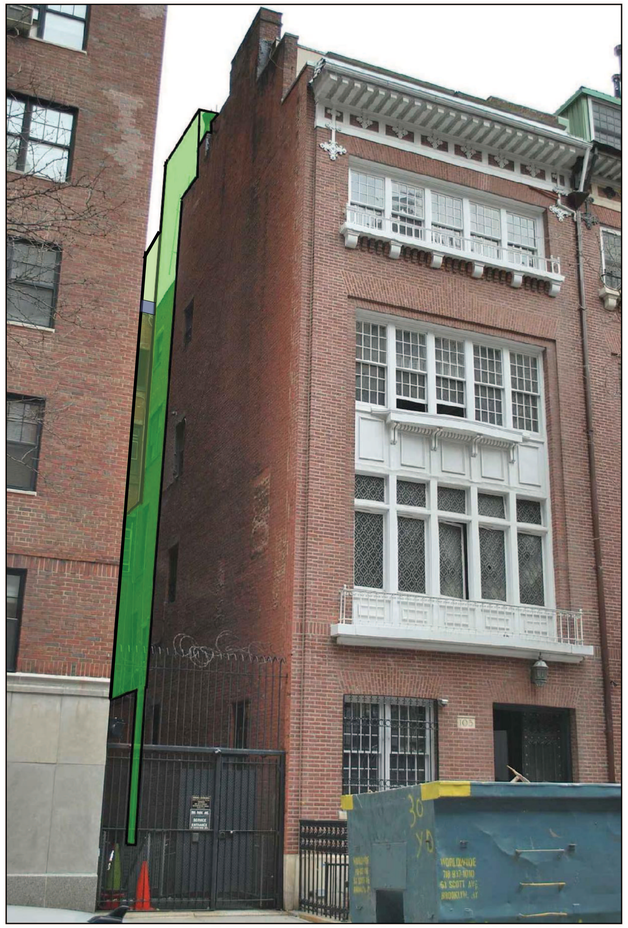
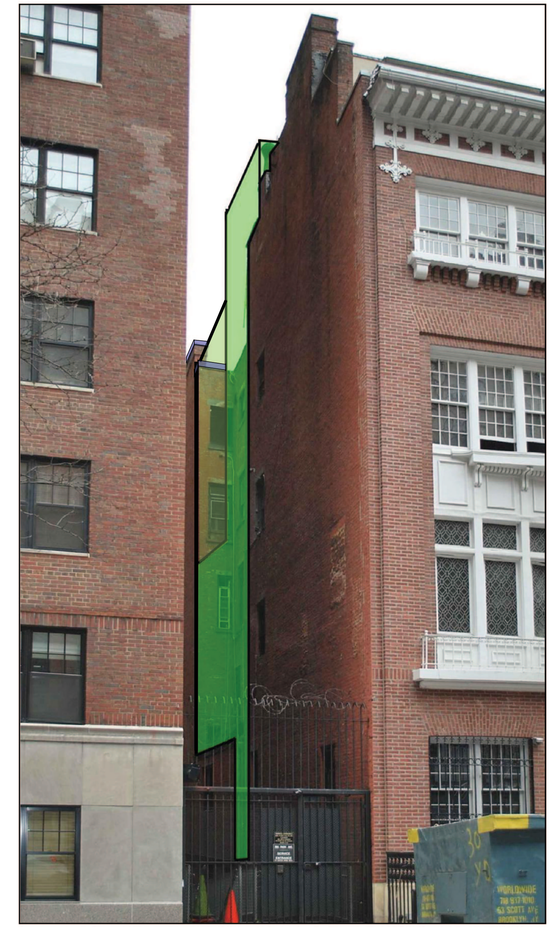
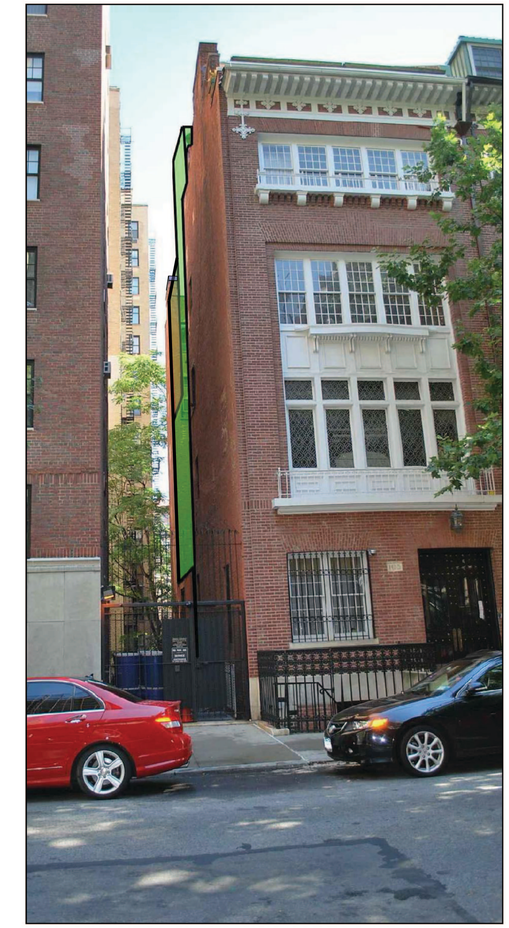
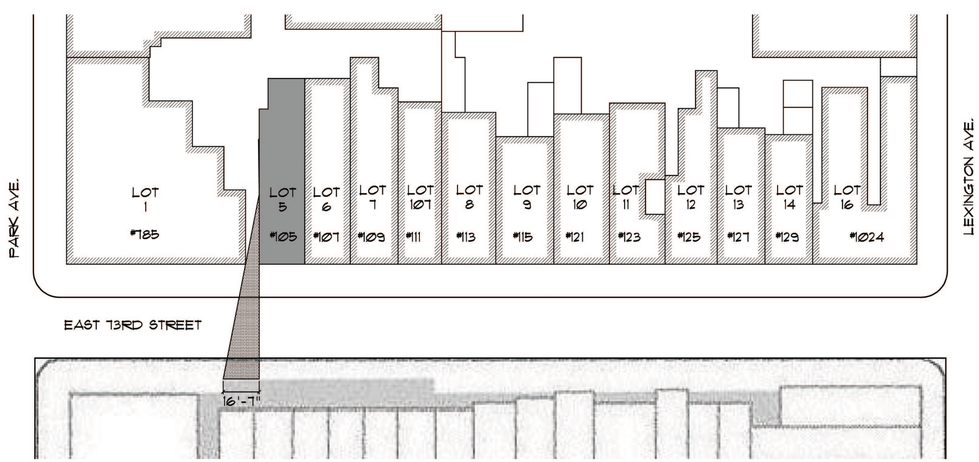






44 PROPOSED SOUTH FACADE WITH SIDE BUMP OUT MOCKUP (16'-7" WIDE VISIBILITY FROM ADJACENT PROPERTY)



45 VISIBILITY OF SIDE BUMP OUT AS SHADED

= NEW BUMP OUT AT SIDE FACADE ON 4TH & 5TH FLOOR

= APPROVED BUMP OUT AT SIDE FACDE ON 1ST, 2ND & 3RD FLOOR

= APPROVED 24" RAISED PARAPET WALL ABOVE FINISH ROOF FOR CODE COMPLIANCE.

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FEBUARY 02, 2016

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57 PROPOSED SOUTH EXTERIOR ELEVATION (FRONT)

1/4" = 1'-0"

58 PROPOSED NORTH EXTERIOR ELEVATION (REAR)

1/4" = 1'-0"

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59 PROPOSED WEST EXTERIOR ELEVATION (SIDE)

1/4" = 1'-0"

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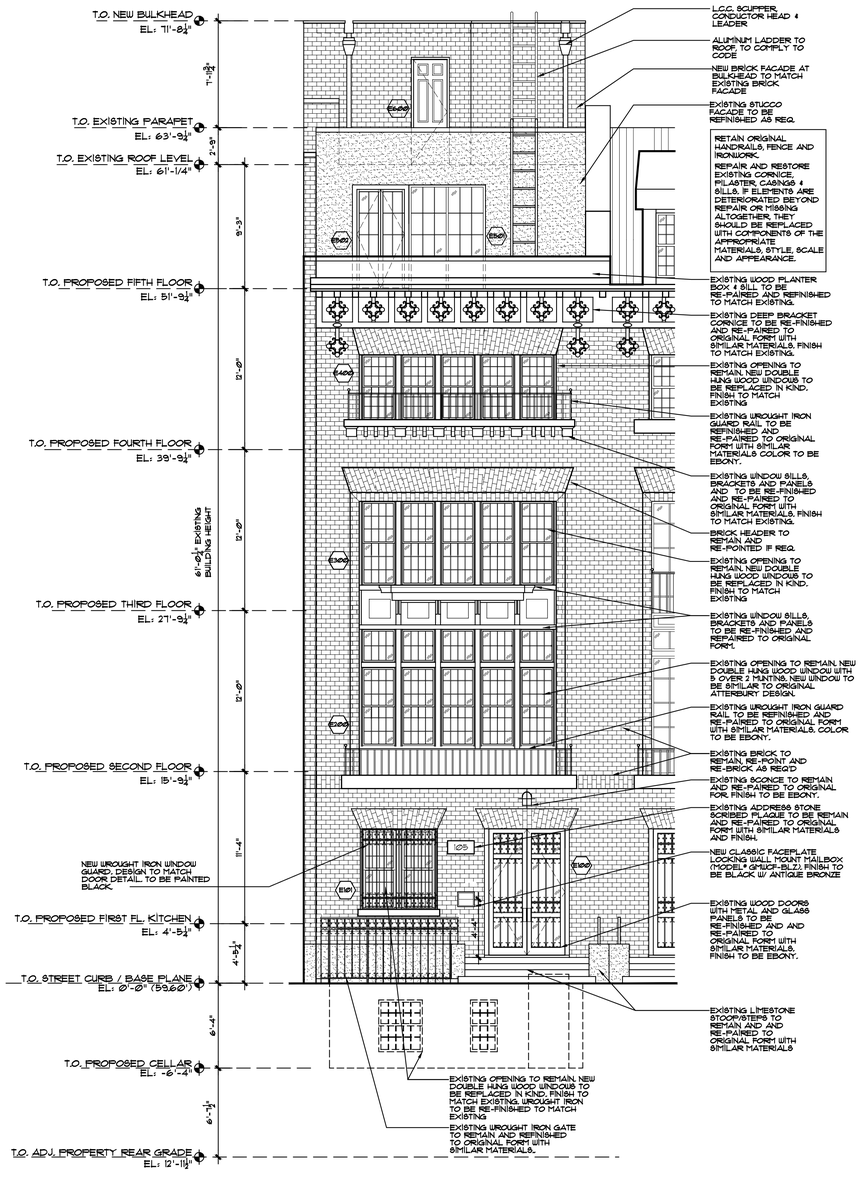
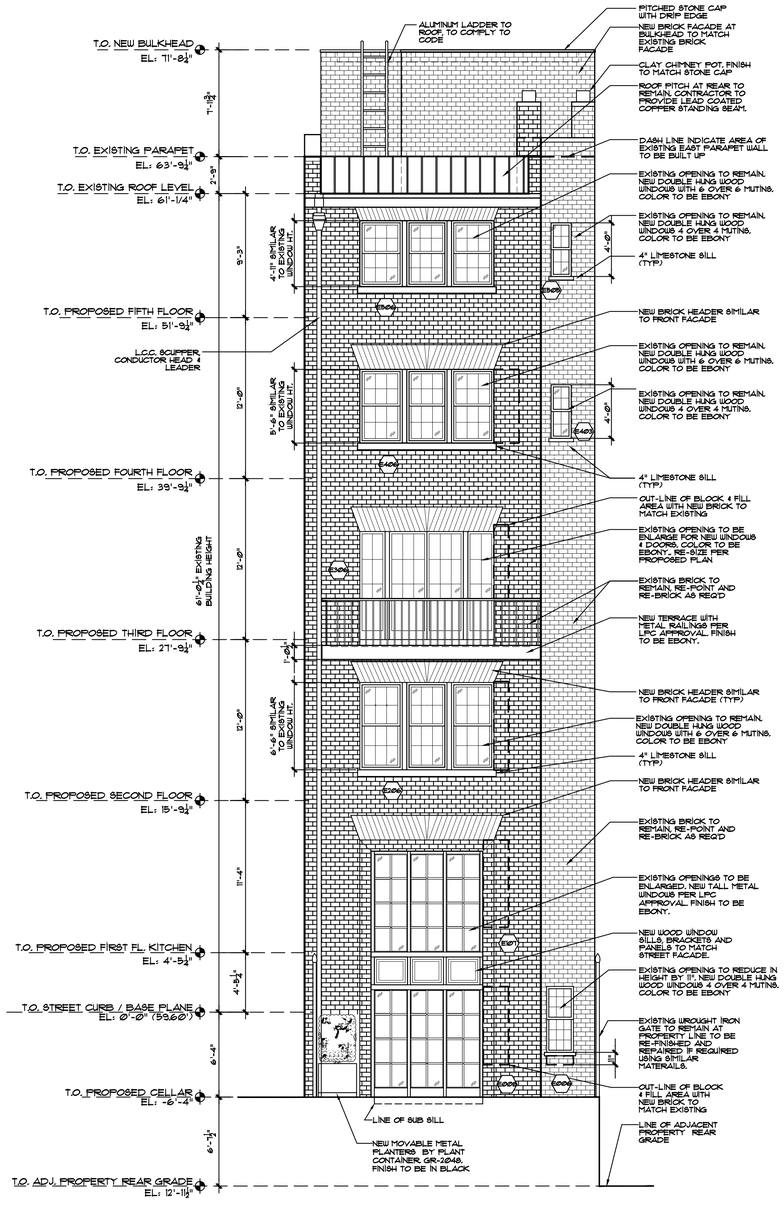


51 PROPOSED SOUTH EXTERIOR ELEVATION (FRONT)

3/16" = 1'-0"



52 PROPOSED NORTH EXTERIOR ELEVATION (REAR)

3/16" = 1'-0"

REMOVING MORTAR FROM JOINTS:

DEFECTIVE JOINTS MUST BE SCRAPED OUT BY HAND, NOT WITH ELECTRIC SAW OR TOOLS. HOWEVER, IN CERTAIN CASES, THE COMMISSION WILL CONSIDER ALTERNATIVE MORTAR REMOVAL METHODS (SUCH AS DIAMOND-TI OR CARBIDE-TIP GRINDERS) FOR HORIZONTAL JOINTS IN 100% RE-POINTING JOBS WHEN THE CONTRACTORS HAVE DEMONSTRATED ADEQUATE SKILLS WITH THE GRINDERS.

BOTH CHISELS AND GRINDERS REQUIRE SKILL AND CONCENTRATION TO HANDLE AND SPECIAL CARE MUST BE TAKEN NOT TO CHIP THE EDGES OF THE STONE BLOCKS OR BRICKS OR ENLARGED THE ORIGINAL SPACING BETWEEN THEM. THE JOINTS MUST BE WET BEFORE RE-POINTING AND THE MORTAR PRESSED WELL BACK INTO THE JOINTS.

MORTAR MATCHING TIPS

IT IS IMPORTANT TO MATCH THE NEW MORTAR WITH THE COLOR, TEXTURE, AND HARDNESS OF THE ORIGINIAL MORTAR AS WELL AS THE PROFILE OF THE FINISHED MORTAR JOINT. IN PARTICULAR, NEW MORTAR JOINTS SHOULD NOT LOOK WIDER THAN THE ORIGINAL JOINTS. USE AS A GUIDE FOR BOTH COLOR AND PROFILE EXISTING SOUND MORTAR IN AN AREA ADJACENT TO THE MORTAR THAT IS BEING REPAIRED CLEAN AND THE EXISTING MORTAR IF IT IS DIRTY TO ACHIEVE A CLOSE MATCH.

THE FINISHED MORTAR SURFACE USUALLY SHOULD BE TOOLED SO THAT THE MORTAR IS SLIGHTLY RECESSED BEHIND THE STONE OR BRICK SURFACE. ANY EXCESS MORTAR SHOULD BE CLEANED OFF THE FACE OF THE MASONRY, ALONG WITH THE FILE OF CEMENT OR LIME WHICH COMES TO THE SURFACE OF THE MORTAR.

IF THE PREVIOUS RE-POINTING PROJECT INVOLVED THE USE OF THE WRONG COLOR OR PROFILE, IT MAY BE POSSIBLE TO REMOVE THIS INAPPROPRIATE MORTAR AND REPLACE IT WITH THE CORRECT MORTAR, HOWEVER, IF THE IN APPROPRIATE MORTAR CONTAINS A HIGH CEMENT CONTENT WHICH IS VERY HARD, IT MAY BE DIFFICULT TO REMOVE IT WITHOUT DAMAGING THE SURROUNDING.

MORTAR RECIPES:

SOFT MORTAR MIX RECIPE

SOFT MORTAR IS MOST COMMONLY USED TO RE-POINT MOST 19TH CENTURY BUILDINGS. FOR 20TH CENTURY BUILDINGS, MORTAR TYPICALLY IS COMPRISED OF 1 PART LIME OR THE EQUIVALENTS OF TYPE N MORTAR.

1 PART WHITE PORTLAND CEMENT
2½ PART LIME
5-6 PARTS SAND

PARTS ARE BY VOLUME. MIX DRY INGREDIENTS FIRST, BEFORE ADDING POTABLE WATER.

USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) TO TINE OR COLOR MORTAR.

MIX ALL INGREDIENTS THOROUGHLY.

MIXING TIPS:

ALL MEASUREMENTS ARE PARTS BY VOLUME:

- COMBINE DRY INGREDIENTS, THEN MIX WITH POTABLE WATER
- USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) WHEN CRUSHED STONE IS AN INSUFFICIENT COLOR MATCH AND AVOID EXCEEDING RECOMMENDED MAXIMUM AMOUNTS. AS TOO MUCH PIGMENTS REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR
- THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE AND YOU MAY WANT TO CONSIDER USING STONE REMOVED FROM AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

PRIVATE RESIDENCE

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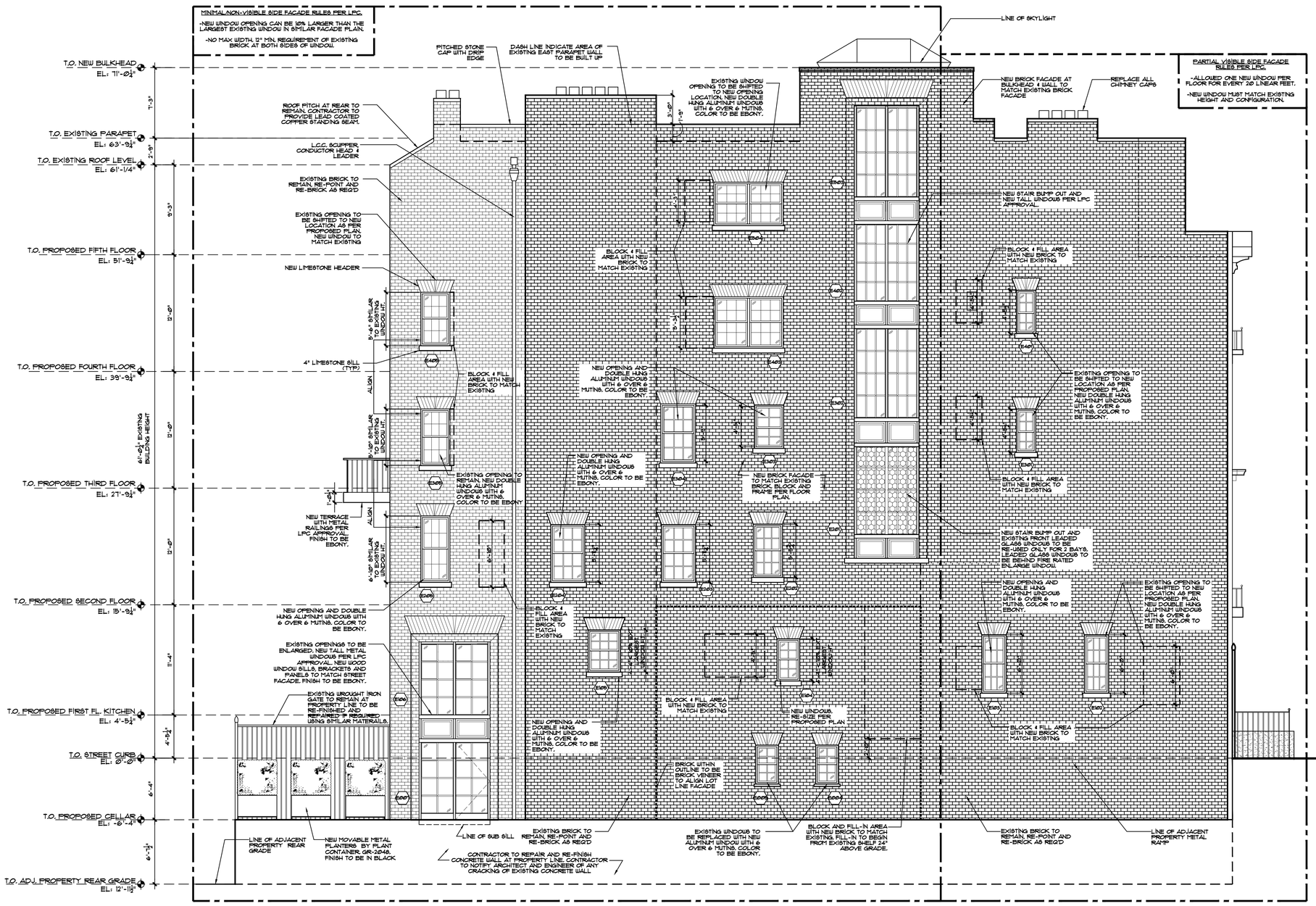

53 PROPOSED WEST EXTERIOR ELEVATION (SIDE)

3/16" = 1'-0"

PER DOB CODE:

1) ALL LOT LINE WINDOWS TO BE FIRE RATED, PER TABLE 3-4 & NFPA13.

2) ALL LOT LINE WINDOW OPENING IS LESS THAN 10% OF LOT LINE FACADE.

LOT LINE FACADE = 4,803 SQFT
10% OF LOT LINE FACADE = 480.3 SQFT

ALL LOT LINE WINDOW OPENINGS = 411.9 SQFT
E102 = 15.0 SQFT
E103 = 15.0 SQFT
E104 = 11.0 SQFT
E105 = 14.4 SQFT
E201 = 61.0 SQFT
E202 = 71.5 SQFT
E203 = 23.8 SQFT
E204 = 23.8 SQFT
E301 = 8.3 SQFT
E302 = 61.0 SQFT
E303 = 13.4 SQFT
E304 = 23.0 SQFT
E401 = 8.3 SQFT
E402 = 57.8 SQFT
E503 = 62.4 SQFT
411.9 SQFT

ALL LOT LINE WINDOWS ACCOUNT FOR 8.6% OF LOT LINE FACADE.

ALL BLOCK IN FILL TO BE TOOTHED INTO SURROUNDING MASONRY W/ GROUT COLOR & STYLE TO MATCH.

REMOVING MORTAR FROM JOINTS:

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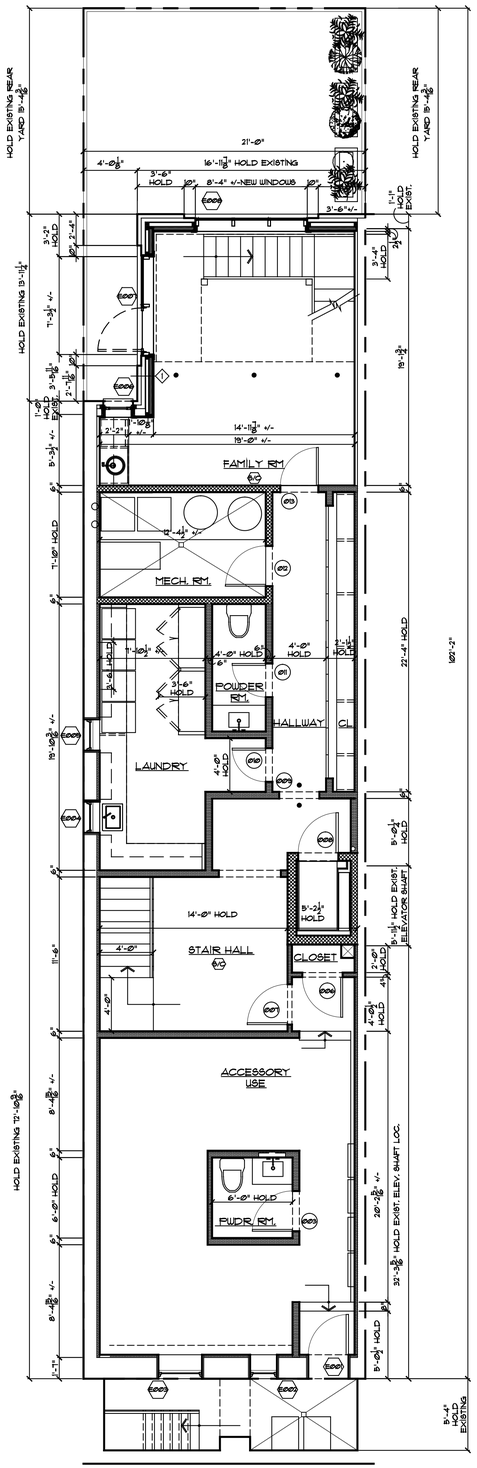
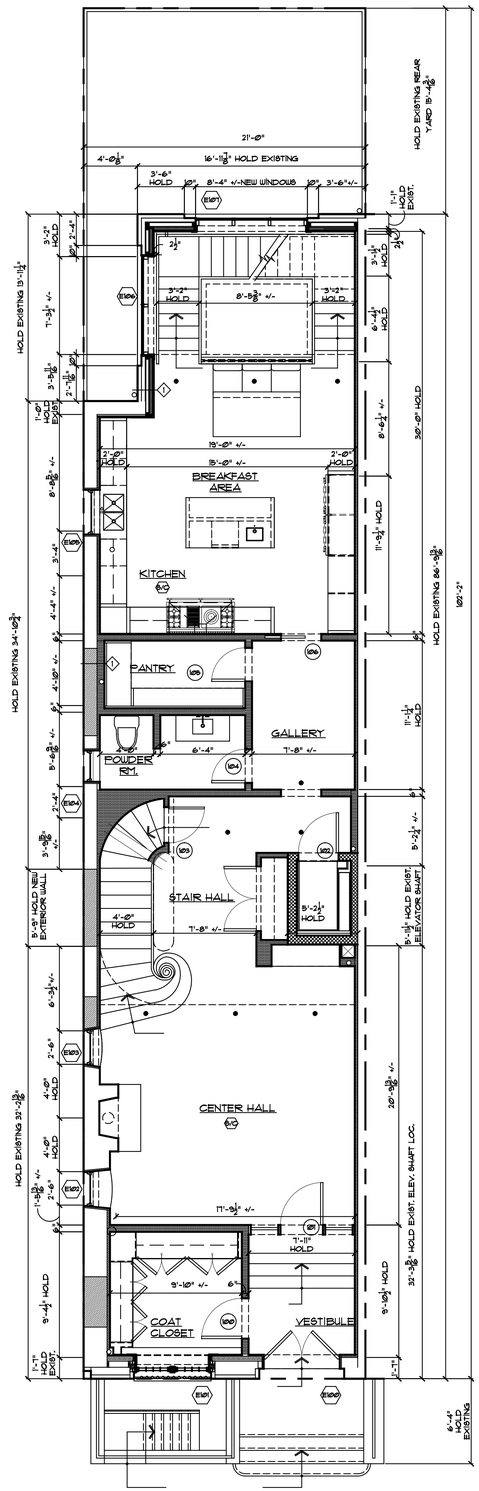
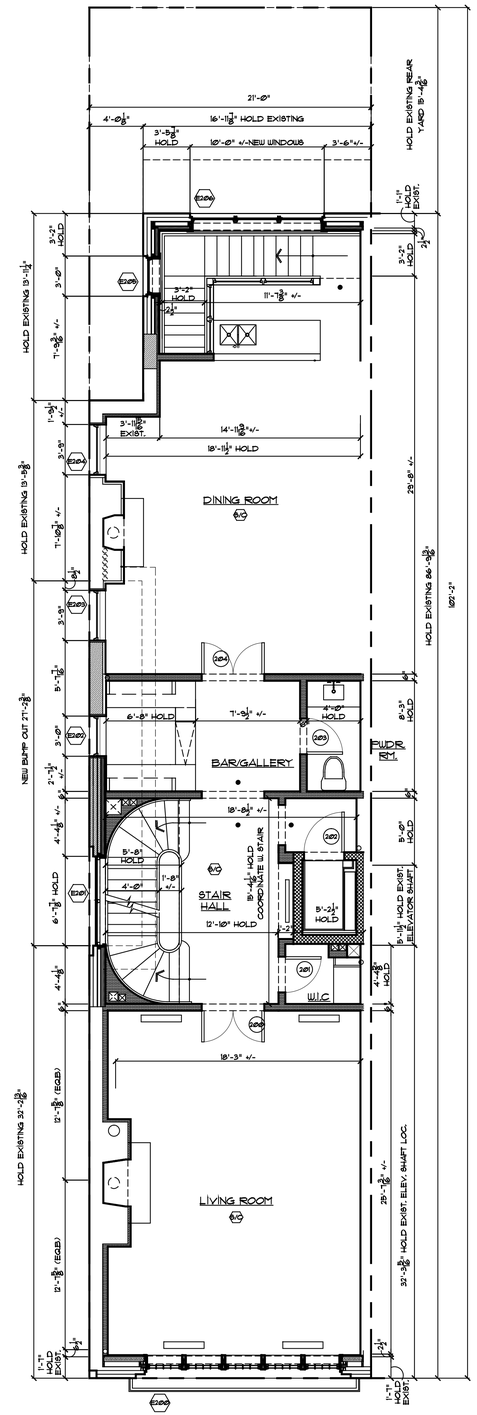


55 PROPOSED BASEMENT PLAN
3/16" = 1'-0"



56 PROPOSED FIRST FL. PLAN
3/16" = 1'-0"



57 PROPOSED SECOND FL. PLAN
3/16" = 1'-0"

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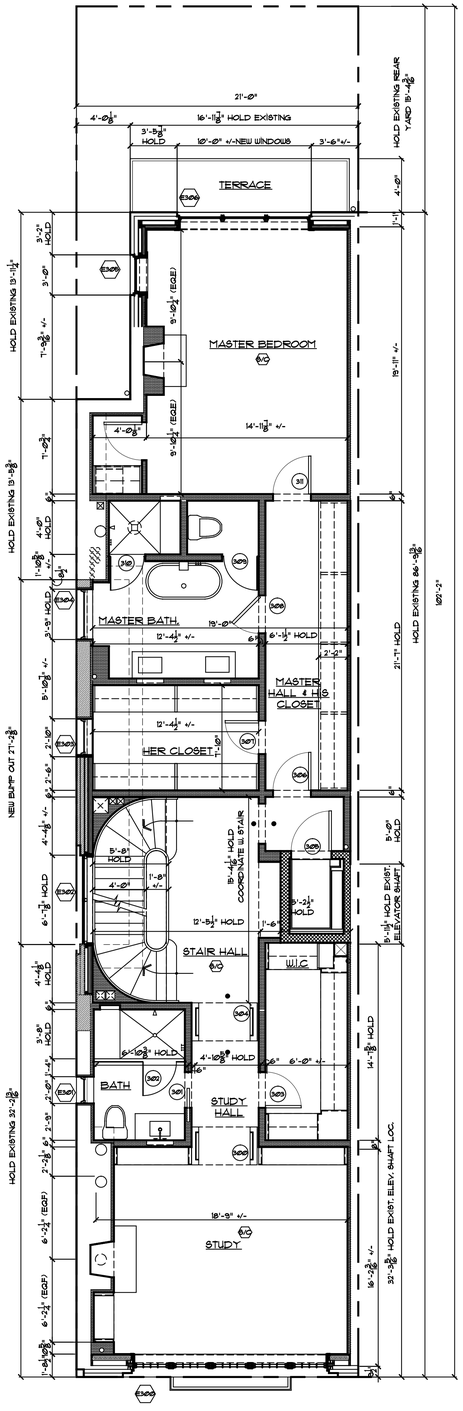
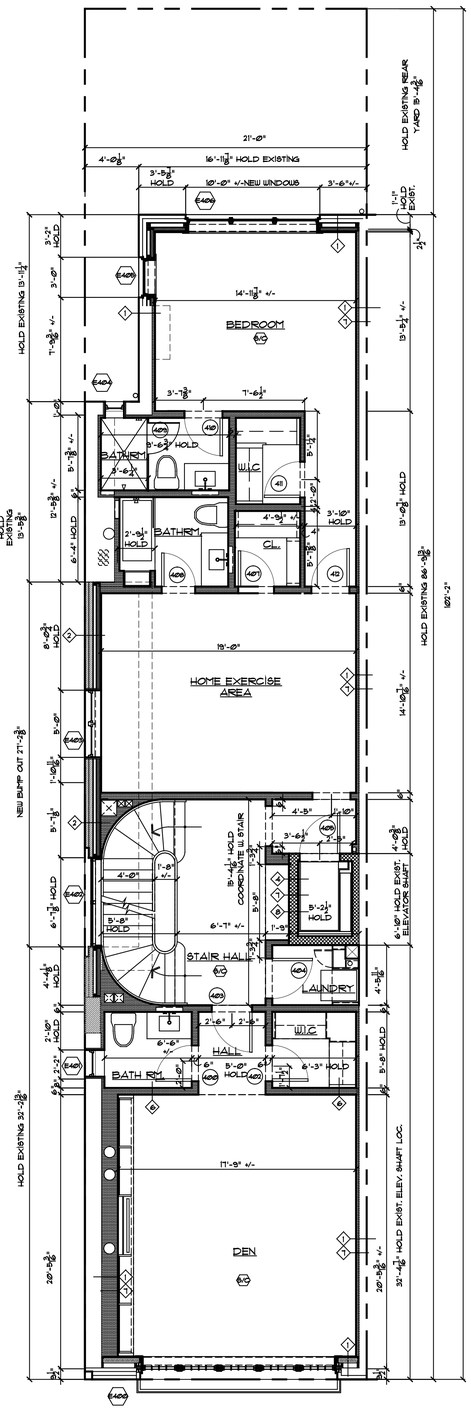
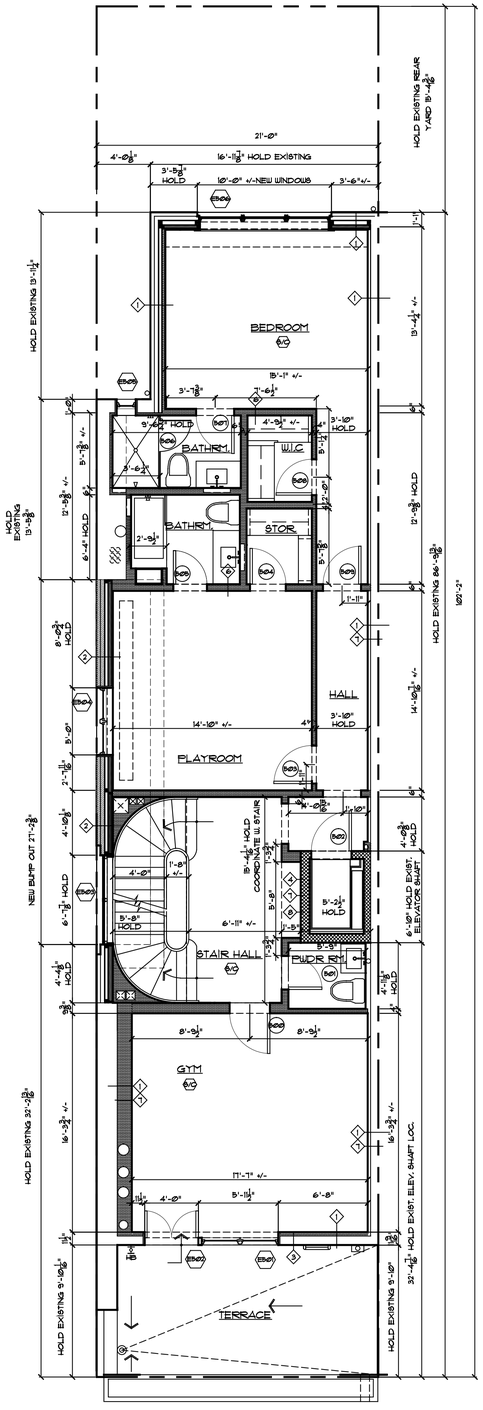


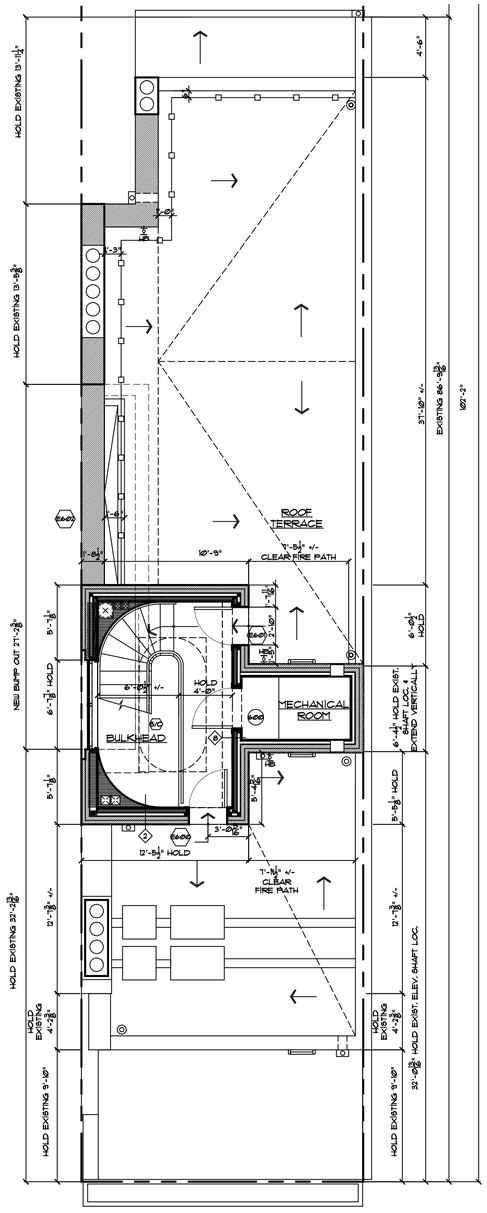
58 PROPOSED THIRD FL. PLAN
3/16" = 1'-0"



59 PROPOSED FOURTH FL. PLAN
3/16" = 1'-0"



60 PROPOSED FIFTH FL. PLAN
3/16" = 1'-0"



61 PROPOSED BULKHEAD PLAN
3/16" = 1'-0"

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