The current proposal is:
Preservation Department – Item 7, LPC-22-12017

86 Riverside Drive – Riverside Drive - West 80th-81st Street
Historic District
Borough of Manhattan

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EXISTING ROOF PLAN

EXISTING ROOF PLAN KEY NOTES:

1. EXISTING TERRACOTTA ROOF TILES ON GABLE ROOFS TO BE REMOVED; TYP. ALL THROUGHOUT ENTIRE ROOF BACK TO SHEATHING FOR EVALUATION; GC TO PROVIDE ALTERNATE PRICE TO REMOVE ALL ROOF SHEATHING BACK TO ROOF TRUSS/JOISTS.

2. EXISTING BUILT-IN FURNITURE TO BE REMOVED; EXCEPT FOR EXISTING LOWER CABINET; EXISTING LOWER CABINET TO BE PRESERVED FOR POSSIBLE FUTURE RE-USE.

3. AREAWAY TO BE CLEANED OF ALL ORGANIC AND INORGANIC DEBRIS ON ALL FLOORS / EXTERIOR LEDGES & WINDOW SILLS; GC TO COVER AREAWAY WITH TARP.

4. EXISTING ROOF SKYLIGHT / HATCH TO BE REMOVED; GC TO INSTALL TEMPORARY WATERPROOF MEMBRANE ALONG WITH REQUIRED SUPPORT.

5. EXISTING TAR MATERIAL THROUGHOUT ROOF CONTAINS ASBESTOS MATERIAL TO BE REMOVED; SHOWN HATCHED; CONFIRM EXTENTS ON SITE; REFERENCE ASBESTOS SURVEY REPORT & TESTING FOR ADDITIONAL INFORMATION.

6. EXISTING VENT LINES AND UTILITIES TO BE REMOVED.

EXISTING SKYLIGHTS AND ASSOCIATED CURBS TO BE REMOVED; TYP. ALL THROUGHOUT ROOF.

EXISTING TAR MATERIAL THROUGHOUT ROOF CONTAINS ASBESTOS MATERIAL TO BE REMOVED; SHOWN HATCHED; CONFIRM EXTENTS ON SITE; REFERENCE ASBESTOS SURVEY REPORT & TESTING FOR ADDITIONAL INFORMATION.
STREET VIEW PHOTOS AND PROPOSED NEW ROOF WITH MATERIALS

PROPOSED ROOF MATERIAL PALETTE

SITE PLAN

A1

A2

BATTEN SEAM METAL ROOF TO MATCH PETRARCH STONE [ST-1]

[MT-3] METAL FLUE EXTENSION

[MT-2] MILD 316 STEEL CABLE RAILING SYSTEMS

[ST-1] PETRARCH STONE - BULKHEAD CLADDING

PANEL COLOR/FINISH: LIMESTONE RIVEN MATT

NORTH

86 RIVERSIDE DRIVE
NEW YORK, NY 10024

[GW-1] GREEN WALL AT THE CONDENSERS

[MT-1] "ZINC" COLORED STANDING SEAM METAL CLADDING

[MT-2] MILD 316 STEEL CABLE RAILING SYSTEMS

[MT-3] OXIDIZED COPPER FLUE AND CAP

[ST-1] PETRARCH ENGINEERED STONE PANEL COLOR/FINISH: LIMESTONE RIVEN MATT

PROPOSED ROOF MATERIAL PALETTE

1/64" = 1" SCALE:

PROPOSED ROOF MATERIAL PALETTE

NORTH

MATERIAL SELECTION

Z-002.00

06.01.2022

221163

06/17/2022

07/29/2022

08/05/2022

08/11/2022

09/09/2022

FOR LPC AND PERMIT
FOR COMMUNITY BOARD HEARING
FOR COMMUNITY BOARD HEARING
FOR LPC AND PERMIT

FOR LPC AND PERMIT
FOR COMMUNITY BOARD HEARING
FOR COMMUNITY BOARD HEARING
FOR LPC AND PERMIT

86 RIVERSIDE DRIVE
NEW YORK, NY 10024

SITE PLAN

86 RIVERSIDE DRIVE
NEW YORK, NY 10024
BATTEN SEAM METAL ROOF TO MATCH PETRARCH STONE [ST-1]

[GL-1] GLASS SKYLIGHT ON THE STAIR BULKHEAD

[ST-1] ELEVATOR BULKHEAD CLADDING - PETRARCH ENGINEERED STONE PANEL - LIMESTONE RIVEN MATT

[MT-2] MILD 316 STEEL CABLE RAILING SYSTEMS

[GW-1] GREEN WALL AT CONDENSERS

[MT-3] METAL FLUE EXTENSION

[MT-1] "ZINC" COLORED STANDING SEAM METAL CLADDING

PROPOSED ROOF MATERIAL PALETTE

[MT-1] "ZINC" COLORED STANDING SEAM METAL CLADDING

[MT-2] MILD 316 STEEL CABLE RAILING SYSTEMS

[MT-3] METAL FLUE EXTENSION

[GW-1] GREEN WALL AT CONDENSERS

ENGINEERED STONE PANEL COLOR/FINISH: LIMESTONE RIVEN MATT

BULKHEAD CLADDING - PETRARCH ENGINEERED STONE PANEL COLOR/FINISH: LIMESTONE RIVEN MATT

GLASS SKYLIGHT ON THE STAIR BULKHEAD

SCALE: 1/64" = 1"
BATTEN SEAM METAL ROOF TO MATCH PETRARCH STONE [ST-1]

[GL-1] GLASS SKYLIGHT ON THE STAIR BULKHEAD

[ST-1] ELEVATOR BULKHEAD CLADDING - PETRARCH ENGINEERED STONE PANEL - LIMESTONE RIVEN MATT

[MT-1] "ZINC" COLORED STANDING SEAM METAL CLADDING

[MT-2] MILD 316 STEEL CABLE RAILING SYSTEMS

[GW-1] GREEN WALL AT CONDENSERS

[MT-3] METAL FLUE EXTENSION

86 RIVERSIDE DRIVE NEW YORK, NY 10024

AREA: 9698 SQ FT

FOR LPC AND PERMIT 06/17/2022
FOR COMMUNITY BOARD HEARING 08/05/2022
FOR COMMUNITY BOARD HEARING 08/11/2022
FOR LPC AND PERMIT 09/09/2022
These drawings and specifications are the property and copyright of architect and shall not be used on any other work except by written agreement with architect. Do not scale blueprints.

Area: 9698 SQ FT

Project No.: 221163

Date: 06/01/2021

Drawn By: MH

Checked By: SC / ML

Issue: 1

86 Riverside Drive
New York, NY 10024

For LPC and Permit 06/17/2022

For Community Board Hearing 08/05/2022

For Community Board Hearing 08/11/2022

For LPC and Permit 09/09/2022

LPC Mockup Photos
Z-006.00

Scale: D

Site Plan
1/64" = 1"

Roof Mockup Photo @ Roof
Not to Scale

Photos taken from the street

Photos of the roof mockup taken at the roof

Proposed Roof Plan
1/8" = 1"

 Proposed Roof Plan

Scale: A

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: B

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: C

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: D

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: E

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: F

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: G

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: H

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: I

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: J

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: K

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: L

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: M

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: N

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: O

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: P

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: Q

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: R

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: S

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: T

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: U

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: V

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: W

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: X

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: Y

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: Z

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: AA

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: BB

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: CC

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: DD

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: EE

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: FF

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: GG

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Proposed Roof Plan

Scale: HH

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: JJ

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: KK

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: LL

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: MM

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: NN

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: OO

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: PP

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: QQ

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: RR

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: SS

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: TT

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: UU

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: VV

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: WW

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: XX

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: YY

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: ZZ

Photos of the roof mockup taken at the roof

Proposed Roof Plan

Scale: AAA
CONSTRUCTION NOTES

2. CONSTRUCTION NOTES

86 RIVERSIDE DRIVE

MUST BE FILLED WITH THE SAME MATERIAL BEFORE G.W.B. IS A-102.00

MATERIAL TO MATCH EXISTING CONSTRUCTION MASONRY OPENINGS

ARCHITECT IMMEDIATELY IN WRITING.

ADJACENT DEMOLITION ARE TO BE REPLACED AND REPAIRED WITH FURTHER INVESTIGATION OR STUDY ARISE, GC TO NOTIFY THE COLUMNS PIERS AND CORE PARTITIONS, WHERE DISTURBED DUE TO IF APPLICABLE, ALL EXISTING MASONRY CONSTRUCTION SUCH AS OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE EXISTING PARTITION TREATED WITH WATER SHEET NO. FOR THE DURATION OF CONSTRUCTION.

31. PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOORING REQUIREMENTS. CONTACT BUILDING MANAGEMENT PRIOR TO

EXISTING INTERCOM THE GENERAL CONTRACTOR SHALL COORDINATE THE SCHEDULING RESPECTIVE TRADES.

30. CONSTRUCTION PLAN CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. CONTACT

EXISTING WINDOW TO REMAIN

THE GENERAL CONTRACTOR SHALL COORDINATE THE SCHEDULING ELECTRICAL PANEL FOR LPC AND PERMIT REVIEW OF SUCH DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF METHODS OF CONSTRUCTION AND DETAILING IS SATISFACTORY.

29. EXISTING WINDOW TO REMAIN

THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE DONE DURING CONSTRUCTION AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.

28. PROVIDE ALL GROUNDS, BLOCKING AND SUPPORTS TO SUPPORT BUILDINGS & OBTAIN ALL REQUIRED PERMITS.

27. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF N.Y.C. BUILDING CODE.

26. METHOD OF CONSTRUCTION AND DETAILING IS SATISFACTORY.

25. CONSTRUCTION OPERATIONS TO FOLLOW 340 WEST 57TH STREET TIMES.

24. ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR TRADES, WHO SHALL ARRANGE FOR ELECTRICAL, ETC.

23. DIMENSIONS AND DESIGN OF ADEQUATE CONNECTIONS, DETAILS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONTRACTOR, AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE GENERAL CONTRACTOR.

22. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS THEIR TRADES, WHO SHALL ARRANGE FOR

21. NEW 12" METAL STUD WALL

20. NO CHANGES IN USE,immer, developed small occupancies the construction plan, as shown by the architectural drawings, are responsible for the protection of THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF CONSTRUCTION AREA. G.C. SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO THREE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE GENERAL CONTRACTOR.

19. PROVIDE ALL REQUIRED BUILDING AND ENERGIATABLE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

18. DIMENSIONS FROM CENTER TO CENTER OF DORMERS, 12" METAL STUD WALL

17. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL COMPLETE THE JOB.

16. DRAWING SHEETS INDICATE ONLY THAT THE GENERAL CONTRACTOR WILL VERIFY ALL DIMENSIONS, CEILING HEIGHTS, AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

15. PROVIDE SHEET NO.

14. ELECTRICAL PANEL

13. PROVIDE SHEET NO.

12. ALL EXHAUST SYSTEMS SHALL BE RETURNED TO ORIGINAL CONDITIONS IF SYSTEMS SHALL BE RETURNED TO ORIGINAL CONDITIONS IF APPLICABLE.

11. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE U.O.N.

10. TO BE REMOVED ARE NOT STRUCTURAL BEARING WALLS.

9. REFER TO PARTITION SCHEDULE FOR DOOR SCHEDULE FOR DOOR DETAILS.

8. NEW 12" METAL STUD WALL

7. NEW 6" METAL STUD WALL

6. NEW 4" METAL STUD WALL

5. NEW 2X6 WOOD STUD WALL

4. NEW ELEVATOR HOISTWAY, 8" THK CMU, TYP.

3. NEW 6" CMUST BE FILLED WITH THE SAME MATERIAL BEFORE G.W.B. IS A-102.00

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**Borough of Manhattan**

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