

**LANDMARKS SUBMISSION
DRAWINGS**

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- L-03 SOUTH ELEVATION, EXISTING & PROPOSED
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EXISTING BUILDING

11 EAST 89TH STREET IS AN 8 STORY BUILDING (TWO STORIES ARE BELOW GRADE) ERECTED IN 1912 AS A PRIVATE MANSION. THE BUILDING IS LOCATED MID-BLOCK WITH THE MAIN HISTORIC FACADE LOCATED ON THE NORTH SIDE OF 89TH STREET. THE STRUCTURE IS OF NON-COMBUSTIBLE CONSTRUCTION WITH BRICK MASONRY WALLS. THE SOUTH ELEVATION HAS MARBLE CLADDING. IT IS CURRENTLY USED BY TREVOR DAY AS A PRIVATE SCHOOL FOR PRE-K AND KINDERGARTEN STUDENTS.

BUILDING INFORMATION

ADDRESS: 11 EAST 89TH ST. NEW YORK, NY 10128
 BLOCK: 1501
 LOT: 10
 ZONING DISTRICT: R8B
 ZONING MAP: 5D
 LANDMARKS STATUS: CARNEGIE HILL HISTORIC DISTRICT
 STOREYS: 8 - 2 STOREYS BELOW & 6 ABOVE GROUND
 EXISTING OCCUPANCY: G - EDUCATIONAL
 PROPOSED OCCUPANCY: G - EDUCATIONAL
 EXISTING USE GROUP: GROUP 4- COMMUNITY FACILITY
 PROPOSED USE GROUP: GROUP 4- COMMUNITY FACILITY

PROPOSED BUILDING

THE EXISTING BRICK AND MARBLE FACADES WILL BE RETAINED AND PROTECTED DURING CONSTRUCTION AND ALL NEW STEEL AND CONCRETE WILL REPLACE THE EXISTING STRUCTURE. THE EXTERIOR WINDOWS ON THE SOUTH WILL BE REPLACED WITH ENERGY EFFICIENT INSULATED GLAZED WINDOWS TO RESEMBLE THE ORIGINAL WINDOWS FOUNDED CIRCA 1912. THE WINDOWS ON THE EAST AND NORTH WILL BE REPLACED WITH ENERGY EFFICIENT FIRE RATED LOT LINE WINDOWS. THE ROOF WILL HAVE THE ADDITION OF A STAIR AND ELEVATOR BULKHEAD THAT WILL BE SET FAR ENOUGH BACK FROM THE STREET THAT ONLY FROM CERTAIN ANGLES WILL THEY BE VISIBLE. THE PROPOSED BUILDING WILL HOUSE THE CENTER FOR LIFE LONG LEARNING, AS PART OF THE PARK AVENUE SYNAGOGUE ON MADISON AND EAST 87TH STREET. THE CENTER WILL PROVIDE A NUMBER OF EDUCATIONAL PROGRAMS FOR PEOPLE OF ALL AGES.

Cover Sheet

Park Avenue Synagogue
 11 East 89th Street
 New York, New York

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HISTORIC SOUTH ELEVATION - 1940



EXISTING SOUTH ELEVATION

PROPOSED 10'-0" HIGH
VANISHING METAL
COIL FENCE

REPLACE EXISTING
DOUBLE-HUNG WINDOWS
WITH PROPOSED WOOD
CASEMENT WINDOWS

PROPOSED WOOD
CASEMENT WINDOWS TO
RESEMBLE ORIGINAL
WINDOWS TYP. FOR ALL
WINDOWS IN SOUTH
ELEVATION

PROPOSED FIXED
GLASS TRANSOM

EXISTING CAST IRON
GATES TO BE COMBINED
WITH PROPOSED BULLET
RESISTANT GLASS
EXTERIOR ENTRY DOORS



PROPOSED SOUTH ELEVATION

**South Elevation Photos
Historic, Existing & Proposed**

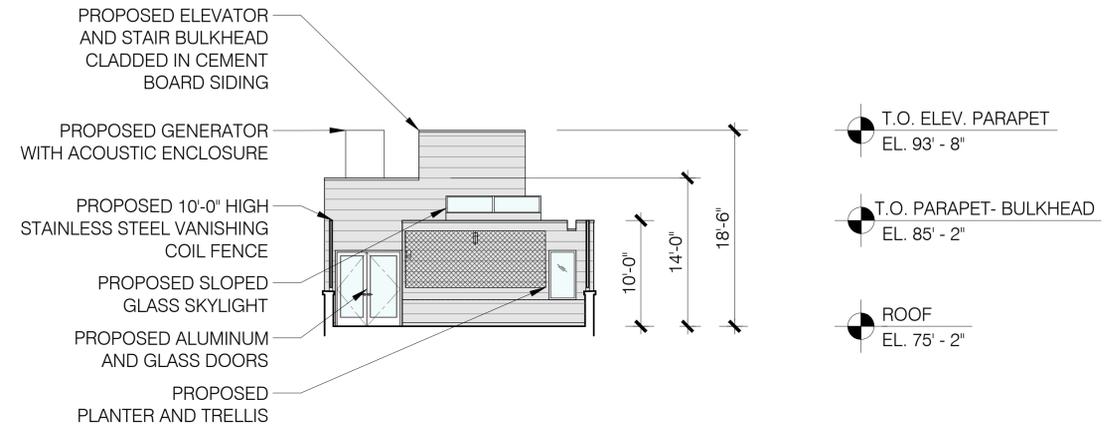
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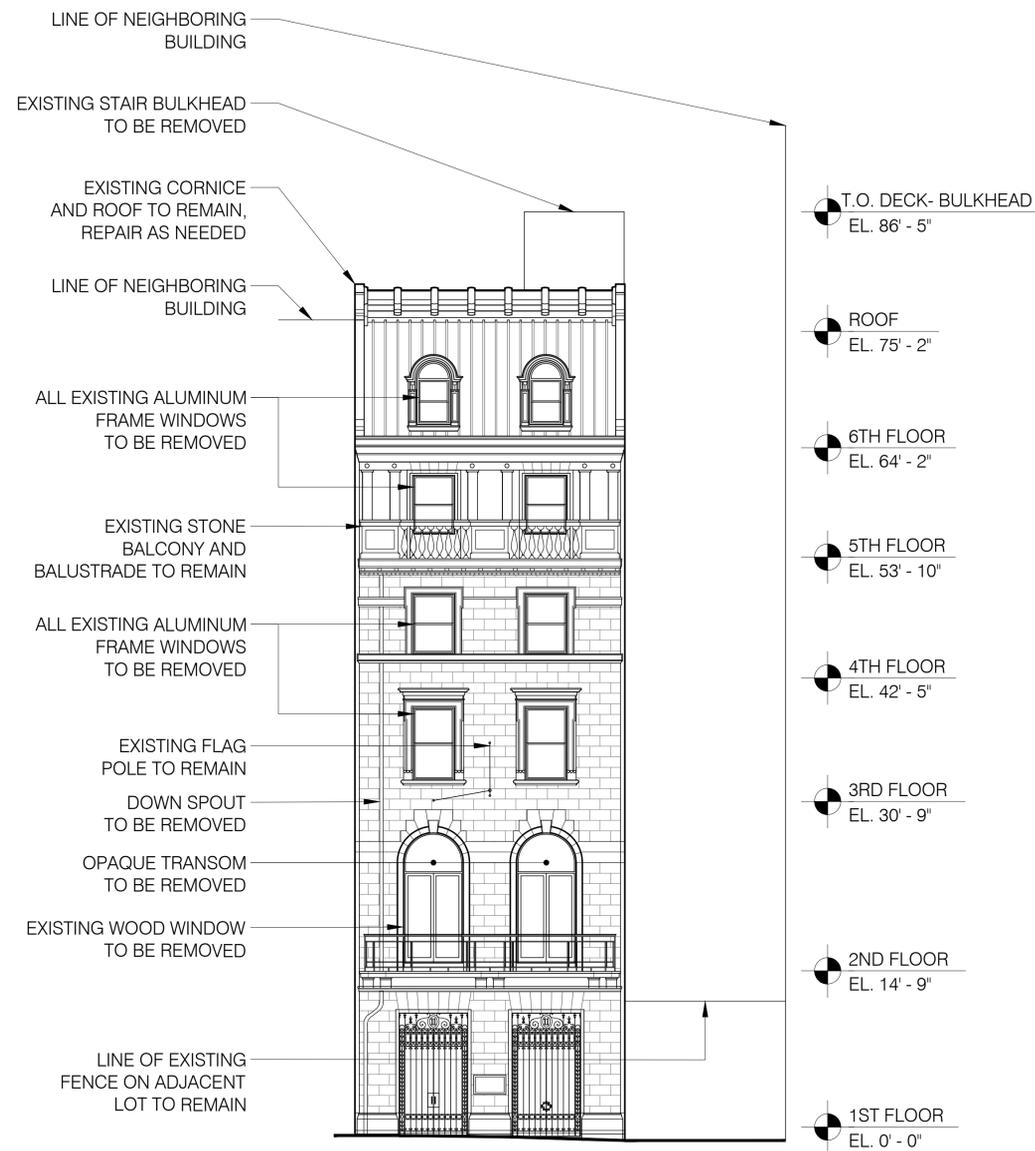
South Elevation
Existing & Proposed

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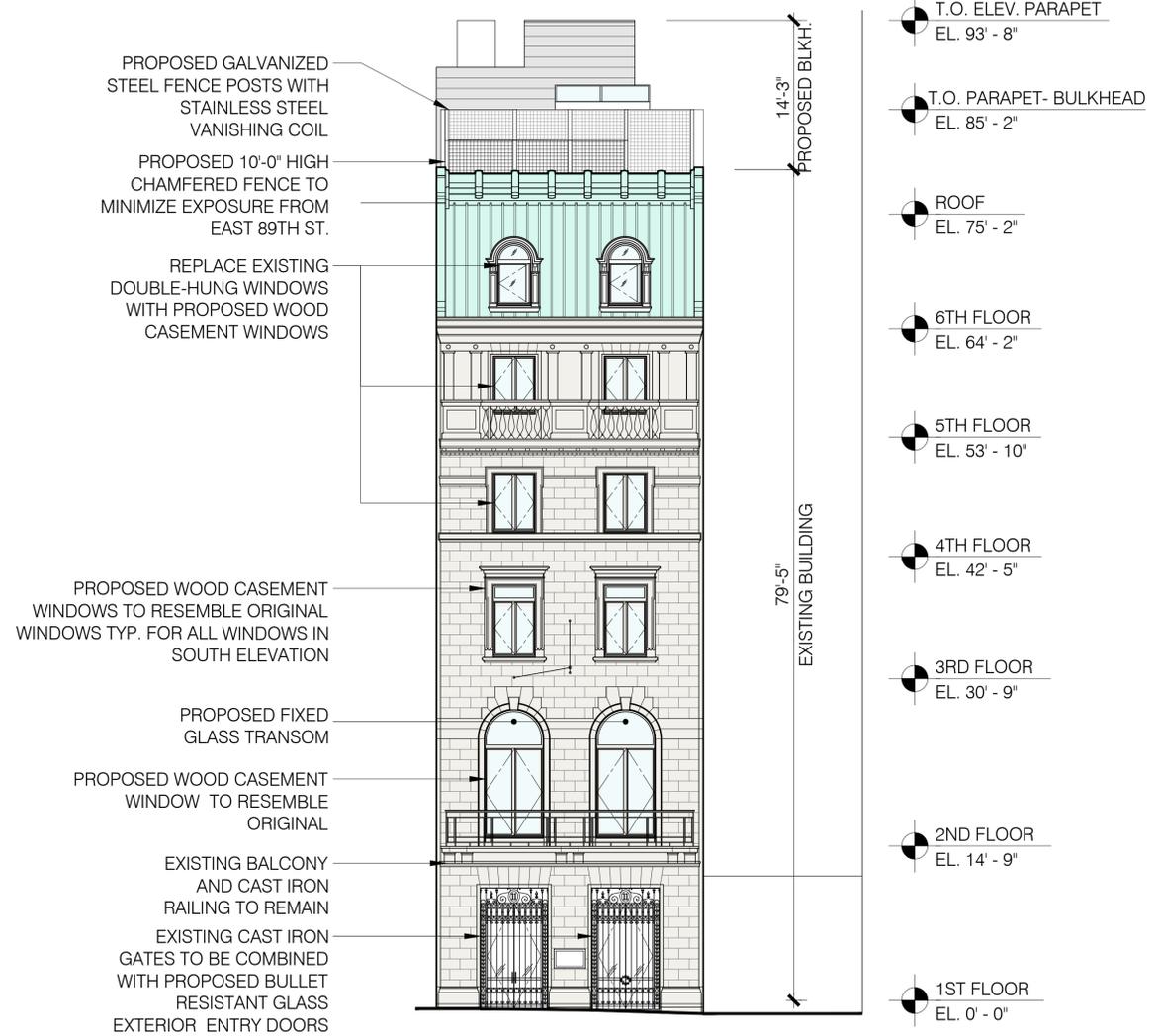
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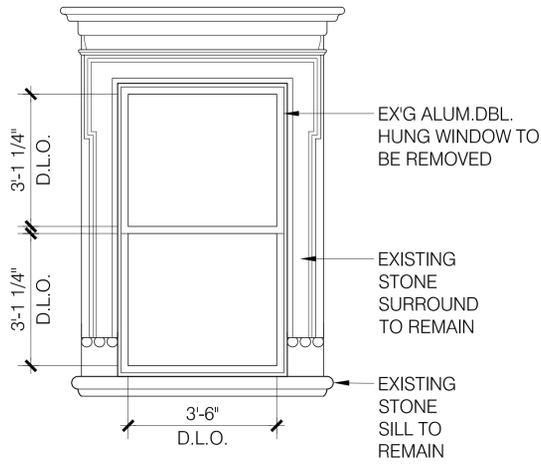
PROPOSED SOUTH ELEVATION OF STAIR BULKHEAD
SCALE: 1/8"=1'-0"



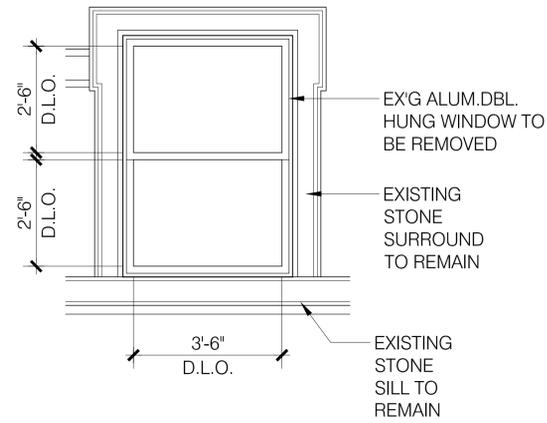
EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



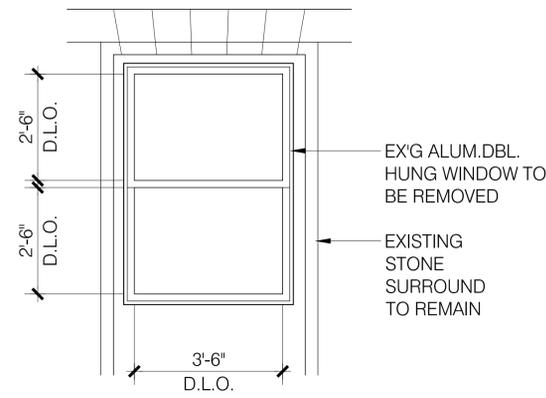
PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



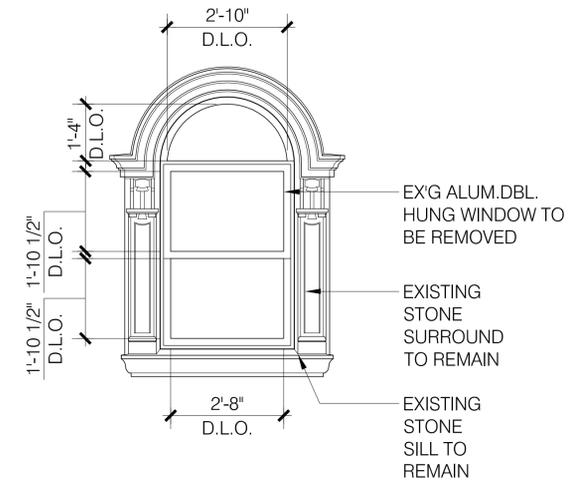
EXISTING WIN. 3RD FL.
SCALE: 1/2" = 1'-0"



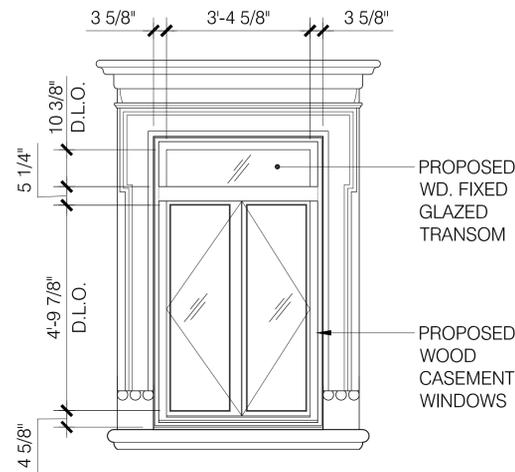
EXISTING WIN. 4TH FL.
SCALE: 1/2" = 1'-0"



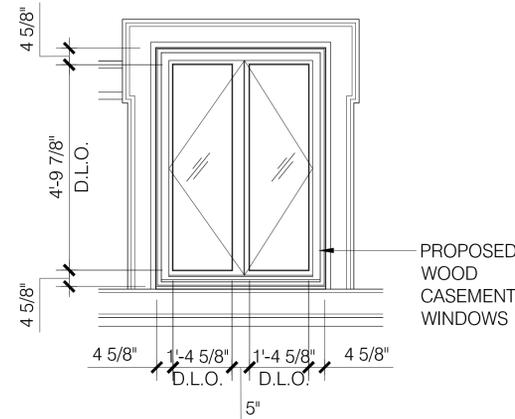
EXISTING WIN. 5TH FL.
SCALE: 1/2" = 1'-0"



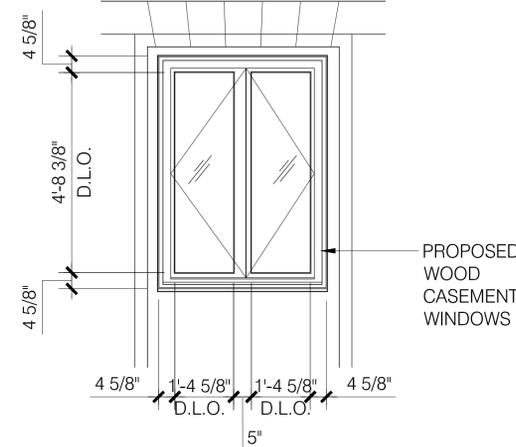
EXISTING WIN. 6TH FL.
SCALE: 1/2" = 1'-0"



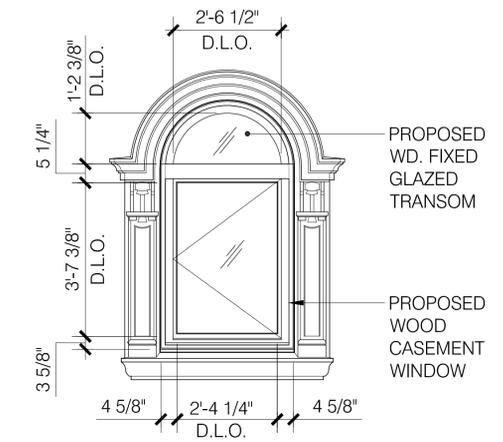
PROPOSED WIN. 3RD FL.
SCALE: 1/2" = 1'-0"



PROPOSED WIN. 4TH FL.
SCALE: 1/2" = 1'-0"



PROPOSED WIN. 5TH FL.
SCALE: 1/2" = 1'-0"



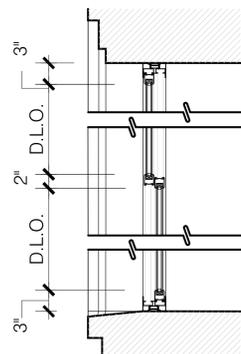
PROPOSED WIN. 6TH FL.
SCALE: 1/2" = 1'-0"

PROPOSED D.L.O. IS 25% LESS THAN EXISTING.

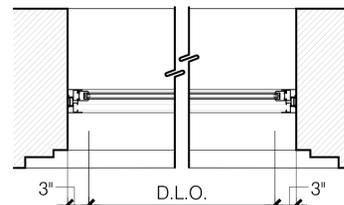
PROPOSED D.L.O. IS 25% LESS THAN EXISTING.

PROPOSED D.L.O. IS 25.6% LESS THAN EXISTING.

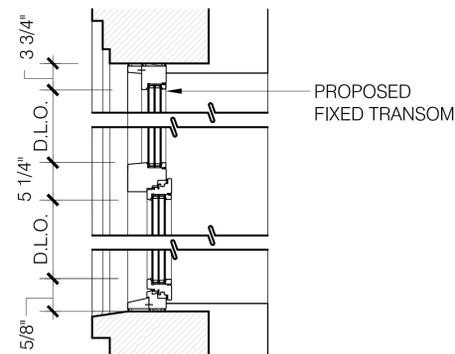
PROPOSED D.L.O. IS 17.4% LESS THAN EXISTING.



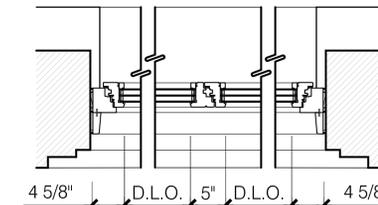
EXISTING WIN. SILL & HEAD DTL.
SCALE: 1'-0" = 1'-0"



EXISTING WIN. JAMB DTL.
SCALE: 1'-0" = 1'-0"



PROPOSED WIN. SILL & HEAD DTL.
SCALE: 1'-0" = 1'-0"



PROPOSED WIN. JAMB DTL.
SCALE: 1'-0" = 1'-0"



35, 37 & 39 EAST 68TH ST.



UNIDENTIFIED ADDRESS AT UPPER EAST SIDE NEIGHBORHOOD



EXISTING FRONT GATES

EXISTING CAST IRON GATES TO BE COMBINED WITH PROPOSED BULLET RESISTANT GLASS EXTERIOR ENTRY DOORS

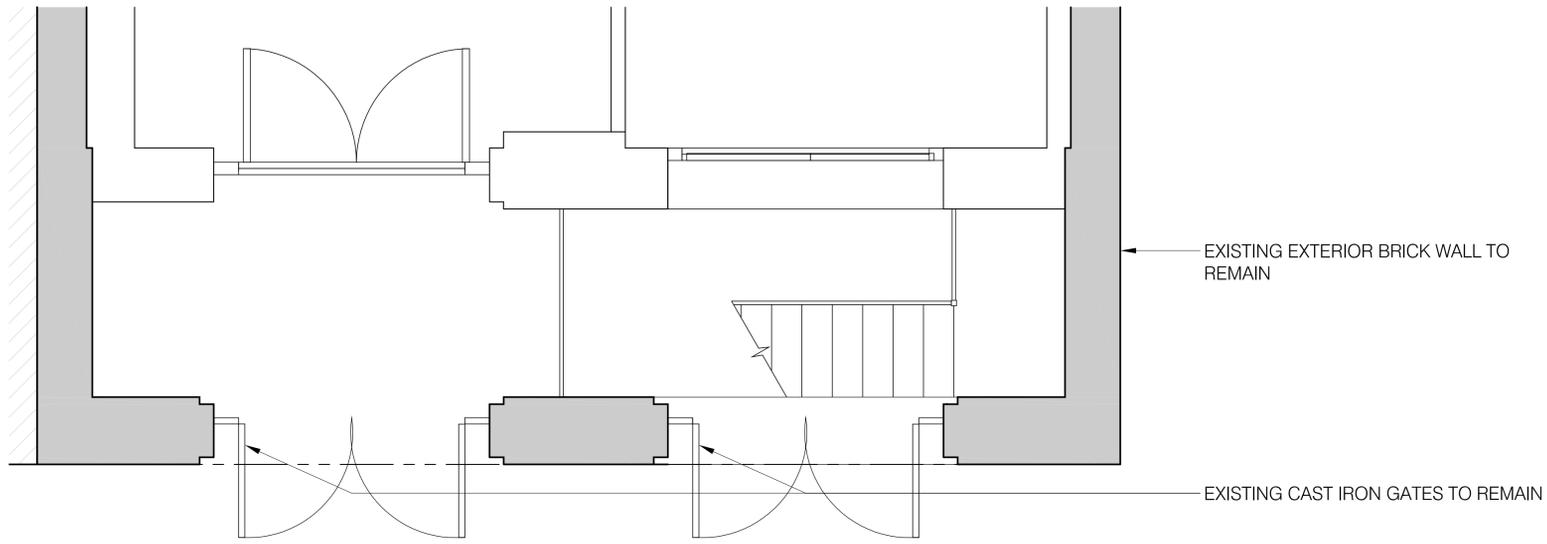
PROPOSED DOOR PULL TO BE FINISHED TO MATCH EXISTING CAST IRON GATES

PROPOSED RELOCATED FIRE DEPARTMENT CONNECTION

EXISTING PLAQUE TO BE REPLACED



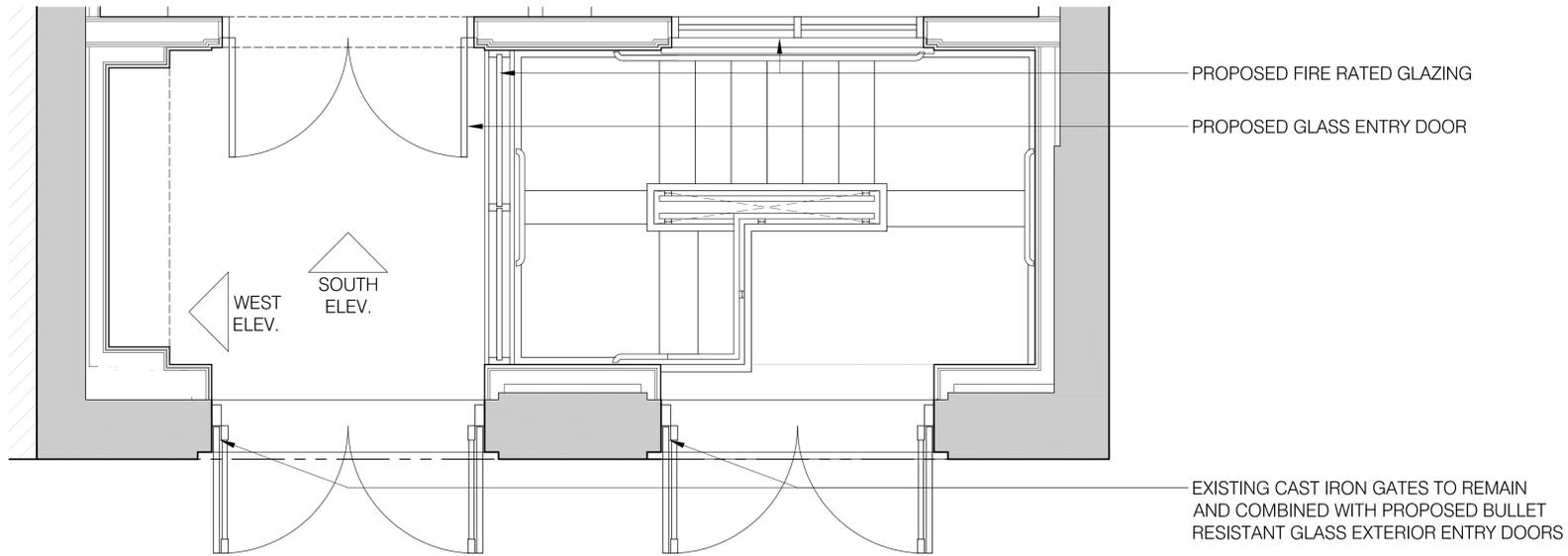
PROPOSED FRONT GATES



EXISTING VESTIBULE PLAN
SCALE: 1/2" = 1'-0"



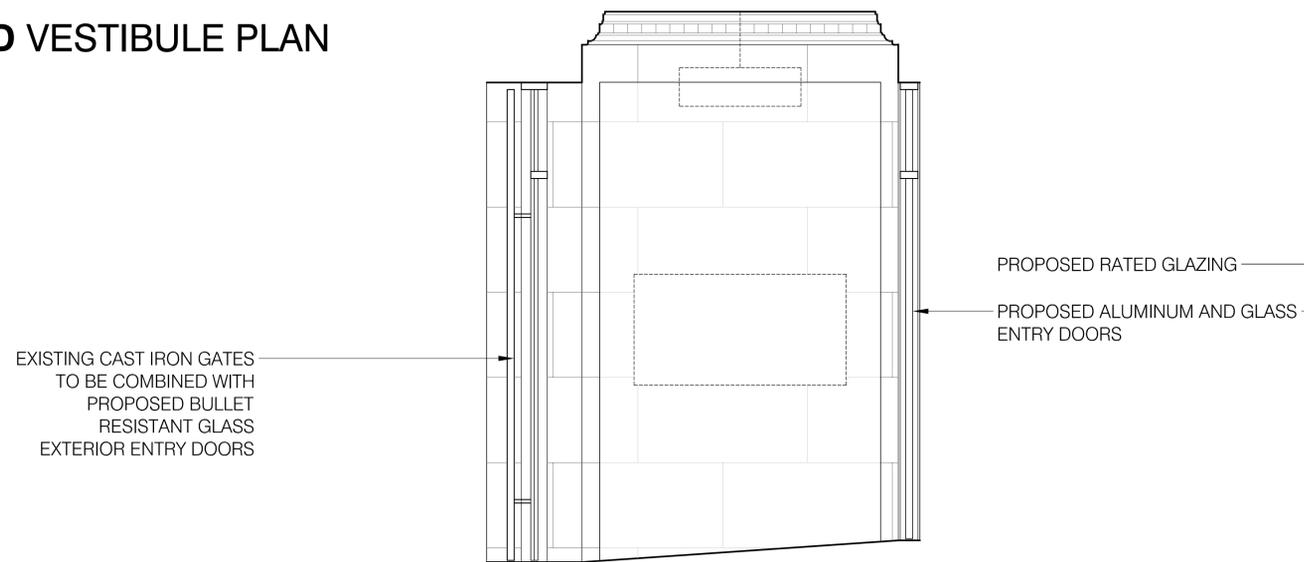
EXISTING VESTIBULE



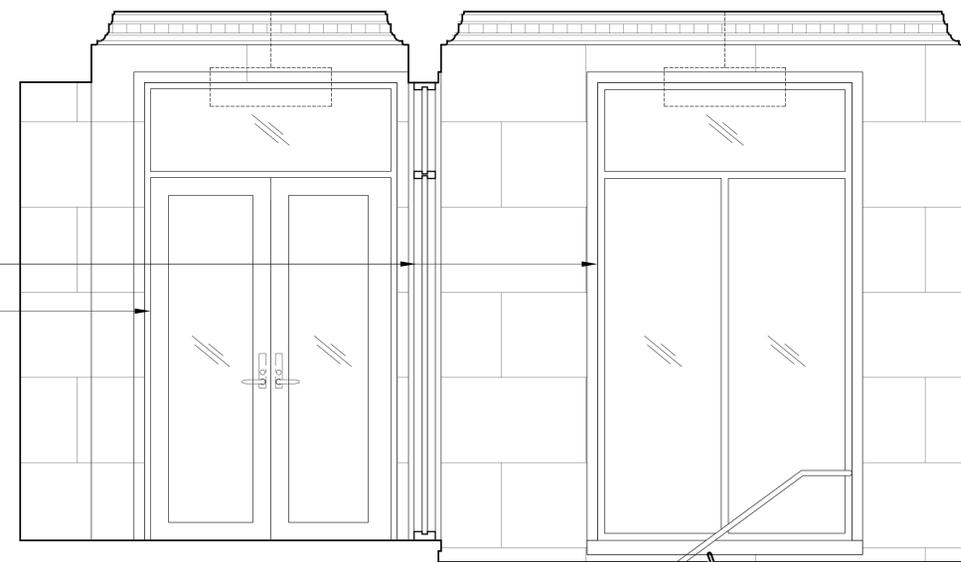
PROPOSED VESTIBULE PLAN
SCALE: 1/2" = 1'-0"



PROPOSED VESTIBULE



PROPOSED VESTIBULE - WEST INTERIOR ELEV.
SCALE: 1/2" = 1'-0"

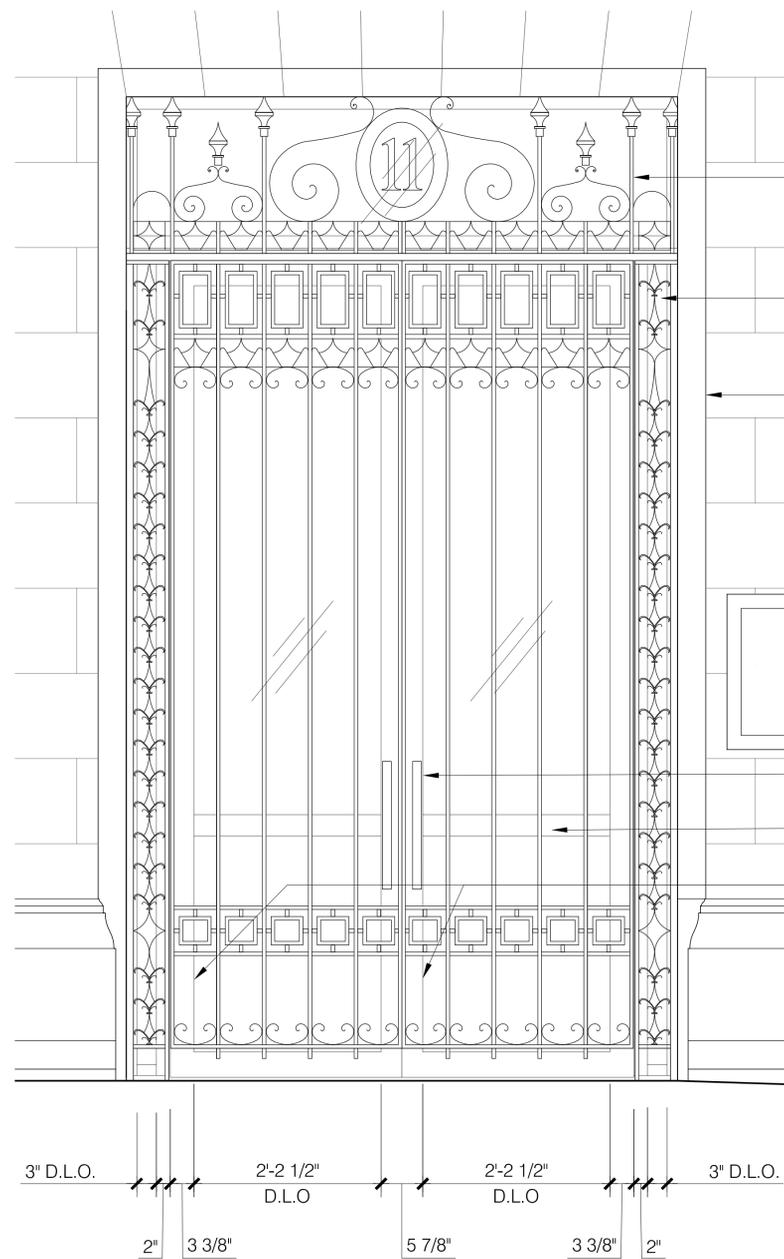


PROPOSED VESTIBULE - SOUTH INTERIOR ELEV.
SCALE: 1/2" = 1'-0"

**Entry Vestibule
Proposed**

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PROPOSED GATE ELEVATION
SCALE: 1'-0" = 1'-0"

EXISTING FIXED PORTION OF CAST IRON GATE

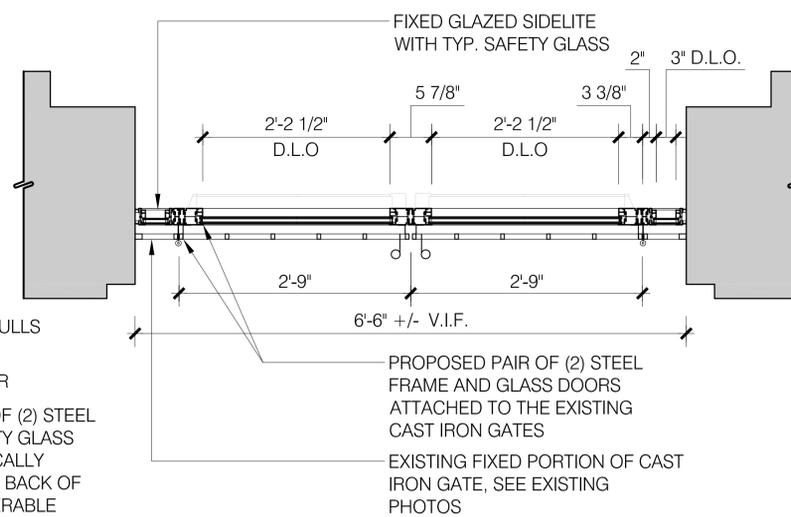
EXISTING GATE FIXED PORTION ON BOTH SIDES OF OPERABLE LEAFS

EXISTING STONE SURROUND TO REMAIN

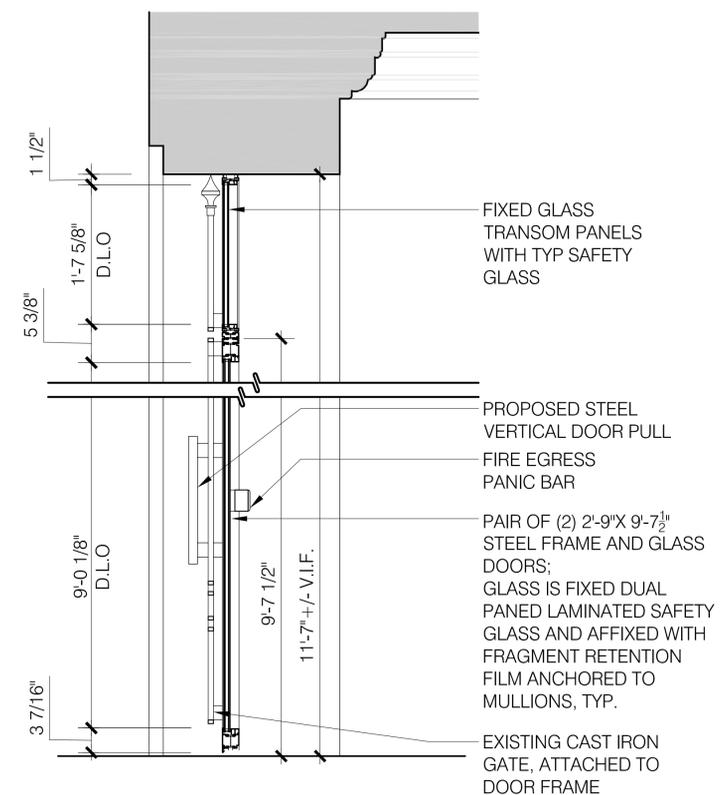
PROPOSED STEEL VERTICAL DOOR PULLS

PROPOSED FIRE EGRESS PANIC BAR

PROPOSED PAIR OF (2) STEEL FRAME AND SAFETY GLASS DOORS MECHANICALLY FASTENED TO THE BACK OF THE EXISTING OPERABLE CAST IRON GATE DOORS



PROPOSED GATE JAMB DTL.
SCALE: 1'-0" = 1'-0"



PROPOSED GATE THRESHOLD & HEAD DTL.
SCALE: 1'-0" = 1'-0"

Proposed Front Gates Details

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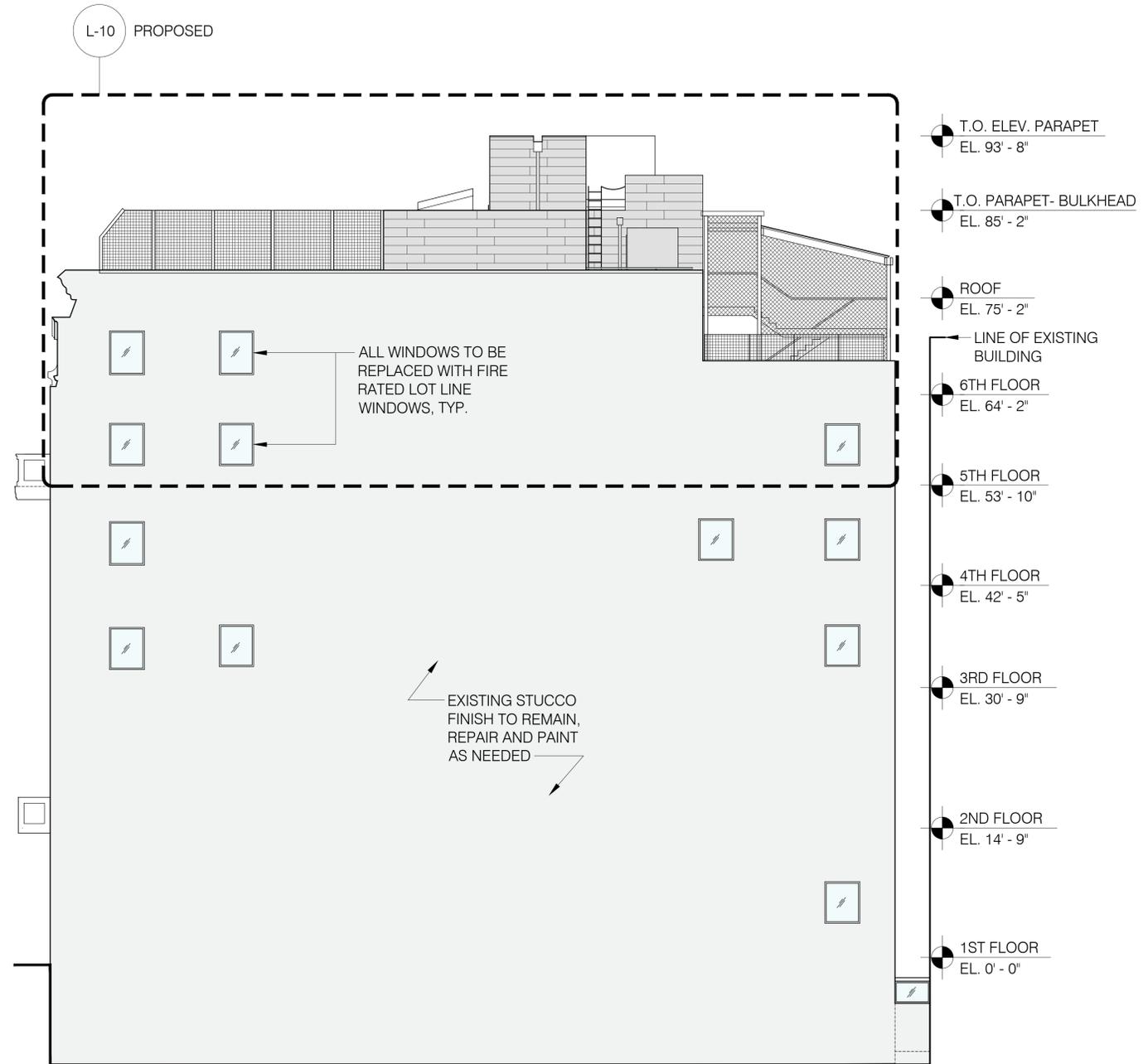
EXISTING EAST ELEVATION
LOOKING NORTH



EXISTING EAST ELEVATION
LOOKING UP



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

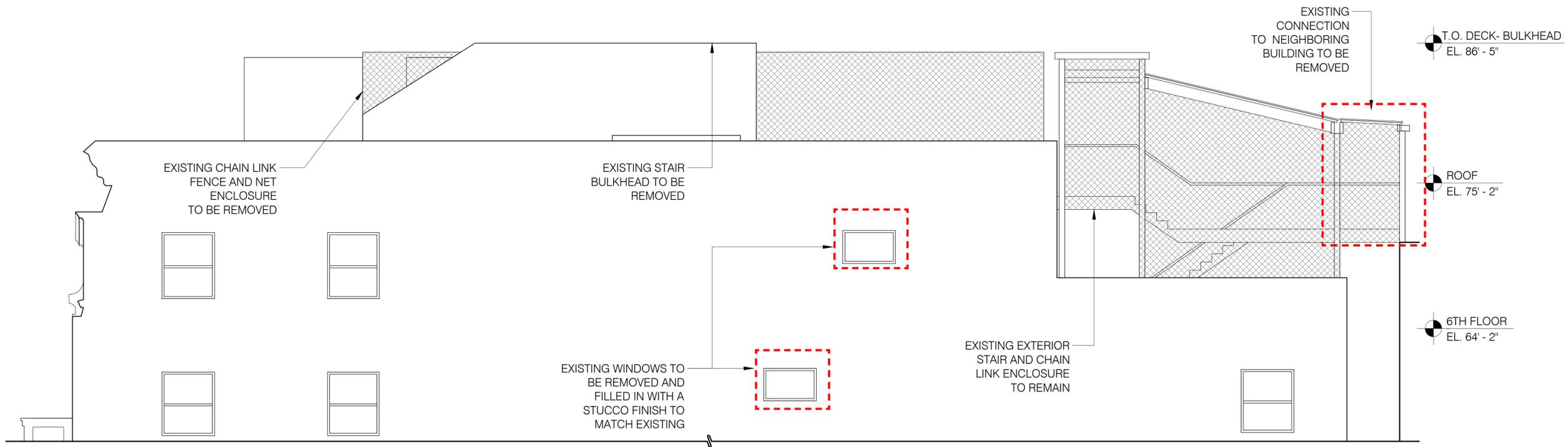


PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

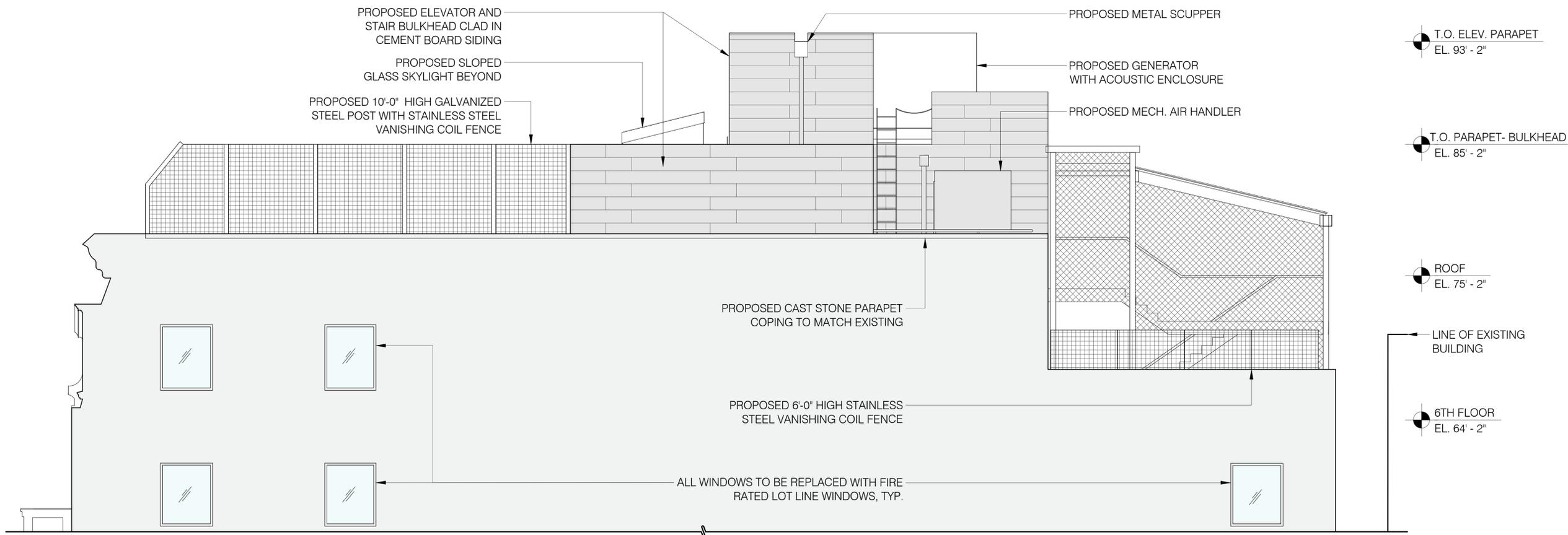
**East Elevation
Existing & Proposed**

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



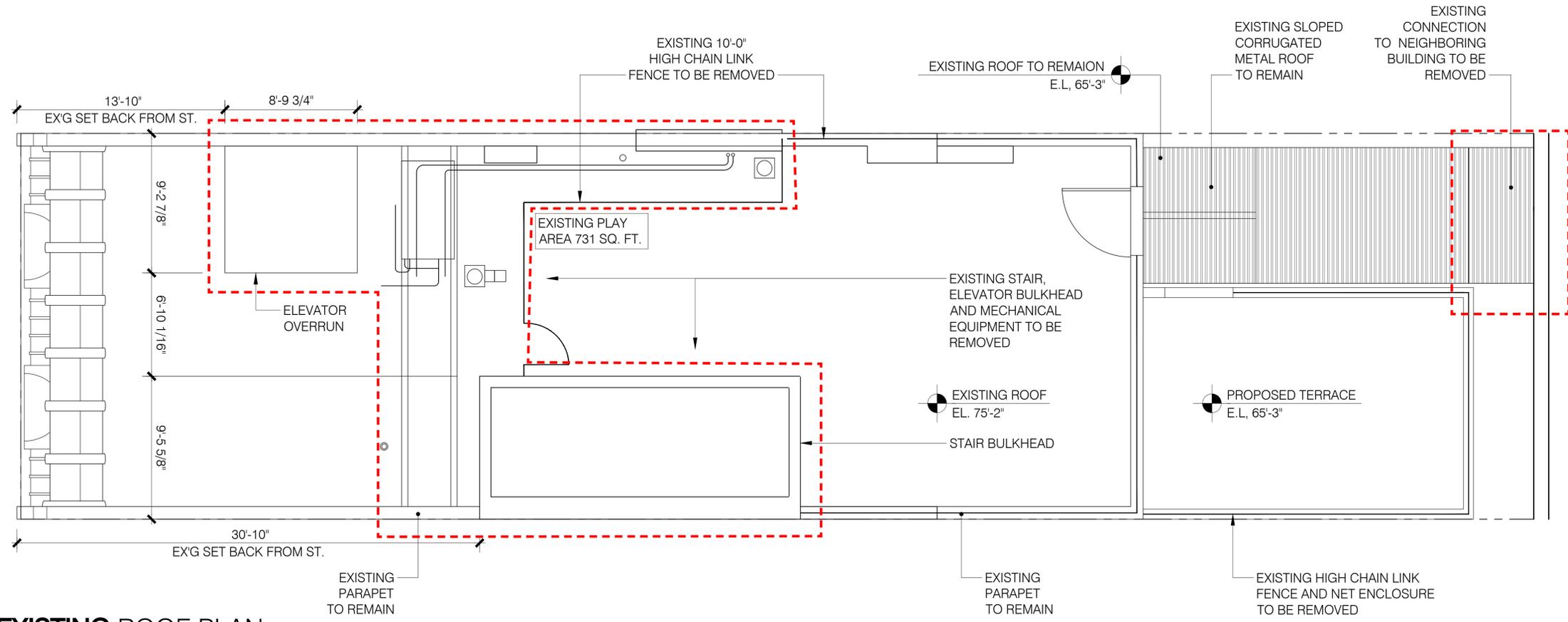
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

L-10

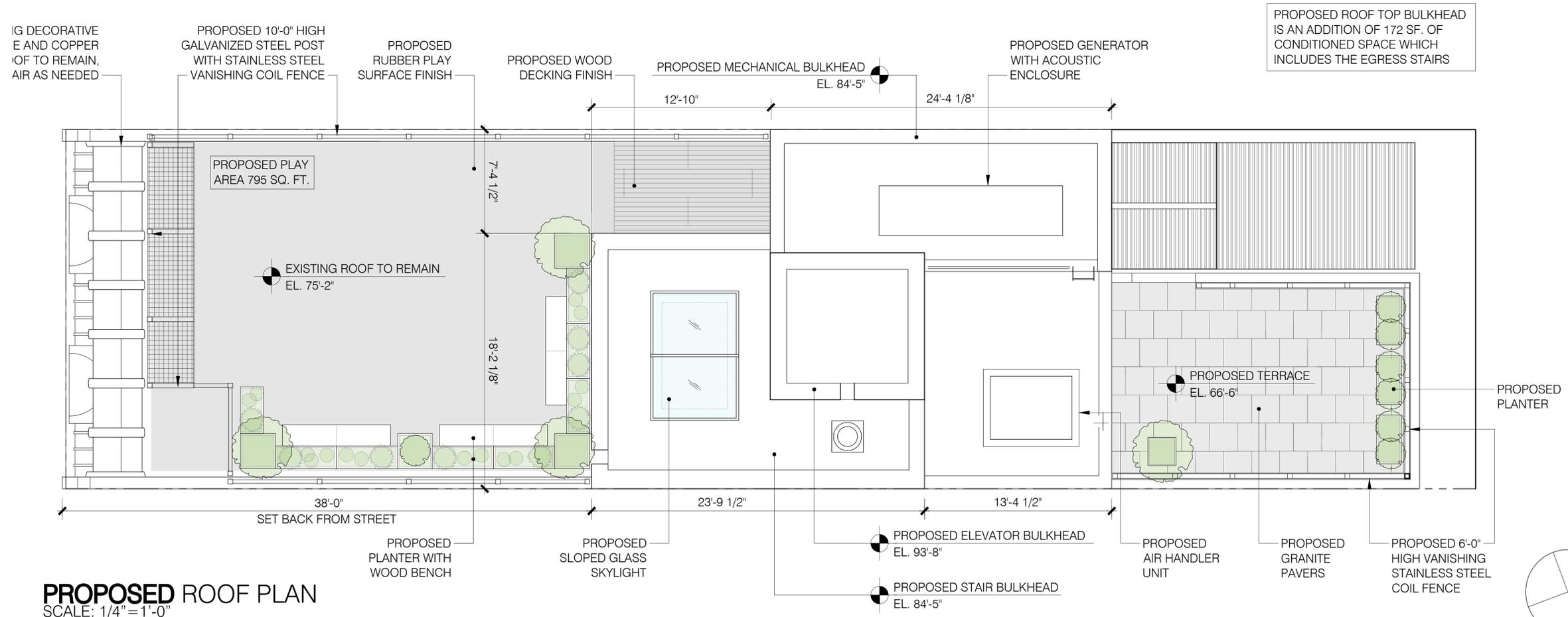
**Upper East Elevation
Existing & Proposed**

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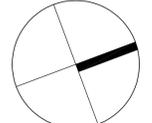
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EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

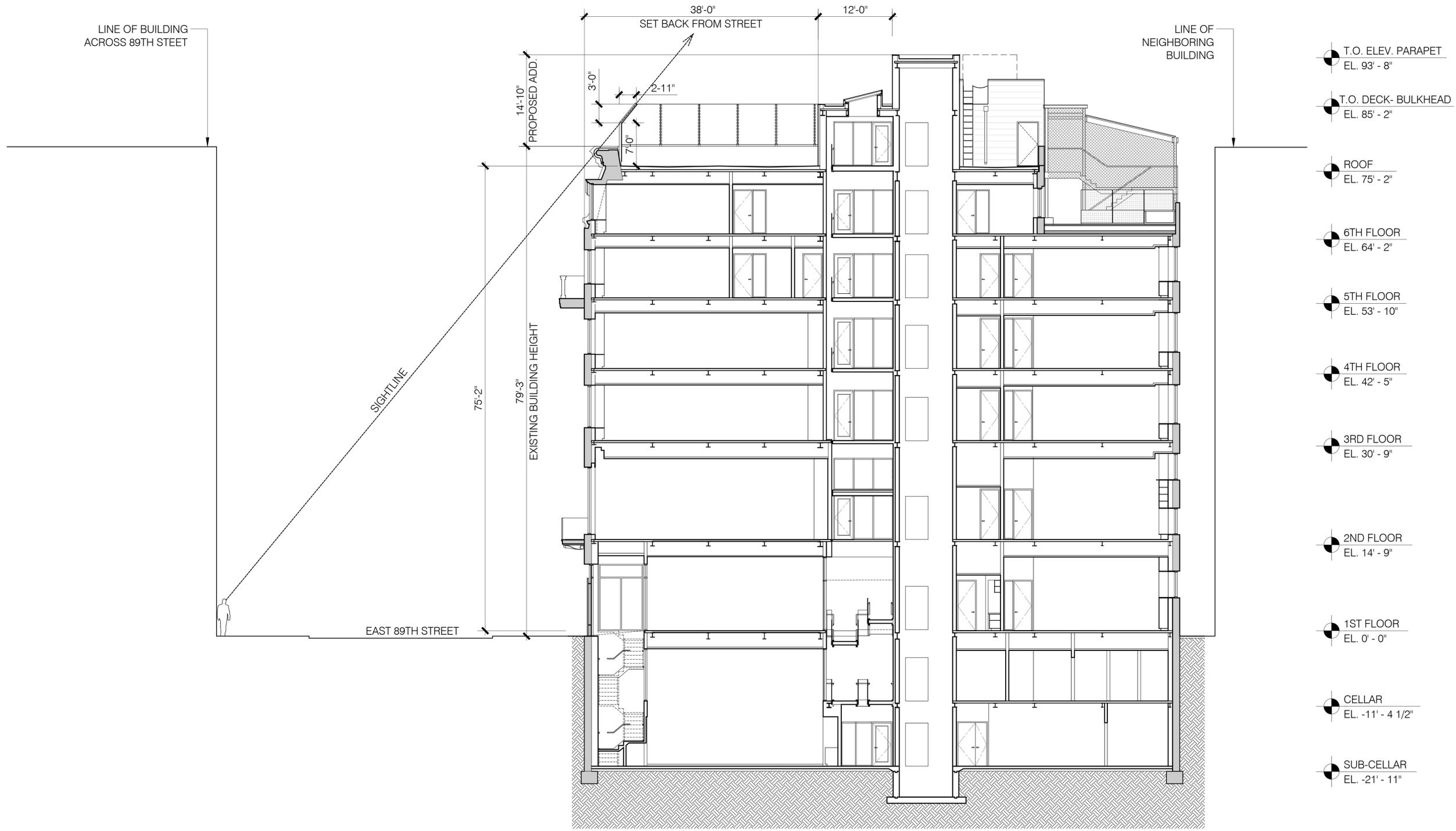


L-11

Roof Plans
Existing & Proposed

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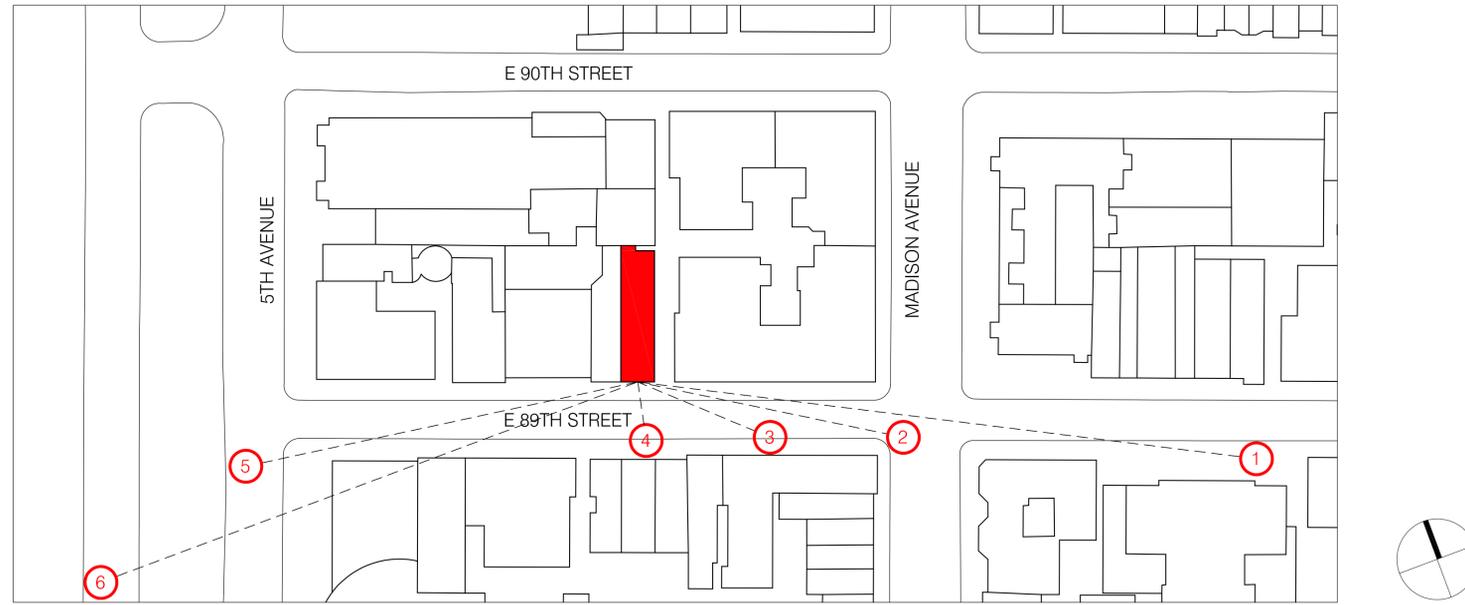
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**Building Section
Site Line Study**

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SITE PLAN



01 PROPOSED EAST VIEW



02 PROPOSED EAST VIEW

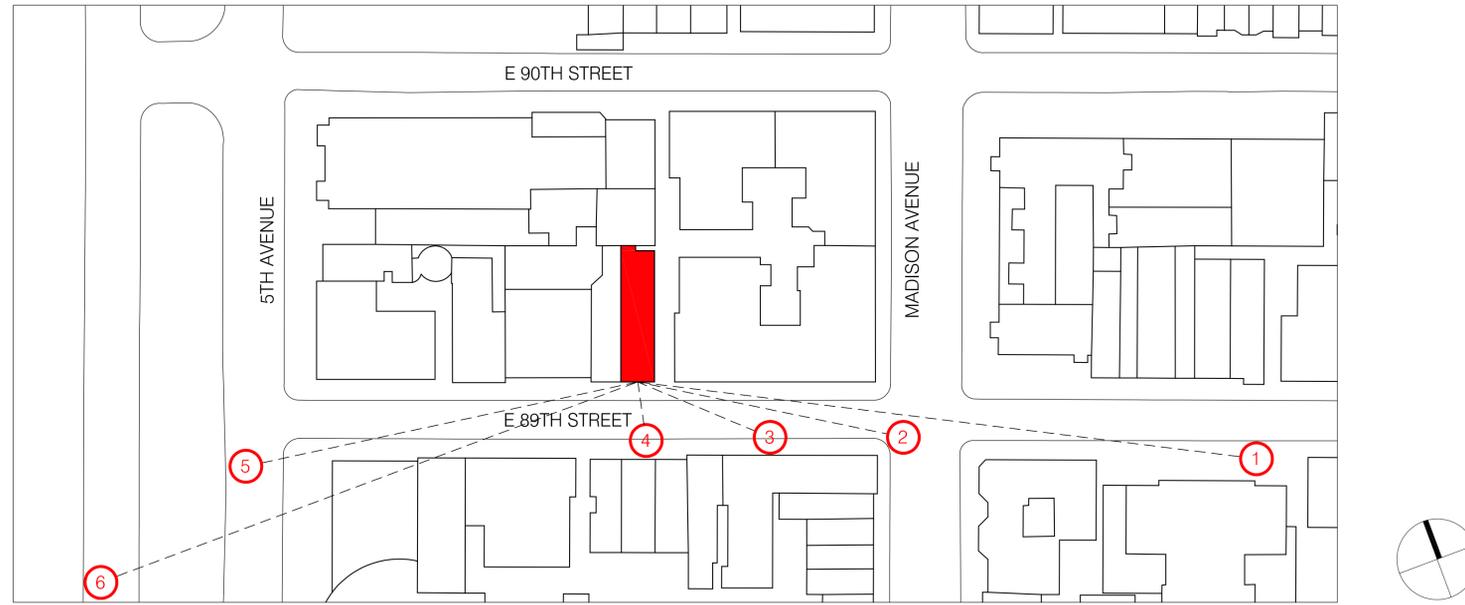


03 PROPOSED EAST VIEW

View Shed Analysis

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SITE PLAN



04 PROPOSED SOUTH VIEW



05 PROPOSED WEST VIEW



06 PROPOSED WEST VIEW

View Shed Analysis

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EXISTING EAST VIEW



PROPOSED EAST VIEW

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**East Views
Proposed**



EXISTING WEST VIEW



PROPOSED WEST VIEW

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**West Views
Proposed**



**PROPOSED VIEW FROM WEST SIDE
OF 5TH AVE.**



PROPOSED VIEW FROM CENTRAL PARK

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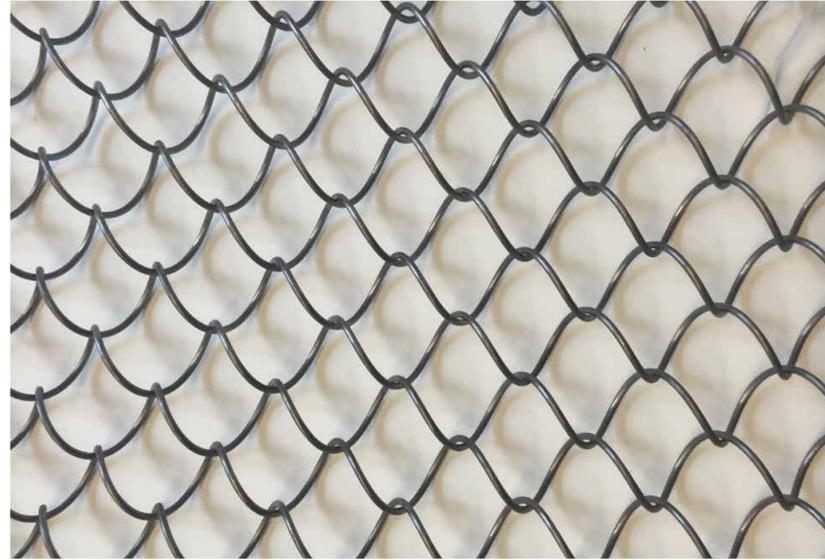
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**West Views
Proposed**

L-16 A



BULKHEAD EXTERIOR CLADDING



VANISHING COIL FENCE



**PROPOSED COLOR FOR ALL WINDOWS ON
THE SOUTH ELEVATION BM 2141-15
HORIZON GREY**



**VANISHING COIL FENCE PRECEDENT
1 EAST 91ST ST. NEW YORK, NY. 10128**