

232 WEST END AVENUE

PROPOSED DOORWAY RESTORATION AND ROOFTOP AND REAR ADDITIONS



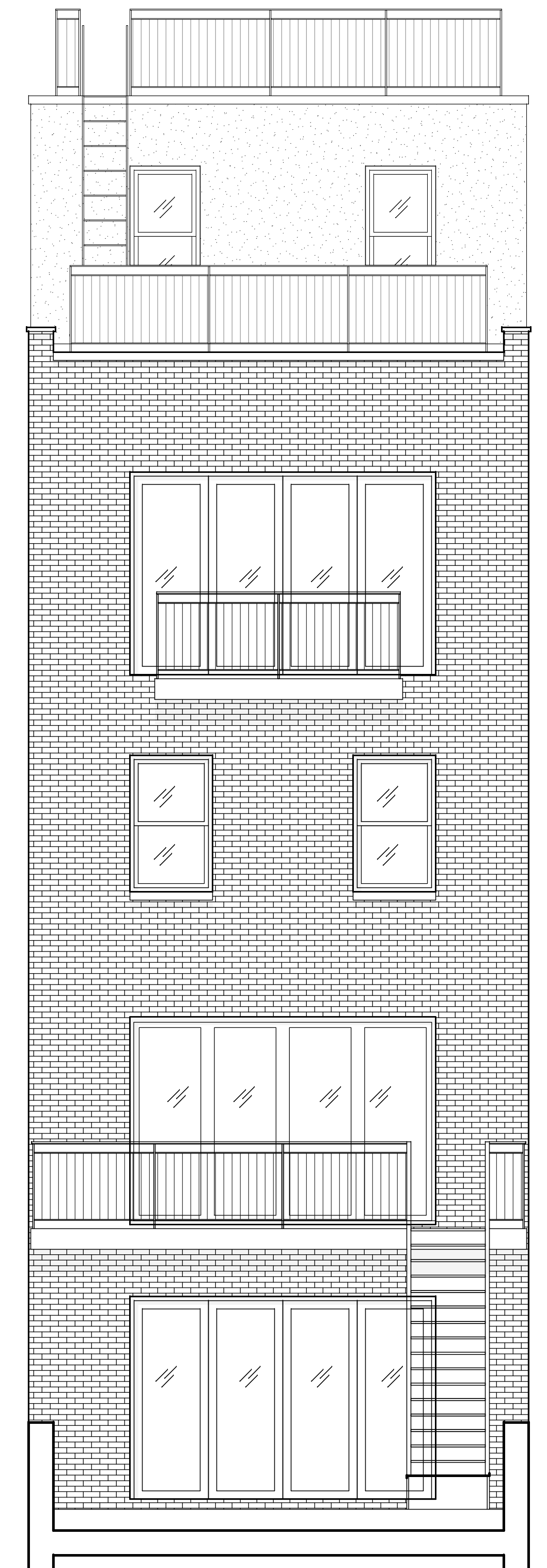
EXISTING FRONT FACADE



PROPOSED FRONT ELEVATION



EXISTING REAR FACADE



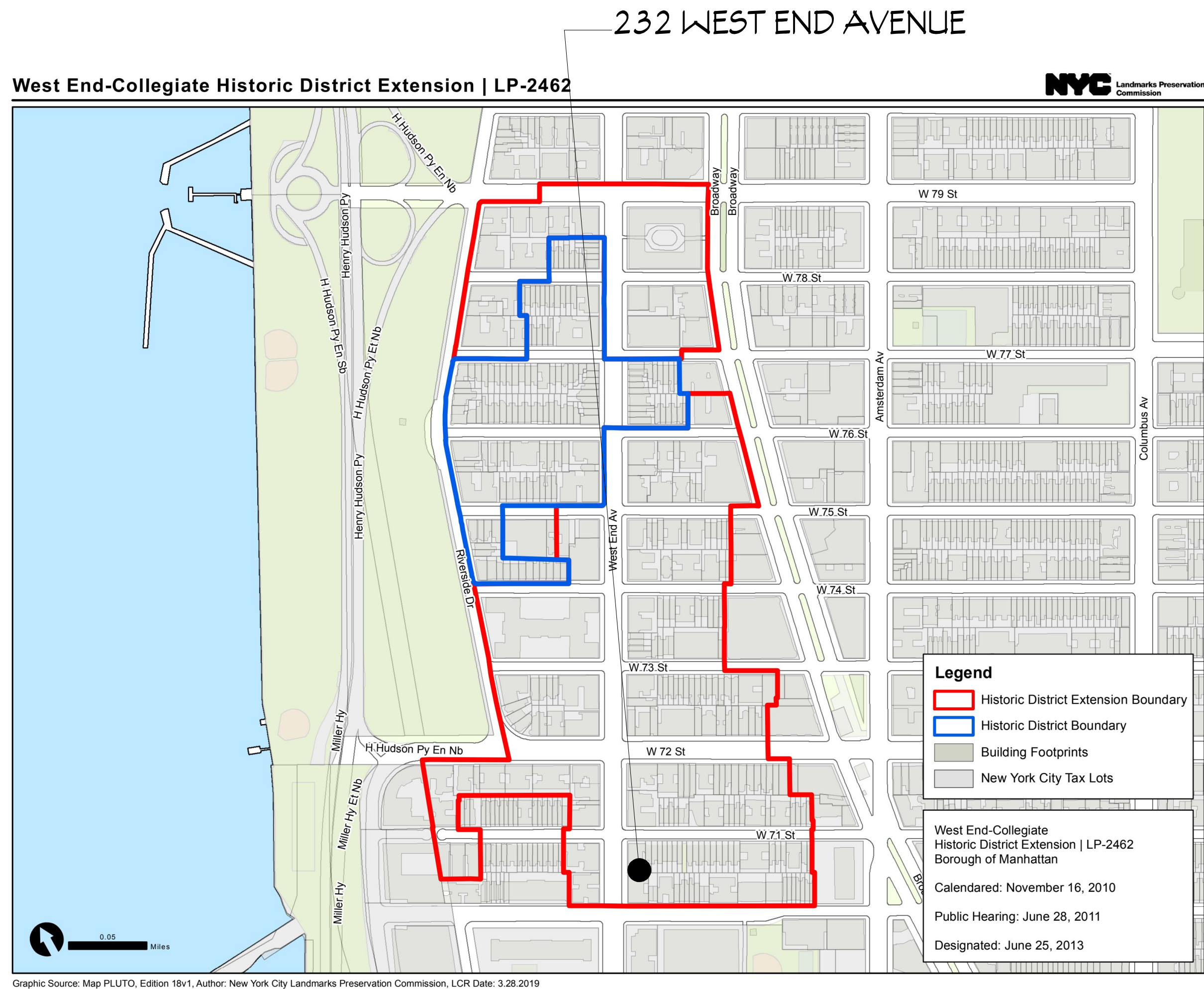
PROPOSED REAR ELEVATION

232 WEST END AVENUE

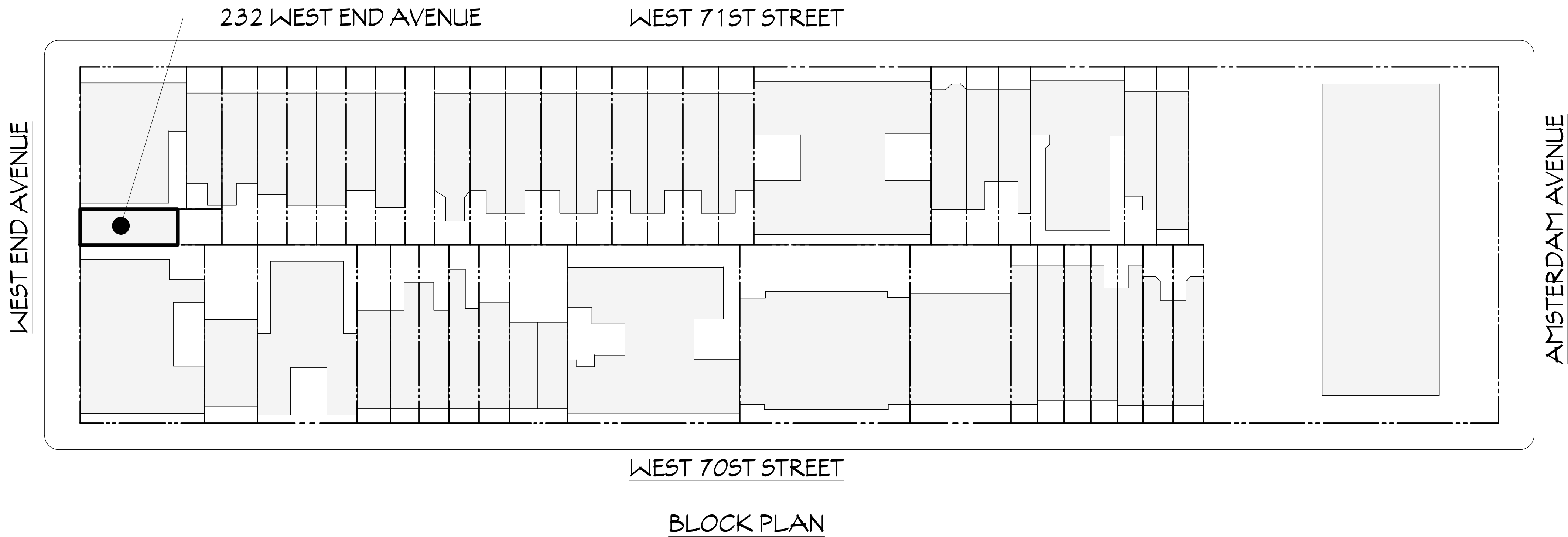
LOCATION



EXISTING FRONT FACADE



WEST END- COLLEGIATE HISTORIC DISTRICT EXTENSION MAP
(THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)



232 WEST END AVENUE

STREETSCAPE

232 WEST END AVENUE



EAST SIDE OF STREET- OCT. 2027 GOOGLE STREETVIEW



WEST SIDE OF STREET- OCT. 2027 GOOGLE STREETVIEW

232 WEST END AVENUE

EXISTING CONDITIONS AT FRONT ENTRANCE



EXISTING FRONT FACADE



EXISTING FRONT ENTRANCE CLOSE-UP

232 WEST END AVENUE

HISTORIC PHOTOS



232 WEST END AVENUE, 1940's TAX PHOTO
(NYC MUNICIPAL ARCHIVE)



DETAIL, 1940's TAX PHOTO
(NYC MUNICIPAL ARCHIVE)

232 WEST END AVENUE

HISTORIC PHOTOS



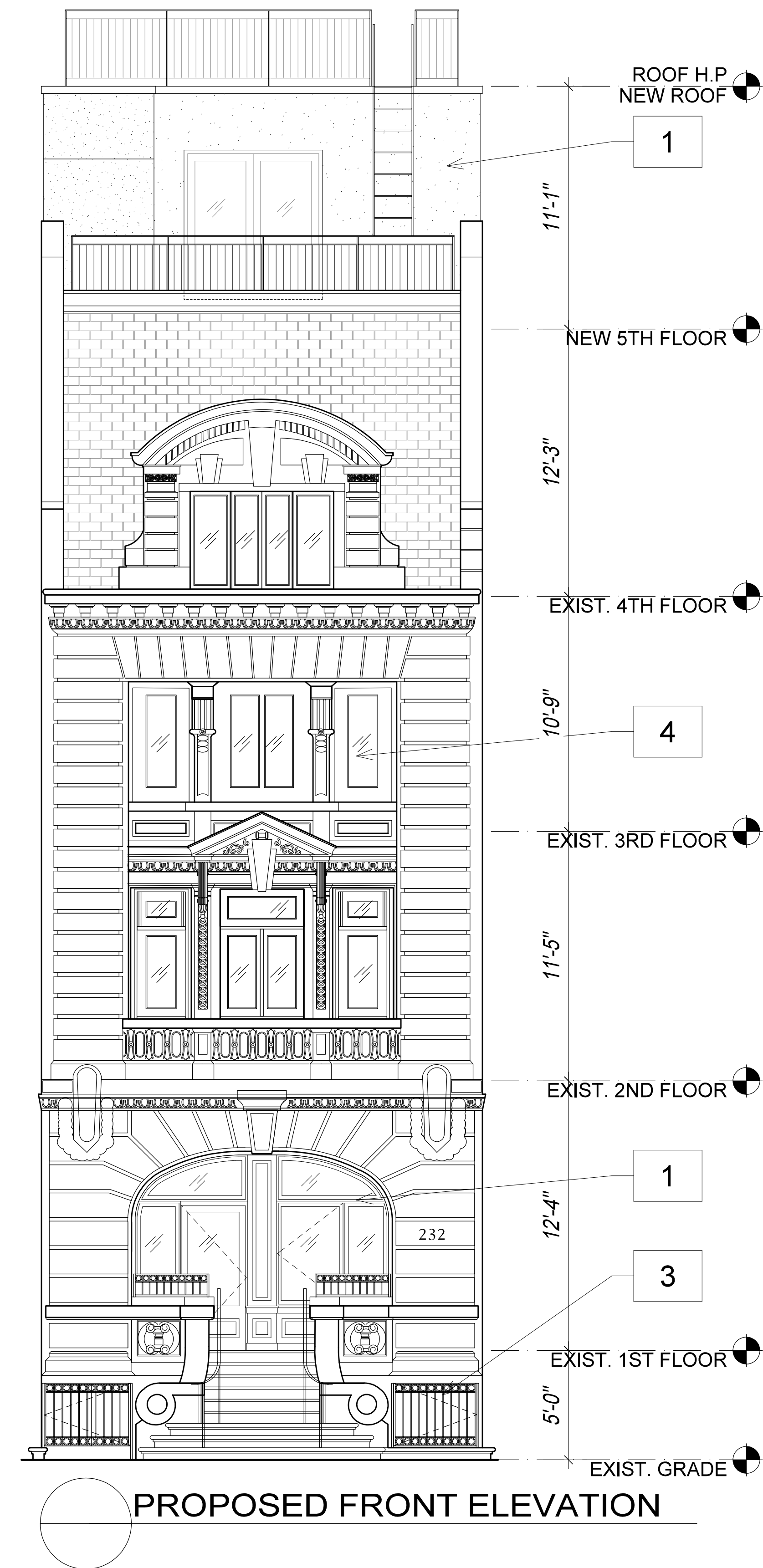
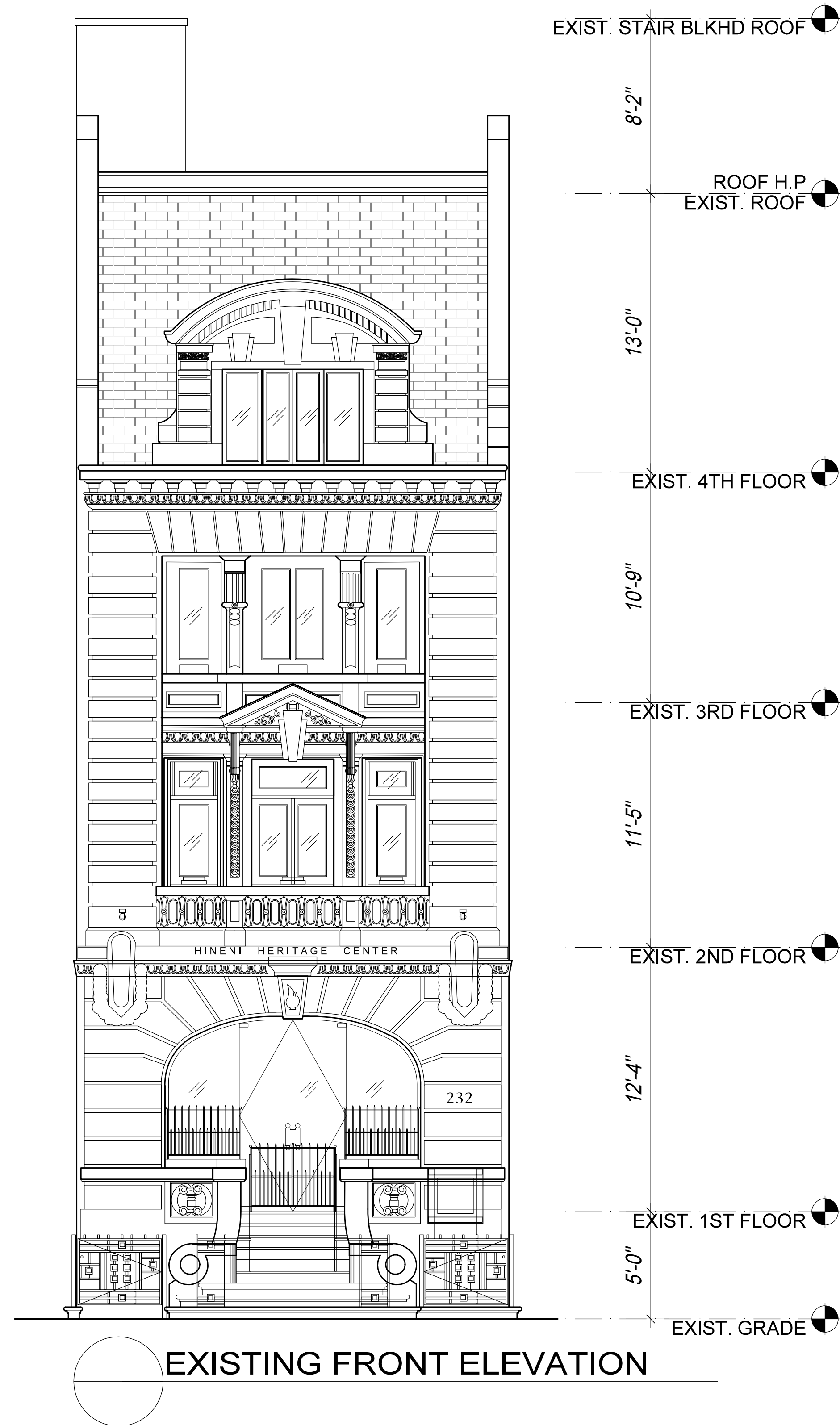
232 WEST END AVENUE, 1980's TAX PHOTO
(NYC MUNICIPAL ARCHIVE)



DESIGNATION PHOTO, 2013
(NYC LPC)

232 WEST END AVENUE

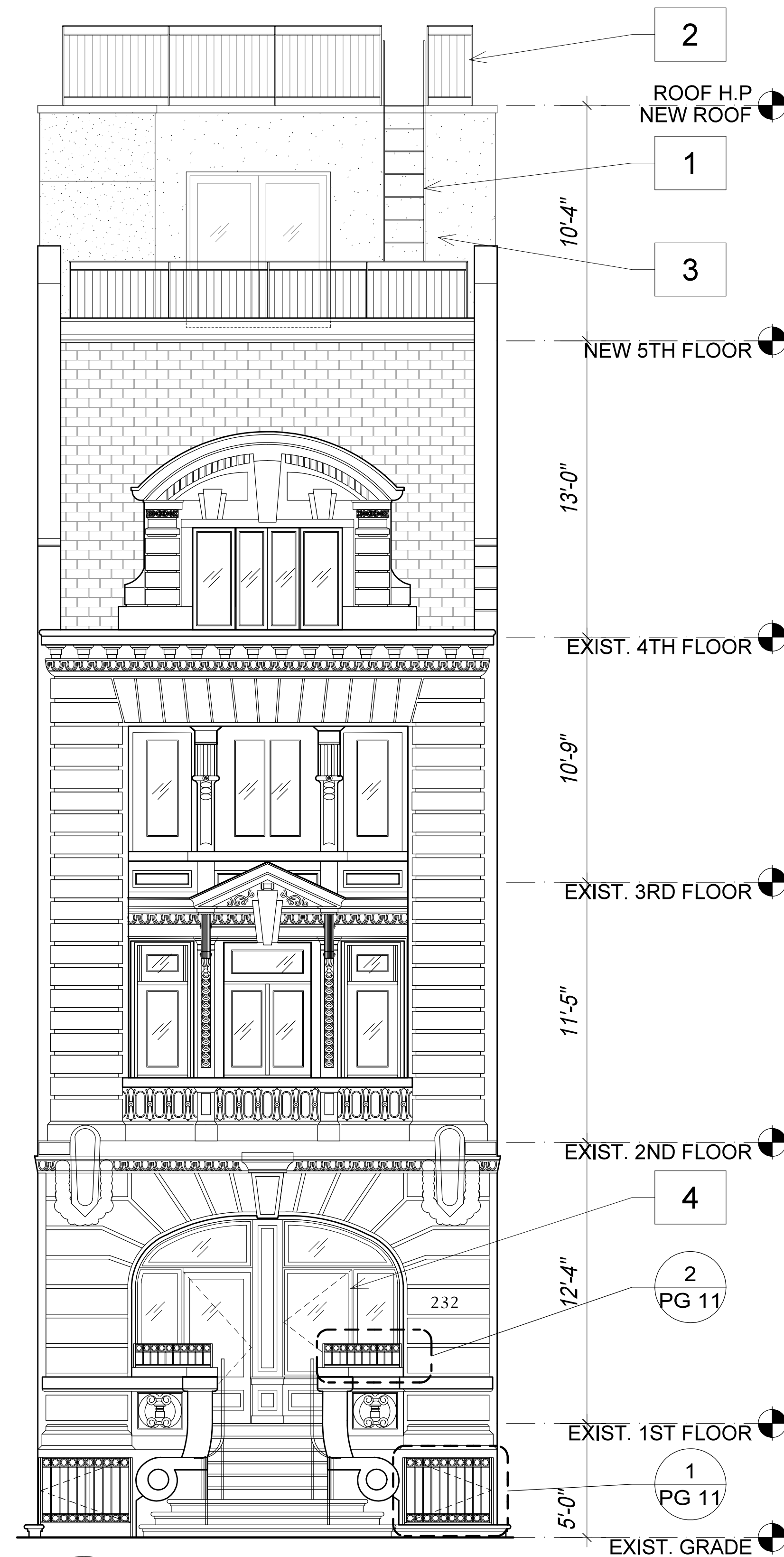
EXISTING & PROPOSED FRONT FACADE



- KEYED NOTES
1. ROOFTOP ADDITION
 2. WOOD ENTRANCE, PAINTED BLACK
 3. METAL RAILING, PAINTED BLACK
 4. WOOD WINDOW IN KIND, PAINTED BLACK, TYP.

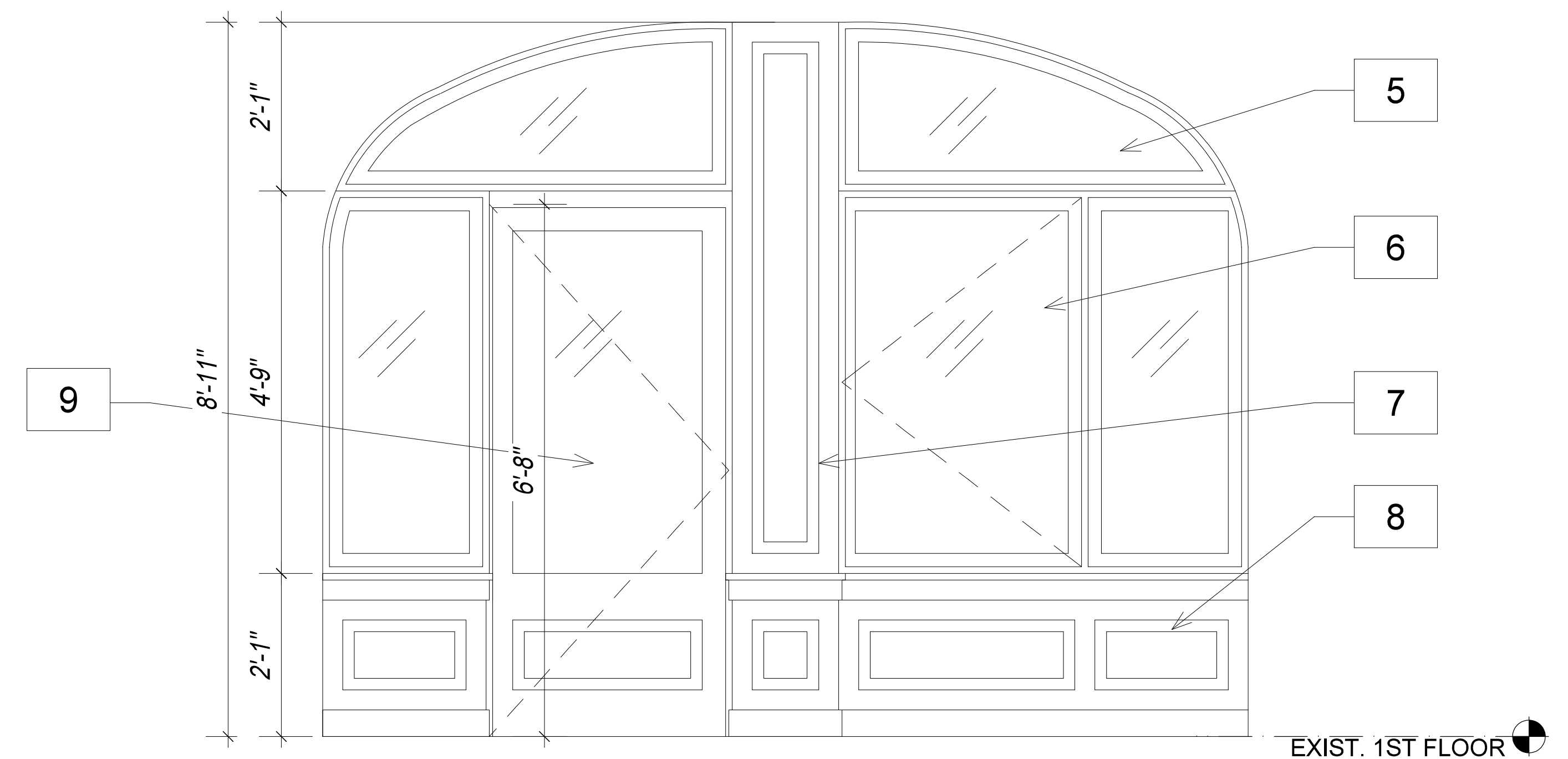
232 WEST END AVENUE

PROPOSED FRONT ALTERATIONS



PROPOSED FRONT ELEVATION

- KEYED NOTES
1. METAL LADDER, TYP.
 2. METAL RAILING, TYP.
 3. CEMENT STUCCO FINISH OVER METAL FRAME WALL
 4. WOOD ENTRANCE, PAINTED BLACK
 5. FIXED WOOD WINDOW, PAINTED BLACK
 6. CASEMENT WOOD WINDOW, PAINTED BLACK
 7. WOOD PILASTER, PAINTED BLACK
 8. WOOD BULKHEAD, PAINTED BLACK
 9. 1/2 LITE WOOD DOOR, PAINTED BLACK



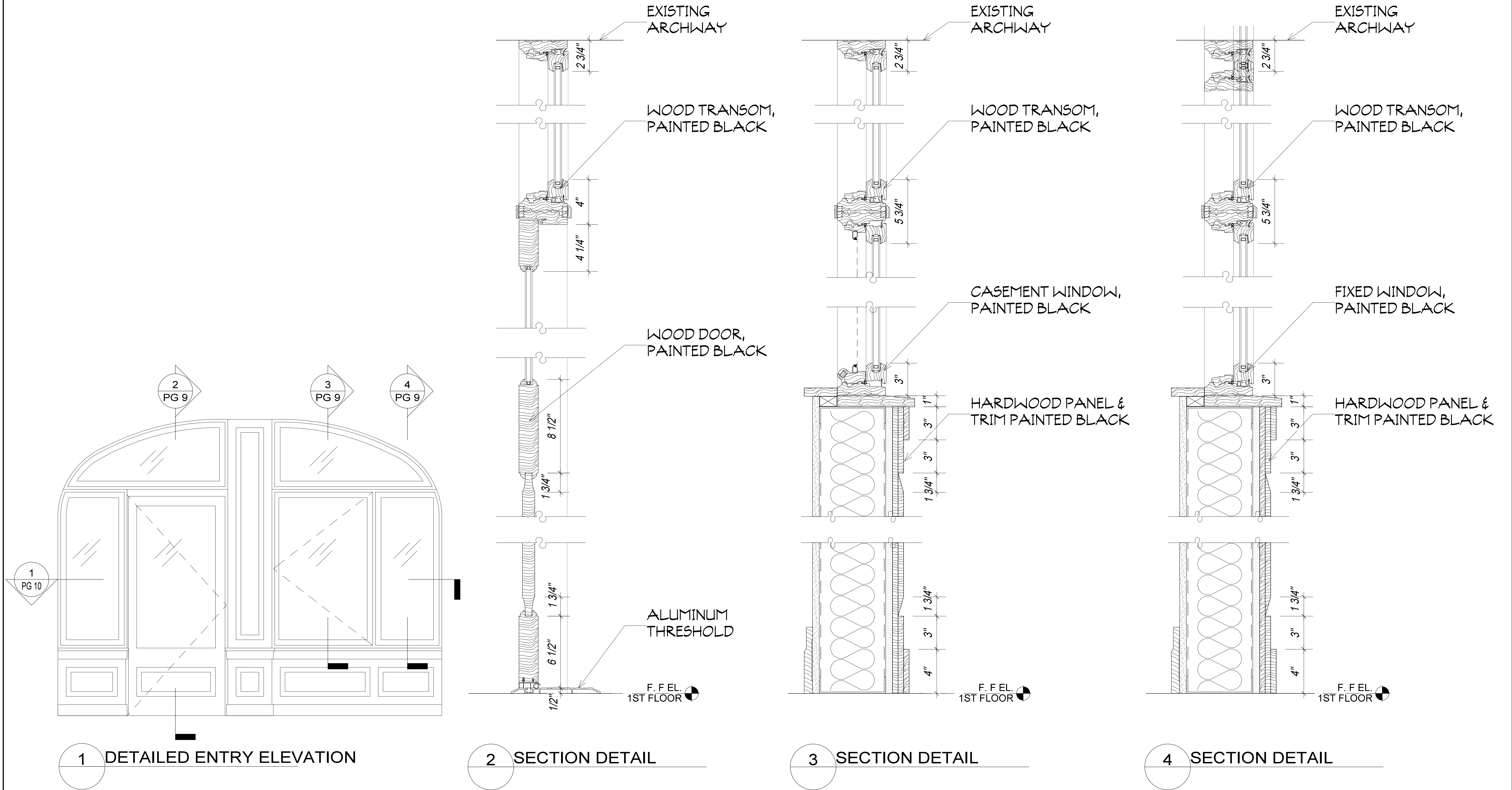
PROPOSED DETAILED FRONT ENTRANCE



EXISTING FRONT FACADE

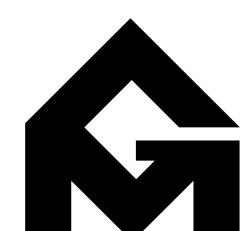
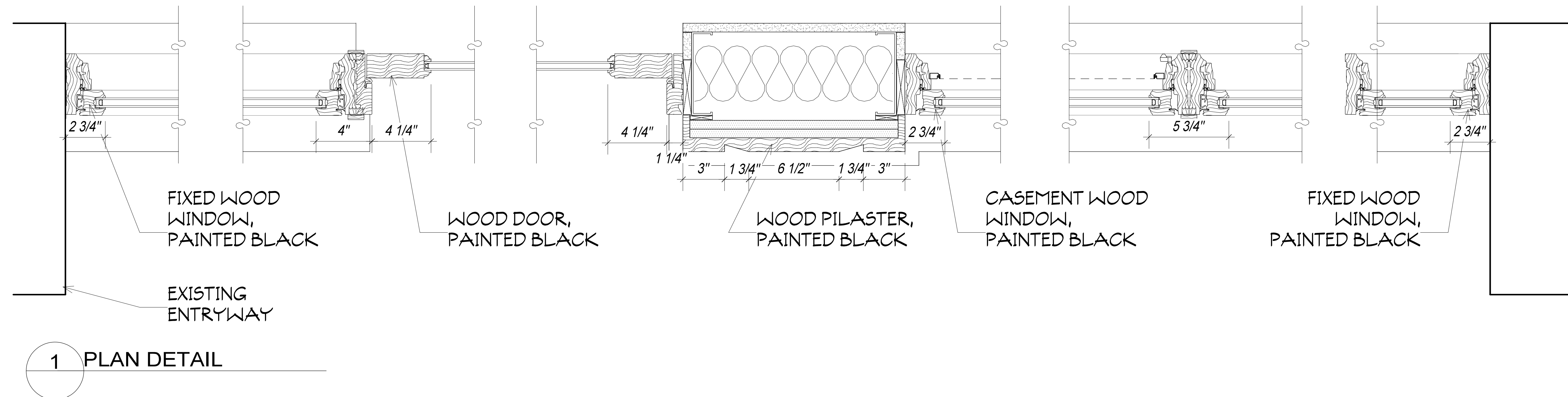
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PROPOSED FRONT ALTERATIONS



232 WEST END AVENUE

PROPOSED FRONT ALTERATIONS



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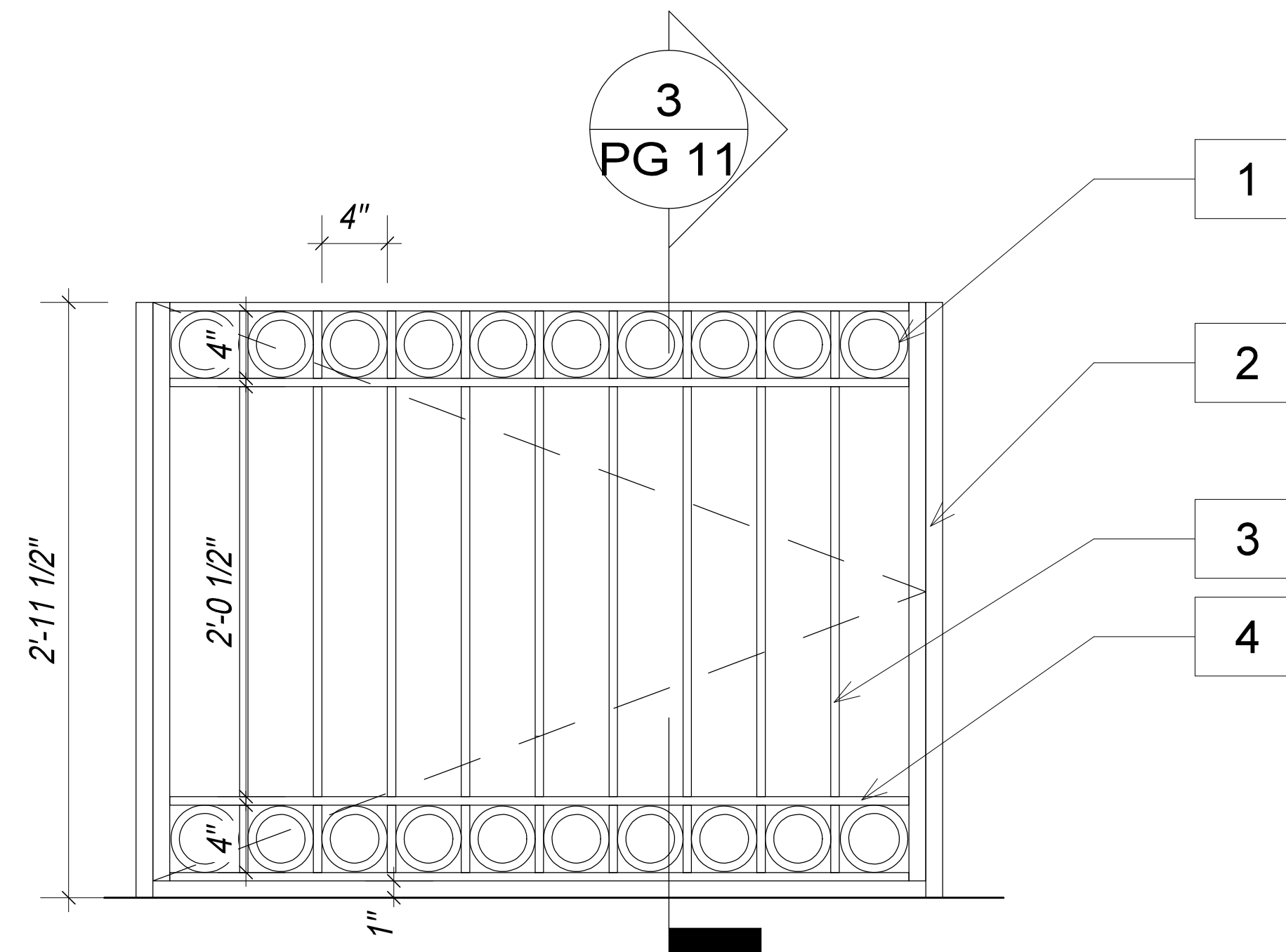
LANDMARKS PRESERVATION COMMISSION PRESENTATION
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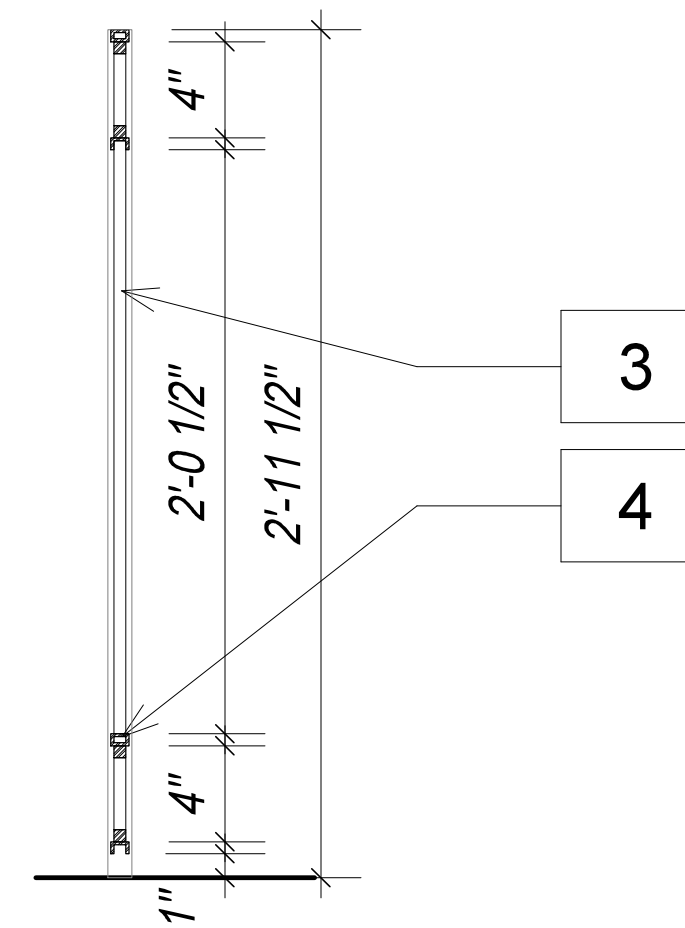
PROPOSED FRONT ALTERATIONS

KEYED NOTES

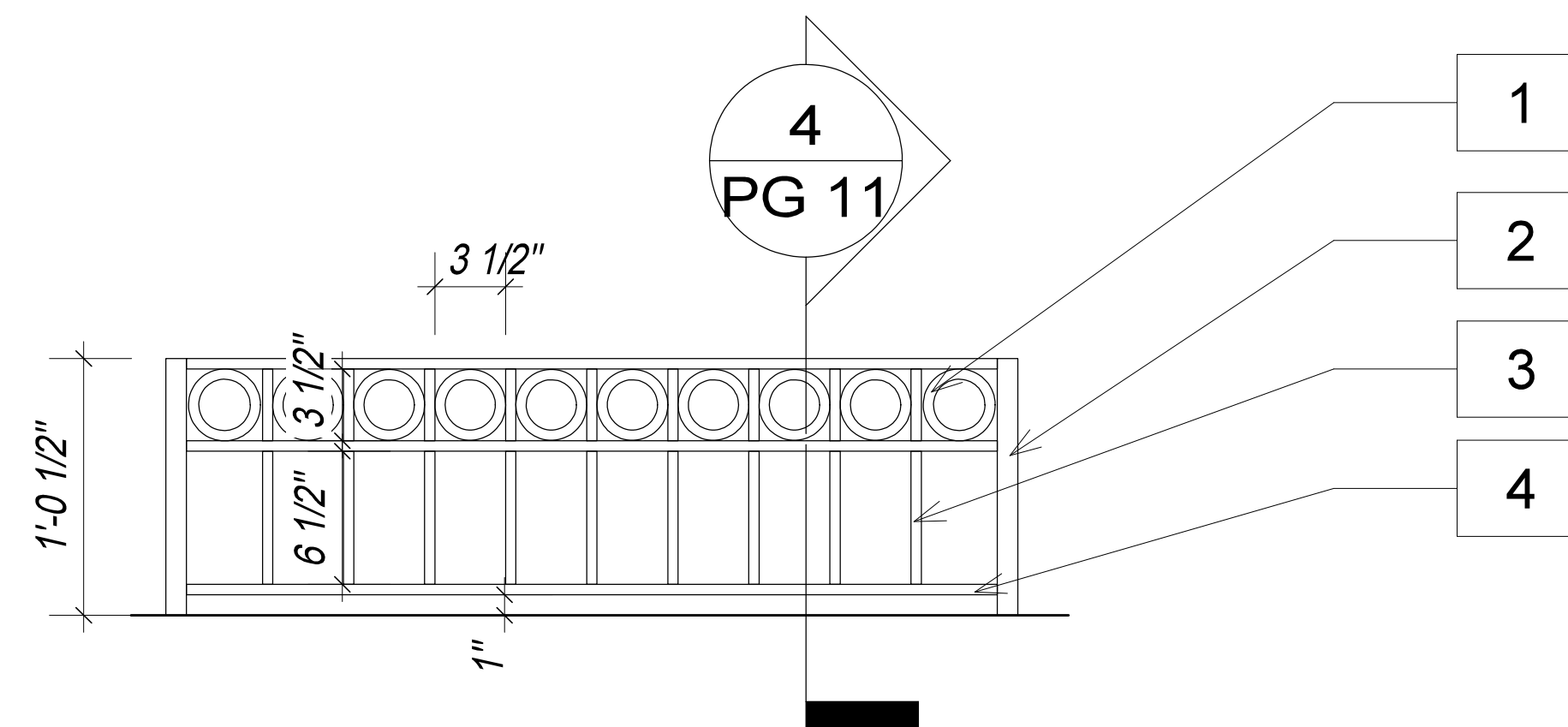
1. ORNAMENTAL VALANCE, TYP.
2. 1"X1"X3/16" SQUARE POST, TYP.
3. 1/2" SOLID SQUARE PICKET, TYP.
4. 1/2"X3/4"X1/8" HORIZONTAL RAILS, TYP.



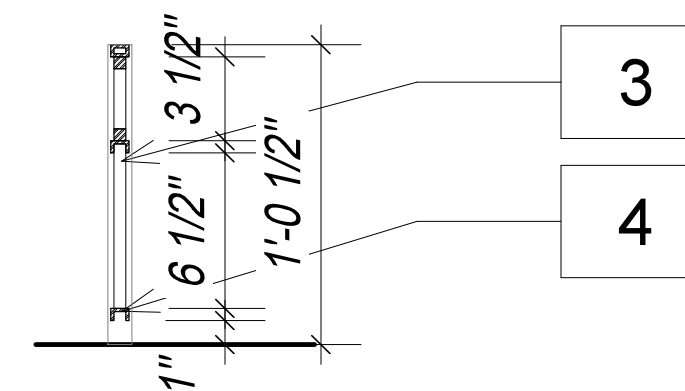
1 DETAILED RAILING ELEVATION



3 DETAILED RAILING SECTION



2 DETAILED RAILING ELEVATION



4 DETAILED RAILING SECTION

232 WEST END AVENUE

EXISTING CONDITIONS AT ROOF



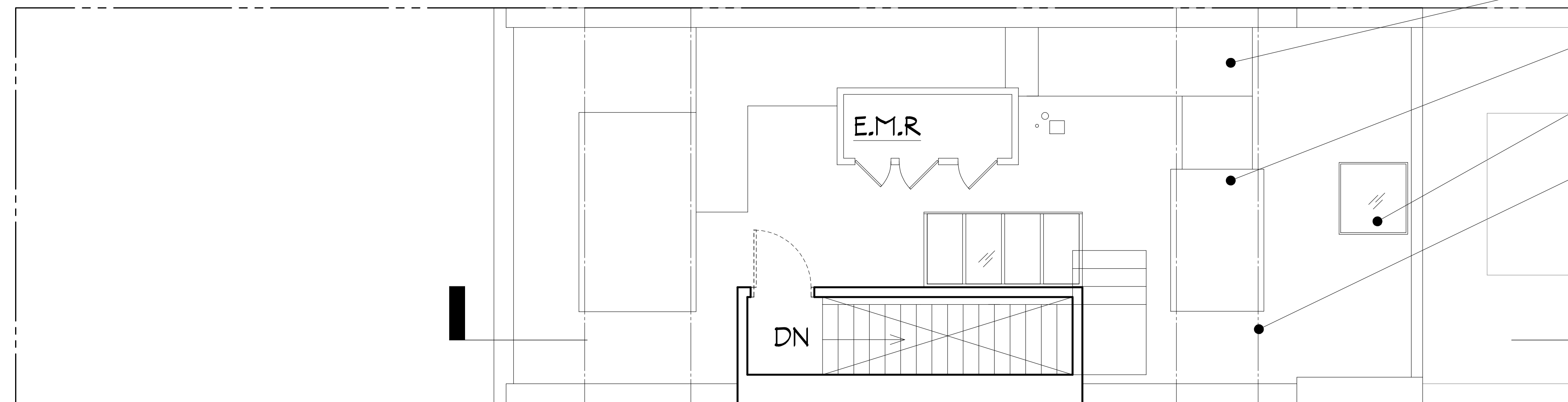
EXISTING CONDITIONS AT ROOF LOOKING WEST



EXISTING CONDITIONS AT ROOD LOOKING EAST

232 WEST END AVENUE

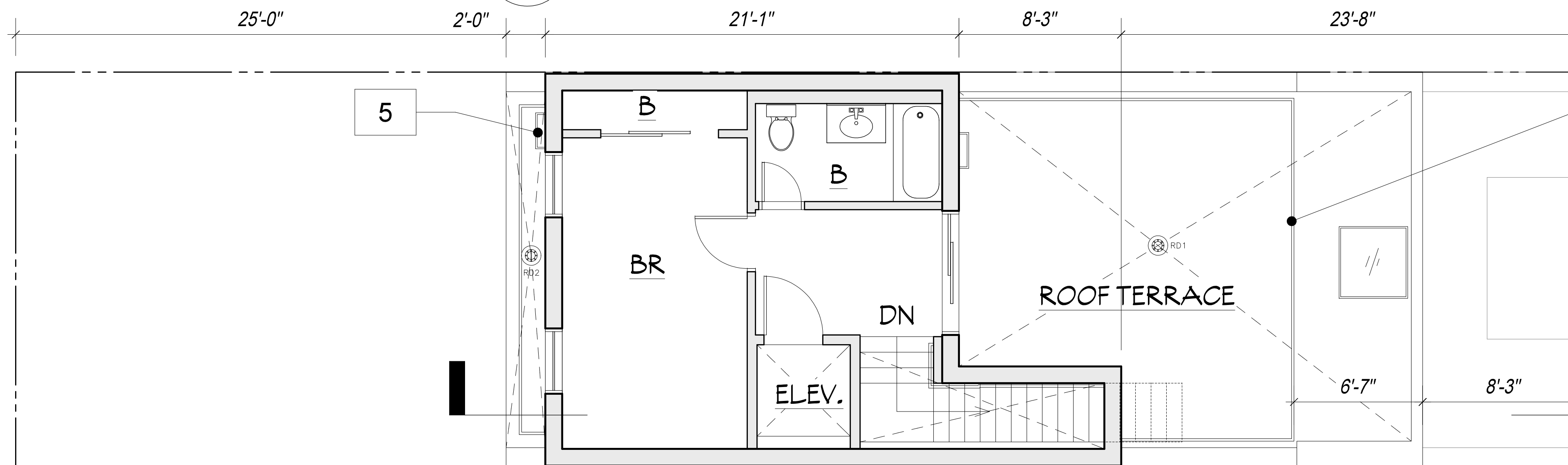
ROOF PLANS



- 3 KEYED NOTES
1. MECH. UNIT
 2. STEEL DUNNAGE, TYP.
 3. MECH. DUCT., TYP.
 4. SKYLIGHT, TYP.
 5. METAL LADDER, TYP.
 6. METAL RAILING, TYP.
 7. CONDENSING UNIT

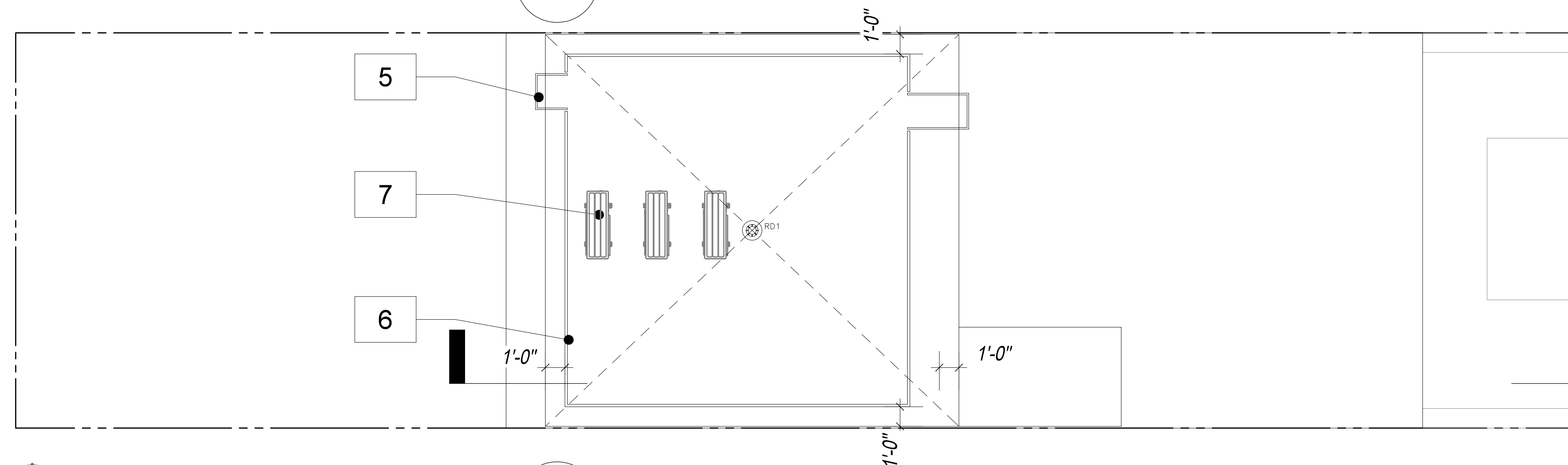
1
PG 11

EXISTING ROOF PLAN



2
PG 11

PROPOSED NEW 5TH FLOOR PLAN



2
PG 11

PROPOSED NEW ROOF

232 WEST END AVENUE

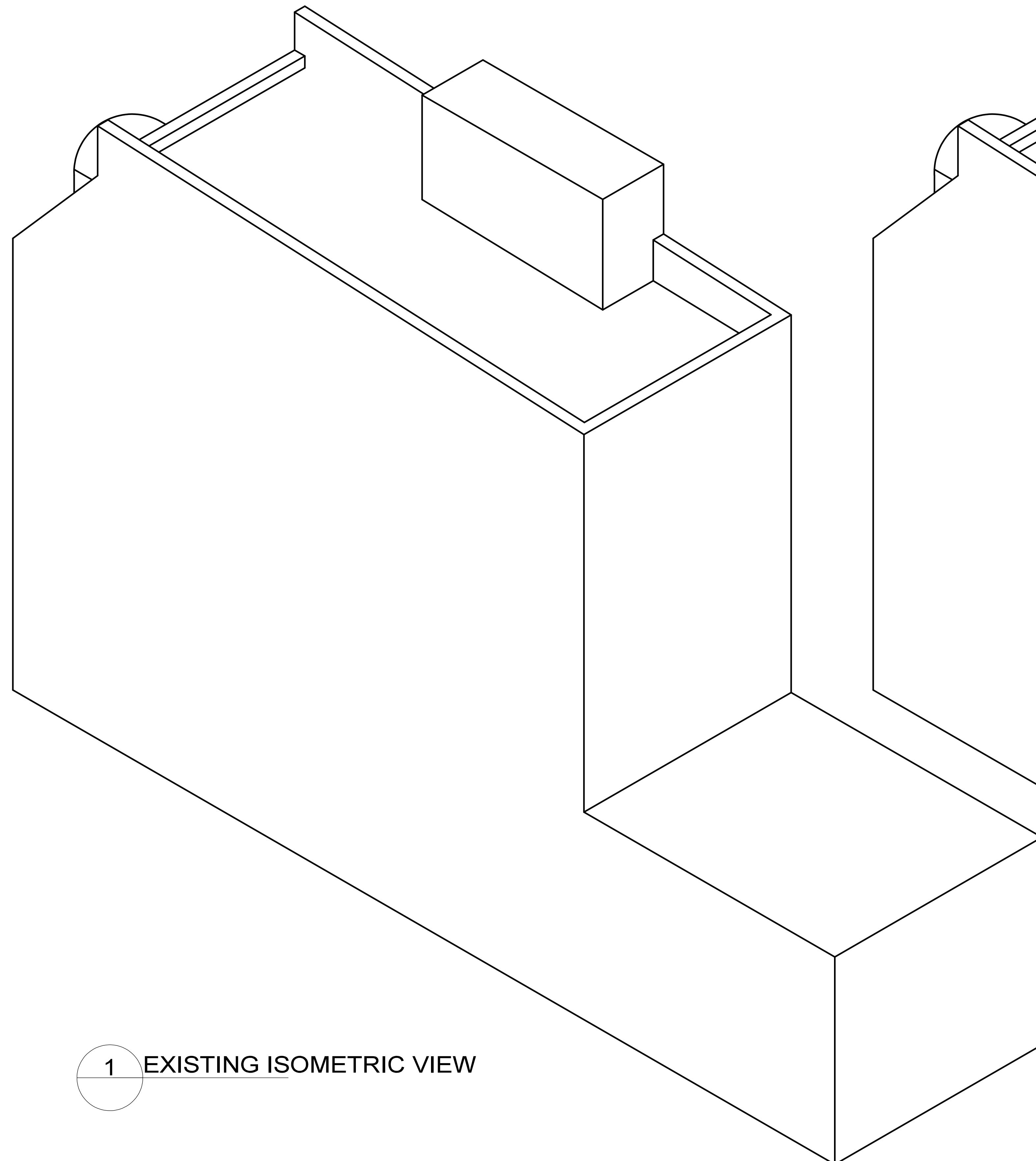
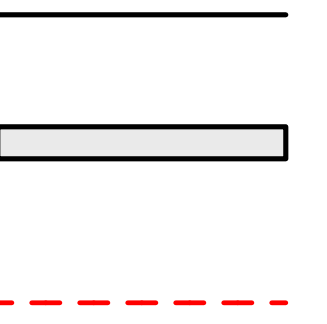
PROPOSED CONDITIONS ISOMETRIC

LEGEND

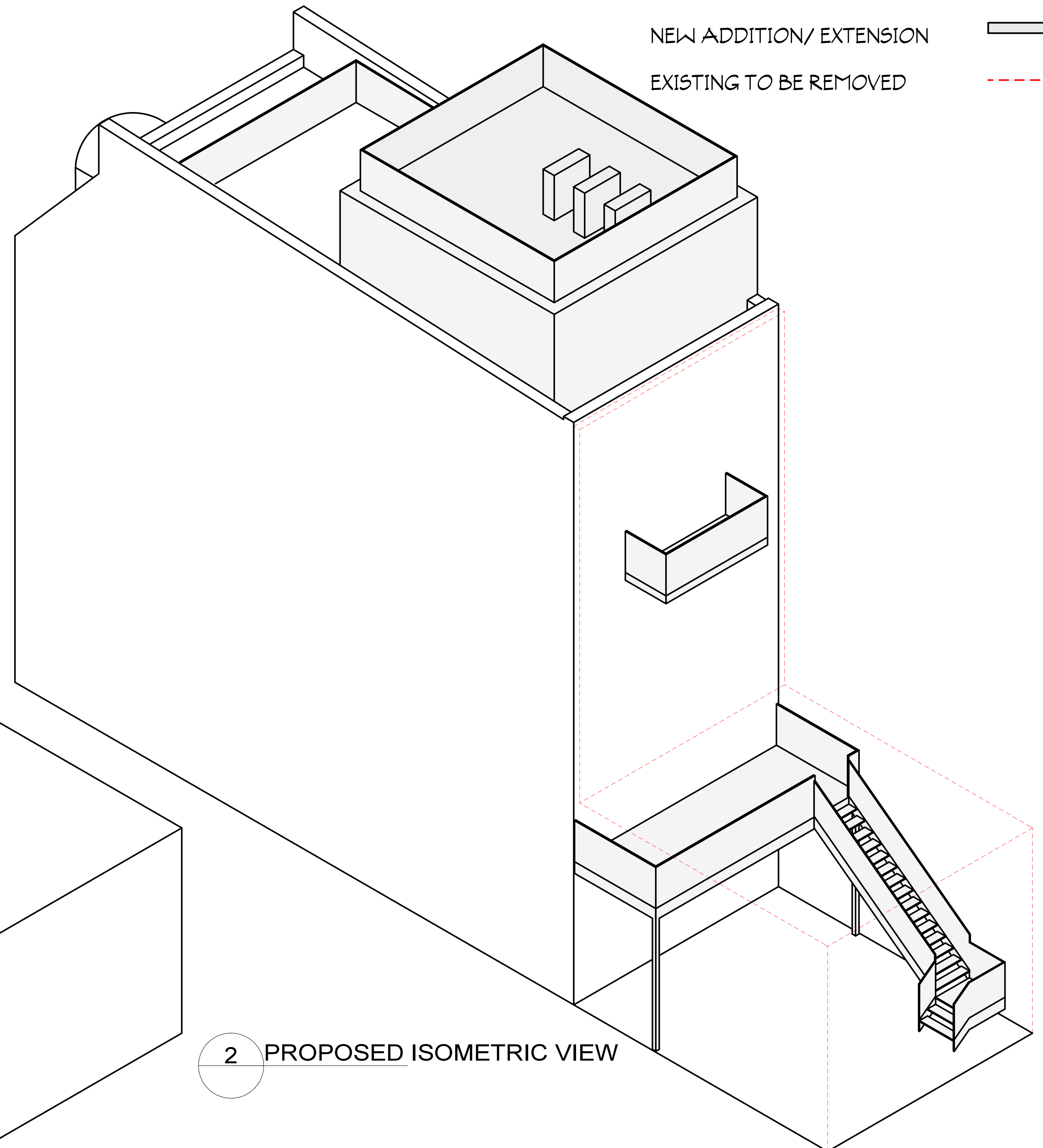
EXISTING BUILDING

NEW ADDITION/ EXTENSION

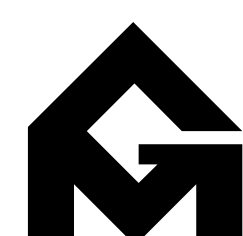
EXISTING TO BE REMOVED



1 EXISTING ISOMETRIC VIEW



2 PROPOSED ISOMETRIC VIEW



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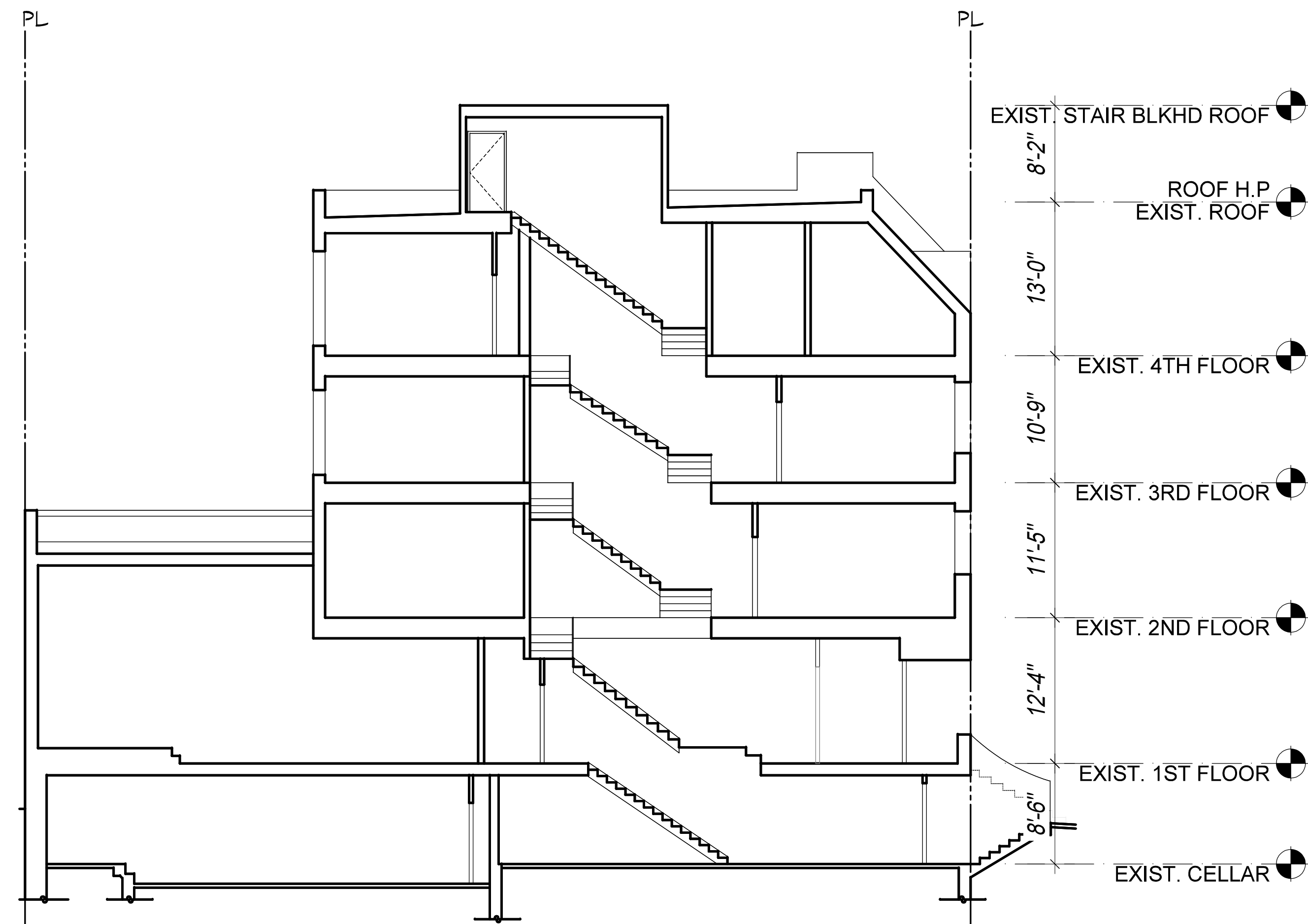


JPD
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CONSULTING

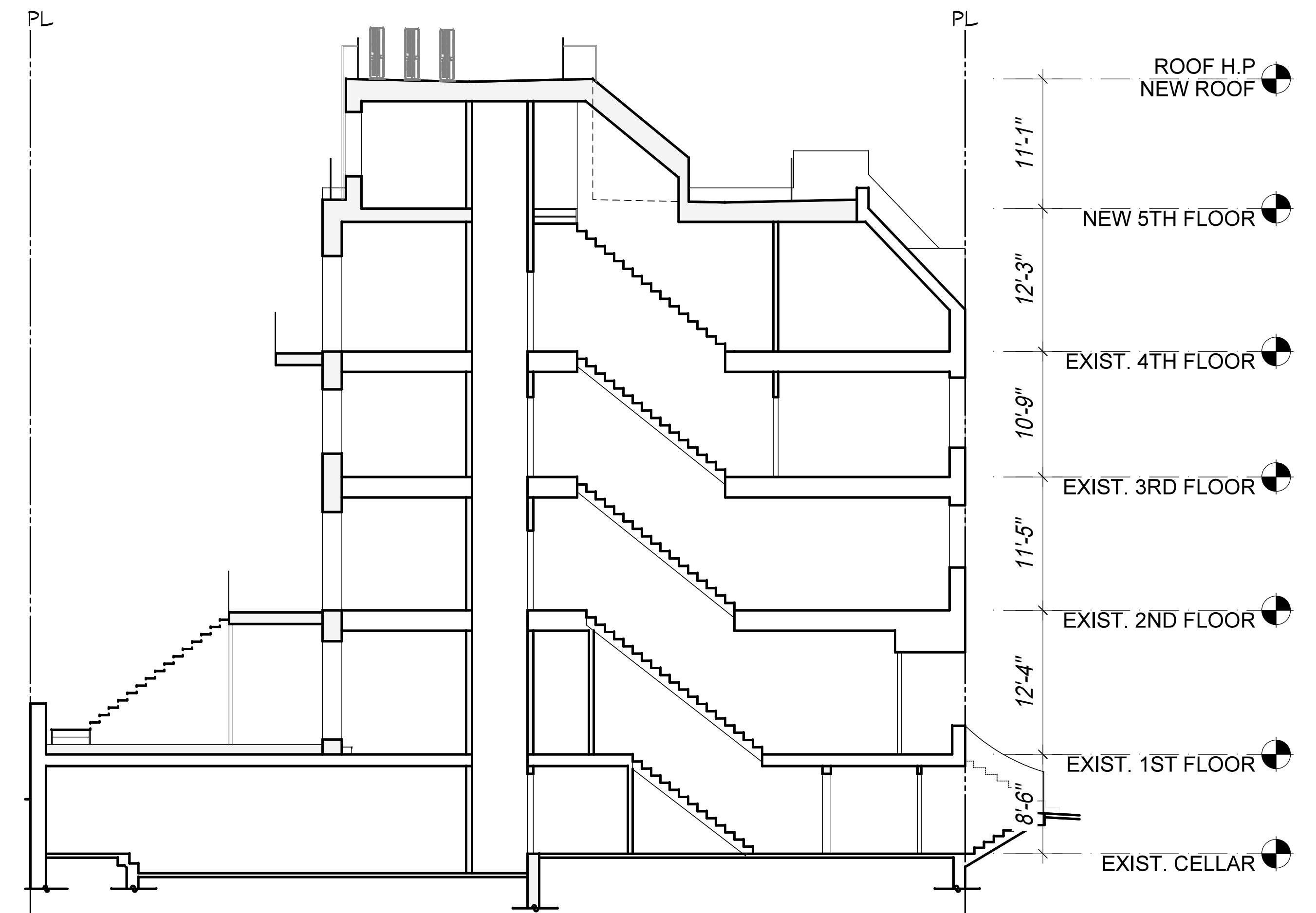
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EXISTING & PROPOSED BUILDING SECTION



1 EXISTING BUILDING SECTION

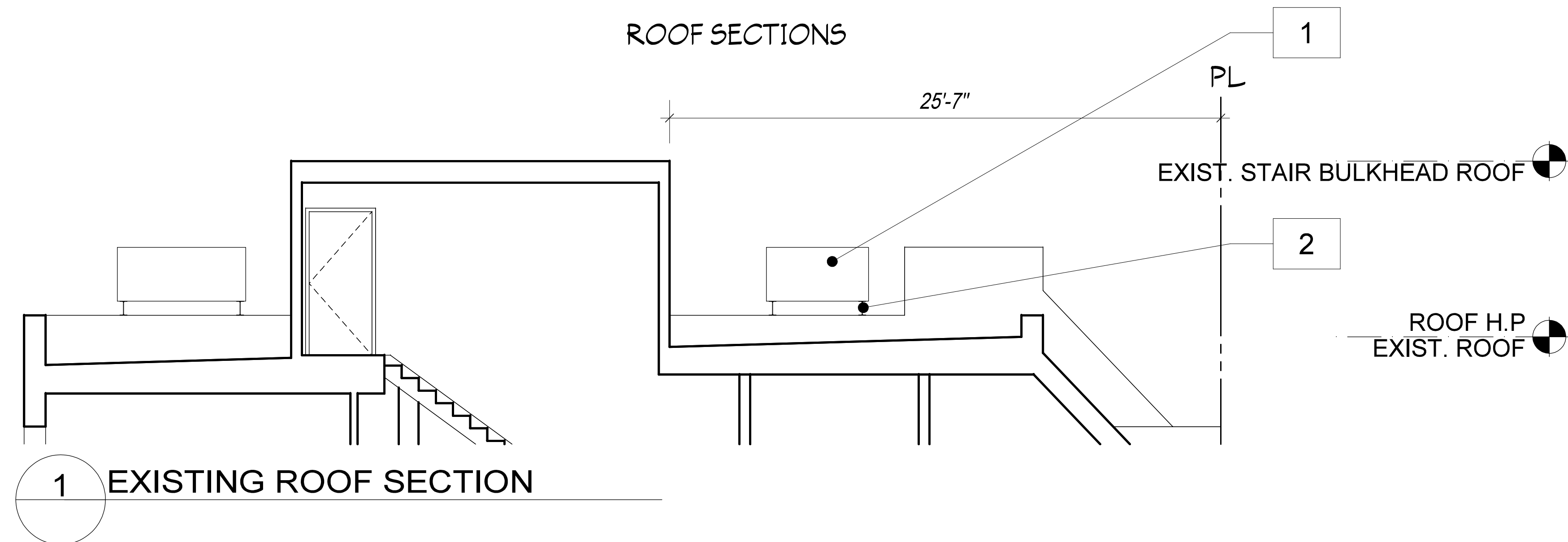


2 PROPOSED BUILDING SECTION

232 WEST END AVENUE

ROOF SECTIONS

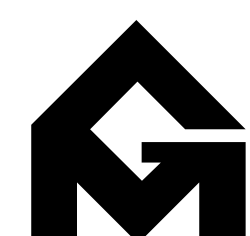
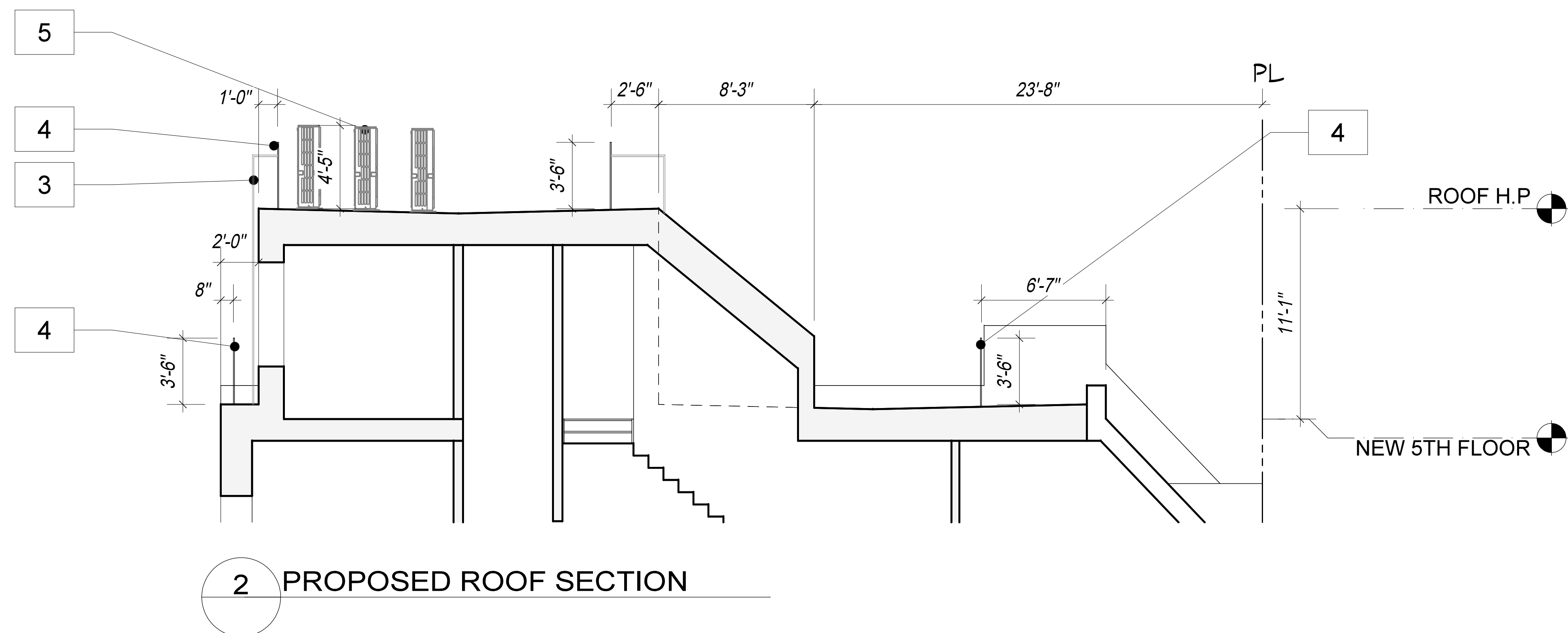
PL



KEYED NOTES

1. MECH. UNIT
2. STEEL DUNNAGE, TYP.
3. METAL LADDER, TYP.
4. METAL RAILING, TYP.
5. CONDENSING UNIT, TYP.

PL



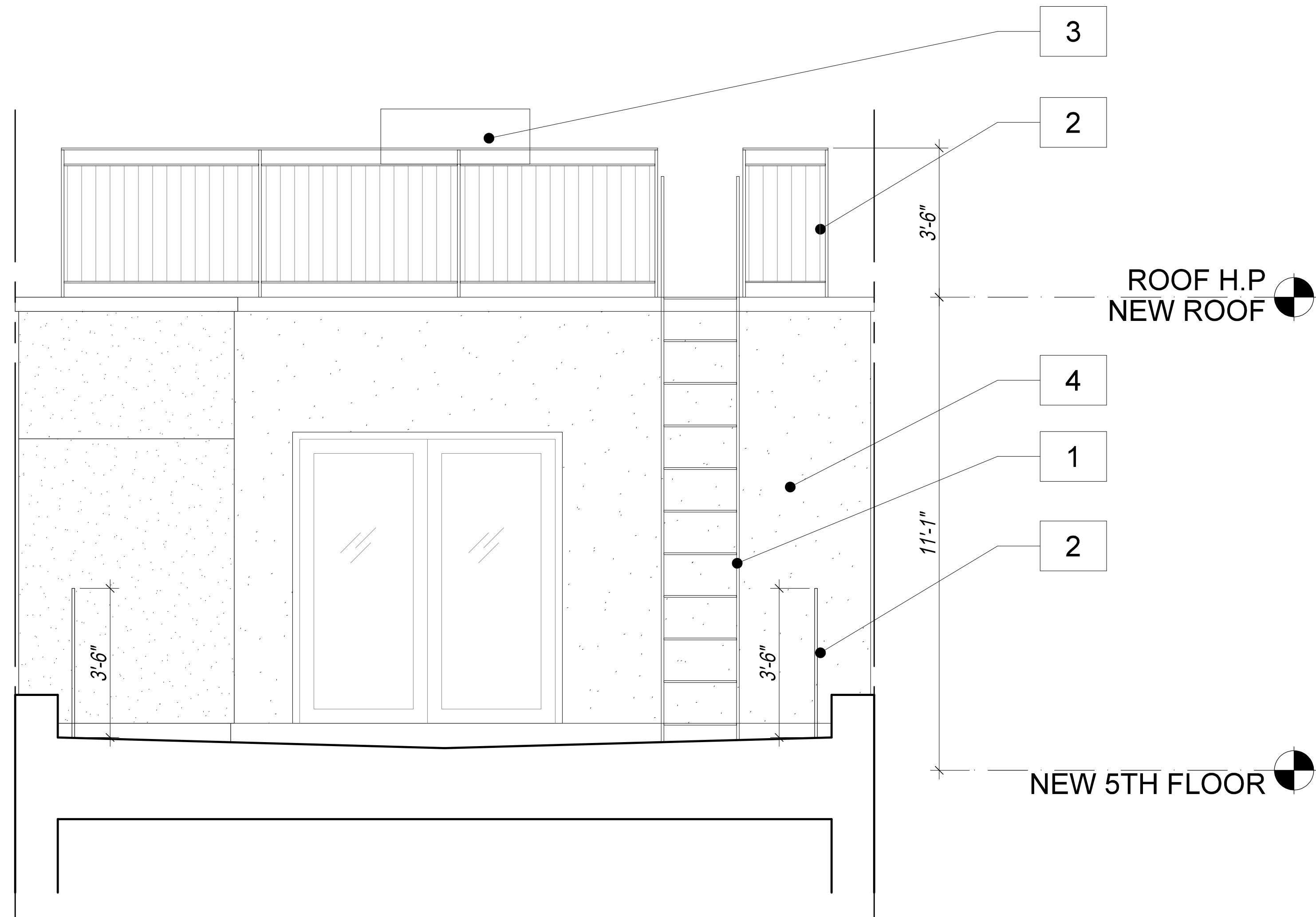
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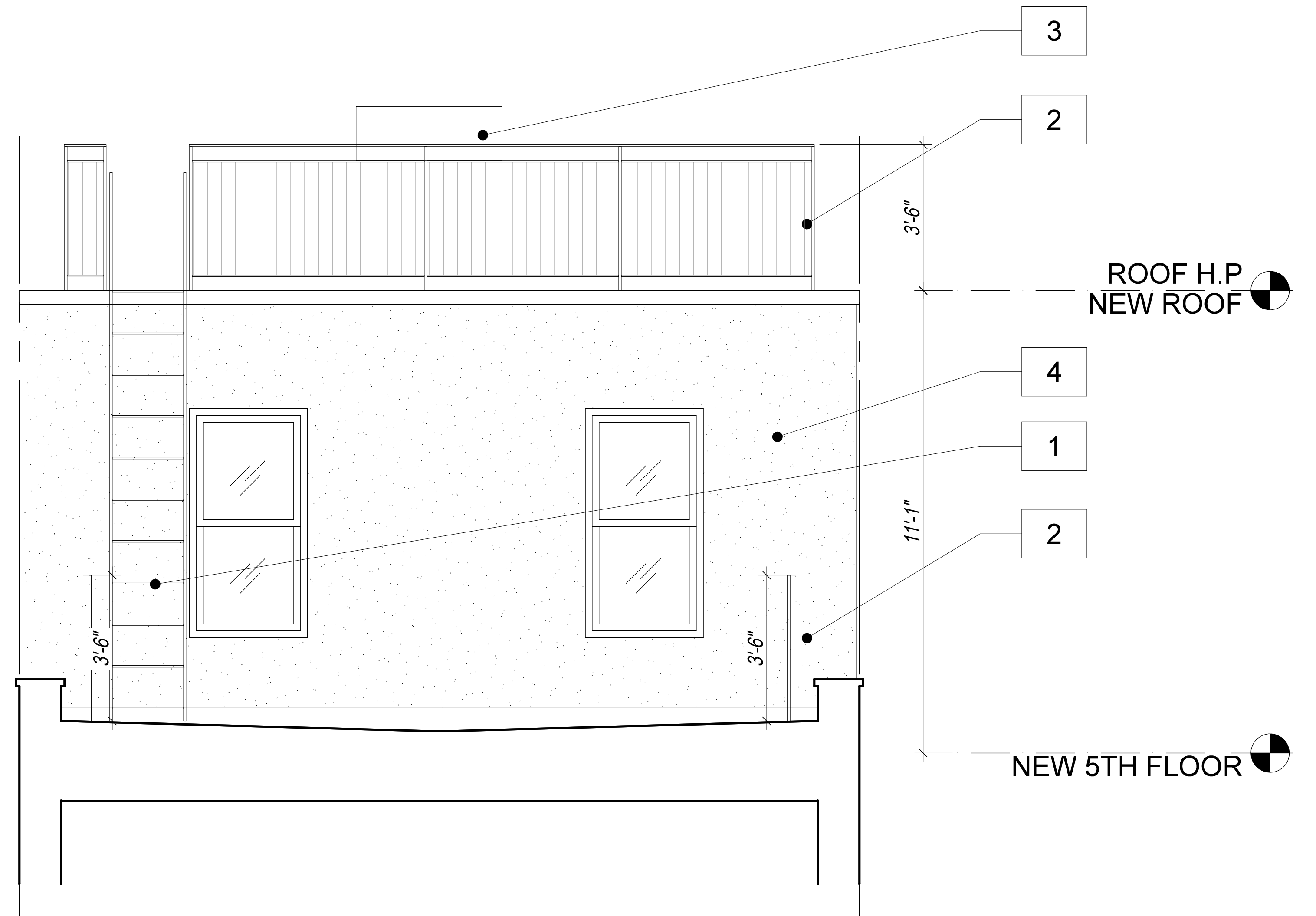
232 WEST END AVENUE

ROOFTOP ADDITION ELEVATIONS

- KEYED NOTES
1. METAL LADDER, TYP.
 2. METAL RAILING, TYP.
 3. CONDENSING UNIT, TYP.
 4. CEMENT STUCCO FINISH OVER METAL FRAME WALL



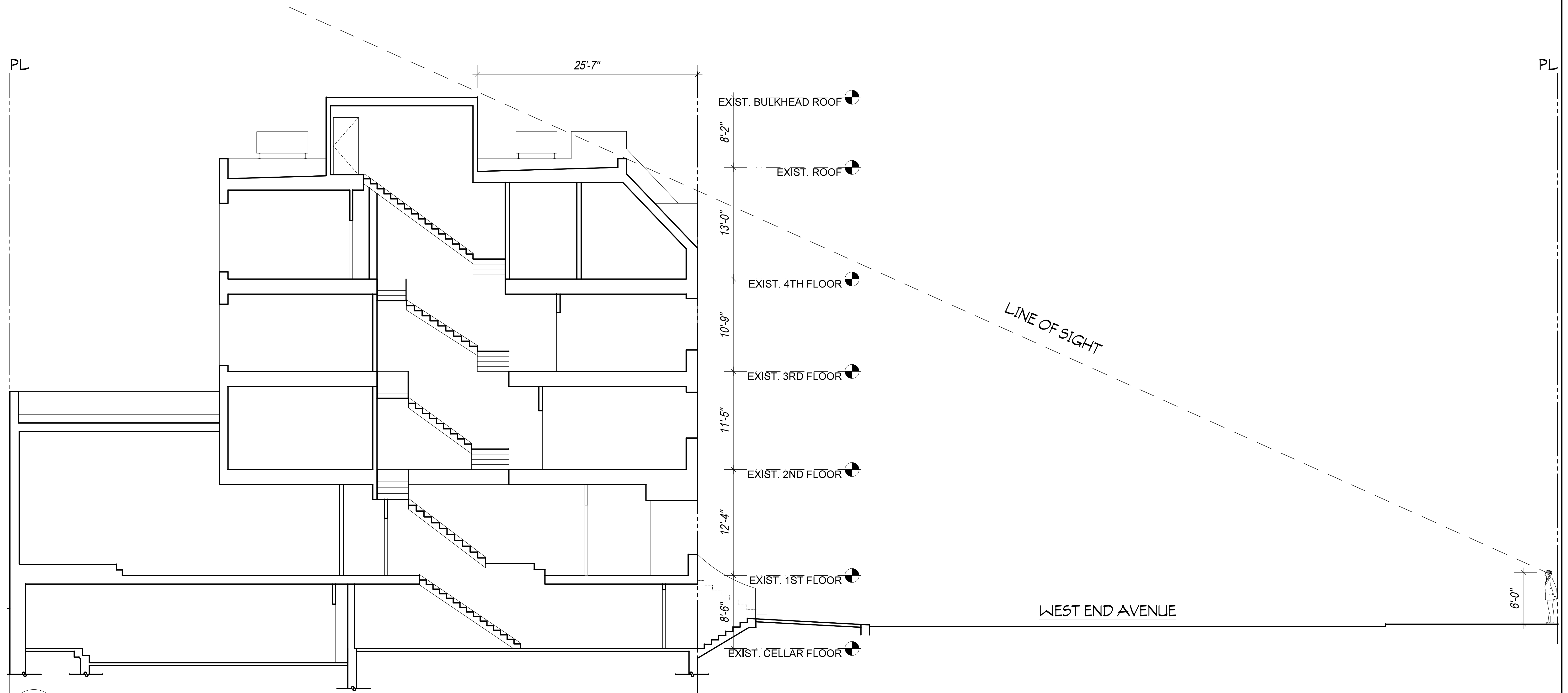
1 PROPOSED WEST ELEVATION @ NEW 5TH FLOOR



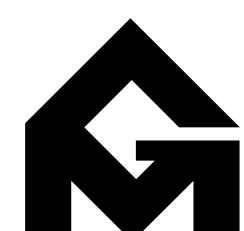
2 PROPOSED EAST ELEVATION @ NEW 5TH FLOOR

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ROOF SECTIONS



1 EXISTING SIGHTLINE SECTION



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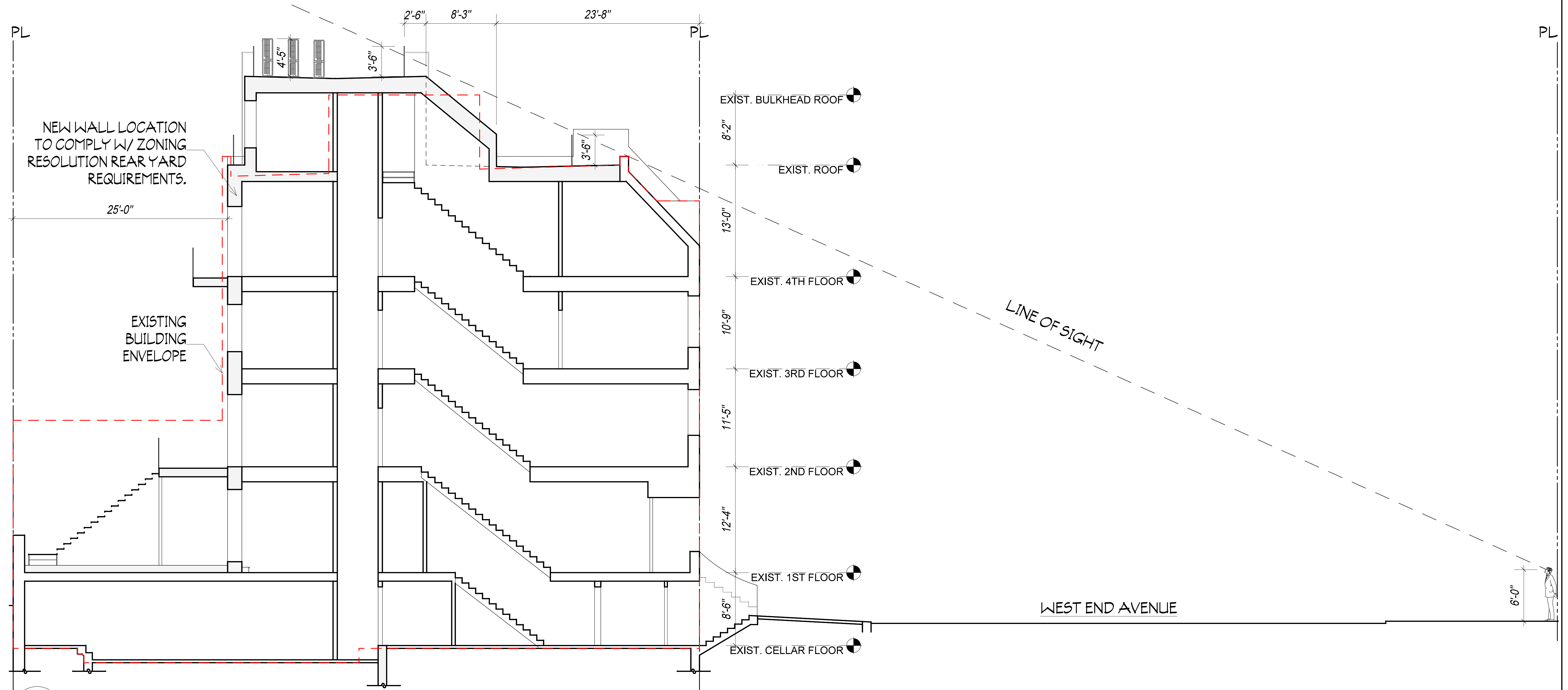
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PROPOSED SIGHTLINE SECTION



1 PROPOSED SIGHTLINE SECTION

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ROOFTOP MOCKUPS



ROOFTOP MOCKUP LOOKING EAST

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5

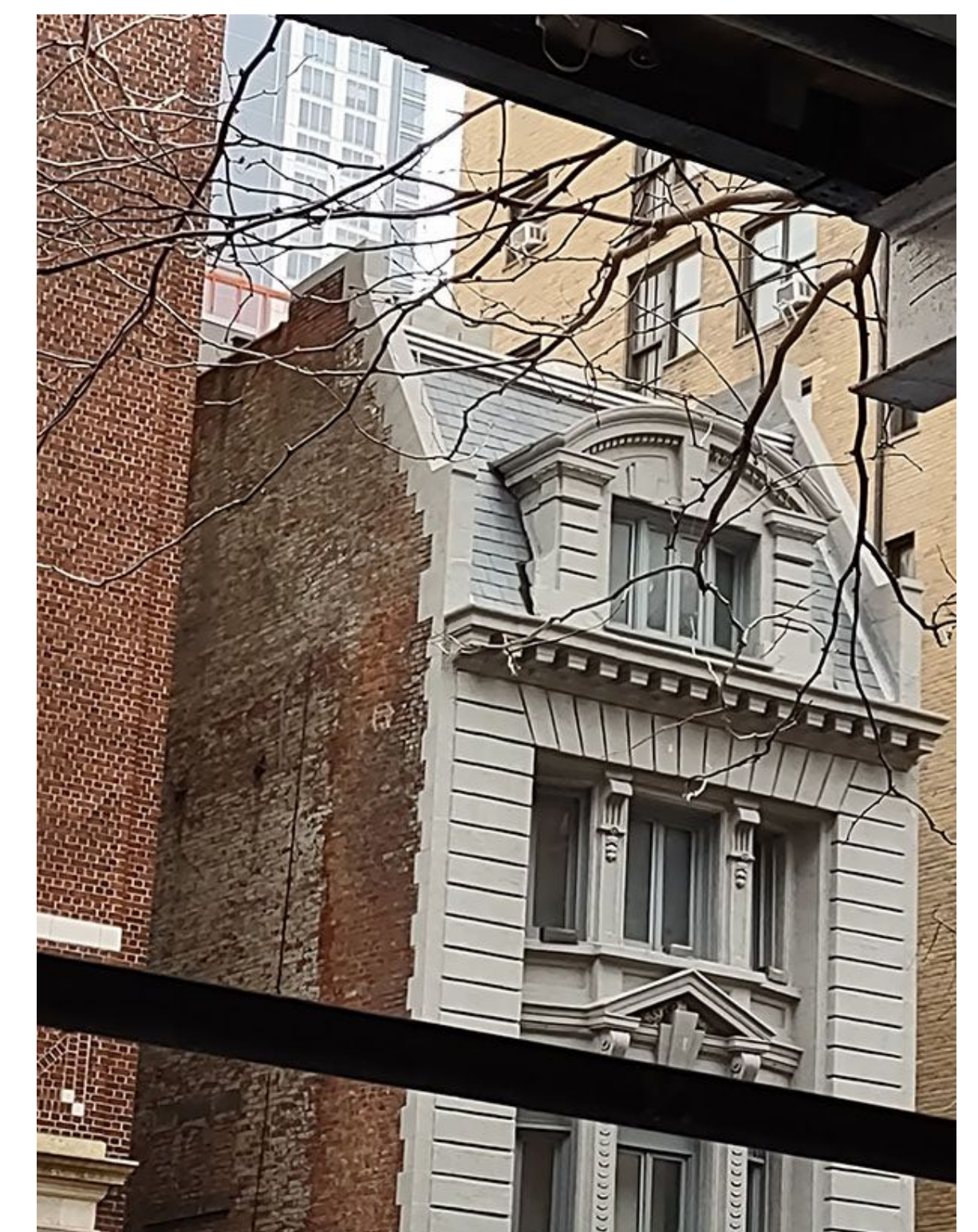
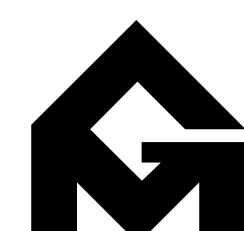


PHOTO #6



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LANDMARKS PRESERVATION COMMISSION PRESENTATION
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MOCKUP VISIBILITY PHOTOS



PHOTO #1

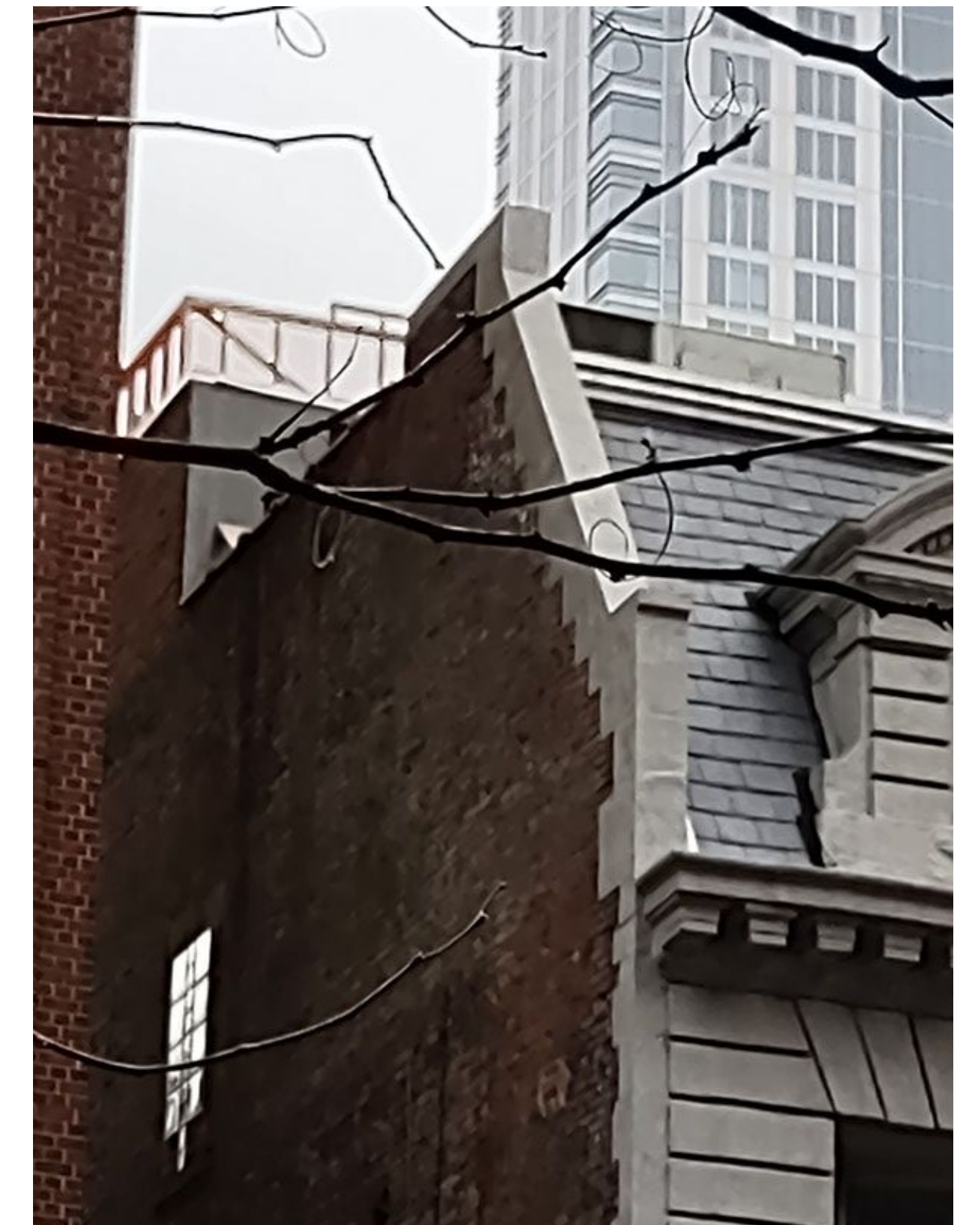


PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS



PHOTO #1



PHOTO #2



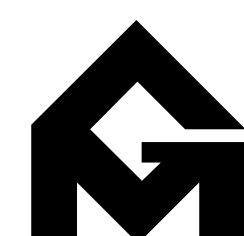
PHOTO #3



PHOTO #4



PHOTO #5



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232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS



PHOTO #1

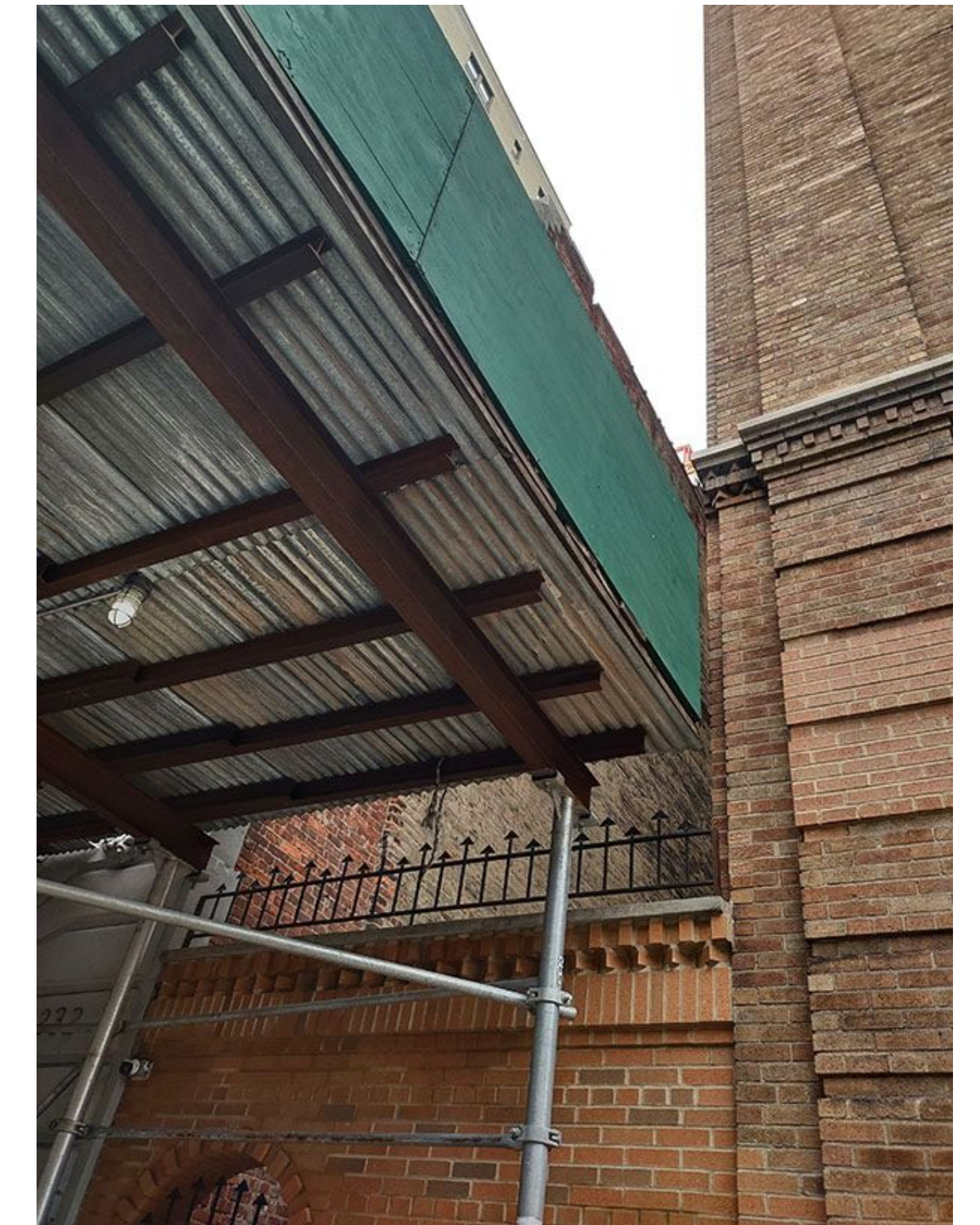


PHOTO #2

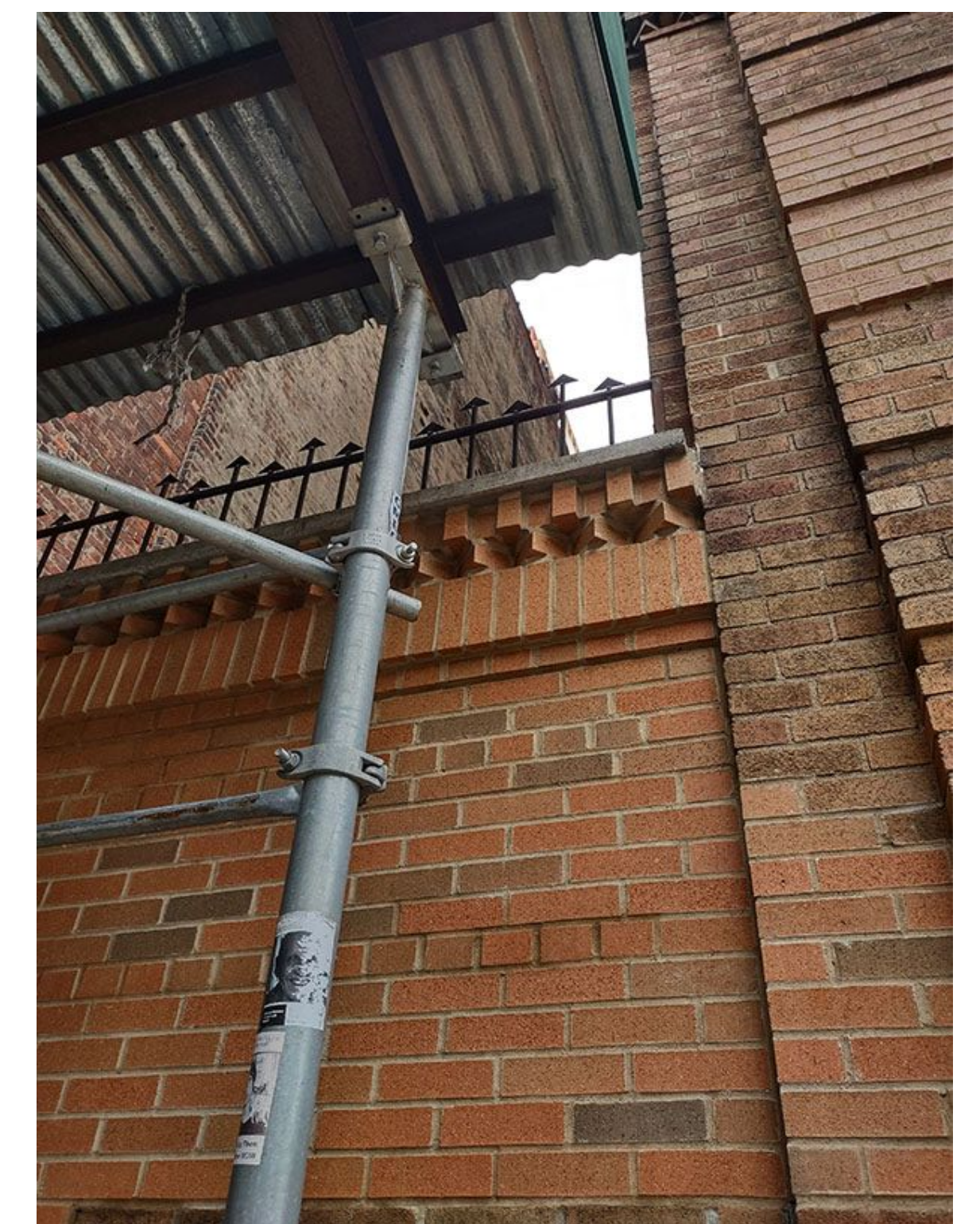


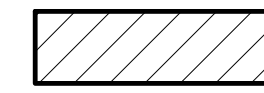
PHOTO #3

232 WEST END AVENUE

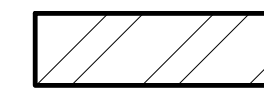
PROPOSED BLOCK PLAN

EXISTING ROOFTOP ADDITION

1 STORY ROOFTOP ADDITION

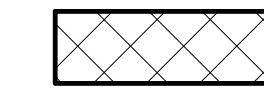


2 STORY ROOFTOP ADDITION



PROPOSED ROOFTOP ADDITION

1 STORY ROOFTOP ADDITION



LEGEND

167 W. 85TH STREET



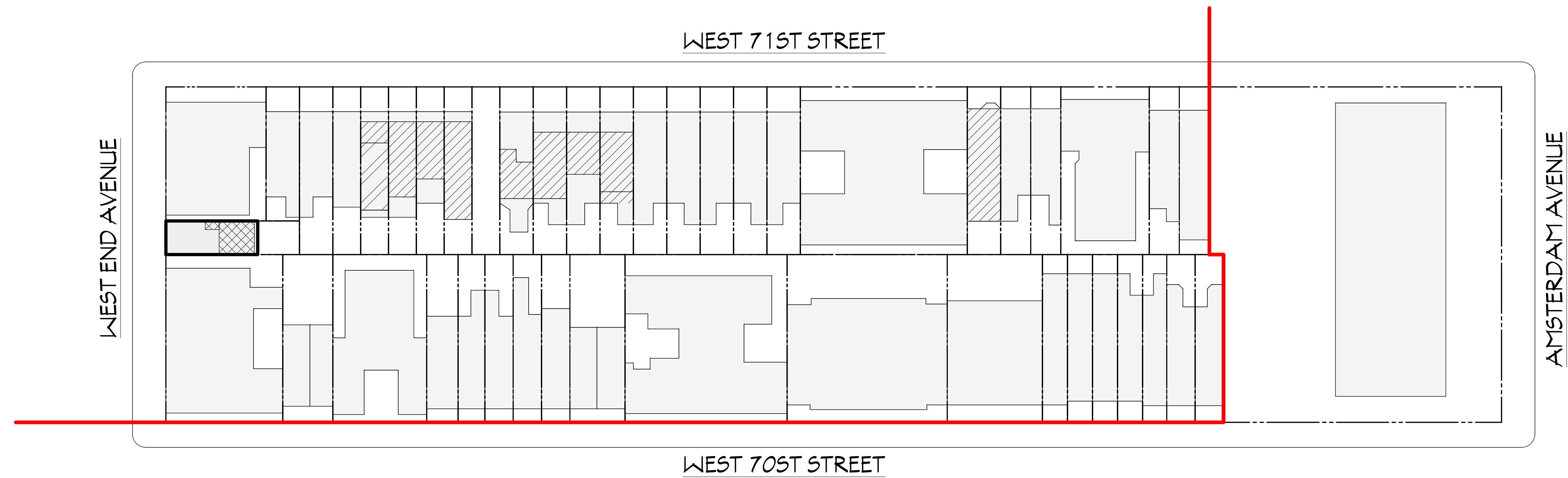
EXISTING BUILDING



OPEN SPACE



HISTORIC DISTRICT BOUNDARY

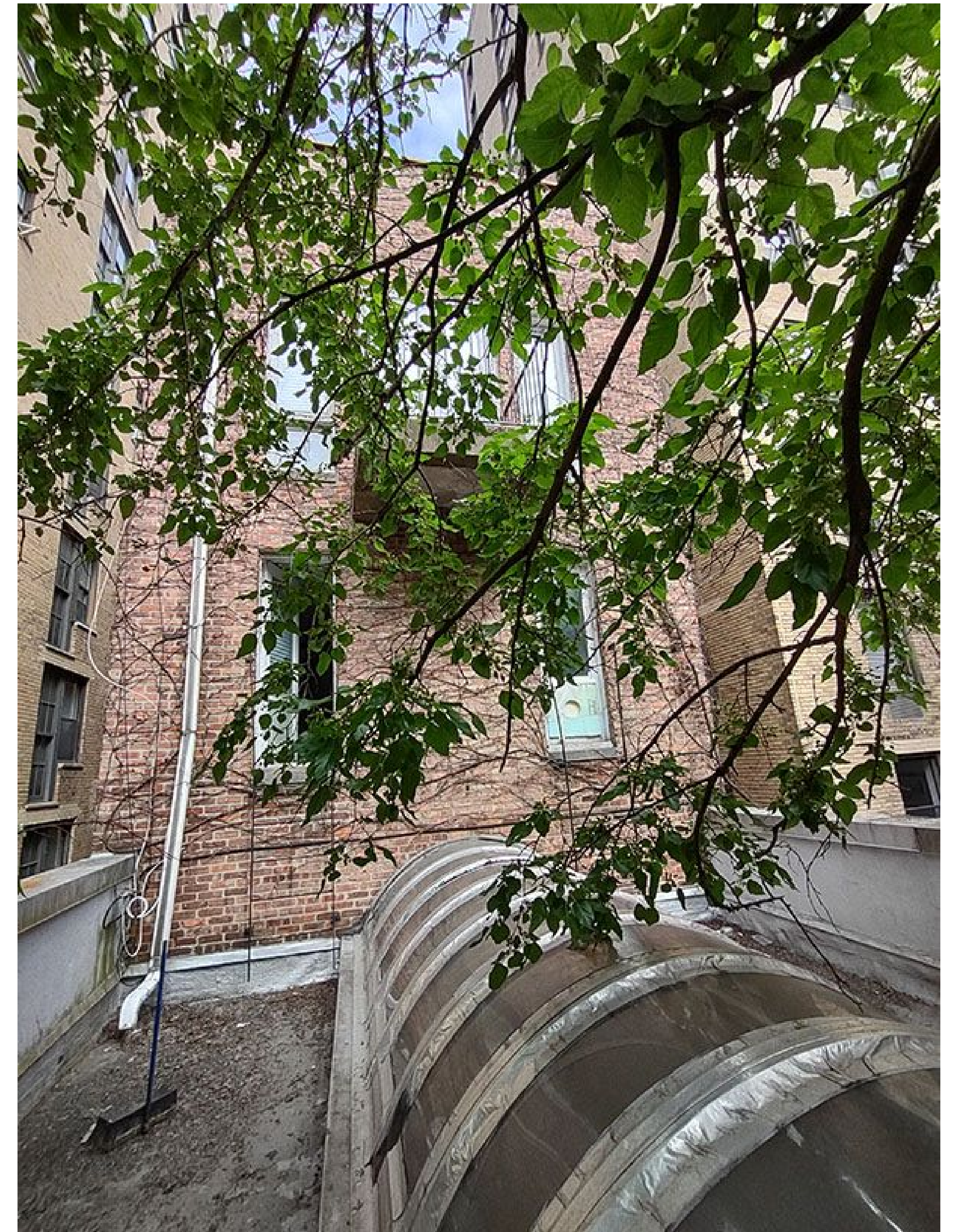


232 WEST END AVENUE

EXISTING CONDITIONS AT REAR
FACADE



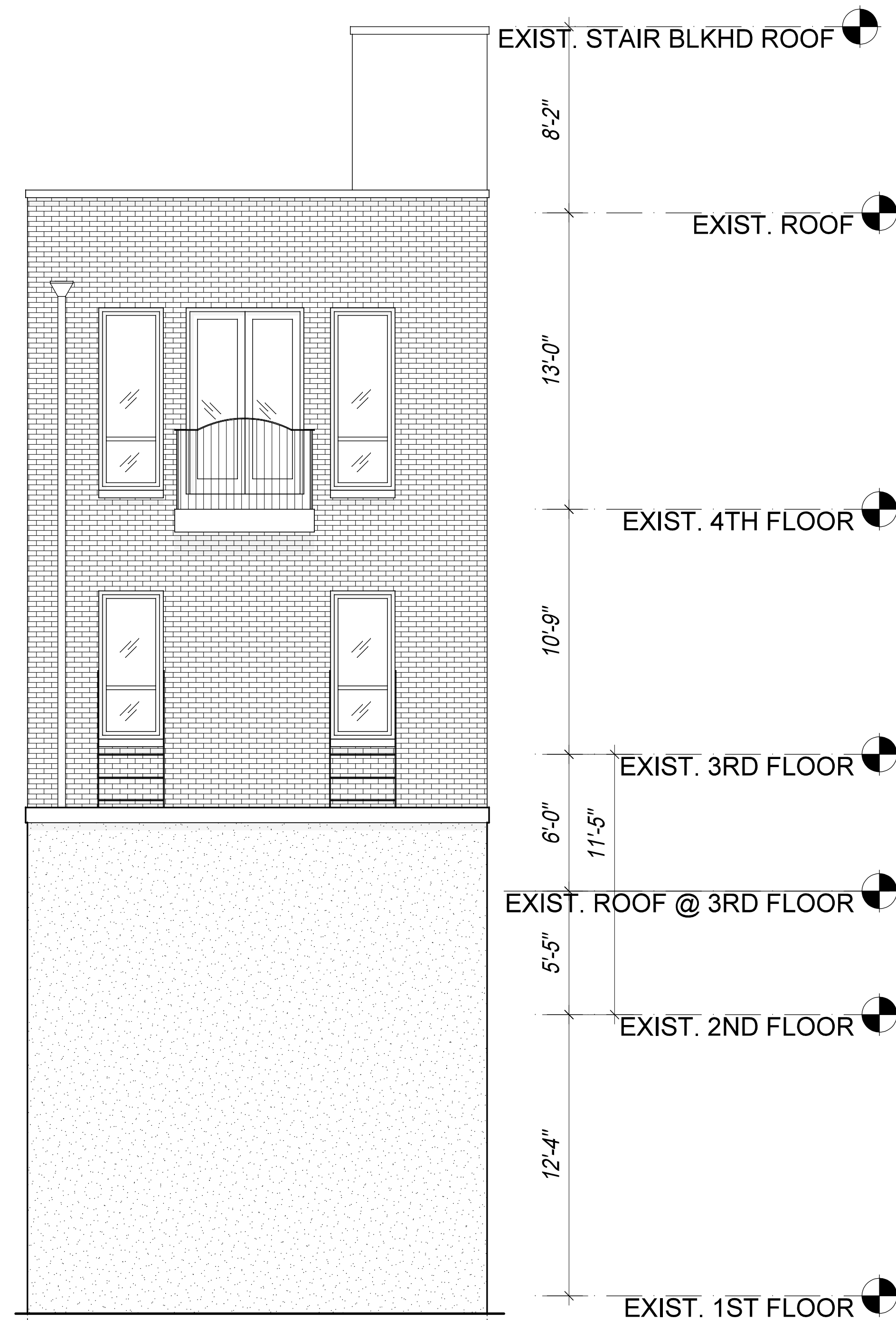
REAR FACADE EXISTING CONDITIONS



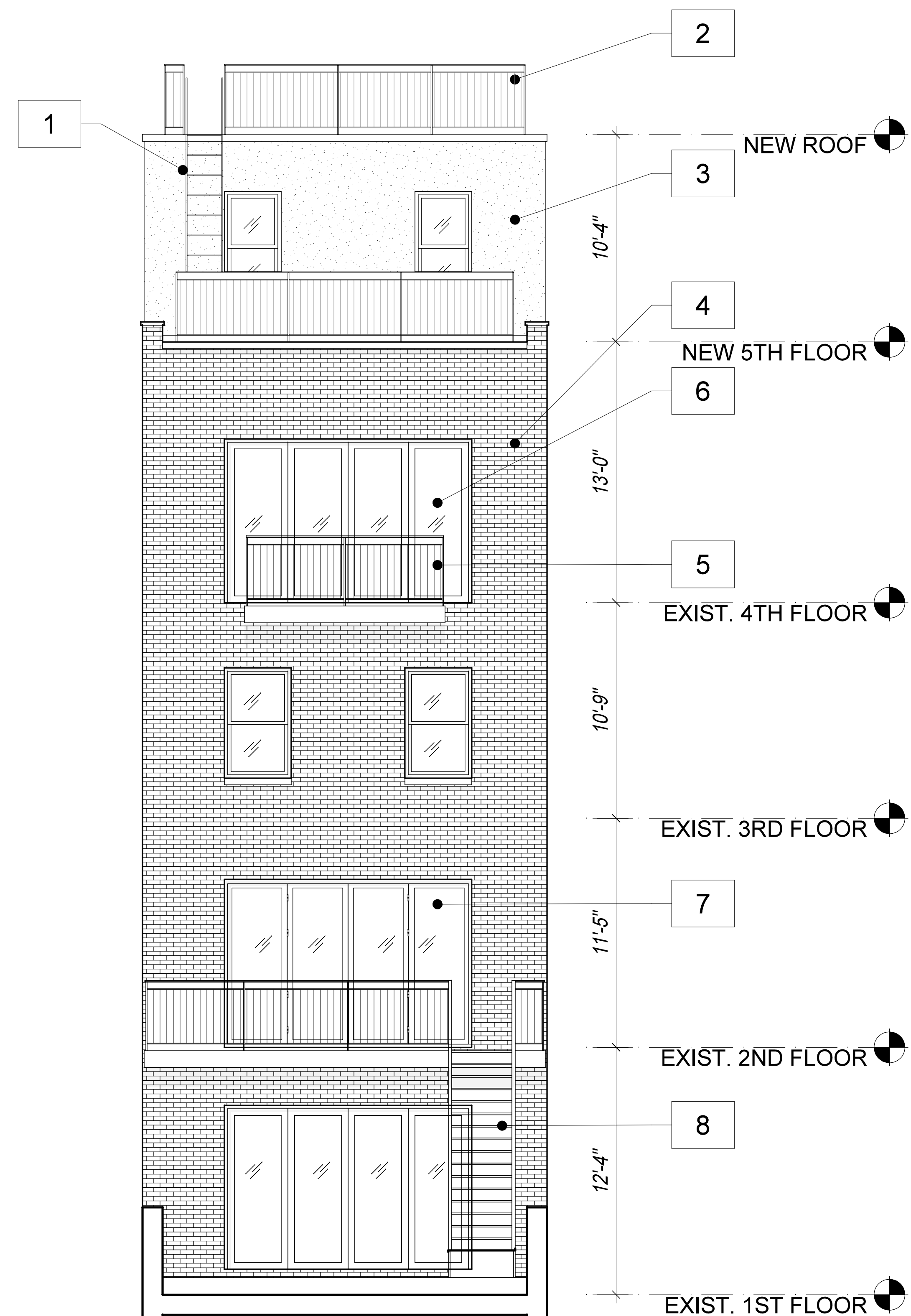
REAR FACADE EXISTING CONDITIONS

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PROPOSED REAR FACADE



EXISTING REAR ELEVATION

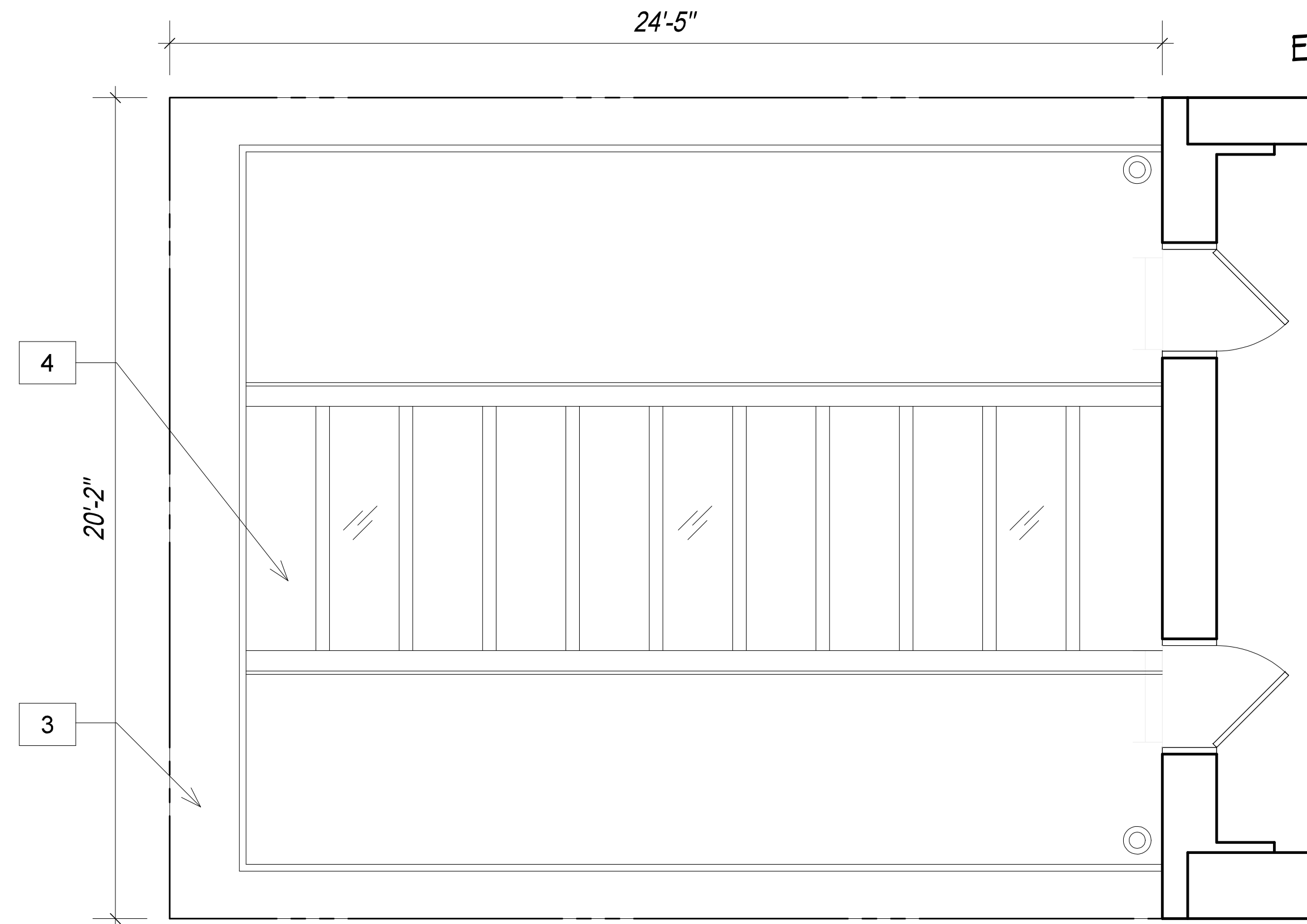


PROPOSED REAR ELEVATION

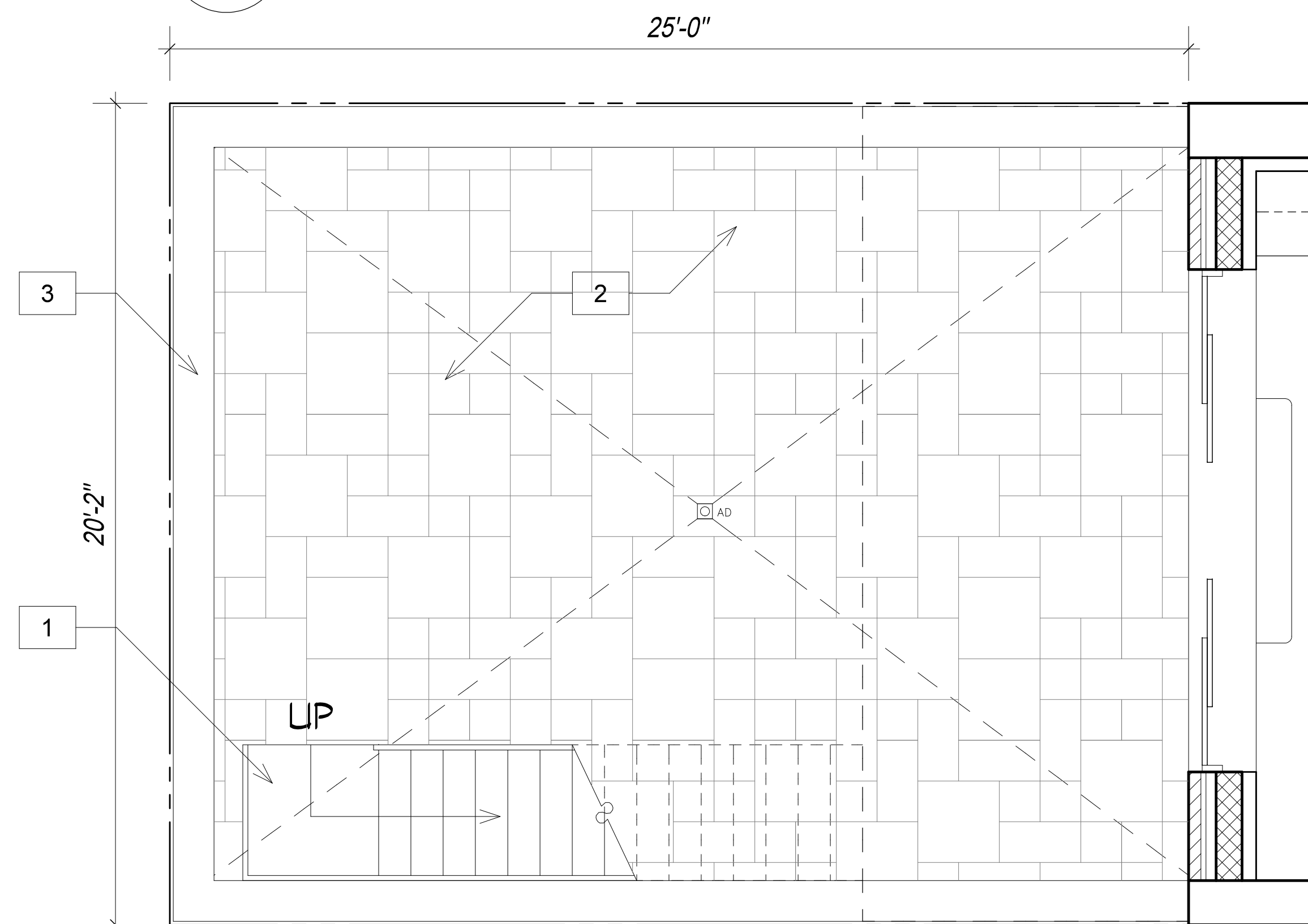
- KEYED NOTES
1. METAL LADDER, TYP.
 2. METAL RAILING, TYP.
 3. CEMENT STUCCO FINISH OVER METAL FRAME WALL
 4. BRICK ON ON CMU WALL
 5. BALCONY
 6. SLIDING GLASS DOOR, PAINTED BLACK
 7. BIFOLD GLASS DOOR, PAINTED BLACK
 8. METAL OPEN RISER STAIR, PAINTED BLACK

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EXISTING & PROPOSED REAR YARD PLANS

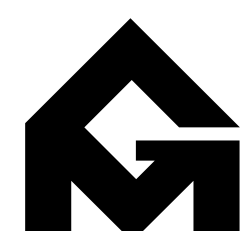


1 EXISTING REAR YARD @ 3RD FLOOR



2 PROPOSED REAR YARD @ 1ST FLOOR

- KEYED NOTES
- 1. METAL STAIR
 - 2. INTERLOCKING PAVERS
 - 3. PARAPET
 - 4. SKYLIGHT



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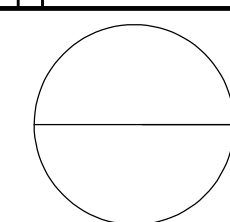
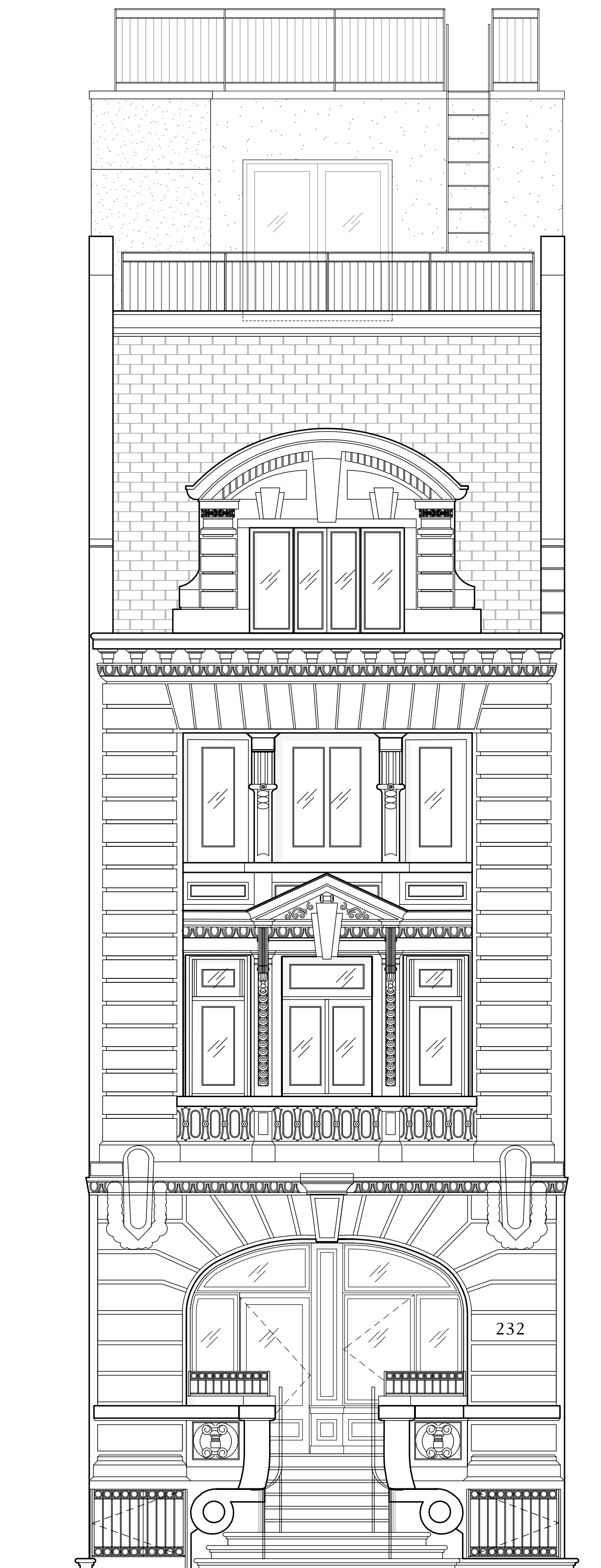


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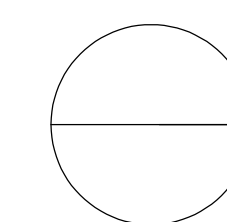
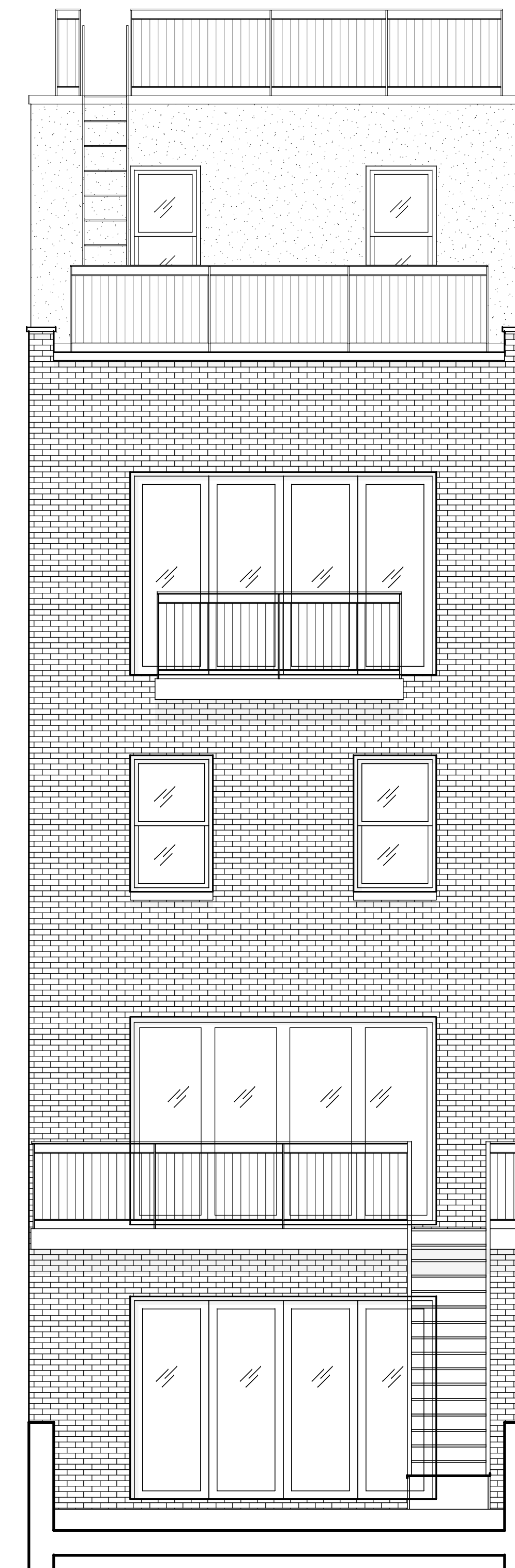
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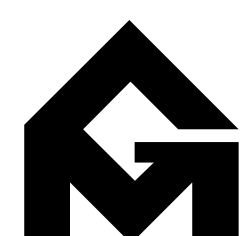
CONCLUSION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

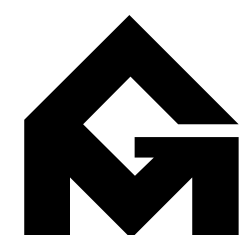


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232 WEST END AVENUE

APPENDIX

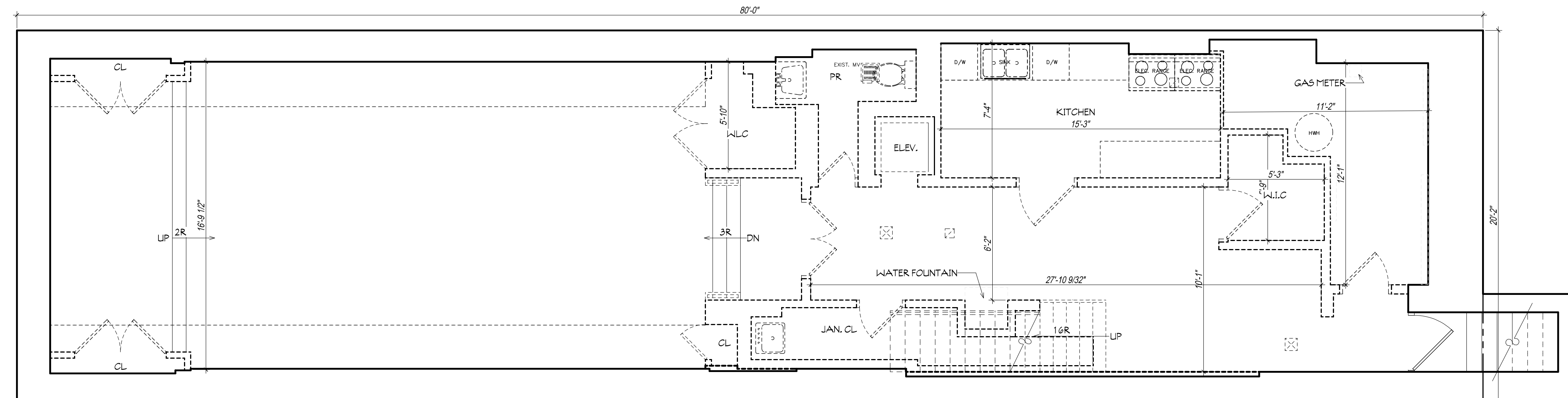


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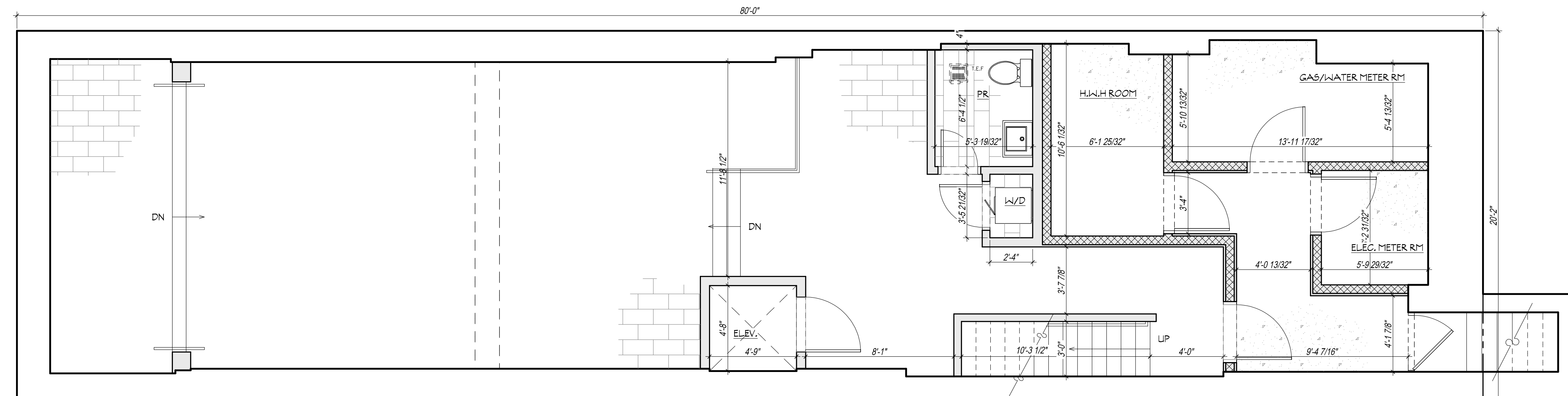


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ARCHITECTURAL PLANS



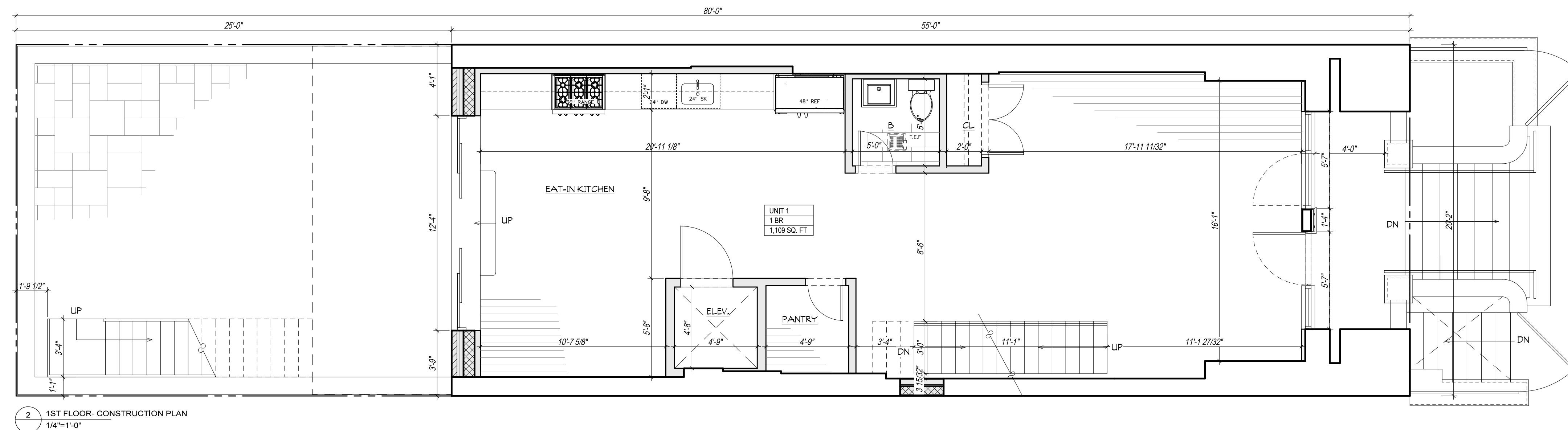
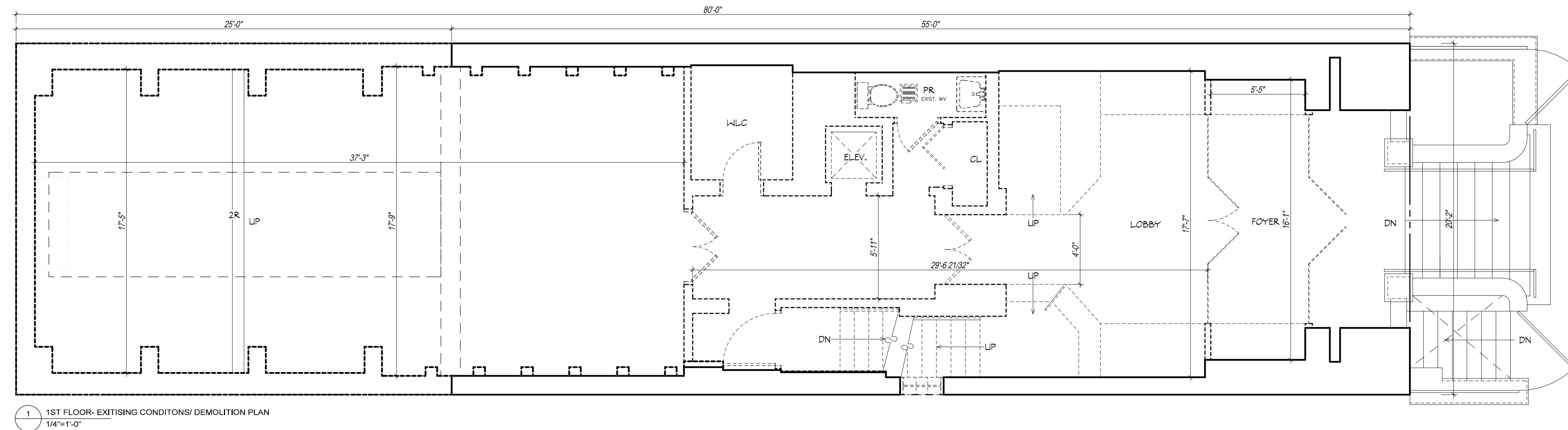
1 CELLAR EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"



2 CELLAR CONSTRUCTION PLAN
1/4"=1'-0"

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ARCHITECTURAL PLANS

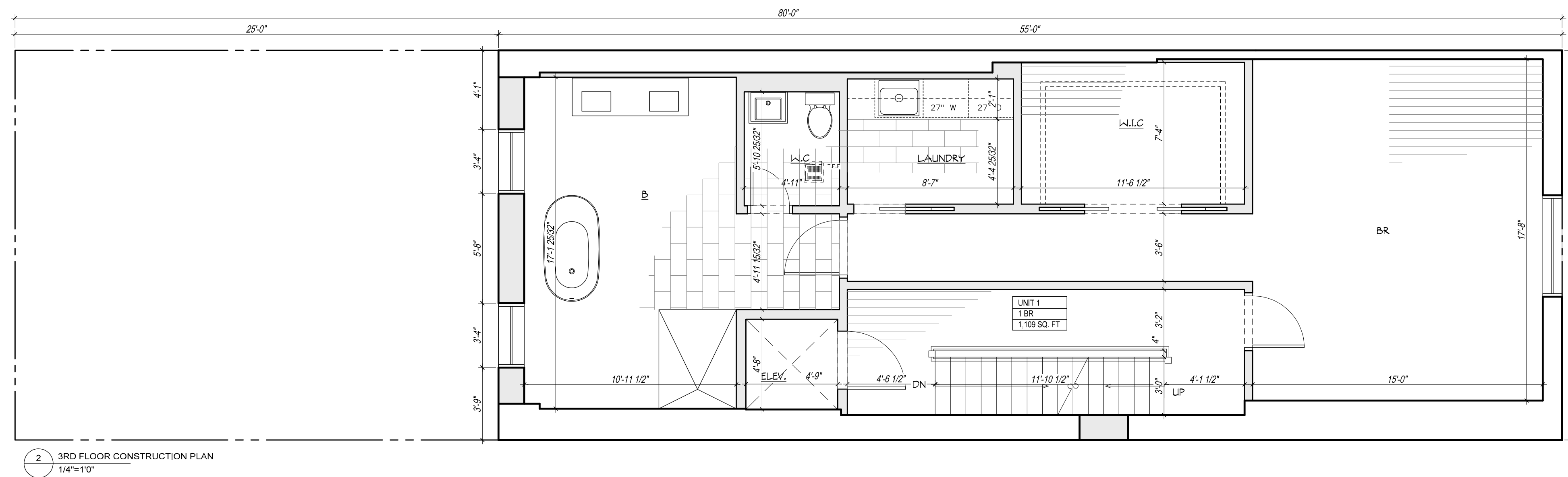
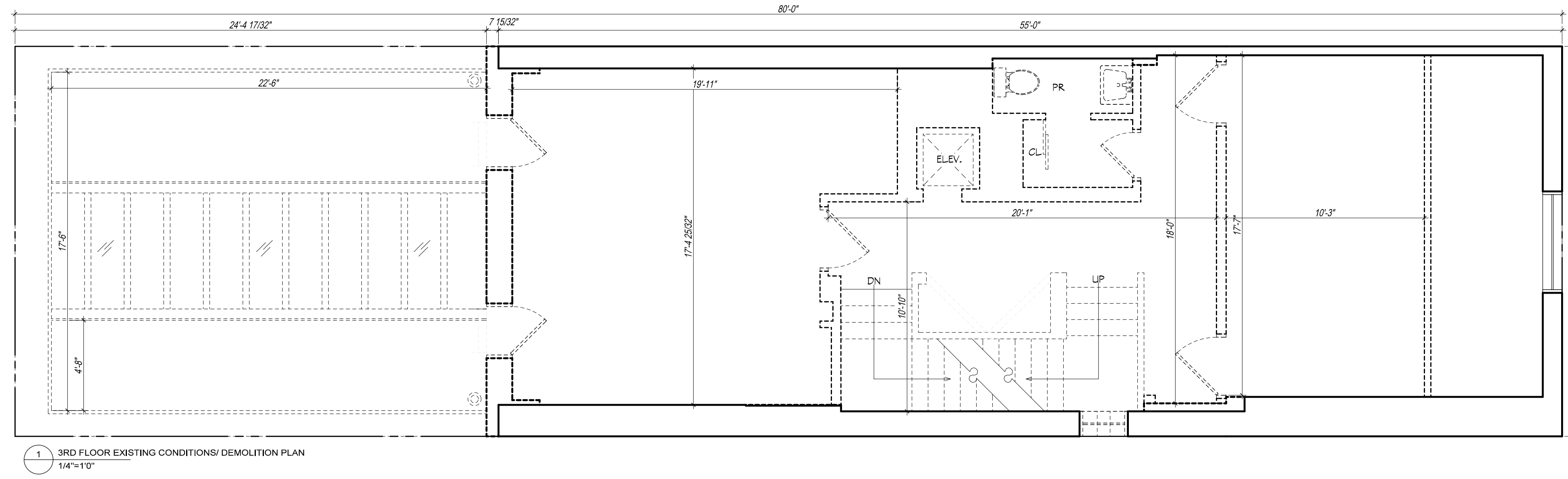


ARCHITECTURAL PLANS



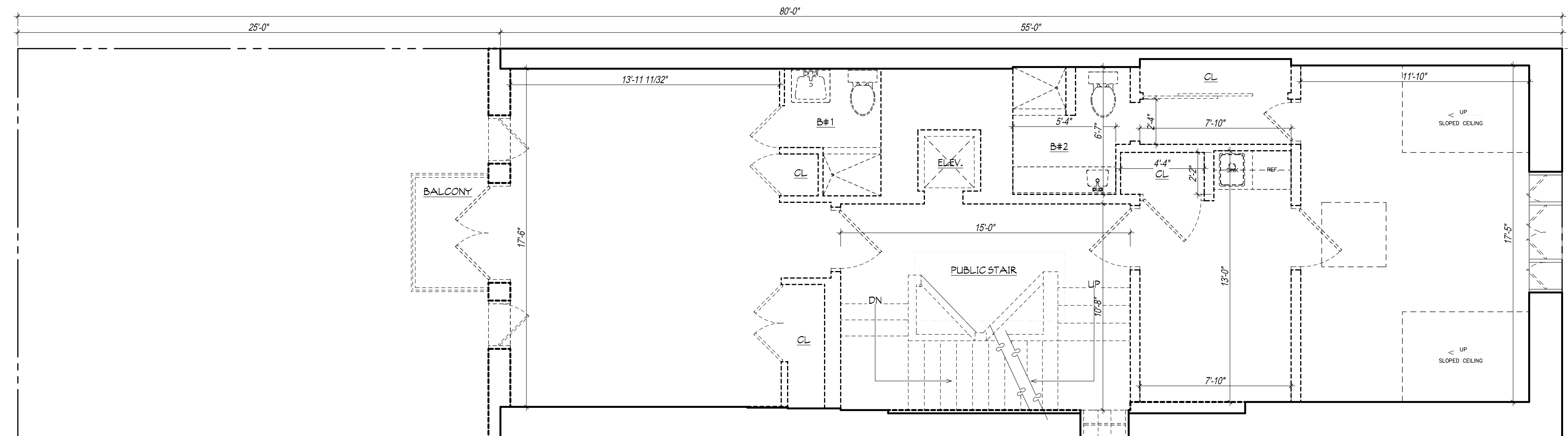
232 WEST END AVENUE

ARCHITECTURAL PLANS

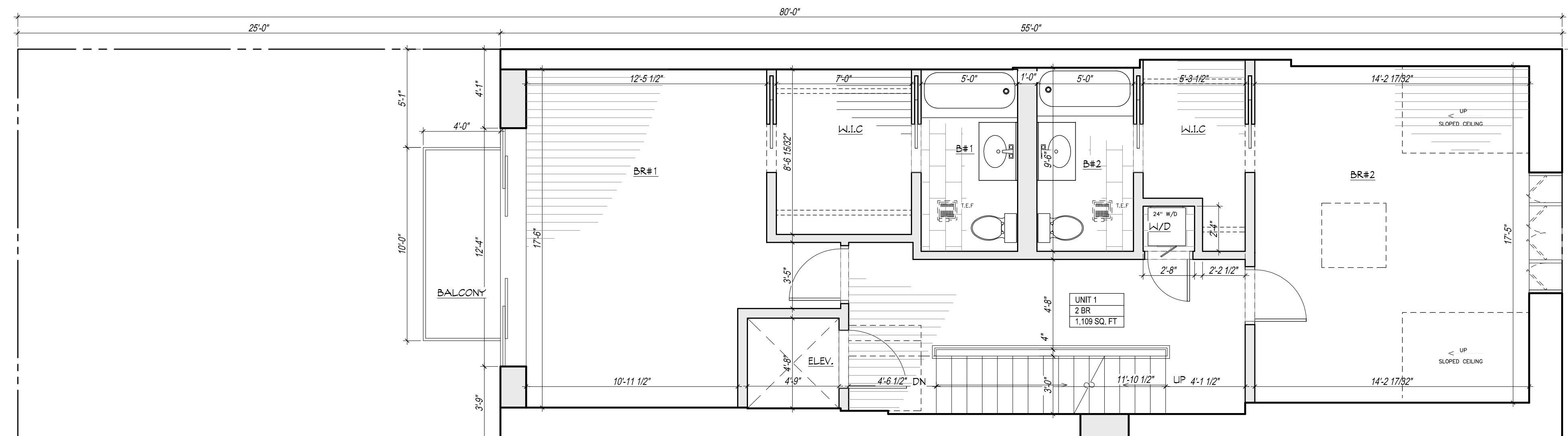


232 WEST END AVENUE

ARCHITECTURAL PLANS



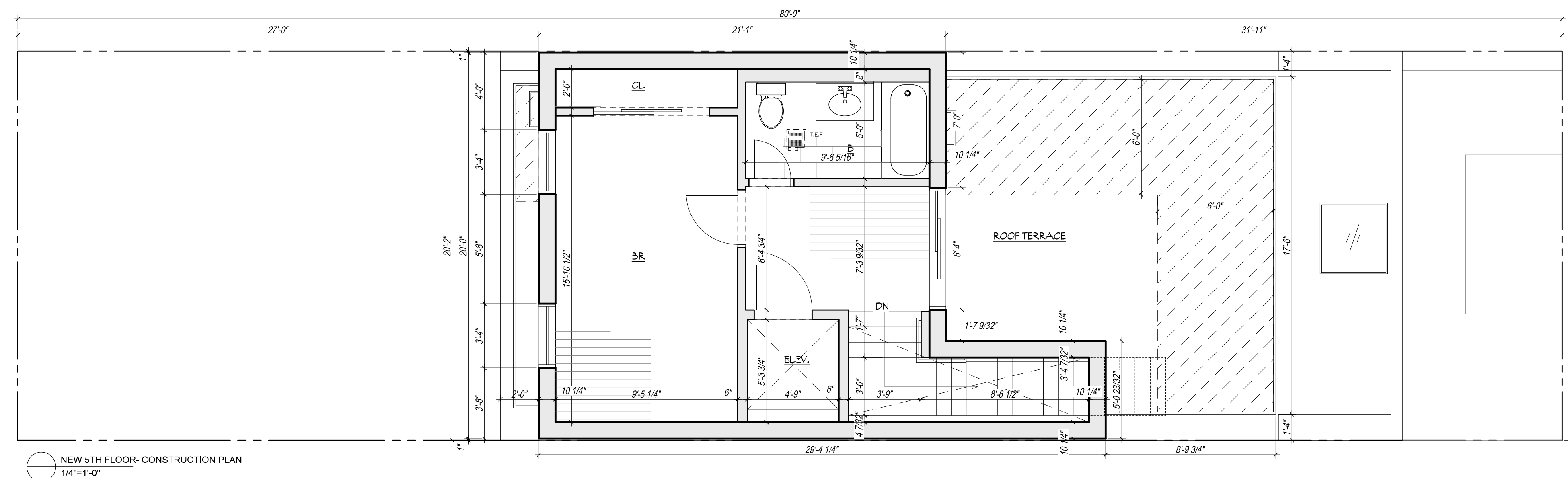
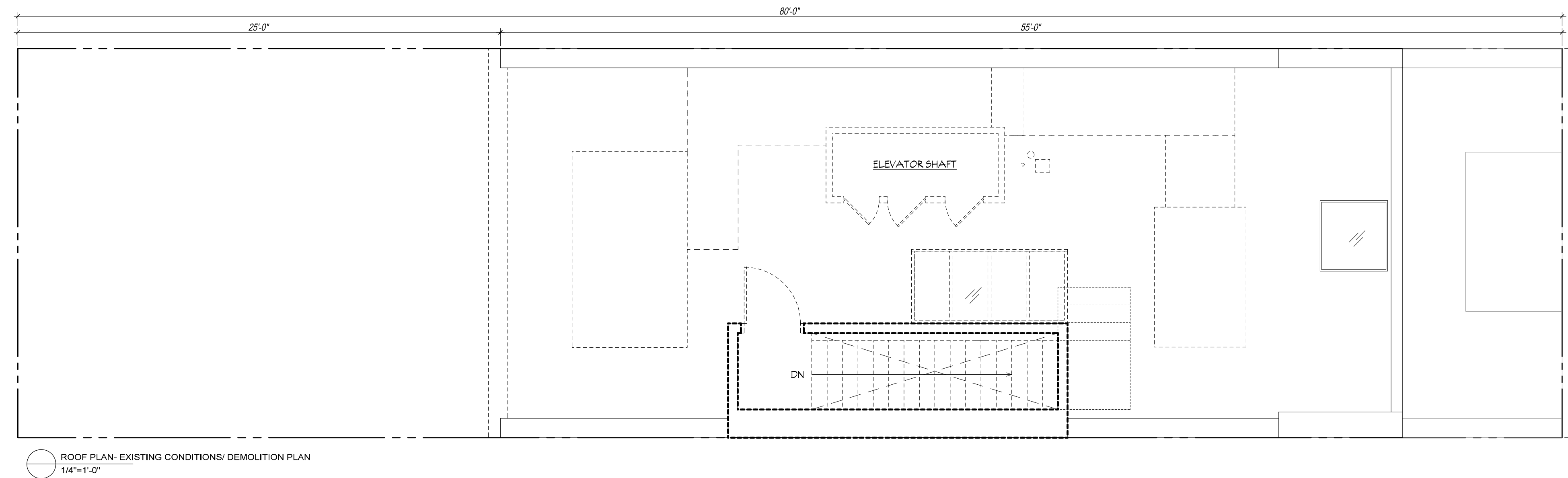
1 4TH FLOOR- EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"



2 4TH FLOOR- CONSTRUCTION PLAN
1/4"=1'-0"

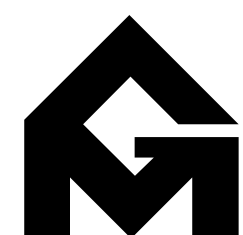
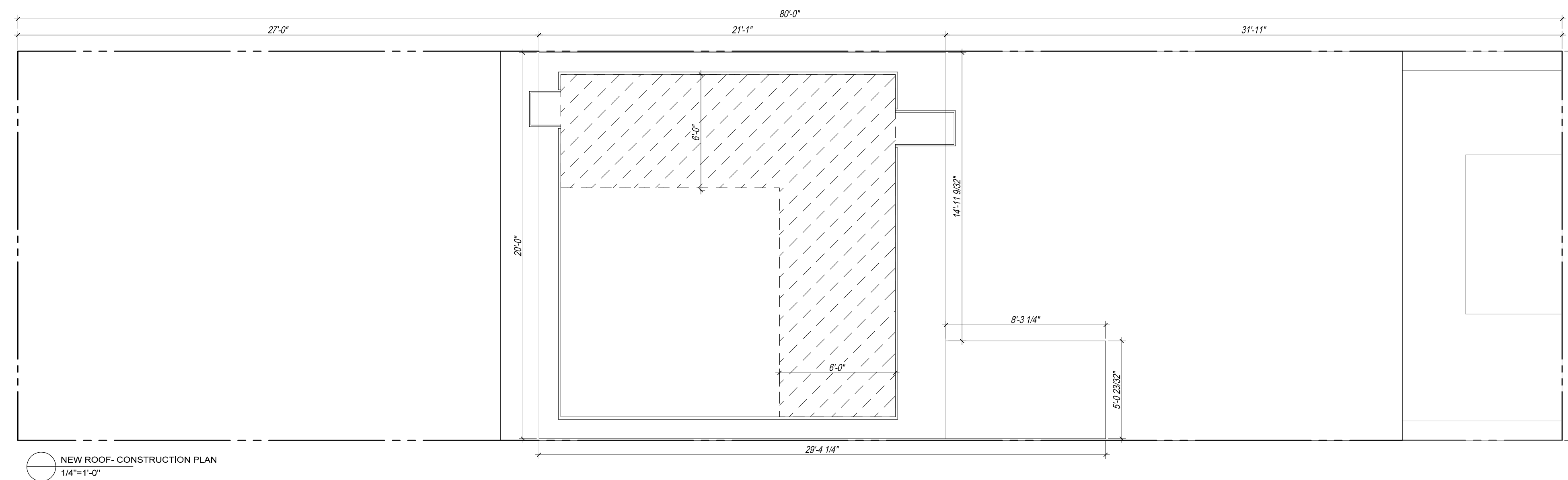
232 WEST END AVENUE

ARCHITECTURAL PLANS



232 WEST END AVENUE

ARCHITECTURAL PLANS



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4.9.25

LANDMARKS PRESERVATION COMMISSION PRESENTATION
APPENDIX A7