



1 VIEW OF 1083 FIFTH AVENUE  
Not to Scale



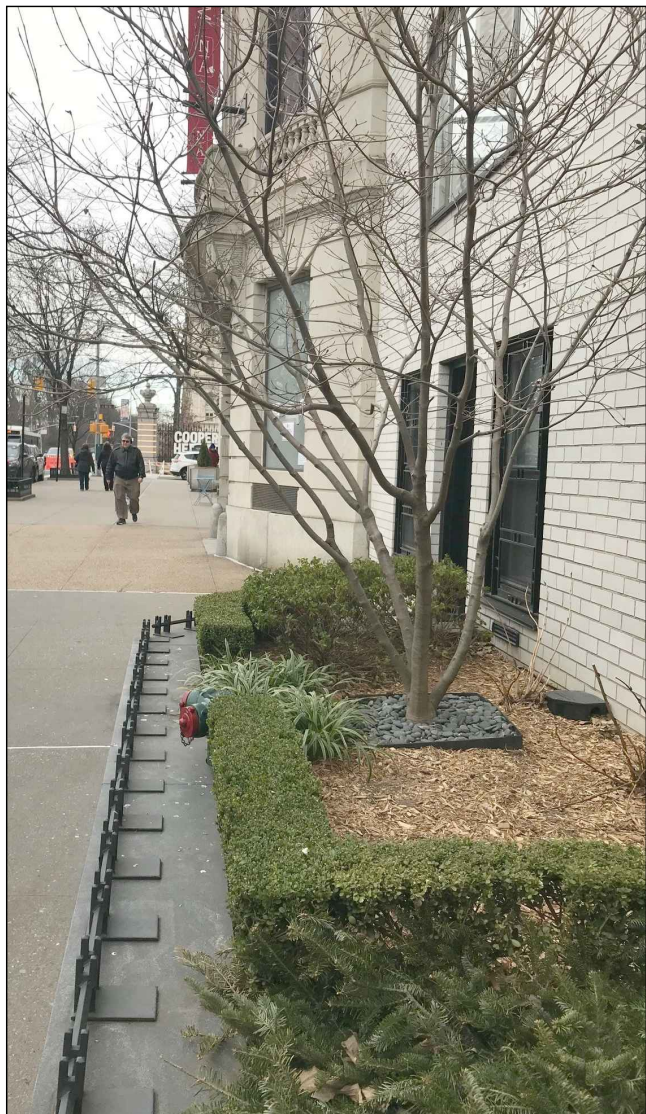
2 CLOSE-UP VIEW OF 1083 FIFTH AVENUE  
Not to Scale



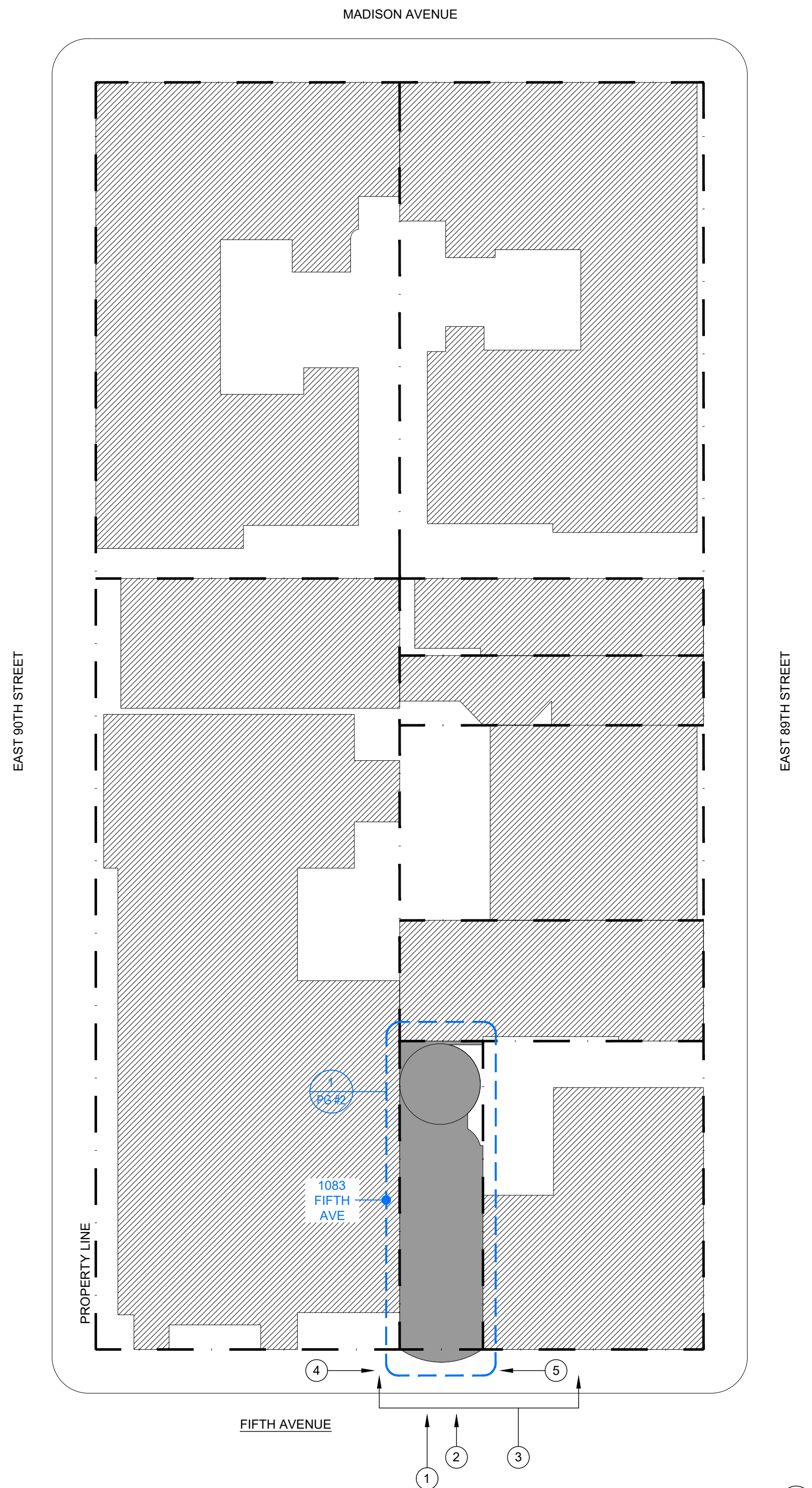
3 PARTIAL CLOSE-UP VIEW OF ENTRY AT 1083 FIFTH AVENUE & PLANTER WALL AT 1080 FIFTH AVENUE  
Not to Scale



4 VIEW LOOKING SOUTH TOWARD 1080 FIFTH AVENUE PLANTER WALL BEYOND  
Not to Scale



5 VIEW LOOKING NORTH FROM 1080 FIFTH AVENUE PLANTER WALL  
Not to Scale



LOCATION PLAN  
Not to Scale

PLAN  
SHOWING LOCATION OF  
PROPOSED STONE BALUSTRADE

TO BE LOCATED AT  
1083 FIFTH AVENUE

BOROUGH OF MANHATTAN

TO ACCOMPANY APPLICATION DATED  
SEPTEMBER 27, 2019

OF  
JEFFREY R. KARP  
OGDEN CODMAN LLC

TO THE  
DEPARTMENT OF TRANSPORTATION  
CITY OF NEW YORK

BY

*Brian J. Connolly*

BRIAN J. CONNOLLY, ARCHITECT

1083 FIFTH AVENUE  
NEW YORK, NY 10128

ZONING INFORMATION:  
BLOCK: 1501  
LOT(S): 4  
ZONING DISTRICT: R-10  
ZONING MAP: 5D

CHARACTER OF MATERIALS:  
APPROX. 34 LINEAR FEET OF LOW  
LIMESTONE WALL WITH BRASS RAILING

COST OF INSTALLATION:  
\$36,000

COST OF REMOVAL AND RESTORATION:  
\$18,000

NOTE: PROPOSED IMPROVEMENTS  
SHOWN IN RED

Rev.	Date	Issue
-	12/09/19	ISSUED TO CB8 (MANHATTAN)
-	10/25/19	ISSUED TO LPC
-	09/27/19	ISSUED TO DoT

Rev. Date Issue

**ZIVKOVIC CONNOLLY  
ARCHITECTS P.C.**

1133 Broadway,  
Suite 1330

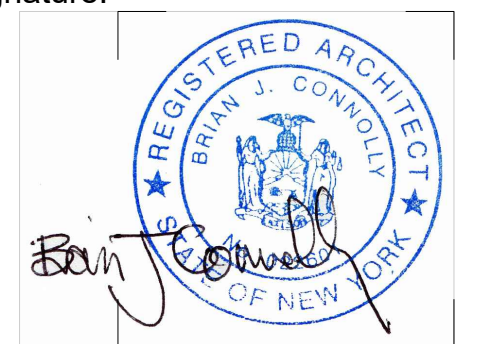
New York, NY 10010

212.807.8577

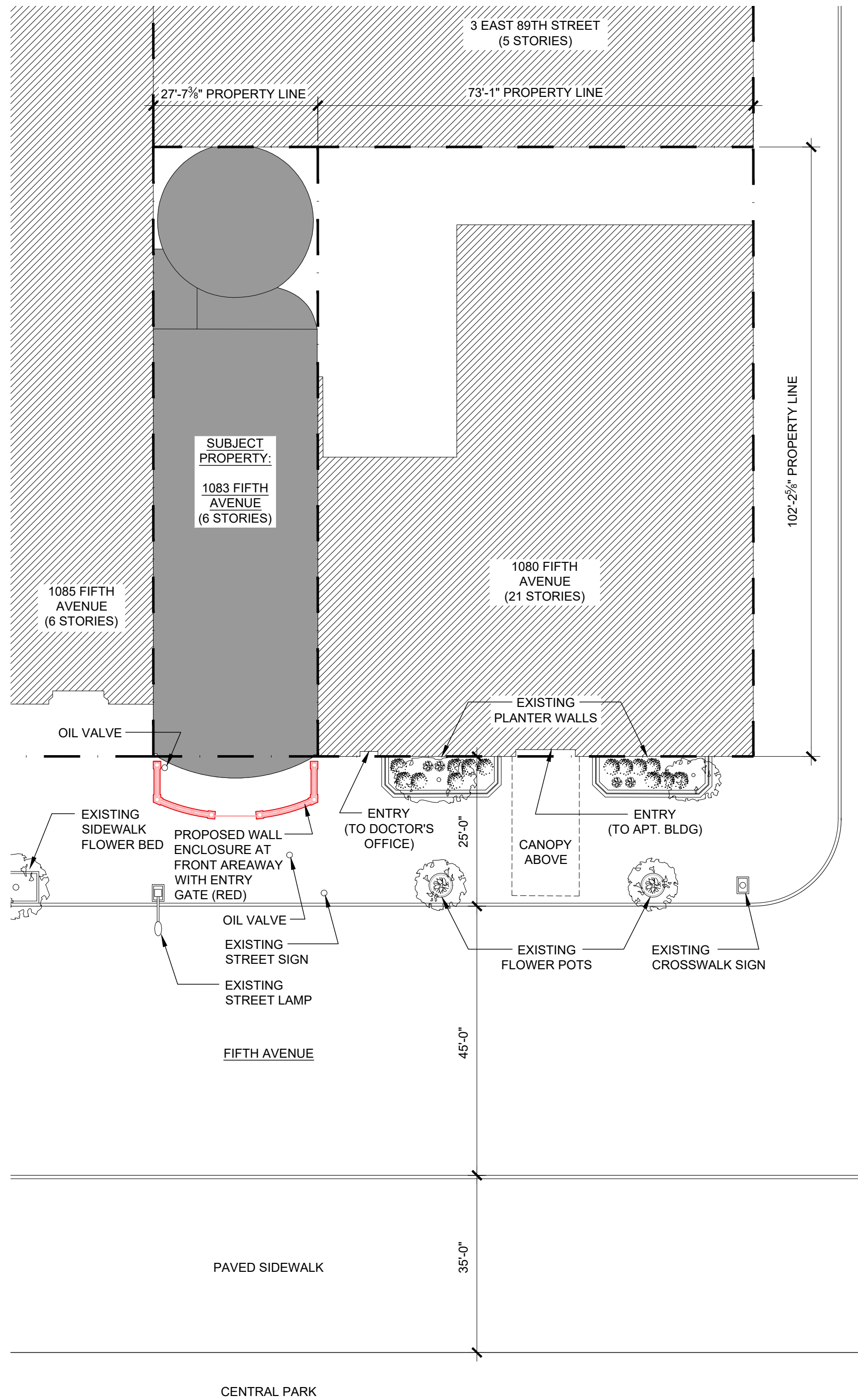
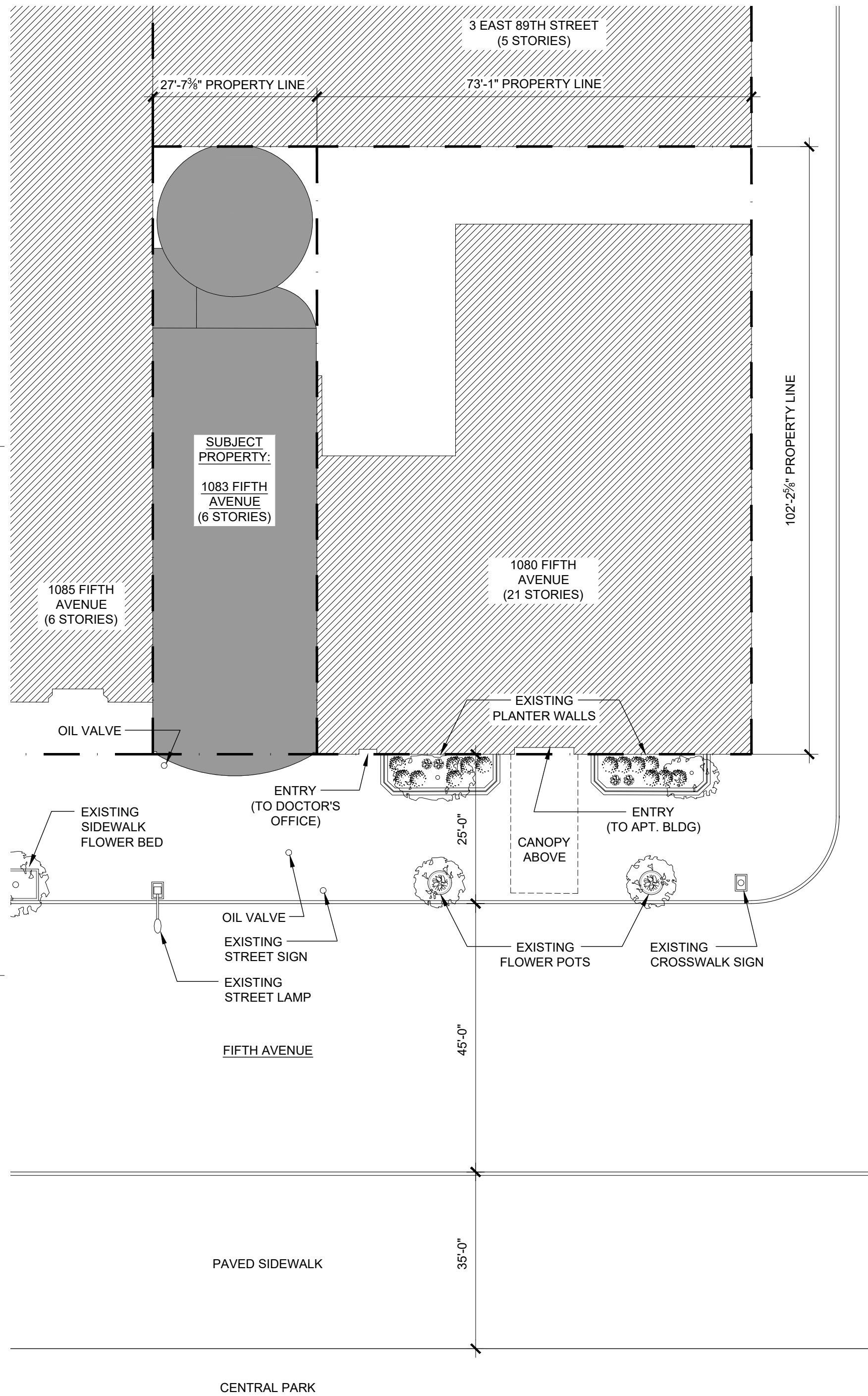
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**BLOCK PLAN &  
GENERAL PHOTOS**

Seal & Signature:







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Rev.	Date	Issue
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## EXISTING & PROPOSED SITE PLANS

Seal & Signature:

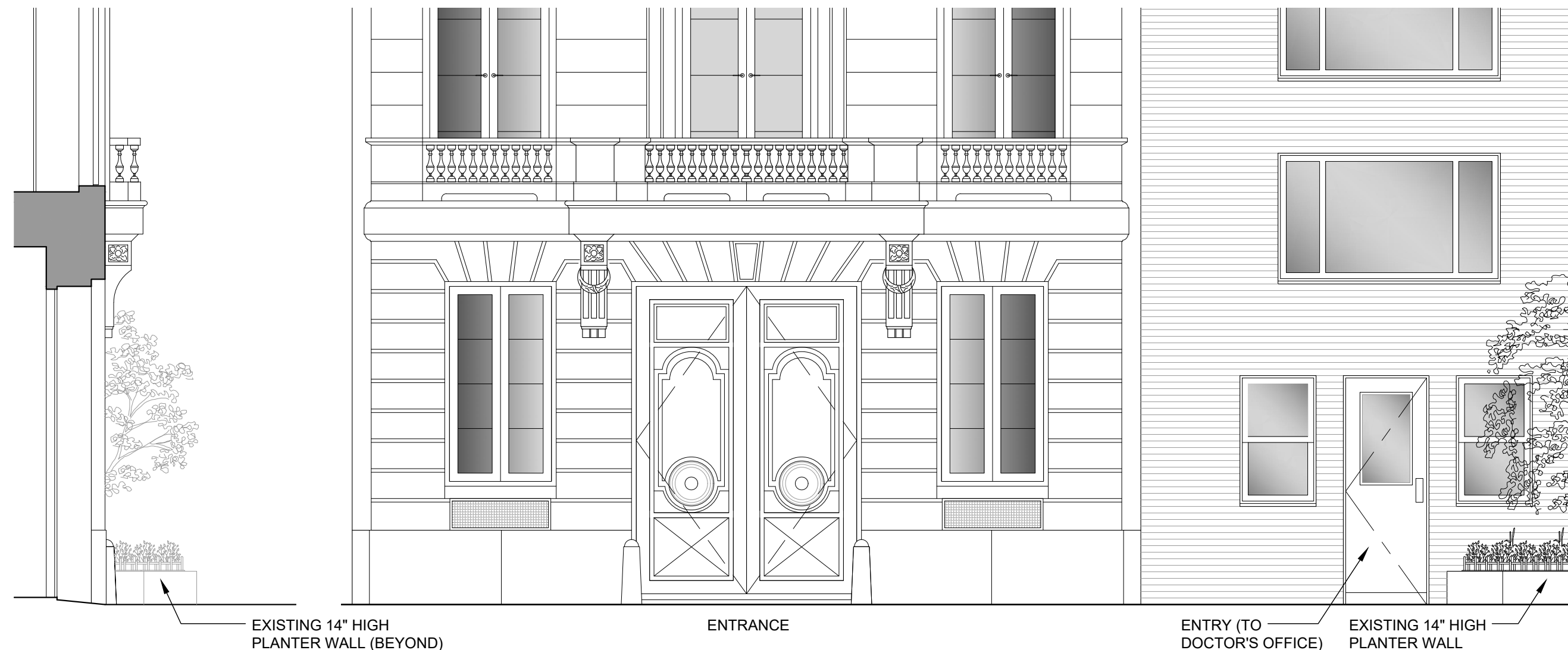
Brian J. Connolly

1 EXISTING SITE PLAN  
 Scale: 1/16" = 1'-0"

2 PROPOSED SITE PLAN  
 Scale: 1/16" = 1'-0"

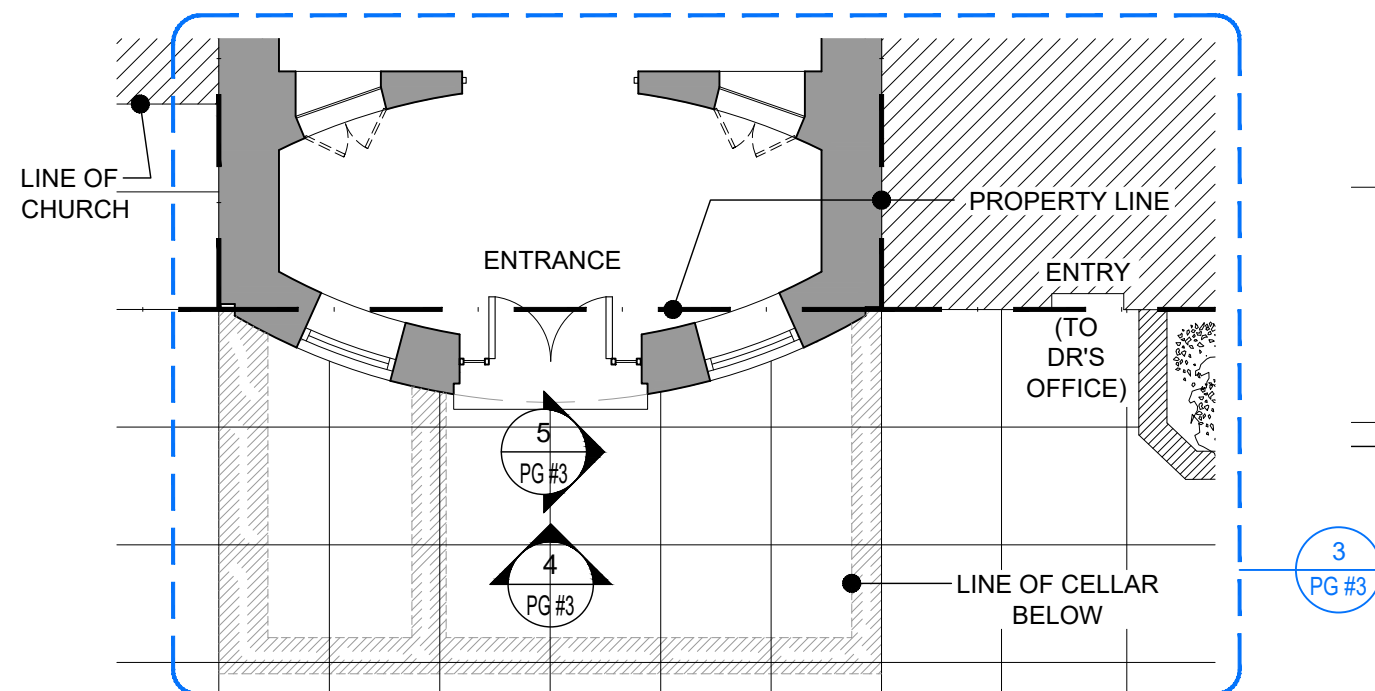


2 EXISTING FRONT ELEVATION  
Scale : 1/8" = 1'-0"

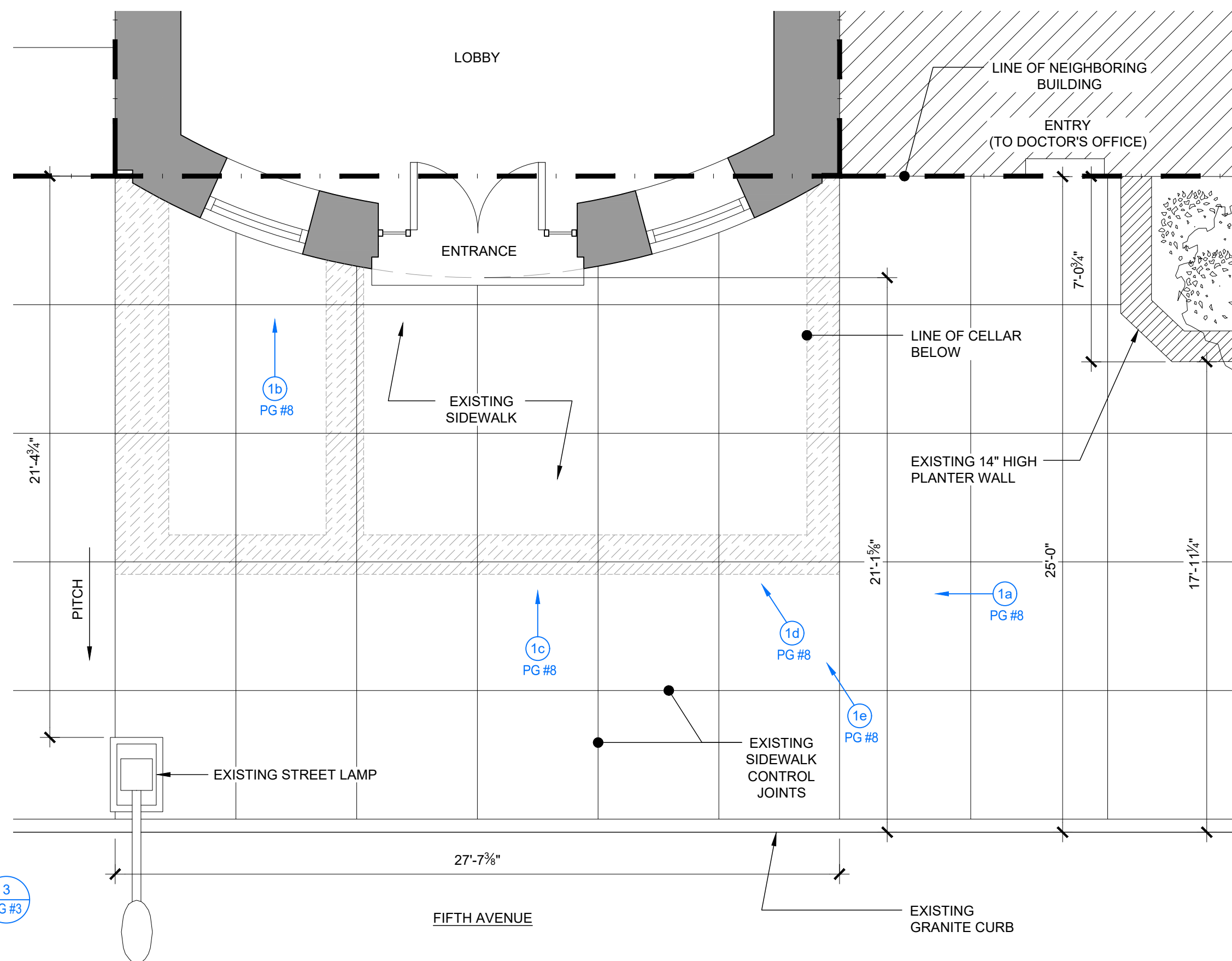


5 EXISTING PARTIAL SIDE ELEVATION  
Scale : 1/4" = 1'-0"

4 EXISTING PARTIAL ELEVATION (ENLARGED)  
Scale : 1/4" = 1'-0"



1 EXISTING PARTIAL PLAN  
Scale : 1/8" = 1'-0"



3 EXISTING PARTIAL PLAN (ENLARGED)  
Scale : 1/4" = 1'-0"

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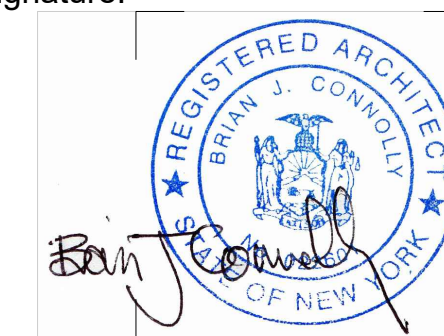
Rev. Date Issue

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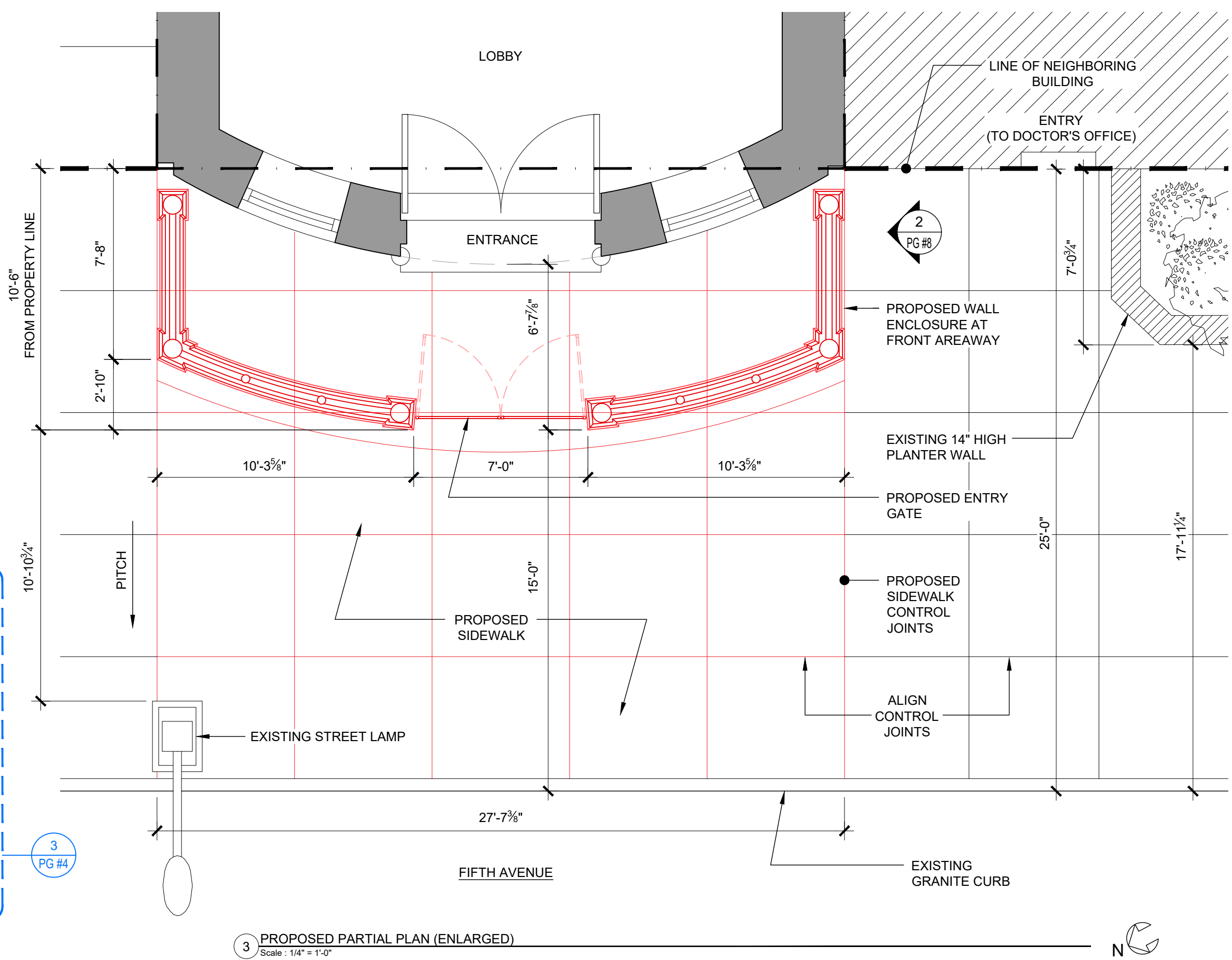
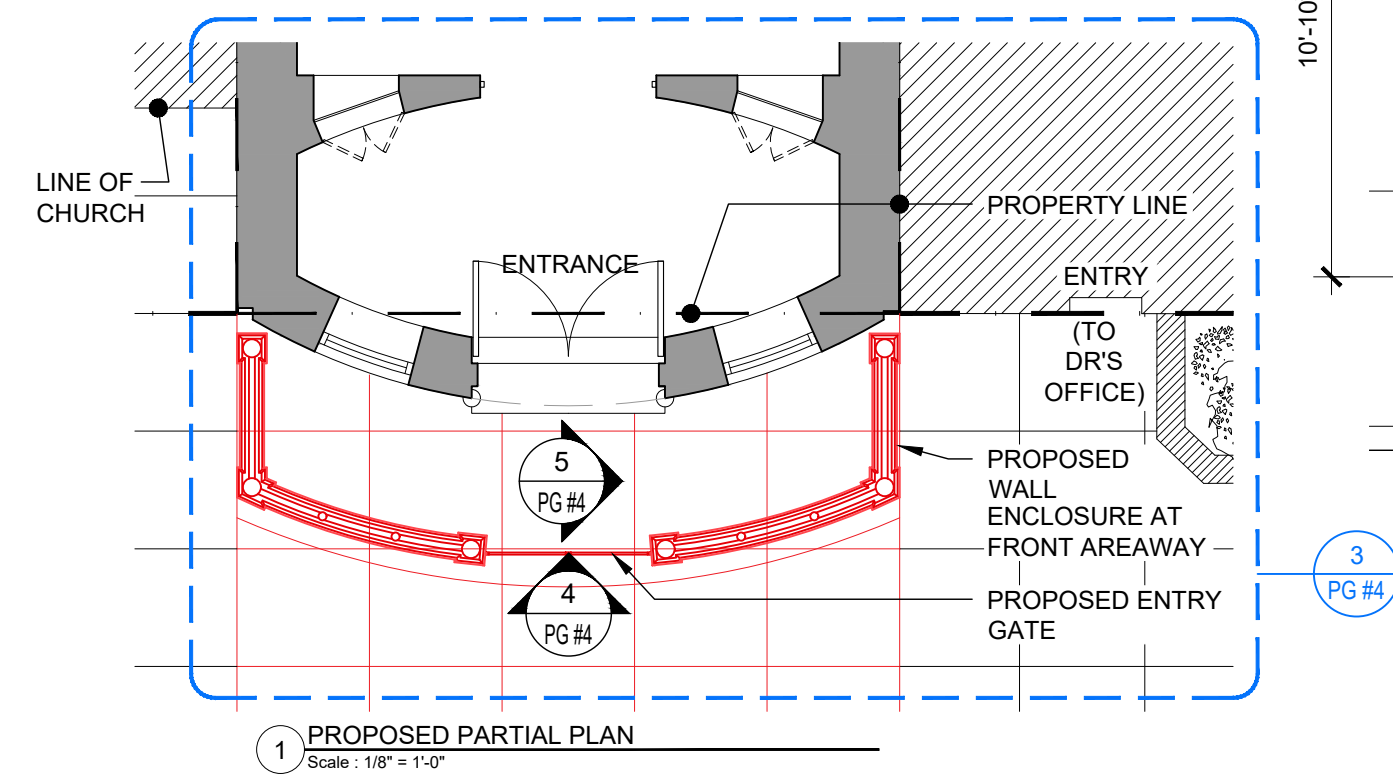
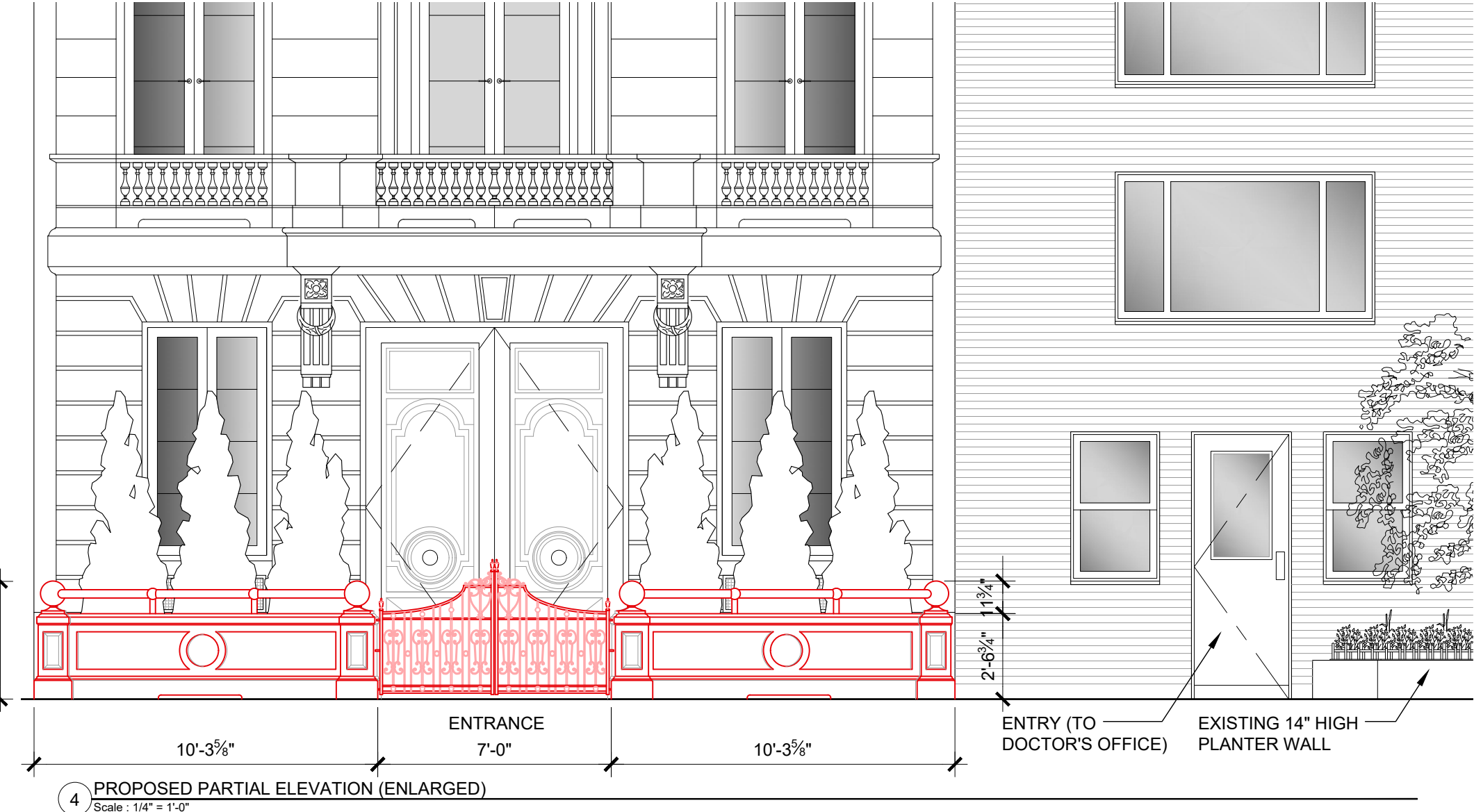
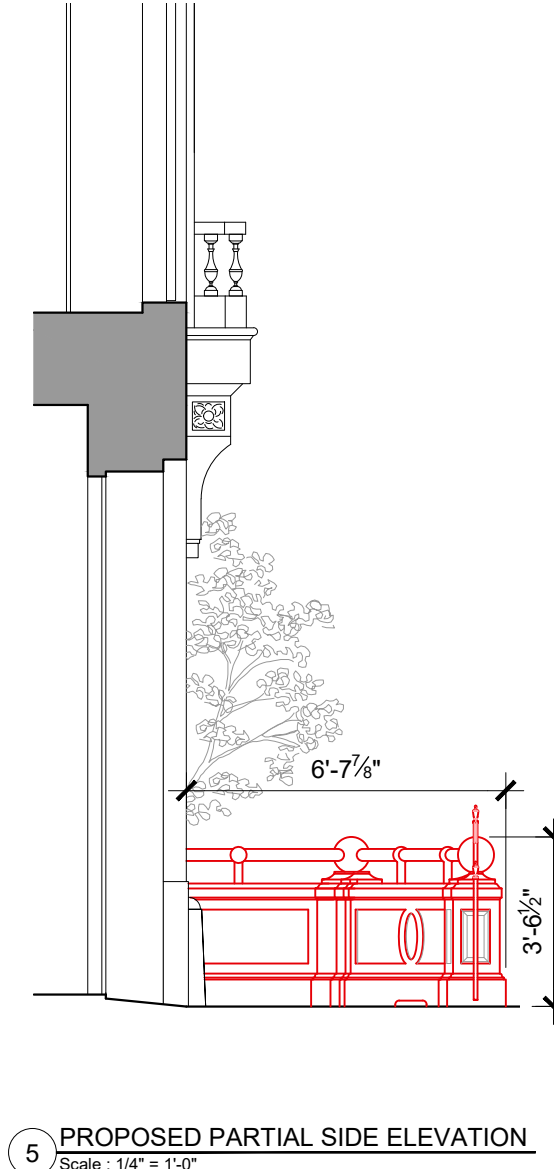
1133 Broadway,  
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## EXISTING AREA ENLARGEMENTS

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-	12/09/19	ISSUED TO CB8 (MANHATTAN)
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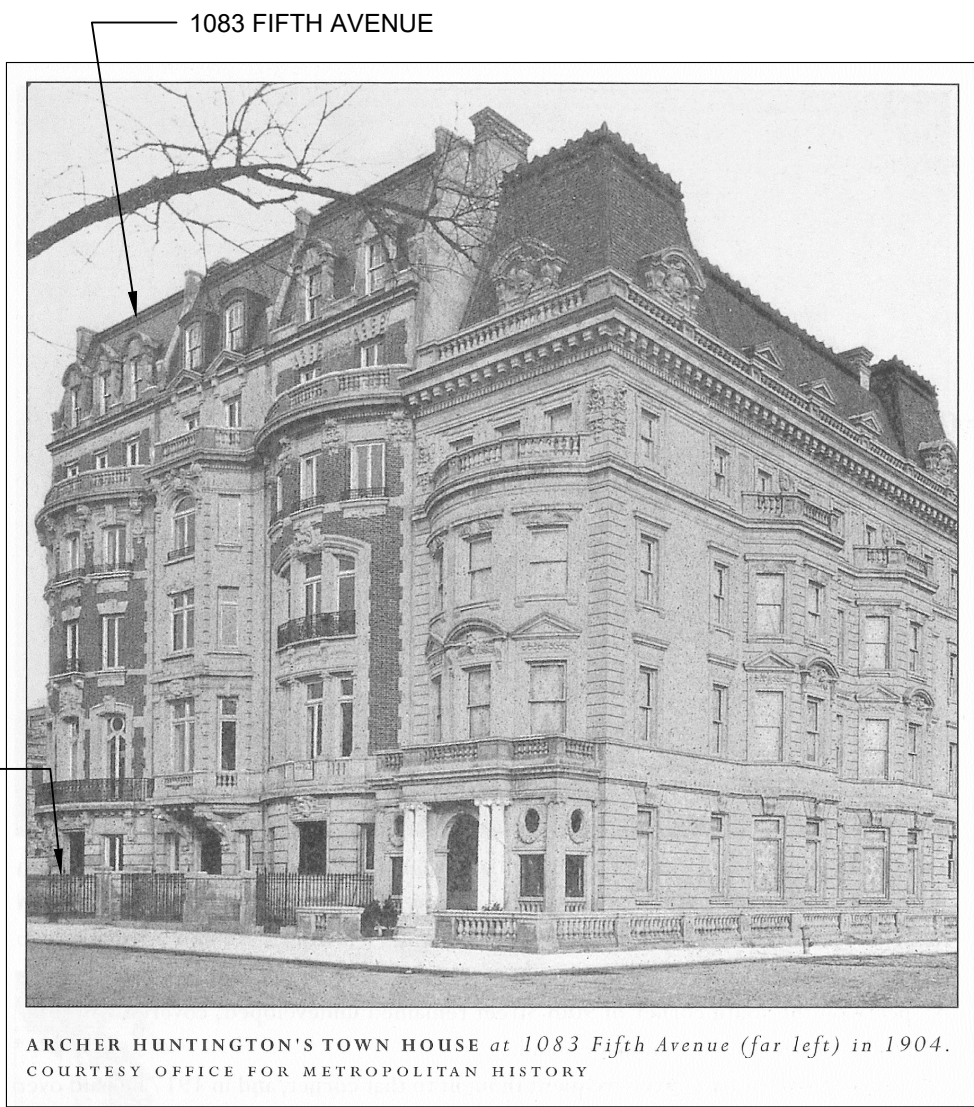
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## PROPOSED AREA ENLARGEMENTS

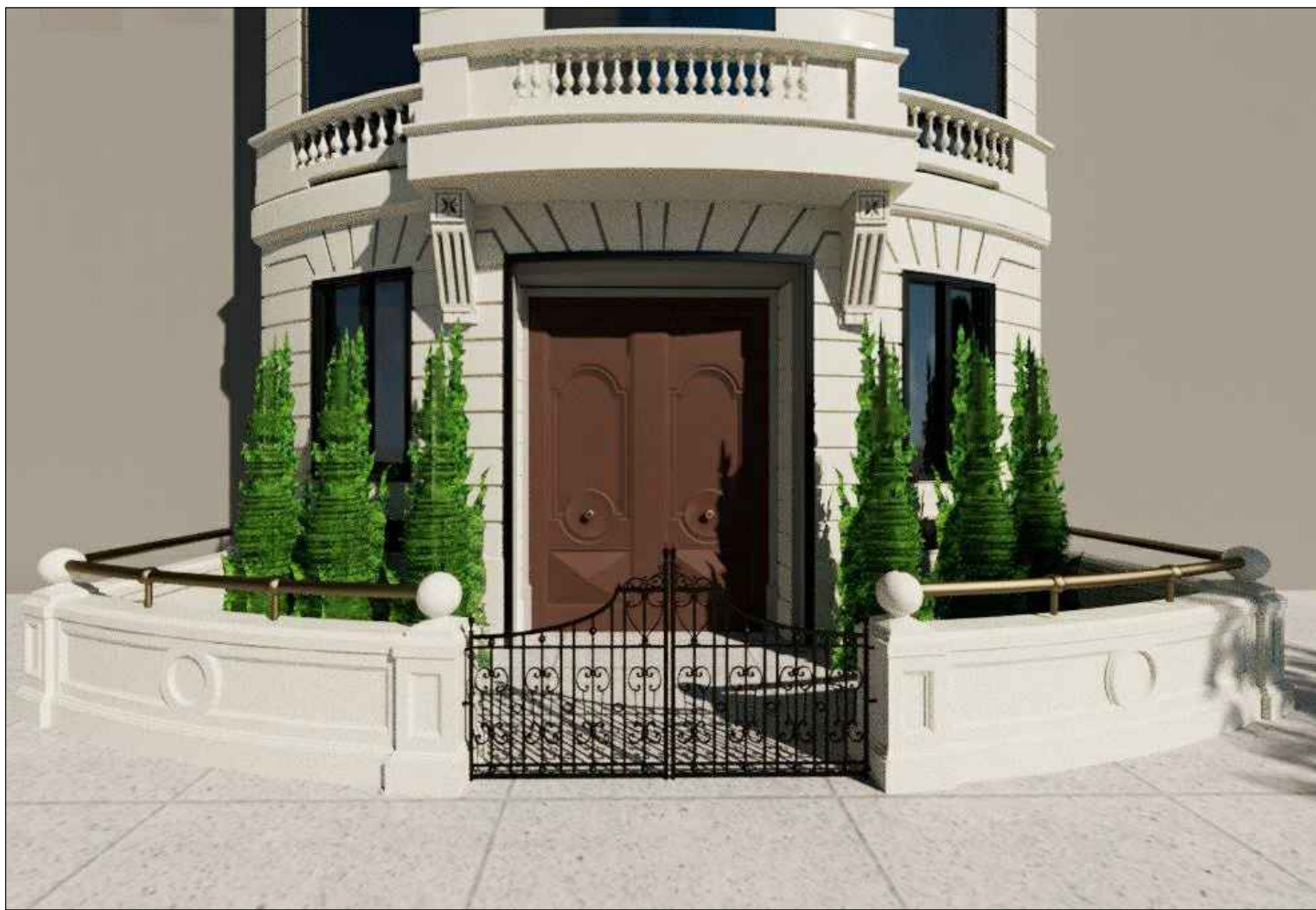
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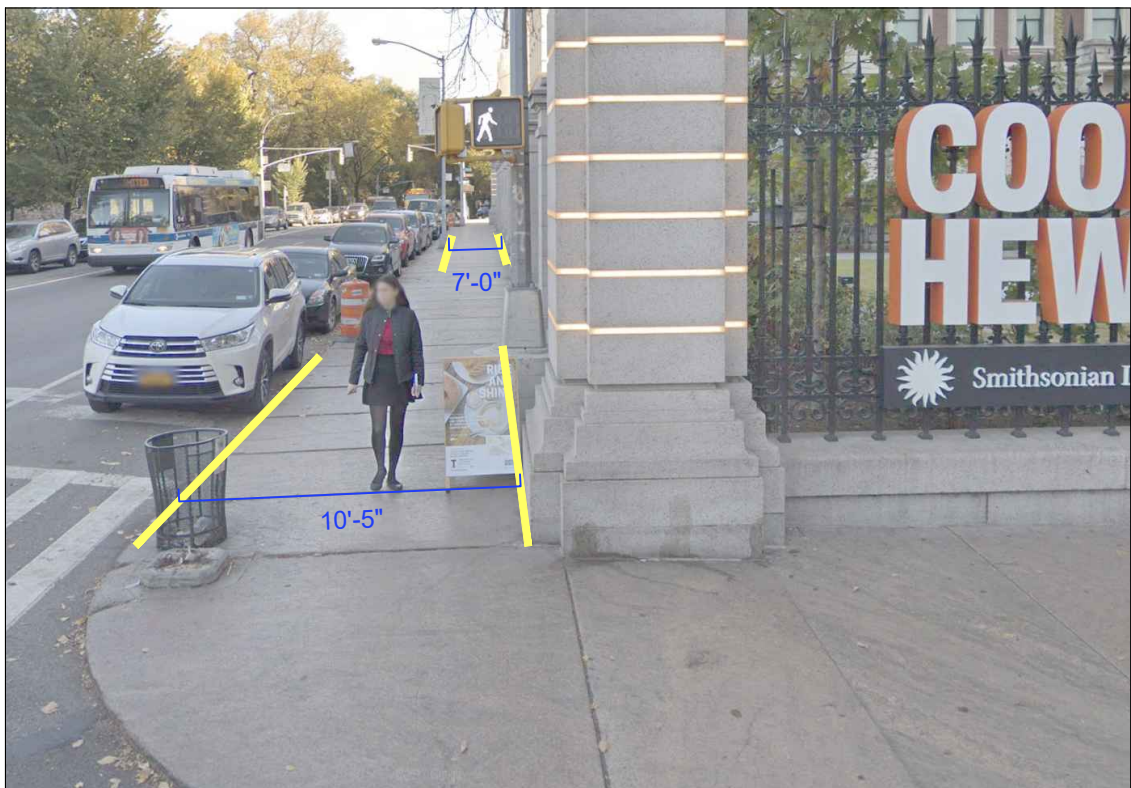




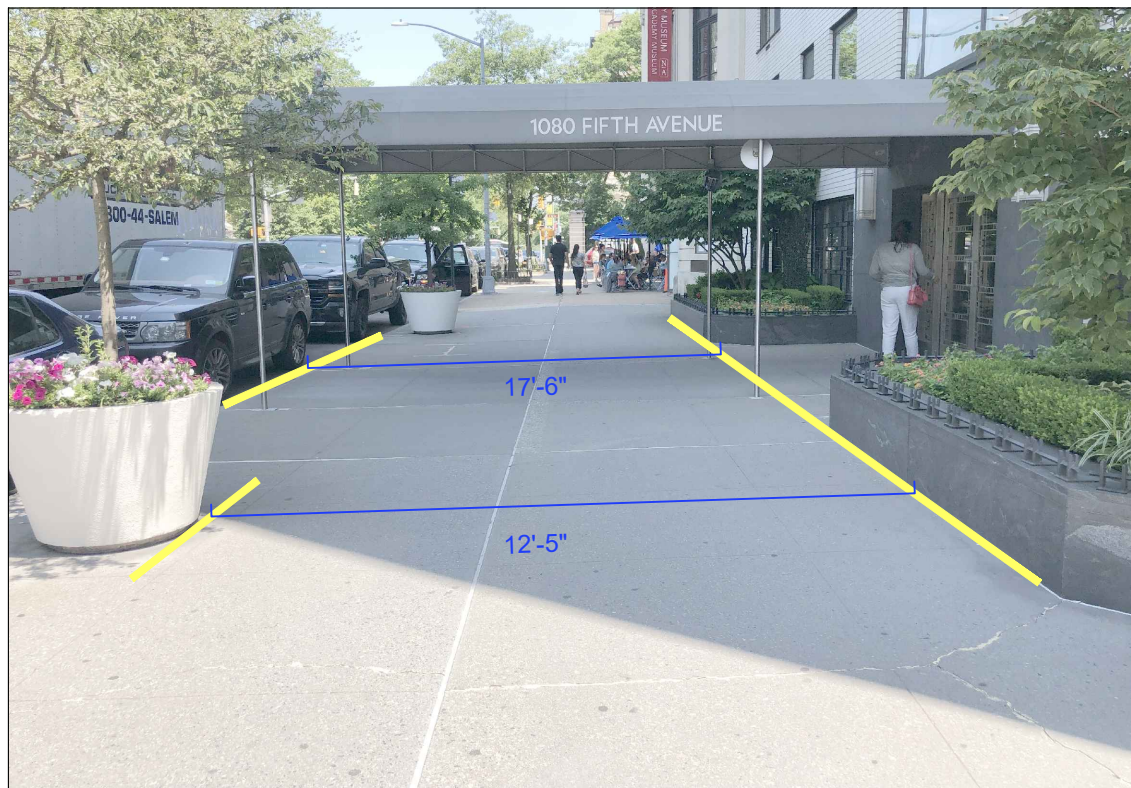
1 1083 FIFTH AVENUE - CIRCA 1904  
Not to Scale



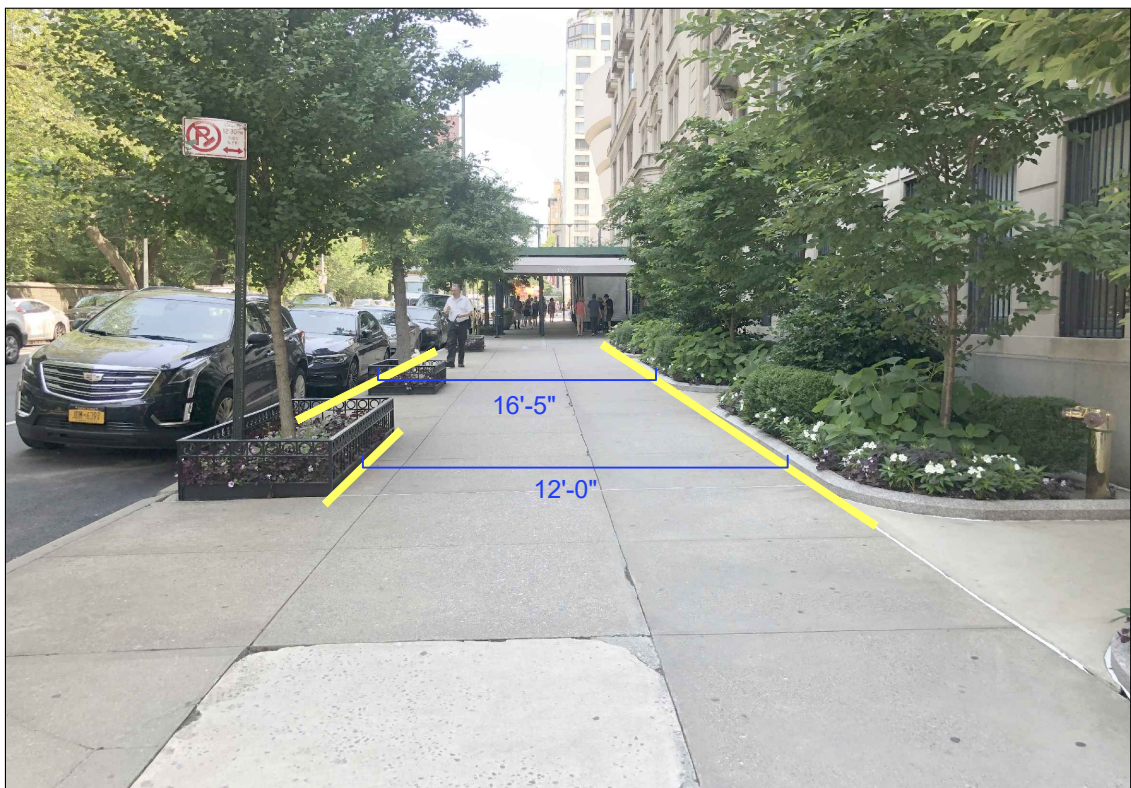
2 3D VIEW OF PROPOSED WALL ENCLOSURE AT FRONT AREAWAY WITH ENTRY GATE  
Not to Scale



3 2 EAST 91ST STREET (COOPER HEWITT) - VIEW FROM SOUTH  
Not to Scale



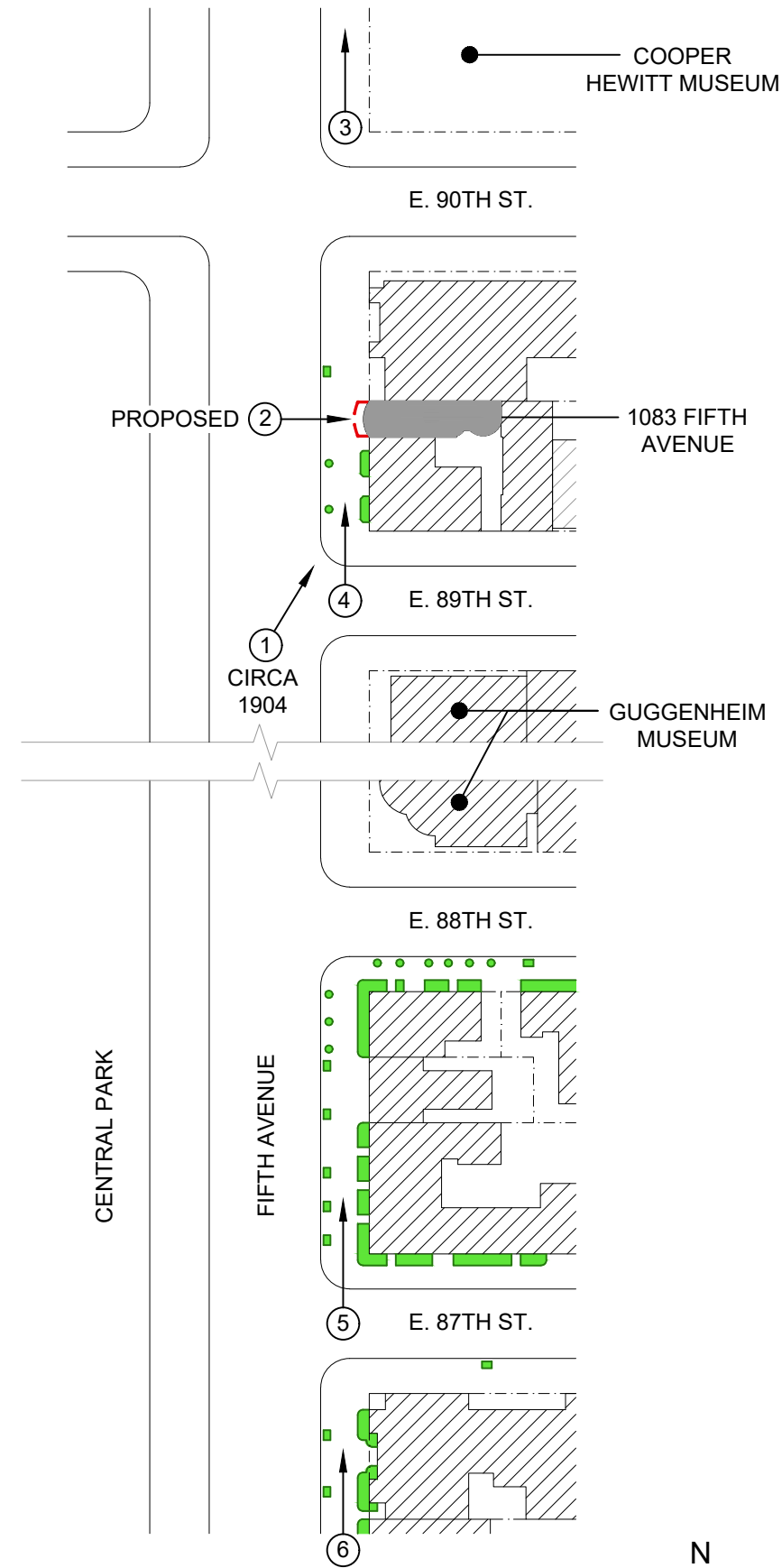
4 1080 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



5 1 EAST 87TH STREET - VIEW FROM SOUTH  
Not to Scale



6 1056 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



KEY PLAN (DIAGRAM ONLY)  
Not to Scale

LEGEND FOR KEY PLAN	
	EXISTING BUILDINGS
	EXISTING PLANTING AT NEIGHBORING FRONT/ SIDE AREAWAYS
	1083 FIFTH AVENUE
	PROPOSED WALL ENCLOSURE AT FRONT AREAWAY
	PROPERTY LINE
	CORRESPONDING PHOTO

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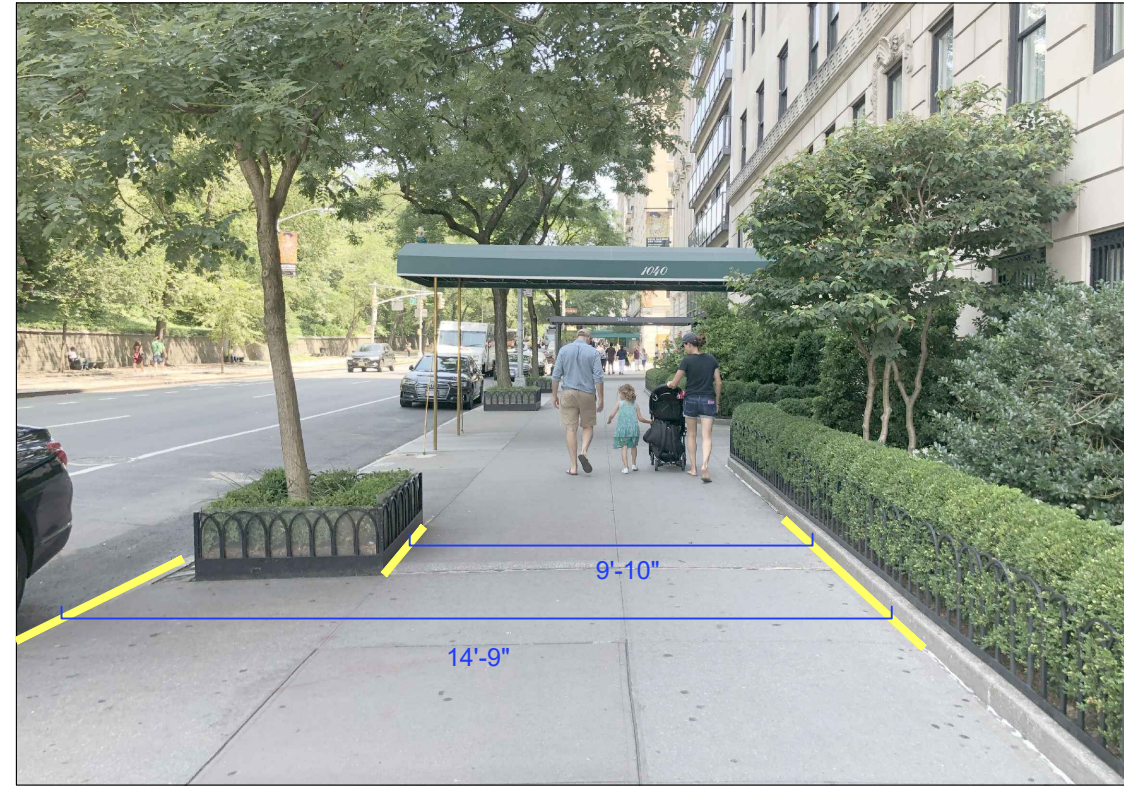
**HISTORIC PHOTO, PROPOSED 3D VIEW & PRECEDENTS**

Seal & Signature:





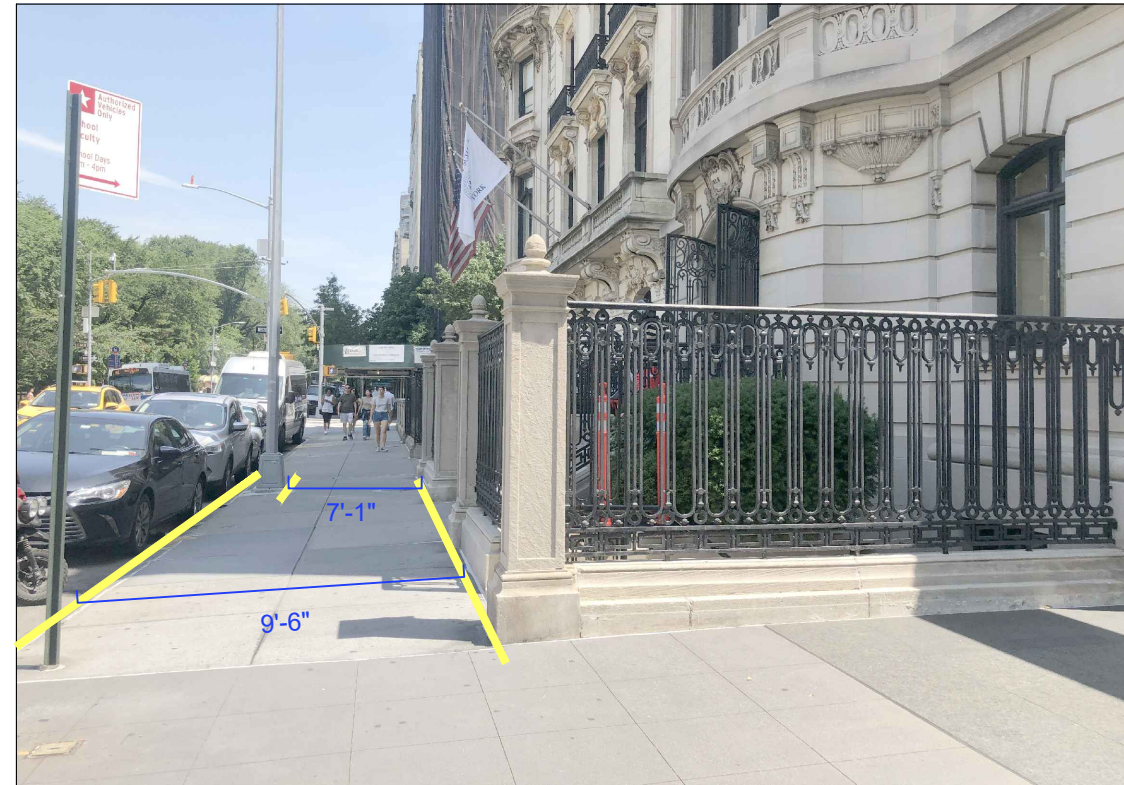
7 1050 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



8 1040 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



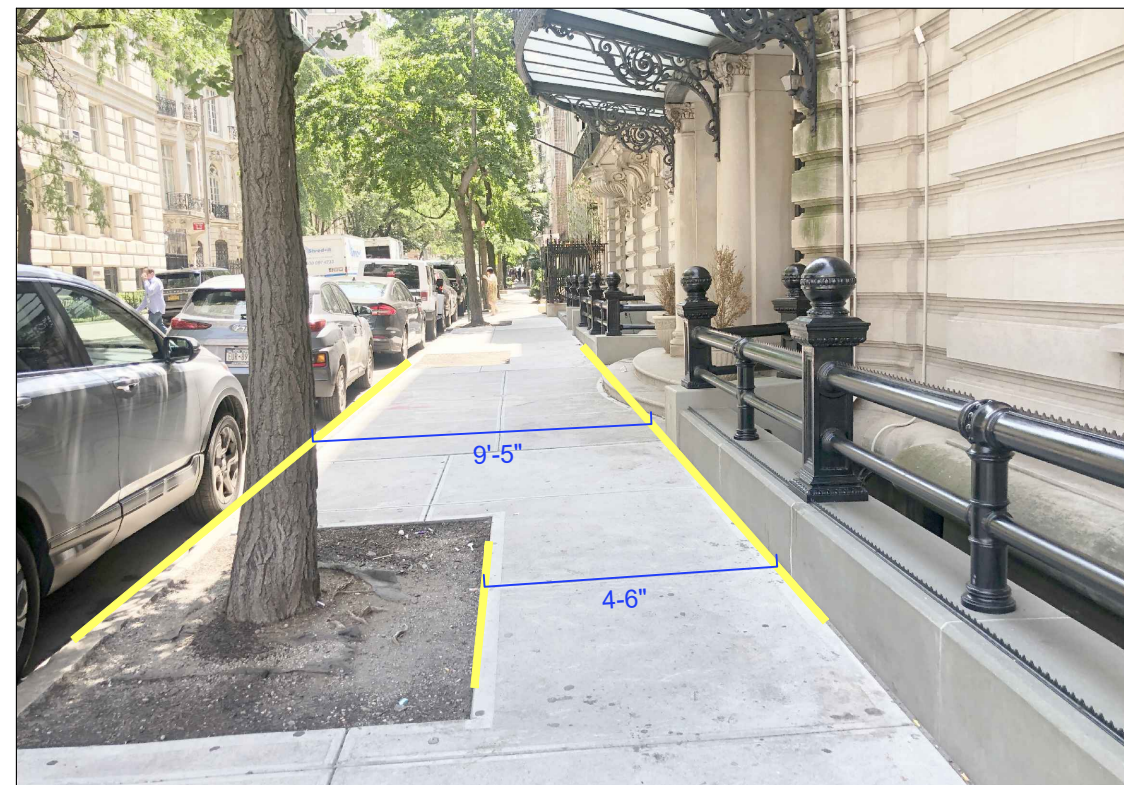
9 1035 FIFTH AVENUE - VIEW FROM NORTH  
Not to Scale



10 1026 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



11 1010 FIFTH AVENUE - VIEW FROM NORTH  
Not to Scale



12 1009 FIFTH AVENUE - VIEW FROM WEST  
Not to Scale



KEY PLAN (DIAGRAM ONLY)  
Not to Scale

LEGEND FOR KEY PLAN	
	EXISTING BUILDINGS
	EXISTING PLANTING AT NEIGHBORING FRONT/ SIDE AREAWAYS
	1083 FIFTH AVENUE
	PROPOSED WALL ENCLOSURE AT FRONT AREAWAY
	PROPERTY LINE
	CORRESPONDING PHOTO

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Suite 1330  
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## PRECEDENTS FOR FIFTH AVENUE ENCROACHMENTS

Seal & Signature:

*Brian J. Connolly*





13 1009 FIFTH AVENUE - VIEW FROM NORTH  
Not to Scale



14 1009 FIFTH AVENUE - VIEW FROM NORTH  
Not to Scale



15 999 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



16 993 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



17 991 FIFTH AVENUE - VIEW FROM SOUTH  
Not to Scale



18 988 FIFTH AVENUE - VIEW FROM NORTH  
Not to Scale

LEGEND FOR KEY PLAN	
	EXISTING BUILDINGS
	EXISTING PLANTING AT NEIGHBORING FRONT/ SIDE AREAWAYS
	1083 FIFTH AVENUE
	PROPOSED WALL ENCLOSURE AT FRONT AREAWAY
	PROPERTY LINE
	CORRESPONDING PHOTO

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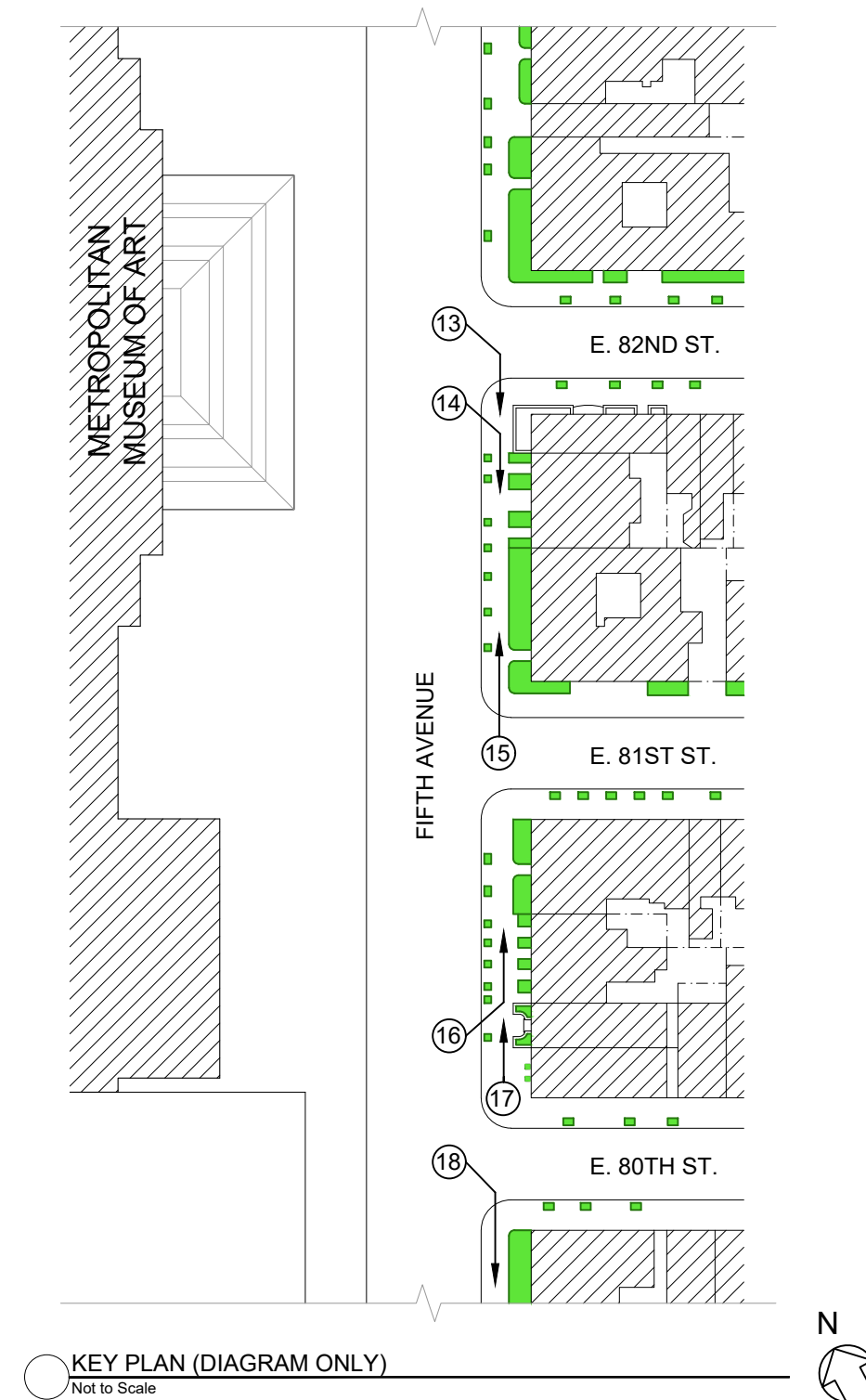
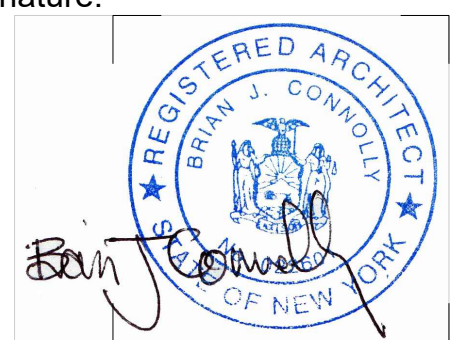
Rev. Date Issue

## ZIVKOVIC CONNOLLY ARCHITECTS P.C.

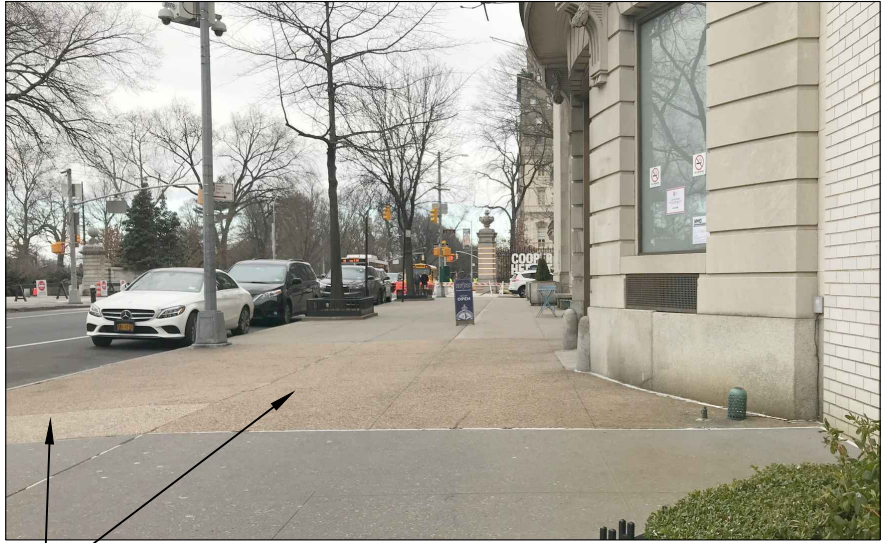
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## PRECEDENTS FOR FIFTH AVENUE ENCROACHMENTS

Seal & Signature:





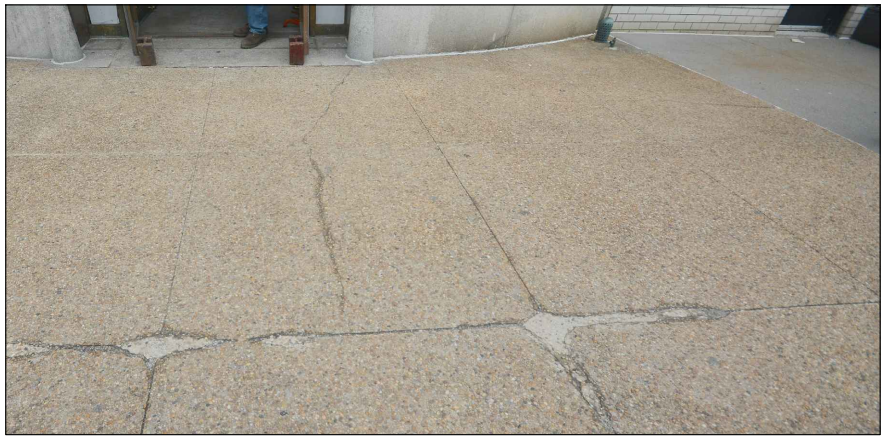


NOTE: DISCONTINUOUS, NON-HISTORIC SIDEWALK COLOR AT THIS BUILDING ONLY

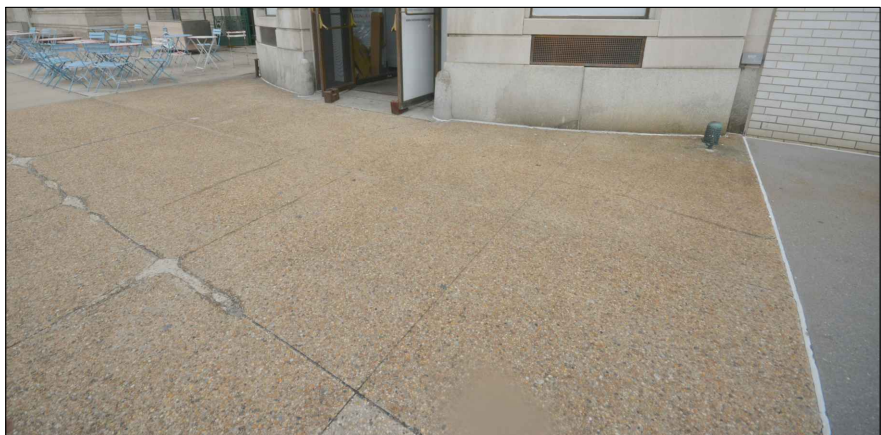
1a PHOTO OF EXISTING SIDEWALK (LOOKING NORTH)  
Not to Scale



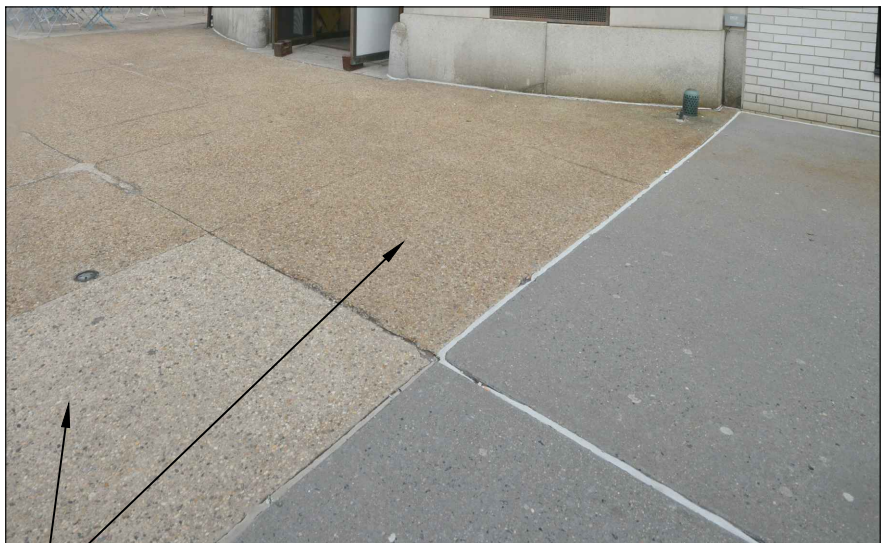
1b PHOTO OF EXISTING SIDEWALK AT FRONT FACADE  
Not to Scale



1c PHOTO OF EXISTING SIDEWALK CRACKS & POOR REPAIRS  
Not to Scale



1d PHOTO OF EXISTING SIDEWALK CRACKS  
Not to Scale



NOTE: DISCONTINUOUS, NON-HISTORIC SIDEWALK COLOR WITH MISMATCHED PATCH

1e PHOTO OF EXISTING SIDEWALK  
Not to Scale

FOR PHOTO OF EXISTING FRONT SIDEWALK AREAWAY

2  
PG #1

3  
PG #8

PROPOSED BRASS RAILING  
PROPOSED LIMESTONE WALL ENCLOSURE

4  
PG #8

6  
PG #8

PITCH TO CURB

2 PROPOSED SIDEWALK SECTION & SIDE ELEVATION ON LOW WALL ENCLOSURE  
Scale: 1/2" = 1'-0"

PROPOSED 4" CONCRETE SIDEWALK SLABS  
6" GRAVEL, BROKEN STONE OR SAND AS PER STANDARD SPECIFICATION  
1/4" PREFORMED JOINT FILLER; TOP 1" SEALER ON BOND BREAKER, TYP; FILL TO 1/8" OF TOP SURFACE

LINE OF EXISTING ROAD (FIFTH AVENUE)

EXISTING GRANITE CURB TO REMAIN

COMPACTED EARTH

3 PROPOSED SIDEWALK DETAIL  
Scale: 1" = 1'-0"

PROPOSED 1/2" CONTROL JOINT; FOR LOCATIONS OF CONTROL JOINTS, SEE 3 / PG #4

PROPOSED 6" REINFORCED SLAB ON METAL DECK

PITCH TO CURB

ALIGN WITH ADJACENT SIDEWALK

SIDEWALK VAULT

4 PROPOSED SIDEWALK DETAIL  
Scale: 1" = 1'-0"

PROPOSED 1/4" ISOLATION JOINT; WATERPROOFING MEMBRANE

5 PROPOSED SIDEWALK DETAIL  
Scale: 1" = 1'-0"

ALL MATERIALS & CONSTRUCTION METHODS USED ARE TO CONFORM WITH SECTION #4.13 OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION STANDARD HIGHWAY SPECIFICATIONS.

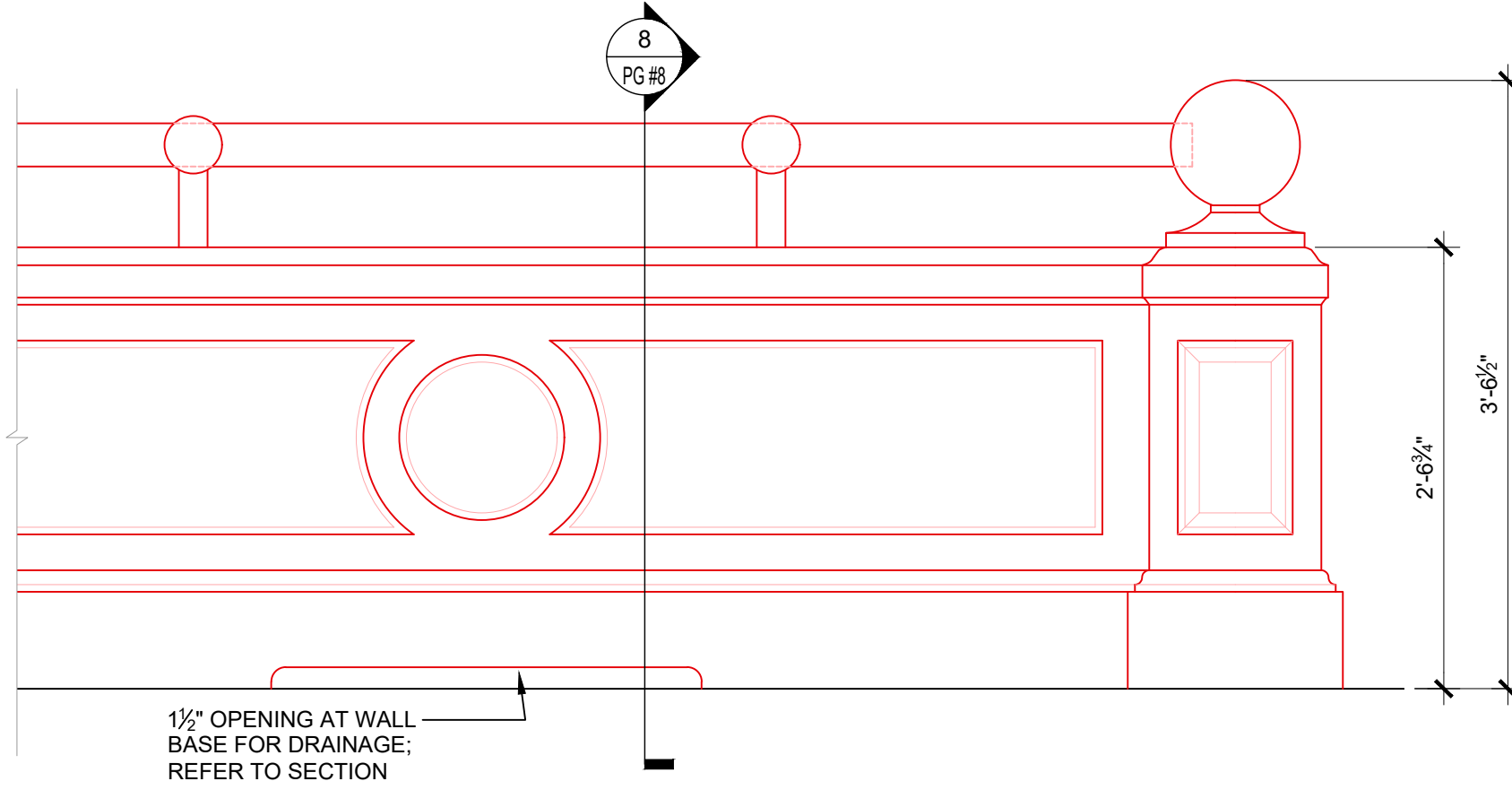
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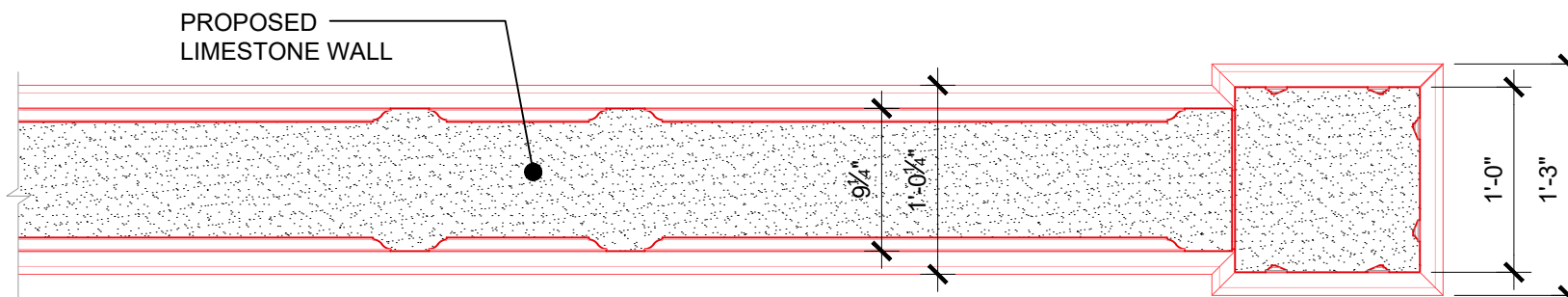
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212.807.9575 fax

## PROPOSED SIDEWALK & WALL DETAILS

Seal & Signature:



6 PROPOSED PARTIAL ELEVATION OF LIMESTONE WALL ENCLOSURE AT FRONT AREAWAY (TYPICAL)  
Scale: 1" = 1'-0"



7 PROPOSED PARTIAL PLAN OF LIMESTONE WALL ENCLOSURE AT FRONT AREAWAY (TYPICAL)  
Scale: 1" = 1'-0"

PROPOSED BRASS RAILING

PROPOSED LIMESTONE CORNER CAP PIECE BEYOND

PROPOSED LIMESTONE WALL

LINE OF PROPOSED SLOPED SIDEWALK

1 1/2" OPENING AT WALL BASE FOR DRAINAGE; REFER TO SECTION

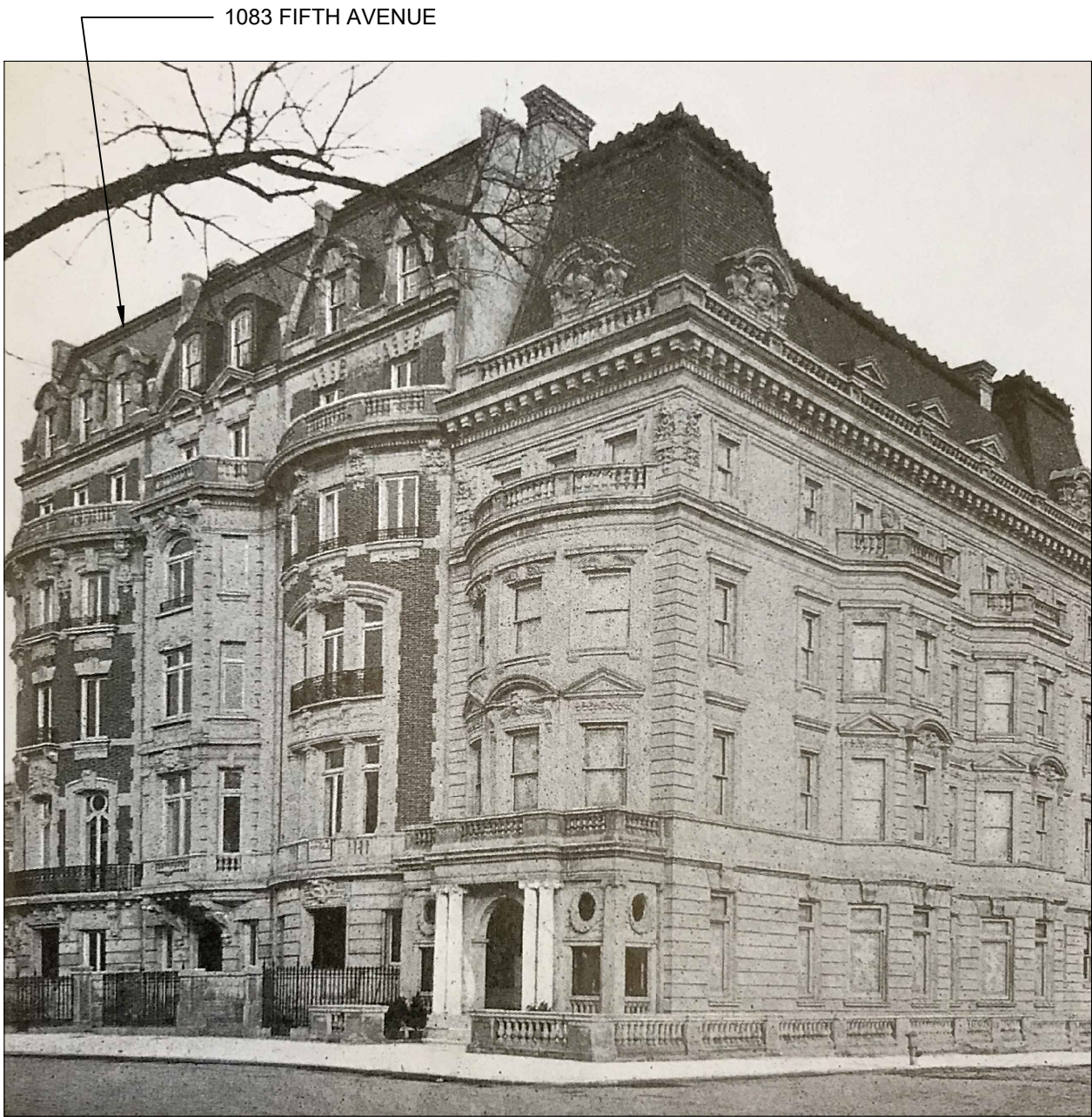
8 PROPOSED LIMESTONE WALL DETAIL  
Scale: 1" = 1'-0"

PROPOSED LIMESTONE CORNER CAP PIECE BEYOND

PROPOSED BRASS RAILING

9 PROPOSED TOP VIEW OF PLAN  
Scale: 1" = 1'-0"





1 1083 FIFTH AVENUE - CIRCA 1904  
Not to Scale

PHOTO SHOWS THE ORIGINAL BRICK FACADE. ALL FOUR TOWNHOUSES HAVE LOW WALLS AND/ OR RAILINGS ENCROACHING ONTO FIFTH AVENUE



2 1083 FIFTH AVENUE - CIRCA 1910  
Not to Scale

ALL THREE TOWNHOUSES SHOWN HAVE LOW WALLS AND/ OR RAILINGS.



3 1083 FIFTH AVENUE - POST 1915  
Not to Scale

THE FACADE OF 1083 FIFTH AVENUE WAS REBUILT IN LIMESTONE. AT STREET LEVEL, THE ENTRY WAS USED FOR CARRIAGES.



4 1083 FIFTH AVENUE - 1940 TAX LOT PHOTO  
Not to Scale

PHOTO SHOWS STEPS REMOVED WHEN ENTRY WAS USED FOR CARRIAGES



5 1083 FIFTH AVENUE - CIRCA 2018  
Not to Scale

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**HISTORICAL PHOTOS OF 1083 FIFTH AVE.**

Seal & Signature:





1 991 FIFTH AVENUE  
Not to Scale



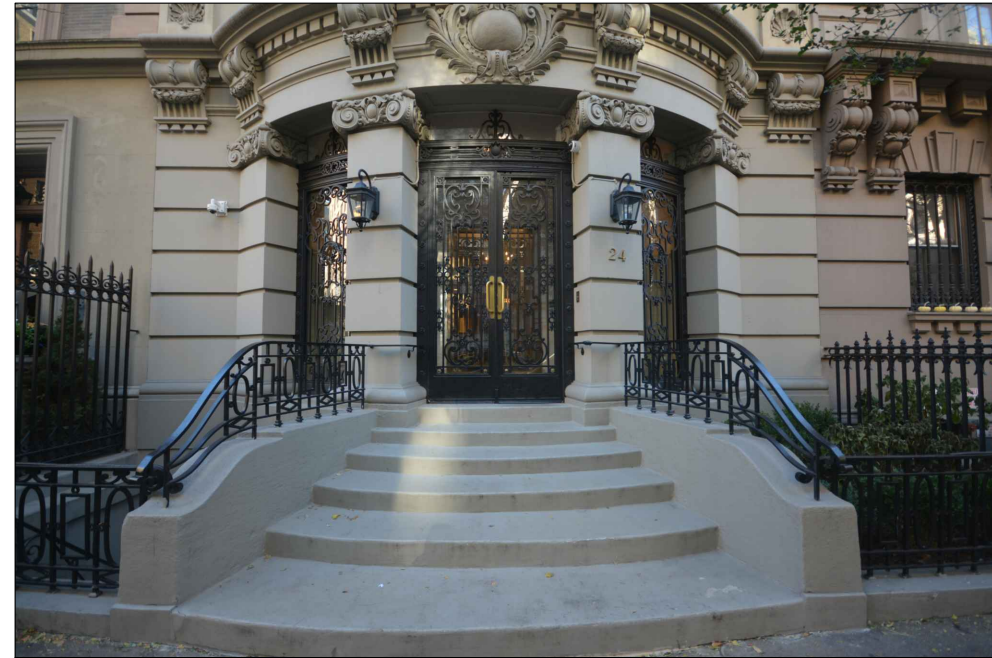
2 991 FIFTH AVENUE  
Not to Scale



3 973 FIFTH AVENUE  
Not to Scale



4 972 FIFTH AVENUE  
Not to Scale



5 24 EAST 82ND STREET  
Not to Scale



6 5 EAST 82ND STREET  
Not to Scale



7 15 EAST 80TH STREET  
Not to Scale



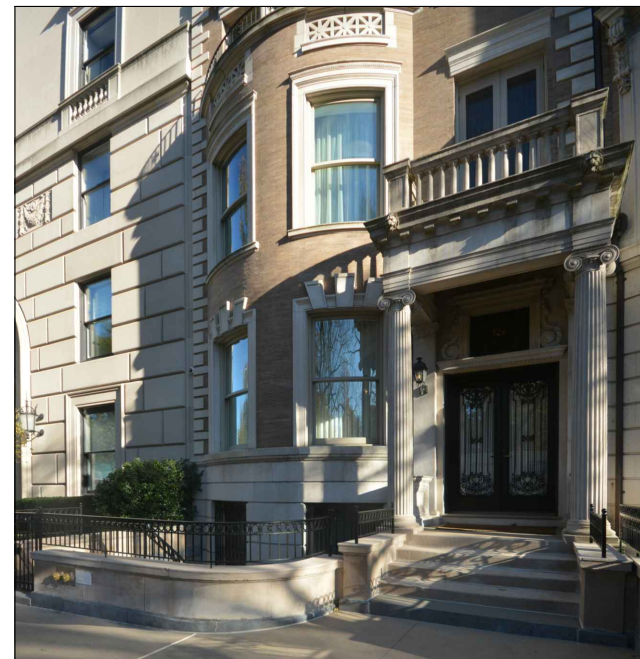
8 5 EAST 68TH STREET  
Not to Scale



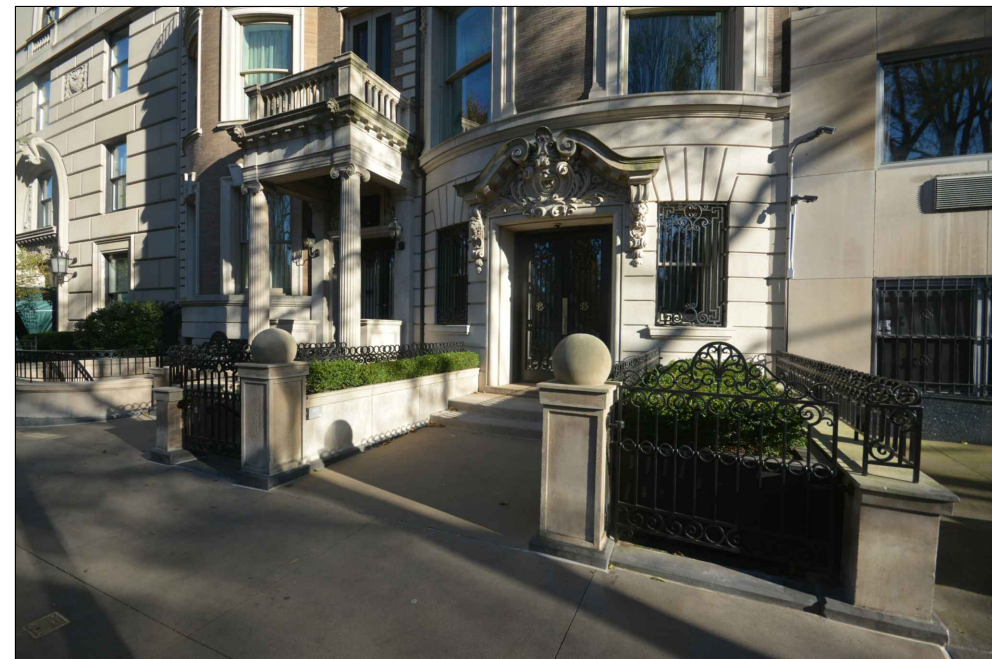
9 8 EAST 77TH STREET  
Not to Scale



10 12-18 EAST 95TH STREET  
Not to Scale



11 926 FIFTH AVENUE  
Not to Scale



12 925 FIFTH AVENUE  
Not to Scale

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## PRECEDENT PHOTOS

Seal & Signature:

