PROPOSED 5 NEW BOILERS IN FLAT ZINC PANEL ENCLOSURE, COLOR TO MATCH EXISTING PENTHOUSE SIDING. 40'-0" LONG X 15'-0" DEEP X 11'-0" HIGH ENCLOSURE SITTING ON TOP OF DUNNAGE 3'-6" ABOVE PENTHOUSE ROOF.

EXISTING ELEVATOR BULKHEAD, TYP.

EXISTING ELEVATOR

EXISTING VENT

EXISTING SKYLIGHT

EXISTING VENT

DEPTH OF STEEL SAME AS EXISTING DUNNAGE FOR COOLING EQUIPMENT

CLEARANCE FOR MAINTENANCE

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

THE BELNORD
235 WEST 69TH STREET
NEW YORK, NEW YORK

UPPER ROOF MECHANICAL

PROPOSED ELEVATION

THE BELNORD
NEW YORK CITY LANDMARKS PRESERVATION COMMISSION SUBMISSION

UPPER ROOF MECHANICAL

PROPOSED ELEVATION

AUTHOR NAME
10 MARCH 2019

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"
3 VIEW LOOKING WEST FROM 86TH ST
EXISTING VIEW @ ±650'-0"

3A VIEW LOOKING WEST FROM 86TH ST
PROPOSED VIEW @ ±650'-0"
**View Looking North from Amsterdam Avenue**

**Existing View @ ±260'-0"**

**Proposed View @ ±260'-0"**

**View Looking North from Amsterdam Avenue**

**Existing View @ ±315'-0"**

**Proposed View @ ±315'-0"**
**2004 VIEW OF PROPOSED MEP EQUIPMENT FROM 86TH STREET BETWEEN AMSTERDAM AND COLUMBUS**

**2016 COMPARABLE TO 2004 VIEW OF PROPOSED MEP EQUIPMENT FROM 86TH STREET BETWEEN AMSTERDAM AND COLUMBUS**

**COMPARISON OF VISIBILITY BETWEEN PROPOSED 2004 EQUIPMENT AND 2016 EQUIPMENT FROM 86TH STREET LOOKING WEST**

**IMAGE A**

2004 PROPOSED MEP EQUIPMENT VISIBLE FROM CLOSE AND WITHIN CONTEXT OF CHURCH. 2016 PROPOSAL NOT VISIBLE FROM THE SAME LOCATION (IMAGE B).

**IMAGE C**

2016 PROPOSED MEP EQUIPMENT VISIBLE FROM FAR AND HALF THE SIZE OF THE 2004 PROPOSAL AND NOT WITHIN CONTEXT OF CHURCH.

**C** 2016 VIEW OF GREATEST VISIBILITY ENLARGED TO COMPARE WITH SAME SIZE AS 2004 VIEW (IMAGE A) BUT FROM A FARTHER DISTANCE
D 2004 VIEW OF PROPOSED MEP EQUIPMENT FROM 86TH STREET BETWEEN BROADWAY AND WEST END

COMPARISON OF VISIBILITY BETWEEN PROPOSED 2004 EQUIPMENT AND 2016 EQUIPMENT FROM 86TH STREET LOOKING WEST

2004 PROPOSED MEP EQUIPMENT VISIBLE FROM CLOSE ON BROADWAY

1.5X

2016 PROPOSED MEP EQUIPMENT VISIBLE FROM HALF BLOCK SOUTH AND SMALLER THAN THE 2004 PROPOSAL FROM HALF BLOCK WEST

E 2016 VIEW OF GREATEST VISIBILITY ENLARGED TO COMPARE WITH SAME SIZE AS 2004 VIEW (IMAGE A) BUT FROM AMSTERDAM BETWEEN 86TH STREET AND 85TH STREET
2004 VIEW OF PROPOSED MEP EQUIPMENT LOOKING SOUTH FROM AMSTERDAM AND 90TH ST

COMPARABLE VIEWS FROM EAST AND WEST THOROUGHFARES AT ONE STREET AWAY OR GREATER

2016 VIEW OF PROPOSED MEP EQUIPMENT LOOKING NORTH AMSTERDAM AND 85TH ST
2004 PROPOSED MEP EQUIPMENT — NOT APPROVED

2004/2005 PROPOSED MEP EQUIPMENT — APPROVED

2016 PROPOSED MEP EQUIPMENT

A) 2004 / 2005 / 2016 MEP EQUIPMENT COMPARISON
2013 - COURTYARD SOUTH FACADE RESTORATION

EXISTING BOILER SYSTEM

THE EXISTING STEAM HEATING SYSTEM CONSISTS OF TWO GAS FIRED BOILERS LOCATED IN SUB-CELLAR. THE STEAM DISTRIBUTION CONSISTS OF A TWO-PIPE SYSTEM AND FEATURES A VACUUM PUMP ON THE CONDENSATE RETURN. THE HEATING SYSTEM STEAM RISERS ARE ALL EMBEDDED WITHIN BUILDING ENVELOPE AROUND THE PERIMETER. THE STEAM AND CONDENSATE PIPING RISERS IN THE BUILDING ARE MOSTLY ORIGIANAL AND OVER A CENTURY OLD; HAVE SCALING AND CORROSION AND ARE PAST ITS USEFUL LIFE. AS IS TYPICAL OF MANY STEAM SYSTEMS THERE ARE ALSO PROBLEMS WITH DISTRIBUTION OF STEAM, KNOCKING AND HAMMERING AND CONTROL OF HEATING WITH LACK OF HEATING.

THE BELNORD HAS BEEN HAVING ISSUES WITH THE CENTURY OLD STEAM SYSTEM THAT IS ORIGINAL TO THE BUILDING. THE EXISTING PIPES, WHICH RUN INSIDE THE WALLS AND FLOORS OF THE BUILDING, HAVE STARTED TO DETERIORATE AND HAVE BEEN CAUSING LEAKS THROUGHOUT THE BUILDING. THE REPAIR OR REPLACEMENT OF THESE EXISTING PIPES WOULD BE INVASION AND DETERIMENTAL TO THE BUILDING AS IT WOULD CONSIST OF BREAKING AND REMOVING WALLS, FLOORS, AND STRUCTURE THROUGHOUT. IN THE PAST YEAR, FOUR LEAKS HAVE OCCURRED DUE TO DETERIORATED AND BROKEN STEAM PIPES. THRU INFRARED INVESTIGATION, IT WAS FOUND THAT THE STEAM PIPES IN THE FLOOR WERE LEAKING.

2015 - LEAK INVESTIGATIONS
1. SOUTHWEST CORNER VIEW OF THE BELNORD

2. SOUTHEAST CORNER VIEW OF THE BELNORD

3. SITE PLAN

ROOF STUDY FOR BEST LOCATION FOR PLACEMENT OF NEW MECHANICAL EQUIPMENT

LIST OF DRAWINGS

RS1 SITE PLAN AND VIEWS
RS2 ROOF PLAN
RS3 SUMMARY OF OPTIONS AND SITE MAP
THE EXISTING COOLING TOWERS ARE SITUATED AT LOCATIONS WHERE THEY ARE MINIMAL TO NONE VISIBLE FROM THE PUBLIC THOROUGHFARE. THEY ARE PLACED ON TOP OF STEEL DUNNAGE AND HAVE PIPES AND CABLES ALREADY LAID OUT ON THE ROOF. THESE TOWERS ARE LARGER THAN THE PROPOSED BOILERS. THESE TOWERS ARE ALMOST IMPOSSIBLE TO RELOCATE WITHOUT EXTENSIVE MODIFICATION TO THE BUILDING STRUCTURE, ROOF, AND EXISTING MECHANICAL INFRASTRUCTURE. EVEN IF THE TOWERS COULD BE MOVED, THEY ARE TALLER AND BIGGER THAN THE PROPOSED BOILERS AND WILL BE MORE VISIBLE FROM THE PUBLIC THOROUGHFARE WITH ALL THE SKYLIGHTS, ELEVATOR BULLEHEADS, EXISTING PIPING, AND CHIMNEY. THERE IS NO LOCATION LARGE ENOUGH TO ACCOMMODATE BOTH THE COOLING TOWER AND THE BOILERS IN A PLACE THAT THEY WILL BE NOT VISIBLE FROM THE STREET OR LESS VISIBLE THAN THE PROPOSED NEW BOILER.

A. SOUTHEAST SECTION OF 86TH STREET FACADE
B. CENTER SECTION OF AMSTERDAM FACADE
C. NORTHWEST SECTION OF 87TH STREET FACADE
D. CENTER SECTION OF BROADWAY FACADE
E. SOUTHWEST SECTION OF 86TH STREET FACADE