

19 EAST 72ND STREET

SOUTH FACADE

GROUND FLOOR RETAIL

July 12, 2016



CIRCA 1938 (approx.)
MADISON AVENUE AND 72ND STREET



CURRENT

PBDW ARCHITECTS

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UPPER EAST SIDE HISTORIC DISTRICT MAP

■ PROJECT SITE

BLOCK: 1387
 LOT: 14
 BOROUGH: MANHATTAN
 ZONING MAP: 8C
 DISTRICT: C5-1; R-10
 SPECIAL DISTRICT: SPECIAL MADISON AVENUE PRESERVATION DISTRICT
 SPECIAL PARK IMPROVEMENT DISTRICT



TAX MAP

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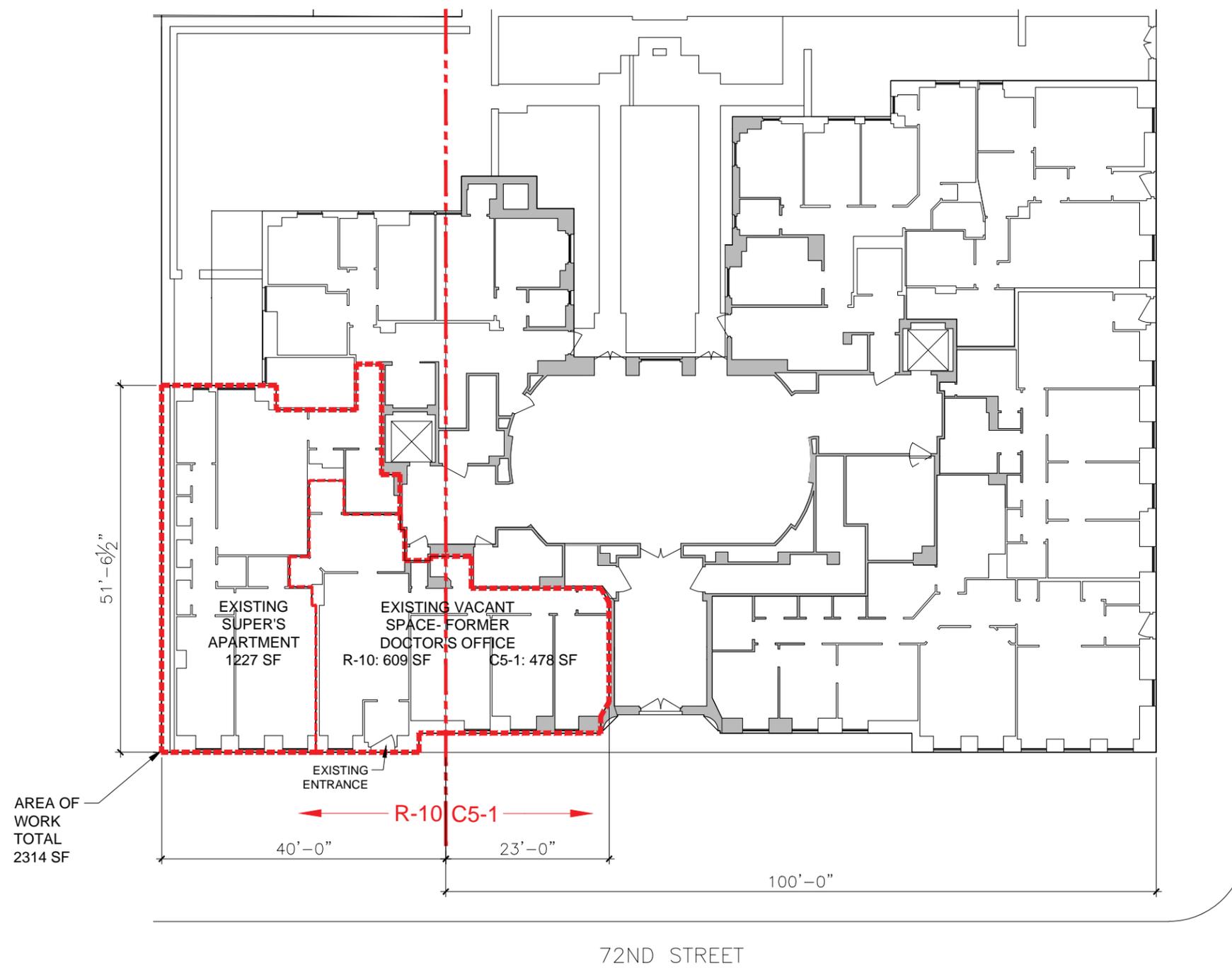
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LOCATION MAP



DATE
 07/12/16

01



AREA OF WORK
TOTAL
2314 SF

MADISON AVENUE

72ND STREET

PBDW ARCHITECTS		KEY PLAN	
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19 East 72nd Street New York, NY 10021	0' 5' 10' 20'	DATE 07/12/16	02

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GROUND LEVEL FACADE

40'-0" ← R-10 | C5-1 → 100'-0"



ENLARGED SECTION WEST OF ENTRY

40'-0" ← R-10 | C5-1 → 23'-0"

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**EXISTING NW CORNER
 72ND STREET**

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EXISTING & PROPOSED GROUND LEVEL ELEVATIONS

19 East 72nd Street
 New York, NY 10021

0 5' 10' 20'

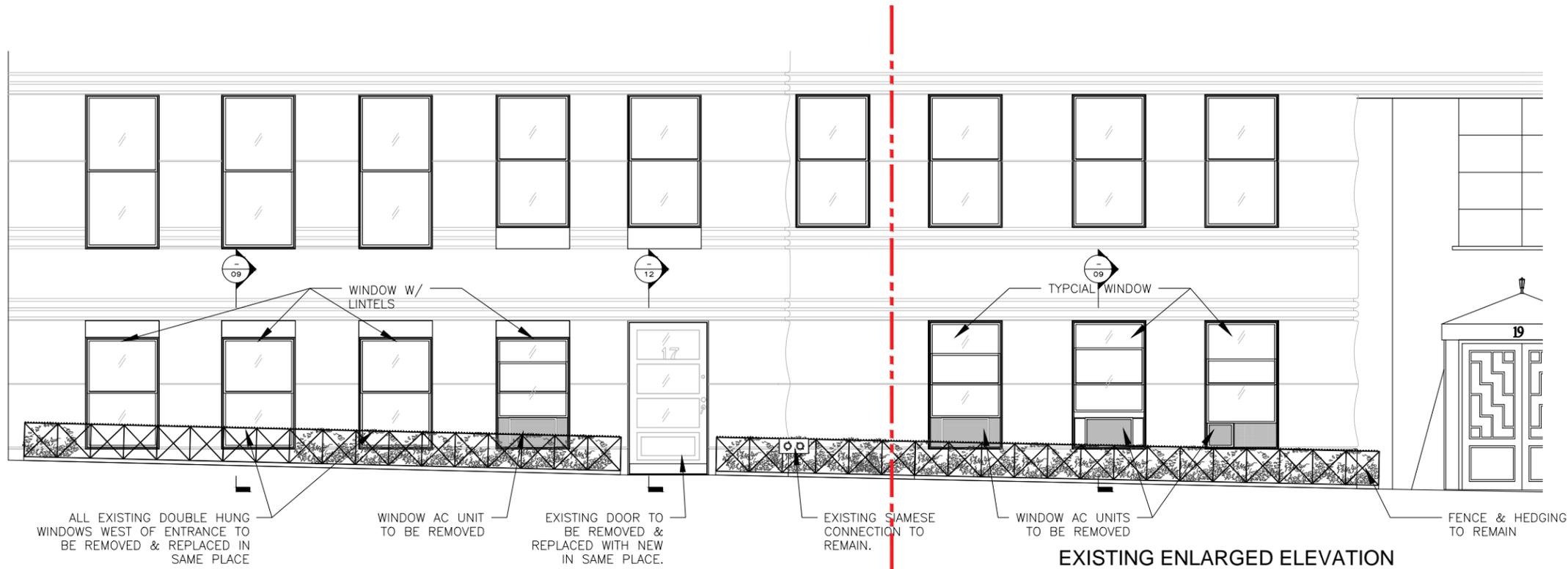
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ALL WORK TO MASONRY SHALL BE RESTORATIVE FOR CLEANING/REPAIR ONLY.

WORK TO TAKE PLACE AT WEST OF BUILDING ENTRANCE U.O.N.

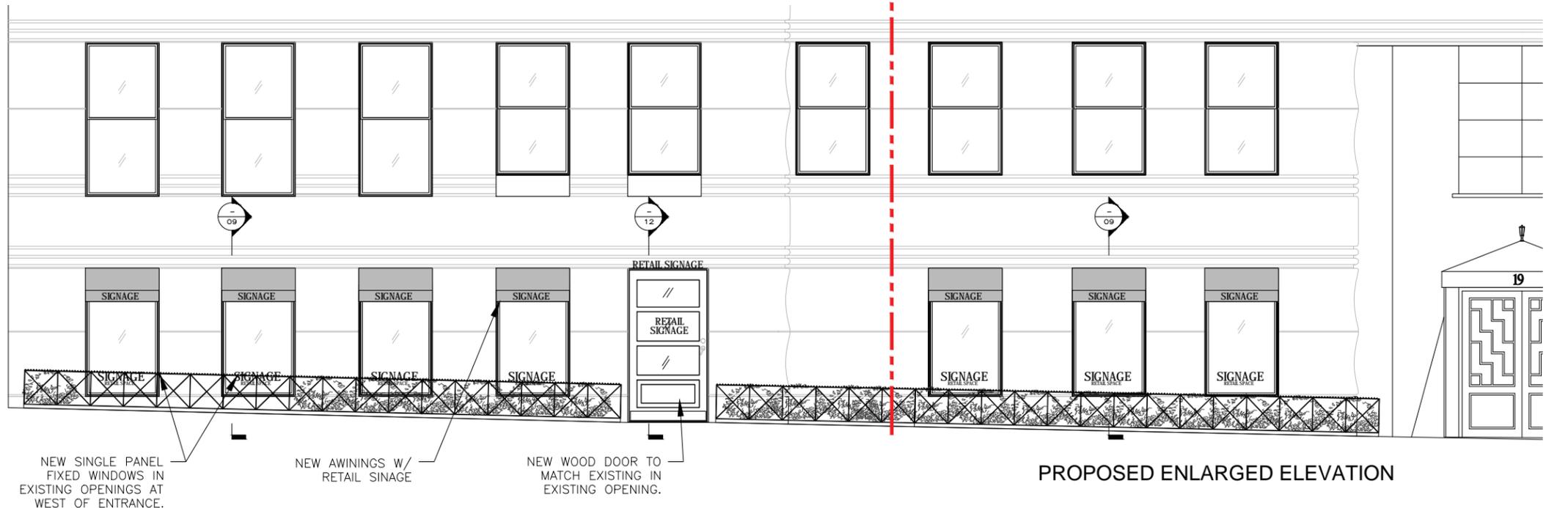


EXISTING ENLARGED ELEVATION

R-10 C5-1

ALL WORK TO MASONRY SHALL BE RESTORATIVE FOR CLEANING/REPAIR ONLY.

WORK TO TAKE PLACE AT WEST OF BUILDING ENTRANCE U.O.N.



PROPOSED ENLARGED ELEVATION

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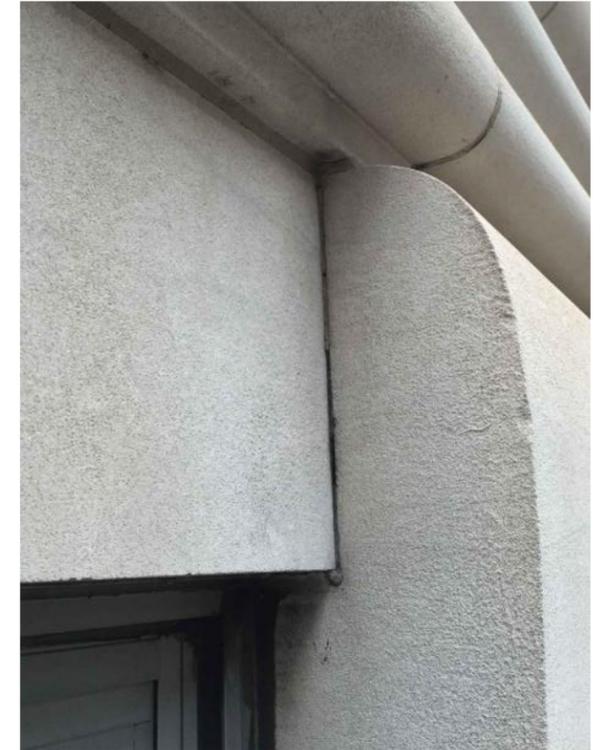
EXISTING & PROPOSED ENLARGED ELEVATIONS

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STONE LINTEL TO
REMAIN WHERE
OCCURS, SEE
AWNING DETAILS



EXISTING WINDOWS WEST OF DOOR



LINTEL AT HEADER



EXISTING WINDOWS EAST OF DOOR

PBDW ARCHITECTS

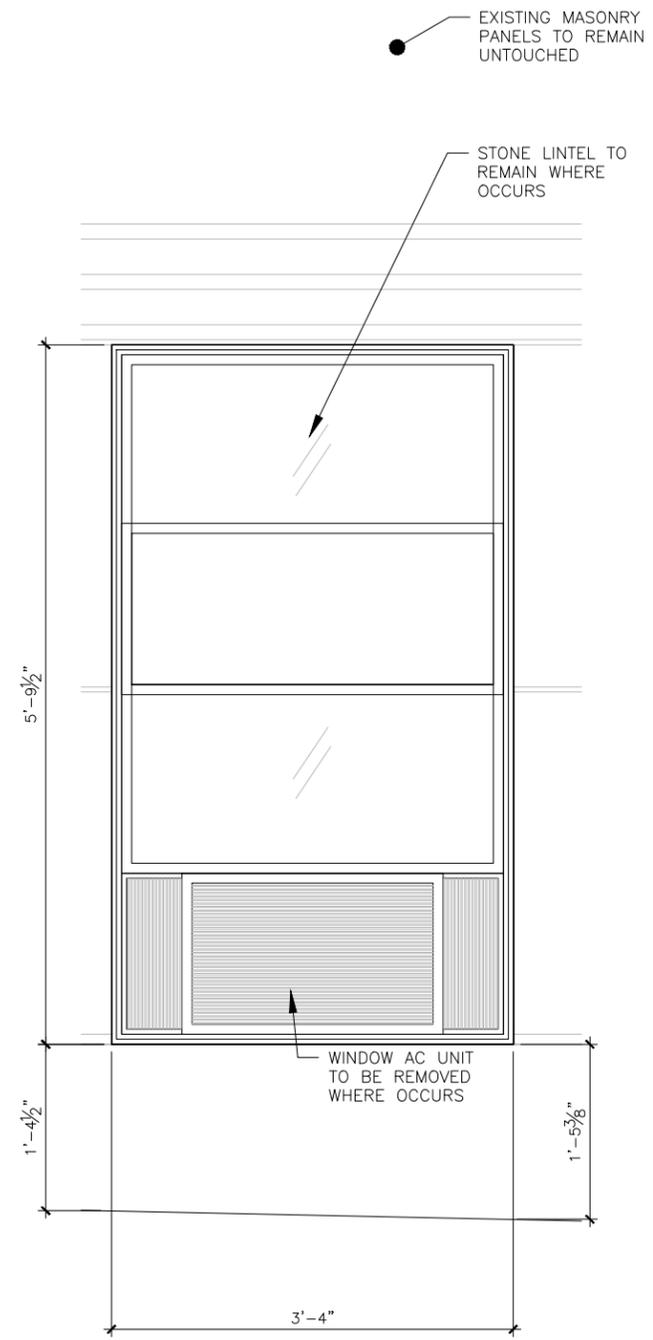
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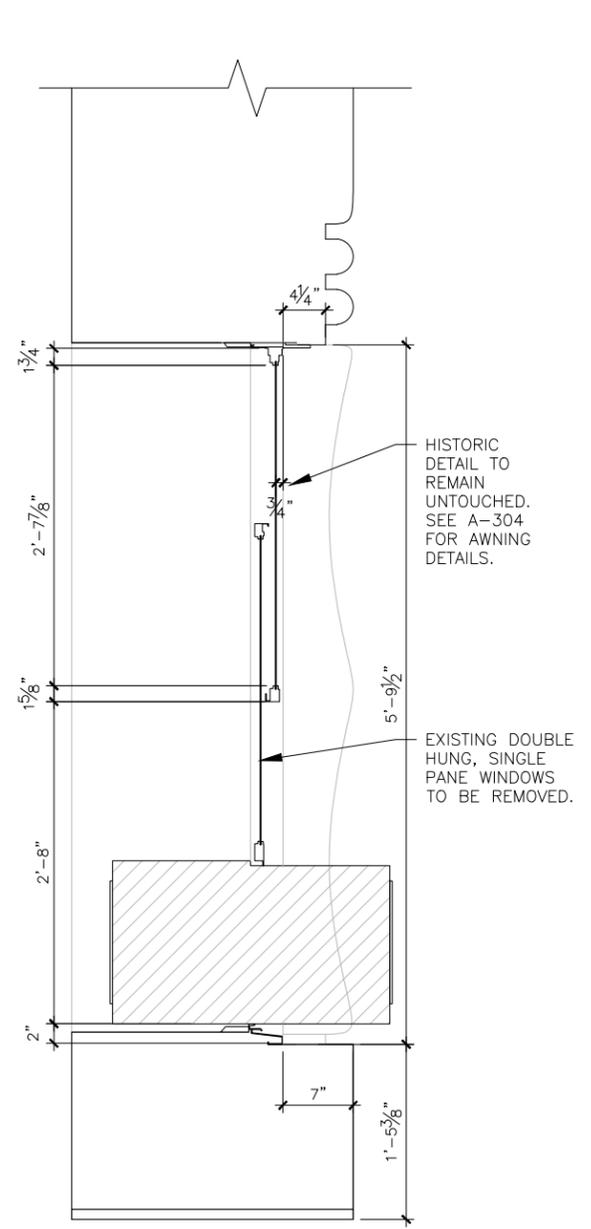
**EXISTING CONDITIONS-
WINDOW PHOTOS**

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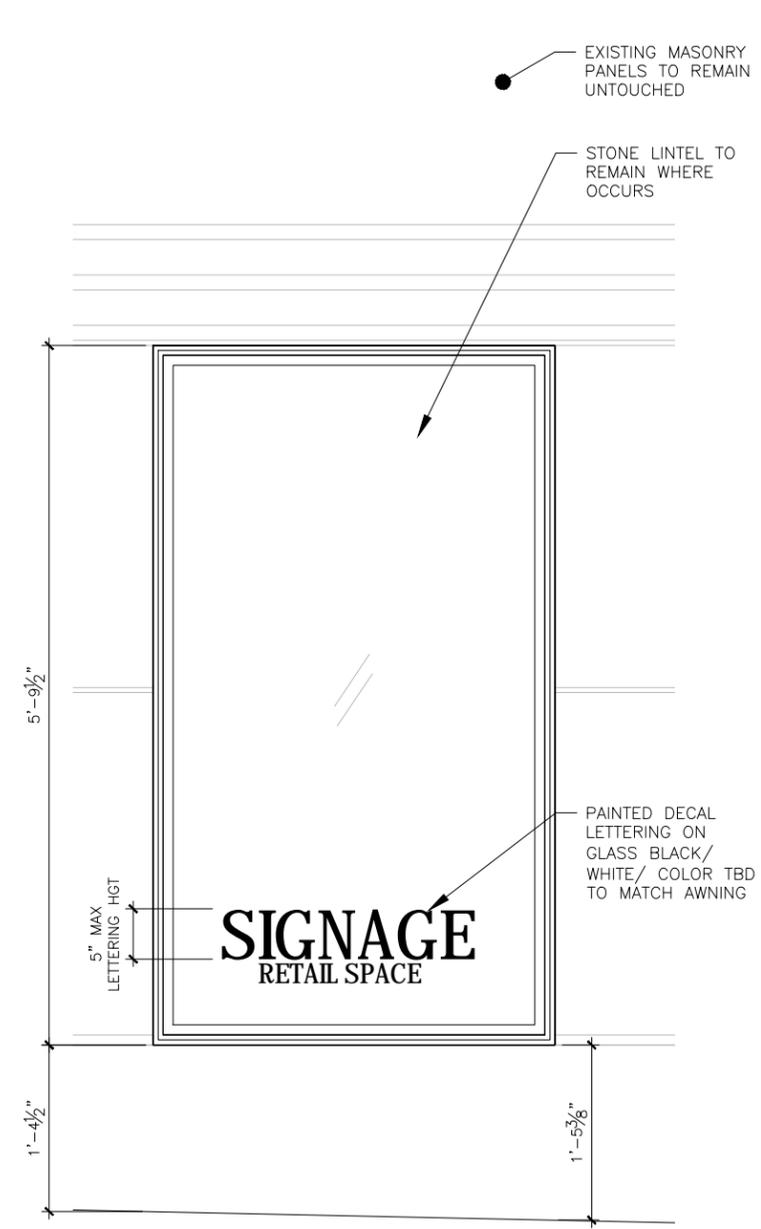
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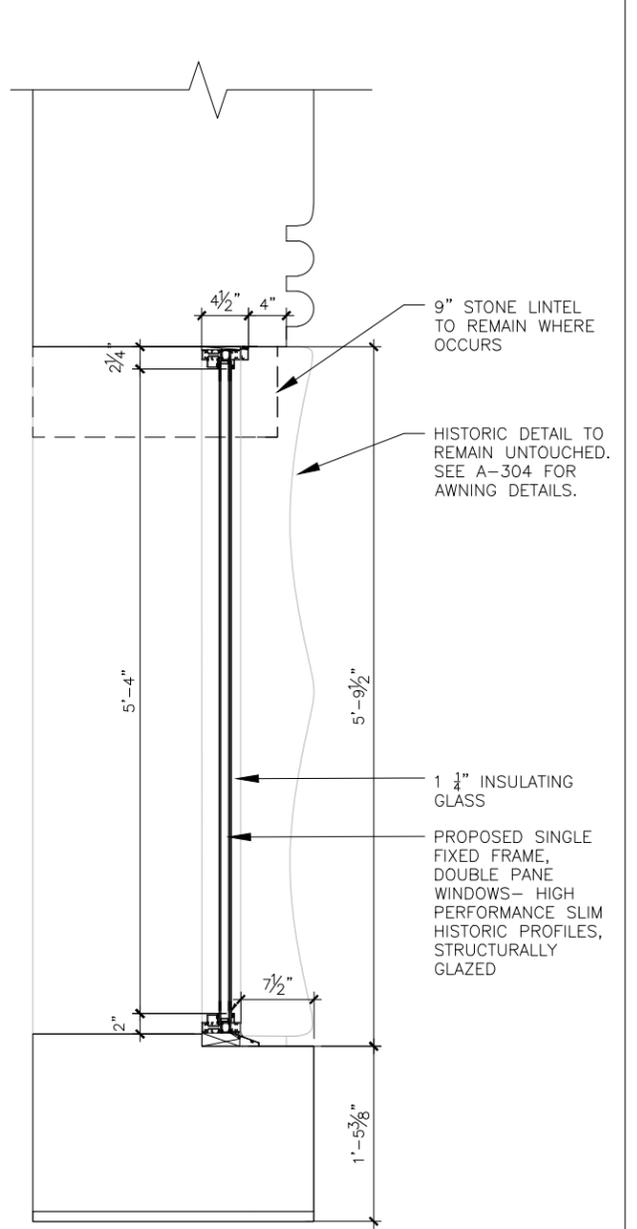
EXISTING WINDOW - ELEVATION



EXISTING WINDOW - SECTION



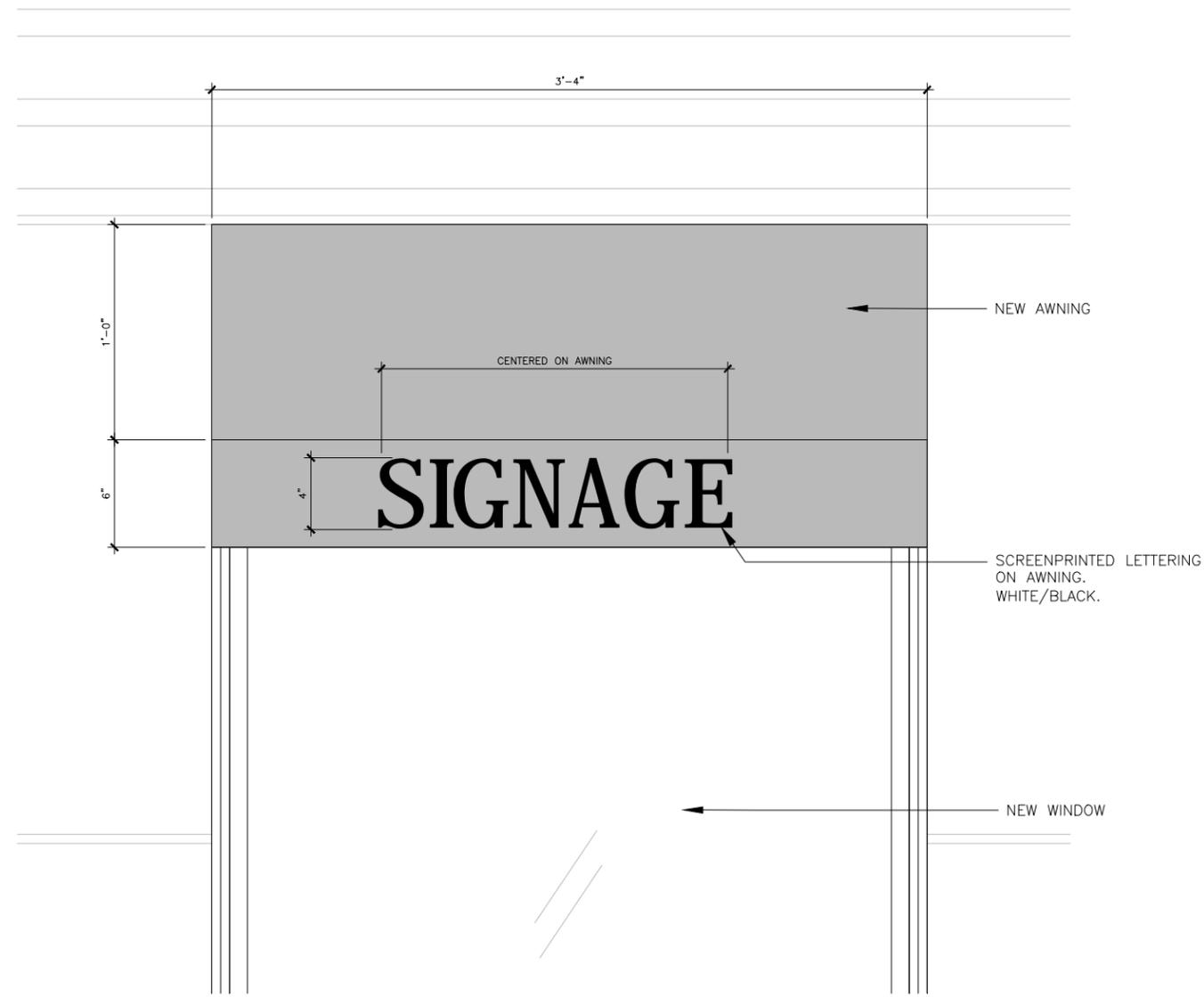
PROPOSED WINDOW - ELEVATION



PROPOSED WINDOW - SECTION

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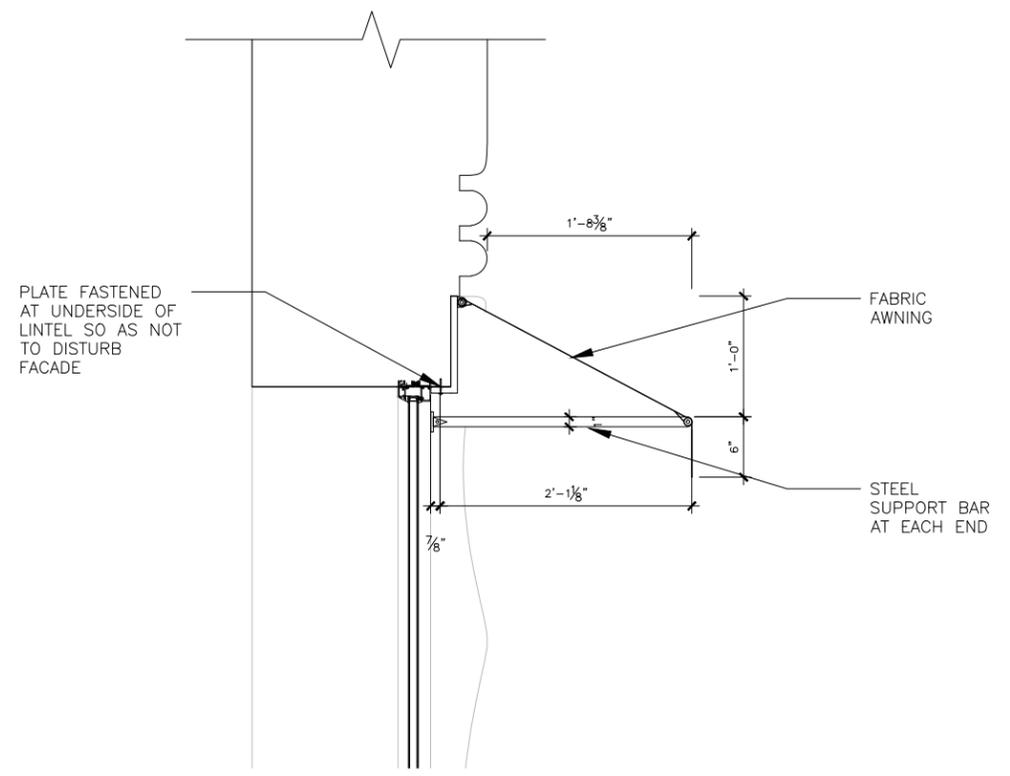
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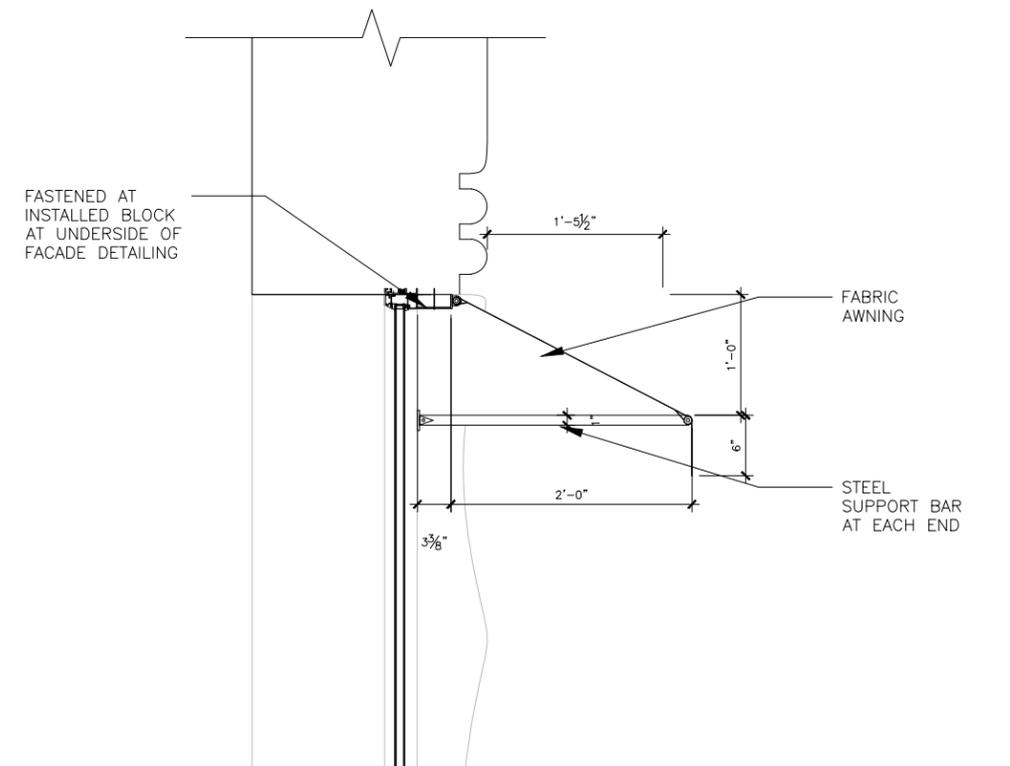
PROPOSED WINDOW- AWNING ELEVATION DETAIL



PROPOSED COLOR OPTIONS



PROPOSED AWNING SECTION- TYPE 1



PROPOSED AWNING SECTION- TYPE 2

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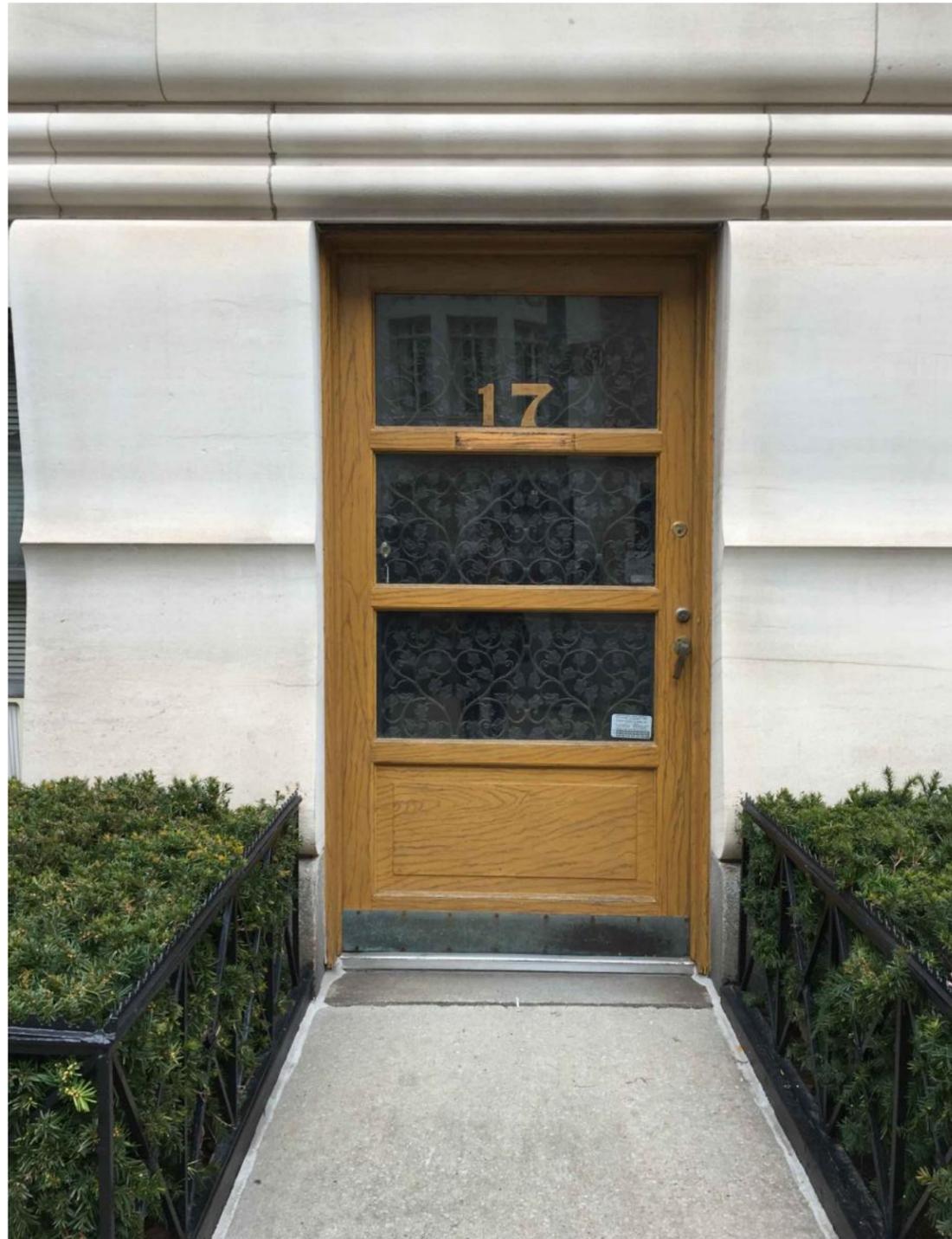
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AWNING DETAILS

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EXISTING DOOR TO DOCTOR'S OFFICE



EXISTING DOOR TO BE REMOVED. NEW DOOR TO BE INSTALLED IN EXISTING OPENING. MASONRY HEADER & WALL DETAILING TO REMAIN UNTOUCHED.



RECESSED GLASS PANELS. DECORATIVE METAL SCREEN AT INTERIOR TO BE REMOVED AND STORED ON SITE.

EXISTING HARDWARE TO BE REPLACED WITH NEW TO MATCH FINISH



RECESSED WOOD PANEL

METAL KICKPLATE

EXISTING STONE BASE TO BE REPLACED

PBDW ARCHITECTS

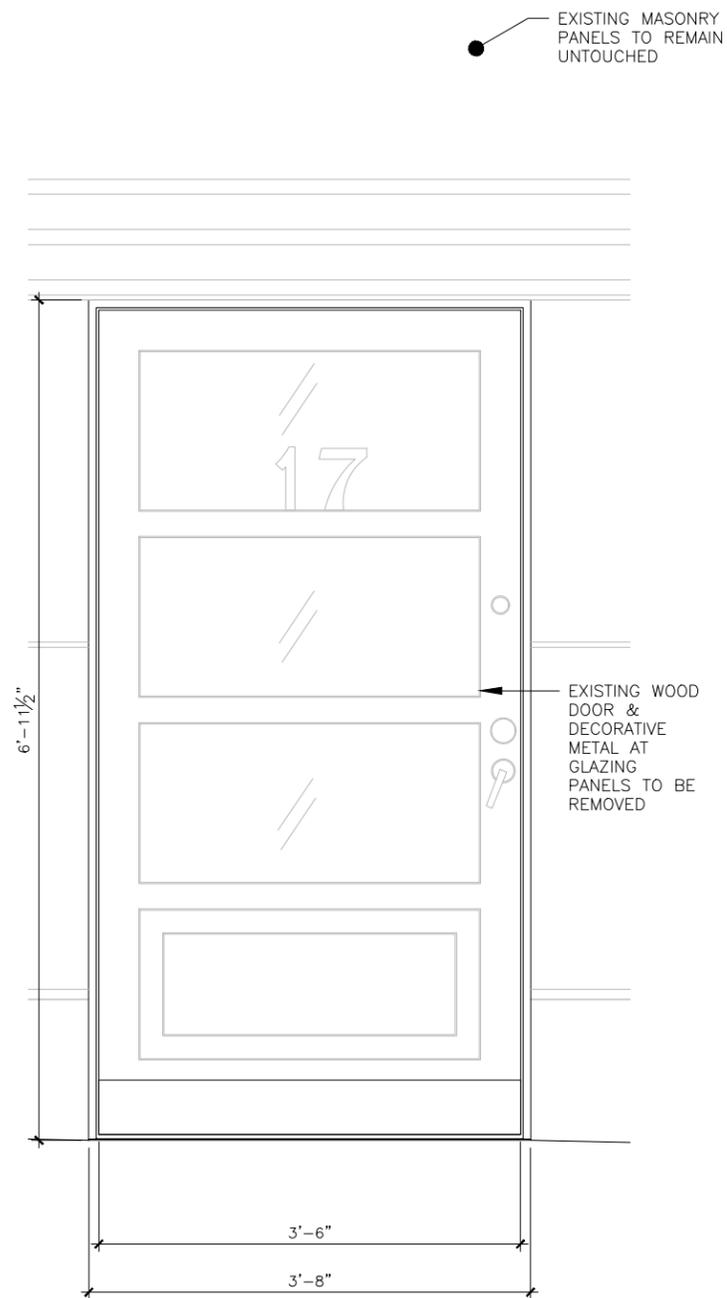
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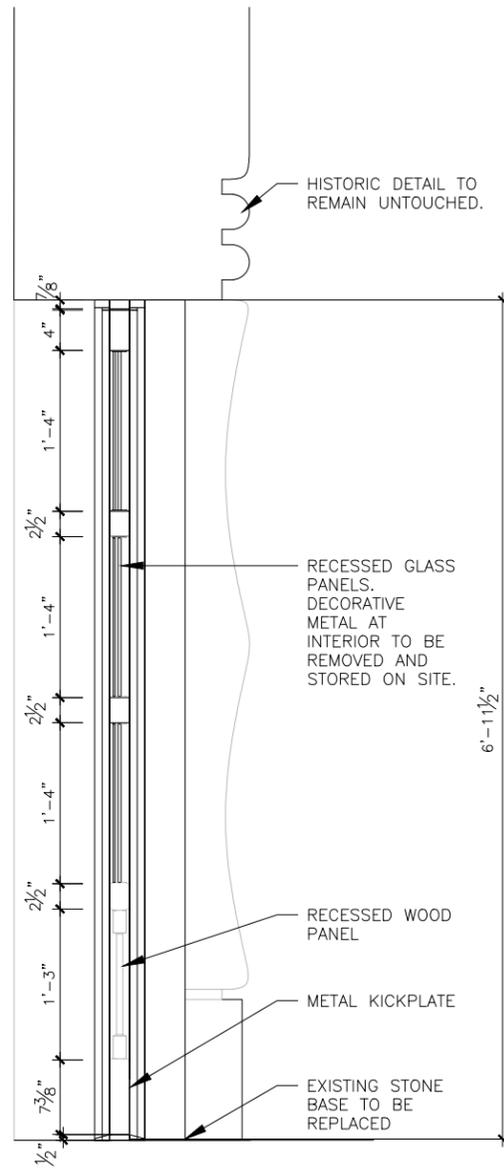
**EXISTING DOOR
PHOTOS**

DATE
07/12/16

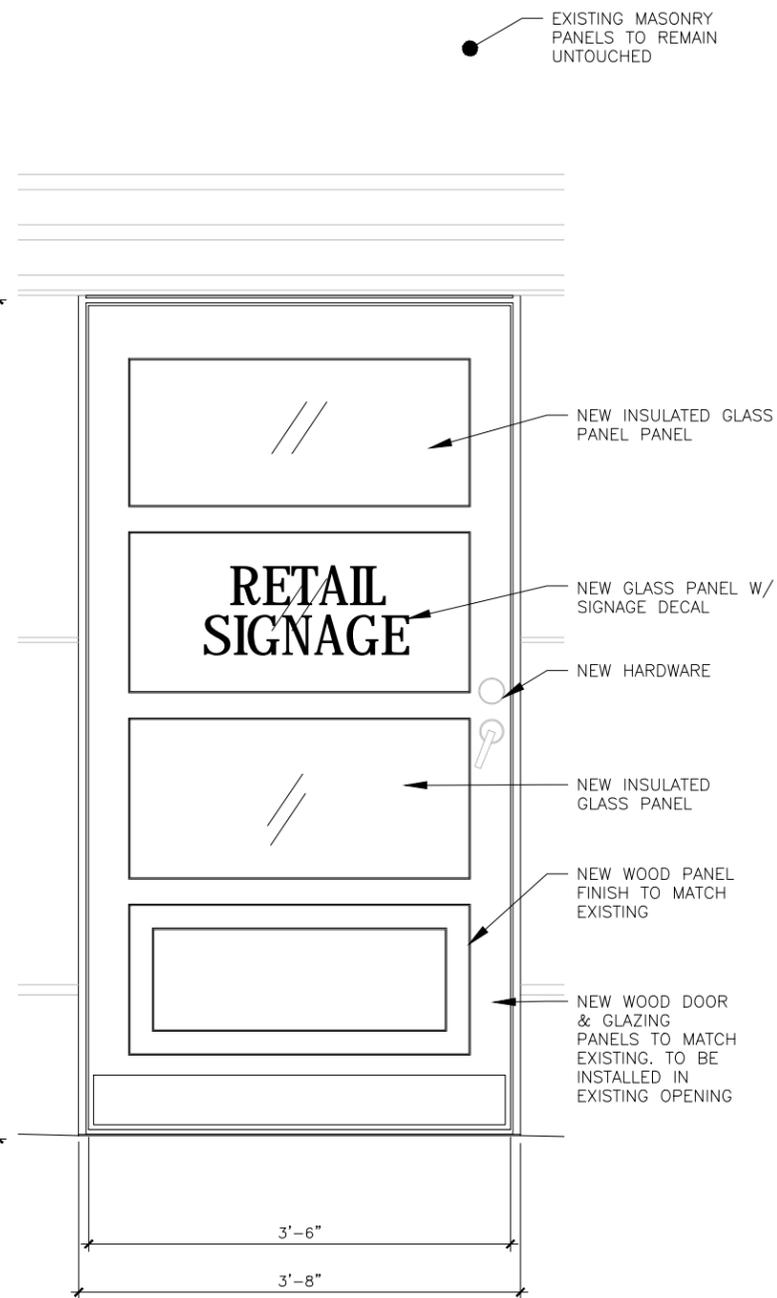
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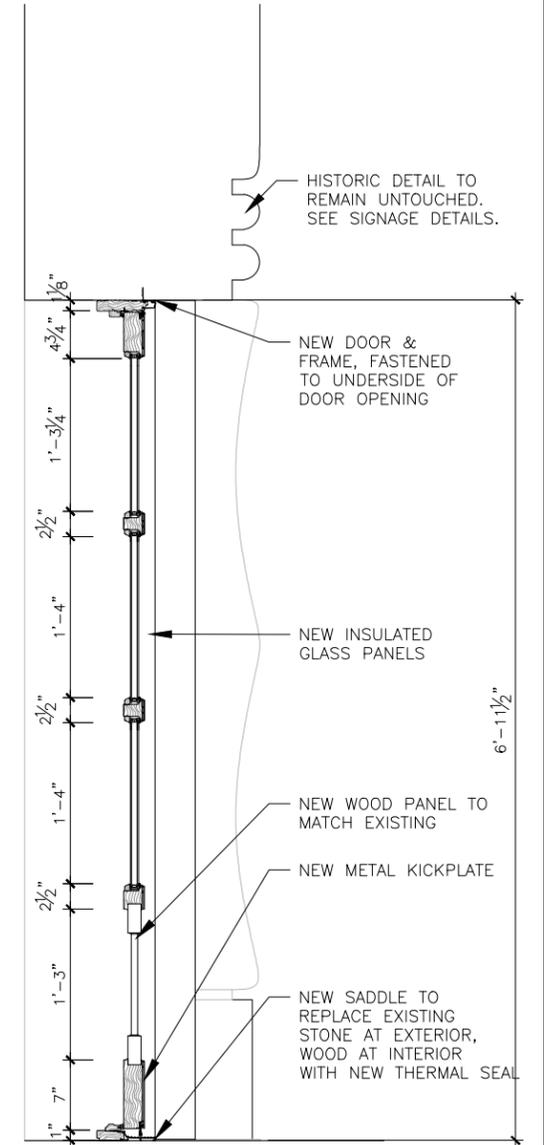
EXISTING DOOR - ELEVATION



EXISTING DOOR - SECTION



PROPOSED DOOR - ELEVATION



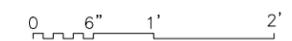
PROPOSED DOOR - SECTION

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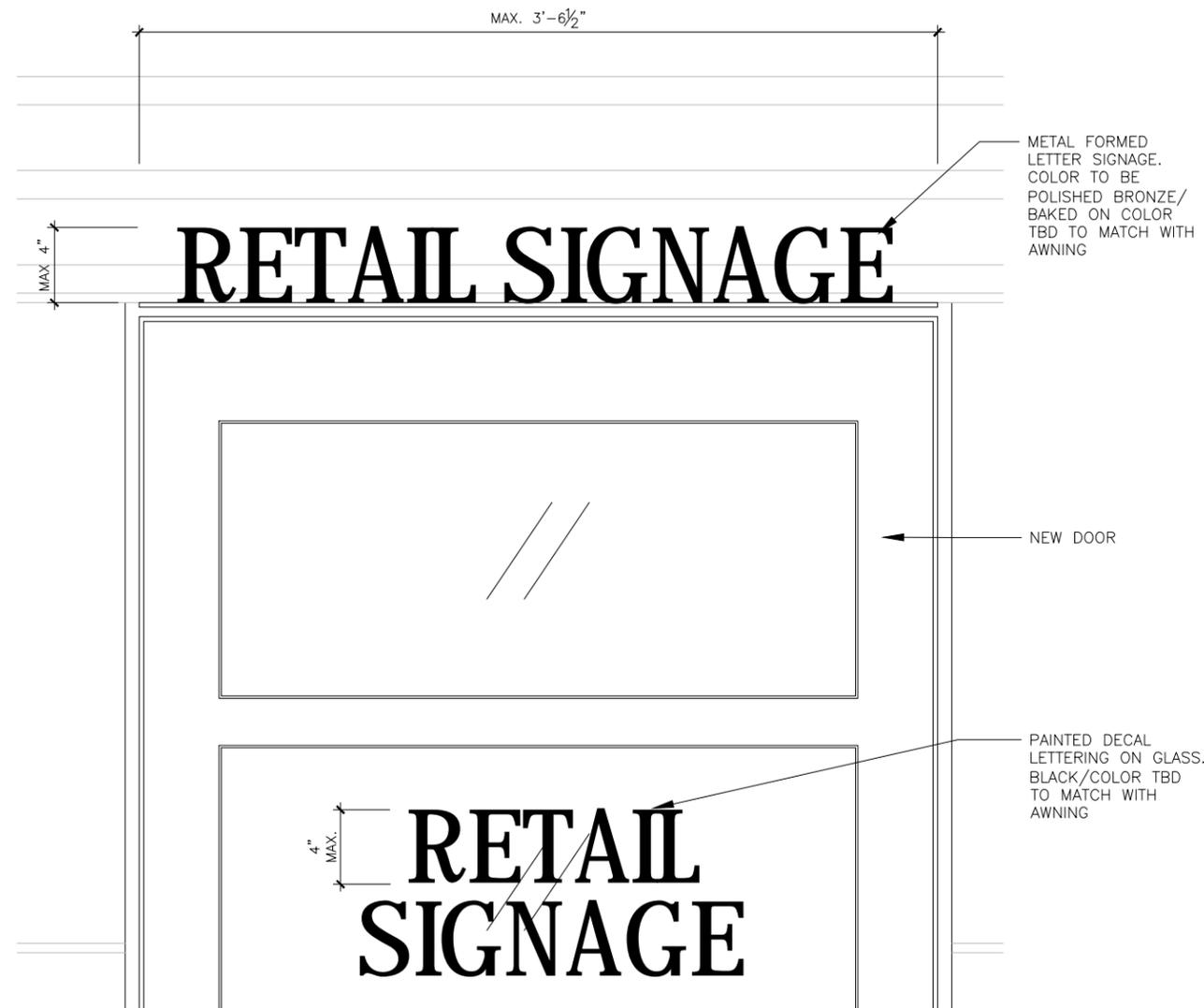
EXISTING & PROPOSED DOOR



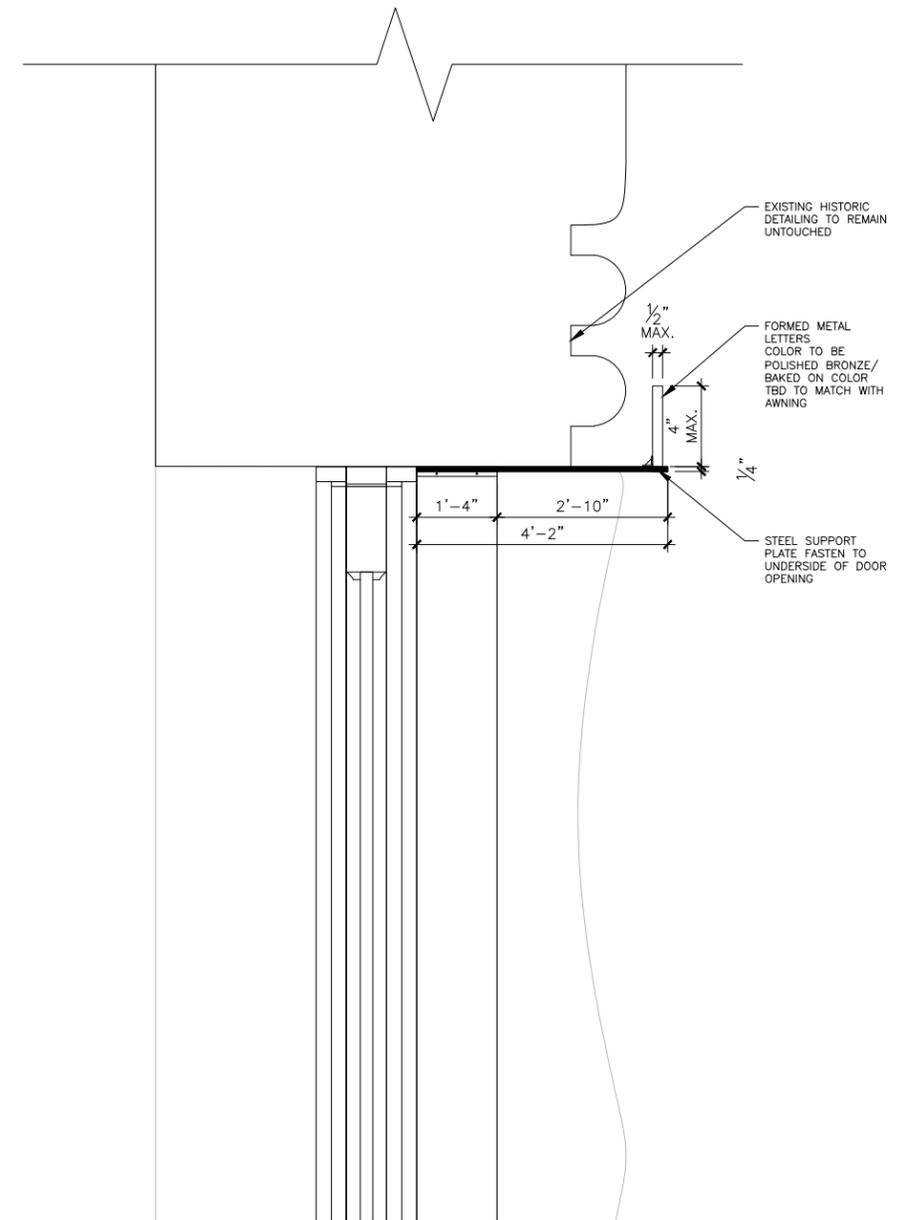
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PROPOSED SIGNAGE AT NEW DOOR - ELEVATION DETAIL



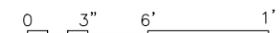
PROPOSED SIGNAGE AT NEW DOOR- SECTION DETAIL

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**PROPOSED SIGNAGE
 AT 19 EAST 72ND STREET**

19 East 72nd Street
 New York, NY 10021



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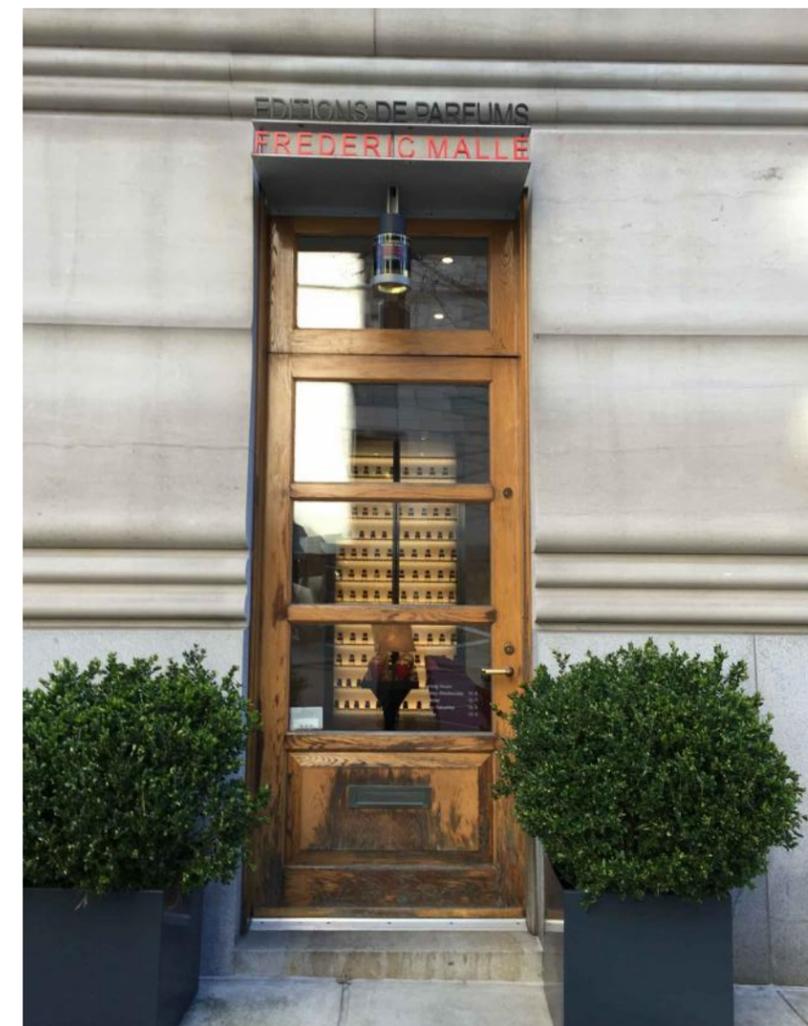
WINDOW PRECEDENT



AWNING PRECEDENT



SIGNAGE



NEW DOOR MATCHING HISTORIC



STOREFRONT AT MADISON AVENUE

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RETAIL PRECEDENT AT
19 EAST 72ND STREET

DATE
07/12/16

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THE SURREY: 20 EAST 76TH STREET



COMMERCIAL USE 118' FROM CORNER



THE MARK: 25 EAST 77TH STREET



COMMERCIAL USE 120' FROM CORNER

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PRECEDENT
COMMERCIAL USE BEYOND 100'

DATE
07/12/16 **15**

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CHASE BANK AT 72ND STREET



CHASE BANK AT 72ND STREET



NORTHWEST CORNER 71ST STREET



MONIQUE LHULLIER AT 71ST STREET

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AWNING CHARACTER PRECEDENT
AT BLOCKS OFF MADISON AVE

DATE
07/12/16

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RESTORATIVE SCOPE OF WORK

INCLUSIVE OF BUT NOT LIMITED TO ITEMS BELOW:

- REPAIR CRACKS IN BRICKWORK, LIMESTONE, WINDOW SILLS, STONE. REPLACE SPALLED BRICKS & REPOINT BRICK & STONE MASONRY WITH NEW TO MATCH ORIGINALS
- AMEND AIR CONDITIONER MASTER PLAN TO REMOVE 15 OF 16 APPROVED LOCATIONS FOR ADDITIONAL THROUGH WALL AIR CONDITIONER PENETRATIONS ON PRIMARY STREET FACADES.
- DEVELOP NEW MASTER PLAN FOR REPLACEMENT OF GRILLES ON PRIMARY STREET FACADES. NEW GRILLES TO BE DETAILED AND COLORED TO MATCH SURROUNDING MASONRY.
- REPAIR SELECT THROUGH-WALL AIR CONDITIONER SLEEVES WHERE RUSTING/DAMAGED, & CORRECT PROFILE AND WATER RUNOFF PATTERNS TO RECREATE ORIGINAL.
- ADDRESS POORLY DETAILED BLIND WINDOWS AT 15TH & 16TH FLOORS ON STREET FACADES TO FOLLOW APPROVED WINDOW MASTER PLAN.
- CLEAN COPING STONES OF STREET FACADE PARAPETS & APPLY WATER REPELLENT TO SLOW DISCOLORATION AND SOILING DEPOSIT.
- PERFORM COLOR STUDY OF ORIGINAL STUCCO. REMOVE CRACKED AND FAILED SECTIONS OF STUCCO AND INSTALL NEW TO MATCH ORIGINAL.
- IMPROVE SERVICE ENTRY FACADE. REMOVE RETROFITTED BARBED WIRE FENCE & SECURITY CAMERA; REPOSITION RETROFITTED THERMOSTATIC SENSOR TO LESS VISIBLE LOCATION. REPAINT FENCE TO MATCH ORIGINAL.

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RESTORATIVE SCOPE OF WORK

DATE
07/12/16

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