

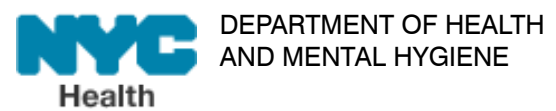
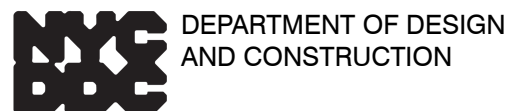


# **WASHINGTON HEIGHTS HEALTH CENTER**

## **EXTERIOR ENVELOPE RENOVATION**

**PRESENTATION TO COMMUNITY BOARD 12**

JANUARY 08, 2025



**ANTHONY JOHNSON ARCHITECT, LLC**

# SUMMARY OF SCOPE OF WORK

- SITE-WORK**

RECONSTRUCT SOUTH COURTYARD SLAB.  
REPLACE SIDEWALK.

- FACADE REPAIRS**

REMOVE/ REPLACE ALL DETERIORATED BRICKS.  
REPOINT ALL MASONRY AS REQUIRED.  
REPLACE DETERIORATED STEEL LINTELS.  
RECONSTRUCT DETERIORATED PARAPETS.  
CLEAN ENTIRE FACADE.

- ROOF REPAIRS**

REPLACE ROOFING, FLASHING, PITCH POCKETS.  
INSTALL CODE COMPLIANT INSULATION, RAISE ALL DUNNAGE AND DOOR SILLS TO ACCOMMODATE NEW ELEVATIONS.

- WINDOW REPLACEMENT**

REPLACE ALL EXISTING WINDOWS WITH ENERGY CODE COMPLIANT, ADA ACCESSIBLE, BIRD FRIENDLY AND CASEMENT UNITS.

- HVAC**

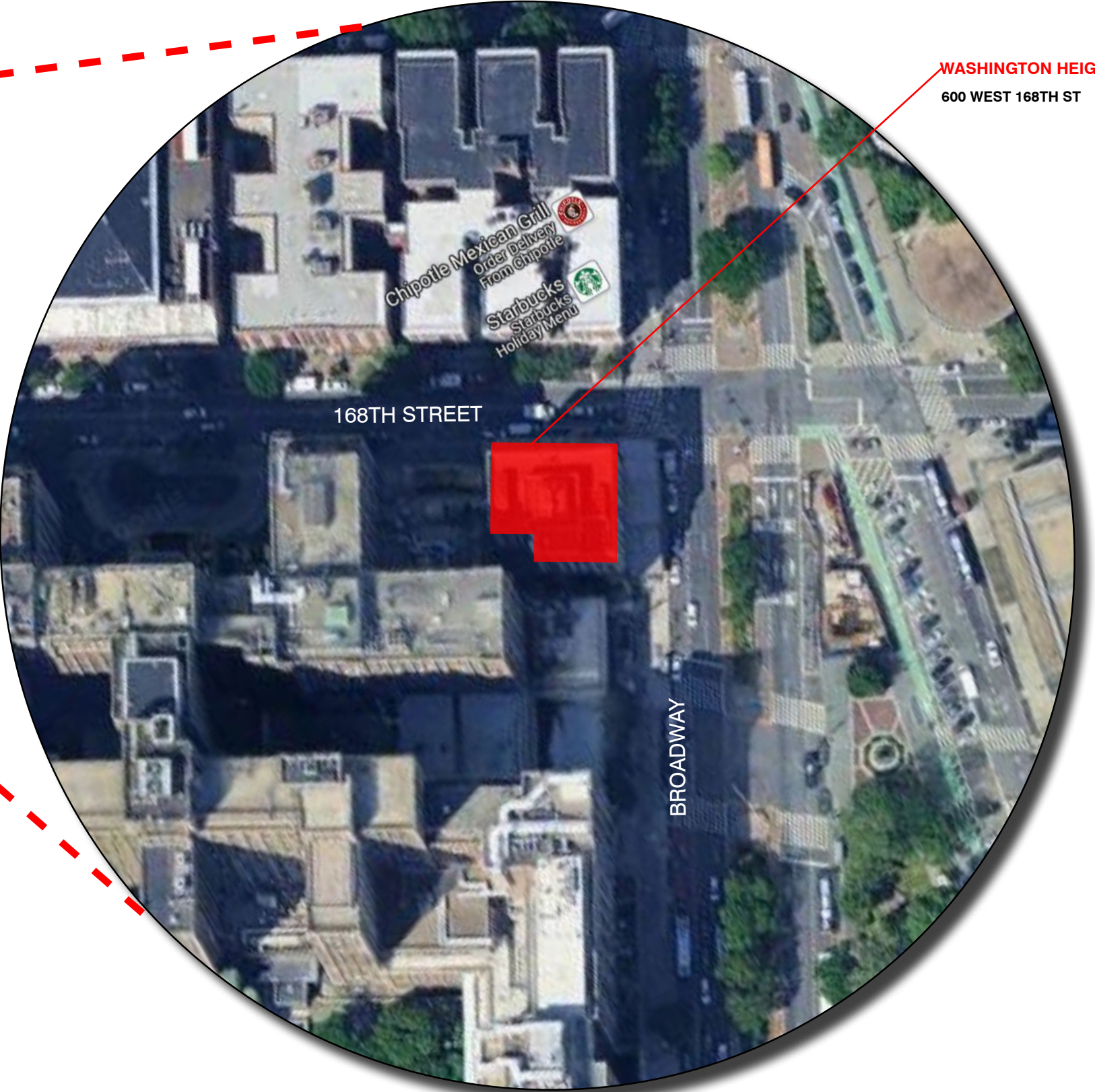
DEMO AND DISCARD ALL ABANDONED EQUIPMENT.  
REPLACE ALL REMAINING EQUIPMENT.

- ELECTRICAL**

REPLACE ALL EXTERIOR LIGHT FIXTURES.



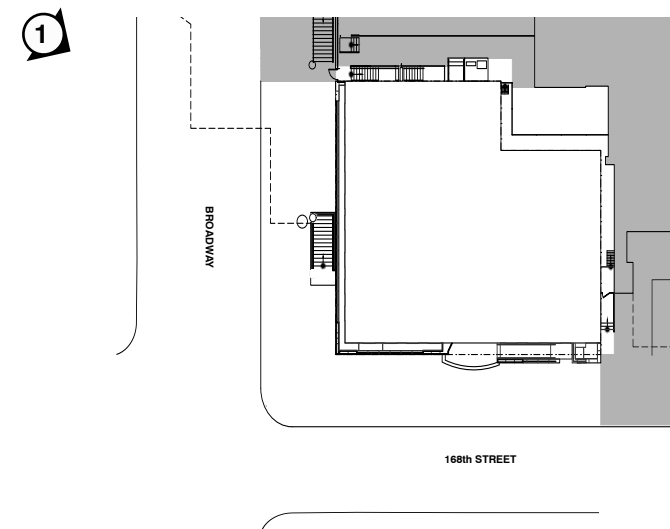
MANHATTAN - WASHINGTON HEIGHTS



WASHINGTON HEIGHTS HEALTH CENTER  
600 WEST 168TH ST

NEIGHBORHOOD MAP - 400' RADIUS

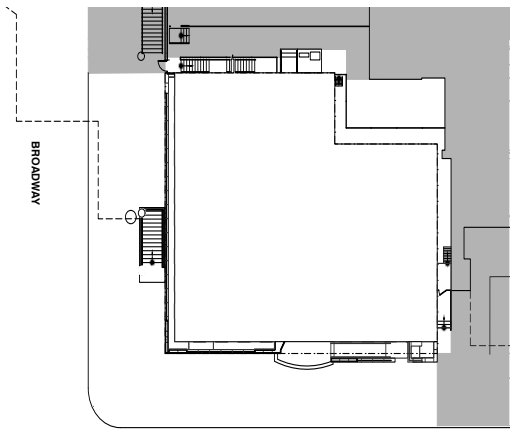
|                                                                                                 |                                                                              |               |                           |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------|---------------------------|
| <br>HL82WASHT | <b>WASHINGTON HEIGHTS HEALTH CENTER</b><br>600 WEST 168 <sup>TH</sup> STREET | SITE LOCATION | 2400                      |
|                                                                                                 |                                                                              |               | PROJECT NO.<br>01/08/2025 |
|                                                                                                 |                                                                              |               | DATE<br>2                 |



1.\_ SOUTH EAST VIEW FROM SIDEWALK CORNER ALONG BROADWAY



2.\_ NORTH WEST VIEW FROM SIDEWALK ALONG 168TH ST.



4

3



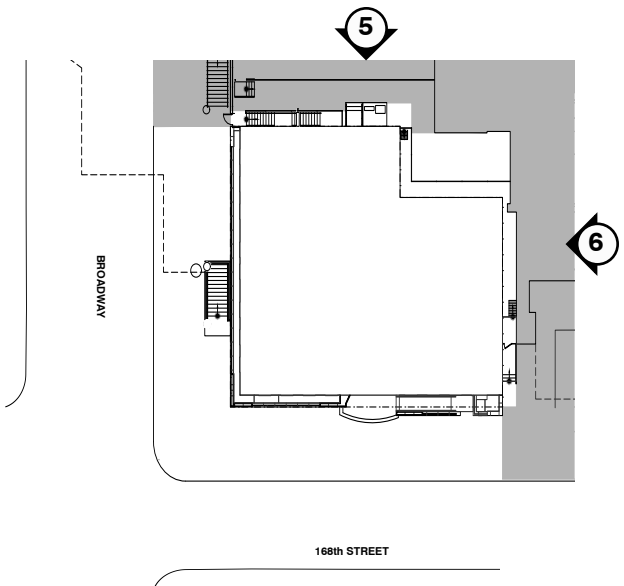
3.\_ VIEW OF NORTH ELEVATION

4.\_ VIEW OF EAST ELEVATION

# WASHINGTON HEIGHTS HEALTH CENTER

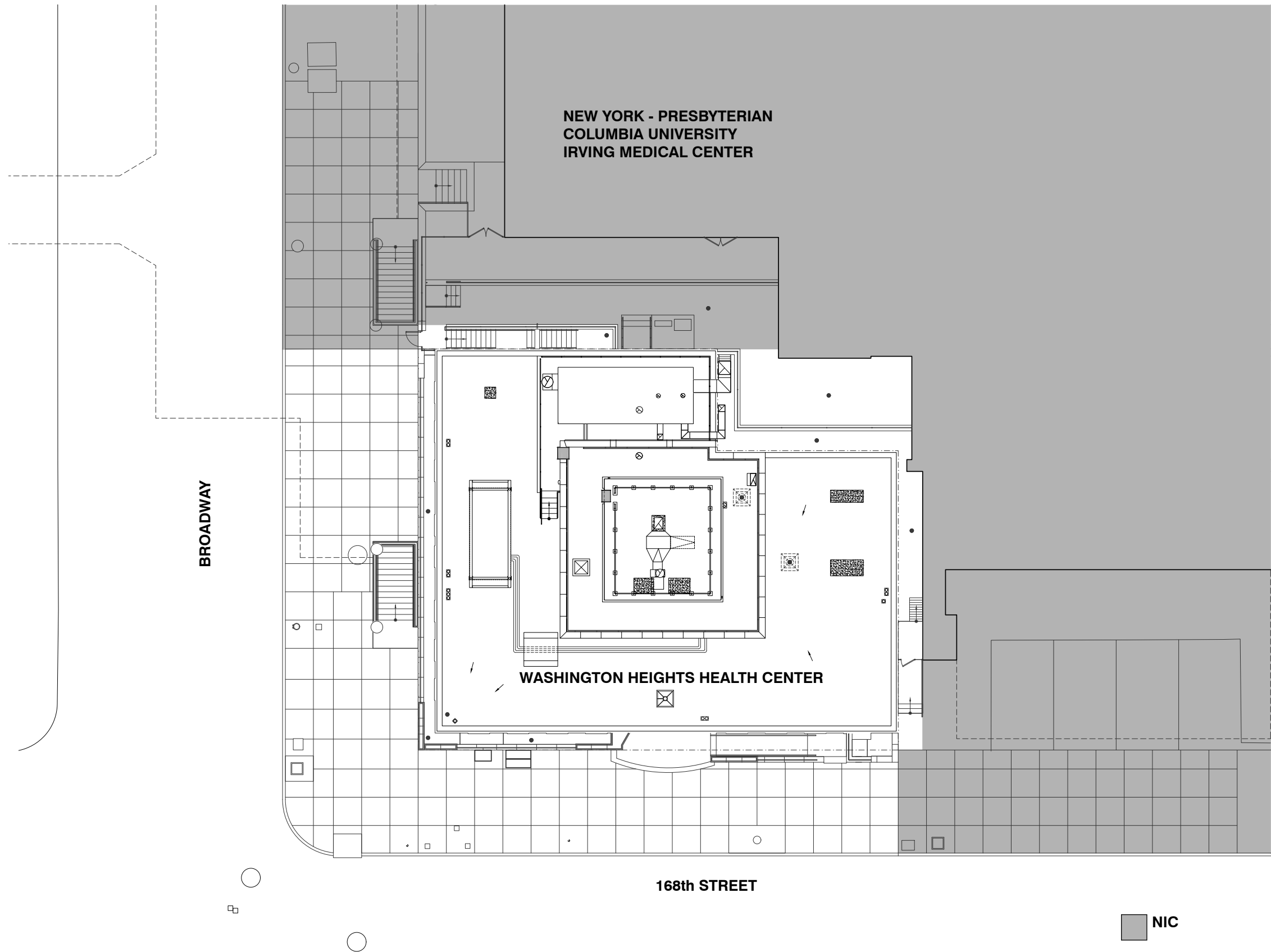
600 WEST 168<sup>TH</sup> STREET

## EXISTING CONDITION PHOTOS



5\_ VIEW OF SOUTH ELEVATION

6\_ VIEW OF WEST ELEVATION





- REBUILD PARAPETS.
- REPAIR MASONRY.
- REPAIR LIMESTONE.
- INSTALL NEW WINDOWS.
- INSTALL NEW RAILINGS AND LADDERS.
- REPOINT DETERIORATED JOINTS.
- CLEAN ENTIRE FACADE.

**WASHINGTON HEIGHTS HEALTH CENTER**  
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**NORTH ELEVATION - PROPOSED**



## 9.\_ ENTRANCE DOORS



- NEW BRONZE DOORS AND FRAMES
- SALVAGED CAST BRONZE TRANSOM
- ADA COMPLIANT DOOR

10.\_ PROPOSED ENTRANCE DOORS



15.\_ EXISTING RAMP TOP LANDING



16.\_ EXISTING RAMP LANDING



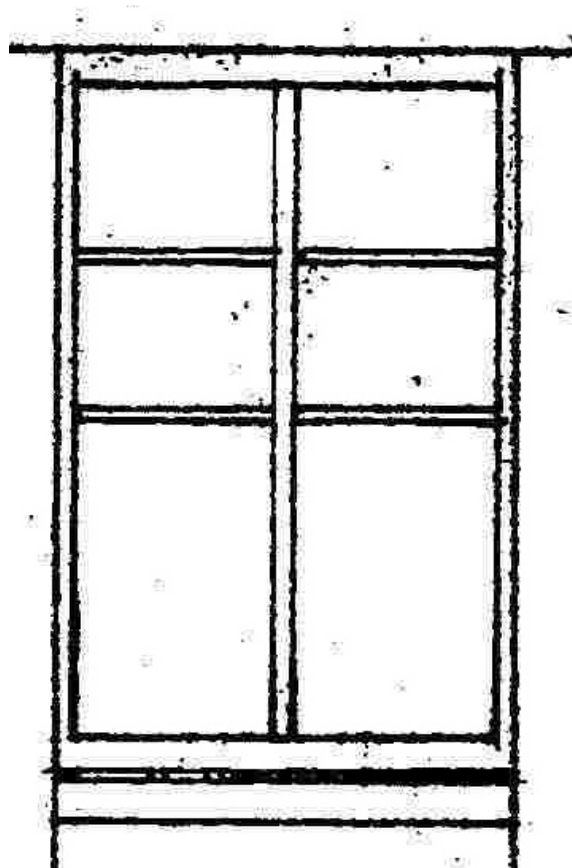
11.\_ ORIGINAL 1937 WINDOW



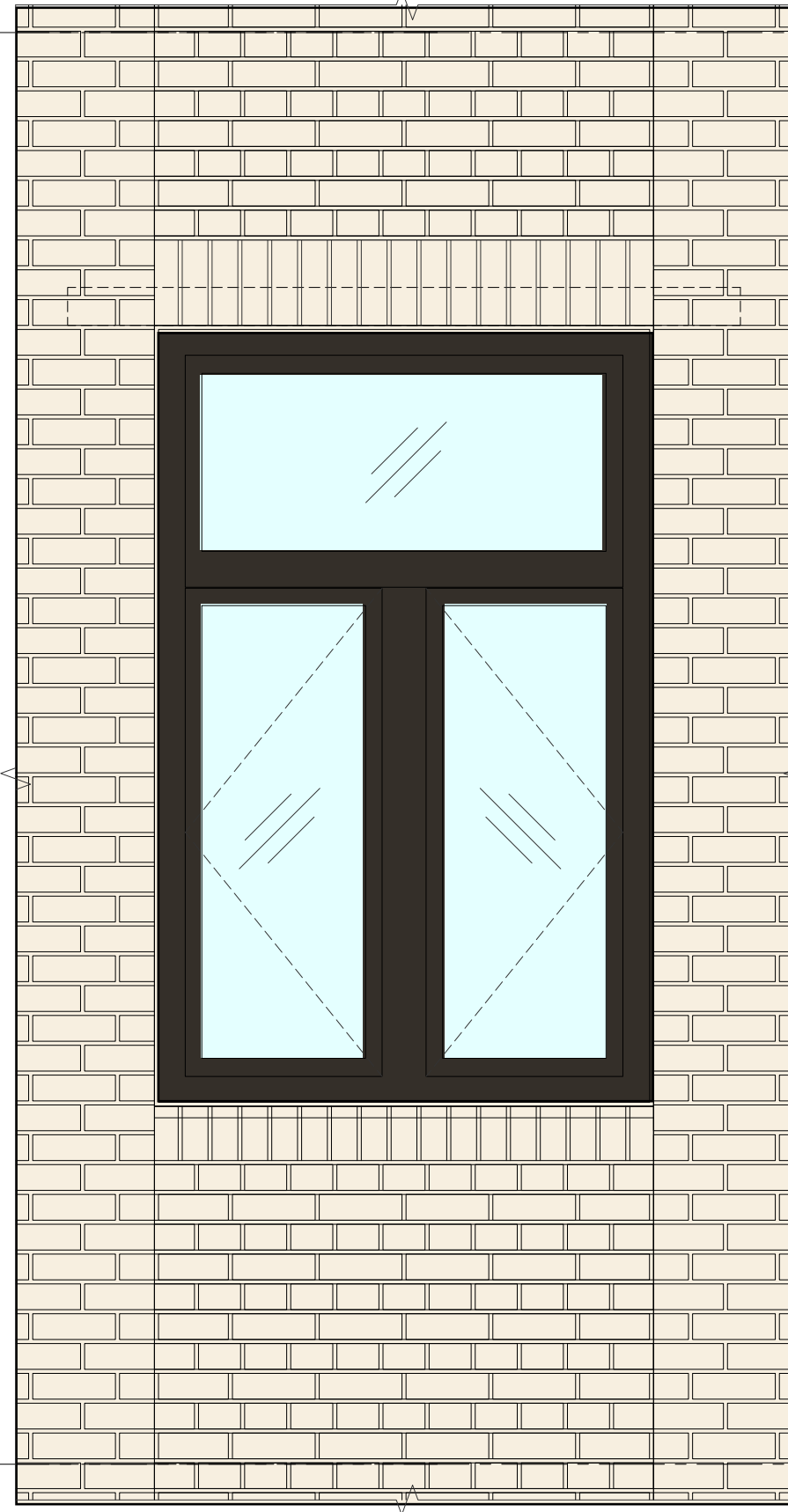
12\_ WINDOW GRILLE



13.\_ TYPICAL EXISTING WINDOW



14.\_ ORIGINAL 1937 WINDOW



- BRONZE ANODIZED ALUMINUM FRAME.
- FIXED GLASS TRANSOM.
- ADA COMPLIANT CASEMENT WINDOWS.
- BIRD FRIENDLY GLAZING - TYPICAL



ADA COMPLIANT CASEMENT WINDOW



WINDOW SHADES



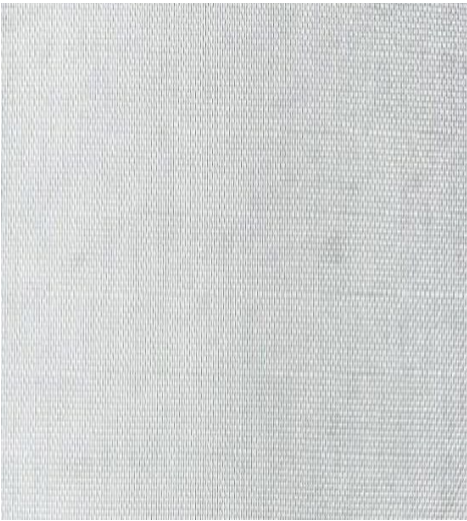
BIRD FRIENDLY GLASS



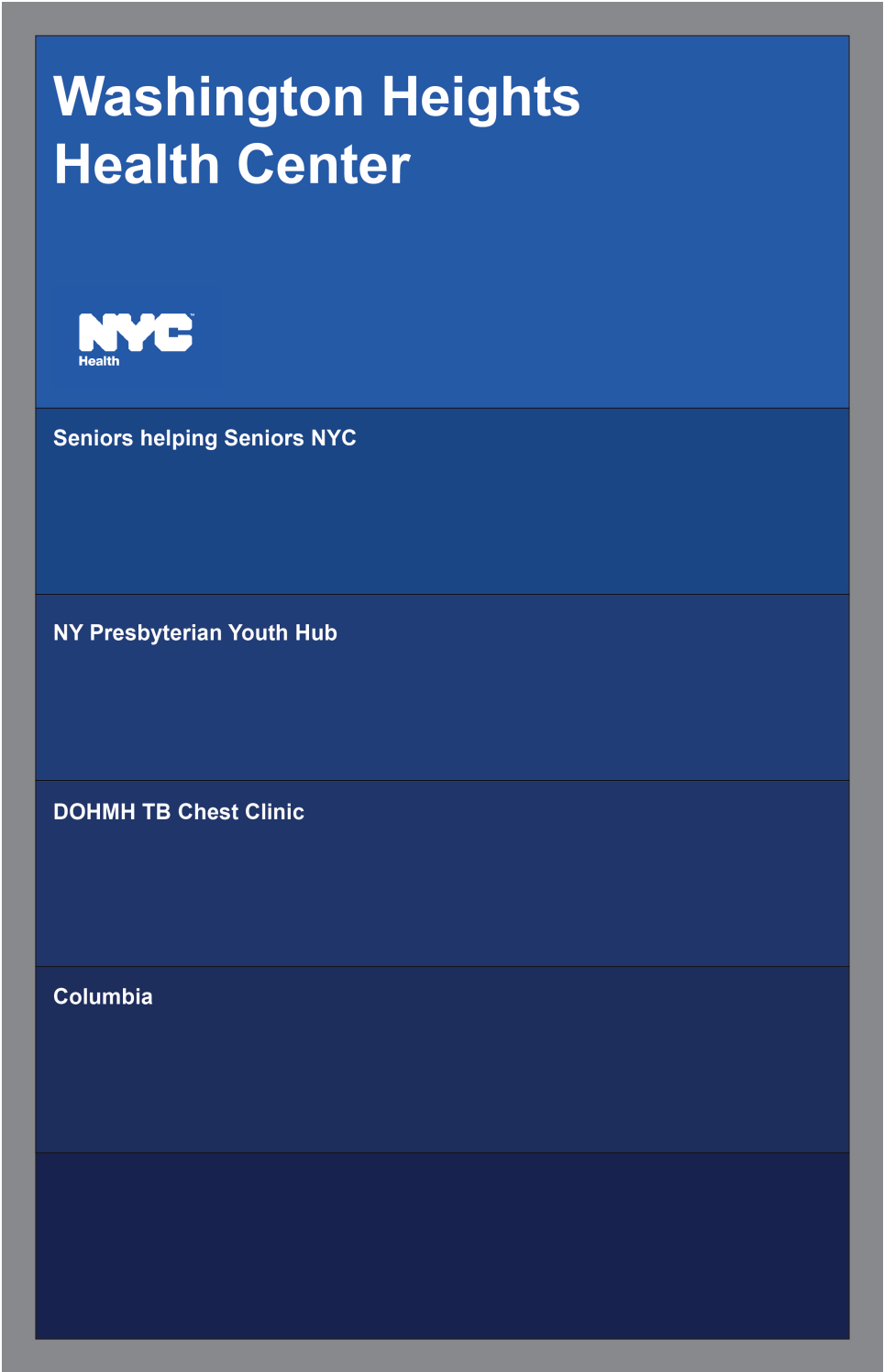
OBSCURE GLASS



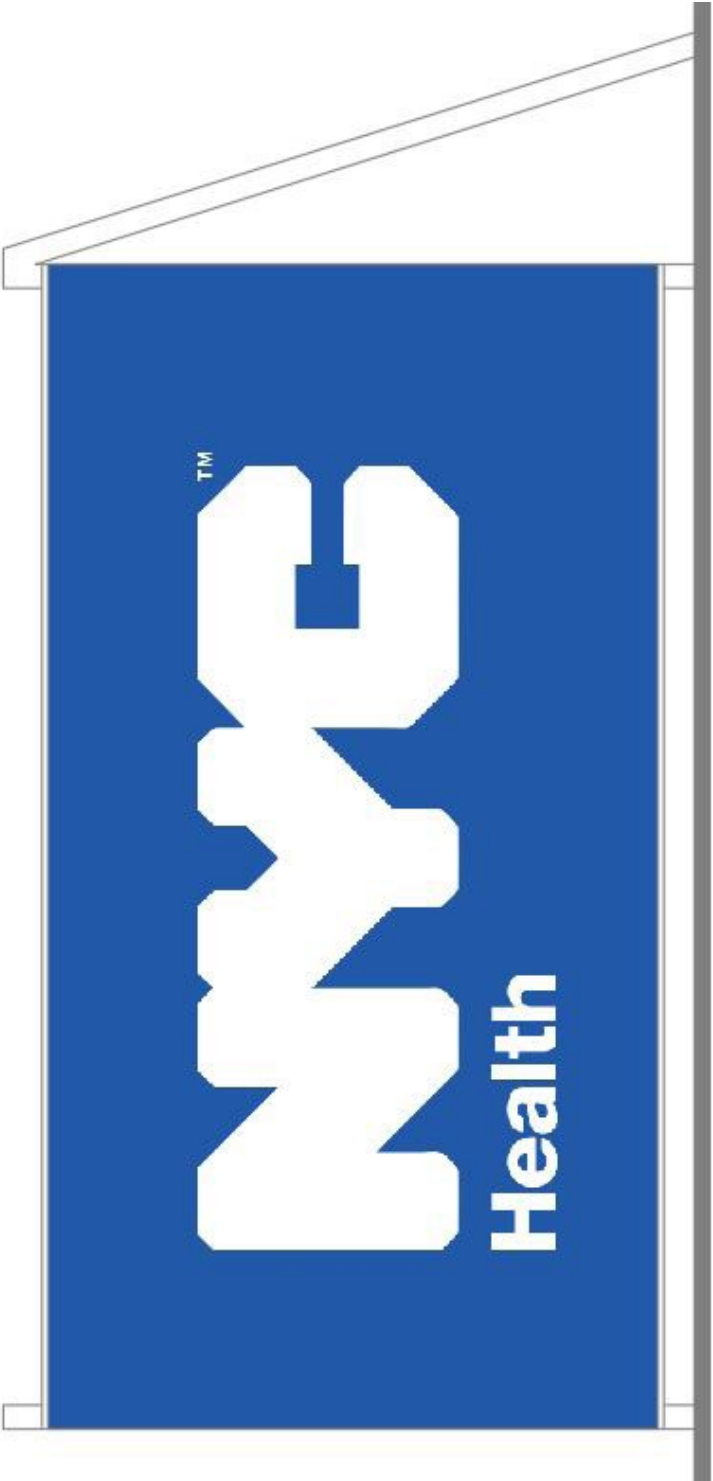
CLEAR GLASS



SHADES



17.\_ PROPOSED PYLON SIGN



18.\_ PROPOSED BANNER SIGN



BRICK CLEANING



BRICK REPAIR



DEER ISLE GRANITE



INDIANA LIMESTONE



DARK BRONZE @ WINDOWS



BRONZE @ FRONT DOOR



BLACK PAINT @ GRADE RAILINGS



S.S. @ ROOF RAILINGS

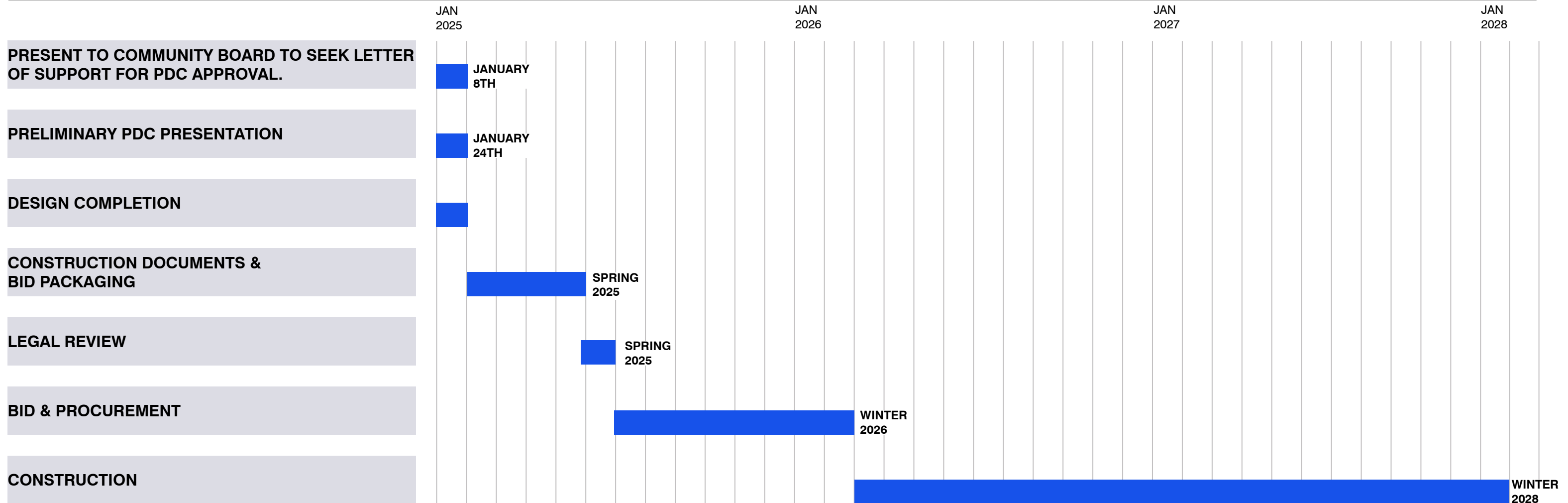
## CONTACT INFORMATION

- **ANNA KILLON**

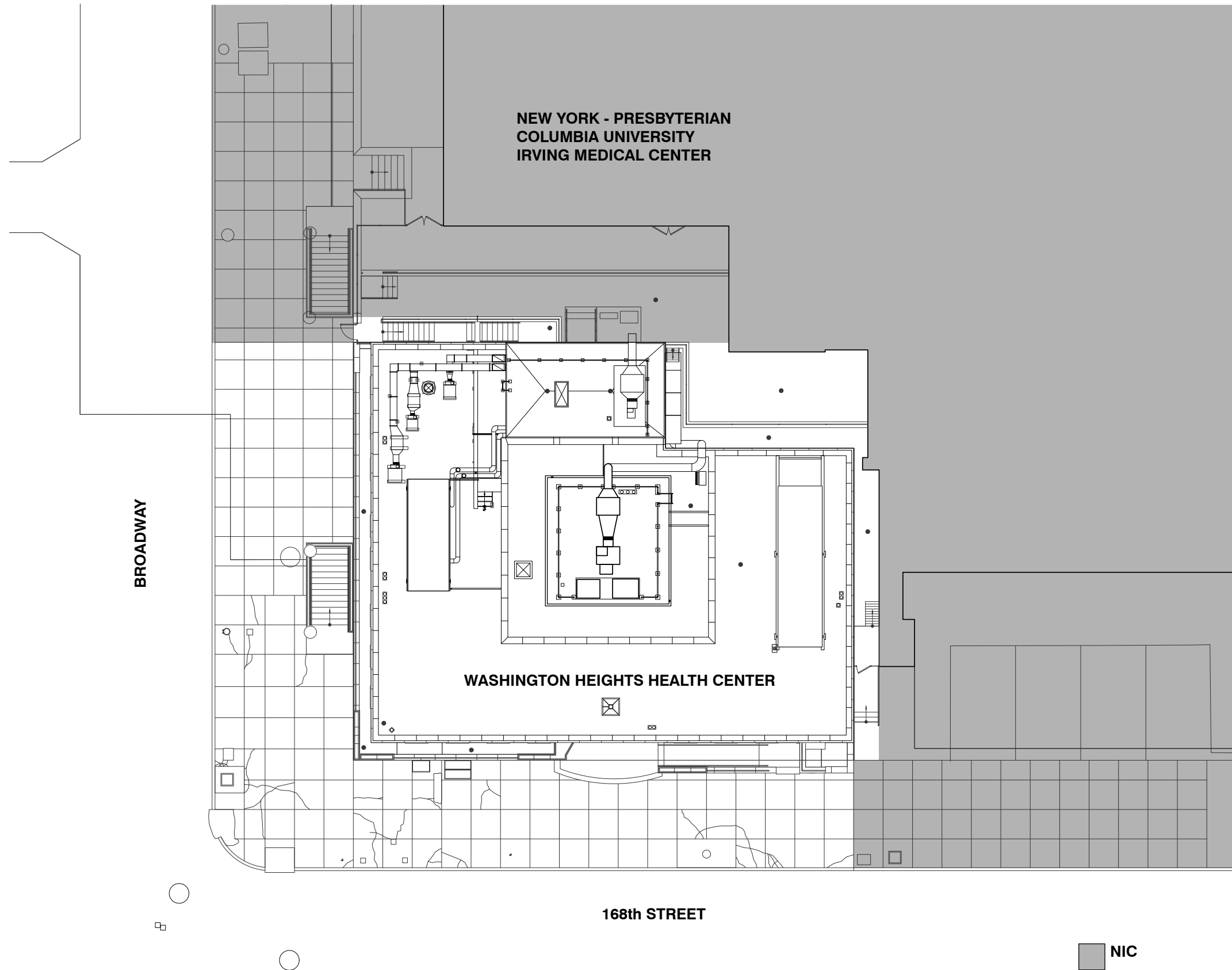
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**OUTREACH COORDINATOR**  
**OFFICE OF COMMUNITY OUTREACH & NOTIFICATION (OCON), DDC**  
**KILLONAN@DDC.NYC.GOV**

- **NORBERTO ACEVEDO**

**PHONE: 718 391 2102                      MOBILE: 347 242 9371**  
**DIRECTOR**  
**OFFICE OF COMMUNITY OUTREACH & NOTIFICATION (OCON), DDC**  
**ACEVEDONO@DDC.NYC.GOV**



APPENDIX

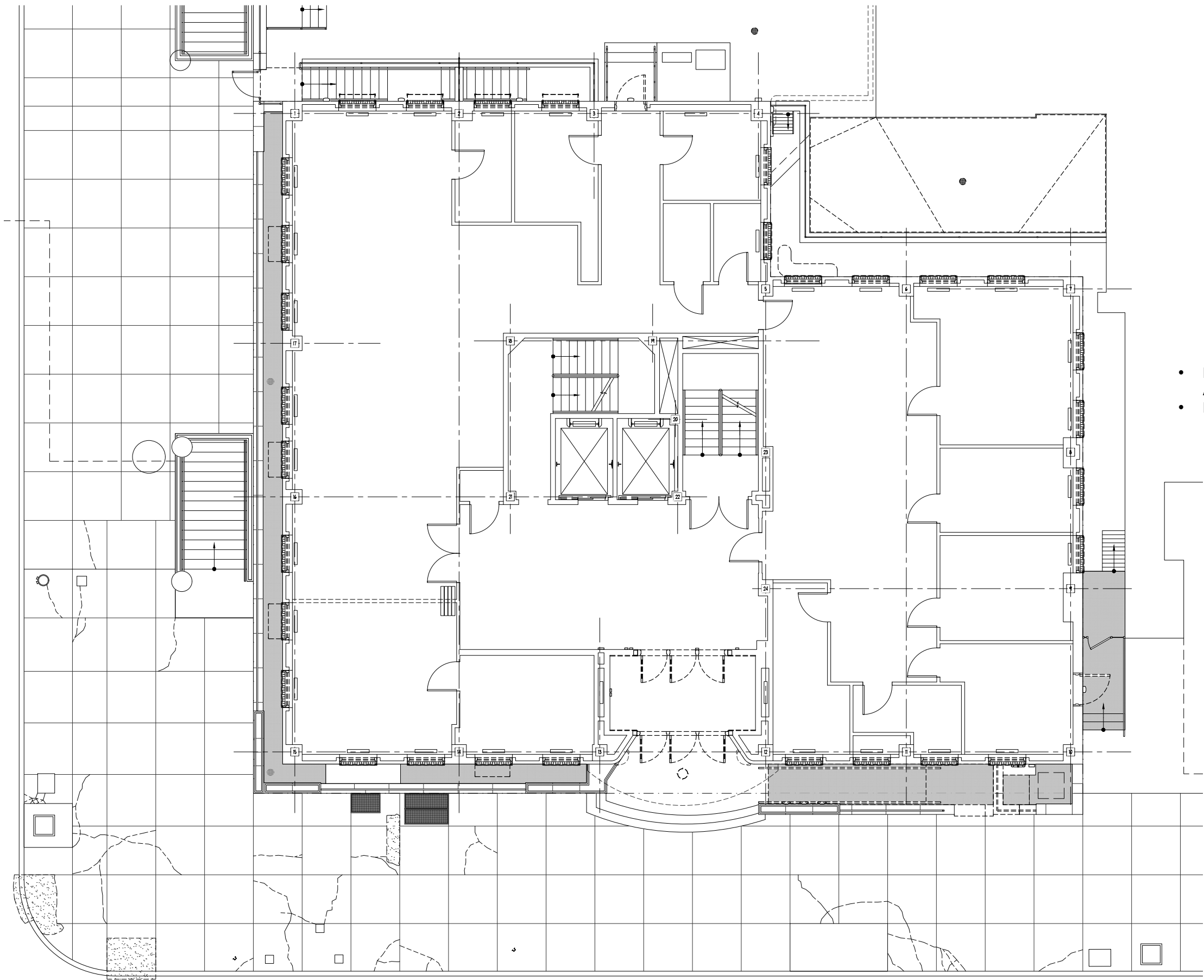


- EXISTING NON ADA COMPLIANT RAMP
- DETERIORATED NON ADA COMPLIANT SIDEWALK
- EMPTY TREE PIT

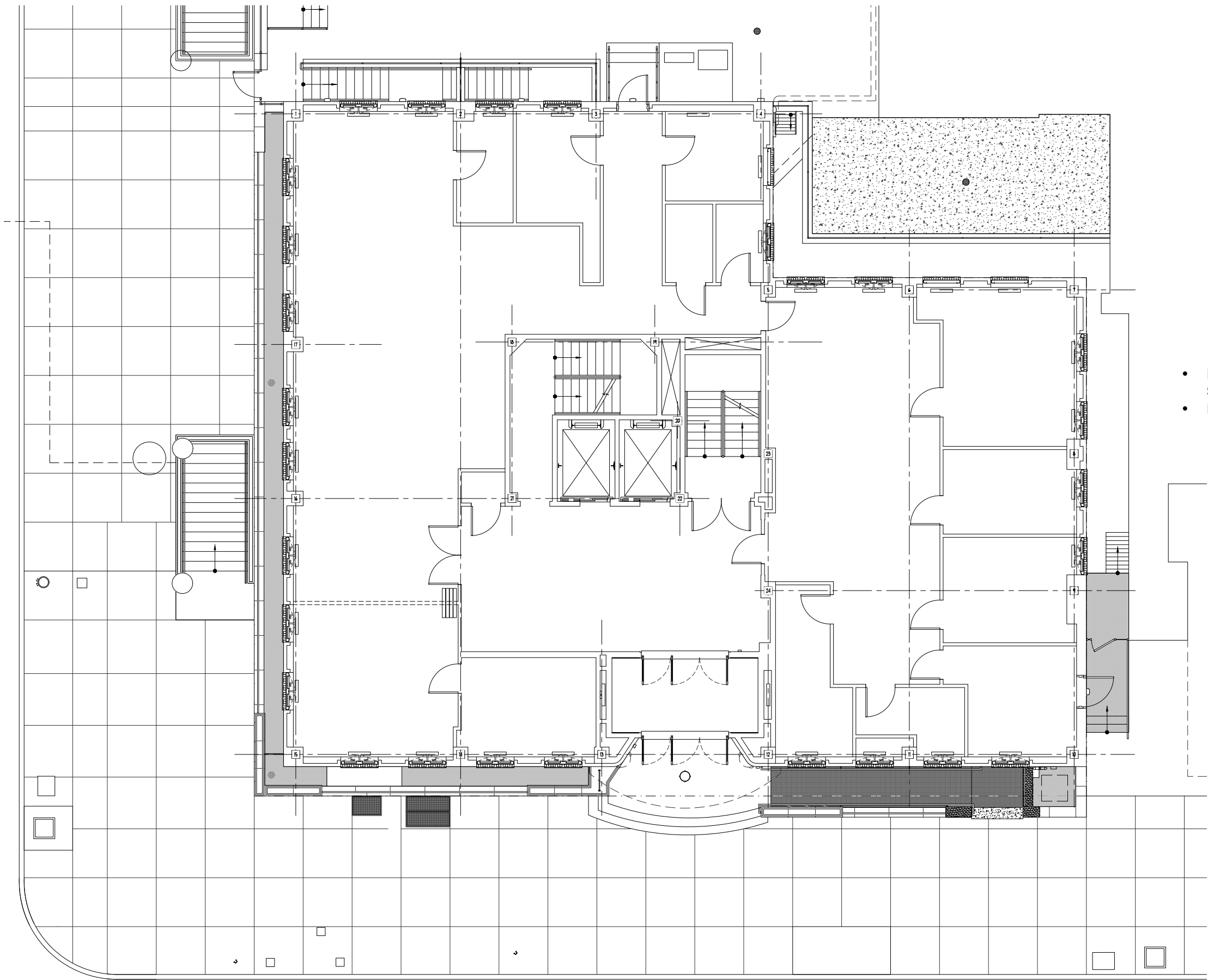
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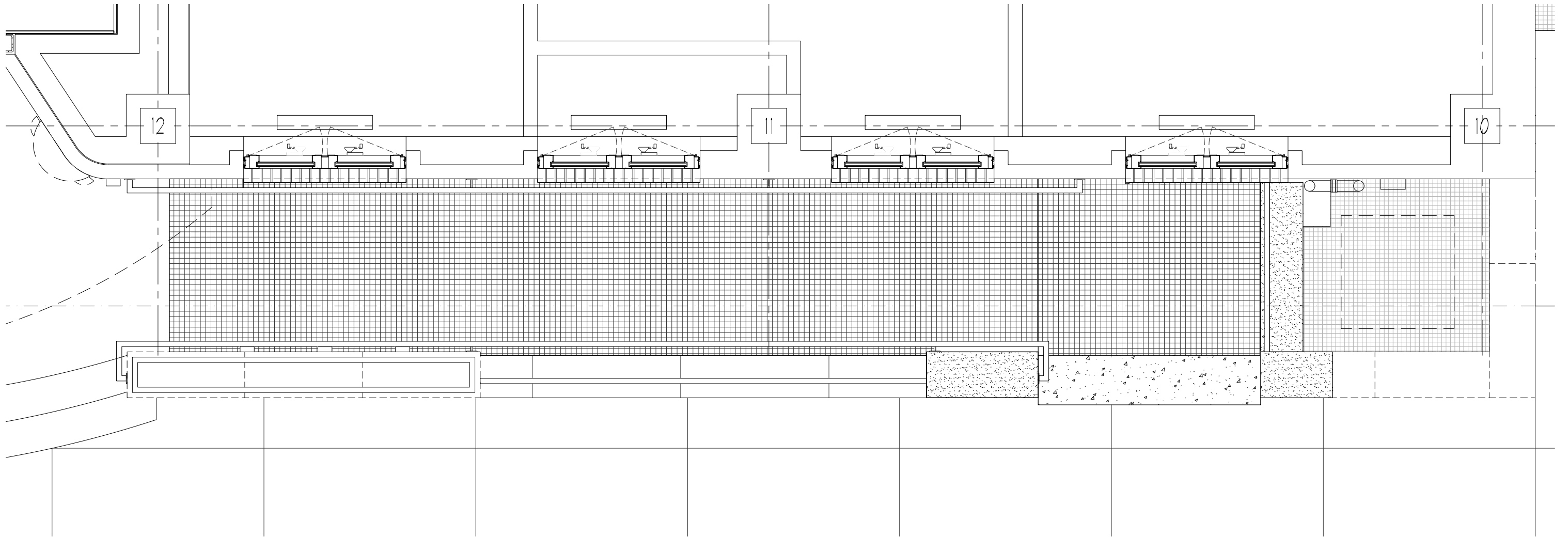
## EXISTING SITE PLAN

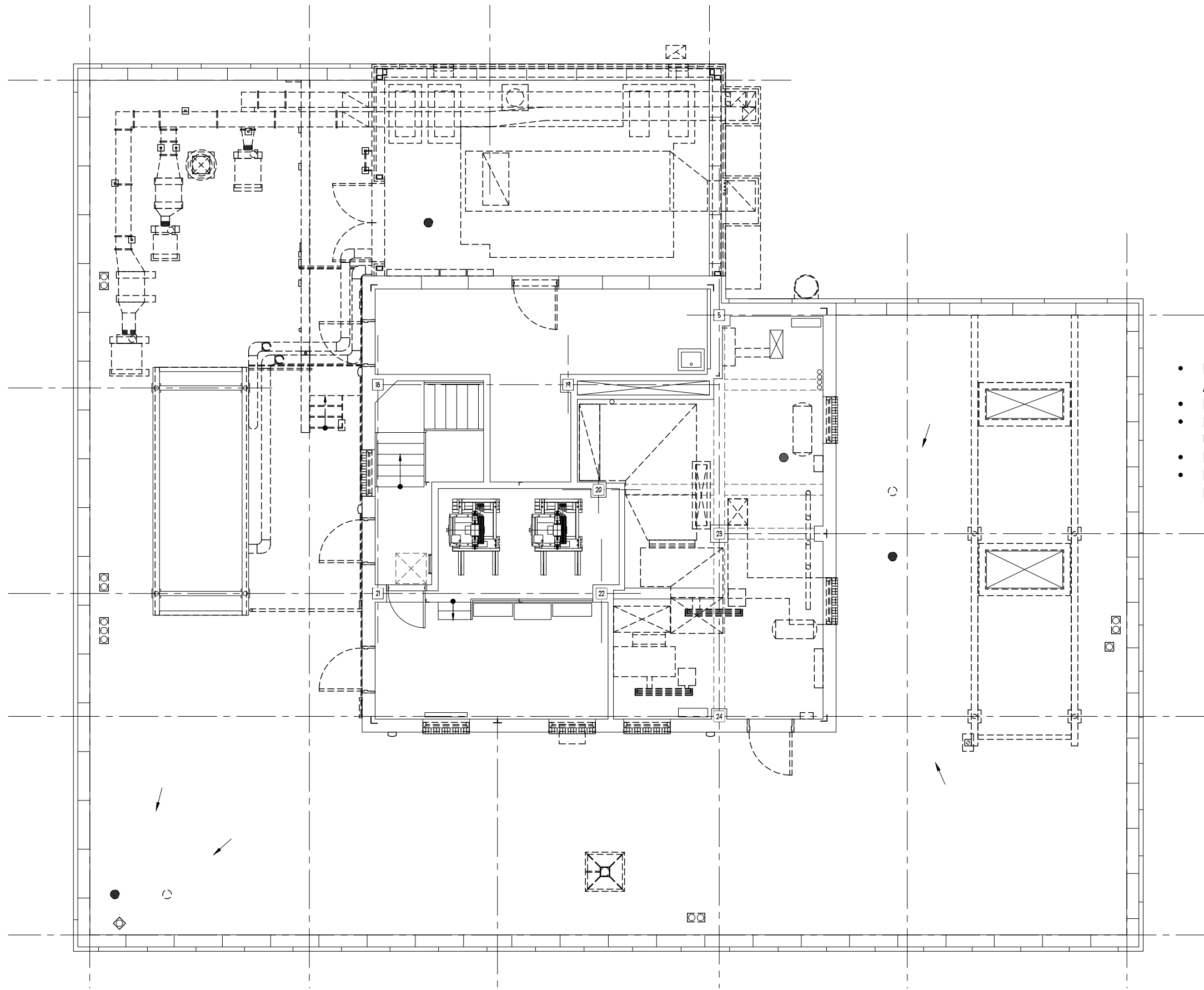


- DETERIORATED CONCRETE SLAB AT SOUTH COURTYARD
- DAMAGED BRONZE ENTRY DOORS



- REPLACE CONCRETE SLAB AT SOUTH COURTYARD
- REPLACE BRONZE ENTRY DOORS





- DEMOLISH TB EXHAUST SYSTEM AND ASSOCIATED DUCTWORK.
- DEMOLISH MCQUAY CHILLER.
- DEMOLISH ABANDONED TRANE UNIT.
- DEMOLISH ROOFING.
- DEMOLISH DETERIORATED FLAGPOLE.



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## EXISTING ROOF PLAN

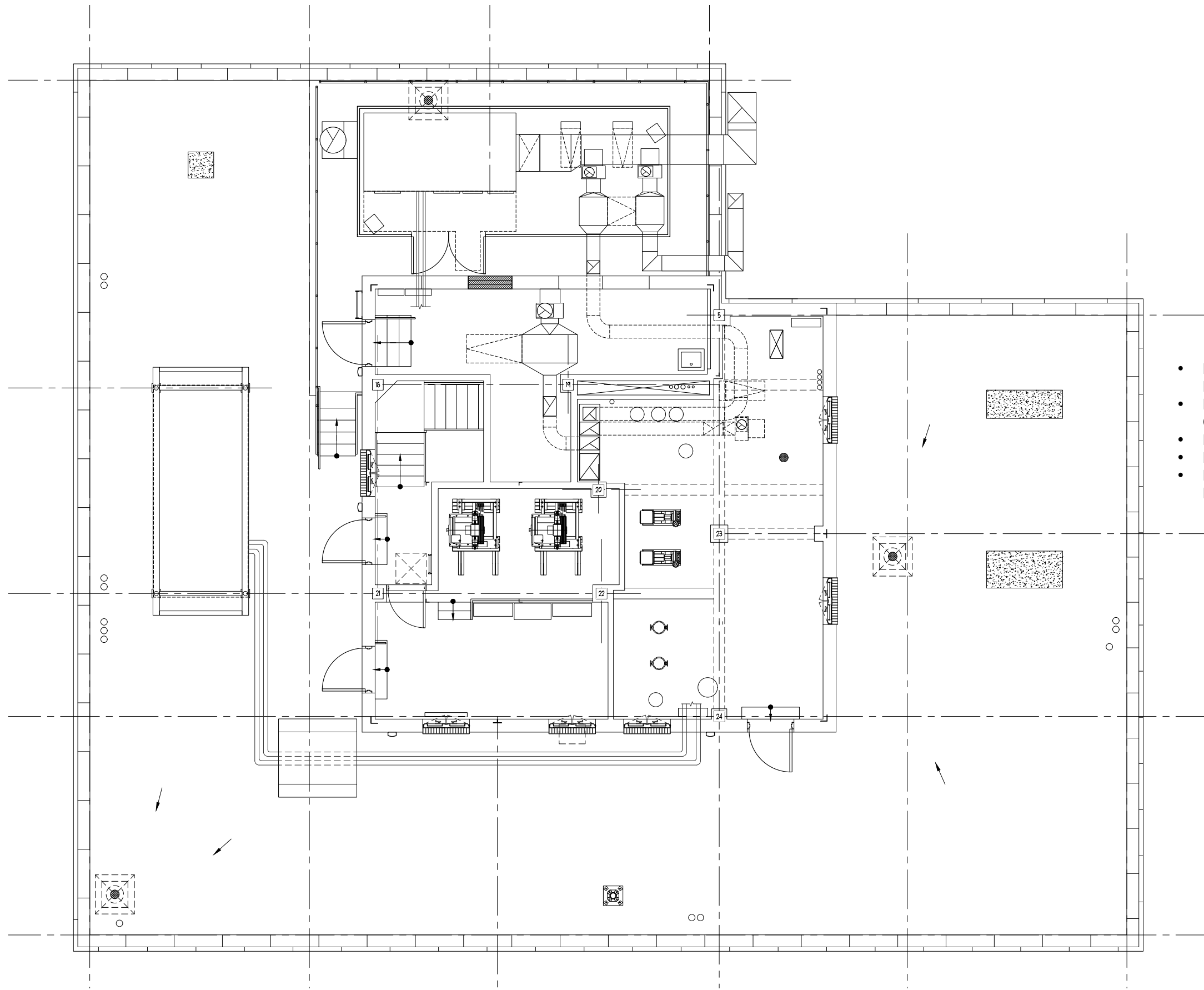
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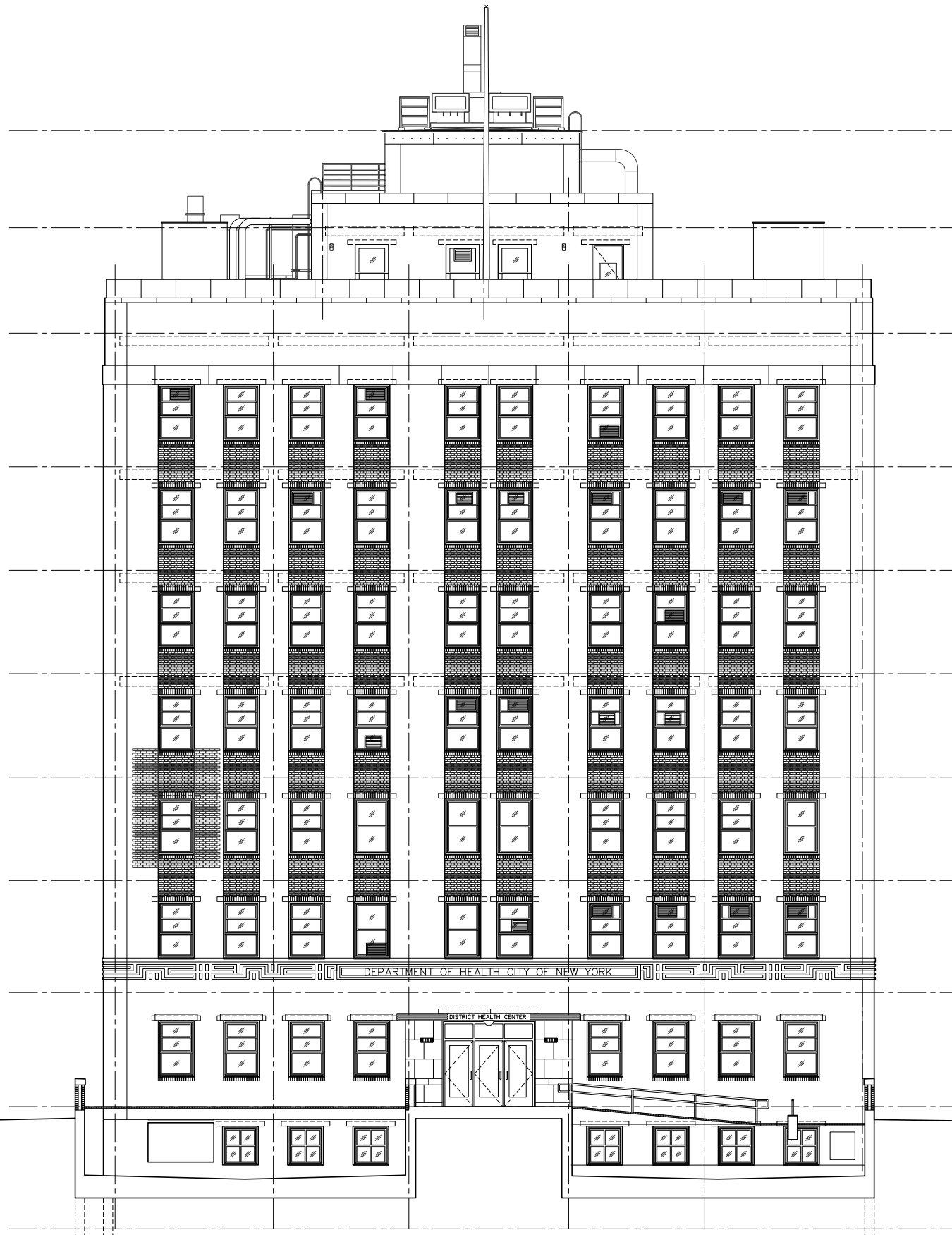
PROJECT NO.

01/08/2025

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A-6





- DEMOLISH DETERIORATED PARAPETS.
- DEMOLISH DETERIORATED MASONRY.
- DEMOLISH ALL WINDOWS.
- DEMOLISH ROOFTOP RAILINGS AND LADDERS.

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**NORTH ELEVATION - EXISTING**



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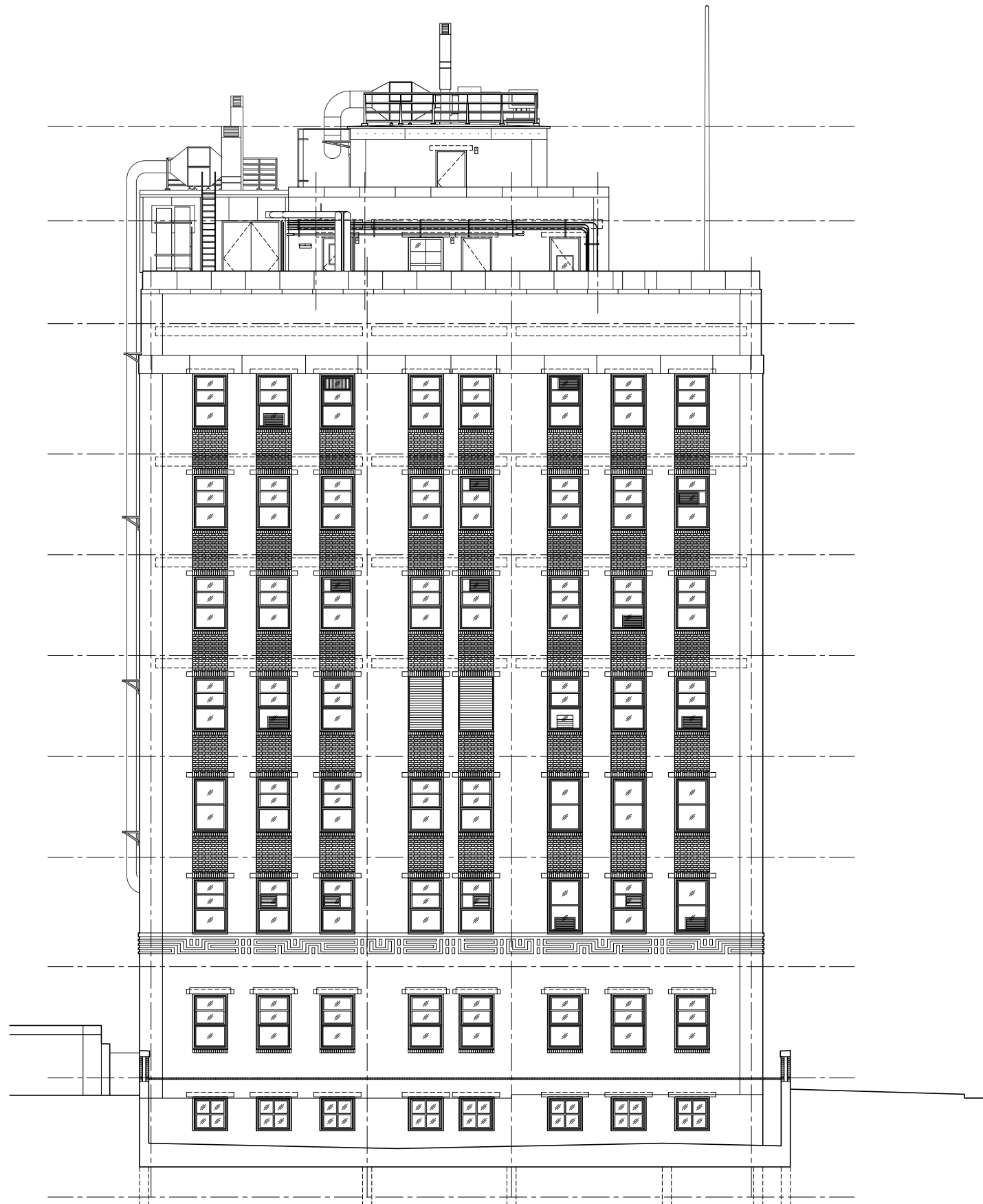
2400

PROJECT NO.

01/08/2025

DATE

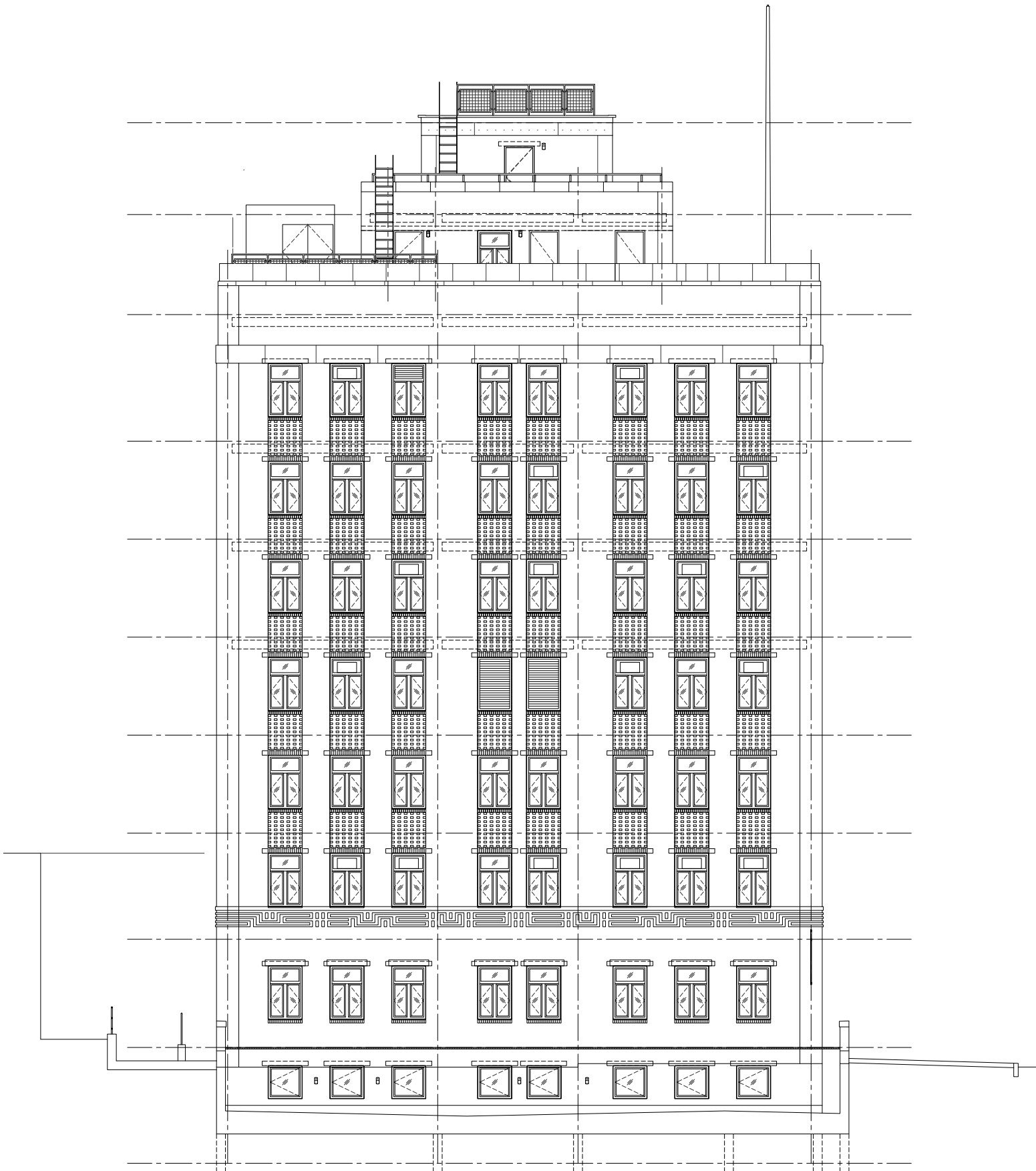
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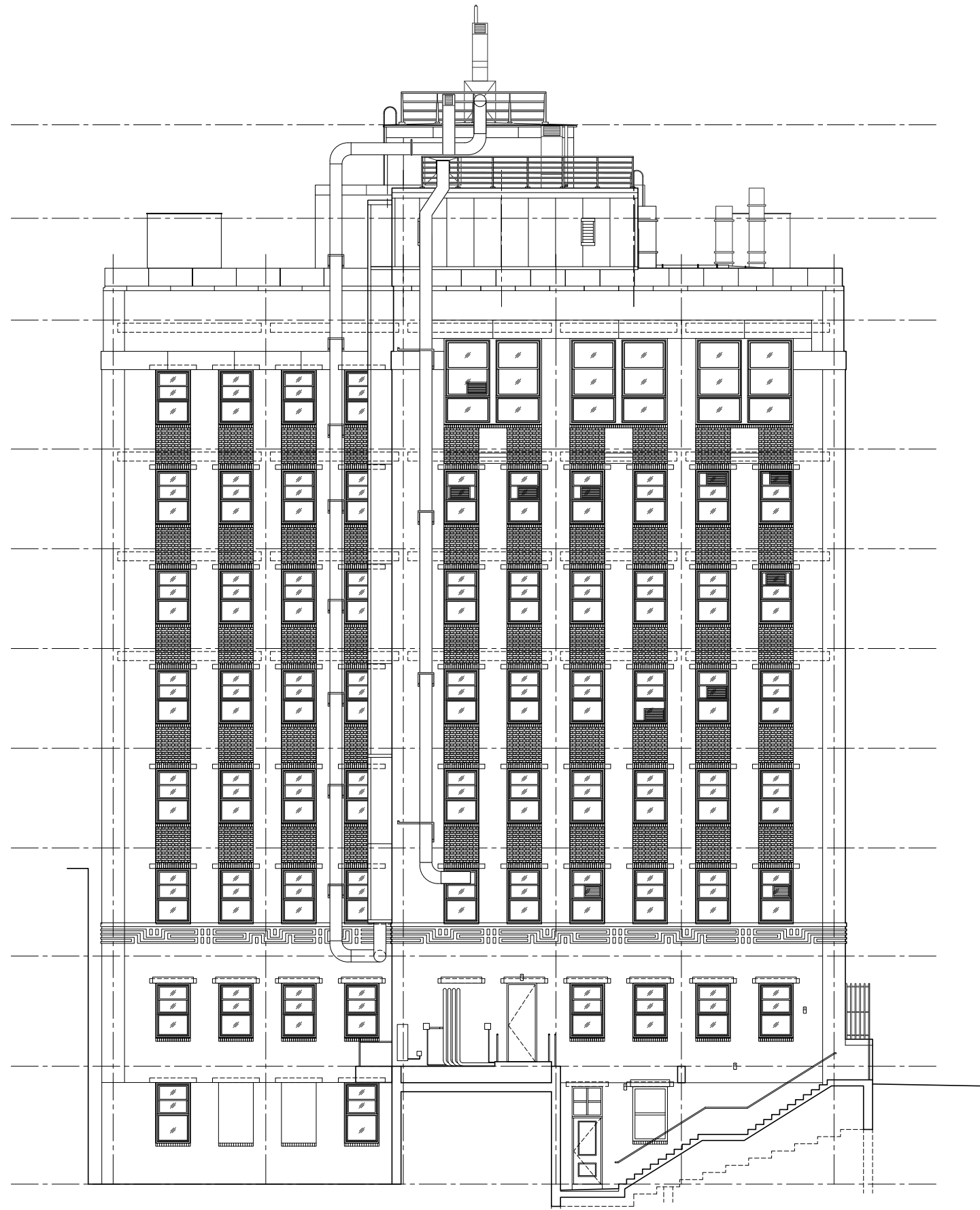
- DEMOLISH DETERIORATED PARAPETS.
- DEMOLISH DETERIORATED MASONRY.
- DEMOLISH ALL WINDOWS.
- DEMOLISH ROOFTOP RAILINGS AND LADDERS.

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**EAST ELEVATION - EXISTING**



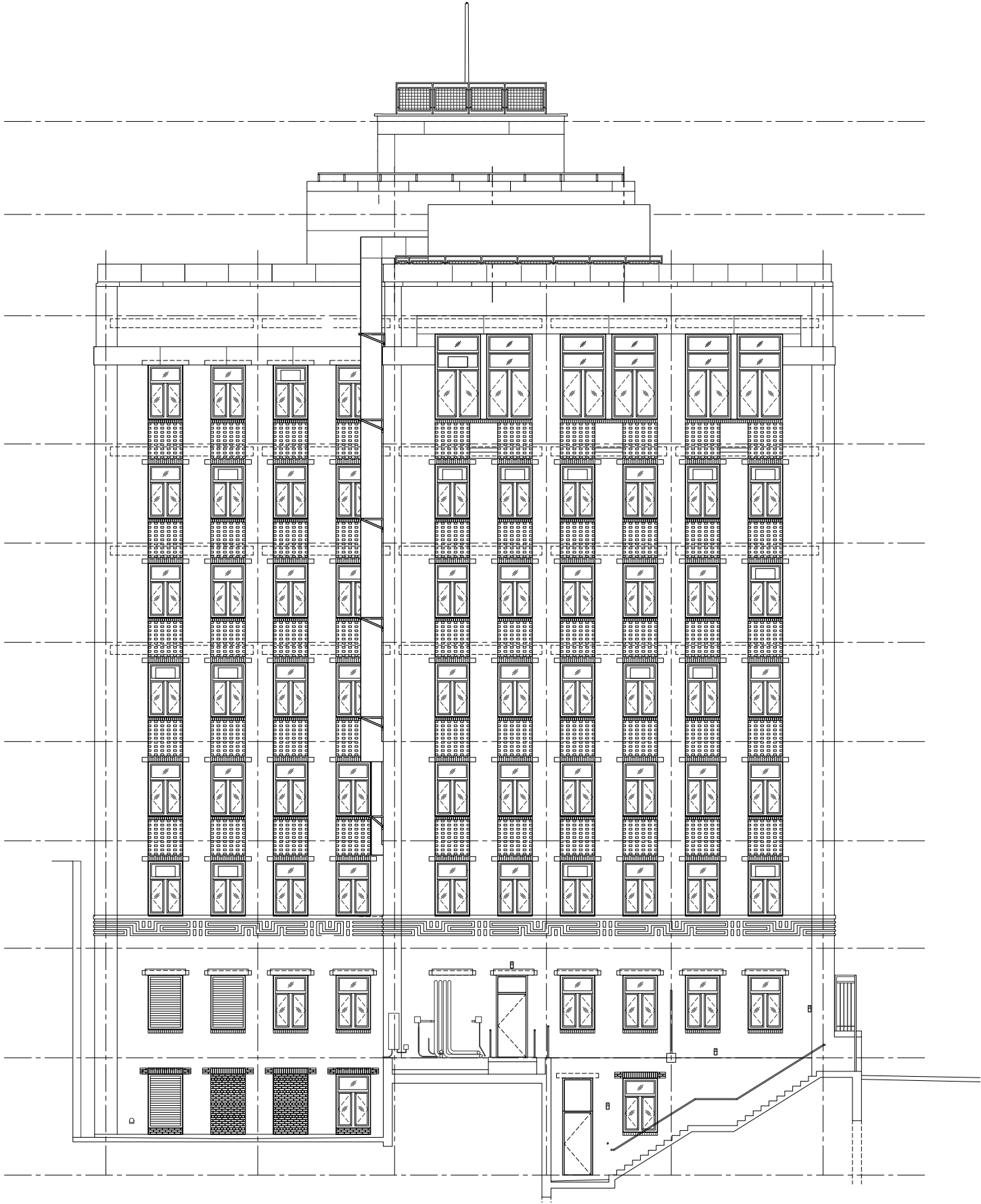
- REBUILD PARAPETS.
- REPAIR MASONRY.
- REPAIR LIMESTONE.
- INSTALL NEW WINDOWS.
- INSTALL NEW RAILINGS AND LADDERS.
- REPOINT DETERIORATED JOINTS.
- CLEAN ENTIRE FACADE.



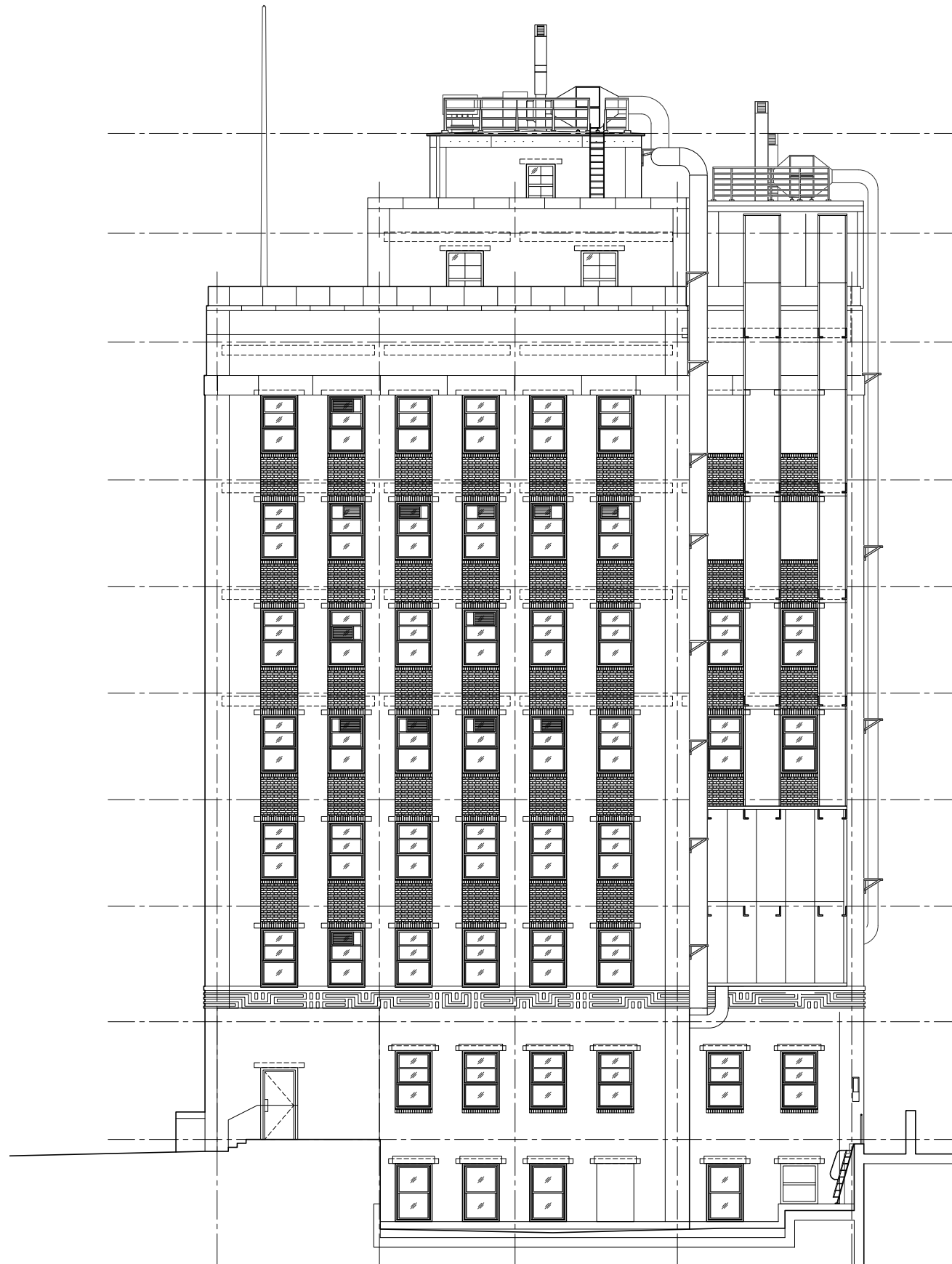
- DEMOLISH DETERIORATED PARAPETS.
- DEMOLISH DETERIORATED MASONRY.
- DEMOLISH ALL WINDOWS.
- DEMOLISH ROOFTOP RAILINGS AND LADDERS.

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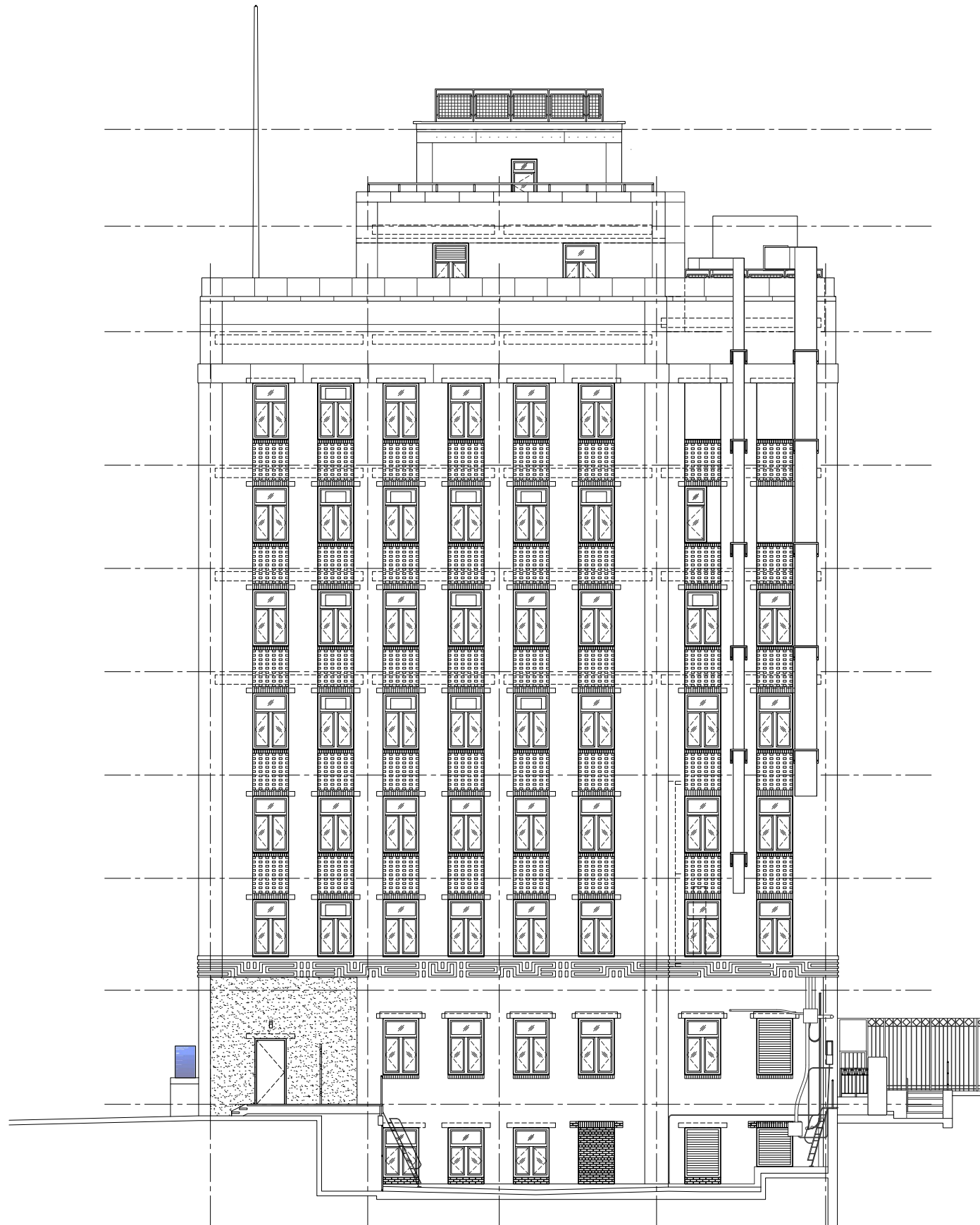
**SOUTH ELEVATION - EXISTING**



- REBUILD PARAPETS.
- REPAIR MASONRY.
- REPAIR LIMESTONE.
- INSTALL NEW WINDOWS.
- INSTALL NEW RAILINGS AND LADDERS.
- REPOINT DETERIORATED JOINTS.
- CLEAN ENTIRE FACADE.



- DEMOLISH DETERIORATED PARAPETS.
- DEMOLISH DETERIORATED MASONRY.
- DEMOLISH ALL WINDOWS.
- DEMOLISH ROOFTOP RAILINGS AND LADDERS.



- REBUILD PARAPETS.
- REPAIR MASONRY.
- REPAIR LIMESTONE.
- INSTALL NEW WINDOWS.
- INSTALL NEW RAILINGS AND LADDERS.
- REPOINT DETERIORATED JOINTS.
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**WEST ELEVATION - PROPOSED**