

10.17.2022

BLOCK: 1515
LOT:
ZONE: R-10/P1 (PARK AVENUE SPECIAL IMPROVEMENT DISTRICT)
MAP: 8C
STORIES: 15 + 2-STORY PH
HEIGHT: 150 FEET
WORK UNDER: PRIOR TO 1968
OCCUPANCY: RESIDENTIAL
CONSTRUCTION CLASS: CLASS 1-FIREPROOF
LANDMARK STATUS: YES
HISTORIC DISTRICT BUILDING SITE: YES (PARK AVENUE HISTORIC DISTRICT)

SCOPE OF WORK		
APPLICATION FILED FOR RENOVATION OF EXISTING PENTHOUSE DWELLING UNIT. APPLICATION INCLUDES MINOR EXTERIOR ALTERATIONS AS PER PLANS HEREIN. NO CHANGE IN USE, OCCUPANCY, OR EGRESS.		
RELATED APPLICATIONS		
GENERAL CONSTRUCTION		RM00712574
MECHANICAL		RM00712577
PLUMBING		RM00712565

The diagram consists of two parts: a 'SITE PLAN' and an 'AREA OF WORK'.

SITE PLAN: This map shows the surrounding lots and streets. The project site is 'LOT # 1', which is shaded in grey. It is located on the corner of 'PARK AVENUE' (175 FT.) and 'EAST 86TH STREET' (100 FT.). Other lots shown include LOT # 37, LOT # 38, LOT # 41, LOT # 69, LOT # 68, LOT # 66, LOT # 70, LOT # 7, LOT # 8, LOT # 7501, and LOT # 8. A north arrow is located to the right of the site plan, with a scale of 1" = 50'.

AREA OF WORK: This detailed plan shows the building footprint. The '045 PARK AVE. PENTHOUSE (LV. 1)' is indicated by a dashed outline within a larger shaded area representing the '12-STORY BUILDING'. The building is situated on the corner of 'PARK AVENUE' (175 FT.) and '86TH STREET' (100 FT.). A north arrow and a scale of 1" = 16' are provided for this section.

Consultants
J. Callahan Consulting, Inc. 299 Broadway, Suite 1420 New York, New York 10007
Consulting Engineering Svc. 216 East 45th St. 16th Fl. New York, NY 10017
Silman Structural Engineers 32 Old Slip, 10th Floor New York, NY 10005
Ownership and Management
1045 Park Ave. Owners Assn. 1045 Park Avenue New York, NY 10028
Douglas Elliman Property Mgt. 675 Third Avenue New York, NY 10017

Rev		Date
-	Issued to CB&M	10.07.2022
+ +		-
+ +		-
+ +		-
+ -		-
+ +		-
+ +		-
+ -		-
+ -		-
+ +		-
+ +		-
+ -		-
+ +		-
+ -		-
+ -		-
+ -		-
+ +		-
+ -		-

ACA **ARTHUR
CHABON
Architects**

3 West Main Street
Suite 102 Irvington, NY 10533
212 216 9268 T
914 478 1082 T

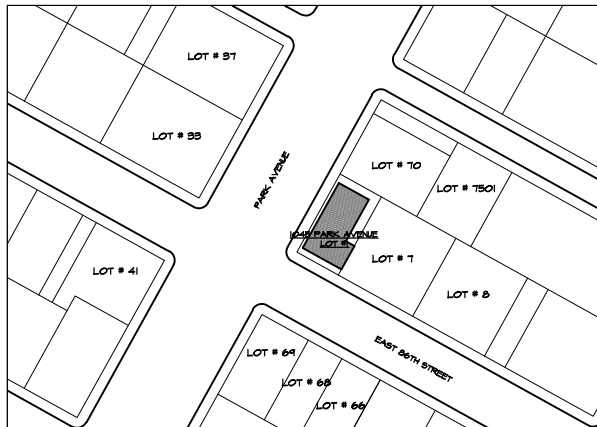
info@chabonarchitect.com

Kirby-Gsell Residence
1045 Park Avenue
New York, NY 10028

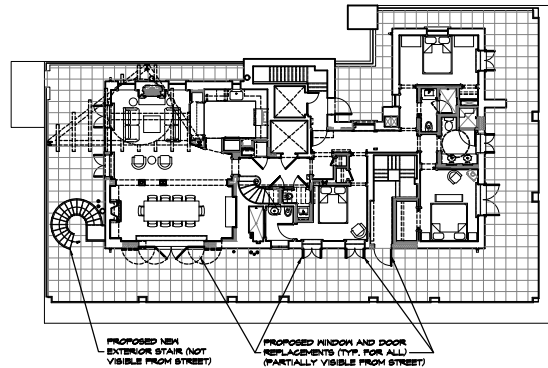
LPC COVER SHEET	
First Issue Date	06.10.2022
Project #	1307
Drawn by	AM
Checked by	MPC

T-001.00

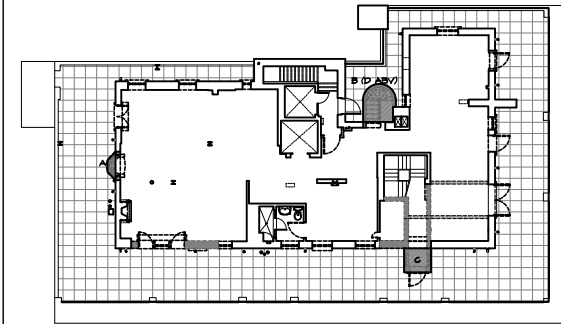




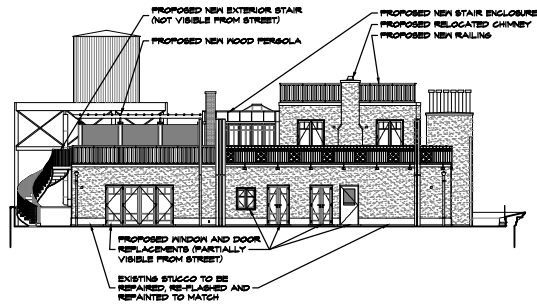
01 SITE LOCATION DIAGRAM
T-002 SCALE: 1/8" = 1'-0"



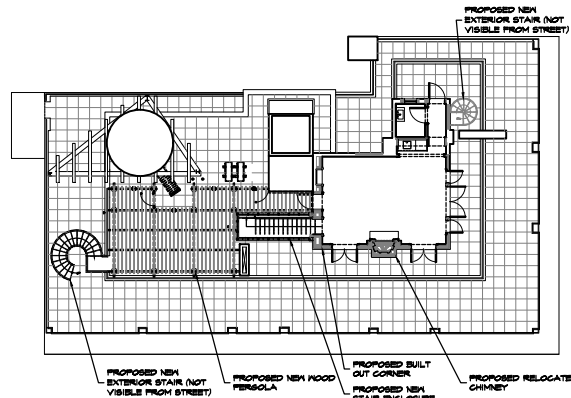
04 PROPOSED 16TH FLOOR PLAN
T-002 SCALE: 3/32" = 1'-0"



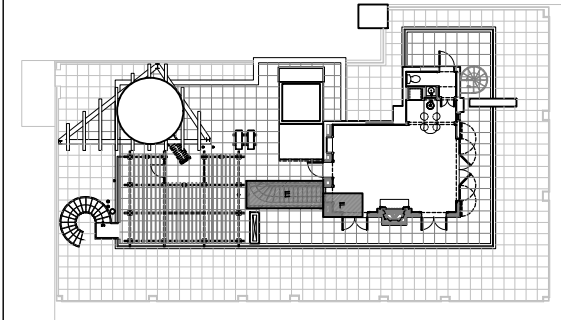
07 PROPOSED FIRST FLOOR ALTERATIONS DIAGRAM
T-002 SCALE: 3/32" = 1'-0"



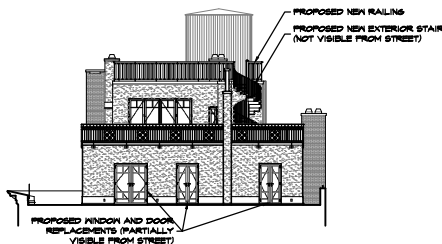
02 PROPOSED WEST (PARK AVENUE) ELEVATION
T-002 SCALE: 3/32" = 1'-0"



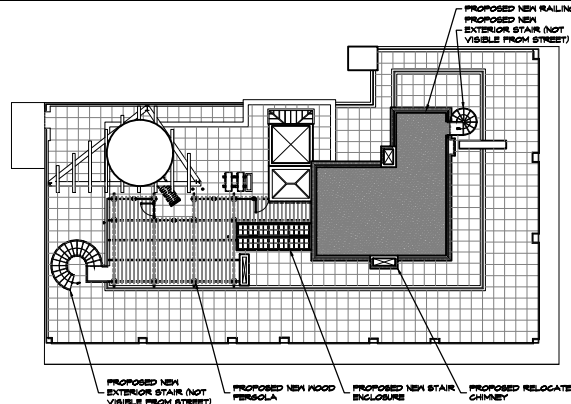
05 PROPOSED 17TH FLOOR PLAN
T-002 SCALE: 3/32" = 1'-0"



06 PROPOSED SECOND FLOOR ALTERATIONS DIAGRAM
T-002 SCALE: 3/32" = 1'-0"



08 PROPOSED SOUTH (EAST 86TH STREET) ELEVATION
T-002 SCALE: 3/32" = 1'-0"



06 PROPOSED ROOF PLAN
T-002 SCALE: 3/32" = 1'-0"

EXISTING AREAS TO BE REMOVED	
A	-5 S.F.
B	-35 S.F.
C	-21 S.F.
D	-41 S.F.
TOTAL REMOVED	-102 S.F.
NEW AREAS TO BE ADDED	
E	+70 S.F.
F	+31 S.F.
TOTAL ADDED	+101 S.F.
TOTAL PROPOSED F.A.R. SNAP	
REMOVED	-102 S.F.
ADDED	+101 S.F.
NET TOTAL CHANGE	-1 S.F.
NO INCREASE IN NONCONFORMANCE	

SUMMARY OF PROPOSED EXTERIOR MODIFICATIONS:

- EXISTING STAIR AND BAY WINDOW TO BE REMOVED
- NEW STAIR ENCLOSURE TO BE ADDED
- NEW PERGOLA TO BE ADDED
- TWO NEW EXTERIOR STAIRS TO BE ADDED IN LOCATIONS NOT VISIBLE FROM STREET
- NEW RAILINGS TO BE ADDED TO NORTH TERRACE
- NEW RAILINGS TO BE ADDED TO ROOF TERRACE ABOVE SECOND FLOOR
- NORTHWEST CORNER OF SECOND FLOOR TO BE BUILT OUT AND CHIMNEY RE-CENTERED ON ROOM
- ALL EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW EXTERIOR METAL-CLAD WINDOWS AND DOORS, WITH SOME SELECTED ALTERATIONS TO EXISTING WINDOWS AND DOORS TO BRING PENTHOUSE INTO STYLISTIC CONFORMITY WITH EXISTING BUILDING
- ALL STUCCO TO BE REFURBISHED, RE-FLASHED AS REQUIRED, AND PAINTED TO MATCH EXISTING

Consultants

J. Callahan Consulting, Inc.
299 Broadway, Suite 1420
New York, New York 10007
Consulting Engineering Svc.
216 East 45th St. 16th Fl.
New York, NY 10017
Siman Structural Engineers
32 Old Slip, 10th Floor
New York, NY 10005

Ownership and Management

1045 Park Ave. Owners Assn.
1045 Park Avenue
New York, NY 10028
Douglas Elliman Property Mgt.
675 Third Avenue
New York, NY 10017

Rev	Issued to CBMM	Date
1	Issued to CBMM	10.07.2022
2		
3		
4		
5		
6		
7		
8		
9		
10		



3 West Main Street
Suite 102 Irvington, NY 10533
212 216 9268 T
914 478 1082 T

info@chabonarchitect.com

Kirby-Gsell Residence
1045 Park Avenue
New York, NY 10028

SUMMARY SHEET

First Issue Date	-
Project #	1307
Drawn by	AM
Checked by	MPC

T-002





Consultants		
J. Callahan Consulting, Inc. 299 Broadway, Suite 1420 New York, New York 10007 Consulting Engineering Svc. 216 East 45th St. 16th Fl. New York, NY 10017 Siman Structural Engineers 32 Old Slip, 10th Floor New York, NY 10005		
Ownership and Management		
1045 Park Ave. Owners Assn. 1045 Park Avenue New York, NY 10028 Douglas Elliman Property Mgt. 675 Third Avenue New York, NY 10017		
Rev	Issued to CBHM	Date
1	10.07.2022	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
ACA ARTHUR CHABON Architects		
3 West Main Street Suite 102 Irvington, NY 10533 212 216 9268 T 914 478 1082 T info@chabonarchitect.com		
Kirby-Gsell Residence 1045 Park Avenue New York, NY 10028		
LOCATION MAP		
First Issue Date	-	
Project #	1307	
Drawn by	AM	
Checked by	MPC	
T-003		