

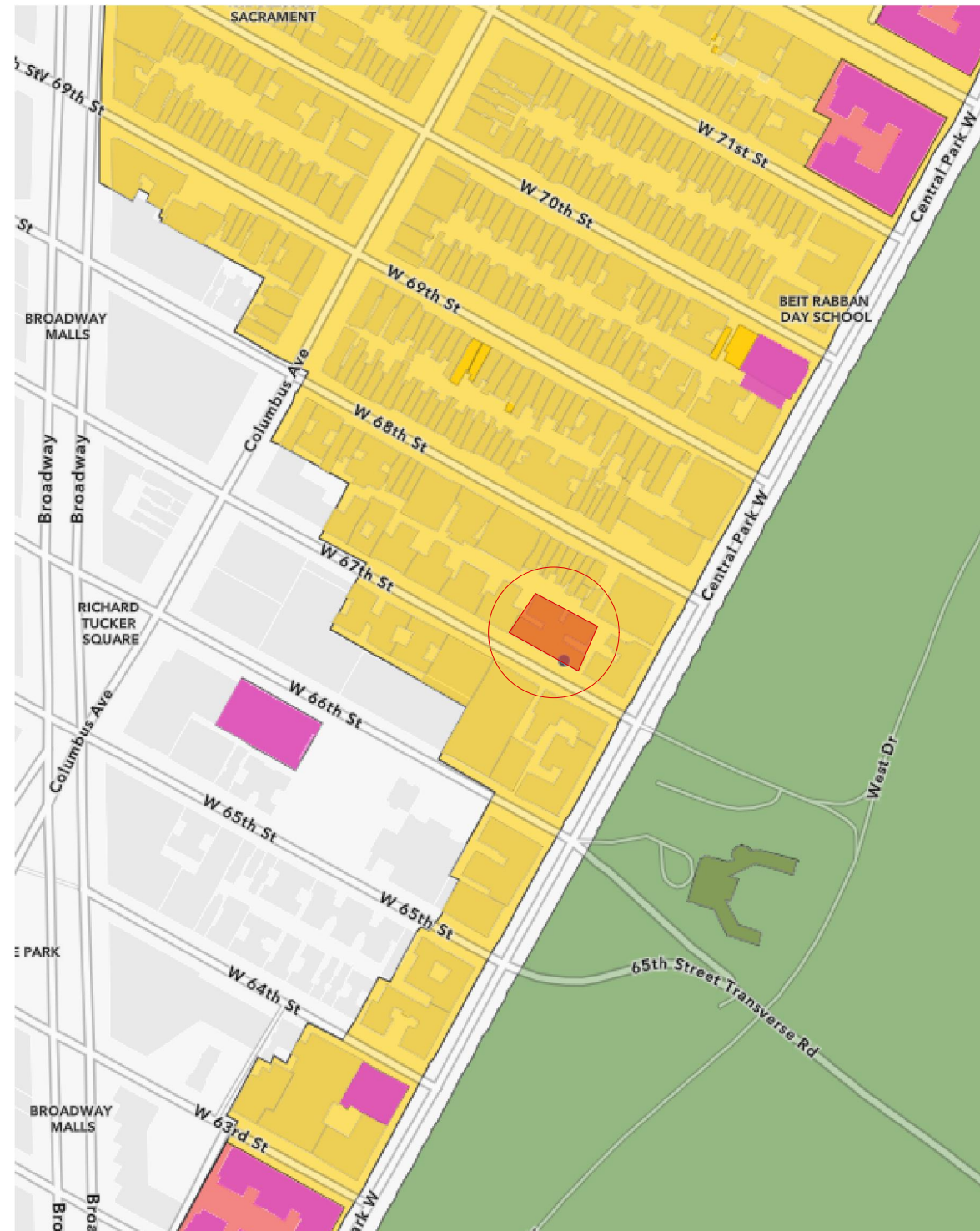
PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023



HISTORIC DISTRICT MAP

N.T.S.



INDEX OF DRAWINGS

TITLE SHEET:

PAGE	DESCRIPTION
1. T1	Historic District Map + Existing Building Facade
2. TP1	North Facade - Partial Tax Photo
3. BE1	North Facade Elevation
4. T2	North Facade - Proposed Scope of Work
5. H1	Window Elevations
6. P1	701-702 summary


CURRENT BUILDING PHOTO



Building Fact/ Historic Designation:

1 West 67th Street | Hotel des Artistes
 Date of Construction: 1915-1918
 Architect: George M. Pollard
 Owner/ Developer: Hotel des Artistes, Inc.
 Major Alteration(s): None
 Alteration Architect(s): None
 Style: neo-Gothic, Tudor
 Material(s): Brick, Stone

Building Type: Studio Building
 Original Use: Residential, Multi-Family
 Tax Block: 1120
 Tax Lot: 23

 <p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address: 1 West 67th Street New York, NY 10023	Drw. Title: Historic District map + Location Map existing and proposed Building Facades & Index Of Drawings	Drw. EF	Rev. 1	Sheet: T1
			Date: 4/2/2024		
			Scale: NOT TO SCALE		

PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023



1 - West 67th Street - 701-702 - Public Hearing Presentation.dwg

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Project Name and Address:
1 West 67th Street
New York, NY 10023

Drw. Title:

North Facade
Partial Tax Photo

Drw. EF	Rev. 1
Date: 4/3/2024	
Scale: NOT TO SCALE	

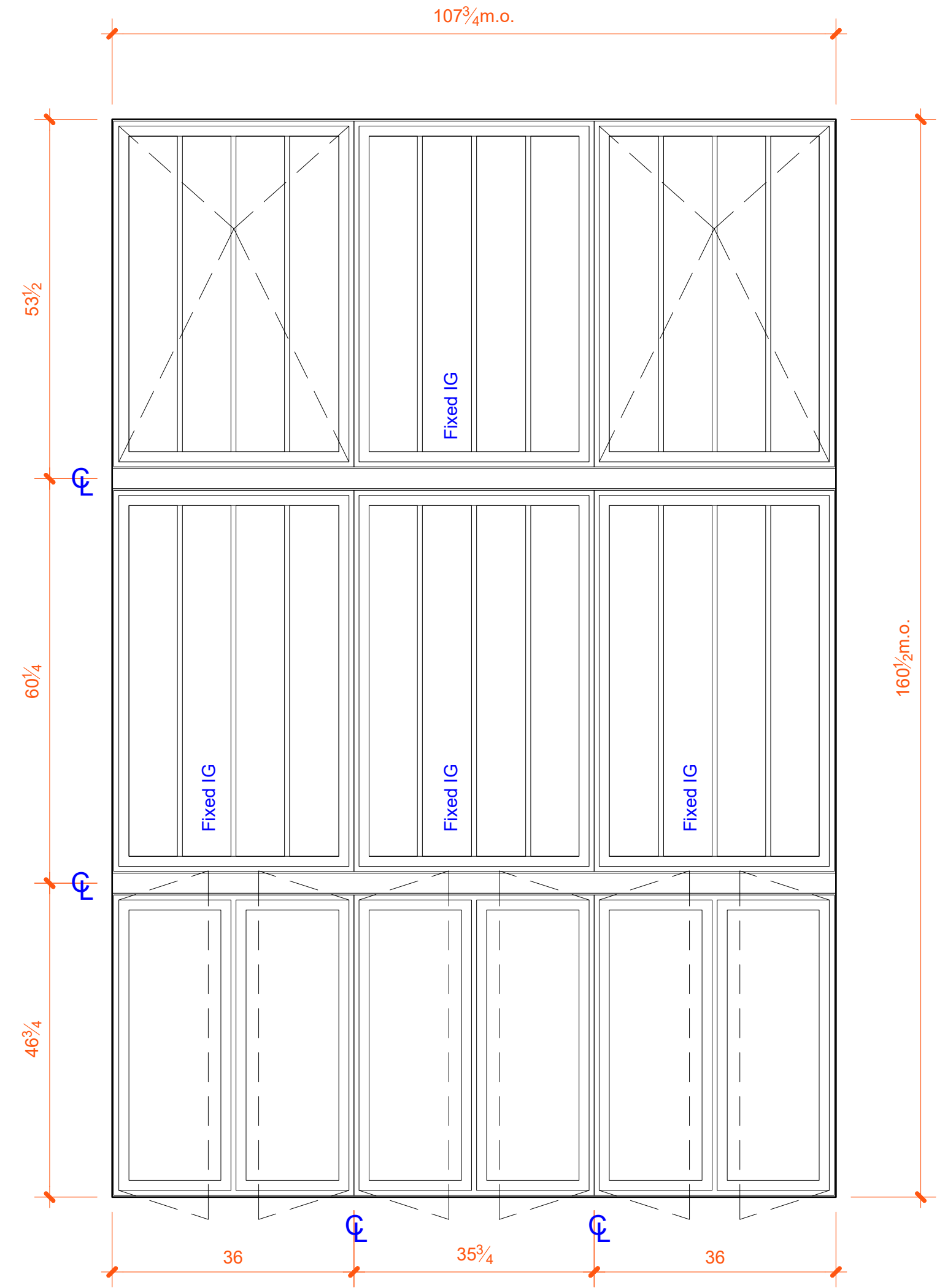
Sheet:

TP1

Sheet 2 of 6



Existing North Facade



Exist. Steel Casement Library

Existing Windows Elevation

NORTH

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	<p>Project Name and Address: 1 West 67th Street New York, NY 10023</p>	<p>Drw. Title: North Facade Historic and Existing Elevation</p>	<p>Drw. EF</p>	<p>Rev. 1</p>	<p>Sheet: BE1</p>
			<p>Date: 4/3/2024</p>		
			<p>Scale: NOT TO SCALE</p>		

PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023

1 - West 67th Street - 701-702 - Public Hearing Presentation.dwg

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No uniformity among the windows in this line. Altering this opening would help to create additional uniformity as well as increasing the Historic aesthetic

Lower Masonry sill to match the adjacent window height in the apartment

Existing North Facade



Project Name and Address:
1 West 67th Street
New York, NY 10023

Drw. Title:

North Facade
Proposed Scope of work

Drw. EF	Rev. 1
Date: 4/3/2024	
Scale: NOT TO SCALE	

Sheet:

T2

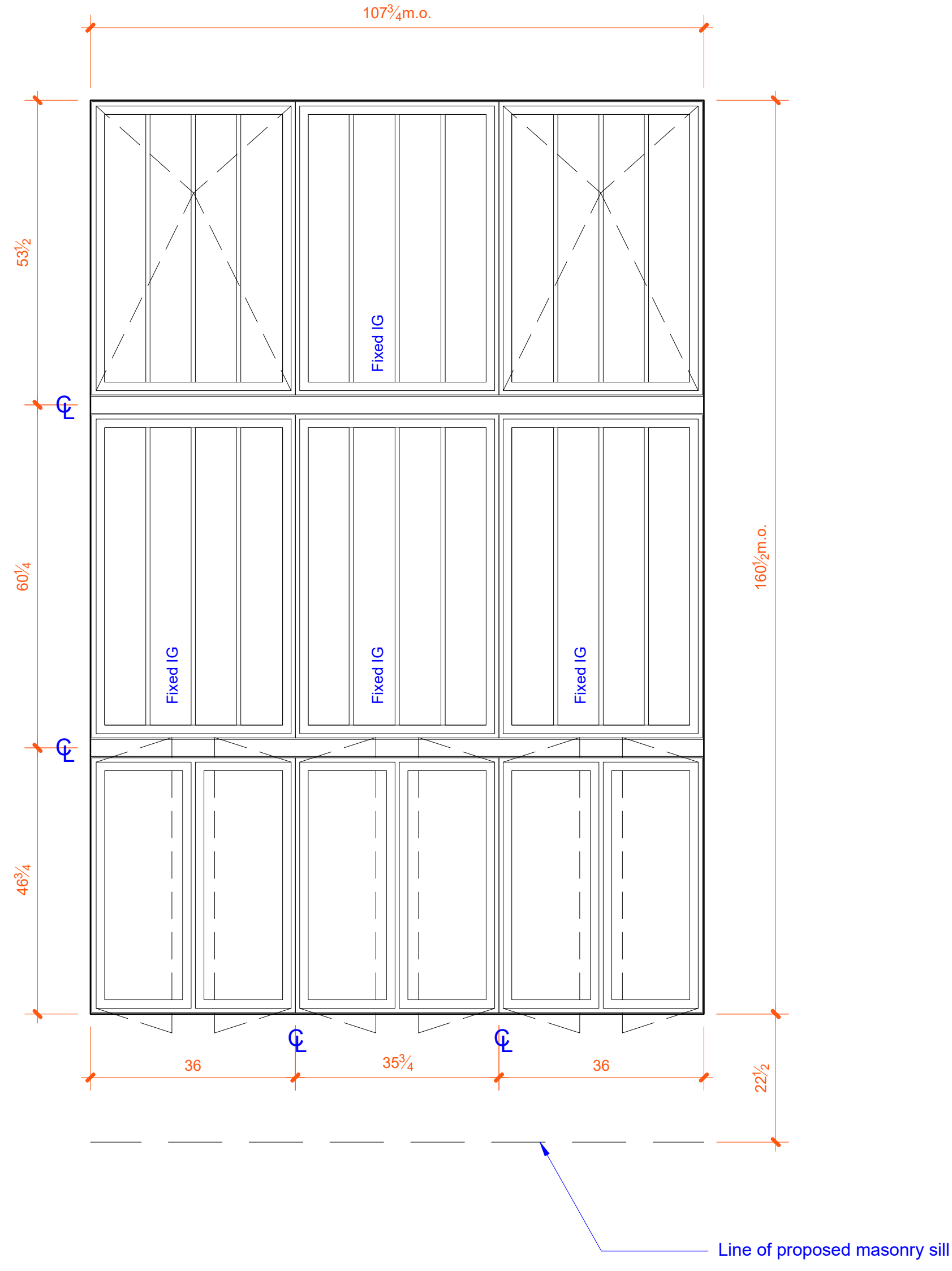
Sheet 4 of 6

PROPOSED SCOPE OF WORK

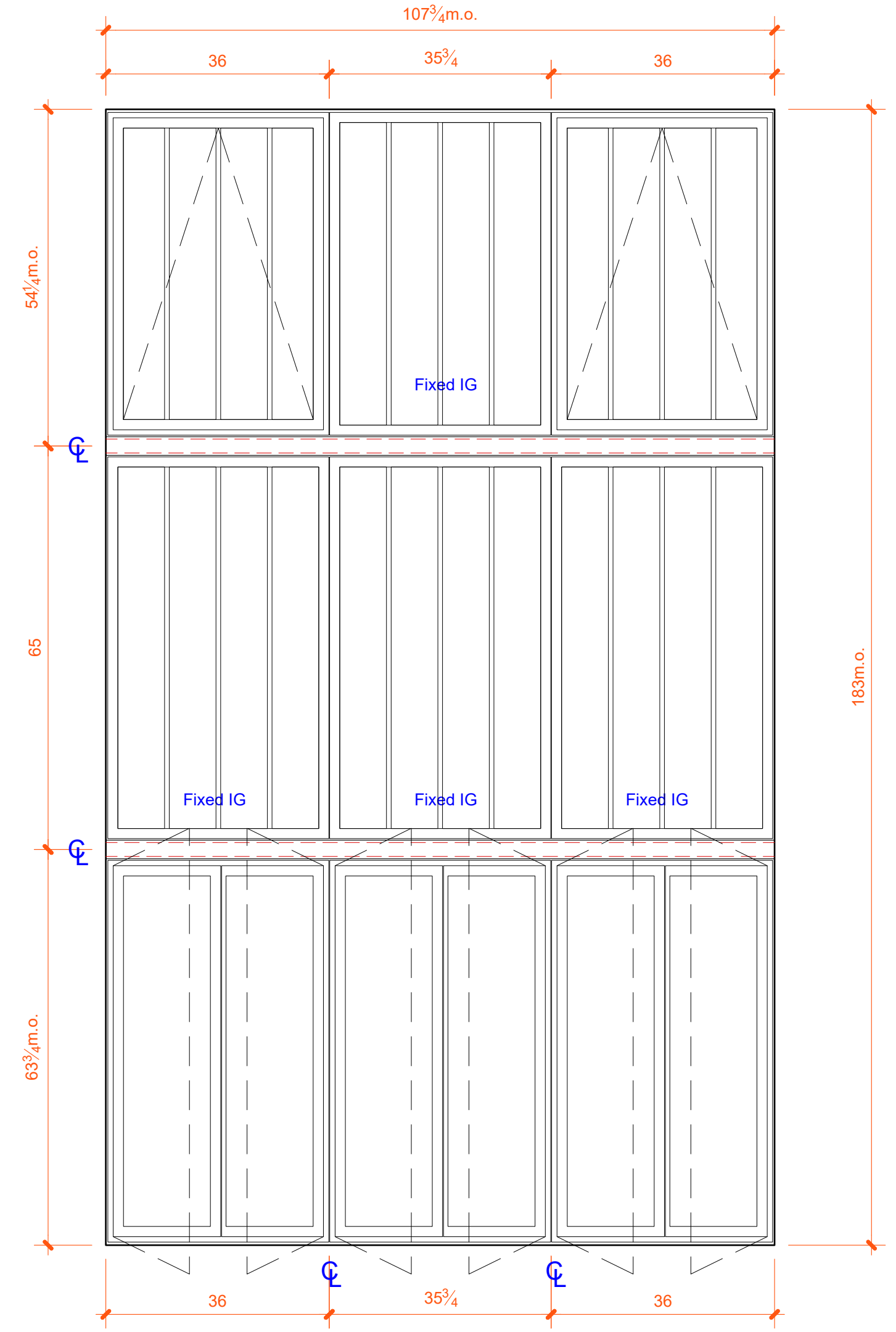
IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023

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1 - West 67th Street - 701-702 - Public Hearing Presentation.dwg



Exist. Steel Casement Library



ENLARGED (MODIFIED) OPENING B.O.

Ottostumm W75BT Library

Existing Windows Elevation NORTH

Proposed Windows Elevation NORTH

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
1 West 67th Street
New York, NY 10023

Drw. Title: Window Elevations		
Drw. EF	Rev. 1	Sheet:
Date: 4/3/2024		H1
Scale: As Shown		

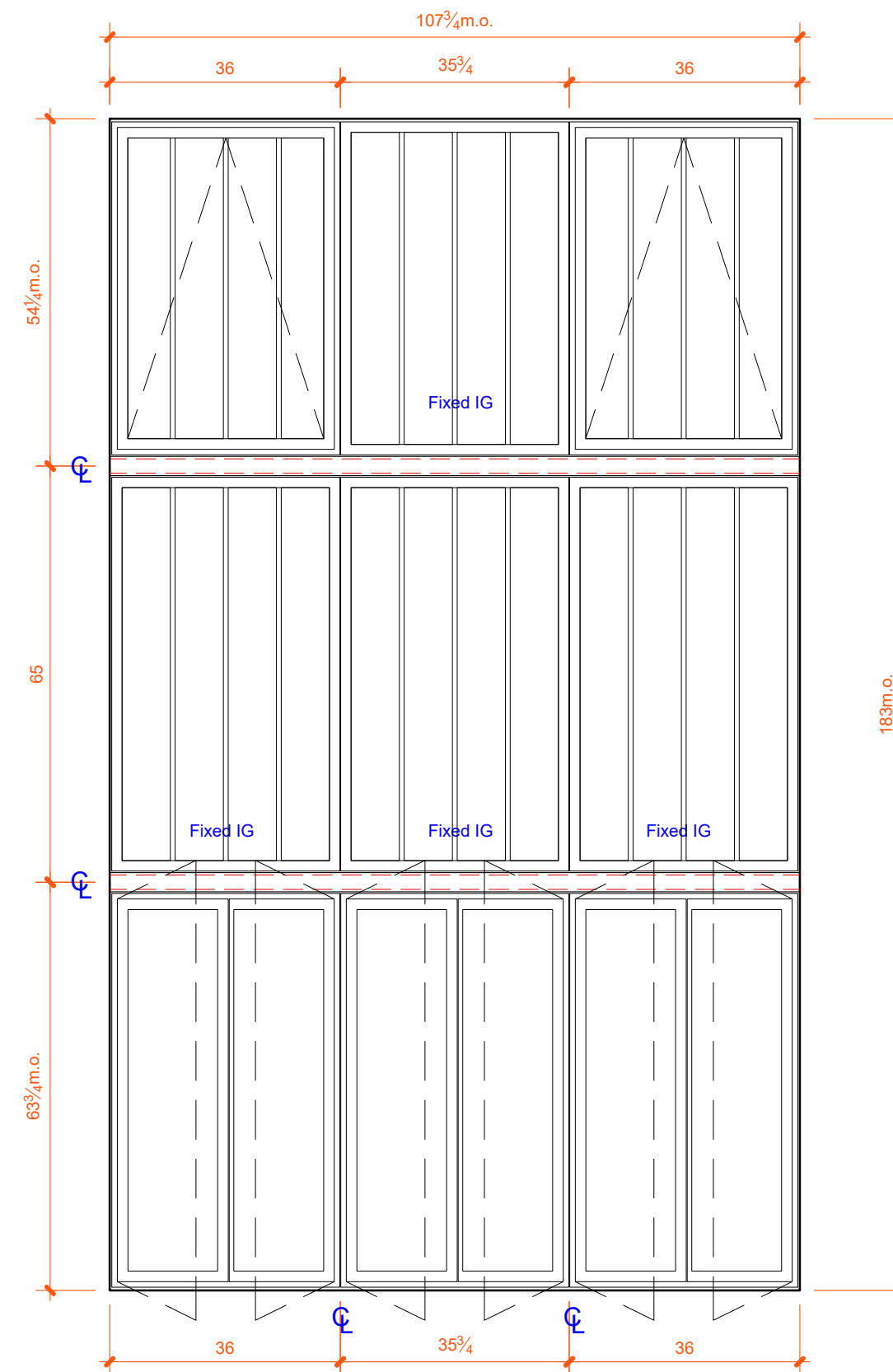
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PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 222 Central Park South, NEW YORK, NY 10019

701-702 Windows

- Enlarge the height of the masonry opening to match the immediate adjacent window
- There is little to no uniformity throughout the North facing facade
- The proposed window reverts back to the historic aesthetic as opposed to the rest of the windows on the facade



ENLARGED (MODIFIED) OPENING B.O.

Ottostumm W75BT
Library

Proposed Windows Elevation

NORTH

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
1 West 67th Street
New York, NY 10023

Drw. Title: 701-702 Summary

Drw. EF Rev. 1 Sheet:

Date: 4/3/2024

Scale: As Shown

P1

PANORAMA WINDOWS, LTD.



Private Residence
1 West 67th Street – Apartment 701/702
New York, NY 10023

767 East 132nd Street
Bronx, New York 10454
T 718-292-9882
F 718-402-5683
License No. 781029

February 13, 2024

WINDOW CONDITION REPORT

Per the NYC Landmarks Preservation Commission Upper West Side/Central Park West Historic District Designation Report (1990), **1 West 67th Street** was constructed between 1915 and 1918 of neo-Gothic/ Tudor style using brick and stone. The original fenestration for this building is described as “multipane casements with transoms/ steel multipane pivoting” windows. Since its construction there have been no major alternations noted on the designation report.

The window(s) in question are located on the North façade of the building, on the 7th story. A large portion of this façade is visible from both Central Park West and West 68th Street. The residence consists of 10, originally steel casement windows and steel double hung windows, replacement steel windows as well as two, steel, double height casement *studio* windows, of which 2/3 of one of the windows is original. These two windows consist of 3 vertical portions, stack on top of each other. The original configuration consists of:

- Top row of multipane pivoting windows flanking a center fixed window
- Middle row of multipane fixed windows
- Bottom row of single pane casement windows

Currently, one of the two *studio* windows have been replaced in its entirety (using all single lite units). The remaining window’s operable (lower row) portion was replaced at the same time.

Panorama recommends the replacement of both windows with new, thermally efficient, steel casement windows matching the historic configuration. The replacement of the partially historic window is necessary as there are many structural and aesthetic flaws which are irreparable.

In addition, it is proposed that the smaller of the two *studio* windows will have its masonry opening enlarged so that the heights of the two windows align. This will allow the alignment of the horizontal mullions across the openings, creating uniformity.

Of the 7 **fully** visible, double height *studio* windows on the North façade, there is only 1 completely historic remaining. Replacing these two windows will not only offer a more structurally sound window, enhance the buildings thermal efficiency, but also help repair the historic aesthetic of the North façade.

Upon further inspection of the window in question, Panorama has found the following:

1. Glazing of the historic windows is not consistent
2. Essential structural members have rusted beyond repair
3. Glazing putty is damaged beyond repair
4. Operable units are not historic

Please see the attached appendix for photo documentation of the aforementioned issues.

Sincerely,

A handwritten signature in blue ink that reads "P. Elliott Folsom".

Elliott Folsom
Principal
Panorama Windows, Ltd.

1 West 67th Street - 701/702



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1a

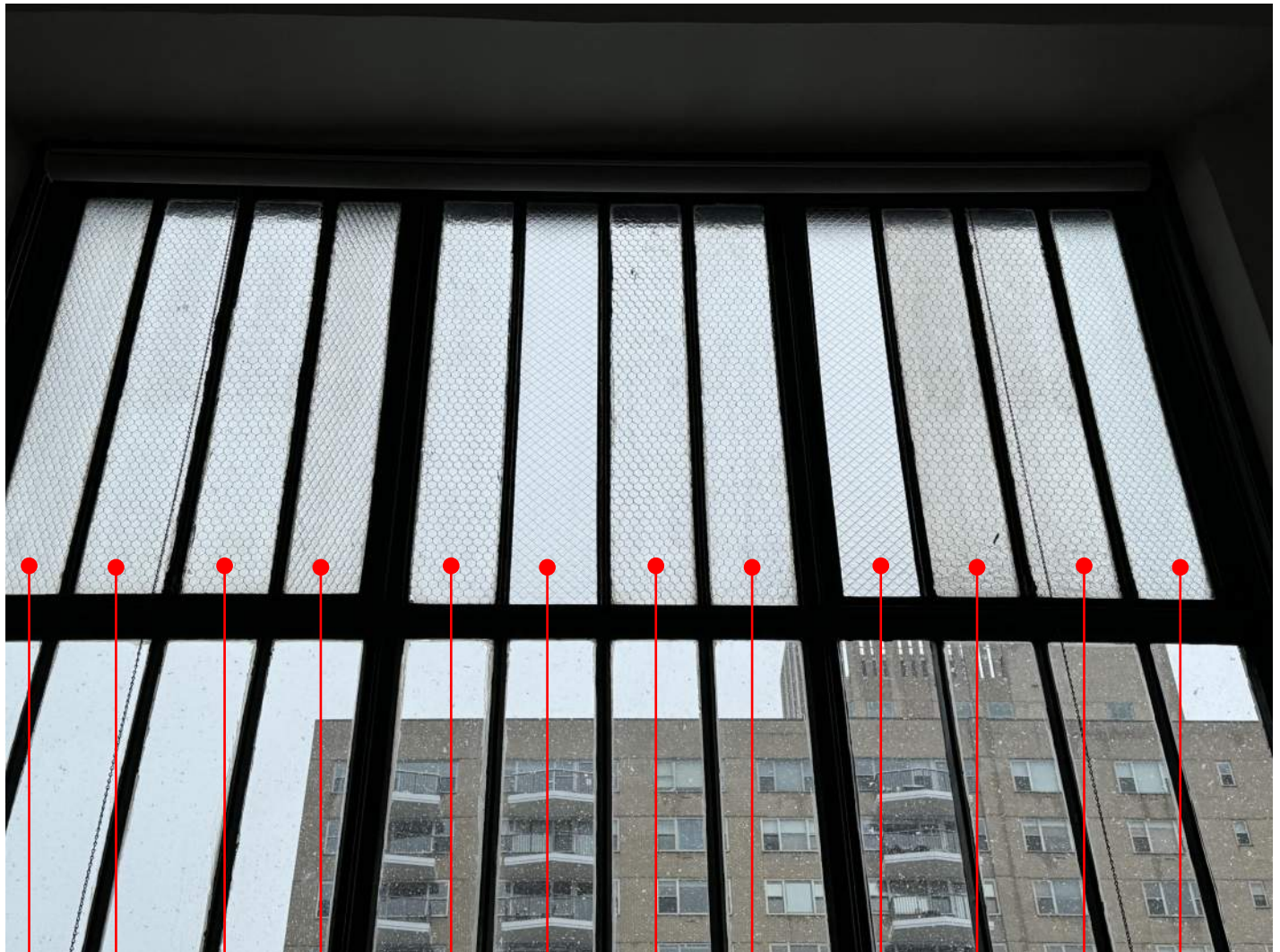
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1 West 67th Street - 701/702



Historic Glazing Historic Glazing Replacement Glazing Historic Glazing Historic Glazing Historic Glazing

Historic Glazing Historic Glazing Historic Glazing Historic Glazing Replacement Glazing Historic Glazing

1 West 67th Street - 701/702



Rust through historic steel



Rust through historic steel structural members

Rust through historic steel structural members



Rust through historic steel



Rust through historic steel

1 West 67th Street - 701/702



Replacement windows
matching replacement
windows in adjacent room

Replacement windows



Insulated Glass Unit

Insulated Glass Unit

PROPOSED IMPROVEMENTS

IN THE MATTER OF PROPOSING NEW WINDOWS AT 1 WEST 67TH ST, 701 - 702, NEW YORK, NY 10023

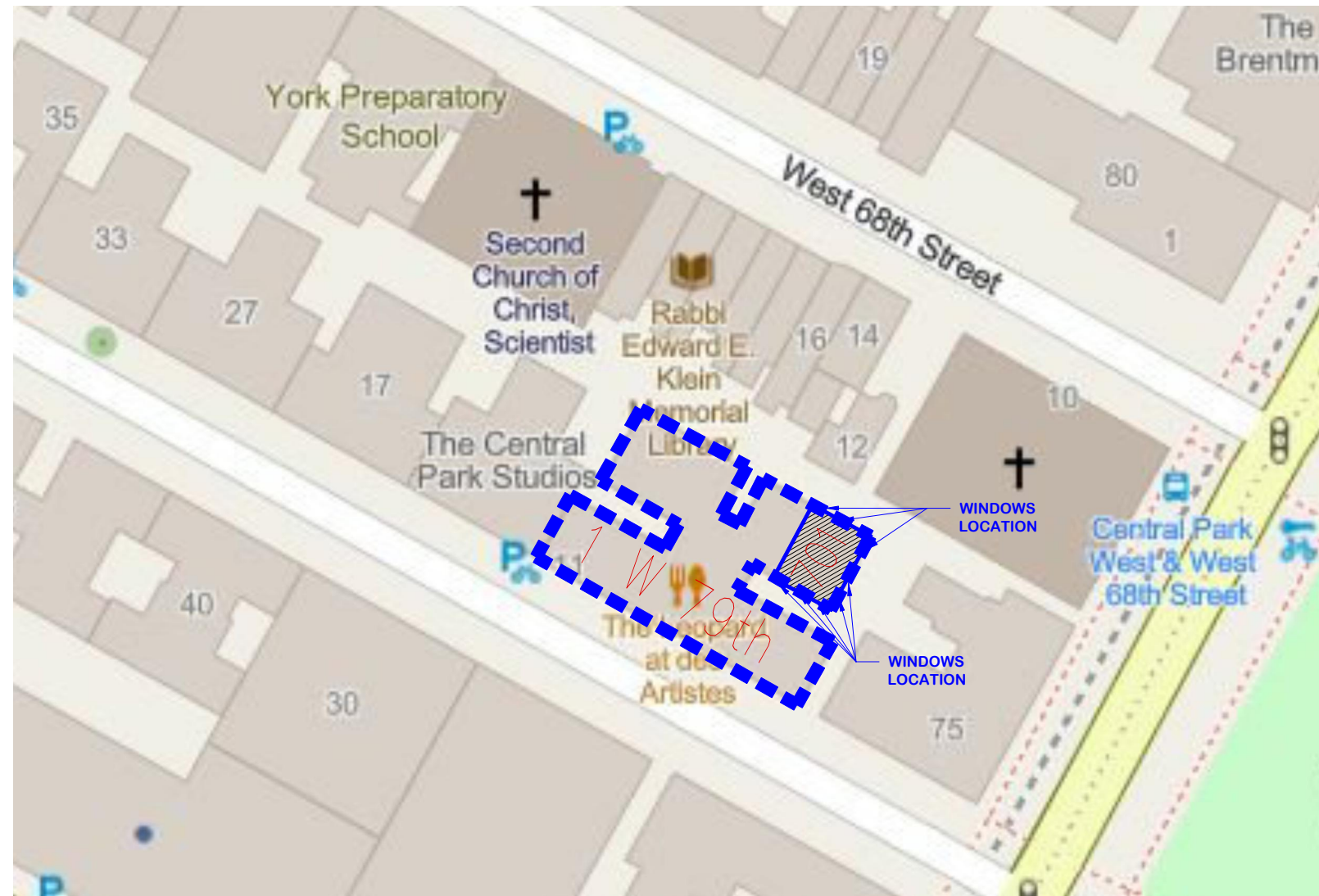


LOCATION PLAN

N.T.S.

INDEX OF DRAWINGS

TITLE SHEET:



WINDOWS #19 - #28 AT EAST AND SOUTH FACADE (inner courtyard) ARE NOT VISIBLE FROM ANY PUBLIC THOROUGHFARE

Page	Description
1. T	Title Page, Location Plan & Index of Drawings
2. LG1	Legend & Abbreviations
3. WS	Window Schedule & Glass Diminution
4. FP1	Windows Key Plan
5. PIC1	Building North Façade & 1940's Tax Photo
6. PIC2	Existing Windows Condition – Interior View
7. EL1	Existing & Proposed Windows Elevation – North Façade
8. EL2	Existing & Proposed Windows Elevation – North Façade
9. EL3	Existing & Proposed Windows Elevation – south & East Façade
10. EL4	Existing & Proposed Windows Elevation – South & East Façade
11. VD1	Existing Windows Section – Vertical Details
12. VD2	Existing Windows Section – Vertical Details
13. VD3	Proposed Windows Section – Vertical Details
14. VD4	Proposed Windows Section – Vertical Details
15. VD5	Existing & Proposed Windows Section – Vertical Details
16. VD6	Existing & Proposed Windows Section – Vertical Details
17. VD7	Existing Windows Section – Vertical Details
18. HD1	Existing & Proposed Windows Section – Horizontal Details
19. HD2	Existing & Proposed Windows Section – Horizontal Details
20. HD3	Existing Windows Section – Horizontal Details
21. HD4	Existing & Proposed Windows Section – Horizontal Details
22. HD5	Existing & Proposed Windows Section – Horizontal Details
23. HD6	Existing & Proposed Windows Section – Horizontal Details
24. HD7	Existing Windows Section – Horizontal Details

1 - West - 67th St - 701-702 - Drawings - EF Revision.dwg

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		Project Name and Address:	Drw. Title:	Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet: T-1
		LEIBINGER, REGINE Residence	Location Plan & Index of Drawings	Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	
		1 WEST 67TH ST, 701 - 702		Scale: NOT TO SCALE	Rev. 3 10/27/2023	Rev. 6 ----	

LEGEND & ABBREVIATIONS

INSTALLATION

SYMBOL	DESCRIPTION
WIF	WITHIN THE EXISTING FRAME
MO	MASONRY OPENING
WS	WINDOW SIZE
SSO	STEEL SASH OPENING
WSO	WOOD SASH OPENING
CMU	CONCRETE MASONRY UNIT
DLO	DAYLIGHT OPENING

WINDOW TYPES

SYMBOL	DESCRIPTION
PDH	TEMPEST PREMIUM DOUBLE HUNG WINDOW
PTBR	TEMPEST PREMIUM TALL BOTTOM RAIL DH WINDOW
PTBREGHDH	TEMPEST PREMIUM TALL BOTTOM RAIL EQUAL GLASS DH WINDOW
QDH	TEMPEST QUALITY DOUBLE HUNG WINDOW
CP	TEMPEST INSWING CASEMENT-PIVOT WINDOW
HP	TEMPEST HORIZONTAL PIVOT WINDOW
FC	TEMPEST HISTORIC FIBERGLASS CASEMENT WINDOW
FAD	TEMPEST FIBERGLASS ARCHITECTURAL DOOR
FTT	TEMPEST FIBERGLASS TILT & TURN WINDOW
CUDH-NG2	MARVIN ALUMINUM CLAD WOOD ULTIMATE DOUBLE HUNG WINDOW-NG2
WUDH	MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOW
WUDH-M	MARVIN WOOD ULTIMATE DOUBLE HUNG MAGNUM WINDOW
WMTT	MARVIN WOOD MAGNUM TILT-TURN WINDOWS
CMTT	MARVIN CLAD MAGNUM TILT-TURN WINDOWS
CUC	MARVIN CLAD ULTIMATE CASEMENT WINDOWS
WUC	MARVIN WOOD ULTIMATE CASEMENT WINDOWS
CUFC	MARVIN CLAD ULTIMATE FRENCH CASEMENT
WUFC	MARVIN WOOD ULTIMATE FRENCH CASEMENT
ARC 5000	ARCADIA 5000 SERIES SLIDING DOOR
ARC T500	ARCADIA T500 SERIES SLIDING WINDOWS
ARC 8250	ARCADIA 8250 SERIES HINGED TERRACE DOOR
ARC T-325	ARCADIA T-325 SERIES OUTSWING CASEMENT
ARC T-200	ARCADIA T-200 SERIES OUTSWING CASEMENT
ARC 5820/5920	ARCADIA MULTI-PANEL SLIDING PATIO DOOR SYSTEM
OPT-680TT	OPTIMUM 680 TILT-AND-TURN WINDOWS
OPT-680C	OPTIMUM 680 ALUMINUM CASEMENT SERIES
OPT FR4700	OPTIMUM FR4700, 3/4 HOUR FIRE-RATED STEEL CASEMENT
OPT FR7650	OPTIMUM FR7650 3/4 HOUR FIRE-RATED STEEL DOUBLE HUNG
OPT-HR4700	OPTIMUM HR4700 STEEL CASEMENT
OPT-HR4500	OPTIMUM HOT ROLLED STEEL WINDOWS AND DOORS
OPT-RTS430	OPTIMUM THERMALLY BROKEN STEEL WINDOWS AND DOORS

GLASS

SYMBOL	DESCRIPTION
IG	INSULATING GLASS
CT	CLEAR TEMPERED
CA	CLEAR ANNEALED
ACIDT	ACID ETCHED TEMPERED
ACIDA	ACID ETCHED ANNEALED
SANDB	SANDBLASTED GLASS
OBS	OBSCURE (PRIVACY) GLASS
LAMWA	LAMINATED WHITE ANNEALED
LAMCA	LAMINATED CLEAR ANNEALED
LOW-E	LOW EMISSIVITY COATING
CG7036	GUARDIAN LOW-E CLIMAGUARD 70/36
PLKEA	PILKINGTON ENERGY ADVANTAGE, LOW-E
SLRBN60	SOLARBAN 60, LOW-E
ARG.	ARGON GAS BETWEEN THE GLASS
#2	GLASS SURFACE WITH LOW EMISSIVITY COATING
18, 316, 14, 532	GLASS THICKNESS RESPECTIVELY 1/8", 3/16", 1/4", 5/32"

MISCELLANEOUS

SYMBOL	DESCRIPTION
NIC	NOT INCLUDED IN CONTRACT
FLR	FLOOR
VIF	VERIFY IN FIELD
AFF	ABOVE FINISHED FLOOR
AEF	ABOVE EXISTING FLOOR
ALUM	ALUMINUM MATERIAL
N/A	NOT APPLICABLE OR REQUIRED
PT	PRESSURE TREATED WOOD
FR	FIRE RESISTANT WOOD
SDL	SIMULATED DIVIDED LITE
PANEL	ALUMINUM FACED INSULATING PANEL
TTN	TOP TRANSOM
BTN	BOTTOM TRANSOM
SBO	SUPPLIED BY OTHERS
TBD	TO BE DETERMINED
TBC	TO BE CONFIRMED
NTS	NOT TO SCALE



SYMBOL	DESCRIPTION
	DRAWING REVISION NUMBER
	CURRENT REVISION CLOUD
	SECTION # OR DETAIL CUT
	SHEET NUMBER
	WATERPROOFING MEMBRANE
	WINDOW / DOOR NUMBER OR ID MARK
	WINDOW / DOOR ORIENTATION
	CENTER TO CENTER MEASUREMENTS
	WOOD BLOCK SPACER
	SASH OPENING ORIENTATION
	NON OPERABLE SASH
	OPERABLE SASH
	BACKER ROD
	CAULK SEALANT
	UNDEFINED EXISTING MATERIAL
	COMPOSITE SHIM (1/8" TO 1/4")
	INSULATION MATERIAL
	CENTER LINE (MIRROR AXIS)
	GREYFLEX EXPANDING TAPE
	CASEMENT WINDOW SWING DIRECTION, DASHED ARROW POINTS HINGE LOCATION

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	1 WEST 67TH ST, Residence		Legend & Abbreviations		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:40	Rev. 3 10/27/2023	Rev. 6 ----	
				Sheet: LG-1	

Window Schedule															Glass Diminution		
Window #	Location	Window Type	WS Width	WS Height	Ext. Finish	Int. Finish	Hardware Finish	Glazing:		Glass Thickness		Grids		Screens	Historic Window	Proposed Window	Diminution
								Exterior	Interior	Top	Bottom	Type	Layout		Glass Area (sf)	Glass Area (sf)	%
1	Library (6 Part) Lower	W 75 TB	35.625	61.5	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	10.18	10.12	0.66%
2	part of 6 Lower	W 75 TB	35.625	61.5	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	10.18	10.12	0.66%
3	part of 6 Lower	W 75 TB	35.625	61.5	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	10.18	10.12	0.66%
4	part of 6 Middle	W 75 TB	35.625	61.5	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	10.69	10.12	5.41%
5	part of 6 Middle	W 75 TB	35.625	61.5	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	10.69	10.12	5.41%
6	part of 6 Middle	W 75 TB	35.625	61.5	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	10.69	10.12	5.41%
7	part of 6 Upper	W 75 TB	35.625	52	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		3-PART	4W1H	NO	10.69	10.12	5.41%
8	part of 6 Upper	W 75 TB	35.625	52	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		3-PART	4W1H	NO	10.69	10.12	5.41%
9	part of 6 Upper	W 75 TB	35.625	52	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		3-PART	4W1H	NO	10.69	10.12	5.41%
10	Living Rm (6 Part) Lov	W 75 TB	36	61.5	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	12.56	11.93	5.06%
11	part of 6 Lower	W 75 TB	36	61.5	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	11.97	11.93	0.37%
12	part of 6 Lower	W 75 TB	36	61.5	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	11.97	11.93	0.37%
13	part of 6 Middle	W 75 TB	36	61.5	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	12.56	11.93	5.06%
14	part of 6 Middle	W 75 TB	36	61.5	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	12.56	11.93	5.06%
15	part of 6 Middle	W 75 TB	36	61.5	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	12.56	11.93	5.06%
16	part of 6 Upper	W 75 TB	36	52	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		3-PART	4W1H	NO	12.56	11.93	5.06%
17	part of 6 Upper	W 75 TB	36	52	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		3-PART	4W1H	NO	12.56	11.93	5.06%
18	part of 6 Upper	W 75 TB	36	52	Custom	TBD	N/A	See eng. Notes	See eng. Notes	1-1/2"		3-PART	4W1H	NO	12.56	11.93	5.06%
19	Living Room	W 75 TB	36	78.25	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	16.50	15.80	4.27%
20	Living Room	W 75 TB	43.75	62	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	15.41	15.34	0.44%
21	Dining Room	W 75 TB	47.5	62	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	16.92	16.82	0.55%
22	Kitchen	W 75 TB	43.5	62	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	15.31	15.24	0.43%
23	Kitchen	W 75 TB	47.5	62	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	16.92	16.82	0.55%
MEZZANINE																	
24	Bedroom 1	W 75 TB	47.5	62	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	16.92	16.82	0.55%
25	Bathroom 1	W 75 TB	35.25	62	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	11.98	11.97	0.07%
26	Bathroom 2	W 75 TB	17.5	36.25	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	2.40	2.52	-5.22%
27	Toilet	W 75 TB	17.5	36.25	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	2.82	2.71	3.85%
28	w.i.c	W 75 TB	47.25	62.5	Custom	TBD	TBD	See eng. Notes	See eng. Notes	1-1/2"		NONE	N/A	NO	17.57	16.87	3.98%

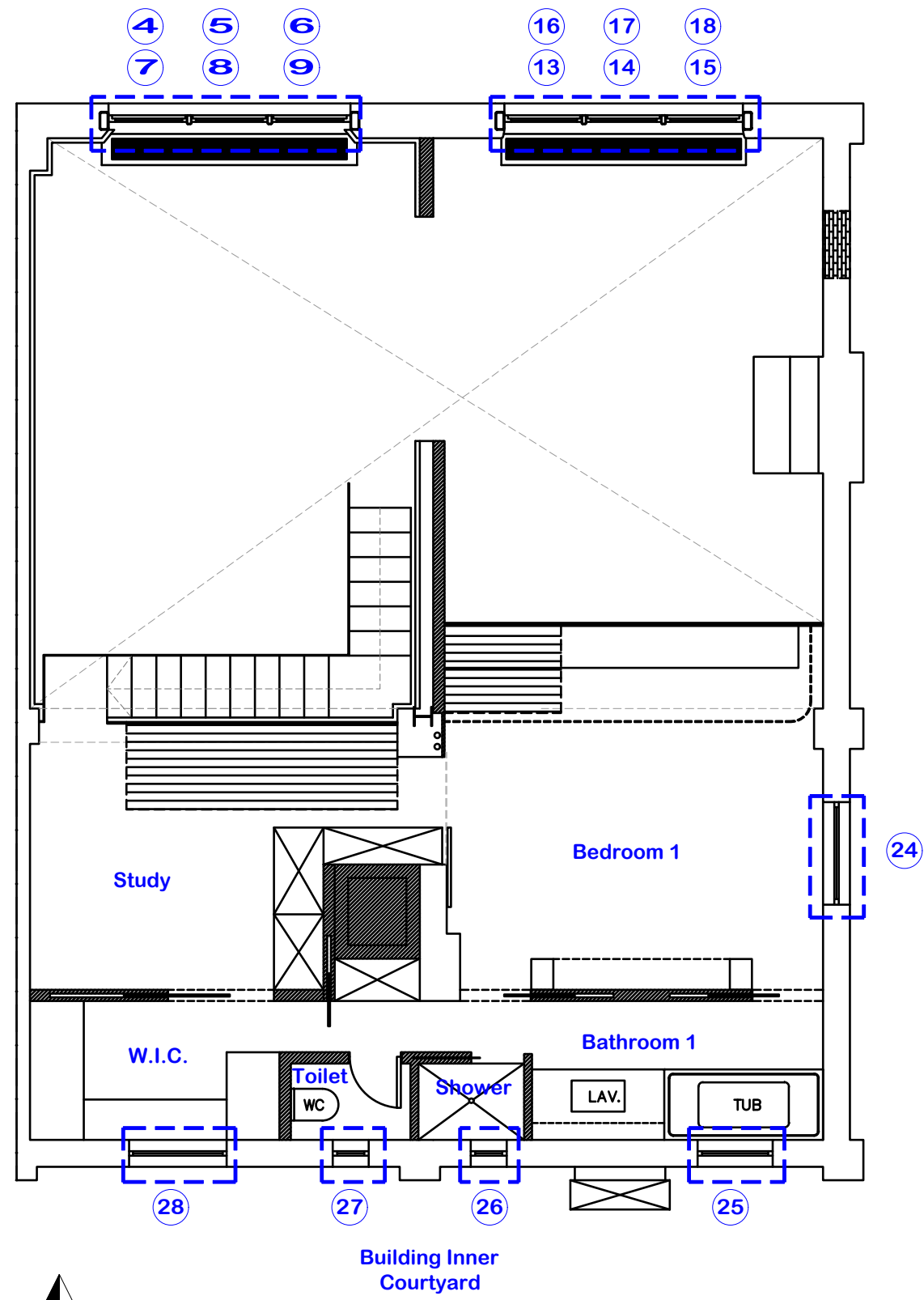
Glass Composition Notes:

- For Bathroom & bottom transom in Dining room:
 Outer Pane - 316 Low T - E #2
 Center - 18CT + Argon
- For all remaining Windows:
 Inner Pane - 14LAMCA + Argon
 Outer Pane - 316 Low - E #2
 Center - 18CA + Argon
 Inner Pane - 14LAMCA + Argon
 Bronze anodized spacer

		Project Name and Address:	Drw. Title:	Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet: WS-1
		LEIBINGER, REGINE Residence	Windows Schedule & Glass Diminution	Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	
		1 WEST 67TH ST, 701 - 702		Scale: NOT TO SCALE	Rev. 3 10/27/2023	Rev. 6 ----	

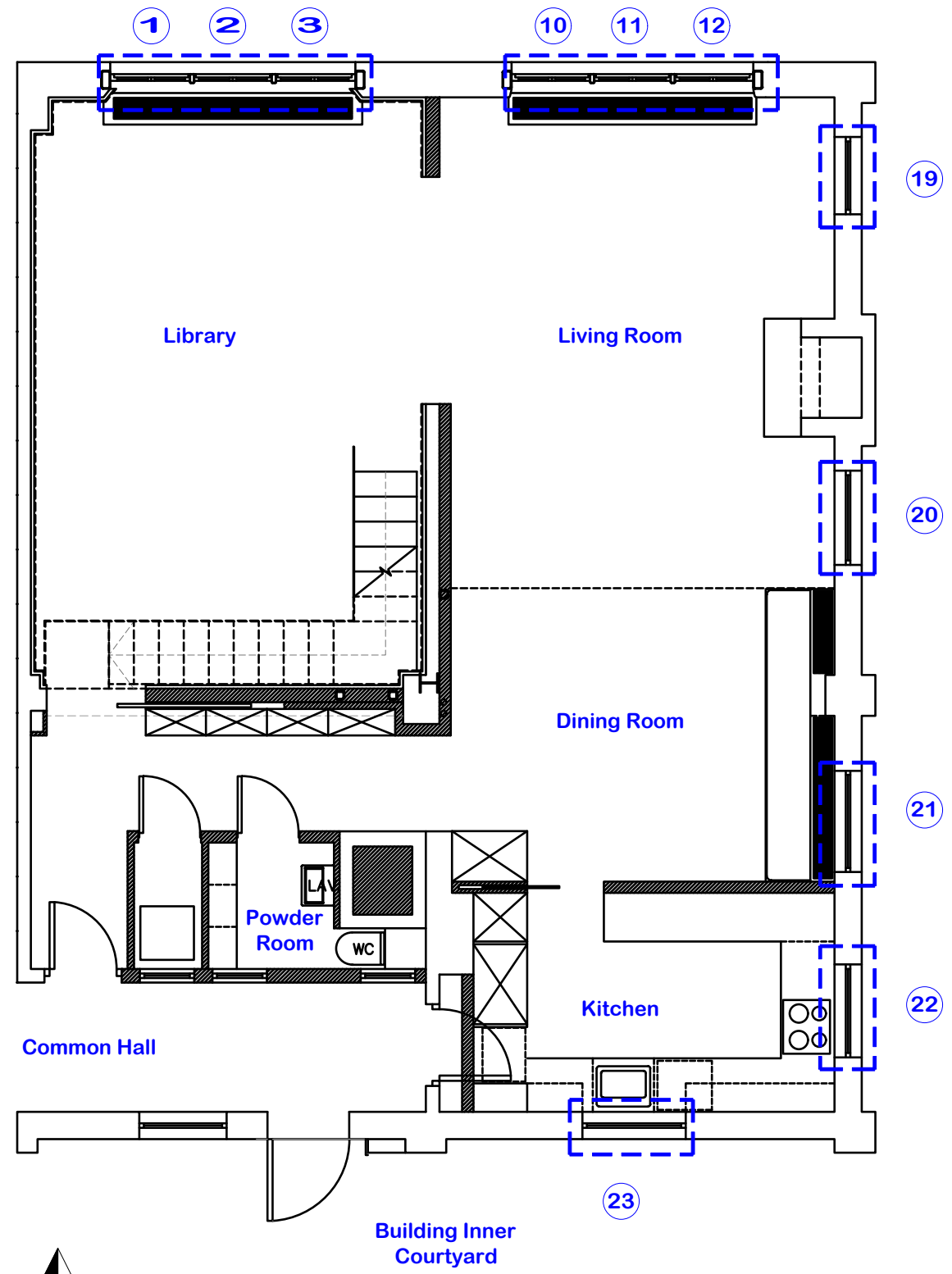
ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Client Approval: _____ Date: _____ Sign: _____



Windows Key Plan - 7th floor mezzanine

N.T.S.



Windows Key Plan - 7th floor

N.T.S.

P:\PANORAMA BUILDING DIRECTORY\NEW YORK CITY\Manhattan\West_sides\Streets\W_0675\0001\W_675\B\701-702\Drawings\Revisions\4-17-2024\1 - West - 67th St - 701-702 - Drawings - EF Revision.dwg

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<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Window Key Plan		
	1 WEST 67TH ST		Rev. 1	Rev. 4	Sheet:
	Apartment, 701 - 702		8/18/2023	1/9/2024	
Date:	8/10/2023	Rev. 2	10/02/2023	Rev. 5	FP-1
Scale:	1:40	Rev. 3	10/27/2023	Rev. 6	

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Client Approval	Date:	Sign:
-----------------	-------	-------



1 West 67th Street - Partial North Facade
(Looking South from 68th Street)



1 West 67th Street - 1940's Tax Photo

Upper West Side-Central Park West



Upper West Side-Central Park West
Historic District
Manhattan
Designated April 24, 1990

Historic District Boundaries



P:\PANORAMA BUILDING DIRECTORY\NEW YORK CITY\Manhattan\West Side\Streets\W_067S\0001W_067S\0001W_067S\0001W_067S\Drawings\Revisions\4-17-2024\1 - West - 67th St - 701-702 - Drawings - EF Revision.dwg

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 PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Building North Facade & Tax Photo		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:40	Rev. 3 10/27/2023	Rev. 6 ---	
				Sheet: PIC-1	

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Client Approval	Date:	Sign:
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Existing Window Condition - Interior View ① — ⑨



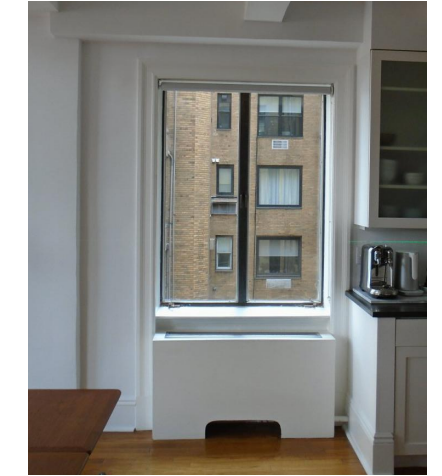
Existing Window Condition - Interior View ⑩ — ⑱



Existing Window Condition - Interior View ⑲



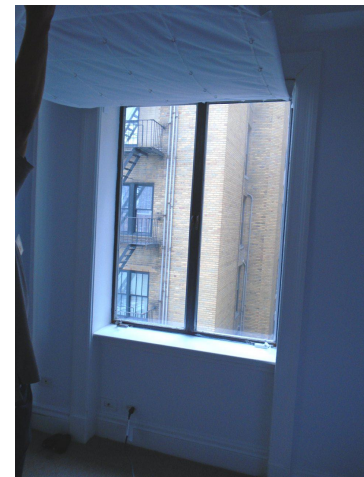
Existing Window Condition - Interior View ⑳



Existing Window Condition - Interior View ㉑



Existing Window Condition - Interior View ㉒ ㉓



Existing Window Condition - Interior View ㉔



Existing Window Condition - Interior View ㉕



Existing Window Condition - Interior View ㉖



Existing Window Condition - Interior View ㉗



Existing Window Condition - Interior View ㉘

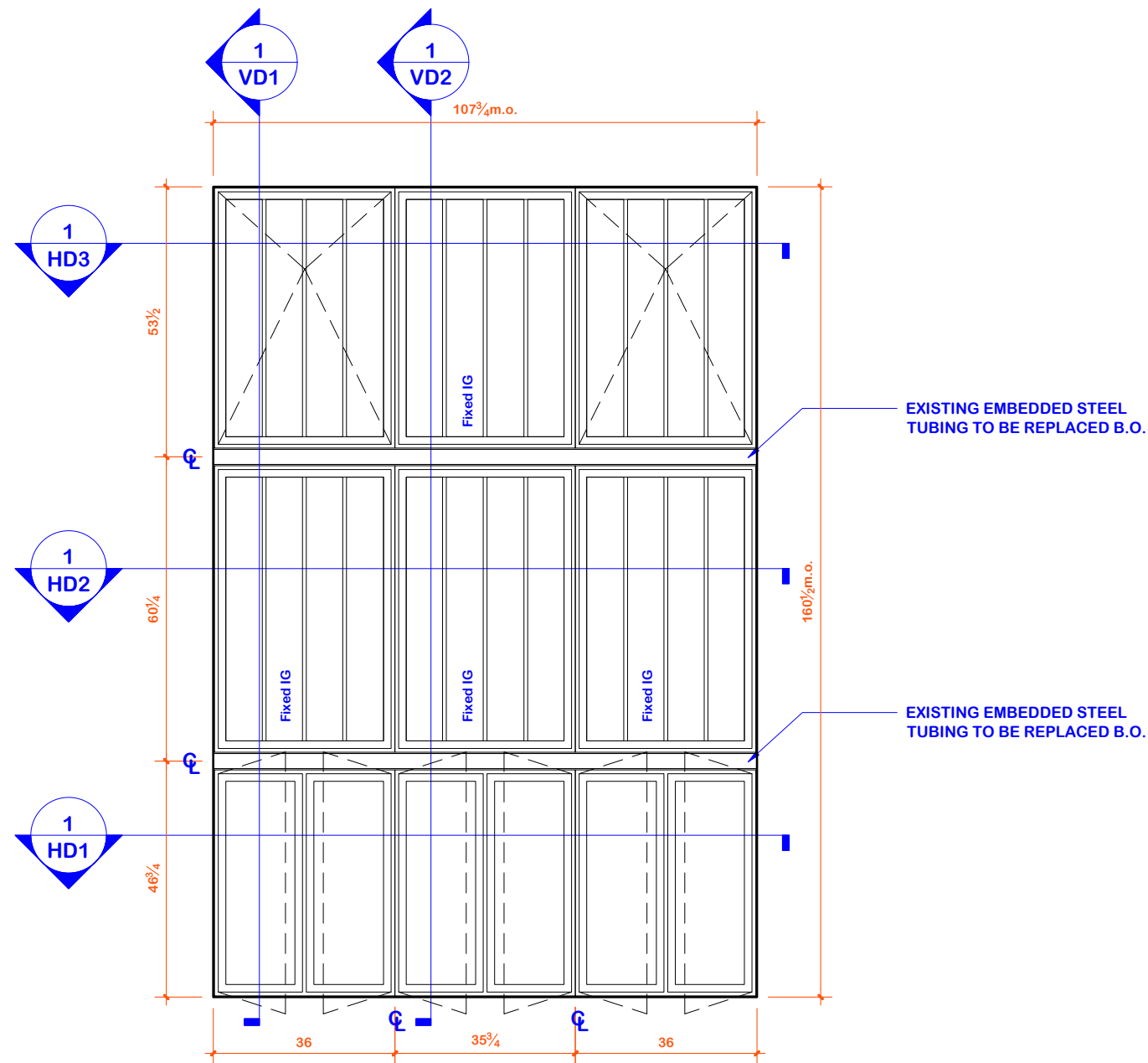
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<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing Windows Condition		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:40	Rev. 3 10/27/2023	Rev. 6 ---	
				Sheet: PIC-2	

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Client Approval _____ Date: _____ Sign: _____

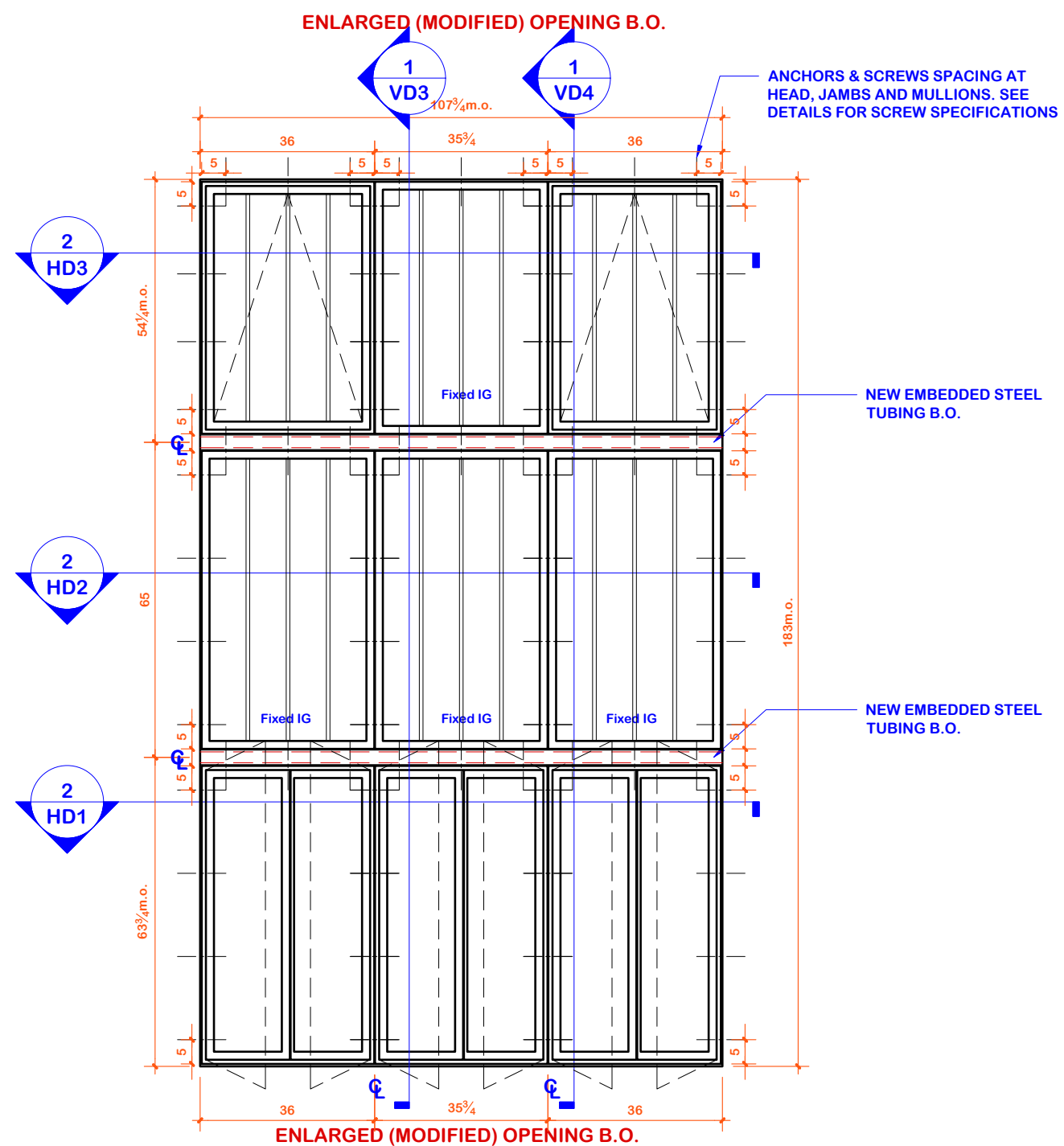


Exist. Steel Casement
Library

7	8	9
4	5	6
1	2	3

Existing Windows Elevation

NORTH

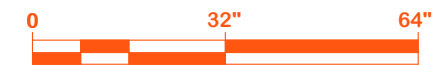


Ottostumm W75BT
Library

7	8	9
4	5	6
1	2	3

Proposed Windows Elevation

NORTH



EL1 Existing & Proposed Window Elevations
Scale: 3/8" = 1'-0" Proposed Fasten Within Existing Masonry Opening

 PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing & Proposed Windows Elevations		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 3/8" = 1'-0"	Rev. 3 10/27/2023	Rev. 6 ----	

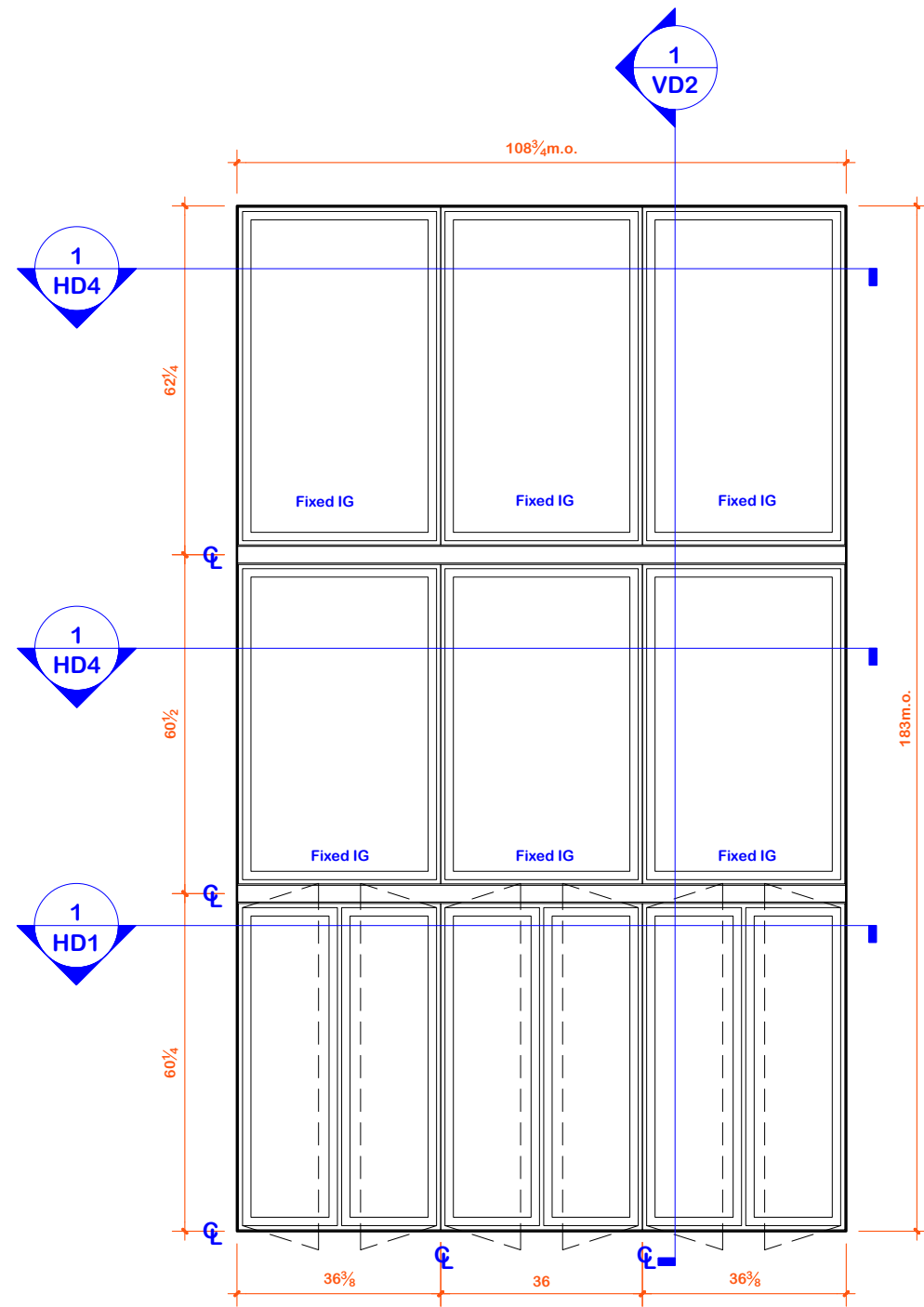
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ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Client Approval

Date:

Sign:

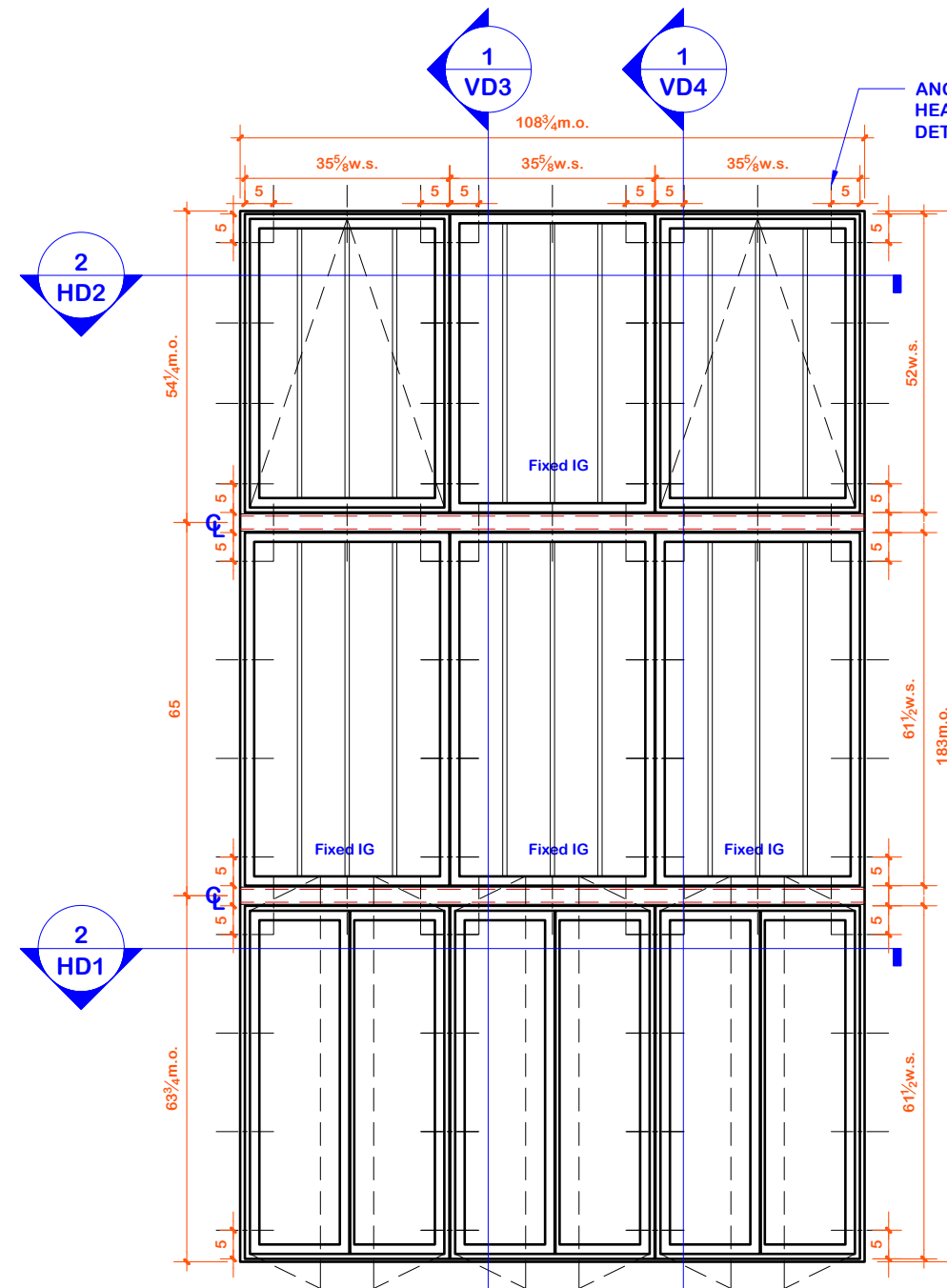


Exist. Steel Casement Living Room

- 16 17 18
- 13 14 15
- 10 11 12

Existing Windows Elevation

NORTH



Ottostumm W75BT Living Room

- 16 17 18
- 13 14 15
- 10 11 12

Proposed Windows Elevation

NORTH



EL2 Existing & Proposed Window Elevations

Scale: 3/8" = 1'-0"

Proposed Fasten Within Existing Masonry Opening



Project Name and Address:
LEIBINGER, REGINE, Residence
1 WEST 67TH ST
 Apartment, 701 - 702

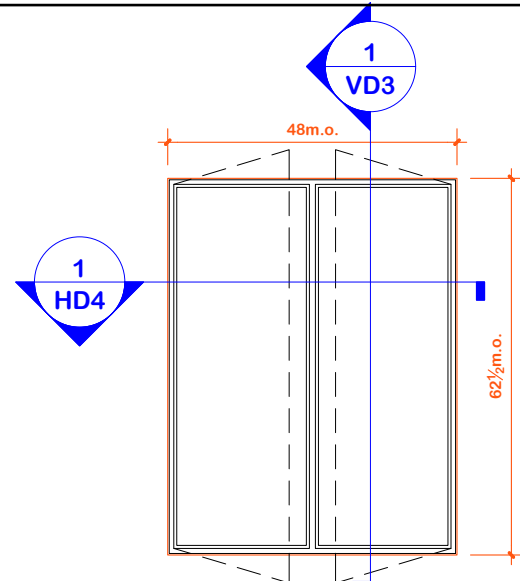
Drw. Title: Existing & Proposed Windows Elevations			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet: EL-2
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	
Scale: 3/8" = 1'-0"	Rev. 3 10/27/2023	Rev. 6 ----	

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

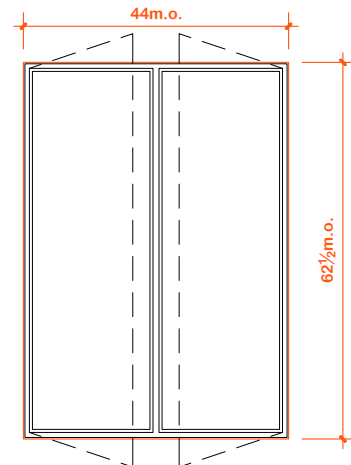
Client Approval

Date:

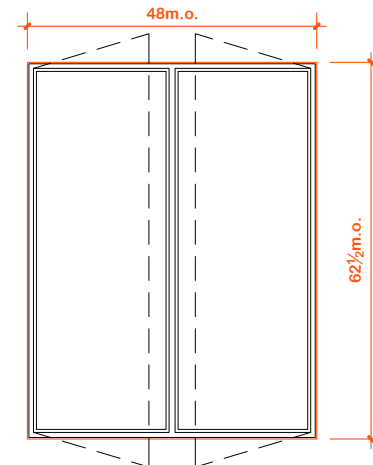
Sign:



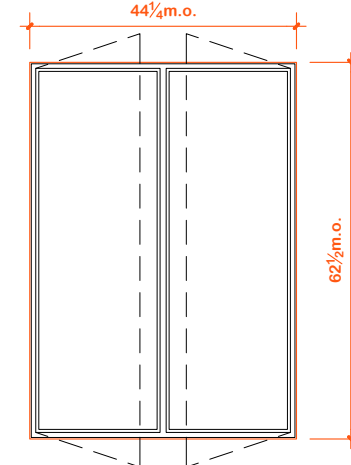
Exist. Steel Casement Kitchen (23)



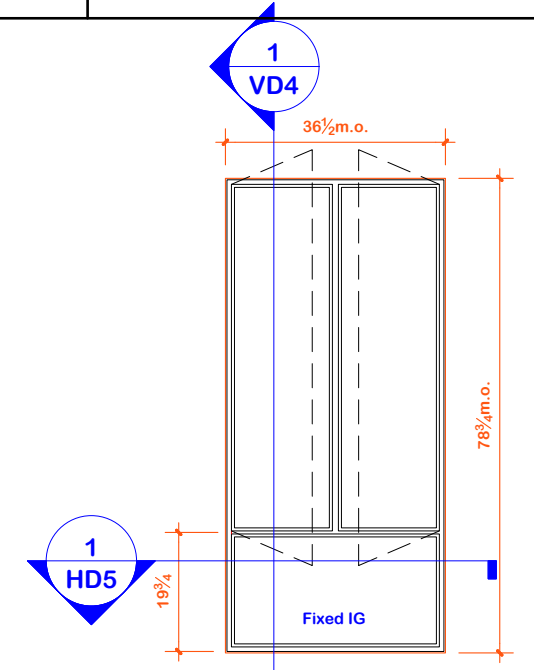
Exist. Steel Casement Kitchen (22)



Exist. Steel Casement Dining Room (21)



Exist. Steel Casement Living Room (20)

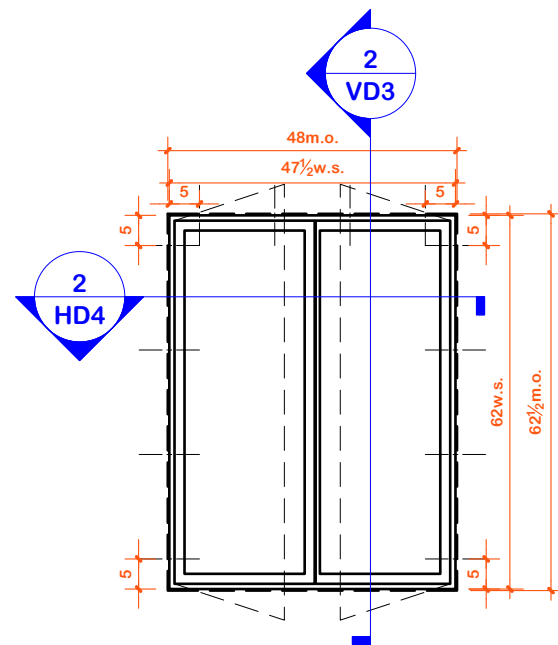


Exist. Steel Casement Living Room (19)

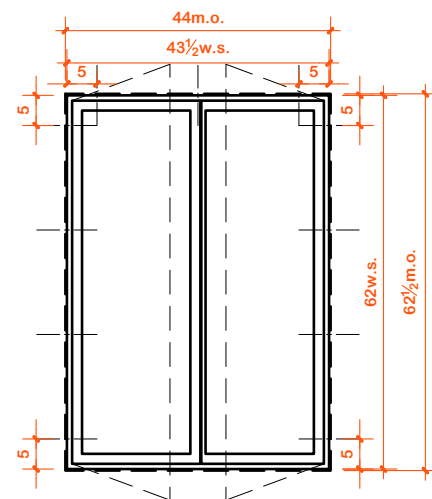
Existing Windows Elevation SOUTH

Existing Windows Elevation EAST

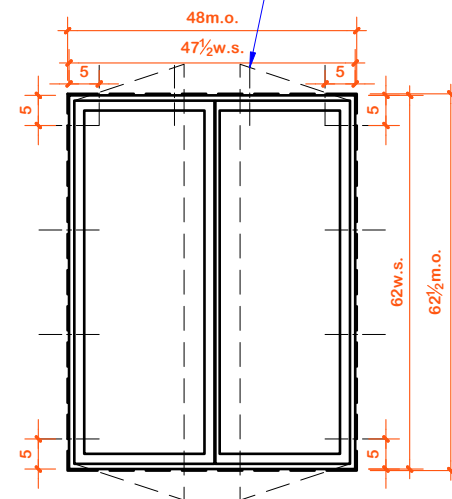
Existing Windows Elevation



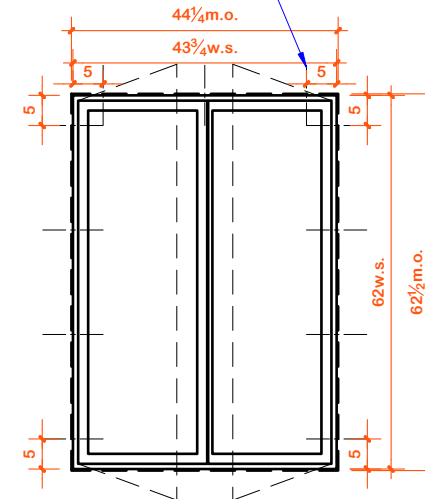
Ottostumm W75BT Kitchen (23)



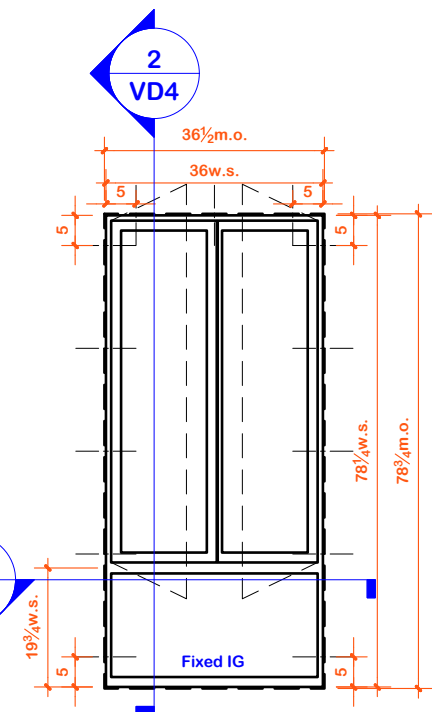
Ottostumm W75BT Kitchen (22)



Ottostumm W75BT Dining Room (21)



Ottostumm W75BT Living Room (20)



Ottostumm W75BT Living Room (19)

ANCHORS & SCREWS SPACING AT HEAD, JAMBS AND MULLIONS. SEE DETAILS FOR SCREW SPECIFICATIONS

Proposed Windows Elevation SOUTH

Proposed Windows Elevation EAST

Proposed Windows Elevation

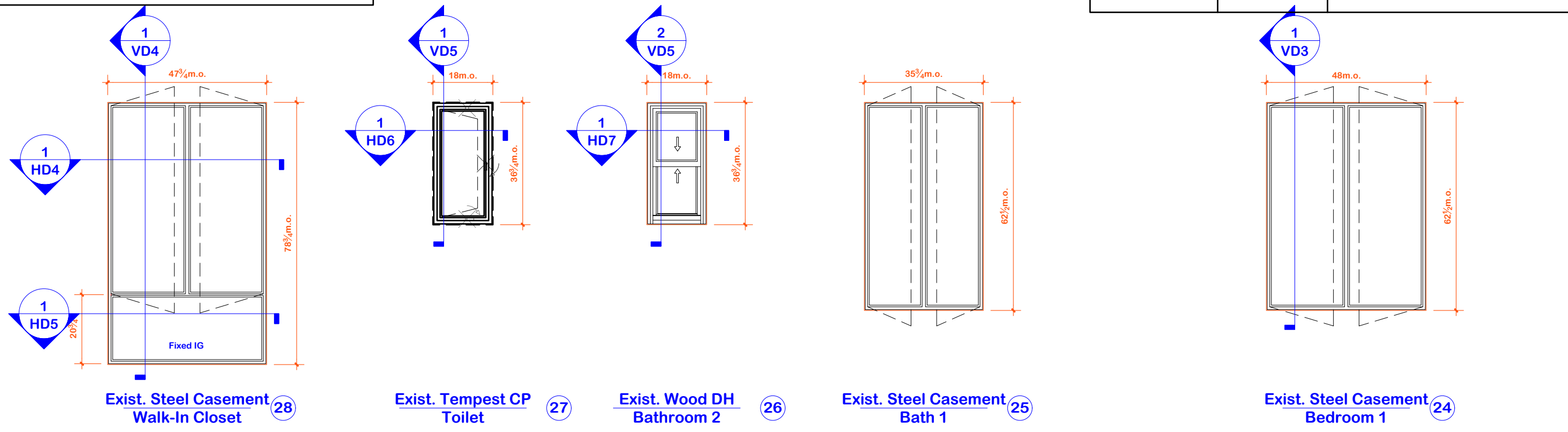
EL3 Existing & Proposed Window Elevations
Scale: 3/8" = 1'-0" Proposed Fasten Within Existing Masonry Opening



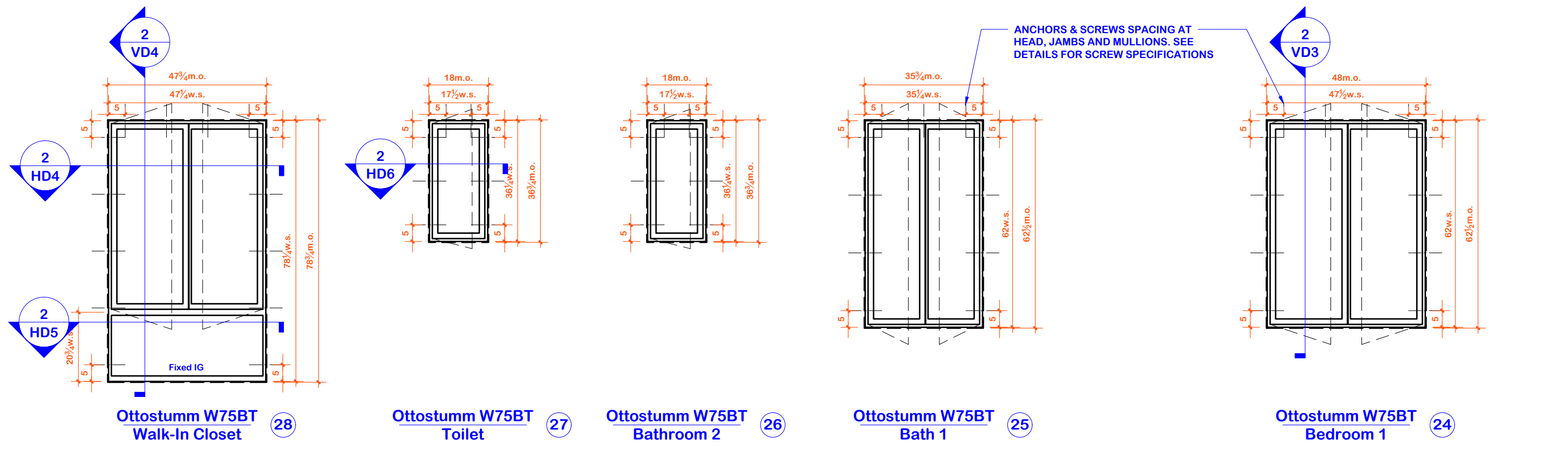
 PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:	
	LEIBINGER, REGINE, Residence 1 WEST 67TH ST Apartment, 701 - 702		Existing & Proposed Windows Elevations	
	Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
	Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	EL-3
	Scale: 3/8" = 1'-0"	Rev. 3 10/27/2023	Rev. 6 ----	

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Client Approval _____ Date: _____ Sign: _____



Existing Windows Elevation SOUTH Existing Windows Elevation EAST Existing Windows Elevation



Proposed Windows Elevation SOUTH Proposed Windows Elevation EAST Proposed Windows Elevation

EL4 Existing & Proposed Window Elevations
 Scale: 3/8" = 1'-0"
 Proposed Fasten Within Existing Masonry Opening

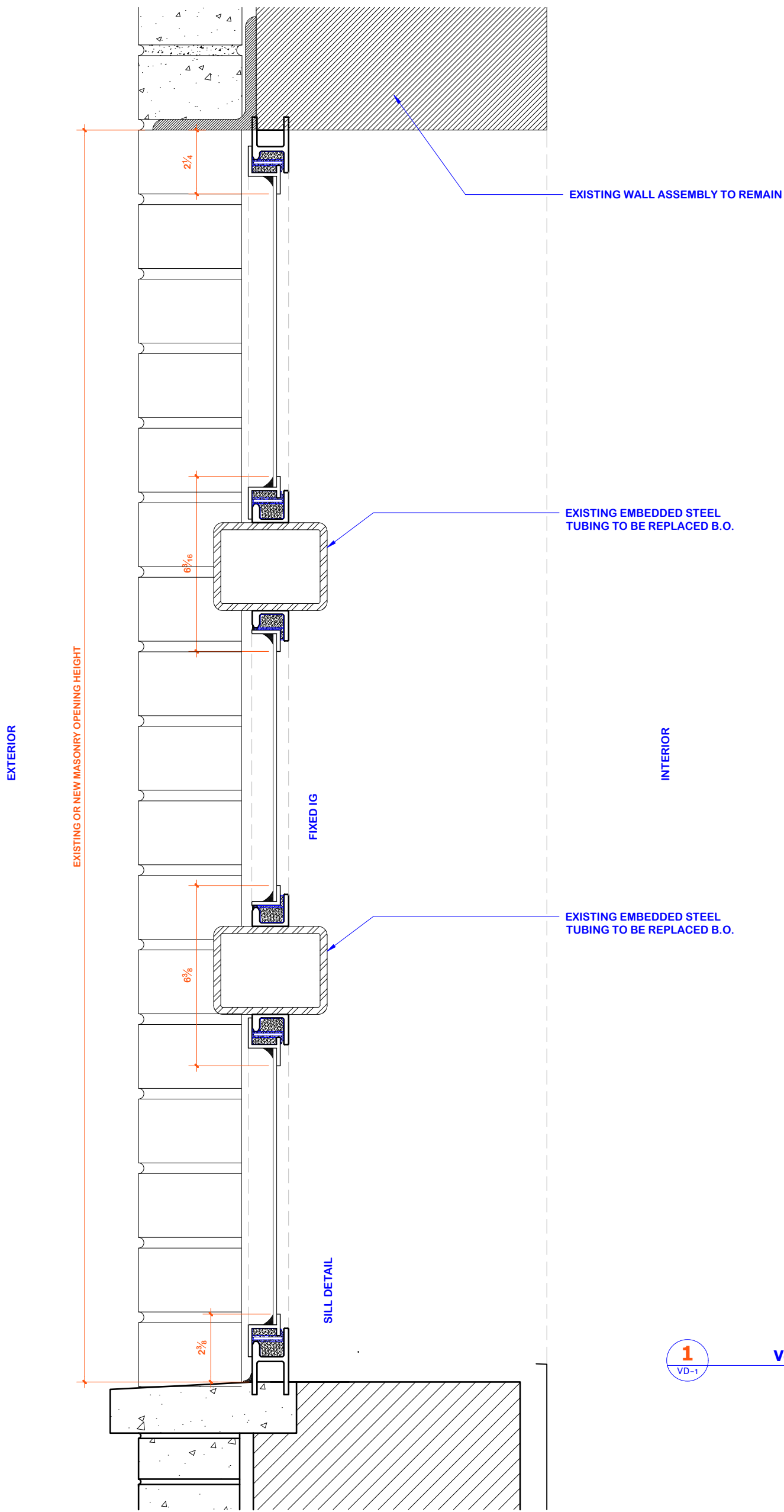


<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing & Proposed Windows Elevations		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 3/8" = 1'-0"	Rev. 3 10/27/2023	Rev. 6 ----	

Sheet: **EL-4**

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Existing Steel Casement Windows

VD1

Existing Windows Section Details

Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"

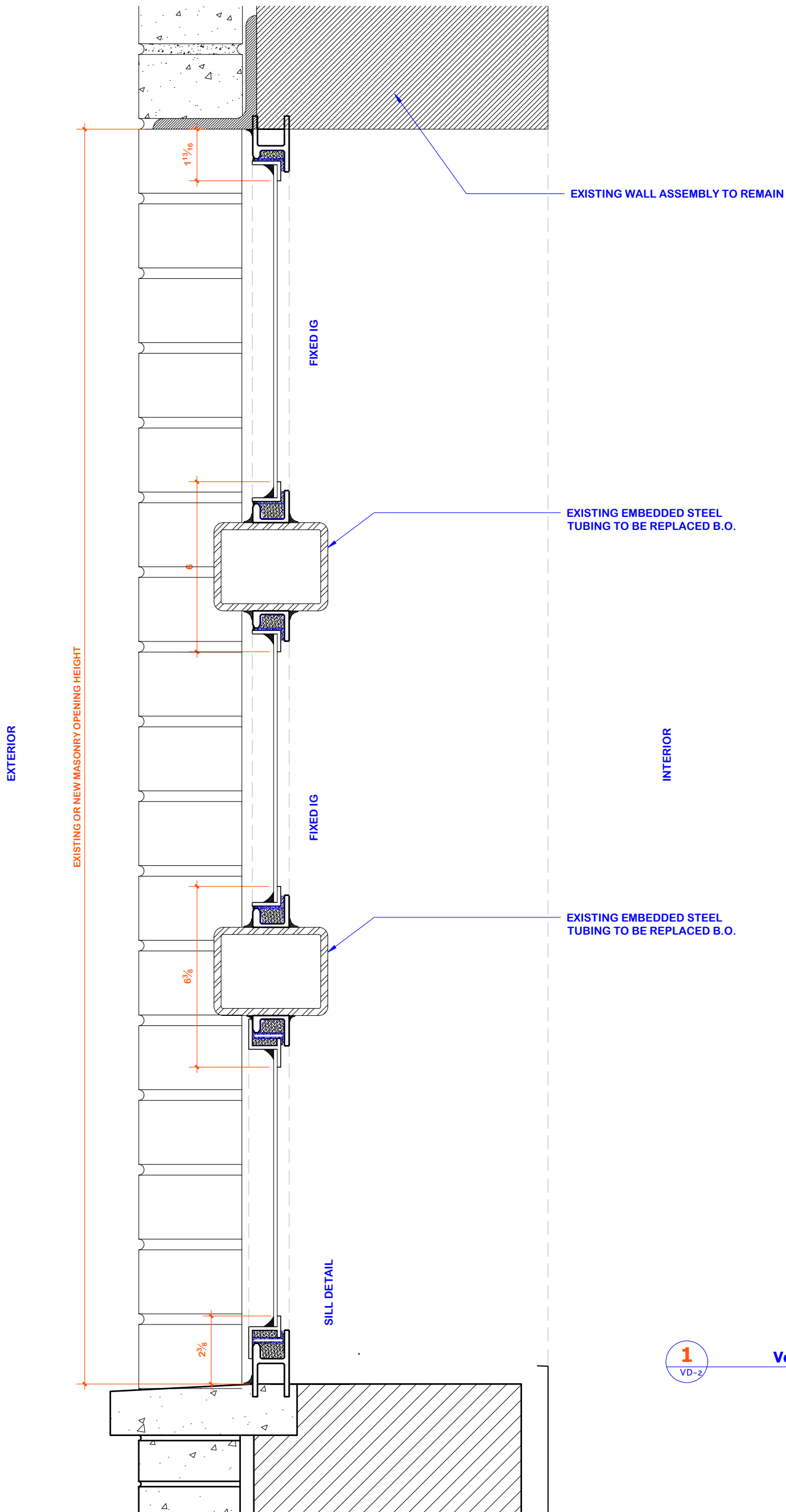


1 Vertical Detail Openings
VD-1 1 4 7 3 6 9



Project Name and Address:
LEIBINGER, REGINE, Residence
1 WEST 67TH ST
Apartment, 701 - 702

Drw. Title: Existing Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	VD-1
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ---	



Existing Steel Casement Windows

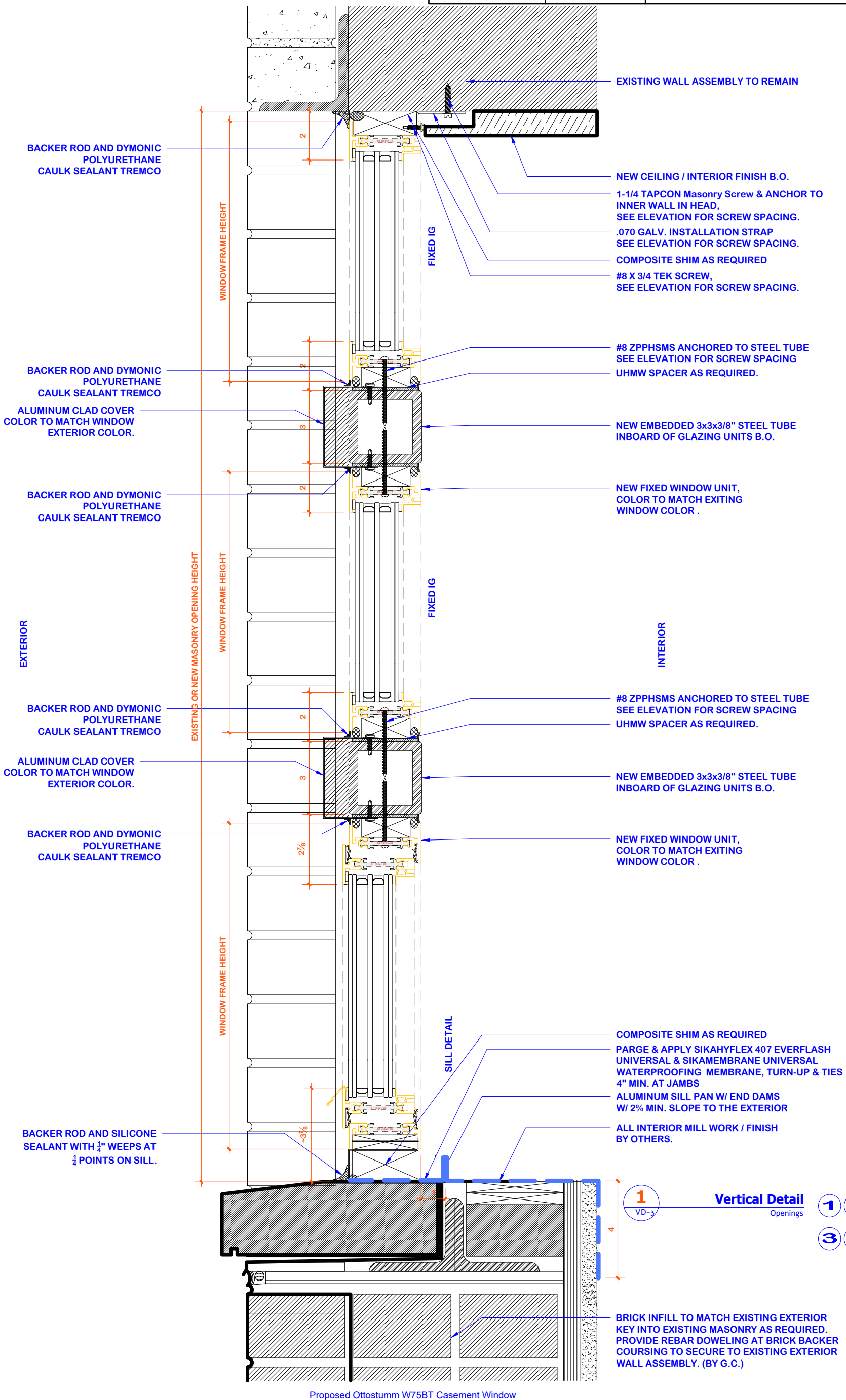
1 Vertical Detail
VD-2 Openings

2 5 8
10 - 18

VD2 Existing Windows Section Details
Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"



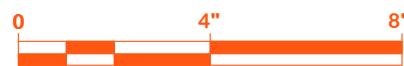
<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing Windows Section Details		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ---	
				Sheet: VD-2	



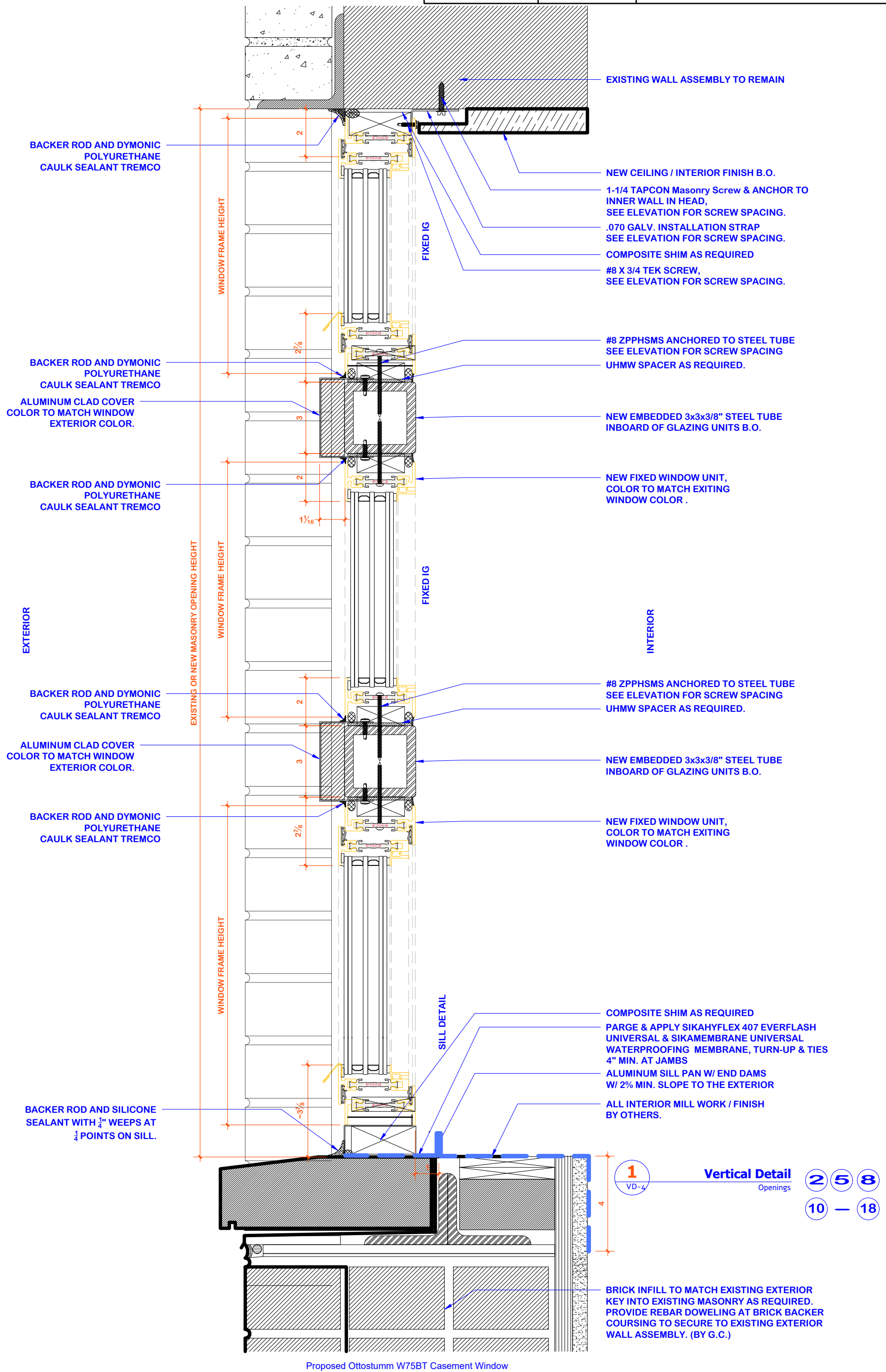
Proposed Ottostumm W75BT Casement Window

VD3 Proposed Windows Section Details

Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"

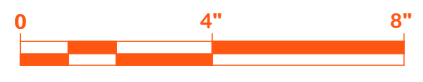


<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:	
	<p>LEIBINGER, REGINE, Residence 1 WEST 67TH ST Apartment, 701 - 702</p>		<p>Proposed Windows Section Details</p>	
	Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
	Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	VD-3
	Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ---	



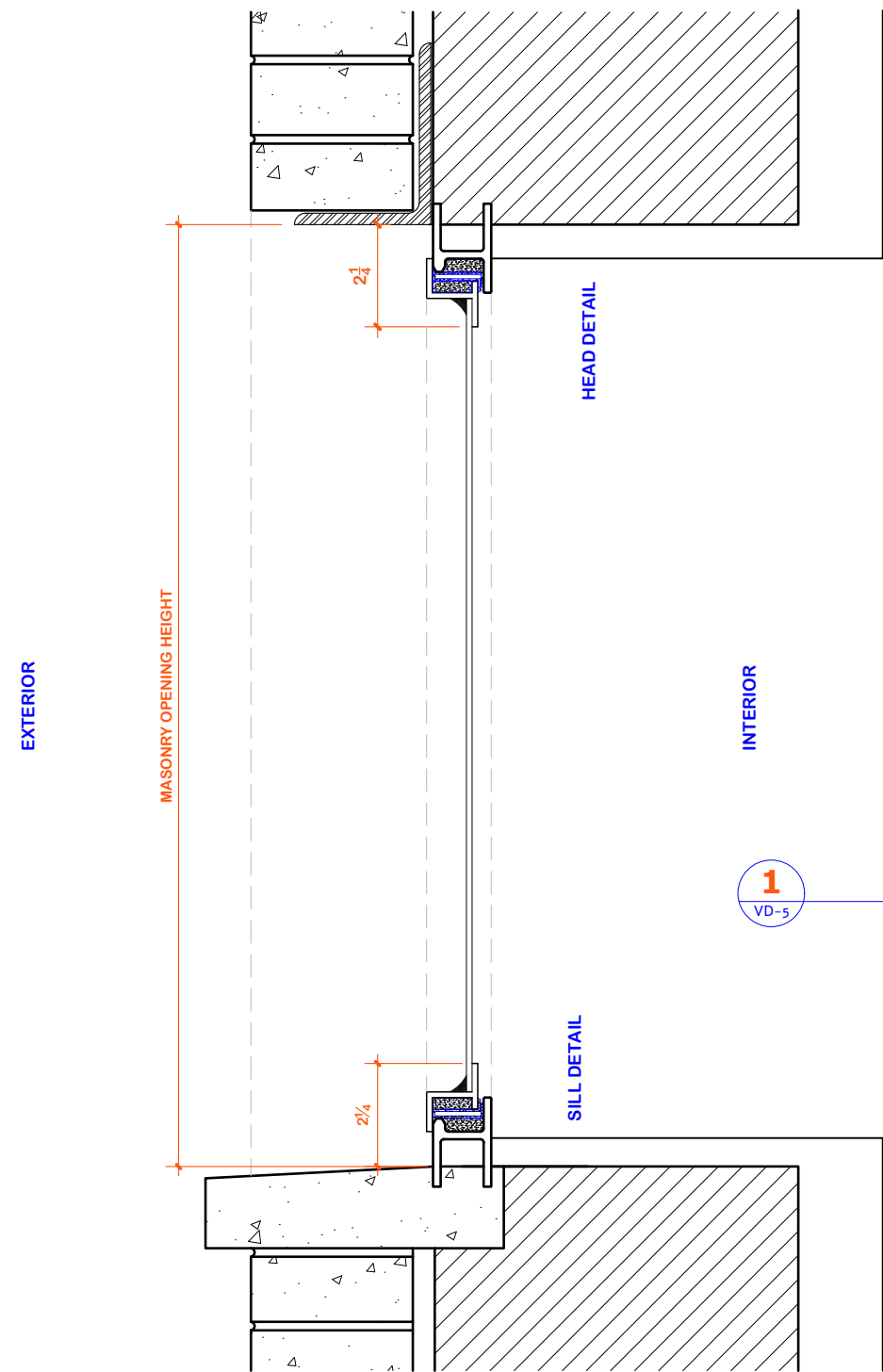
VD4 Proposed Windows Section Details

Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"

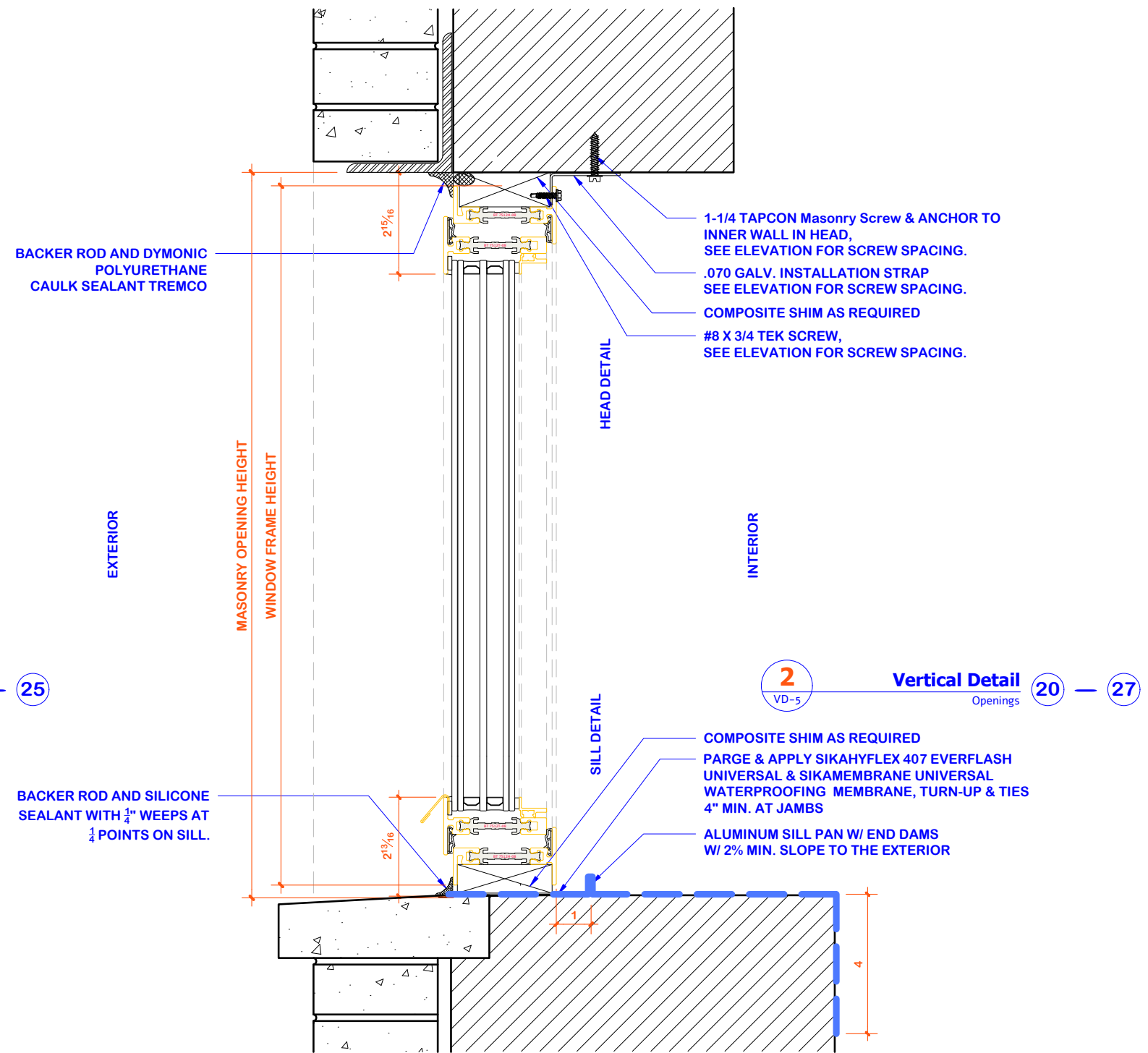


<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:	
	<p>LEIBINGER, REGINE, Residence 1 WEST 67TH ST Apartment, 701 - 702</p>		<p>Proposed Windows Section Details</p>	
	Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
	Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	VD-4
	Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ---	

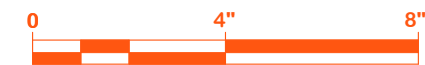
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Existing Steel Casement Windows



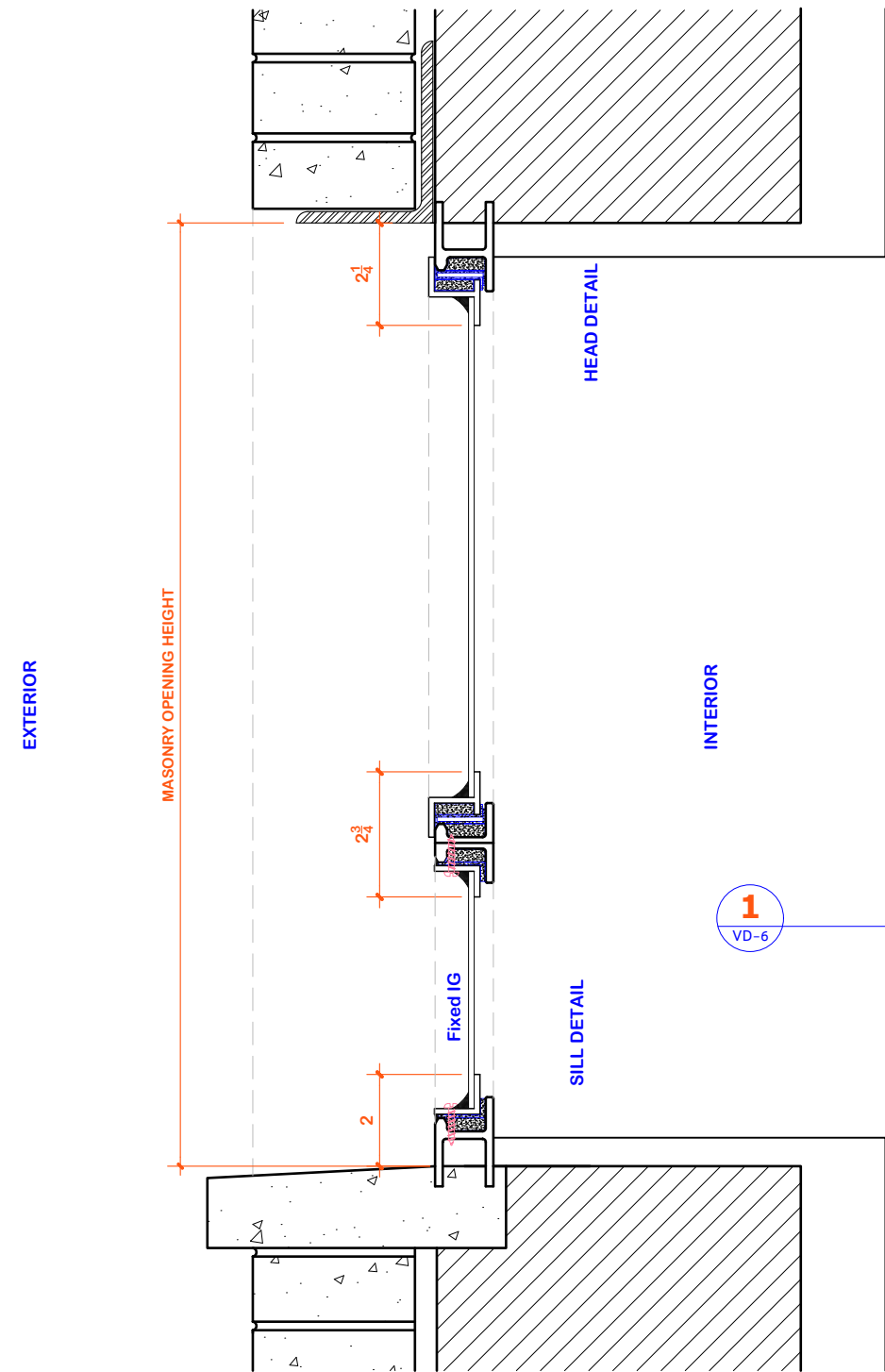
Proposed Ottostumm W75BT Casement Window



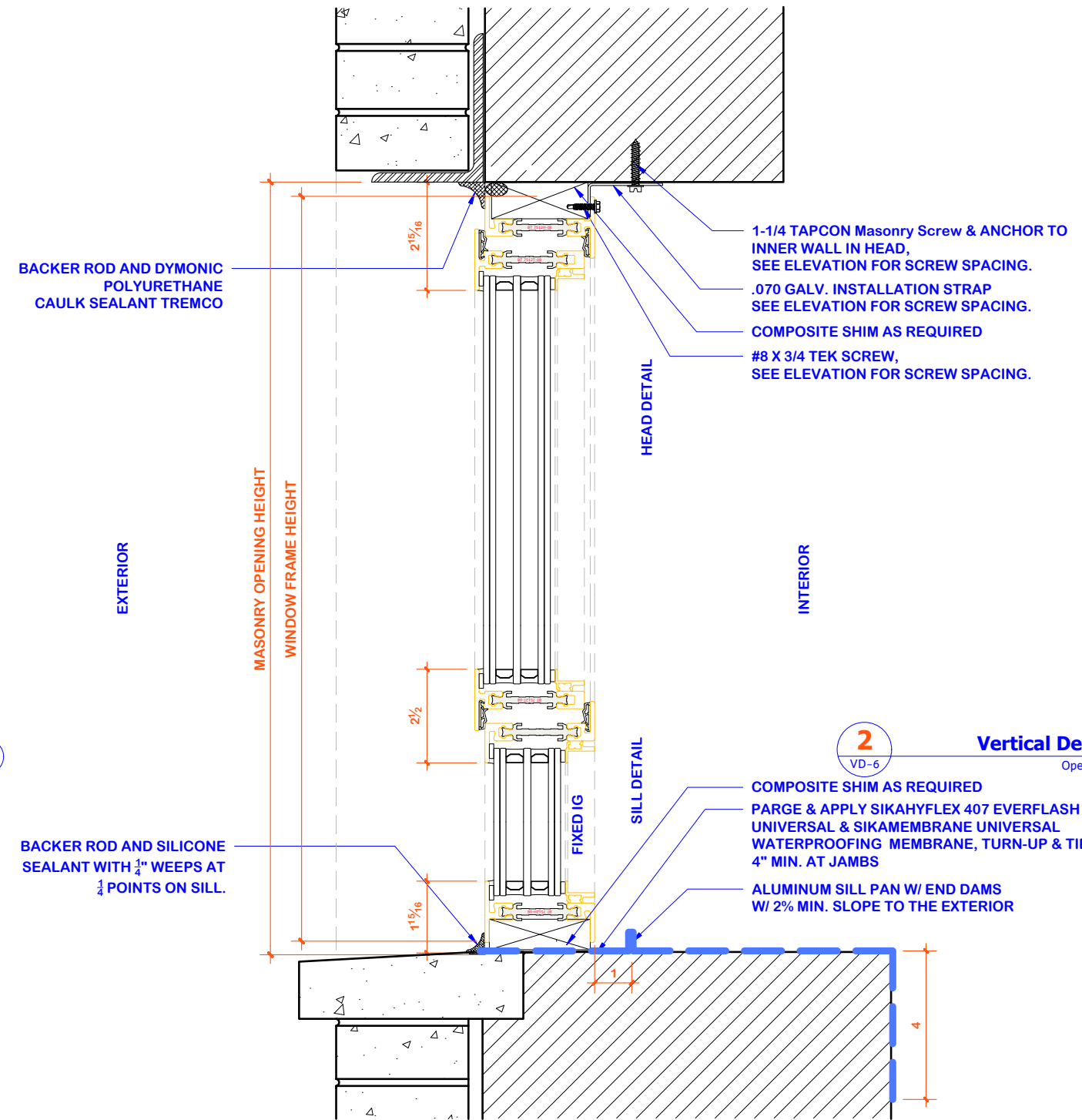
VD5 Existing & Proposed Windows Section Details
 Scale: 3" = 1'-0"
 Proposed Fasten Within Existing Masonry Opening

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing & Proposed Window Section Details		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:40	Rev. 3 10/27/2023	Rev. 6 ----	

Sheet: **VD-5**



Existing Steel Casement Windows



Proposed Ottostumm W75BT Casement Window

1
VD-6
Vertical Detail
Openings 19 28

2
VD-6
Vertical Detail
Openings 19 28

BACKER ROD AND SILICONE SEALANT WITH 1/4" WEEPS AT 1/4 POINTS ON SILL.

COMPOSITE SHIM AS REQUIRED
PARGE & APPLY SIKAHYFLEX 407 EVERFLASH UNIVERSAL & SIKAMEMBRANE UNIVERSAL WATERPROOFING MEMBRANE, TURN-UP & TIES 4" MIN. AT JAMBS
ALUMINUM SILL PAN W/ END DAMS W/ 2% MIN. SLOPE TO THE EXTERIOR

1-1/4 TAPCON Masonry Screw & ANCHOR TO INNER WALL IN HEAD, SEE ELEVATION FOR SCREW SPACING.
.070 GALV. INSTALLATION STRAP SEE ELEVATION FOR SCREW SPACING.
COMPOSITE SHIM AS REQUIRED
#8 X 3/4 TEK SCREW, SEE ELEVATION FOR SCREW SPACING.

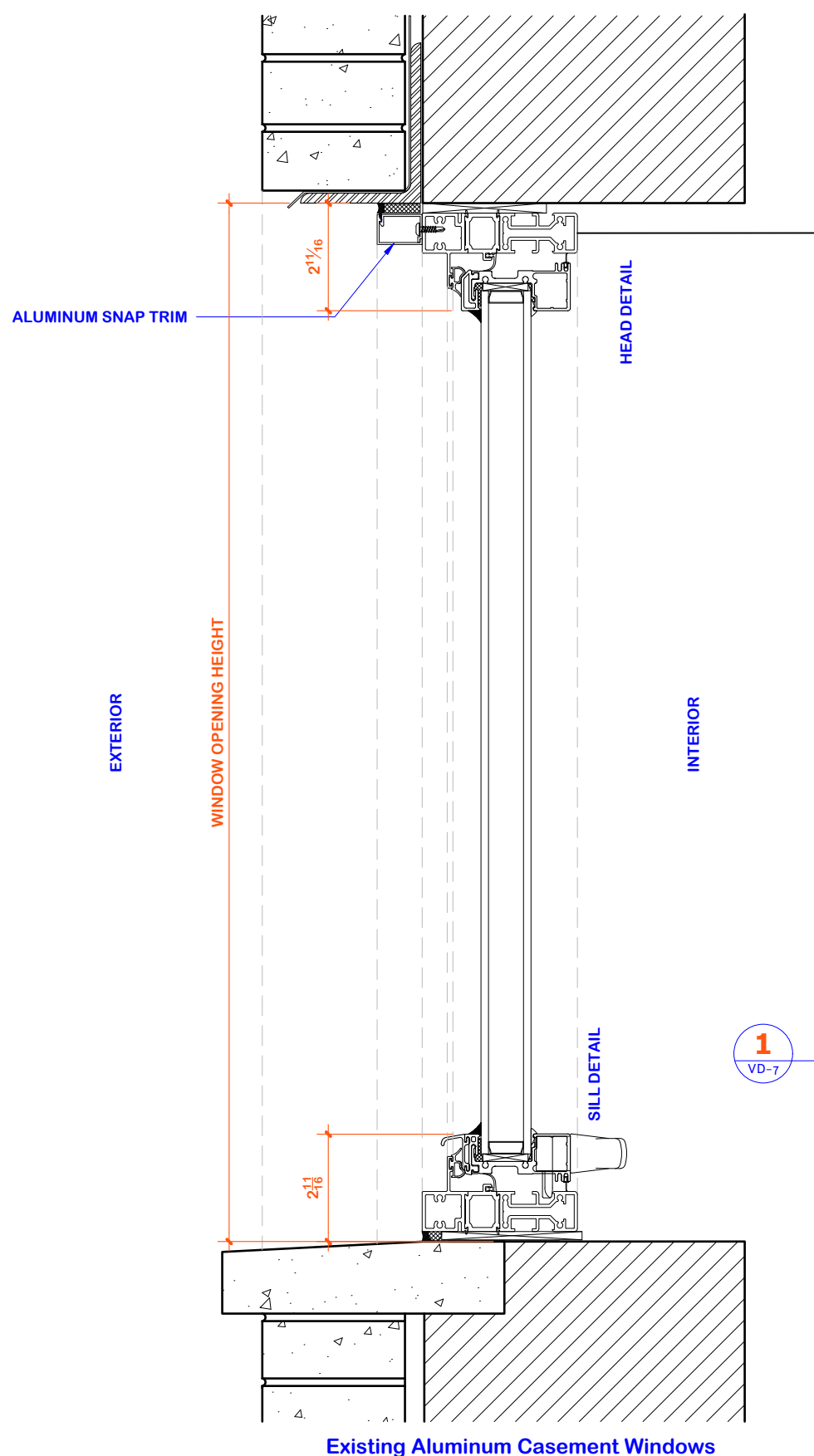


VD6 Existing & Proposed Windows Section Details
Scale: 3" = 1'-0"
Proposed Fasten Within Existing Masonry Opening

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing & Proposed Window Section Details		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:40	Rev. 3 10/27/2023	Rev. 6 ----	

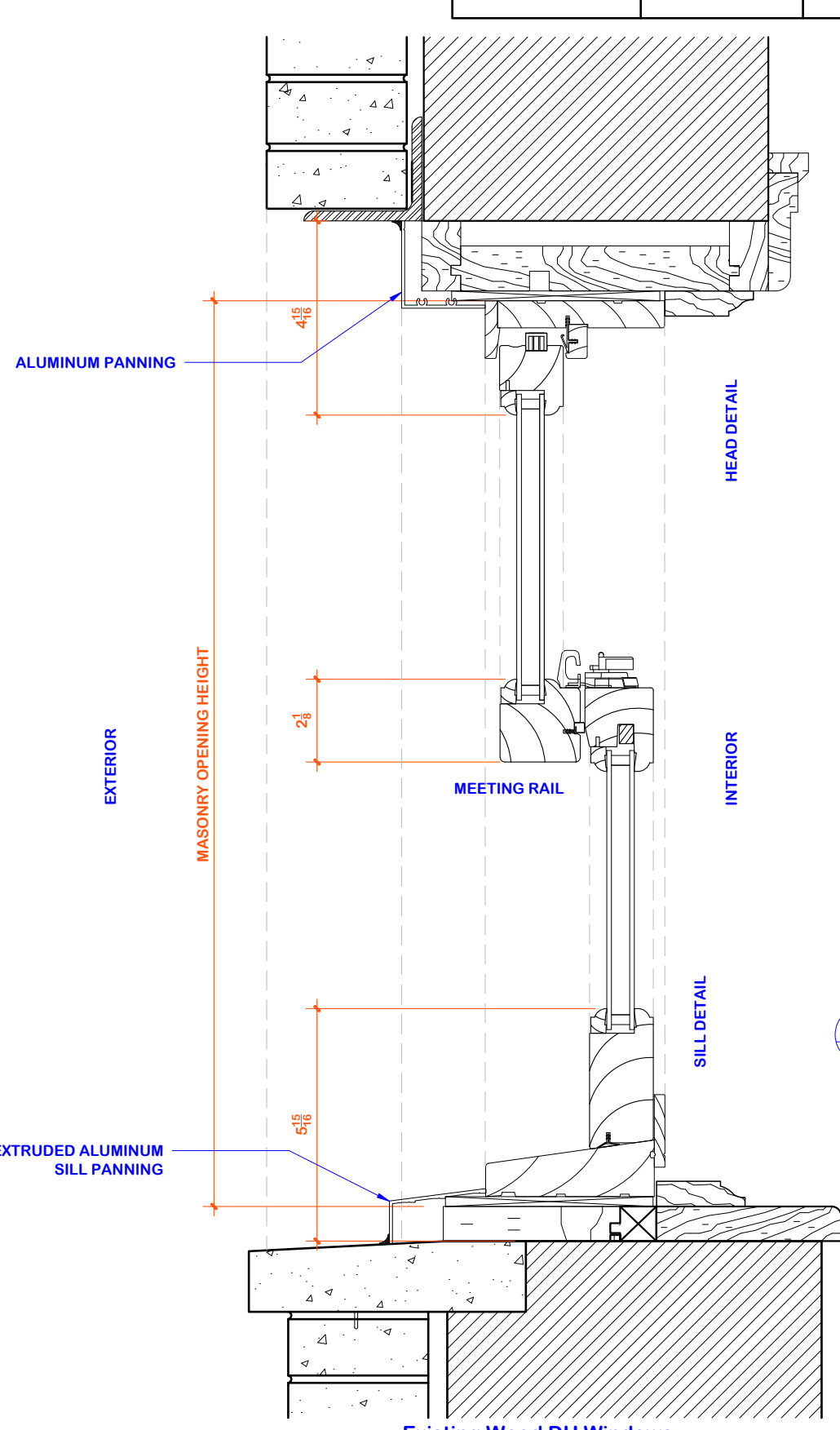
Sheet: **VD-6**

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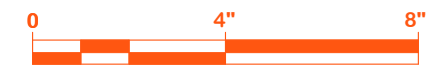
Existing Aluminum Casement Windows

1 Vertical Detail **27**
VD-7 Openings



Existing Wood DH Windows

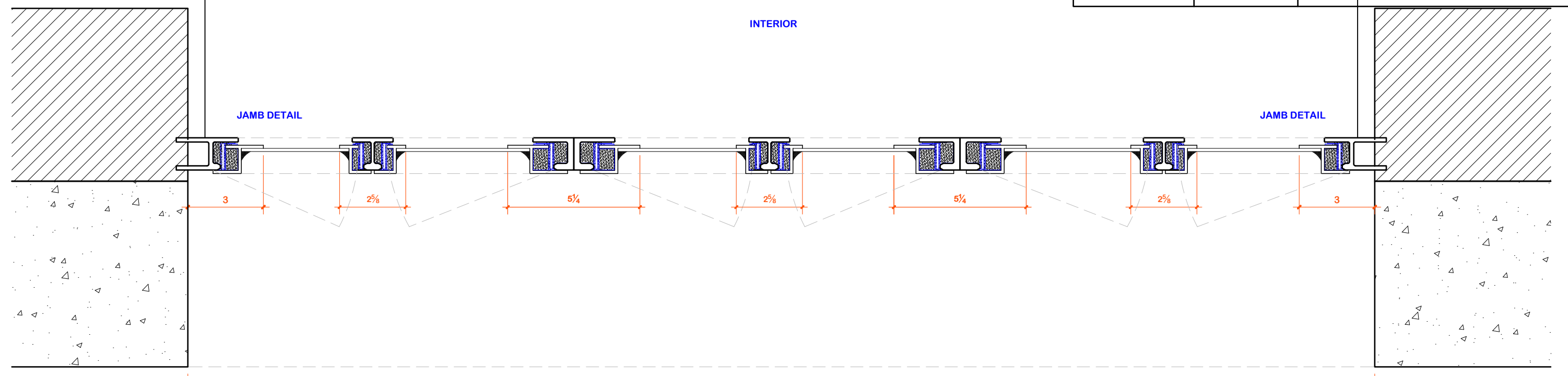
2 Vertical Detail **26**
VD-7 Openings



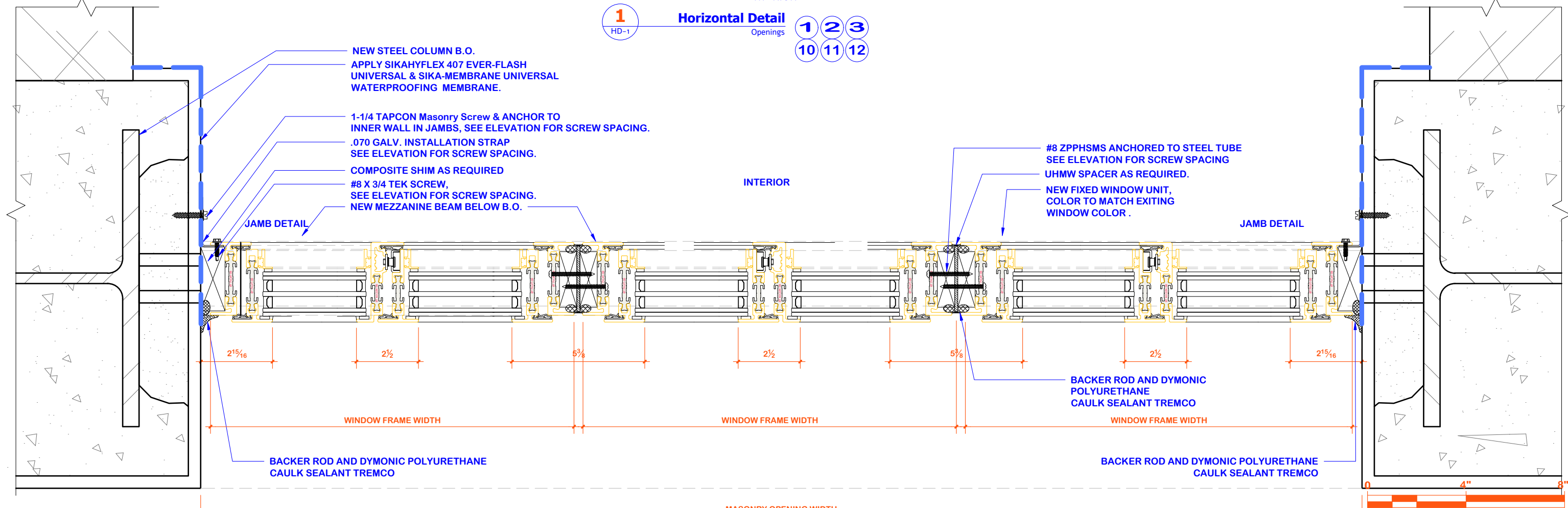
VD7 Existing Windows Section Details
Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing Window Section Details		
	1 WEST 67TH ST Apartment, 701 - 702		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
			Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:40	Rev. 3 10/27/2023	Rev. 6 ----	

Sheet: **VD-7**



Existing Steel Casement Windows



- NEW STEEL COLUMN B.O.
APPLY SIKAHYFLEX 407 EVER-FLASH UNIVERSAL & SIKA-MEMBRANE UNIVERSAL WATERPROOFING MEMBRANE.
- 1-1/4 TAPCON Masonry Screw & ANCHOR TO INNER WALL IN JAMBS, SEE ELEVATION FOR SCREW SPACING.
- .070 GALV. INSTALLATION STRAP SEE ELEVATION FOR SCREW SPACING.
- COMPOSITE SHIM AS REQUIRED
- #8 X 3/4 TEK SCREW, SEE ELEVATION FOR SCREW SPACING.
- NEW MEZZANINE BEAM BELOW B.O.

- #8 ZPPHMS ANCHORED TO STEEL TUBE SEE ELEVATION FOR SCREW SPACING UHMW SPACER AS REQUIRED.
- NEW FIXED WINDOW UNIT, COLOR TO MATCH EXISTING WINDOW COLOR.

HD1 Existing & Proposed Windows Section Details
Scale: 3" = 1'-0"

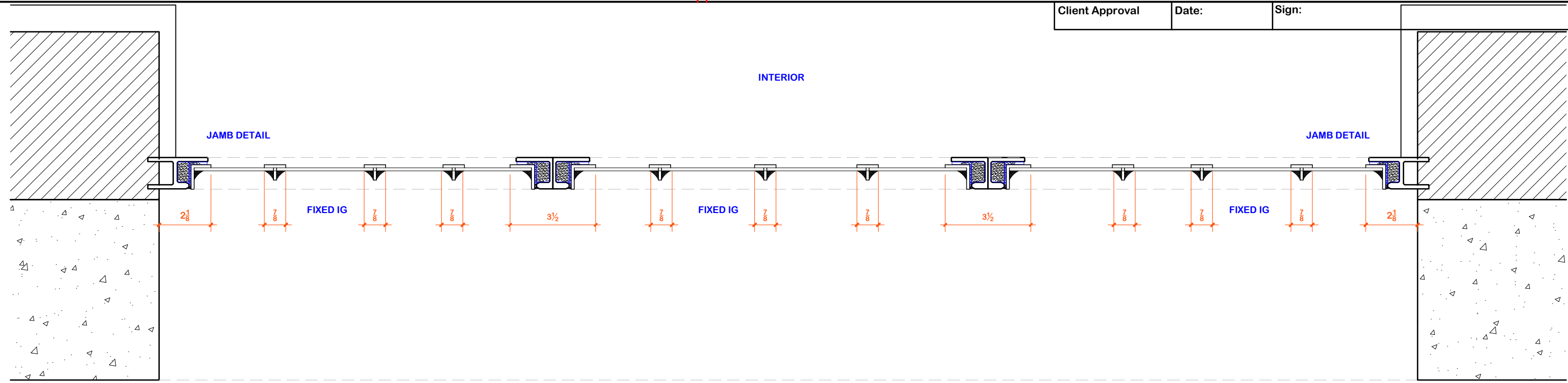
Proposed Fasten Within Existing Masonry Opening

2 Horizontal Detail
Openings 1 2 3
10 11 12

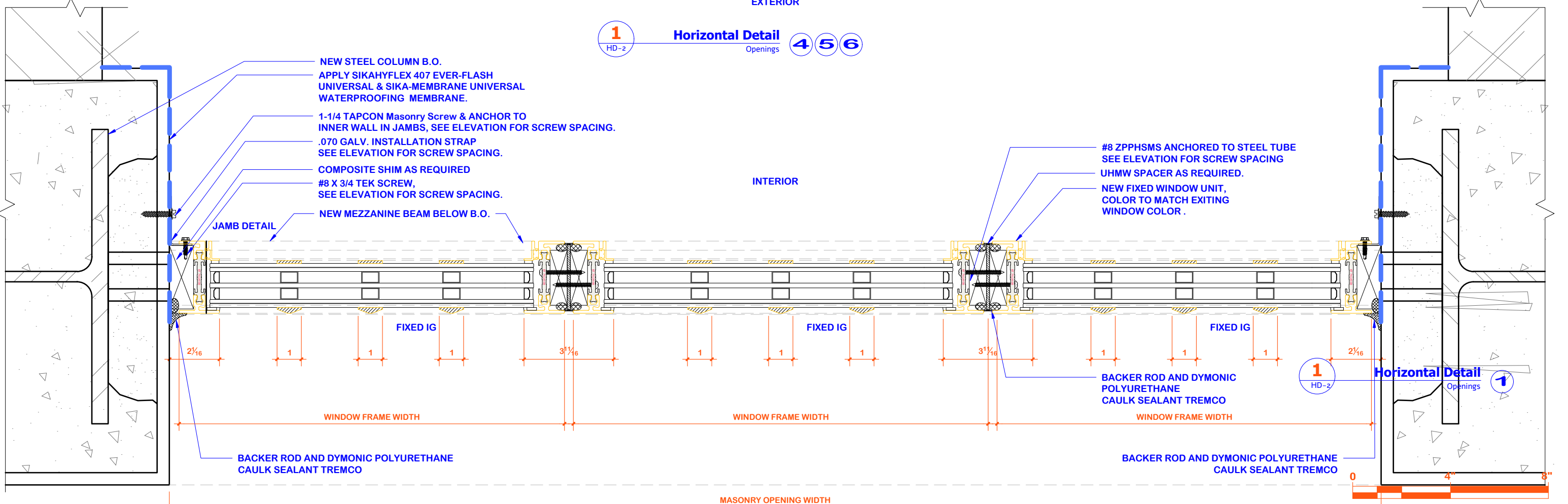
PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address:
LEIBINGER, REGINE, Residence
1 WEST 67TH ST
Apartment, 701 - 702

Drw. Title: Existing & Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet: HD-1
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	



Existing Steel Casement Windows



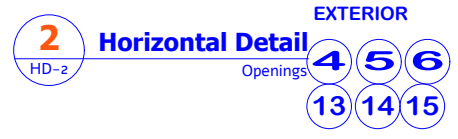
Proposed Ottostumm W75BT Casement Window

HD2

Existing & Proposed Windows Section Details

Scale: 3" = 1'-0"

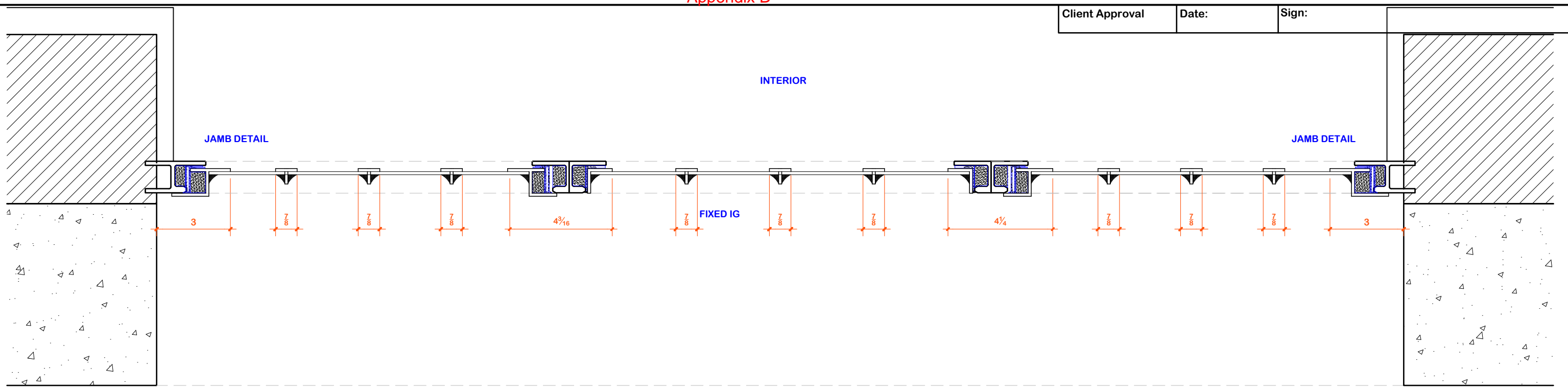
Proposed Fasten Within Existing Masonry Opening



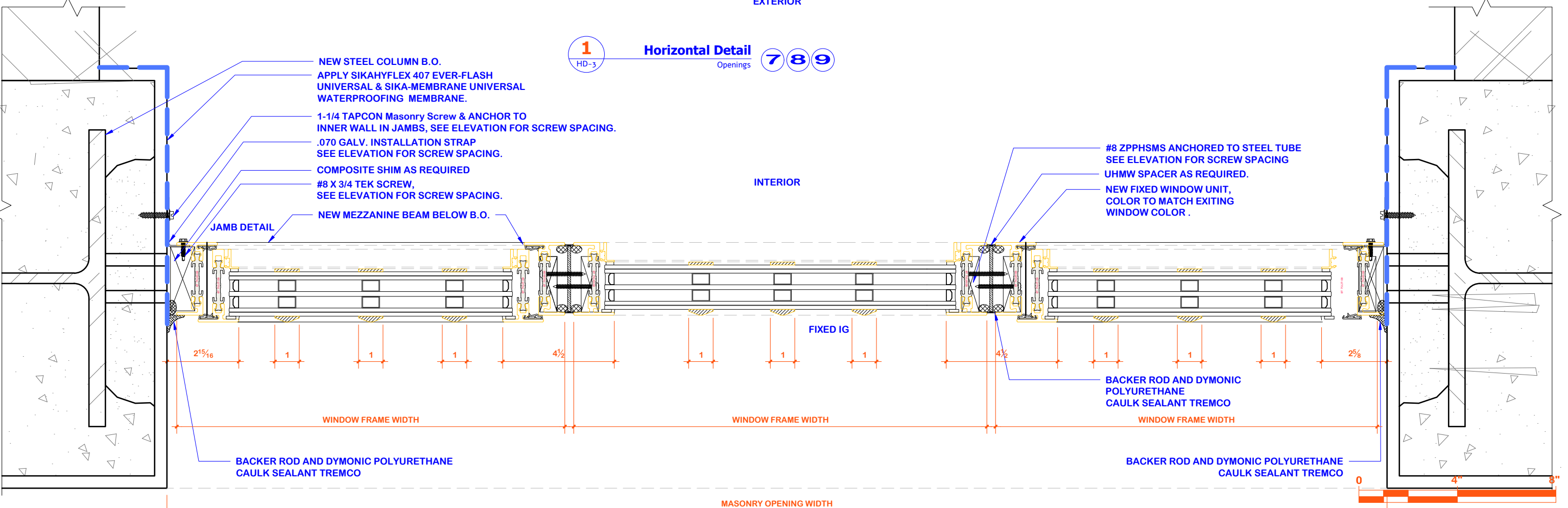
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Apartment, 701 - 702

Drw. Title: Existing & Proposed Windows Section Details				Sheet:
Drw.	Rev. 1	Rev. 4	Rev. 5	
j. millan	8/18/2023	1/9/2024	4/17/2024	HD-2
Date: 8/10/2023	Rev. 2: 10/02/2023	Rev. 3: 10/27/2023	Rev. 6: ----	
Scale: 1:4				



Existing Steel Casement Windows



Proposed Ottostumm W75BT Casement Window

HD3 Existing & Proposed Windows Section Details

Scale: 3" = 1'-0"

Proposed Fasten Within Existing Masonry Opening



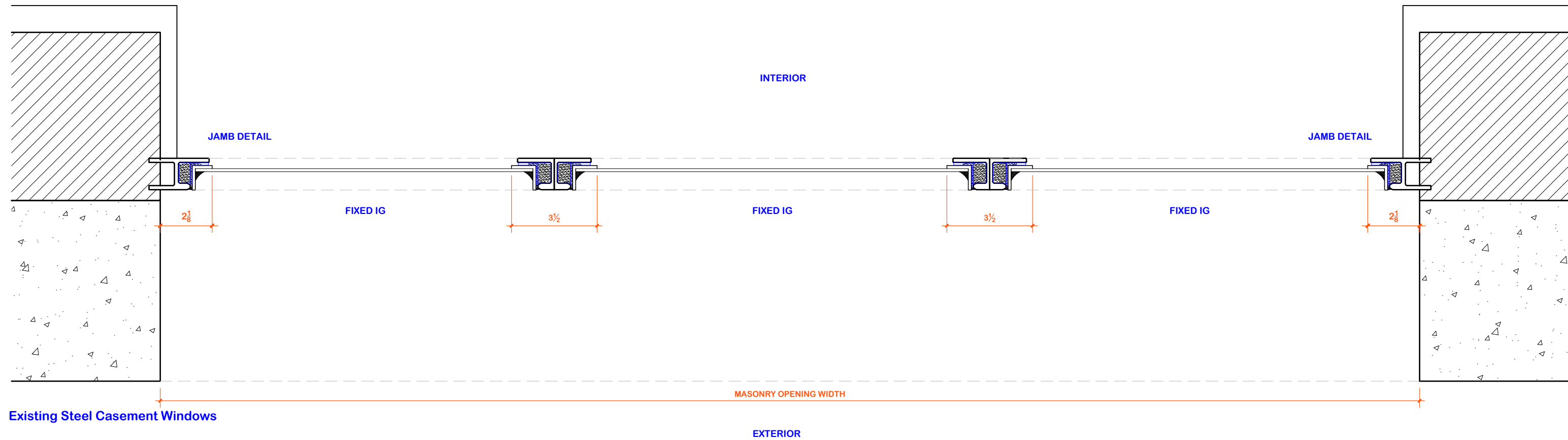
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Apartment, 701 - 702

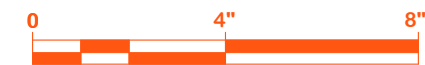
Drw. Title: Existing & Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	HD-3
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	

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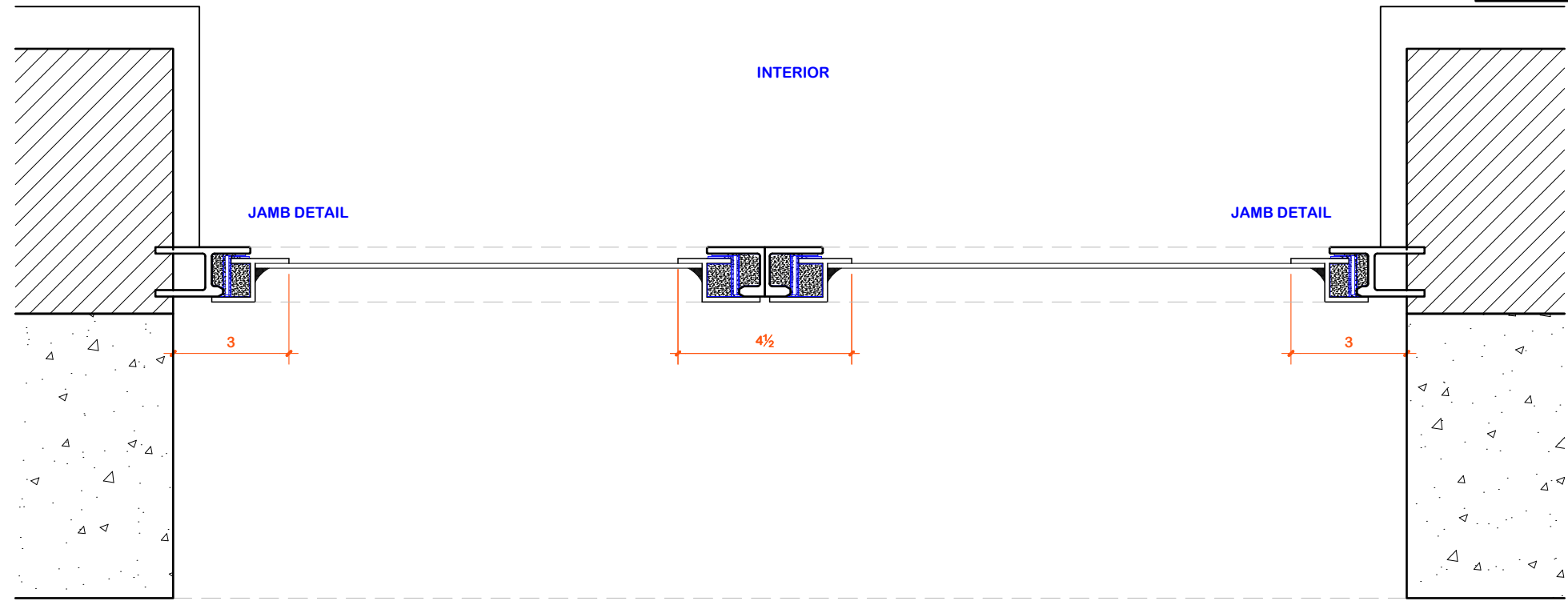
1 Horizontal Detail
 HD-4 Openings **13** — **18**



HD4 Existing & Proposed Windows Section Details
 Scale: 3" = 1'-0"
 Proposed Fasten Within Existing Masonry Opening

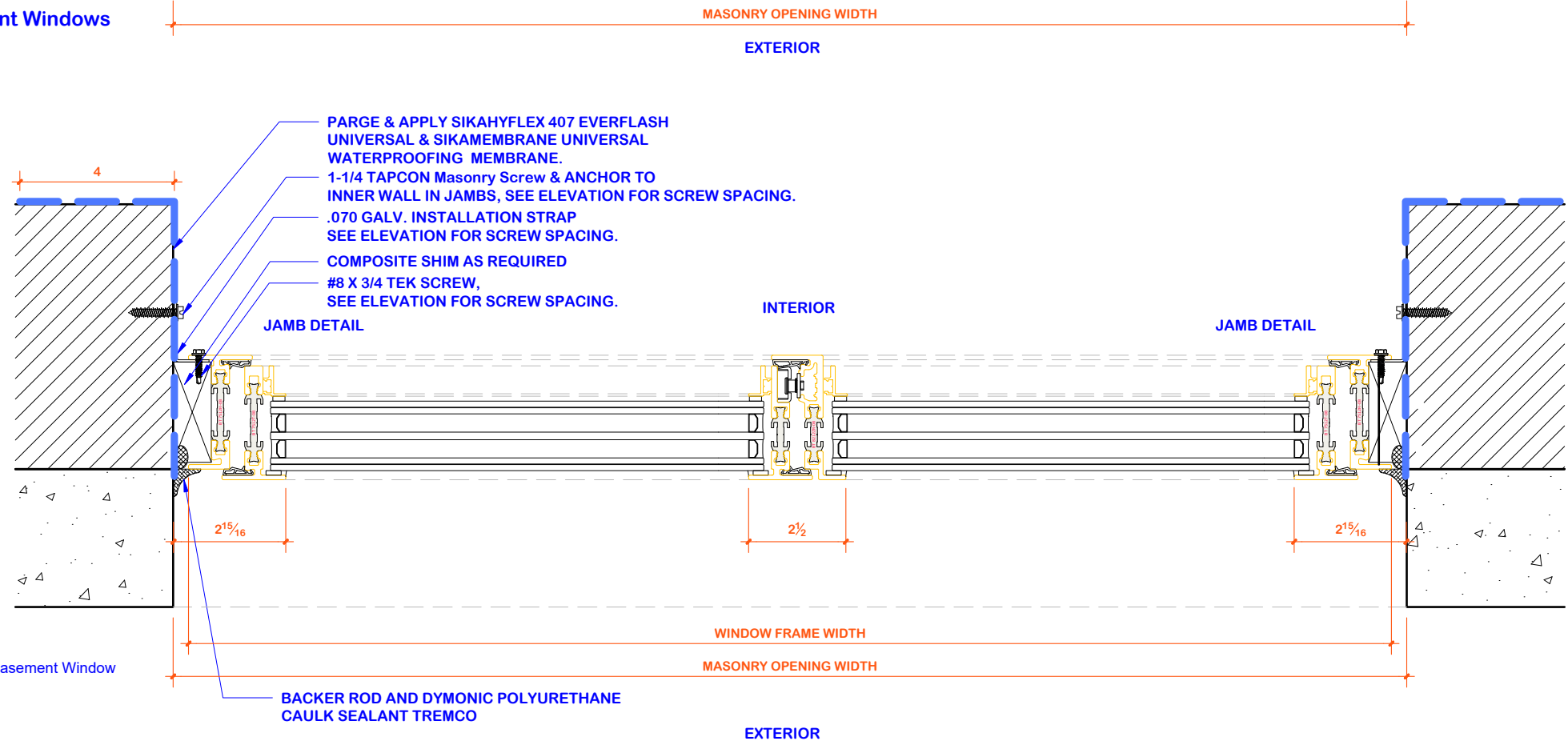
<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing Windows Section Details		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	

Sheet: **HD-4**



1 Horizontal Detail
HD-5 Openings 19 28

Existing Steel Casement Windows



2 Horizontal Detail
HD-5 Openings 19 28

Proposed Ottostumm W75BT Casement Window

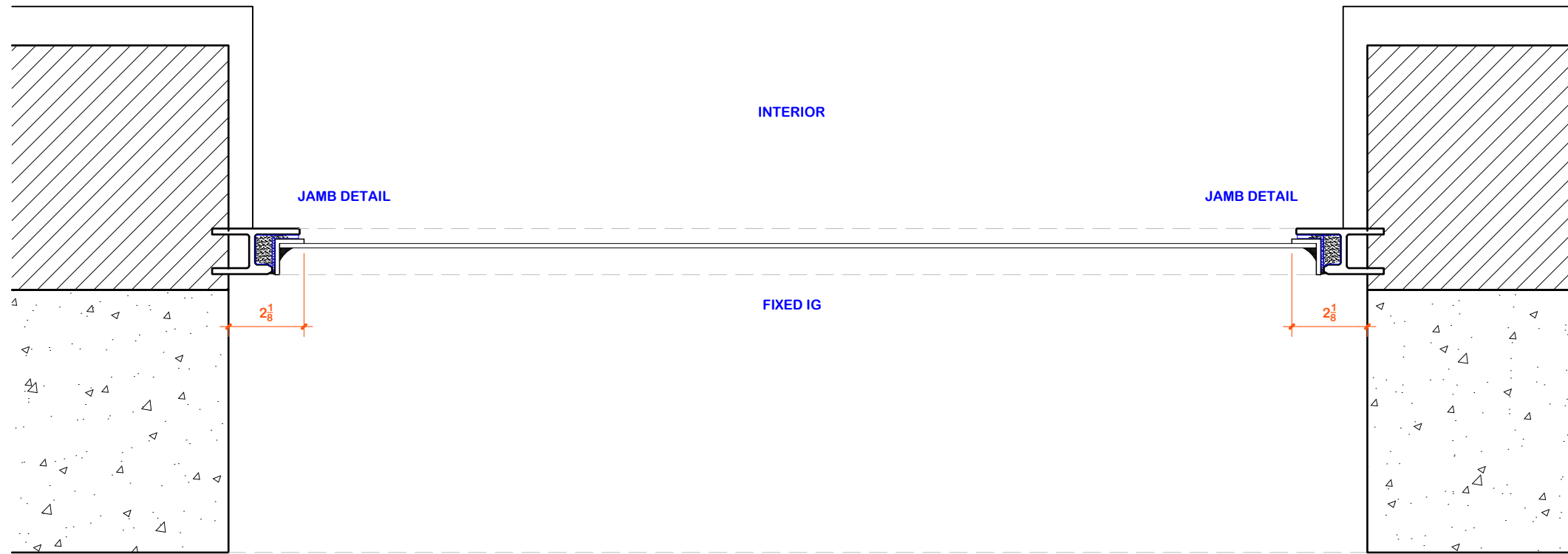


HD5 Existing & Proposed Windows Section Details
Scale: 3" = 1'-0"
Proposed Fasten Within Existing Masonry Opening

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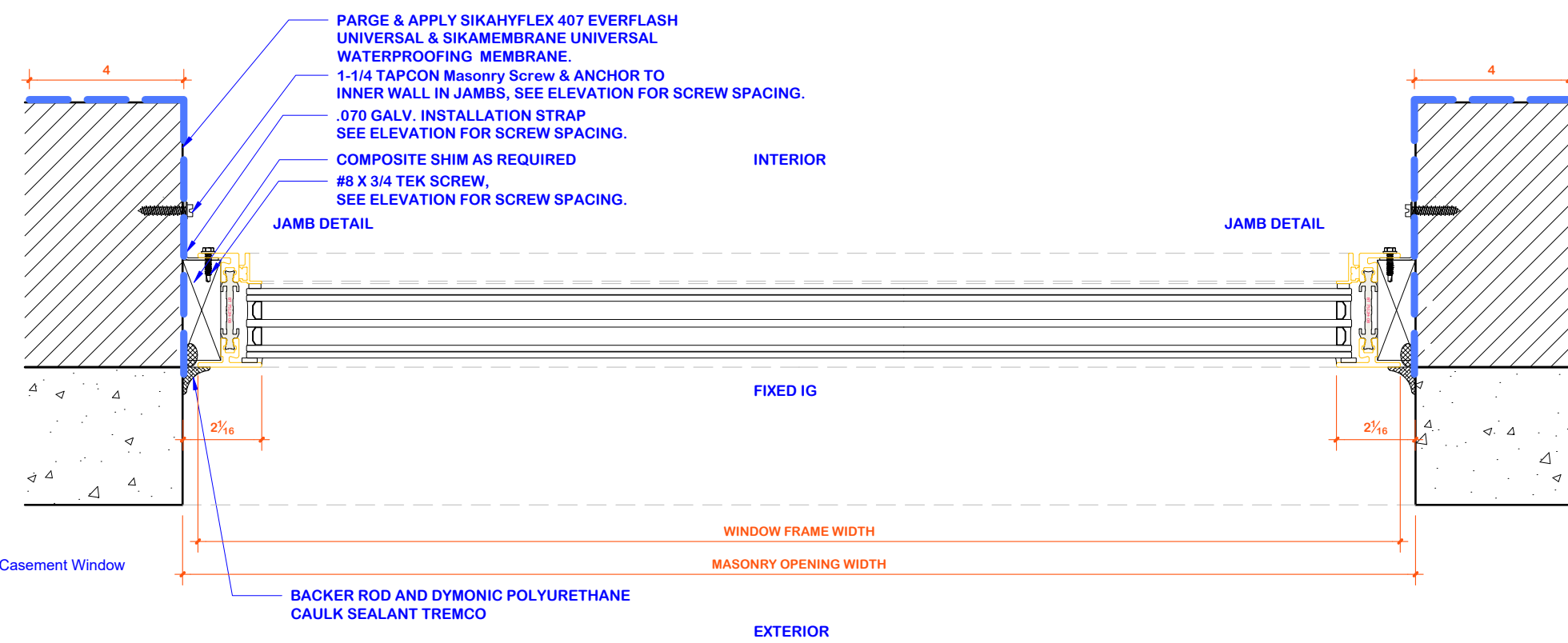
Project Name and Address:
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Apartment, 701 - 702

Drw. Title: Existing & Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	HD-5
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	

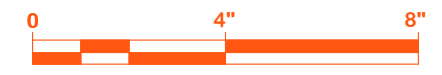


1 Horizontal Detail
HD-6 Openings **27**

Existing Steel Casement Windows



2 Horizontal Detail
HD-6 Openings **26 27**

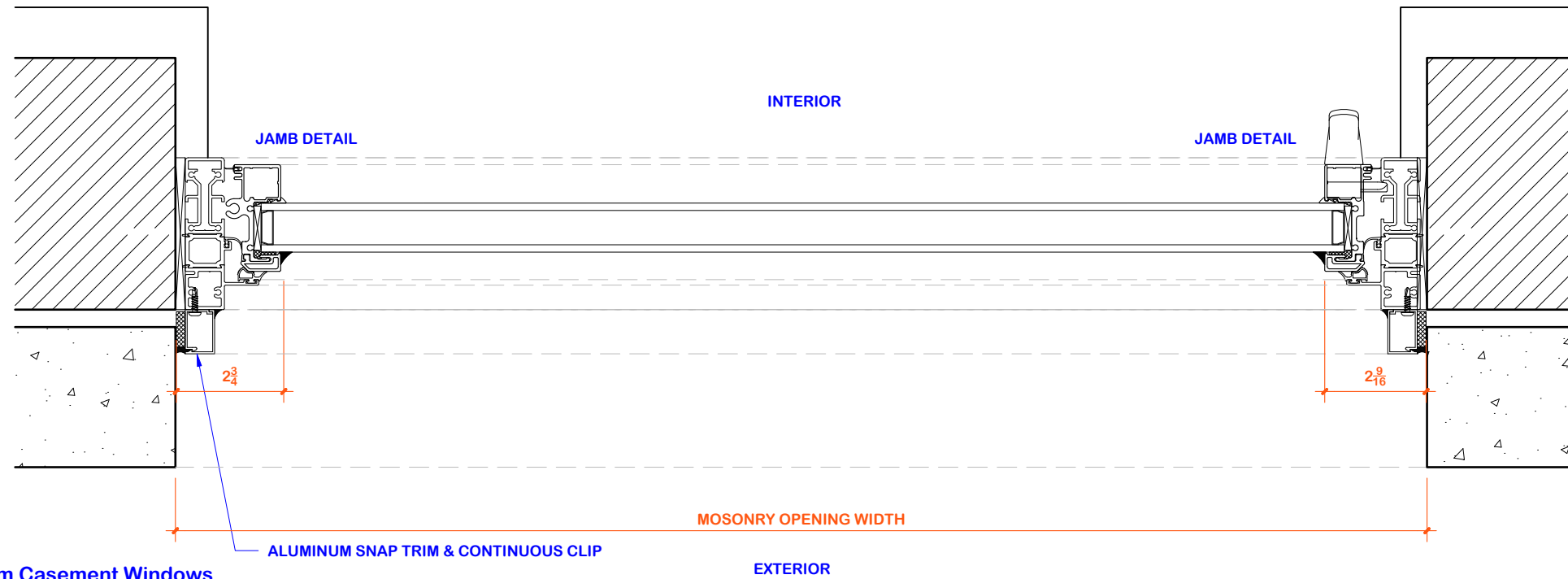


HD6 Existing & Proposed Windows Section Details
Scale: 3" = 1'-0"
Proposed Fasten Within Existing Masonry Opening

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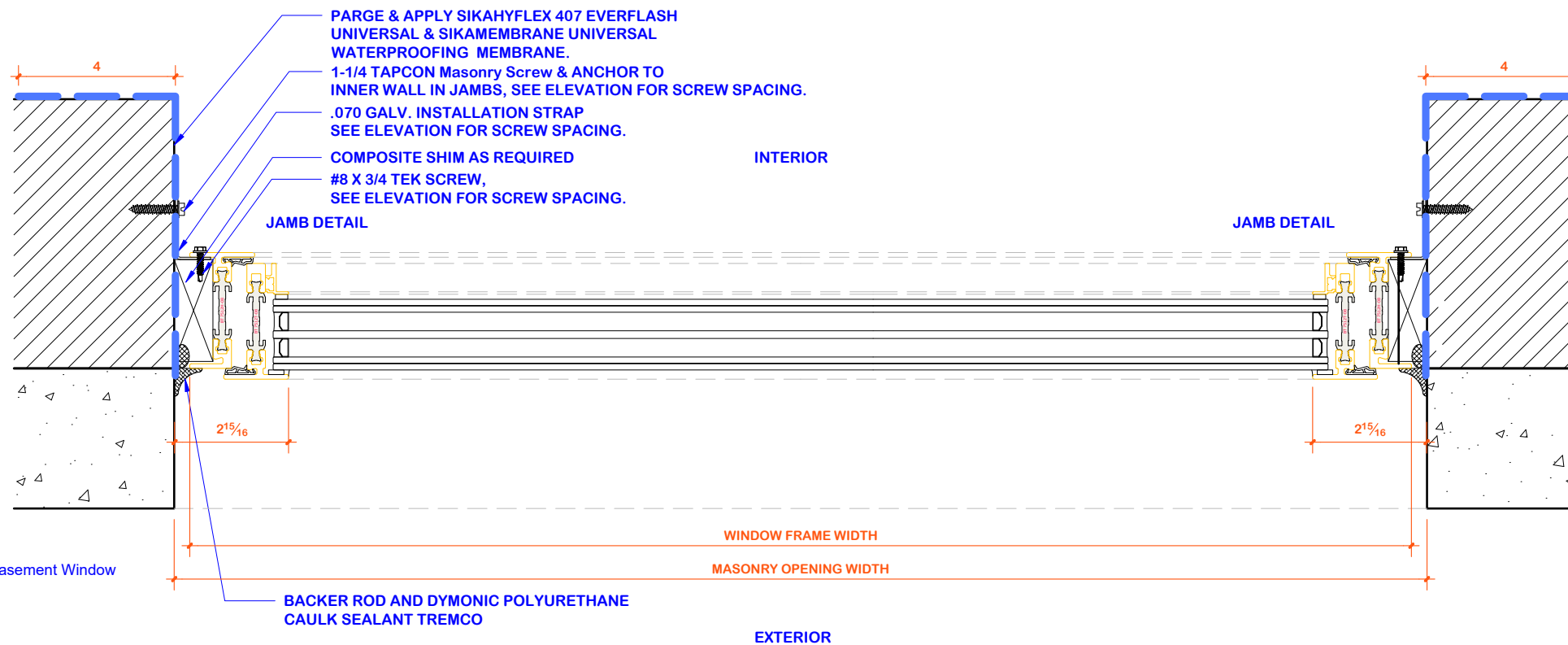
Project Name and Address:
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Apartment, 701 - 702

Drw. Title: Existing & Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	HD-6
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	

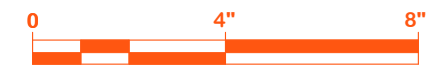


Existing Aluminum Casement Windows

1 Horizontal Detail **26**
HD-7 Openings



Proposed Ottostumm W75BT Casement Window



HD7 Existing & Proposed Windows Section Details
Scale: 3" = 1'-0"
Proposed Fasten Within Existing Masonry Opening

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	LEIBINGER, REGINE, Residence		Existing & Proposed Windows Section Details		
	1 WEST 67TH ST Apartment, 701 - 702		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
			Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	

Sheet: **HD-7**