LANDMARKS PRESERVATION COMMISSION:

PARAPET MODIFICATION, SKYLIGHT MODIFICATION,
AND WINDOW REPLACEMENTS

HOTEL DES ARTISTES: 1 WEST 67TH ST, NEW YORK, NY 10023

PENTHOUSE #901/905

CHRISTOFF : FINIO ARCHITECTURE

1. BUILDING INFORMATION

KEY BUILDING INFORMATION

Address: 1 West 67th Street

Tax Map Block/Lot: 1120/23

Building Name: Hotel des Artistes

Date: 1915-18 [NB 42-1915]

Type: Studio Building

Architect: George M. Pollard

Owner/Developer: Hotel des Artistes, Inc.

Style/Ornament: Neo-Gothic with Tudor elements

Facade: Brick and Stone

Number of Stories: 9

Window Type/Material:

Multipane casements with transoms/Steel

Multipane pivoting/Steel

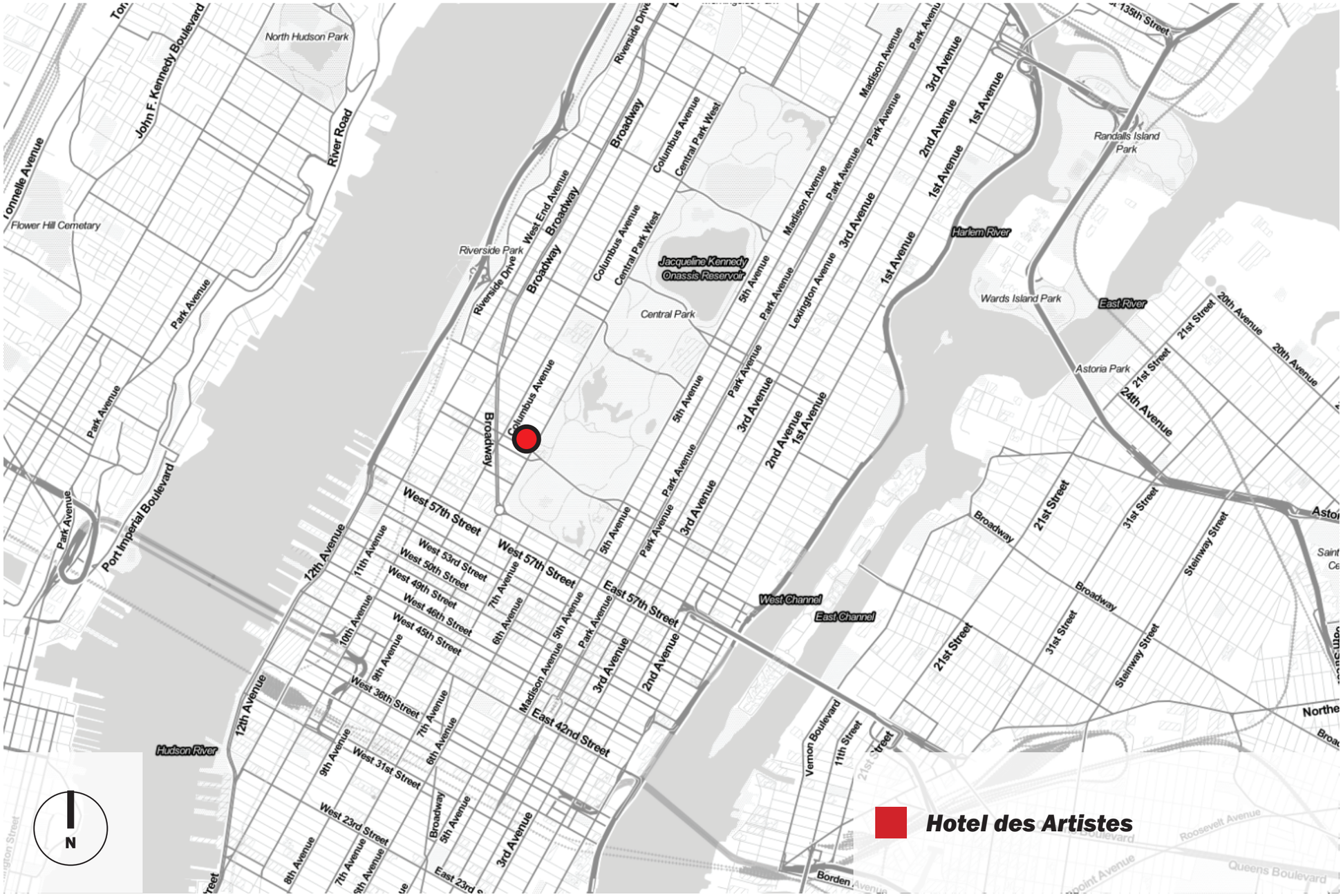
Method of Construction:

Steel frame construction

Fireproof

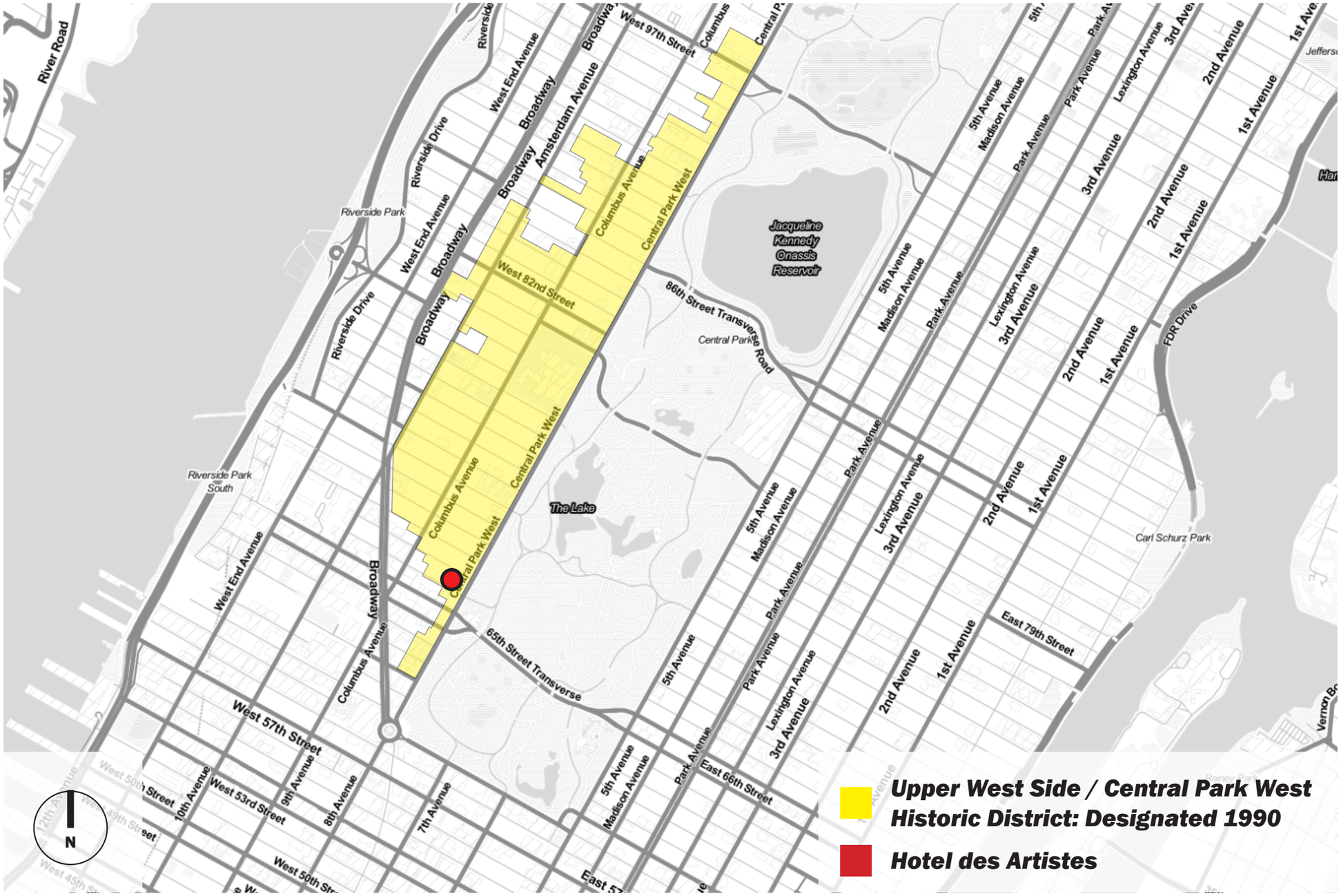
HOTEL DES ARTISTES LOCATION

NYC MAP



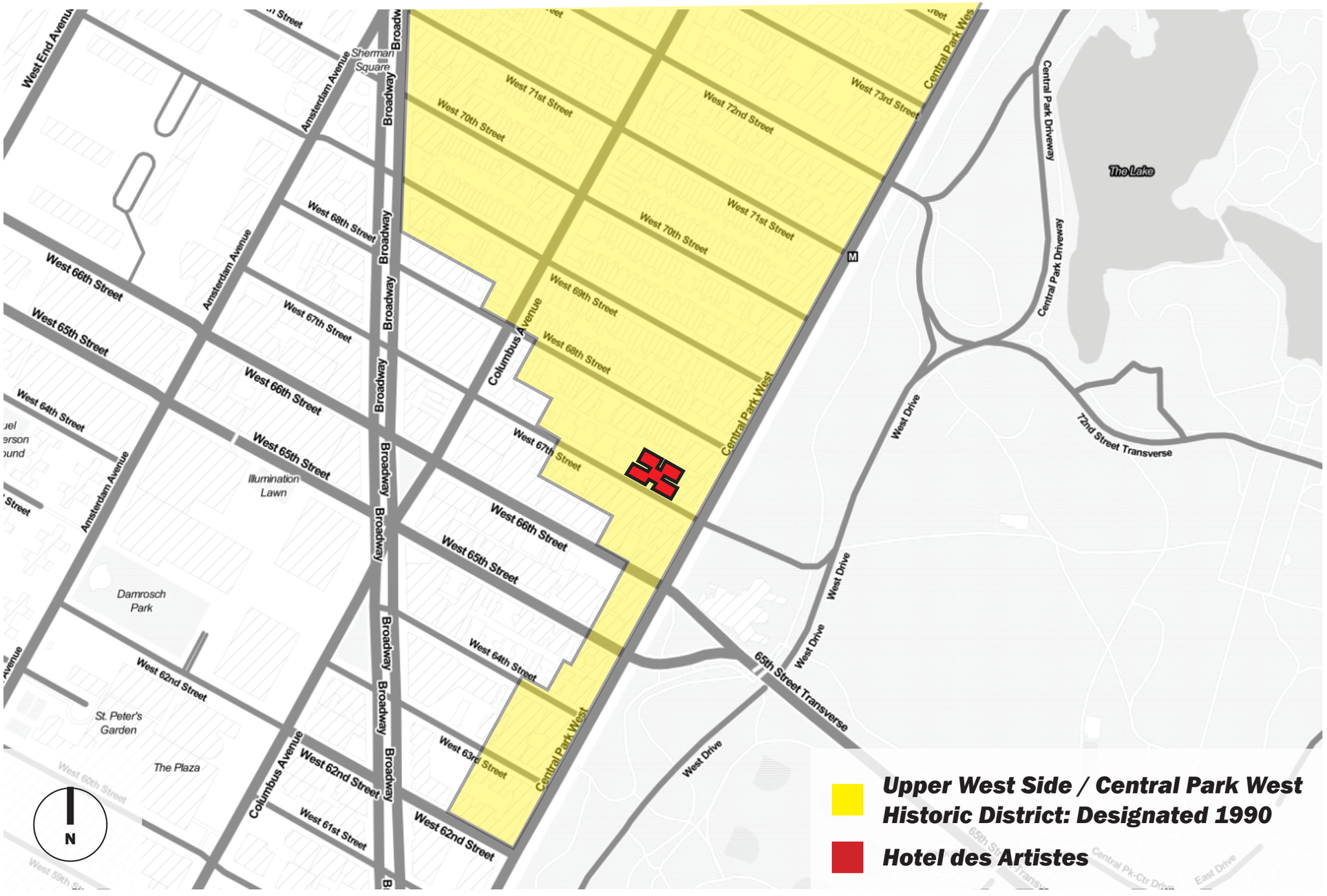
HOTEL DES ARTISTES LOCATION

NYC MAP



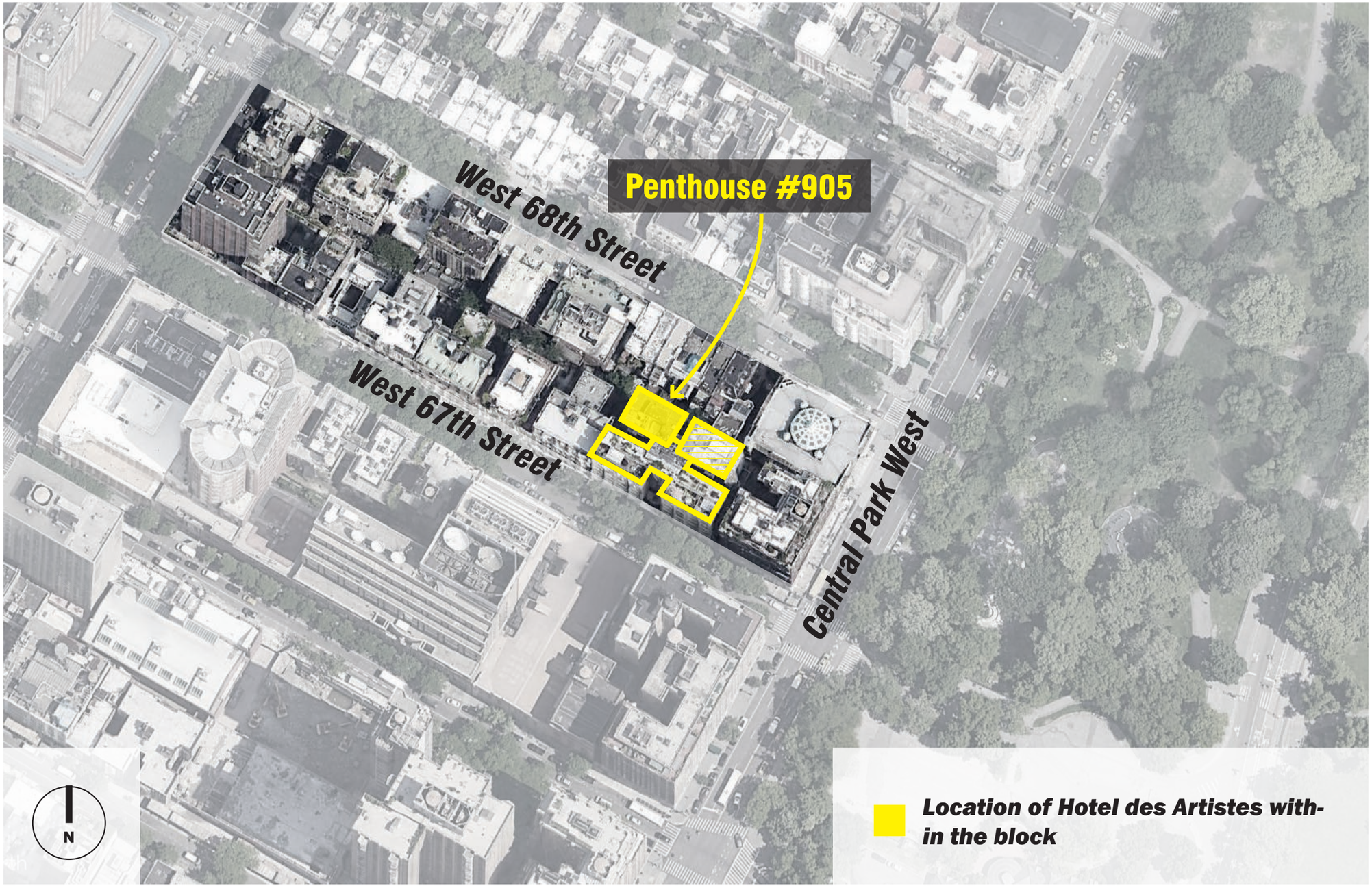
HOTEL DES ARTISTES LOCATION

UPPER WEST SIDE MAP



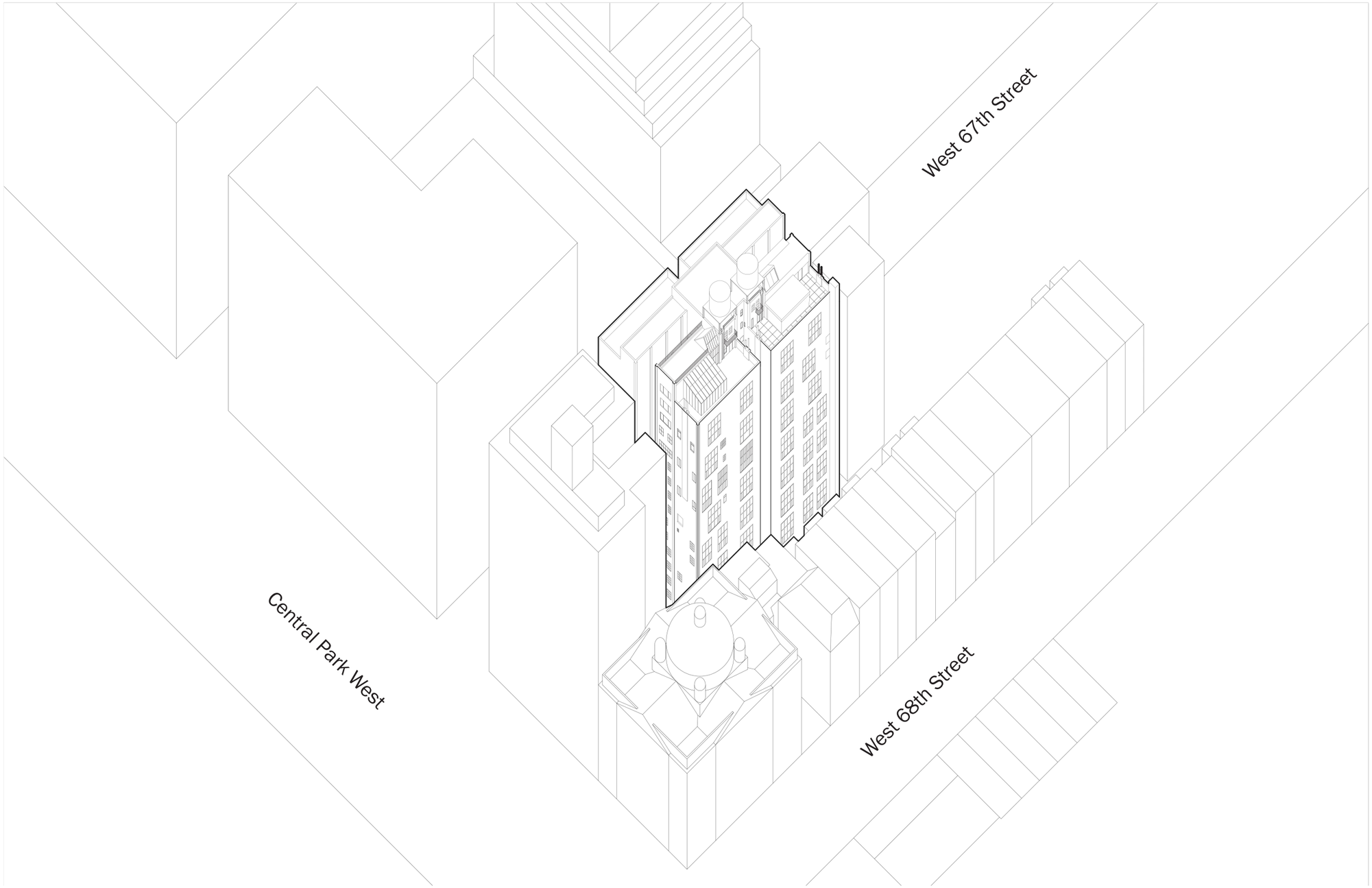
HOTEL DES ARTISTES LOCATION

SATELLITE MAP

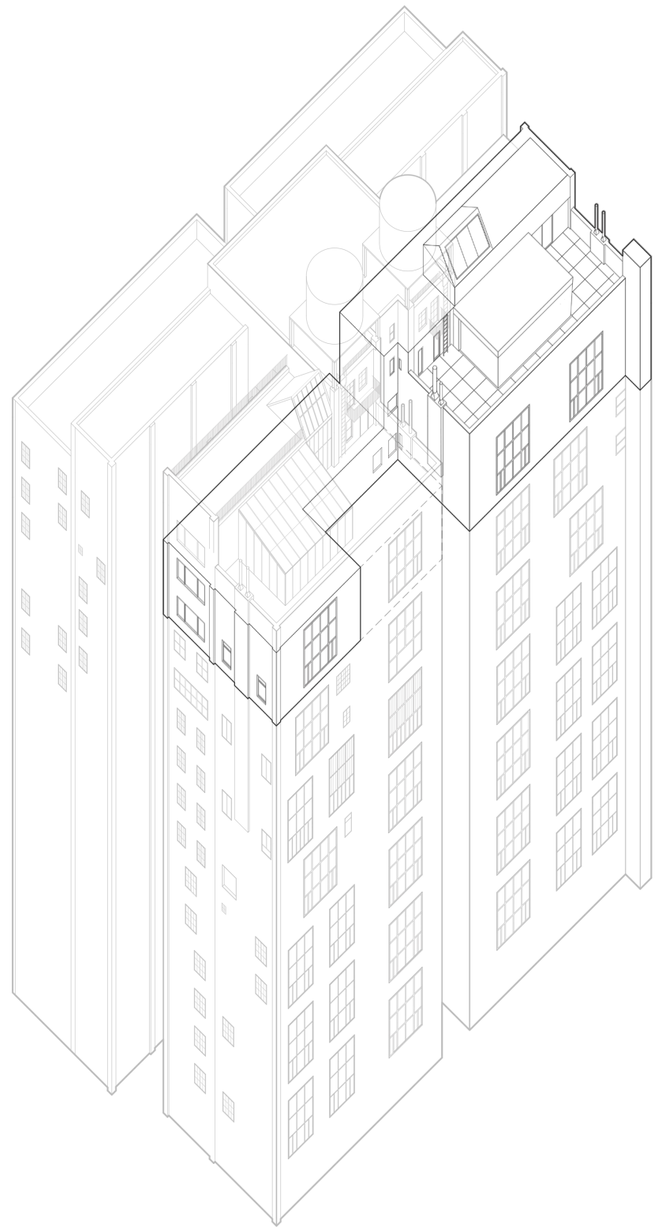


HOTEL DES ARTISTES LOCATION

AXONOMETRIC OF SECONDARY FACADES



SELECTION OF APARTMENT #901 / 905 IN AXONOMETRIC



2. PHOTO DOCUMENTATION

HISTORIC CONTEXT

Other Buildings in West 67th Street Artists' Colony Historic District

27 West 67th Street

Completed: 1903
Architect: Sturgis & Simonson

33 West 67th Street

Completed: 1905
Architect: Simonson, Pollard, and Steinam

15 West 67th Street

Completed: 1905
Architect: Simonson, Pollard, and Steinam

HISTORIC PHOTOGRAPHS

SOUTH FACADE

IMAGE OF SOUTH FACADE FROM 67TH STREET CIRCA 1917

NYC TAX MAP IMAGE CIRCA 1940

HISTORIC PHOTOGRAPHS

SOUTH FACADE

IMAGE OF THE SOUTH FACADE FROM 67TH STREET CIRCA 1989

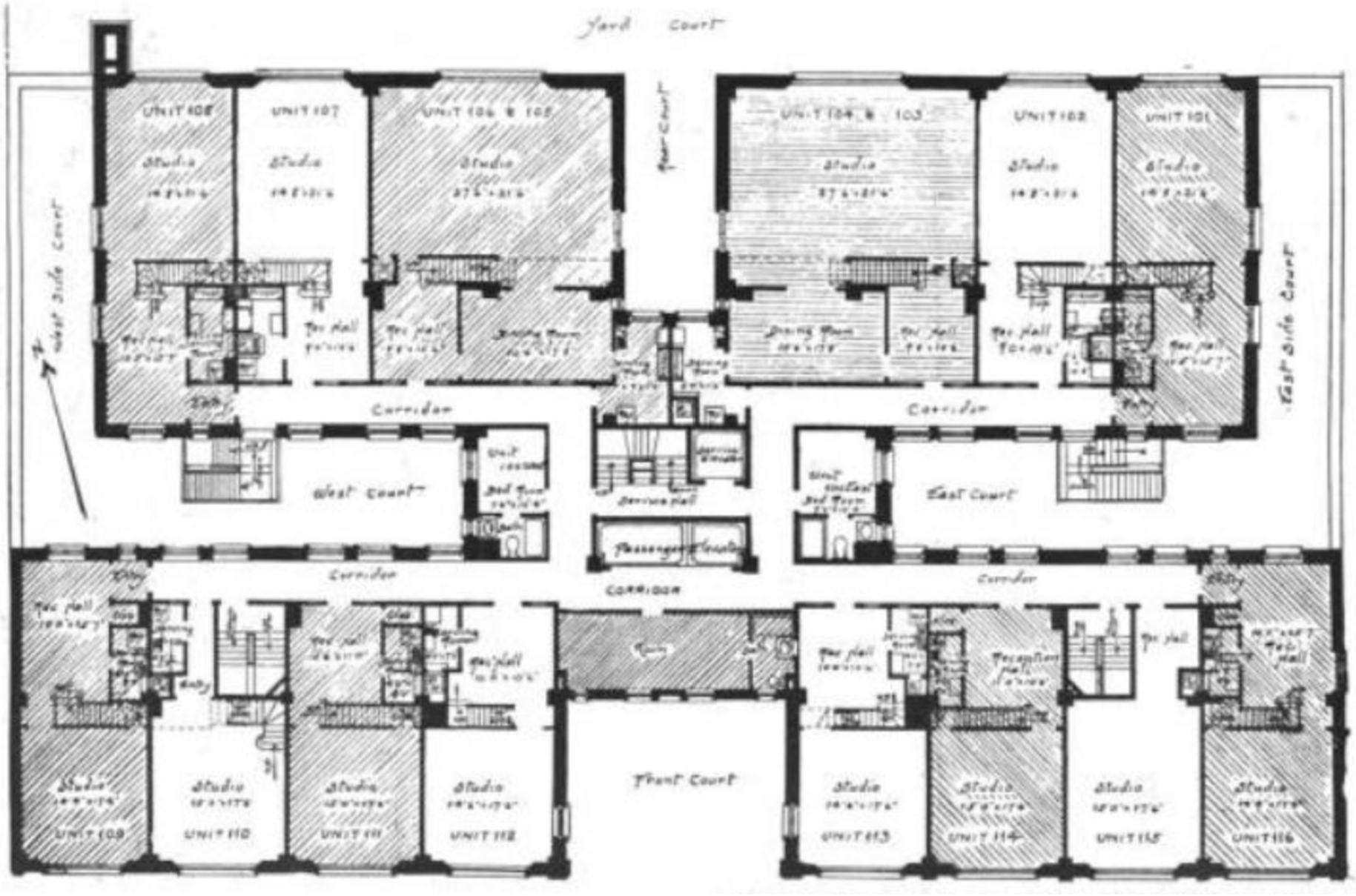
HISTORIC PHOTOGRAPHS

INTERIOR IMAGE

INTERIOR PHOTOGRAPH OF THE SOUTH FACING APARTMENT
SUBLET BY ARCHITECTURE CRITIC PAUL GOLDBERGER CIRCA 1978.

HISTORIC DOCUMENTATION

HISTORIC PLAN



ARCHITECT GEORGE MORT POLLARD'S TYPICAL PLAN CIRCA 1917

HISTORIC PHOTOGRAPHS

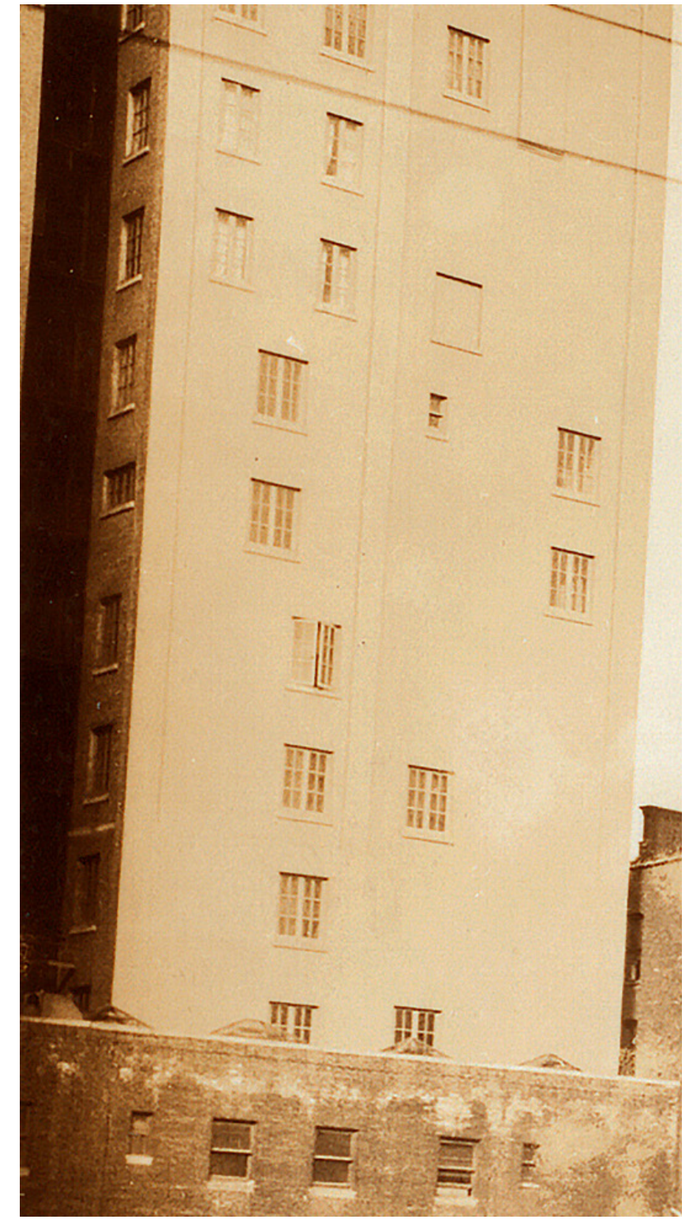
NYC PUBLIC LIBRARY IMAGES

PHOTOGRAPH OF EAST AND NORTH FACADES FROM CENTRAL PARK AVENUE CIRCA 1929

HISTORIC PHOTOGRAPHS

NYC PUBLIC LIBRARY IMAGES

PHOTOGRAPH FROM CENTRAL PARK AVENUE WITH NORTH AND EAST FACADES VISIBLE CIRCA 1929



PHOTOGRAPH OF EAST FACADE CIRCA 1929

HISTORIC PHOTOGRAPHS

1940 TAX MAP PHOTOGRAPHS

NYC TAX MAP PHOTOGRAPH OF NORTH FACADE FROM 68TH STREET CIRCA 1940.

BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM CENTRAL PARK WEST

BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM CENTRAL PARK WEST

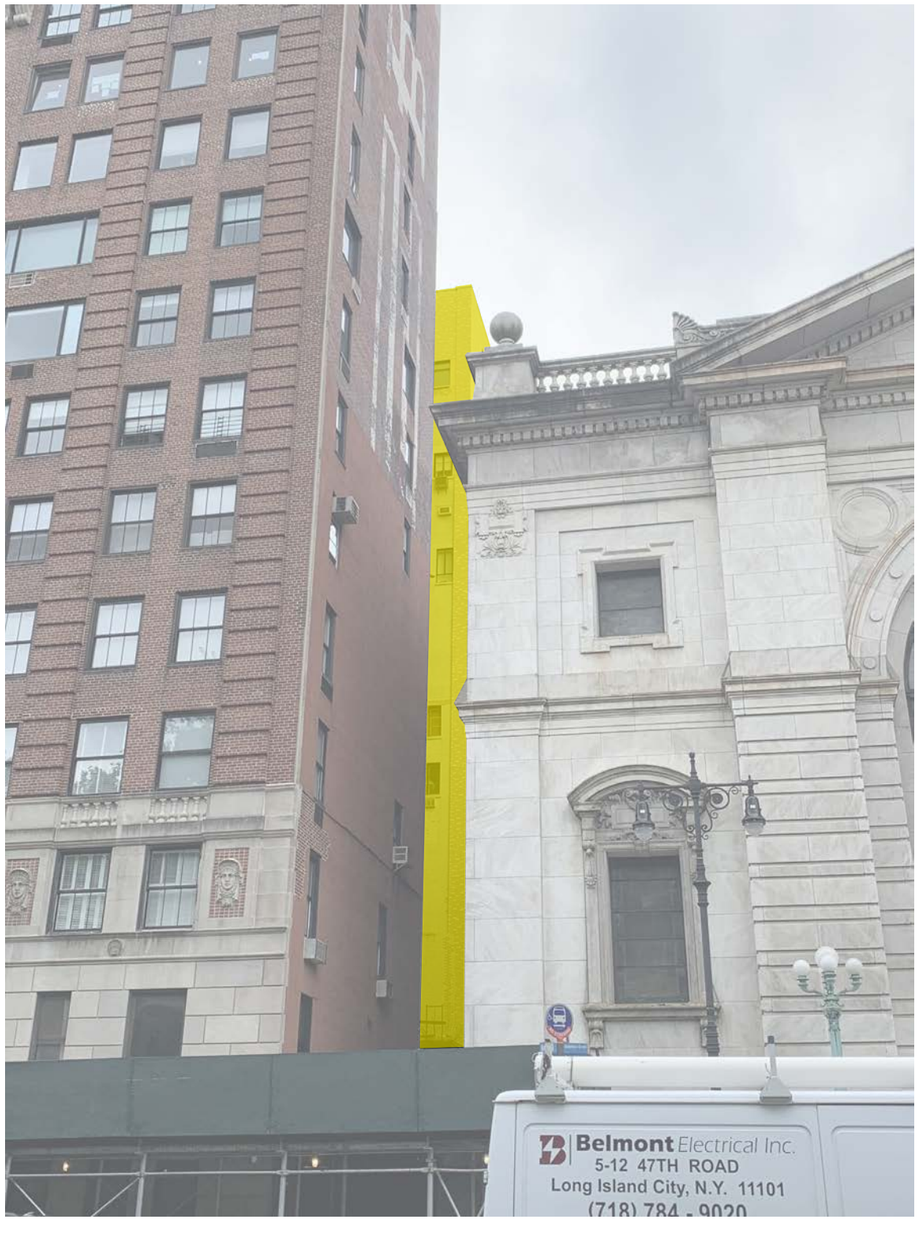
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 07/17/20

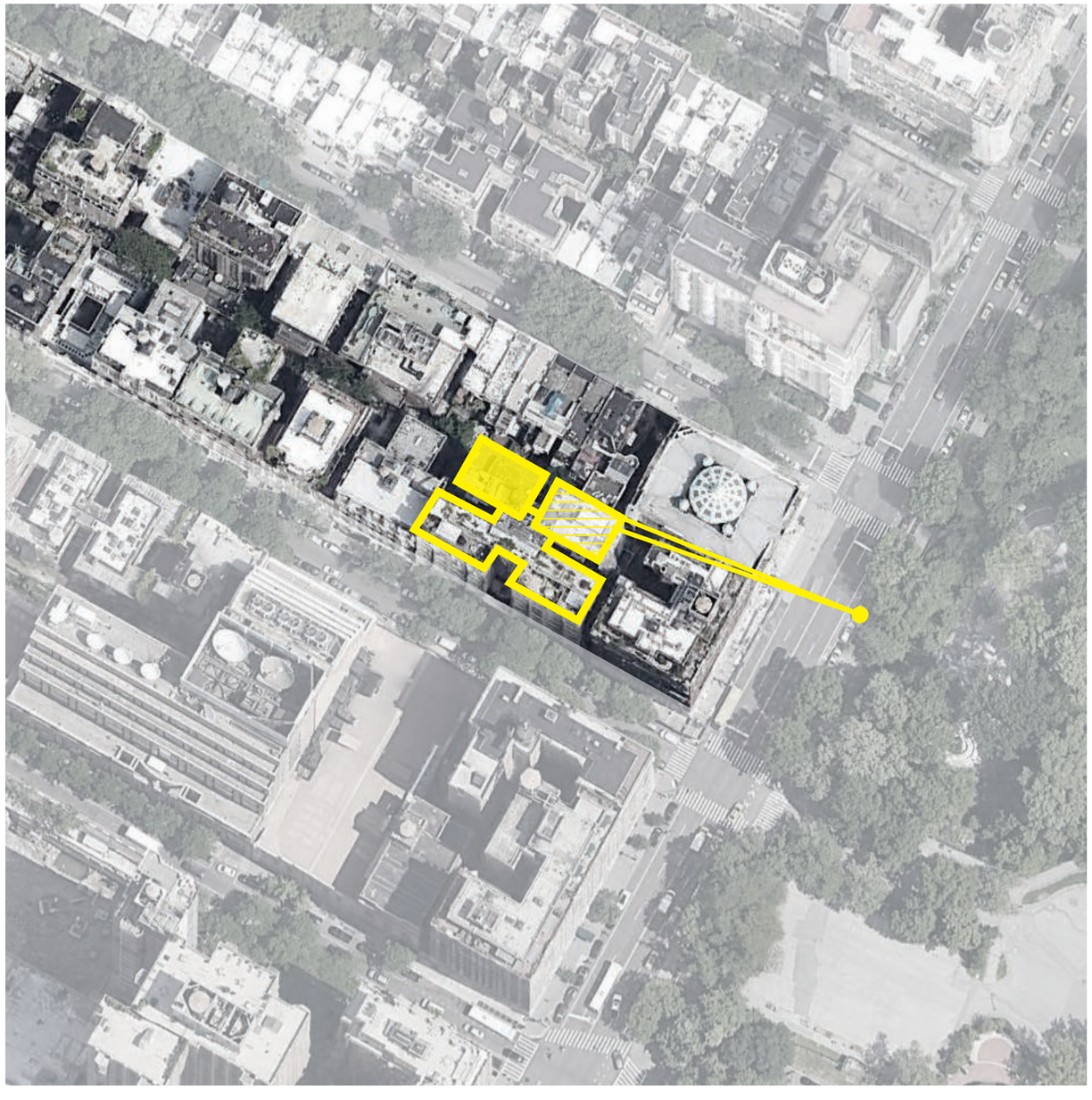
VIEW FROM CENTRAL PARK WEST

BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 07/17/20



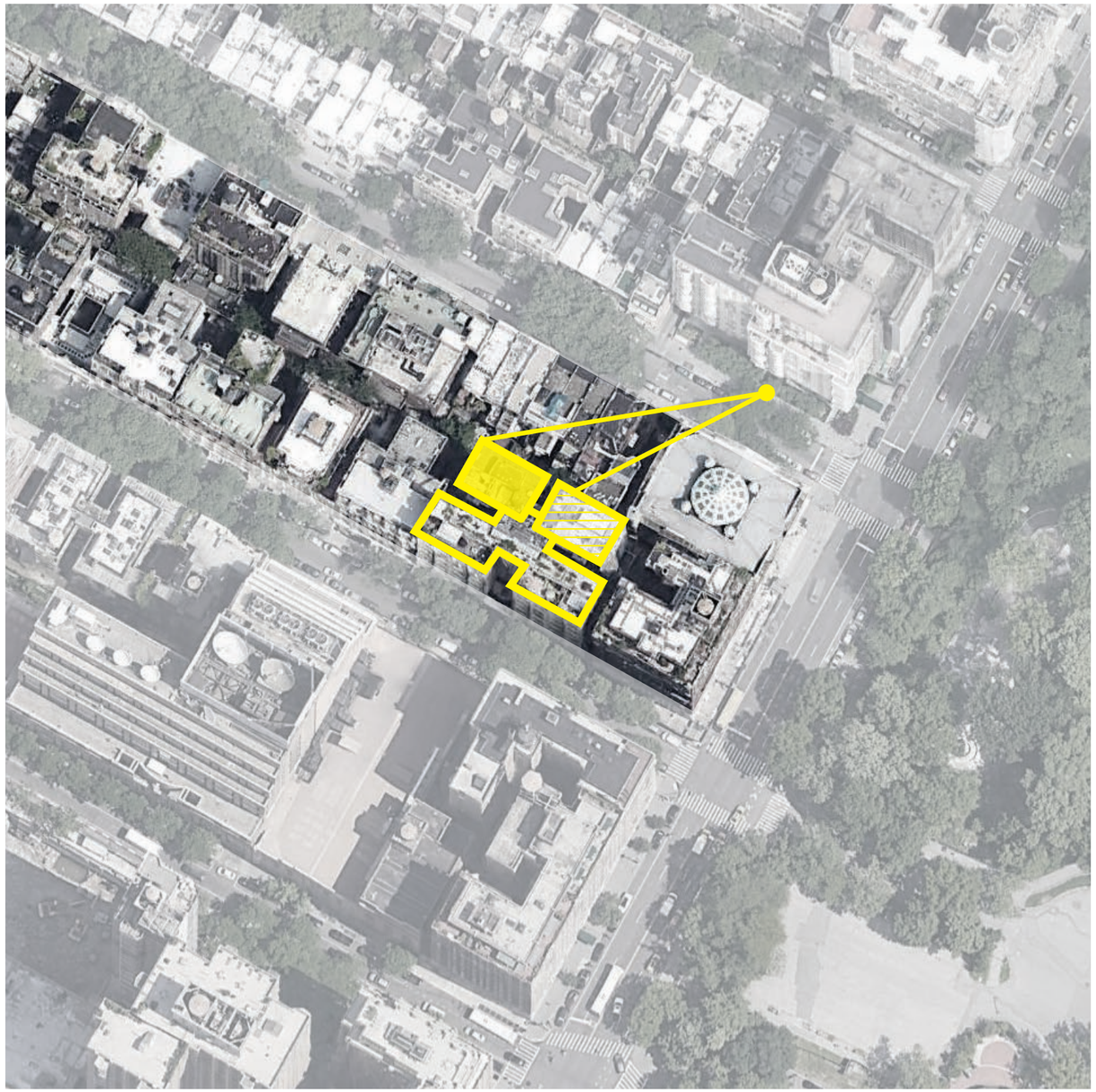
VIEW FROM CENTRAL PARK WEST



BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

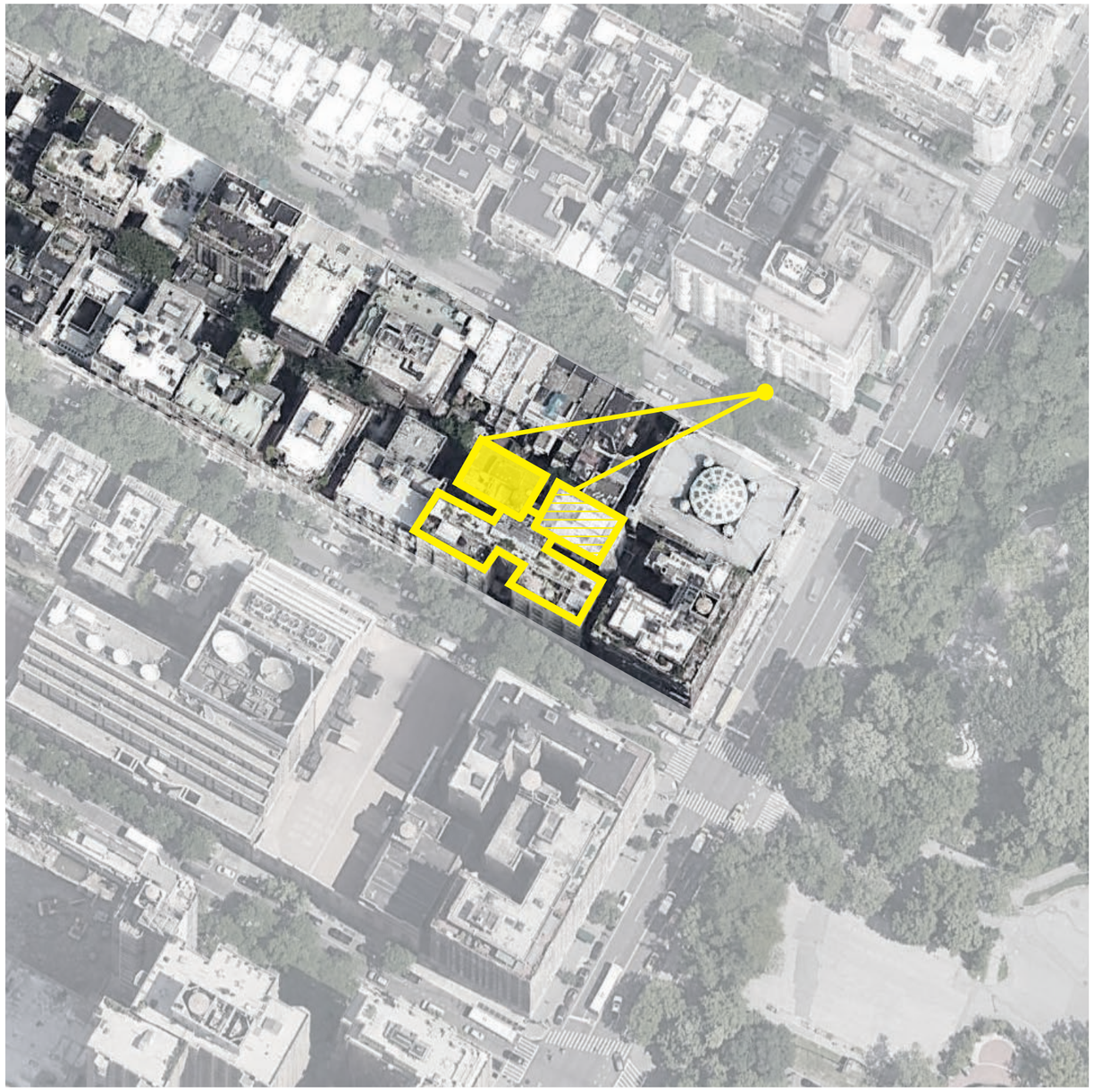
VIEW FROM WEST 68TH STREET



BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

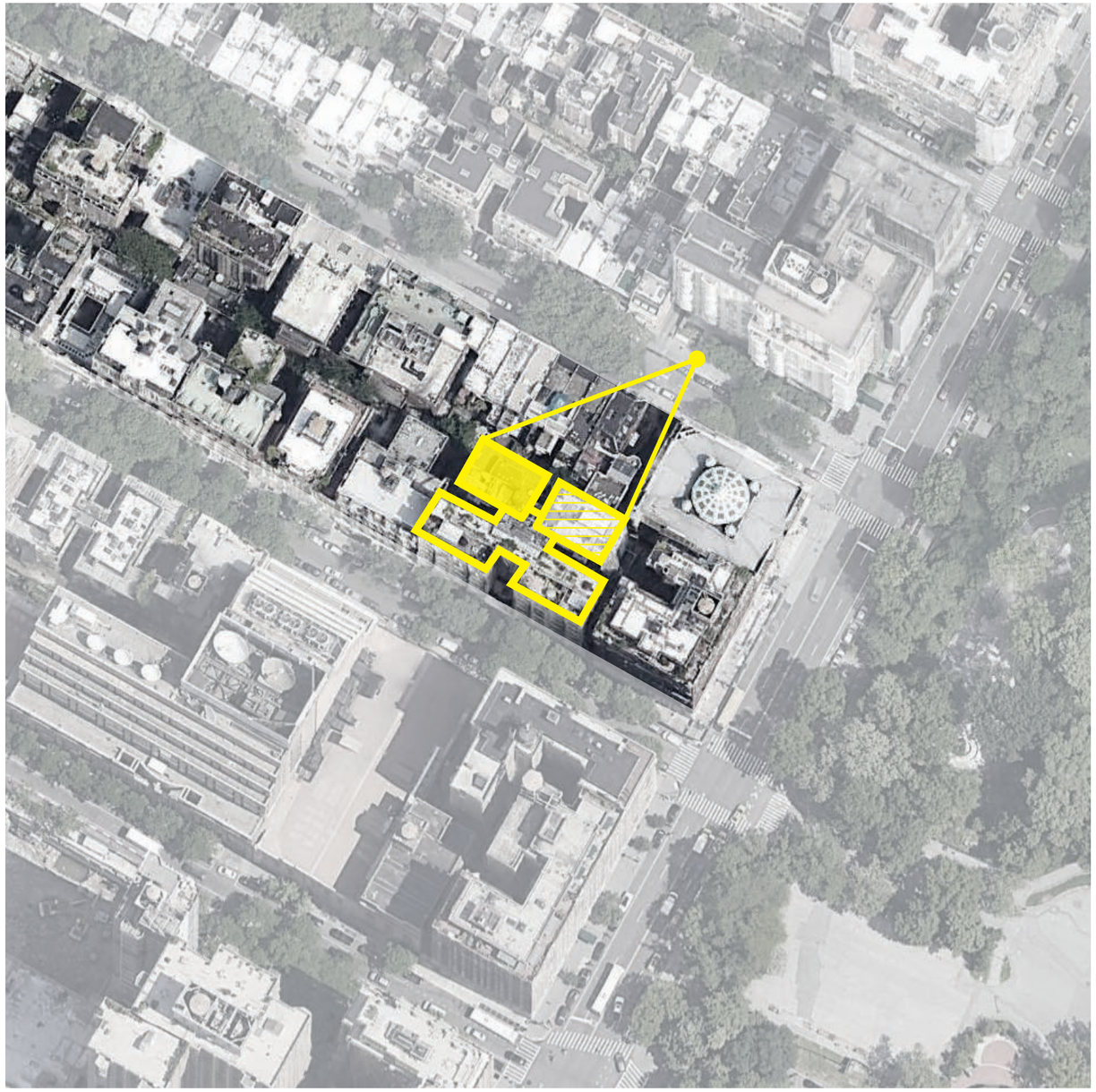
VIEW FROM WEST 68TH STREET



BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

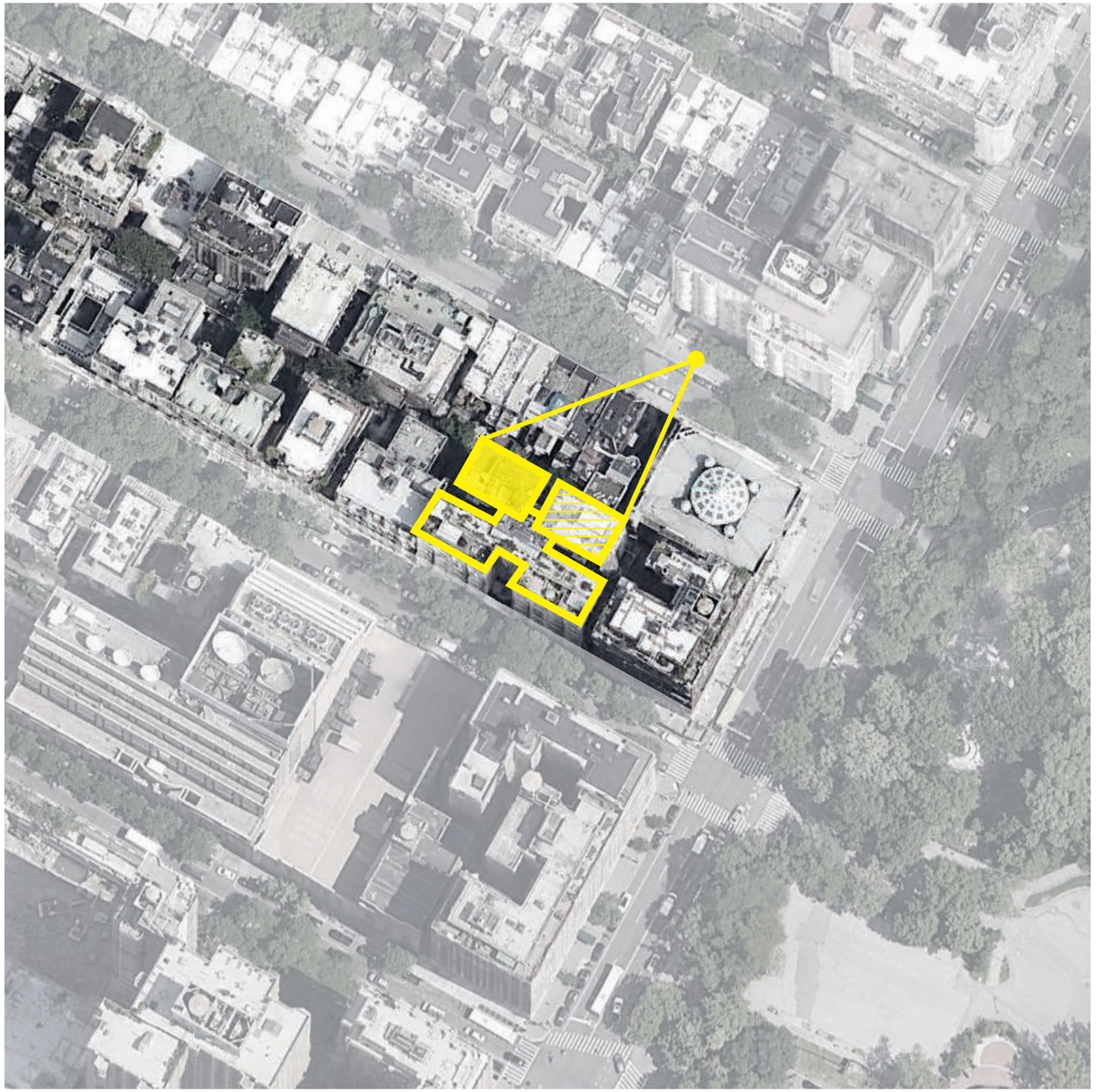
VIEW FROM WEST 68TH STREET



BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

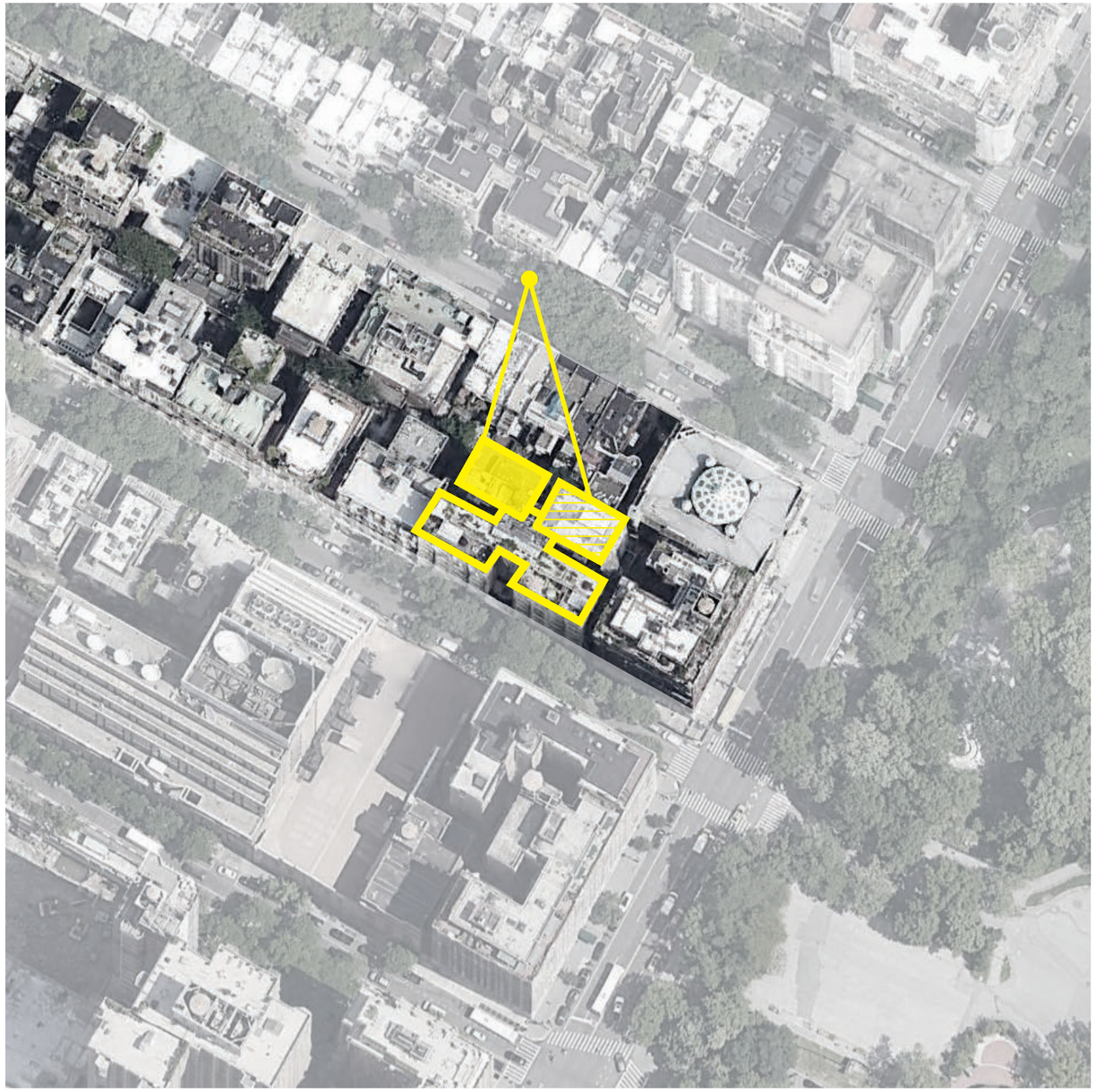
VIEW FROM WEST 68TH STREET



BUILDING PHOTOGRAPHS

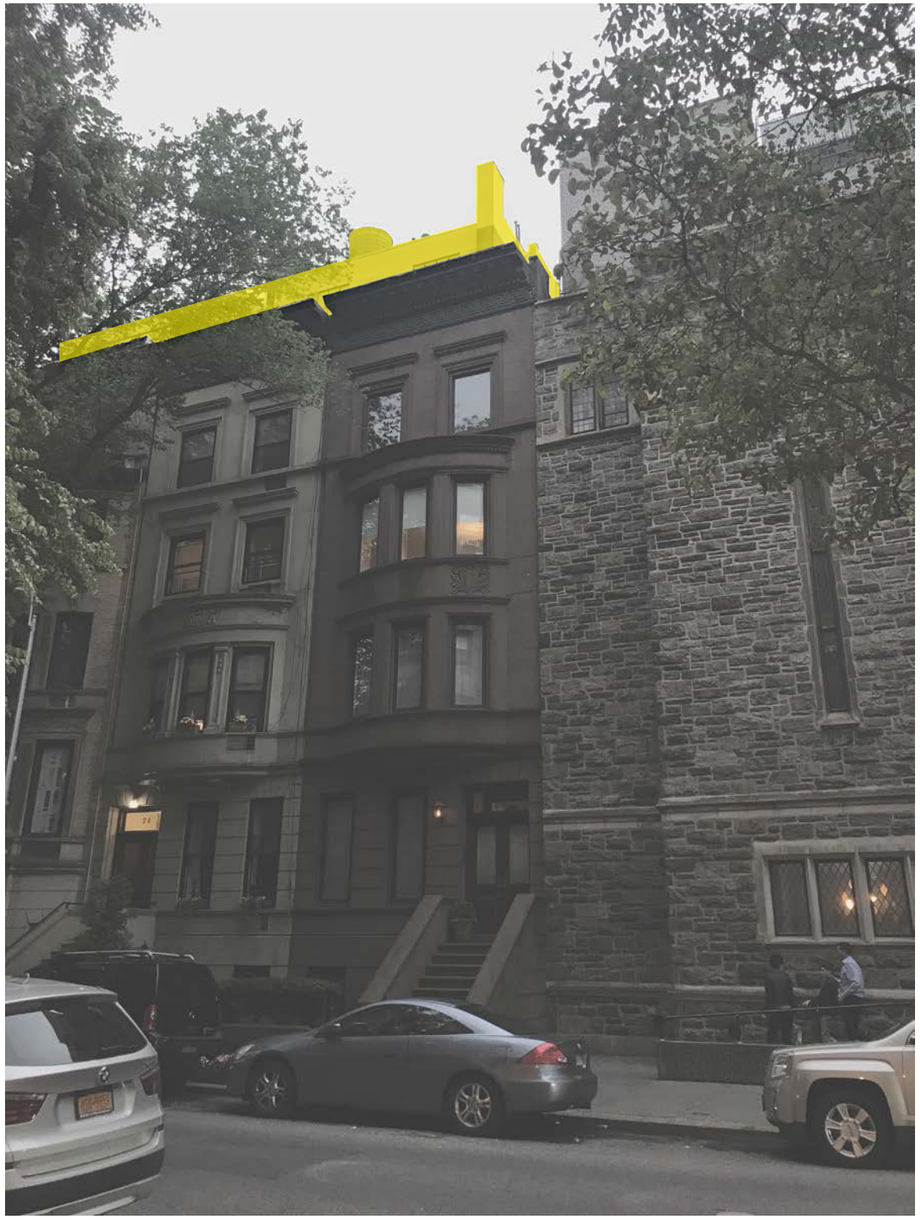
PHOTOGRAPH TAKEN 05/28/19

VIEW FROM WEST 68TH STREET

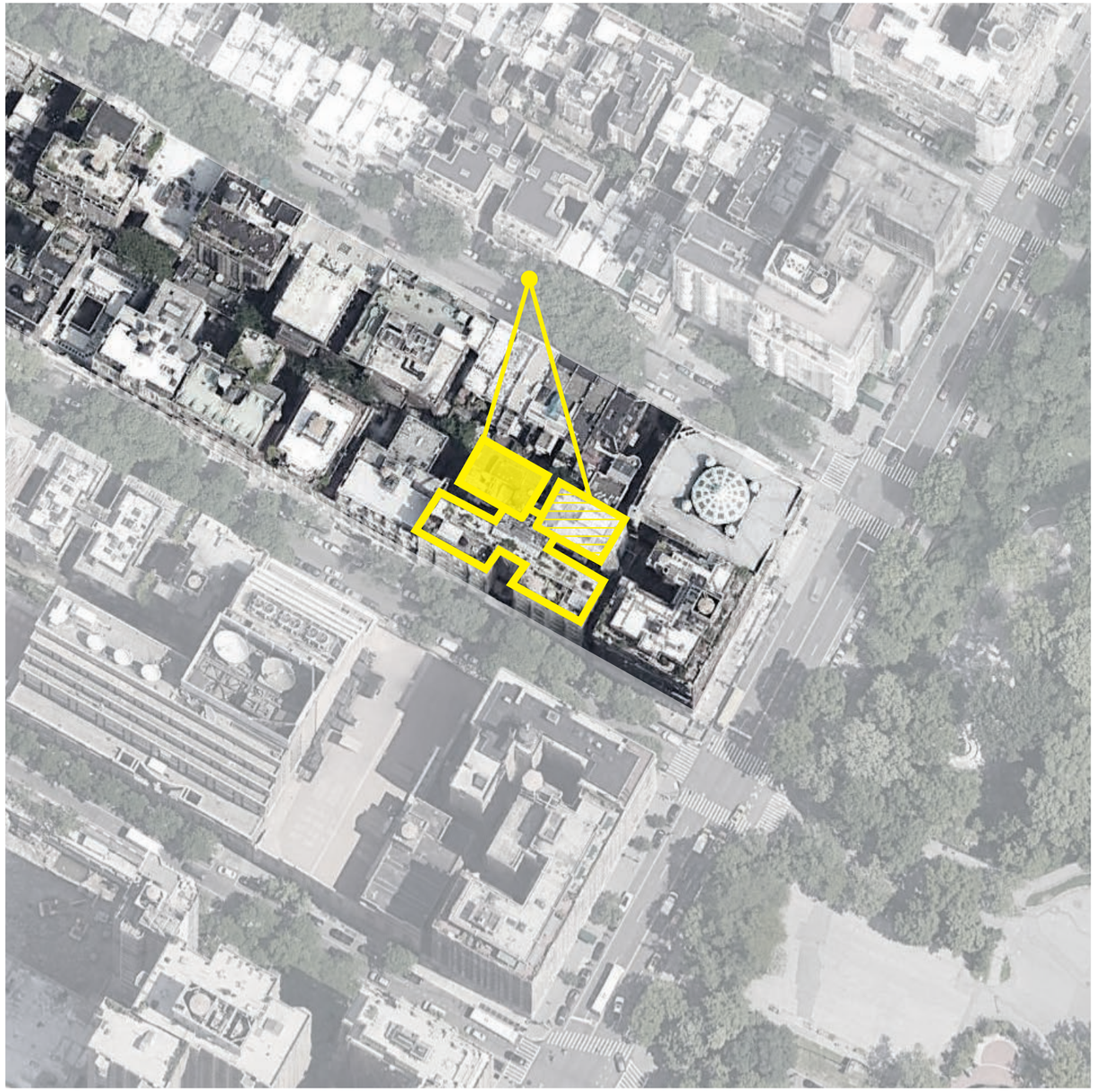


BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19



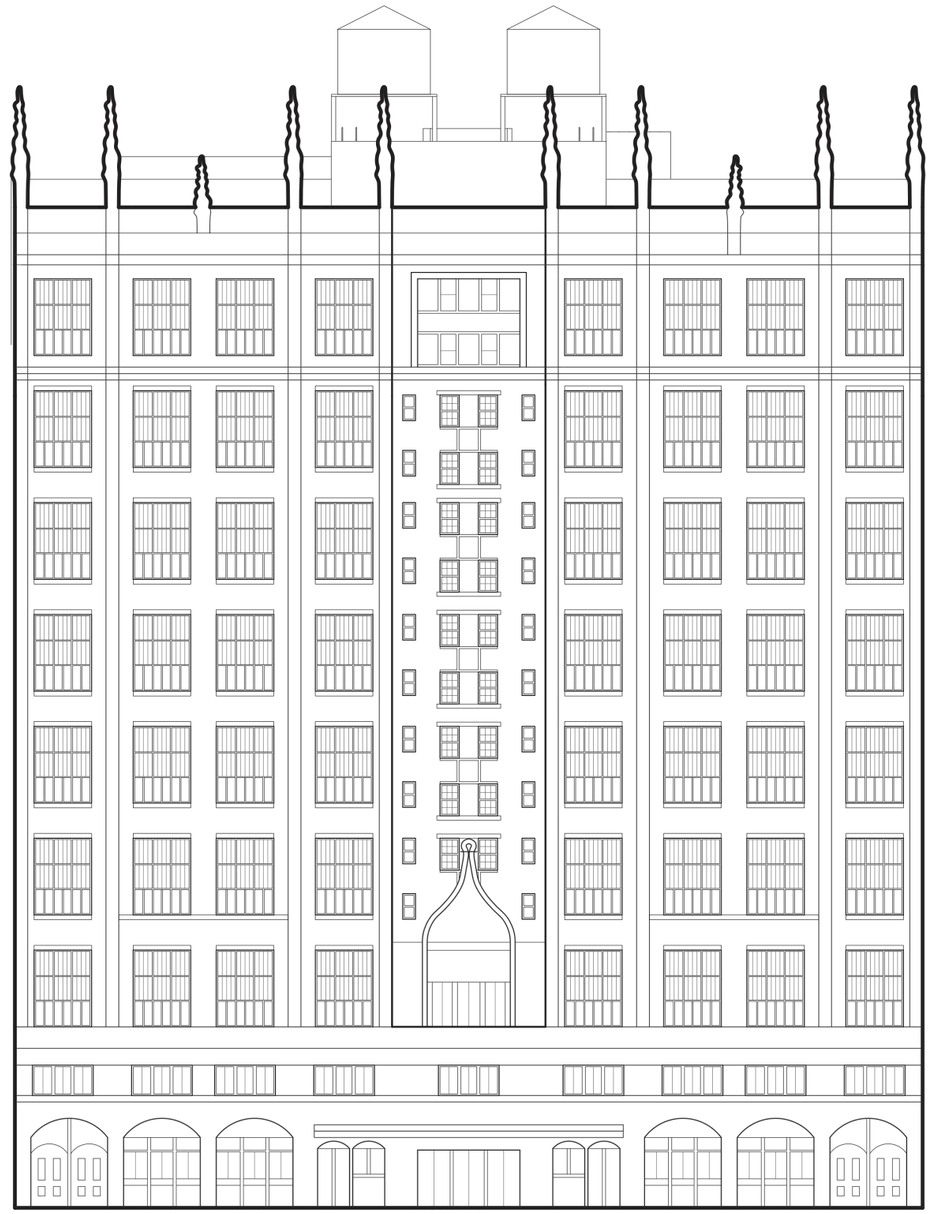
VIEW FROM WEST 68TH STREET



3. DRAWING DOCUMENTATION

ESTIMATED ORIGINAL SOUTH ELEVATION

PRIMARY FACADE ON 67TH STREET

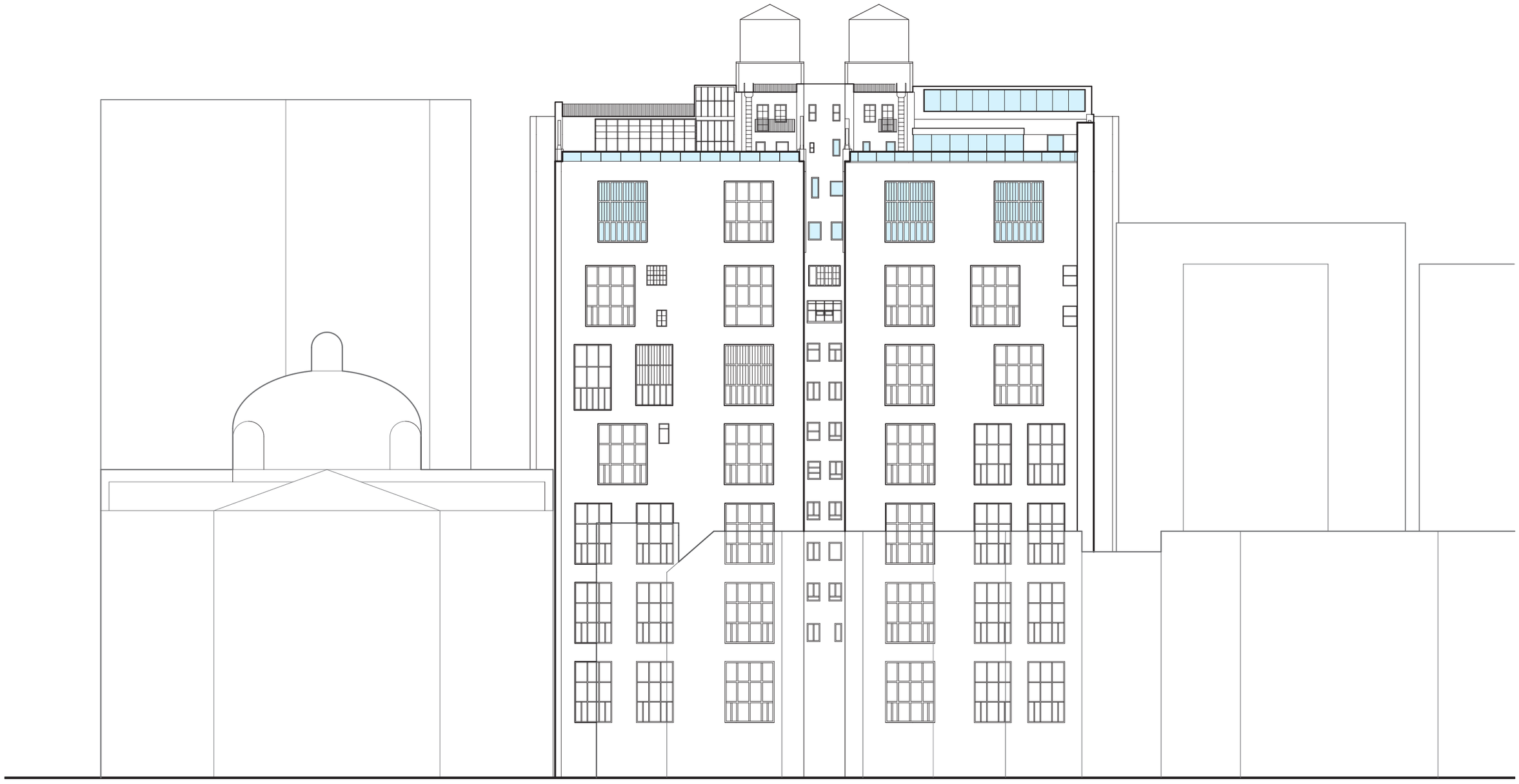


ESTIMATED EXISTING NORTH ELEVATION

VISIBLE SECONDARY FACADE

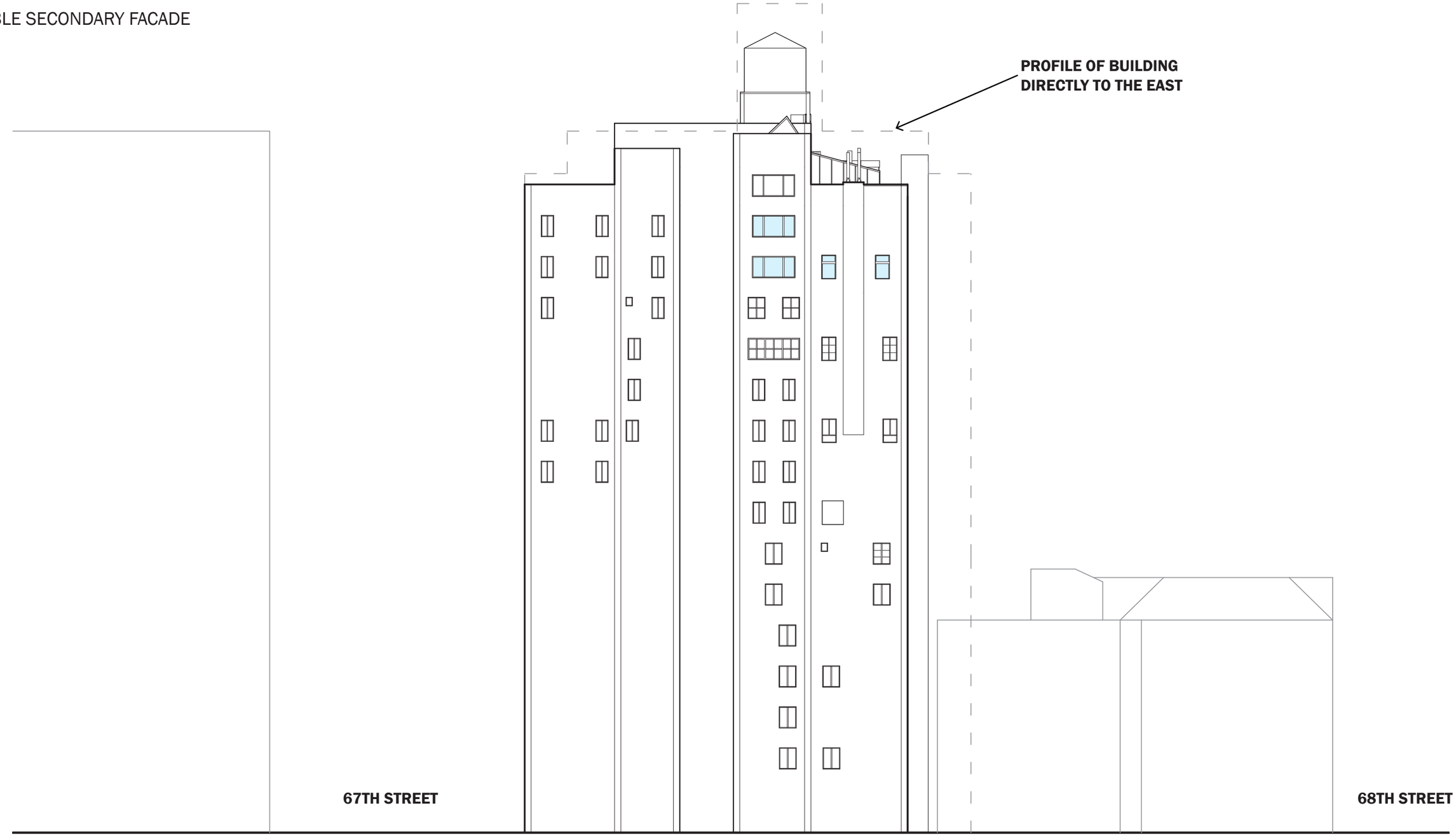
PROPOSED NORTH ELEVATION

VISIBLE SECONDARY FACADE



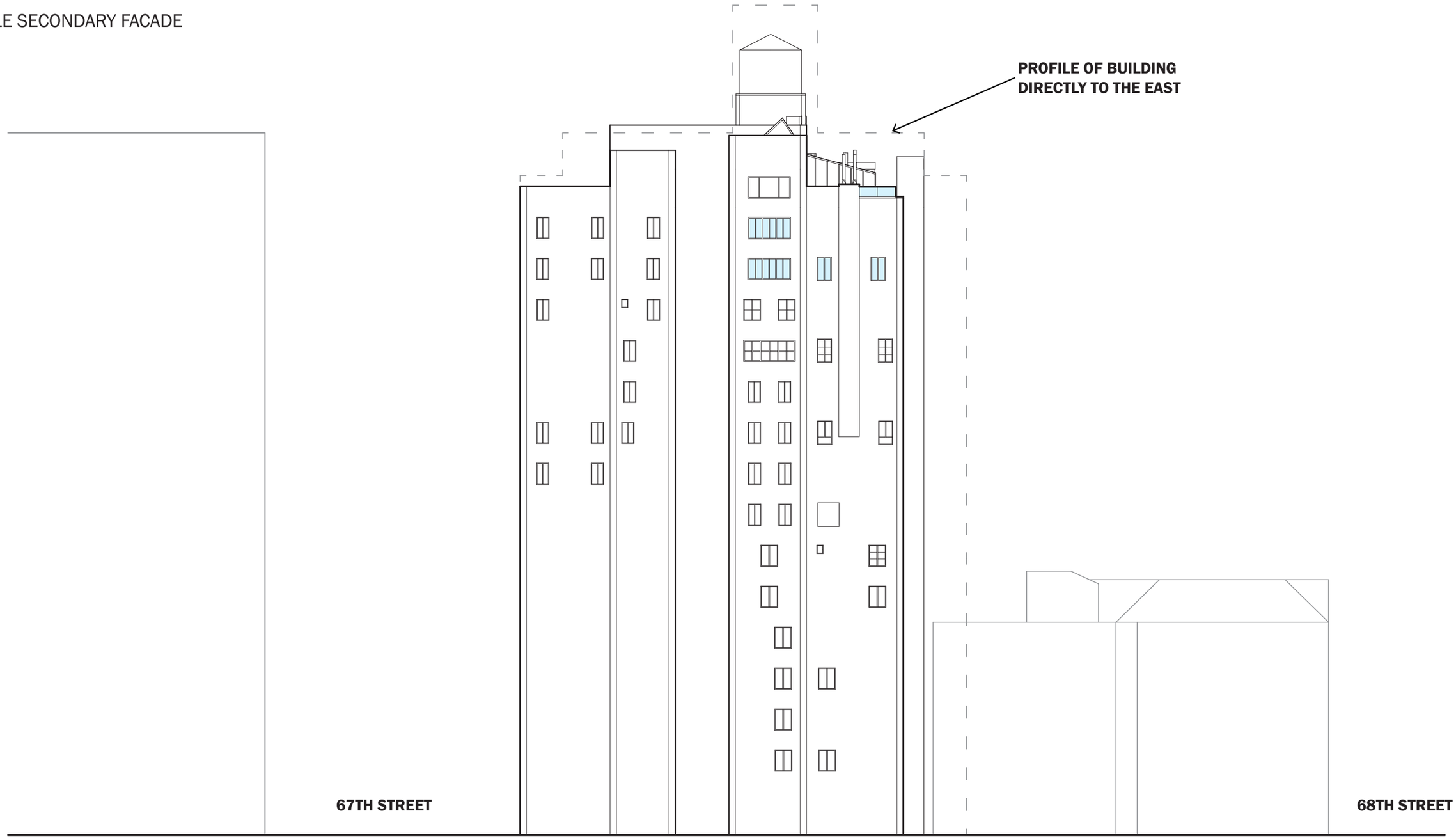
ESTIMATED EXISTING EAST ELEVATION

VISIBLE SECONDARY FACADE



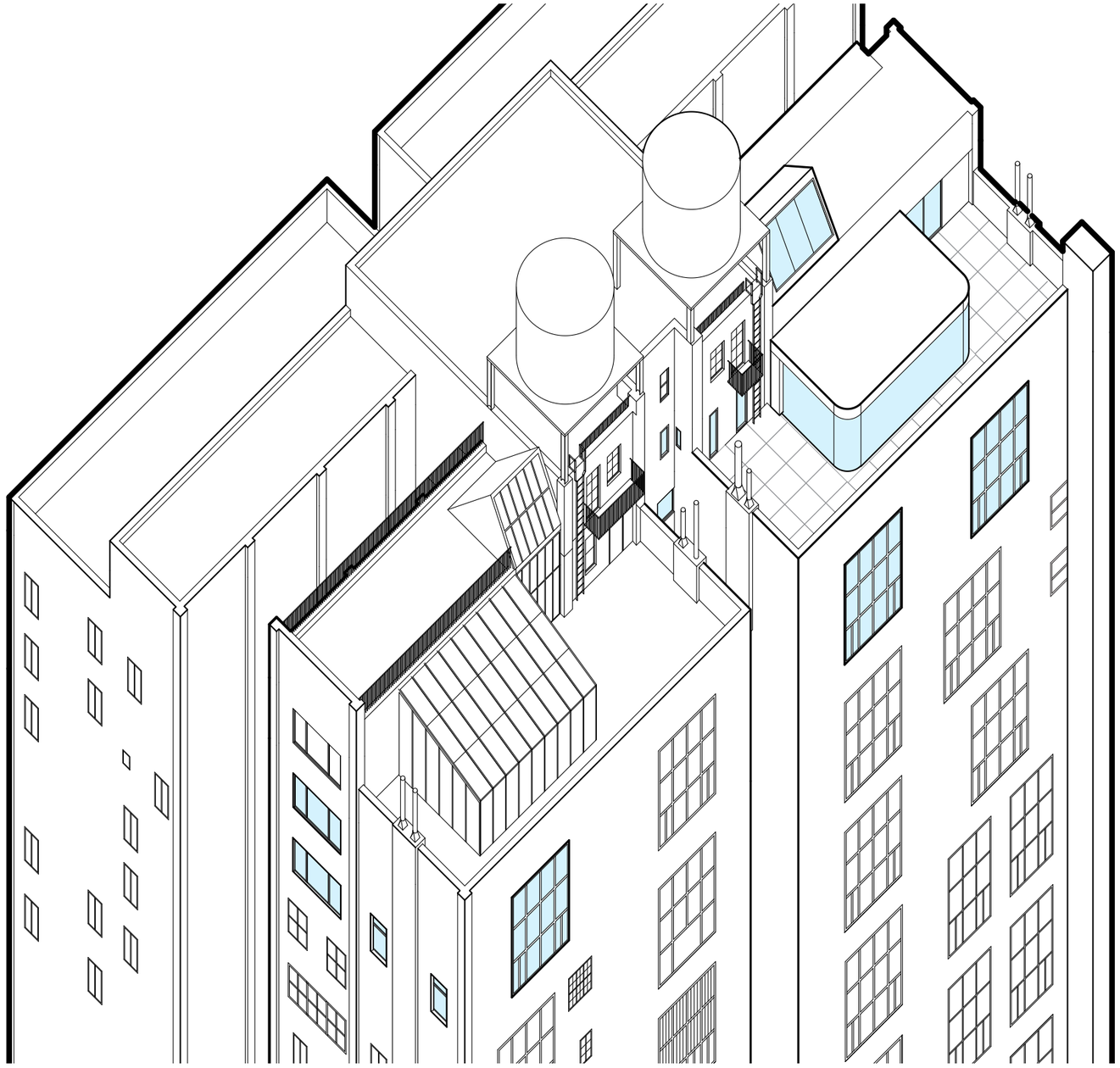
PROPOSED EAST ELEVATION

VISIBLE SECONDARY FACADE



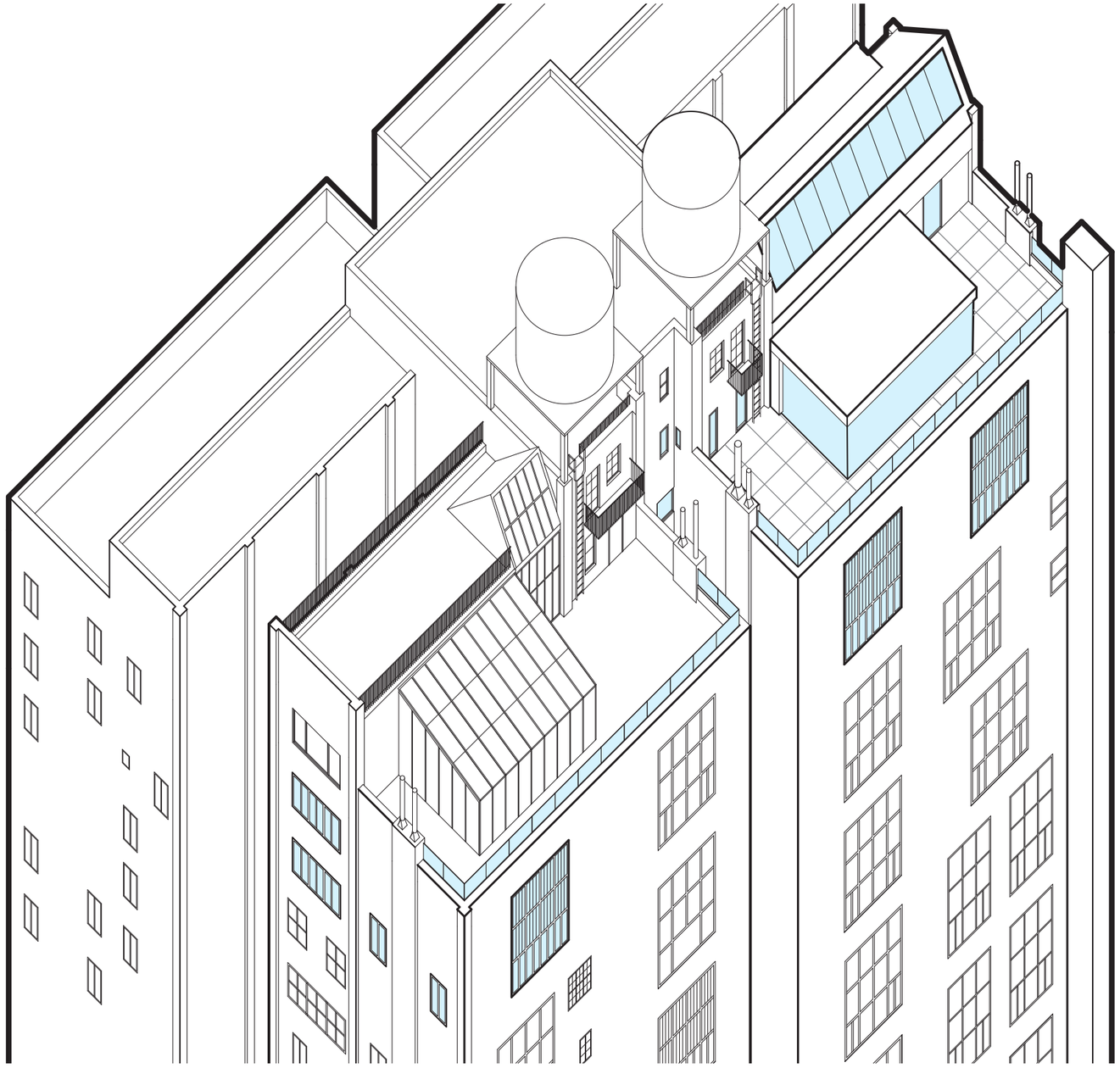
ESTIMATED APARTMENT AXONOMETRIC

EAST AND NORTH FACADES



PROPOSED APARTMENT AXONOMETRIC

EAST AND NORTH FACADES



4. PARAPET

DOCUMENTS OF PREVIOUS PARAPET CHANGE APPROVAL

COMMUNITY BOARD 7 Manhattan

RESOLUTION

Date: July 5, 2011
Committee of Origin: Preservation
Re: 1 West 67th Street (Central Park West.) Application to the Landmarks Preservation Commission for an alteration of an existing parapet.
Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

- As part of a waterproofing masonry repair project of the building's rear facade, the existing brick parapet wall was removed and replaced by taller brick parapet walls at both the east and west wings.
- This rear façade is visible from 68th Street to the north.
- Preceding the façade work, a metal-framed glass wall had been installed above the original 24" high brick parapet wall of the west wing for safety, maintaining views out from the penthouse terrace.
- The replacement parapet wall, in being 42" high solid brick, limits the view out compared to the pre-renovation conditions.
- The proportion of this replacement parapet wall appears heavy compared to the original 24" high parapet.
- The now-proposed replacement parapet – a 6" high masonry base with a 36" high glass extension, made up of butt-jointed, clear glass panels installed at the inner face of the masonry base - appears proportionately light as a cap above the top floor windows.
- The Preservation Committee recommends that the 42" high solid masonry parapet wall be altered to be 24" high as originally built, with an 18" high glass extension above, made of clear butt-jointed glass as proposed.
- The Committee further supports the recommendation to the neighboring tenant that this same modification be made for the east wing of the rear facade to restore the building's original massing symmetry.

The Preservation Committee of Community Board 7/ Manhattan believes that the parapet alteration as described above in its modified form with a 24" high masonry parapet wall topped by an 18" high glass wall extension is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** as modified the alteration of an existing parapet wall..

Committee: 5-1-0-0. Board Member: 1-0-0-0.

250 West 87th Street New York, NY 10024-2706
Phone: (212) 362-4008 *Fax:*(212) 595-9317
Web site: nyc.gov/mcb7 e-mail address: office@cb7.org

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

May 30, 2012

ISSUED TO:

Gerard Picaso, Secretary
Hotel Des Artistes, Incorporated
c/o Gerard J. Picaso, Inc.
1133 Broadway
New York, NY 10010

Re: **STATUS UPDATE LETTER**
LPC - 117548
SUL 13-2407
1 WEST 67TH STREET
HISTORIC DISTRICT
UPPER WEST SIDE-CPW
Borough of Manhattan
Block/Lot: 1120 / 23

This letter is to inform you that at the Public Meeting of November 22, 2011, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to alter the rear parapets at the subject premises, as put forward in your application completed October 27, 2011. The approval will expire November 22, 2017.

The Commission voted to approve removing the upper portion of the masonry parapets, and re-building the parapets with glass railings set behind the lowered masonry parapets. However, the Commission made its determination subject to the conditions that the applicant work wih staff to balance the proportions of the masonry section and glass section; and that two sets of signed and sealed Department of Building construction drawings be submitted to the Commission for review.

No work can begin until a Certificate of Appropriateness is issued. Upon receipt, review and approval of unmounted copies of the presentation photographs and drawings, and two signed and sealed copies of the final Department of Buildings filing drawings for the approved work, a Certificate of Appropriateness will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

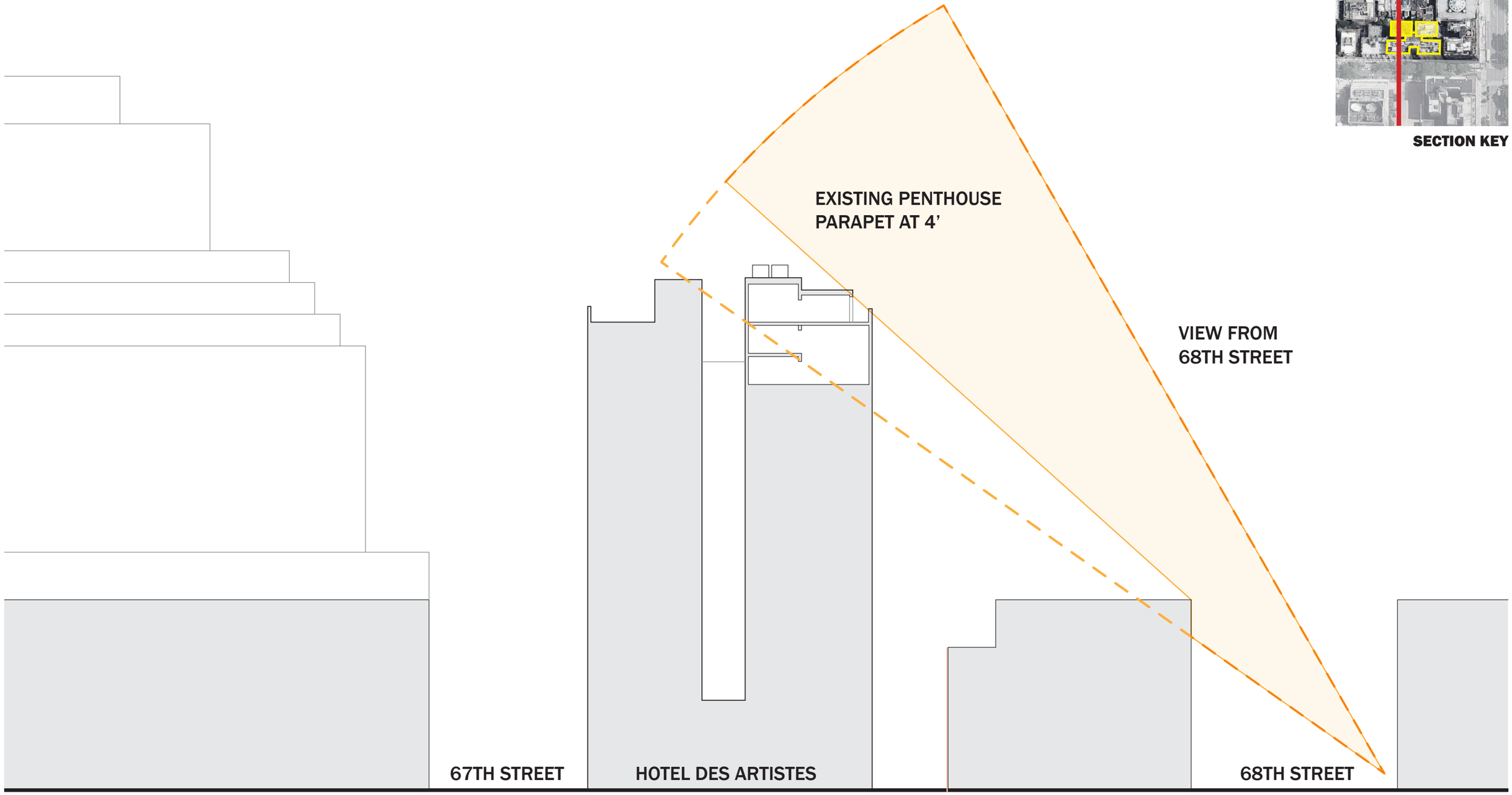
John Graham

Please Note: THIS IS NOT A PERMIT

cc: Cross Architecture, P.C., attn: Janet O. Cross, AIA

EXISTING OVERALL BUILDING SECTION

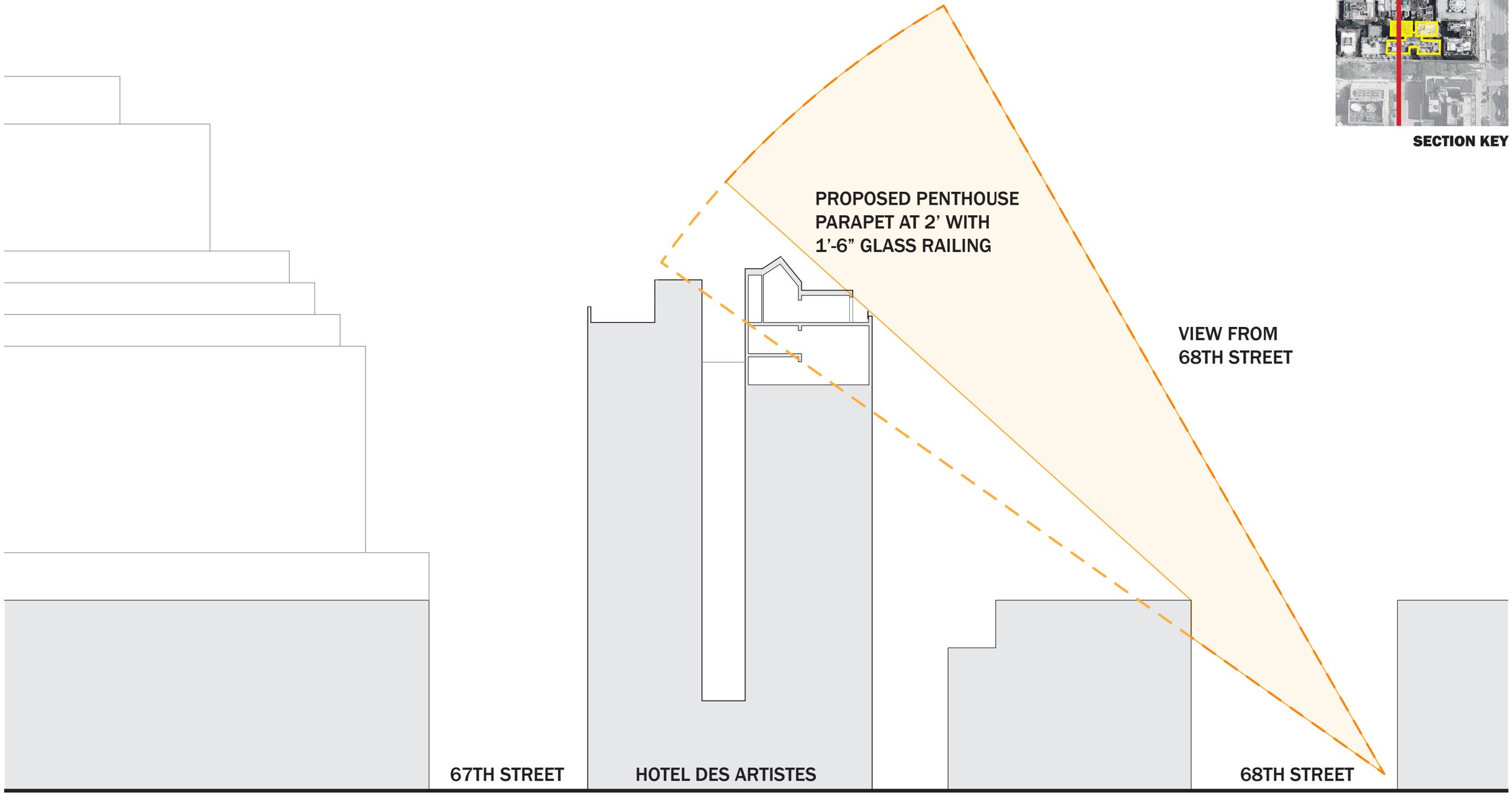
SIGHTLINE DIAGRAM



SECTION KEY

PROPOSED OVERALL BUILDING SECTION

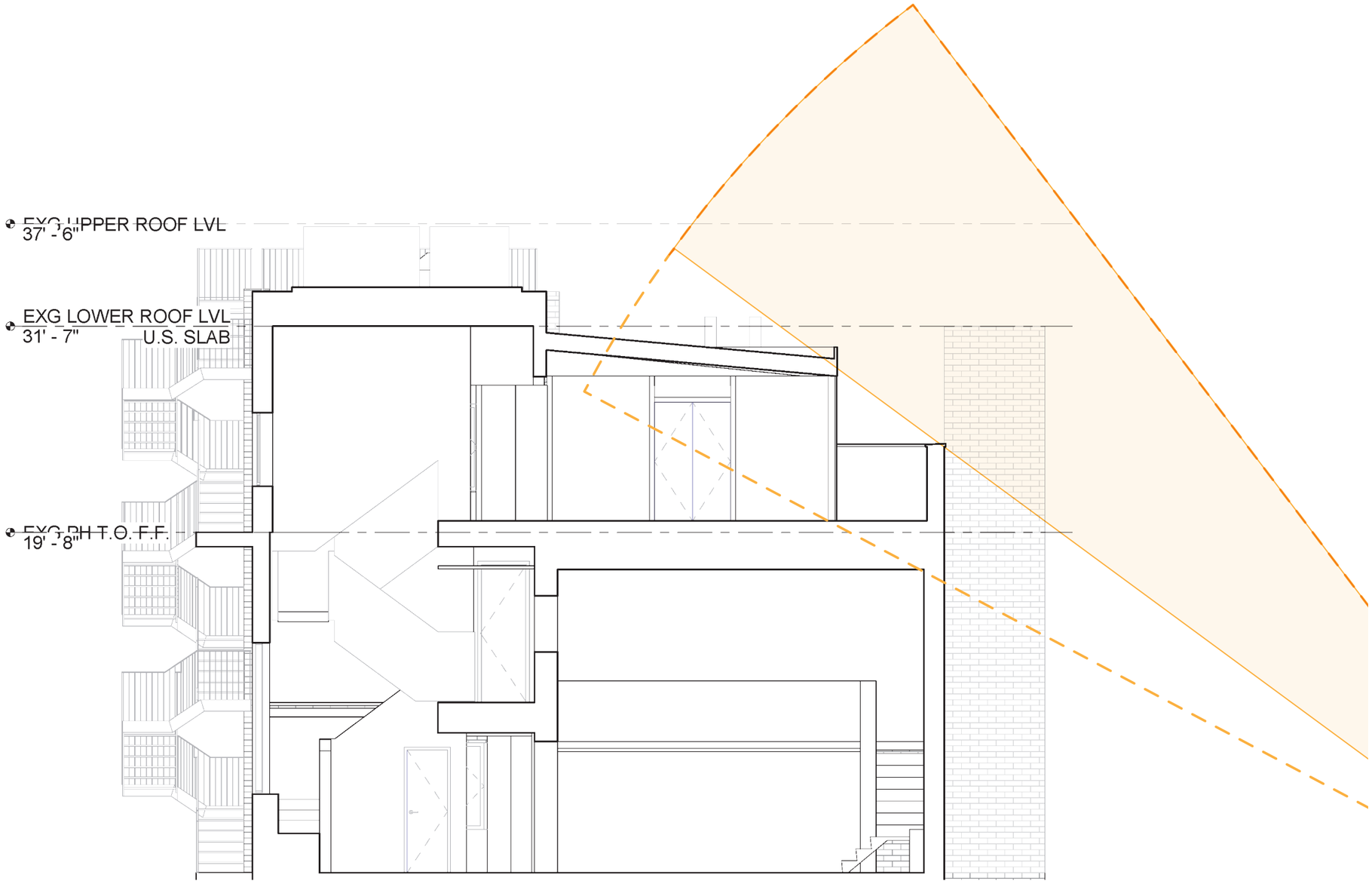
SIGHTLINE DIAGRAM



SECTION KEY

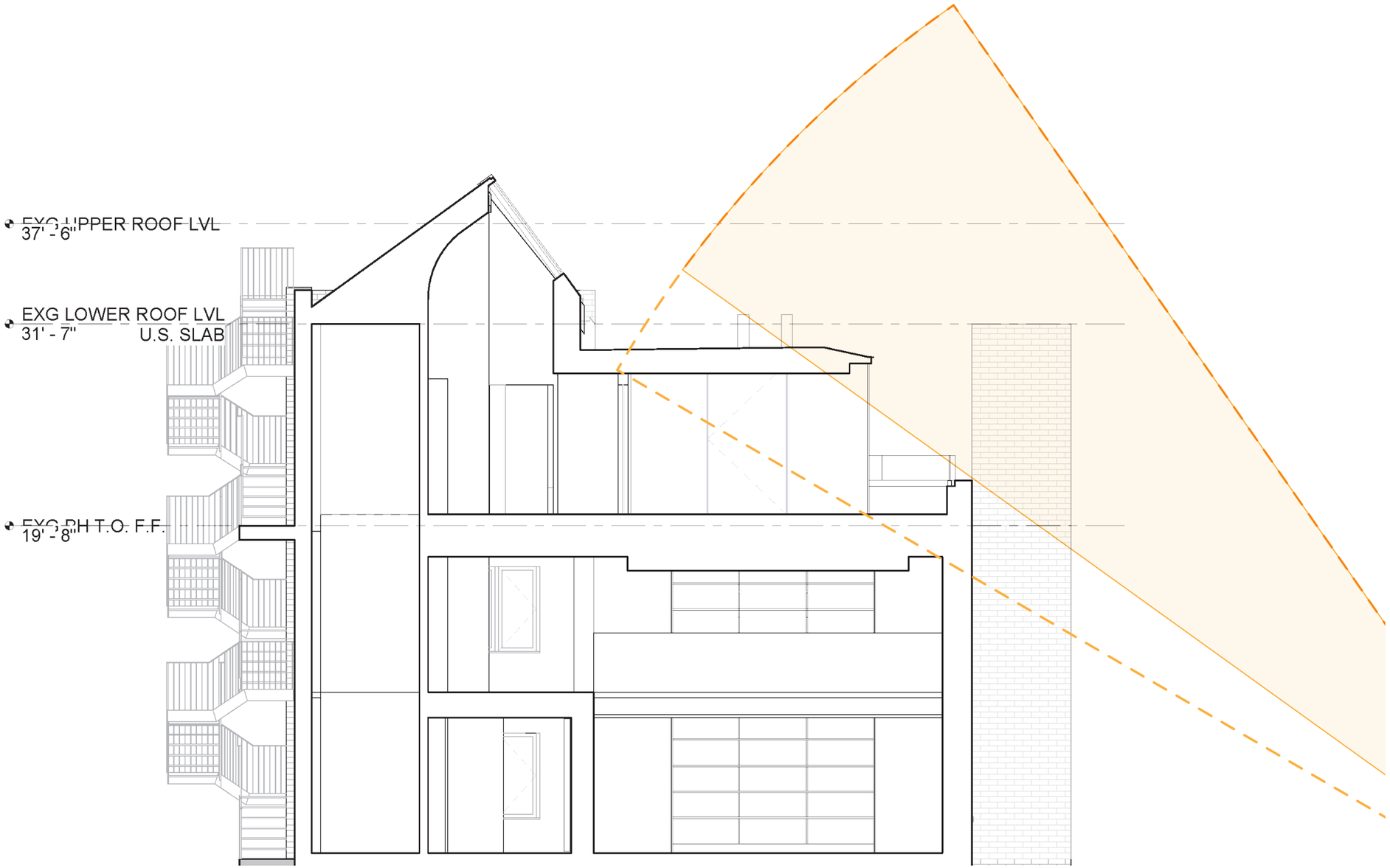
EXISTING APARTMENT SECTION

SIGHTLINE DIAGRAM

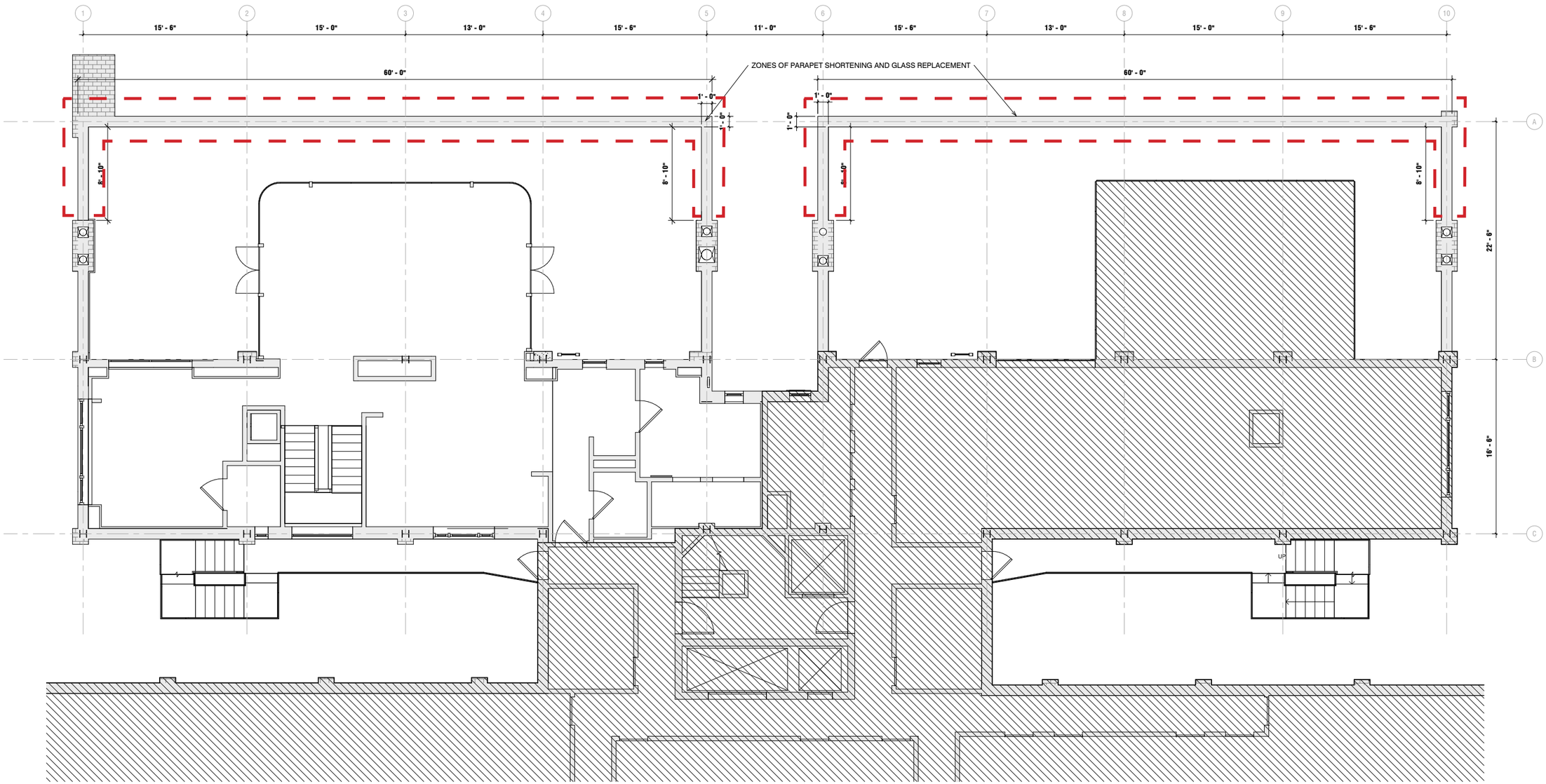


PROPOSED APARTMENT SECTION

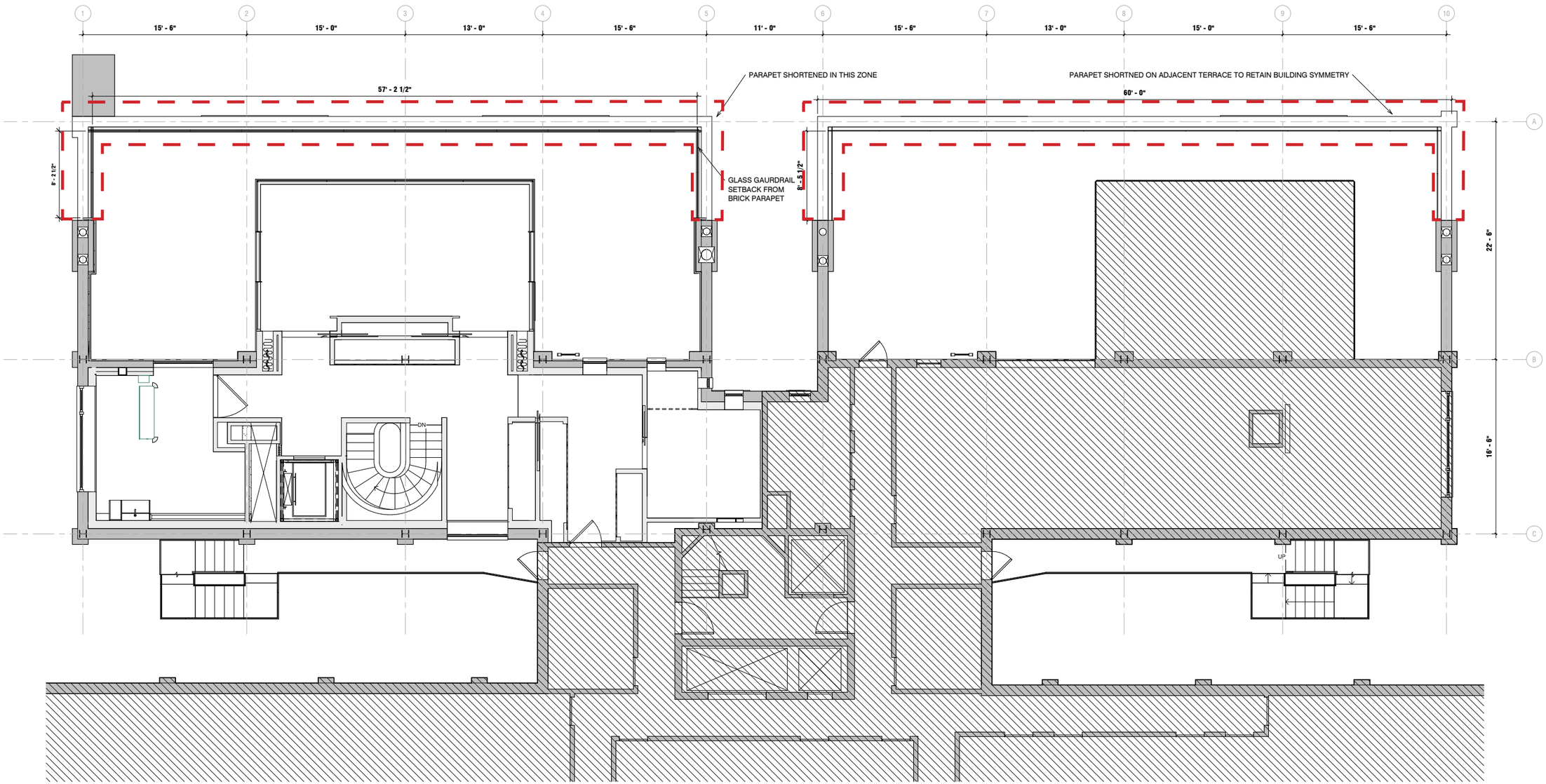
SIGHTLINE DIAGRAM



PENTHOUSE LEVEL PLAN - EXISTING



PENTHOUSE LEVEL PLAN - PROPOSED



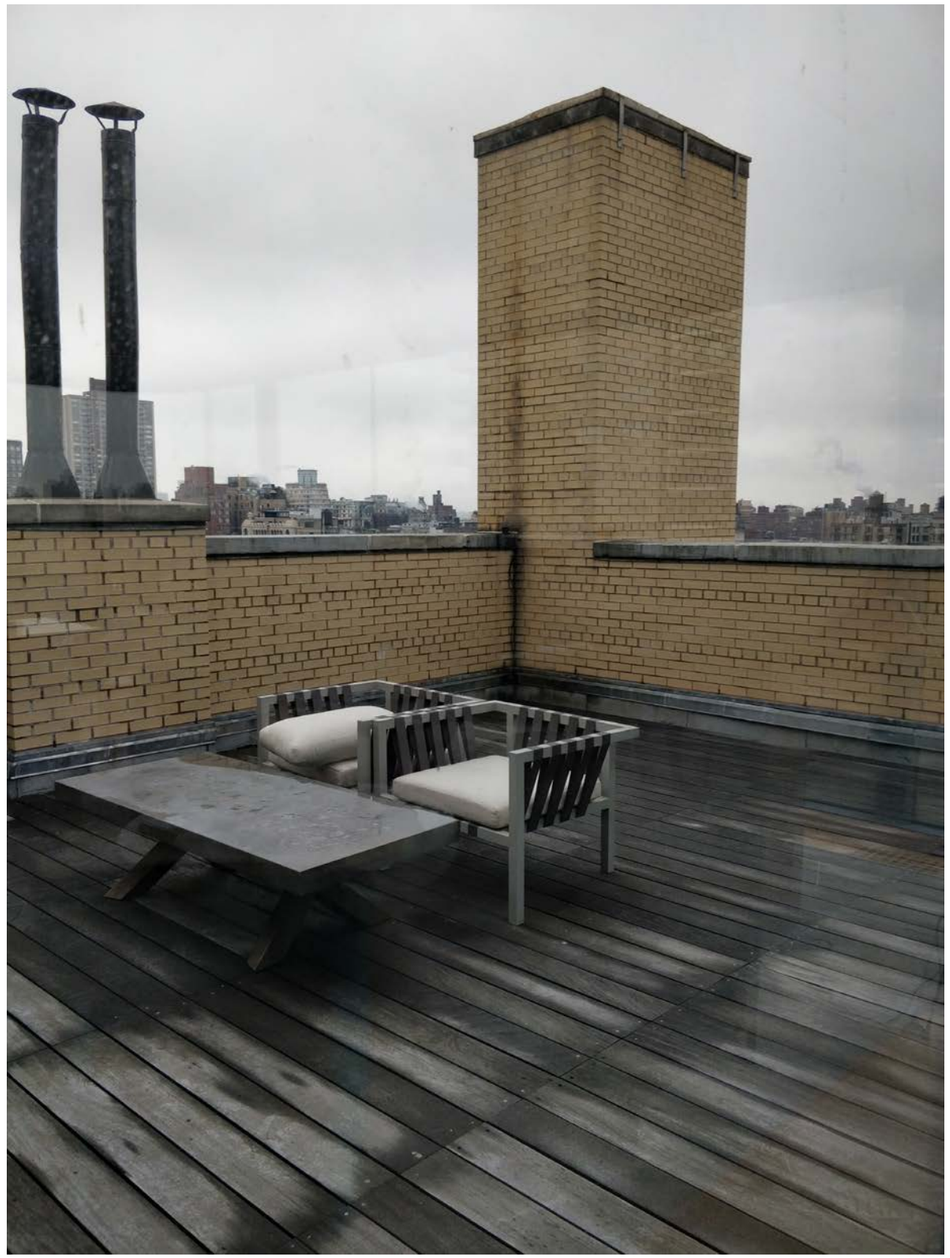
EXISTING PARAPET IMAGES

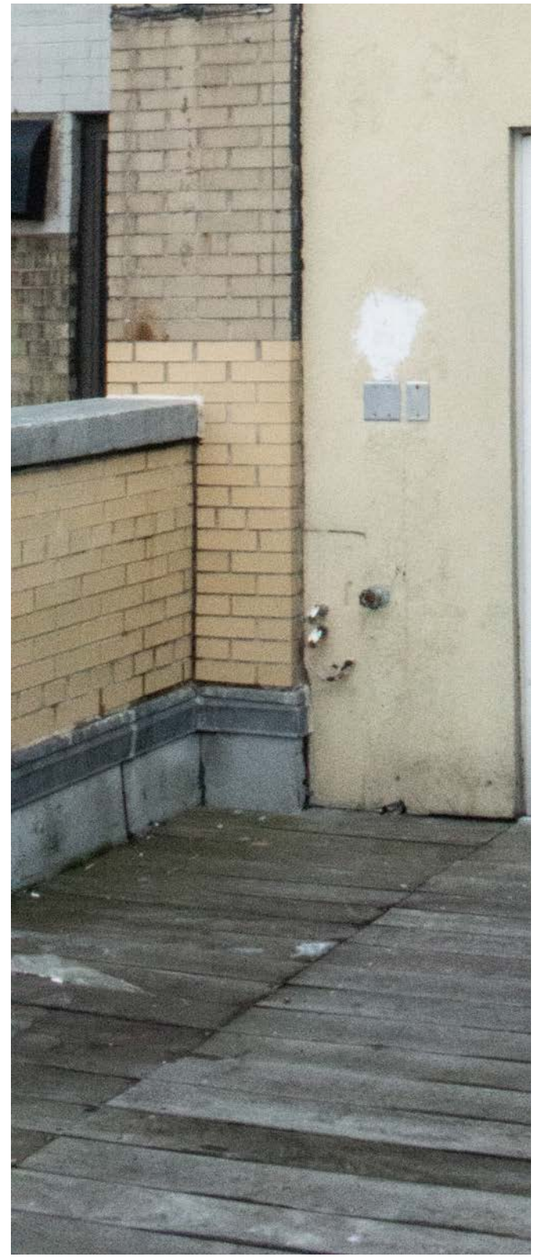
PTD MARBLE COPING
PAINTED GRAY.
LIKELY INSTALLED W/ RAISED
REPLACEMENT PARAPET

WATER DAMAGE VISIBLE.
LIME LINE ALONG MORTAR
AND METAL FLASHING

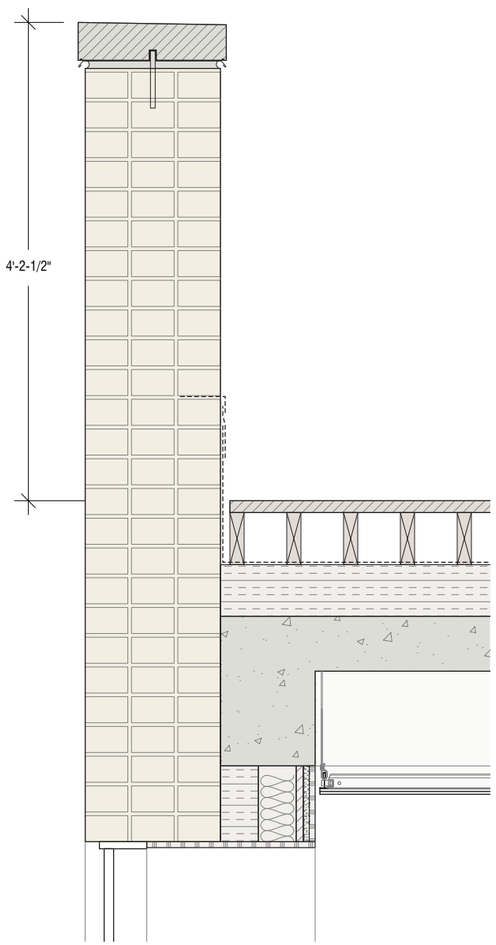
APPARENT RESIDUE OF
TERRACOTTA COPING WHERE
PARAPET ORIGINALLY
RETURNED TO FRONT WALL;
PARAPET APPEARS TO HAVE
BEEN REBUILT AND RAISED
CA. 30 YRS AGO.

EXISTING PARAPET IMAGES

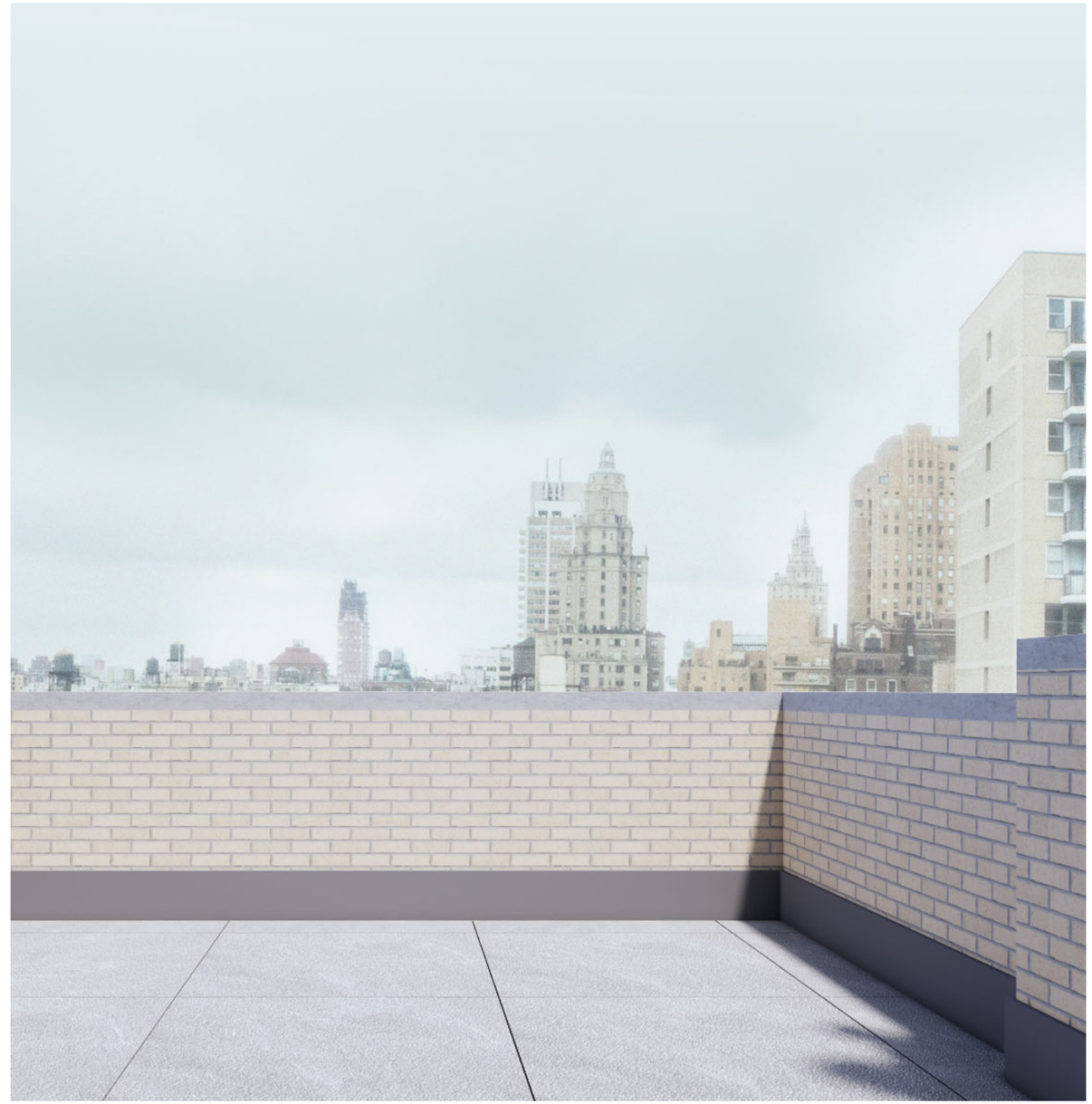




EXISTING PARAPET DETAIL

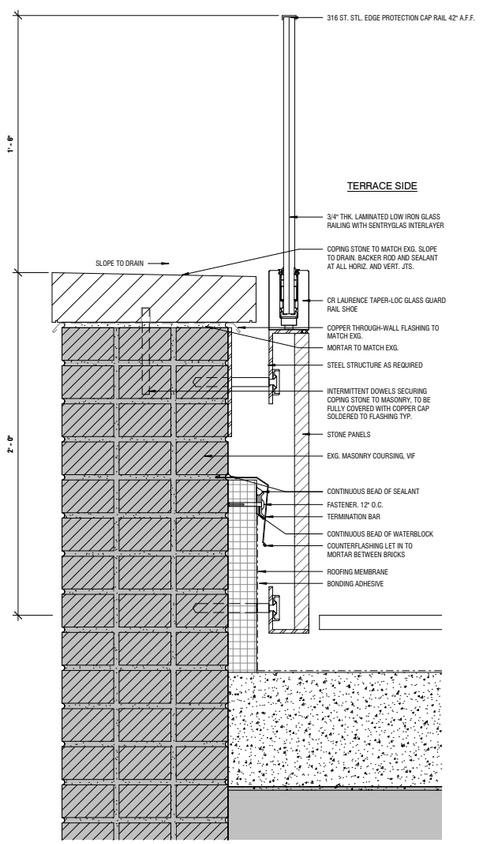


EXISTING PARAPET

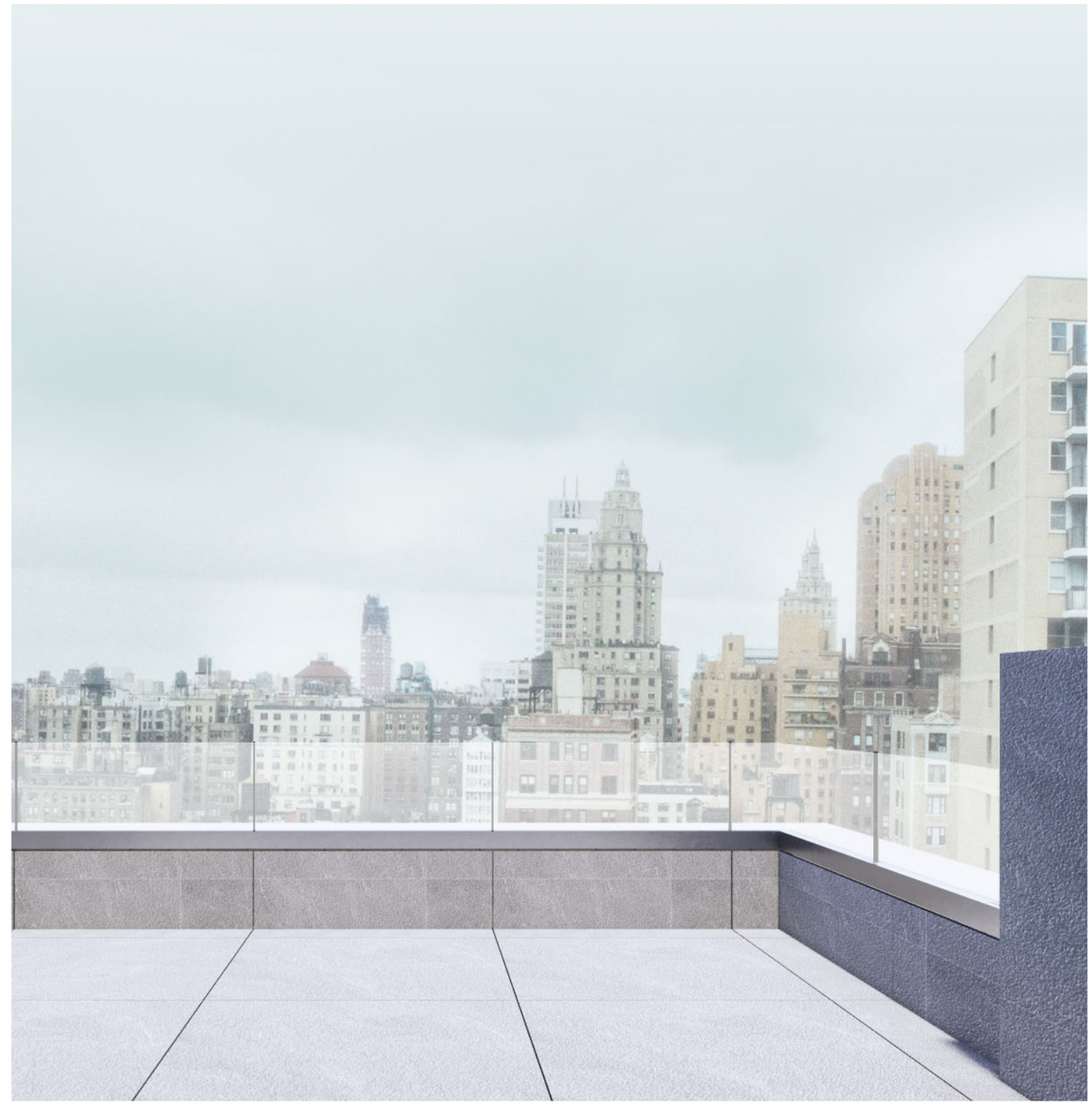


VIEW FROM TERRACE

PROPOSED PARAPET DETAIL



PROPOSED PARAPET



VIEW FROM ROOF TERRACE

PARAPET AND SOLARIUM ALTERATION

EXISTING CONDITION

PROPOSED CONDITION

PARAPET AND SOLARIUM ALTERATION

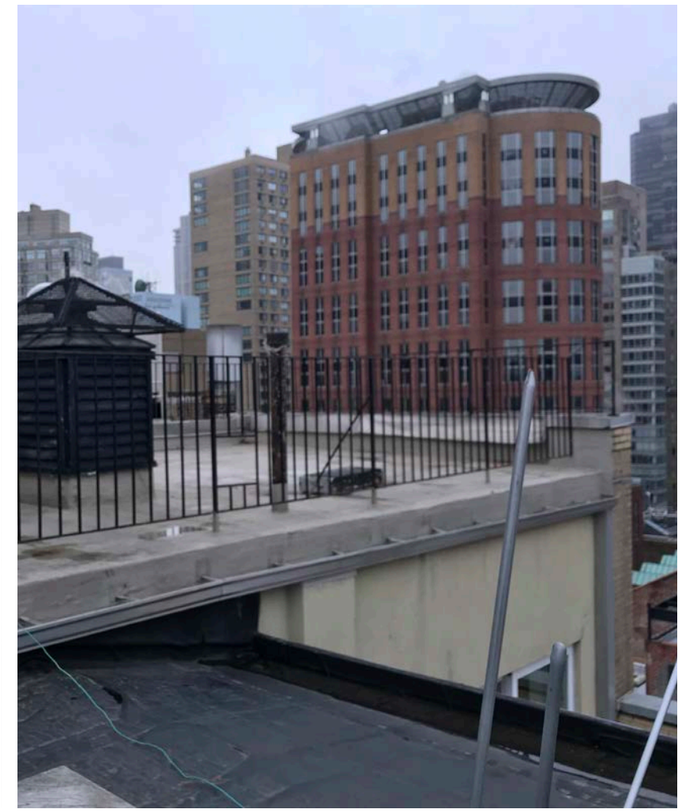
EXISTING CONDITION

PROPOSED CONDITION

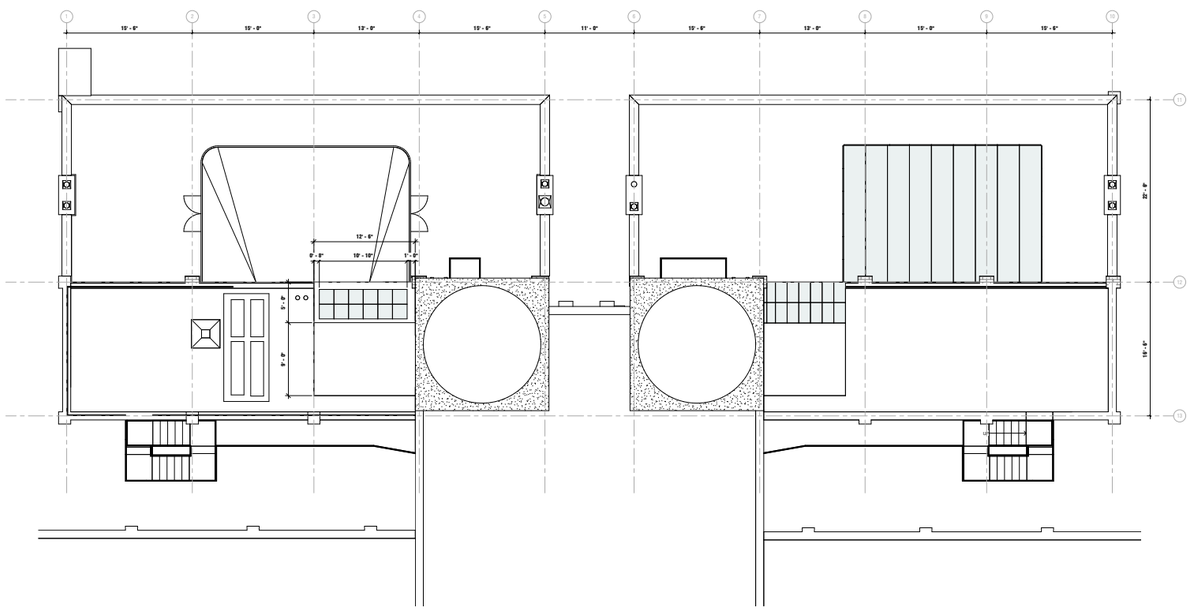
5. SKYLIGHT

EXISTING SKYLIGHT AND ROOF IMAGES

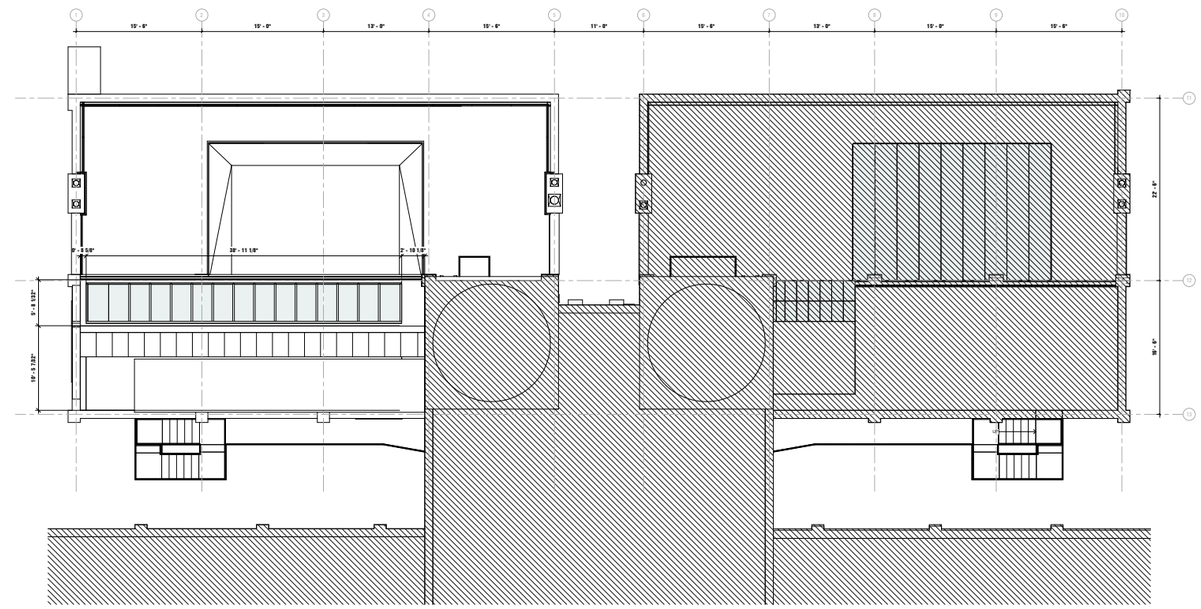
EXISTING SKYLIGHT AND ROOF IMAGES



ROOF PLAN COMPARISON

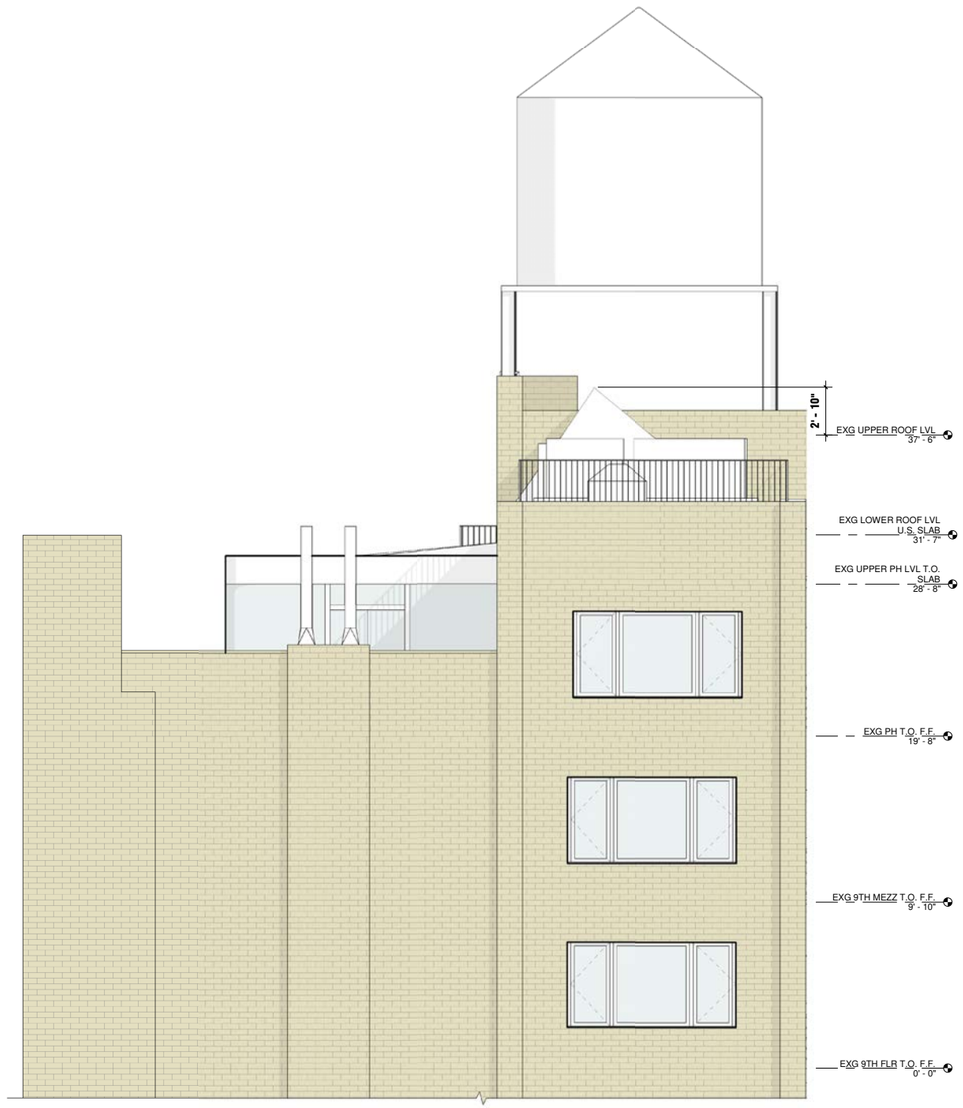


EXISTING CONDITION

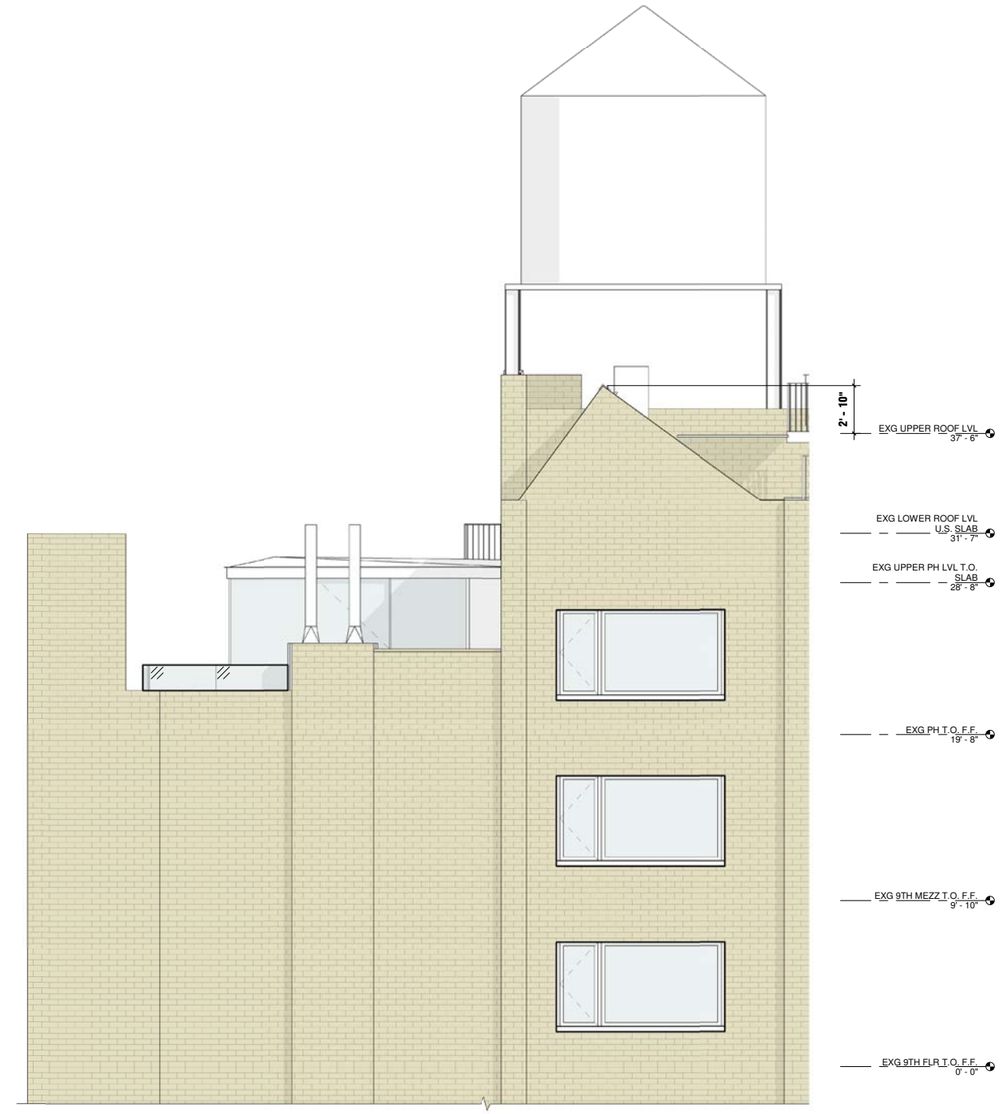


PROPOSED CONDITION

WEST ELEVATION COMPARISON



EXISTING CONDITION



PROPOSED CONDITION

PARAPET AND SOLARIUM ALTERATION

EXISTING CONDITION

PROPOSED CONDITION

PARAPET AND SOLARIUM ALTERATION

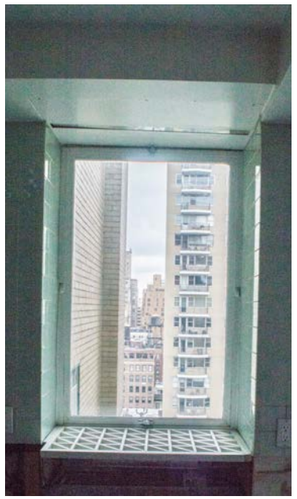
EXISTING CONDITION

PROPOSED CONDITION

6. WINDOW REPLACEMENT

NORTH LIGHT COURT

FLOOR PLAN & INTERIOR PHOTOGRAPHS

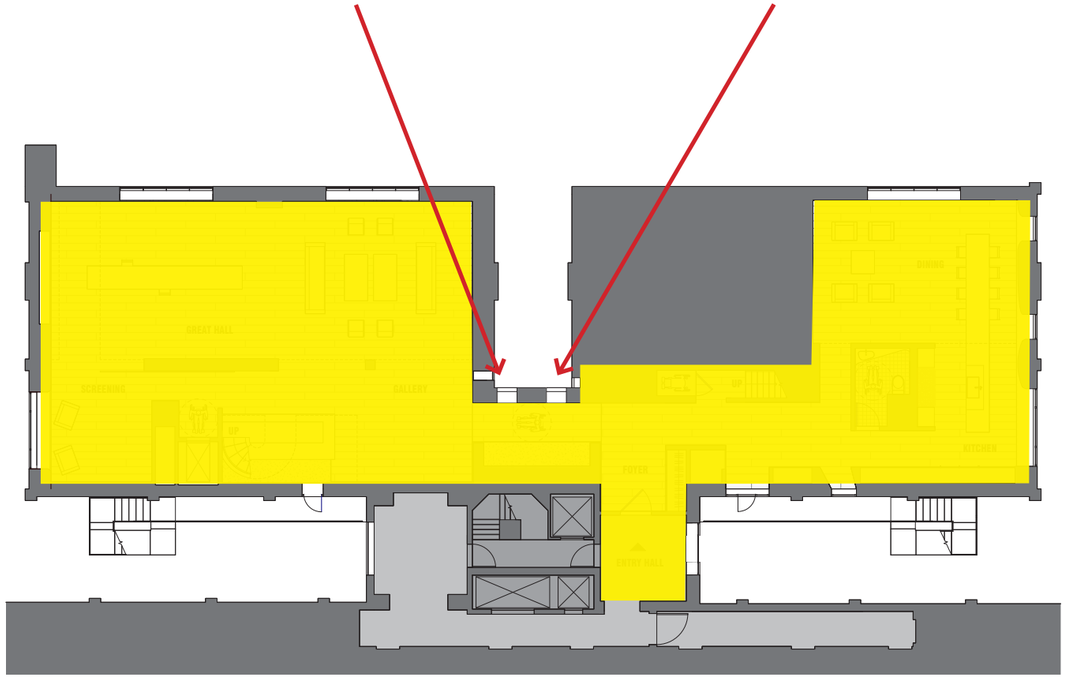


16 - VISIBLE SECONDARY

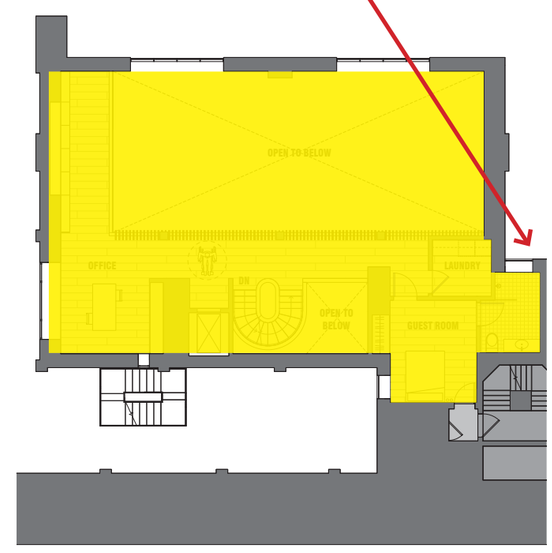
17 - VISIBLE SECONDARY

27 - VISIBLE SECONDARY

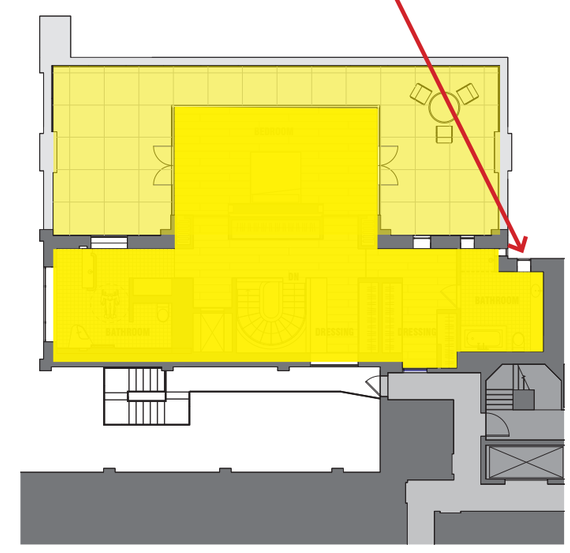
36 - VISIBLE SECONDARY



9TH LEVEL



MEZZANINE LEVEL



PENTHOUSE LEVEL

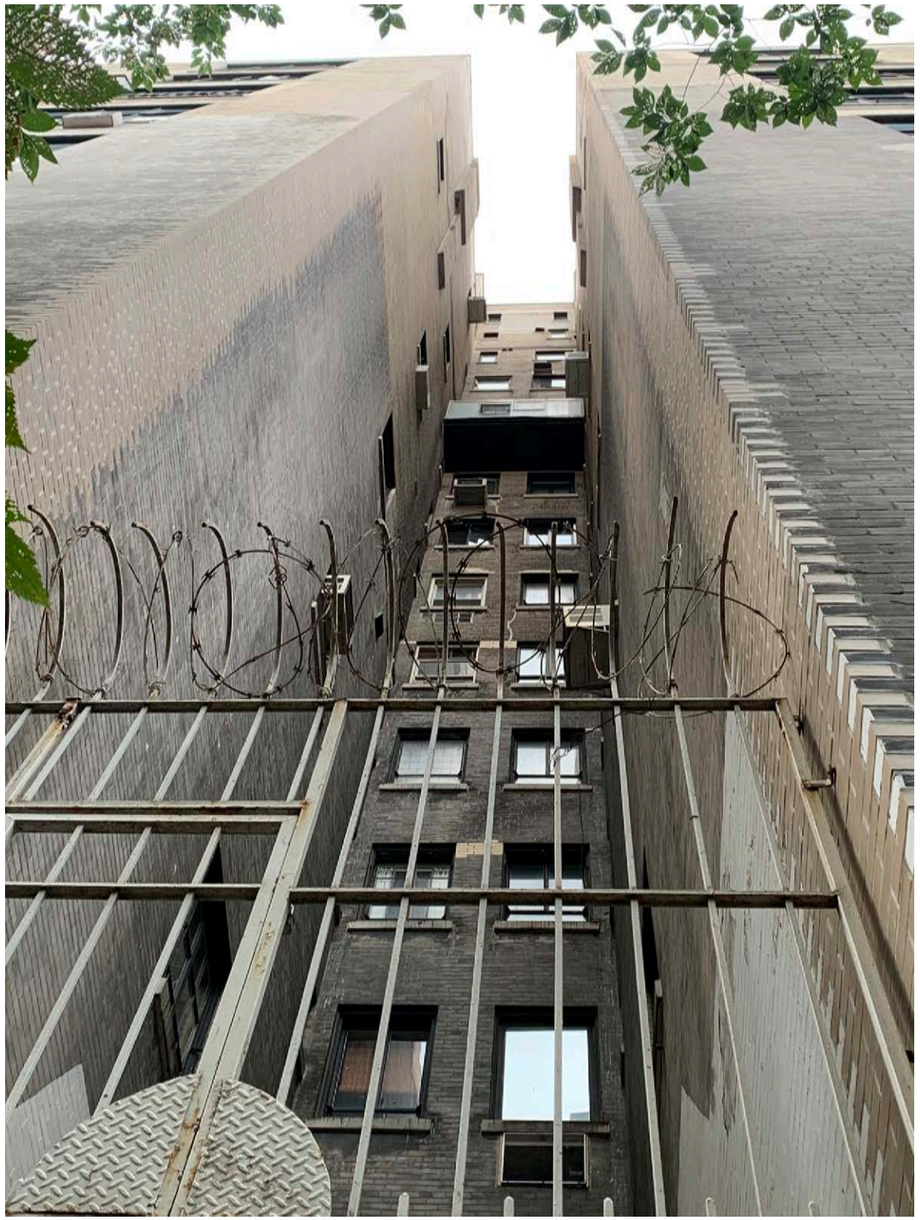
N

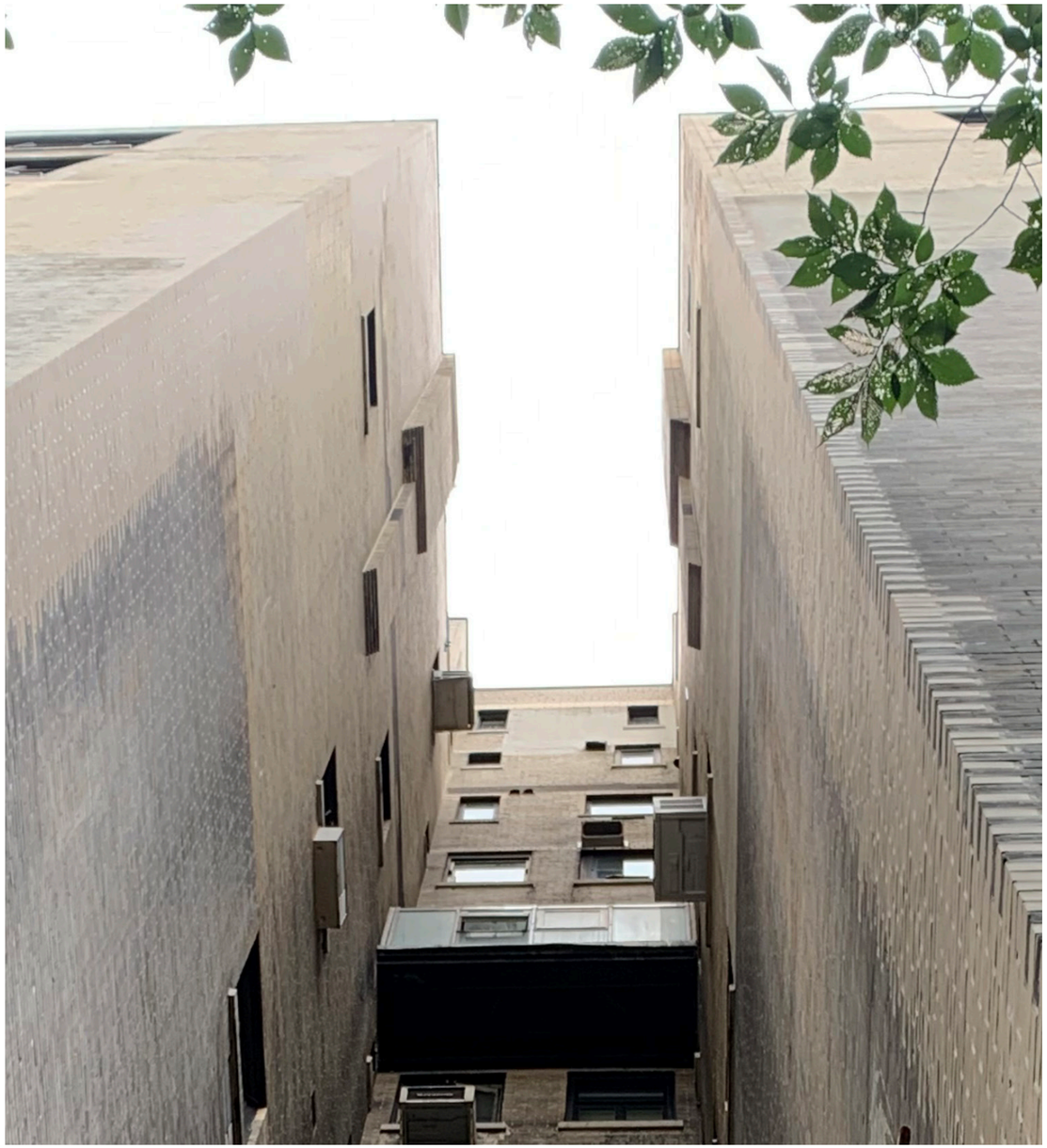
NORTH LIGHT COURT

EXISTING CONDITION PHOTOGRAPHS

NORTH LIGHT COURT

EXISTING CONDITION PHOTOGRAPHS

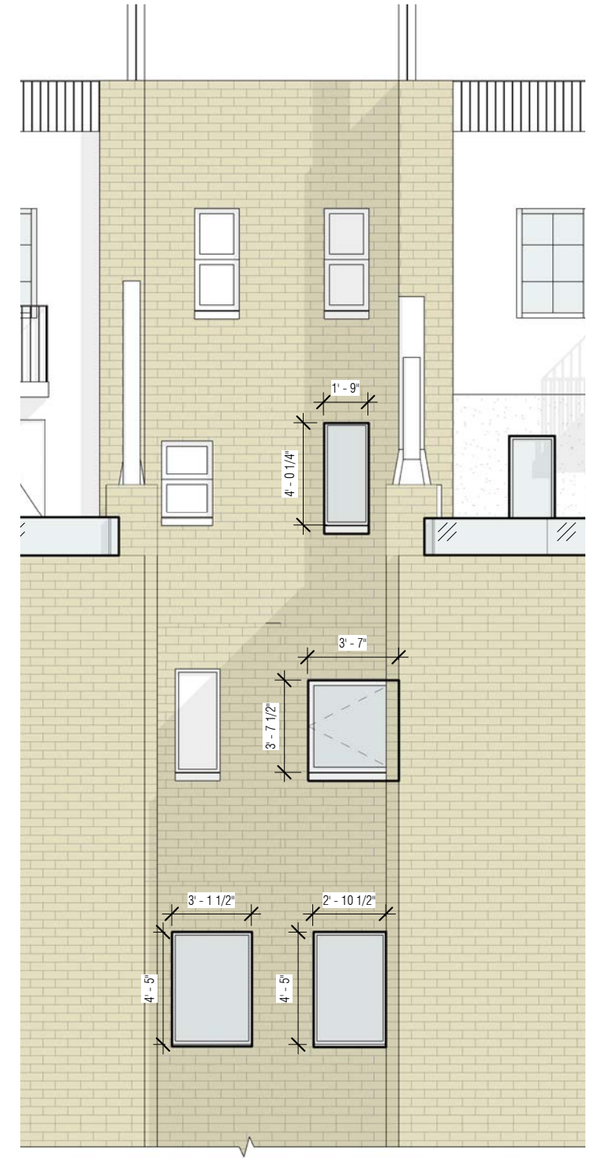




PHOTOS TAKEN FROM WITHIN THE BUILDING. NOT VISIBLE FROM STREET OR PUBLIC RIGHT OF WAY.

NORTH LIGHT COURT COMPARISON

EXISTING CONDITION



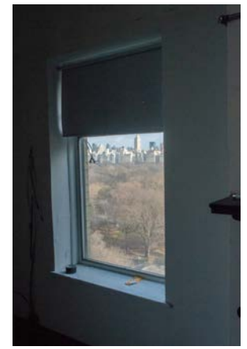
PROPOSED CONDITION

EAST FACADE

FLOOR PLAN & INTERIOR PHOTOGRAPHS

20- VISIBLE SECONDARY

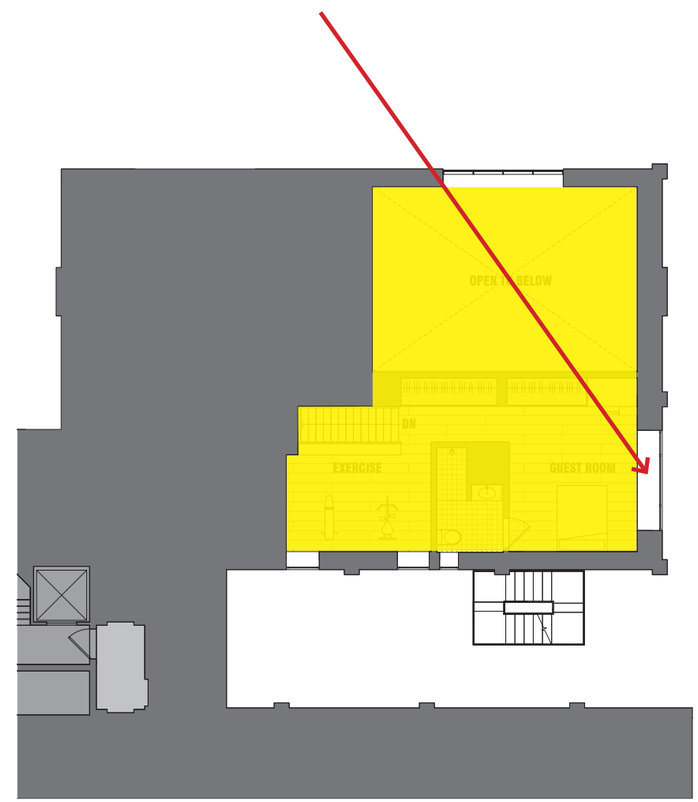
19 - VISIBLE SECONDARY



18 - VISIBLE SECONDARY

28 - VISIBLE SECONDARY

9TH LEVEL



MEZZANINE LEVEL

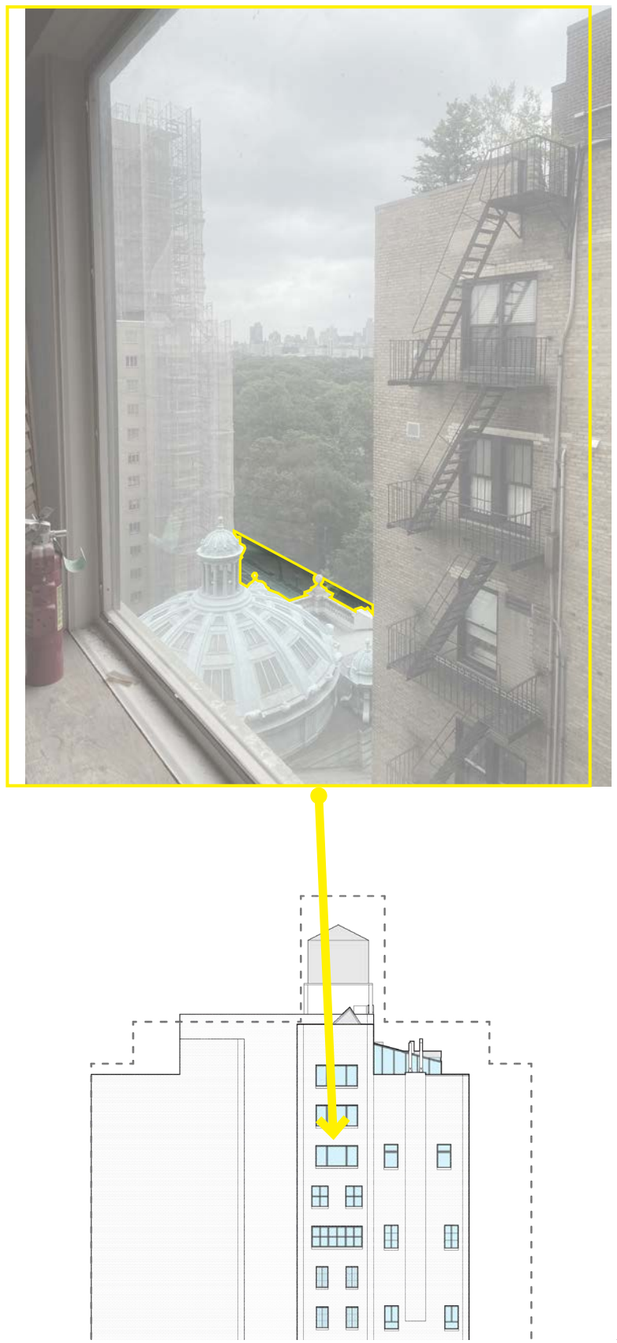
N

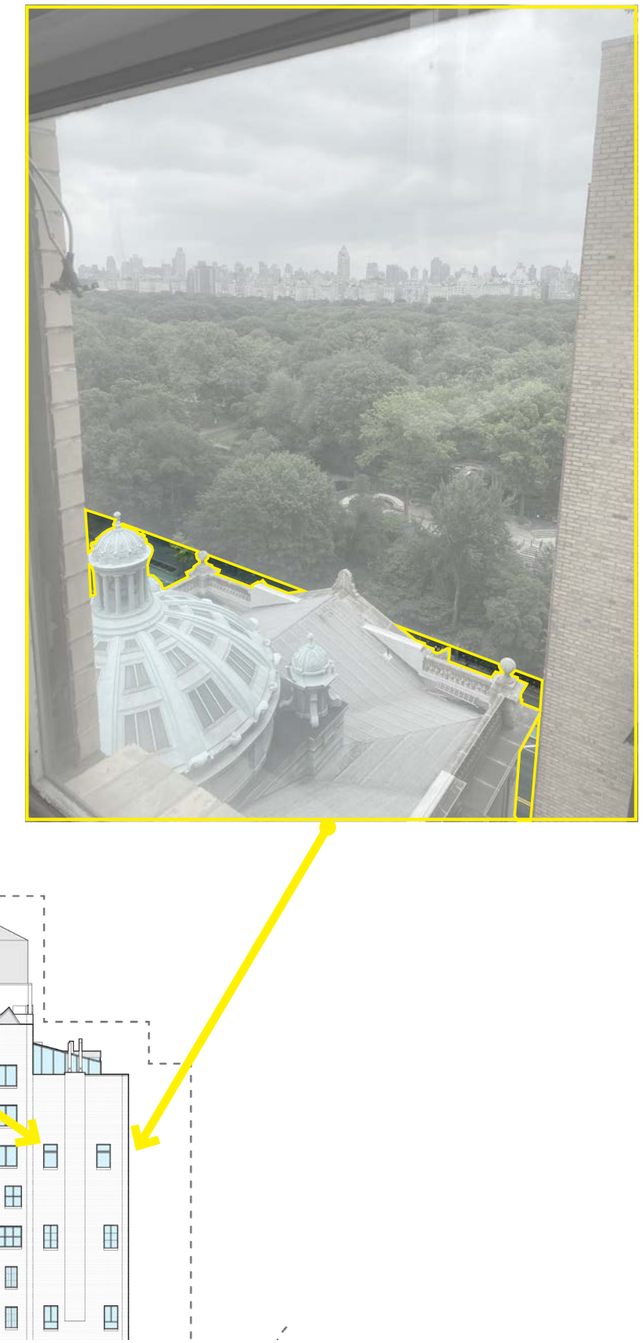
EAST FACADE

EXISTING CONDITIONS PHOTOGRAPHS

EAST FACADE

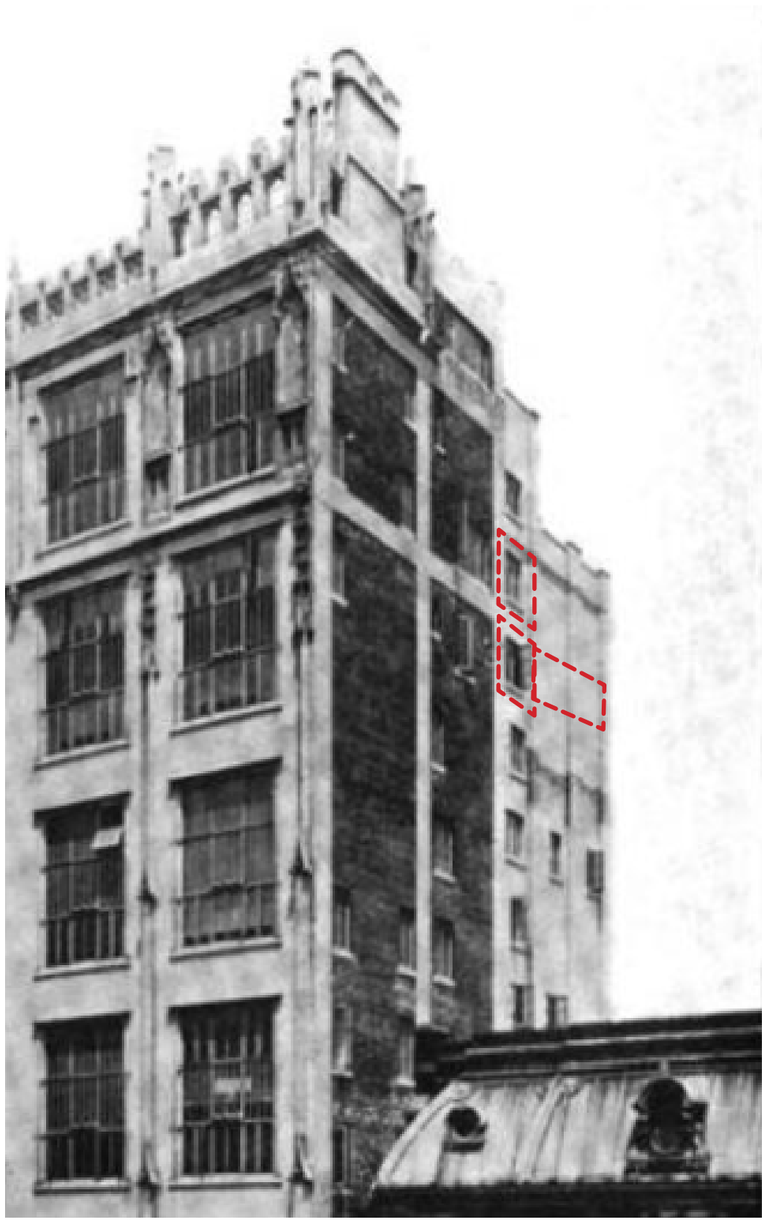
VIEW OF STREET FROM WINDOWS





EAST FACADE

HISTORIC PHOTOGRAPHS

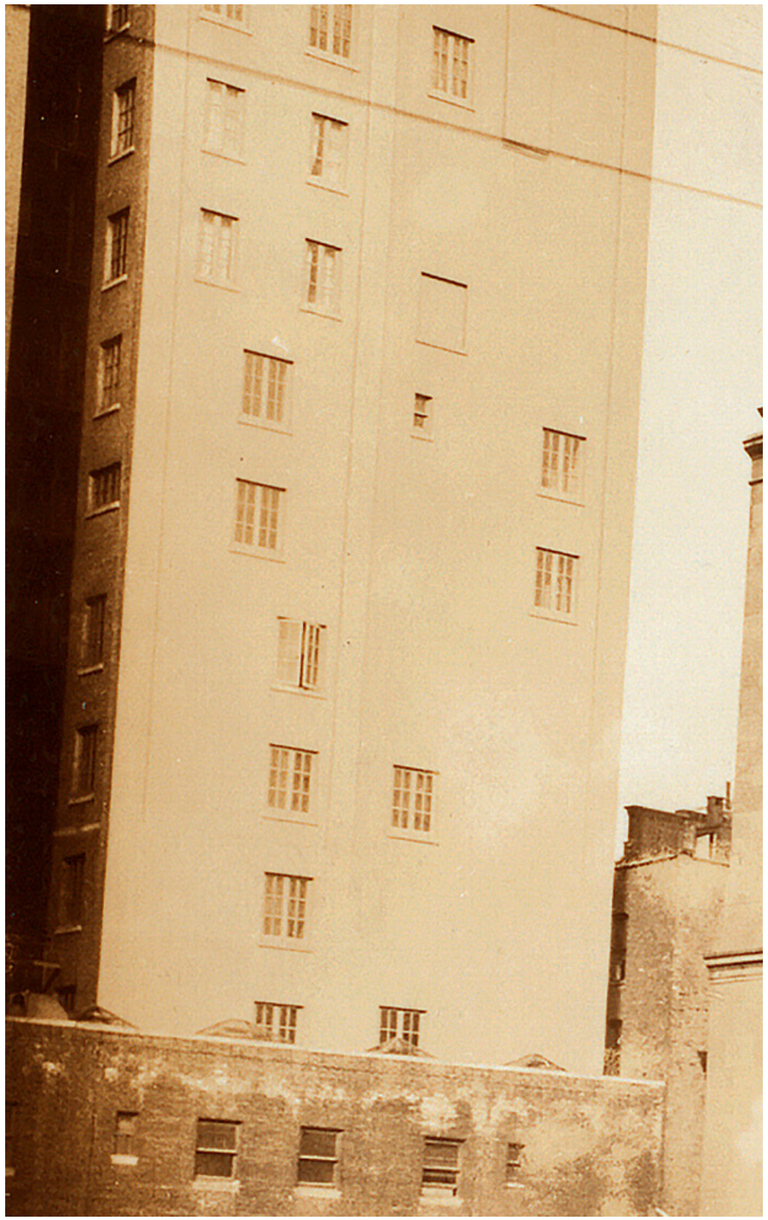


1917 HISTORIC PHOTOGRAPH WITH EAST AND SOUTH FACADE VISIBLE

1929 HISTORIC PHOTOGRAPH WITH EAST AND NORTH FACADE VISIBLE

EAST FACADE

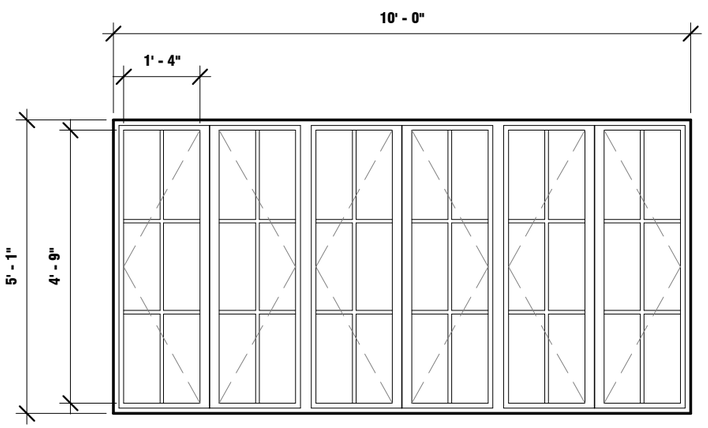
HISTORIC PHOTOGRAPHS



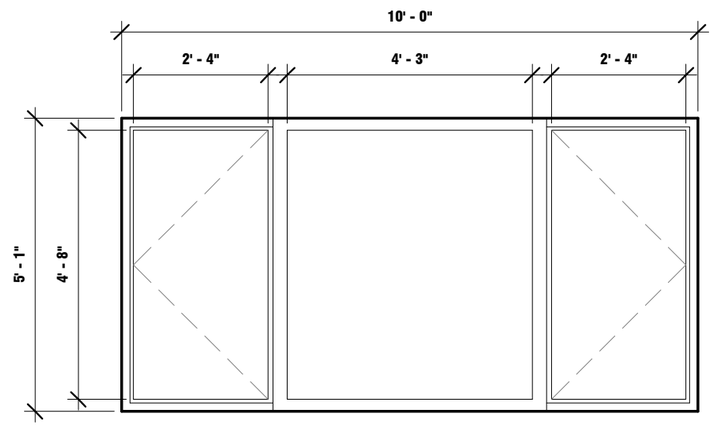
SIMILAR WINDOWS ON EAST FACADE WITH DIVISIONS CIRCA 1929.

TRIPLE DIVISION WINDOWS

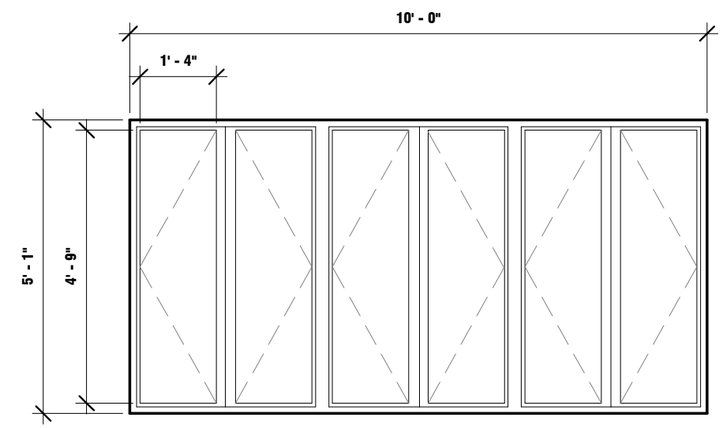
WINDOW ELEVATION COMPARISON



ESTIMATED ORIGINAL WINDOW



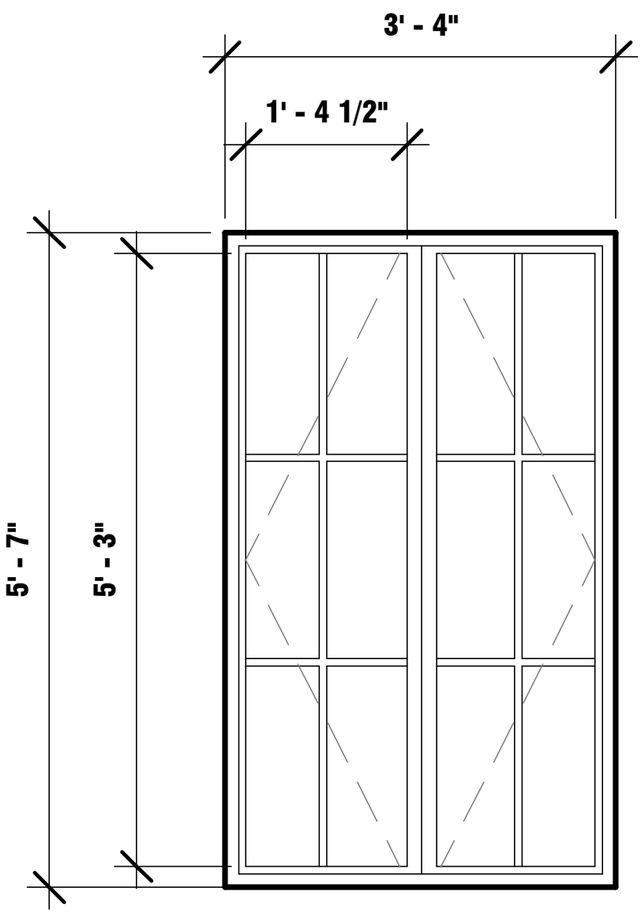
EXISTING WINDOW CONDITION



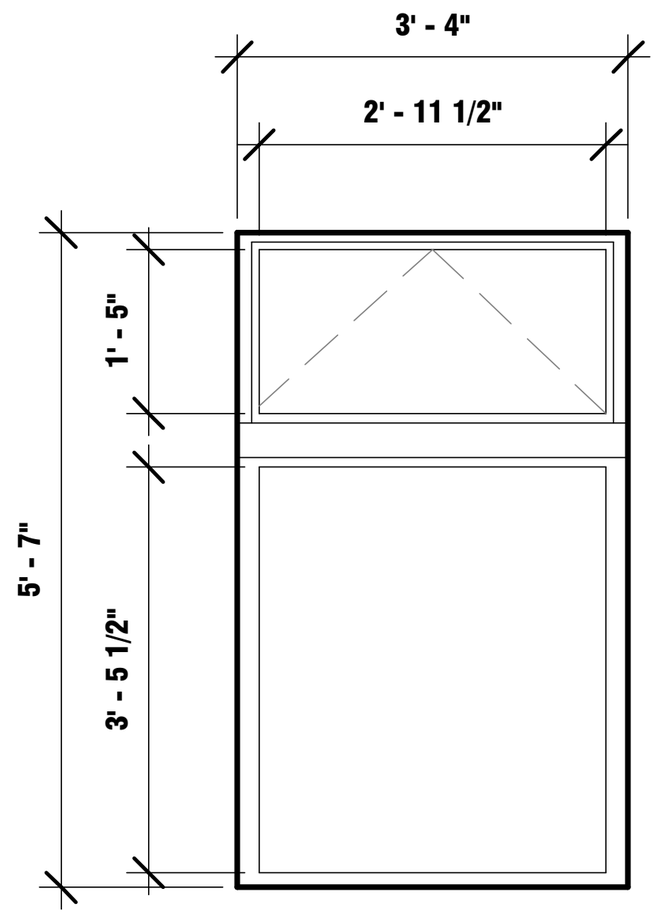
REPLACEMENT PROPOSAL

SINGLE DIVISION WINDOWS

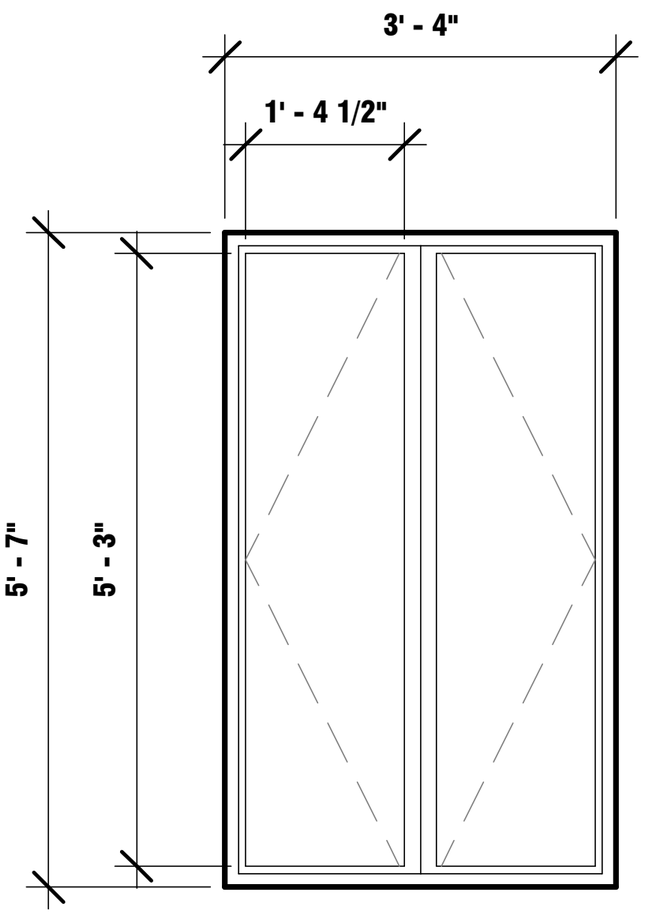
WINDOW ELEVATION COMPARISON



ESTIMATED ORIGINAL WINDOW



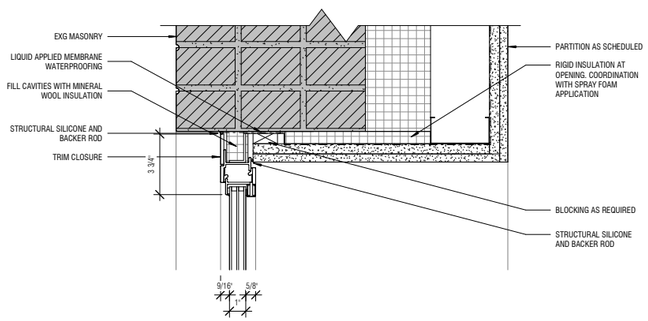
EXISTING WINDOW CONDITION



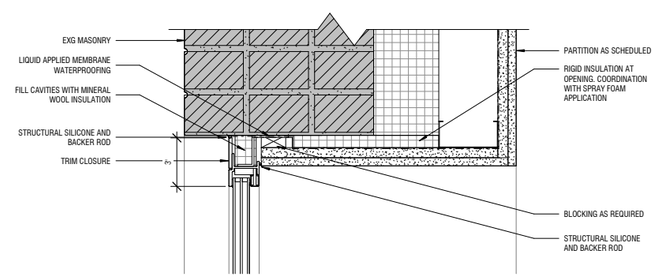
REPLACEMENT PROPOSAL

EAST WINDOWS

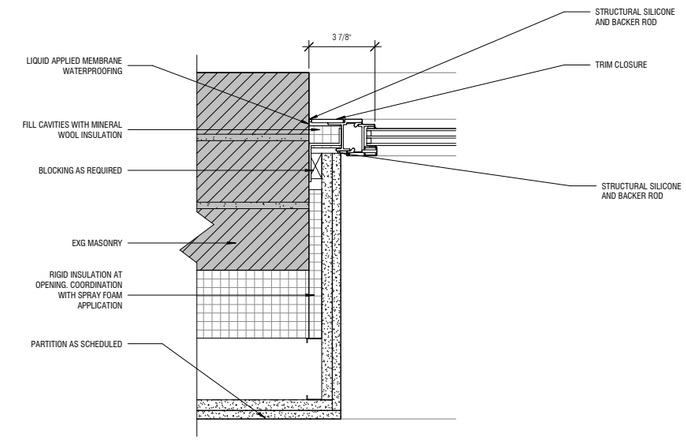
OPTIMUM AND WALL DETAILS



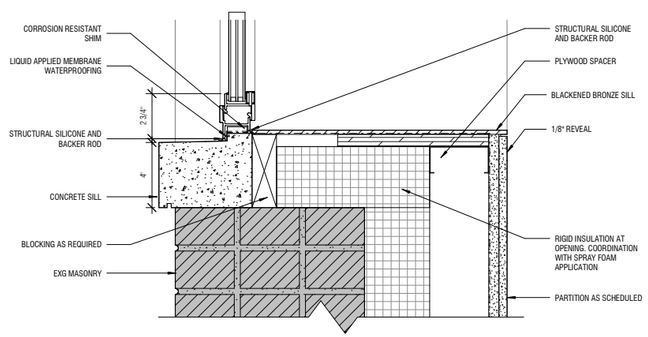
CASEMENT WINDOW HEADER



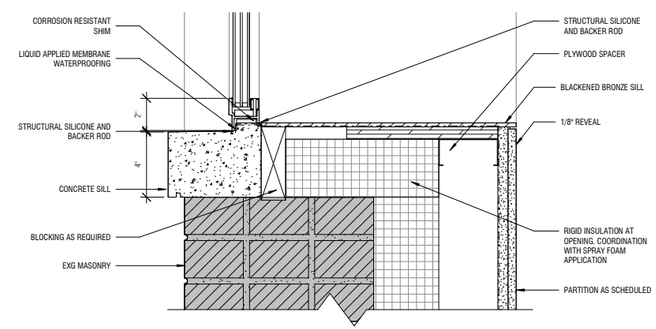
FIXED WINDOW HEADER



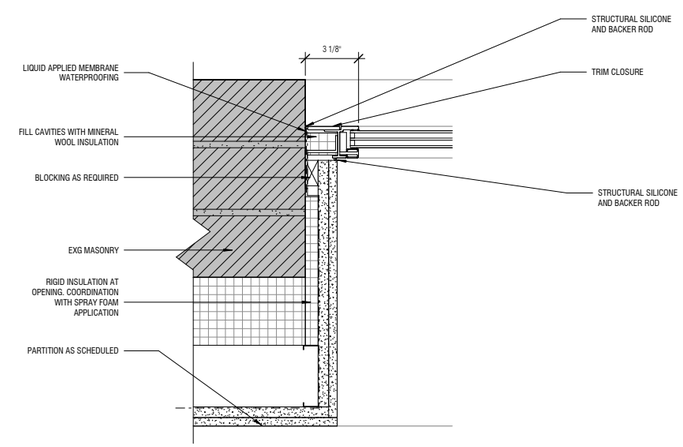
FIXED WINDOW JAMB



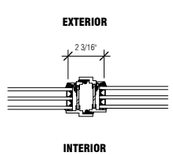
CASEMENT WINDOW SILL

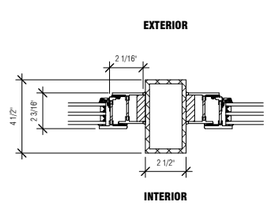


FIXED WINDOW SILL



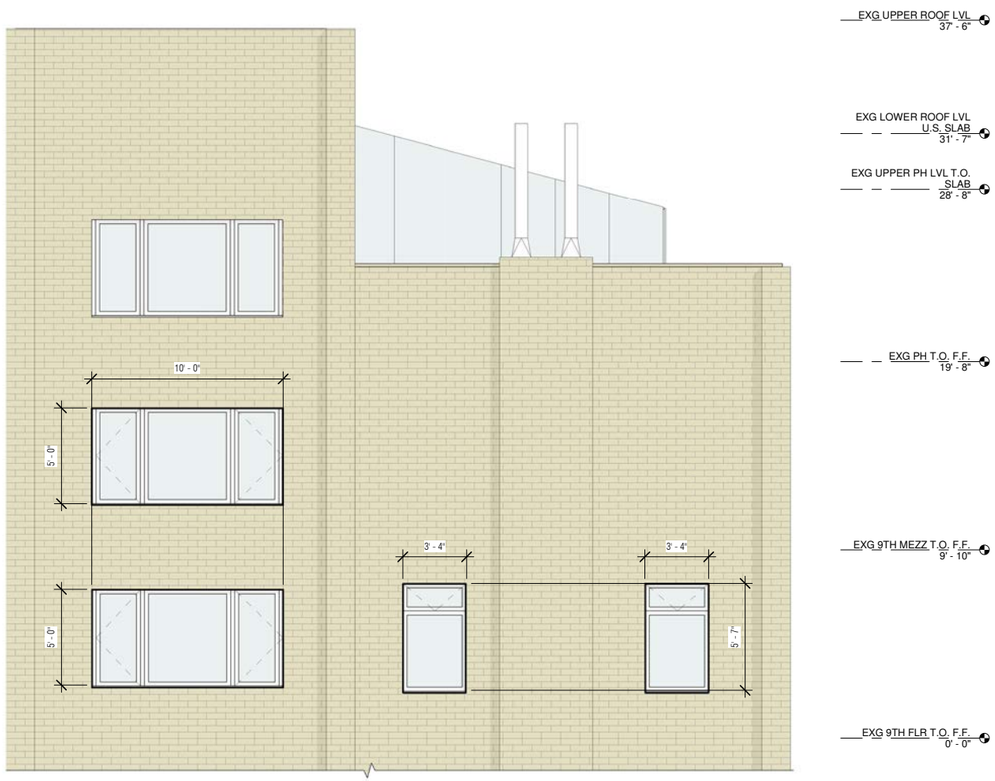
CASEMENT WINDOW JAMB





CASEMENT FRENCH RAIL AND MULLION

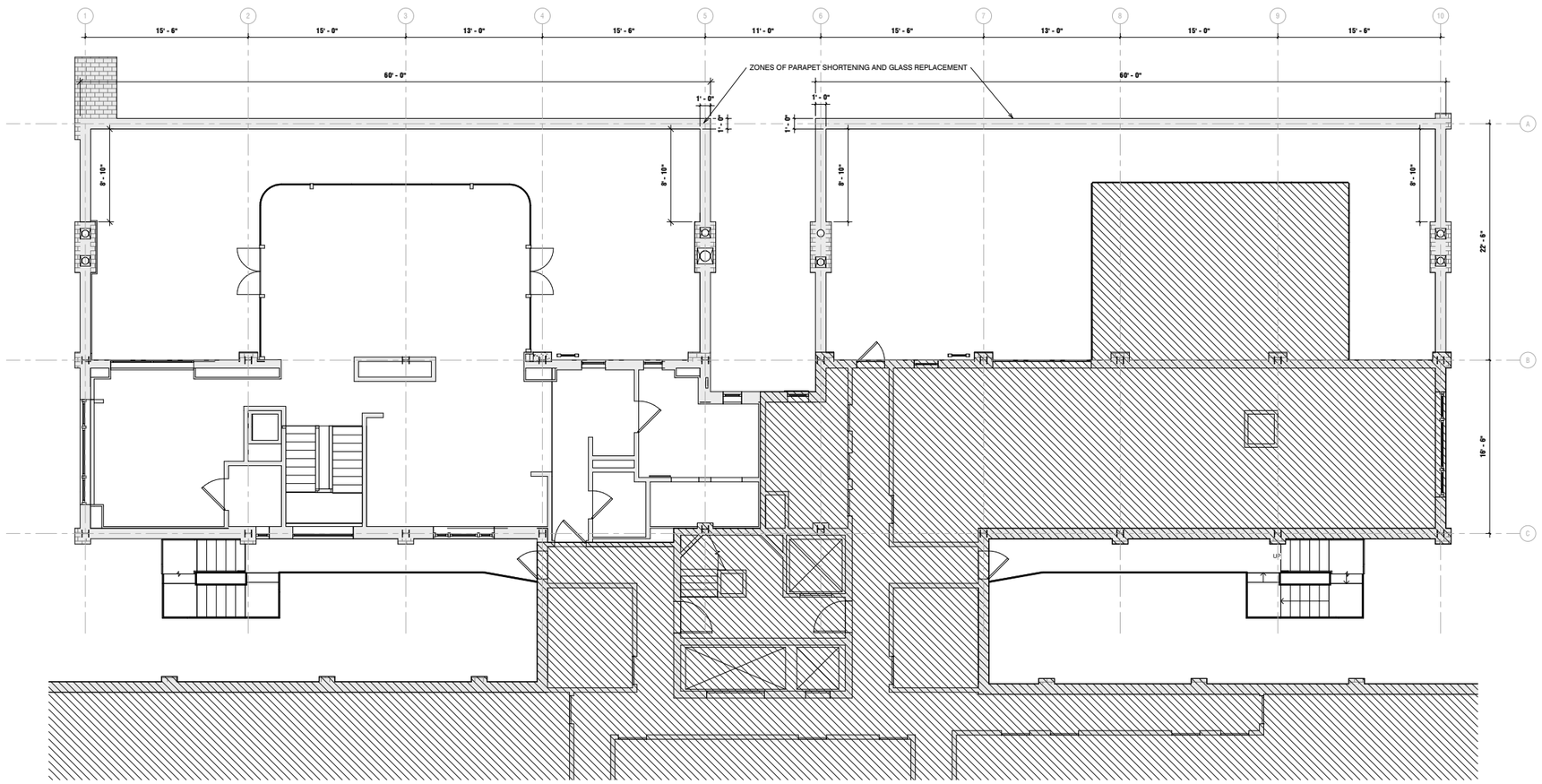
EAST FACADE COMPARISON



EXISTING CONDITION

PROPOSED CONDITION

7. APPENDIX



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732.970.0700

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212.414.8777

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DOB STAMP:

DOB BSCAN STICKER:

PROJECT:
DES ARTISTES PENTHOUSE 905 RENOVATION
1 West 67th Street
New York, NY 10023

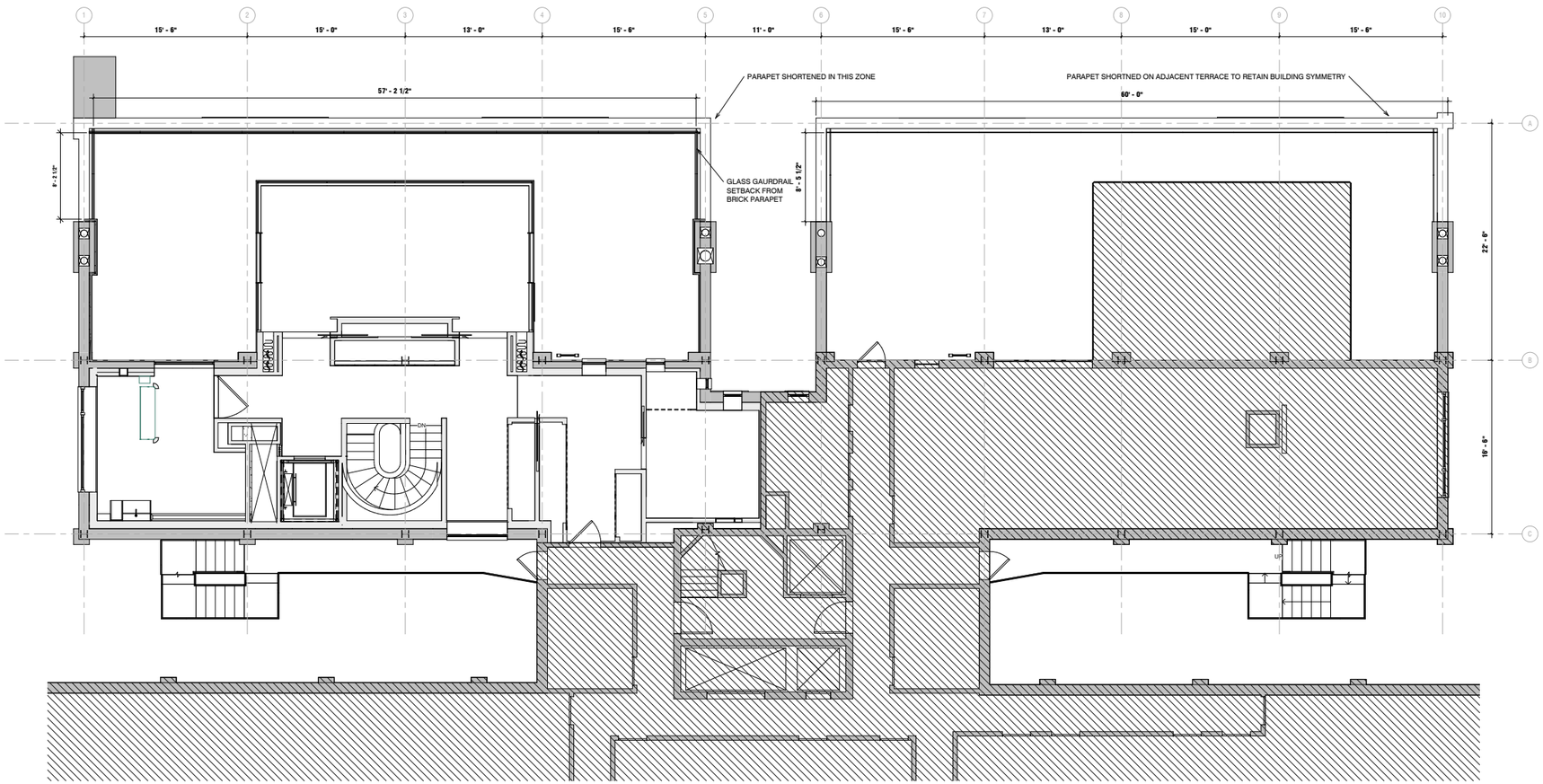
DWG. TITLE:

PENTHOUSE LEVEL PLAN - EXISTING

DWG. NO.:

LPC-101.00

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



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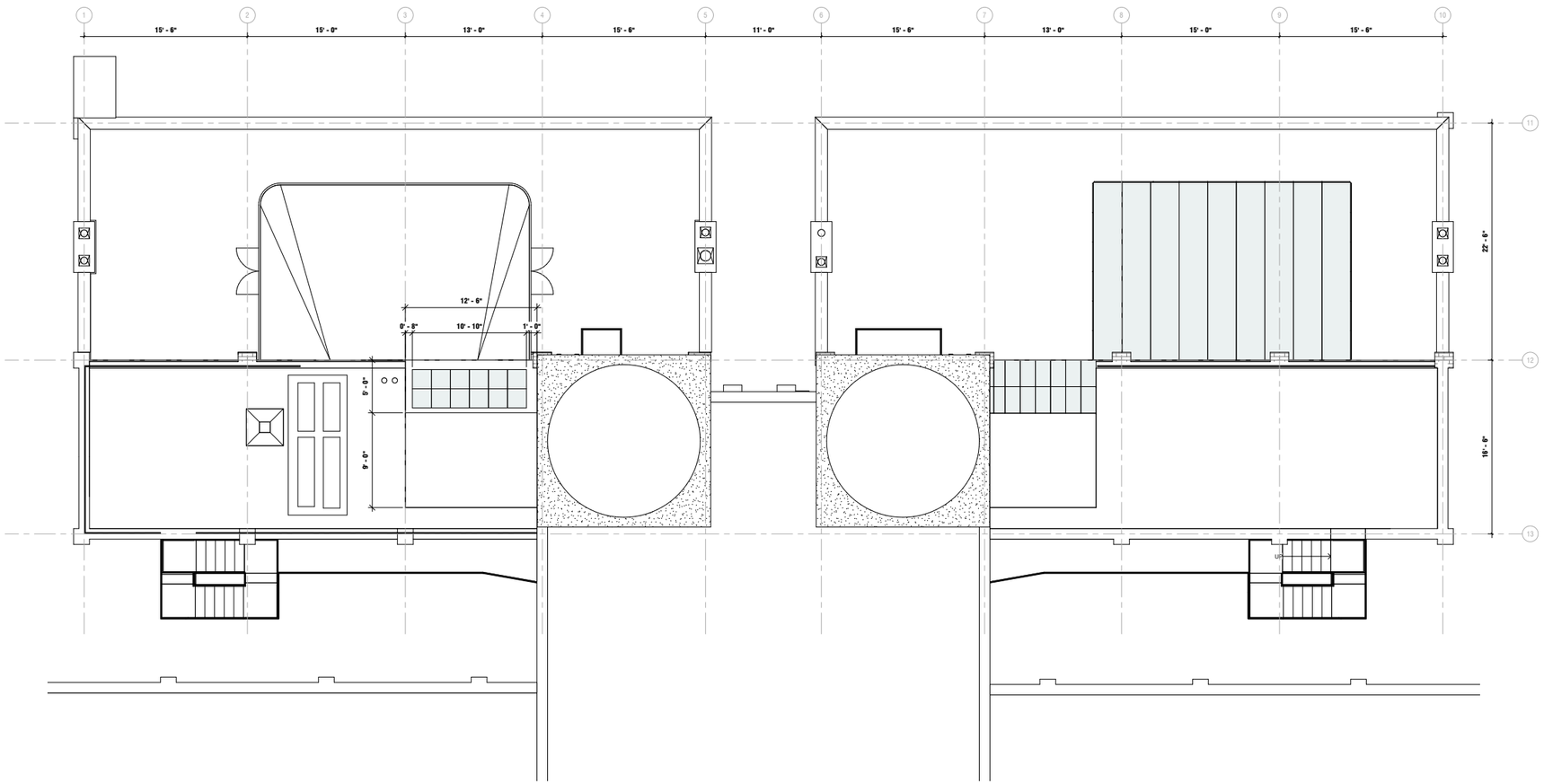
PENTHOUSE LEVEL PLAN - PROPOSED

DWG. NO.:

LPC-102.00

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



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New York, NY 10023

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DWG. TITLE:

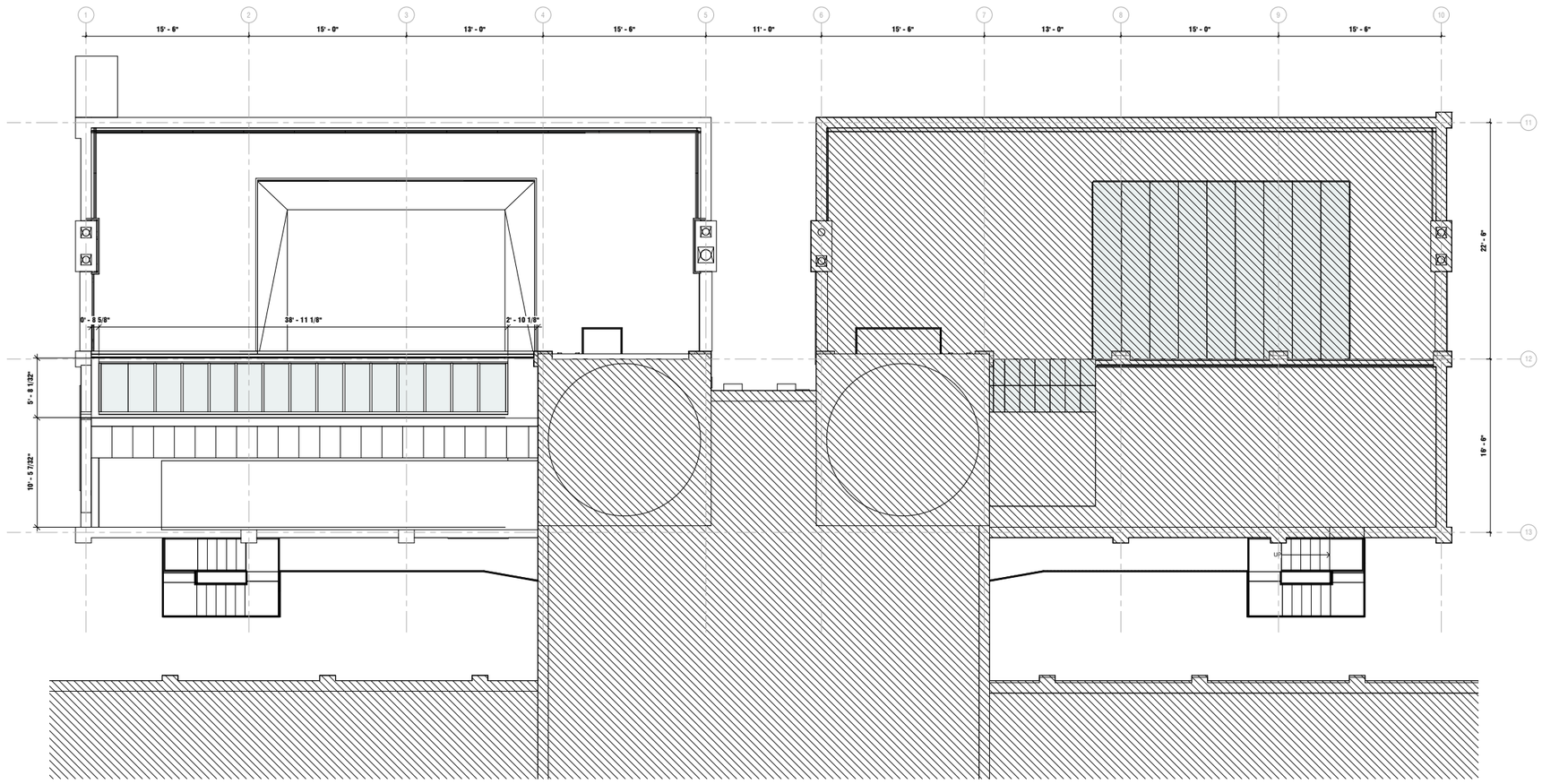
ROOF PLAN - EXISTING

DWG. NO.:

LPC-103.00

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

PRELIMINARY - FOR REVIEW ONLY



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DWG. TITLE:

ROOF PLAN - PROPOSED

DWG. NO.:

LPC-104.00

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

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CONSTRUCTION SPECIFICATIONS, INC.
27 Tennent Rd
Morganville, NJ 07751
732.970.0700

1 **NORTH ELEVATION - EXISTING**
1/4" = 1'-0"

ISSUANCES/ REVISIONS:

DOB STAMP:

DOB BSCAN STICKER:

PROJECT:
DES ARTISTES PENTHOUSE 905 RENOVATION
1 West 67th Street
New York, NY 10023

DWG. TITLE:

NORTH ELEVATION - EXISTING

DWG. NO.:

LPC-201.00

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

PRELIMINARY - FOR REVIEW ONLY

1 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

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Morganville, NJ 07751
732.970.0100

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DOB BSCAN STICKER:

PROJECT:
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1 West 67th Street
New York, NY 10023

DWG. TITLE:

NORTH ELEVATION PROPOSED

DWG. NO.:

LPC-202.00

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

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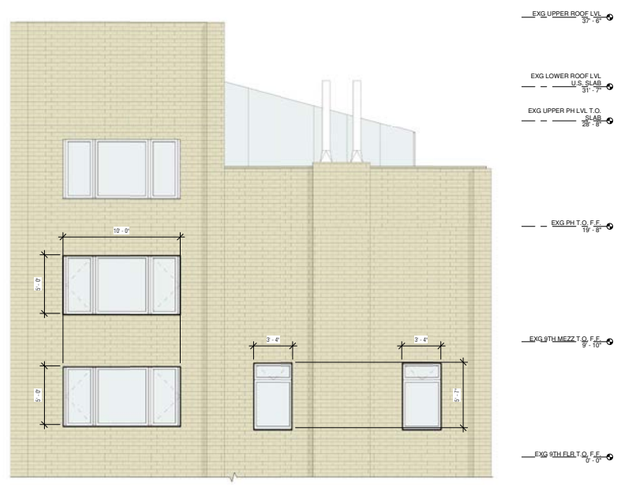
New York, NY 10018
212.414.8777



① **EAST ELEVATION - EXISTING**
1/4" = 1'-0"

② **EAST ELEVATION - PROPOSED**
1/4" = 1'-0"

ISSUANCES/ REVISIONS:

DOB STAMP:

DOB BSCAN STICKER:

PROJECT:
DES ARTISTES PENTHOUSE 905 RENOVATION
1 West 67th Street
New York, NY 10023

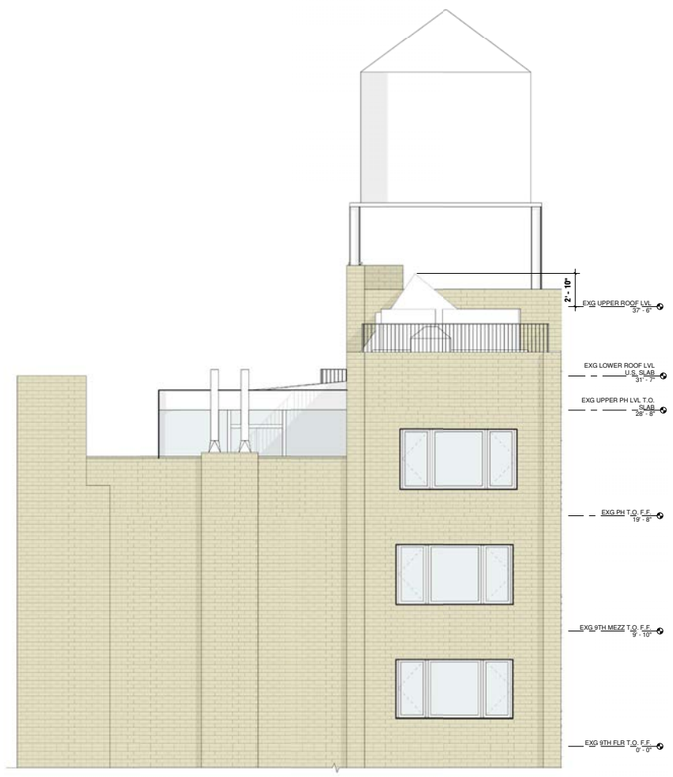
DWG. TITLE:

EAST ELEVATION

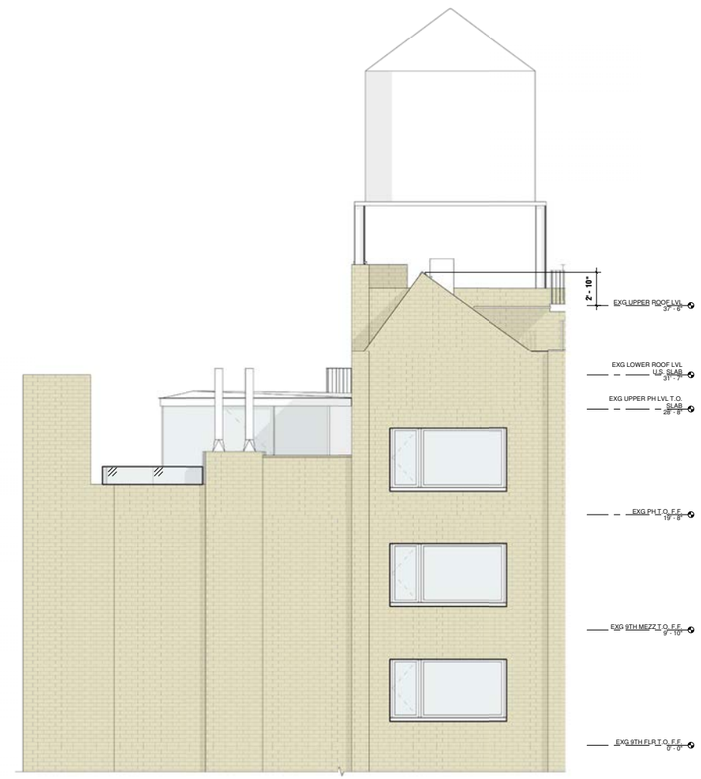
DWG. NO.:

LPC-203.00

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



1 WEST ELEVATION - EXISTING
1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

CHRISTOFF : FINIO
ARCHITECTURE

250 West Broadway, 4th Floor
New York, NY 10013
www.christoffinio.com

CONSULTANTS

STRUCTURAL ENGINEERS
HATFIELD GROUP
250 West Broadway, 2nd Floor
New York, NY 10013
212.268.1013

MEPF ENGINEERS
ALTIERI SEBOR WIEBER LLC
21 Knight Street
Norwalk, CT 06851
203.866.5338

ENVELOPE
STEVEN WINTER ASSOCIATES, INC.
387 7th Avenue, Suite 1701
New York, NY 10001
212.564.5800

LIGHTING
ONE LUX STUDIO
158 West 29th Street, 10th Floor
New York, NY 10001
212.207.5790

SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC.
27 Tennent Rd
Morganville, NJ 07751
732.970.0700

CODE
ARCHETYPE CONSULTANTS INC.
463 Seventh Avenue, Suite 806
New York, NY 10018
212.414.8777

ISSUANCES/ REVISIONS:

DOB STAMP:

DOB BSCAN STICKER:

PROJECT:
DES ARTISTES PENTHOUSE 905 RENOVATION
1 West 67th Street
New York, NY 10023

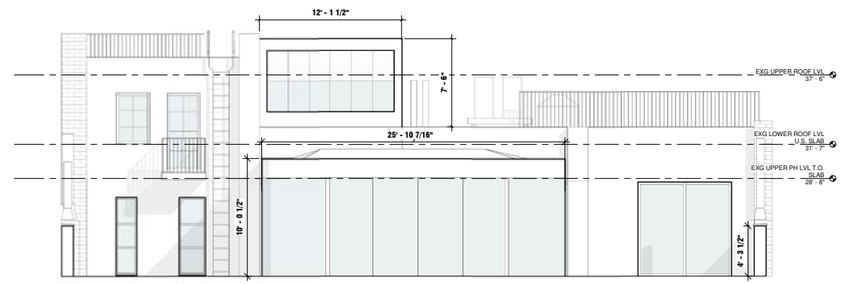
DWG. TITLE:

WEST ELEVATION

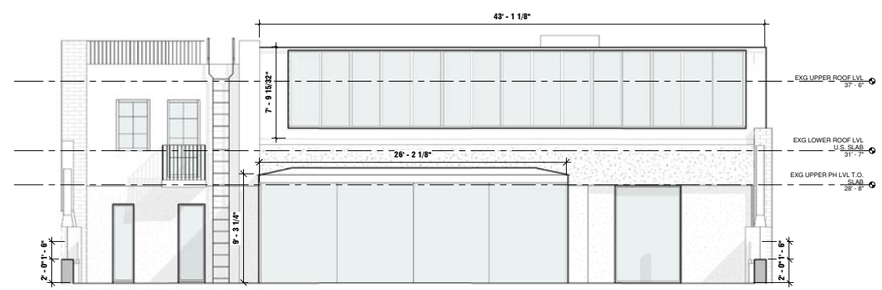
DWG. NO.:

LPC-204.00

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



1 PENTHOUSE ELEVATION - EXISITING
1/4" = 1'-0"



2 PENTHOUSE ELEVATION - PROPOSED
1/4" = 1'-0"

PRELIMINARY - FOR REVIEW ONLY

CHRISTOFF : FINIO ARCHITECTURE
250 West Broadway, 4th Floor
New York, NY 10013
www.christoffinio.com

CONSULTANTS

STRUCTURAL ENGINEERS
HATFIELD GROUP
250 West Broadway, 2nd Floor
New York, NY 10013
212.260.1513

MEPF ENGINEERS
ALTIER SEBOR WEBER LLC
31 Knight Street
Norwalk, CT 06851
203.866.5538

ENVELOPE
STEVEN WINTER ASSOCIATES, INC.
307 7th Avenue, Suite 1701
New York, NY 10001
212.564.5800

LIGHTING
ONE LUX STUDIO
158 West 29th Street, 10th Floor
New York, NY 10001
212.201.5790

SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC.
22 Tennent Rd
Morganville, NJ 07751
732.970.0700

ISSUANCES/ REVISIONS:

DOB STAMP:

DOB BSCAN STICKER:

PROJECT:
DES ARTISTES PENTHOUSE 905 RENOVATION
1 West 67th Street
New York, NY 10023

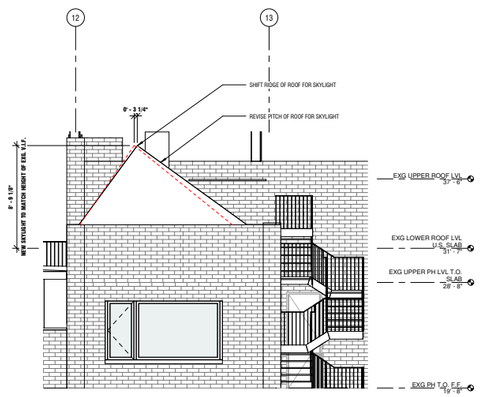
DWG. TITLE:

PENTHOUSE LEVEL ELEVATION

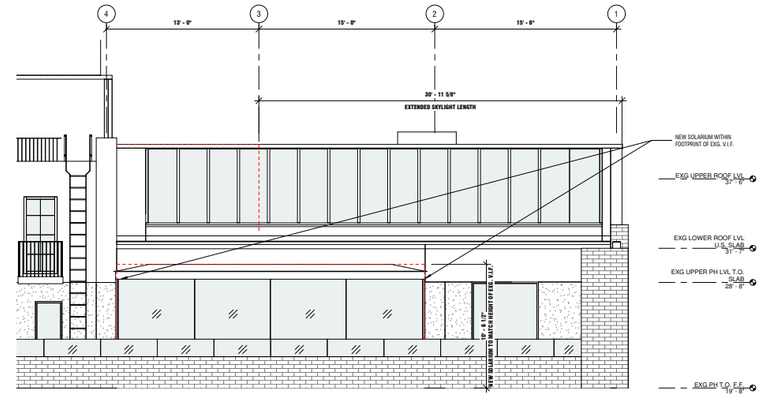
DWG. NO.:

LPC-205.00

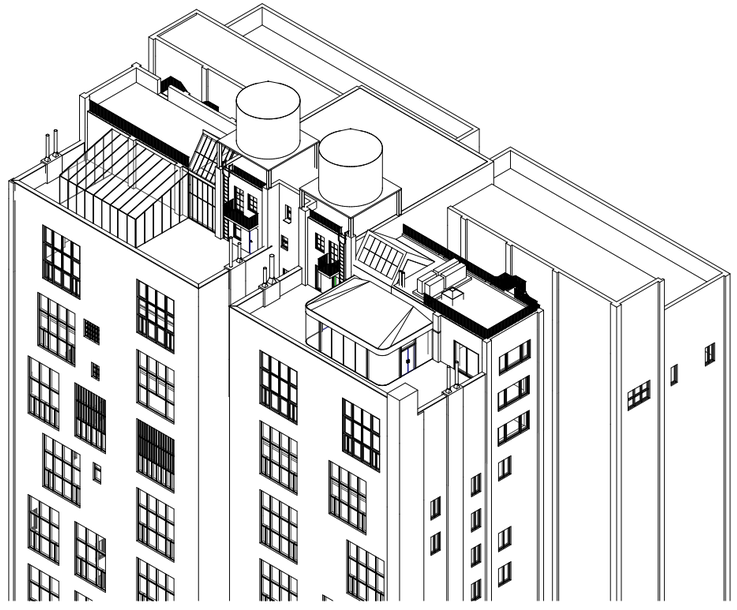
Scale: 1/4" = 1'-0"



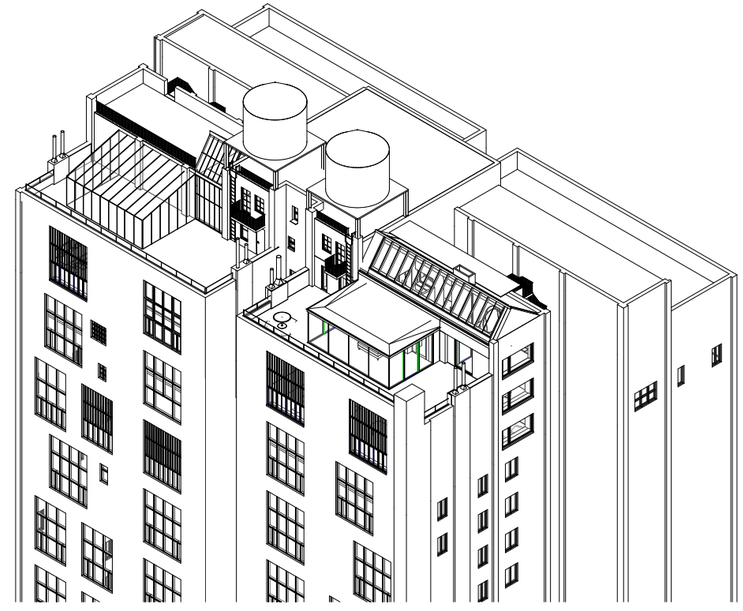
3 WEST ELEVATION - COMPARISSON
1/4" = 1'-0"



4 NORTH ELEVATION - COMPARISSON
1/4" = 1'-0"



2 EXISTING AXONOMETRIC



1 PROPOSED AXONOMETRIC

CHRISTOFF : FINIO ARCHITECTURE

250 West Broadway, 4th Floor
New York, NY 10013
www.christoffinio.com

CONSULTANTS

STRUCTURAL ENGINEERS
HATFIELD GROUP
250 West Broadway, 2nd Floor
New York, NY 10013
212.260.1513

MEPF ENGINEERS
ALTIERI SEBOR WIEBER LLC
31 Knight Street
Norwalk, CT 06851
203.866.5538

ENVELOPE
STEVEN WINTER ASSOCIATES, INC.
307 7th Avenue, Suite 1701
New York, NY 10001
212.564.5800

LIGHTING
ONE LUX STUDIO
158 West 29th Street, 10th Floor
New York, NY 10001
212.201.5790

SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC.
22 Tennent Rd
Morganville, NJ 07751
732.970.0700

ISSUANCES/ REVISIONS:

3	90 CD	09/24/2020

DOB STAMP:

DOB BSCAN STICKER:

PROJECT:
DES ARTISTES PENTHOUSE 905 RENOVATION
1 West 67th Street
New York, NY 10023

DWG. TITLE:
MASSING COMPARISSON

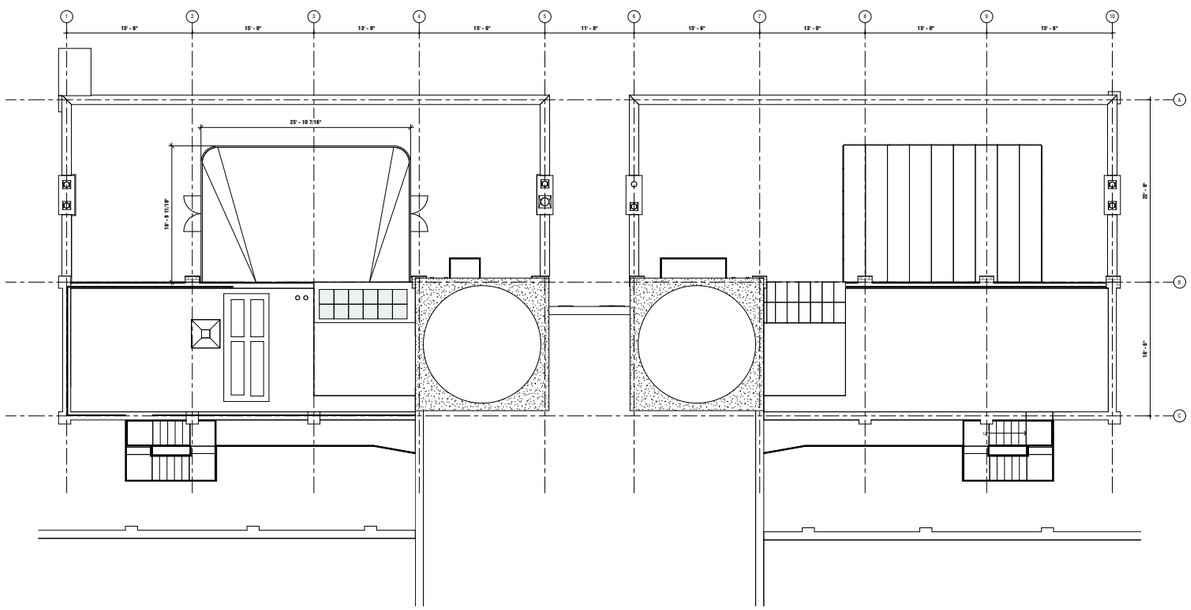
DWG. NO.:
G-005.00

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

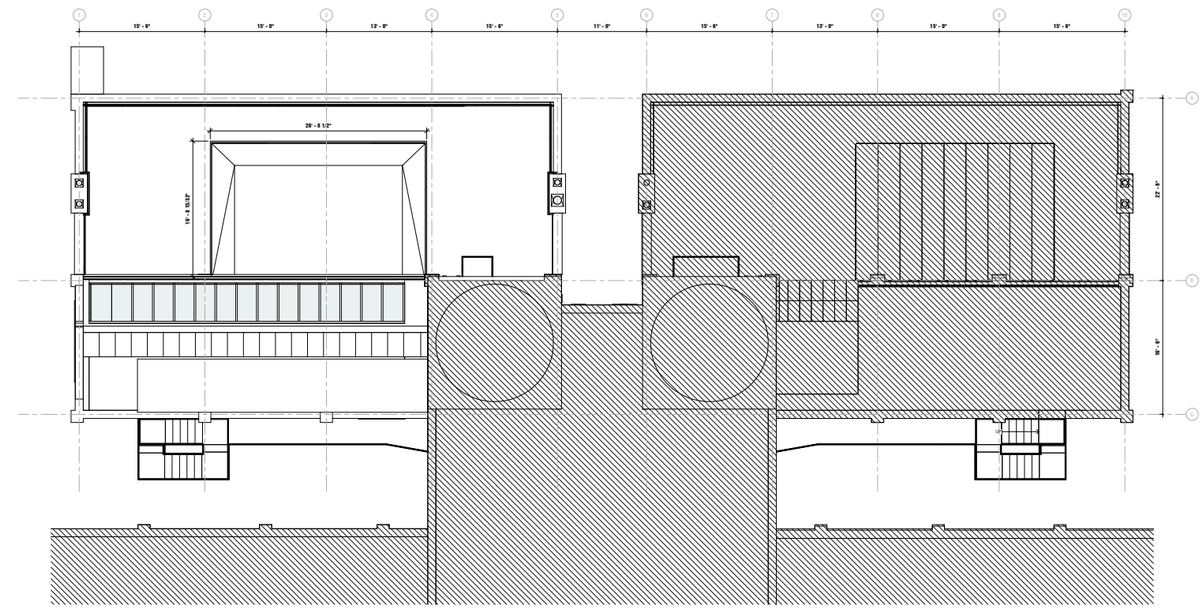
PRELIMINARY - FOR REVIEW ONLY

EXISTING SOLARIUM IMAGES

ROOF PLAN COMPARISON



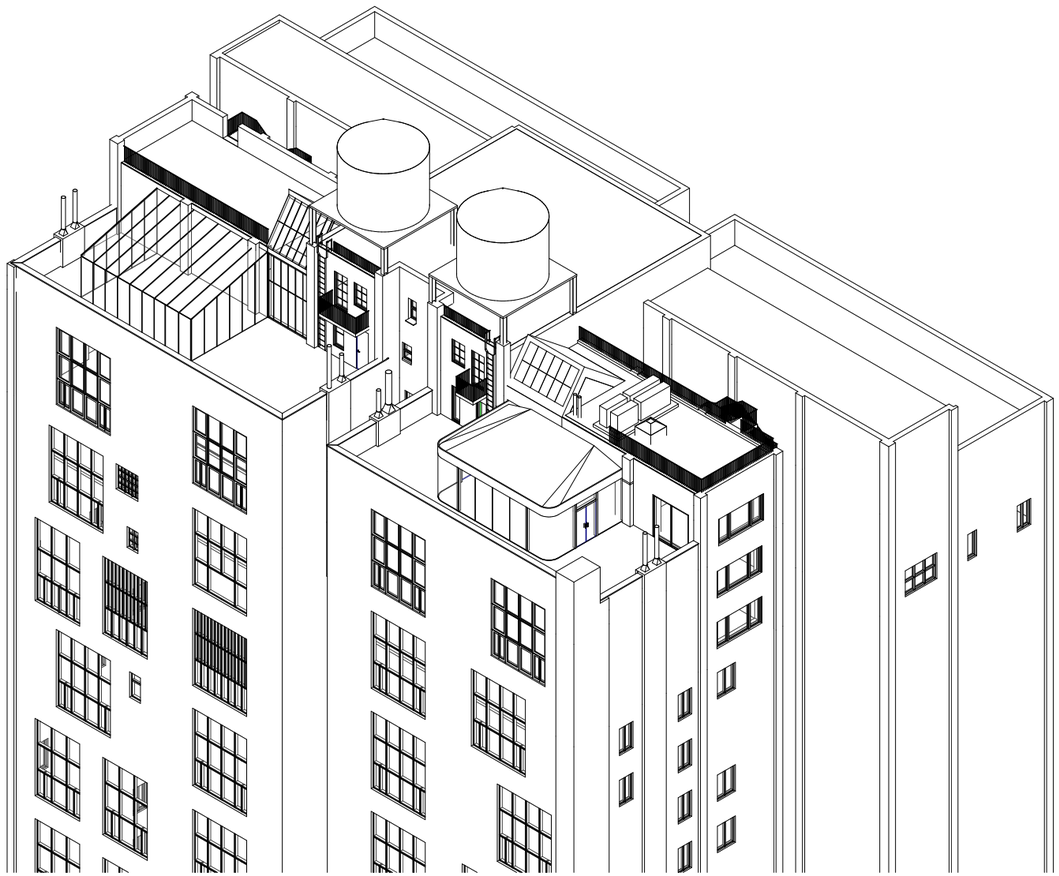
EXISTING CONDITION



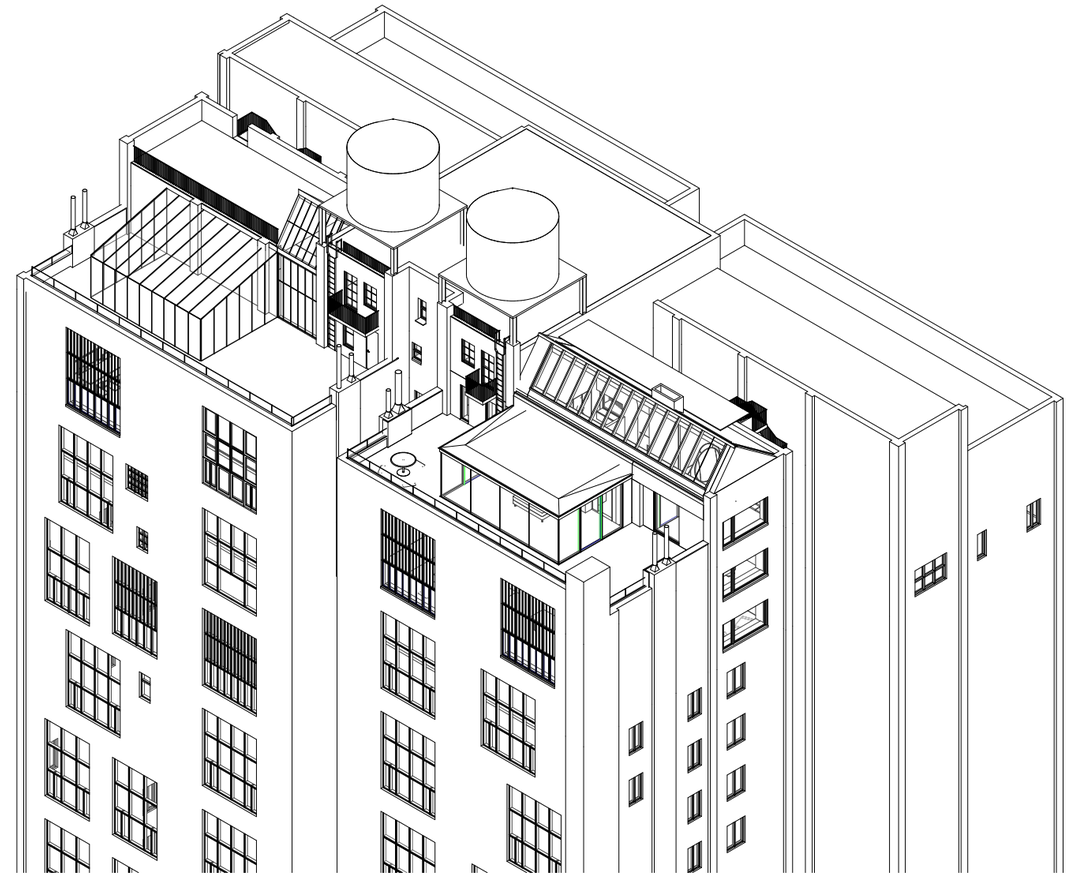
PROPOSED CONDITION

AXONEMETRIC COMPARISON

WEST AND NORTH FACADES



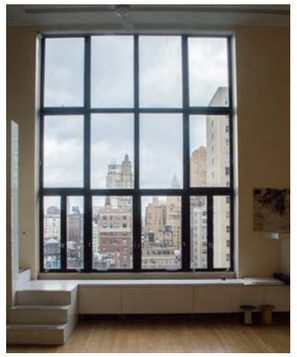
EXISTING CONDITION



PROPOSED CONDITION

SPECIAL WINDOWS

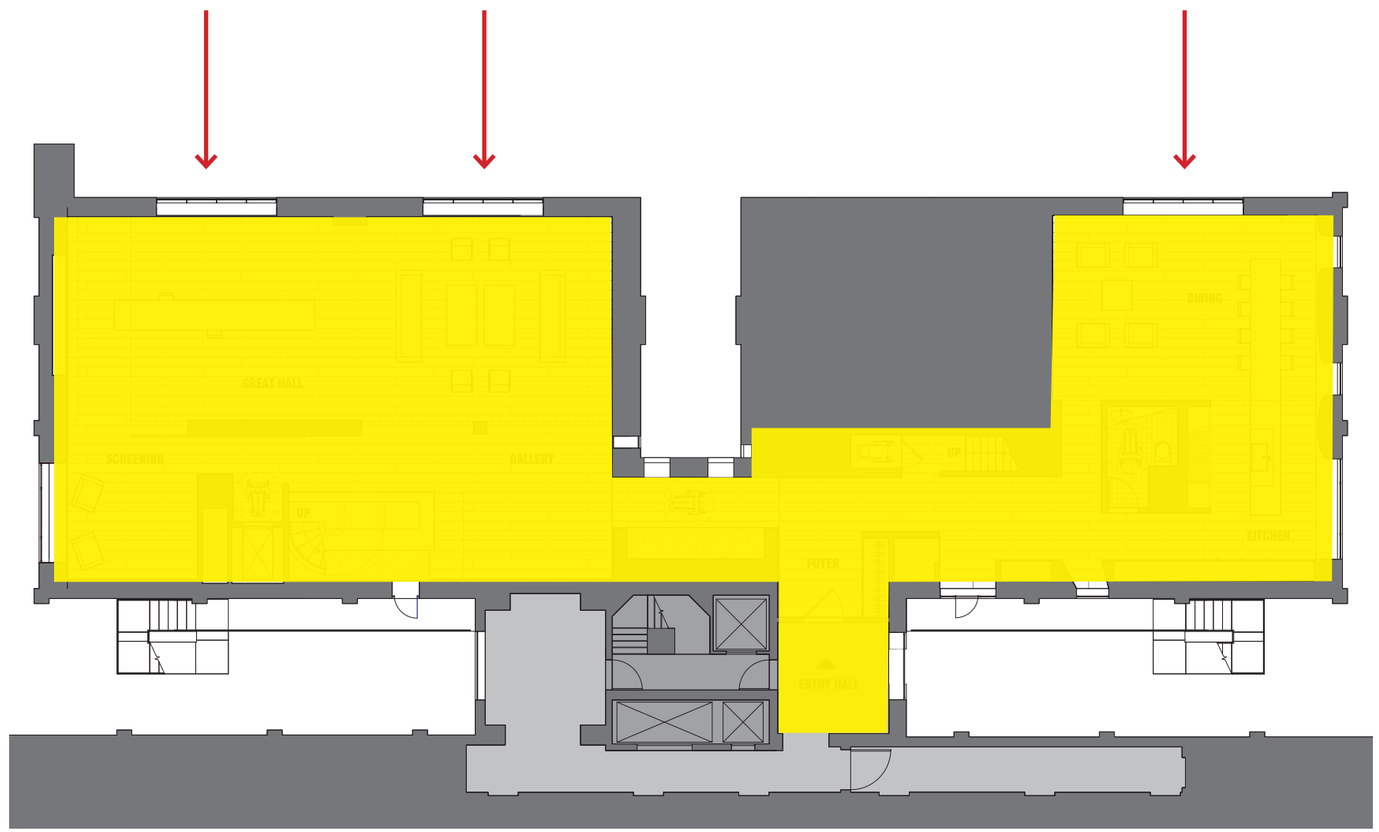
FLOOR PLAN & INTERIOR PHOTOGRAPHS



01 - SPECIAL WINDOW

02 - SPECIAL WINDOW

03 - SPECIAL WINDOW



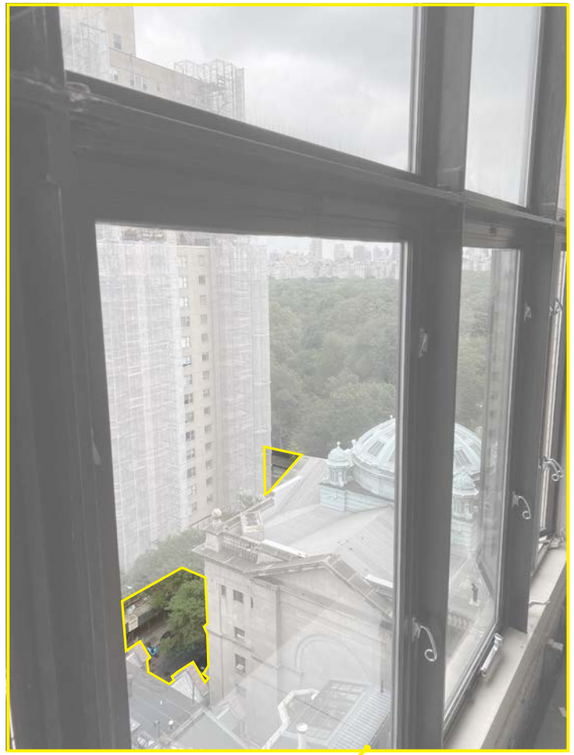
9TH LEVEL

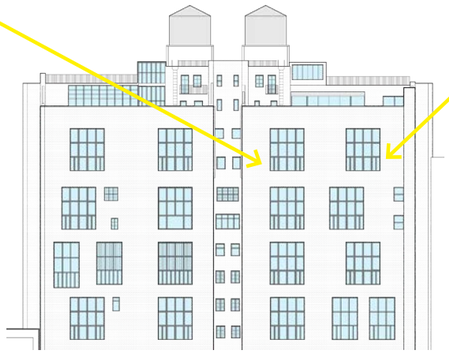
SPECIAL WINDOWS

EXISTING CONDITION PHOTOGRAPHS

SPECIAL WINDOWS

VIEW OF STREET FROM WINDOW 01





SPECIAL WINDOWS

HISTORIC PHOTOGRAPHS

HISTORIC PHOTOGRAPH FROM 1929

SPECIAL WINDOWS

HISTORIC WINDOW DETAIL PHOTOGRAPH

DETAIL VIEW OF SIMILAR WINDOWS ON NORTH FACADE FROM TAX MAP PHOTOGRAPH FROM 1940

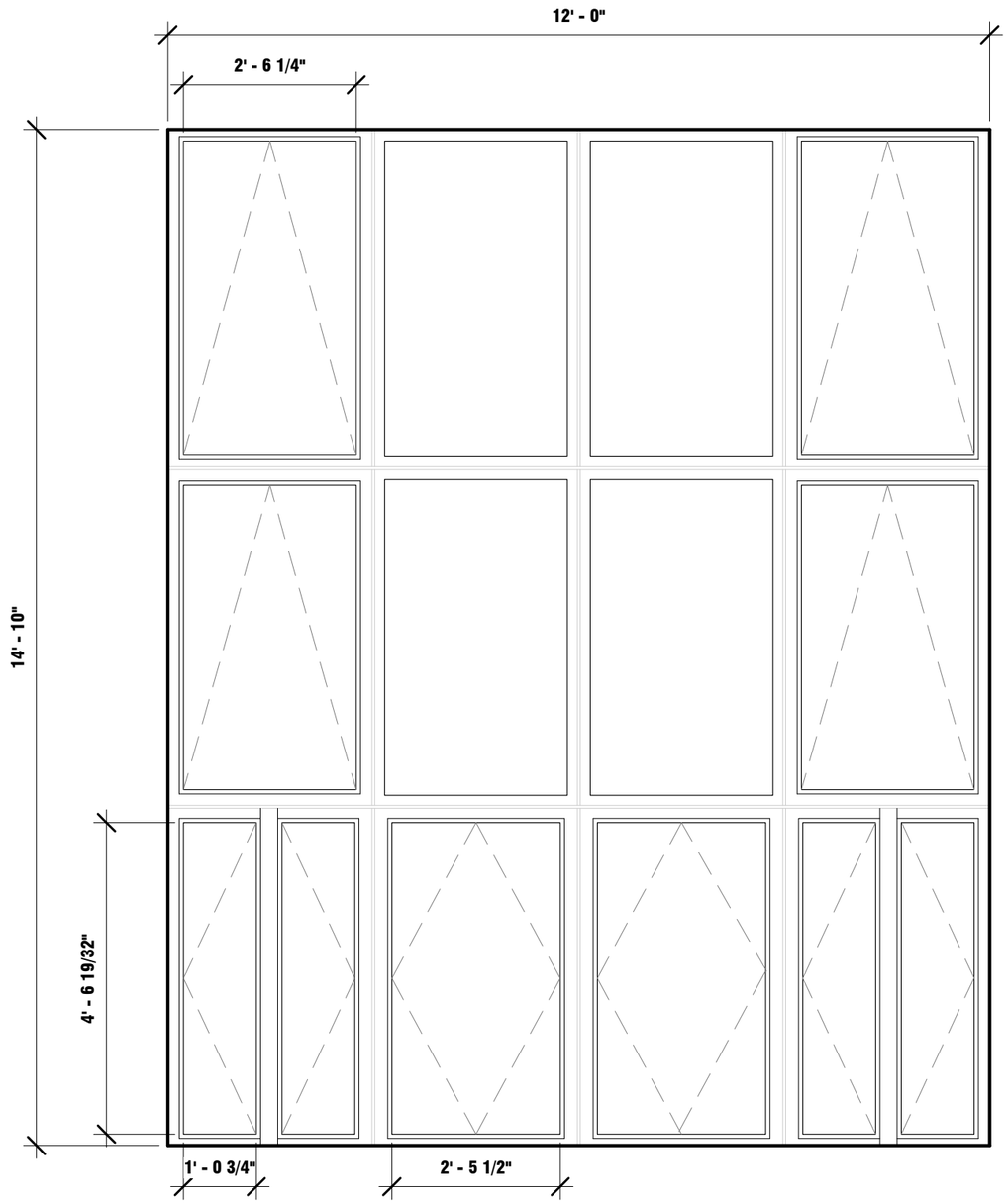
NORTH FACADE DESIGN PROPOSAL

EXISTING CONDITION

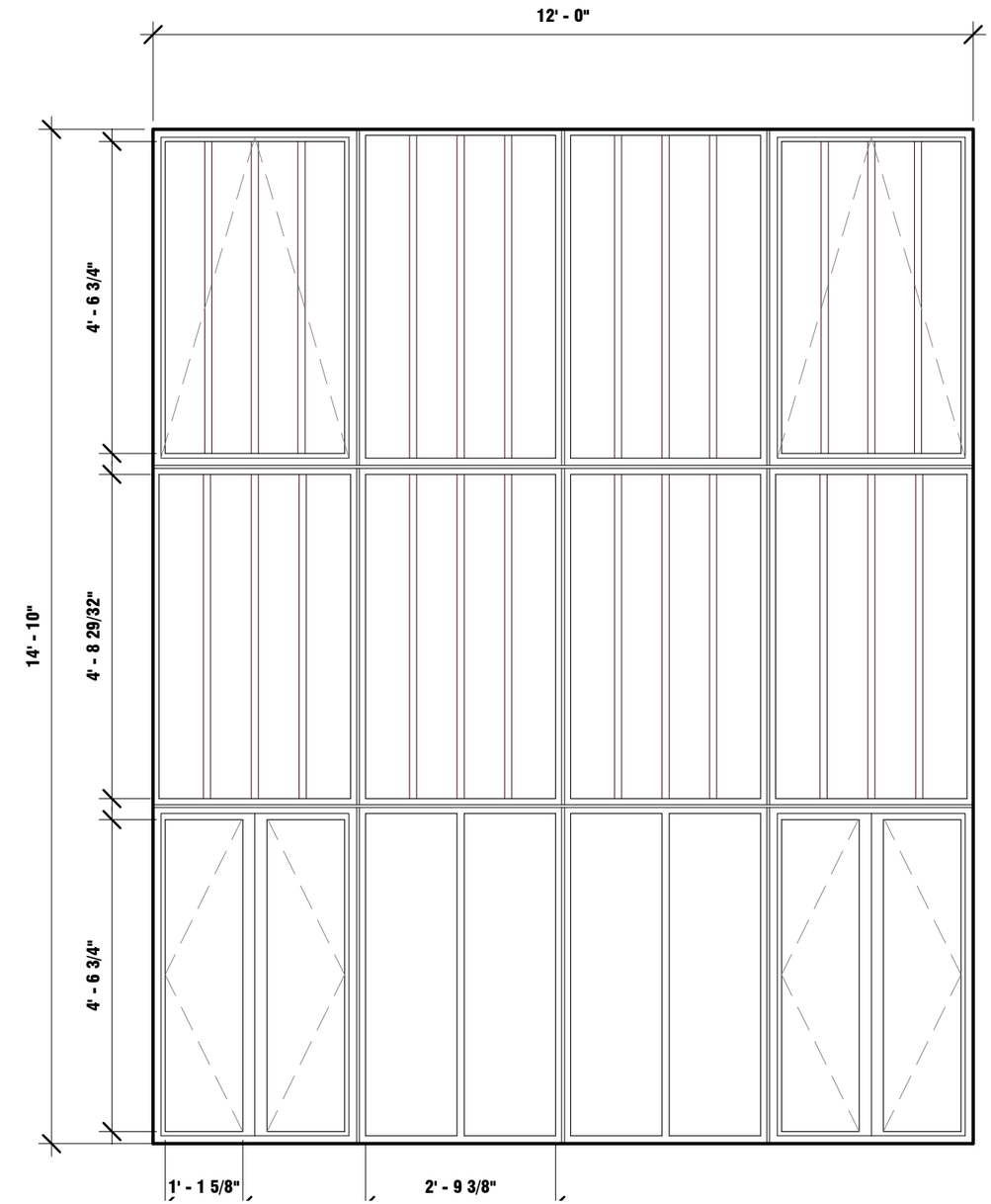
PROPOSED CONDITION

SPECIAL WINDOWS

WINDOW ELEVATION COMPARISON



EXISTING WINDOW



REPLACEMENT PROPOSAL

REPLACMENT REPLICATES ORIGINAL WINDOW CONDITION.

SPECIAL WINDOW PRECEDENT

SOUTH WINDOW REPLACEMENT DOCUMENTATION

EXISTING WINDOW

GLAZED AREA: 136.4 SF (76.7%)

STEEL AREA: 41.6 SF (23.3%)

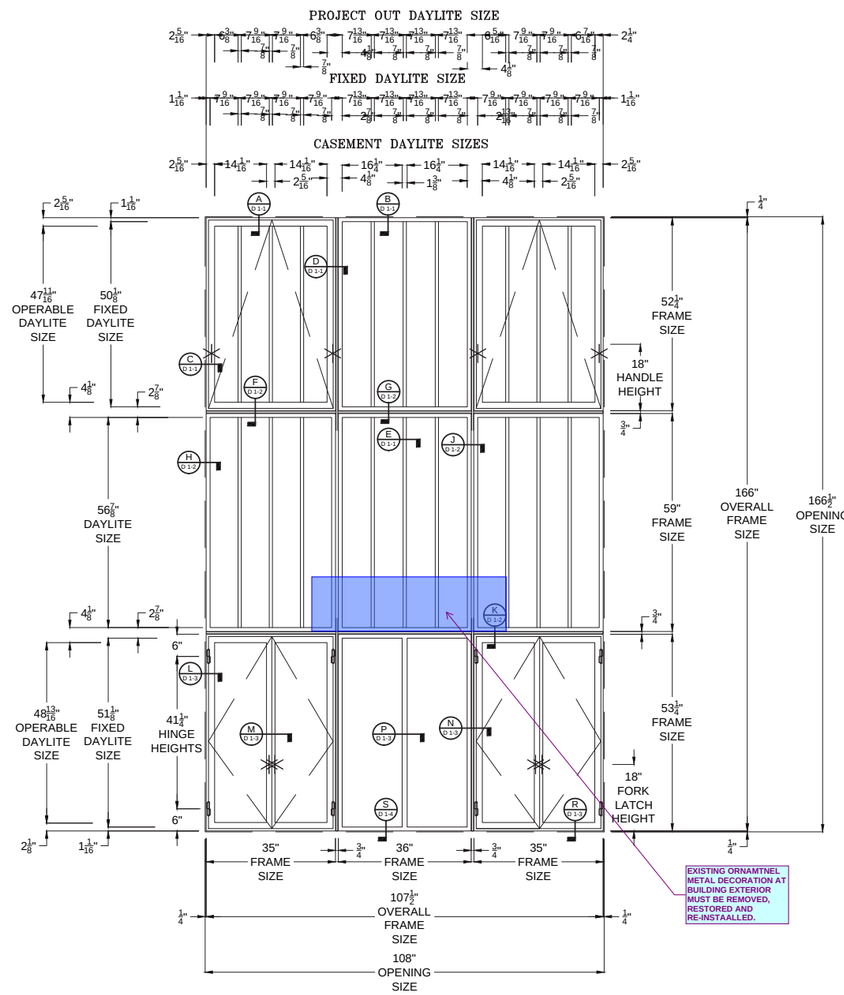
TOTAL OPENING AREA: 178 SF (100%)

PROPOSED WINDOW

GLAZED AREA: 137.3 SF (77.2%)

STEEL AREA: 40.7 SF (22.8%)

TOTAL OPENING AREA: 178 SF (100%)



TYPE: A, B, C, D, E
HR4700 PROJECT OUT/FIXED/DOUBLE
OUTSWING CASEMENT WINDOW ASSEMBLY
QTY: 2
EXTERIOR VIEW

ITEM	QTY PER UNIT	TOTAL QTY	SUPPLIED BY	INSTALLED BY	FINISH
WELD ON HINGE	8	16	OWM		PAINTED TO MATCH
4 BAR HINGE	4	8	OWM		STAINLESS STEEL
SINGLE ARM ROTO-OPERATOR	4	8	OWM		BLACK PATINA
DUAL ARM ROTO-OPERATOR	2	4	OWM		BLACK PATINA
FORK LATCH	2	4	OWM		BLACK PATINA
LIMIT ARM	4	8	OWM		STAINLESS STEEL
HOOK LATCH	4	8	OWM		BLACK PATINA

HARDWARE FINISHES TO BE DETERMINED ONCE INTERIOR COLOR AT WINDOWS IS SELECTED

OPTIMUM WINDOW

AT THE LEADING EDGE OF HIGH TECHNOLOGY IN STEEL WINDOWS

© OPTIMUM WINDOW MFG. CORP, 2015

OPTIMUM WINDOW MFG. CORP.
28 CANAL ST.
ELLENVILLE, NY 12428
(TEL.)845-647-1900
(FAX) 845-647-1494
E-MAIL:
SALES@OPTIMUMWINDOW.COM

OPTIMUMWINDOW.COM

N	00-00-0000	DESCRIPTION
A	04-12-2016	PER MARKUPS
B	04-13-2016	REVISED SIZES

SERIES:	HR4700
PRODUCT:	HOT ROLLED STEEL
GLASS:	3/4" GLAZING (BY GLAZER)
INSTALLATION MATERIALS:	BY INSTALLER
GLAZING MATERIALS:	BY GLAZER
FIELD VERIFIED DIMENSIONS:	BY INSTALLER
INSTALLATION:	BY INSTALLER
SCREENS:	MAGNETICALLY APPLIED
COLOR:	RELA ESPRESSO
FINISH:	SUPER DURABLE POWDER COAT WITH EPOXY RICH PRIMER
HARDWARE FINISH:	BLACK PATINA
HARDWARE:	H-1015 SINGLE ARM ROTO-OPERATOR H-1016 DUAL ARM ROTO-OPERATOR H-2005 4 BAR HINGE H-2012 THROW BOLTS H-22 FORK LATCH H-2025 WELD ON HINGE H-3001 90° LIMIT ARM
DRAWN BY	MMM
DESIGNED BY	OWM
CHECKED BY	JR
FILE NAME	9785 1 WEST 67TH STREET
DATE	02-26-2016
PAGE SIZE: D	SCALE: 3/4" = 1'-0"
CUSTOMER:	JAGIELLON RENOVATION CORP
PROJECT:	1 WEST 67TH STREET
ARCHITECT:	
CALCULATION #: 0071	CALC. YEAR: 2016
QUOTE NUMBER: JRC174	PROJECT NUMBER: 9785
PAGE NUMBER: ELV. 1	REVISION: B

SOUTH WINDOWS ARE 3 BAYS RATHER THAN 4. DIMENSIONS REMAIN THE SAME WITHIN BAYS.

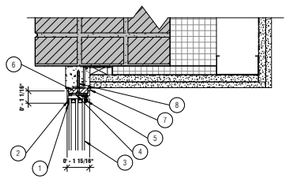
SPECIAL WINDOWS

COLOR SELECTION

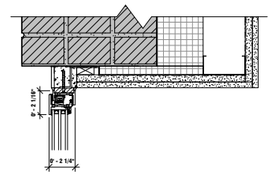
ACCEPTABLE COLOR CHOICES
TO MATCH HISTORIC CONDITION

PROPOSED WINDOW REPLACEMENT

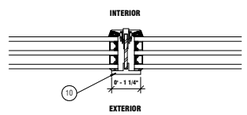
OPTIMUM WINDOW DETAILS



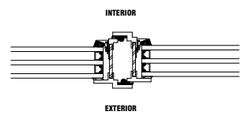
A W-01 FIXED HEAD
3" = 1'-0"



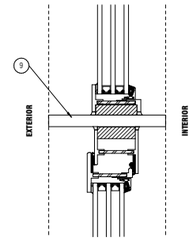
B W-01 PROJECTED OUT AWNING HEAD
3" = 1'-0"



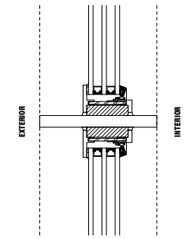
C W-01 MUNTIN
6" = 1'-0"



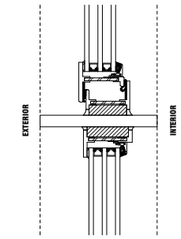
D W-01 FRENCH MEETING RAIL FOR TWO OUTSWING CASEMENTS
6" = 1'-0"



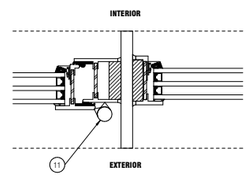
E W-01 FIXED/OUTSWING CASEMENT MULLION
6" = 1'-0"



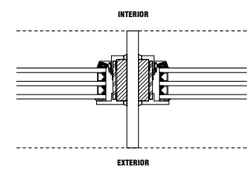
F W-01 FIXED/FIXED MULLION
6" = 1'-0"



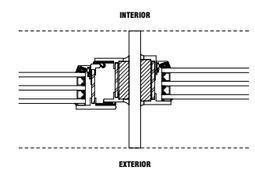
G W-01 PROJECTED OUT AWNING/FIXED MULLION
6" = 1'-0"



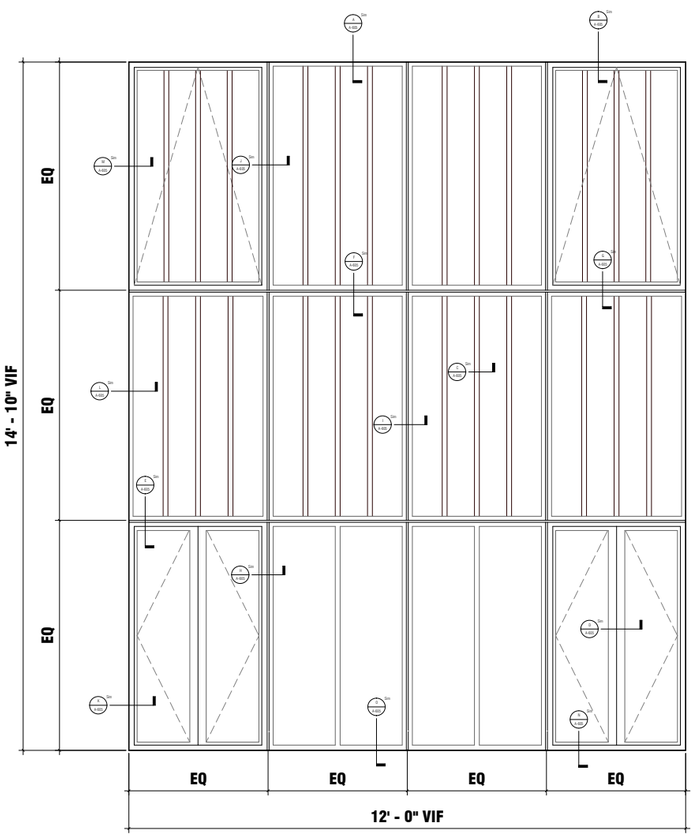
H W-01 OUT-SWING CASEMENT/FIXED MULLION
6" = 1'-0"



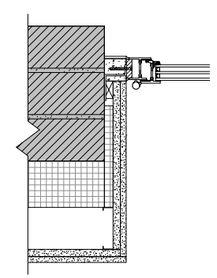
I W-01 FIXED /FIXED MULLION
6" = 1'-0"



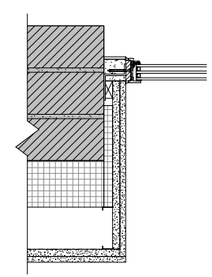
J W-01 PROJECTED OUTWARD AWNING/FIXED MULLION
6" = 1'-0"



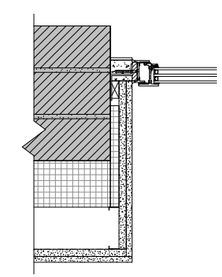
1 W-01 ELEVATION
1" = 1'-0"



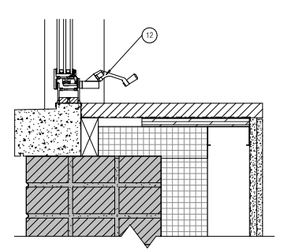
K W-01 OUT-SWING CASEMENT JAMB
3" = 1'-0"



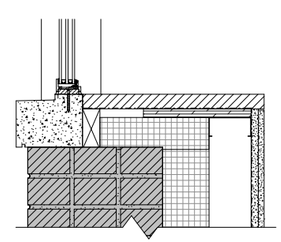
L W-01 FIXED JAMB
3" = 1'-0"



M W-01 PROJECTED OUT AWNING JAMB
3" = 1'-0"



N W-01 OUTSWING CASEMENT SILL
3" = 1'-0"



O W-01 FIXED SILL
3" = 1'-0"

A-606 WINDOW KEYNOTES

KEYNOTE	DESCRIPTION
1	SILICON CAP BEAD (BY GLAZER)
2	1/8" X 3/8" FOAM GLAZING TAPE (BY GLAZER)
3	3/4" GLAZING (BY GLAZER)
4	SILICONE THERMAL BREAK
5	WEATHER STRIPPING
6	HARD PLASTIC NON-CORROSIVE SHIM
7	BACKER ROD AND SILICONE SEALANT CONTINUOUS AROUND INTERIOR AND EXTERIOR PERIMETER
8	FASTENER
9	1/2" X 5" FLAT BAR
10	1 1/4" MUNTIN
11	WELDED ON HINGE
12	SINGLE ARM ROTO WINDOW OPERATOR

CHRISTOFF : FINIO ARCHITECTURE
250 West Broadway, 4th Floor
New York, NY 10013
www.christoffinio.com

CONSULTANTS

STRUCTURAL ENGINEERS
HATFIELD GROUP
250 West Broadway, 2nd Floor
New York, NY 10013
212.360.1513

MEPF ENGINEERS
ALTER SUSUR WEBER LLC
31 Knight Street
Norwalk, CT 06851
203.866.5538

ENVELOPE
STEVEN WINTER ASSOCIATES, INC.
307 7th Avenue, Suite 1701
New York, NY 10001
212.564.5800

LIGHTING
ONE LUX STUDIO
158 West 29th Street, 10th Floor
New York, NY 10001
212.201.5790

SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS, INC.
22 Tennent Rd
Morganville, NJ 07751
732.970.0700

ISSUANCES/ REVISIONS:

3	90 CD	09/24/2020

DOB STAMP:

DOB BSCAN STICKER:

PROJECT:
DES ARTISTES PENTHOUSE 905 RENOVATION
1 West 67th Street
New York, NY 10023

DWG. TITLE:

WINDOW DETAILS

DWG. NO.:

A-605.00

Scale: As Indicated

PRELIMINARY - FOR REVIEW ONLY

NORTH FACADE WINDOW DESIGN PROPOSAL

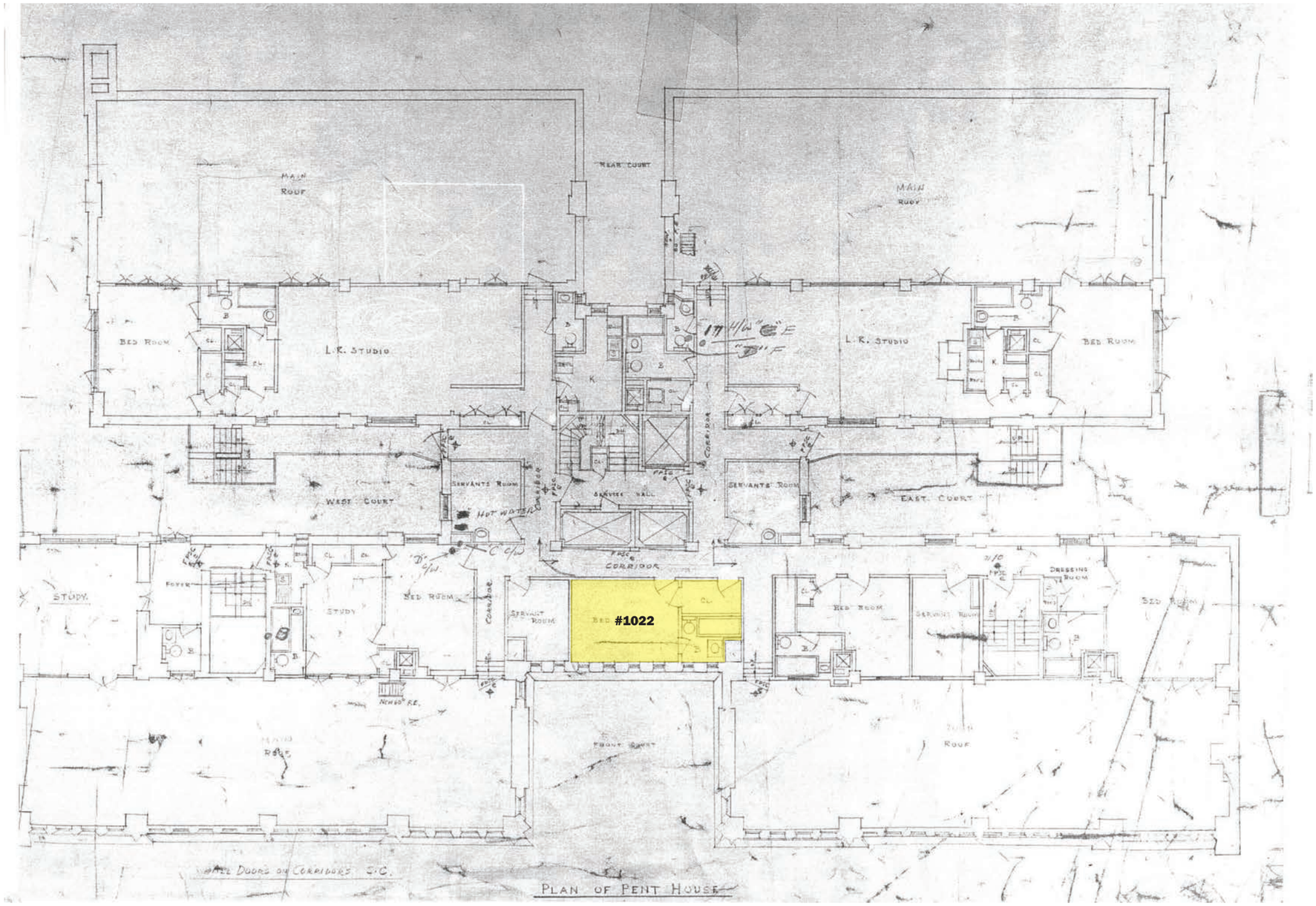
SPECIAL WINDOWS

EXISTING WINDOWS

PROPOSED REPLACEMENT

STUDIO APARTMENT LOCATION

PENTHOUSE LEVEL PLAN

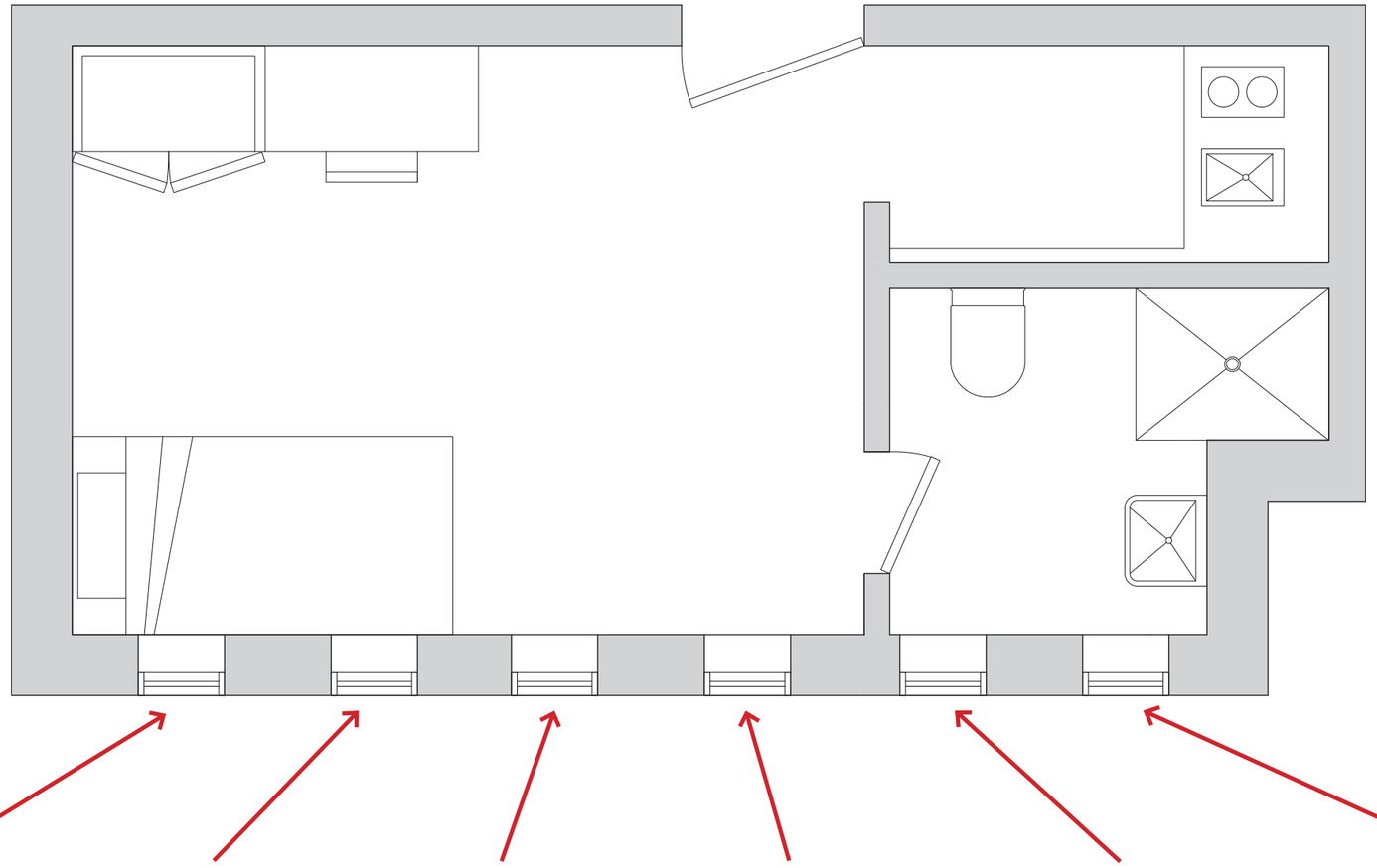


N

67th Street

STUDIO #1022

PRIMARY FACADE



35 - PRIMARY FACADE

36 - PRIMARY FACADE

37 - PRIMARY FACADE

38 - PRIMARY FACADE

39 - PRIMARY FACADE

40 - PRIMARY FACADE

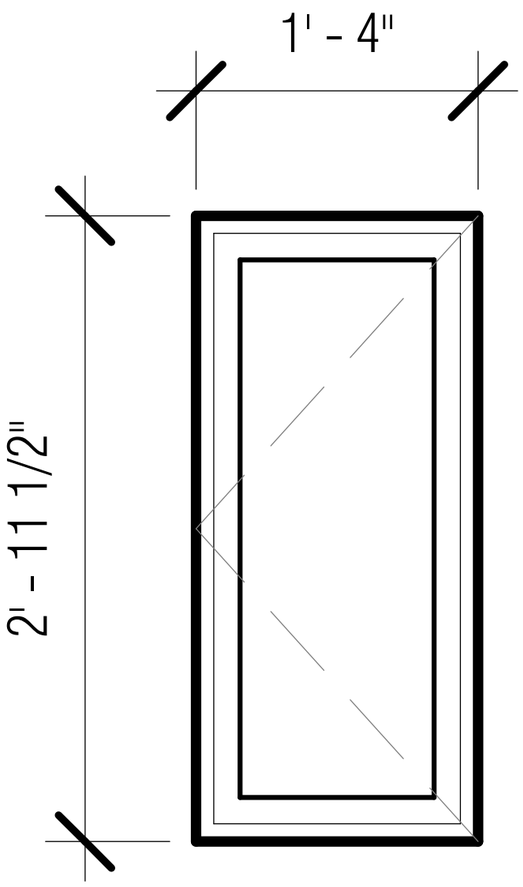
N

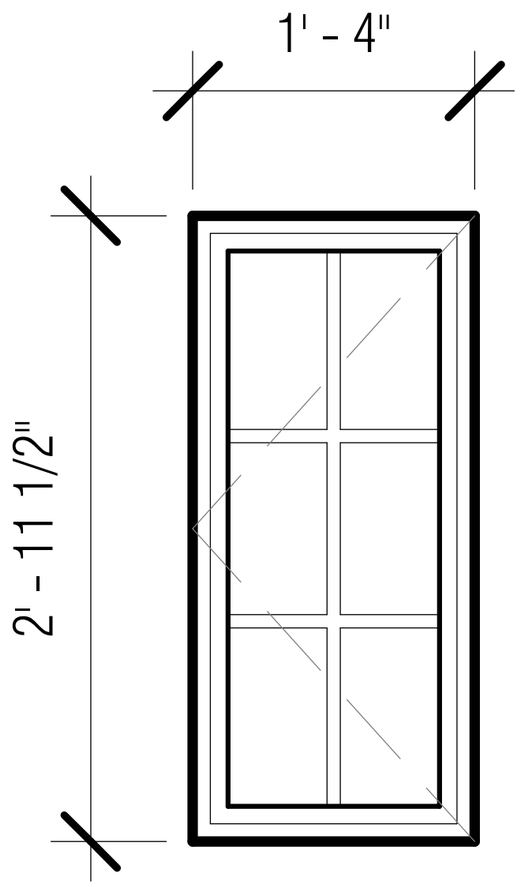
STUDIO #1022

PRIMARY FACADE PHOTOGRAPH

STUDIO #1022

WINDOW ELEVATION COMPARISON

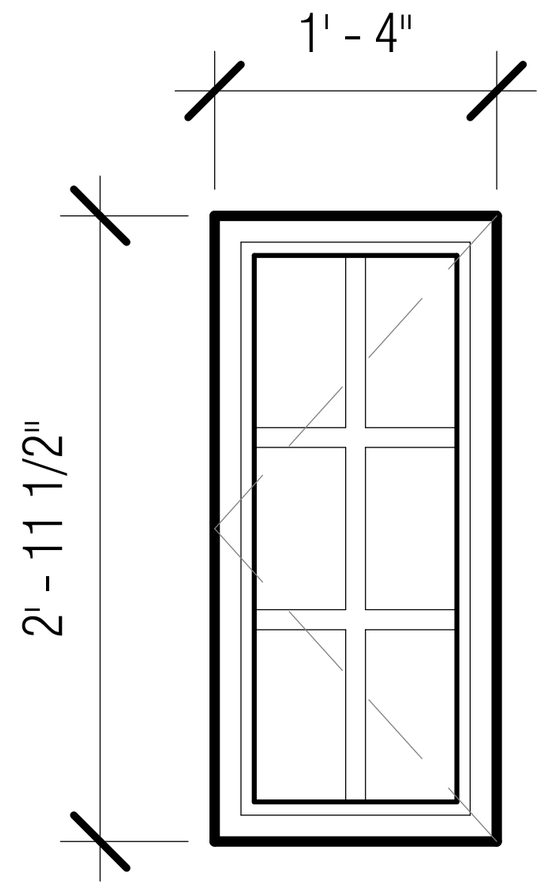




EXISTING WINDOW CONDITIONS

EXISTING GLAZING RATIO

TOTAL: 568 SQ IN
GLAZING: 337.5 SQ IN
FRAMING: 230.5 SQ IN



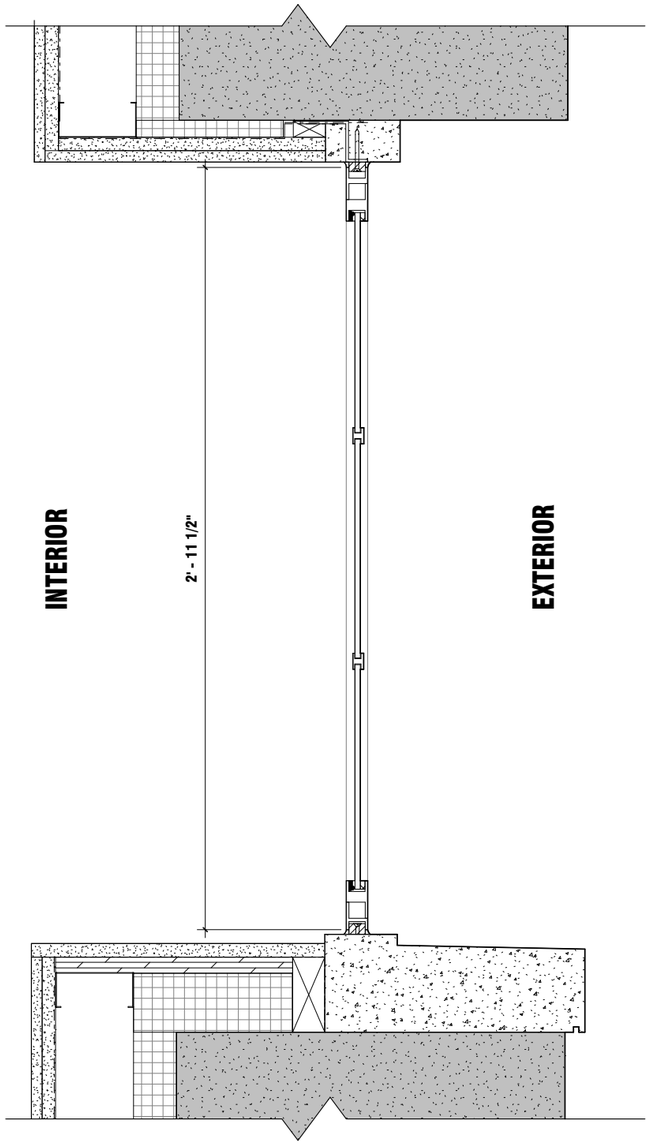
REPLACEMENT PROPOSAL

EXISTING GLAZING RATIO

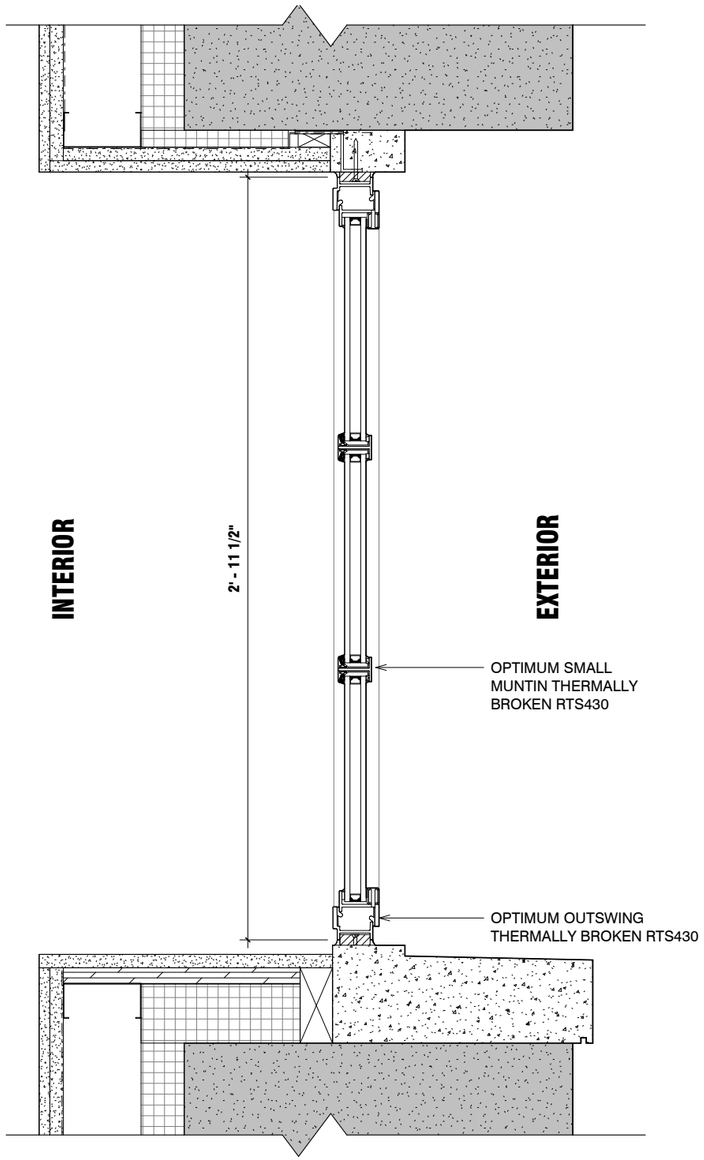
TOTAL: 568 SQ IN
GLAZING: 304.44 SQ IN
FRAMING: 263.56 SQ IN

STUDIO #1022

WINDOW SECTION COMPARISON



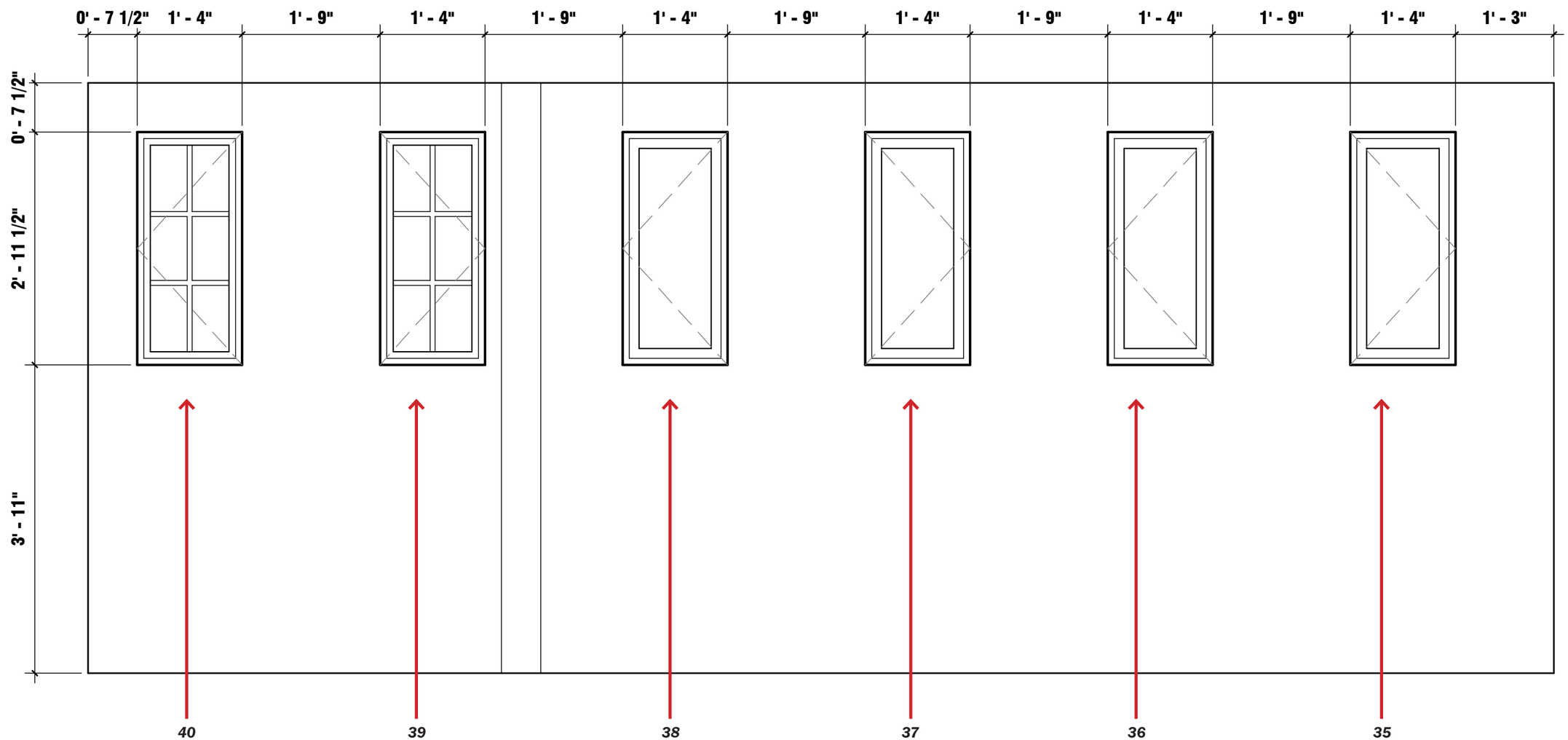
EXISTING WINDOW CONDITIONS

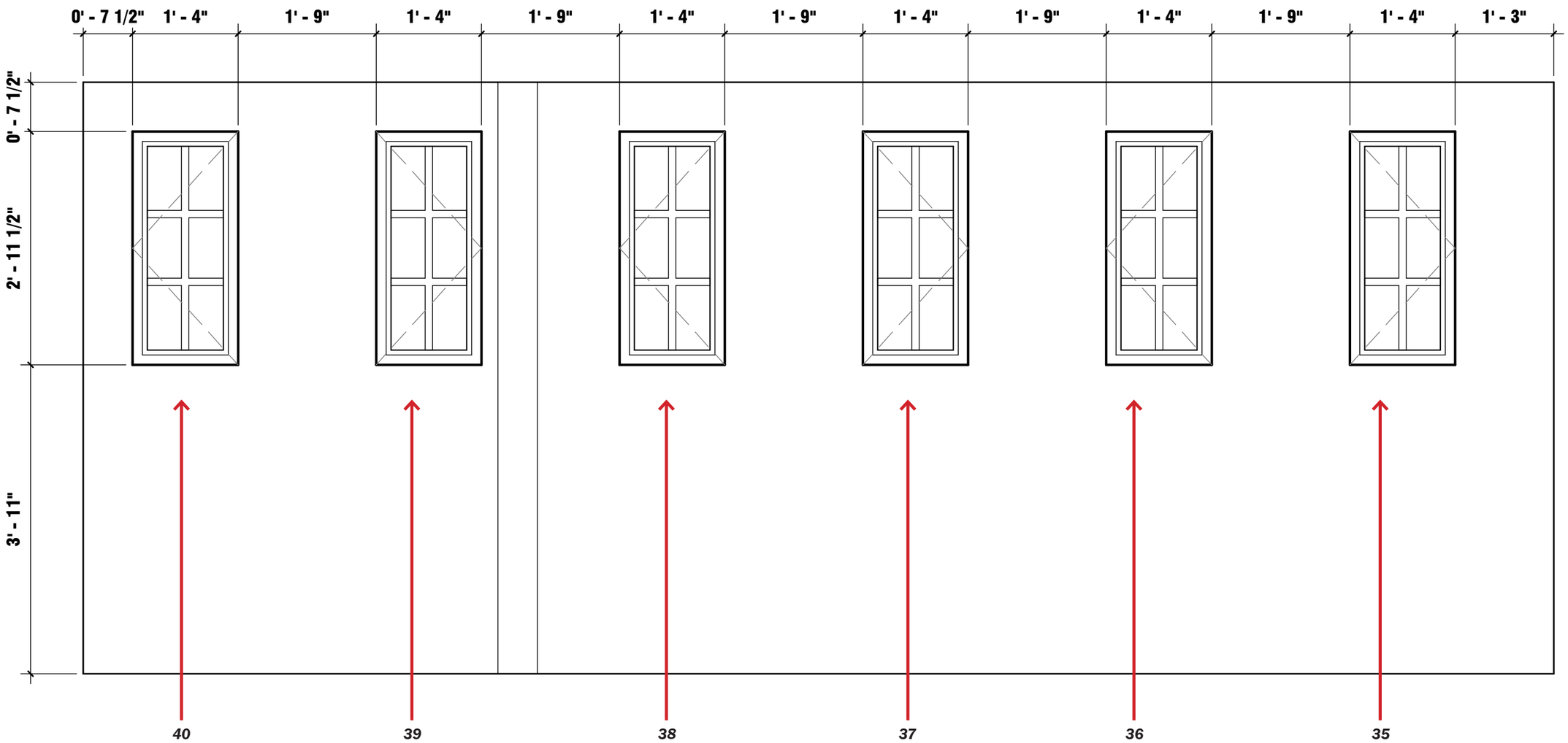


REPLACEMENT PROPOSAL

STUDIO #1022

EXISITING CONDITION INTERIOR ELEVATION



STUDIO #1022

PROPOSED WINDOW REPLACEMENT INTERIOR ELEVATION