PROPOSED RENOVATIONS to

PENTHOUSE A

320 RIVERSIDE DRIVE

NEW YORK CITY, NEW YORK 10025

SHEET INDEX:
L.0 COVER SHEET
L.1 SITE & LOT PLANS
L.2 BLOCK PLAN & HISTORIC DISTRICT
L.3 STREET & AERIAL VIEWS
L.4 EXTERIOR VIEW OF WINDOWS
L.5 EXTERIOR VIEW OF WINDOWS
L.6 FLOOR PLANS
L.7 ELEVATIONS
L.8 ELEVATIONS
L.9 SECTIONS
L.10 RIVERSIDE DRIVE: SITELINE STUDY I
L.11 WEST 104th: SITELINE STUDY II
L.12 SECTION II: SITELINE STUDY
L.13 PROPOSED DOOR AND WINDOW DETAILS
L.14 PROPOSED DOOR AND WINDOW DETAILS

APPLICATION
TO THE NEW YORK HISTORIC LANDMARKS COMMISSION

STEVEN W. SPANDLE
ARCHITECT
320 RIVERSIDE DRIVE
NEW YORK, NY 10025

TITLE: COVER SHEET
SHEET NO.: L.0
DATE: 07.03.2020
PROJECT SITE:
320 RIVERSIDE DRIVE, NEW YORK, NYC 10025

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
NORTH AND WEST FACADES

WEST FACADE

SOUTH AND WEST FACADE

EXISTING BUILDING-1940s TAX FILE PHOTO

AERIAL VIEW OF BLOCK

PHOTO KEY

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PENTHOUSE A
320 RIVERSIDE DRIVE
NEW YORK, NY 10025

TITLE: STREET & AERIAL VIEWS
DATE: 07.03.2020

SHEET NO.: L.3
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
FENESTRATION
PREVIOUSLY APPROVED
UNDER LPC DOCKET
NO.LPC-20-03372

LARGE SCALE MAP OF SITELINE ZONES

VIEW AT 500'
SCALE NTS

VIEW AT 250' FROM EAST
SCALE NTS

VIEW AT 250'
SCALE NTS

VIEW AT 100'
SCALE NTS

L.5

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NEW YORK, NY 10025

TITLE: EXTERIOR VIEW OF WINDOWS
DATE: 07.03.2020
SHEET NO.:
PROPOSED BAY ASSEMBLY
SEE SHEET L.13/L.14 FOR DETAILS

FINERESTRATION SHOWN HAS BEEN
PREVIOUSLY APPROVED UNDER
LPC DOCKET NUMBER: LPC-20-03372

TOP OF
PARAPET +272.99
TOP OF
ROOF +270.49
FINISHED
HEAD HEIGHT OF FRENCH DOOR
9'-6"
10'-4 3/4"
6"
FLASHING

TITLE: PROPOSED ELEVATIONS
DATE: 07.03.2020
SHEET NO.: L.7

PENTHOUSE A
320 RIVERSIDE DRIVE
NEW YORK, NY 10025

TOP OF PARAPET +272.99
TOP OF ROOF +270.49
FINISHED CEILING HT. +268.99
F.F.E +258.49
TERRACE 10'-5"
FINISHED HEAD HEIGHT OF FRENCH DOOR 10'-4 3/4"

S T E V E N    W .    S P A N D L E
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PROPOSED DOOR ASSEMBLY SECTION

1. PREFINISHED COPPER ROOF SAMPLE IN "FREEDOM GRAY" (COLOR AND PATINA WILL NOT CHANGE OVER TIME)

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

3. SQUARE BRONZE THRESHOLD

4. 4 X 4 MULLION FLAT, BY HOPE'S

5. ANCHOR SCREW PROVIDED BY HOPE'S AT HOPE'S SASH TO MULLION AND JAMB CONNECTIONS

6. "AMC" 4 BAR HINGE BY HOPE'S

7. LINE OF CORNICE ABOVE

8. HOPE'S ONE55 SERIES HEAVY CUSTOM STEEL OPERABLE STEEL TRANSOM

9. ONE55 SERIES HEAVY CUSTOM STEEL SWING OUT DOORS

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

11. SQUARE BRONZE THRESHOLD

12. EXISTING HARD COAT INTEGRAL COLOR STUCCO

13. PREFINISHED COPPER ROOF SAMPLE IN "FREEDOM GRAY" (COLOR AND PATINA WILL NOT CHANGE OVER TIME)