

PROPOSED FACADE REPAIRS

23 EAST 64TH STREET
25 EAST 64TH STREET
740 MADISON AVENUE



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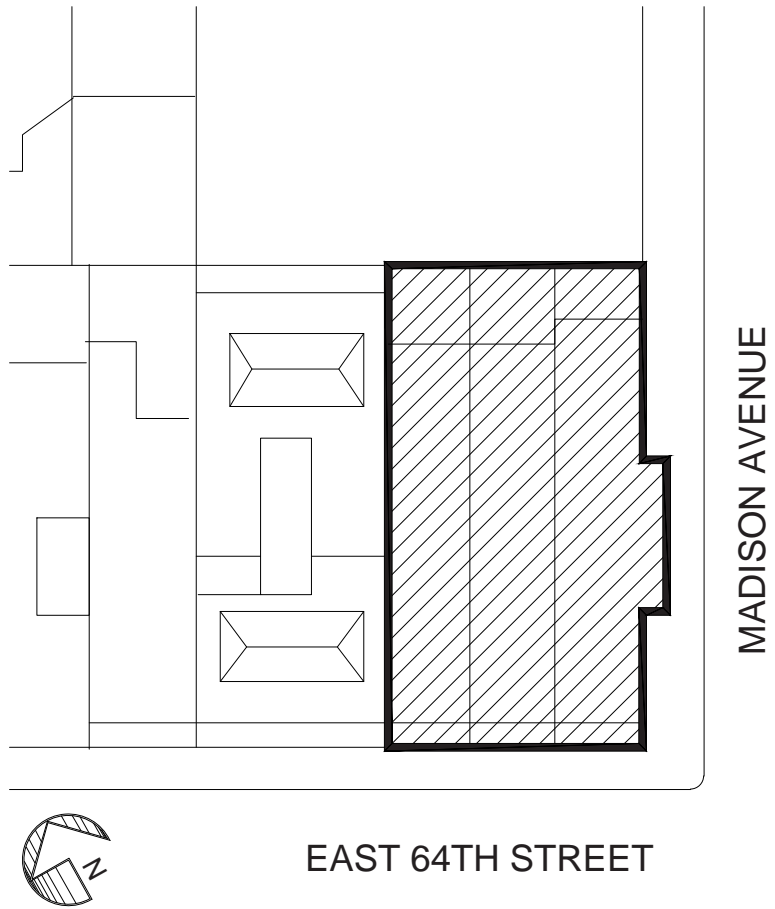
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www.drpilla.com

KEY PLAN



Revisions

Oct. 2013 - Building Use: Commercial - Whitebox

Feb., 2013 - Building Use: Commercial-Whitebox- 3rd rev.

March 2014- Building Use: Commercial-Whitebox- 5th rev.

March 28 2014 - DOB FILING

December 1, 2014 - Column Grid Coordination w/ S-drawings

02.06.15 - Filing Set to Date per DOB Revisions

02.26.15 - ADDED DIMENSION IN COLUM LINE 2.1 & 2.2/ REV. A.3

03.16.15 - ISSUED FOR CONSTRUCTION

Project

740 MADISON AVENUE
(23 E. 25 E. 64th St & 740 Madison Ave)

Title

COVER SHEET

Seal & Signature

Date: March 18, 2013

Project No: 1002

Drawing by: HC

Checked by: LVL

Scale: As Noted

DWG No:

T-0

Cad file # of 34
1002_740 Madison

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PROPOSED FACADE REPAIRS

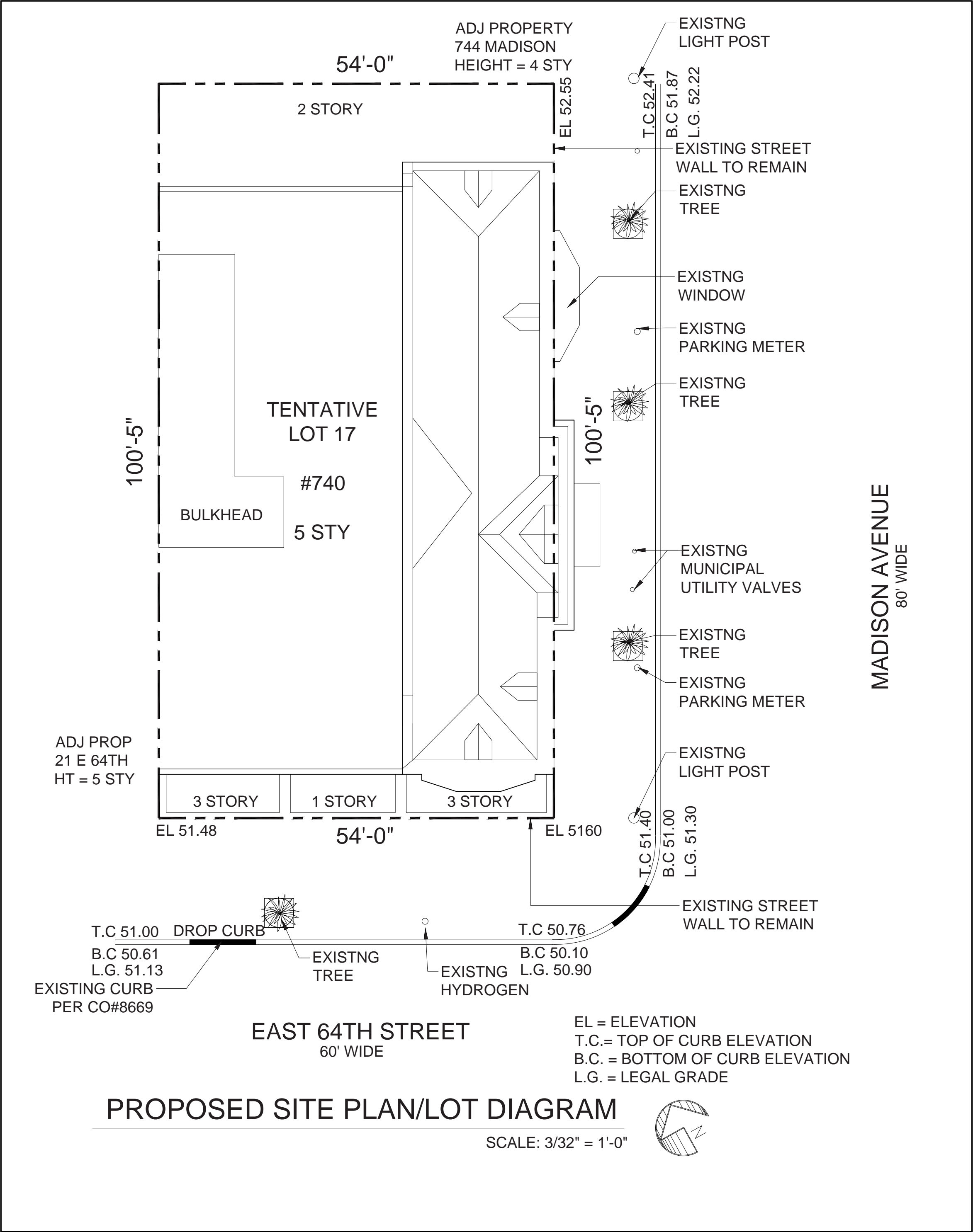
23 EAST 64TH STREET
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740 MADISON AVENUE

DRAWING LIST

- T-0: COVER SHEET
T-1: PROPOSED SITE PLAN
T-2: FACADE REPAIR SCOPE OF WORK

- A-3: PROPOSED PLANS - 4TH, 5TH & ROOF
A-4: PROPOSED ELEVATION - EAST 64TH STREET
A-5: PROPOSED ELEVATION - MADISON AVENUE
A-6: PROPOSED ELEVATION - REAR

- A-9: SITE PLAN - OPEN SPACES
A-10: FACADE PHOTOS
A-11: FACADE PHOTOS



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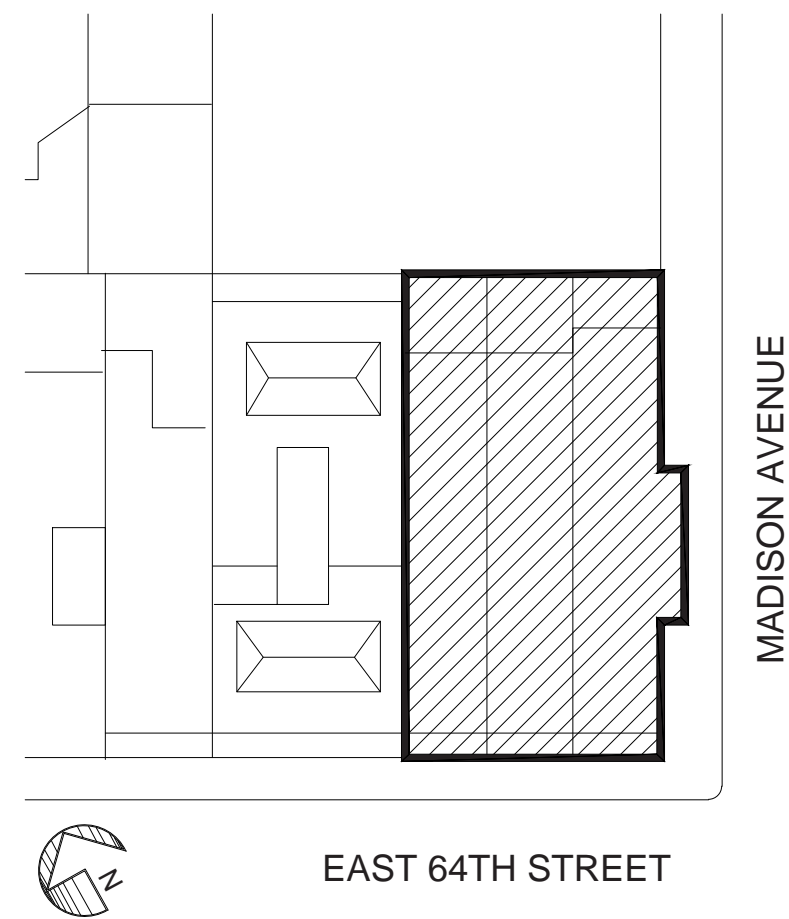
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PROPOSED SITE PLAN
& DRAWINGS LIST

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DWG No:

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AERIAL PHOTO

FACADE REPAIR SCOPE OF WORK (SEE PROPOSED ELEVATIONS: A-3, A-4 & A-5)

740 MADISON

1. REMOVE EXISTING BASE. INSTALL NEW 8" GRANITE BASE COLOR & TEXTURE TO BE APPROVED BY ARCHITECT. SEE DETAIL DWG.
2. NEW CAST STONE PANELS TO MATCH EXISTING STONE FINISH IN COLOR, SIZE AND PROFILE, PROVIDE SAMPLES FOR APPROVAL. JOINT LAYOUT TO BE APPROVED BY ARCHITECT IN SHOP DRAWINGS PRIOR TO FABRICATION. ALTERNATE:
3. NEW STORE FRONT WINDOW OPENINGS WITH STONE TRIM MOLDING TO MATCH EXISTING. SEE A-3 & A-4 DRAWING ELEVATIONS SHOWING EXISTING AND NEW OPENINGS LOCATION. SEE SEE DETAIL DRAWINGS FOR FURTHER INFORMATION.
4. NEW FRONT ENTRANCE GLASS STEEL DOOR WITH TRANSOM. EXISTING STONE DECORATIVE SURROUND TO REMAIN, WASHED AND CLEAN WITH SOFT DETERGENT RESTORATION CLEANER BY PROSOCO. EXISTING SPOILED DAMAGE STONE AREAS OF STONE SURFACE TO BE REPAIRED WITH "CUSTOM SYSTEM 45" BY EDISON COATING. STONE DECORATIVE SIDE PANELS TO BE MODIFIED IN SIZE.
5. NEW PAINTED METAL STEEL FRAME WINDOW WITH MONOLITHIC $\frac{3}{4}$ " GLASS, SEE ELEVATION FOR SIZES. STONE SPANDRELS/ TRANSOM TO CONCEAL STEEL BEAM FRAME SEE DETAILS FOR FURTHER INFORMATION.
7. DECORATIVE WATER TABLE/ CORNICE TO REMOVED A SECTION AND STORED, DUPLICATED IN PROFILE, SIZE AND TEXTURE FOR REINSTALLATION. NEW WATER TABLE TO BE INSTALLED IN EXISTING AND NEW LOCATIONS SEE ELEVATION PLAN AND DETAILS FOR MORE INFORMATION. FLASHING AS REQUIRED. EXISTING DECORATIVE BALLAST TO REMAIN, WASHED AND CLEAN WITH SOFT DETERGENT RESTORATION CLEANER BY PROSOCO. EXISTING SPOILED DAMAGE STONE AREAS OF STONE SURFACE TO BE REPAIRED WITH "CUSTOM SYSTEM 45" BY EDISON COATING. ADD MISSING BALUSTER , MATCH EXISTING. BALUSTER TO BE REINFORCE W/ S.S. DOWELS.
8. NEW FINISH CAST STONE PANELS TO MATCH EXISTING STONE IN COLOR SIZE AND PROFILE. JOINT LAYOUT TO BE APPROVED BY ARCHITECT IN SHOP DRAWINGS PRIOR TO FABRICATION. SEE A-6 ELEVATION DWG. AND DETAILS.
9. NEW WIDOW OPENING WITH DECORRATIVE CAST STONE FRAME TO MATCH EXISTING WINDOW SURROUNDS IN SIZE COLOR TEXTURE SEE WINDOW SCHEDULE FOR SIZE AND LAYOUT.
10. EXISTING BRICK FACADE TO WASHED AND CLEAN WITH SOFT DETERGENT RESTORATION CLEANER BY PROSOCO.
11. AT EXISTING DECORATIVE STONE RAILING AND WINDOW SURROUNDS REMOVE EXISTING PAINT/ STUCCO FINISH AND RECOATED WITH NEW STUCCO FINISH MATCH NEW AND EXITING STONE. USE EDISON COATING PRODUCT FOR FINISHES AND REPAIRS. NEW WINDOW SIZE AS PER EXISTING. INSTALL A 20 YEAR N.D.L. GUARANTY ROOFING SYSTEM MEMBRANE . NEW ROOFING DRAIN TO MATCH EXISTING. PROVIDE 16 O.Z. LCC FLASHING AT ALL SIDES.
12. NEW CAST STONE BALUSTER TO MATCH EXISTING ROOF BALUSTER IN SIZE, TEXTURE AND PROFILE, TERRACE FLASHING AS REQUIRED SEE ELEVATION DETAILS.
13. EXISTING DECORATIVE CORNICE/ WATER TABLE REMOVE PAINT/ STUCCO FINISH AND RECOATED WITH NEW STUCCO FINISH MATCH NEW AND EXISTING STONE. USE EDISON COATING PRODUCT FOR FINISHES AND REPAIRS. INSPECT AND REPAIRED PREVIOUSLY WORK DONE WITH ANY STYROFOAM/ RIGID INSULATION.
14. EXISTING DECORATIVE BALASTER TO REMAIN, REMOVE PAINT/ STUCCO FINISH AND RECOATED WITH NEW STUCCO FINISH MATCH NEW AND EXISTING STONE. SPOILED DAMAGE STONE AREAS OF STONE SURFACE TO BE REPAIRED WITH "CUSTOM SYSTEM 45" BY EDISON COATING. ADD MISSING BALUSTER , MATCH EXISTING. INSPECT AND REPAIRED PREVIOUSLY WORK DONE WITH ANY STYROFOAM/ RIGID INSULATION. ANY LOOSE AND REMOVED BALLUSTERS ARE TO BE INSTALLED AND SECURED WITH S.S. DOWELS AND FLASHING.
15. AT VALLEY REMOVE EXISTING MEMBRANE DOWN TO THE PARAPET SLAB AND EXPOSED PROPERLY . MAKE REPAIRS AS REQUIRED, UNCOVERED TERRACE PATCH TO ELIMINATE POUNDING . INSTALL A 20 YEAR N.D.L. GUARANTY ROOFING SYSTEM MEMBRANE . NEW ROOFING DRAIN TO MATCH EXISTING. PROVIDE 16 O.Z. LCC FLASHING AT ALL SIDES.
16. EXISTING ROOF SLATE TO REMAIN INSPECT FOR MISSING SLATE AND DAMAGE FLASHING. REPAIR AND INSTALL AS REQUIRED. ALL SKYLIGHT TO BE REMOVED AND REPLACED WITH SLATE MATCHING EXISTING.
17. REPAINT EXISTING EXISTING WINDOWS FRAME AND SURROUNDS, COLOR TO MATCH EXISTING. REPAIR ANY DAMAGED SILL FLASHING.
18. DAMAGE COPPER IN DORMERS TO BE REPLACED WITH NEW COPPER MATCHING ORIGINAL IN SIZE AND FINISH PATINA.
19. EXISTING ROOF CHIMNEYS TO REPAIRED, HEIGHT SIZE AND FINISH TO REMAIN AS APPROVED BY NYC LANDMARKS.

23 EAST 64TH STREET

1. NEW 8" GRANITE BASE COLOR & TEXTURE TO BE APPROVED BY ARCHITECT AND LANDMARKS. SEE DETAIL FOR FURTHER INFORMATION.
2. AFTER REMOVAL OF EXISTING FINISH STUCCO AND RIGID INSULATION . EXPOSED EXISTING (ORIGINAL) BRICK FACADE, POWER WASHED AND CLEAN WITH SOFT DETERGENT RESTORATION CLEANER BY PROSOCO. PROVIDE 16" BY 16" TEST APPLICATION FOR REVIEW AND APPROVAL. NEW BRICK AS REQUIRED TO MATCH EXISTING. REPOINT ALL BRICK TO MATCH ORIGINAL IN COLOR AND AGGREGATES. ALTERNATE: REMOVE EXISTING FACE BRICK WHYTE AND INSTALL NEW NYC LANDMARKS APPROVED EXTERIOR FINISH BRICK (MATCHING ORIGINAL IN COLOR TEXTURE AND SIZE). AS REQ. INSTALL NEW STONE WINDOW SILL WITH FLASHING.
3. EXISTING LINTELS TO BE SCRAPER AND CLEANED PRIMED WITH RUSTOLIUM PRODUCT. PROVIDE WEEPS IF NEEDED. EXISTING DECORATIVE METAL TO REMAIN AND RESTORED TO NEW. ALTERNATE: REPLACE SPOILED DECORATIVE METAL WITH NEW MATCHING EXISTING IN SHAPE SICE AND FINISH.
4. EXISTING ENTRANCE OPENINGS TO BE MODIFIED FOR NEW GLASS DOOR , METAL FINISH GARAGE DOOR FOR CAR LIFT AND PAINTED METAL WIDOW ENTRANCE DOOR. OPENINGS TO BE MODIFIED AND RELOCATED FOR SIZE OPENINGS. ALT.: REMOVE EXISTING DAMAGE LINTEL AND INSTALL NEW AS OER ENG. SPECS.
5. POWER AND HAND WASH SCRAPER EXISTING STONE. REMOVED EXISTING SPOILED STONE. MISSING AND REMOVED DAMAGE AREAS OF STONE SURFACE TO BE REPAIRED WITH "CUSTOM SYSTEM 45" BY EDISON COATINGS. COLOR PROFILE AND TEXTURE TO MATCH EXISTING. PROVIDE 12"x12" TEST FOR REVIEW AND APPROVAL.
6. REMOVE EXISTING TERRACE MEMBRANE DOWN TO SLAB AND EXPOSED PROPERLY . MAKE REPAIRS AS REQUIRED. PATCH TO ELIMINATE POUNDING . INSTALL A 20 YEAR N.D.L. GUARANTY ROOFING SYSTEM MEMBRANE . NEW ROOFING DRAIN TO MATCH EXISTING. PROVIDE 16 O.Z. LCC FLASHING AT ALL SIDES. BALLUSTER ARE TO BE REPAIRED AS NECESSARY AND REINSTALLED W/ NEWW S.S. DOWELS.
7. EXISTING WINDOWS TO BE REMOVED. LINTELS TO BE SCRAPER AND CLEANED PRIMED WITH RUSTOLIUM PRODUCT. PROVIDE WEEPS IF NEEDED. STONE KEY AND SILLS TO BE POWER WASHED PROVIDED FLASHING. NEW SILLS TO MATCH EXISTING IN COLOR SIZE AND TEXTURE.
8. AFTER REMOVAL OF EXISTING FINISH STUCCO AND RIGID INSULATION . EXPOSED EXISTING (ORIGINAL) BRICK FACADE, POWER WASHED AND CLEAN WITH SOFT DETERGENT RESTORATION CLEANER BY PROSOCO. PROVIDE 16" BY 16" TEST APPLICATION FOR REVIEW AND APPROVAL. NEW BRICK AS REQUIRED TO MATCH EXISTING. REPOINT ALL BRICK TO MATCH ORIGINAL IN COLOR AND AGGREGATES. NOTE: SEE ALT. IN ITEM 2
9. POWER AND HAND WASH SCRAPER EXISTING CORNICE. REMOVED EXISTING SPOILED AREAS. MISSING AND REMOVED DAMAGE AREAS OF SURFACE TO BE REPAIRED WITH "CUSTOM SYSTEM 45" BY EDISON COATINGS. COLOR PROFILE AND TEXTURE TO MATCH EXISTING. PROVIDE 12"x12" TEST FOR REVIEW AND APPROVAL. NEW COPPER FLASHING. ALTERNATE: PROVIDE PRICE TO REBUILT PORTIONS OF CORNICE AS NEEDED AND TO MATCH ORIGINAL IN SIZE, MATERIAL AND FINISH. NEW METAL STRUCTURE SEE DETAIL.
10. REMOVED EXISTING ROOFCORNICE MEMBRANE DOWN TO SUB TRACE REPAIR AND REINFORCE CORNICE TO NEW CONCRETE ROOF SLAB SEE ROOF DETAIL . INSTALL A 20 YEAR N.D.L. GUARANTY ROOFING SYSTEM MEMBRANE PROVIDE 16 O.Z. LCC FLASHING.

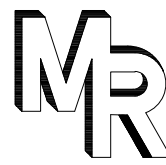
25 EAST 64TH STREET

1. NEW 8" GRANITE BASE COLOR & TEXTURE TO BE APPROVED BY ARCHITECT AND LANDMARKS. SEE DETAIL FOR FURTHER INFORMATION.
2. MASONRY WALL WITH CAST STONE TEXTURE AND COLOR TO BE SELECTED BY ARCHITECT. SEE DETAIL FOR DIMENSIONS AND WALL ASSEMBLY.
3. INSTALL A 20 YEAR N.D.L. GUARANTY ROOFING SYSTEM MEMBRANE AND NEW ROOFING DRAIN. PROVIDE 16 O.Z. LCC FLASHING AT ALL SIDES SEE DETAILS.
4. EXISTING ENTRANCE OPENINGS TO BE MODIFIED FOR NEW EXIT DOOR AND NEW STORE FRONT METAL FRAME GLASS WINDOW.
5. EXISTING WINDOWS TO BE REMOVED. LINTELS TO BE SCRAPER AND CLEANED PRIMED WITH RUSTOLIUM PRODUCT. PROVIDE WEEPS IF NEEDED. NEW DECORATIVE BROWN STONE WINDOW CASING SEE DETAIL. NEW WINDOW SILL AT 2ND FLOOR. ALT.: NEW WINDOW SILLS AT UPPER FLOORS. SUBMIT CASING FOR LANDMARK'S APPROVAL.
6. REMOVE ALL EXISTING STUCCO WITH RIGID INSULATION, EXPOSE EXISTING BROWNSTONE FACADE DECORATIVE DETAILING. RESTORE AND RECOAT BROWNSTONE FACADE TO MATCH ORIGINAL. NOTE: IF EXISTING FACADE DOES NOT PROVIDE ENOUGH INFORMATION TO MATCH ORIGINAL SEE NEW ELEVATION AND DETAIL PLANS.
7. POWER AND HAND WASH SCRAPER EXISTING CORNICE. REMOVED EXISTING SPOILED AREAS. MISSING AND REMOVED DAMAGE AREAS OF SURFACE TO BE REPAIRED WITH "CUSTOM SYSTEM 45" BY EDISON COATINGS. COLOR PROFILE AND TEXTURE TO MATCH EXISTING. PROVIDE 12"x12" TEST FOR REVIEW AND APPROVAL. ALTERNATE: PROVIDE PRICE TO REBUILT PORTIONS OF CORNICE AS NEEDED AND TO MATCH ORIGINAL IN SIZE, MATERIAL AND FINISH. NEW METAL STRUCTURE SEE DETAIL.
8. REMOVED EXISTING ROOF MEMBRANE DOWN TO SUB TRACE REPAIR AND REINFORCE CORNICE TO NEW ROOF DETAIL . INSTALL A 20 YEAR N.D.L. GUARANTY ROOFING SYSTEM MEMBRANE PROVIDE 16 O.Z. LCC FLASHING.

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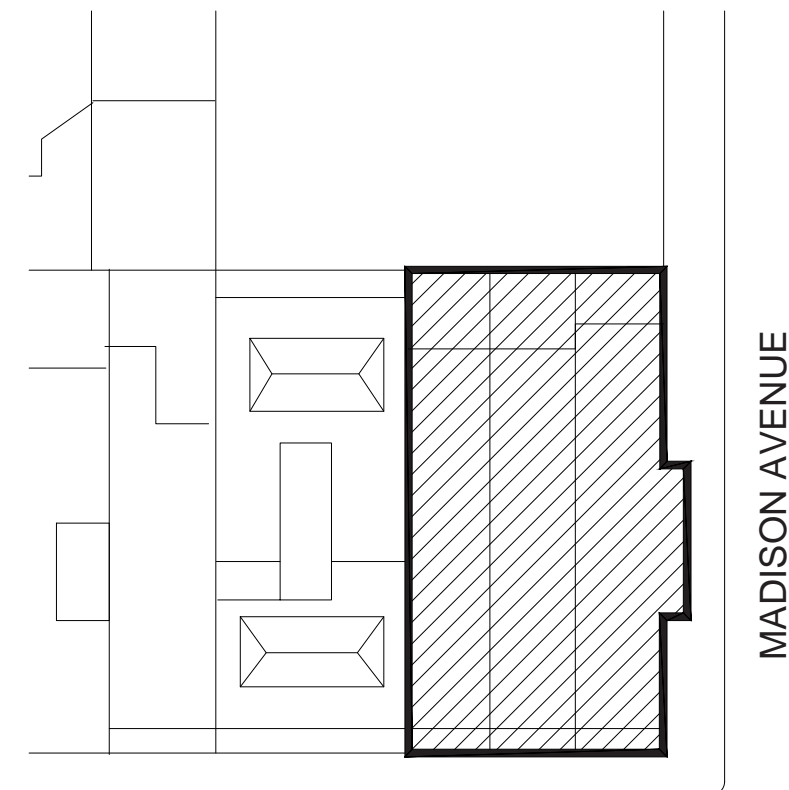
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KEY PLAN



EAST 64TH STREET

Revisions

Oct. 2013 - Building Use: Commercial - Whitebox

Feb. . 2013 - Building Use: Commercial-Whitebox- 3rd rev.

March 2014- Building Use: Commercial-Whitebox- 5th rev.

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Project

740 MADISON AVENUE

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Title

FACADE REPAIR
SCOPE OF WORK

Seal & Signature

Date: March 18, 2013

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T-2

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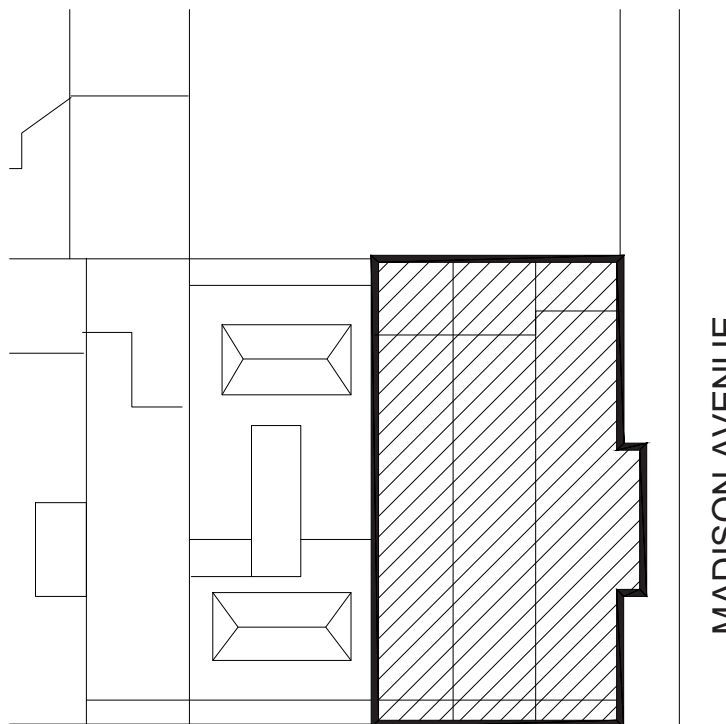
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02.21.19 MECH. UNIT DIMENSION		

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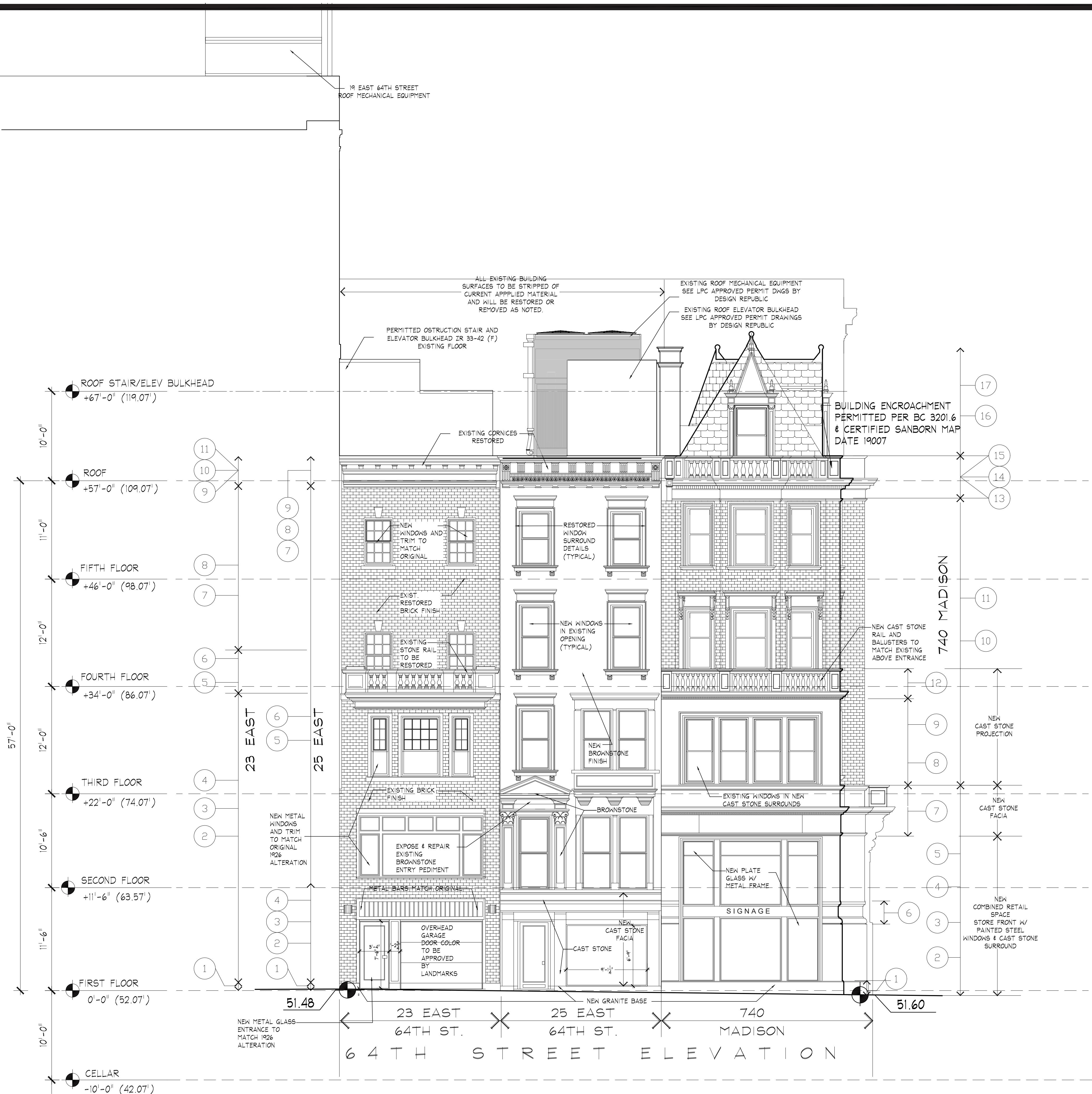
PROPOSED ELEVATION
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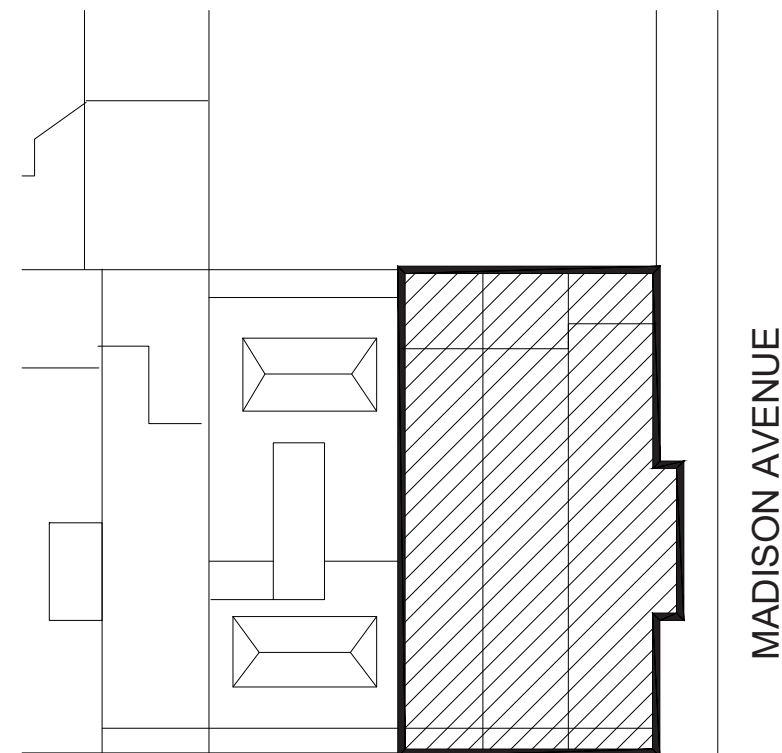
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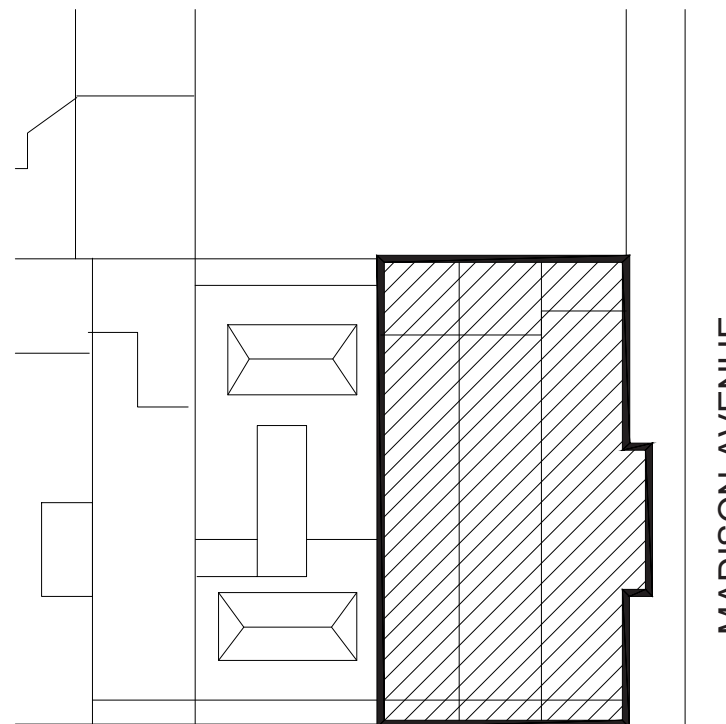
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PROPOSED ELEVATION - REAR

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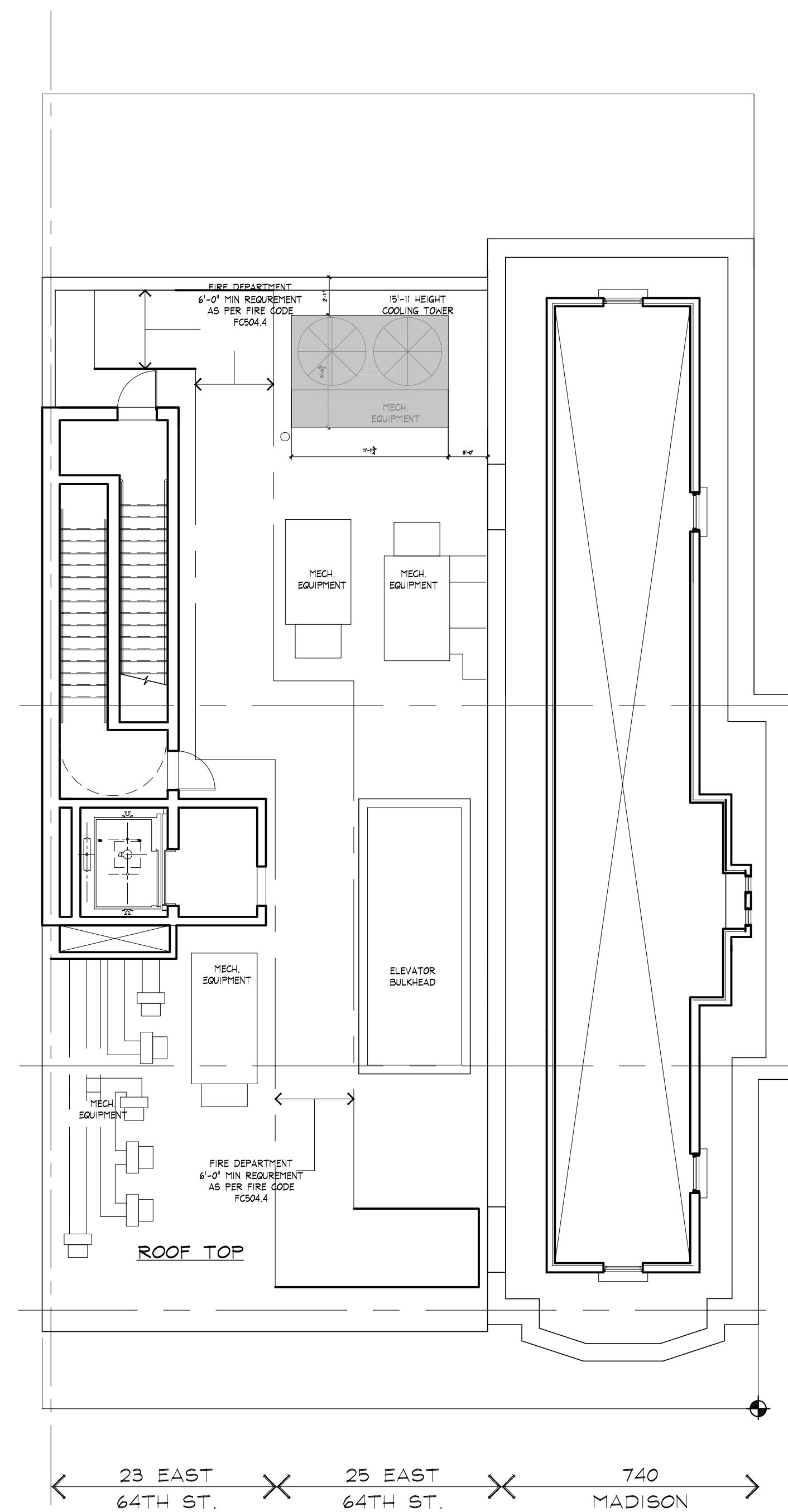
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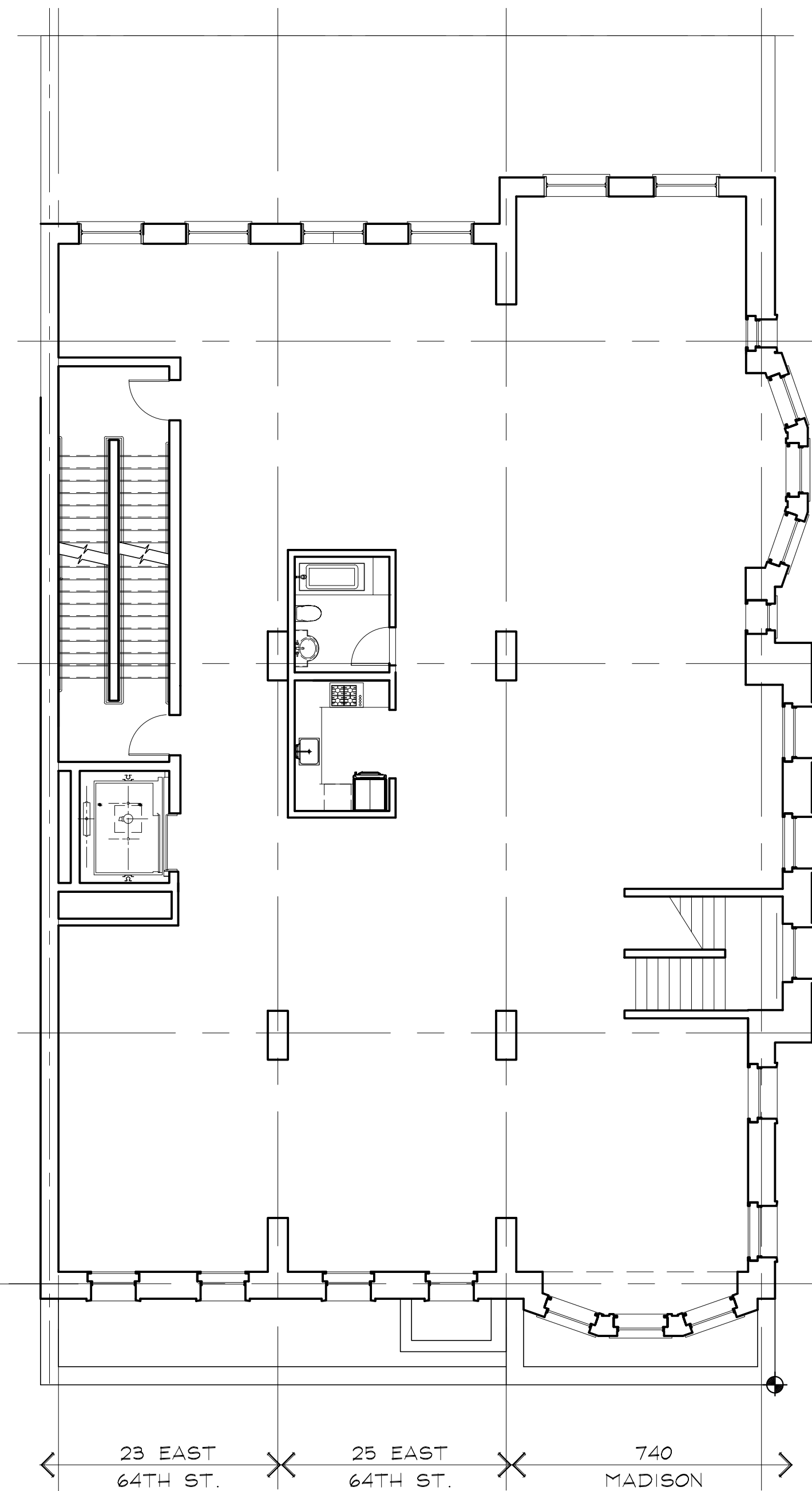
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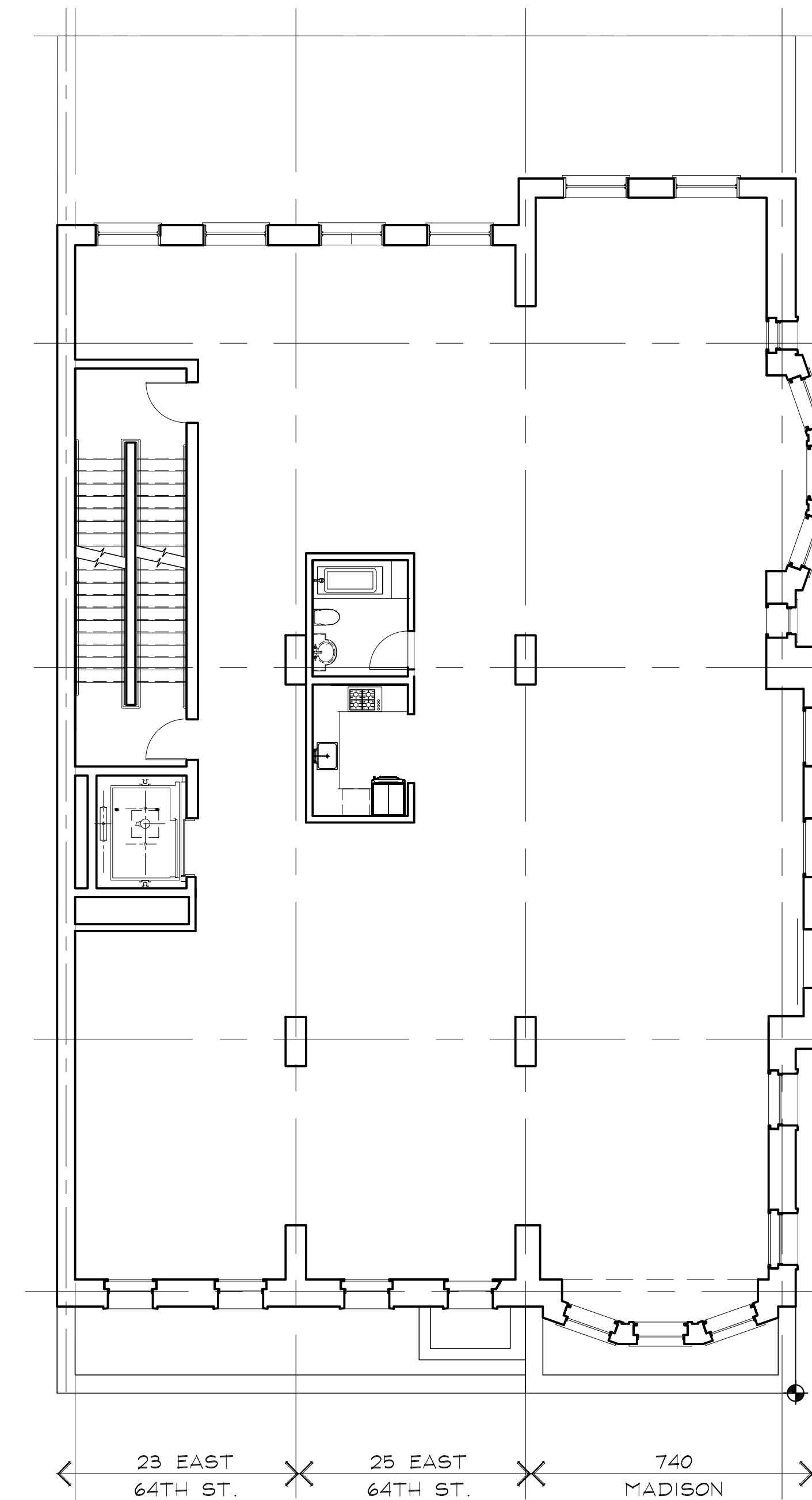




ROOF



5TH FL.



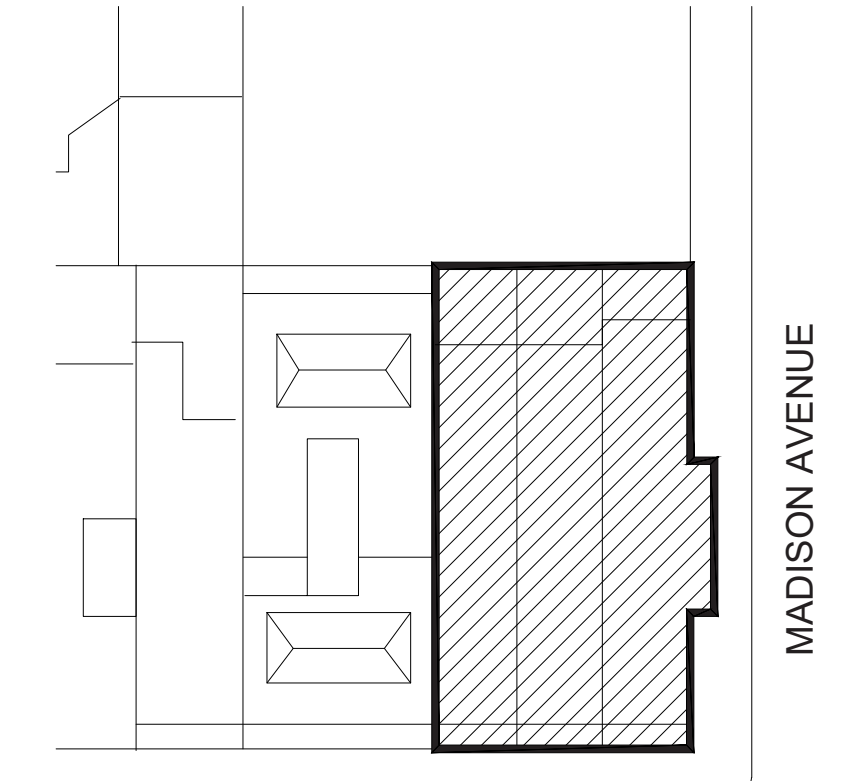
4TH FL.

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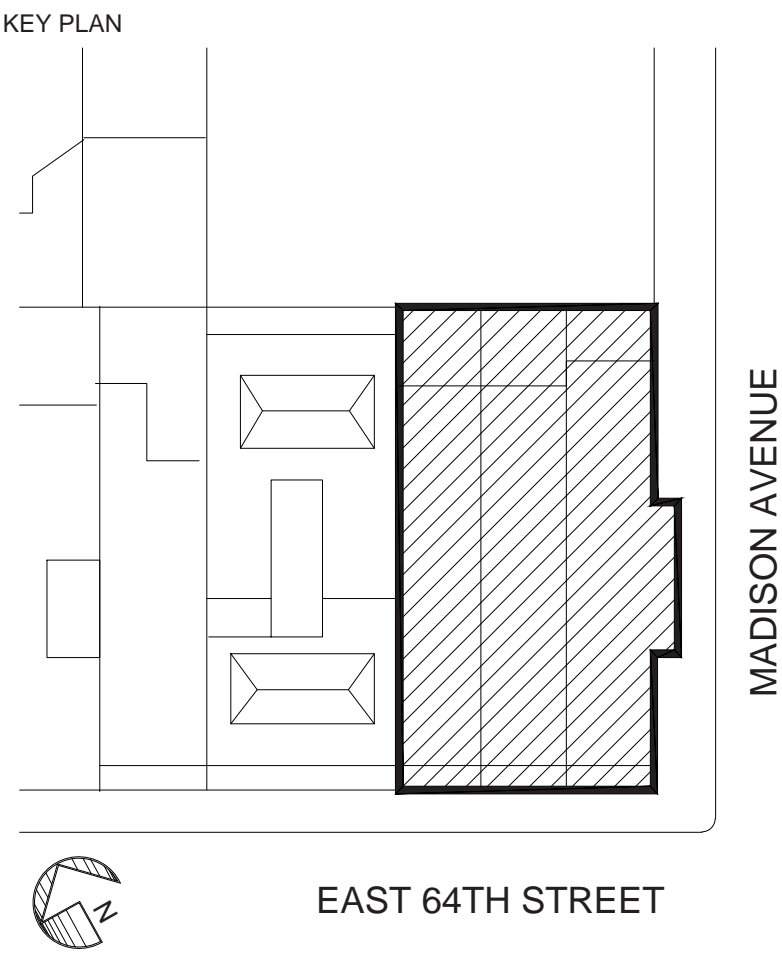
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Project
740 MADISON AVENUE
(23 E. 25 E. 64th St & 740 Madison Ave)

Title

PHOTOS

Seal & Signature	Date: March 18, 2013
	Project No: 1002
	Drawing by: HC
	Checked by: LVL
	Scale: As Noted
	DWG No:
	A-10
	Cad file # of 34
	1002_740 Madison
	1 2013 VL Architects, PLLC



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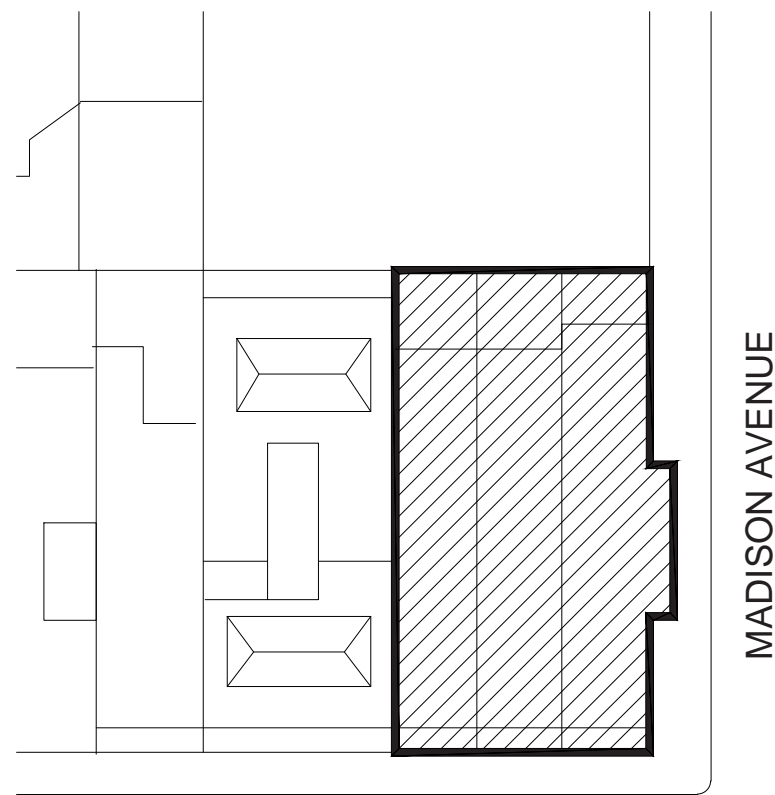
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KEY PLAN



EAST 64TH STREET

Revisions

Oct. 2013 - Building Use: Commercial - Whitebox

Feb., 2013 - Building Use: Commercial-Whitebox- 3rd rev.

March 2014- Building Use: Commercial-Whitebox- 5th rev.

March 28 2014 - DOB FILING

December 1, 2014 - Column Grid Coordination w/ S-drawings

02.06.15 - Filing Set to Date per DOB Revisions

02.26.15 - ADDED DIMENSION IN COLUM LINE 2.1 & 2.2/ REV. A.3

03.16.15 - ISSUED FOR CONSTRUCTION

Project

740 MADISON AVENUE
(23 E. 25 E. 64th St & 740 Madison Ave)

Title

PHOTOS

Seal & Signature

Date: March 18, 2013

Project No: 1002

Drawing by: HC

Checked by: LVL

Scale: As Noted

DWG No:

A-11

Cad file #

1002_740 Madison

of 34

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EAST 65TH STREET



EAST 64TH STREET

PARTIAL BLOCK 1379 - REAR YARD SETBACKS / OPEN SPACES

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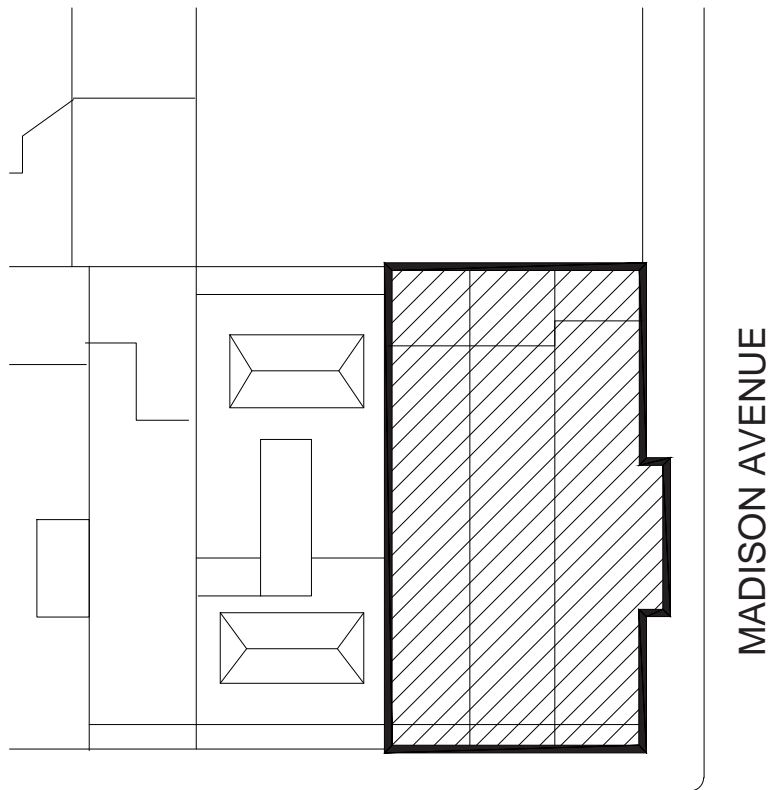
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Project

740 MADISON AVENUE
(23 E. 25 E. 64th St & 740 Madison Ave)

Title

SITE PLAN
OPEN SPACES

Seal & Signature

Date: March 18, 2013

Project No: 1002

Drawing by: HC

Checked by: LVL

Scale: As Noted

DWG No:

A-12

Cad file #

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