

# 108 LEONARD STREET

Proposed Casement Replacement Windows  
Submission to LPC for Public Meeting

September 22, 2015



CIVIC  
CENTER  
COMMUNITY  
GROUP  
BROADWAY  
LLC

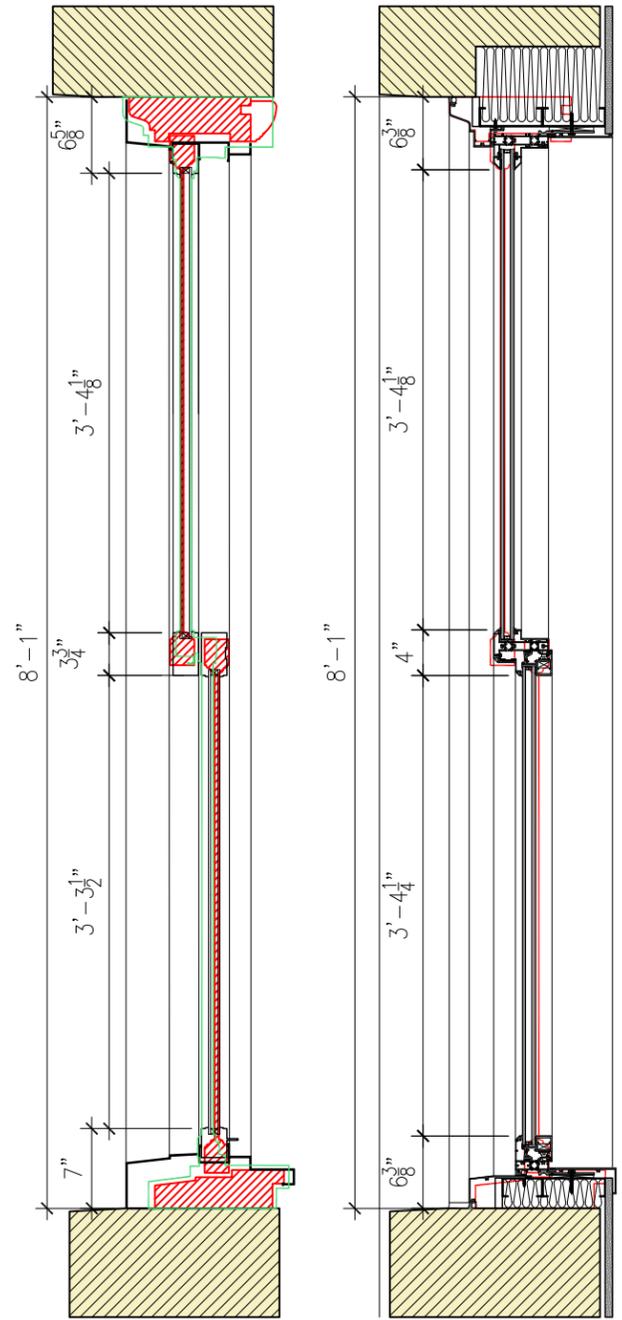
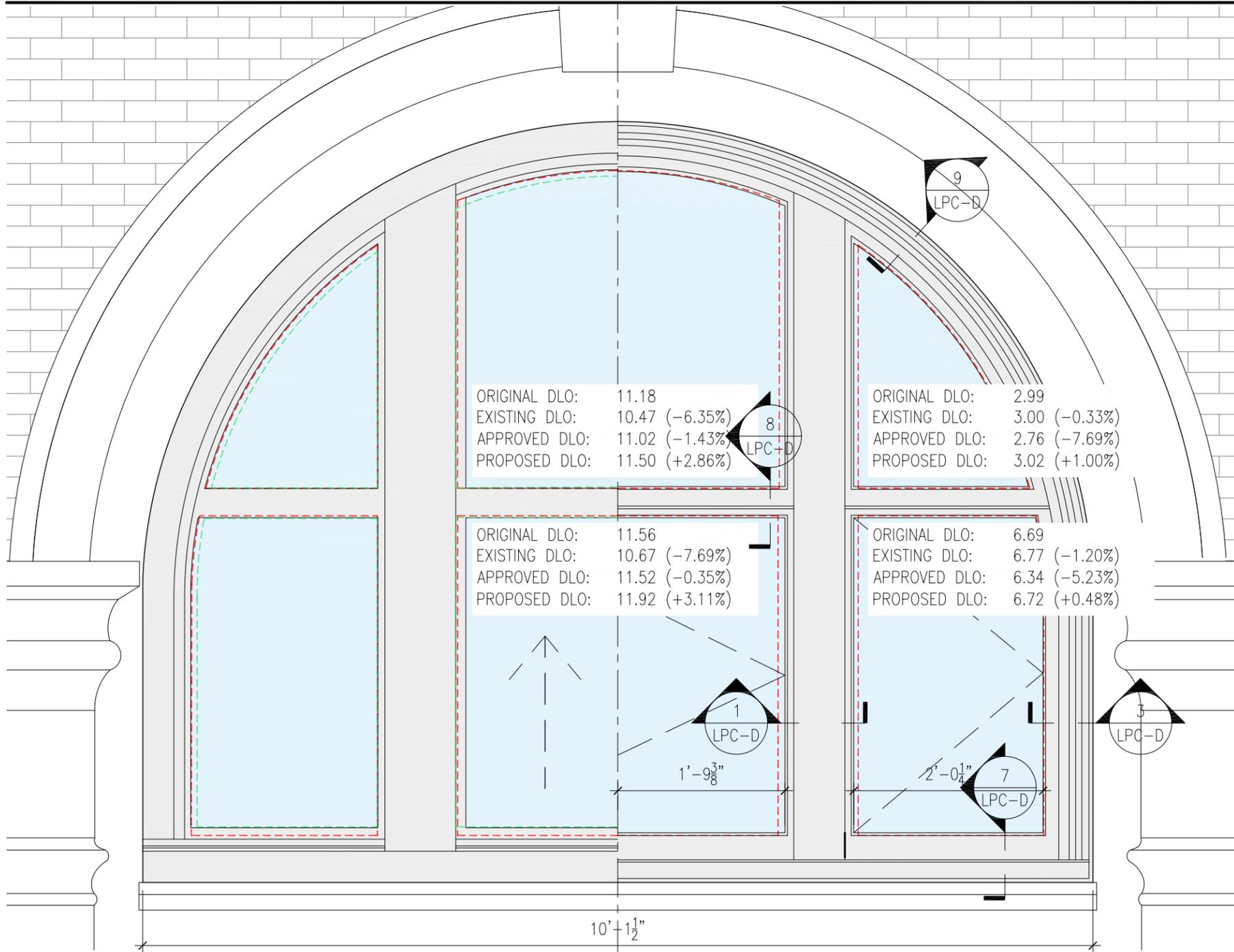
**Beyer  
Blinder  
Belle**

Architects & Planners LLP

## TABLE OF CONTENTS:

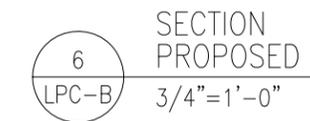
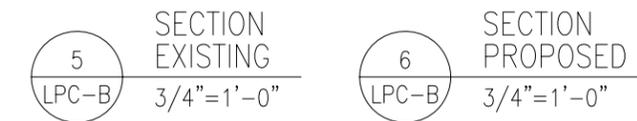
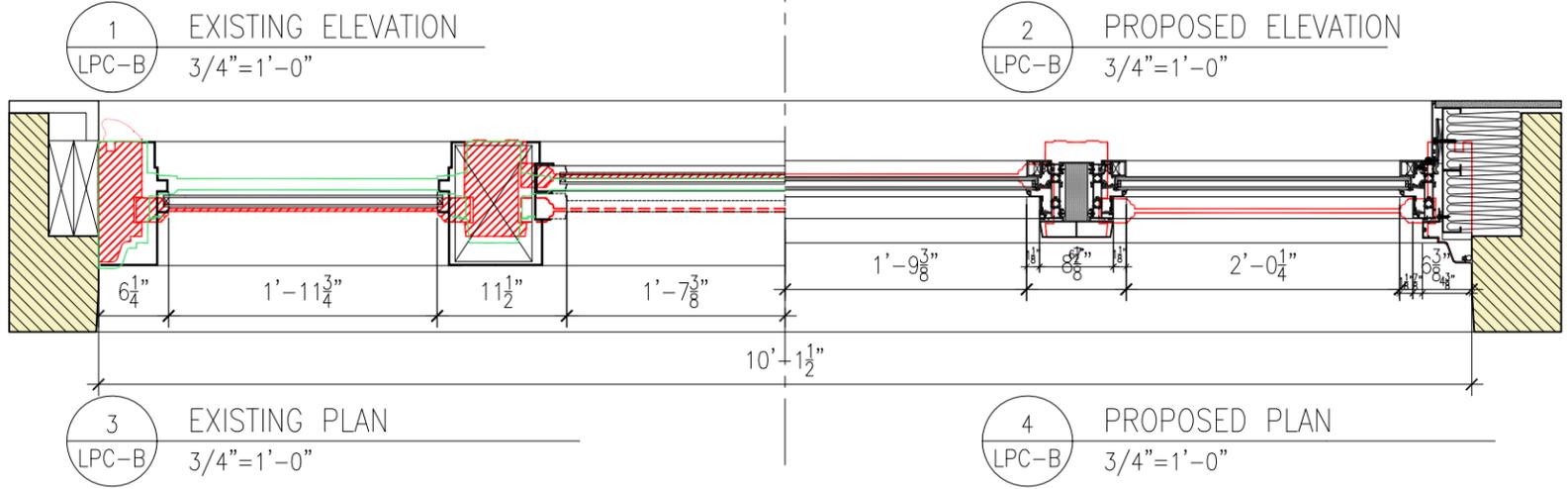
1. LPC-A - Proposed Casement Replacement at Lower Sash of Existing Rectangular Windows
2. LPC-B - Proposed Casement Replacement at Lower Sash of Existing Arch Top Windows
3. LPC-C - Proposed Casement Replacement at Lower Sash of Existing Rectangular Windows with Fan Lite Above
4. LPC-D - Proposed Casement Replacement Windows Typical Details
5. A301.00 - Leonard Street Elevation (5/29/15 LPC Perforated Drawing, for reference)
6. A302.00 - Catherine Lane Elevation (5/29/15 LPC Perforated Drawing, for reference)
7. A303.00 - Broadway, Lafayette, and Clock Tower Elevations (5/29/15 LPC Perforated Drawing, for reference)
8. A347.00 - Window Plan Details (5/29/15 LPC Perforated Drawing, for reference)
9. A348.00 - Window Section Details (5/29/15 LPC Perforated Drawing, for reference)
10. LPC-53 Previously Approved Double Hung Window (11/18/14 Submission to LPC, for reference)
11. LPC-54 Previously Approved Arch-top Double Hung Window (11/18/14 Submission to LPC, for reference)
12. LPC-55 Previously Approved Double Hung Window with Fan Lite (11/18/14 Submission to LPC, for reference)
13. LPC-56 Rendering of Previously Approved Double Hung Replacement Window
14. LPC-57 Rendering of Proposed Casement Replacement Window





**LEGEND:**  
ORIGINAL   
PREV. APPROVED

**NOTE:**  
PERCENTAGE DAYLIGHT  
OPENING (DLO) COMPARED TO  
ORIGINAL DLO IN ALL CASES



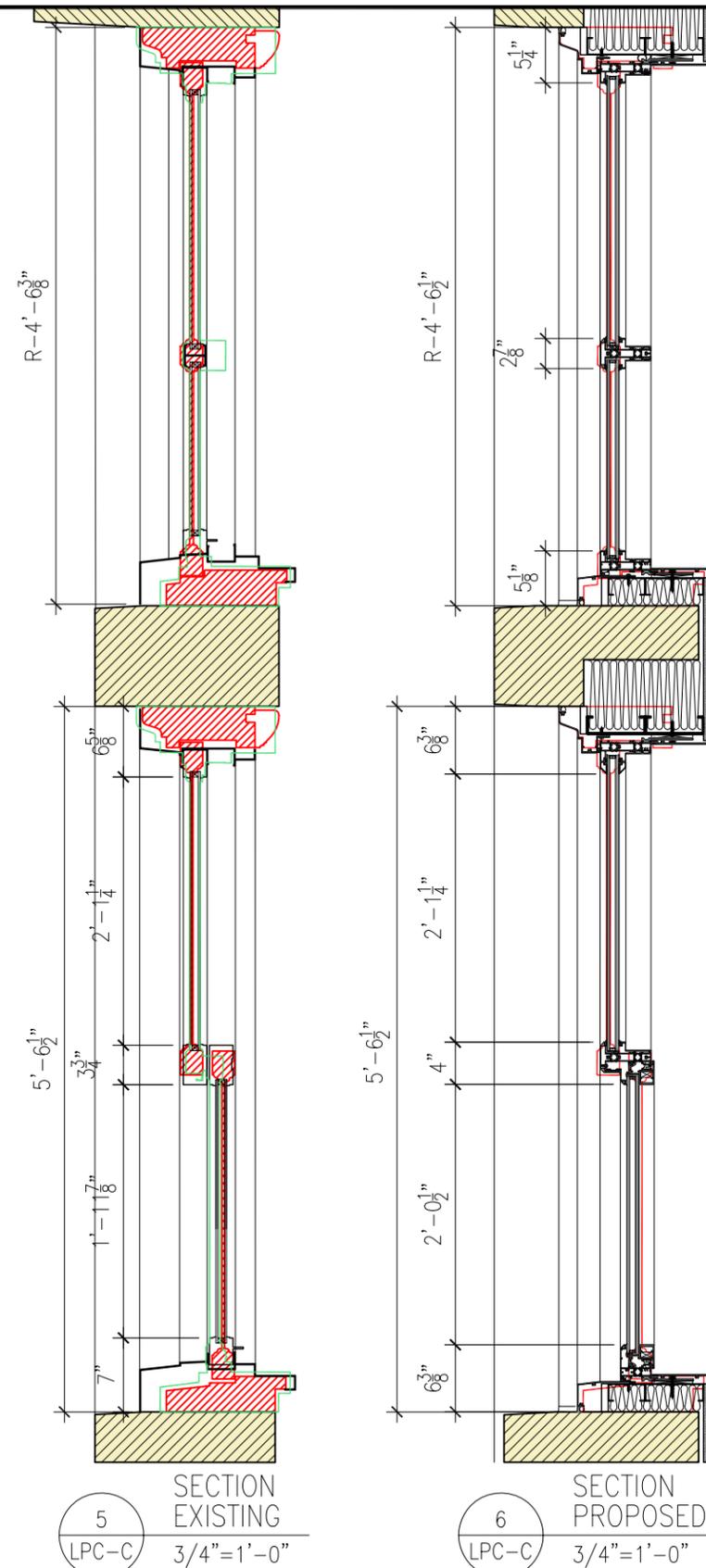
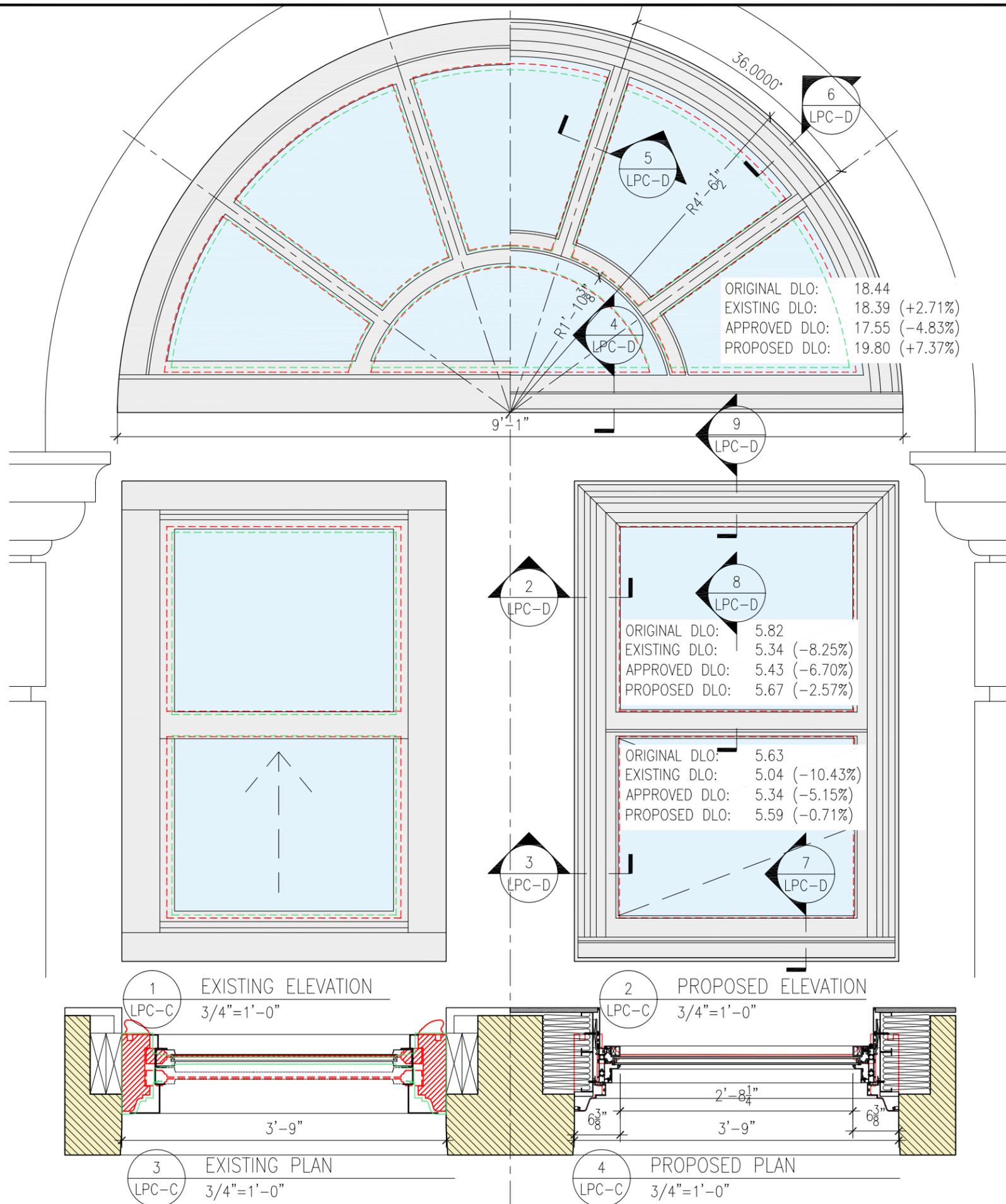
**TOTAL WINDOW DAY LIGHT OPENING (DLO):**

ORIGINAL DLO:	42.10
EXISTING DLO:	40.68 (3.37%)
PREV. APPROVED DLO:	40.74 (-3.32%)
PROPOSED DLO:	42.90 (+1.90%)

No.	Date	Description

**PROPOSED CASEMENT  
REPLACEMENT WINDOWS**

Scale	3/4" = 1'-0"	AS NOTED
Date	09/22/2015	
Project No.	2449	2449
Drawing No.		



**LEGEND:**  
ORIGINAL   
PREV. APPROVED

- NOTE:**
- PERCENTAGE DAYLIGHT OPENING (DLO) COMPARED TO ORIGINAL DLO IN ALL CASES
  - THIS WINDOW TYPE OCCURS 9 TIMES ON 12TH FLOOR

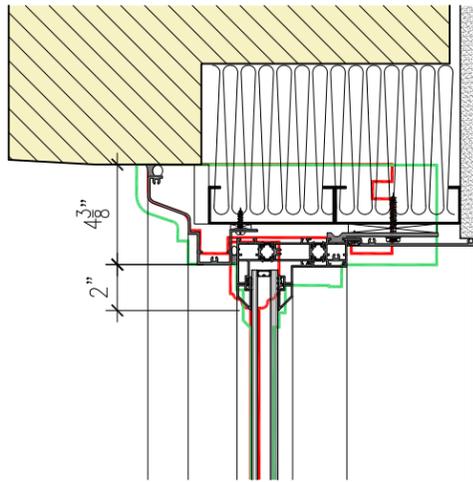
**TOTAL WINDOW DAY LIGHT OPENING (DLO):**

ORIGINAL DLO:	29.89
EXISTING DLO:	28.77 (-3.74%)
PREV. APPROVED DLO:	28.32 (-5.25%)
PROPOSED DLO:	31.06 (+3.91%)

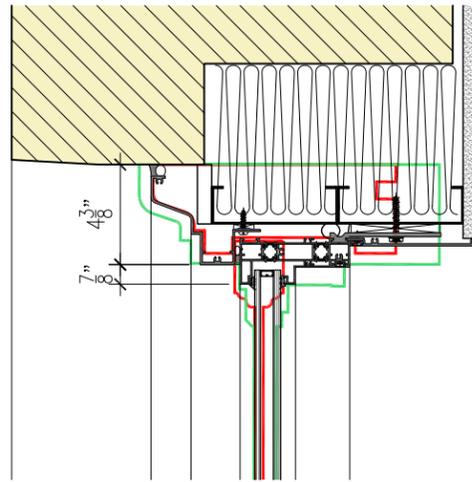
**PROPOSED CASEMENT  
REPLACEMENT WINDOWS**

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Date: 09/22/2015  
Project No: 2449  
Drawing No:

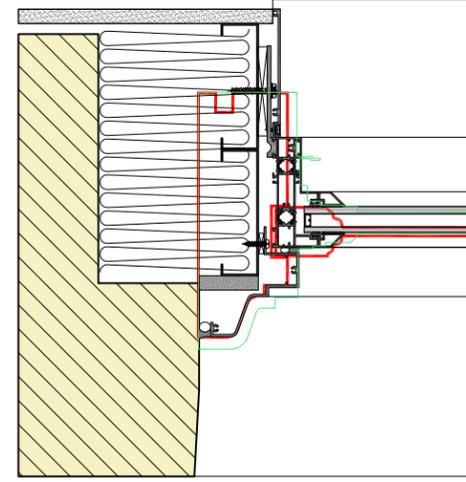
**LPC-C**



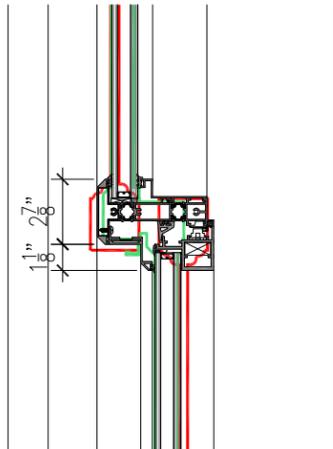
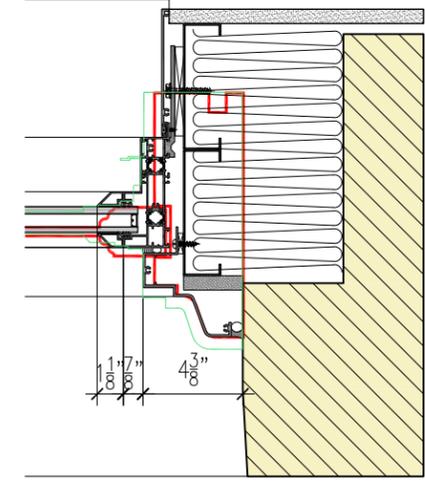
9 PROPOSED HEAD DETAIL  
LPC\_D 1-1/2"=1'-0"



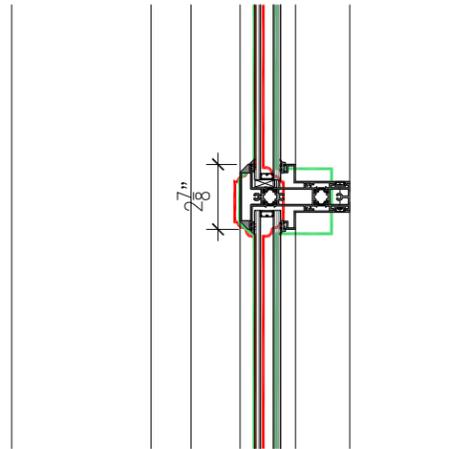
6 PROPOSED HEAD DETAIL AT FIXED  
LPC\_D 1-1/2"=1'-0"



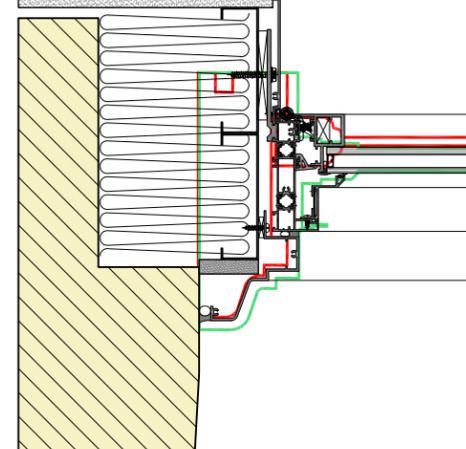
2 PROPOSED JAMB DETAIL  
LPC\_D 1-1/2"=1'-0"



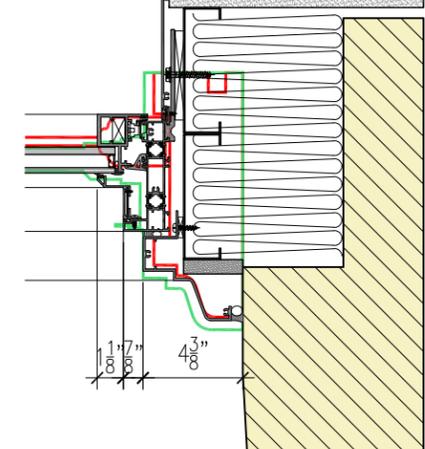
8 PROPOSED STILE DETAIL  
LPC\_D 1-1/2"=1'-0"



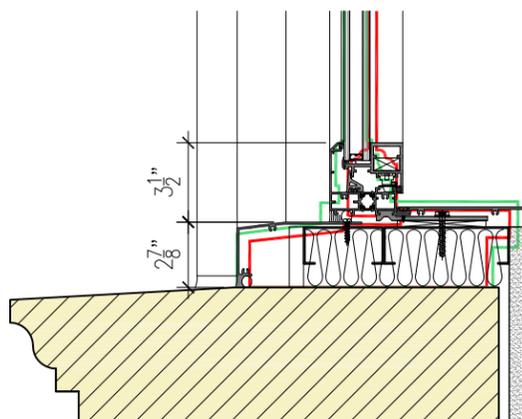
5 PROPOSED MUNTIN DETAIL  
LPC\_D 1-1/2"=1'-0"



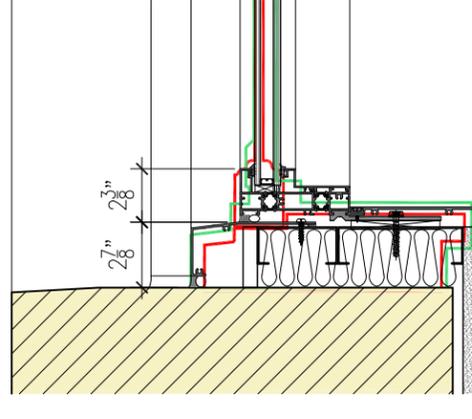
3 PROPOSED JAMB DETAIL  
LPC\_D 1-1/2"=1'-0"



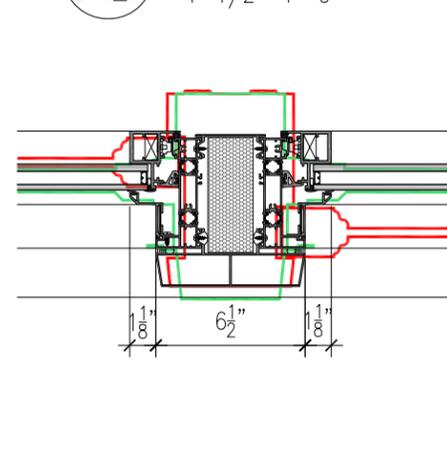
LEGEND:  
ORIGINAL ———  
PREV. APPROVED ———



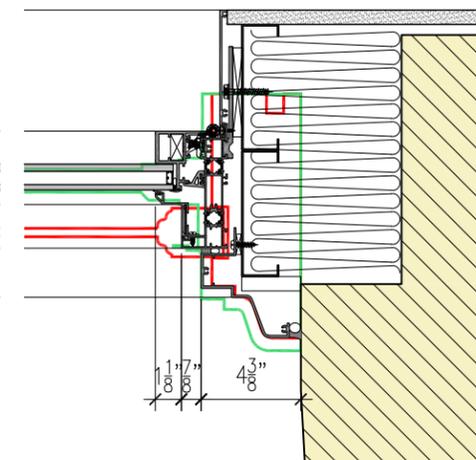
7 PROPOSED SILL DETAIL AT CASEMENT  
LPC\_D 1-1/2"=1'-0"



4 PROPOSED SILL DETAIL AT FIXED  
LPC\_D 1-1/2"=1'-0"



1 PROPOSED MULLION DETAIL  
LPC\_D 1-1/2"=1'-0"



No.	Date	Description

PROPOSED CASEMENT  
REPLACEMENT WINDOWS  
TYPICAL DETAILS

Scale: 3/4" = 1'-0"

Date: 09/22/2015

Project No: 2449

Drawing No:



Civic Center Community Group Broadway, LLC  
3341 US Holding, Inc.  
375 Madison Avenue, 20th Floor, New York, NY 10017  
The Parkside Group  
500 Madison Avenue, 20th Floor, New York, NY 10022

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Fire Protection Engineer  
**Musser Rutledge**  
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New York, NY 10021  
212.263.6610

Envelope Consultant  
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11 West 42nd Street  
New York, NY 10018  
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125 Broadway, 20th Floor  
New York, NY 10037  
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**Lighting Workshop**  
20 Jay Street, Suite 400  
Brooklyn, NY 11201  
212.798.6610

Vertical Transportation Consultant  
**Van Deusen & Associates**  
1 Park Plaza, Suite 404  
New York, NY 10021  
212.699.9000

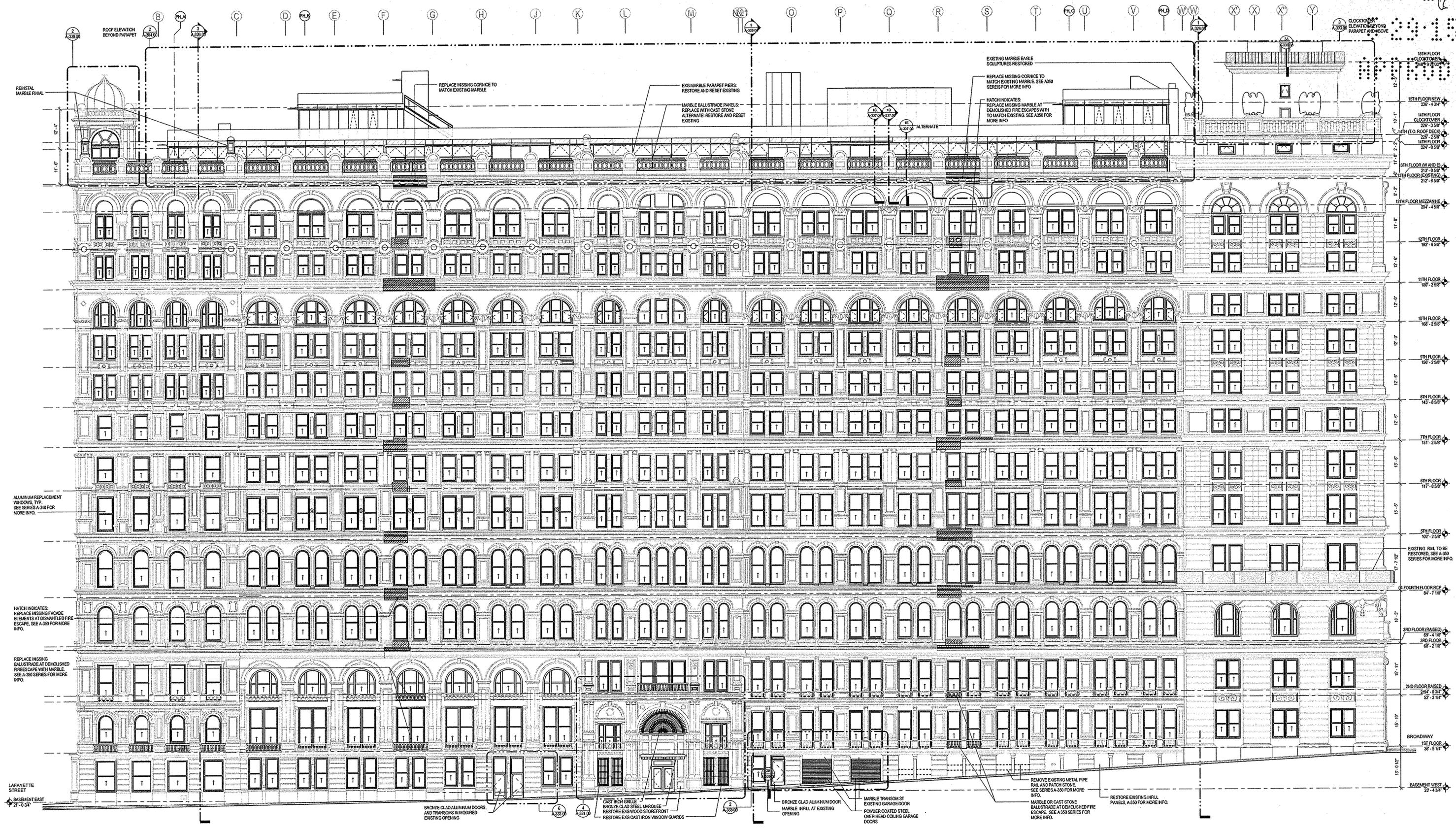
Architectural  
**Cerami & Associates**  
404 Fifth Ave  
New York, NY 10018  
212.316.1716

**DOB PERMIT SET**  
Key Plan  
LEONARD ST  
CANTIERE LANE  
LAFAYETTE ST

Table with 3 columns: No., Date, Description. Includes permit set details.

**LEONARD STREET ELEVATION**  
Scale: As indicated  
Date: 05 December 2014  
Project No.: 249  
Drawing No.: 55 of 48

**A-301.00**



GENERAL ELEVATION NOTES:  
1. REPLACE ALL EXISTING WINDOWS, REFER TO A-311 - A-345 FOR APPROPRIATE ELEVATION, SCHEDULE, AND DETAILS.  
2. FACADE REPAIR AND RESTORATION SCOPE: REFER TO SHEETS A-323 - A-389 FOR SCOPE OF WORK ON EXTERIOR FACADES, HISTORIC ELEMENTS AND STATUARY.



Owner  
Civic Center Community  
Group Broadway, LLC  
34405 Irving Ave.  
324 Hudson Avenue, 2nd Floor, New York, NY 10022  
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212.777.2000

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212.777.2000

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**Lighting Workshop**  
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718.746.8177

Visual Ergonomics Consultant  
**Van Deusen & Associates**  
7 West Plaza, Suite 404  
New York, NY 10011  
212.685.9000

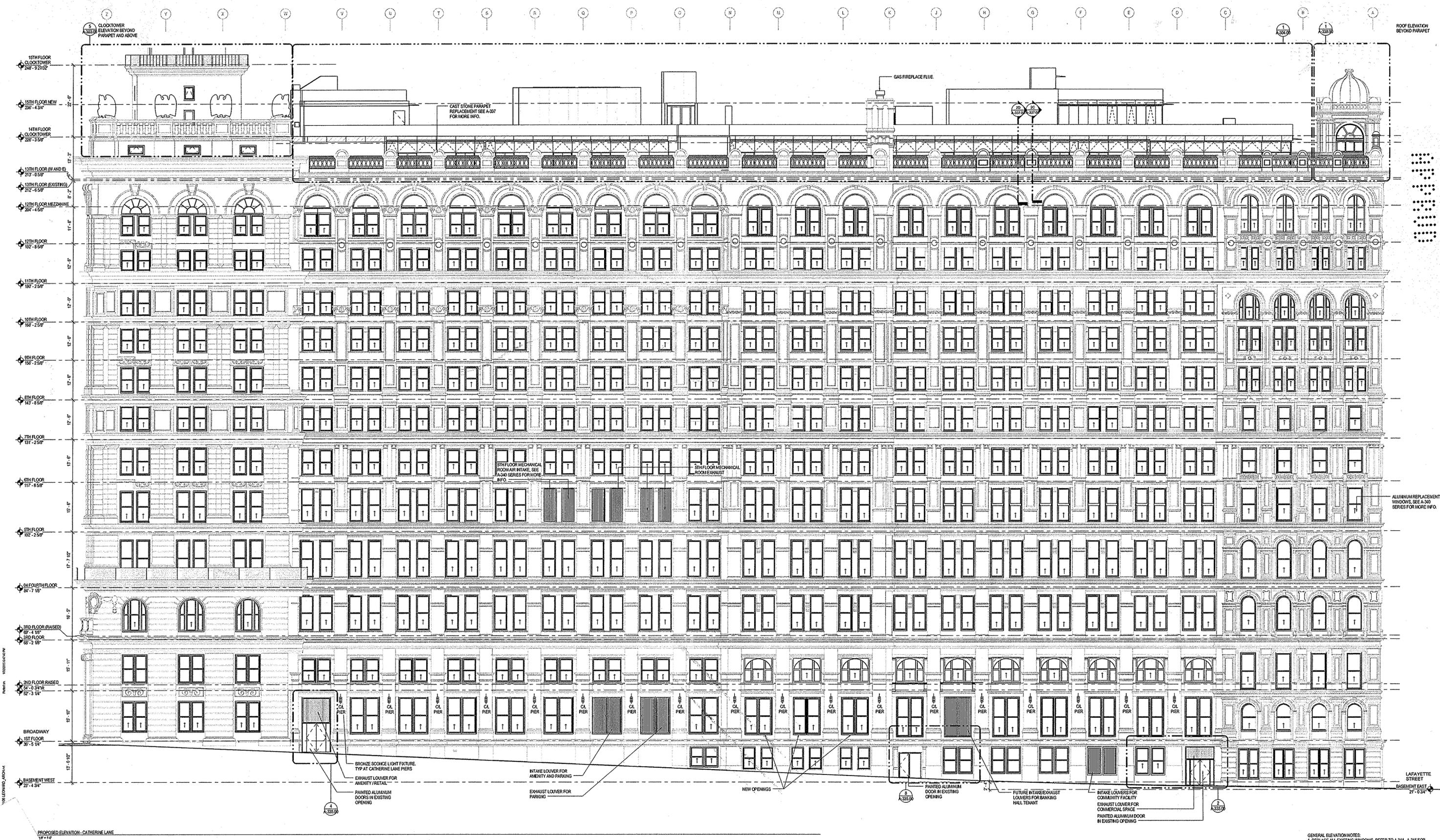
Acoustics  
**Ceram & Associates**  
404 E. Ave.  
New York, NY 10013  
212.346.4141

**DOB PERMIT SET**  
Key Plan  
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BROADWAY  
CATHERINE LANE  
LAFAYETTE ST  
JANETTES

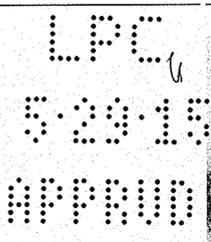
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2. 10012018 - 600-Red-Line  
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No. Date Description

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Date: 02 December 2014  
Project No.: 248  
Drawing No.: 94 of 48

**A-302.00**



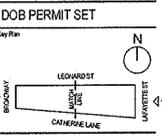
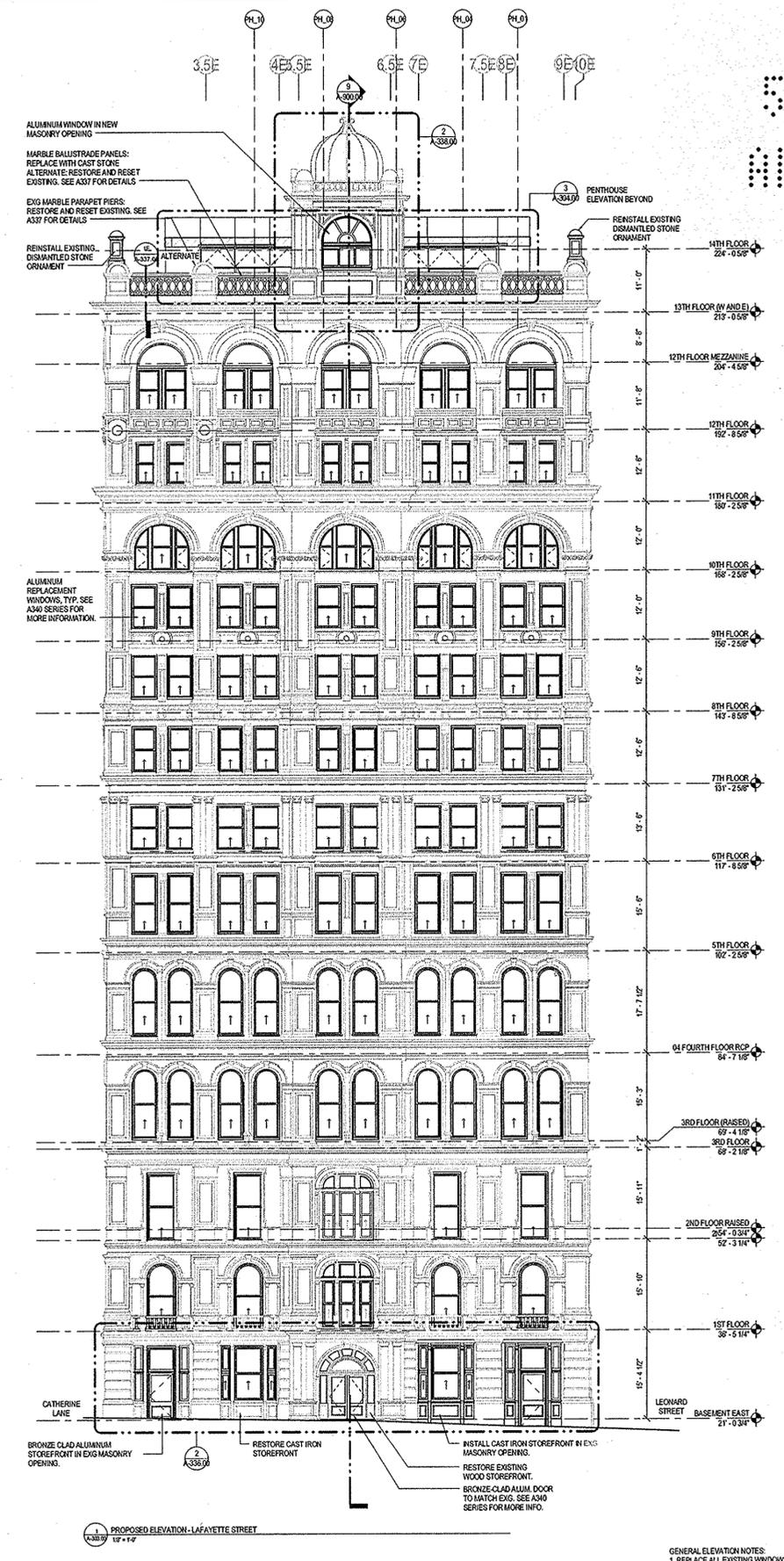
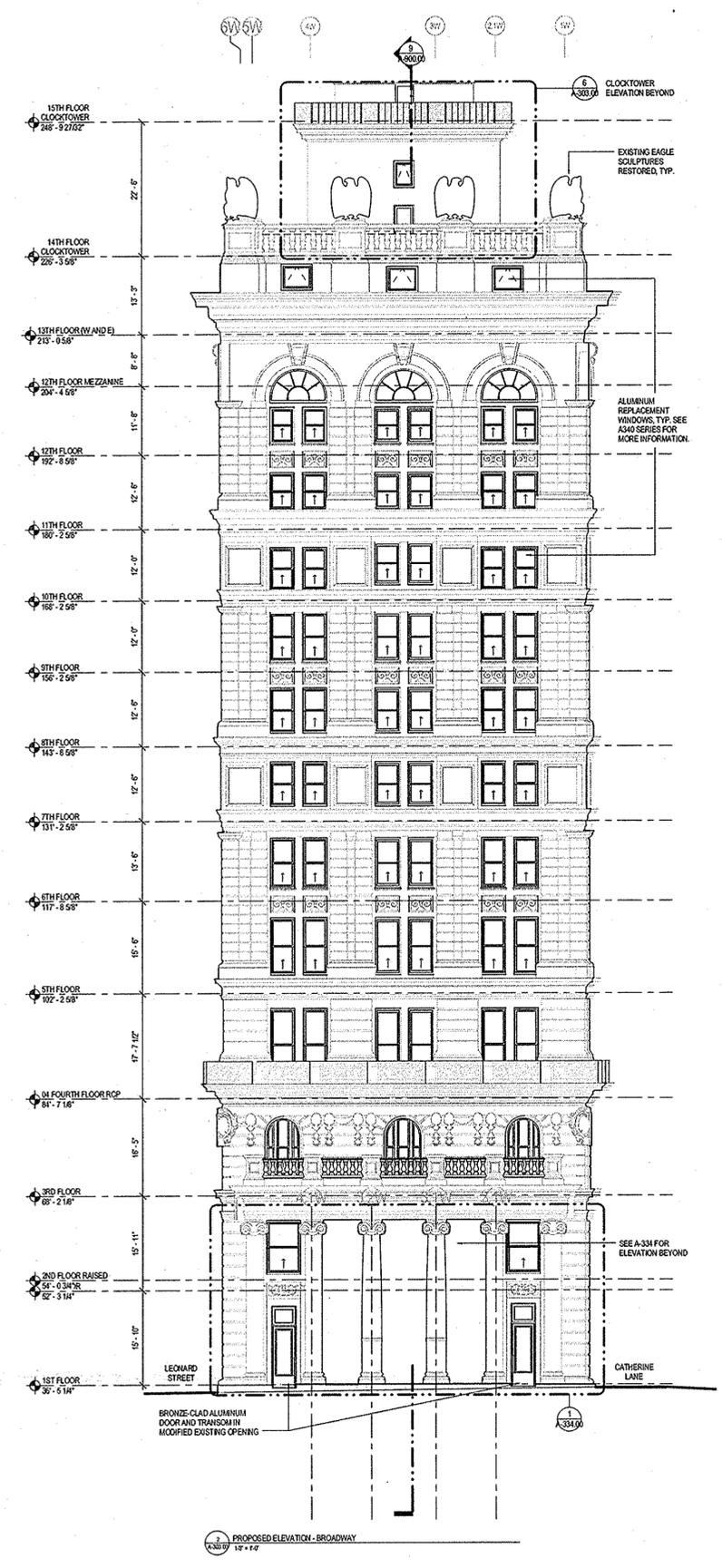
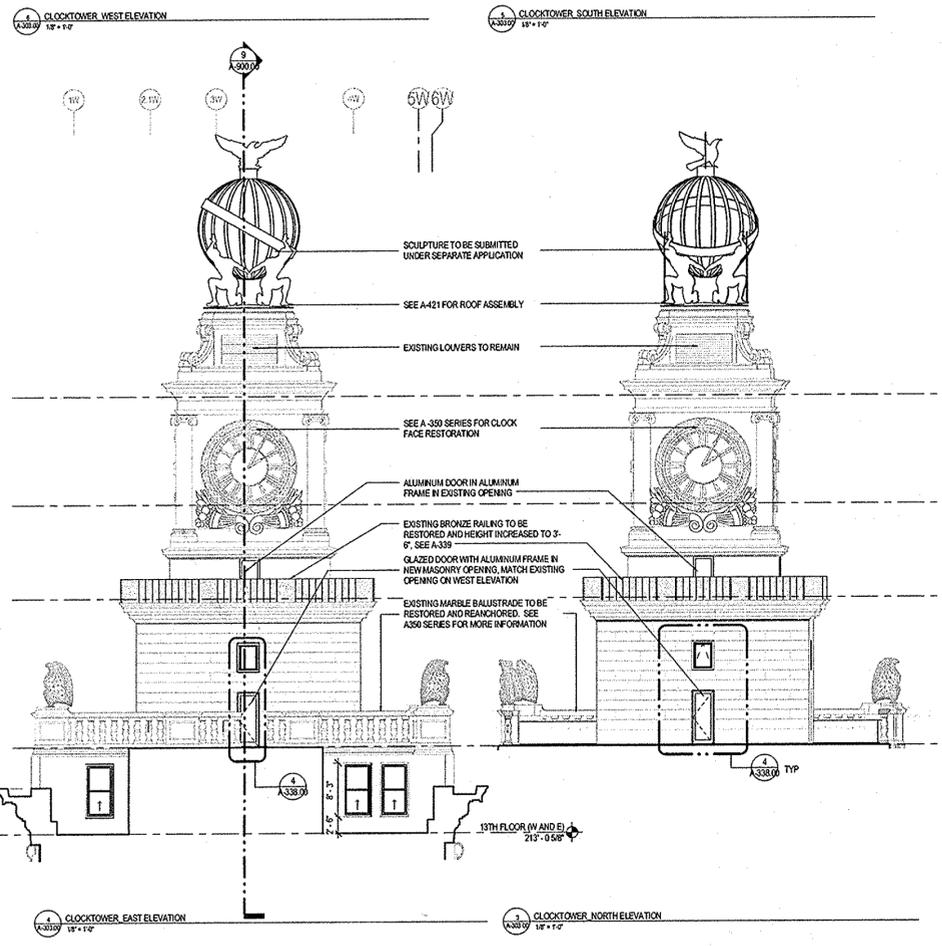
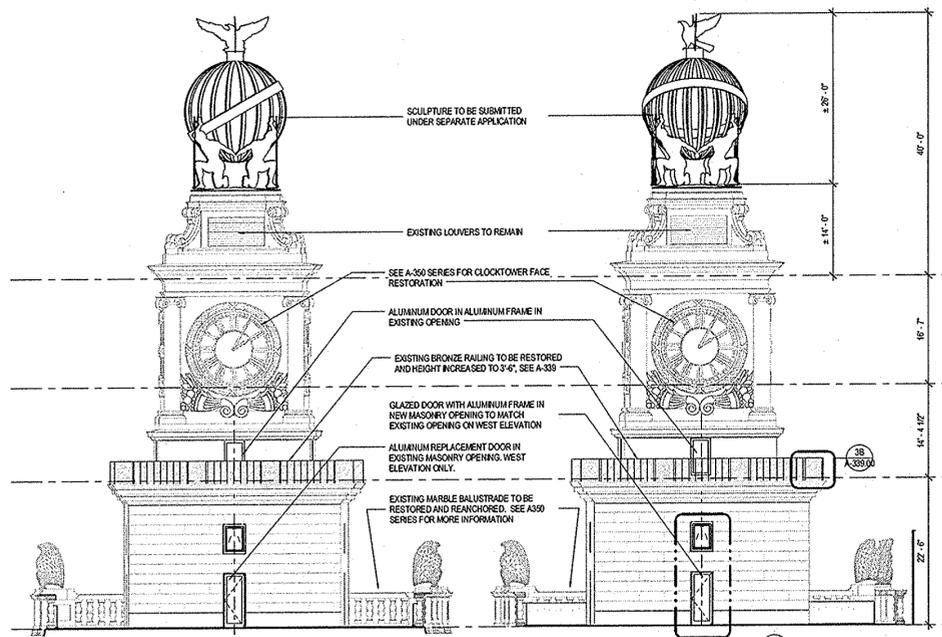
GENERAL ELEVATION NOTES:  
1. REPLACE ALL EXISTING WINDOWS. REFER TO A-341 - A-345 FOR APPROPRIATE ELEVATION, SCHEDULE, AND DETAILS.  
2. FACADE REPAIR AND RESTORATION SCOPE. REFER TO SHEETS A-333 - A-359 FOR SCOPE OF WORK ON EXTERIOR FACADES, HISTORIC ELEMENTS AND STATUARY.



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The Public Corporation  
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- Yaniv Pushelberg  
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212.252.0012  
212.252.0015
- Senior Engineer  
WSP  
208 East 41st Street  
New York, NY 10017  
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- ASPI LIAISON CONSULTANT  
Buro Happold  
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New York, NY 10005  
212.334.3015
- Civil Engineering  
Philip Habib & Associates  
152 Madison Avenue, 11th Floor  
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- Professional Engineer  
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14 Penn Plaza  
New York, NY 10119  
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New York, NY 10018  
212.296.0000
- Engineering Consultant  
Zimmerman Architects  
11 West 20th Street  
New York, NY 10011  
212.564.0393
- Architectural Consultant  
NPPP LLC  
120 Broadway, 20th Floor  
New York, NY 10019  
212.477.8356
- Vertical Transportation Consultant  
Lighting Workshop  
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Brooklyn, NY 11211  
212.763.6103
- Vertical Transportation Consultant  
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- Acoustician  
Cerami & Associates  
404 11th Ave  
New York, NY 10018  
212.270.0716



**B'WAY, LAFAYETTE STREET, AND CLOCKTOWER ELEVATIONS**

Scale

Date: 05 December 2014

Project No.: 244

Drawn by: BT

**A-303.00**

GENERAL ELEVATION NOTES:  
1. REPLACE ALL EXISTING WINDOWS. REFER TO A-341 - A-345 FOR APPROPRIATE ELEVATION, SCHEDULE, AND DETAILS.  
2. FACADE REPAIR AND RESTORATION SCOPE. REFER TO SHEETS A-353 - A-359 FOR SCOPE OF WORK ON EXTERIOR FACADES, HISTORIC ELEMENTS AND STATUARY.



Owner  
Civic Center Community  
Group Broadway, LLC  
134 CG Building, Inc.  
100 West Street, 20th Floor, New York, NY 10022  
The Portico Group, Inc.  
600 West Street, 20th Floor, New York, NY 10022

Beyer  
Blinder  
Belie  
Architects  
P.C.

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MEP/Plumbing Consultant  
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MEP/Plumbing Consultant  
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212.254.2400

MEP/Plumbing Consultant  
Forst Consulting & Architecture  
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MEP/Plumbing Consultant  
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212.254.2400

MEP/Plumbing Consultant  
Lighting Workshop  
300 West 10th Street  
New York, NY 10022  
212.254.2400

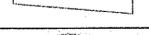
MEP/Plumbing Consultant  
MFPF LLC  
100 West Street, 20th Floor  
New York, NY 10022  
212.254.2400

MEP/Plumbing Consultant  
Van Deusen & Associates  
100 West Street, 20th Floor  
New York, NY 10022  
212.254.2400

MEP/Plumbing Consultant  
Cerami & Associates  
100 West Street, 20th Floor  
New York, NY 10022  
212.254.2400

DOB PERMIT SET

Key Plan

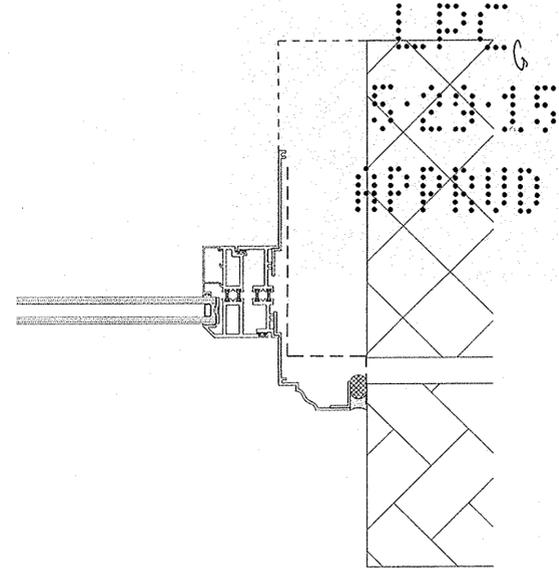


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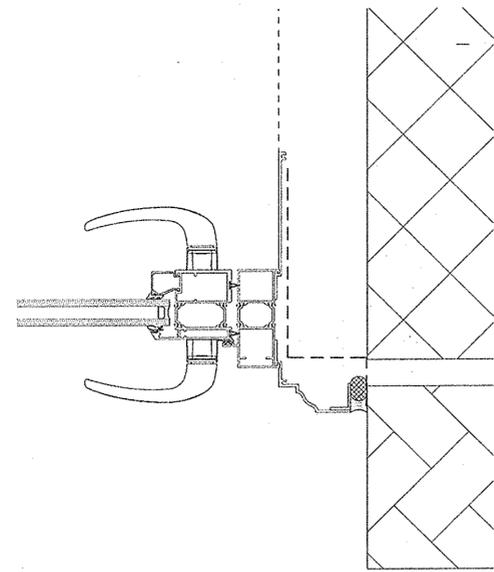
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2014.12.22 Program Set  
2014.11.14 Advance MEP Package Draw  
2014.11.14 DOB PERMIT SET

Window Plan Details

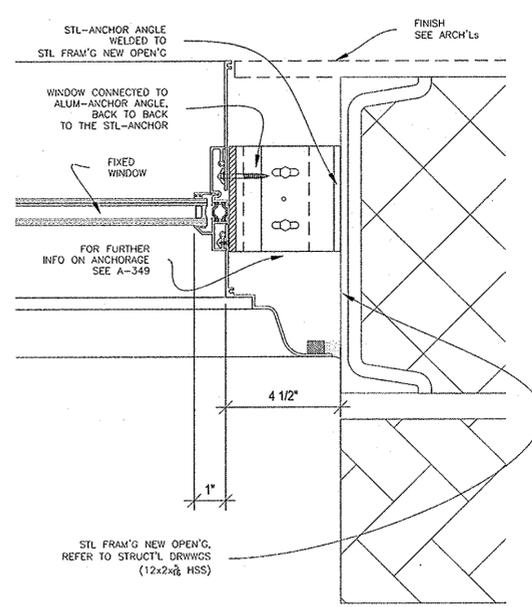
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Project No.: 2443  
Drawing No.:



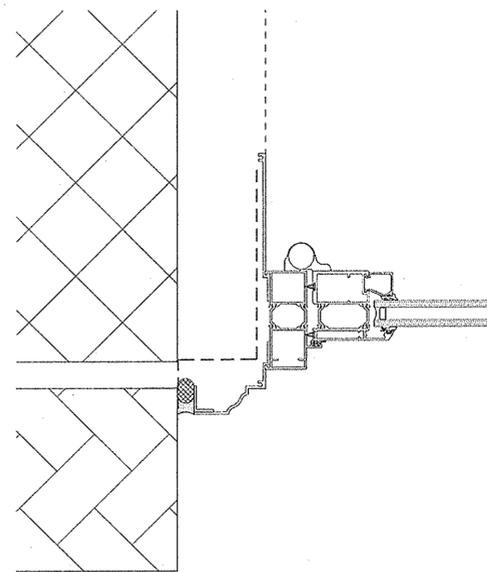
10 CLOCK TOWER AWNING WINDOW JAMB  
6"x10"



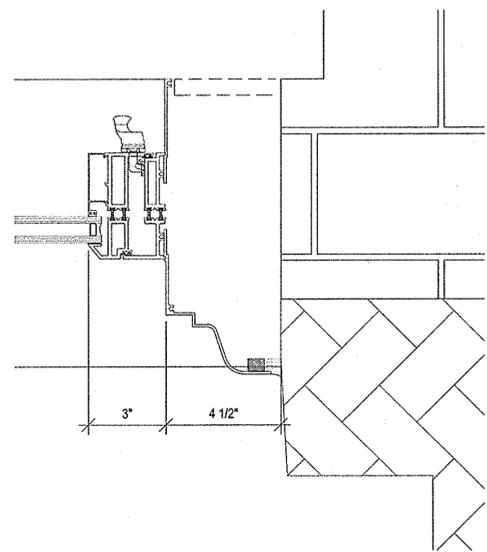
12 CLOCK TOWER TERRACE DOOR JAMB  
6"x10"



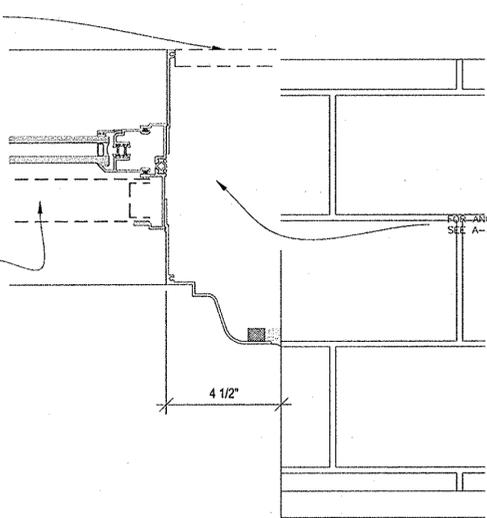
9 PAVILION WINDOW JAMB  
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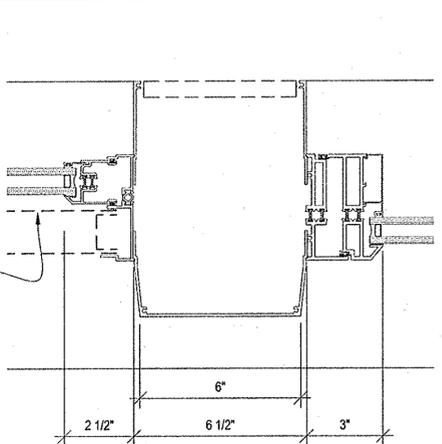
11 CLOCK TOWER TERRACE DOOR JAMB  
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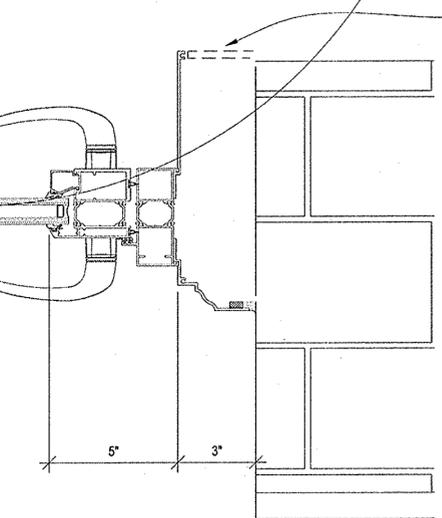
3 CASEMENT WINDOW JAMB  
6"x10"



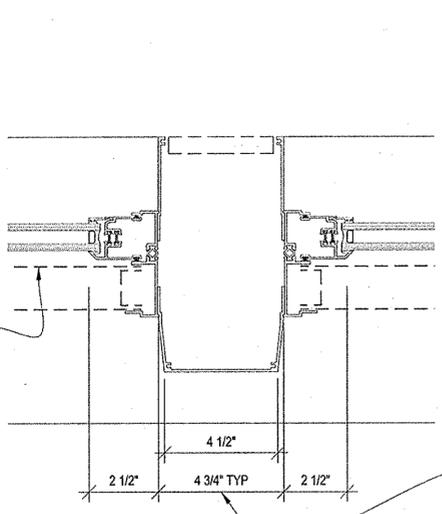
6 DOUBLE HUNG WINDOW JAMB  
6"x10"



2 CASEMENT-DOUBLE HUNG INTERMEDIATE MULLION  
6"x10"

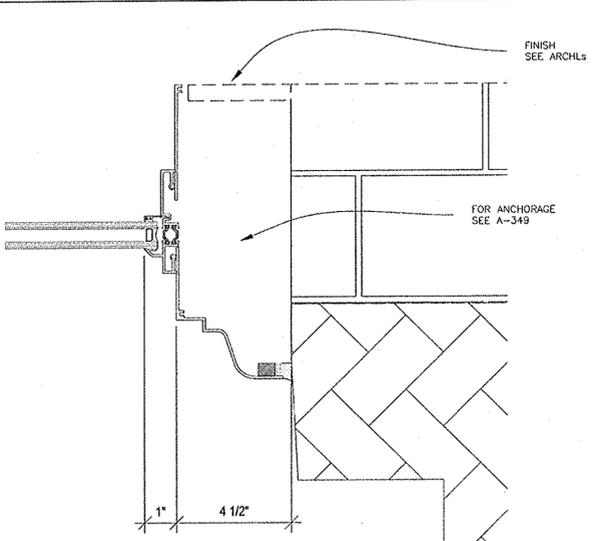


5 TERRACE DOOR JAMB  
6"x10"

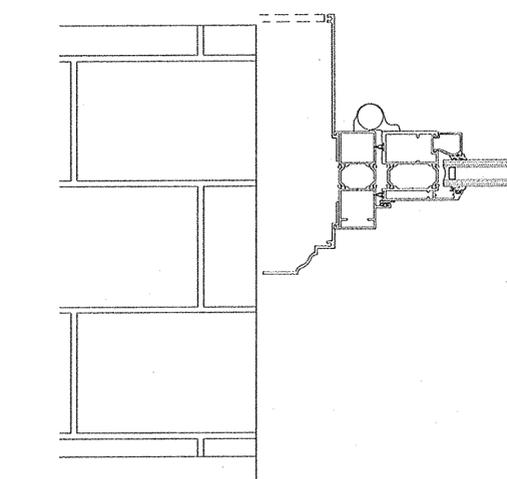


8 DOUBLE HUNG TO DH, INTERMEDIATE MULLION  
6"x10"

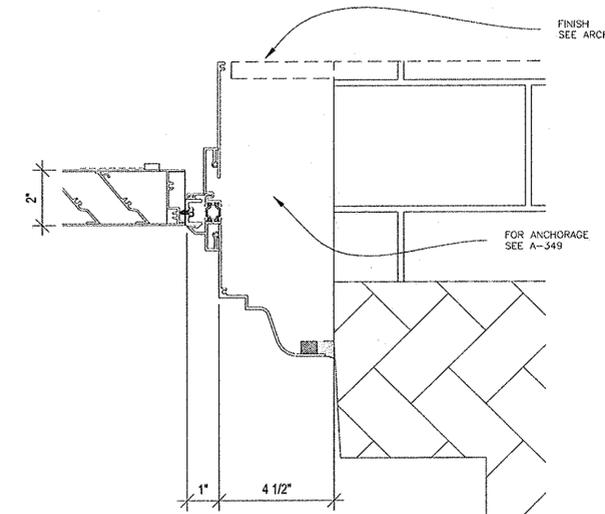
VIF:  
TYPE B3 & B0s: 4" - 1-3/4" WIDE  
TYPE ABs: 8" W  
TYPE F2, F3: 1-1" W



1 FIXED WINDOW JAMB  
6"x10"



4 TERRACE DOOR HINGE  
6"x10"



7 LOUVER JAMB  
6"x10"

THESE NOTES  
TYP FOR  
ALL DTLS OF A347

THESE NOTES  
TYP FOR  
ALL DTLS OF A347

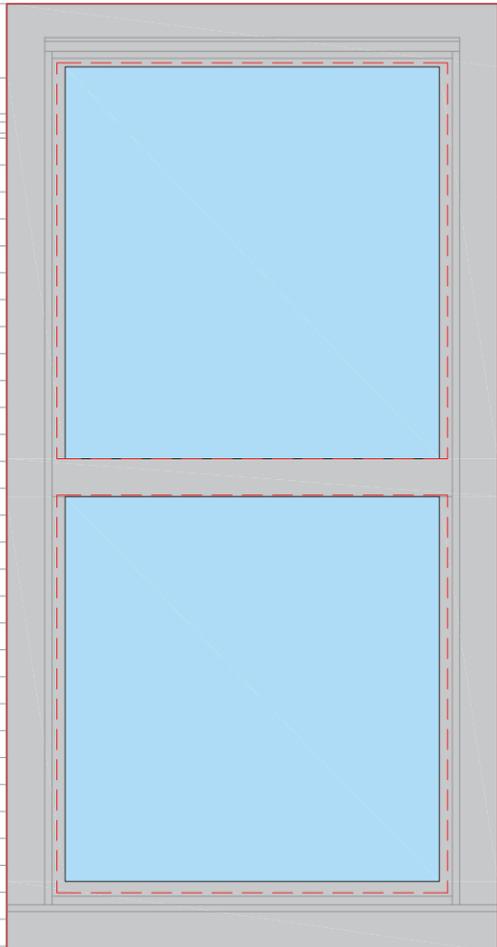
NOTE: DETAILS SHOW NEW WINDOW  
RELATIONSHIP TO MASONRY OPENINGS.  
SEE SHEET A349 FOR TYPICAL ANCHORAGE  
& WATERPROOFING CONDITIONS.  
REFER TO ARCHITECTURALS  
FOR INTERIOR FINISH CONDITIONS.



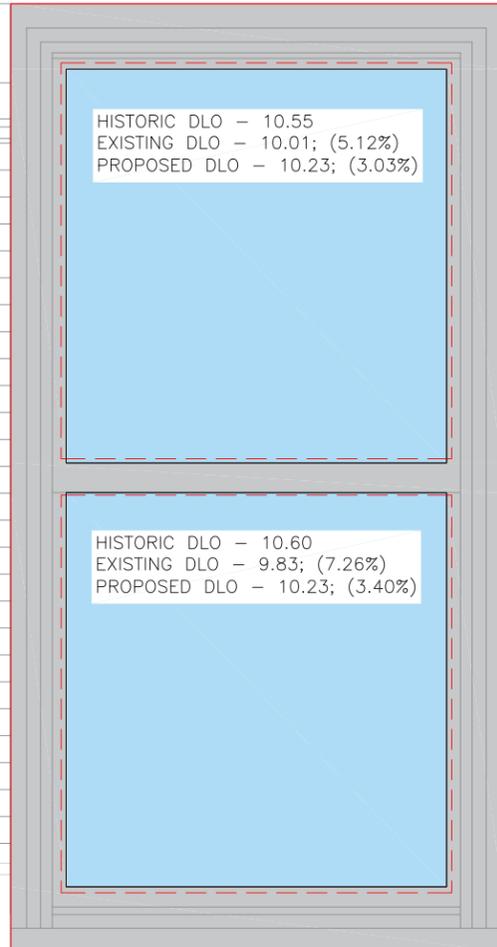
TOTAL WINDOW DLO  
 HISTORIC DLO - 21.15  
 EXISTING DLO - 19.84; (6.19%)  
 PROPOSED DLO - 20.47; (3.22%)

HISTORIC DLO - 10.55  
 EXISTING DLO - 10.01; (5.12%)  
 PROPOSED DLO - 10.23; (3.03%)

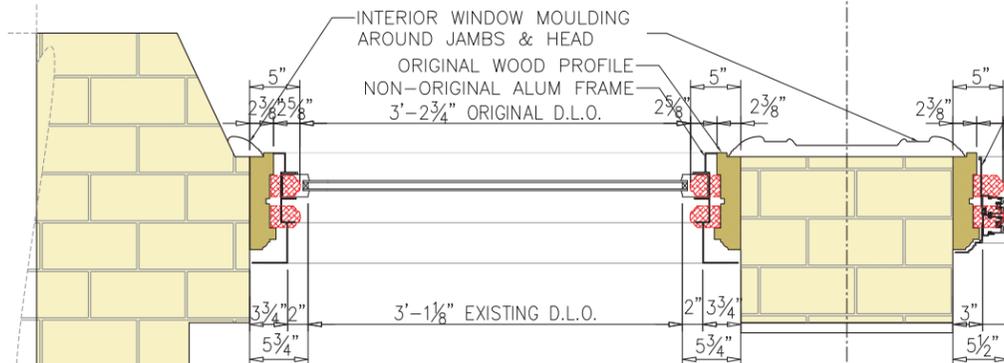
HISTORIC DLO - 10.60  
 EXISTING DLO - 9.83; (7.26%)  
 PROPOSED DLO - 10.23; (3.40%)



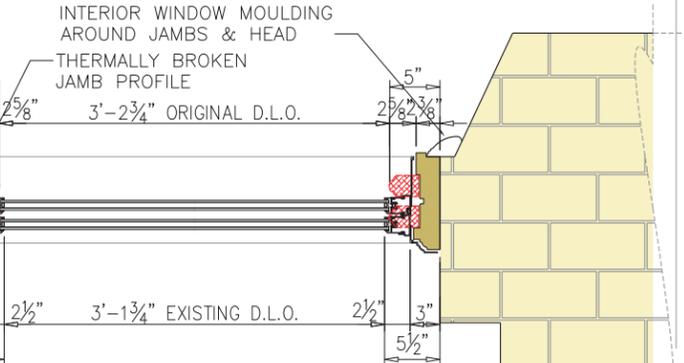
1a ELEVATION- EXISTING WINDOW  
 1 1/2" = 1'



1b ELEVATION- PROPOSED WINDOW  
 1 1/2" = 1'



2a PLAN- EXISTING WINDOW  
 1 1/2" = 1'

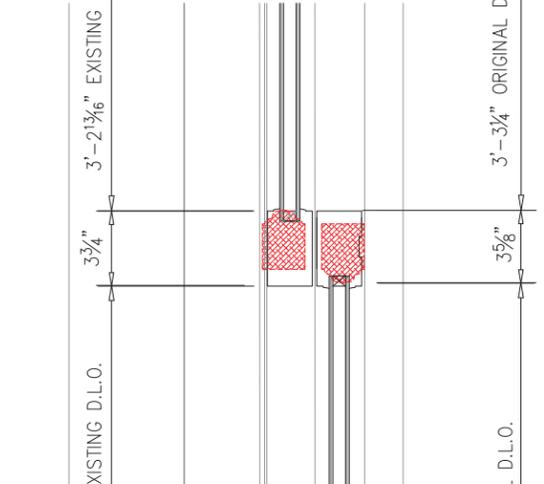


2b PLAN- PROPOSED WINDOW  
 1 1/2" = 1'



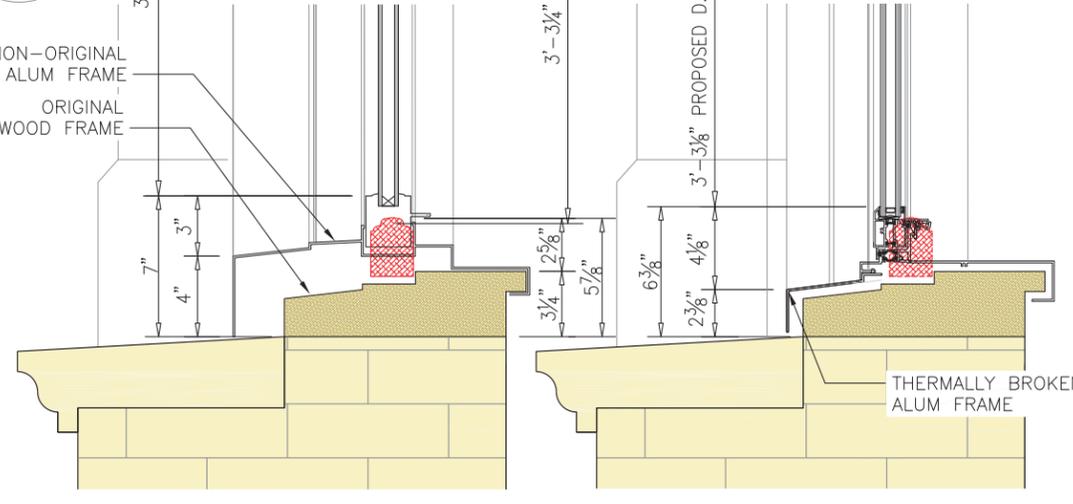
3a SECTION- EXISTING HEAD  
 3" = 1'

3b SECTION- PROPOSED HEAD  
 3" = 1'



4a SECTION- EXISTING HORIZONTAL  
 3" = 1'

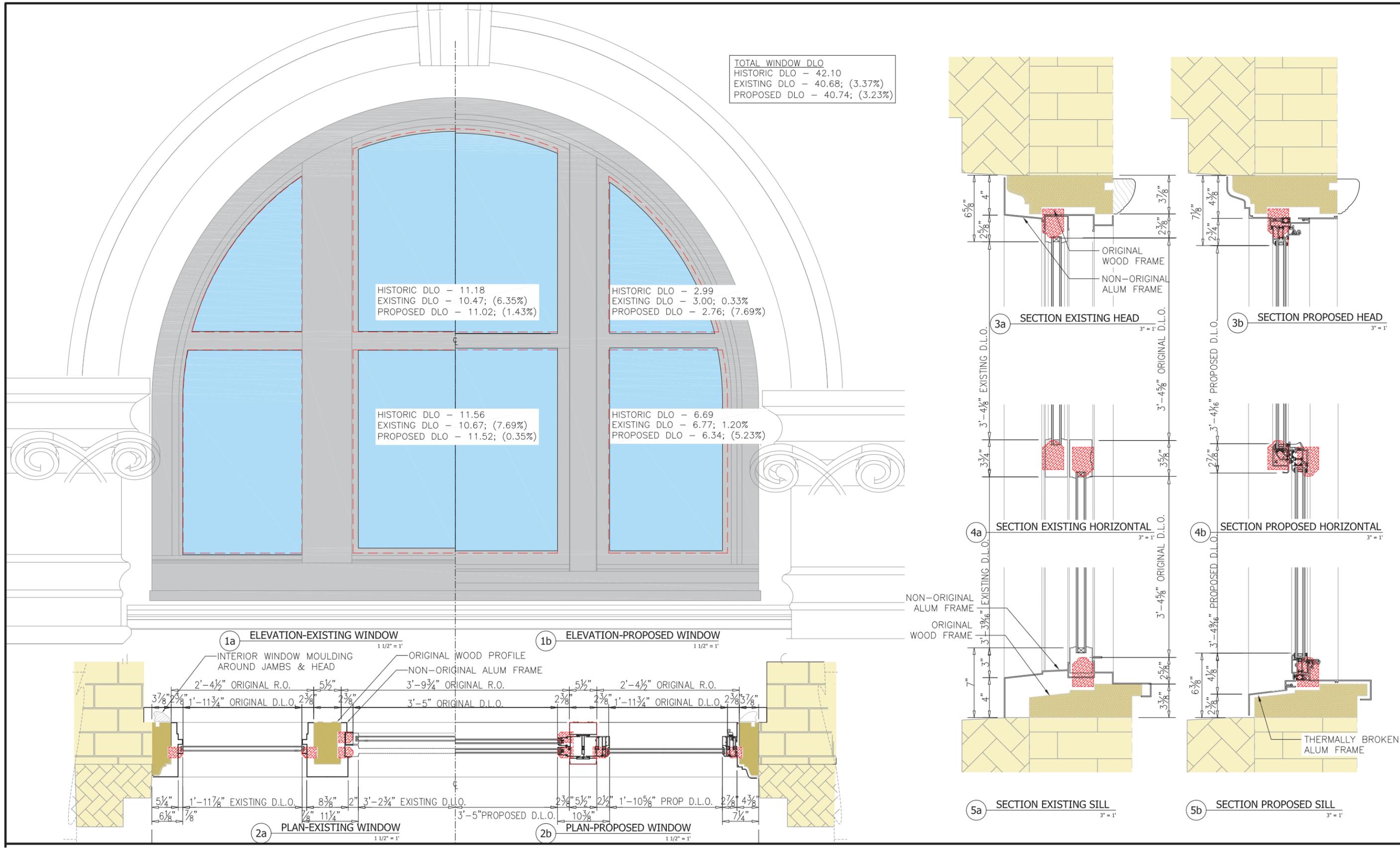
4b SECTION- PROPOSED HORIZONTAL  
 3" = 1'



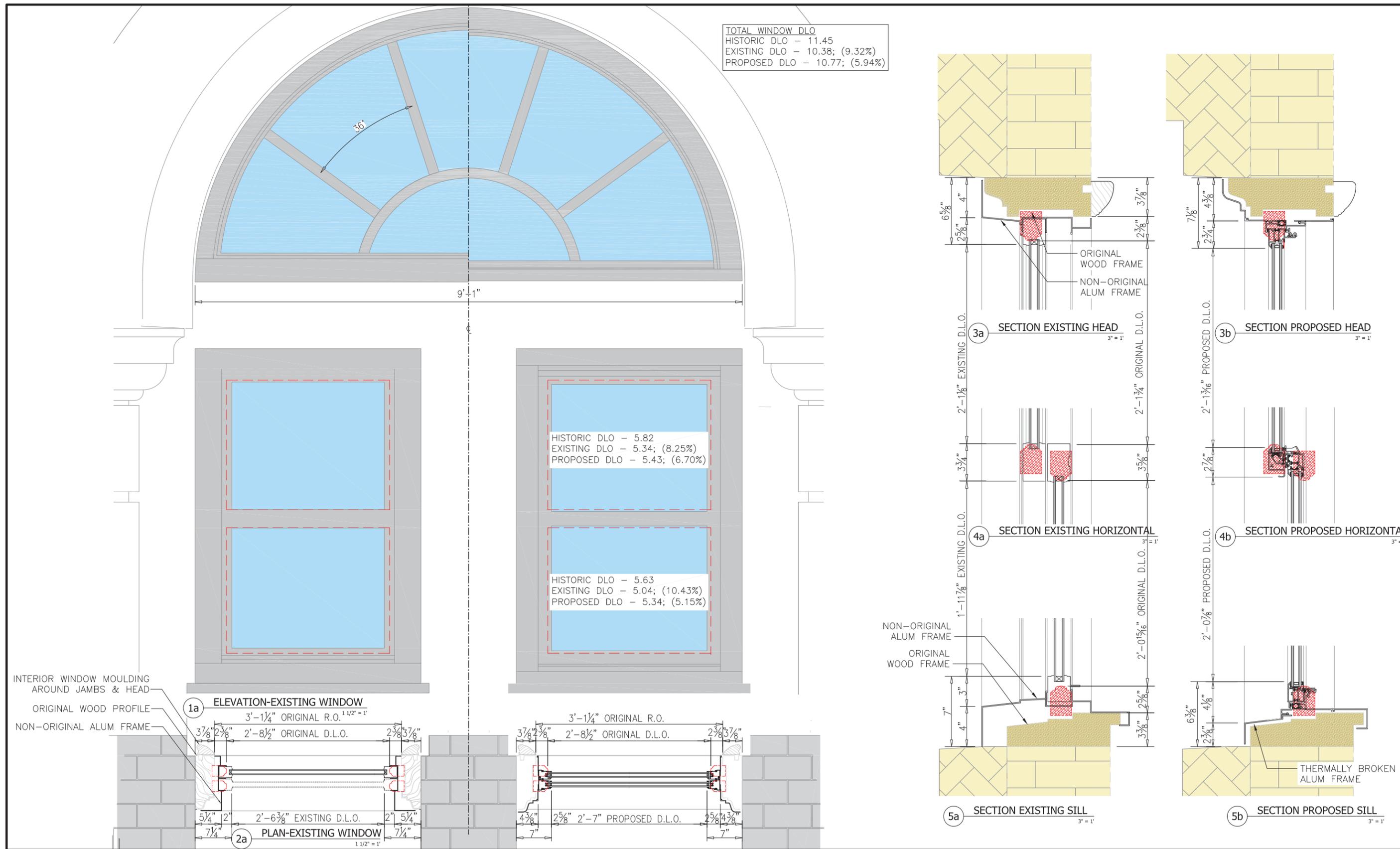
5a SECTION- EXISTING SILL  
 3" = 1'

5b SECTION- PROPOSED SILL  
 3" = 1'

PROPOSED WINDOWS



**PROPOSED WINDOWS - TYPICAL THREE-PART ARCHED WINDOWS**



**PROPOSED COMBINATION WINDOWS**

4" MAX. DOUBLE-HUNG  
OPENING AS REQUIRED  
BY CODE (TYP.)



RENDERING OF PREVIOUSLY APPROVED DOUBLE HUNG REPLACEMENT WINDOW

4" MAX. IN-SWINGING  
CASEMENT OPENING AS  
REQUIRED BY CODE  
(TYP.)



RENDERING OF PROPOSED CASEMENT REPLACEMENT WINDOW