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Master Plan For Window Replacement

277 West End Avenue - West End Collegiate Historic District

Application Material To



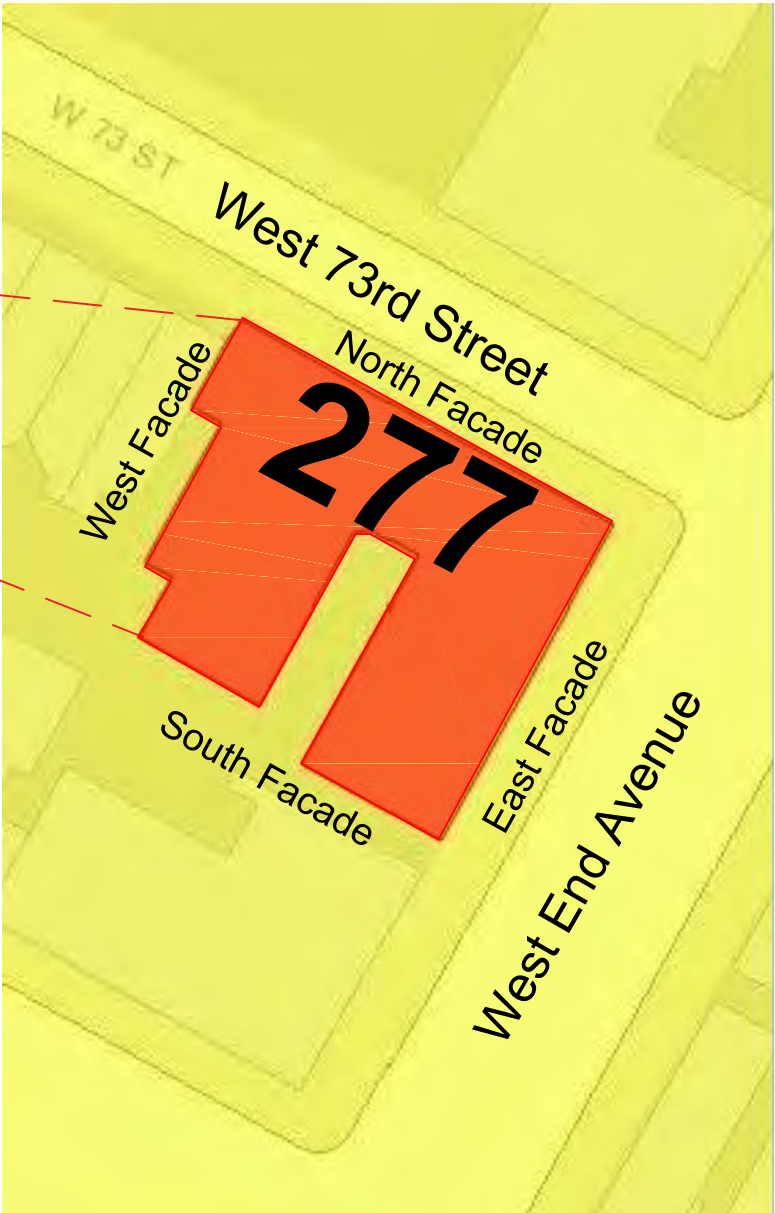
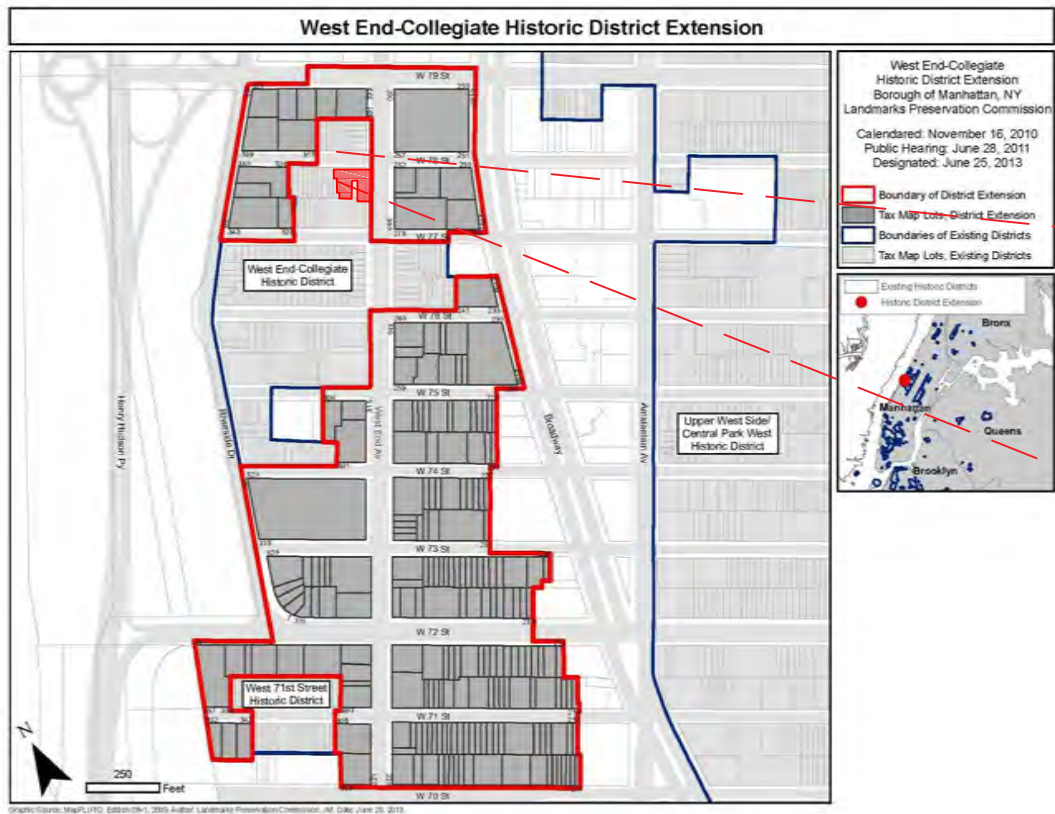
PROPOSED MASTER PLAN

IN THE MATTER OF REPLACING EXISTING WINDOWS AT 277 WEST END AVENUE ,NEW YORK, NY 10023

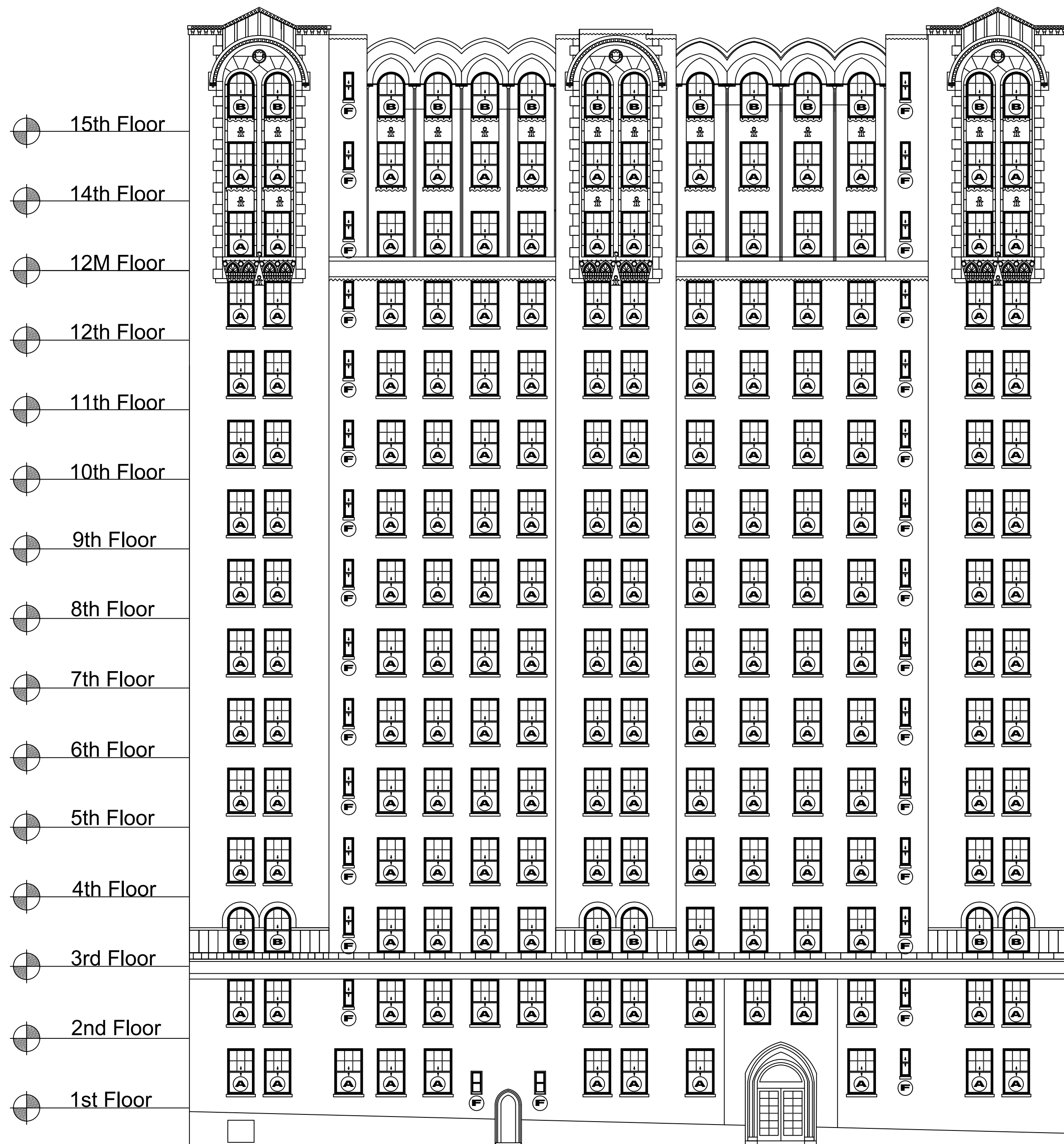
 HISTORIC DISTRICT MAP
N.T.S.

 LOCATION MAP
N.T.S. **277 West End Avenue**

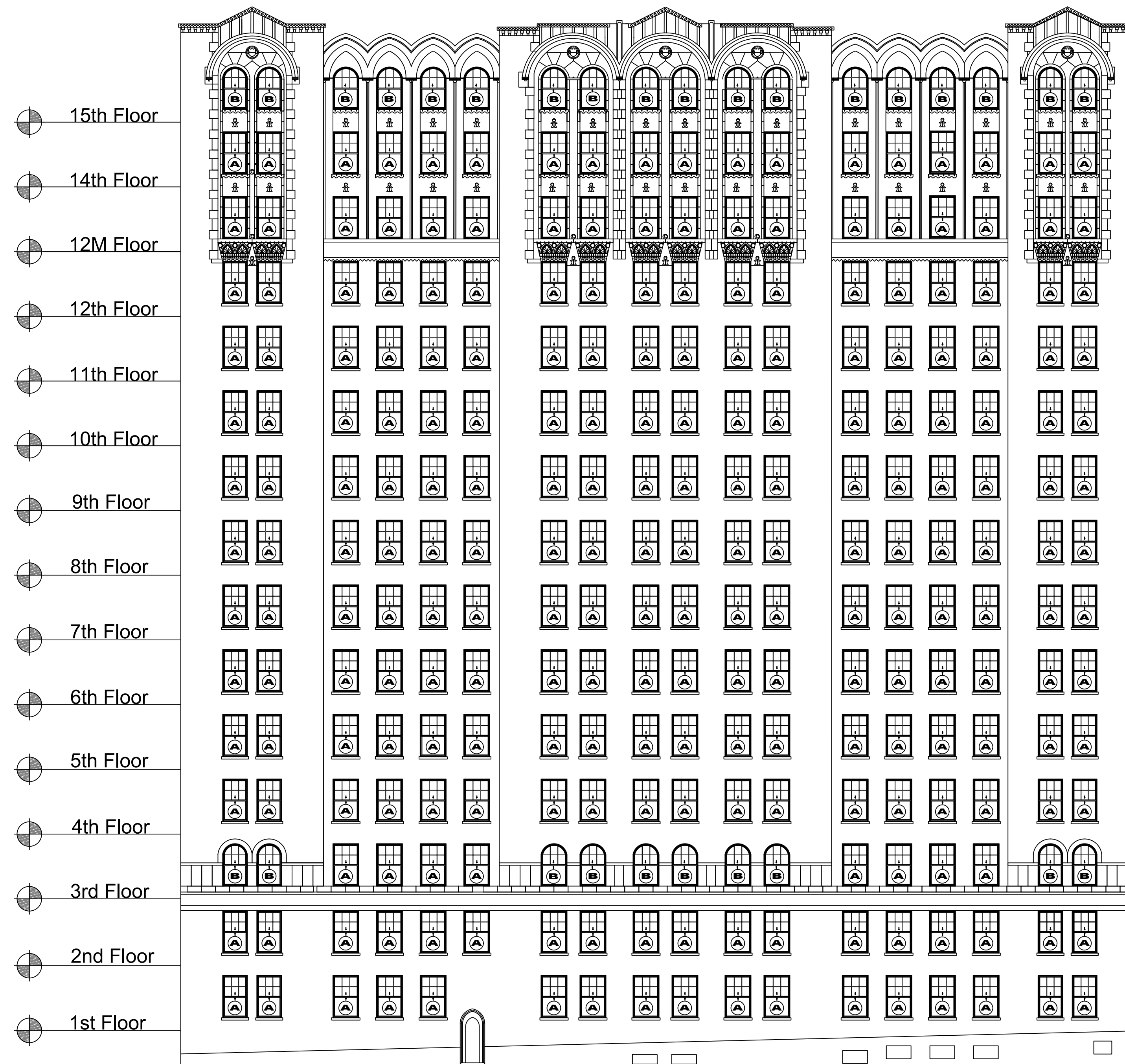
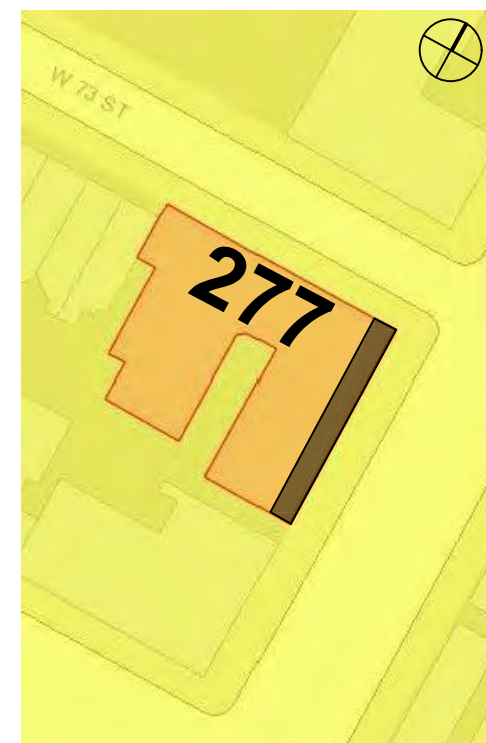
TAX BUILDING PHOTO (1940)
TITLE SHEET:



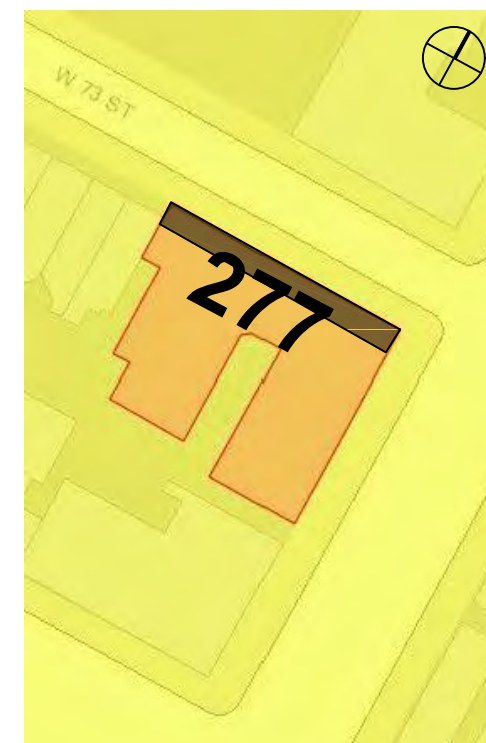
CLIENT APPROVAL



H1 Historic East Front Facade
Scale : 3/32 = 1'0" West End Avenue



H2 Historic North Front Facade
Scale : 3/32 = 1'0" West 73rd Street

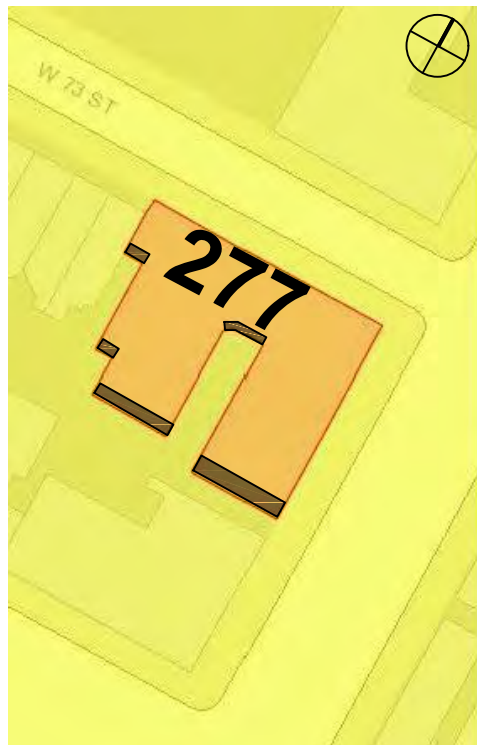
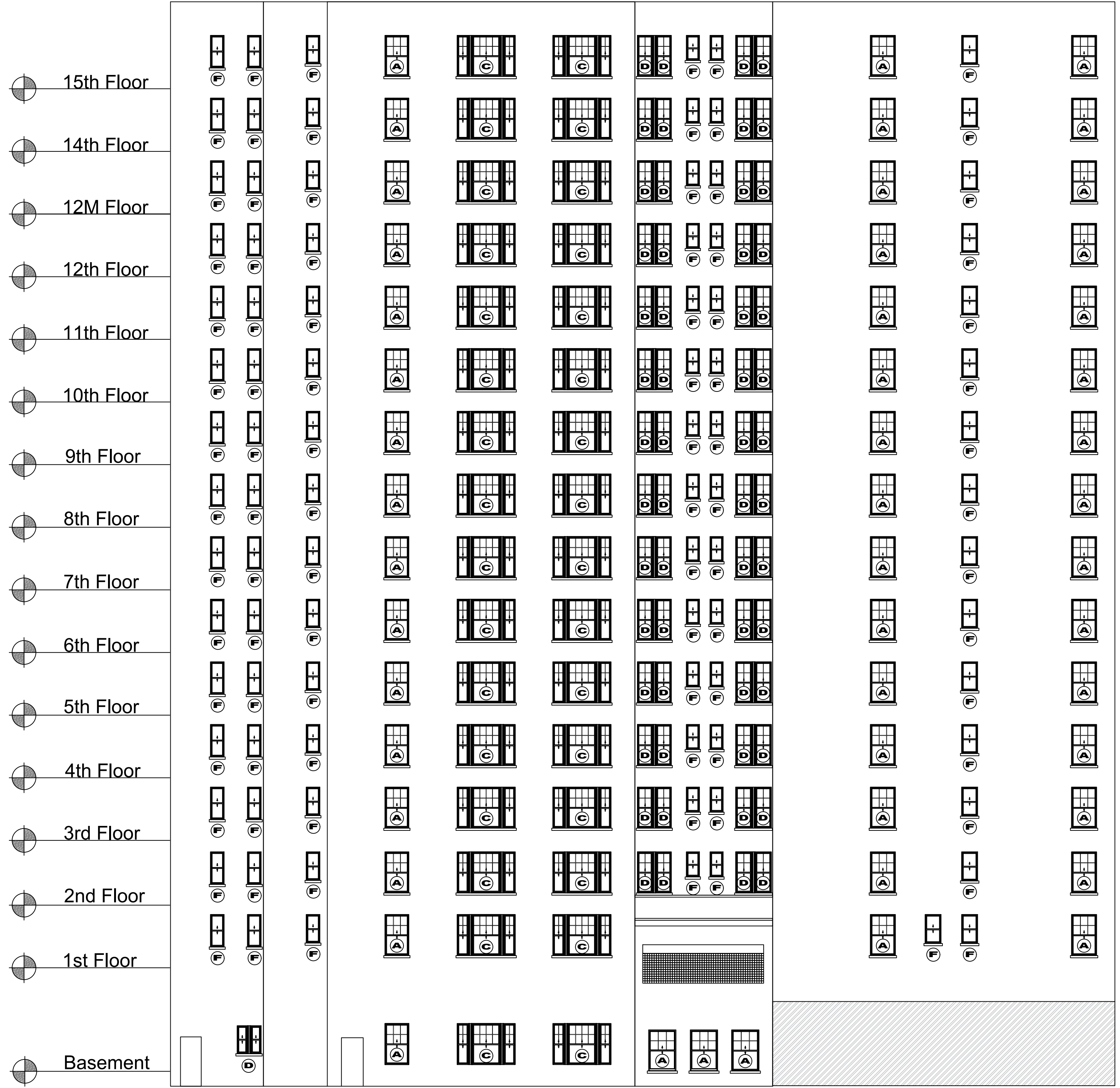
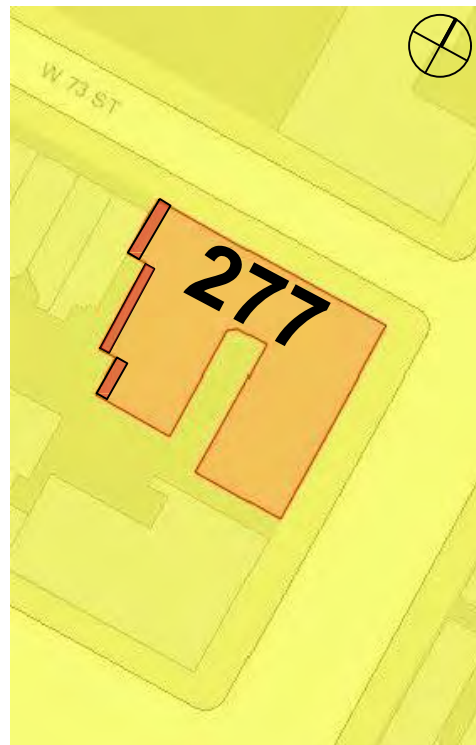
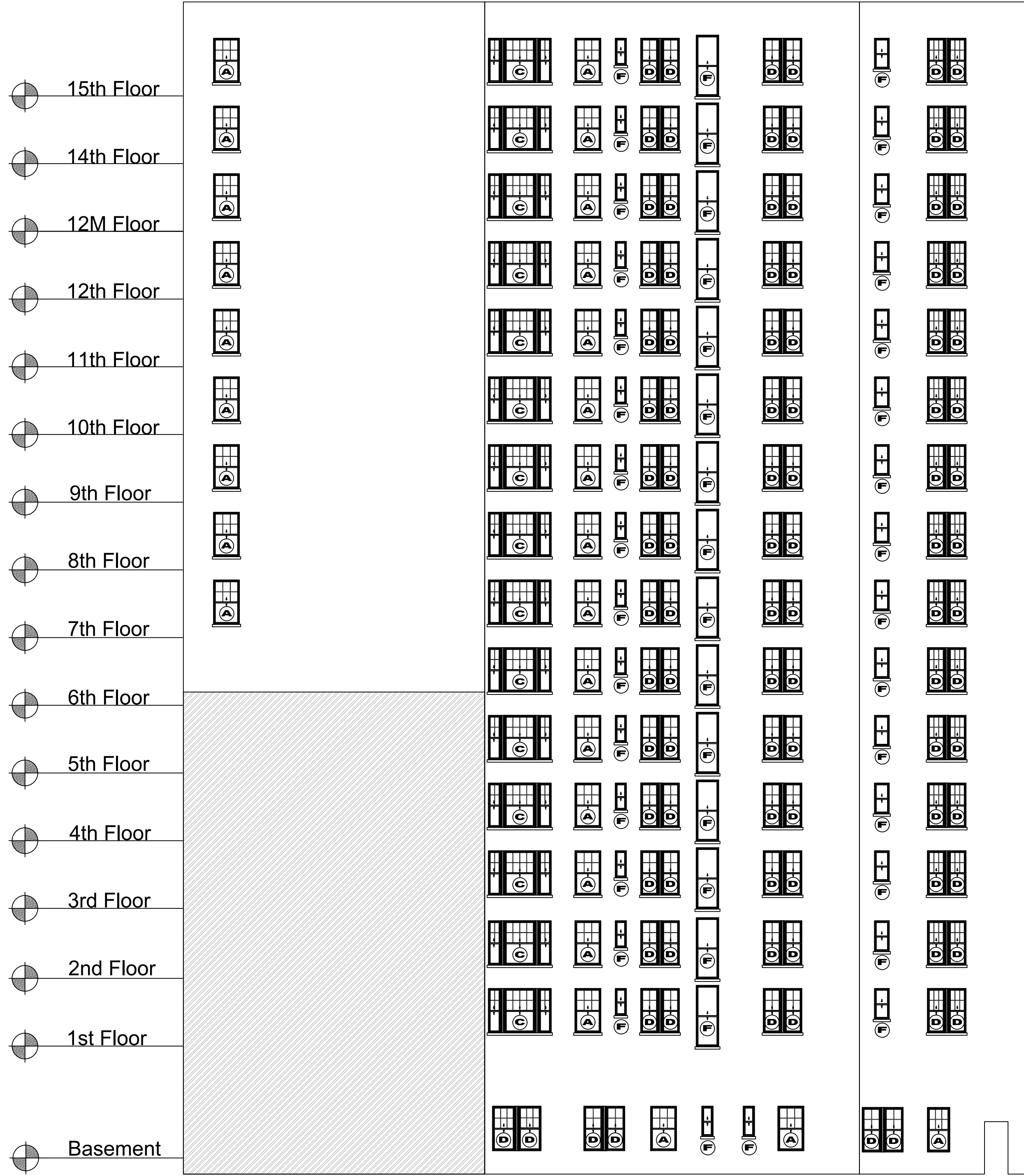


Drawing Title:
Historic Building
Elevations
North & East Facades

Project Name and Address:
Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez
Date: 11/8/2016
Scale: 3/32" = 1'-0"

Sheet:
EL-H1
Sheet 2 of 16



Drawing Title:

Historic Building
Elevations
West & South Facades

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez

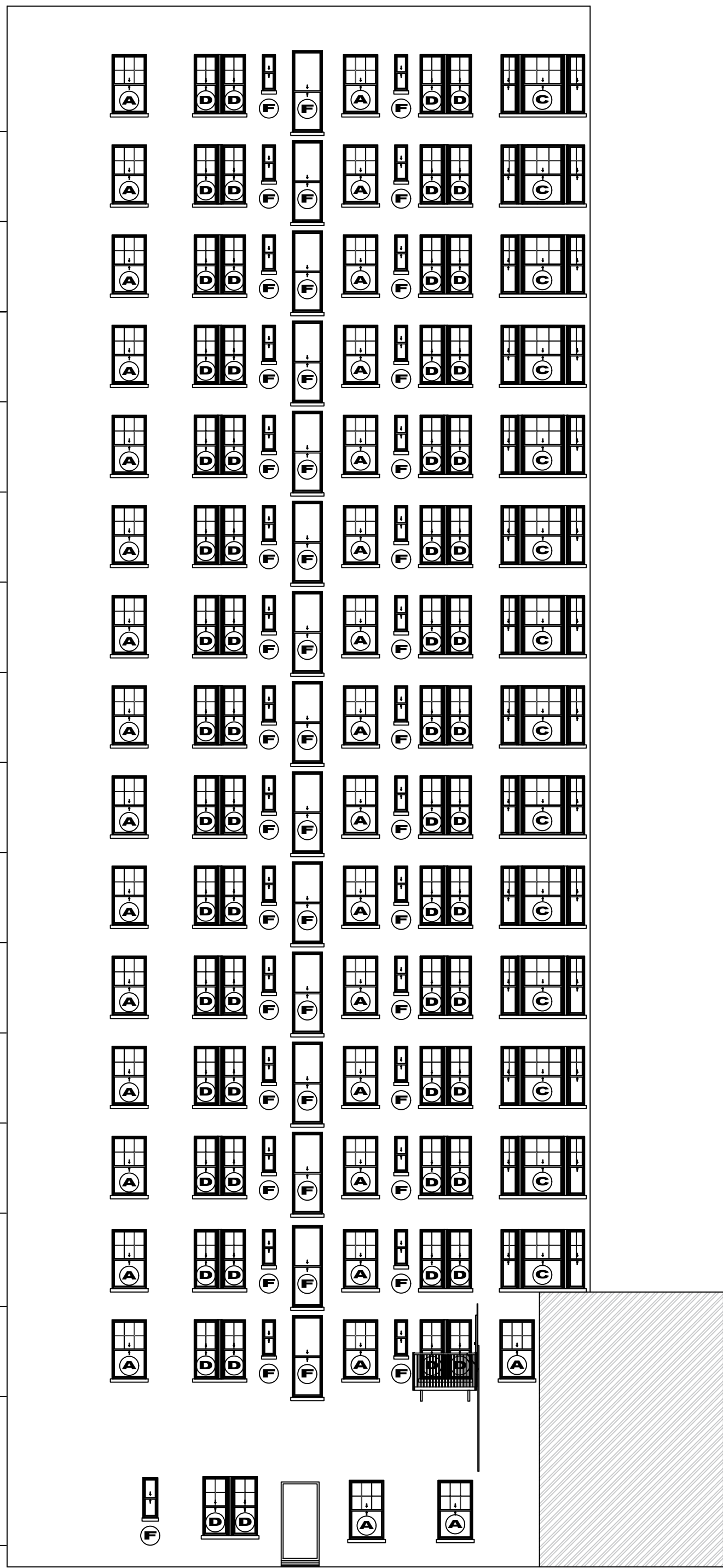
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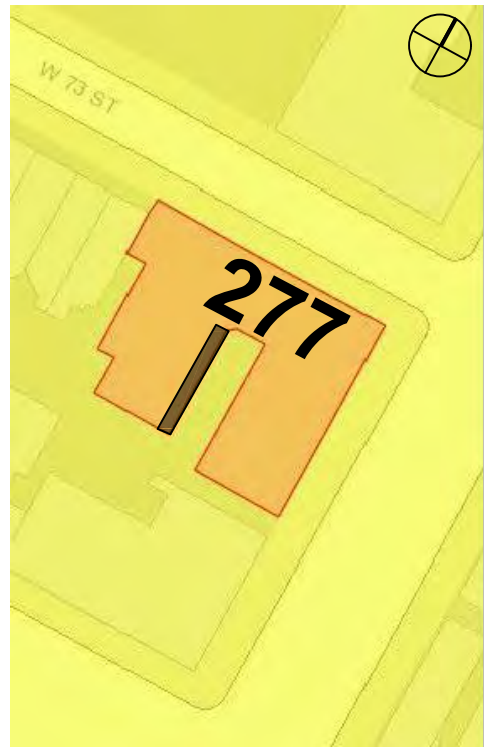
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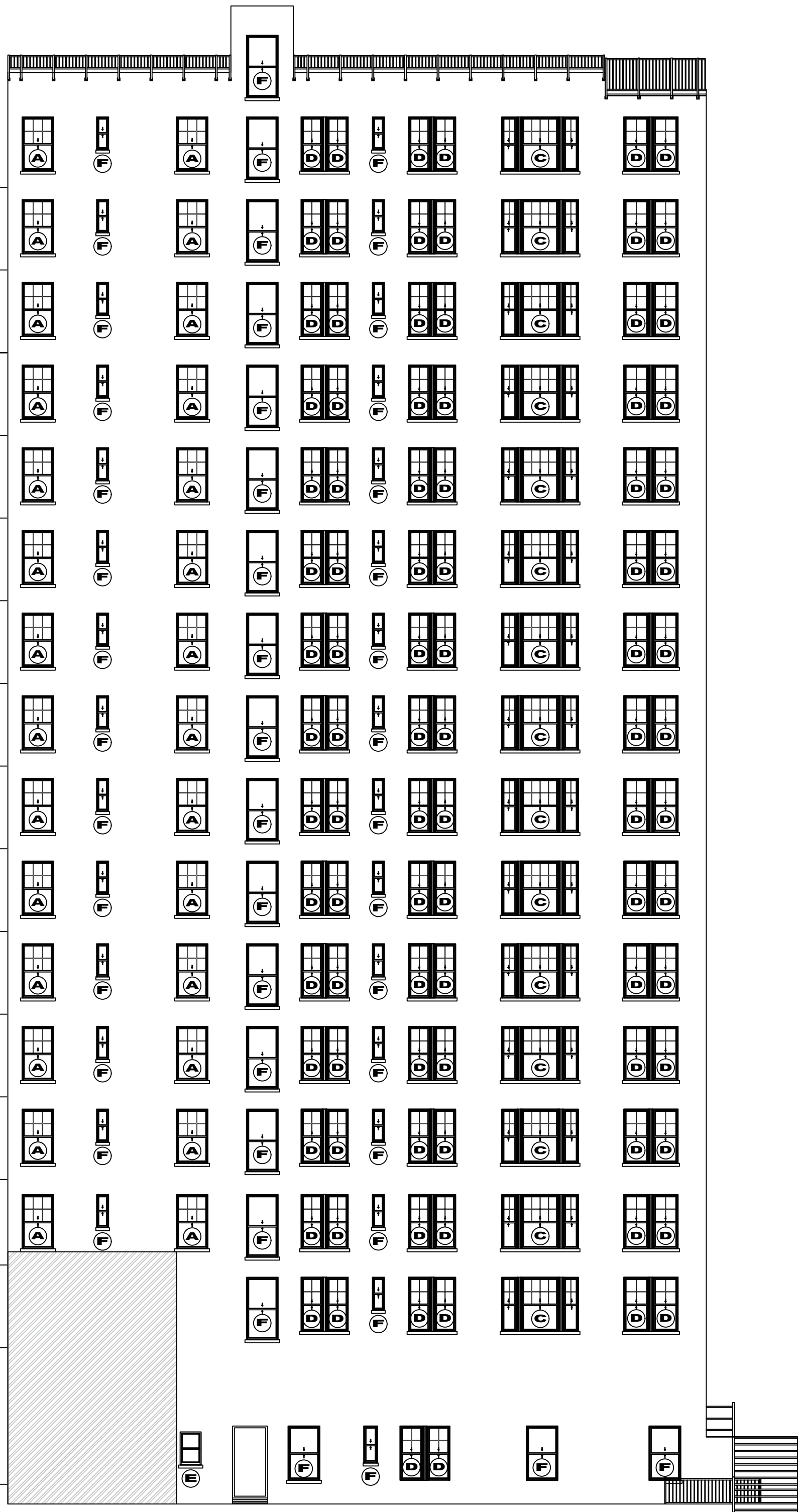
15th Floor
14th Floor
12M Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Basement



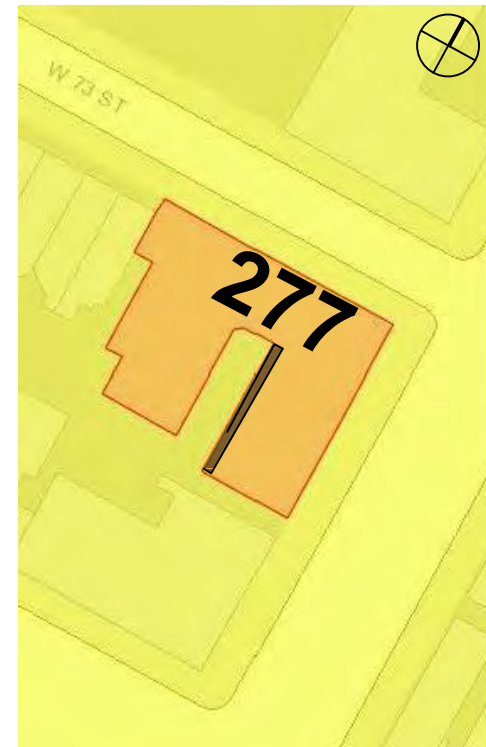
H5 Historic East Facade (Inner Courtyard)
Scale : 3/32 = 1'0"



15th Floor
14th Floor
12M Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Basement



H6 Historic West Facade (Inner Courtyard)
Scale : 3/32 = 1'0"



Drawing Title:

Historic Building
Elevations
East & West Facades

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez

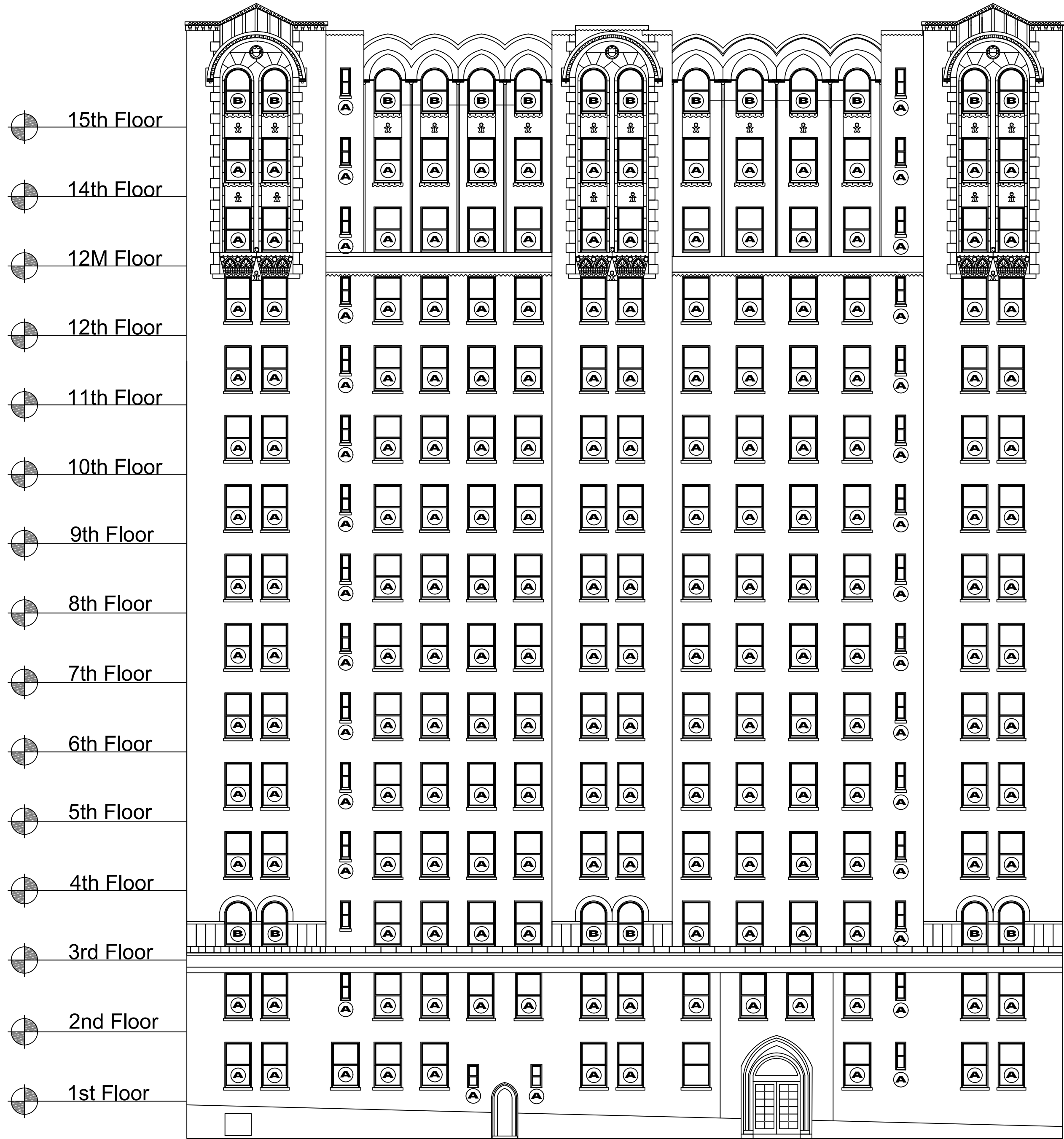
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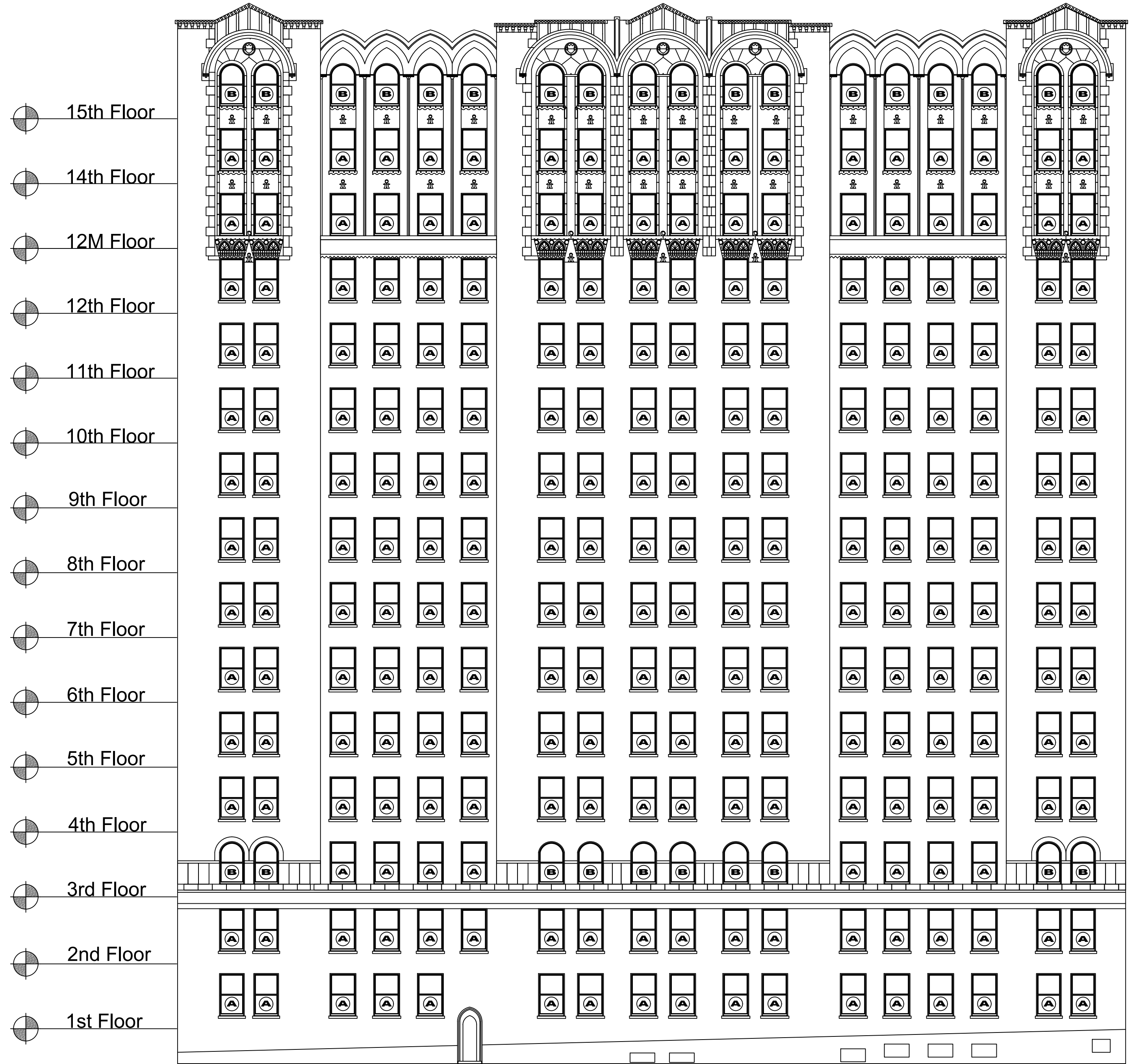
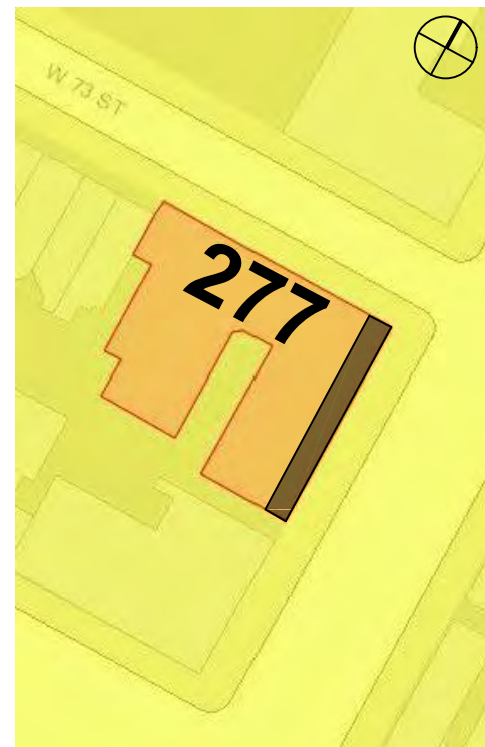
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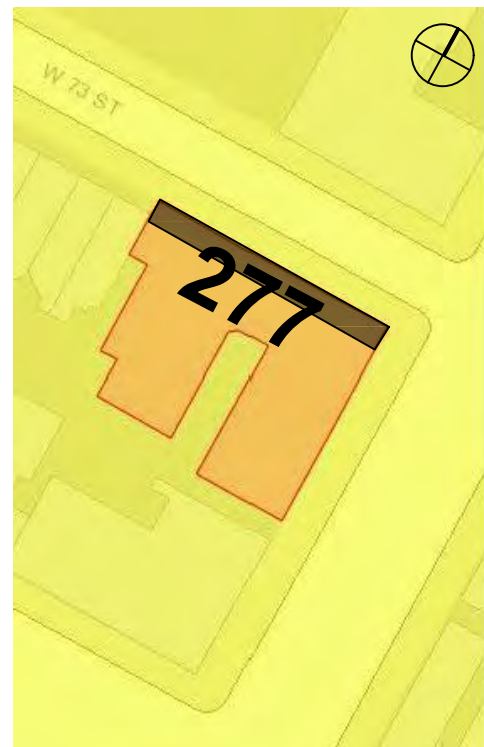
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E1 Existing East Front Facade
Scale : 3/32 = 1'0" West End Avenue



E2 Existing North Front Facade
Scale : 3/32 = 1'0" West 73rd Street

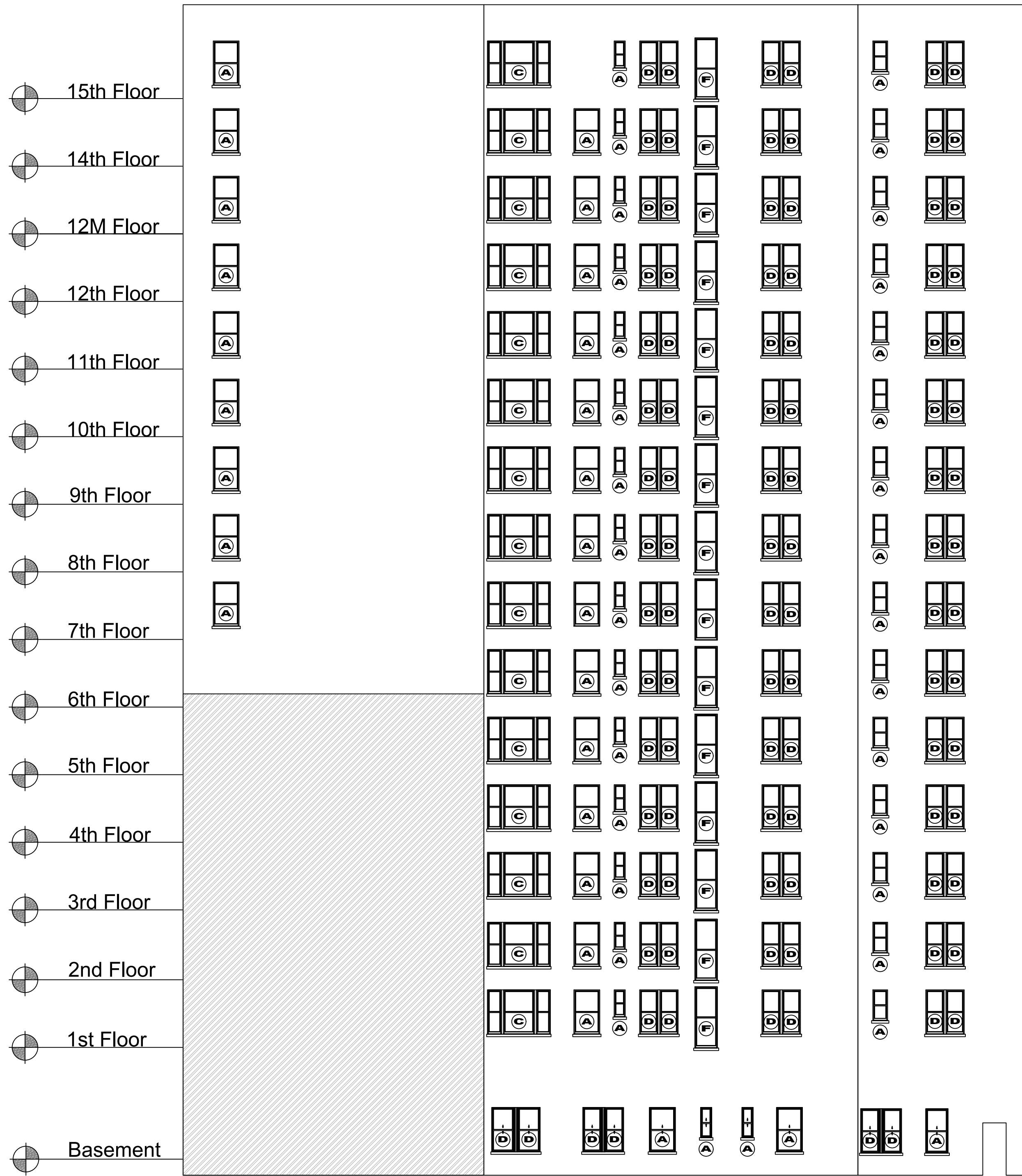


Drawing Title:
Existing Building
Elevations
North & East Facades

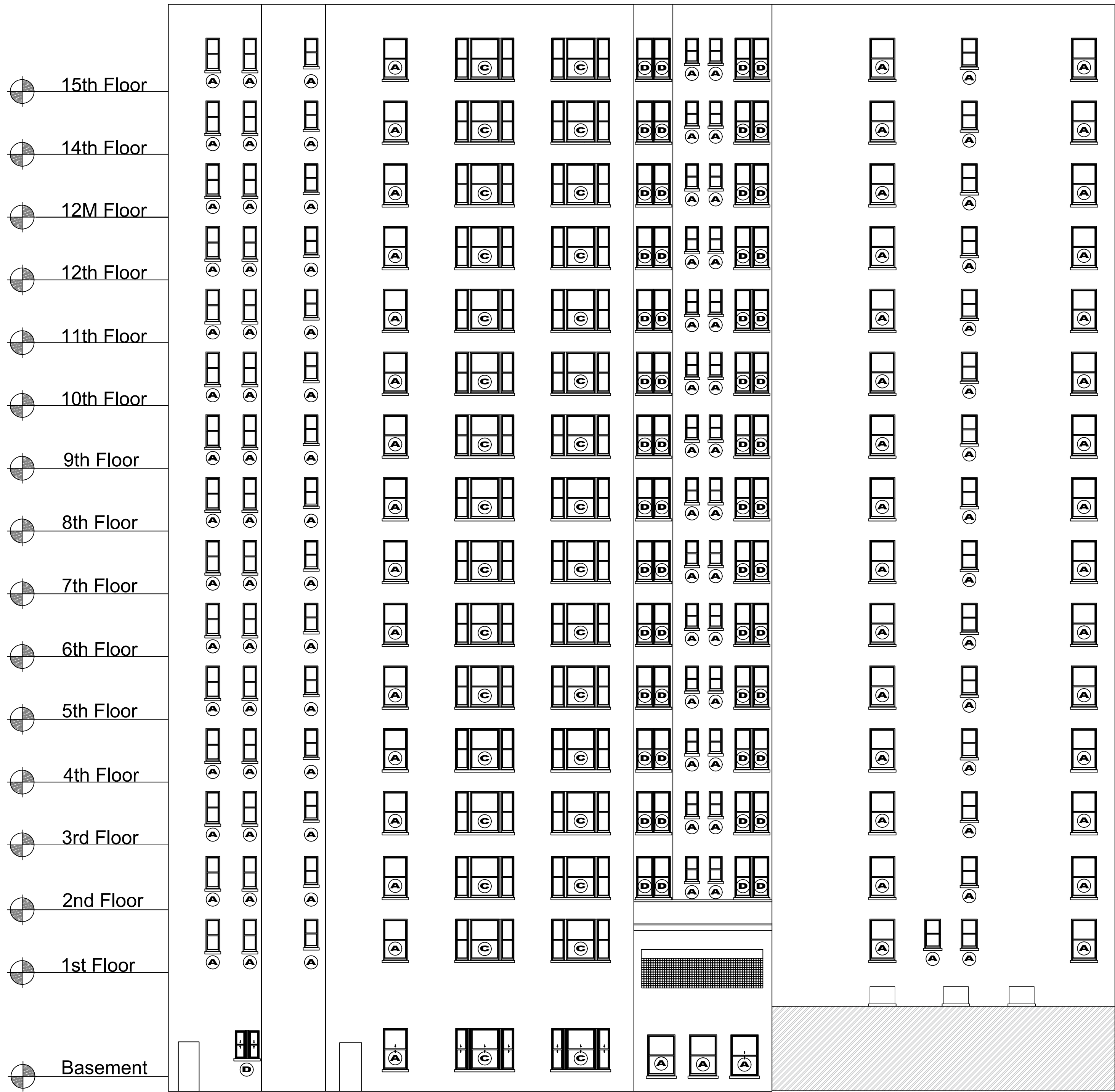
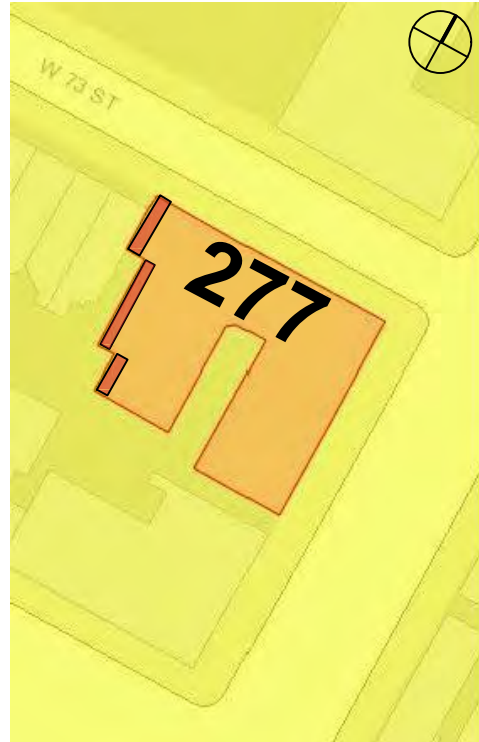
Project Name and Address:
Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez
Date: 11/8/2016
Scale: 3/32" = 1'-0"

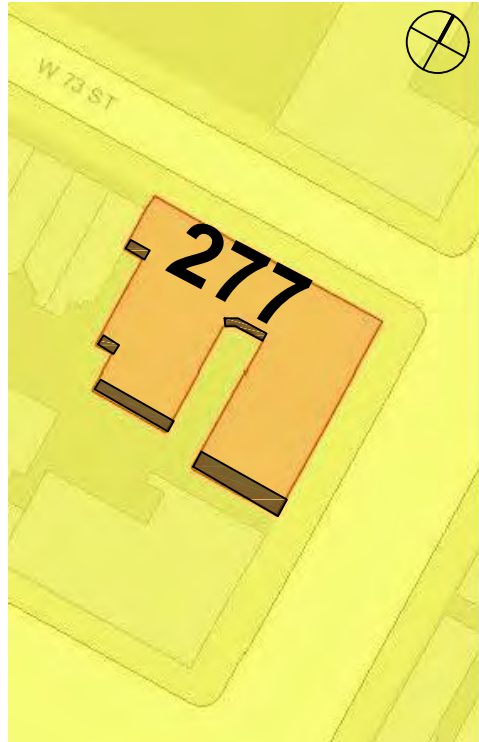
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EL-E1
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E3 Existing West Facade
Scale : 3/32 = 1'0"



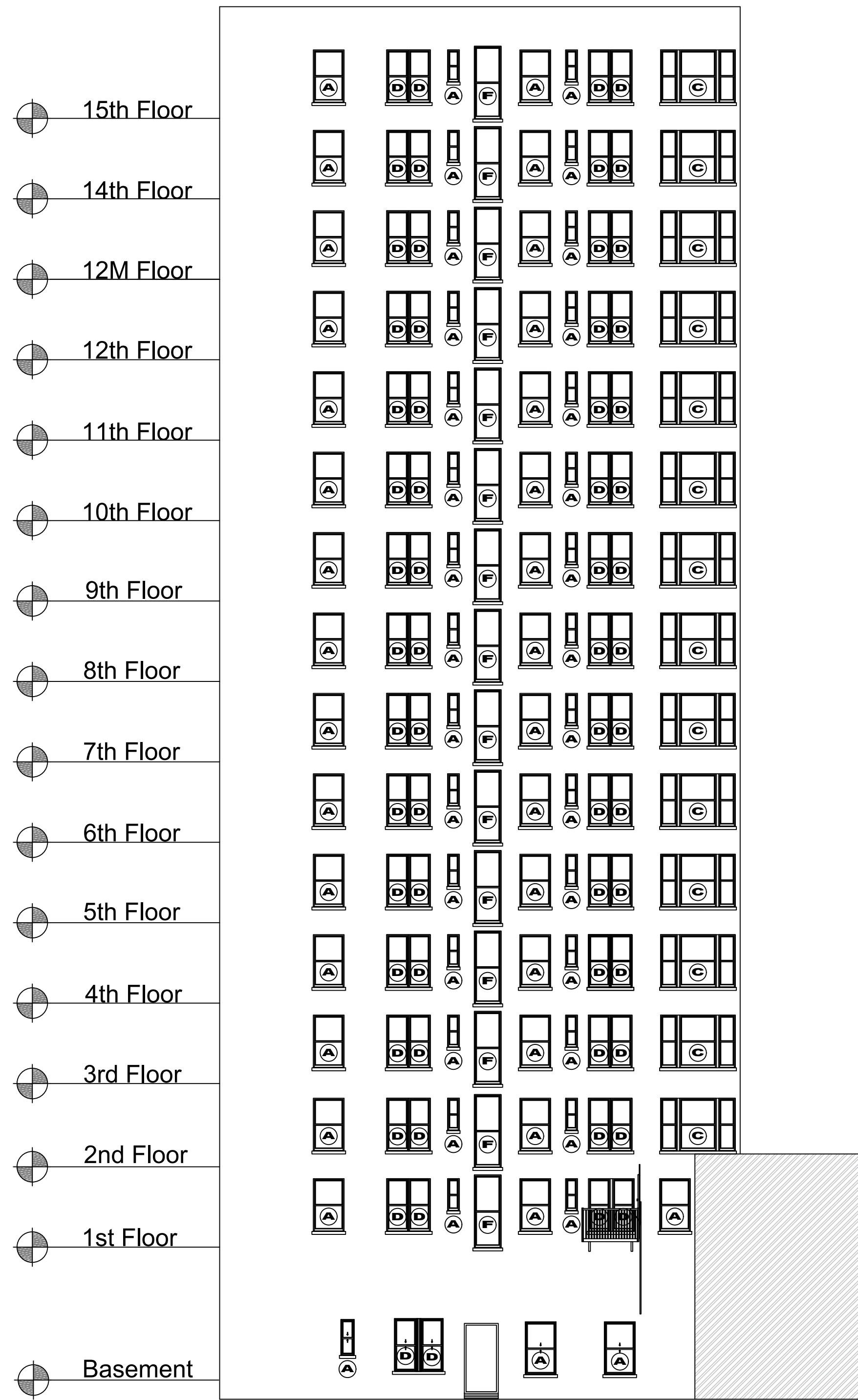
E4 Existing South Facade (Inner Courtyard)
Scale : 3/32 = 1'0"



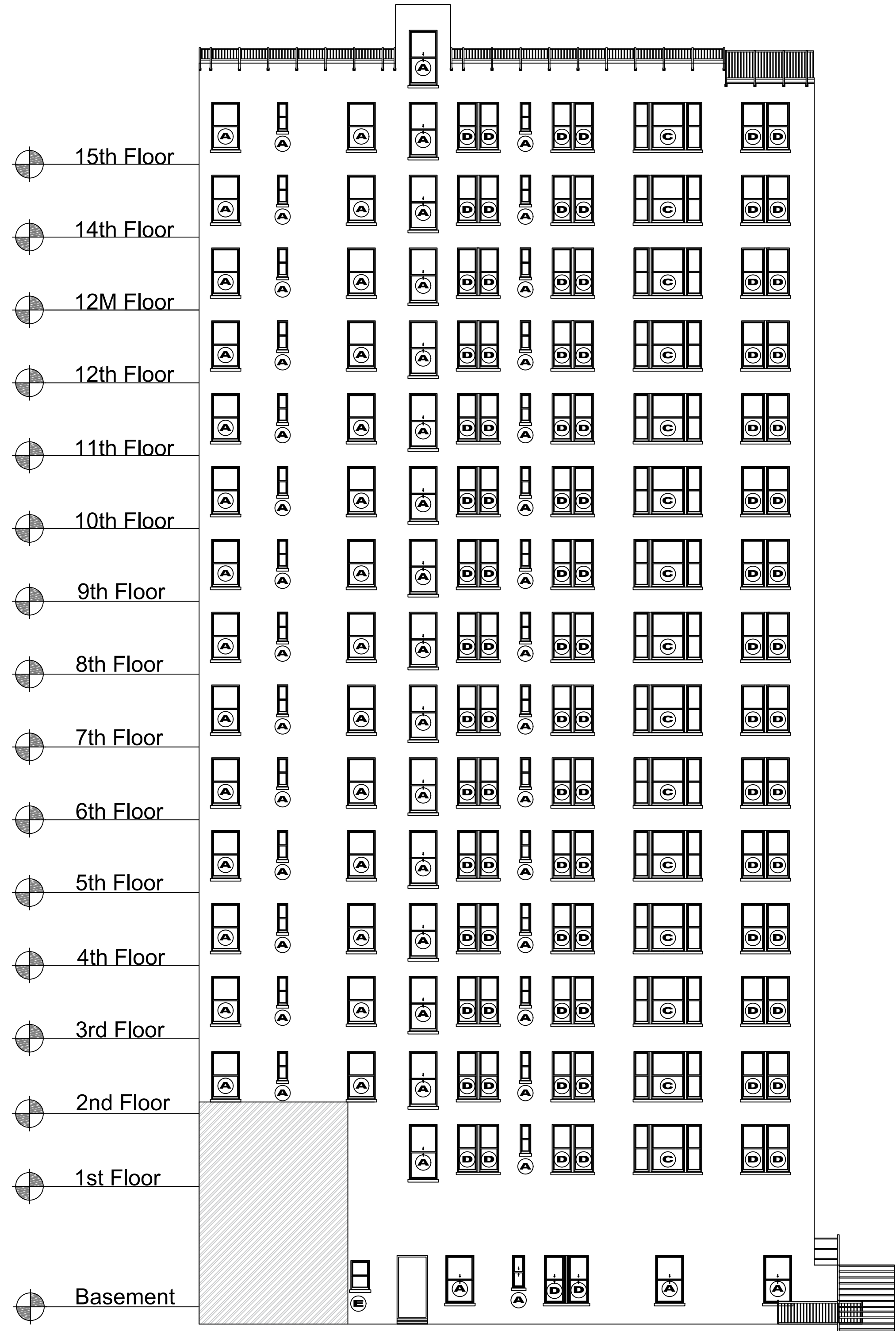
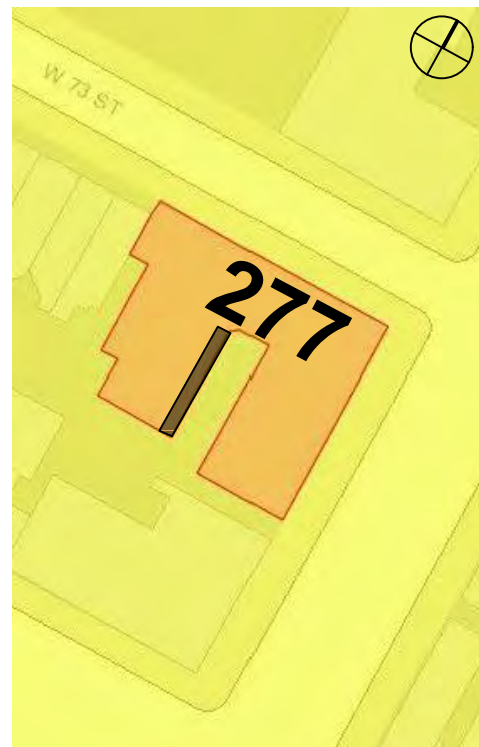
Drawing Title:
Existing Building Elevations
West & South Facades

Project Name and Address:
Master Plan
277 West End Avenue
New York, NY 10023

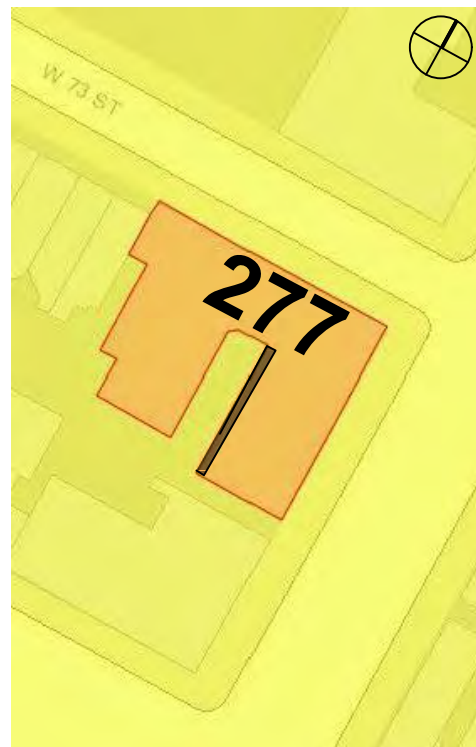
Drw: C.Gonzalez
Date: 11/8/2016
Scale: 3/32" = 1'-0"



E5 Existing East Facade (Inner Courtyard)
Scale : 3/32" = 1'0"



E6 Existing West Facade (Inner Courtyard)
Scale : 3/32" = 1'0"

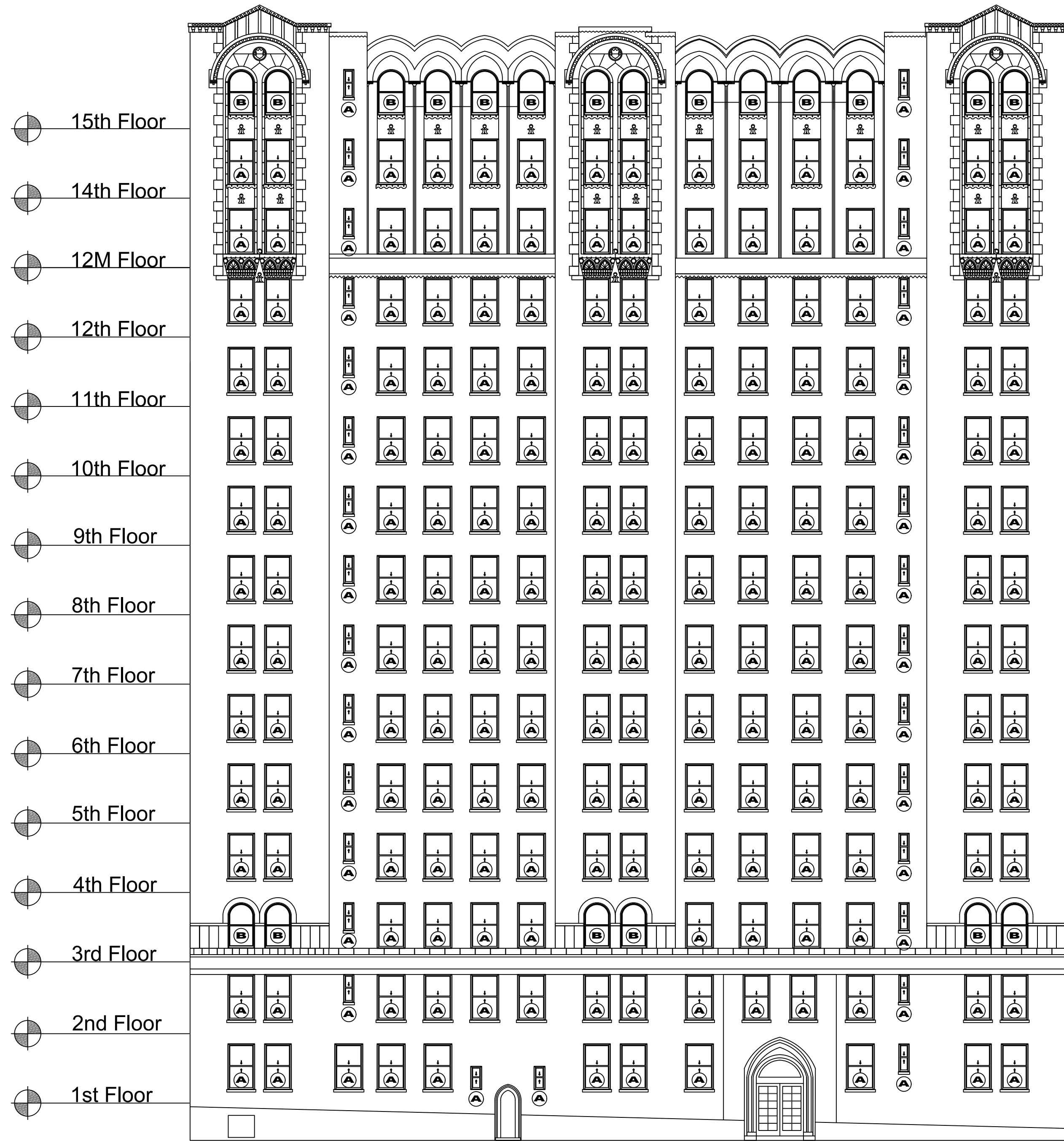


Drawing Title:
**Existing Building
Elevations
North & East Facades**

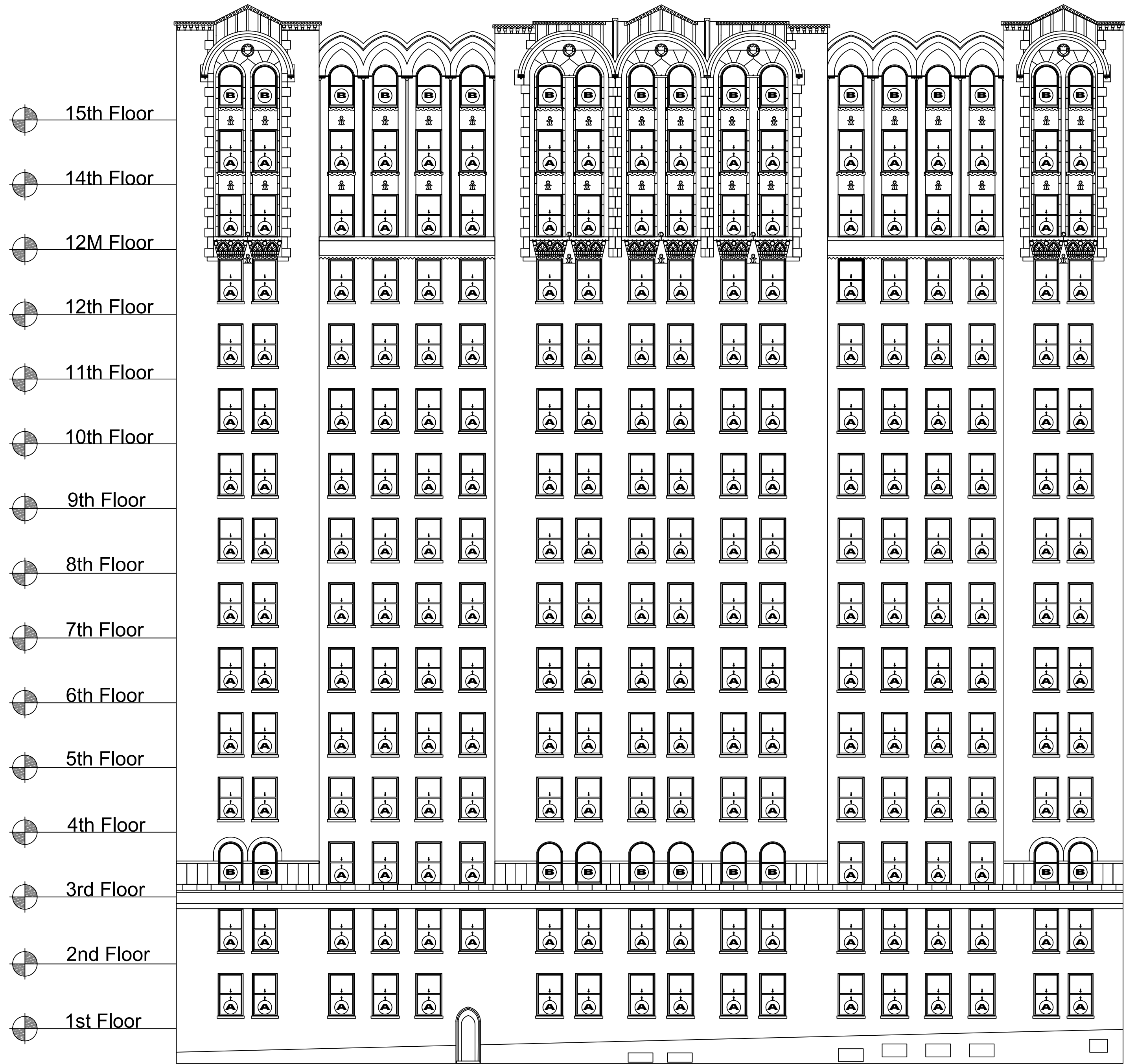
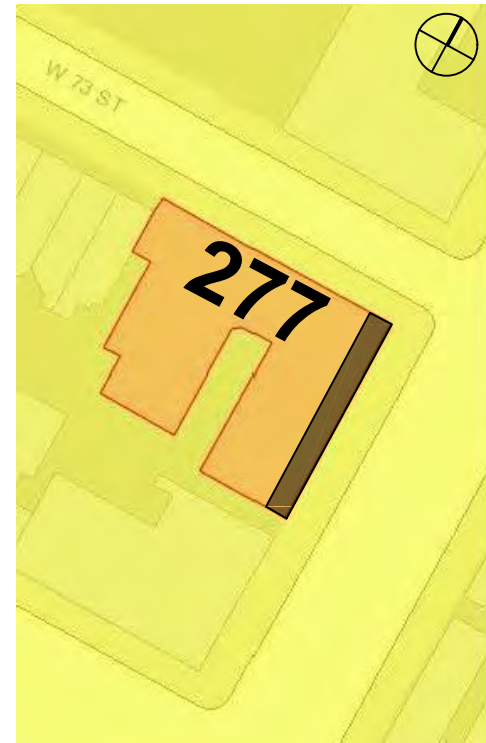
Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw: C.Gonzalez
Date: 11/8/2016
Scale: 3/32" = 1'-0"

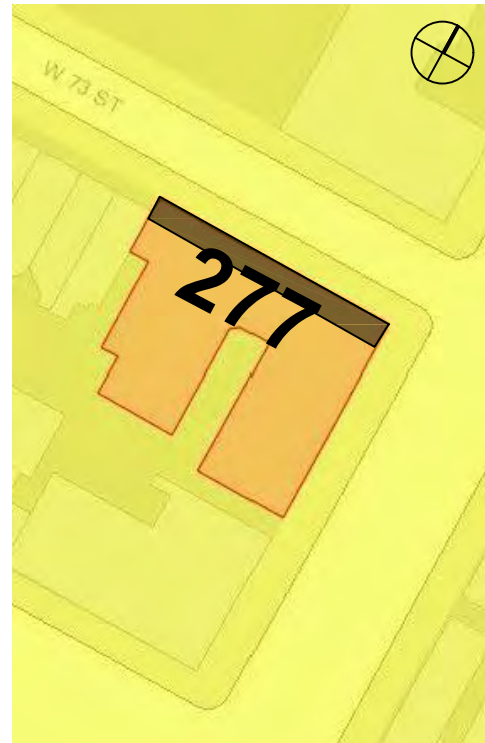
Sheet:
EL-E3
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P1 Proposed East Front Facade
Scale : 3/32 = 1'0" West End Avenue



P2 Proposed North Front Facade
Scale : 3/32 = 1'0" West 73rd Street

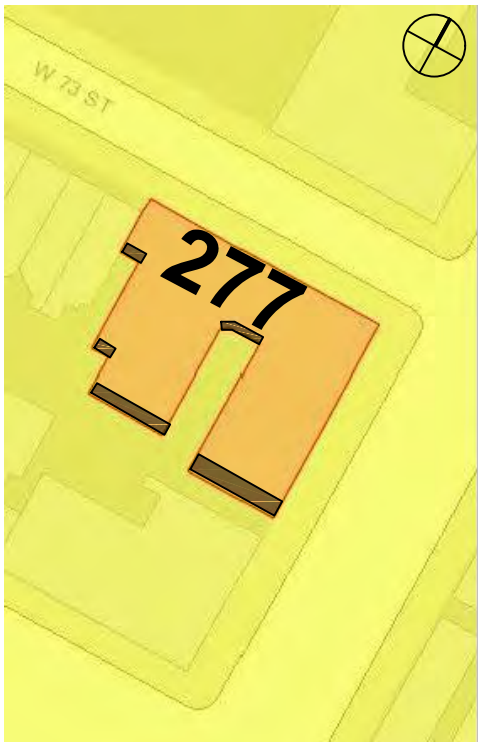
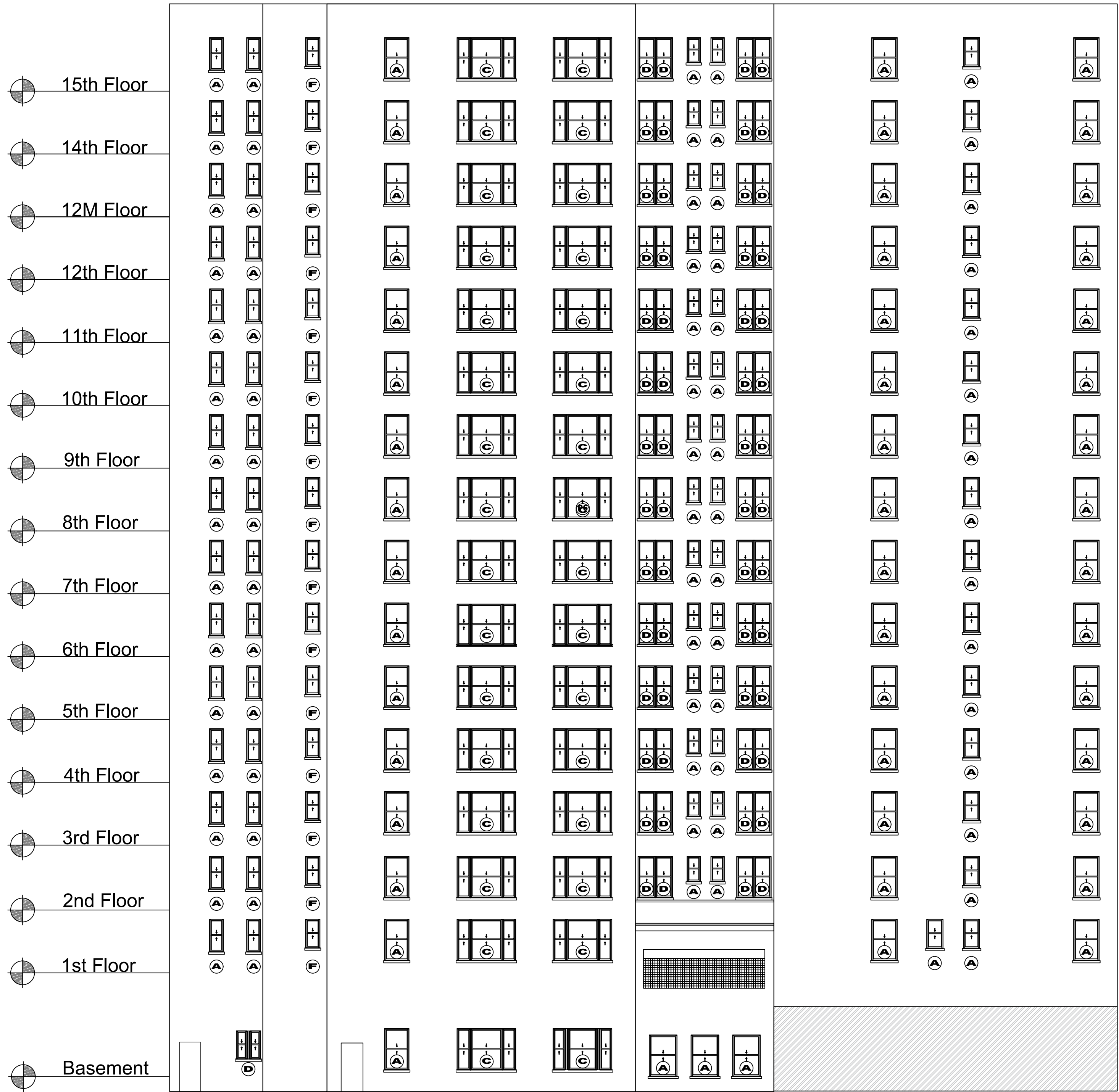
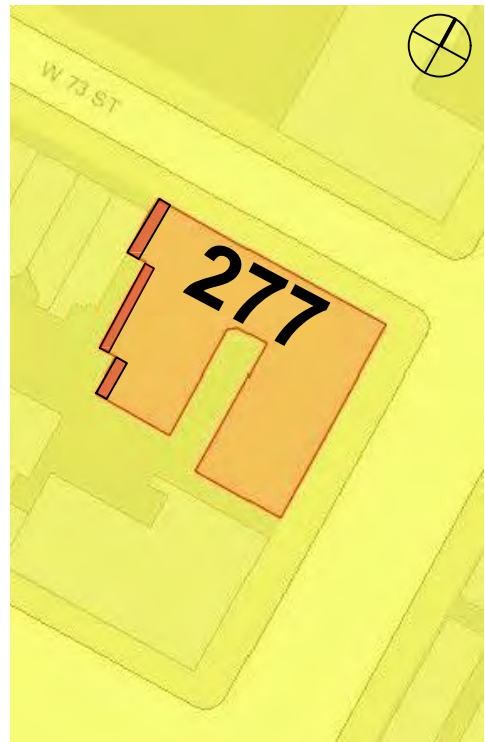
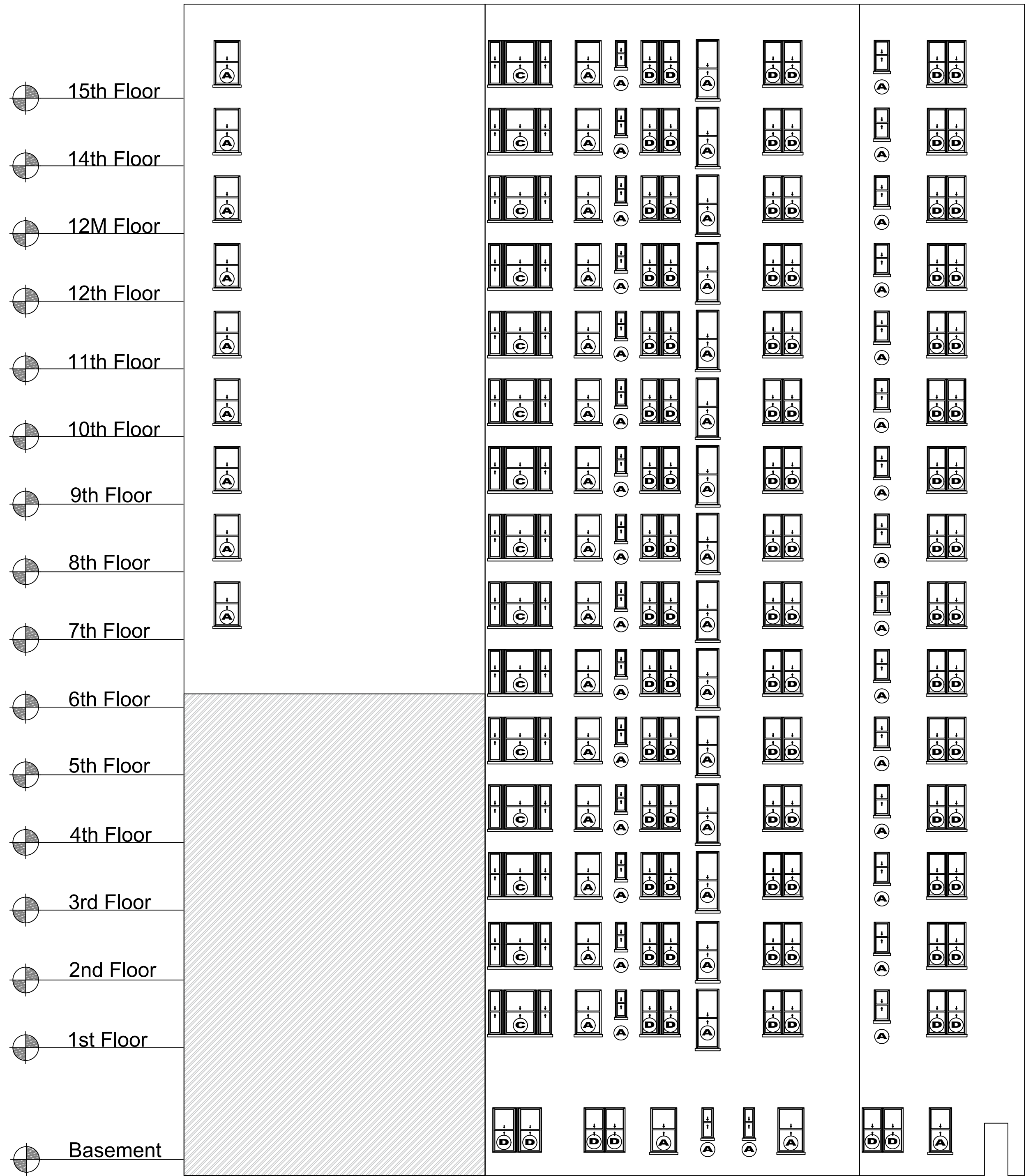


Drawing Title:
**Proposed Building
Elevations
North & East Facades**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw: C.Gonzalez
Date: 11/8/2016
Scale: 3/32" = 1'-0"

Sheet:
EL-P1
Sheet 8 of 16



Drawing Title:

Proposed Building
Elevations
North, East, West &
South Facades

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez

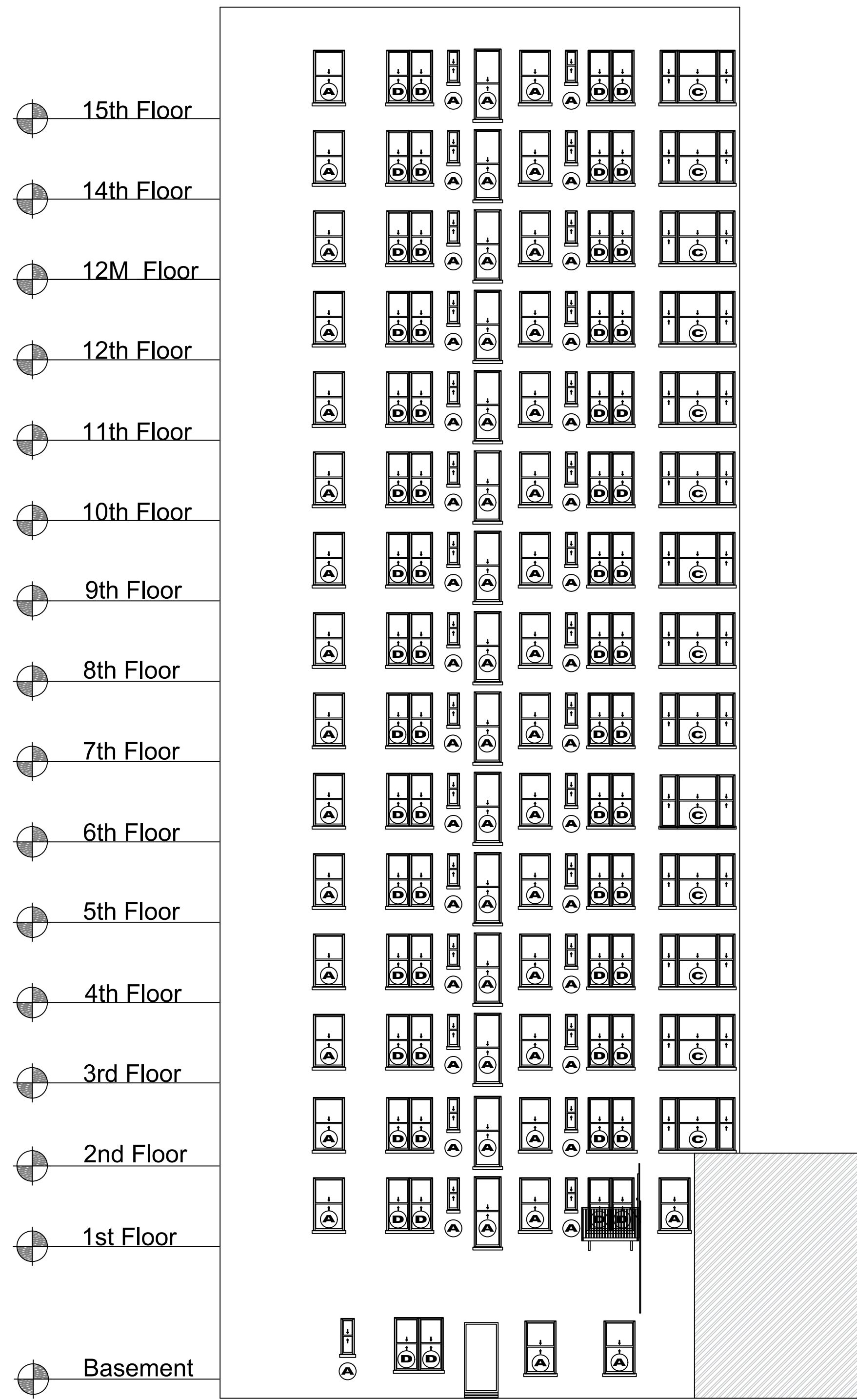
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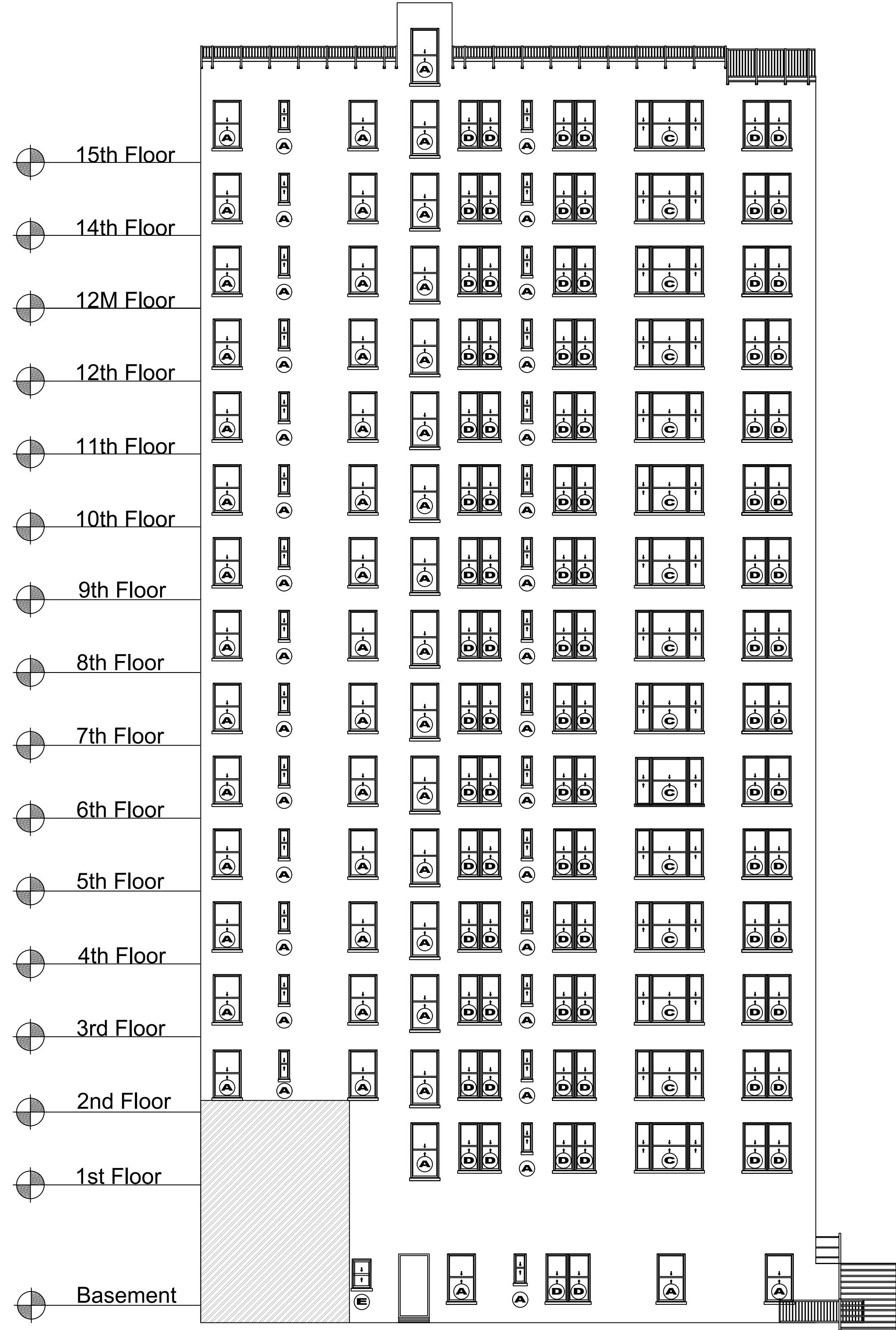
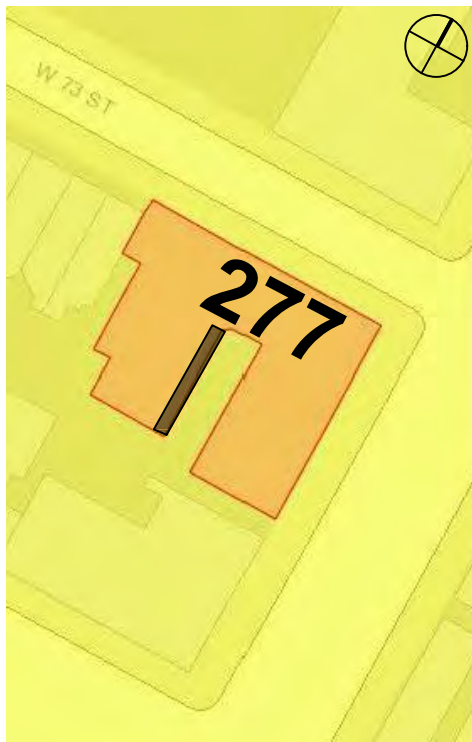
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EL-P2

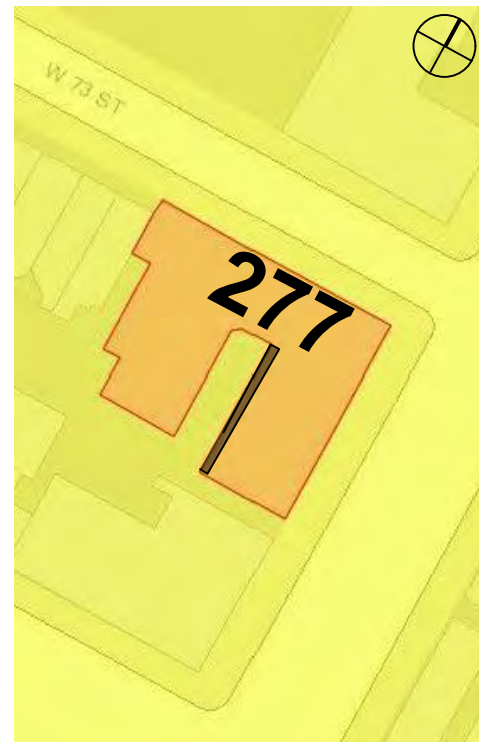
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P5 Proposed East Facade (Inner Courtyard)
Scale : 3/32" = 1'-0"



P6 Proposed West Facade (Inner Courtyard)
Scale : 3/32" = 1'-0"



Drawing Title:

Proposed Building
Elevations
East & West Facades

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez

Date: 11/8/2016

Scale: 3/32" = 1'-0"

Sheet:

EL-P3
Sheet 10 of 16



Front Facade
Existing Conditions

West End Avenue



Front Facade
Existing Conditions

West 73rd Street



West Facade
Existing Conditions



South Facade
Existing Conditions

Courtyard



West Facade
Existing Conditions

Courtyard



South Facade
Existing Conditions

Courtyard



West Facade
Existing Conditions

Courtyard

Drawing Title:
**Existing Building
Facade Pictures
North,East, South &
West**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw. C.Gonzalez
Date: 11/8/2016
Scale: 3/32" = 1'-0"

Sheet:
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South Facade
Existing Conditions



East Facade
Existing Conditions



South Facade
Existing Conditions



West Facade
Existing Conditions



South Facade
Existing Conditions

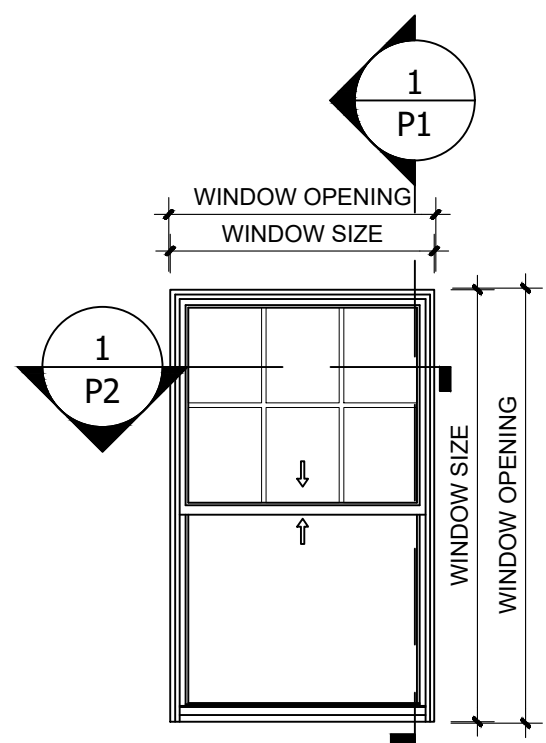
Drawing Title:
**Proposed Building
Elevations
East, South & West
Facades**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

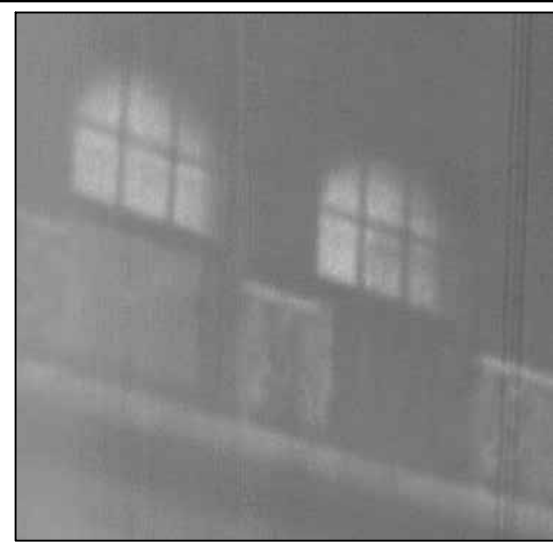
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Date: 11/8/2016
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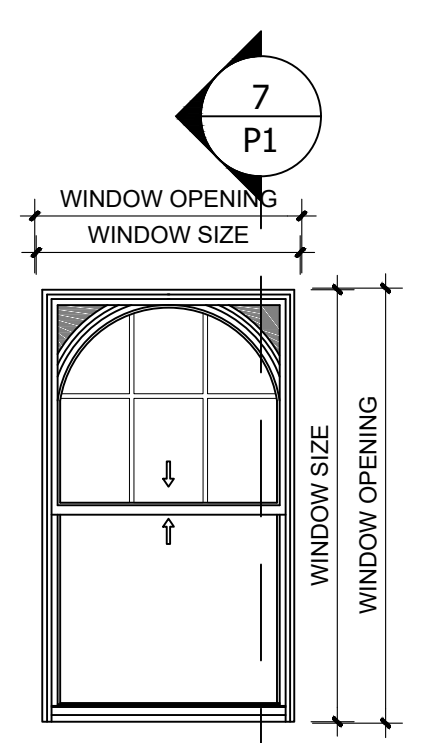
Historic Wood DH
Exterior View



Historic Wood DH
Exterior View



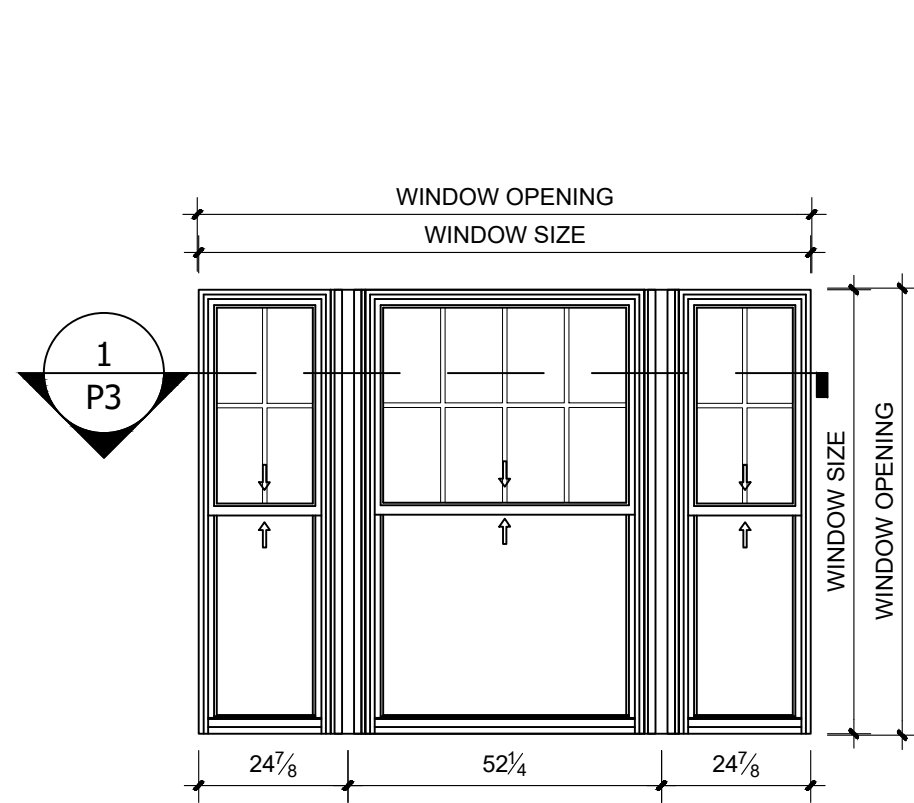
Historic Wood DH
Exterior View



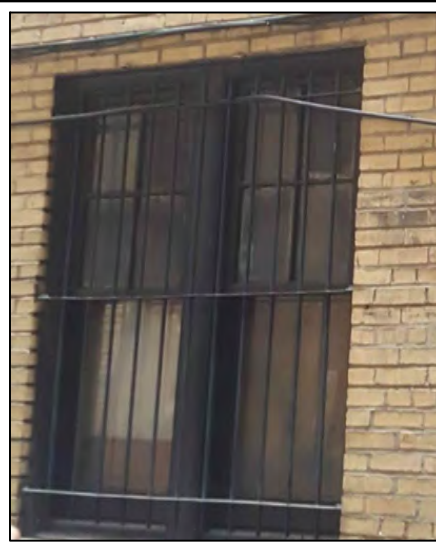
Historic Wood DH
Exterior View



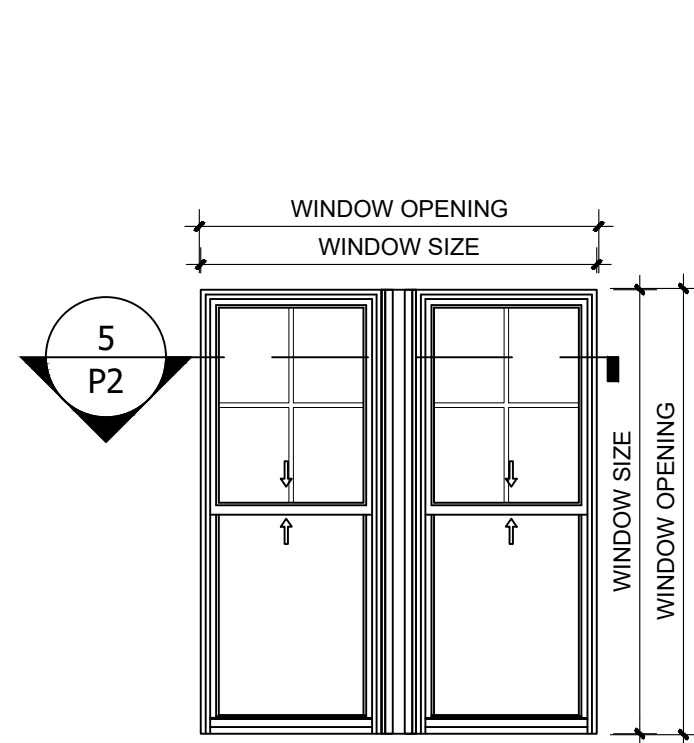
Historic Wood DH
Exterior View



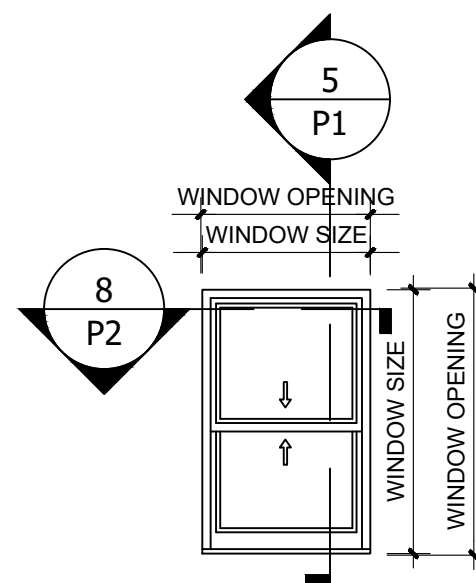
Historic Wood DH
Exterior View



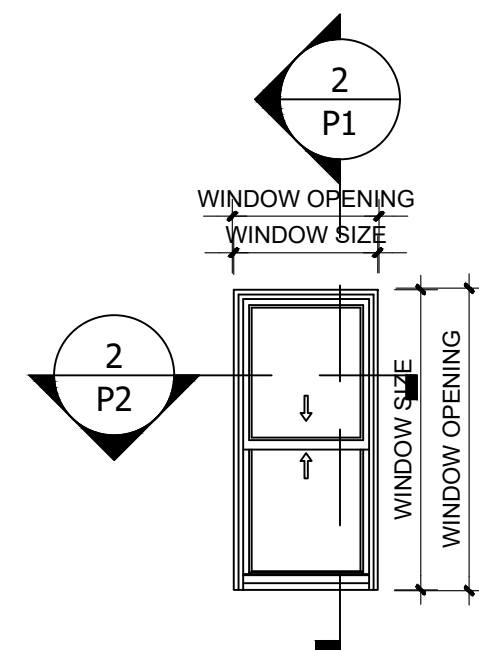
Historic Wood DH
Exterior View



Historic Wood DH
Exterior View



Historic Steel Fire Rated DH Window
Exterior View

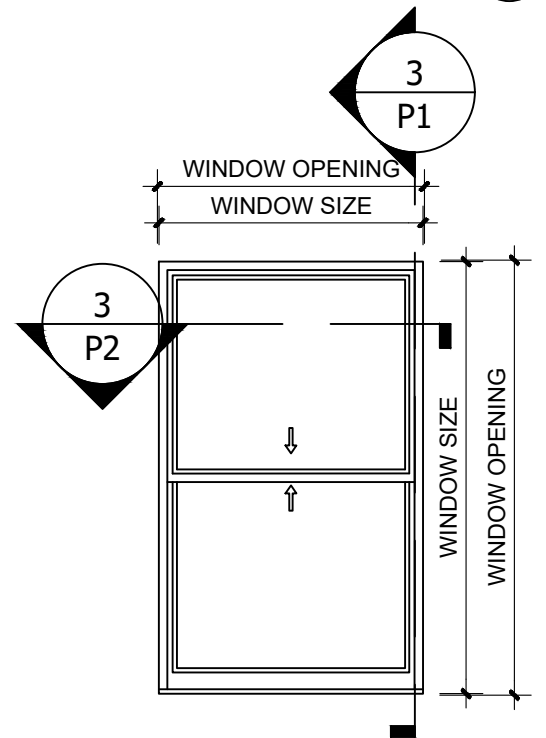


Historic Wood DH
Exterior View

HISTORIC WINDOWS



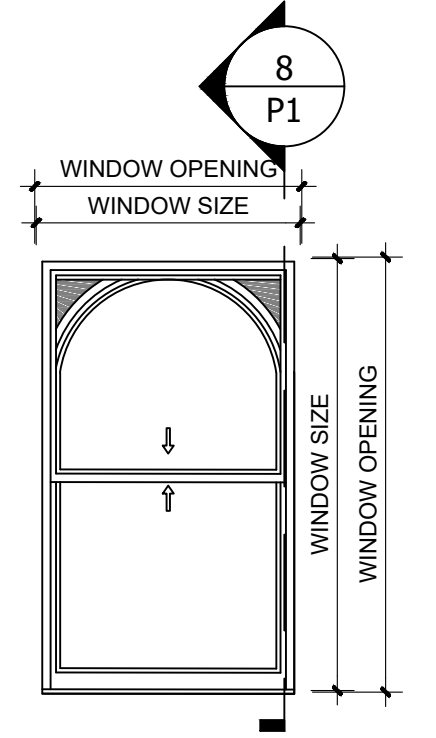
Existing Alum. DH
Exterior View



Existing Alum. DH
Exterior View



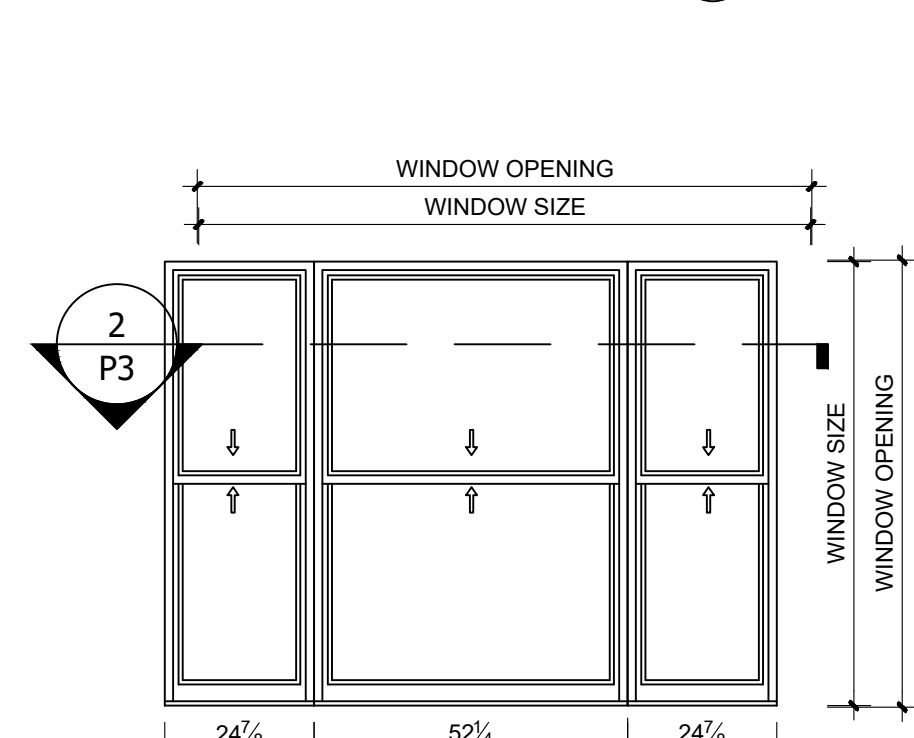
Existing Alum. DH
Exterior View



Existing Alum. DH
Exterior View



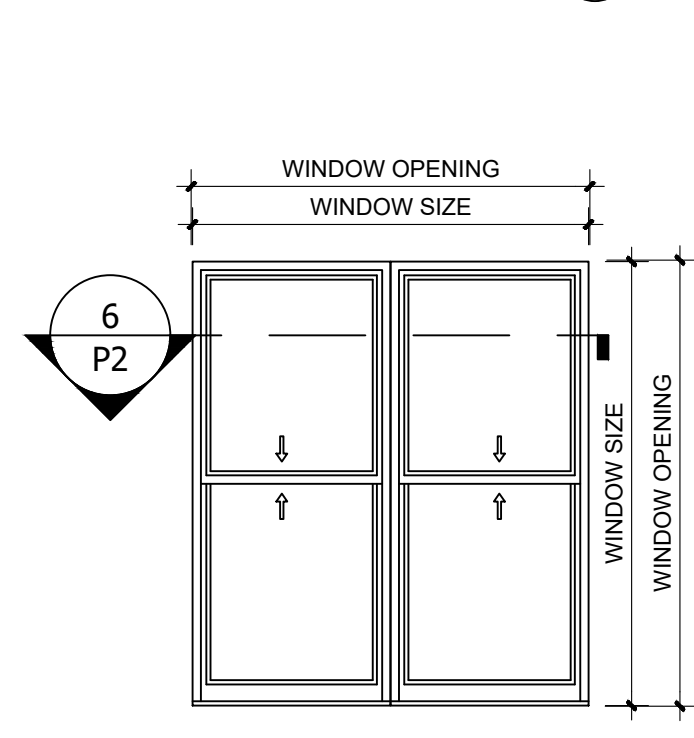
Existing Alum. DH
Exterior View



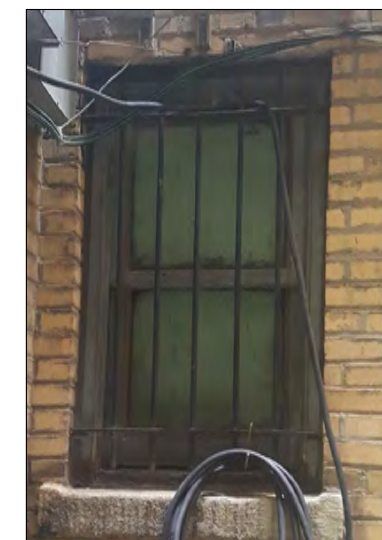
Existing Alum. DH
Exterior View



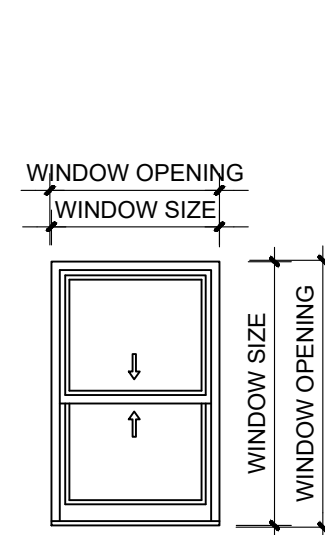
Existing Alum. DH
Exterior View



Existing Alum. DH
Exterior View

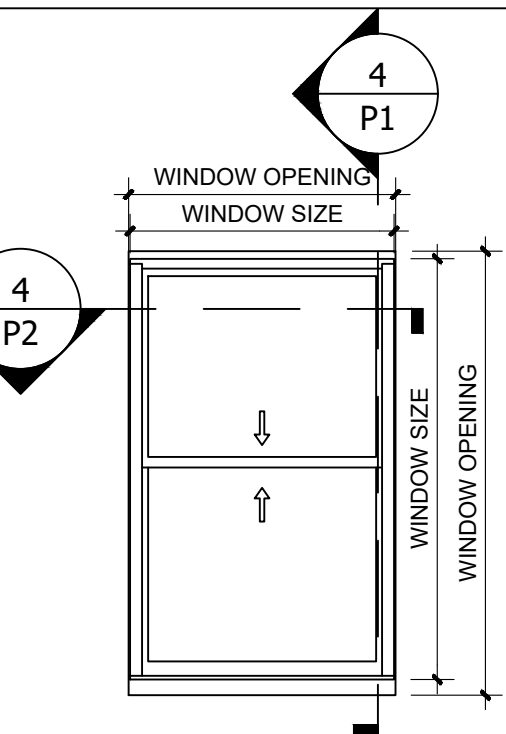


Existing Steel Fire Rated DH Window
Exterior View

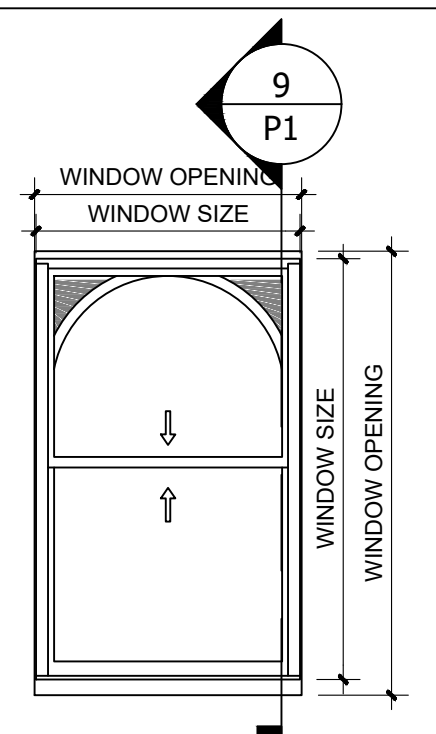


Existing Steel Fire Rated DH Window
Exterior View

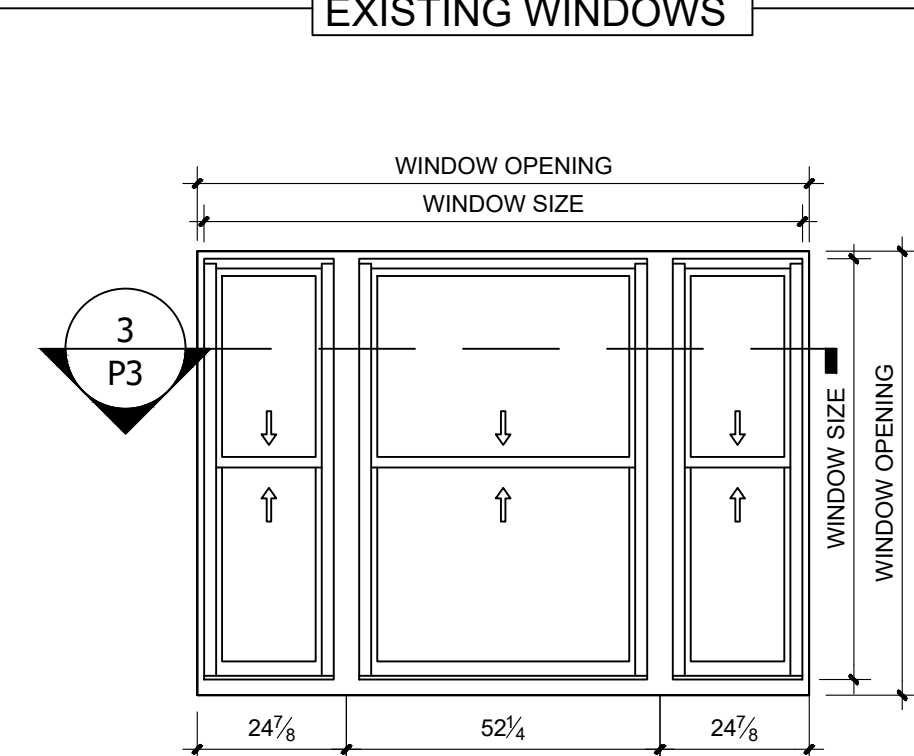
EXISTING WINDOWS



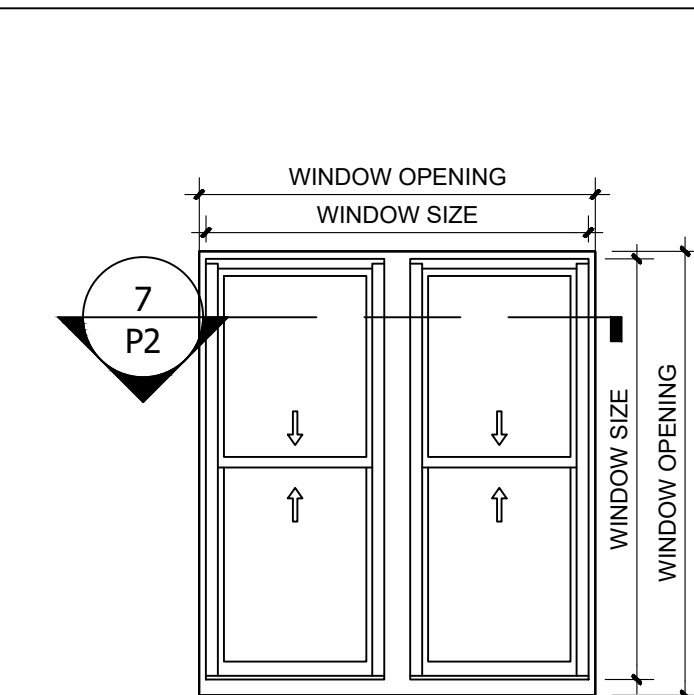
Proposed Alum. DH
Exterior View



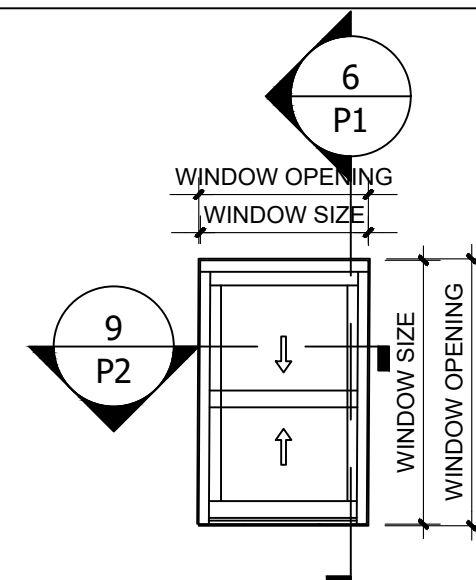
Proposed Alum. DH Variation 6
Exterior View



Proposed Alum. DH
Exterior View



Proposed Alum. DH
Exterior View



Proposed Optimum Fired Rated DH
Exterior View

PROPOSED WINDOWS

Drawing Title:
**Historic, Existing &
Proposed Building
Elevations**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw: C.Gonzalez
Date: 11/8/2016
Scale: 3/8" = 1'-0"

Sheet:
EL1
Sheet 13 of 16

Drawing Title:

Historic Building
Elevations
North & East Facades

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez

Date: 11/8/2016

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

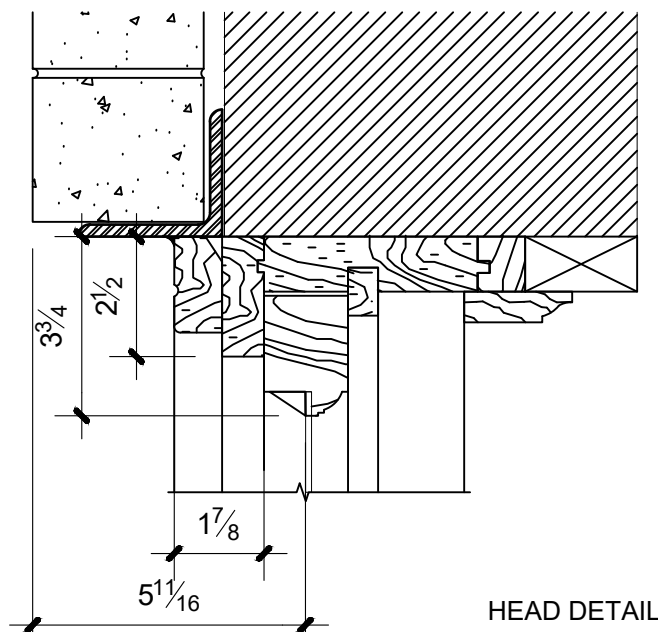
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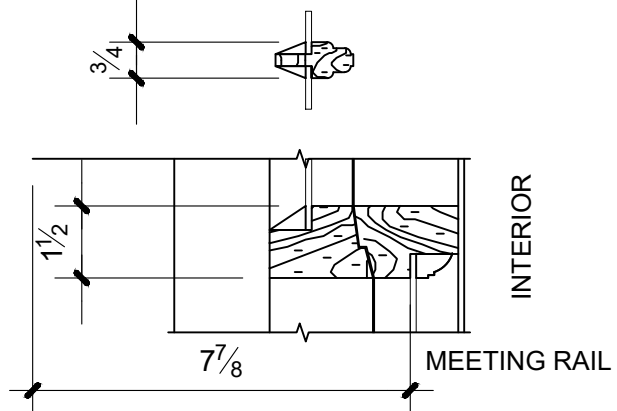
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NEW - 277 West End Avenue-Sections.dwg

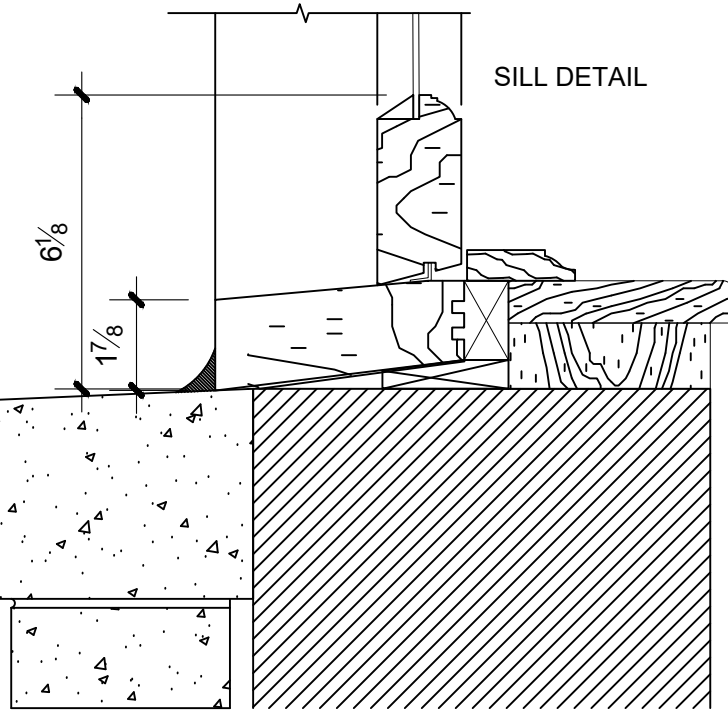
© panorama windows, llc



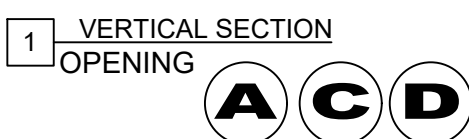
HEAD DETAIL



MEETING RAIL

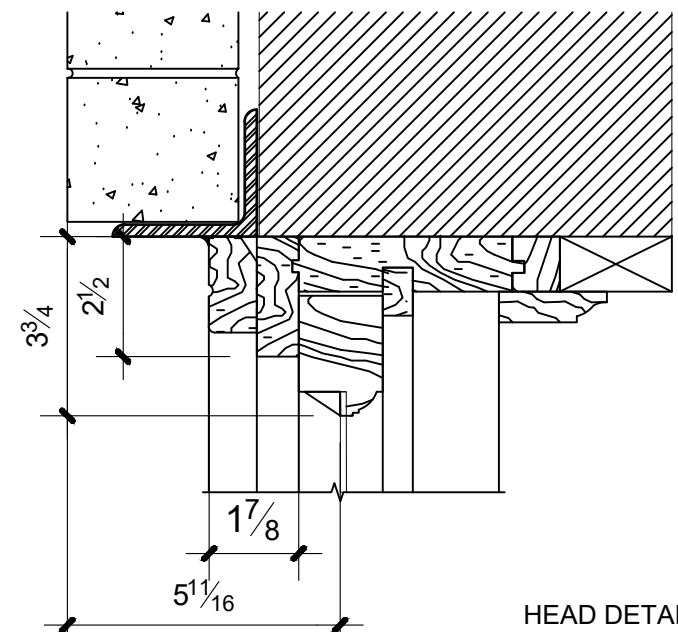


SILL DETAIL

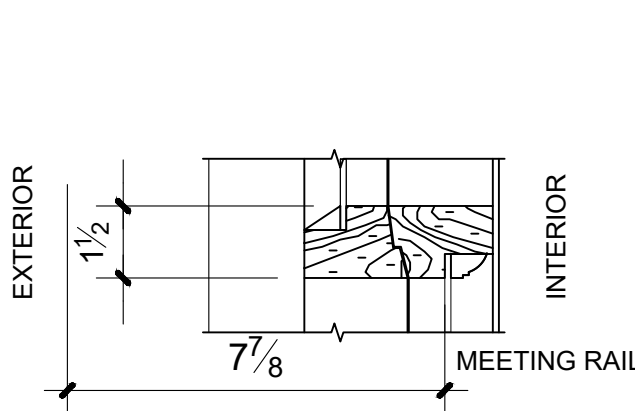


VERTICAL SECTION
OPENING

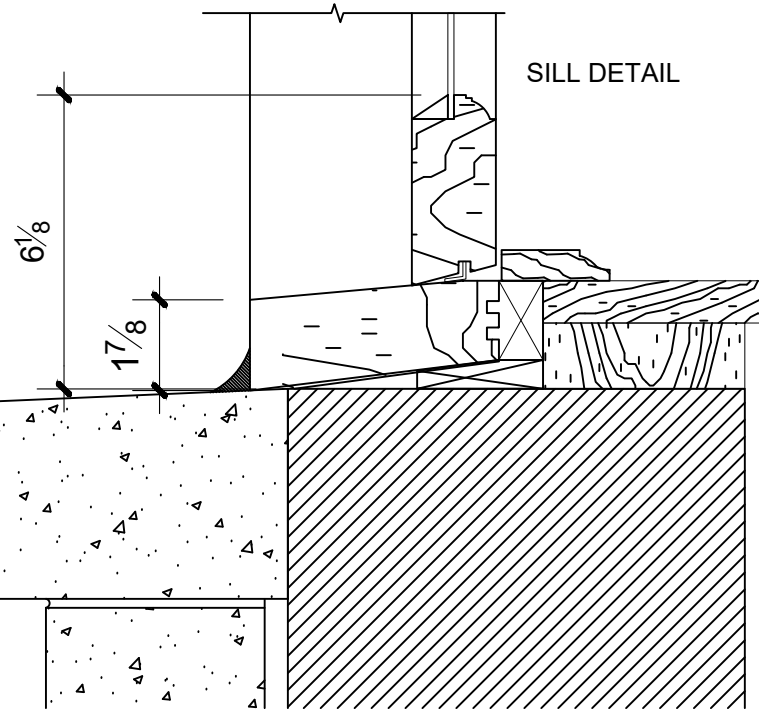
(HISTORIC WOOD D.H. WINDOWS)



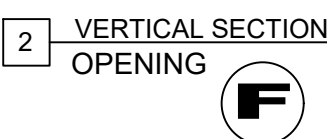
HEAD DETAIL



MEETING RAIL

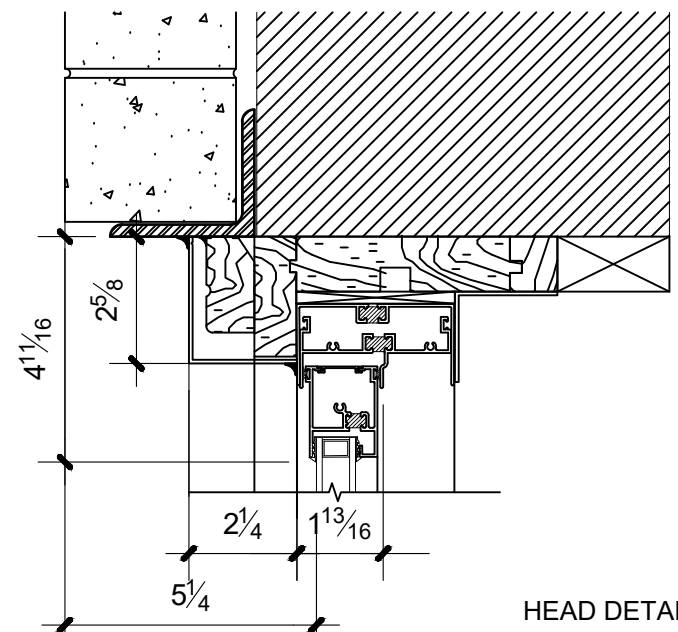


SILL DETAIL

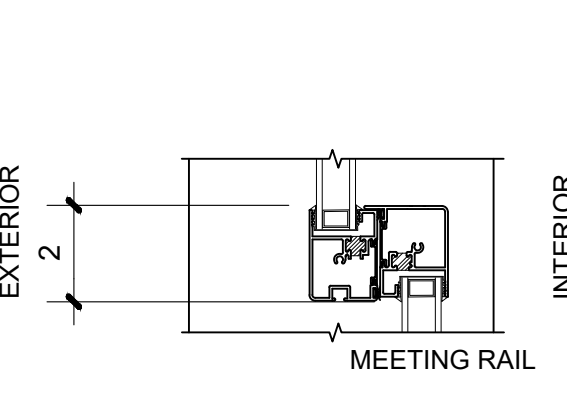


VERTICAL SECTION
OPENING

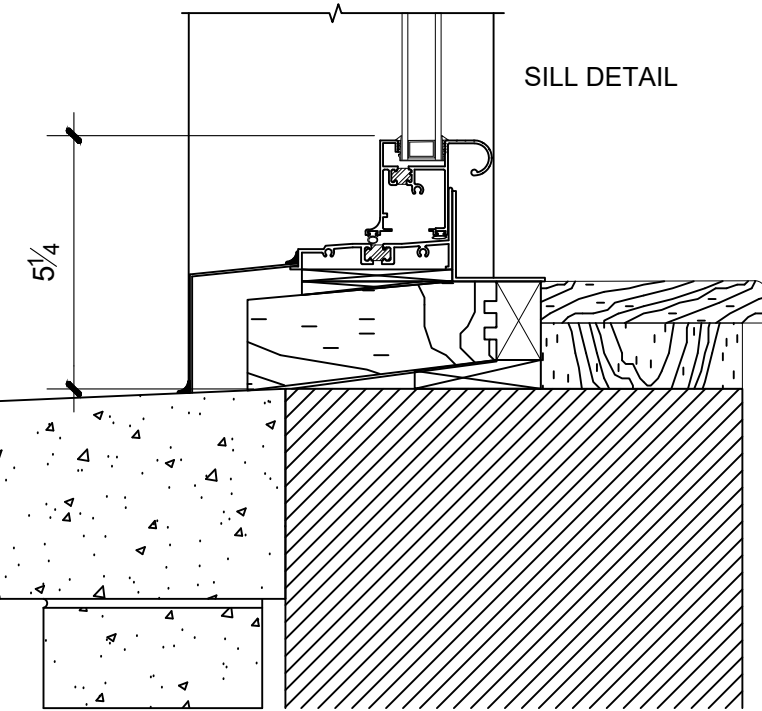
(HISTORIC WOOD D.H. WINDOWS)



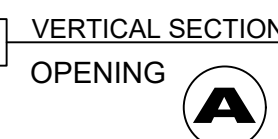
HEAD DETAIL



MEETING RAIL

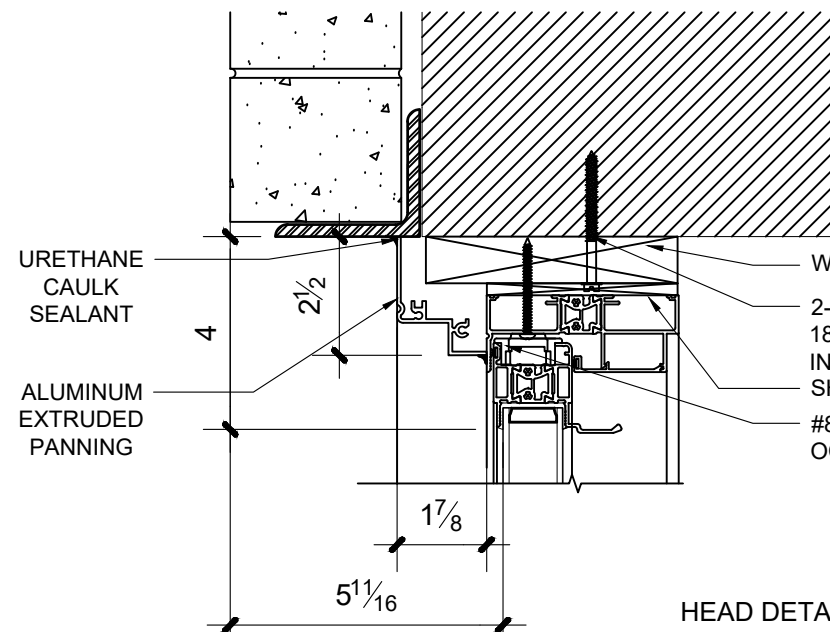


SILL DETAIL

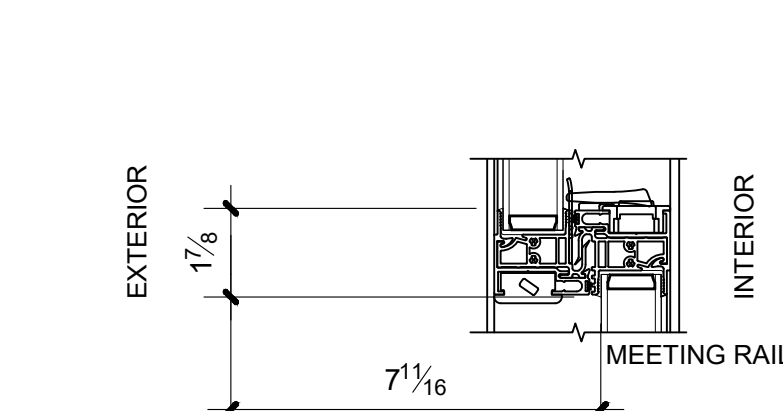


VERTICAL SECTION
OPENING

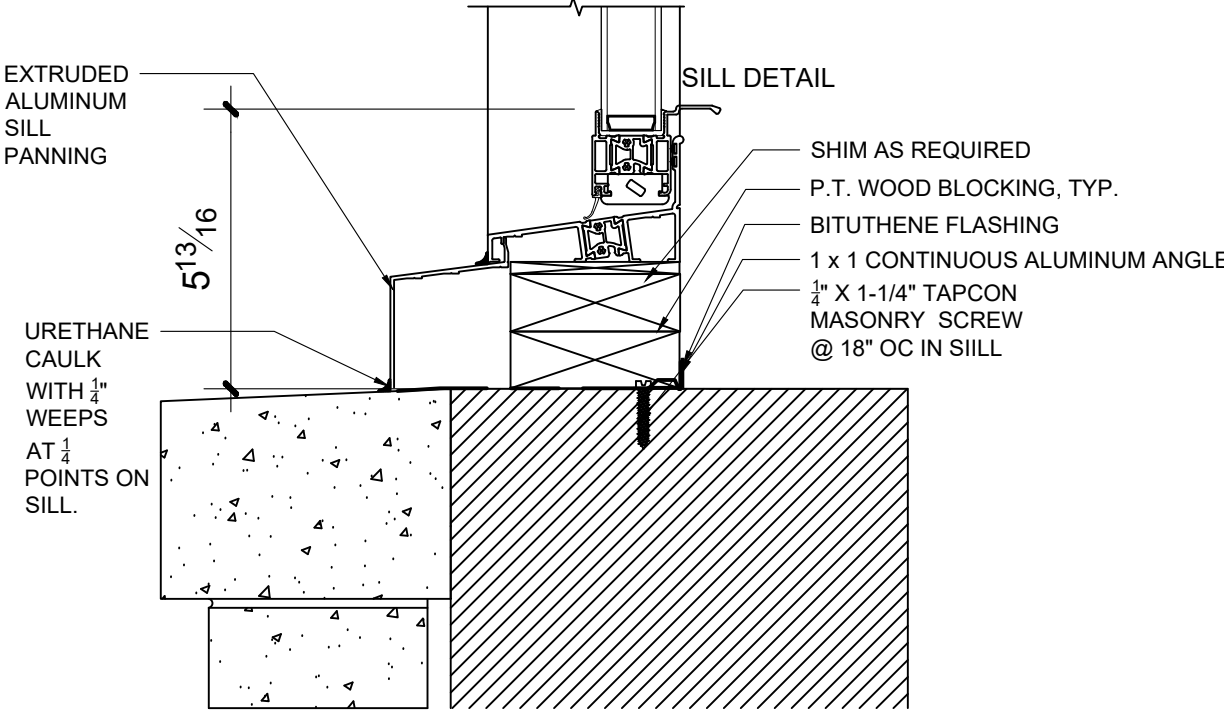
(EXISTING ALUM. D.H. WINDOWS)



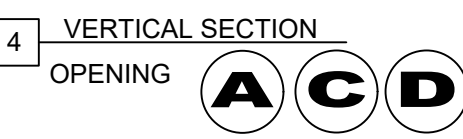
HEAD DETAIL



MEETING RAIL

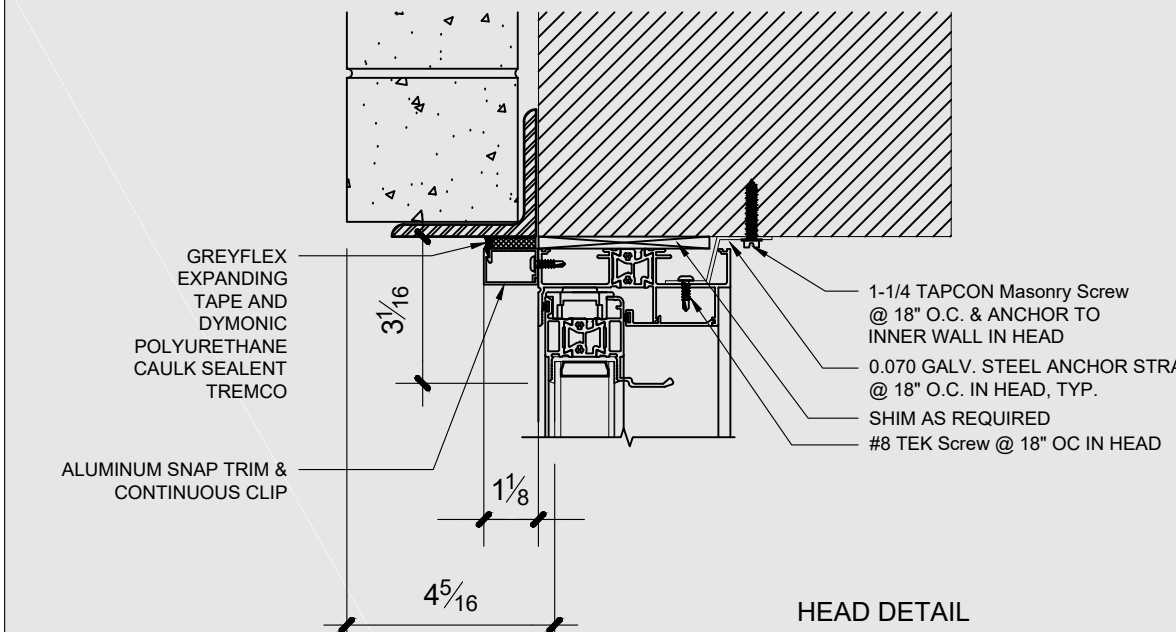


SILL DETAIL

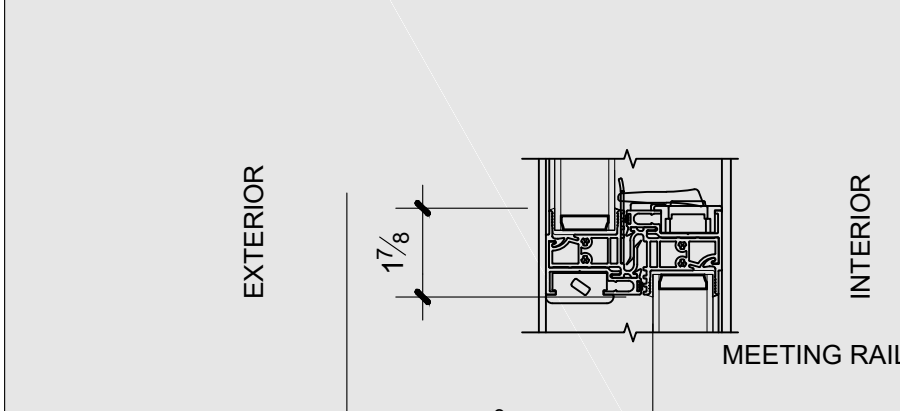


VERTICAL SECTION
OPENING

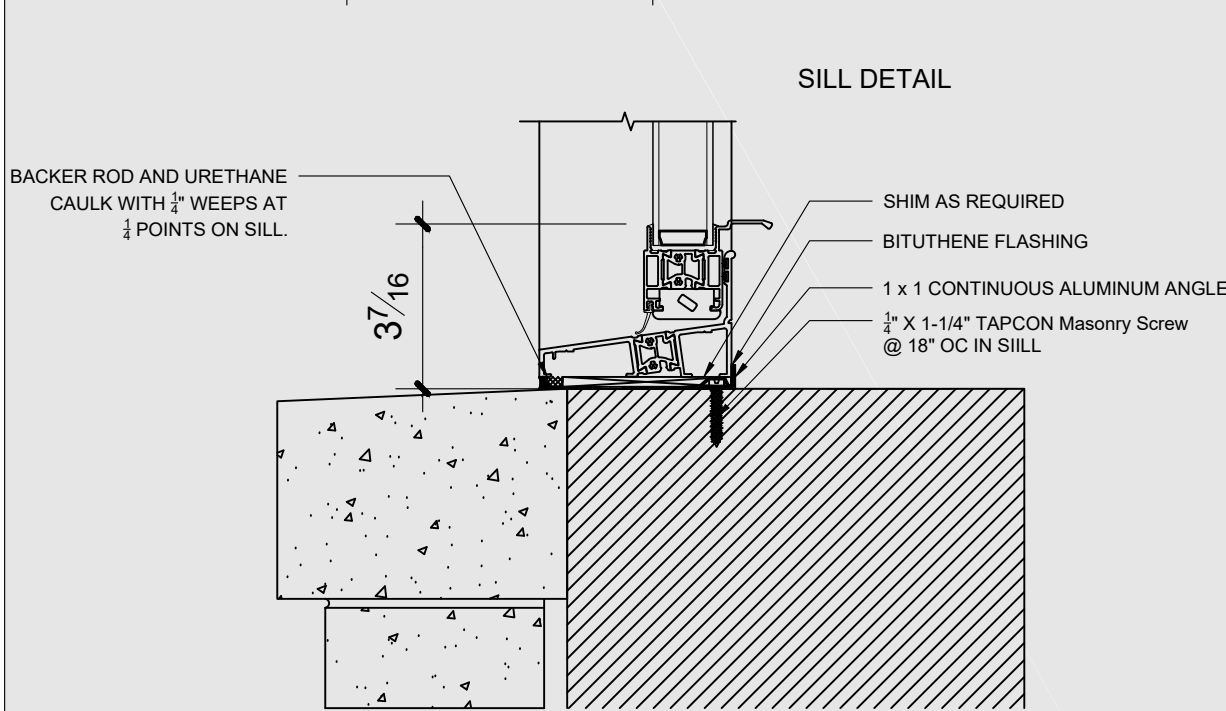
(PROPOSED TEMPEST PDH WINDOWS) FRONT & REAR
FACADE



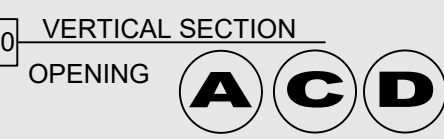
HEAD DETAIL



MEETING RAIL



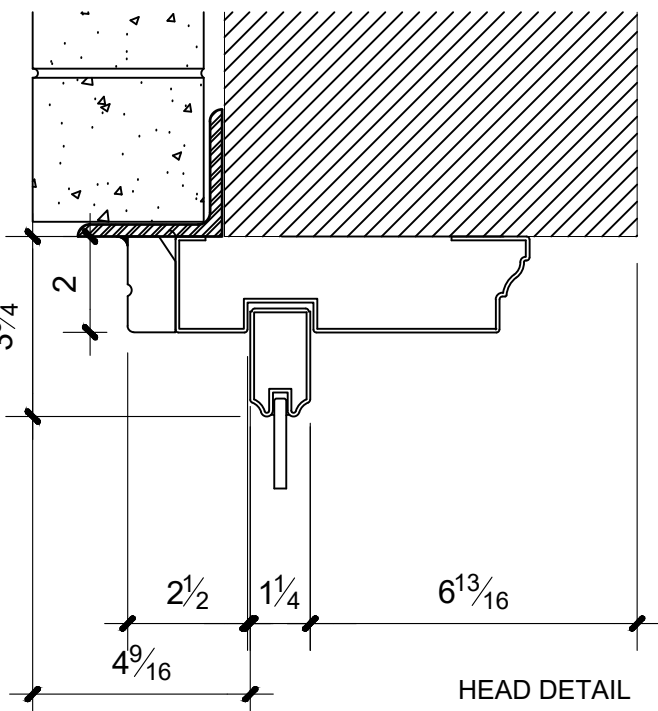
SILL DETAIL



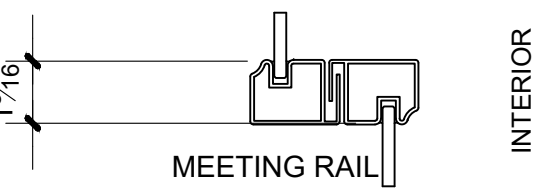
VERTICAL SECTION
OPENING

(PROPOSED TEMPEST PDH WINDOWS) REAR FACADE

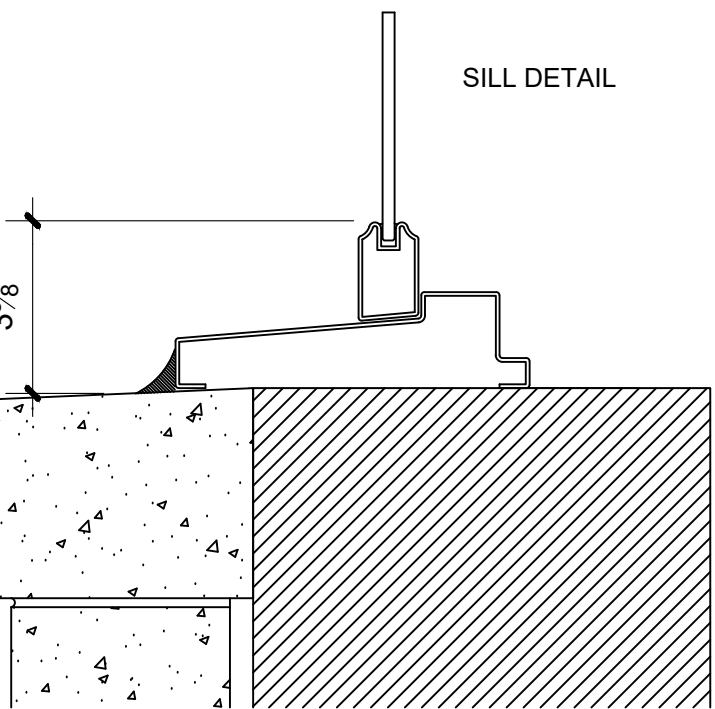
ALTERNATE REAR FACADE
INSTALLATION FOR ALL
CONFIGURATIONS



HEAD DETAIL



MEETING RAIL

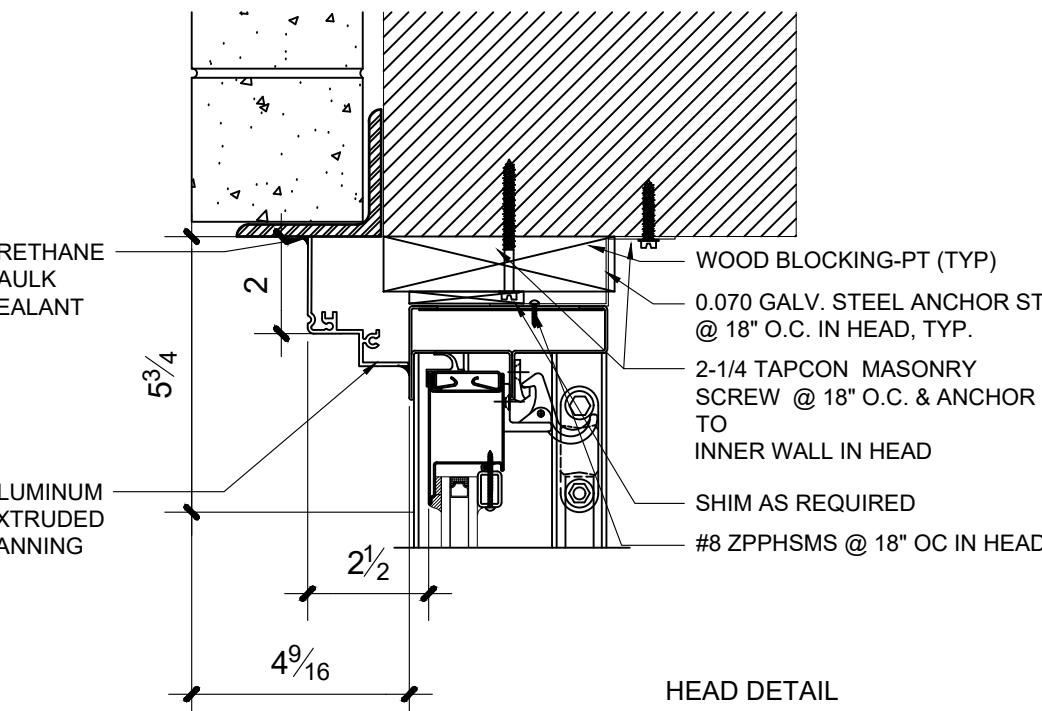


SILL DETAIL

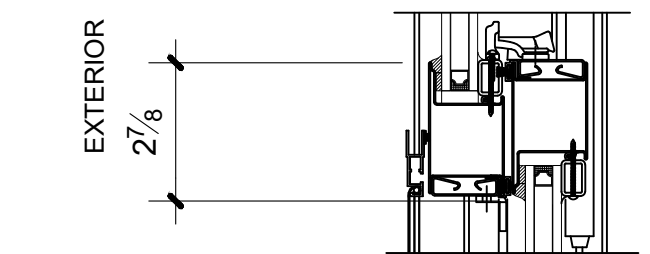


VERTICAL SECTION
OPENING

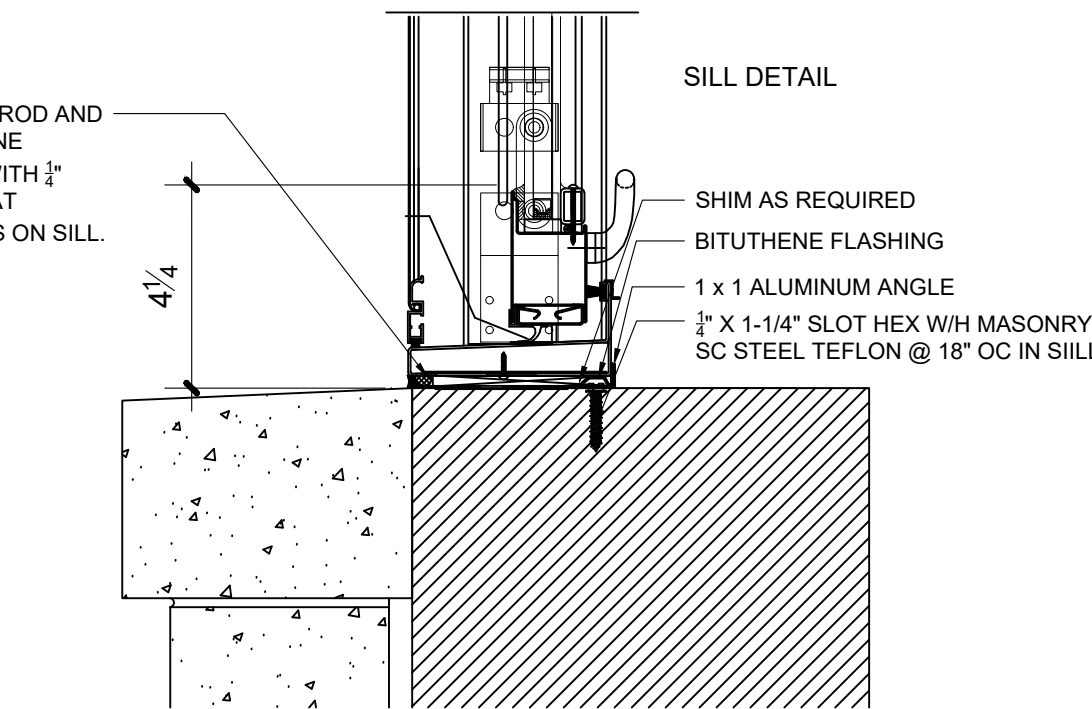
(HISTORIC/EXISTING STEEL FIRE RATED D.H. WINDOWS)



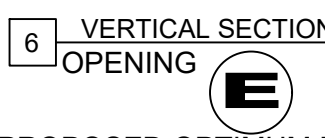
HEAD DETAIL



MEETING RAIL

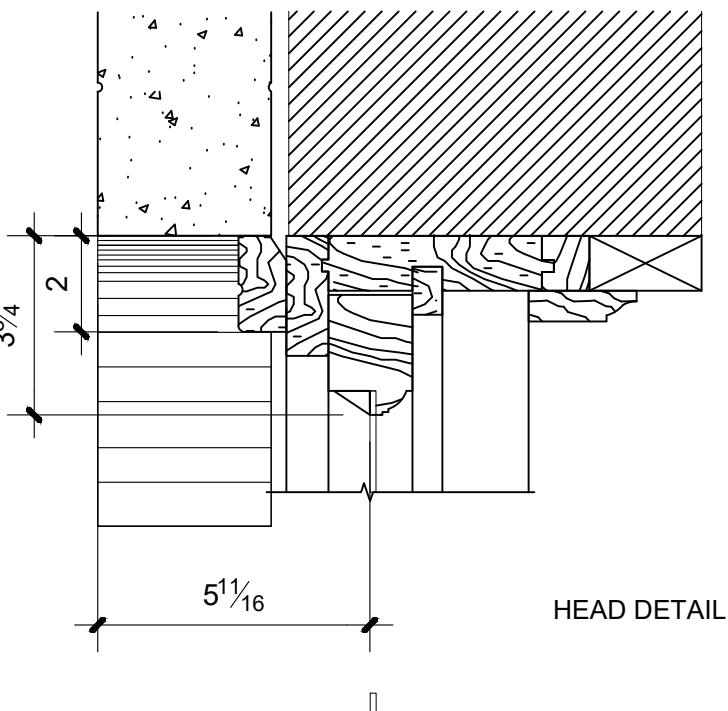


SILL DETAIL

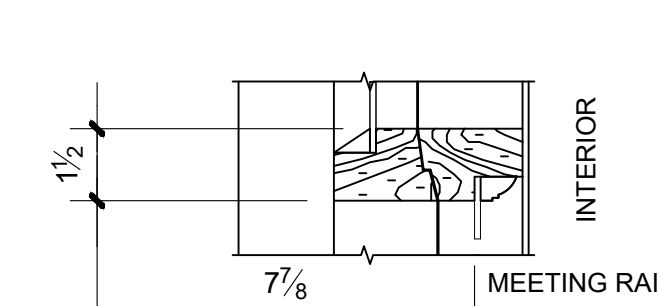


VERTICAL SECTION
OPENING

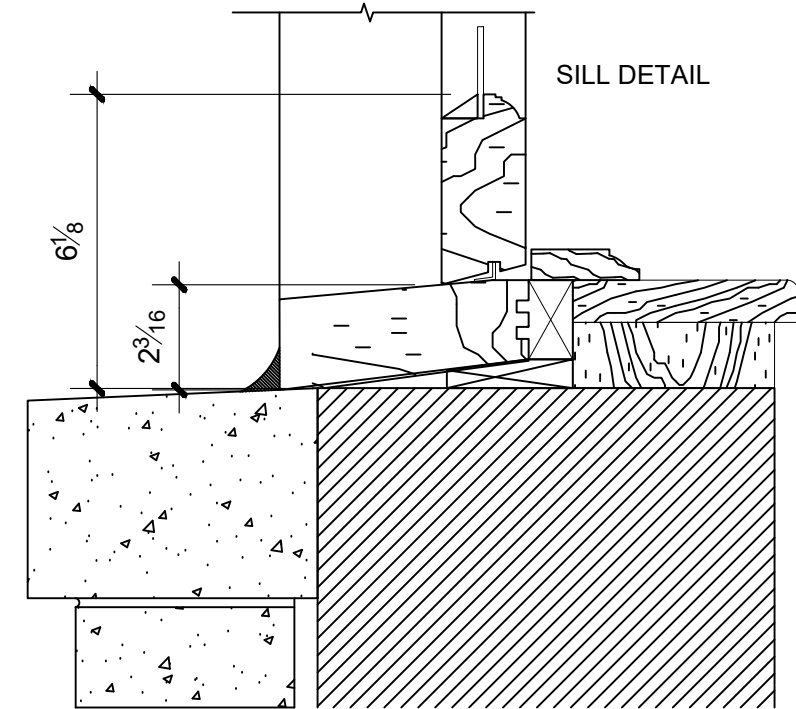
(PROPOSED OPTIMUM FIRED RATED WINDOWS) REAR FACADE



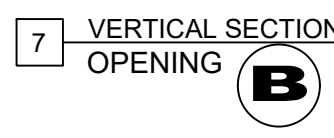
HEAD DETAIL



MEETING RAIL

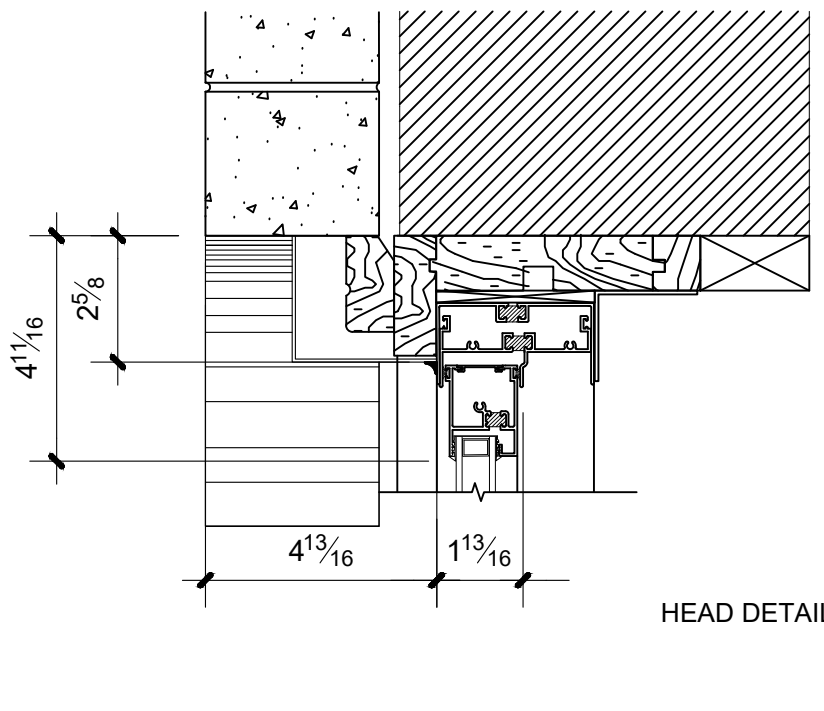


SILL DETAIL

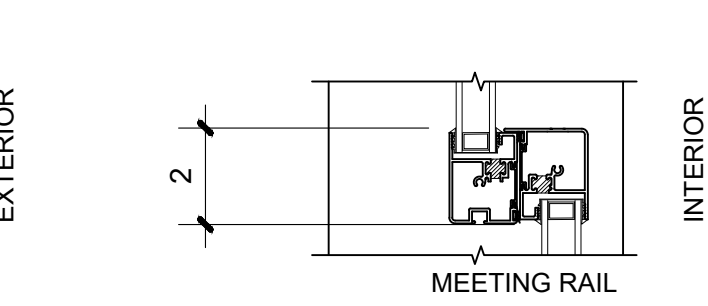


VERTICAL SECTION
OPENING

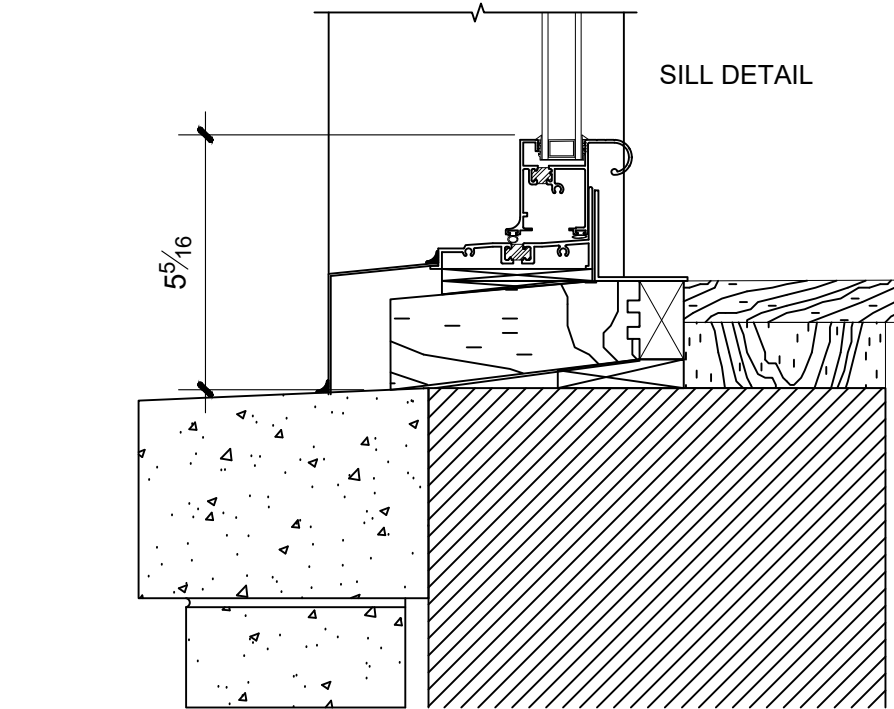
(HISTORIC ROUND TOP WOOD D.H. WINDOWS)



HEAD DETAIL



MEETING RAIL

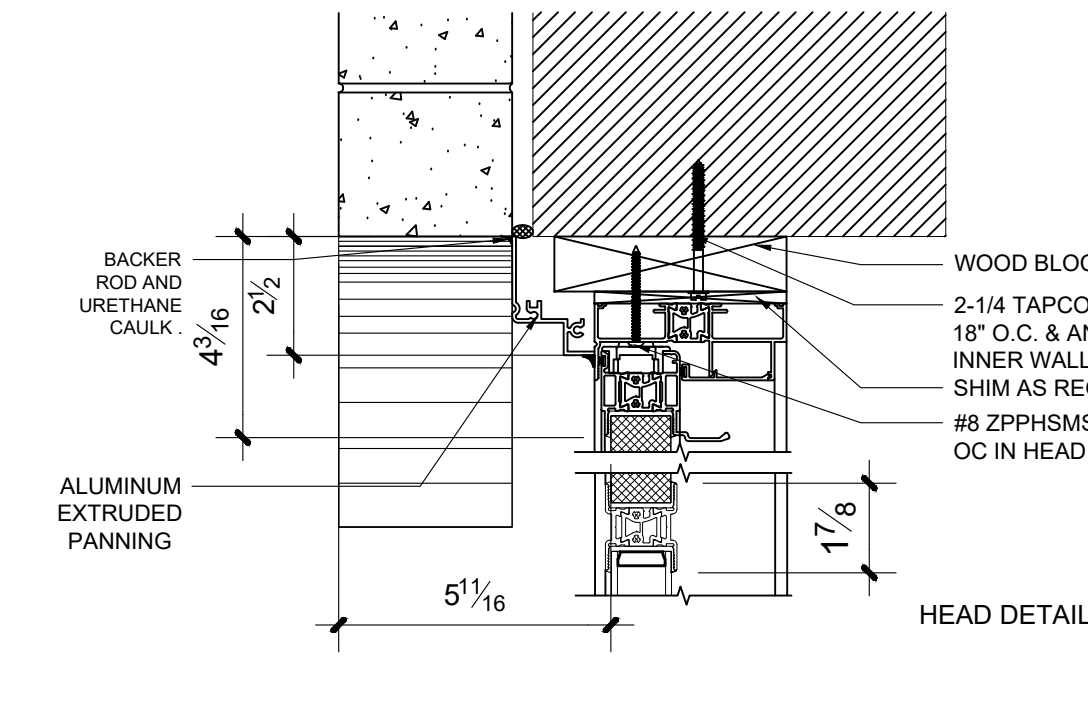


SILL DETAIL

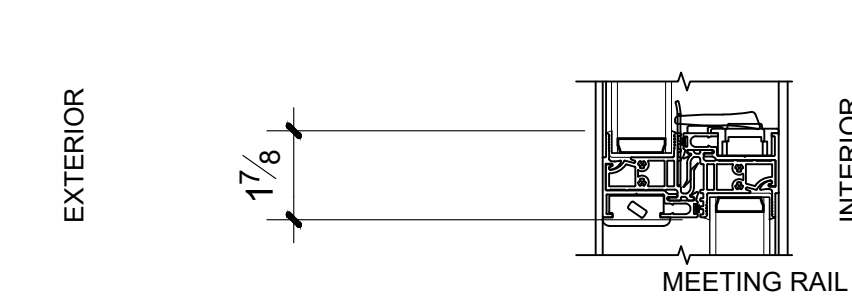


VERTICAL SECTION
OPENING

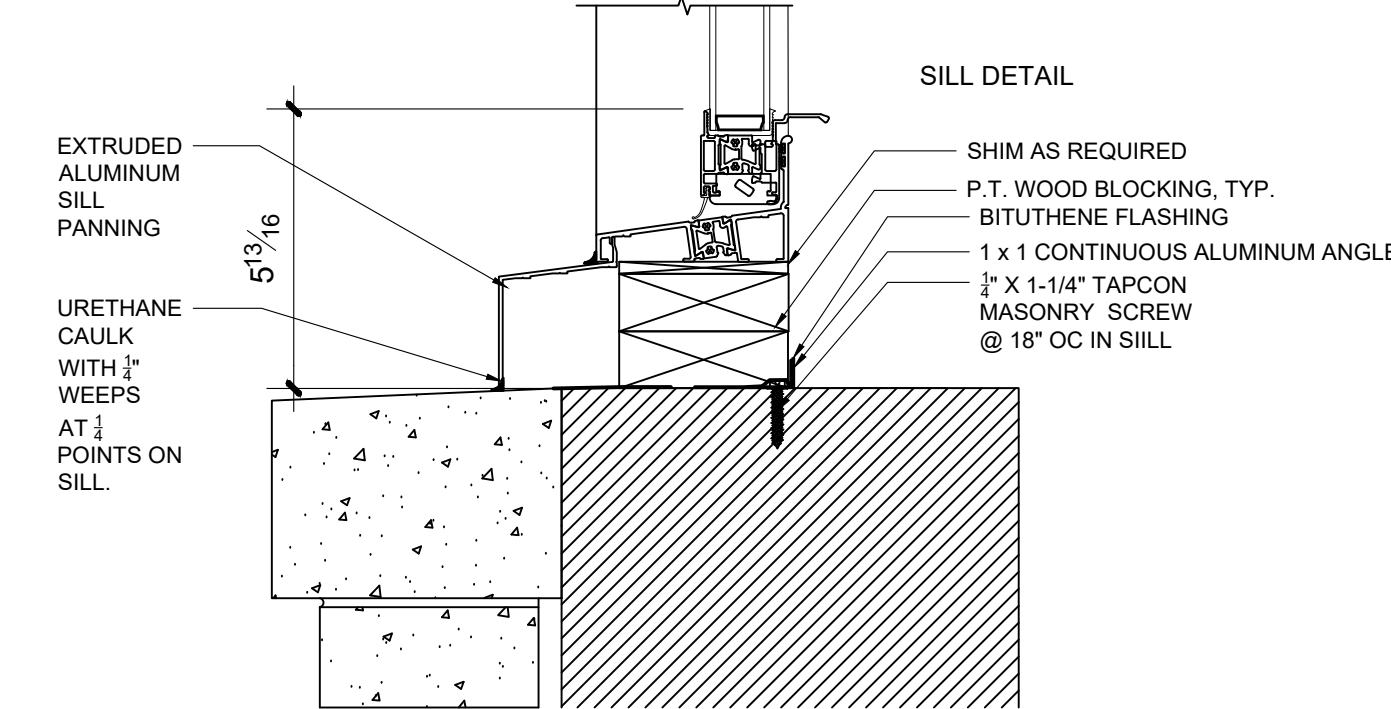
(EXISTING ROUND TOP ALUM. D.H. WINDOWS)



HEAD DETAIL



MEETING RAIL



SILL DETAIL



VERTICAL SECTION
OPENING

(PROPOSED ROUND TOP TEMPEST PDH WINDOWS)

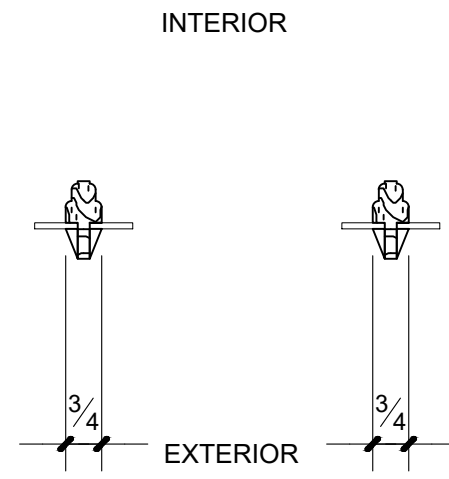
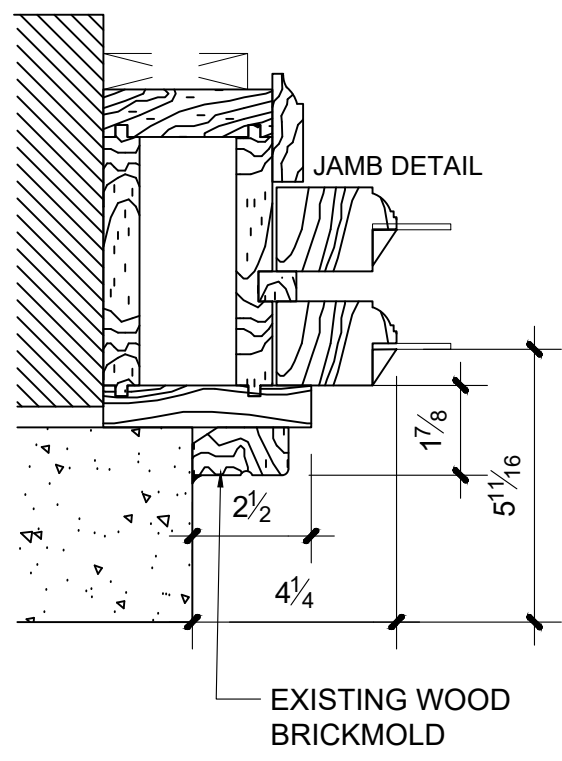
P1

Historic/Existing & Proposed DH Windows

Scale: 1/4"

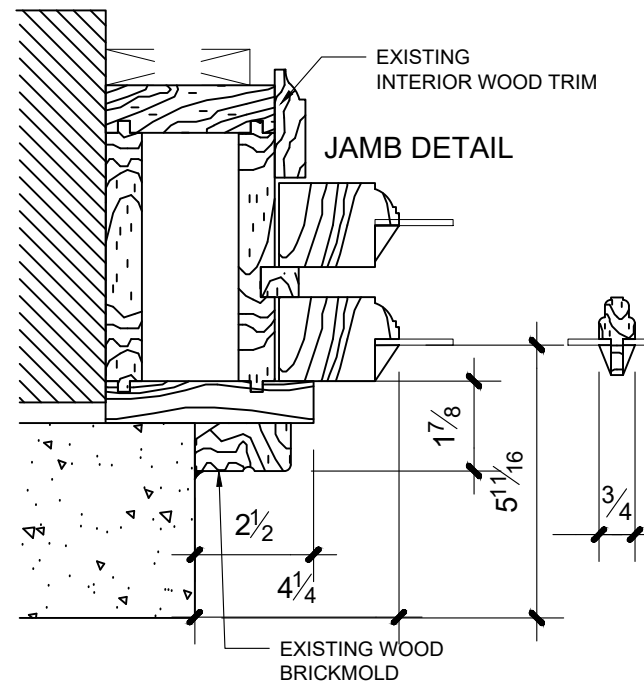
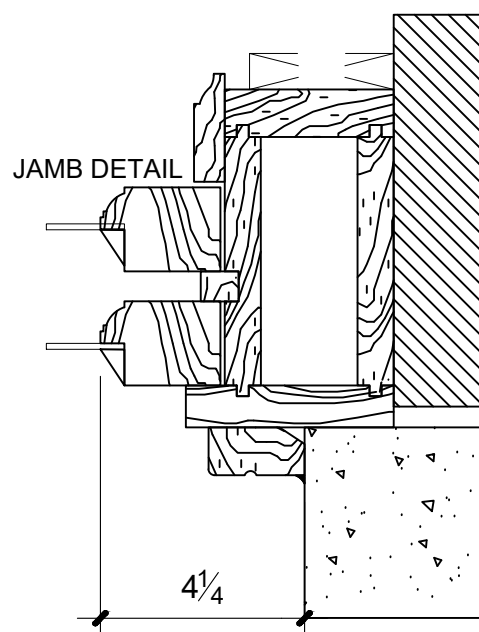
NEW - 277 West End Avenue-Sections.dwg

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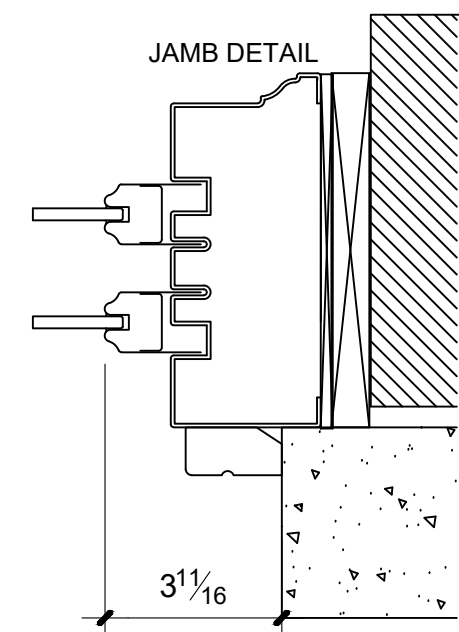
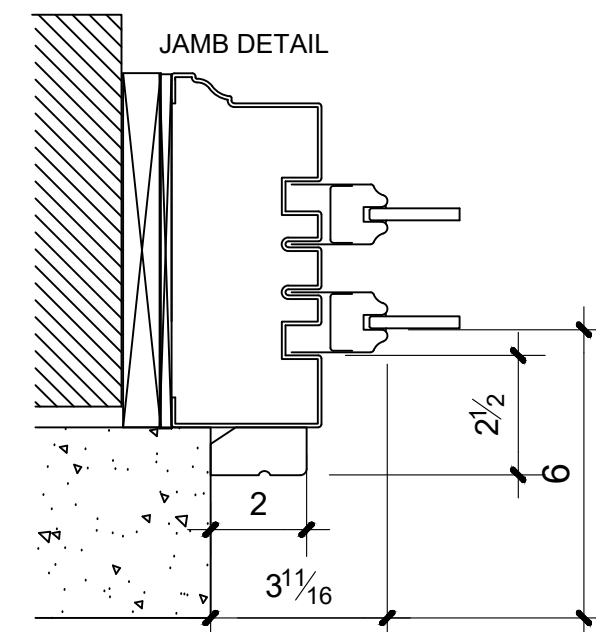
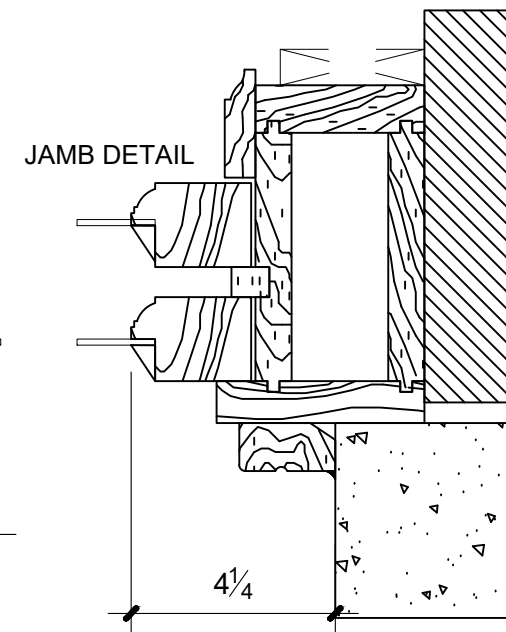
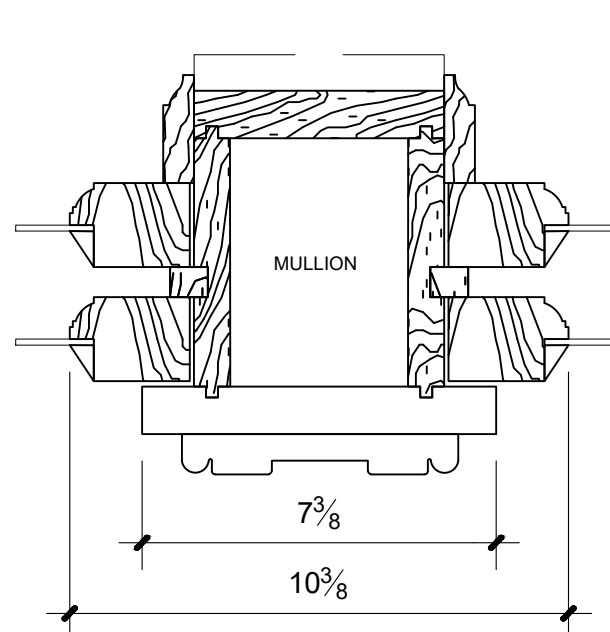
(HISTORIC WOOD D.H. WINDOWS)

1 HORIZONTAL SECTION
OPENING
A



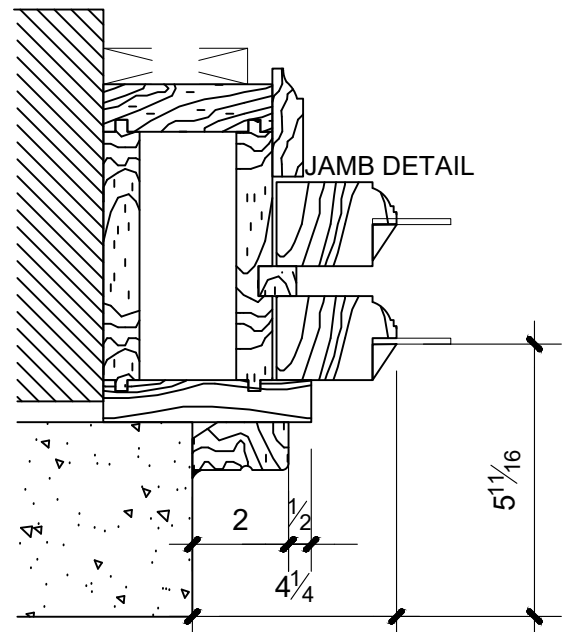
(HISTORIC WOOD D.H. WINDOWS)

5 HORIZONTAL SECTION
OPENING
D



8 HORIZONTAL SECTION
OPENING
E

(EXISTING STEEL FIRE RATED D.H. WINDOW)

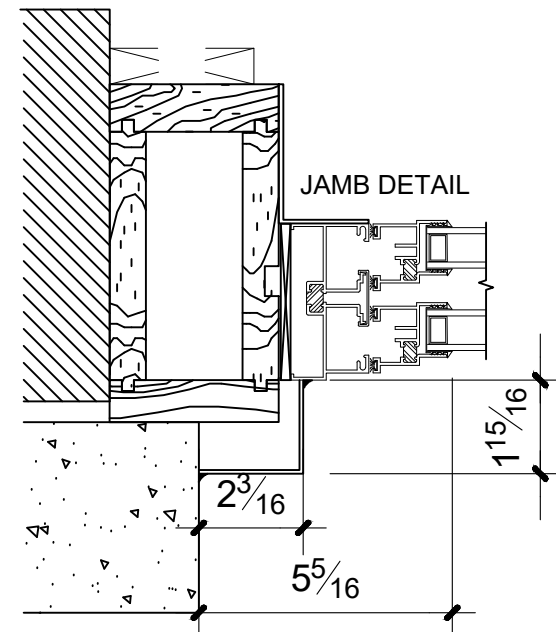
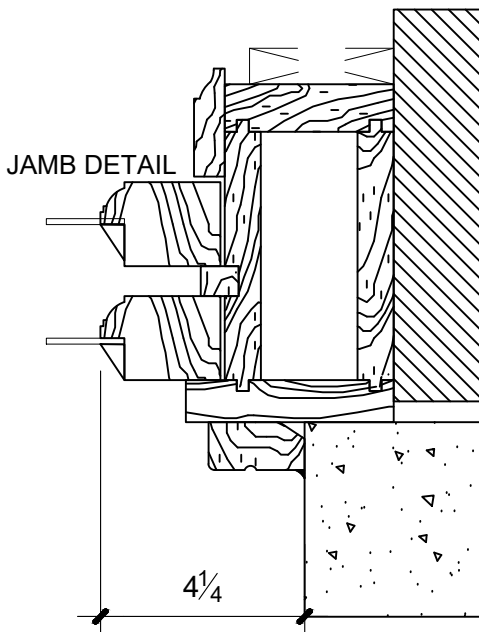


INTERIOR

EXTERIOR

(HISTORIC WOOD D.H. WINDOWS)

2 HORIZONTAL SECTION
OPENING
F



INTERIOR

EXTERIOR

(EXISTING ALUMINUM D.H. WINDOWS)

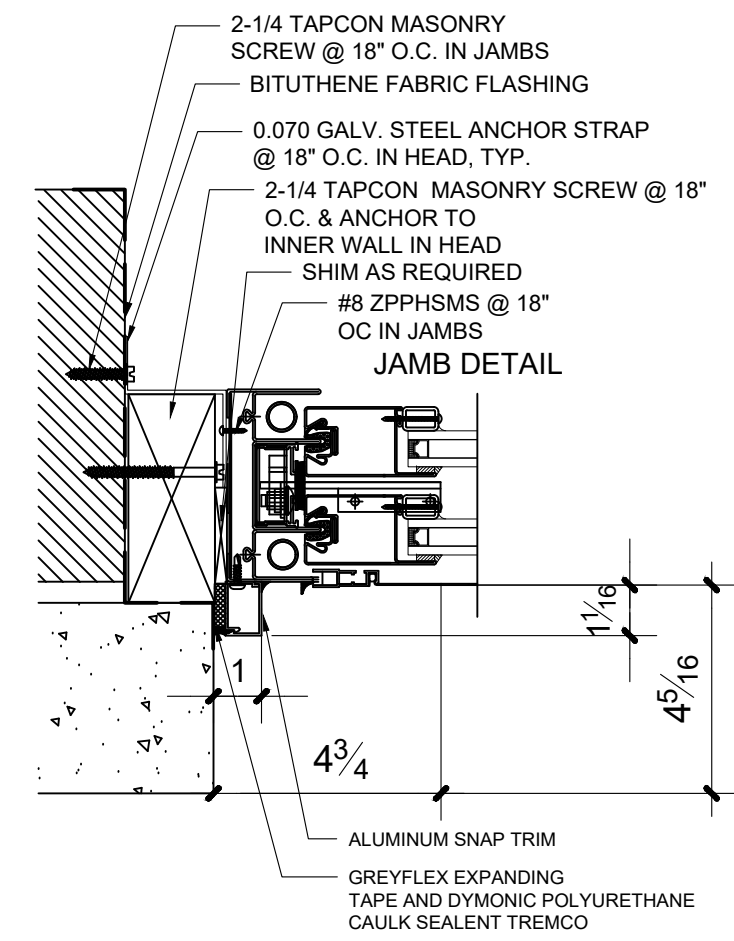
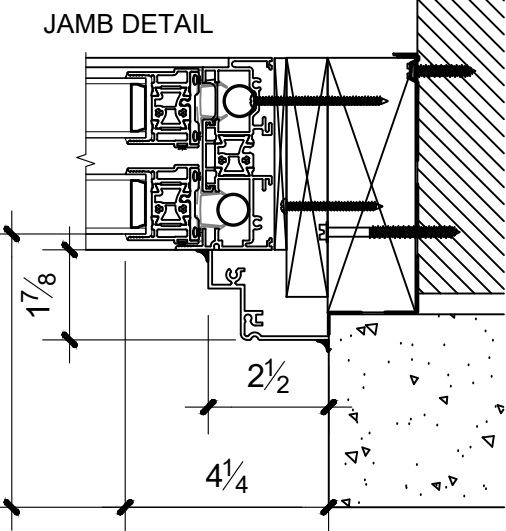
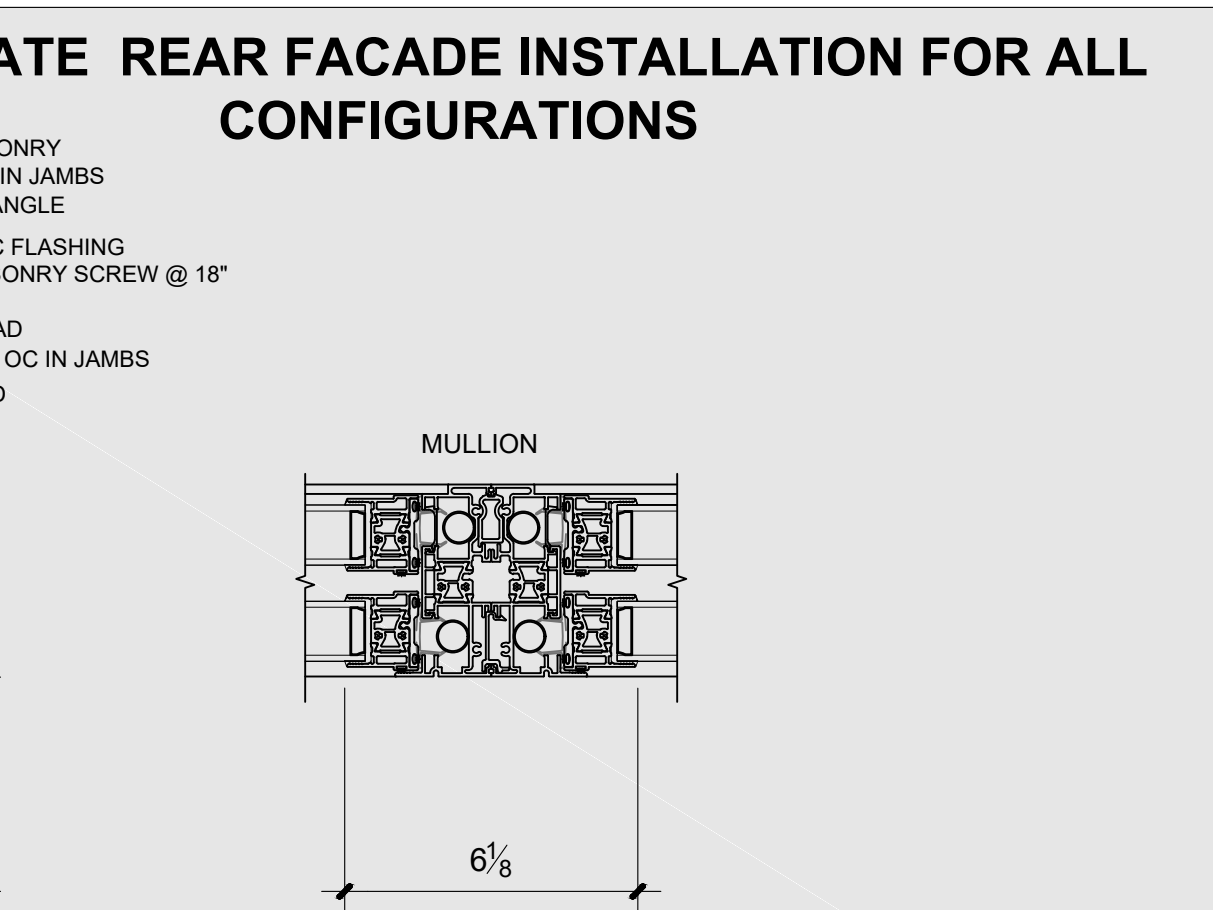
6 HORIZONTAL SECTION
OPENING
D

INTERIOR

EXTERIOR

(PROPOSED TEMPEST PDH WINDOWS)

7 HORIZONTAL SECTION
OPENING
D

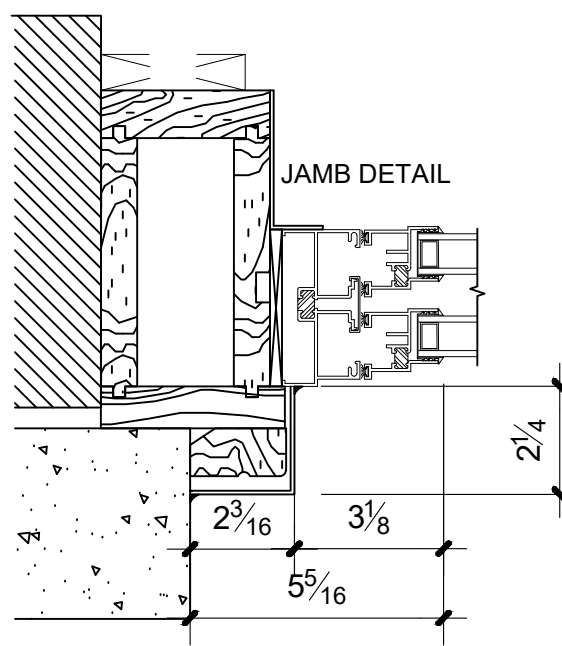
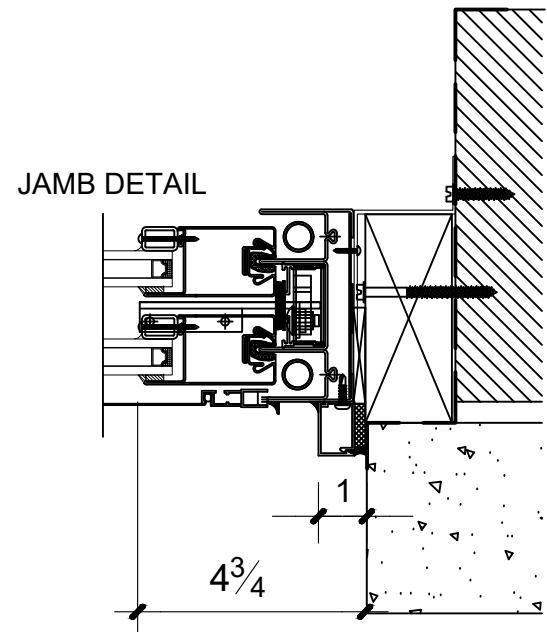


INTERIOR

EXTERIOR

(PROPOSED OPTIMUM FR7650 WINDOW)

9 HORIZONTAL SECTION
OPENING
E

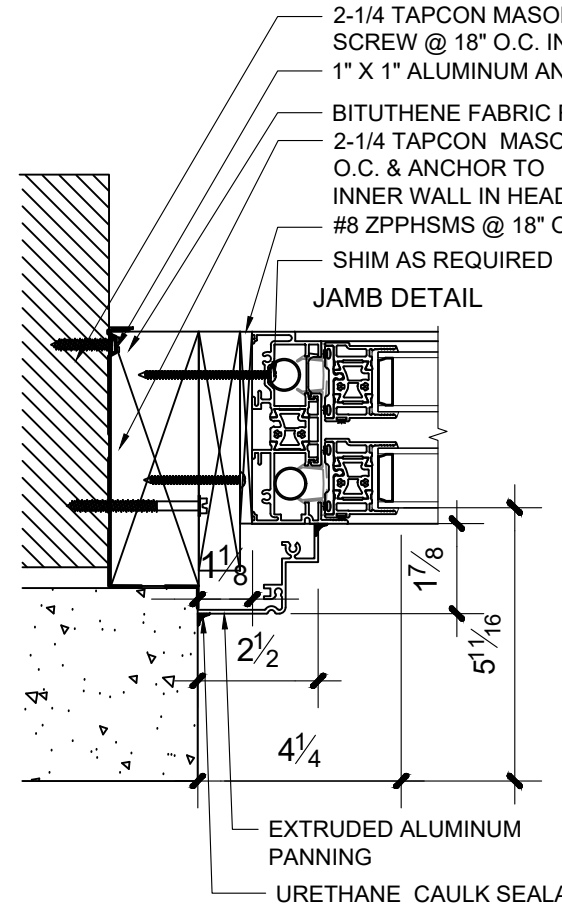
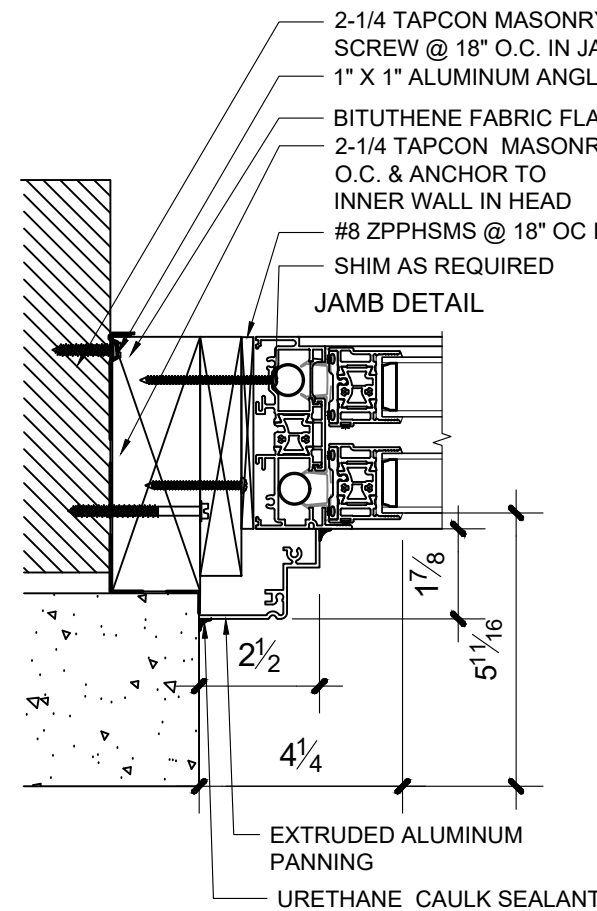
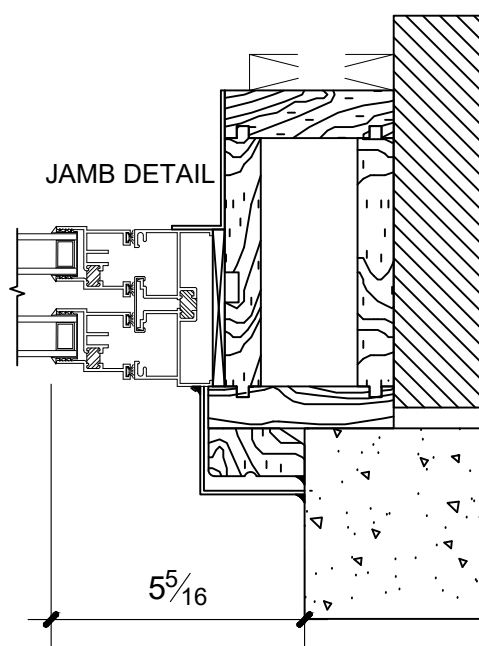


INTERIOR

EXTERIOR

(EXISTING ALUMINUM D.H. WINDOWS)

3 HORIZONTAL SECTION
OPENING
A

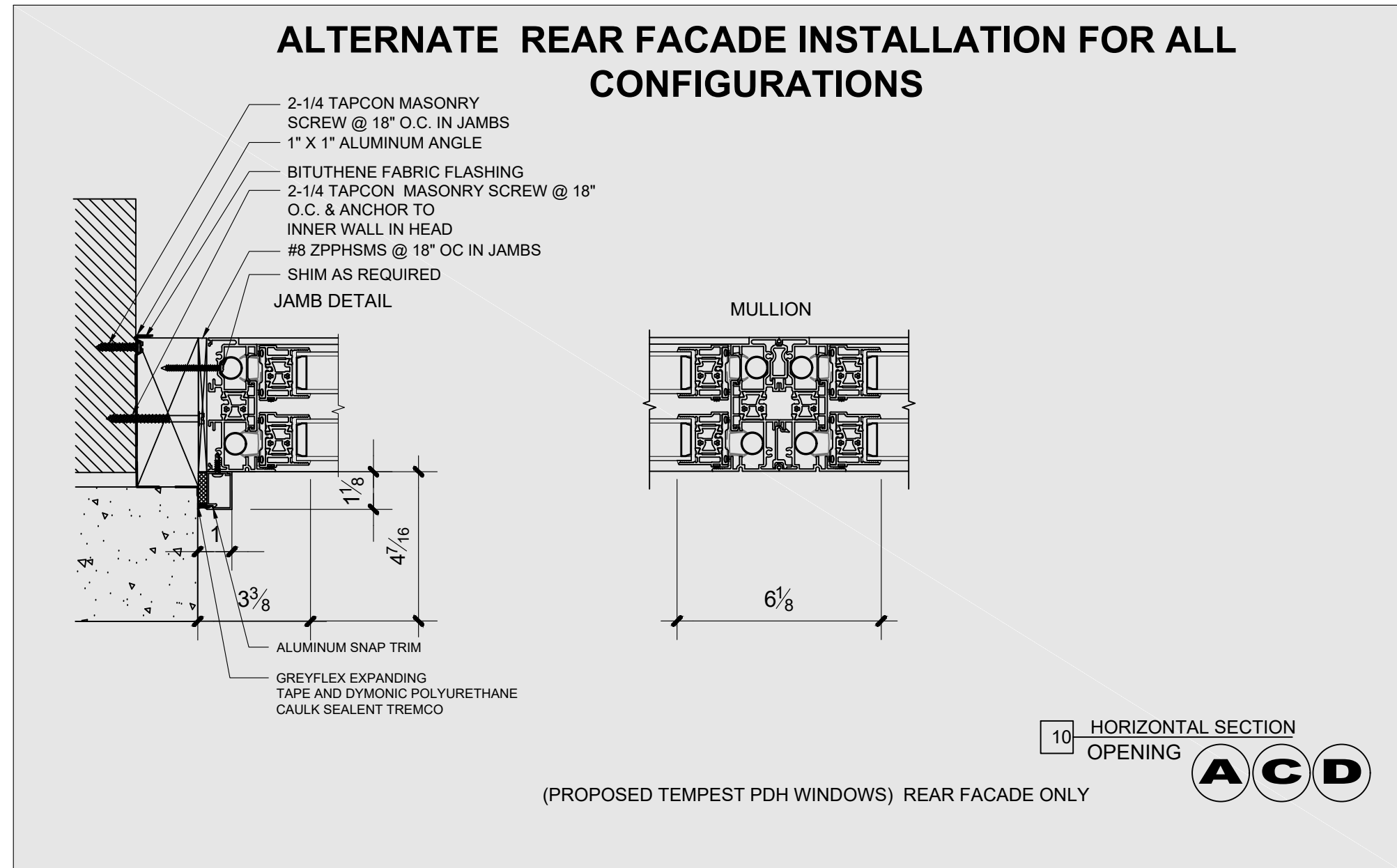
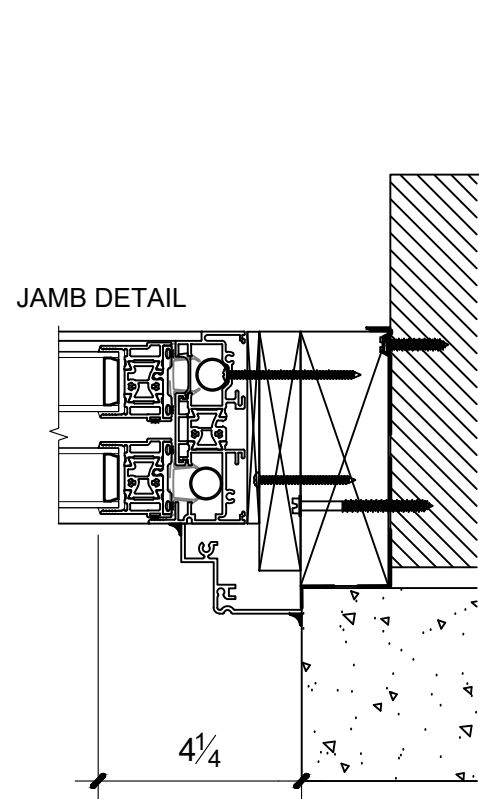


INTERIOR

EXTERIOR

(PROPOSED TEMPEST PDH WINDOWS) FRONT & REAR FACADE

4 HORIZONTAL SECTION
OPENING
A



(PROPOSED TEMPEST PDH WINDOWS) REAR FACADE ONLY

10 HORIZONTAL SECTION
OPENING
A C D

P2 Historic/Existing & Proposed DH Windows

Scale: 1:4

Drawing Title:

Historic Building
Elevations
North & East Facades

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez

Date: 11/8/2016

Scale: 1:4 = 1'-0"

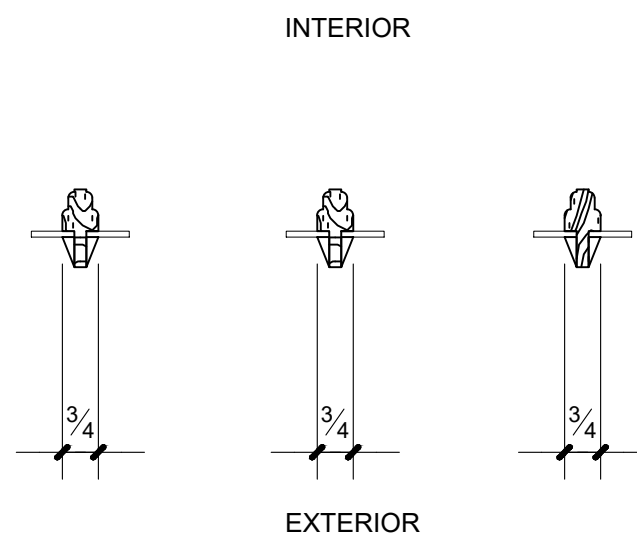
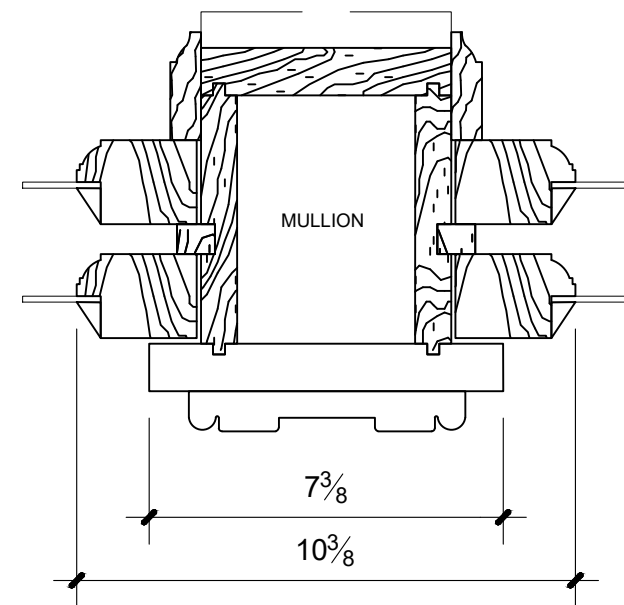
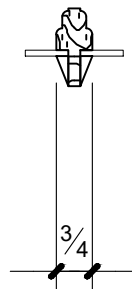
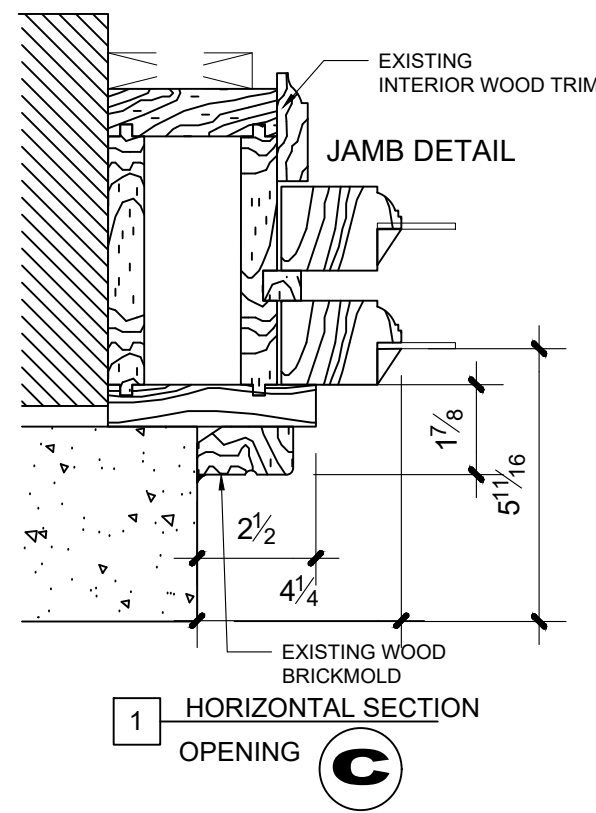
Sheet:

P2

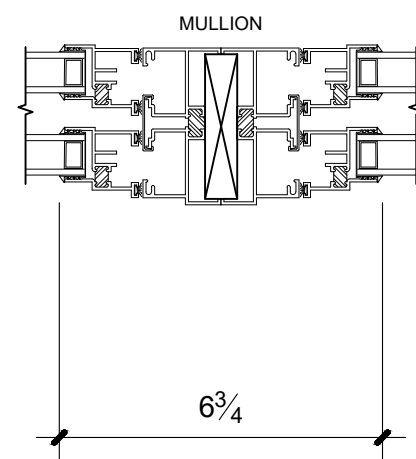
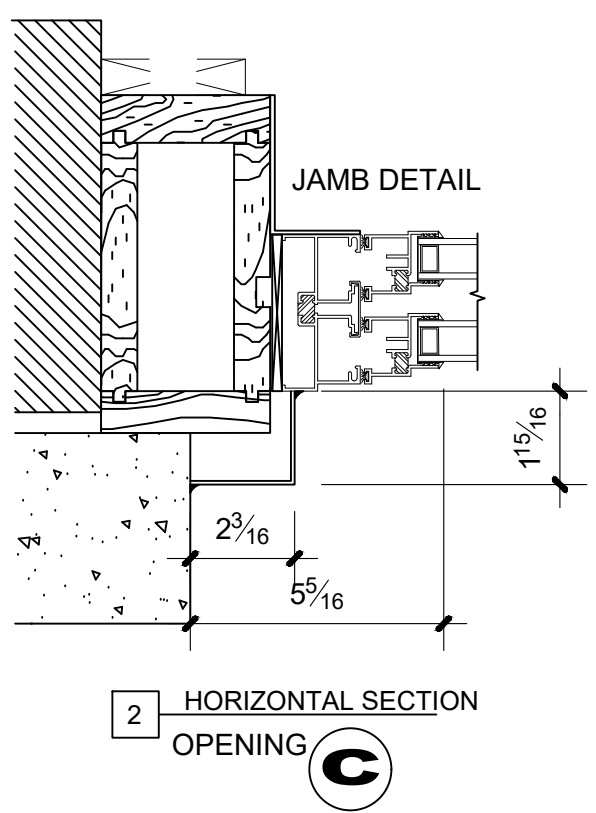
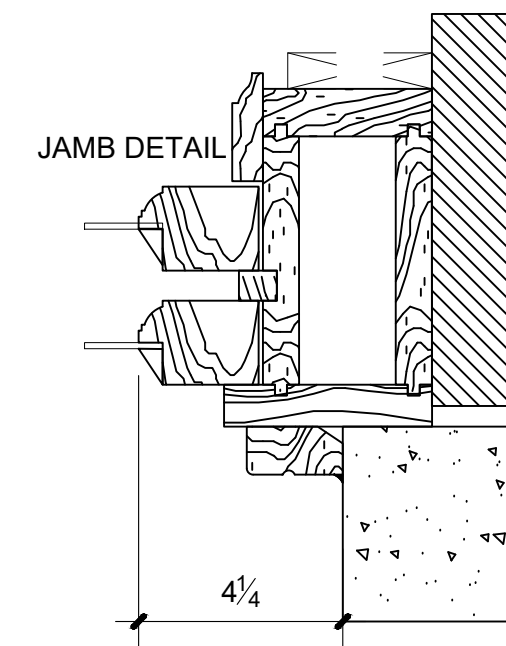
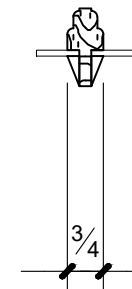
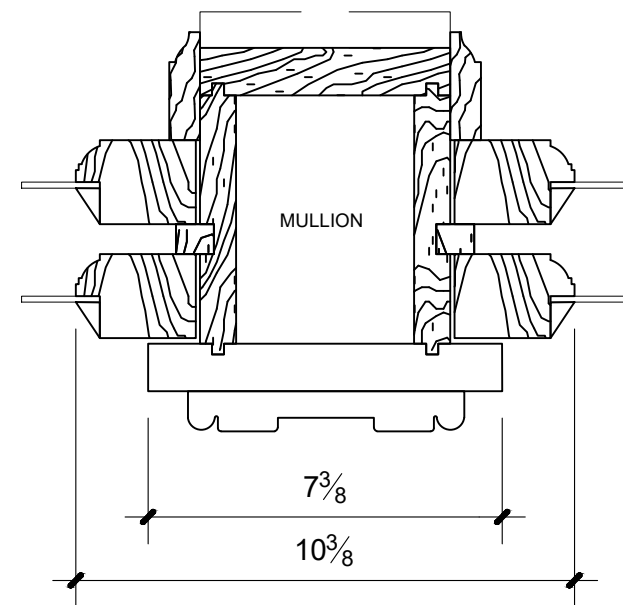
Sheet 15 of 16

NEW - 277 West End Avenue-Sections.dwg

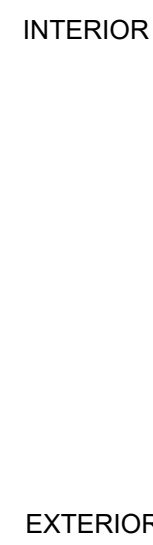
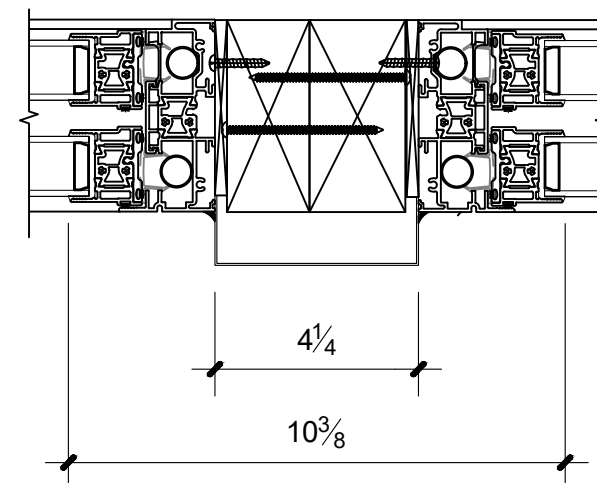
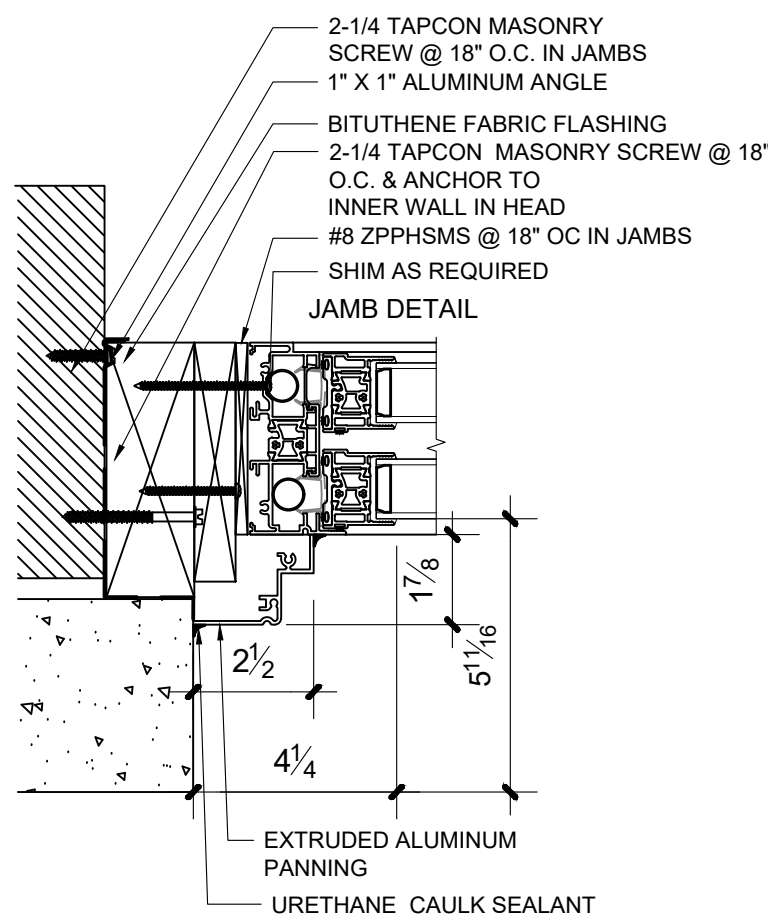
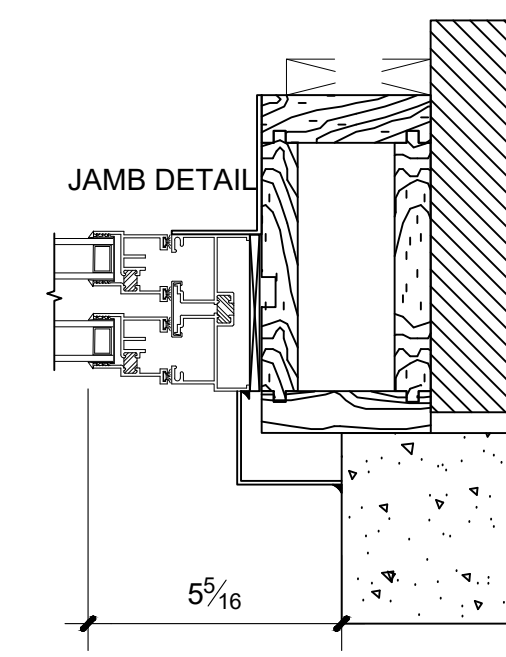
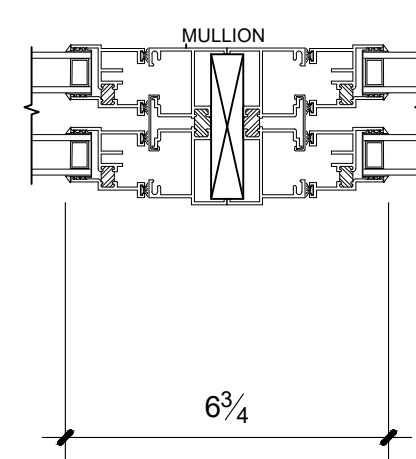
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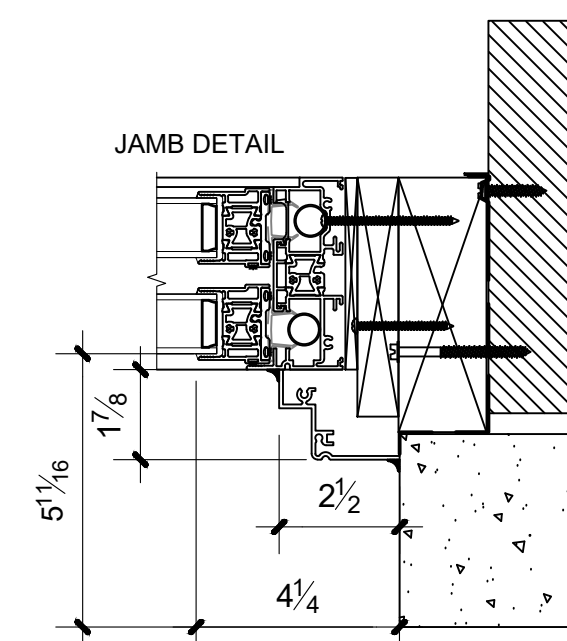
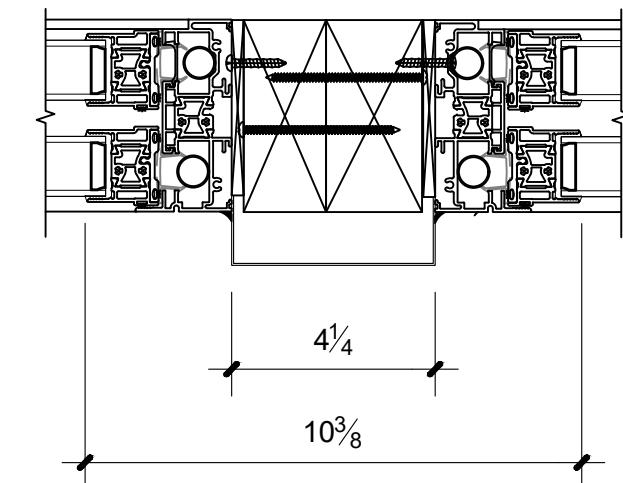
(HISTORIC WOOD D.H. WINDOWS)



(EXISTING ALUMINUM D.H. WINDOWS)



(PROPOSED TEMPEST PDH WINDOWS) REAR FACADE



Drawing Title:

Historic Building
Elevations
North & East Facades

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw: C.Gonzalez

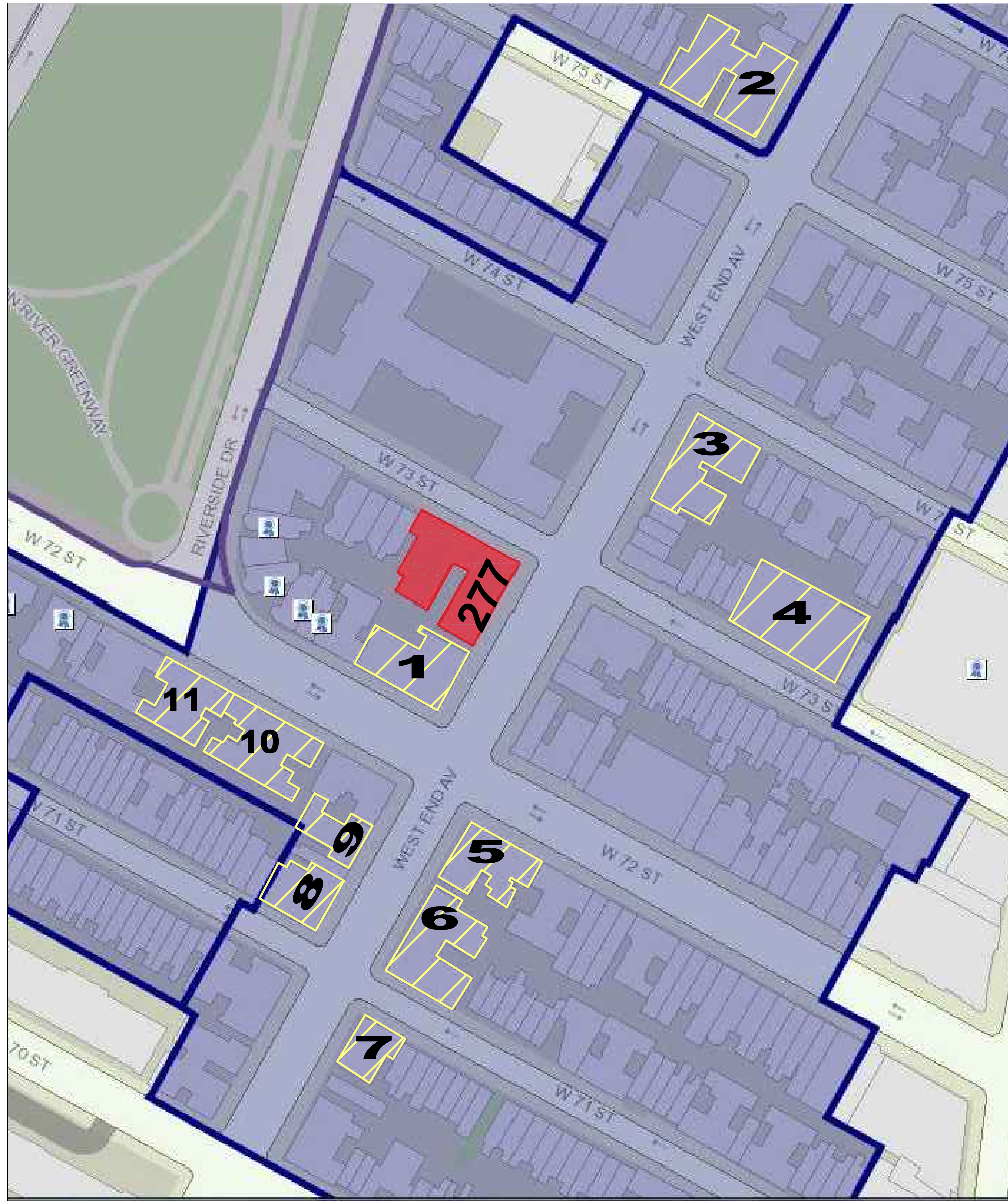
Date: 11/8/2016

Scale: 1:4 = 1'-0"

Sheet:

P3

Sheet 16 of 16



1. 263 WEST END AVENUE (1929)
2. 325 WEST END AVENUE (1916)
3. 290 WEST END AVENUE (1925)
4. 253 WEST 73RD STREET (1924)
5. 260 WEST END AVENUE (1925)
6. 245 WEST END AVENUE (1917)
7. 240 WEST END AVENUE (1924)
8. 243 WEST END AVENUE (1925)
9. 255 WEST END AVENUE (1917)
10. 310 WEST 72ND STREET (1925)
11. 322 WEST 72ND STREET (1925)

Drawing Title:

NEIGHBORING 1/1
BUILDINGS

Project Name and Address:

Master Plan
277 West End Avenue
New York, NY 10023

Drw. C.Gonzalez

Date: 3/9/2017

Scale: NOT TO SCALE

Sheet:

PICT1

Sheet 1 of 5



263 WEST END AVENUE (1929)



325 WEST END AVENUE (1916)



290 WEST END AVENUE (1925)

Drawing Title:
**NEIGHBORING 1/1
BUILDINGS**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw. C.Gonzalez

Date: 3/9/2017

Scale: NOT TO SCALE

Sheet:



253 WEST 73RD STREET (1924)



260 WEST END AVENUE (1925)



246 WEST END AVENUE (1917)

Drawing Title:
**NEIGHBORING 1/1
BUILDINGS**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw: C.Gonzalez

Date: 3/9/2017

Scale: NOT TO SCALE

Sheet:



240 WEST END AVENUE (1924)



243 WEST END AVENUE (1925)



255 WEST END AVENUE (1917)

Drawing Title:
**NEIGHBORING 1/1
BUILDINGS**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw. C.Gonzalez

Date: 3/9/2017

Scale: NOT TO SCALE

Sheet:



310 WEST 72ND STREET (1925)

322 WEST 72ND STREET (1925)

Drawing Title:
**NEIGHBORING 1/1
BUILDINGS**

Project Name and Address:
**Master Plan
277 West End Avenue
New York, NY 10023**

Drw. C.Gonzalez
Date: 3/9/2017
Scale: NOT TO SCALE