Landmarks Preservation Commission

September 28th, 2021
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-21-06251

300 West End Avenue - West End - Collegiate Historic District Extension

Borough of Manhattan

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300 West End Ave Elevator Bulkheads

300 WEST END AVENUE, NEW YORK, NY 10023

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300 WEST END - BULKHEADS

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TITLE PAGE

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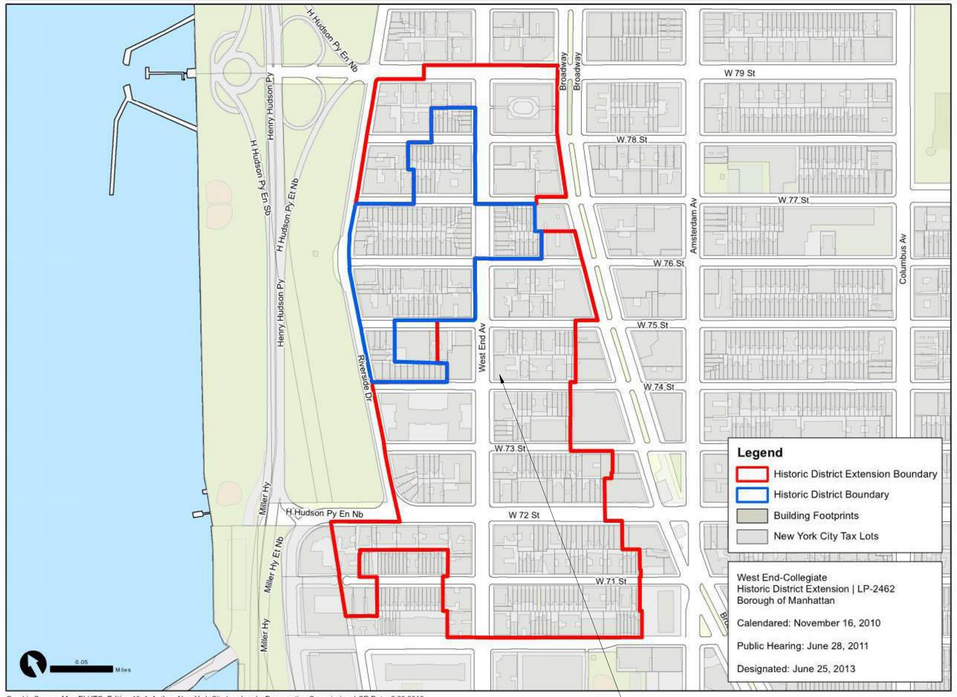
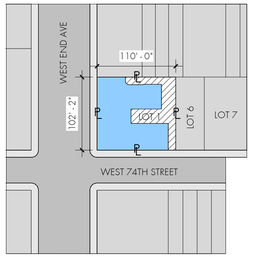
West End-Collegiate Historic District Extension | LP-2462

NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

300 WEST END AVE

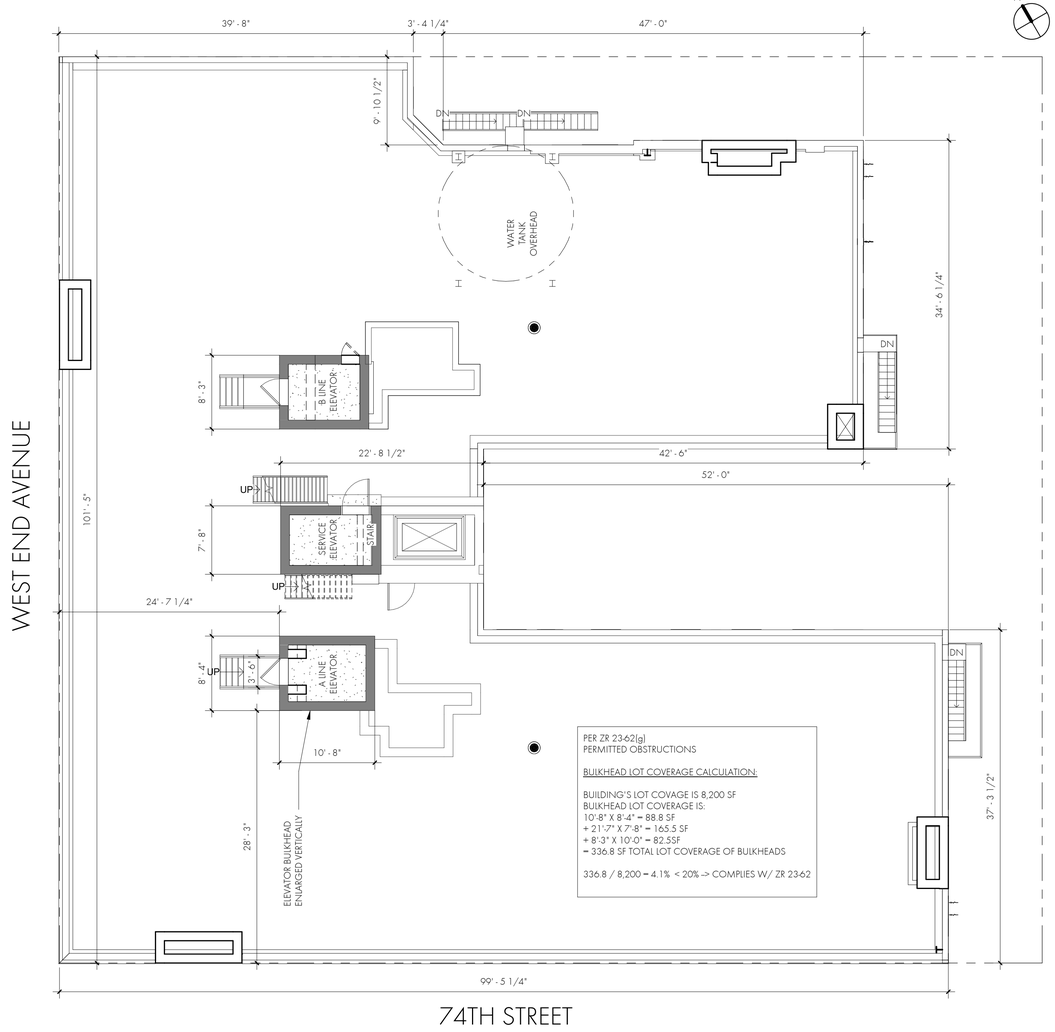


N

AREA OF WORK: EXTERIOR FACADE

BLOCK:	1166
LOT:	1
# OF STORIES:	13
ZONING DISTRICT:	R10A/R8B
ZONING MAP:	8C
CONST CLASS:	3 (PRIOR TO 1968 CODE)
LOT DIMENSIONS:	102.17' x 110'
FIRE SUPRESSION:	FIREPROOFED
GROSS FLOOR AREA:	125,030 SF
AREA OF RENOVATION:	EXTERIOR FACADE

E2 PLOT PLAN 1" = 100'-0"



WEST END AVENUE

74TH STREET

C2 CONSTRUCTION PLAN - ROOF 1/8" = 1'-0"

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PLAN - CONSTRUCTION ROOF

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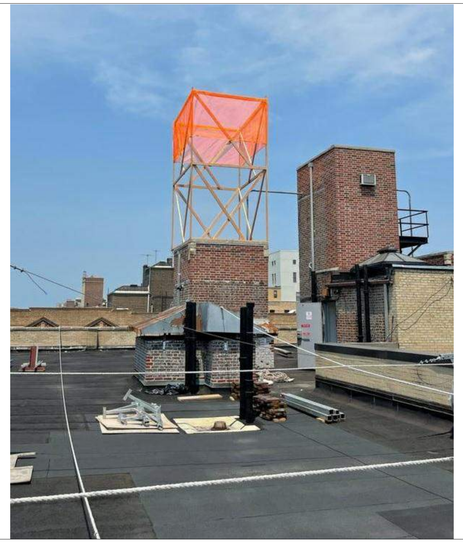
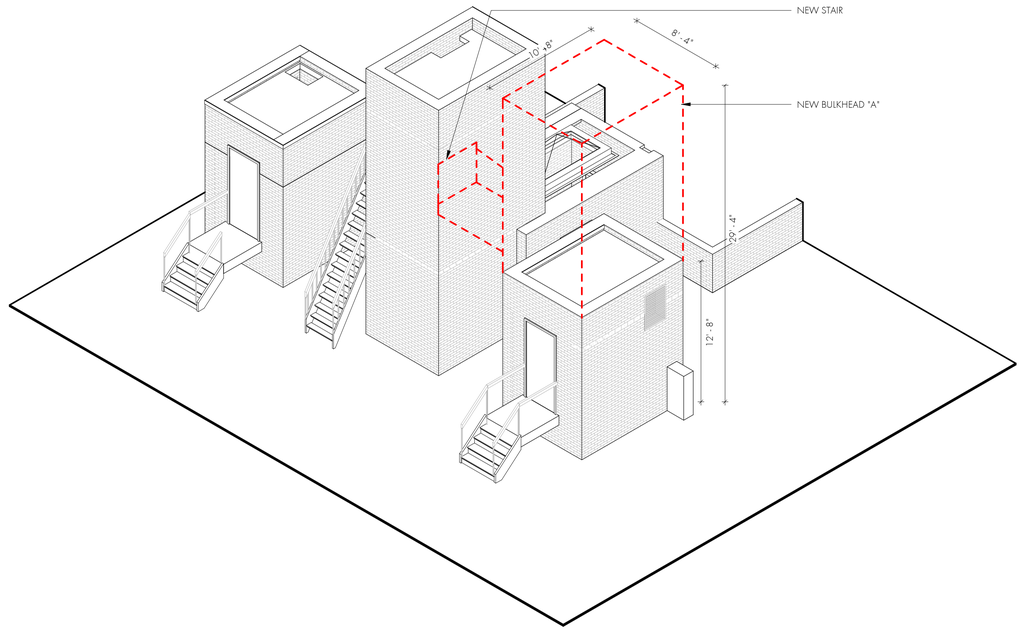
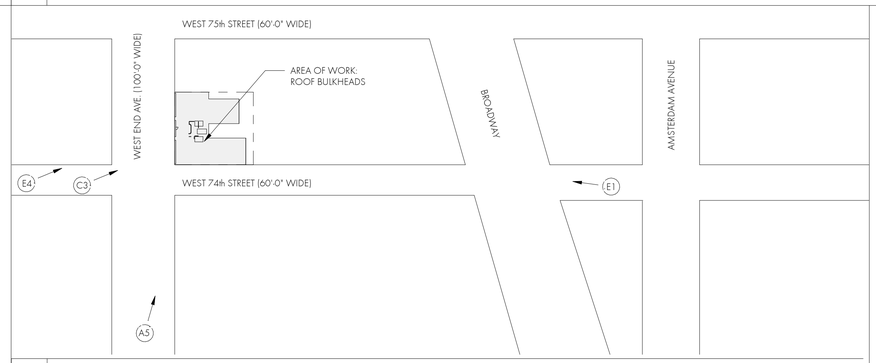
E3 CLOSE VIEW



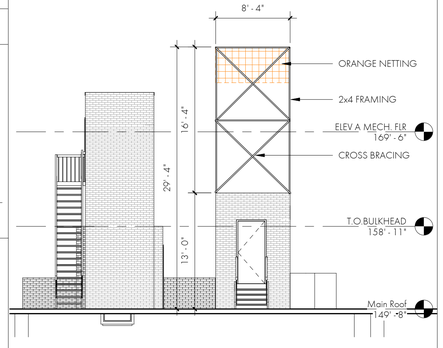
E1 PHOTO - ELEVATOR "A" BULKHEAD



C3 BULKHEAD VOLUMETRIC DIAGRAM



C2 SITE PLAN - PHOTOGRAPH SHOOTING POINTS 1" = 100'-0"



A1 ELEVATION - MOCKUP 1/8" = 1'-0"

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MOCKUPS

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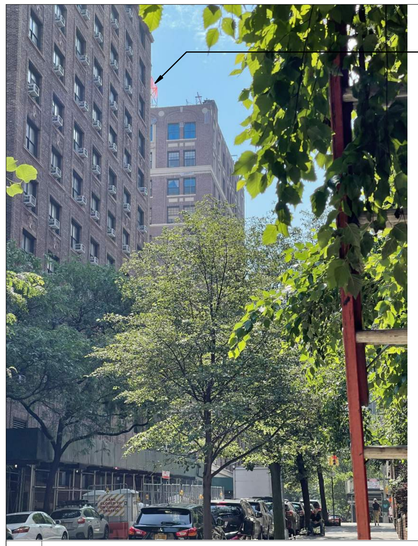
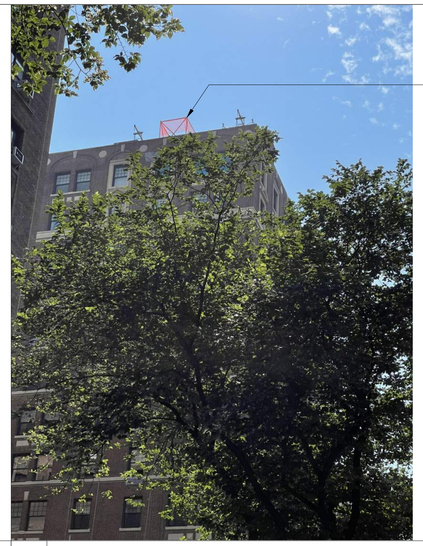
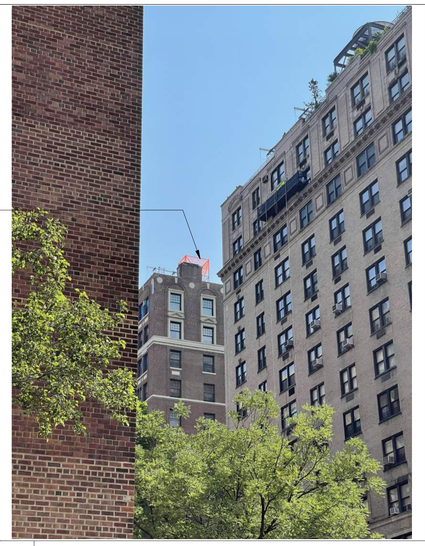


E4 PHOTO - VIEWPOINT #2

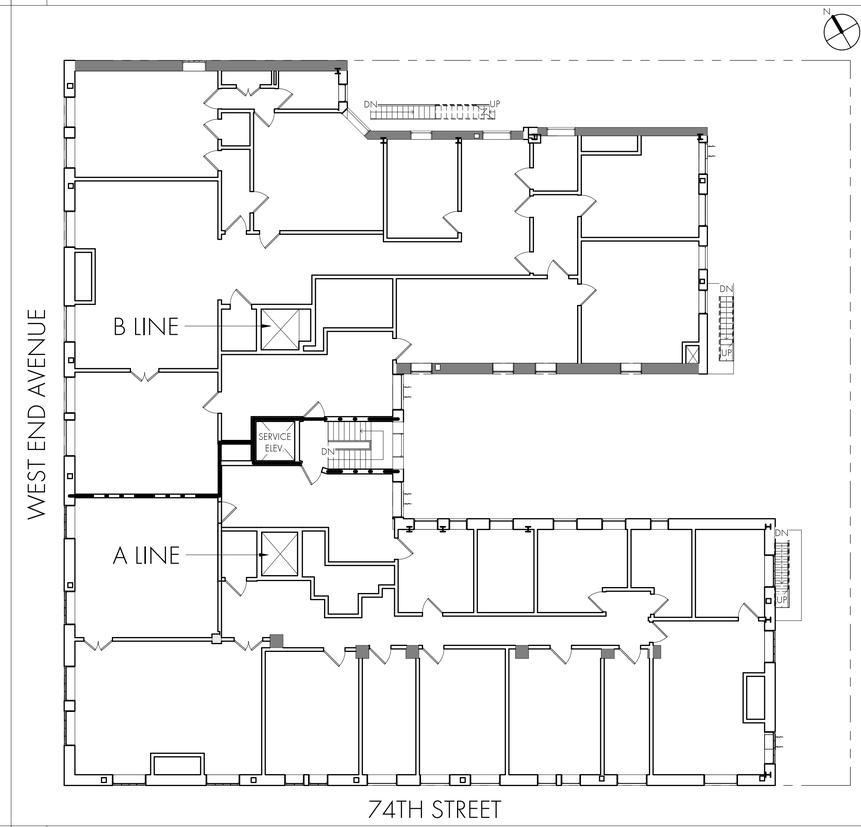


C3 PHOTO - VIEWPOINT #1 (EXISTING)



A5 PROPOSED NEW BULKHEAD

E1 PHOTO - VIEWPOINT #3



C1 EXISTING PLAN - 13TH FLOOR — 1" = 10'-0"

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DETAILS & PHOTOS

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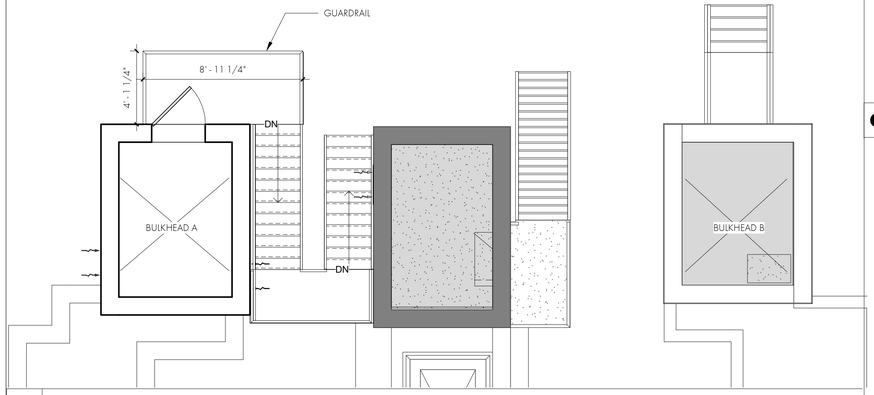
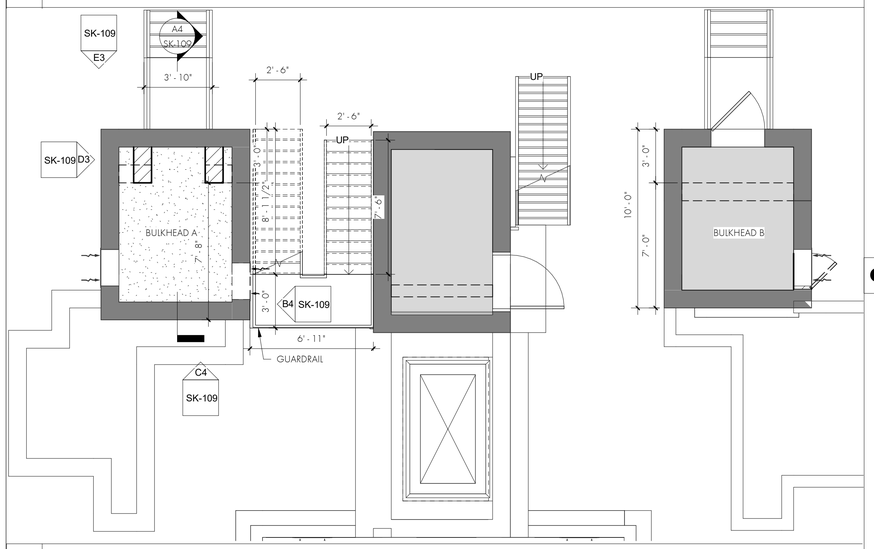


E3 PART PLAN - ELEVATOR BULKHEAD A MECHANICAL FLOOR 1/4" = 1'-0"



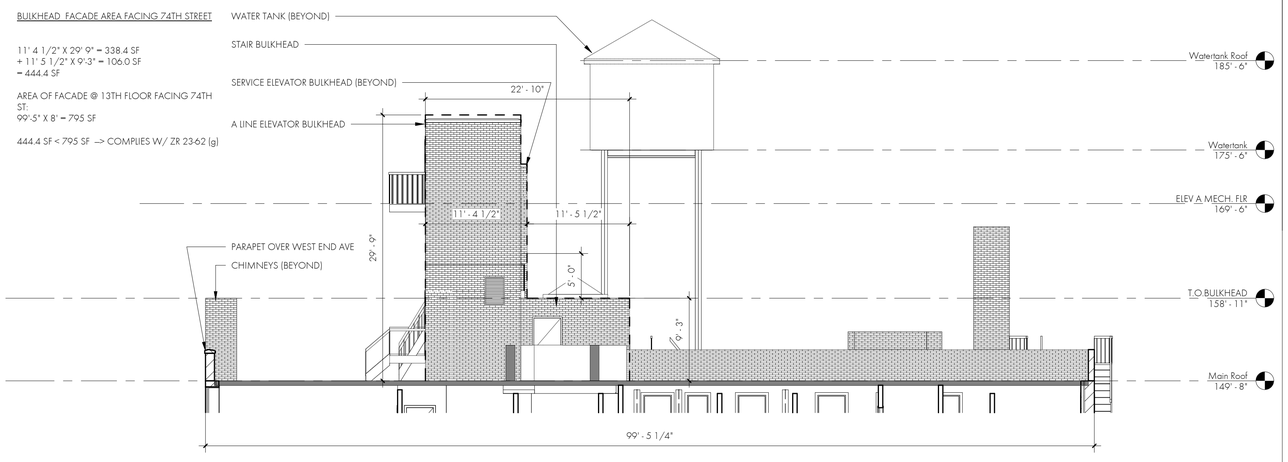
E1 PART PLAN - ROOF - BULKHEAD LEVEL 1/4" = 1'-0"

BULKHEAD FACADE AREA FACING 74TH STREET

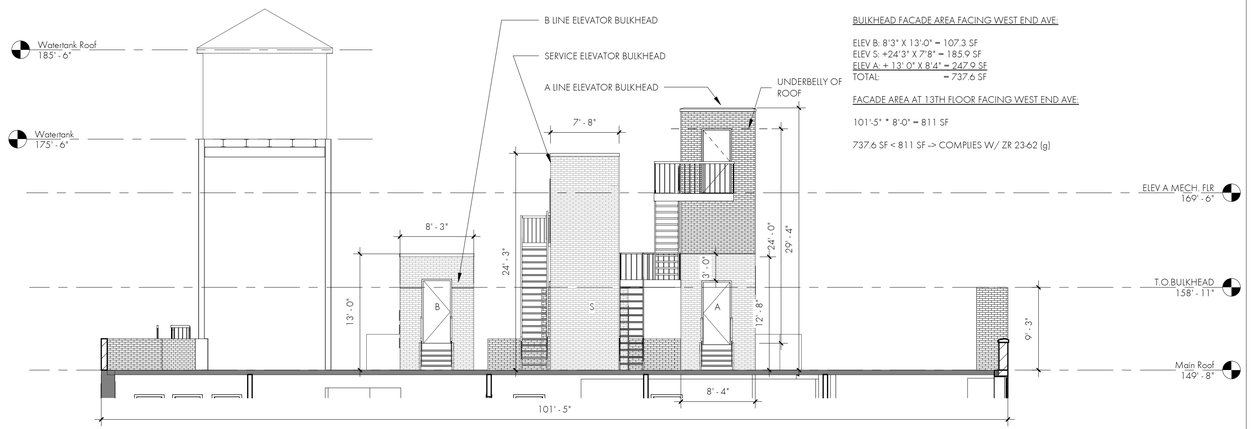
11' 4 1/2" X 29' 9" = 338.4 SF
+ 11' 5 1/2" X 9'-3" = 106.0 SF
= 444.4 SF

AREA OF FACADE @ 13TH FLOOR FACING 74TH ST:
99'-5" X 8' = 795 SF

444.4 SF < 795 SF –> COMPLIES W/ ZR 23-62 (g)



C4 EXTERIOR ELEVATION - BULKHEADS FACING 74TH STREET 1/8" = 1'-0"



BULKHEAD FACADE AREA FACING WEST END AVE:

ELEV B: 8'3" X 13'-0" = 107.3 SF
ELEV S: +24'3" X 7'8" = 185.9 SF
ELEV A: + 13' 0" X 8'4" = 247.9 SF
TOTAL: = 737.6 SF

FACADE AREA AT 13TH FLOOR FACING WEST END AVE:

101'-5" * 8'-0" = 811 SF

737.6 SF < 811 SF –> COMPLIES W/ ZR 23-62 (g)

C2 EXTERIOR ELEVATION - BULKHEADS FACING WEST END AVE 1/8" = 1'-0"

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EXTERIOR ELEVATIONS - ROOF BULKHEADS

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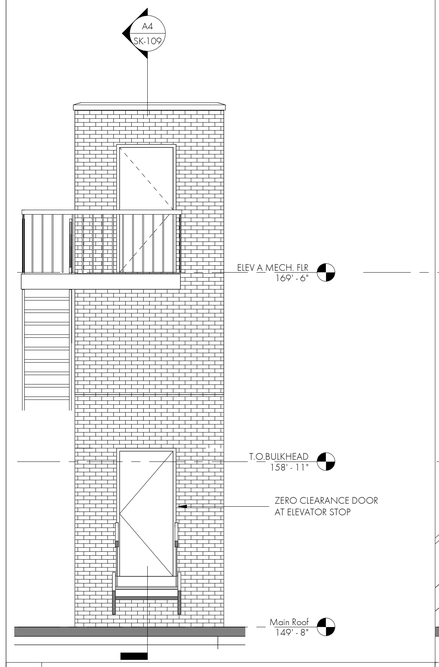
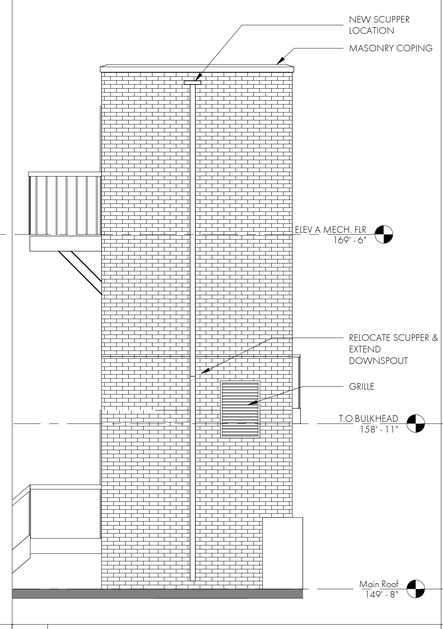
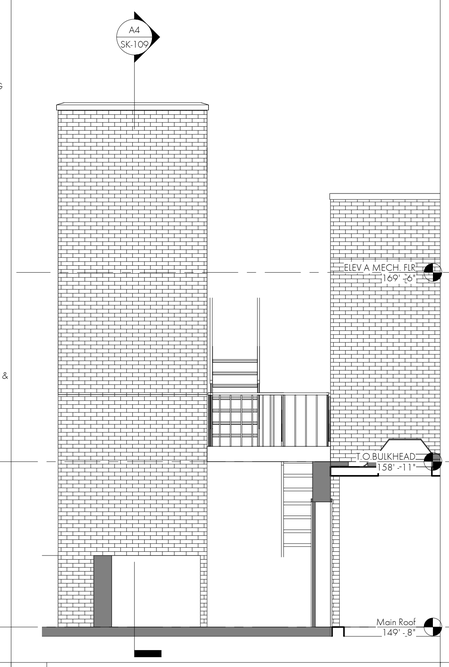


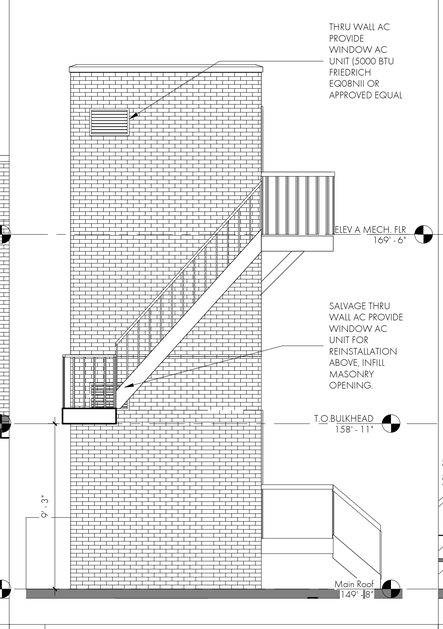
E3 ELEVATION - BULKHEAD A WEST WALL 1/4" = 1'-0"



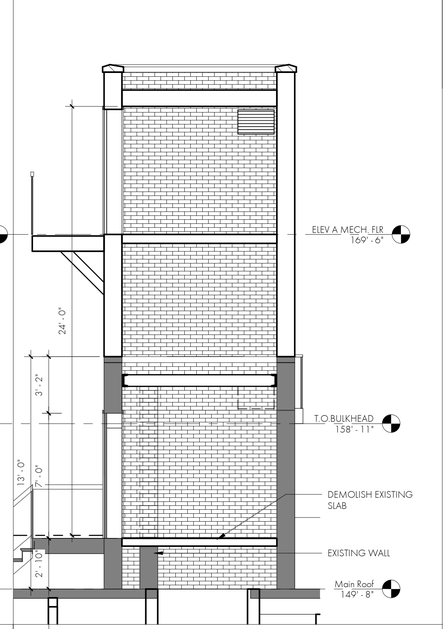
D3 ELEVATION - BULKHEAD A SOUTH WALL 1/4" = 1'-0"



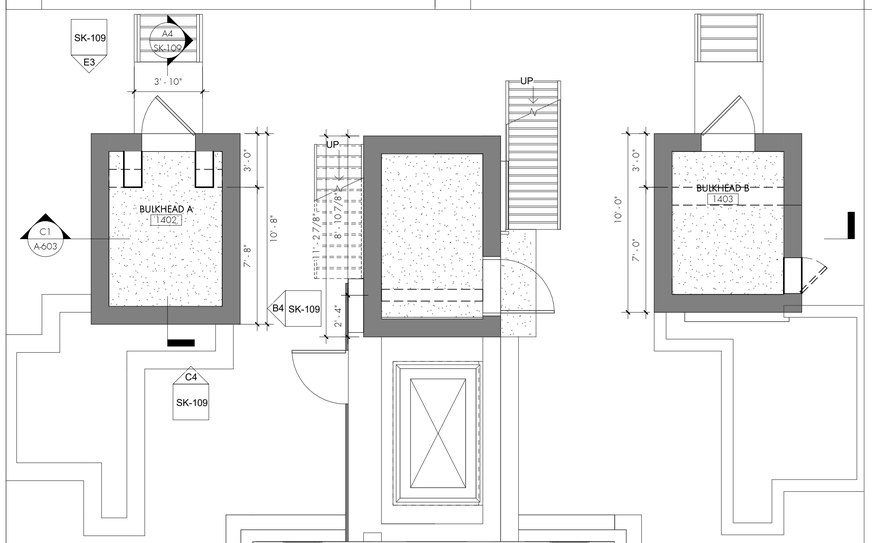
C4 ELEVATION - BULKHEAD A EAST WALL 1/4" = 1'-0"



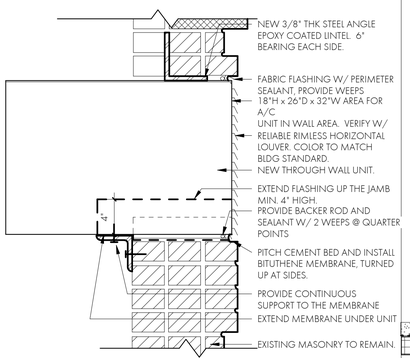
B4 ELEVATION - BULKHEAD A NORTH WALL 1/4" = 1'-0"



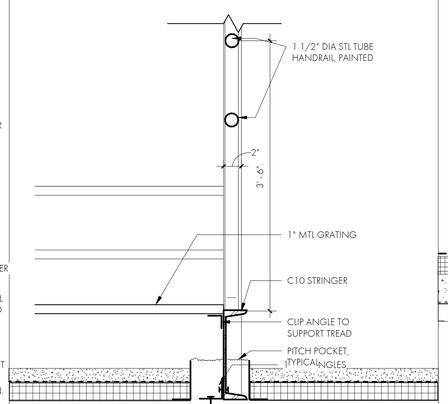
A4 SECTION - BULKHEAD A 1/4" = 1'-0"



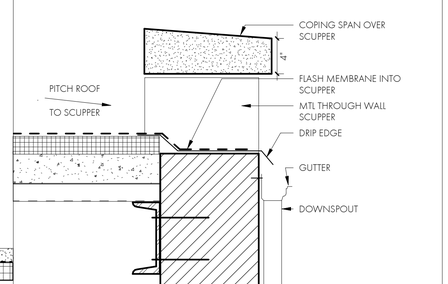
E1 Callout -- CONSTRUCTION PLAN - ROOF 1/4" = 1'-0"



C1 DETAIL - NEW THROUGH WALL AC UNIT 1 1/2" = 1'-0"



C3 DETAIL - BALUSTER SHIPS LADDER 1 1/2" = 1'-0"



A1 SCUPPER DETAIL 1 1/2" = 1'-0"

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EXTERIOR ELEVATIONS - BULKHEAD A & PART PLAN

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Landmarks Preservation Commission

September 28th, 2021
Public Hearing

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