION	MAY 24



### SITE INFORMATION

32 WEST 75TH STREET, NEW YORK, NY 10023 BLOCK: 1127 50 8C LOT: ZONING MAP: LOT AREA: 20 X 102.17 = 2043.4 SQ.FT. ZONE: R8B

## ZONING ANALYSIS

LOT AREA = 20' X 102.17' = 2043.4 SQFT REGULATION MAXIMUM FLOOR AREA = 2043.4 X 4.0(FAR) = 8173.6 SQFT REGULATION MAXIMUM LOT COVERAGE AREA = 2043 X 70% = 1430.38 SQFT

EXISTING LOT COVERAGE AREA = (8'-11" X 11'-9") + (20' X 60'-3") = 1308 SQFT

EXISTING FLOOR AREA:  $\mathsf{GROUND}\,\mathsf{FLOOR} = 2\mathsf{F} = 3\mathsf{F} = 1308\,\mathsf{SQFT}$ 4F = 1204 SQFT 5F = 1174 SQFT

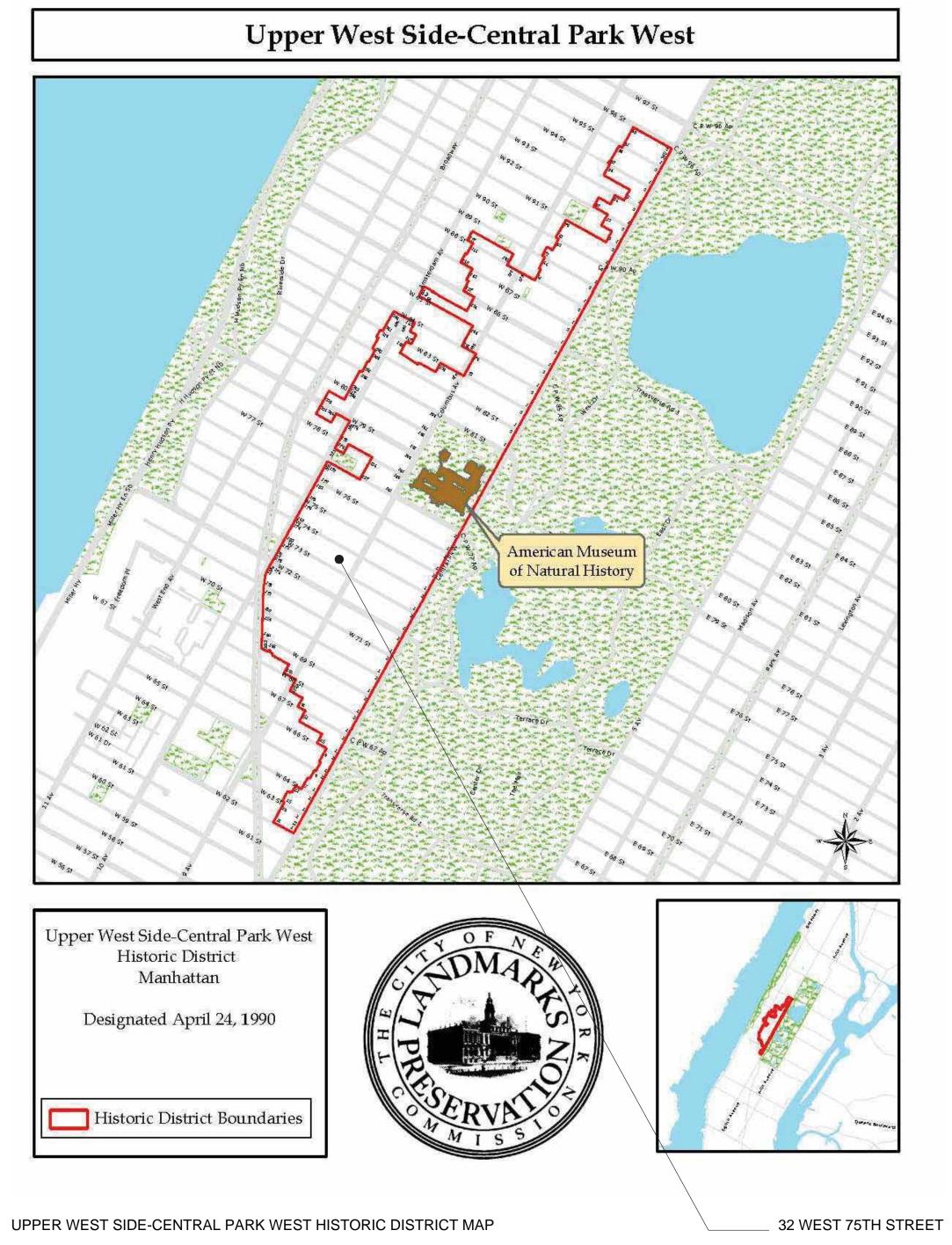
TOTAL EXISTING FLOOR AREA = (1308 X 3) + 1204 + 1174 = 6302 SQFT

EXISTING COVERAGE RATIO = 1308 / 2043.4 = 64% (<70% REGULATION MAXIMUM)

MAXIMUM FLOOR AREA - EXISTING FLOOR AREA (DEDUCTIONS) = 8173.6 - 6302 = +1871.6 (SQFT)

MAXIMUM LOT COVERAGE AREA - EXISTING LOT COVERAGE AREA (DEDUCTION) = 1430.4 - 1308 = +122.4(SQFT)









32 WEST 75TH STREET, NY, NY 10023 - EXISTING CONDITION

PROJECT

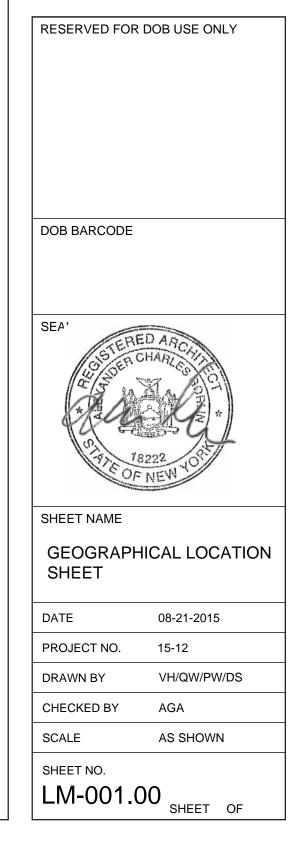
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# ORIGINAL ROW DATA DATE: 1889-90 [NB 179-1889] TYPE: Rowhouses (10 of 10) ARCHITECT: George H. Budlong OWNER/DEVELOPER: James T. Hall STYLE/ORNAMENT: Romanesque Revival ROW CONFIGURATION: ABBCDXEXBA ROW CONFIGURATION: ABBCDXEXEA Facade(s): Sandstone Number of Stories: 4 with basement Window Type/Material: One-over-one double-hung/Wood Basement Type: Raised Stoop Type: Straight and box Roof Type: Pitched and gabled Method of Construction: Masonry bearing walls

374

Number of Stories: 4 with basement Window Type/Material: One-over-one double-hung/Wood Basement Type: Raised Stoop Type: Unknown Method of Construction: Masonry bearing walls ALTERATION(s) No. 26 West 75th Street

UPPER WEST SIDE / CENTRAL PARK WEST HISTORIC DISTRICT DESIGNATION REPORT -VOLUME III: BUILDING ENTRIES (BY NYC LANDMARK PRESERVATION COMMISSION)

Between Central Park West and Columbus Avenue [South Side]

ORIGINAL ROW DATA (continued)

WEST 75TH STREET

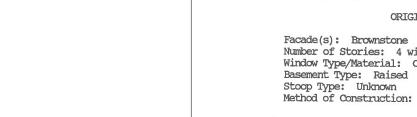
26, 28 West 75th Street Tax Map Block/Lots: 1127/47, 48

Stoop removed; basement entrance created.

No. 28 West 75th Street

30, 32, 34, 36, 38, 40, 42, 44, 46, 48 West 75th Street Tax Map Block/Lots: 1127/49, 50, 51, 151, 52, 53, 54, 55, 155, 56

Stoop removed; basement entrance created.



PAGE 374 - 375:



42

44

46 48

#### CONTEXT - 32 WEST 75TH STREET

#### 30-48 WEST 75TH STREET WERE A GROUP OF BUILDINGS CONSTRUCTED IN 1889-1990 IN THE ROMANESQUE REVIVAL STYLE. OUTLINING HISTORIC ALTERNATIONS TO 32 WEST 75TH STREET & NEIGHBORING BUILDINGS. ALTERNATIONS INCLUDE REMOVAL OF STOOP

WEST 75TH STREET Between Central Park West and Columbus Avenue [South Side]
30, 32, 34, 36, 38, 40, 42, 44, 46, 48 West 75th Street Tax Map Block/Lots: 1127/49, 50, 51, 151, 52, 53, 54, 55, 155, 56
ALTERATION (s)
No. 32 West 75th Street
Facade stripped/resurfaced. Stoop removed; basement entrance created.
No. 34 West 75th Street
Ground story refaced. Stoop removed; basement entrance created.
No. 36 West 75th Street
Ground and parlor stories resurfaced. Stoop removed; basement entrance created.
No. 40 West 75th Street
Facade stripped/resurfaced. Rooftop terrace created. Stoop removed; basement entrance created.
No. 42 West 75th Street
Stoop removed; basement entrance created.
No. 44 West 75th Street
Facade stripped/resurfaced above basement level. Rooftop terrace created. Stoop removed; basement entrance created.
No. 48 West 75th Street
Rooftop addition. Stoop removed; basement entrance created.
375

PROJECT	

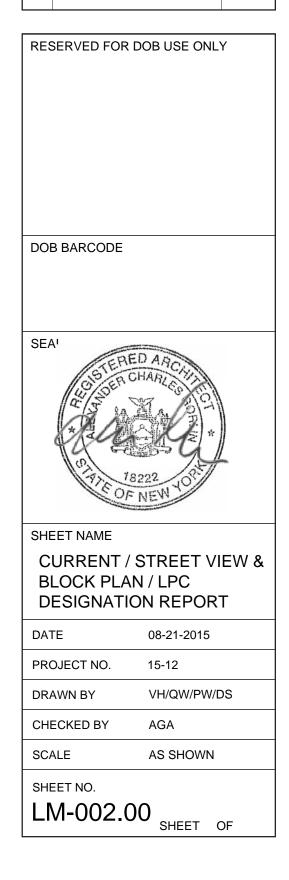
### **UPPER WEST SIDE** TOWNHOUSE

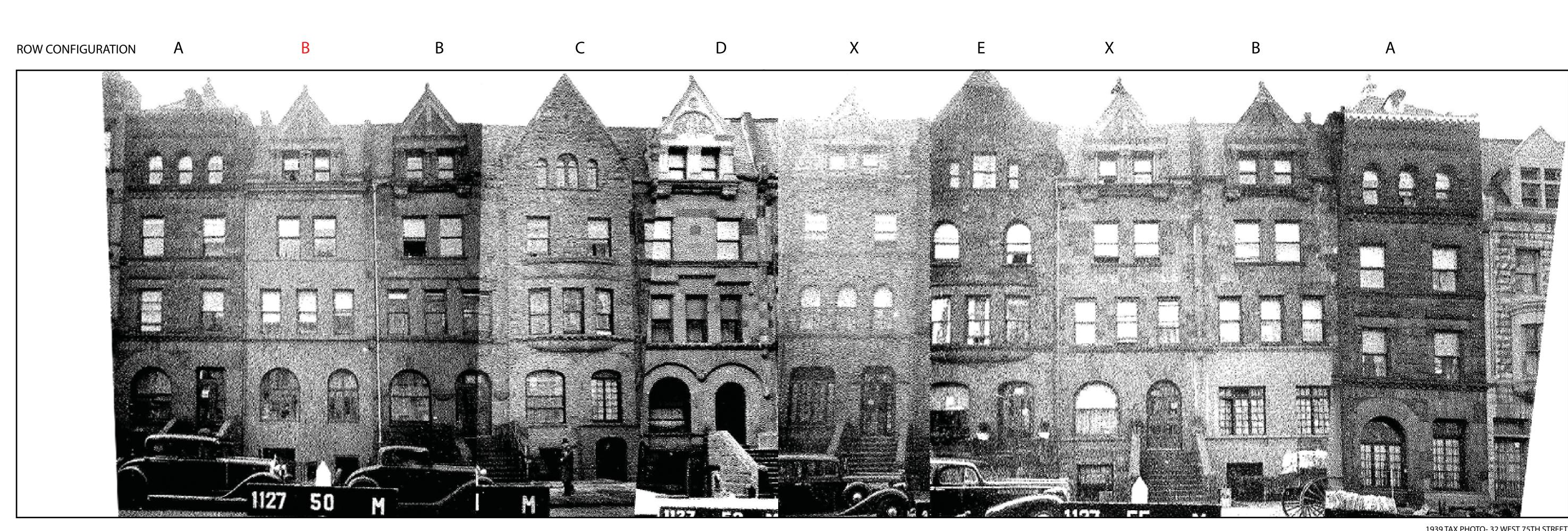
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1939 TAX PHOTO- 32 WEST 75TH STREET

CONTEXT - 32 WEST 75TH STREET

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<b>ROI</b> Ver Tel. Fax	RUCTURE ENGINEER MAN SOROKKO satile Engineering, P.C. 917.873.0662 718.247.5943 satile.pc@gmail.com	
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01. HISTORIC IMAGE ON WEST 75TH STREET PHOTO TAKEN CA.1936

CONDITION OF STOOPS IN CA.1936



32 WEST 75TH STREET

02. EXISTING CONDITION ON WEST 75TH STREET PHOTO TAKEN 01/2016

CONDITION OF STOOPS 01/2016 NOTE: ONLY NO.30, 40, 44 & 48 WEST 75TH STREET CURRENTLY HAVE STOOPS

PROJECT

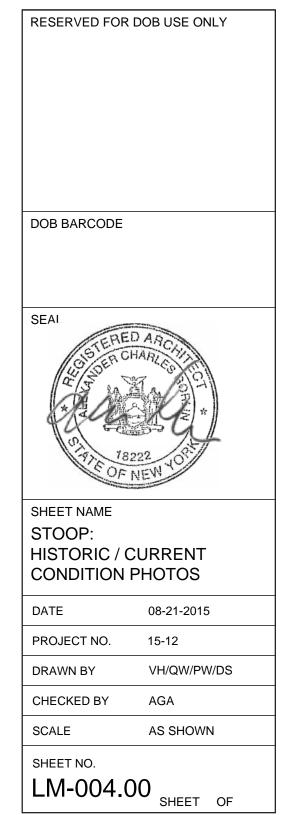
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32 WEST 75TH STREET NEW YORK, NY 10023

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01. H ISTORIC CONDITION OF ROW HOUSE NO.46 WEST 75TH STREET / PHOTO TAKEN CA.1911



02. EXISTING CONDITION OF ROW HOUSE NO.32 WEST 75TH STREET / PHOTO TAKEN 01/2016

PROJECT
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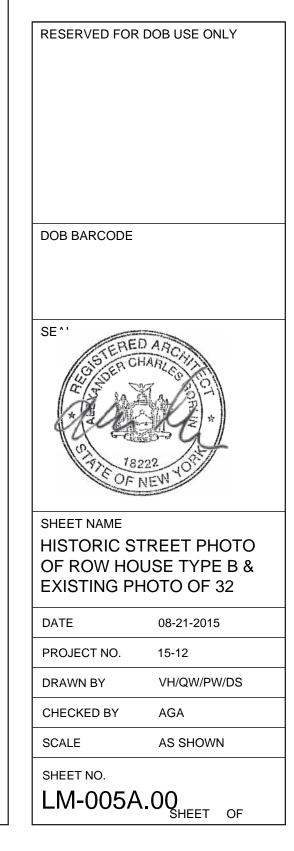
# UPPER WEST SIDE TOWNHOUSE

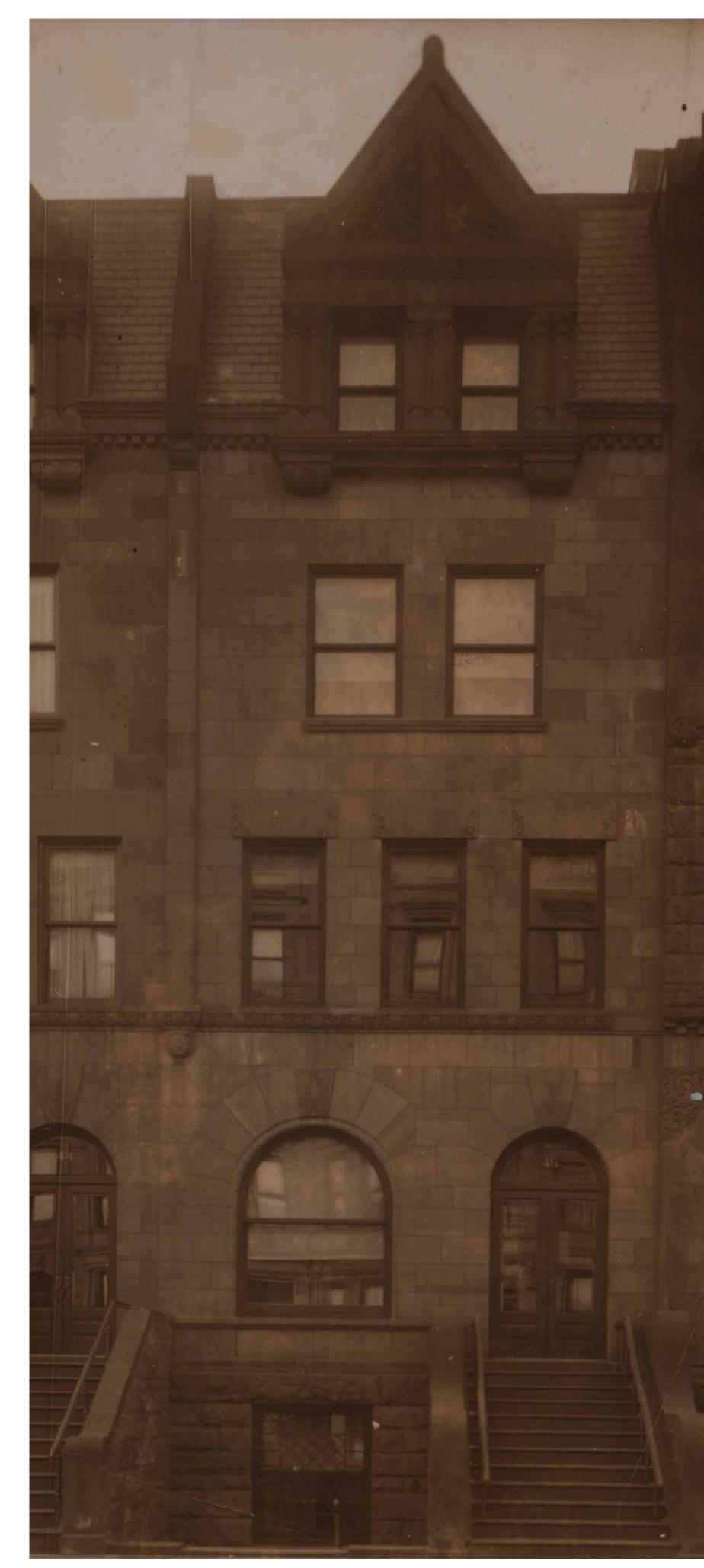
32 WEST 75TH STREET NEW YORK, NY 10023

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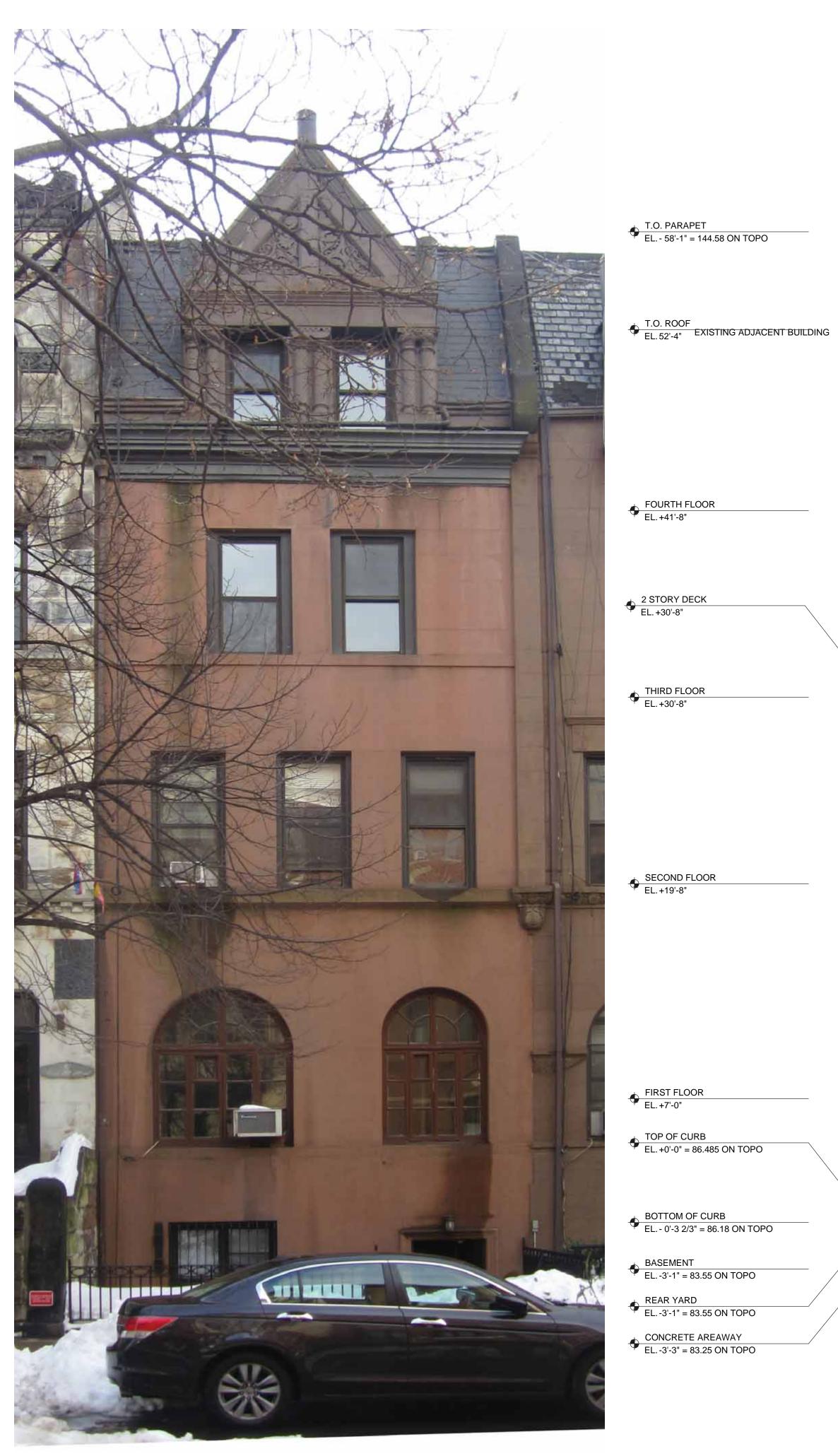


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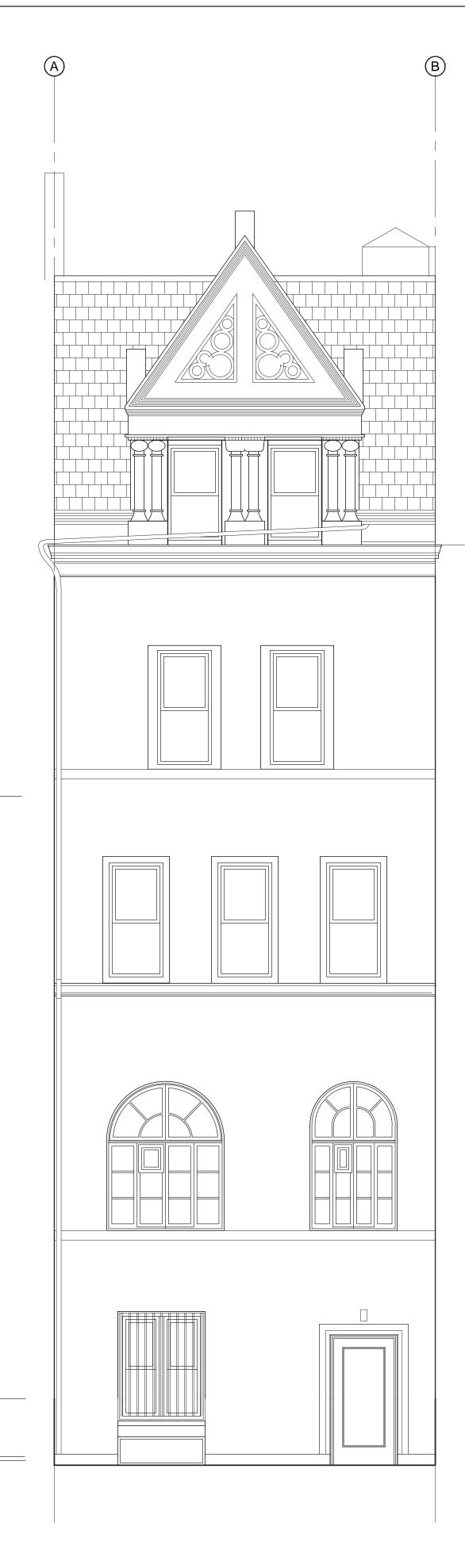


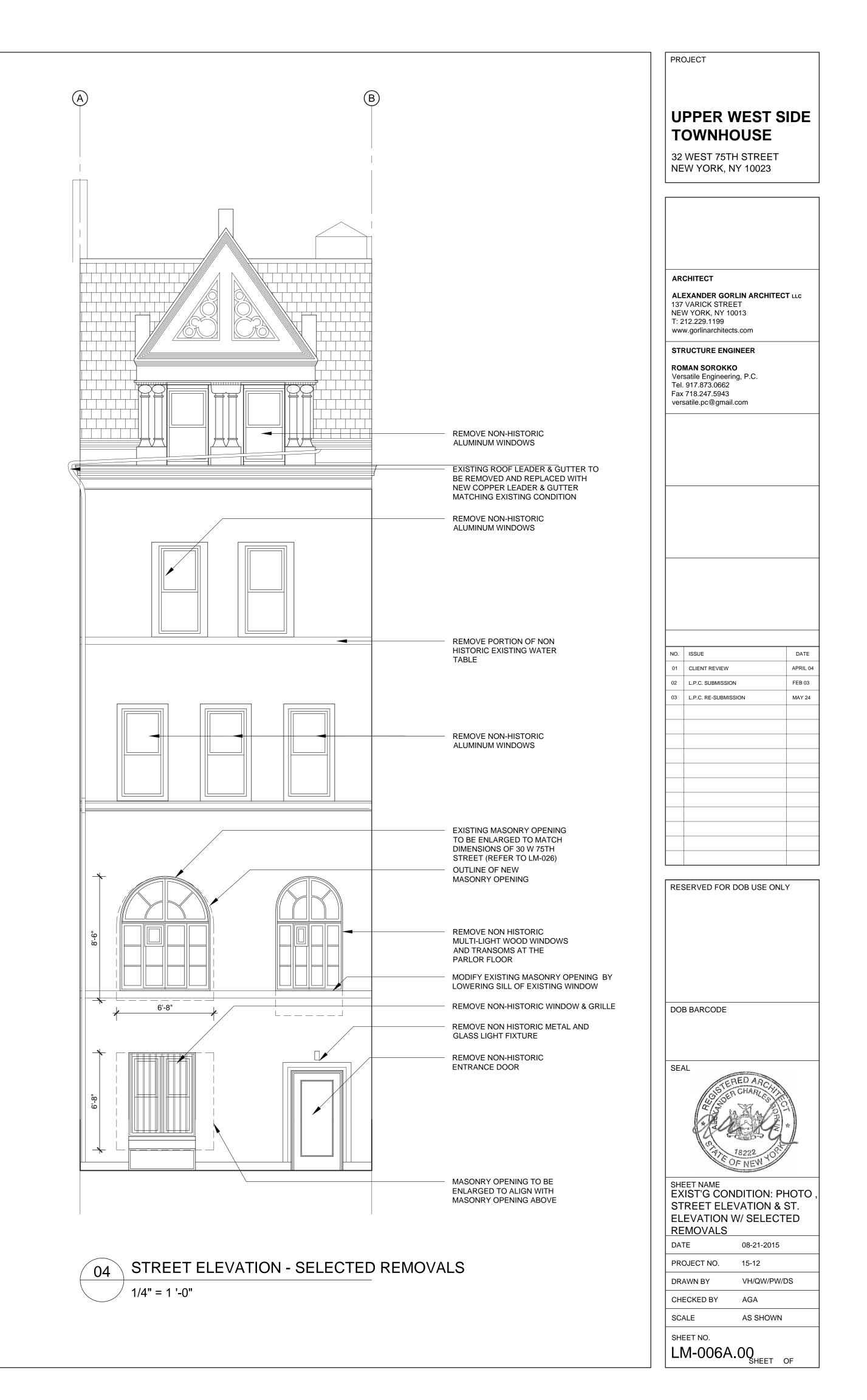
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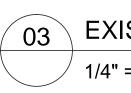
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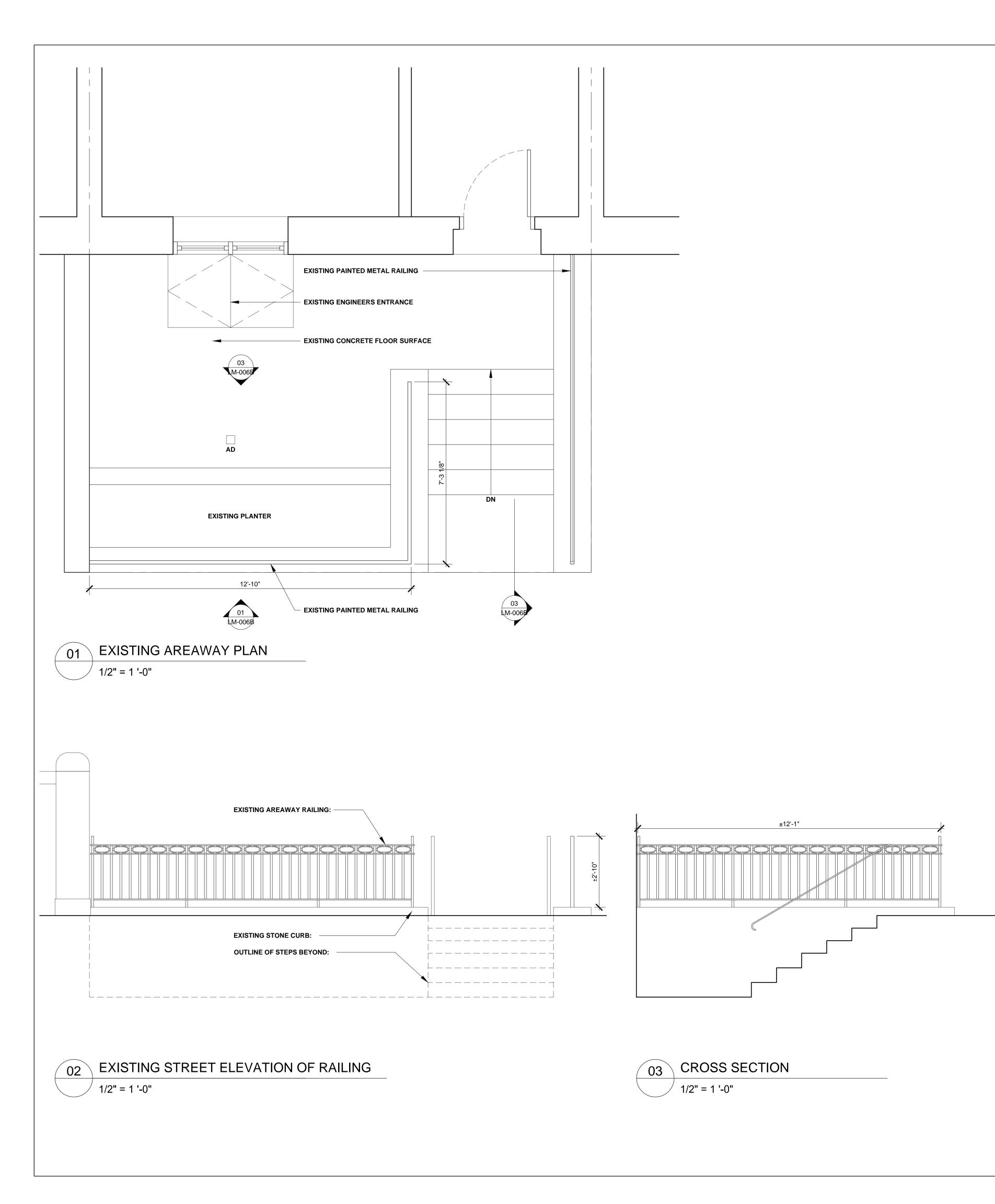
EXISTING CONDITION PHOTO OF 32 W 75TH STREET

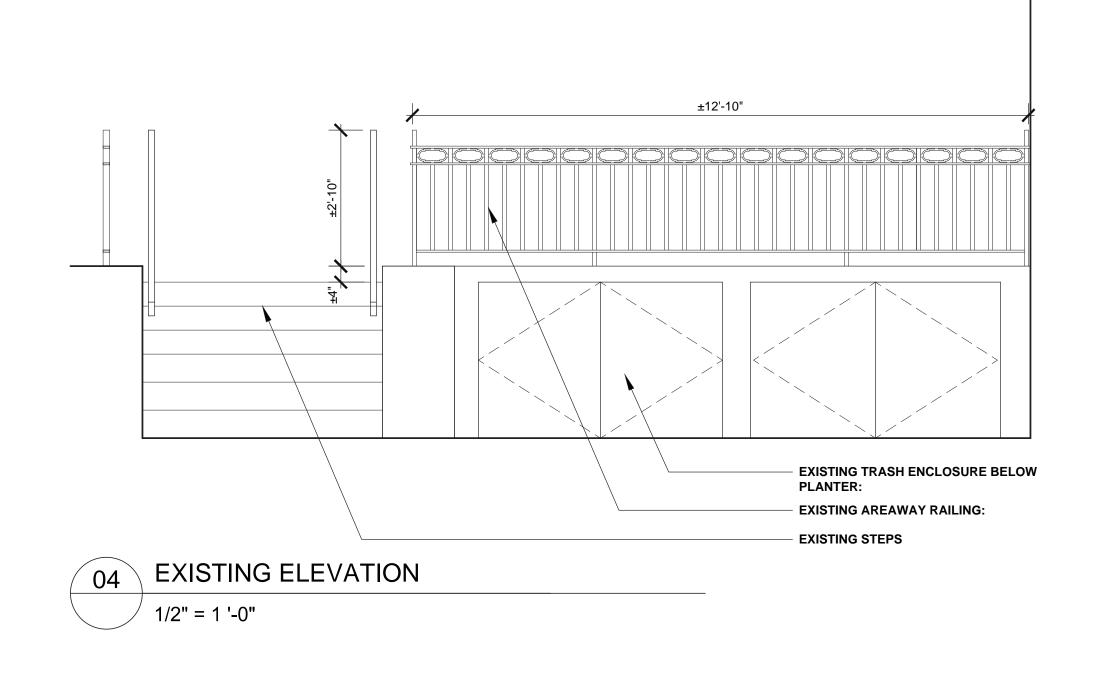






EXISTING STREET ELEVATION





PROJECT
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# UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET NEW YORK, NY 10023

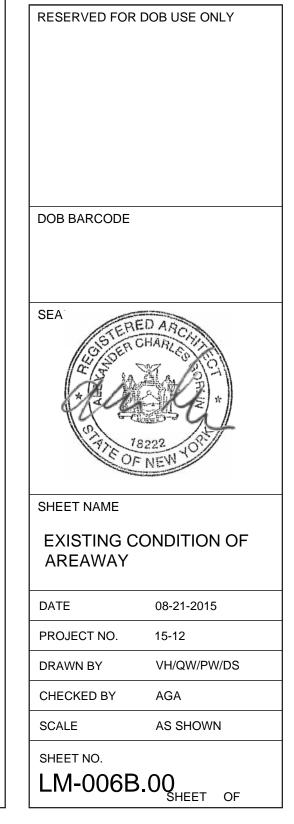
#### ARCHITECT

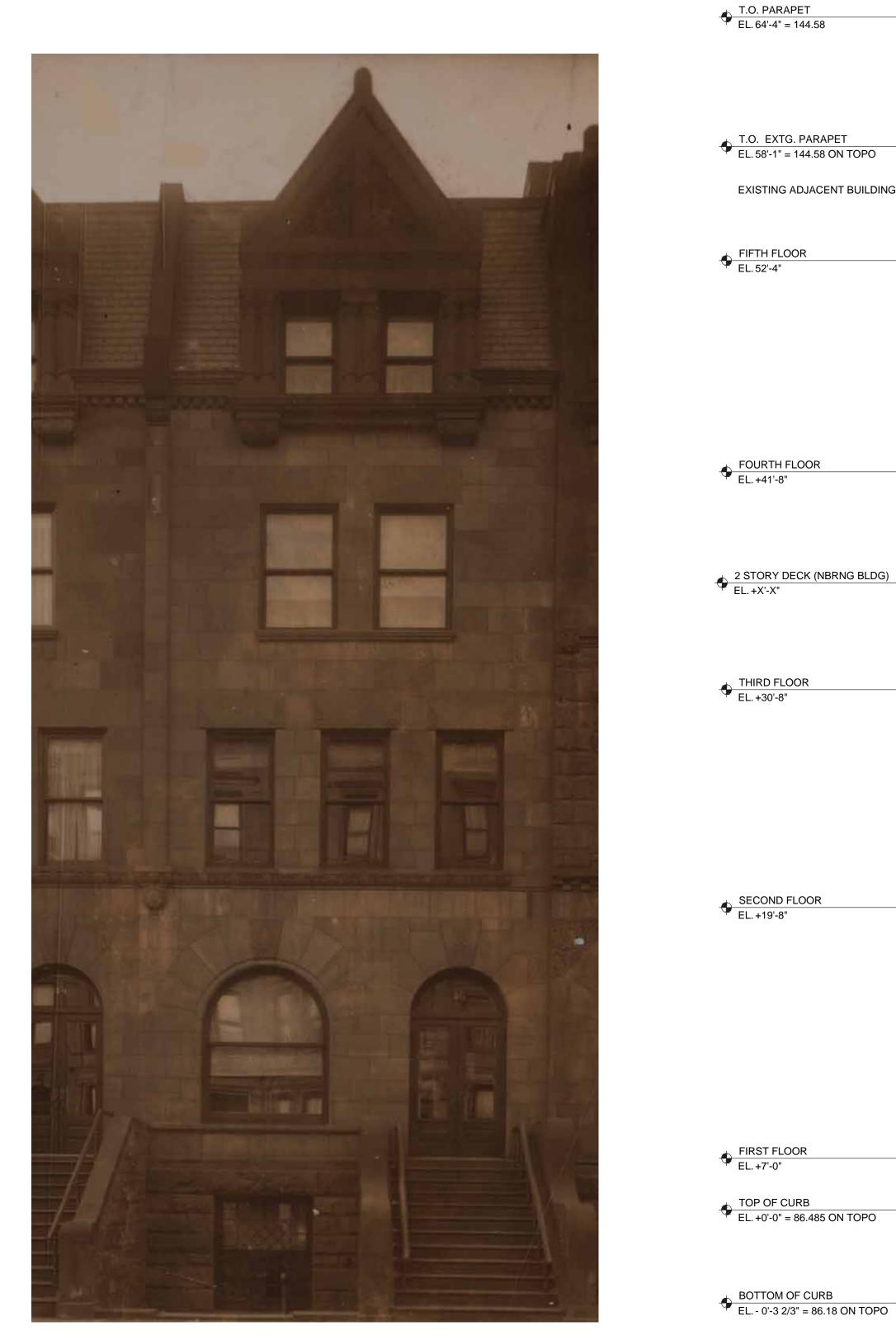
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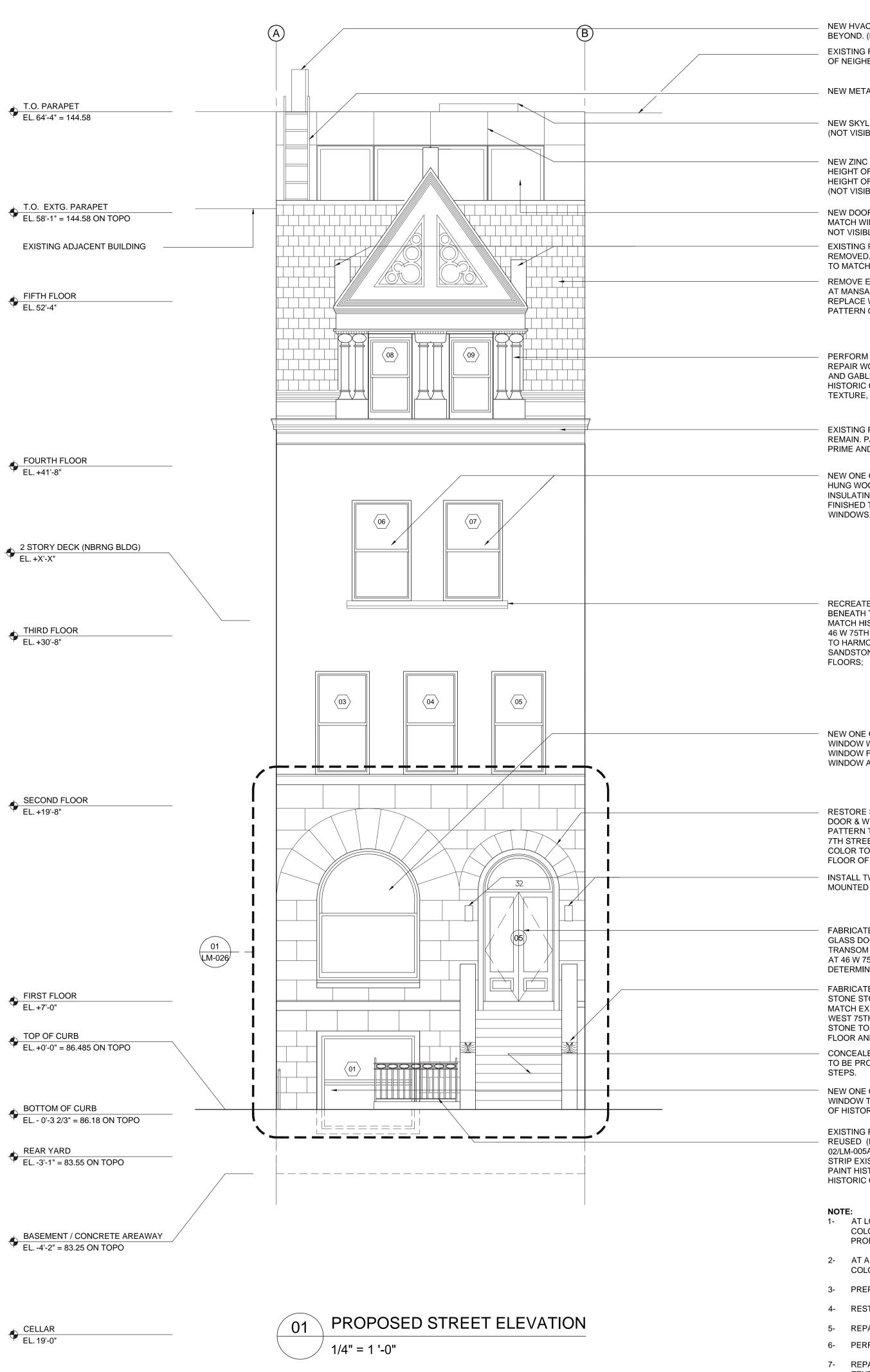


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HISTORIC CONDITION OF ROW HOUSE NO.46 W 75TH STREET/ PHOTO TAKEN CA. 1911

BASEMENT / CONCRETE AREAWAY EL. -4'-2" = 83.25 ON TOPO



	PROJECT
C CONDENSER EQUIPMENT (NOT VISIBLE FROM STREET).	
FIFTH FLOOR ROOFS IBORING BUILDINGS	UPPER WEST SIDE TOWNHOUSE
AL LADDER TO ROOF	32 WEST 75TH STREET
LIGHT BEYOND BLE FROM STREET)	NEW YORK, NY 10023
C PARAPET. DF PARAPET TO MATCH DF ADJ. NEIGHBORS IBLE FROM STREET)	
DRS PAINTED TO /INDOWS BELOW. BLE FROM STREET. B PINNACLE FINISH TO BE D. PREPARE, PRIME AND PAINT H HISTORIC EXISTING SLATE ROOFING ARD & GABLE ROOF AND E WITH NEW SLATE. MATCH I OF HISTORIC CONDITION	ARCHITECT ALEXANDER GORLIN ARCHITECT LLC 137 VARICK STREET NEW YORK, NY 10013 T: 212.229.1199 www.gorlinarchitects.com STRUCTURE ENGINEER ROMAN SOROKKO
M COMPOSITE PATCH & VORK AT COLONETTES, LE. FINISH TO MATCH CONDITIONS, PROFILES, E, AND APPEARANCE.	Versatile Engineering, P.C. Tel. 917.873.0662 Fax 718.247.5943 versatile.pc@gmail.com
B PAINTED CORNICE TO PATCH, REPAIR,PREPARE, ND PAINT.	
E OVER ONE, DOUBLE DOD WINDOWS WITH NG GLASS. WINDOW D TO MATCH HISTORIC S.	
TE SANDSTONE JOINED SILL I THIRD FLOOR WINDOWS. ISTORIC CONDITION AT H STREET. FINISHED COLOR IONIZE WITH PARGED DNE ON SECOND AND THIRD	NO. ISSUE DATE   01 CLIENT REVIEW APRIL 04   02 L.P.C. SUBMISSION FEB 03   03 L.P.C. RE-SUBMISSION MAY 24
E OVER ONE SINGLE HUNG WOOD WITH INSULATING GLASS. FINISHED TO MATCH HISTORIC AT 30 W 75TH STREET.	
E SANDSTONE RUSTICATION ABOVE ENTRY WINDOW. SANDSTONE FINISH & JOINT I TO MATCH EXISTING CONDITION AT 30 W EET. REFER TO PHOTO 02/LM-005B O MATCH SANDSTONE GABLE AT 5TH F 32 W 75TH STREET. TWO NEW METAL AND GLASS, WALL D LIGHT FIXTURES	RESERVED FOR DOB USE ONLY
TE AND INSTALL NEW PAIRED, WOOD AND OORS AND ROUND-ARCHED GLAZED M TO MATCH THE HISTORIC CONFIGURATION 75TH STREET. PAINTED FINISH TO BE NED. TE AND INSTALL NEW CAST	
TOOP AND CHEEK WALLS. XISTING CONDITION AT NO.38 TH STREET. COLOR OF CAST O MATCH BASEMENT, PARLOR ND GABLE AT FIFTH FLOOR.	DOB BARCODE
LED RADIANT HEATING ELEMENT ROVIDED BELOW SURFACE OF	SEAL
E OVER ONE DOUBLE HUNG WOOD TO MATCH PROFILE & APPEARANCE DRIC CONDITION.	COLUMN TO PARTY TO PA
LOCATIONS WHERE DELAMINATED AND MISSING MASONRY OCCUR AND AT WINDOW SURROUNDS, LONETTES, AND GABLE, PERFORM COMPOSITE PATCH & REPAIRS.FINISH TO MATCH HISTORIC SANDSTONI DFILES, TEXTURE, AND APPEARANCE AT 30 W 75TH STREET.	SHEET NAME HISTORIC CONDITION PHOTO & PROPOSED STREET ELEVATION
AREAS OF MISSING MASONRY, INSTALL COMPOSITE REPAIR MORTAR TO MATCH ADJACENT STONE IN LOR, TEXTURE AND TOOLING.	DATE 08-21-2015
EPARE, PRIME AND PAINT ROOF CORNICE.	PROJECT NO. 15-12   DRAWN BY VH/QW/PW/DS
STORE/REPLACE COPPER GUTTERS, DRAINS, LEADERS AND FLASHINGS.	CHECKED BY AGA

TORE/REPLACE COPPER	GUTTERS	DRAINS LEADE	RS AND FLASHINGS
TORL/REFLACE COFFER	GUTTERS,	DRAINS, LEADE	NO AND I LAOI IINGO.

5- REPAIR OR PROVIDE COPPER DRIP EDGES AT PROJECTING BANDCOURSES AND CORNICE.

6- PERFORM PAINT ANALYSIS TO DETERMINE HISTORIC FINISHES FOR METAL AND WOOD ELEMENTS.

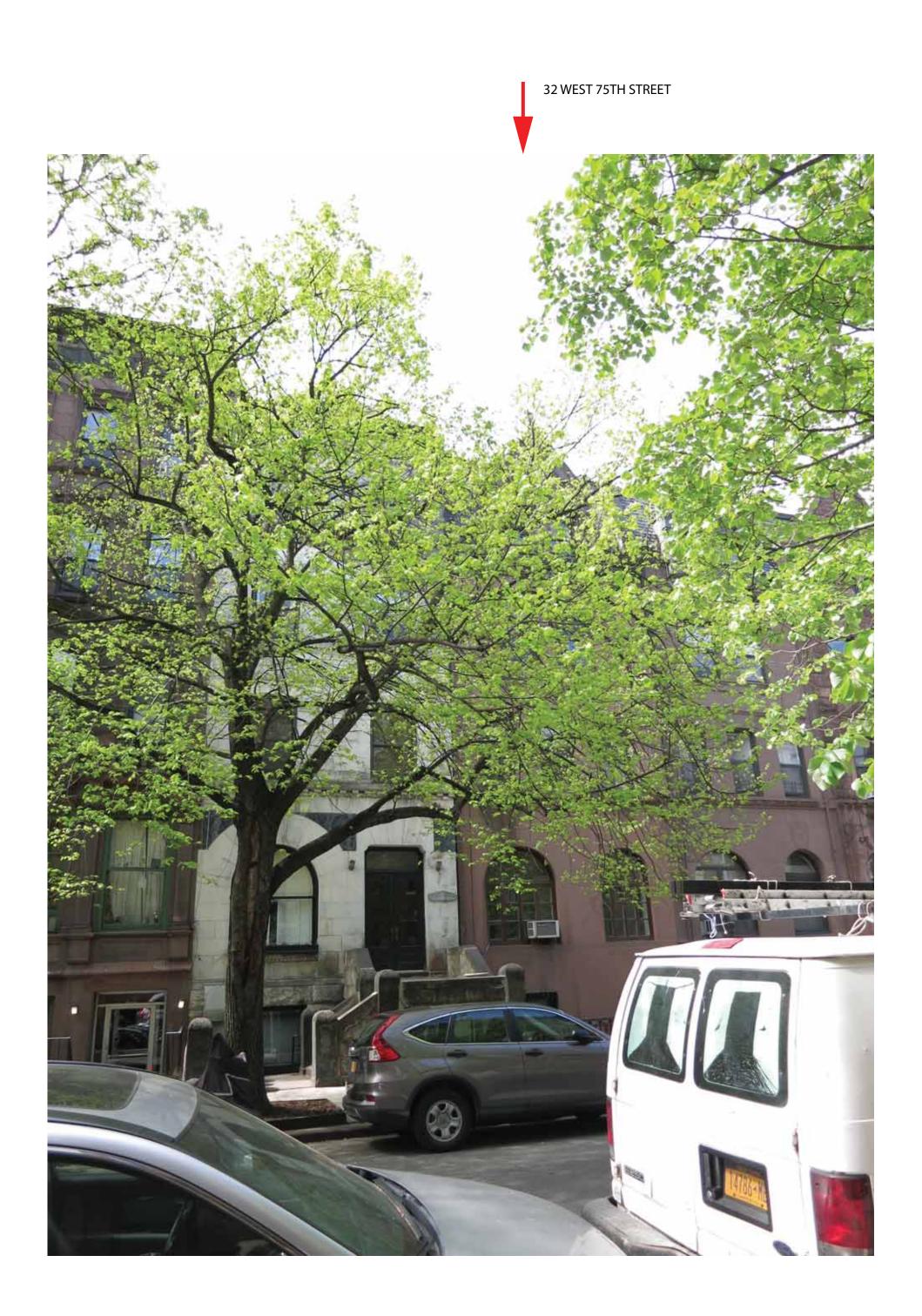
7- REPAIR CRACKS IN SANDSTONE USING COMPOSITE REPAIR MORTAR TO MATCH ADJACENT STONE IN COLOR, TEXTURE AND TOOLING

SCALE

SHEET NO.

AS SHOWN

LM-007.00 SHEET OF

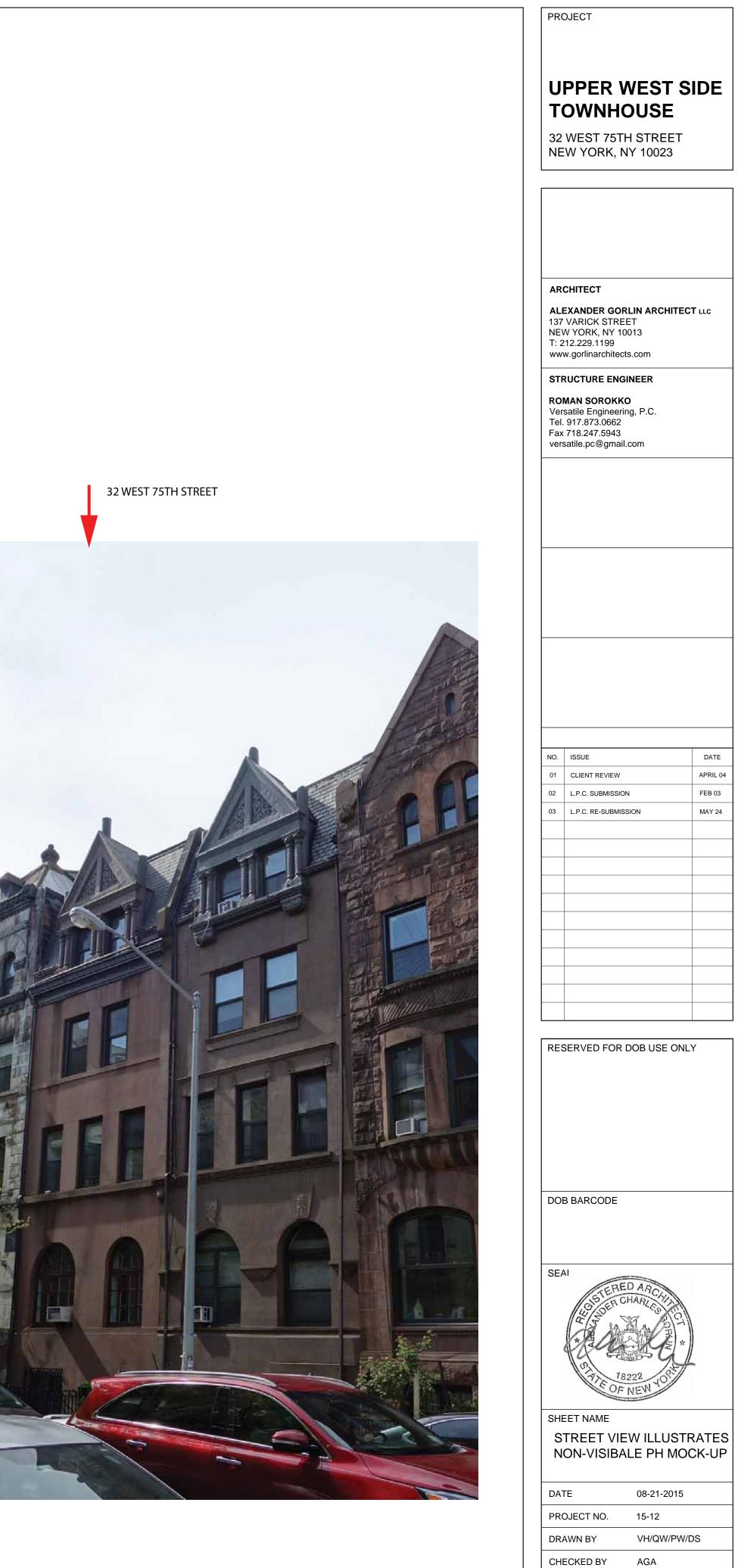




32 WEST 75TH STREET







SCALE

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AS SHOWN

LM-008.00 SHEET OF



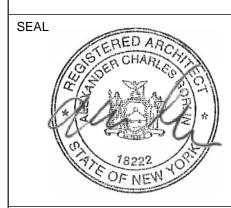
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UPPER WEST SIDE TOWNHOUSE 32 WEST 75TH STREET NEW YORK, NY 10023 ARCHITECT ALEXANDER GORLIN ARCHITECT LLC 137 VARICK STREET NEW YORK, NY 10013 T: 212.229.1199 www.gorlinarchitects.com STRUCTURE ENGINEER ROMAN SOROKKO Versatile Engineering, P.C. Tel. 917.873.0662 Fax 718.247.5943 versatile.pc@gmail.com NO. ISSUE DATE APRIL 04 CLIENT REVIEW FEB 03 02 L.P.C. SUBMISSION MAY 24 03 L.P.C. RE-SUBMISSION RESERVED FOR DOB USE ONLY DOB BARCODE

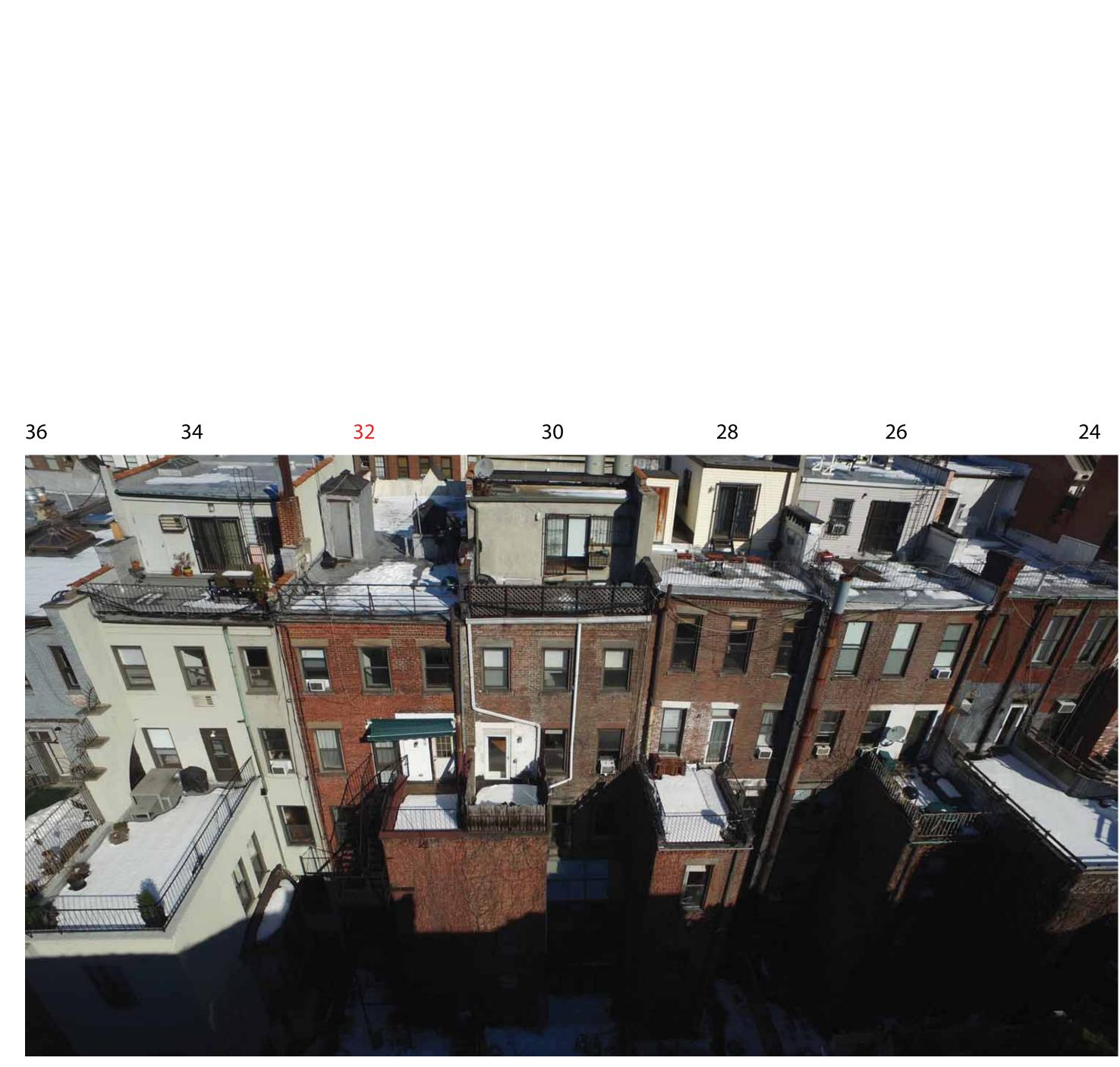
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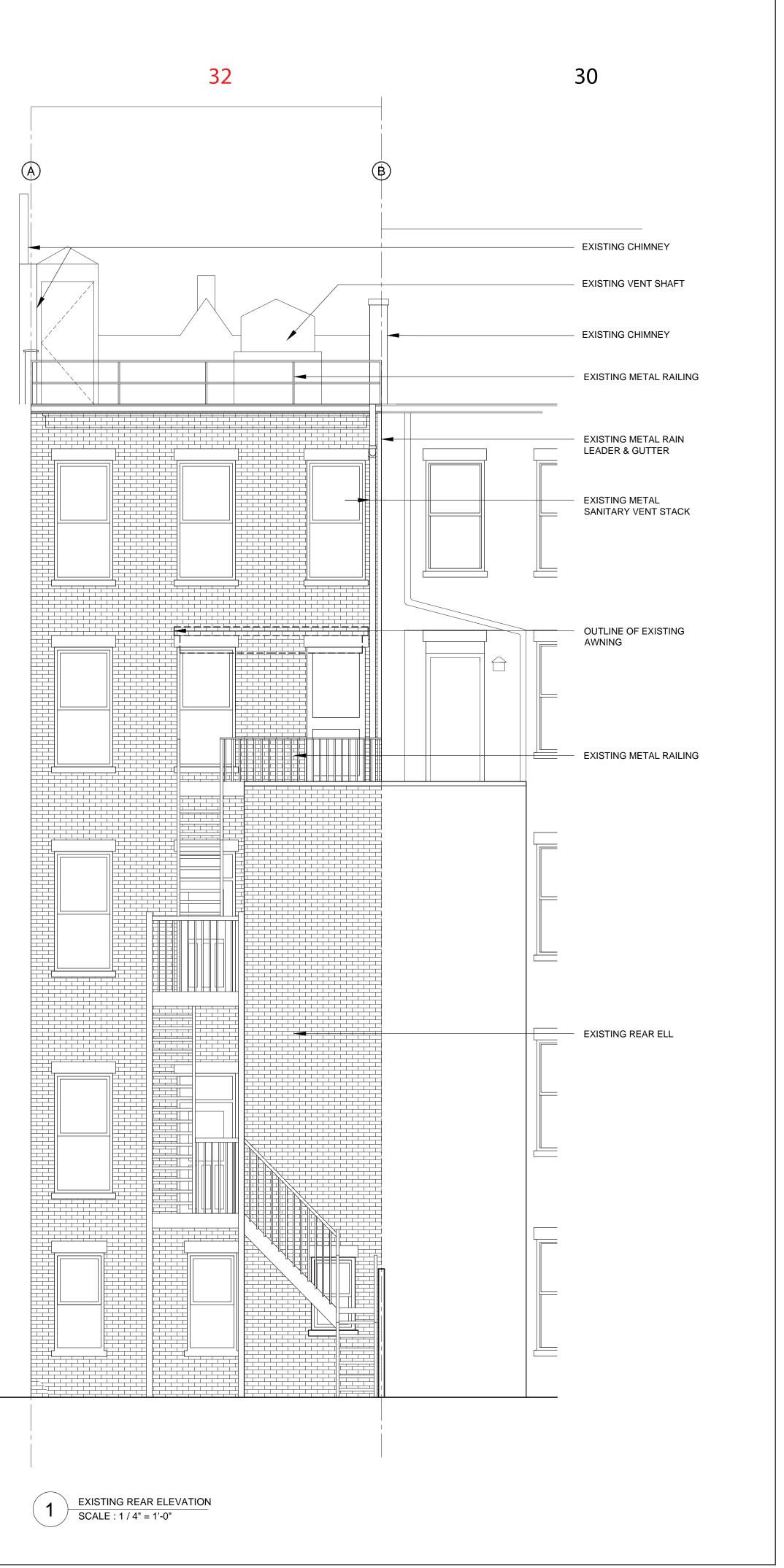
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DATE	08-21-2015
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EXISTING REAR FACADE IN CONTEXT , TAKEN 01/2016

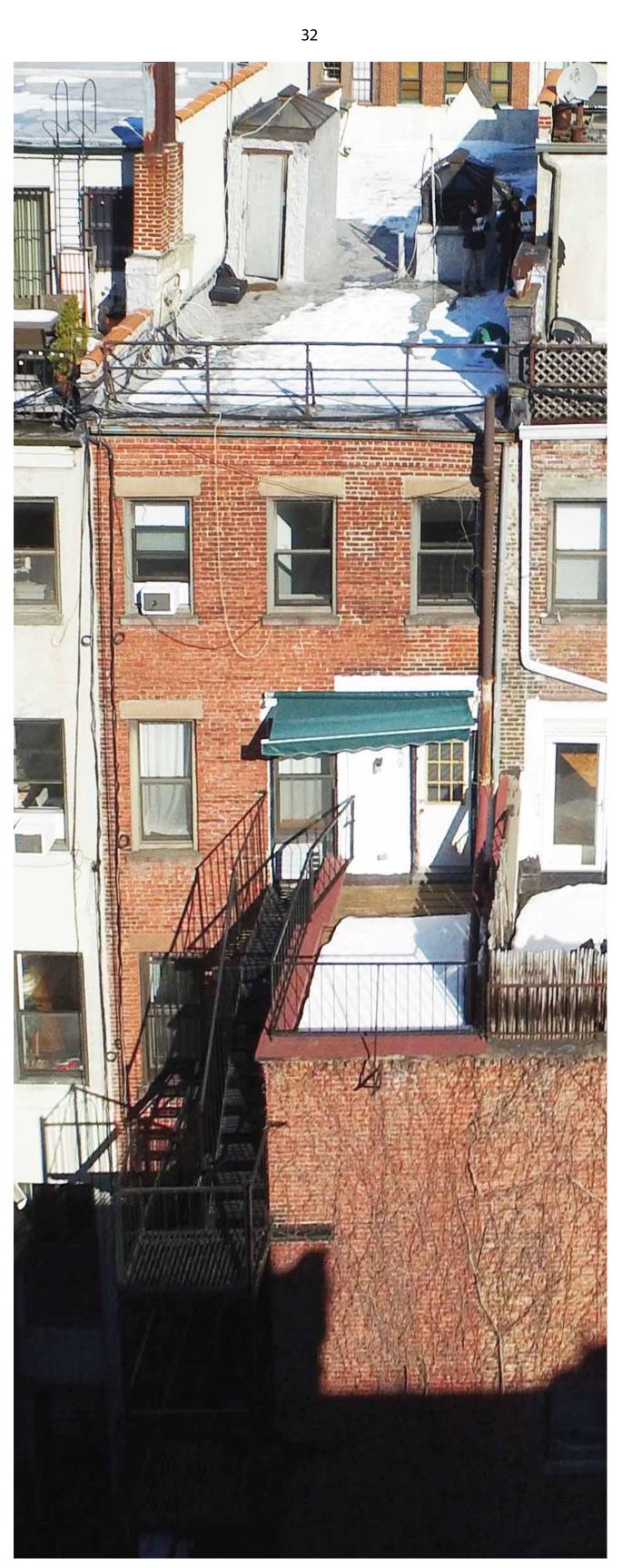


TOWNHOUSE 32 WEST 75TH STREET NEW YORK, NY 10023 ARCHITECT ALEXANDER GORLIN ARCHITECT LLC 137 VARICK STREET NEW YORK, NY 10013 T: 212.229.1199 www.gorlinarchitects.com STRUCTURE ENGINEER ROMAN SOROKKO Versatile Engineering, P.C. Tel. 917.873.0662 Fax 718.247.5943 versatile.pc@gmail.com NO. ISSUE DATE APRIL 04 01 CLIENT REVIEW FEB 03 02 L.P.C. SUBMISSION MAY 24 03 L.P.C. RE-SUBMISSION RESERVED FOR DOB USE ONLY

PROJECT

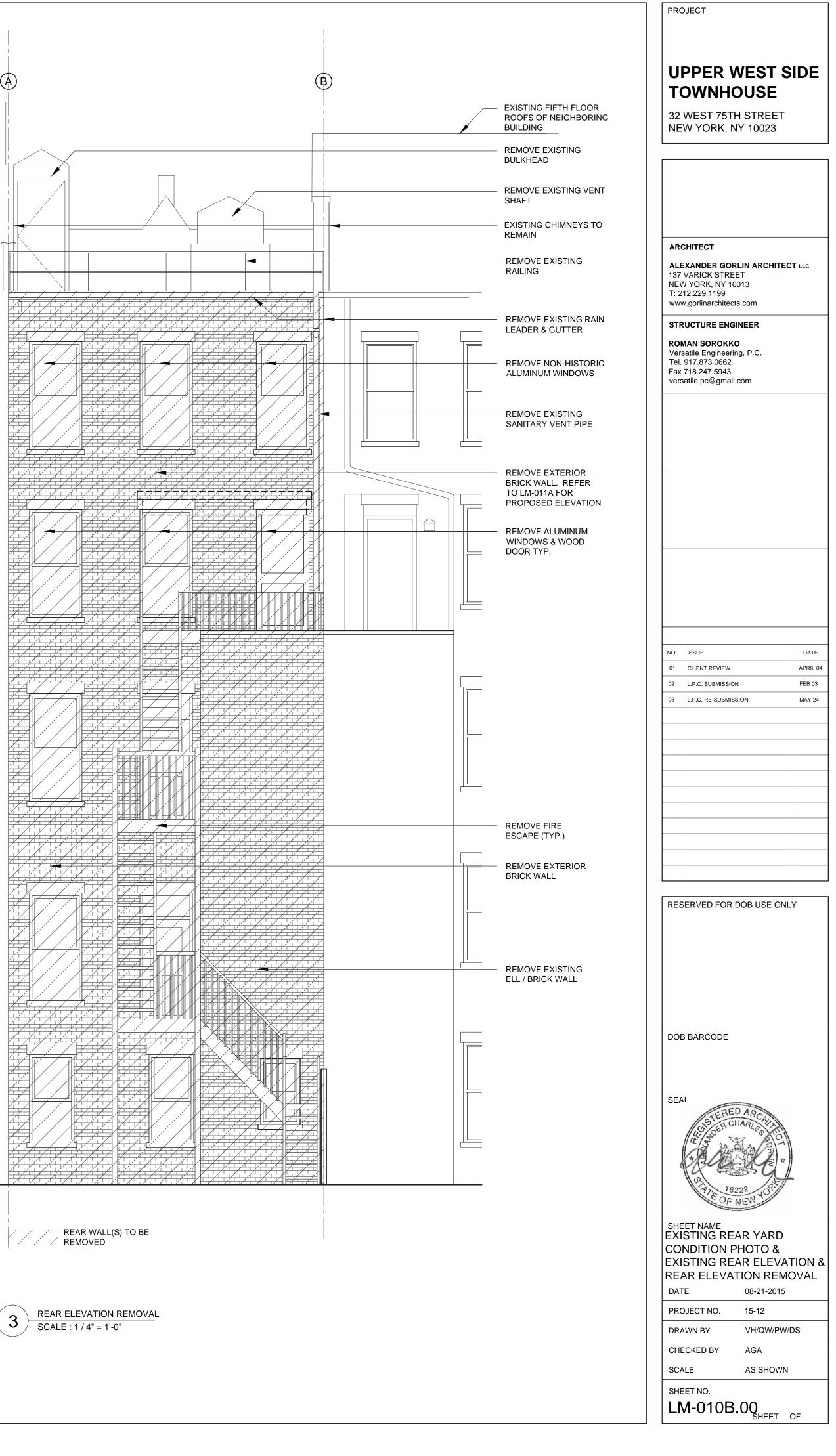
UPPER WEST SIDE





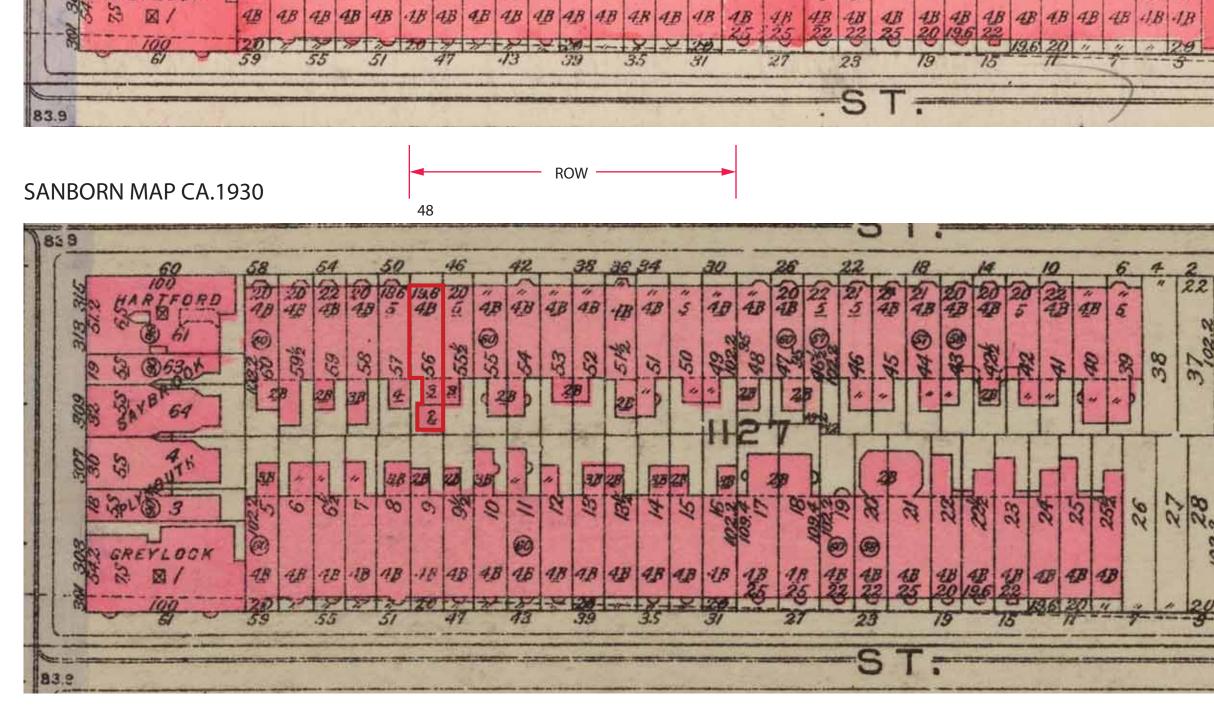
01. PHOTO OF EXISTING REAR YARD. PHOTO TAKEN 01/2016

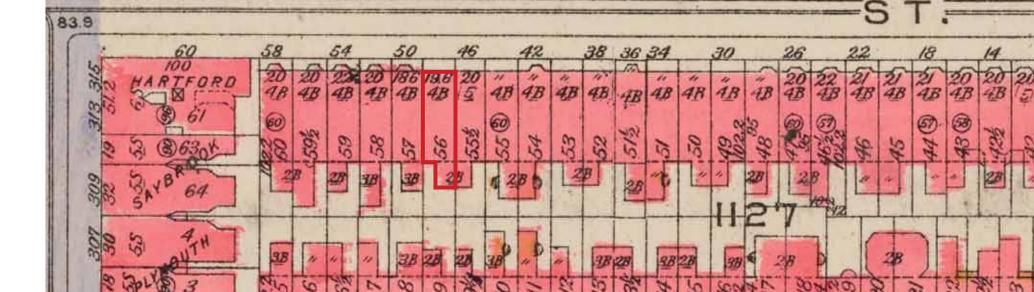




2 EXISTING REAR ELEVATION SCALE : 1 / 4" = 1'-0"





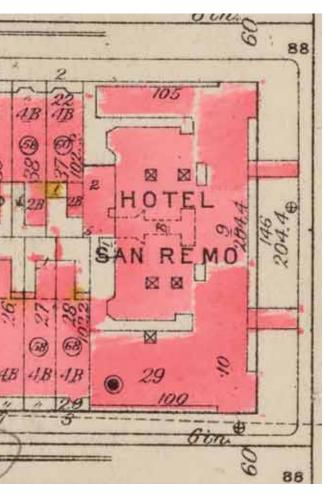


48

SANBORN MAP CA.1923

GREYLOCK





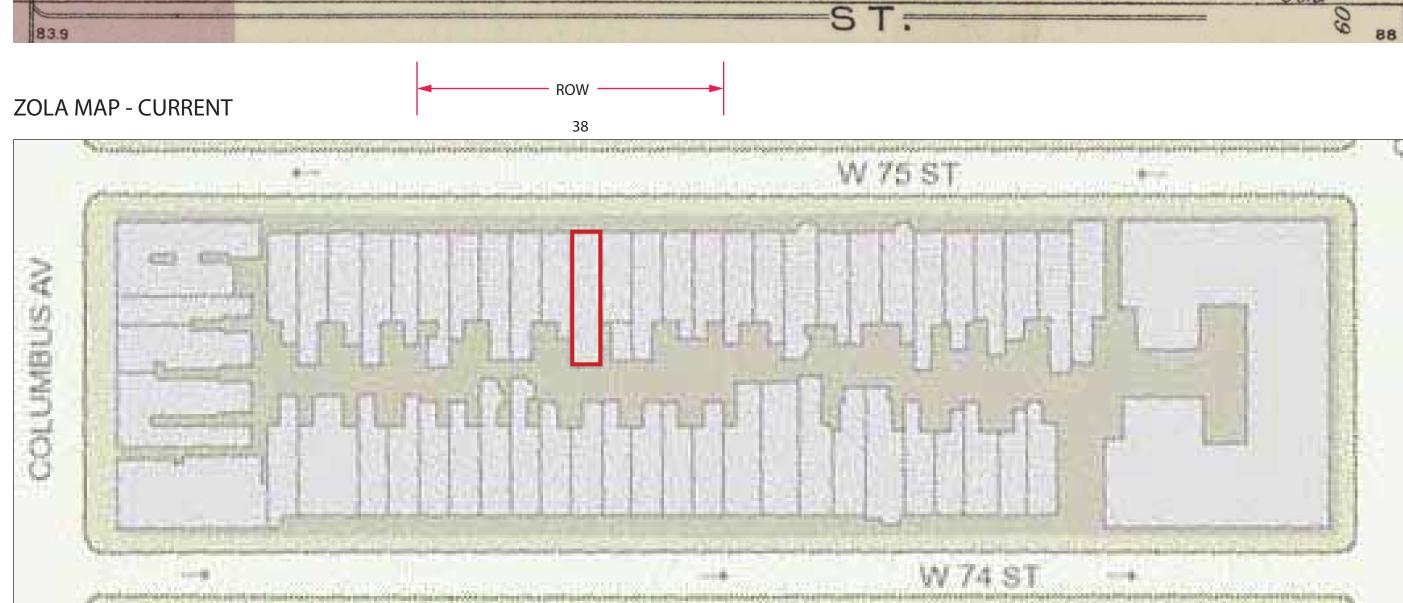
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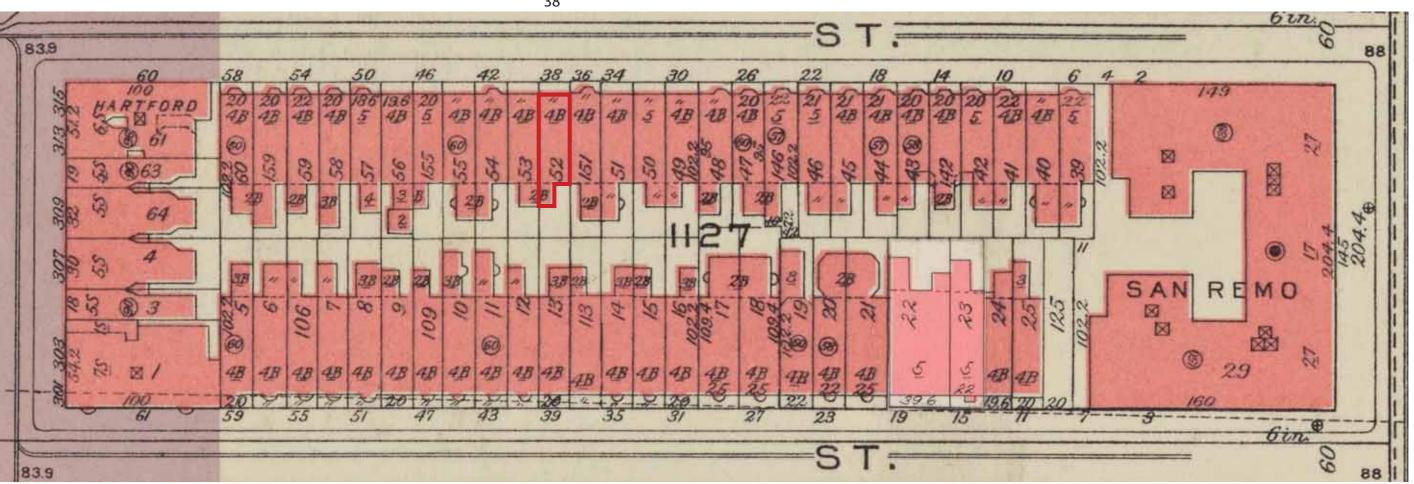
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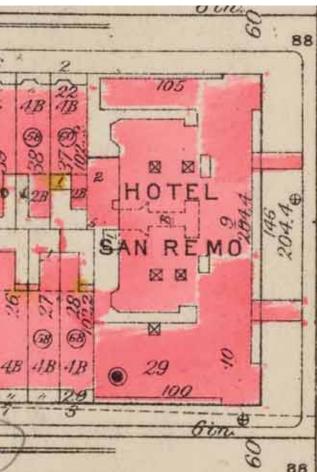
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NO.	ISSUE	DATE

01 CLIENT REVIEW

02 L.P.C. SUBMISSION

03 L.P.C. RE-SUBMISSION

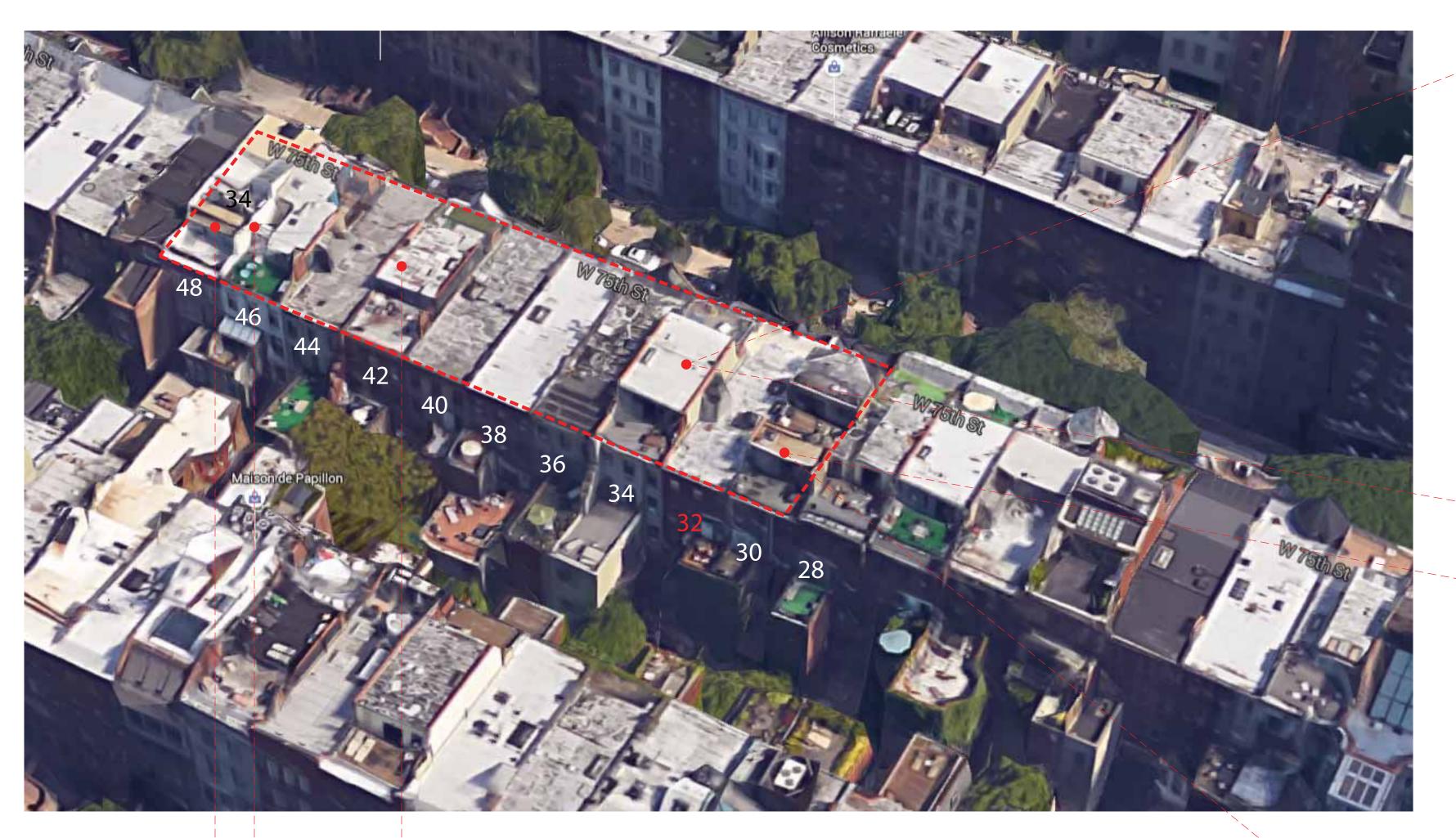
APRIL 04

FEB 03

MAY 24

PROJECT

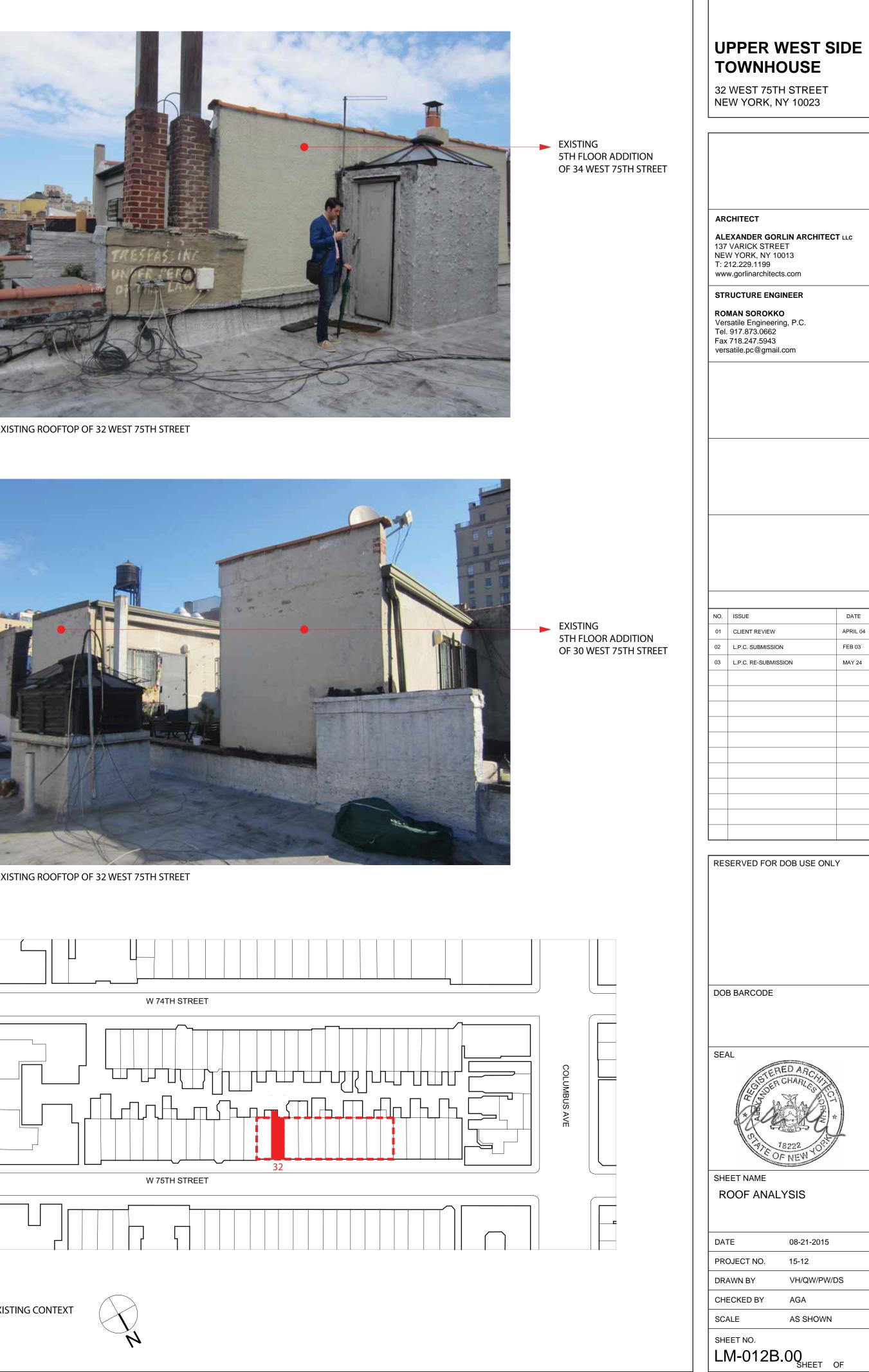
RESERVED FOR	DOB USE ONLY
DOB BARCODE	
SEAL	RED ARC
SHEET NAME SANBORN	MAP ANALYSIS
DATE	08-21-2015
PROJECT NO.	15-12
DRAWN BY	VH/QW/PW/DS
CHECKED BY	AGA
SCALE	AS SHOWN
SHEET NO.	



EXISTING FITTH FLOOR ADDITIONS AT NO.42, 46, 48

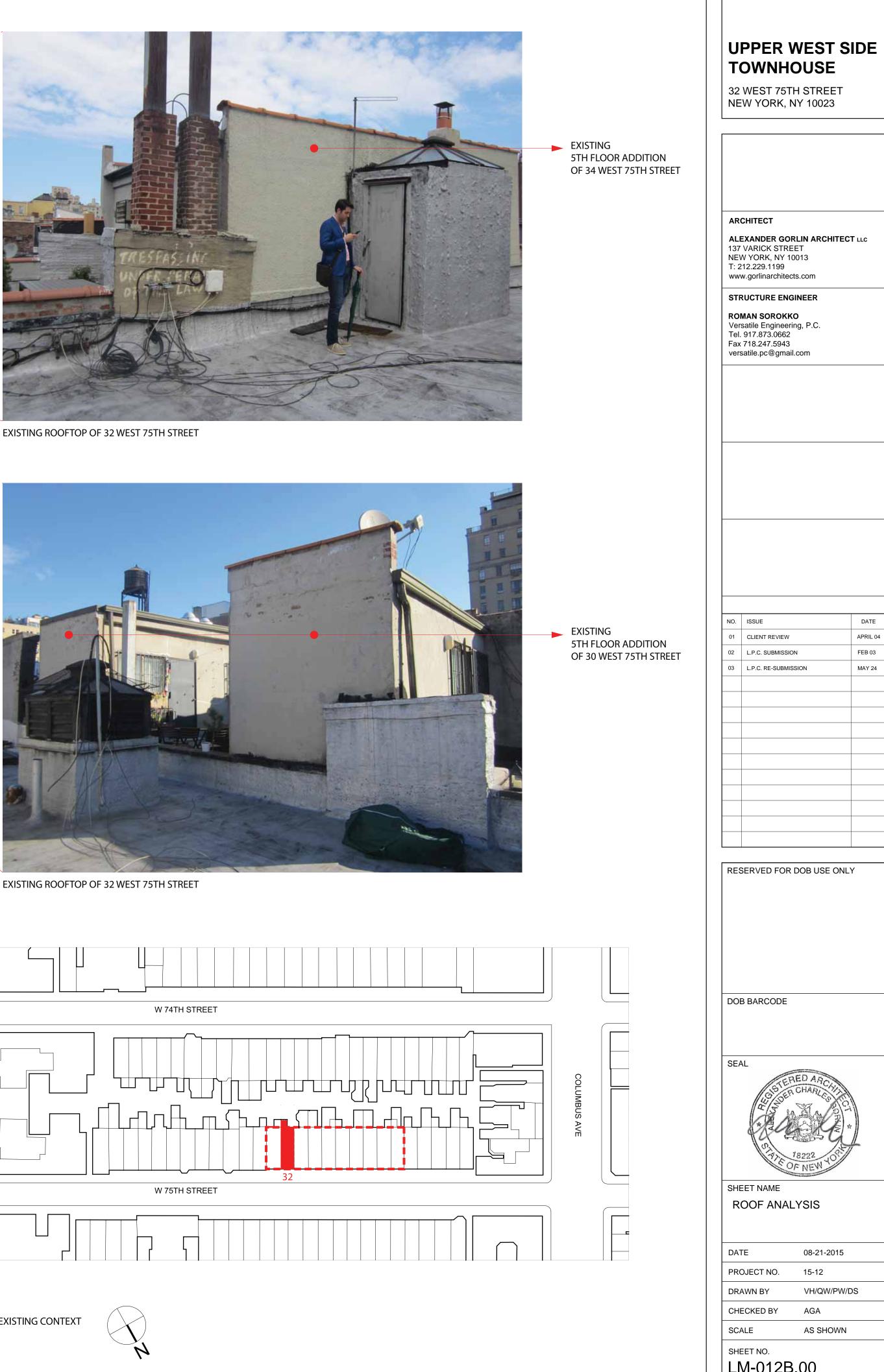


REAR CONTEXT OF 32 WEST 75TH STREET

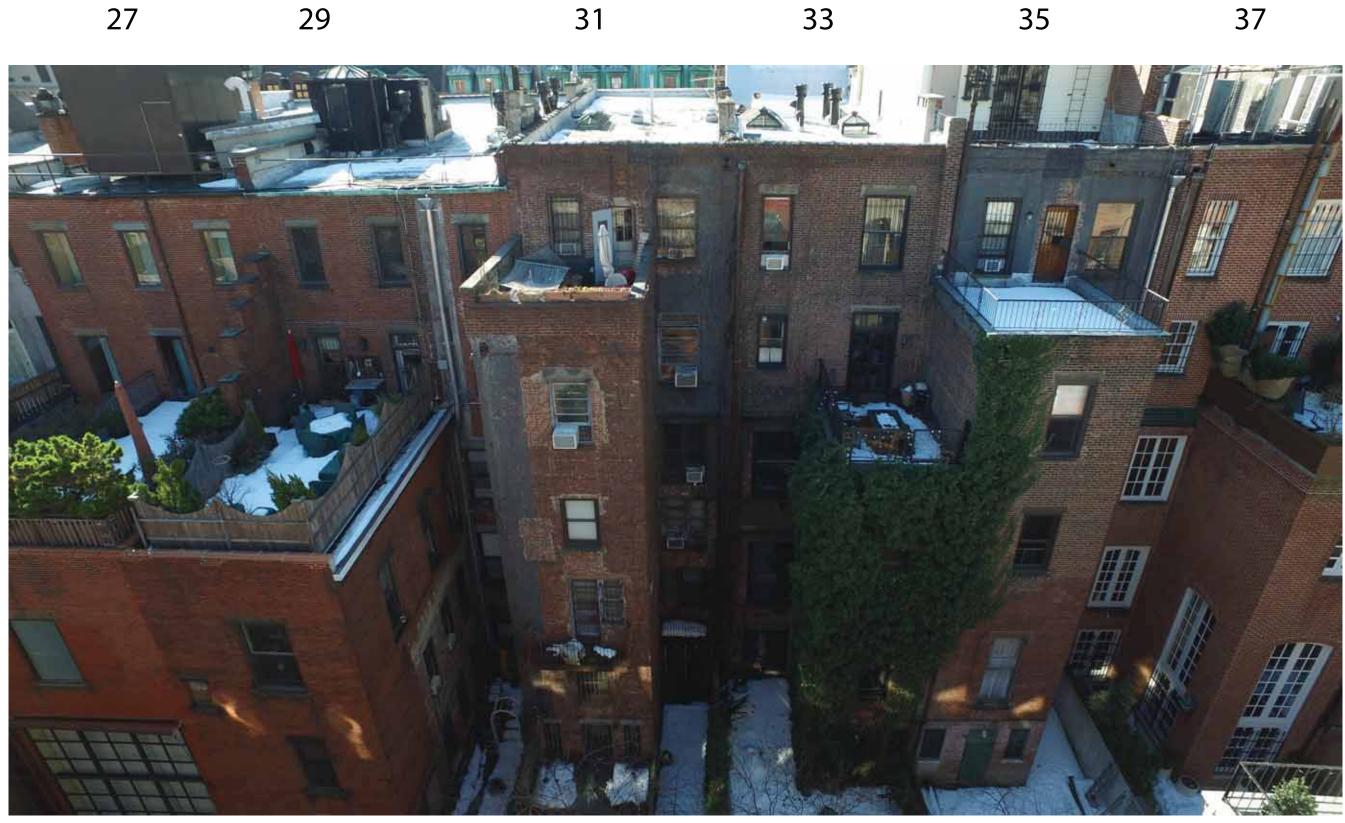


PROJECT

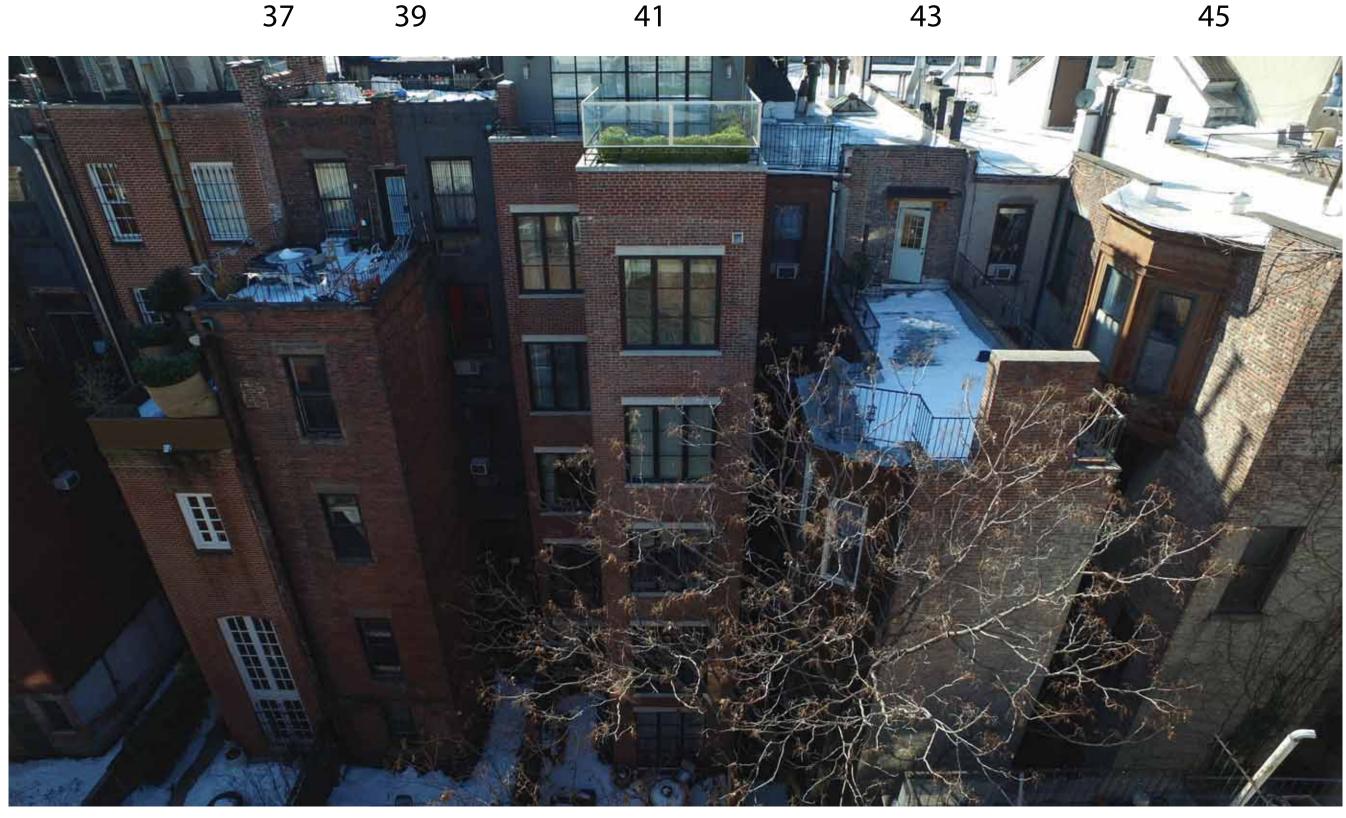








REAR CONTEXT OF WEST 74TH STREET - NO.27 29 31 33 35 37



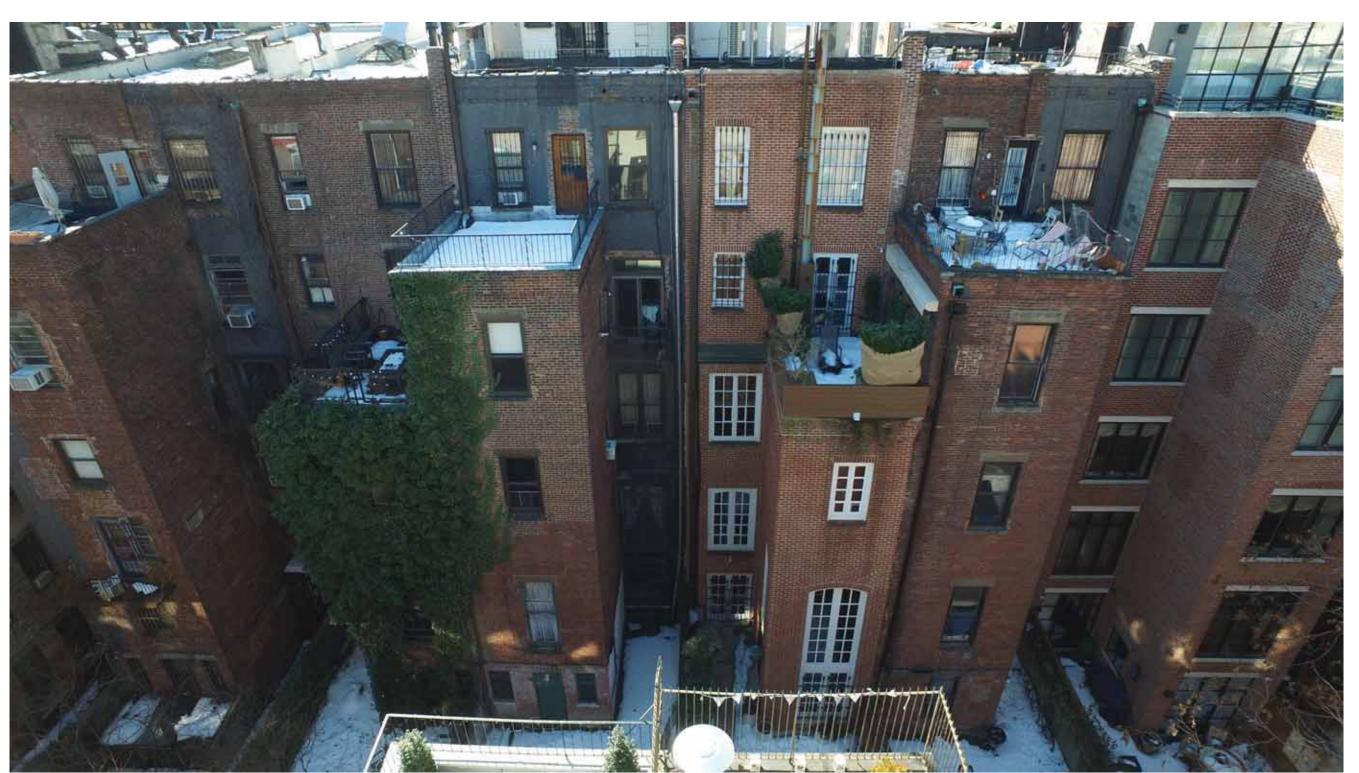
REAR CONTEXT OF WEST 74TH STREET - NO.37 39 41

W 75TH STREET KEY MAP(NTS)





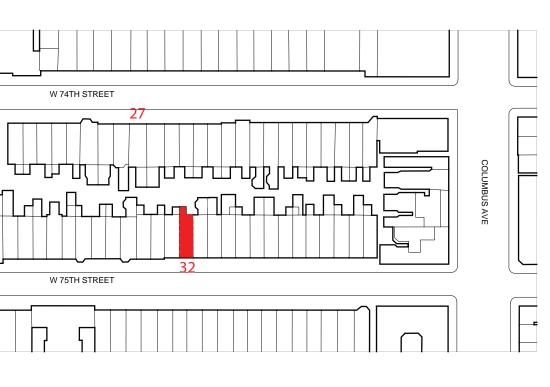




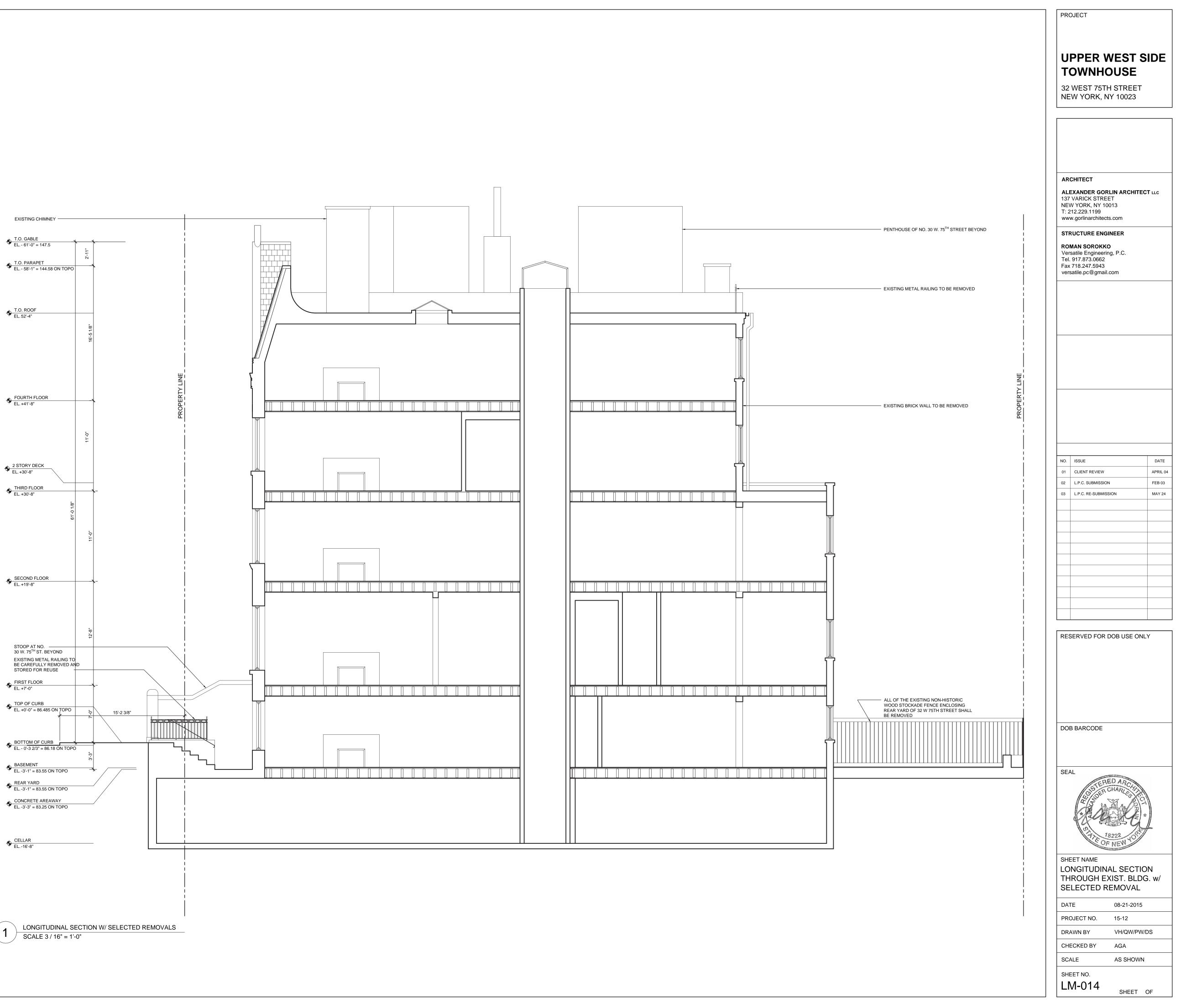
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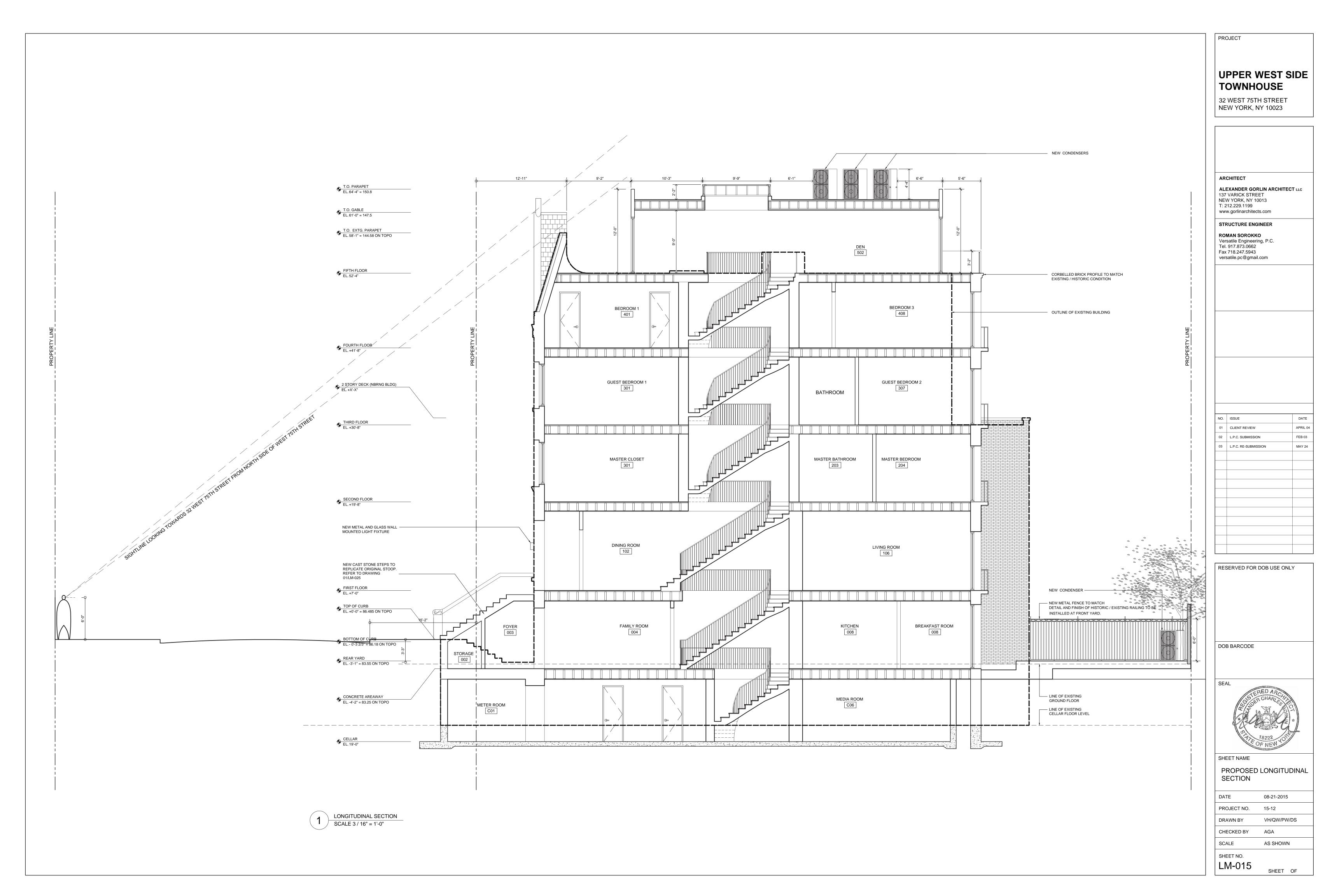
REAR CONTEXT OF WEST 74TH STREET - NO.41 43 45 47 49

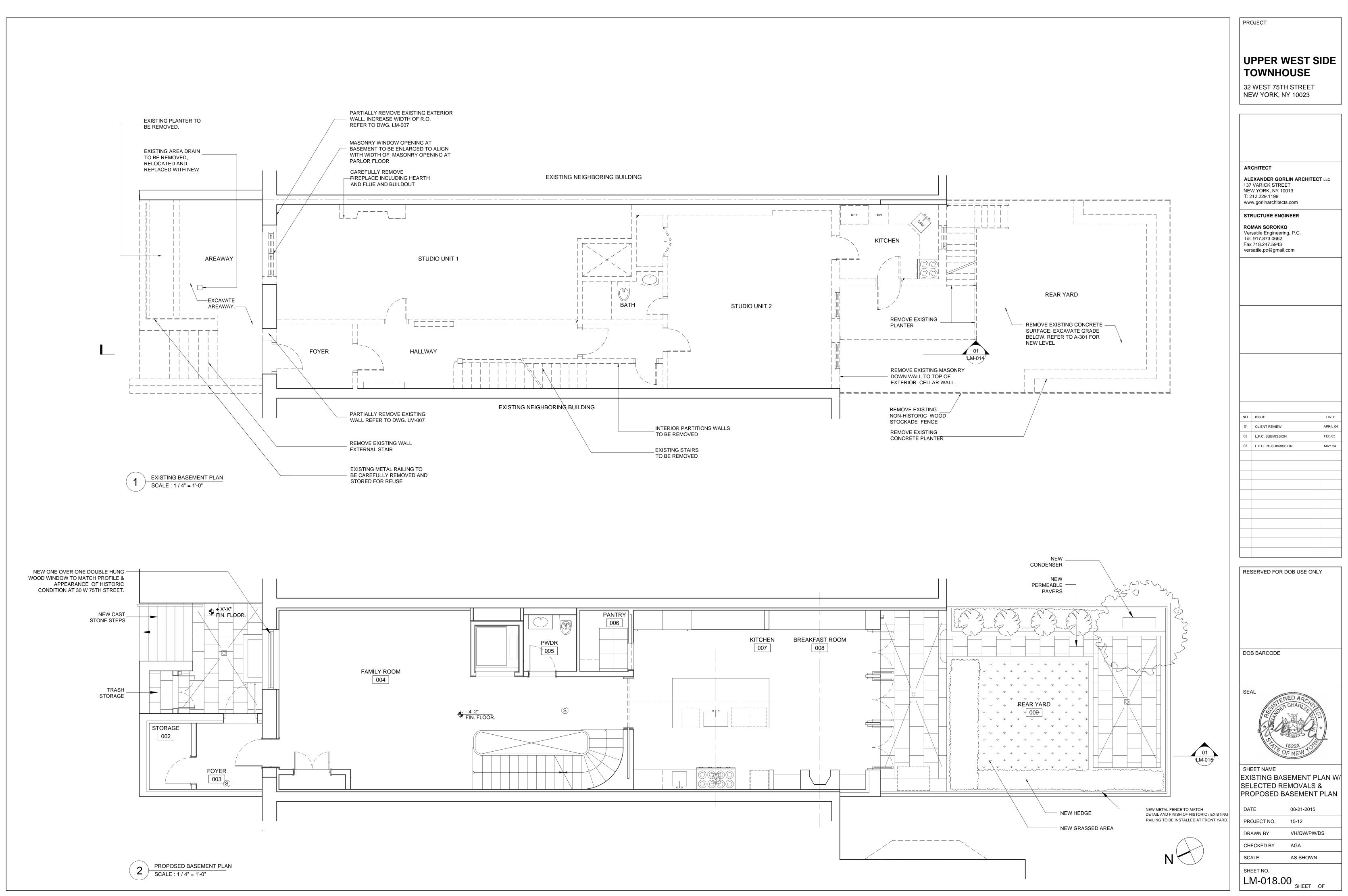


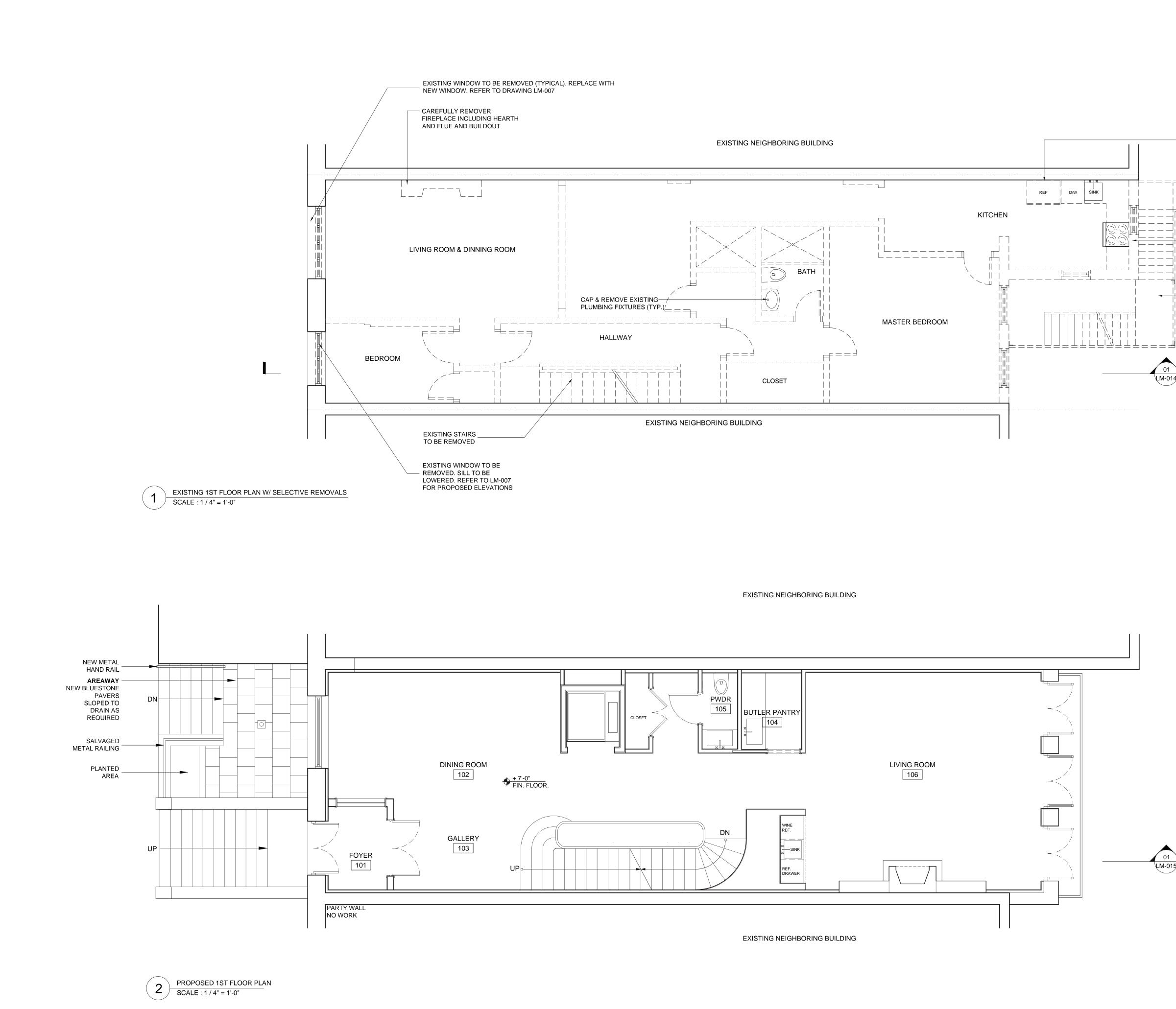
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NE\ T: 2	N YORK, NY 12.229.1199 w.gorlinarchite	10013	
Ver Tel.	MAN SOROK satile Enginee 917.873.0662	ering, P.C. 2	
Fax	718.247.5943 satile.pc@gma	3	
NO.			DATE
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PROJECT

ARCHITECT

137 VARICK STREET NEW YORK, NY 10013

www.gorlinarchitects.com

T: 212.229.1199

# UPPER WEST SIDE TOWNHOUSE

ALEXANDER GORLIN ARCHITECT LLC

32 WEST 75TH STREET NEW YORK, NY 10023

#### REMOVE EXISTING FIXTURES

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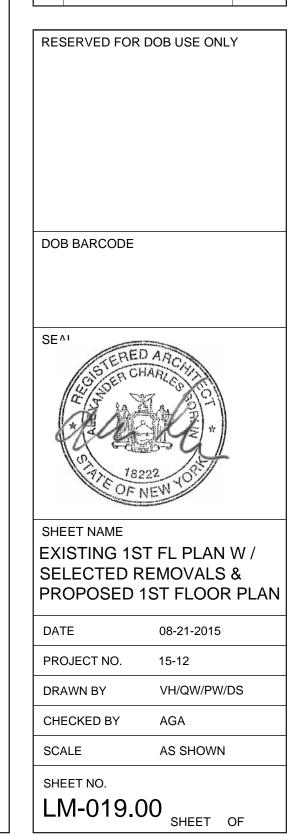
01 LM-015

REMOVE EXISTING MASONRY WALL DOWN TO TOP OF EXTERIOR CELLAR WALL

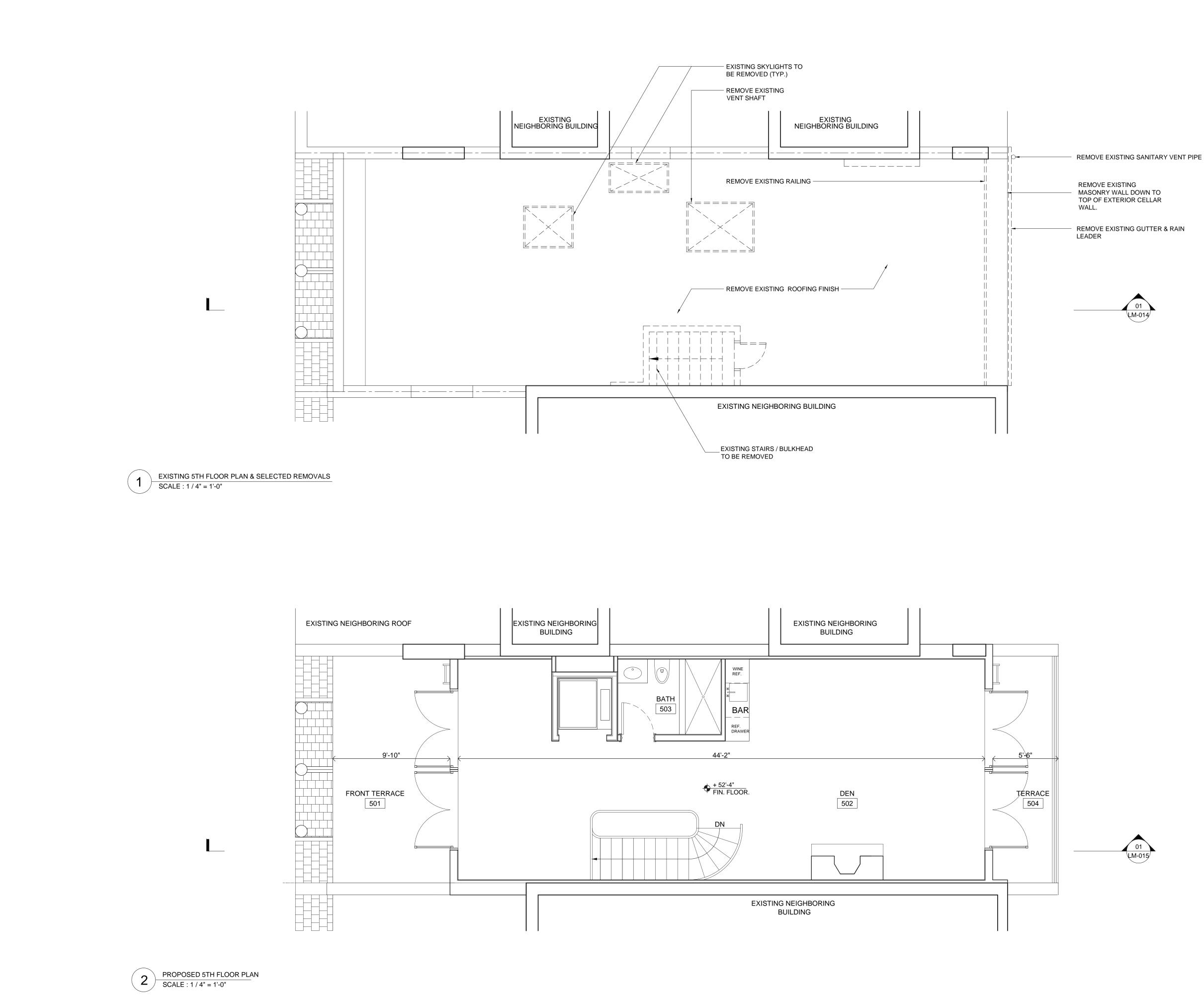
EXISTING FIRE ESCAPE TO BE REMOVED

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ет	RUCTURE ENGINEER	
<b>RO</b> Ver Tel Fax	MAN SOROKKO rsatile Engineering, P.C. 917.873.0662 718.247.5943 satile.pc@gmail.com	
NO.	ISSUE	DATE
NO. 01	ISSUE CLIENT REVIEW	DATE APRIL 04
01	CLIENT REVIEW	APRIL 04
01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 04
01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 04
01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 0 FEB 03
01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 0 FEB 03
01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 0 FEB 03
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01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 0 FEB 03
01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 0 FEB 03
01	CLIENT REVIEW L.P.C. SUBMISSION	APRIL 0 FEB 03







PROJECT

## UPPER WEST SIDE TOWNHOUSE

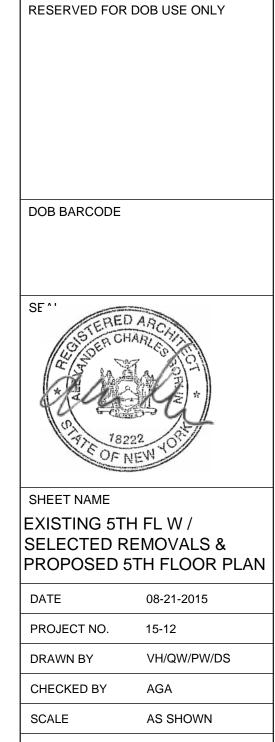
32 WEST 75TH STREET NEW YORK, NY 10023

#### ARCHITECT

ALEXANDER GORLIN ARCHITECT LLC 137 VARICK STREET NEW YORK, NY 10013 T: 212.229.1199 www.gorlinarchitects.com

# STRUCTURE ENGINEER ROMAN SOROKKO Versatile Engineering, P.C. Tel. 917.873.0662 Fax 718.247.5943 versatile.pc@gmail.com

NO.	ISSUE	DATE
01	CLIENT REVIEW	APRIL 04
02	L.P.C. SUBMISSION	FEB 03
03	L.P.C. RE-SUBMISSION	MAY 24



SHEET NO. LM-023.00 SHEET OF



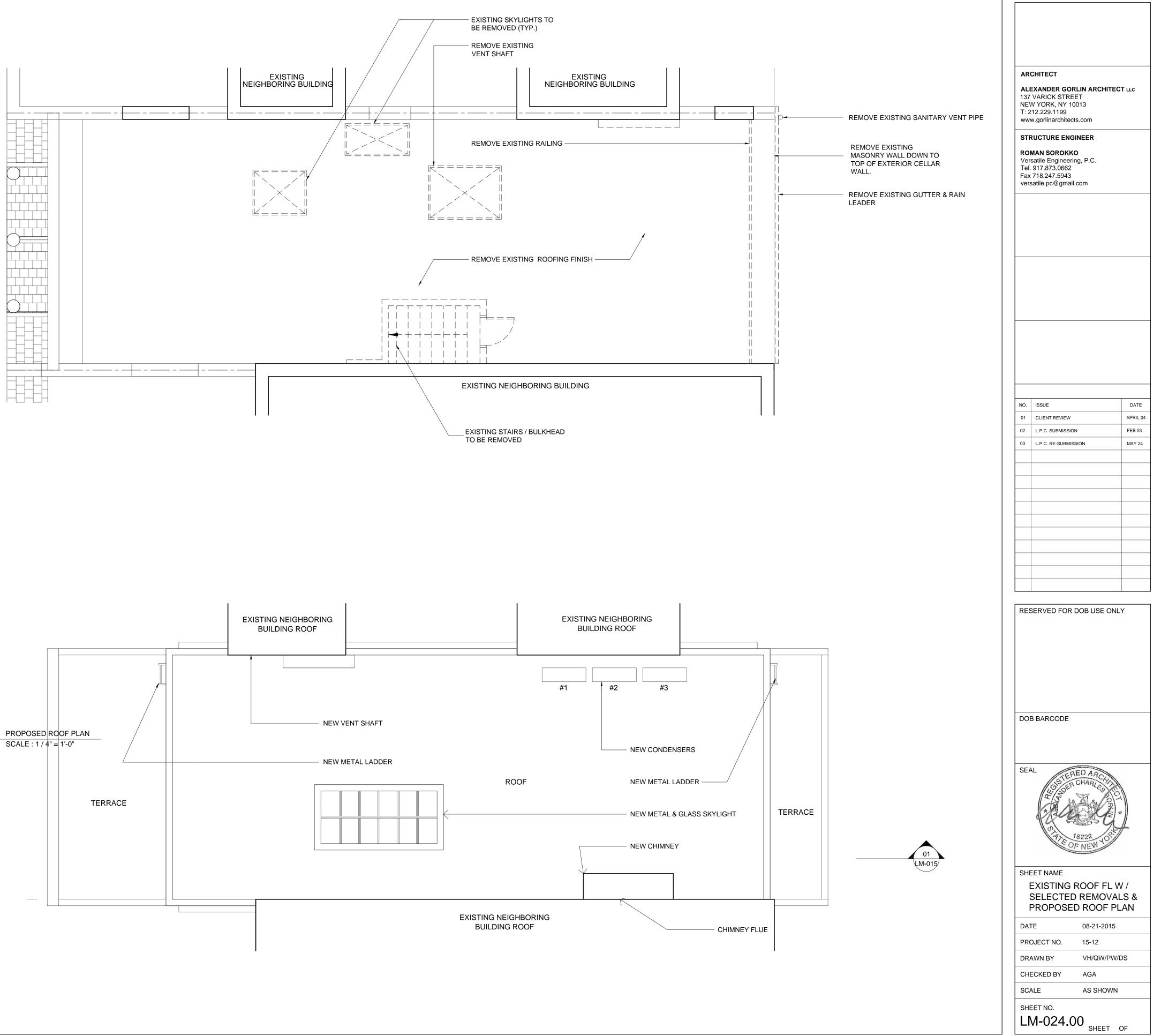


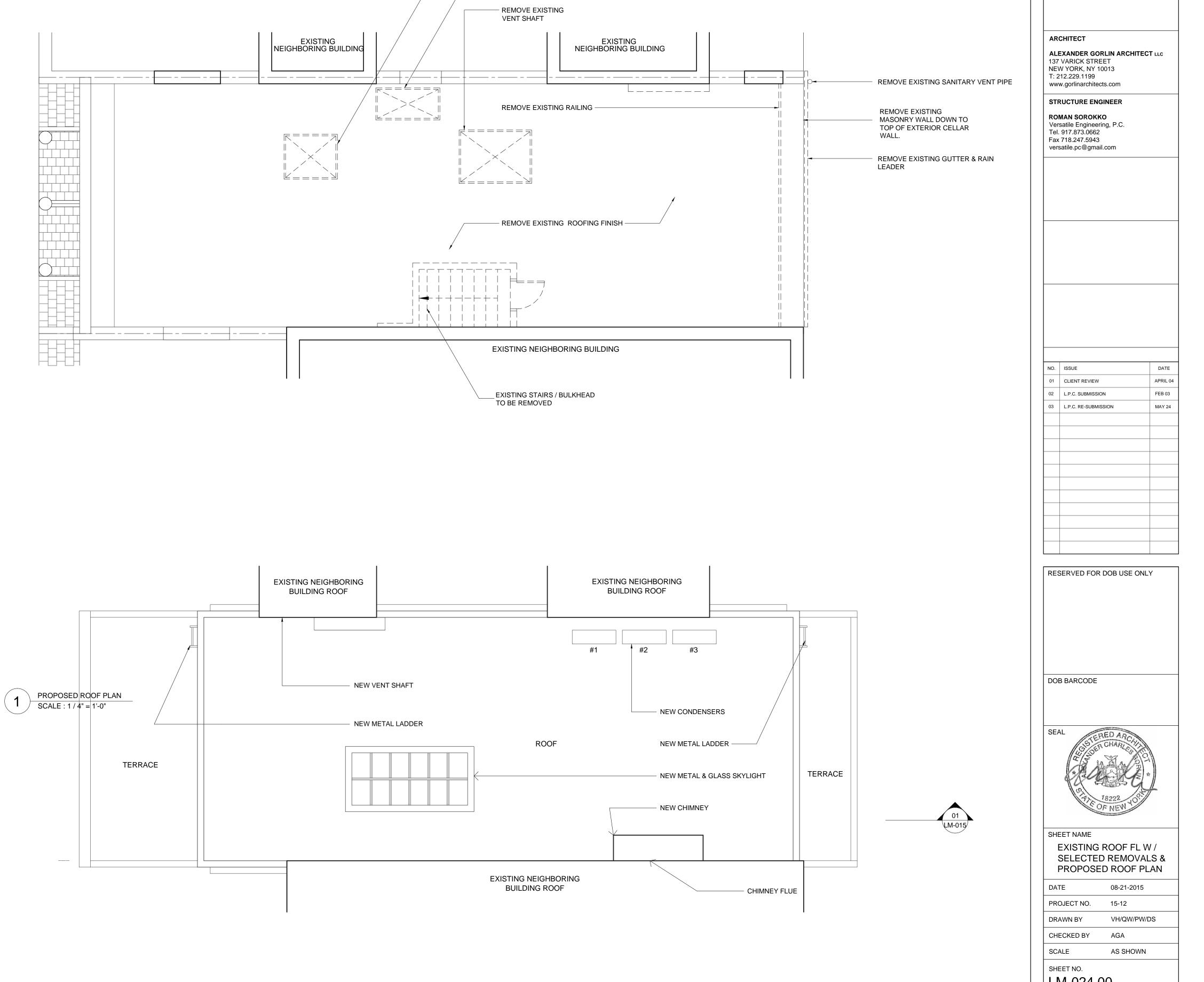


EXISTING ROOFTOP CONDITION OF 32 WEST 75TH STREET



EXISTING ROOFTOP CONDITION OF 32 WEST 75TH STREET

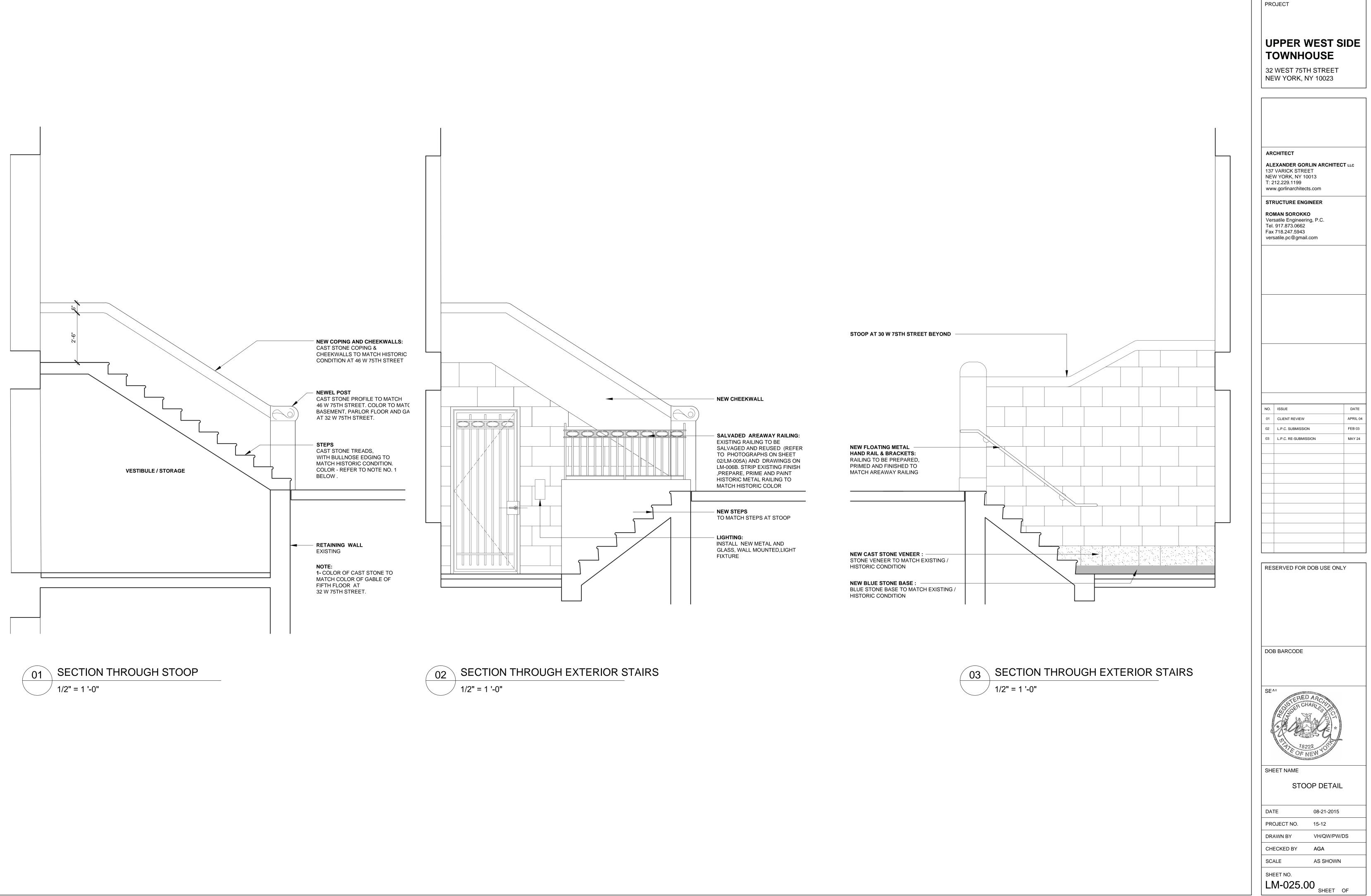


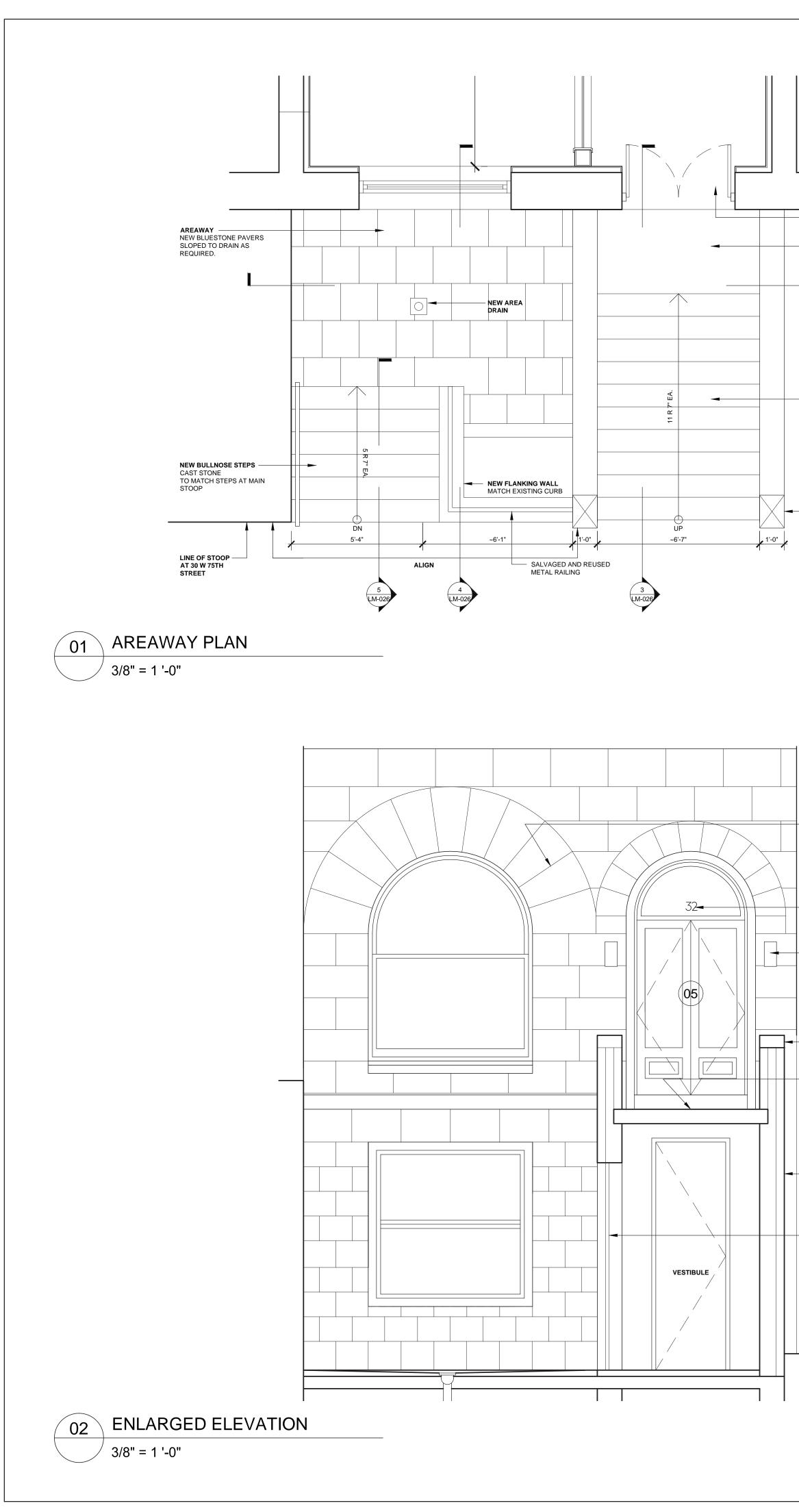


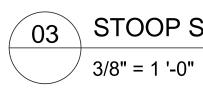
PROJECT

# UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET NEW YORK, NY 10023







03 STOOP SECTION

- PATIO EXISTING

 NEW METAL GATE:
DETAIL AND FINISH OF GATE TO MATCH HISTORIC RAILING AT 32 W 75TH STREET

- NEW FLANKING WALL RUSTICATED CAST STONE MATCH HISTORIC

STREET - NEW LANDING CAST STONE MATCH HISTORIC CONDITION AT 38 W 75TH STREET. COLOR OF CAST STONE TO MATCH BASEMENT, PARLOR FLOOR AND GABLE AT FIFTH FLOOR.

NEW COPING
CAST STONE COPING & CHEEKWALLS TO
MATCH HISTORIC CONDITION AT 46 W 75TH

FONT AND COLOR TBD. - NEW LIGHT FIXTURES: INSTALL NEW WALL MOUNTED ,METAL AND GLASS, LIGHT FIXTURES. FINISH TBD.

COLOR TO MATCH GABLE AT FIFTH OF 32 W 75TH STREET. - NEW HOUSE NUMBER DECAL: PAINTED BUILDING IDENTIFICATION NUMBERS TO BE APPLIED TO TRANSOM GLAZING.

 NEW COPING
RE-CREATE SANDSTONE RUSTICATION, JOINT AND COURSING PATTERNS AT BASEMENT AND PARLOR FLOOR, AND RE-CREATE DECORATIVE RUSTICATED SURROUNDS AT ENTRANCE DOOR AND WINDOW TO MATCH HISTORIC CONDITION AT 30 W 75TH STREET. SANDSTONE MASONRY REPAIRS TO MATCH HISTORIC SANDSTONE.



#### - NEW NEWEL POST CAST STONE PROFILE TO MATCH 46 W 75TH STREET. COLOR TO MATCH BASEMENT, PARLOR FLOOR AND FIFTH FLOOR GABLE AT 32 W 75TH STREET.

- NEW BULLNOSE STEPS

2 LM-026

- NEW CAST STONE LANDING

- NEW CAST STONE THRESHOLD

PROJECT

# UPPER WEST SIDE TOWNHOUSE

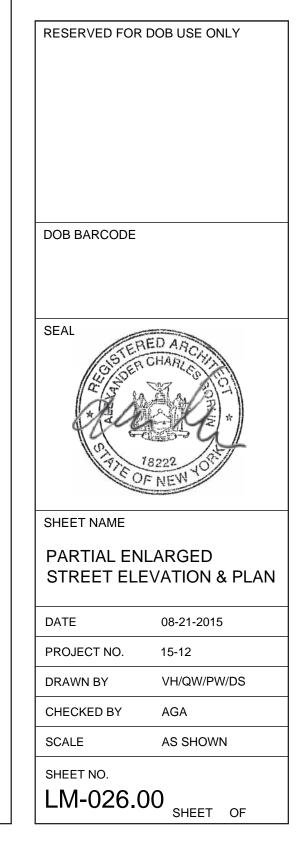
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NEW LANDING CAST STONE MATCH HISTORIC CONDITION AT 38 W 75TH STREET. COLOR OF CAST STONE TO MATCH BASEMENT, PARLOR FLOOR AND GABLE AT FIFTH FLOOR. NEW COPING AND CHEEKWALLS: CAST STONE COPING & CHEEKWALLS TO MATCH HISTORIC CONDITION AT 46 W 75TH STREET

SALVADED AREAWAY RAILING: EXISTING RAILING TO BE SALVAGED AND REUSED (REFER TO PHOTOGRAPHS ON SHEET 02/LM-005A) AND DRAWINGS ON LM-006B. STRIP EXISTING FINISH , PREPARE, PRIME AND PAINT HISTORIC METAL RAILING TO MATCH HISTORIC COLOR