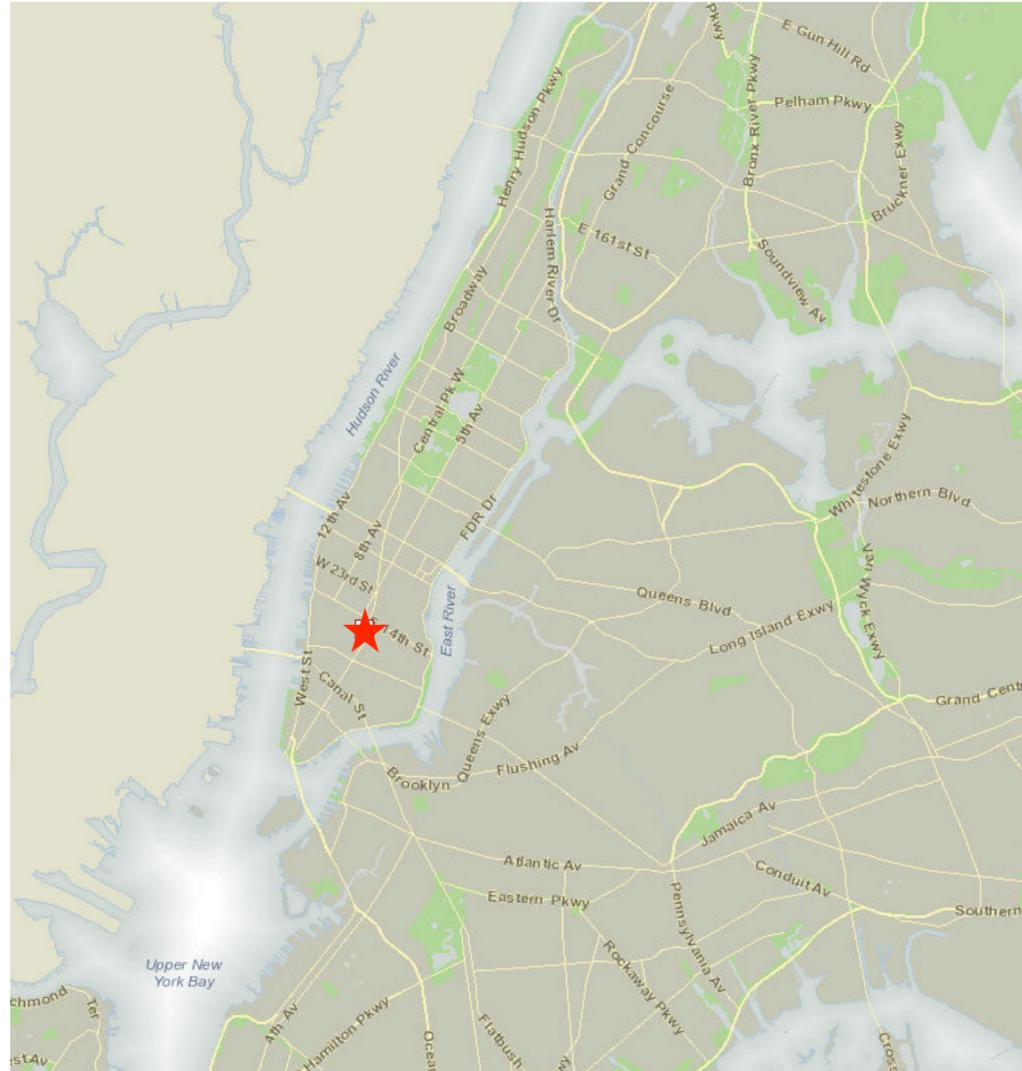


THE ALBERT, 23 EAST 10TH STREET

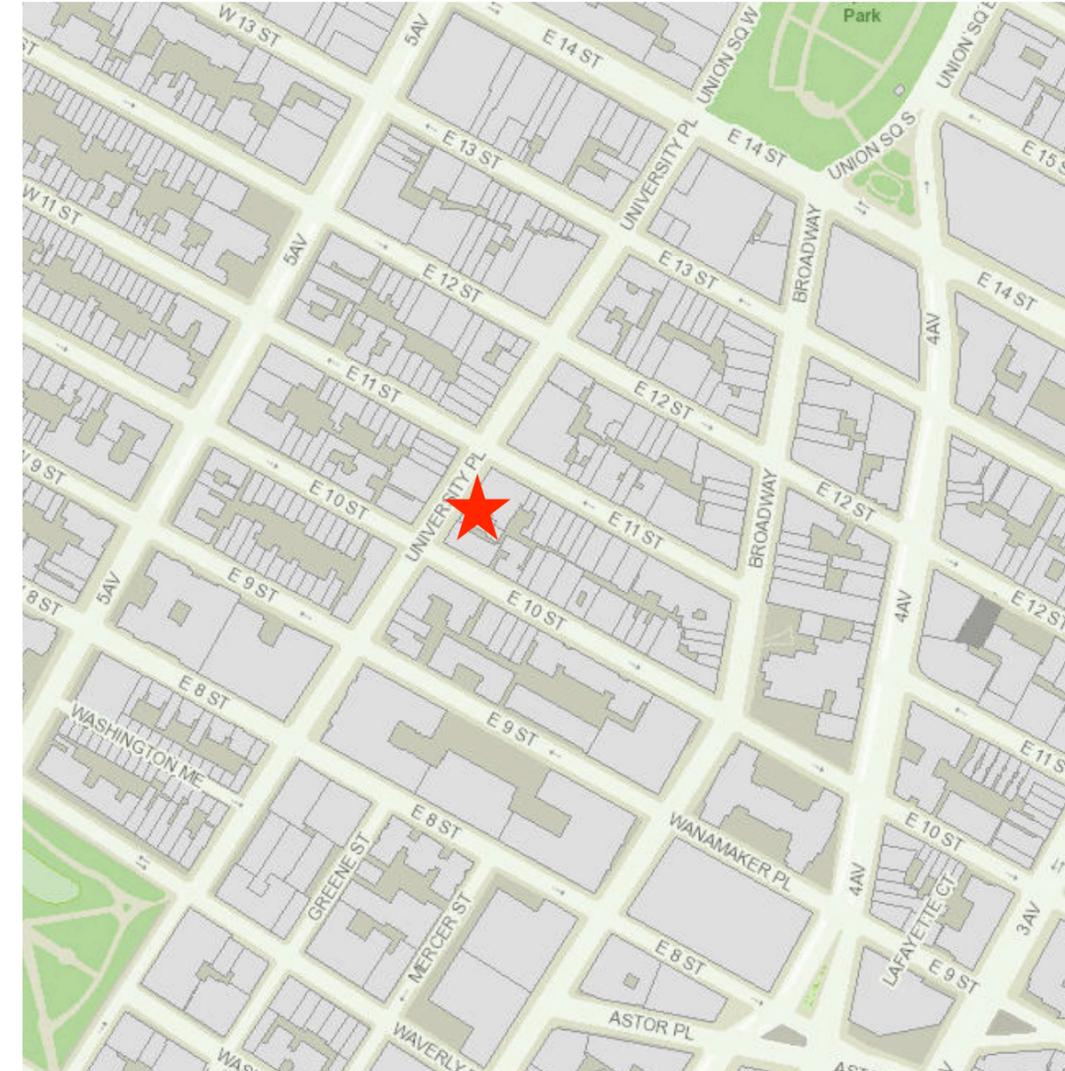
DISTINCTIVE SIDEWALK



CONTEXT MAPS



BOROUGH MAP



NEIGHBORHOOD MAP





PROPOSED SITE

23 EAST 10TH STREET /
63 UNIVERSITY PLACE

BLOCK: 562
LOT: 1

STREET FRONTAGES:
• EAST 10TH STREET
• UNIVERSITY PLACE
• EAST 11TH STREET

SITE PLAN

EXISTING CONDITIONS - PHOTOS

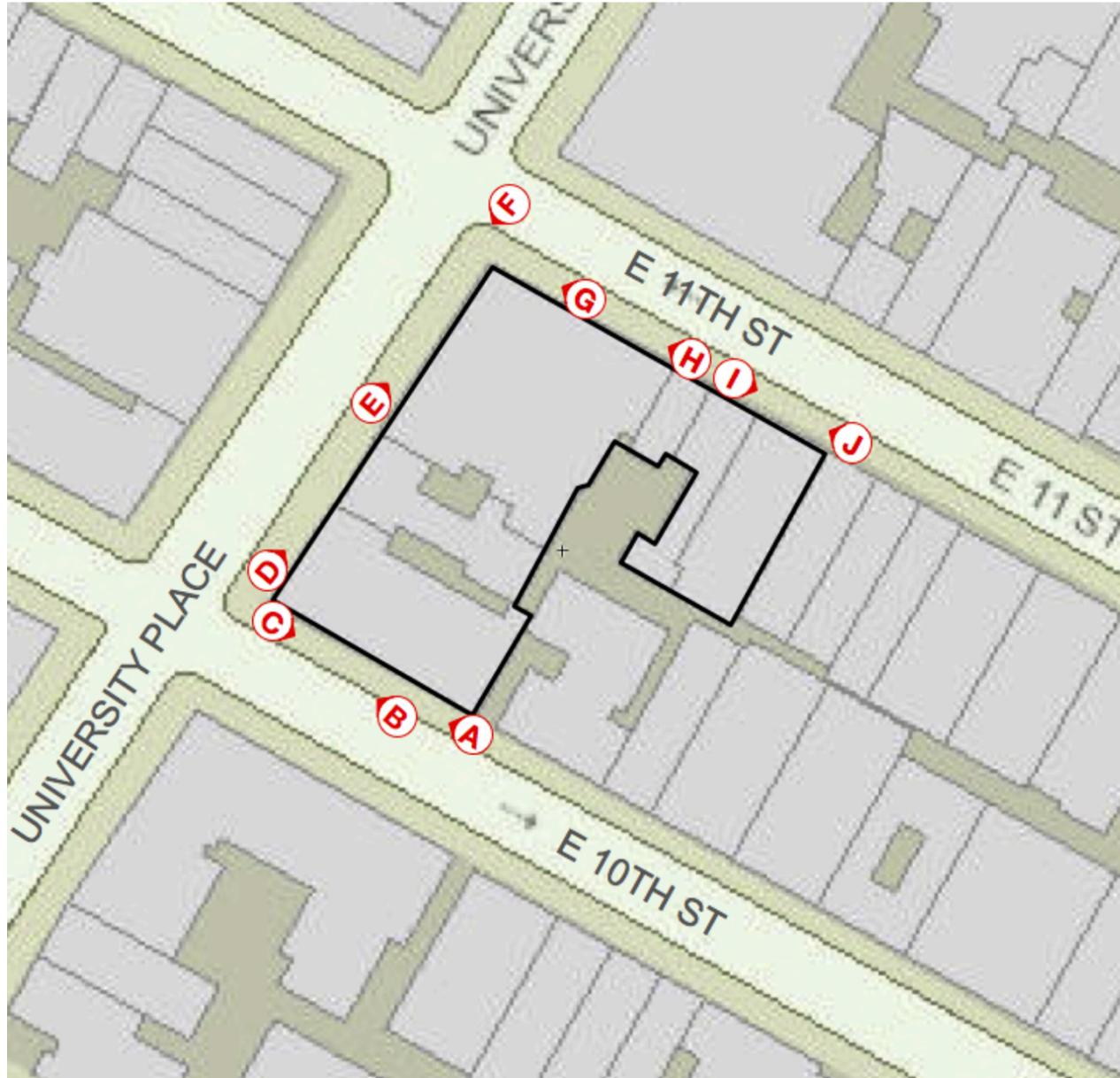


PHOTO KEY MAP



VIEW A



VIEW B

EXISTING CONDITIONS - PHOTOS

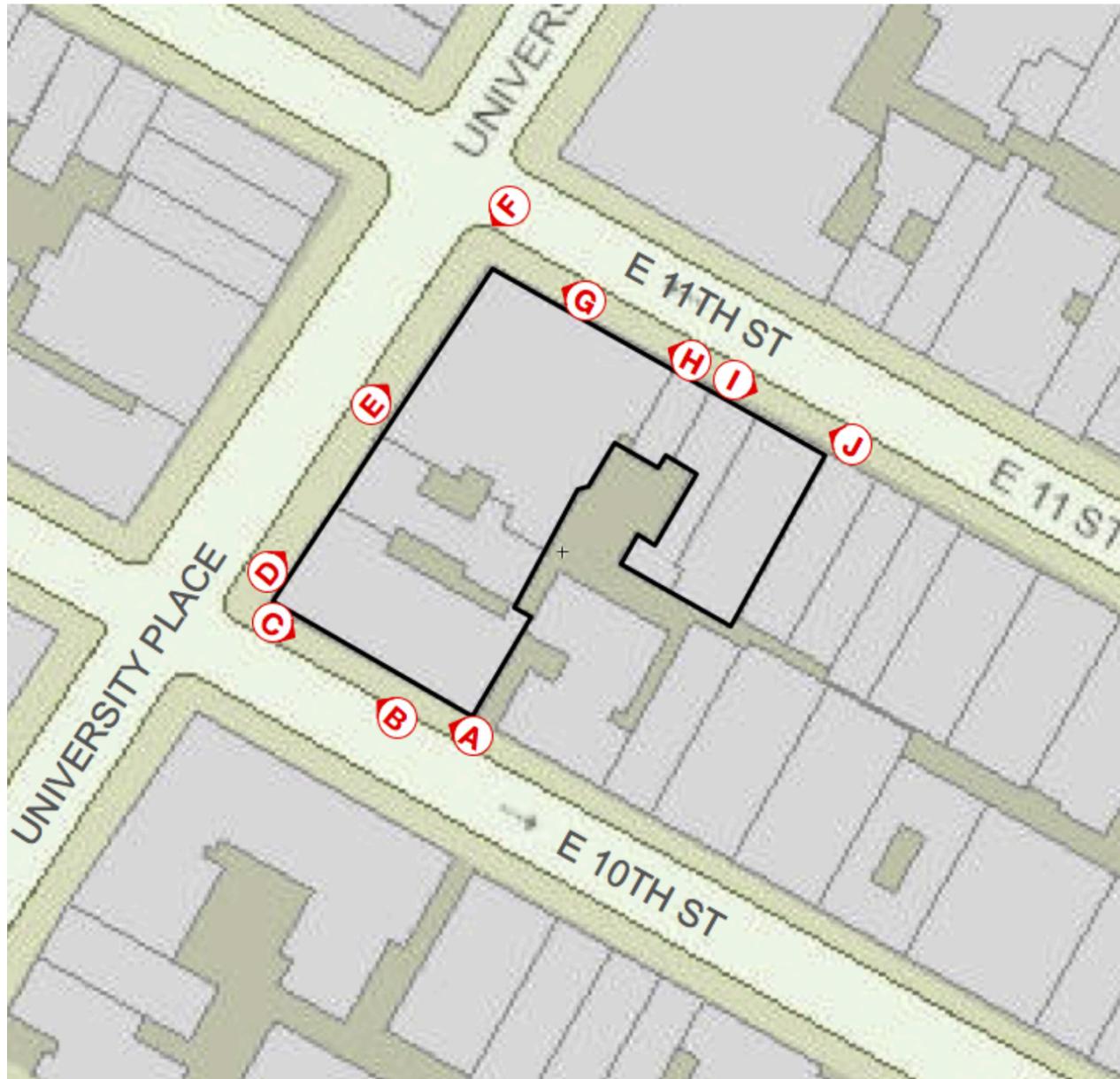
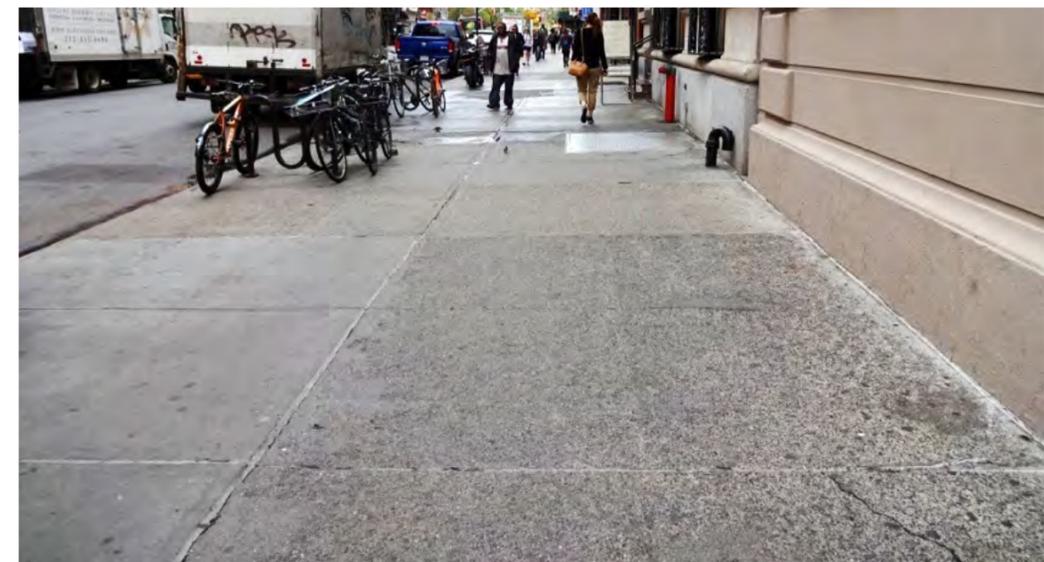


PHOTO KEY MAP



VIEW C



VIEW D

EXISTING CONDITIONS - PHOTOS

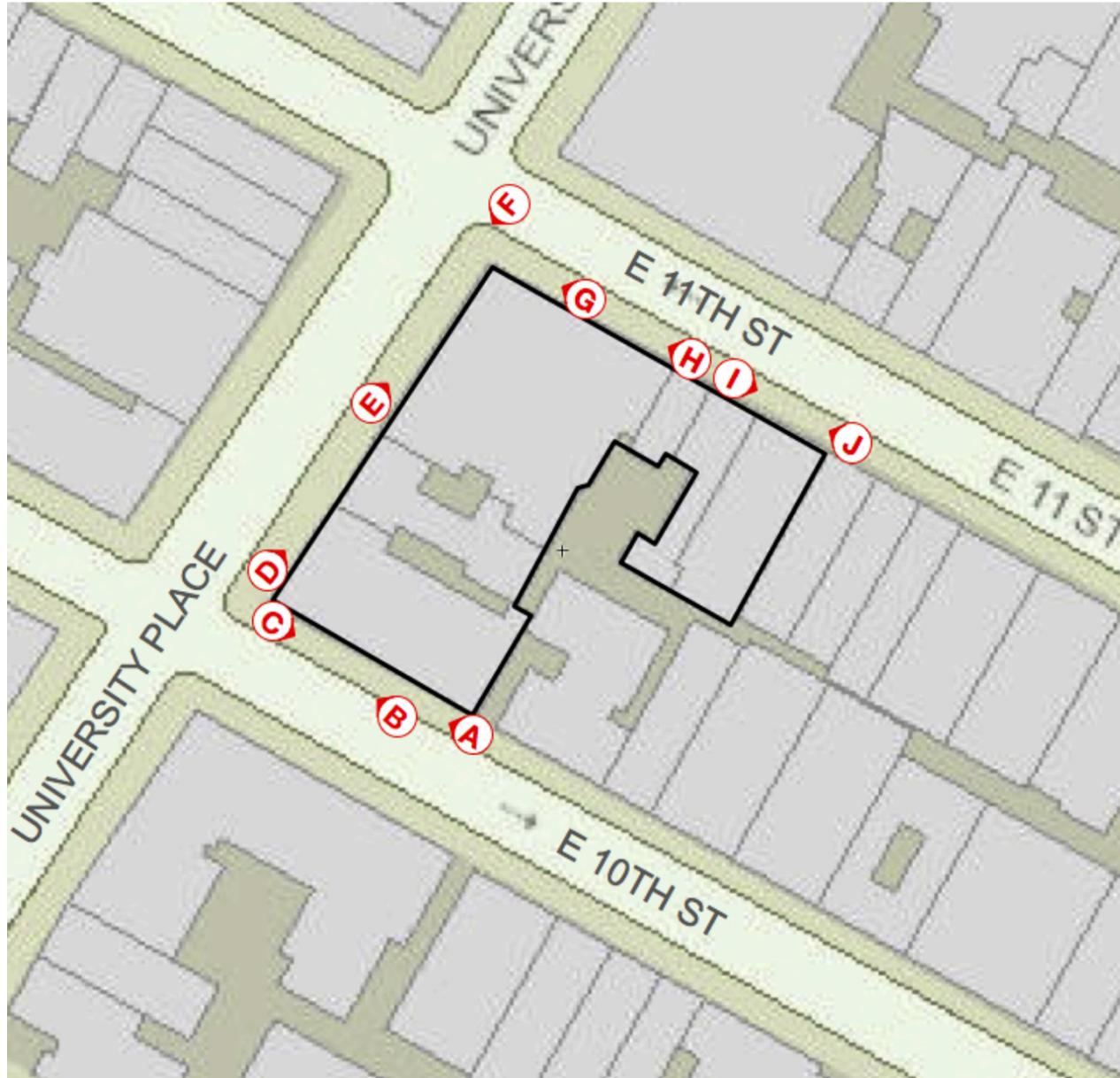


PHOTO KEY MAP



VIEW E



VIEW F

EXISTING CONDITIONS - PHOTOS

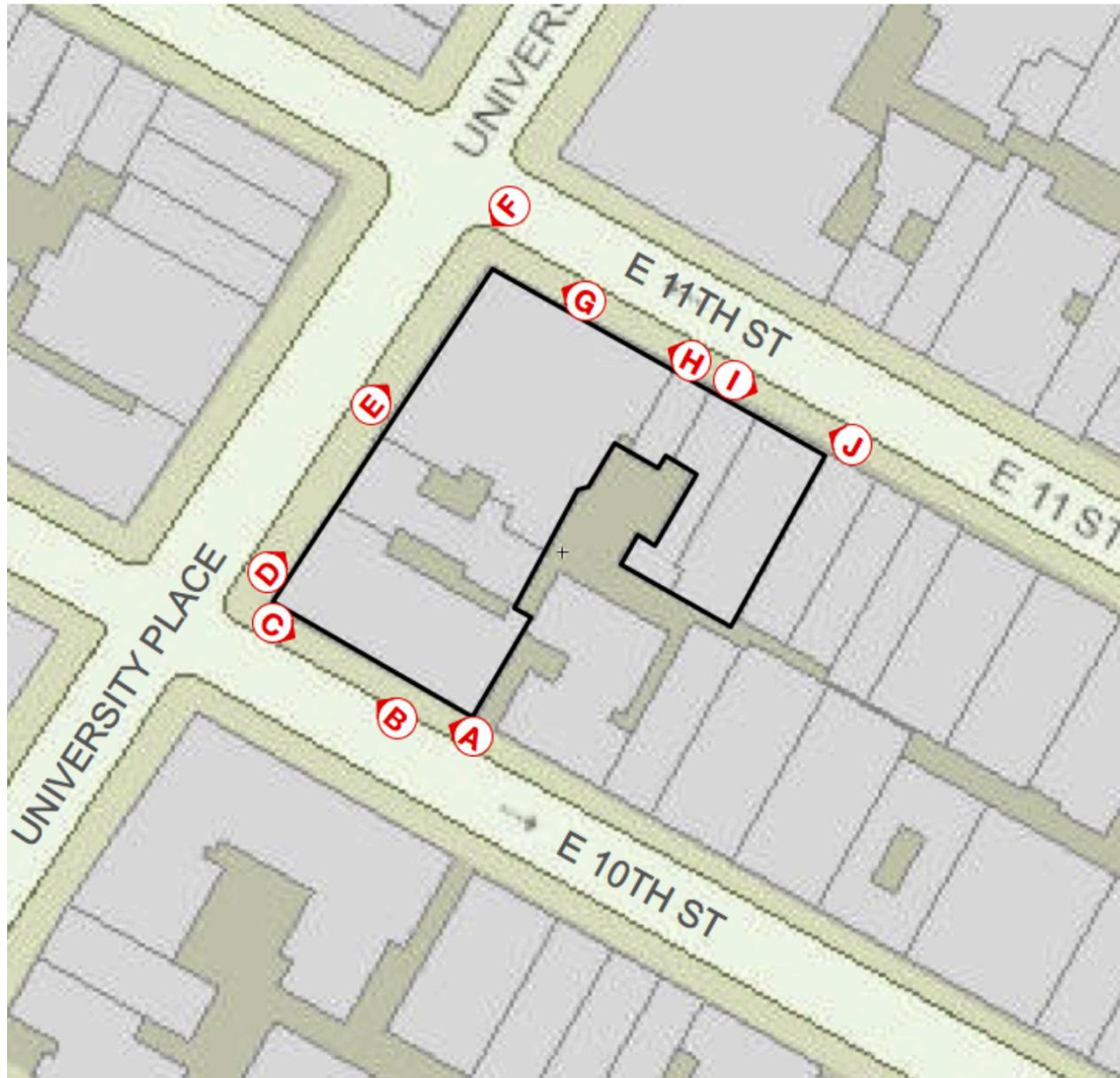
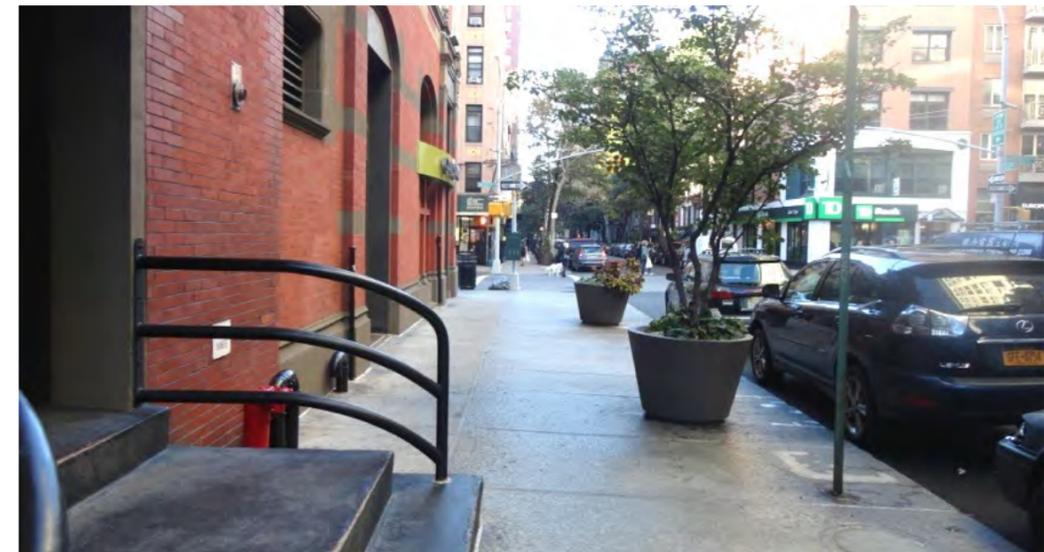


PHOTO KEY MAP



VIEW G



VIEW H

EXISTING CONDITIONS - PHOTOS

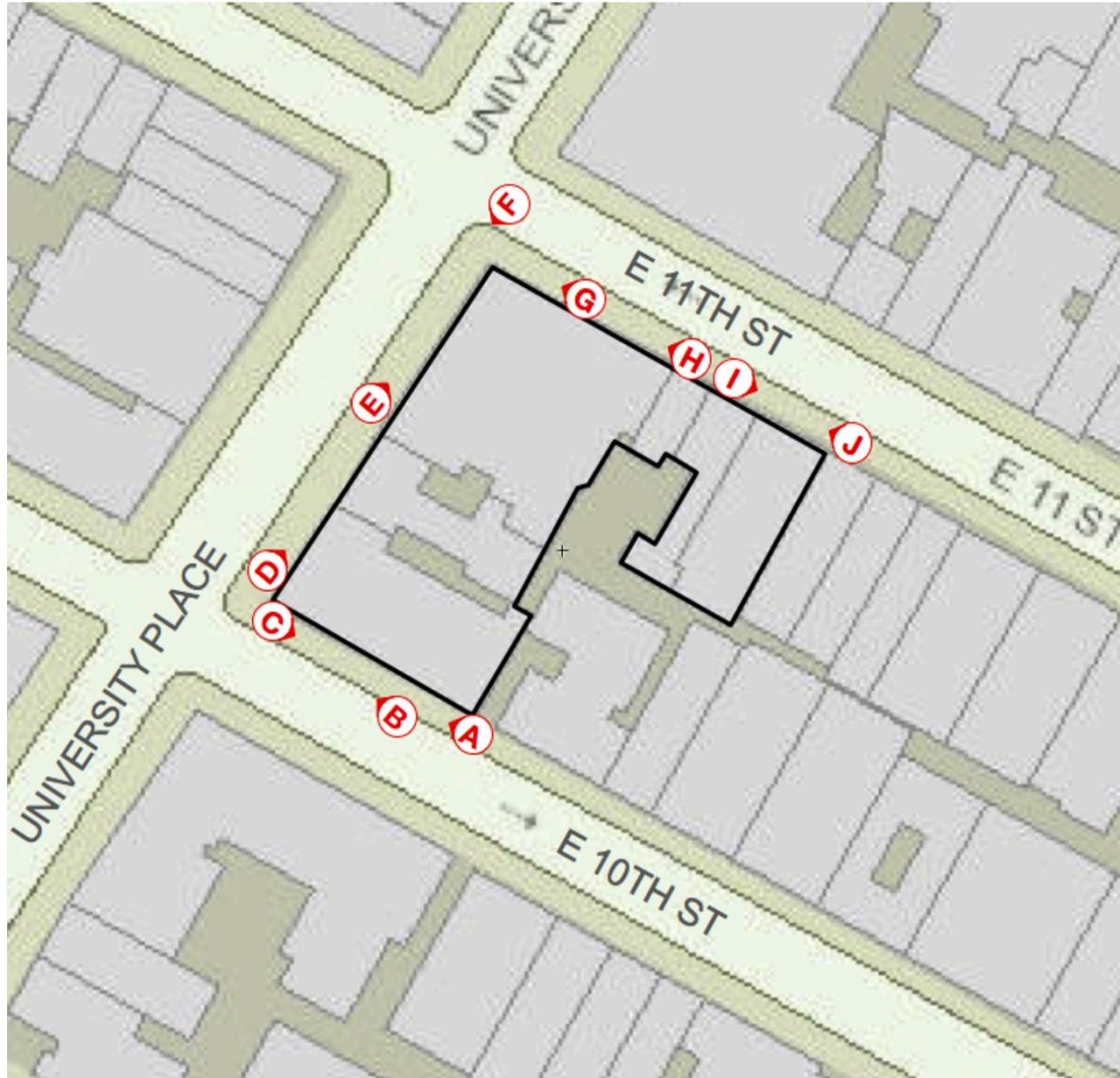


PHOTO KEY MAP

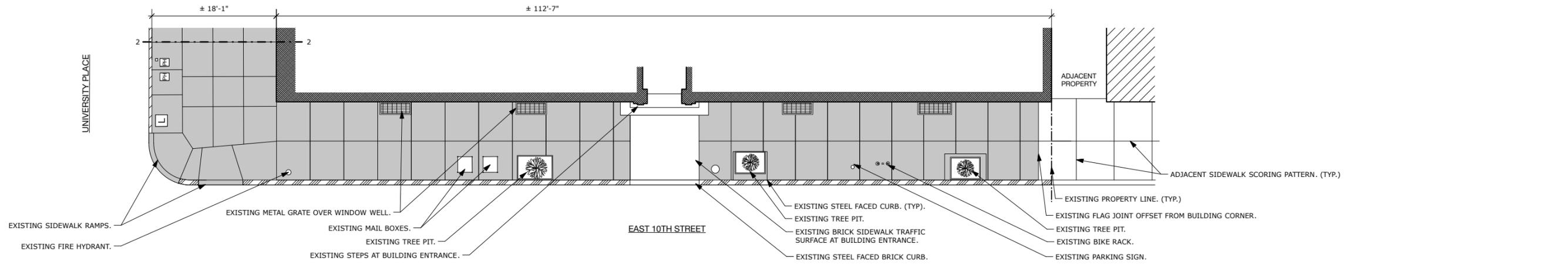


VIEW I

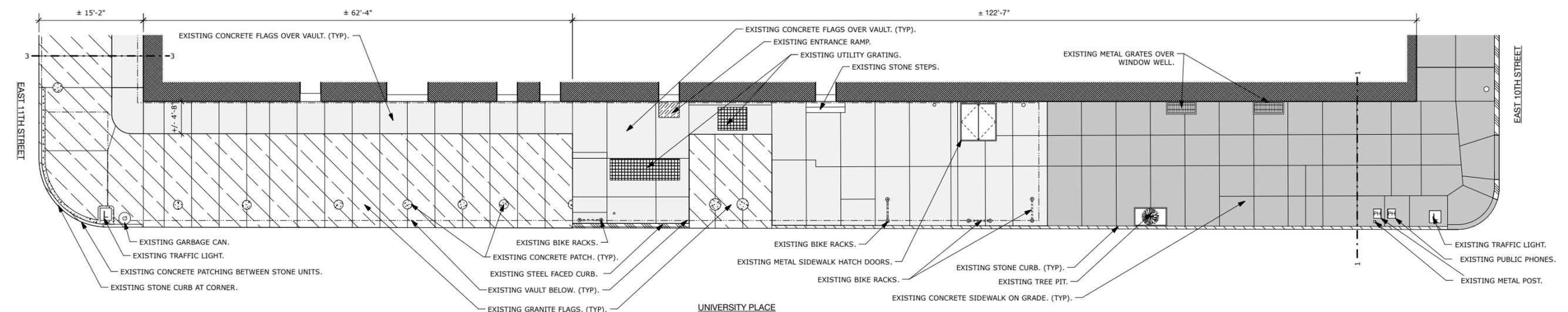


VIEW J

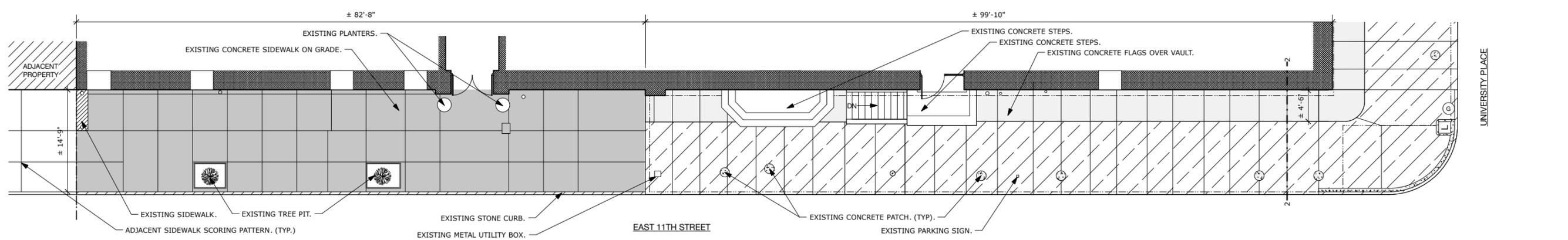
EXISTING CONDITIONS – SITE PLAN



1 SIDEWALK PLAN - EAST 10TH STREET



2 SIDEWALK PLAN - UNIVERSITY PLACE



3 SIDEWALK PLAN - EAST 11TH STREET



EXISTING CONDITIONS - MATERIALS

A. EXISTING CONCRETE ON GRADE



B. EXISTING MASONRY PAVERS



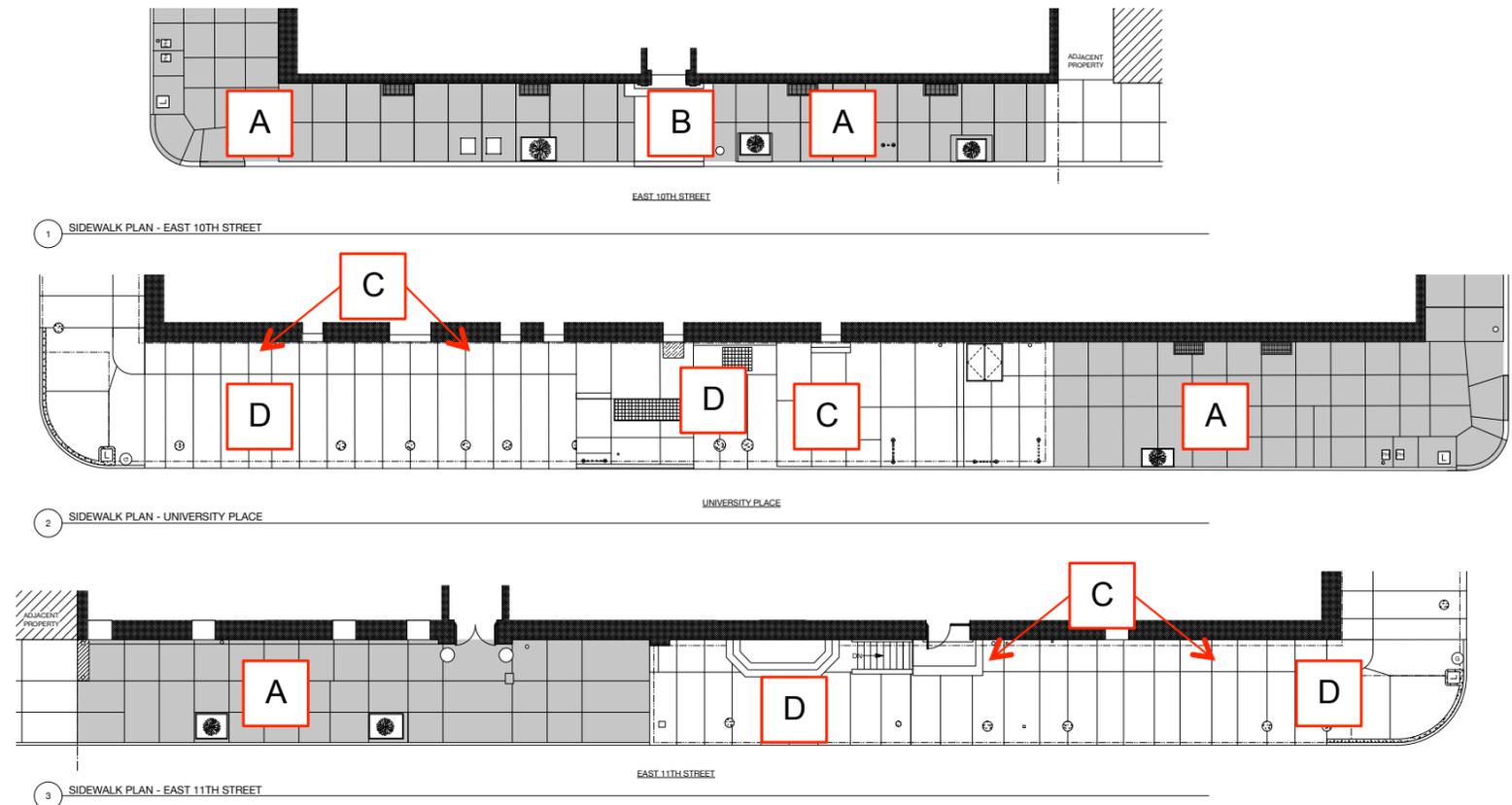
C. EXISTING CONCRETE OVER VAULT



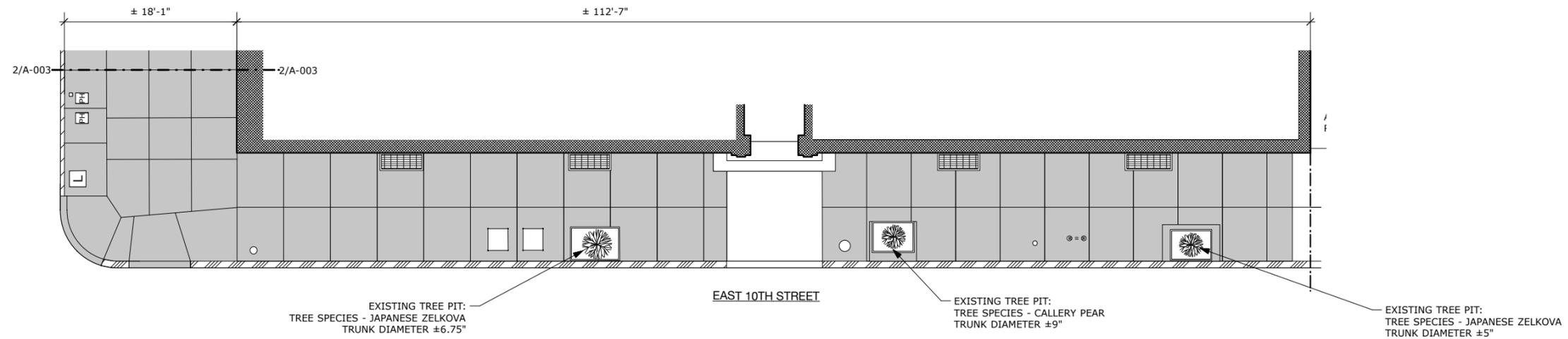
D. EXISTING GRANITE SLAB



PHOTO KEY PLAN

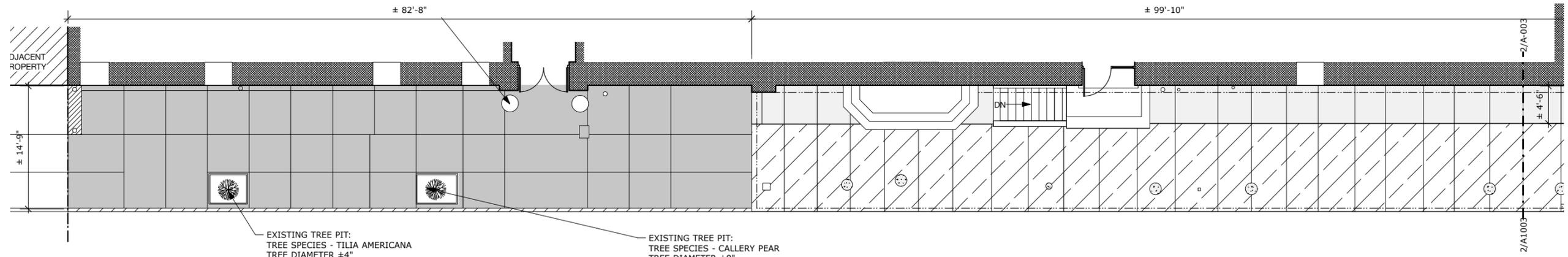


EXISTING CONDITIONS – TREE PITS

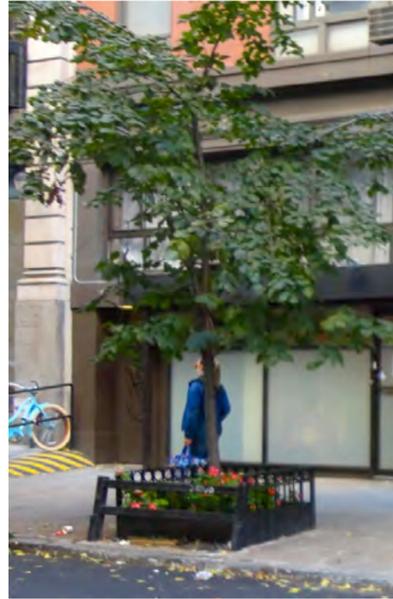


1 SIDEWALK PLAN - EAST 10TH STREET
Scale: 1/8" = 1'-0"

EXISTING CONDITIONS – TREE PITS



EXISTING TREE PIT:
TREE SPECIES - TILIA AMERICANA
TREE DIAMETER ±4"

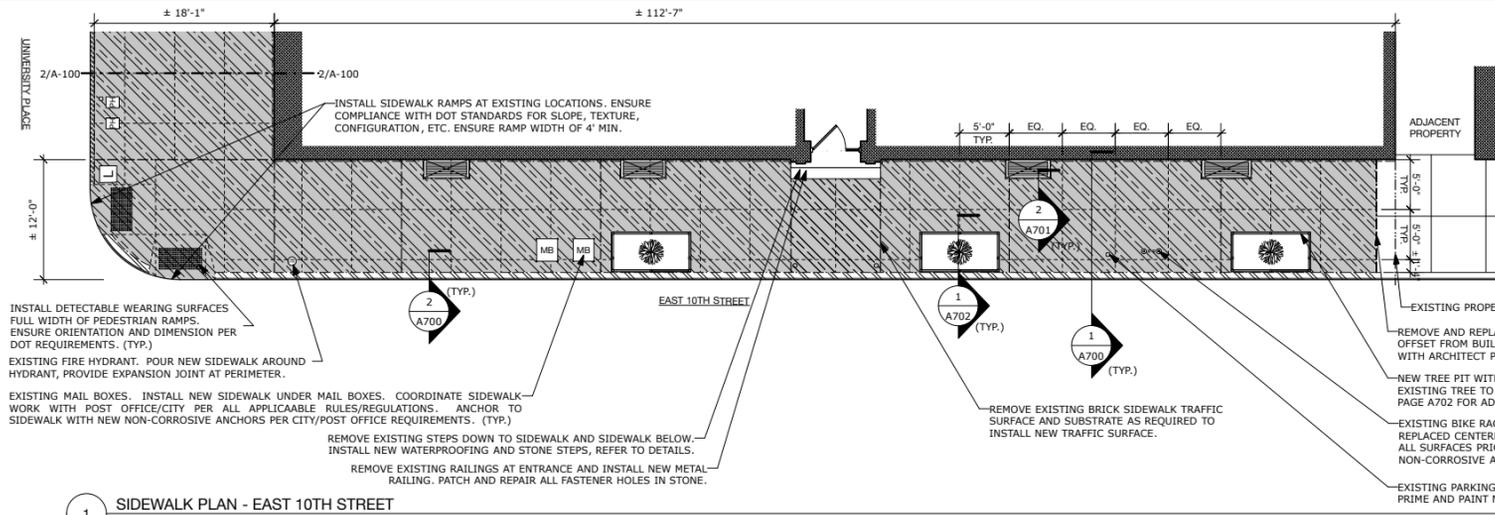


EXISTING TREE PIT:
TREE SPECIES - CALLERY PEAR
TREE DIAMETER ±8"



2 SIDEWALK PLAN - EAST 11TH STREET
Scale: 1/8" = 1'-0"

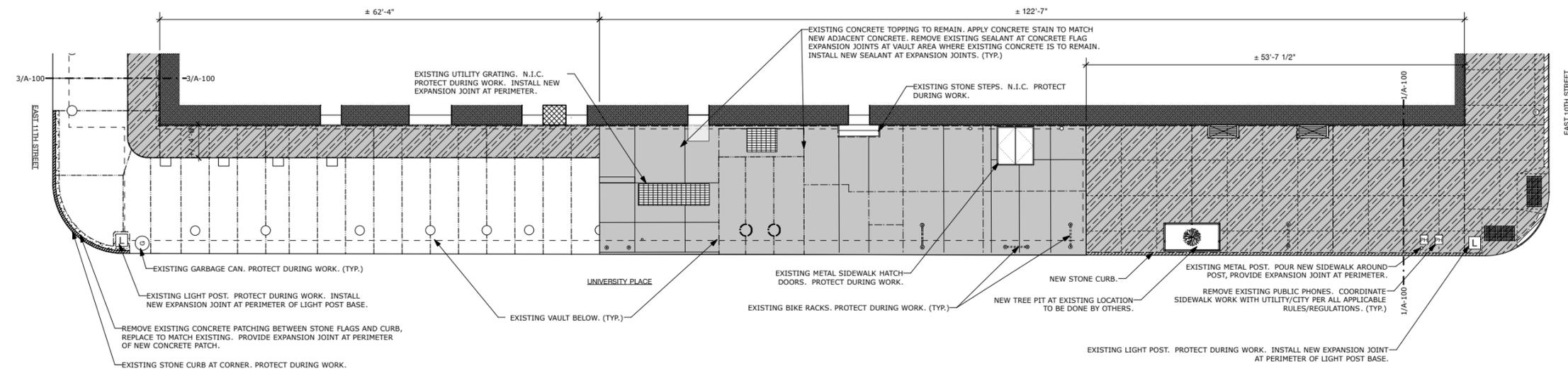
PROPOSED DESIGN



1 SIDEWALK PLAN - EAST 10TH STREET

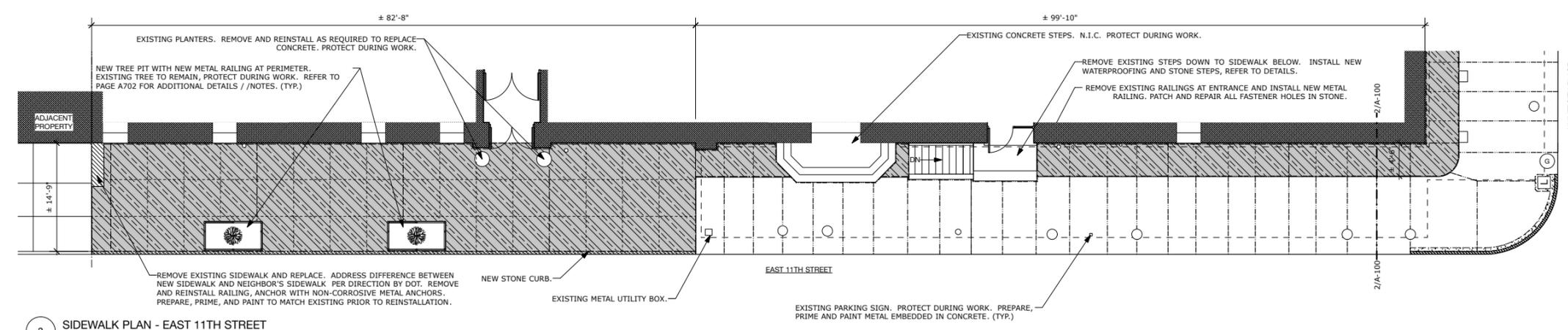
PAGE NOTES:
 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
 2. FINAL SIDEWALK FLAG LAYOUT TO BE CONFIRMED WITH ARCHITECT PRIOR TO INSTALLATION.
 3. CONTRACTOR TO COORDINATE STAGING WITH BUILDING TO ENSURE RESIDENT NOTIFICATION AND CIRCULATION/ACCESS IS PROVIDED.

LEGEND	
	NEW EXPANDING FOAM SEALANT. REFER TO DETAIL 3 ON SHEET A-701. NOTE: EXISTING STONE SIDEWALK FLAGS TO REMAIN; CUT OUT AND SEAL JOINTS AT THE PERIMETER OF ALL STONE UNITS PER DETAIL 3 ON SHEET A-701.
	REPLACE SIDEWALK WITH NEW CONCRETE SIDEWALK ON GRADE. REFER TO DETAILS. NOTE: ALL NEW CONCRETE FLAGS THROUGHOUT TO HAVE CONSISTENT TINT AS APPROVED BY OWNER. PROVIDE SAMPLES.
	STAIN EXISTING CONCRETE SIDEWALK AT VAULT AREA TO MATCH NEW SIDEWALK ON GRADE.
	REPLACE EXISTING CURB WITH NEW STONE CURB. REFER TO DETAIL 4 ON SHEET A-701.
	REPLACE EXISTING CURB WITH NEW STEEL FACED CONCRETE CURB PER DETAIL ON SHEET A-700.
	REFINISH STONE FLAGS TO PROVIDE NEW TEXTURED TRAFFIC SURFACE PER APPROVED SAMPLE.
	NEW SIDEWALK CONTROL JOINT. REFER TO DETAILS.
	NEW SIDEWALK EXPANSION JOINT. REFER TO DETAILS.
	REMOVE AND REINSTALL EXISTING METAL GRATING AND FRAMING AT SIDEWALK AND BUILDING WALL. PREPARE, PRIME, AND PAINT ALL SURFACES PRIOR TO REINSTALLATION. NOTIFY ARCHITECT OF ANY DETERIORATION.



2 SIDEWALK PLAN - UNIVERSITY PLACE

NOTE:
 REPLACE ASPHALT IN STREET PER DEPARTMENT OF TRANSPORTATION STANDARDS. (TYP.)



3 SIDEWALK PLAN - EAST 11TH STREET



CTA ARCHITECTS P.C.
 151 WEST 26 ST, NY, NY 10001

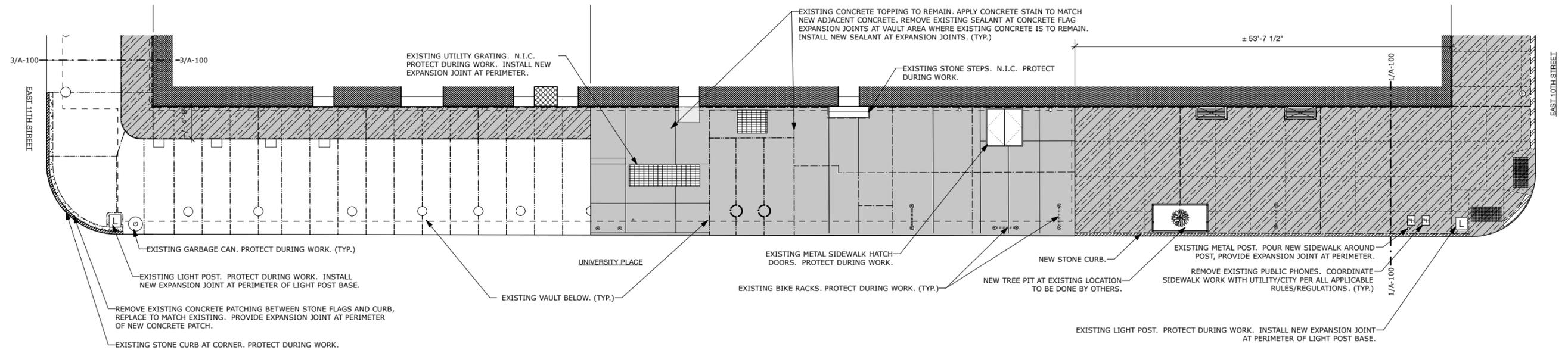
THE ALBERT, 23 EAST 10TH STREET
 SIDEWALK REPLACEMENT PROJECT

DISTINCTIVE SIDEWALK REVIEW
 1 JUNE 2016

PROPOSED DESIGN – UNIVERSITY PLACE

LEGEND

-  NEW EXPANDING FOAM SEALANT. REFER TO DETAIL 3 ON SHEET A-701. NOTE: EXISTING STONE SIDEWALK FLAGS TO REMAIN. CUT OUT AND SEAL JOINTS AT THE PERIMETER OF ALL STONE UNITS PER DETAIL 3 ON SHEET A-701.
-  REPLACE SIDEWALK WITH NEW CONCRETE SIDEWALK ON GRADE. REFER TO DETAILS. NOTE: ALL NEW CONCRETE FLAGS THROUGHOUT TO HAVE CONSISTENT TINT AS APPROVED BY OWNER. PROVIDE SAMPLES.
-  STAIN EXISTING CONCRETE SIDEWALK AT VAULT AREA TO MATCH NEW SIDEWALK ON GRADE.
-  REPLACE EXISTING CURB WITH NEW STONE CURB. REFER TO DETAIL 4 ON SHEET A-701.
-  REPLACE EXISTING CURB WITH NEW STEEL FACED CONCRETE CURB PER DETAIL ON SHEET A-700.
-  REFINISH STONE FLAGS TO PROVIDE NEW TEXTURED TRAFFIC SURFACE PER APPROVED SAMPLE.
-  NEW SIDEWALK CONTROL JOINT. REFER TO DETAILS.
-  NEW SIDEWALK EXPANSION JOINT. REFER TO DETAILS.
-  REMOVE AND REINSTALL EXISTING METAL GRATING AND FRAMING AT SIDEWALK AND BUILDING WALL. PREPARE, PRIME, AND PAINT ALL SURFACES PRIOR TO REINSTALLATION. NOTIFY ARCHITECT OF ANY DETERIORATION.



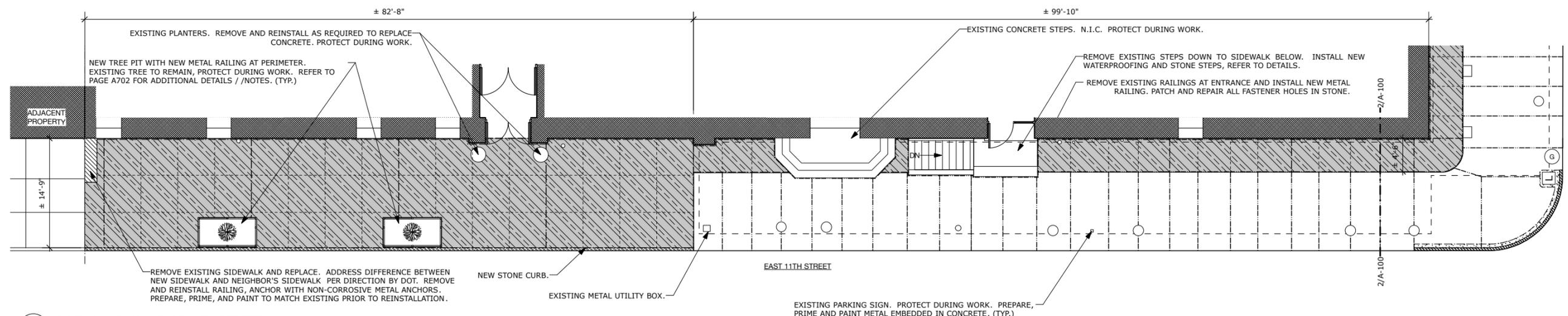
2 SIDEWALK PLAN - UNIVERSITY PLACE



PROPOSED DESIGN – E 11TH STREET

LEGEND

-  NEW EXPANDING FOAM SEALANT. REFER TO DETAIL 3 ON SHEET A-701.
NOTE: EXISTING STONE SIDEWALK FLAGS TO REMAIN. CUT OUT AND SEAL JOINTS AT THE PERIMETER OF ALL STONE UNITS PER DETAIL 3 ON SHEET A-701.
-  REPLACE SIDEWALK WITH NEW CONCRETE SIDEWALK ON GRADE. REFER TO DETAILS. NOTE: ALL NEW CONCRETE FLAGS THROUGHOUT TO HAVE CONSISTENT TINT AS APPROVED BY OWNER. PROVIDE SAMPLES.
-  STAIN EXISTING CONCRETE SIDEWALK AT VAULT AREA TO MATCH NEW SIDEWALK ON GRADE.
-  REPLACE EXISTING CURB WITH NEW STONE CURB. REFER TO DETAIL 4 ON SHEET A-701.
-  REPLACE EXISTING CURB WITH NEW STEEL FACED CONCRETE CURB PER DETAIL ON SHEET A-700.
-  REFINISH STONE FLAGS TO PROVIDE NEW TEXTURED TRAFFIC SURFACE PER APPROVED SAMPLE.
-  NEW SIDEWALK CONTROL JOINT. REFER TO DETAILS.
-  NEW SIDEWALK EXPANSION JOINT. REFER TO DETAILS.
-  REMOVE AND REINSTALL EXISTING METAL GRATING AND FRAMING AT SIDEWALK AND BUILDING WALL. PREPARE, PRIME, AND PAINT ALL SURFACES PRIOR TO REINSTALLATION. NOTIFY ARCHITECT OF ANY DETERIORATION.



3 SIDEWALK PLAN - EAST 11TH STREET



PROPOSED MATERIALS

A. PROPOSED: PIGMENTED CONCRETE: GRANITE

ALL NEW CONCRETE SHALL BE PIGMENTED TO MATCH THE EXISTING GRANITE SIDEWALK FLAGS.

BAYFERROX SILVER 330, 1 LB. PER 94 LBS. LIGHT GRAY PORTLAND CEMENT; OR AN APPROVED EQUIVALENT.



TINTED CONCRETE SAMPLE INSTALLATIONS



B. PROPOSED CONCRETE STAIN

CONCRETE STAIN IS TO BE APPLIED TO THE EXISTING CONCRETE OVER THE VAULT THAT IS TO REMAIN. THE CONCRETE IS TO BE STAINED TO MATCH THE NEW CONCRETE AND ADJACENT GRANITE FLAGS.

THIS CONCRETE IS SCHEDULED TO BE REPLACED DURING PHASE II OF WORK AT THE BUILDING.

SCOFIELD
Revive[™]
EXTERIOR CONCRETE STAIN

COLOR CHART CC-1710.01

EXTERIOR

Add new color, or improve and renew the color uniformity and intensity of previously colored porous, exterior broom-finished concrete surfaces with SCOFIELD® Revive™ Exterior Concrete Stain®.

SCOFIELD Revive Exterior Concrete Stain is ideal for adding color to uncolored concrete, or bringing faded, worn or mismatched concrete color back to a "like new" appearance. It's a great problem-solver for every contractor who has ever encountered exterior broom-finished colored concrete that had an unacceptable result.

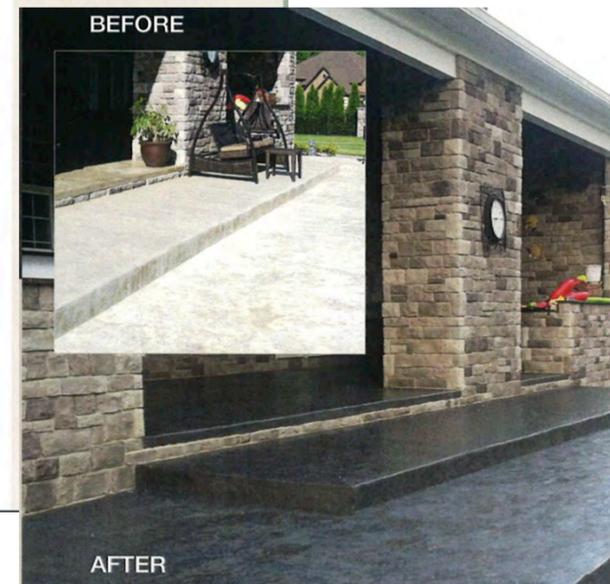
SCOFIELD Revive Exterior Concrete Stain is a penetrating, single-component, solvent-borne, siloxane-based colored water repellent. It is also great for ready mix producers as a color fixer.

Colors Shown are approximate. The colors produced may differ significantly from that shown on the color chart. Also available in custom colors, contact your Scofield representative for more details.

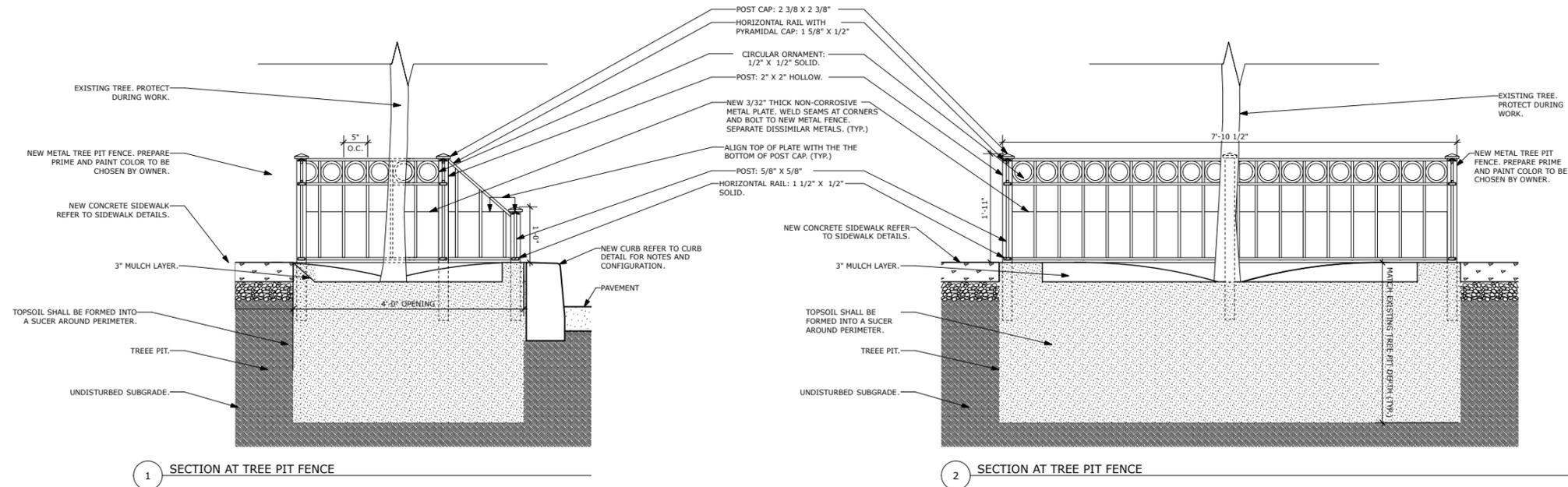
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C. EXISTING GRANITE SLABS

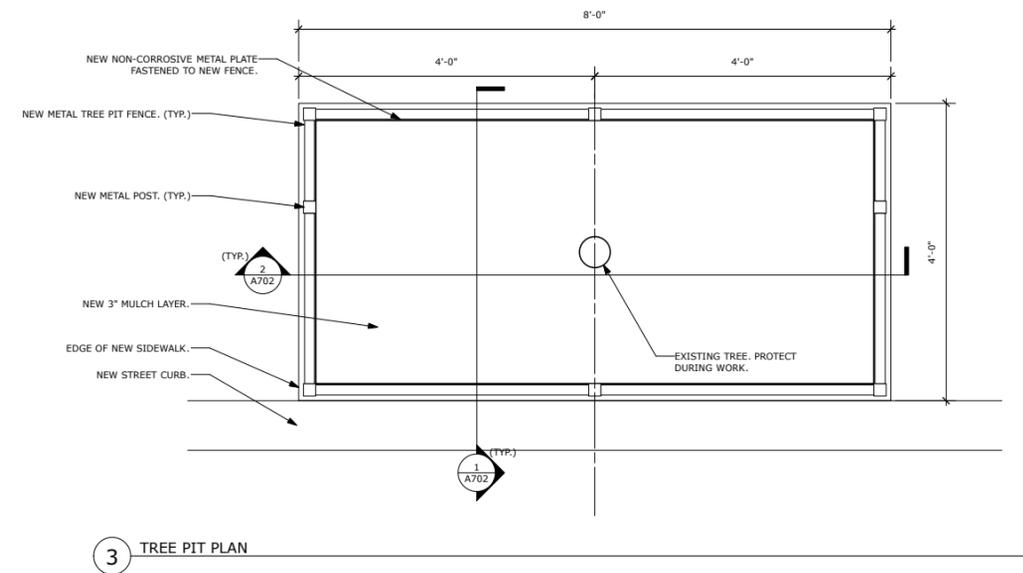
EXISTING GRANITE SLABS LOCATED AT UNIVERSITY PLACE AND E11TH STREET ARE TO REMAIN.



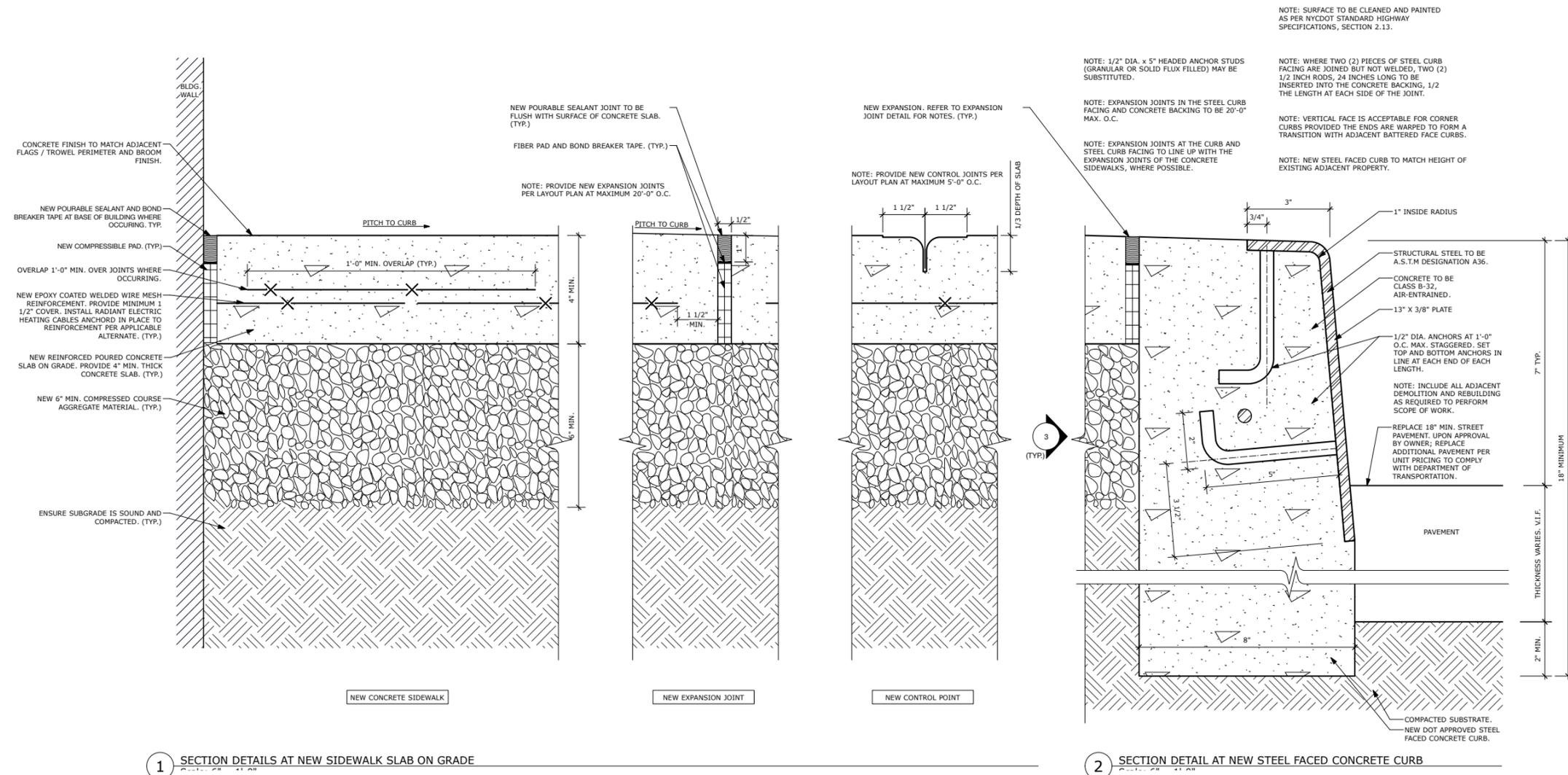
PROPOSED DESIGN – TREE PITS



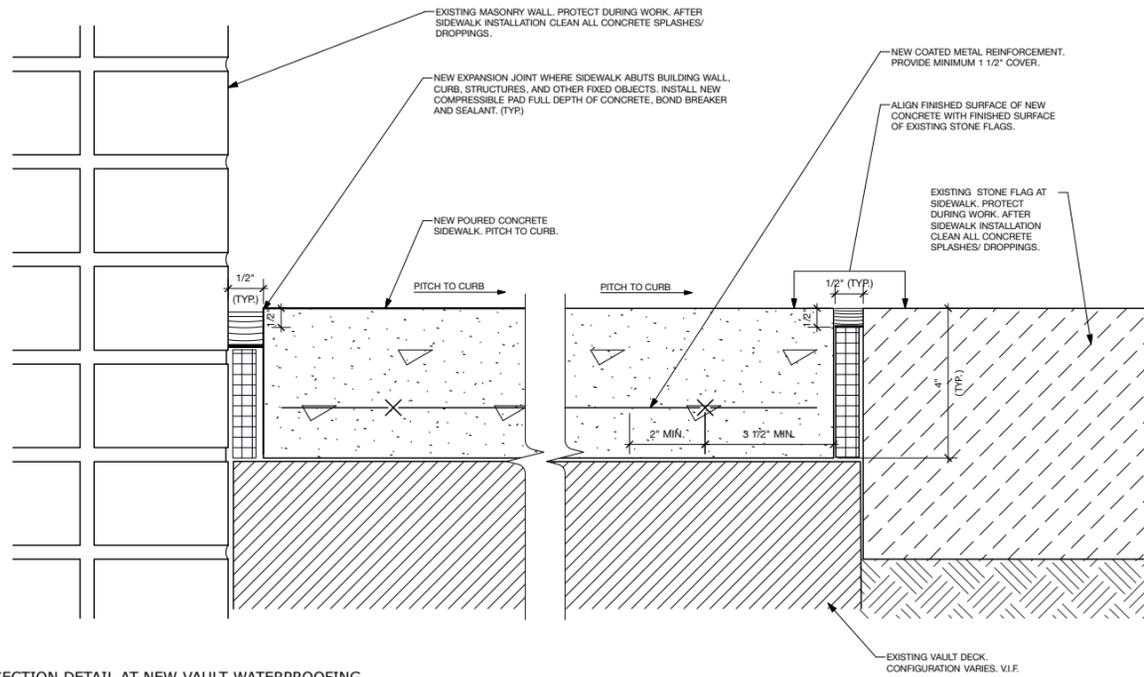
SIMILAR TREE PIT TO PROPOSED DESIGN



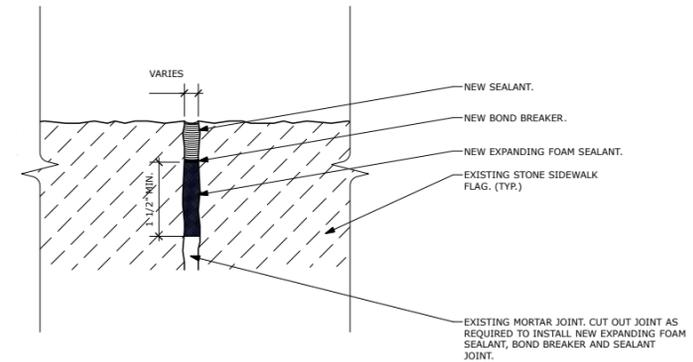
PROPOSED DESIGN – CONSTRUCTION DETAILS



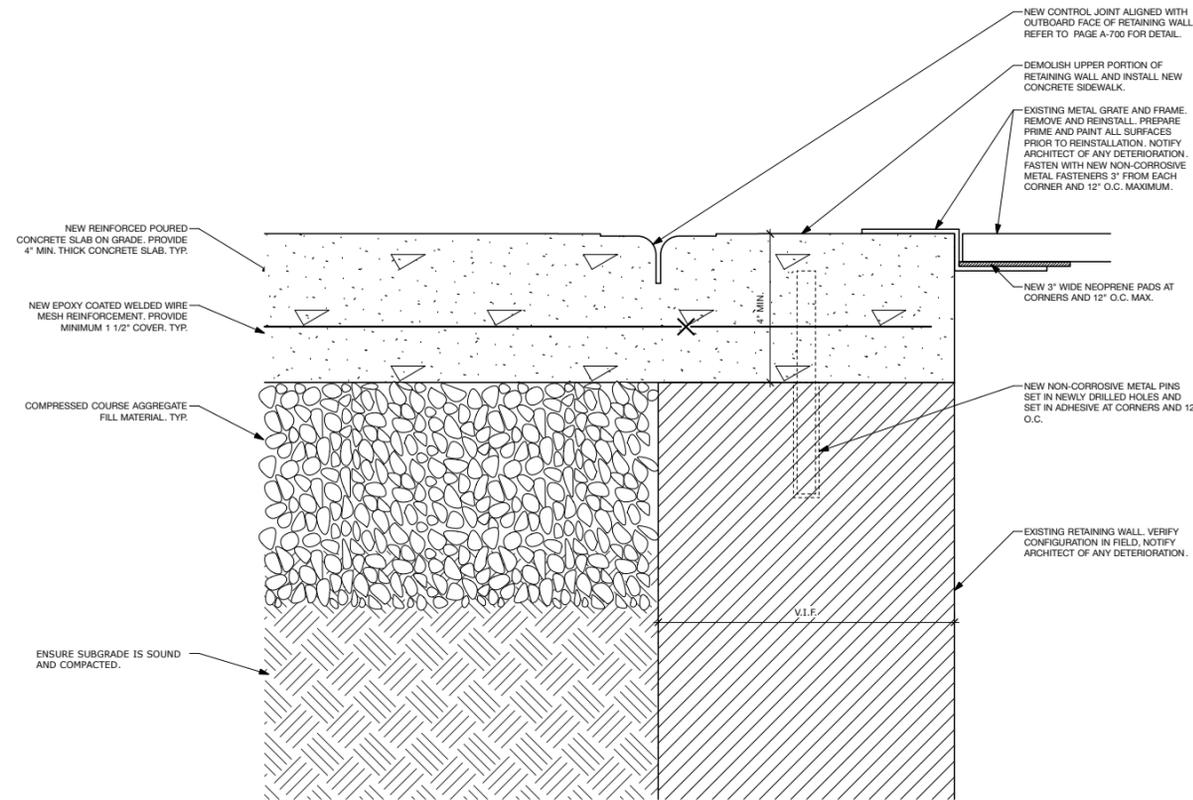
PROPOSED DESIGN – CONSTRUCTION DETAILS



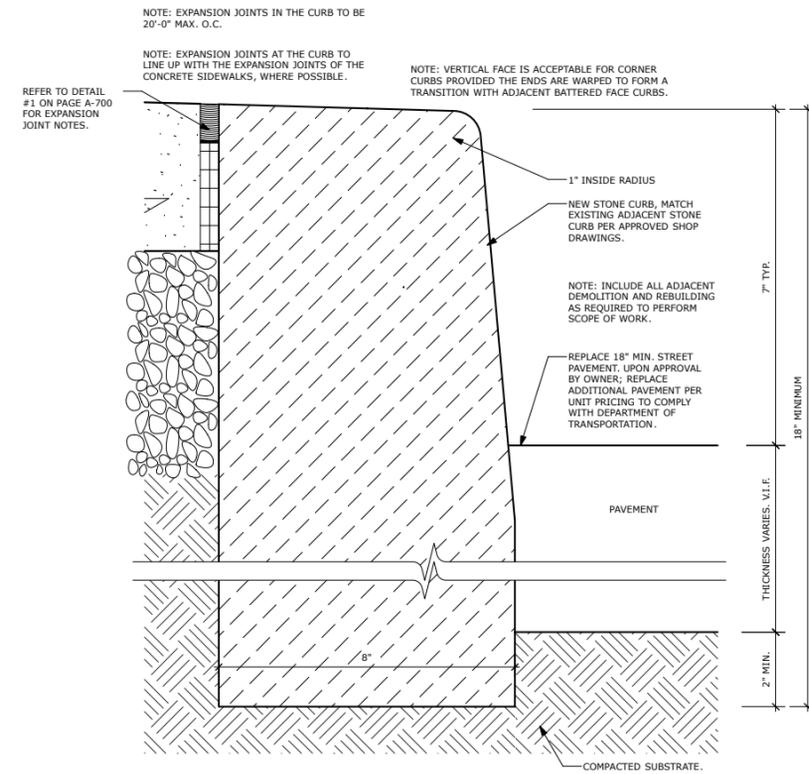
1 SECTION DETAIL AT NEW VAULT WATERPROOFING
Scale: 6" = 1'-0"



3 SECTION DETAIL AT NEW EXPANDING FOAM SEALANT JOINTS AT STONE SIDEWALK
Scale: 6" = 1'-0"



2 SECTION DETAIL AT SIDEWALK AND RETAINING WALL
Scale: 6" = 1'-0"



4 SECTION DETAIL AT NEW STONE CURB
Scale: 6" = 1'-0"

