

The current proposal is:

Preservation Department – Item 6, LPC-23-00197

514 West End Avenue – Riverside - West End Historic District

Extension I

Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 864 9383 1536

Passcode: 581958

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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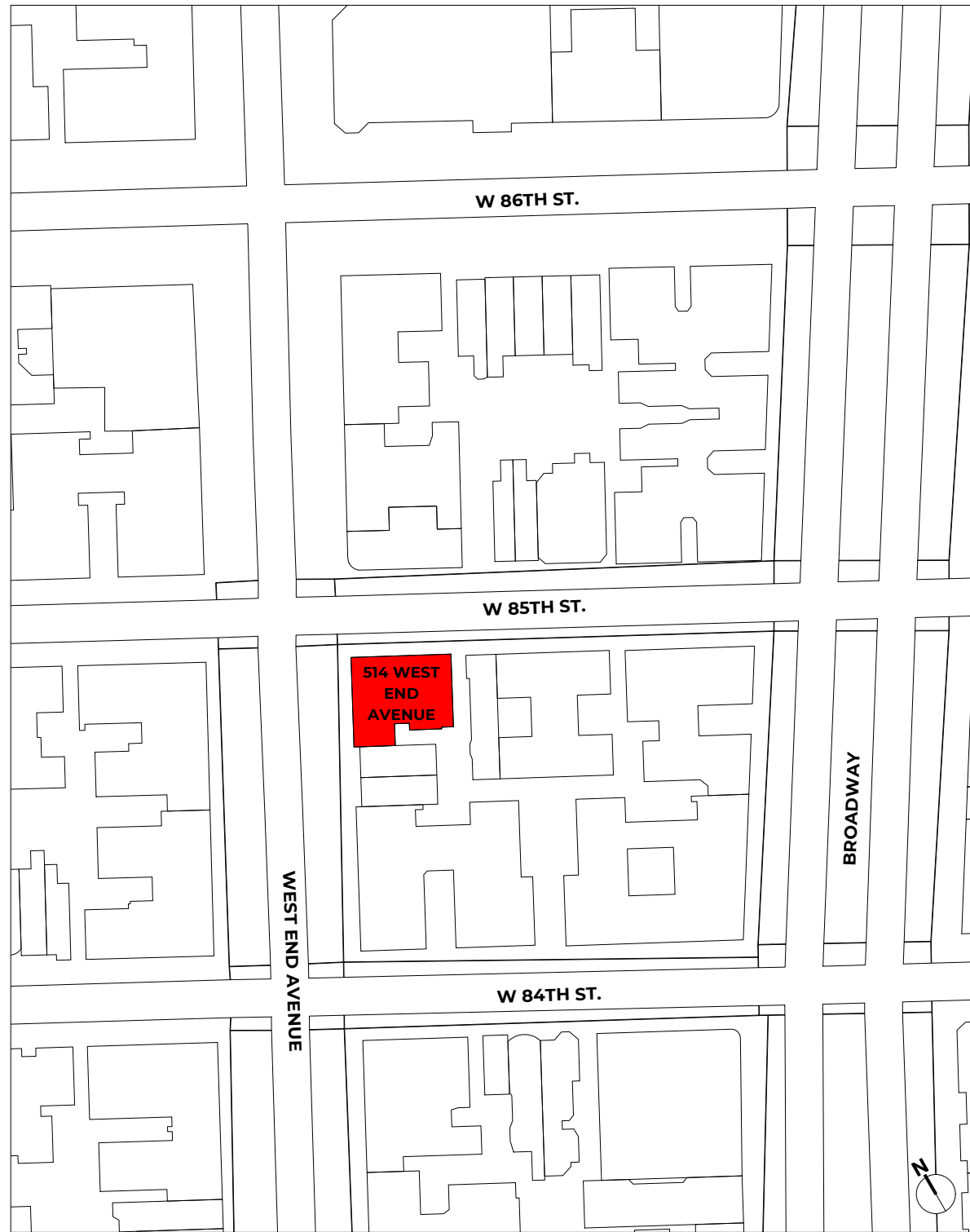
514 WEST END AVENUE - APT. 16A

11/28/2022 LANDMARK PRESERVATION COMMISSION PRESENTATION

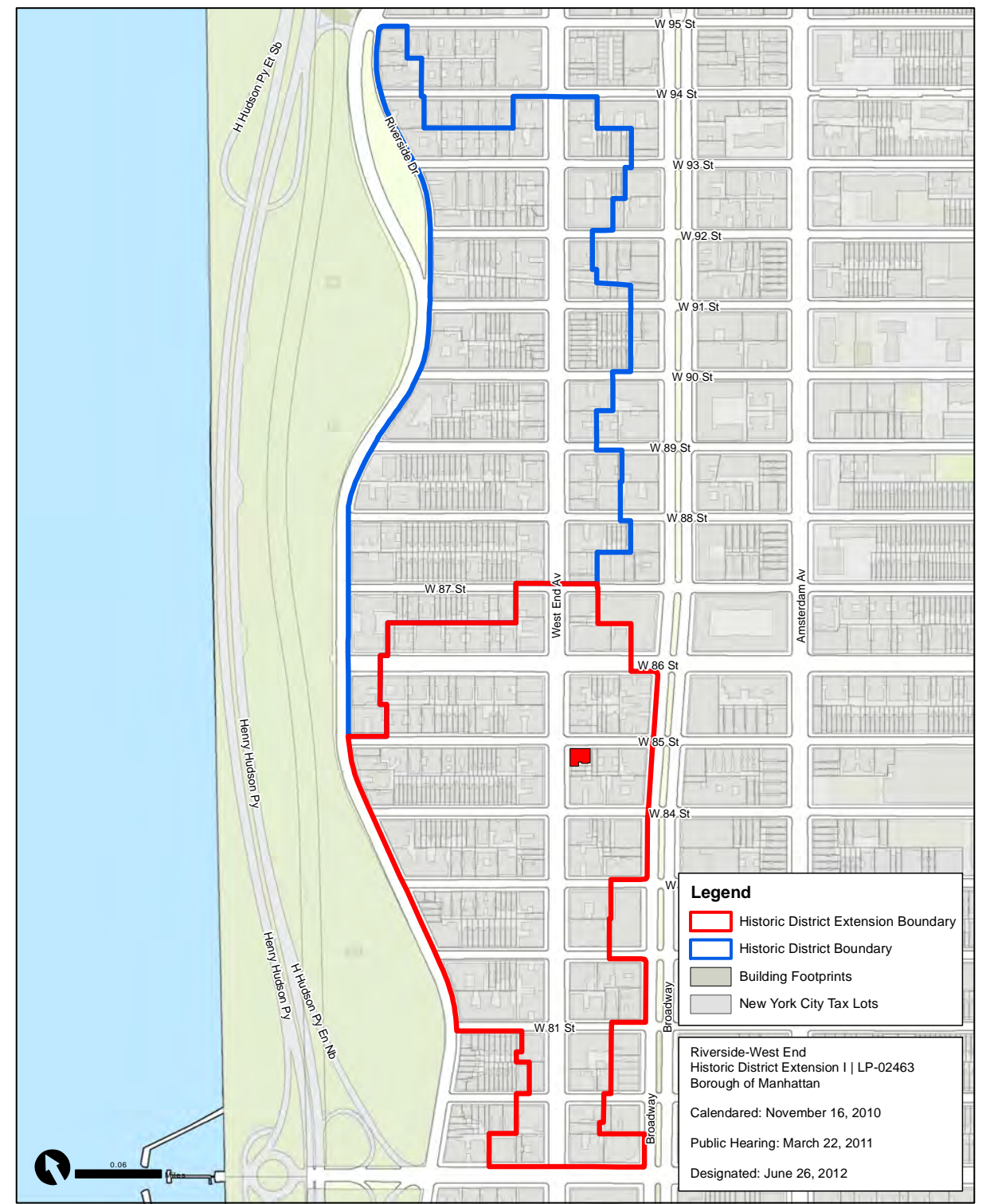
k—da
—ARCHITECTURE
+INTERIORS—

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ZONING INFORMATION	
BLOCK	1232
LOT	61
CORNER LOT	YES
LOT FRONTAGE	62'
LOT DEPTH	80'
YEAR BUILT	1924
YEAR ALTERED	1987, 2010
BUILDING TYPE	D4 - MULTI-FAMILY ELEVATOR CO-OP BUILDING
LANDMARK STATUS	YES
ZONING	R10A
ZONING MAP	5D
CURRENT BUILDING HEIGHT	176'-4"
PROPOSED BUILDING HEIGHT	NO CHANGE
CURRENT BUILDING STORIES	16 STORIES
PROPOSED BUILDING STORIES	NO CHANGE
CURRENT DWELLING UNITS	46
PROPOSED DWELLING UNITS	NO CHANGE
MIXED USED BUILDING	NO
FLOOD HAZARD AREA	NO



514 WEST END AVENUE - PROJECT LOCATION MAP



RIVERSIDE-WEST END HISTORIC DISTRICT EXTENTION MAP



FRONT FACADE IN 1940'S



FRONT FACADE IN 1980'S



FRONT FACADE IN 2022



VIEW 4 | FROM NORTH WEST END AVENUE



VIEW 3 | FROM WEST 85TH STREET



VIEW 1 | FROM WEST 85TH STREET



VIEW 2 | FROM BROADWAY



VIEW 5 | FROM SOUTH OF WEST END AVENUE



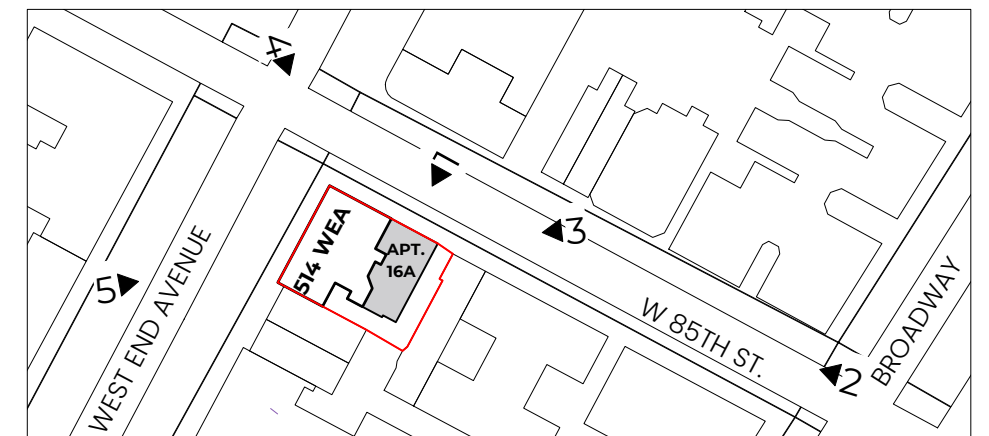
VIEW 3 | ZOOM



VIEW 1 | ZOOM



VIEW 2 | ZOOM

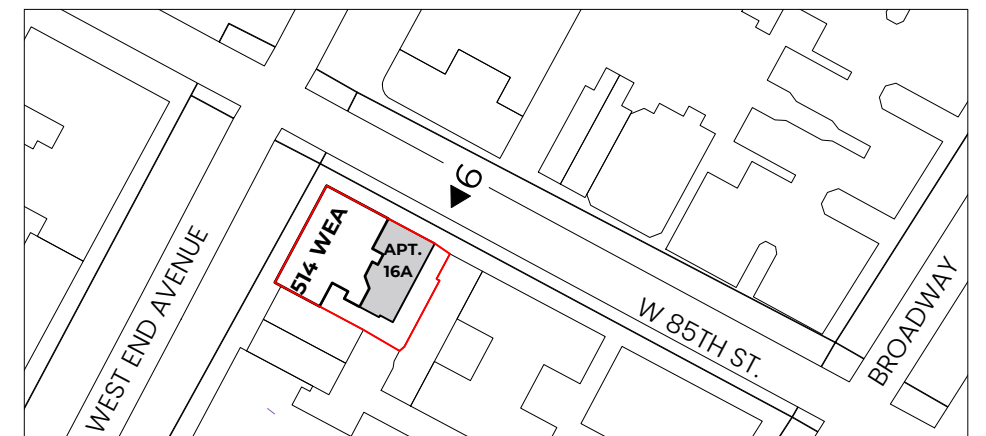




VIEW 6 | MOCK-UP GRILLE ON 85TH ST. END AVENUE



VIEW 6 (ZOOM IN) | MOCK-UP GRILLE ON 85TH ST. END AVENUE



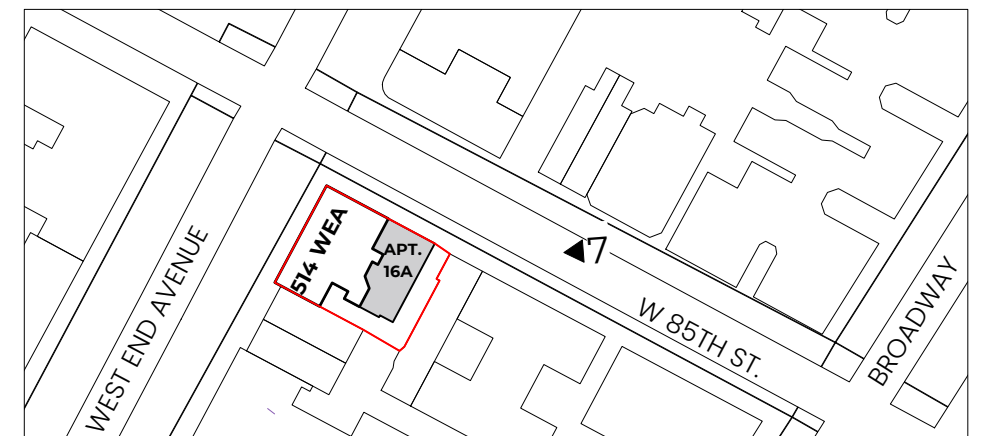
514 WEST END AVENUE EXISTING PHOTOS



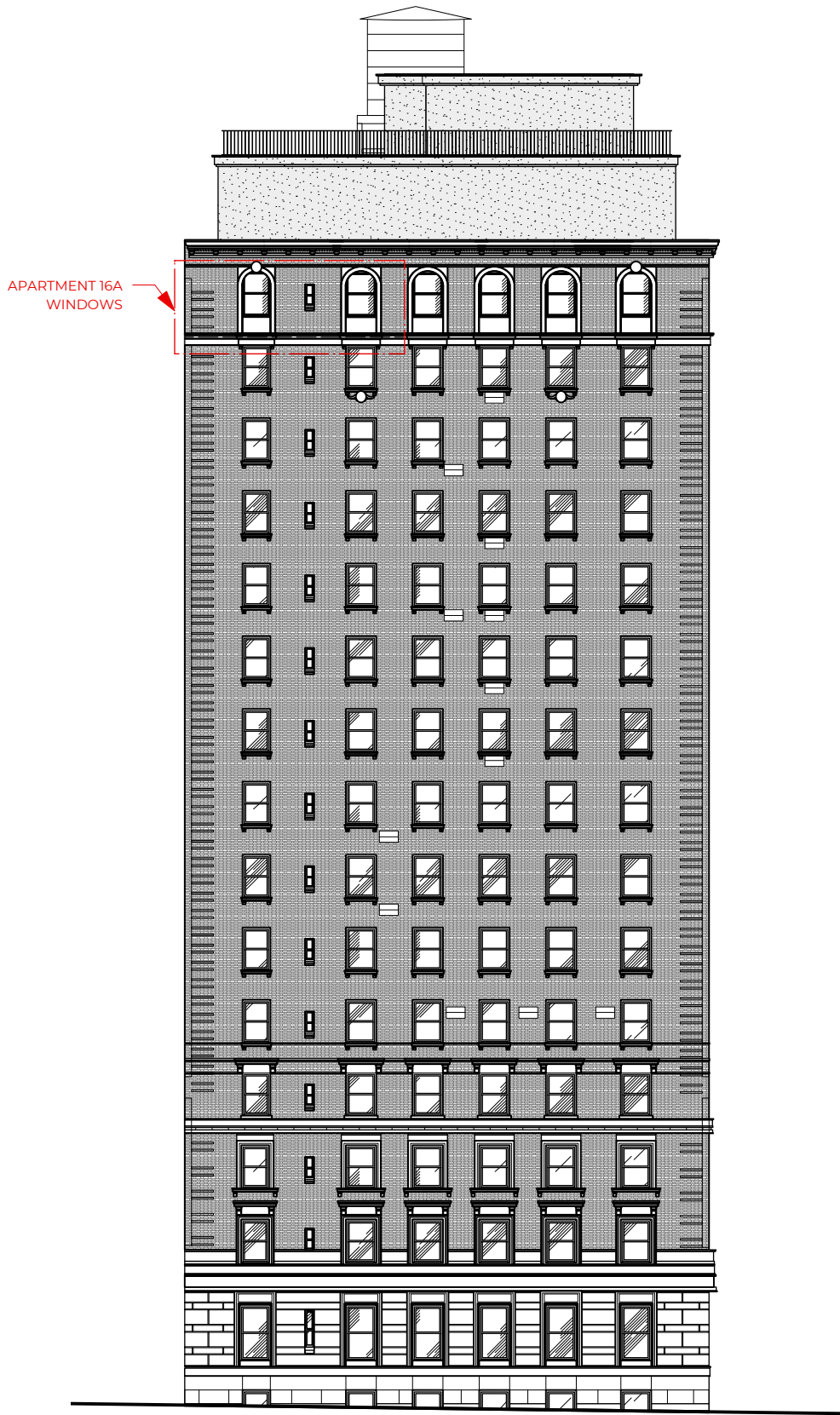
VIEW 7 | MOCK-UP GRILLE ON REAR FACADE



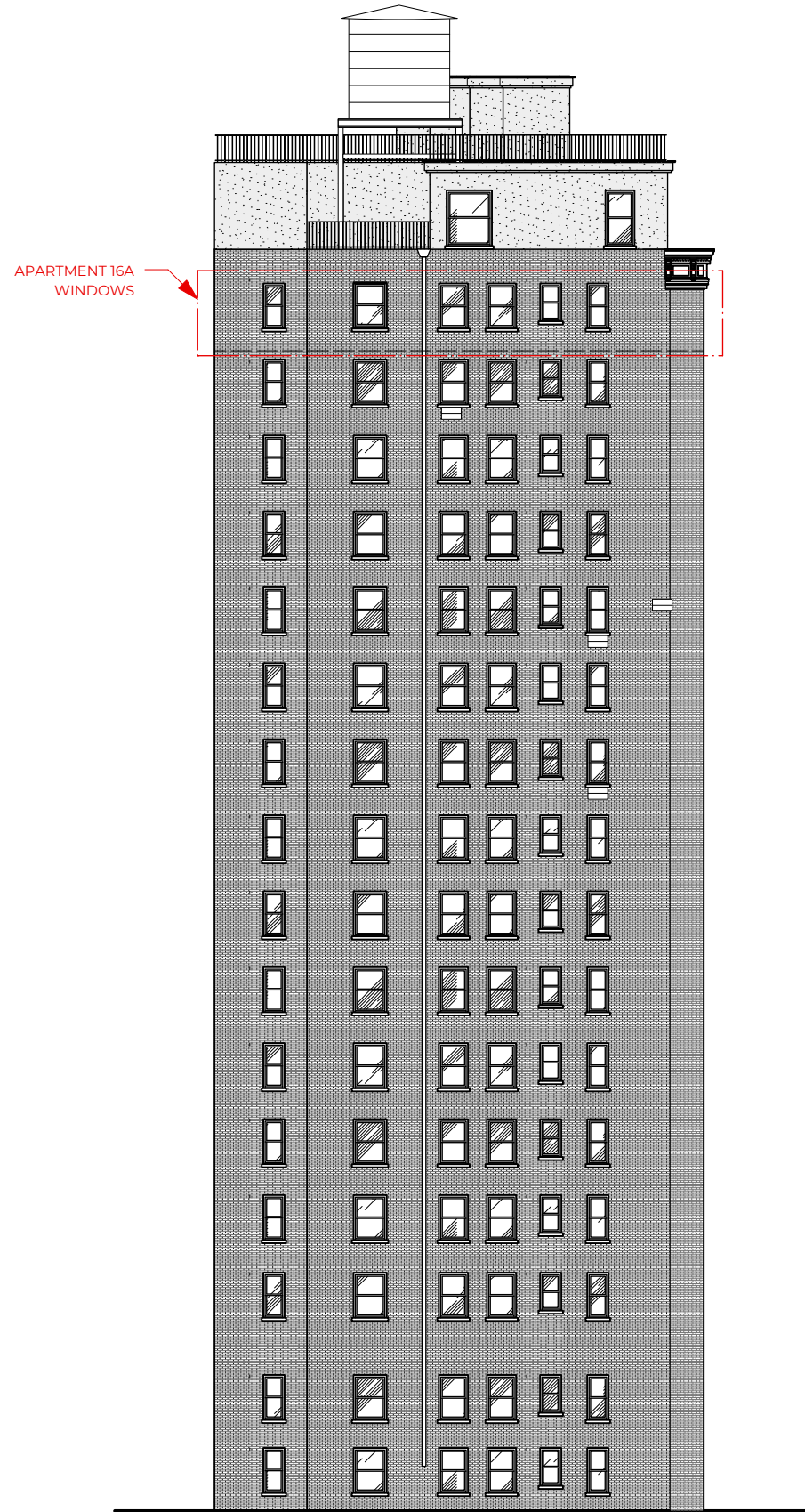
VIEW 7 (ZOOM IN) | MOCK-UP GRILLE ON REAR FACADE



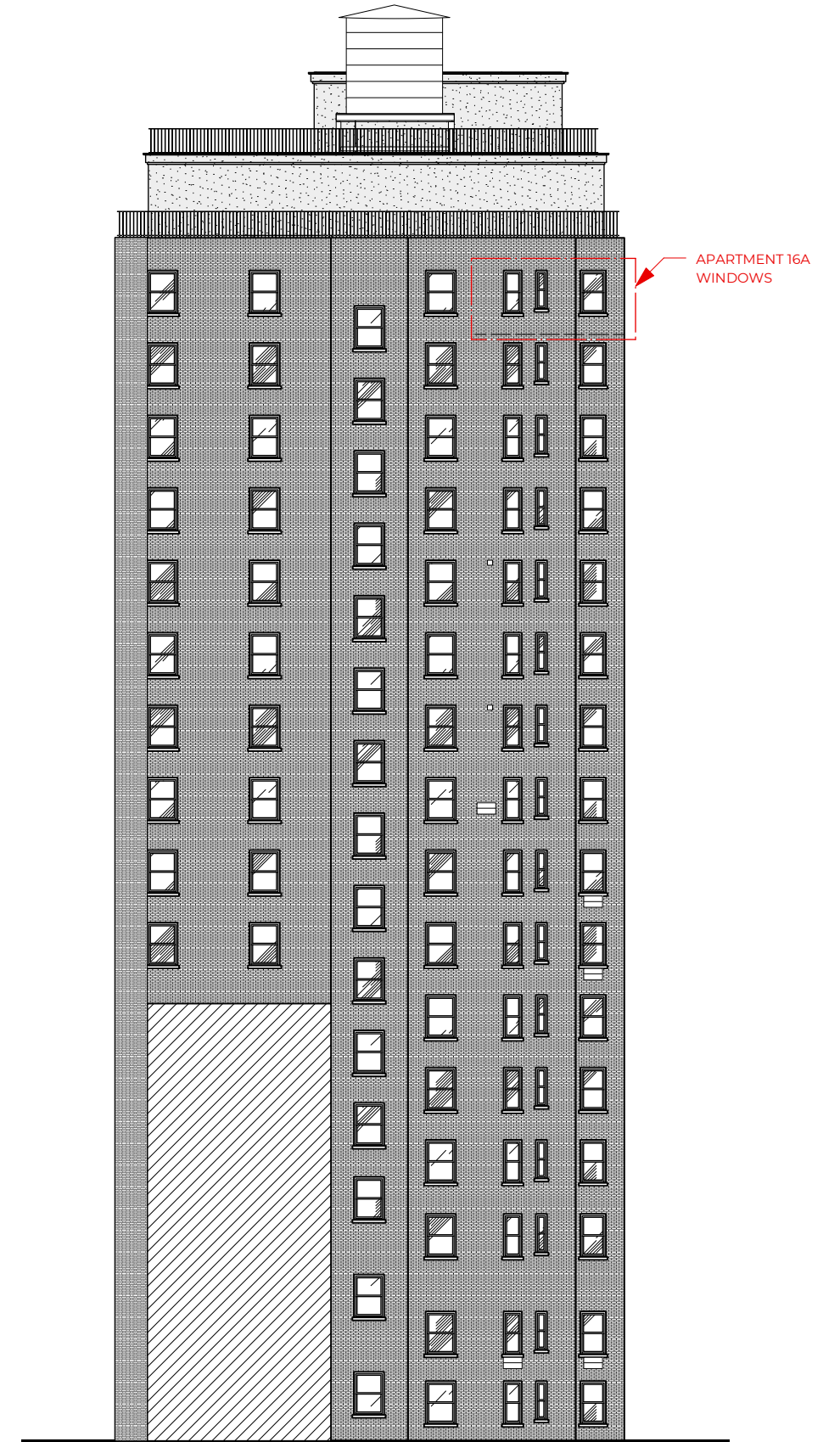
514 WEST END AVENUE EXISTING PHOTOS



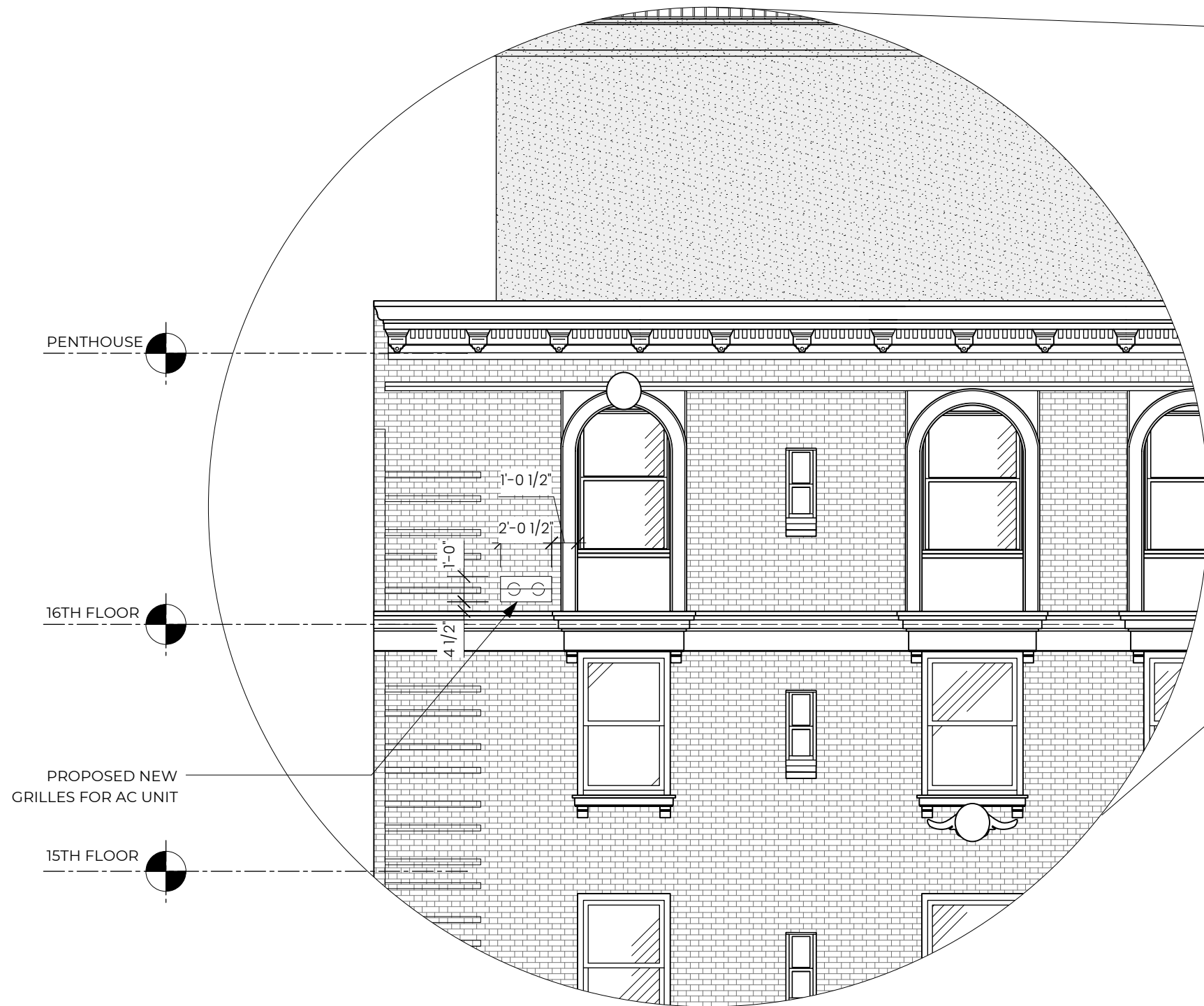
514 WEST END AVENUE - EXISTING NORTH ELEVATION



514 WEST END AVENUE - EXISTING EAST ELEVATION



514 WEST END AVENUE - EXISTING SOUTH ELEVATION

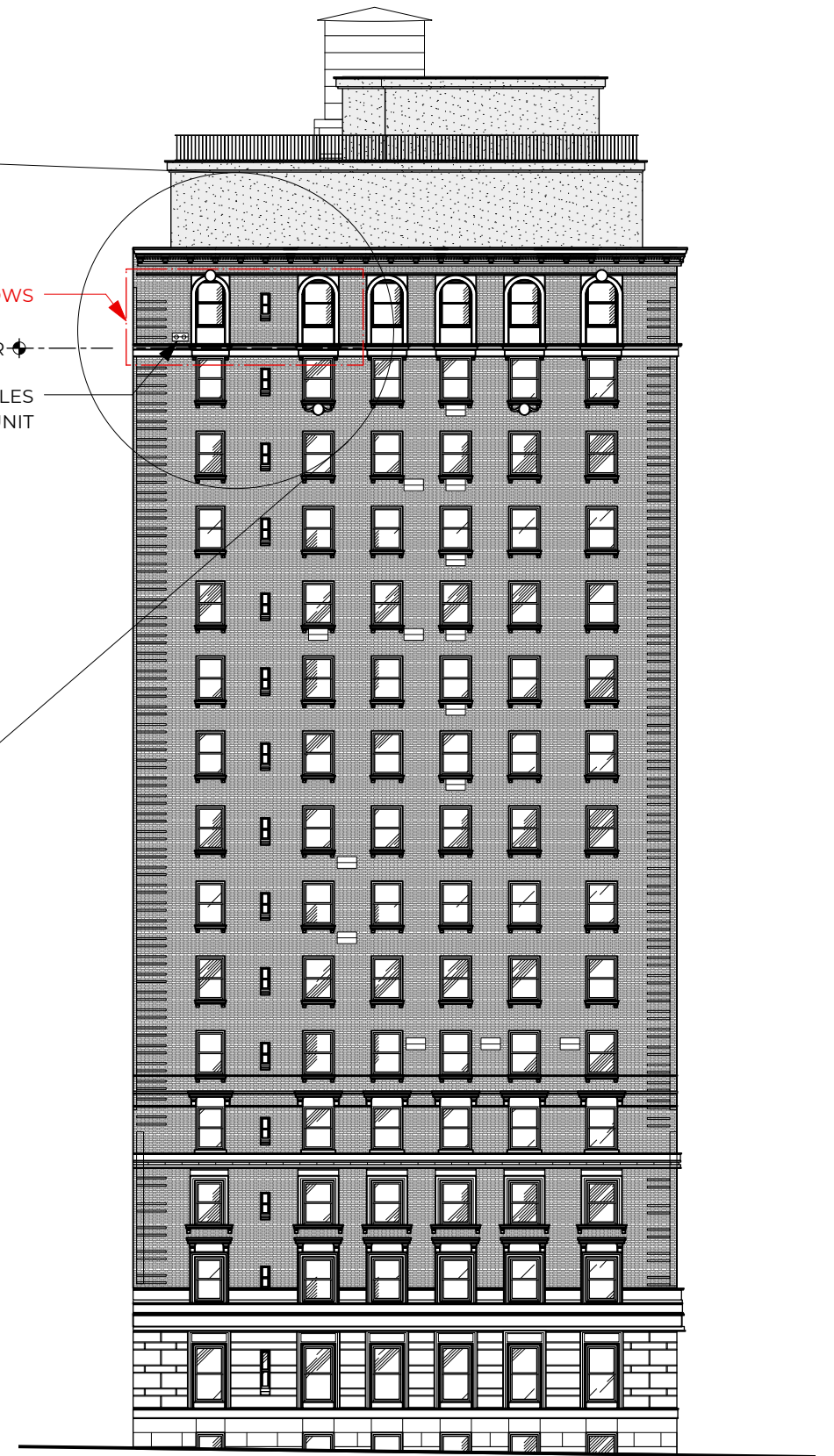


ENLARGED PARTIAL ELEVATION WITH GRILLES DIMENSIONS

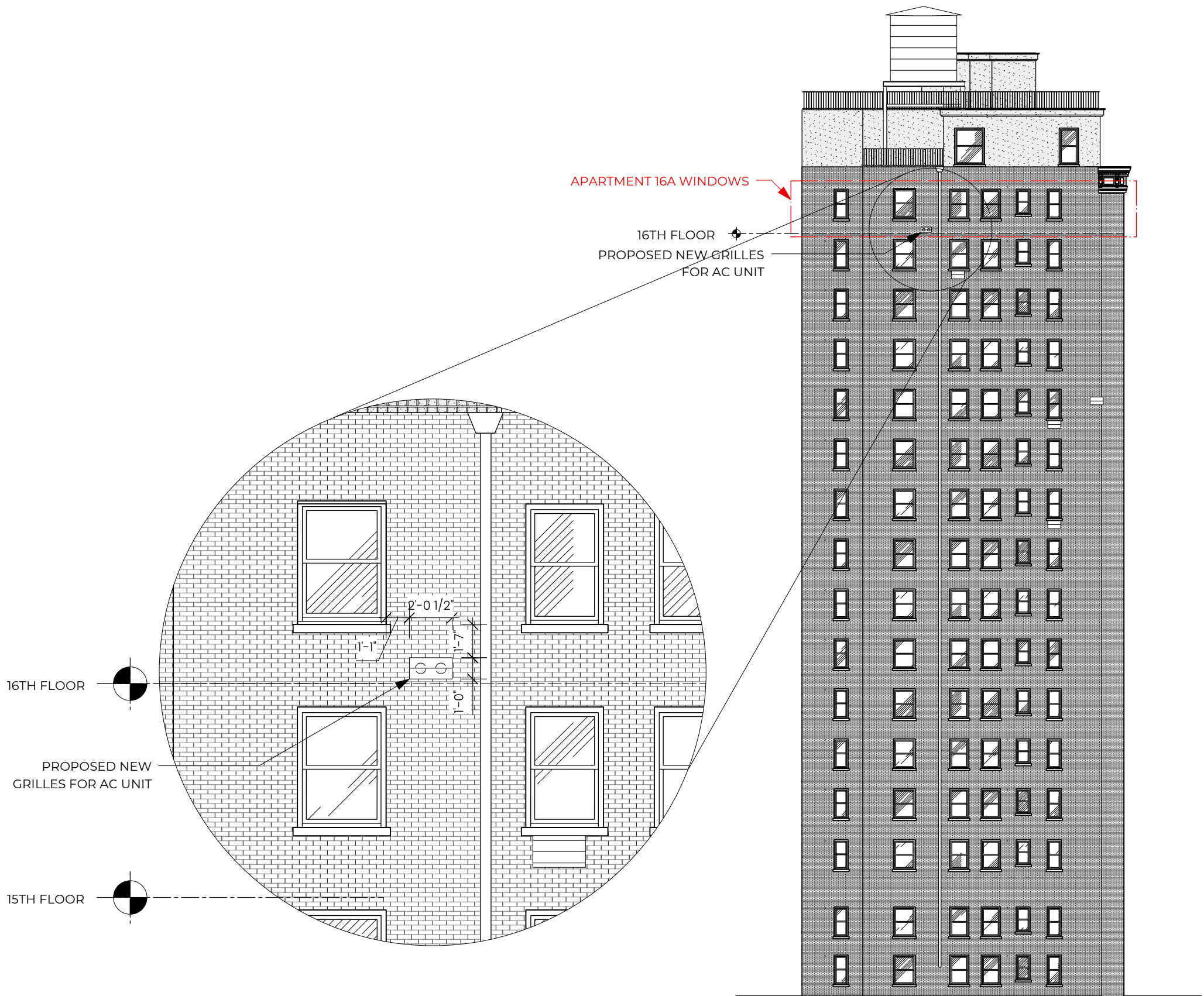
APARTMENT 16A WINDOWS

16TH FLOOR

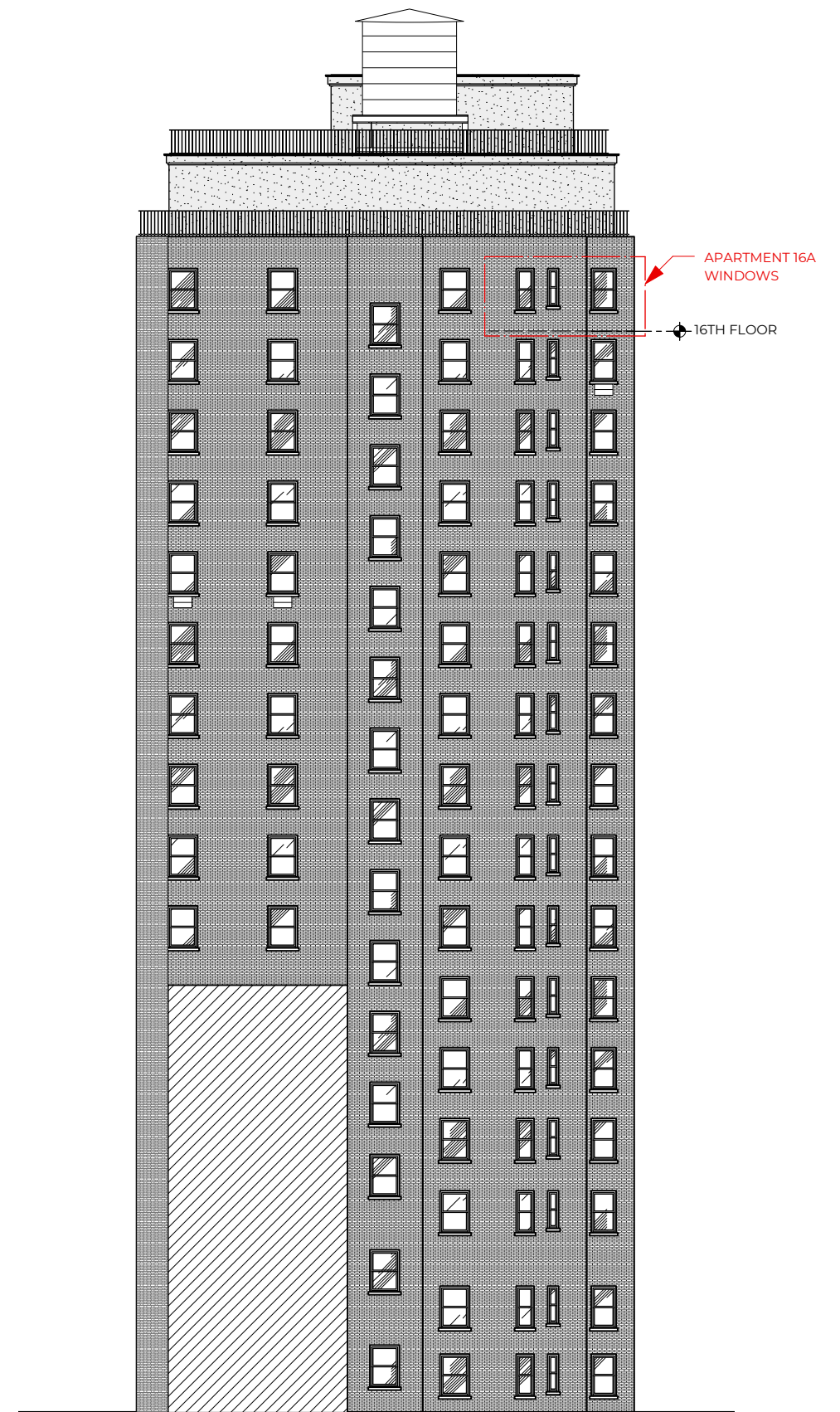
PROPOSED NEW GRILLES
FOR AC UNIT



514 WEST END AVENUE - PROPOSED NORTH ELEVATION



ENLARGED PARTIAL ELEVATION WITH GRILLES DIMENSIONS



514 WEST END AVENUE - PROPOSED SOUTH ELEV.

514 WEST END AVENUE - PROPOSED EAST ELEV.



EXISTING BRICK COLOR

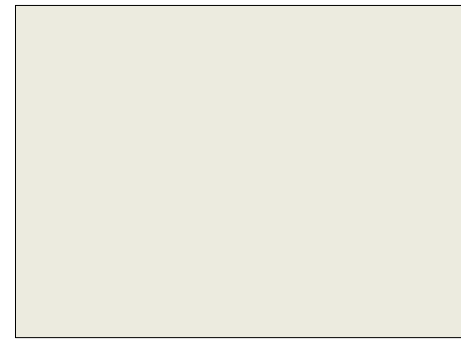


CUSTOM COLOR GRILLES

NORTH FACADE ON 85TH ST. GRILLES COLOR MATCHING



EXISTING BRICK COLOR



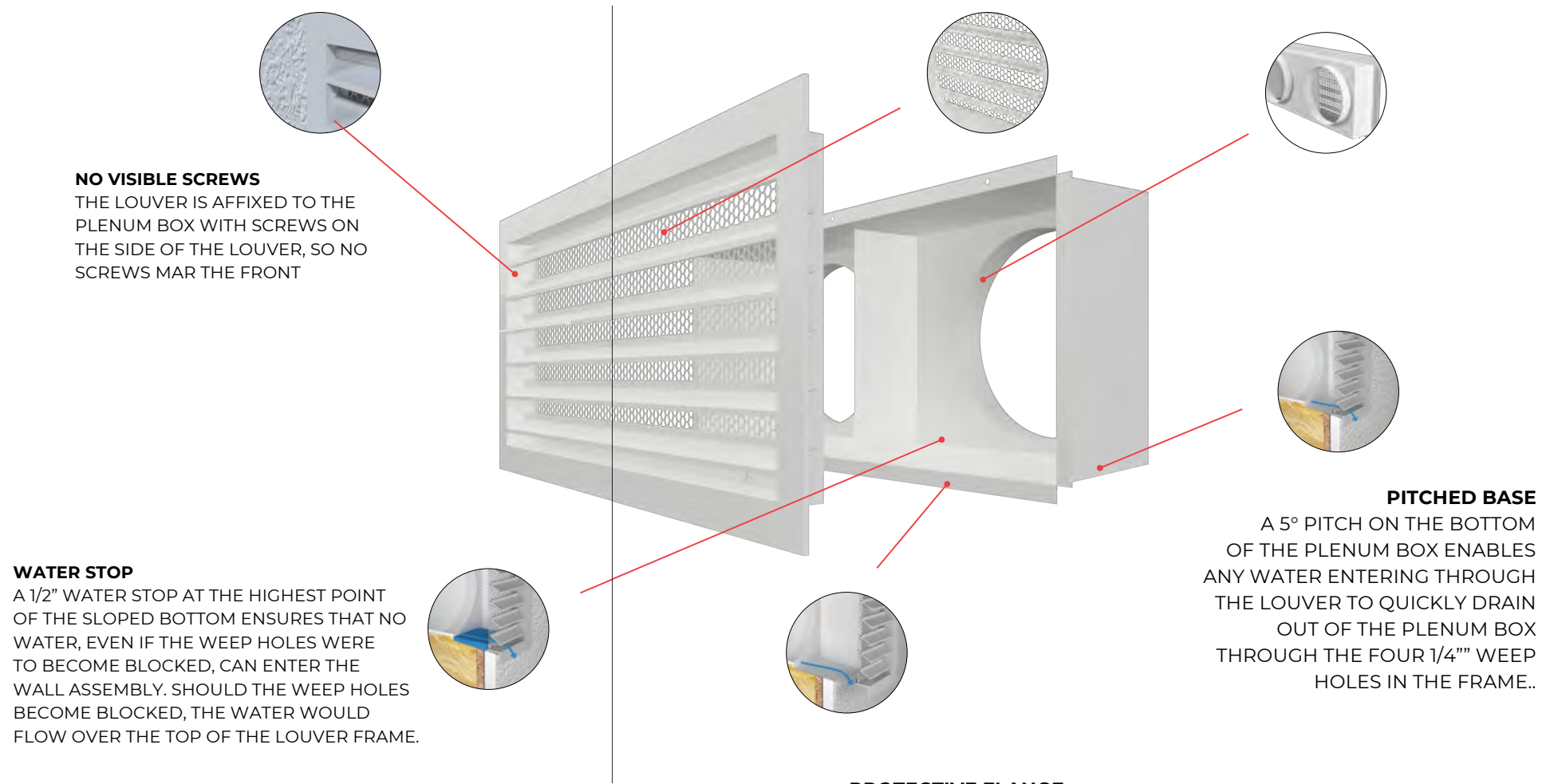
CUSTOM COLOR GRILLES

EAST FACADE ON REAR OF BUILDING GRILLE COLOR MATCHING

STANDARD CONNECTIONS
THE SLA IS 4 INCHES DEEP (NOT INCLUDING THE START COLLAR) AND ATTACHES TO A STANDARD PIPE IN 7, 8, OR 9 INCHES TO ACCOMMODATE A WALL OF ANY THICKNESS.



INTERIOR HVAC CONDENSERLESS UNIT - EPOCH A HPAC 2.0



NO VISIBLE SCREWS
THE LOUVER IS AFFIXED TO THE PLENUM BOX WITH SCREWS ON THE SIDE OF THE LOUVER, SO NO SCREWS MAR THE FRONT

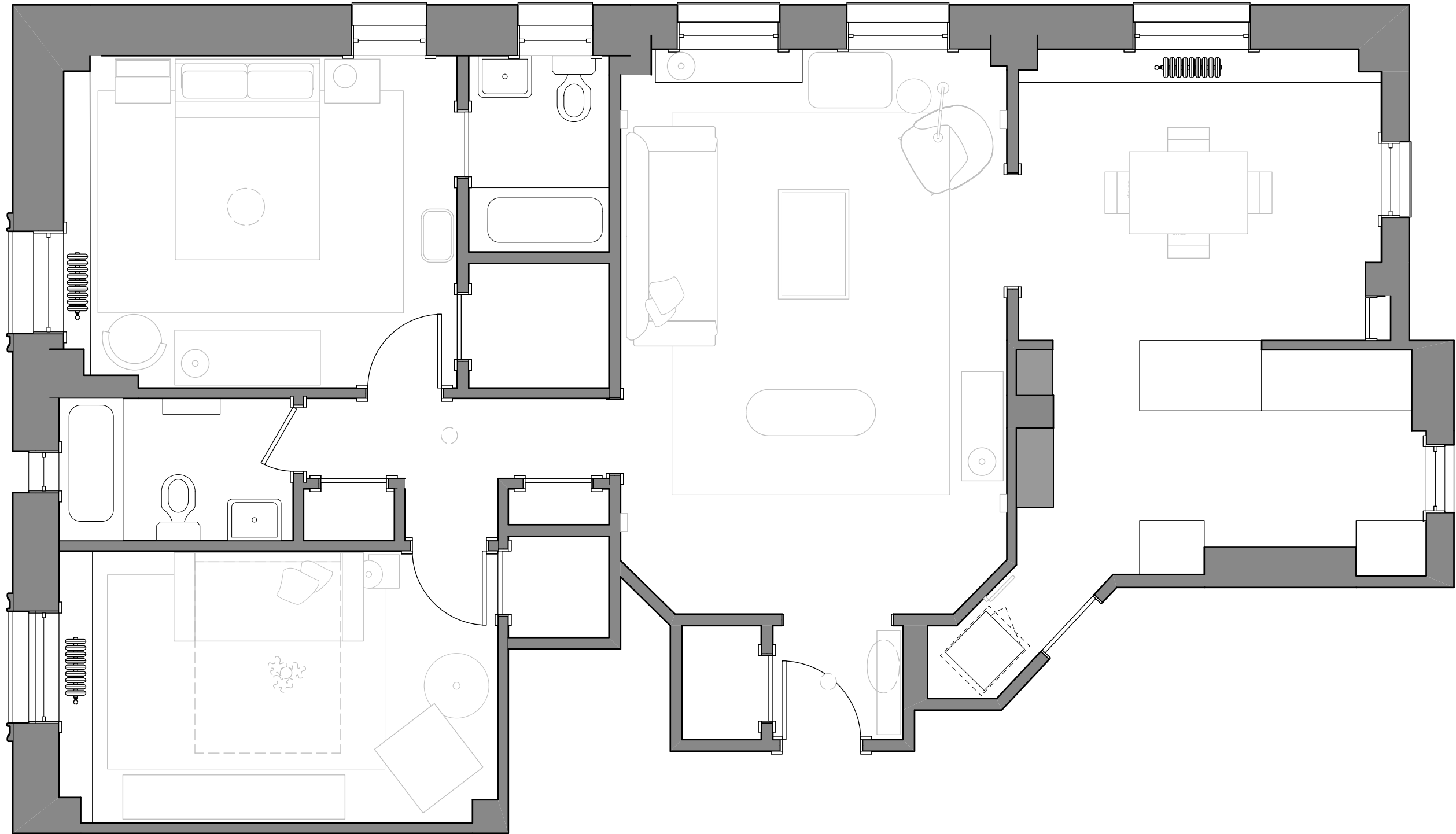
WATER STOP
A 1/2" WATER STOP AT THE HIGHEST POINT OF THE SLOPED BOTTOM ENSURES THAT NO WATER, EVEN IF THE WEEP HOLES WERE TO BECOME BLOCKED, CAN ENTER THE WALL ASSEMBLY. SHOULD THE WEEP HOLES BECOME BLOCKED, THE WATER WOULD FLOW OVER THE TOP OF THE LOUVER FRAME.

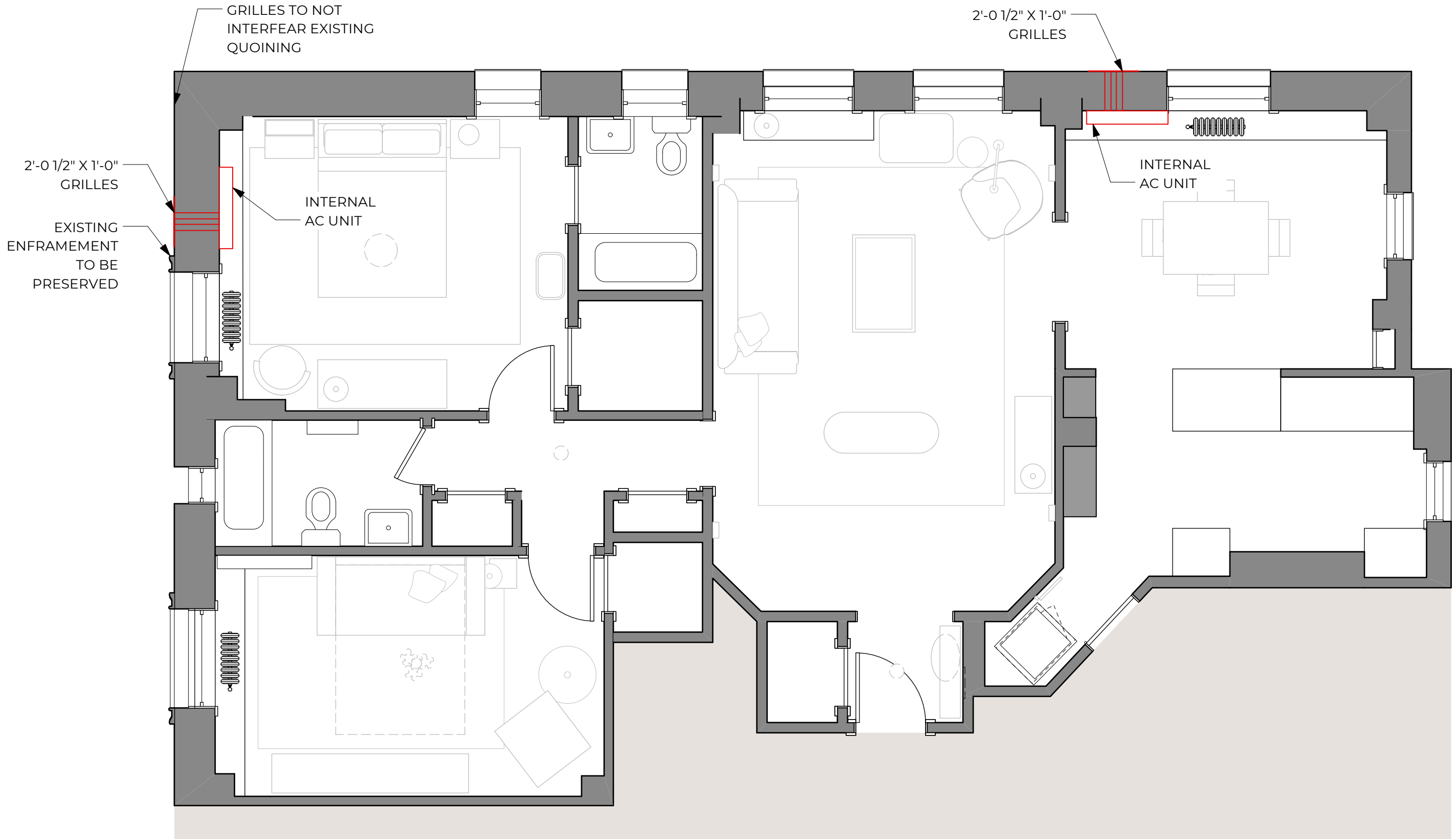
PEST CONTROL

PITCHED BASE
A 5° PITCH ON THE BOTTOM OF THE PLENUM BOX ENABLES ANY WATER ENTERING THROUGH THE LOUVER TO QUICKLY DRAIN OUT OF THE PLENUM BOX THROUGH THE FOUR 1/4" WEEP HOLES IN THE FRAME..

PROTECTIVE FLANGE
THE 1/2" FLANGE AT THE BOTTOM OF THE PLENUM BOX, COVERING THE EXTERIOR WALL, ENSURES THAT IF ANY WATER WERE TO SEEP BETWEEN THE LOUVER FRAME AND THE PLENUM BOX FRAME, OR IF THE CAULKING WOULD AGE, THAT NO WATER COULD ENTER THE WALL ASSEMBLY, AS THE FLANGE EXTENDS BEYOND THE FINISHED EXTERIOR CLADDING.

EXTERIOR GRILLES - EPOCH A HPAC 2.0





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