

40 5TH AVENUE

PENTHOUSE PARAPET RESTORATION



STREET VIEW OF 40 5TH AVENUE ~2020 SOURCE: FLICKR



CTA ARCHITECTS P.C.

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40 5TH AVE - PENTHOUSE PARAPET RESTORATION
COMMUNITY BOARD PRESENTATION

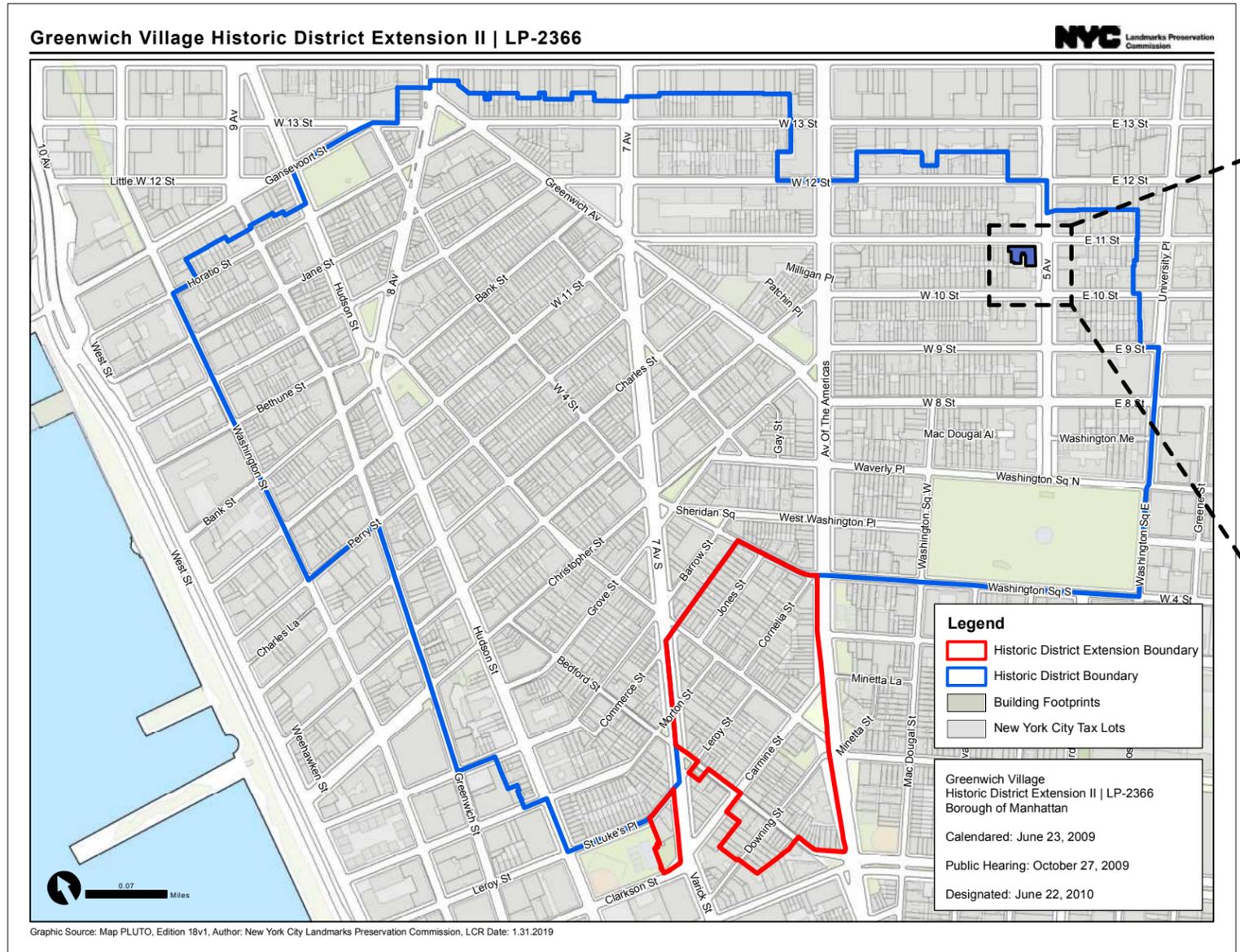
Project Address: 40 5TH AVENUE, NEW YORK, NY 10011

24303

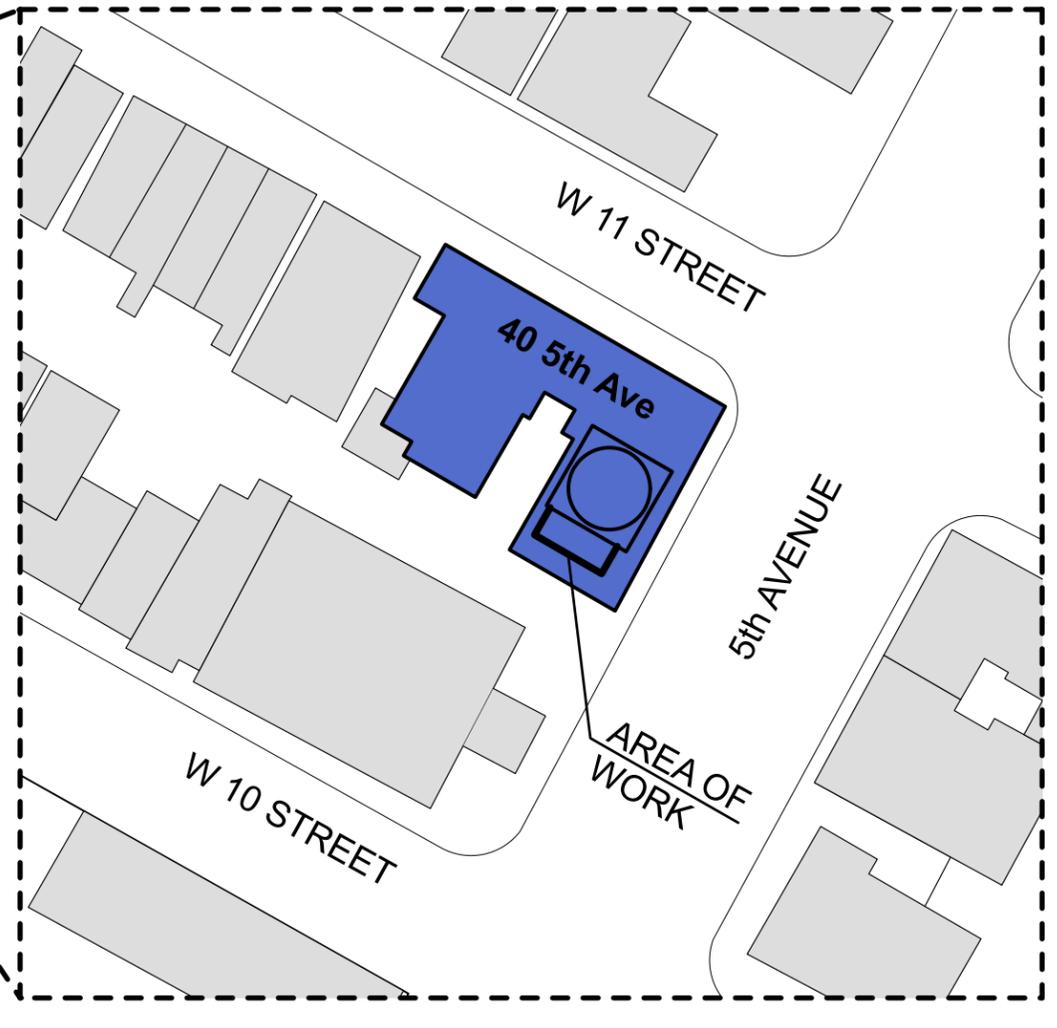
SK-01

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SITE & HISTORICAL CONTEXT



SOURCE: NYC.GOV



1 SITE PLAN



SCOPE OF WORK:

1. RAISE EXISTING UPPER LEVEL PARAPET BY REPLACING BALUSTERS ALONG WITH BASE PIECES AND ADDING NEW COPING STONE WITH CONCEALED METAL RAILING TO ENSURE STABILITY. WATER TABLE UNITS TO REMAIN. PROPOSED BALUSTERS TO MATCH THE PROFILE OF EXISTING BALUSTERS AT LOWER PARAPET.
2. INSTALL ADDITIONAL (3) THREE COURSES OF BRICK MASONRY ON TOP OF EXISTING MIDDLE AND CORNER BRICK PIERS ON THE SOUTH FACADE. NEW BRICK MASONRY TO MATCH EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.
3. REMOVE EXISTING BRICK PIERS ON THE WEST FACADE AND INSTALL NEW BRICK PIER WITH PROPOSED HEIGHT. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.
4. REMOVE AND RESET BOTH EXISTING TERRACOTTA URNS.



40 5TH AVENUE - STREET VIEW FROM E 10th St. & 5th AVE



40 5TH AVENUE - STREET VIEW OF THE PENTHOUSE PARAPET ON THE SOUTH FACADE



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SCOPE OF WORK
 COMMUNITY BOARD PRESENTATION

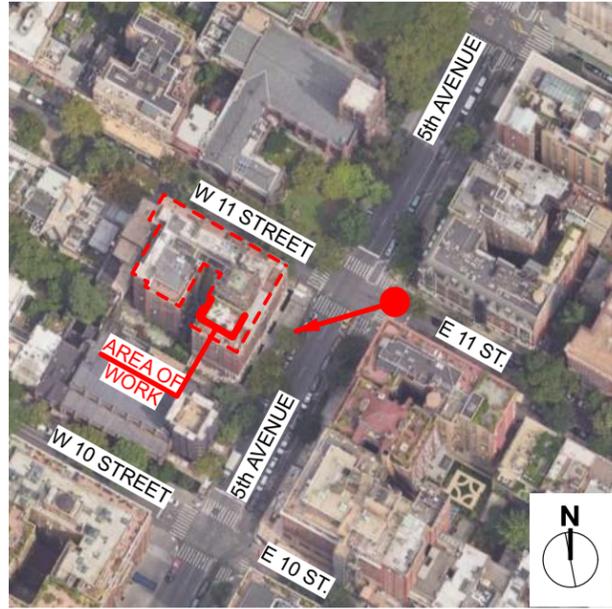
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STREET VIEW



REFERENCE SITE PLAN

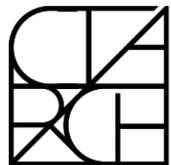


STREET VIEW OF 40 5TH AVE - NORTH-EAST FACADES FROM E 11th ST. & 5th AVE.



ZOOMED IN VIEW OF 40 5TH AVE - PENTHOUSE FLOOR - EAST CORNER FROM E 11th ST. & 5th AVE.

THE AREA OF WORK IS FURTHER INSIDE AT THE PENTHOUSE PARAPET LEVEL AND IS NOT VISIBLE FROM THE STREET ADJACENT TO THE BUILDING.



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STREET VIEW - E 11TH ST. & 5TH AVE
COMMUNITY BOARD PRESENTATION

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STREET VIEW



REFERENCE SITE PLAN

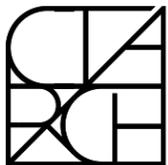


STREET VIEW OF 40 5TH AVE - SOUTH-EAST FACADES FROM E 10th ST. & 5th AVE.



ZOOMED IN VIEW OF 40 5TH AVE - PENTHOUSE FLOOR SOUTH-EAST CORNER FROM E 10th ST. & 5th AVE.

THE AREA OF WORK IS FURTHER INSIDE AT THE PENTHOUSE PARAPET LEVEL AND IS NOT VISIBLE FROM THE STREET ADJACENT TO THE BUILDING.



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STREET VIEW - E 10TH ST. & 5TH AVE
 COMMUNITY BOARD PRESENTATION

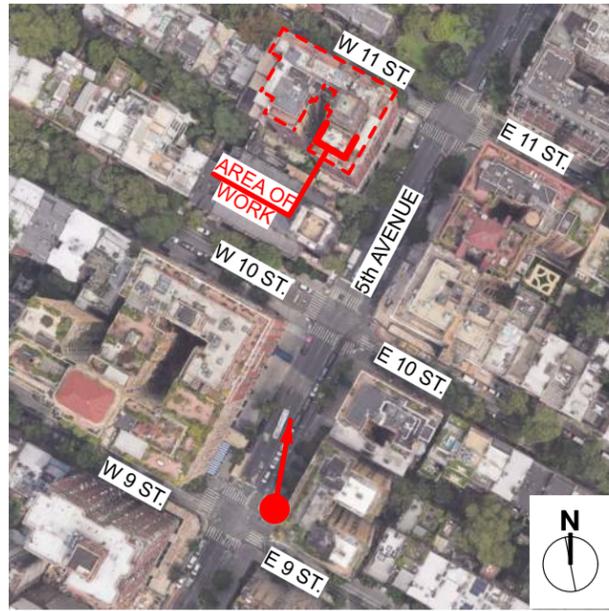
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STREET VIEW



REFERENCE SITE PLAN



STREET VIEW OF 40 5TH AVE - SOUTH-EAST FACADES FROM E 9th ST. & 5th AVE.



ZOOMED IN VIEW OF 40 5TH AVE - PENTHOUSE FLOOR FROM E 9th ST. & 5th AVE.

THE AREA OF WORK AT THE PENTHOUSE PARAPET LEVEL IS CLEARLY VISIBLE FROM THE 9TH STREET.



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STREET VIEW - E 9TH ST. & 5TH AVE
 COMMUNITY BOARD PRESENTATION

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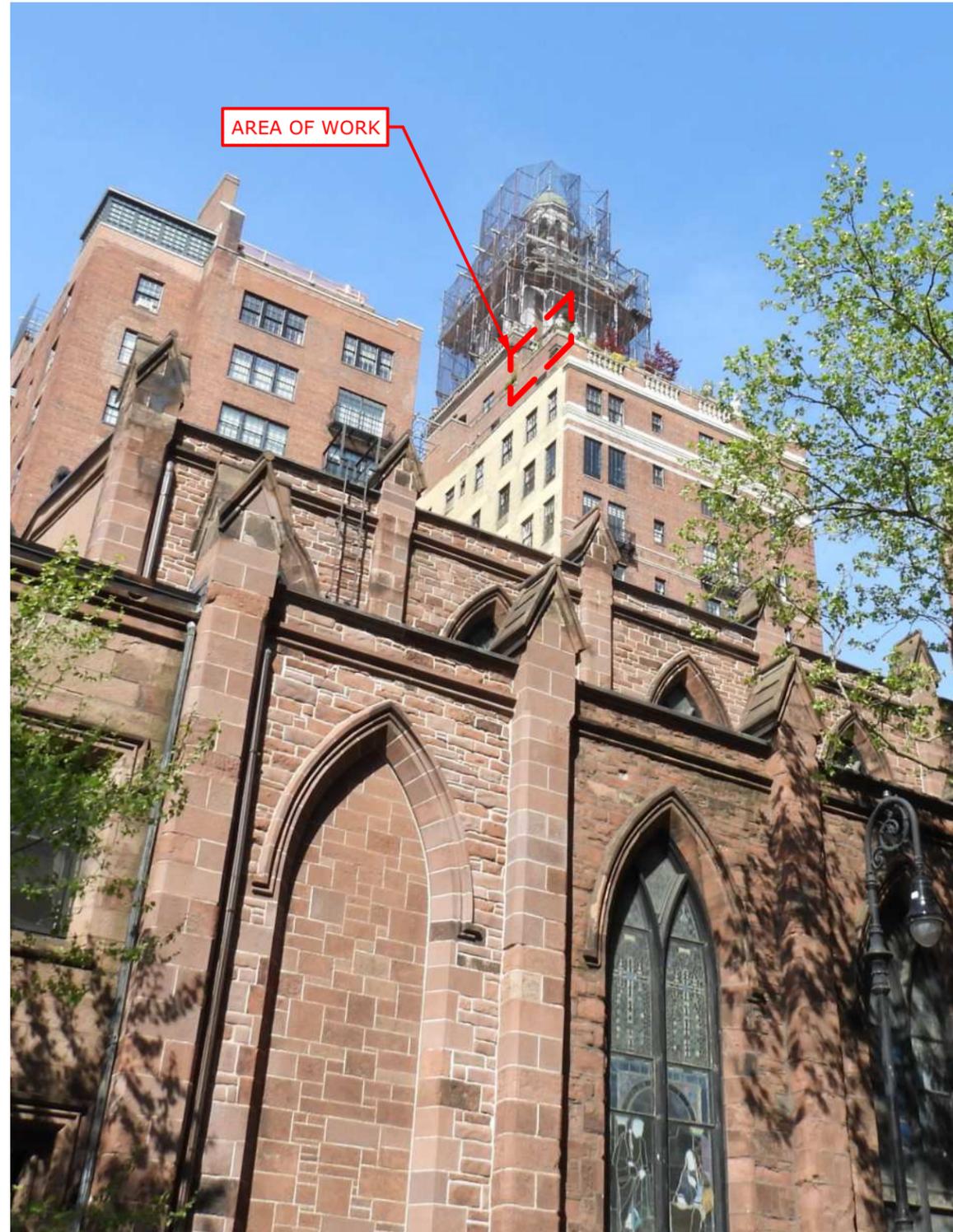
SK-06

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STREET VIEW



REFERENCE SITE PLAN

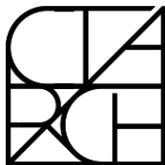


STREET VIEW OF 40 5TH AVE - SOUTH-WEST FACADES FROM W 10th ST.



ZOOMED IN VIEW OF 40 5TH AVE - PENTHOUSE FLOOR SOUTH-WEST CORNER FROM W 10th ST.

THE AREA OF WORK ON THE WEST FACADE AT THE PENTHOUSE PARAPET LEVEL IS VISIBLE FROM WEST-10TH STREET.



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STREET VIEW - W 10TH ST.
 COMMUNITY BOARD PRESENTATION

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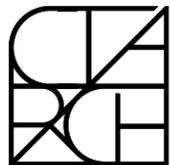
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SOUTH FACADE



DRONE PHOTO OF EAST FACADE : AREA OF WORK OUTLINED AT THE UPPER PENTHOUSE TERRACE AT THE SOUTH FACADE.



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EXISTING PENTHOUSE PARAPET - SOUTH FACADE
COMMUNITY BOARD PRESENTATION

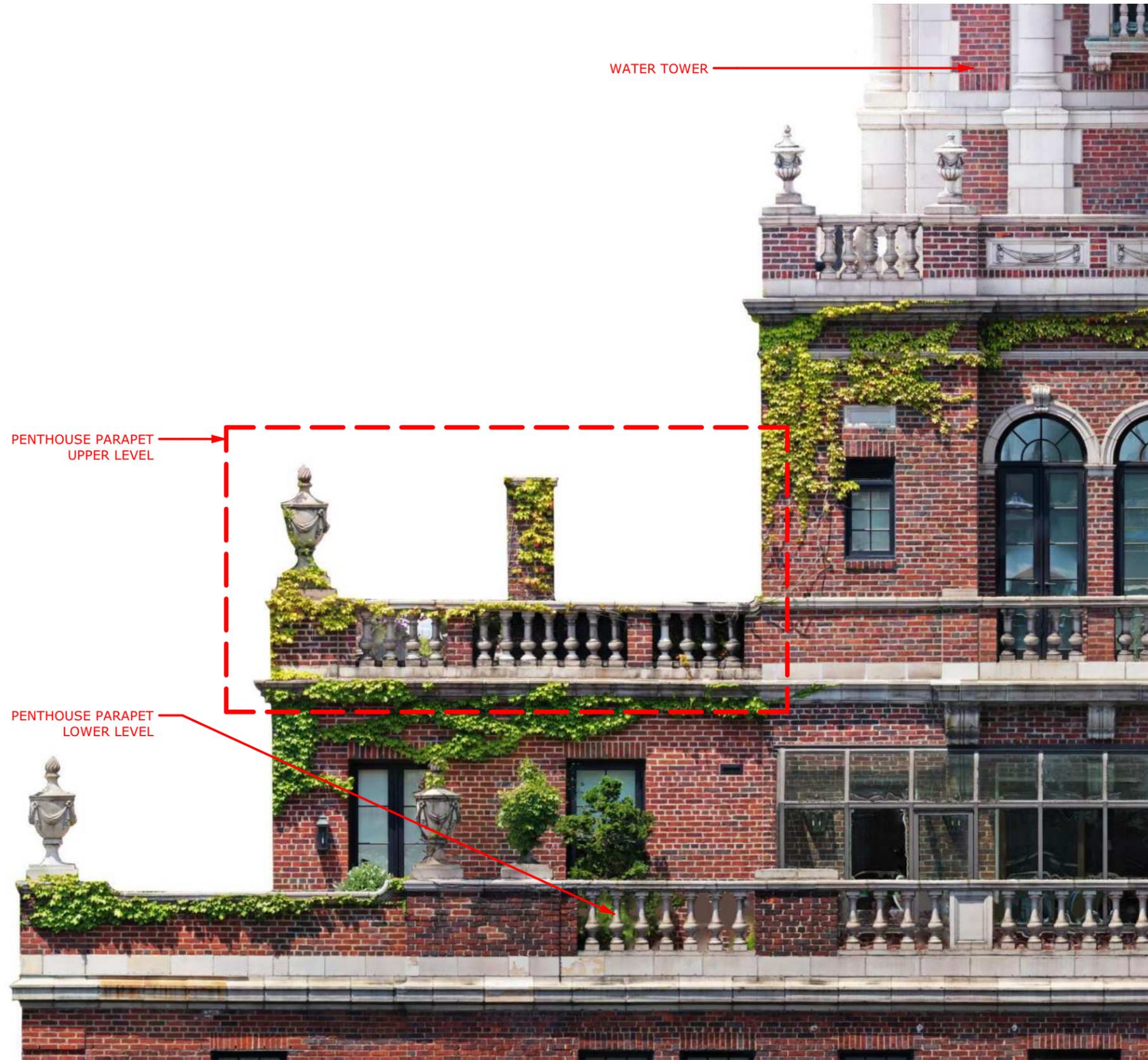
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EAST FACADE



DRONE PHOTO OF EAST FACADE : AREA OF WORK OUTLINED AT THE UPPER PENTHOUSE TERRACE AT THE EAST FACADE.



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EXISTING PENTHOUSE PARAPET - EAST FACADE
COMMUNITY BOARD PRESENTATION

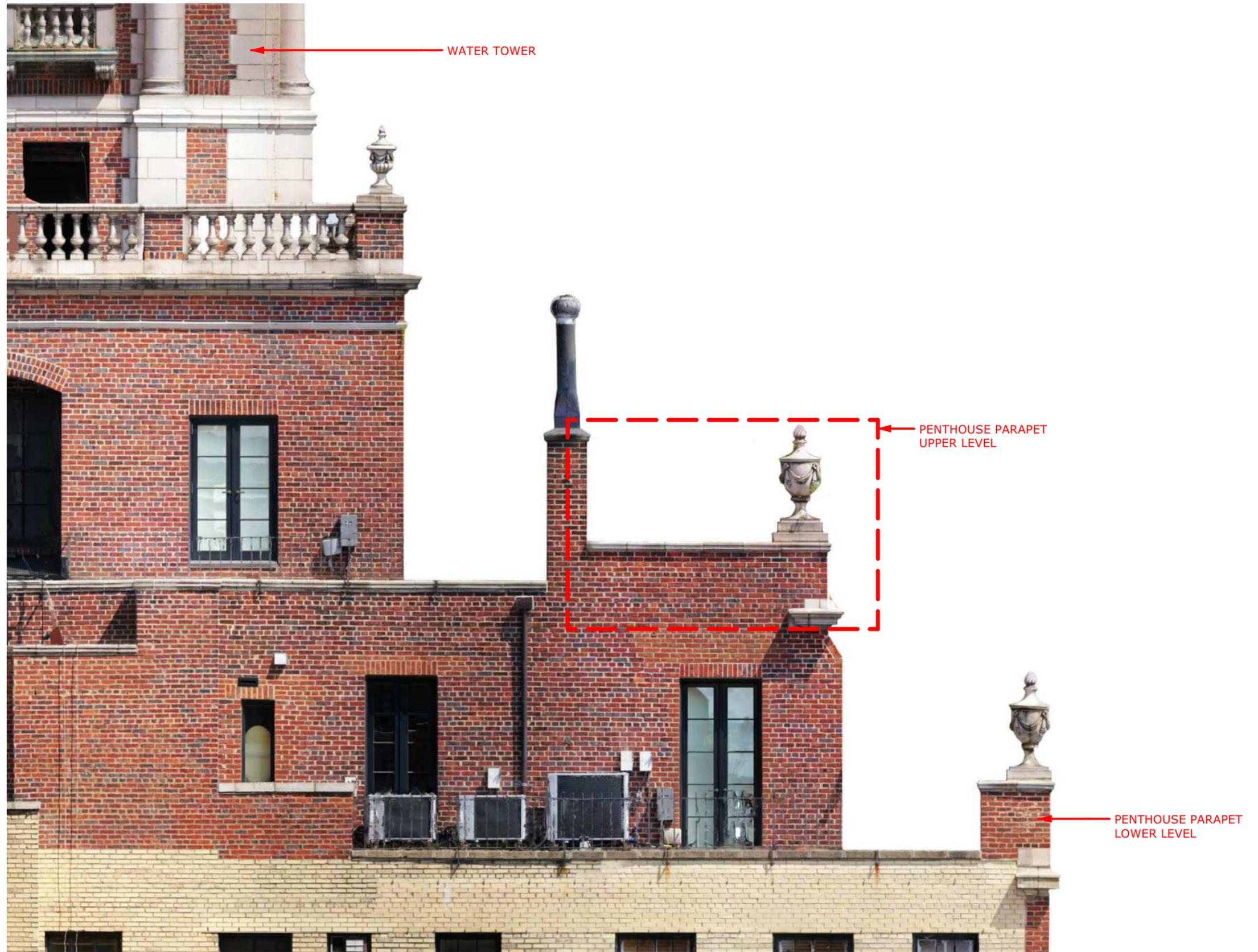
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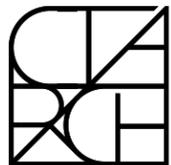
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WEST FACADE



DRONE PHOTO OF WEST FACADE : AREA OF WORK OUTLINED AT THE UPPER PENTHOUSE TERRACE AT THE WEST FACADE.



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EXISTING PENTHOUSE PARAPET - WEST FACADE
COMMUNITY BOARD PRESENTATION

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AREA OF WORK

VISUAL MOCK-UP TAPE
SHOWING PROPOSED
PARAPET HEIGHT

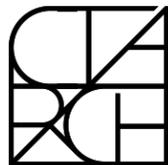
PENTHOUSE PARAPET
UPPER LEVEL

PENTHOUSE PARAPET
LOWER LEVEL



CLOSE-UP PHOTO OF PARAPET ON THE SOUTH & EAST FACADES

UPPER LEVEL PARAPET WILL BE RAISED BY REPLACING BALUSTERS AND BASE PIECES AND ADDING NEW COPING STONES WITH A CONCEALED METAL RAILING TO ENSURE STABILITY. WATER TABLE UNITS ARE TO REMAIN. AT THE PEIRS AND CORNERS, THREE COURSES OF BRICK WILL BE ADDED ON TOP OF EXISTING MASONRY, AND THE CORNER UNITS WILL BE RESET.



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CLOSE-UP PHOTO - SOUTH-EAST CORNER
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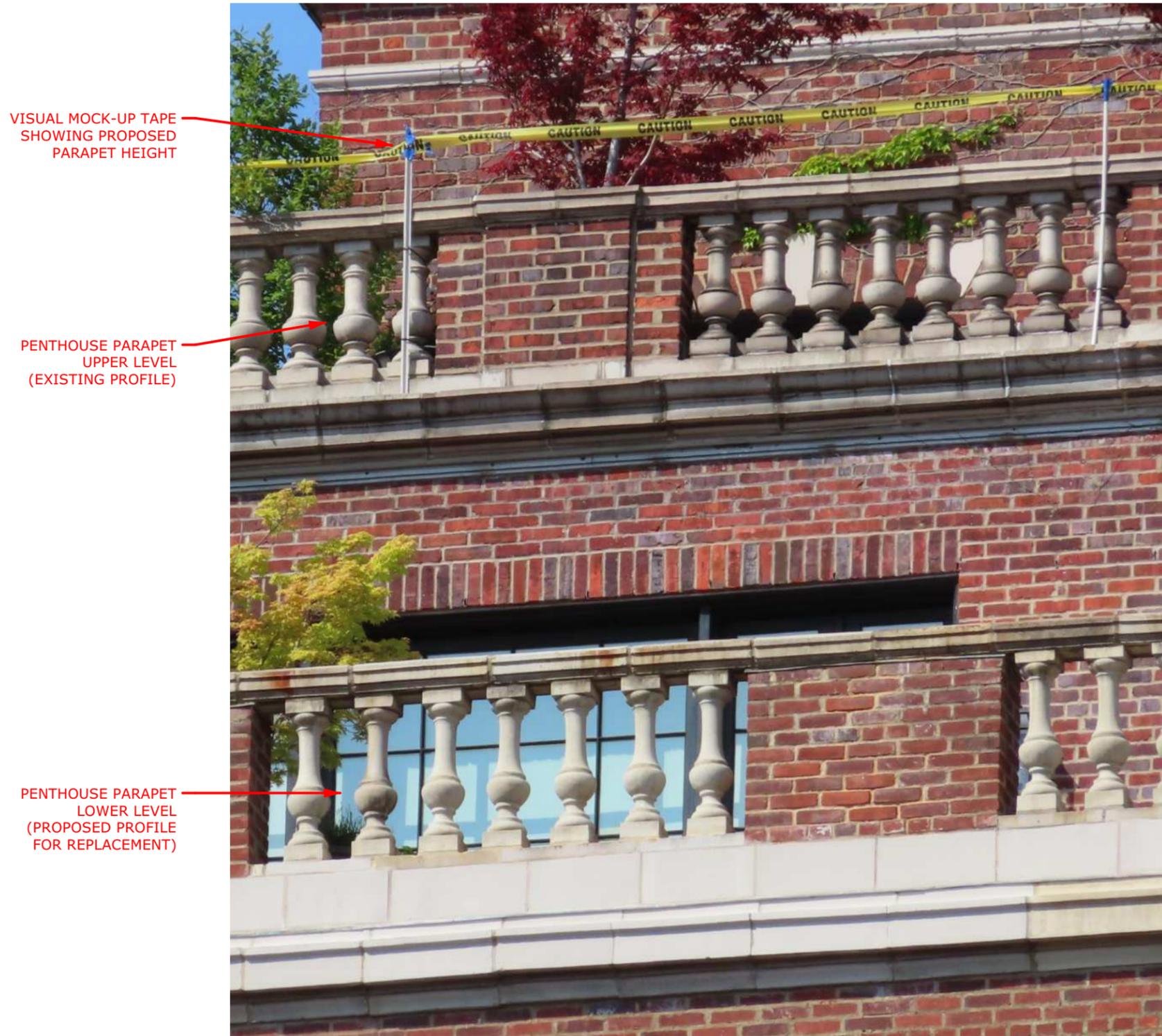
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BALUSTER PROFILES



VISUAL MOCK-UP TAPE SHOWING PROPOSED PARAPET HEIGHT

PENTHOUSE PARAPET UPPER LEVEL (EXISTING PROFILE)

PENTHOUSE PARAPET LOWER LEVEL (PROPOSED PROFILE FOR REPLACEMENT)

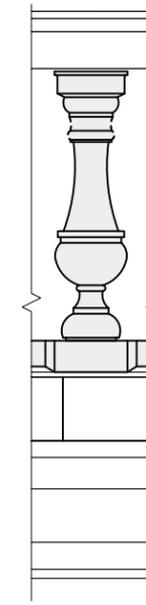
BALUSTER UNITS AT PENTHOUSE PARAPET UPPER LEVEL - EXISTING PROFILE



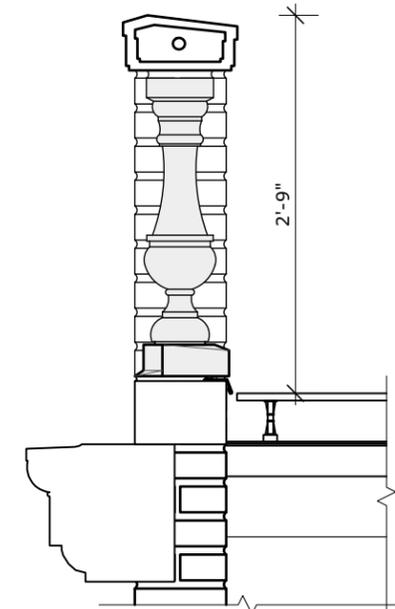
INTERIOR



EXTERIOR



ELEVATION



SECTION

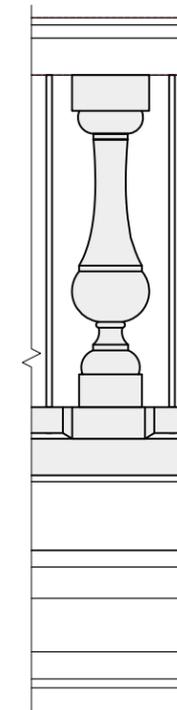
BALUSTER UNITS AT PENTHOUSE PARAPET LOWER LEVEL - PROPOSED PROFILE FOR REPLACEMENT



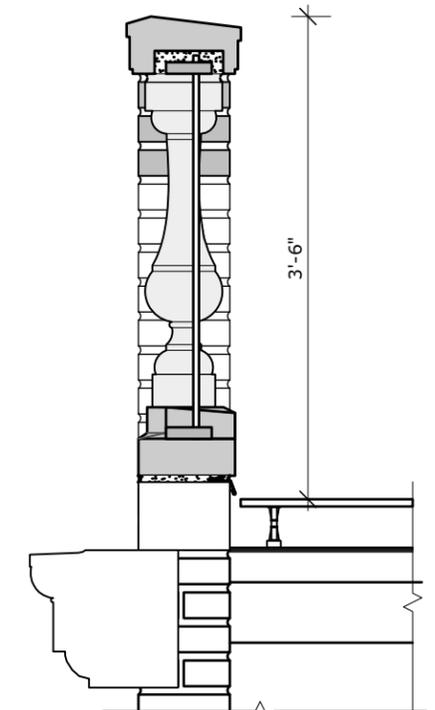
INTERIOR



EXTERIOR



ELEVATION



SECTION

CLOSE-UP PHOTOGRAPHS OF EXISTING BALUSTERS, BASE UNITS AND WATER TABLES AT THE UPPER AND LOWER TERRACES FOR REFERENCE



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BALUSTER PROFILES
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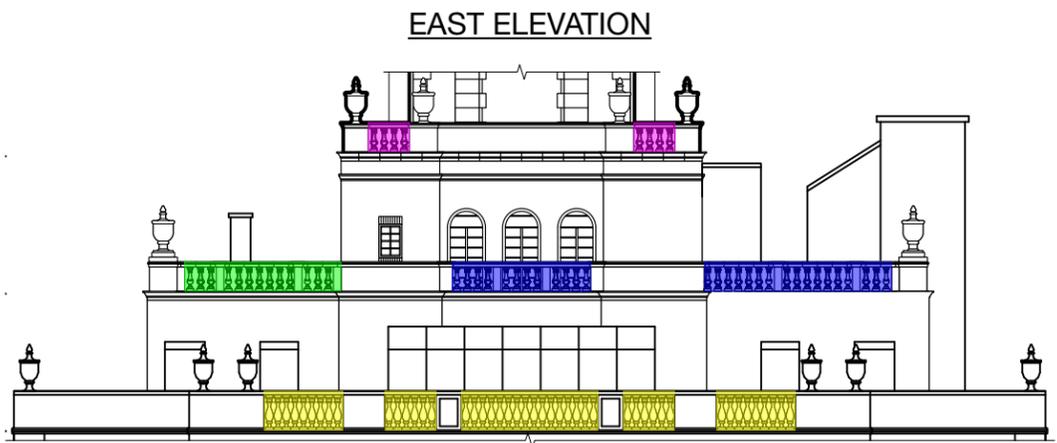
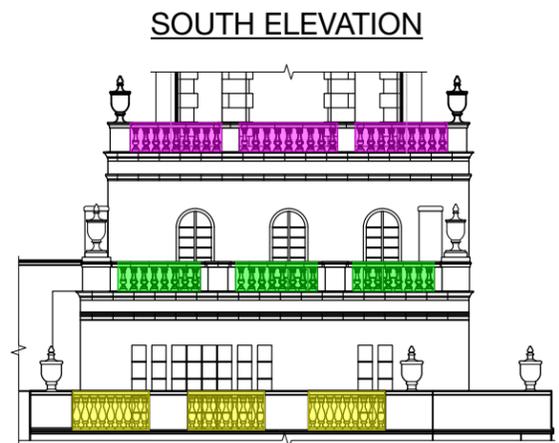
SK-12

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BALUSTER LOCATIONS AT THE BUILDING

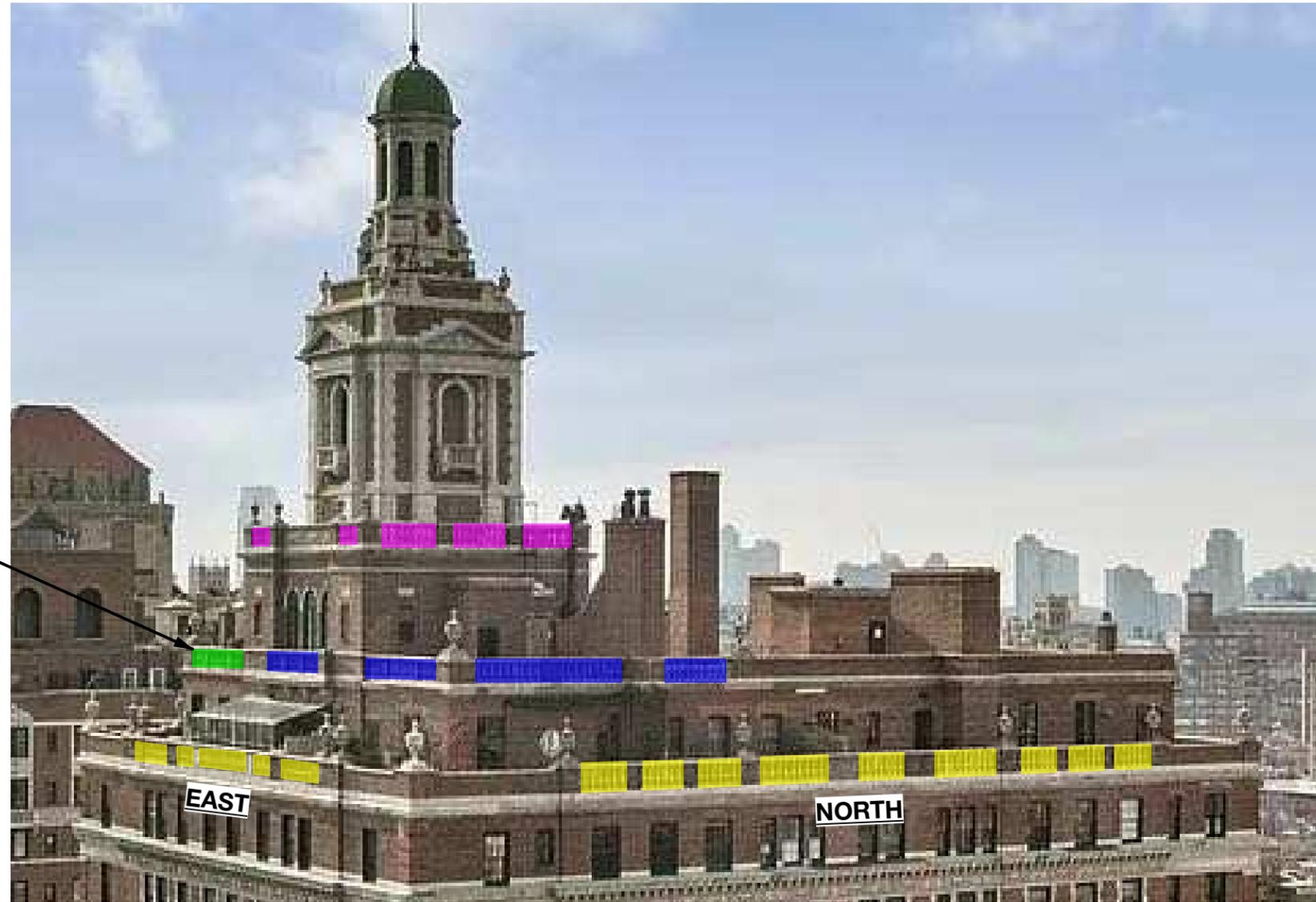


- BALUSTERS AT WATER TOWER PARAPET
- BALUSTERS AT PENTHOUSE- UPPER LEVEL PARAPET AREA OF WORK
- BALUSTERS AT PENTHOUSE- UPPER LEVEL PARAPET AT MECHANICAL ROOF & JULIET BALCONY
- BALUSTERS AT PENTHOUSE- LOWER LEVEL PARAPET



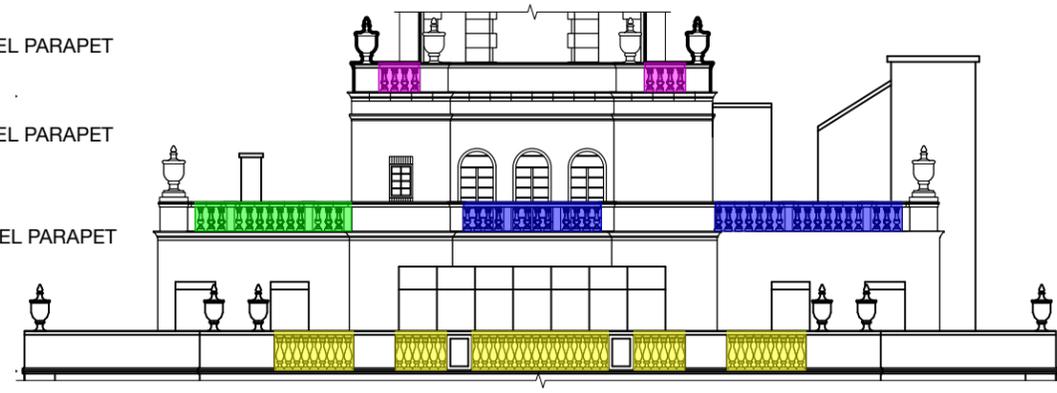
BALUSTER LOCATIONS AT THE BUILDING

AREA OF WORK
ON THE EAST FACADE

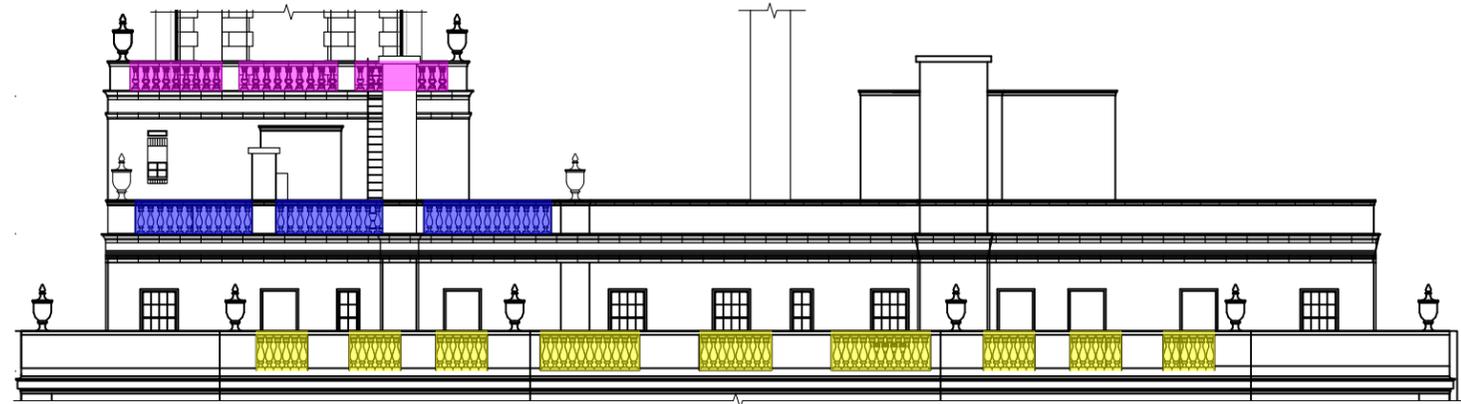


- BALUSTERS AT WATER TOWER PARAPET
- BALUSTERS AT PENTHOUSE- UPPER LEVEL PARAPET AREA OF WORK
- BALUSTERS AT PENTHOUSE- UPPER LEVEL PARAPET AT MECHANICAL ROOF & JULIET BALCONY
- BALUSTERS AT PENTHOUSE- LOWER LEVEL PARAPET

EAST ELEVATION



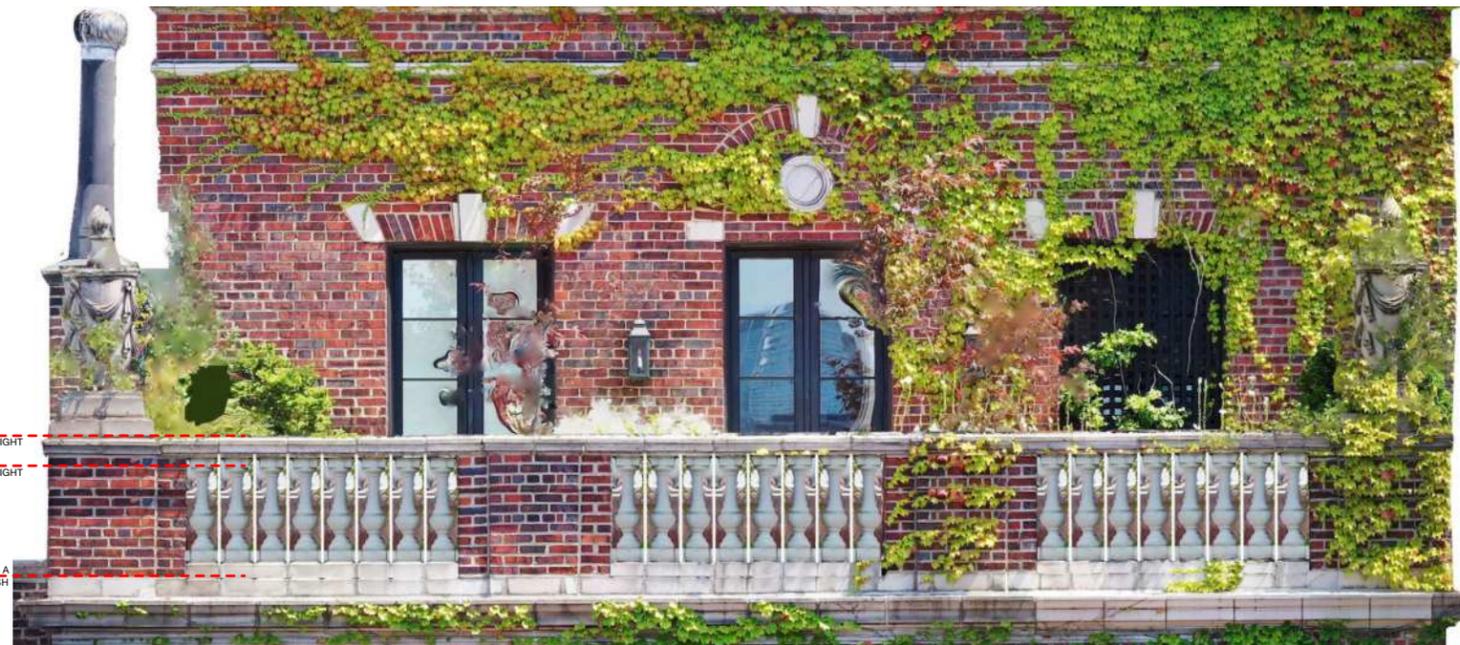
NORTH ELEVATION



PROPOSED WORK - PHOTOMONTAGE

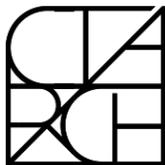


EXISTING CONDITION - UPPER LEVEL PENTHOUSE PARAPET



PROPOSED CONDITION- UPPER LEVEL PENTHOUSE PARAPET

UPPER LEVEL PARAPET WILL BE RAISED BY REPLACING BALUSTERS AND BASE PIECES AND ADDING NEW COPING STONES WITH A CONCEALED METAL RAILING TO ENSURE STABILITY. WATER TABLE UNITS ARE TO REMAIN. AT THE PEIRS AND CORNERS, THREE COURSES OF BRICK WILL BE ADDED ON TOP OF EXISTING MASONRY, AND THE CORNER UNITS WILL BE RESET.



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PROPOSED WORK
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PROPOSED METAL ROD - MOCK-UP



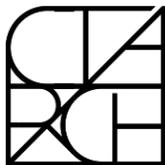
VISUAL MOCK-UP OF PROPOSED METAL ROD BETWEEN BALUSTERS AT PENTHOUSE PARAPET UPPER LEVEL - OVERALL VIEW FROM E 10TH ST. & 5TH AVE.



VISUAL MOCK-UP OF PROPOSED METAL ROD BETWEEN BALUSTERS AT PENTHOUSE PARAPET UPPER LEVEL - OVERALL VIEW WITH THE WATER TOWER



VISUAL MOCK-UP OF PROPOSED METAL ROD BETWEEN BALUSTERS AT PENTHOUSE PARAPET UPPER & LOWER LEVELS



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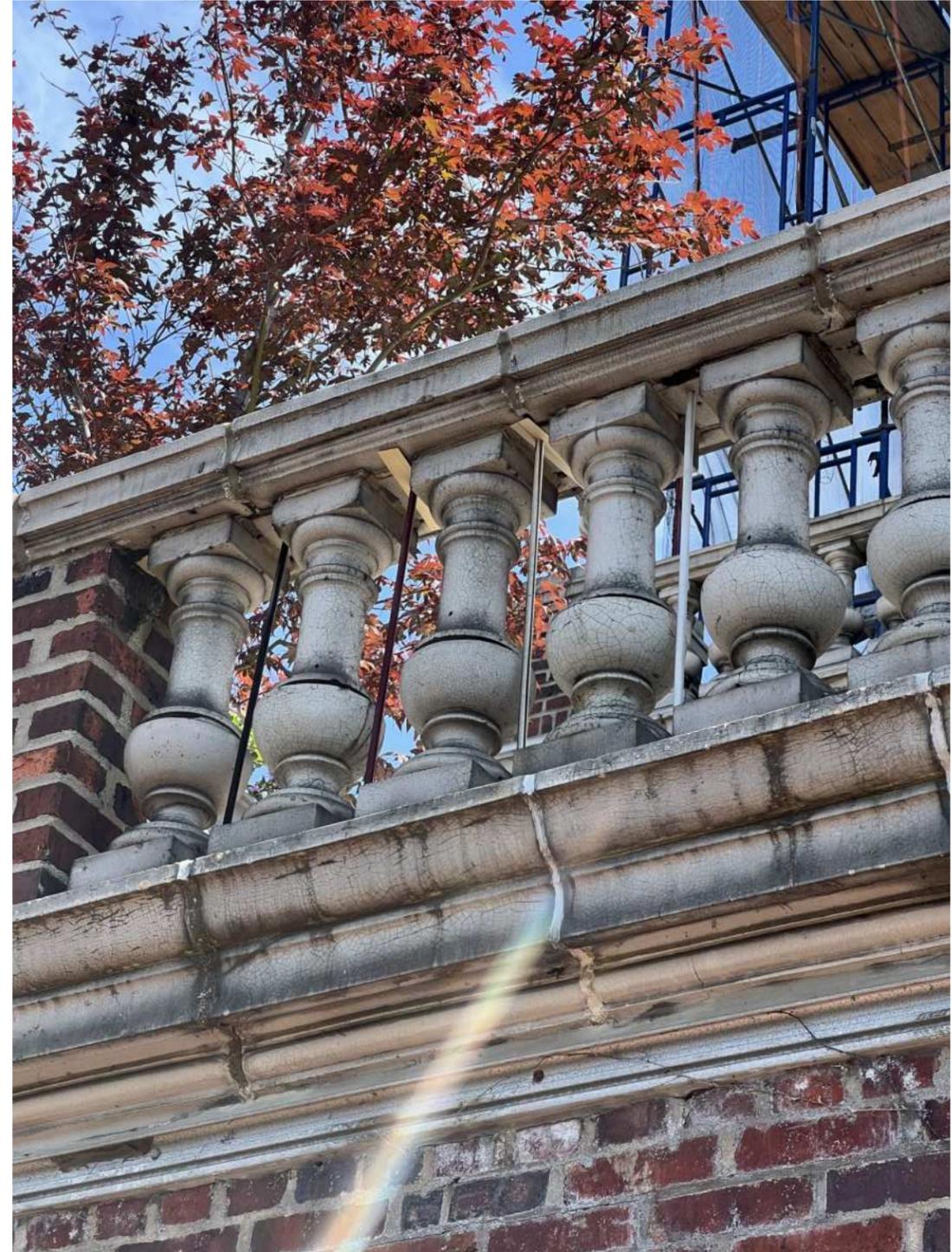
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PROPOSED METAL ROD - MOCK-UP

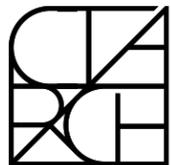


VISUAL MOCK-UP OF PROPOSED METAL ROD BETWEEN BALUSTERS AT PENTHOUSE PARAPET UPPER LEVEL
INTERIOR



VISUAL MOCK-UP OF PROPOSED METAL ROD BETWEEN BALUSTERS AT PENTHOUSE PARAPET UPPER LEVEL
EXTERIOR

CLOSE-UP PHOTOGRAPHS OF METAL ROD MOCK-UP WITH DIFFERENT COLOR AND FINISH OPTIONS. (IMG 01: L-R) WHITE SATIN, NO COAT, CLARET WINE SATIN, BLACK MATTE



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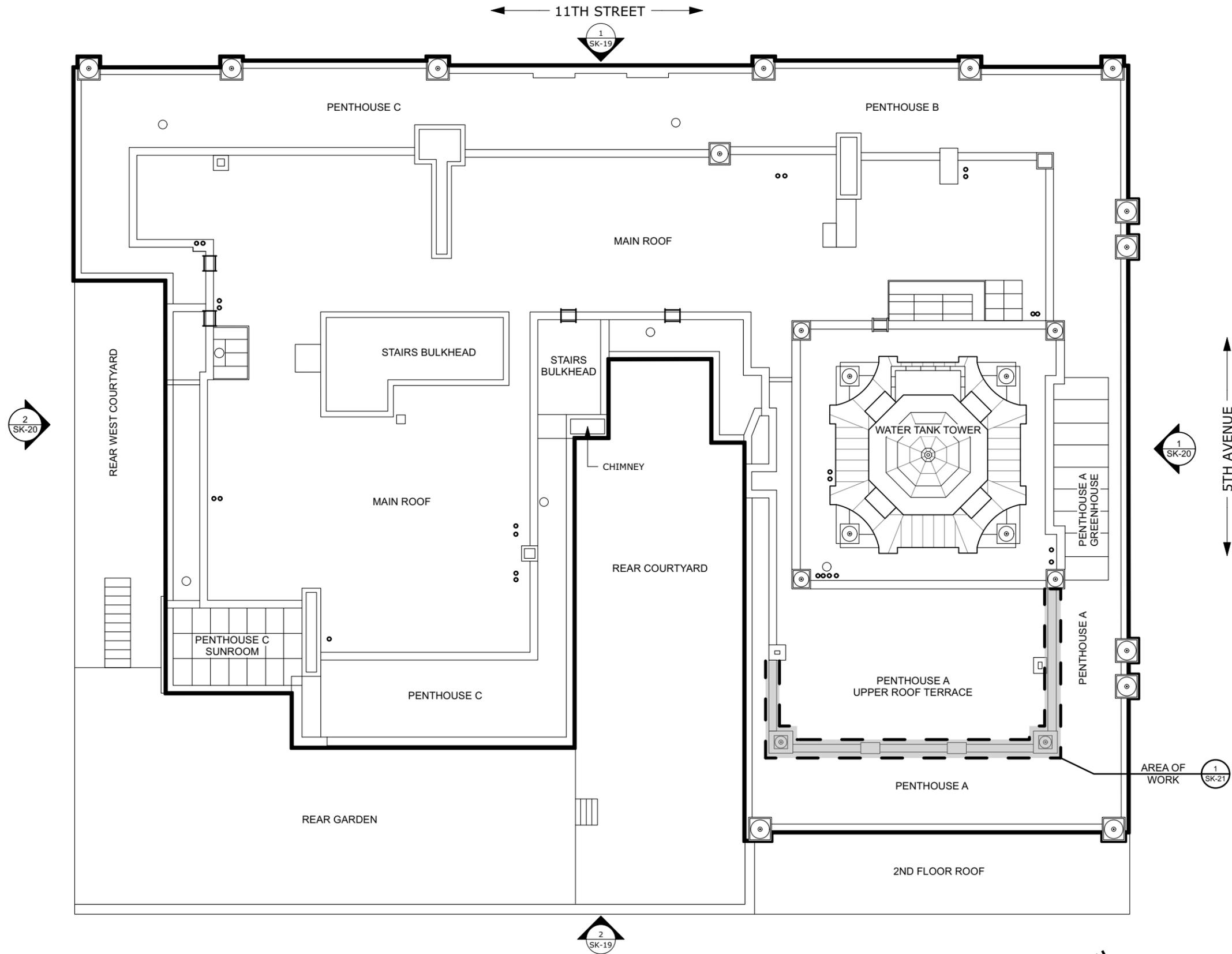
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1 40 5TH AVENUE EXISTING ROOF PLAN
Scale: 1:150

0 10 20 FT



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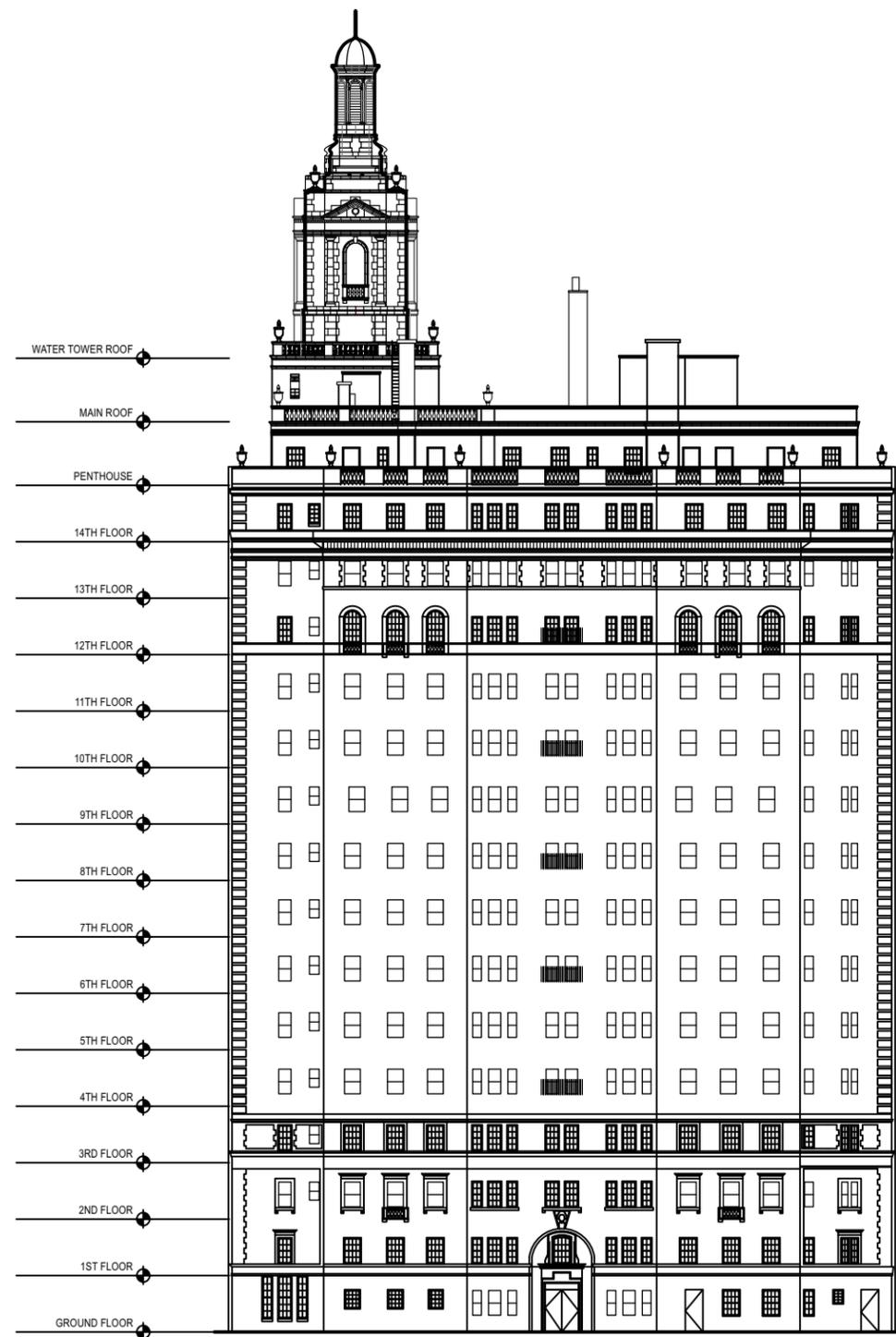
**EXISTING ROOF PLAN
COMMUNITY BOARD PRESENTATION**

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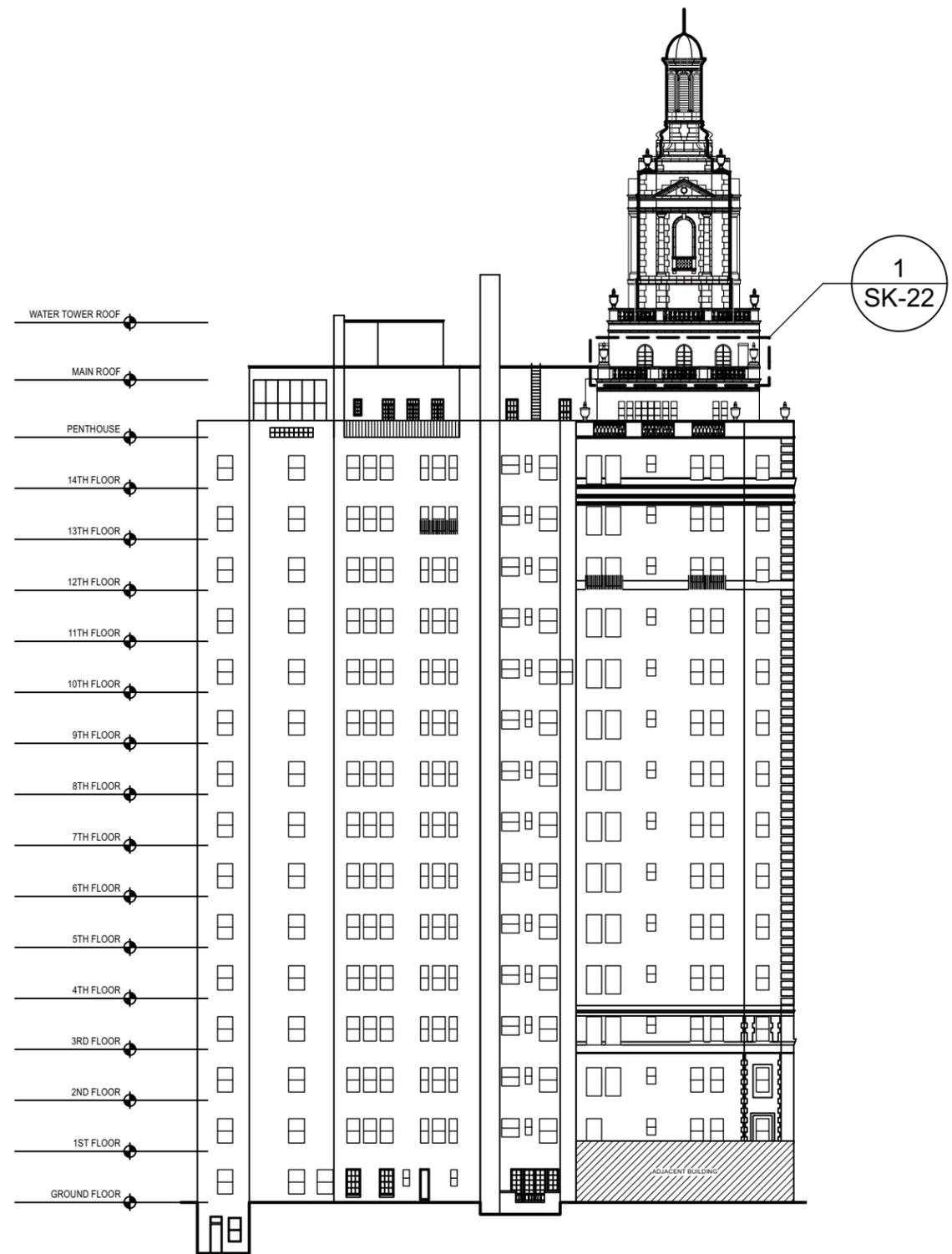
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1 40 5th Ave - NORTH ELEVATION
 Scale: 1/32" = 1'-0" 0 10 20 FT



2 40 5th Ave - SOUTH ELEVATION
 Scale: 1/32" = 1'-0" 0 10 20 FT



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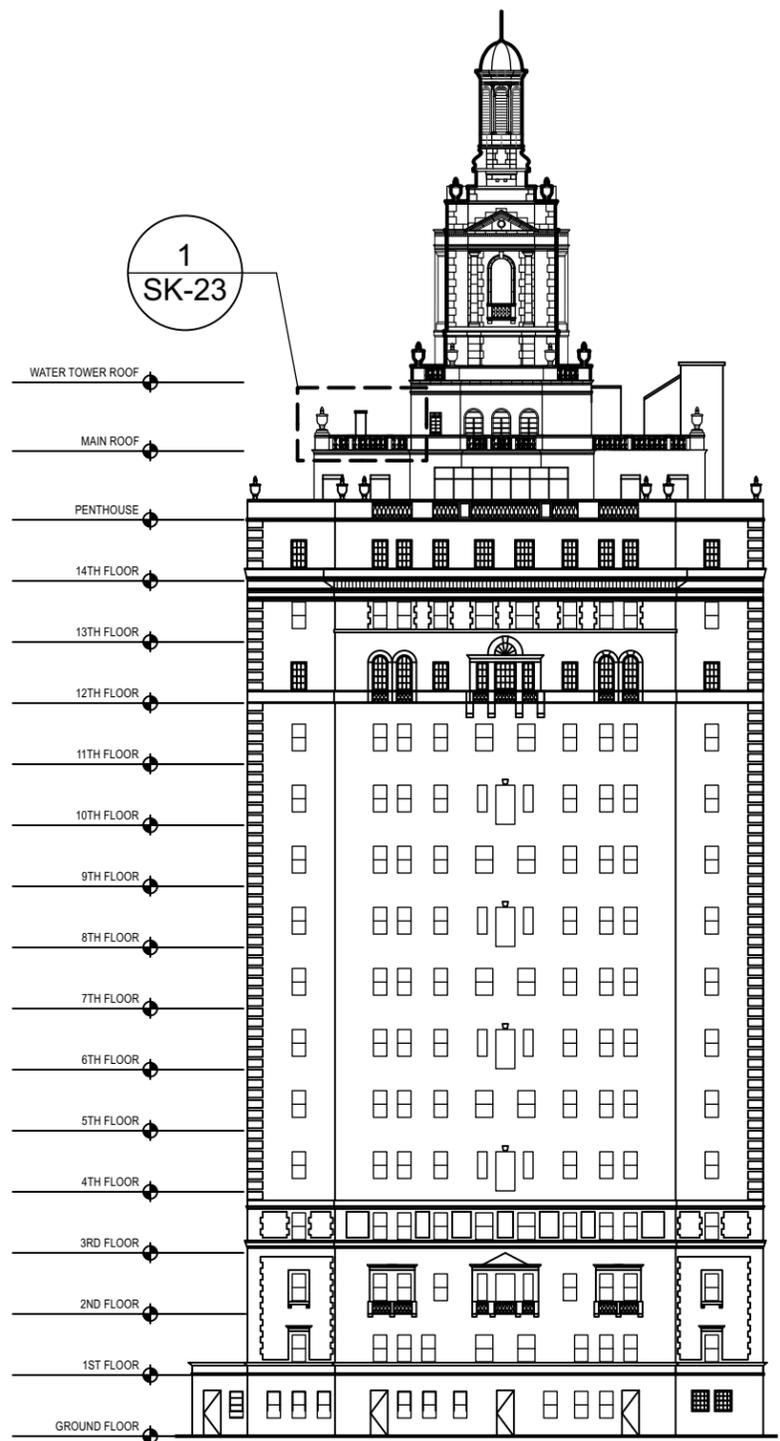
BUILDING ELEVATIONS
 COMMUNITY BOARD PRESENTATION

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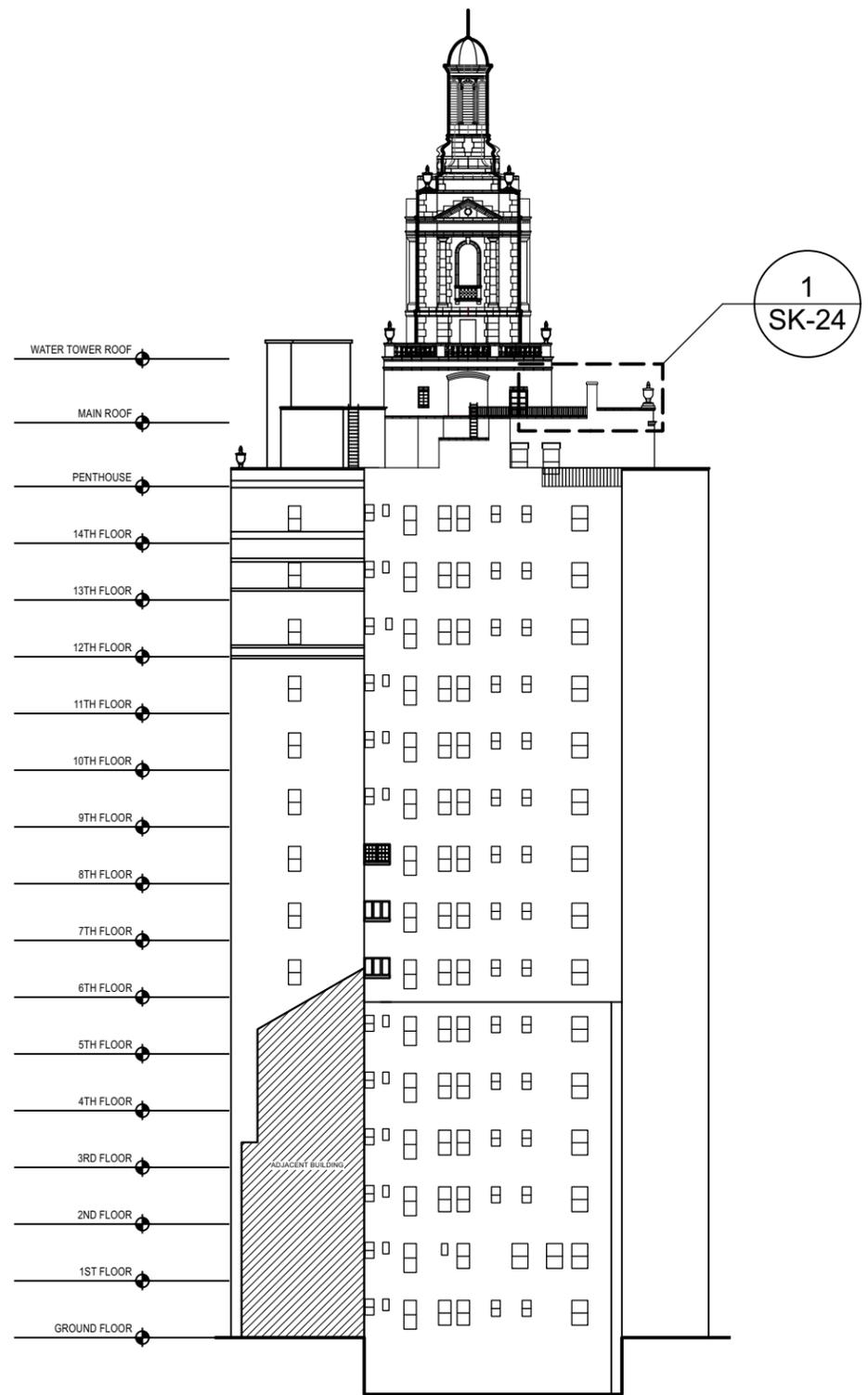
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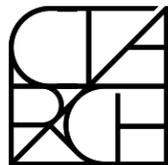
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1 40 5th Ave - EAST ELEVATION 0 10 20 FT
Scale: 1/32" = 1'-0"



2 40 5th Ave - WEST ELEVATION 0 10 20 FT
Scale: 1/32" = 1'-0"



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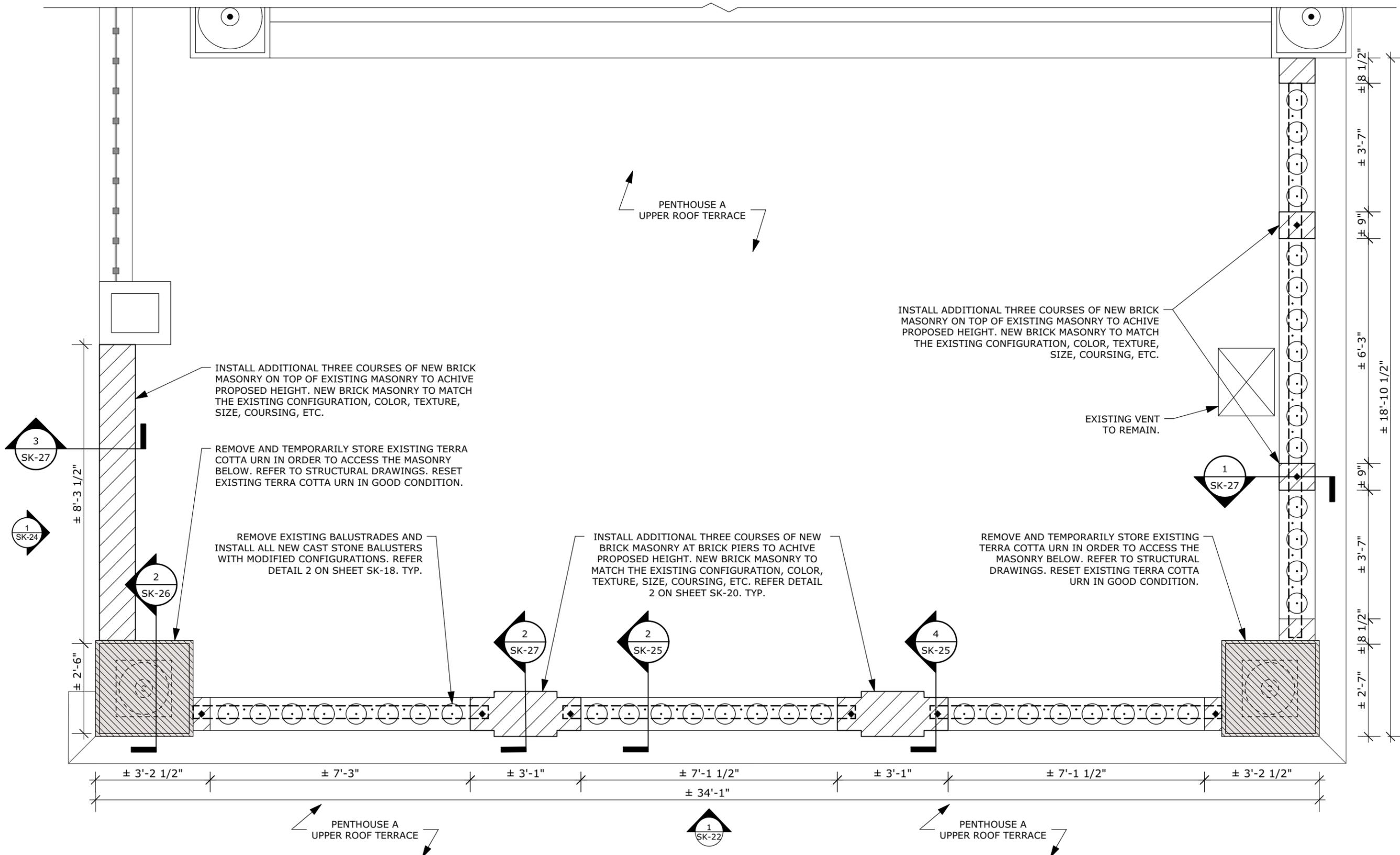
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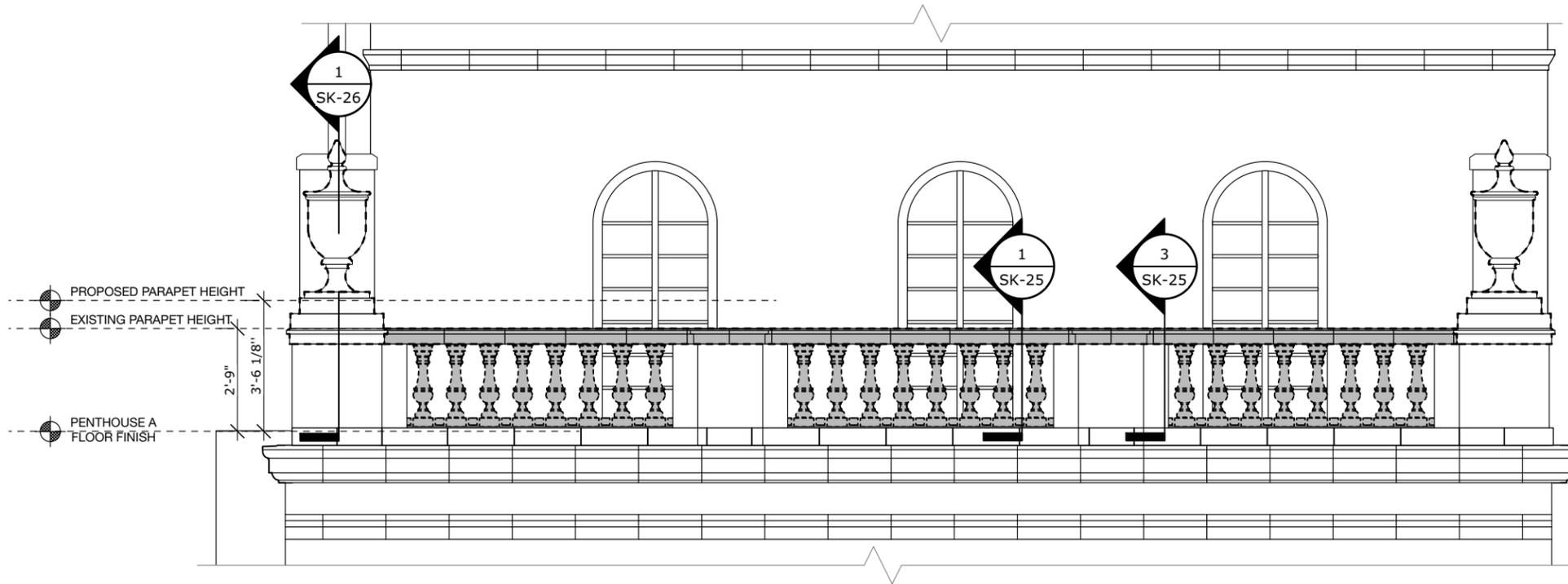
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1 PENTHOUSE A - UPPER ROOF TERRACE PLAN (PROPOSED)
 Scale: 3/8" = 1'-0"

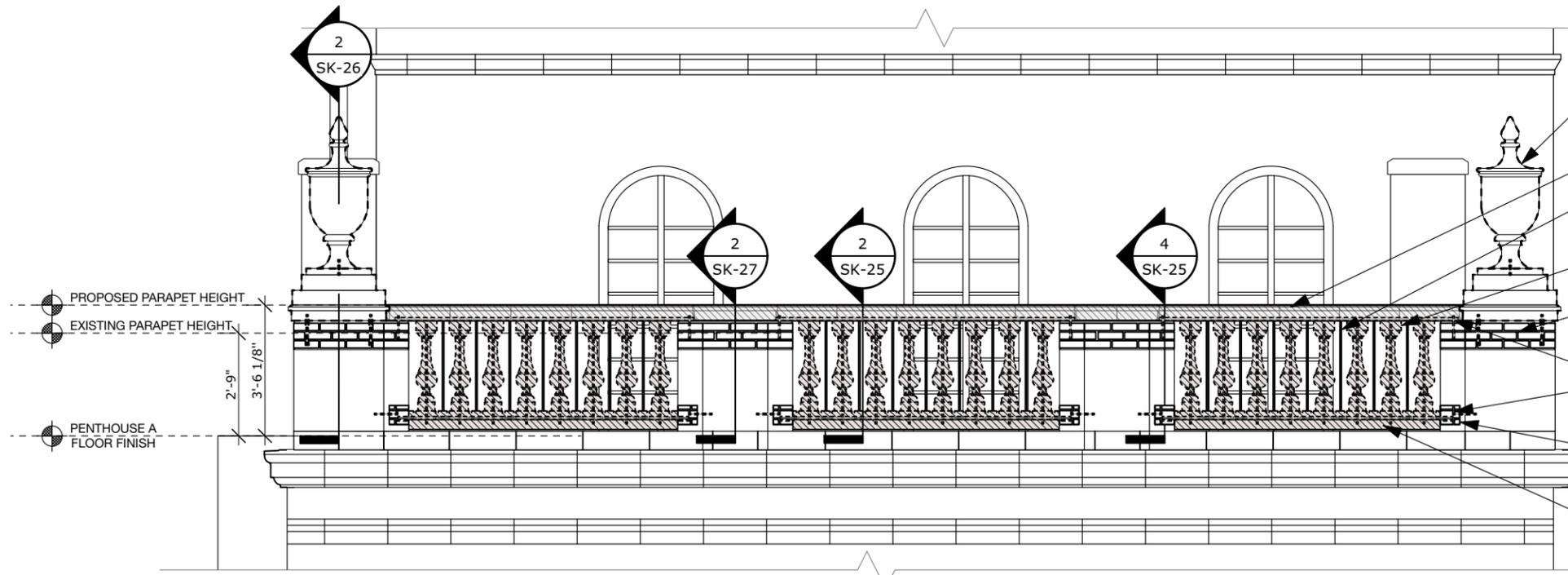




1 WATER TOWER - SOUTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

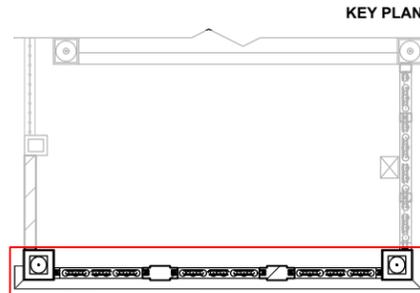
LEGEND

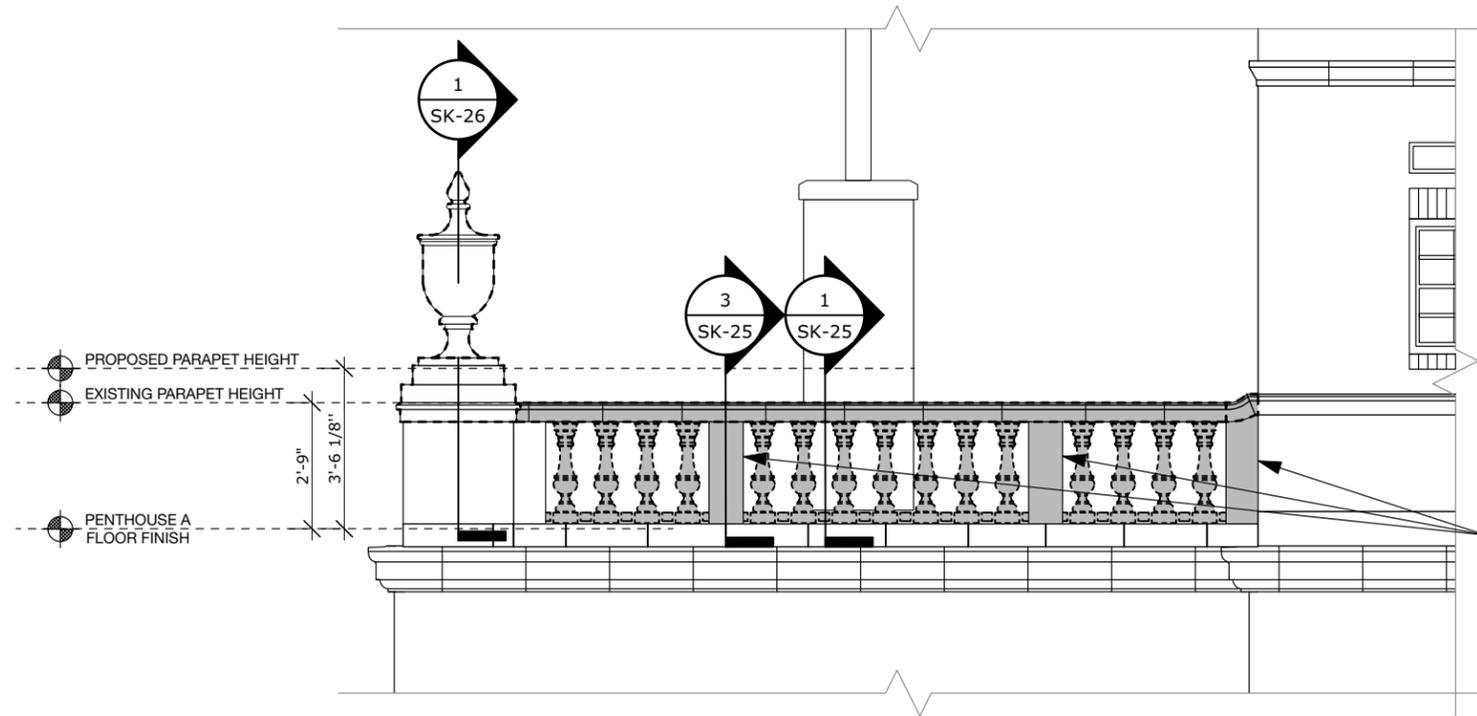
-  REMOVE AND TEMPORARILY STORE EXISTING TERRA COTTA URN IN ORDER TO ACCESS THE MASONRY BELOW. RESET EXISTING TERRA COTTA URN IN GOOD CONDITION. REFER TO STRUCTURAL DRAWINGS.
-  REMOVE EXISTING COPING STONE UNITS AND BALUSTRADES.
-  INSTALL ADDITIONAL THREE COURSES OF NEW BRICK MASONRY ON TOP OF EXISTING MASONRY TO ACHIVE PROPOSED HEIGHT. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.
-  INSTALL ALL NEW COPING STONE UNITS AND CAST STONE BALUSTERS WITH MODIFIED CONFIGURATIONS. REFER DETAIL 2 ON SHEET SK-25 AND STRUCTURAL DRAWINGS.



2 WATER TOWER - SOUTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

- REMOVE AND TEMPORARILY STORE EXISTING TERRA COTTA URN IN ORDER TO ACCESS THE MASONRY BELOW. REFER TO STRUCTURAL DRAWINGS. RESET EXISTING TERRA COTTA URN IN GOOD CONDITION. REFER TO DETAIL 2 ON SHEET SK-26.
- INSTALL NEW COPING STONE UNITS. REFER SHEET SK-25.
- INSTALL NEW VERTICAL METAL RODS. SPACING TO BE 4" MAXIMUM BETWEEN BALUSTRADES AND METAL RODS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- NEW CAST STONE BALUSTERS WITH MODIFIED CONFIGURATIONS. REFER TO DETAIL 2 ON SHEET SK-25.
- ADDITIONAL THREE COURSES OF NEW BRICK MASONRY ON EXISTING MASONRY TO ACHIVE PROPOSED HEIGHT. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.
- STAINLESS STEEL TOP AND BOTTOM RAIL ANCHORED INTO BRICK PIER ON BOTH ENDS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- CONCEAL ANCHORAGE IN BRICKWORK. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.
- NEW CAST STONE CASE UNITS. REFER TO DETAIL 2 ON SHEET SK-25.



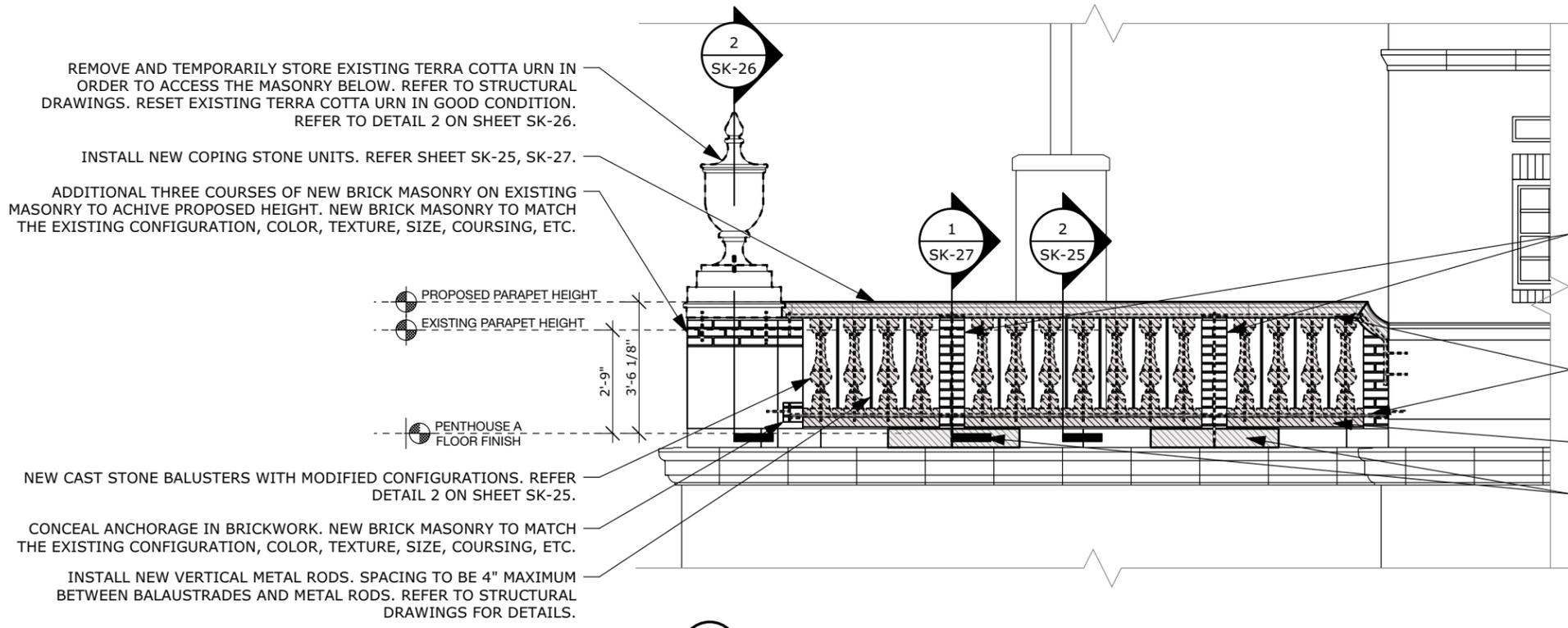


LEGEND

-  REMOVE AND TEMPORARILY STORE EXISTING TERRA COTTA URN IN ORDER TO ACCESS THE MASONRY BELOW. RESET EXISTING TERRA COTTA URN IN GOOD CONDITION. REFER TO STRUCTURAL DRAWINGS.
-  REMOVE EXISTING COPING STONE UNITS AND BALUSTRADES.
-  INSTALL ADDITIONAL THREE COURSES OF NEW BRICK MASONRY ON TOP OF EXISTING MASONRY TO ACHIVE PROPOSED HEIGHT. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.
-  INSTALL ALL NEW COPING STONE UNITS AND CAST STONE BALUSTERS WITH MODIFIED CONFIGURATIONS. REFER DETAIL 2 ON SHEET SK-25 AND STRUCTURAL DRAWINGS.

REMOVE EXISTING BRICK PIER.

1 WATER TOWER - EAST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



REBUILT BRICK PIER UPTO PROPOSED HEIGHT. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.

STAINLESS STEEL TOP AND BOTTOM RAIL ANCHORED INTO BRICK PIER. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

NEW CAST STONE CASE UNITS. REFER TO DETAIL 2 ON SHEET SK-25.

REMOVE AND REPLACE TERRA COTTA UNITS IF REQUIRED OR DAMAGED. VERIFY CONDITION VIA PROBE.

REMOVE AND TEMPORARILY STORE EXISTING TERRA COTTA URN IN ORDER TO ACCESS THE MASONRY BELOW. REFER TO STRUCTURAL DRAWINGS. RESET EXISTING TERRA COTTA URN IN GOOD CONDITION. REFER TO DETAIL 2 ON SHEET SK-26.

INSTALL NEW COPING STONE UNITS. REFER SHEET SK-25, SK-27.

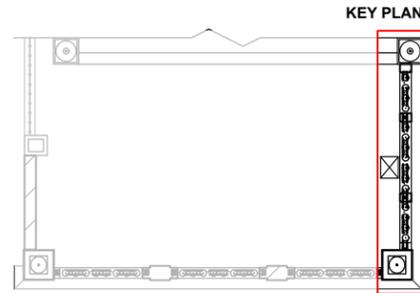
ADDITIONAL THREE COURSES OF NEW BRICK MASONRY ON EXISTING MASONRY TO ACHIVE PROPOSED HEIGHT. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.

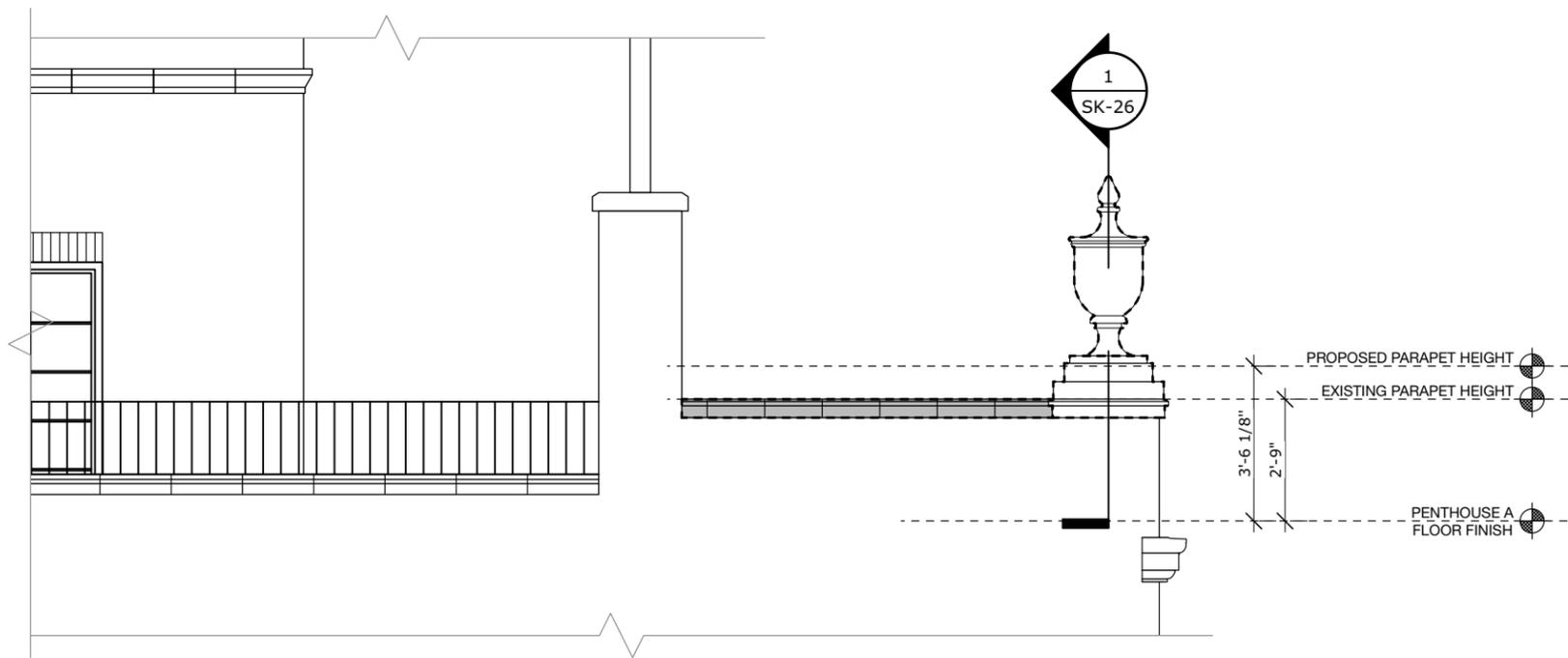
NEW CAST STONE BALUSTERS WITH MODIFIED CONFIGURATIONS. REFER DETAIL 2 ON SHEET SK-25.

CONCEAL ANCHORAGE IN BRICKWORK. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.

INSTALL NEW VERTICAL METAL RODS. SPACING TO BE 4" MAXIMUM BETWEEN BALUSTRADES AND METAL RODS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

2 WATER TOWER - EAST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

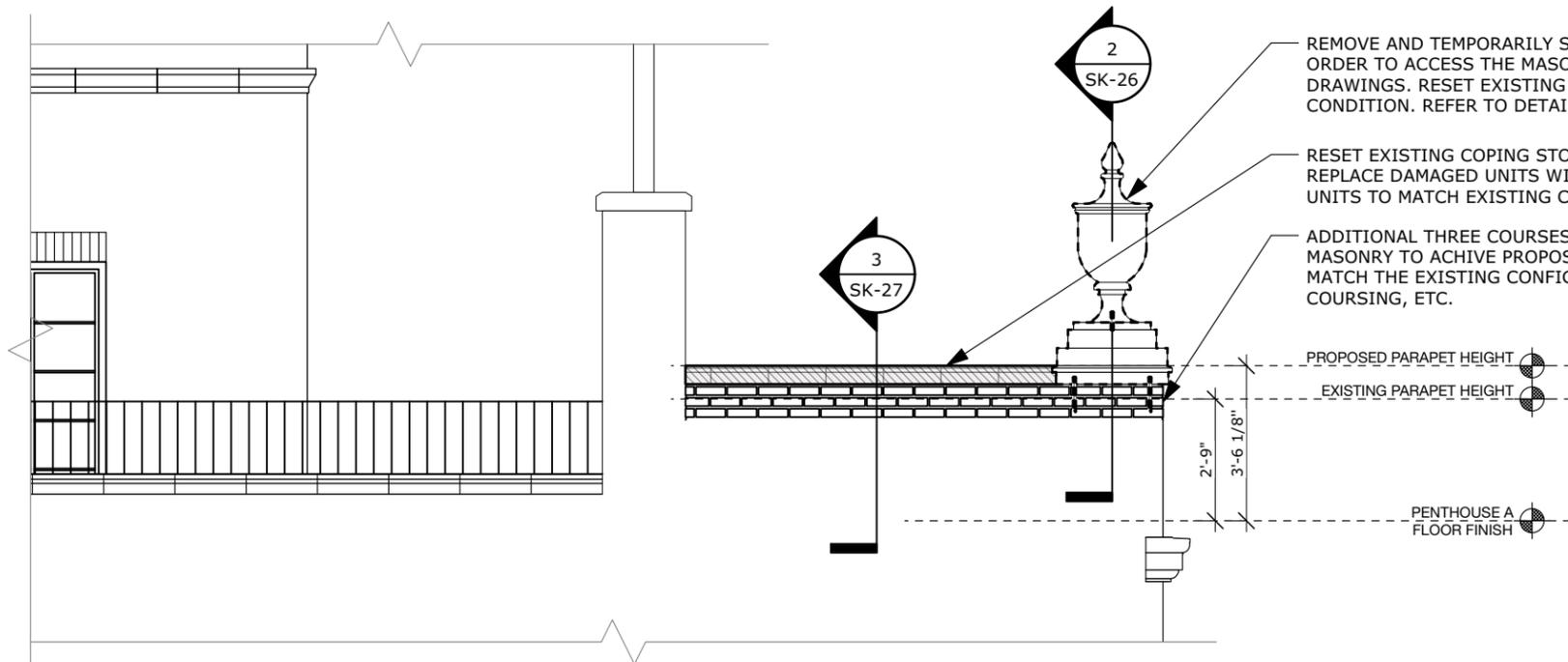




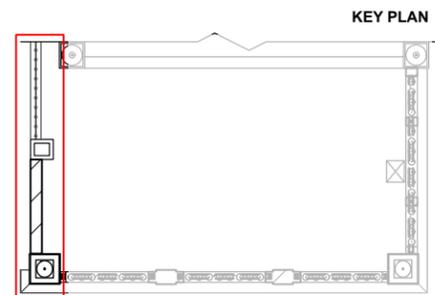
LEGEND

- REMOVE AND TEMPORARILY STORE EXISTING TERRA COTTA URN IN ORDER TO ACCESS THE MASONRY BELOW. RESET EXISTING TERRA COTTA URN IN GOOD CONDITION. REFER TO STRUCTURAL DRAWINGS.
- REMOVE EXISTING COPING STONE UNITS AND BALUSTRADES.
- INSTALL ADDITIONAL THREE COURSES OF NEW BRICK MASONRY ON TOP OF EXISTING MASONRY TO ACHIVE PROPOSED HEIGHT. NEW BRICK MASONRY TO MATCH THE EXISTING CONFIGURATION, COLOR, TEXTURE, SIZE, COURSING, ETC.
- INSTALL ALL NEW COPING STONE UNITS AND CAST STONE BALUSTERS WITH MODIFIED CONFIGURATIONS. REFER DETAIL 2 ON SHEET SK-25 AND STRUCTURAL DRAWINGS.

1 WATER TOWER - WEST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"
0 2 6 FT



2 WATER TOWER - WEST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"
0 2 6 FT



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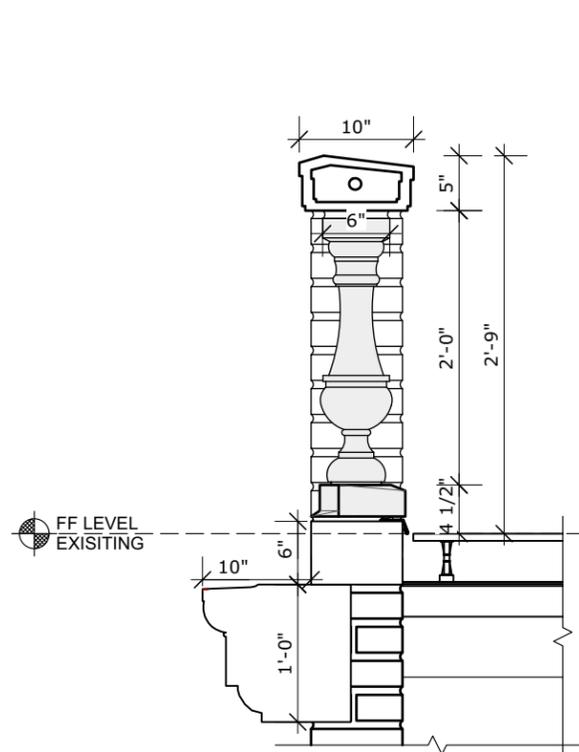
**WEST ELEVATION
COMMUNITY BOARD PRESENTATION**

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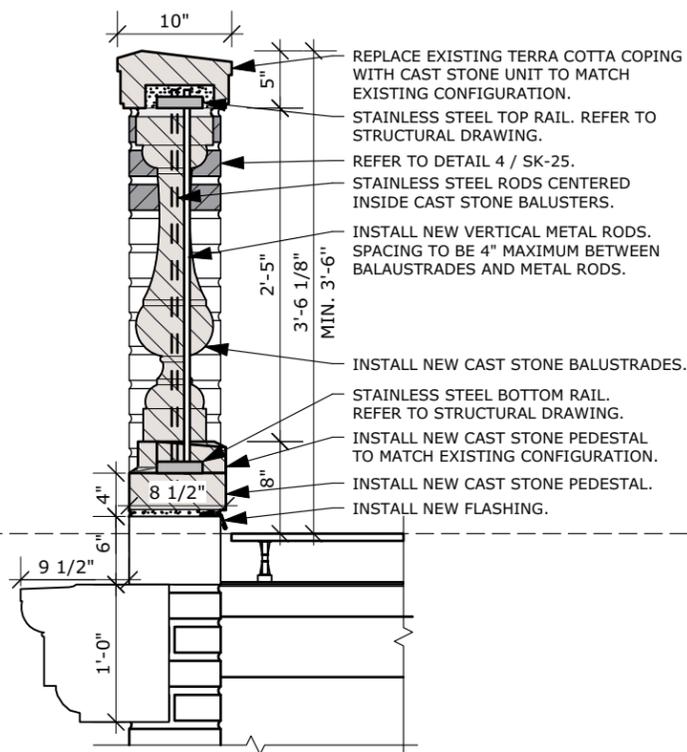
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SK-24

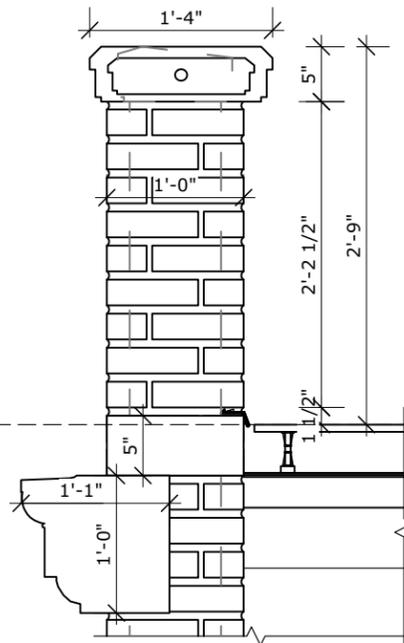
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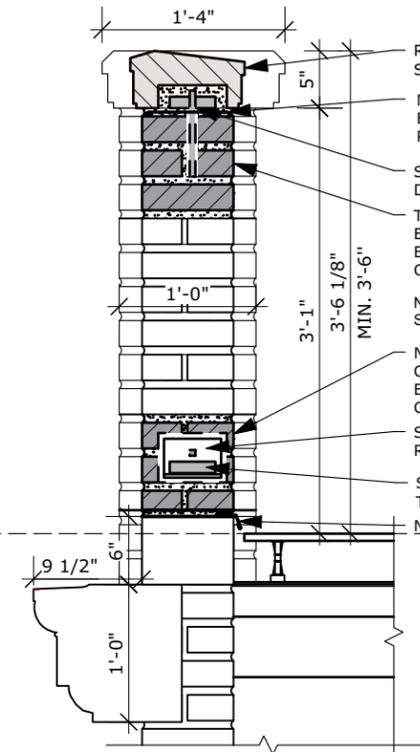
1 SECTION 'A' - EXISTING
Scale: 3/4" = 1'-0"



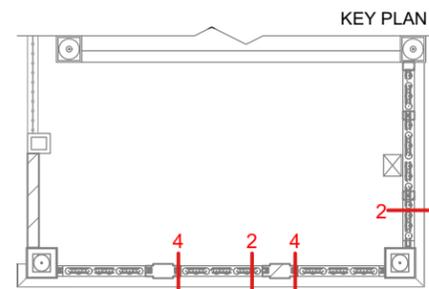
2 SECTION 'A' - PROPOSED
Scale: 3/4" = 1'-0"



3 SECTION 'B' - EXISTING
Scale: 3/4" = 1'-0"



4 SECTION 'B' - PROPOSED
Scale: 3/4" = 1'-0"



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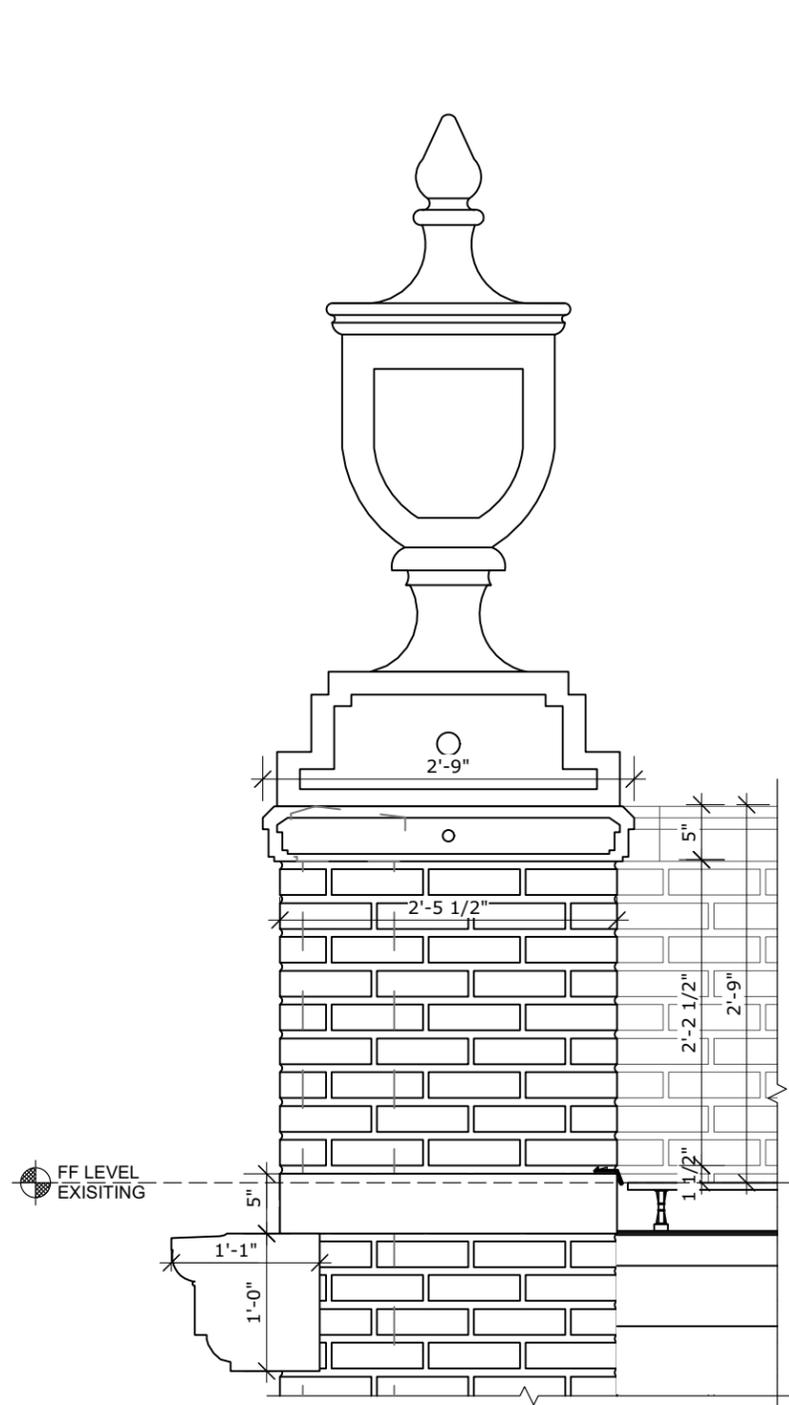
PROPOSED PARAPET DETAILS
COMMUNITY BOARD PRESENTATION

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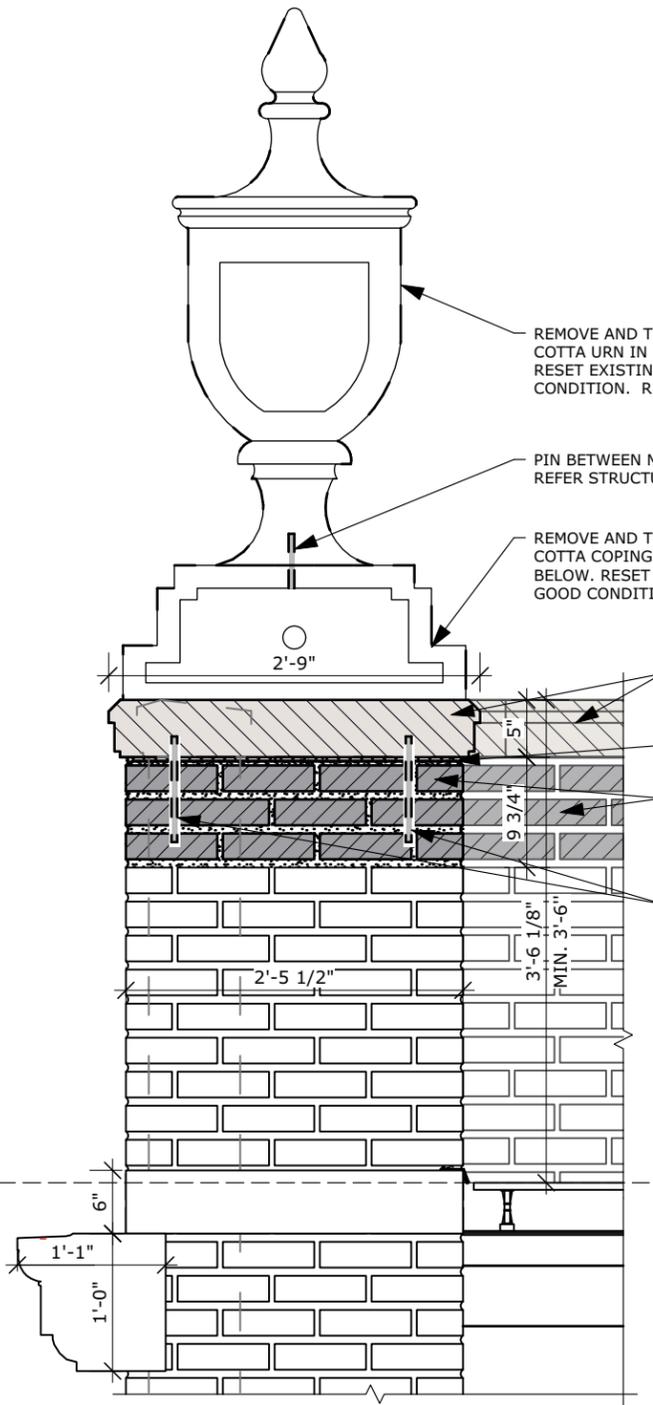
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SK-25

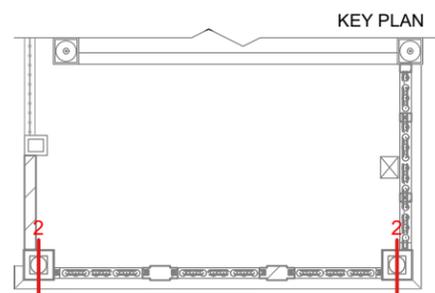
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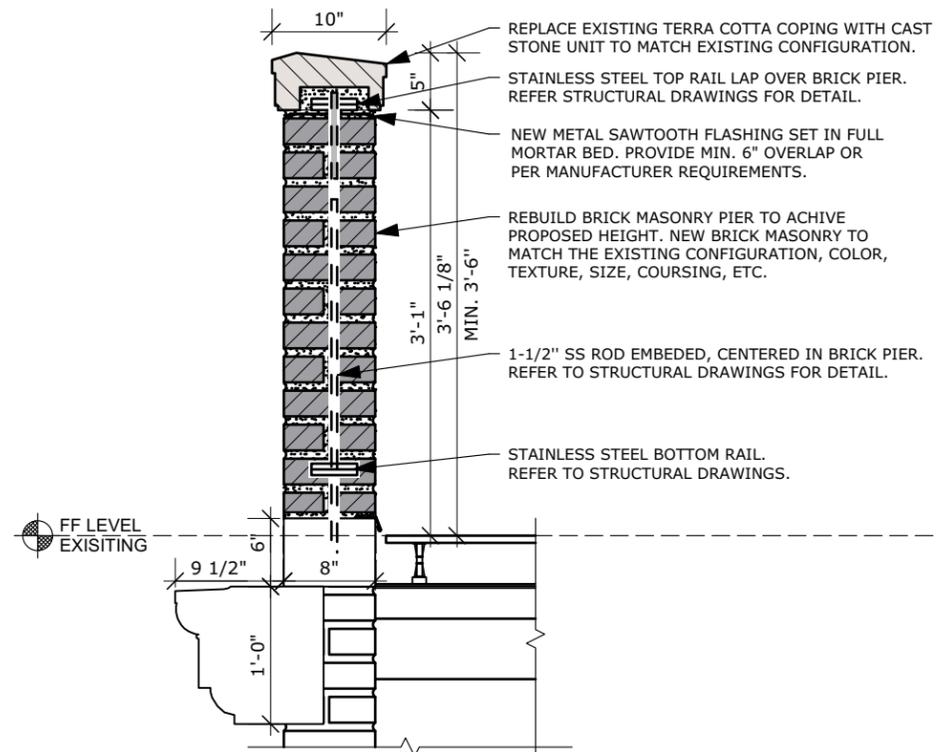


1 SECTION 'C' - EXISTING
Scale: 3/4" = 1'-0"

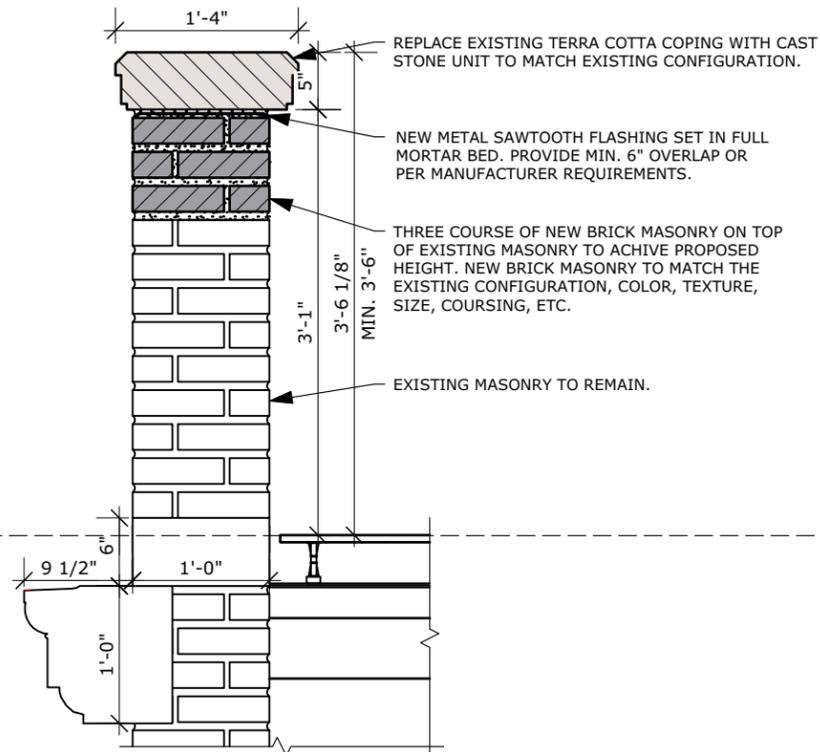


2 SECTION 'C' - PROPOSED
Scale: 3/4" = 1'-0"

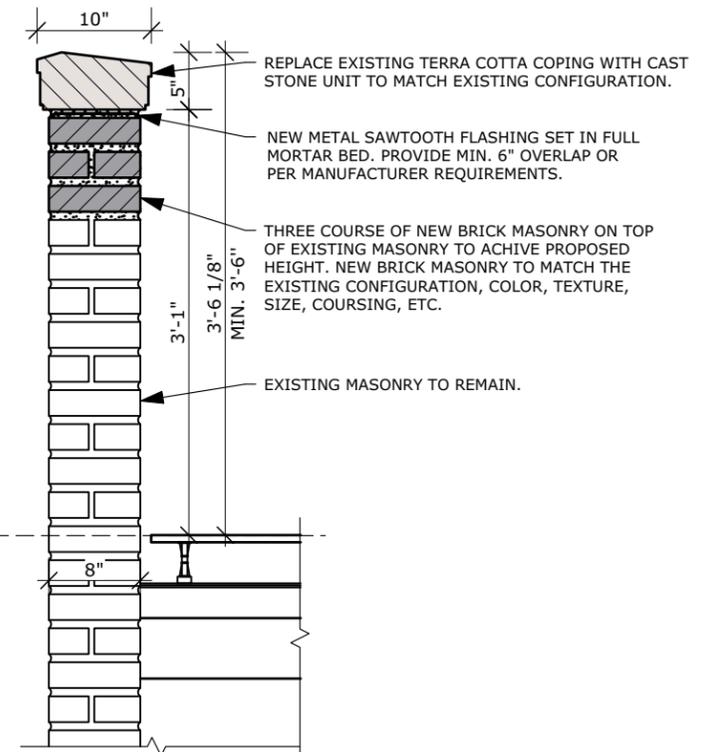




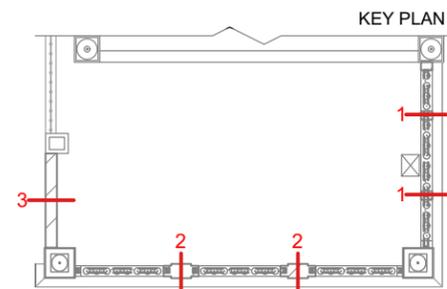
1 SECTION 'D' - PROPOSED
Scale: 3/4" = 1'-0"



2 SECTION 'E' - PROPOSED
Scale: 3/4" = 1'-0"



3 SECTION 'F' - PROPOSED
Scale: 3/4" = 1'-0"



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