VIEW OF RIVERSIDE DRIVE AND PARK

VIEW FROM CORNER OF WEST 72ND AND RIVERSIDE DRIVE

EXISTING SITE PLAN

PHOTO MONTAGE OF SURROUNDING BUILDINGS AND RIVERSIDE PARK
C VIEW C - W. 72ND STREET BLOCK CONTEXT

B VIEW B - RIVERSIDE DRIVE ELEVATION

A VIEW A - 72ND STREET ELEVATION

D PHOTO LOCATIONS PLAN

EXISTING BLOCK AND STREET CONDITIONS

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LPC-102

EXISTING FRONT ELEVATION IN CONTEXT
EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NEW ELEVATOR BULKHEAD, LIMESTONE CLAD
NEW STAIR BULKHEAD BEYOND
NEW 42" GUARD RAIL MOUNTED TO CONCRETE DECK
LINE OF EXISTING ROOF CONDITIONS

EXISTING STONE DETAIL AT FACES TO REMAIN, TYPICAL.
LOW PRESSURE WASH FACADE AND PATCH WHERE NECESSARY THROUGH SEPARATE APPLICATION, DOCKET NO. LPC-19-24153

ALL EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH WOOD DOUBLE- HUNG WINDOWS "A" OPENINGS THROUGH SEPARATE APPLICATION, DOCKET NO. LPC-19-24153

PROPOSED STONE AREAWAY WITH IRON METAL GATE

PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"
A. PANORAMA OF EXISTING ROOF CONDITION LOOKING TOWARDS CENTER OF BLOCK

B. PHOTO OF EXISTING STAIR SKYLIGHT

C. PHOTO OF EXISTING NORTH WALL

D. PHOTO OF EXISTING STAIR BULKHEAD

EXIST. SKYLIGHT
EXIST. BULKHEAD

E. PHOTGRAPHS OF EXISTING ROOF CONDITIONS
VIEW OF MOCK UP FROM RIVERSIDE PARK

VIEW OF MOCK UP FROM RIVERSIDE PARK

SITE PLAN WITH PHOTO LOCATION
NEW ELEVATOR BULKHEAD, LIMESTONE CLAD
NEW STAIR BULKHEAD WITH METAL ROOF
METAL AND GLASS 42" GUARD RAIL
METAL FLASHING
LINE OF EXISTING ROOF CONDITION
NEW MASONRY AND METAL LOUVERS AND MECHANICAL FLOOR
PROVIDE CORBELLED BRICK AND METAL FLASHING
REMOVE AND REPLACE WITH NEW WINDOWS IN EXISTING MASONRY OPENINGS
NEW DOOR LINTEL AND FRAME IN NEW MASONRY OPENING
42" METAL AND GLASS GUARD RAIL
NEW ROOFING AND TERRACE
NEW STONE LINTEL AND NEW WINDOW IN EXISTING MASONRY OPENING
OPERABLE SKYLIGHT
METAL ROOF FLASHING
STONE LINTEL
2HR RATED GLAZING
WINDOW WITH A METAL FRAME TO MATCH GLAZING WALL
OPERABLE SKYLIGHTS

EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"
ENLARGED METAL HATCH
STAIR OF 9" TREAD, 8 1/4" RISER AND 1 1/4" NOSING

MIN HEAD HEIGHT OF 6'-8"
STONE WALL TO MATCH EXISTING PROFILE AT STEPS
REPAIR/CLEAN EXISTING LIMESTONE WALLS
EXISTING STAIR OUTLINE WITH HEAD HEIGHT OF 66"

PROPOSED CELLAR STAIR AND EXISTING CONDITIONS

EXIST. CELLAR STAIR LIMESTONE WALL
PROPOSED CELLAR STAIR SECTION

PRESENTATION SHEET 8

PHOTO OF EXISTING REMAINS OF AREAWAY WALL
AREAWAY PRECEDENT - 35 RSD
HISTORIC PLAN SHOWING EXISTING CELLAR STAIR AND OPENING IN WALL

RENDERING OF PROPOSED ENTRANCE WALL
EXIST. CELLAR STAIR LIMESTONE WALL

PROPOSED CELLAR STAIR AND EXISTING CONDITIONS