

PROPOSED RENOVATIONS *to*

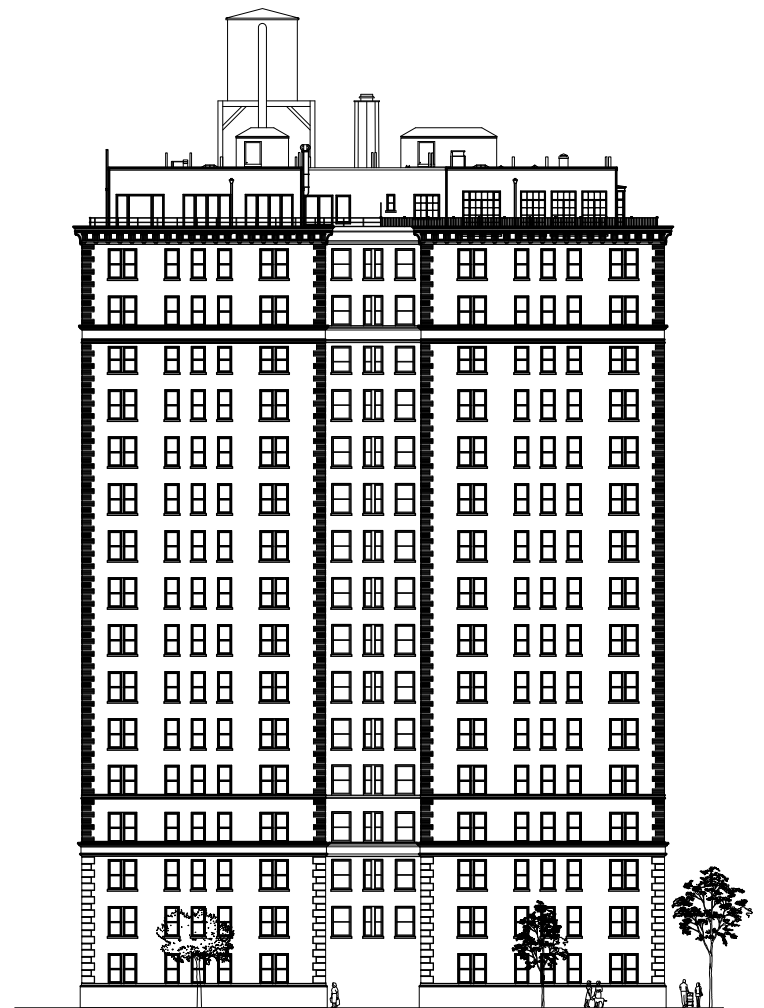
PENTHOUSE A

320 RIVERSIDE DRIVE

NEW YORK CITY, NEW YORK 10025

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- L.1 SITE & LOT PLANS
- L.2 BLOCK PLAN & HISTORIC DISTRICT
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APPLICATION

TO THE NEW YORK HISTORIC LANDMARKS COMMISSION

STEVEN W. SPANDLE

ARCHITECT

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912.618.9420



PENTHOUSE A
320 RIVERSIDE DRIVE
NEW YORK, NY 10025

TITLE:COVER SHEET

DATE: 07 . 03 . 2020

SHEET NO.:

L.0



PROJECT SITE:
320 RIVERSIDE DRIVE,
NEW YORK, NYC 10025

1 LARGE SCALE STREET PLAN

SCALE: NTS

320 RIVERSIDE DRIVE
(AKA 320-323 RIVERSIDE DRIVE; 323-325 WEST 104TH STREET)

CONSTRUCTION DATE: 1928
ARCHITECT / BUILDER: LEO F. KNUST
OWNER / DEVELOPER: A. C. & H. M. HALL REALTY COMPANY
MAJOR ALTERATION(S): NONE
ALTERATION ARCHITECT(S): NONE
STYLE(S): RENAISSANCE REVIVAL
MATERIAL(S): BRICK, LIMESTONE, TERRA COTTA

BUILDING TYPE: APARTMENT BUILDING
ORIGINAL USE: RESIDENTIAL, MULTI-FAMILY
TAX BLOCK: 1891 TAX LOT: 1



2 TAX PLOT PLAN

SCALE: NTS

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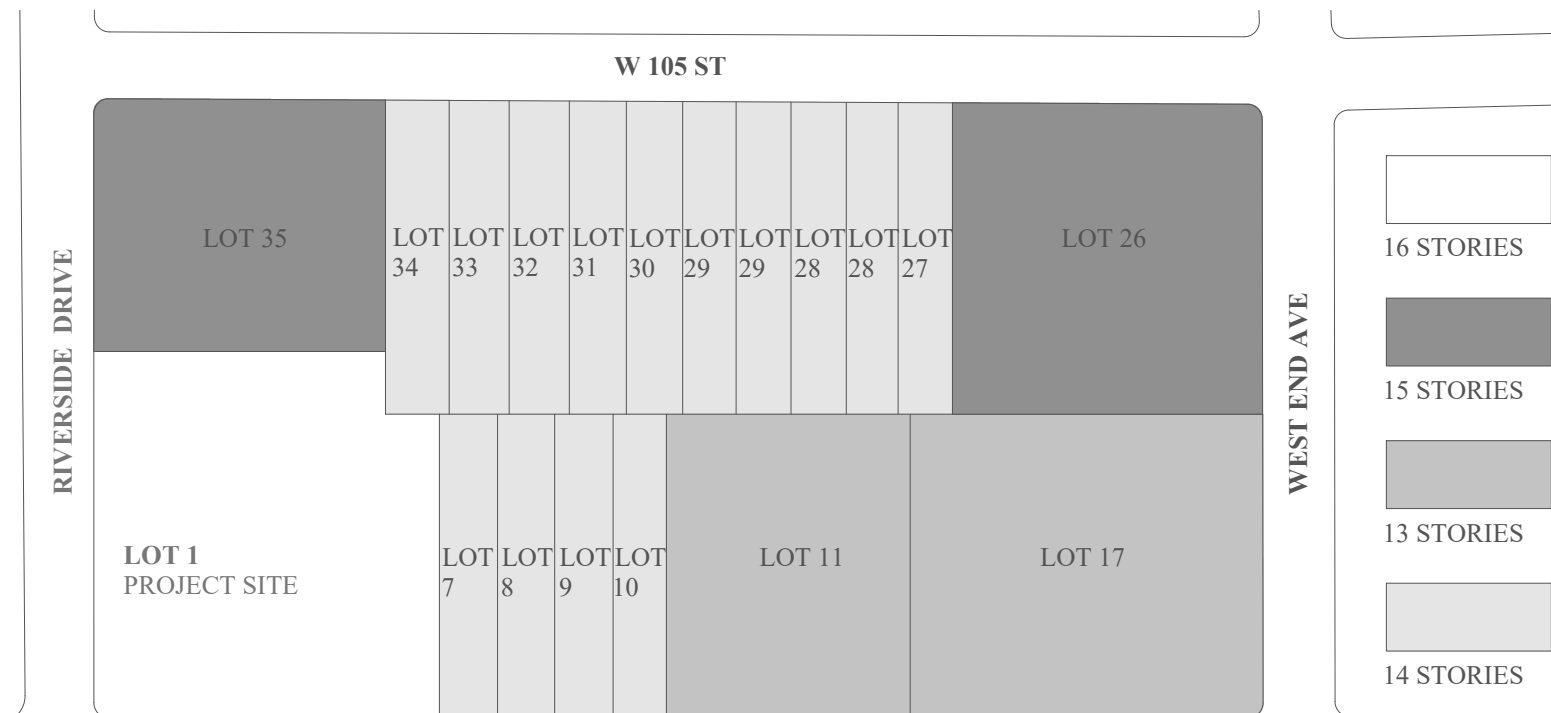


PENTHOUSE A
320 RIVERSIDE DRIVE
NEW YORK, NY 10025

TITLE:SITE & LOT PLANS SHEET NO.:

DATE:07 . 03 . 2020

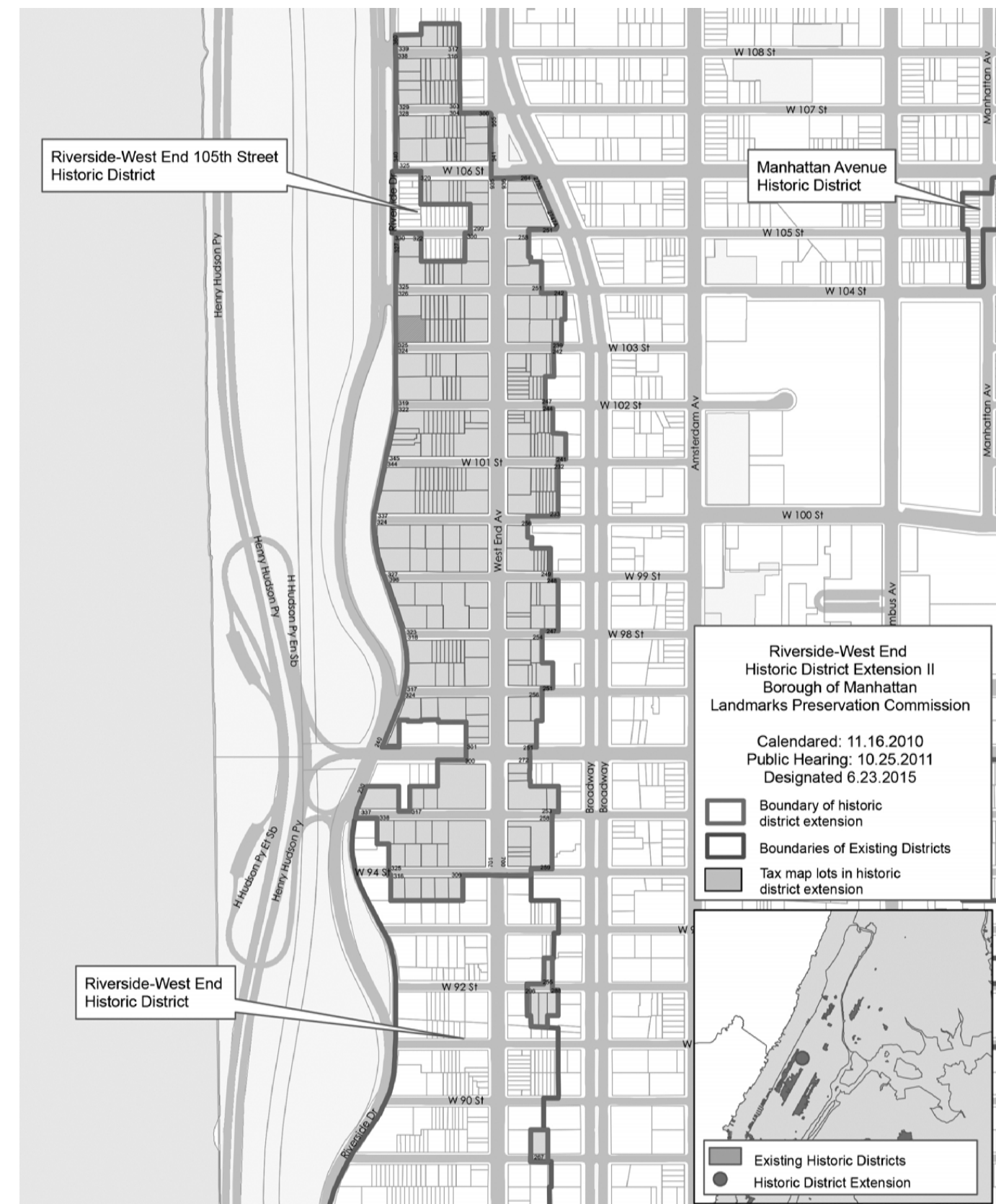
L.1



1 PLAN OF BLOCK No. 1891
SCALE: NTS



2 BUILDING PLAN
SCALE: NTS



3 PLAN OF RIVERSIDE HISTORIC DISTRICT
SCALE: NTS



1 EXISTING BUILDING-1940s TAX FILE PHOTO
SCALE: NTS



2 NORTH AND WEST FACADES
SCALE: NTS



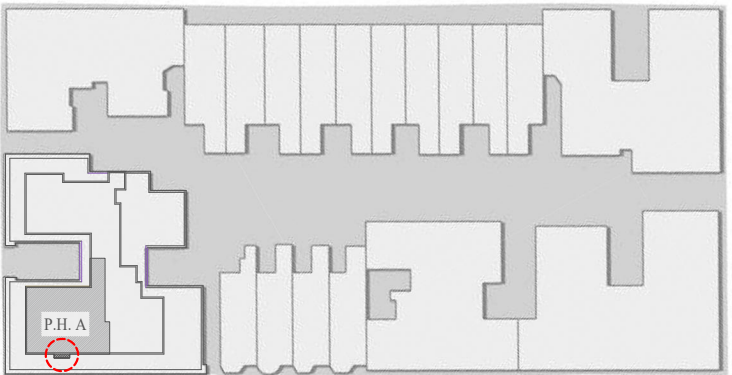
3 WEST FACADE
SCALE: NTS



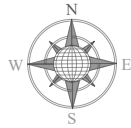
4 SOUTH AND WEST FACADE
SCALE: NTS



5 AERIAL VIEW OF BLOCK
SCALE: NTS



L3 PHOTO KEY
SCALE: NTS



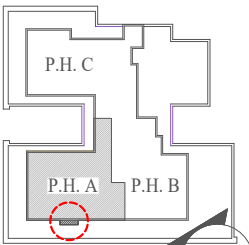
FENESTRATION
SHOWN HAS BEEN
PREVIOUSLY
APPROVED UNDER
LPC DOCKET
NO.LPC-20-03372



1 MOCK-UP OF PROPOSED BAY ASSEMBLY FROM WEST
SCALE: NTS



2 MOCK-UP OF PROPOSED BAY ASSEMBLY FROM EAST
SCALE: NTS



3 KEY PLAN
SCALE: NTS

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PENTHOUSE A
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TITLE: EXTERIOR VIEW
OF WINDOWS
DATE: 07 . 03 . 2020

SHEET NO.:
L.4

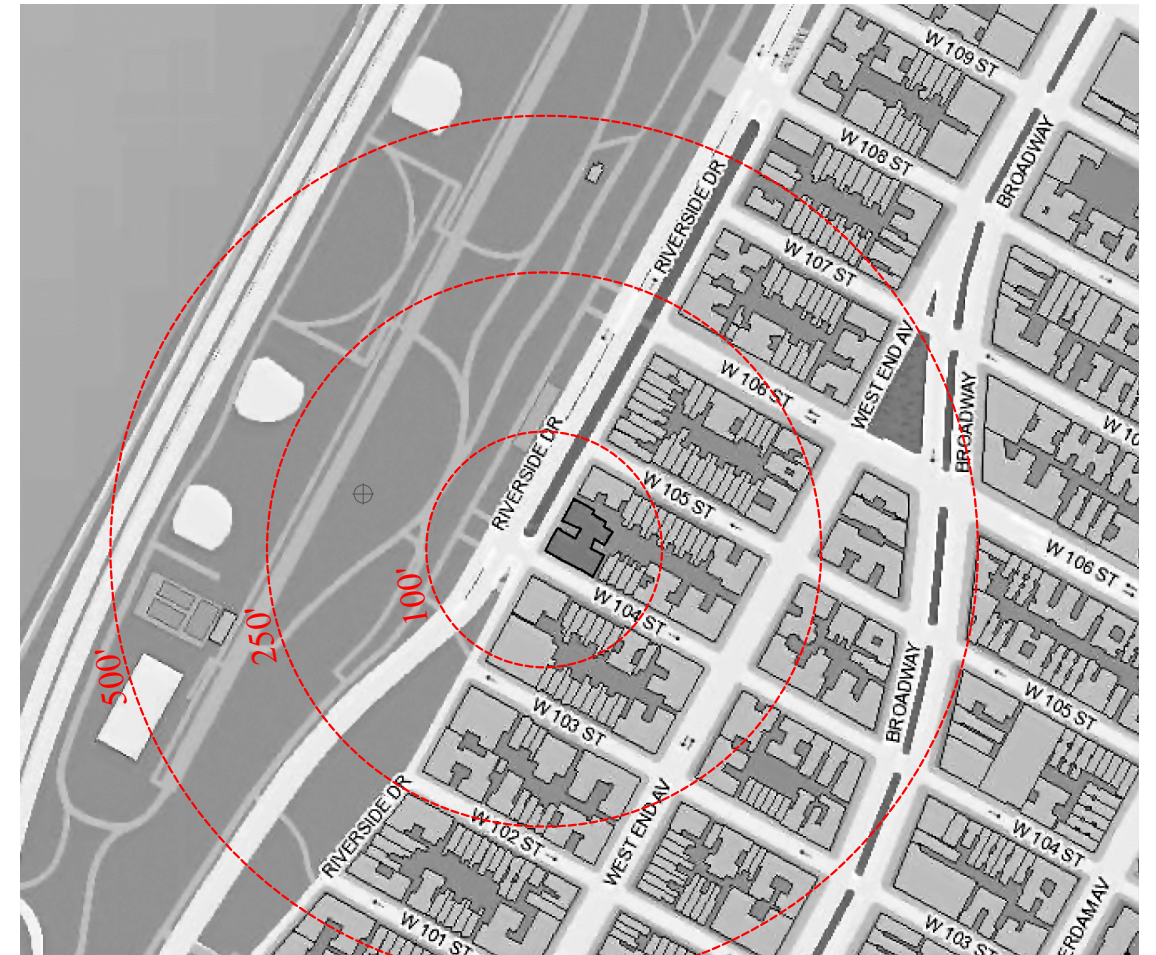


1 VIEW AT 100'
SCALE: NTS

FENESTRATION
PREVIOUSLY APPROVED
UNDER LPC DOCKET
NO.LPC-20-03372



2 VIEW AT 250'
SCALE: NTS



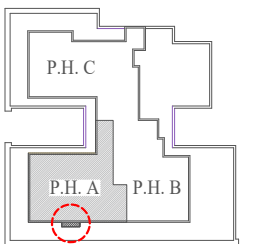
4 LARGE SCALE MAP OF SITELINE ZONES
SCALE: NTS



3 VIEW AT 250' FROM EAST
SCALE: NTS

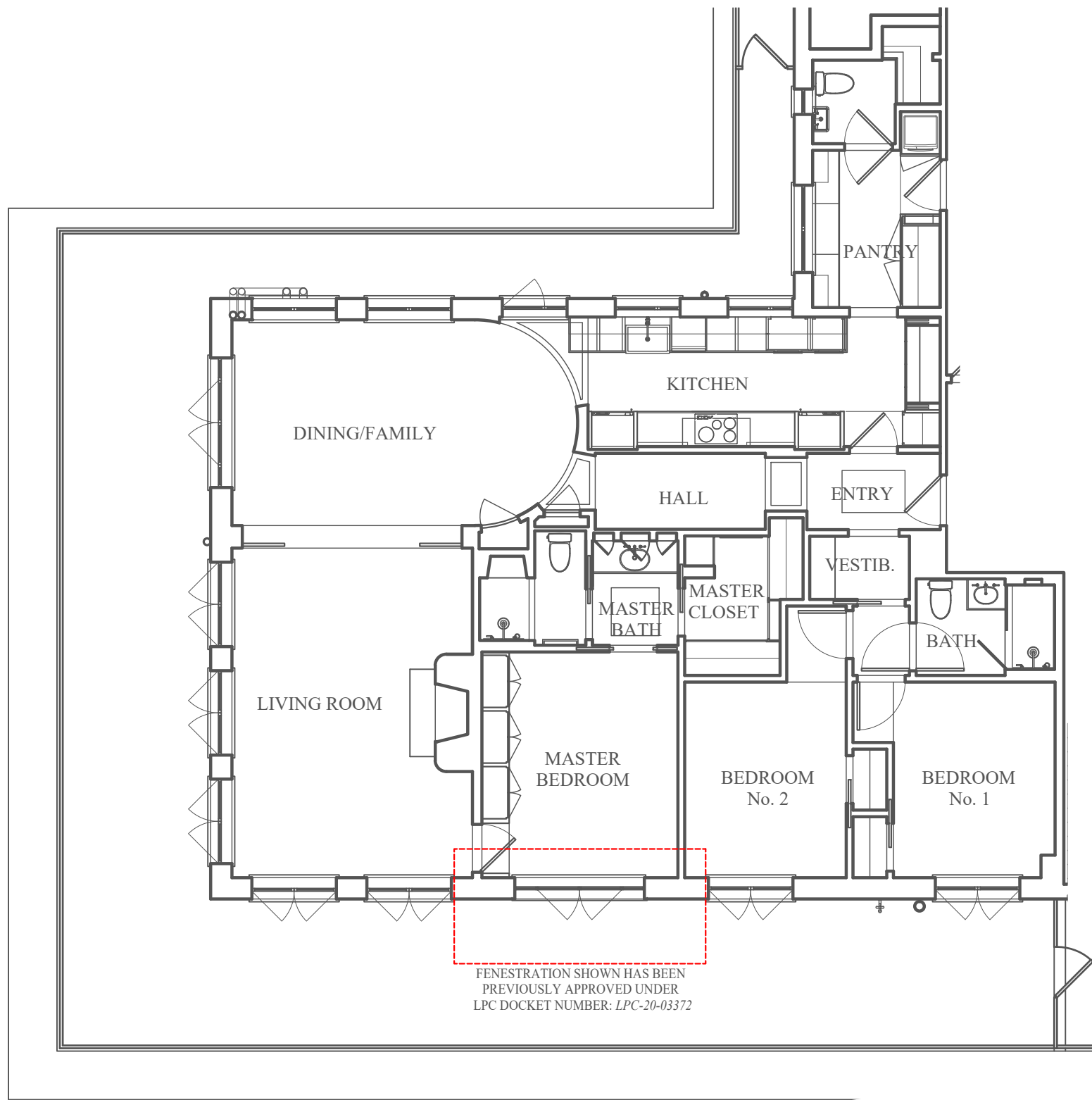


5 VIEW AT 500'
SCALE: NTS

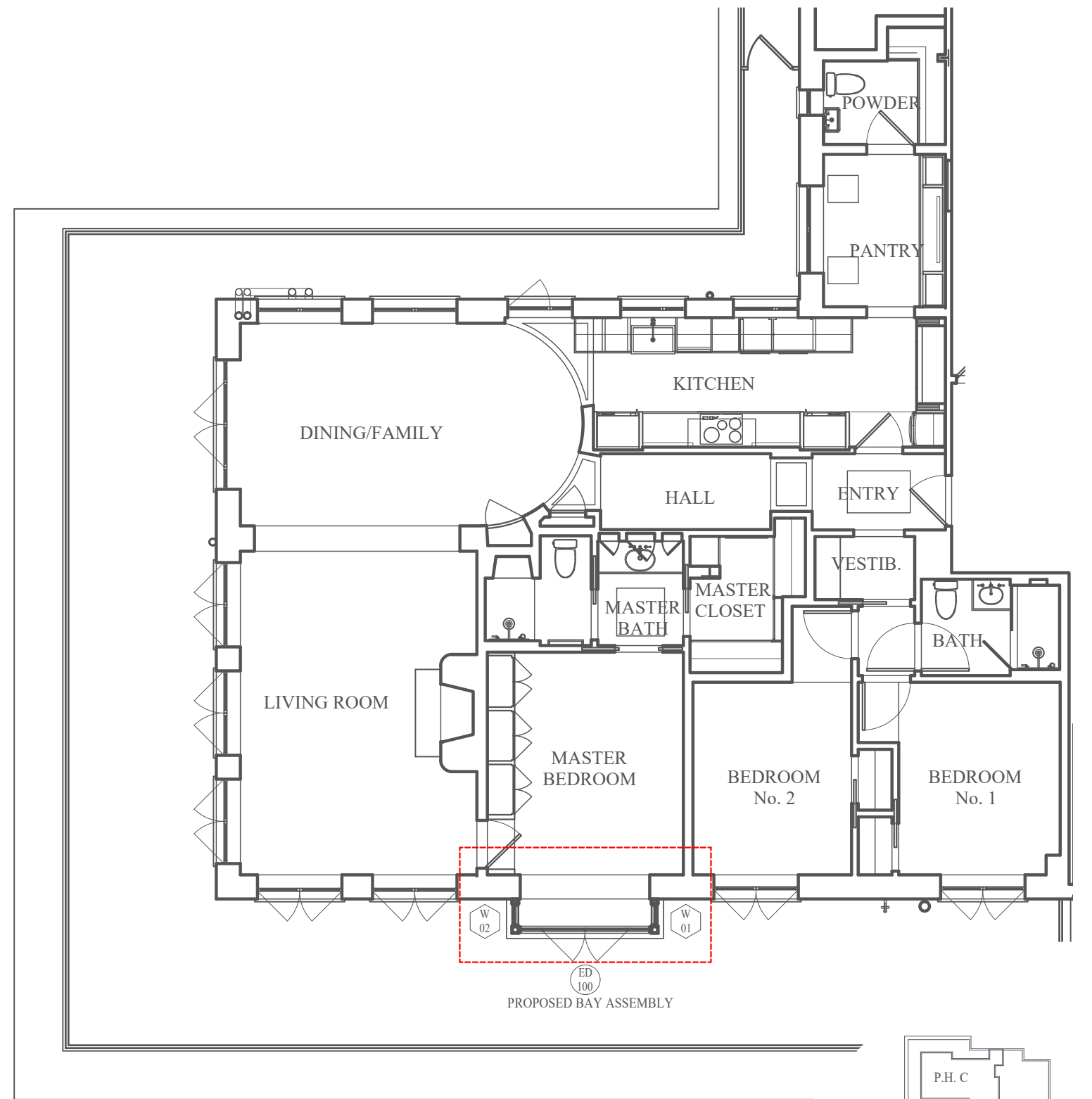


6 KEY PLAN
SCALE: NTS

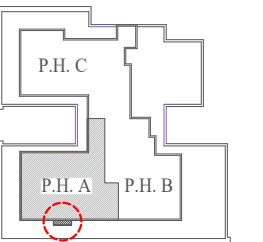




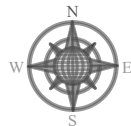
1 EXISTING FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



2 PROPOSED FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



3 KEY PLAN
SCALE: NTS

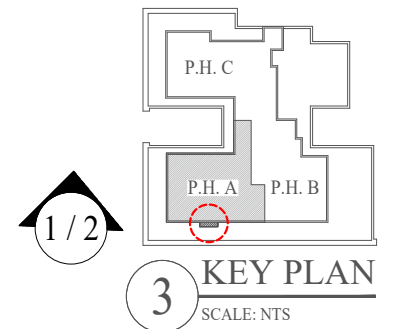




1 ELEVATION SOUTH; EXISTING
SCALE: $\frac{1}{8}" = 1'-0"$



2 ELEVATION SOUTH; PROPOSED
SCALE: $\frac{1}{8}" = 1'-0"$



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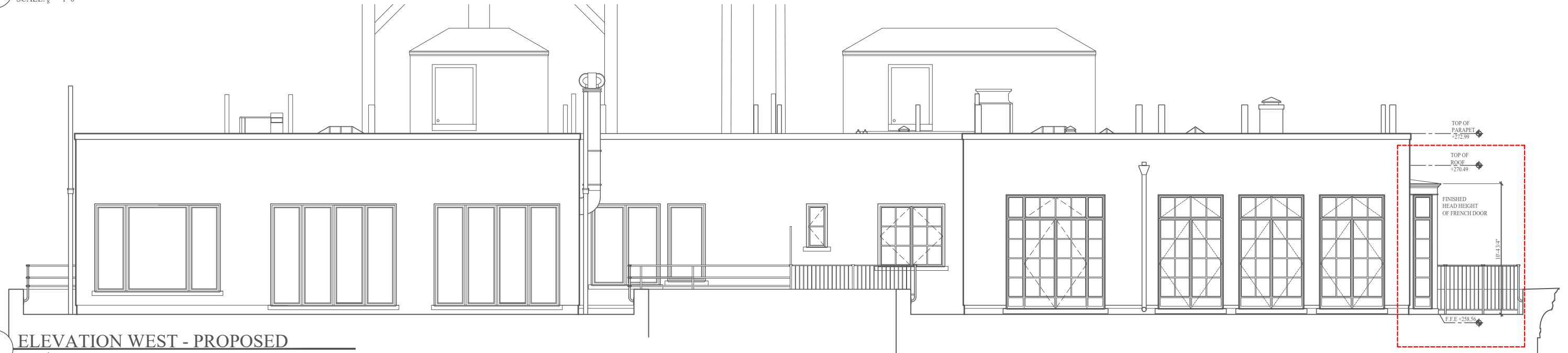
PENTHOUSE A
320 RIVERSIDE DRIVE
NEW YORK, NY 10025

TITLE: PROPOSED
ELEVATIONS
DATE: 07 . 03 . 2020

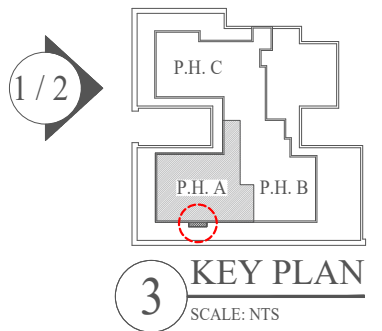
SHEET NO.:
L.7



1 ELEVATION WEST - EXISTING
SCALE: $\frac{1}{8}" = 1'-0"$



2 ELEVATION WEST - PROPOSED
SCALE: $\frac{1}{8}" = 1'-0"$



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TITLE: ELEVATIONS
DATE: 07 . 03 . 2020

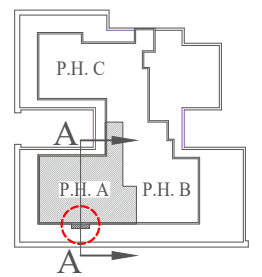
SHEET NO.:
L.8



1 SECTION A-A; EXISTING
SCALE: 1/4" = 1'-0"



2 SECTION A-A; PROPOSED
SCALE: 1/4" = 1'-0"



3 KEY PLAN
SCALE: NTS





1 LARGE SCALE MAP OF SITELINE ZONES
SCALE: NTS

VIEW OF PEDESTRIAN AT 250'



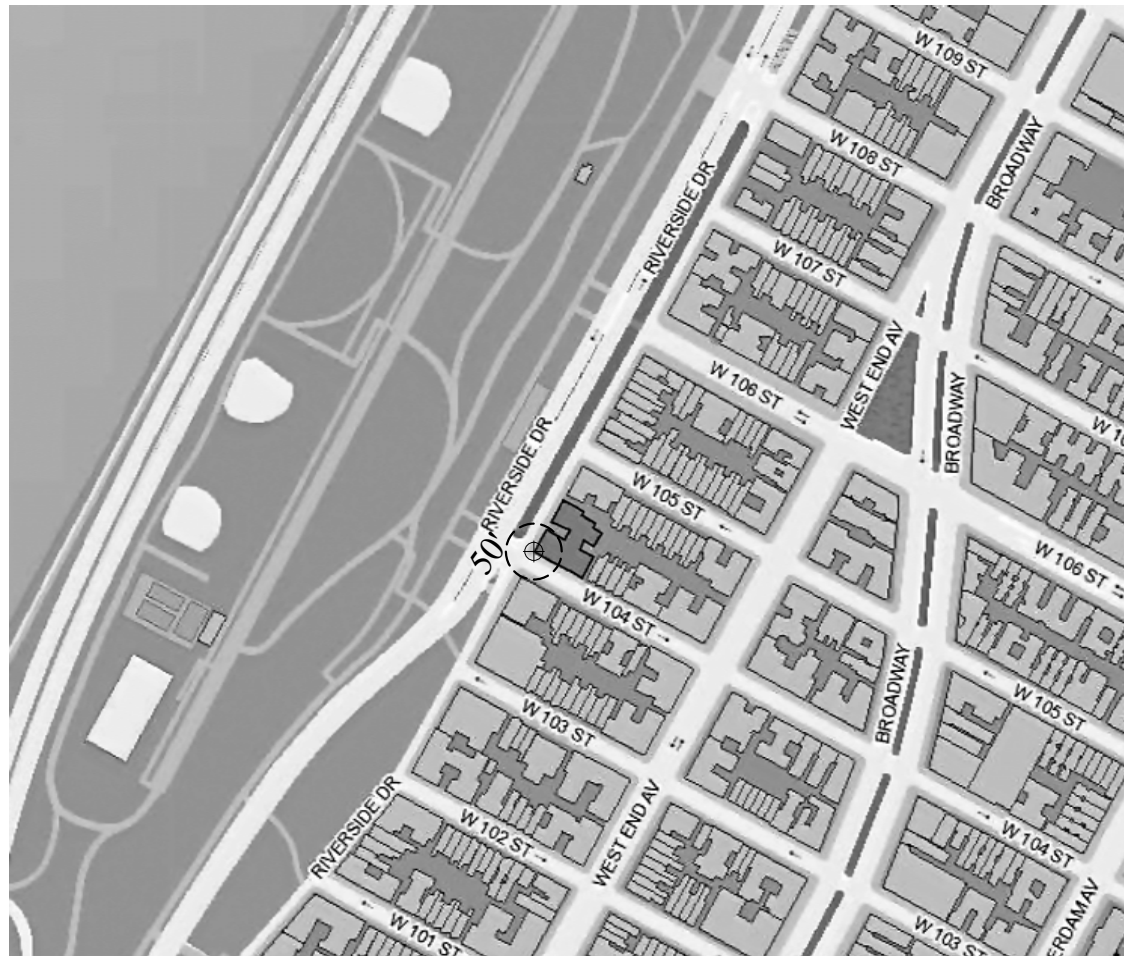
2 SITELINES FROM RIVERSIDE DRIVE
SCALE: $\frac{1}{32}'' = 1'-0''$

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TITLE: RIVERSIDE DRIVE SHEET NO.:
SITELINE STUDY I
DATE: 07 . 03 . 2020
L.10

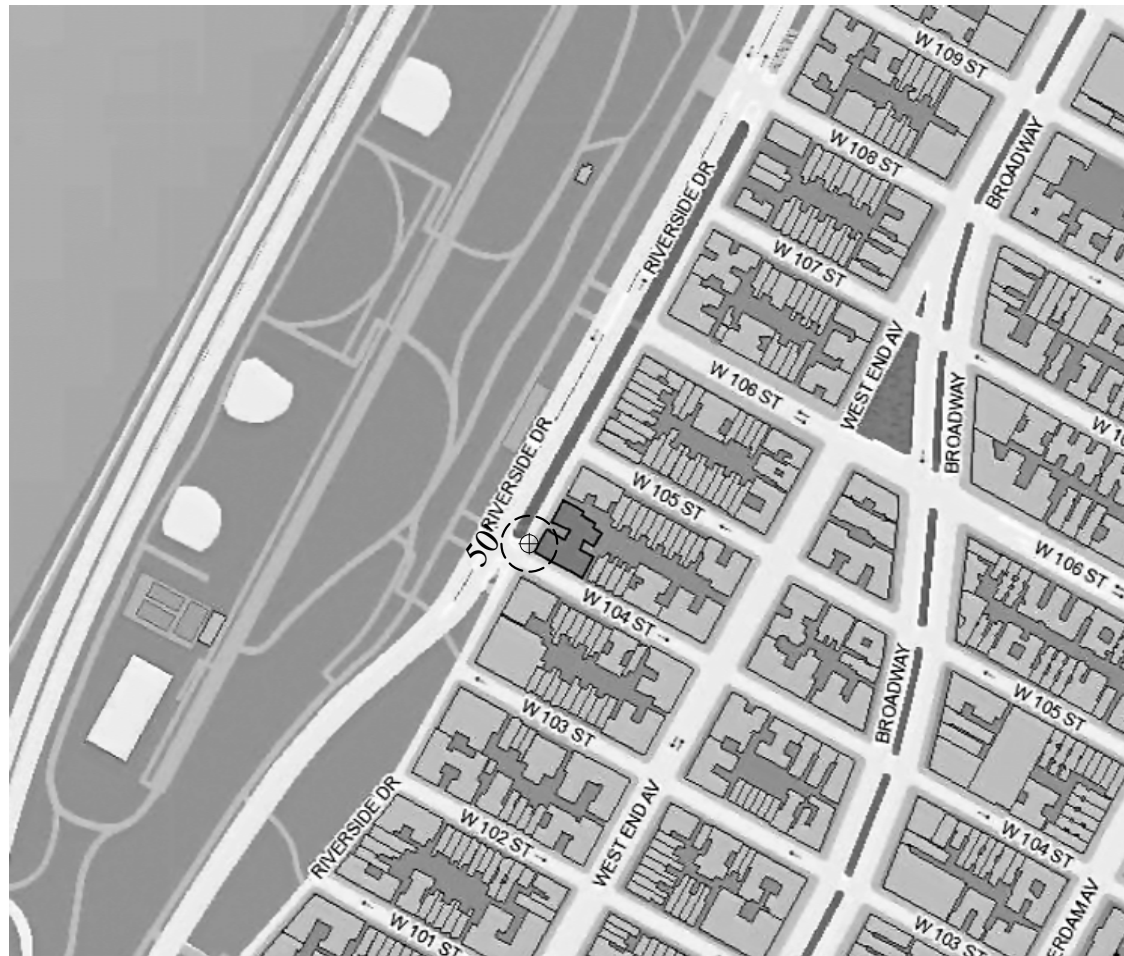


1 LARGE SCALE MAP OF SITELINE ZONES
SCALE: NTS

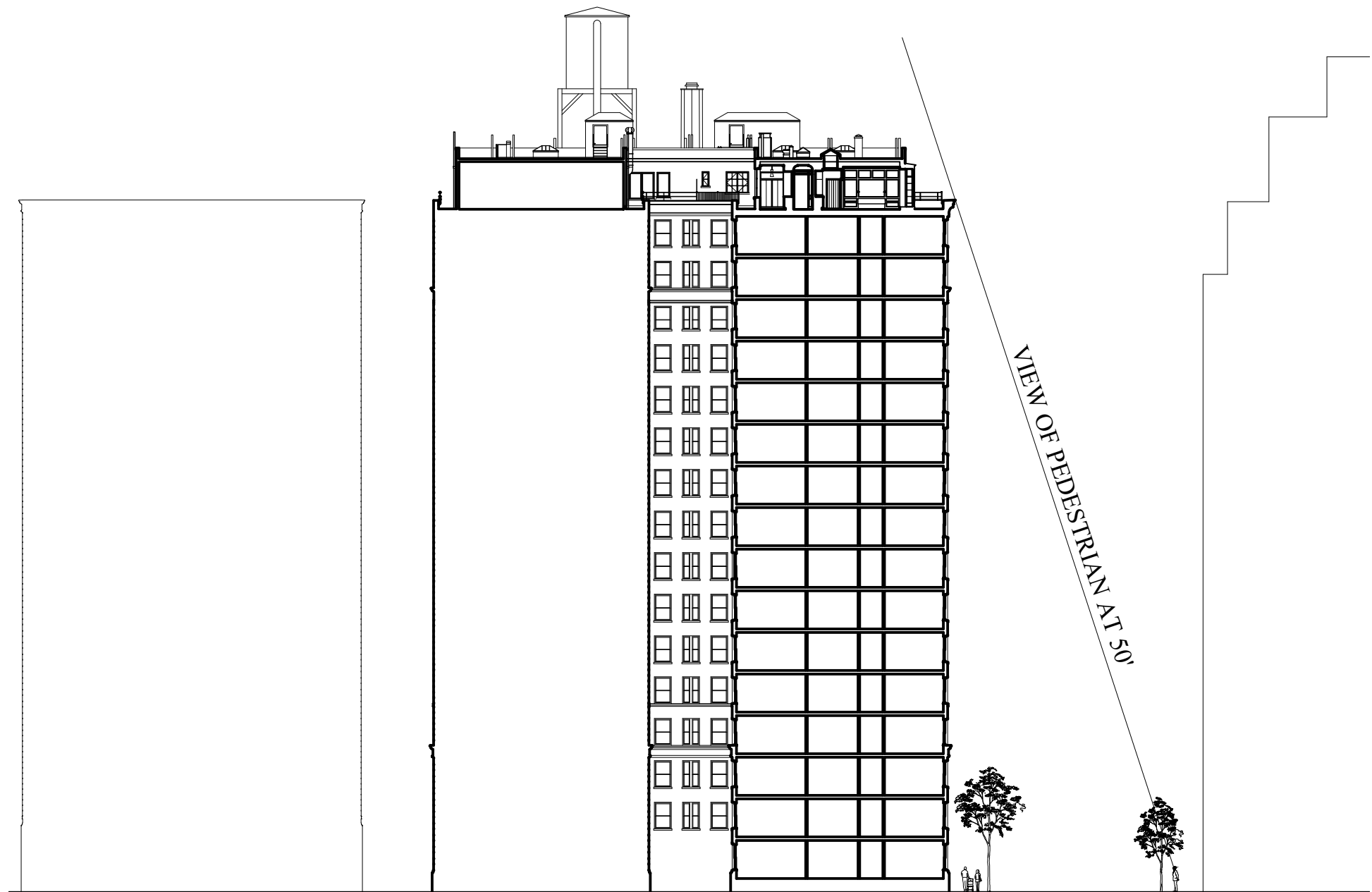


2 SITELINES FROM W. 104TH STREET
SCALE: $\frac{1}{32}'' = 1'-0''$



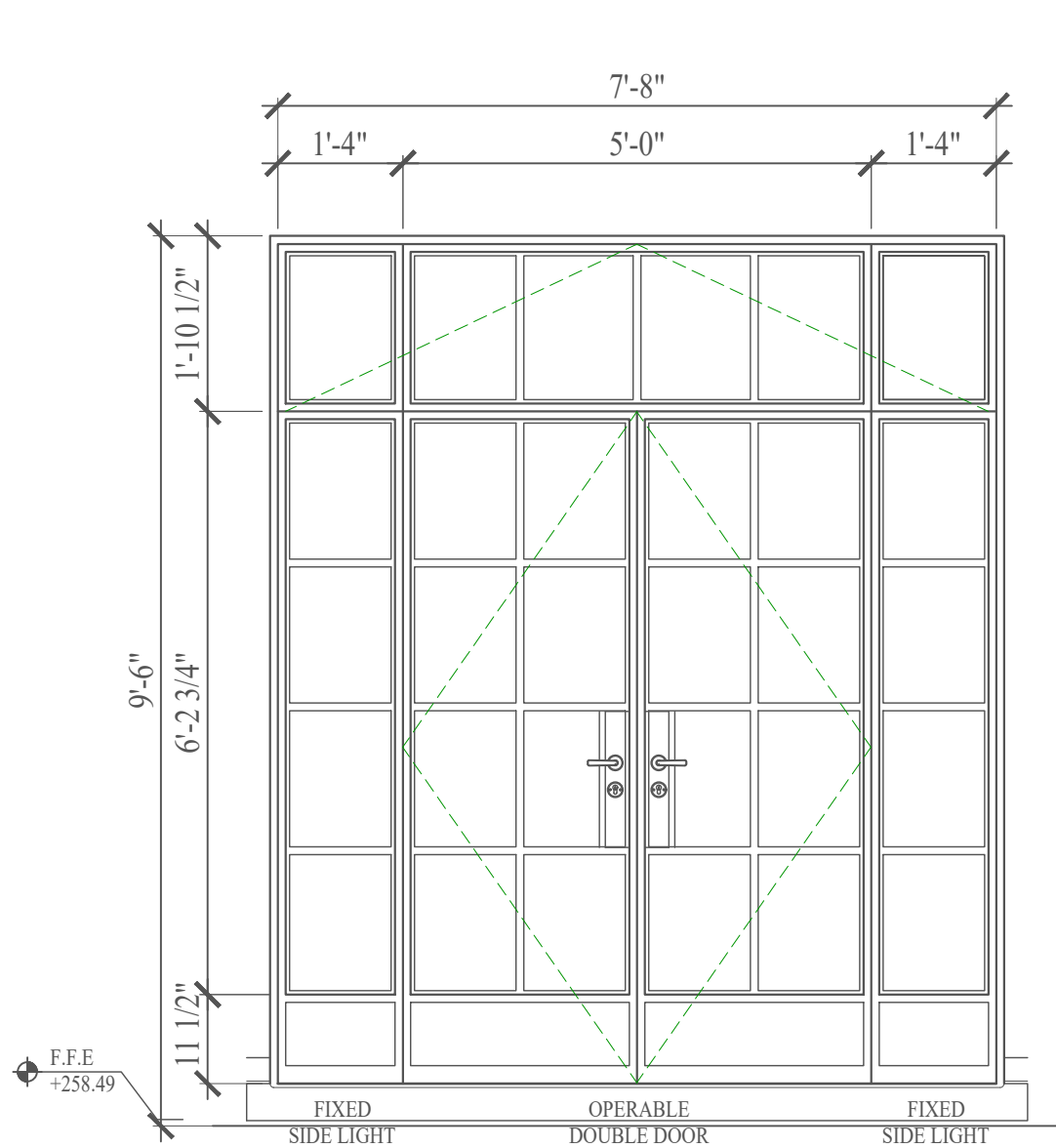


1 LARGE SCALE MAP OF SITELINE ZONES
SCALE: NTS

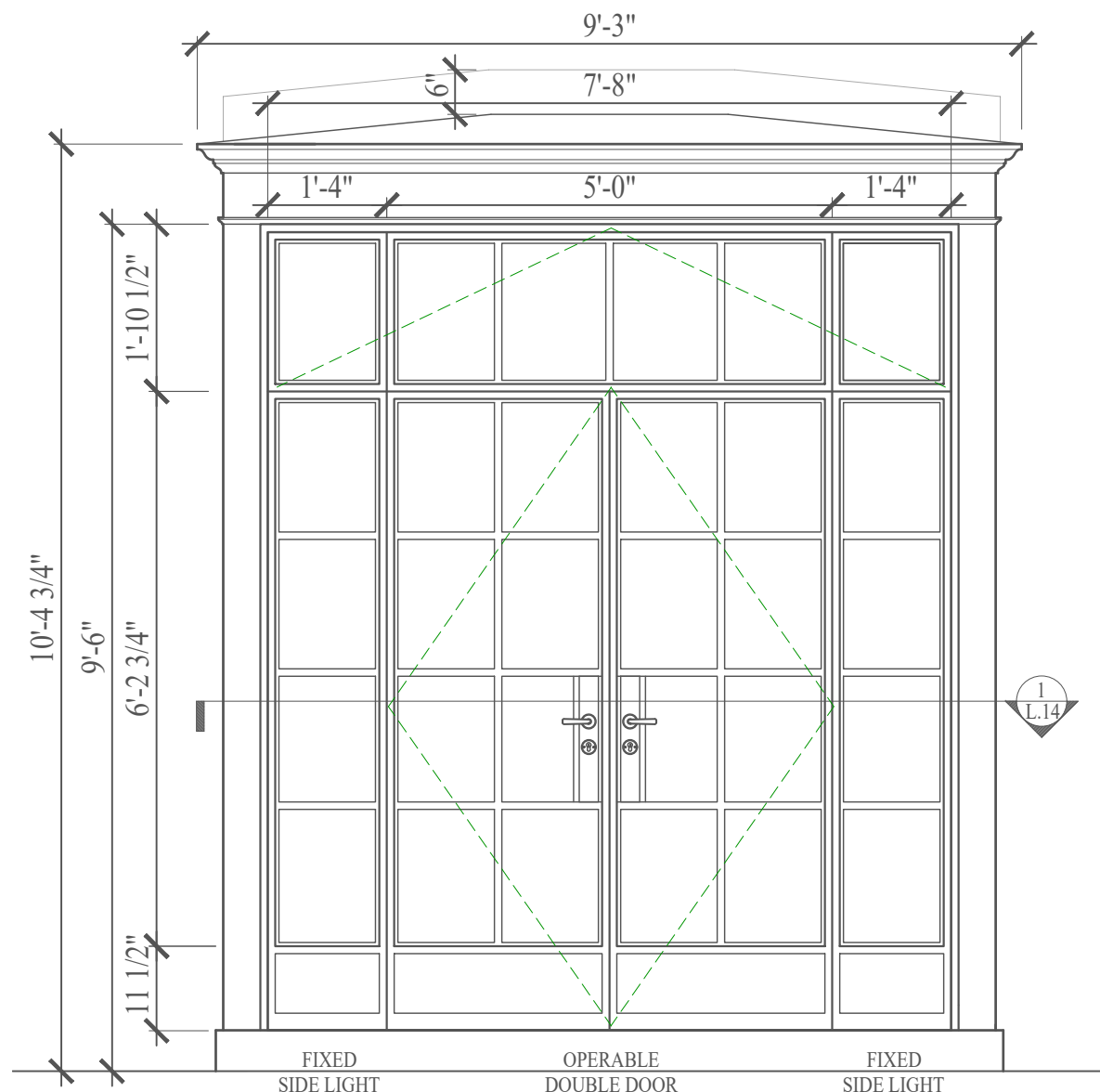


2 SITELINES FROM W. 104TH STREET
SCALE: $\frac{1}{32}'' = 1'-0''$

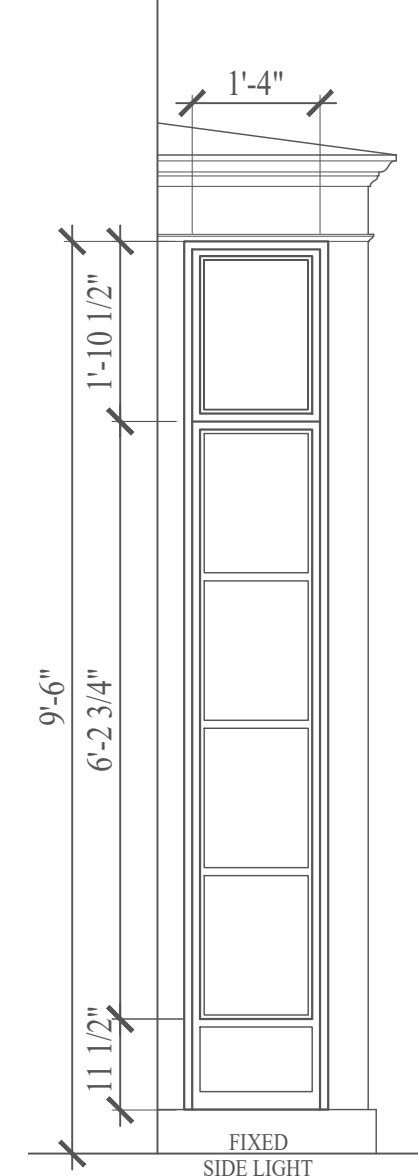




1 EXISTING DOOR ASSEMBLY
SCALE: 1/2" = 1'-0"



3 PROPOSED DOOR ASSEMBLY
SCALE: 1/2" = 1'-0"



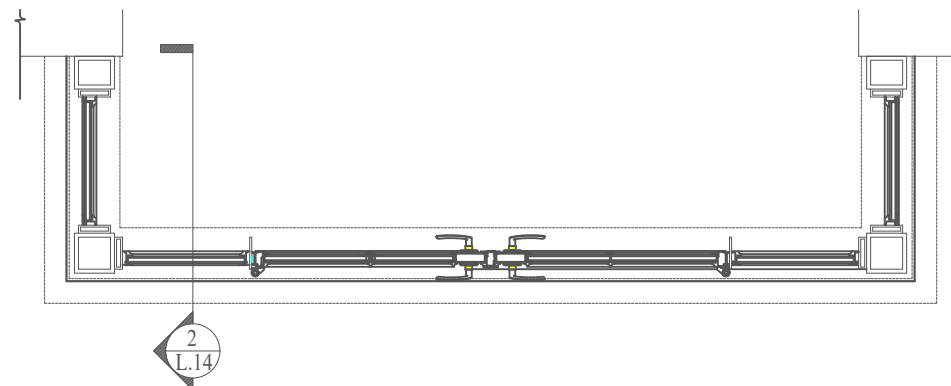
4 PROPOSED SIDE LITE
SCALE: 1/2" = 1'-0"



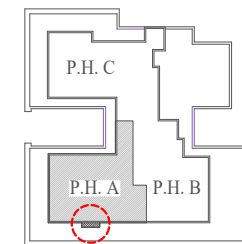
HOPE'S WINDOWS CATALOGUE COLOR CHIP NO. MP 36355,
TO MATCH DARK BROWN WINDOW COLOR
APPROVED IN MASTER PLAN FOR
FLOORS 1-15



HOPE'S WINDOWS "PHYSICAL SAMPLE" NO. MP 36355,
TO MATCH DARK BROWN WINDOW COLOR
APPROVED IN MASTER PLAN FOR
FLOORS 1-15

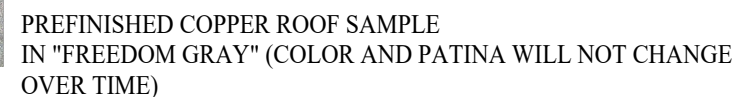


5 PROPOSED DOOR ASSEMBLY
SCALE: 1/2" = 1'-0"



6 KEY PLAN
SCALE: NTS





SCALE: 1 1/2" = 1'-0"

SECTIONS MADE FROM NEW BILLET
STEEL WITH FLANGES ROLLED
INTERNALLY AT THE MILL.
SECTIONS ARE CONSISTENT WITH
EN101163 STANDARDS

1/4" INSULATED STEEL JAMB,
FINISHED TO MATCH MP 36355
DARK BROWN, SATIN VOC

1/2" INSULATED SQUARE STEEL POST,
FINISHED TO MATCH MP 36355
DARK BROWN SATIN VOC

1/2" ANCHOR SCREW PROVIDED BY HOPE'S
AT HOPE'S SASH TO MULLION AND JAMB
CONNECTIONS

- $\frac{1}{4}$ " X 4" MULLION FLAT, BY HOPE'S

HOPE'S ONE55 SERIES
HEAVY CUSTOM STEEL
FIXED SIDE LIGHTS

ONE55 SERIES HEAVY
CUSTOM STEEL OPERABLE
STEEL TRANSOM

ONE55 SERIES HEAVY
CUSTOM STEEL SWING OUT
DOORS

MATERIAL: STEEL, TOP DIP
GALVANIZED, POWDER PRIMER
AND FACTORY FINISH IN MP 36355
DARK BROWN. SATIN VOC

SQUARE BRONZE THRESHOLD

SCALE: 1 1/2" = 1'-0"

SDL STEEL MUNTINS
 $\frac{3}{4}$ " GLAZING WITH $\frac{1}{2}$ " GLAZING SPACE

HOPE'S ONE55 SERIES
HEAVY CUSTOM STEEL
FIXED SIDE LIGHTS

SCALE: NTS

