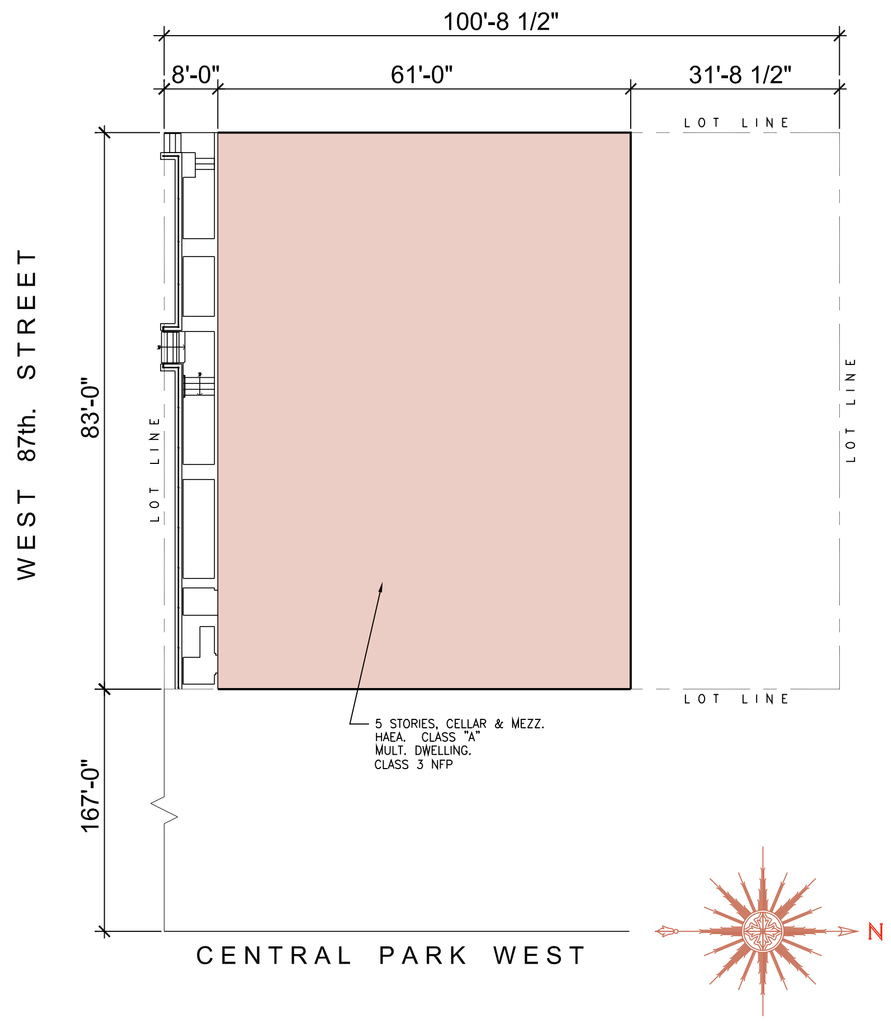
THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION: APPLICATION FOR WORK ON DESIGNATED PROPERTIES:

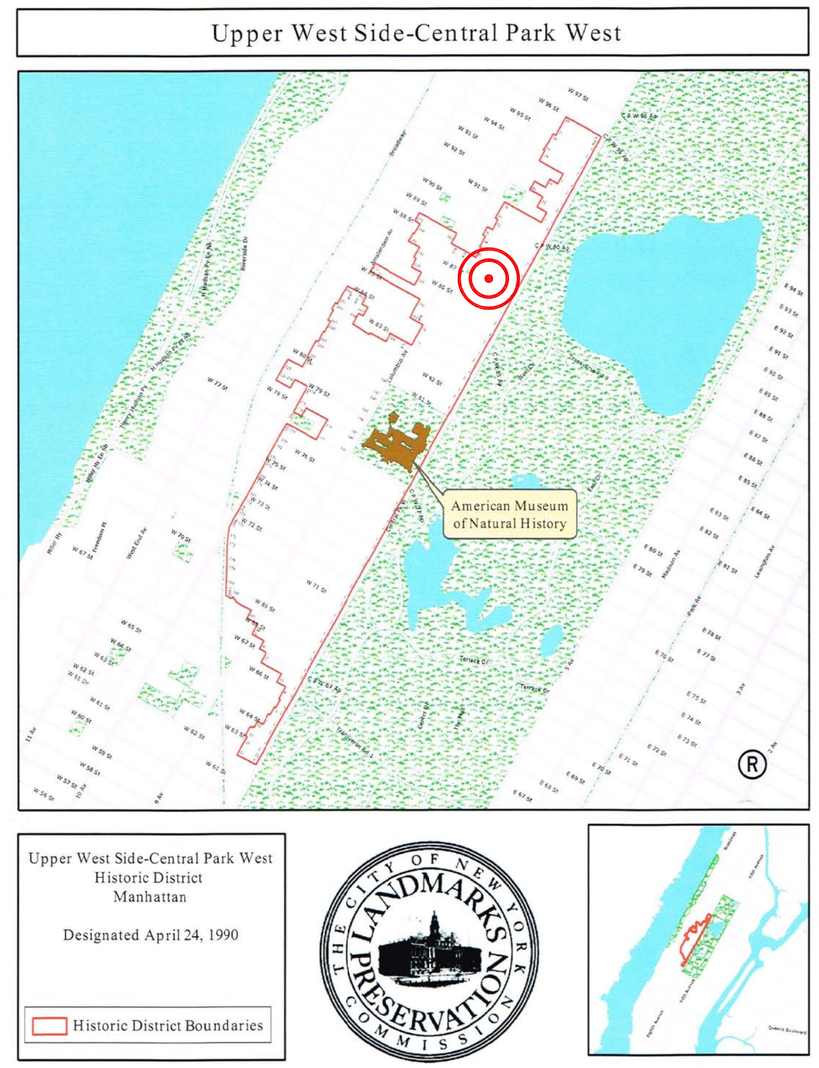
7 WEST 87 STREET NEW YORK, NY

PHOTO OF EXISTING FRONT ELEVATION



PLOT PLAN

BLOCK:	1201	ZONE:	R7-2
LOT:	23	MAP:	5d
HEIGHT:	5 STORIES	COMMUNITY BD. No.:	107
OCCUPANCY:	RESIDENTIAL		



LANDMARK MAP

REGISTERED ARCHITECT
GREGG M. ROTHSTEIN
023466-1
STATE OF NEW YORK

ENGINEER
JOSEPH FARAHNIK, P.E.
54 DEVON ROAD GREAT NECK, N.Y.

Gregg Rothstein Architect
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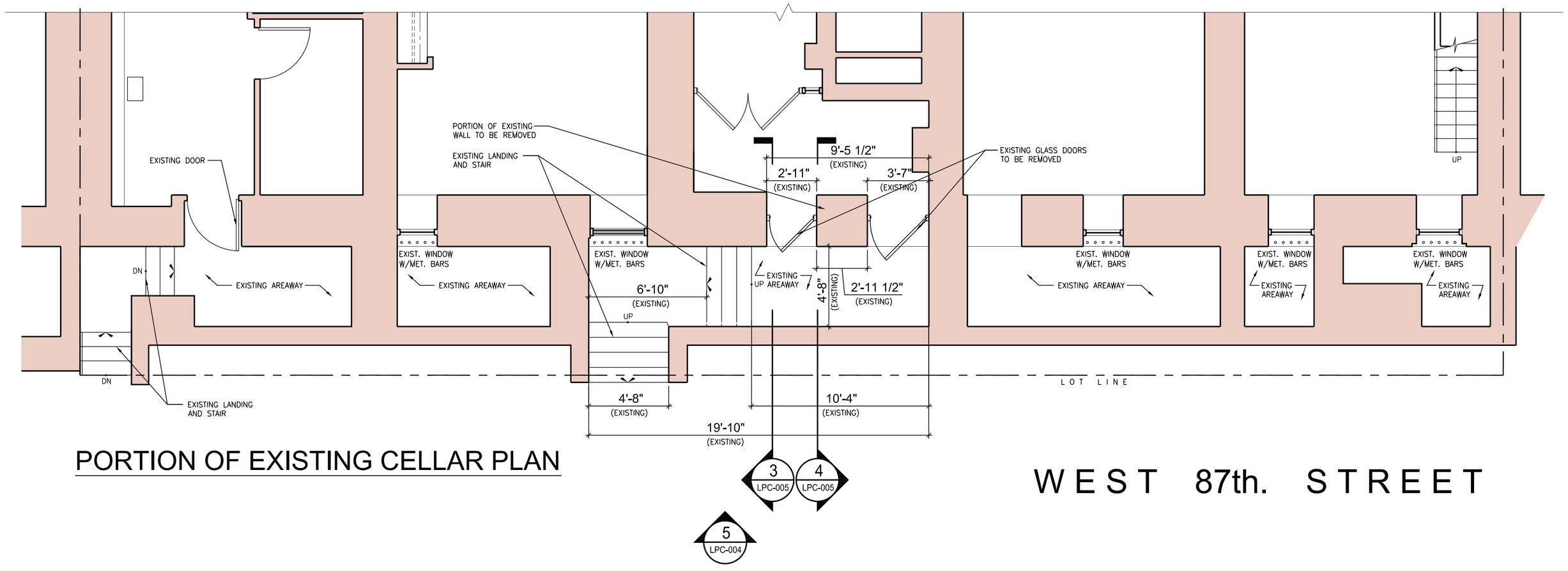
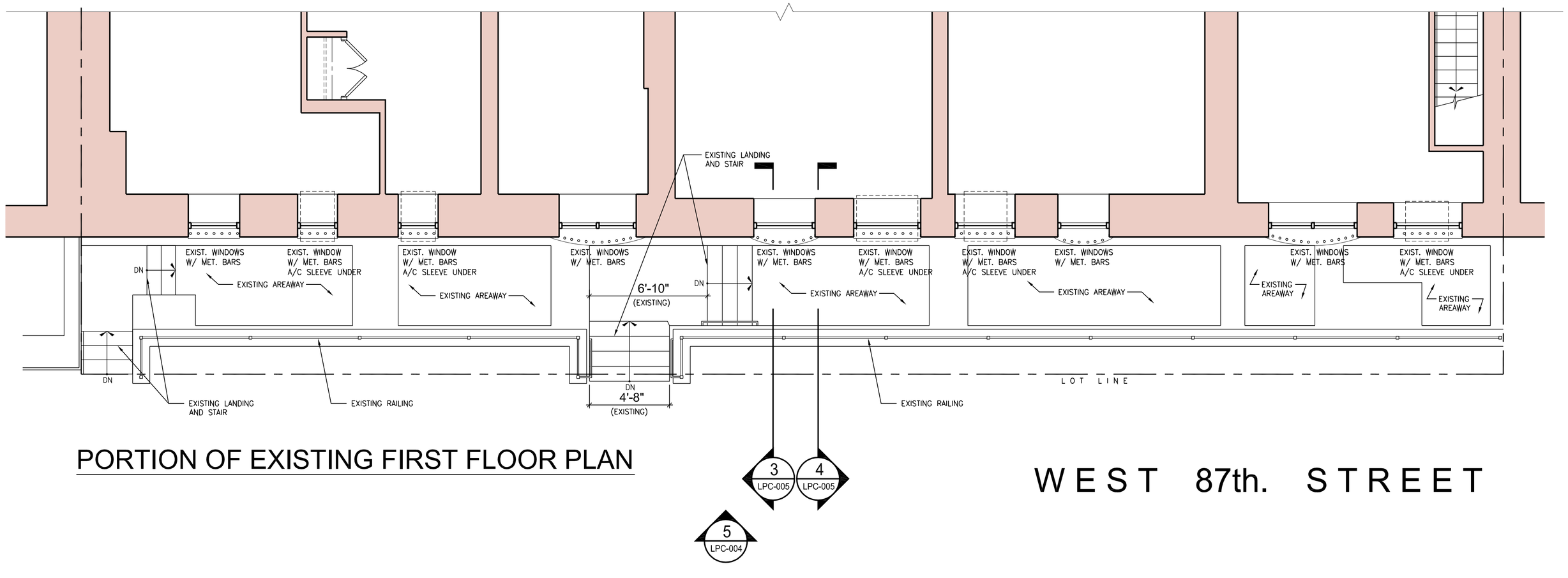
LPC-001.00

DATE:	CADD FILE NO.	
04-04-2016	15124	1 OF 8



PORTION OF EXISTING CELLAR PLAN

WEST 87th. STREET



PORTION OF EXISTING FIRST FLOOR PLAN

WEST 87th. STREET

N

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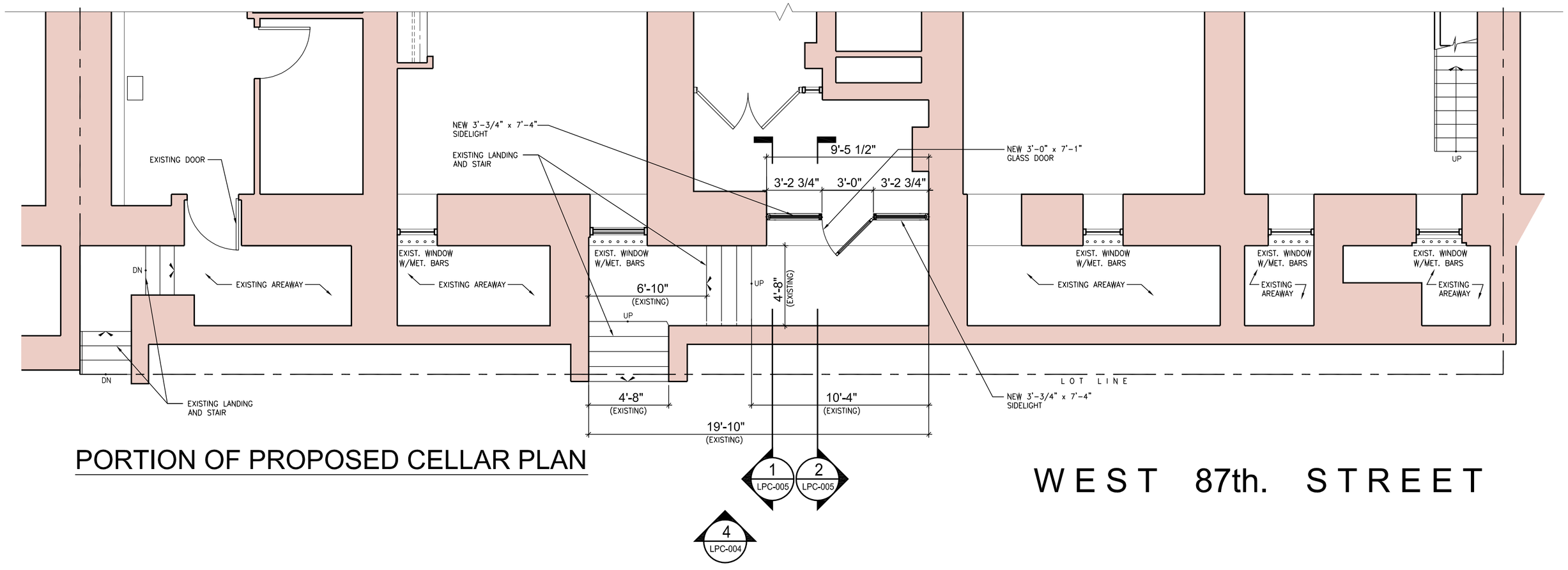
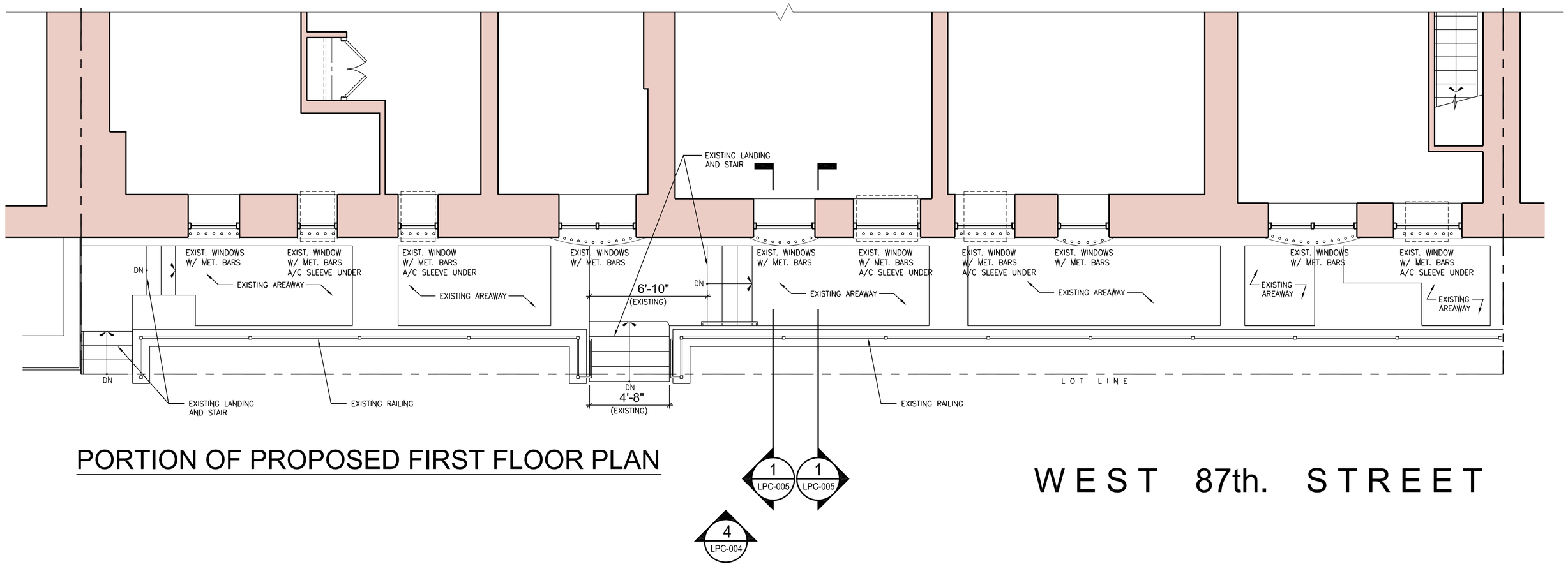
DATE: 04-04-2016 CADD FILE NO. 15124 2 OF 8



PORTION OF PROPOSED CELLAR PLAN

W E S T 87th. S T R E E T



PORTION OF PROPOSED FIRST FLOOR PLAN

W E S T 87th. S T R E E T

N

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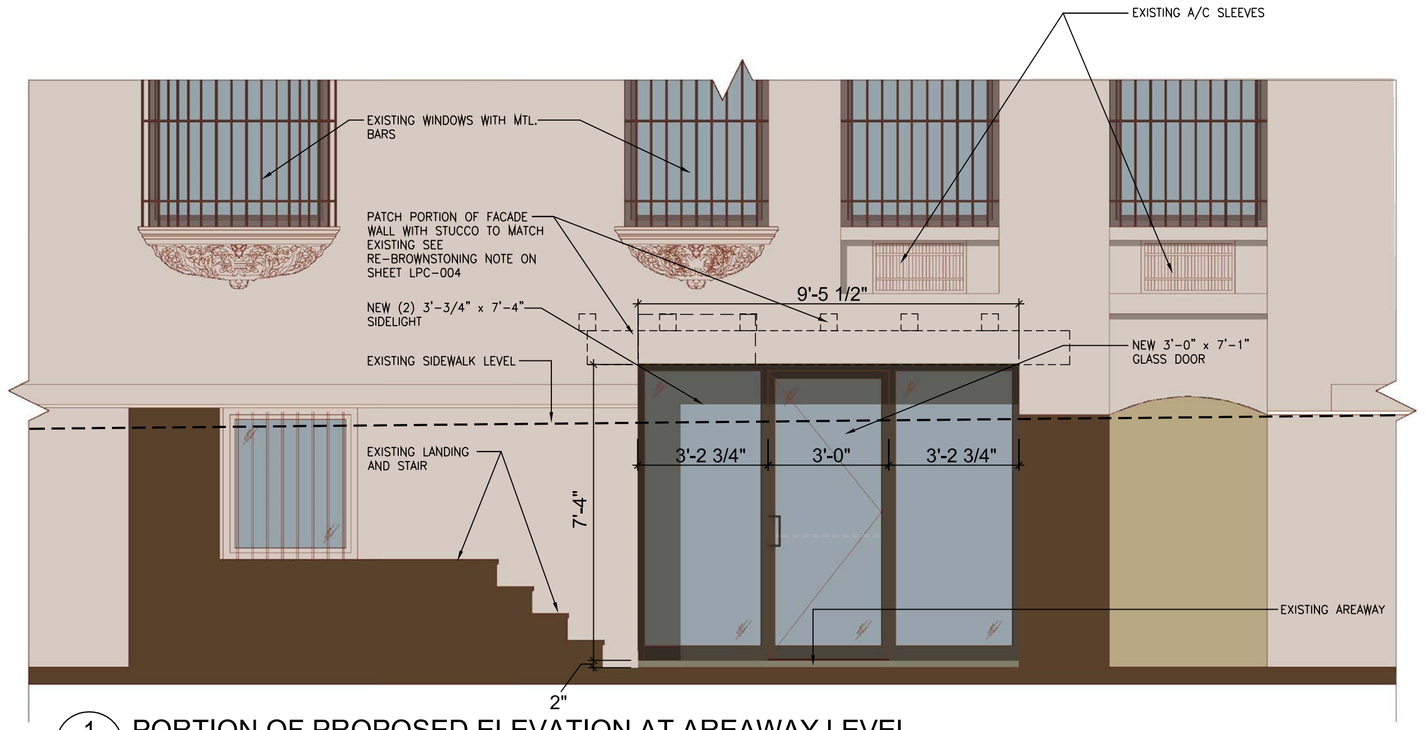
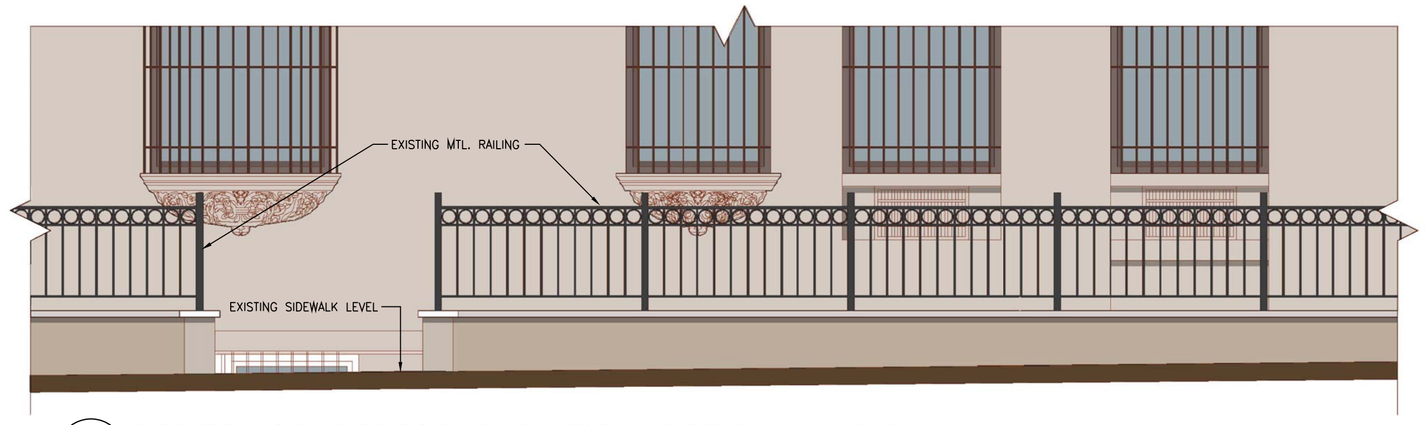
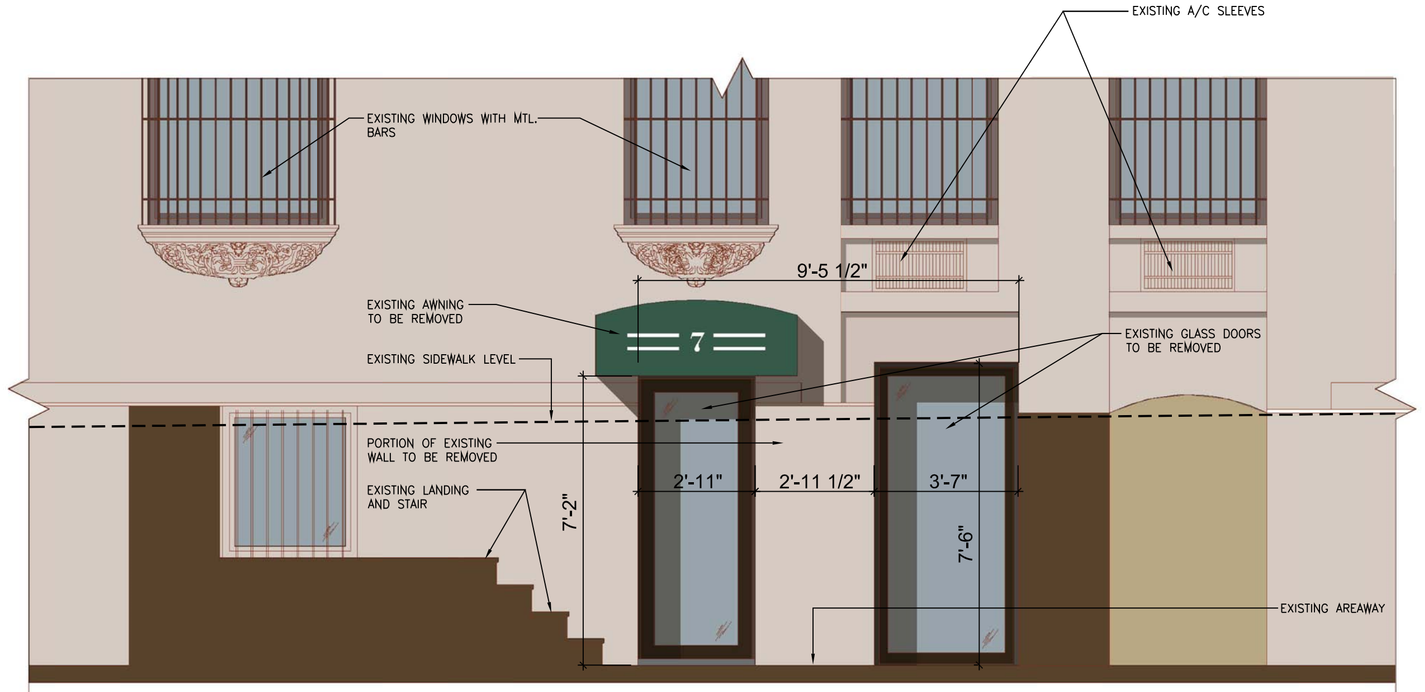
DATE: 04-04-2016 CADD FILE NO. 15124



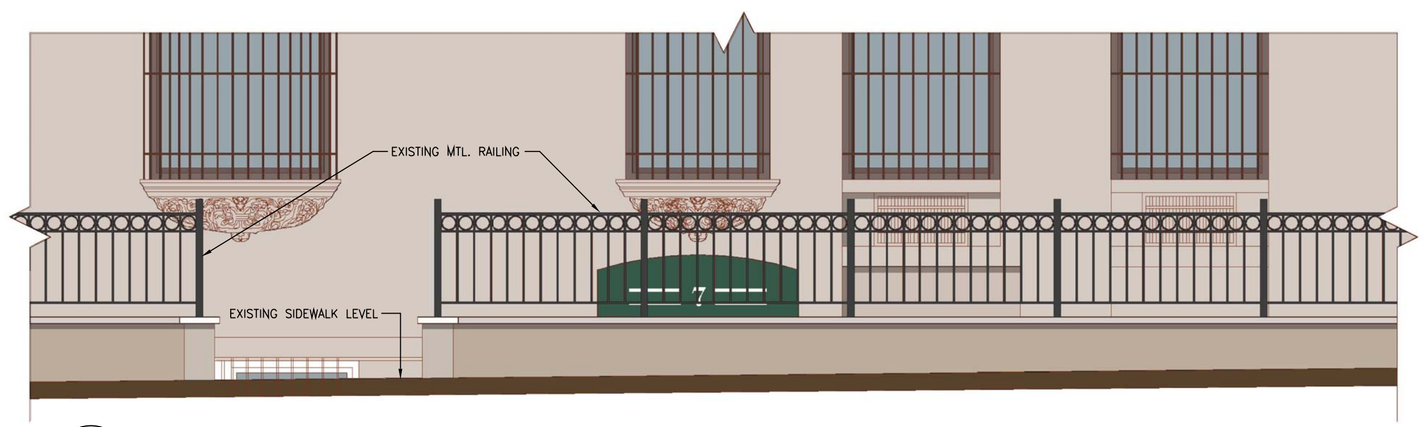
1 LPC-004 PORTION OF PROPOSED ELEVATION AT AREAWAY LEVEL
SCALE: 3/8"=1'-0"



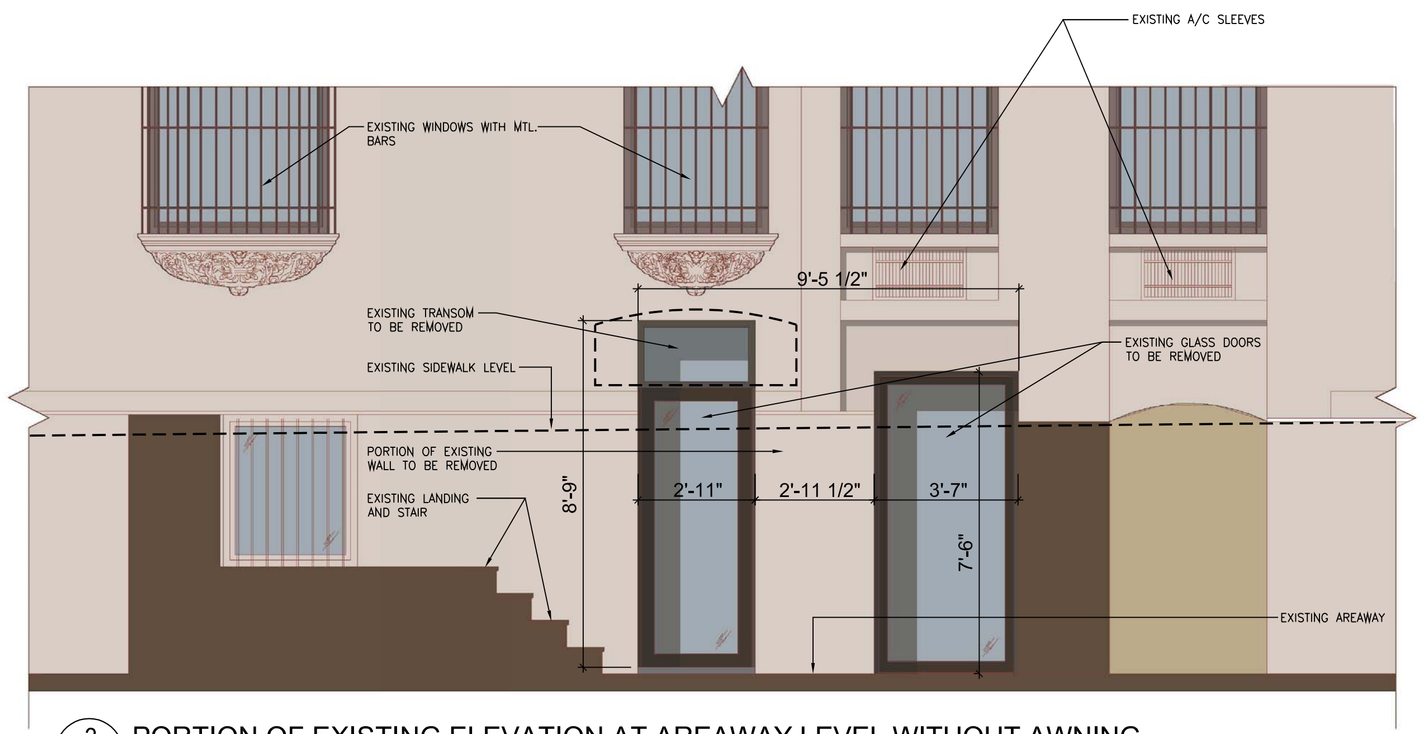
4 LPC-004 PORTION OF PROPOSED ELEVATION AT SIDEWALK LEVEL
SCALE: 3/8"=1'-0"



2 LPC-004 PORTION OF EXISTING ELEVATION AT AREAWAY LEVEL
SCALE: 3/8"=1'-0"



5 LPC-004 PORTION OF EXISTING ELEVATION AT SIDEWALK LEVEL
SCALE: 3/8"=1'-0"



3 LPC-004 PORTION OF EXISTING ELEVATION AT AREAWAY LEVEL WITHOUT AWNING
SCALE: 3/8"=1'-0"

NOTE:
RE-BROWNSTONING

THE FOLLOWING PROCEDURE SHOULD BE USED WHEN PATCHING OR REBUILDING STONE AS PER LANDMARKS PRESERVATION COMMISSION ROW HOUSE MANUAL

- REBUILDING OR PATCHING WORK SHOULD ONLY TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES f OR ABOVE FOR A 72 HR PERIOD FROM THE COMMENCEMENT OF THE WORK.
- THE COMMISSION USUALLY REQUIRES A TEST PATCH OF THE PROPOSED FINISH COAT OF THE MASONRY PATCH BE REVIEWED AND APPROVED BY THE COMMISSION STAFF BEFORE THE WORK BEGINS.

1. PREPARATION OF THE SURFACE: CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.
2. MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR A PATCH UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL ¼" DIAMETER HOLES ½" DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE ANGLES OF THE ROWS SHOULD BE VARIED.
3. APPLICATION OF PATCHING MATERIAL: PROPER APPLICATION OF PATCHING MATERIAL INVOLVES SEVERAL STEPS.
   A. SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH.
   B. SLURRY COAT: APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF MATERIAL IN THE FOLLOWING MIX BY VOLUME:

      SLURRY COAT
      1 PART WHITE PORTLAND CEMENT
      2 PARTS TYPE 'S' LIME
      6 PARTS SAND
      MIX WITH WATER

   C. SCRATCH COAT: THE FIRST SCRATCH COAT SHOULD BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. EACH SCRATCH COAT SHOULD BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR THE FOLLOWING COATS. NO COAT SHOULD EXCEED ⅜" IN THICKNESS. ABOUT 2 TO 4 HR. SHOULD BE ALLOWED BETWEEN APPLICATIONS OF SCRATCH COATS. SCRATCH COATS CONSISTS OF MATERIAL IN THE FOLLOWING MIX BY VOLUME.

      SCRATCH COAT
      1 PART WHITE PORTLAND CEMENT
      1 PART TYPE 'S' LIME
      6 PARTS SAND
      MIX WITH WATER

   D. FINISH COAT: THE FINISH COAT IS APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THIS LAST COAT IS FORMULATED TO MATCH THE COLOR AND THE TEXTURE OF THE STONE BEING REPAIRED. THE FINISH COAT SHOULD BE FORMULATED AS FOLLOWS:

      FINISH COAT
      1 PART WHITE PORTLAND CEMENT
      1 PART TYPE 'S' LIME
      2–3 PARTS SAND
      3–4 PARTS CRUSHED STONE
      DRY PIGMENTS
      MIX WITH WATER

      - ALL MEASUREMENTS ARE PARTS OF VOLUME.
      - ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER.
      - USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) WHEN CRUSHED STONE IS NOT SUFFICIENT TO GIVE A COLOR MATCH. BE CAREFUL NOT TO EXCEED RECOMMENDED MAXIMUM AMOUNTS AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR.
      - THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE. USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

4. SURFACE FINISHING: SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPPING), DRY TROWELLING WITH A WOODEN FLOAT, AND ACID ETCHING WITH A DILUTE HYDROFLUORIC ACID, ALL EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO A LEATHER HARDNESS.

CLEANING & PAINT REMOVAL

THE FOLLOWING PROCEDURE SHOULD BE USED WHEN CLEANING AND/OR REMOVING PAINT AS PER LANDMARKS PRESERVATION COMMISSION ROW HOUSE MANUAL

- CLEANING & PAINT REMOVAL OF MASONRY WALLS SHOULD ONLY TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES f OR ABOVE FOR A 72 HR PERIOD FROM THE COMMENCEMENT OF THE WORK.
- LANDMARKS PRESERVATION COMMISSION USUALLY REQUIRE THAT A TEST PATCH AREA BE CLEANED TO DETERMINE THE EFFECTIVENESS OF THE CLEANING METHOD IN REMOVING THE DIRT AND STAINS AND THE EFFECT OF THE CLEANING METHOD ON THE MASONRY SURFACE.

THE FOLLOWING CLEANING TECHNIQUES ARE GROUPED IN ORDER OF HARSHNESS W/ GENTLER METHODS FIRST.

- LOW PRESSURE WATER WASH NOT TO EXCEED 500 PSI,WITH BRISTLE (NOT METAL) BRUSH;
- WATER SHEETING, WHICH SOAKS THE FACADE WITH WATER OVER A PERIOD OF ABOUT A WEEK (THIS METHOD CAN CAUSE WATER TO INFILTRATE THE FACADE, CAUSING DAMAGE TO THE INTERIOR OF THE BUILDING);
- CHEMICAL OR DETERGENT CLEANING AND A LOW PRESSURE WATER WATER WASH NOT TO EXCEED 500 PSI (ACID CLEANERS CAN DESOLVE CERTAIN TYPES OF STONE AND MORTAR AND CAUSE STAINING AS A RESULT OF CHEMICAL REACTIONS);
- APPLICATION OF A CHEMICAL POULTICE, ESPECIALLY FOR STAINING PROBLEMS (TO REMOVE STAINS SUCH AS OIL, TAR, PLANT MATERIALS, GRAFFITI, METALLIC STAINS AND SALT DEPOSITS) RATHER THAN SUPERFICIAL DIRT. POULTICES ARE APPLIED TO PRE-WETTED MASONRY STAINS IN A LAYER ¼ TO ½ INCH THICK AND COVERED WITH PLASTIC WHILE DRYING. ONCE POULTICE HAS DRIED OUT IT CAN BE REMOVED BY HAND WITH BRISTLE BRUSHES AND RINSED WITH WATER.

REPOINTING MOTAR

THE FOLLOWING PROCEDURE SHOULD BE USED WHEN REPOINTING MOTAR AS PER LANDMARKS PRESERVATION COMMISSION ROW HOUSE MANUAL

- REPOINTING MOTAR SHOULD ONLY TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES f OR ABOVE FOR A 72 HR PERIOD FROM THE COMMENCEMENT OF THE WORK.
- LANDMARKS PRESERVATION COMMISSION USUALLY REQUIRE THAT A TEST PATCH OF THE REPOINTING BE REVIEWED AND APPROVED BY THE COMMISSION STAFF PRIOR TH THE COMMENCEMENT OF WORK.

THE RECIPE FOR THE RECOMMENDED MOTAR MIX IS AS FOLLOWS:

1 PART WHITE PORTLAND CEMENT (ASTM C-150, TYPE 1)
2½ PARTS LIME
5-6 PARTS SAND

- PARTS ARE BY VOLUME
- MIX DRY INGREDIENT FIRST BEFORE ADDING PORTABLE WATER
- USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) TO TINT OR COLOR MOTAR.
- MIX ALL INGREDIENTS THOROUGHLY
- THE JOINTS MUST BE WETTED BEFORE REPOINTING AND THE MOTAR PRESSED WELL BACK INTO THE JOINTS.
- THE NEW MOTAR MUST BE MATCHED WITH THE COLOR, TEXTURE, AND HARDNESS OF THE ORIGINAL MOTAR AND THE PROFILE OF THE FINISHED MOTAR JOINT.
- ANY EXCESS MOTAR SHOULD BE CLEANED OFF THE FACE OF THE MASONRY ALONG WITH THE FILM OF CEMENT OR LIME WHICH COMES TO THE SURFACE OF THE MOTAR.
- CLEANING SHOULD BE DONE WITH A STIFF BRISTLE BRUSH AFTER THE INITIAL SET HAS OCCURRED BUT BEFORE THE MOTAR IS FULLY HARDENED

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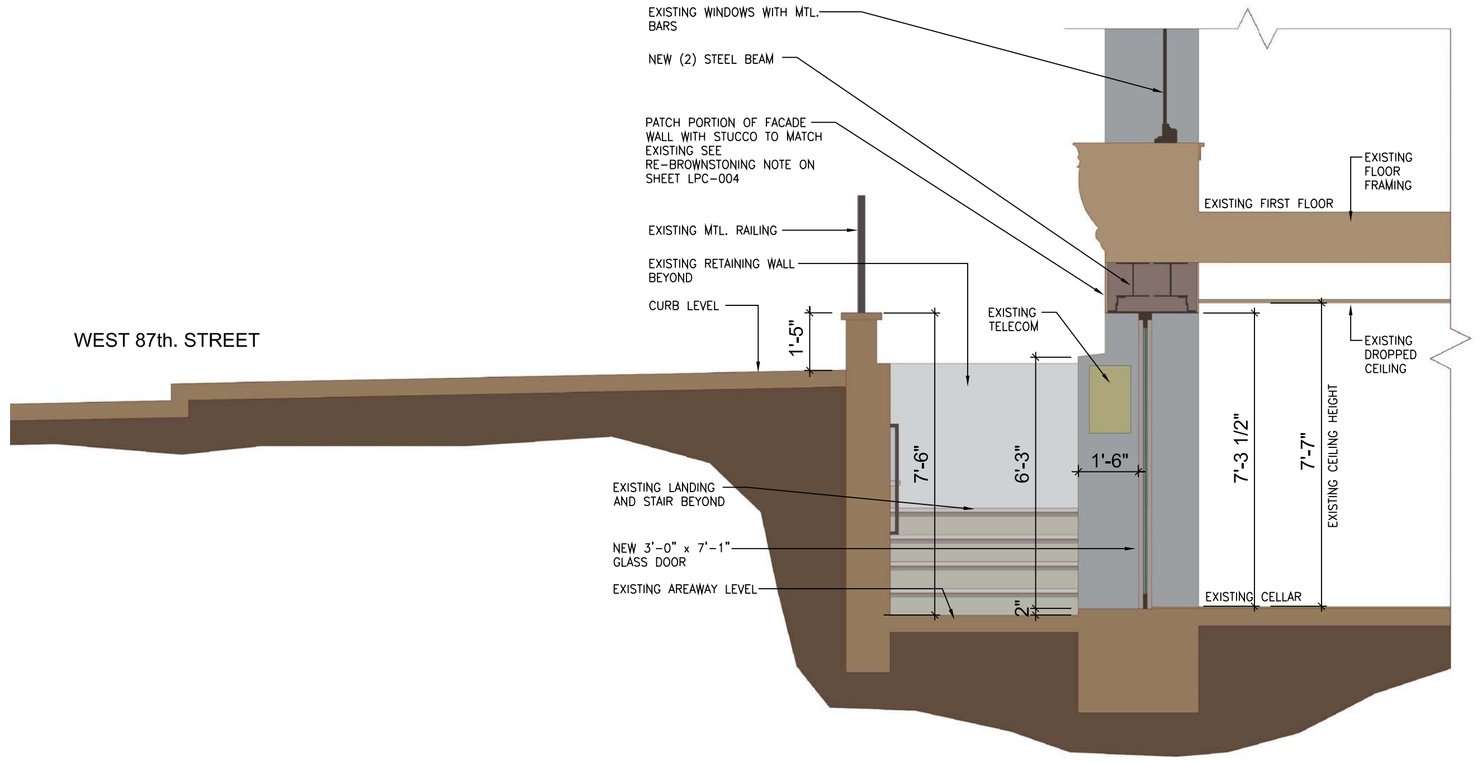

1 LPC-005 PORTION OF PROPOSED SECTION AT AREAWAY LEVEL
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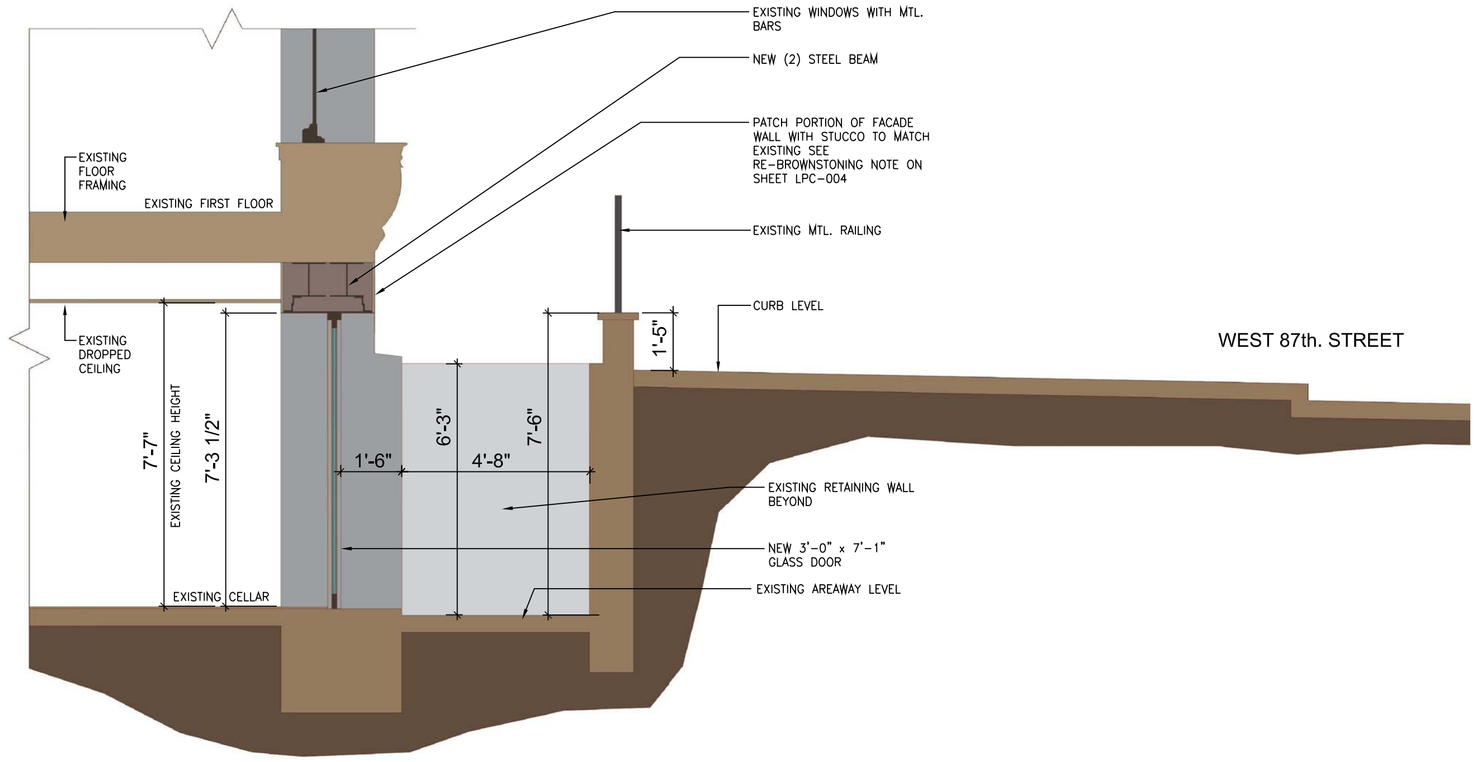

2 LPC-005 PORTION OF PROPOSED SECTION AT AREAWAY LEVEL
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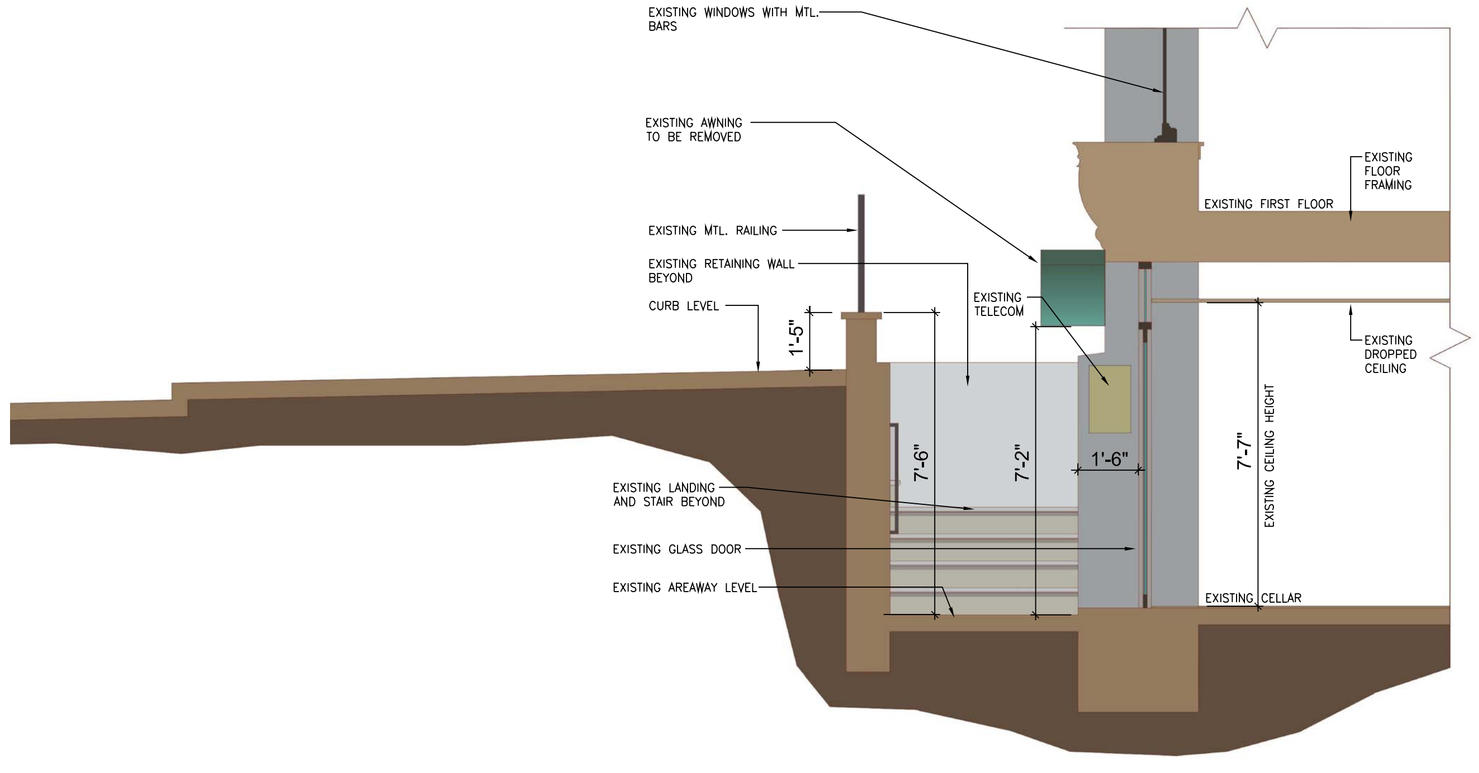

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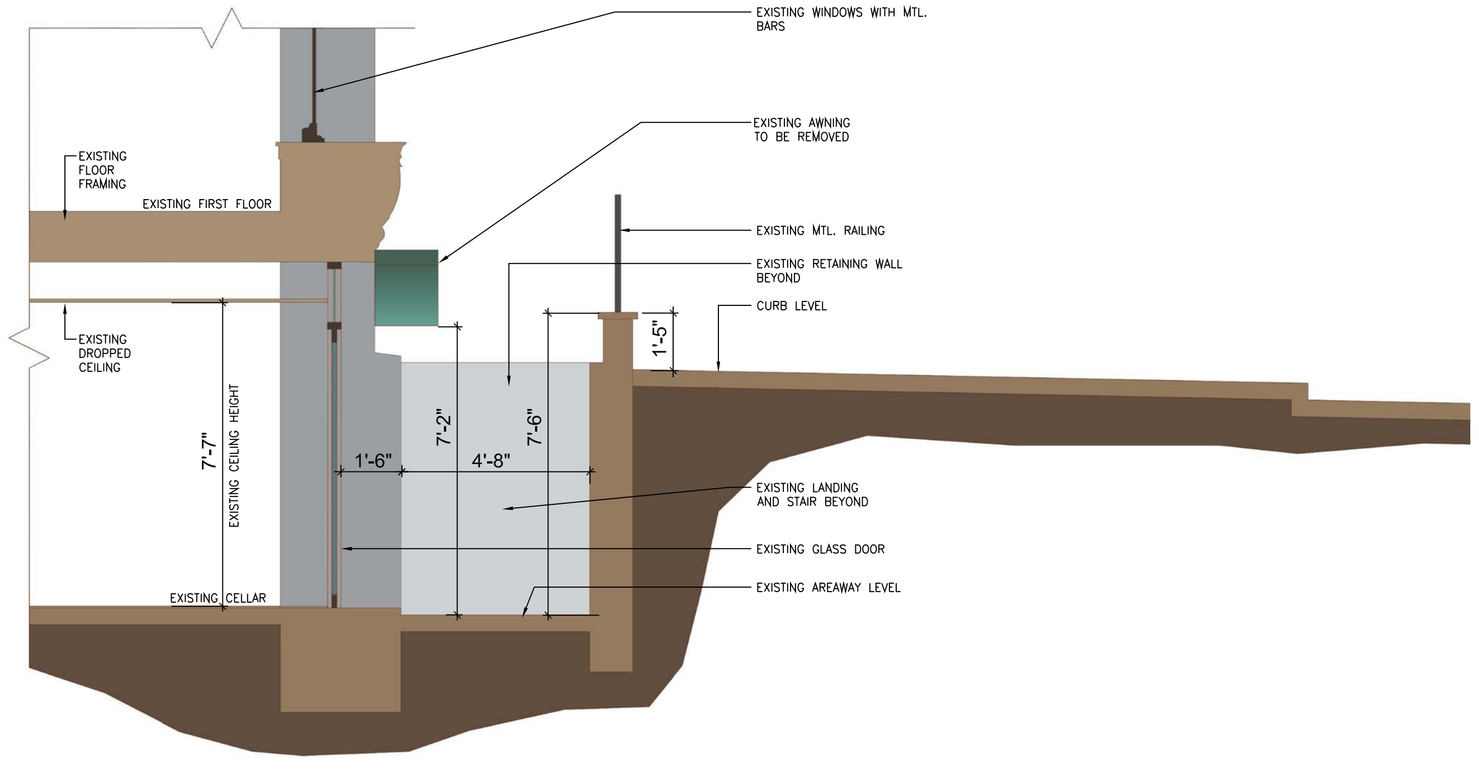
SCALE: 3/8"=1'-0"



4 LPC-005 PORTION OF EXISTING SECTION AT AREAWAY LEVEL
SCALE: 3/8"=1'-0"

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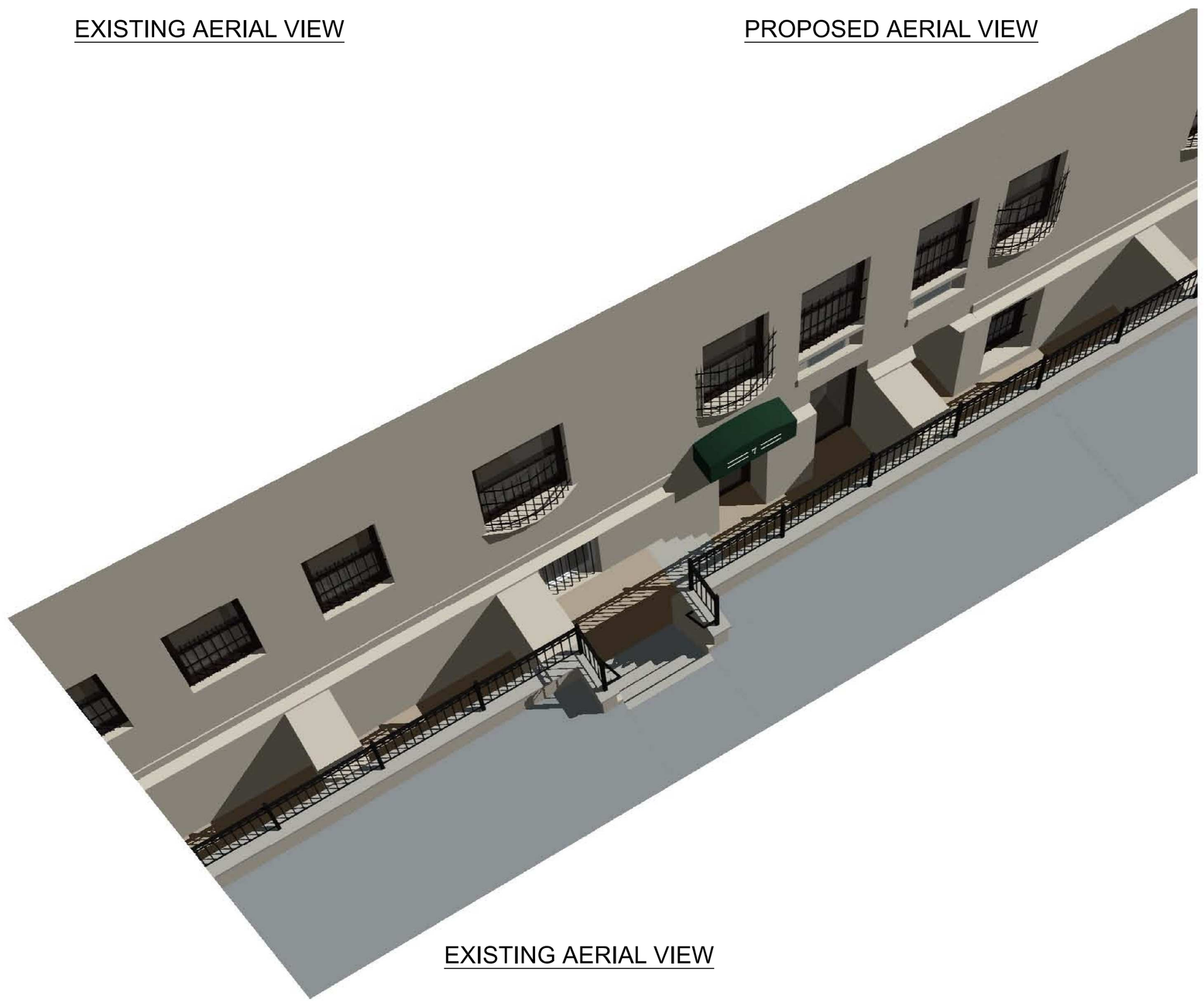
EXISTING AERIAL VIEW

PROPOSED AERIAL VIEW



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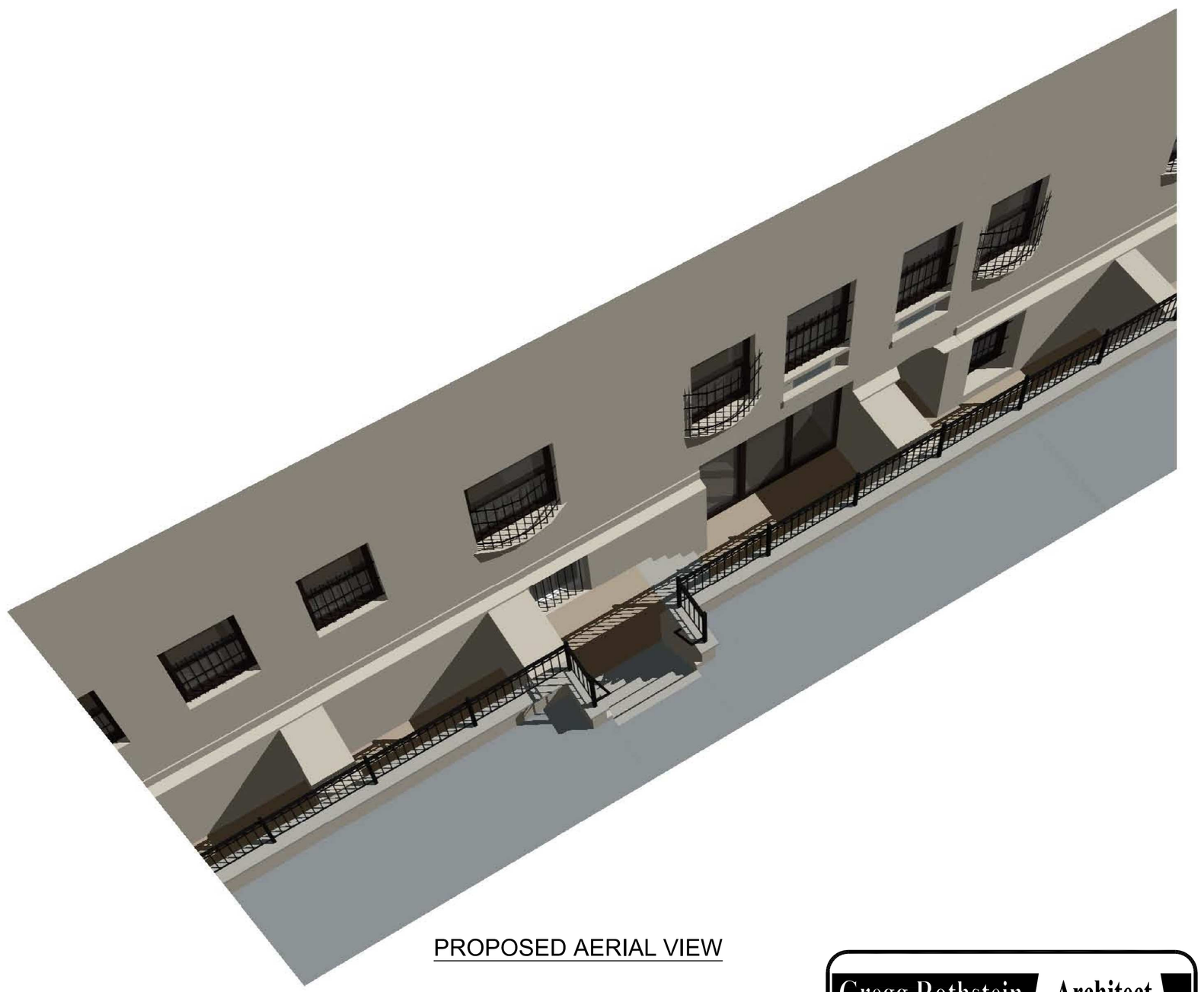

PROPOSED AERIAL VIEW

REGISTERED ARCHITECT
GREGG M. ROTHSTEIN
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STATE OF NEW YORK

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CADD FILE NO. 15124

PHOTO #1

PHOTO #2

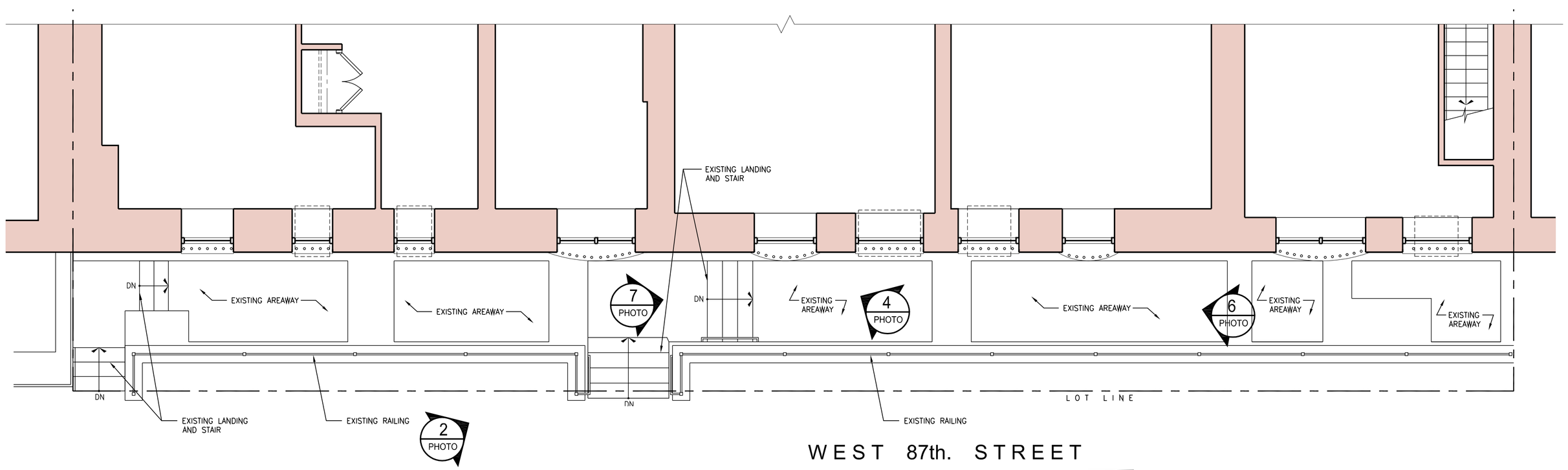
PHOTO #3

PHOTO #4

PHOTO #5

PHOTO #6

PHOTO #7



KEY PLAN FOR THE PICTURES AT THE CURB LEVEL

REGISTERED ARCHITECT GREGG M. ROTHSTEIN 22466-1 STATE OF NEW YORK

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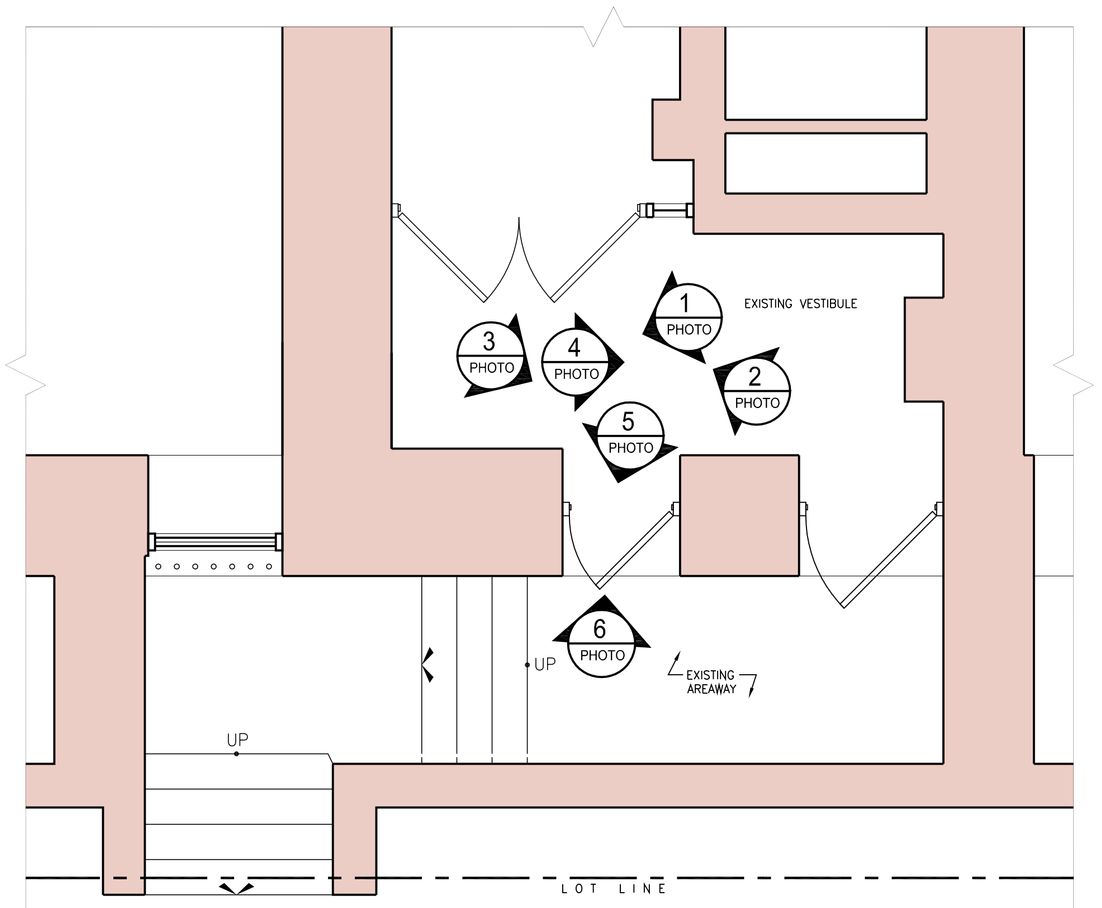


KEY PLAN OF THE VESTIBULE FOR THE PICTURES

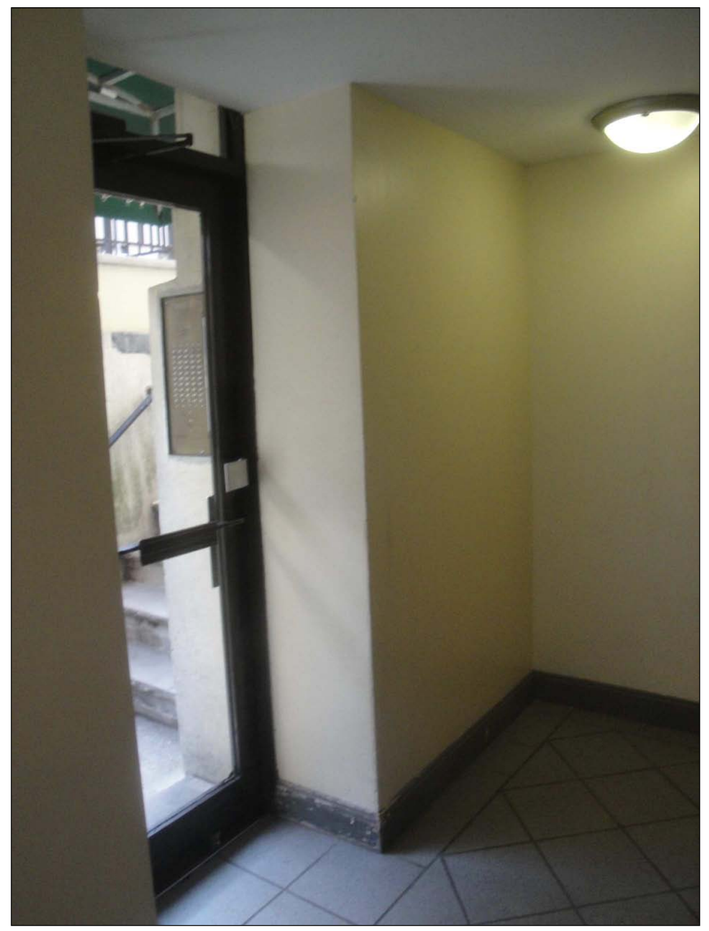
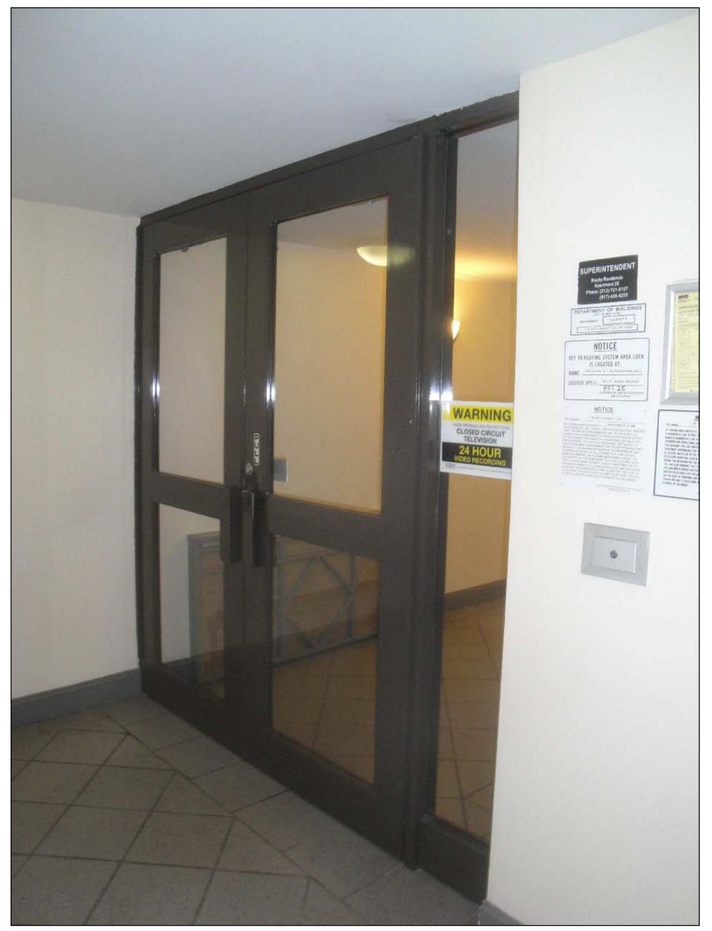


PHOTO #1



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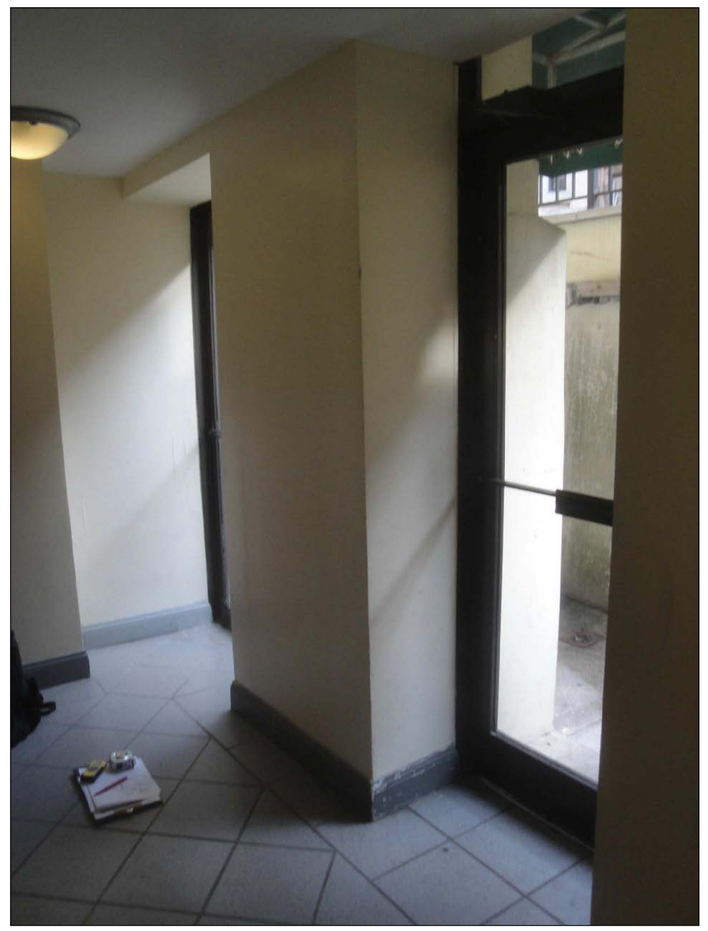

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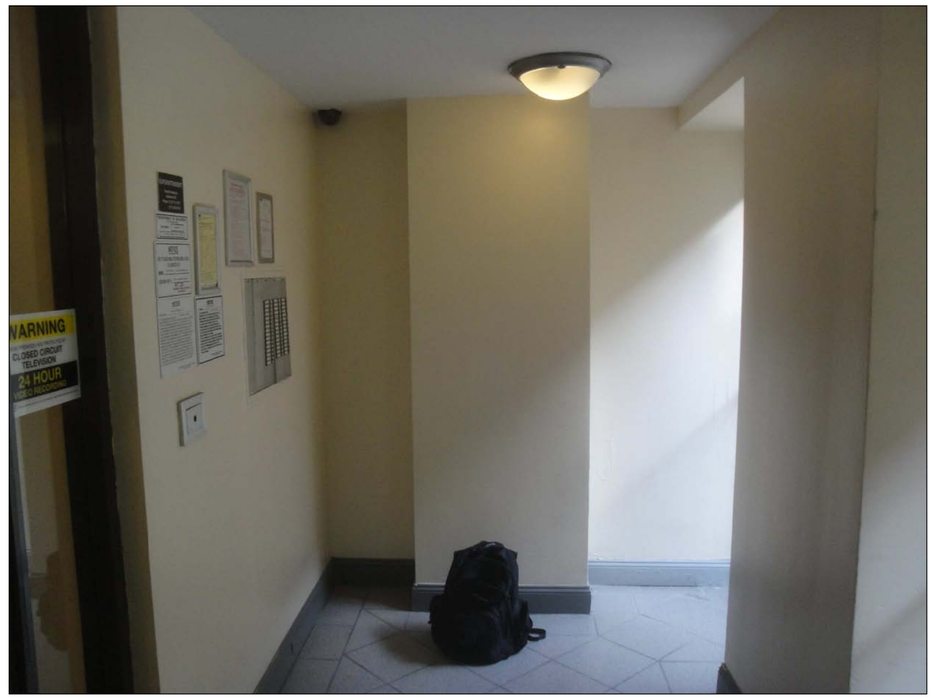
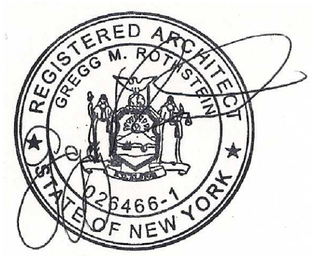


PHOTO #4

PHOTO #5

PHOTO #6



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DATE: 04-04-2016 | CADD FILE NO. 15124 | 8 OF 8