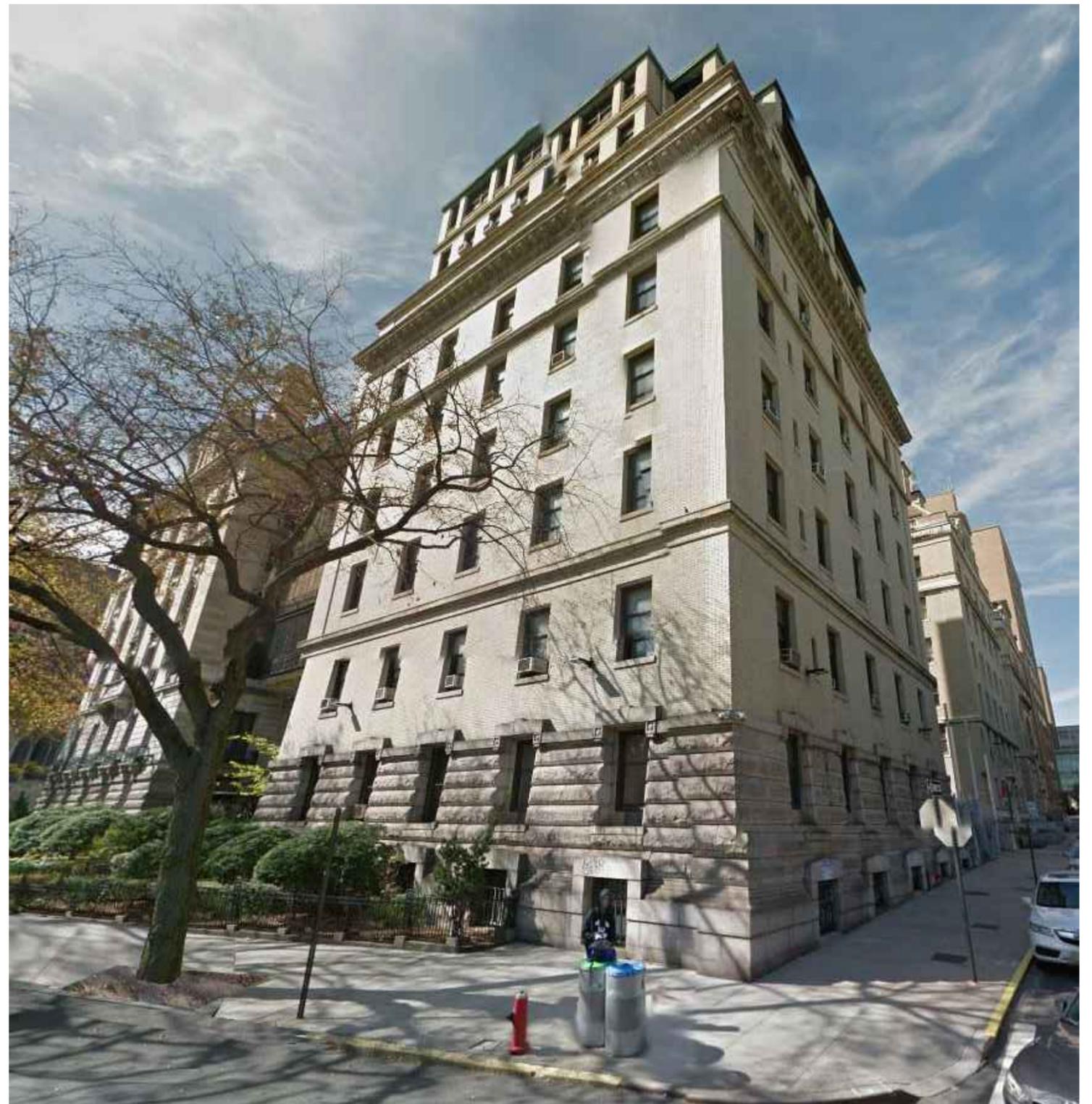




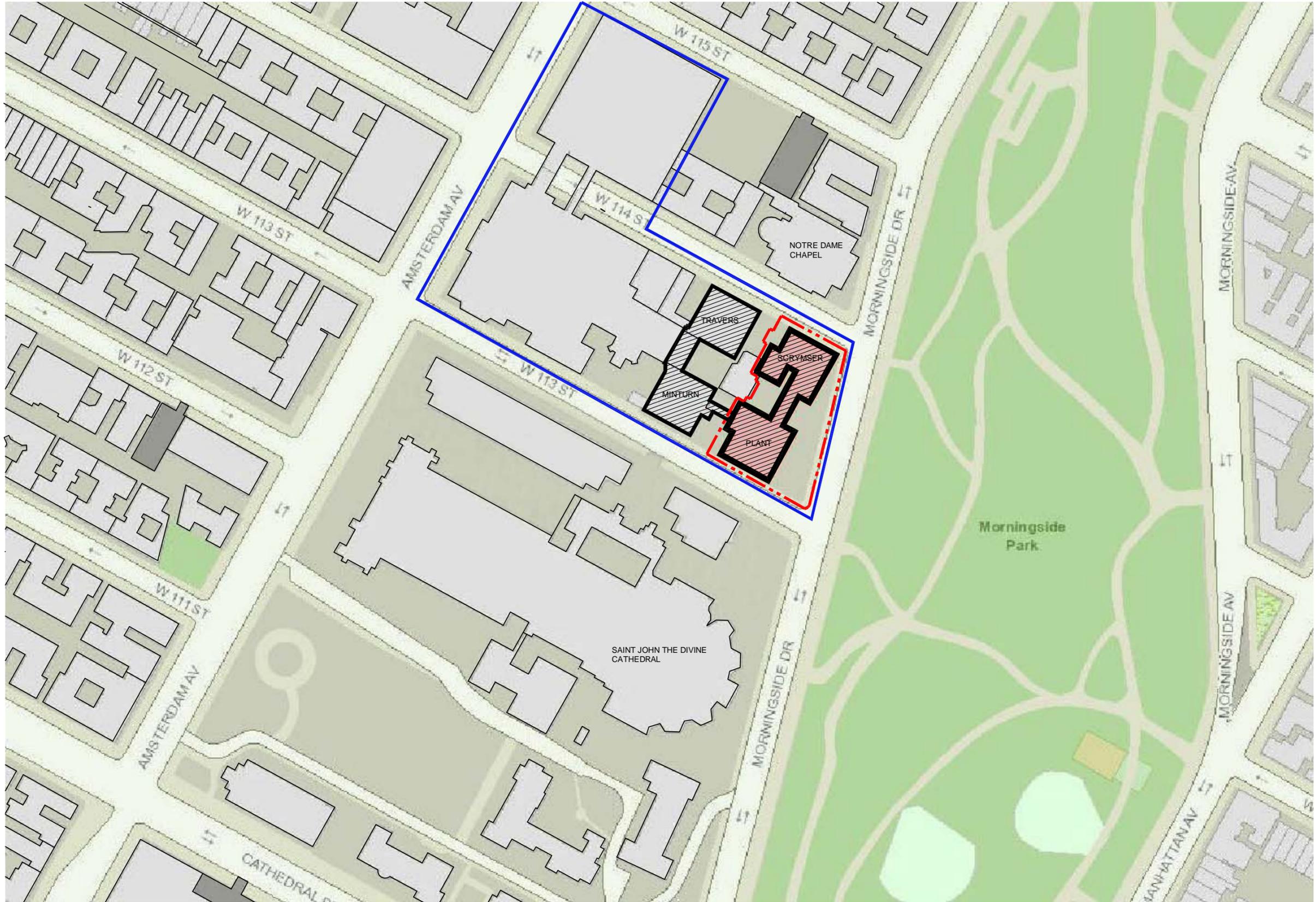
PLANT - 401 WEST 113TH STREET



SCRYMSER - 404 WEST 114TH STREET



LANDMARKS PRESERVATION COMMISSION HEARING



LEGEND

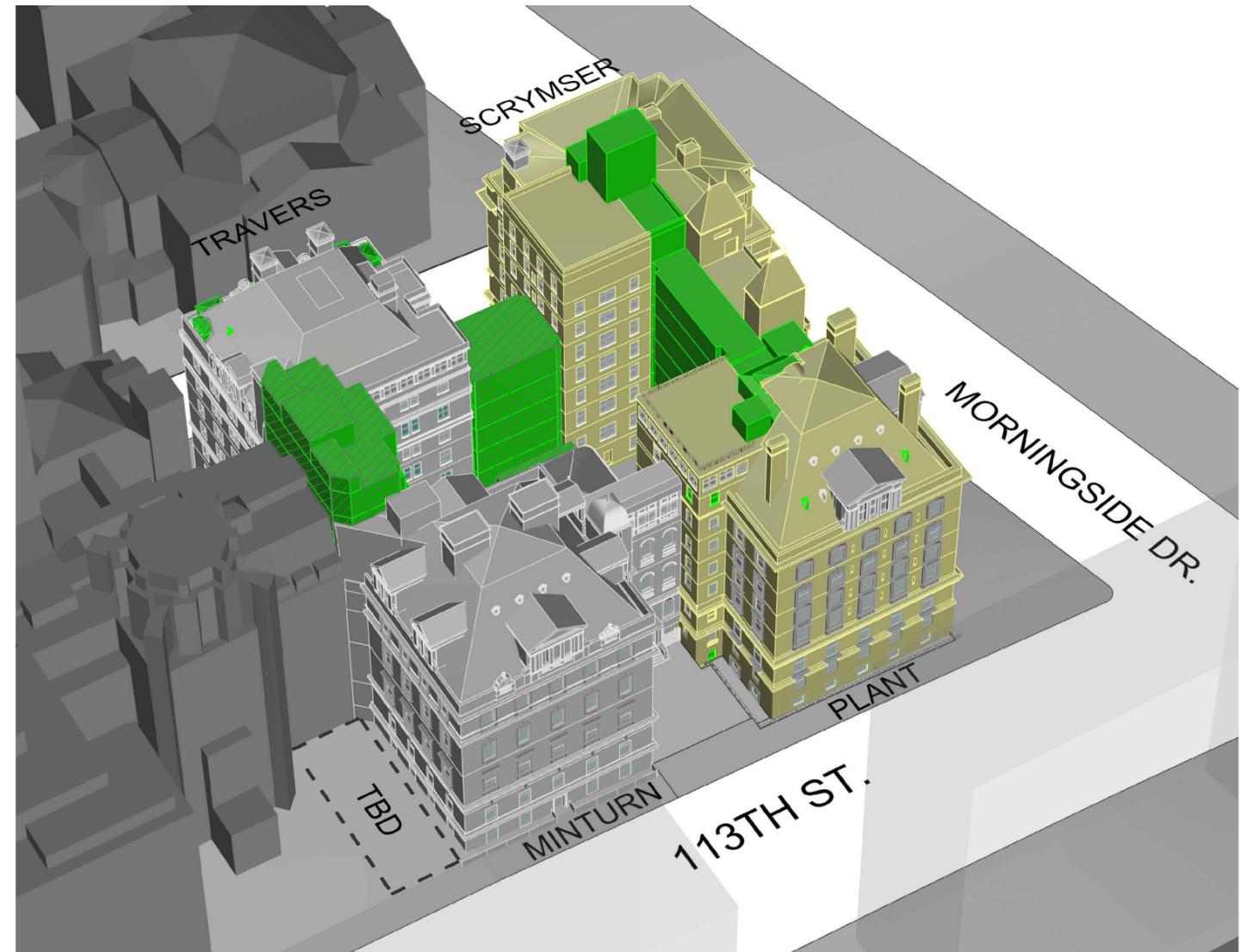
-  NON LANDMARKED BUILDING
-  LANDMARKED BUILDING
-  LANDMARK SITE
-  HOSPITAL SITE

LANDMARKS SITE PLAN

30 MORNINGSIDE, NEW YORK, NEW YORK

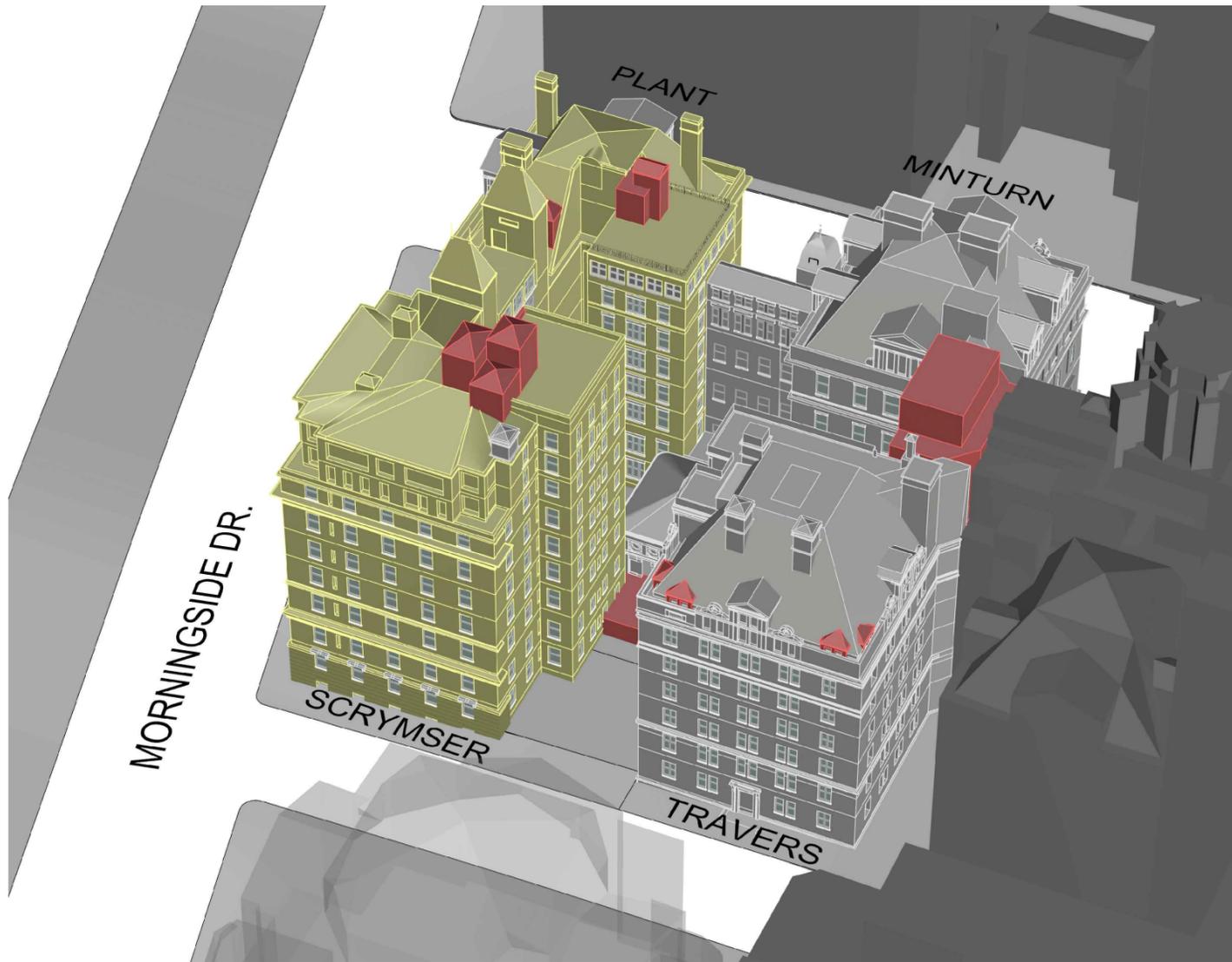


EXISTING TO BE REMOVED

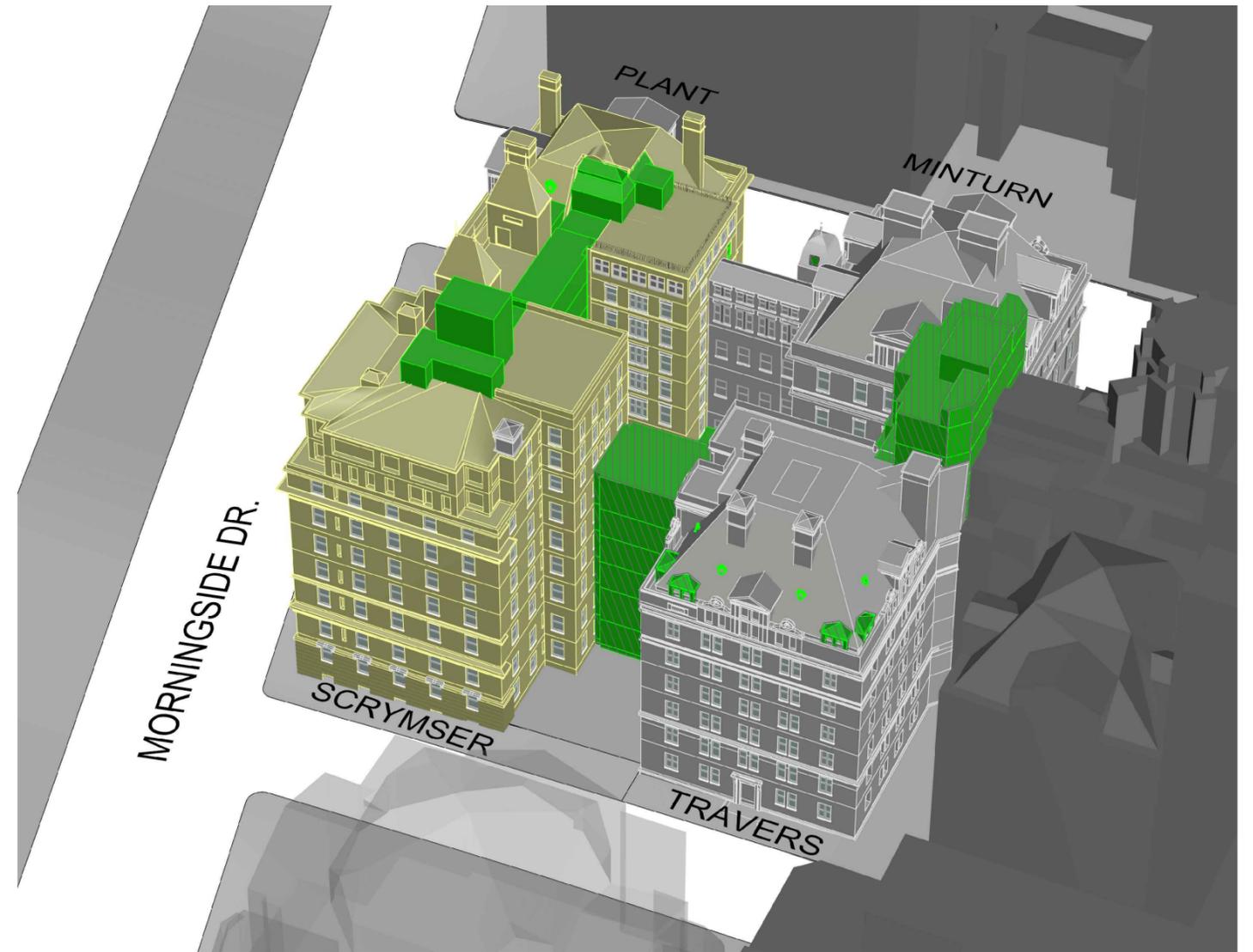


PROPOSED INFILL & BULKHEAD

- LANDMARK BUILDINGS
- NON-LANDMARK BUILDINGS
- EXISTING TO BE REMOVED
- LANDMARK BUILDING INFILLS
- NON-LANDMARK BUILDING INFILLS

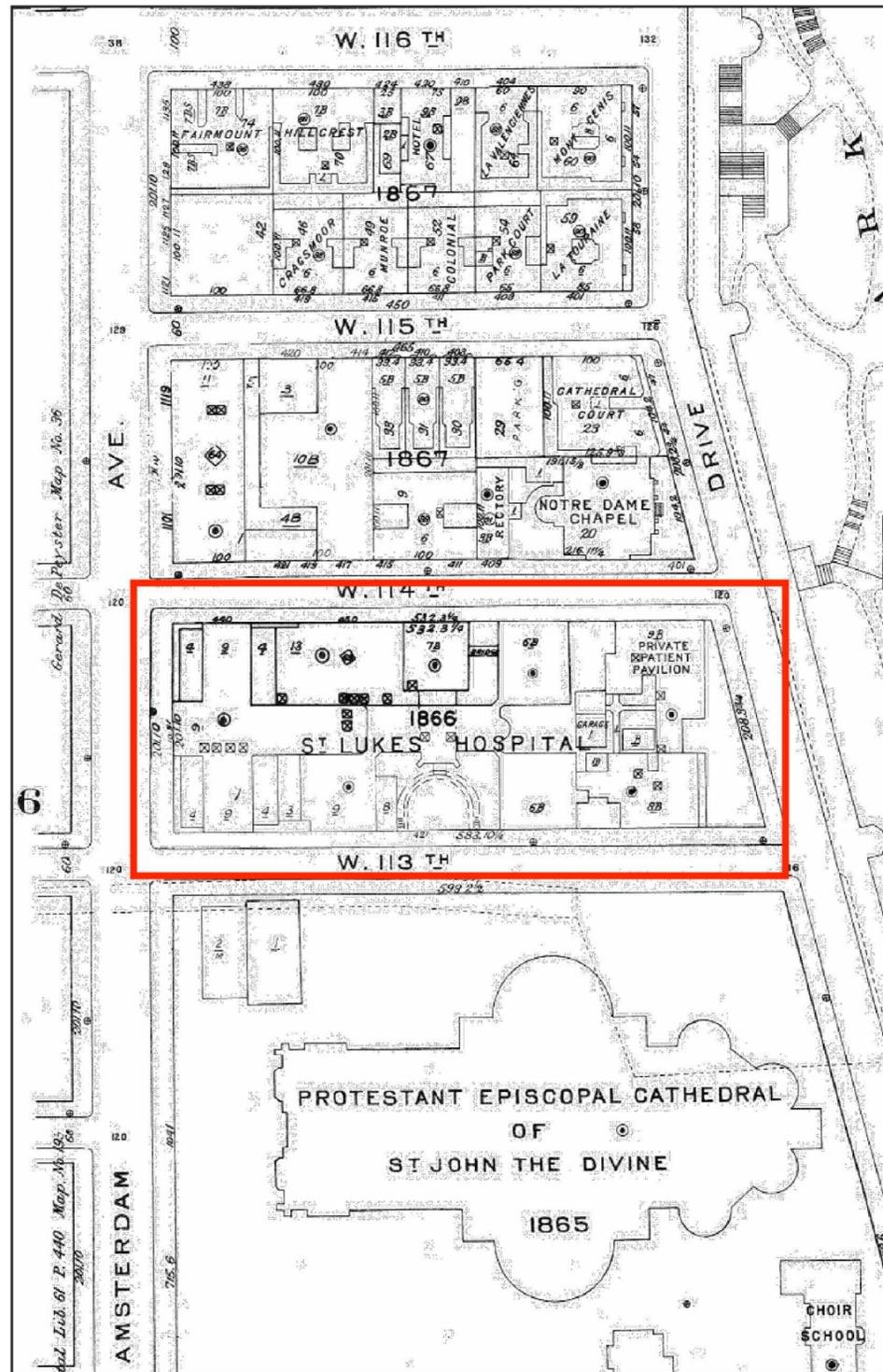


EXISTING TO BE REMOVED

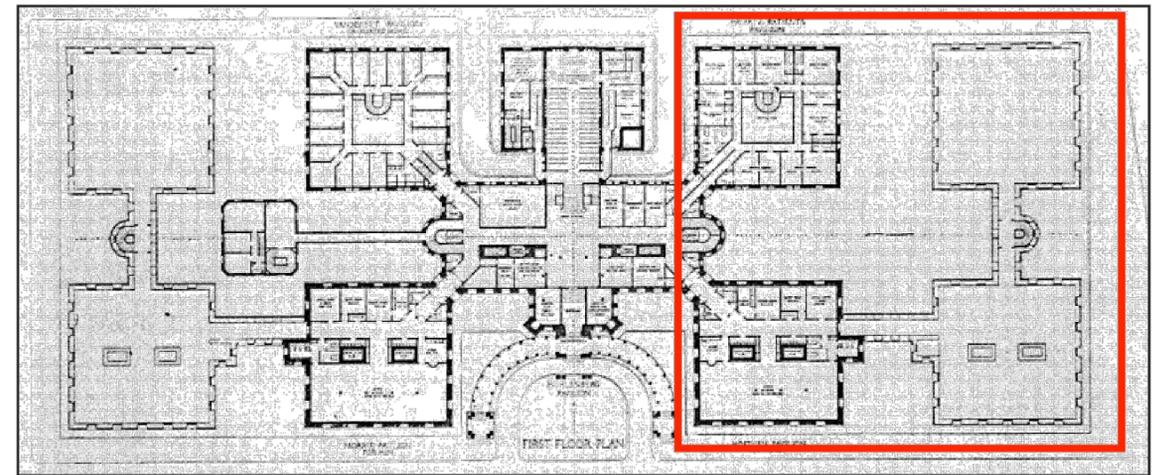


PROPOSED INFILL & BULKHEAD

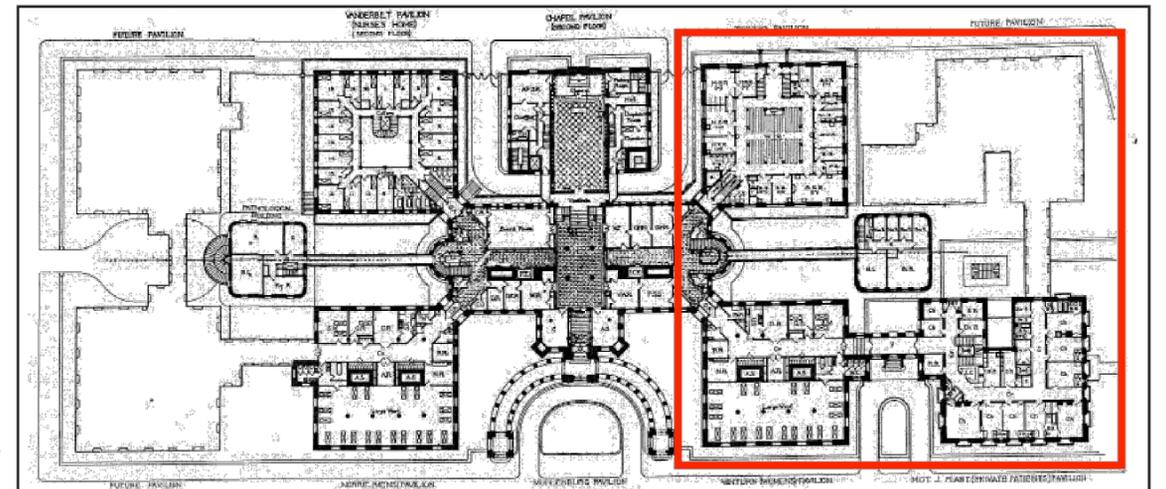
- LANDMARK BUILDINGS
- NON-LANDMARK BUILDINGS
- EXISTING TO BE REMOVED
- LANDMARK BUILDING INFILLS
- NON-LANDMARK BUILDING INFILLS



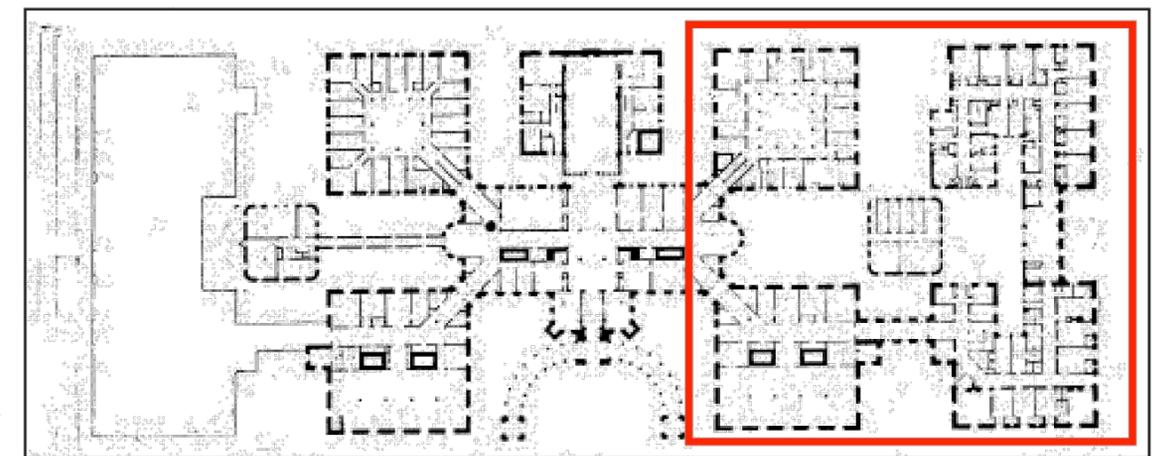
Ernest Flagg's Revised Master Plan for St. Luke's Hospital, 1893



Plan for St. Luke's Hospital, showing Plant and Travers Pavilions, and future Scrymser Pavilion, ca. 1910



Plan for St. Luke's Hospital, showing Scrymser Pavilion, 1929





St. Luke's Hospital, 1904. View from the south, as originally completed in 1896. (Museum of the City of New York)



St. Luke's Hospital, ca. 1920. View from the south with Plant Pavilion (right) constructed in 1906. (St. Luke's Hospital Archives)



HISTORY



St. Luke's Hospital, ca. 1910. View from the east with Plant Pavilion (foreground) constructed in 1906.



St. Luke's Hospital, ca. 1927-28. View from the east showing Scrymser Pavilion (right) completed in 1928. (St. Luke's Hospital Annual Report for 1927)



HISTORY



St. Luke's Hospital, circa 1952. View from the southwest. Norrie and Vanderbilt Pavilions in the left foreground. (St. Luke's Hospital Archives)



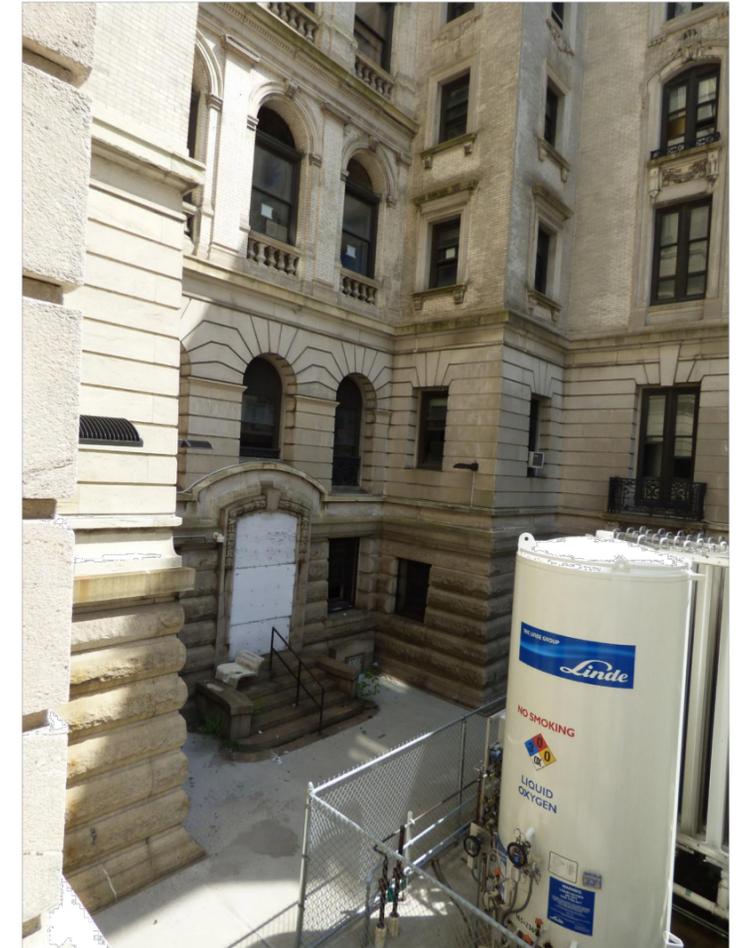
St. Luke's Hospital, circa 1960, after demolition of Norrie Pavilion.



Minturn Pavilion (left) and the landmark Plant Pavilion, overlooking West 113th Street.



Medical equipment in the disused 113th Street entry court between Minturn and Plant Pavilions.

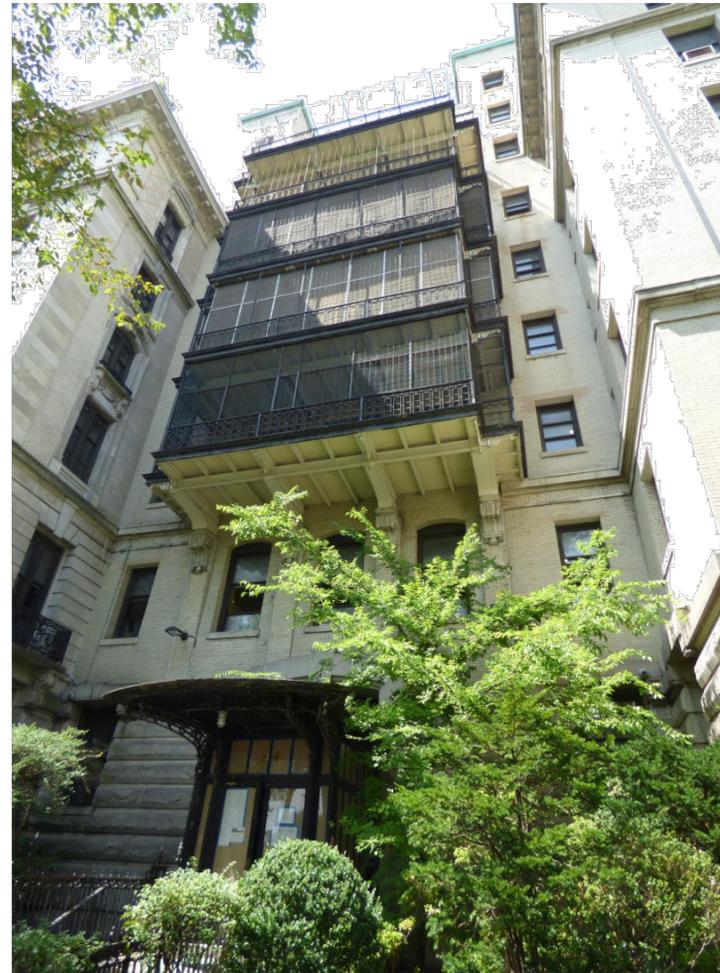


Closed entry between Minturn and Plant Pavilions.





The landmarked Plant (left) and Scrymser Pavilions, overlooking Morningside Drive.



Historic balconies in the connector between Plant and Scrymser, with non-historic mesh caging.



Historic iron and glass Morningside Drive entry.





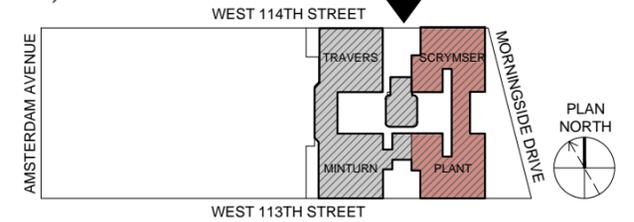
Scrymser Pavilion, viewed from north of 114th Street.



Scrymser Pavilion, view of west elevation from northwest, on 114th Street.



View to court between Scrymser and Travers Pavilions from 114th Street, with ambulance stable.





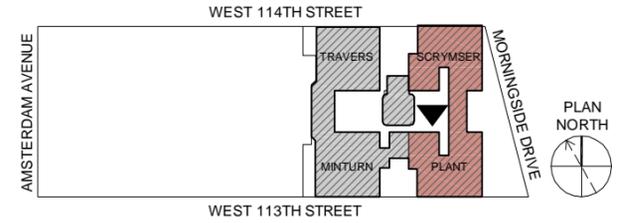
East area of courtyard, view to south, and the court elevation of Scrymser Pavilion.



Courtyard, view to east with ambulance stable. Scrymser Pavilion at rear left; Plant at rear right.



East area of courtyard, view to south, and the court elevation of Plant Pavilion.



EXISTING CONDITIONS

30 MORNINGSIDE, NEW YORK, NEW YORK



View to southeast into court: Plant Pavilion at right, connector to Scrymser at center. At court level, non-original walkways connecting to ambulance stable.



Interior of non-original courtyard connecting walkways.



Plant Pavilion: Replacement windows with non-historic configuration. Stone sill removed for vent and brick infill.



Scrymser Pavilion: Brick infill and vent, and replacement window.



Scrymser Pavilion: Replacement windows with non-historic configurations.



Scrymser Pavilion: Deteriorated stone.



Plant Pavilion: Soiled and damaged stone.



Corroded wrought-iron fence at Morningside Drive entry.



Morningside iron balcony, caged in non-historic mesh.



Morningside wrought-iron balcony.

EXISTING CONDITONS

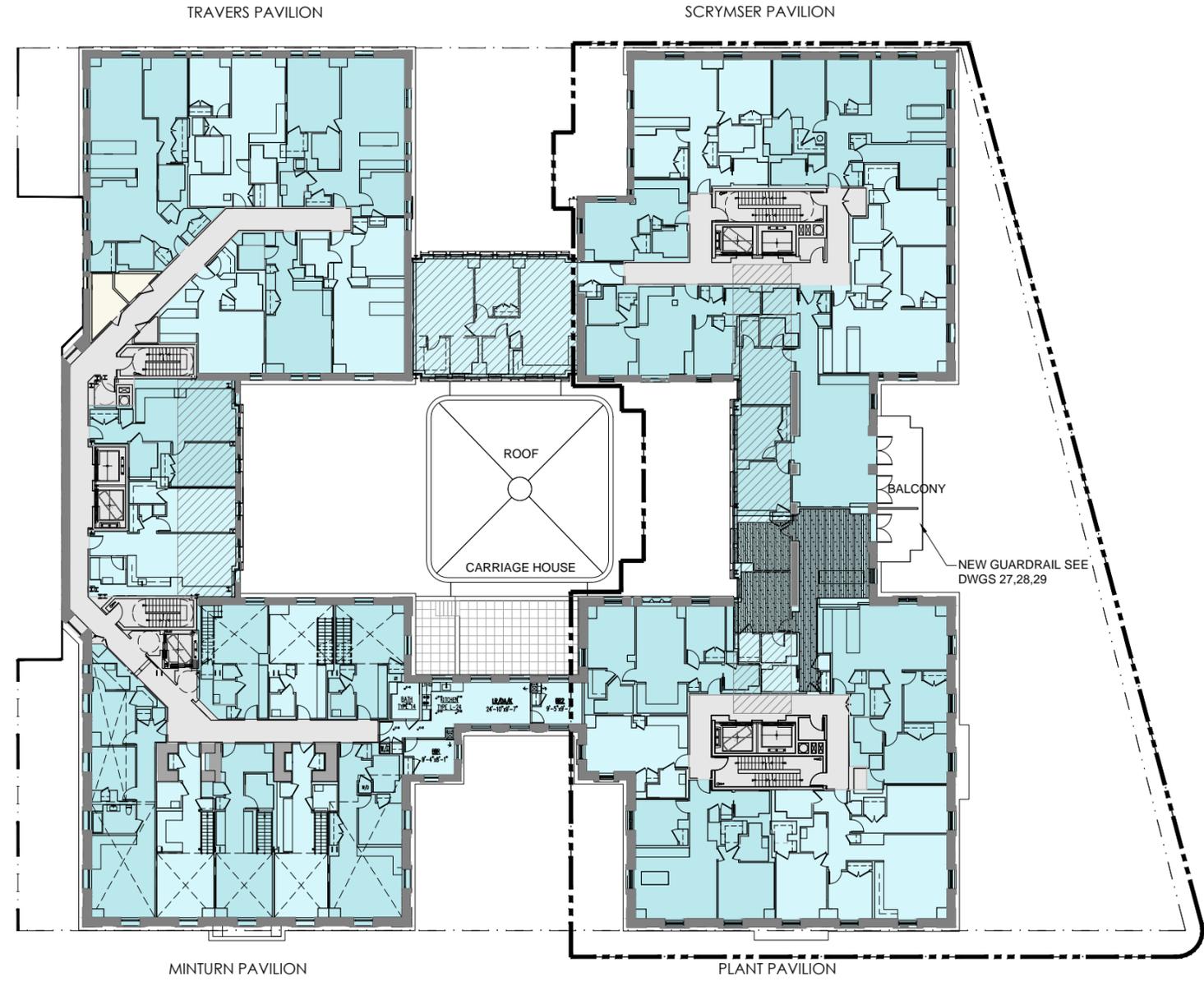
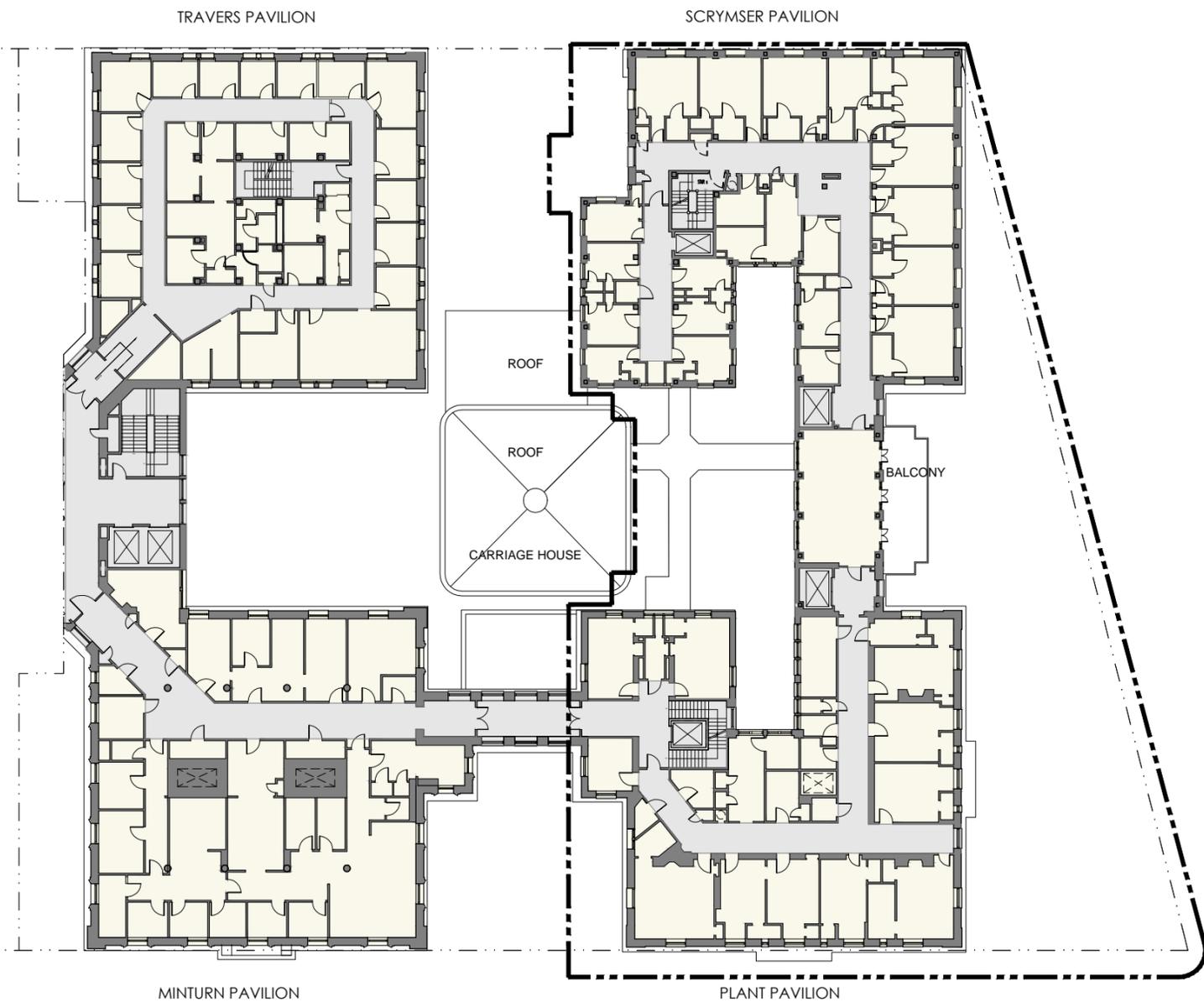
30 MORNINGSIDE, NEW YORK, NEW YORK



CETRARUDDY

DWG NO: LPC-15
BLOCK: 1866
ZONING LOT: 1
DATE: 10/20/2016
SCALE: NTS

LEGEND:	
	NEW INFILL
	LANDMARK SITE BOUNDARY PLANT & SCRYMSER PAVILION
	PROPERTY LINE



EXISTING



PROPOSED



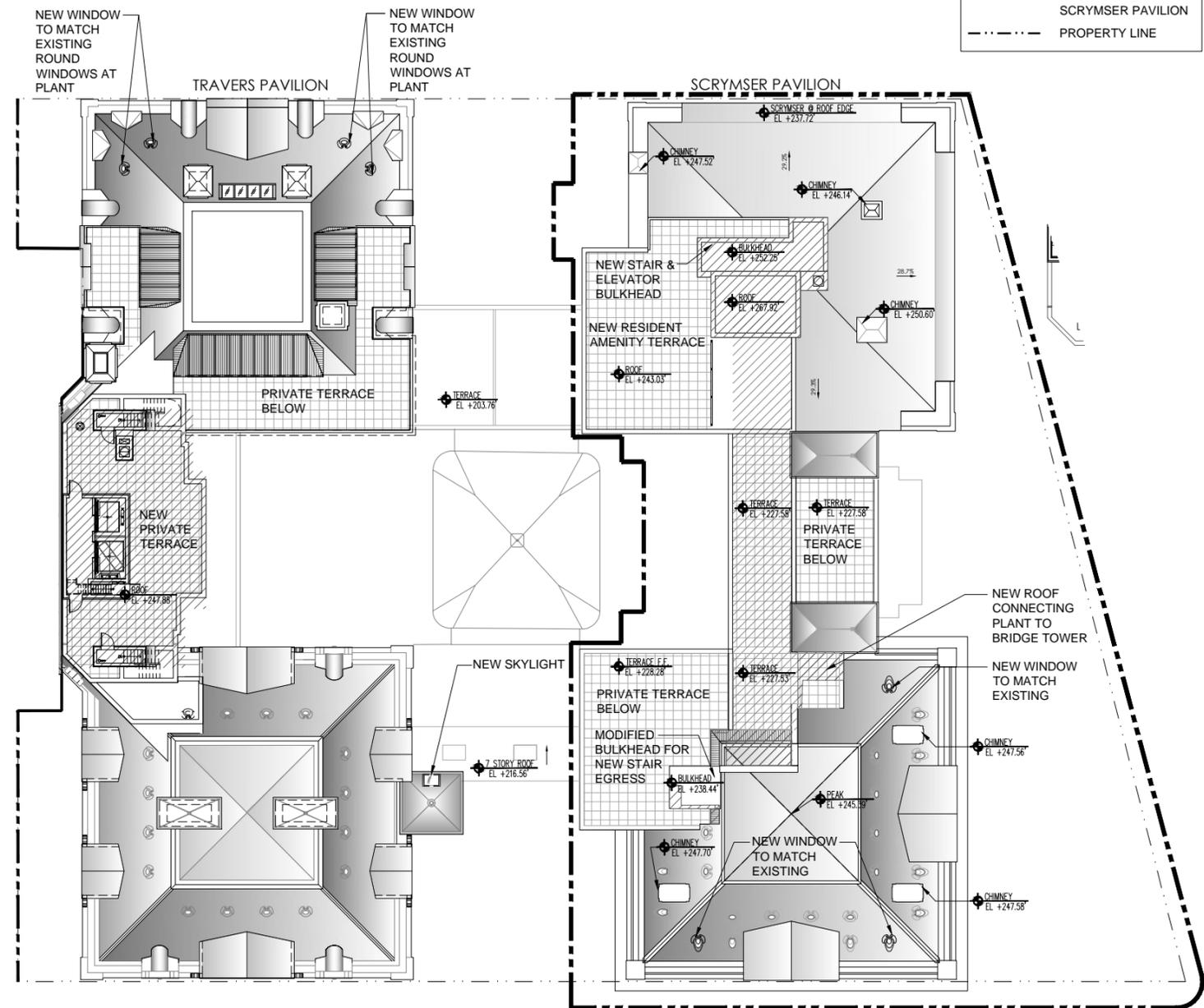
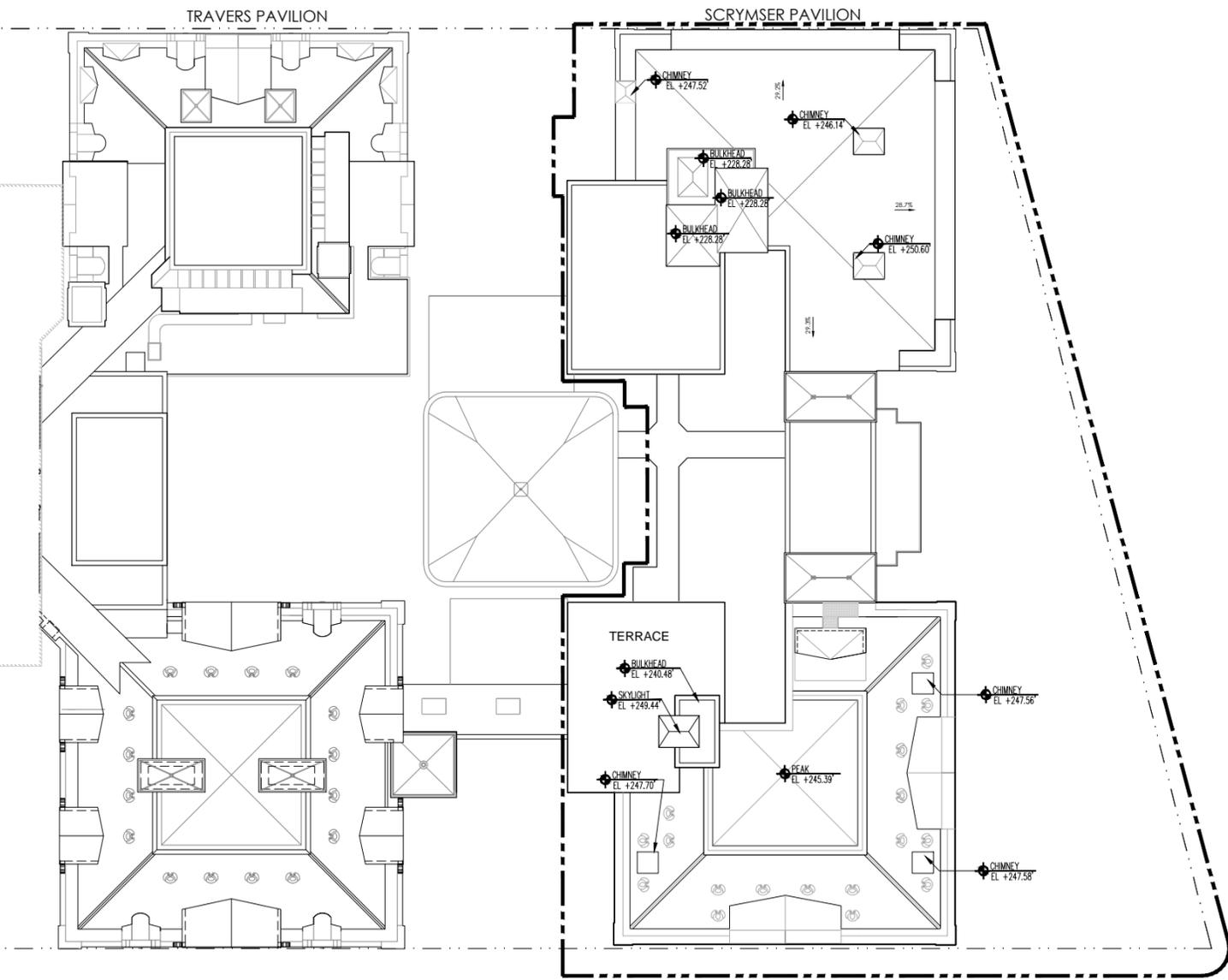
TYP FLOOR PLAN, EXISTING & PROPOSED

30 MORNINGSIDE, NEW YORK, NEW YORK

DWG NO: LPC-17
 BLOCK: 1866
 ZONING LOT: 1
 DATE: 10/20/2016
 SCALE: 1/32"=1'-0"

LEGEND:

-  NEW INFILL
-  LANDMARK SITE BOUNDARY PLANT & SCRYMSER PAVILION
-  PROPERTY LINE



ROOF LEVEL, EXISTING & PROPOSED

30 MORNINGSIDE, NEW YORK, NEW YORK

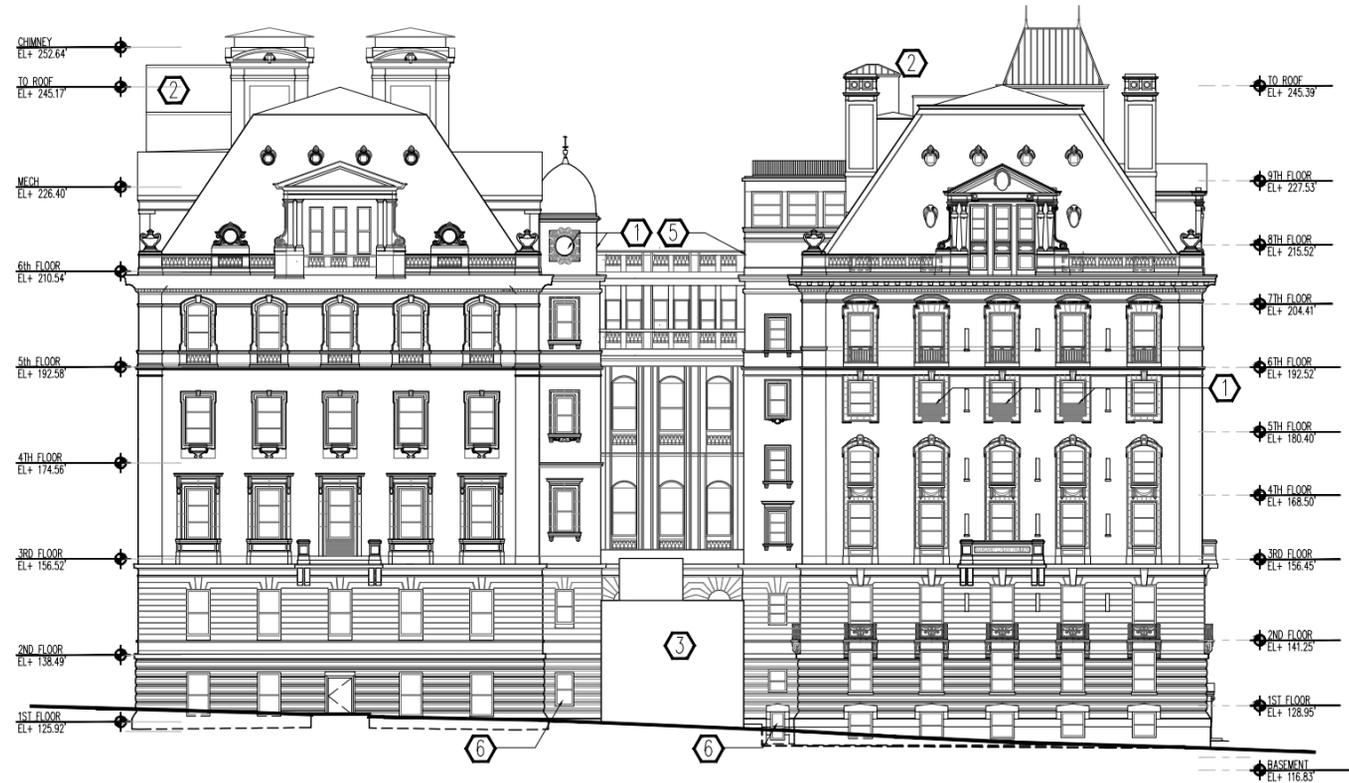
DWG NO: LPC-18
 BLOCK: 1866
 ZONING LOT: 1
 DATE: 10/20/2016
 SCALE: 1/32"=1'-0"

GENERAL NOTES

1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
2. CLEAN BRICK, STONE & TERRA COTTA ON ALL FACADES.
3. RAKE & REPOINT NEW JOINTS IF NECESSARY.
4. REMOVE SIGNAGE, NON-HISTORIC RAILINGS & LIGHT FIXTURES, UNUSED CONDUITS & UNUSED METAL ANCHORS.
5. REMOVE LOSE PAINT FROM CAST IRON, STEEL & OTHER METALS; REPLACE IN-KIND LOST OR DAMAGED ELEMENTS. PREPARE, PRIME & PAINT BASED ON HISTORIC FINISHES.

LEGEND

- | | |
|--|---|
| ① EXISTING INFILL ELEMENTS TO BE REMOVED. NEW WINDOW MATCHING THE ORIGINAL TO BE INSTALLED | ⑪ MODIFY EXISTING DORMER ROOF |
| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
| ③ REMOVE MECHANICAL EQUIPMENT & ENCLOSURE | ⑬ REMOVE METAL MESH ENCLOSURE & ENCLOSURE SUPPORT |
| ④ REPAIR/REPLACE STONEMWORK TO MATCH ORIGINAL | ⑭ RESTORE EXISTING RAILING & PROVIDE NEW CODE COMPLIANT RAILING BEHIND; SEE DWG LPC-27 |
| ⑤ ENLARGE EXISTING WINDOW OPENING | ⑮ NEW CODE COMPLIANT RAILING |
| ⑥ CONVERT EXISTING WINDOW OPENING TO DOOR | ⑯ REMOVE NON-HISTORIC GARAGE FROM CARRIAGE HOUSE |
| ⑦ PROPOSED BULKHEAD; BRICK FINISH TO MATCH EXISTING BULKHEADS | ⑰ REPLACE ENTRY DOORS |
| ⑧ EXISTING DOOR TO BE CONVERTED TO WINDOW | ⑱ RESTORE CARRIAGE HOUSE EXTERIOR WALL & CREATE NEW OPENING |
| ⑨ PROPOSED NEW WINDOW LOCATION; PROFILE TO MATCH HISTORIC AT THAT AREA | ⑲ EXISTING OPENING MODIFIED |
| ⑩ RESTORE CORNICE |  NEW INFILL  LANDMARK INFILL /  REPLACE WINDOW OPENING |



MINTURN PAVILION

PLANT PAVILION



MINTURN PAVILION

PLANT PAVILION

EXISTING



PROPOSED



SOUTH ELEVATION, EXISTING & PROPOSED

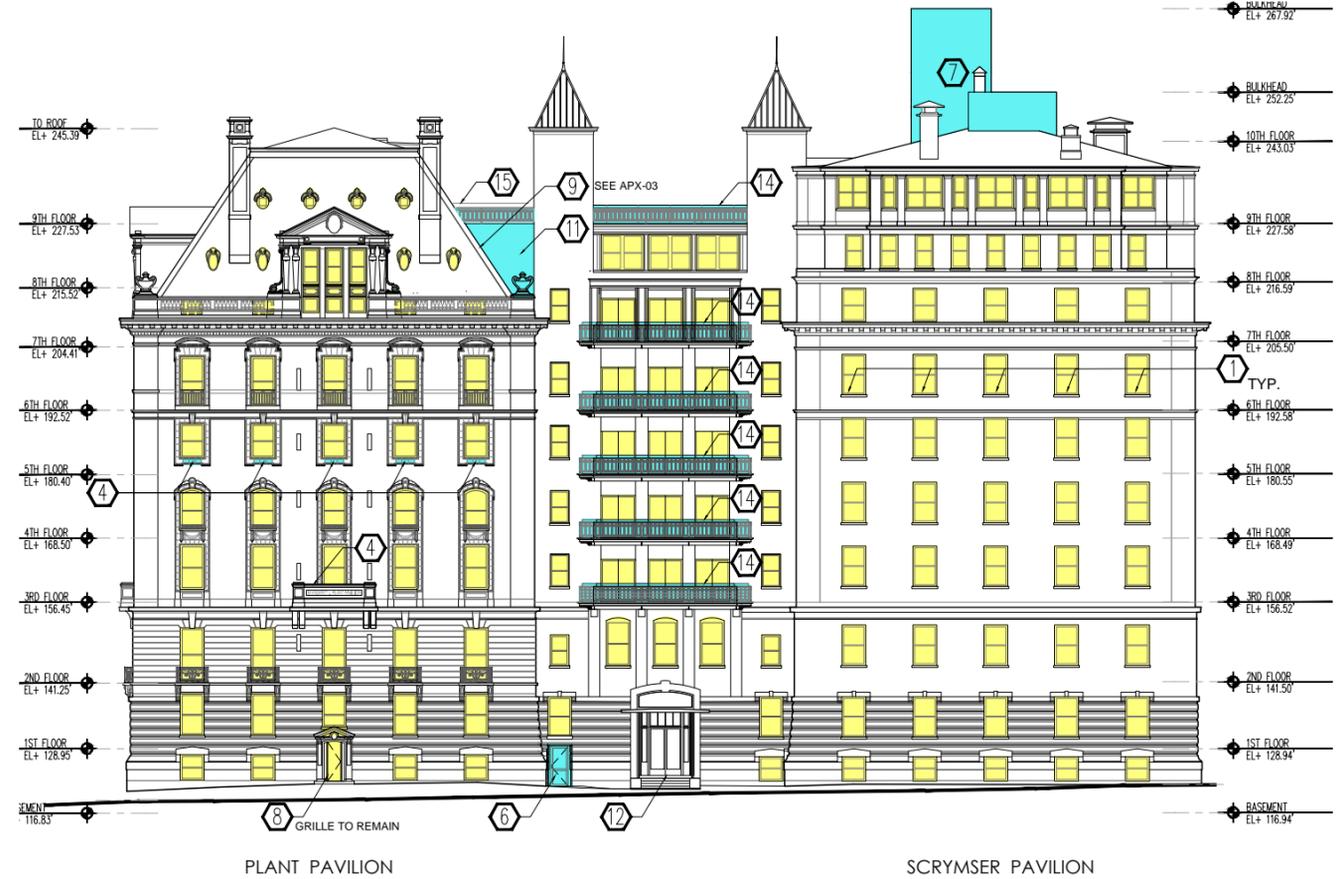
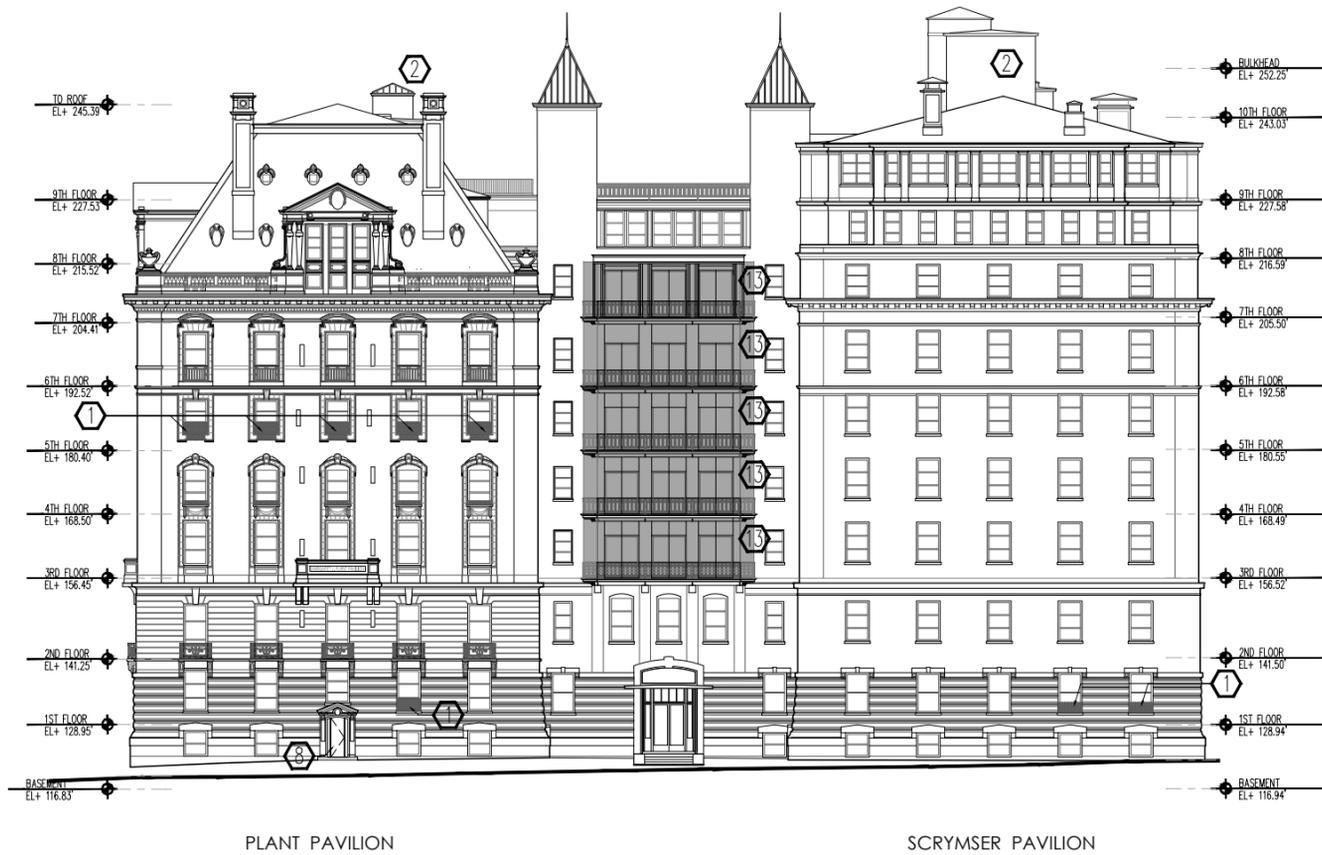
30 MORNINGSIDE, NEW YORK, NEW YORK

GENERAL NOTES

1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
2. CLEAN BRICK, STONE & TERRA COTTA ON ALL FACADES.
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5. REMOVE LOSE PAINT FROM CAST IRON, STEEL & OTHER METALS; REPLACE IN-KIND LOST OR DAMAGED ELEMENTS. PREPARE, PRIME & PAINT BASED ON HISTORIC FINISHES.

LEGEND

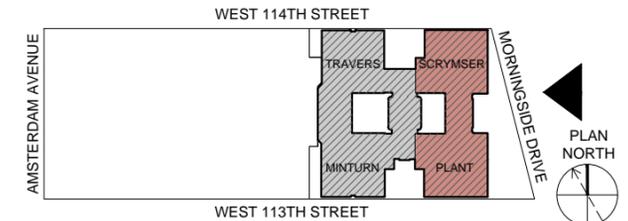
- | | |
|--|---|
| ① EXISTING INFILL ELEMENTS TO BE REMOVED. NEW WINDOW MATCHING THE ORIGINAL TO BE INSTALLED | ⑪ MODIFY EXISTING DORMER ROOF |
| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
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| ⑤ ENLARGE EXISTING WINDOW OPENING | ⑮ NEW CODE COMPLIANT RAILING |
| ⑥ CONVERT EXISTING WINDOW OPENING TO DOOR | ⑯ REMOVE NON-HISTORIC GARAGE FROM CARRIAGE HOUSE |
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| ⑨ PROPOSED NEW WINDOW LOCATION; PROFILE TO MATCH HISTORIC AT THAT AREA | ⑲ EXISTING OPENING MODIFIED |
| ⑩ RESTORE CORNICE |  NEW INFILL  LANDMARK INFILL /  REPLACE WINDOW OPENING |



EXISTING



PROPOSED



EAST ELEVATION, EXISTING & PROPOSED

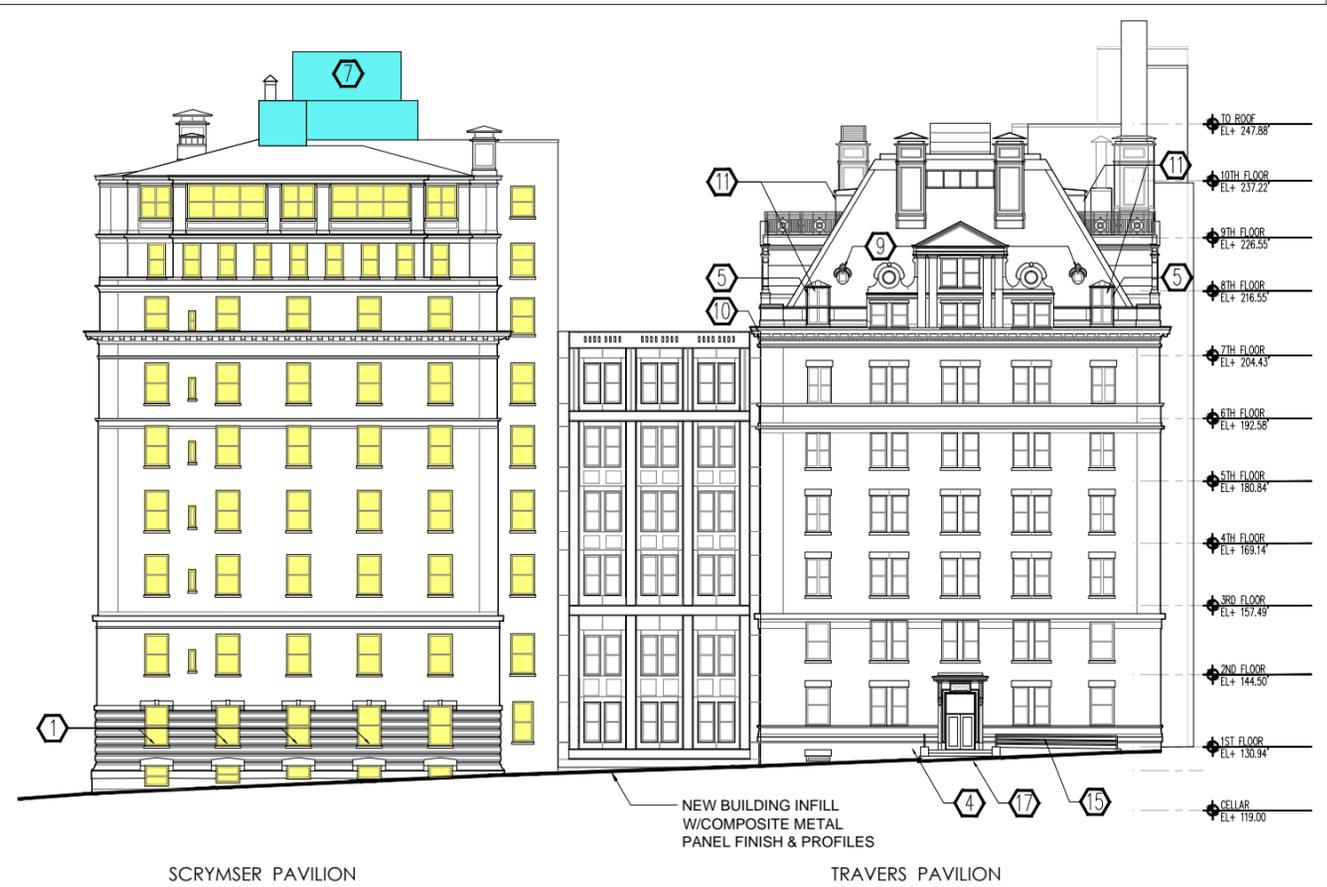
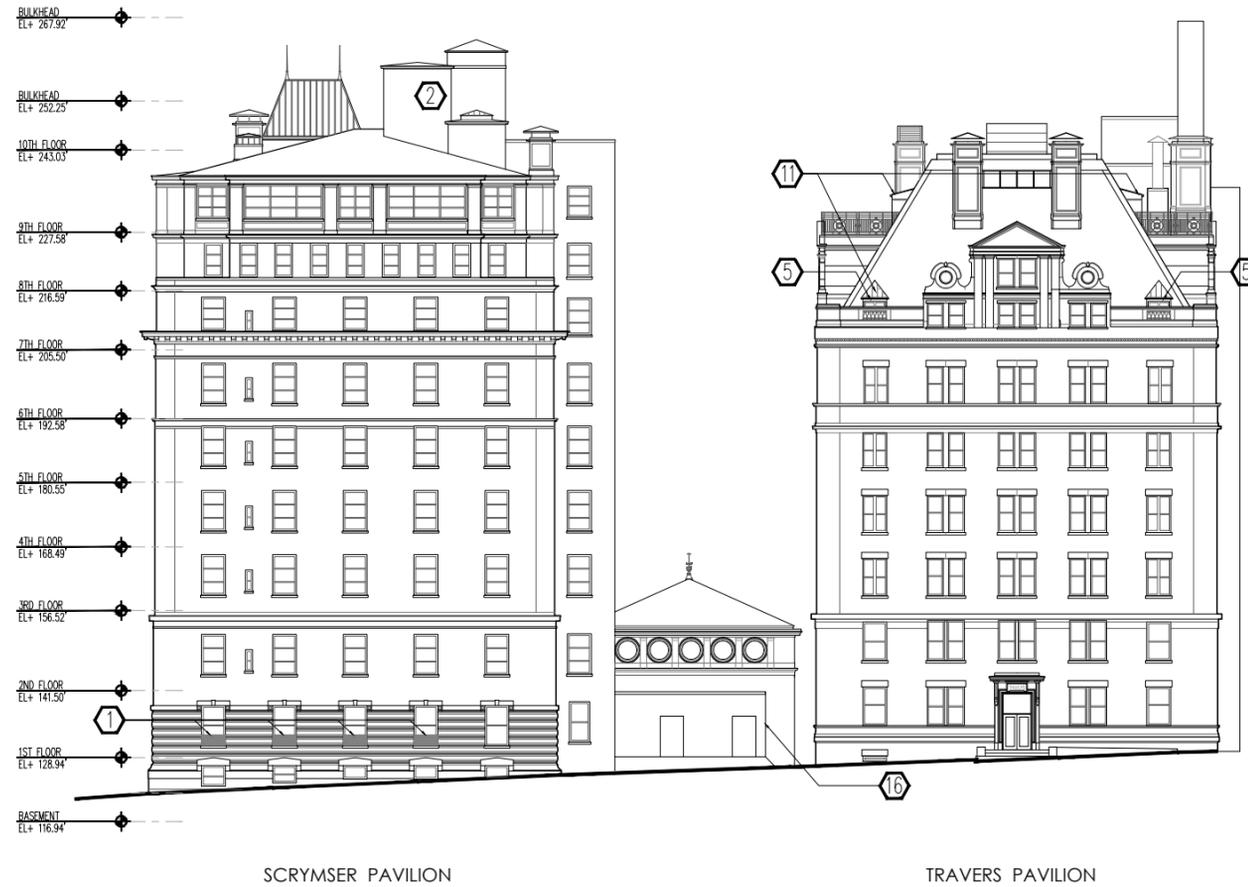
30 MORNINGSIDE, NEW YORK, NEW YORK

GENERAL NOTES

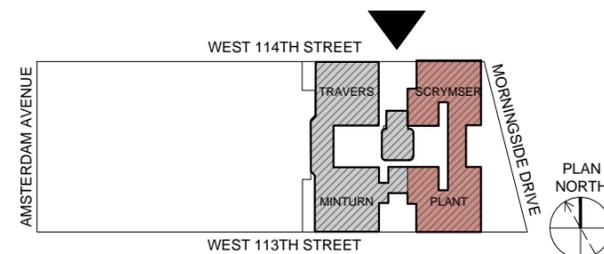
1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
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LEGEND

- | | |
|--|--|
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| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
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| ⑨ PROPOSED NEW WINDOW LOCATION; PROFILE TO MATCH HISTORIC AT THAT AREA | ⑲ EXISTING OPENING MODIFIED |
| ⑩ RESTORE CORNICE | ▨ NEW INFILL |
| | ■ LANDMARK INFILL / REPLACE WINDOW OPENING |



EXISTING



PROPOSED



NORTH ELEVATION, EXISTING & PROPOSED

30 MORNINGSIDE, NEW YORK, NEW YORK

DWG NO: LPC-21
 BLOCK: 1866
 ZONING LOT: 1
 DATE: 10/20/2016
 SCALE: 1/32"=1'-0"



FOR SECTION AND DETAIL
SEE SHEET APX-6



PROPOSED INFILL @ 114TH ST LOOKING SOUTH

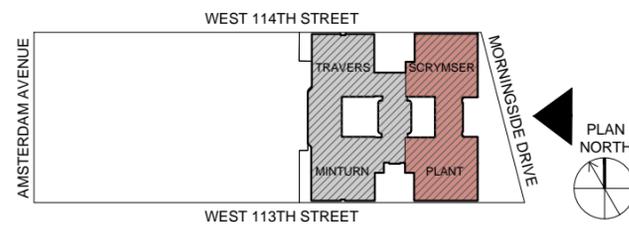
30 MORNINGSIDE, NEW YORK, NEW YORK



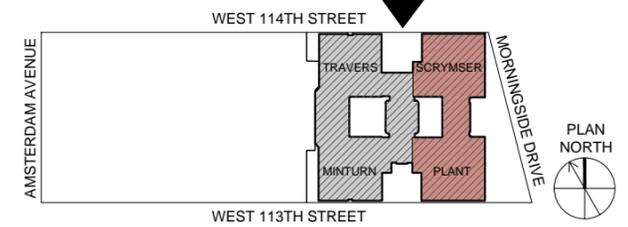
PLANT MINTURN CONNECTOR



PLANT SCRYMSER CONNECTOR



SCRYMSER TRAVERS CONNECTOR



CONNECTOR ELEVATION COMPARISON

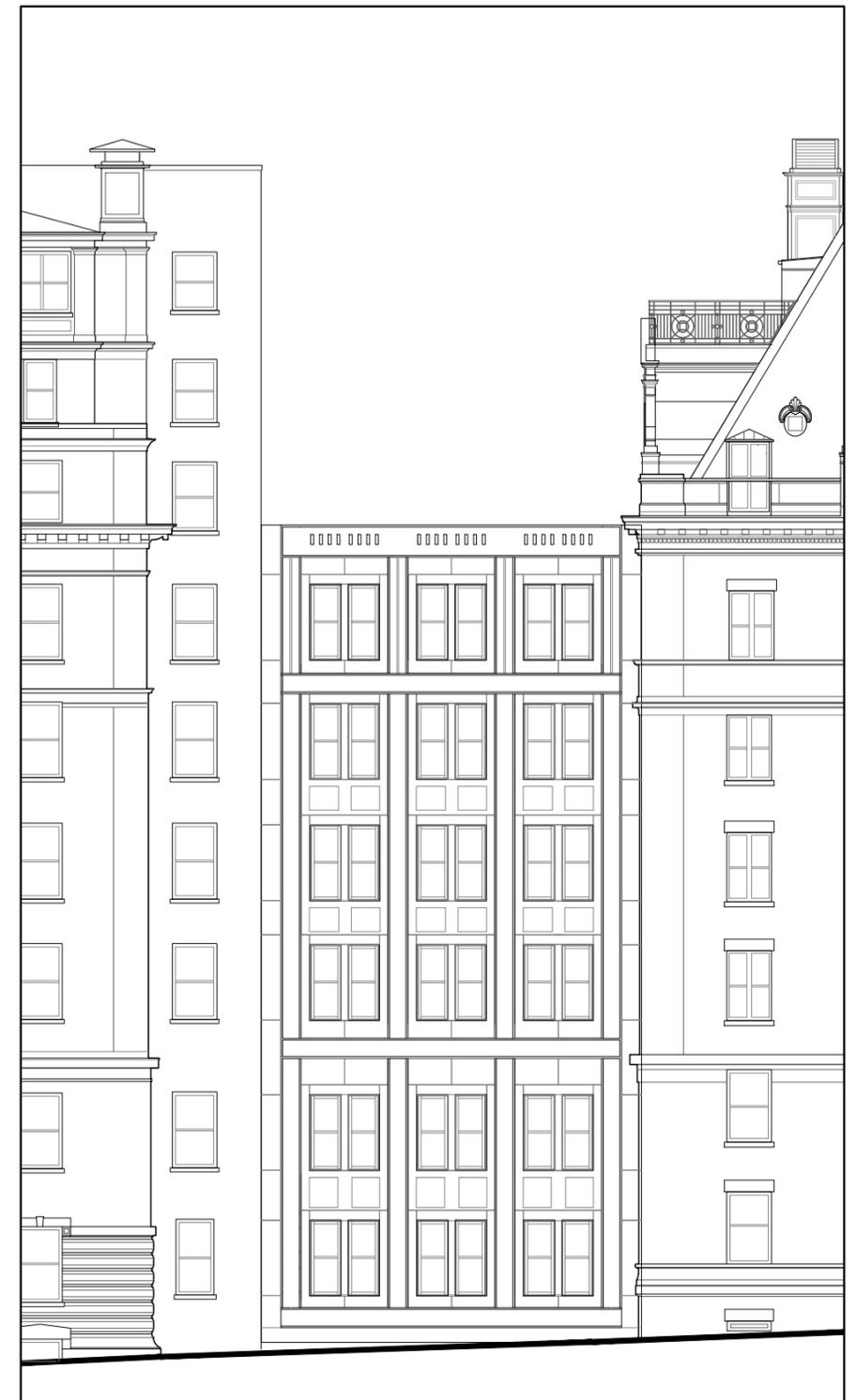
30 MORNINGSIDE, NEW YORK, NEW YORK



PLANT MINTURN CONNECTOR



PLANT SCRYMSER CONNECTOR

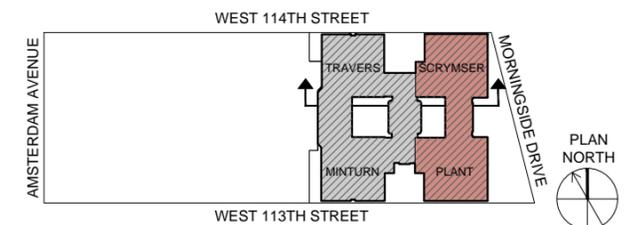


SCRYMSER TRAVERS CONNECTOR



CONNECTOR ELEVATION COMPARISON

30 MORNINGSIDE, NEW YORK, NEW YORK



PROPOSED INFILL FROM COURTYARD LOOKING NORTH

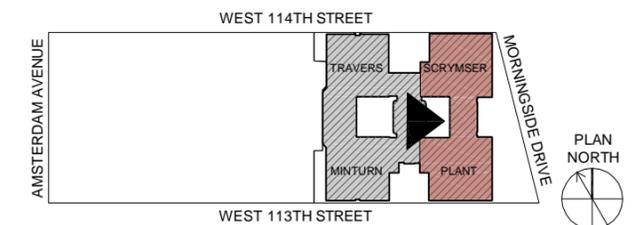
30 MORNINGSIDE, NEW YORK, NEW YORK



EXISTING ELEVATION OF CONNECTOR BETWEEN PLANT AND SCRYMSER



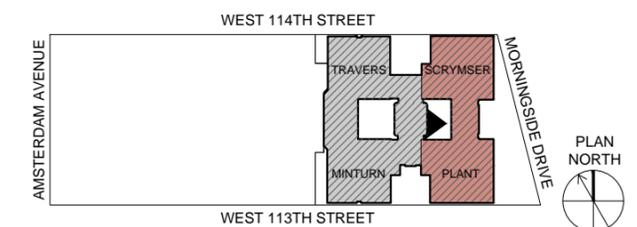
EXISTING WHITE METAL CLADDING ON CONNECTOR BETWEEN PLANT AND MINTURN



EXISTING CONDITIONS FROM COURTYARD LOOKING EAST



FOR SECTION AND DETAIL
SEE SHEET APX-7



PROPOSED INFILL BETWEEN SCRYMSER & PLANT FROM COURTYARD LOOKING EAST

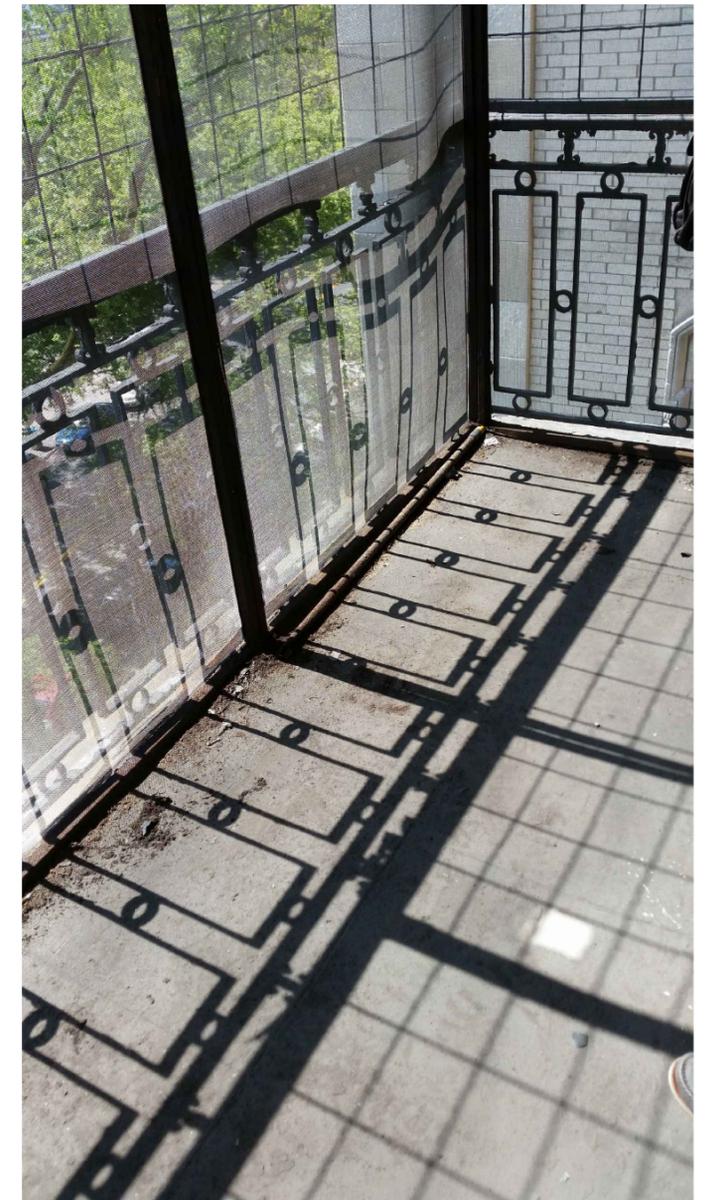
30 MORNINGSIDE, NEW YORK, NEW YORK



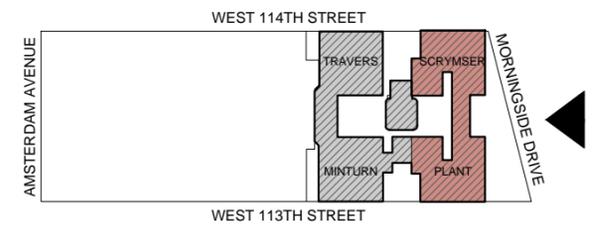
VIEW 1



VIEW 2

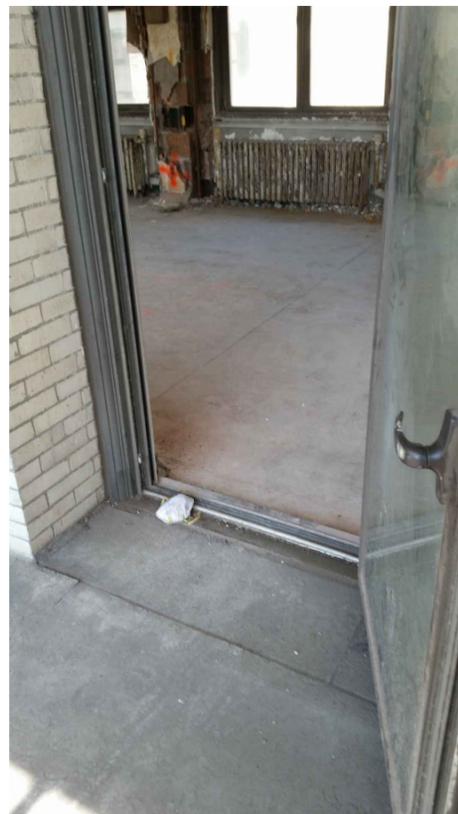
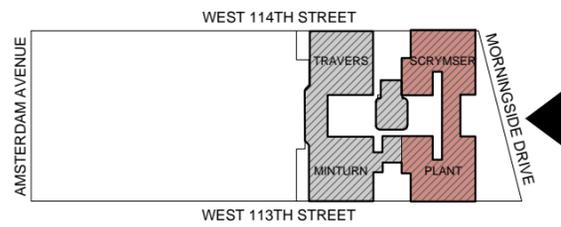


VIEW 3



PHOTOS OF EXISTING RAILINGS AT BALCONIES

30 MORNINGSIDE, NEW YORK, NEW YORK



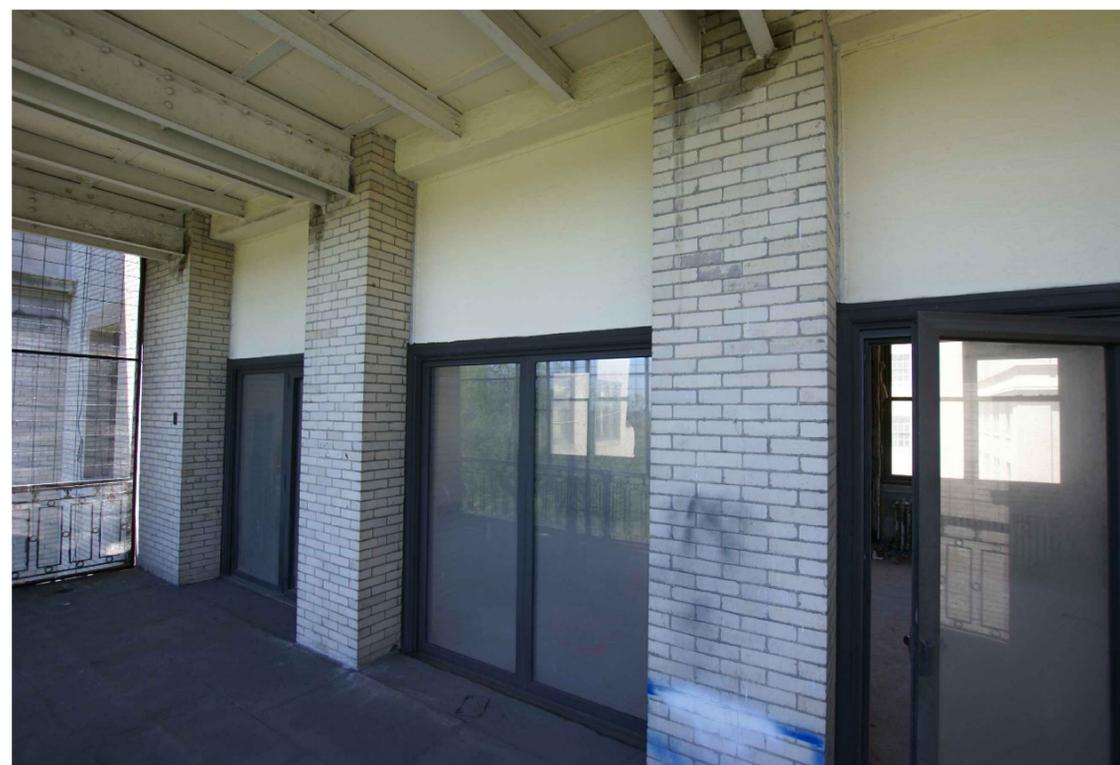
VIEW 1



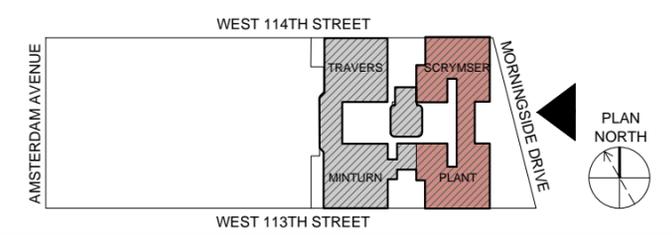
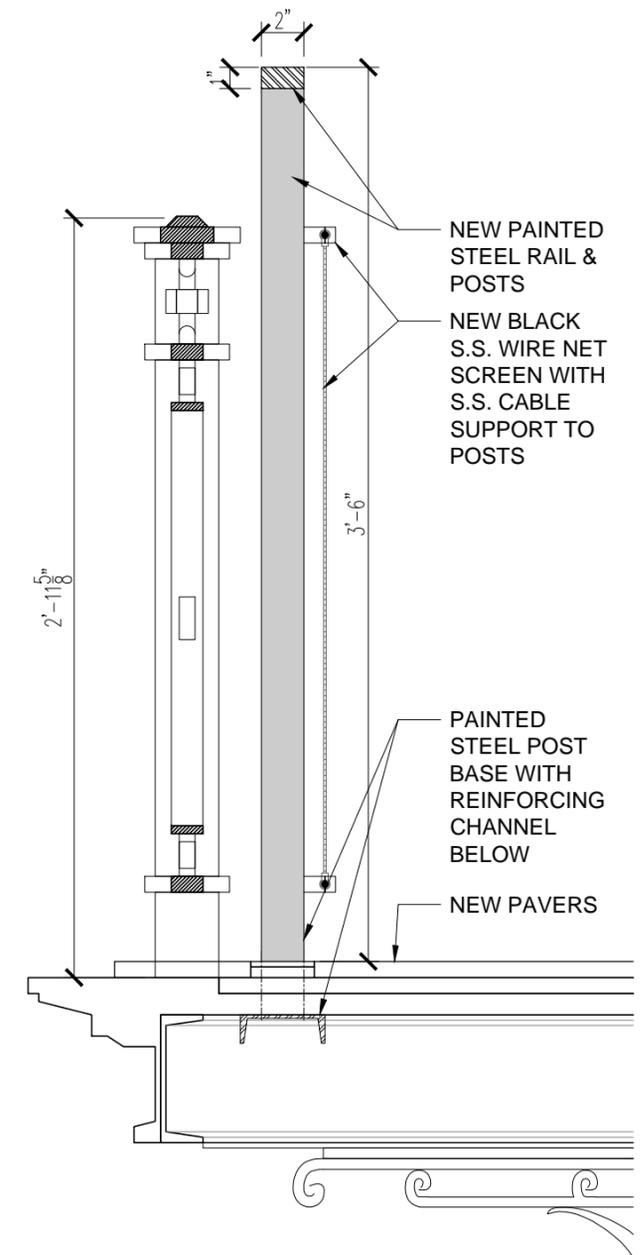
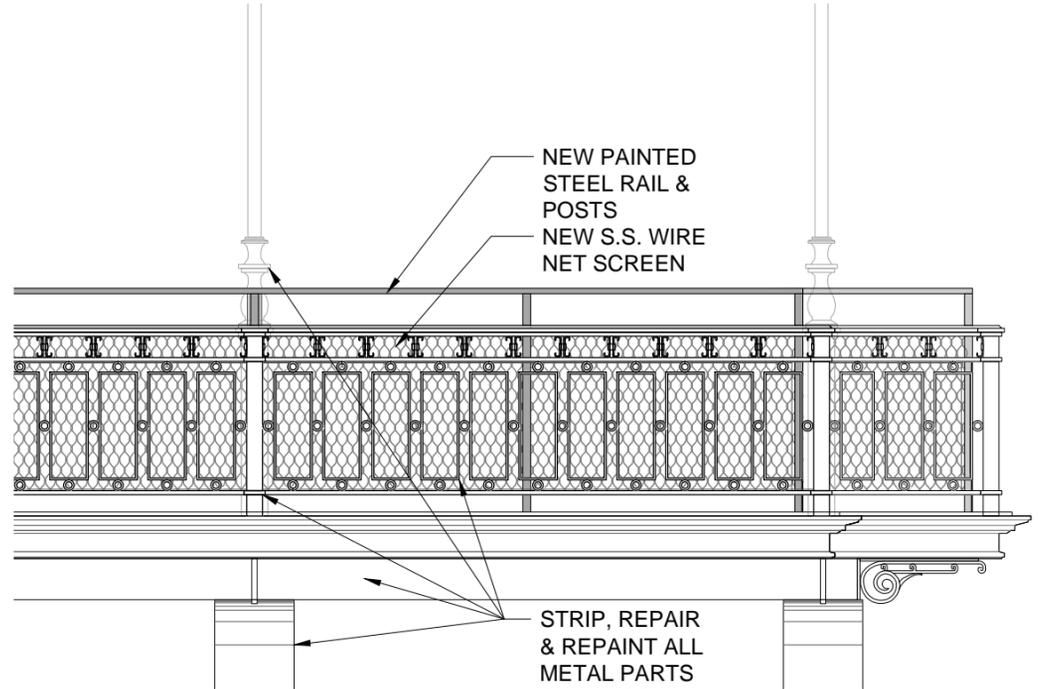
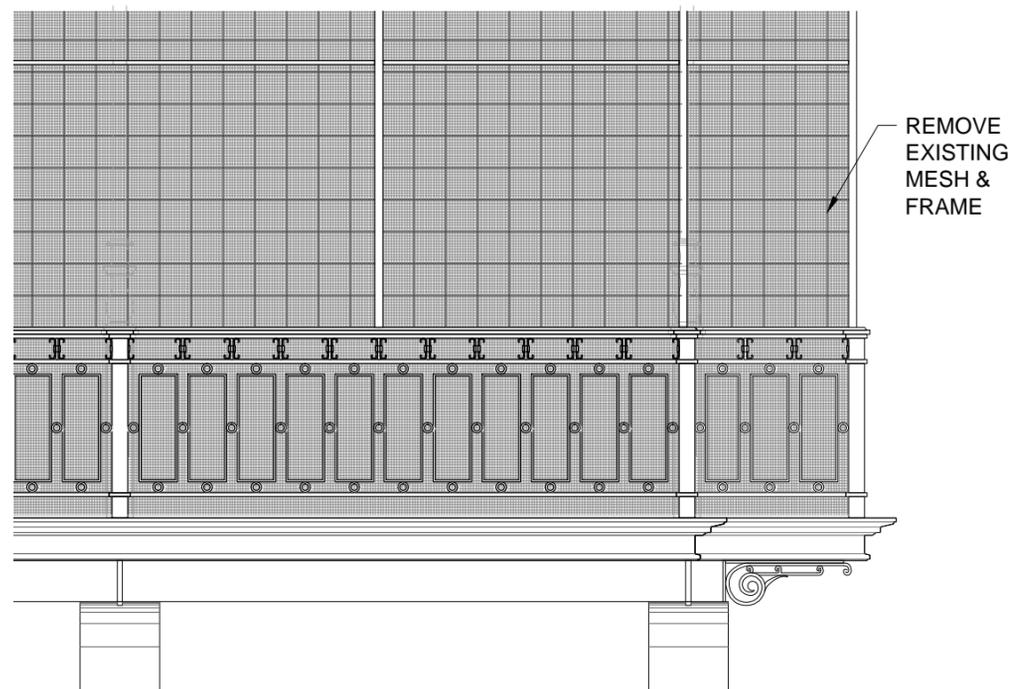
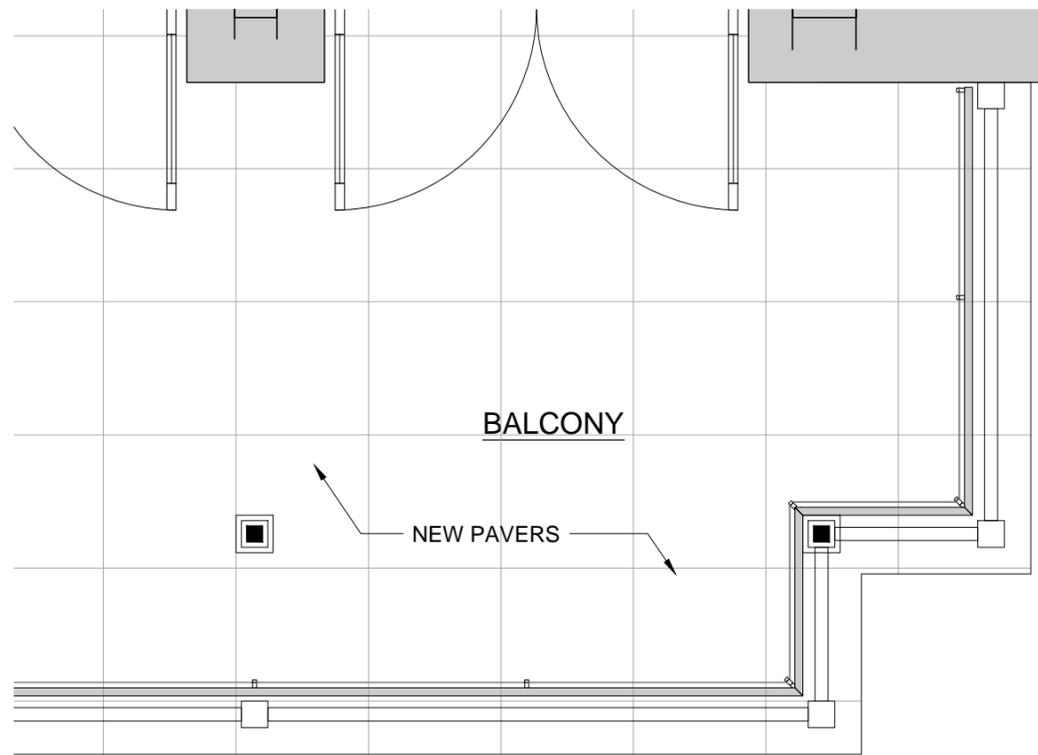
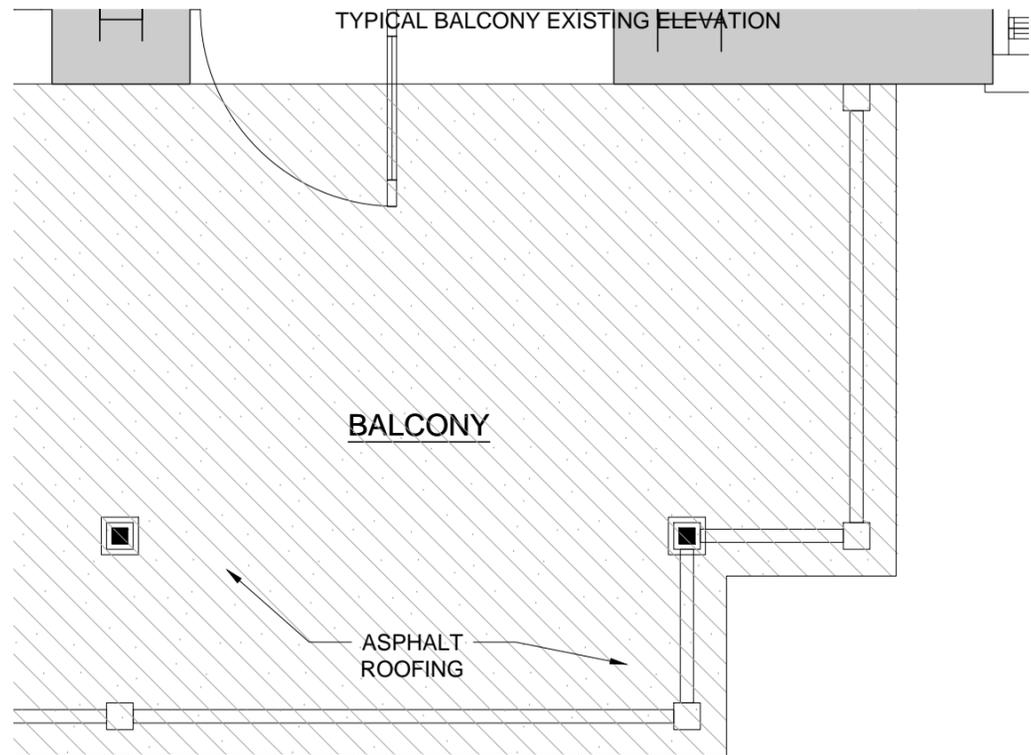
VIEW 2

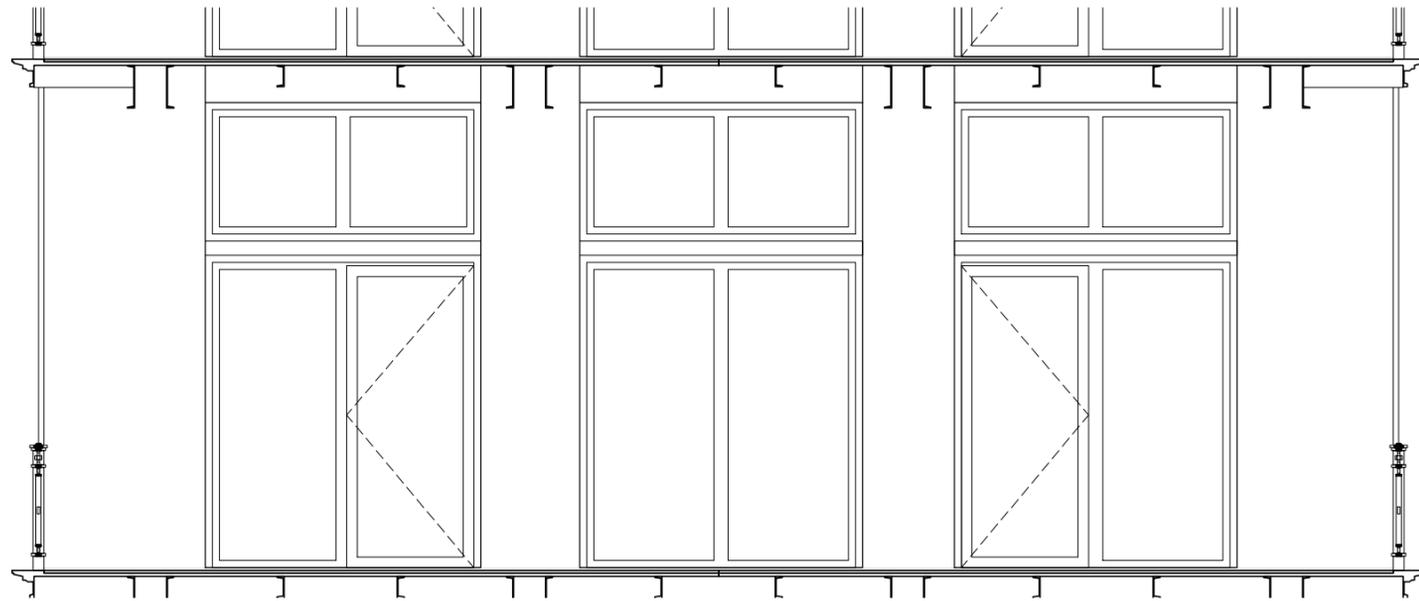


VIEW 3

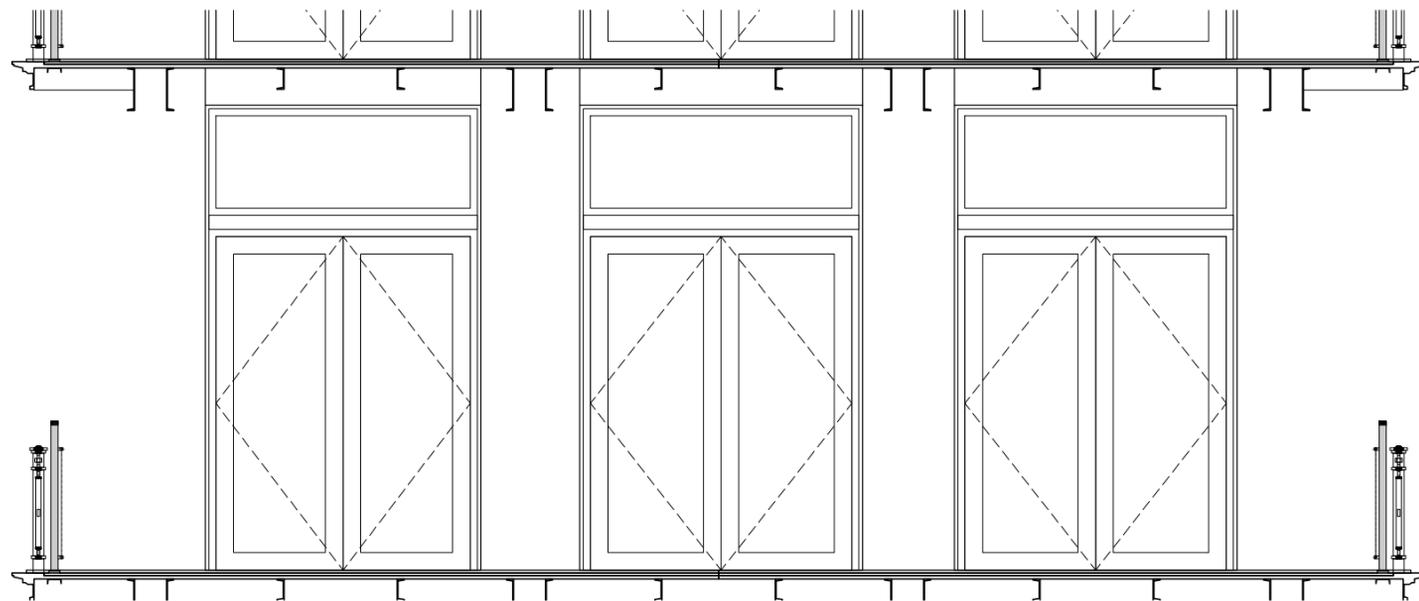


VIEW 4

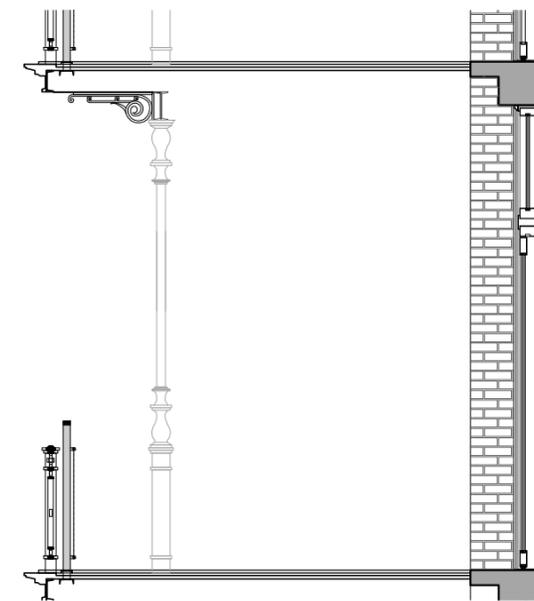




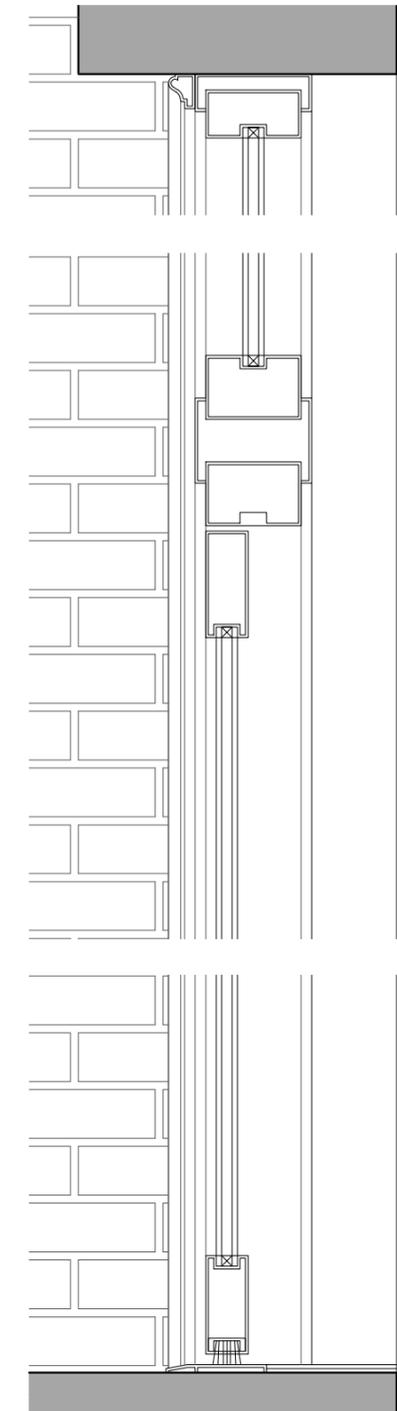
TYPICAL BALCONY DOORS EXISTING ELEVATION



TYPICAL BALCONY DOORS PROPOSED ELEVATION



TYPICAL BALCONY DOORS PROPOSED SECTION

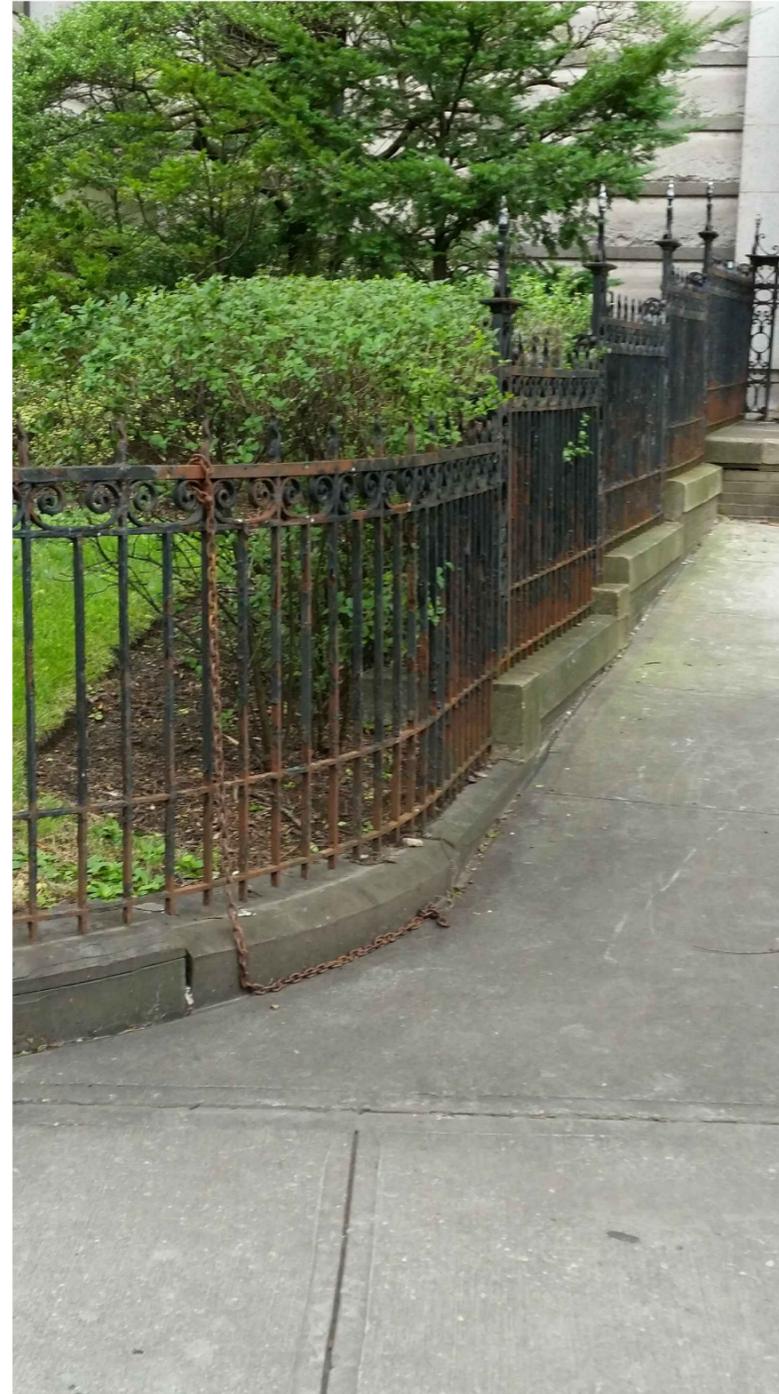


TYPICAL BALCONY DOORS PROPOSED DETAIL





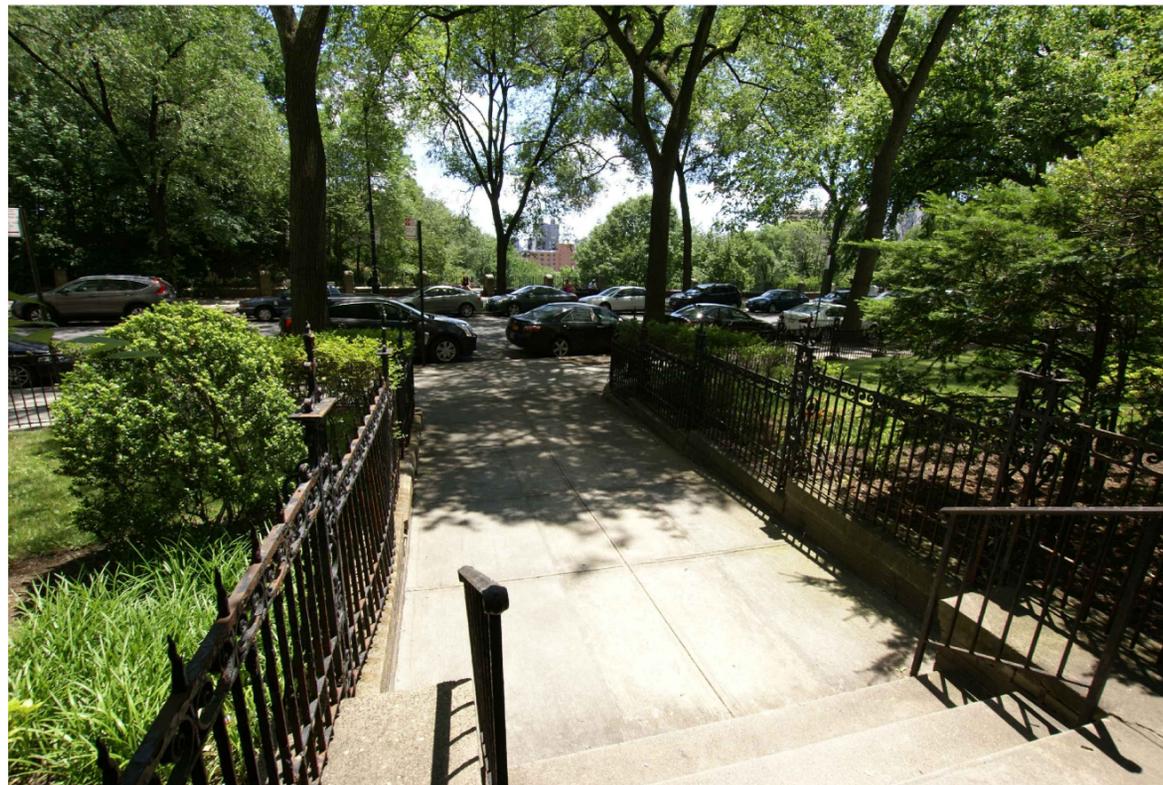
VIEW 1



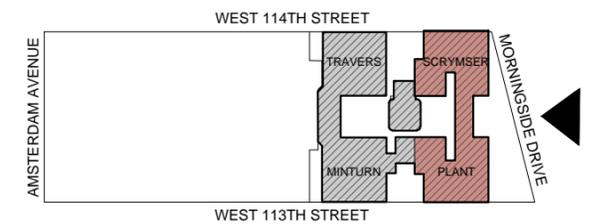
VIEW 3

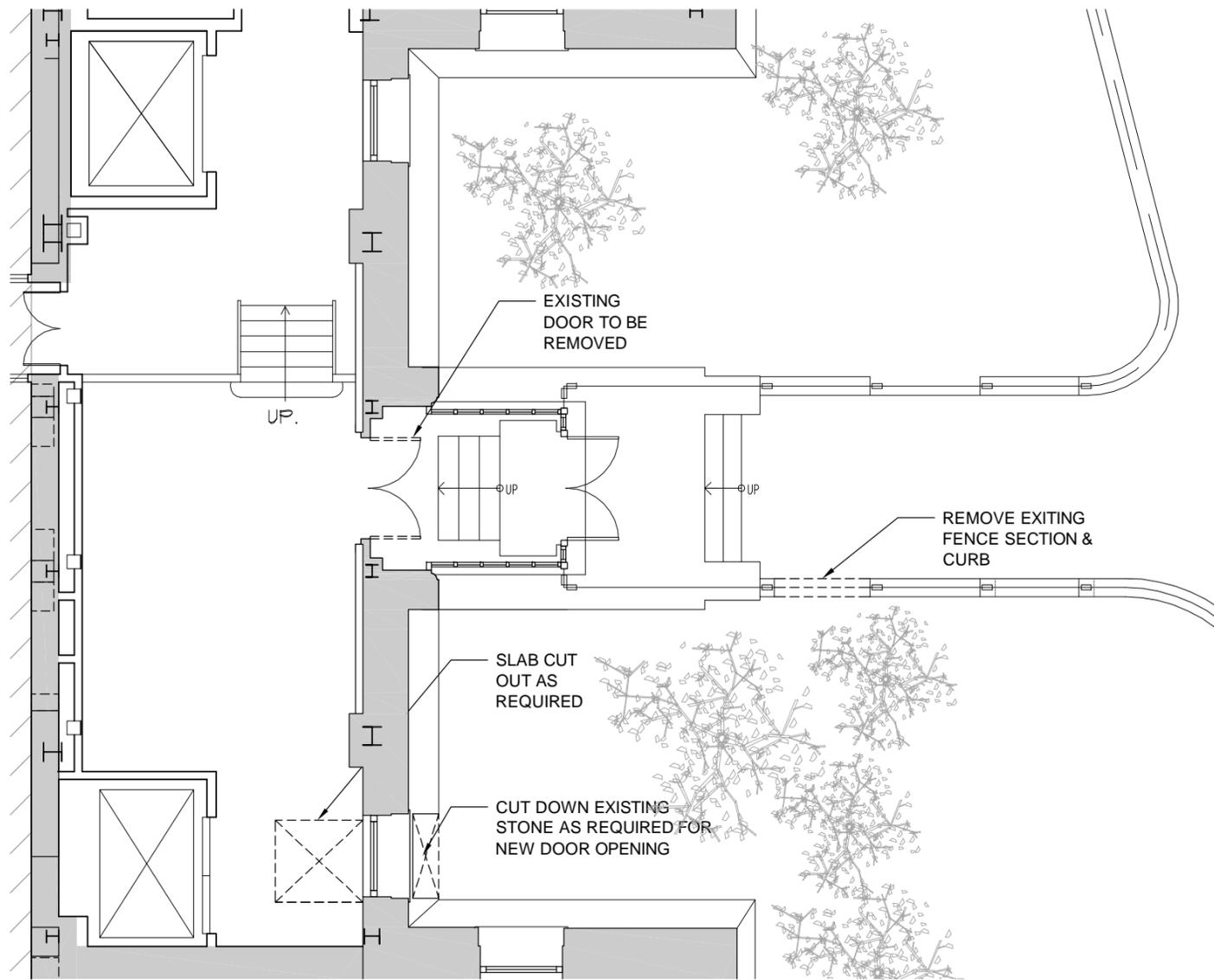


VIEW 4

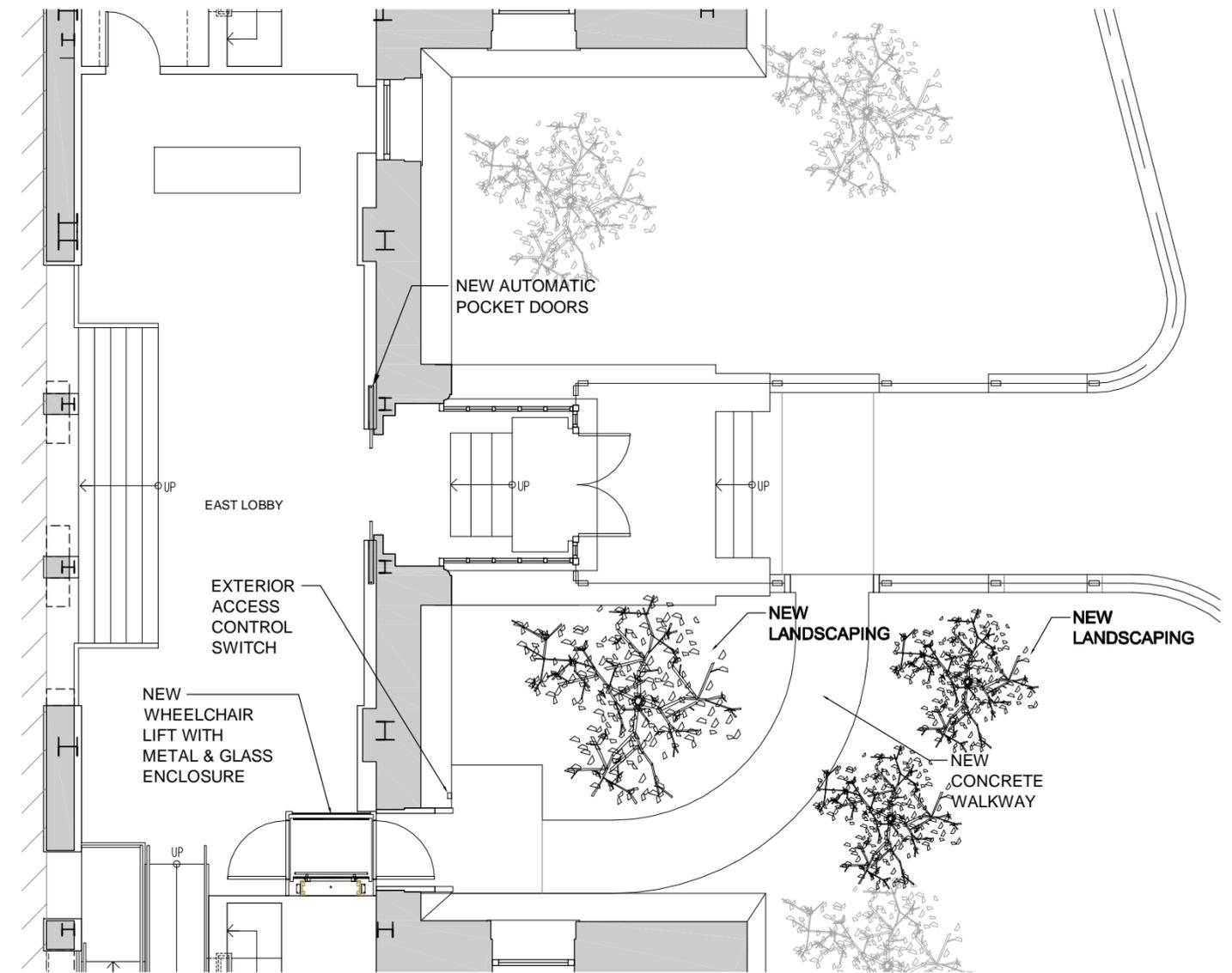


VIEW 2

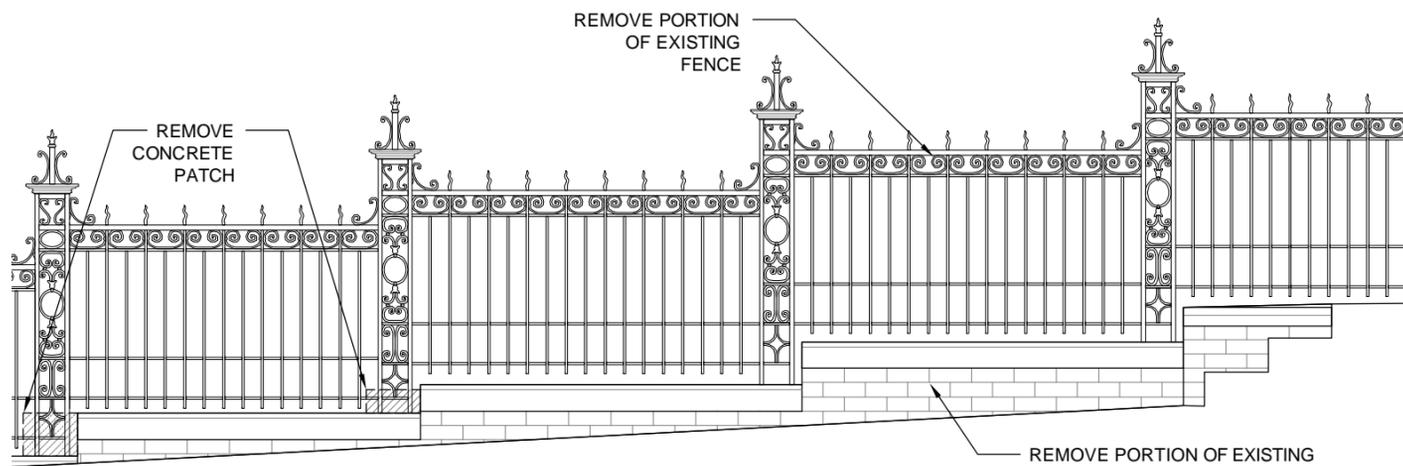




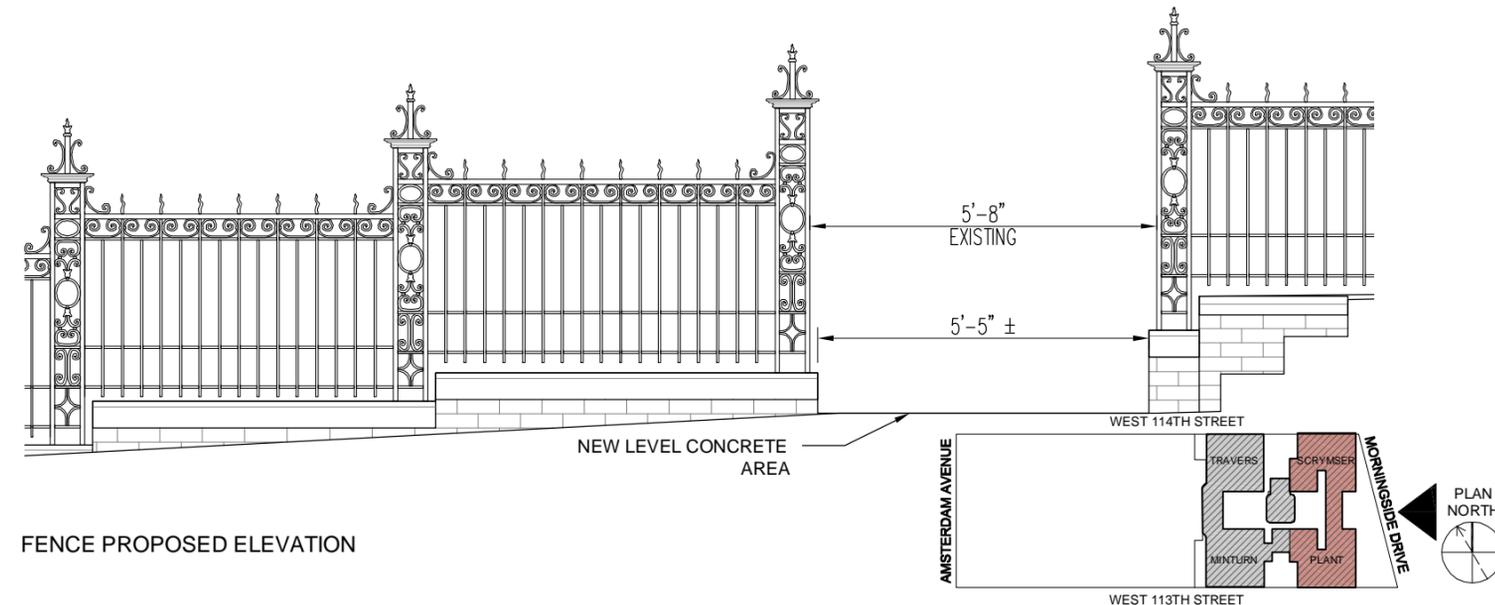
EXISTING NON-COMPLIANT EAST LOBBY ENTRY



PROPOSED INTERIOR LIFT ADA ACCESS ROUTE AT EAST LOBBY ENTRY

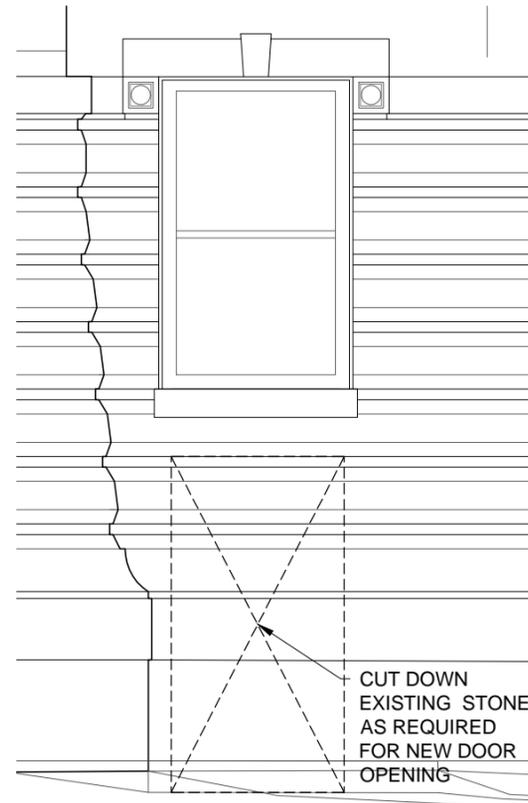
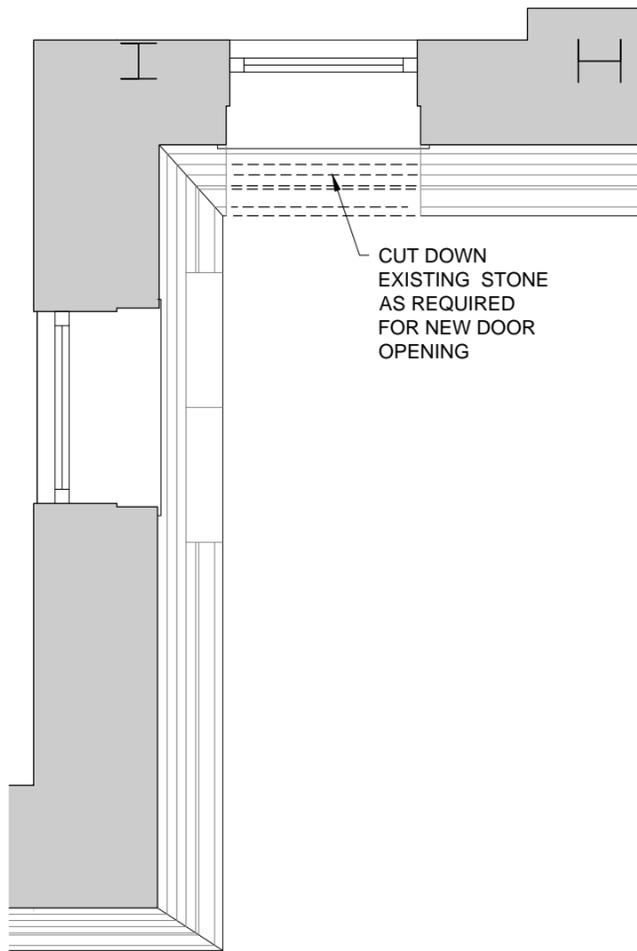


FENCE EXISTING ELEVATION

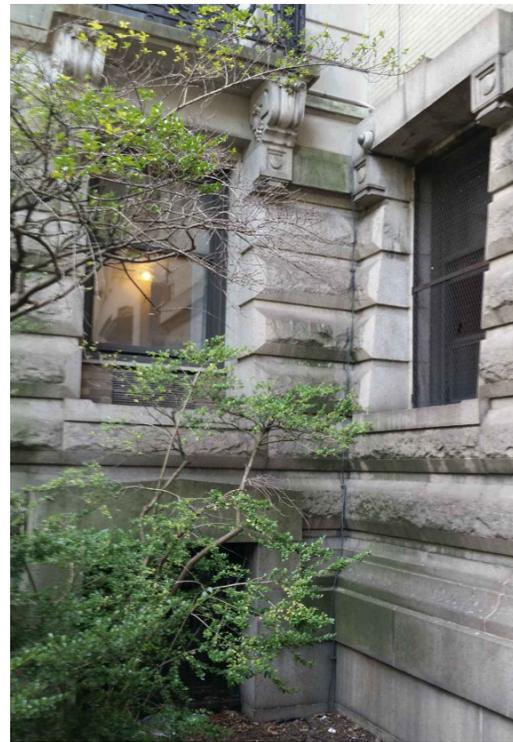


FENCE PROPOSED ELEVATION

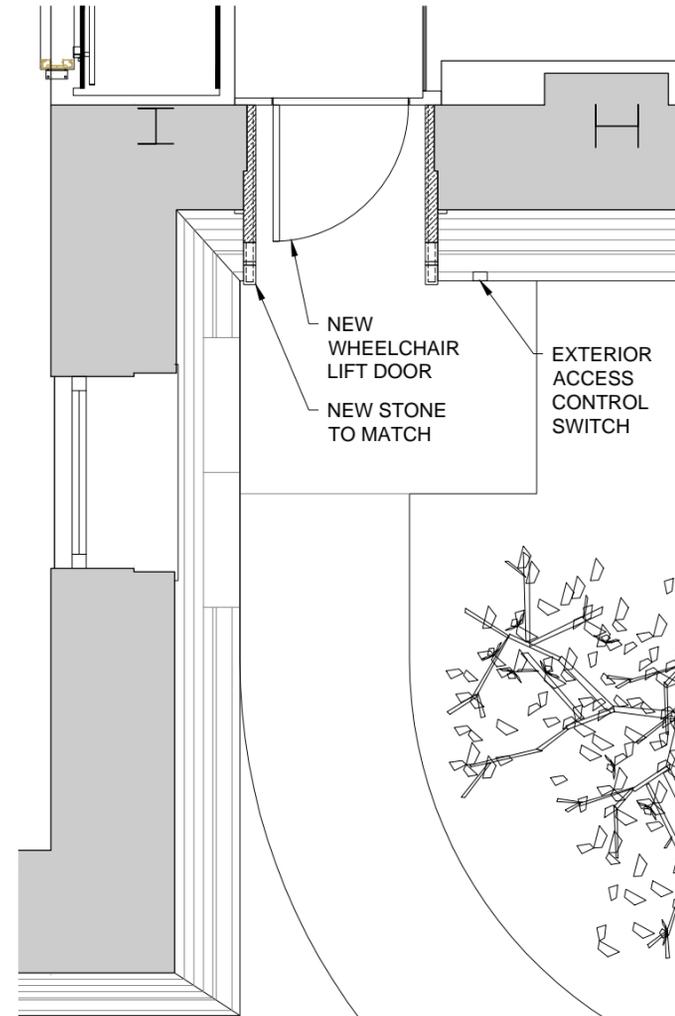




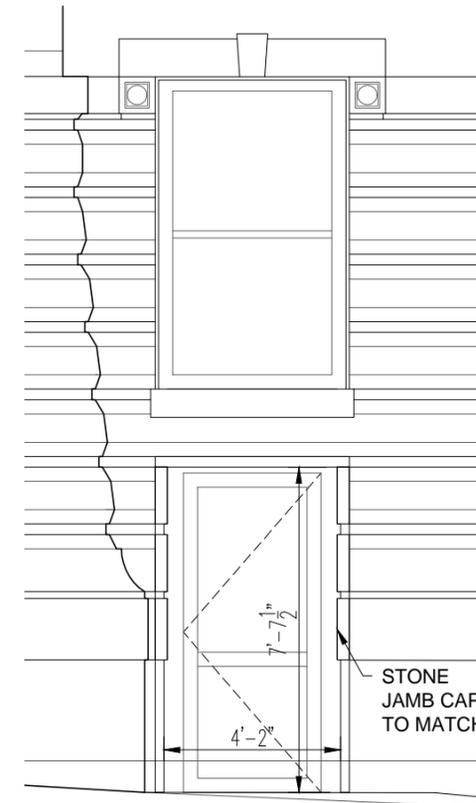
EXISTING ELEVATION AT NON-COMPLIANT EAST LOBBY ENTRY



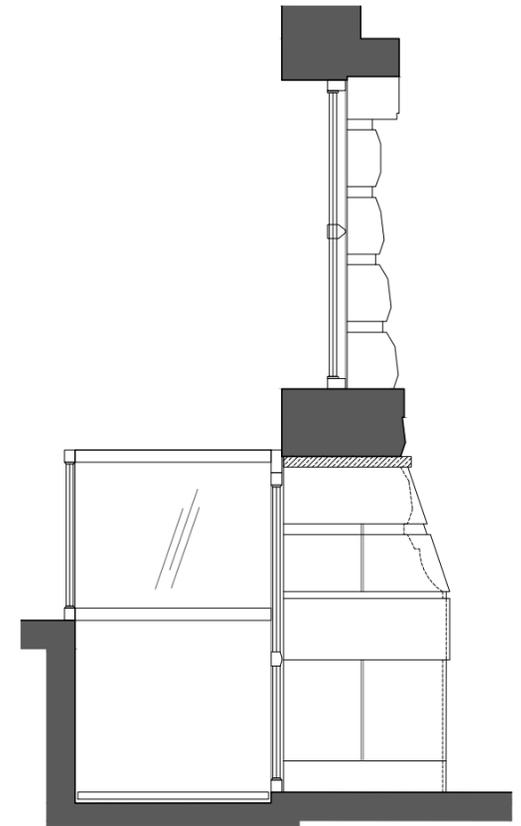
EXISTING WINDOW AT NON-COMPLIANT EAST LOBBY ENTRY



PROPOSED WINDOW MODIFICATION FOR ADA ACCESS ROUTE AT EAST LOBBY ENTRY

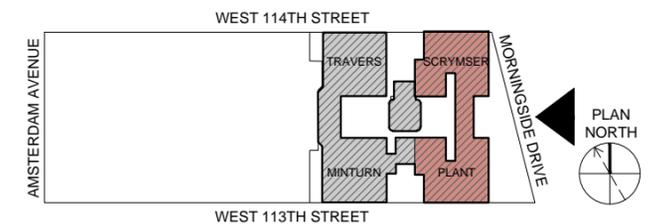


PROPOSED ELEVATION OF NEW DOOR FOR ADA ACCESS ROUTE AT EAST LOBBY ENTRY

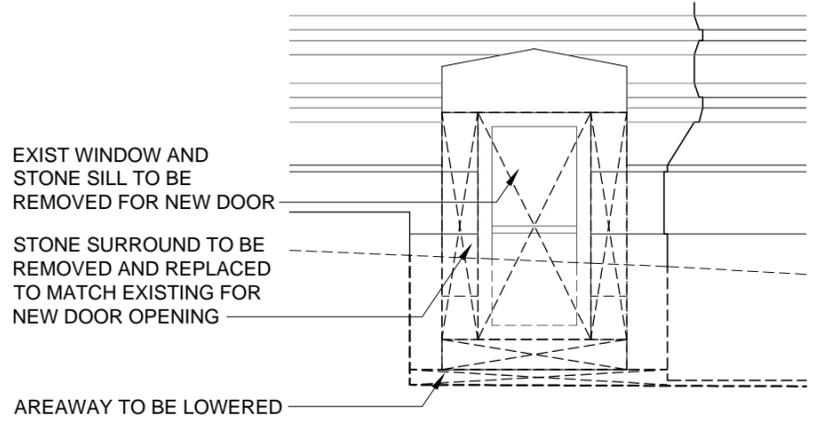


PROPOSED SECTION OF NEW DOOR FOR ADA ACCESS ROUTE AT EAST LOBBY ENTRY

EXISTING PLAN AT NON-COMPLIANT EAST LOBBY ENTRY



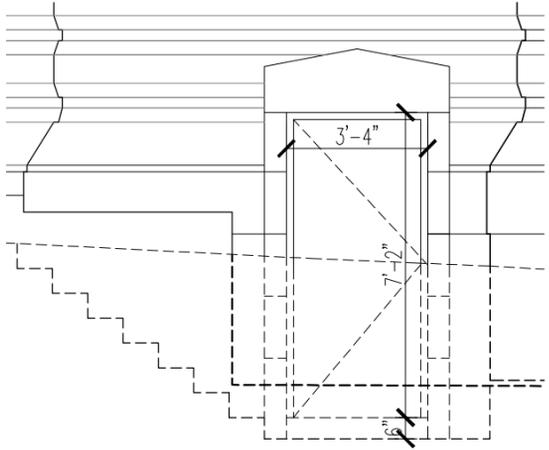
EXISTING & PROPOSED DETAILS @ MORNINGSIDE DR. ENTRANCE



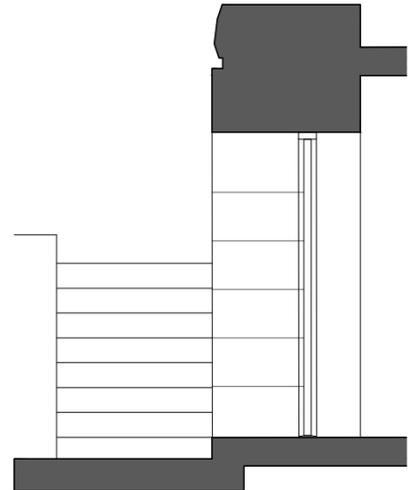
EXISTING ELEVATION AT NON-COMPLIANT SOUTH AREAWAY



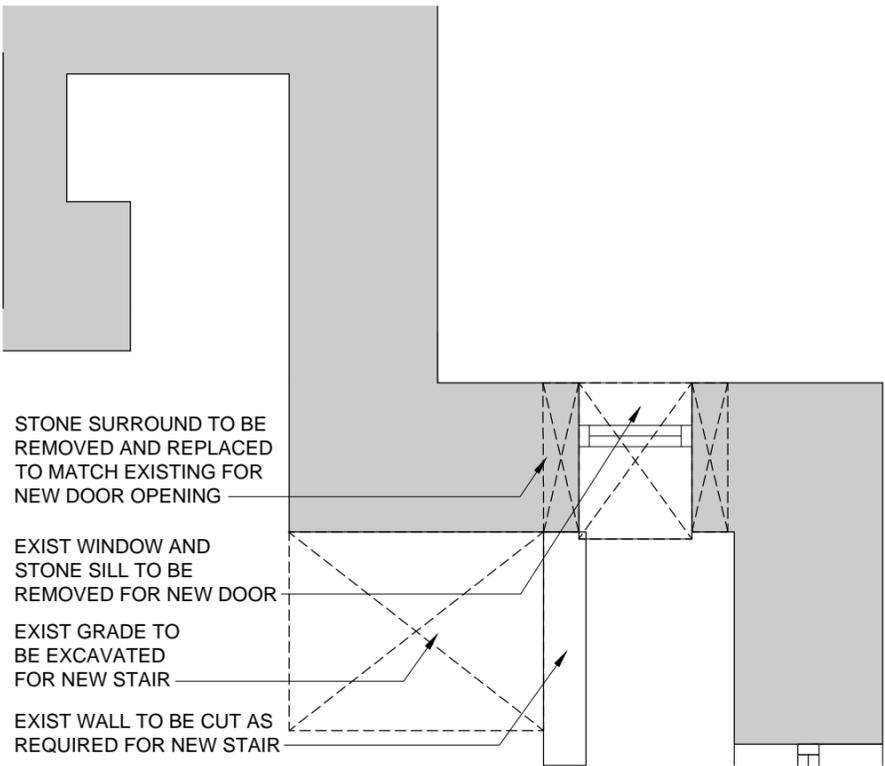
EXISTING WINDOW AT NON-COMPLIANT SOUTH AREAWAY



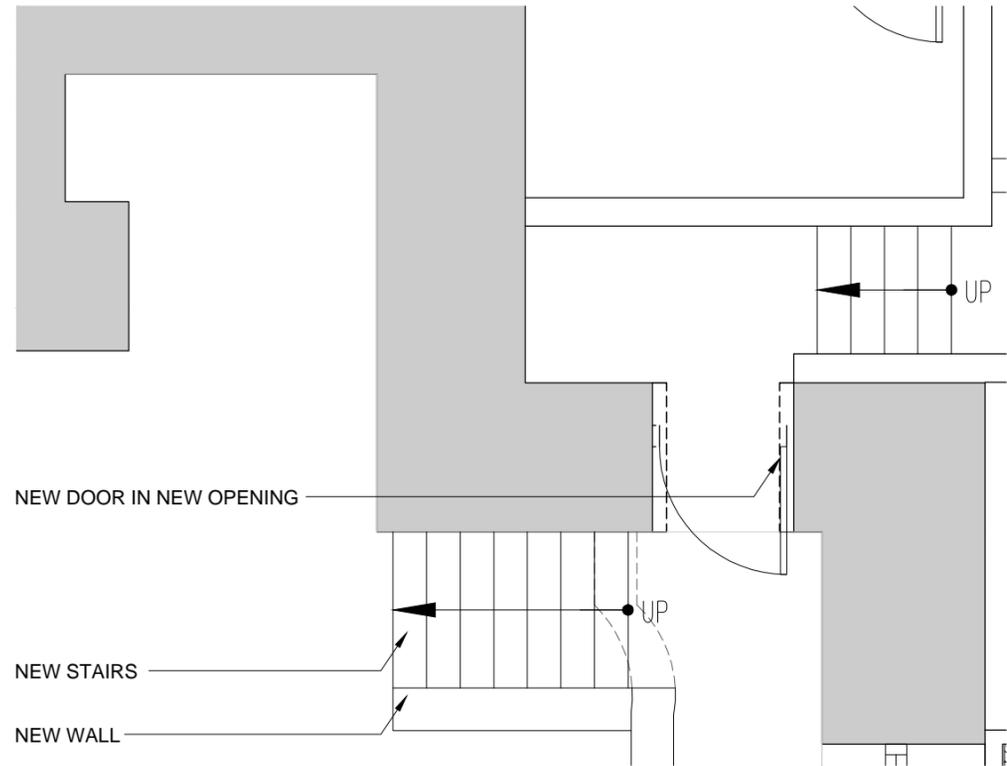
PROPOSED ELEVATION OF NEW DOOR FOR EGRESS AT SOUTH AREAWAY



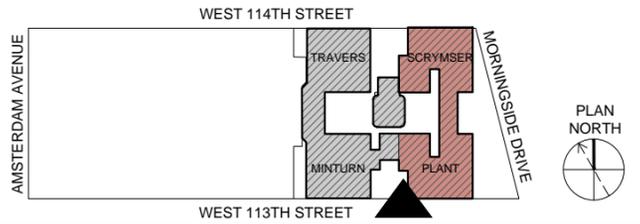
PROPOSED SECTION OF NEW DOOR FOR EGRESS AT SOUTH AREAWAY



EXISTING PLAN AT NON-COMPLIANT SOUTH AREAWAY



PROPOSED WINDOW MODIFICATION FOR EGRESS AT SOUTH AREAWAY

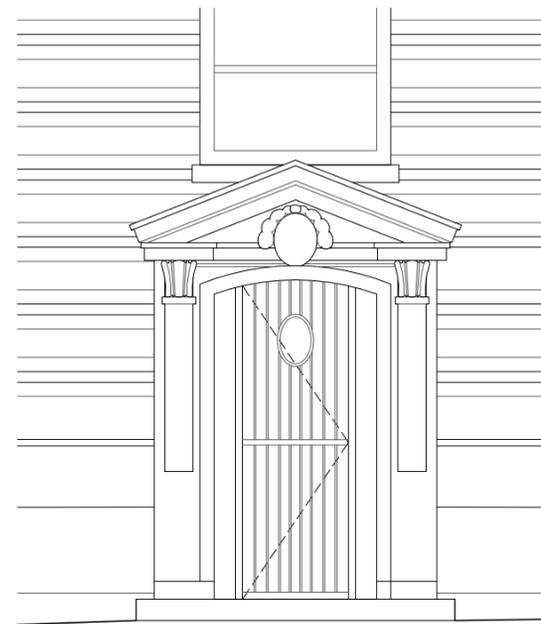




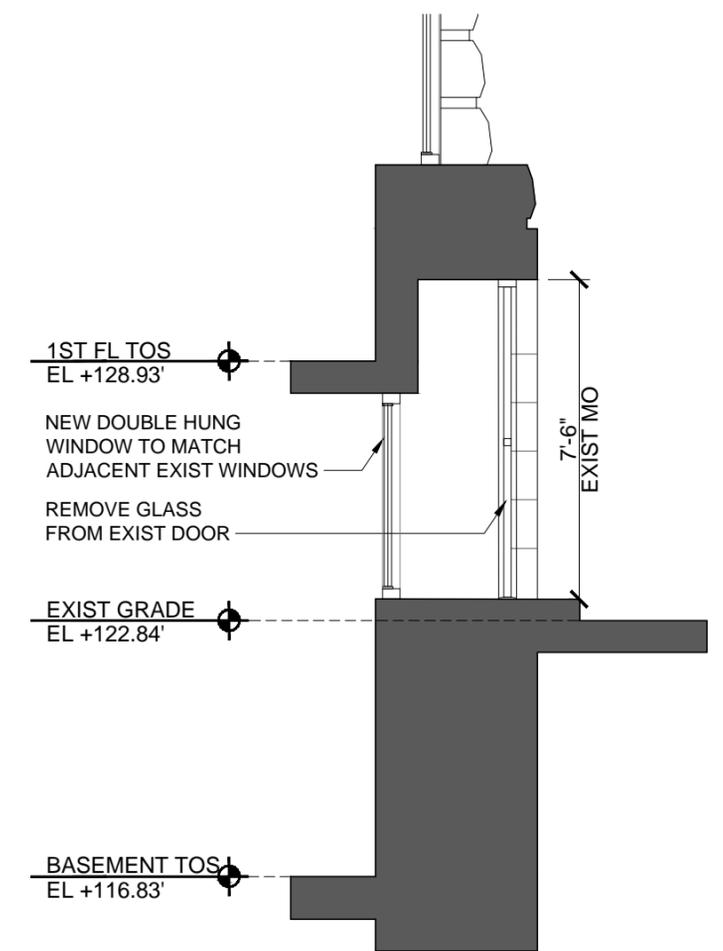
EXISTING ELEVATION AT INACCESSIBLE ENTRY DOOR OF PLANT ON MORNINGSIDE DRIVE



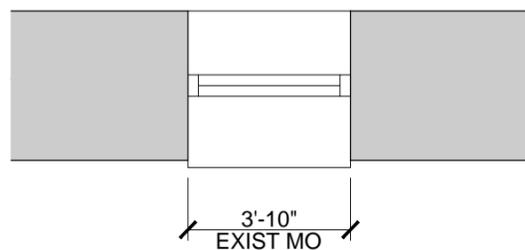
EXISTING INACCESSIBLE ENTRY DOOR AT PLANT ON MORNINGSIDE DRIVE



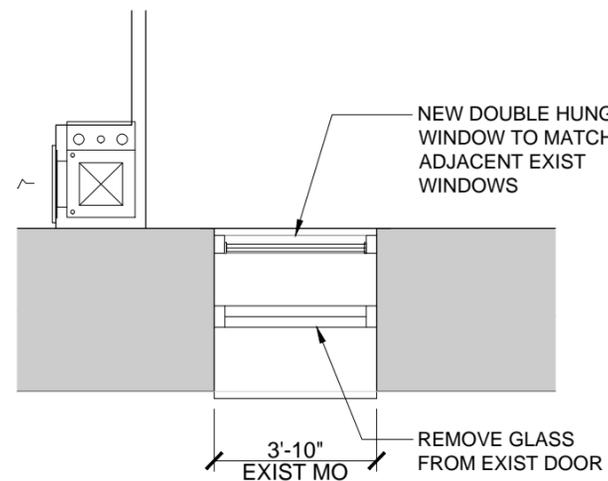
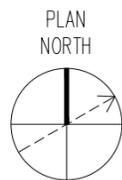
PROPOSED ELEVATION AT DOOR TO WINDOW MODIFICATION FOR NEW BASEMENT LEVEL APARTMENT OF PLANT



PROPOSED SECTION AT DOOR TO WINDOW MODIFICATION FOR NEW BASEMENT LEVEL APARTMENT OF PLANT

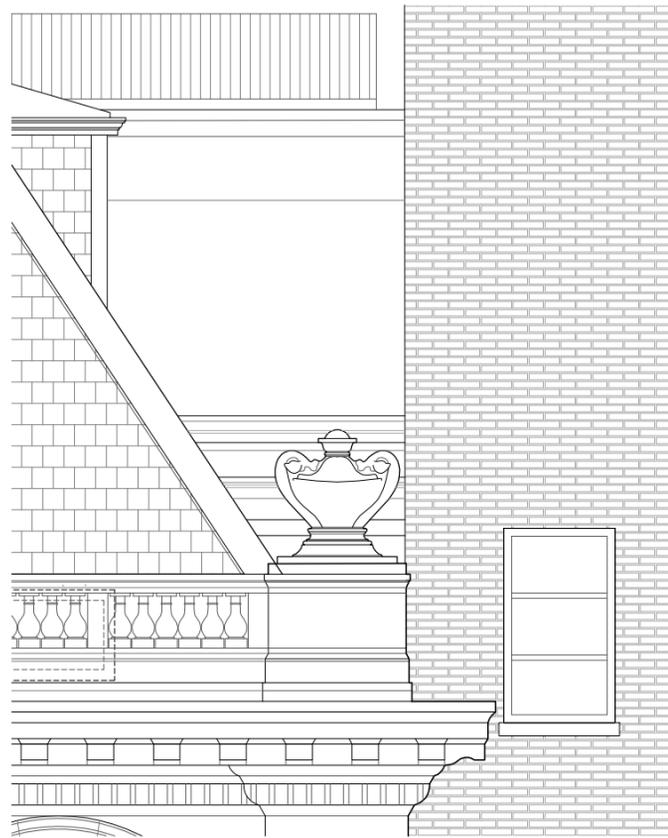


EXISTING PLAN AT INACCESSIBLE ENTRY DOOR OF PLANT ON MORNINGSIDE DRIVE

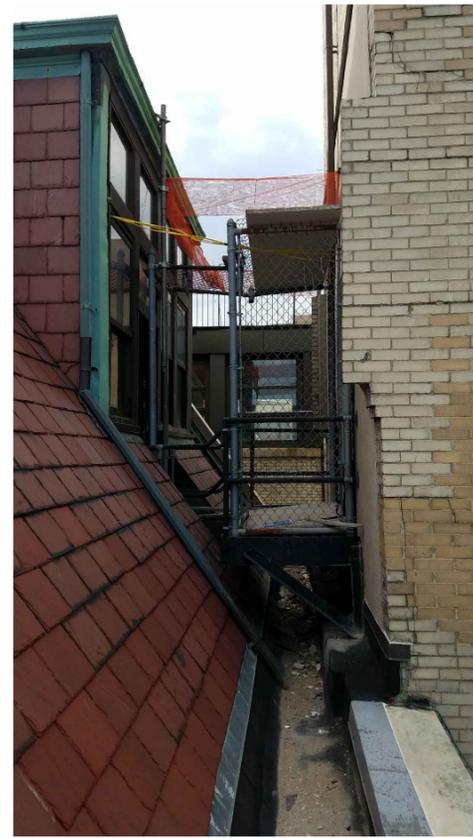


PROPOSED PLAN AT DOOR TO WINDOW MODIFICATION FOR NEW WINDOW OF NEW BASEMENT LEVEL APARTMENT

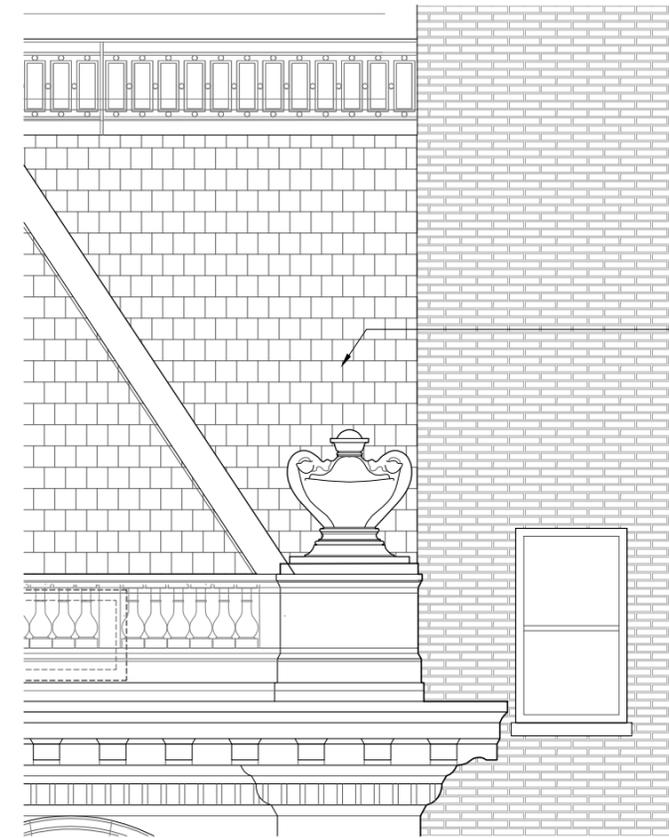




EXISTING ELEVATION AT PLANT - BRIDGE CONNECTOR

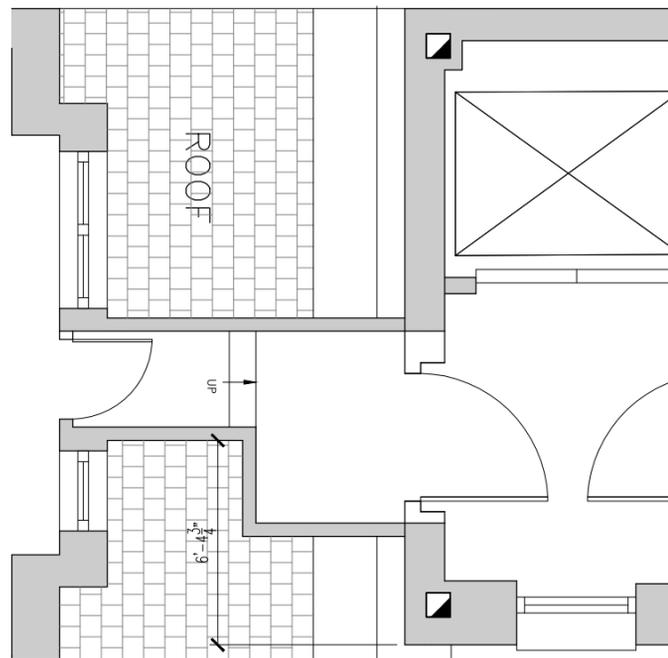


EXISTING PLANT - BRIDGE CONNECTOR

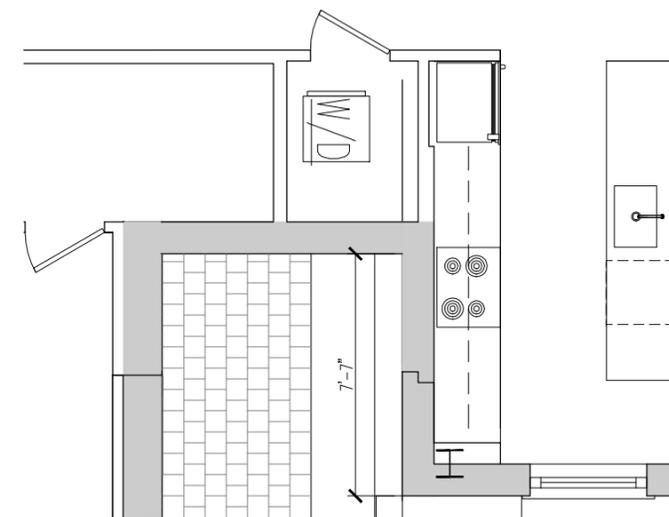
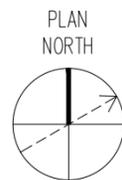


PROPOSED ELEVATION AT PLANT - BRIDGE CONNECTOR

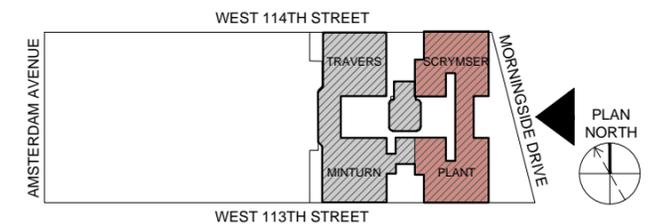
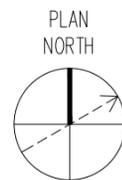
PROPOSED BUILDING INFILL

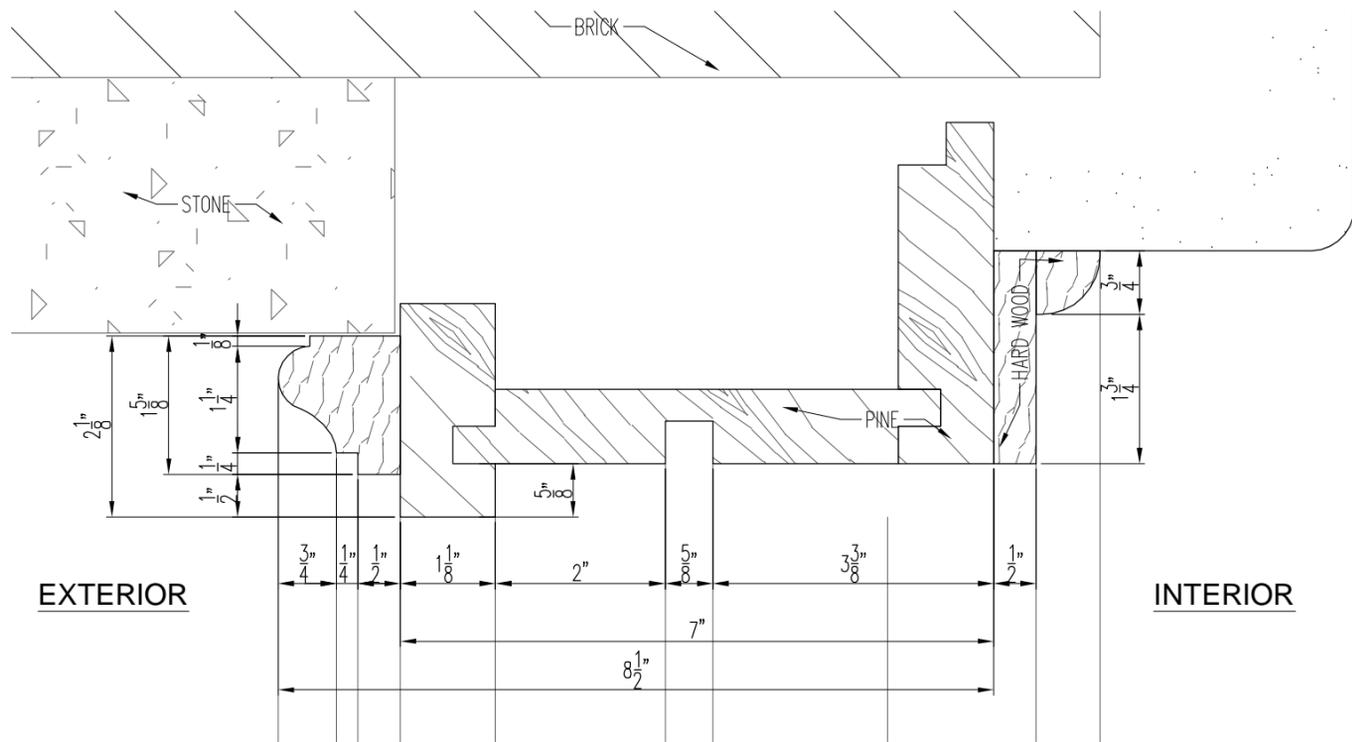


EXISTING PLAN AT PLANT - BRIDGE CONNECTOR

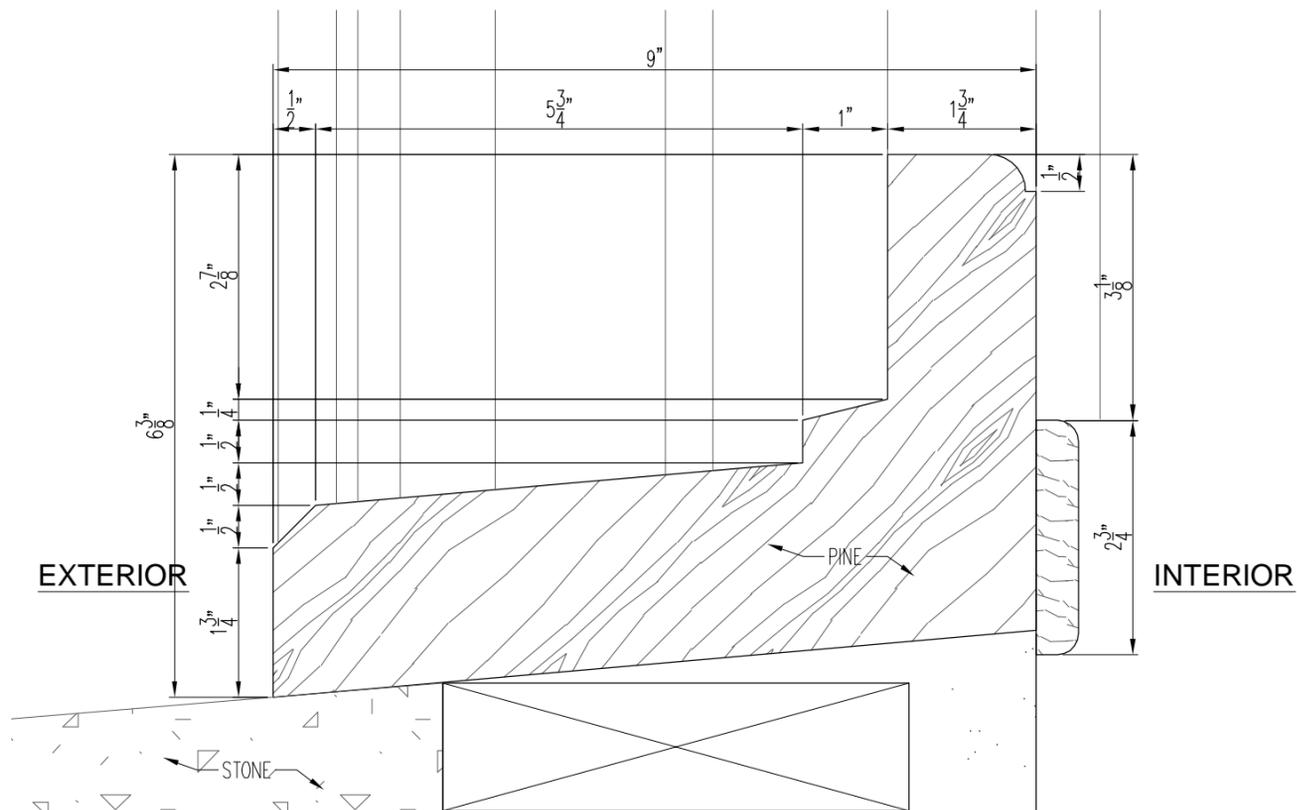


PROPOSED PLAN AT PLANT - BRIDGE CONNECTOR

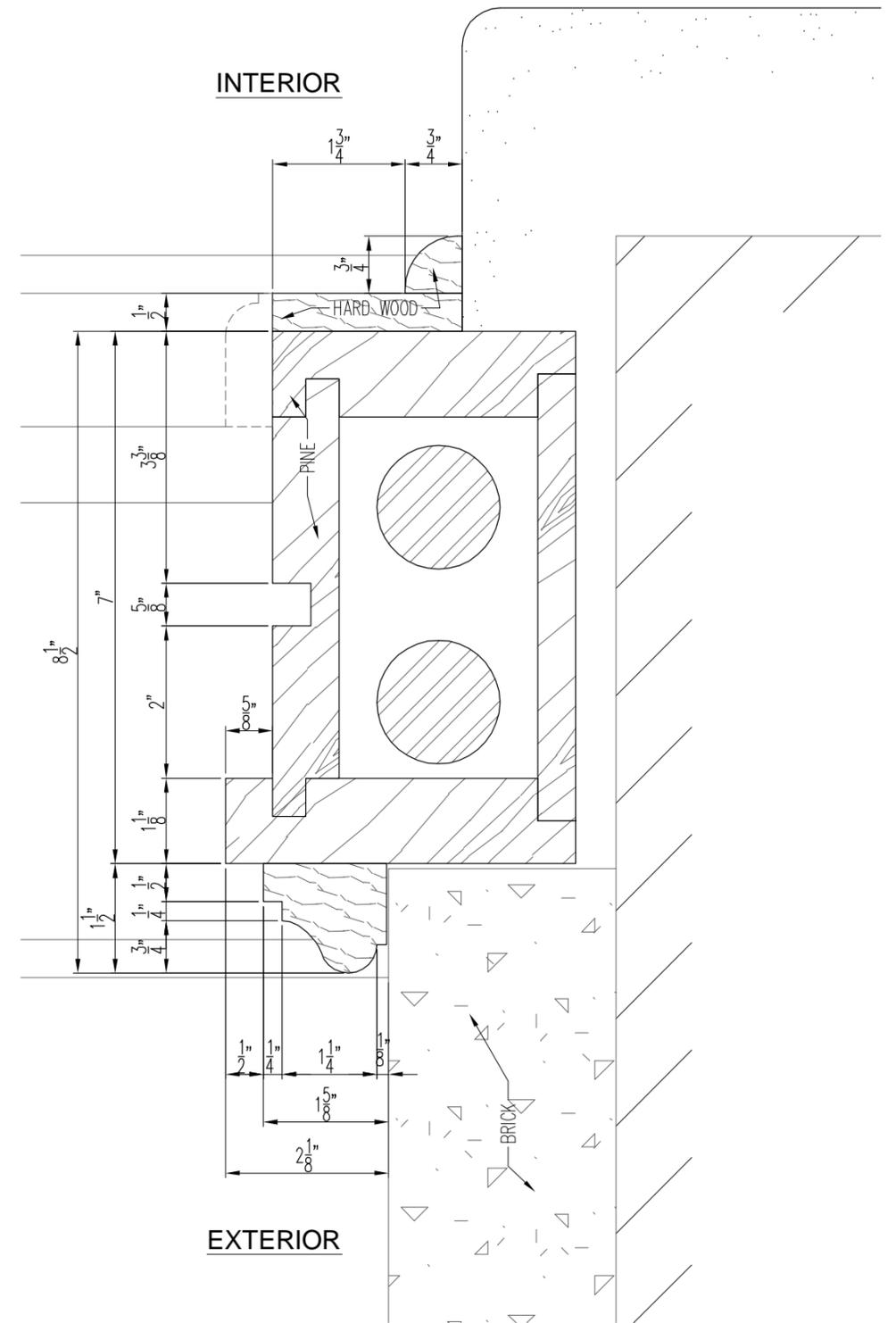




H HEAD DETAIL (PLANT PRIMARY)
SCALE: 6"=1'-0"

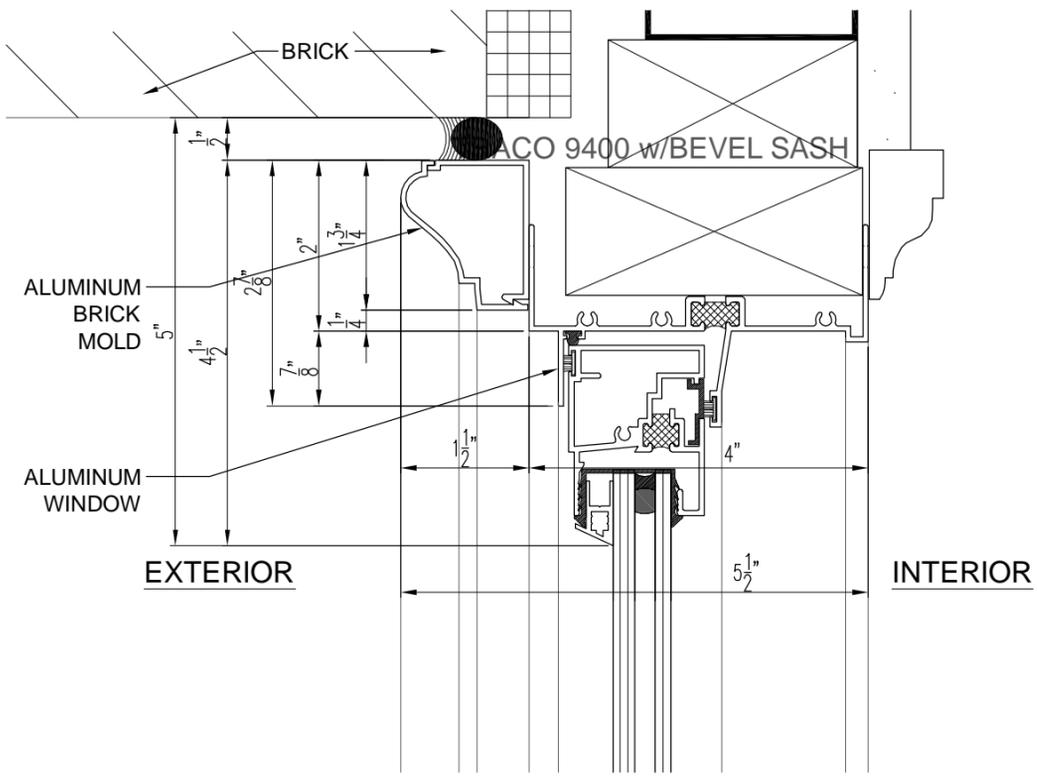


S SILL DETAIL (PLANT PRIMARY)
SCALE: 6"=1'-0"



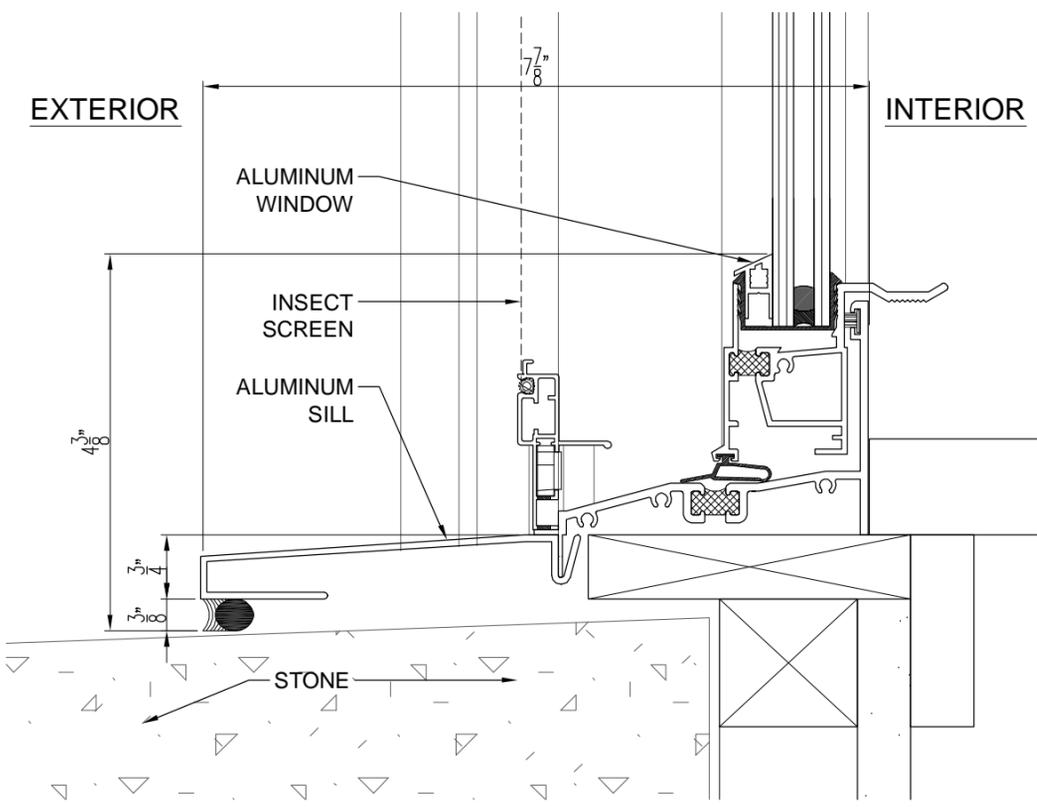
J JAMB DETAIL (PLANT PRIMARY)
SCALE: 6"=1'-0"



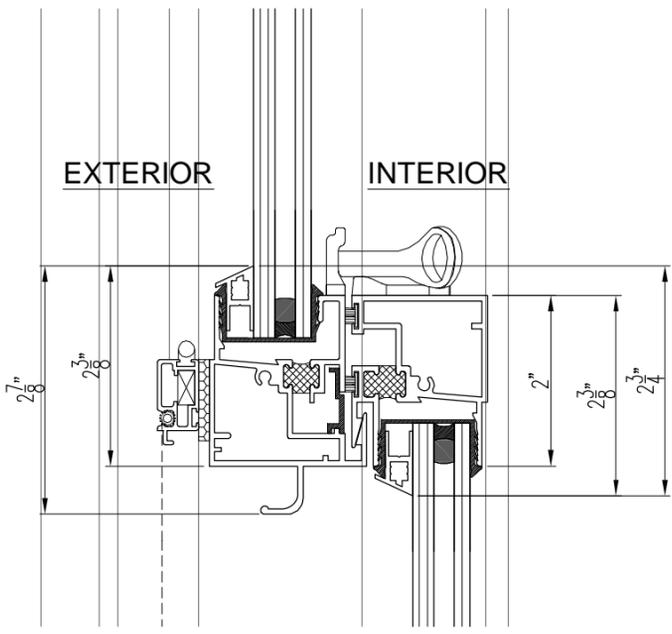


NOTE: PROPOSED ALUMINUM WINDOW & TRIM COLOR TO MATCH ORIGINAL PAINT AS PER HISTORIC EXTERIOR FINISHES INVESTIGATION REPORT

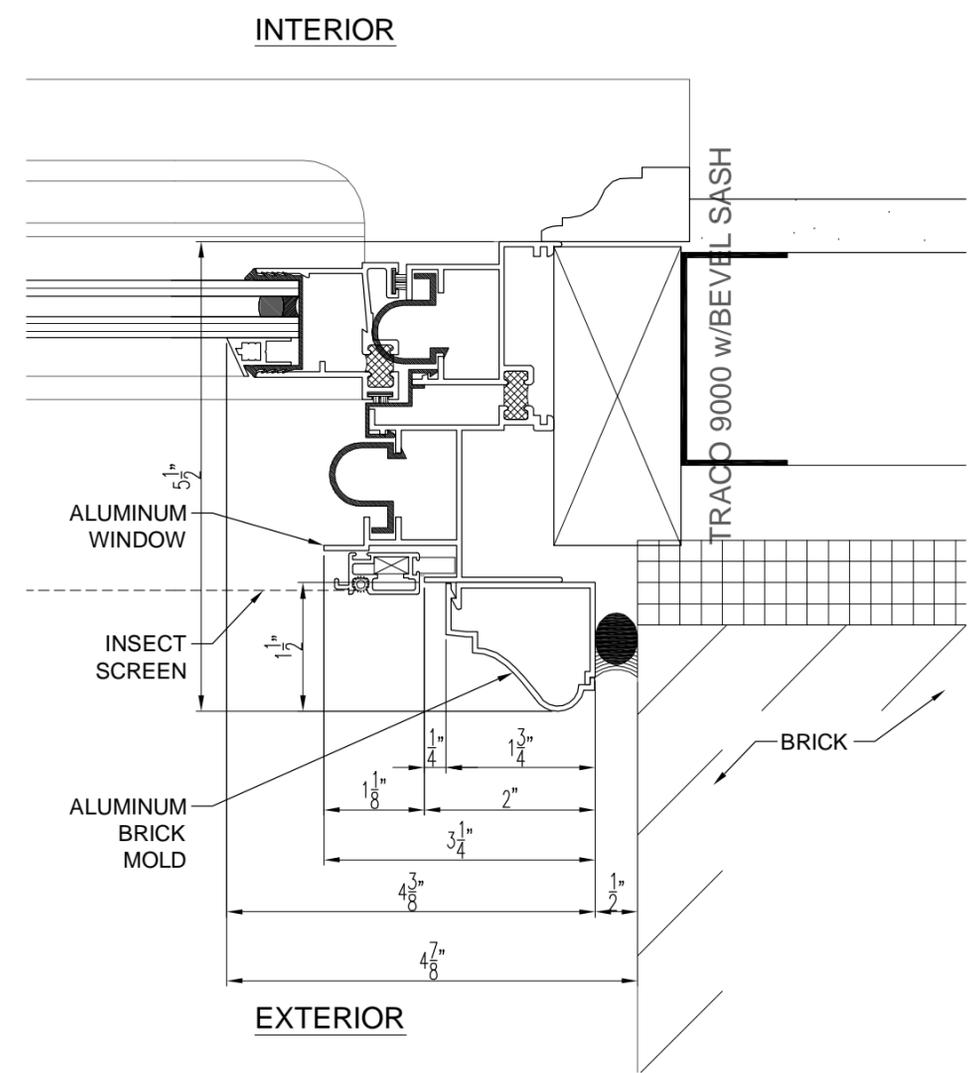
H HEAD DETAIL (TYPICAL)
SCALE: 6"=1'-0"



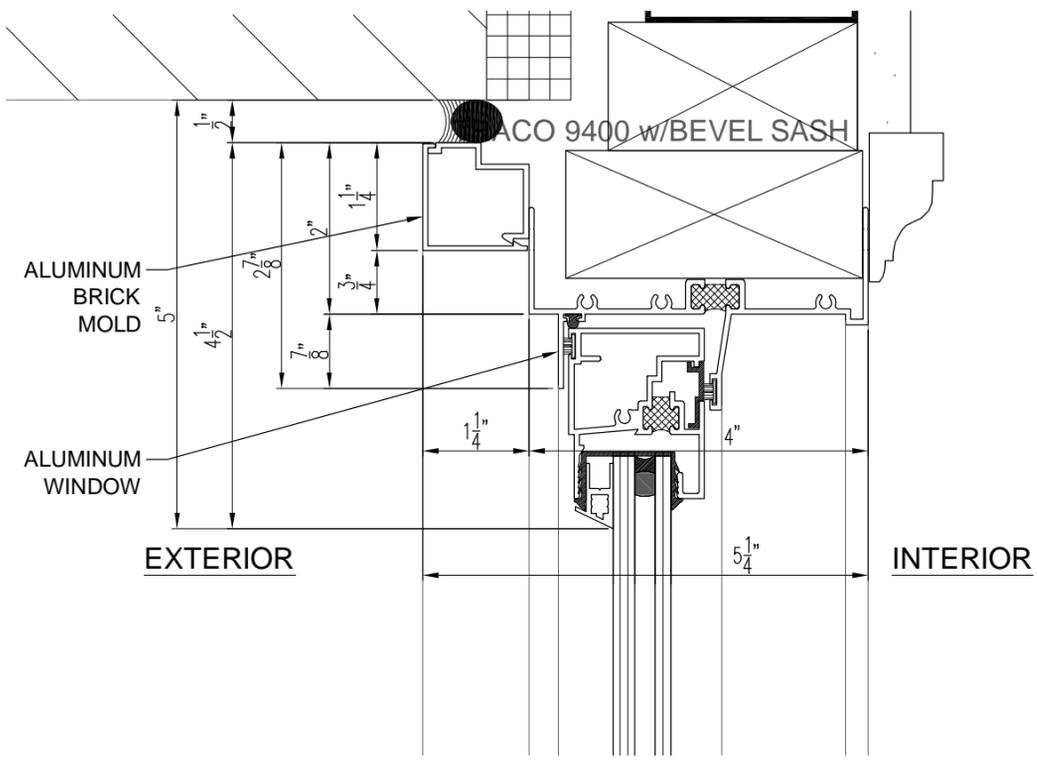
S SILL DETAIL (TYPICAL)
SCALE: 6"=1'-0"



C CHECK RAIL DETAIL (TYPICAL)
SCALE: 6"=1'-0"

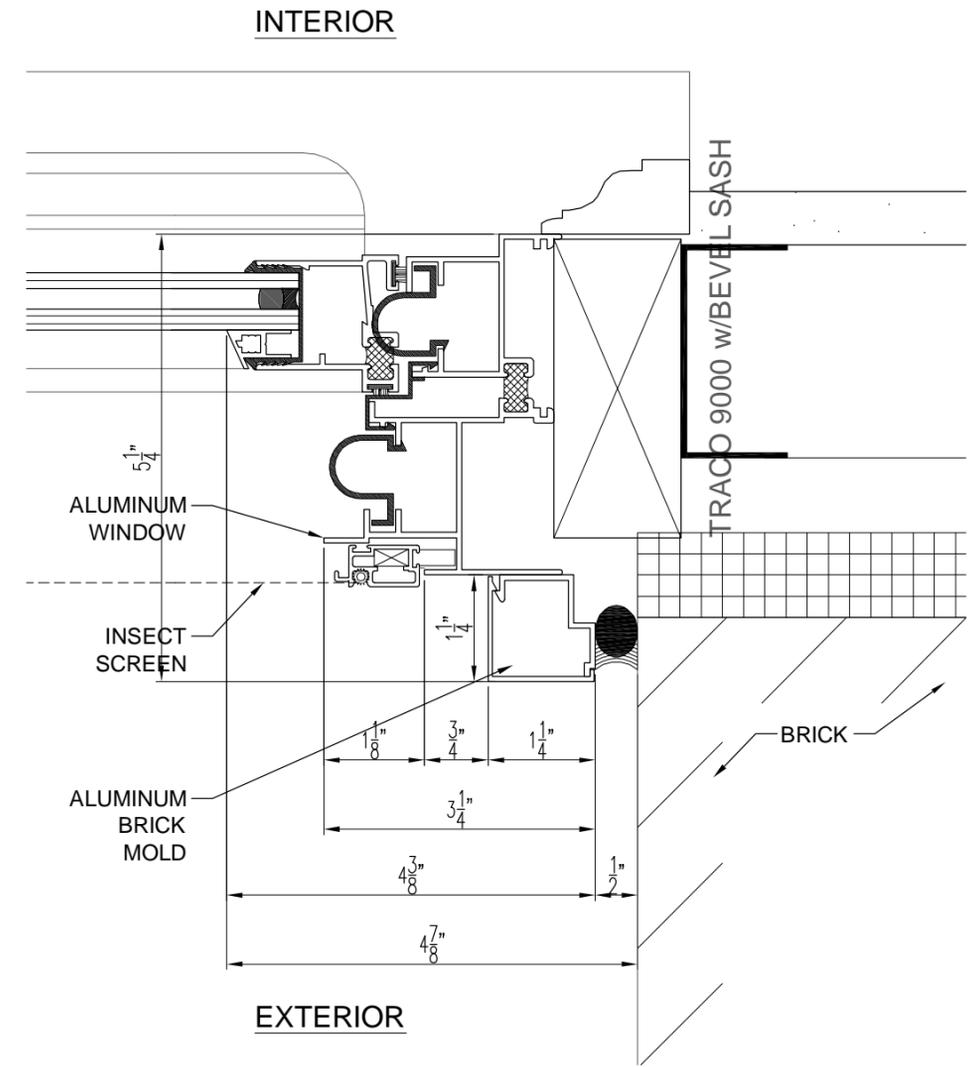


J JAMB DETAIL (TYPICAL)
SCALE: 6"=1'-0"

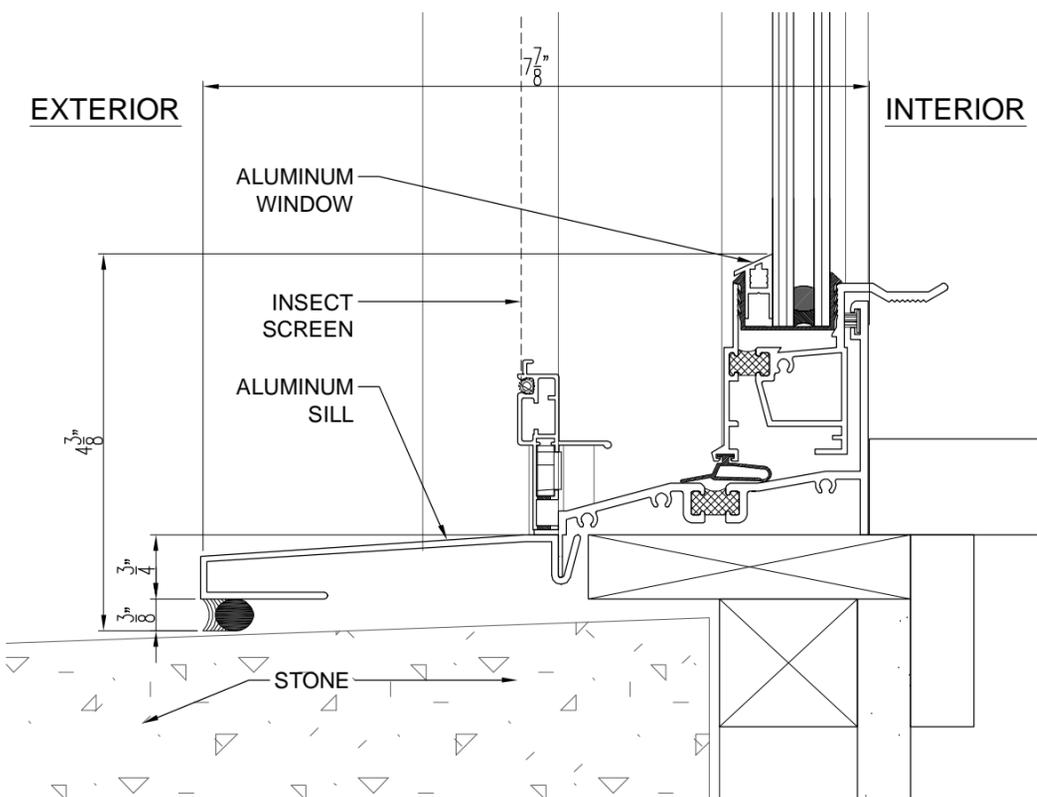


H HEAD DETAIL (SCRYMSER)
SCALE: 6"=1'-0"

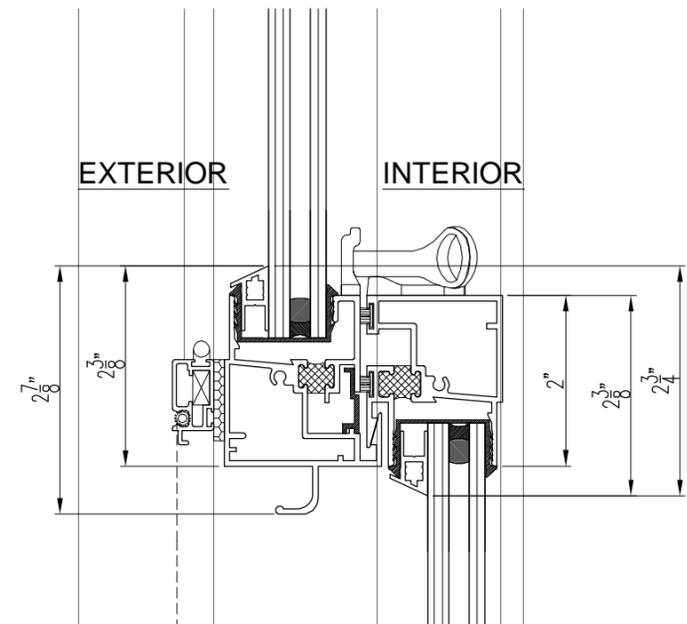
NOTE: PROPOSED ALUMINUM WINDOW & TRIM COLOR TO MATCH ORIGINAL PAINT AS PER HISTORIC EXTERIOR FINISHES INVESTIGATION REPORT



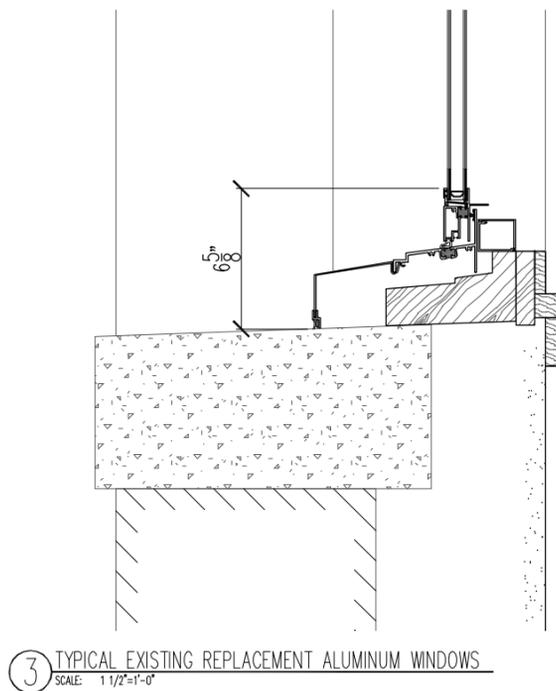
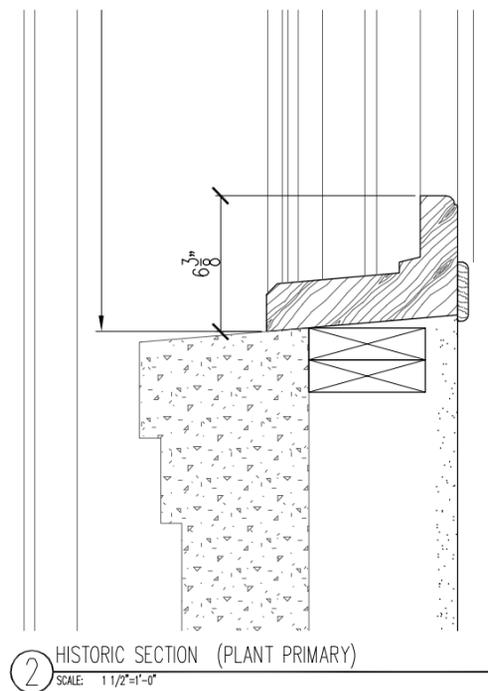
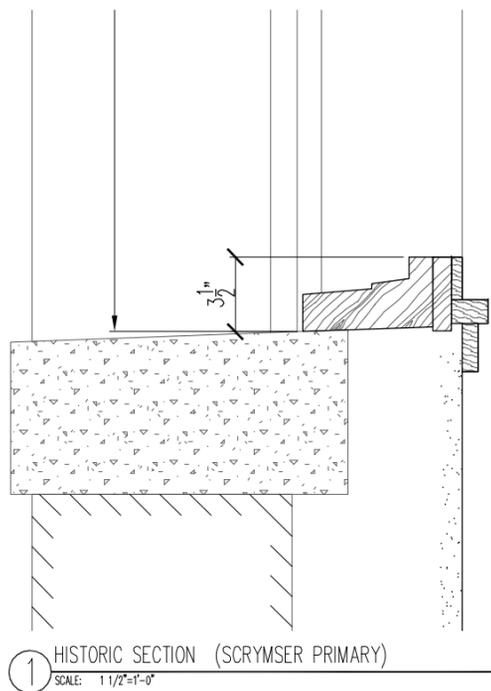
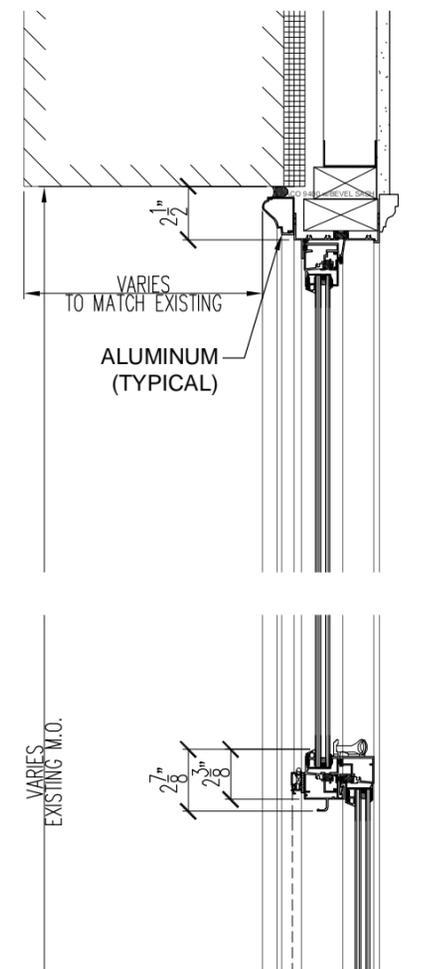
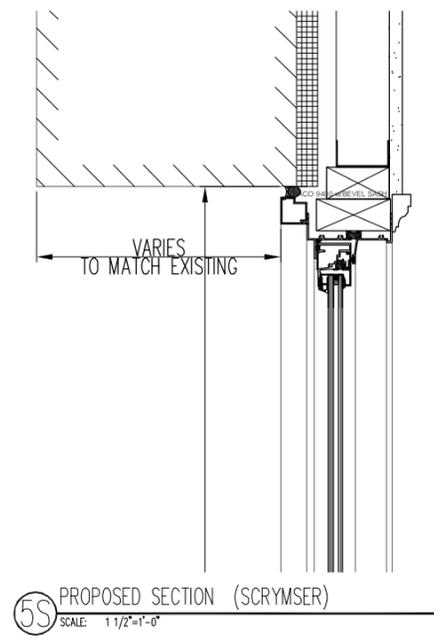
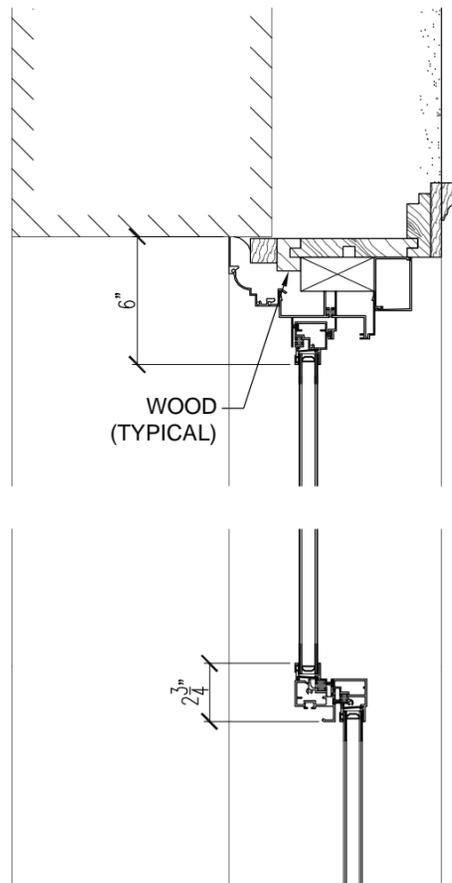
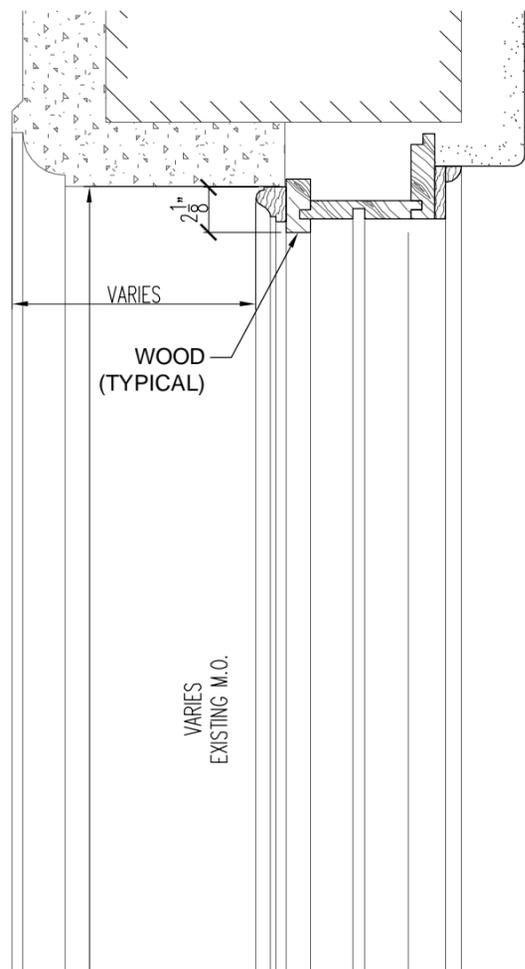
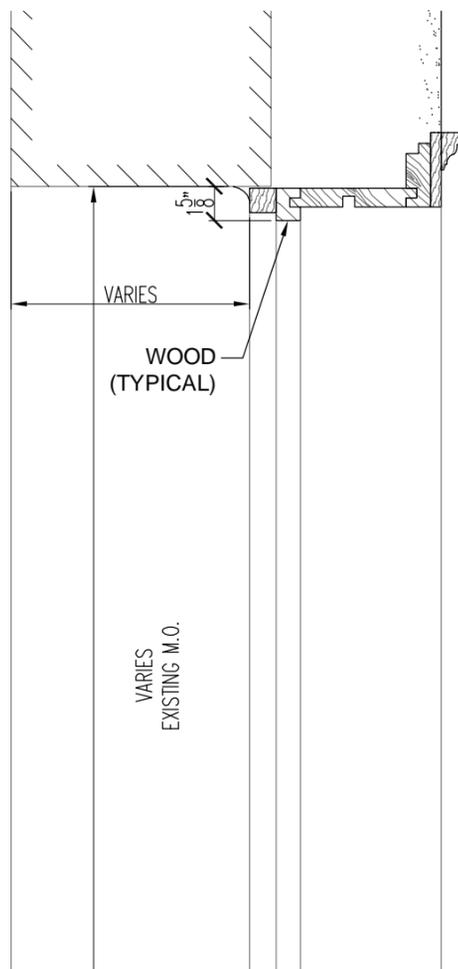
J JAMB DETAIL (SCRYMSER)
SCALE: 6"=1'-0"



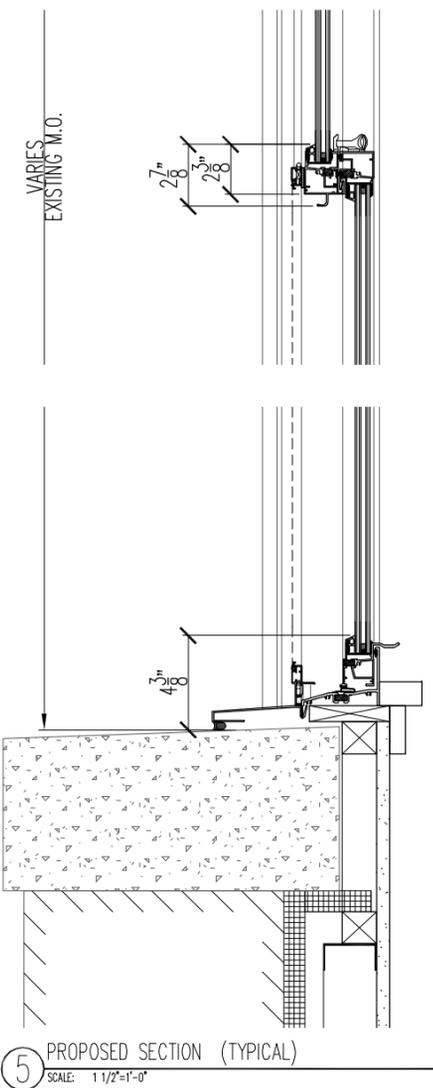
S SILL DETAIL (SCRYMSER)
SCALE: 6"=1'-0"



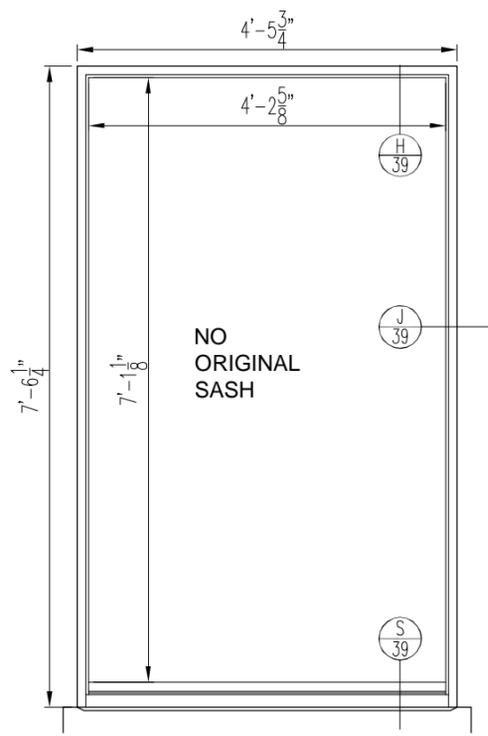
C CHECK RAIL DETAIL (SCRYMSER)
SCALE: 6"=1'-0"



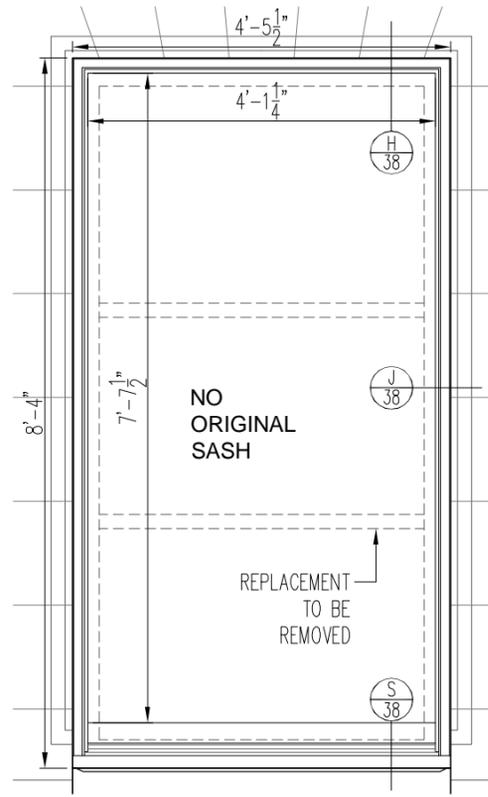
5S PROPOSED SECTION (SCRYMSER)
SCALE: 1 1/2"=1'-0"



NOTE: PROPOSED ALUMINUM WINDOW & TRIM COLOR TO MATCH ORIGINAL PAINT AS PER HISTORIC EXTERIOR FINISHES INVESTIGATION REPORT



1 ELEVATION (STRYMSER PRIMARY)
SCALE: 1"=1'-0"



2 ELEVATION (PLANT PRIMARY)
SCALE: 1"=1'-0"



HISTORIC WINDOW ELEVATIONS



LEGEND	
	BULKHEAD VIEWED SUMMER VISIBILITY

KEY MAP - BULKHEAD MOCK-UP

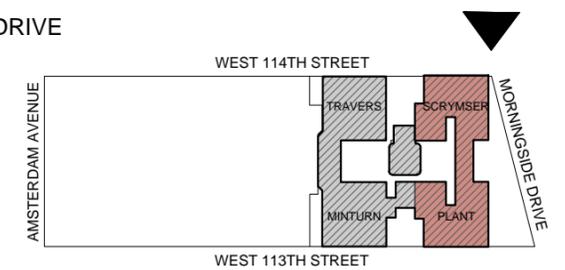
30 MORNINGSIDE, NEW YORK, NEW YORK



VIEW 1 - EXISTING BULKHEAD AT PLANT FROM MORNINGSIDE DRIVE



VIEW 1 - PROPOSED BULKHEAD AT PLANT FROM MORNINGSIDE DRIVE



CETRARUDDY

PHOTOS OF BULKHEAD MOCK-UP

30 MORNINGSIDE, NEW YORK, NEW YORK

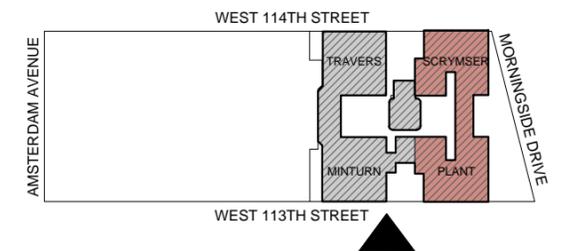
DWG NO: LPC-46
 BLOCK: 1866
 ZONING LOT: 1
 DATE: 10/20/2016
 SCALE: NTS



VIEW 2 - EXISTING BULKHEAD AT PLANT FROM 113TH STREET



VIEW 2 - PROPOSED BULKHEAD AT PLANT FROM 113TH STREET



PHOTOS OF BULKHEAD MOCK-UP

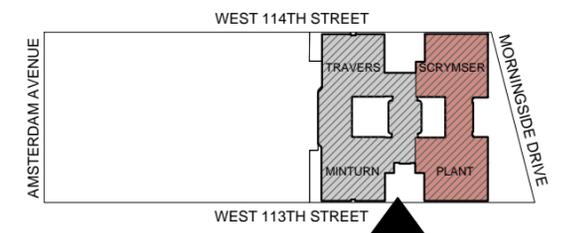
30 MORNINGSIDE, NEW YORK, NEW YORK



VIEW 3 - EXISTING BULKHEAD AT PLANT FROM MORNINGSIDE PARK



VIEW 3 - PROPOSED BULKHEAD AT PLANT FROM MORNINGSIDE PARK



PHOTOS OF BULKHEAD MOCK-UP

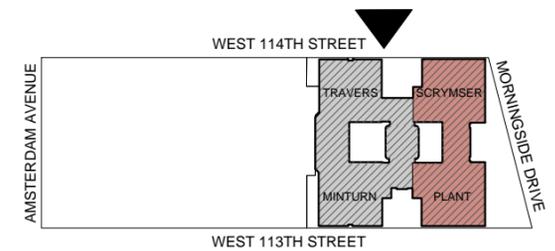
30 MORNINGSIDE, NEW YORK, NEW YORK



EXISTING CONDITION



PROPOSED CONDITION



CETRARUDDY

VIEW 1 EXISTING AND PROPOSED COMPARISONS

30 MORNINGSIDE, NEW YORK, NEW YORK

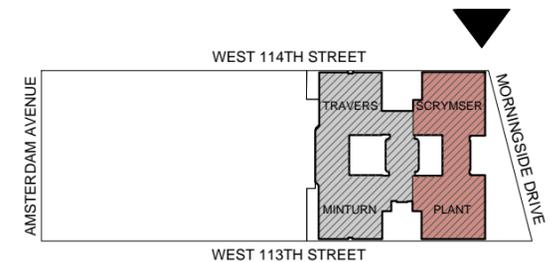
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 BLOCK: 1866
 ZONING LOT: 1
 DATE: 10/20/2016
 SCALE: NTS



EXISTING CONDITION



PROPOSED CONDITION



VIEW 2 EXISTING AND PROPOSED COMPARISONS

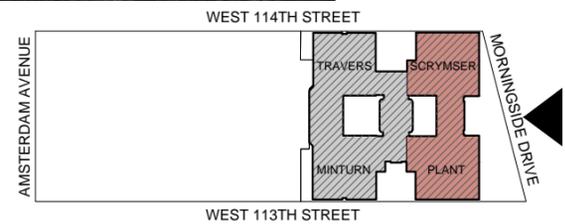
30 MORNINGSIDE, NEW YORK, NEW YORK



EXISTING CONDITION



PROPOSED CONDITION



VIEW 3 EXISTING AND PROPOSED COMPARISONS

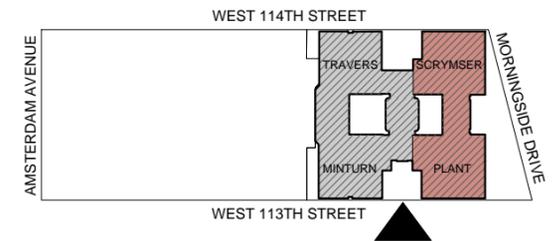
30 MORNINGSIDE, NEW YORK, NEW YORK



EXISTING CONDITION



PROPOSED CONDITION



VIEW 4 EXISTING AND PROPOSED COMPARISONS

30 MORNINGSIDE, NEW YORK, NEW YORK



EXISTING CONDITION



PROPOSED CONDITION



VIEW 5 EXISTING AND PROPOSED COMPARISONS

30 MORNINGSIDE, NEW YORK, NEW YORK

- APX-01 NORTH COURTYARD SECTION ELEVATION, EXISTING & PROPOSED
- APX-02 EAST COURTYARD SECTION ELEVATION, EXISTING & PROPOSED
- APX-03 SOUTH COURTYARD SECTION ELEVATION, EXISTING & PROPOSED
- APX-04 WEST COURTYARD SECTION ELEVATION, EXISTING & PROPOSED
- APX-05 CARRIAGE HOUSE ELEVATION
- APX-06 PROPOSED INFILL FACADE PLAN, ELEVATIONS & DETAILS
- APX-07 PROPOSED INFILL FACADE PLAN, ELEVATIONS & DETAILS
- APX-08 EXISTING & PROPOSED DETAILS AT MORNINGSIDE DR. BALCONIES
- APX-09 EXISTING & PROPOSED DETAILS AT MORNINGSIDE DR. BALCONIES
- APX-10 PROPOSED METAL MESH FOR GUARDRAILS AT BALCONIES
- APX-11 KEY MAP OF PHOTOS FOR BULKHEAD MOCK-UP
- APX-12 PHOTOS OF BULKHEAD MOCK-UP
- APX-13 PHOTOS OF BULKHEAD MOCK-UP



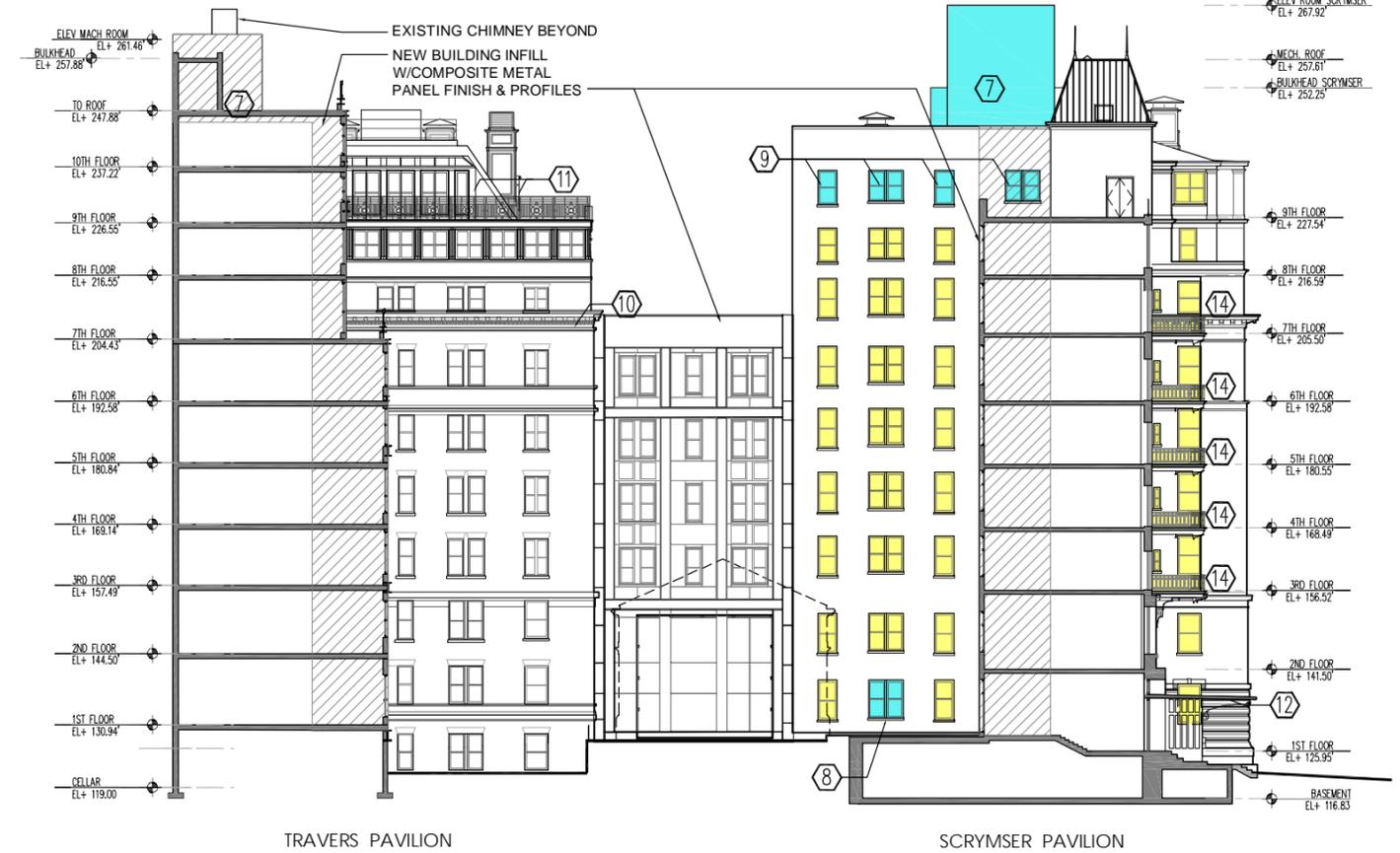
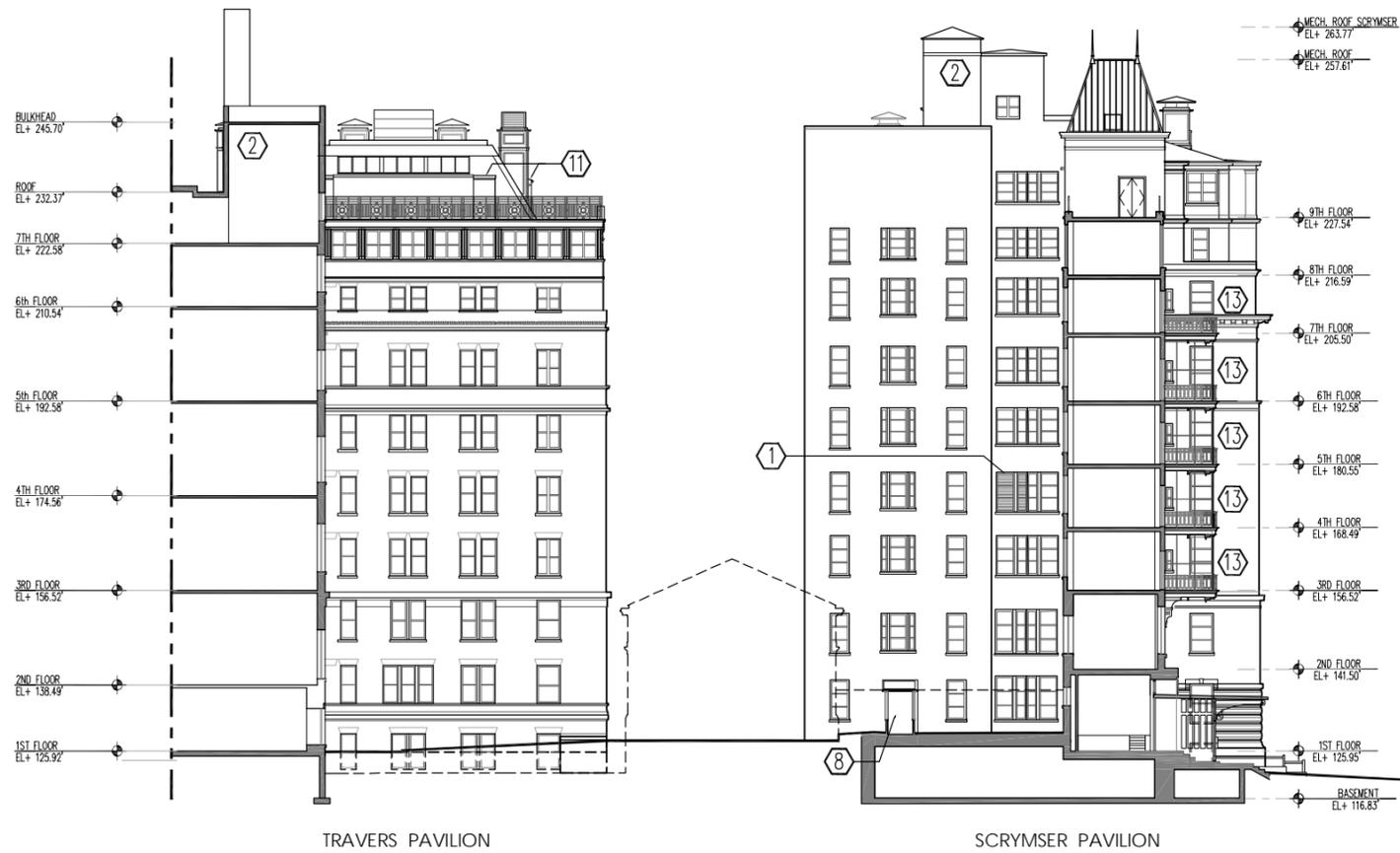
APPENDIX

GENERAL NOTES

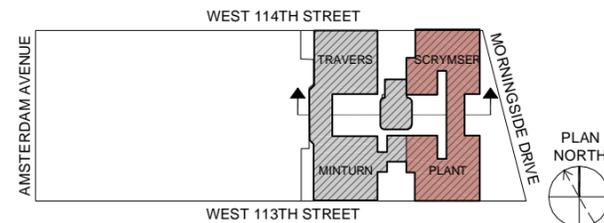
1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
2. CLEAN BRICK, STONE & TERRA COTTA ON ALL FACADES.
3. RAKE & REPOINT NEW JOINTS IF NECESSARY.
4. REMOVE SIGNAGE, NON-HISTORIC RAILINGS & LIGHT FIXTURES, UNUSED CONDUITS & UNUSED METAL ANCHORS.
5. REMOVE LOSE PAINT FROM CAST IRON, STEEL & OTHER METALS; REPLACE IN-KIND LOST OR DAMAGED ELEMENTS. PREPARE, PRIME & PAINT BASED ON HISTORIC FINISHES.

LEGEND

- | | |
|--|---|
| ① EXISTING INFILL ELEMENTS TO BE REMOVED. NEW WINDOW MATCHING THE ORIGINAL TO BE INSTALLED | ⑪ MODIFY EXISTING DORMER ROOF |
| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
| ③ REMOVE MECHANICAL EQUIPMENT & ENCLOSURE | ⑬ REMOVE METAL MESH ENCLOSURE & ENCLOSURE SUPPORT |
| ④ REPAIR/REPLACE STONEMWORK TO MATCH ORIGINAL | ⑭ RESTORE EXISTING RAILING & PROVIDE NEW CODE COMPLIANT RAILING BEHIND; SEE DWG LPC-27 |
| ⑤ ENLARGE EXISTING WINDOW OPENING | ⑮ NEW CODE COMPLIANT RAILING |
| ⑥ CONVERT EXISTING WINDOW OPENING TO DOOR | ⑯ REMOVE NON-HISTORIC GARAGE FROM CARRIAGE HOUSE |
| ⑦ PROPOSED BULKHEAD; BRICK FINISH TO MATCH EXISTING BULKHEADS | ⑰ REPLACE ENTRY DOORS |
| ⑧ EXISTING DOOR TO BE CONVERTED TO WINDOW | ⑱ RESTORE CARRIAGE HOUSE EXTERIOR WALL & CREATE NEW OPENING |
| ⑨ PROPOSED NEW WINDOW LOCATION; PROFILE TO MATCH HISTORIC AT THAT AREA | ⑲ EXISTING OPENING MODIFIED |
| ⑩ RESTORE CORNICE |  NEW INFILL  LANDMARK INFILL / OPENING  REPLACE WINDOW OPENING |



EXISTING



PROPOSED



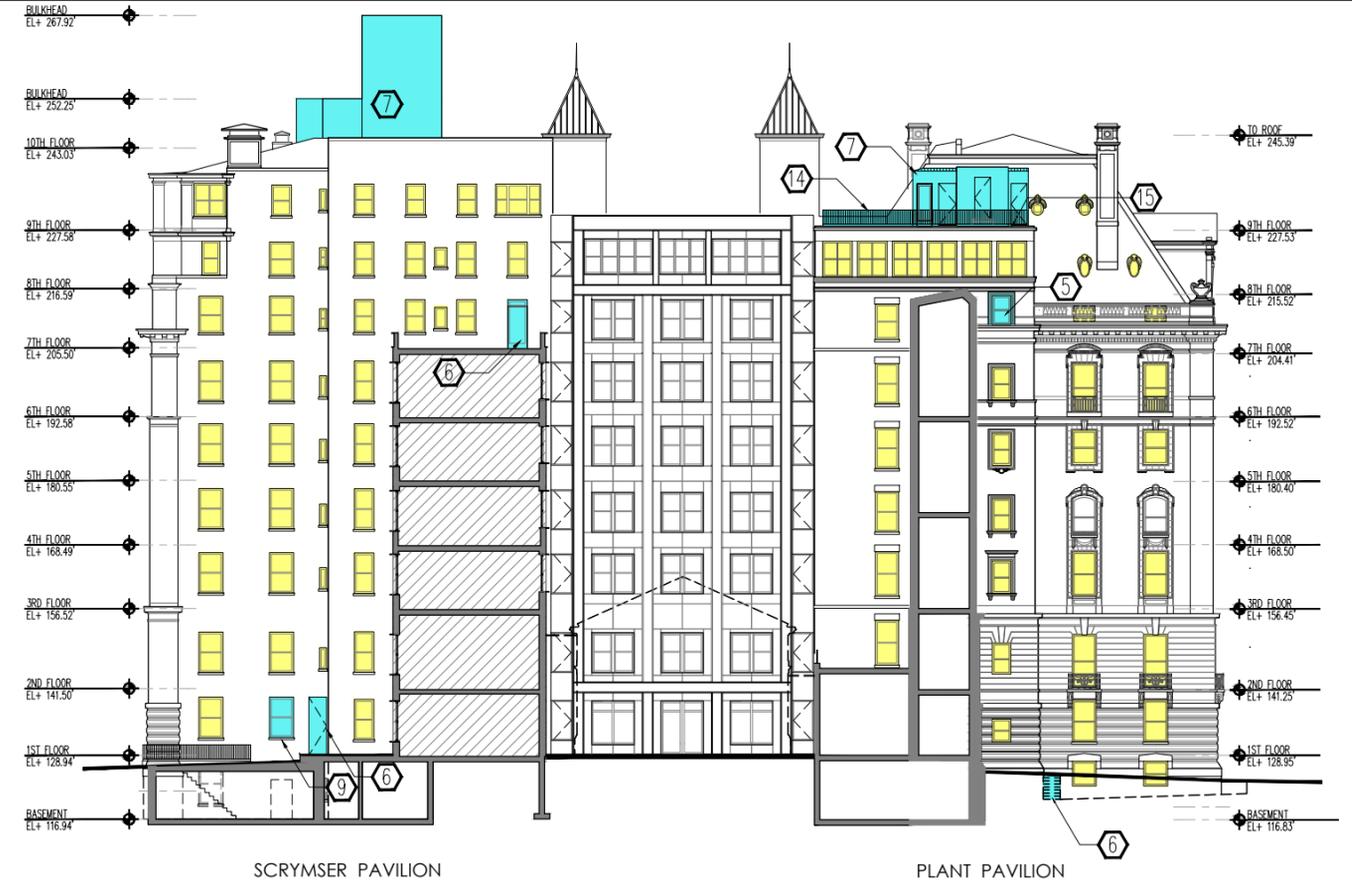
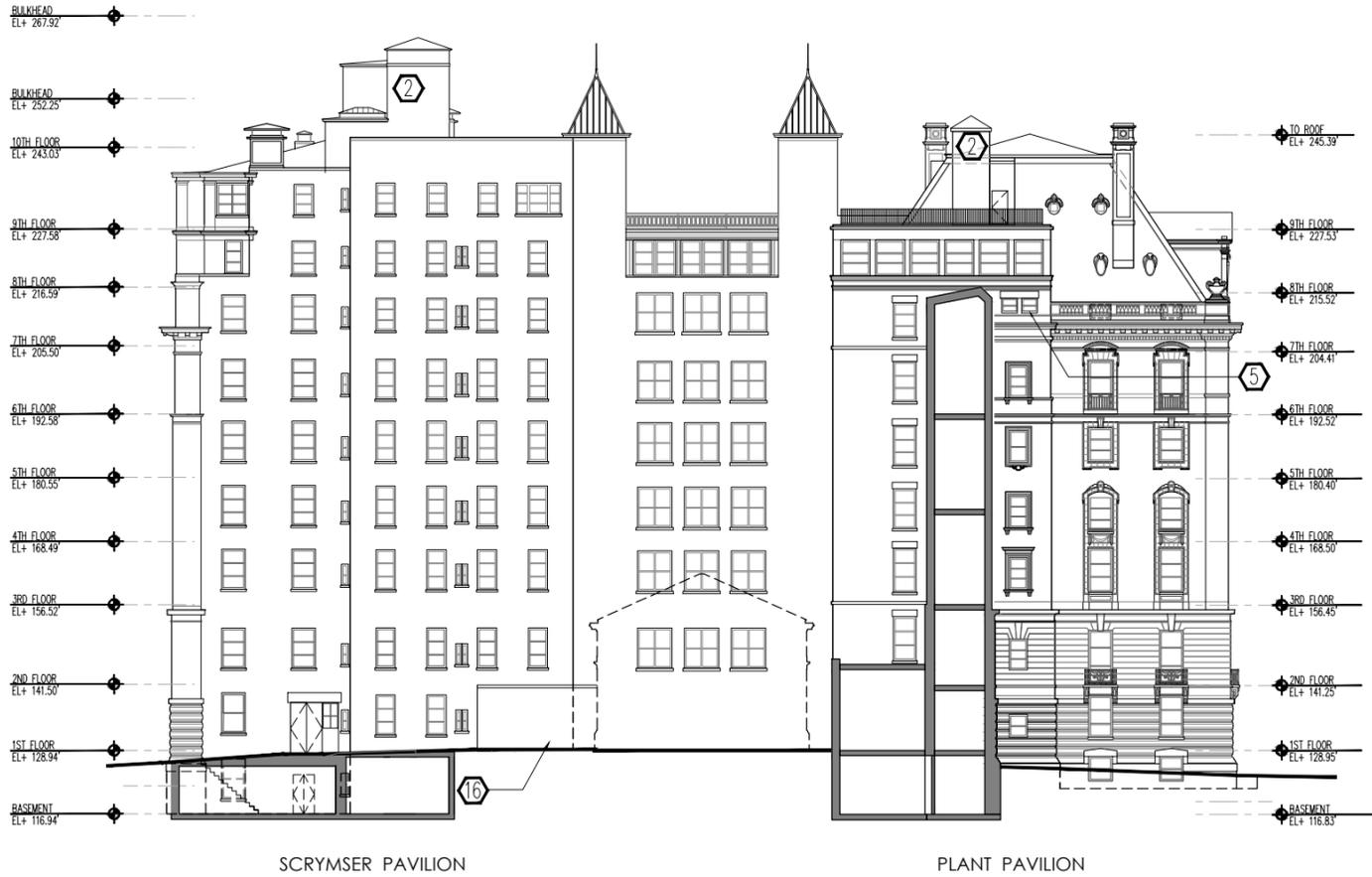
NORTH COURTYARD SECTION ELEVATION, EXISTING & PROPOSED

GENERAL NOTES

1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
2. CLEAN BRICK, STONE & TERRA COTTA ON ALL FACADES.
3. RAKE & REPOINT NEW JOINTS IF NECESSARY.
4. REMOVE SIGNAGE, NON-HISTORIC RAILINGS & LIGHT FIXTURES, UNUSED CONDUITS & UNUSED METAL ANCHORS.
5. REMOVE LOSE PAINT FROM CAST IRON, STEEL & OTHER METALS; REPLACE IN-KIND LOST OR DAMAGED ELEMENTS. PREPARE, PRIME & PAINT BASED ON HISTORIC FINISHES.

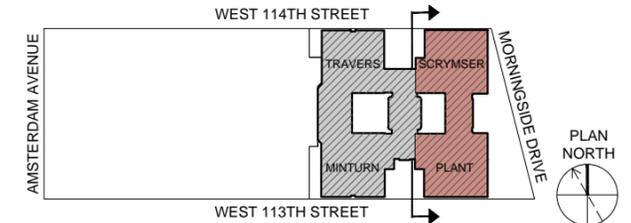
LEGEND

- | | |
|--|--|
| ① EXISTING INFILL ELEMENTS TO BE REMOVED. NEW WINDOW MATCHING THE ORIGINAL TO BE INSTALLED | ⑪ MODIFY EXISTING DORMER ROOF |
| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
| ③ REMOVE MECHANICAL EQUIPMENT & ENCLOSURE | ⑬ REMOVE METAL MESH ENCLOSURE & ENCLOSURE SUPPORT |
| ④ REPAIR/REPLACE STONework TO MATCH ORIGINAL | ⑭ RESTORE EXISTING RAILING & PROVIDE NEW CODE COMPLIANT RAILING BEHIND; SEE DWG LPC-27 |
| ⑤ ENLARGE EXISTING WINDOW OPENING | ⑮ NEW CODE COMPLIANT RAILING |
| ⑥ CONVERT EXISTING WINDOW OPENING TO DOOR | ⑯ REMOVE NON-HISTORIC GARAGE FROM CARRIAGE HOUSE |
| ⑦ PROPOSED BULKHEAD; BRICK FINISH TO MATCH EXISTING BULKHEADS | ⑰ REPLACE ENTRY DOORS |
| ⑧ EXISTING DOOR TO BE CONVERTED TO WINDOW | ⑱ RESTORE CARRIAGE HOUSE EXTERIOR WALL & CREATE NEW OPENING |
| ⑨ PROPOSED NEW WINDOW LOCATION; PROFILE TO MATCH HISTORIC AT THAT AREA | ⑲ EXISTING OPENING MODIFIED |
| ⑩ RESTORE CORNICE | ▨ NEW INFILL ■ LANDMARK INFILL / REPLACE WINDOW OPENING |



EXISTING

PROPOSED



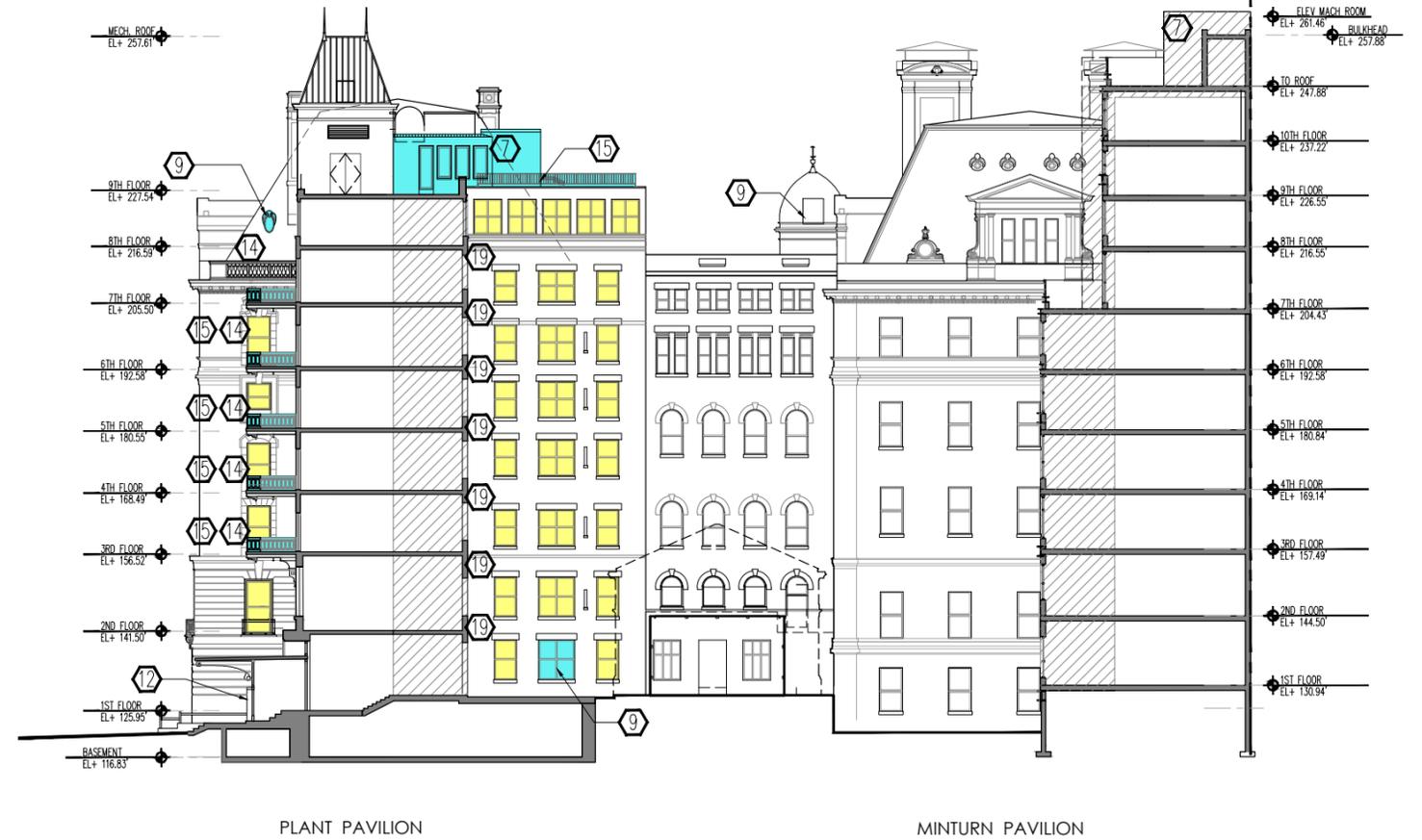
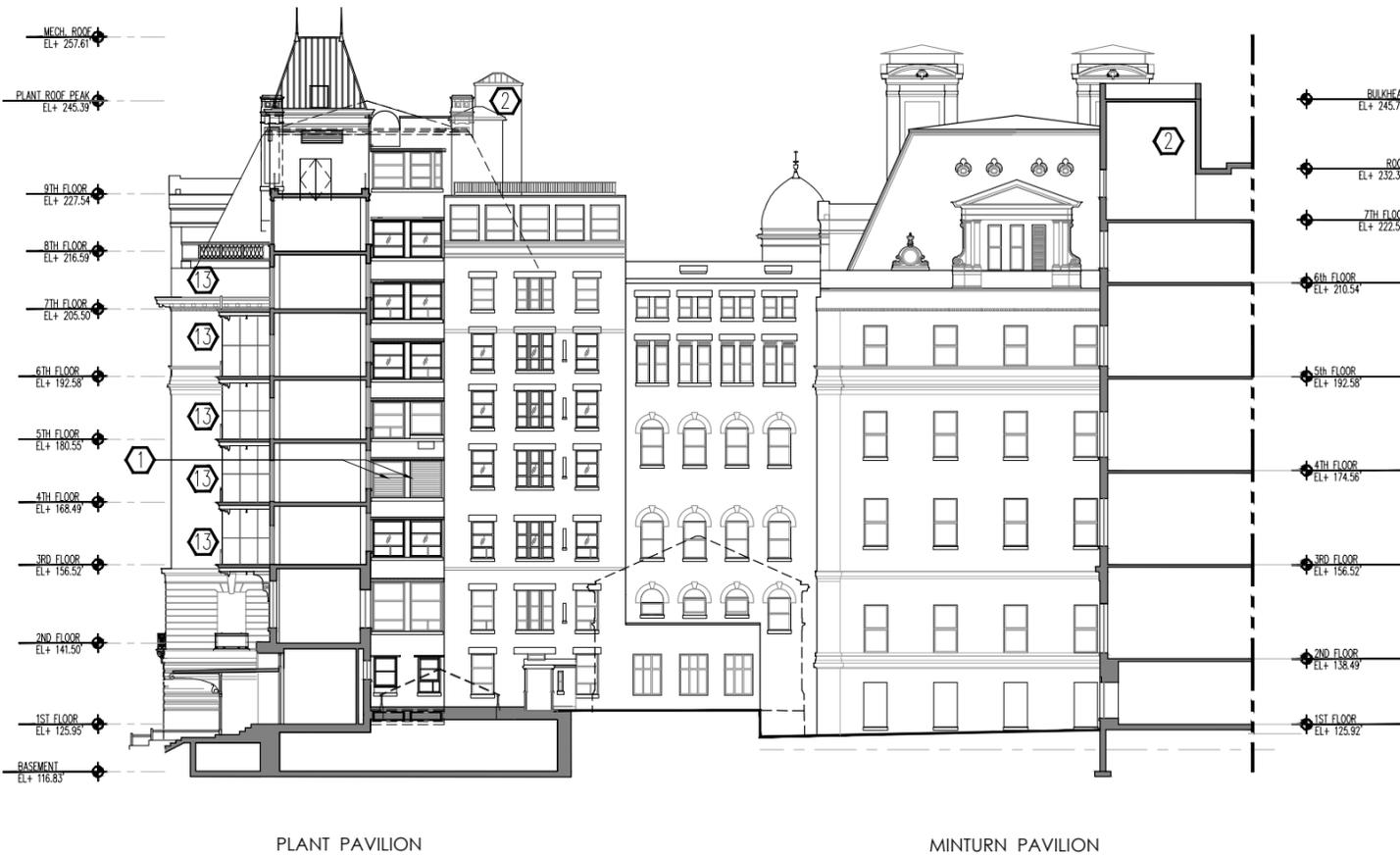
EAST COURTYARD SECTION ELEVATION, EXISTING & PROPOSED

GENERAL NOTES

1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
2. CLEAN BRICK, STONE & TERRA COTTA ON ALL FACADES.
3. RAKE & REPOINT NEW JOINTS IF NECESSARY.
4. REMOVE SIGNAGE, NON-HISTORIC RAILINGS & LIGHT FIXTURES, UNUSED CONDUITS & UNUSED METAL ANCHORS.
5. REMOVE LOSE PAINT FROM CAST IRON, STEEL & OTHER METALS; REPLACE IN-KIND LOST OR DAMAGED ELEMENTS. PREPARE, PRIME & PAINT BASED ON HISTORIC FINISHES.

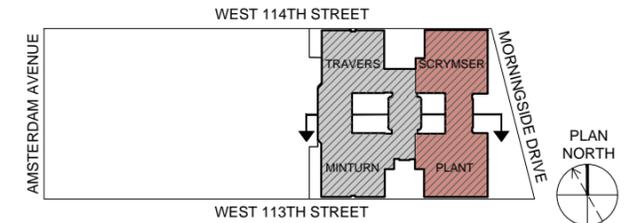
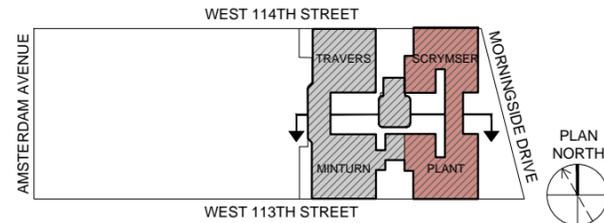
LEGEND

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|--|---|
| ① EXISTING INFILL ELEMENTS TO BE REMOVED. NEW WINDOW MATCHING THE ORIGINAL TO BE INSTALLED | ⑪ MODIFY EXISTING DORMER ROOF |
| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
| ③ REMOVE MECHANICAL EQUIPMENT & ENCLOSURE | ⑬ REMOVE METAL MESH ENCLOSURE & ENCLOSURE SUPPORT |
| ④ REPAIR/REPLACE STONEWORK TO MATCH ORIGINAL | ⑭ RESTORE EXISTING RAILING & PROVIDE NEW CODE COMPLIANT RAILING BEHIND; SEE DWG LPC-27 |
| ⑤ ENLARGE EXISTING WINDOW OPENING | ⑮ NEW CODE COMPLIANT RAILING |
| ⑥ CONVERT EXISTING WINDOW OPENING TO DOOR | ⑯ REMOVE NON-HISTORIC GARAGE FROM CARRIAGE HOUSE |
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| ⑩ RESTORE CORNICE |  NEW INFILL  LANDMARK INFILL /  REPLACE WINDOW OPENING |



EXISTING

PROPOSED



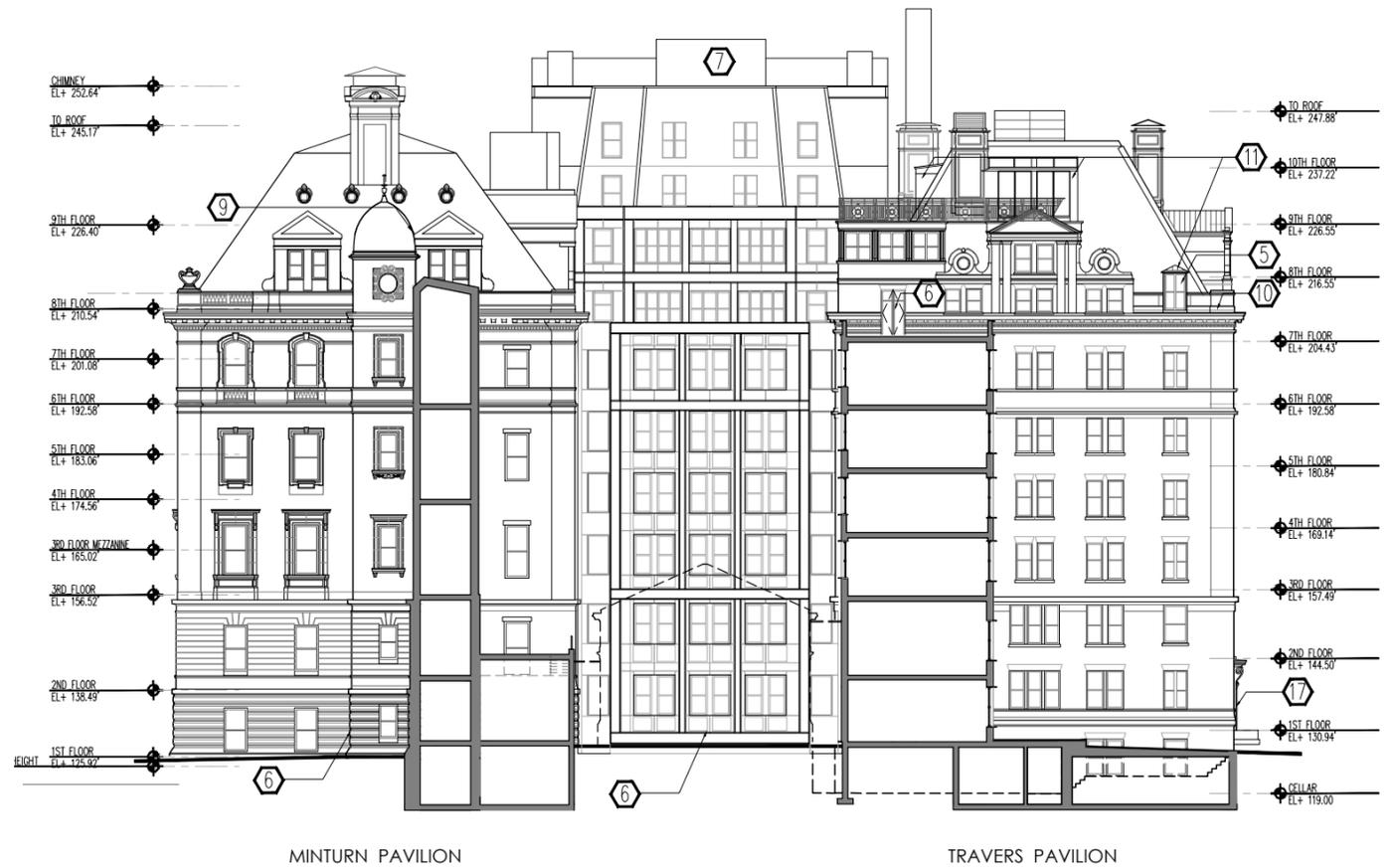
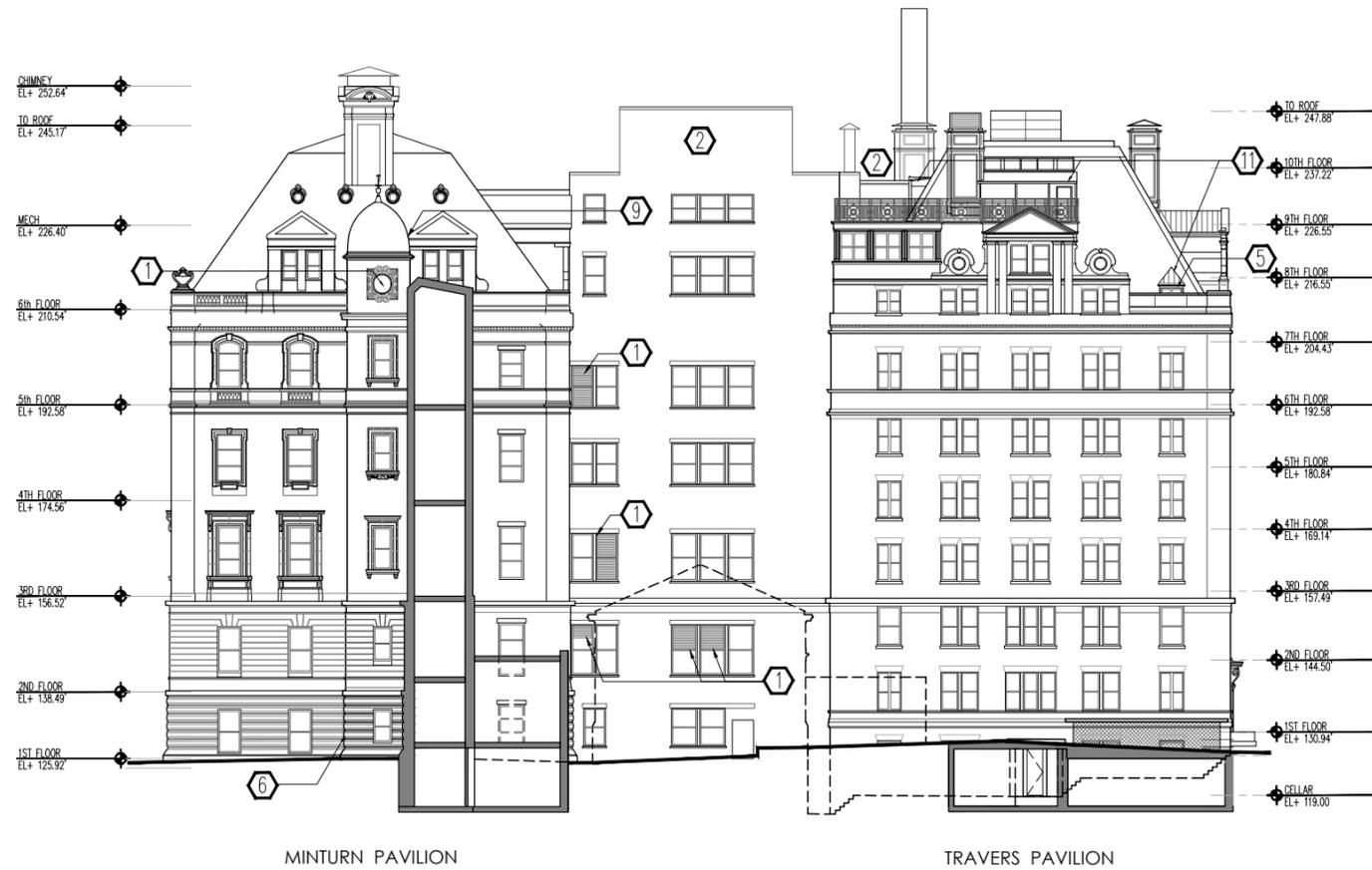
SOUTH COURTYARD SECTION ELEVATION, EXISTING & PROPOSED

GENERAL NOTES

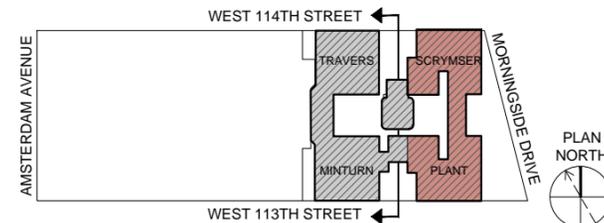
1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
2. CLEAN BRICK, STONE & TERRA COTTA ON ALL FACADES.
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5. REMOVE LOSE PAINT FROM CAST IRON, STEEL & OTHER METALS; REPLACE IN-KIND LOST OR DAMAGED ELEMENTS. PREPARE, PRIME & PAINT BASED ON HISTORIC FINISHES.

LEGEND

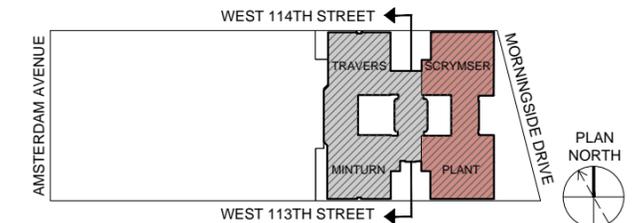
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| ① EXISTING INFILL ELEMENTS TO BE REMOVED. NEW WINDOW MATCHING THE ORIGINAL TO BE INSTALLED | ⑪ MODIFY EXISTING DORMER ROOF |
| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
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| ⑩ RESTORE CORNICE | ▨ NEW INFILL ■ LANDMARK INFILL / ■ REPLACE WINDOW OPENING |



EXISTING



PROPOSED



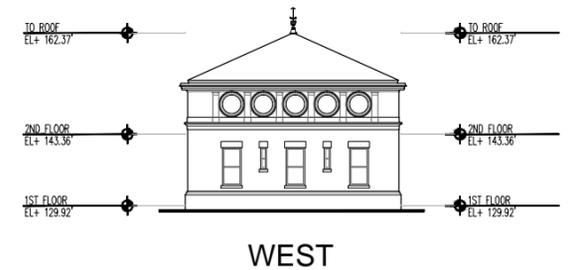
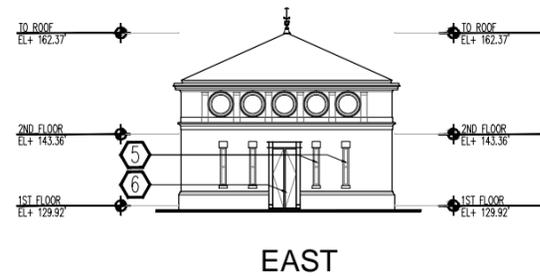
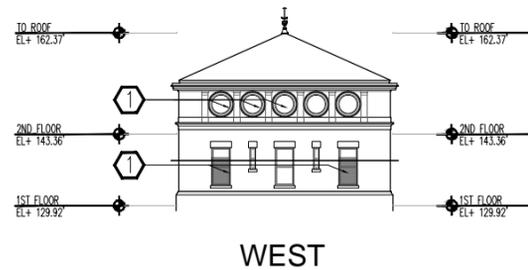
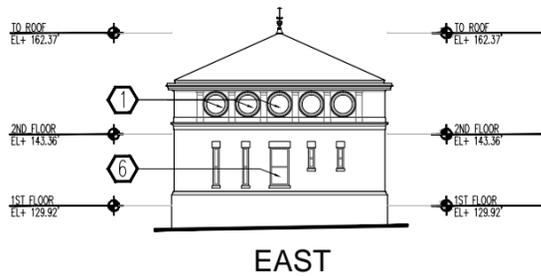
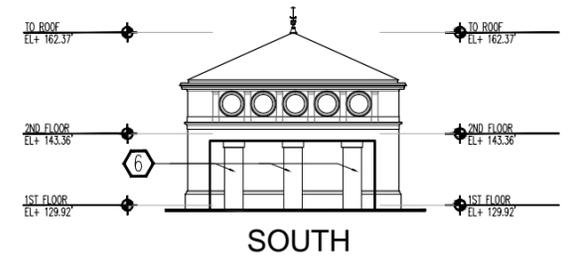
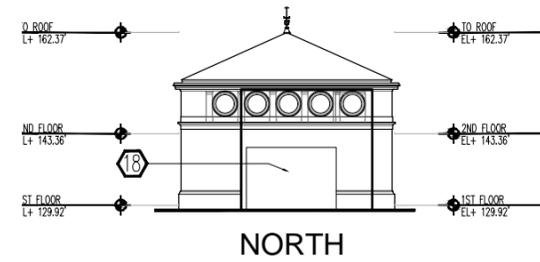
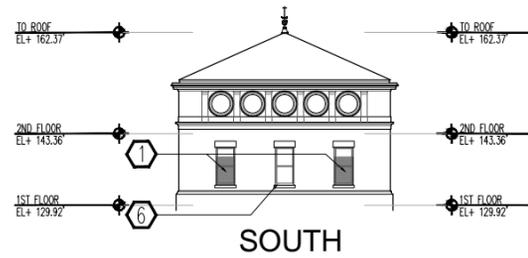
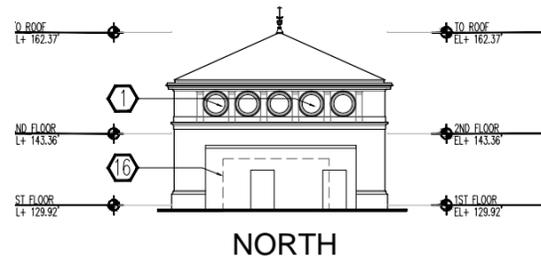
WEST COURTYARD SECTION ELEVATION, EXISTING & PROPOSED

GENERAL NOTES

1. REMOVE NON-HISTORIC WINDOWS, LOUVERS, BRICK & OTHER INFILL FROM WINDOW OPENINGS. INSTALL DOUBLE-GLAZED ALUMINUM WINDOW; ALUMINUM WINDOW TO REPLICATE BRICK PROFILE IN PANNING & ORIGINAL HISTORIC COLOR.
2. CLEAN BRICK, STONE & TERRA COTTA ON ALL FACADES.
3. RAKE & REPOINT NEW JOINTS IF NECESSARY.
4. REMOVE SIGNAGE, NON-HISTORIC RAILINGS & LIGHT FIXTURES, UNUSED CONDUITS & UNUSED METAL ANCHORS.
5. REMOVE LOSE PAINT FROM CAST IRON, STEEL & OTHER METALS; REPLACE IN-KIND LOST OR DAMAGED ELEMENTS. PREPARE, PRIME & PAINT BASED ON HISTORIC FINISHES.

LEGEND

- | | |
|--|--|
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| ② EXISTING BULKHEAD TO BE REMOVED. | ⑫ RESTORE ENTRY |
| ③ REMOVE MECHANICAL EQUIPMENT & ENCLOSURE | ⑬ REMOVE METAL MESH ENCLOSURE & ENCLOSURE SUPPORT |
| ④ REPAIR/REPLACE STONEMWORK TO MATCH ORIGINAL | ⑭ RESTORE EXISTING RAILING & PROVIDE NEW CODE COMPLIANT RAILING BEHIND; SEE DWG LPC-27 |
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| ⑩ RESTORE CORNICE |  NEW INFILL  LANDMARK INFILL /
OPENING  REPLACE WINDOW OPENING |



EXISTING

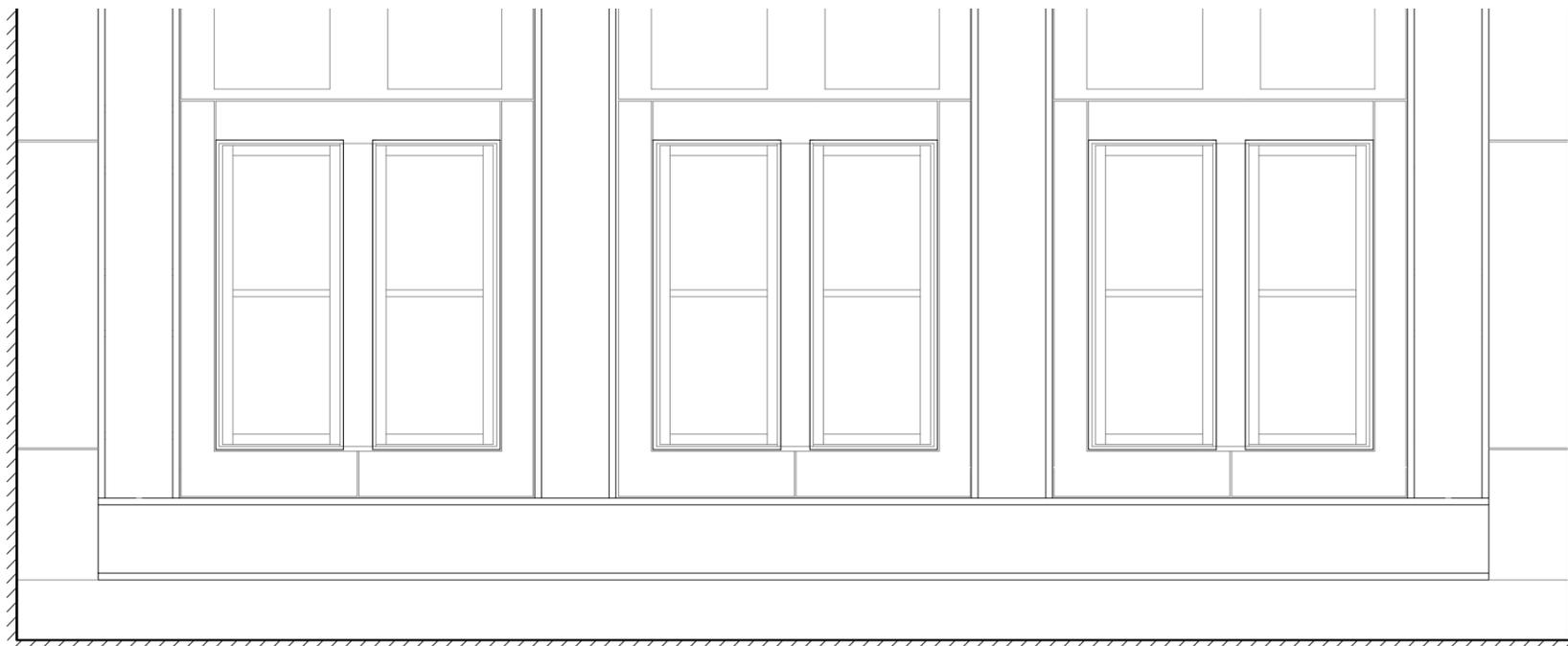


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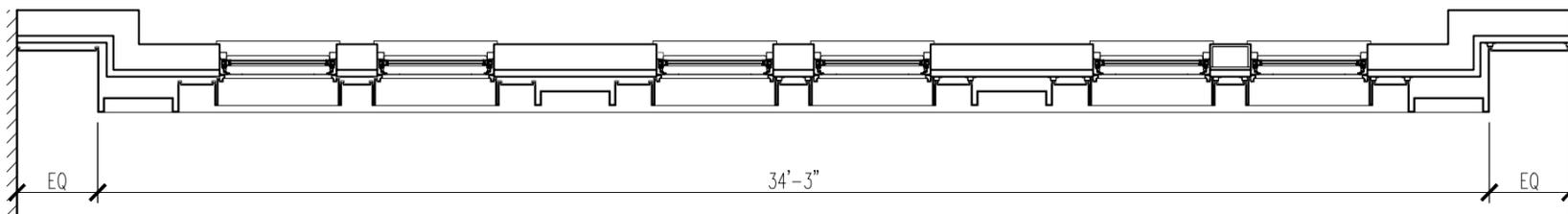


CARRIAGE HOUSE ELEVATION

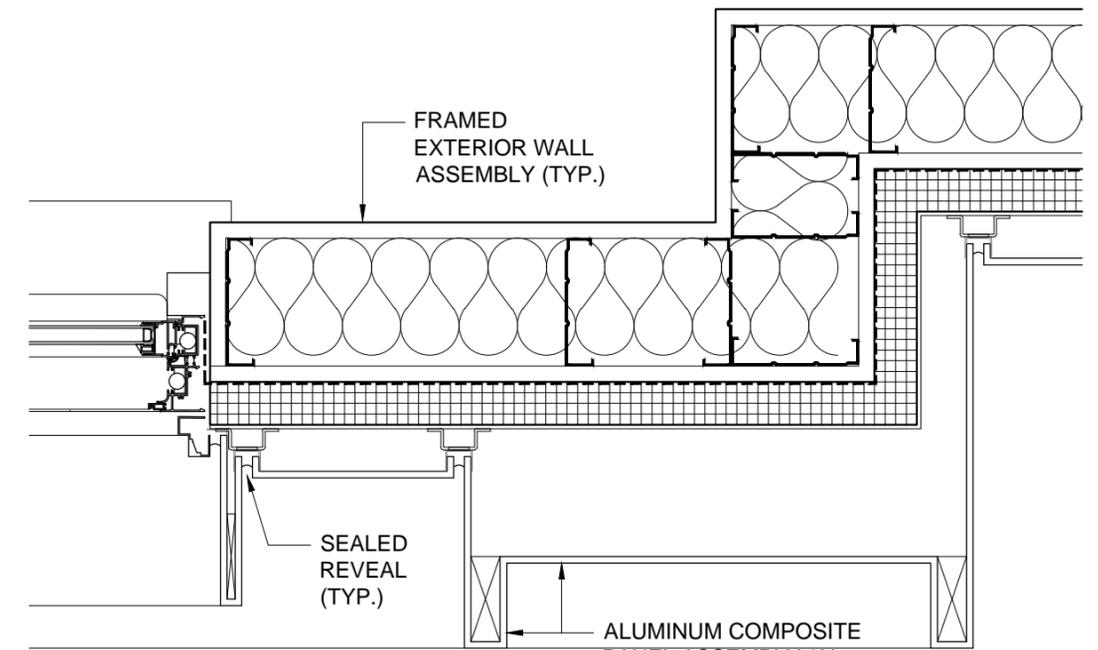
30 MORNINGSIDE, NEW YORK, NEW YORK



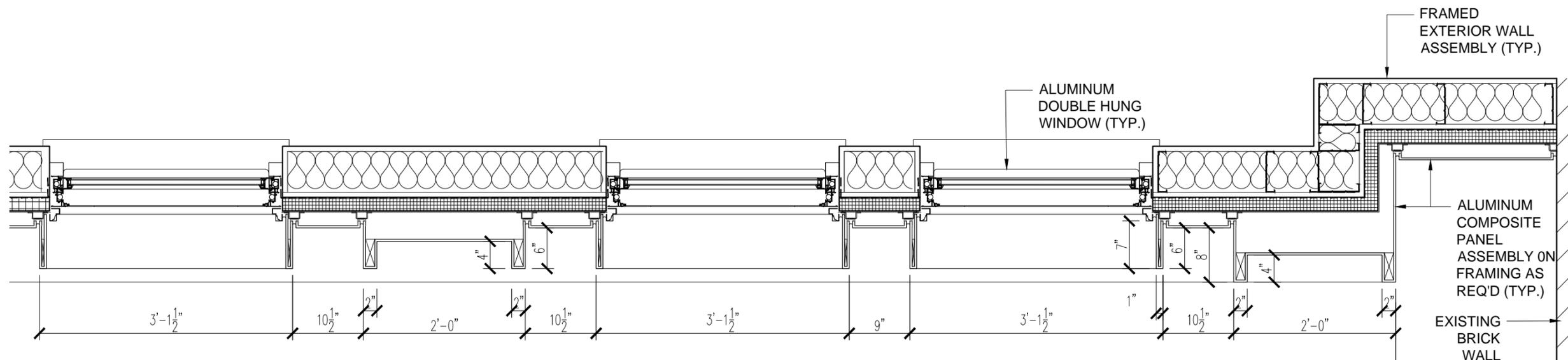
PROPOSED NORTH INFILL FACADE ELEVATION (114 STREET SIDE)



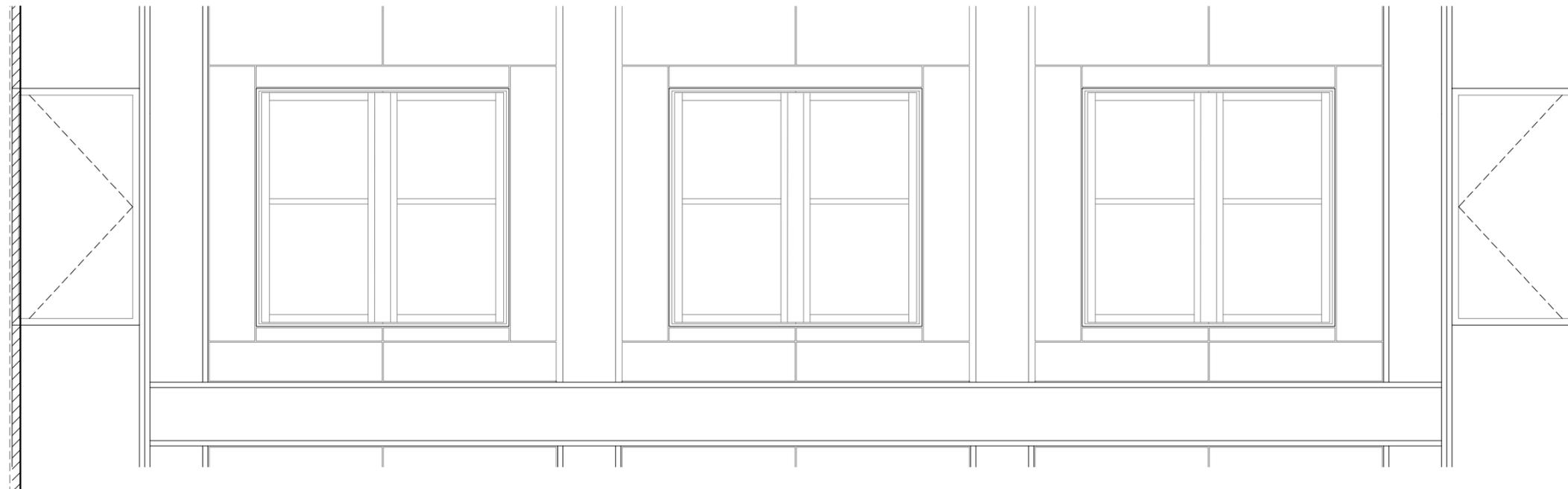
PROPOSED NORTH INFILL FACADE PLAN (114 STREET SIDE)



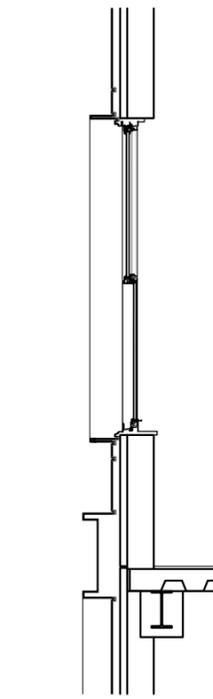
DETAIL



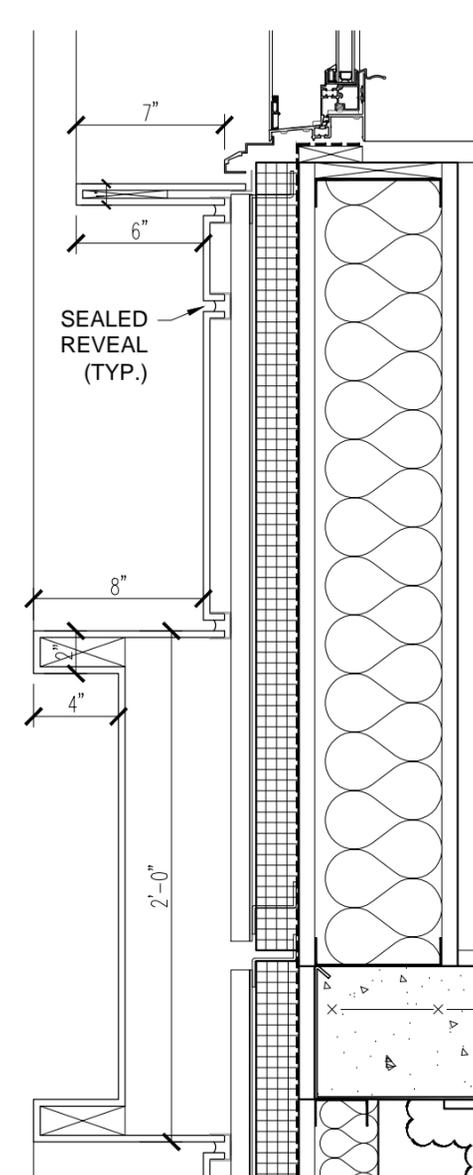
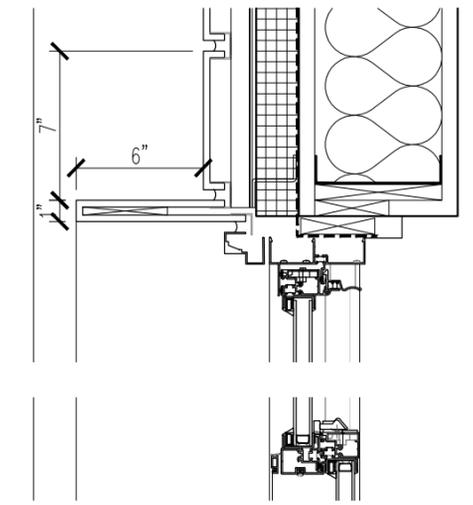
PROPOSED NORTH INFILL FACADE PLAN DETAIL (114 STREET SIDE)



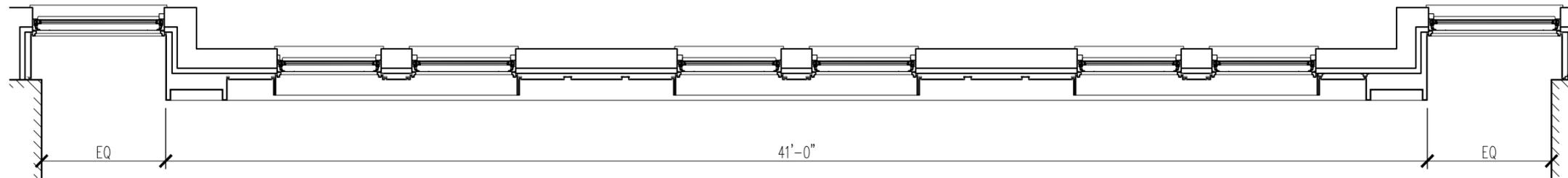
PROPOSED EAST COURTYARD INFILL FACADE ELEVATION



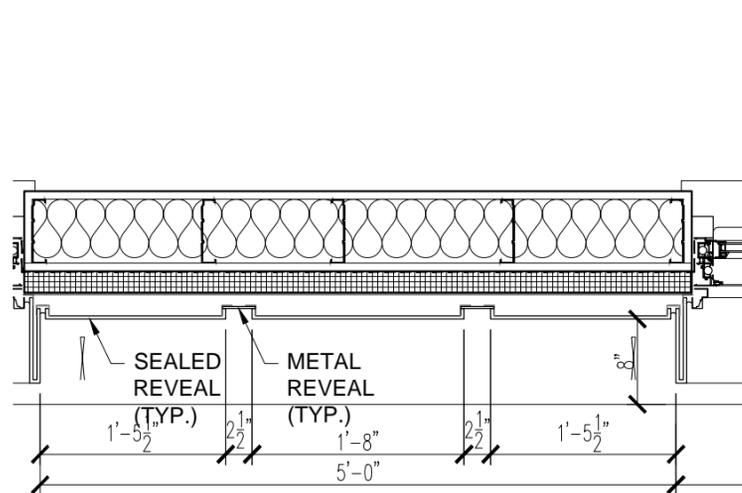
SECTION



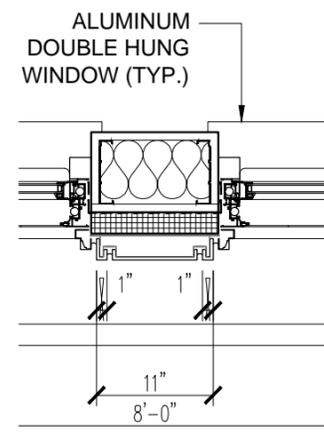
SECTION DETAIL



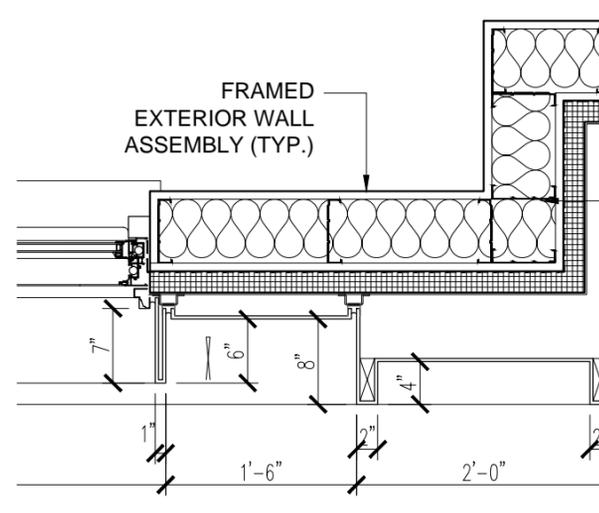
PROPOSED EAST COURTYARD INFILL FACADE PLAN



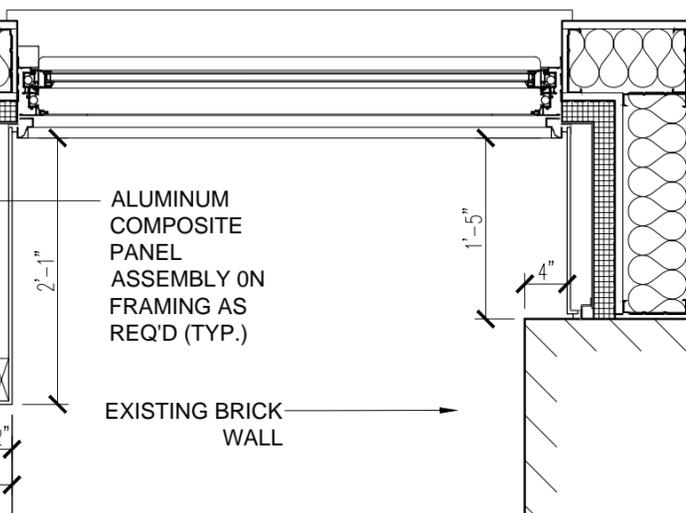
PROPOSED EAST COURTYARD INFILL FACADE PLAN DETAIL



ALUMINUM DOUBLE HUNG WINDOW (TYP.)



FRAMED EXTERIOR WALL ASSEMBLY (TYP.)

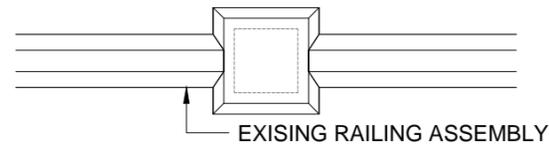


ALUMINUM COMPOSITE PANEL ASSEMBLY ON FRAMING AS REQ'D (TYP.)

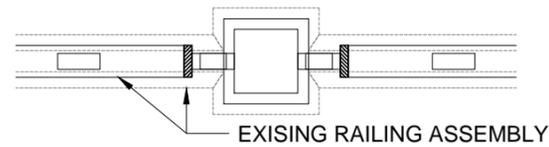
EXISTING BRICK WALL

PROPOSED INFILL FACADE PLAN, ELEVATION & DETAILS

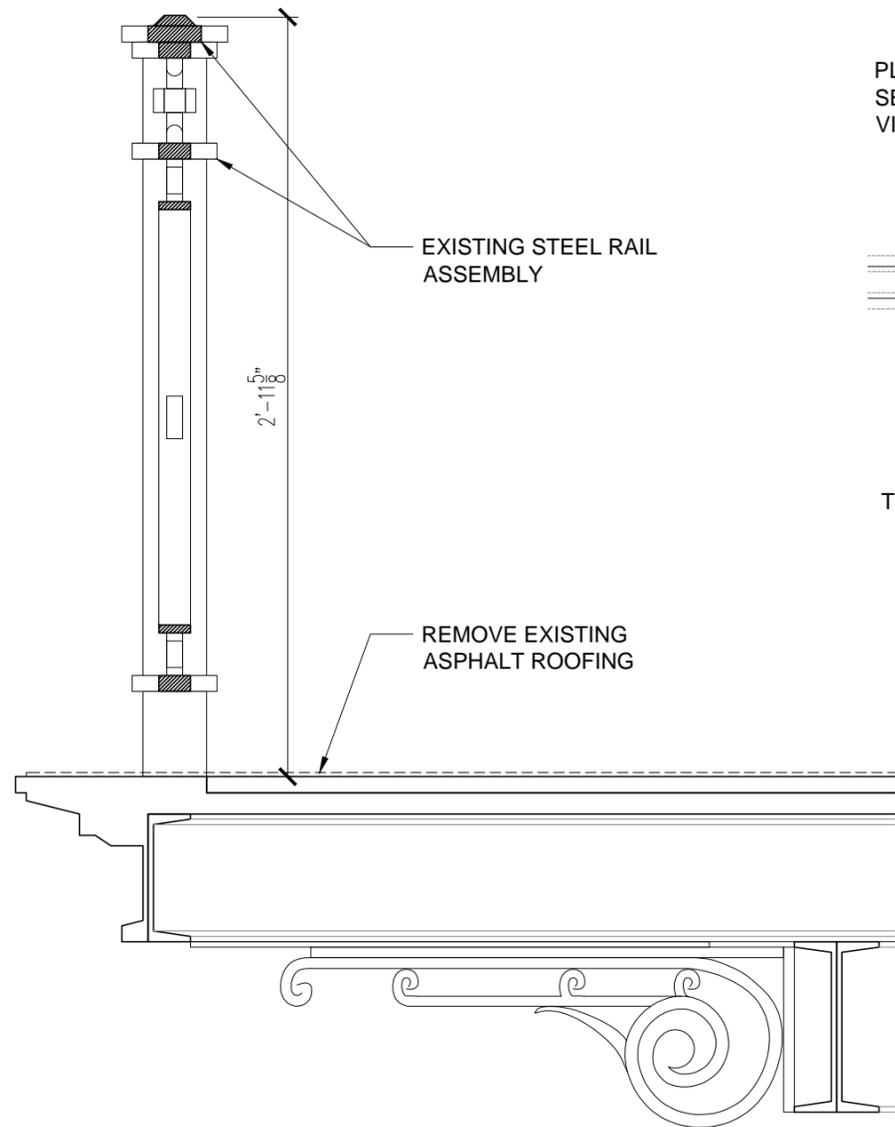
TOP VIEW



PLAN SECTION VIEW

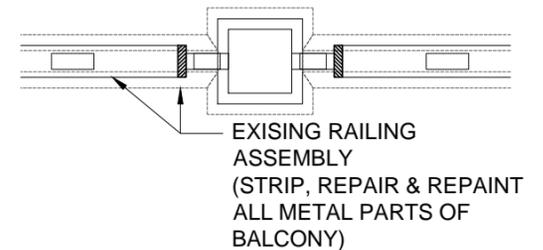
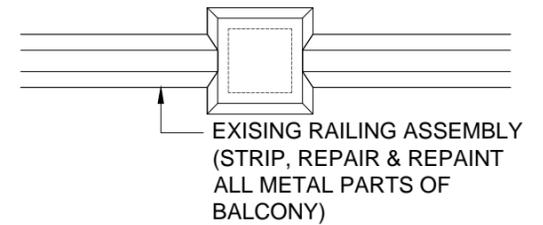
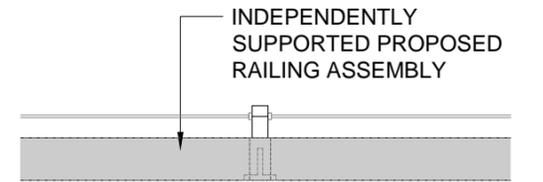


TYPICAL BALCONY EXISTING DETAIL PLAN

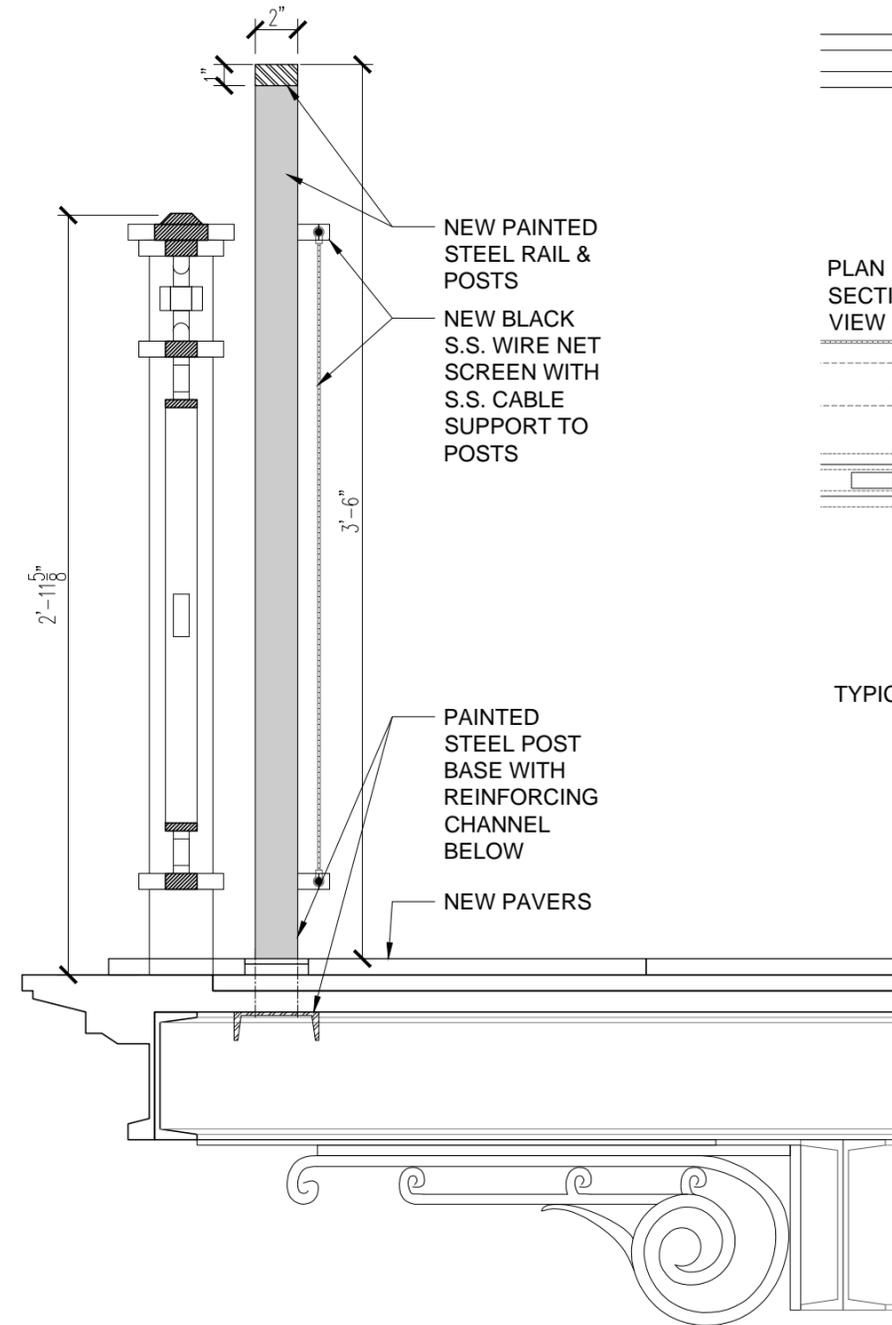


TYPICAL BALCONY EXISTING SECTION

TOP VIEW



TYPICAL BALCONY PROPOSED DETAIL PLAN



TYPICAL BALCONY PROPOSED SECTION

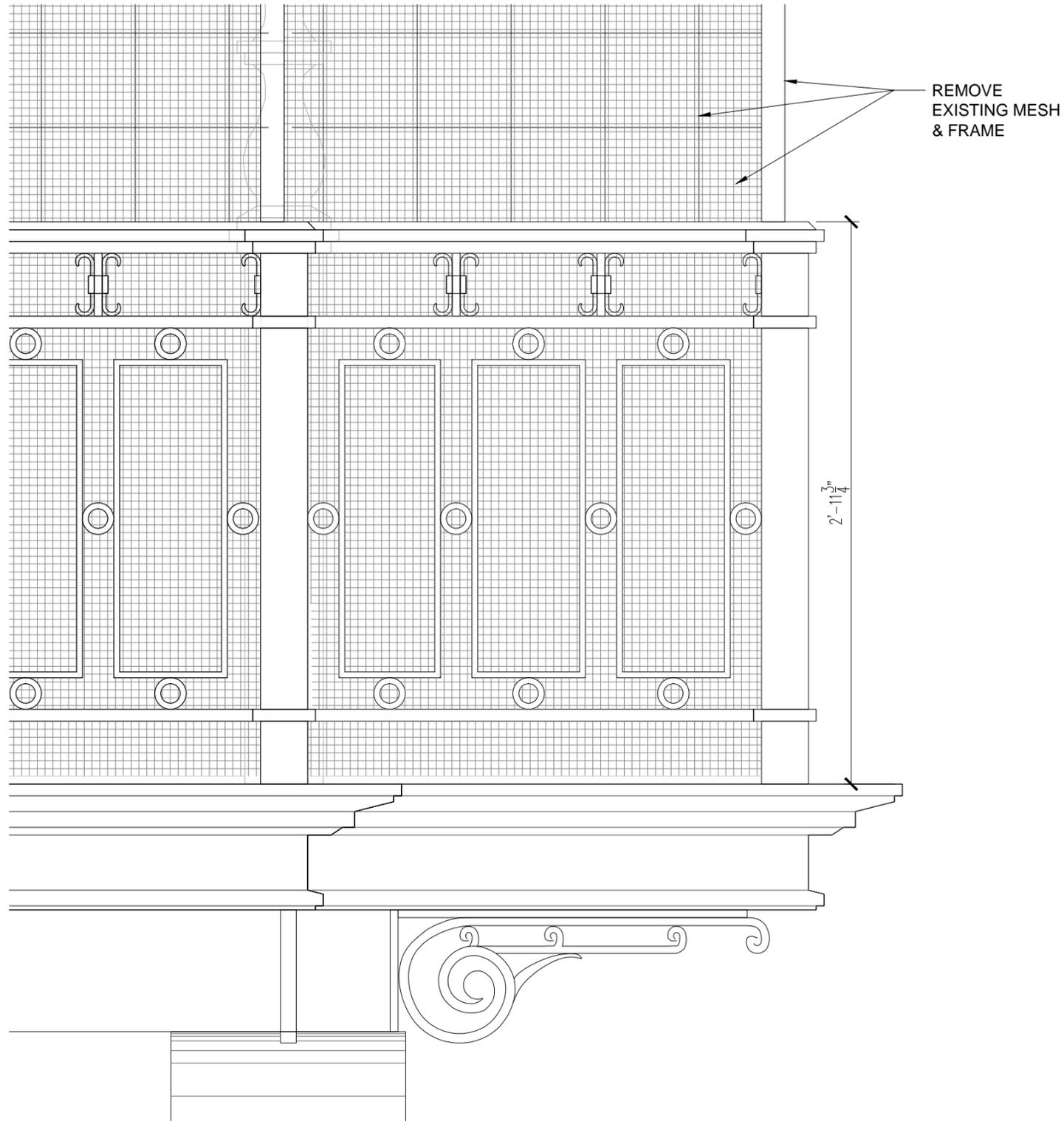


CETRARUDDY

EXISTING & PROPOSED DETAILS @ MORNINGSIDE DR. BALCONIES

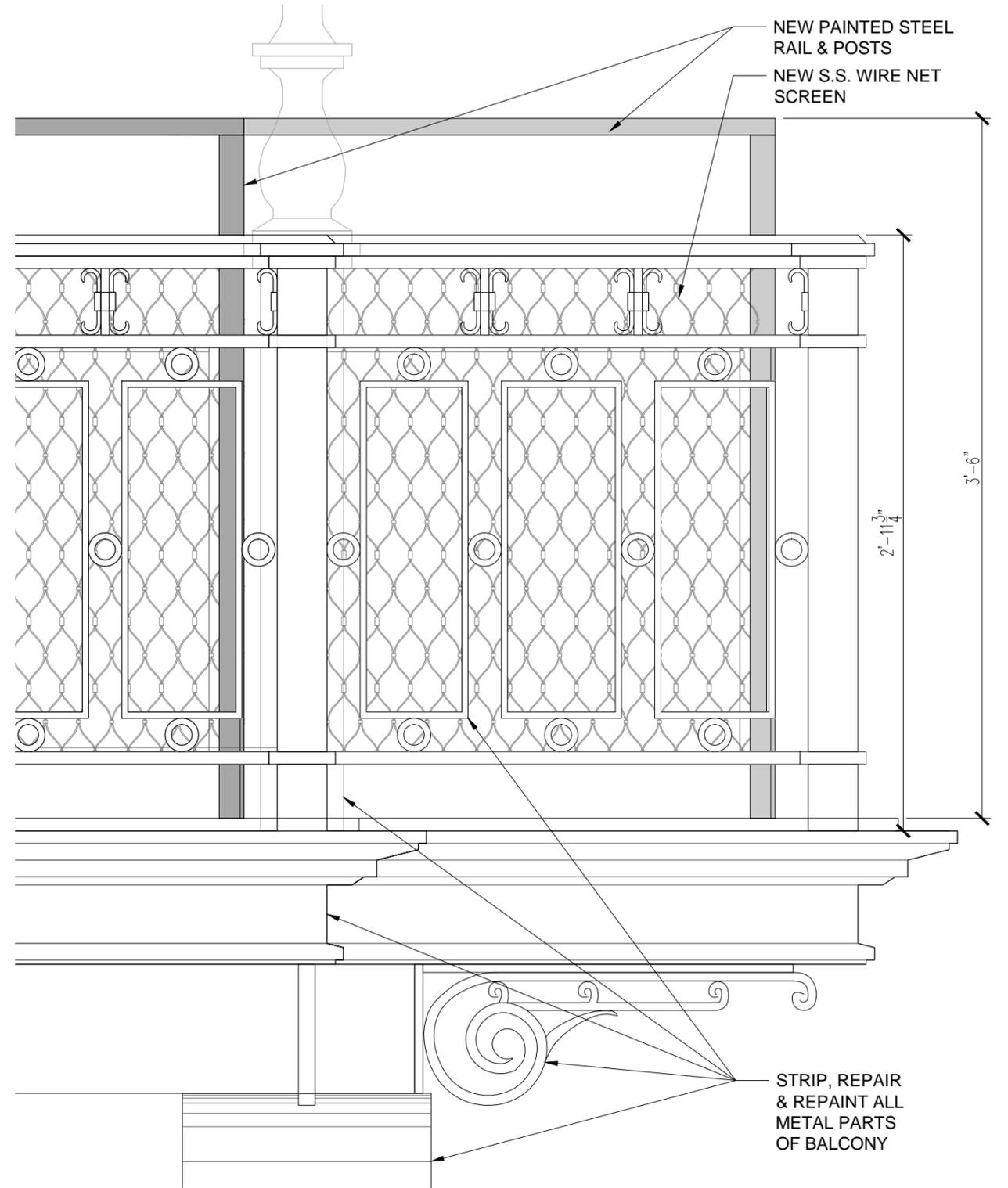
30 MORNINGSIDE, NEW YORK, NEW YORK

DWG NO: APX-08
 BLOCK: 1866
 ZONING LOT: 1
 DATE: 10/20/2016
 SCALE: VARIES



REMOVE
EXISTING MESH
& FRAME

TYPICAL BALCONY EXISTING ELEVATION



NEW PAINTED STEEL
RAIL & POSTS
NEW S.S. WIRE NET
SCREEN

STRIP, REPAIR
& REPAINT ALL
METAL PARTS
OF BALCONY

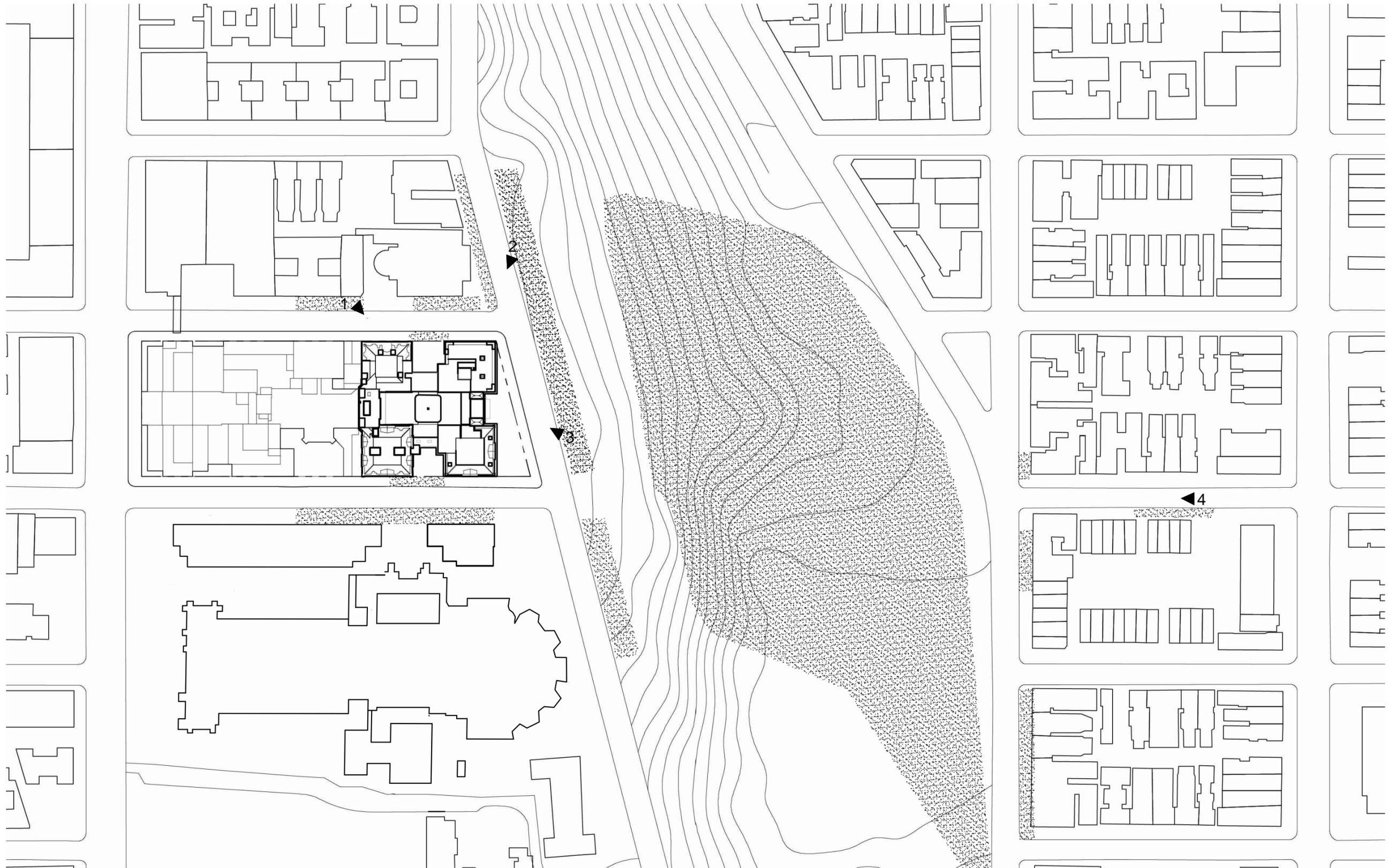
TYPICAL BALCONY PROPOSED ELEVATION





PHOTOS OF METAL MESH PROPOSED AT BALCONIES

30 MORNINGSIDE, NEW YORK, NEW YORK

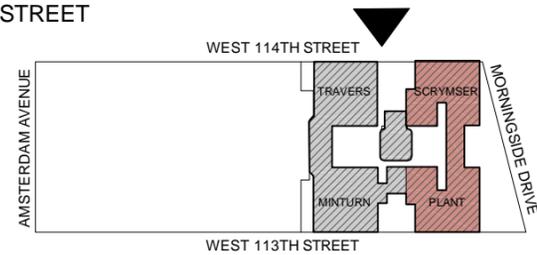


KEY MAP - BULKHEAD MOCK-UP

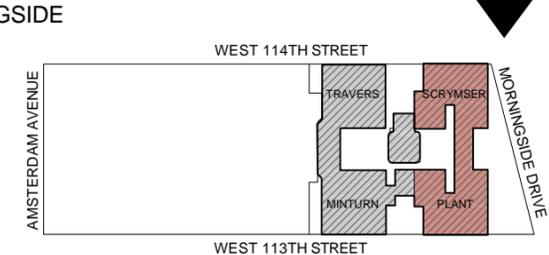
30 MORNINGSIDE, NEW YORK, NEW YORK



VIEW 1 - BULKHEAD AT PLANT FROM 114TH STREET

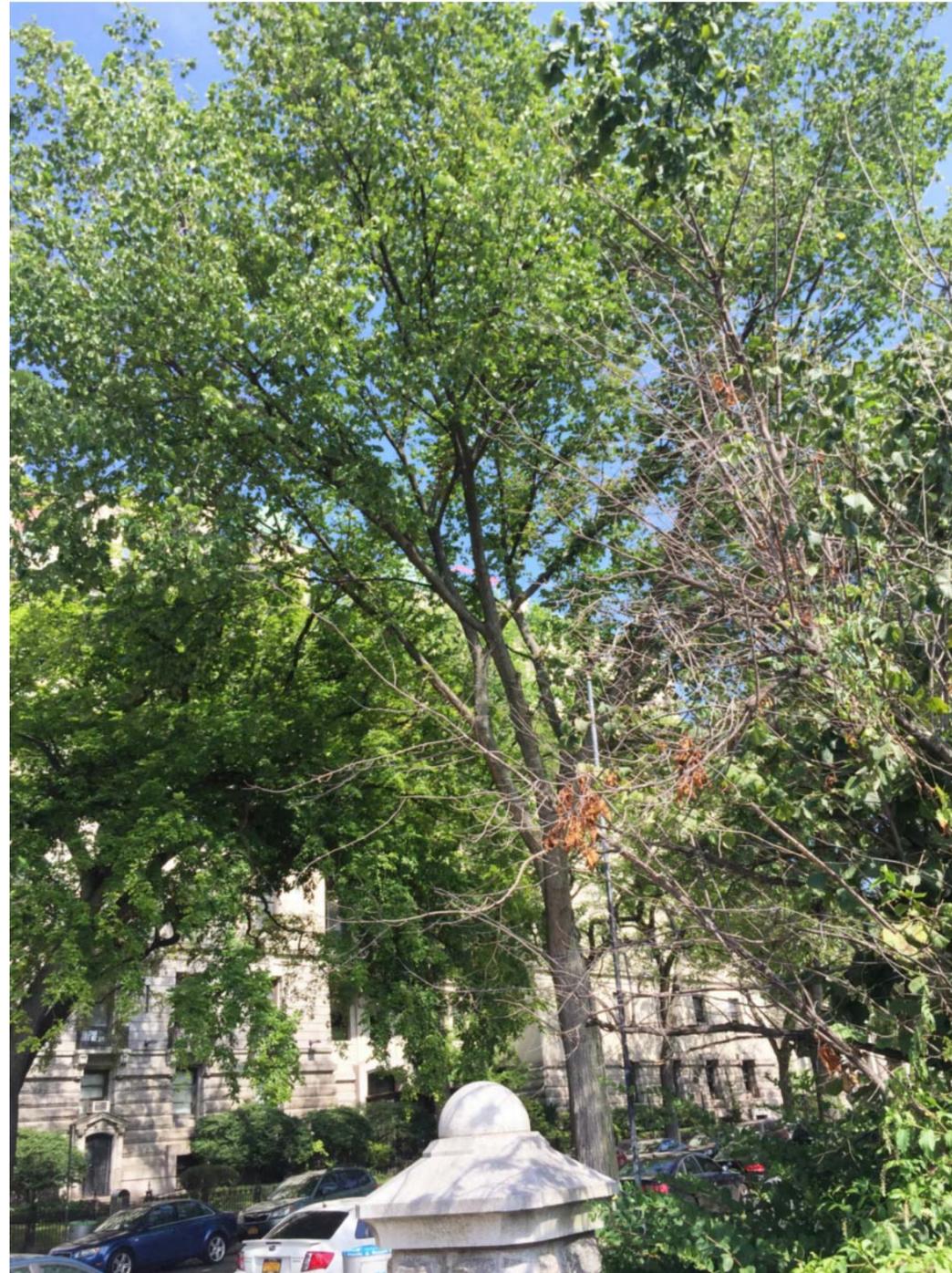


VIEW 2 - BULKHEAD AT SCRYMSER FROM MORNINGSIDE DRIVE



PHOTOS OF BULKHEAD MOCK-UP

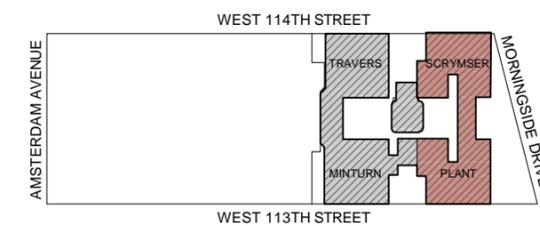
30 MORNINGSIDE, NEW YORK, NEW YORK



VIEW 3 - BULKHEAD AT SCRYMSER FROM MORNINGSIDE DRIVE



VIEW 4 - BULKHEAD AT SCRYMSER FROM ACROSS THE PARK MIDWAY DOWN 114TH STREET



PHOTOS OF BULKHEAD MOCK-UP

30 MORNINGSIDE, NEW YORK, NEW YORK