

393 WEST END AVENUE

FOR LPC PUBLIC HEARING MEETING
DECEMBER 14 2021

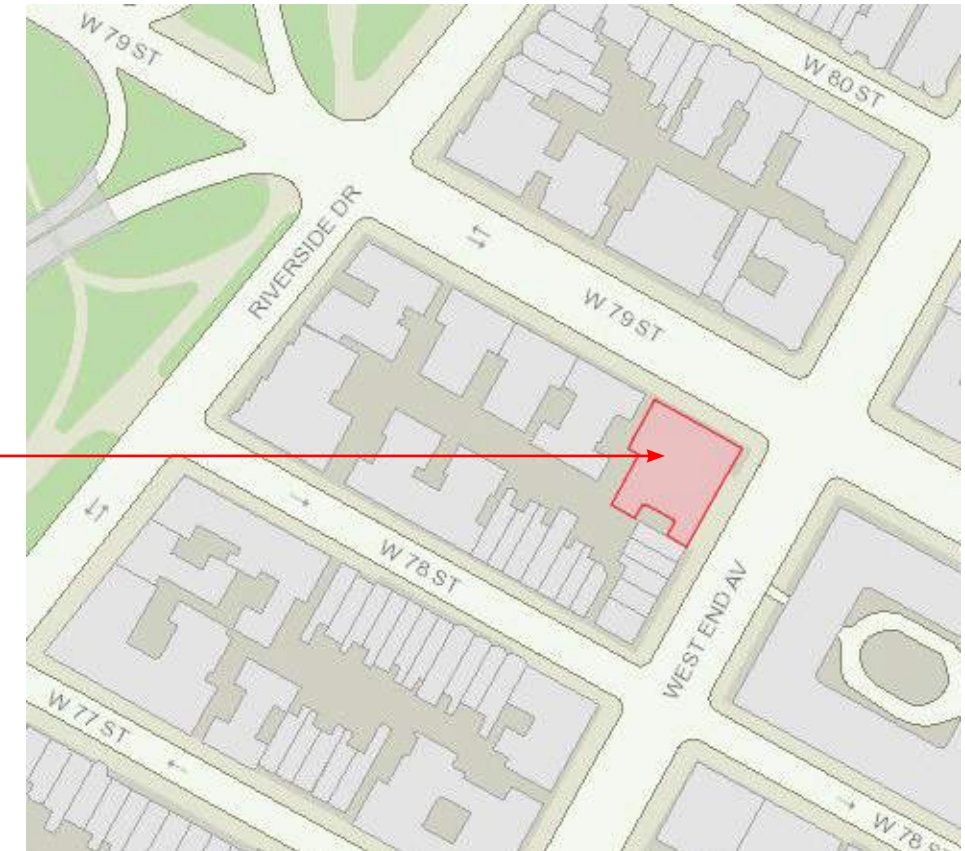


CETRARUDDY

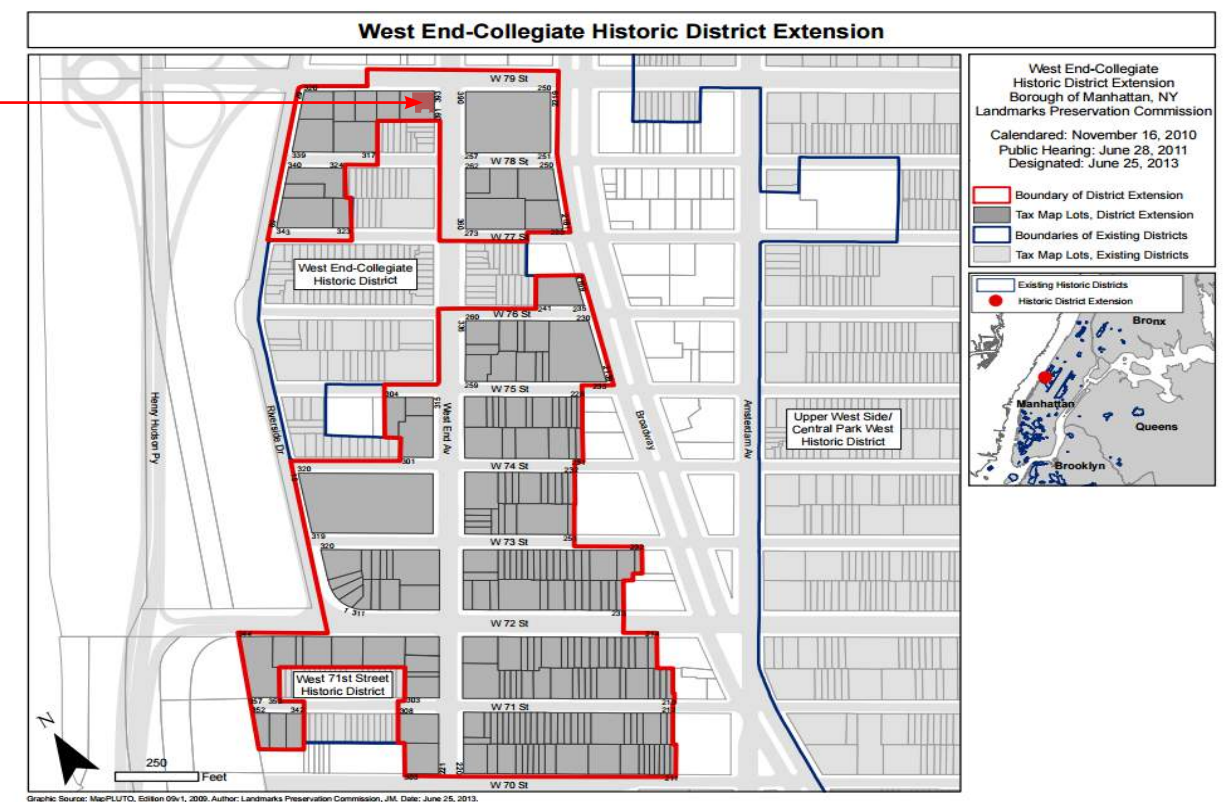


393 West End Avenue - Existing Conditions

site



site





C.1940



C.1940

393 WEST END AVENUE HISTORIC IMAGES

LANDMARKS PRESERVATION COMMISSION REVIEW

393 WEST END AVE
NEW YORK, NEW YORK

LOT:1186, BLOCK:83

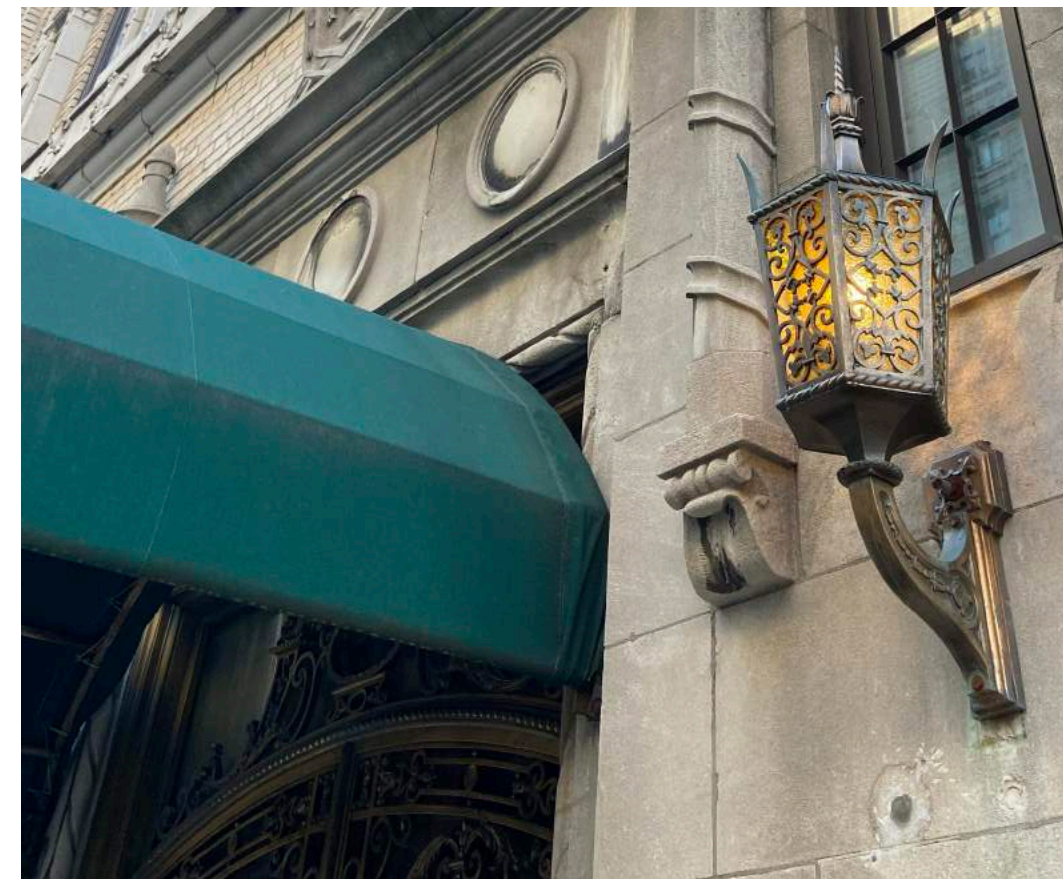
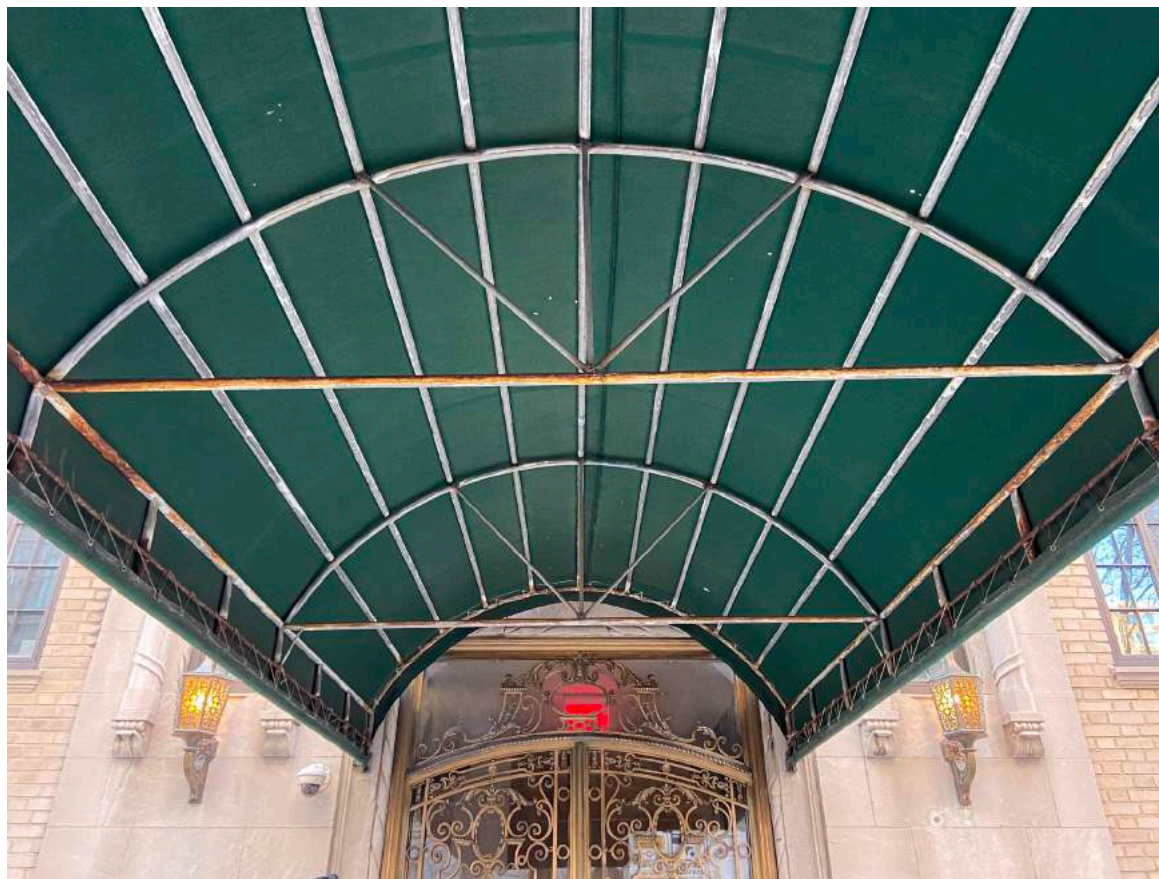
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CETRARUDDY

MARQUEE DESIGN





LIMESTONE SURROUND - EXISTING CONDITIONS

LANDMARKS PRESERVATION COMMISSION REVIEW

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CETRARUDDY



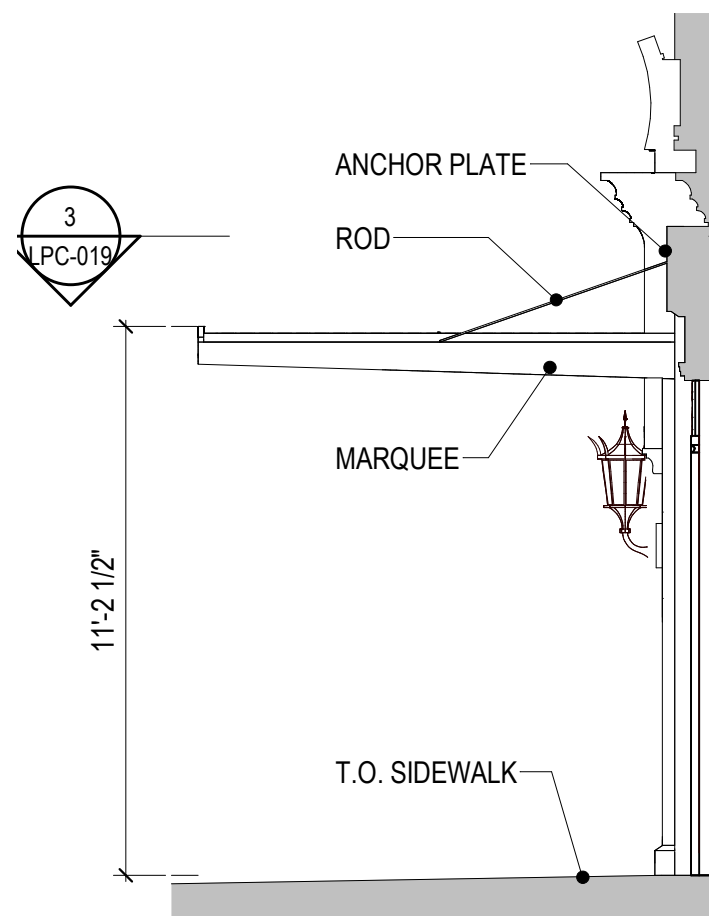




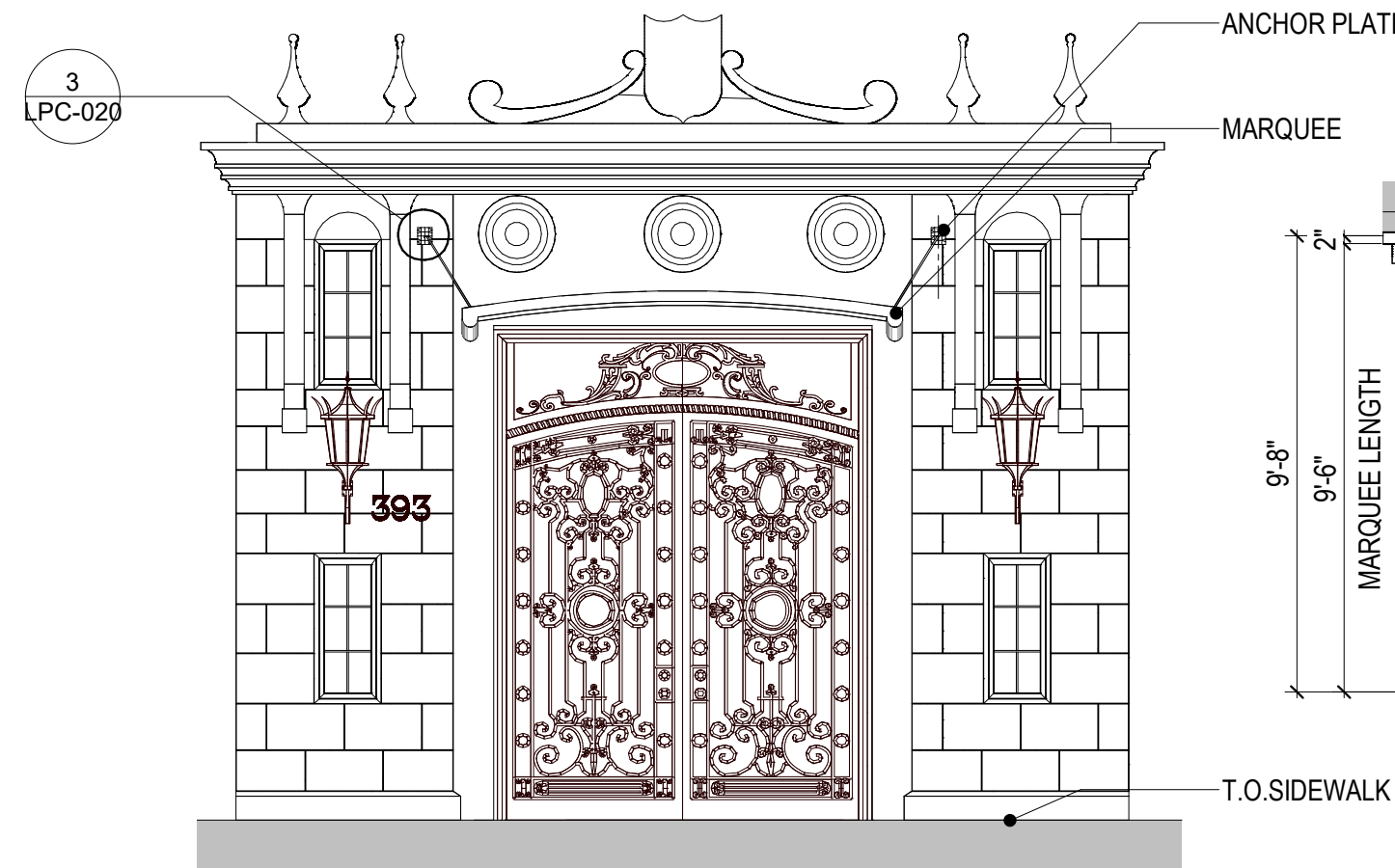
FRITTED GLASS



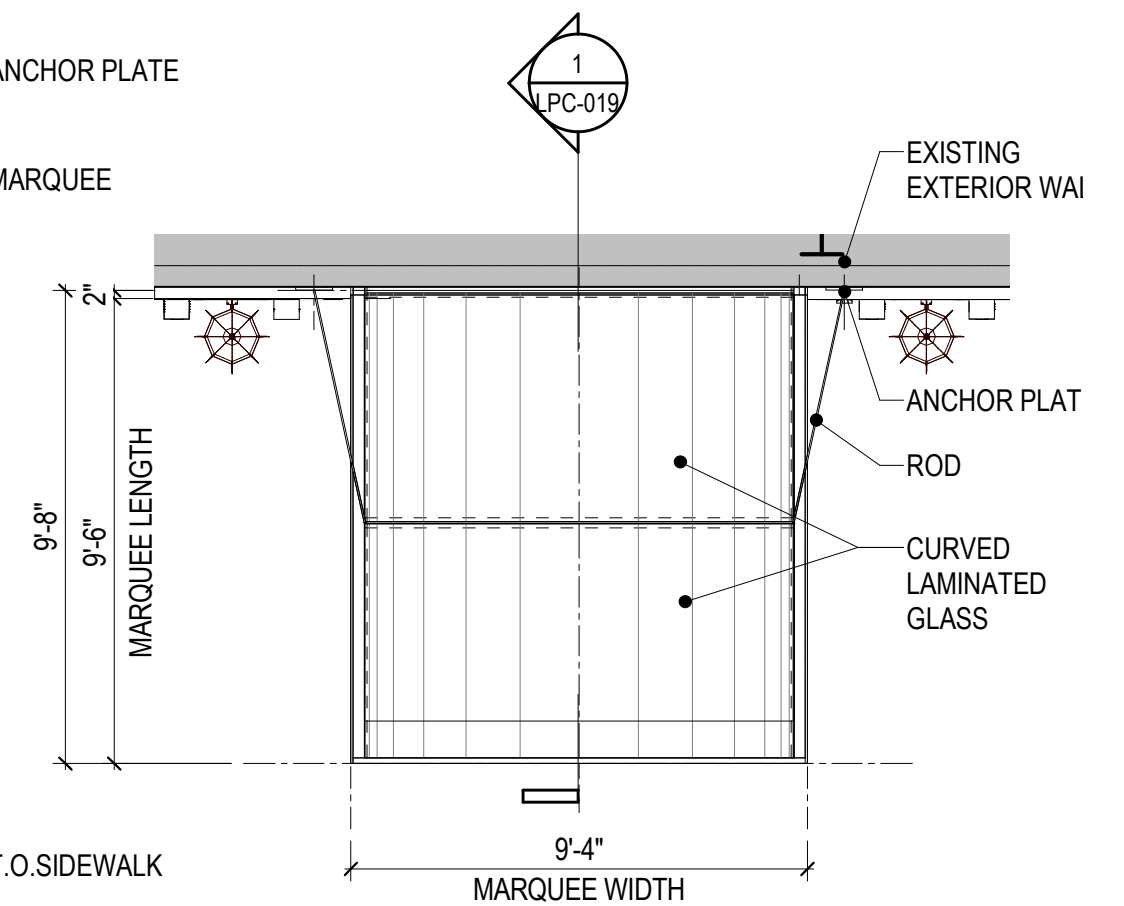
MEDIUM STATUARY
BRONZE



SECTION THRU MARQUEE

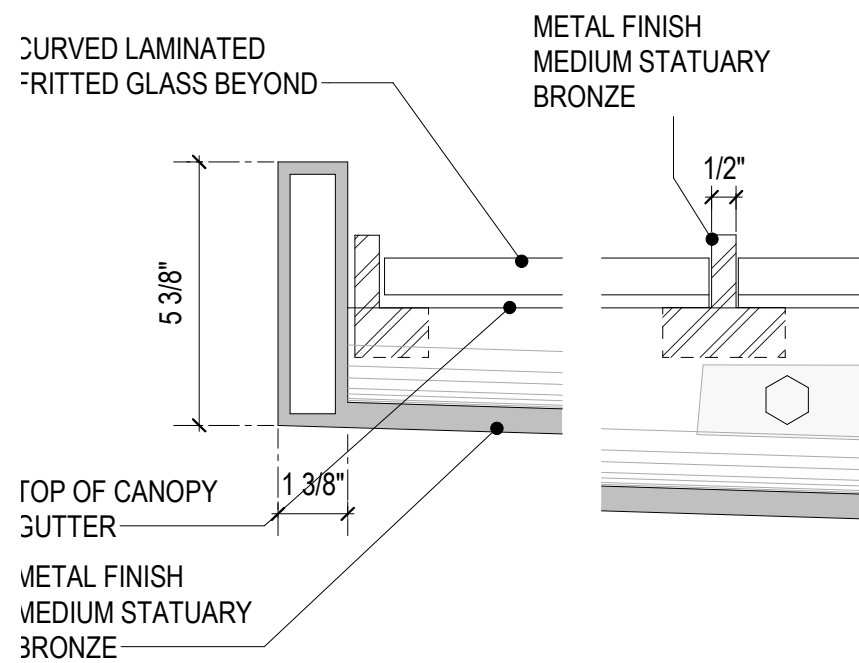


ELEVATION - MAIN ENTRANCE

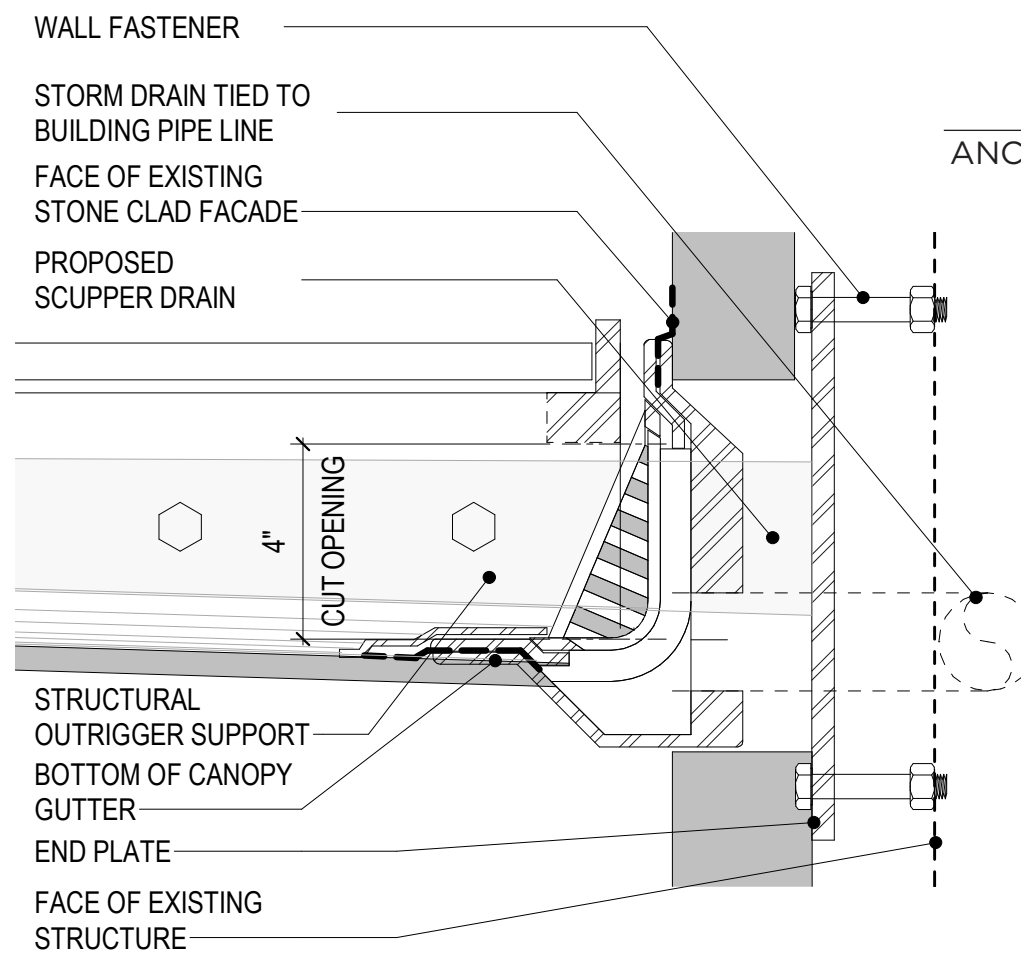


PLAN VIEW

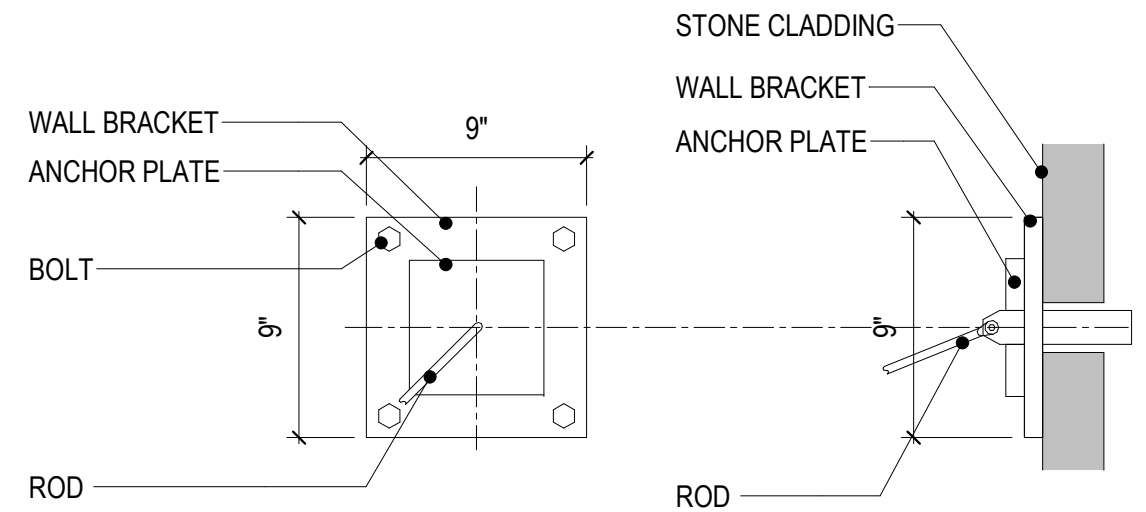




SECTION THRU MARQUEE 1

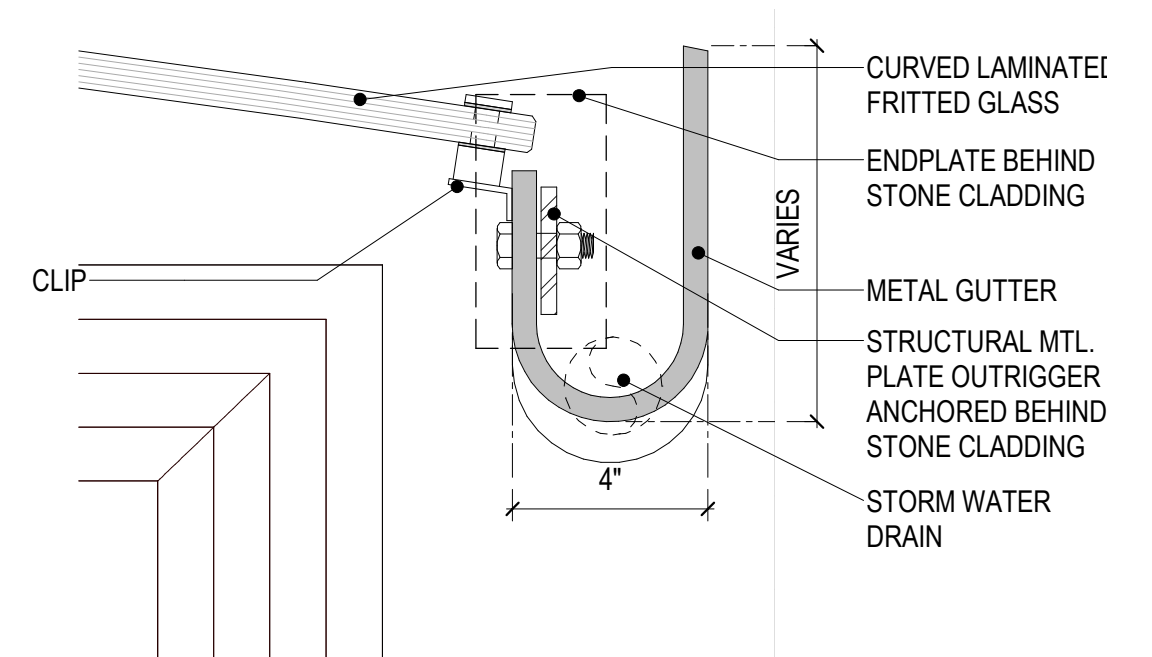


SECTION THRU MARQUEE 2



3 ANCHOR PLATE 1 1/2" = 1'-0"

ANCHOR PLATE DETAIL





154 West 70th Street, UWS-CPW (2011)



252 West 76th Street, West End-Collegiate Extension (2016)



555 West End Avenue, UWS-CPW (2016)

COMMISSION APPROVED PRECEDENTS



445-447 Riverside Drive, Morningside Heights HD



498 West End Avenue, Riverside-West End Extension



495 West End Avenue, Riverside-West End Extension



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HISTORIC PRECEDENTS

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PROPOSED WINDOW ALTERATIONS



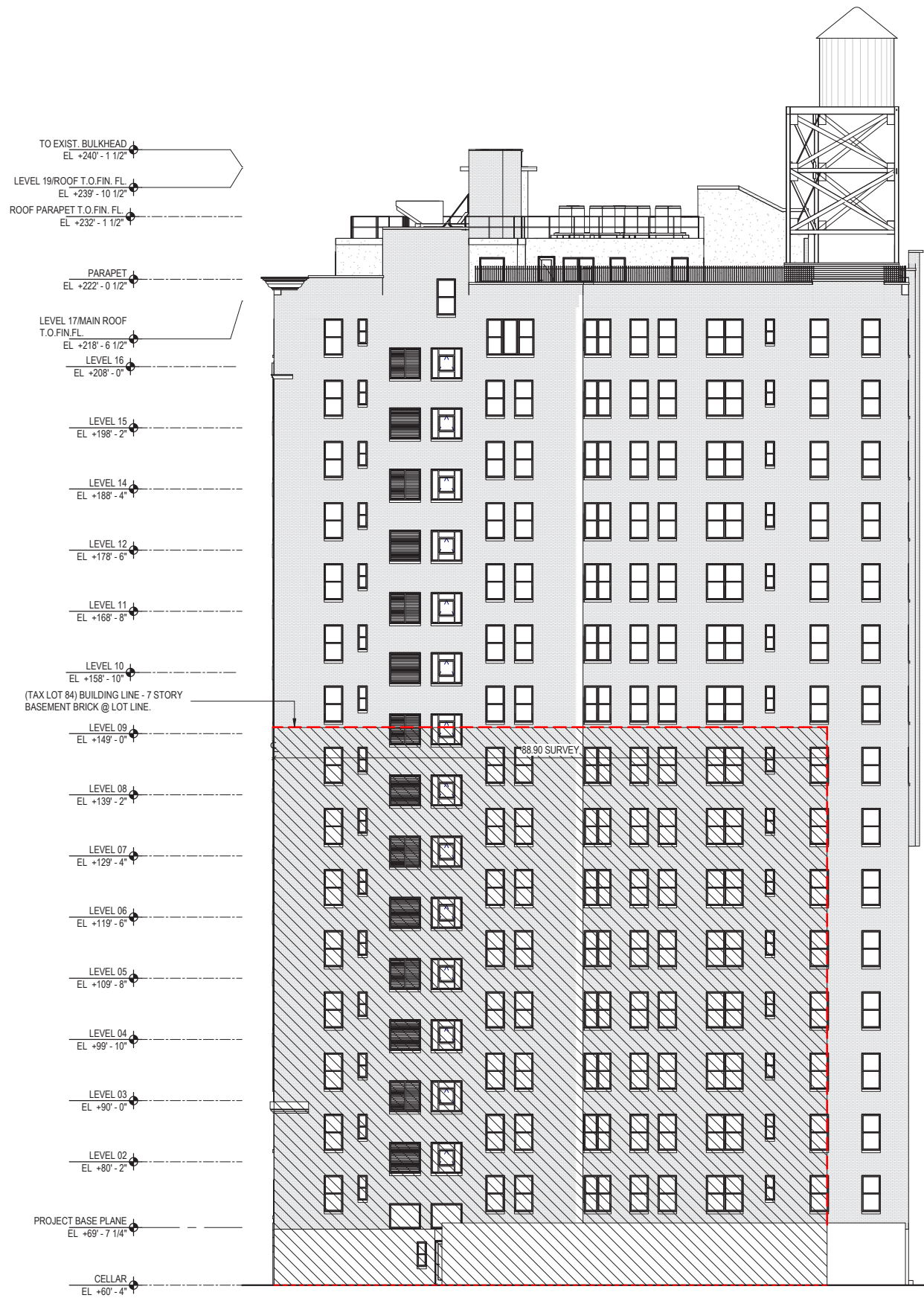


VIEW LOOKING EAST FROM RIVERSIDE PARK



DETAIL VIEW OF THE WEST FACADE





1 LPC - WEST ELEVATION - EXISTING
3/32" = 1'-0"



2 LPC - WEST ELEVATION - PROPOSED
3/32" = 1'-0"





ENLARGED WEST ELEVATION - EXISTING



ENLARGED WEST ELEVATION - PROPOSED

-  PROPOSED WINDOW - DIM: 5'-9 3/4" x 5'-11 1/4"
-  SIMILAR WINDOW TYPE - DIM: 5'-9 3/4" x 5'-11 1/4"

PENTHOUSE



CETRARUDDY

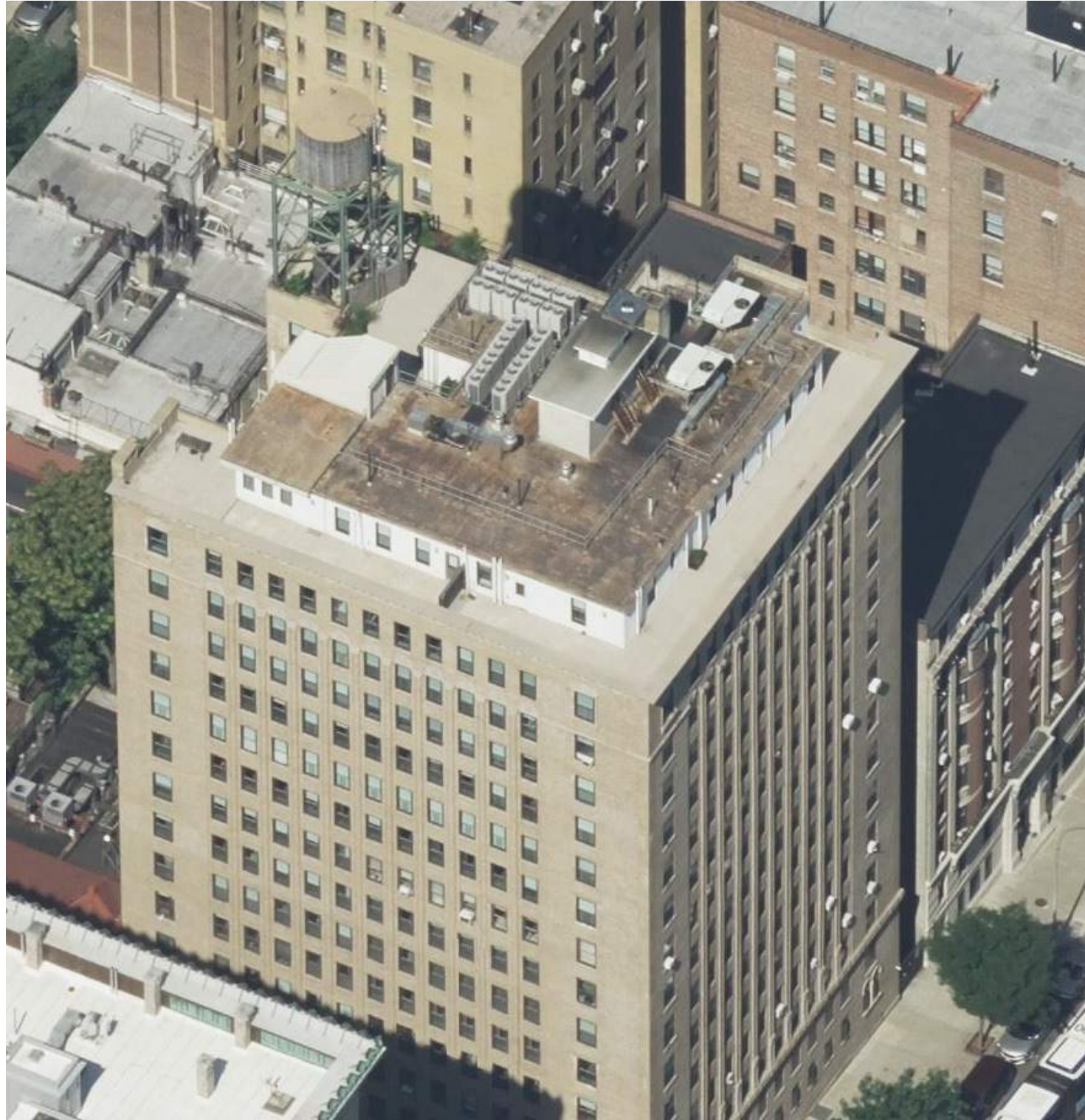


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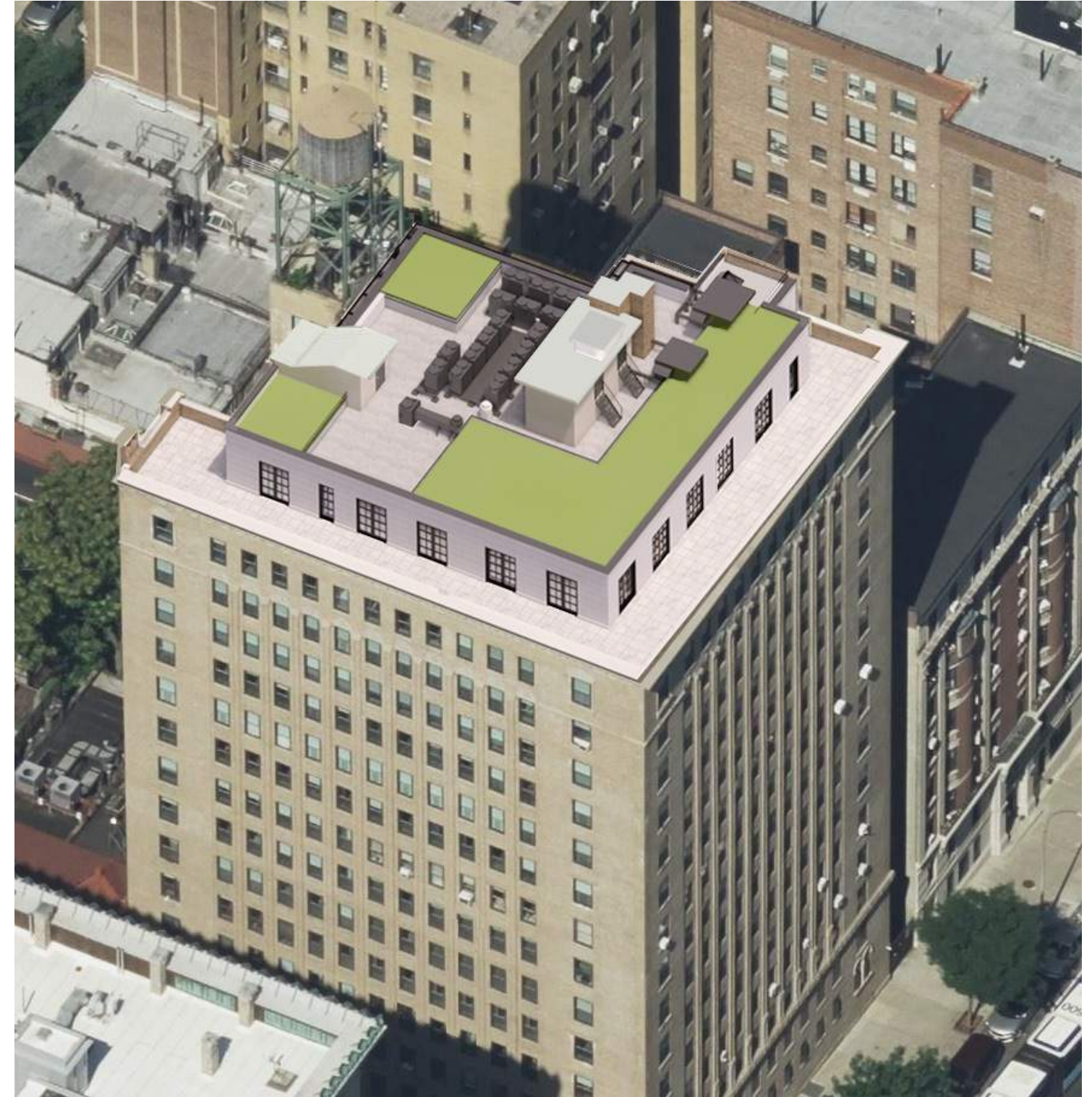
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EXISTING NORTHEAST TOWER AXON



PROPOSED NORTHEAST TOWER AXON

EXISTING V. PROPOSED ROOF LAYOUTS

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EXISTING SOUTHWEST AXON



PROPOSED SOUTHWEST TOWER AXON

EXISTING V. PROPOSED ROOF LAYOUTS

LANDMARKS PRESERVATION COMMISSION REVIEW



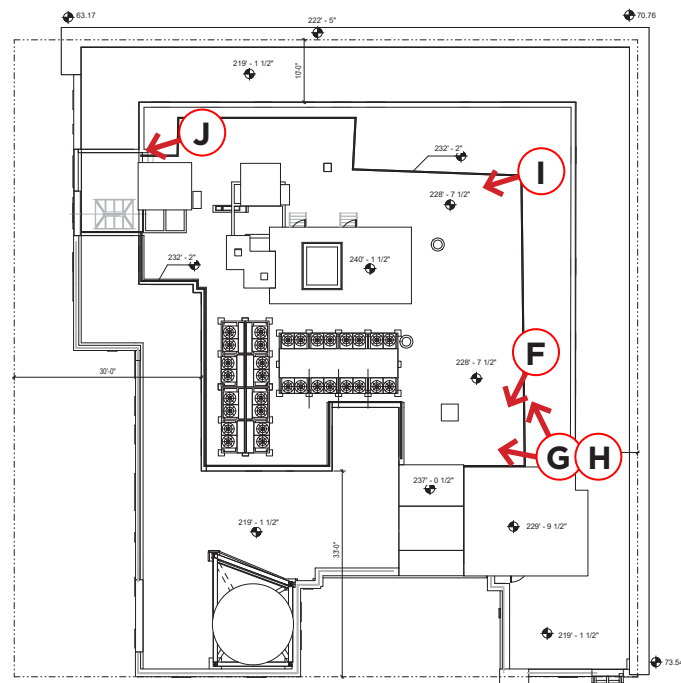
(F) EXISTING STAIR BULKHEAD FACADE



(G) EXISTING ELEVATOR BULKHEAD EAST FACADE



(H) EXISTING ELEVATOR BULKHEAD SOUTH FACADE



KEY PLAN - LEVEL 18



(I) EXISTING ELEVATOR BULKHEAD NORTH/EAST FACADE



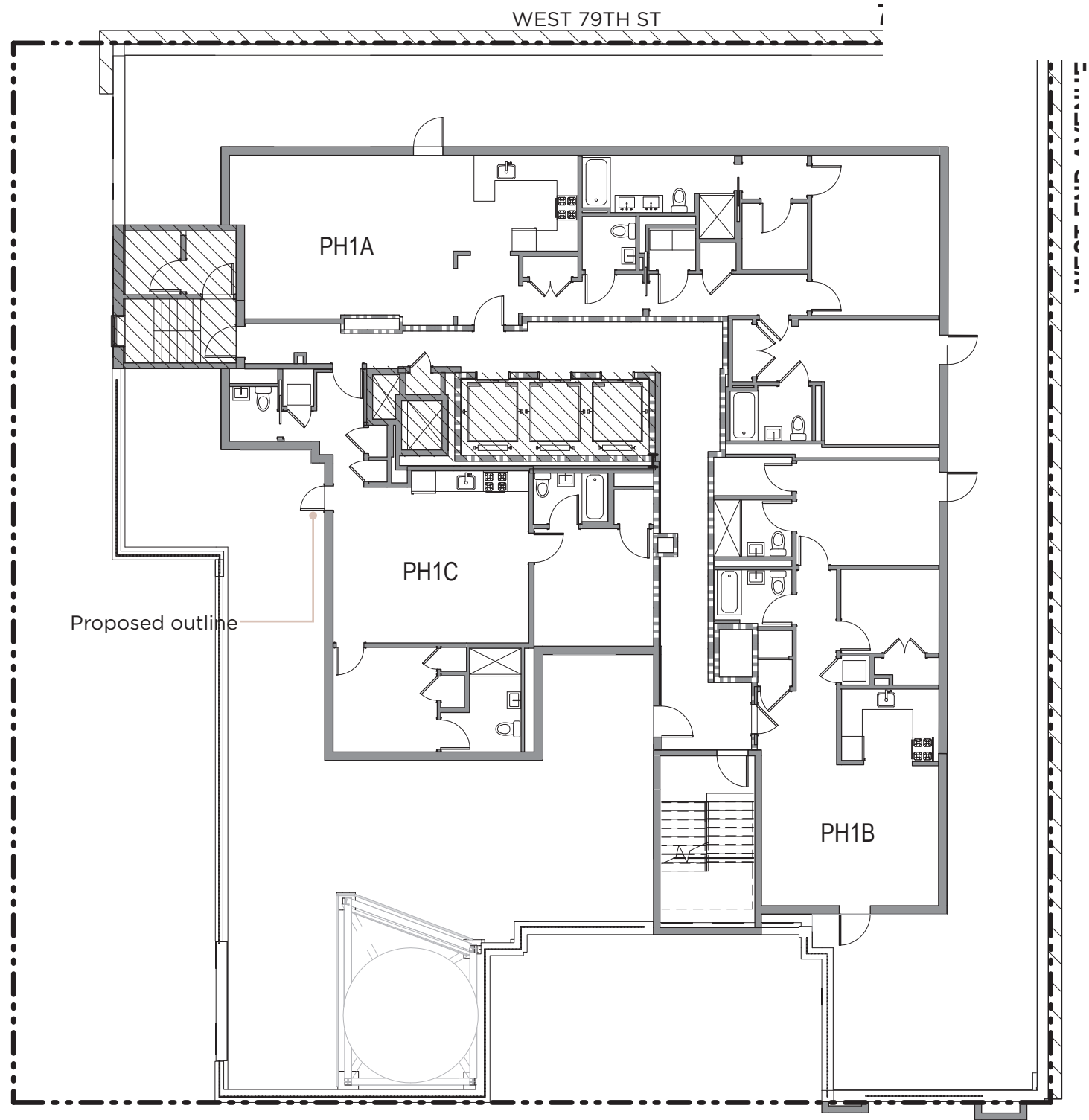
(J) EXISTING EQUIPMENT AND WEST VIEW



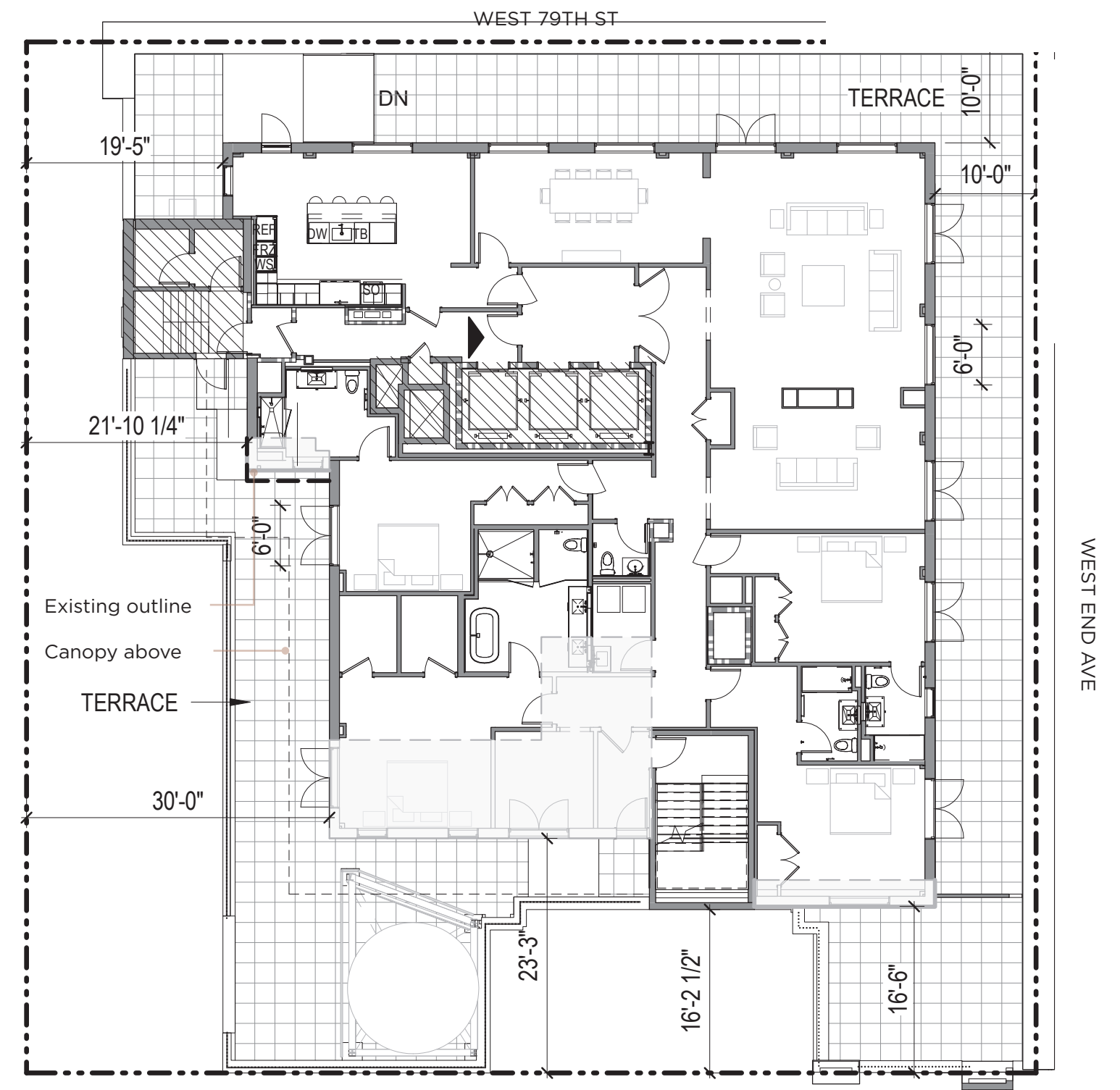
COLOR REFERENCE



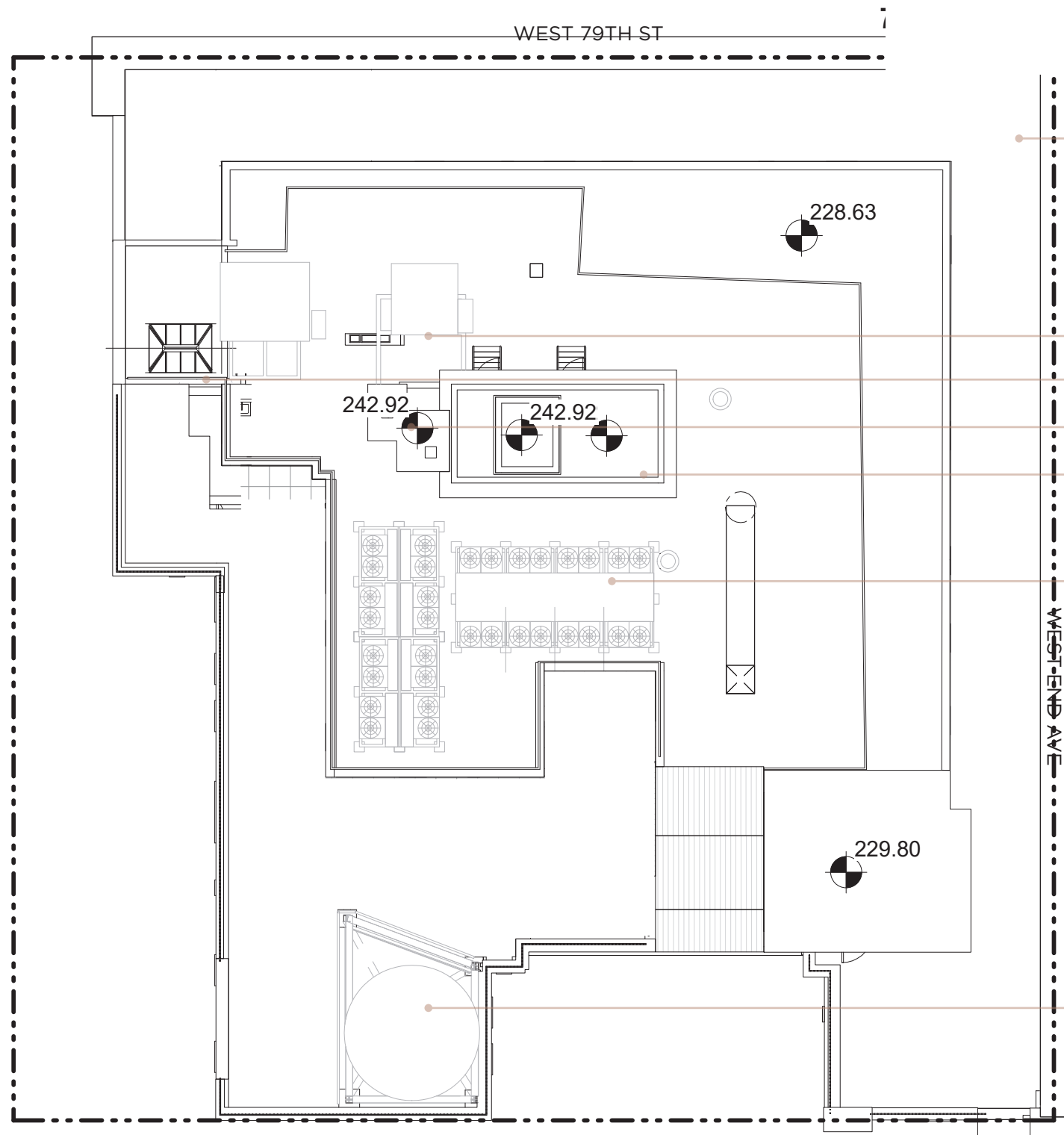
EXTERIOR WALL CLADDING:
STUC WHITE TEXTURE(PORCELANOSA CERAMIC TILE)
PANEL SIZE: 36"X18"
TILE THICKNESS: 15/32"



EXISTING PLAN

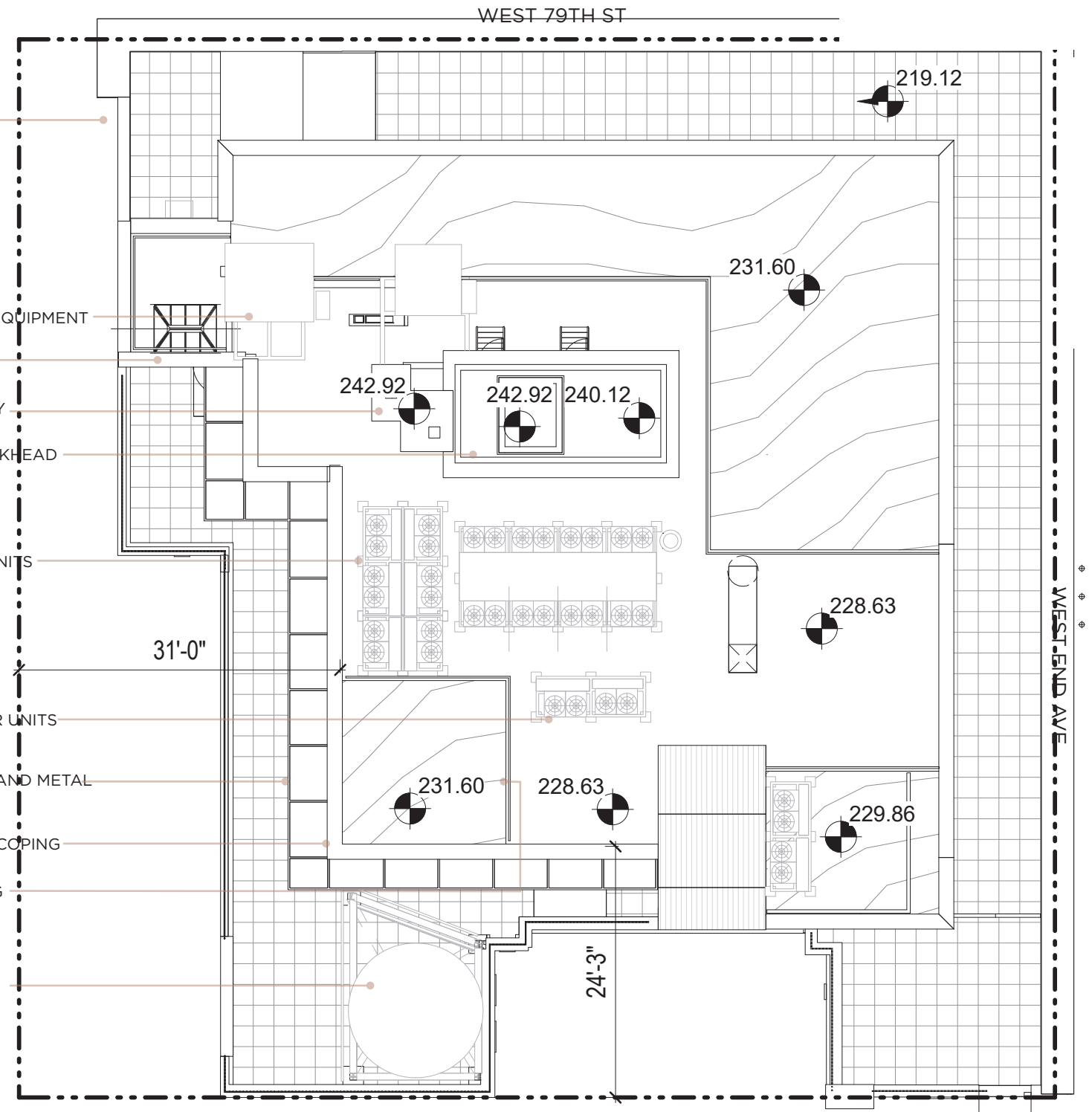


PROPOSED PLAN



EXISTING PLAN

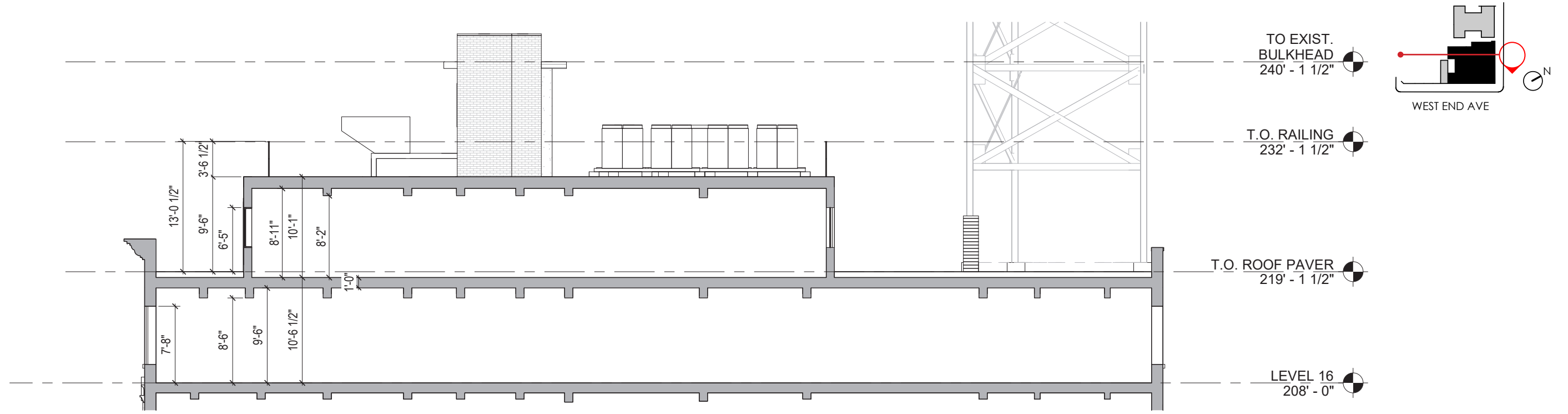
- EXISTING PARAPET
- EXISTING MECHANICAL EQUIPMENT
- EXISTING SKYLIGHT
- EXISTING BRICK CHIMNEY
- EXISTING ELEVATOR BULKHEAD ENCLOSURE
- EXISTING CONDENSER UNITS
- RELOCATED CONDENSER UNITS
- PROPOSED NEW GLASS AND METAL EGRESS CANOPY
- PROPOSED NEW METAL COPING
- PROPOSED NEW RAILING
- EXISTING WATER TOWER



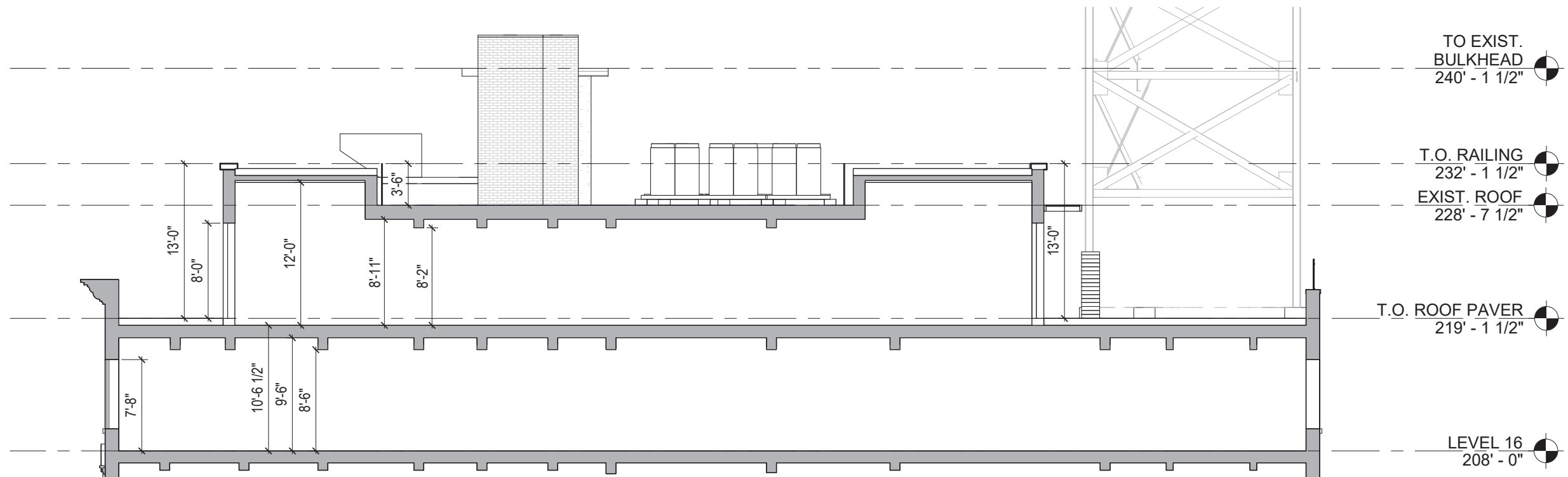
PROPOSED PLAN

PENTHOUSE ROOF PLANS

LANDMARKS PRESERVATION COMMISSION REVIEW



1 EXISTING NORTH-SOUTH SECTION



2 PROPOSED NORTH-SOUTH SECTION

EXISTING AND PROPOSED PENTHOUSE SECTIONS

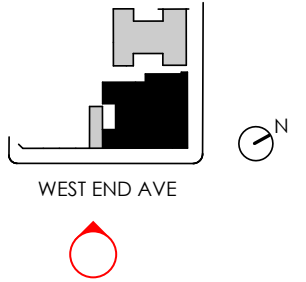
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NEW YORK, NEW YORK

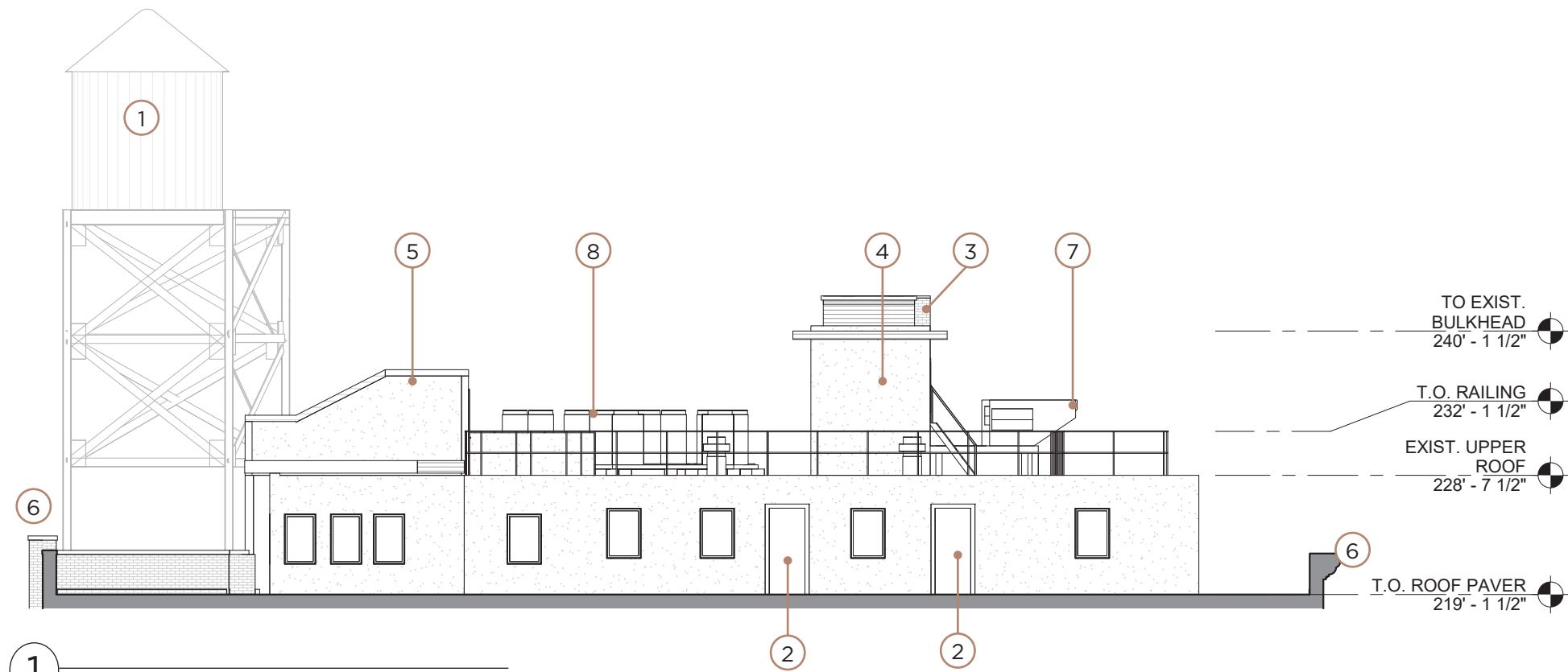
LOT:1186, BLOCK:83
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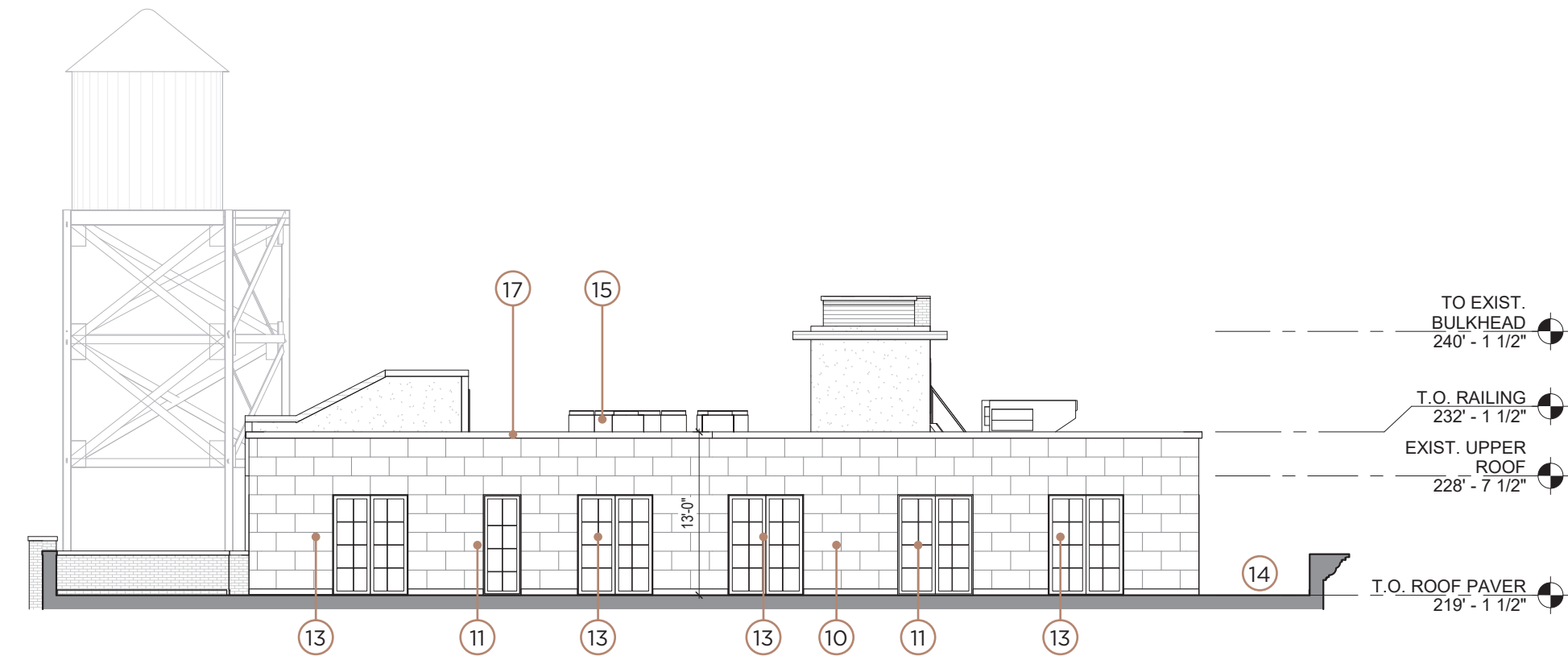


- 1 EXISTING WATER TOWER
- 2 EXISTING GLAZED DOOR, LIVING ROOM ACCESS
- 3 EXISTING BRICK CHIMNEY
- 4 EXISTING ELEVATOR BULKHEAD ENCLOSURE
- 5 EXISTING STUCCO 'STAIR B' ENCLOSURE
- 6 EXISTING PARAPET
- 7 EXISTING MECHANICAL EQUIPMENT
- 8 EXISTING CONDENSER UNITS
- 9 EXISTING SKYLIGHT



1 EXISTING EAST (WEA) ELEVATION

- 10 PROPOSED PORCELAIN TILE RAINSCREEN
- 11 PROPOSED MULTI-LITE WINDOW
- 12 PROPOSED DOOR TO STAIR B
- 13 PROPOSED MULTI-LITE FRENCH DOOR
- 14 PROPOSED NEW PAVER
- 15 RELOCATED CONDENSER UNITS
- 16 PROPOSED NEW GLASS AND METAL EGRESS CANOPY
- 17 PROPOSED STONE COPING

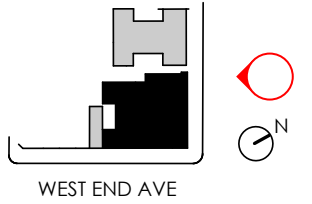


2 PROPOSED EAST (WEA) ELEVATION

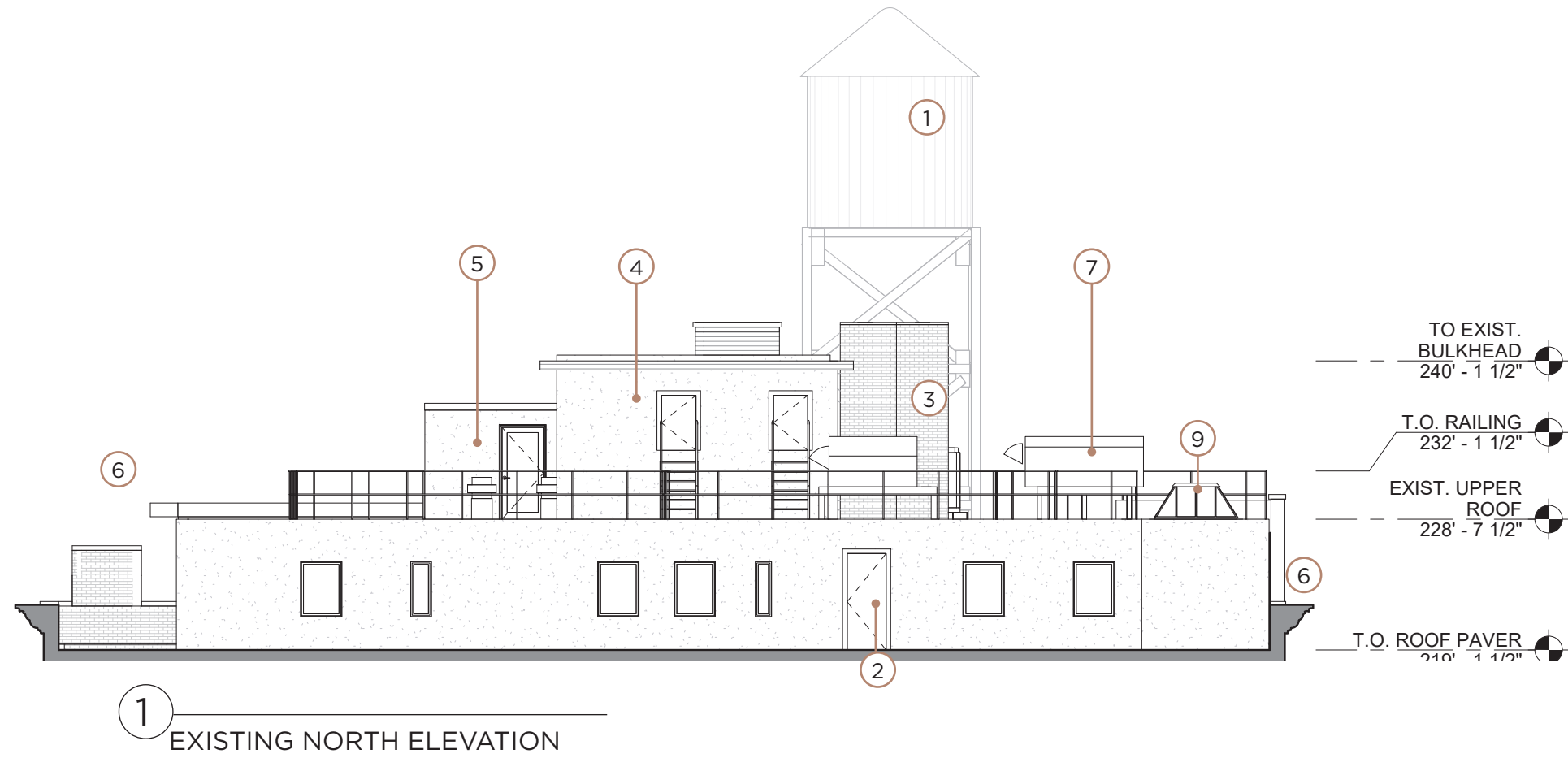
EXISTING AND PROPOSED PENTHOUSE ELEVATIONS

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- ① EXISTING WATER TOWER
- ② EXISTING GLAZED DOOR, LIVING ROOM ACCESS
- ③ EXISTING BRICK CHIMNEY
- ④ EXISTING ELEVATOR BULKHEAD ENCLOSURE
- ⑤ EXISTING STUCCO 'STAIR B' ENCLOSURE
- ⑥ EXISTING PARAPET
- ⑦ EXISTING MECHANICAL EQUIPMENT
- ⑧ EXISTING CONDENSER UNITS
- ⑨ EXISTING SKYLIGHT



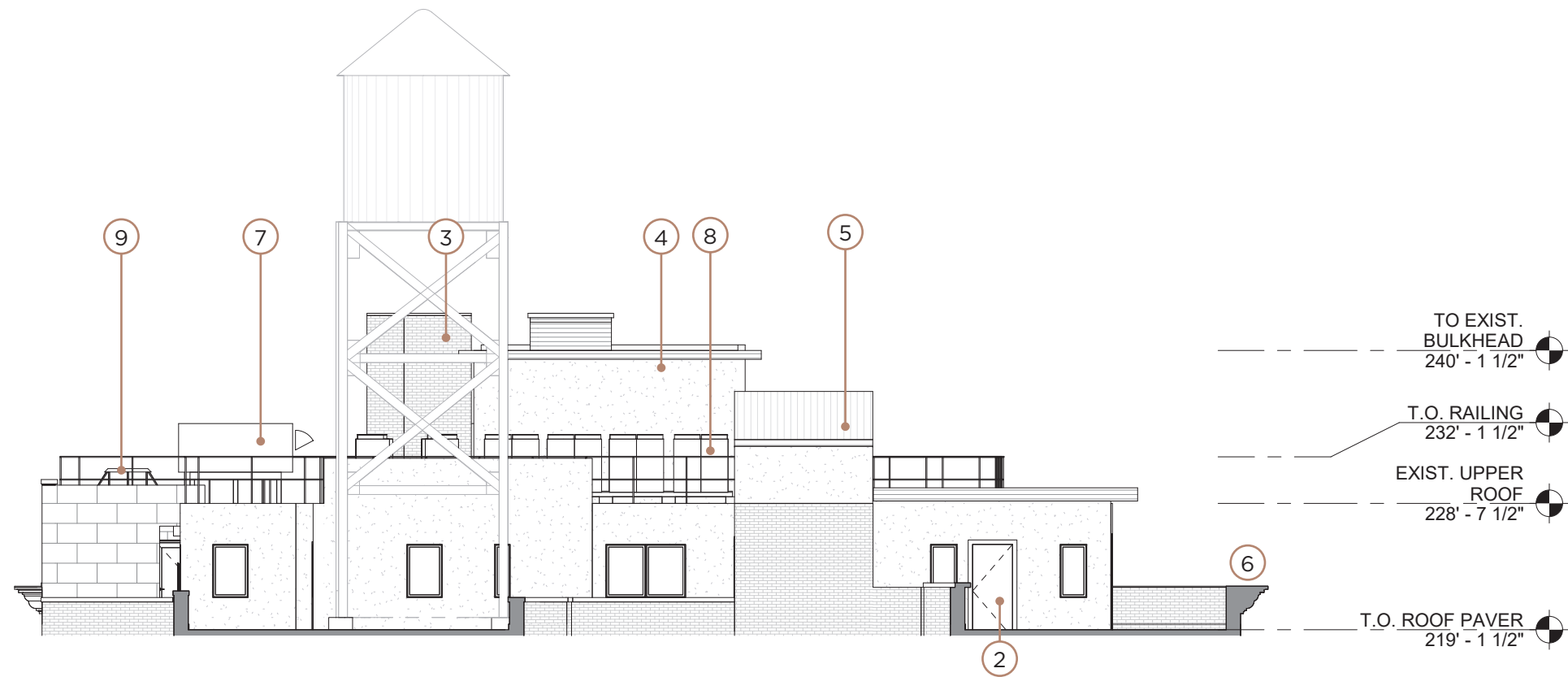
- ⑩ PROPOSED PORCELAIN TILE RAINSCREEN
- ⑪ PROPOSED MULTI-LITE WINDOW
- ⑫ PROPOSED DOOR TO STAIR B
- ⑬ PROPOSED MULTI-LITE FRENCH DOOR
- ⑭ PROPOSED NEW PAVER
- ⑮ RELOCATED CONDENSER UNITS
- ⑯ PROPOSED NEW GLASS AND METAL EGRESS CANOPY
- ⑰ PROPOSED STONE COPING



EXISTING AND PROPOSED PENTHOUSE ELEVATIONS

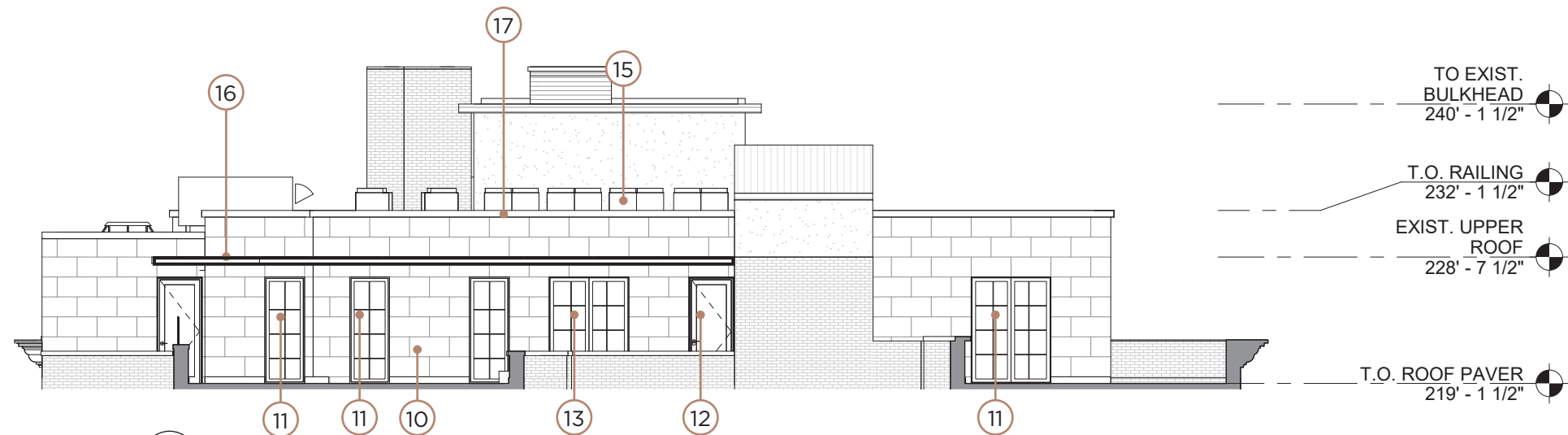
LANDMARKS PRESERVATION COMMISSION REVIEW

- 1 EXISTING WATER TOWER
- 2 EXISTING GLAZED DOOR, LIVING ROOM ACCESS
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- 8 EXISTING CONDENSER UNITS
- 9 EXISTING SKYLIGHT



1 EXISTING SOUTH ELEVATION

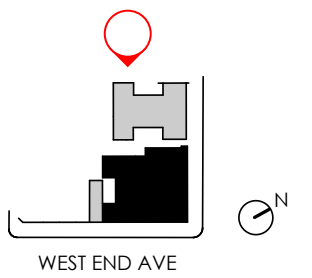
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- 14 PROPOSED NEW PAVER
- 15 RELOCATED CONDENSER UNITS
- 16 PROPOSED NEW GLASS AND METAL EGRESS CANOPY
- 17 PROPOSED STONE COPING



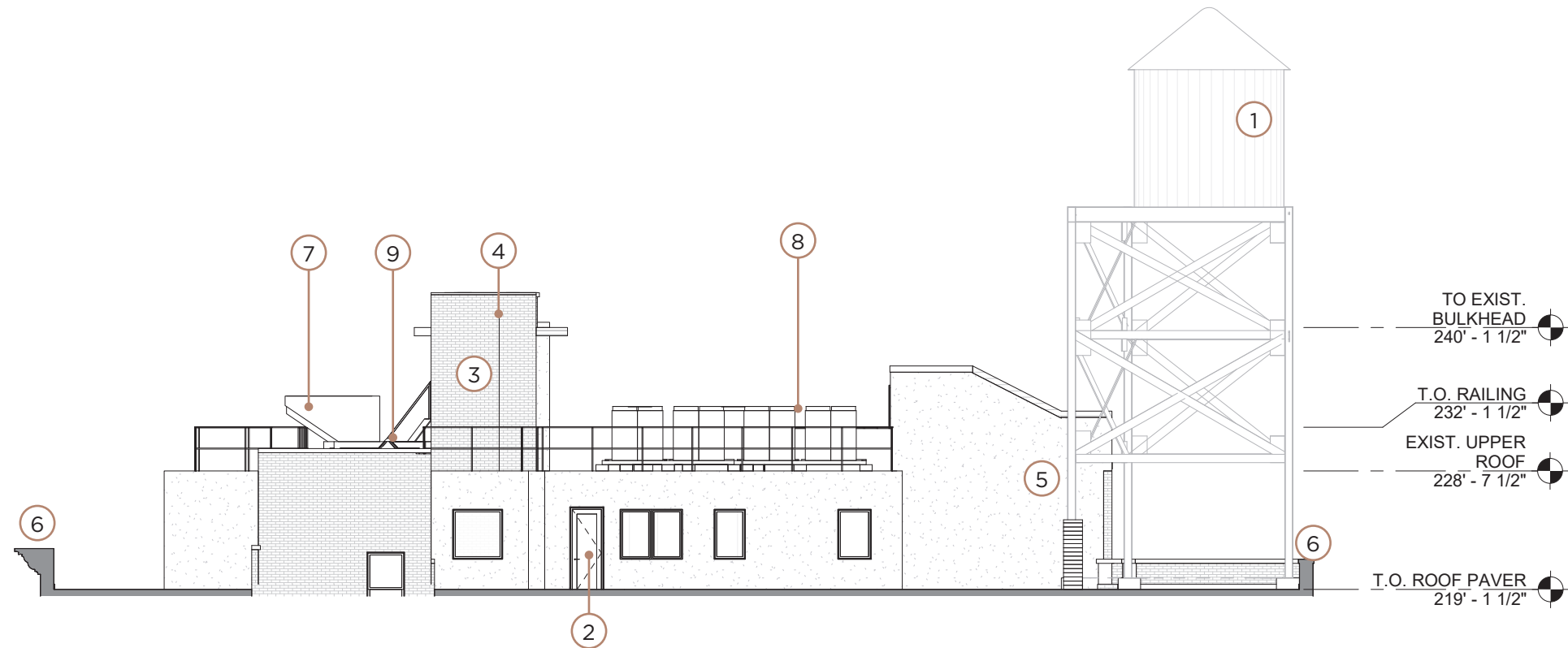
2 PROPOSED SOUTH ELEVATION

EXISTING AND PROPOSED PENTHOUSE ELEVATIONS

LANDMARKS PRESERVATION COMMISSION REVIEW

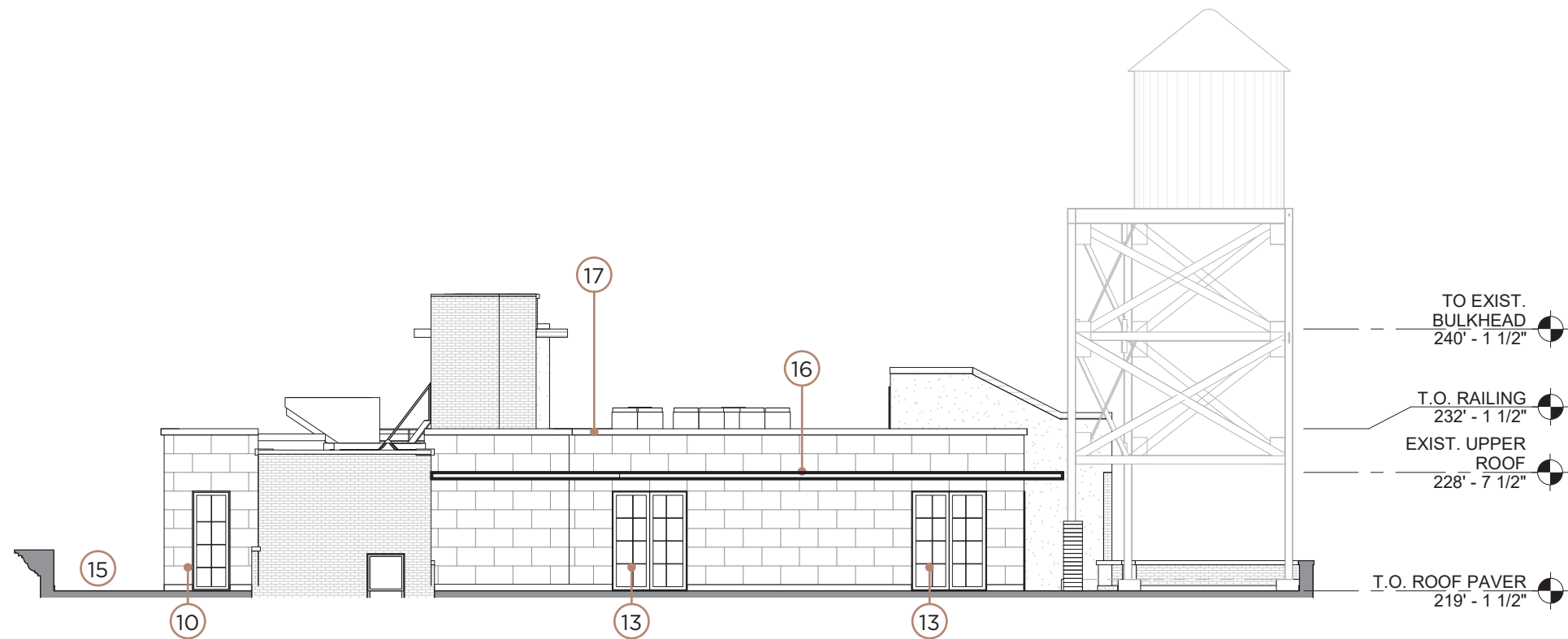


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- 6 EXISTING PARAPET
- 7 EXISTING MECHANICAL EQUIPMENT
- 8 EXISTING CONDENSER UNITS
- 9 EXISTING SKYLIGHT



1 EXISTING WEST ELEVATION

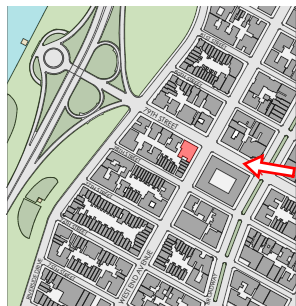
- 10 PROPOSED PORCELAIN TILE RAINSCREEN
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- 15 RELOCATED CONDENSER UNITS
- 16 PROPOSED NEW GLASS AND METAL EGRESS CANOPY
- 17 PROPOSED STONE COPING



2 PROPOSED WEST ELEVATION

EXISTING AND PROPOSED PENTHOUSE ELEVATIONS

LANDMARKS PRESERVATION COMMISSION REVIEW



KEY MAP



VIEW FROM BROADWAY (EXISTING)



VIEW FROM BROADWAY (PROPOSED)



VIEW FROM BROADWAY (EXISTING)



VIEW FROM BROADWAY (PROPOSED)



KEY MAP



VIEW FROM RIVERSIDE PARK (EXISTING)



VIEW FROM RIVERSIDE PARK (PROPOSED)



VIEW FROM RIVERSIDE PARK (EXISTING)



VIEW FROM RIVERSIDE PARK (PROPOSED)



KEY MAP



VIEW FROM 79TH STREET (EXISTING)



VIEW FROM 79TH STREET (PROPOSED)



VIEW FROM 79TH STREET (EXISTING)



VIEW FROM 79TH STREET (PROPOSED)



KEY MAP



VIEW FROM 77TH ST (EXISTING)



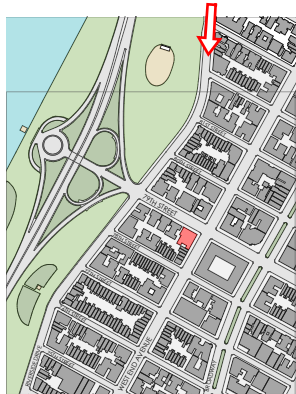
VIEW FROM 77TH ST (PROPOSED)



VIEW FROM 77TH ST (EXISTING)



VIEW FROM 77TH ST (PROPOSED)



KEY MAP



VIEW FROM RIVERSIDE DRIVE (EXISTING)



VIEW FROM RIVERSIDE DRIVE (PROPOSED)



VIEW FROM RIVERSIDE DRIVE (EXISTING)



VIEW FROM RIVERSIDE DRIVE (PROPOSED)



KEY MAP



VIEW FROM 81ST ST (EXISTING)



VIEW FROM 81ST ST (PROPOSED)



VIEW FROM 81ST ST (EXISTING)



VIEW FROM 81ST ST (PROPOSED)



498 WEST END AVENUE (Riverside-West End Avenue HD Extension)



325 WEST END AVENUE (West End-Collegiate HD)



555 WEST END AVENUE (Riverside-West End Avenue HD Extension)



WEST END AVENUE between 71st & 73rd (West End-Collegiate HD Ex-



APPENDIX



CETRARUDDY



CETRARUDDY

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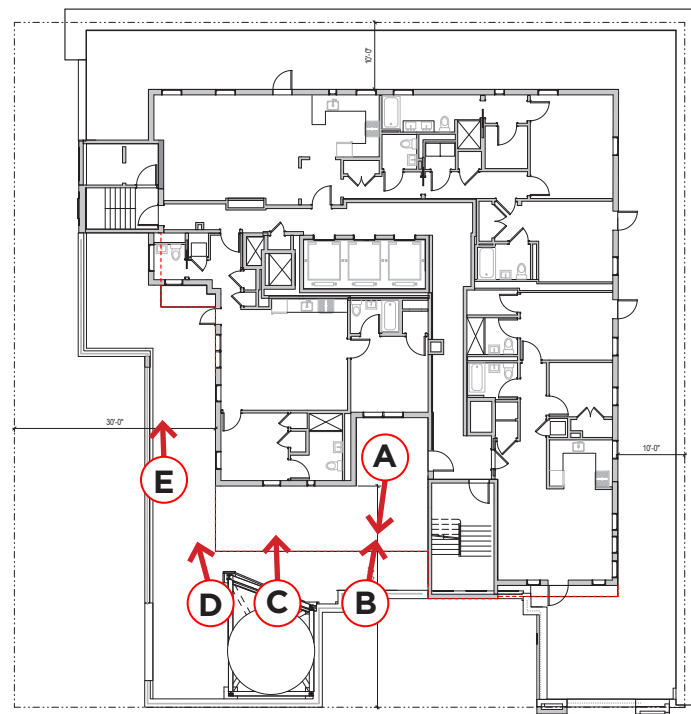
(A) EXISTING FACADE - SOUTH VIEW



(B) EXISTING SOUTH FACADE



(C) EXISTING SOUTH FACADE



KEY PLAN - LEVEL 17



(D) EXISTING SOUTH/WEST FACADE



(E) EXISTING WEST FACADE



VIEW OF THE NORTHWEST CORNER OF THE MOCKUP,



VIEW OF THE NORTH ELEVATION OF THE MOCKUP, LOOKING NORTH.



VIEW OF THE PENTHOUSE EXTENSION MOCKUP AT THE SOUTH ELEVATION OF THE BUILDING; THE PVC PIPING AND NETTING STOOD UPRIGHT AND WAS HELD IN PLACE AT THE BLUE LINE, MARKING THE SOUTHERNMOST EDGE OF THE EXTENSION.



VIEW ALONG THE WEST ELEVATION OF THE MOCKUP, LOOKING NORTH.

