

# Rooftop Addition

## 120-125 RIVERSIDE DRIVE NEW YORK, NY 10024

### OWNER:

AYA BSD CAPITAL LLC  
1220 BROADWAY  
NEW YORK, NY 10001  
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### ARCHITECT:

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T: 212.877.0094  
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### FILING REPRESENTATIVE:

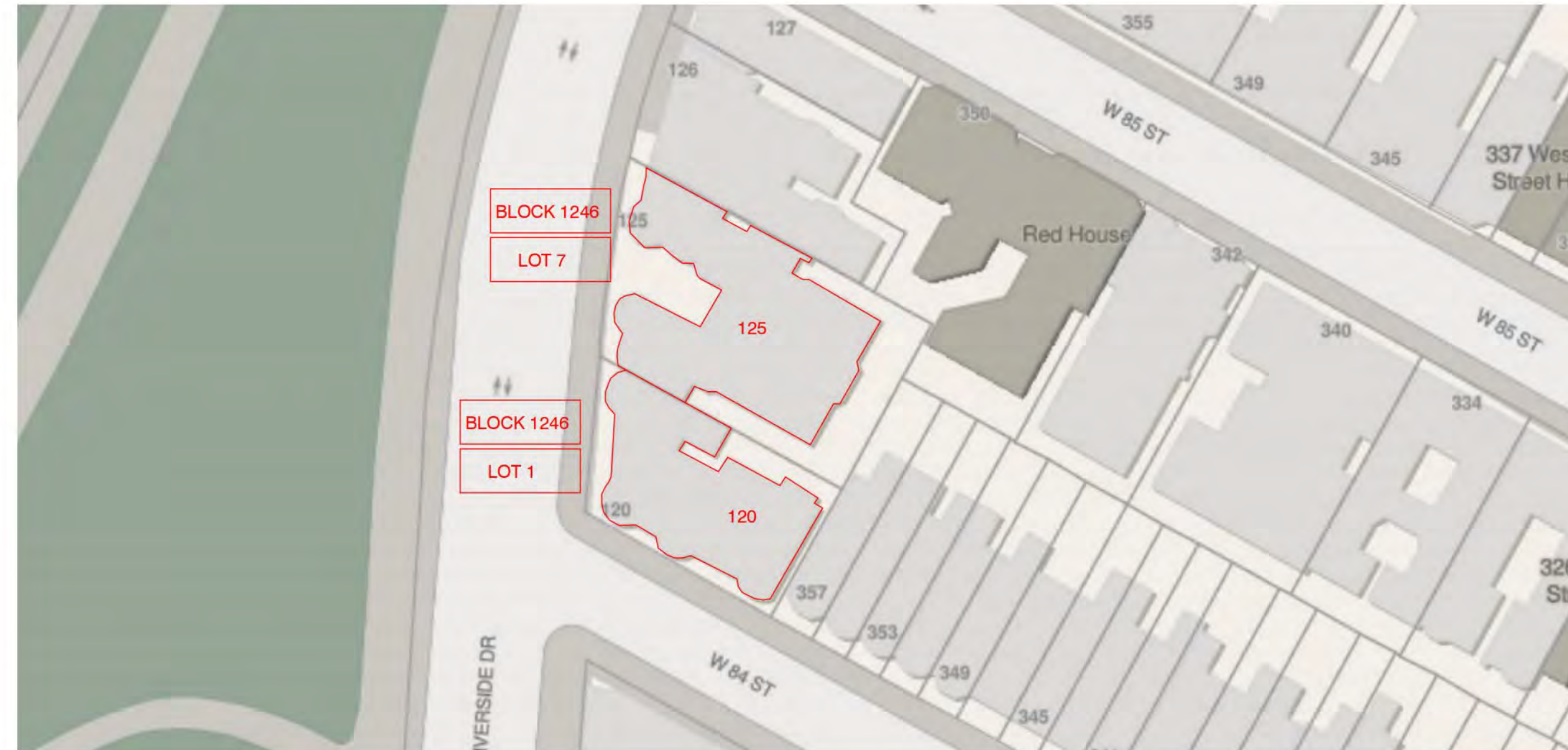
CORE CONSULTANTS  
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BROOKLYN, NY 11232  
T: 212.796.2529  
CONTACT: SHLOMO BANBAHJU  
sbanbahji@coreconsultantsnyc.com

### DRAWING LIST:

- T-100.00 COVER SHEET
- L1 EXISTING WEST FACADES
- L2 PROPOSED WEST FACADES
- L3 EXISTING SOUTH FACADES
- L4 PROPOSED SOUTH FACADES
- L5 EXISTING EAST FACADES
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- L7 EXISTING NORTH FACADE
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HISTORIC PHOTO



120 RIVERSIDE DRIVE



125 RIVERSIDE DRIVE

PP PLOT PLAN N

**BUILDING AND ZONING INFORMATION:**  
ADDRESS: 120 RIVERSIDE DRIVE, NEW YORK, NY 10024  
BLOCK: 1246  
LOT: 1  
MAP: 5D  
BIN: 103389

EXISTING 9 STORY AND CELLAR BUILDING  
33 RESIDENTIAL UNITS, TOTAL # OF UNITS 36  
COMMUNITY BOARD: 7  
ZONING: R10A  
ZONING MAP: 5D  
No. FLOORS: 9 + CELLAR  
USE GROUP R2  
LOT AREA (ESTIMATED): 4740 SF  
OCCUPANCY CLASSIFICATION: MIXED RESIDENTIAL AND COMMERCIAL

LANDMARK DISTRICT: RIVERSIDE-WEST END HISTORIC DISTRICT LP-2463 DESIGNATED JUNE 26, 2012  
CONSTRUCTION DATE: 1899-1900  
ARCHITECT/BUILDER: GEORGE KEISTER  
OWNER/DEVELOPER: JAMES M. STEWART & WILLIAM R. STEWART  
STYLE: MEDIEVAL REVIVAL  
MATERIALS: BRICK, STONE  
BUILDING TYPE: TENEMANT  
ORIGINAL USE: RESIDENTIAL, MULTI-FAMILY

NYC REQUIRED ENERGY CODE EXEMPTION. (NY) C501.6 HISTORIC BUILDINGS.  
3. CERTIFIED AS A CONTRIBUTING RESOURCE WITHIN A NATIONAL REGISTER LISTED, STATE DESIGNATED OR LOCALLY DESIGNATED HISTORIC DISTRICT.

PP PLOT PLAN N

**BUILDING AND ZONING INFORMATION:**  
ADDRESS: 125 RIVERSIDE DRIVE, NEW YORK, NY 10024  
BLOCK: 1246  
LOT: 7  
MAP: 5D  
BIN: 103388

EXISTING 12 STORY AND CELLAR BUILDING  
60 RESIDENTIAL UNITS, TOTAL # OF UNITS 64  
COMMUNITY BOARD: 7  
ZONING: R10A  
ZONING MAP: 5D  
No. FLOORS: 12 + CELLAR  
USE GROUP R2  
LOT AREA (ESTIMATED): 8756 SF  
OCCUPANCY CLASSIFICATION: MIXED RESIDENTIAL AND COMMERCIAL

LANDMARK DISTRICT: RIVERSIDE-WESTEND HISTORIC DISTRICT LP-2463 DESIGNATED JUNE 26, 2012  
CONSTRUCTION DATE: 1904-1907  
ARCHITECT/BUILDER: SAMUEL B. OGDEN  
OWNER/DEVELOPER: SAMUEL B. OGDEN  
STYLE: MEDIEVAL REVIVAL  
MATERIALS: BRICK, STONE  
BUILDING TYPE: APARTMENT BUILDING  
ORIGINAL USE: RESIDENTIAL, MULTI-FAMILY

NYC REQUIRED ENERGY CODE EXEMPTION. (NY) C501.6 HISTORIC BUILDINGS.  
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### Presentation Narrative

The Proposed Rooftop Additions for 120-125 Riverside Drive include:

Restoration of the Historic Parapet

Terrace setbacks of 6 feet and greater areas at segmented turrets on the Primary Facades

A minimum 11 feet height and similar to floor heights existing.

Single rental apartment at both properties

Bulkhead a minimum 8 feet height over existing cores

Setback of 6 feet Green roofs

Acoustical screened mechanical areas at inner courts

All electrification and no gas



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DATE	No.	REVISIONS	BY
12/10/2024	3	ISSUED FOR 3RD LPC REVIEW	PK
11/04/2024	2	ISSUED FOR 2ND LPC REVIEW	PK
08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

### COVER SHEET

	DATE:	06/10/2024
	DRAWN BY:	PK
	CHK BY:	T.VAIL
	SCALE:	AS NOTED
DRAWING NUMBER:		T-100

















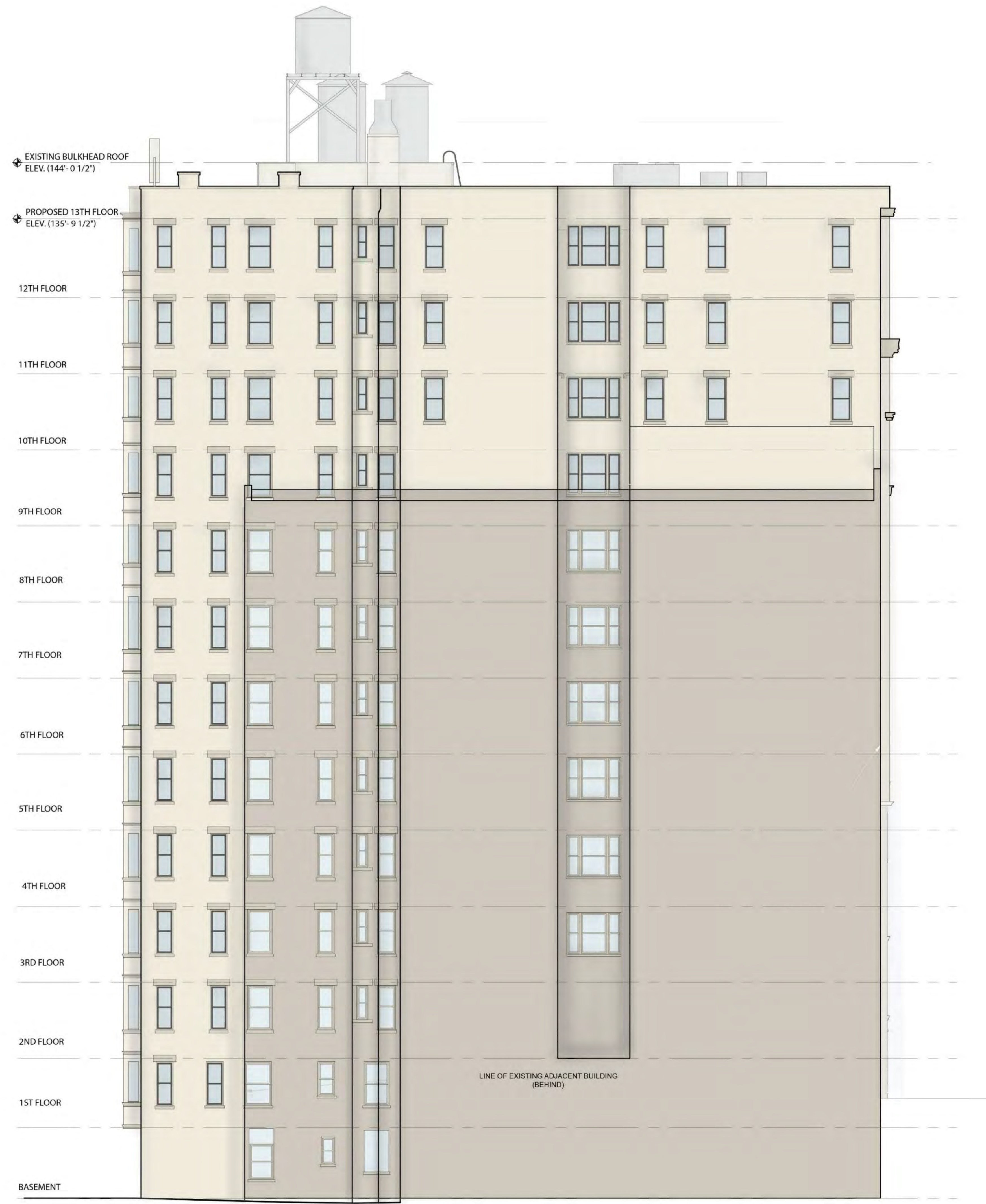












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ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

EXISTING  
NORTH FACADE

SEAL & SIGNATURE	DATE:	06/10/2024
	DRAWN BY:	PK
	CHK BY:	T.VAIL
	SCALE:	AS NOTED
	DRAWING NUMBER:	L7

(E1) EXISTING NORTH FACADE





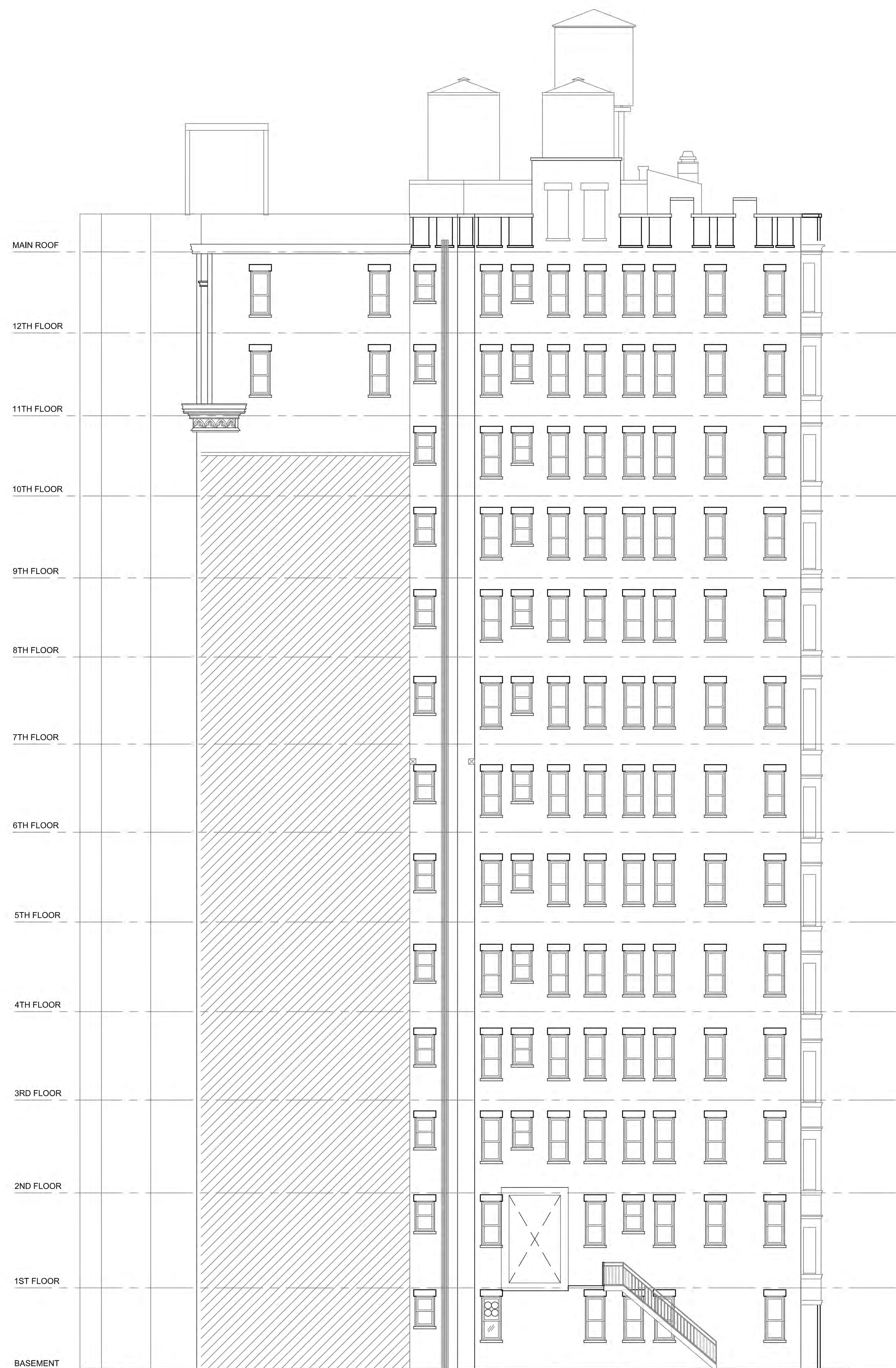




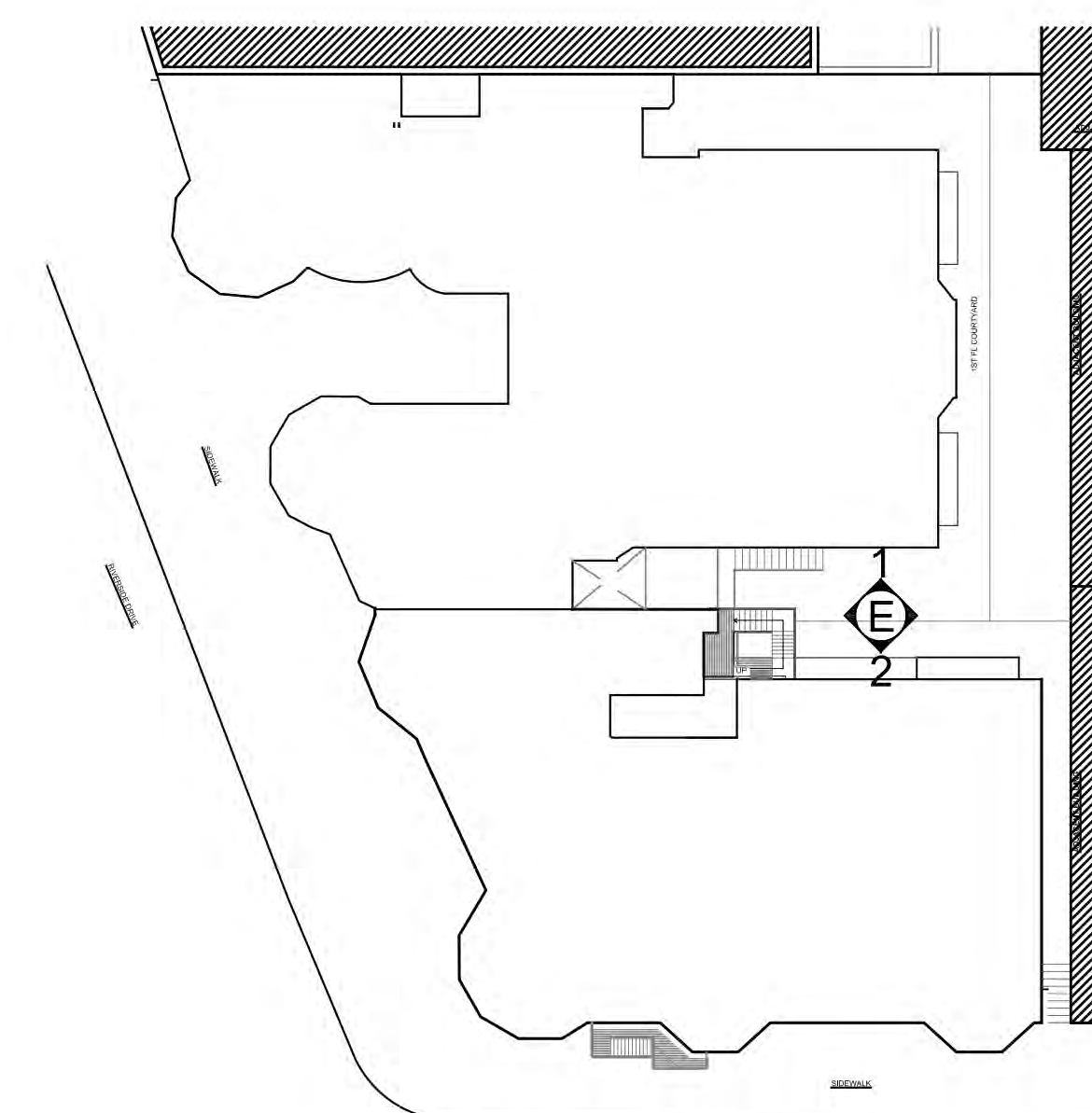
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E1 EXISTING NORTH COURTYARD FACADE 1  
SCALE: 1/8"=1'-0"



KEY PLAN

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ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

EXISTING NORTH  
COURTYARD FACADE

SEAL & SIGNATURE



DATE: 06/10/2024  
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CHK BY: T.VAIL  
SCALE: AS NOTED  
DRAWING NUMBER:

L9





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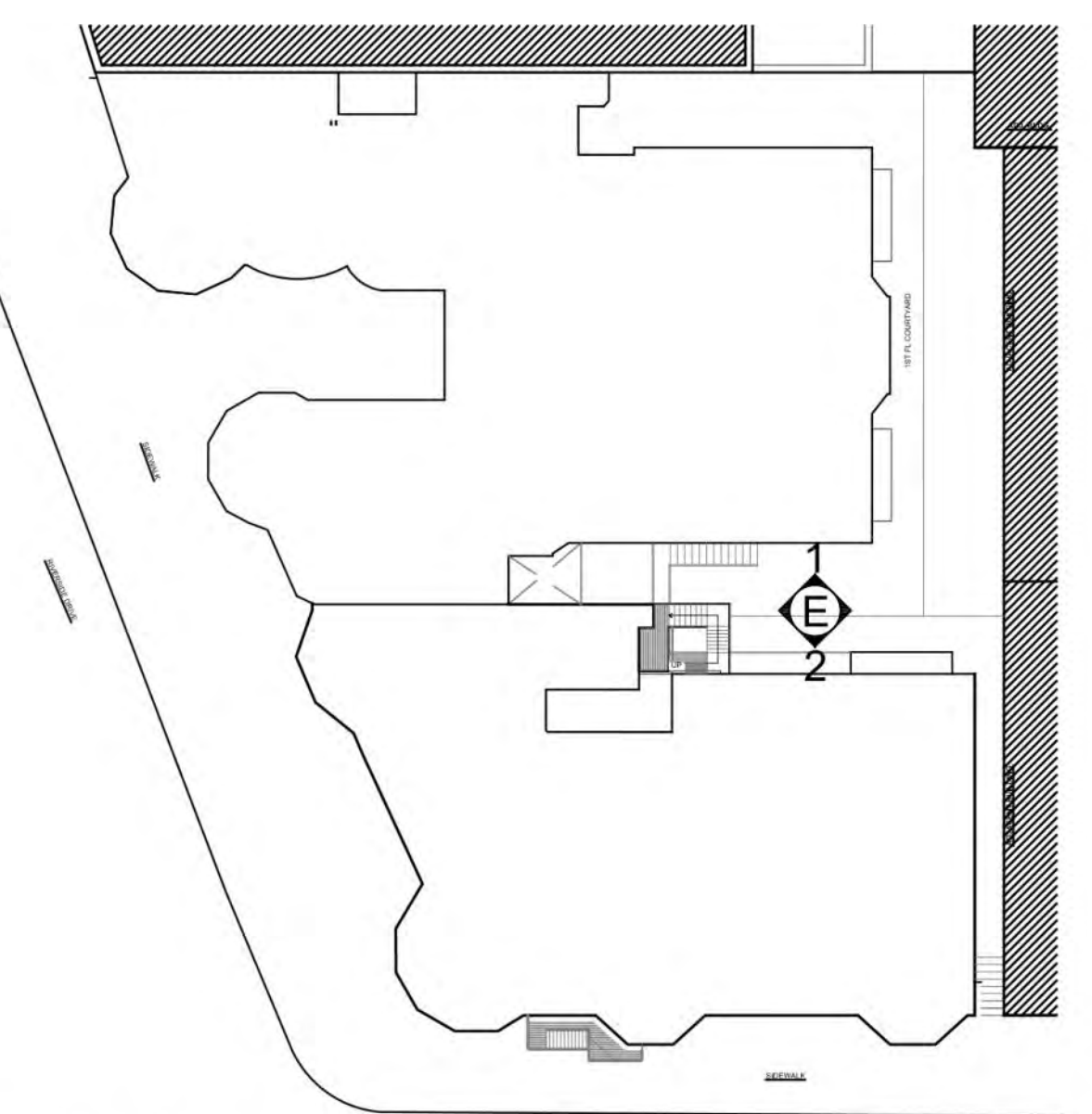
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E2 EXISTING SOUTH COURTYARD FACADE 2  
SCALE: 1/8"=1'-0"



TYPICAL FLOOR PLAN



KEY PLAN

DATE	No.	REVISIONS	BY
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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:  
  
EXISTING SOUTH  
COURTYARD FACADE

	DATE:	06/10/2024
	DRAWN BY:	PK
	CHK BY:	T.VAIL
	SCALE:	AS NOTED
	DRAWING NUMBER:	L10

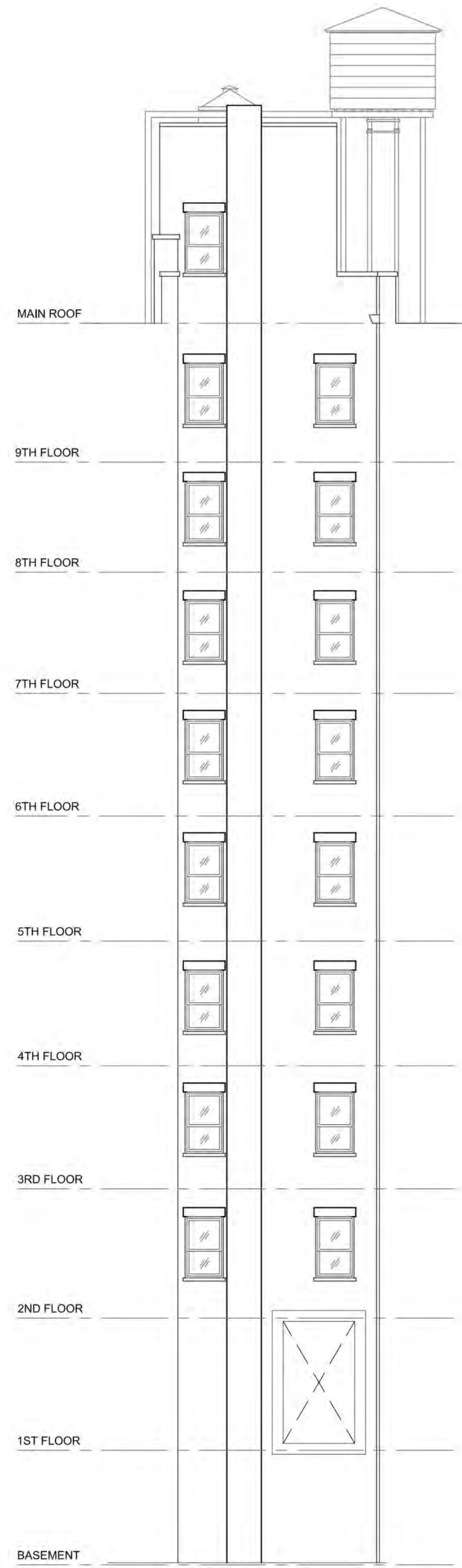




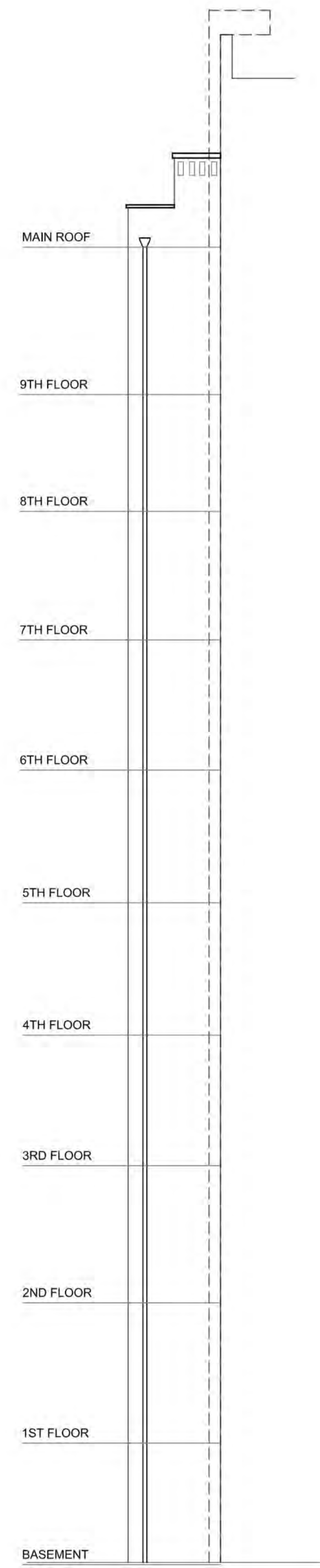
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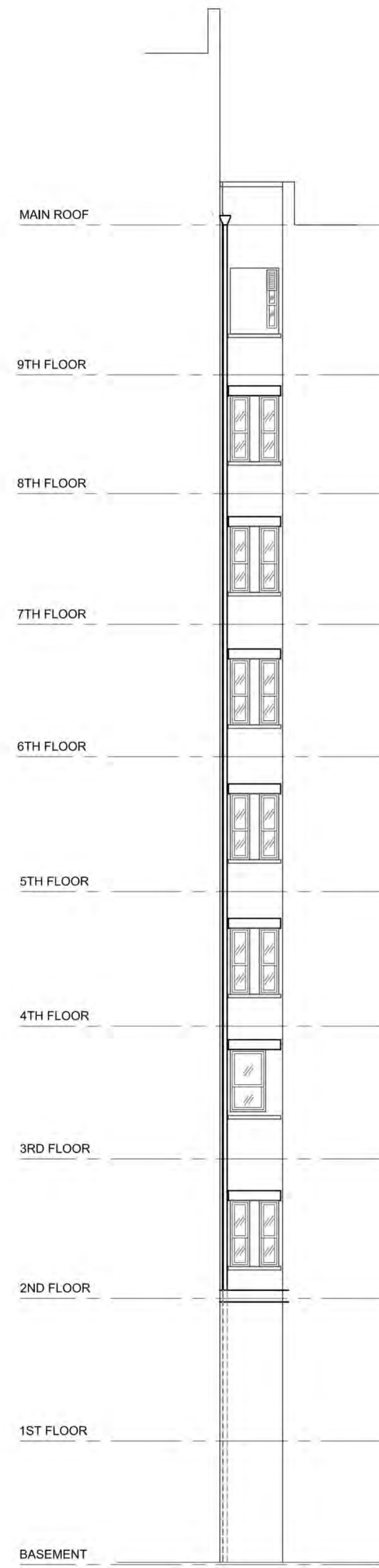
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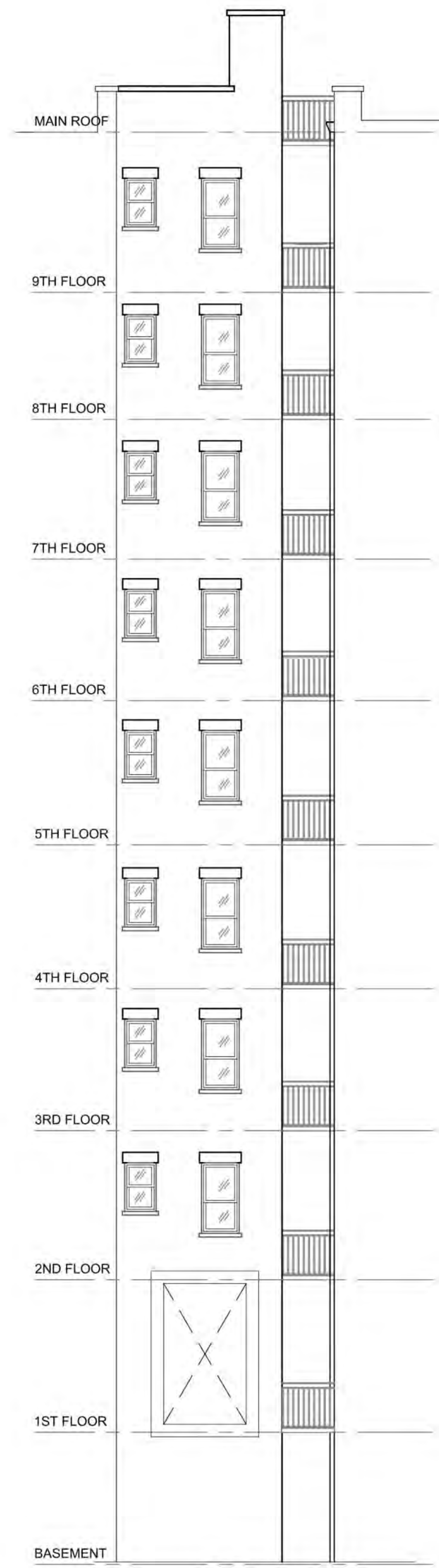
**E1** EXISTING NORTH AIRSHAFT FACADE 1  
SCALE: 1/8"=1'-0"



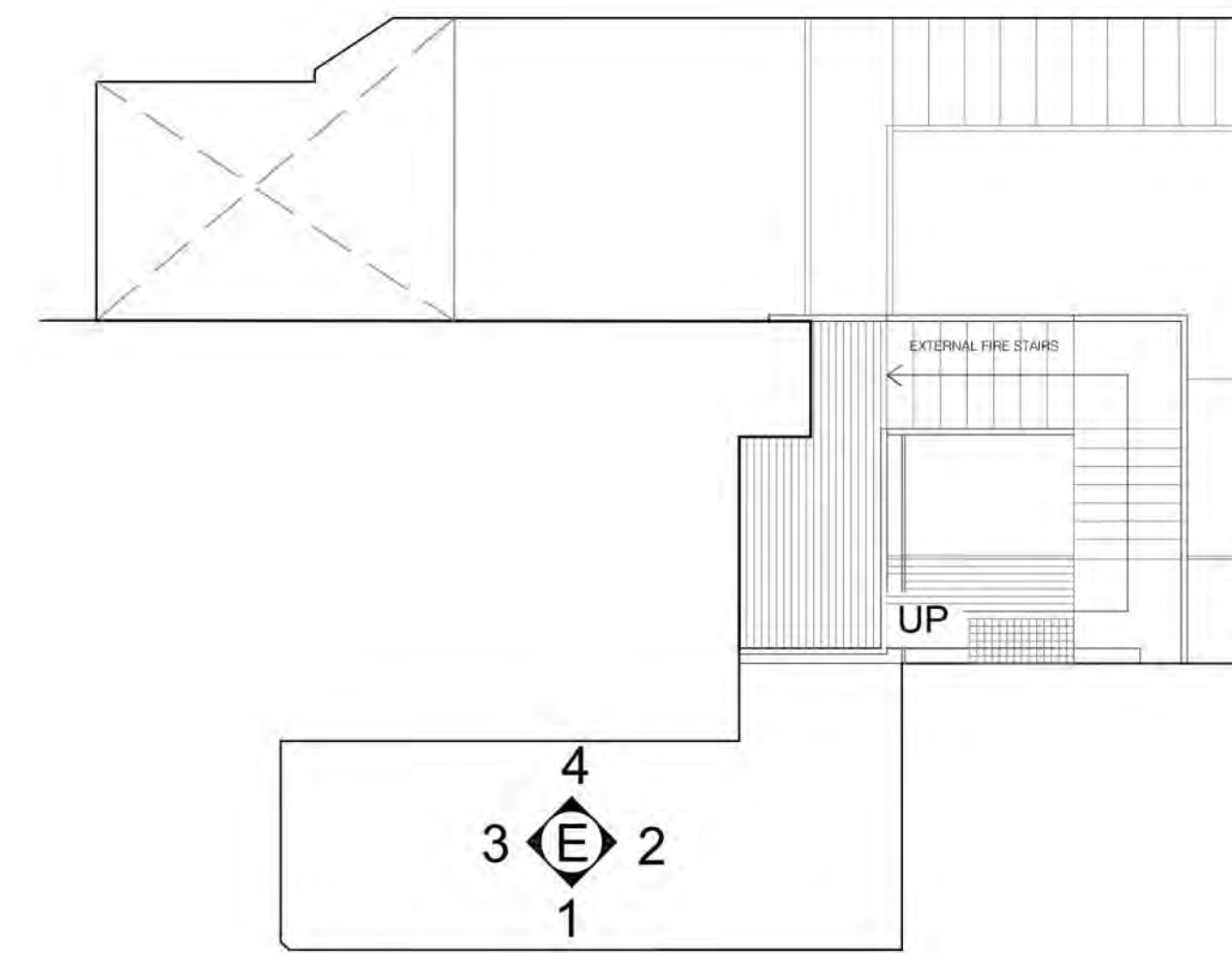
**E2** EXISTING EAST AIRSHAFT FACADE 2  
SCALE: 1/8"=1'-0"



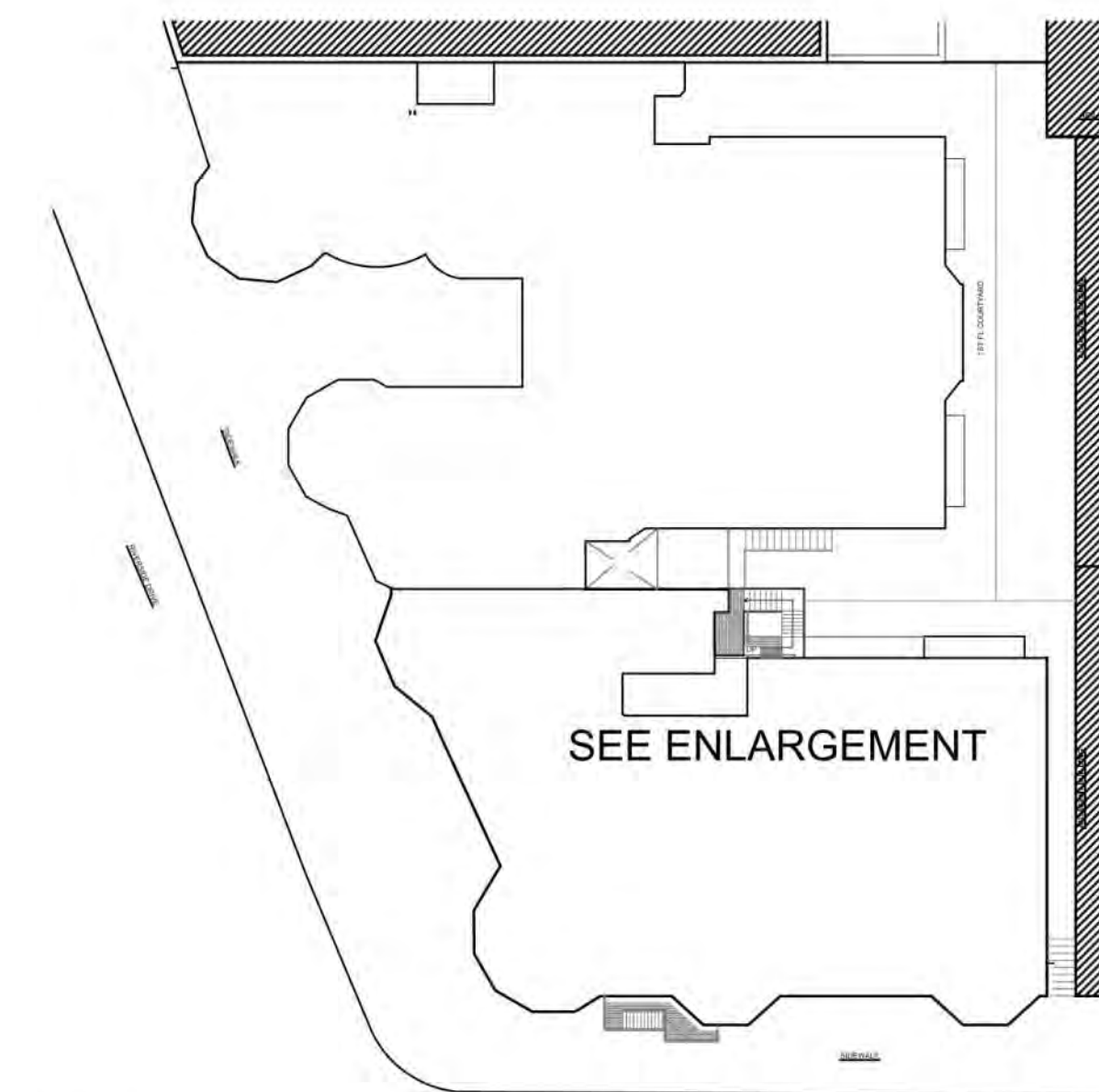
**E3** EXISTING WEST AIRSHAFT FACADE 3  
SCALE: 1/8"=1'-0"



**E4** EXISTING NORTH AIRSHAFT FACADE 4  
SCALE: 1/8"=1'-0"



ENLARGEMENT



KEY PLAN

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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

EXISTING  
AIRSHAFT FACADES

SEAL & SIGNATURE



DATE: 06/10/2024  
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SCALE: AS NOTED  
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PHOTO 1



PHOTO 2



PHOTO 3

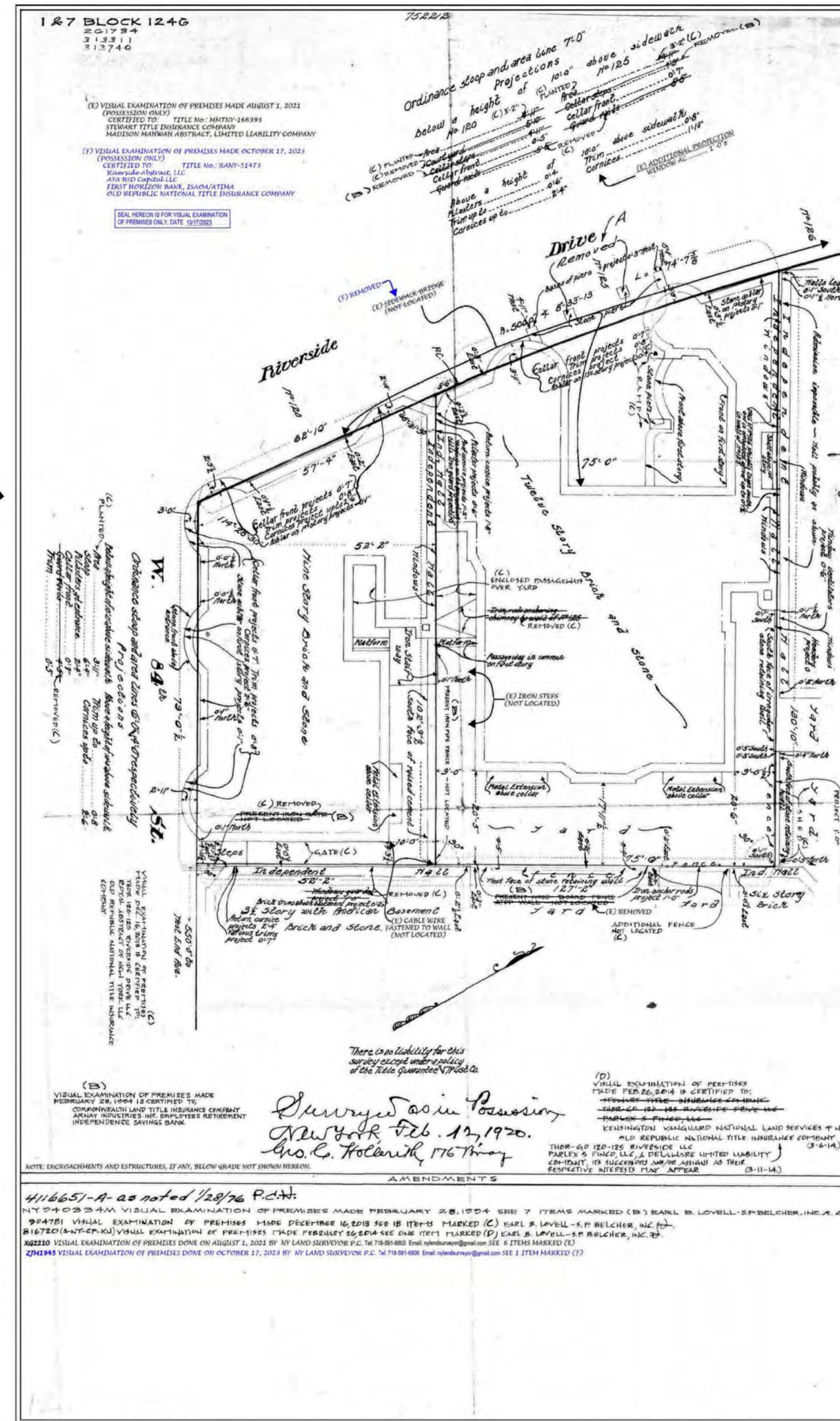


PHOTO 4

P2

P1

P3



P4

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ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

PLOT PLAN  
AND EXISTING  
CONDITIONS PHOTOS

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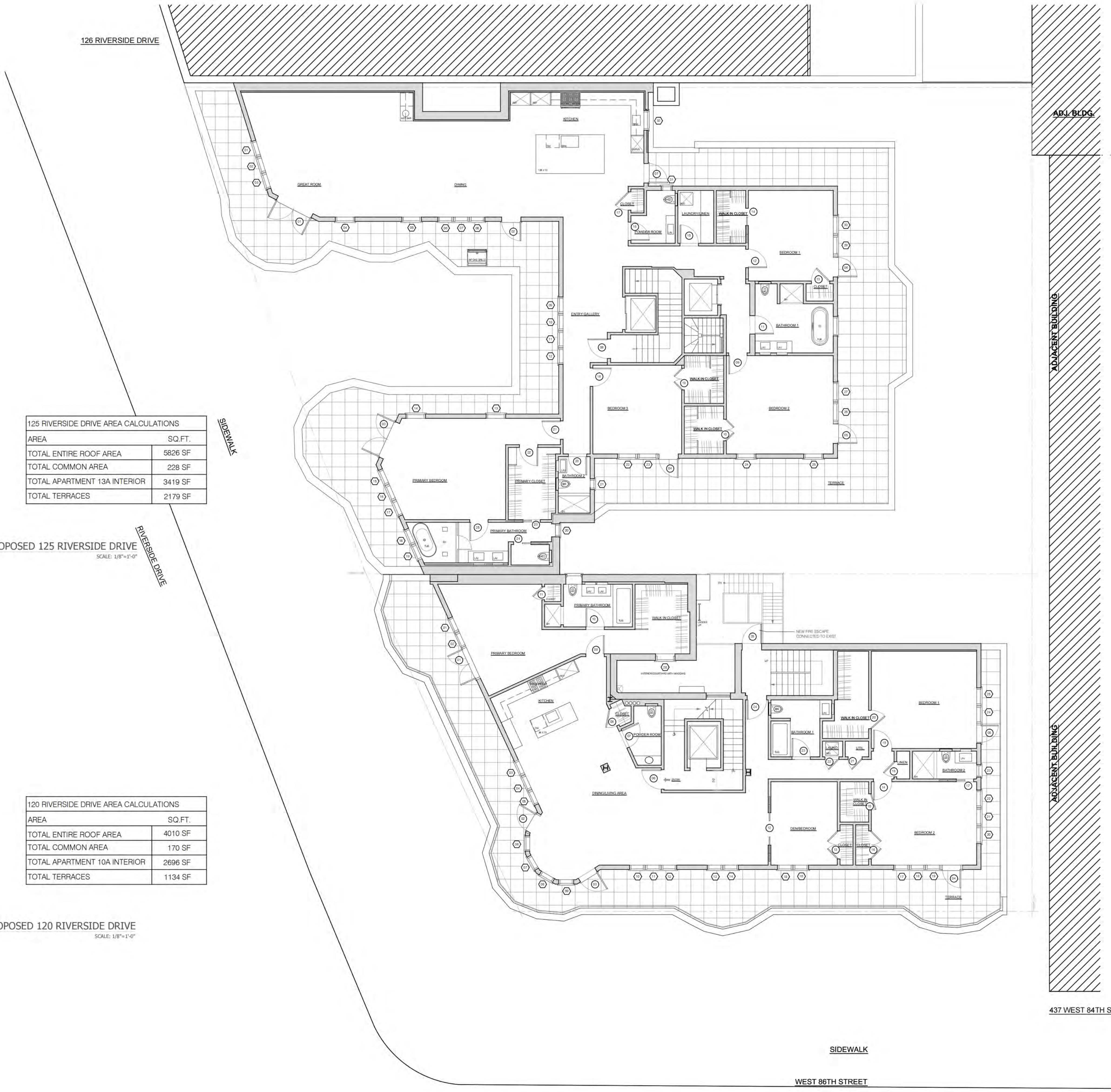




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**125 RIVERSIDE DRIVE AREA CALCULATIONS**

AREA	SQ. FT.
TOTAL ENTIRE ROOF AREA	5826 SF
TOTAL COMMON AREA	228 SF
TOTAL APARTMENT 13A INTERIOR	3419 SF
TOTAL TERRACES	2179 SF

P1 PROPOSED 125 RIVERSIDE DRIVE  
SCALE: 1/8"=1'-0"

**120 RIVERSIDE DRIVE AREA CALCULATIONS**

AREA	SQ. FT.
TOTAL ENTIRE ROOF AREA	4010 SF
TOTAL COMMON AREA	170 SF
TOTAL APARTMENT 10A INTERIOR	2696 SF
TOTAL TERRACES	1134 SF

P2 PROPOSED 120 RIVERSIDE DRIVE  
SCALE: 1/8"=1'-0"

DATE	No.	REVISIONS	BY
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**ROOFTOP ADDITION**  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:  
**PROPOSED ROOFTOP ADDITION PLAN**

	DATE:	06/10/2024
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	CHK BY:	T.VAIL
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126 RIVERSIDE DRIVE

ADJ. BLDG.

ADJACENT BUILDING

ADJACENT BUILDING

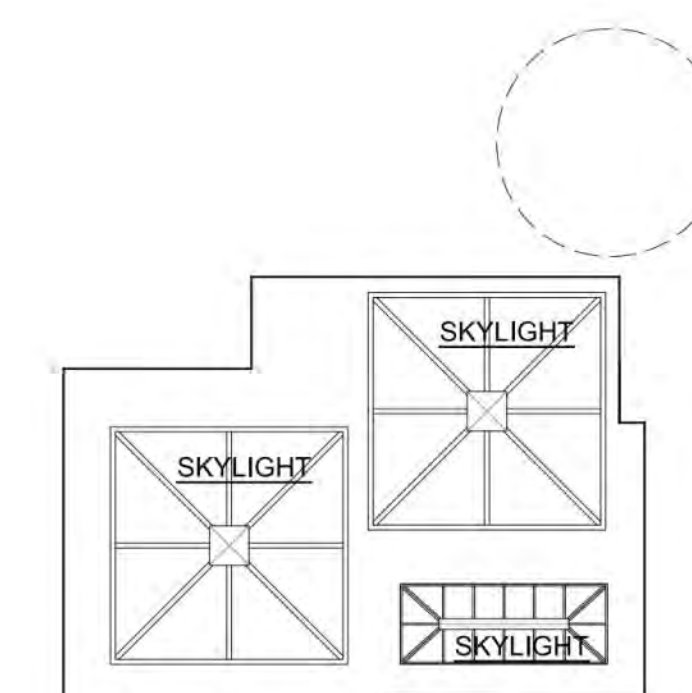
437 WEST 84TH STREET

SIDEWALK

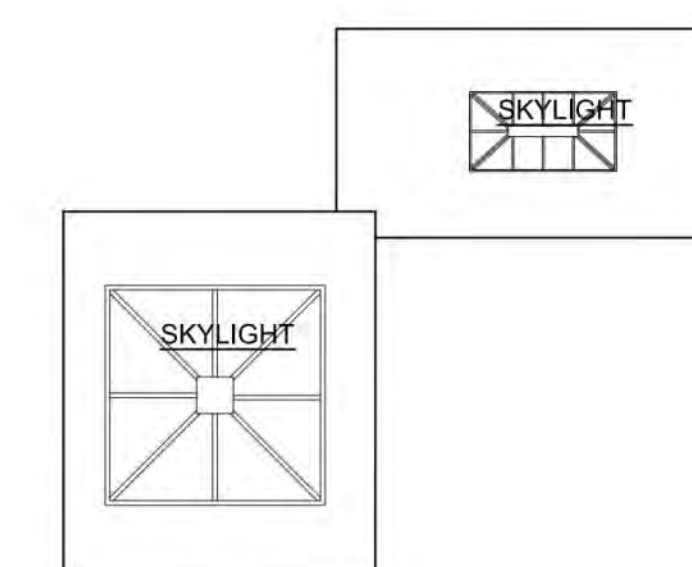
WEST 86TH STREET

P1 PROPOSED 125 RIVERSIDE DRIVE  
SCALE: 1/8"=1'-0"

P2 PROPOSED 120 RIVERSIDE DRIVE  
SCALE: 1/8"=1'-0"



BULKHEAD ROOF PLAN



BULKHEAD ROOF PLAN

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ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

PROPOSED  
NEW ROOF

SEAL & SIGNATURE

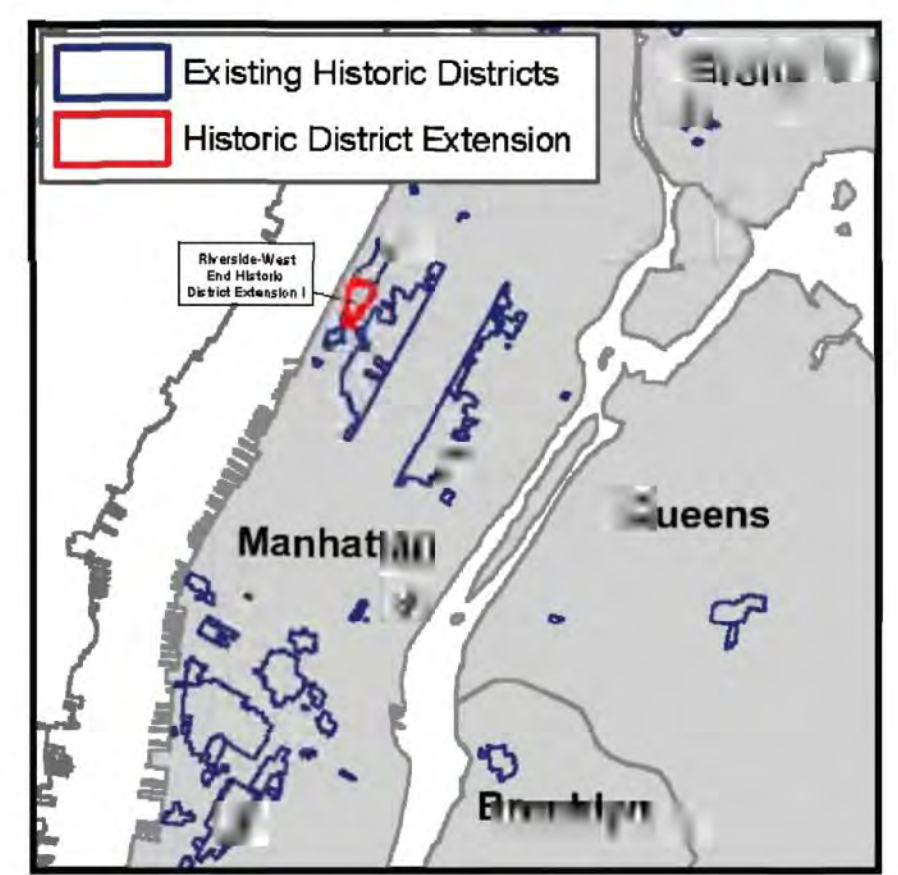
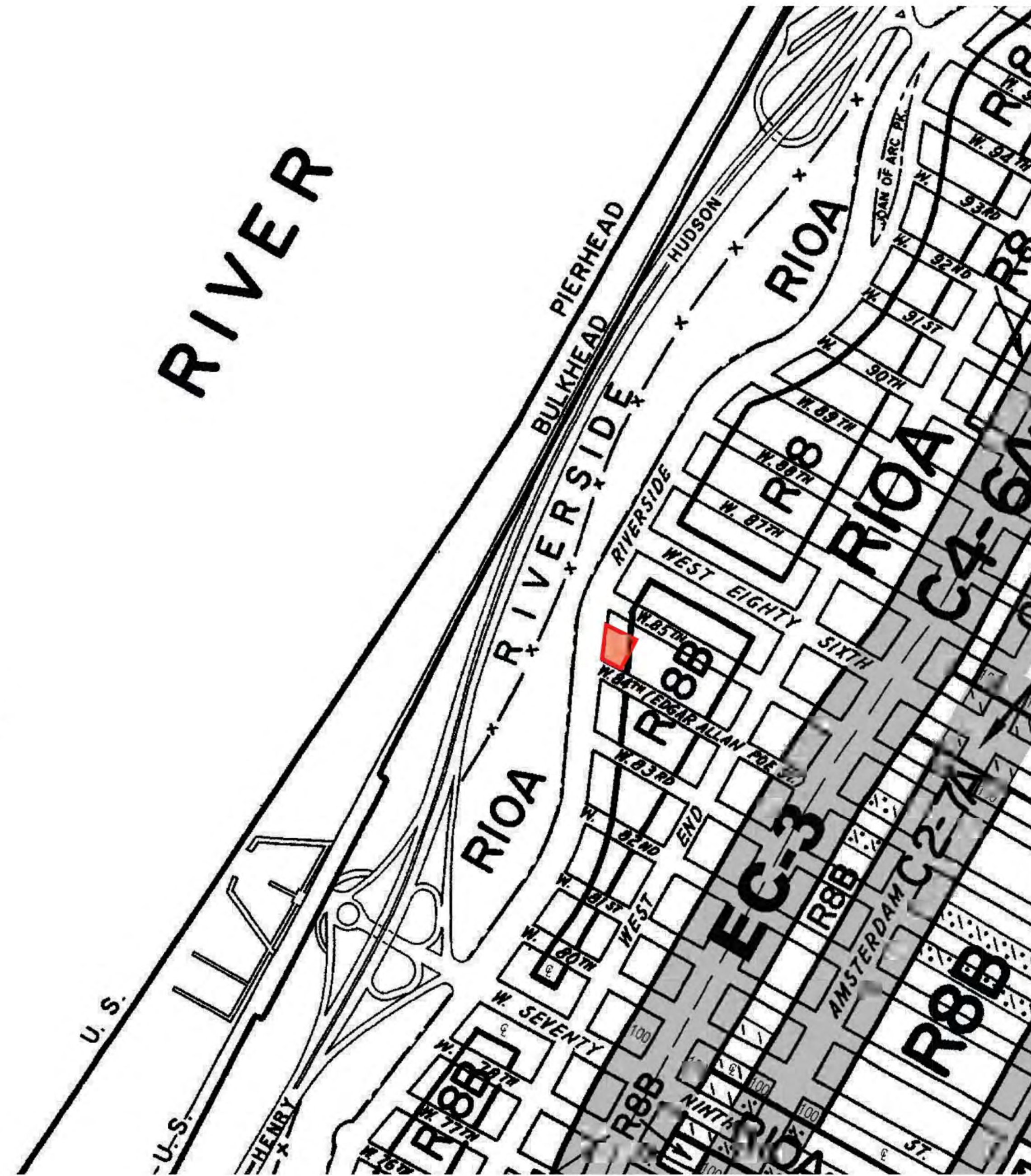


DATE: 06/10/2024  
DRAWN BY: PK  
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L15



NEW JERSEY  
HUDSON RIVER



LPC ZONING DISTRICT MAPS

**VAIL ASSOCIATES ARCHITECTS**  
 49 WEST 72ND STREET PH  
 NEW YORK, NY 10023  
 212 877 0094 OFFICE

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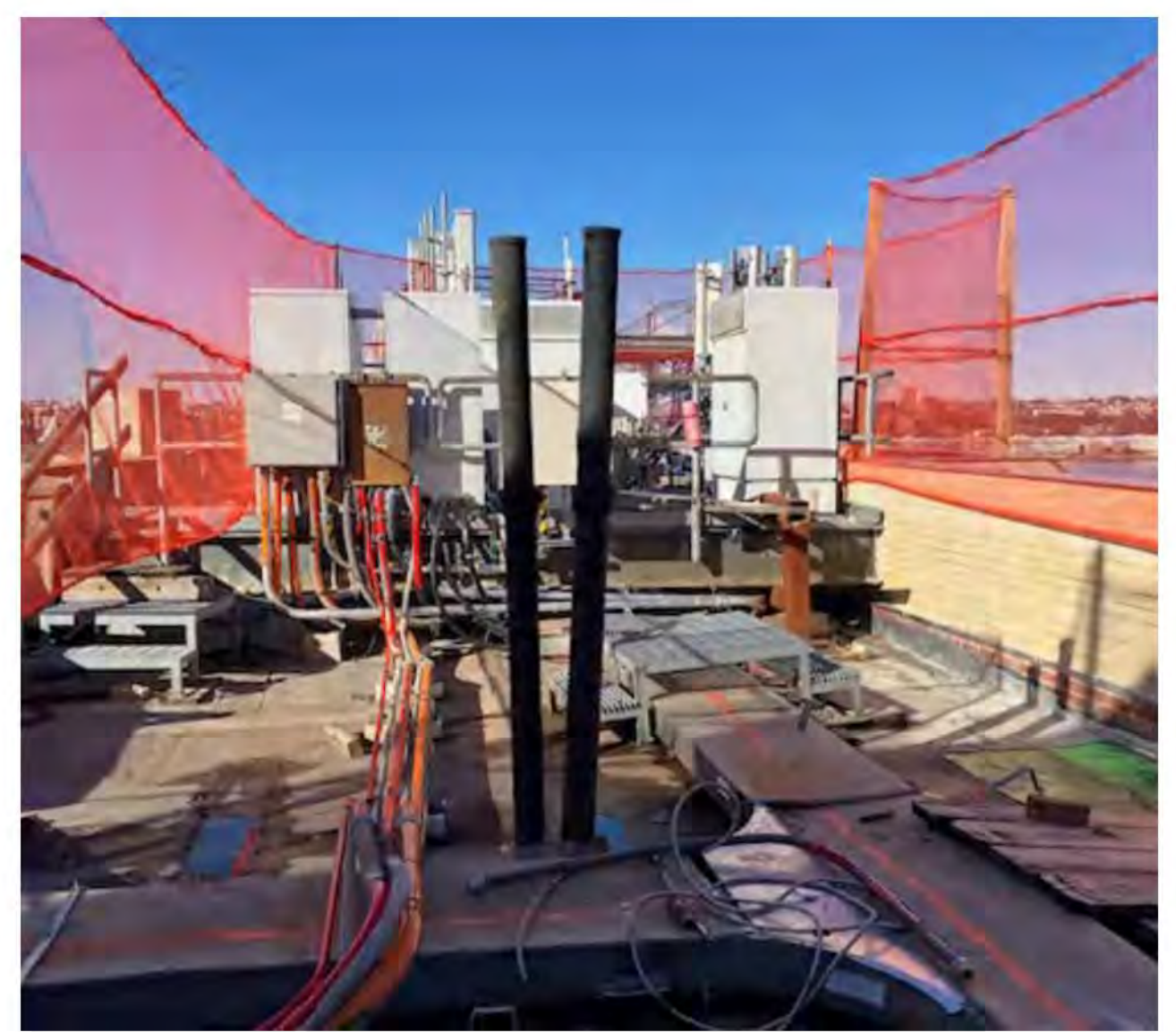
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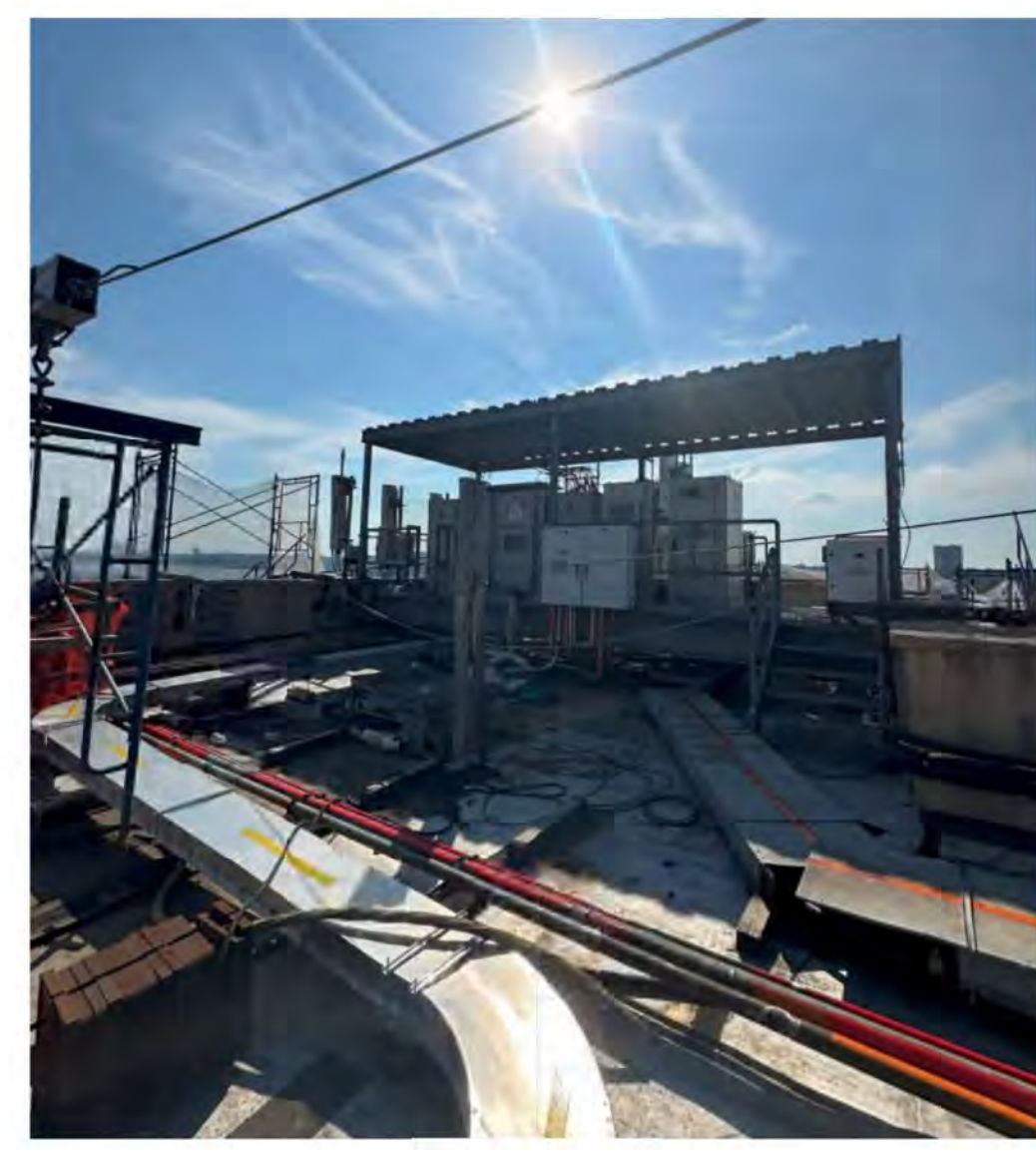
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125 RIVERSIDE DRIVE PARAPET



125 RIVERSIDE CELL EQUIPMENT



125 RIVERSIDE CELL EQUIPMENT

ROOFTOP ADDITION  
 120-125 RIVERSIDE DRIVE  
 NEW YORK, NEW YORK 10024

DWG. TITLE:  
 ZONING MAPS  
 AND  
 ROOF CONDITIONS

SEAL & SIGNATURE

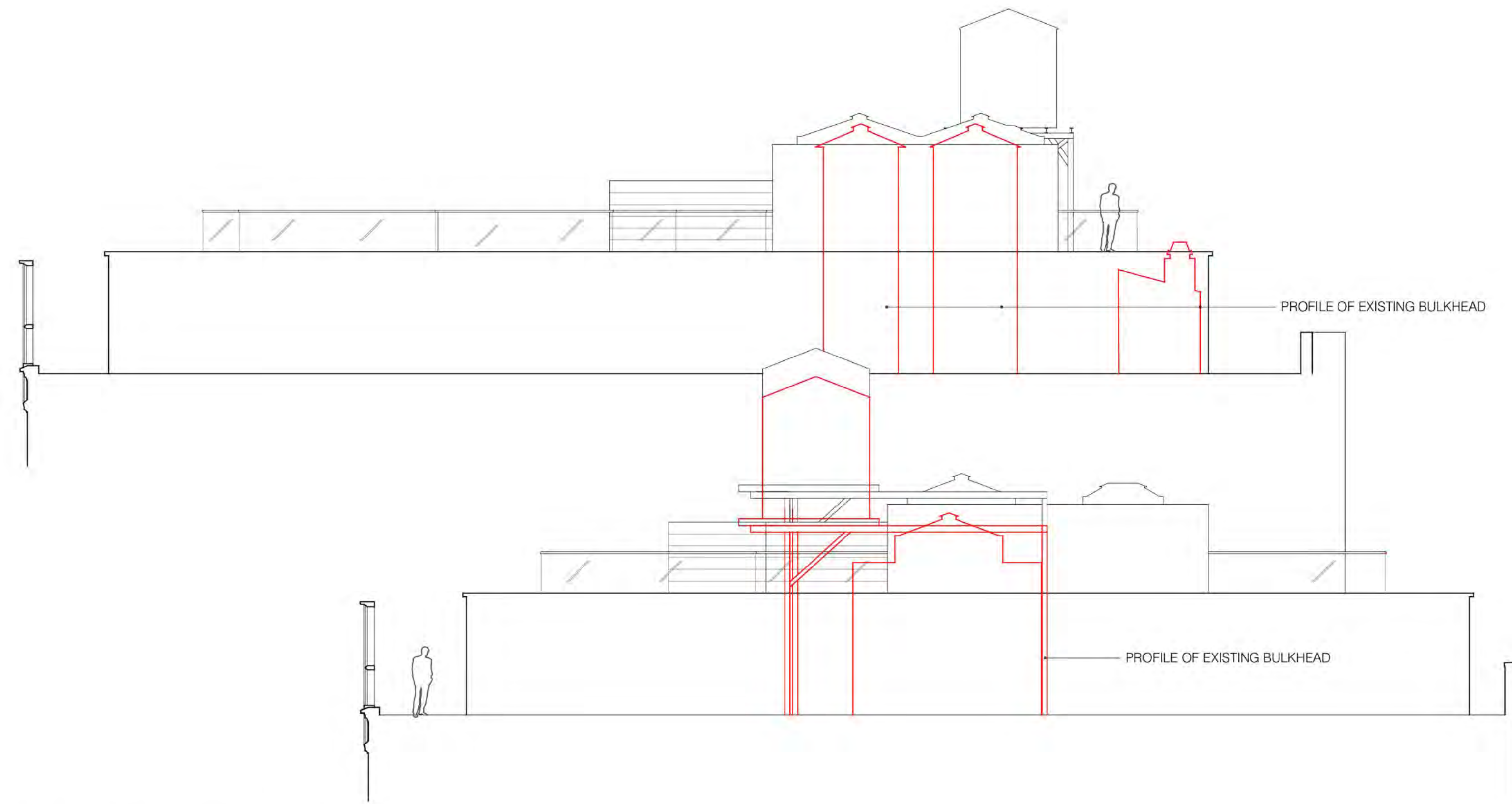
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 CHK BY: T.VAIL  
 SCALE: AS NOTED  
 DRAWING NUMBER:  
**L16**





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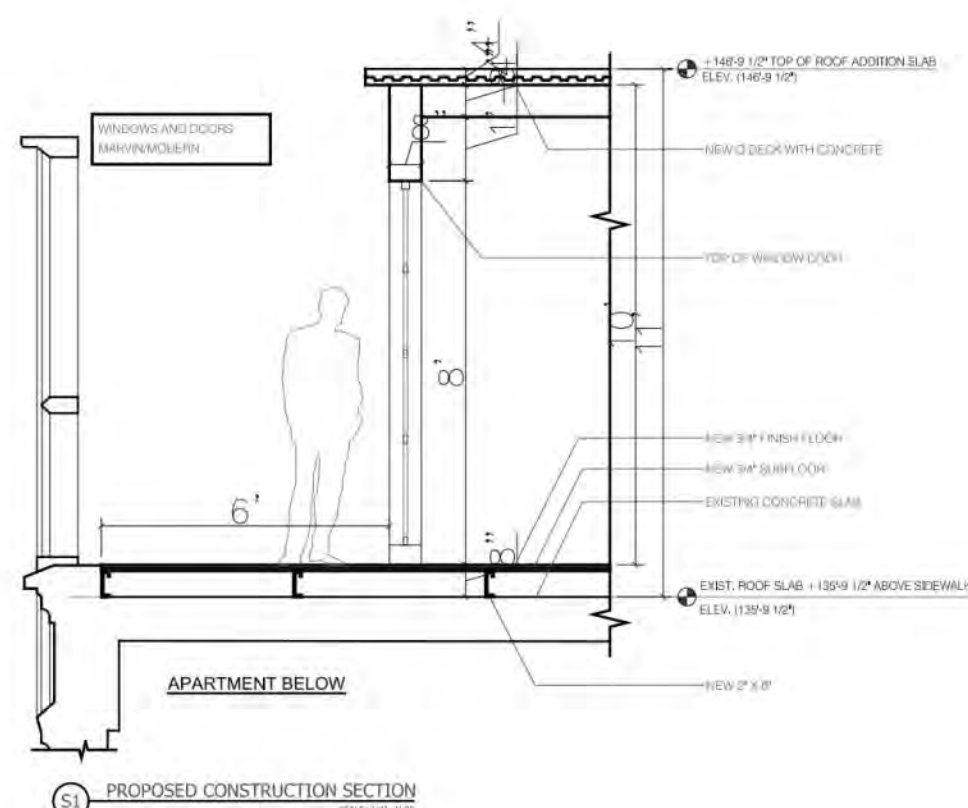


S1 120-125 RIVERSIDE DRIVE ROOF SECTION  
SCALE: 1/8"=1'-0"

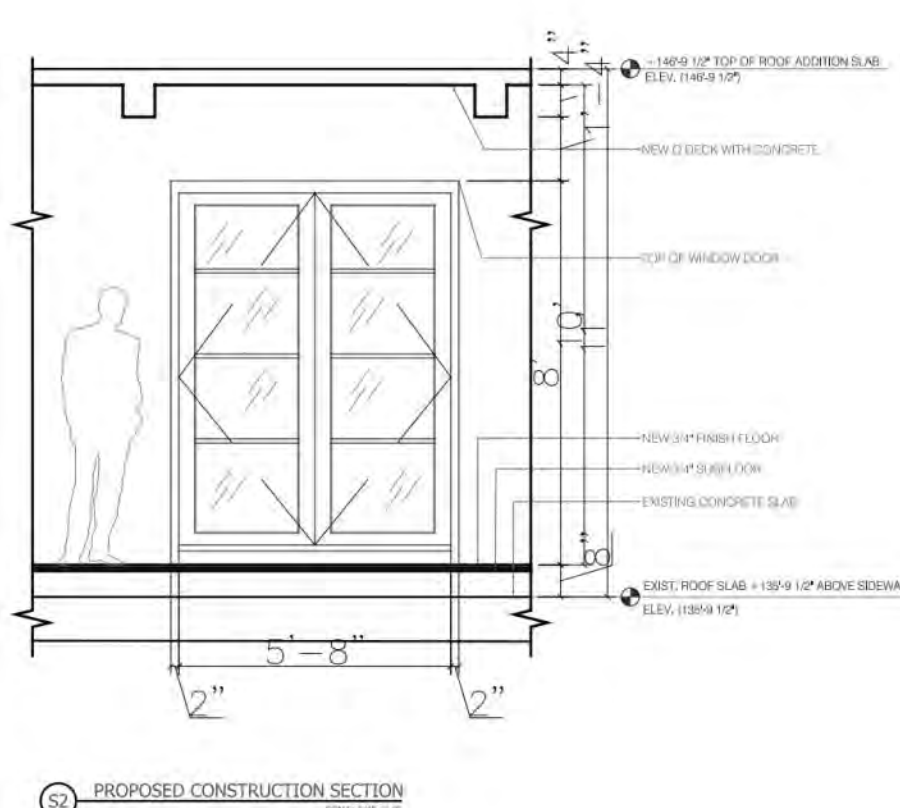
DATE	No.	REVISIONS	BY
12/10/2024	3	ISSUED FOR 3RD LPC REVIEW	PK
11/04/2024	2	ISSUED FOR 2ND LPC REVIEW	PK
08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

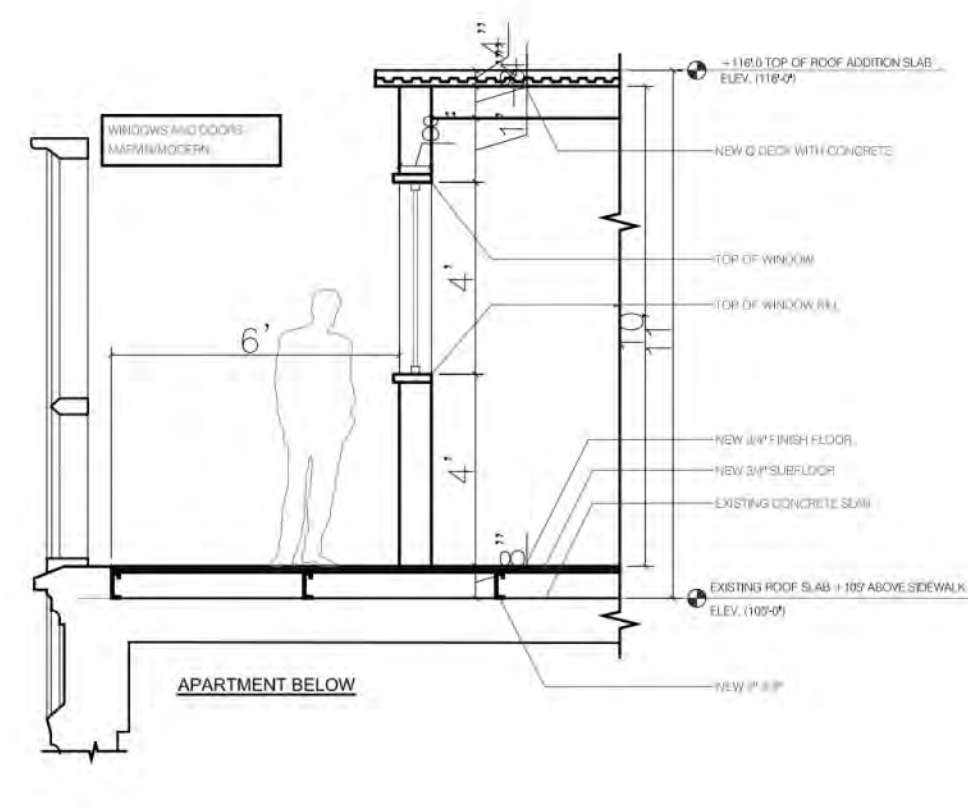
DWG. TITLE:  
**PROPOSED BUILDING  
SECTIONS &  
CONSTRUCTION SECTIONS**



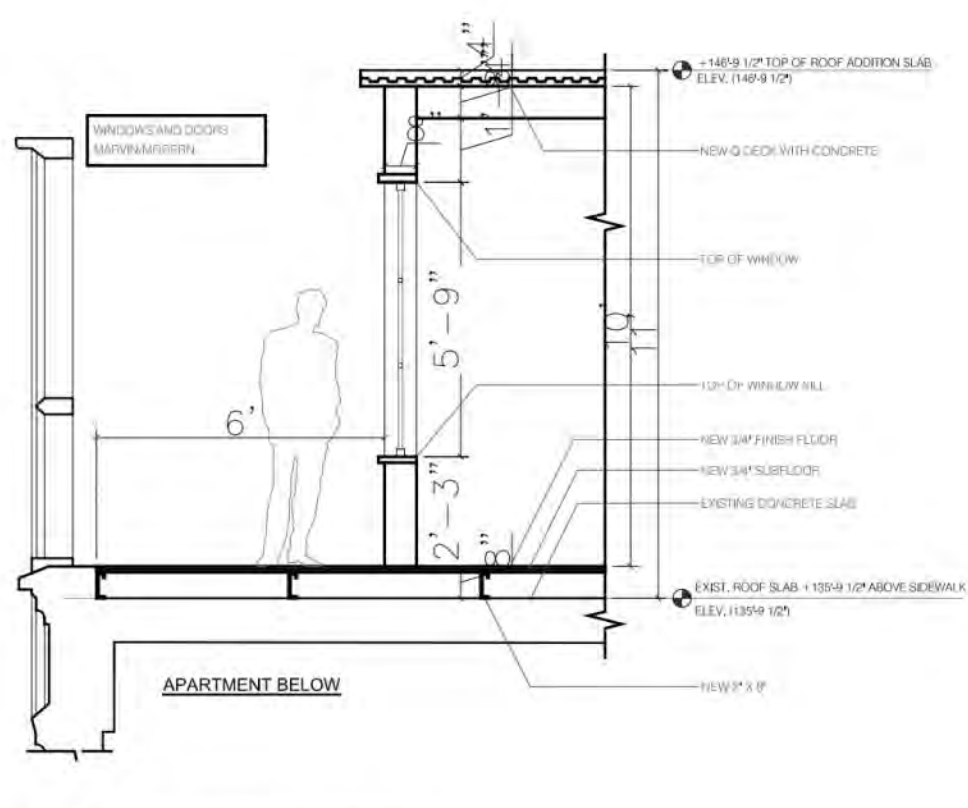
S2 PROPOSED CONSTRUCTION SECTION  
SCALE: 1/8"=1'-0"



S3 PROPOSED CONSTRUCTION SECTION  
SCALE: 1/8"=1'-0"



S4 PROPOSED CONSTRUCTION SECTION  
SCALE: 1/8"=1'-0"



S5 PROPOSED CONSTRUCTION SECTION  
SCALE: 1/8"=1'-0"

SEAL & SIGNATURE	DATE: 06/10/2024
	DRAWN BY: PK
	CHK BY: T.VAIL
	SCALE: AS NOTED
	DRAWING NUMBER:

L17

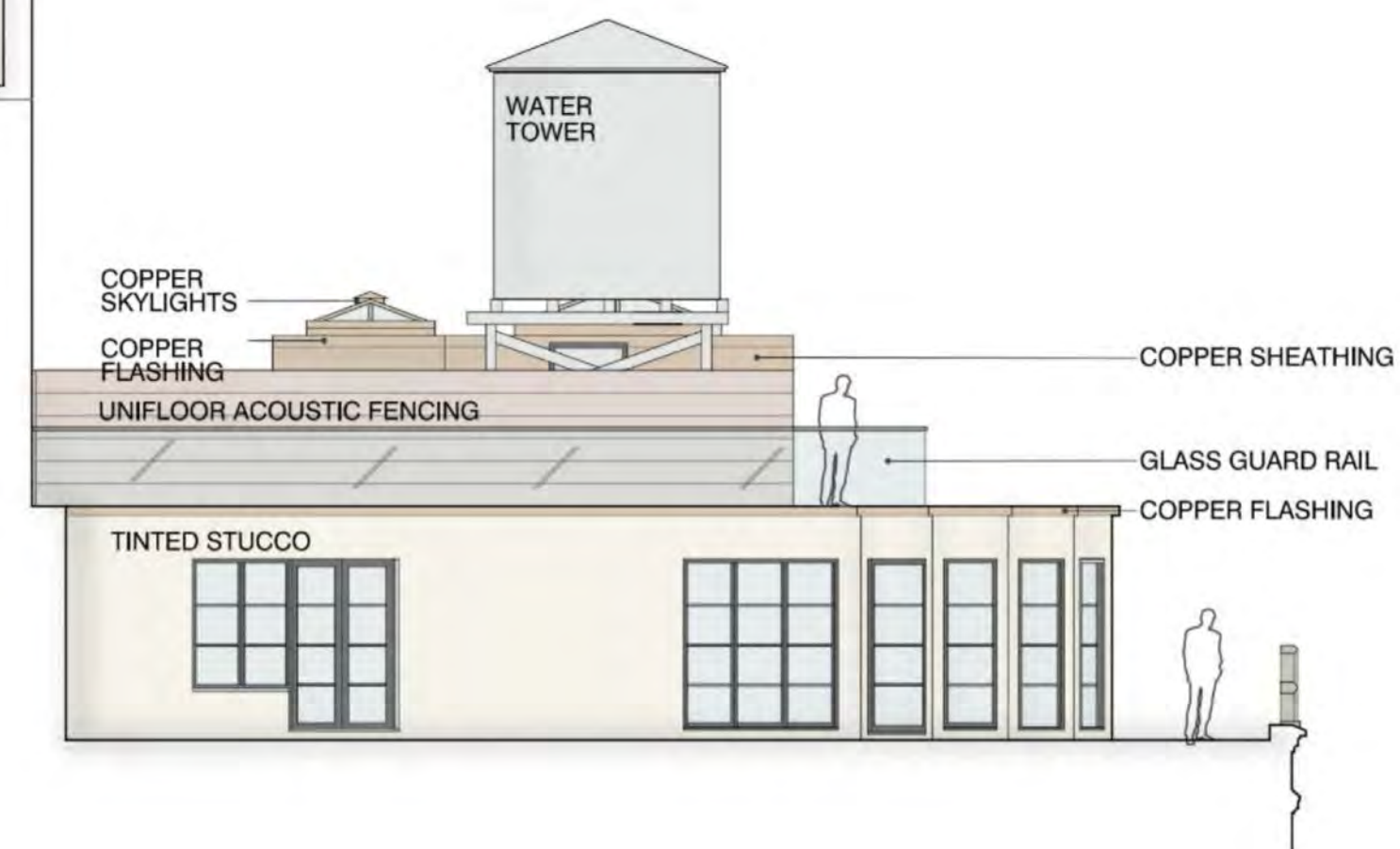
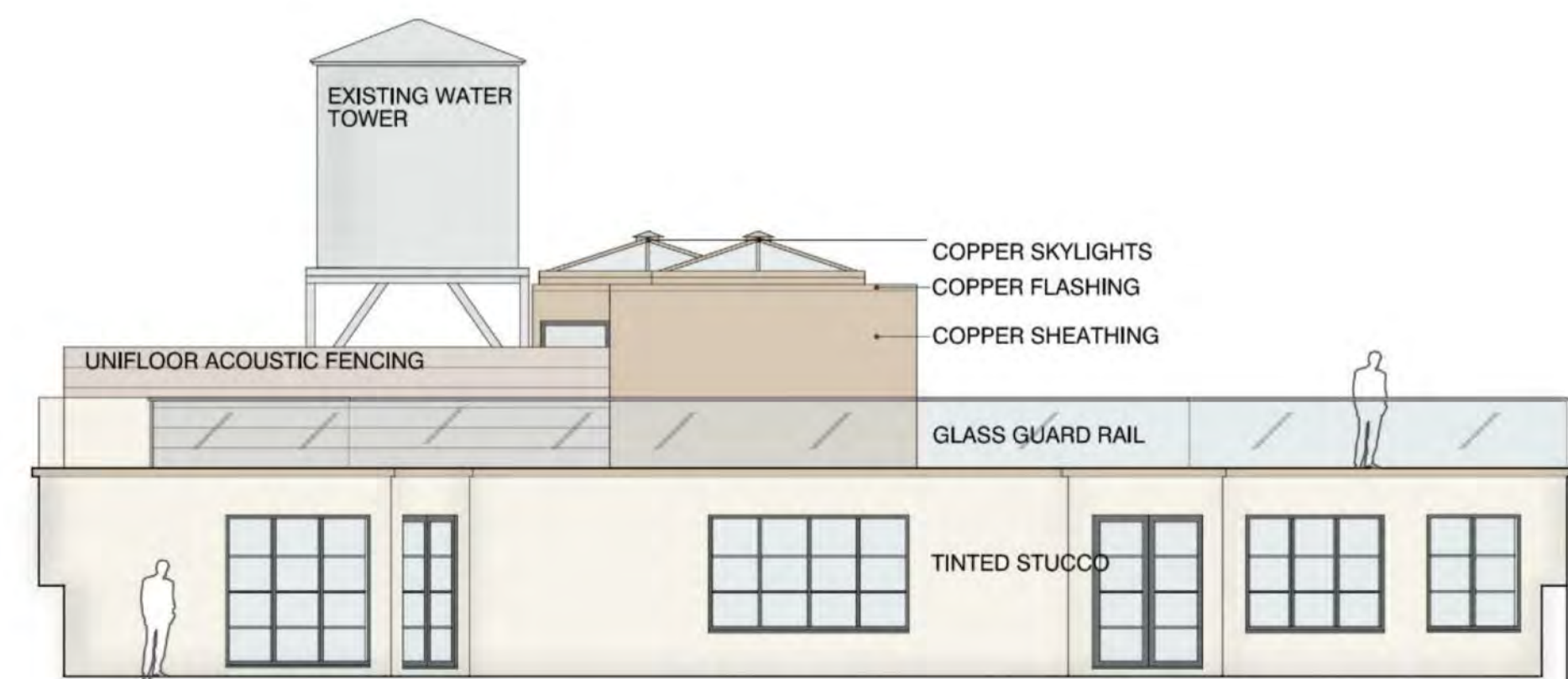




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E1 PROPOSED WEST FACADES  
SCALE: 1/8"=1'-0"



MARVIN MODERN DOORS

DATE	No.	REVISIONS	BY
12/10/2024	3	ISSUED FOR 3RD LPC REVIEW	PK
11/04/2024	2	ISSUED FOR 2ND LPC REVIEW	PK
08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:  
PROPOSED WEST  
ROOFTOP ELEVATIONS  
& DOORS

	DATE:	06/10/2024
	DRAWN BY:	PK
	CHK BY:	T.VAIL
	SCALE:	AS NOTED
	DRAWING NUMBER:	L18

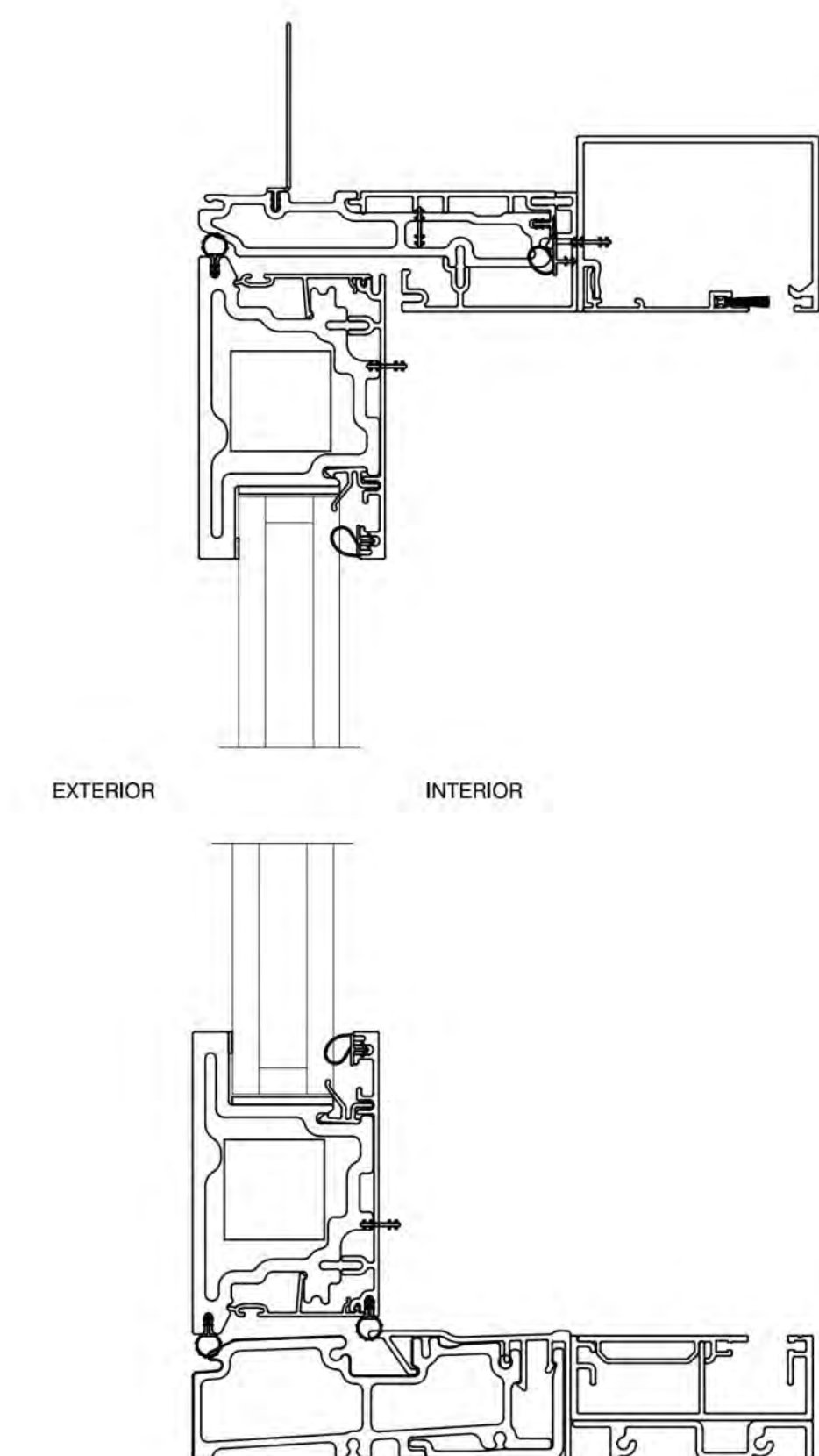
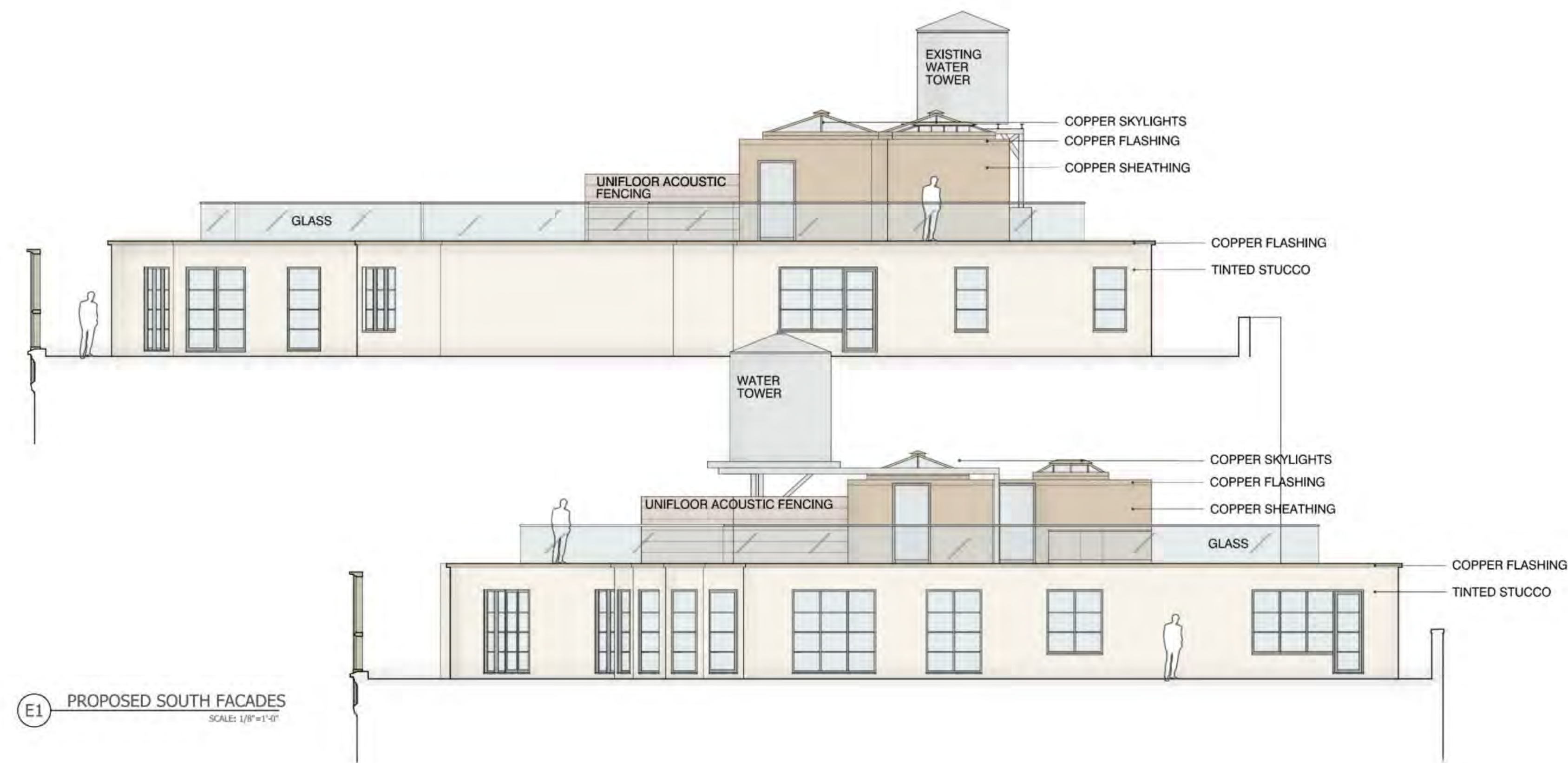




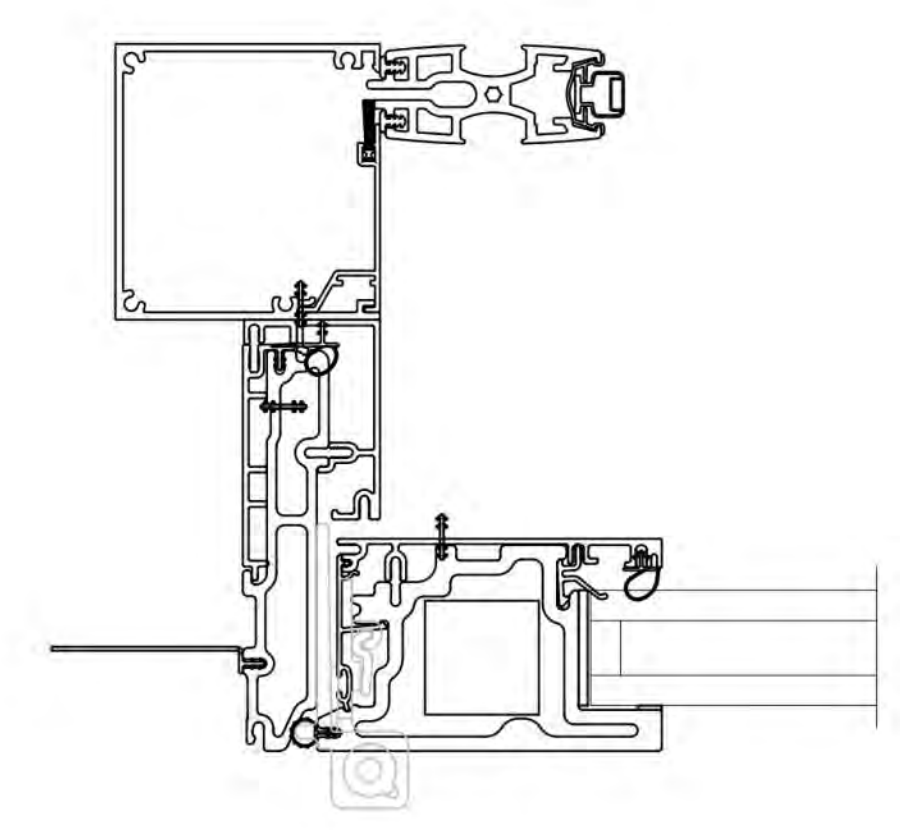
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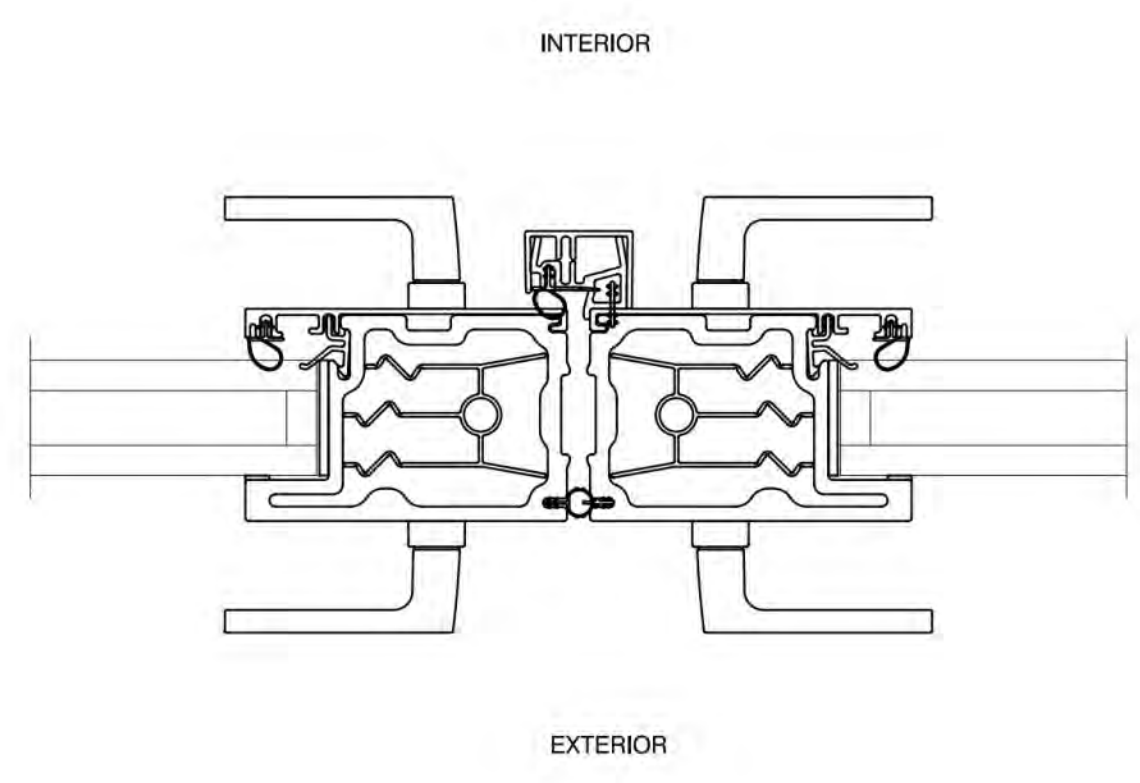
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.



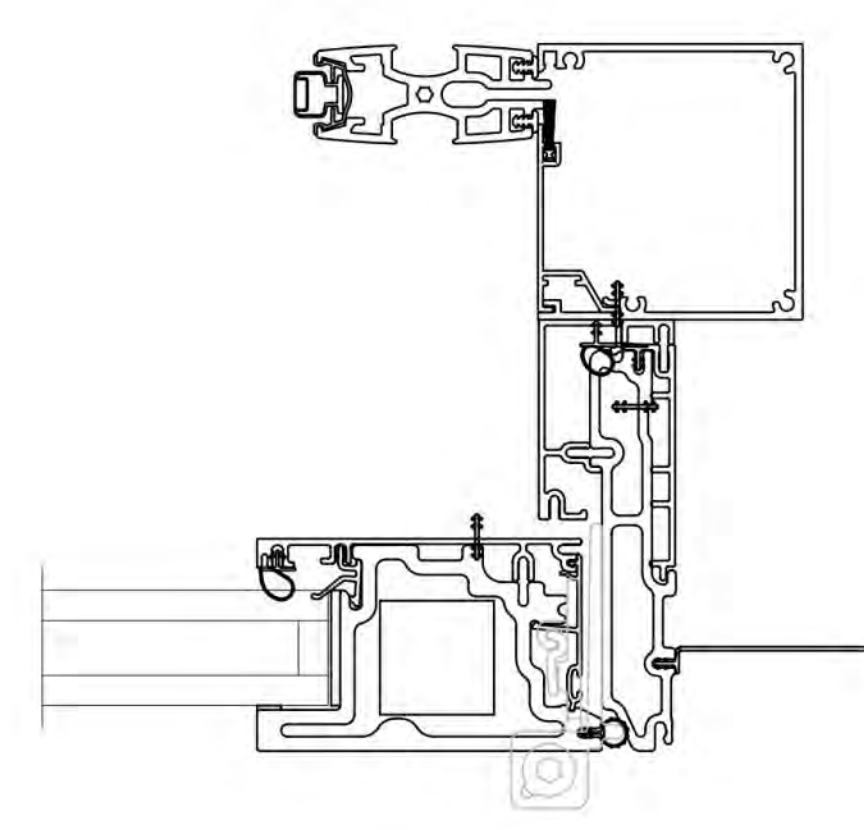
MARVIN MODERN DOOR HEAD AND SILL



MARVIN MODERN DOUBLE DOOR HORIZONTAL SECTION



EXTERIOR



DATE	No.	REVISIONS	BY
12/10/2024	3	ISSUED FOR 3RD LPC REVIEW	PK
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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

PROPOSED SOUTH  
ROOFTOP ELEVATIONS  
& DETAILS

	DATE:	06/10/2024
	DRAWN BY:	PK
	CHK BY:	T.VAIL
	SCALE:	AS NOTED
	DRAWING NUMBER:	L19

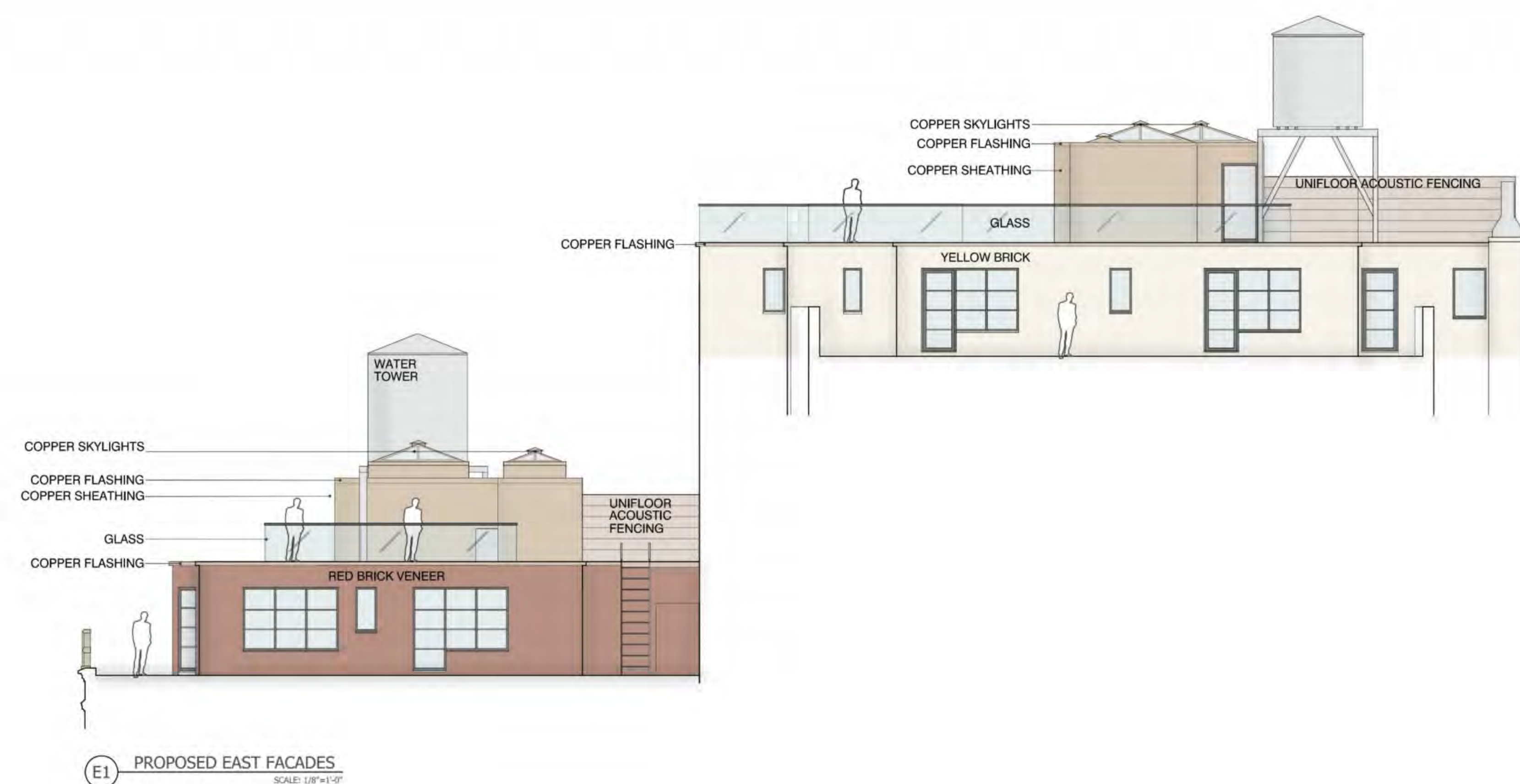




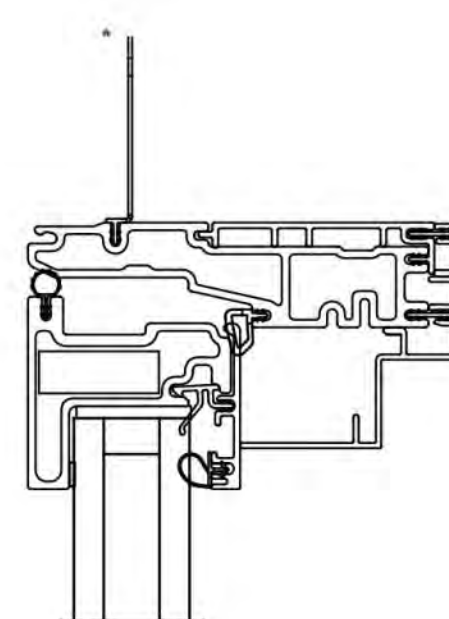
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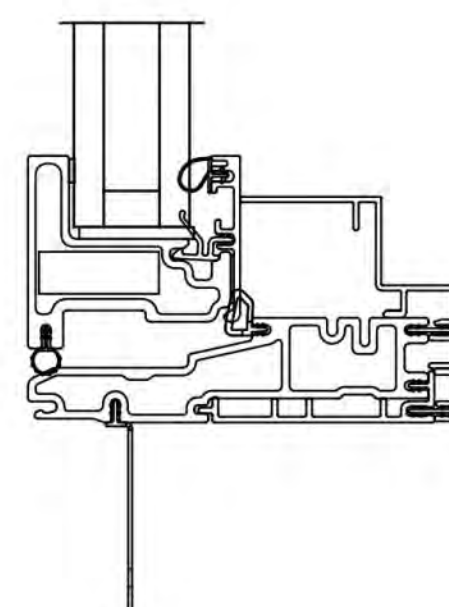
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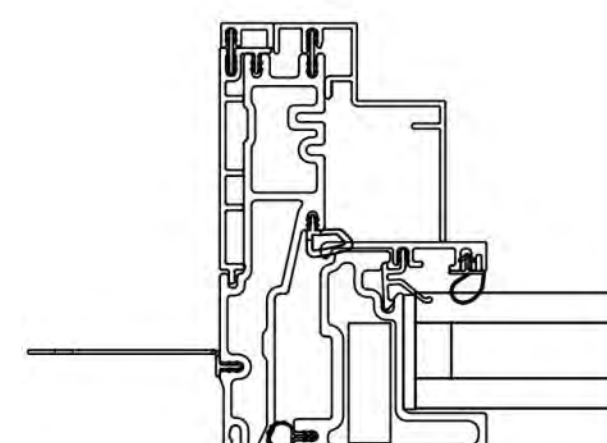
E1 PROPOSED EAST FACADES  
SCALE: 1/8"=1'-0"



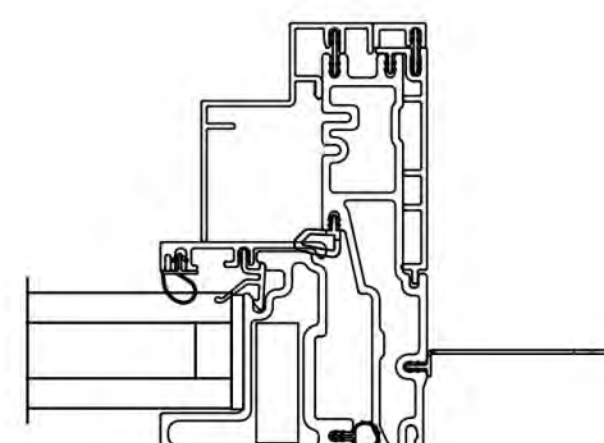
EXTERIOR INTERIOR



MARVIN MODERN WINDOW HEAD AND SILL



INTERIOR



EXTERIOR

MARVIN MODERN WINDOW HORIZONTAL SECTION

DATE	No.	REVISIONS	BY
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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

PROPOSED EAST  
ROOFTOP ELEVATIONS  
& DETAILS

SEAL & SIGNATURE



DATE: 06/10/2024  
DRAWN BY: PK  
CHK BY: T.VAIL  
SCALE: AS NOTED  
DRAWING NUMBER:

L20





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EXISTING WEST AND SOUTH SIDE VIEW



PROPOSED WEST AND SOUTH SIDE VIEW

DATE	No.	REVISIONS	BY
12/10/2024	3	ISSUED FOR 3RD LPC REVIEW	PK
11/04/2024	2	ISSUED FOR 2ND LPC REVIEW	PK
08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:  
EXISTING AND PROPOSED  
DESIGN FROM  
RIVERSIDE DRIVE

	DATE:	06/10/2024
	DRAWN BY:	PK
	CHK BY:	T.VAIL
	SCALE:	AS NOTED
	DRAWING NUMBER:	L21













PHOTO 1

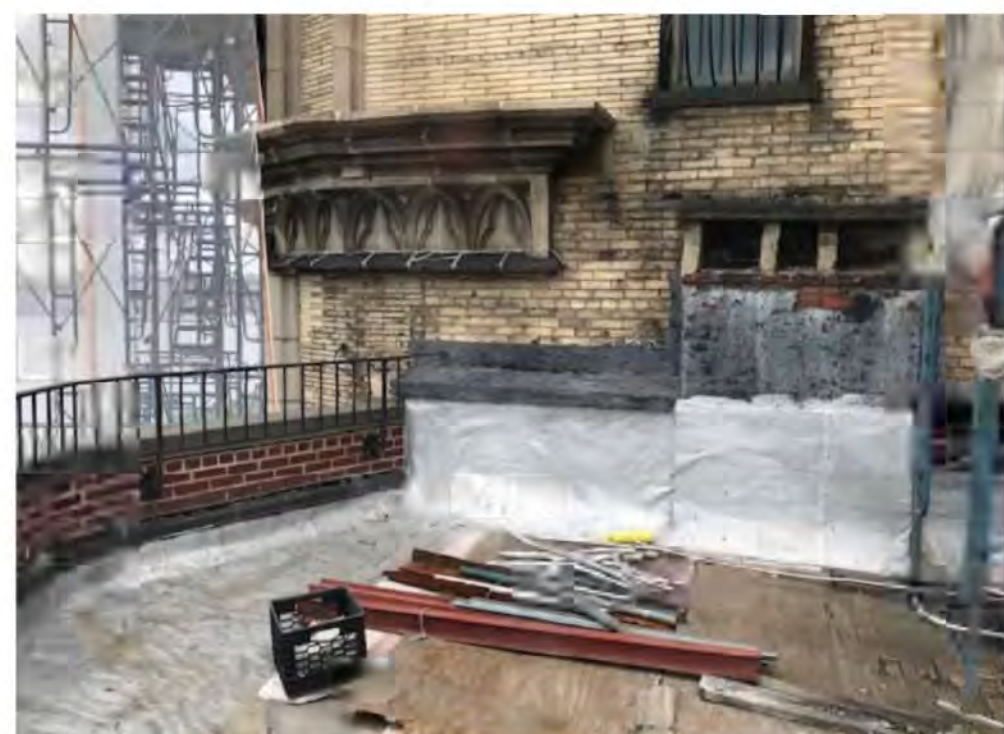


PHOTO 2

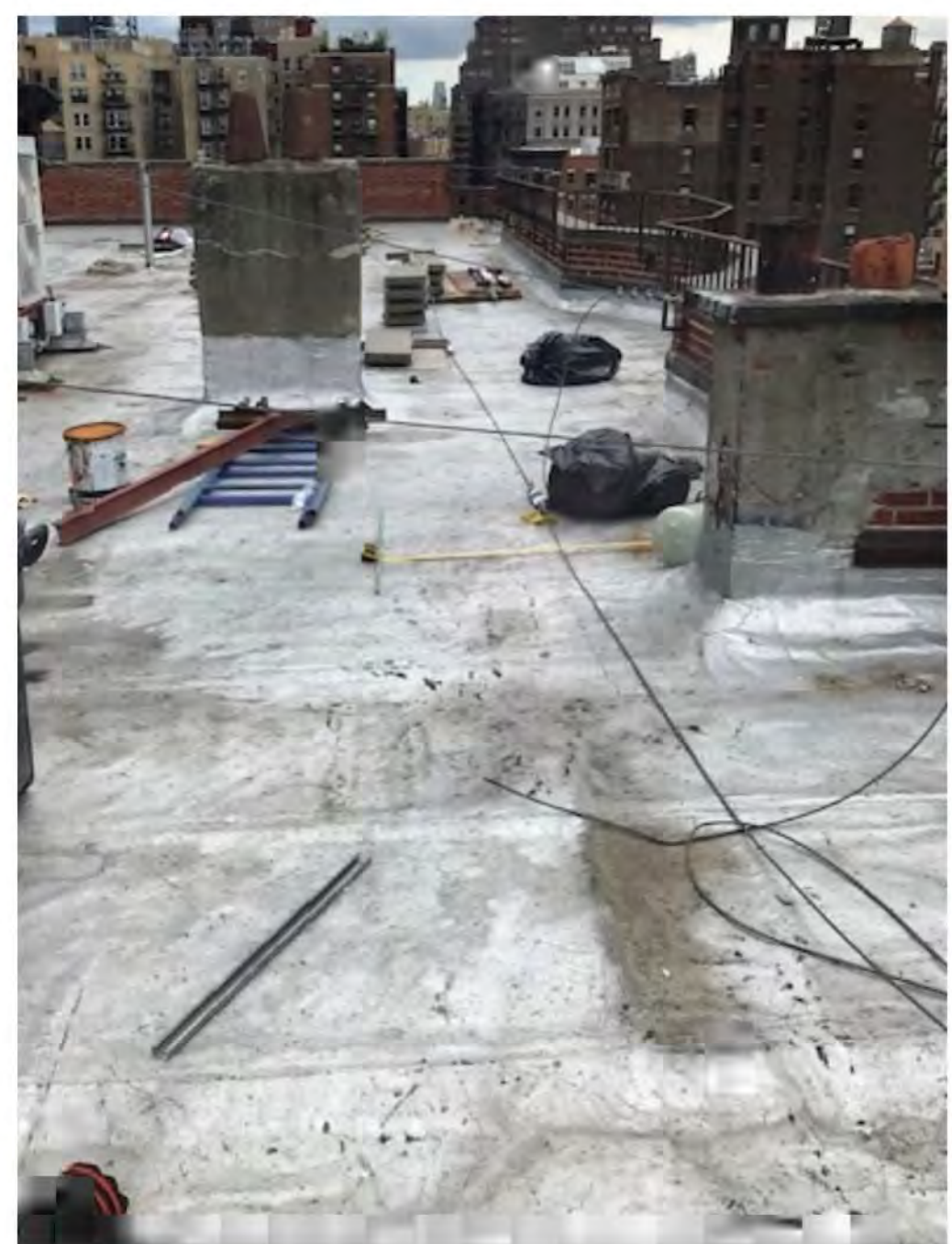


PHOTO 3

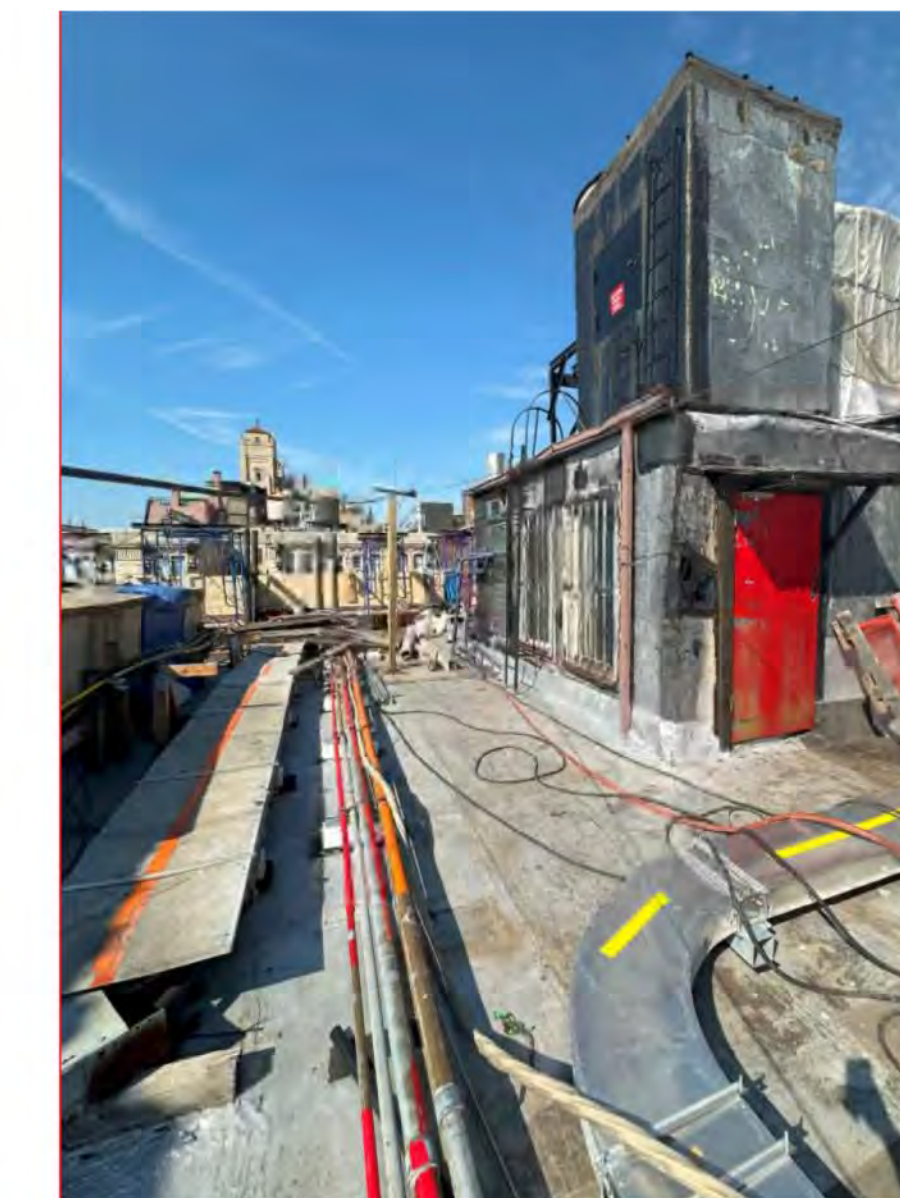
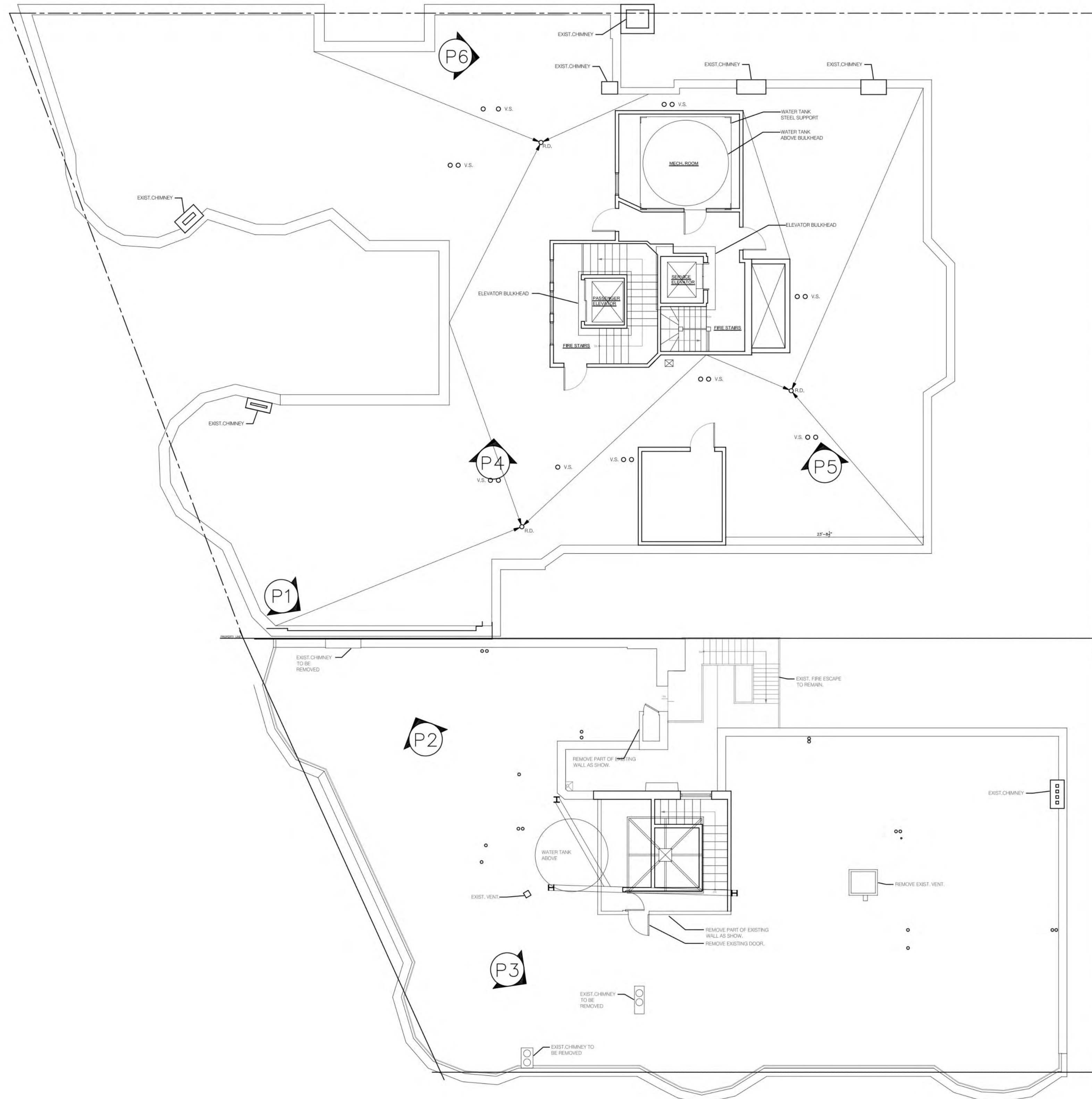


PHOTO 4



PHOTO 5



PHOTO 6



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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

EXISTING ROOF  
PHOTO PLAN

SEAL & SIGNATURE



DATE: 06/10/2024  
DRAWN BY: PK  
CHK BY: T.VAIL  
SCALE: AS NOTED  
DRAWING NUMBER:

L24

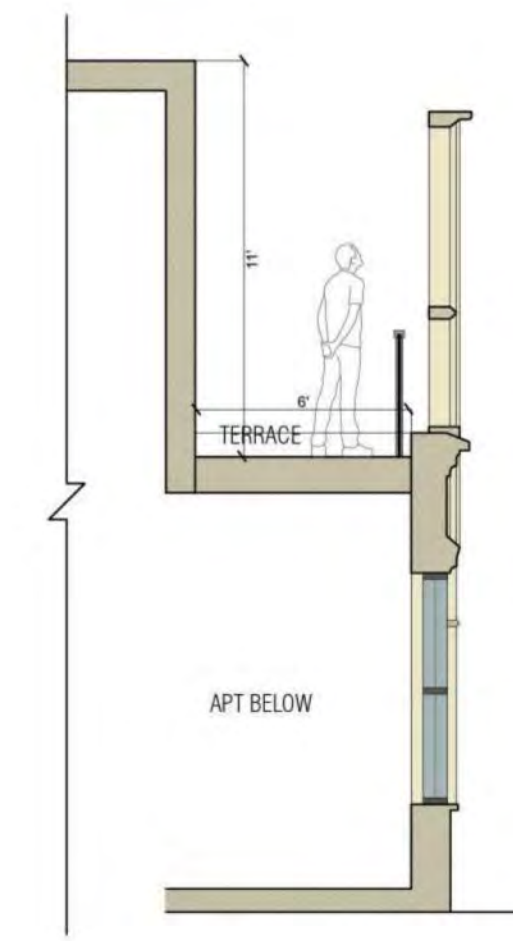




EXISTING PARAPET CONDITION



E1 HISTORIC PARAPET ELEVATION  
SCALE: 3/16"=1'-0"



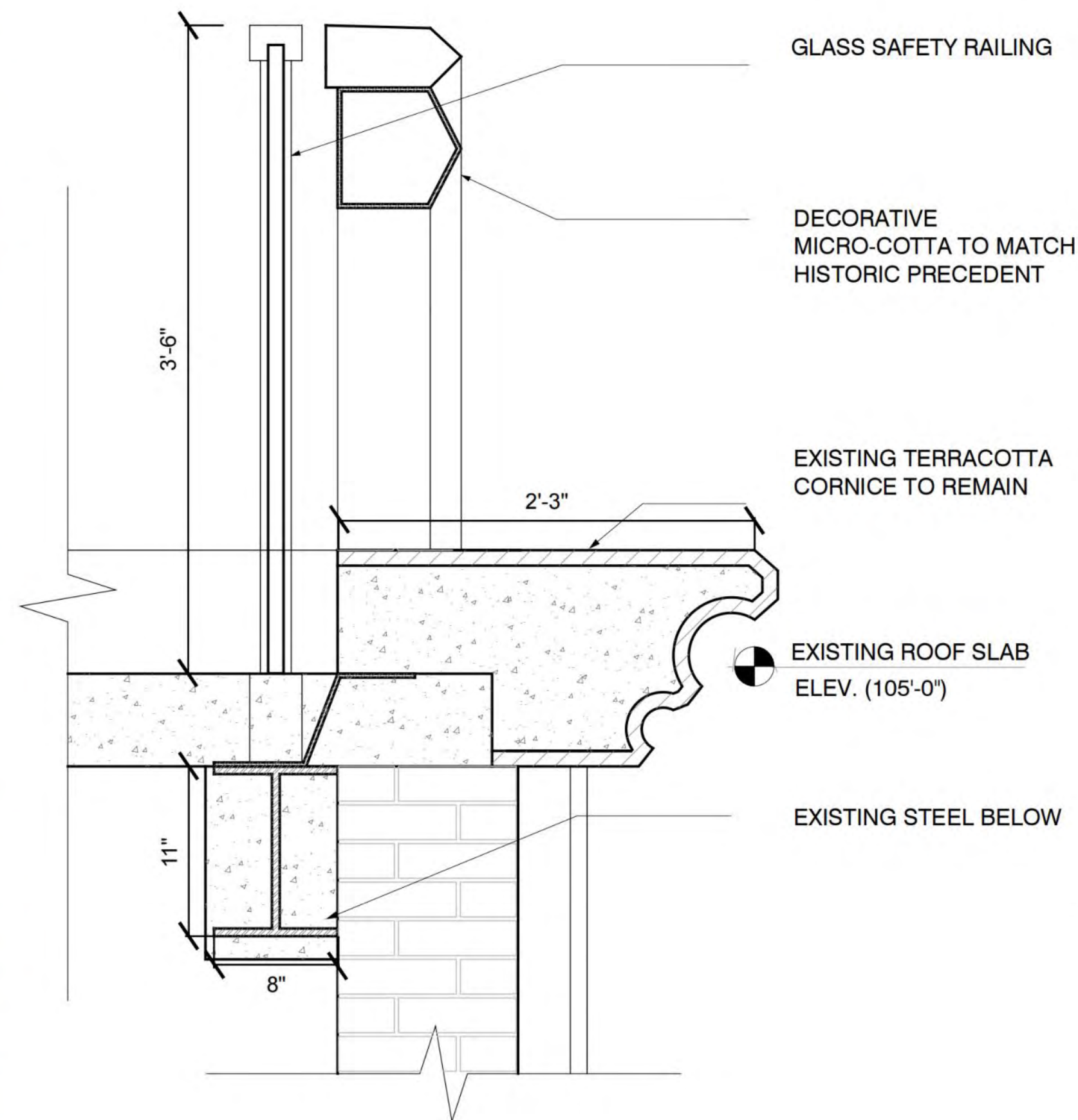
S1 PARTIAL SECTION  
SCALE: 3/16"=1'-0"



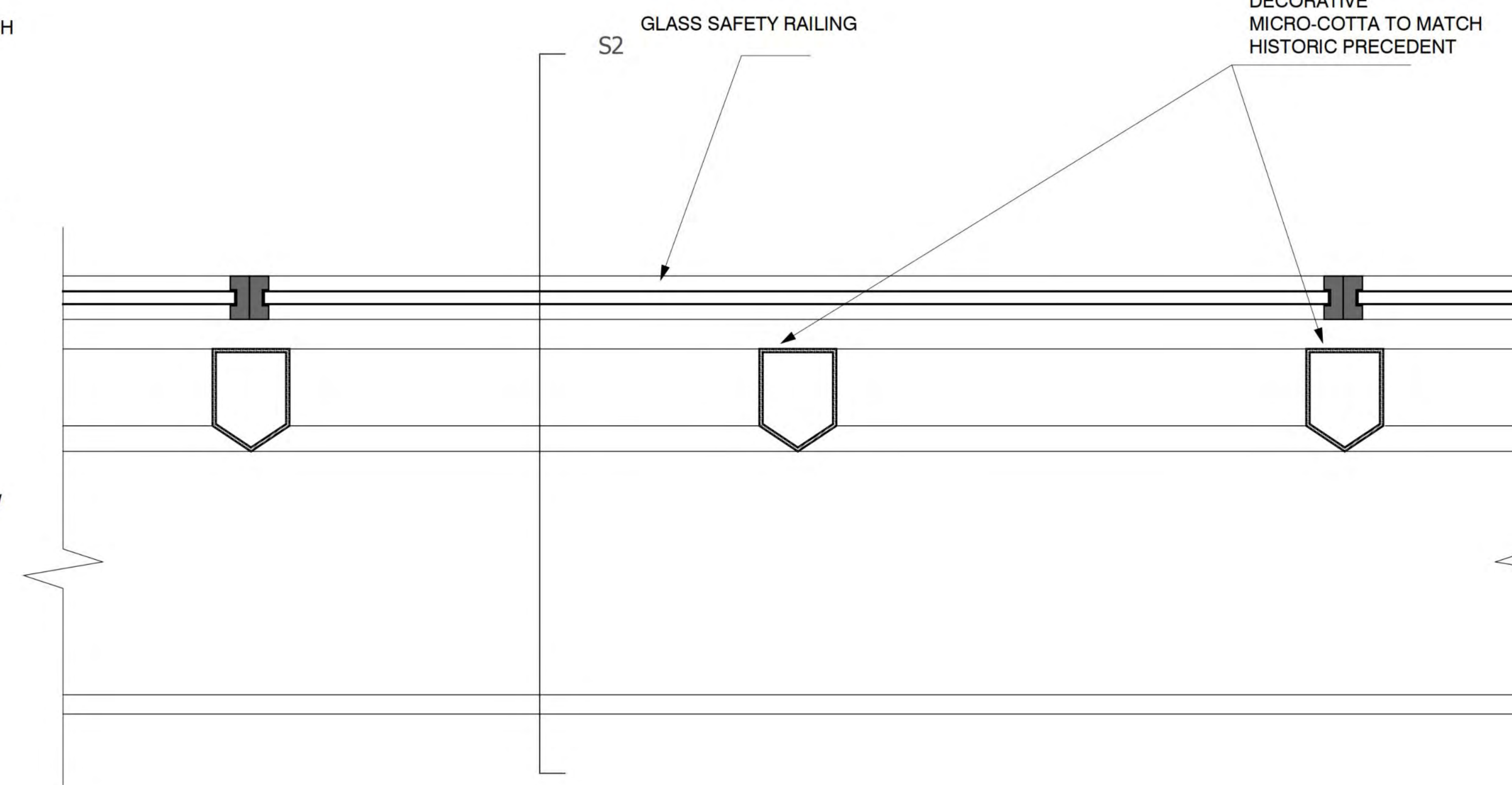
Micro-Cotta As Alternative Replacement For Terra Cotta  
CSI Division  
Division 4- Masonry  
Section Terra Cotta Unit Masonry  
Last Modified 08/02/2016

This standard includes general information on an alternative material for use in the replacement of severely deteriorated terra cotta ornament. Micro-cotta is a lightweight, polymer-based composite concrete manufactured by Patentech Corporation of Sugar Grove, Illinois. It is a replacement alternative suitable for reproducing the appearance of terra cotta, cast stone, slate and cast iron. The characteristics of micro-cotta as a replacement for terra cotta are believed to be superior to more traditional replacement materials such as cast stone, fiberglass, and even replacement terra cotta. Some characteristics of micro-cotta include the following:

- Polymer-based micro-cotta utilizes a finer aggregate than cement-based concrete
- Capable of reproducing detail with sharp definition
- Greater resistance to weathering:
  - Lower absorption rate (1% compared to 13% for concrete and 7% for terra cotta)
  - Color value and tone of material is relatively stable during aging process unlike that of fiberglass laminates or cast stone
  - Micro-cotta's resistance to cracking and spalling compared to that of terra cotta is not conclusive.
- Micro-cotta is lightweight (70 lbs./cubic foot)
- It is 50-70% lighter than masonry products and, therefore, substantially less expensive to install. Micro-cotta is most commonly produced from a mold of the original unit. It is anchored using standard conventional masonry anchors (preferably stainless steel, as recommended by Patentech Corporation).



S2 SECTION  
SCALE: 1 1/2"=1'-0"



P1 PLAN VIEW  
SCALE: 1 1/2"=1'-0"



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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

NEW PARAPET  
WALL DETAILS

SEAL & SIGNATURE



DATE: 06/10/2024  
DRAWN BY: GR  
CHK BY: T.VAIL  
SCALE: AS NOTED  
DRAWING NUMBER:

L25



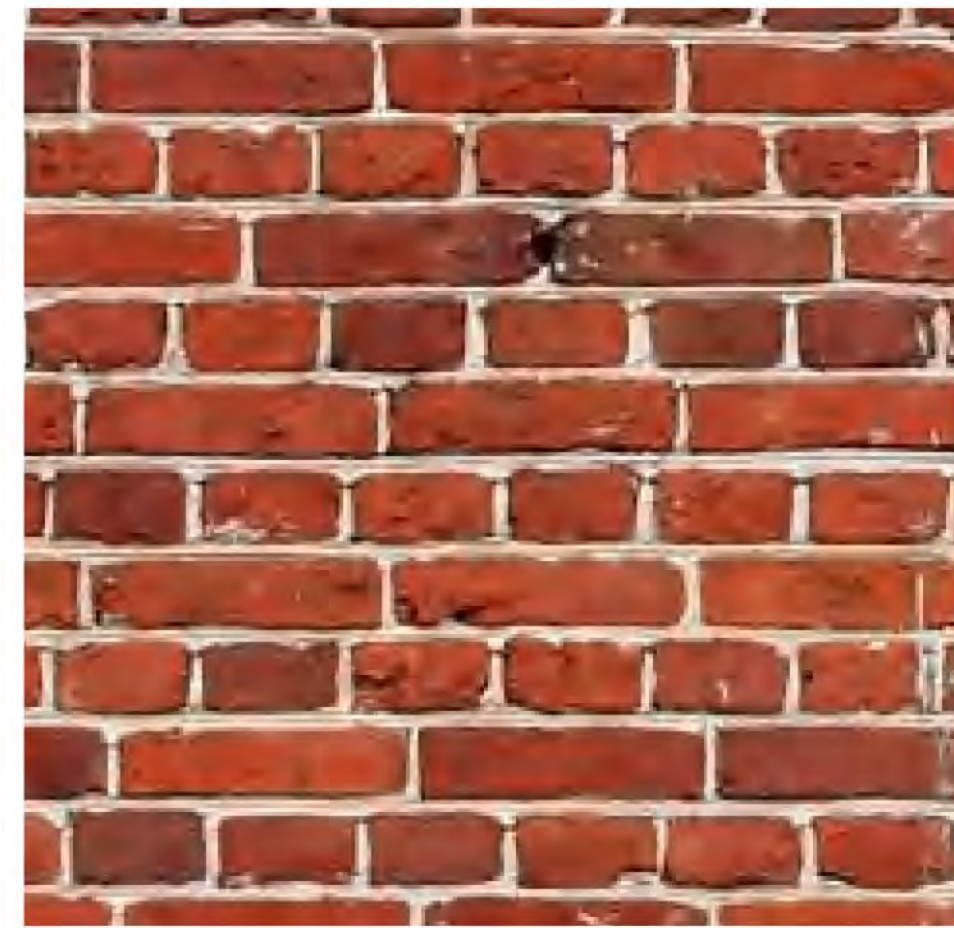
**1. Yellow Brick**

Material: Existing yellow brick to be restored as per LPC. Any new brick to match existing.



**2. Red Brick**

Material: Existing red brick to be restored as per LPC. Any new brick to match existing.



**3. Yellow Stucco**

Material: Stucco, a plaster made from a mix of sand, water, and Portland cement, matched in color to the existing facade.



**4. Terracotta**

Material: Yellow Glazed Terracotta, a durable ceramic material with a glossy finish, matching the original parapet.



**5. Mortar Mix**

Material: Type N Spec Mix, A versatile, pre-blended mortar mix ideal for general use, especially above-grade applications



**6. Copper Cladding**

Material: Copper metal panels used as exterior cladding for both bulkheads.



**7. Unifloor Acoustic Fencing**

Material: In Copper color, designed for enhanced noise reduction and privacy. Made from high-density materials, this fencing offers durability.



**8. SGC Composite Decking**

Material: Vanilla color, a high-performance decking material. It offers durability, low maintenance, and resistance to weathering, rot, and insects.



**9. WAGNER 42" Glass Guard Rail**

Material: A sleek and modern guard rail system featuring 42-inch high tempered glass panels for safety and unobstructed views.



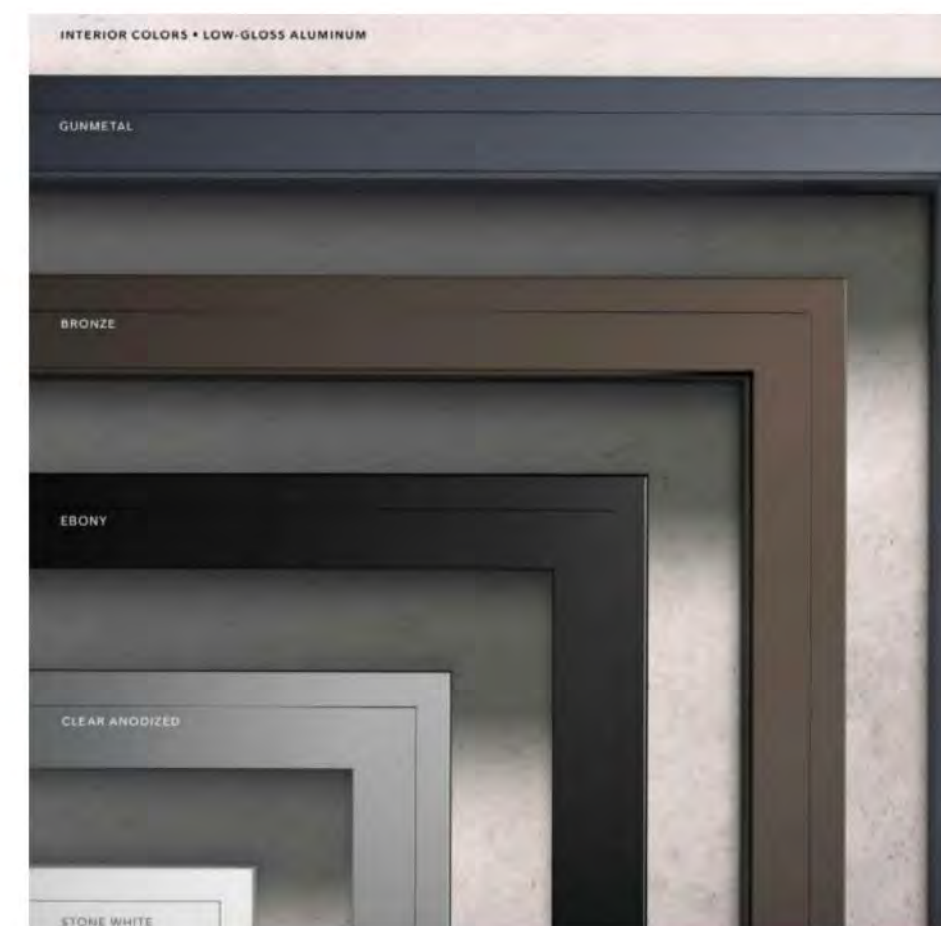
**10. Marvin Modern Doors**

Material: featuring a slim, minimalist frame design that maximizes glass area and enhances natural light.



**11. Marvin Modern Windows**

Material: High Density Fiberglass, Finish -Ebony



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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:  
**PROPOSED ROOFTOP ADDITION MATERIAL LIST**

SEAL & SIGNATURE	DATE:	06/10/2024
	DRAWN BY:	GR
	CHK BY:	T.VAIL
	SCALE:	AS NOTED
	DRAWING NUMBER:	<b>L26</b>







PHOTO #1

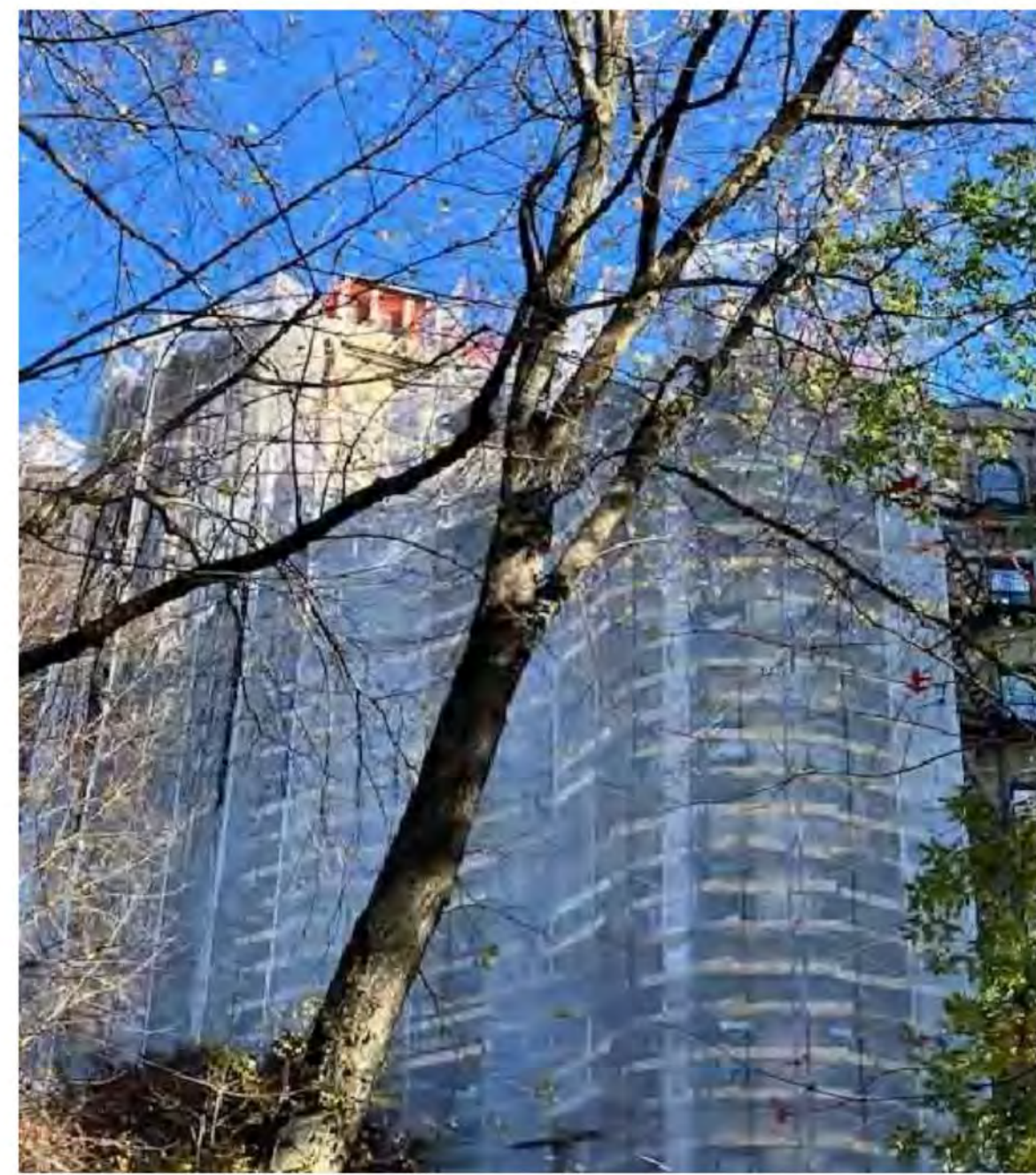


PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5

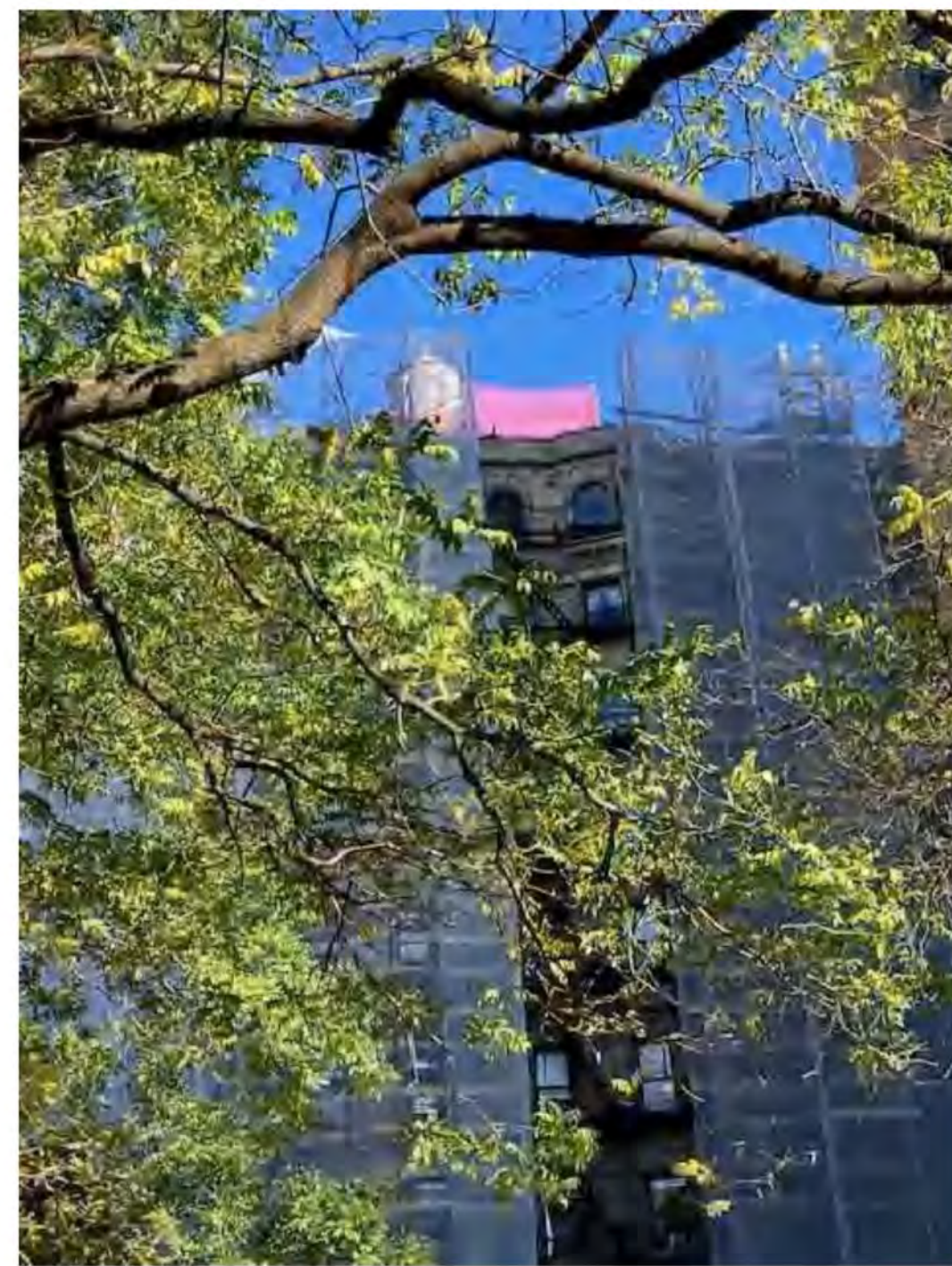


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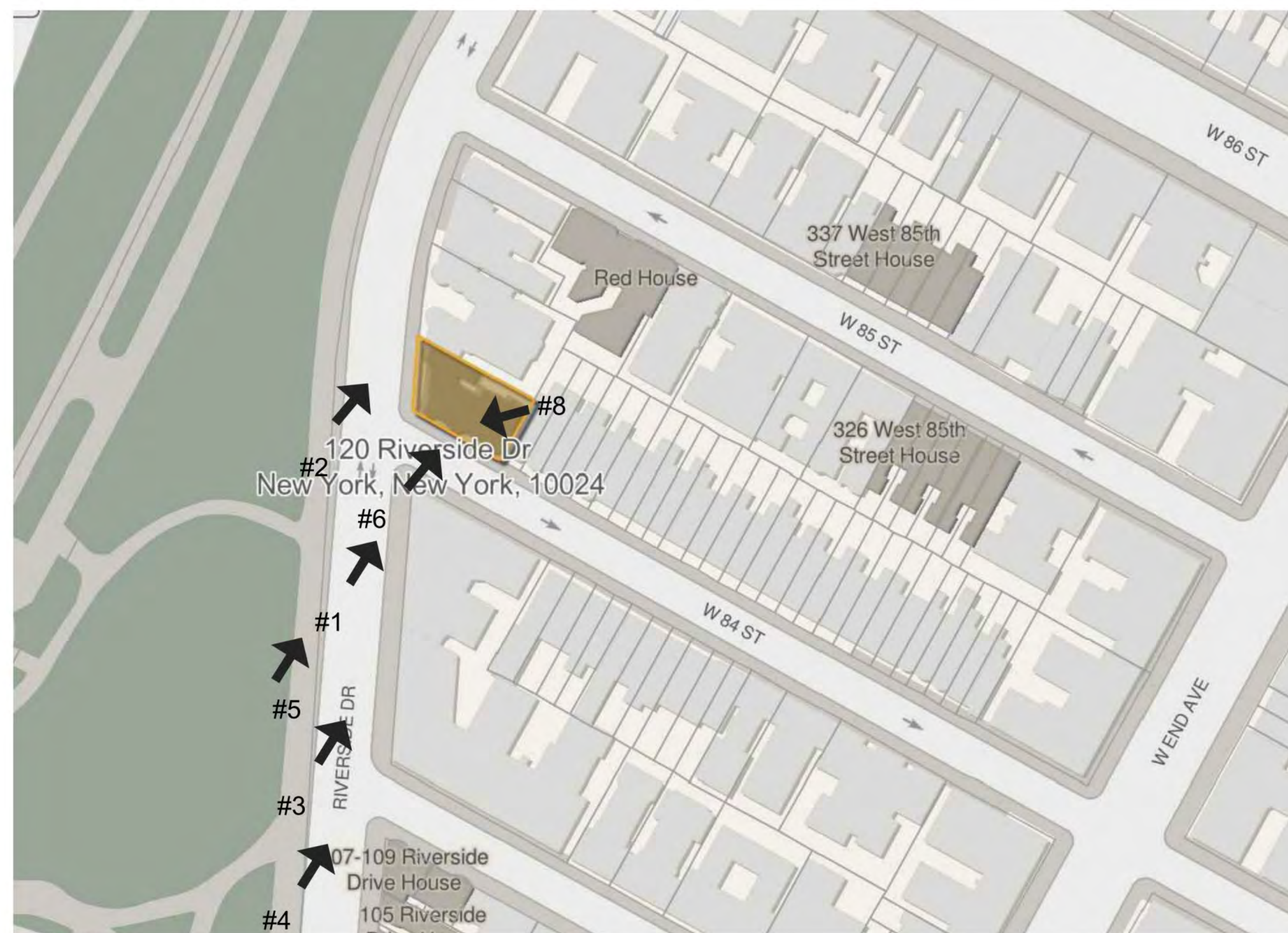


PHOTO #7



PHOTO #8

PHOTO KEY PLAN



#7

PHOTO TAKEN FROM PIER  
AT 68TH ST. RIVERSIDE  
BOULEVARD



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ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

MOCK UP PHOTOS  
AND PHOTO KEY PLAN

SEAL & SIGNATURE



DATE: 06/10/2024  
DRAWN BY: GR  
CHK BY: T.VAIL  
SCALE: AS NOTED  
DRAWING NUMBER:

L27





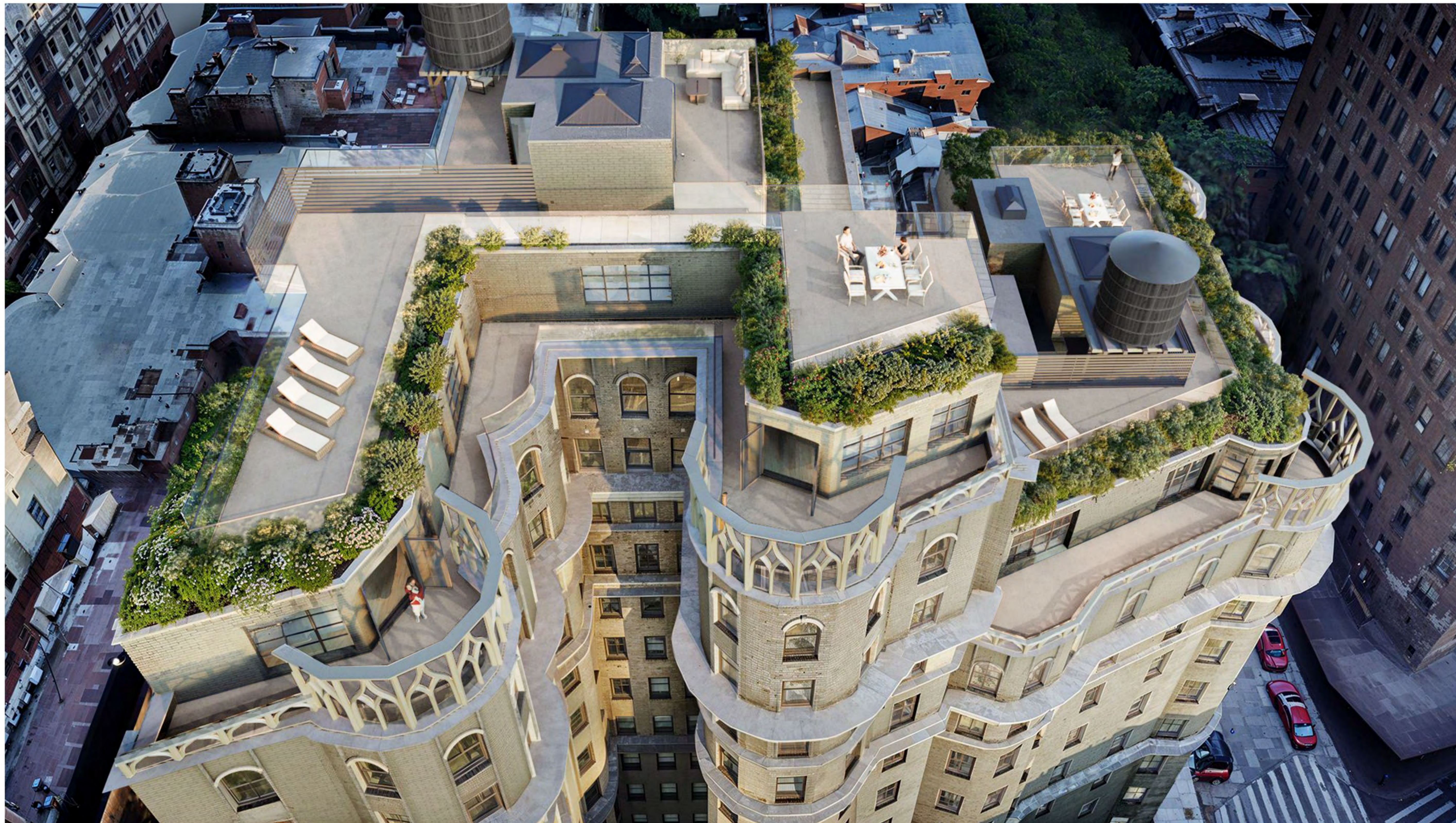




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08/05/2024	1	ISSUED FOR LPC REVIEW	PK

ROOFTOP ADDITION  
120-125 RIVERSIDE DRIVE  
NEW YORK, NEW YORK 10024

DWG. TITLE:

AERIAL VIEW  
RENDERING

SEAL & SIGNATURE



DATE: 06/10/2024  
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