

PRIVATE RESIDENCE
965 FIFTH AVENUE, #12A & 12C, NEW YORK, NY 10075

LPC SET

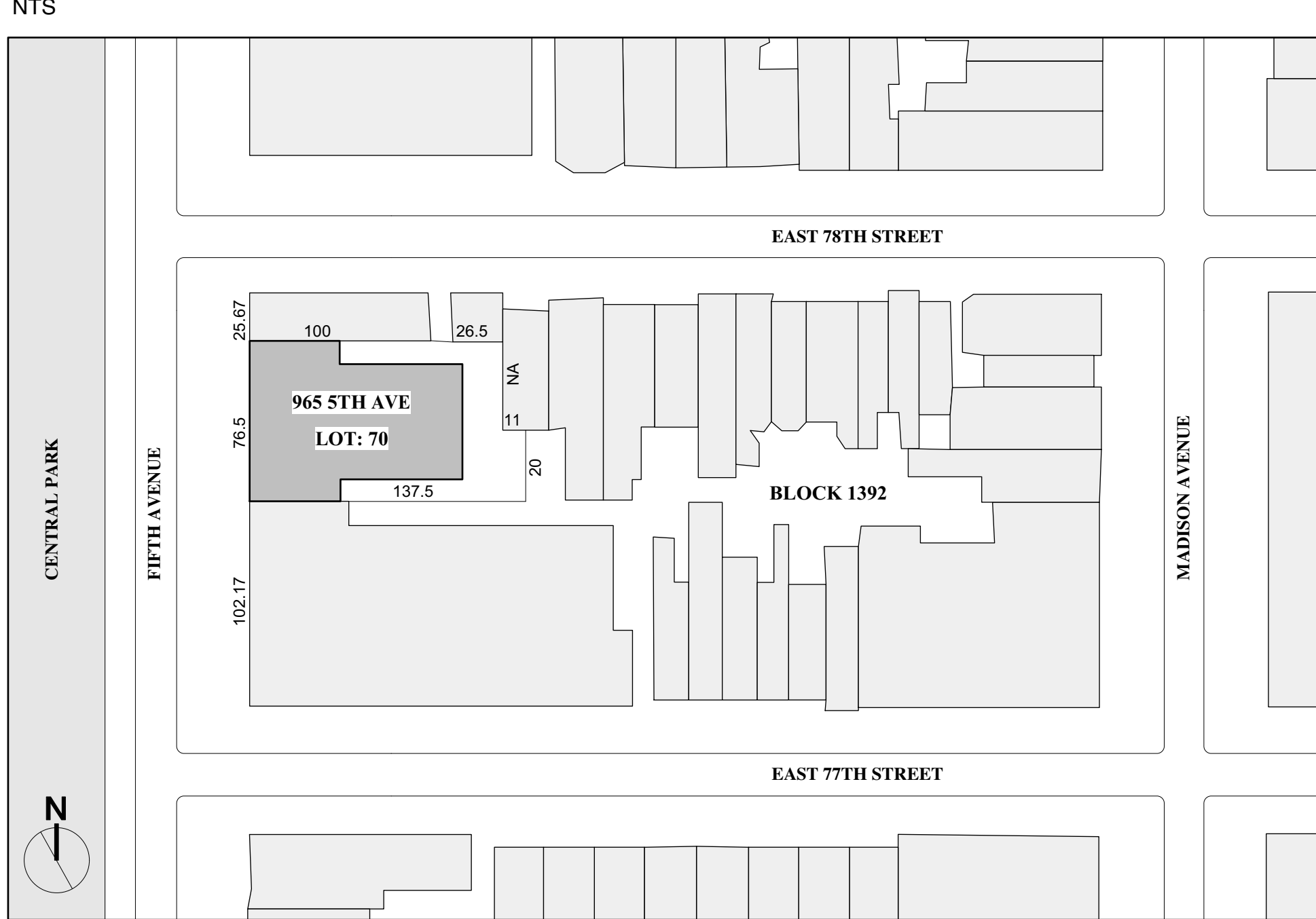
965 FIFTH AVENUE, NEW YORK, NY 10075

ADDRESS: 965 5 AVENUE, 10075
BLOCK: 1392
LOT: 70
LOT AREA: 10,575 s.f.
LOT DEPTH: 137.5 ft.
LOT FRONTAGE: 76.5 ft.
GROSS FLOOR AREA: 113,150 s.f.
ZONING DISTRICT: R10 - PI
ZONING MAP: 8C
YEAR BUILT: 1937
NUMBER OF BUILDINGS: 1 BUILDING
STORIES: 19 FLOORS
TOTAL UNITS: 49 (47 RESIDENTIAL UNITS)
OCCUPANCY CLASSIFICATION: D4
BUILDING CLASSIFICATION: D4 COOPERATIVES
(OTHER THAN CONDOMINIUMS)
OCCUPANCY GROUP: J2
CONSTRUCTION CLASSIFICATION: 1
LANDMARK STATUS: YES (Upper East Side Historic District)

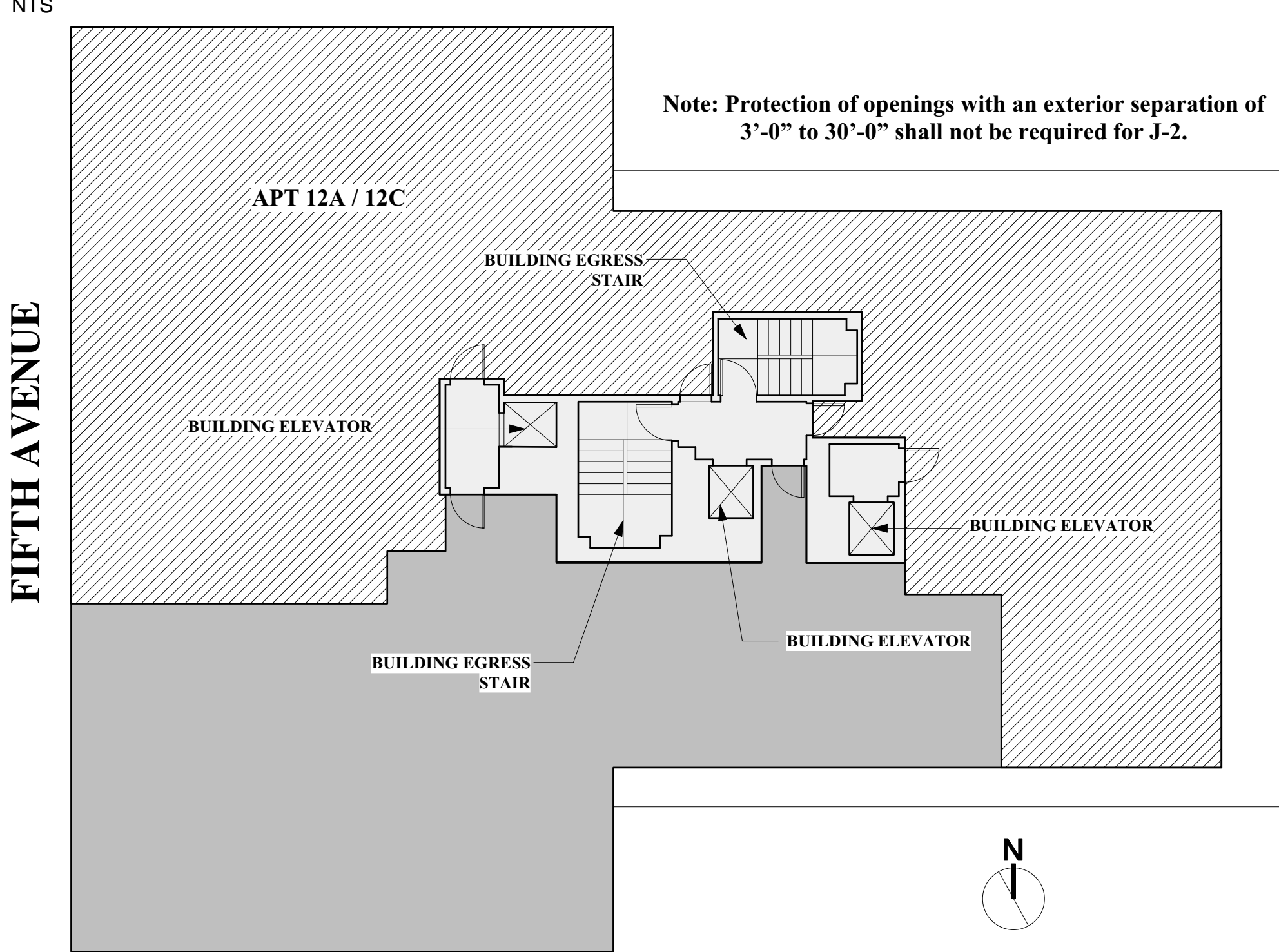
LIST OF DRAWINGS

- 1 A-000 COVER SHEET
2 A-004 EXISTING BUILDING FACADE PHOTOGRAPHS
3 A-004A EXISTING BUILDING FACADE PHOTOGRAPHS
4 A-004B EXISTING BUILDING FACADE PHOTOGRAPHS
5 A-004C EXISTING BUILDING FACADE PHOTOGRAPHS
6 A-100 PROPOSED FLOOR PLAN
7 A-200A NORTH ELEVATIONS
8 A-200B EAST ELEVATIONS
9 A-200C WEST AND SOUTH ELEVATIONS
10 A-201 EXTERIOR SPEC SHEET
11 A-202 EXISTING WINDOW PHOTOS
12 A-203 EXTERIOR WORK SPECS
13 A-400 WINDOW DETAILS
14 A-401 WINDOW ELEVATIONS, SECTIONS & PLANS
15 A-402 WINDOW & EXTERIOR DOOR ELEVATIONS, SECTIONS & PLANS

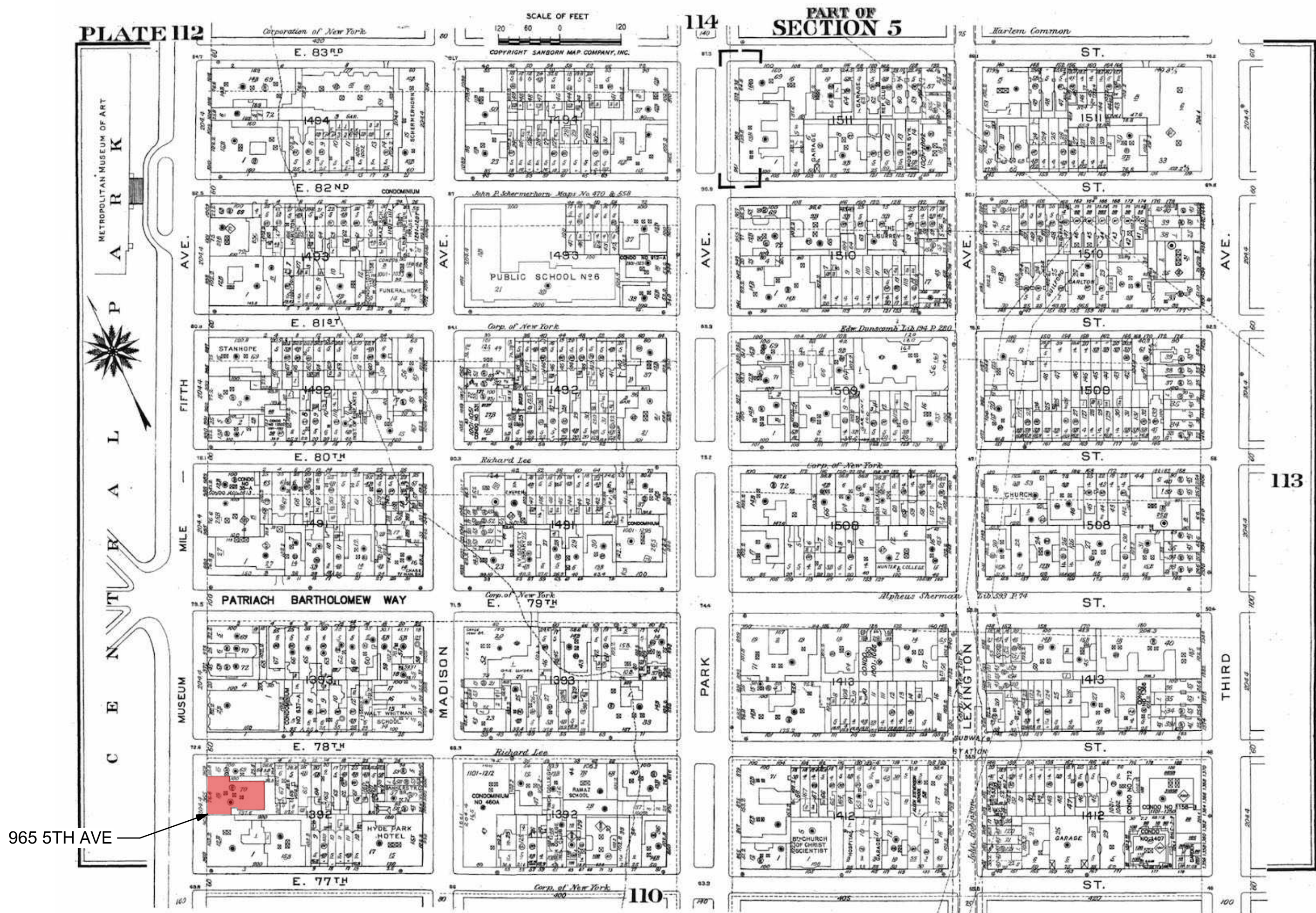
PLOT PLAN



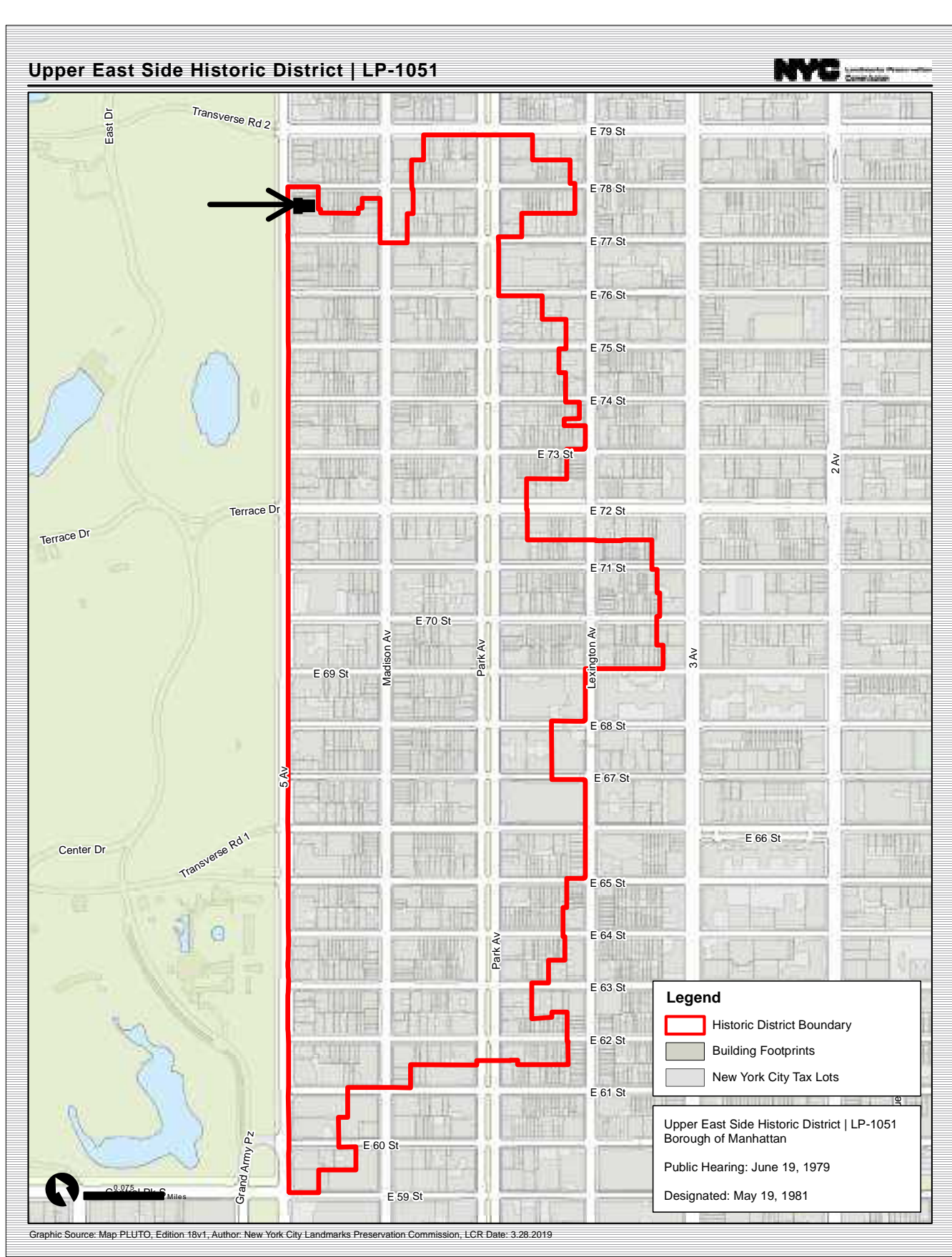
BUILDING PLAN (12th FLOOR)



SANBORN MAP



LANDMARKS MAP



UPPER EAST SIDE HISTORIC DISTRICT DESIGNATION REPORT VOL. 1 1981

IRVING MARGON (1888?-1958)

5 East 64th Street	1950	new building
965 Fifth Avenue and	1937	new building
2 East 78th Street		

Little is known of Margon, an architect in New York for over 50 years who died in the Bronx. One of his last works was the remodeling of the former Elks Building at 141 West 93rd Street for the new headquarters of the American Theater Wing.

Margon designed two buildings in the district, an eighteen-story apartment house at 965 Fifth Avenue in a classicizing modern style, and a neo-Classic style three-story house at 5 East 64th Street which, although built in 1950, was the first building constructed on the site.

New York Times, Sept. 24, 1958

SYMBOLS AND NOTES

PLEASE NOTE: TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

ISSUE DATES & REVISIONS

02/04/22 ISSUE FOR LANDMARKS APPROVAL

CONSULTANTS:

SEE COVER SHEET FOR CONSULTANT LIST

OLIVER COPE . ARCHITECT

135 WEST TWENTY-SIXTH STREET 5TH FL.  
NEW YORK, NEW YORK 10001 (212)727-1225

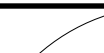
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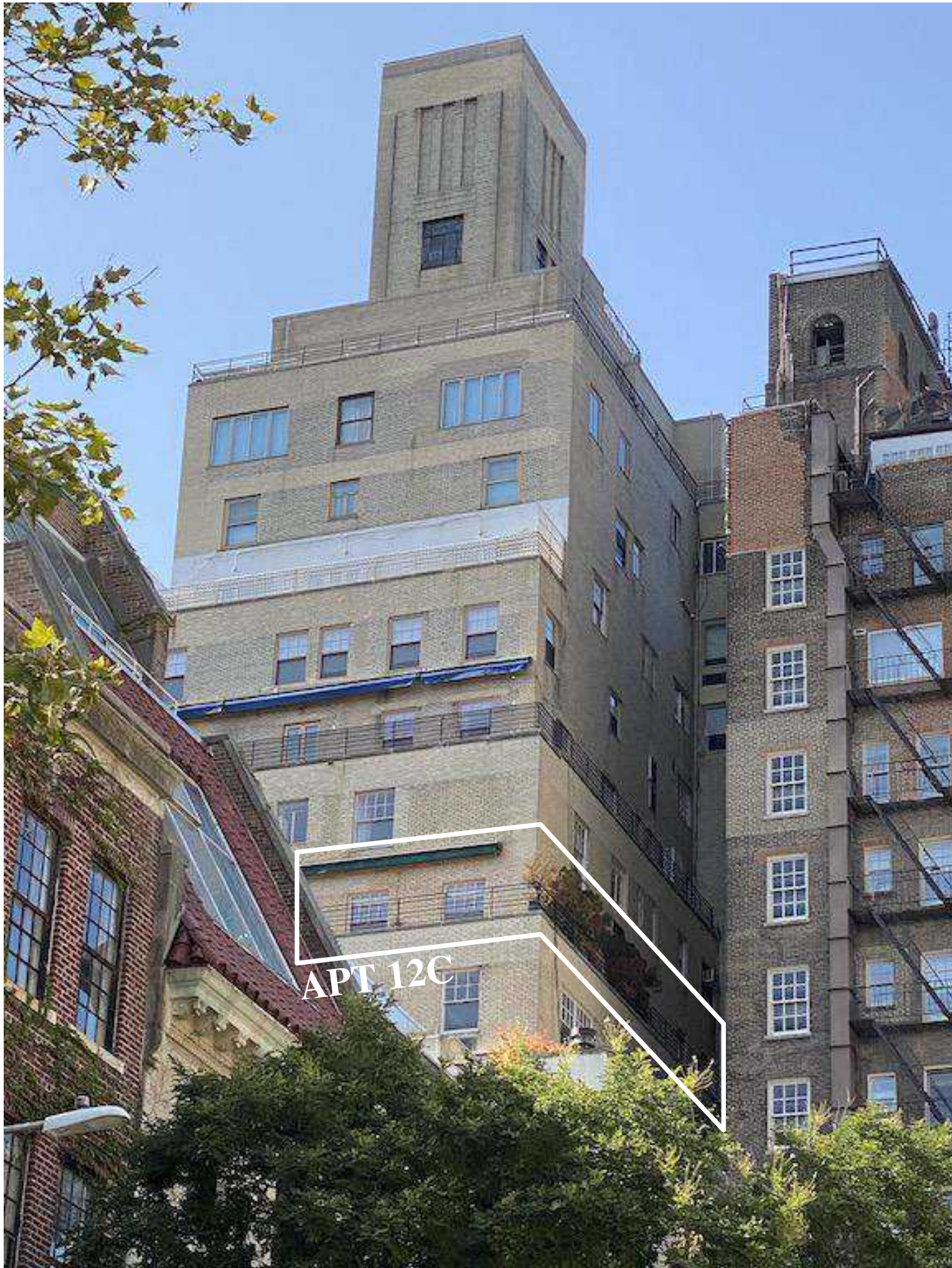
JOB NO.: 2003	DRAWN: ELK
DATE: See Above	CHECKED: RM

SCALE:  
As Noted

TITLE:  
COVERSHEET  
TYPICAL NOTES, BUILDING  
PLAN, PLOT PLAN

	A-000.00
	PAGE: 1 OF 15





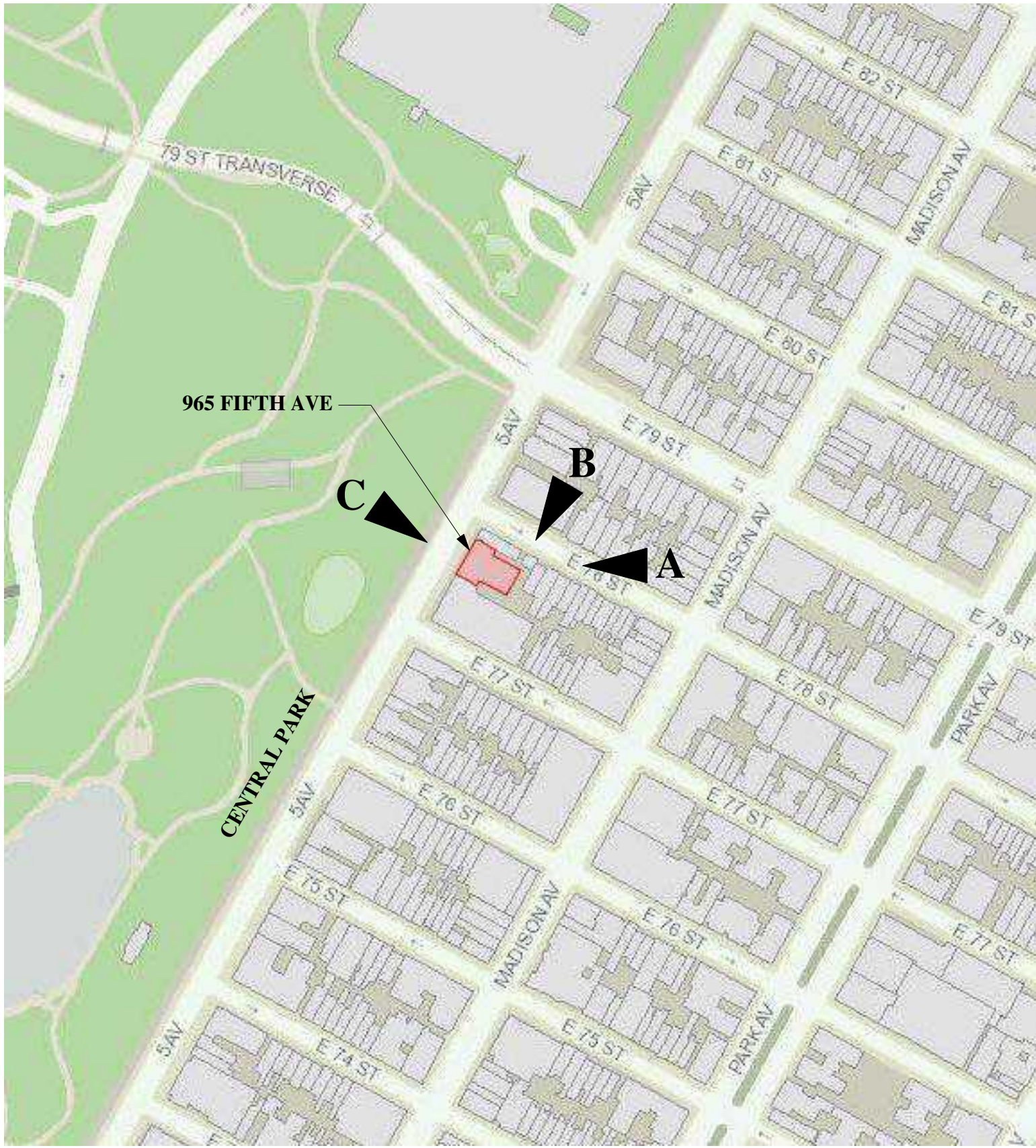
VIEW A - EXISTING FROM 78th STREET  
EAST ELEVATION



VIEW B - EXISTING FROM 78th STREET  
NORTH ELEVATION



VIEW C - EXISTING FROM 5th AVENUE  
NO EXTERIOR WORK ON THIS FACADE  
WEST ELEVATION



AREA MAP

**SYMBOLS AND NOTES**

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**ISSUE DATES & REVISIONS**

01/11/22 ISSUE FOR DOB APPROVAL  
02/04/22 ISSUE FOR LANDMARKS APPROVAL

**CONSULTANTS:**  
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<b>JOB NO.:</b> 2003	<b>DRAWN:</b> JW
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<b>DATE:</b> See Above	<b>CHECKED:</b>
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**SCALE:**  
As Noted

**TITLE:**  
EXISTING BUILDING FACADE  
PHOTOGRAPHS

	A-004.00
	PAGE: 2 OF 15

**APARTMENT COMBINATION 12A AND 12C**

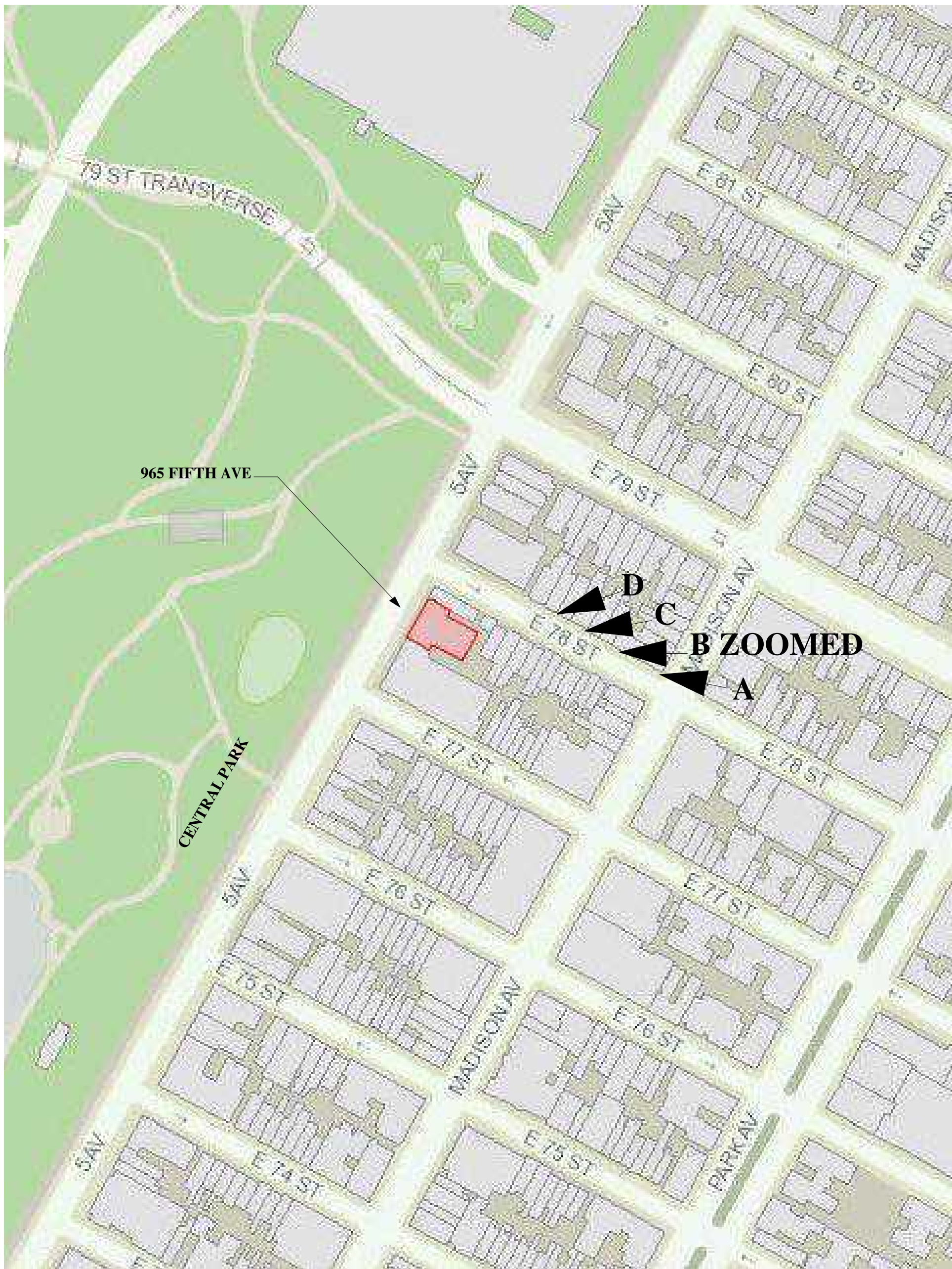




VIEW A - EXISTING FROM 78th STREET    LOOKING WEST



VIEW B ZOOMED - EXISTING FROM 78th STREET    LOOKING WEST



AREA MAP



VIEW C - EXISTING FROM 78th STREET    LOOKING WEST



VIEW D - EXISTING FROM 78th STREET    LOOKING WEST

**VISIBILITY OF REAR FACADE AS YOU  
WALK WEST ALONG 78TH STREET**

**SYMBOLS AND NOTES**

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

**ISSUE DATES & REVISIONS**

02/04/22    ISSUE FOR LANDMARKS

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**DATE:**

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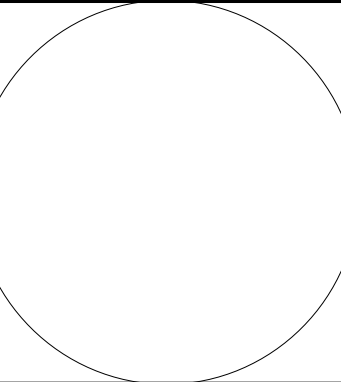
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**TITLE:**

EXISTING BUILDING FACADE  
PHOTOGRAPHS



A-004a.00

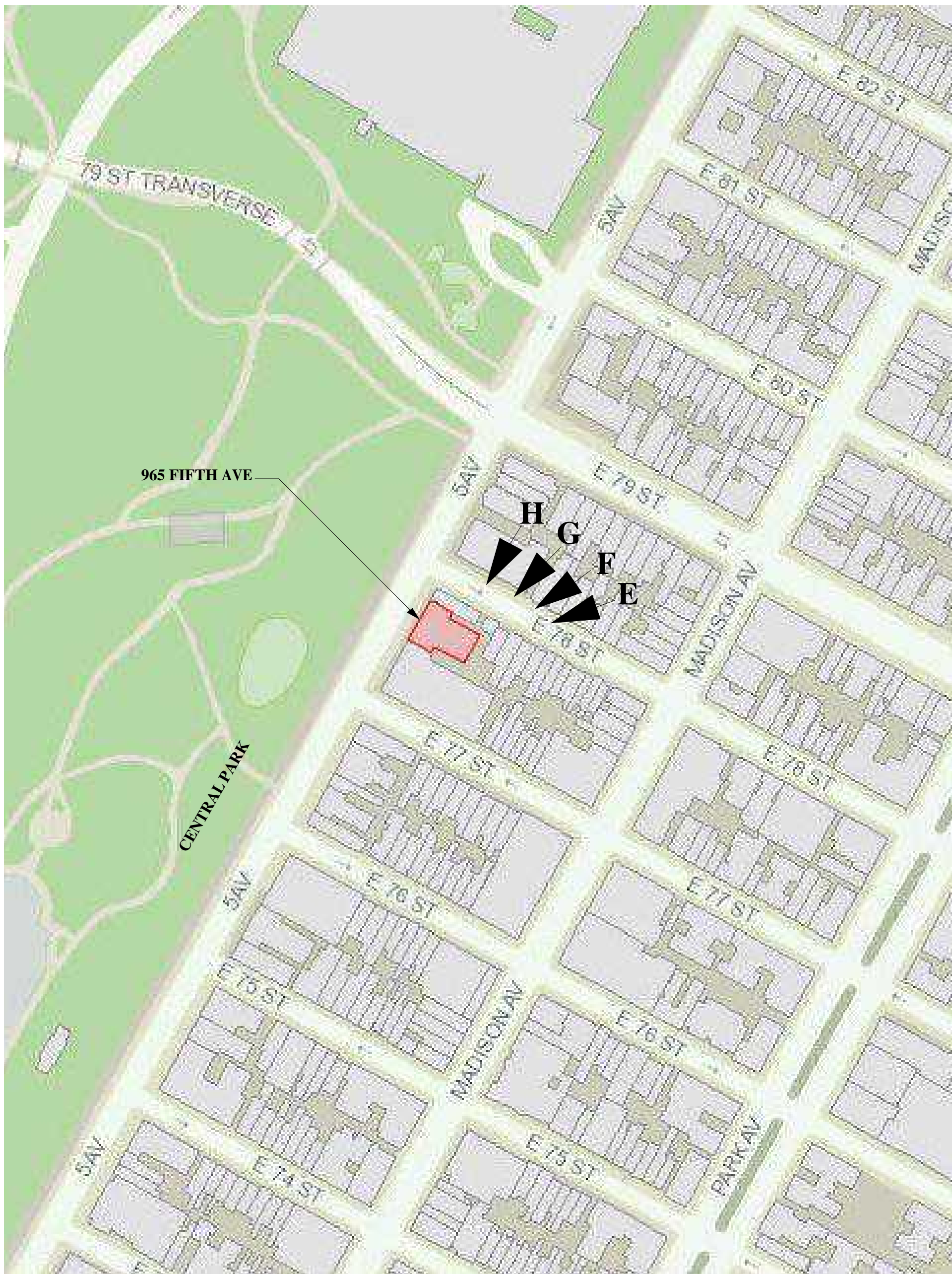




VIEW E - EXISTING FROM 78th STREET    LOOKING SOUTH WEST



VIEW F - EXISTING FROM 78th STREET    LOOKING SOUTH



AREA MAP



VIEW G - EXISTING FROM 78th STREET    LOOKING SOUTH



VIEW H - EXISTING FROM 78th STREET    LOOKING SOUTH

## VISIBILITY OF NORTH FACADE AS YOU WALK WEST ALONG 78TH STREET

### SYMBOLS AND NOTES

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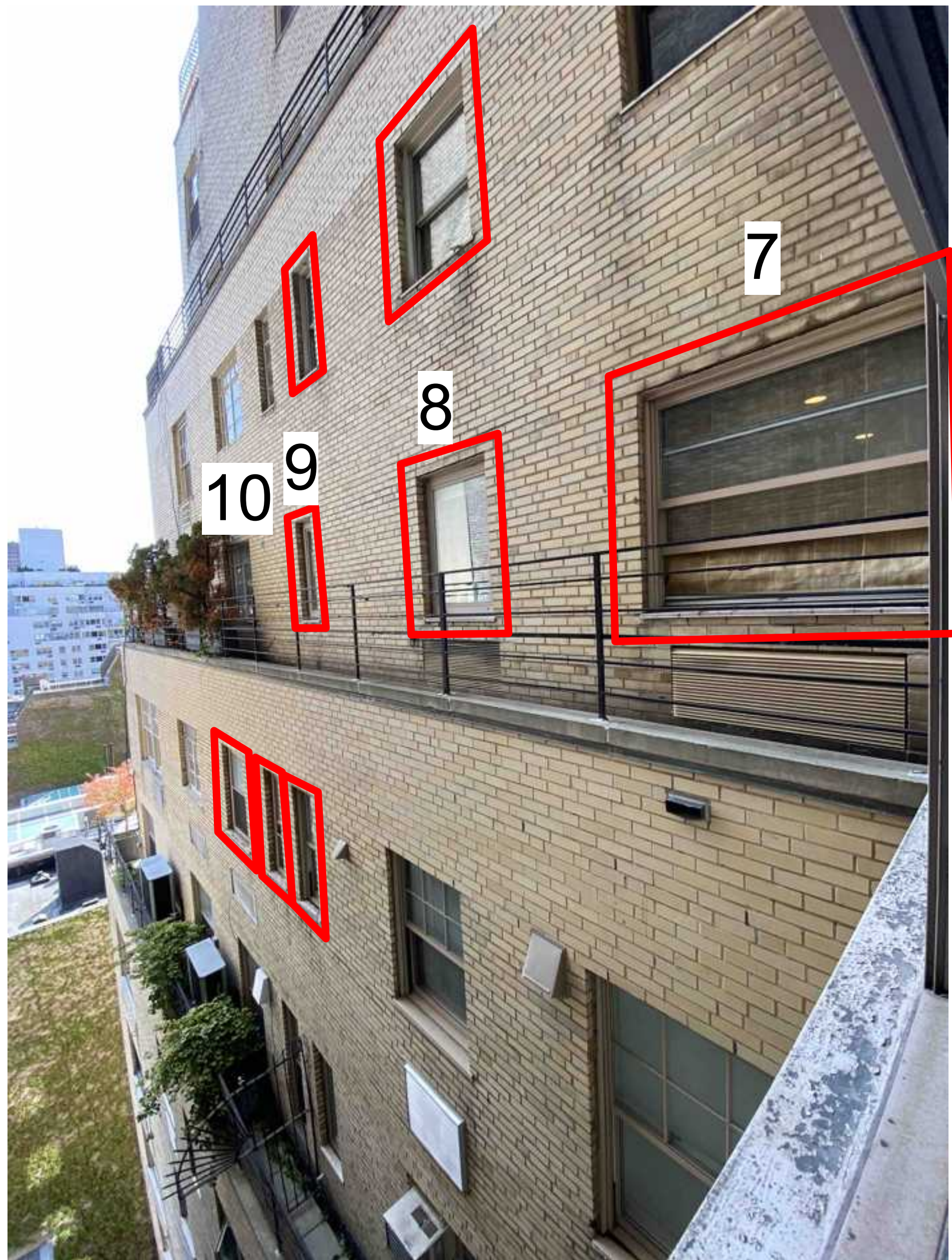
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DATE: See Above	CHECKED:

SCALE:  
As Noted

TITLE:  
EXISTING BUILDING FACADE  
PHOTOGRAPHS

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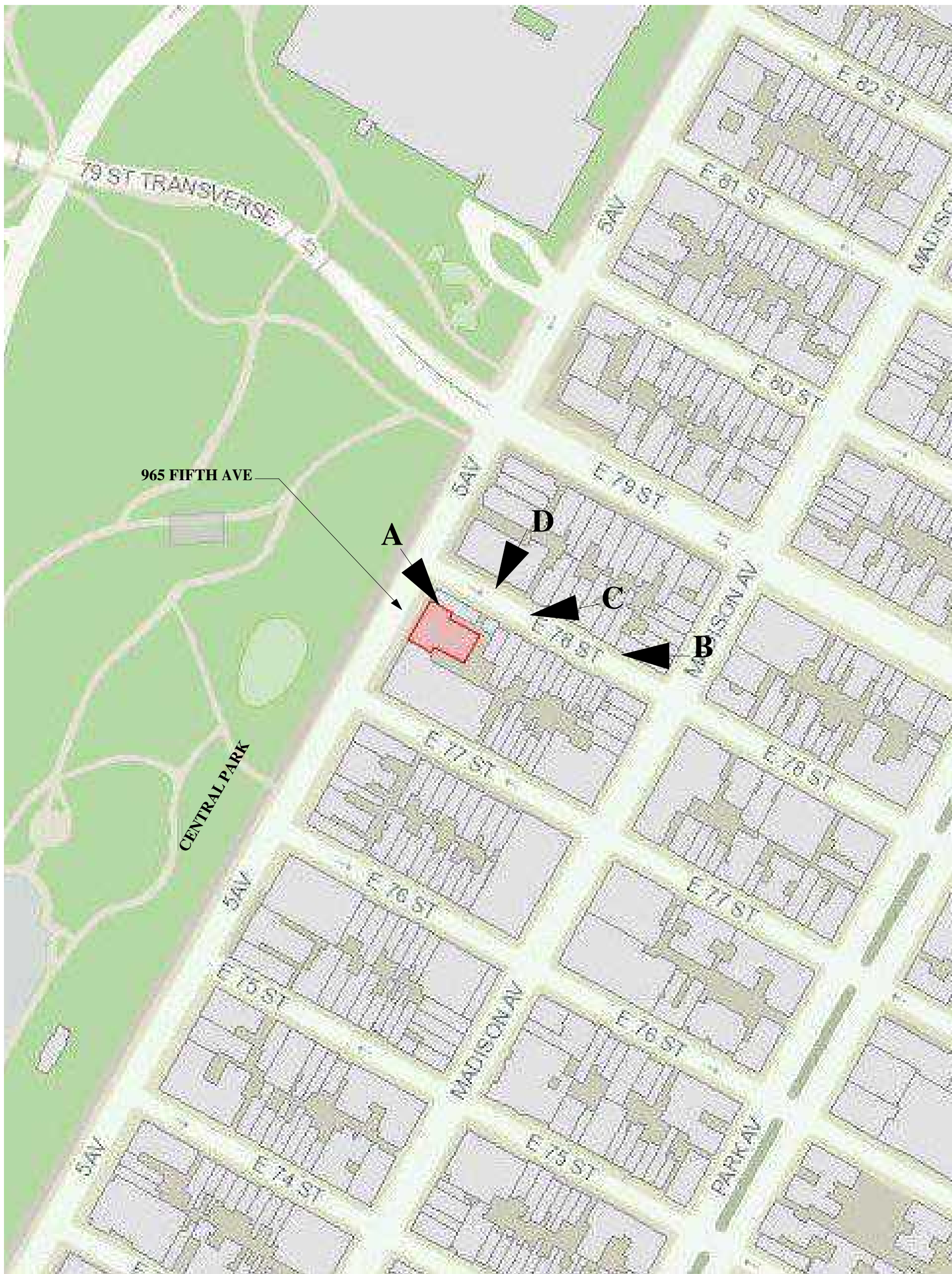




VIEW A - EXISTING FROM APARTMENT NORTH ELEVATION



VIEW B - EXISTING FROM 78th STREET EAST ELEVATION



AREA MAP



VIEW C - EXISTING FROM 78th STREET NORTH ELEVATION



VIEW D - EXISTING FROM 78th STREET NORTH ELEVATION

RED BOX DENOTES WINDOWS AND TERRACE DOORS THAT HAVE BEEN BRICKED OVER OR REPLACED OVER TIME WITH FENESTRATION THAT DOES NOT MATCH ORIGINAL STEEL UNITS

SYMBOLS AND NOTES

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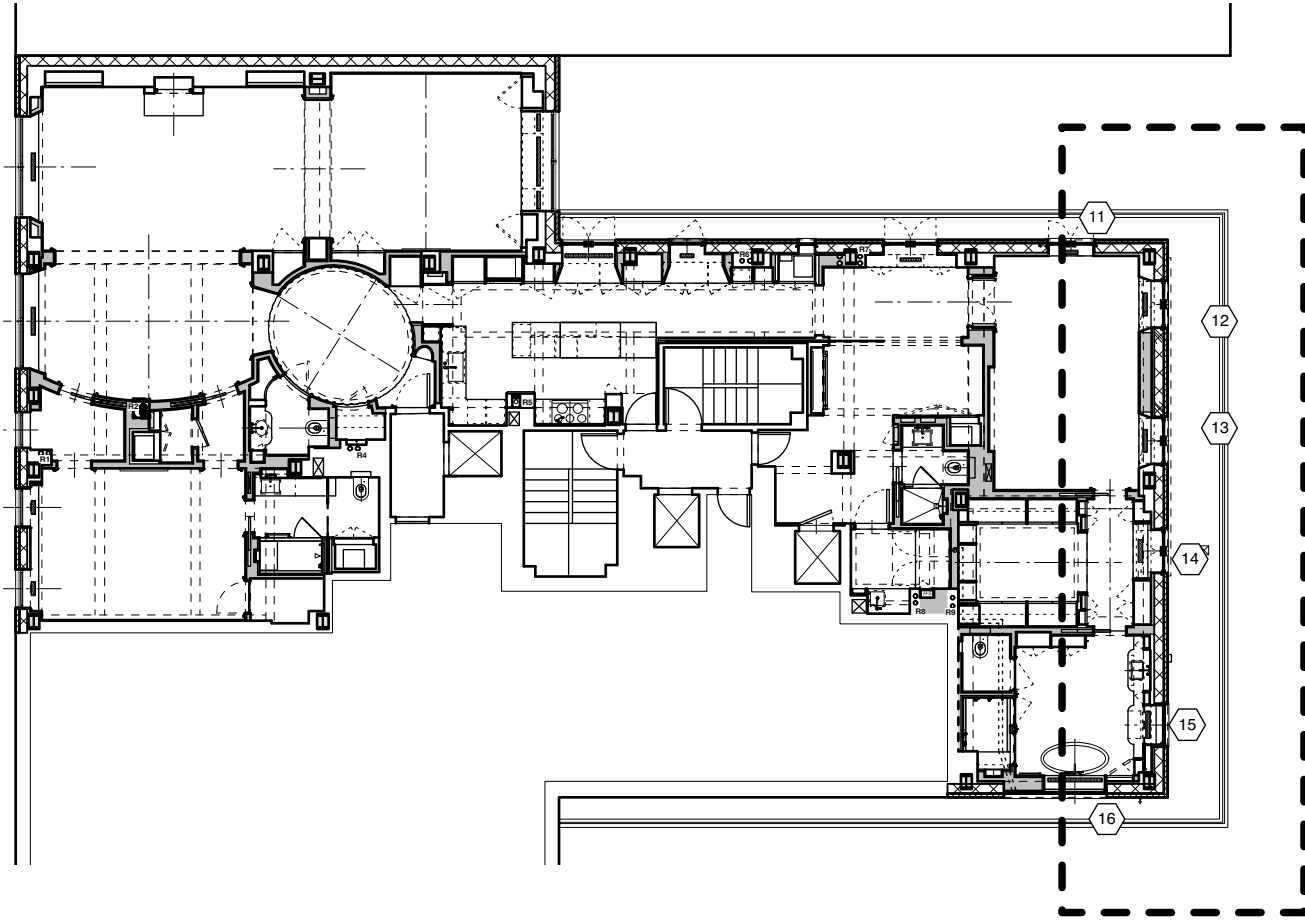
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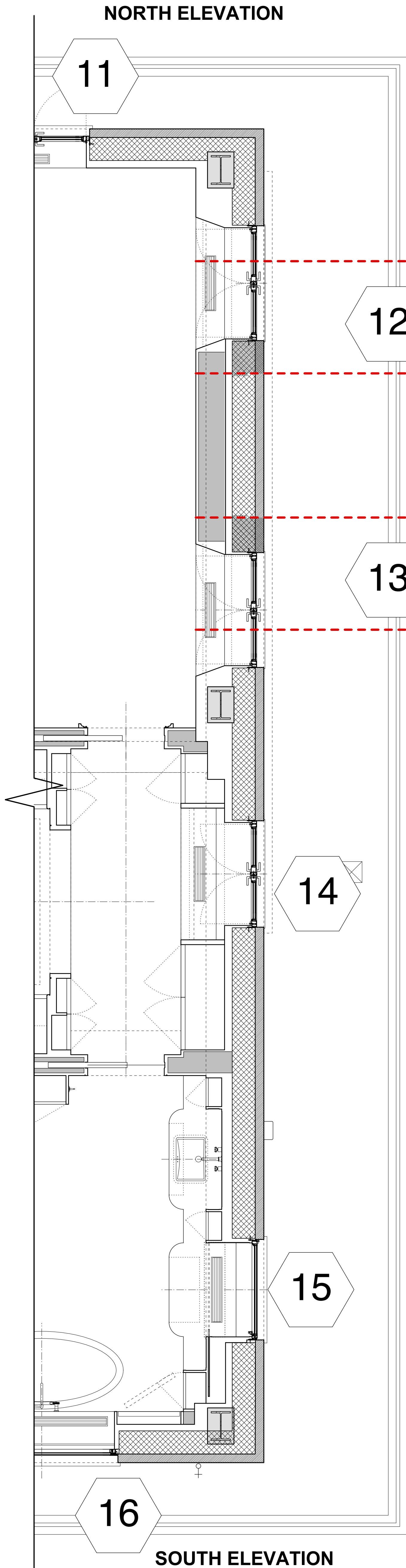
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EXISTING BUILDING FACADE  
PHOTOGRAPHS

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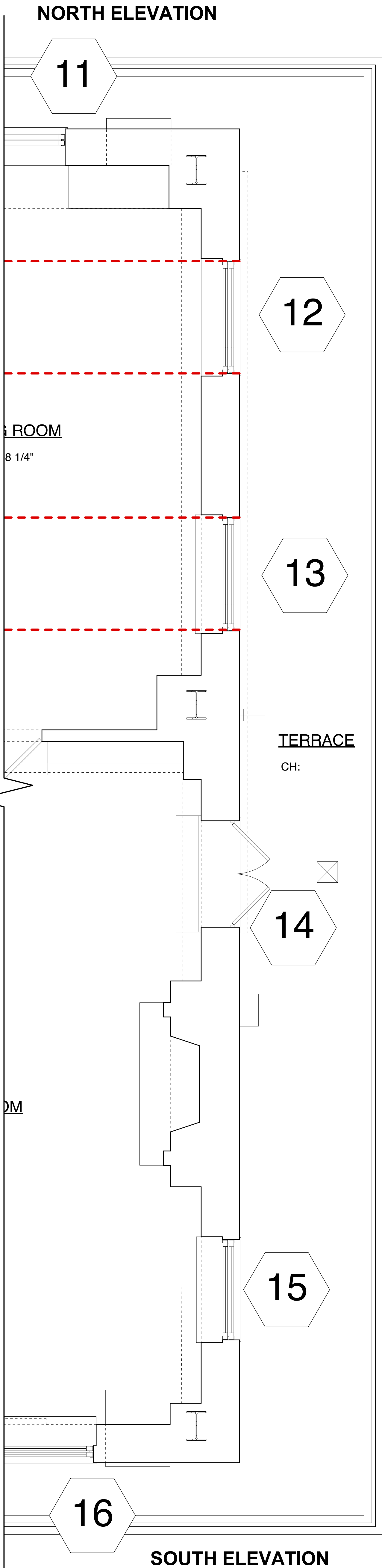


PROPOSED FLOOR PLAN  
APT 12A/C  
KEY PLAN



PROPOSED FLOOR PLAN  
@ EAST ELEVATION

EXISTING FLOOR PLAN  
@ EAST ELEVATION



SYMBOLS AND NOTES

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LEGEND

- PARTITION TYPE  
SEE A-001
- RAISED THRESHOLD
- EXTERIOR OPENING
- INTERIOR DOOR
- INTERIOR FINISHED OPENING
- COMBINED SMOKE/CARBON MONOXIDE DETECTOR
- HEAT DETECTOR  
BEHIND 6" SQ. BAR GRILLE
- RISER GROUP
- EXISTING MASONRY WALL
- EXISTING BRICK WALL
- NEW MASONRY WALL
- NEW FRAMED WALL

ISSUE DATES & REVISIONS

- 12/02/21 ISSUE FOR DOB APPROVAL
- 01/11/22 ISSUE FOR DOB APPROVAL  
REVISION 1: ADD EXTERIOR WORK TO SCOPE.
- 02/04/22 ISSUE FOR LANDMARKS  
APPROVAL

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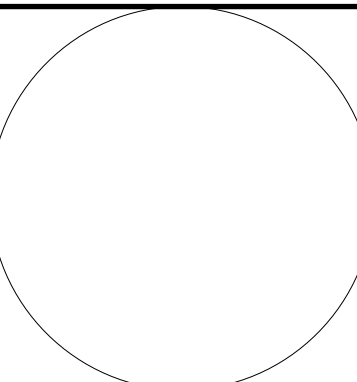
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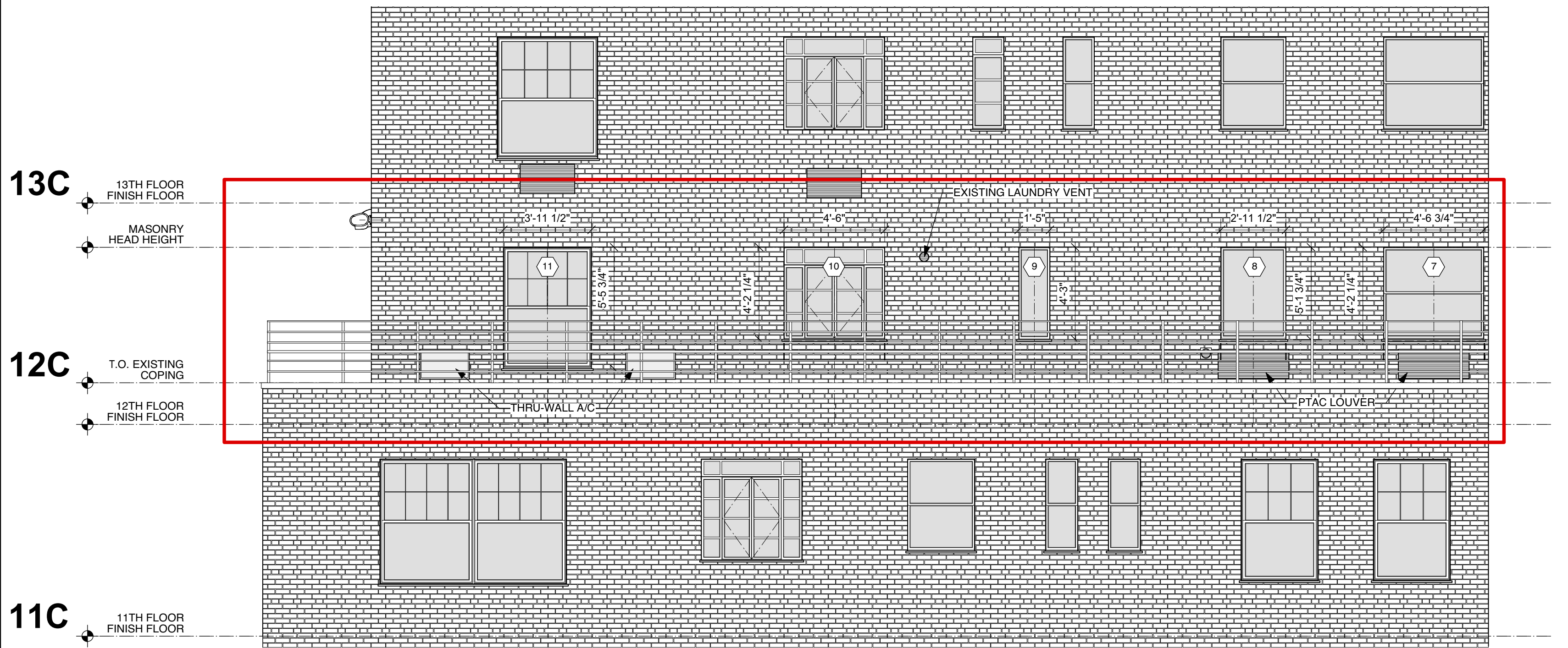
PROPOSED FLOOR PLAN



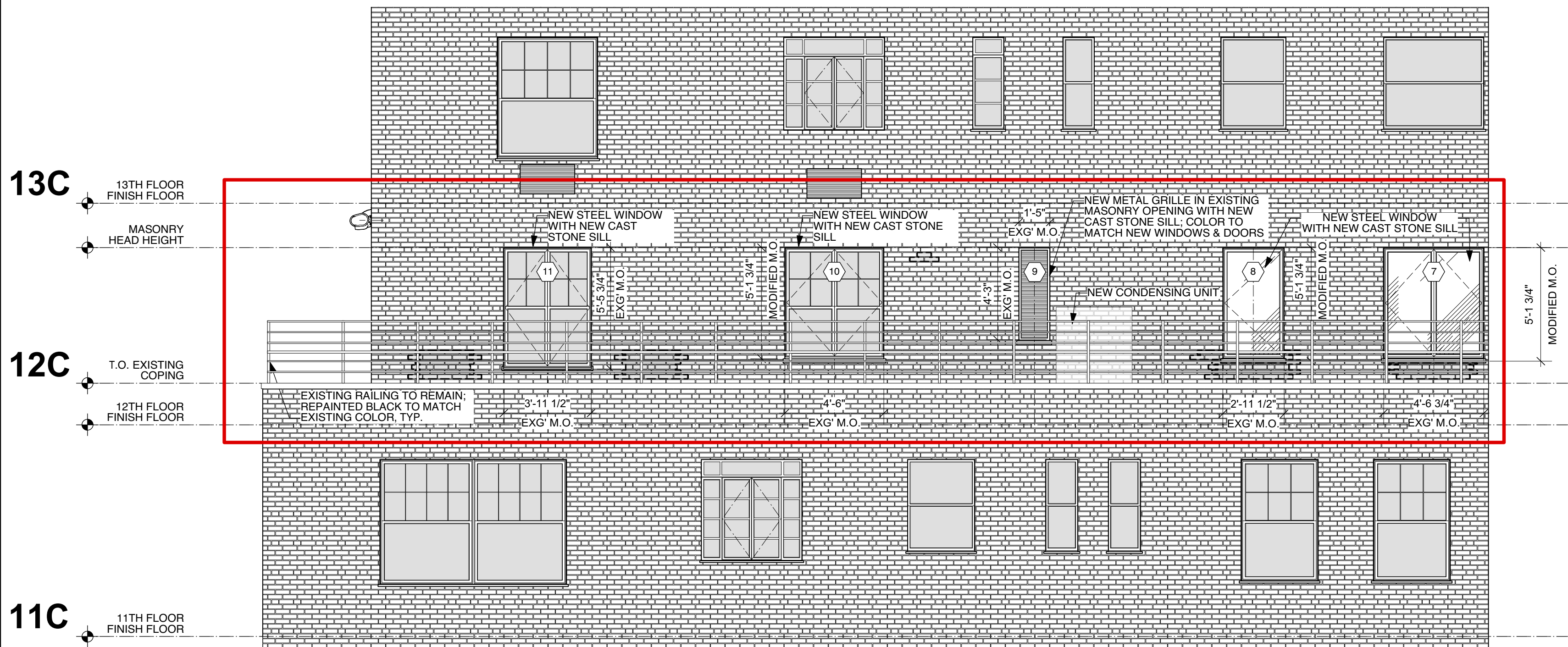
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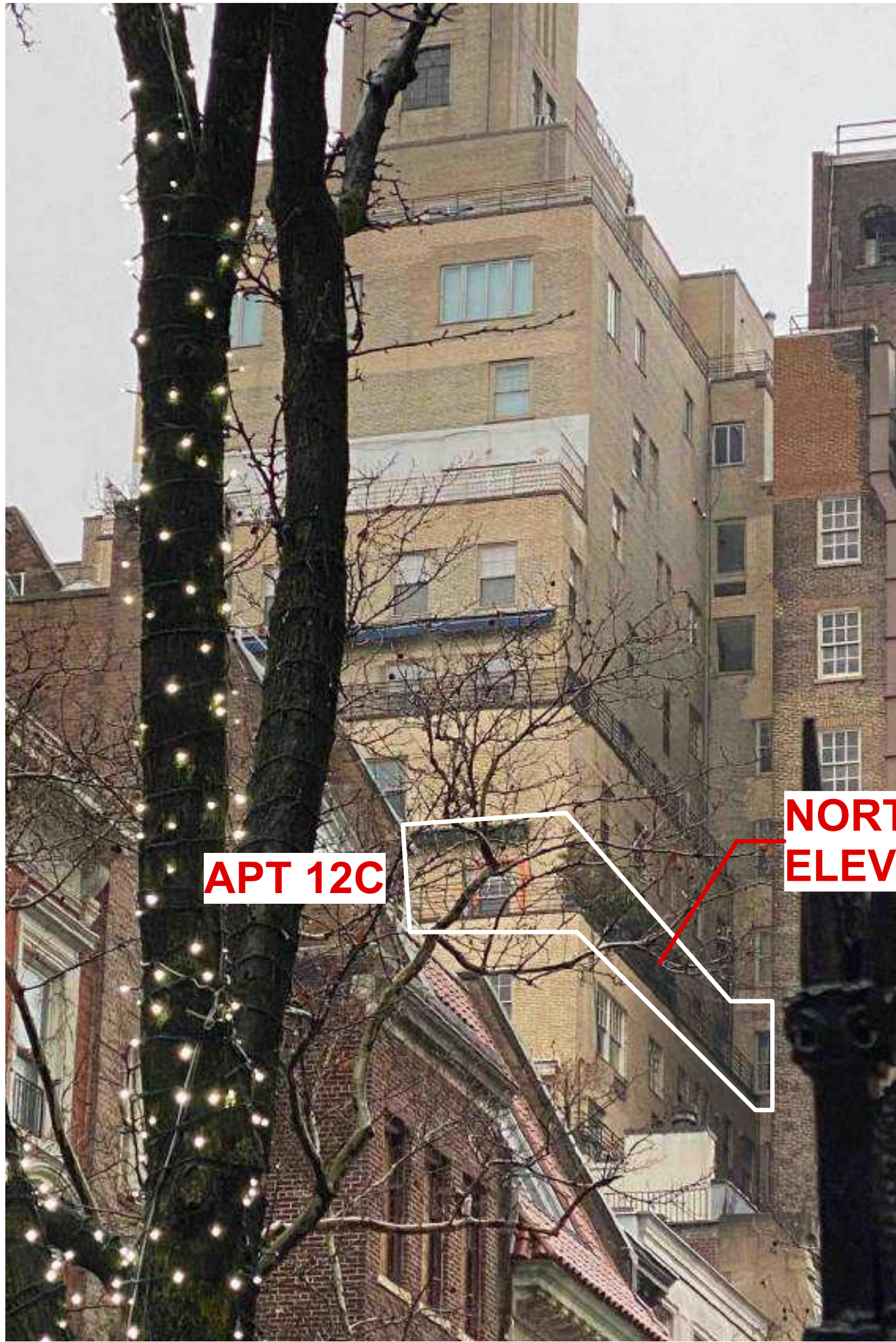
1  
A-200a  
EXISTING NORTH ELEVATION  
Scale: 1/4" = 1'-0"



2  
A-200a  
PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"



AREA MAP



A  
PHOTOGRAPH EXISTING NORTH AND EAST FACADE  
FACING WEST ON EAST 78TH STREET



B  
PHOTOGRAPH EXISTING NORTH FACADE  
FACING SOUTH ON EAST 78TH STREET



C  
PHOTOGRAPH EXISTING NORTH FACADE  
COURTYARD VIEW FROM WINDOW #6 IN APT 12A

WINDOW PATTERNS AND  
ALIGNMENTS ON FLOORS  
ABOVE AND BELOW 12C

#### SYMBOLS AND NOTES

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#### NOTE:

THE COLOR OF THE FACTORY-APPLIED FINISH ON EXTERIOR METAL SURFACES OF THE REPLACEMENT LOUVERS, WINDOWS AND FRAMES SHALL BE BENJAMIN MOORE #1123 "PALM DESERT TAN". THE COLOR OF THE FINISH ON INTERIOR METAL SURFACES SHALL BE DECIDED LATER. SUBMIT COLOR AND FINISH SAMPLES TO THE ARCHITECT FOR APPROVAL BEFORE WINDOWS ARE FABRICATED. ALL WINDOWS TO MATCH BUILDING STANDARD AS SET FORTH IN THE ALTERNATION AGREEMENT RIDER #4 AND AS REQUIRED BY LPC.

OPENING TO BE FILLED WITH BRICK MASONRY FOR FULL THICKNESS OF WALL. FACE BRICK AND MORTAR COLOR SHALL MATCH EXISTING FACE BRICK. BRICK IN FACE WYTHE SHALL BE STITCHED INTO THE EXISTING BRICKWORK.

NEW CAST STONE SILLS WILL BE SUBMITTED TO THE BUILDING FOR APPROVAL PRIOR TO FABRICATION.

NEW EXTERIOR LOUVERS TO BE EXTRUDED ALUMINUM

WINDOWS 7-16 ARE LOCATED MORE THAN 3'-0" FROM THE LOT LINE AND ARE THEREFORE EXEMPT FROM THE OPENING PROTECTION REQUIREMENT

#### ISSUE DATES & REVISIONS

02/04/22  
ISSUE FOR LANDMARKS  
APPROVAL

CONSULTANTS:  
SEE COVER SHEET FOR CONSULTANT LIST

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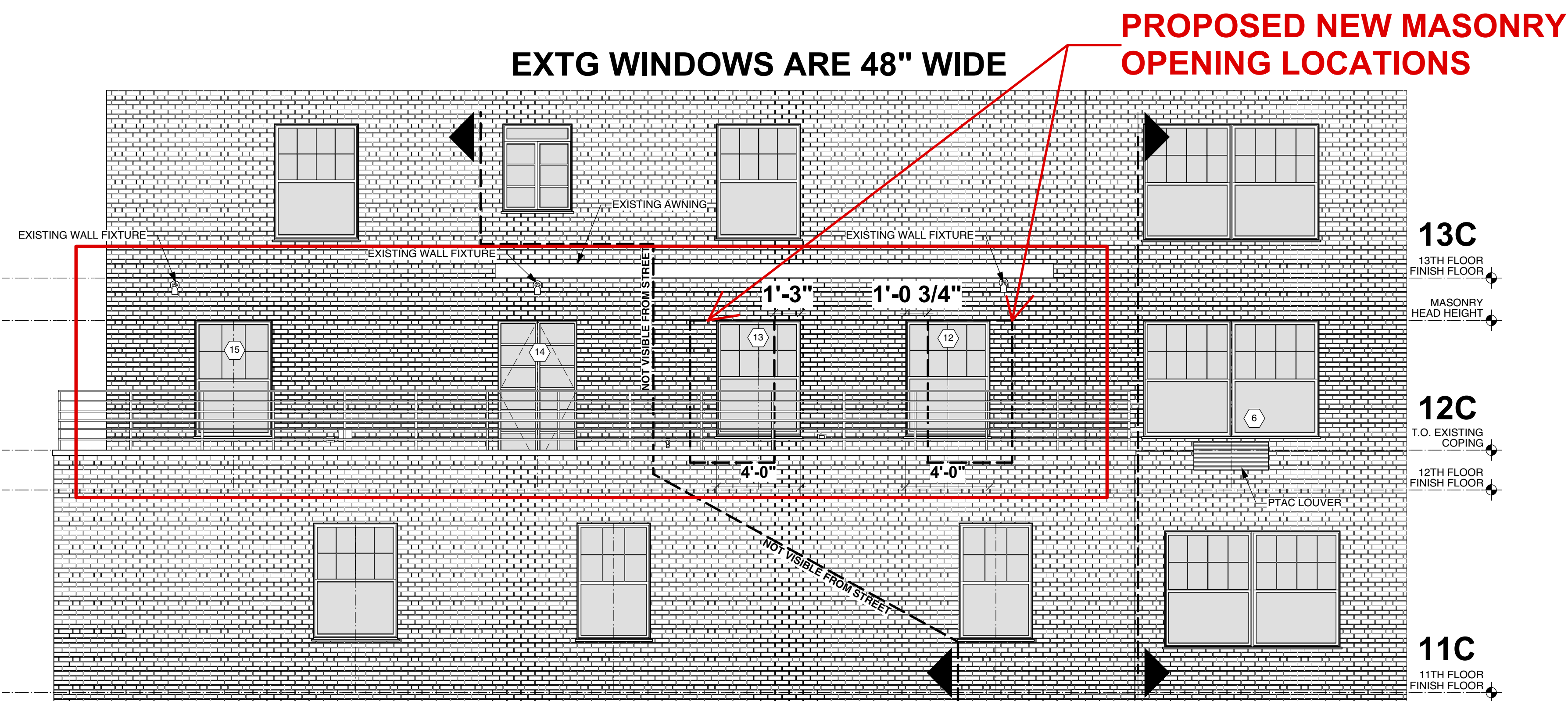
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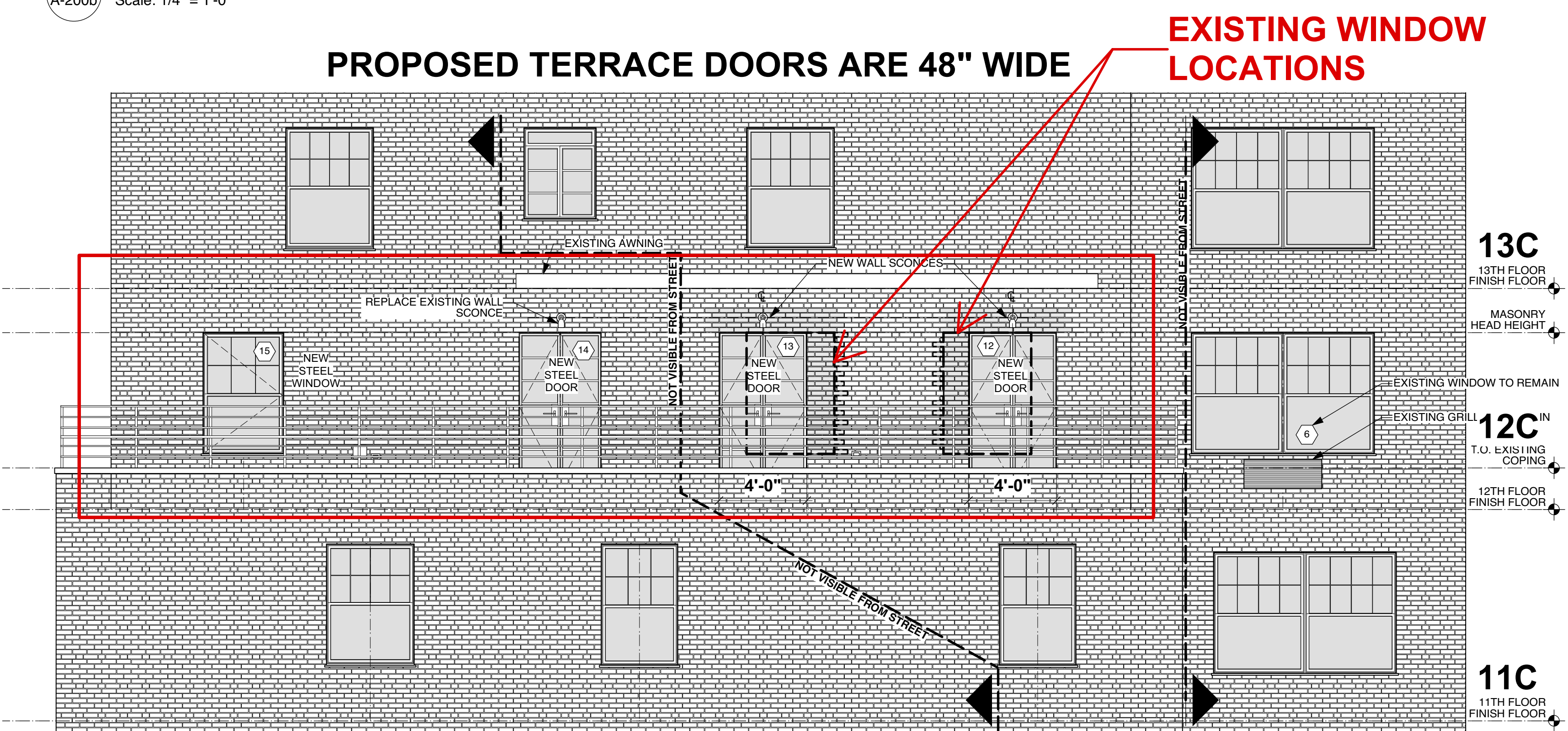
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NORTH ELEVATIONS

A-200a.00  
PAGE: 7 OF 15

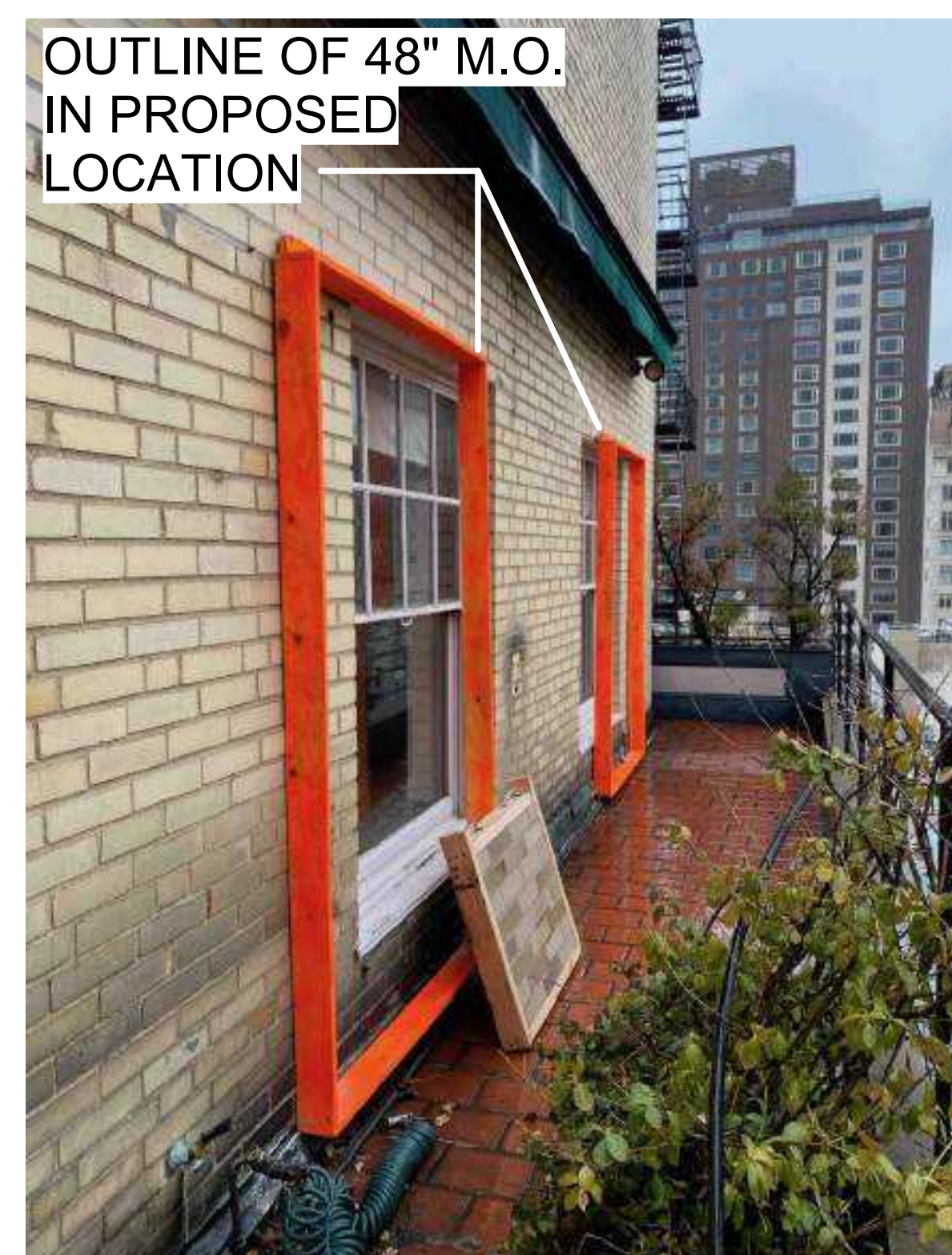




1 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



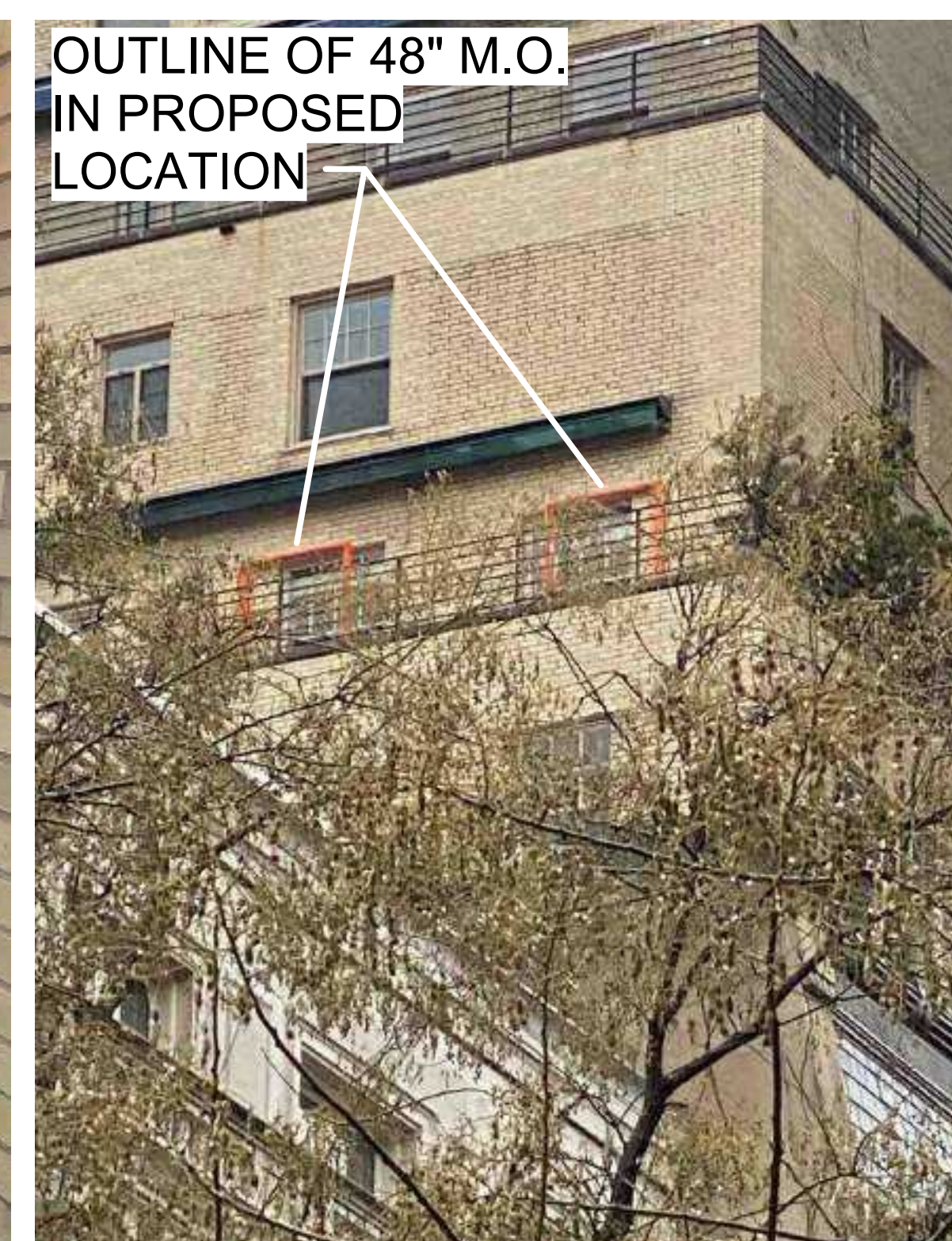
2 PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"



B PHOTO CLOSE UP RED FRAMES - LOOKING NORTH  
NOTE: RED FRAMES REPRESENT OUTLINE OF NEW TERRACE DOORS



C PHOTO CLOSE UP RED FRAMES - LOOKING SOUTH  
NOTE: RED FRAMES REPRESENT OUTLINE OF NEW TERRACE DOORS



D PHOTO CLOSE UP RED FRAMES - FROM STREET  
NOTE: RED FRAMES REPRESENT OUTLINE OF NEW TERRACE DOORS



A PHOTOGRAPH EXISTING EAST FACADE  
FACING WEST ON EAST 78TH STREET



AREA MAP

#### SYMBOLS AND NOTES

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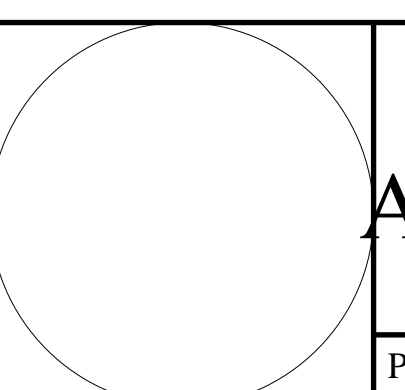
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As Noted

#### TITLE:

EAST ELEVATIONS



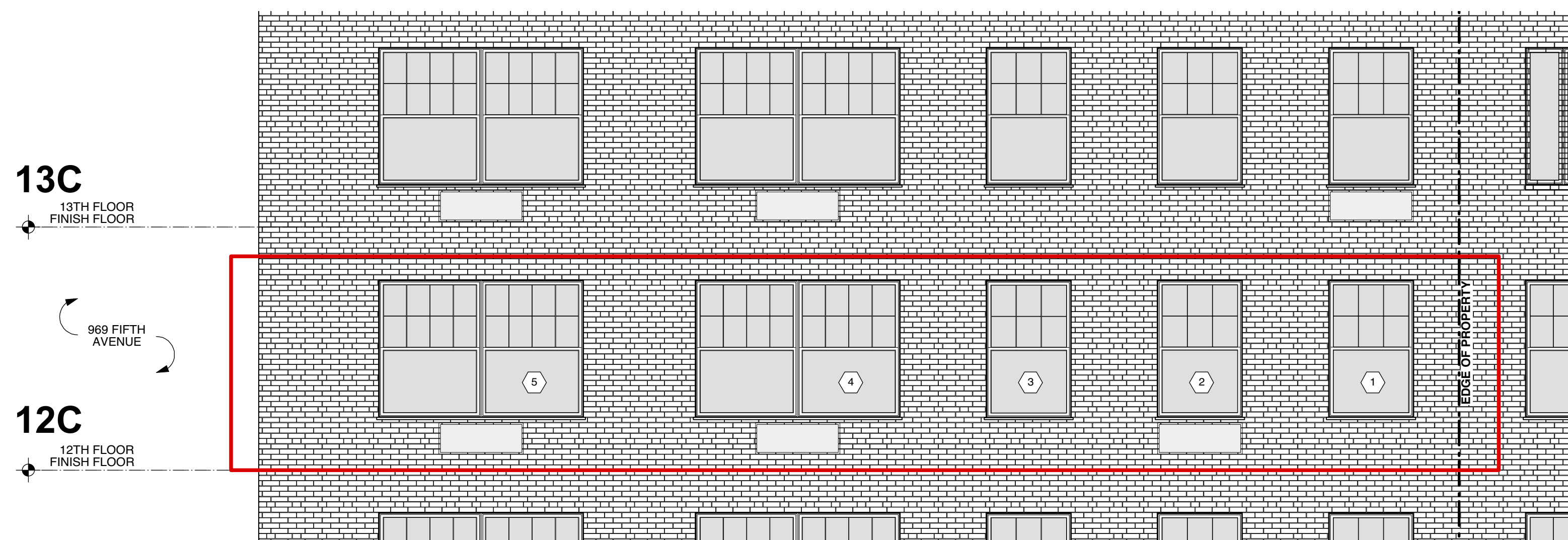
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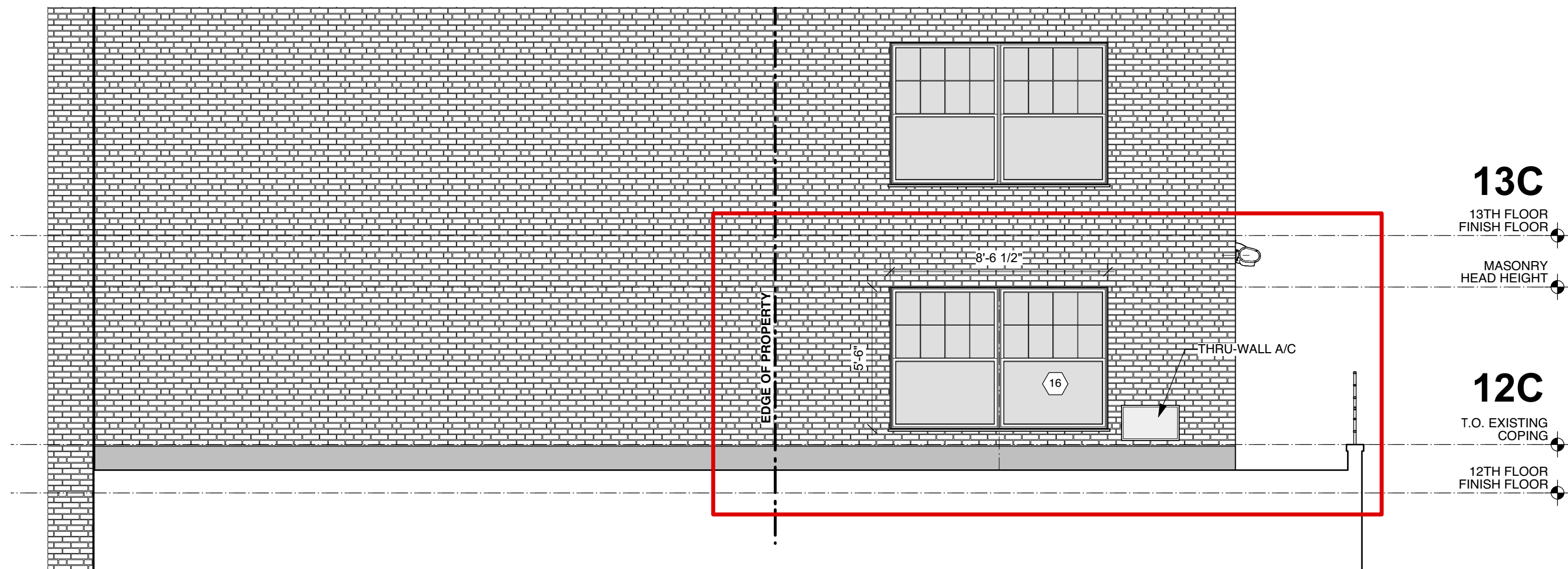
## NO CHANGES TO FRONT FACADE



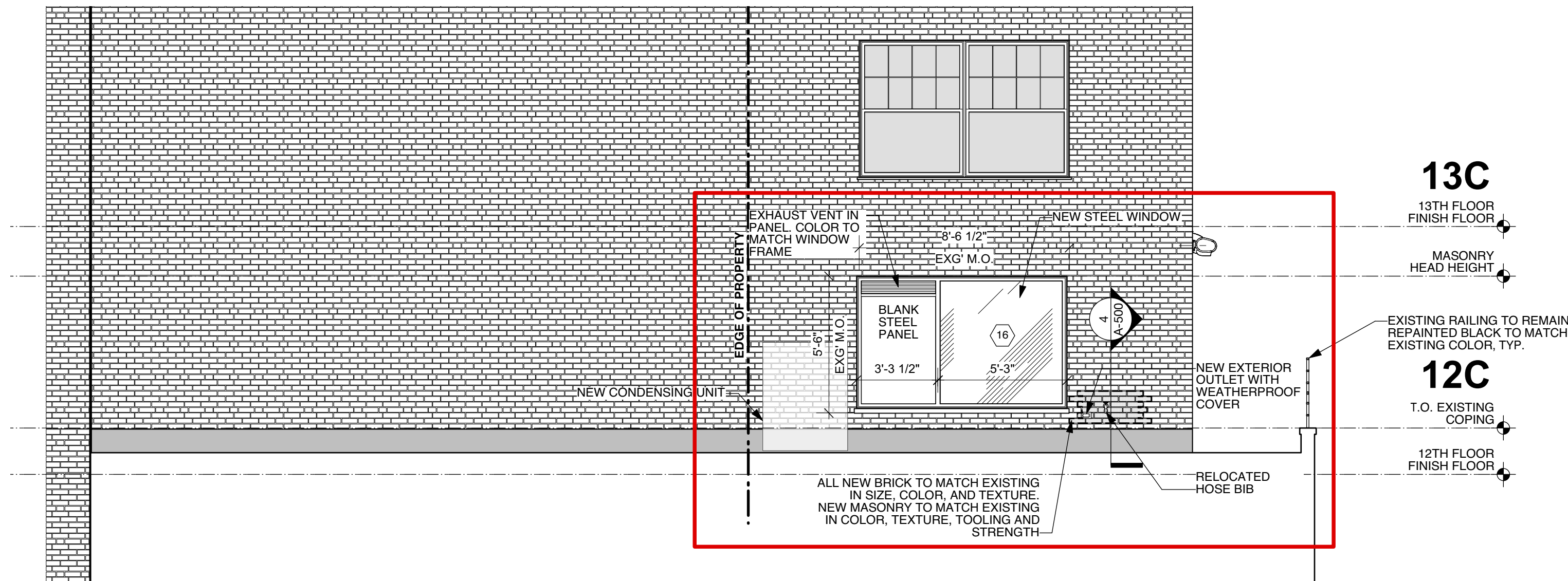
1  
A-200  
EXISTING WEST ELEVATION (VIEW FROM 5TH AVENUE)  
Scale: 1/4" = 1'-0"

NO WORK ON THIS ELEVATION:  
EXISTING WINDOWS AND LOUVERS TO REMAIN

## SOUTH ELEVATION NOT VISIBLE FROM STREET



2  
A-200c  
EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

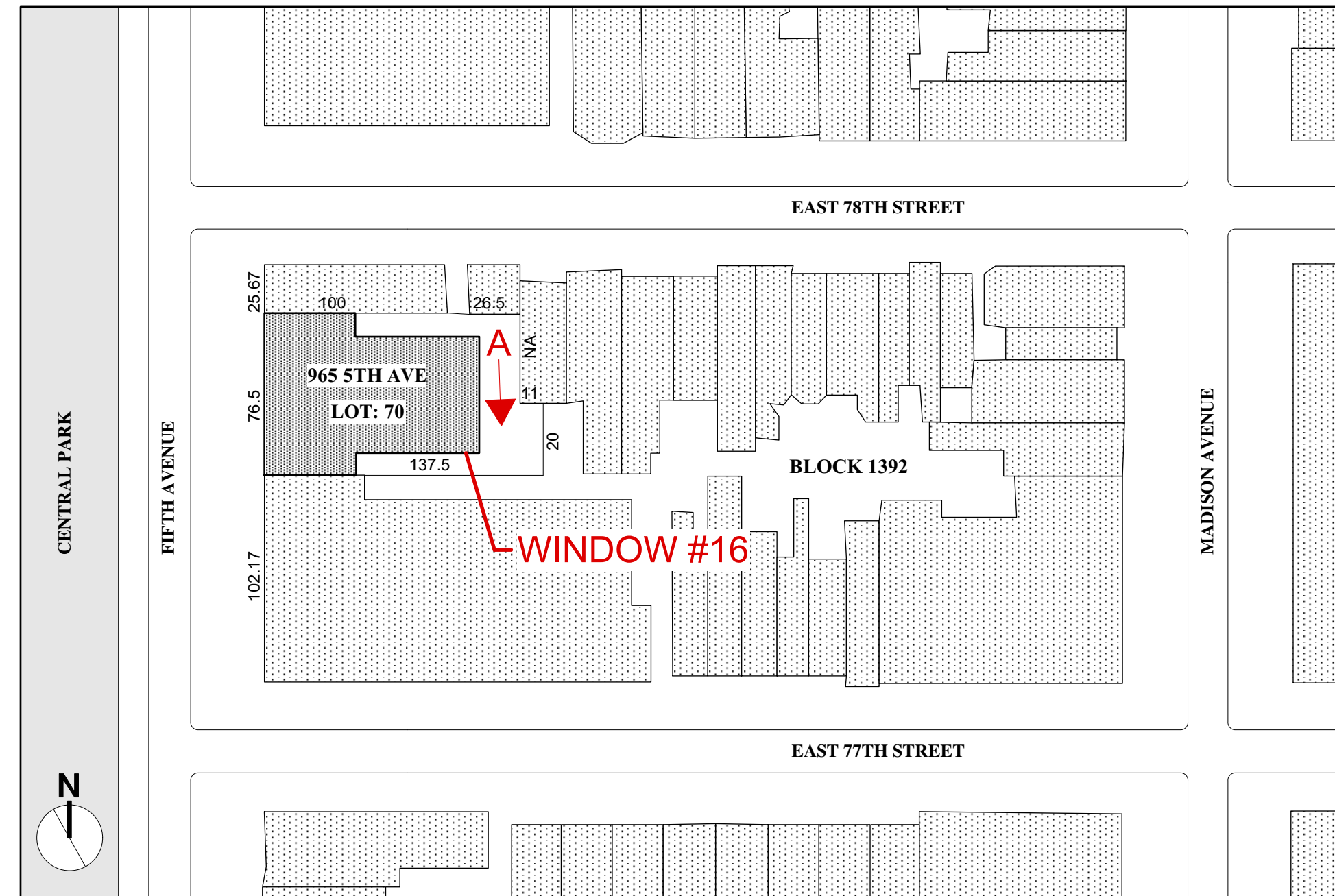


3  
A-200c  
PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



A  
PHOTOGRAPH 12C TERRACE  
FACING SOUTH ON TERRACE -  
LOOKING TOWARDS LIGHTWELL

EAST FACADE  
LOOKING SOUTH



PLOT PLAN  
NTS

### SYMBOLS AND NOTES

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-NEW CAST STONE SILLS WILL BE SUBMITTED TO THE BUILDING FOR APPROVAL PRIOR TO FABRICATION.

-NEW EXTERIOR LOUVERS TO BE EXTRUDED ALUMINUM

-WINDOWS 7-16 ARE LOCATED MORE THAN 3'-0" FROM THE LOT LINE AND ARE THEREFORE EXEMPT FROM THE OPENING PROTECTION REQUIREMENT

### ISSUE DATES & REVISIONS

02/04/22 ISSUE FOR LANDMARKS APPROVAL

#### CONSULTANTS:

SEE COVER SHEET FOR CONSULTANT LIST

### OLIVER COPE . ARCHITECT

135 WEST TWENTY-SIXTH STREET 5TH FL.  
NEW YORK, NEW YORK 10001 (212)727-1225

#### PROJECT:

PRIVATE RESIDENCE  
965 FIFTH AVENUE #12A & 12C  
NEW YORK, NY 10075

#### JOB NO.:

2003

#### DRAWN:

JW

#### DATE:

See Above

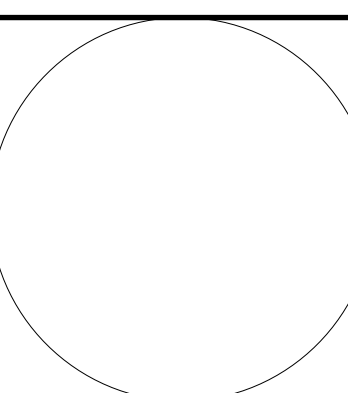
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#### SCALE:

As Noted

#### TITLE:

WEST & SOUTH ELEVATIONS  
EXTERIOR ELEVATIONS



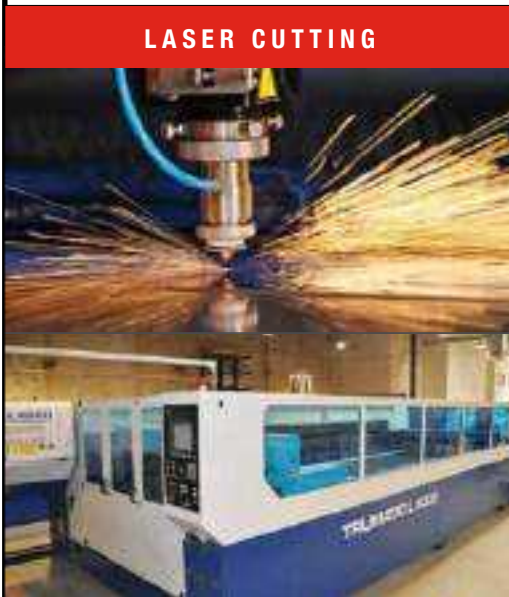
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PAGE: 9 OF 15



TISCHLER WINDOWS AND DOORS

**LASER CUTTING**




TISCHLER STAINLESS STEEL thermally broken windows and doors incorporate a unique patented process utilizing modern materials and state-of-the-art computerized machinery that produces the most precise, energy efficient steel window and door on the market today.

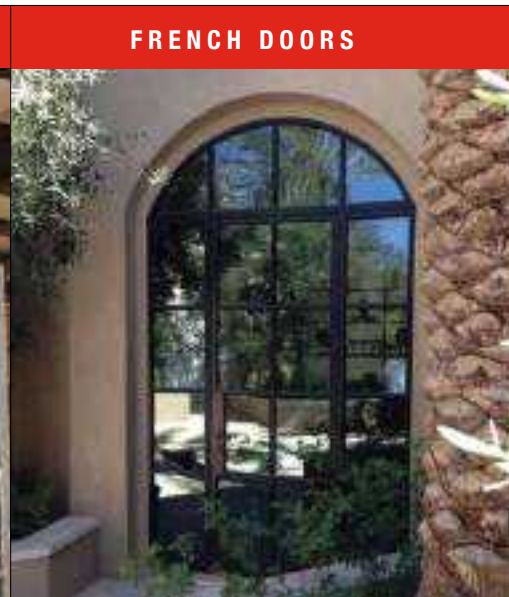
**ICORE FEATURES:**

- 304 Stainless steel construction, composite core, and stainless or solid bronze hardware ensure "no rust ever" 304 stainless steel available upon request
- Thermal break design provides the most energy efficient steel window and doors available
- Factory glazed glues, installed in controlled environment
- Laser cut stainless steel process eliminates welded corners, producing a seamless, smooth corner surface
- Welded 1-piece glazing frames create a clean, precise, finished look at the glazing head-joints that isn't possible with onsite installations

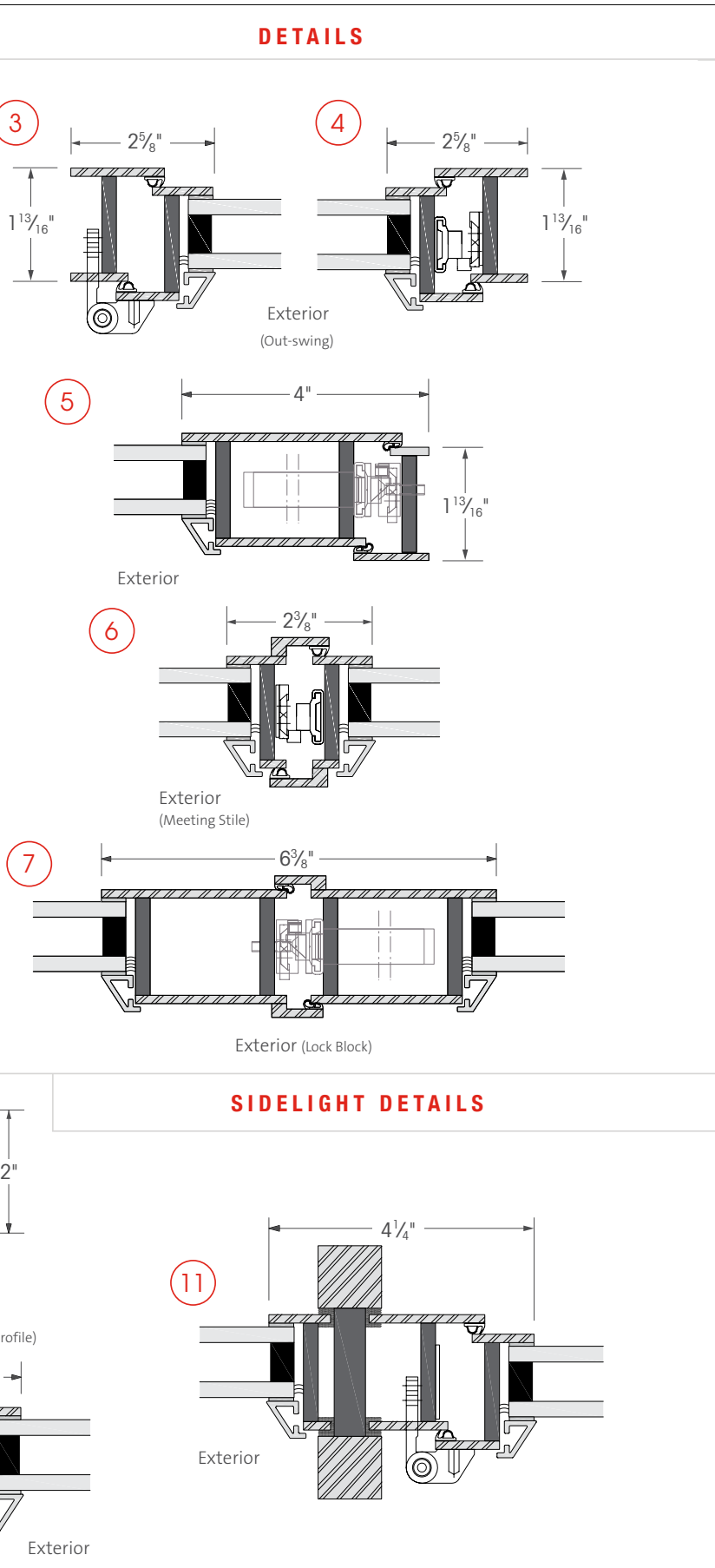
**ICORE TECHNOLOGY**



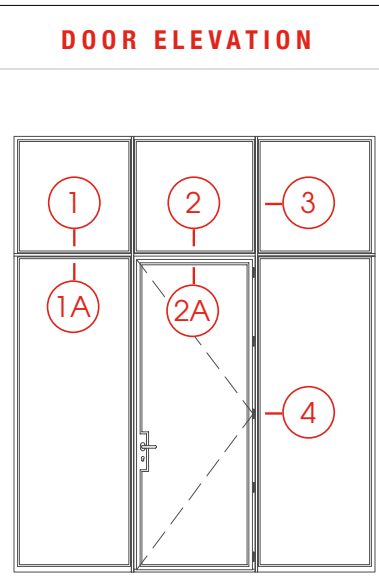
**FRENCH DOORS**



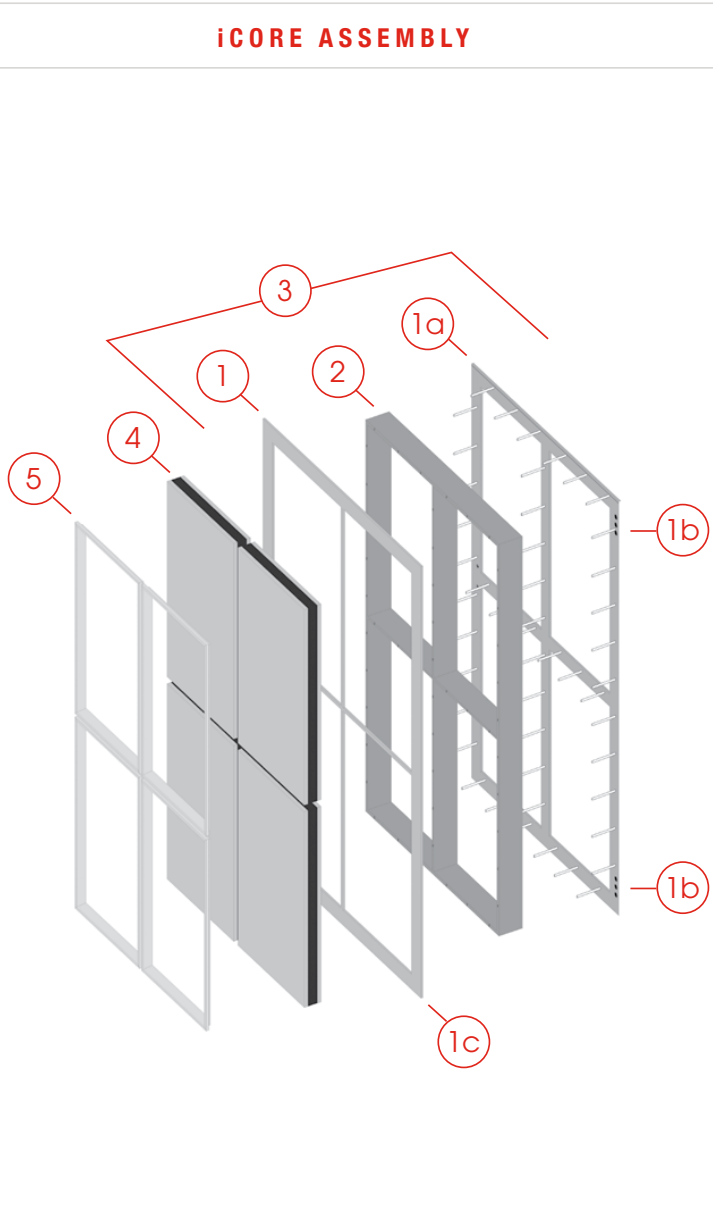
**DETAILS**



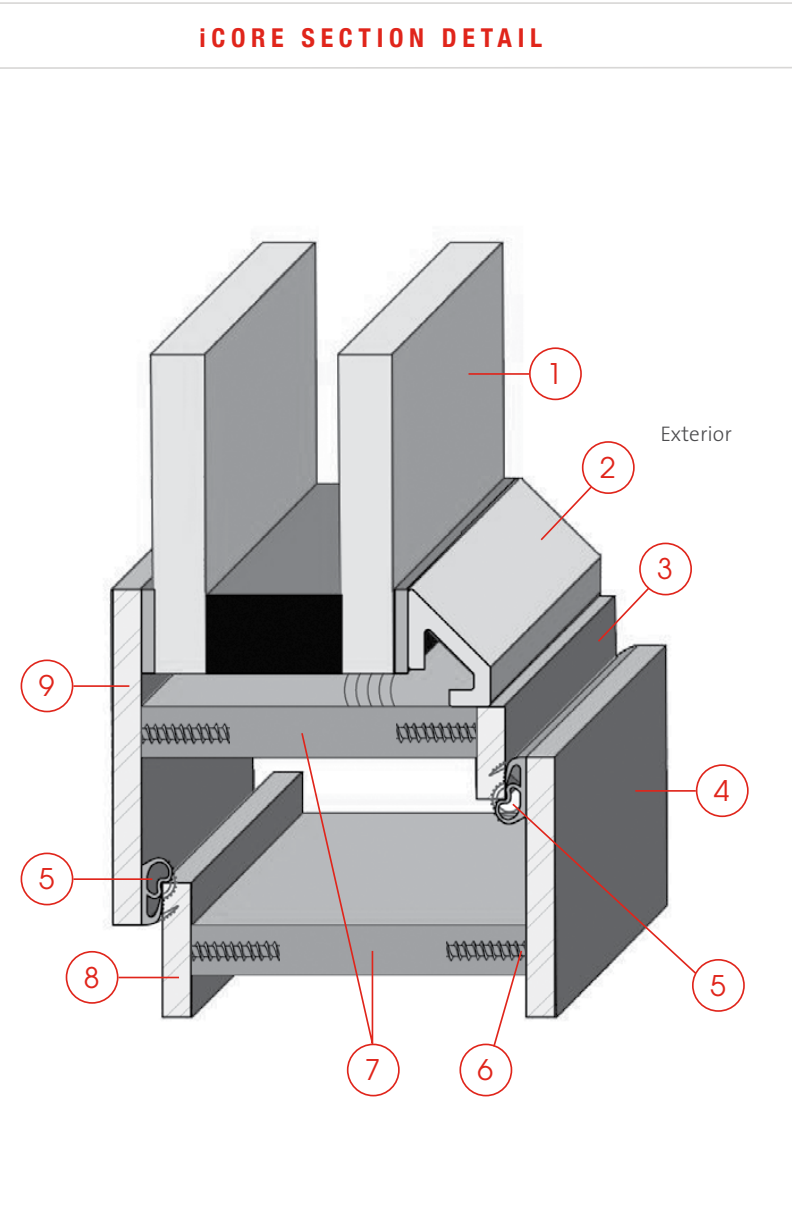
**DOOR ELEVATION**



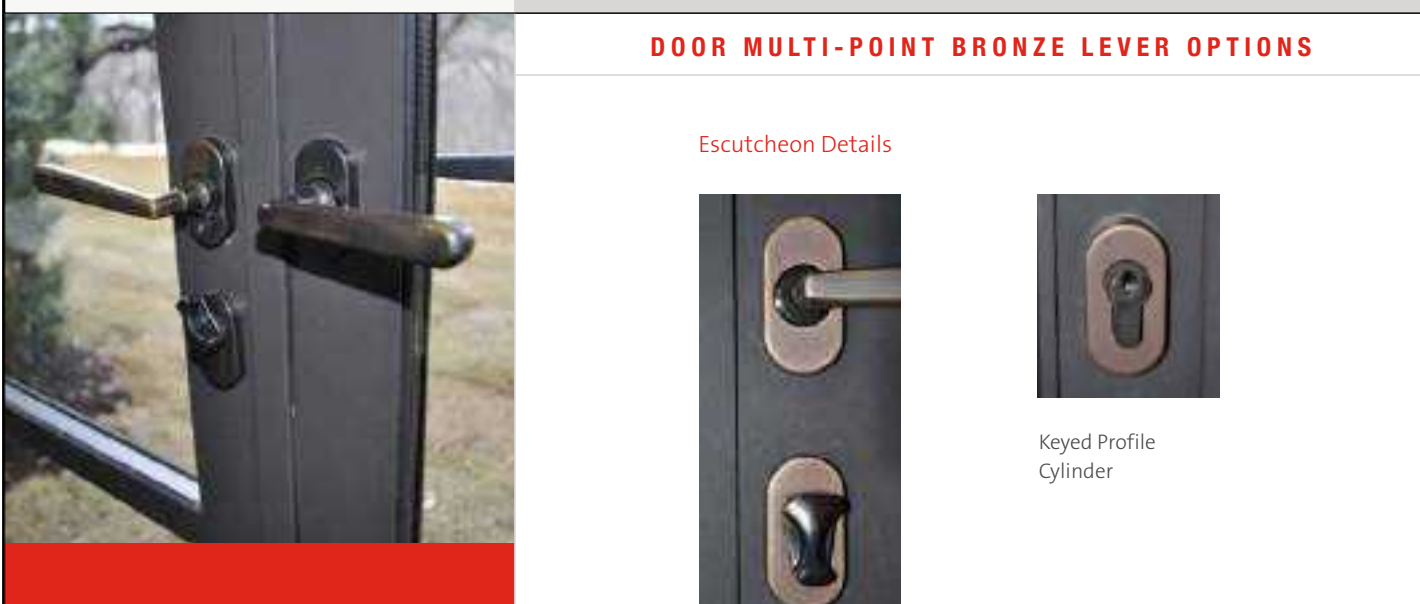
**ICORE ASSEMBLY**




**ICORE SECTION DETAIL**



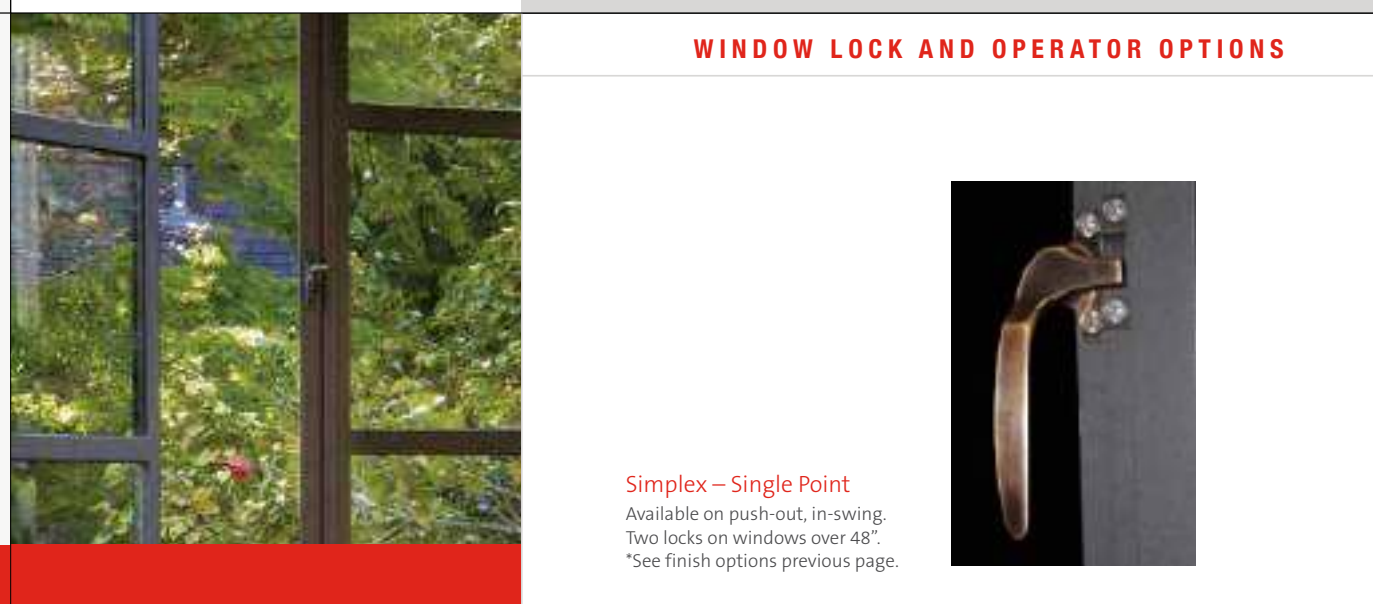
**DOOR MULTI-POINT BRONZE LEVER OPTIONS**




**WINDOW HINGE TYPE**



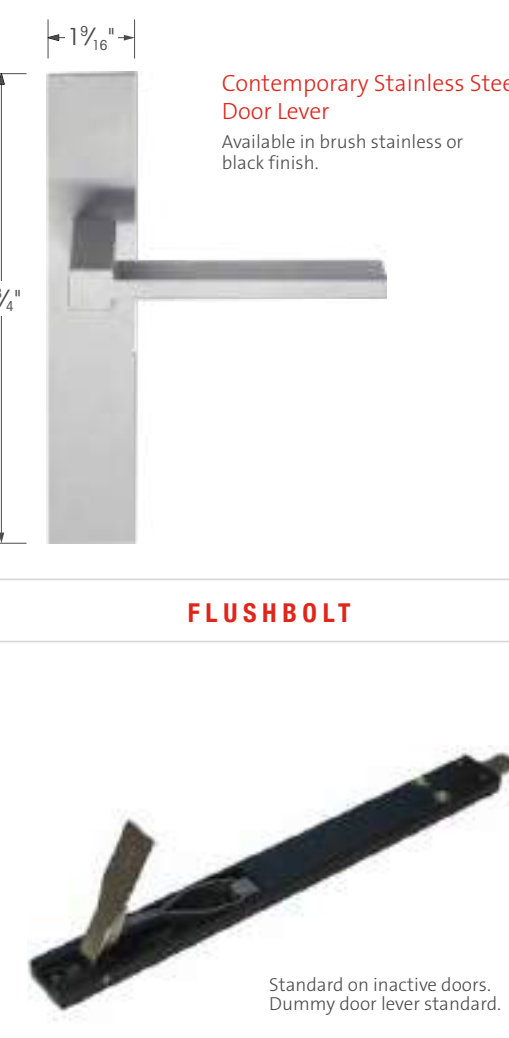
**WINDOW LOCK AND OPERATOR OPTIONS**



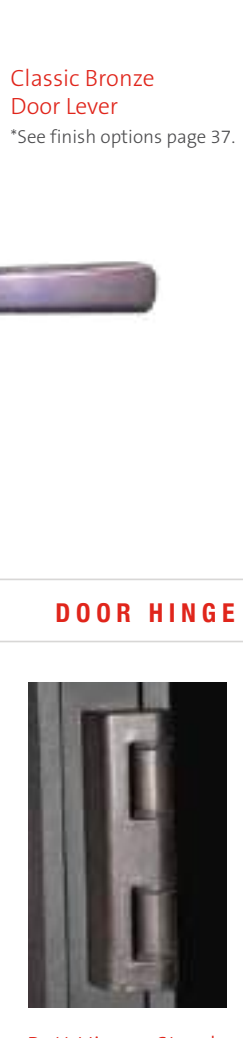
**PREMIUM DOOR MULTI-POINT LEVER OPTIONS**



**FLUSHBOLT**



**DOOR HINGE**



SYMBOLS AND NOTES

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01/25/22	ISSUE FOR LPC APPROVAL
02/04/22	ISSUE FOR LANDMARKS APPROVAL

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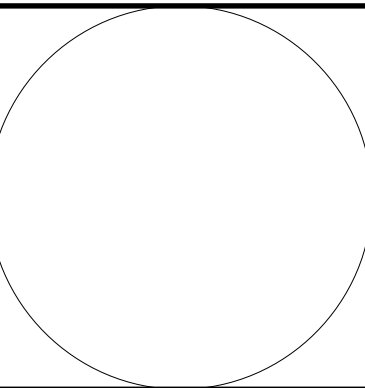
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DATE:  
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As Noted

TITLE:  
EXTERIOR SPEC SHEET



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PAGE: 10 OF 15

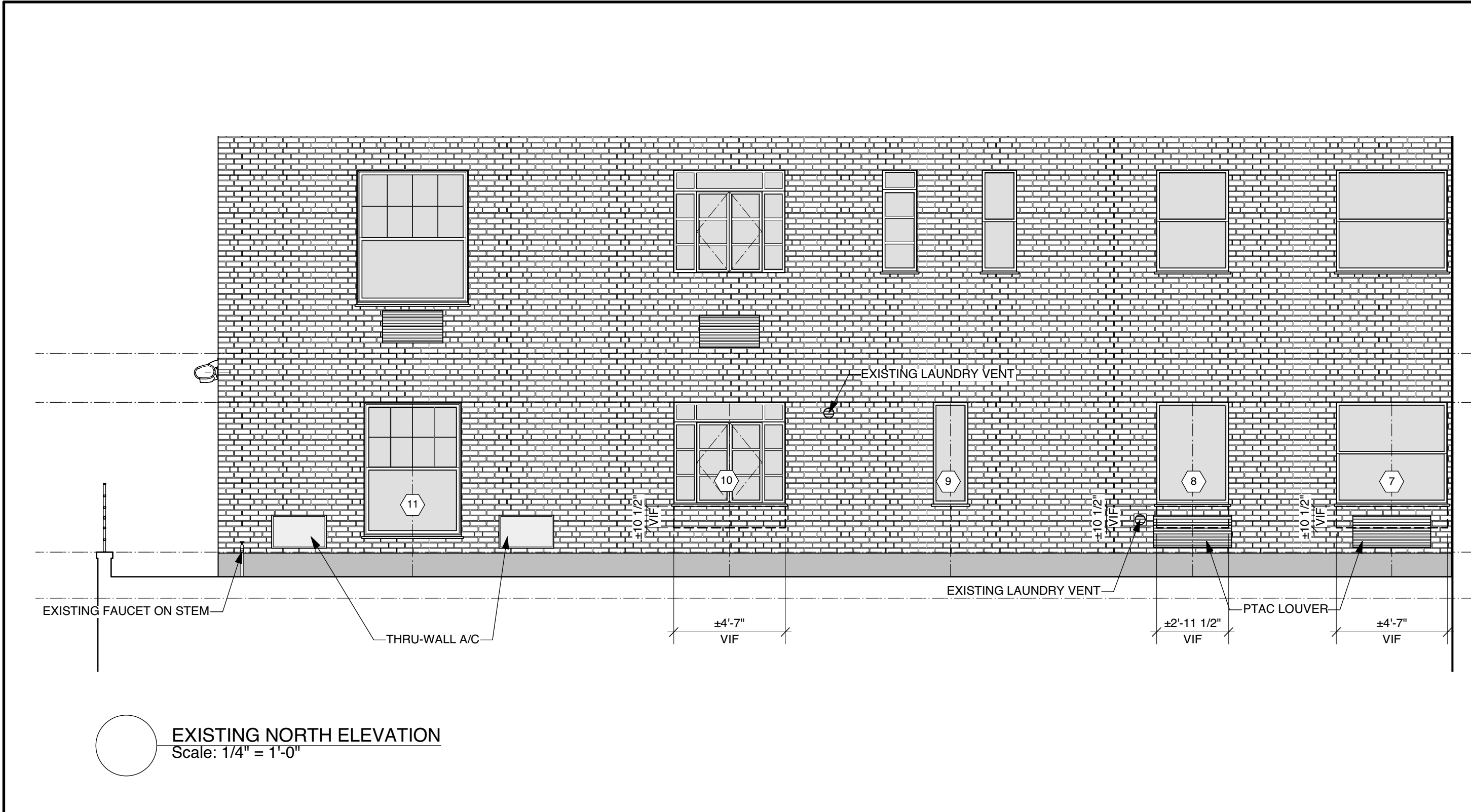
EXTERIOR COLOR

BENJAMIN MOORE #1123 "PALM DESERT TAN"

ADDITIONAL TISCHLER IMAGES

APPLICATION M00582838-P1





NORTH ELEVATION



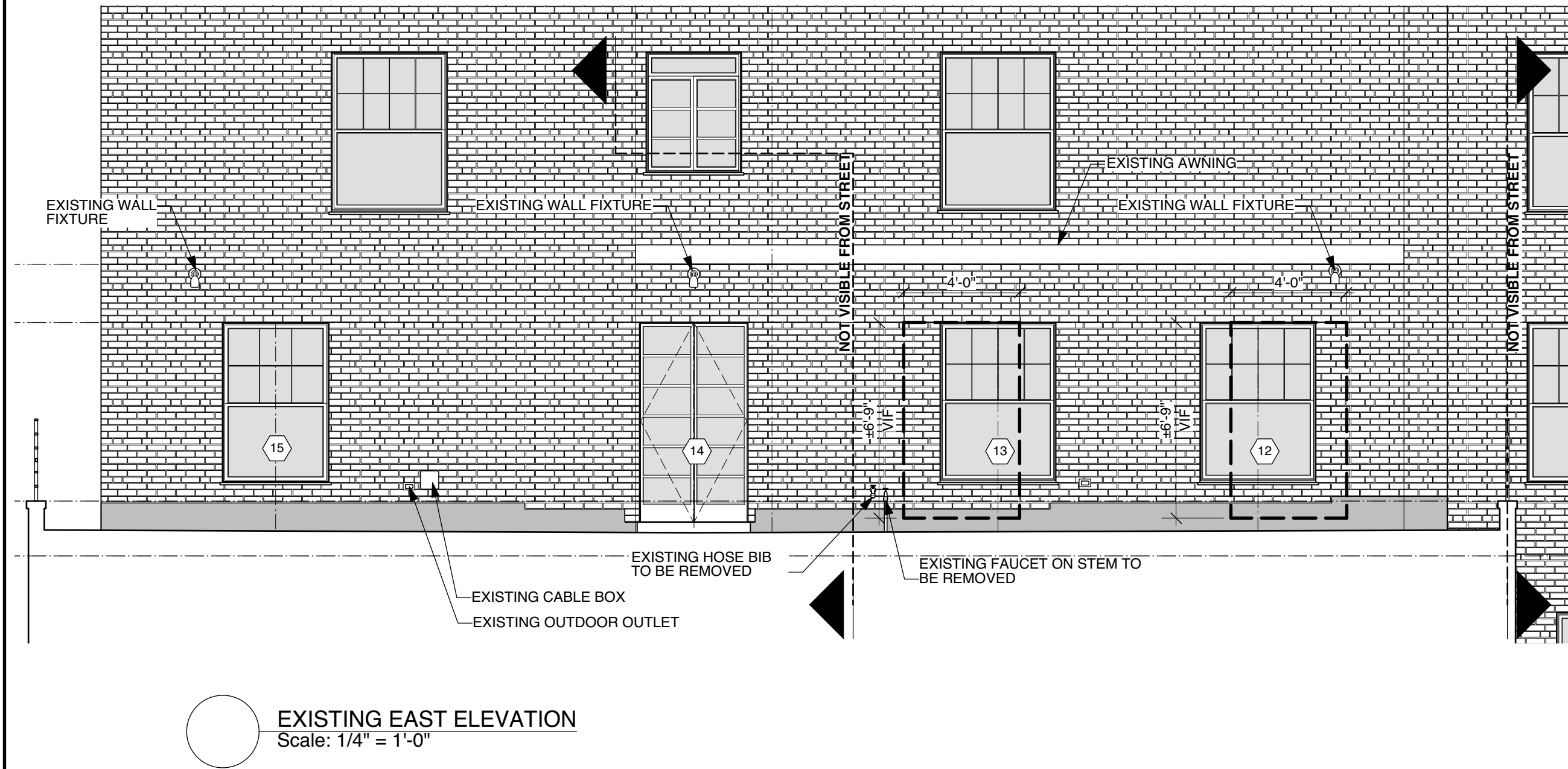
WINDOW #11 - INTERIOR VIEW



NORTH ELEVATION - WINDOWS #7, 8, 9, 10



WINDOW #7 - EXTERIOR VIEW



EAST ELEVATION



WINDOW #15 - EXTERIOR VIEW



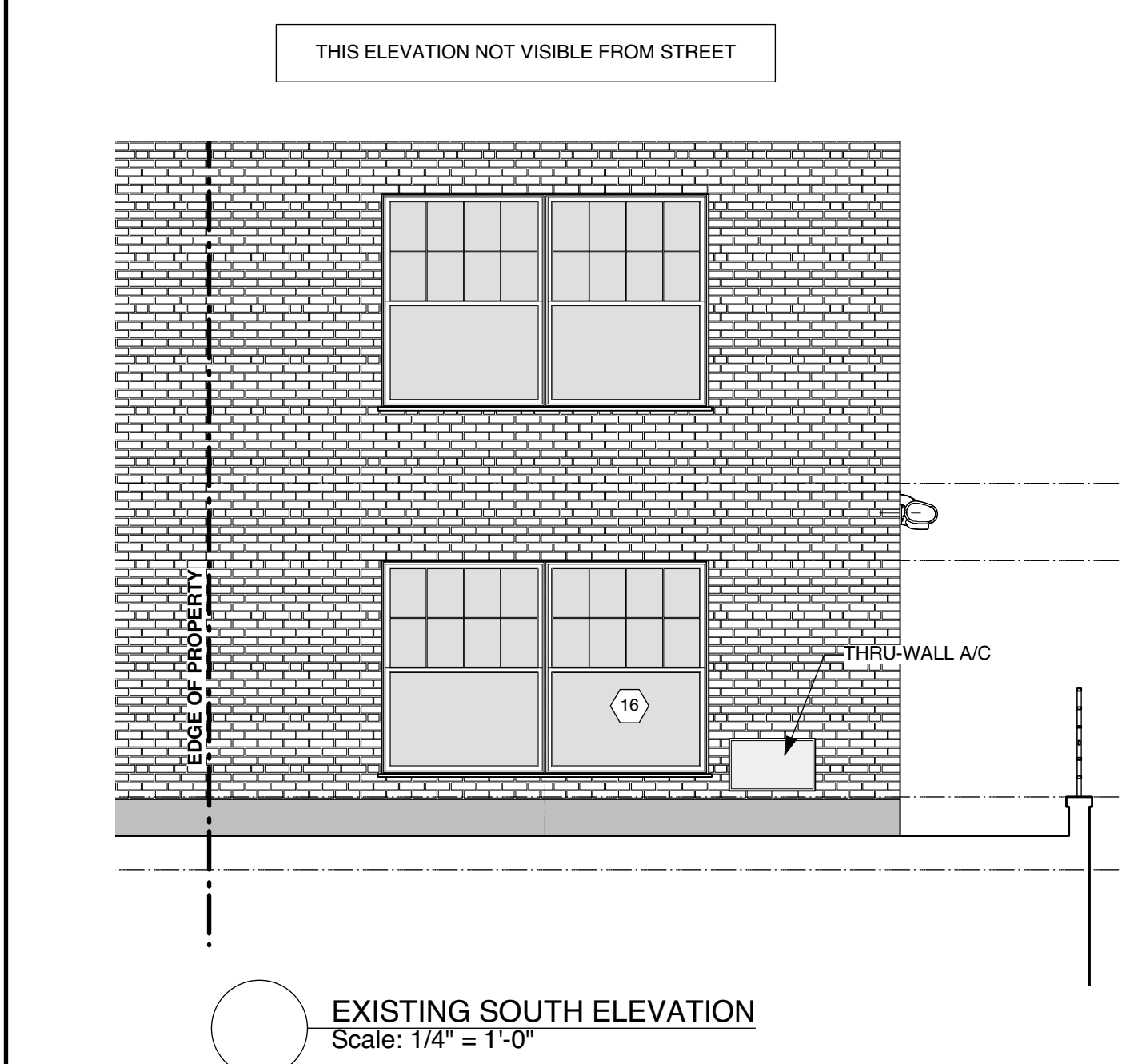
DOOR #14 - EXTERIOR VIEW



WINDOW #13 - EXTERIOR VIEW



WINDOW #12 - EXTERIOR VIEW



SOUTH ELEVATION  
(NOT VISIBLE FROM STREET)



WINDOW #16 - INTERIOR VIEW



CLOSE UP TYPICAL FRAME



CLOSE UP TYPICAL MUNTIN



CLOSE UP TYPICAL SILL

SYMBOLS AND NOTES

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ISSUE DATES & REVISIONS

02/04/22

ISSUE FOR LANDMARKS  
APPROVAL

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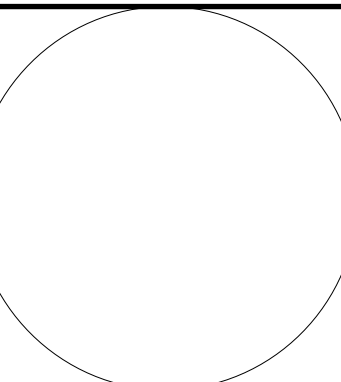
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SCALE:

As Noted

TITLE:

EXISTING WINDOWS PHOTOS



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PAGE: 11 OF 15



EXTERIOR BRICK SPEC

GLEN GERY PRE BLENDED SPEC MIX  
S-32  
S-181

GLEN-GERY  
406 MORTAR

MOCKUP  
SAMPLE



MOCKUP SAMPLE PHOTO

CAST STONE SILL

NOTE: PRECEDENT PHOTO SHOWN FOR COLOR AND TEXTURE ONLY.  
NEW CAST STONE SILLS ARE PROPOSED AT EXTERIOR OPENINGS #7  
THRU #16 - REFER TO EXTERIOR ELEVATIONS



PRECEDENT IMAGE CAST STONE SILL



EXISTING TYP. SILL

ALUMINUM LOUVER

NOTE: NEW ALUMINUM LOUVER @  
WINDOW #9 TO MATCH EXISTING  
ALUMINUM LOUVER UNDER WINDOW  
#7. COLOR TO BE PALM DESERT TAN  
1123



EXISTING ALUMINUM LOUVER @ APT 12C

EXTERIOR SCNCE SPEC

NOTE: (3) NEW SCNCES ARE PROPOSED FOR CODE  
COMPLIANCE ABOVE TERRACE DOORS #12 THRU #14

Tube Indoor/Outdoor LED Wall  
Sconce

By WAC Lighting



Product Options

Finish: Black , Brushed Aluminum , Graphite , White , Bronze

Details

- Universal driver 120v/277v
- No visible hardware
- Powder coated finishes
- Material: Aluminum
- Shade Material: Etched glass
- Dark Sky compliant
- UL Listed Wet
- Warranty: 5 Year
- Made in USA

Dimensions

Fixture: Width 4.5", Height 6.5", Depth 5.88"

Lighting

- 15 Watt (1235 Lumens) 120 Volt Integrated LED, CRI: 90 Color Temp: 3000K Lifespan: 70000 hours

Additional Details

Product URL:

<https://www.ylighting.com/tube-5-inch-outdoor-led-wall-light-by-wac-lighting-uu504710.html>

Rating: UL Listed Wet

Product ID: uu504710

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Created February 4th, 2022



Notes:

SYMBOLS AND NOTES

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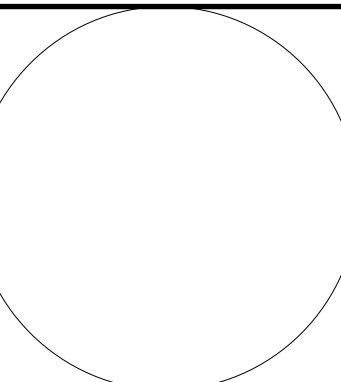
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PROPOSED EXTERIOR WORK  
SPECS

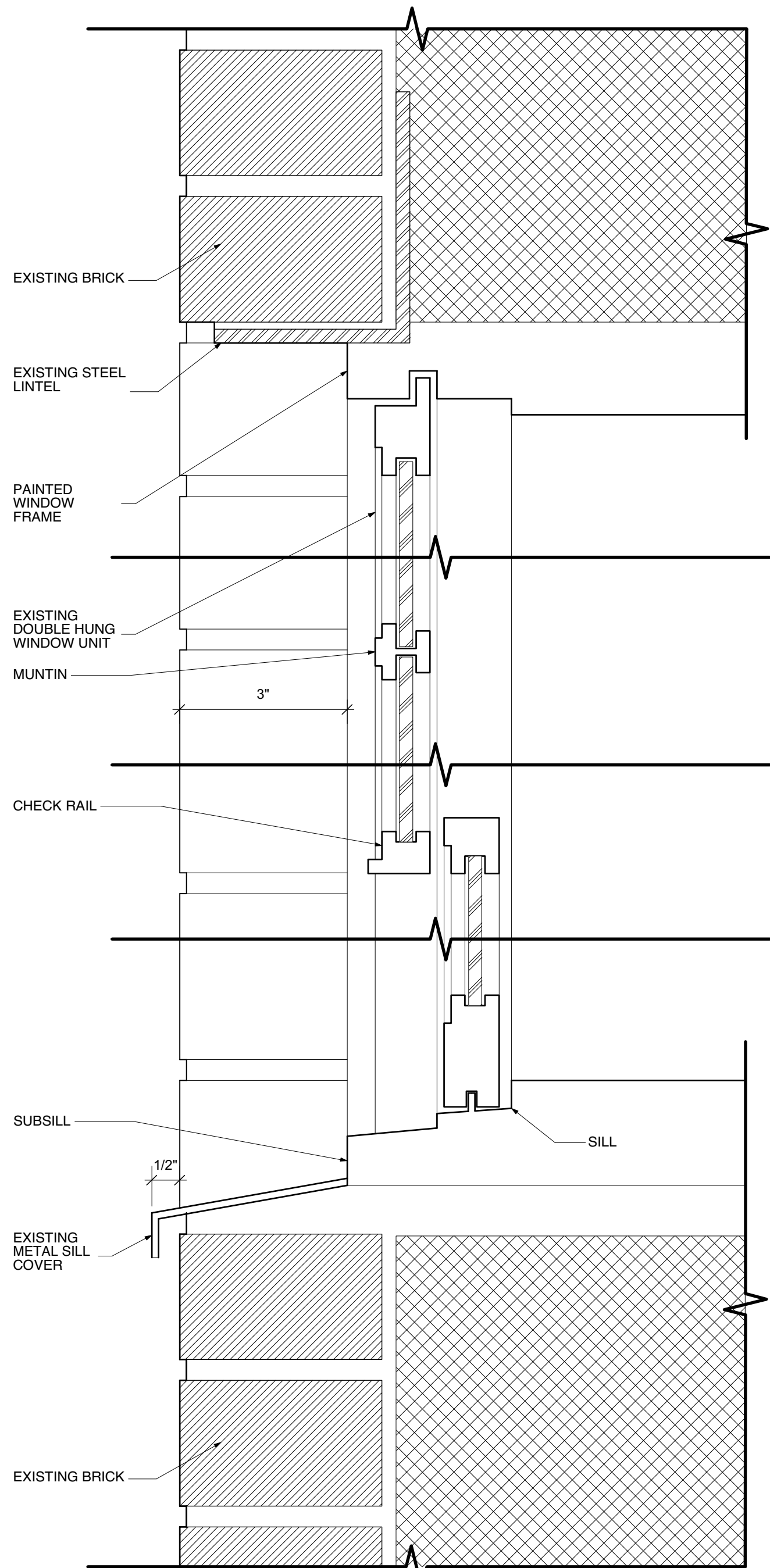


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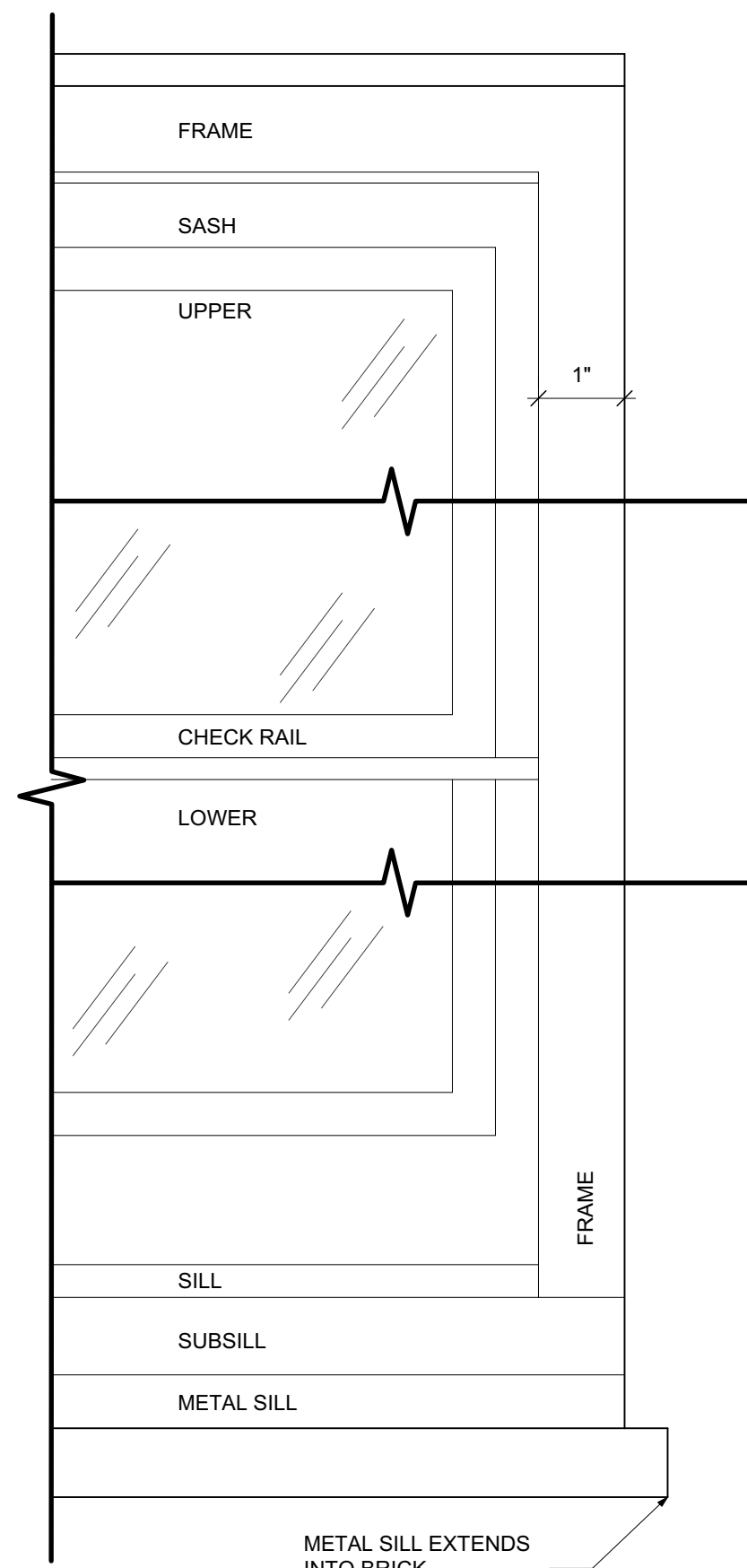
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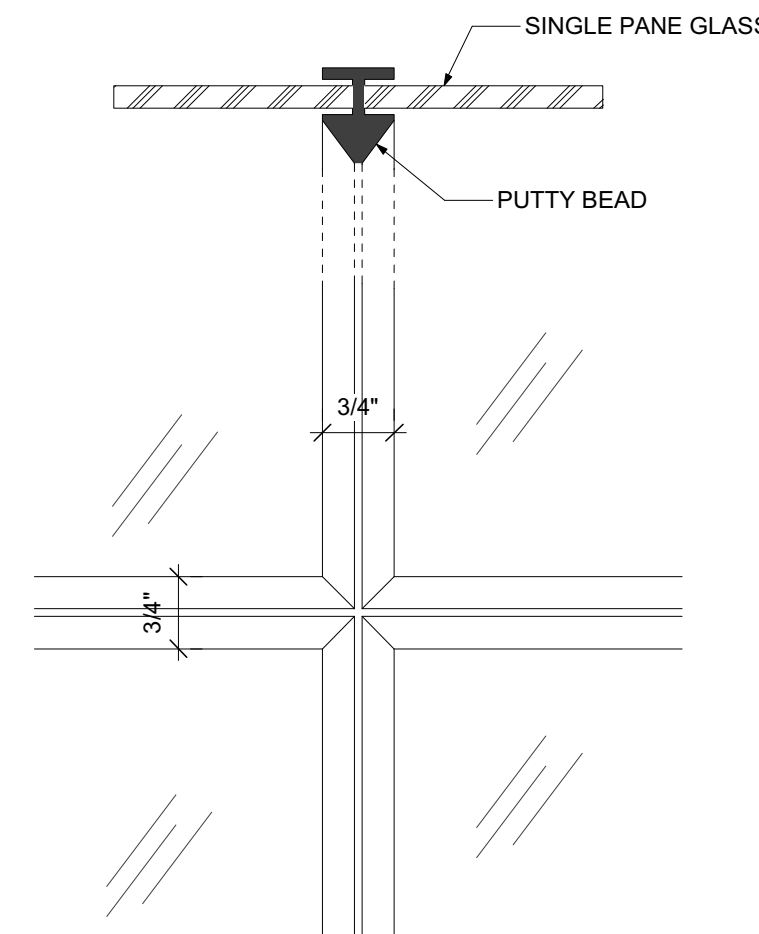




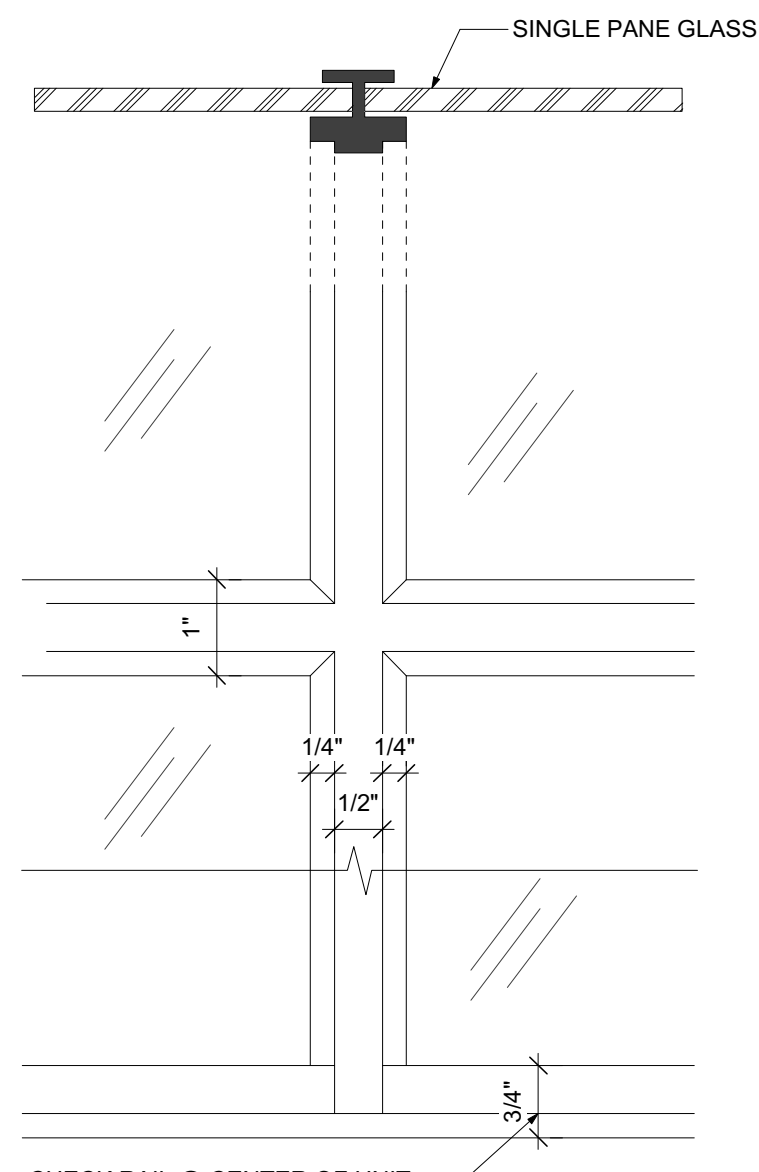
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A-400 EXISTING SECTION DETAIL @ DOUBLE HUNG  
Scale: Half Actual Size



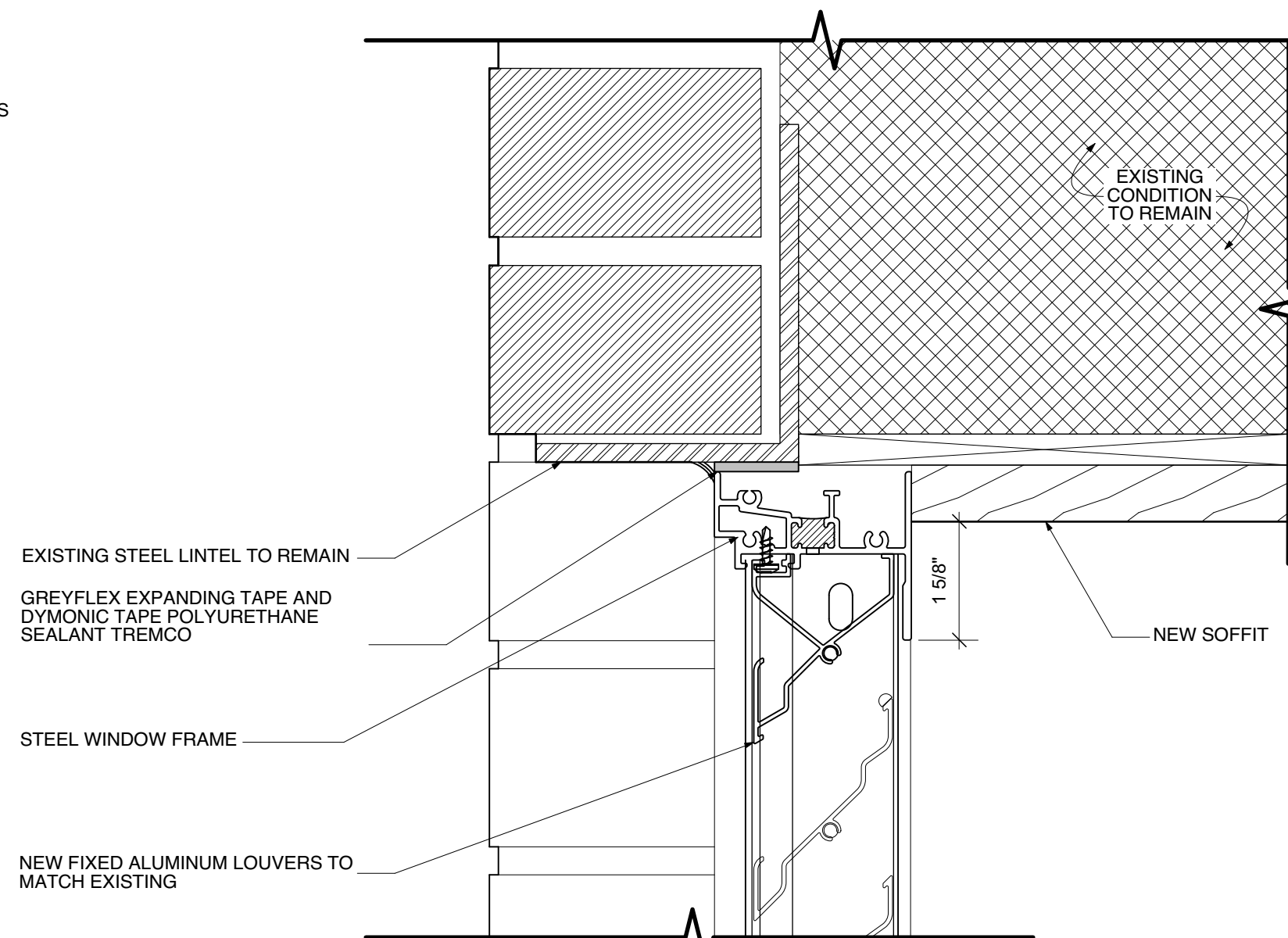
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A-400 EXG' DOUBLE HUNG SASH ELEV.  
Scale: Half Actual Size



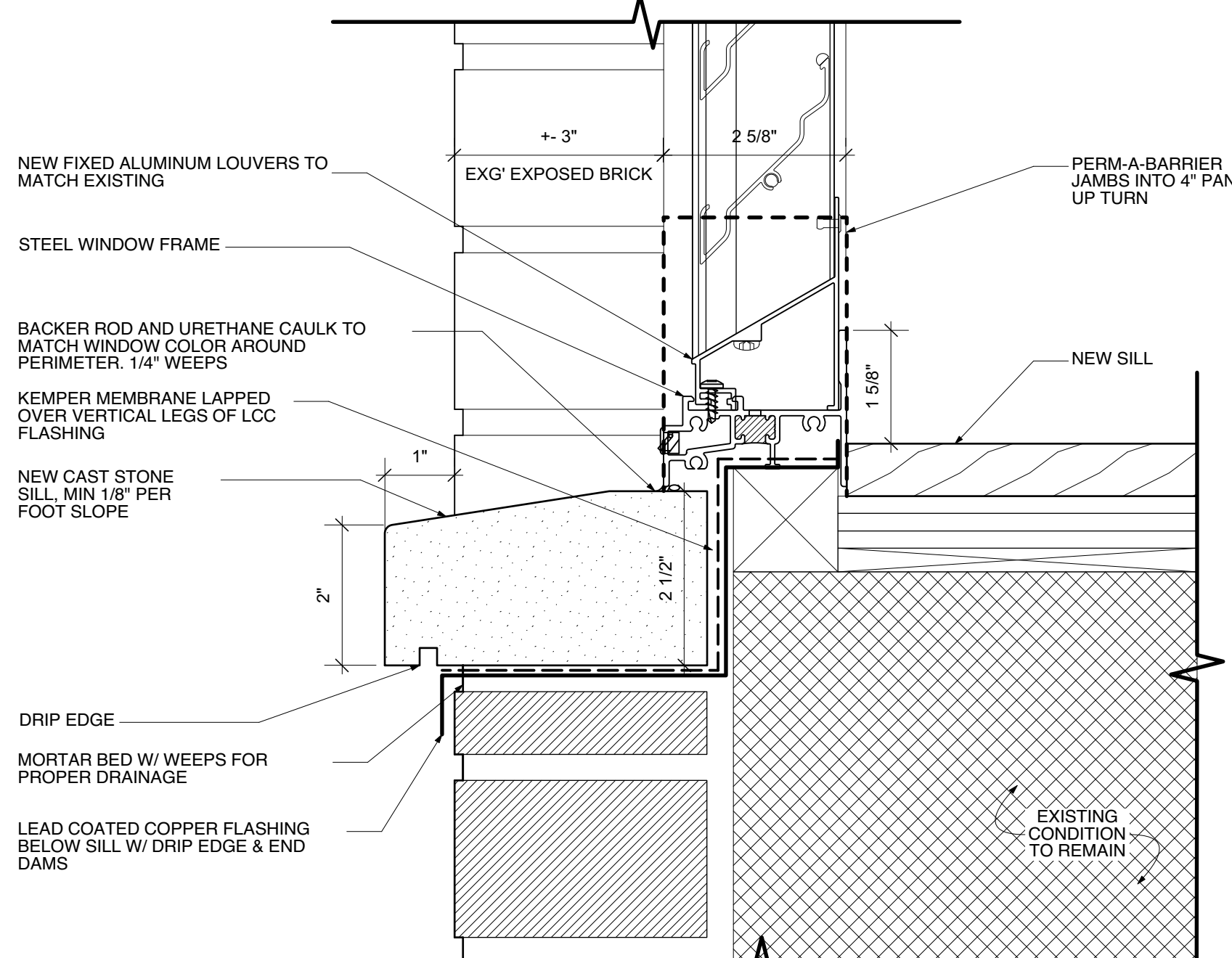
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A-400 EXG' TERRACE DOOR MUNTIN  
Scale: Half Actual Size



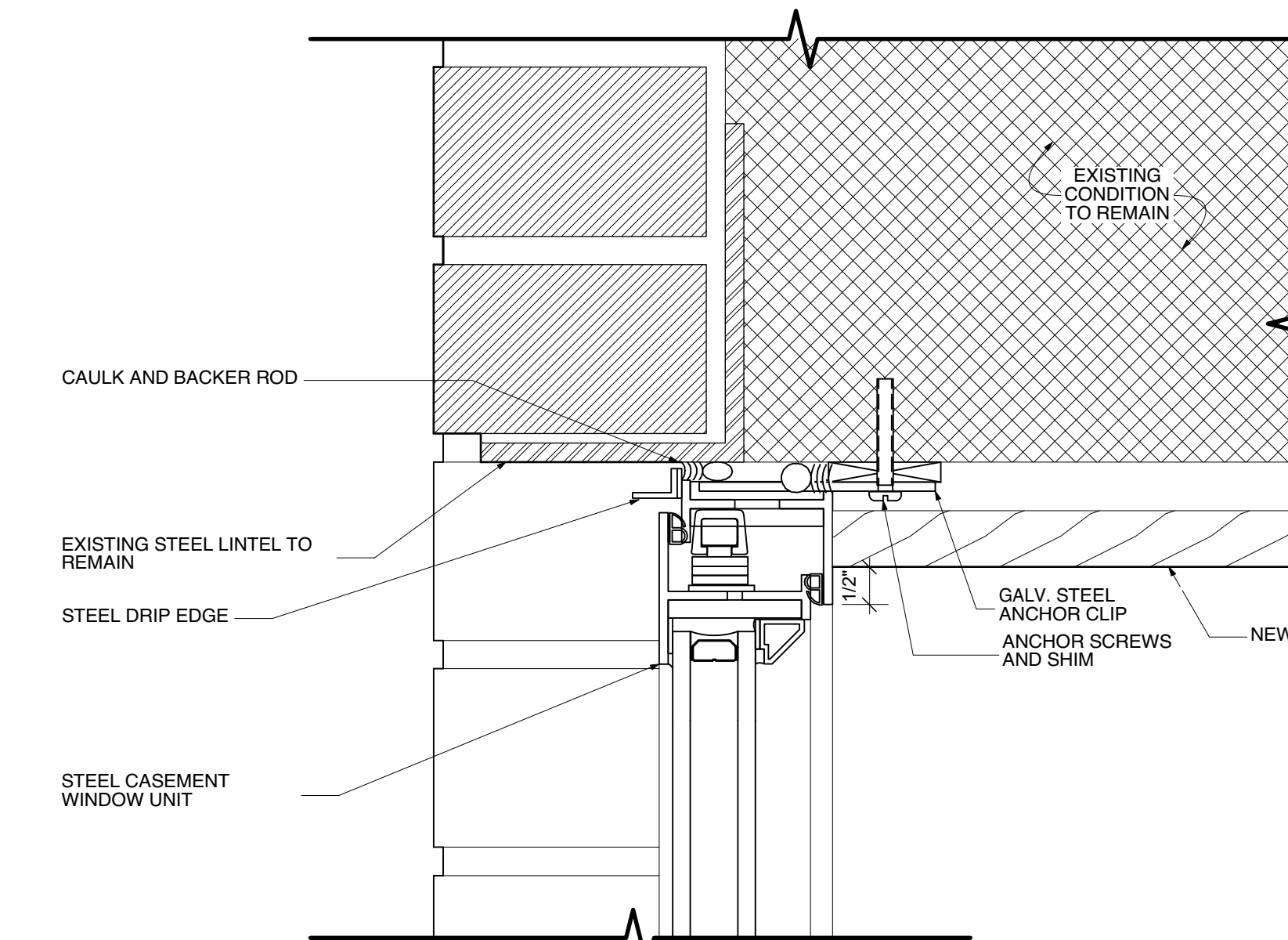
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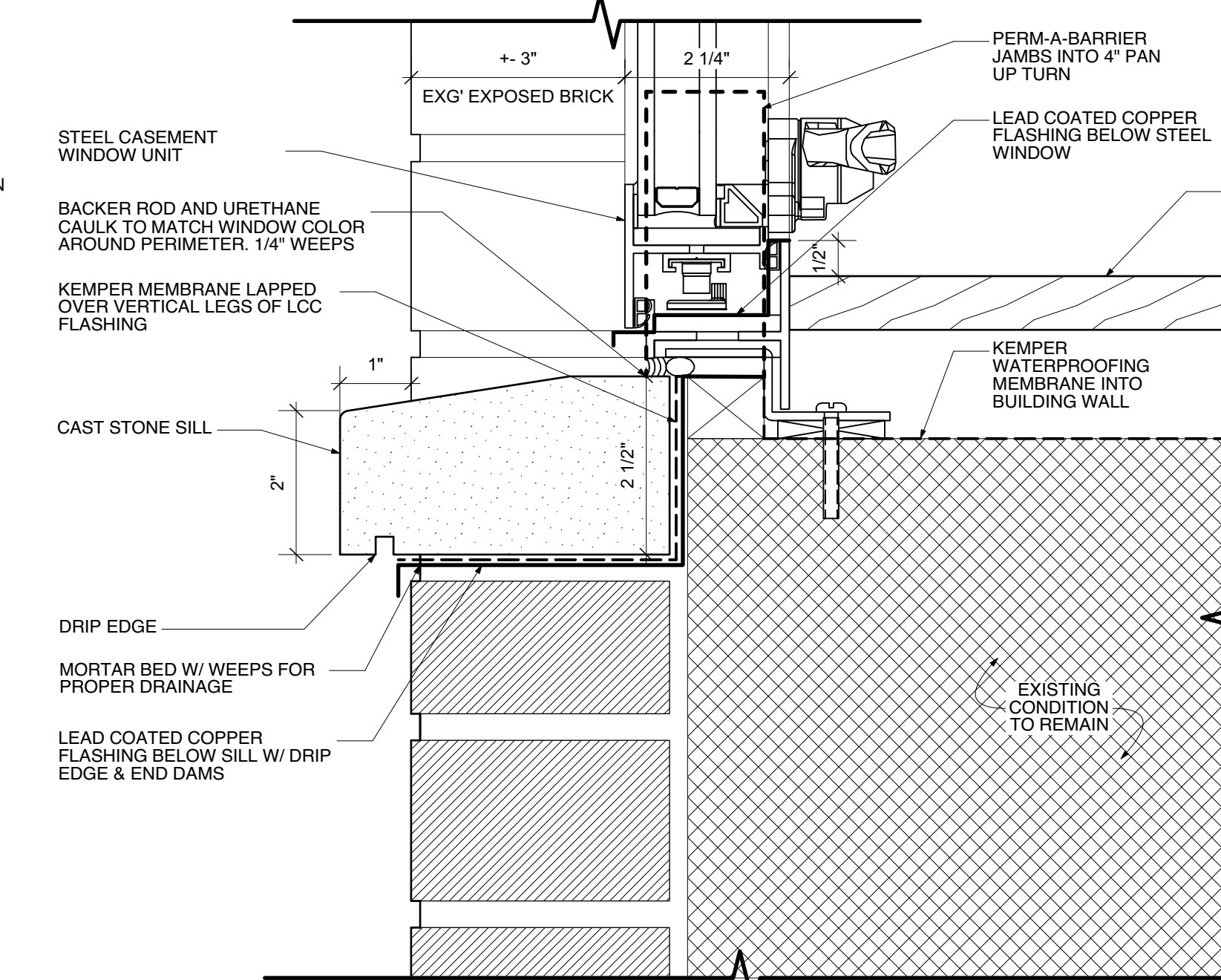
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A-400 HEAD DETAIL @ LOUVER  
Scale: Half Actual Size



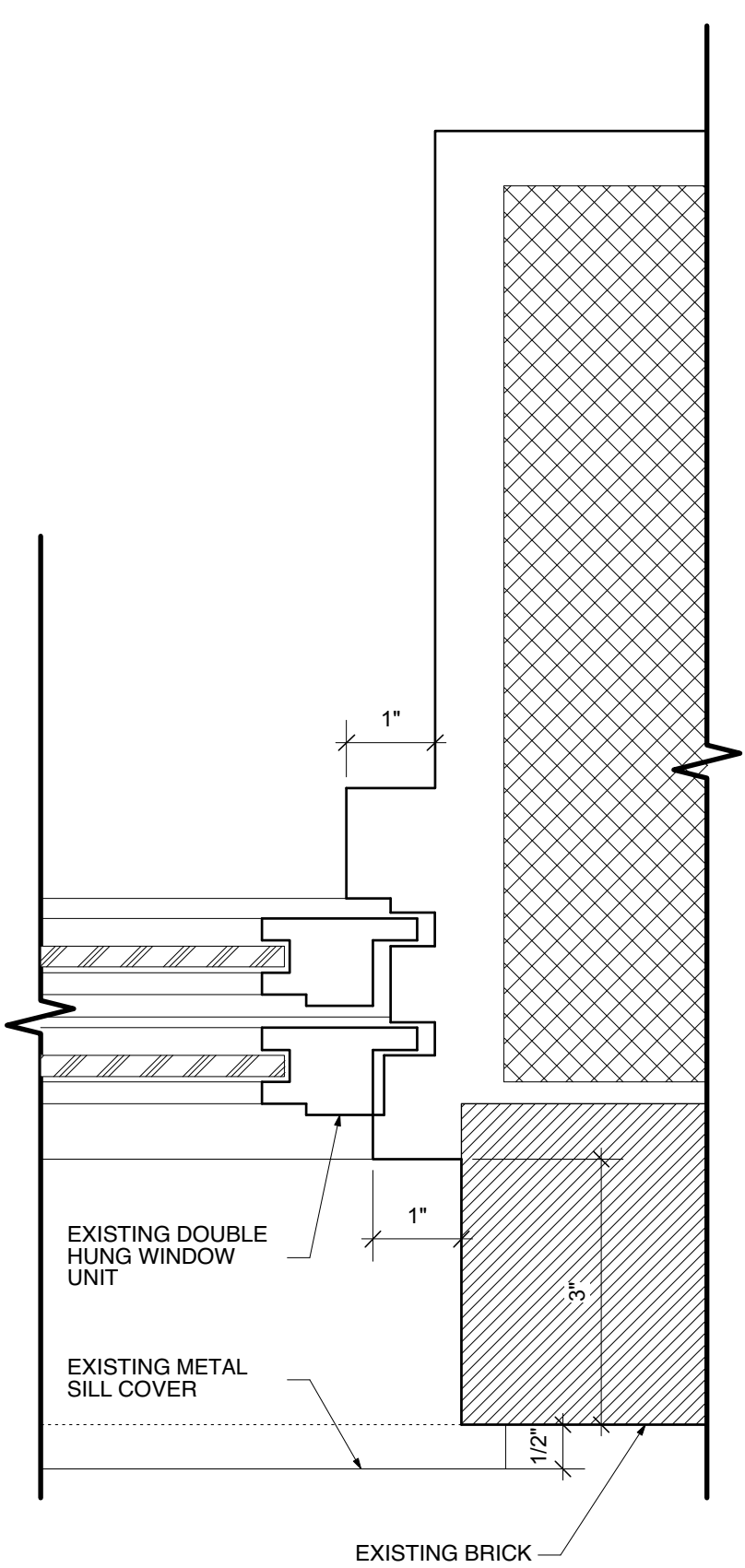
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A-400 SILL DETAIL @ LOUVER  
Scale: Half Actual Size



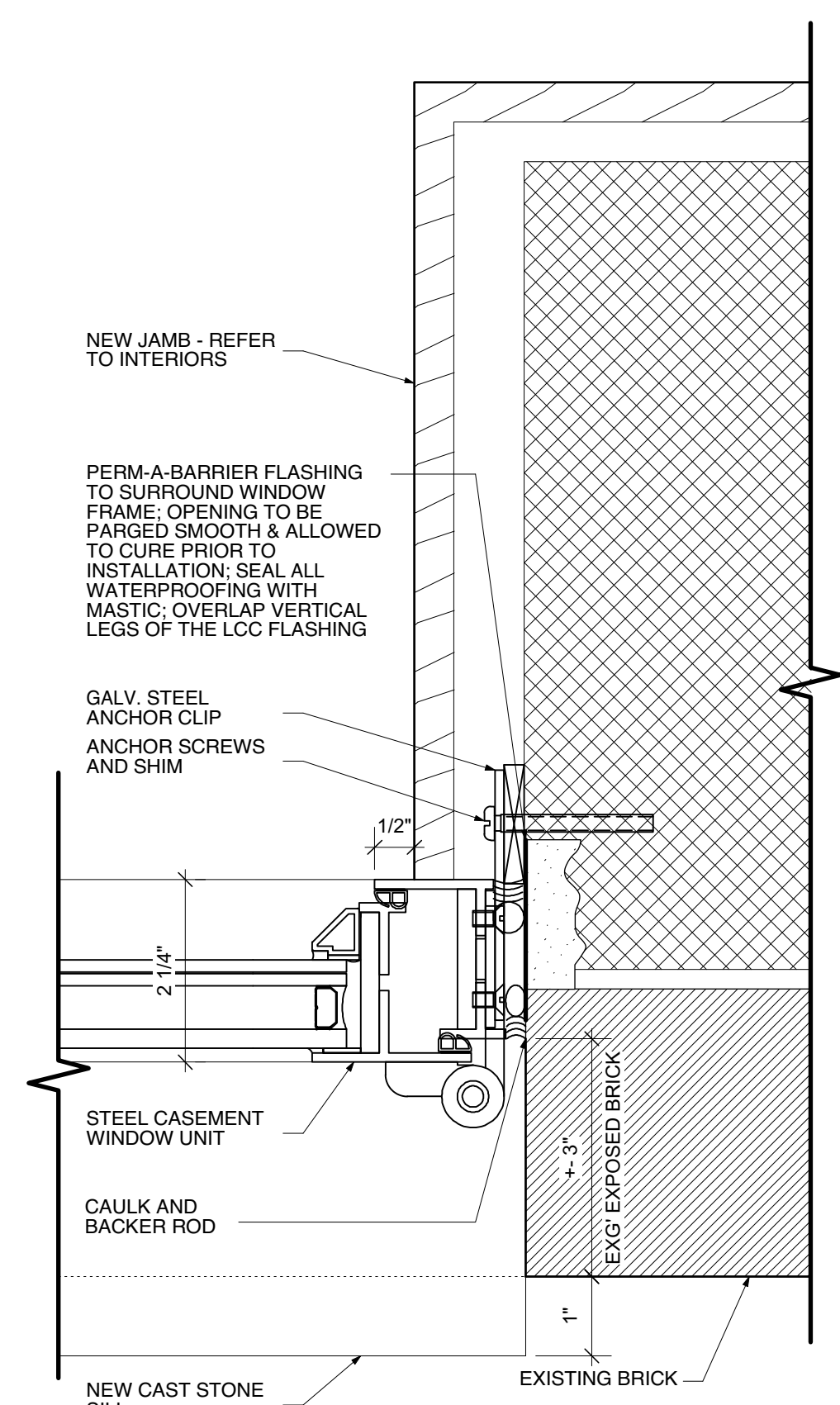
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A-400 HEAD DETAIL @ STEEL CASEMENT  
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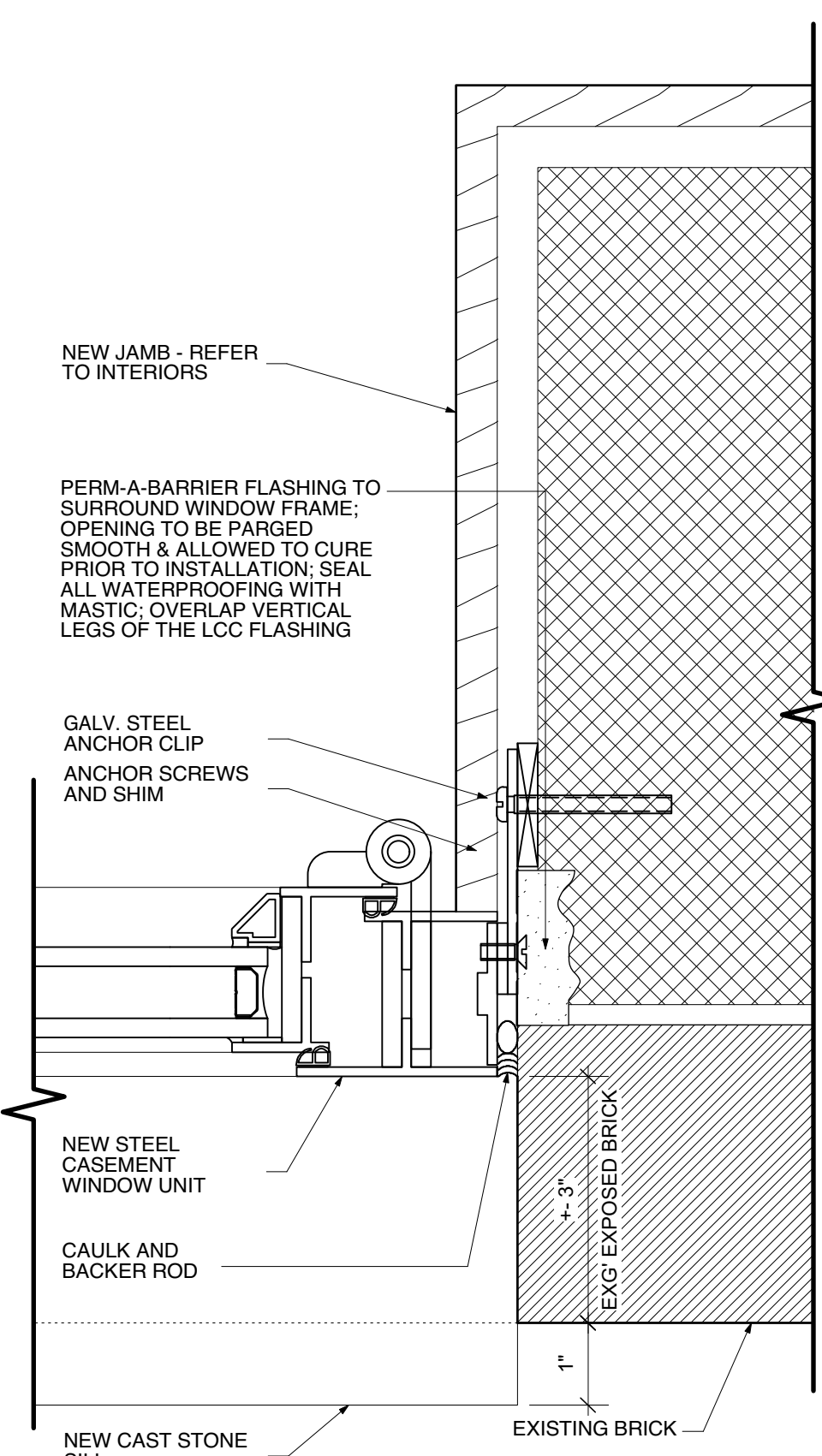
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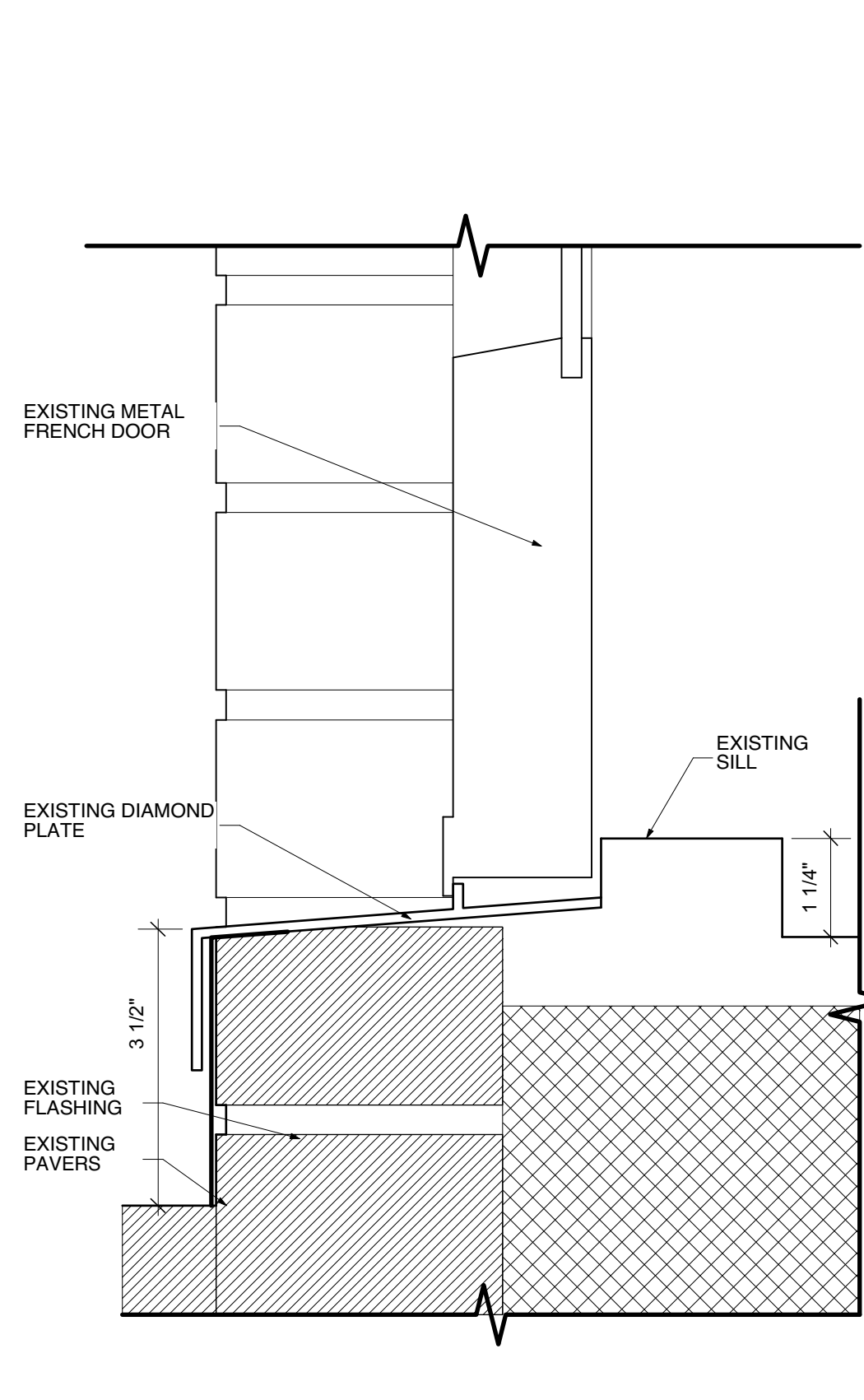
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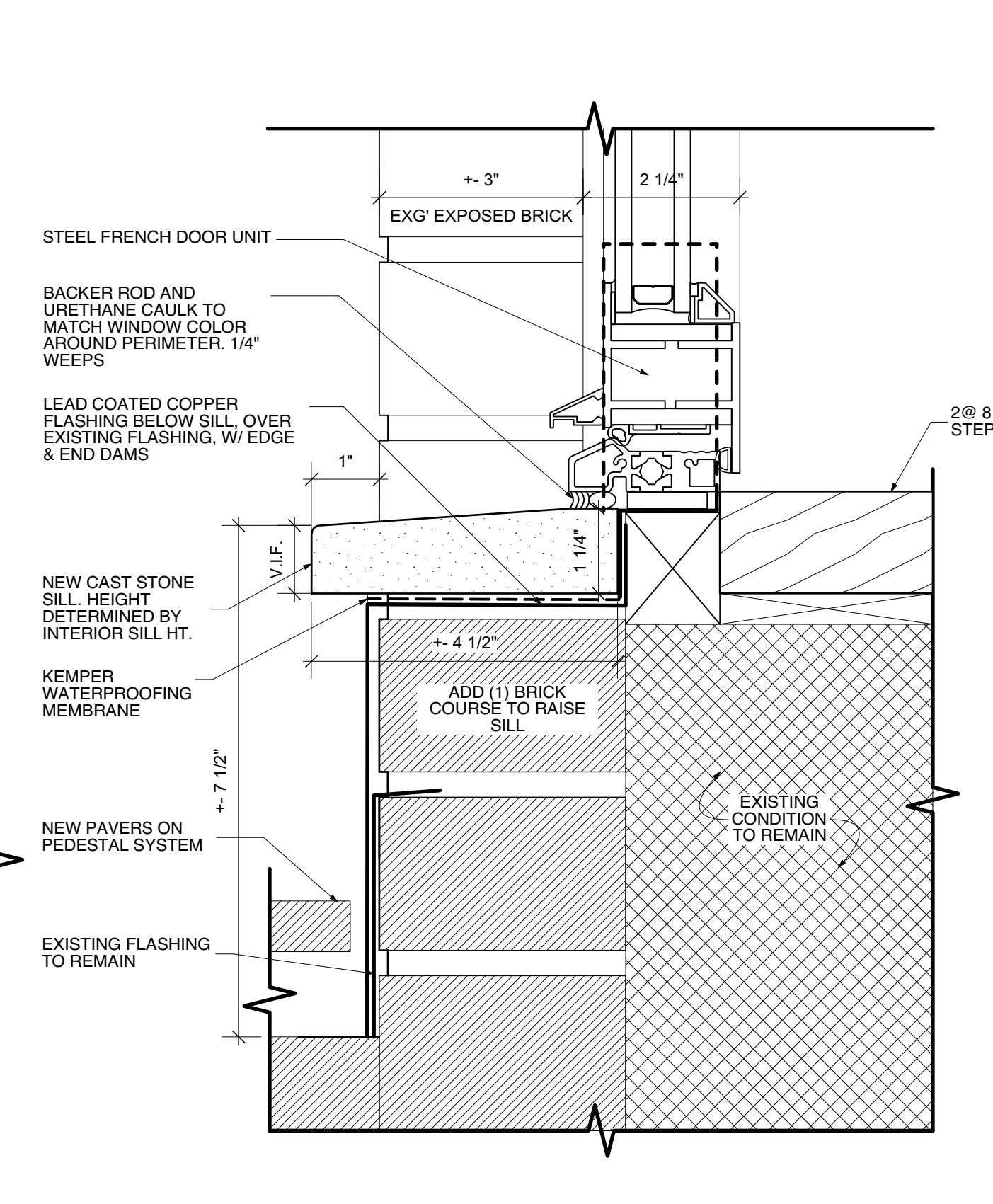
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A-400 PLAN DETAIL @ OUTSWINGING STEEL CASEMENT  
Scale: Half Actual Size



10  
A-400 PLAN DETAIL @ FRENCH DOOR  
Scale: Half Actual Size



11  
A-400 EXISTING SILL DETAIL @ STEEL FRENCH DOOR  
Scale: Half Actual Size



12  
A-400 SILL DETAIL @ STEEL FRENCH DOOR  
Scale: Half Actual Size

## SYMBOLS AND NOTES

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**EXTERIOR DOOR & WINDOW DETAILS**

	<b>A-400.00</b>
	PAGE: 13 OF 15



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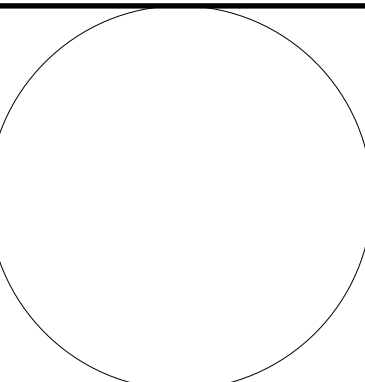
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WINDOW ELEVATIONS,  
SECTIONS AND PLANS

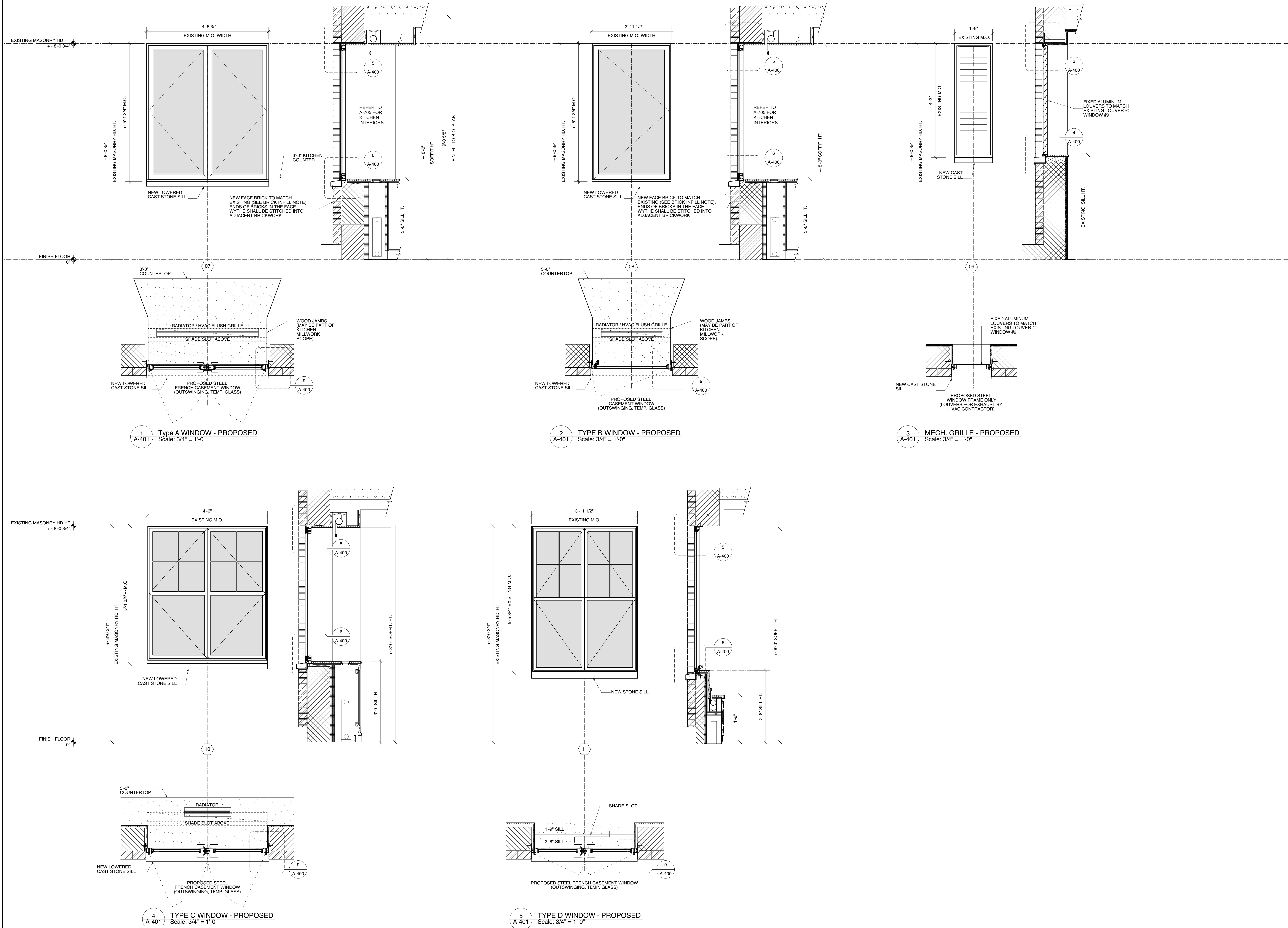


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PAGE: 14 OF 15

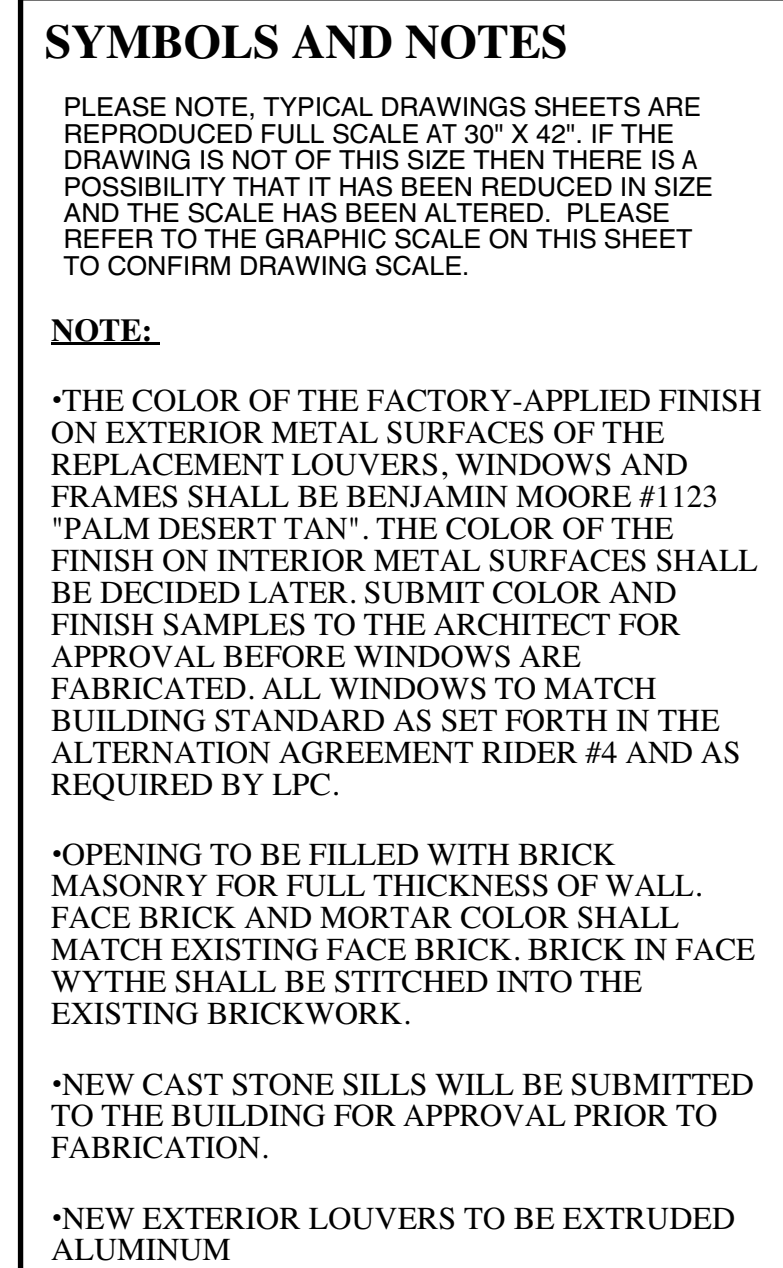
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APPLICATION M00582838-P1





TERRACE DOOR IN EXT'G M.O.



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**TITLE:**  
EXTERIOR WINDOWS & DOORS  
ELEVATIONS, SECTIONS  
AND PLANS

PAGE: 15 OF 15