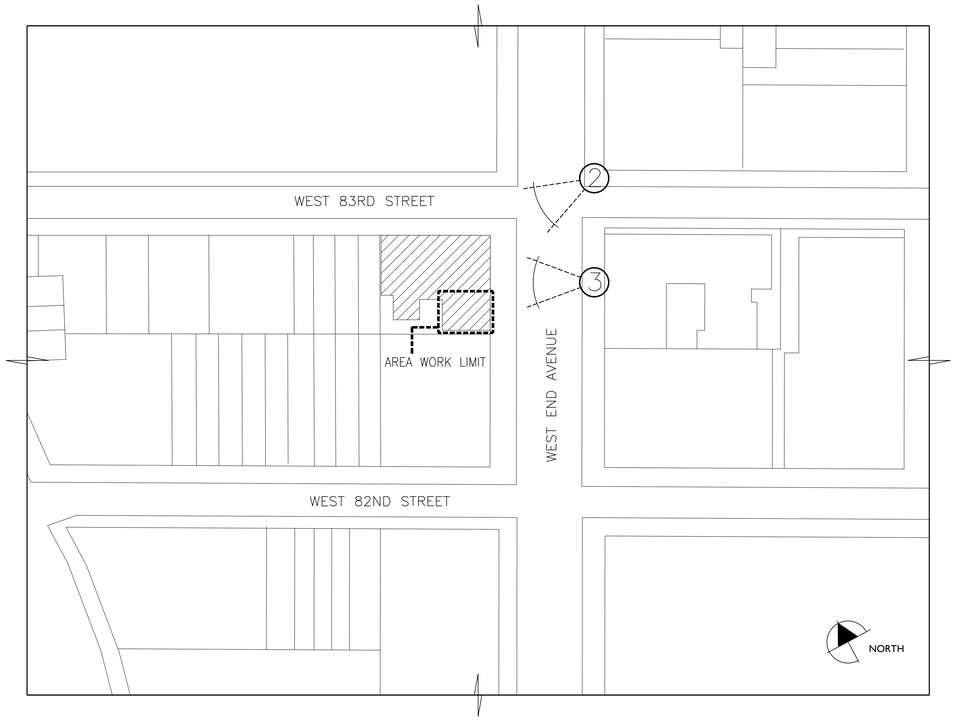
NEW ROOFTOP BULKHEAD

ZONING INFORMATION

ADDRESS:	473 WEST END AVENUE, APT 15B, NEW YORK, NY 10024
ZONING MAP:	5D
ZONING CLASSIFICATION	R10A
BLOCK:	1245
LOT:	25

DRAWING LIST

LPC-1	SITE LOCATION PLOT PLAN AND BUILDING INFORMATION
LPC-2	EXISTING ROOF PLAN
LPC-3	PROPOSED 15TH FLOOR PLAN
LPC-4	PROPOSED ROOFTOP PLAN
LPC-5	EXISTING & PROPOSED ELEVATIONS – WEST END AVE.
LPC-6	EXISTING & PROPOSED ELEVATIONS – WEST 83RD STREET
LPC-7	LONGITUDINAL SECTION
LPC-8	TRANSVERSE SECTION
LPC-9	LARGE-SCALE PLANS & ELEVATIONS
LPC-10	VISIBILITY SITE PLAN SHOWING VIEW CORRIDOR
LPC-11	PHOTOGRAPHS SHOWING VIEW CORRIDORS
LPC-12	PHOTOGRAPHS SHOWING VIEW CORRIDORS
LPC-13	ENLARGED PHOTOGRAPHS SHOWING VIEW CORRIDORS
LPC-14	PHOTOGRAPHS SHOWING VIEW ON ROOF
LPC-15	PHOTOGRAPHS SHOWING VIEW ON ROOF
LPC-16	PHOTOGRAPHS SHOWING PRECEDENTS



1 SITE PLAN
SCALE: NTS

2 NORTHEAST CORNER VIEW OF 473 WEST END AVE
SCALE: NTS

3 EAST FACADE VIEW OF 473 WEST END AVE
SCALE: NTS

APARTMENT 15B
473 WEST END AVENUE
NEW YORK, NEW YORK 10065

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

Structural Engineer:
SIMPSON GUMPERTZ AND HEGER
550 SEVENTH AVENUE, 10TH FLOOR
New York, NY 10018
(212)271-7000

SITE LOCATION PLOT PLAN
AND BUILDING INFORMATION
DRAWING TITLE

DRAWN BY: CC	SCALE: AS NOTED
CHECKED BY: PAC	PROJ. NO. 422
DATE: APRIL 14, 2016	

LPC-1
DRAWING NO.

GENERAL CONSTRUCTION NOTES

01. THE CONSTRUCTION WORK OF THIS CONTRACT INCLUDES PROVIDING AND INSTALLING ALL ITEMS AS INDICATED ON THE CONTRACT DRAWINGS AND SPECIFICATIONS AND ANY OTHER CONSTRUCTION WORK REQUIRED TO COMPLETE THE WORK OF THE CONTRACT REGARDLESS OF WHETHER OR NOT SUCH CONSTRUCTION WORK IS SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.

02. SEE SHEET A–XXX FOR WALL DETAILS.

03. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EXISTING AND PROPOSED, PRIOR TO THE COMMENCEMENT OF WORK AS INDICATED IN THE CONTRACT DOCUMENTS. VERIFY THE LOCATIONS OF ALL EXISTING STAIR LANDINGS, EXISTING RAILINGS, EXISTING SHAFT WALL ASSEMBLIES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BENCHMARKS AND LAYING OUT ALL NEW WORK, INCLUDING BUT NOT LIMITED TO: ALL NEW OPENINGS IN EXISTING WALLS, NEW FLOOR SLABS, AND NEW FLOOR FRAMING. ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS & THOSE INDICATED ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT OF RECORD. THE CONTRACTOR SHALL MAKE NO DETERMINATION AS TO WHICH DIMENSIONS SHALL GOVERN WITHOUT RECEIVING WRITTEN INSTRUCTION FROM THE ARCHITECT OF RECORD.

04. FLOOR LEVEL ELEVATION INDICATE FINISHED FLOOR LEVEL. REFER TO STRUCTURAL DRAWINGS FOR TOP OF SLAB/STRUCTURE ELEVATIONS.

05. THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OR MATERIALS OF ITEMS OR STRUCTURES NOT VISIBLE, IF DIFFERENT THAN INDICATED ON THE CONTRACT DOCUMENTS OR IF NOT PRESENTLY VISIBLE.

06. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION AGAINST WEATHER AND UNAUTHORIZED ENTRY FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF ALL WORK. ALL DOOR, WINDOW, AND OTHER OPENINGS SHALL BE SO PROTECTED.

07. THE CONTRACTOR SHALL ADEQUATELY PROTECT ALL MATERIALS, FINISHES, AND/OR ELEMENTS OF THE BUILDING INDICATED TO REMAIN, FOR THE DURATION OF ALL THE WORK. ANY DAMAGE TO ITEMS TO REMAIN SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE DOWN TOWN ASSOCIATION.

08. IF MATERIALS SUSPECTED OF CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, DOT NOT DISTURB THEM, BUT NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY.

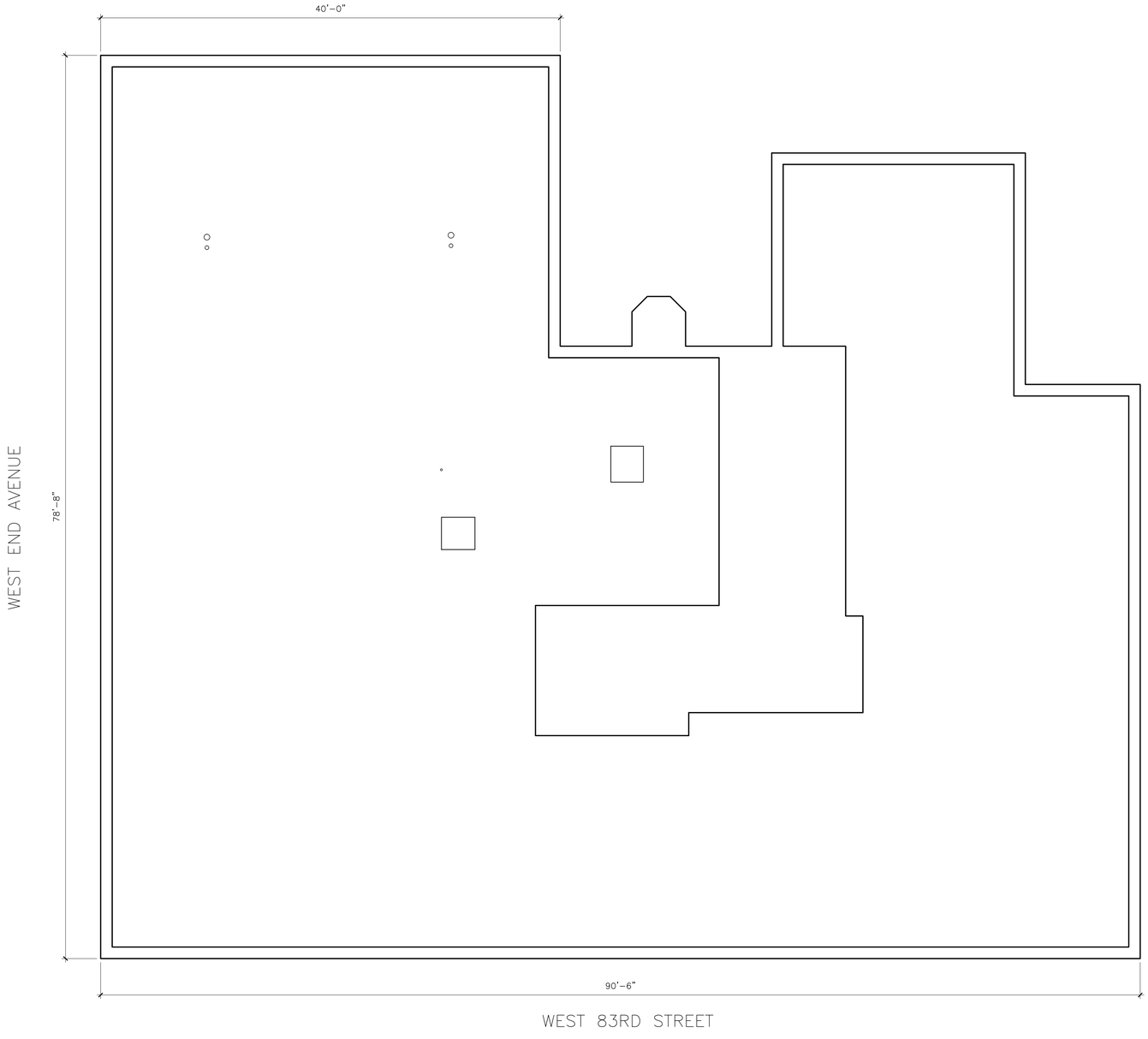
09. FOR THE CONSTRUCTION OF MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS, REFER TO THE CONSTRUCTION SECTIONS IN THE DRAWINGS FOR THOSE RESPECTIVE DISCIPLINES.

10. THERE IS NO SITE WORK AS A PORTION OF THIS CONTRACT.

11. SEE SHEETS A–XXX.00 THROUGH A–608.00 "DOOR SCHEDULE" AND "WINDOW SCHEDULE" FOR INDICATION OF DOORS OR WINDOWS TO REMAIN OR BE HELD AND STORED FOR REUSE.

KEY

- FLOOR AREA TO BE PATCHED, TO MATCH EXISTING
- EXISTING WALL
- NEW WALL CONSTRUCTION, SEE DETAILS AND WALL TYPES LEGEND FOR ADDITIONAL INFORMATION
- NEW STRUCTURAL SLAB
- NEW CONCRETE TOPPING
- WINDOW NUMBER, SEE WINDOW SCHEDULE
- (XXX) DOOR NUMBER, SEE DOOR SCHEDULE
- [X] WALL TYPE, SEE DETAILS ON SHEET A–500



1 ROOF TOP PLAN
SCALE: 3/16" = 1'–0"

NORTH

APARTMENT 15B
473 WEST END AVENUE
NEW YORK, NEW YORK 10065

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

Structural Engineer:
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550 SEVENTH AVENUE, 10TH FLOOR
New York, NY 10018
(212)271–7000

EXISTING ROOFTOP PLAN

DRAWING TITLE

DRAWN BY: CC	SCALE: AS NOTED
CHECKED BY: PAC	PROJ. NO. 422
DATE: APRIL 14, 2016	

LPC-2
DRAWING NO.

GENERAL CONSTRUCTION NOTES

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KEY

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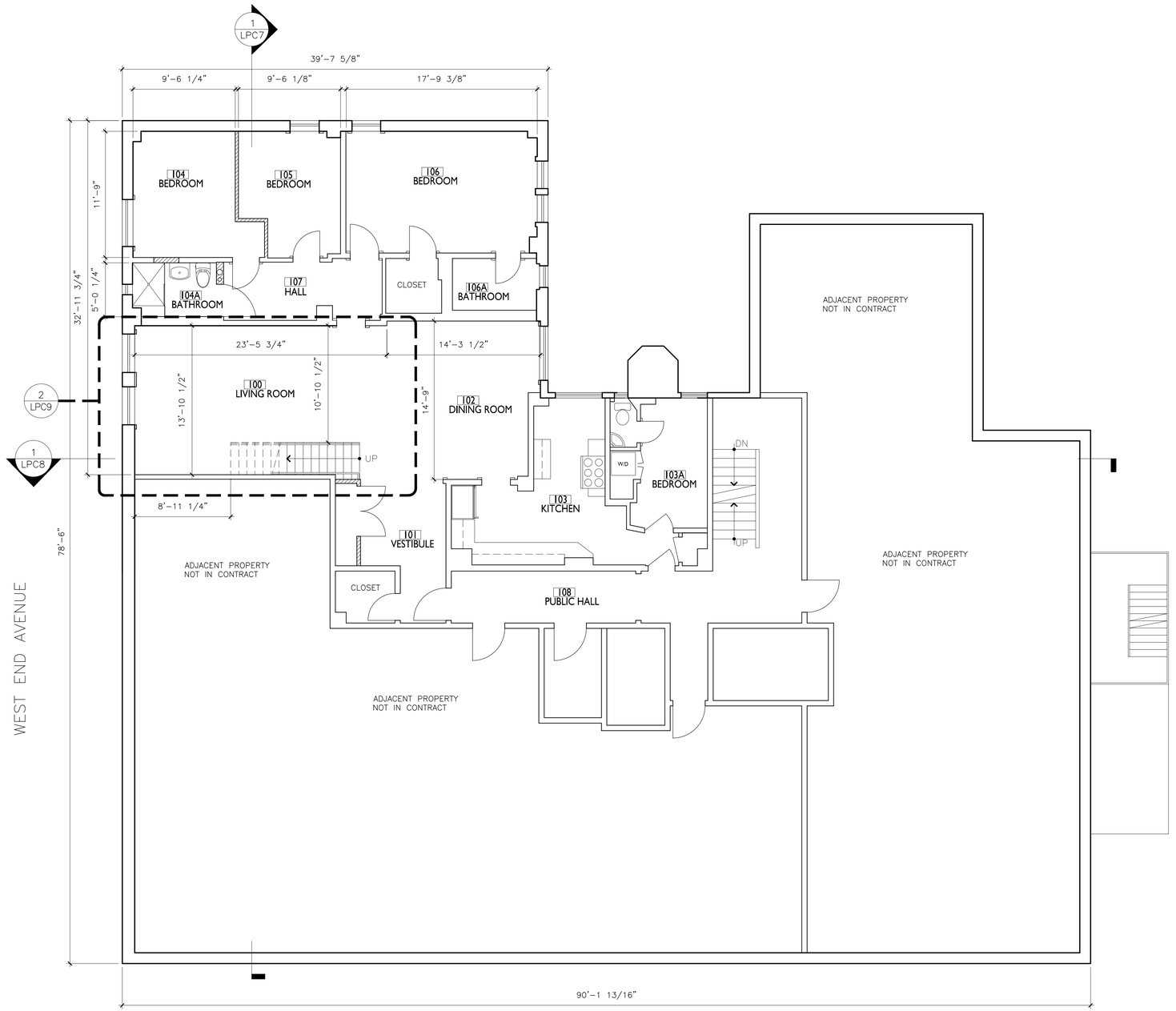
- NEW WALL CONSTRUCTION, SEE DETAILS AND WALL TYPES LEGEND FOR ADDITIONAL INFORMATION
- NEW STRUCTURAL SLAB
- NEW CONCRETE TOPPING
- XXX — WINDOW NUMBER, SEE WINDOW SCHEDULE
- XXX — DOOR NUMBER, SEE DOOR SCHEDULE
- X — WALL TYPE, SEE DETAILS ON SHEET A–500



1 15TH FLOOR PLAN
SCALE: 3/16" = 1'–0"

APARTMENT 15B
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NEW YORK, NEW YORK 10065

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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New York, NY 10018
(212)271–7000

PROPOSED 15TH FLOOR PLAN

DRAWING TITLE

DRAWN BY: CC	SCALE: AS NOTED
CHECKED BY: PAC	PROJ. NO. 422
DATE: APRIL 14, 2016	

LPC-3
DRAWING NO.

GENERAL CONSTRUCTION NOTES

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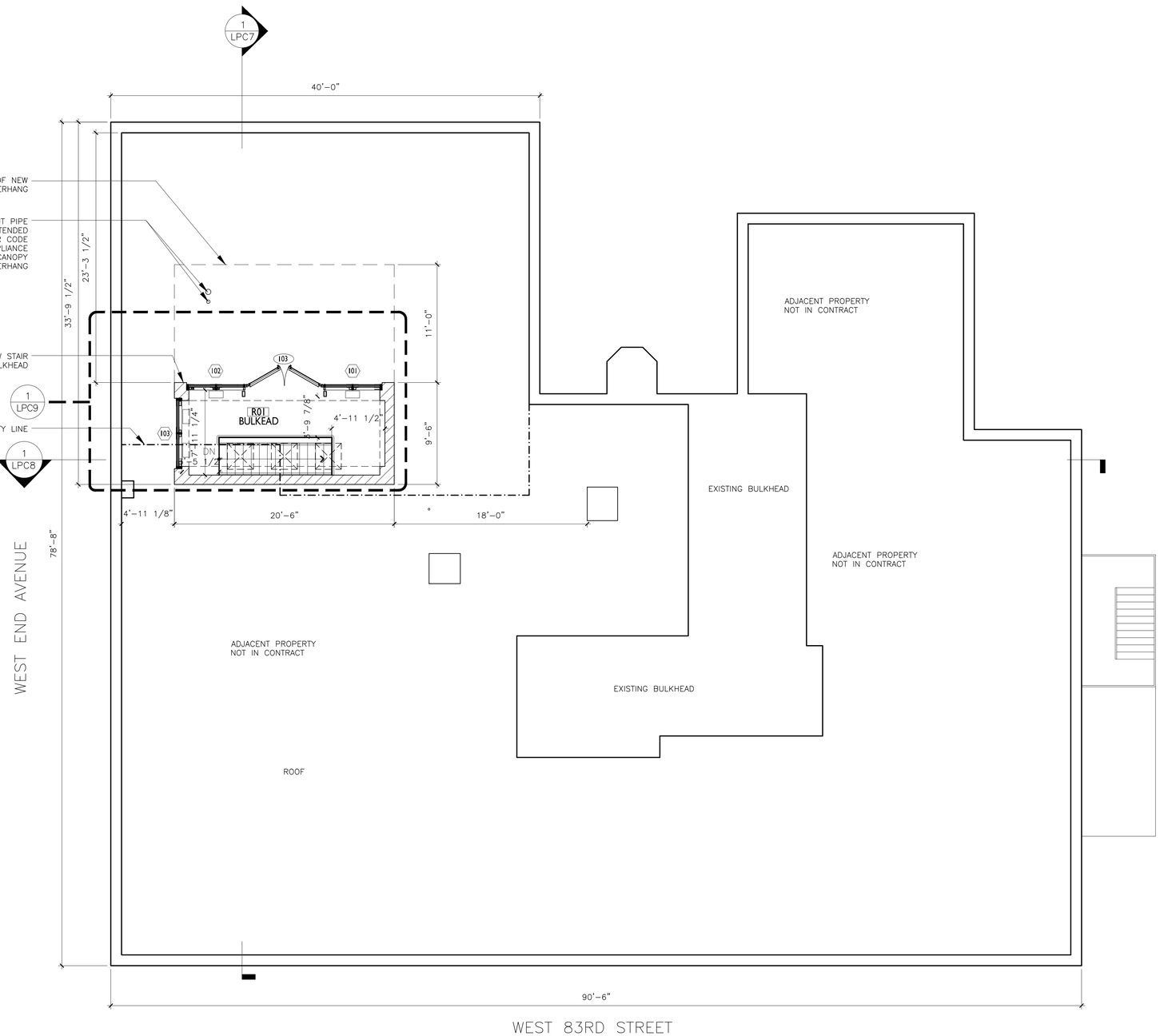
- NEW CONCRETE TOPPING
- WINDOW NUMBER, SEE WINDOW SCHEDULE
- (XXX) DOOR NUMBER, SEE DOOR SCHEDULE
- [X] WALL TYPE, SEE DETAILS ON SHEET A–500



1 ROOF TOP PLAN
SCALE: 3/16" = 1'–0"

NORTH

APARTMENT 15B
473 WEST END AVENUE
NEW YORK, NEW YORK 10065

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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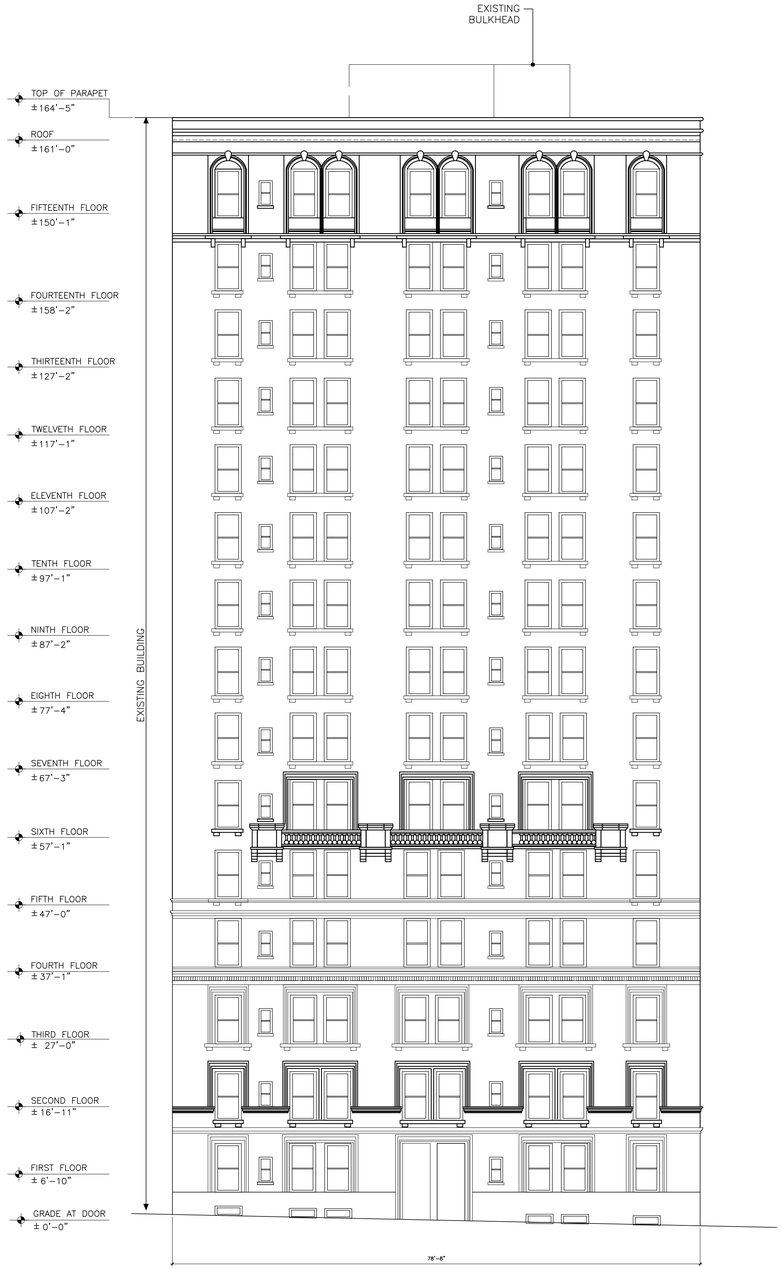
550 SEVENTH AVENUE, 10TH FLOOR
New York, NY 10018
(212)271–7000

PROPOSED ROOFTOP PLAN
DRAWING TITLE

DRAWN BY:	SCALE:
CC	AS NOTED
CHECKED BY:	PROJ. NO.
PAC	422
DATE: APRIL 14, 2016	

LPC-4
DRAWING NO.



1 EXISTING EAST ELEVATION - WEST END AVE.
SCALE: 3/32" = 1'-0"

2 PROPOSED EAST ELEVATION - WEST END AVE.
SCALE: 3/32" = 1'-0"

APARTMENT 15B
473 WEST END AVENUE
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New York, NY 10018
(212)271-7000

EXISTING & PROPOSED ELEVATIONS - WEST END AVE.
DRAWING TITLE

DRAWN BY: CC	SCALE: AS NOTED
CHECKED BY: PAC	PROJ. NO. 422
DATE: APRIL 14, 2016	

LPC-5
DRAWING NO.

1 EXISTING NORTH ELEVATION - WEST 83RD ST.
SCALE: 3/32" = 1'-0"

2 PROPOSED NORTH ELEVATION - WEST 83RD ST.
SCALE: 3/32" = 1'-0"

APARTMENT 15B
473 WEST END AVENUE
NEW YORK, NEW YORK 10065

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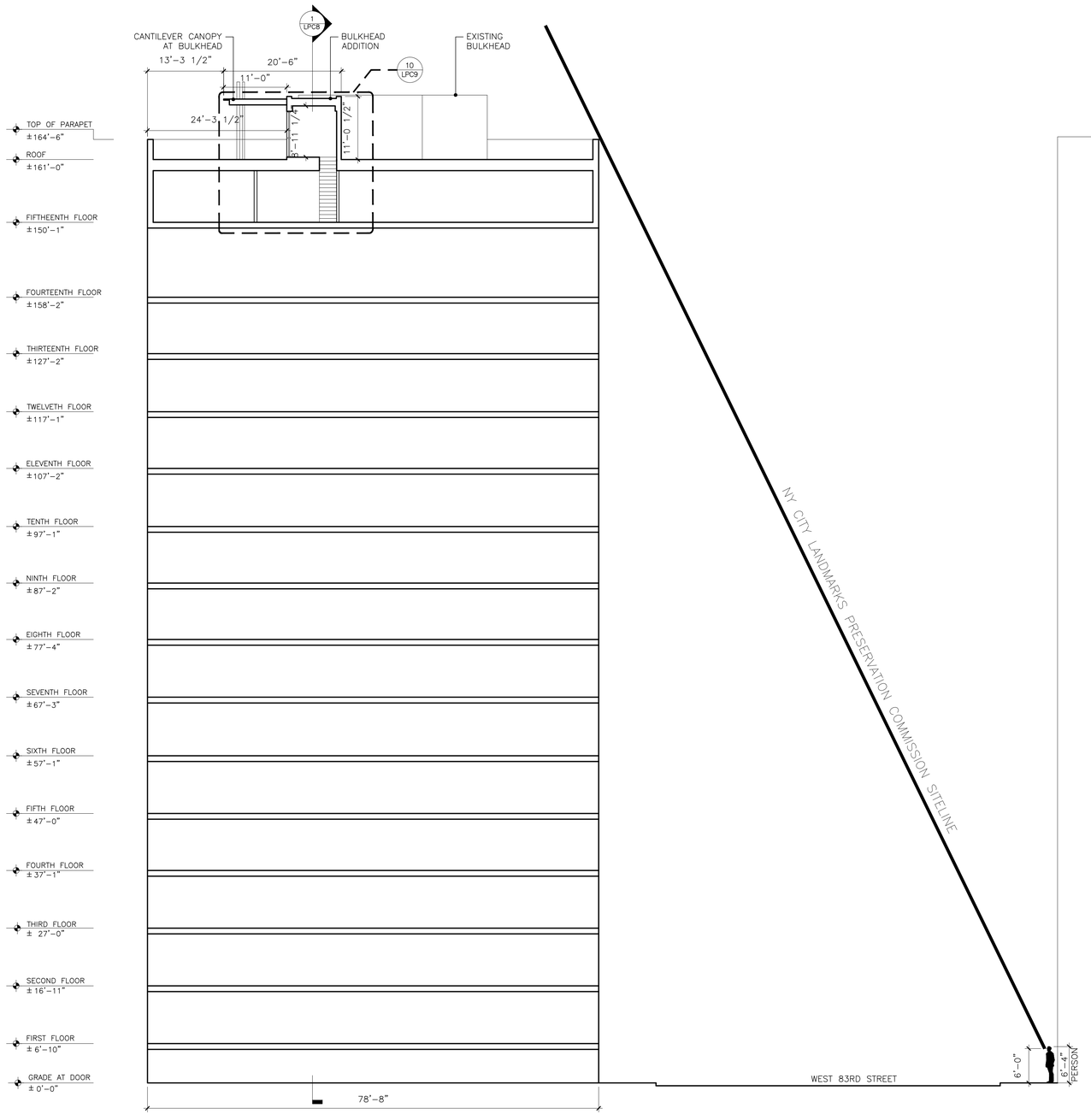
New York, NY 10018
(212)271-7000

EXISTING & PROPOSED ELEVATIONS - WEST 83RD STREET
DRAWING TITLE

DRAWN BY:	SCALE:
CC	AS NOTED
CHECKED BY:	PROJ. NO.
PAC	422
DATE:	
APRIL 14, 2016	

LPC-6
DRAWING NO.



1 LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"

APARTMENT 15B
473 WEST END AVENUE
NEW YORK, NEW YORK 10065

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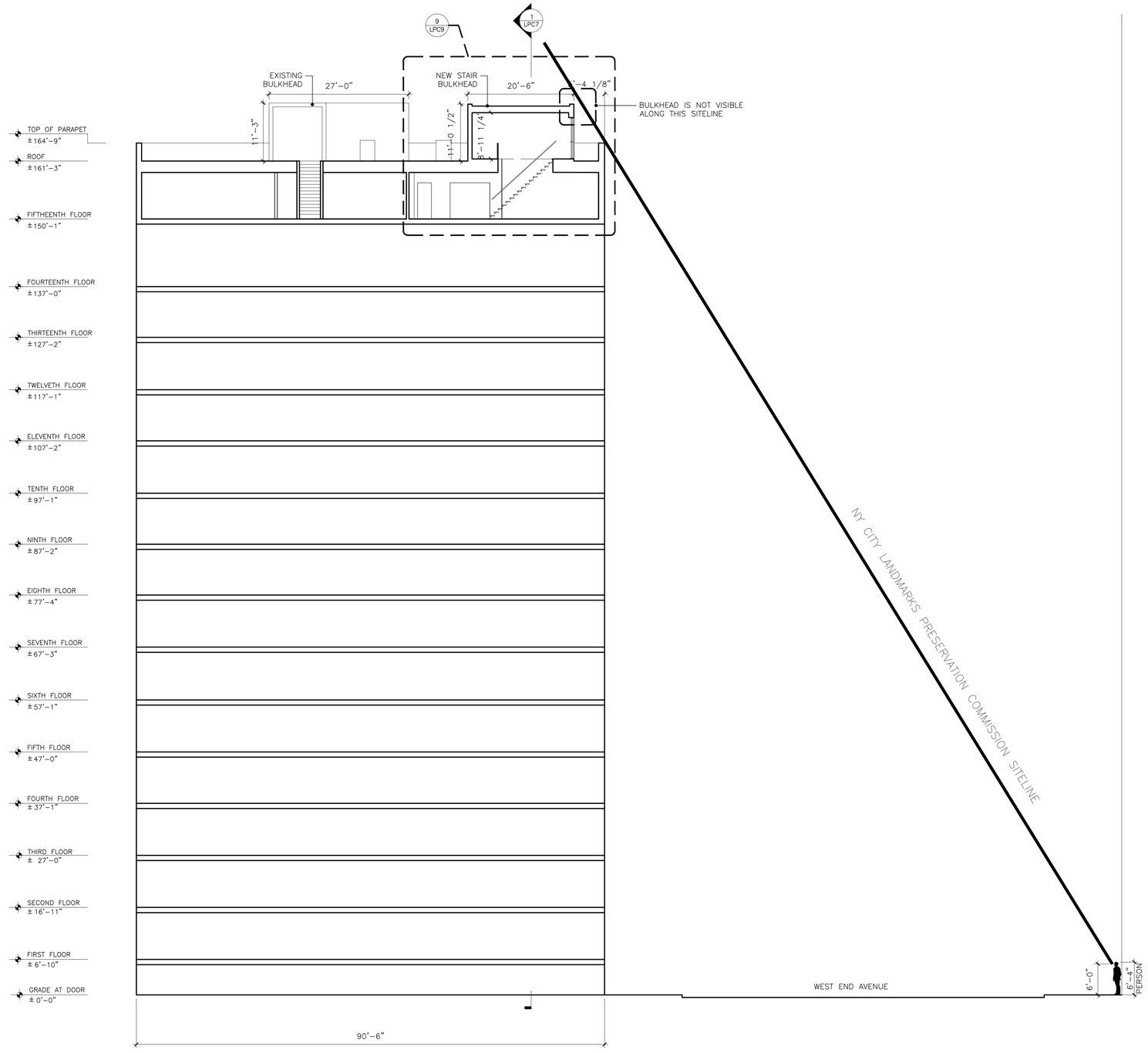
New York, NY 10018
(212)271-7000

LONGITUDINAL SECTION
DRAWING TITLE

DRAWN BY:	SCALE:
CC	AS NOTED
CHECKED BY:	PROJ. NO.
PAC	422
DATE:	
APRIL 14, 2016	

LPC-7
DRAWING NO.



1 TRANSVERSE SECTION
SCALE: 3/32" = 1'-0"

APARTMENT 15B
473 WEST END AVENUE
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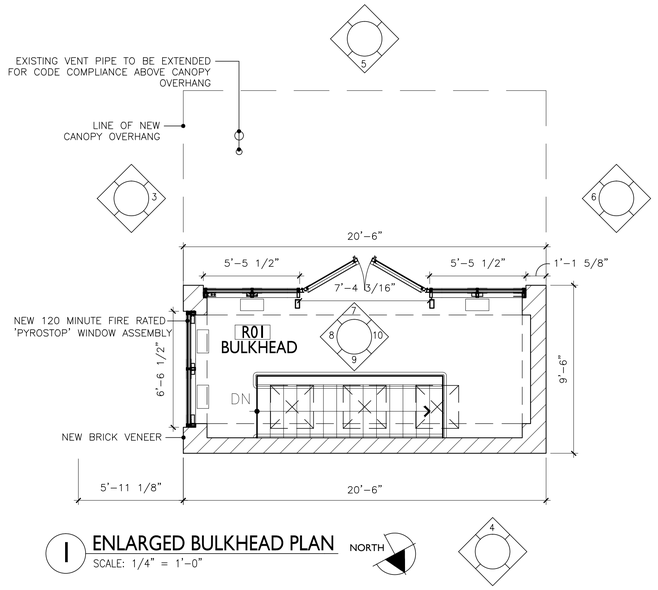
TRANSVERSE SECTION
DRAWING TITLE

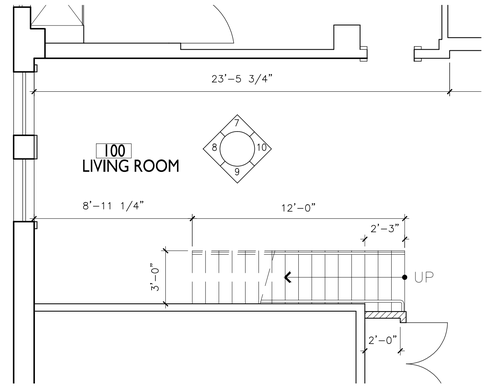
DRAWN BY: CC	SCALE: AS NOTED
CHECKED BY: PAC	PROJ. NO. 422
DATE: APRIL 14, 2016	

LPC-8
DRAWING NO.



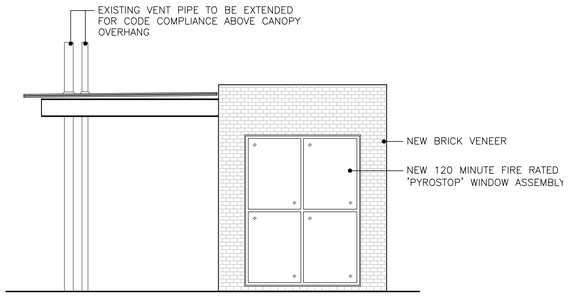
1 ENLARGED BULKHEAD PLAN

SCALE: 1/4" = 1'-0"



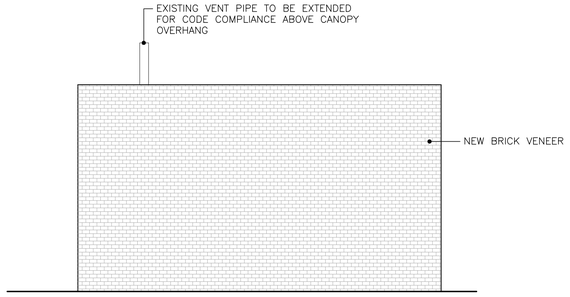
2 ENLARGED 15TH FLOOR PLAN

SCALE: 1/4" = 1'-0"



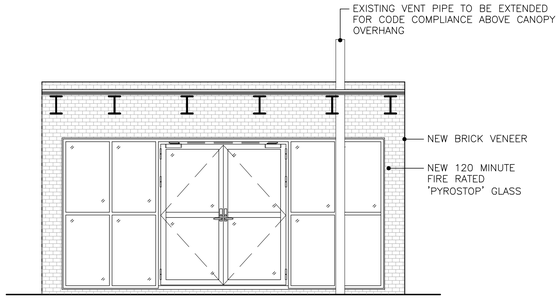
3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



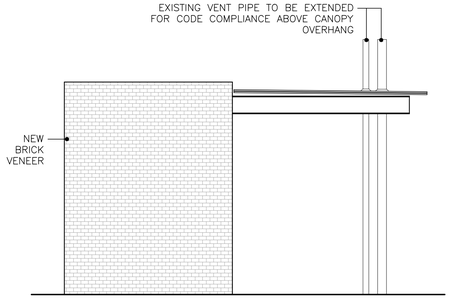
4 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



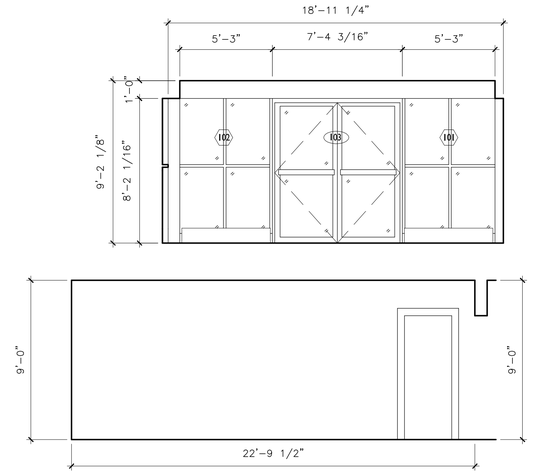
5 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



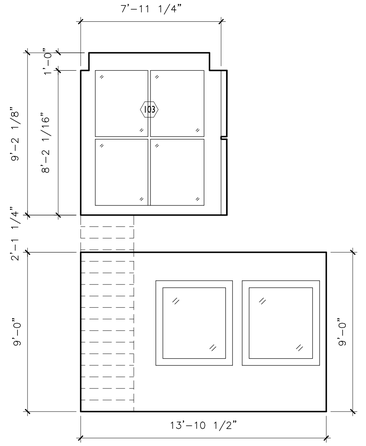
6 WEST ELEVATION

SCALE: 1/4" = 1'-0"



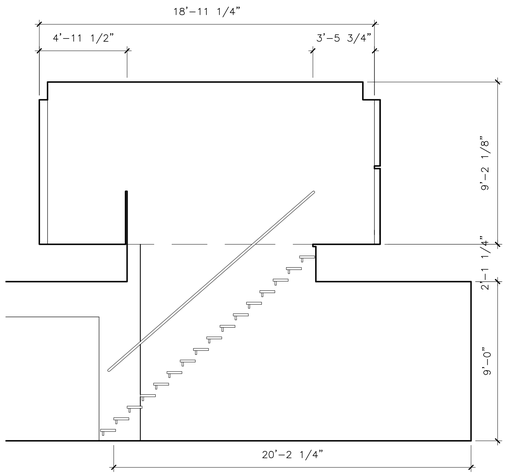
7 R101 & 100 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



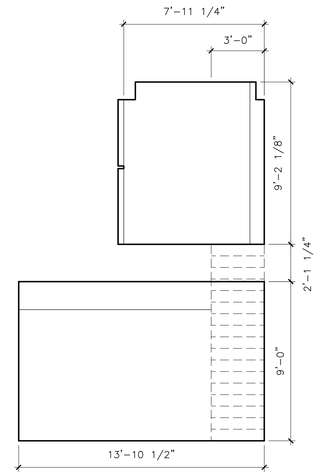
8 R101 & 100 EAST ELEVATION

SCALE: 1/4" = 1'-0"



9 R01 & 100 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



10 R101 & 100 WEST ELEVATION

SCALE: 1/4" = 1'-0"

APARTMENT 15B
473 WEST END AVENUE

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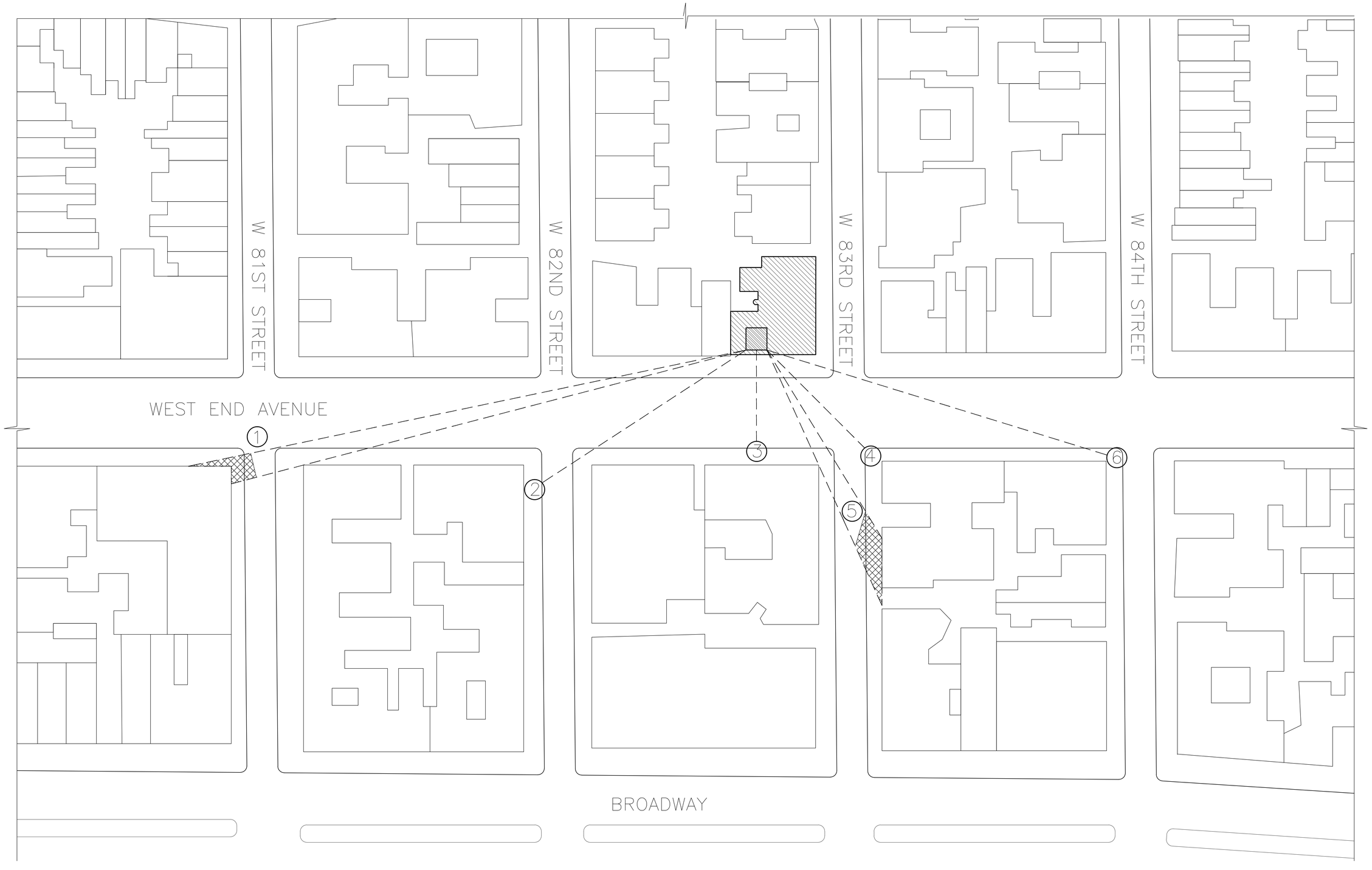
LARGE-SCALE PLANS & ELEVATIONS

DRAWING TITLE

DRAWN BY:	SCALE:
CC	AS NOTED
CHECKED BY:	PROJ. NO.
PAC	422
DATE:	
APRIL 14, 2016	

LPC-9

DRAWING NO.



1 VISIBILITY SITE PLAN
SCALE: NTS

(X) SEE LPC–12 & LPC–13 FOR IMAGES OF VIEW CORRIDOR

ROOFTOP ADDITION, 473 WEST END AVE.

AREA OF VISIBILITY

APARTMENT 15B
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VISIBILITY SITE PLAN SHOWING VIEW CORRIDOR
DRAWING TITLE

DRAWN BY: CC	SCALE: AS NOTED
CHECKED BY: PAC	PROJ. NO. 422
DATE: APRIL 14, 2016	

LPC-10
DRAWING NO.

1 VIEW FROM WEST END AVE AT 81ST STREET AT ±485'
SCALE: NTS

2 VIEW FROM 82ND STREET AT ±235'
SCALE: NTS

3 VIEW INFRONT OF 473 WEST END AVE. AT ±92'
SCALE: NTS

1A VIEW FROM WEST END AVE AT 81ST STREET WITH MOCKUP AT ±485' - VISIBLE
SCALE: NTS

2A VIEW FROM 82ND STREET WITH MOCKUP AT ±235' - NOT VISIBLE
SCALE: NTS

3A VIEW INFRONT OF 473 WEST END AVE. WITH MOCKUP AT ±92'- NOT VISIBLE
SCALE: NTS

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PHOTOGRAPHS SHOWING VIEW CORRIDORS
DRAWING TITLE

DRAWN BY: CC	SCALE: AS NOTED
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LPC-11
DRAWING NO.

4 VIEW FROM WEST END AVE AT 83RD STREET AT ±135'
SCALE: NTS

5 VIEW FROM 83RD STREET AT ±220'
SCALE: NTS

6 VIEW INFRONT OF 473 WEST END AVE. AT ±340'
SCALE: NTS

4A VIEW FROM WEST END AVE AT 83RD STREET WITH MOCKUP AT ±135' - NOT VISIBLE
SCALE: NTS

5A VIEW FROM 83RD STREET WITH MOCKUP AT ±220' - VISIBLE
SCALE: NTS

6A VIEW INFRONT OF 473 WEST END AVE. WITH MOCKUP AT ±340'- NOT VISIBLE
SCALE: NTS

APARTMENT 15B
473 WEST END AVENUE
NEW YORK, NEW YORK 10065

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

Structural Engineer:
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PHOTOGRAPHS SHOWING VIEW CORRIDORS
DRAWING TITLE

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LPC-12
DRAWING NO.

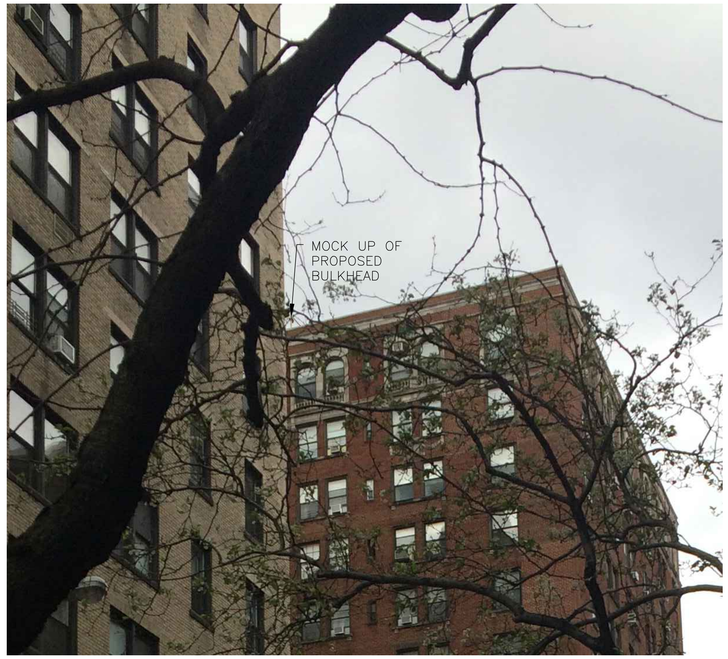
1 ENLARGED VIEW FROM WEST END AVE AT 81ST STREET AT ±485'
SCALE: NTS

2 ENLARGED VIEW FROM 83RD STREET AT ±220'
SCALE: NTS

3 VIEW FROM 83RD STREET AT ±255'
SCALE: NTS

1A ENLARGED VIEW FROM WEST END AVE AT 81ST STREET WITH MOCKUP AT ±485' - VISIBLE
SCALE: NTS

2A ENLARGED VIEW FROM 83RD STREET WITH MOCKUP AT ±220' - VISIBLE
SCALE: NTS



3A ENLARGED VIEW FROM 83RD STREET WITH MOCKUP AT ±255' - VISIBLE
SCALE: NTS

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ENLARGED PHOTOGRAPHS SHOWING VIEW CORRIDORS
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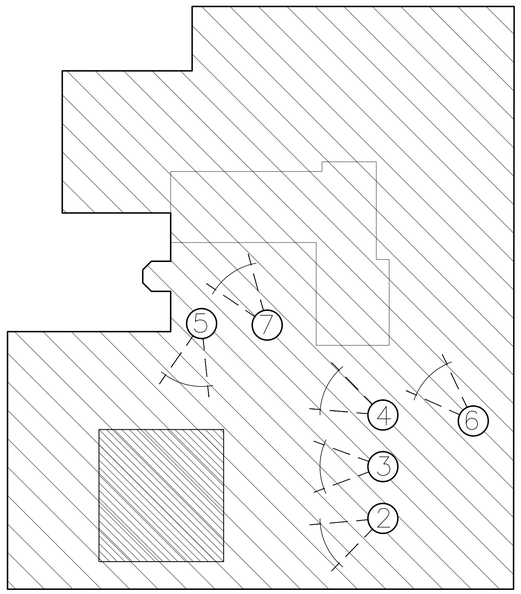
LPC-13
DRAWING NO.



1 ROOF PLAN
SCALE: NTS

(X) SEE LPC-14 & LPC-15 FOR IMAGES OF VIEWS ON ROOF

2 VIEW ON ROOF
SCALE: NTS

3 VIEW ON ROOF
SCALE: NTS

2A VIEW ON ROOF WITH MOCKUP
SCALE: NTS

3A VIEW ON ROOF WITH MOCKUP
SCALE: NTS

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PHOTOGRAPHS SHOWING VIEW ON ROOF
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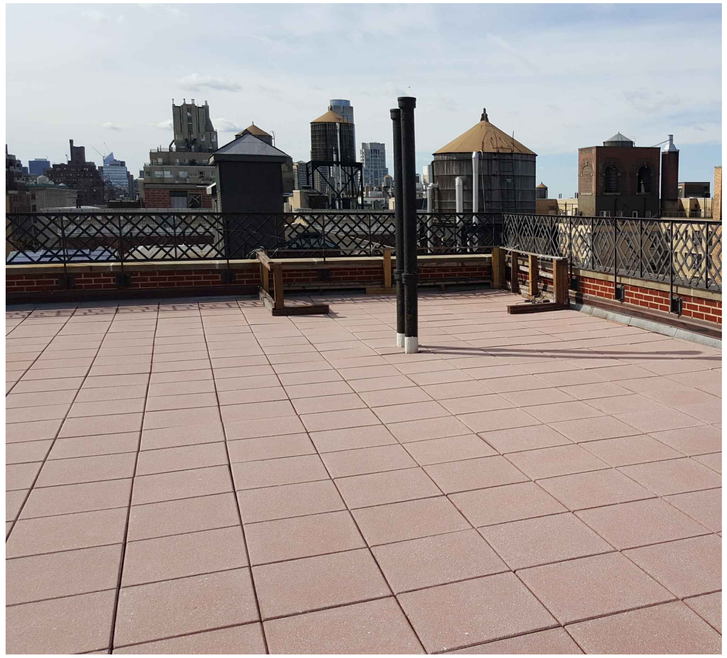
LPC-14
DRAWING NO.



4 VIEW ON ROOF
SCALE: NTS

5 VIEW ON ROOF
SCALE: NTS

6 VIEW ON ROOF BULKHEAD
SCALE: NTS

4A VIEW ON ROOF WITH MOCKUP
SCALE: NTS

5A VIEW ON ROOF WITH MOCKUP
SCALE: NTS

7 VIEW ON ROOF WATER TOWER
SCALE: NTS

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PHOTOGRAPHS SHOWING VIEW ON ROOF
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LPC-15
DRAWING NO.

1 VIEW FROM 473 WEST END AVENUE ROOF
SCALE: NTS

2 VIEW FROM WEST END AVENUE BETWEEN 82ND STREET & 83RD STREET
SCALE: NTS

3 VIEW FROM 473 WEST END AVENUE ROOF
SCALE: NTS

1A VIEW FROM WEST END AVENUE BETWEEN 82ND & 83RD STREET
SCALE: NTS

4 VIEW FROM WEST END AVENUE AND 8RD STREET
SCALE: NTS

5 VIEW FROM WEST END AVENUE BETWEEN 82ND & 83RD STREET
SCALE: NTS

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PHOTOGRAPHS SHOWING PRECEDENTS
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LPC-16
DRAWING NO.