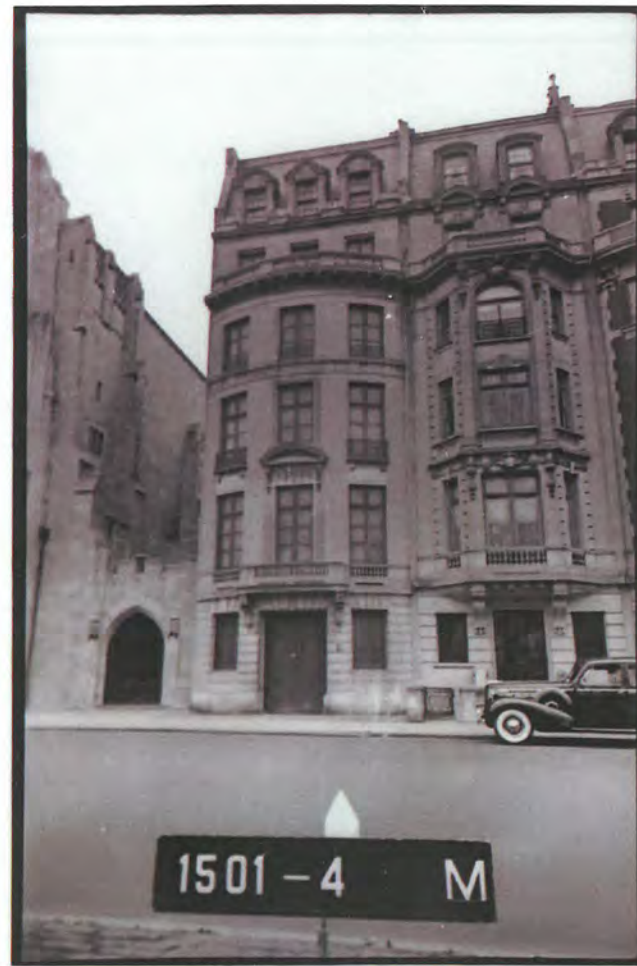




Current View of Existing Facade

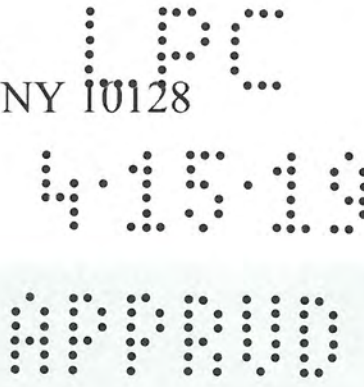


Tax Lot Photo c.1940

Alterations to:
1083 5th Ave New York, NY 10128

Block: 1501

Lot: 4



5TH AVENUE
27.61'
73.09' TO CORNER

102.22'

EAST 89TH STREET



Submitted for Review to:

Landmarks Preservation Commission

Drawing List

- LPC-COVER.00
- LPC-1.00-2.00
- LPC-3.00
- LPC-4.00
- LPC-5.00-6.00
- LPC-7.00
- LPC-8.00
- LPC-9.00-13.00
- LPC-14.00-16.00
- LPC-17.00
- LPC-18.00
- LPC-19.00
- LPC-20.00
- LPC-WINDOW 1.00- 2.00

- Cover
- Existing Street Views
- Existing and Proposed Key Plans
- Existing and Proposed Front and Rear Elevations
- Existing and Proposed Side Elevations
- Existing and Proposed Sections
- Existing and Proposed Aerial View
- Proposed Street Views/ Sight Lines
- Proposed Floor Plans
- Guardrail Details
- Sight line Section
- Proposed Sight lines- Parapet and Guardrail
- Proposed Sight lines through Rotunda
- Proposed Window Details at North Elevation

UNDER THIS APPLICATION ALL EXISTING WINDOWS TO BE RETAINED-
WINDOWS AND FACADE RESTORATION TO BE FILED UNDER SEPARATE APPLICATION



MARCH 18, 2019

LPC-COVER.00

Alterations to
1083 5th Ave. New York, NY 10128

Landmarks Preservation Commission Review

ZIVKOVIC CONNOLLY ARCHITECTS P.C.

1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



A VIEW A

EX'G ROOF BULKHEAD

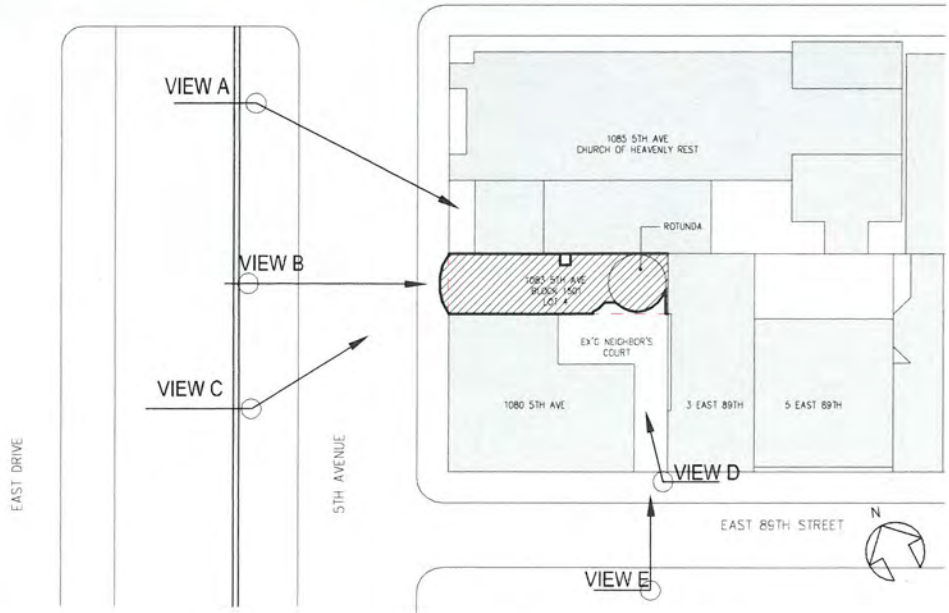
EX'G LIGHTWELL



B VIEW B



C VIEW C



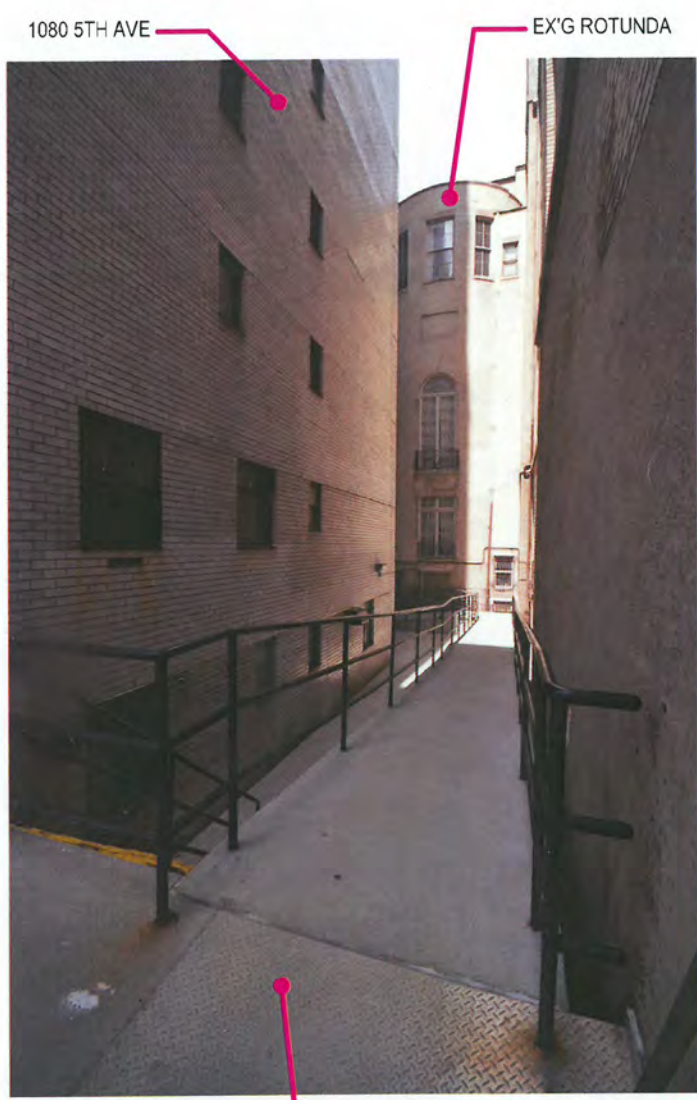
LPC-1.00

EXISTING STREET VIEWS

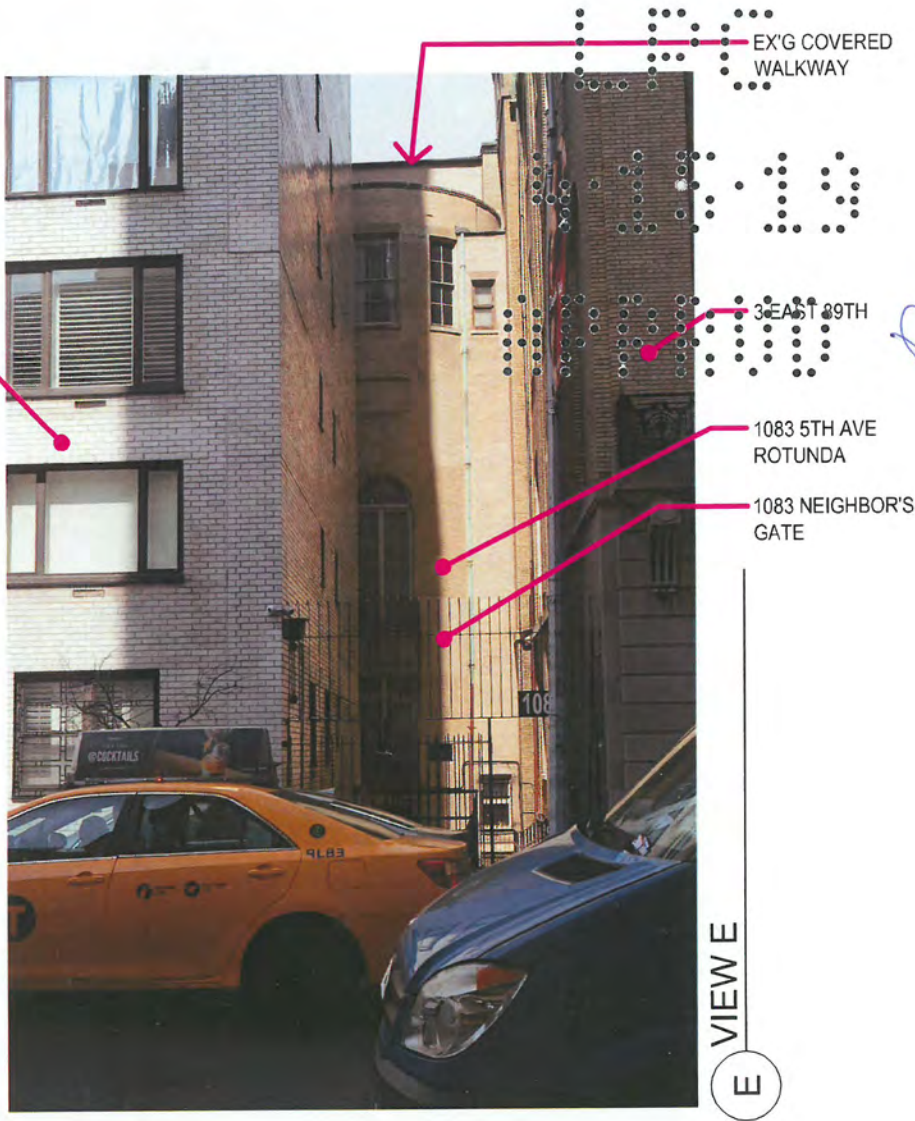
MARCH 18, 2019

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
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Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Review

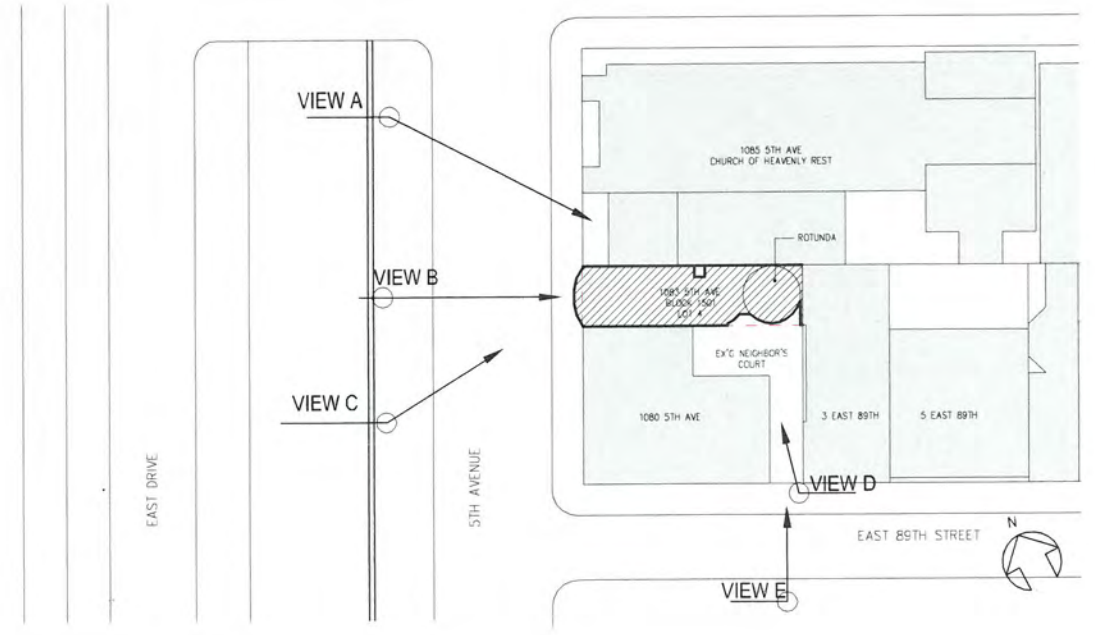


D VIEW D



E VIEW E

EX'G NEIGHBOR'S RAMP DOWN



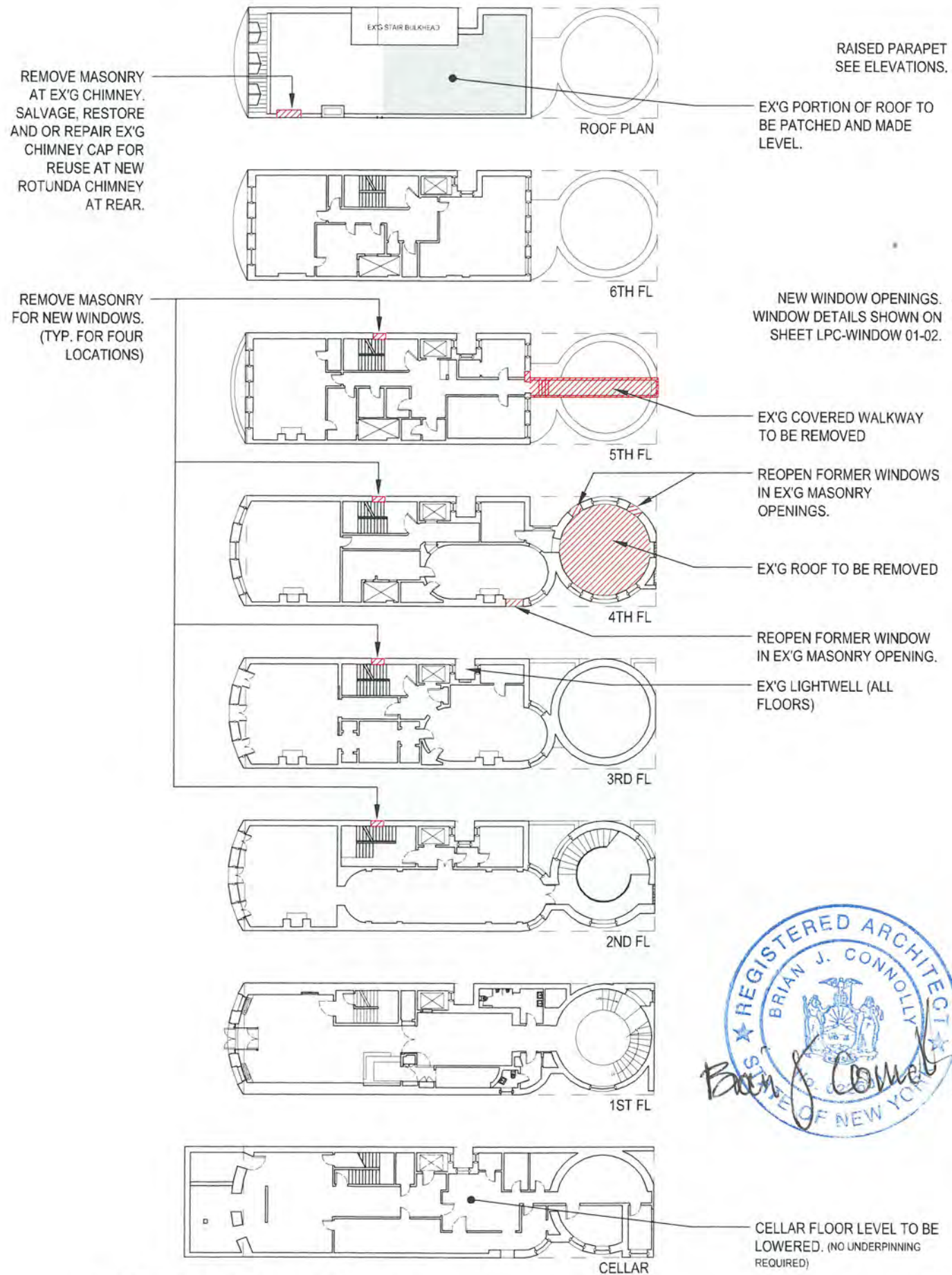
LPC-2.00

MARCH 18, 2019

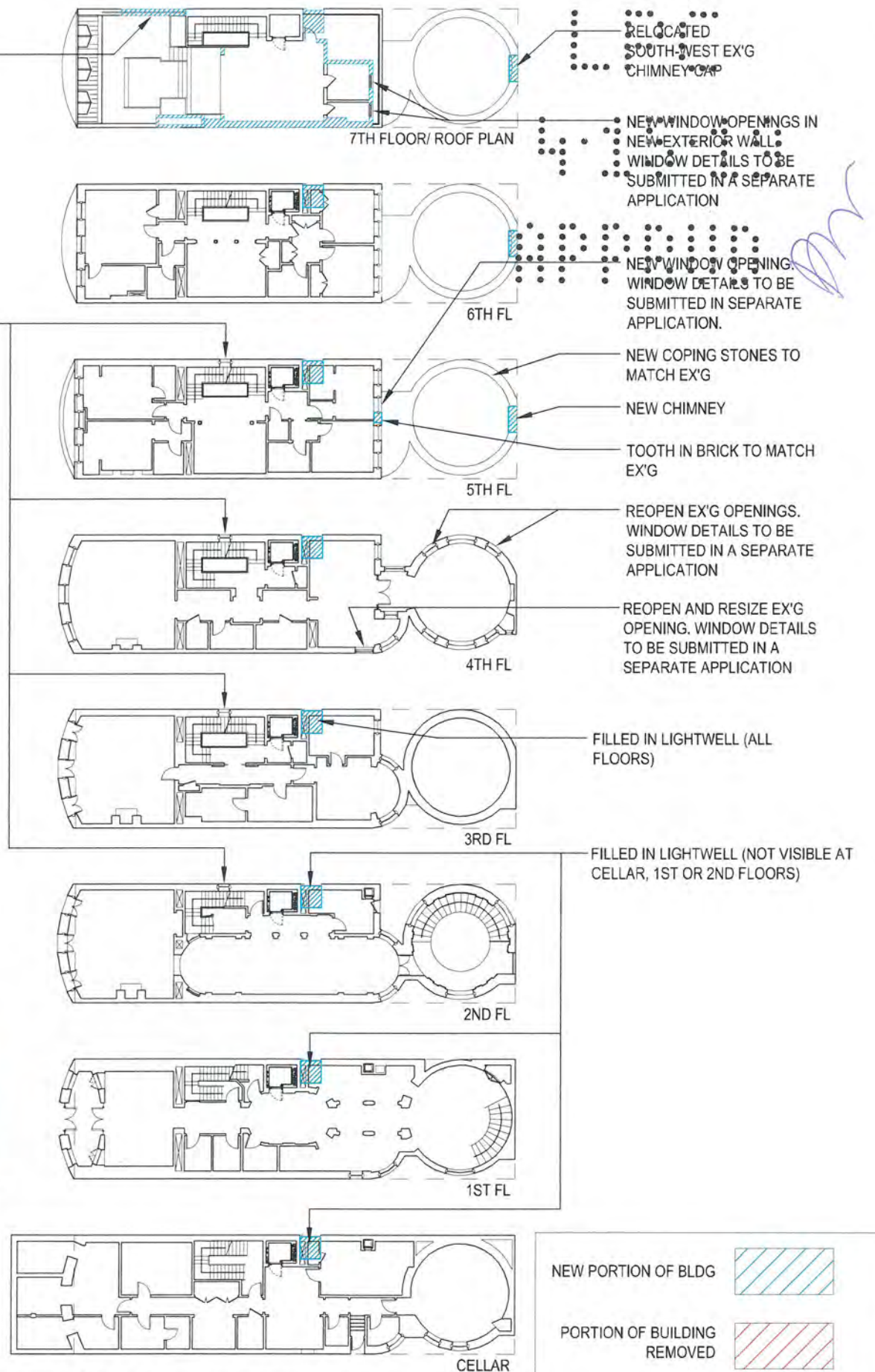
EXISTING STREET VIEWS

Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Review

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



1 Existing Key Plan Diagrams
Scale : 1/32" = 1'-0"



2 Proposed Key Plan Diagrams
Scale : 1/32" = 1'-0"

NEW PORTION OF BLDG	
PORTION OF BUILDING REMOVED	



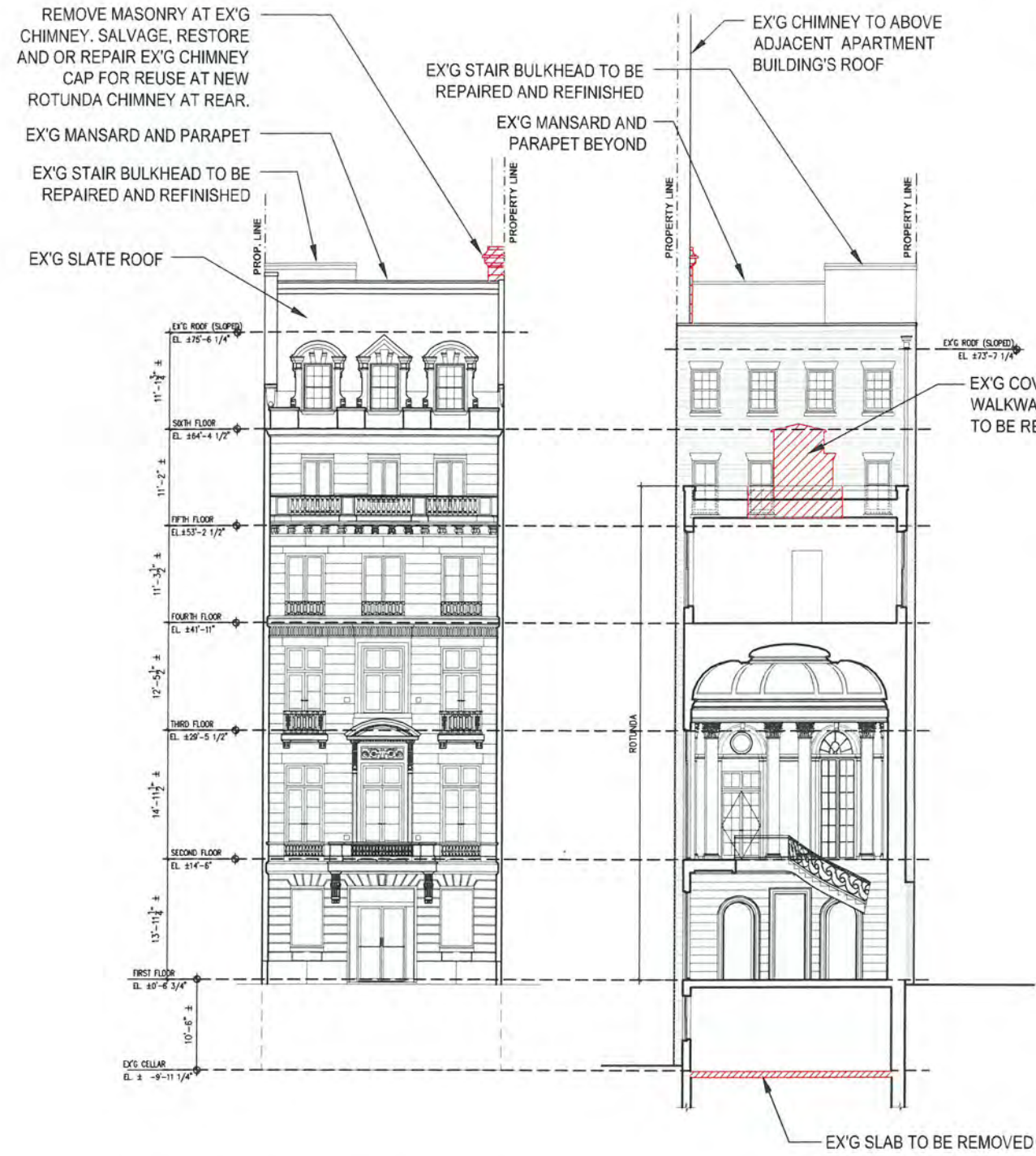
KEY PLANS

MARCH 18, 2019

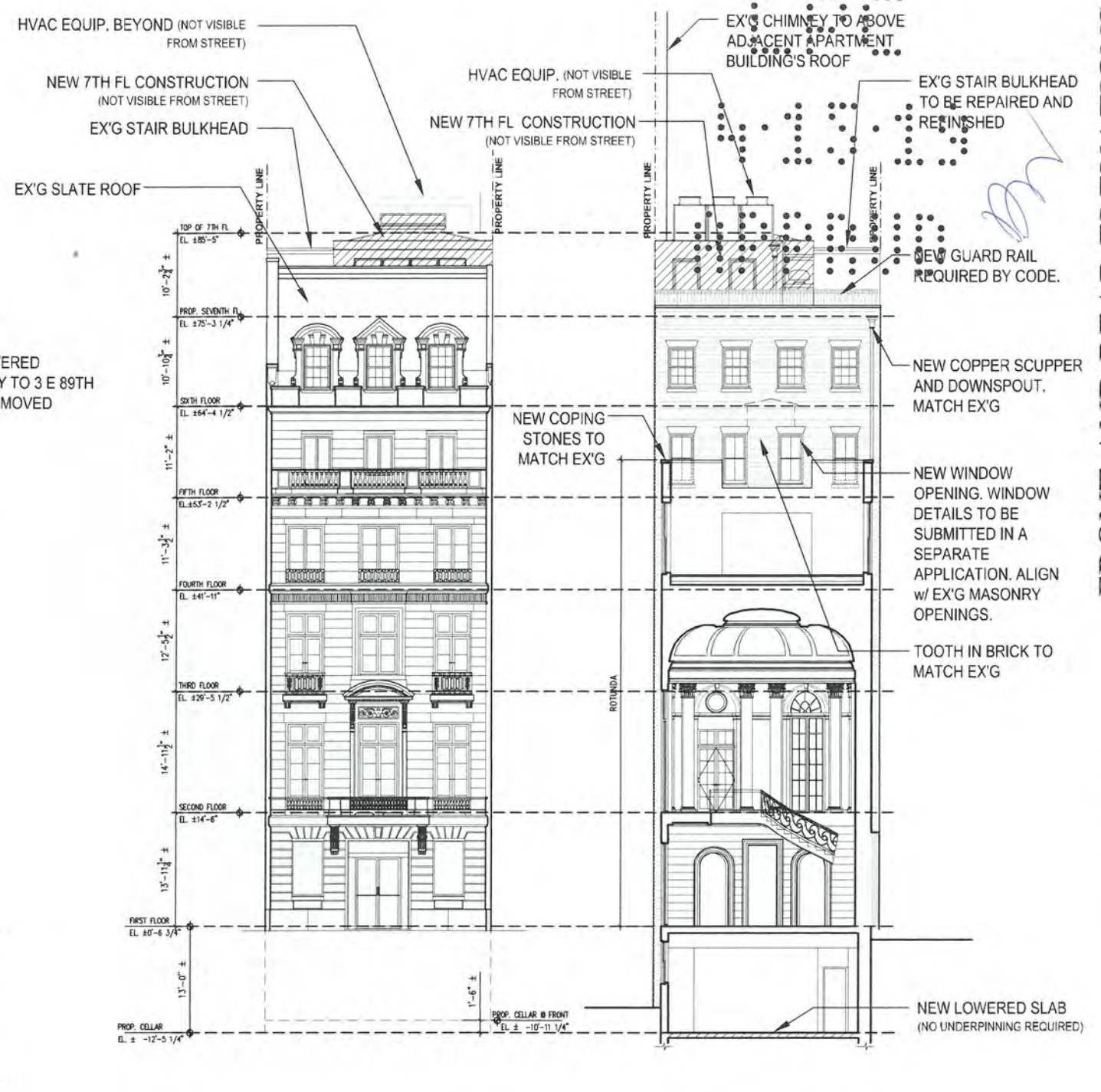
LPC-3.00

Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Review

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010

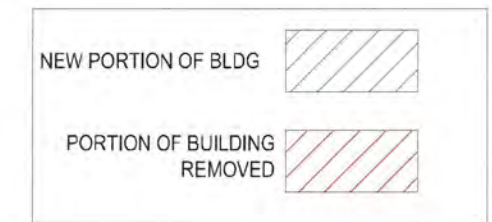
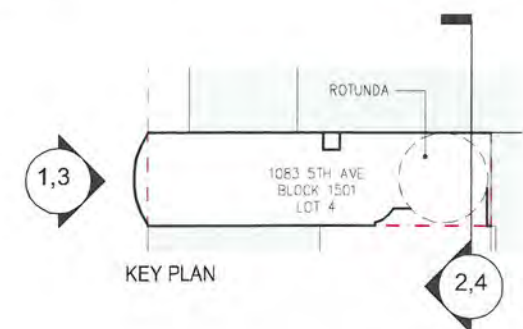


1 Existing Front (West) Elevation
Scale : NTS



3 Proposed Front (West) Elevation
Scale : NTS

4 Proposed Rear (East) Elevation
Scale : NTS

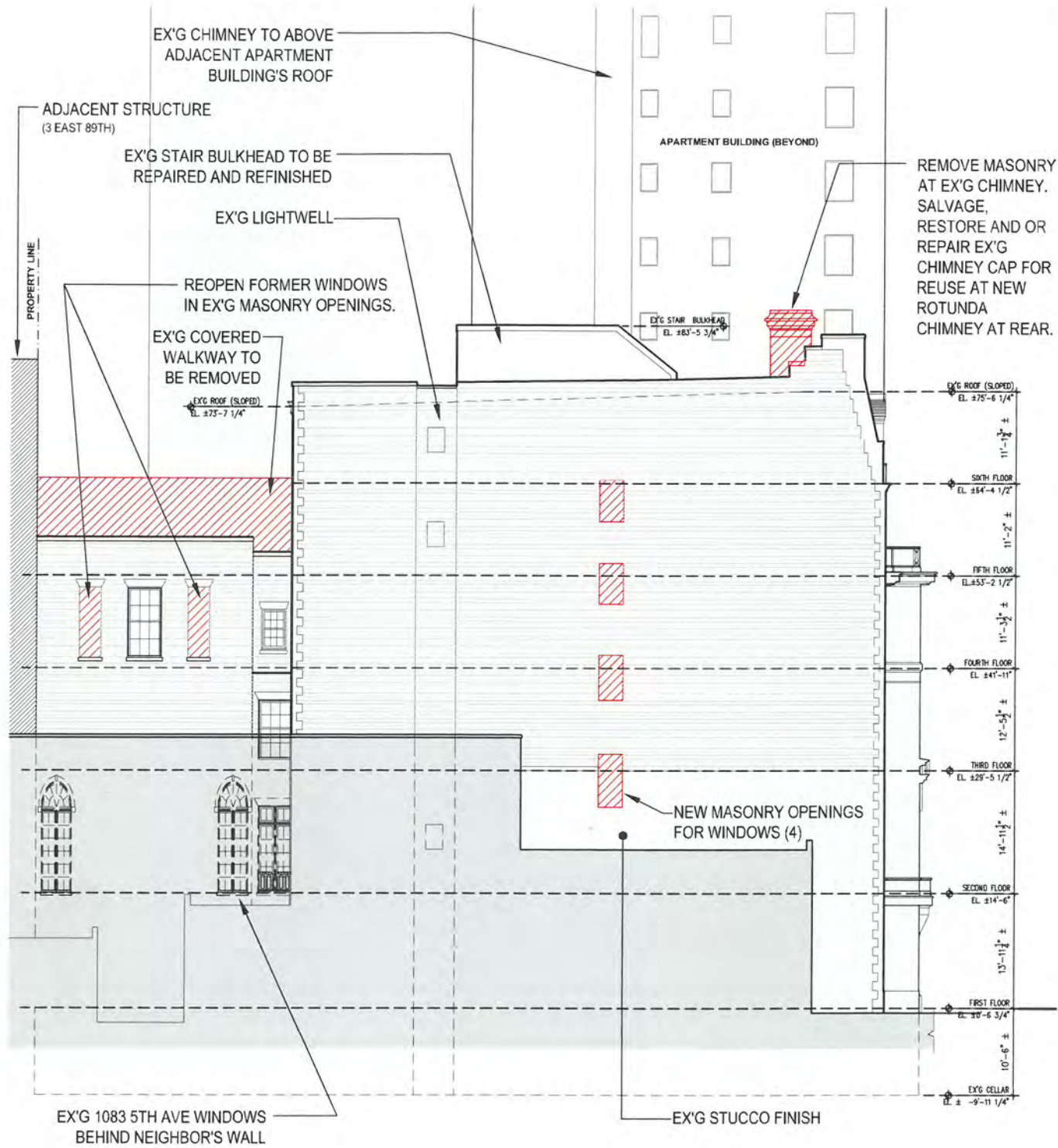


FRONT AND REAR ELEVATIONS
MARCH 18, 2019

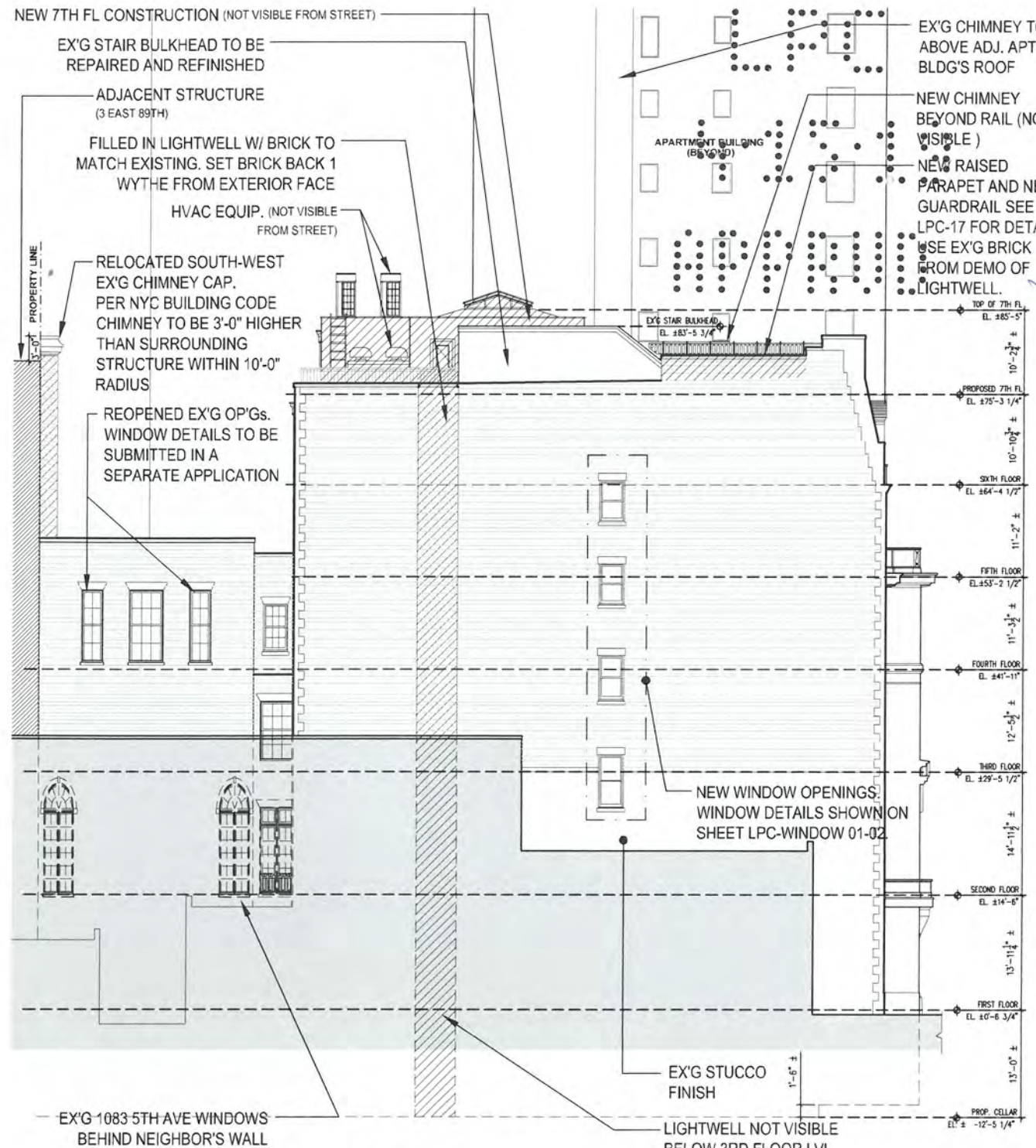
ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010

LPC-4.00

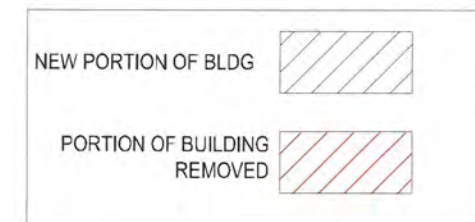
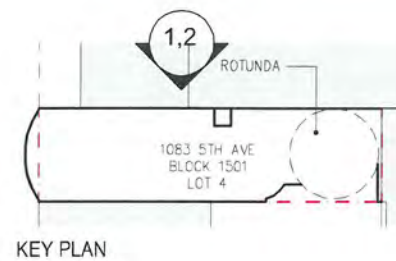
Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Sight Lines Study



1 Existing Side (North) Elevation
Scale : NTS



2 Proposed Side (North) Elevation
Scale : NTS



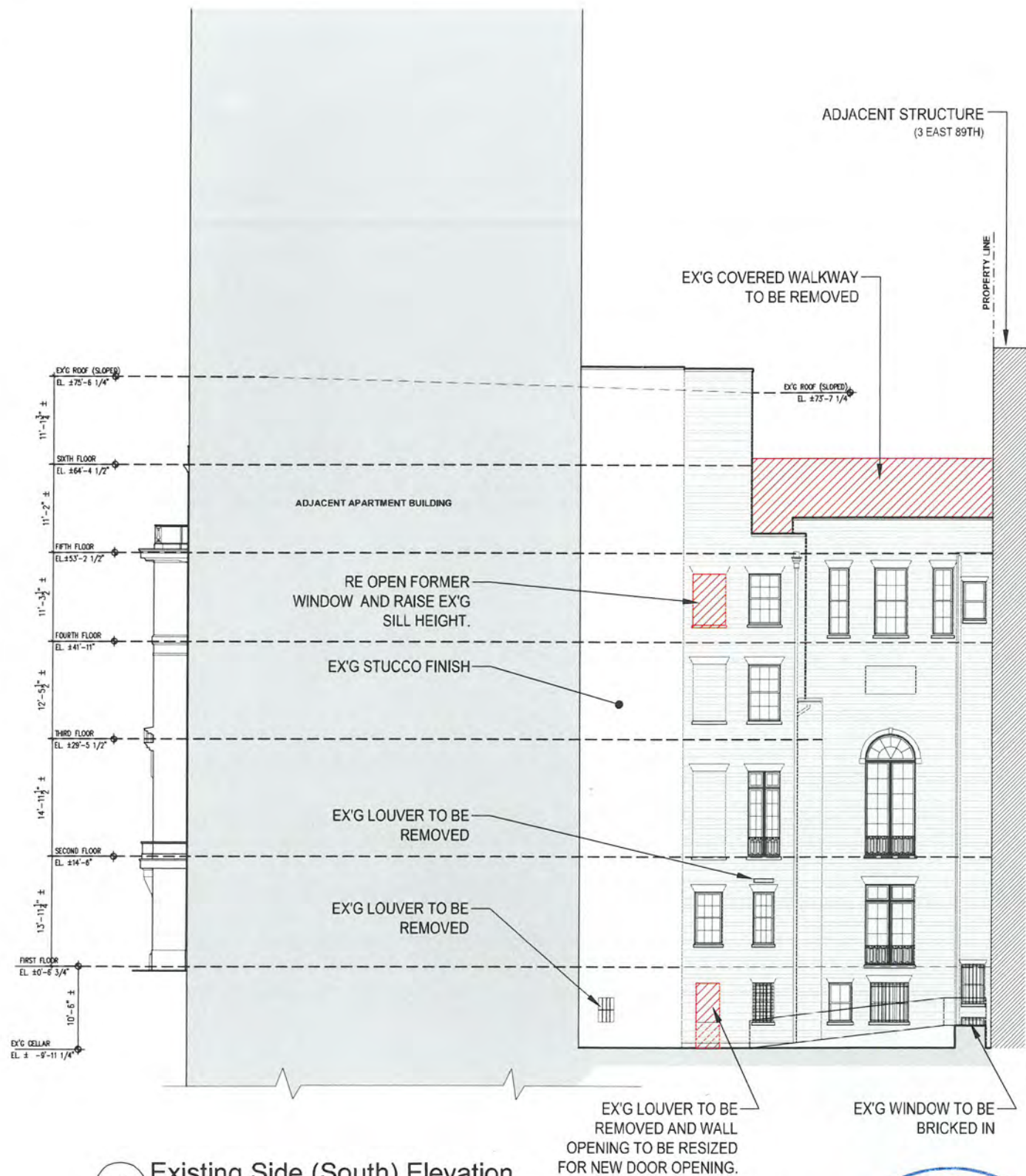
SIDE ELEVATION

MARCH 18, 2019

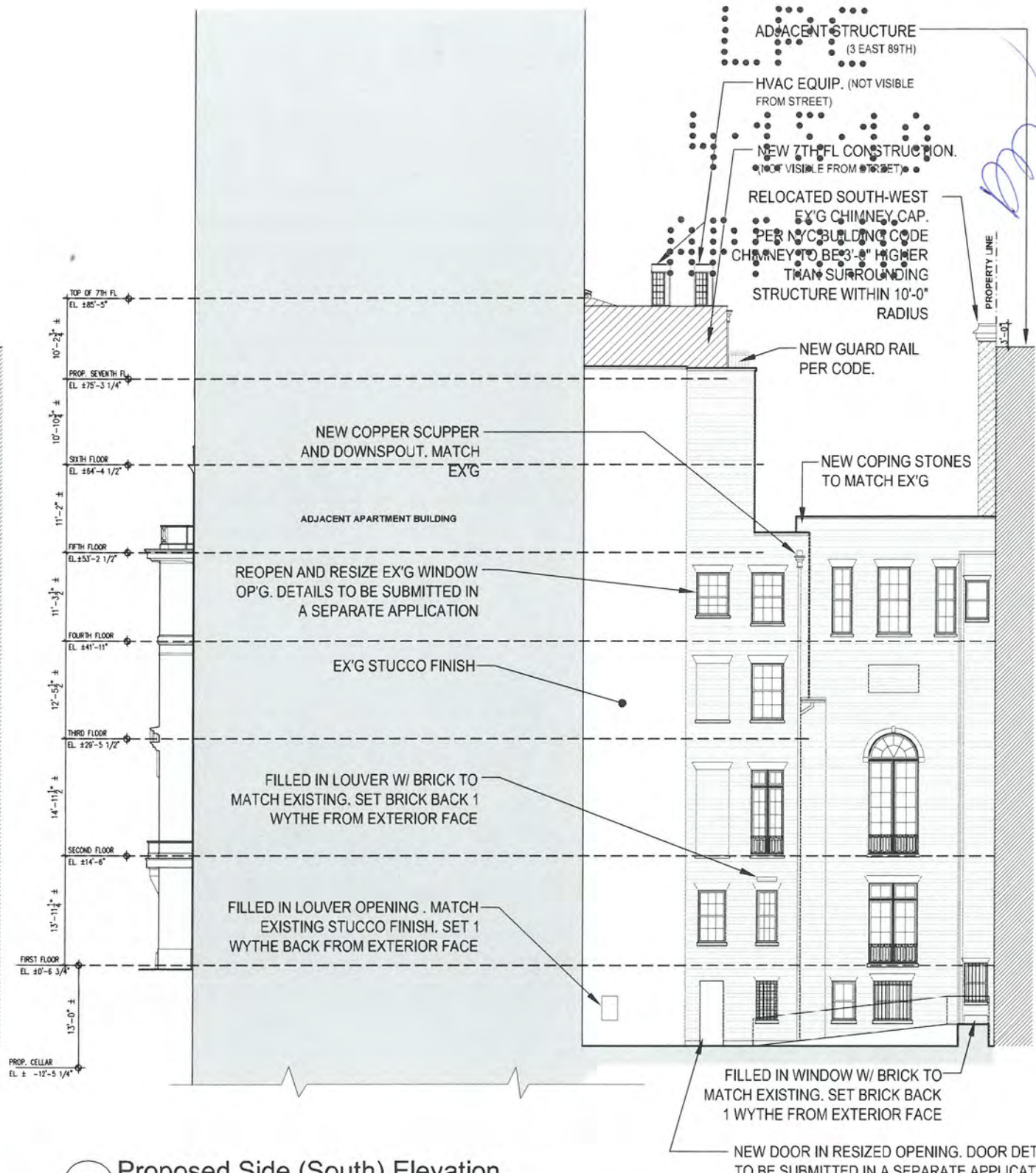
LPC-5.00

Alterations to
1083 5th Ave, New York, NY 10128
Landmarks Preservation Commission Sight Lines Study

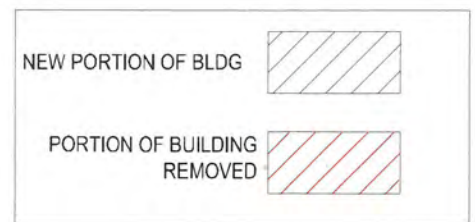
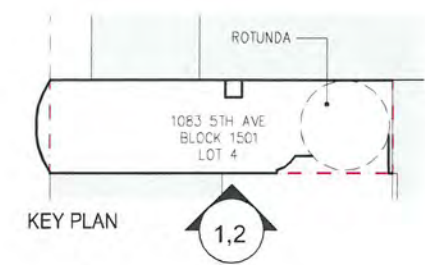
ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



1 Existing Side (South) Elevation
Scale : NTS



2 Proposed Side (South) Elevation
Scale : NTS



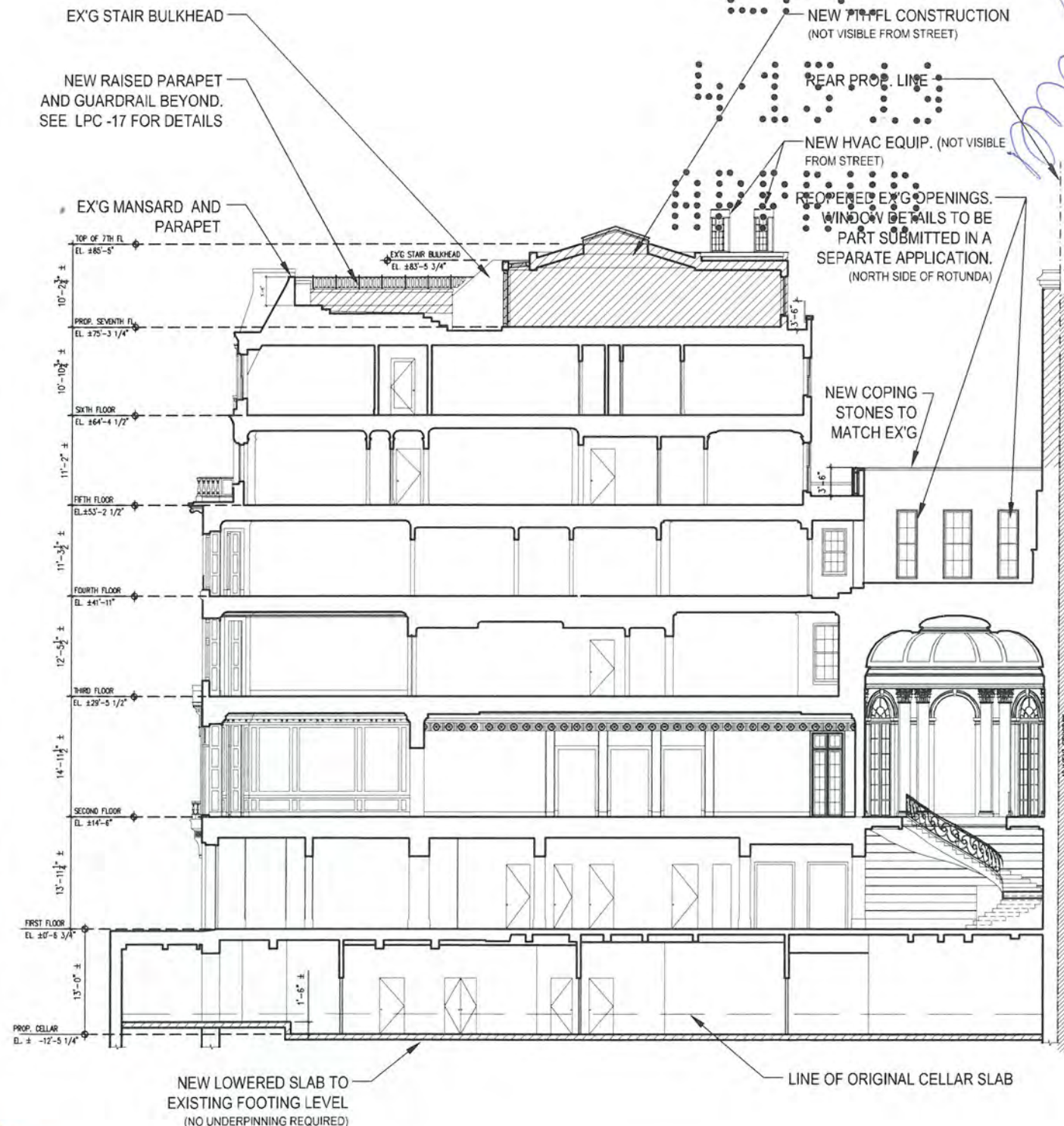
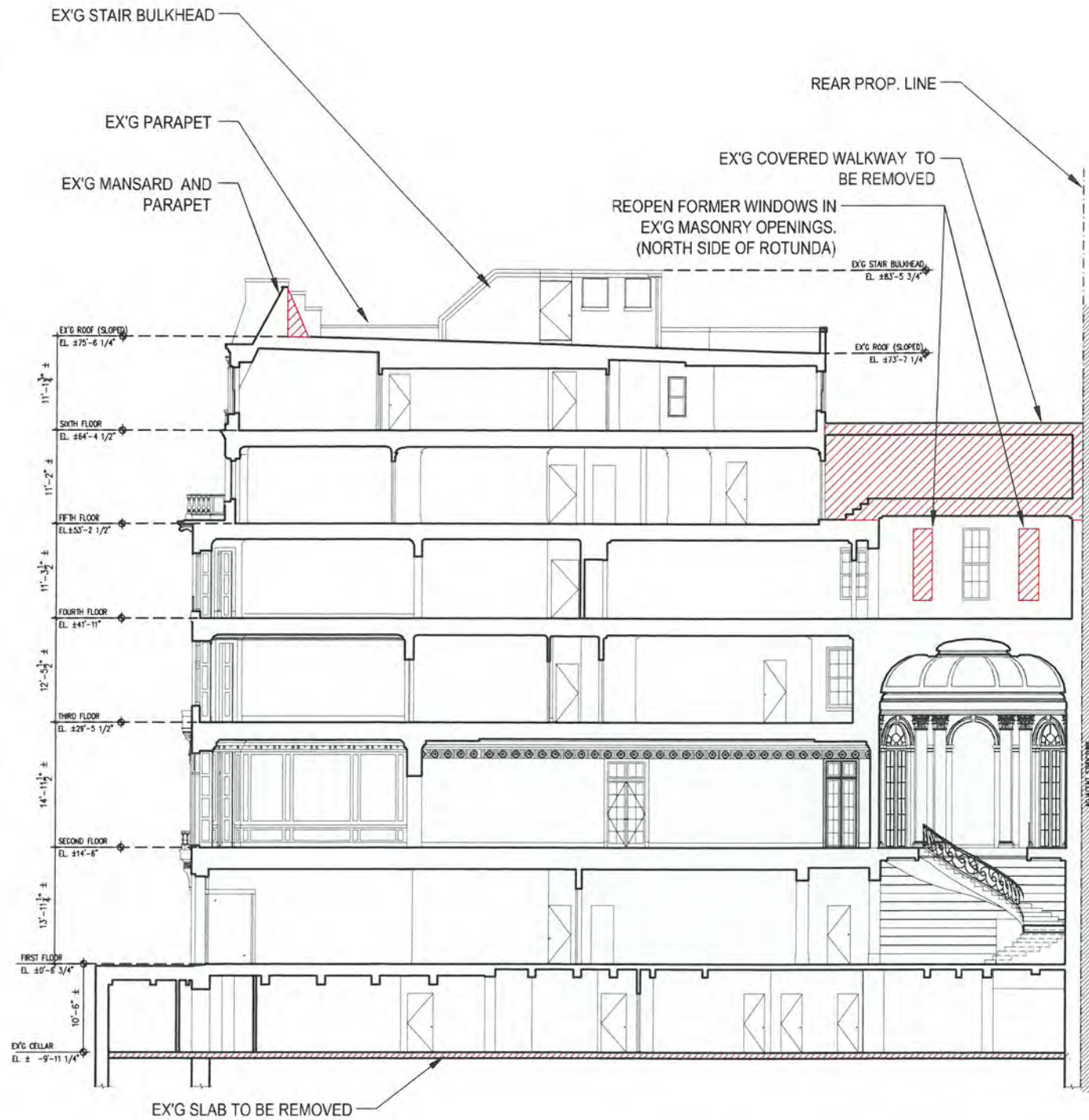
SIDE ELEVATION

MARCH 18, 2019

LPC-6.00

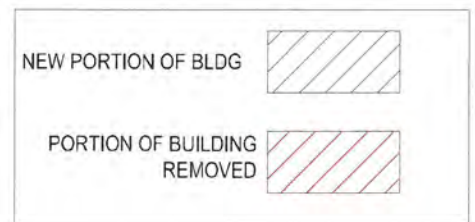
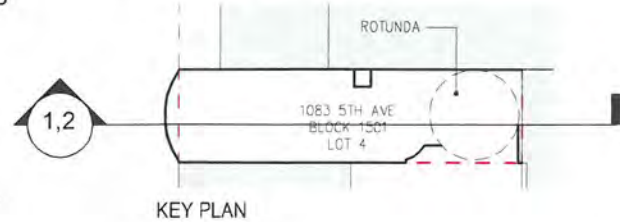
Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Sight Lines Study

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



1 Existing Section Diagram
Scale : NTS

2 Proposed Section Diagram
Scale : NTS



SECTION

MARCH 18, 2019

LPC-7.00

Alterations to
1083 5th Ave, New York, NY 10128
Landmarks Preservation Commission Sight Lines Study

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010

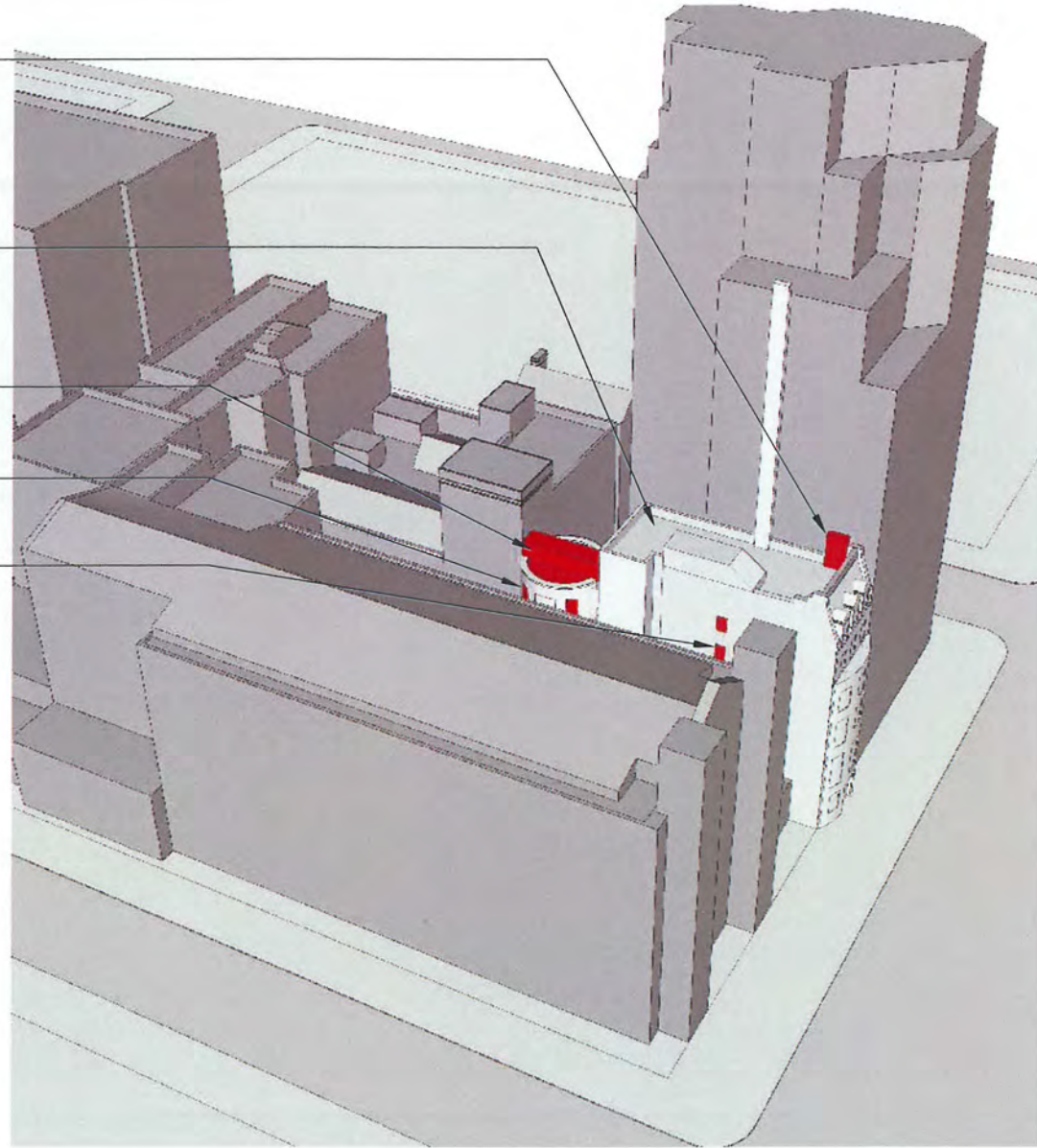
REMOVE MASONRY AT EX'G CHIMNEY. SALVAGE, RESTORE AND OR REPAIR EX'G CHIMNEY CAP FOR REUSE AT NEW ROTUNDA CHIMNEY AT REAR.

EX'G PORTION OF ROOF TO BE PATCHED AND MADE LEVEL.

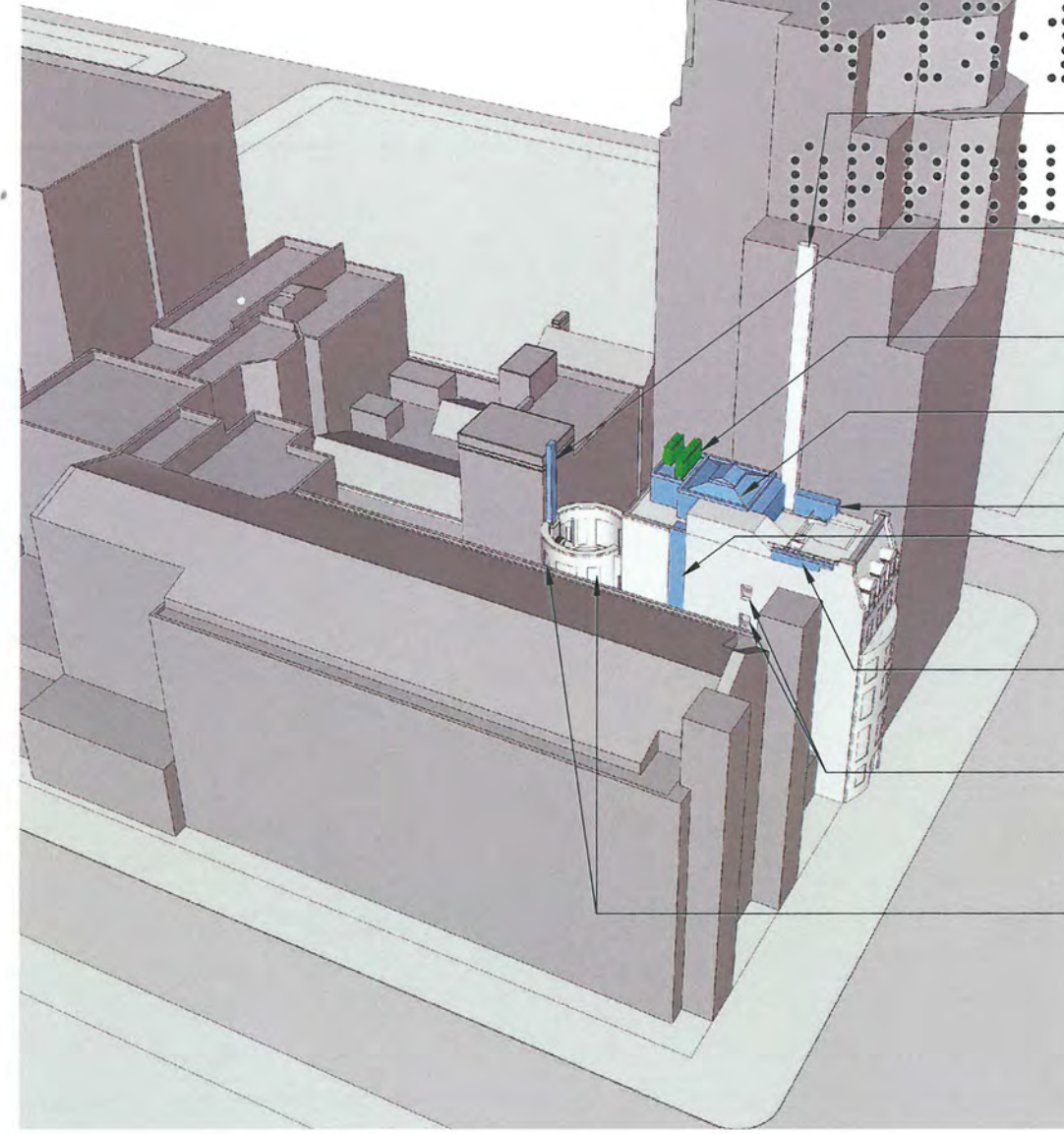
EX'G COVERED WALKWAY AND ROOF TO ROTUNDA TO BE REMOVED

REOPEN FORMER WINDOWS (NORTH SIDE OF ROTUNDA)

NEW MASONRY OPENINGS FOR WINDOWS.



1 Existing



2 Proposed

LPC

EX'G CHIMNEY

NEW CHIMNEY W/ RELOCATED EX'G SOUTH-WEST CHIMNEY CAP

NEW HVAC EQUIP. (NOT VISIBLE FROM STREET)

NEW 7TH FLOOR CONSTRUCTION. (NOT VISIBLE FROM STREET)

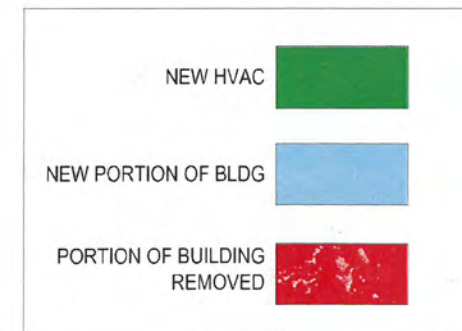
NEW CHIMNEY FILLED IN LIGHTWELL W/ BRICK TO MATCH EX'G. SET BRICK 1 WYTHE FROM EXTERIOR FACE.

NEW RAISED PARAPET AND NEW GUARDRAIL. SEE LPC-17 FOR DETAILS

NEW OP'Gs. WINDOW DETAILS SHOWN ON SHEET LPC-WINDOW 01-02.

REOPENED EX'G OP'Gs. WINDOW DETAILS TO BE SUBMITTED IN A SEPARATE APPLICATION

AERIAL VIEW



MARCH 18, 2019

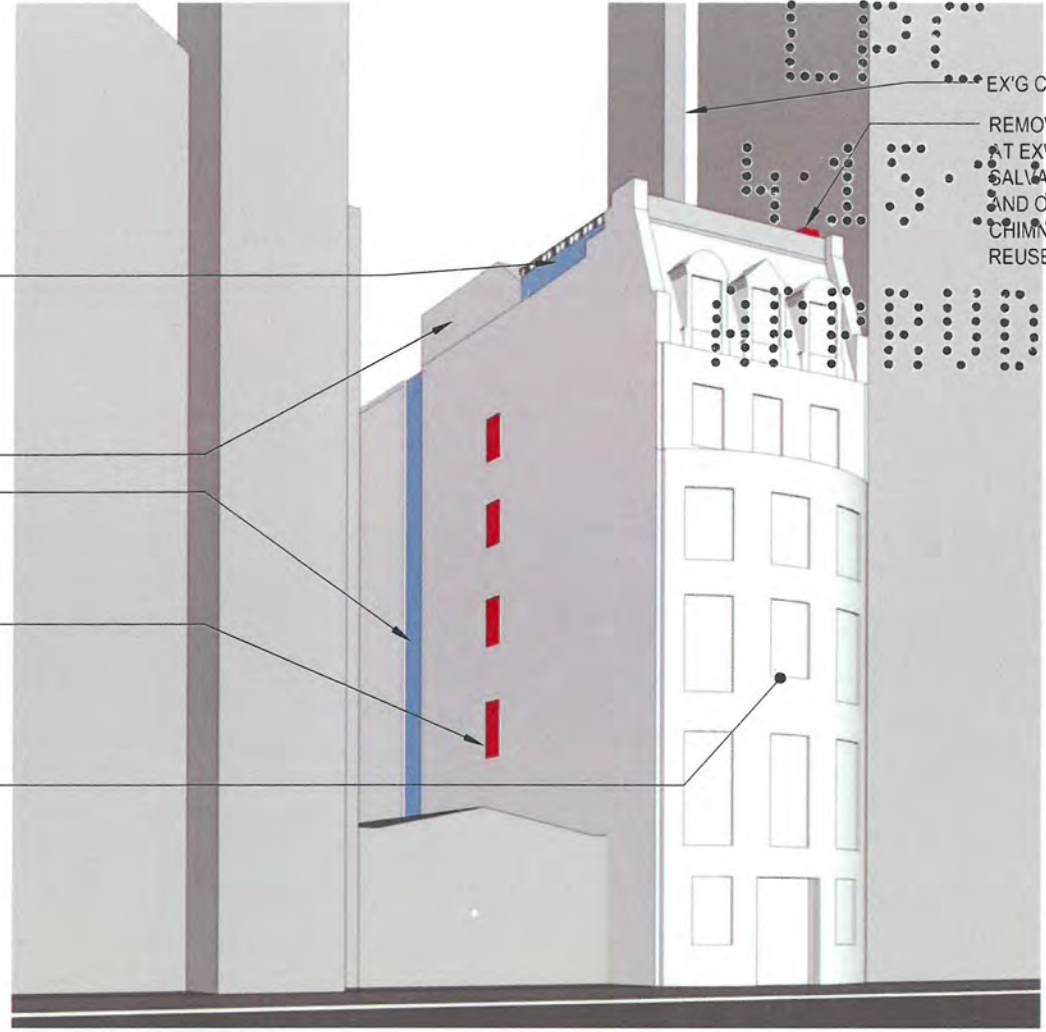
LPC-8.00

Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Review

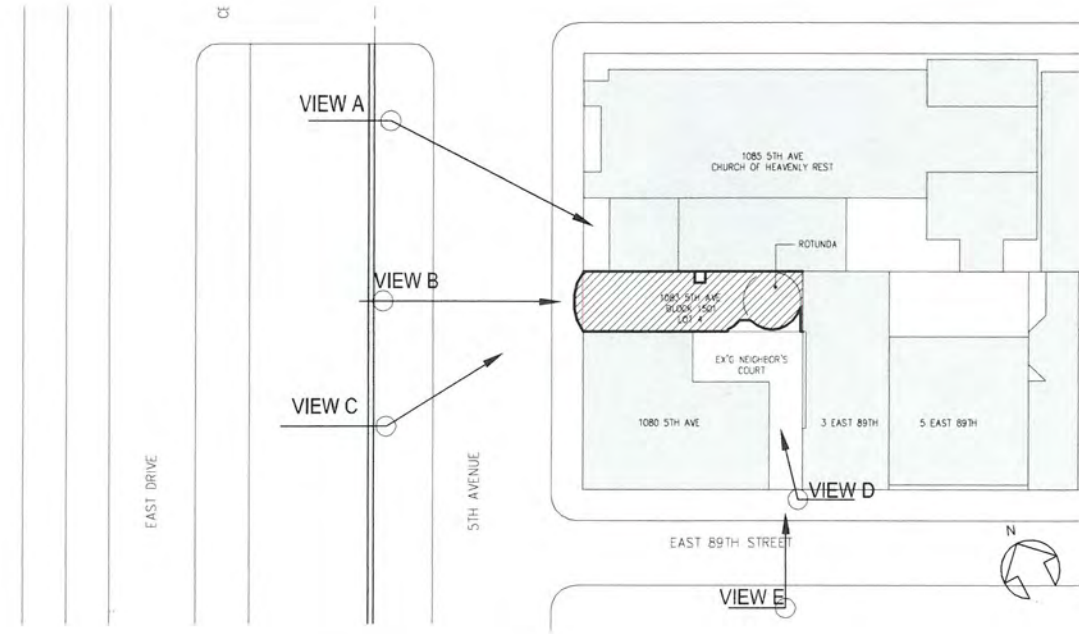
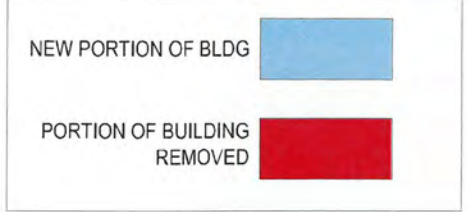
ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



- EXISTING VIEW A**
- EX'G CHIMNEY (OBSCURED BY TREES)
 - EX'G ROOF BULKHEAD
 - EX'G LIGHTWELL
 - NEW RAISED PARAPET AND NEW GUARDRAIL. SEE LPC-17 FOR DETAILS. RE-USE SALVAGED BRICKS FROM LIGHTWELL AT RAISED PARAPET
 - EX'G ROOF BULKHEAD
 - FILLED IN LIGHTWELL W/ BRICK TO MATCH EX'G. SET BRICK 1 WYTHE FROM EXTERIOR FACE.
 - NEW OP'GS. WINDOW DETAILS SHOWN ON SHEET LPC-WINDOW 01-02.
 - NO CHANGE TO WINDOWS AT FRONT (TYP)



- PROPOSED CONSTRUCTION @ VIEW A**
- EX'G CHIMNEY
 - REMOVE MASONRY AT EX'G CHIMNEY. SALVAGE, RESTORE AND OR REPAIR EX'G CHIMNEY CAP FOR REUSE AT ROTUNDA



PROPOSED SIGHT LINES

MARCH 18, 2019

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010

LPC-9.00

Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Sight Lines Study

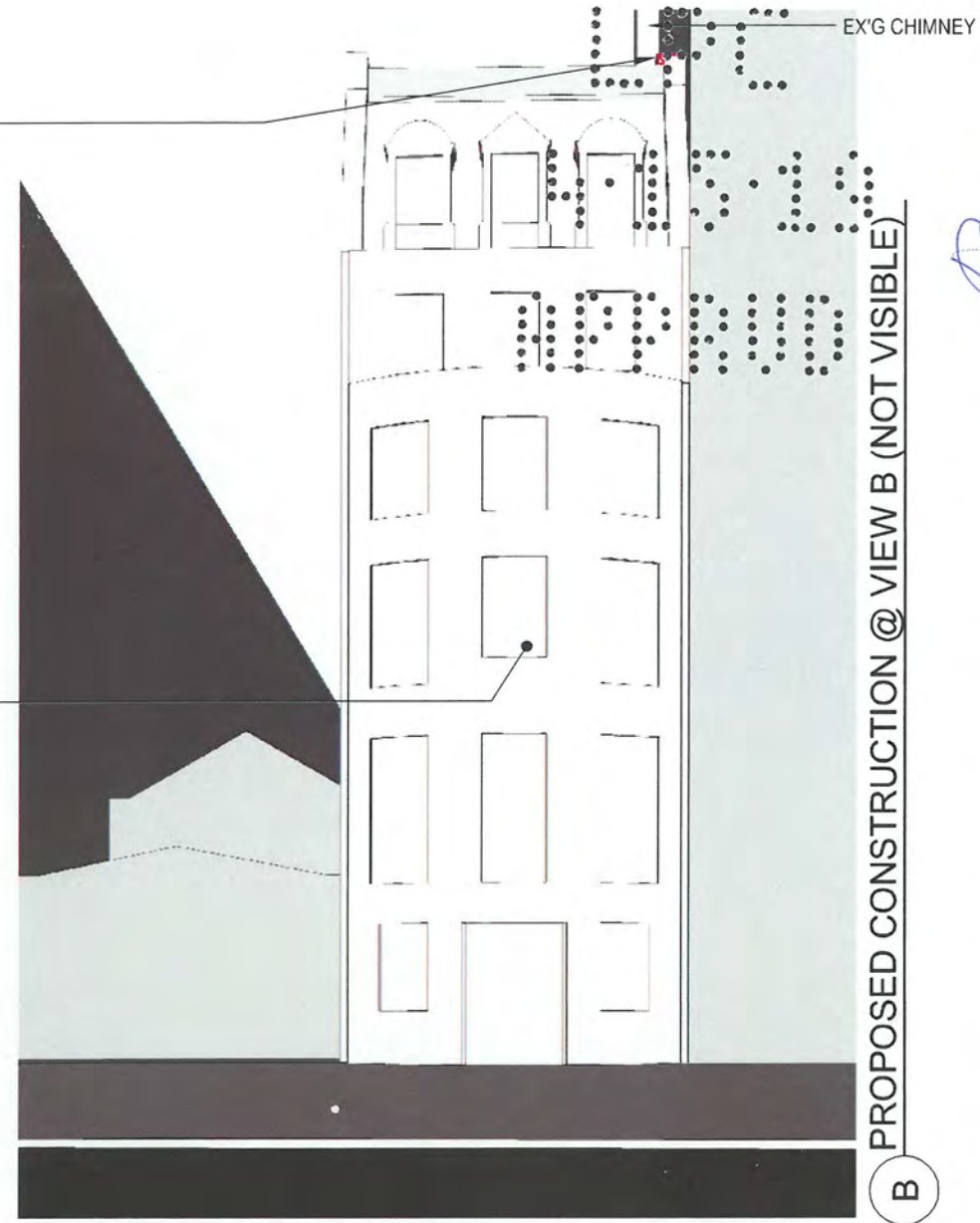


B EXISTING VIEW B

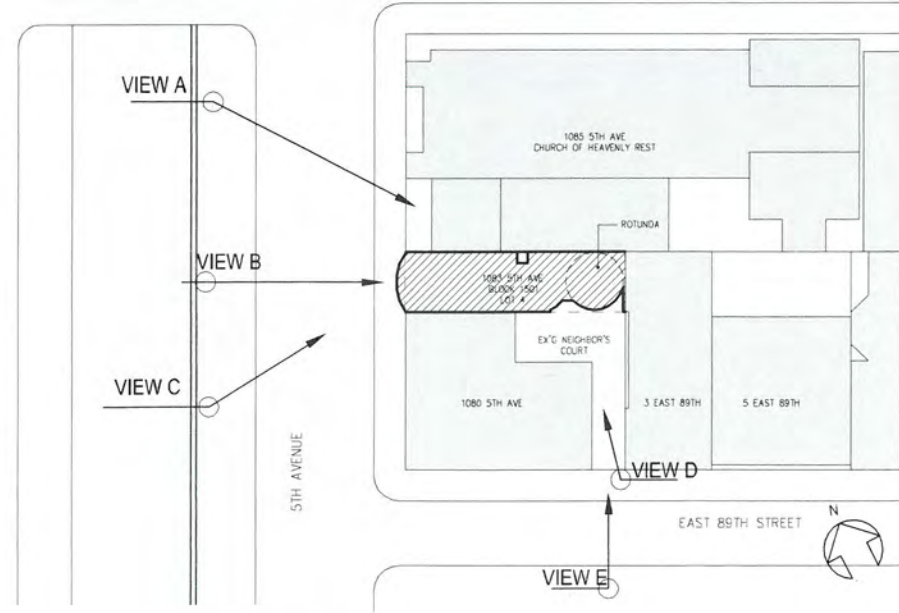
EX'G CHIMNEY

REMOVE MASONRY AT EX'G CHIMNEY. SALVAGE, RESTORE AND OR REPAIR EX'G CHIMNEY CAP FOR REUSE AT NEW ROTUNDA CHIMNEY AT REAR.

NO CHANGE TO WINDOWS AT FRONT (TYP)



B PROPOSED CONSTRUCTION @ VIEW B (NOT VISIBLE)



DM

PROPOSED SIGHT LINES

MARCH 18, 2019

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010

LPC-10.00

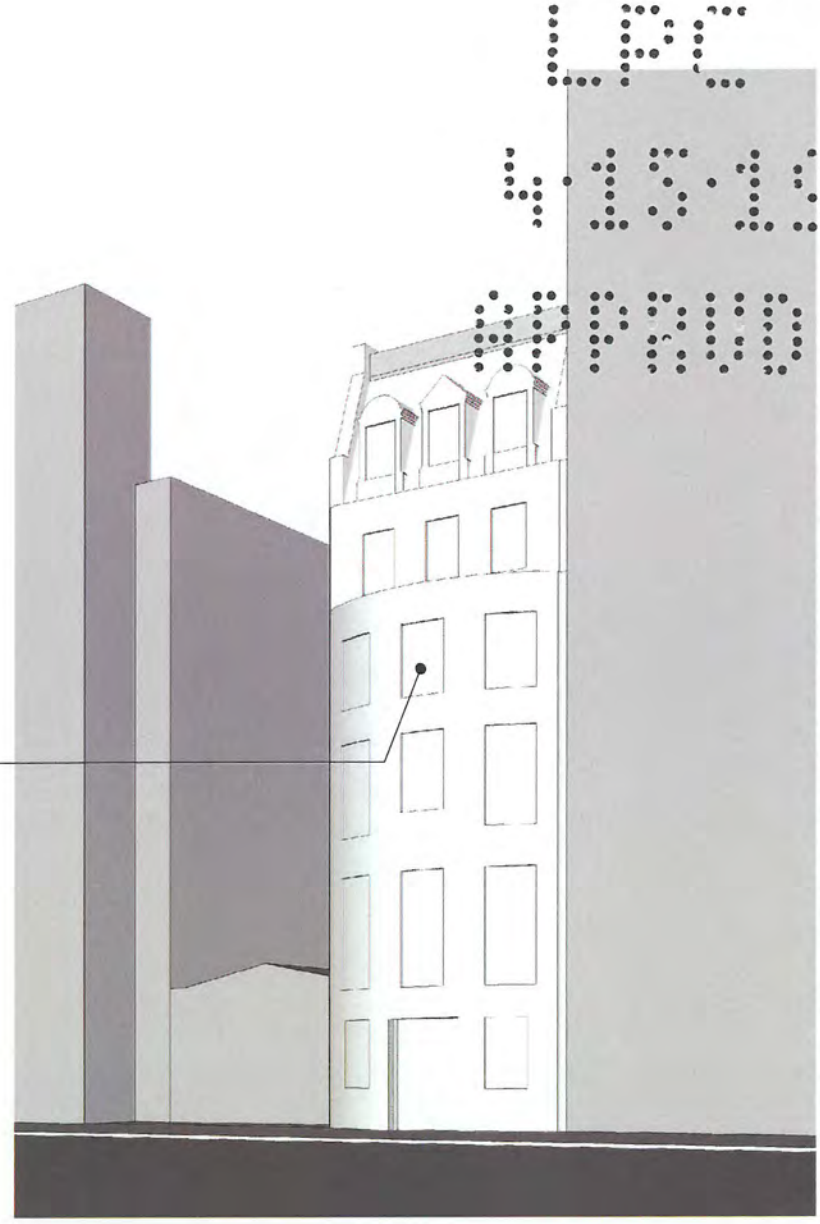
Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Sight Lines Study



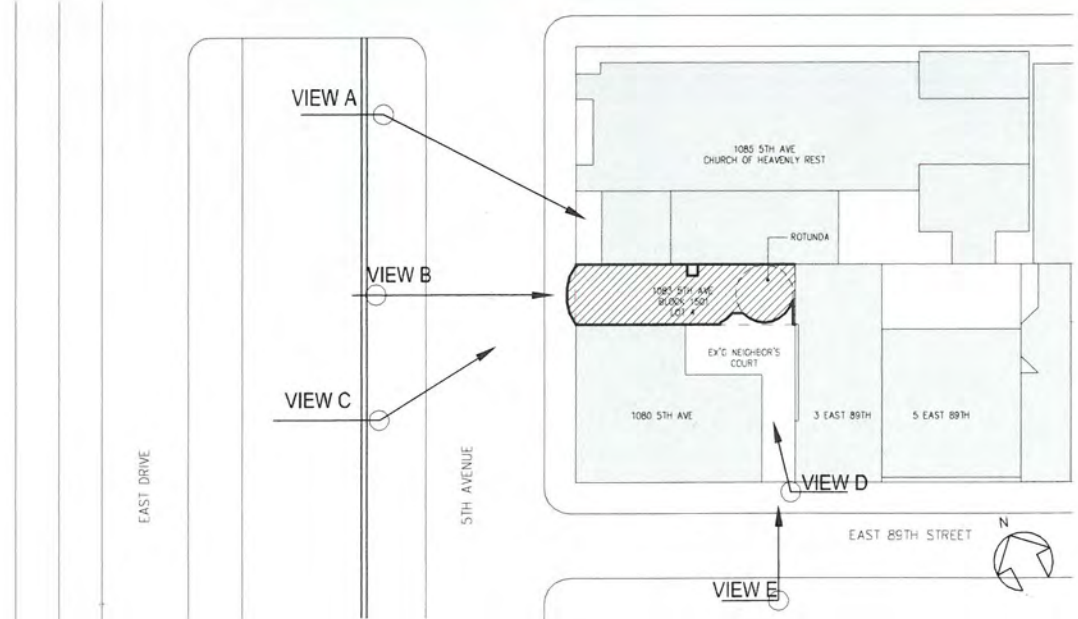
C EXISTING VIEW C



NO CHANGE TO WINDOWS AT FRONT (TYP)



C PROPOSED CONSTRUCTION @ VIEW C (NOT VISIBLE)



LPC-11.00

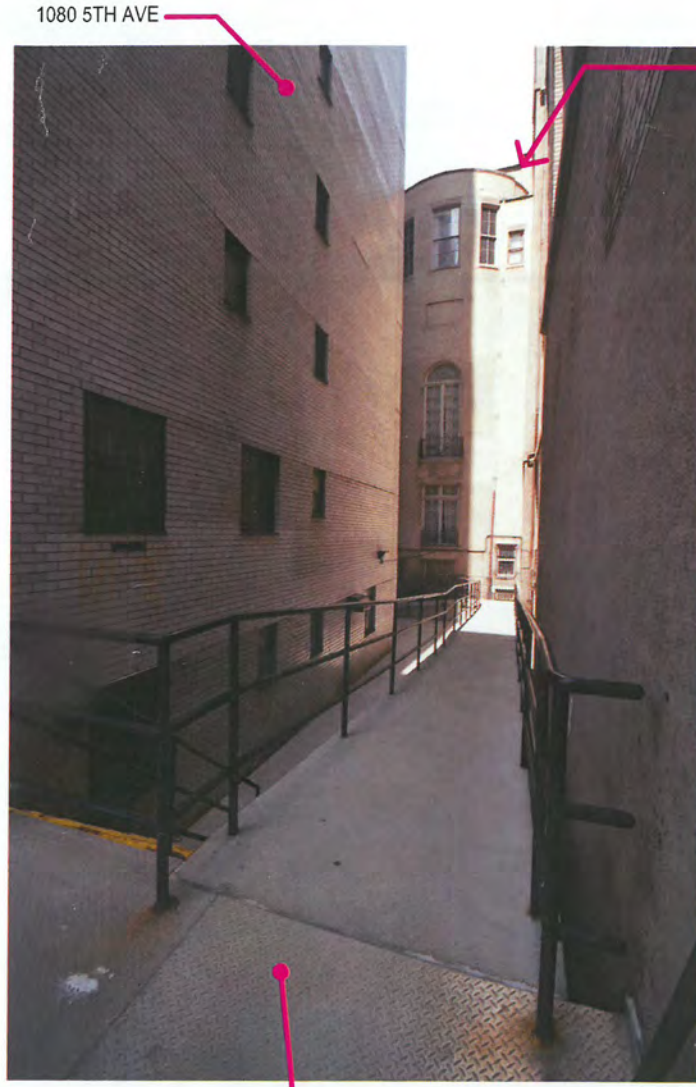
Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Sight Lines Study

MARCH 18, 2019

PROPOSED SIGHT LINES

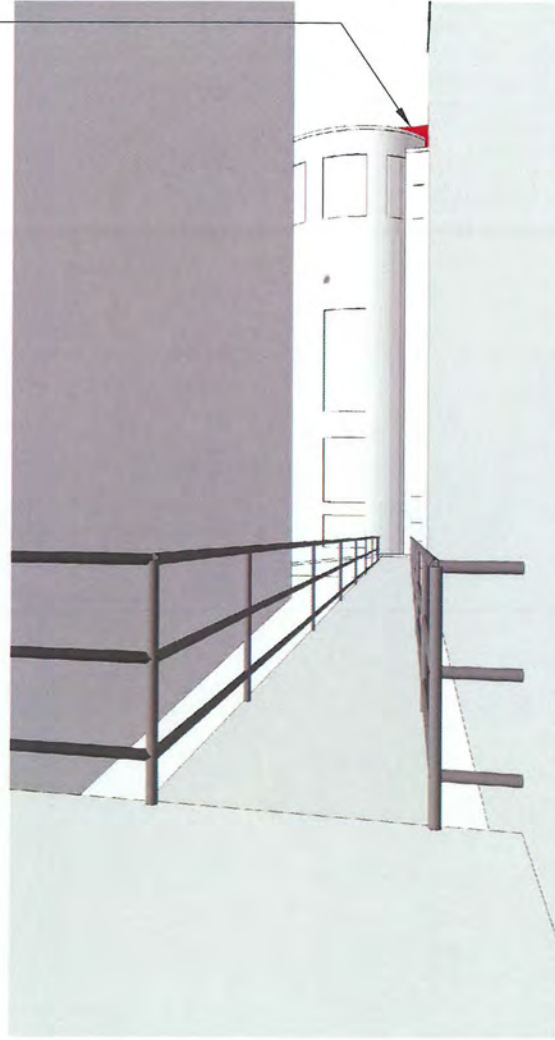
ZIVKOVIC CONNOLLY ARCHITECTS P.C.

1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



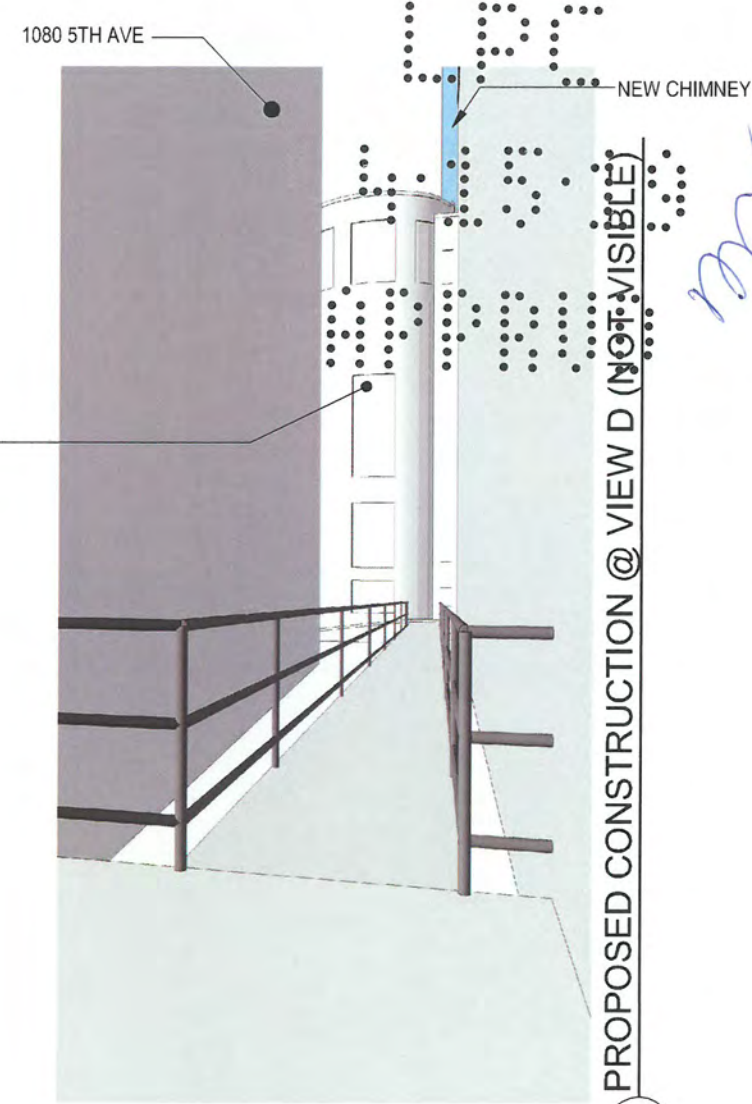
EXISTING VIEW D

D



EXISTING @ VIEW D

D

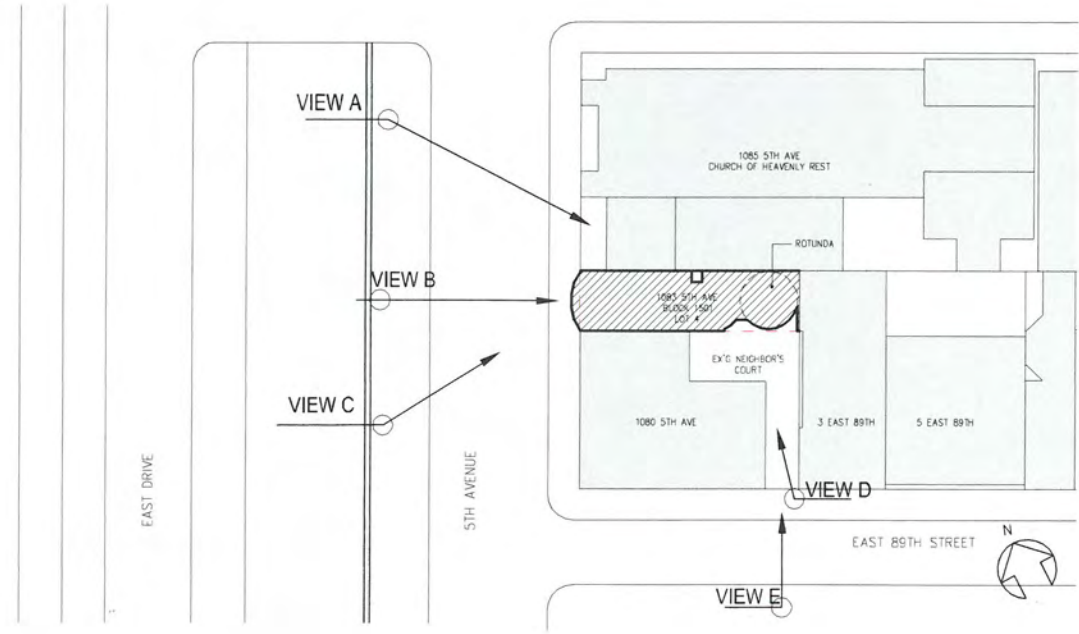
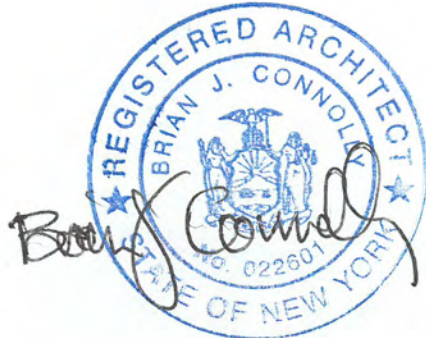


PROPOSED CONSTRUCTION @ VIEW D (NOT-VISIBLE)

D

EX'G NEIGHBOR'S RAMP DOWN

NEW PORTION OF BLDG
 PORTION OF BUILDING REMOVED



LPC-12.00

MARCH 18, 2019

PROPOSED SIGHT LINES

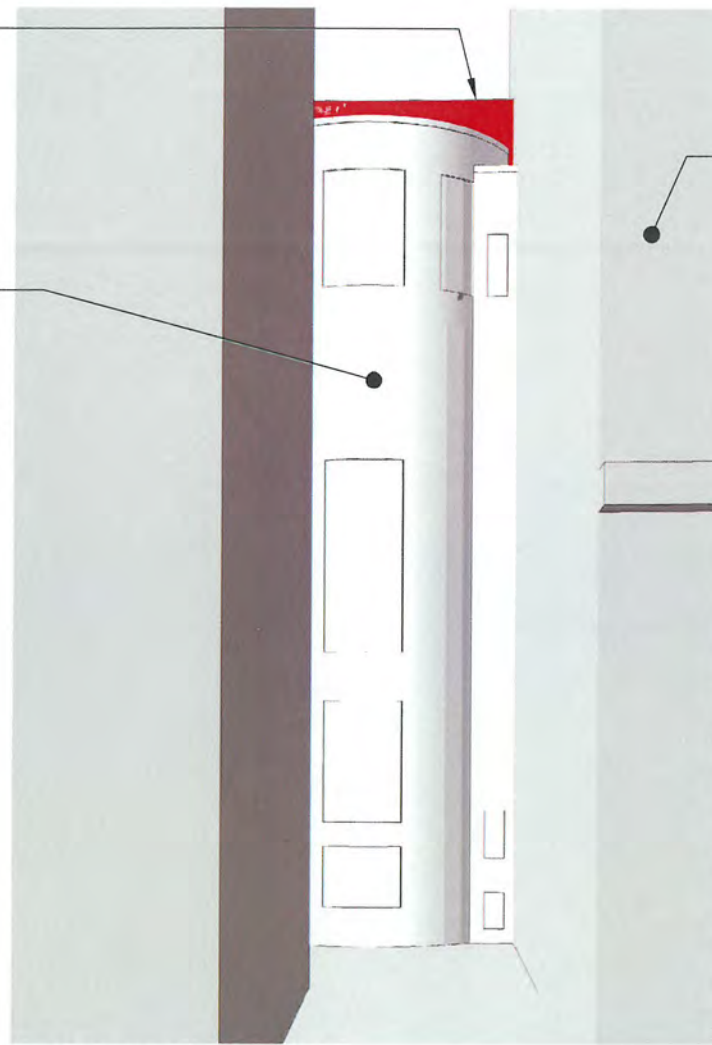
Alterations to
 1083 5th Ave. New York, NY 10128
 Landmarks Preservation Commission Sight Lines Study

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
 1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



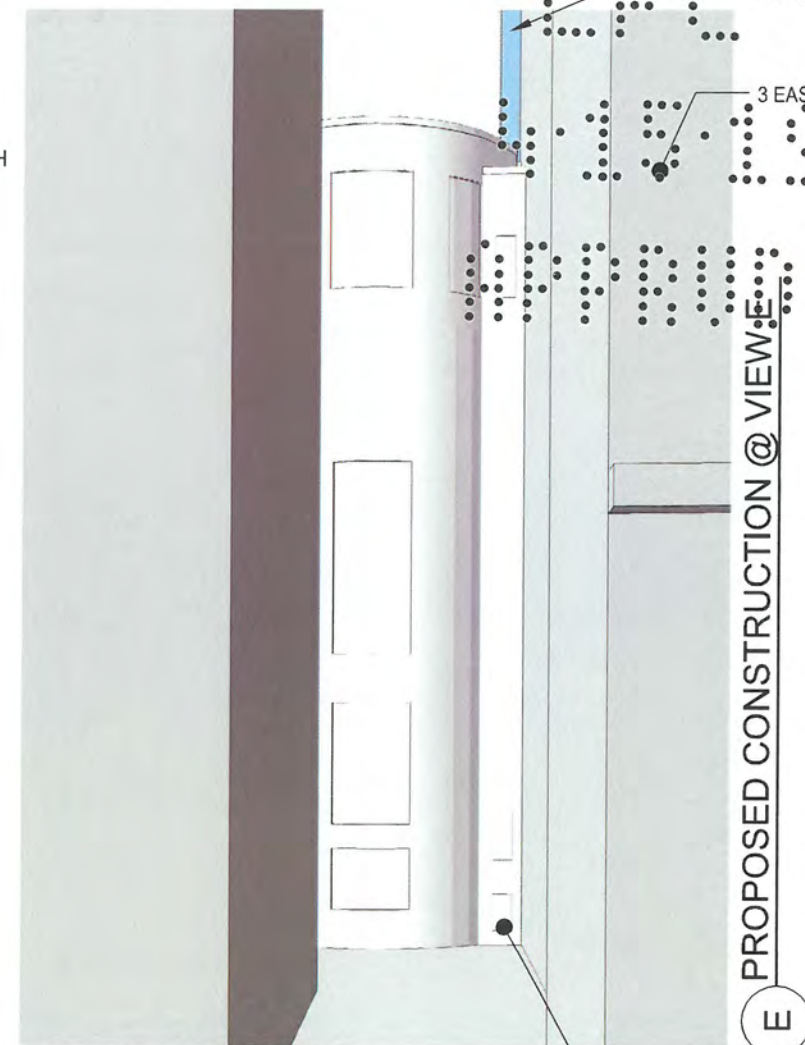
E EXISTING VIEW E

EX'G COVERED WALKWAY
 3 EAST 89TH
 1083 5TH AVE ROTUNDA
 EX'G NEIGHBOR'S GATE



E EXISTING @ VIEW E

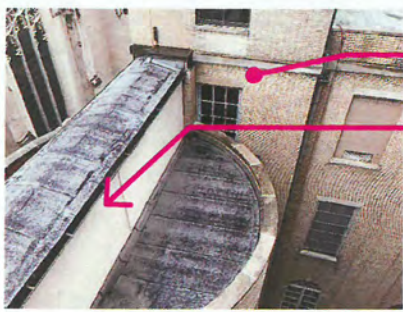
*EX'G GATE AND RAMP DOWN NOT SHOWN FOR CLARITY. SEE VIEW D



E PROPOSED CONSTRUCTION @ VIEW E

*EX'G GATE AND RAMP DOWN NOT SHOWN FOR CLARITY. SEE VIEW D

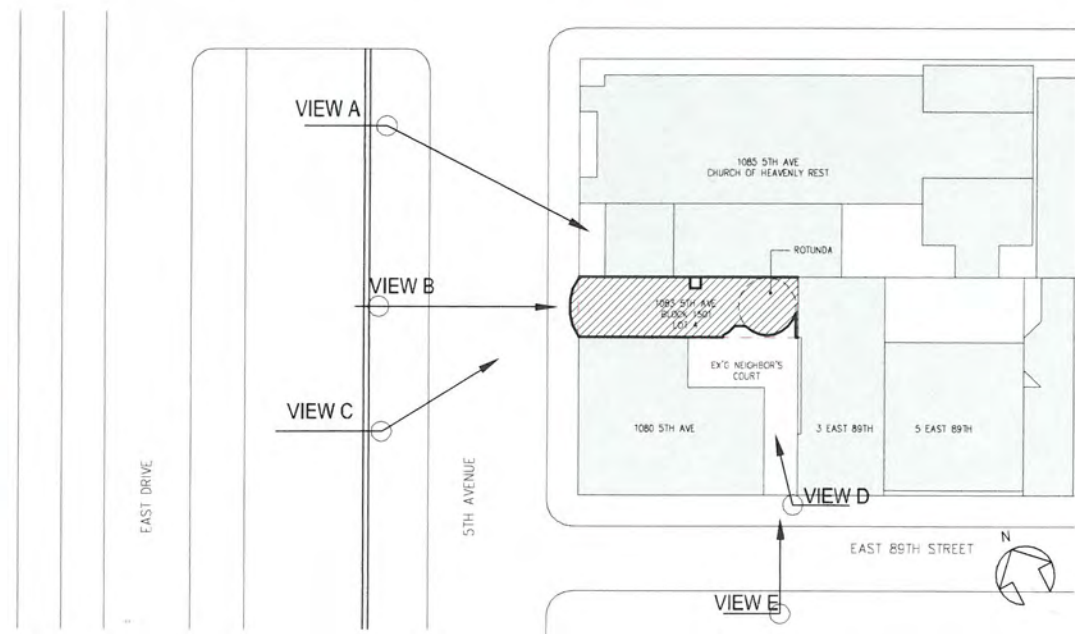
FILLED IN WINDOW W/ BRICK TO MATCH EX'G. SET BRICK 1 WYTHE FROM EXTERIOR FACE.



3 EAST 89TH'S ADJACENT WEST WALL
 EX'G COVERED WALKWAY

1 AERIAL PHOTO OF EX'G COVERED WALKWAY

NEW PORTION OF BLDG	
PORTION OF BUILDING REMOVED	



LPC-13.00

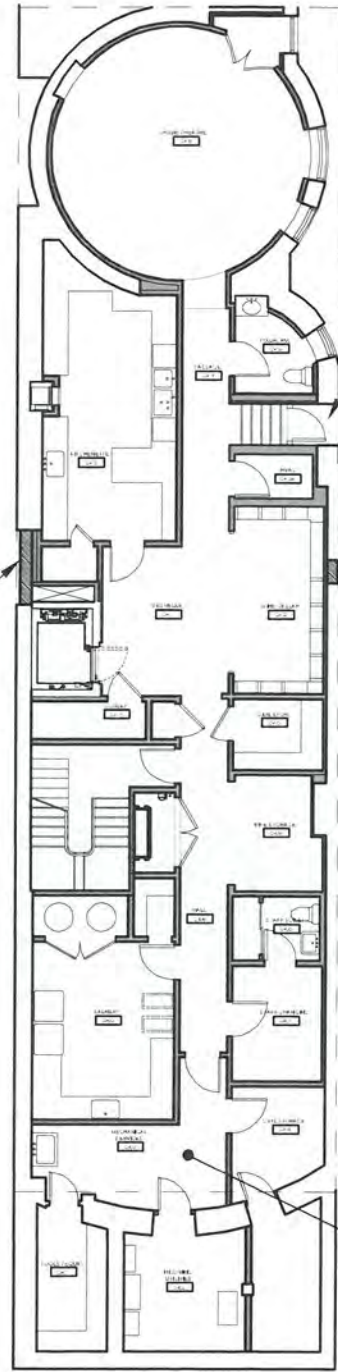
MARCH 18, 2019

PROPOSED SIGHT LINES

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
 1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010

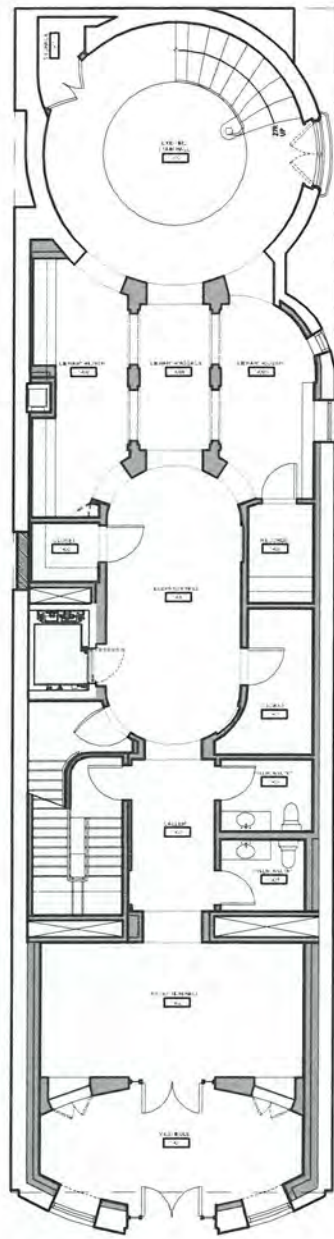
Alterations to
1083 5th Ave. New York, NY 10128
 Landmarks Preservation Commission Sight Lines Study

FILLED IN LIGHTWELL
(ALL FLOORS), W/ BRICK
TO MATCH EX'G. SET
BRICK 1 WYTHE BACK
FROM EXTERIOR FACE.
(TYP)



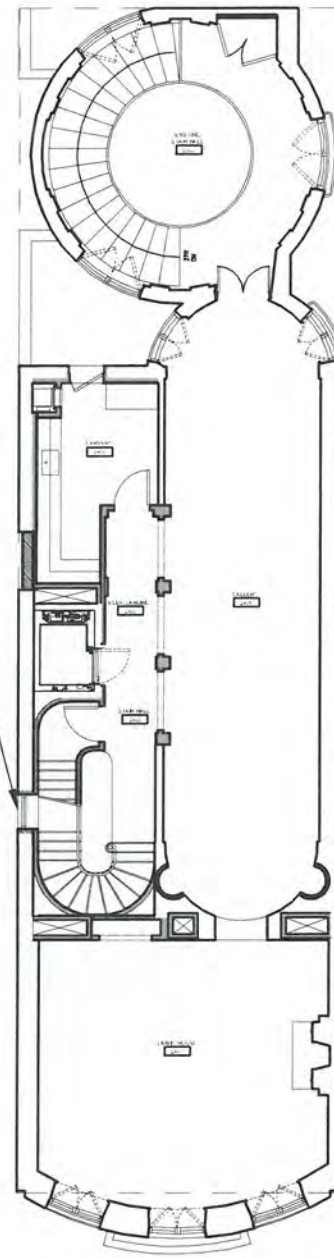
1 CELLAR FLOOR PLAN
Scale : 1/16" = 1'-0"

NEW DOOR IN
RESIZED OPENING.
DOOR DETAILS TO
BE SUBMITTED IN A
SEPARATE
APPLICATION



2 FIRST FLOOR PLAN
Scale : 1/16" = 1'-0"

NEW WINDOW
OPENING. REFER TO
SHEET LPC-WINDOW
01-02.



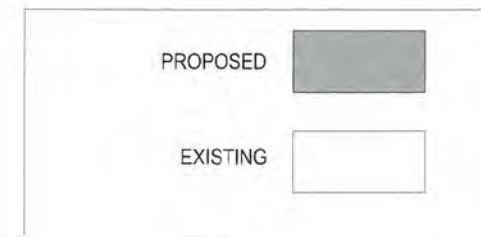
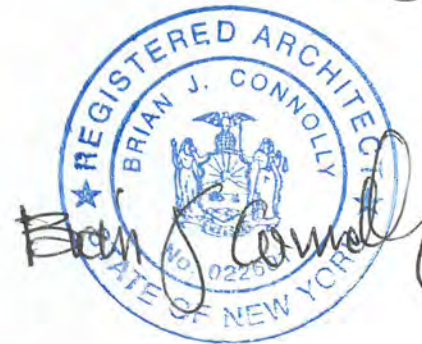
3 SECOND FLOOR PLAN
Scale : 1/16" = 1'-0"

NEW WINDOW
OPENING. REFER TO
SHEET LPC-WINDOW
01-02.



4 THIRD FLOOR PLAN
Scale : 1/16" = 1'-0"

NEW LOWERED
CELLAR THROUGHOUT



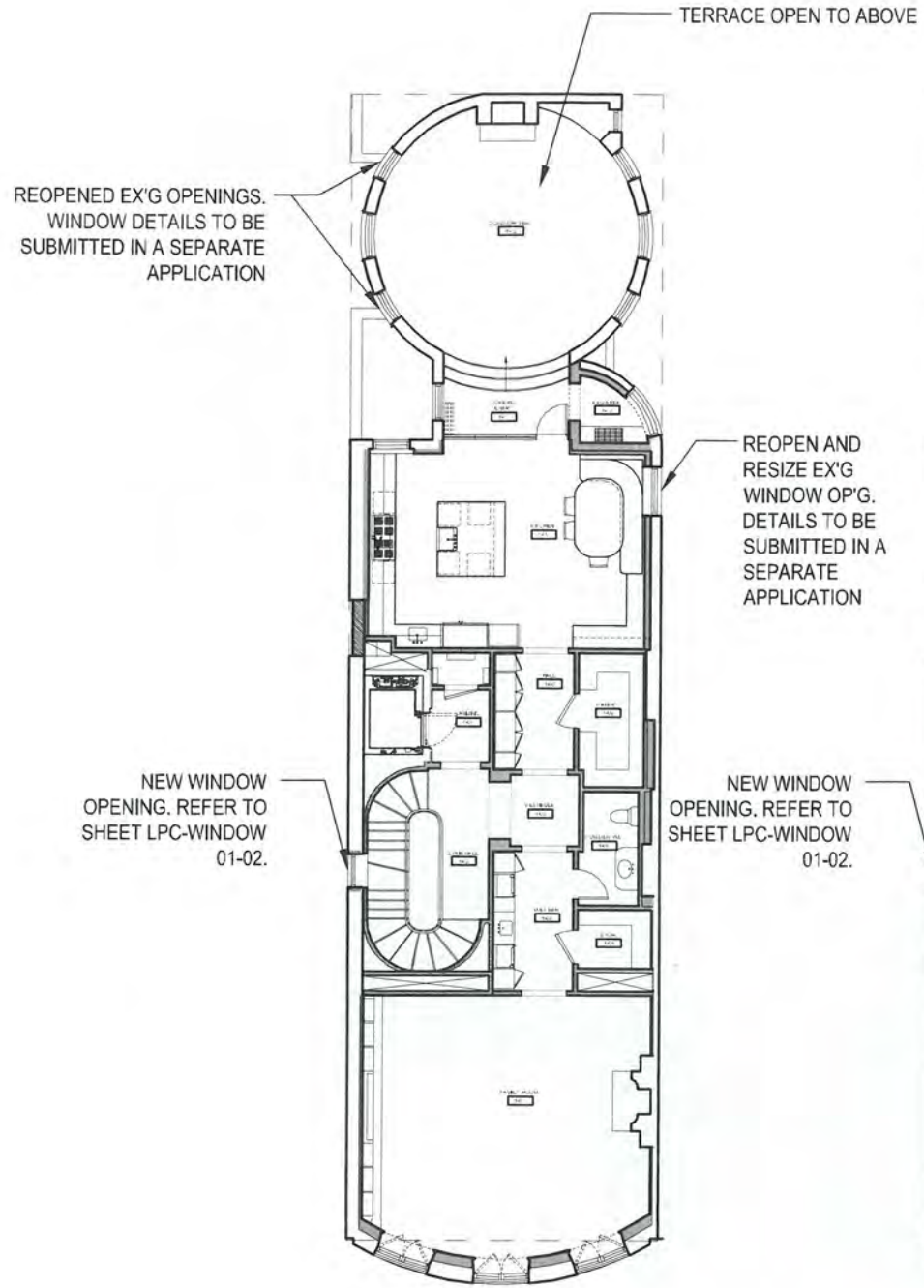
LPC-14.00

MARCH 18, 2019

PROPOSED FLOOR PLANS

Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Review

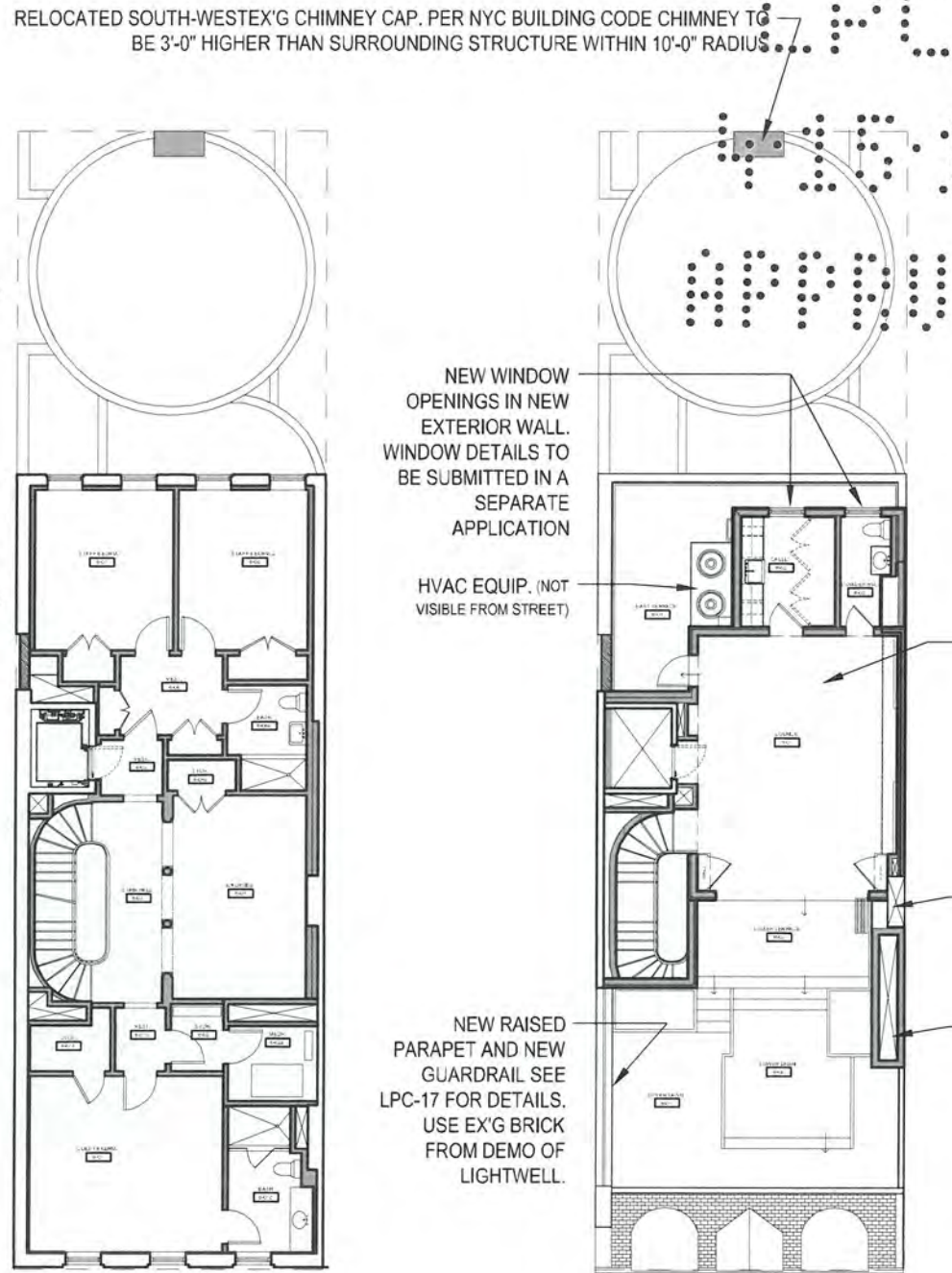
ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



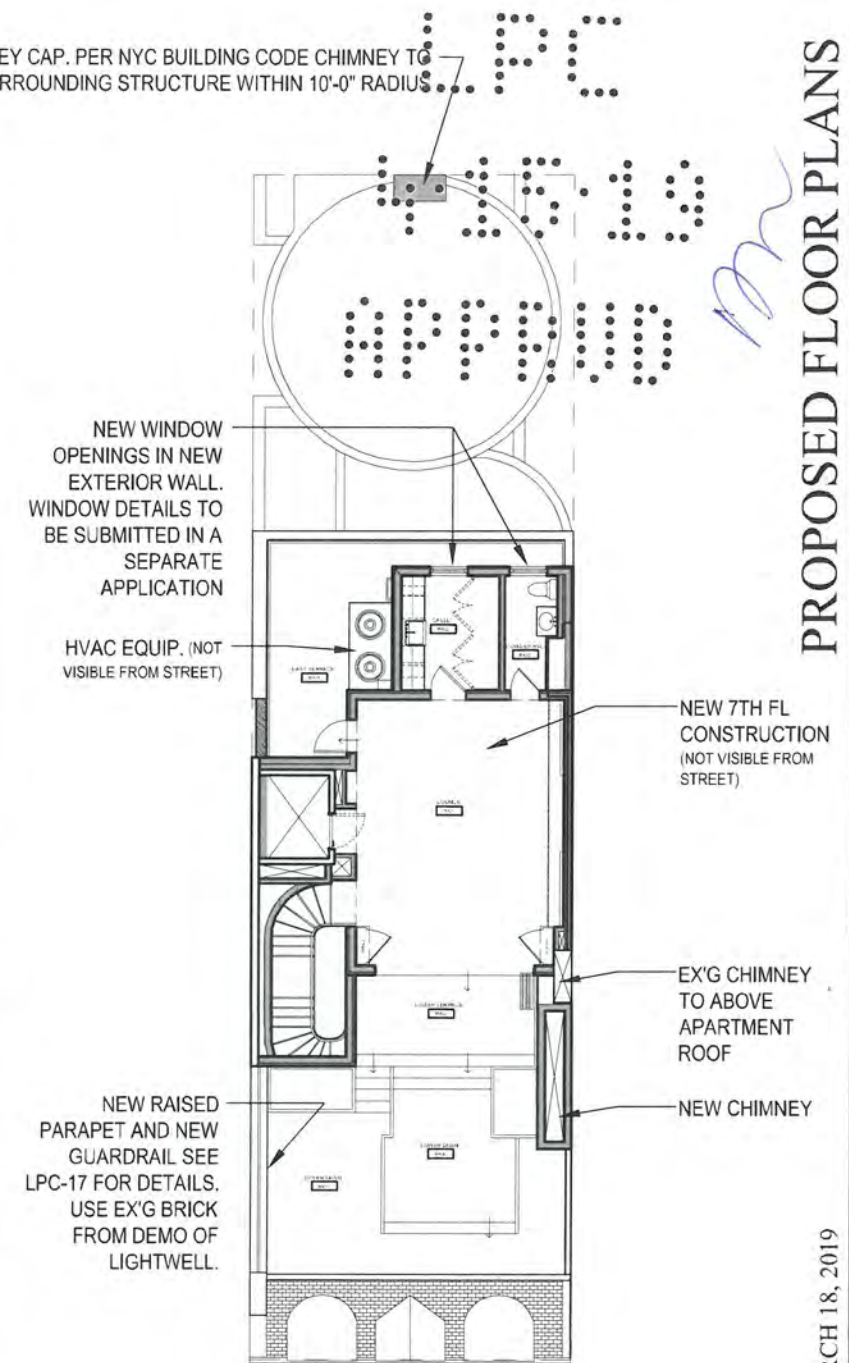
1 **FOURTH FLOOR PLAN**
Scale : 1/16" = 1'-0"



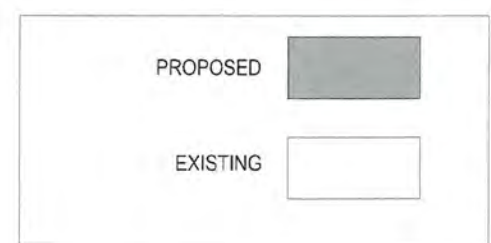
2 **FIFTH FLOOR PLAN**
Scale : 1/16" = 1'-0"



3 **SIXTH FLOOR PLAN**
Scale : 1/16" = 1'-0"



4 **SEVENTH FLOOR PLAN**
Scale : 1/16" = 1'-0"



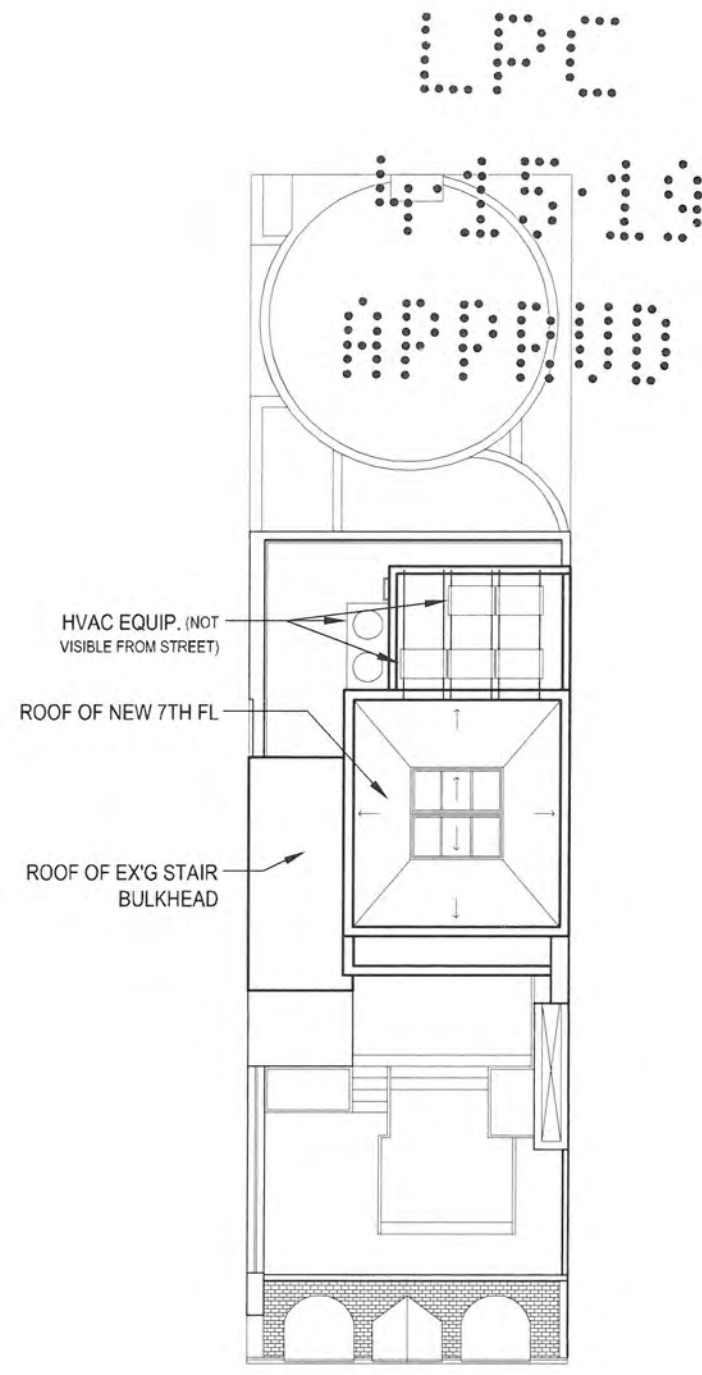
PROPOSED FLOOR PLANS

MARCH 18, 2019

LPC-15.00

Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Review

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



1 ROOF PLAN
Scale : 1/16" = 1'-0"

dm

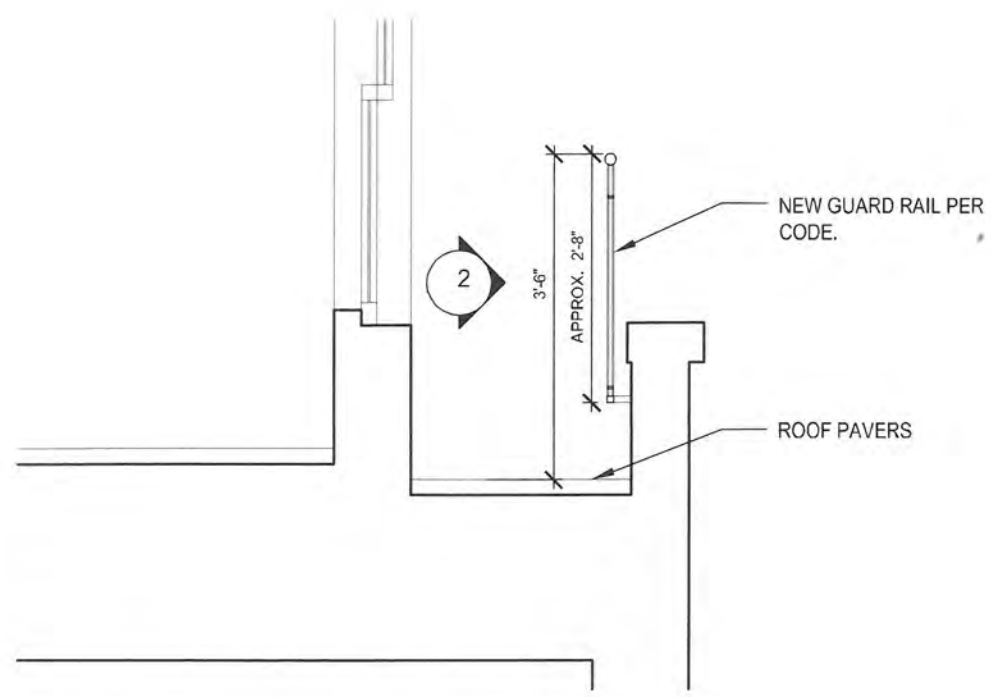
LPC-16.00

MARCH 18, 2019

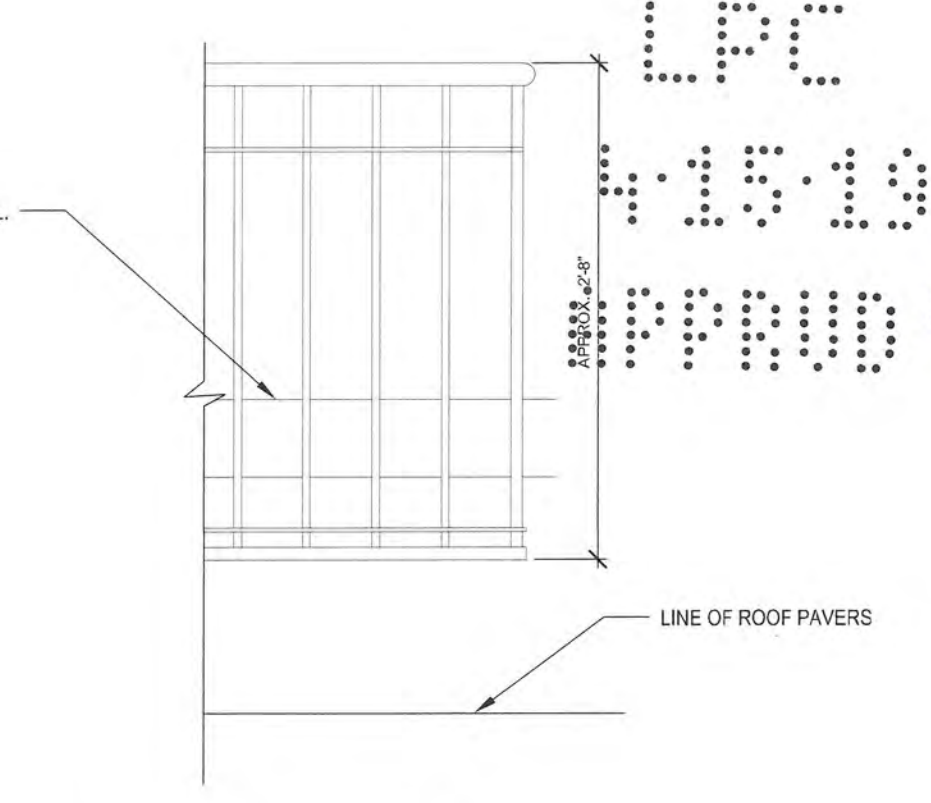
PROPOSED FLOOR PLANS

Alterations to
1083 5th Ave. New York, NY 10128
Landmarks Preservation Commission Review

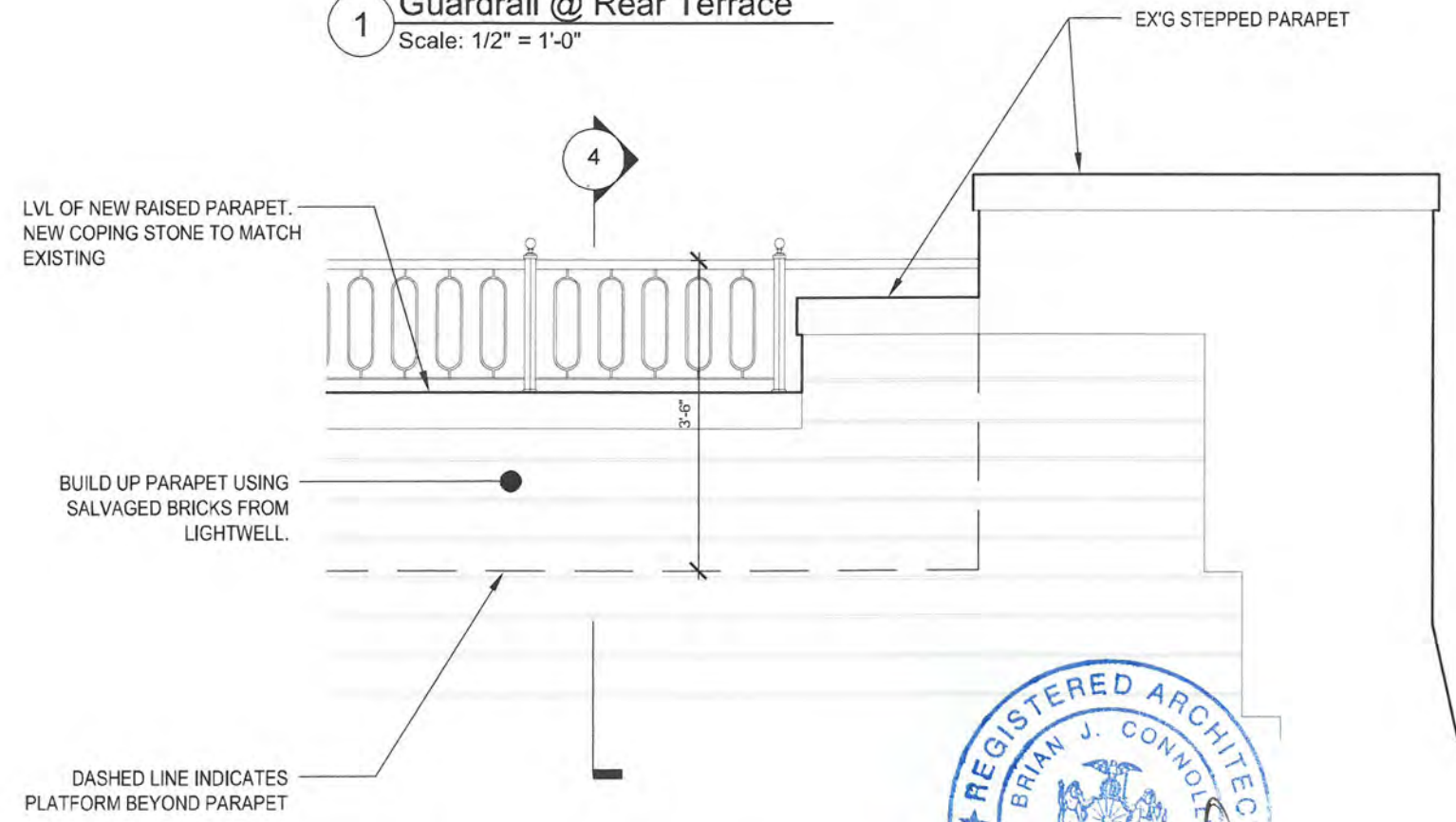
ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



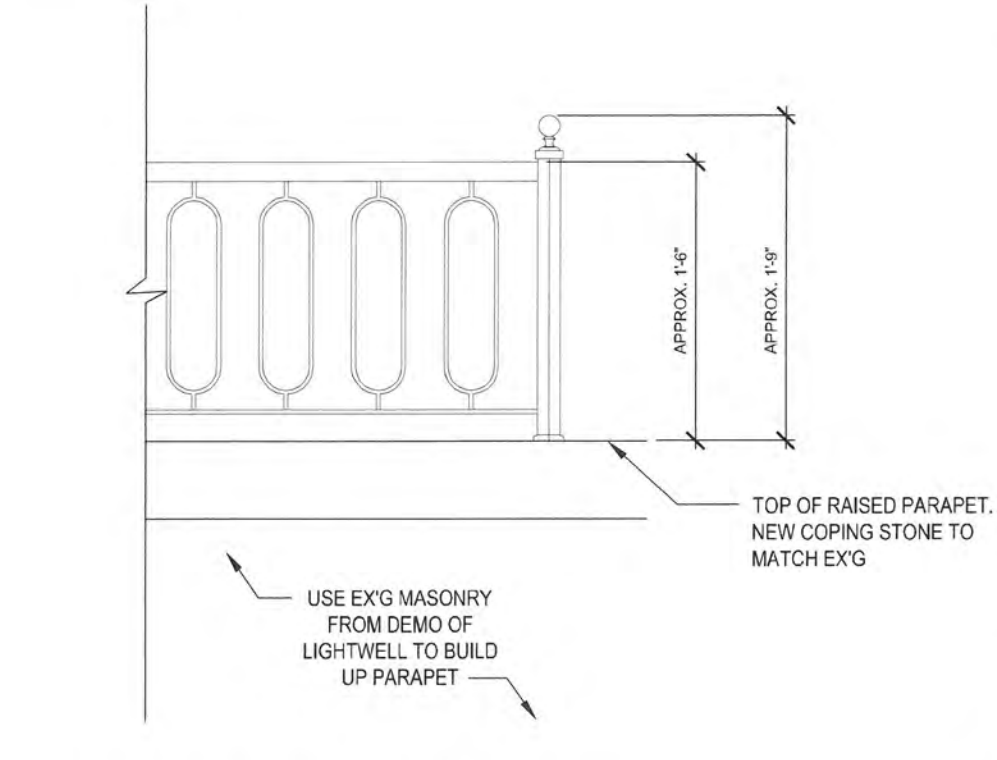
1 Guardrail @ Rear Terrace
Scale: 1/2" = 1'-0"



2 Guardrail Elevation @ Rear Terrace
Scale: 1" = 1'-0"

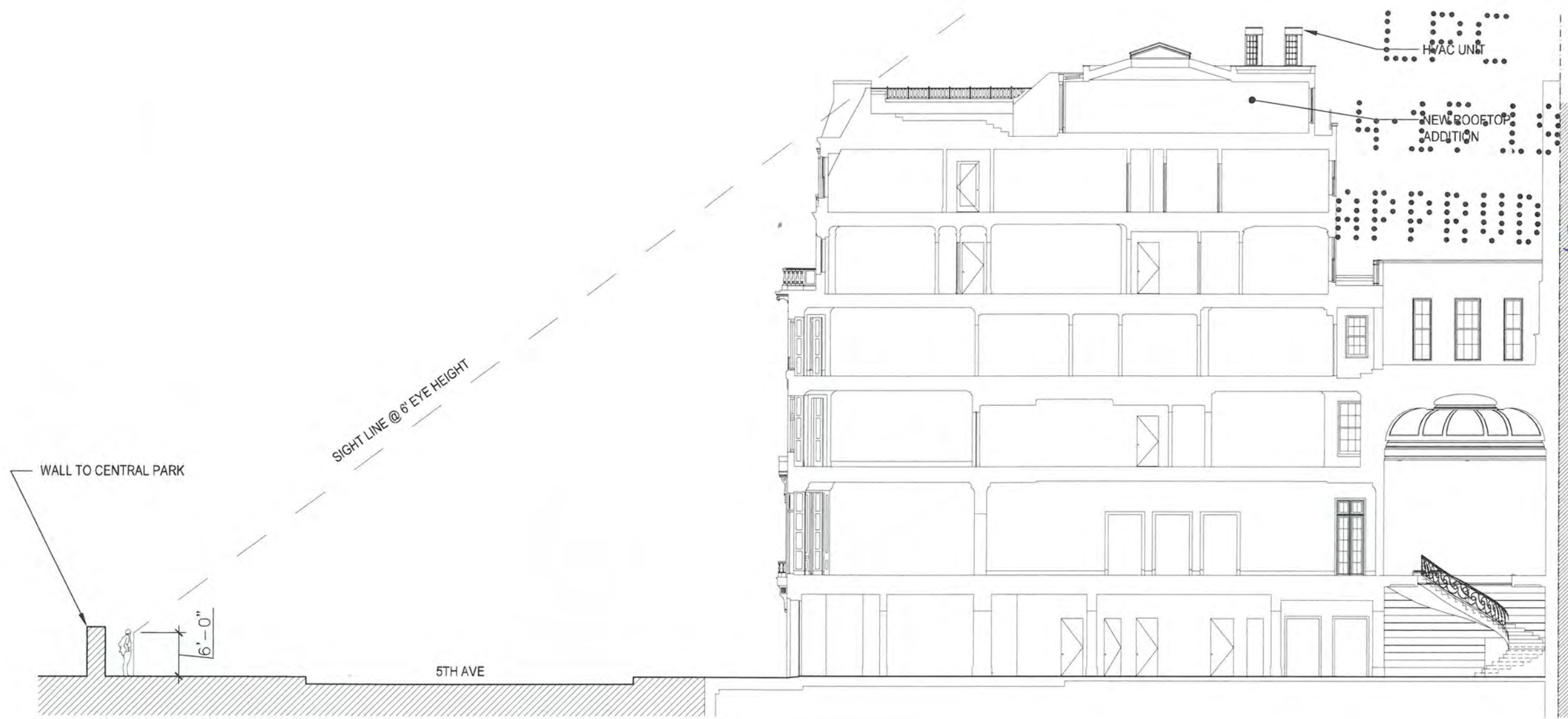


3 Guardrail @ Front Terrace
Scale: 1/2" = 1'-0"



4 Guardrail Elevation @ Front Terrace
Scale: 1" = 1'-0"





1 SECTION W/ SIGHT LINE FROM OPPOSITE SIDE OF 5TH AVE
 Scale : 1/16" = 1'-0"



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



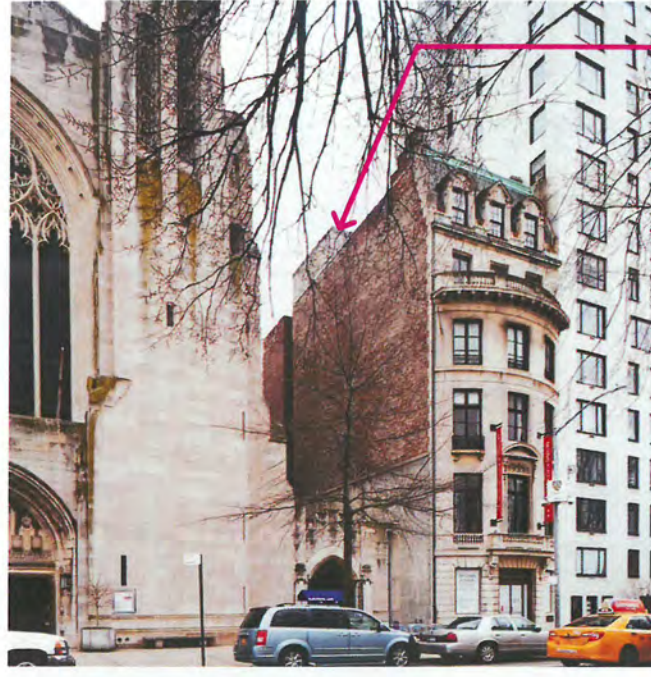
SIGHT LINE - SECTION

MARCH 18, 2019

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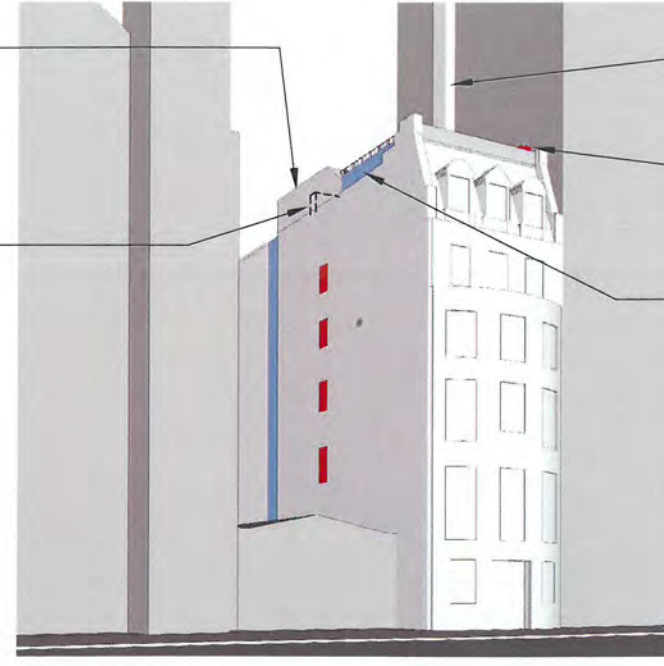
LPC-18.00

Alterations to
 1083 5th Ave. New York, NY 10128
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EX'G ROOF BULKHEAD

PROPOSED HVAC UNITS BEYOND SHOWN DASHED (NOT VISIBLE)

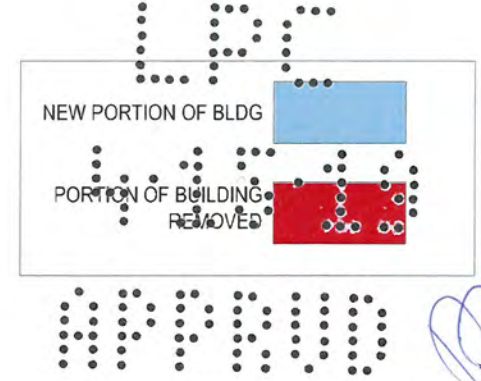


1 PROP. VIEW 1

EX'G CHIMNEY

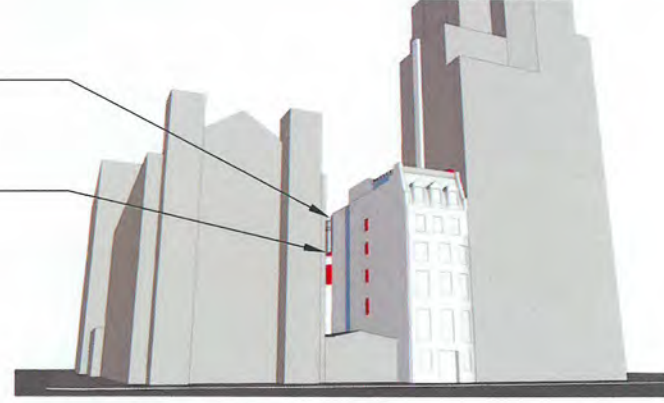
REMOVE MASONRY AT EX'G CHIMNEY. SALVAGE, RESTORE AND OR REPAIR EX'G CHIMNEY CAP FOR REUSE AT ROTUNDA

NEW RAISED PARAPET AND GUARDRAIL



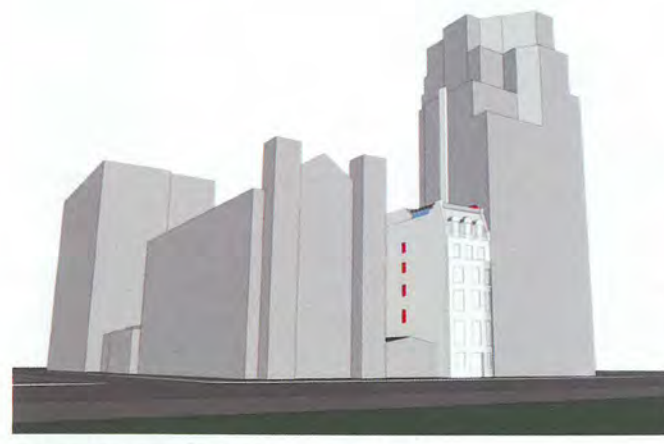
NEW CHIMNEY BEYOND (@ROTUNDA)

EX'G COVERED WALKWAY BEYOND TO BE REMOVED (@ ROTUNDA)



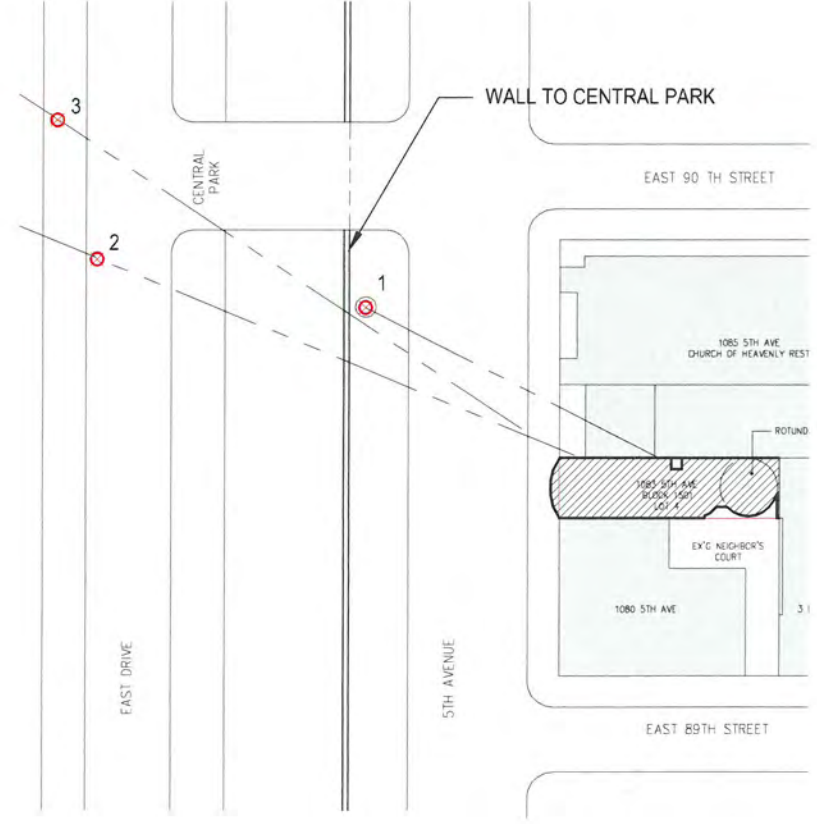
2 PROP. VIEW 2

*CENTRAL PARK WALL NOT SHOWN FOR CLARITY



3 PROP. VIEW 3

*CENTRAL PARK WALL NOT SHOWN FOR CLARITY



LPC-19.00 PROP. SIGHT LINES-PARAPET AND GUARDRAIL

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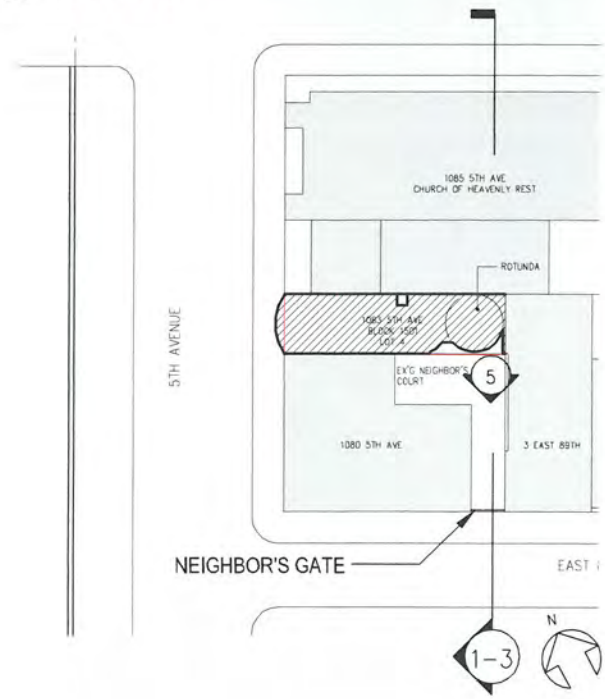
ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010



5 PHOTO LOOKING SOUTH
Scale : NTS (FROM NEIGHBOR'S COURT)

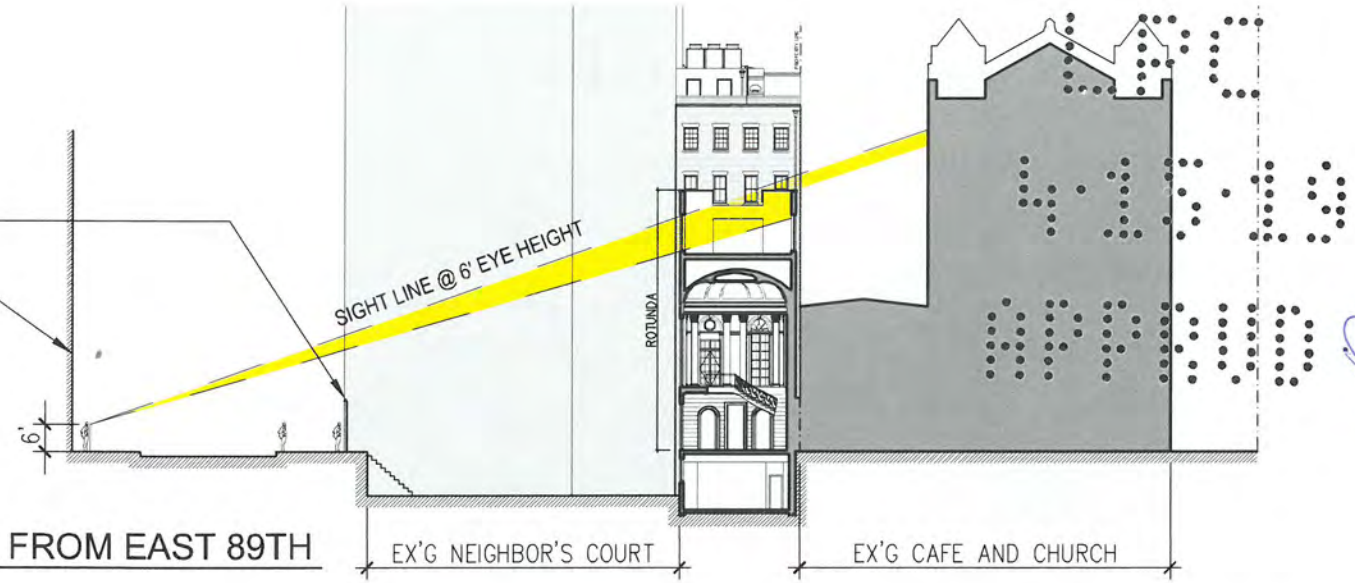


4 PHOTO OF NEIGHBOR'S GATE
Scale : NTS



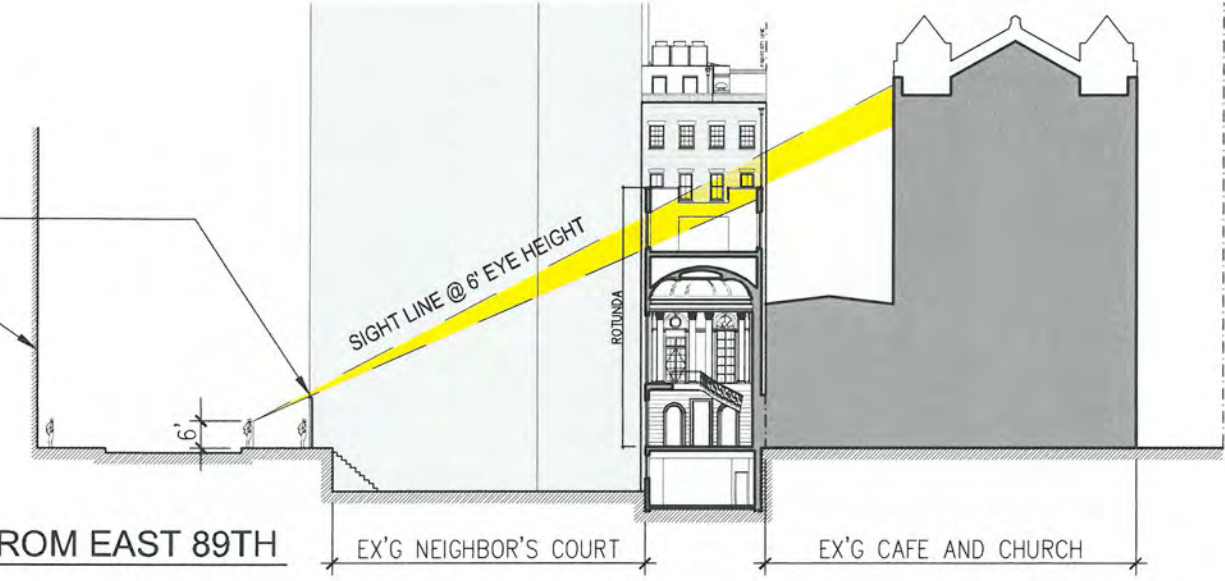
EX'G NEIGHBOR'S GATE. SEE
DETAIL 4.
EX'G BUILDING ACROSS
EAST 89TH

1 SECTION W/ SIGHT LINE FROM EAST 89TH
Scale : NTS



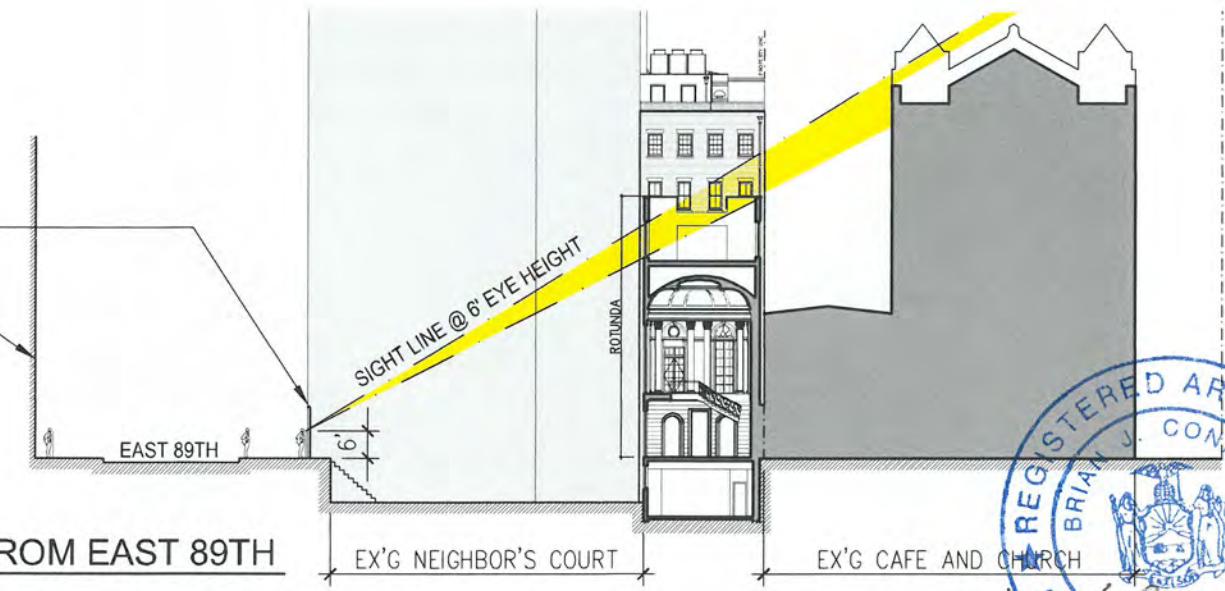
EX'G NEIGHBOR'S GATE. SEE
DETAIL 4.
EX'G BUILDING ACROSS
EAST 89TH

2 SECTION W/ SIGHT LINE FROM EAST 89TH
Scale : NTS



EX'G NEIGHBOR'S GATE. SEE
DETAIL 4.
EX'G BUILDING ACROSS
EAST 89TH

3 SECTION W/ SIGHT LINE FROM EAST 89TH
Scale : NTS



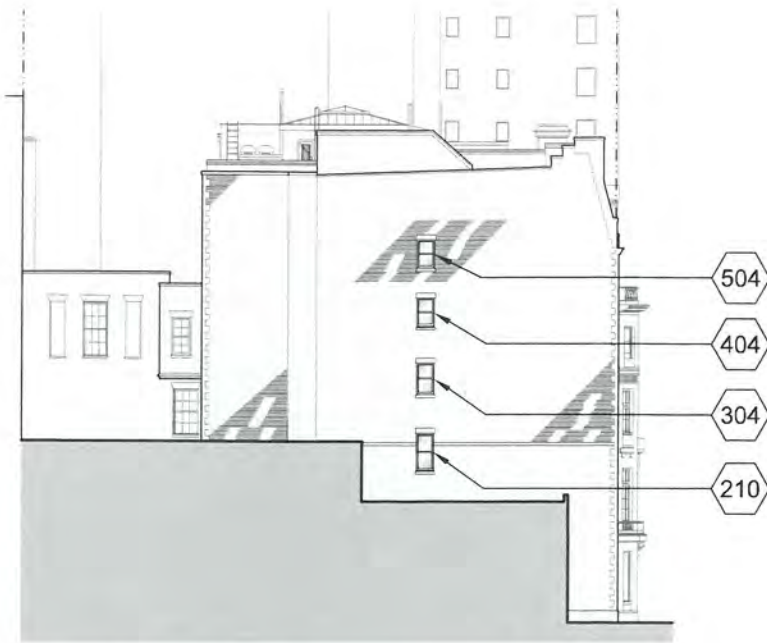
PROPOSED SIGHT LINES THROUGH ROTUNDA

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MARCH 18, 2019

LPC-20.00

Alterations to
1083 5th Ave. New York, NY 10128
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1 KEY ELEVATION (Diagram Only)
NOT TO SCALE

WINDOW SCHEDULE (NEW WINDOW OPENINGS AT NORTH ELEVATION)

NO.	ROUGH OPENING SIZE ± (W x H)	MAKE	GLAZING	HEAD	JAMB	SILL	DESCRIPTION
210	3'-0" W x 6'-6" H	TBD	DOUBLE PANE	3/ LPC- WIN. 02	2/ LPC- WIN. 02	1/ LPC- WIN. 02	NEW SIMULATED DOUBLE HUNG WITH TILT & TURN LOWER SASH
304	3'-0" W x 5'-6" H	TBD	DOUBLE PANE	3/ LPC- WIN. 02	2/ LPC- WIN. 02	1/ LPC- WIN. 02	NEW SIMULATED DOUBLE HUNG WITH TILT & TURN LOWER SASH
404	3'-0" W x 5'-0" H	TBD	DOUBLE PANE	3/ LPC- WIN. 02	2/ LPC- WIN. 02	1/ LPC- WIN. 02	NEW SIMULATED DOUBLE HUNG WITH TILT & TURN LOWER SASH
504	3'-0" W x 5'-0" H	TBD	DOUBLE PANE	3/ LPC- WIN. 02	2/ LPC- WIN. 02	1/ LPC- WIN. 02	NEW SIMULATED DOUBLE HUNG WITH TILT & TURN LOWER SASH

NOTE: WINDOWS, INCLUDING BRICK MOULD, TO BE PAINTED TO MATCH 5TH AVENUE WINDOWS

NEW LIMESTONE LINTEL, TYP.

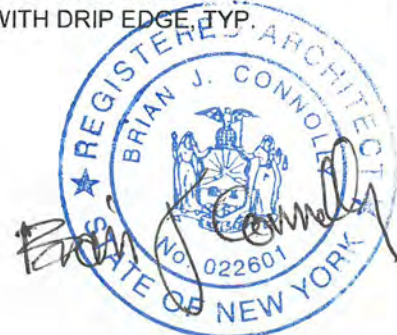
CUT OPENING AS REQ'D. SALVAGED BRICKS WITH FINISHED ENDS TO BE USED TO TRIM NEW MASONRY OPENING, TYP. FOR ALL OPENINGS

FIXED UPPER SASH, TYP.

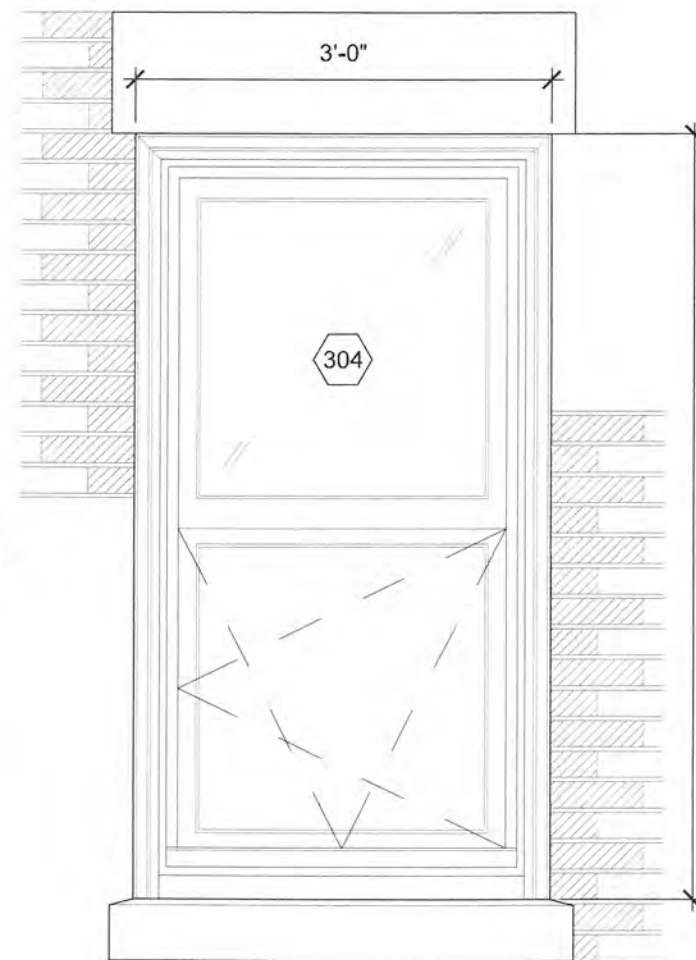
HARDWOOD BRICK MOULD, TYP.

TILT & TURN LOWER SASH, TYP.

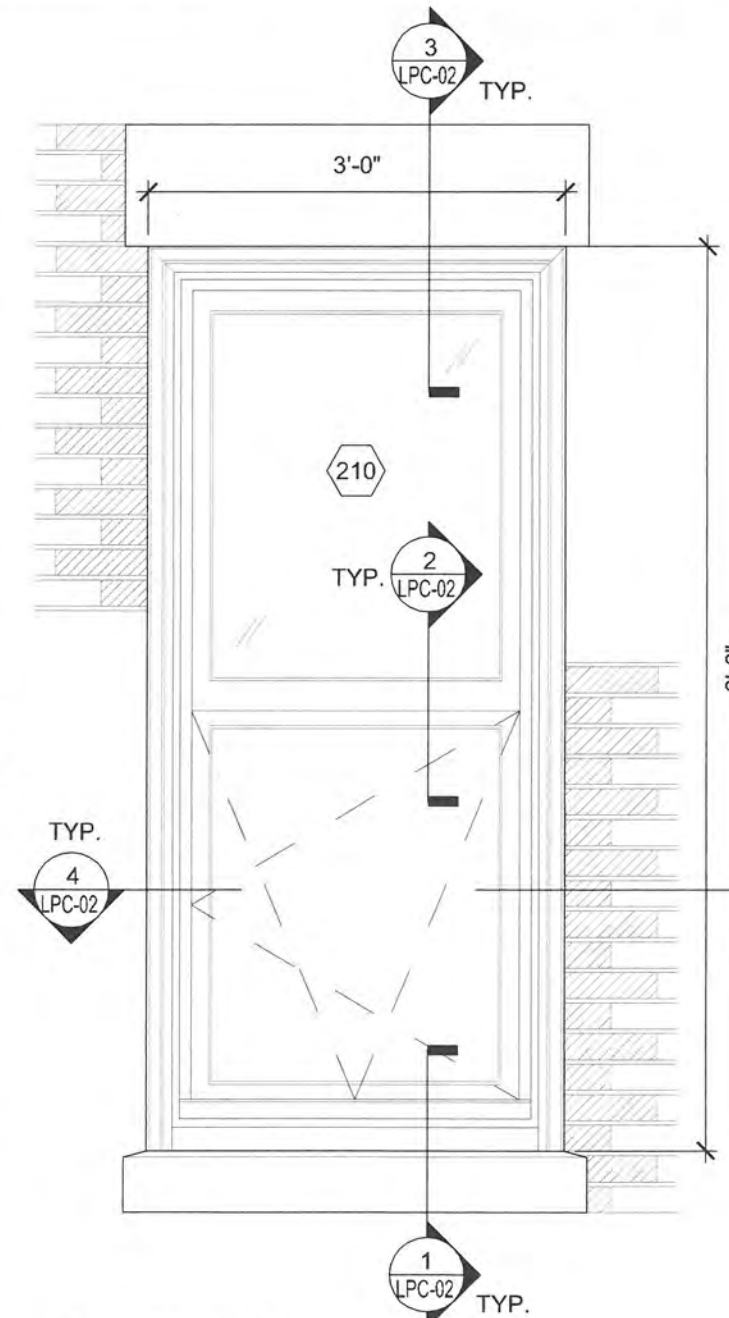
NEW LIMESTONE SILL WITH DRIP EDGE, TYP.



2 WINDOWS 404 & 504
SCALE: 3/4" = 1'-0"



2 WINDOW 304
SCALE: 3/4" = 1'-0"



2 WINDOW 210
SCALE: 3/4" = 1'-0"

Proposed Windows at
North Elevation

MARCH 18, 2019

LPC-WINDOW 1.00

Alterations to
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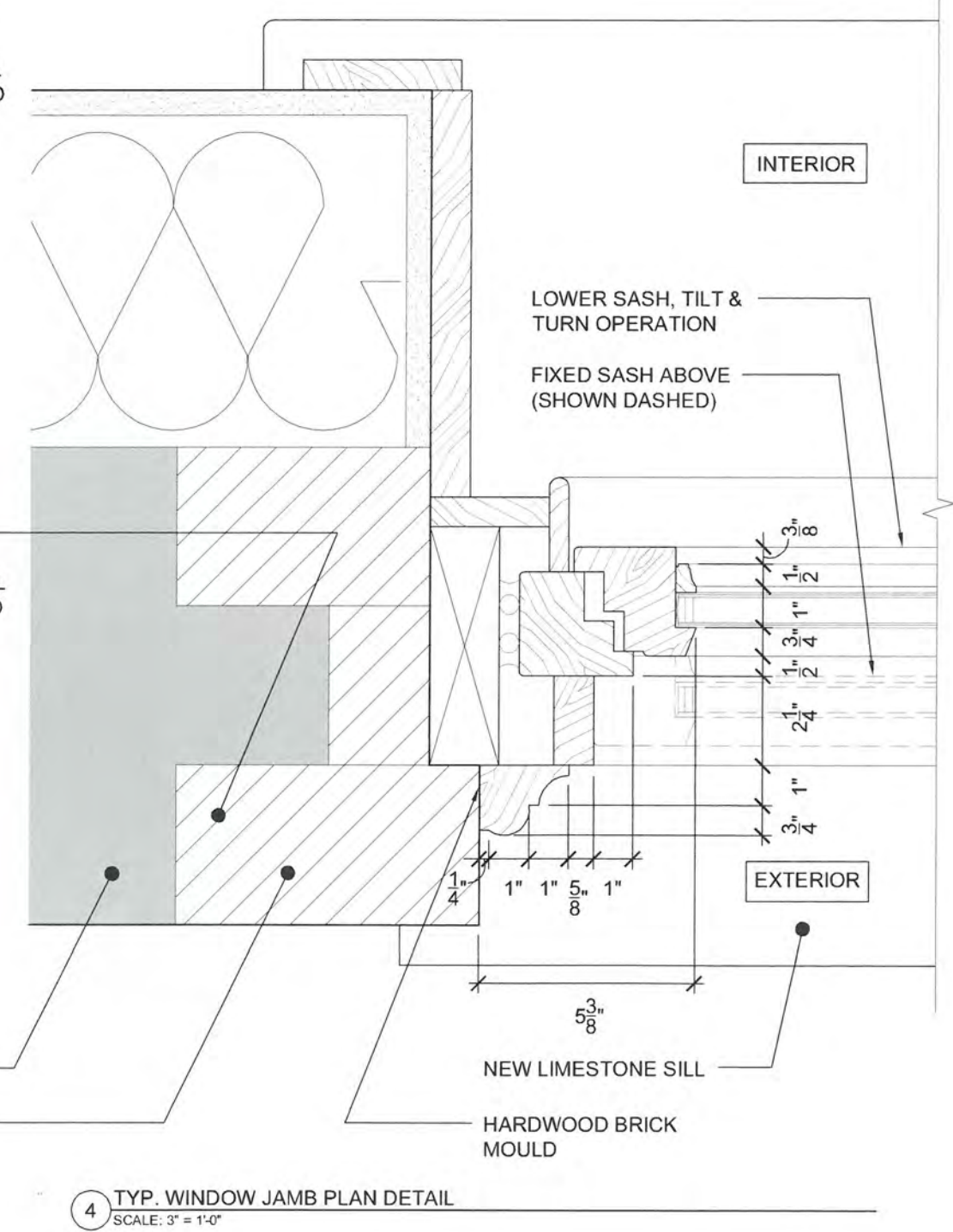
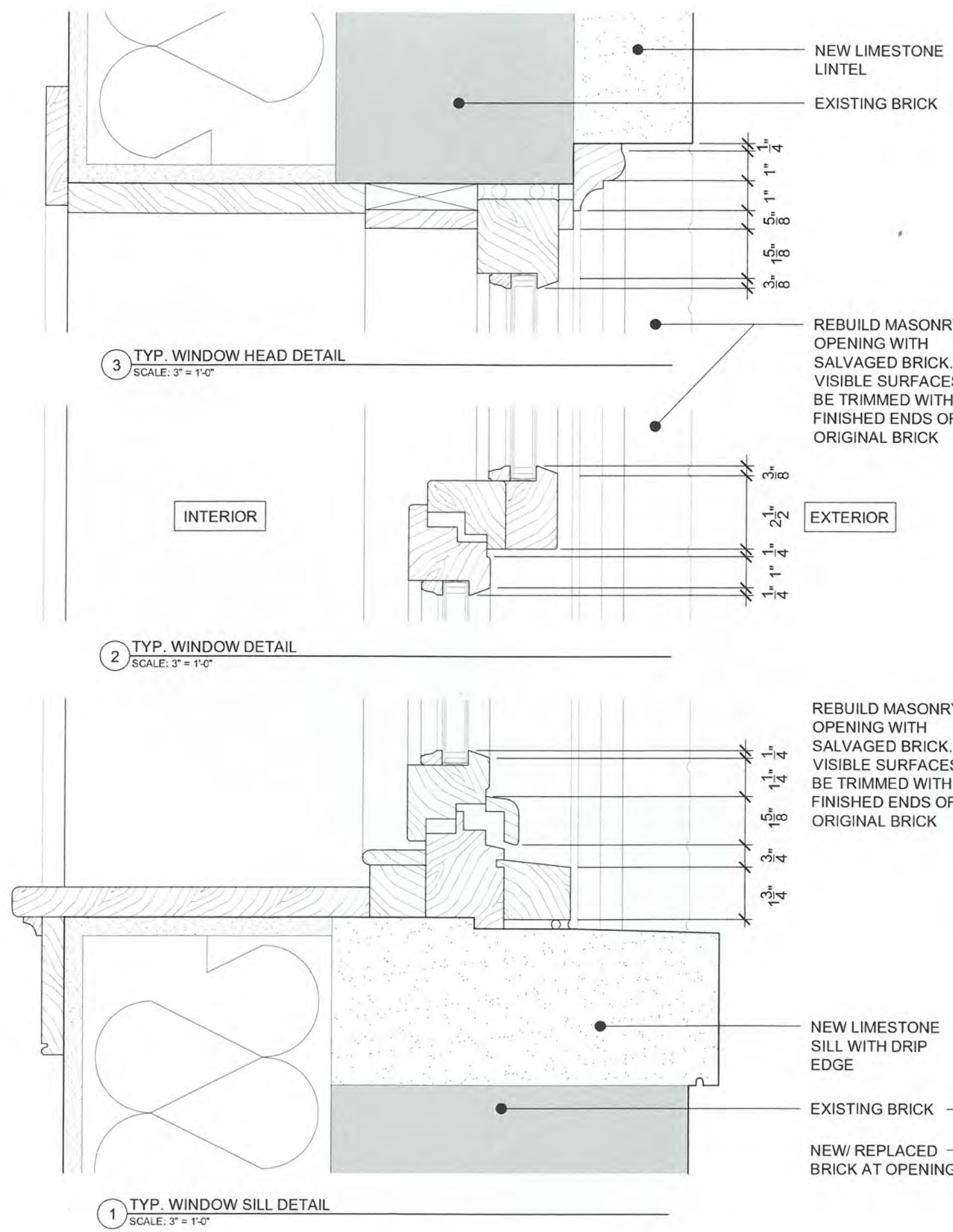
*Proposed Window Details
at North Elevation*

MARCH 18, 2019

ZIVKOVIC CONNOLLY ARCHITECTS P.C.
1133 BROADWAY, SUITE 1330, NEW YORK, NY 10010

LPC-WINDOW 02.00

Alterations to
1083 5th Ave. New York, NY 10128
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NEW LIMESTONE LINTEL
EXISTING BRICK

REBUILD MASONRY OPENING WITH SALVAGED BRICK. ALL VISIBLE SURFACES TO BE TRIMMED WITH FINISHED ENDS OF ORIGINAL BRICK

REBUILD MASONRY OPENING WITH SALVAGED BRICK. ALL VISIBLE SURFACES TO BE TRIMMED WITH FINISHED ENDS OF ORIGINAL BRICK

NEW LIMESTONE SILL WITH DRIP EDGE
EXISTING BRICK
NEW/ REPLACED BRICK AT OPENING