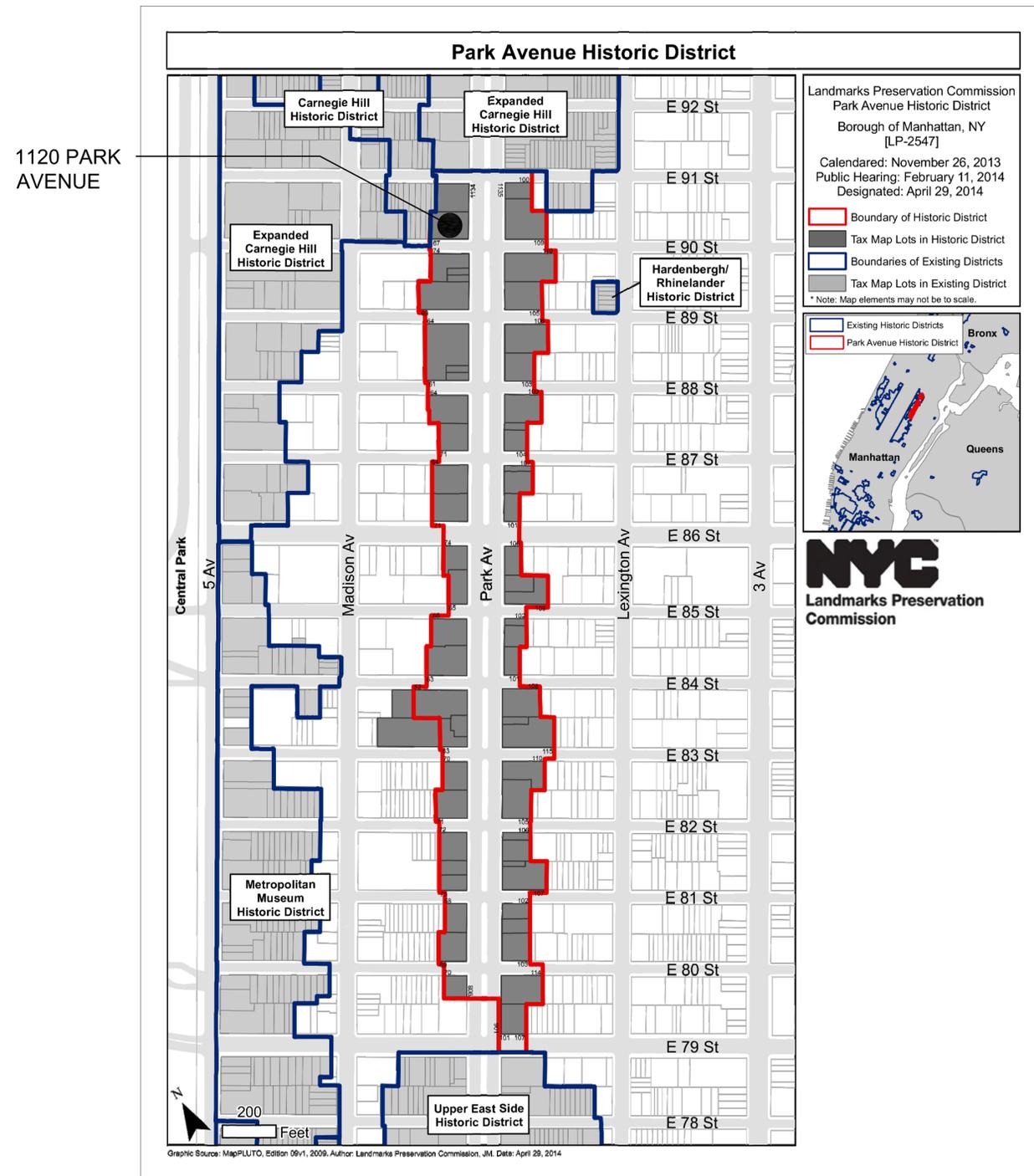


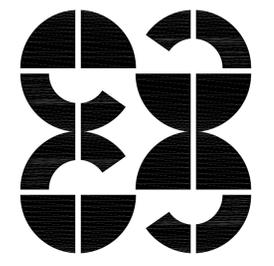
WINDOW MODIFICATIONS 1120 PARK AVENUE APARTMENT 17C (16TH FLOOR) NEW YORK, NY 10128



LIST OF DRAWINGS

DRAWING NO.	DRAWING TITLE
LM-100	TITLE SHEET
LM-101	SITE PLAN
LM-102	GENERAL BUILDING VIEWS
LM-103	LPC HISTORIC DISTRICT DESIGNATION REPORT
LM-104	LPC HISTORIC DISTRICT DESIGNATION PHOTOS
LM-105	EXISTING AND PROPOSED PHOTOS (RENDERINGS)
LM-106	EXISTING AND PROPOSED PHOTOS (RENDERINGS)
LM-107	WINDOW KEY PLAN - PART 16TH FLOOR
LM-108	OVERALL WEST ELEVATIONS
LM-109	WEST ELEVATION DETAILS
LM-110	WINDOW SECTION DETAILS AND INTERIOR PHOTOS - 16TH FLOOR
LM-111	MASONRY PATCH AND INFILL DETAILS

INTERIOR
Eve Robinson
Associates, Inc.
DESIGN



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MEP/FP ENGINEER
RJD ENGINEERING
590 FRANKLIN AVENUE, SUITE 4, NUTLEY, NJ 07110
TEL: 973-661-5185

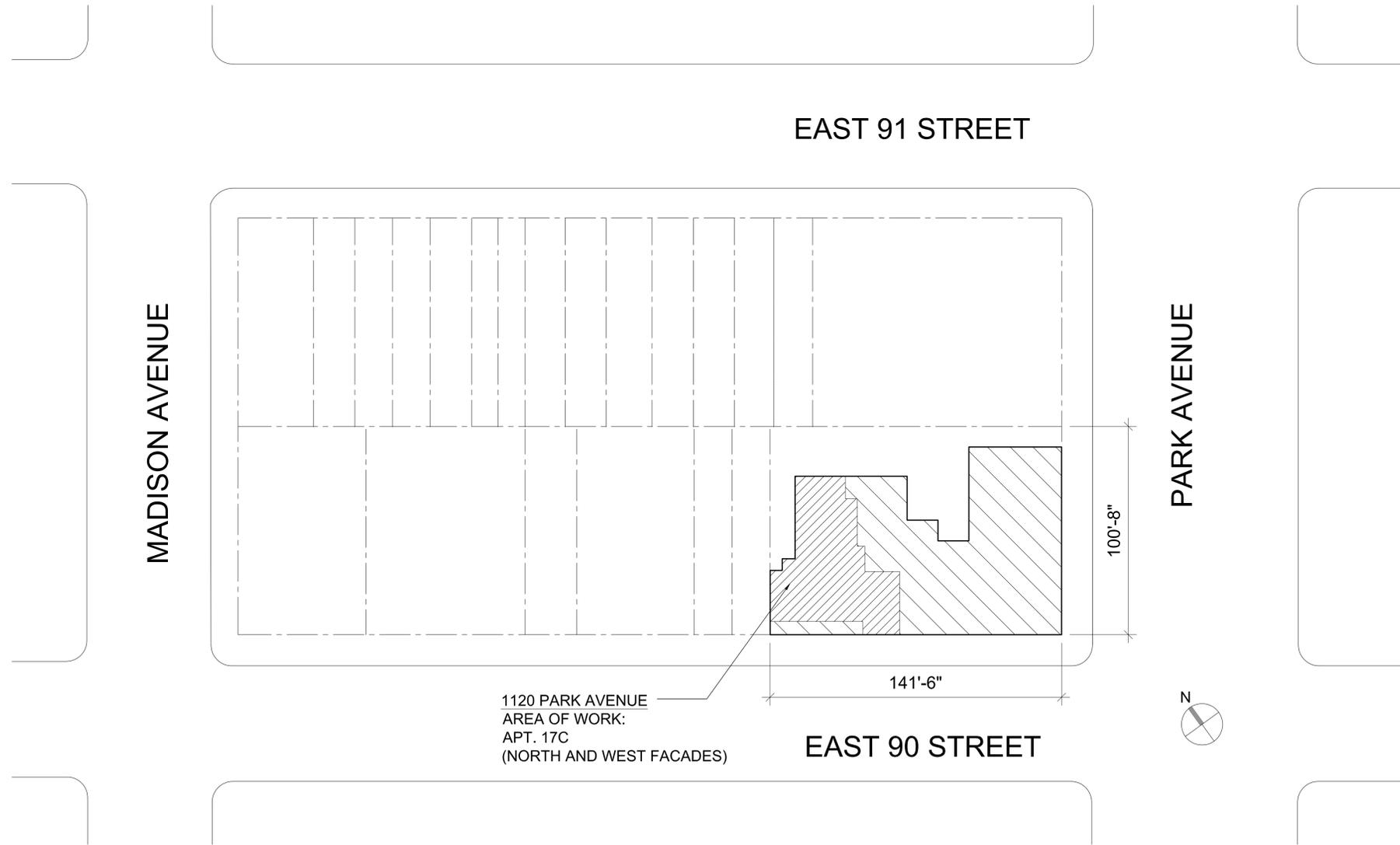
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NO.	DESCRIPTION	DATE
1	ISSUED FOR LPC REVIEW	7-22-15
2	ISSUED FOR LPC REVIEW	7-31-15

PROJECT:
WINDOW MODIFICATIONS
1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128

TITLE:
TITLE PAGE

SEAL & SIGNATURE: _____ DATE: _____
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DRAWN BY: _____
CHK BY: _____
DWG No.: **LM-100.00**
CADD FILE No.: _____
SHEET No.: _____



1120 PARK AVENUE
 AREA OF WORK:
 APT. 17C
 (NORTH AND WEST FACADES)

EAST 90 STREET

EAST 91 STREET

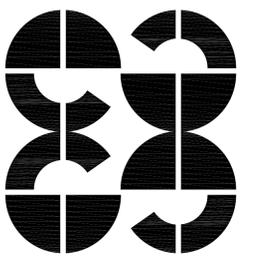
MADISON AVENUE

PARK AVENUE

1 SITE PLAN
 Scale: NTS

1120 PARK AVENUE, APT 17C (16TH FLOOR)
 NEW YORK, NY 10128
 BORO: MANHATTAN
 BLOCK: 1502
 LOT:33
 ZONING: R10, R8B
 MAP: 5D
 HEIGHT: 20 STORIES + CELLAR + PENTHOUSE
 LOT AREA: 100.67' X 141.5"
 CONSTRUCTION CLASS: 1 FIREPROOF (OLD CODE)
 LANDMARK STATUS: L - PARK AVENUE HISTORIC DISTRICT

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2	ISSUED FOR LPC REVIEW	7-31-15

PROJECT:
 WINDOW MODIFICATIONS
 1120 PARK AVENUE, APT. 17C
 NEW YORK, NY 10128

TITLE:
SITE PLAN

SEAL & SIGNATURE: _____ DATE: _____
 SCALE: AS NOTED
 PROJECT No.: _____
 DRAWN BY: _____
 CHK BY: _____
 DWG No.: **LM-101.00**
 CADD FILE No.: _____
 SHEET No.: _____



1 VIEW FROM 89TH STREET AND PARK AVENUE
Scale: NTS



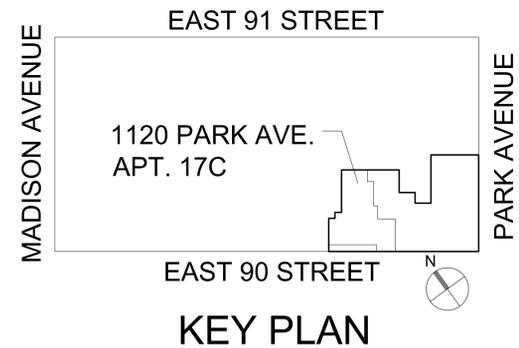
2 VIEW FROM 90TH STREET AND PARK AVENUE
Scale: NTS



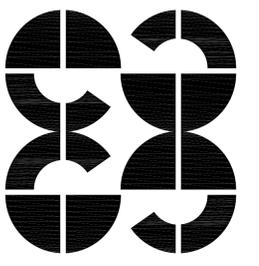
3 VIEW FROM 90TH STREET AND MADISON AVENUE
Scale: NTS



4 VIEW FROM 91ST STREET AND MADISON AVENUE
Scale: NTS



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WINDOW MODIFICATIONS
1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128

TITLE:
GENERAL VIEWS

SEAL & SIGNATURE: _____ DATE: _____
SCALE: AS NOTED
PROJECT No.: _____
DRAWN BY: _____
CHK BY: _____
DWG No.: _____
LM-101.00
CADD FILE No.: _____
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**Park Avenue Historic District
Designation Report**

April 29, 2014



1120 Park Avenue (aka 1120-1126 Park Avenue; 67-73 East 90th Street)

Borough of Manhattan Tax Map Block 1502, Lot 33

Date: 1929-30 (NB 348-1929)
 Architect/Builder: George F. Pelham
 Original Owner: Marcus Brown Construction Company, Inc. (Marcus Brown, president)
 Type: Apartment building
 Style: Colonial Revival
 Stories: 20 and penthouse
 Material(s): Brick; terra cotta



Significant Architectural Features: Tripartite composition with three-story base, 11-story middle section, and six-story upper section featuring multiple setbacks; limestone water table; terra-cotta cornice above third story; window openings arranged singly or in groups of two or three, and feature steel lintels and molded terra-cotta sills; terra-cotta beltcourse above 13th story and cornice above 14th story; upper setbacks feature terra-cotta quoins, parapets, and coping, with iron railings

Alterations: Windows replaced; through-wall air conditioners punched through facade below several window openings

East Facade: Designed (historic)

Door(s): Historic primary door; historic paneled or multi-paned secondary entrance doors with glass transoms

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

South Facade: Designed (historic)

Facade Notes: Similar to Park Avenue facade; primary entrance features limestone enframement with scrolled pediment and brackets; bluestone curb

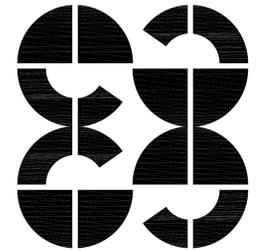
North Facade: Designed (historic) (partially visible)

Facade Notes: Buff brick side wall; regular arrangement of rectangular window openings; rear service way accessed through metal fence and gate

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick side wall towards building front, buff brick side wall recessed towards back of building; regular arrangement of rectangular window openings

INTERIOR
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WINDOW MODIFICATIONS
 1120 PARK AVENUE, APT. 17C
 NEW YORK, NY 10128

TITLE:

LPC HISTORIC DISTRICT
 DESIGNATION REPORT

SEAL & SIGNATURE:

DATE:

SCALE: AS NOTED

PROJECT No.:

DRAWN BY:

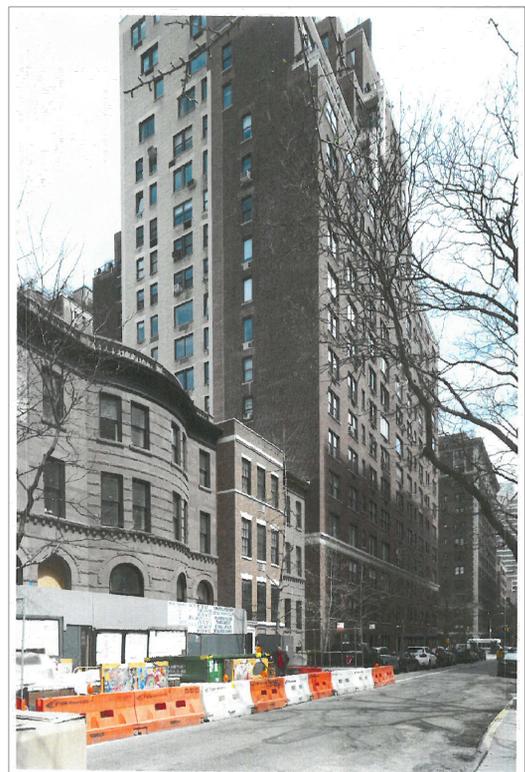
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DWG No.:

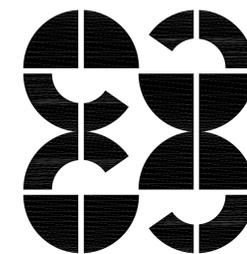
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WINDOW MODIFICATIONS
1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128

TITLE:

LPC HISTORIC
DESIGNATION PHOTOS

SEAL & SIGNATURE:

DATE:

SCALE: AS NOTED

PROJECT No.:

DRAWN BY:

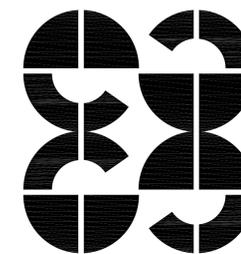
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DWG No.:

LM-104.00

CADD FILE No.:

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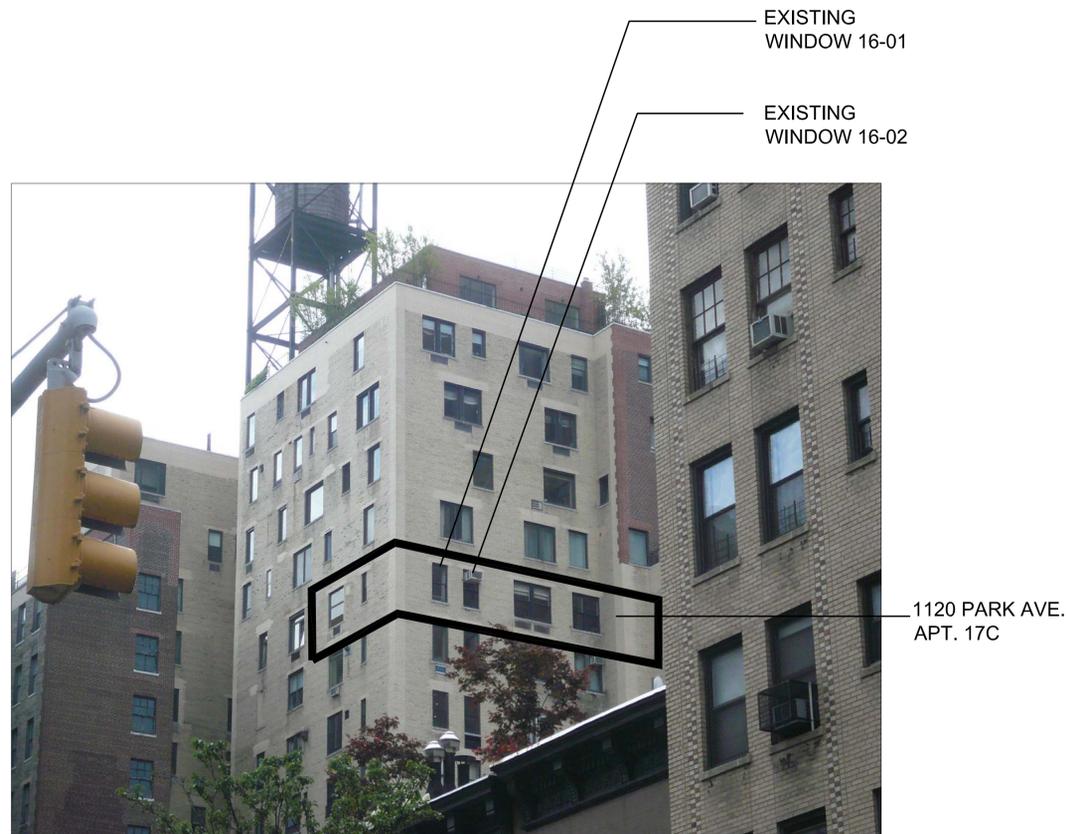
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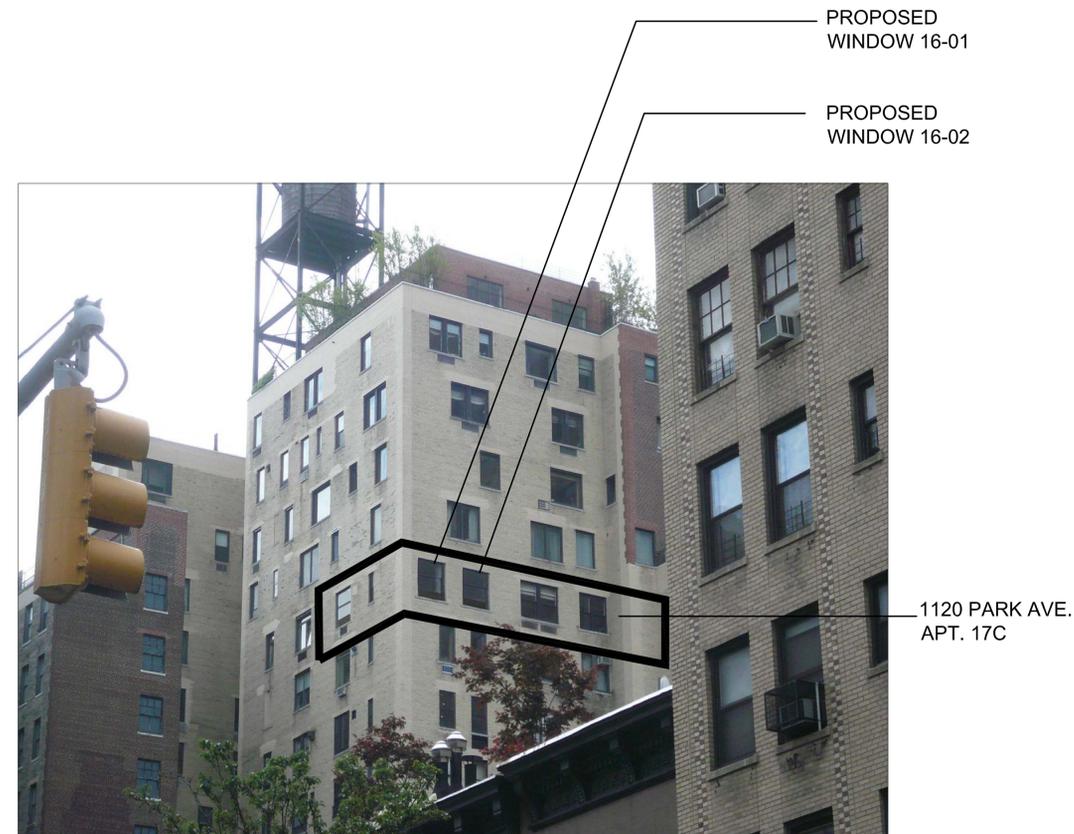
PROJECT:
 WINDOW MODIFICATIONS
 1120 PARK AVENUE, APT. 17C
 NEW YORK, NY 10128

TITLE:
**EXISTING AND
 PROPOSED PHOTOS
 (RENDERINGS)**

SEAL & SIGNATURE:	DATE:
	SCALE: AS NOTED
	PROJECT No.:
	DRAWN BY:
	CHK BY:
	DWG No.:
	LM-106.00
	CADD FILE No.:
	SHEET No.:

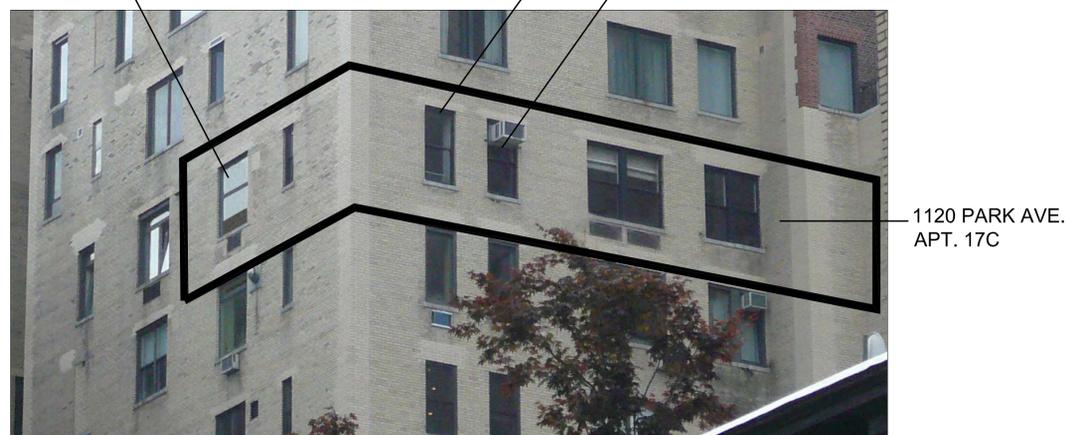


1 EXISTING NORTH WEST VIEW
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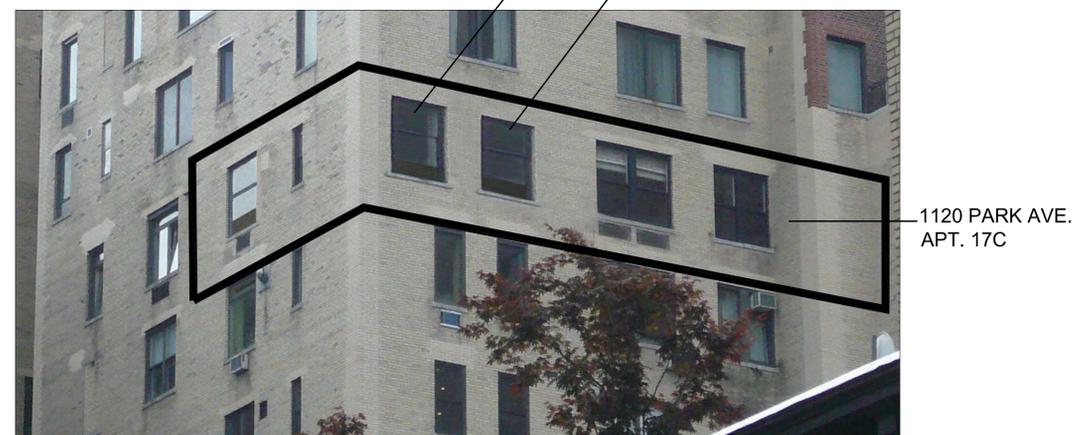


2 PROPOSED NORTH WEST VIEW
 Scale: NTS

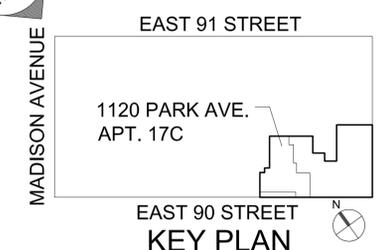
MODIFIED WINDOW
 REVIEWED UNDER
 LPC DOCKET 17-4236

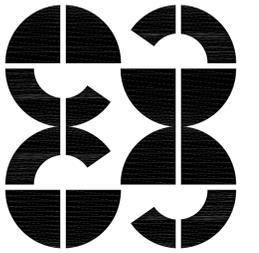


3 EXISTING NORTH WEST VIEW (DETAIL)
 Scale: NTS



4 PROPOSED NORTH WEST VIEW (DETAIL)
 Scale: NTS





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RJD ENGINEERING
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WINDOW MODIFICATIONS
1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128

TITLE:
**EXISTING AND
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(RENDERINGS)**

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DWG No.: **LM-106.00**
CADD FILE No.: _____
SHEET No.: _____



1 EXISTING WEST ELEVATION

Scale: NTS



2 PROPOSED WEST ELEVATION

Scale: NTS



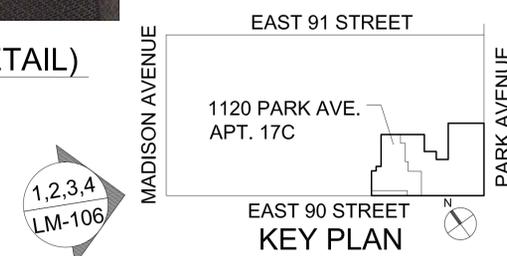
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Scale: NTS

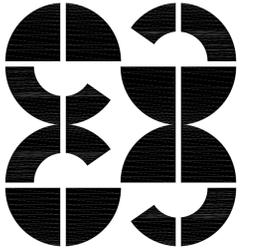


4 PROPOSED WEST ELEVATION (DETAIL)

Scale: NTS



1,2,3,4
LM-106



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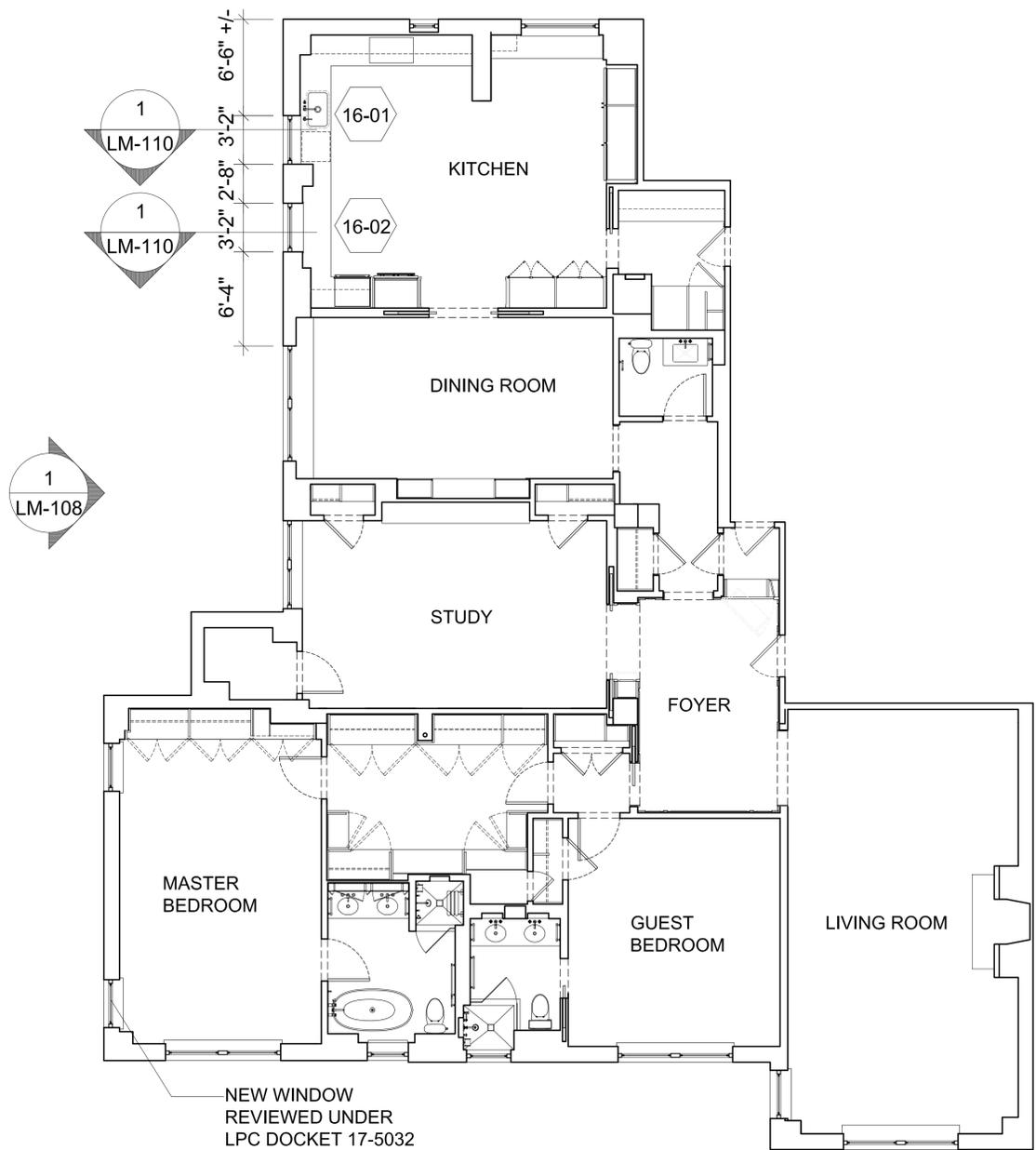
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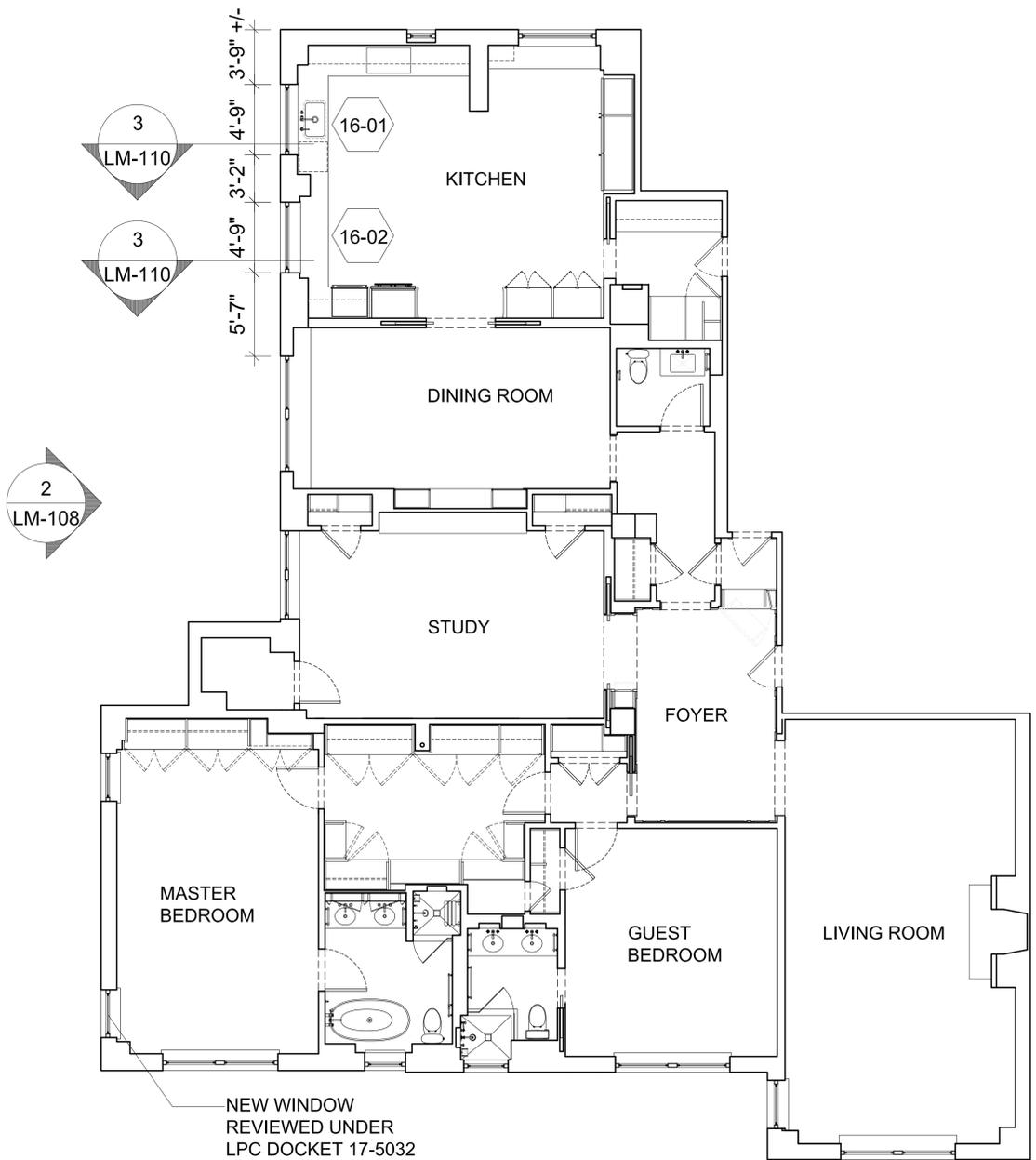
PROJECT:
**WINDOW MODIFICATIONS
1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128**

TITLE:
**WINDOW KEY PLAN
PART 16TH FLOOR**

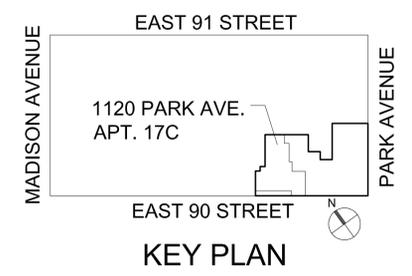
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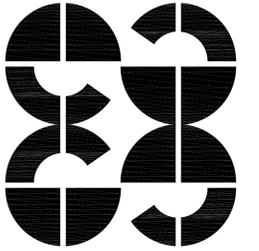


1 EXISTING WINDOW PLAN - APARTMENT 17C
Scale: 3/16"=1'-0"



2 PROPOSED WINDOW PLAN - APARTMENT 17C
Scale: 3/16"=1'-0"





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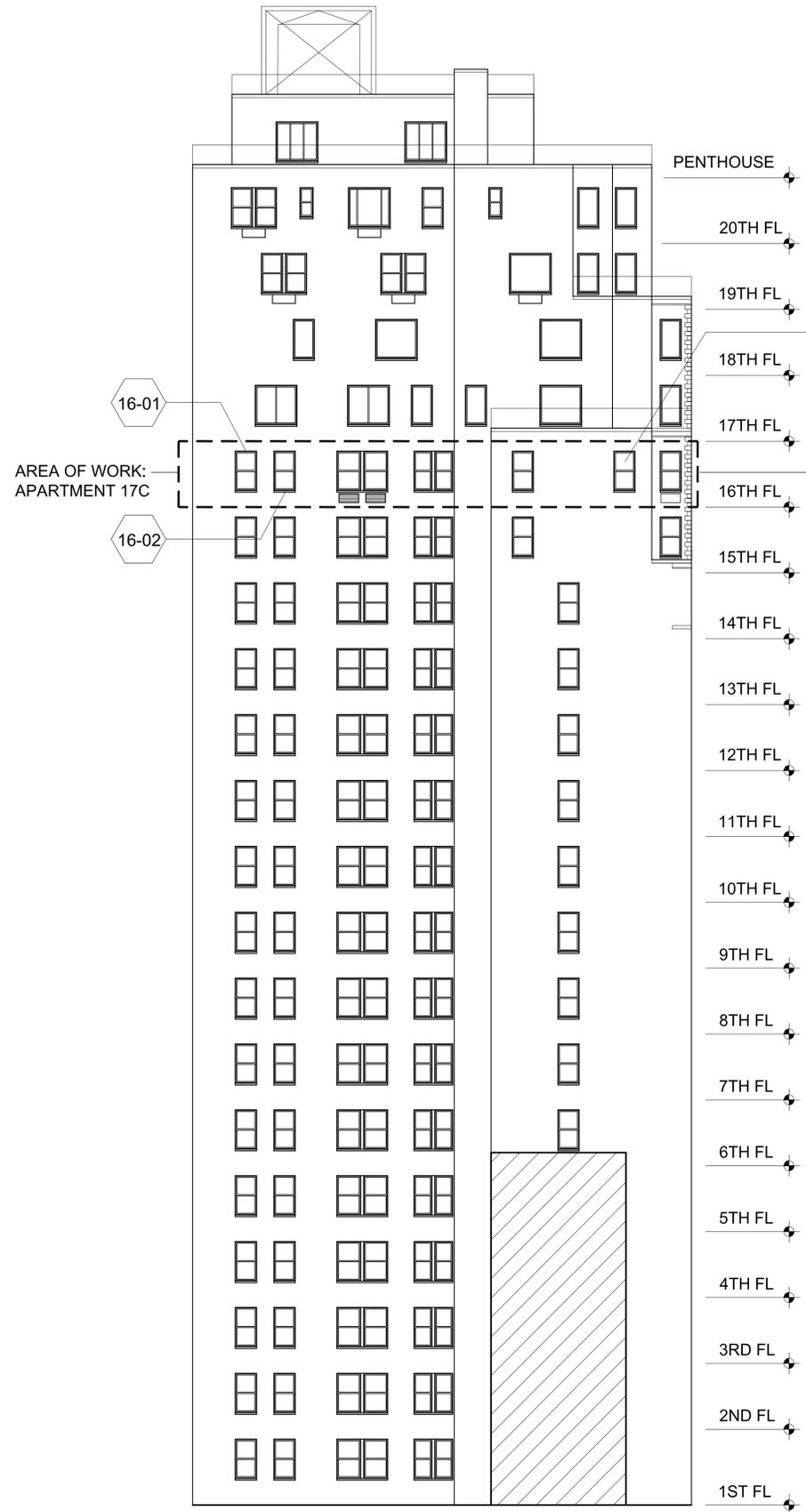
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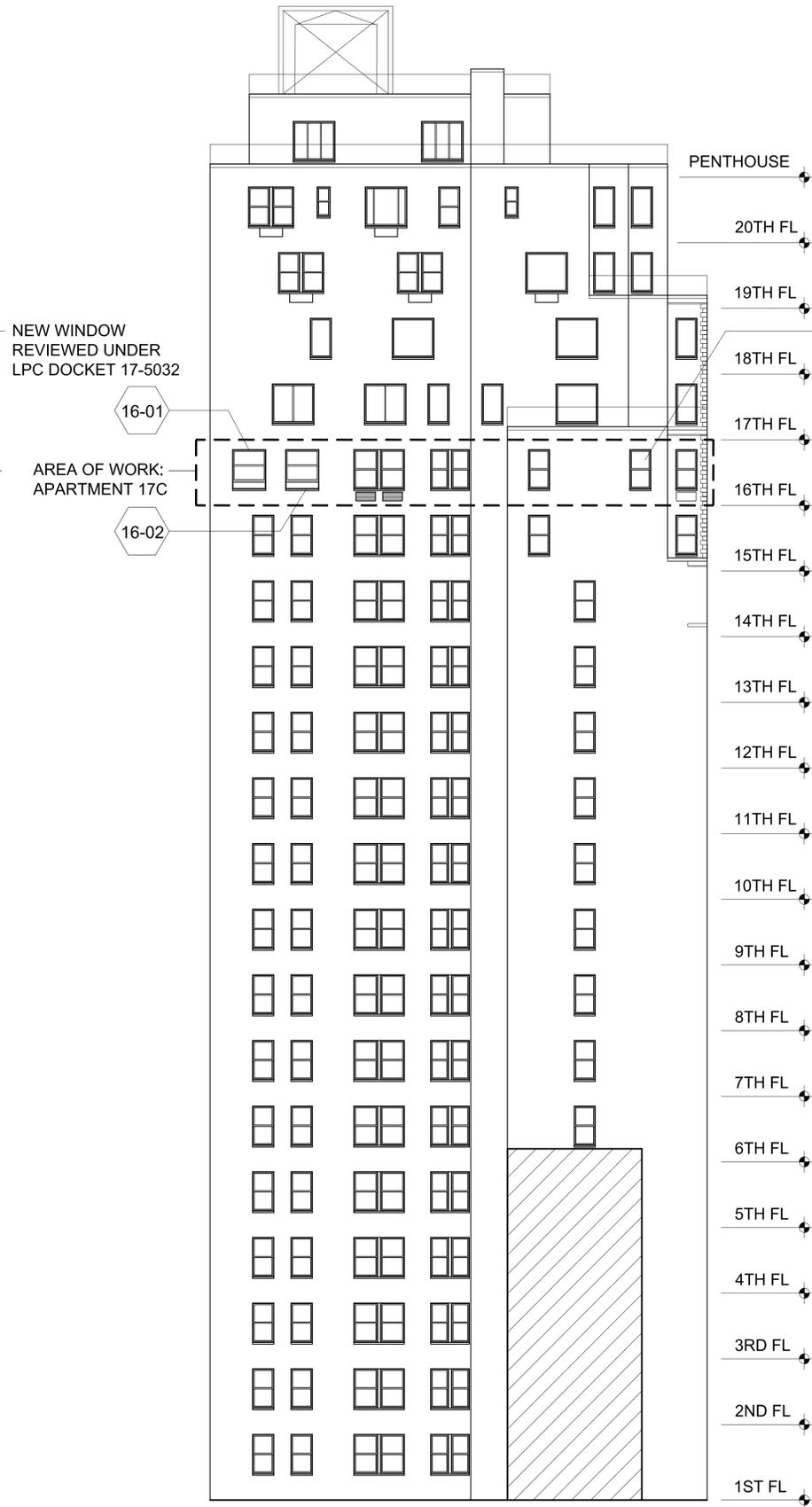
PROJECT:
WINDOW MODIFICATIONS
1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128

TITLE:
**OVERALL WEST
ELEVATIONS**

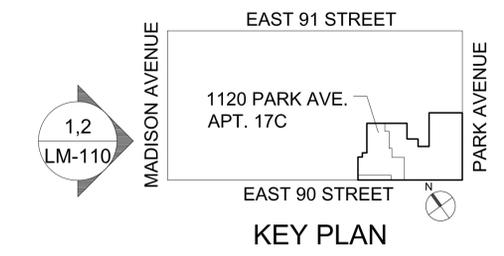
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SCALE: AS NOTED
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DRAWN BY: _____
CHK BY: _____
DWG No.: **LM-108.00**
CADD FILE No.: _____
SHEET No.: _____



1 EXISTING WEST ELEVATION
Scale: 3/32"=1'-0"



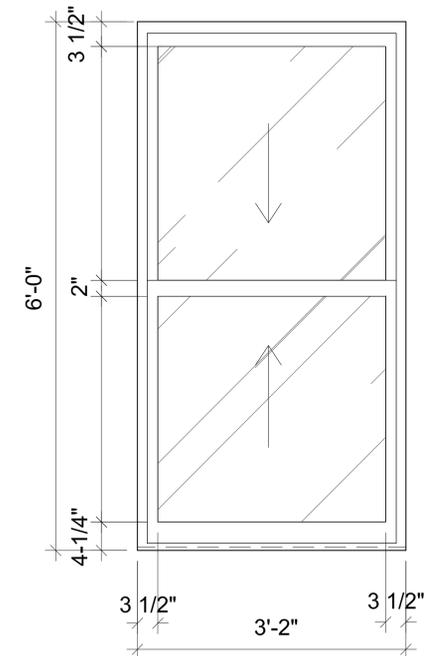
2 PROPOSED WEST ELEVATION
Scale: 3/32"=1'-0"



KEY PLAN



1 EXISTING NORTH ELEVATION (DETAIL)
Scale: 3/16"=1'-0"

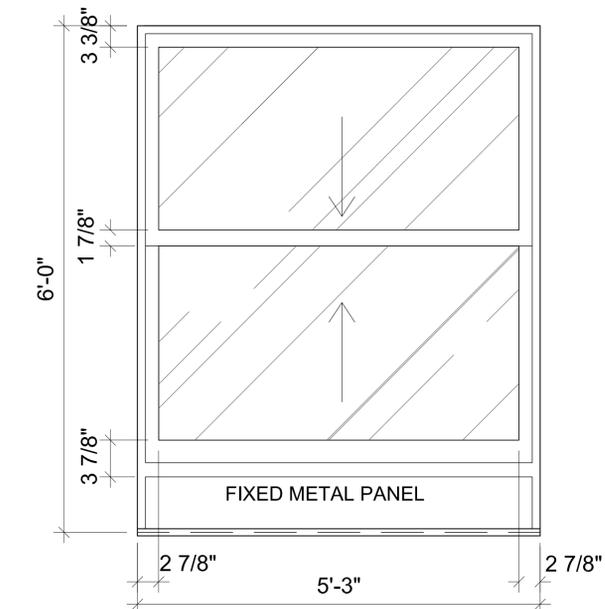


"SKYLINE" SERIES 100 WINDOWS.
COLOR: ANODIZED BRONZE TO MATCH EXISTING.

3 EXISTING WINDOW 16-02, 16-03
Scale: NTS

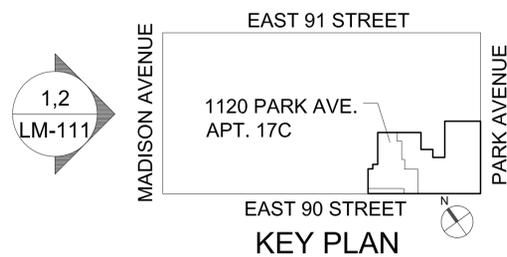


2 PROPOSED NORTH ELEVATION (DETAIL)
Scale: 3/16"=1'-0"

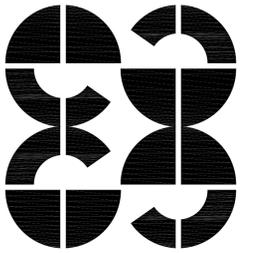


"SKYLINE" SERIES 100 WINDOWS.
COLOR: ANODIZED BRONZE TO MATCH EXISTING.

4 PROPOSED WINDOW 16-02, 16-03
Scale: NTS



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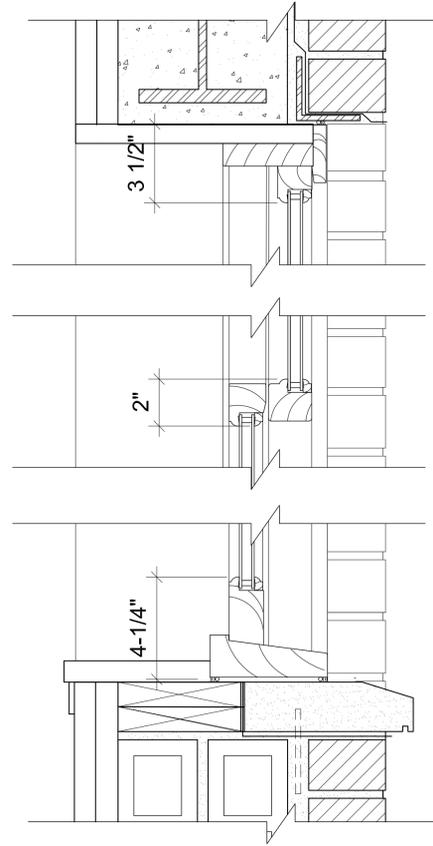
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1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128

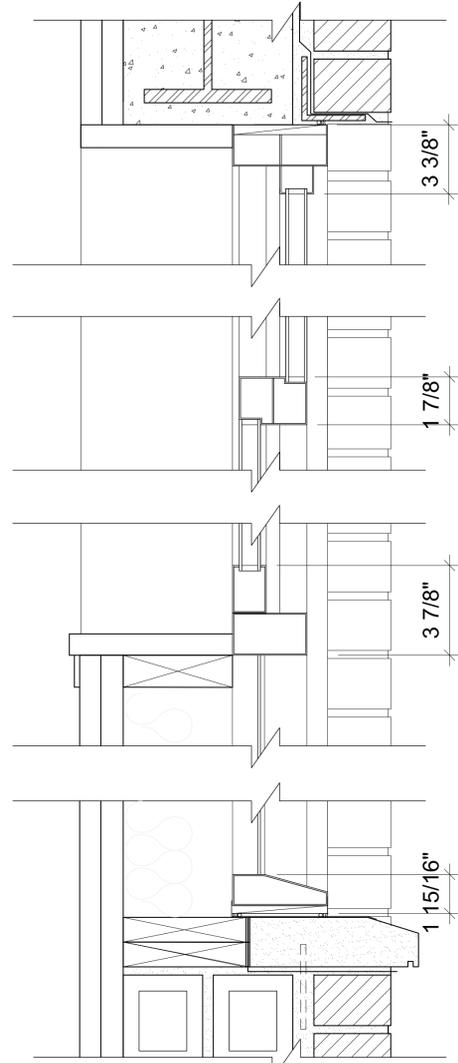
TITLE:
WEST ELEVATIONS
DETAILS

16TH FLOOR

SEAL & SIGNATURE:	DATE:
	SCALE: AS NOTED
	PROJECT No.:
	DRAWN BY:
	CHK BY:
	DWG No.:
	LM-109.00
	CADD FILE No.:
	SHEET No.:

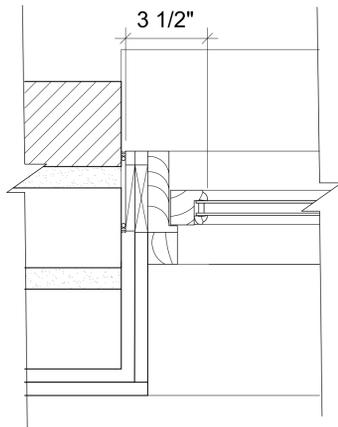


1 EXISTING WINDOW SECTION (TYP.)
Scale: 3"=1'-0"

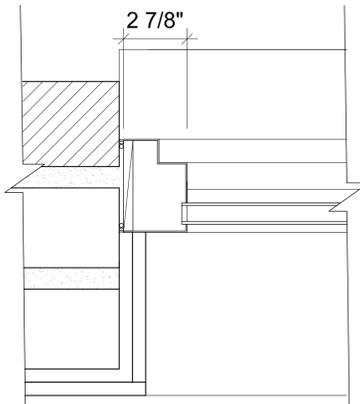


3 PROPOSED WINDOW SECTION (TYP.)
Scale: 3"=1'-0"

WINDOW 16-01, 16-02
"SKYLINE" SERIES 100
COLOR: ANODIZED BRONZE TO MATCH EXISTING.



2 EXISTING WINDOW PLAN DETAIL (TYP.)
Scale: 3"=1'-0"

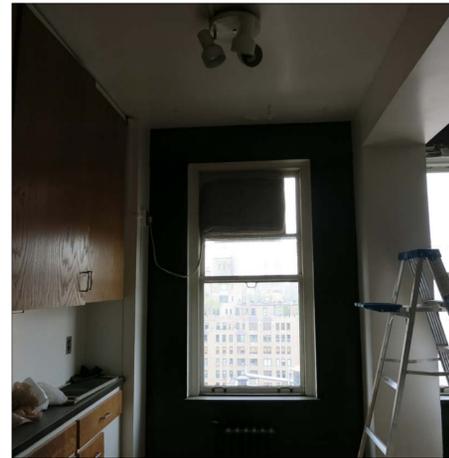


4 PROPOSED WINDOW PLAN DETAIL (TYP.)
Scale: 3"=1'-0"

WINDOW 16-01, 16-02
"SKYLINE" SERIES 100
COLOR: ANODIZED BRONZE TO MATCH EXISTING.

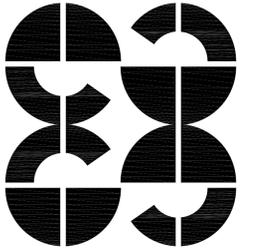


5 EXISTING WINDOW 16-02
Scale: NTS



6 EXISTING WINDOW 16-02
Scale: NTS

INTERIOR
Eve Robinson
Associates, Inc.
DESIGN



2091 Broadway, 3rd Floor
New York, New York 10023
Phone: 212.595.0661
Fax: 212.595.1875



NICOLAS BARATTO ARCHITECT
40 PROSPECT PARK WEST, SUITE 6E, BROOKLYN, NY, 11215
TEL: 646-512-2220 FAX: 718-499-2865

MEP/FP ENGINEER
RJD ENGINEERING
590 FRANKLIN AVENUE, SUITE 4, NUTLEY, NJ 07110
TEL: 973-661-5185

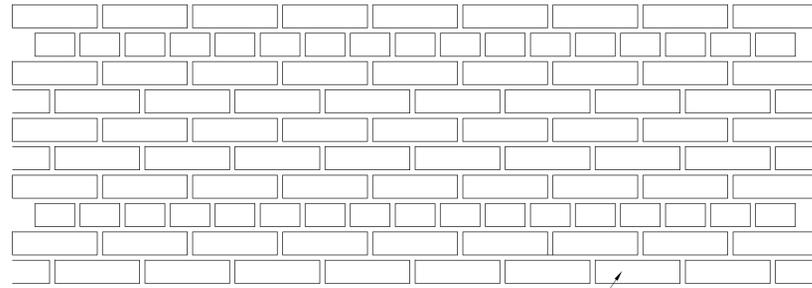
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR.
ANY DISCREPANCIES, ERRORS OR OMISSIONS ARE TO BE
REPORTED TO ARCHITECT BEFORE CONSTRUCTION BEGINS.
i.e. DURING BID-ESTIMATES
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT

NO.	DESCRIPTION	DATE
1	ISSUED FOR LPC REVIEW	7-22-15
2	ISSUED FOR LPC REVIEW	7-31-15

PROJECT:
WINDOW MODIFICATIONS
1120 PARK AVENUE, APT. 17C
NEW YORK, NY 10128

TITLE:
WINDOW SECTION
DETAILS AND
INTERIOR PHOTOS
16TH FLOOR

SEAL & SIGNATURE:	DATE:
	SCALE: AS NOTED
	PROJECT No.:
	DRAWN BY:
	CHK BY:
	DWG No.:
	LM-110.00
	CADD FILE No.:
	SHEET No.:



MASONRY PATTERN TO BE "COMMON" WITH 6TH COURSE HEADERS TO MATCH EXISTING (TYP.)

1 MASONRY PATTERN - BUFF BRICK
Scale: NTS

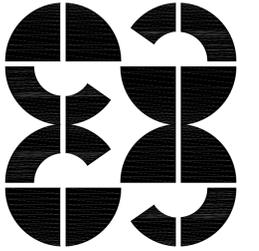
MORTAR SPECIFICATION:

MORTAR SHALL CONFORM TO ASTM C270, TYPE N. THE MORTAR MIX SHALL CONSIST OF ONE (1) PART CEMENT, ONE (1) PART LIME AND NOT MORE THAN SIX (6) PARTS SAND BY VOLUME. THIS MIX IS GIVEN TO SUGGEST THE BASIC RATIOS. IT IS LIKELY THAT THIS SUGGESTED MIX WILL REQUIRE MODIFICATION OR ADDITIONAL CONSTITUENTS BEFORE IT PRODUCES MORTAR OF PROPER CONSISTENCY. IRON OXIDE ADMIXTURES MAY BE REQUIRED TO MATCH ADJACENT MORTAR COLOR.



2 COLOR: MATCH BM 2153-50
Scale: NTS

INTERIOR
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Associates, Inc.
DESIGN



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TEL: 973-661-5185

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ANY DISCREPANCIES, ERRORS OR OMISSIONS ARE TO BE REPORTED TO ARCHITECT BEFORE CONSTRUCTION BEGINS.
i.e. DURING BID-ESTIMATES
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT

NO.	DESCRIPTION	DATE
1	ISSUED FOR DOB/LPC REVIEW	7-22-15
2	ISSUED FOR LPC REVIEW	7-31-15

PROJECT:
WINDOW MODIFICATIONS
1120 PARK AVENUE, APT 17C
NEW YORK, NY 10128

TITLE:
**MASONRY PATCH
AND INFILL DETAILS**

SEAL & SIGNATURE:	DATE:
	SCALE: AS NOTED
	PROJECT No.:
	DRAWN BY:
	CHK BY:
	DWG No.:
	LM-111
	CADD FILE No.:
	SHEET No.: