THE SCOPE OF WORK:

THE SCOPE OF WORK CONSISTS OF REPLACEMENT OF THE EXISTING STOOP AT EXISTING FRONT FACADE OF THE BUILDING AND INCLUDES:

- DEMOLITION OF EXISTING ENTRY DOOR STOOP, STAIRS, & PLANTER,
- NEW STUCCO FINISHED STOOP WITH NEW STAIR, EXPANDED LANDING, VENTILATED STORAGE & ENTRY VESTIBULE WITH GATE @ GARDEN LEVEL. STUCCO COLOR & FINISH TO MATCH EXISTING "LIMESTONE - LIKE" COLOR & FINISH OF THE FACADE,
- REPLACEMENT & ADJUSTMENT OF CONCRETE SIDEWALK PAVING AROUND THE NEW STOOP WITH SPECIAL CARE OF PRESERVING THE EXISTING SIDEWALK TREE,
- REPLACEMENT OF EXISTING PLANTERS IN KIND & COLOR.

THE FACADE REPAIR AND RESTORATION WORK WAS FILED SEPERATELY UNDER DOCKET# LPC-19-32641 AND THE PERMIT WAS ISSUED 01-04-2019. THE WORK IS CURRENTLY IN PROGRESS.
EXISTING BLOCK FACADE AT 69TH STREET SHOWING NEIGHBORING BUILDINGS IN ORIGINAL ROW CONFIGURATION

ORIGINAL ROW DATA:
ROWHOUSES (10 OF 10) RANGING FROM 41 - 59 WEST 69TH STREET BETWEEN CENTRAL PARK WEST AND COLUMBUS AVENUE (NORTH SIDE) DATE TO 1892. THEY WERE DESIGNED BY ARCHITECT: THOM & WILSON FOR WILLIAM H. HALL. THEY ARE DESIGNATED AS CRESCENT REVIVAL STYLE ROWHOUSES.

EXISTING CONDITIONS SITE PLAN @ 69TH STREET BLOCK

MINIMUM WIDTH OF SIDEWALK

MAXIMUM WIDTH OF SIDEWALK

AS SURVEYED OCTOBER 17, 2016

ROWHOUSES (10 OF 10) RANGING FROM 41 - 59 WEST 69TH STREET BETWEEN CENTRAL PARK WEST AND COLUMBUS AVENUE (NORTH SIDE) DATE TO 1892. THEY WERE DESIGNED BY ARCHITECT: THOM & WILSON FOR WILLIAM H. HALL. THEY ARE DESIGNATED AS CRESCENT REVIVAL STYLE ROWHOUSES. THE EXISTING BLOCK FACADE AT 69TH STREET SHOWING NEIGHBORING BUILDINGS IN ORIGINAL ROW CONFIGURATION.

ROWHOUSES (10 OF 10) RANGING FROM 41 - 59 WEST 69TH STREET BETWEEN CENTRAL PARK WEST AND COLUMBUS AVENUE (NORTH SIDE) DATE TO 1892. THEY WERE DESIGNED BY ARCHITECT: THOM & WILSON FOR WILLIAM H. HALL. THEY ARE DESIGNATED AS CRESCENT REVIVAL STYLE ROWHOUSES.
EXISTING BLOCK FACADES AT 69TH STREET SHOWING CONFIGURATION RHYTHM

EXISTING BLOCK SITE PLAN AT 69TH STREET SHOWING CONFIGURATION RHYTHM

ORIGINAL ROW DATA:
ROWHOUSES (10 OF 10) RANGING FROM 41-50 WEST 69TH STREET BETWEEN CENTRAL PARK WEST AND COLUMBUS AVENUE (NORTH SIDE) DATE TO 1982. THEY WERE DESIGNED BY ARCHITECT: THOM & WILSON FOR WILLIAM H. HALL. THEY ARE DESIGNED IN RENAISSANCE REVIVAL STYLE IN ROW CONFIGURATION: ABBABAABA. THEY ARE CONSTRUCTED OF MASONRY BEARING WALLS WITH 4 STORIES WITH BASEMENT. THEY ARE RAISED WITH STOOP WHICH IN SOME CASES HAS BEEN MODIFIED. FINISH MATERIAL INCLUDES BRICK AND BROWNSTONE WITH ONE-OVER-ONE DOUBLE-HUNG WOOD FRAME WINDOWS.
EXISTING CONDITIONS

A EXISTING NORTH FACADE

B EXISTING STOOP STAIR

C EXISTING GARDEN LEVEL

D EXISTING STOOP LOOKING NORTH

E EXISTING GARDEN LEVEL STAIR

F "L" SHAPE STOOP AT 48W 69TH STREET

G "L" SHAPE STOOP AT 48W 69TH STREET

INSPIRATION

EXISTING CONDITIONS & INSPIRATION
LACK OF VENTILATION AT THE GARDEN LEVEL VESTIBULE WITH NO ABILITY FOR WATER TO DRAIN CAUSES WALL, UNDER STAIR STRUCTURE AND PLASTER DAMAGE WITH VISIBLE EFFLORESCENCE DEPOSITS

WATER PENETRATING INTO THE STAIRS IS UNDERMINING THE STRUCTURE OF THE STOOP THROUGH THE FREEZE/THAW CYCLE

NO LANDING AT THE PARLOR MAIN ENTRANCE DOOR IS POSING SAFETY, TRIPPING HAZARDS

WATER PENETRATING INTO THE STONE THREADS AND RISERS IS SPALLING THE STONE SURFACE

LACK OF VENTILATION AT THE GARDEN LEVEL VESTIBULE WITH NO ABILITY FOR WATER TO DRAIN CAUSES WALL, UNDER STAIR STRUCTURE AND PLASTER DAMAGE WITH VISIBLE EFFLORESCENCE DEPOSITS
SCALE: DRAWN BY: SHEET NO: PAGE NO:

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RRA

AS NOTED

C  2018 Russell Riccardi Architect

SERVAN-SCHREIBER/RYAN RESIDENCE
57 WEST 69TH STREET
NEW YORK, NY 10023

PROJECT:
SERVAN-SCHREIBER/RYAN RESIDENCE
57 WEST 69TH STREET
NEW YORK, NY 10023

TITLE: EXTERIOR FACADE WITH STOOP ELEVATIONS: DEMOLITION AND PROPOSED

EXTERIOR FACADE WITH STOOP ELEVATIONS:
DEMOLITION AND PROPOSED

A-8

DEMOLITION + FRONT ELEVATION

3/8'' = 1'-0''

PROPOSED EXPANDED STOOP + FRONT ELEVATION

3/8'' = 1'-0''
1. PROPOSED - WEST ELEVATION - EXPANDED STOOP

2. PROPOSED - EAST ELEVATION - EXPANDED STOOP

NEW BLACKENED WROUGHT IRON GATE WITH NEW HARDWARE IN NEW LOCATION.

NEW LIGHT FIXTURE TYPE F1 - WALL MOUNTED SCONCE WITH BRONZE FINISH

NEW RECESSED KEYPAD ENTRY DEVICE WITH OIL RUBBED BRONZE FINISH FRONT PLATE
57 WEST 69TH STREET - WITH ORIGINAL STOOPS

date unknown - around 1940-1980