

NYC Landmarks Preservation Commission
One Centre Street
New York, NY 10007

RE: 51 West 81st Street, Master Plan Application

January 20, 2016

Under advisement from the LPC, the board members of the Galaxy, 51 West 81st Street, voted to apply for a Master Plan covering window replacements in the building. Below I outline a brief history of the building and the windows and then the proposed Master Plan for windows. Attached are current and historic photos along with detailed building elevations and window detail drawings.

The Galaxy (general history and designation):

The building was designed in the Beaux-Arts style by architect Frederick C. Browne (active from 1890-1925), and built between 1903-1905 as the Hotel Colonial for the owner Manhattan Square Realty Company. It was then converted into residential apartments in 1979.

The designation report, from when the Upper West Side District was Landmarked in 1990, notes that the windows were “one over one double-hung/wood”, and that the building included store-fronts on the lower floor, with some additional details about the construction of the building but no additional information about the windows.

The Windows

Attached are historic photos that show the historic windows as:

Single one over one double-hungs.

Paired one over one double-hungs.

And then each of those with top fixed transoms.

It also appears that at some point the paired windows were changed to a single double-hung in the center with side lites, and then changed again in 80s in a building wide replacement back to pairs.

Note that there is a unique condition likely created when the building was converted in 1979. If you look closely (attachment #11) you will see that there is a South facing window opening bifurcated by the wall separating the H & J apartment lines. This window was modified during the 1979 conversion to allow for each apartment to get about half of the window opening. It is possible that when the building was converted this was either necessary to meet air and light requirements and/or was done to achieve a certain range of apartment sizes to allow for a more varied price range on units being offered in the building. Whatever the reason, the decision was made and that is reflected in the building today.

Note that the proposed single and paired double-hung windows, to be painted on the exterior in a dark brown finish, are to be installed to the brick, removing the entire aluminum replacement window. The exception is the unique window split by the H&J apartment lines. It is not possible to do this bifurcated window brick to brick and it must be installed within the existing frames. This means that the “site-lines”, or the visible metal sections of the windows on the exterior, will be slightly thicker on the windows straddling the H & J lines. Instead of the frame going all the way to the brick, the new frame will sit inside the existing frame, and add to the thickness of the visible metal. This detail is reflected in the attached drawings.

Other buildings by Frederick C. Browne with paired double-hung windows:

The Hargrave, 104 West 72nd Street

The Collect Pond House, 366 Broadway, 1908-1909

684 Broadway, 1905

652 Broadway, 1906

Croisic Building, 218-220 5th avenue, 1912

Hotel Maryland, 104 West 49th Street, 1905

Cordially,



Ian Carlevarini

The Galaxy in the background
Elevated Train

All Windows Double Hung

See next slide for zoom view



#1

Zoomed View - All windows are double hung 1/1



#2



#3

Note cars on Columbus and no elevated train - later image than previous:
3 Window configuration – see zoomed view next slide

Zoom View – Scroll down

Extra Large Windows – 3 Part: double hung center, open sidelights – J, J/H Prior to split into separate apartments, both F Windows

Large Windows – Double Hung Side by Side OR Possibly oversized double hung : H and G



J Line One Extra Large: 76" W

G Line One Large: 60"W

H Line – do not have the measurement of the double window – likely same as G

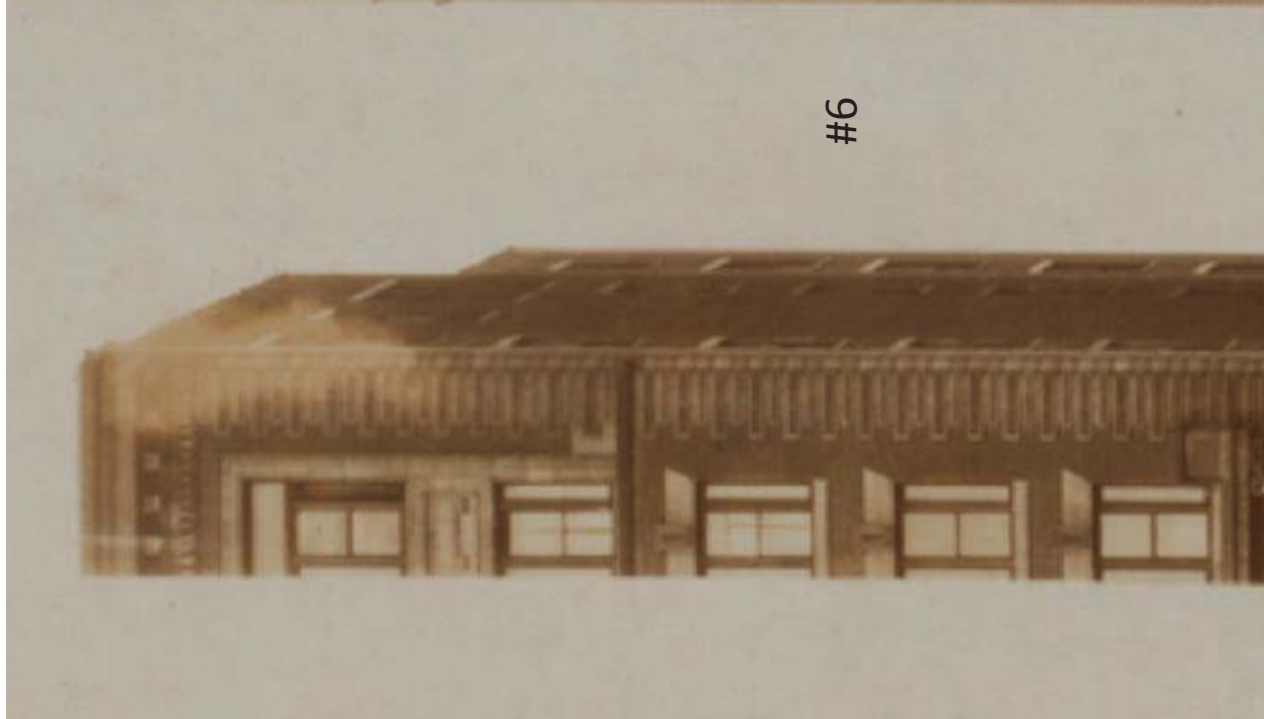
F Line Two Extra Large: 76"W

#5





#6



#7

THE NEW YORK
PUBLIC LIBRARY
ASTOR LENOX AND
TILDEN FOUNDATIONS
M

81st Street - Nos. 41-49 West



610/84

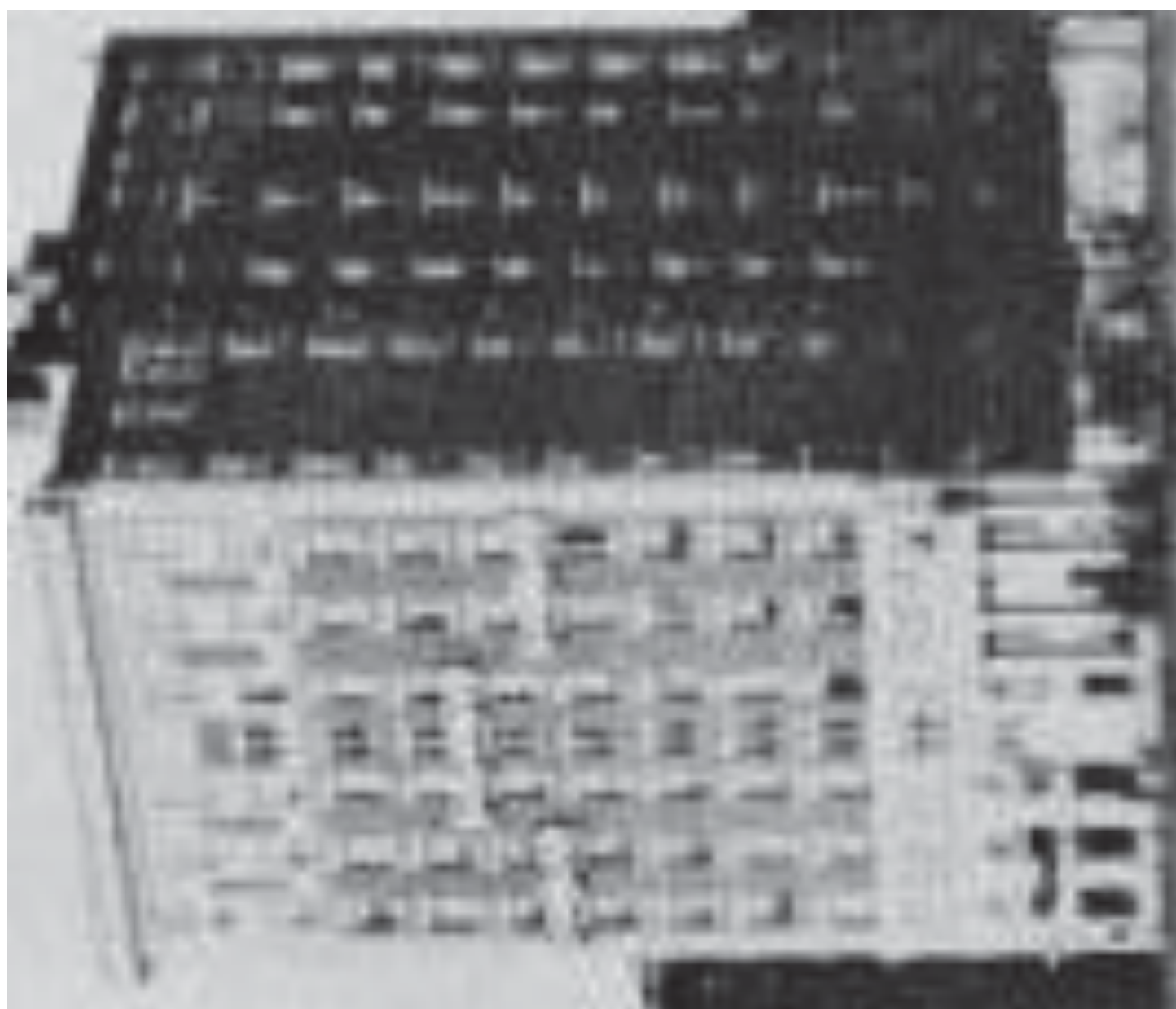
THE NEW YORK
PUBLIC LIBRARY
ASTOR LENOX AND
TILDEN FOUNDATIONS
M

This is the oldest most original image – note green space in front no trees
Zoomed view next slide



#8

#9



The Galaxy Apartments *on West 81st Street*

Here is a structure conceived and built to the highest architectural standards. Each interior feature has been carefully selected for comfort and convenience. Apartment areas have been planned to give each unit charm, beauty and spaciousness seldom found.

The Galaxy Apartments is directly across the street from the Museum of Natural History and Hayden Planetarium. The IND subway is less than one block away. Central Park with all its recreational and athletic facilities is also at hand. However, it has more to offer than an unsurpassed location . . .



- Air conditioning available with individual room controls
- Refrigerator freezers
- Hampers
- Master TV antenna & TV outlets
- Automatic laundry facilities provided EACH FLOOR.
- Abundant closet space including walk-ins
- Venetian blinds
- Hollywood kitchens and baths. Some with automatic dishwashers.
- Designer decorated lobby in elegant taste
- Apartment entrance interviewers and intercom-phone system
- Fully insulated roof and sound retardant walls and ceilings
- Mail Chute
- Automatic passenger elevators
- WINDOWED kitchens and Hollywood baths
- Studios, 2½, 3½ and 4½ room apartments, brilliantly designed and handsomely appointed
- FREE GAS
- Carpeted hallways
- Music in lobby and elevators
- Venetian medicine chests
- Louvered doors
- Deluxe, heat-controlled gas ranges
- Separate storage rooms
- Spacious rooms off large foyers.

#10

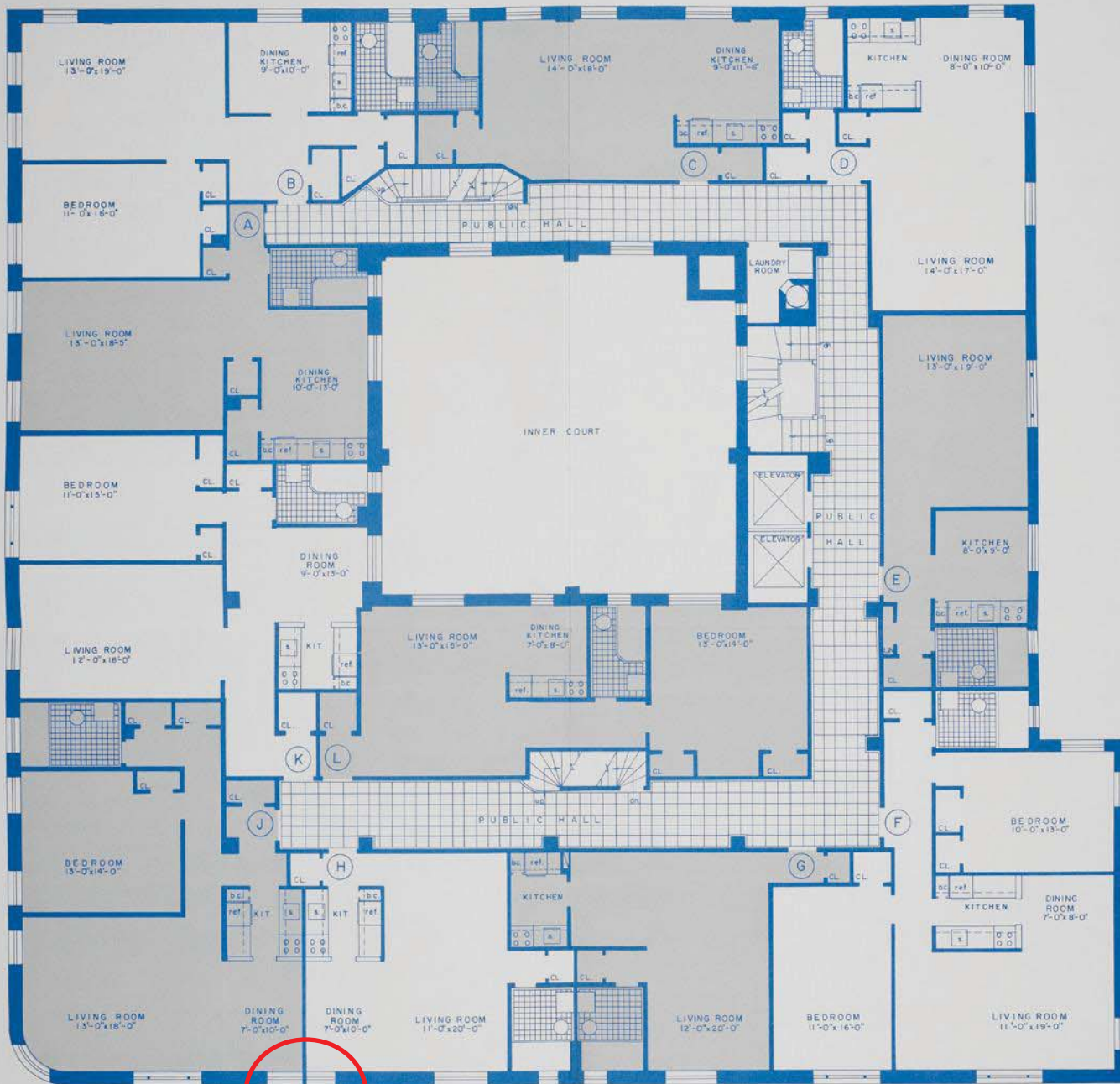
Most apartments **FRONT** on city streets. Most rooms have 9½' ceiling heights. Living rooms and bedrooms have oak floors, kitchens, vinyl asbestos. A wonderfully accessible location – and last – though not least – ownership management.

YK 03-20 2111 01008





#11



Split Window

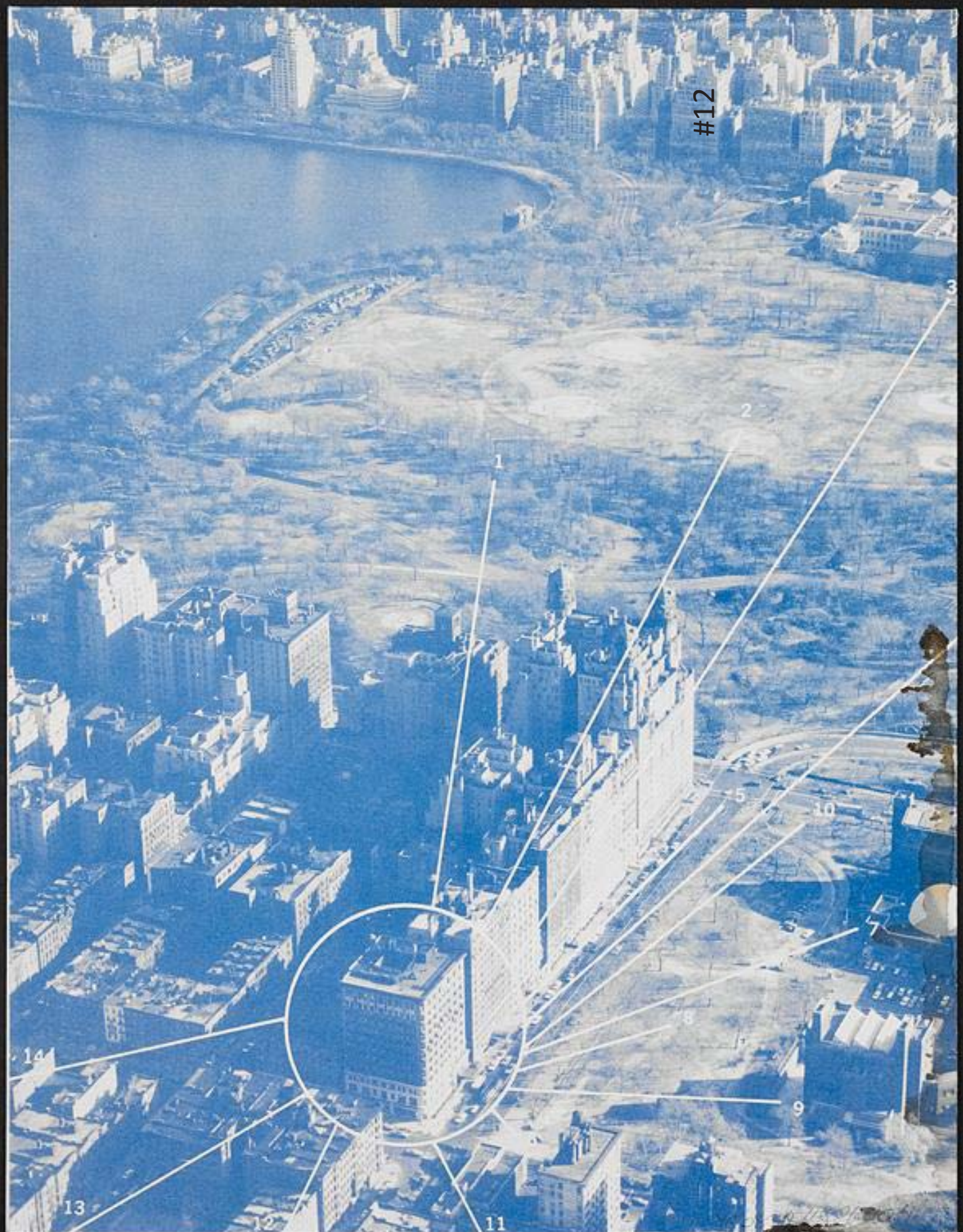
TYPICAL FLOOR PLAN

(See plan on premises for special Penthouse Apartments)

NOTE: All dimensions are approximate. Plan is subject to change in fabrication and/or other revisions deemed advisable by the Department of Housing and Buildings or other department having jurisdiction over same, or necessary due to job condition.



#12



#13
The Galaxy
Apartments

*directly across
from the Hayden Planetarium*

51 WEST 81st ST
NEW YORK CITY

Agent on Premises

Job Phone

877-2000

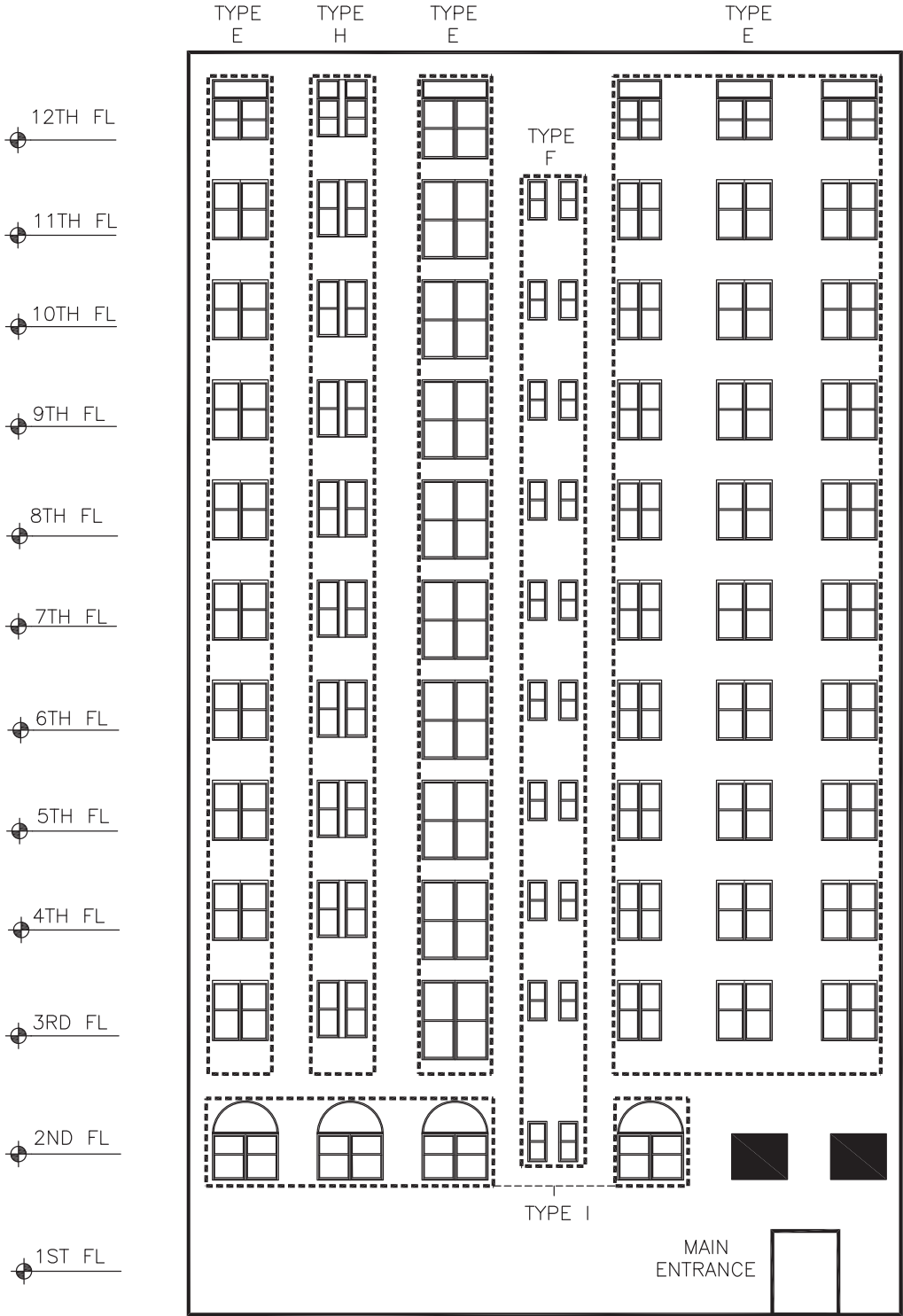
Office Phone

516-872-8882

1. CENTRAL PARK
2. Ball Field
3. Met. Museum of Art
4. Amphitheater
5. IND SUBWAY
6. 81st St. CROSSTOWN BUS
7. Planetarium
8. Planetarium Park
9. Museum of Natural History
10. DOWNTOWN BUS
11. Synagogue
12. P.S. 87
13. West End Collegiate Church
14. Holy Trinity R.C. Church & School

N:\RELEASED\JOBS\51 WEST 81 ST - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO TEXO

EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

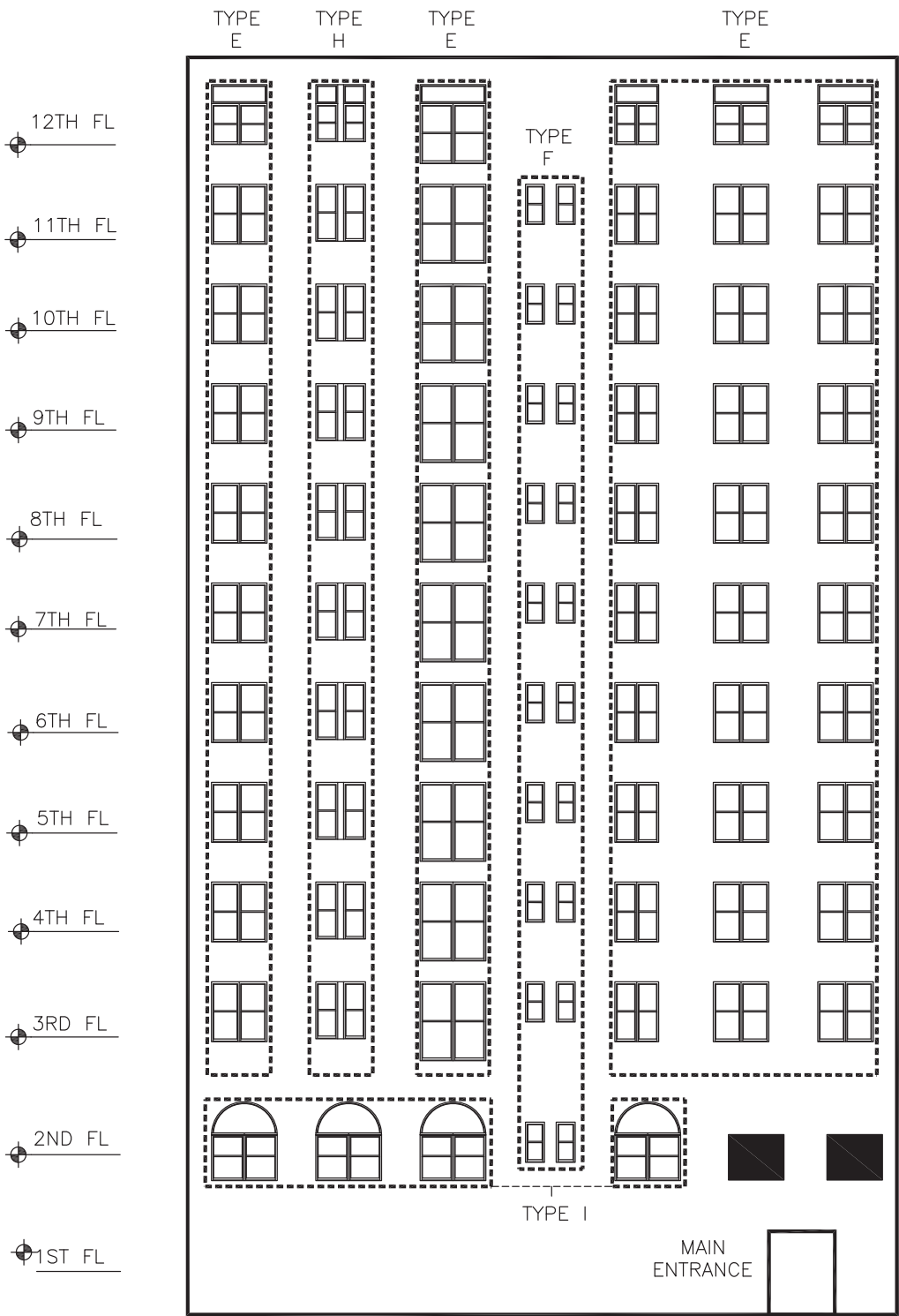


81ST STREET SOUTH ELEVATION
EXISTING BUILDING ELEVATIONS

SHEET No. 5.00	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY: ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 th ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
					LOCATION: 51 W 81 ST - APT VARIOUS		
					ARCHITECT: ----	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					DWG TITLE: ELEVATIONS EXISTING SOUTH ELEVATION		

N:\RELEASED\JOBS\51 WEST 81 ST - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATIONS.DWG 1/15/2016 4:55 PM ELSO TEXO

PROPOSED WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

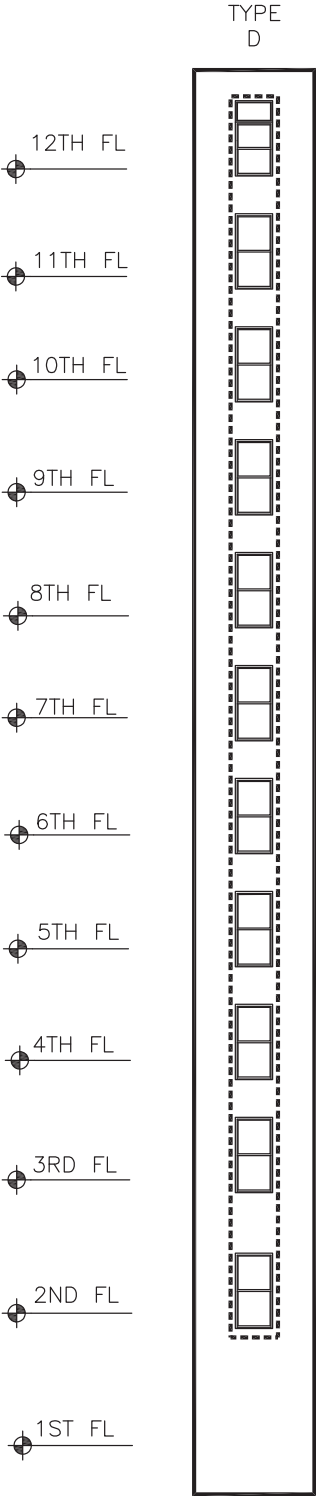


81ST STREET SOUTH ELEVATION
PROPOSED BUILDING ELEVATIONS

SHEET No. 5.01	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY: ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
					LOCATION: 51 W 81 ST - APT VARIOUS		
					ARCHITECT: ----	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					DWG TITLE: ELEVATIONS PROPOSED SOUTH ELEVATION		

N:\RELEASED\JOBS\51 WEST 81 ST\0 - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO D TEROX

EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

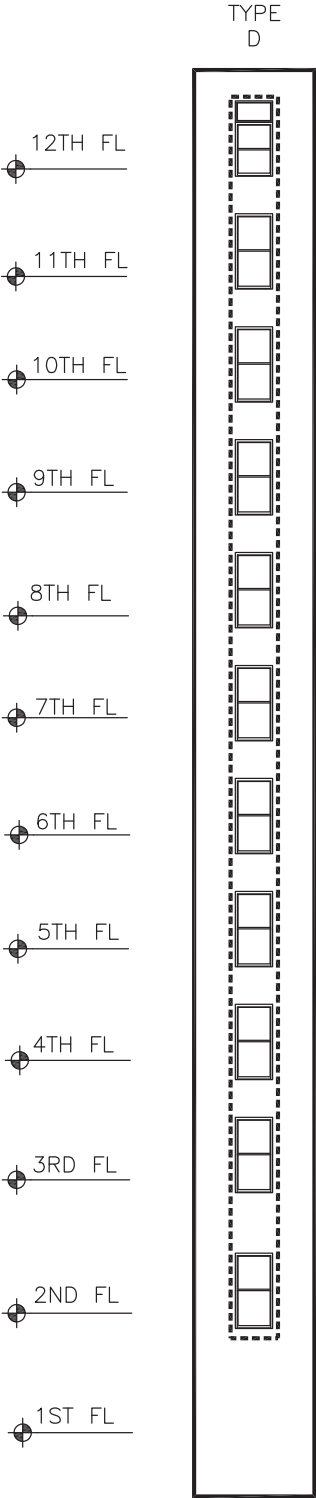


SOUTHWEST ELEVATION
EXISTING BUILDING ELEVATIONS

SHEET No. 5.02	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY: ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
					LOCATION: 51 W 81 ST - APT VARIOUS	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					ARCHITECT: ----		
					DWG TITLE: ELEVATIONS EXISTING SOUTHWEST ELEVATION		

N:_RELEASED\JOBS\51 WEST 81 ST\0 - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO D TEROX

PROPOSED WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

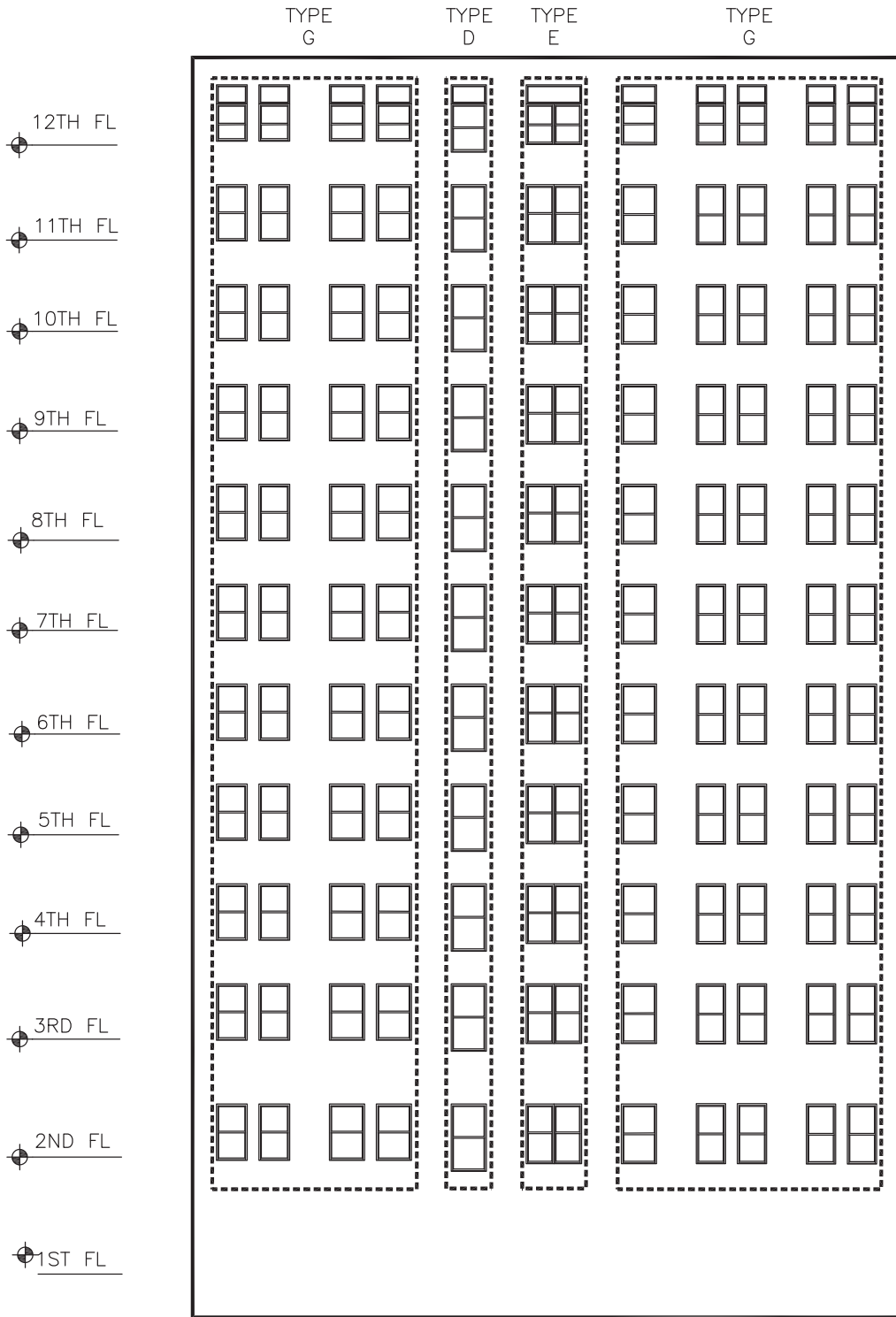


SOUTHWEST ELEVATION
PROPOSED BUILDING ELEVATIONS

SHEET NO. 5.03	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
				LOCATION: 51 W 81 ST - APT VARIOUS		
				ARCHITECT: ----	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
				DWG TITLE: ELEVATIONS PROPOSED SOUTHWEST ELEVATION		

N:\RELEASED\JOBS\51 WEST 81 ST\0 - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO D TEROX

EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

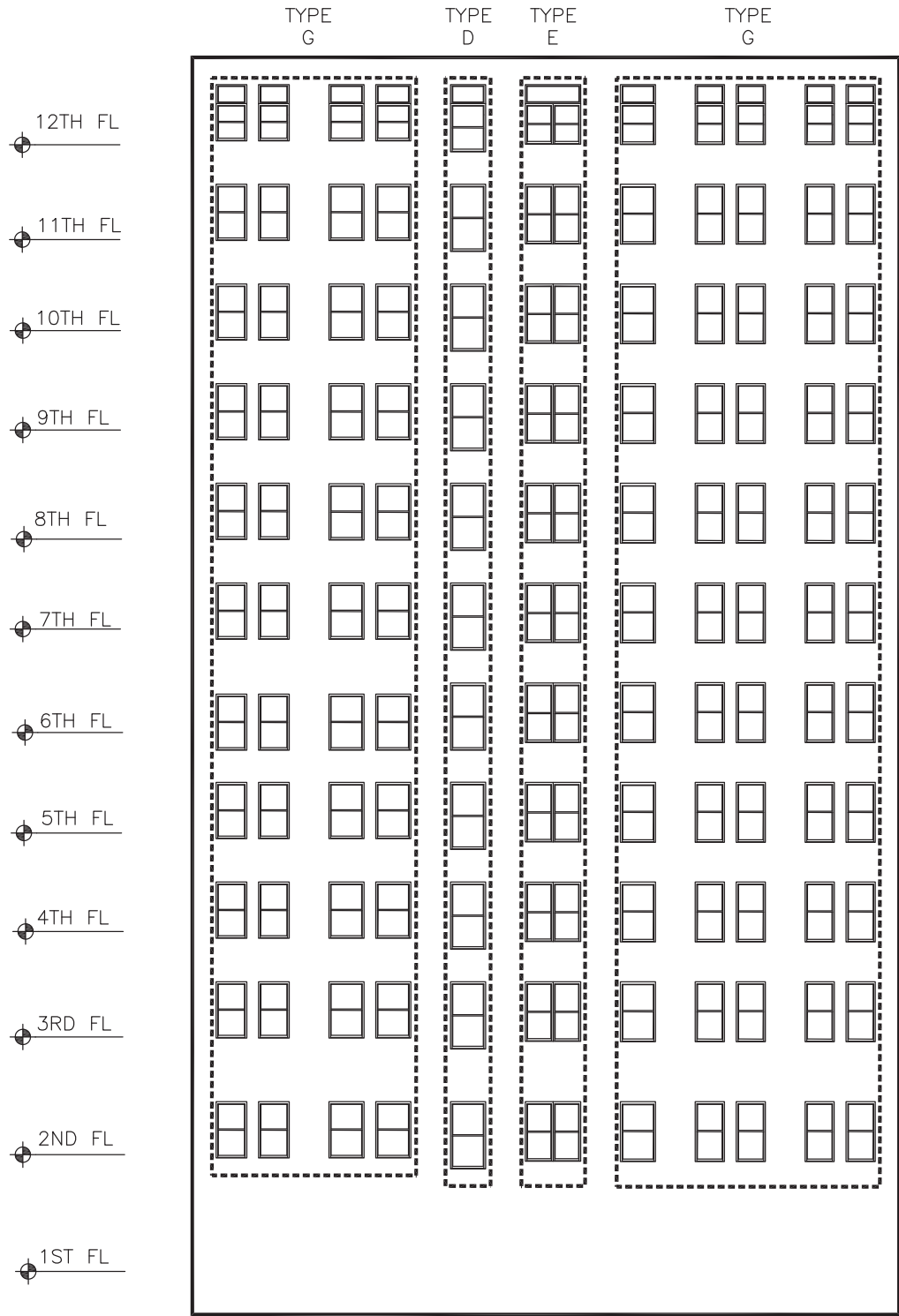


COLOMBIA AVENUE WEST ELEVATION
EXISTING BUILDING ELEVATIONS

SHEET No. 5.04	CONTRACT No. 00000	SCALE: PULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY: ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:		
					LOCATION: 51 W 81 ST - APT VARIOUS				
					ARCHITECT: ----			SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					DWG TITLE: ELEVATIONS EXISTING WEST ELEVATION				

N:\RELEASED\J085\51 WEST 81 ST - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO D TEROX

EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW



COLOMBIA AVENUE WEST ELEVATION
PROPOSED BUILDING ELEVATIONS

SHEET No. 5.05	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY: ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:		
					LOCATION: 51 W 81 ST - APT VARIOUS			SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					ARCHITECT: ----				
					DWG TITLE: ELEVATIONS PROPOSED WEST ELEVATION				

N:\RELEASED\J085\51 WEST 81 ST\0 - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO TEXO

EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW



BUILDING REAR NORTH ELEVATION
EXISTING BUILDING ELEVATIONS

SHEET No. 5.06	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
					LOCATION: 51 W 81 ST - APT VARIOUS		
					ARCHITECT: ----	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					DWG TITLE: ELEVATIONS EXISTING NORTH ELEVATION		

N:_RELEASED\JOBS\51 WEST 81 ST\0 - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:59 PM ELSO TEXO

PROPOSED WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

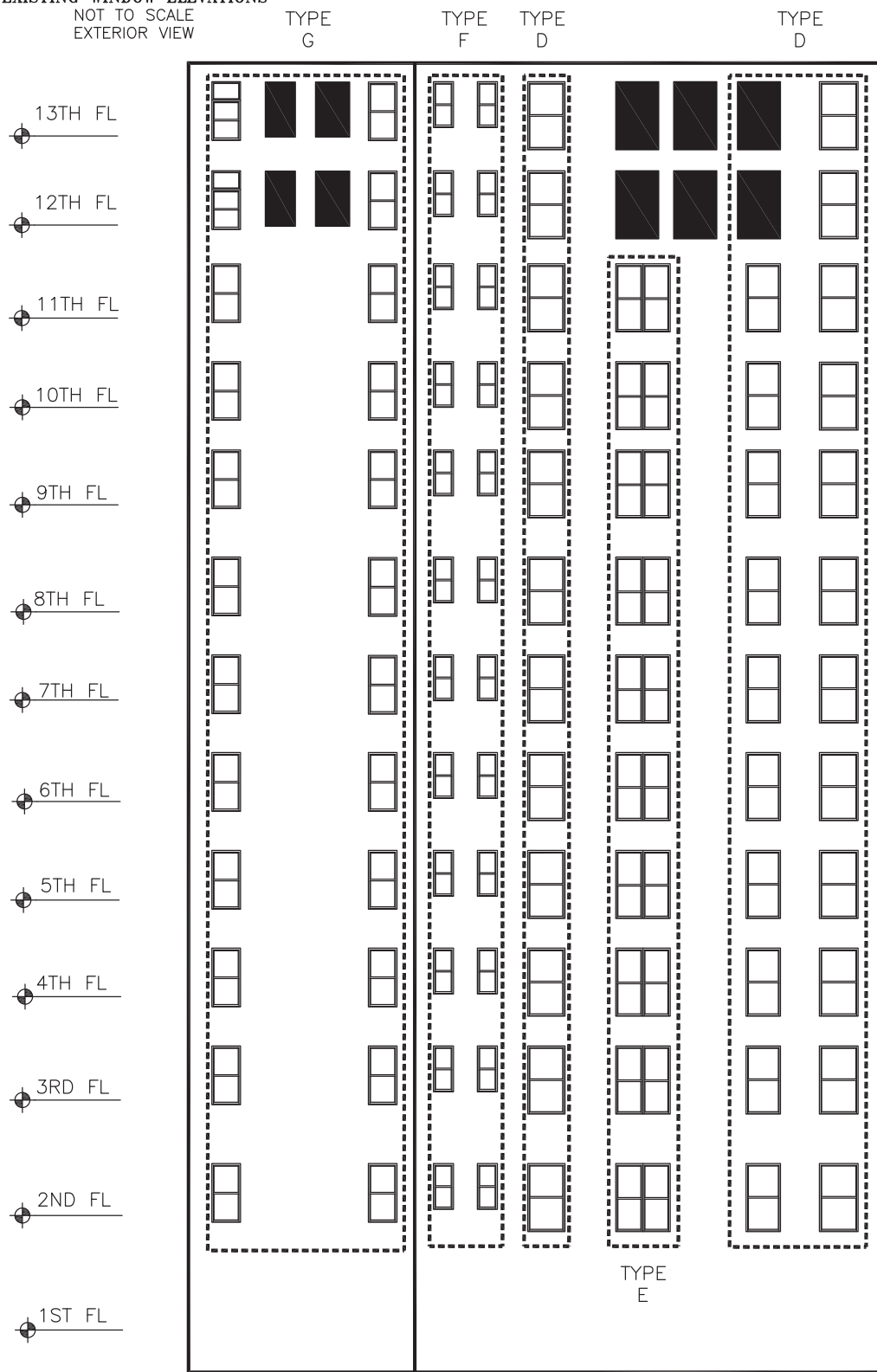


BUILDING REAR NORTH ELEVATION
PROPOSED BUILDING ELEVATIONS

SHEET No. 5.07	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
					LOCATION: 51 W 81 ST - APT VARIOUS		
					ARCHITECT: ----	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					DWG TITLE: ELEVATIONS PROPOSED NORTH ELEVATION		

N:\RELEASED\JOBS\51 WEST 81 ST - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO TEXO

EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW



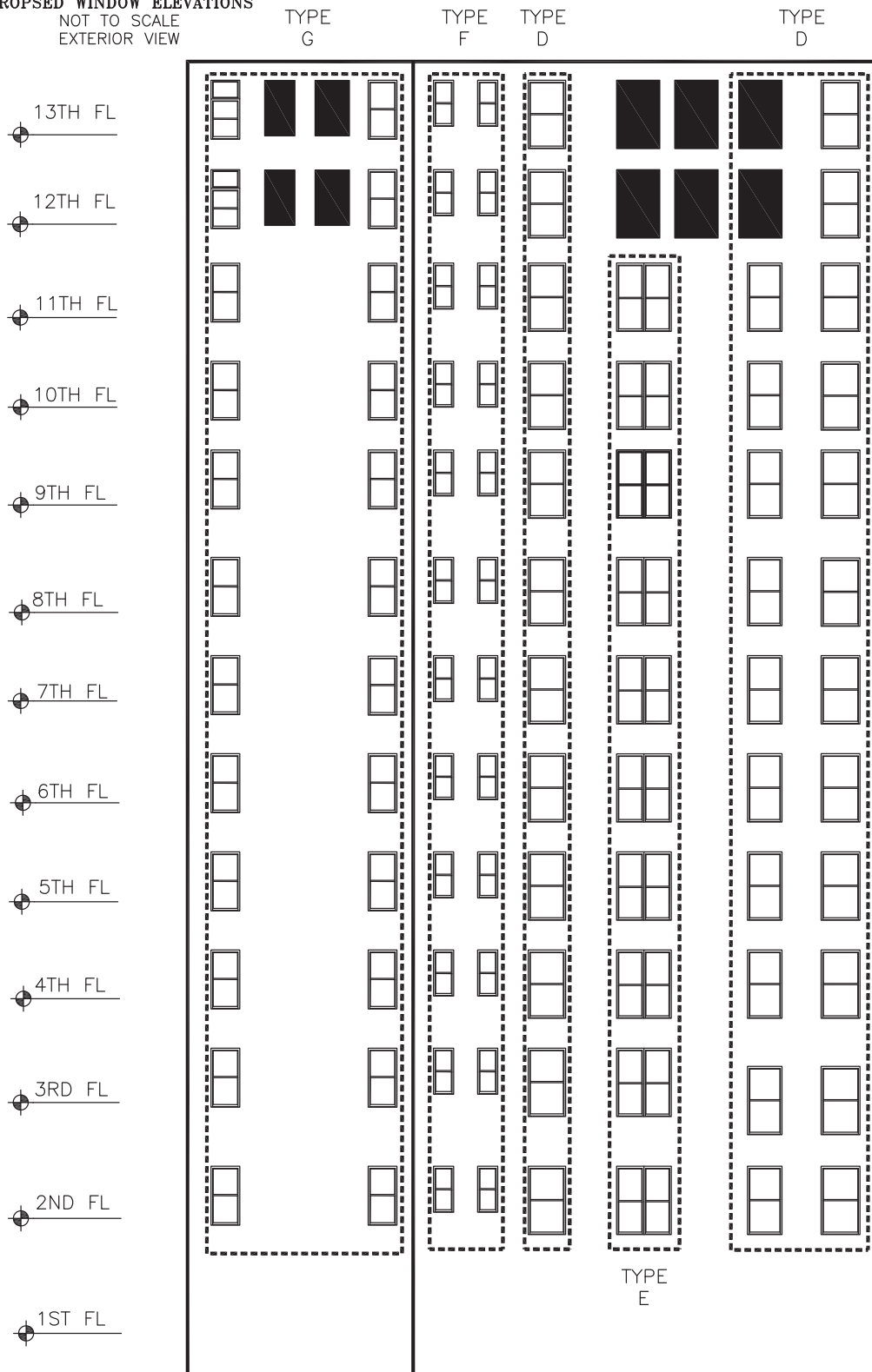
BUILDING REAR EAST ELEVATION
EXISTING BUILDING ELEVATIONS

SHEET No. 5.08	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY: ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
					LOCATION: 51 W 81 ST - APT VARIOUS		
					ARCHITECT: ----	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					DWG TITLE: ELEVATIONS EXISTING EAST ELEVATION		

N:\RELEASED\JOBS\51 WEST 81 ST - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000 - BUILDING ELEVATION.DWG 1/15/2016 4:55 PM ELSO TEXO

PROPOSED WINDOW ELEVATIONS

NOT TO SCALE
EXTERIOR VIEW



BUILDING REAR EAST ELEVATION
PROPOSED BUILDING ELEVATIONS

SHEET No. 5.09	CONTRACT No. 00000	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	DRAWN BY: ET DATE: 08-13-15	 Skyline Windows 220 EAST 138 TH ST, BRONX, NY 10451	PROJECT: 51 WEST 81 ST	COMPANY NAME:	NAME OF REVIEWER PROVIDING APPROVAL:
					LOCATION: 51 W 81 ST - APT VARIOUS		
					ARCHITECT: ----	SIGNATURE OF APPROVAL:	DATE OF APPROVAL:
					DWG TITLE: ELEVATIONS PROPOSED EAST ELEVATION		

SKYLINE WINDOW SPECIFICATION

SKYLINE MODEL	COLOR: INTERIOR / EXTERIOR	HARDWARE TYPE	HANDLE	HANDLE COLOR/FINISH	SCREENS	NOTES
DH100	WHITE - DARK BROWN (UC# 85487)	H1	BRONZECRAFT	WHITE BRONZE	NO	

OPTIMUM WINDOW SPECIFICATION

SKYLINE MODEL	COLOR: INTERIOR / EXTERIOR	HARDWARE TYPE	HANDLE	HANDLE COLOR/FINISH	SCREENS	NOTES
SC7650	STANDARD WHITE - CUSTOM	H2	STANDARD	STANDARD	NO	EXT: TO BE SHOP PAINTED DARK BROWN (UC# 85487)

SKYLINE GLASS SPECIFICATION

MODEL	GLASS TYPE	IGU	EXTERIOR THICKNESS	COMPOSITION	INTERIOR THICKNESS	COMPOSITION	SPACER	LOGO	NOTES
DH100	G1	1 1/4	1/8	CLEAR ANNEALED	1/8	ANNEALED W/ SOLARBAN 60 AT SURFACE #3	CLEAR ANODIZED	NO	
400FX	G2	1 1/4	3/16	CLEAR ANNEALED	3/16	ANNEALED W/ SOLARBAN 60 AT SURFACE #3	CLEAR ANODIZED		

OPTIMUM GLASS SPECIFICATION

MODEL	GLASS TYPE	IGU	EXTERIOR THICKNESS	COMPOSITION	INTERIOR THICKNESS	COMPOSITION	SPACER	LOGO	NOTES
SC7650	G3	STANDARD	STANDARD	MISCO WIRED	STANDARD	MISCO WIRED	STANDARD	NO	

SCHEDULE

OPENING NUMBER	LOCATION	ELEVATION TYPE	ASSEMBLY/ FRAME MARKS	MEASURED WIDTH	MEASURED HEIGHT	ASSEMBLY CUT WIDTH	ASSEMBLY CUT HEIGHT	FRAME CUT WIDTH	FRAME CUT HEIGHT	MANUFAC TURER	MODEL	GLASS TYPE	HARDWARE	COMMENTS
1	LIVING ROOM	A		42	84					OPTIMUM	SC7650	G3	H2	
2	DINING ROOM/KITCHEN	A		56	84					OPTIMUM	SC7650	G3	H2	
3	BATHROOM	B		28	64					OPTIMUM	SC7650	G3	H2	
4	BATHROOM	B		28	64					OPTIMUM	SC7650	G3	H2	
5	LIVING ROOM	C		44	95					OPTIMUM	SC7650	G3	H2	
6	LIVING ROOM	C		44	95					OPTIMUM	SC7650	G3	H2	
7	DINING ROOM/KITCHEN	C		56	95					OPTIMUM	SC7650	G3	H2	
8	BATHROOM	B		28	64					OPTIMUM	SC7650	G3	H2	
9	DINING ROOM/KITCHEN	C		42	95					OPTIMUM	SC7650	G3	H2	
10	DINING ROOM	D		54	95					SKYLINE	DH100	G1	H1	
11	LIVING ROOM	D		48	95					SKYLINE	DH100	G1	H1	
12	LIVING ROOM	E		76	95					SKYLINE	DH100	G1	H1	
13	KITCHEN	D		52	95					SKYLINE	DH100	G1	H1	
14	BATHROOM	F		28	64					SKYLINE	DH100	G1	H1	
15	BATHROOM	F		28	64					SKYLINE	DH100	G1	H1	
16	BEDROOM	G		47	82					SKYLINE	DH100	G1	H1	
17	BEDROOM	G		40	82					SKYLINE	DH100	G1	H1	
18	LIVING ROOM	G		40	82					SKYLINE	DH100	G1	H1	
19	LIVING ROOM	E		76	82					SKYLINE	DH100	G1	H1	
20	BEDROOM	E		76	82					SKYLINE	DH100	G1	H1	
21	LIVING ROOM	E		60	82					SKYLINE	DH100	G1	H1	
22	BATHROOM	F		26	55					SKYLINE	DH100	G1	H1	
23	BATHROOM	F		26	55					SKYLINE	DH100	G1	H1	
24	LIVING ROOM	E		90	108					SKYLINE	DH100	G1	H1	
25	DINING ROOM	H		30	78					SKYLINE	DH100	G1	H1	
26	DINING ROOM	H		30	78					SKYLINE	DH100	G1	H1	
27	LIVING ROOM	E		76	83					SKYLINE	DH100	G1	H1	
28	LIVING ROOM	D		45	91					SKYLINE	DH100	G1	H1	

FOR SKYLINE USE ONLY			
SUB	CHK		
1			

N:_RELEASED_JOBS\51 WEST 81 ST\0 - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00005.DWG 9/23/2018 3:31 PM ELSIED TEPOX

PROJECT: 51 WEST 81 ST

ARCHITECT: 61 W 81 ST - APT VARIOUS

DWG TITLE: GENERAL NOTES WINDOW SCHEDULE

DATE: 09/23/15

SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER

CONTRACT NO. 000000

SHEET NO. 1.00

220 EAST 138th ST, BRONX, NY 10451

SKYLINE Windows

COMPANY NAME:

NAME OF REVIEWER PROVIDING APPROVAL:

DATE OF APPROVAL:

SIGNATURE OF APPROVAL:

DEFINITIONS:	
DH	DOUBLE HUNG
FX	FIXED
OP	OPERABLE
DLO	DAYLIGHT OPENING
OPP	OPPOSITE
APPROX	APPROXIMATE
CL	CENTERLINE
IGU	INSULATED GLASS UNIT
B-B	BRICK TO BRICK WITHIN FRAME
W/F	WITHIN FRAME
FLD	FIELD GLAZE

PROJECT:

51 WEST 81 ST

ARCHITECT:

DWG TITLE:

GENERAL NOTES
WINDOW SCHEDULE

LOCATION:

51 W 81 ST - APT VARIOUS

DATE:

09/23/15

SCALE:

PULL ON 24" X 36" PAPER
HALF ON 11" X 17" PAPER

CONTRACT NO.

000000

SHEET No.

1.01

220 EAST 138th ST, BRONX, NY 10451

Skyline Windows

OPENING NUMBER	LOCATION	ELEVATION TYPE	ASSEMBLY/ FRAME MARKS	MEASURED WIDTH	MEASURED HEIGHT	ASSEMBLY CUT WIDTH	ASSEMBLY CUT HEIGHT	FRAME CUT WIDTH	FRAME CUT HEIGHT	MANUFAC TURE	MODEL	GLASS TYPE	HARDWARE	COMMENTS
29	LIVING ROOM	G		40	83					SKYLINE	DH100	G1	H1	
30	BEDROOM	G		40	83					SKYLINE	DH100	G1	H1	
31	BEDROOM	G		40	83					SKYLINE	DH100	G1	H1	
32	BATHROOM	G		40	83					SKYLINE	DH100	G1	H1	
33	LIVING ROOM	G		48	81 1/2					SKYLINE	DH100	G1	H1	
34	BEDROOM	E		76	81 1/2					SKYLINE	DH100	G1	H1	
35	LIVING ROOM	D		48	92					SKYLINE	DH100	G1	H1	
36	LIVING ROOM	G		48	77					SKYLINE	DH100	G1	H1	
37	BEDROOM	G		48	77					SKYLINE	DH100	G1	H1	
38	LIVING ROOM	G		42	77					SKYLINE	DH100	G1	H1	
39	LIVING ROOM	G		42	77					SKYLINE	DH100	G1	H1	
40	PUBLIC HALL	D		48	97					SKYLINE	DH100	G1	H1	
41	PUBLIC HALL	D		48	97					SKYLINE	DH100	G1	H1	
42	LAUNDRY	F		20	64					SKYLINE	DH100	G1	H1	
43	PUBLIC HALL	G		40	82					SKYLINE	DH100	G1	H1	
44	BEDROOM	E		60	83					SKYLINE	DH100	G1	H1	
45	BATHROOM	F		28	64					SKYLINE	DH100	G1	H1	
46	KITCHEN	F		28	64					SKYLINE	DH100	G1	H1	
47	LIVING ROOM	E		60	83					SKYLINE	DH100	G1	H1	
48	DINING ROOM	E		52	83					SKYLINE	DH100	G1	H1	
49	BATHROOM	F		28	64					SKYLINE	DH100	G1	H1	
50	DINING ROOM/KITCHEN	D		28	64					SKYLINE	DH100	G1	H1	
51	BATHROOM	F		28	64					SKYLINE	DH100	G1	H1	
52.0	2ND FLOOR	I		90	105					MULTI	DH100	G1	H1	
52.1										SKYLINE	400FX	G2		
52.2										SKYLINE	DH100	G1	H1	
52.3										SKYLINE	DH100	G1	H1	

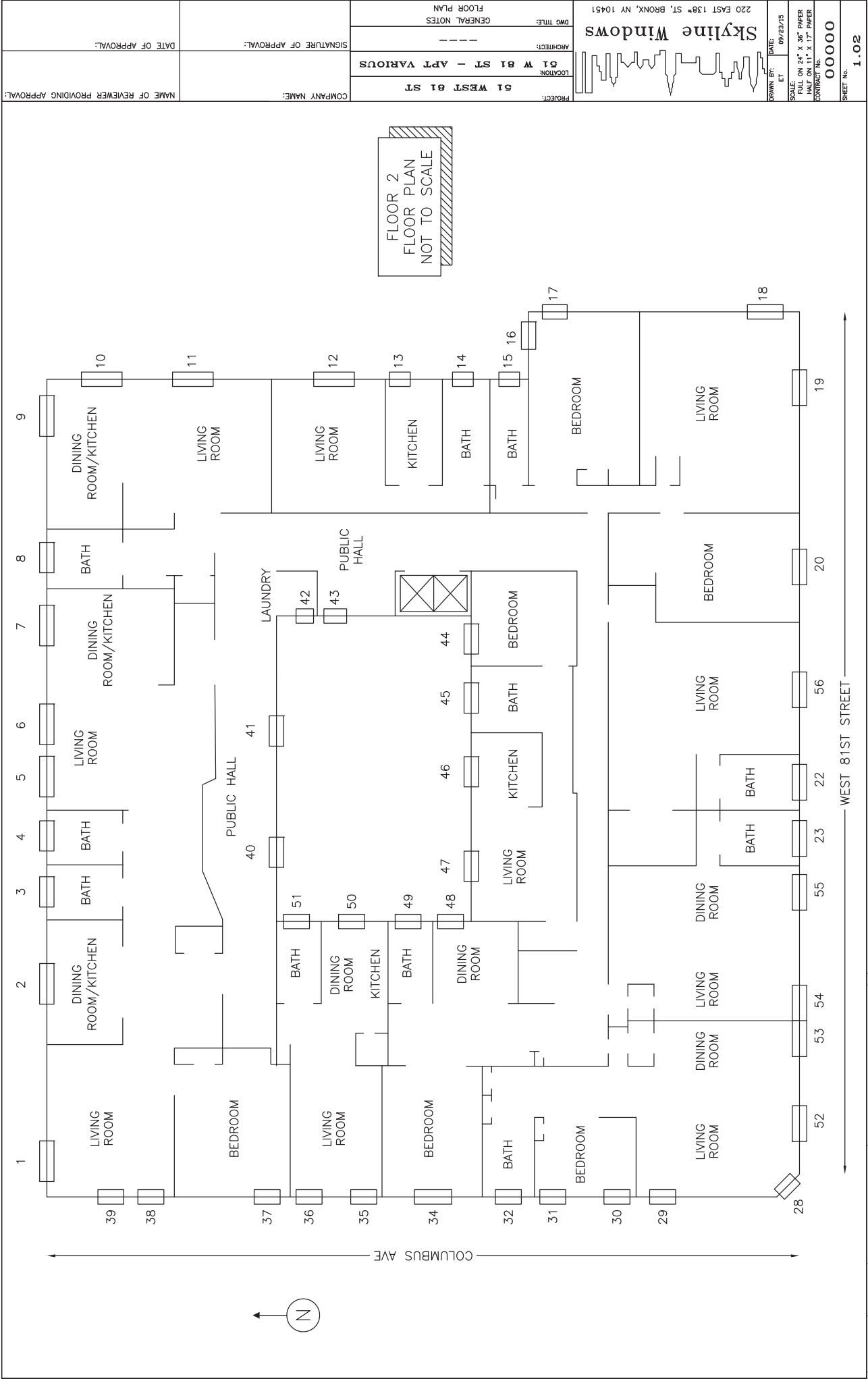
NAME OF REVIEWER PROVIDING APPROVAL:

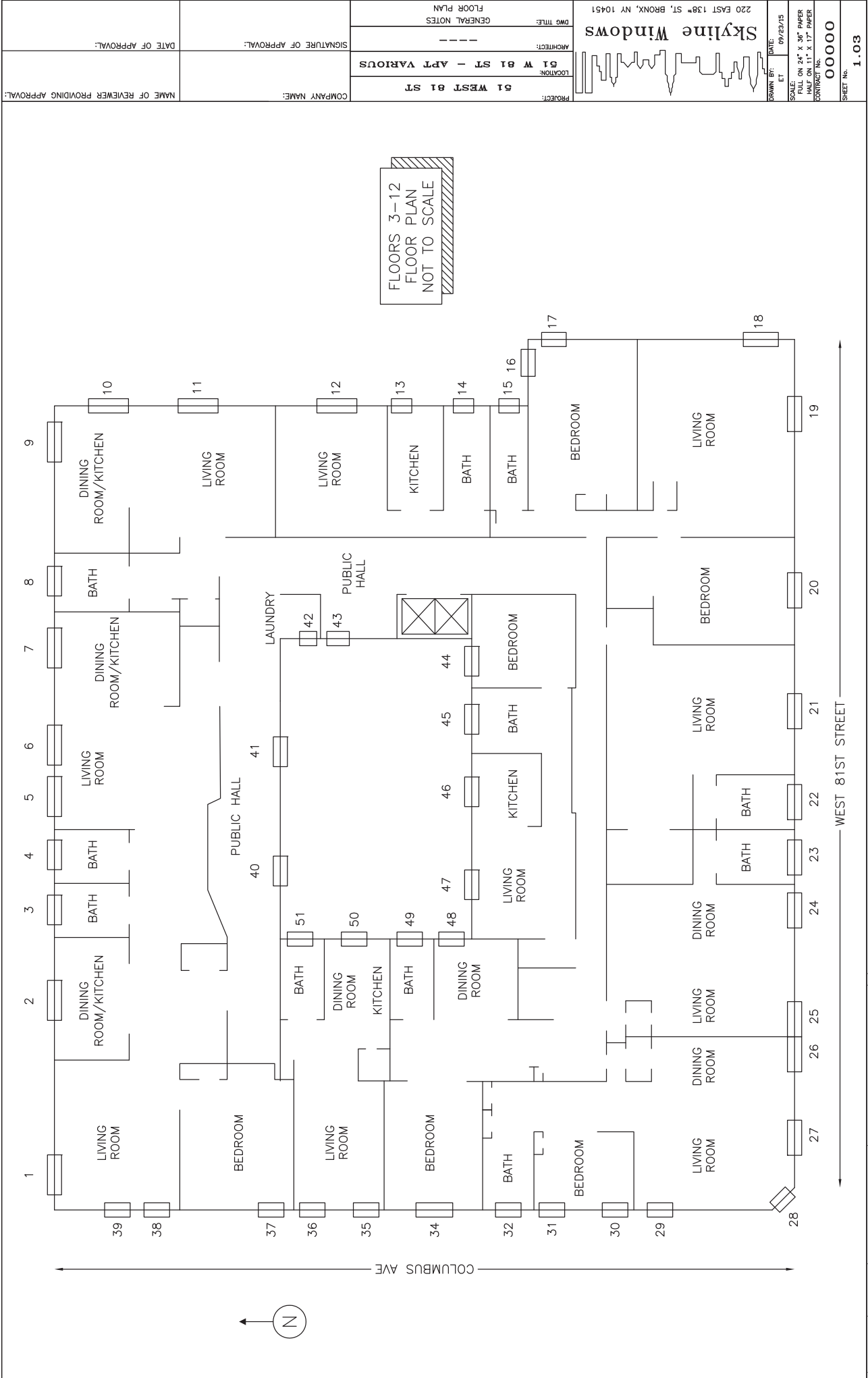
DATE OF APPROVAL:

COMPANY NAME:

SIGNATURE OF APPROVAL:

N:\RELEASED JOBS\51 WEST 81 ST\0 - 51 WEST 81 ST - MASTERPLAN\51 WEST 81 ST - APT VARIOUS - 00000.DWG 9/23/2015 3:31 PM ELSGO TEXO

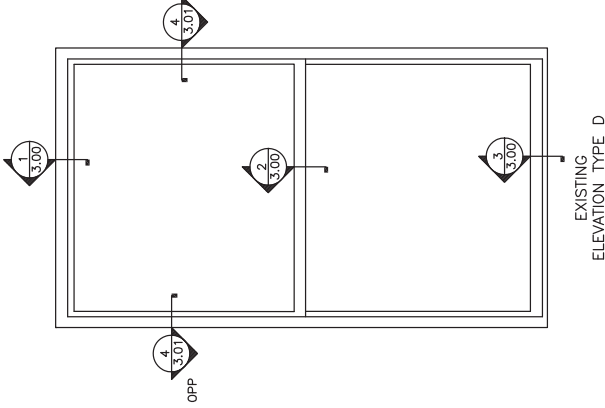
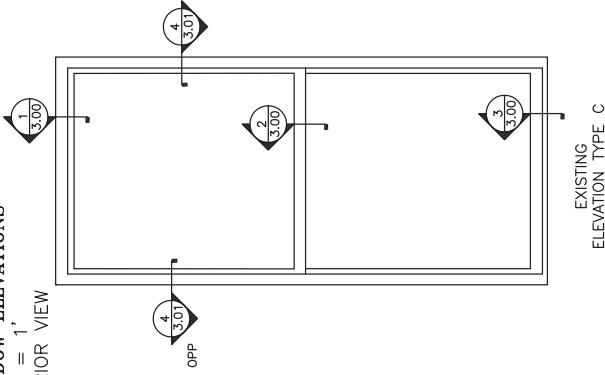
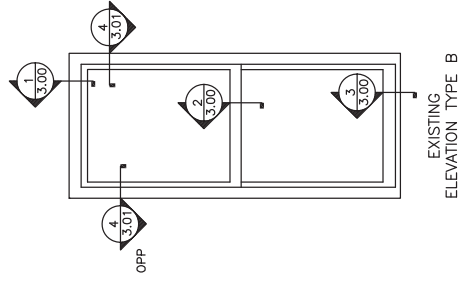
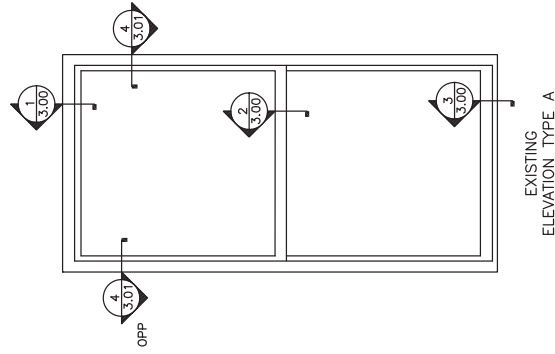




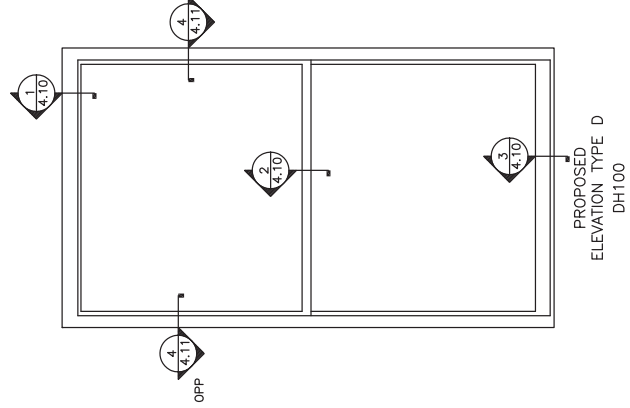
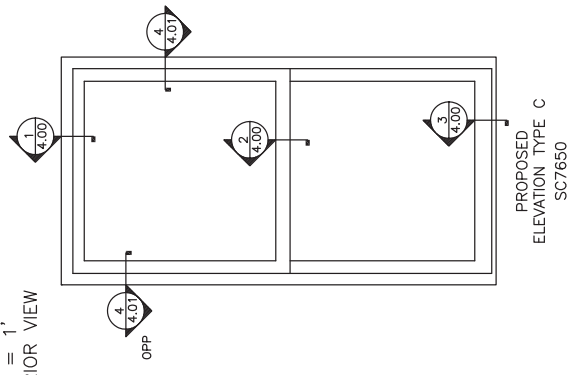
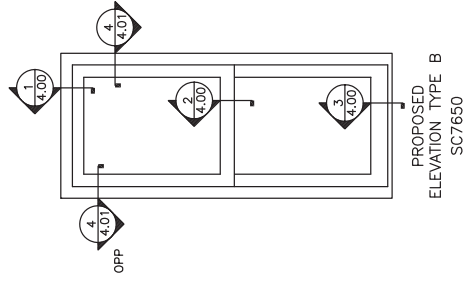
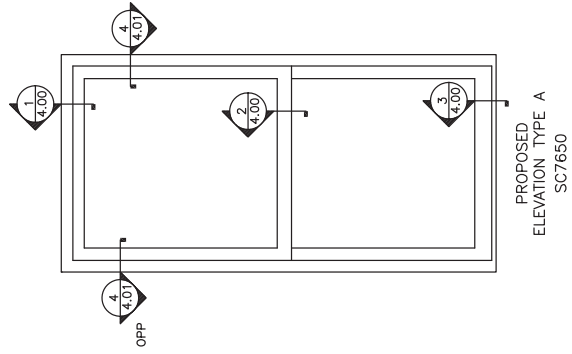
PROJECT: 51 WEST 81 ST
ARCHITECT: 51 W 81 ST - APT VARIOUS
DWG TITLE: FLOOR PLAN
GENERAL NOTES: 220 EAST 138th ST, BRONX, NY 10451
Skyline Windows
DRAWN BY: ET
DATE: 09/23/15
SCALE: FULL ON 24" X 36" PAPER
HALF ON 11" X 17" PAPER
CONTRACT NO.: 000000
SHEET No.: 1.03

COMPANY NAME: 51 WEST 81 ST
SIGNATURE OF APPROVAL: _____
DATE OF APPROVAL: _____
NAME OF REVIEWER PROVIDING APPROVAL: _____

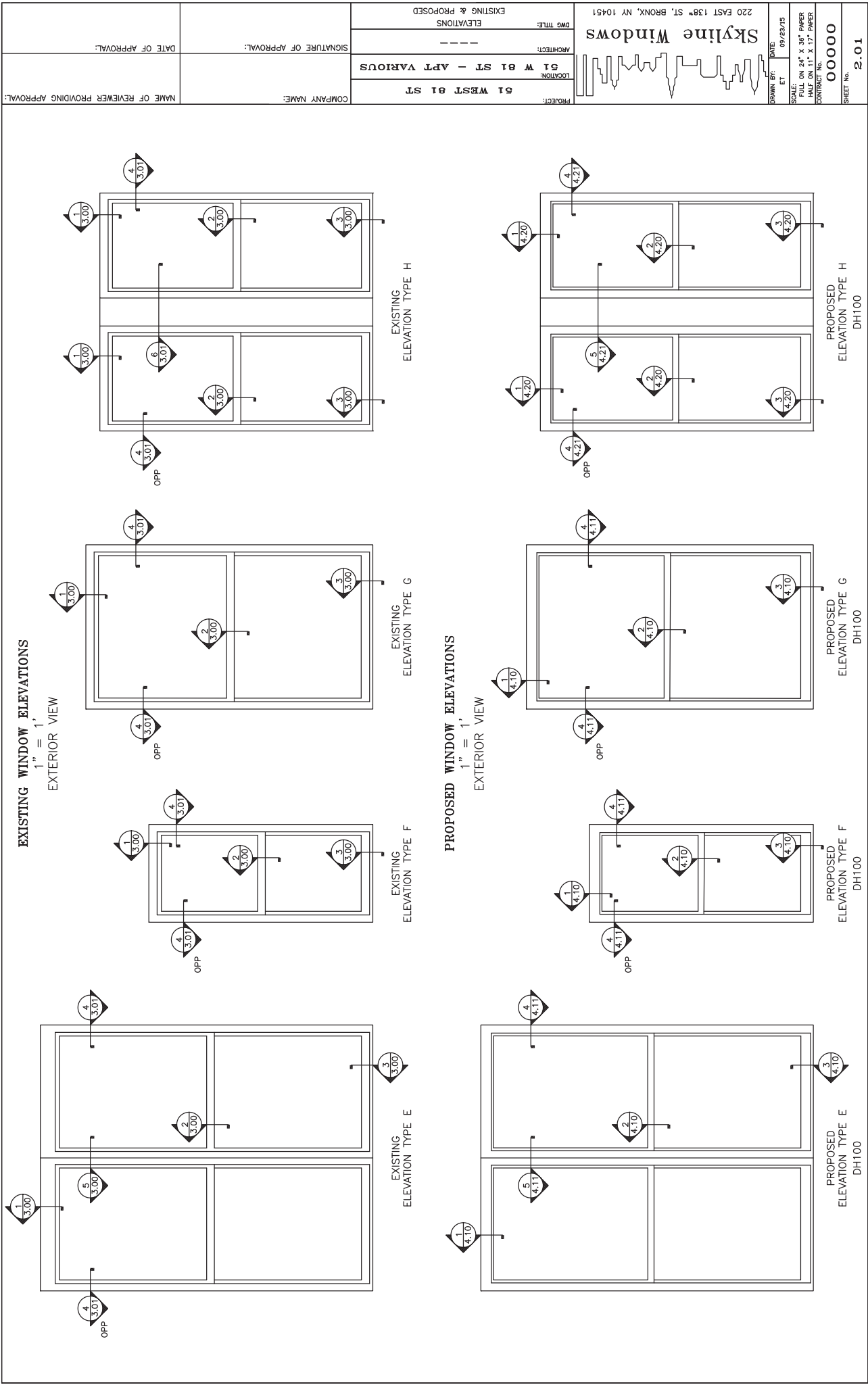
1" = 1'
EXTERIOR VIEW



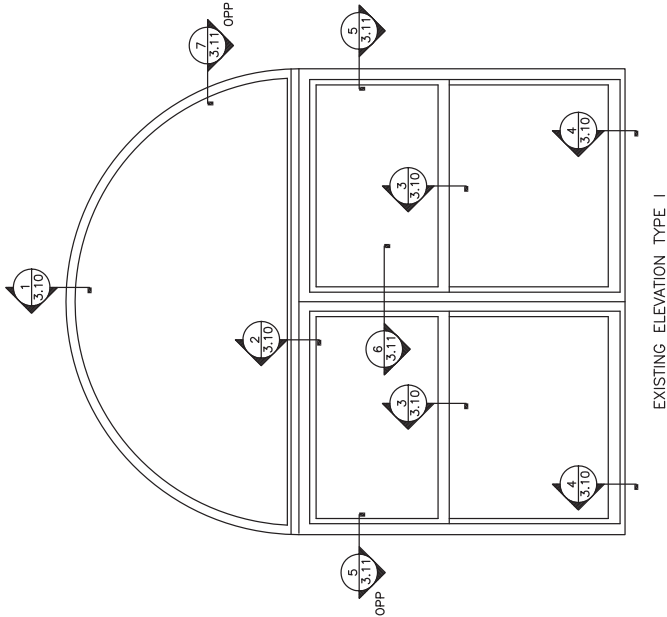
1" = 1'
EXTERIOR VIEW



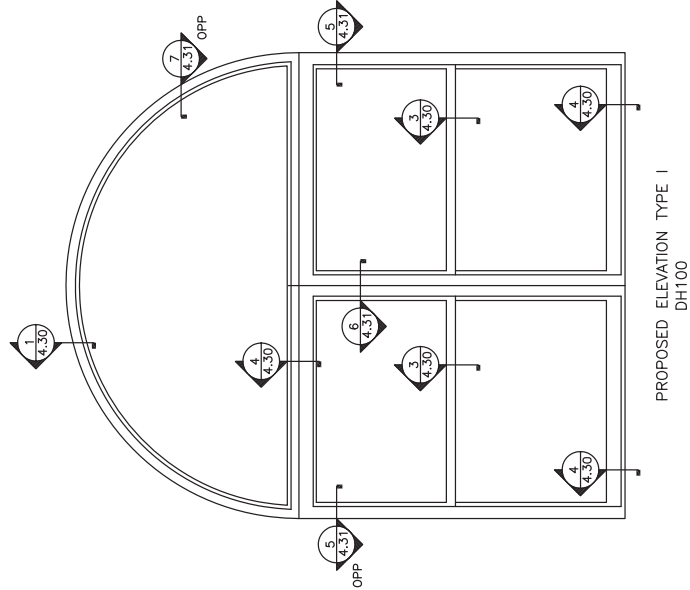
PROJECT: 51 WEST 81 ST LOCATION: 51 W 81 ST - APT VARIOUS ARCHITECT: --- DWG TITLE: ELEVATIONS EXISTING & PROPOSED	DATE: 09/23/15 DRAWN BY: ET		SCALE: FULL ON 24" X 36" PAPER 1" = 1'-0" CONTRACT NO. 00000 SHEET NO. 2.00
	DATE: 09/23/15 DRAWN BY: ET		
COMPANY NAME: SIGNATURE OF APPROVAL: DATE OF APPROVAL:	NAME OF REVIEWER PROVIDING APPROVAL: DATE OF APPROVAL:		



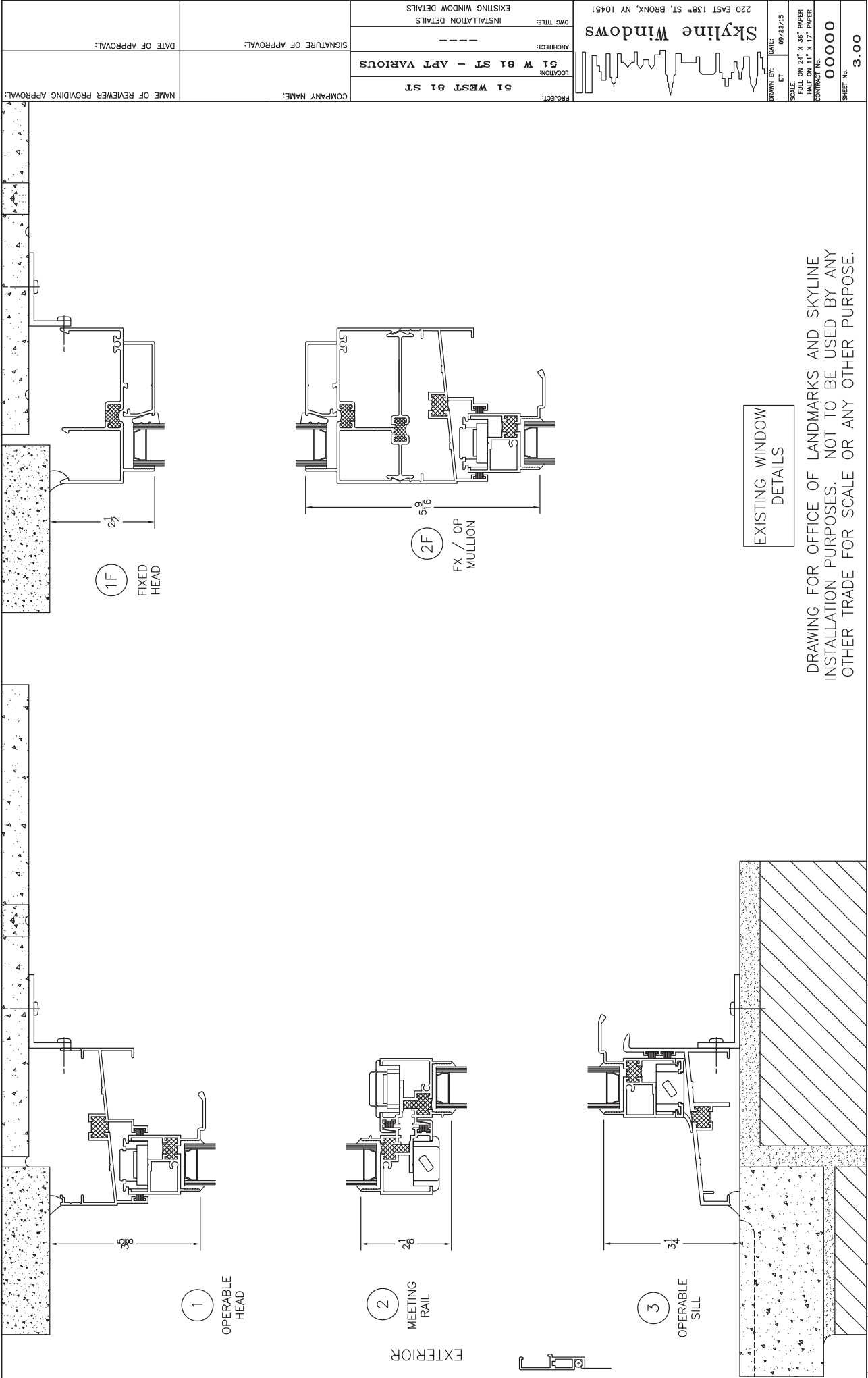
EXISTING WINDOW ELEVATIONS
1" = 1'
EXTERIOR VIEW



PROPOSED WINDOW ELEVATIONS
1" = 1'
EXTERIOR VIEW

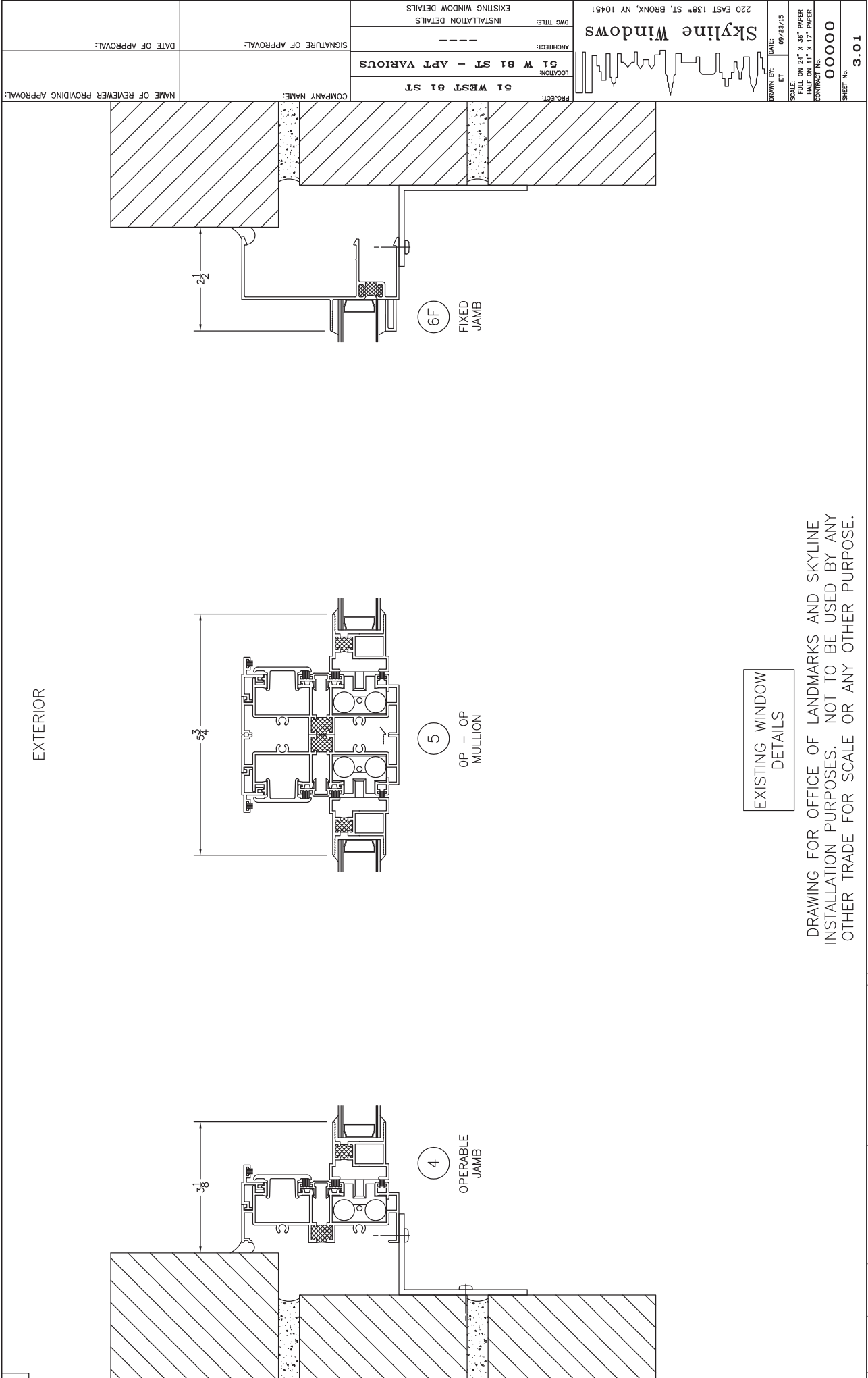


PROJECT: 51 WEST 81 ST		ARCHITECT: ---		DWG TITLE: ELEVATIONS EXISTING & PROPOSED	
LOCATION: 51 W 81 ST - APT VARIOUS		DATE: 09/23/15		220 EAST 138 th ST, BRONX, NY 10451	
DRAWN BY: ET		SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER		Skyline Windows	
SIGNATURE OF APPROVAL:		CONTRACT NO. 000000		ELEVATIONS	
NAME OF REVIEWER PROVIDING APPROVAL:		SHEET NO. 2.04		EXISTING & PROPOSED	
DATE OF APPROVAL:		09/23/15		51 WEST 81 ST	



DRAWING FOR OFFICE OF LANDMARKS AND SKYLINE
INSTALLATION PURPOSES. NOT TO BE USED BY ANY
OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.

EXISTING WINDOW
DETAILS



EXISTING MULLION

EXISTING WALL SEPARATING APARTMENTS

8

7

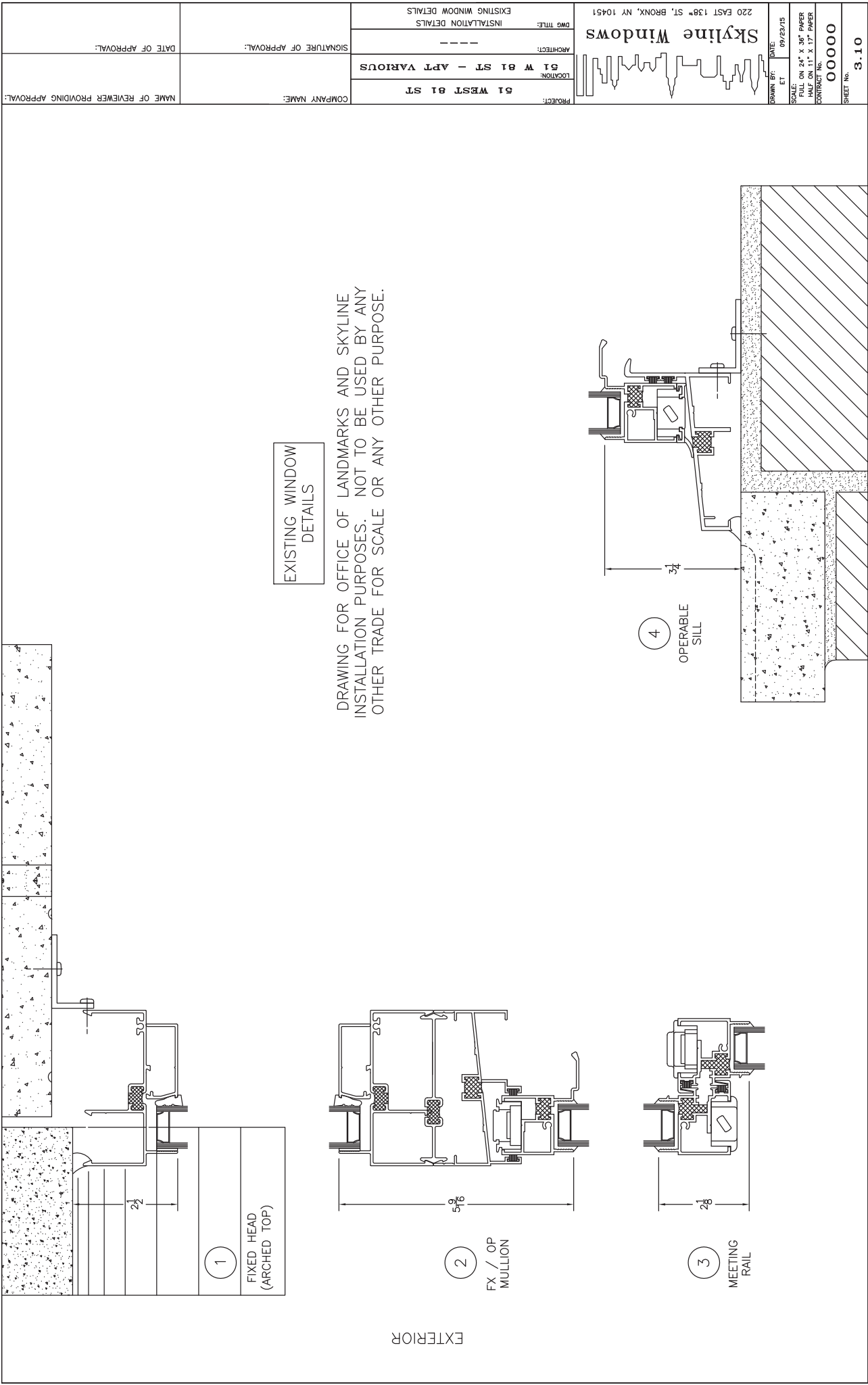
OP - OP MULLION

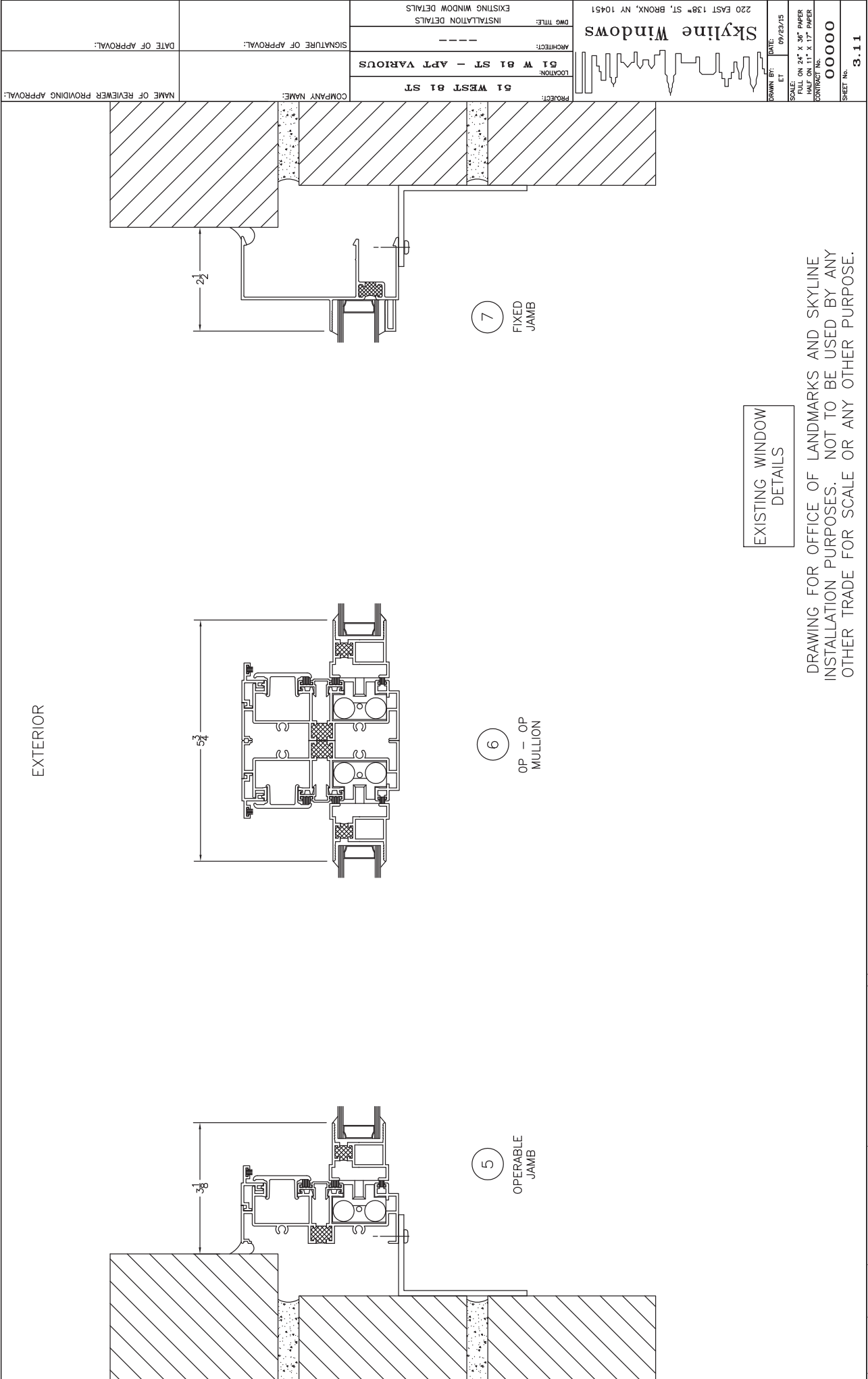
8F

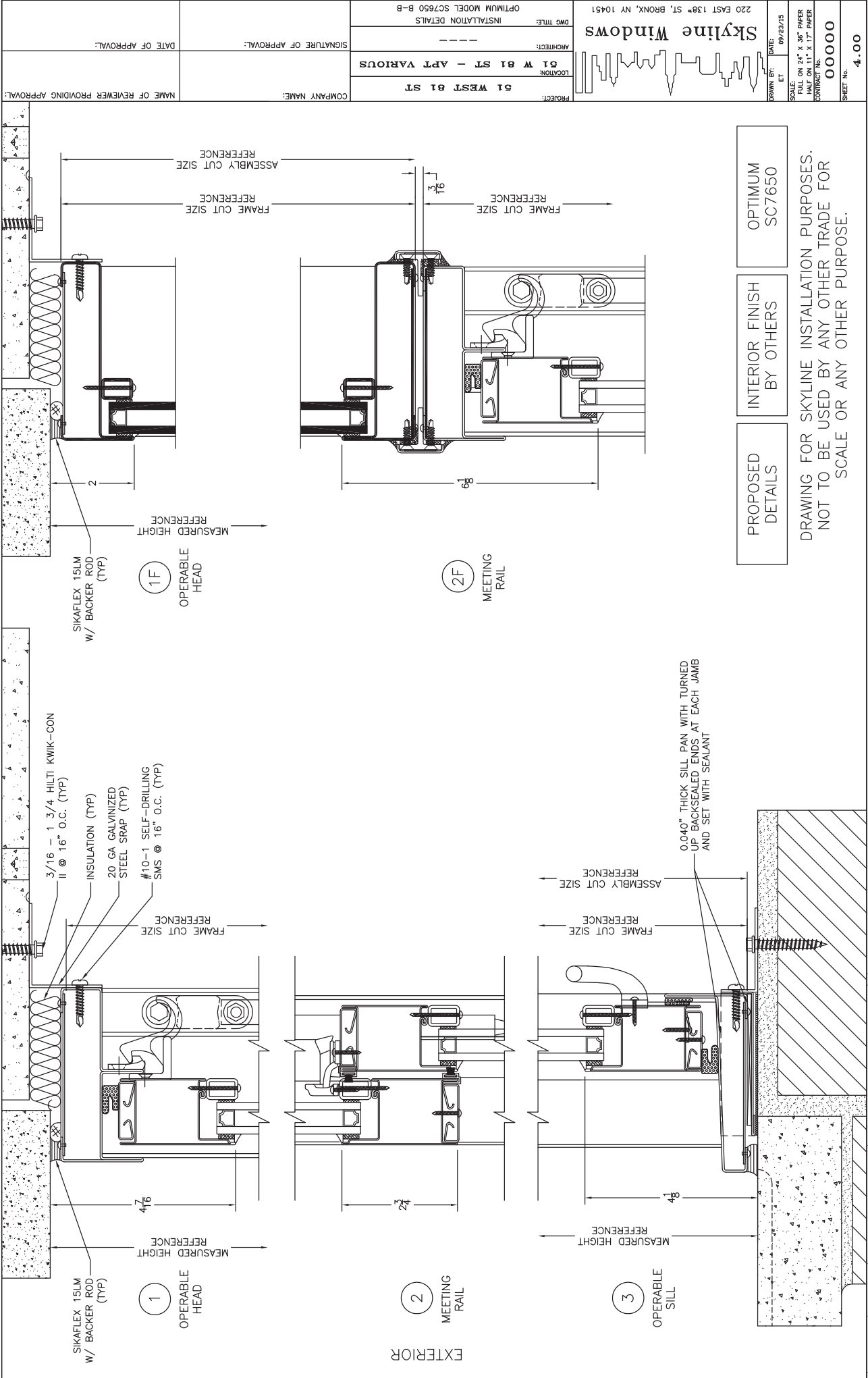
FX - FX MULLION

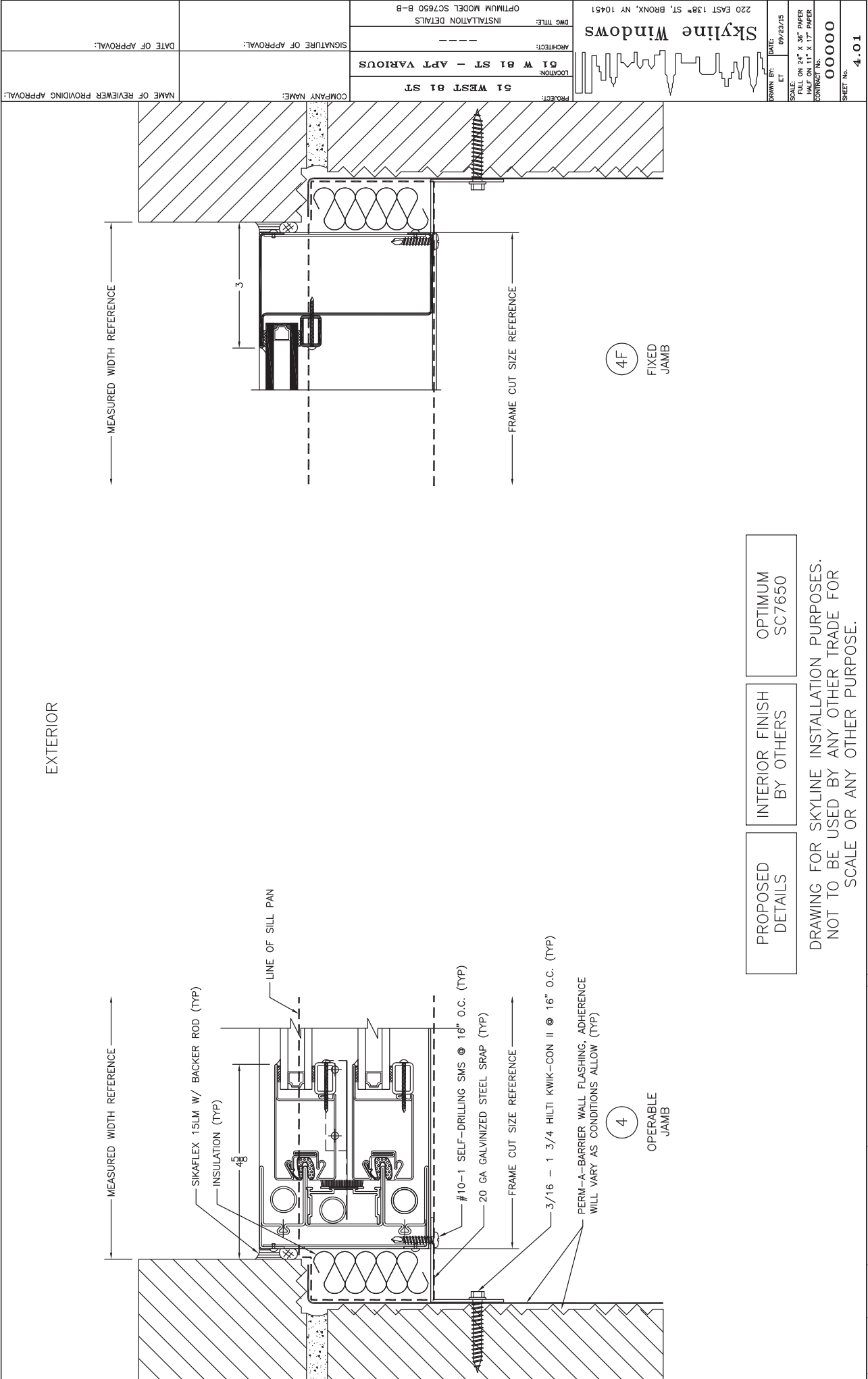
DRAWING FOR OFFICE OF LANDMARKS AND SKYLINE
INSTALLATION PURPOSES. NOT TO BE USED BY ANY
OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.

PROJECT: 51 WEST 81 ST LOCATION: 51 W 81 ST - APT VARIOUS ARCHITECT: --- DWG TITLE: INSTALLATION DETAILS EXISTING WINDOW DETAILS		DRAWN BY: ET DATE: 09/23/15 SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER CONTRACT NO. 00000 SHEET NO. 3.02	
COMPANY NAME:		SIGNATURE OF APPROVAL:	
NAME OF REVIEWER PROVIDING APPROVAL:		DATE OF APPROVAL:	









EXTERIOR

MEASURED WIDTH REFERENCE

SIKAFLEX 15LM W/ BACKER ROD (TYP)

INSULATION (TYP)

4/8

LINE OF SILL PAN

#10-1 SELF-DRILLING SMS @ 18" O.C. (TYP)

20 GA GALVANIZED STEEL STRAP (TYP)

FRAME CUT SIZE REFERENCE

3/16 - 1 3/4 HLTi Kwik-Con II @ 16" O.C. (TYP)

PERM-A-BARRIER WALL FLASHING, ADHERENCE
WILL VARY AS CONDITIONS ALLOW (TYP)

4

OPERABLE
JAMB

4F

FIXED
JAMB

MEASURED WIDTH REFERENCE

3

FRAME CUT SIZE REFERENCE

PROPOSED
DETAILS

INTERIOR FINISH
BY OTHERS

OPTIMUM
SC7650

DRAWING FOR SKYLINE INSTALLATION PURPOSES.
NOT TO BE USED BY ANY OTHER TRADE FOR
SCALE OR ANY OTHER PURPOSE.

PROJECT:
51 WEST 81 ST

ARCHITECT:

DWG TITLE:
INSTALLATION DETAILS

OPTIMUM MODEL SC7650 B-B

220 EAST 138TH ST, BROOKLYN, NY 10451

Skyline Windows

DRAWN BY:
ET

DATE:
09/23/15

SCALE:
FULL ON 24" X 36" PAPER
HALF ON 11" X 17" PAPER

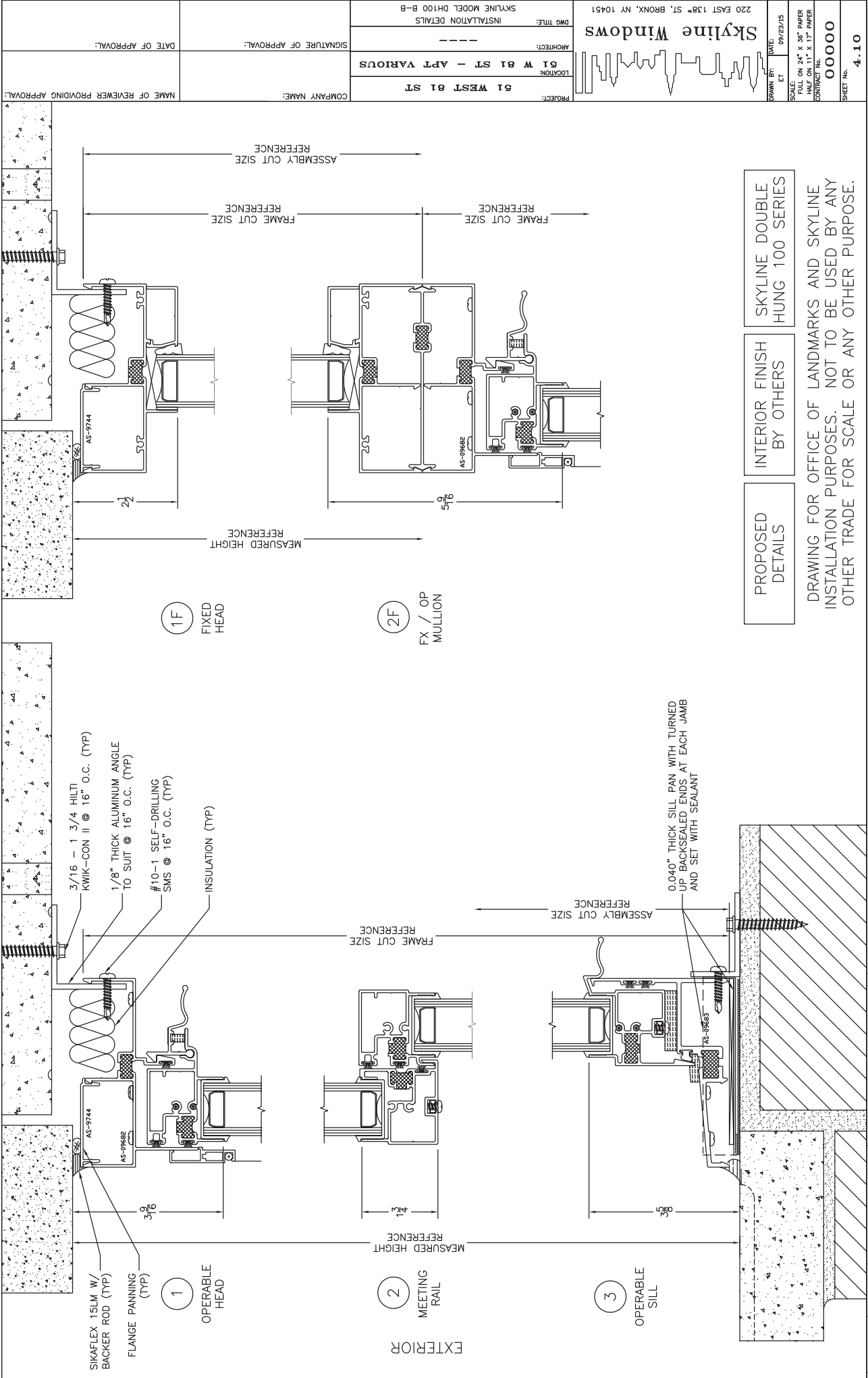
CONTRACT NO.
00000

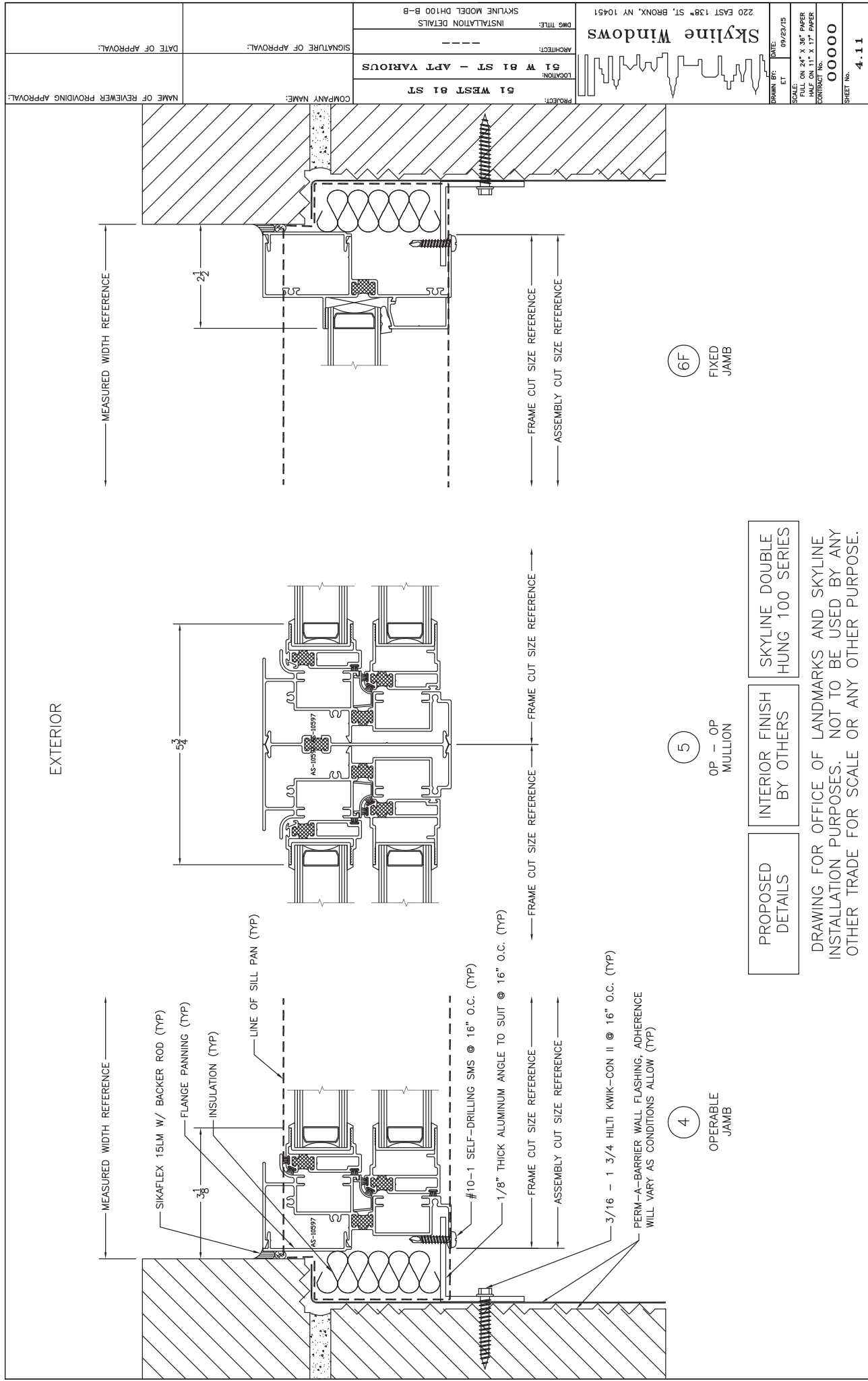
SHEET NO.
4.01

NAME OF REVIEWER PROVIDING APPROVAL:

DATE OF APPROVAL:

SIGNATURE OF APPROVAL:





EXTERIOR

MEASURED WIDTH REFERENCE

SIKAFLEX 15LM W/ BACKER ROD (TYP)

FLANGE PANNING (TYP)

INSULATION (TYP)

LINE OF SILL PAN (TYP)

AS-10597

#10-1 SELF-DRILLING SMS @ 16" O.C. (TYP)

1/8" THICK ALUMINUM ANGLE TO SUIT @ 16" O.C. (TYP)

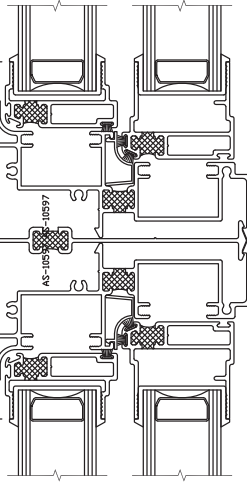
3/16 - 1 3/4 HILTI KWIK-CON II @ 16" O.C. (TYP)

PERM-A-BARRIER WALL FLASHING, ADHERENCE
WILL VARY AS CONDITIONS ALLOW (TYP)

4

OPERABLE
JAMB

5 3/4



FRAME CUT SIZE REFERENCE

FRAME CUT SIZE REFERENCE

5

OP - OP
MULLION

PROPOSED
DETAILS

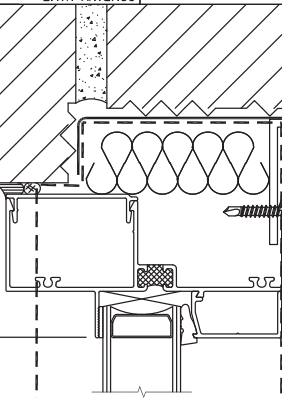
INTERIOR FINISH
BY OTHERS

SKYLINE DOUBLE
HUNG 100 SERIES

DRAWING FOR OFFICE OF LANDMARKS AND SKYLINE
INSTALLATION PURPOSES. NOT TO BE USED BY ANY
OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.

MEASURED WIDTH REFERENCE

2 1/2



FRAME CUT SIZE REFERENCE

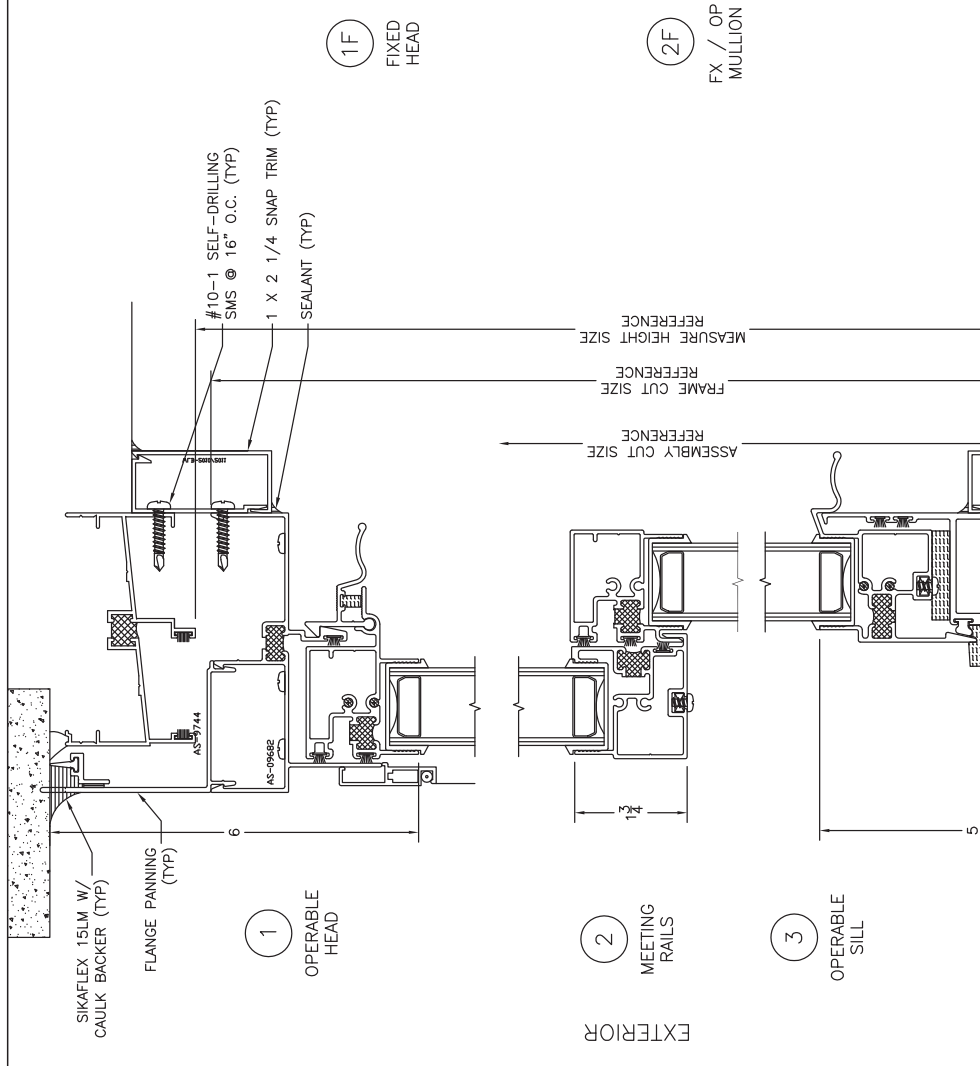
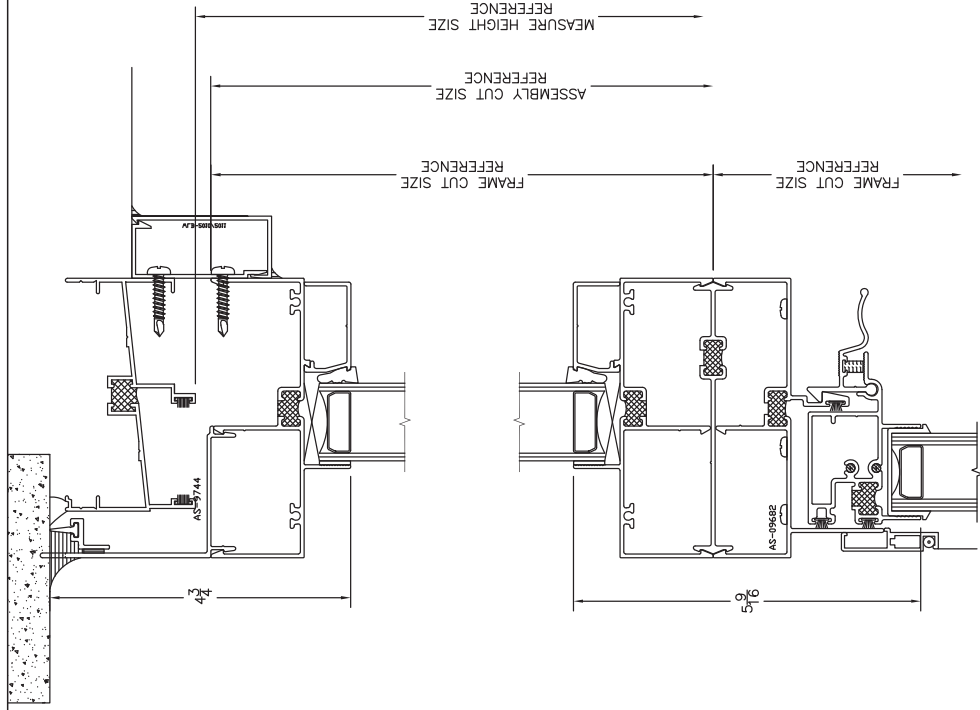
ASSEMBLY CUT SIZE REFERENCE

6F

FIXED
JAMB

PROJECT: 51 WEST 81 ST	ARCHITECT: ---	DWG TITLE: INSTALLATION DETAILS SKYLINE MODEL PH100 B-B	DRAWN BY: ET	DATE: 09/23/15	SCALE: FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER	CONTRACT NO. 000000	SHEET NO. 4.11
COMPANY NAME: 51 WEST 81 ST - APT VARIOUS		SIGNATURE OF APPROVAL:		DATE OF APPROVAL:			
NAME OF REVIEWER PROVIDING APPROVAL:							

Skyline Windows
220 EAST 138th ST, BRONX, NY 10451



PROPOSED DETAILS	INTERIOR FINISH BY OTHERS	SKYLINE DOUBLE HUNG 100 SERIES
---------------------	------------------------------	-----------------------------------

DRAWING FOR OFFICE OF LANDMARKS AND SKYLINE
INSTALLATION PURPOSES. NOT TO BE USED BY ANY
OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.

