FLUSHING RKO KEITH'S

HISTORIC LOBBY REHABILITATION

135-35 NORTHERN BOULEVARD, FLUSHING, NEW YORK

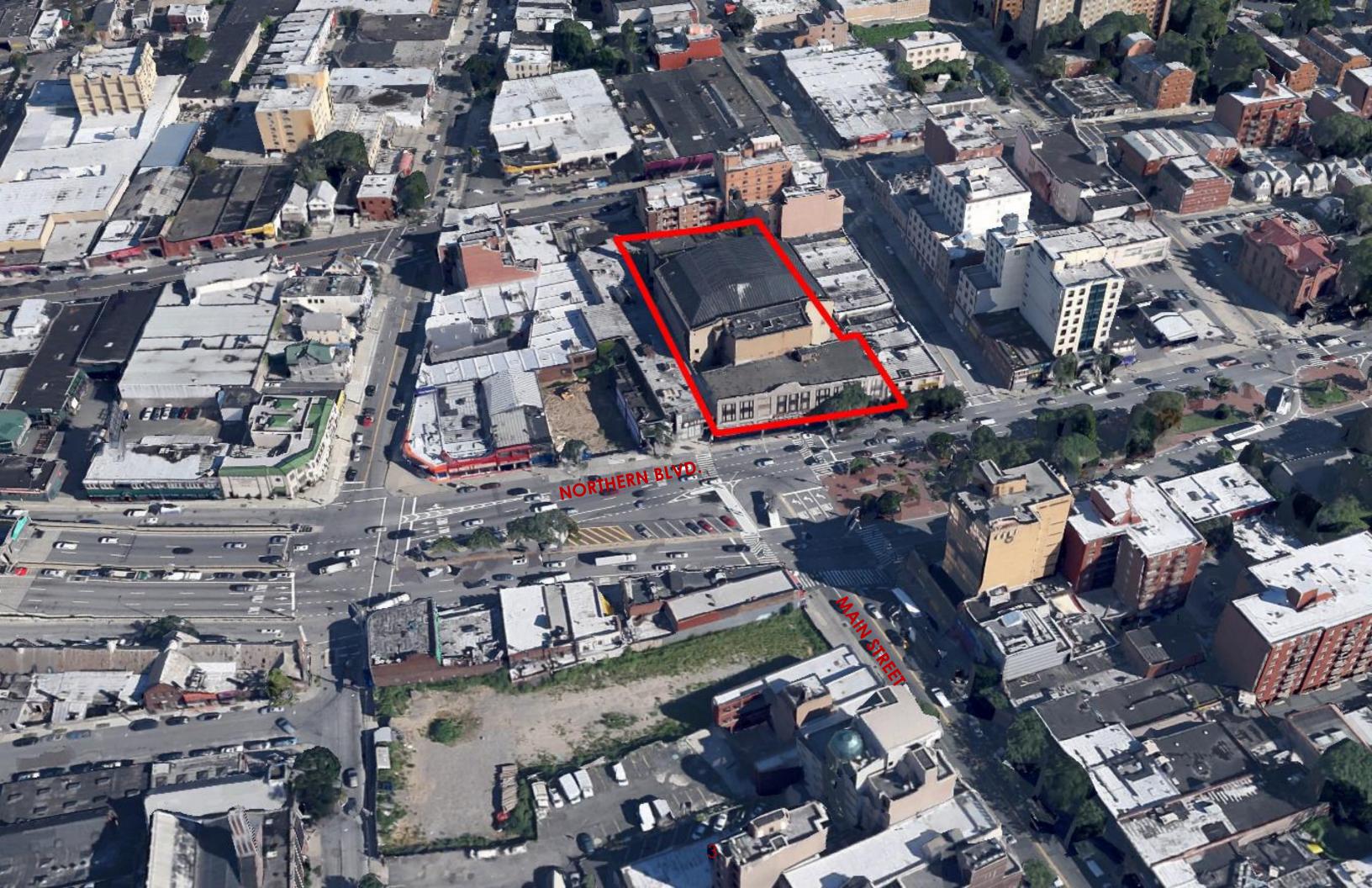
MAY 16, 2017

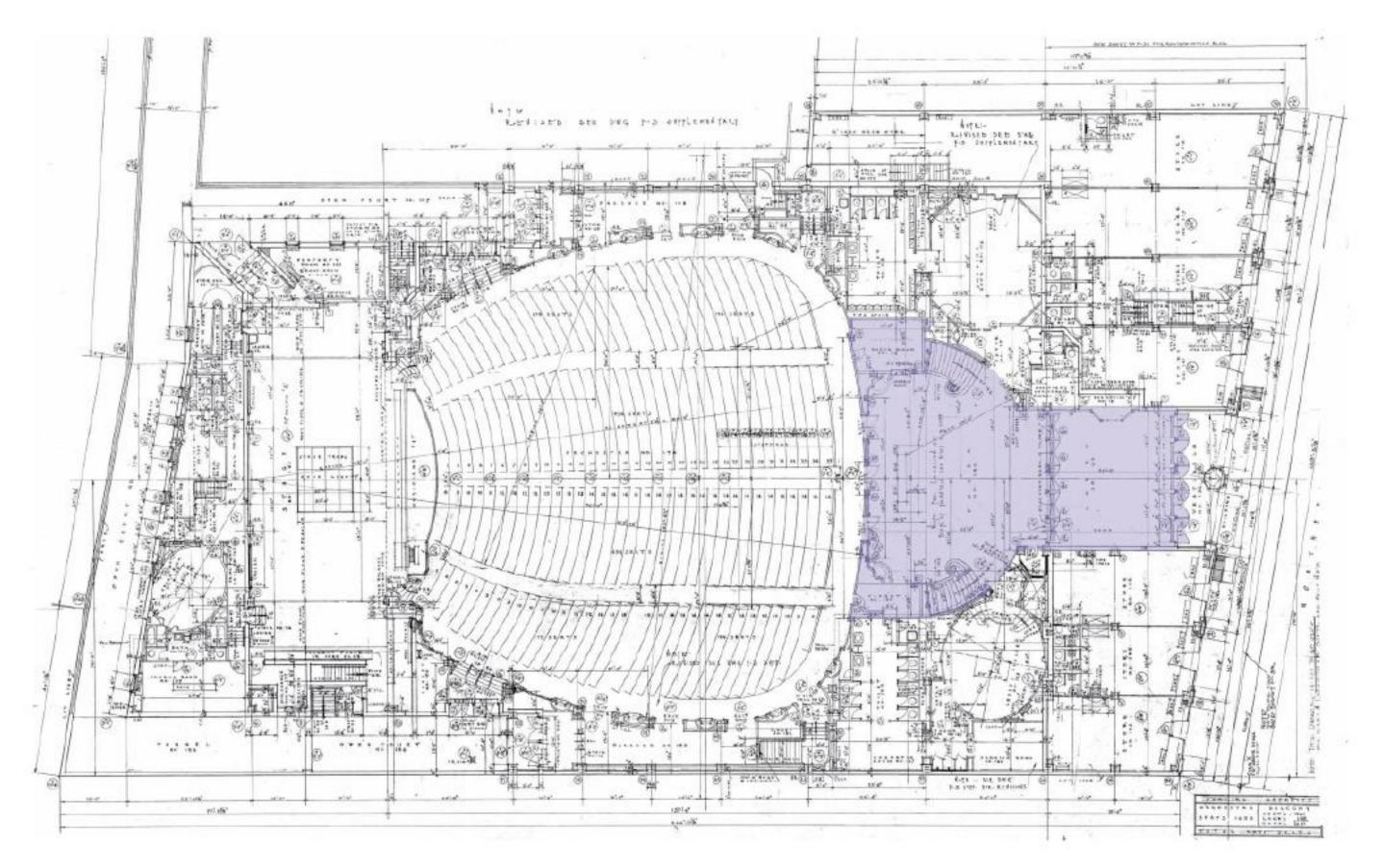




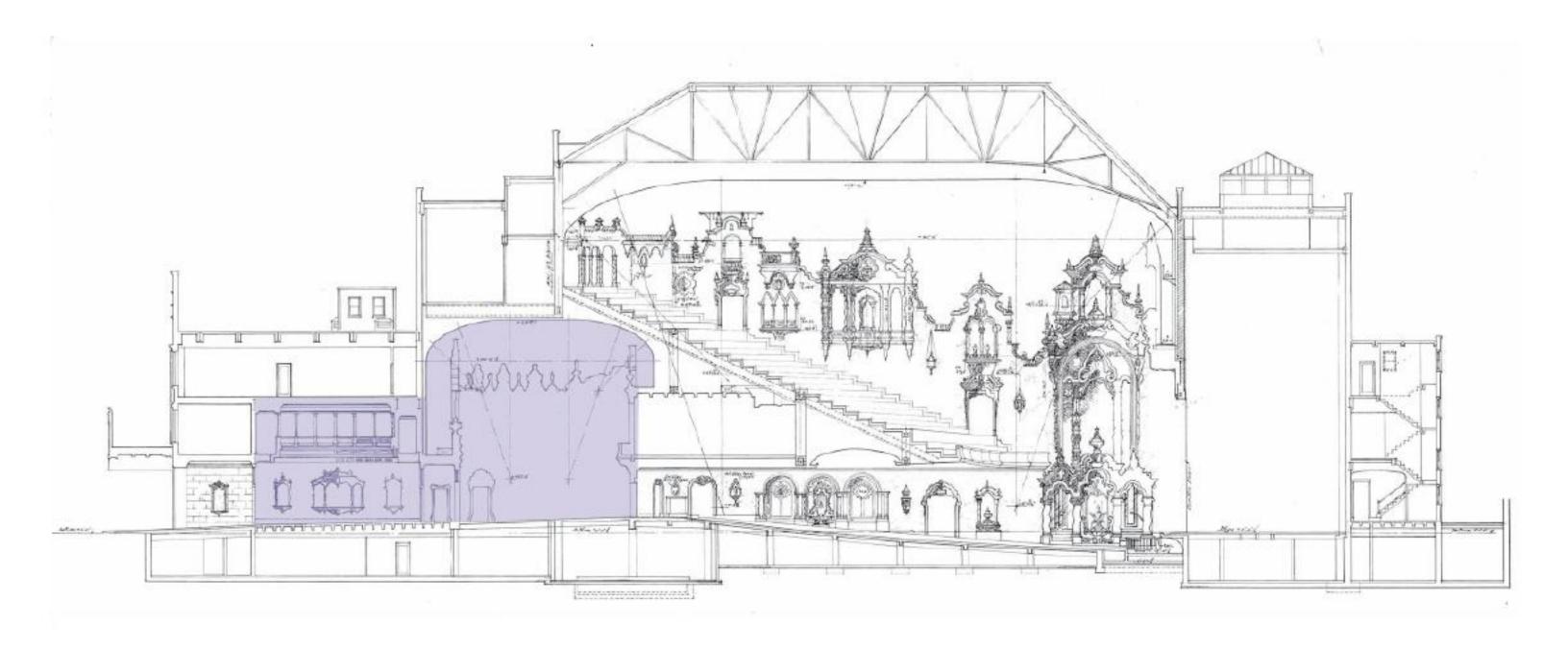
A. SITE LOCATION AND PROPOSED NEW CONSTRUCTION



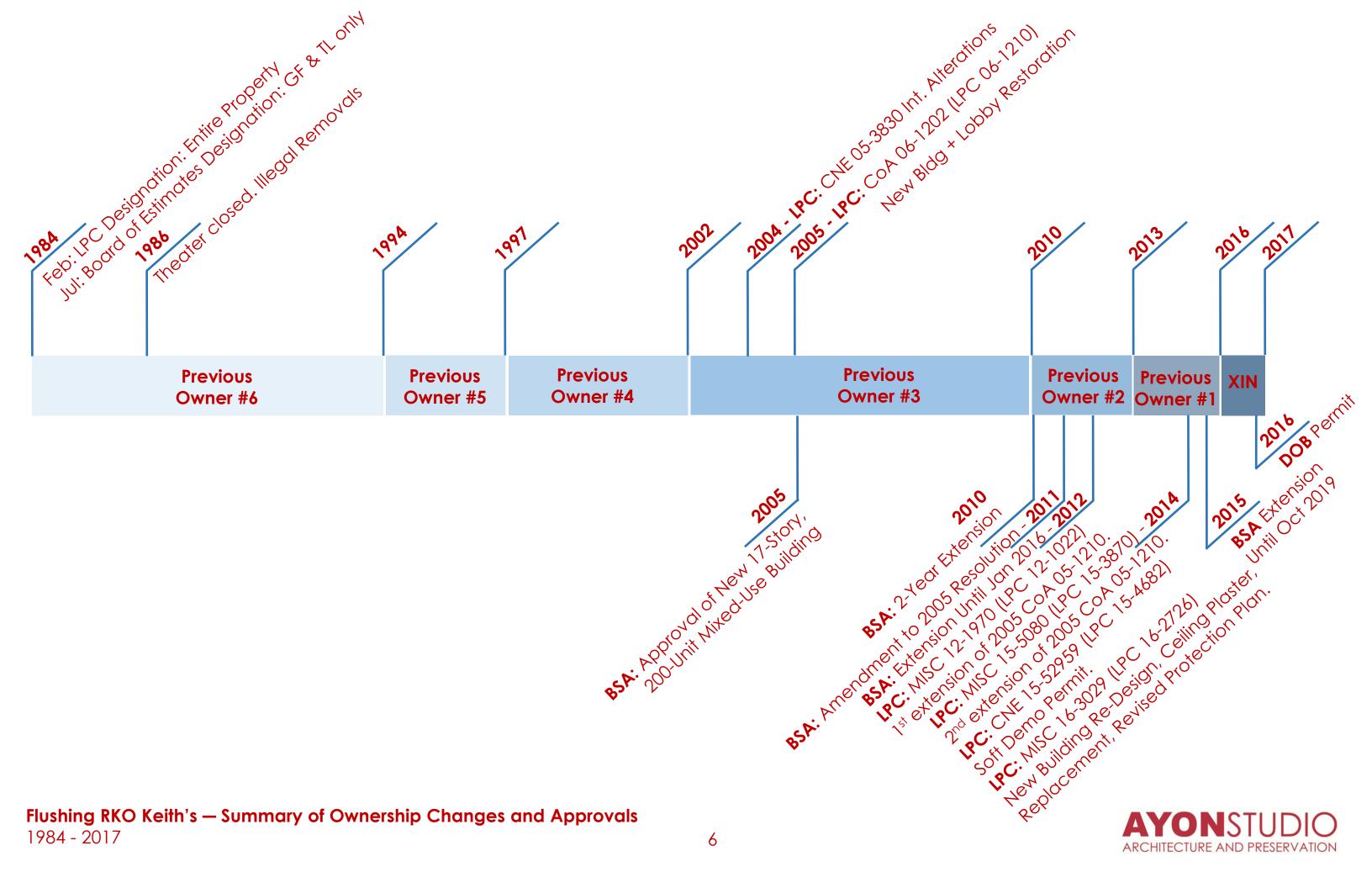














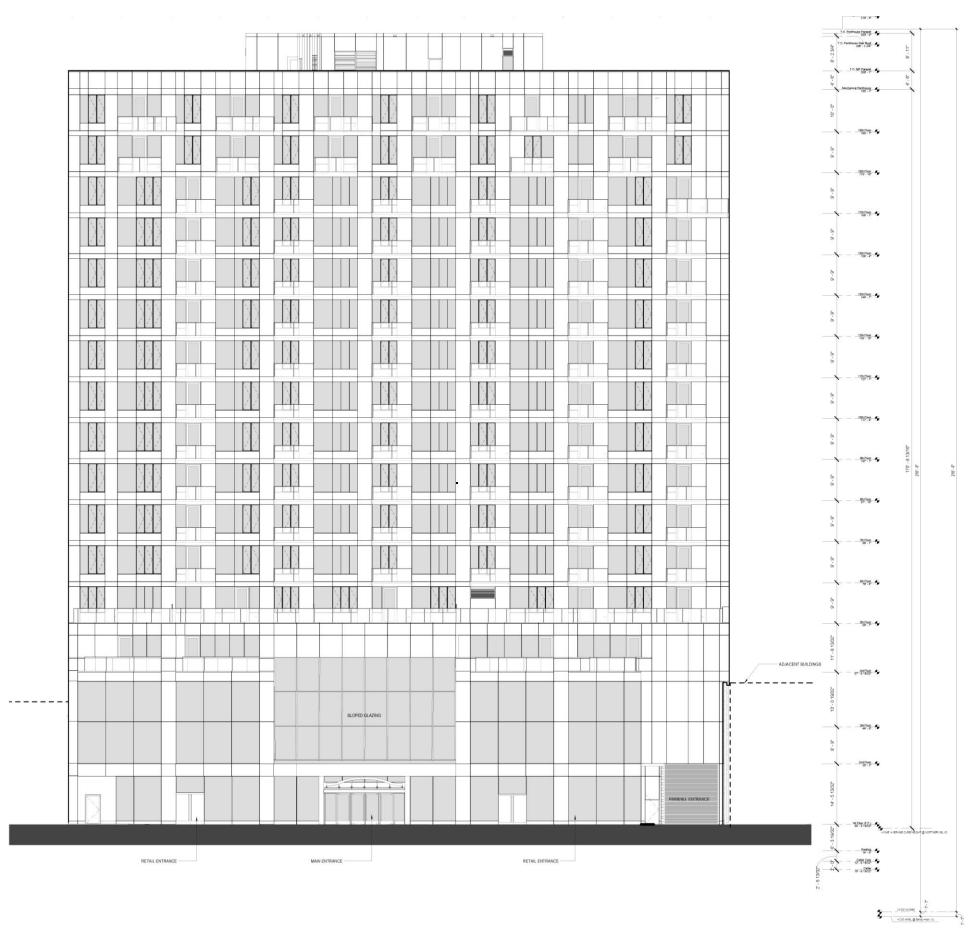
Flushing RKO Keith's — Existing Front (South) Facade
Existing Front Facade

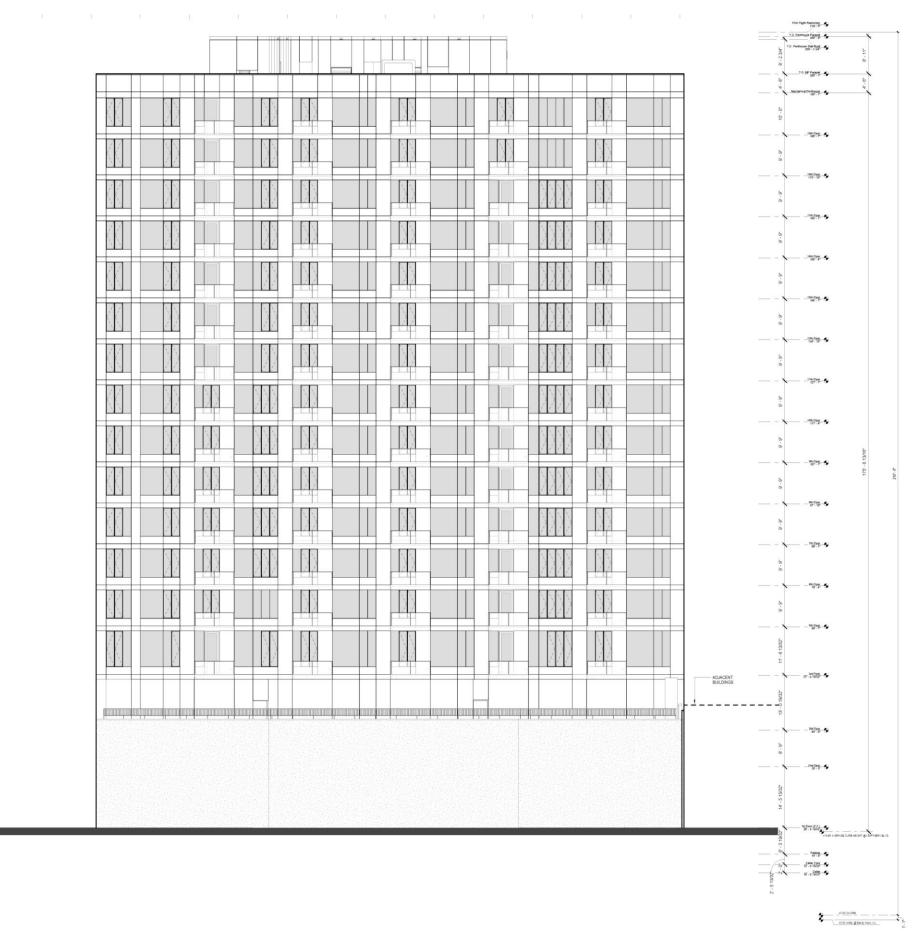


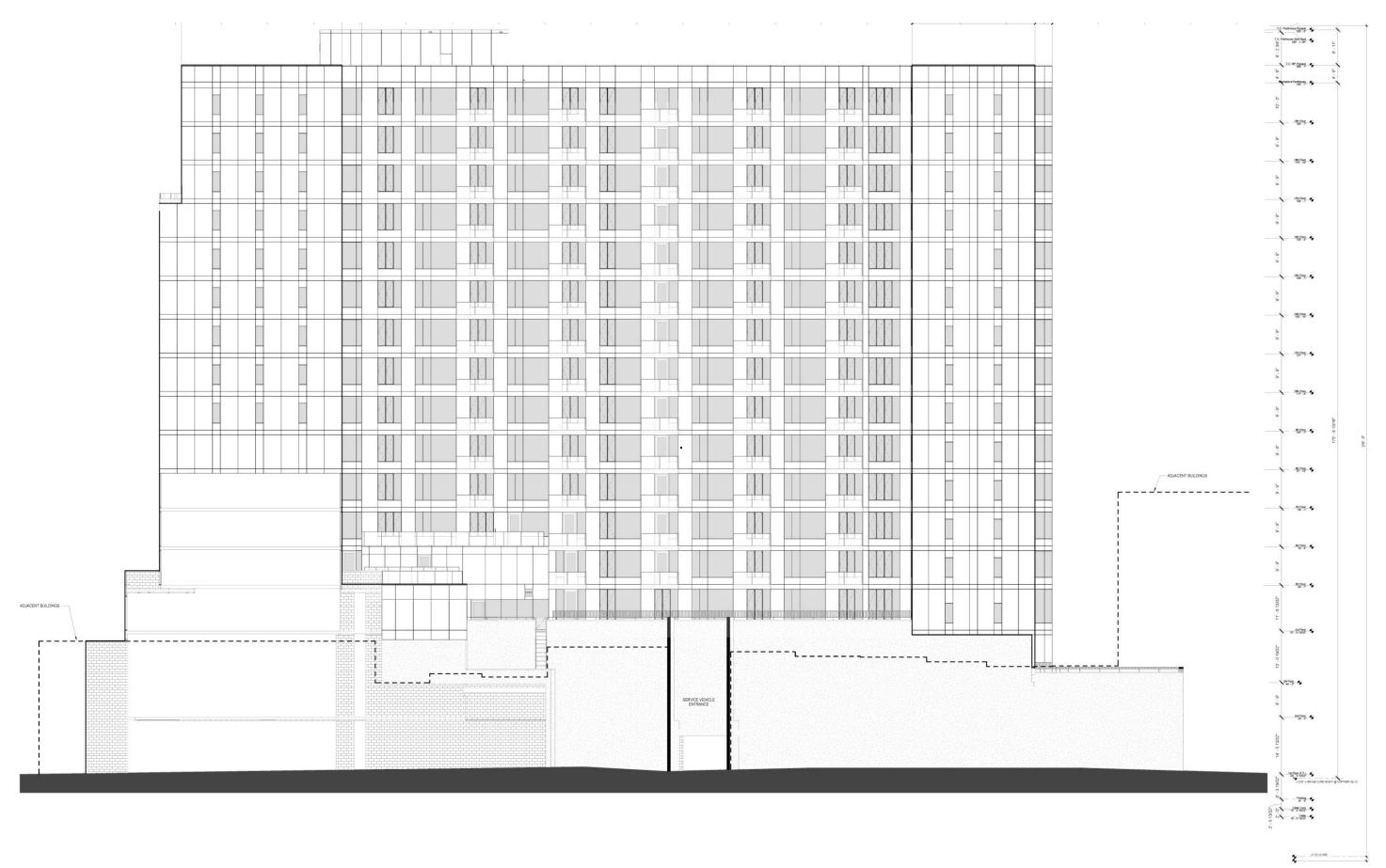


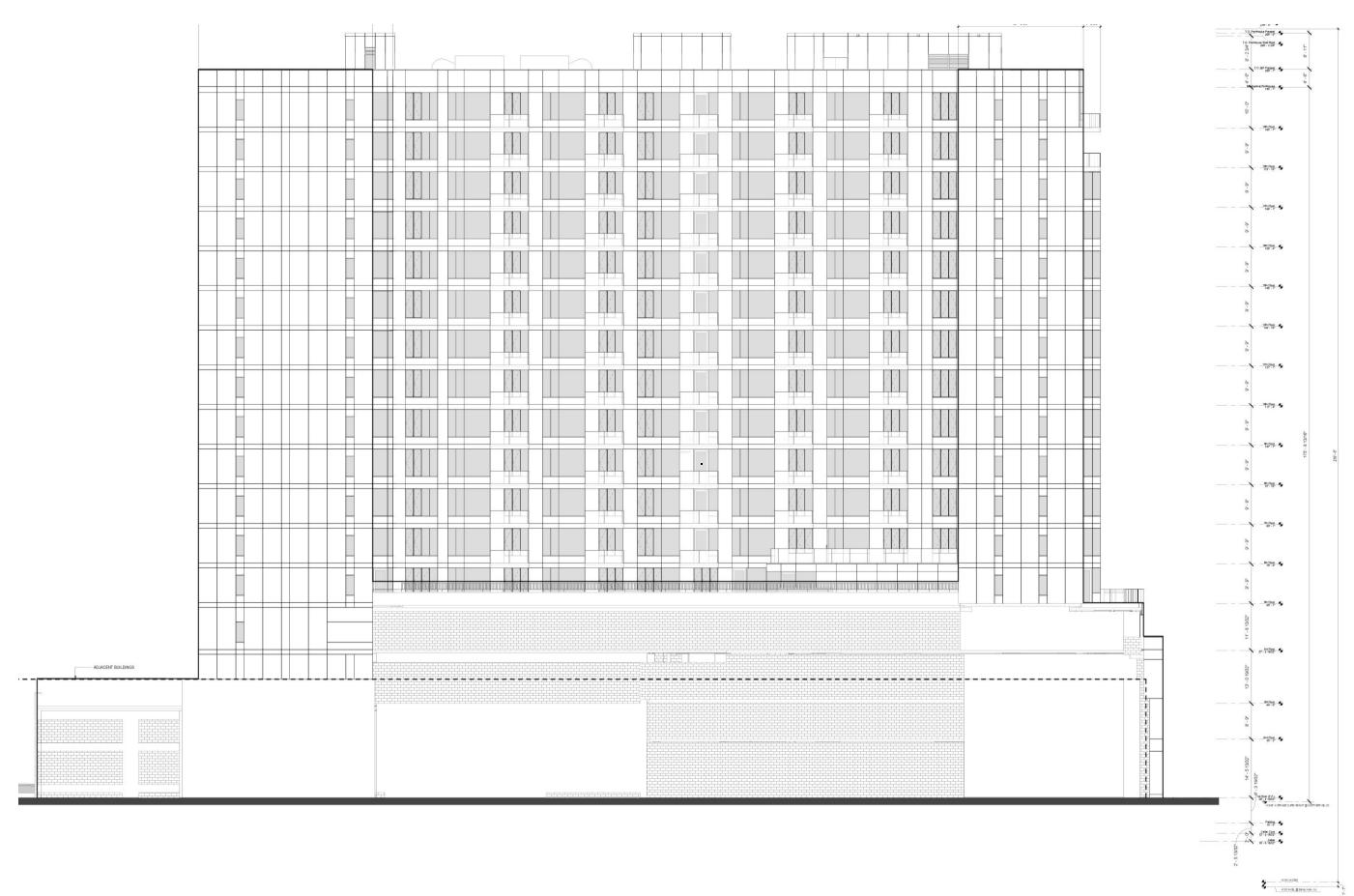
New Building Data:

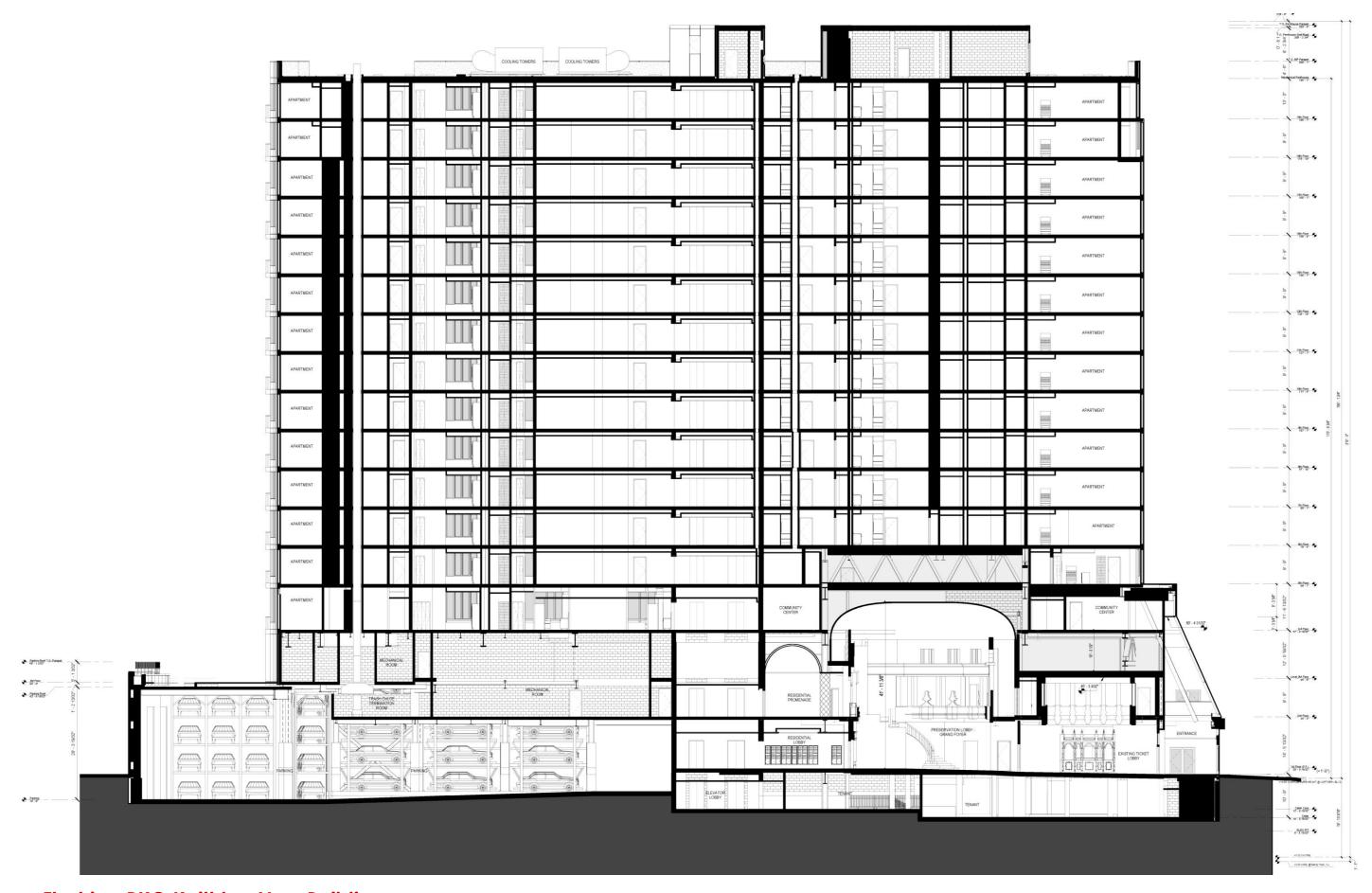
Height: 189'-2" No. of Floors: 16 No. of Apt.: 269

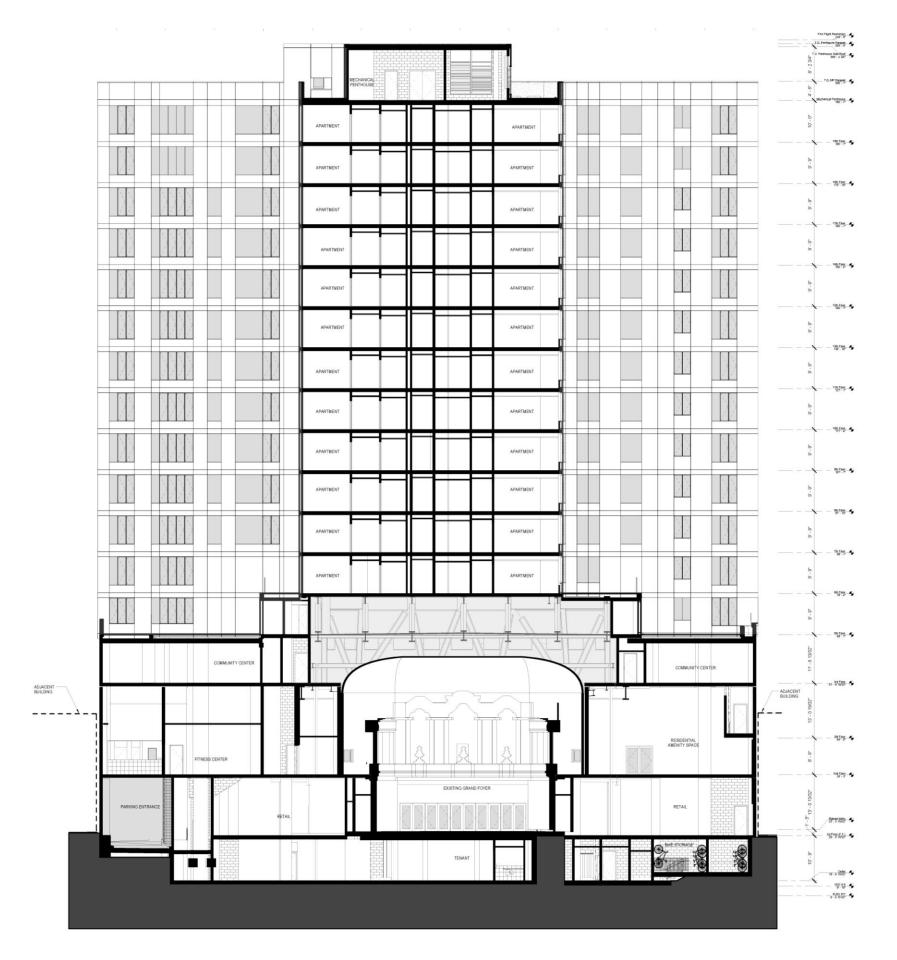


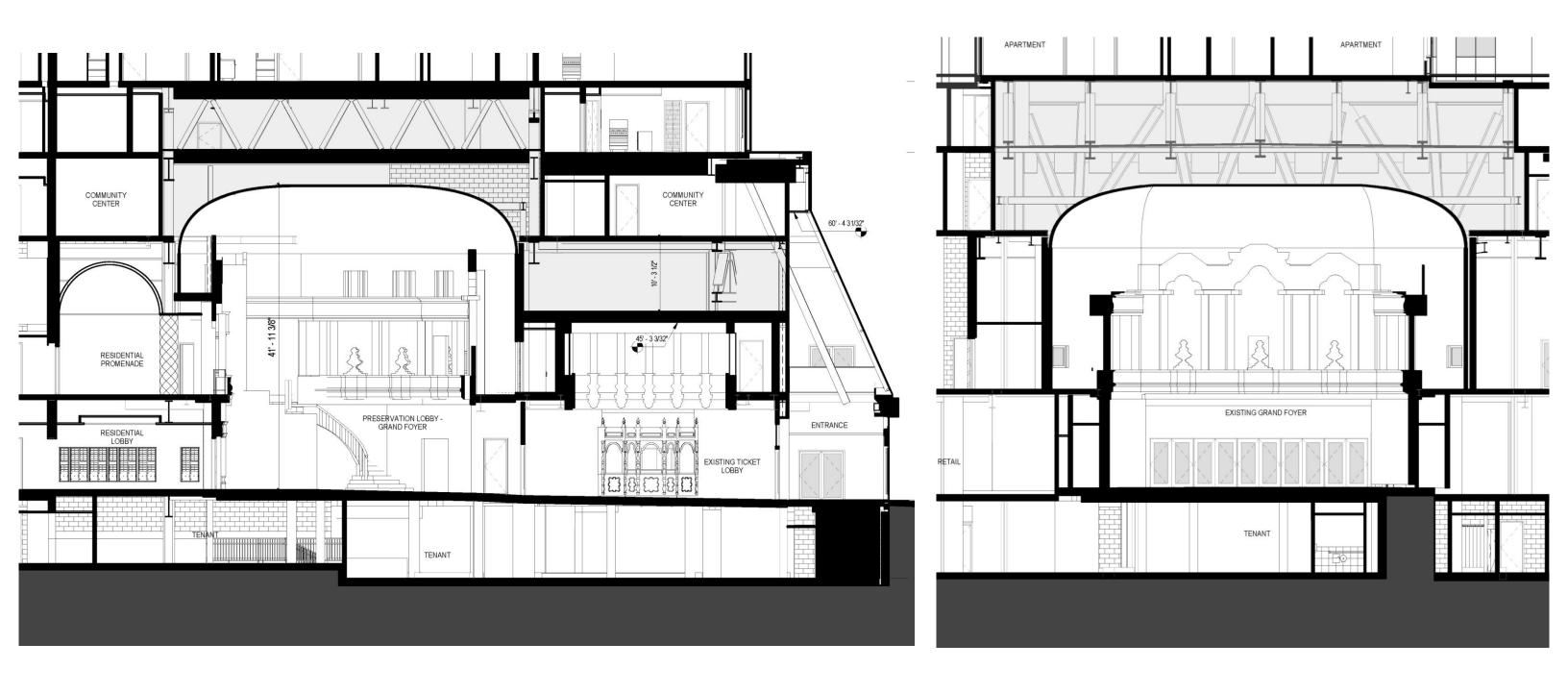








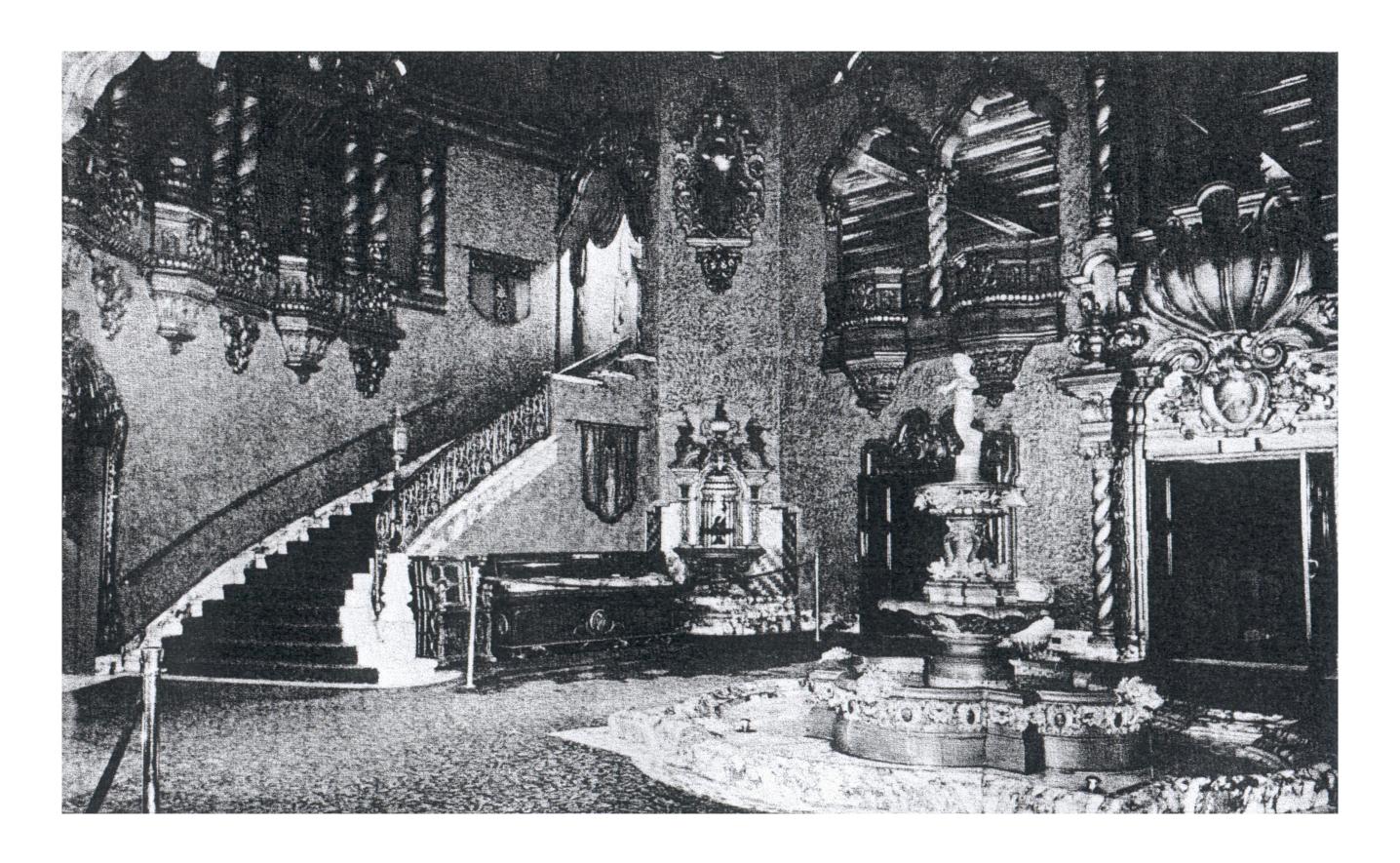




B. PROJECT SUMMARY

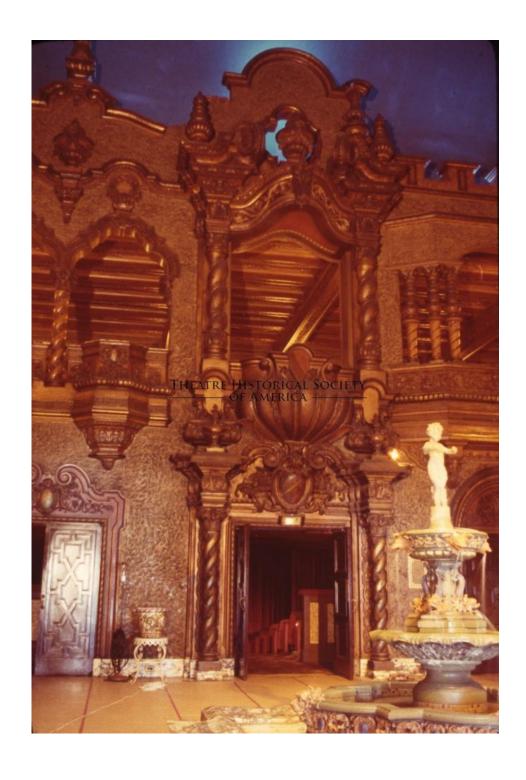
- 1. Archival Images
- 2. Existing Conditions and Materials Conservation (2014 2015)

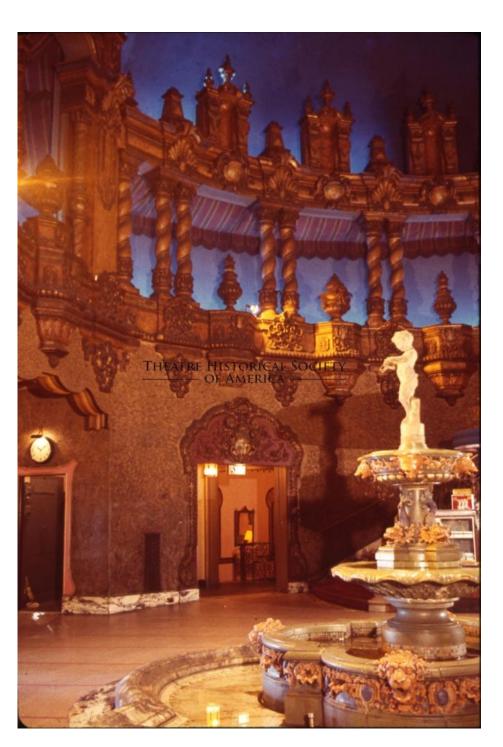


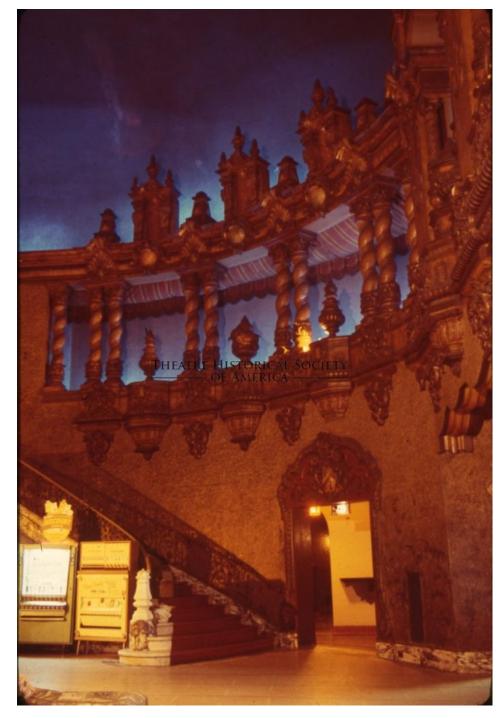




















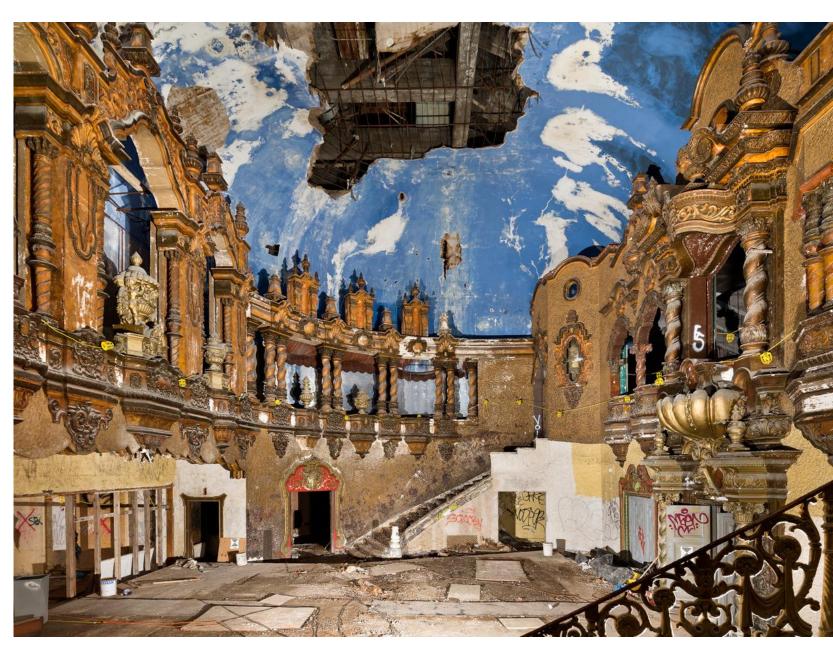


ca. 1990 @ Whitney Cox

July 2014 (Photo by RAZUM Media)



ca. 1990 @ Whitney Cox



July 2014 (Photo by RAZUM Media)



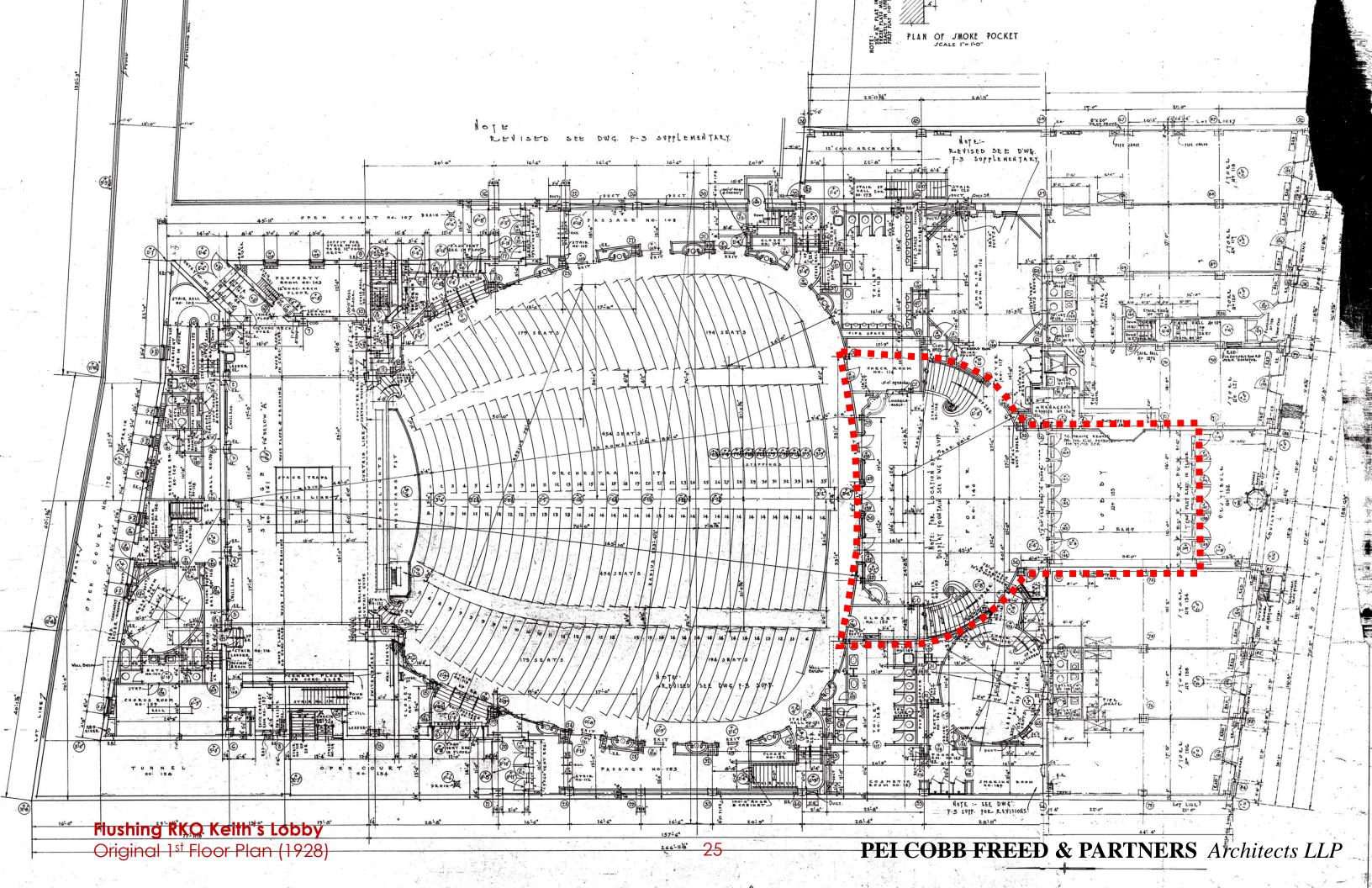
ca. 1990 @ Whitney Cox

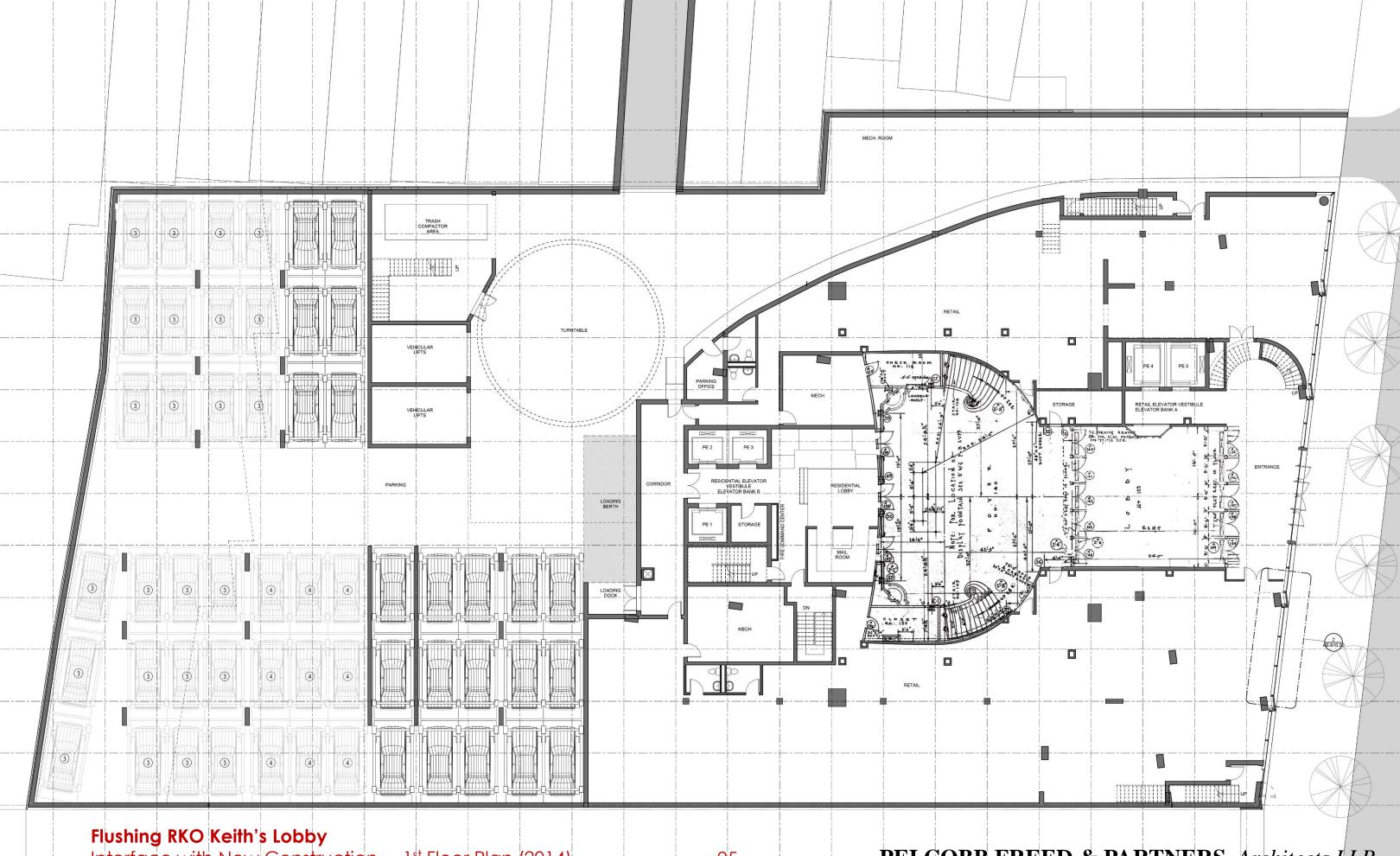
July 2014 (Photo by RAZUM Media)

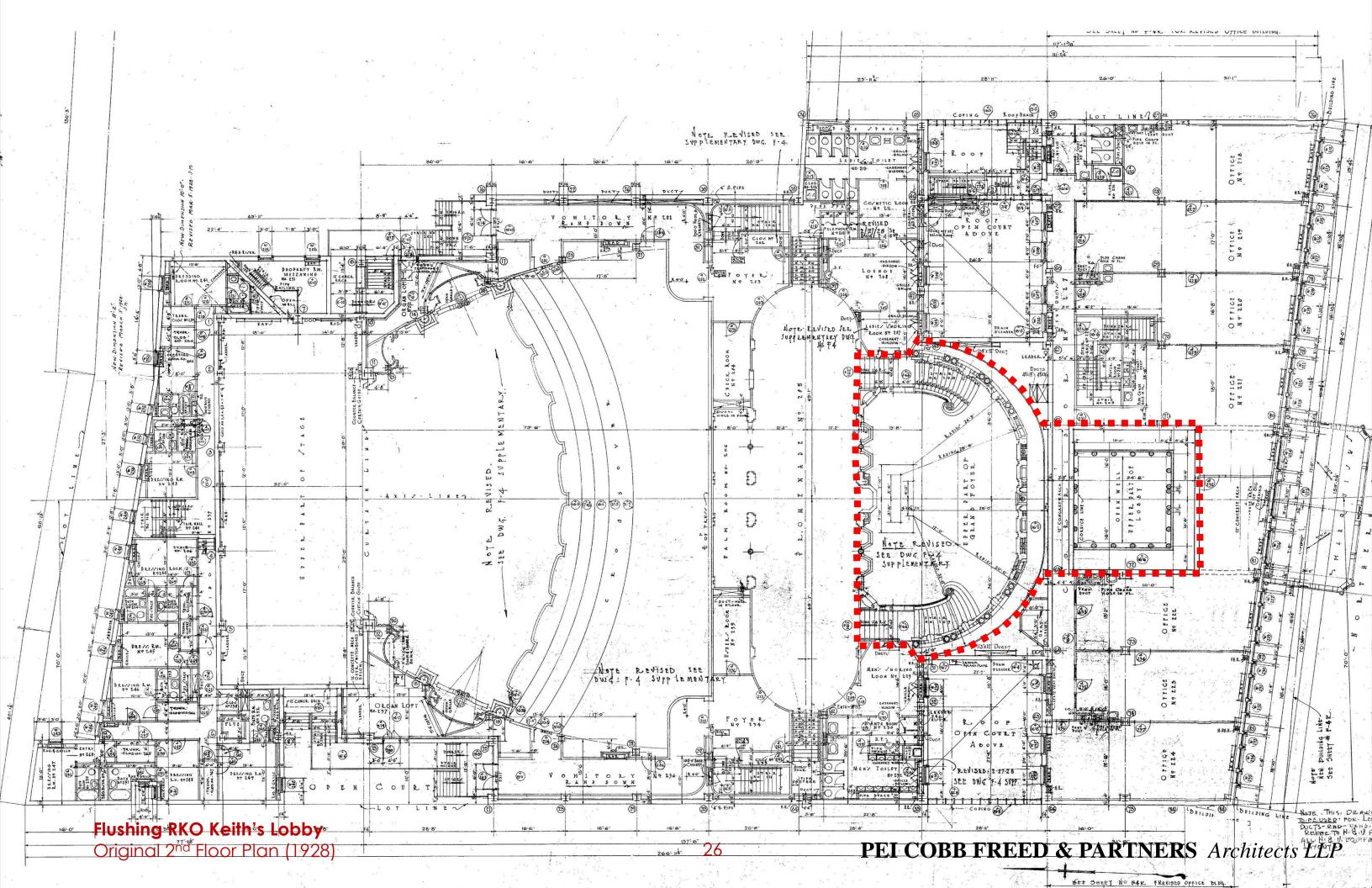


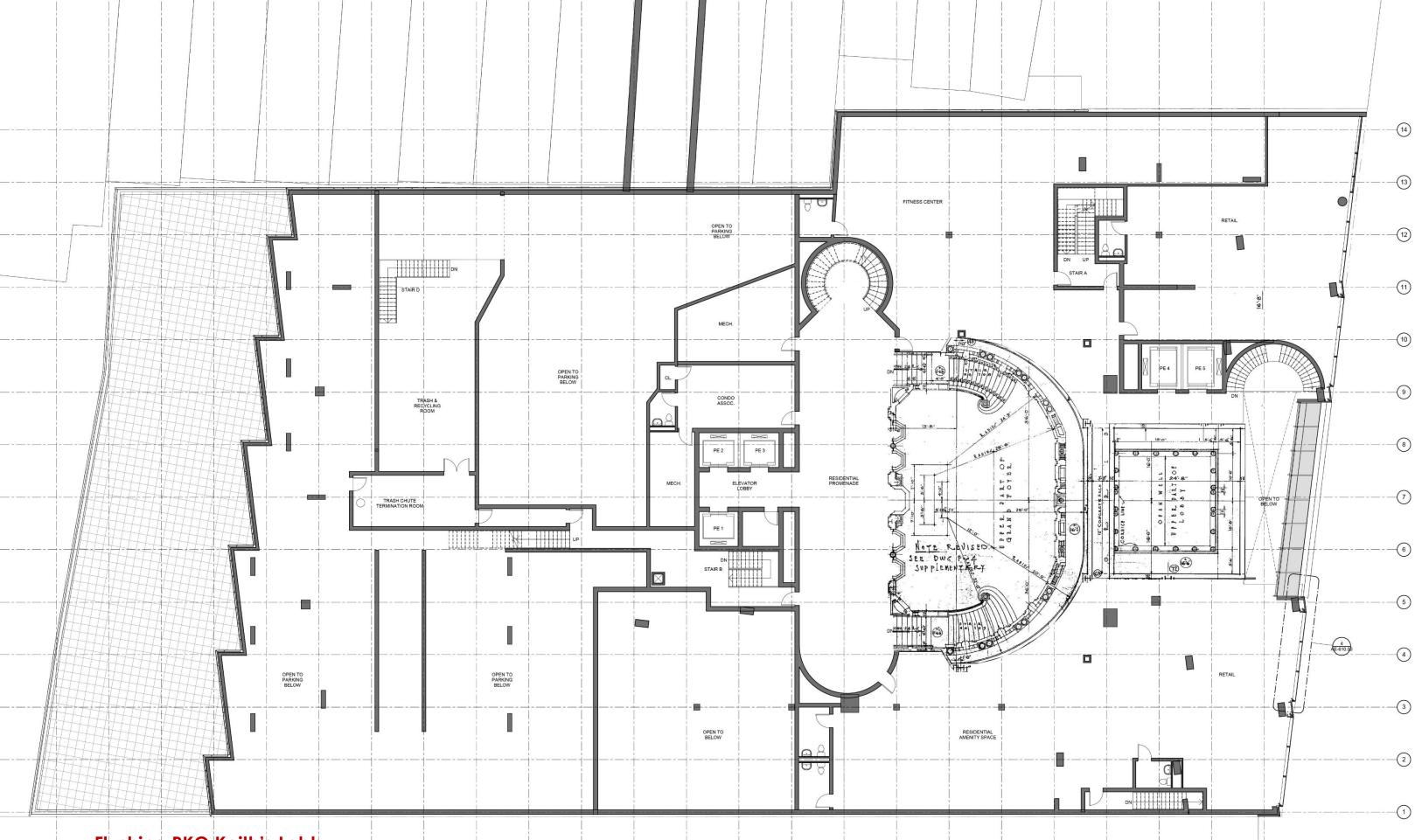
ca. 1990 @ Whitney Cox

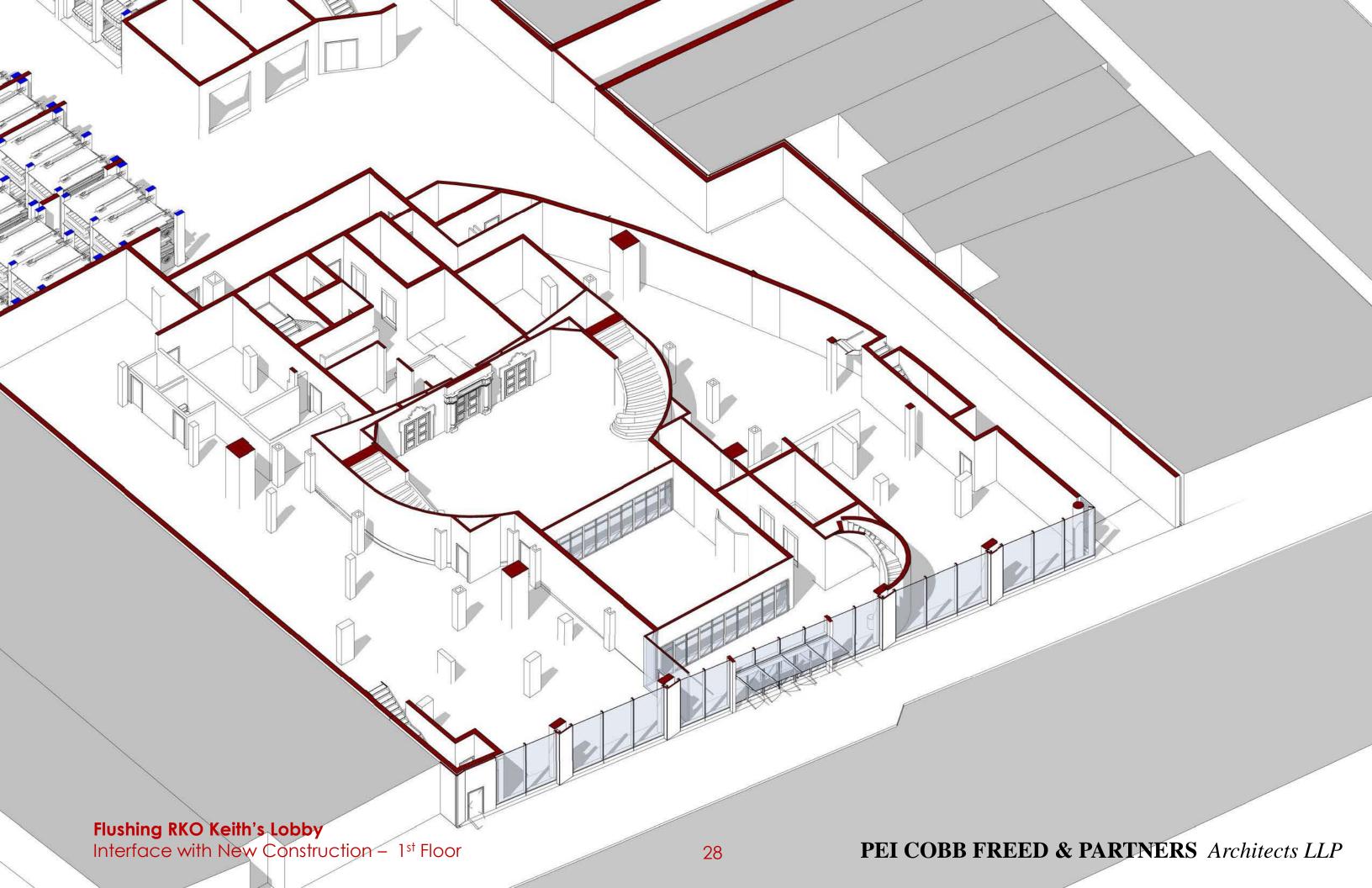
July 2014 (Photo by RAZUM Media)

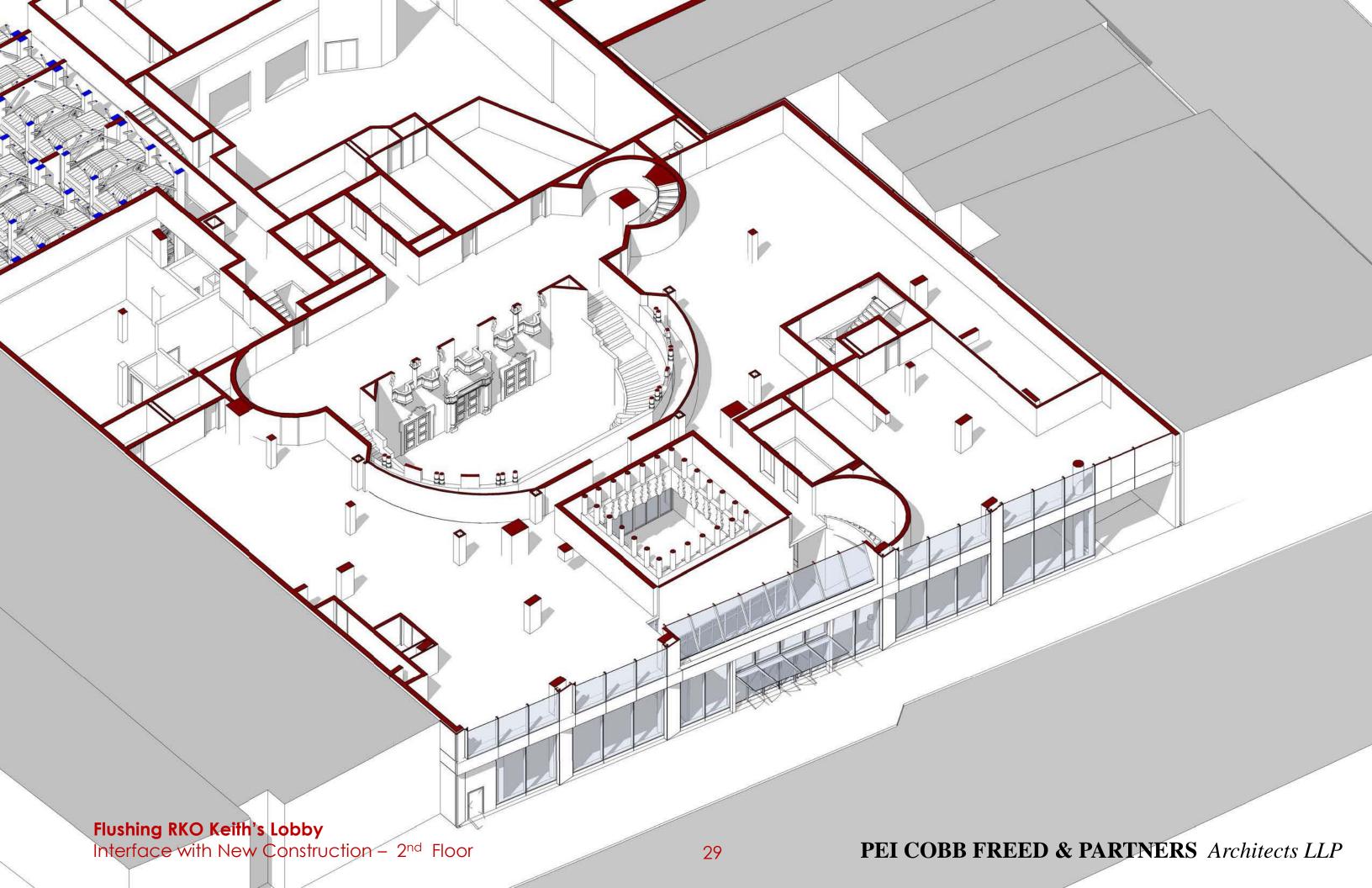


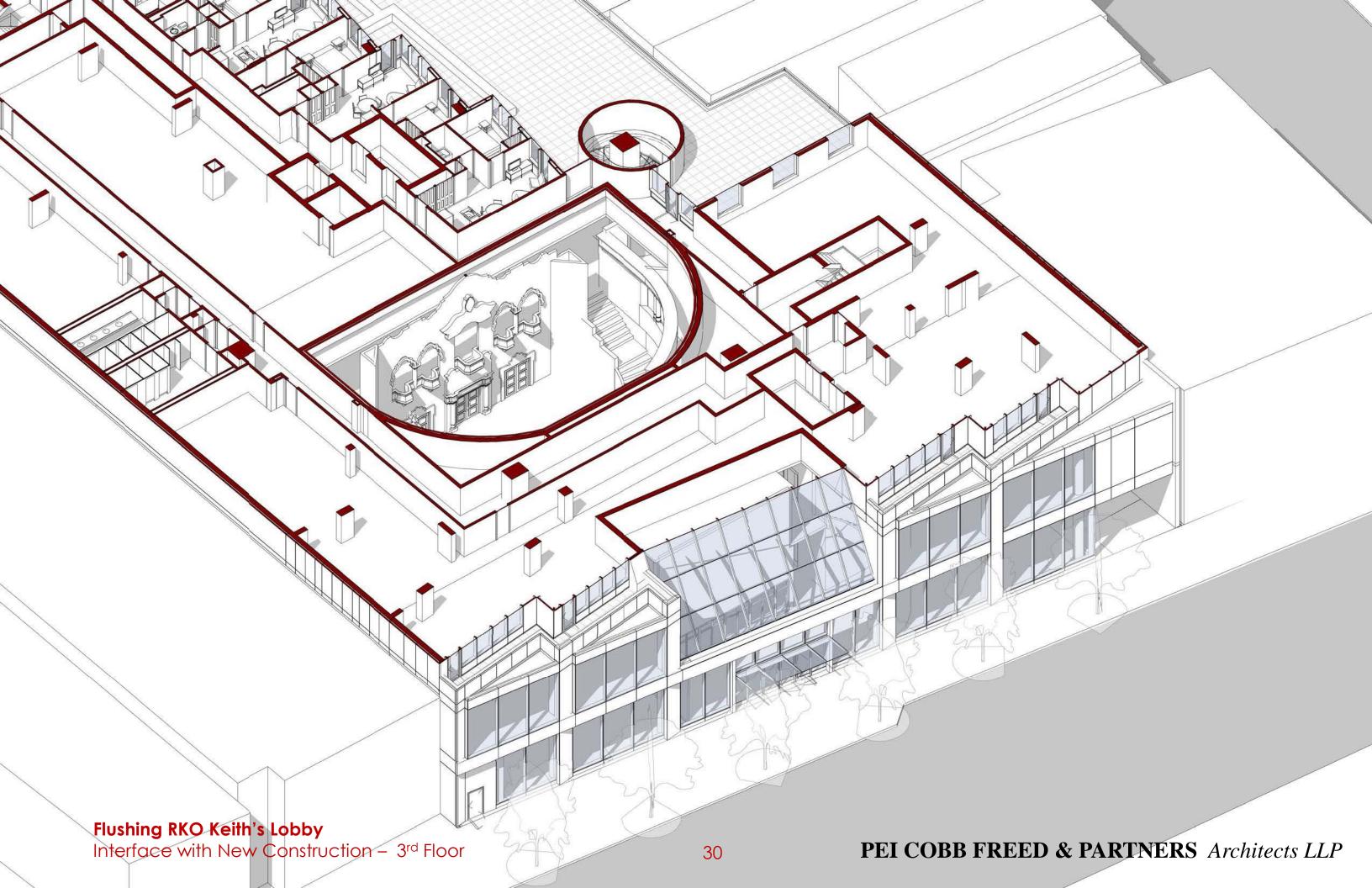


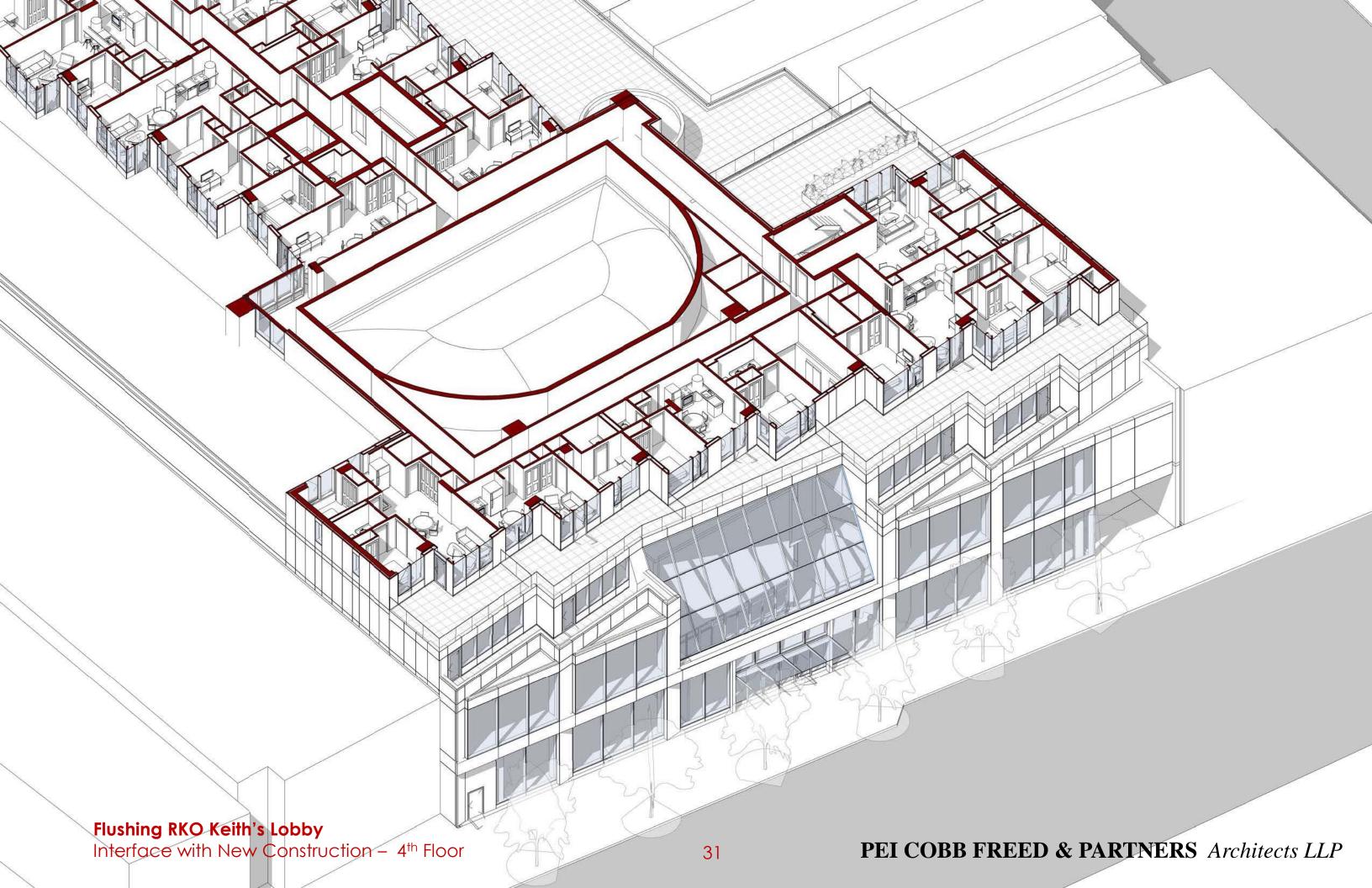


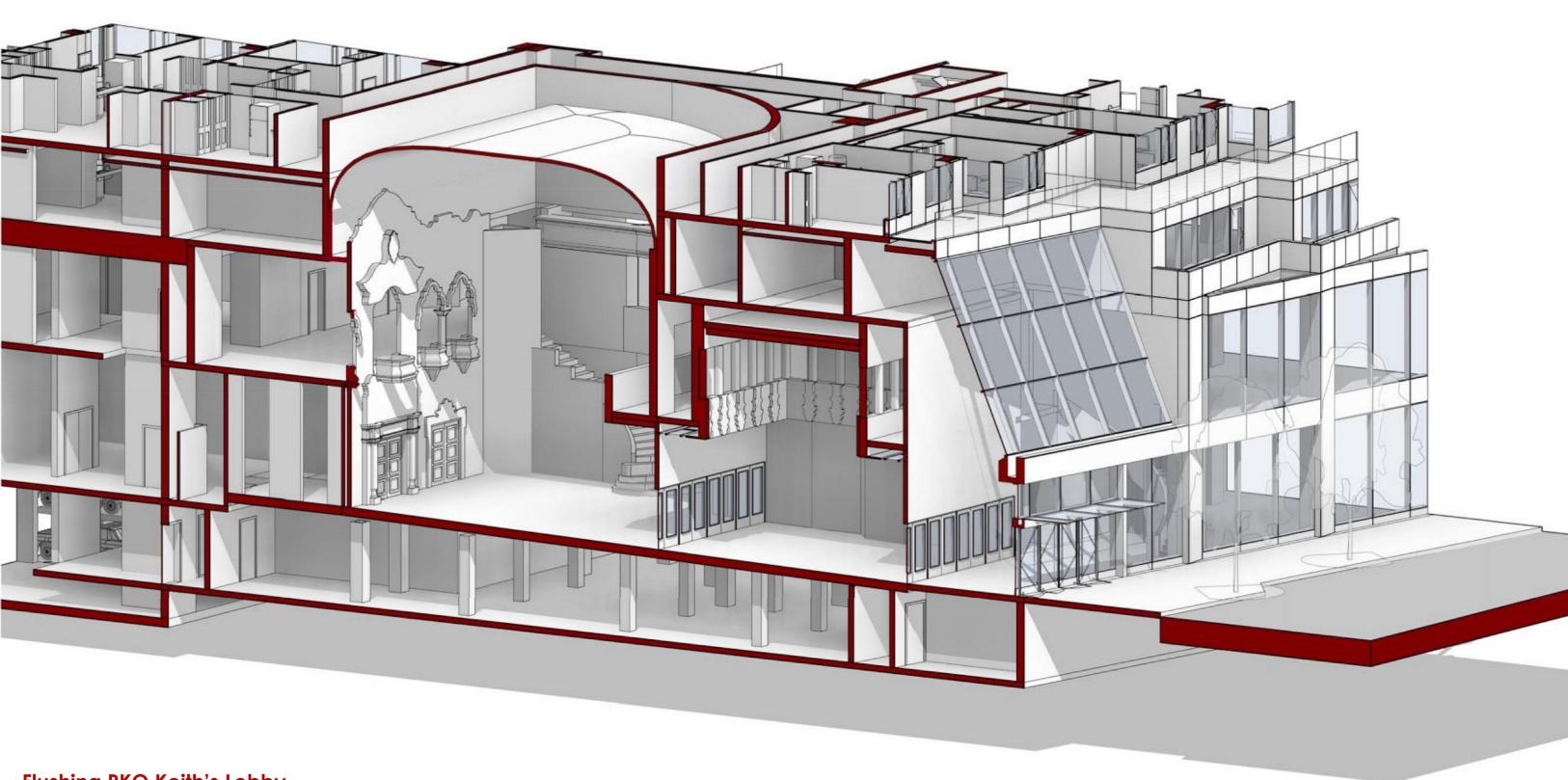












C- CURRENT DEVELOPMENT EFFORTS

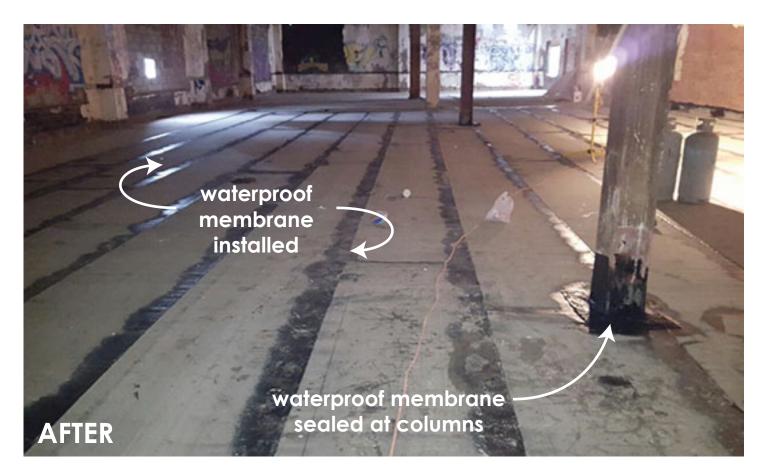
SUMMER 2016 - PRESENT

- 1. REENGAGE CONSULTANTS AND RETAIN GENERAL CONTRACTOR
- 2. ADDITIONAL HAZMAT TESTING
- 3. CONTRACTIBILITY REVIEW
- 4. IMPLEMENT SITE SAFETY AND PROTECTION MEASUREMENTS
- 5. SITE CLEANUP AND HAZMAT ABATEMENT
- 6. TEMPORARY WATERPROOFING











CURRENT EFFORTS

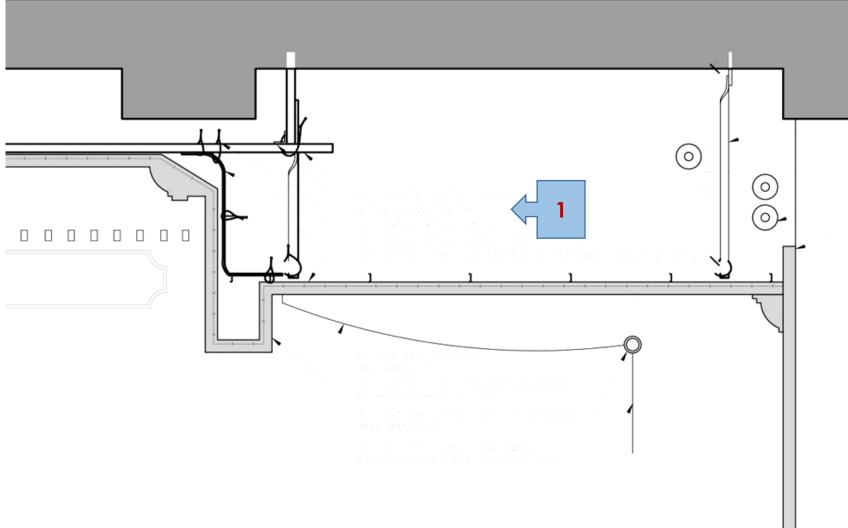
D. EXISTING CONDITIONS







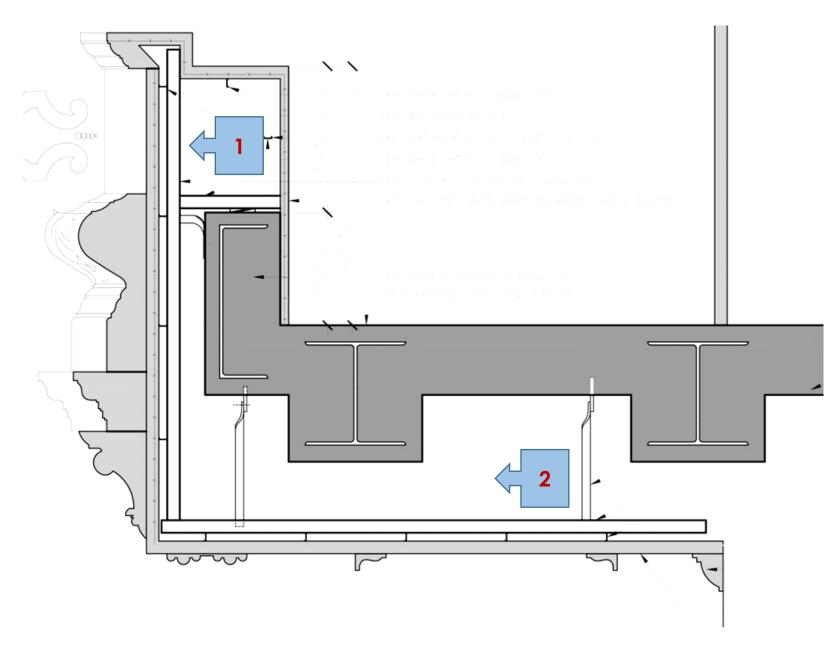








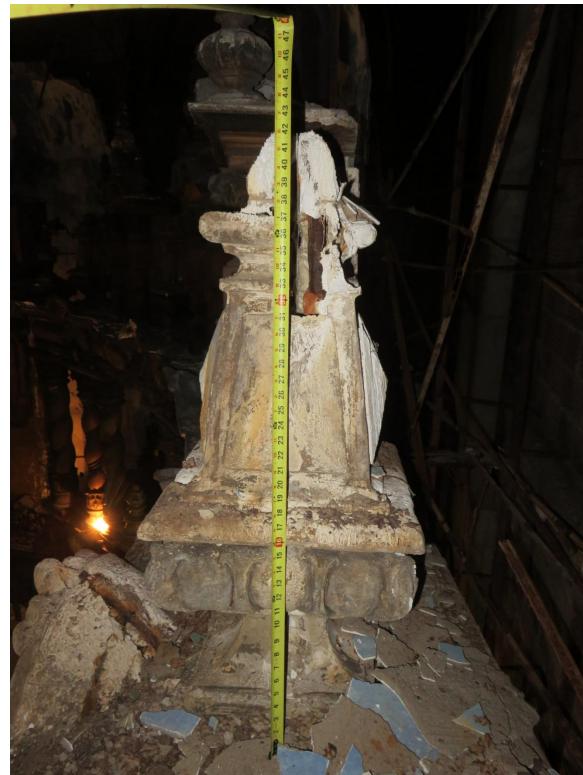




Ticket Lobby – Existing Typical East, South and West 2nd Floor Ceiling
Existing Conditions – January 2017

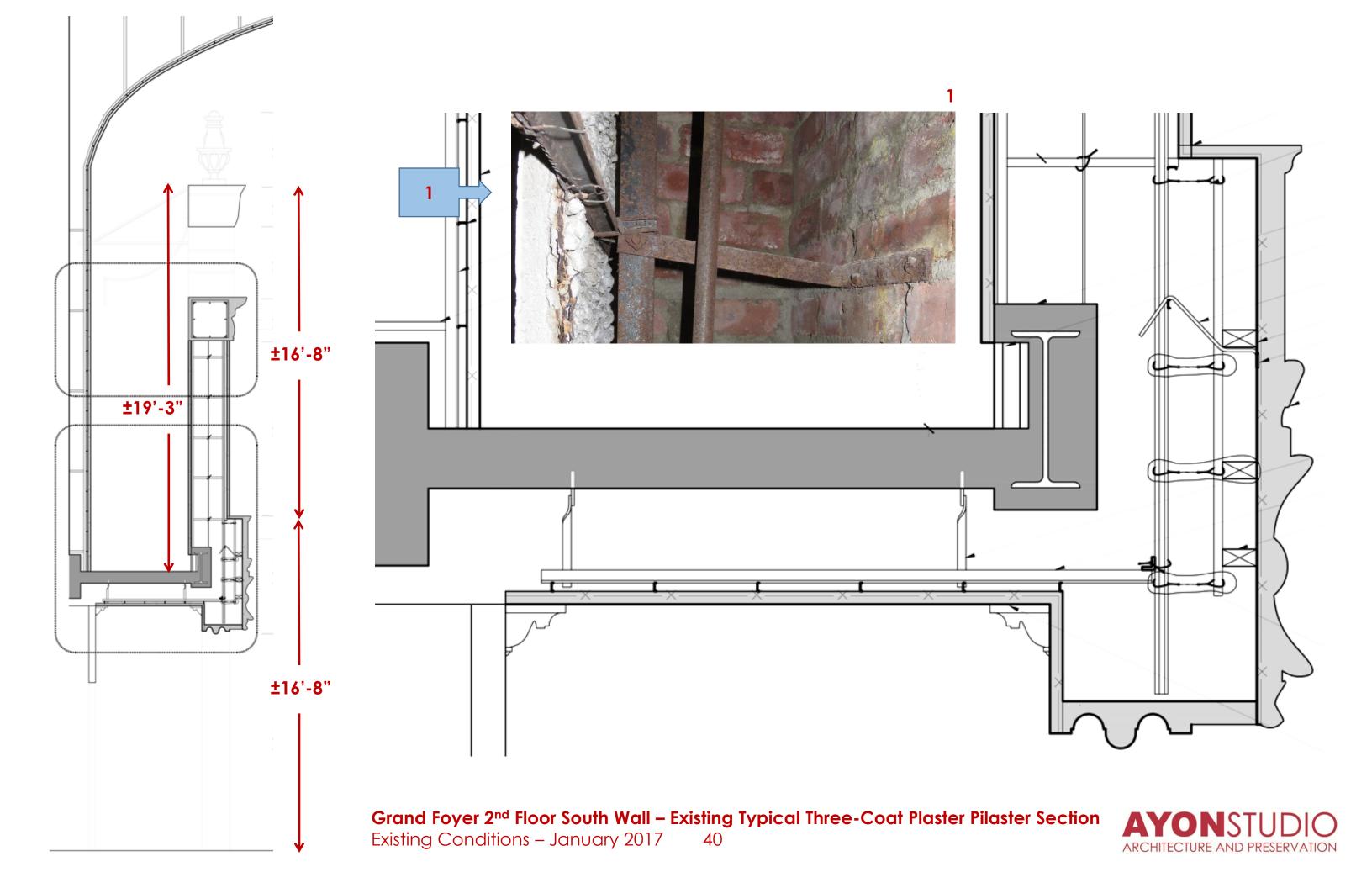


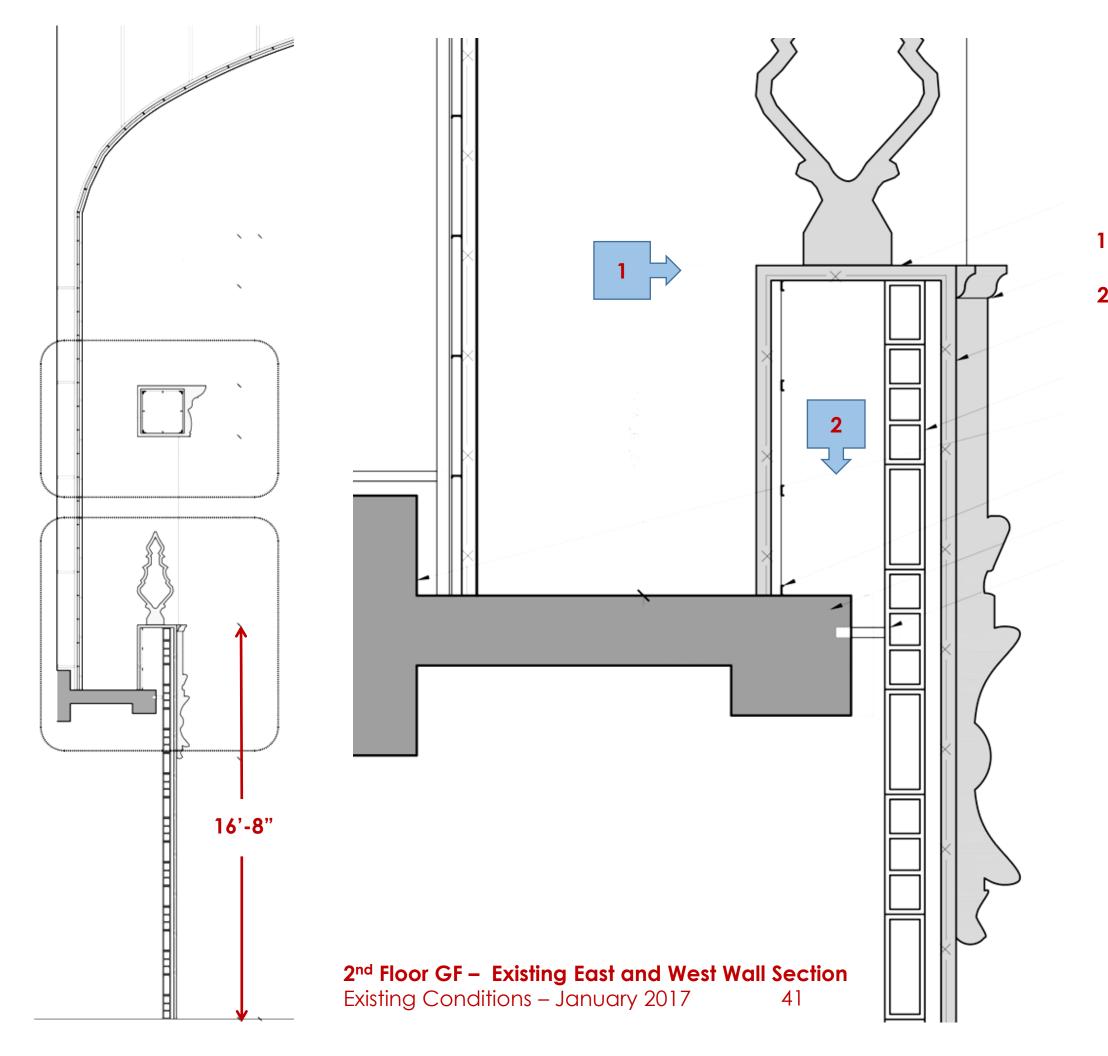








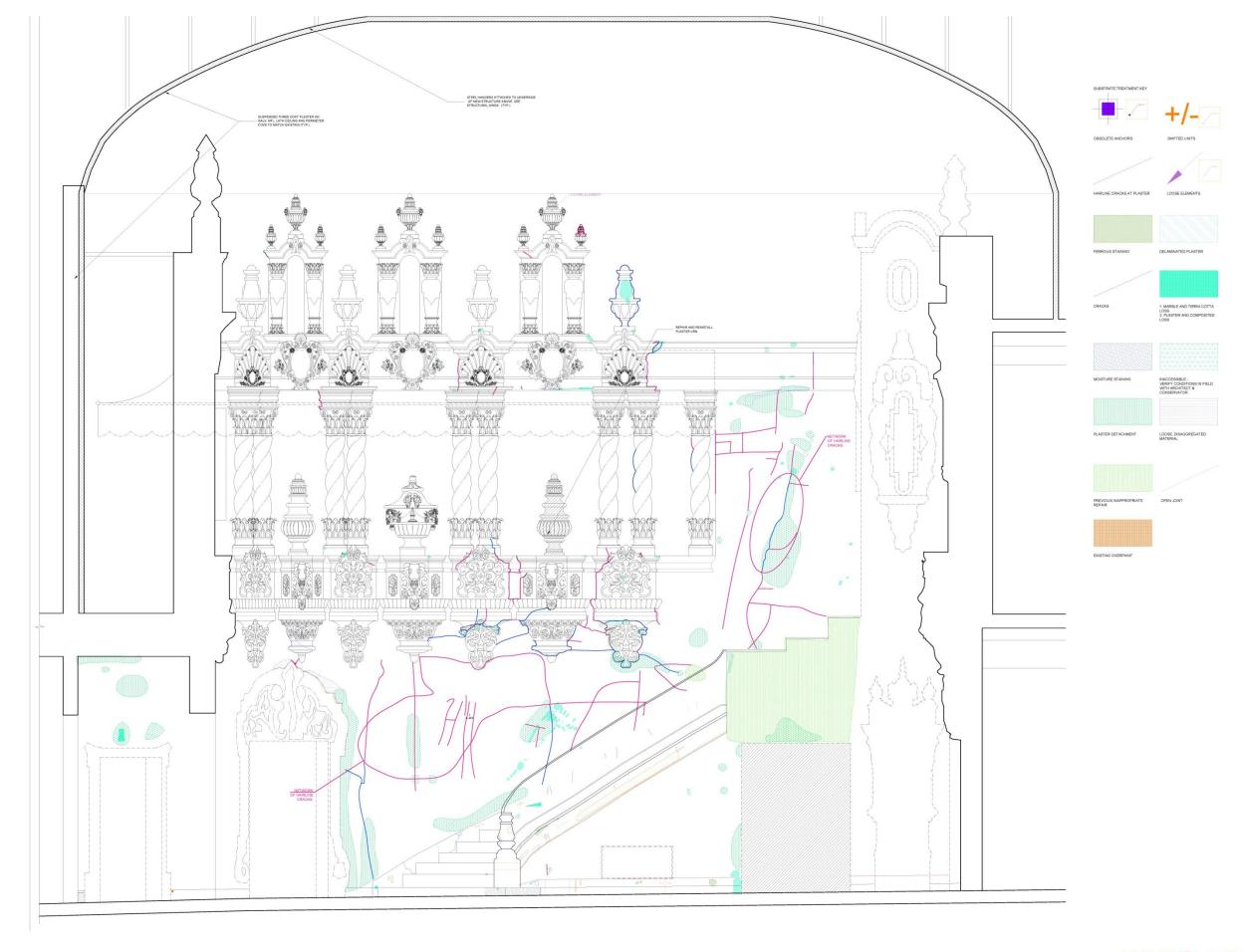


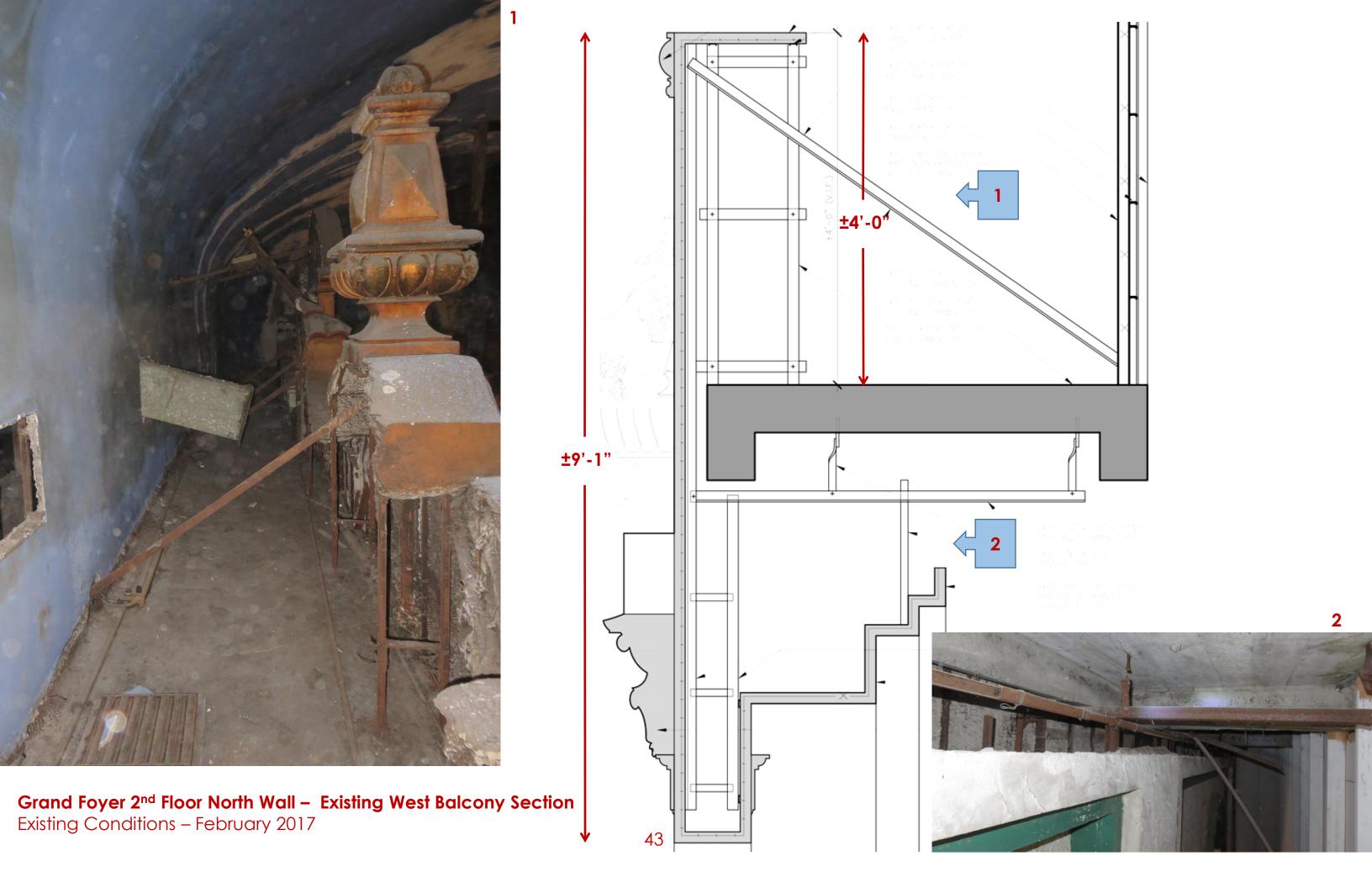


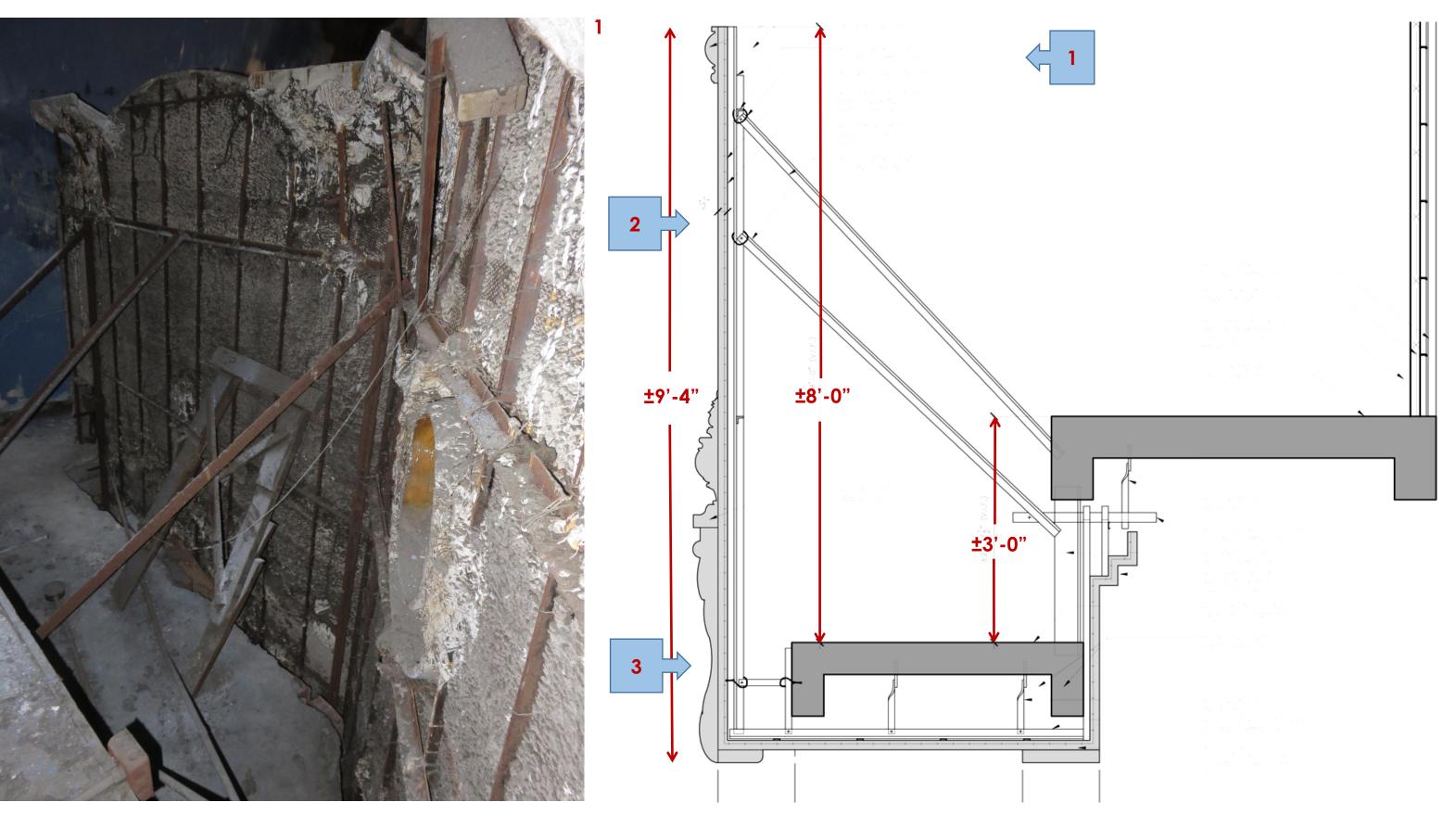










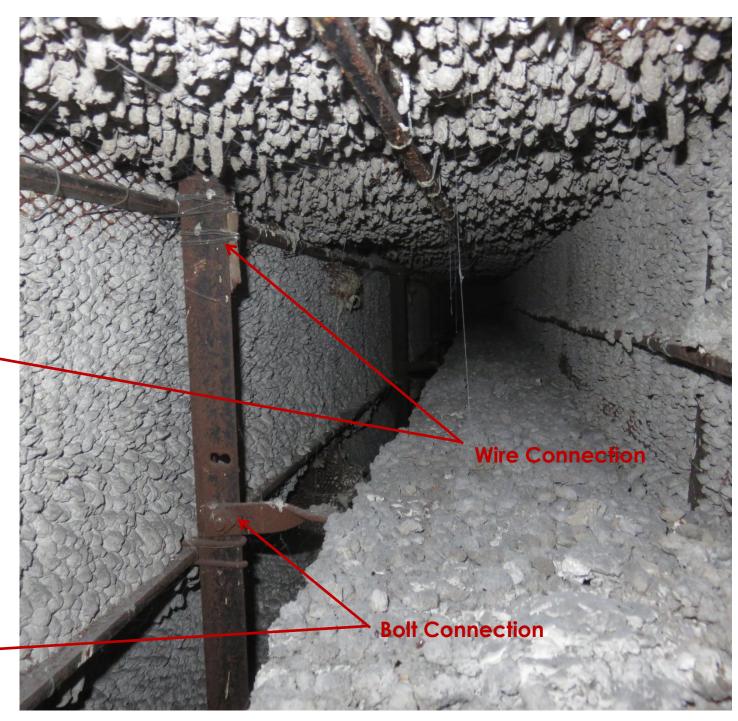


Grand Foyer 3rd Floor North Wall – Existing Stair Section Existing Conditions – February 2017



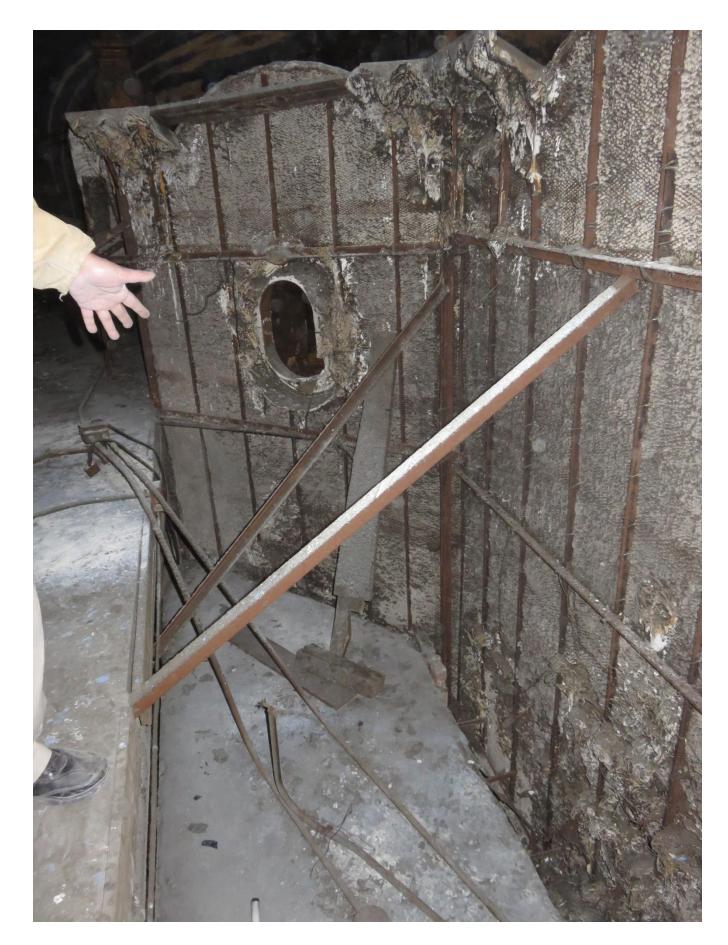


Suspended Black Iron Frame



Supported Black Iron Armature



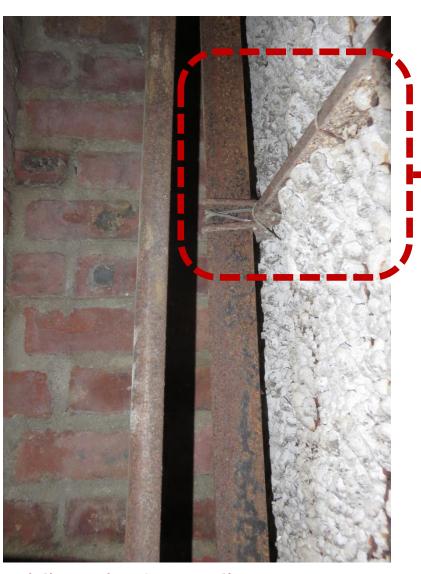


Grand Foyer – Typical Existing Plaster ConnectionsExisting Conditions – February 2017

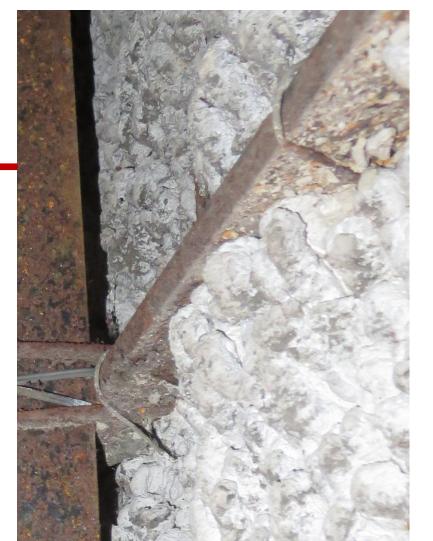


Existing Wire Connections



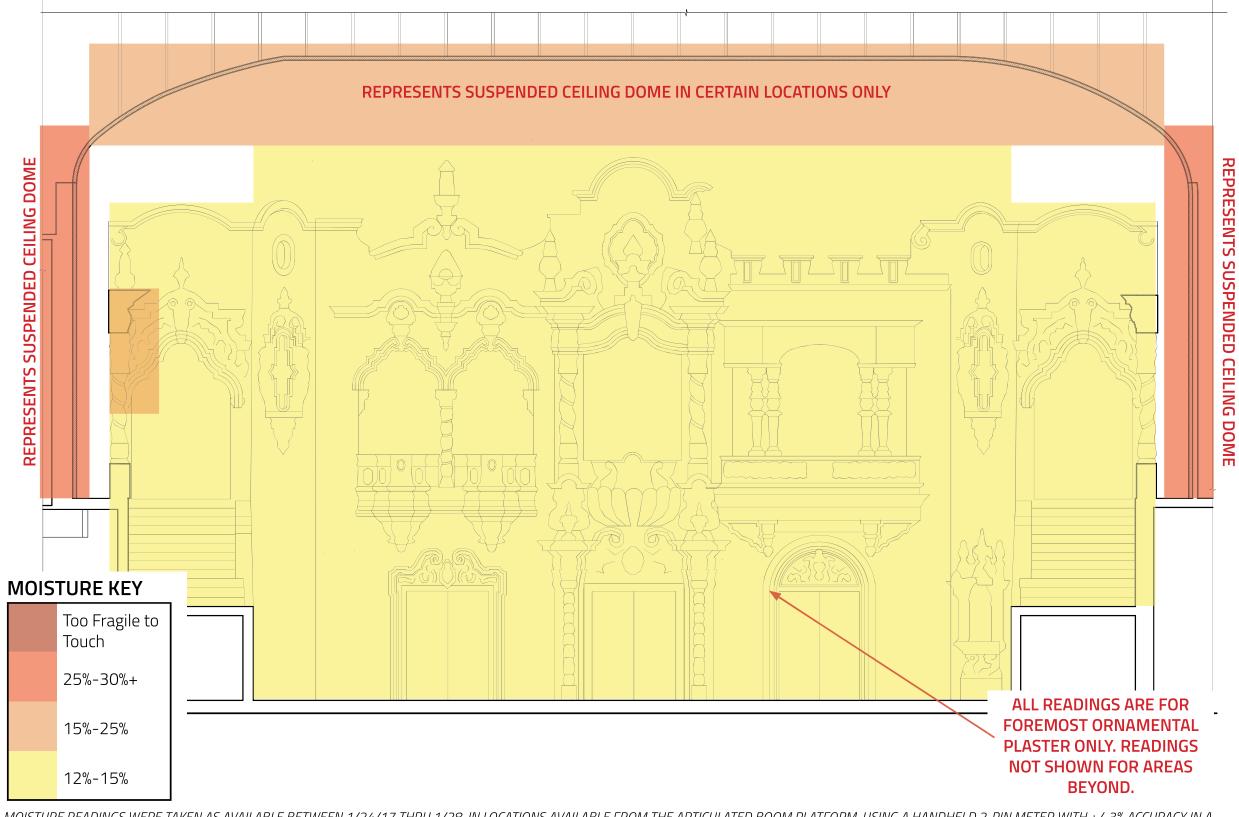


Existing Wire Connections





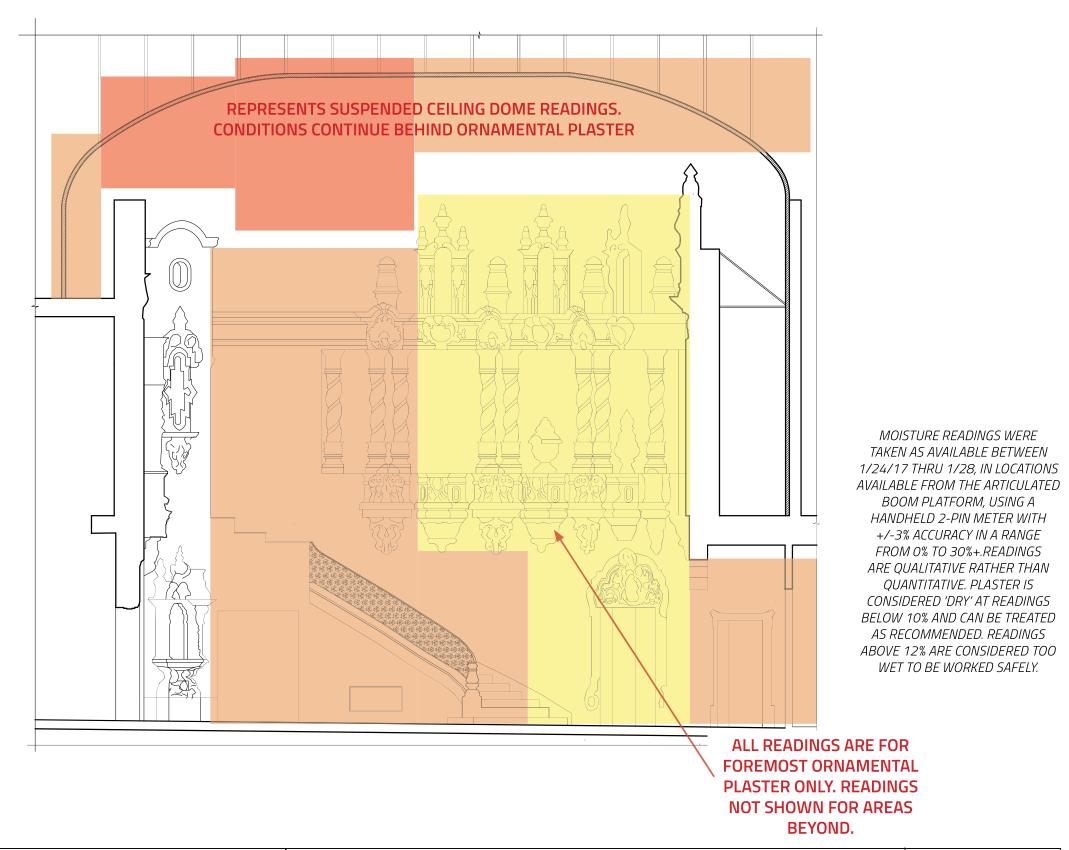




MOISTURE READINGS WERE TAKEN AS AVAILABLE BETWEEN 1/24/17 THRU 1/28, IN LOCATIONS AVAILABLE FROM THE ARTICULATED BOOM PLATFORM, USING A HANDHELD 2-PIN METER WITH +/-3% ACCURACY IN A RANGE FROM 0% TO 30%+.READINGS ARE QUALITATIVE RATHER THAN QUANTITATIVE. PLASTER IS CONSIDERED 'DRY' AT READINGS BELOW 10% AND CAN BE TREATED AS RECOMMENDED. READINGS ABOVE 12% ARE CONSIDERED TOO WET TO BE WORKED SAFELY.

ICO	NOF	PLAS	T

RKO GRAND FOYER | NORTH ELEVATION EXISTING CONDITION OBSERVATIONS



ICONOPLAST

MOISTURE KEY

Touch

25%-30%+

15%-25%

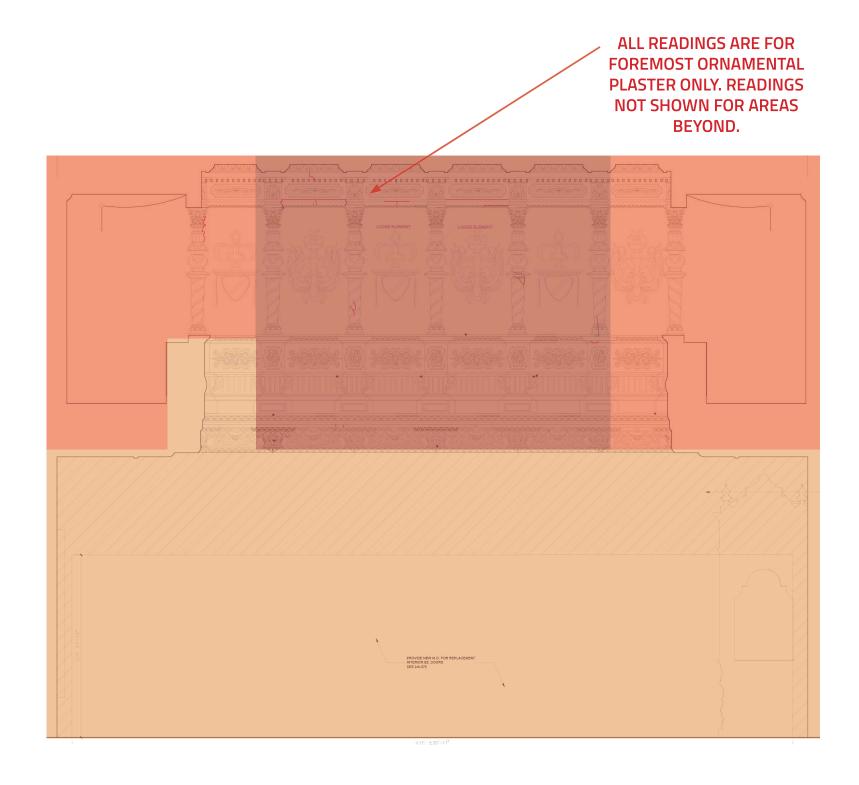
12%-15%

Too Fragile to

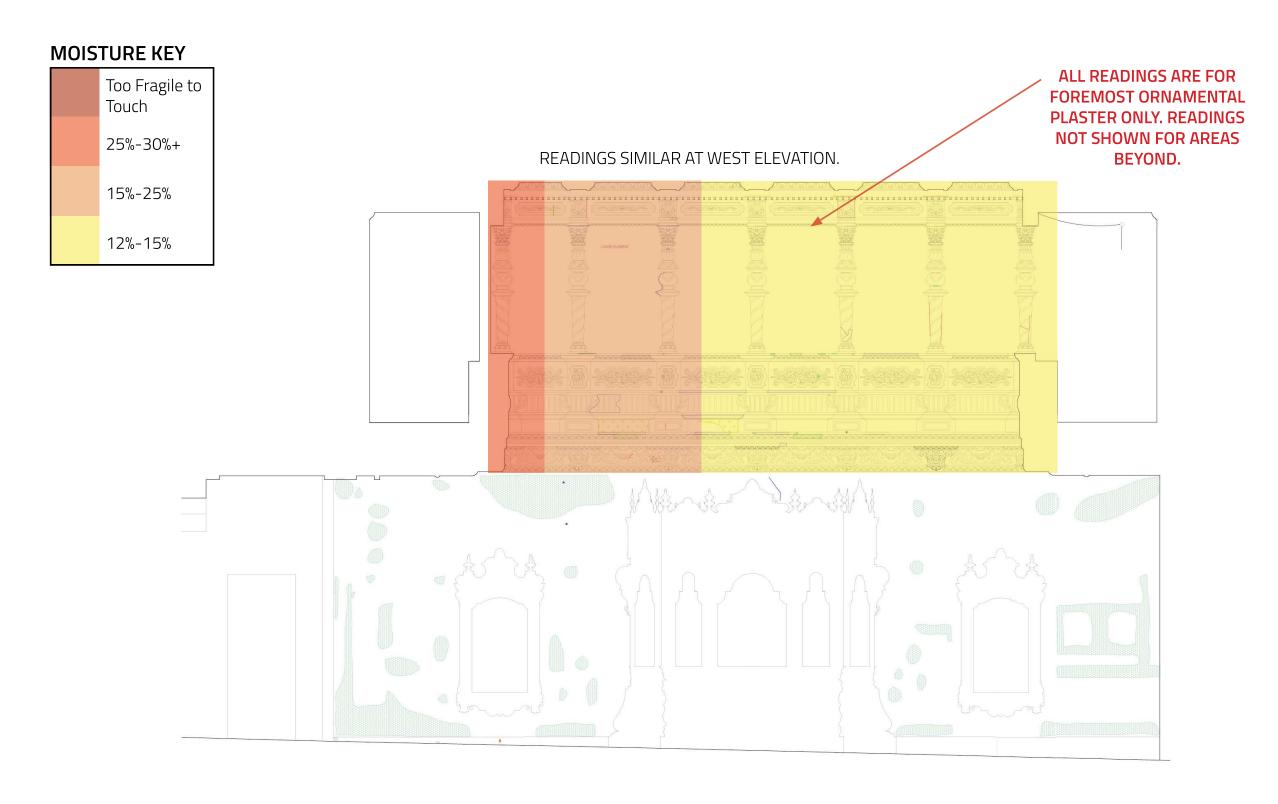
RKO GRAND FOYER | EAST ELEVATION EXISTING CONDITION OBSERVATIONS

MOISTURE KEY

Too Fragile to Touch
25%-30%+
15%-25%
12%-15%



MOISTURE READINGS WERE TAKEN AS AVAILABLE BETWEEN 1/24/17 THRU 1/28, IN LOCATIONS AVAILABLE FROM THE ARTICULATED BOOM PLATFORM, USING A HANDHELD 2-PIN METER WITH +/-3% ACCURACY IN A RANGE FROM 0% TO 30%+.READINGS ARE QUALITATIVE RATHER THAN QUANTITATIVE. PLASTER IS CONSIDERED 'DRY' AT READINGS BELOW 10% AND CAN BE TREATED AS RECOMMENDED. READINGS ABOVE 12% ARE CONSIDERED TOO WET TO BE WORKED SAFELY.



MOISTURE READINGS WERE TAKEN AS AVAILABLE BETWEEN 1/24/17 THRU 1/28, IN LOCATIONS AVAILABLE FROM THE ARTICULATED BOOM PLATFORM, USING A HANDHELD 2-PIN METER WITH +/-3% ACCURACY IN A RANGE FROM 0% TO 30%+.READINGS ARE QUALITATIVE RATHER THAN QUANTITATIVE. PLASTER IS CONSIDERED 'DRY' AT READINGS BELOW 10% AND CAN BE TREATED AS RECOMMENDED. READINGS ABOVE 12% ARE CONSIDERED TOO WET TO BE WORKED SAFELY.

ICONOPLAST

RKO TICKETING LOBBY | EAST ELEVATION **EXISTING CONDITION OBSERVATIONS**

MOISTURE KEY

Too Fragile to Touch

25%-30%+

15%-25%

NORTH



ICONOPLAST

RKO TICKETING LOBBY | 1ST FLOOR RCP **EXISTING CONDITION OBSERVATIONS**

MOISTURE KEY

Too Fragile to Touch
25%-30%+
15%-25%

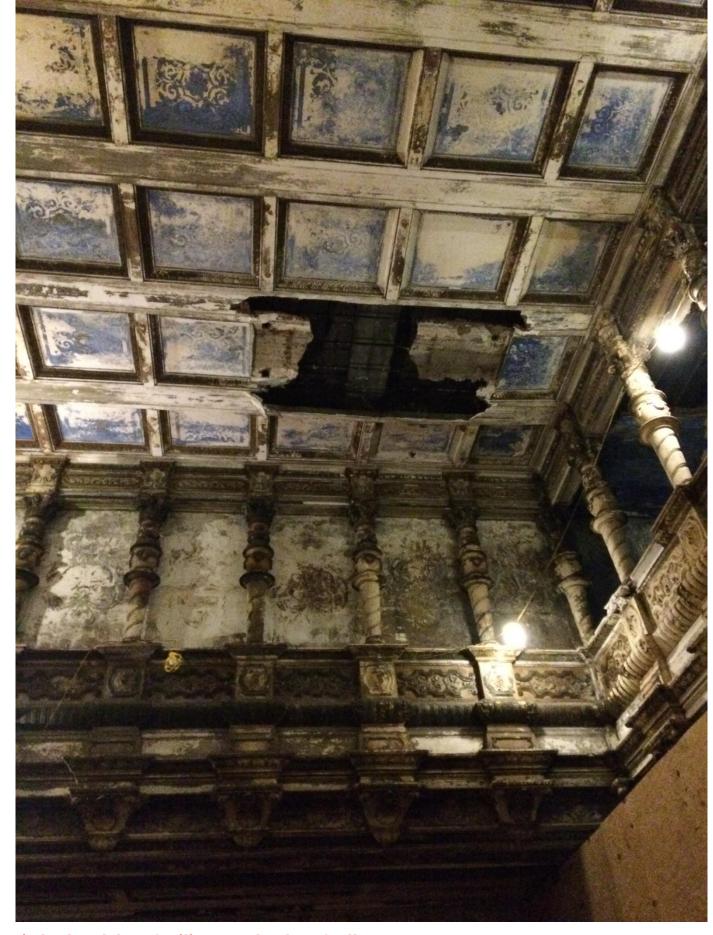
12%-15%

NORTH

MOISTURE READINGS WERE
TAKEN AS AVAILABLE BETWEEN
1/24/17 THRU 1/28, IN LOCATIONS
AVAILABLE FROM THE ARTICULATED
BOOM PLATFORM, USING A
HANDHELD 2-PIN METER WITH
+/-3% ACCURACY IN A RANGE
FROM 0% TO 30%+.READINGS
ARE QUALITATIVE RATHER THAN
QUANTITATIVE. PLASTER IS
CONSIDERED 'DRY' AT READINGS
BELOW 10% AND CAN BE TREATED
AS RECOMMENDED. READINGS
ABOVE 12% ARE CONSIDERED TOO
WET TO BE WORKED SAFELY.

ICONOPLAST

RKO TICKETING LOBBY | 2ND FLOOR RCP **EXISTING CONDITION OBSERVATIONS**



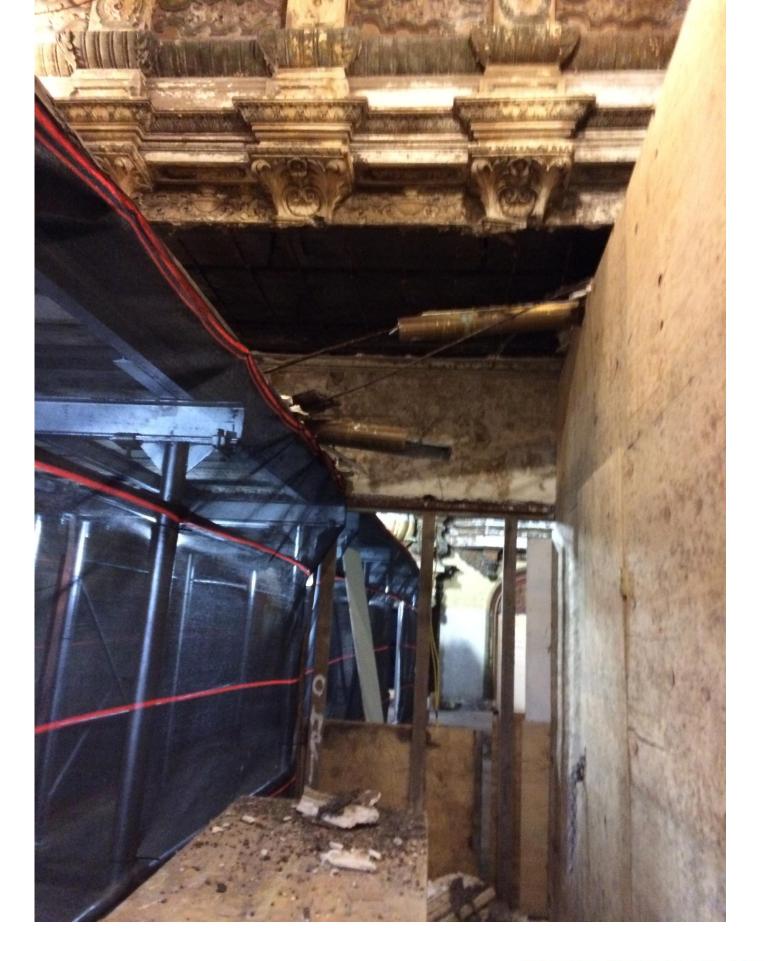
Ticket Lobby Ceiling – Plaster CollapseExisting Conditions – April 4, 2017







Ticket Lobby Ceiling – Plaster CollapseExisting Conditions – April 18, 2017

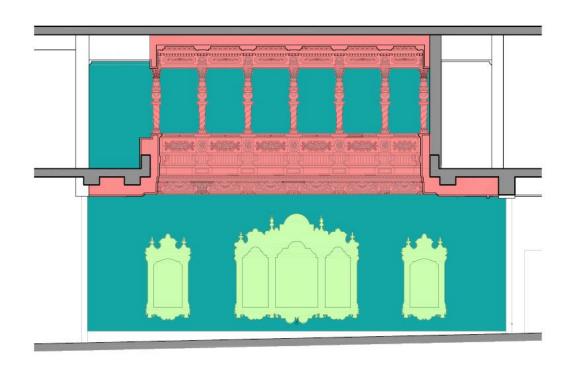


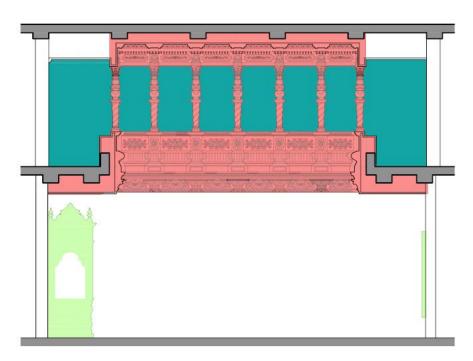


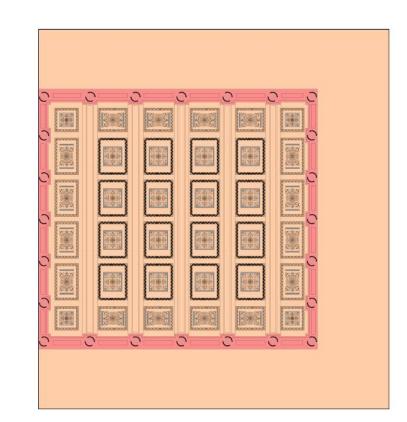
E. PROPOSED HISTORIC PRESERVATION SCOPE OF WORK

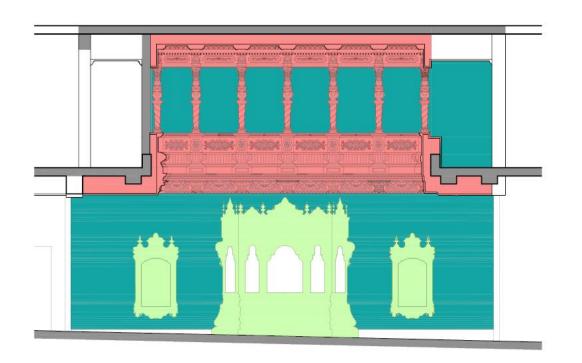
- 1. TEMPORARY REMOVAL AND SALVAGE OF EXISTING DECORATIVE PLASTERWORK FOR OFF-SITE STORAGE, RESTORATION AND ON-SITE REINSTALLATION TO MATCH EXISTING.
- 2. SELECTIVE REMOVAL AND IN-KIND REPLACEMENT OF SEVERELY DETERIORATED PLASTERWORK.

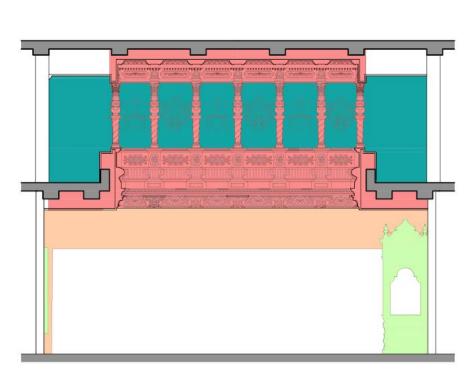


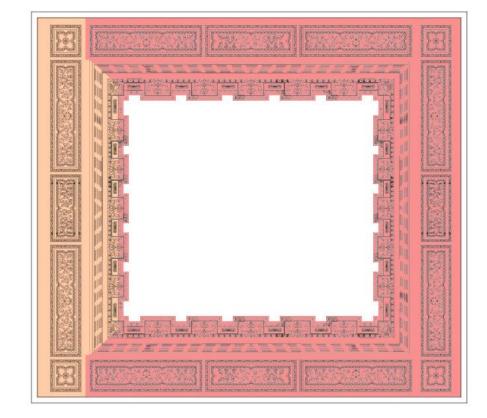










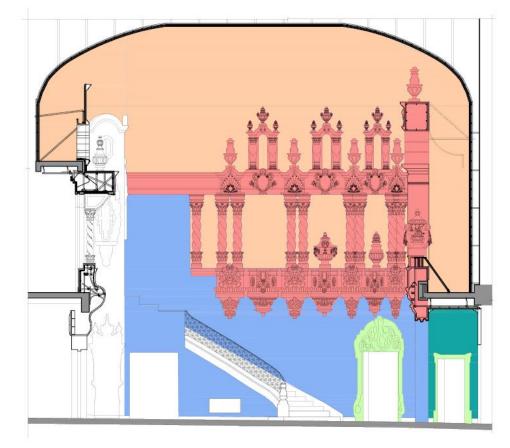


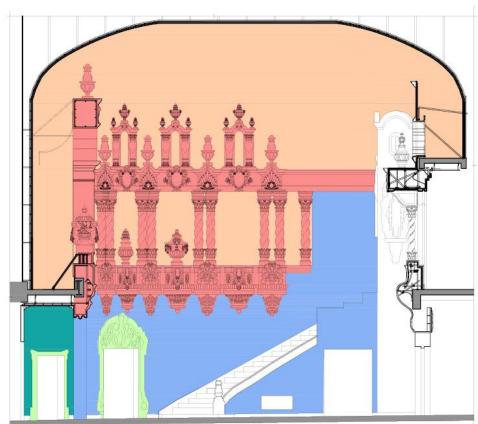
- Plasterwork: Remove and Replace In Kind (24%)
- Plasterwork: Remove and Salvage Existing Plaster for Off-Site Storage and Reinstallation(31%)

Existing Masonry Partition to Remain (39%)

Wood/Metals : Remove and Salvage (7%)





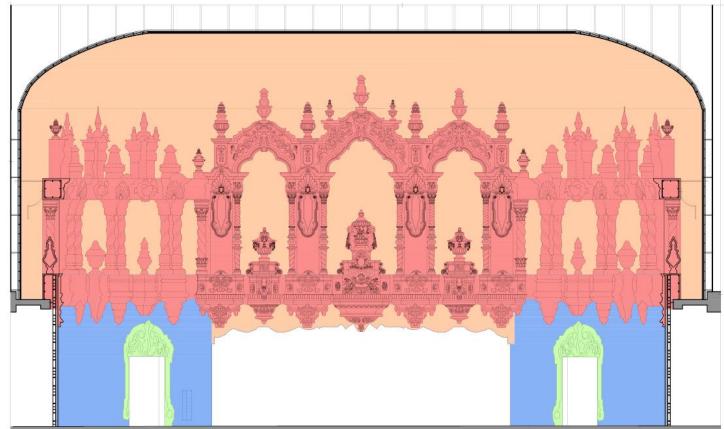


- Flat Three-Coat Plaster: Remove and Replace In Kind (54%)
- Ornamental Plaster: Remove and Salvage for Off-Site Storage and Reinstallation (24%)

Grand Foyer

Extent of Proposed Temporary Selective Removal for Off Site Storage and Reinstallation

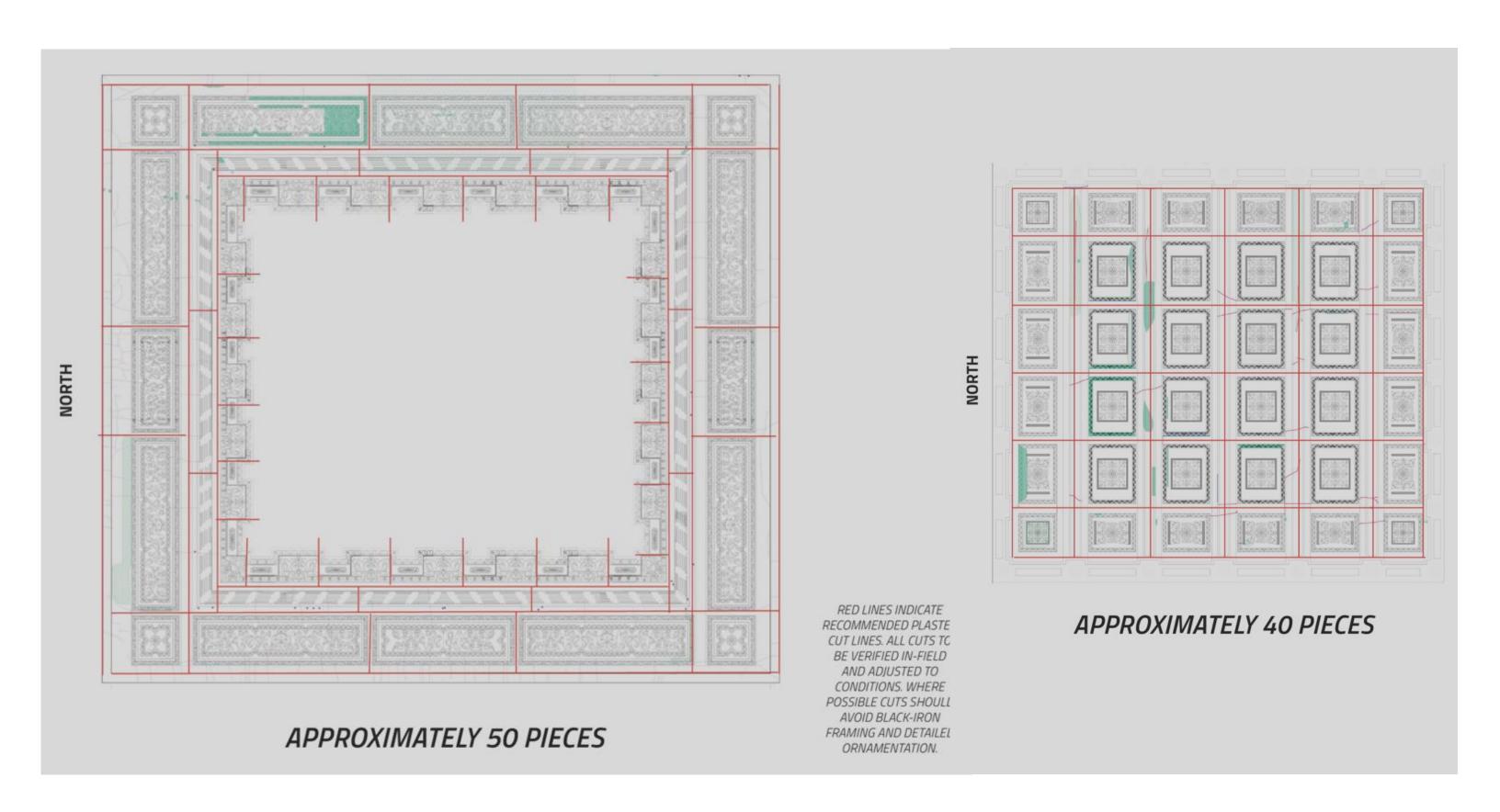


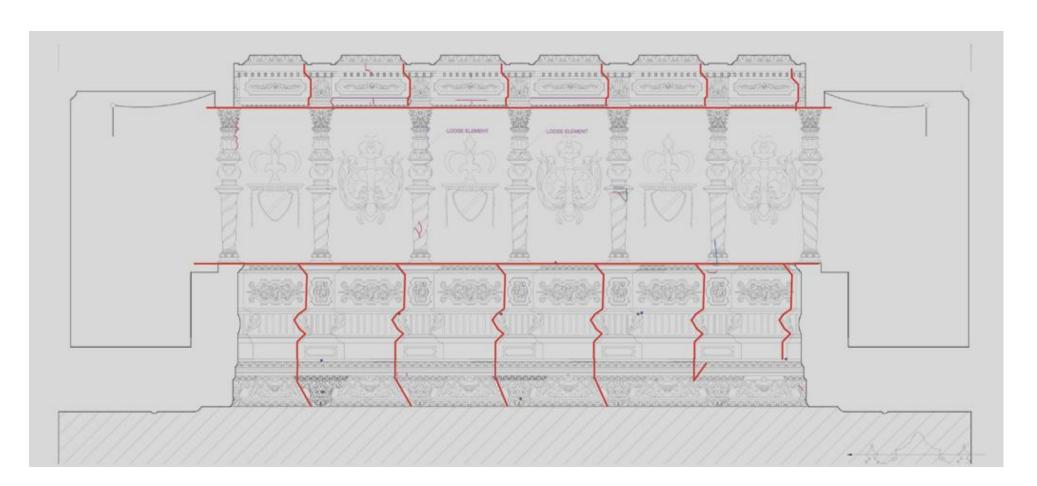


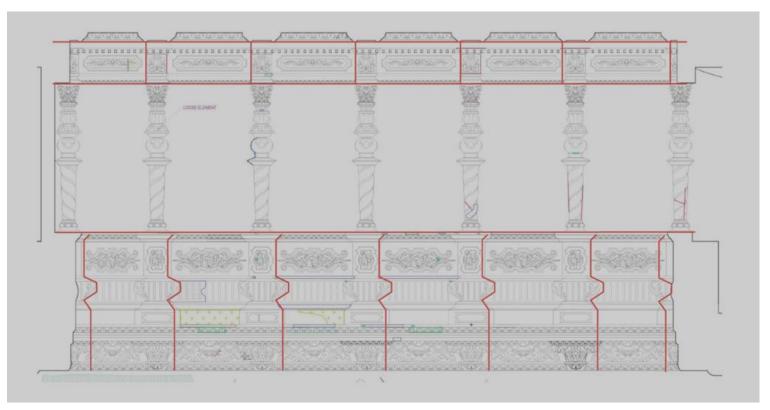
- Plaster on TC Partition: Remove & Replace (18%)
- Wood/Metals : Remove and Salvage (3%)
- Existing Masonry to Remain (1%)

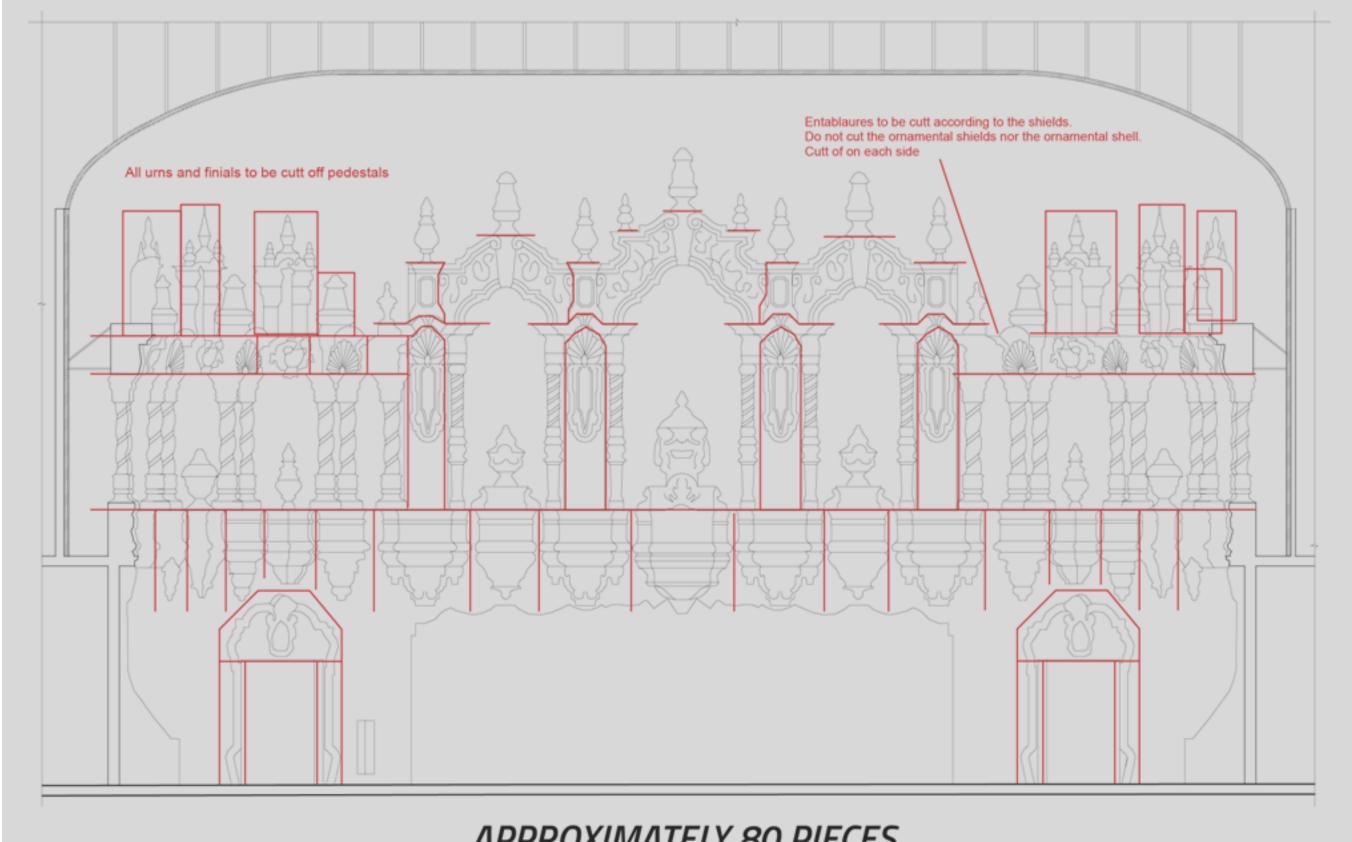
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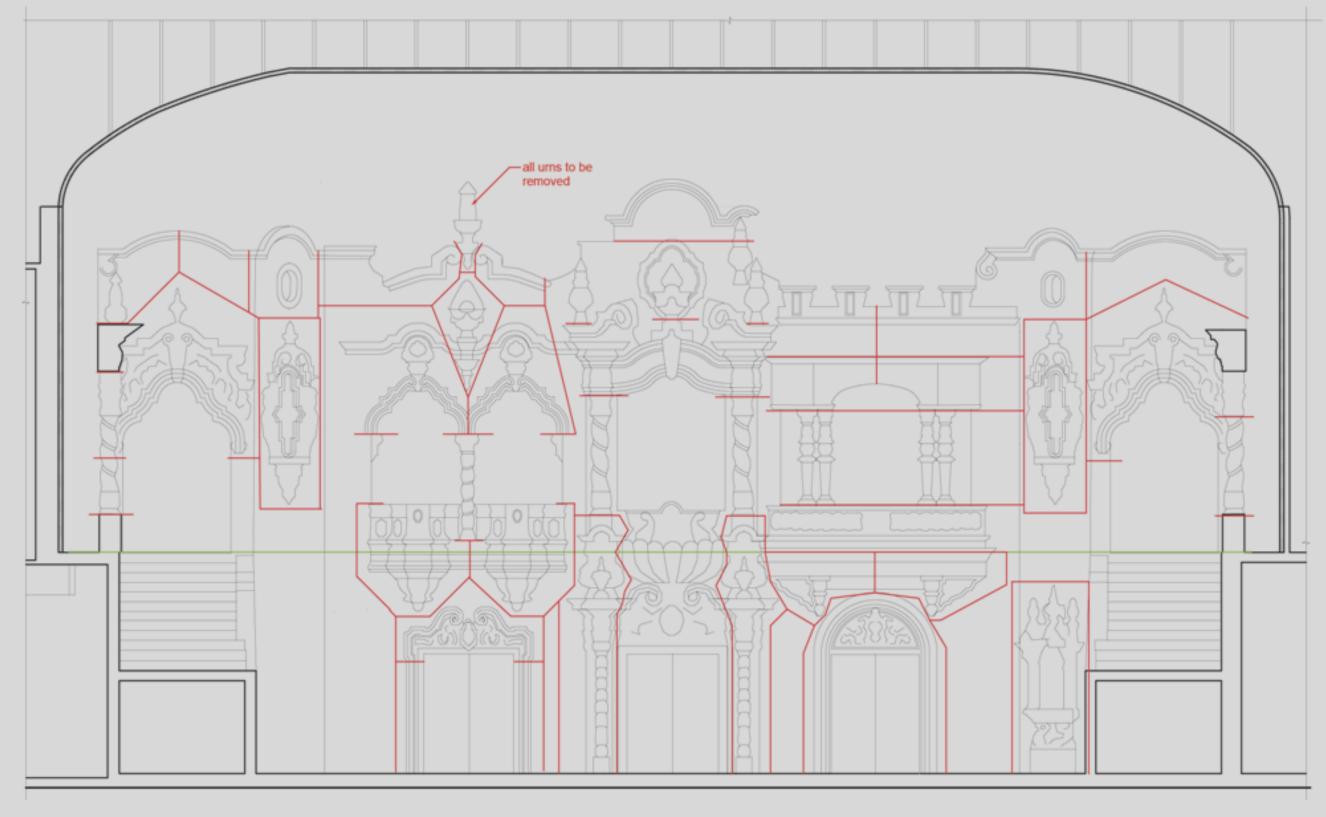






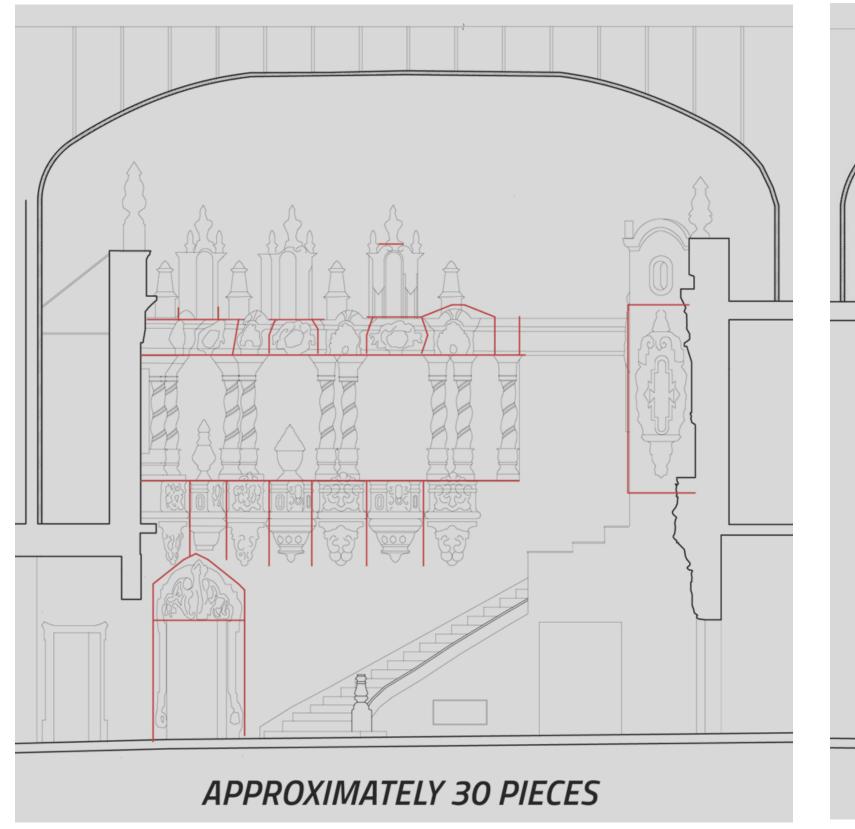
APPROXIMATELY 80 PIECES

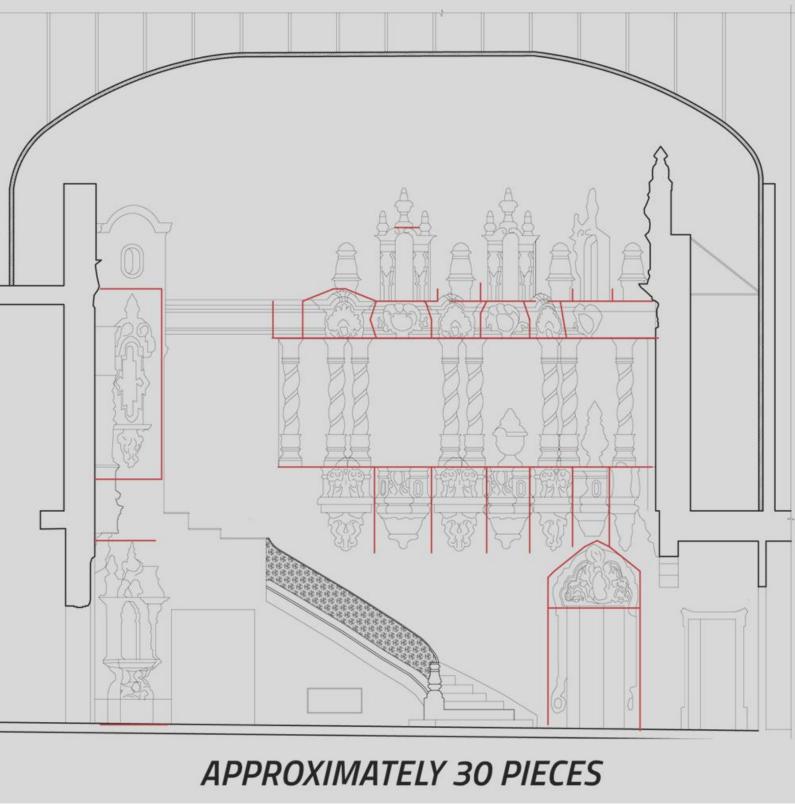
RED LINES INDICATE RECOMMENDED PLASTER CUT LINES. ALL CUTS TO BE VERIFIED IN-FIELD AND ADJUSTED TO CONDITIONS. WHERE POSSIBLE CUTS SHOULD AVOID BLACK-IRON FRAMING AND DETAILED ORNAMENTATION.



APPROXIMATELY 50 PIECES

RED LINES INDICATE RECOMMENDED PLASTER CUT LINES. ALL CUTS TO BE VERIFIED IN-FIELD AND ADJUSTED TO CONDITIONS. WHERE POSSIBLE CUTS SHOULD AVOID BLACK-IRON FRAMING AND DETAILED ORNAMENTATION.





RED LINES INDICATE RECOMMENDED PLASTER CUT LINES. ALL CUTS TO BE VERIFIED IN-FIELD AND ADJUSTED TO CONDITIONS. WHERE POSSIBLE CUTS SHOULD AVOID BLACK-IRON FRAMING AND DETAILED ORNAMENTATION.

PROPOSED SEQUENCE

(TO BE CONFIRMED AFTER CONTRACT AWARD)

1. ENVIRONMENTAL ENHANCEMENTS:

- a. INSTALLATION OF OVERHEAD PROTECTION
- b. ADDITIONAL WATERPROOFING MEASURES
- c. DEHUMIDIFICATION
- d. SELECTIVE REMOVAL S (TEMPORARY ENCLOSURES, FLAT (UNADORNED) SUSPENDED GF PLASTER CEILING, ETC.)

2. PREPARATION FOR REMOVALS:

- a. ADDITIONAL DOCUMENTATION (PHOTOGRAPHS AND CATALOGUING BY CONTRACTOR)
- b. MAKE MOLDS OF SELECTED COMPONENTS
- C. CONSOLIDATION AND INSTALLATION OF TEMPORARY ENGINEERED FRAMING AND BRACING AS REQUIRED

3. TEMPORARY REMOVALS:

- a. PHASED CUTTING, RIGGING, CRATING AND LABELING (TL FIRST, THEN GF)
- b. TRANSPORTATION TO OFF-SITE FACILITY (CONTRACTOR'S SHOP OR BONDED WAREHOUSE)
- c. OFF-SITE STORAGE IN CONTROLLED ENVIRONMENT FOR SLOW DRYING

4. PREPARATION FOR REINSTALLATION:

- a. ENVIRONMENTAL REMEDIATION (LBP REMOVAL AND HAZMAT ABATEMENT)
- b. CONSOLIDATION, PATCHING AND LOCALIZED REPAIRS AT SELECTED LOCATIONS
- c. REPLICATION OF MISSING AND SEVERELY DAMAGED ORNAMENTS

5. REINSTALLATION AND RESTORATION:

- a. REPLICATE PLASTERWORK WHERE REQUIRED
- b. REINSTALL SALVAGED PLASTERWORK AND REATTACH IT TO EXISTING STRUCTURE.
- c. PATCH JOINTS
- d. APPLY ORIGINAL FINISHES



F. PRECEDENTS FOR TEMPORARY REMOVAL AND REINSTALLATION OF ORNAMENTAL PLASTERWORK

- 1. THE LYRIC AND THE APOLLO THEATERS, TIMES SQUARE
- 2. SELWYN (A.K.A. AMERICAN AIRLINES / ROUNDABOUT) THEATER, TIMES SQUARE
- 3. ELTYNGE THEATER (A.K.A. AMC 25), TIMES SQUARE

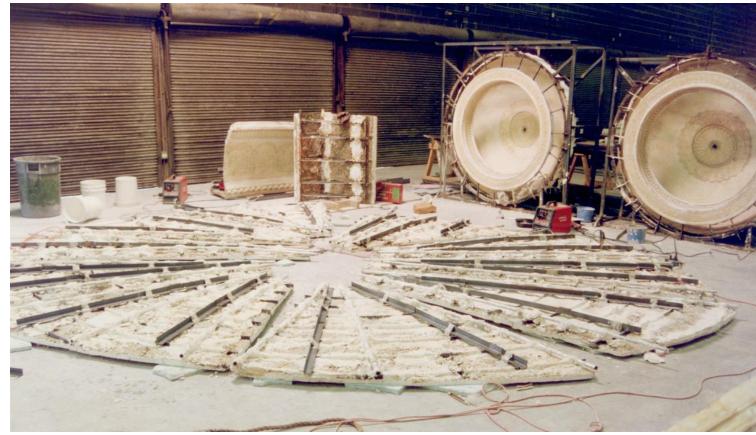






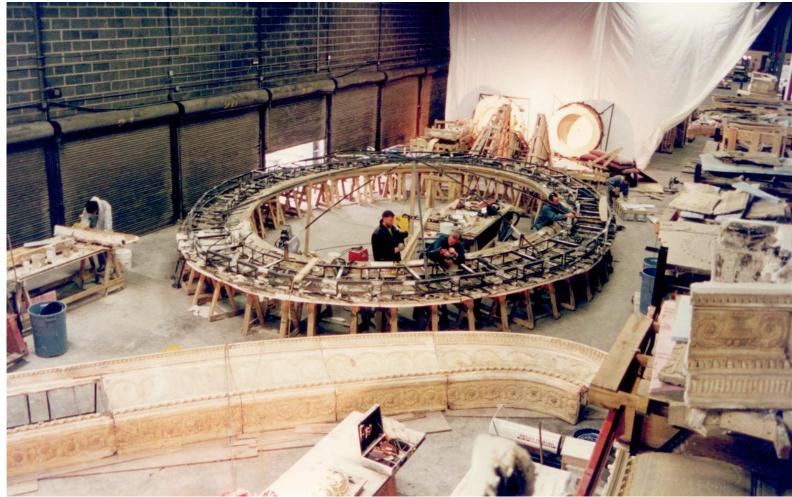
The Lyric Theater, Times Square – Temporary Plaster Removal (ca. 1996-1997) Images Courtesy of Iconoplast, Inc.













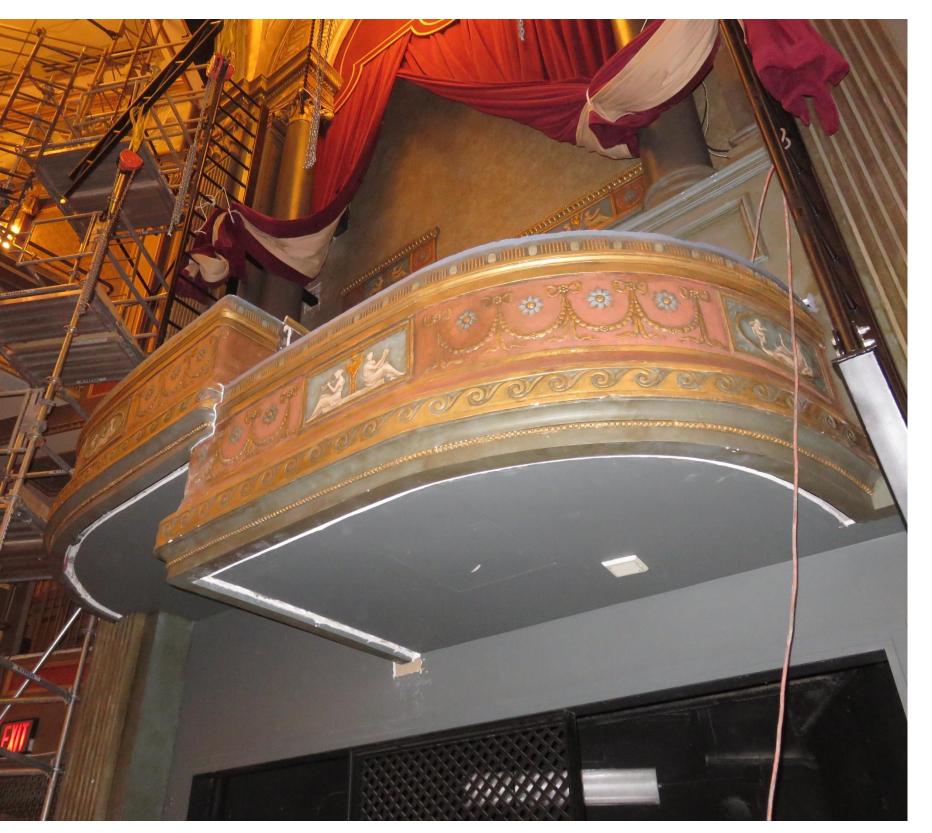






The Lyric Theater, Times Square – Temporary Plaster Removal, ca. 2009 Images Courtesy of Iconoplast, Inc.







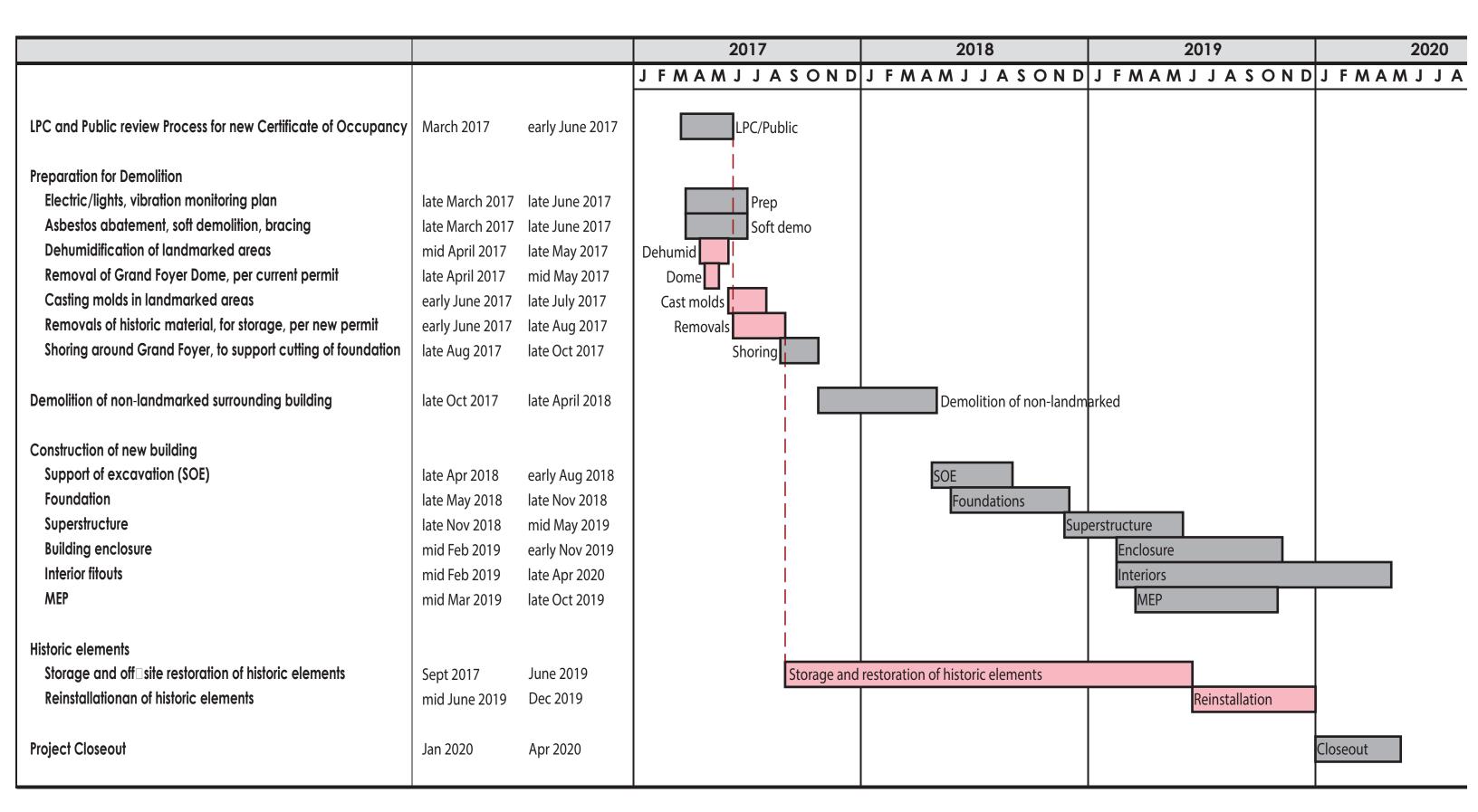


The Lyric Theater, Times Square – Temporary Plaster Removal April, 2017



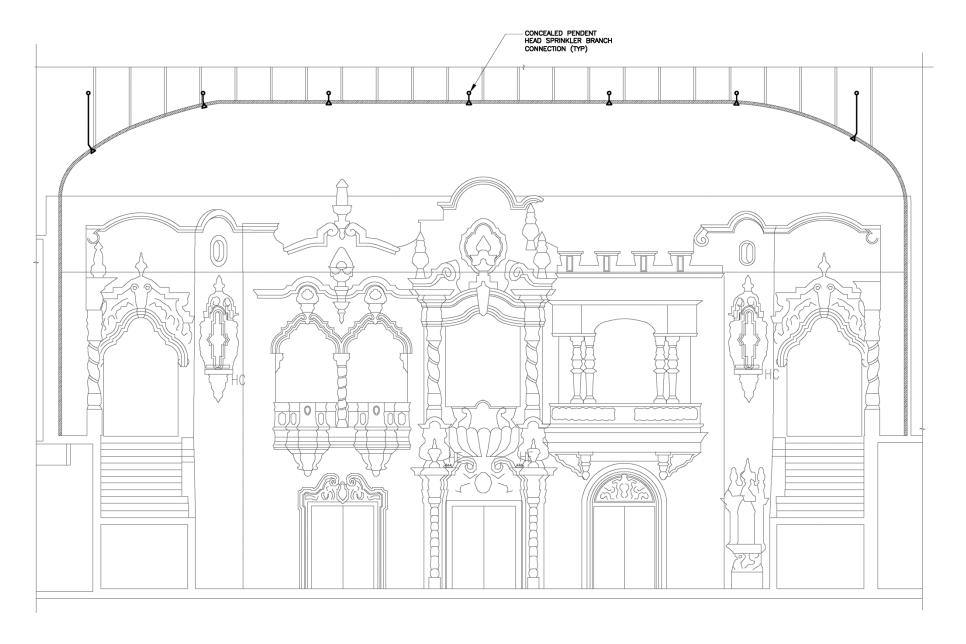
G. ESTIMATED SCHEDULE

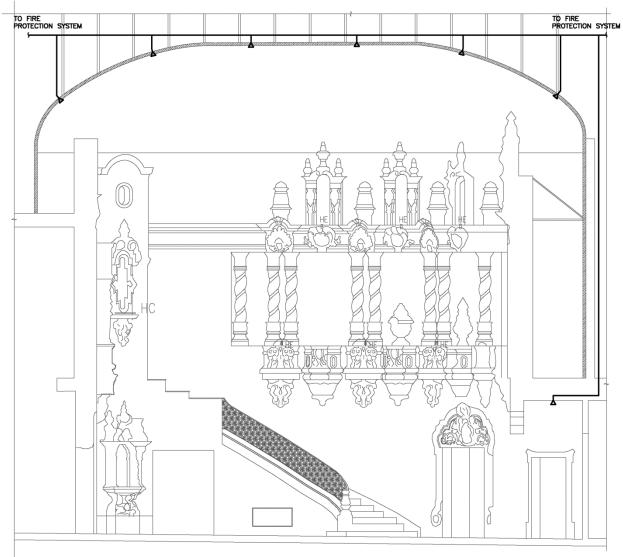




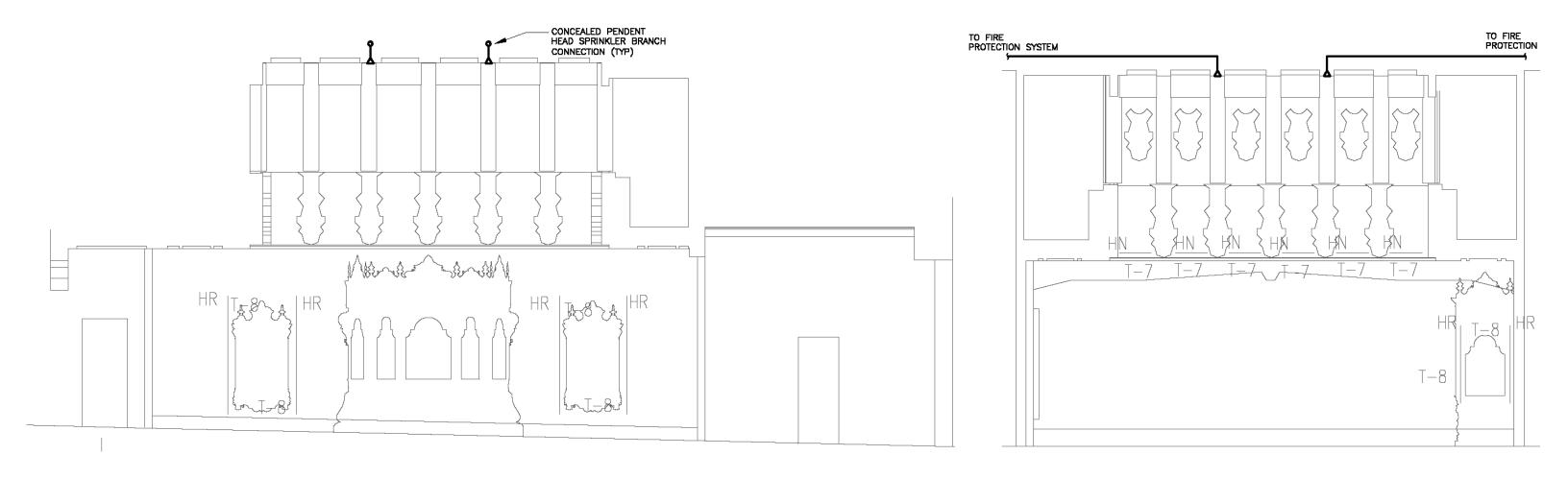
H. SPRINKLERS, LIGHTING AND SECURITY

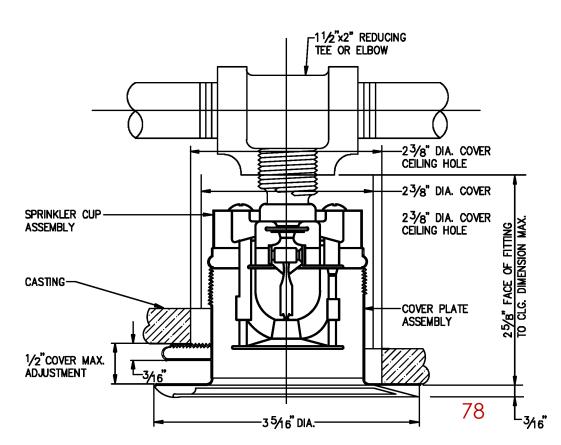














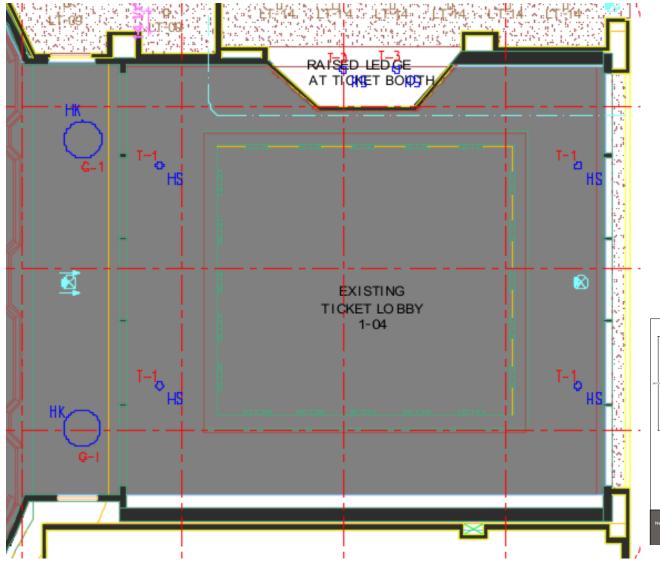




Type HS Warm Dim Downlight

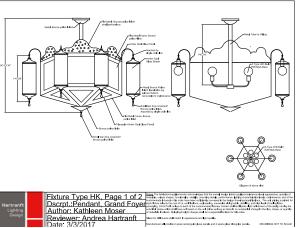










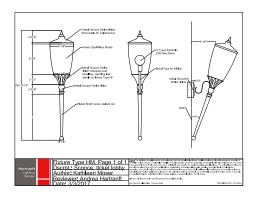


TICKET LOBBY 1ST FLOOR RCP

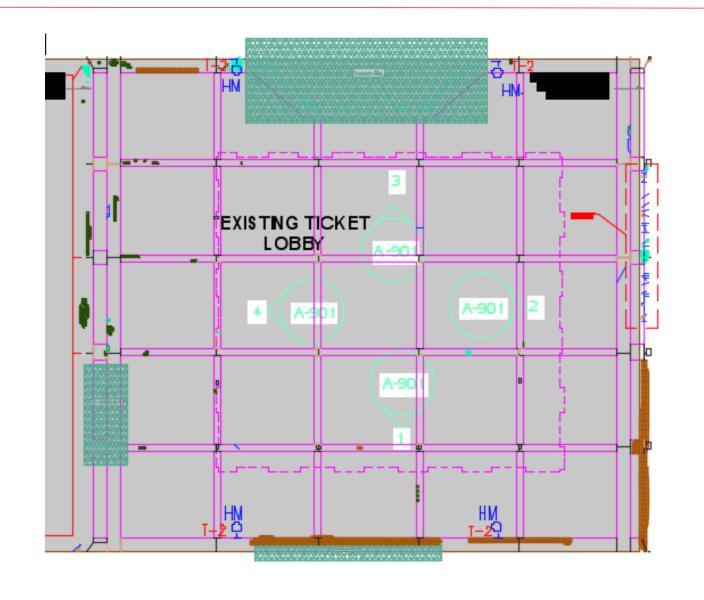
Type HK Chandelier







Type HM Sconce

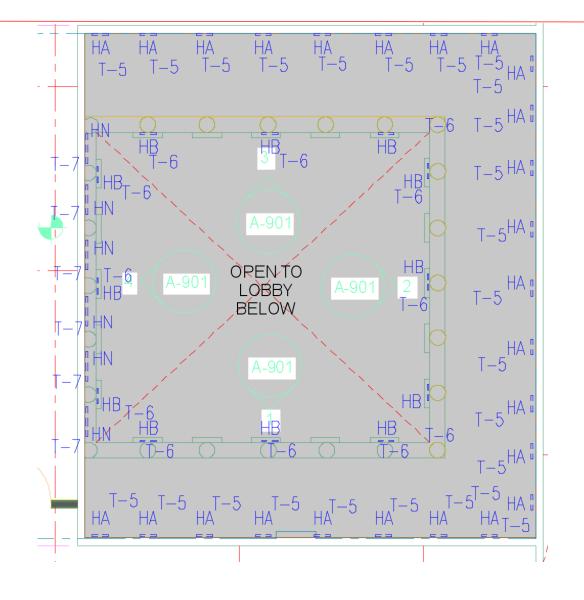


TICKET LOBBY 1ST FLOOR PLAN





Wall Graze White Light to Highlight Painted Upper Ceiling





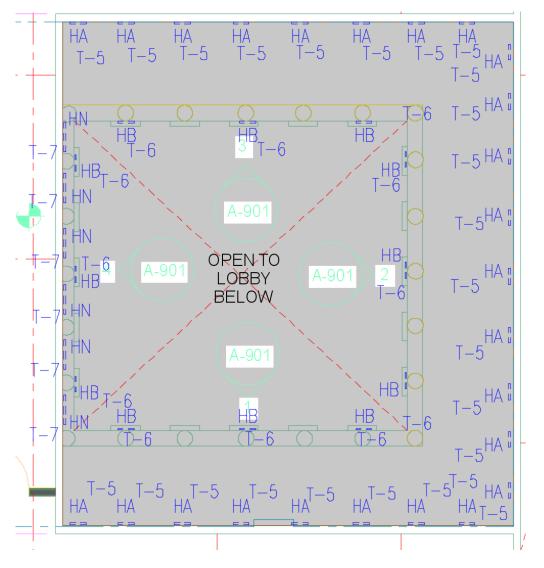


Uplighted Ceiling From Balcony

TICKET LOBBY 2ND FLOOR PLAN

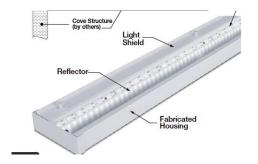


Type HN Frieze Uplight Graze





Type HA Uplight

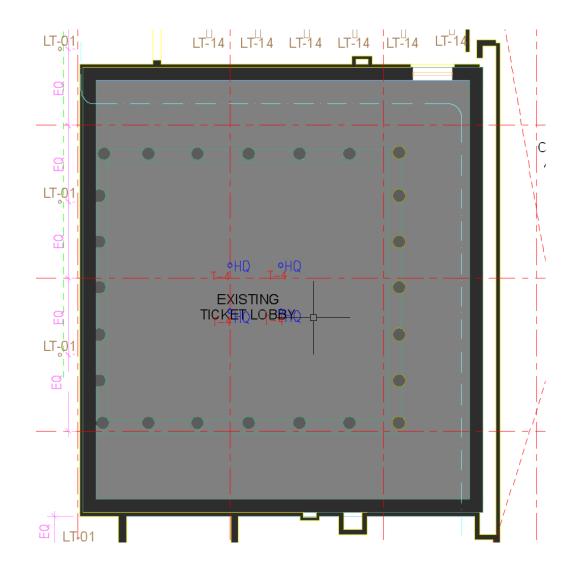


Type HB Balcony Mounted Uplight

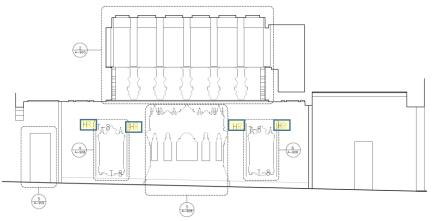




Type HQ High Output Warm Dim LED Downlight

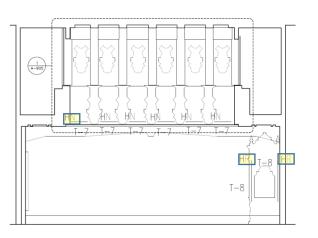


TICKET LOBBY 2ND FLOOR RCP



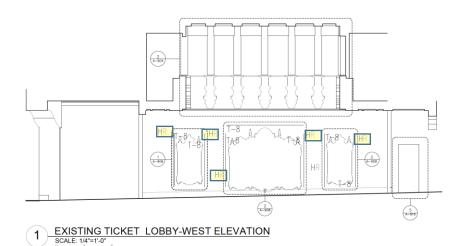


Edge Lighted Display Boards



4 EXISTING TICKET LOBBY-NORTH ELEVATION

SCALE: 1/4"=1'-0"



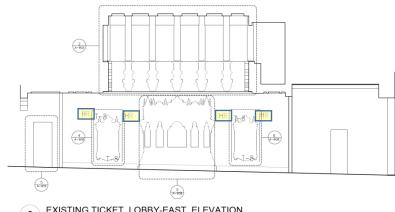


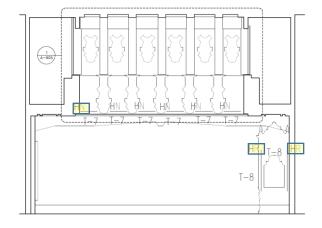




Uplight Frieze Above Grand Foyer Entry (North Elevation of Ticket Lobby)









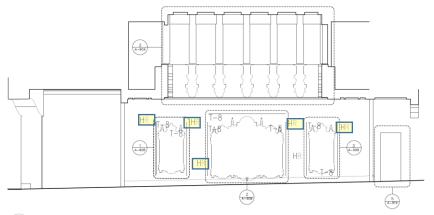
3 EXISTING TICKET LOBBY-EAST ELEVATION SCALE: 1/4*=1'-0*



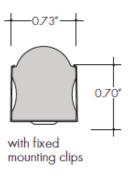
4 EXISTING TICKET LOBBY-NORTH ELEVATION

SCALE: 1/4"=1'-0"

1 SCALE: 1/4"=1'-0"



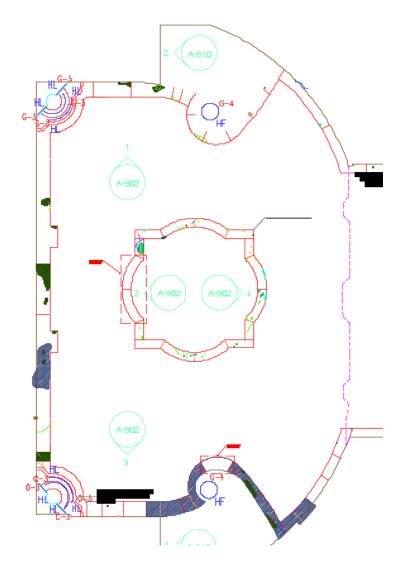
Type HR Display Case Edge Light

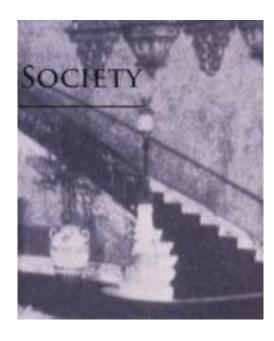


Type HN Frieze Uplight

1 EXISTING TICKET LOBBY-WEST ELEVATION SCALE: 1/4"=1'.0"

SCALE, 1/4 = 1 = 0





Type HF Newell Post Light

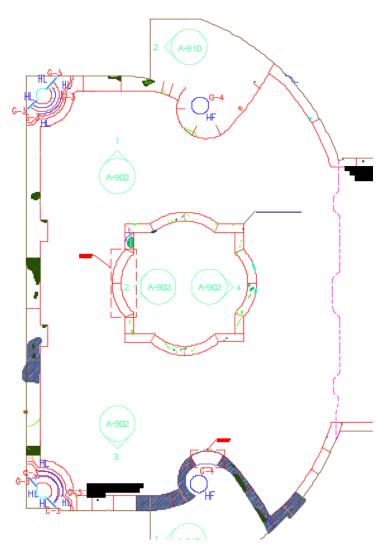
GRAND FOYER 1ST FLOOR PLAN



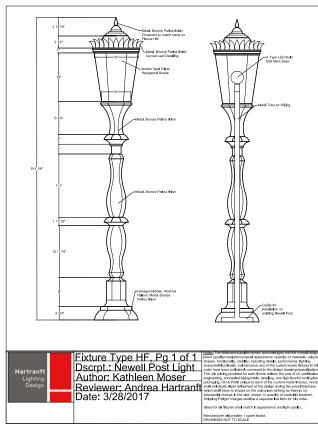
Type HJ Fountain Marker



Type HL Curvable LED Tape



Type HF Newell Post Light



GRAND FOYER 1ST FLOOR PLAN

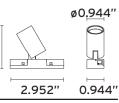




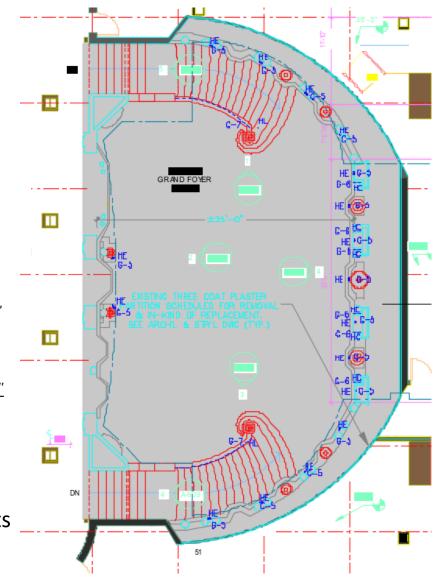








Type HE Miniature Spotlights and LED Tape Define Decorative Elements



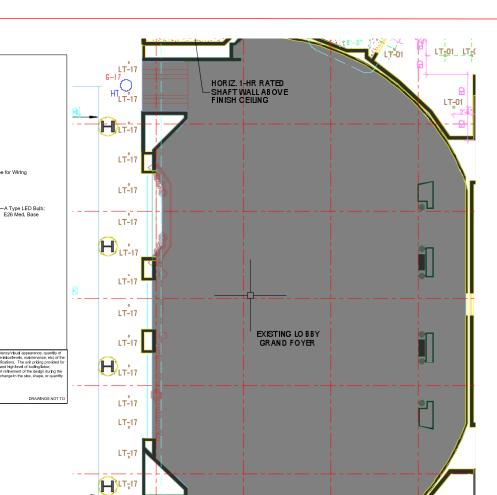


Type HL LED curvable
Tape in Handrails to Light
Stairs

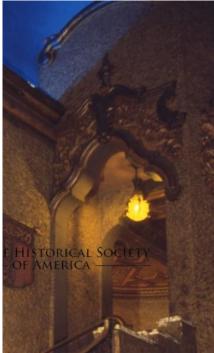


Type HL Curvable LED Tape

GRAND FOYER 2ND FLOOR PLAN







TYPE HT PENDANT AT TOP OF STAIRS IN **GRAND FOYER**

Eixture Type HT, Page 1 of 1
Dscrpt.: Pendant Above Stair
Author: Kathleen Moser
Reviewer: Andrea Hartranft
Date: 3/3/2017

-Metal, Bronze Patina finish

-Amber Opal Curved Glass Shade; one panel shall be hinged for maintenance

Flat Bars; Metal, Bronze Patina finish

2'-7 1/4"

-Metal Tube for Wiring



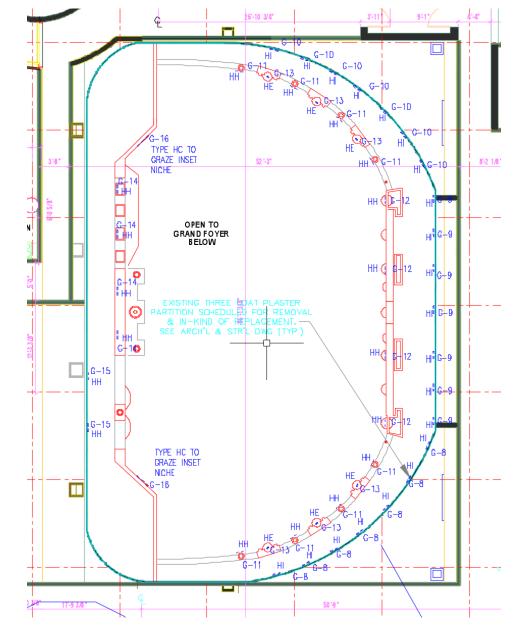
LT-17

G WB 11'-0"



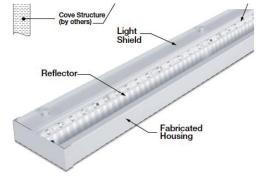


Uplight Walls and Ceiling GRAND FOYER 3RD FLOOR PLAN

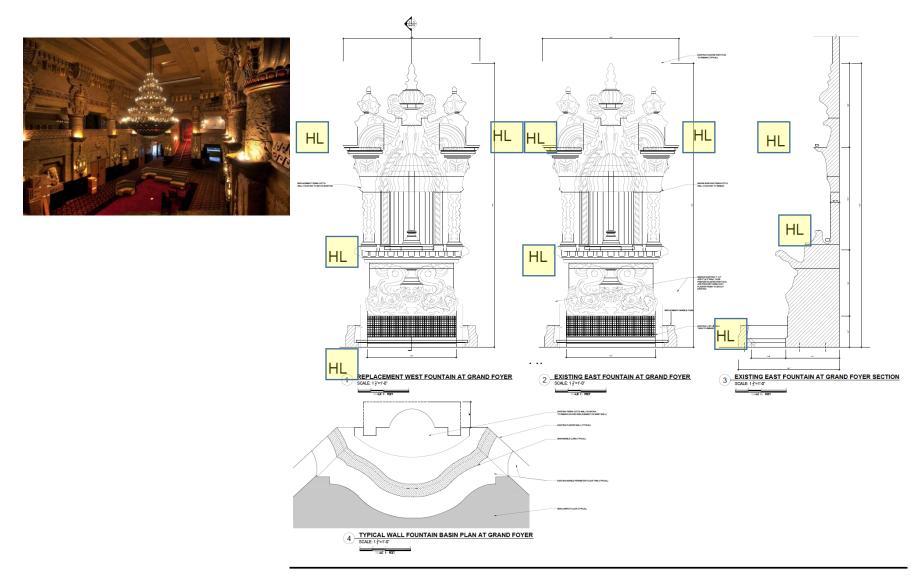




Type HI Direct/Indirect



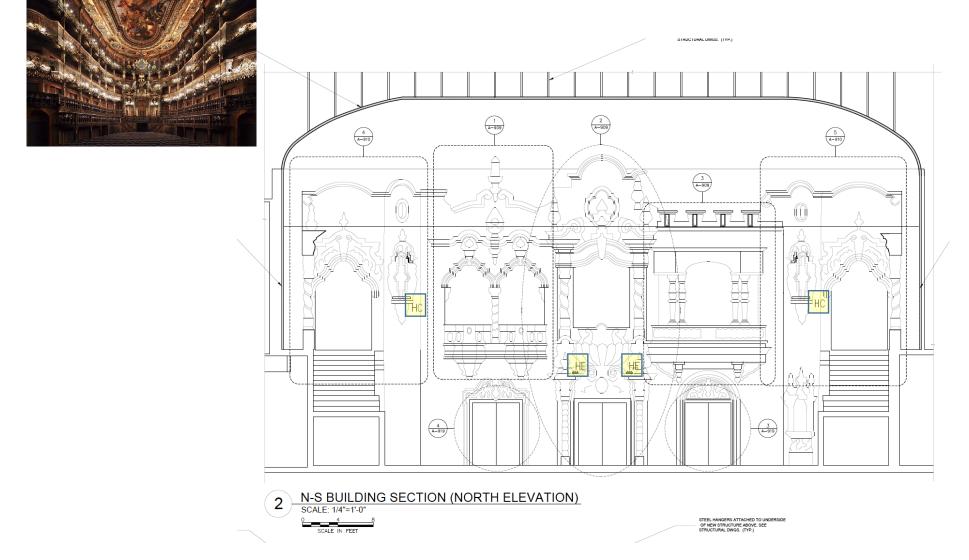






Type HL Curvable LED Tape Highlights Horizontal Levels

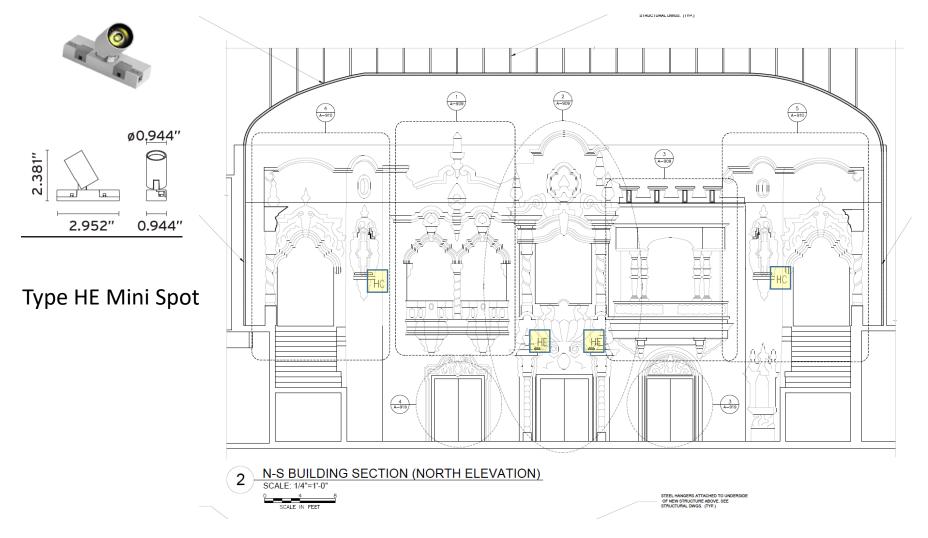
GRAND FOYER EAST AND WEST FOUNTAINS



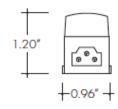


GRAND FOYER NORTH ELEVATION





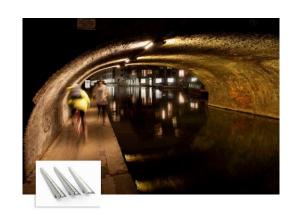




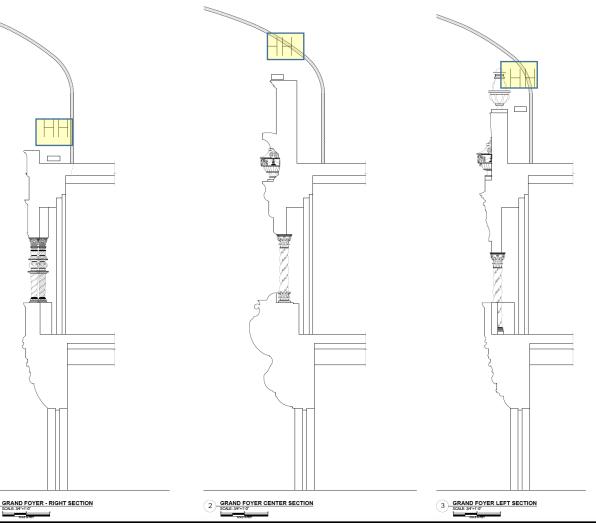
Type HC Line Voltage LED Linear

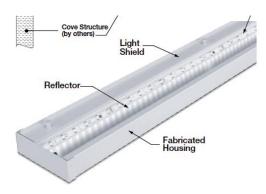
GRAND FOYER NORTH ELEVATION





Uplight Ceiling





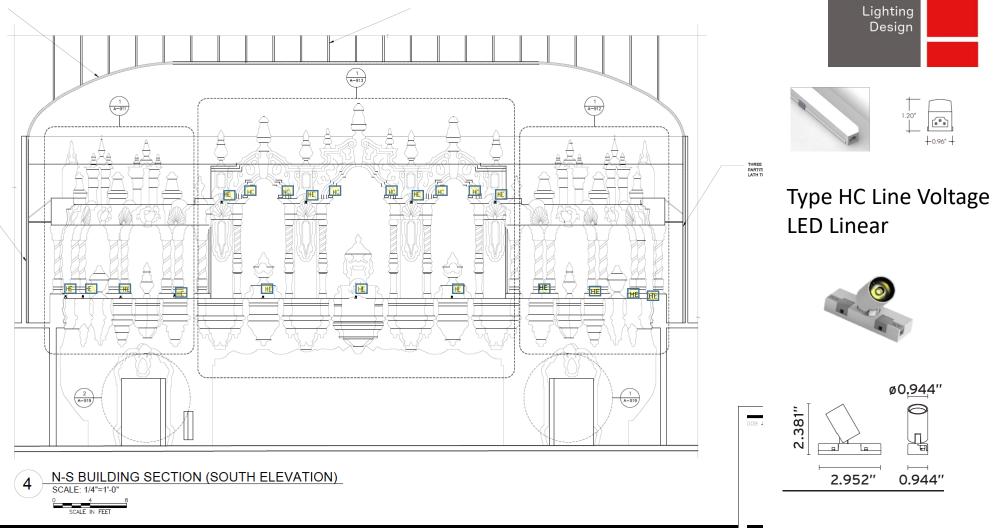
Type HH Asymmetric Uplight

GRAND FOYER NORTH SECTION







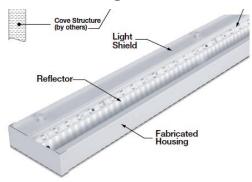


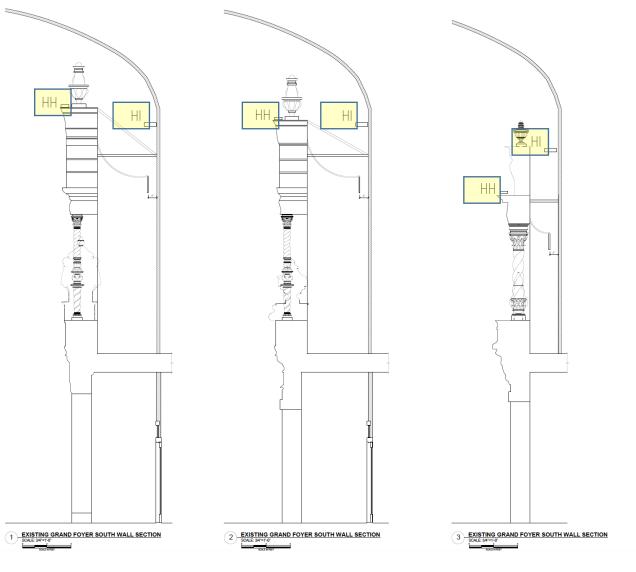
Type HE Mini Spot

Hartranft



Uplight Walls and Ceiling











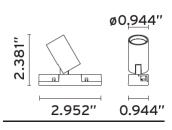
Type HI Direct/Indirect

GRAND FOYER SOUTH SECTION

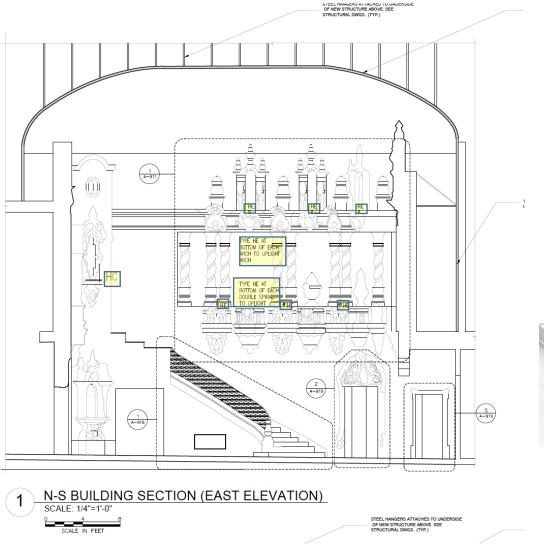
Type HH Asymmetric Uplight







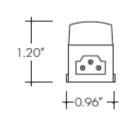
Type HE Mini Spot













GRAND FOYER EAST ELEVATION

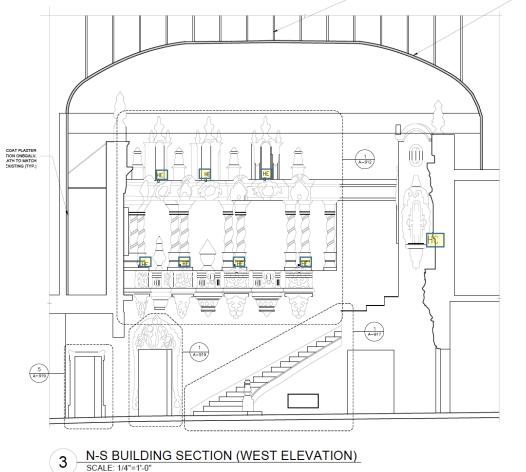
Type HC Line Voltage **LED Linear**



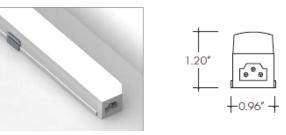


ø0<u>.94</u>4"

0.944"







Type HC Line Voltage LED Linear



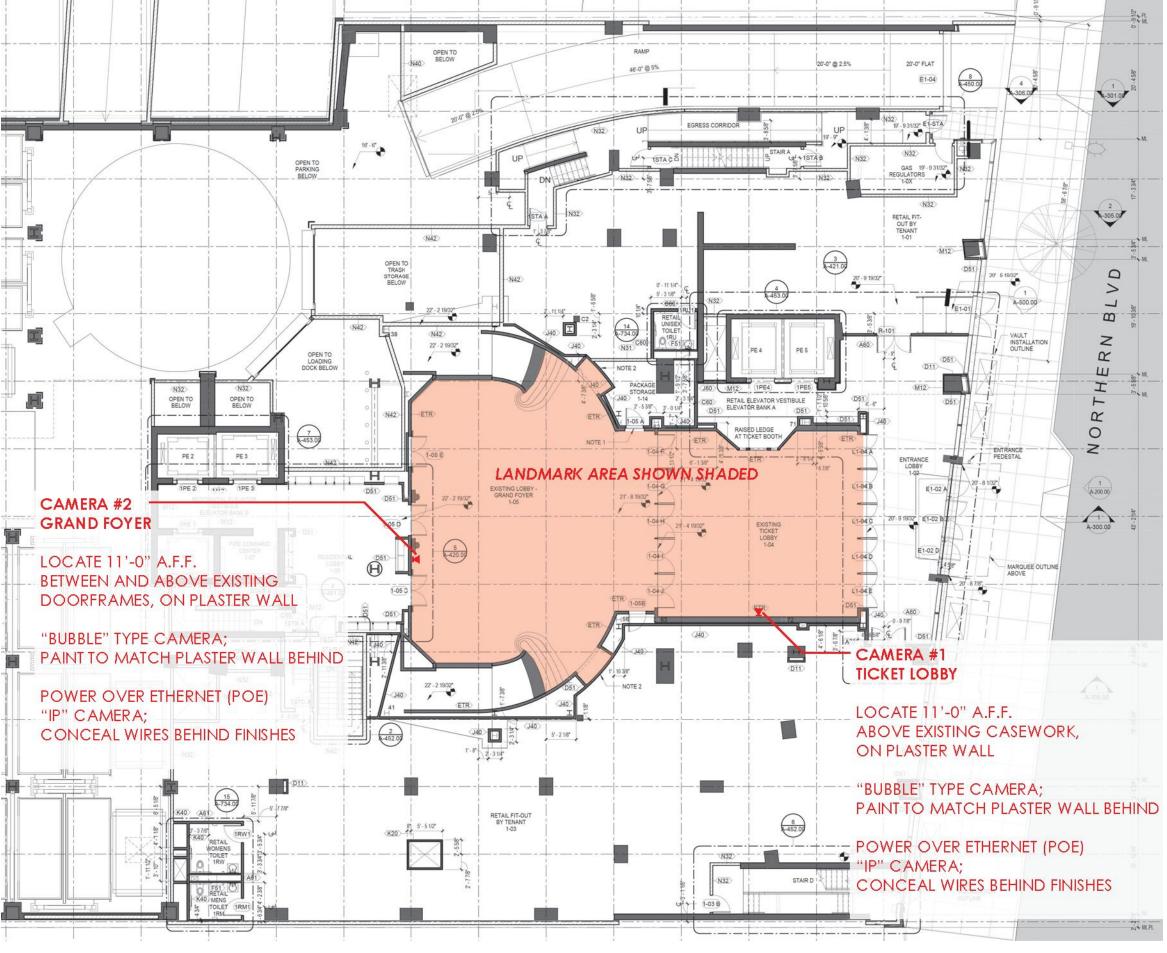
2.952"

2.381"

GRAND FOYER WEST ELEVATION



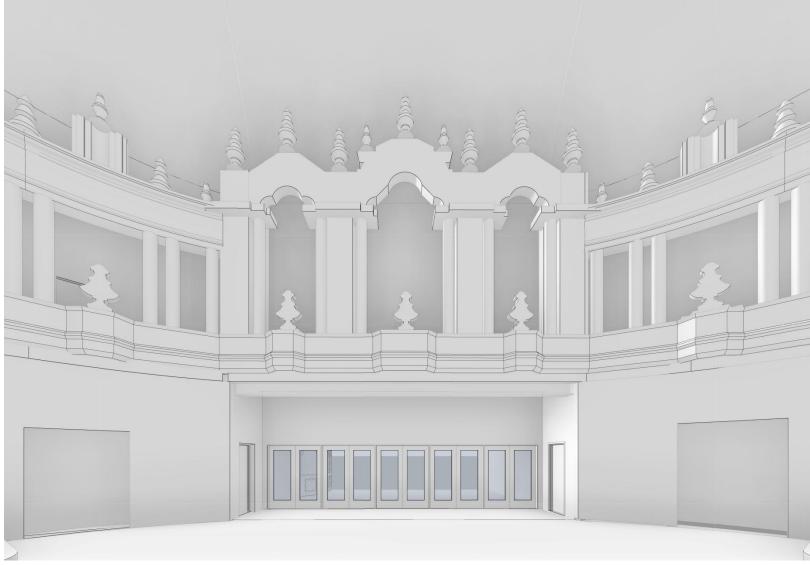
PROPOSED BUBBLE TYPE CAMERA PAINTED TO MATCH PLASTER

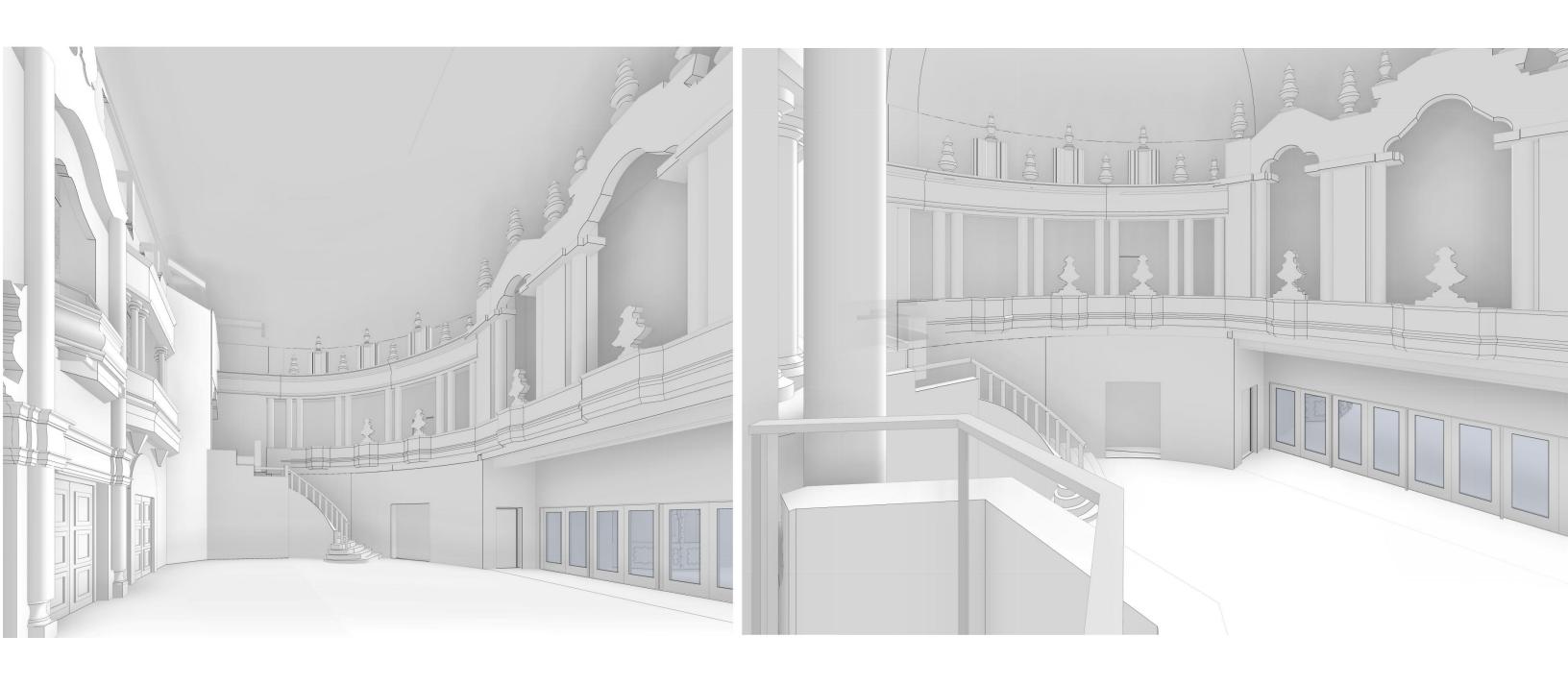


I. NEW OPENINGS









FLUSHING RKO KEITH'S

HISTORIC LOBBY REHABILITATION

135-35 NORTHERN BOULEVARD, FLUSHING, NEW YORK

MAY 16, 2017





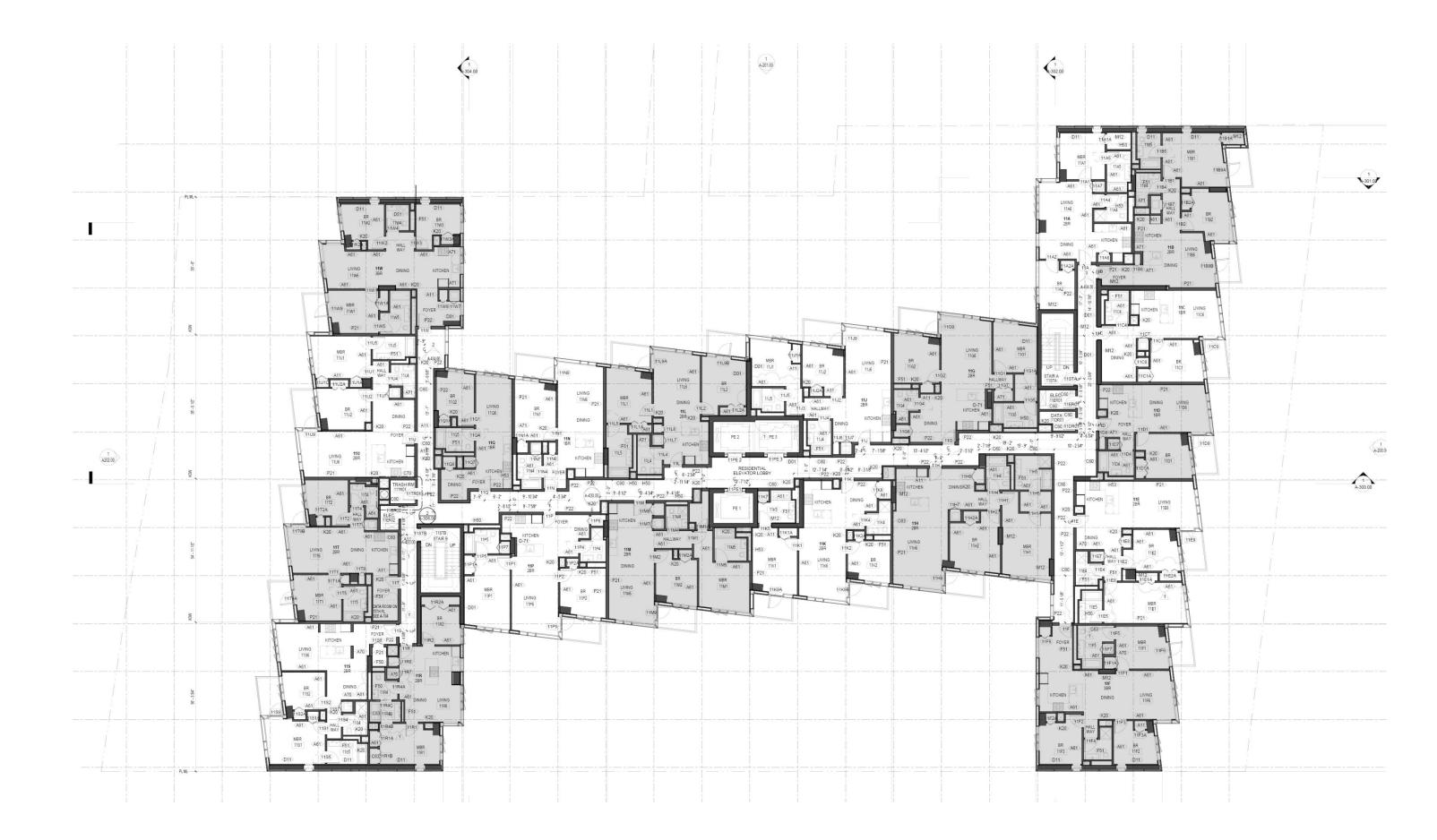
APPENDIX

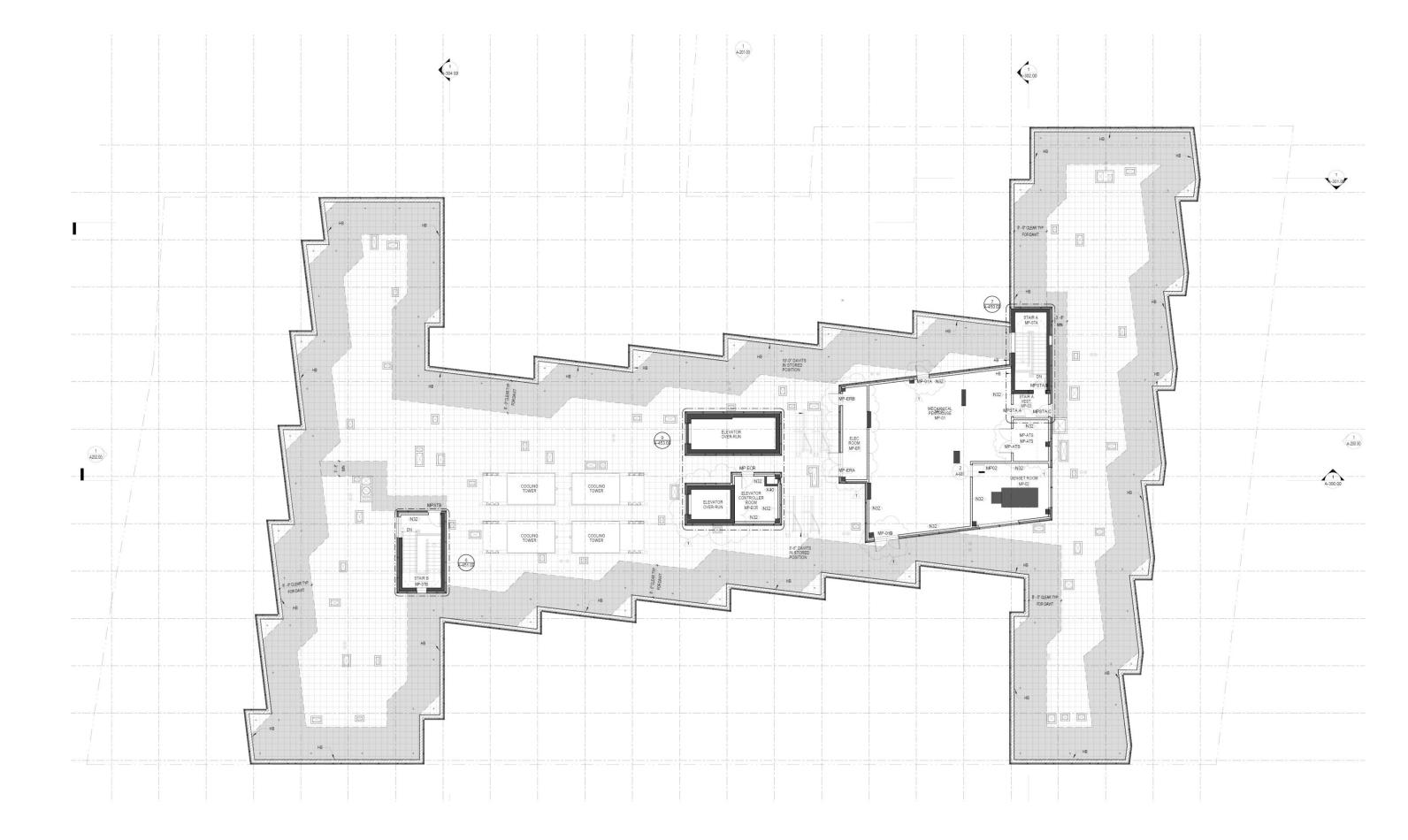


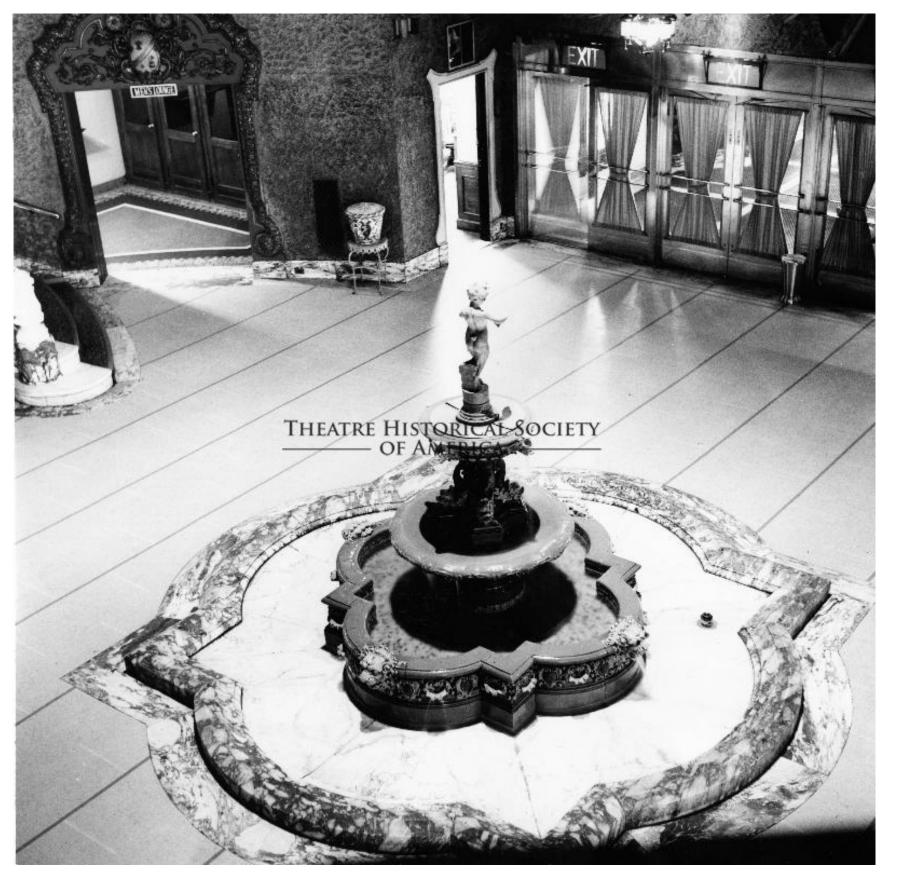


Grand Foyer
Historic Photograph – Theatre Historical Society of America (Date Unknown)



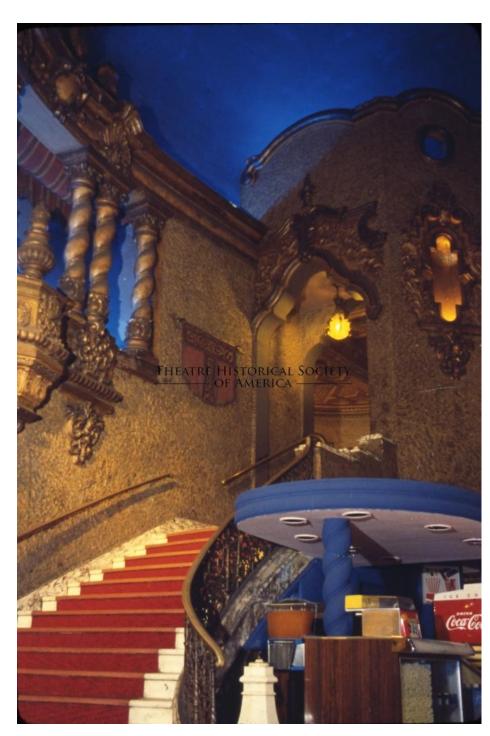


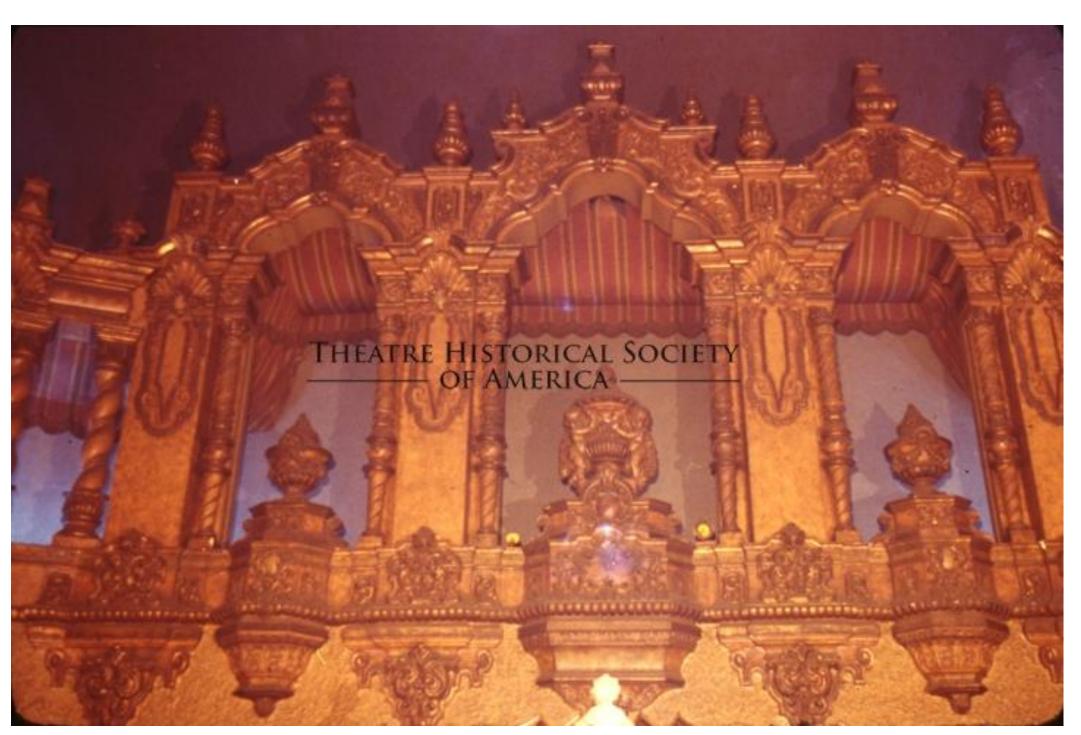




Grand FoyerHistoric Photograph – ca. 1980 Theatre Historical Society of America







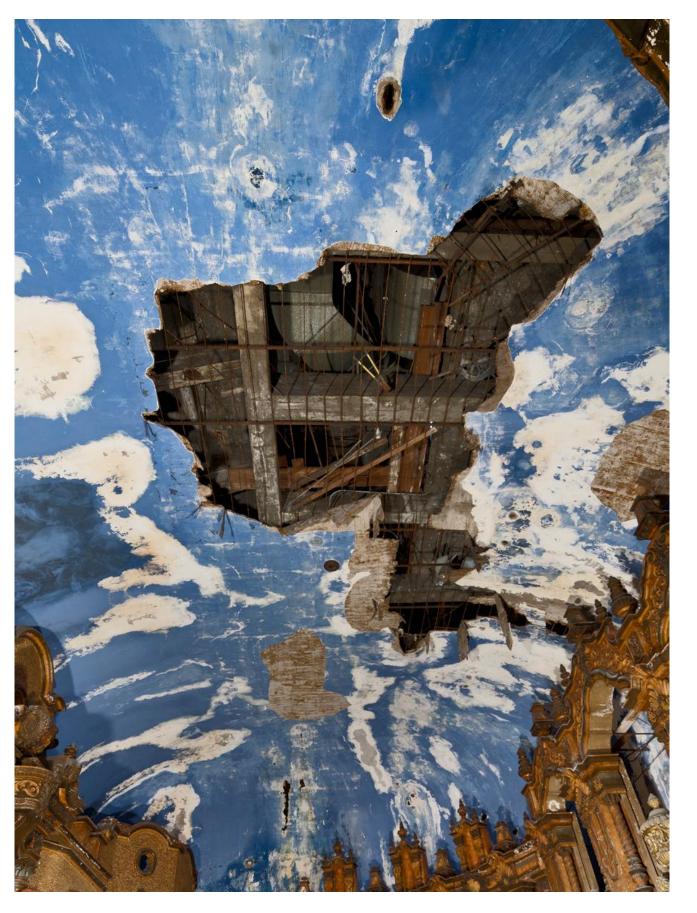
Grand FoyerHistoric Photograph – ca. 1980 Theatre Historical Society of America





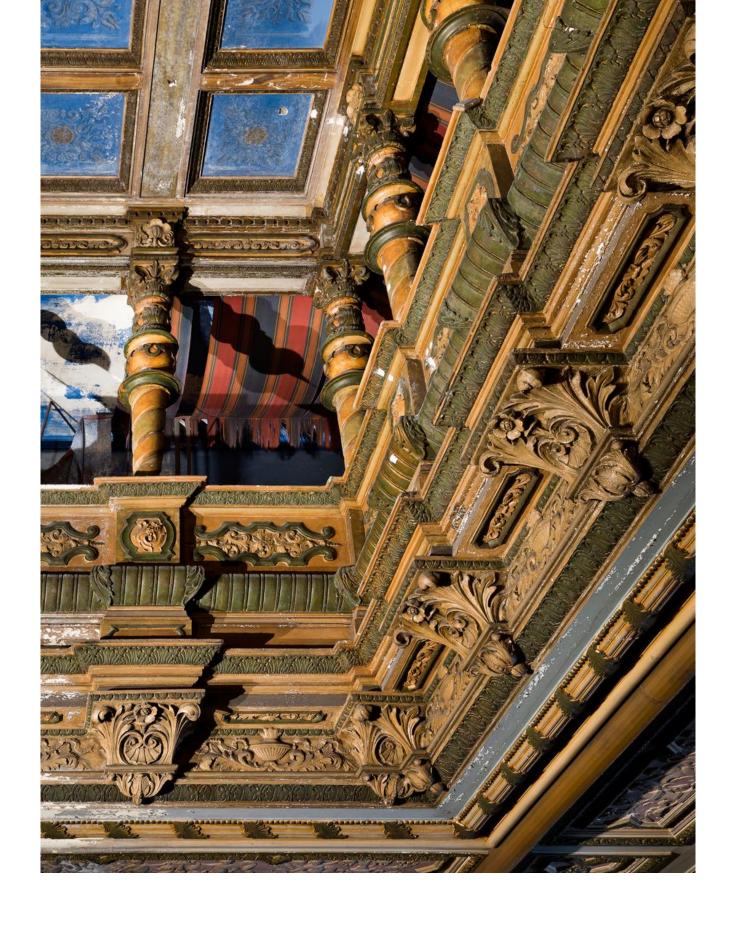
Ticket Lobby Historic Photograph – ca. 1980





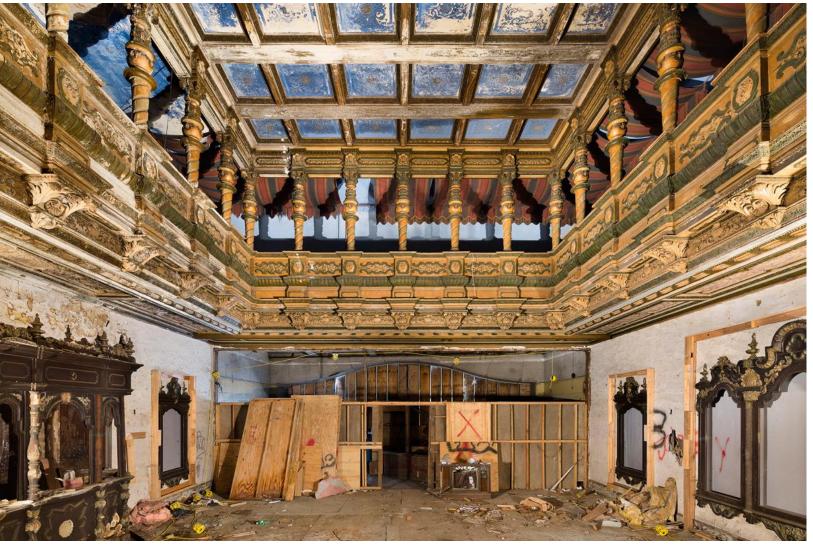
Grand Foyer – CeilingExisting Conditions – July 2014 (Photo by RAZUM Media)

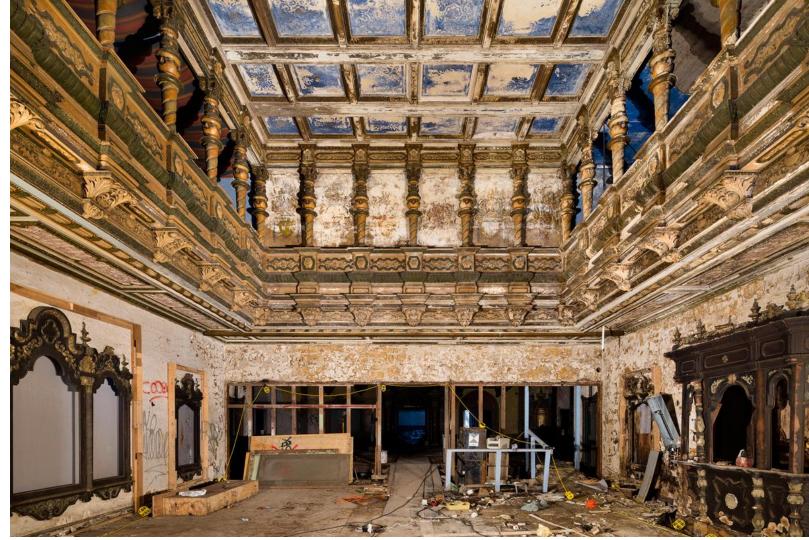




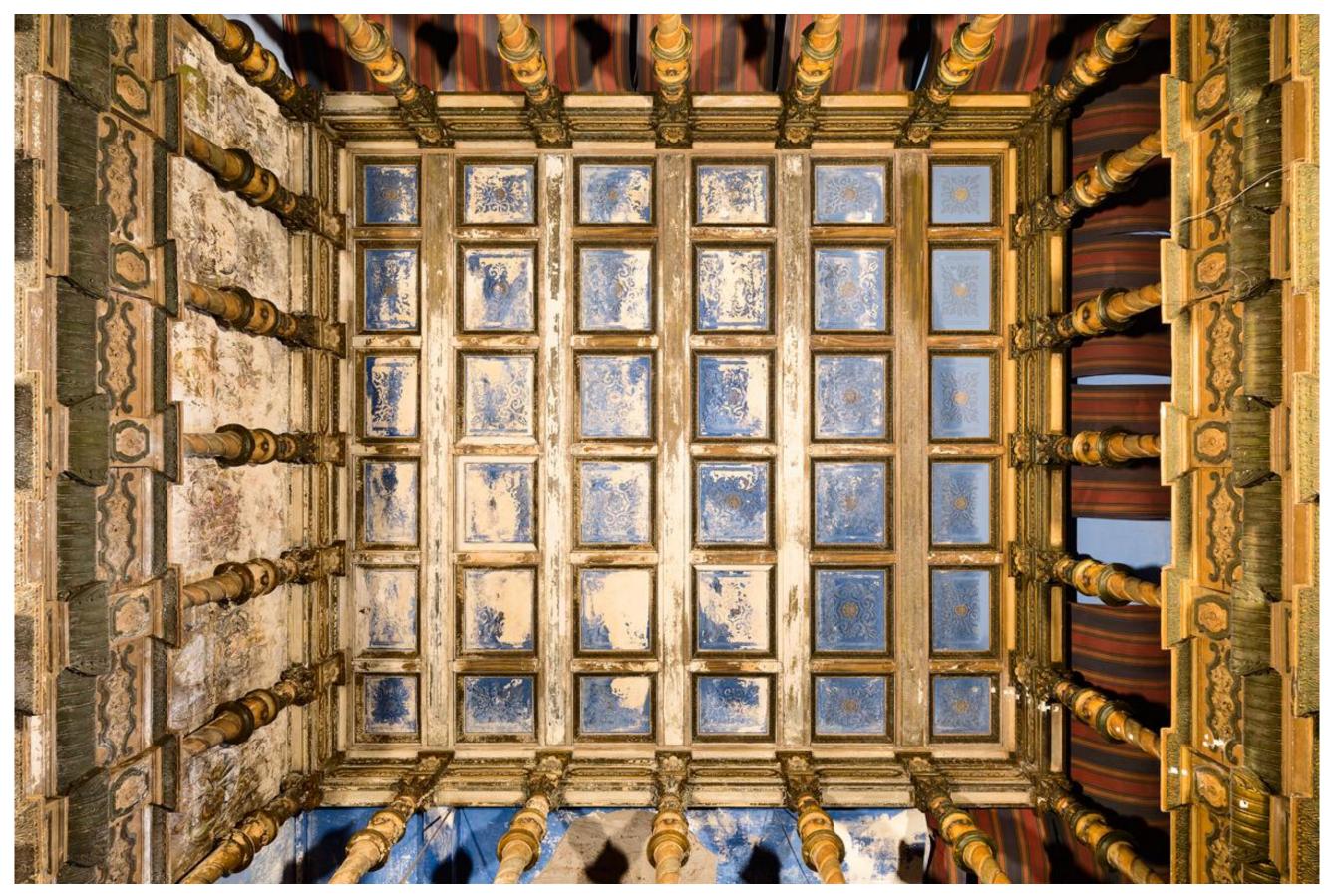












Ticket Lobby – CeilingExisting Conditions – July 2014 (Photo by RAZUM Media)



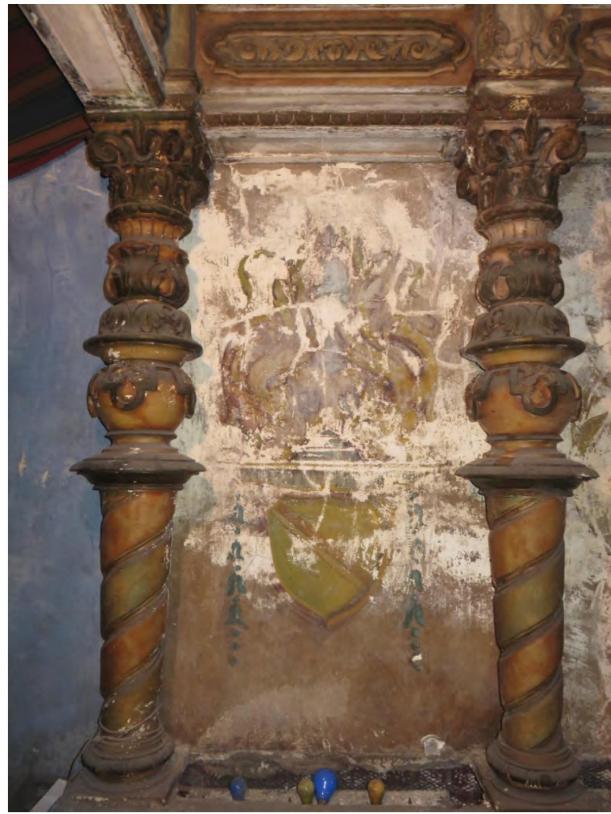


Photo 8: Panel 1-A, Shield Motif (Source: Ayon Studios)

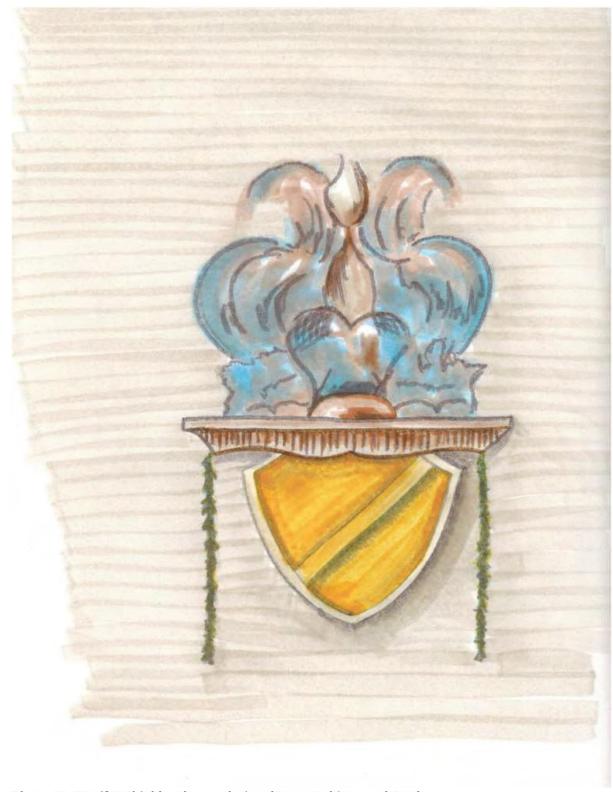


Photo 15: Motif A-Shield, color rendering (Opus Architectural Arts)





Sample 5: Plaster Substrate- Panel 2



Sample 6: Plaster Substrate- Panel 2



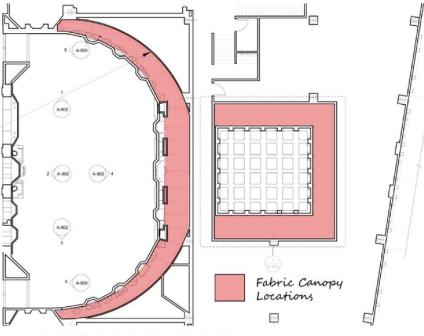
Sample 11: Plaster Substrate- Panel 6



Sample 12: Plaster Substrate- Panel 5



The fabric is in poor condition. As noted, the existing water stain is not original to the fabric. Rust stains are visible in large sections of the awning. These stains are not reversible because the cleaning would bleach the fabric. The fabric is weakened by soiling, mold and mildew, plaster leachates, and long term water saturation. Significant portions of the fabric are missing or torn. The existing wood and light steel framing is not salvageable and will require replacement.



3 EXISTING 2ND FLOOR RCP

Figure 3: Locations of Fabric Awnings. The Grand Foyer is on the left, and the Ticket Lobby is to the right. Note that the diagram is not to scale.

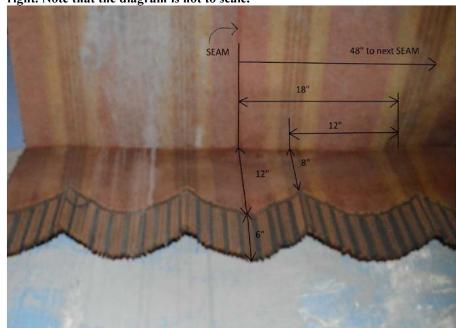


Figure 4: View of awning with hanging scalloped panel with 6" bullion fringe. Note the sewn seam in the middle of the burgundy stripe.

Jay Cardinal Consultants, Inc. 256 West 73rd Street, New York, NY 10023





Figure 6: Note waterstains which are not moiré. Figure 7: Note Black warp threads at 11" mark.

Table 1-Fabric colors

#	Common Name	Benj. Moore	RGB	Munsell (approx)					
1	Burgundy	2082-10	(113, 63, 61)	7.5R 3/4					
2	Gold	2153-10	(151,115, 47)	2.5Y 5/6					
3	Tan	1039	(208, 187, 157)	7.5Y 8/2					
4	Gold—same as 2								
5	Brown	2097-10	(108, 75, 61)	5YR 3/4					
6	Gold—same as 2 & 4								
7	Brown—same as	Brown—same as 5							
8	Green	HC-97	(151,142,113)	10Y 6/2					

Note that the colors are matched to a woven material composed of one of 5 different colored woof yarns on a black warp thread.

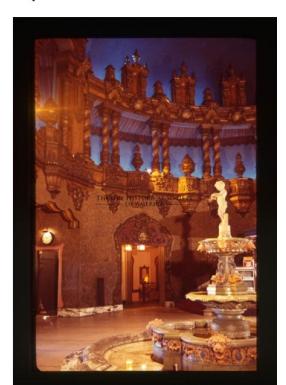
Table 2 Rullion frings colors

#	Common Name	Benj. Moore	RGB	Munsell (approx)			
1	Yellow gold	2161-10	(173,106, 84)	2.5YR 5/6			
2	Reddish gold	2173-20	(142, 79, 59)	2.5YR 4/6			
3	Same as #2						
4	Same as #2						
5	Same as #1						
6	Black	2131-10	(50, 53, 54)	10G 2/2			
7	Black same as #6						
8	Black same as #6						
9	Bronze	2137-10	(85, 73, 58)	5Y 3/2			
10	Twisted mix of #1 8#2						
11	Same as #10						
12	Black same as #6						





Figure 4: "NY-NYC-Queens-Flushing-RKOKeiths-MM-slide-NYC-MM-QUE-18-04: From Theater Historical Society of America. It shows both the GF floor and stairs with a full color (no pattern) carpet."





Page 3

Figures 5&6: Left "NY-NYC-Queens-Flushing-RKOKeiths-MM-slide-NYC-MM-QUE-18-05" Right "NY-NYC-Queens-Flushing-RKO Keiths-MM-slide-NYC-MM-QUE-18-09" from Theater Historical Society of America. Slides show the GF stairs with a full color (no pattern) red carpet.





Figure 9: "0911140917: AYON Studio image from Sep 11 2014 showing the existing west stair with carpet."



Figure 10: Carpet sample. Note randomized swirling pattern. JCCI photo





Figure 1: Ticket Lobby, showing rubber mats and marble strip flooring. Date not known.



Figure 2: Ticket Lobby, showing flooring, Date unknown.

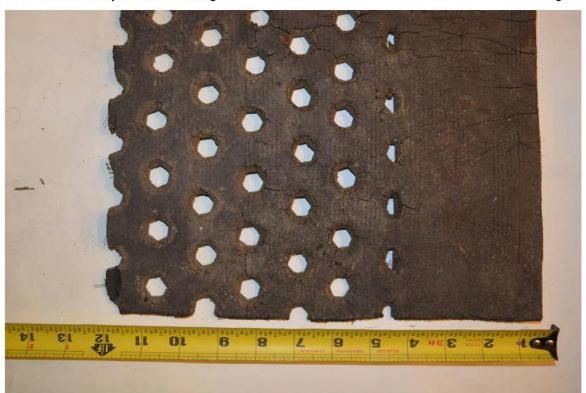


Figure 3: Detail of existing mat. Note parallel shallow ridges, hexagonal perforations in hexagonal grid, half-hexagon perforations at borders and fibers at cut edges.

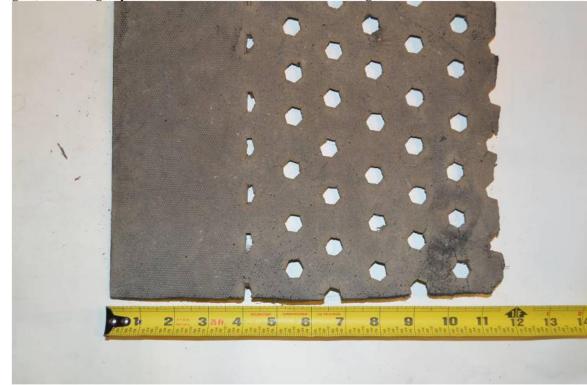


Figure 4: reverse side of mat, note nubbled texture.





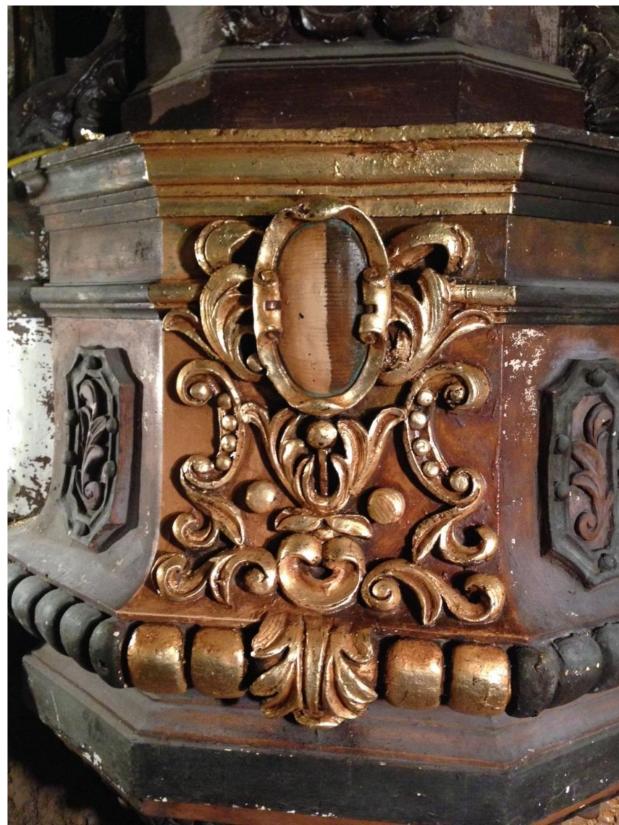






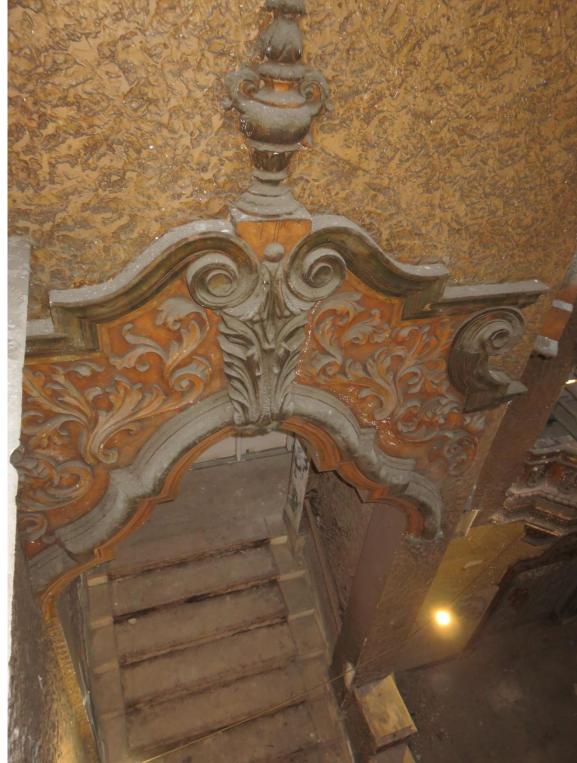




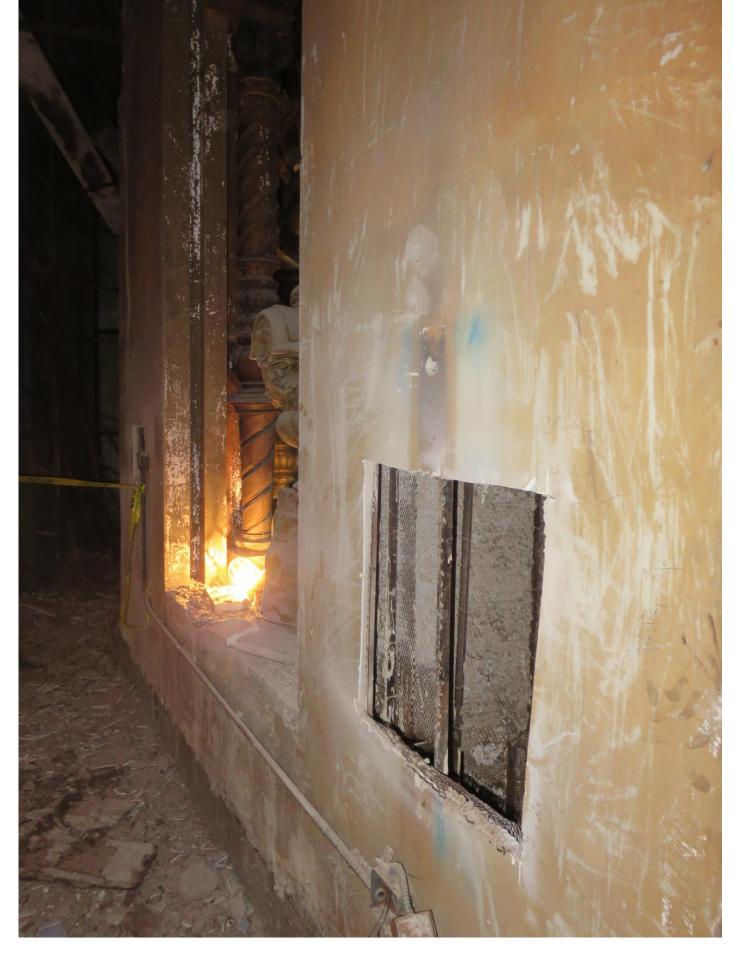


Grand Foyer and Ticket Lobby – Historic Finish MockupsExisting Conditions – July 2015

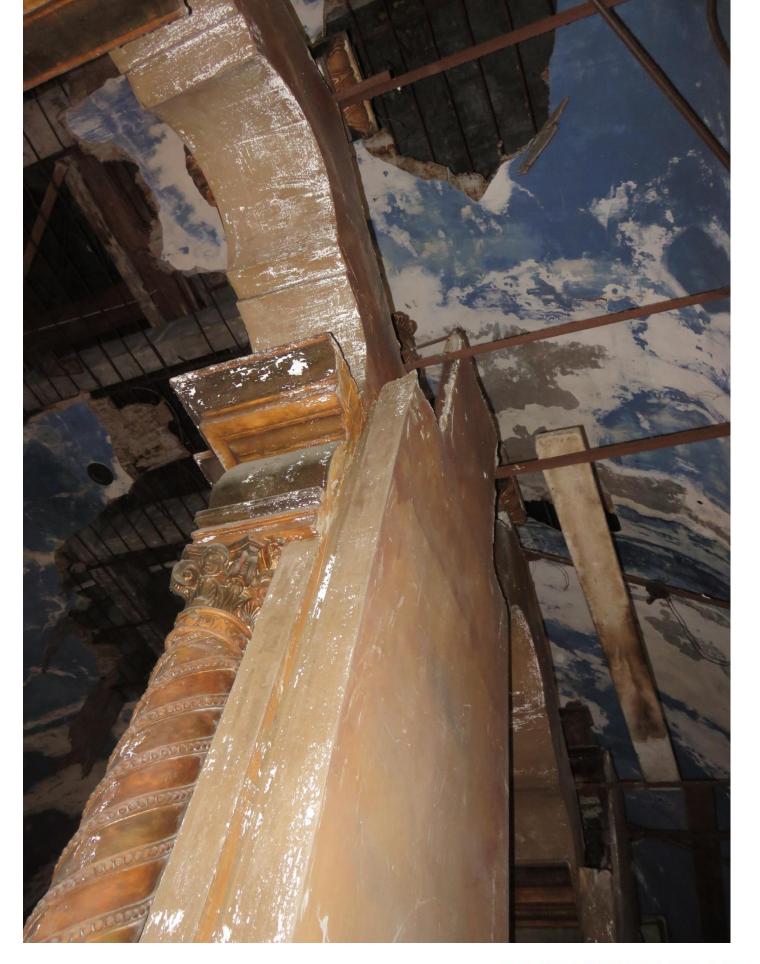








Grand Foyer 2nd Floor South Wall – View Looking West (L) and East (R) Existing Conditions – January 2017





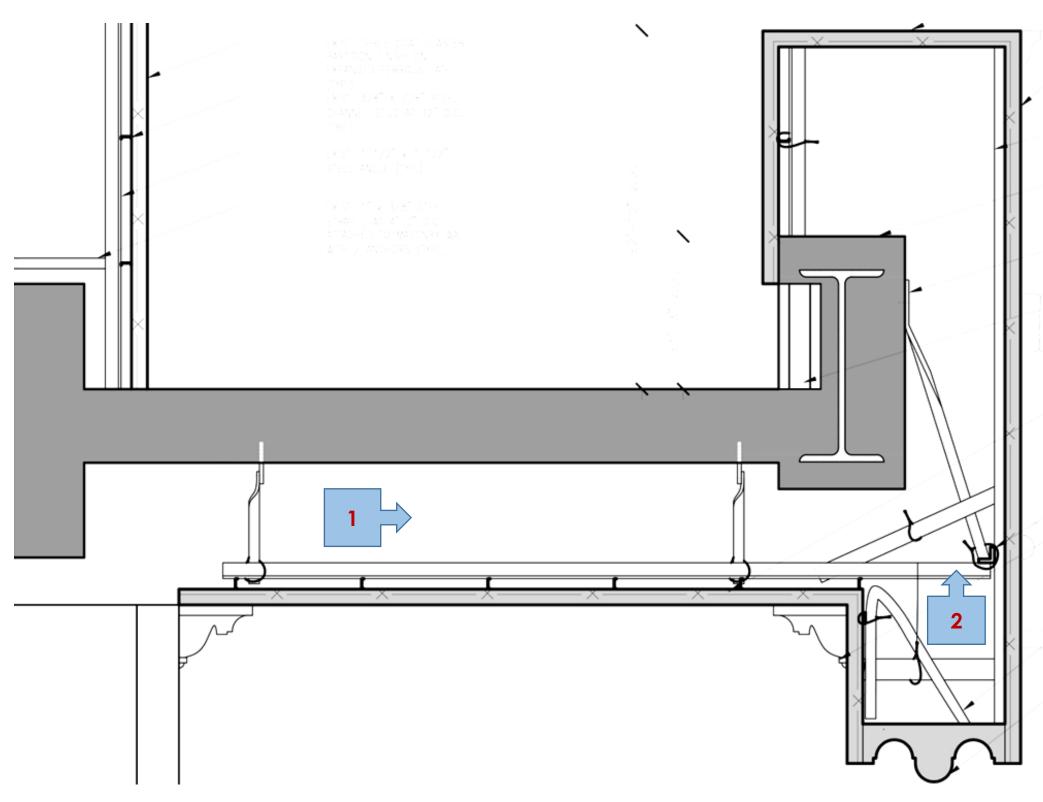


Grand Foyer 2nd Floor South Wall – Existing Typical Three-Coat Plaster Pilaster Interior Existing Conditions – January 2017







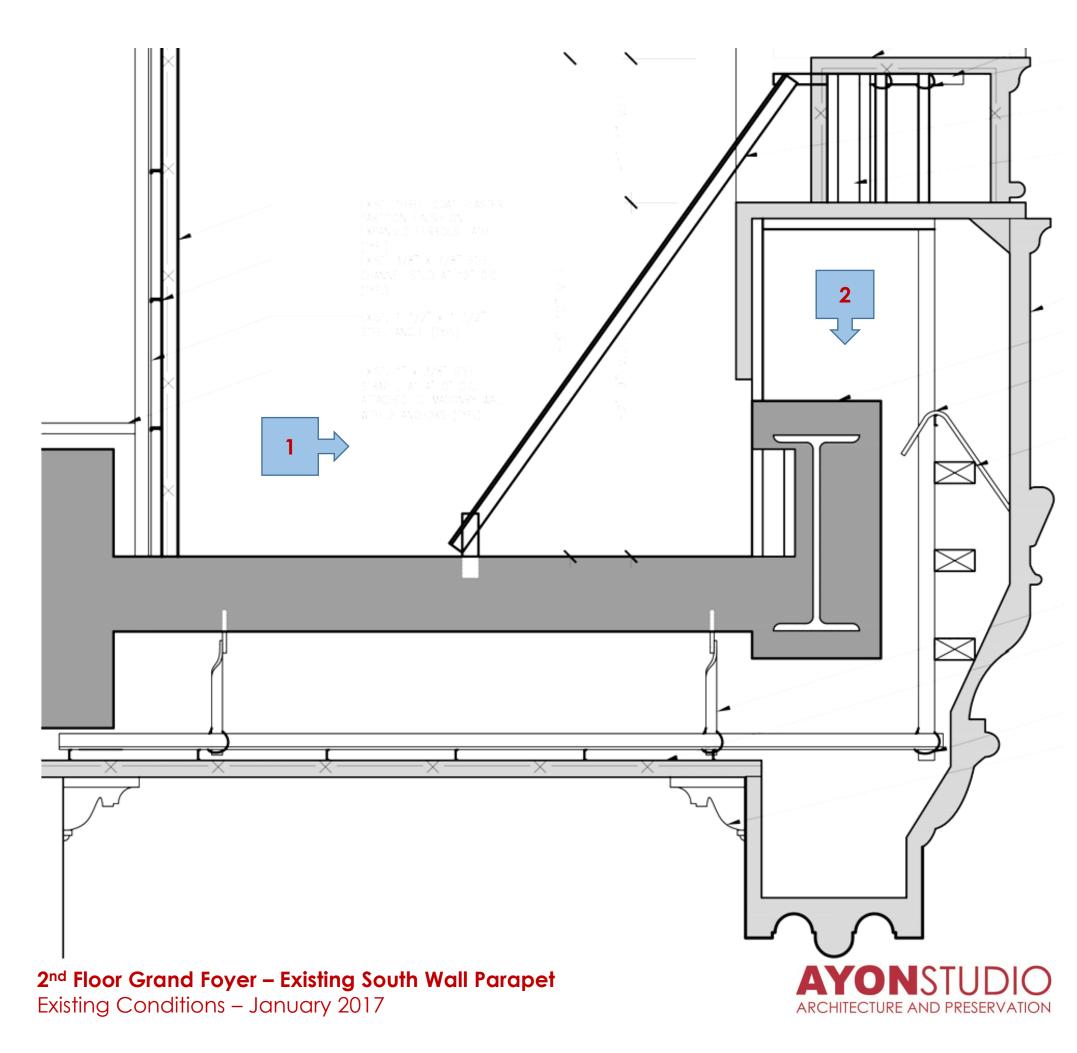


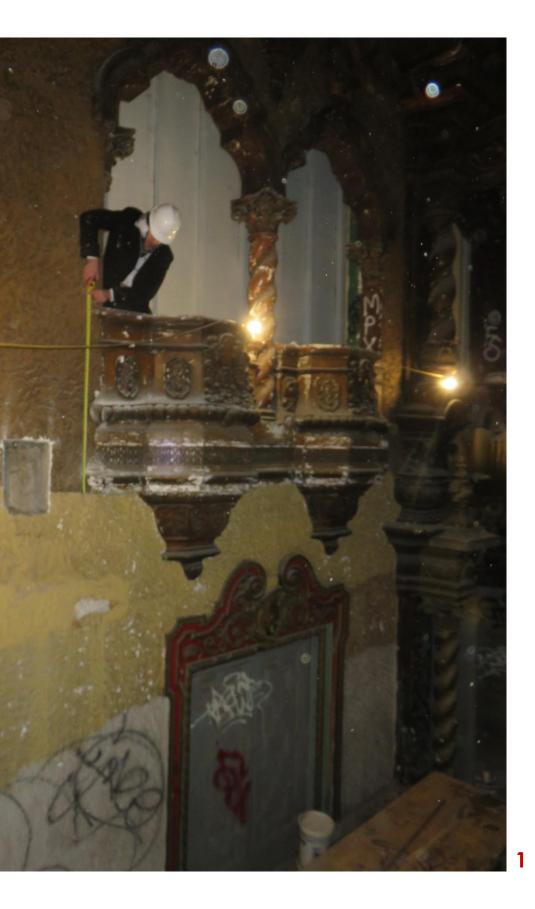
2nd Floor Grand Foyer – Existing South Wall Parapet Existing Conditions – January 2017

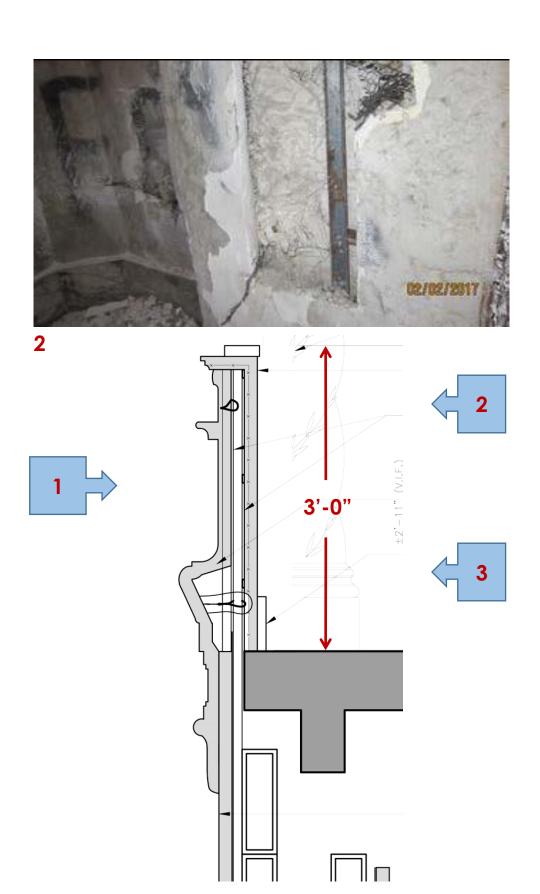








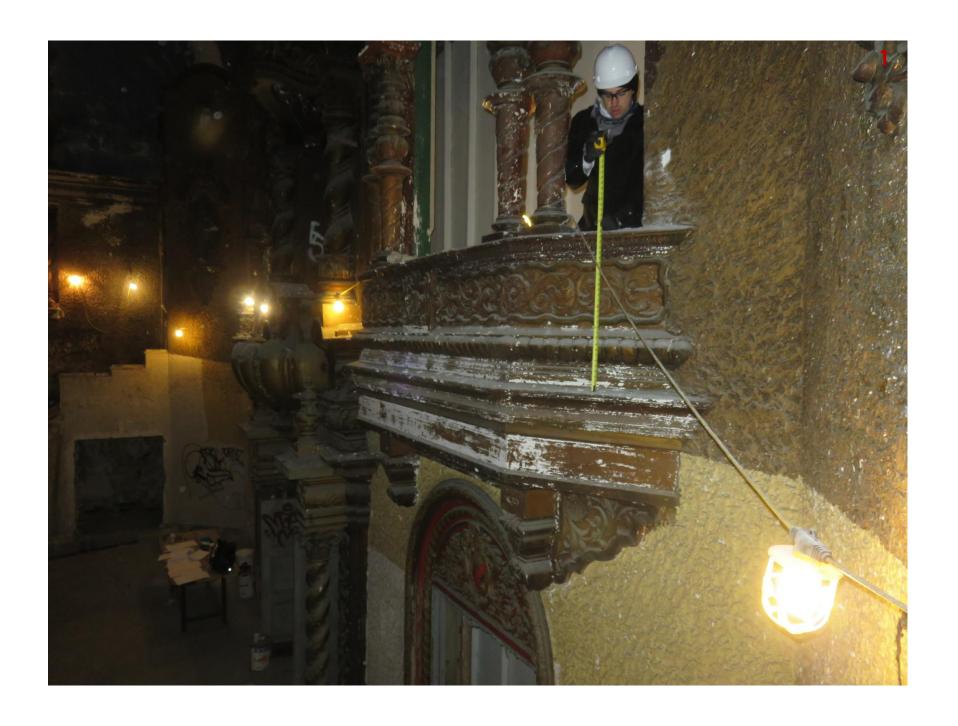


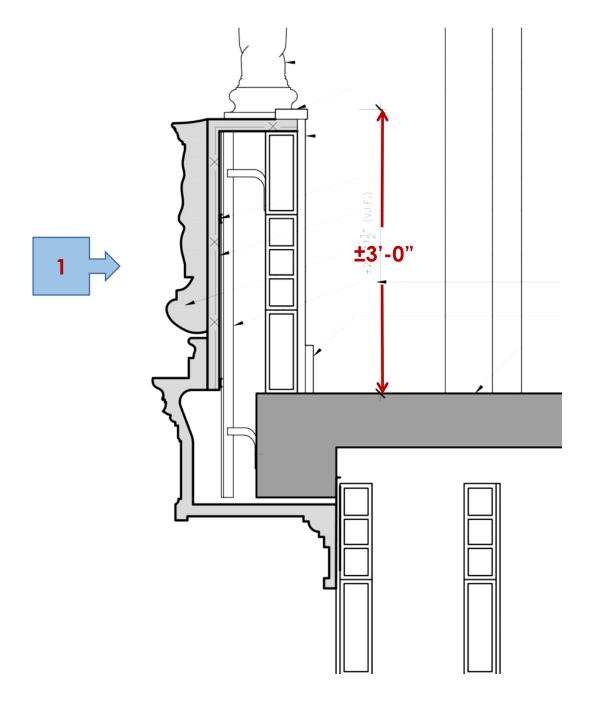




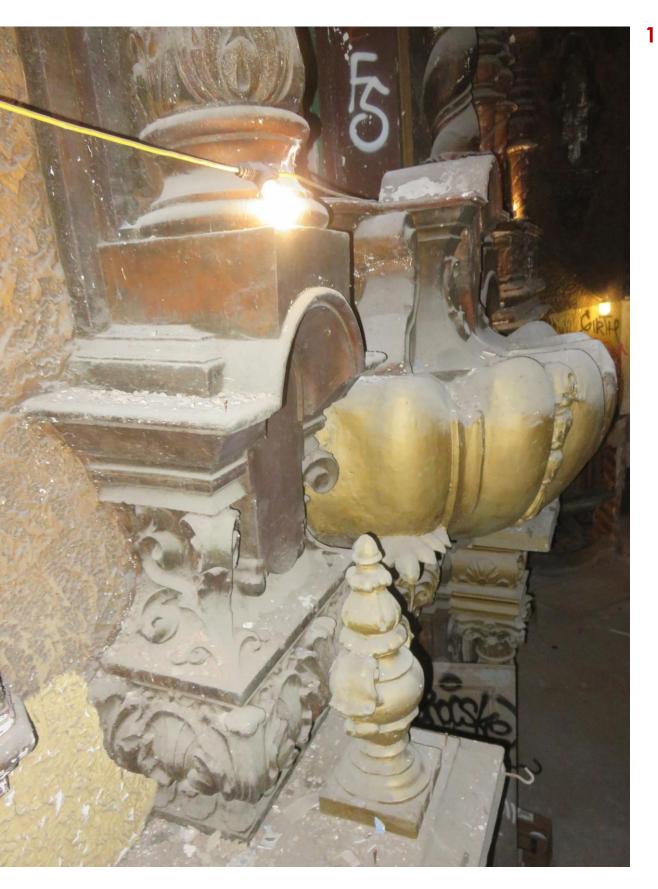
Grand Foyer 2nd Floor North Wall – Existing West Balcony Section Existing Conditions – February 2017

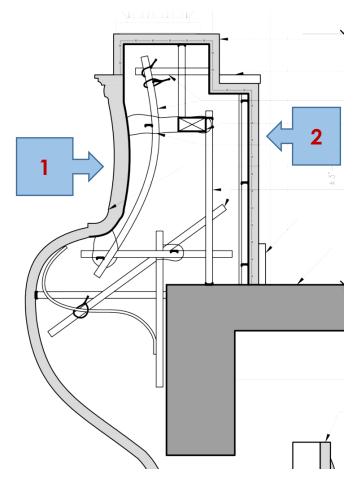












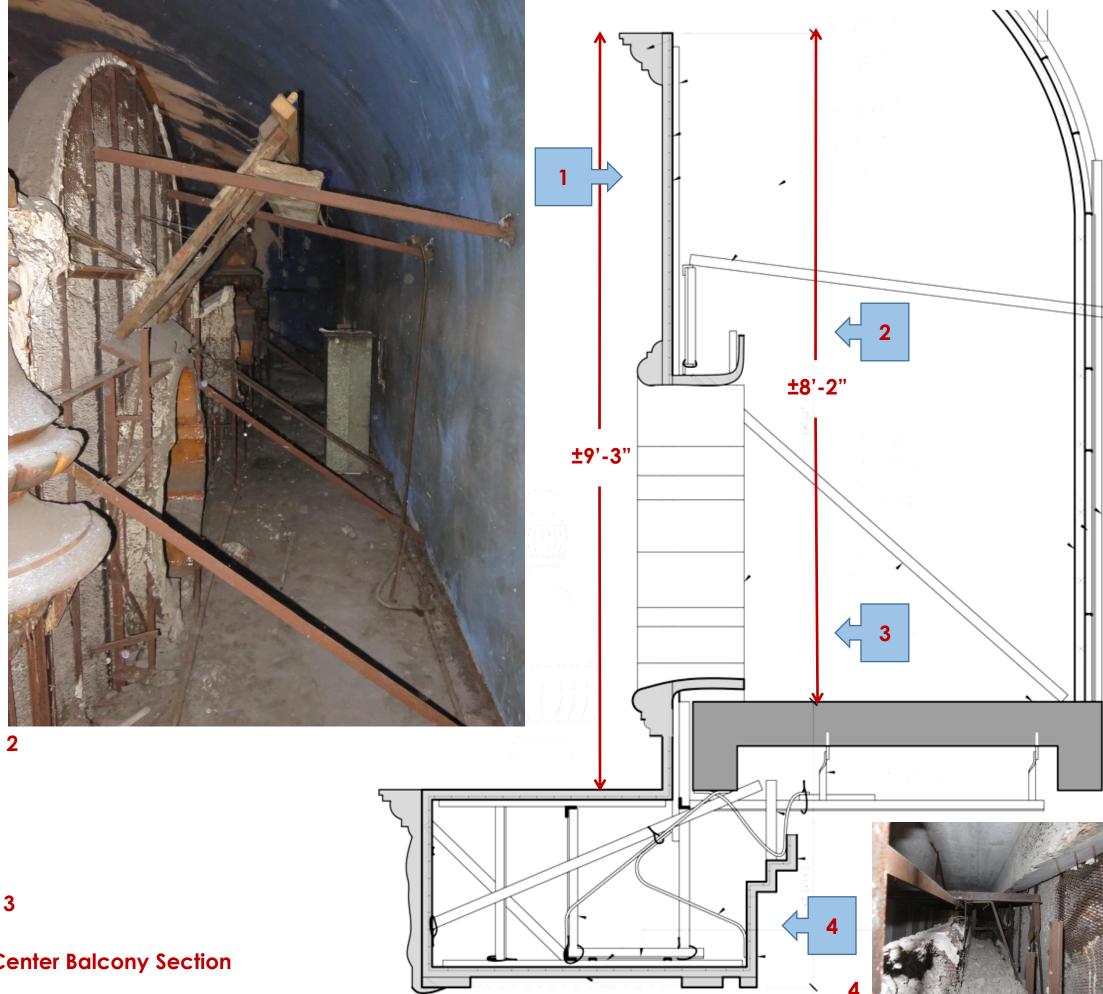


Grand Foyer 2nd Floor North Wall – Existing Center Balcony Section Existing Conditions – February 2017

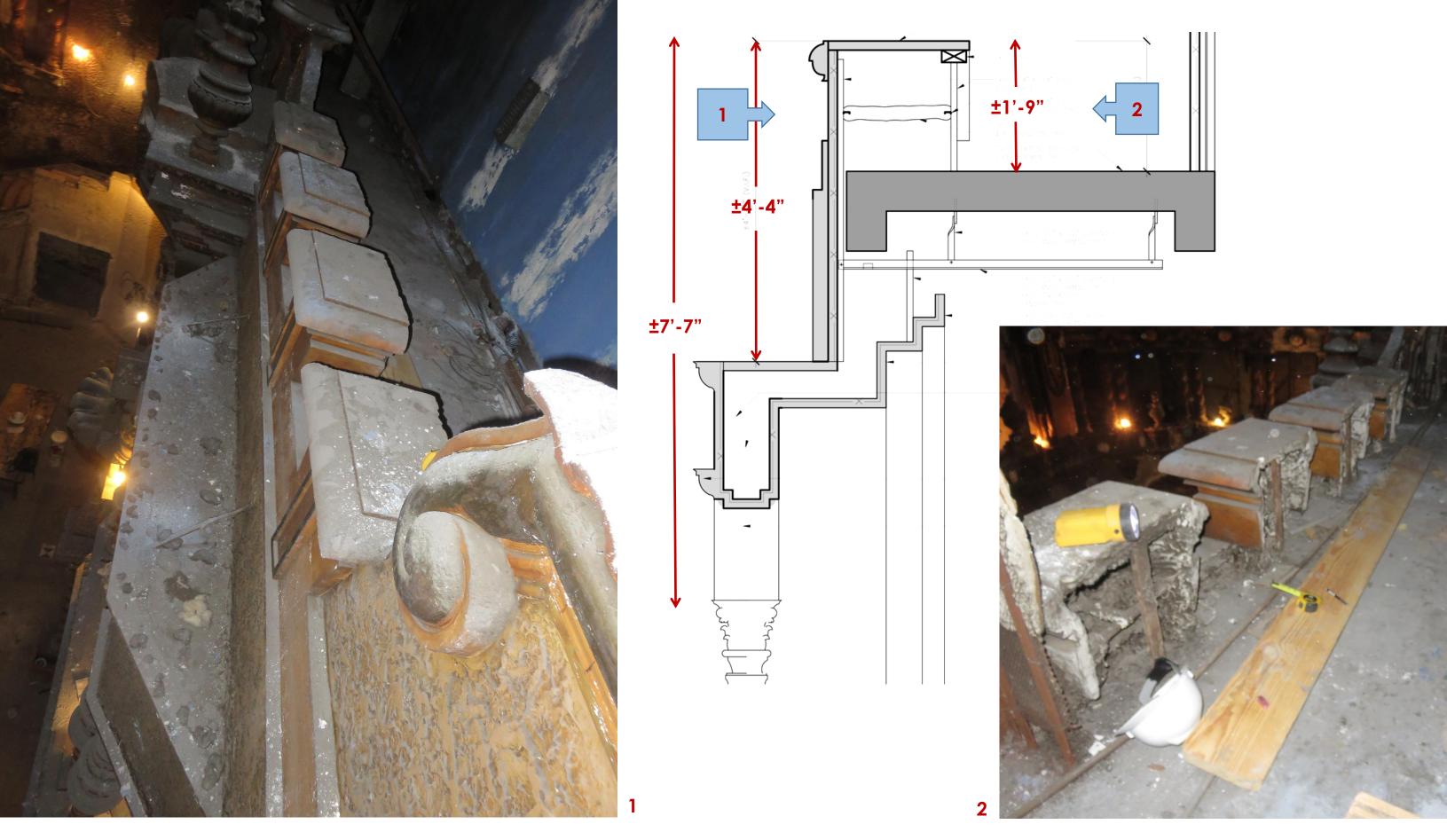






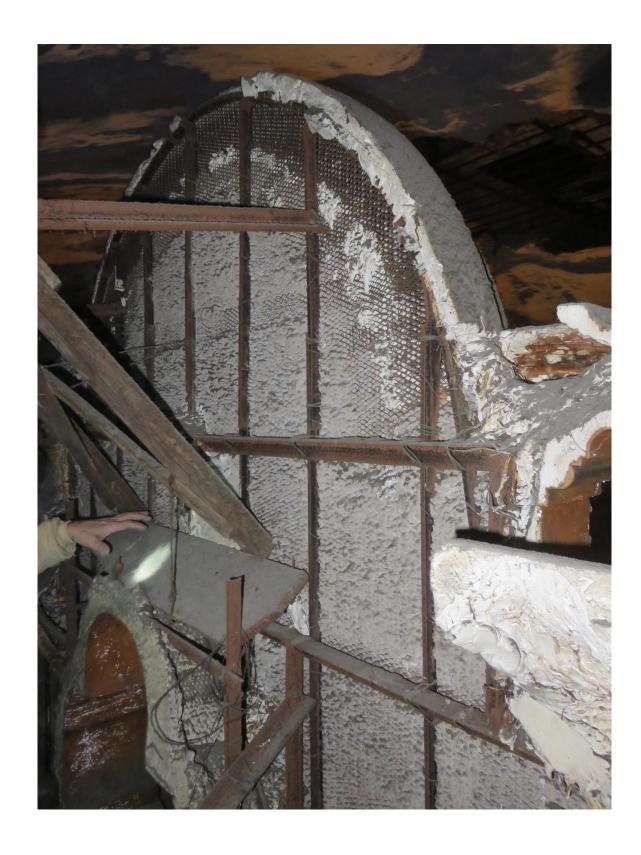


Grand Foyer 2nd Floor North Wall – Existing Center Balcony Section Existing Conditions – February 2017



Grand Foyer 2nd Floor North Wall – Existing East Balcony Section Existing Conditions – February 2017





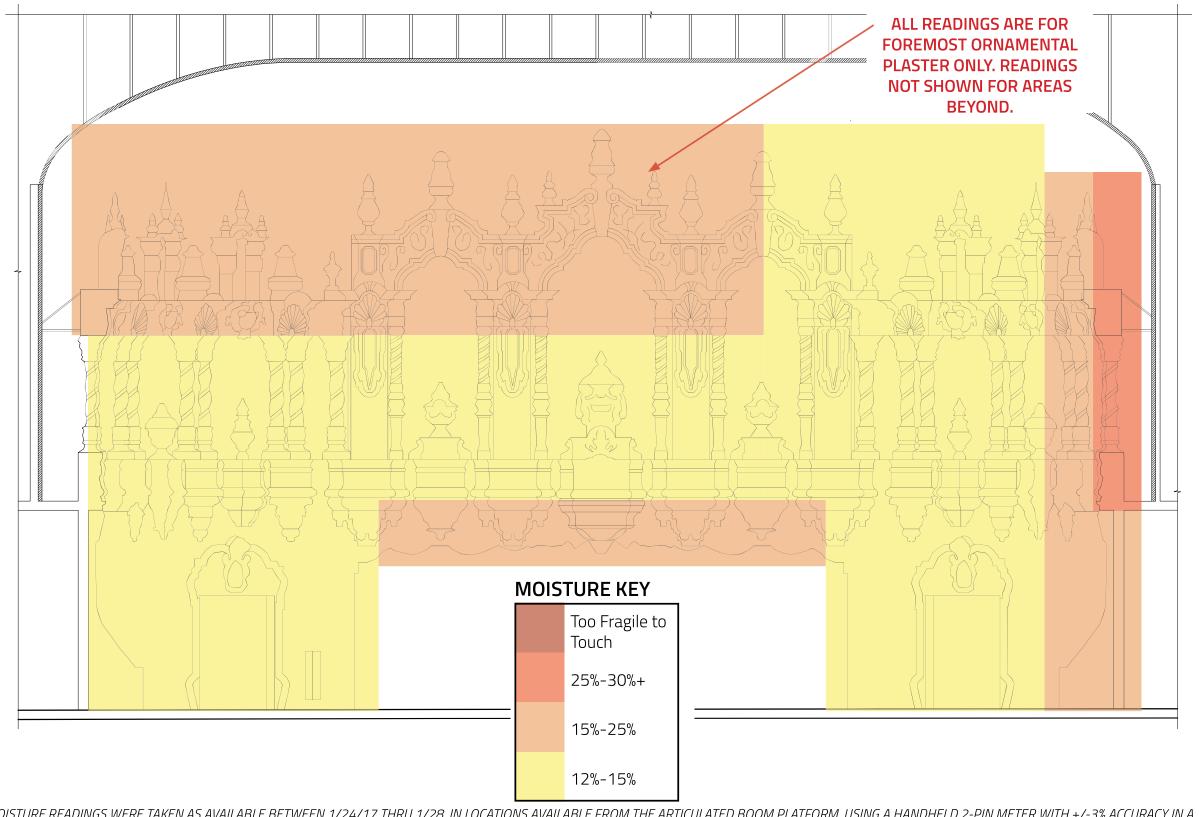


Existing Black Iron Armature



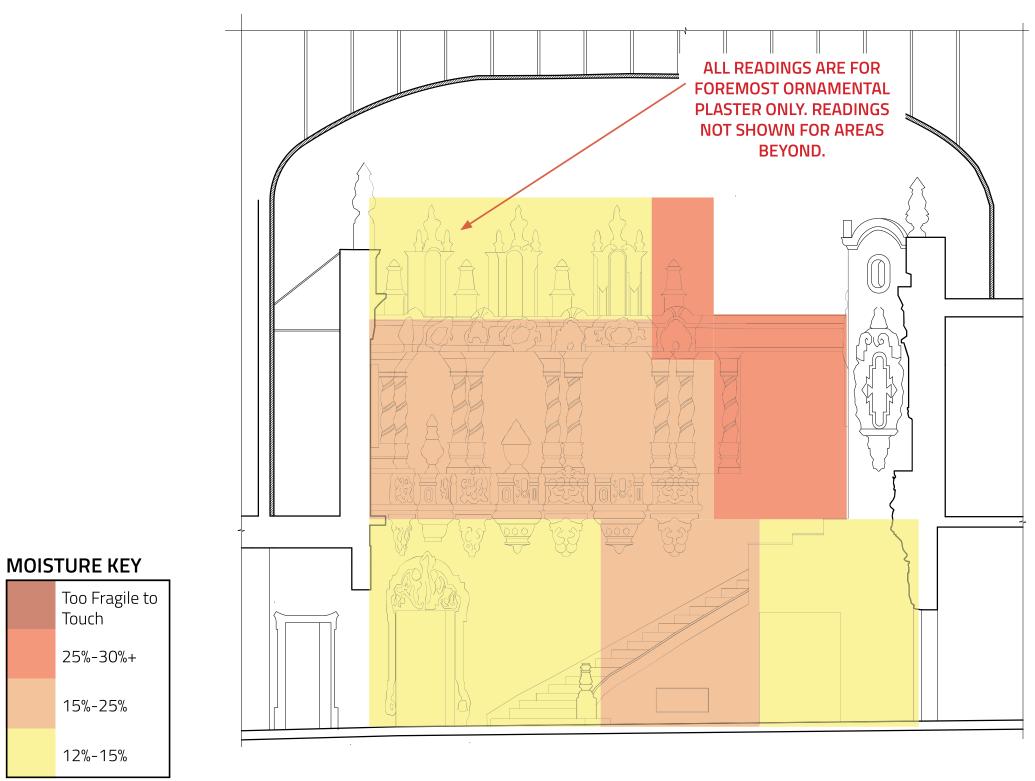


NOT TO SCALE - VISUAL REPRESENTATION AND RECOMMENDATIONS ONLY - COORDINATE WITH OTHERS AS REQUIRED

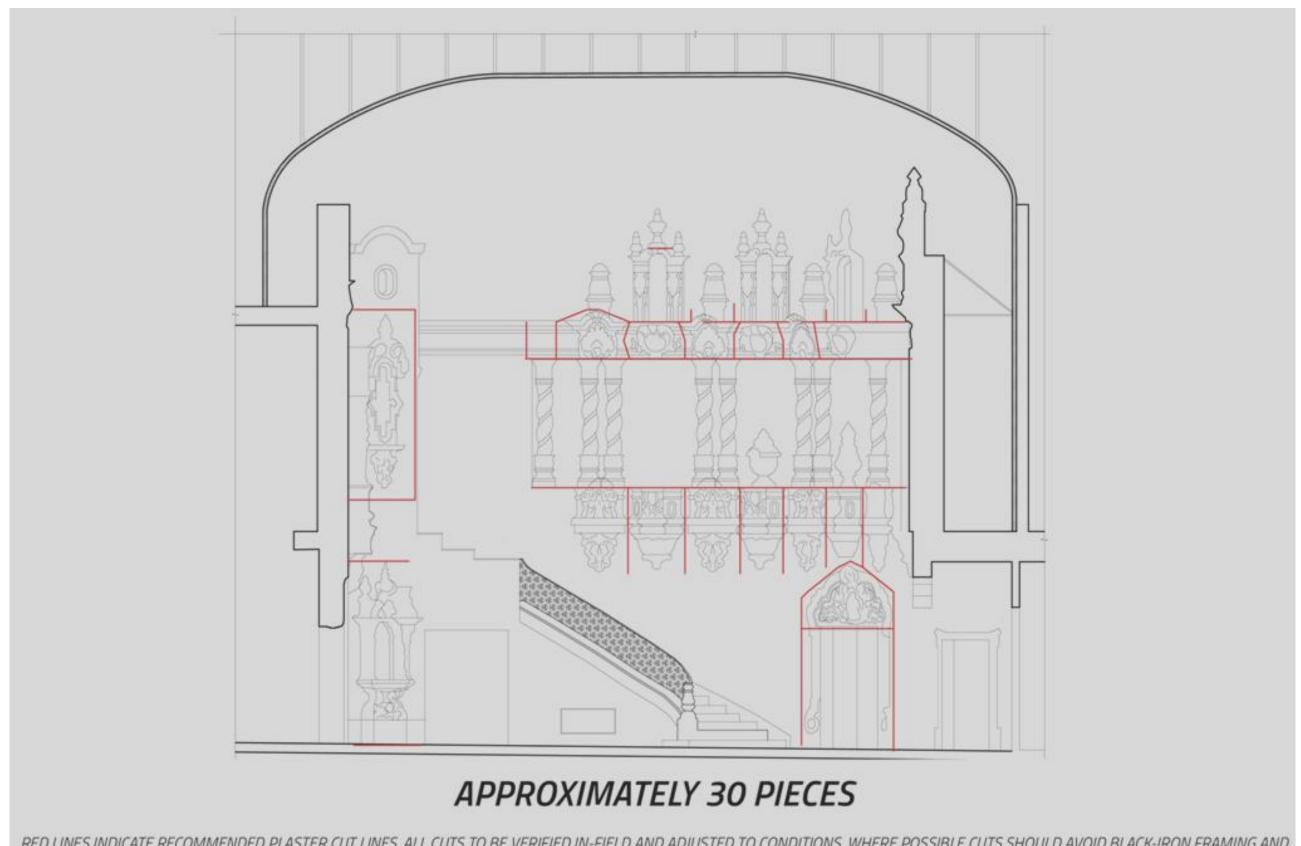


MOISTURE READINGS WERE TAKEN AS AVAILABLE BETWEEN 1/24/17 THRU 1/28, IN LOCATIONS AVAILABLE FROM THE ARTICULATED BOOM PLATFORM, USING A HANDHELD 2-PIN METER WITH +/-3% ACCURACY IN A RANGE FROM 0% TO 30%+.READINGS ARE QUALITATIVE RATHER THAN QUANTITATIVE. PLASTER IS CONSIDERED 'DRY' AT READINGS BELOW 10% AND CAN BE TREATED AS RECOMMENDED. READINGS ABOVE 12% ARE CONSIDERED TOO WET TO BE WORKED SAFELY.

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RED LINES INDICATE RECOMMENDED PLASTER CUT LINES. ALL CUTS TO BE VERIFIED IN-FIELD AND ADJUSTED TO CONDITIONS. WHERE POSSIBLE CUTS SHOULD AVOID BLACK-IRON FRAMING AND DETAILED ORNAMENTATION.

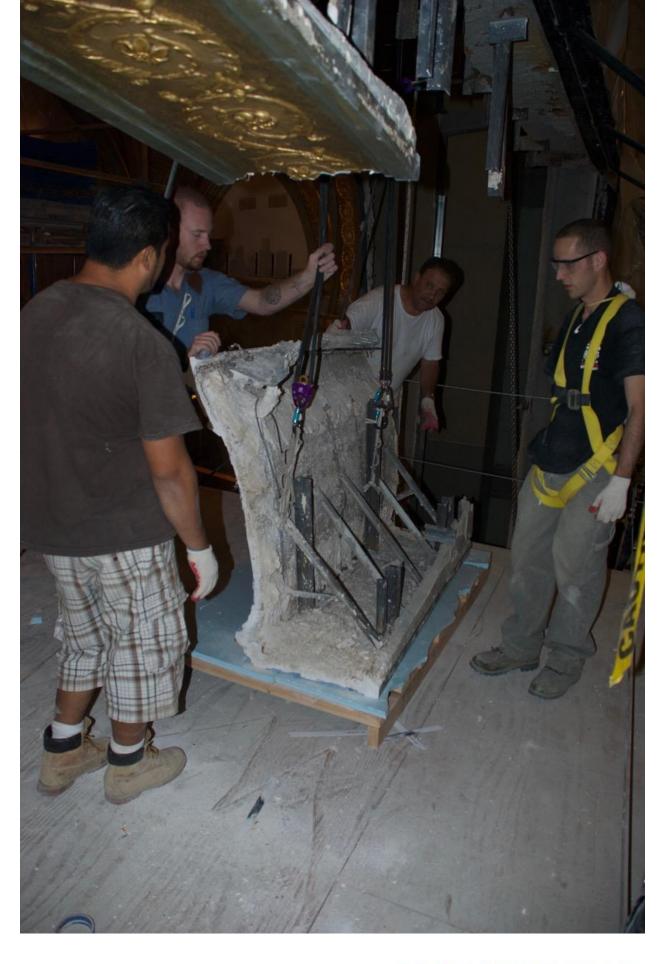
Grand Foyer East and West Walls – Existing Interior Elevations

Proposed Temporary Selective Removal for Off Site Storage and Reinstallation

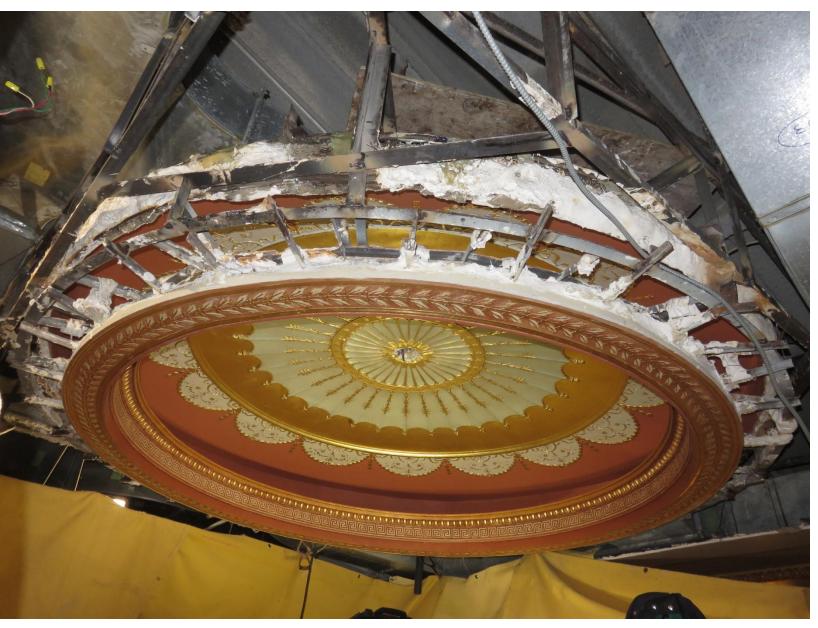




The Lyric Theater, Times Square – Temporary Plaster Removal, ca. 2009 Images Courtesy of Iconoplast, Inc.





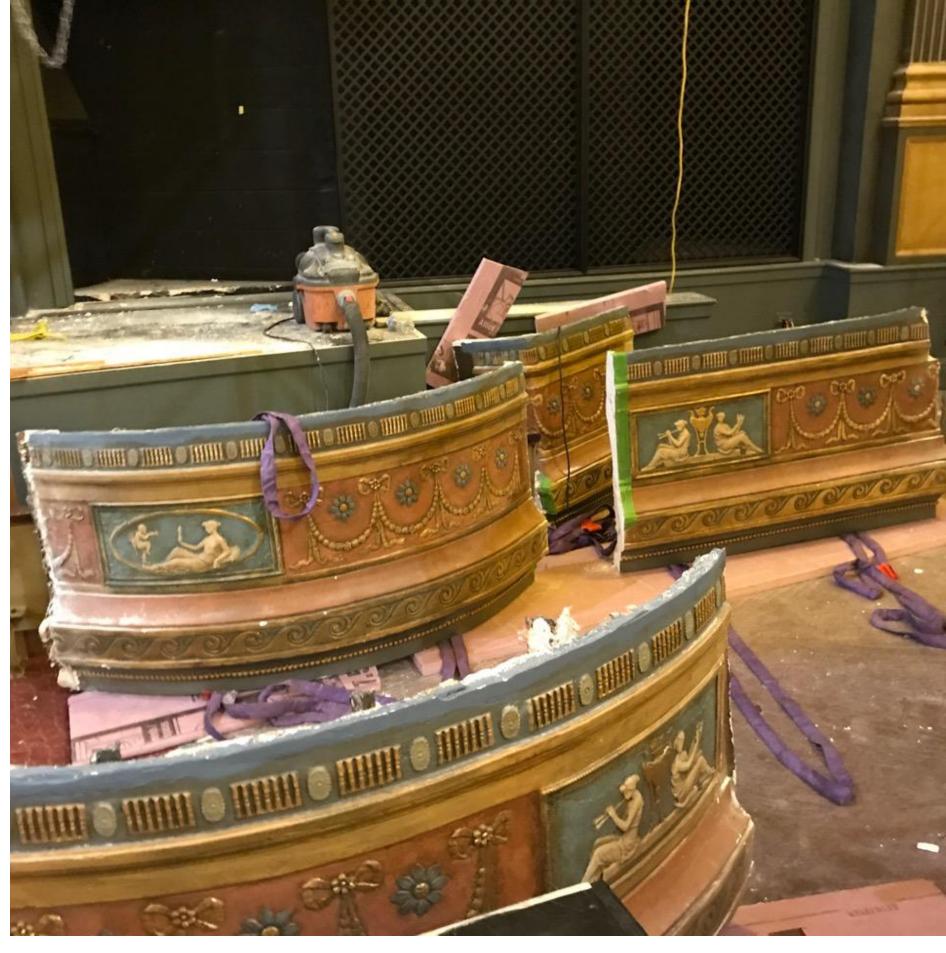






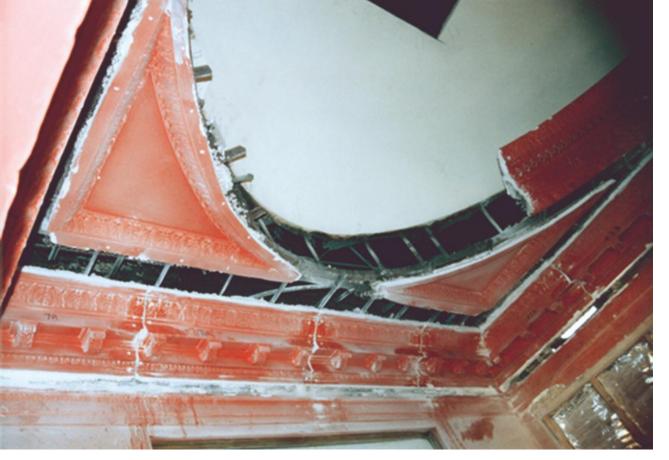






The Lyric Theater, Times Square – Temporary Plaster Removal, April 2017 Images Courtesy of Iconoplast, Inc.









Selwyn (a.k.a. American Airlines / Roundabout) Theater, Times Square – Temporary Plaster Removal Images Courtesy of Iconoplast, Inc.





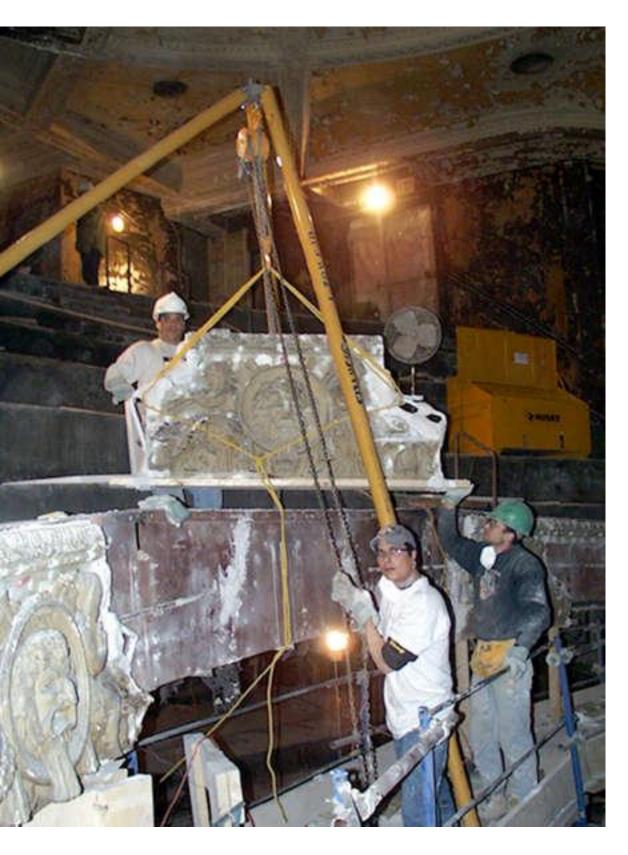






Selwyn (a.k.a. American Airlines / Roundabout) Theater, Times Square – Temporary Plaster Removal Images Courtesy of Iconoplast, Inc.







Eltinge (a.k.a. AMC Empire 25) Theater, Times Square – Temporary Plaster Removal and Relocation, 2000 Images Courtesy of Iconoplast, Inc.

