

# SheltonMindel<sup>SM</sup>

Lee F. Mindel, Architect, D.P.C.

## 91 Central Park West, Penthouse A: Restoration/ Relocation/ Rehabilitation(Retained) of the stained glass

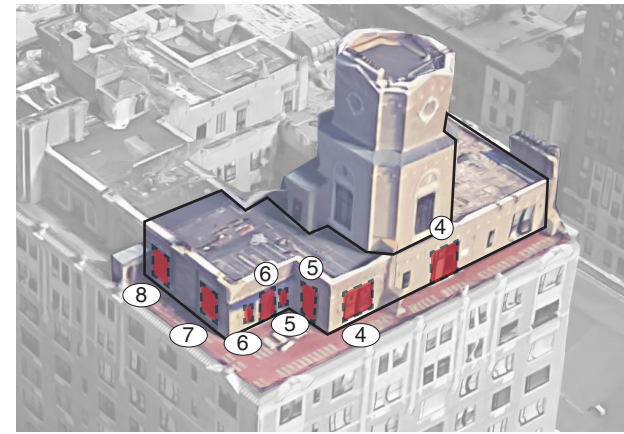
LPC amendment

### BRIEF (Amendments to the existing permit):

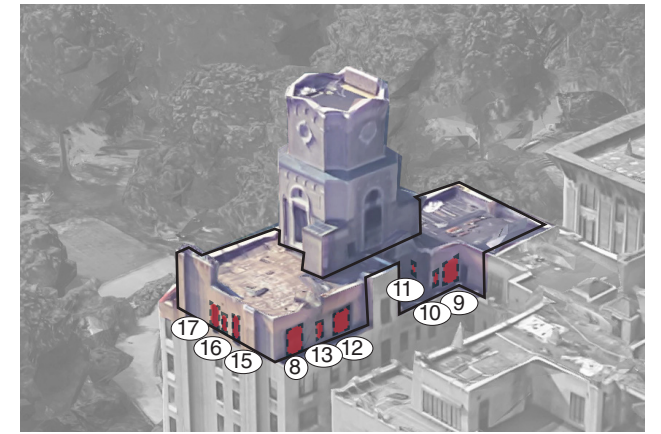
Restoration of original window and door details on 16th floor of Penthouse A. Restoration is achieved by relocation of view obstructing stained glass to the courtyard facing windows & doors within the same Penthouse A unit. Rehabilitation of the stained glass on the 17th floor of Penthouse A, both the North facing and the East facing windows. Two east facing windows and one courtyard facing window on 16th floor are proposed to be stored.

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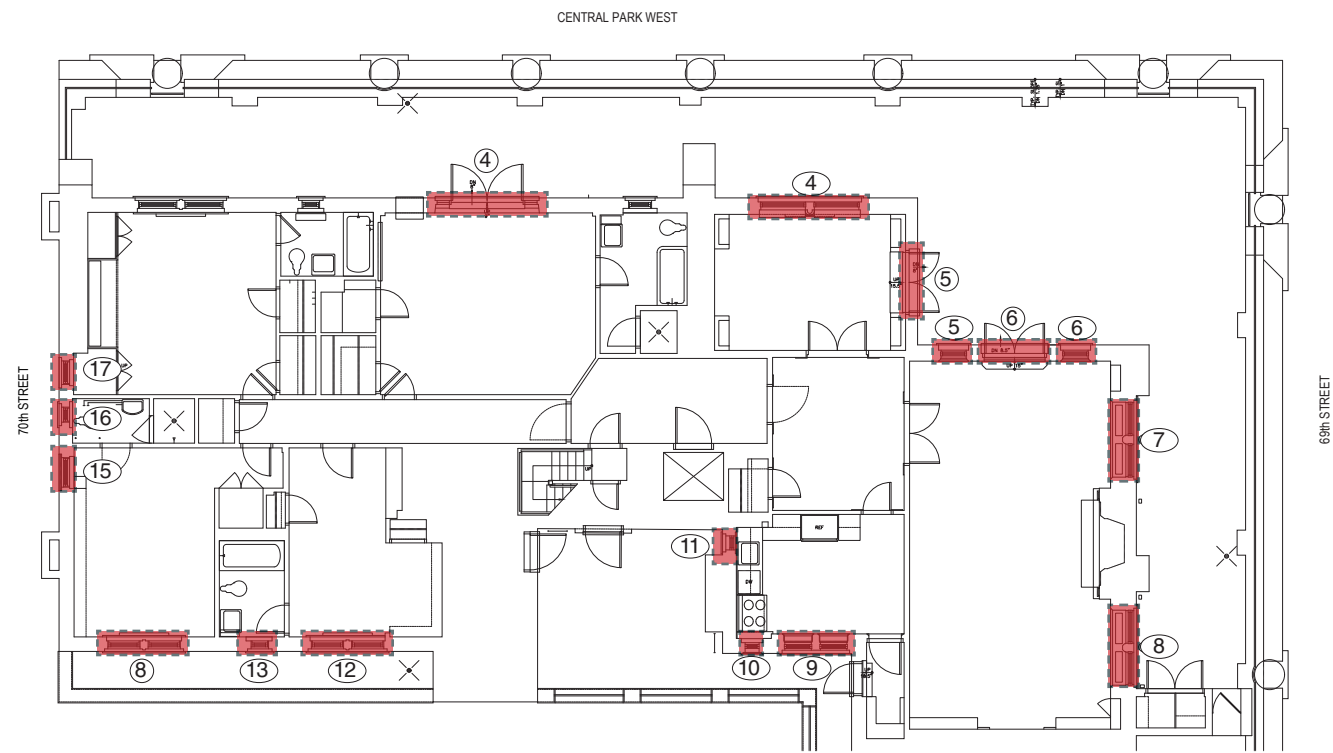




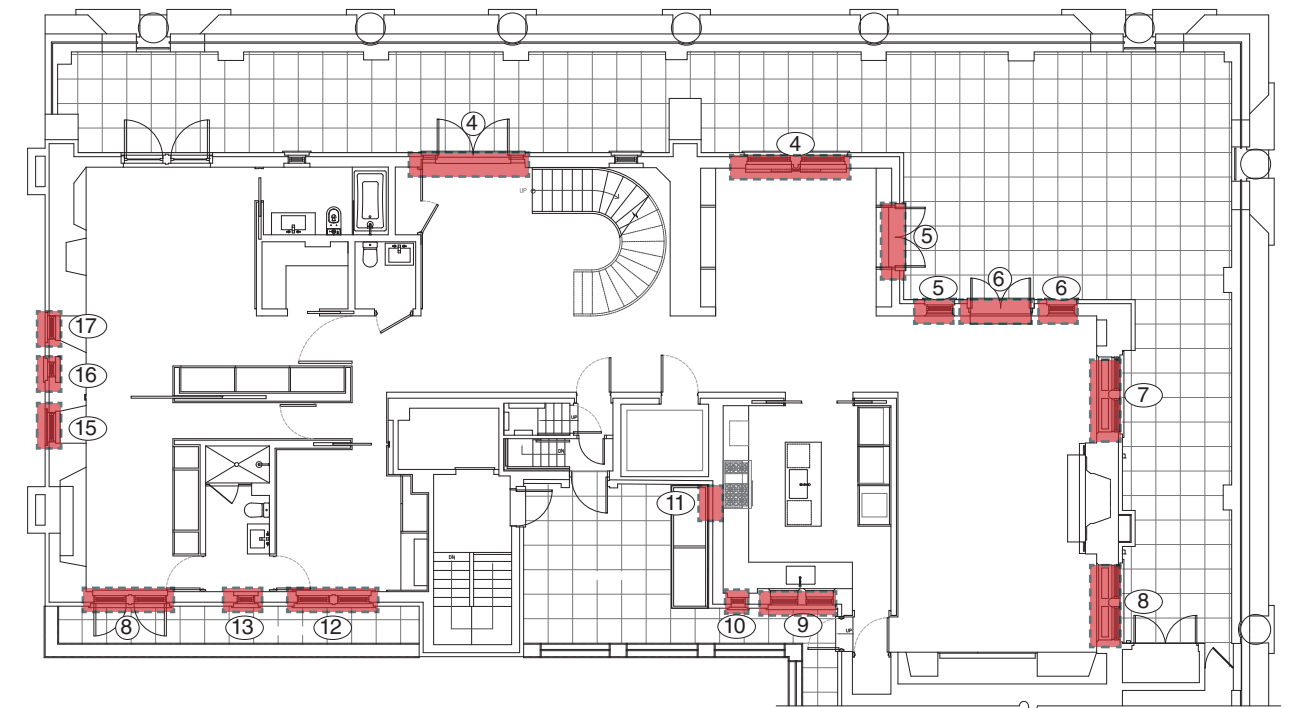
SE VIEW



NW VIEW



EXISTING



PERMIT AMENDMENT

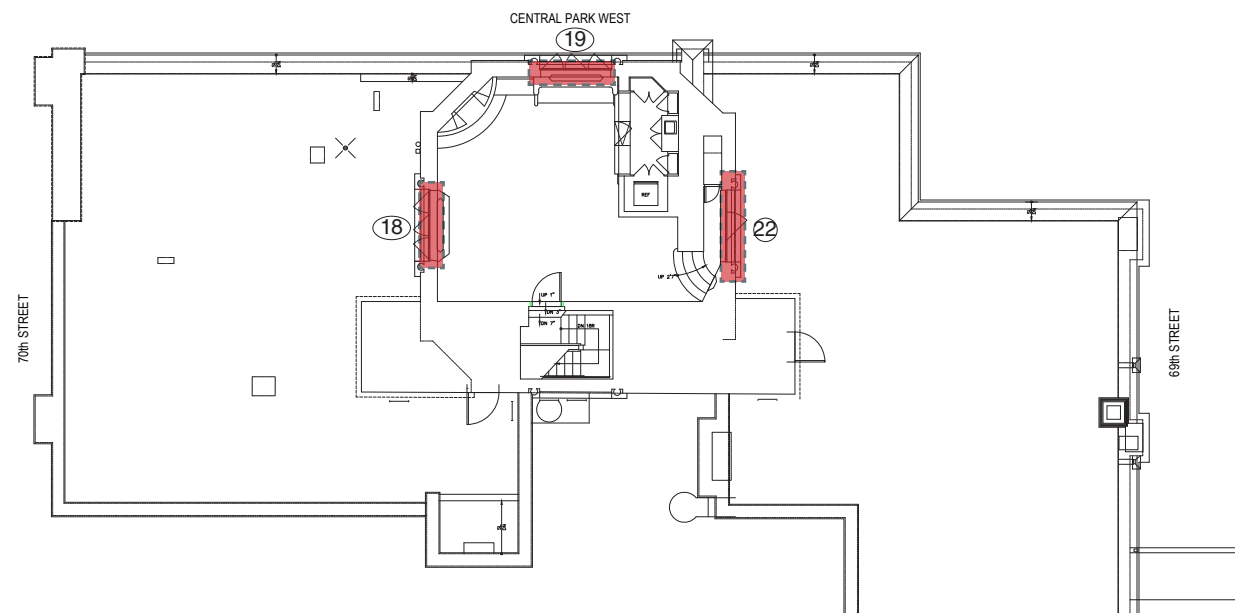
LEGEND	
⊗	DOORS
⊗	WINDOWS



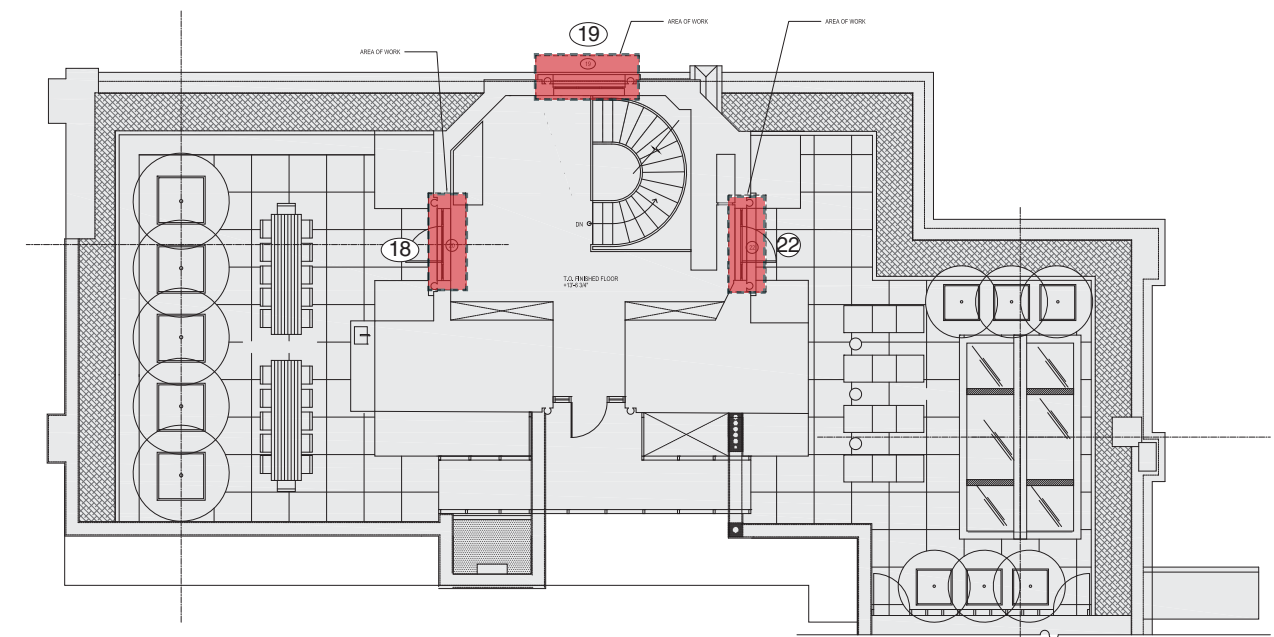
SE VIEW



NW VIEW

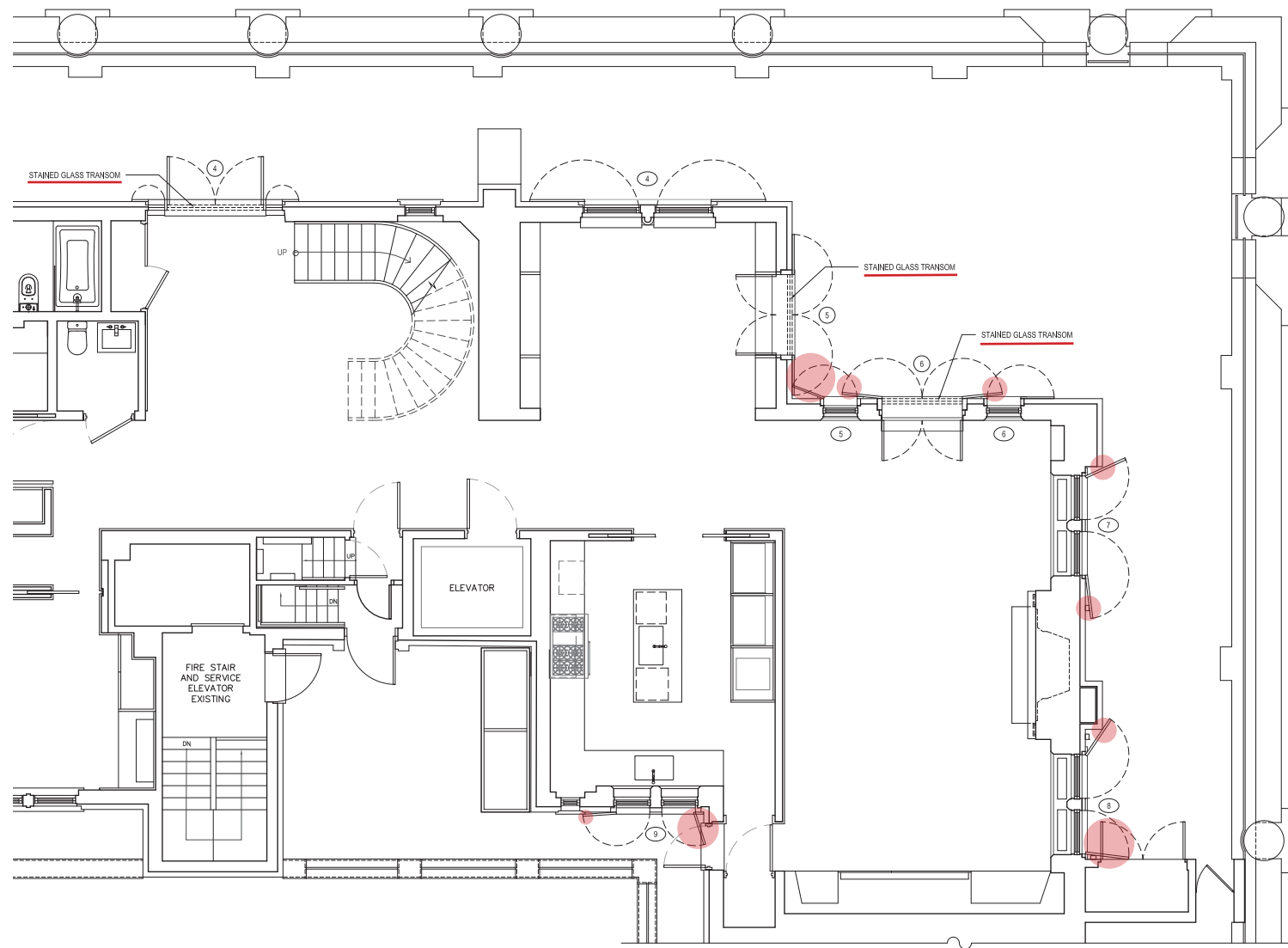


EXISTING



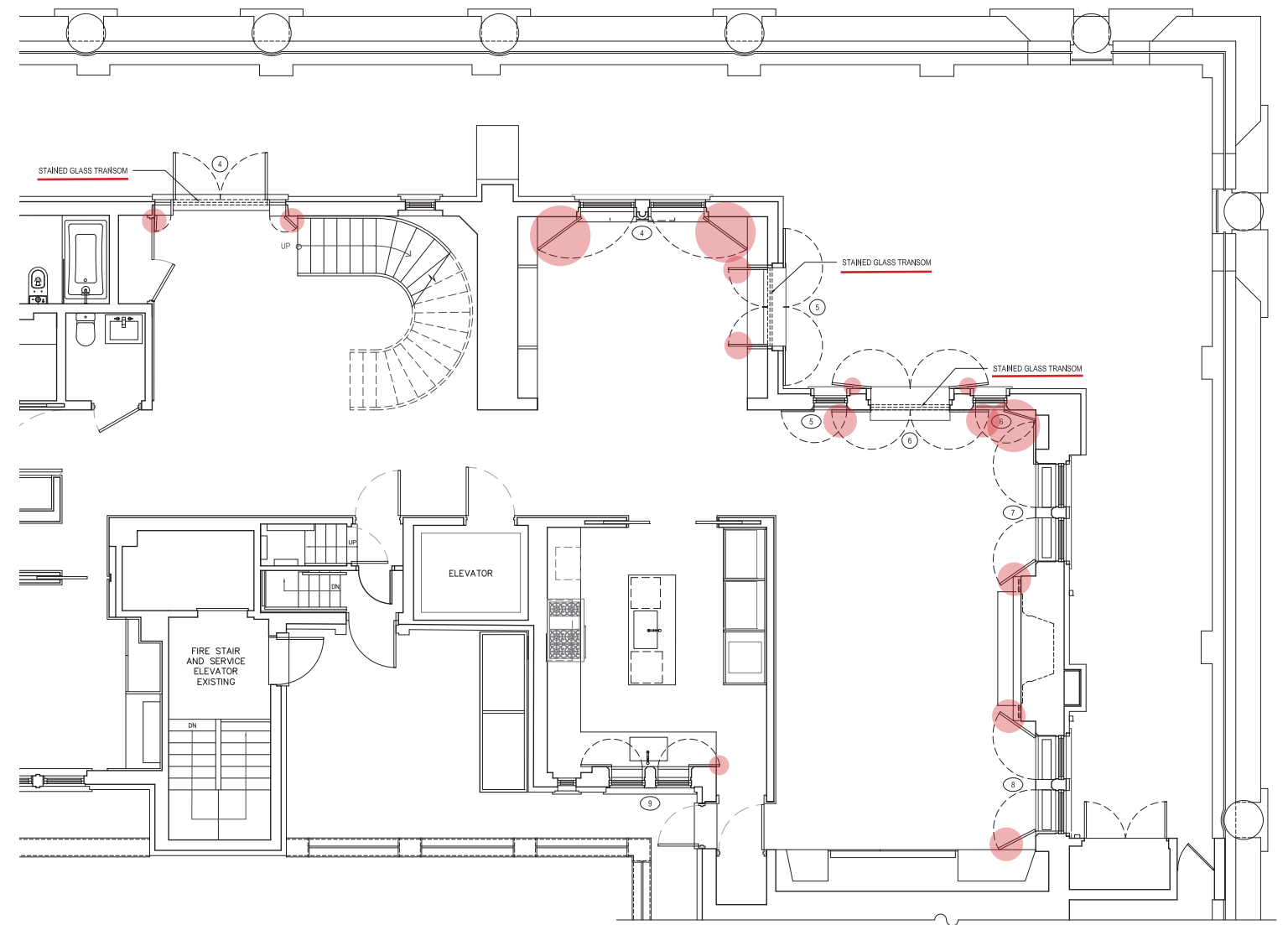
PERMIT AMENDMENT

LEGEND	
(X)	DOORS
(X)	WINDOWS



SHUTTER DOOR OPENING OUTSIDE OPTION

- Originally interior facing stained glasses are prone to damage if placed outside
- 7 doors and windows out of 9 are situated in either in clashing position or/and partially covers the windows positioned next to a door. (This applies to Doors 5 & 6 and Windows 5,6,7,8 & 9).
- Transoms are difficult to be transformed into a shutter system and causes discontinuity of shutter door design solution language.



SHUTTER DOOR OPENING INSIDE OPTION

- Every doors and windows are situated in one or more of following: clashing position, partially covers the windows positioned next to a door, extrudes more than the millwork/wall in a fixed position.
- Transoms are difficult to be transformed into a shutter system and causes discontinuity of shutter door design solution language.

WINDOW 4



EXISTING (Interior)



PROPOSED (Interior)



EXISTING (Exterior)



PROPOSED (Exterior)

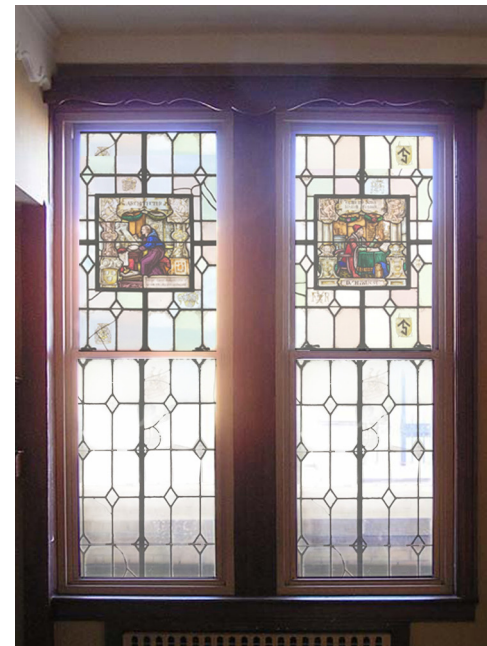


Window 4 on East Facade

WINDOW 12



EXISTING (Interior)



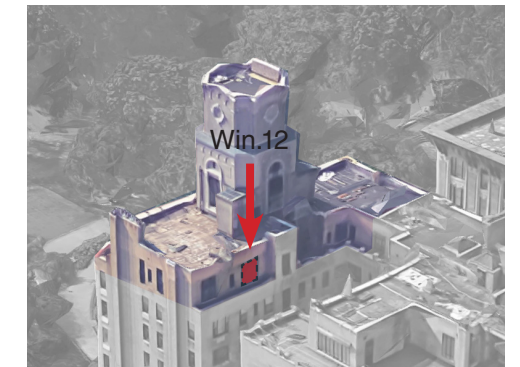
PROPOSED (Interior)



EXISTING (Exterior)



PROPOSED (Exterior)



Window 12 on West Facade

DOOR 5



EXISTING (Interior)



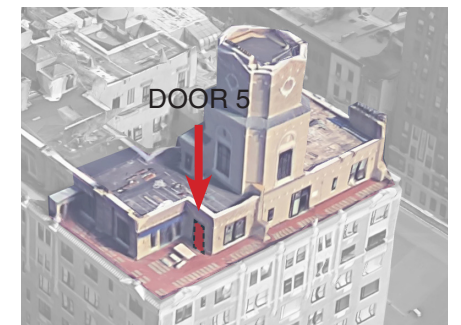
PROPOSED (Interior)



EXISTING (Exterior)



PROPOSED (Exterior)



Window 5 on SE Facade

DOOR 8



LPC PERMIT APPROVED (Interior)



PROPOSED (Interior)



LPC PERMIT APPROVED (Exterior)



PROPOSED (Exterior)



Window 8 on West Facade

EXISTING



WINDOW 5 (Exterior & Interior)



WINDOW 6 (Exterior & Interior)



DOOR 6 (Exterior & Interior)

PROPOSED



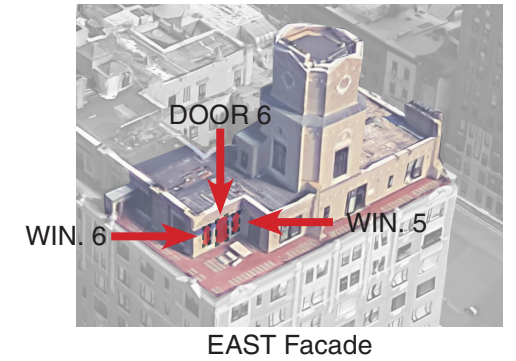
WINDOW 5 (Exterior & Interior)



WINDOW 6 (Exterior & Interior)



DOOR 6 (Exterior & Interior)

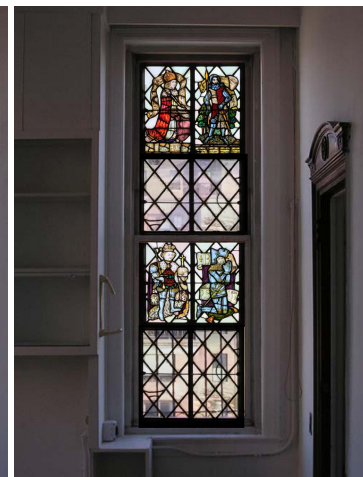


EAST Facade

EXISTING & PROPOSED



WINDOW 15 (Existing & Proposed)



WINDOW 16 (Existing & Proposed)

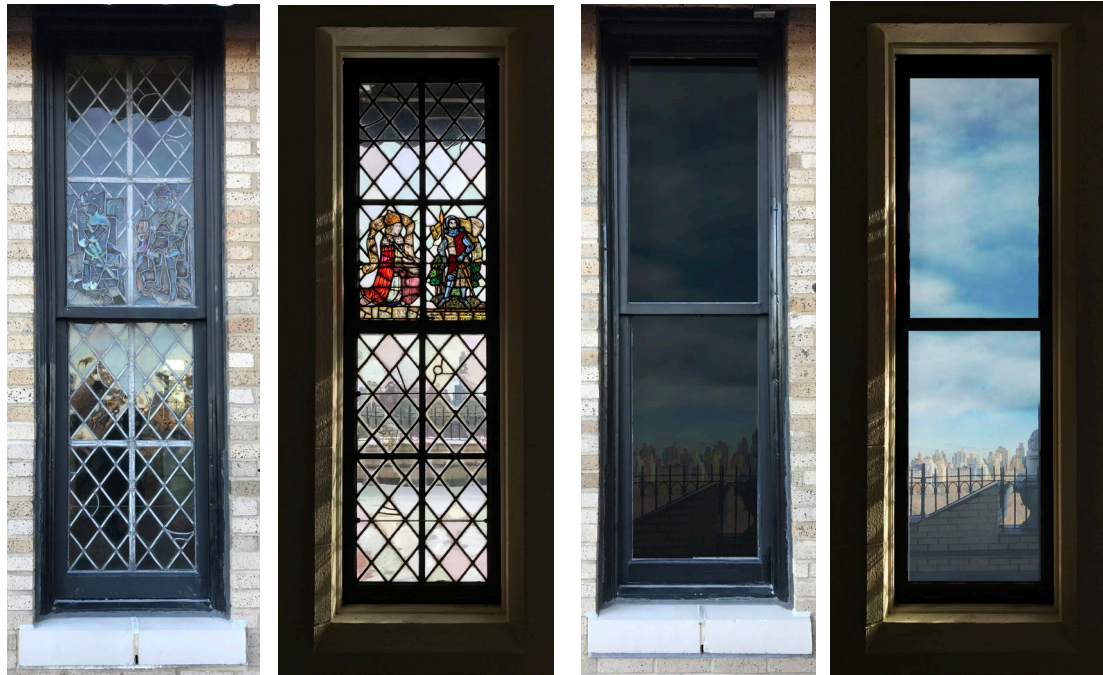


WINDOW 17 (Existing & Proposed)



North & West Facade

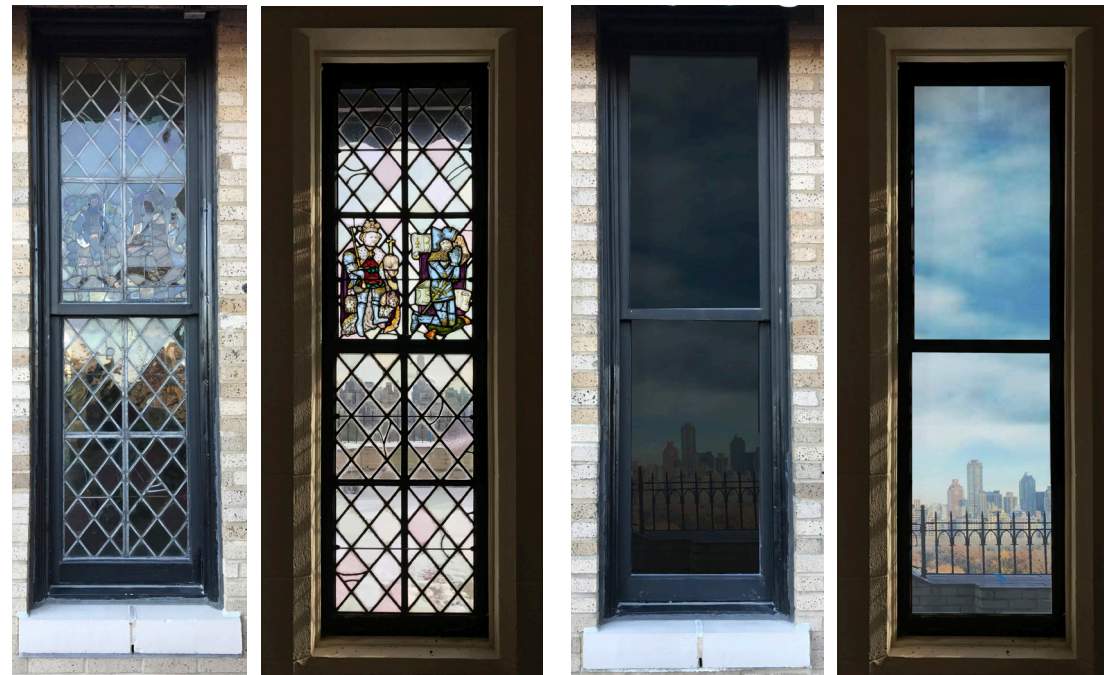
WINDOW 5



EXISTING (Exterior & Interior)

PROPOSED (Exterior & Interior)

WINDOW 6



EXISTING (Exterior & Interior)

PROPOSED (Exterior & Interior)



EAST Facade

WINDOW 11



EXISTING (Exterior)

PROPOSED (Exterior)

WINDOW 13



EXISTING (Exterior)

PROPOSED (Exterior)

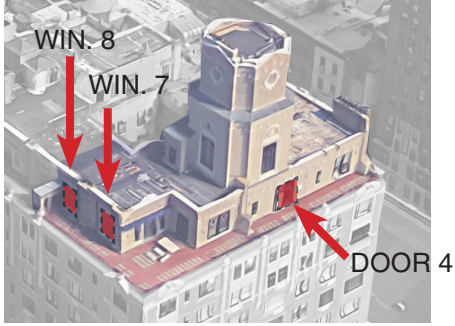


North & West Facade



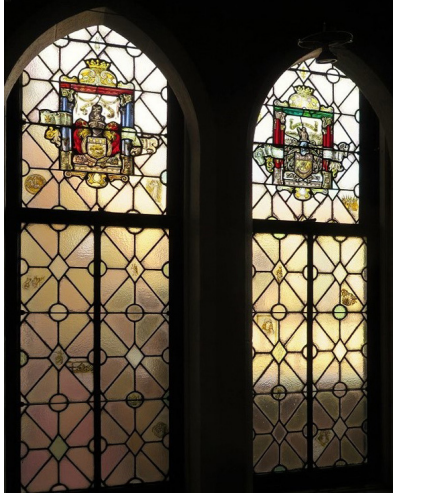


North & West Facade



SE Facade

EXISTING



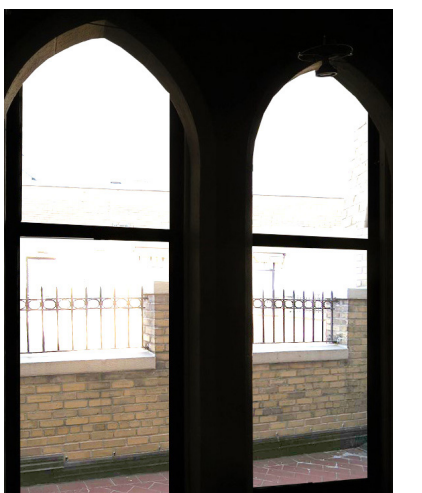
WINDOW 7 (Exterior & Interior)

WINDOW 8 (Exterior & Interior)

DOOR 4 (Exterior & Interior)

WINDOW 9

PROPOSED



WINDOW 7 (Exterior & Interior)

WINDOW 8 (Exterior & Interior)

DOOR 4 (Exterior & Interior)

WINDOW 9



North Facade



EAST Facade

WINDOW 18



EXISTING (Exterior)

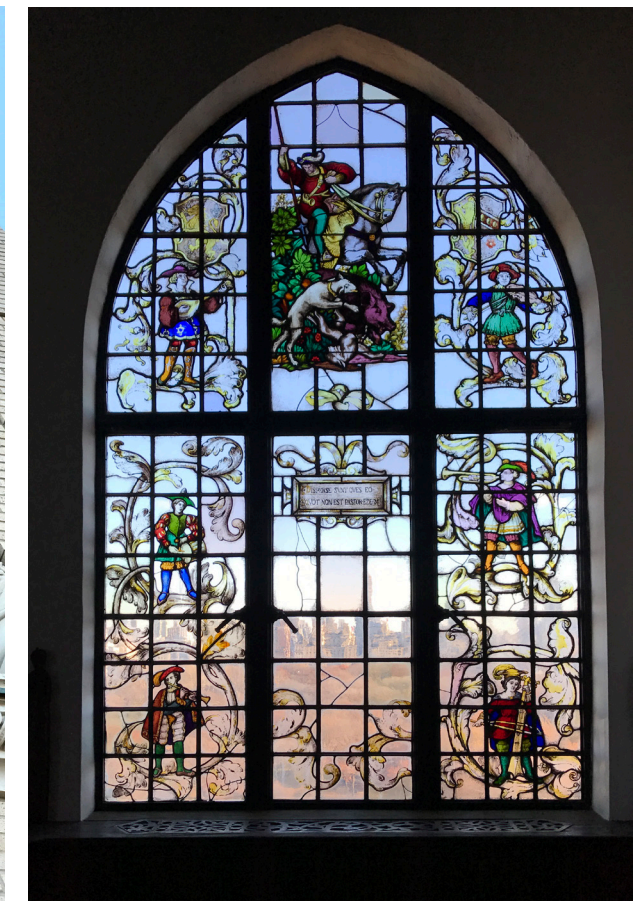


EXISTING (Interior)

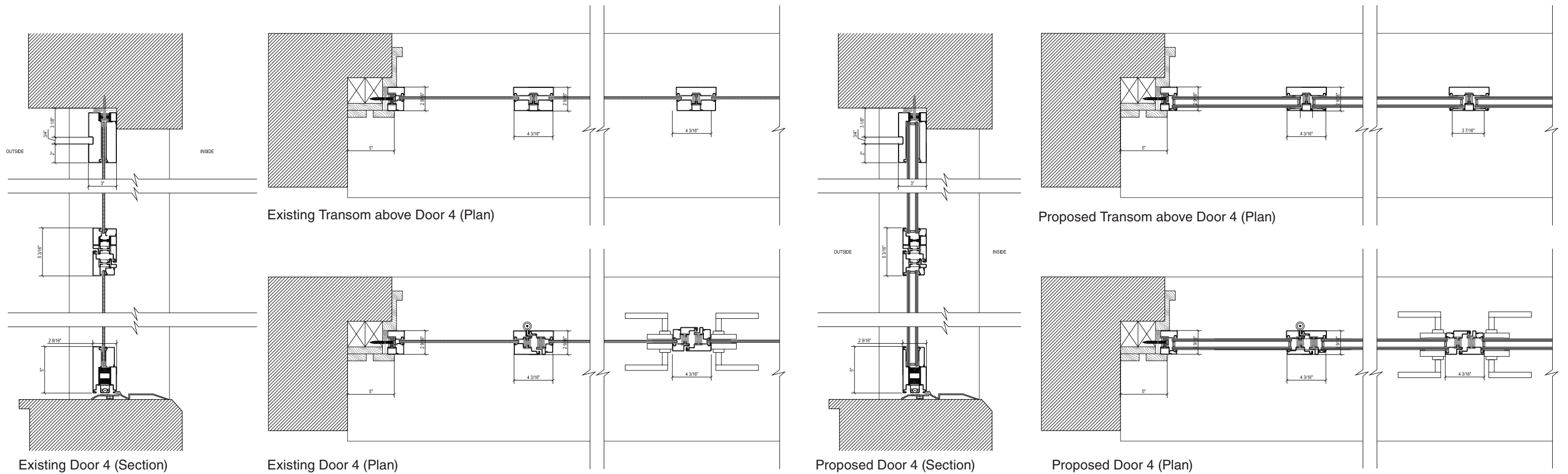
WINDOW 19



LPC PERMIT APPROVED (Exterior)



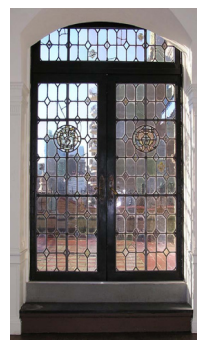
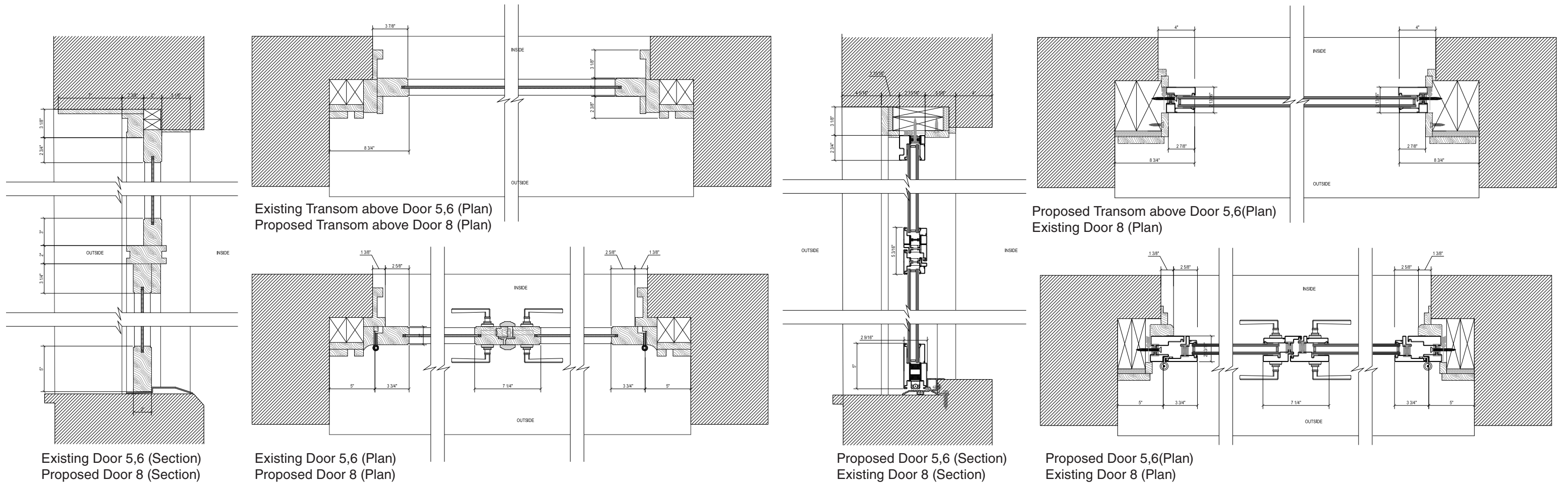
LPC PERMIT APPROVED (Interior)



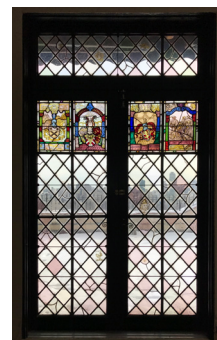
Door 4 Existing



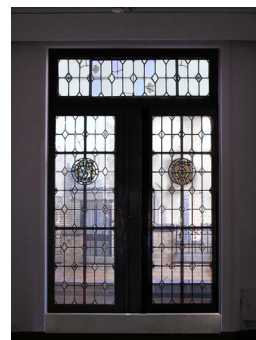
Door 4 Proposed



Door 5 Existing



Door 6 Existing



Door 8 Proposed



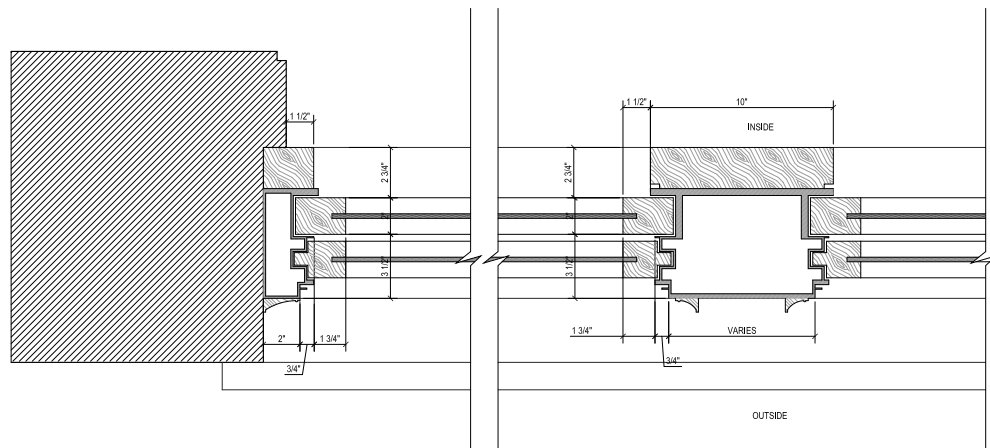
Door 5 Proposed



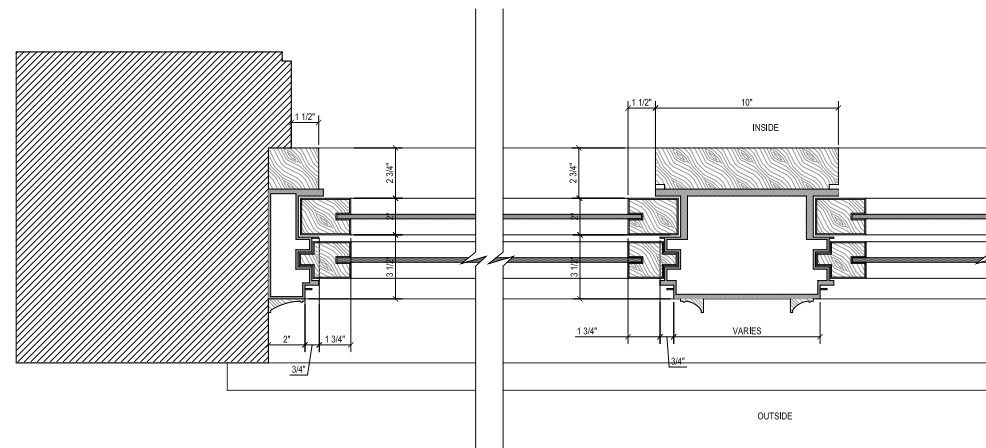
Door 6 Proposed



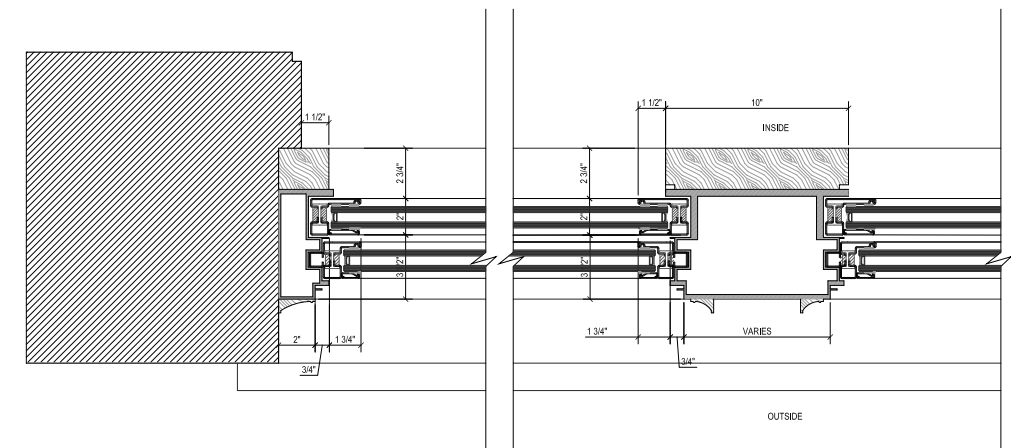
Door 8 Existing



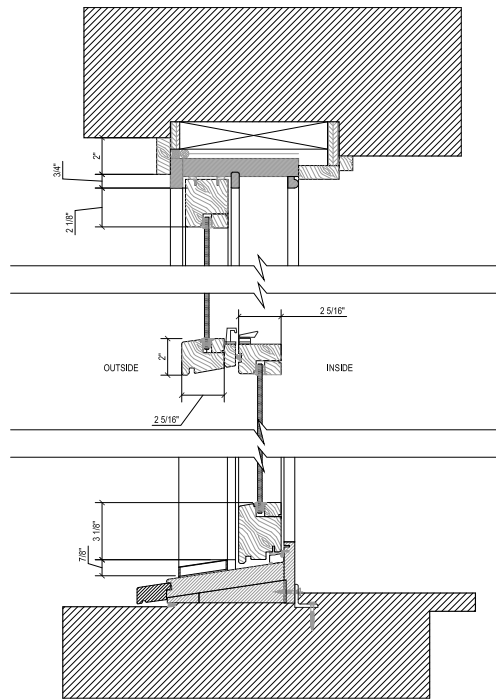
Existing Wood Win.4 (Plan)



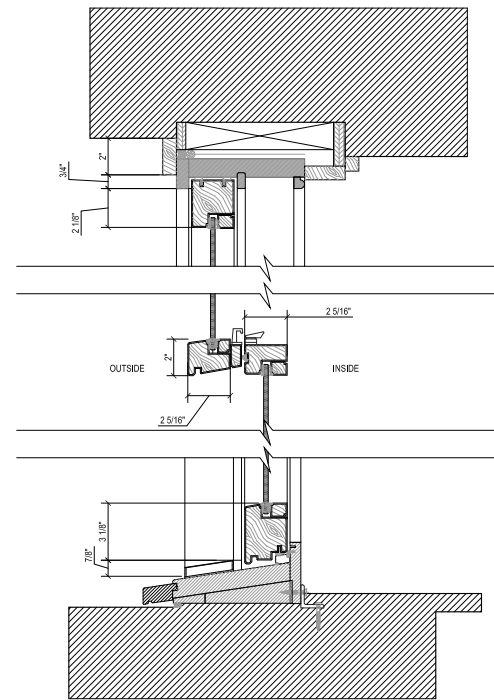
Existing Metal Clad Win.5,6,7,8,9 (Plan)  
Proposed Metal Clad Win. 11,12,13,15,16,17 (Section)



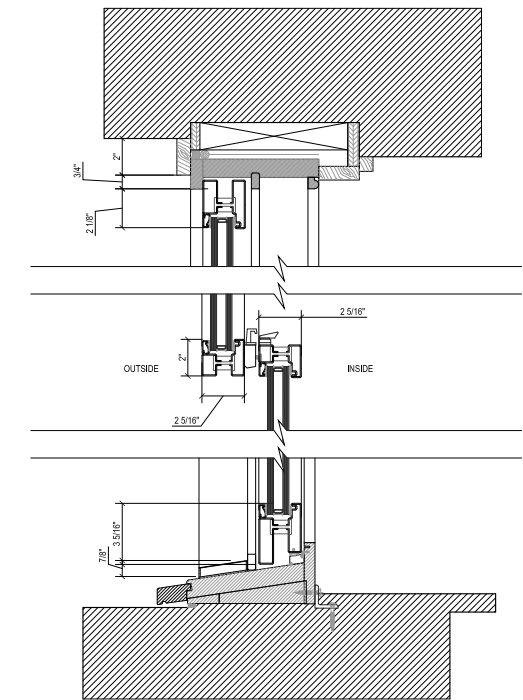
Proposed Metal Win.4,5,6,7,8,9 (PLAN)  
Existing Metal Win. 11,12,13,15,16,17 (PLAN)



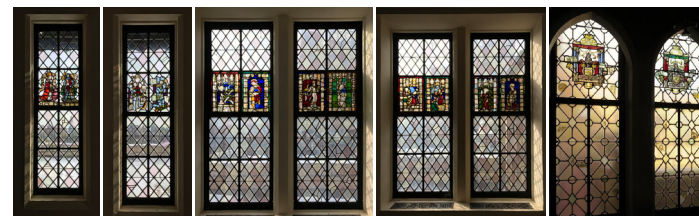
Existing Wood Win.4 (Section)



Existing Metal Clad Win.5,6,7,8,9 (Section)  
Proposed Metal Clad Win. 11,12,13,15,16,17 (Section)



Proposed Metal Win.4,5,6,7,8,9 (Section)  
Existing Metal Win. 11,12,13,15,16,17 (Section)



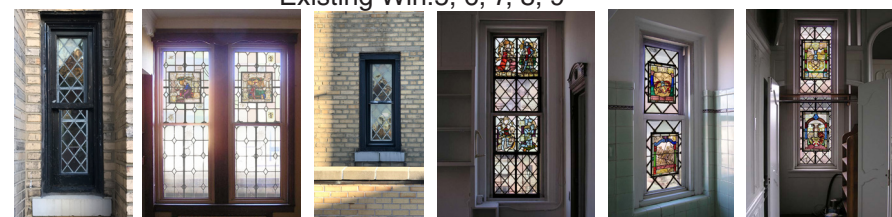
Existing Win.5, 6, 7, 8, 9



Proposed Win.4, 5, 6, 7, 8, 9



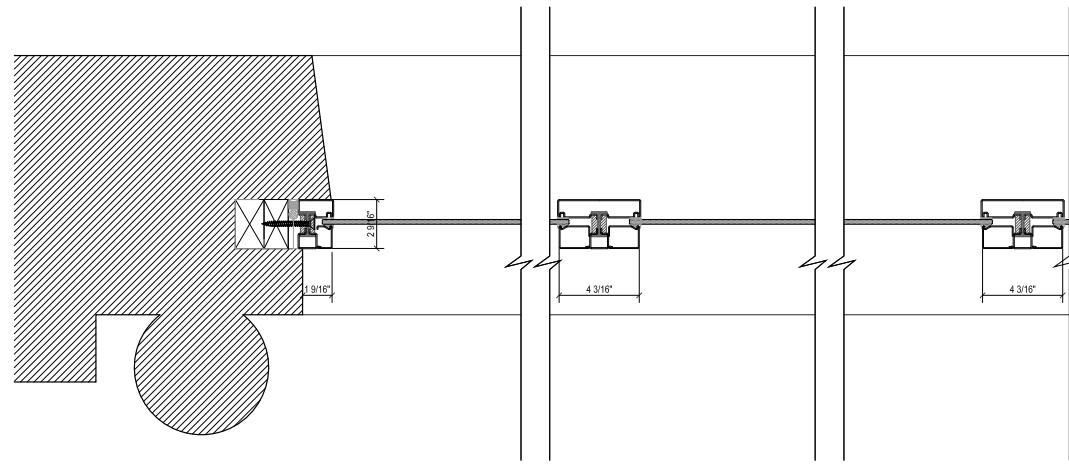
Existing Win.4



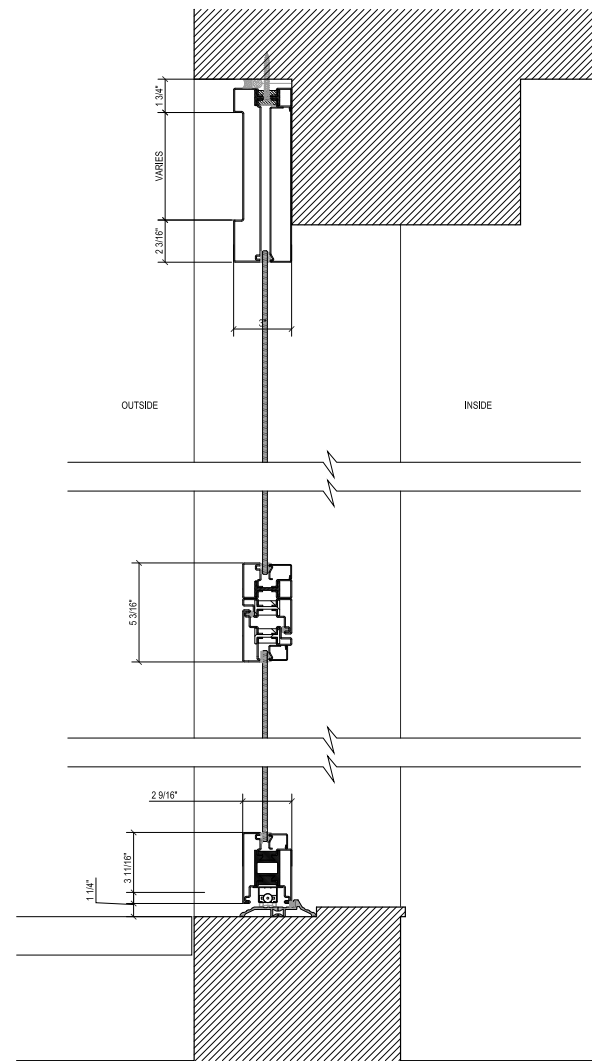
Proposed Win.11, 12, 13, 15, 16, 17



Existing Win.11, 12, 13, 15, 16, 17



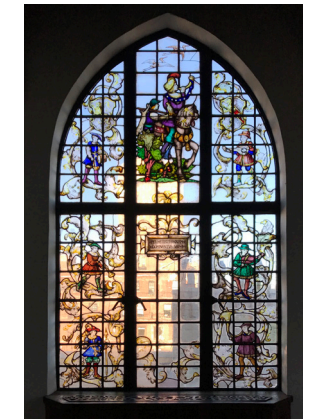
Retained Metal Win. 18 & 19 (Plan)



Retained Metal Win. 18 & 19 (Section)



Window 18



Window 19

LPC PERMIT  
APPROVED

RELOCATION  
PROPOSAL



TOTAL STAINED GLASS  
Area of stained glass total = 238 sqft

Area of stained glass retained (medallions only) = 33 sqft  
Area of stained glass removed = 205 sqft

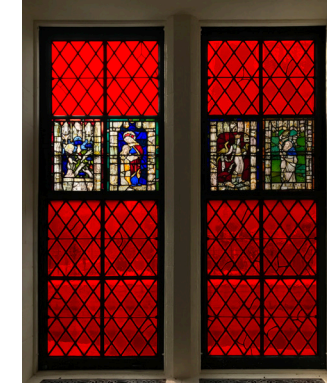
Area of existing stained glass to be relocated = 126 sqft  
Area of proposed relocated area = 107 sqft  
Area of remaining stained glass to be stored = 112 sqft



MEDALLION  
Area of medallion total = 33 sqft

Area of medallion retained = 33 sqft  
Area of medallion removed = 0 sqft

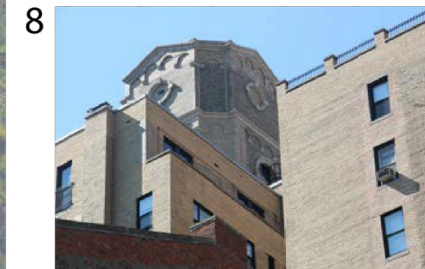
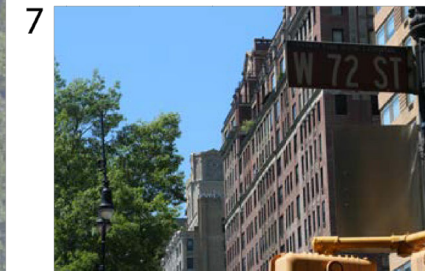
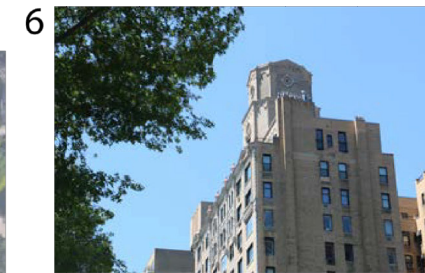
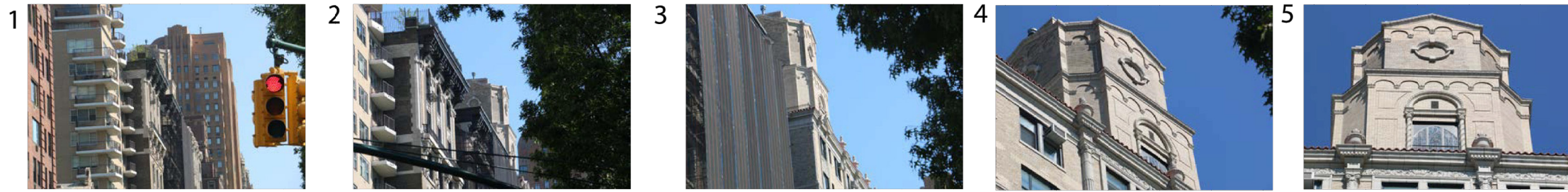
Area of existing medallion to be relocated = 17 sqft  
Area of proposed medallion relocated area = 17 sqft  
Area of remaining medallion to be stored = 16 sqft



COLORED GLASS  
Area of colored glass total = 205 sqft

Area of colored glass retained = 0 sqft  
Area of colored glass removed = 205 sqft

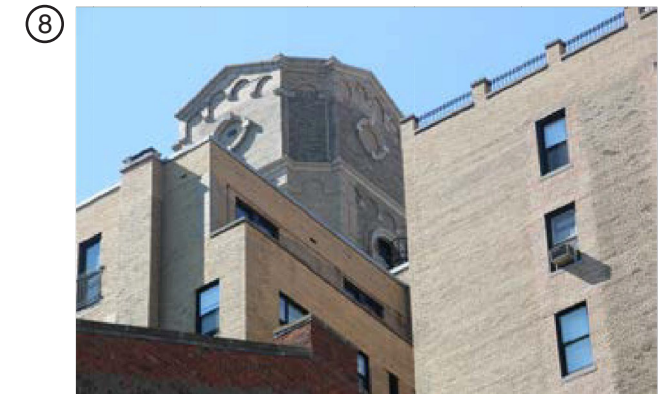
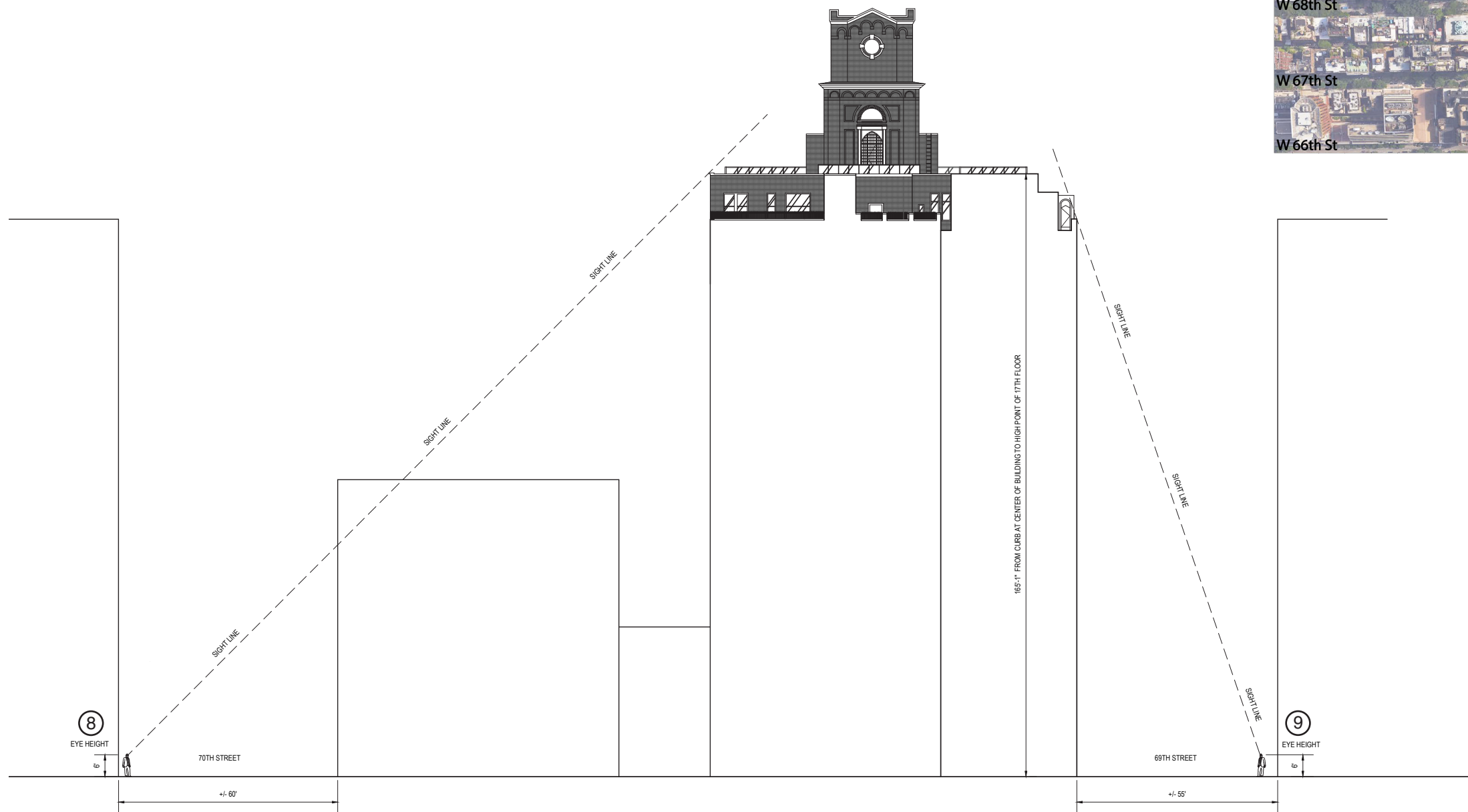
Area of existing colored glass to be relocated = 109 sqft  
Area of proposed colored glass relocated area = 91 sqft  
Area of remaining colored glass to be stored = 96 sqft



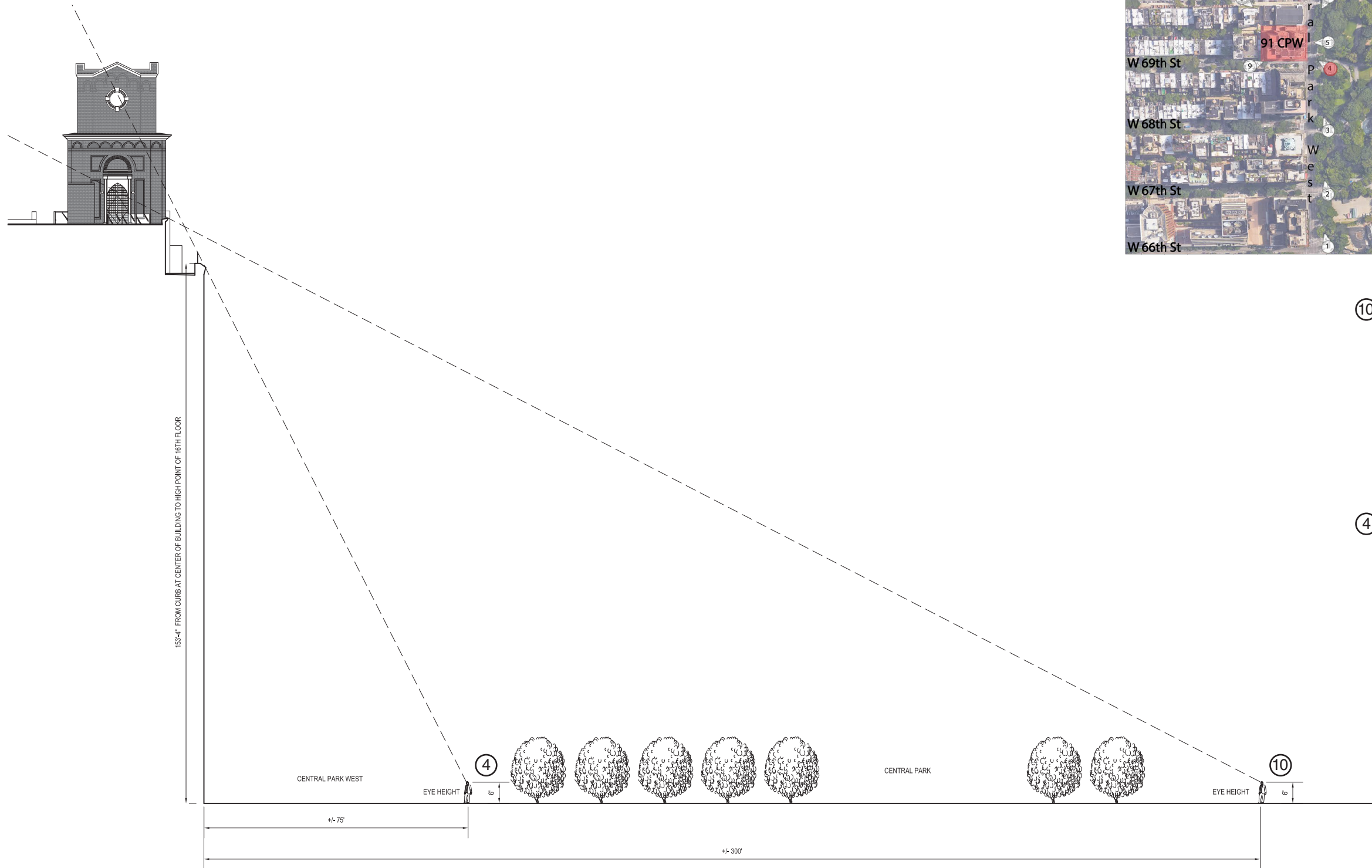
GENERAL NOTES

ALL PROPOSED BUILDING MODIFICATIONS ARE NOT VISIBLE FROM ANY POINT ON A STREET.  
OR ANY POINT FROM CENTRAL PARK, SPECIFICALLY SHEEP'S MEADOW.





**NOTE:**  
NO VIEW TO BRIDGE, GLASS FENCE OR SKYLIGHT FROM STREET





**NOTE:**

THE ABOVE COLOR, BENJAMIN MOORE EBONY KING, #2132-20 (SPECIFIED TO MATCH THE EXISTING DOORS AND WINDOWS) WILL BE USED FOR THE FOLLOWING SCOPE OF WORK:

1. METAL WORK TO THE PROPOSED BRIDGE ADDITION.
2. WINDOW FRAMES AND SASHES FOR ALL REPLACEMENT WINDOWS.
3. DOOR FRAMES AND LEAVES FOR ALL REPLACEMENT DOORS.
4. THE LOUVERED DOOR HOUSING THE PROPOSED CONDENSING UNIT.
5. THE FRAME TO THE GLASS GUARDRAIL AT THE PROPOSED 17th FLOOR ROOF.