

230 THOMPSON STREET SOUTH VILLAGE HISTORIC DISTRICT

Landmarks Preservation Commission
LPC# 19-19020

Request For Approval of Works
To replace entrance door & windows

WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY

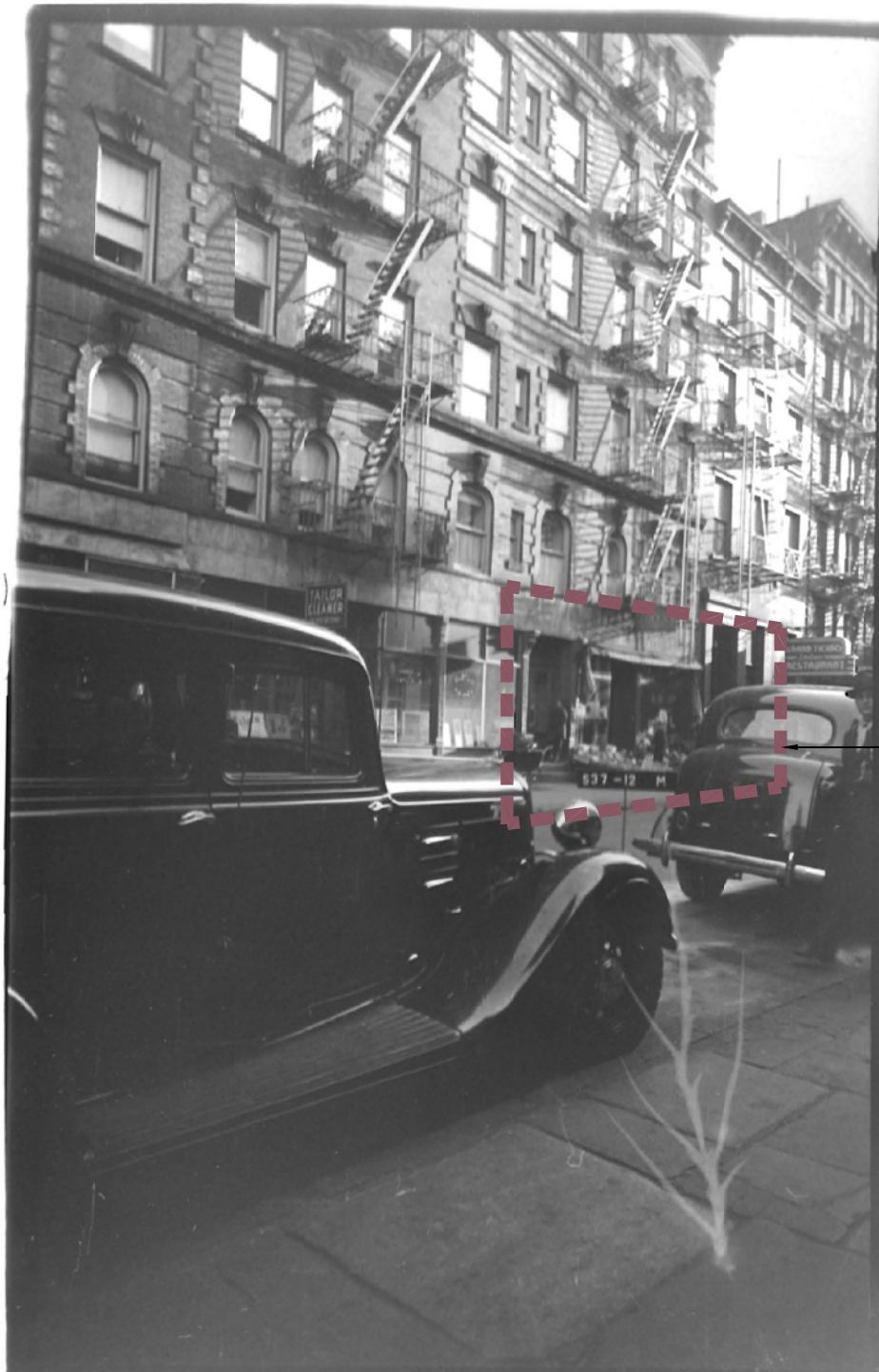


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Architect & P.E. Group



**Landmarks Preservation
Commission**



Work Area at 230 Thompson Street

This is a photo of 230 Thompson Street from 1940.
It shows original configuration of the window and front door.
The photograph is a tax photo.

WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY

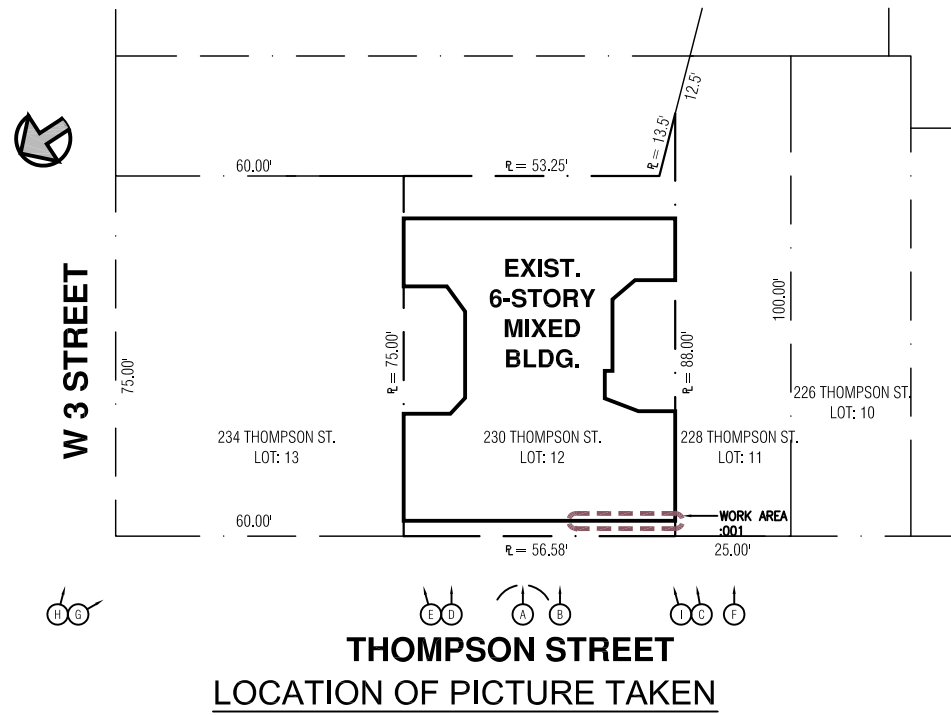


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Historic Window Documentation



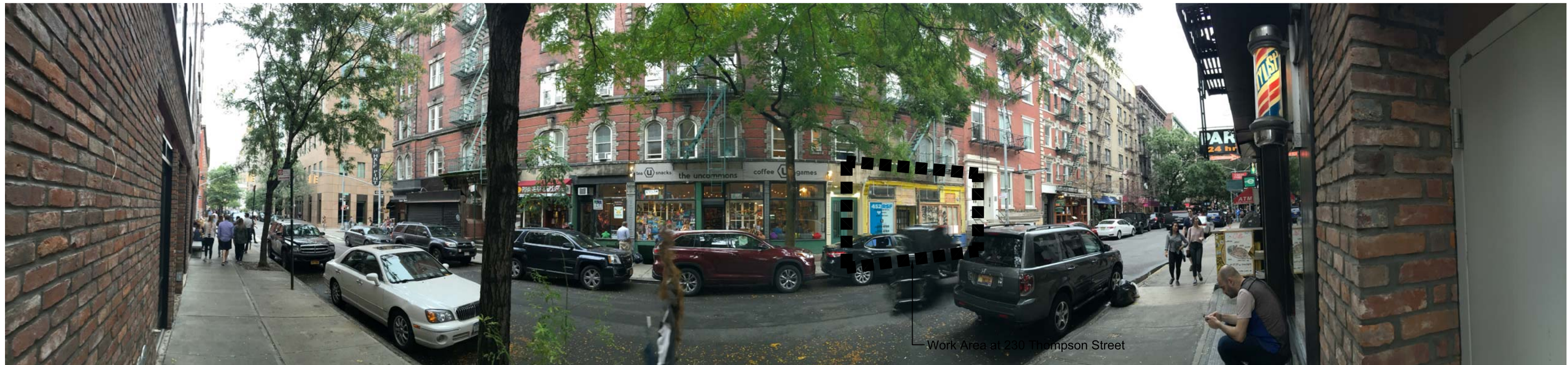
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Ⓑ ADJACENT STORE (TENANT) ON THOMPSON STREET



Ⓐ EXISTING ELEVATION AT 230 THOMPSON STREET



Ⓐ PANORAMA VIEW FROM THOMPSON STREET

WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY

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Exterior Elevation Photographs

NYC Landmarks Preservation Commission



© ADJACENT BUILDING
ON THOMPSON STREET

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Ⓒ ADJACENT BUILDING
ON CROSS SECTION



Ⓓ ADJACENT BUILDING
ON CROSS SECTION



Ⓔ STORE FRONT ELEVATION

Work Area at 230 Thompson Street

WINDOW & DOOR REPLACEMENT

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NYC

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EXTERIOR ELEVATION



INTERIOR ELEVATION

WINDOW TYPE 'A' & DOOR

WINDOW & DOOR REPLACEMENT

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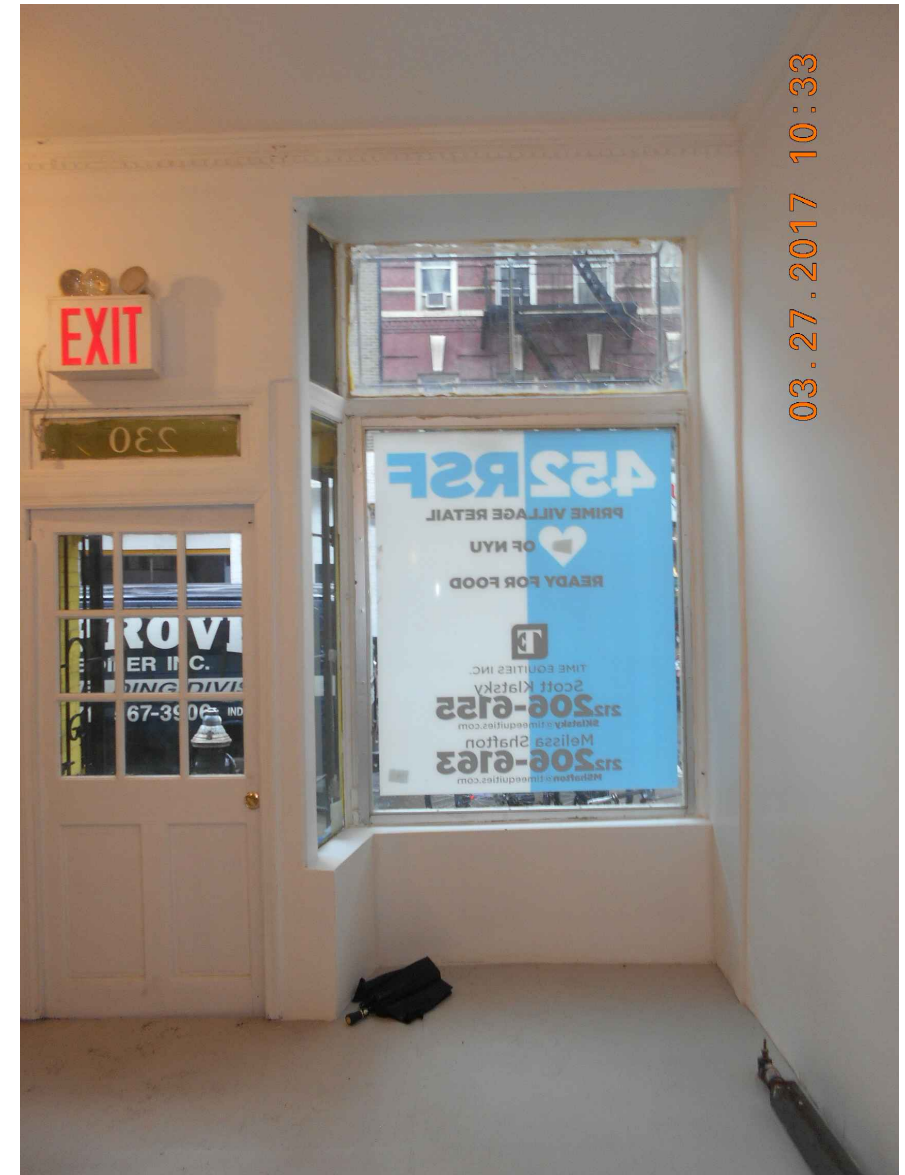
Existing Conditions Photographs



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EXTERIOR ELEVATION



INTERIOR ELEVATION

WINDOW TYPE 'B'

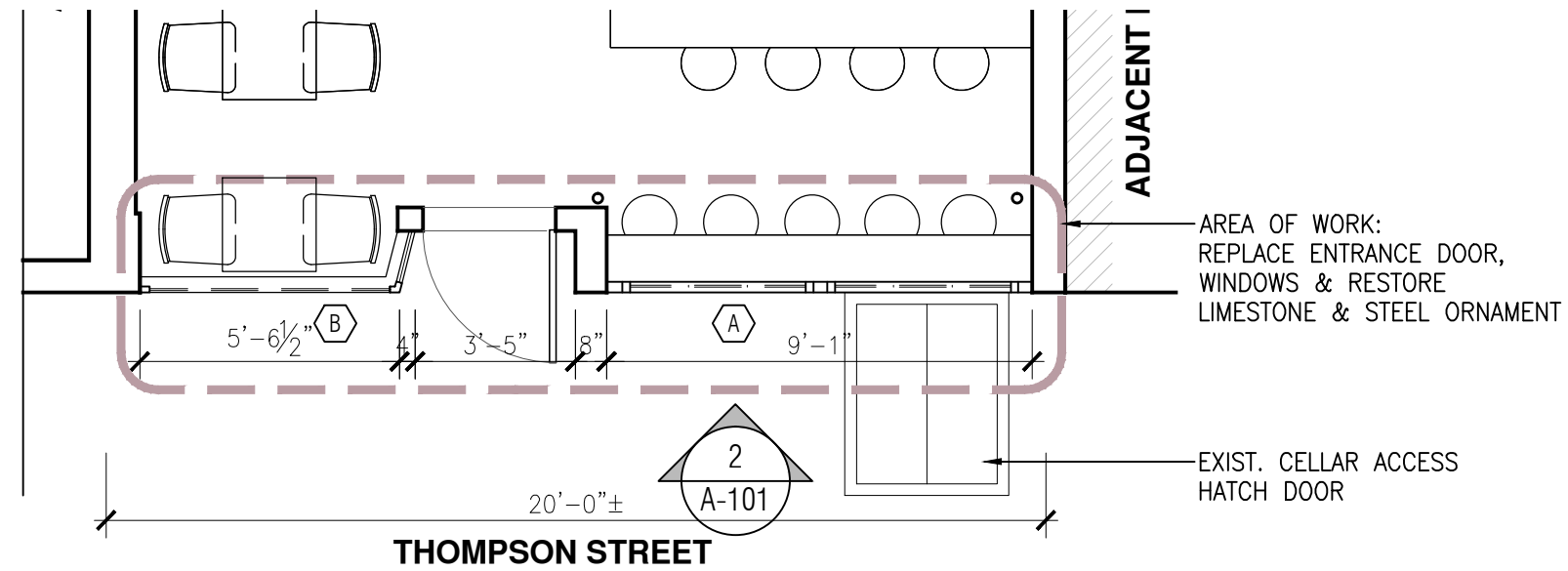
WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY

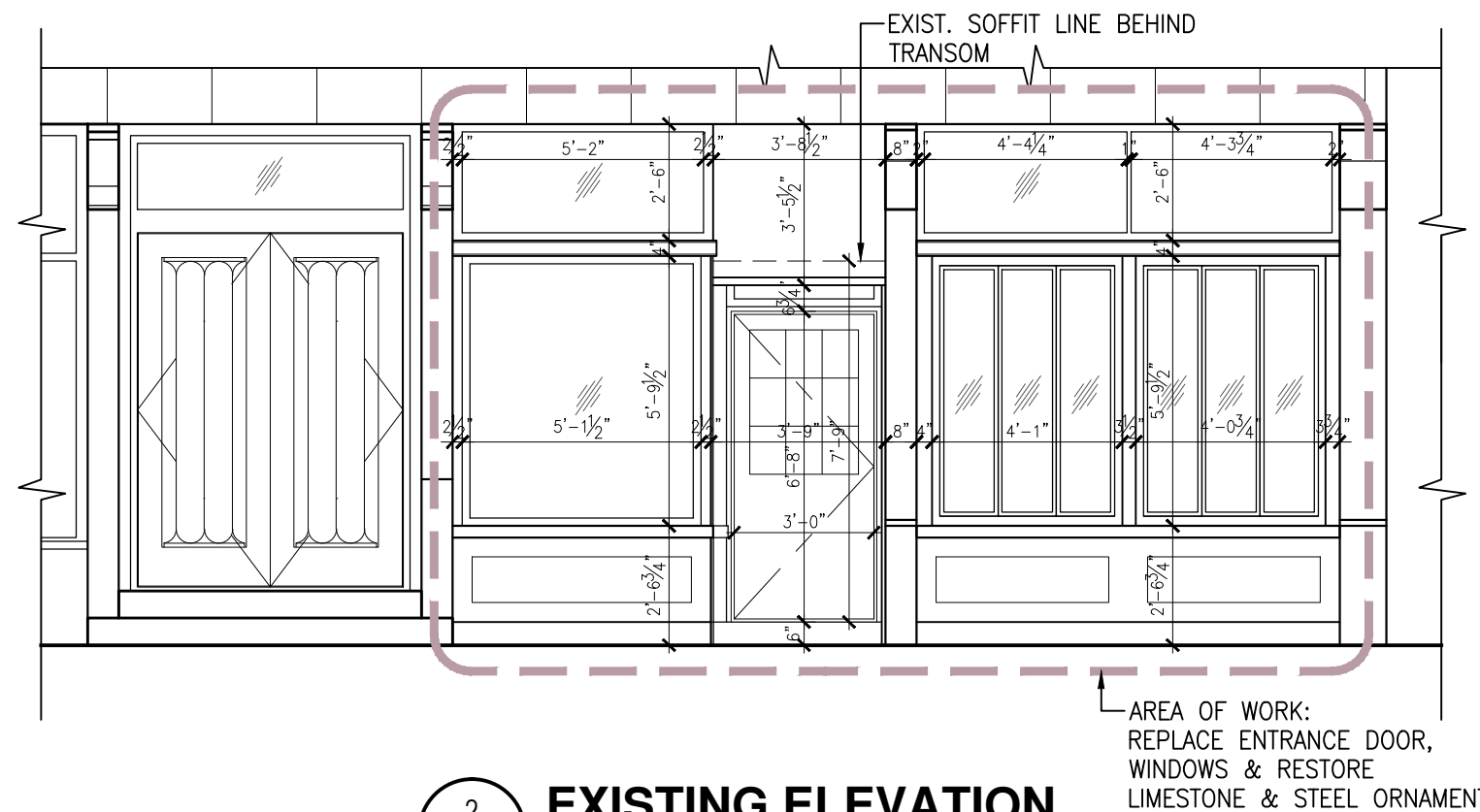
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Existing Conditions Photographs

NYC Landmarks Preservation Commission



1 EXISTING FIRST FLOOR PLAN
 A-101 SCALE: 1/4"=1'-0"



2 EXISTING ELEVATION
 A-101 SCALE: 1/4"=1'-0"

- SCOPE OF WORK INCLUDES:
- REMOVAL OF EXISTING AWNING FRAME, EXISTING EXTERIOR LIGHT FIXTURES AND EXISTING PAINTED ALUMINUM SASH STOREFRONT AND FOLDING WINDOWS.
 - SCRAPING OF PAINT ON EXISTING LIME STONE ABOVE STOREFRONT AND STEEL ORNAMENTS AT FRONT
 - RESTORATION OF EXISTING BULKHEAD UNDER WINDOW
 - PAINTING OF EXISTING STEEL ORNAMENTS AND BULKHEAD UNDER WINDOWS
 - INSTALLATION OF NEW FRONT ENTRANCE, FOLDING WINDOWS AND TRANSOM AS SAME CONFIGURATION.

- STOREFRONT REHABILITATION TO INCLUDE:
- SELECTIVE DEMOLITION OF EXISTING STOREFRONT (ONLY EXISTING ALUMINUM STOREFRONT AND FOLDING WINDOWS)
 - EXISTING STEEL ORNAMENT RESTORATION
 - NEW INSULATED GLAZING SET IN NEW THERMAL STOREFRONT FRAME ACCOMMODATED ADJACENT STOREFRONT AND BUILDINGS.

- HISTORIC FABRIC REMAINS:
- STEEL ORNAMENTS AND LIME STONE PANEL TO BE STORED

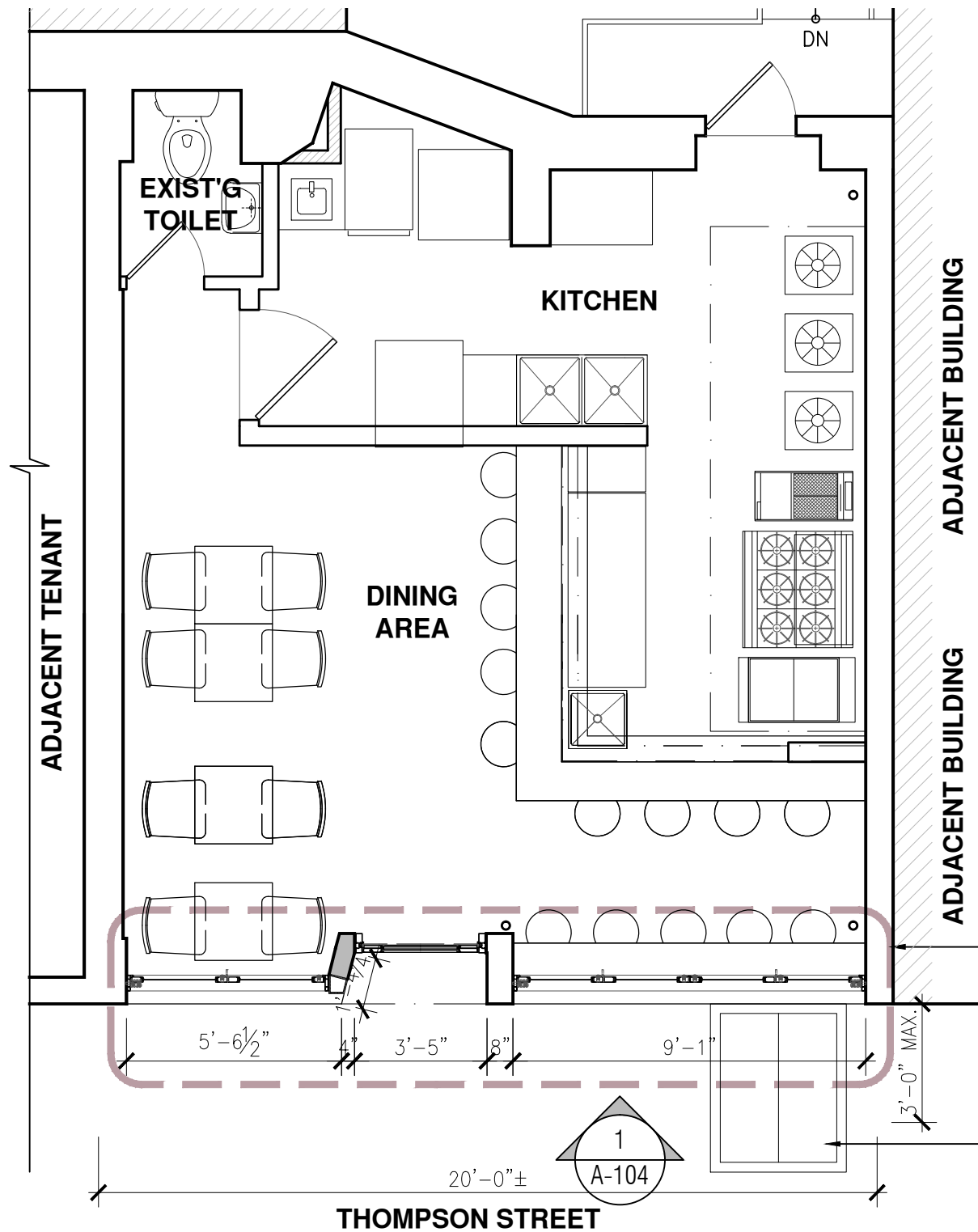
WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY



Existing Floor Plan & Elevation





NOTE:

1. REPLACE EXISTING WINDOWS & DOORS.
2. STOREFRONT FRAMING SHALL BE TRIFAB 601T FRAMING SYSTEM BY KAWNEER OR EQUAL.
3. ALL GLAZING SHALL BE MINIMUM 1" DUAL INSULATING GLASS, CLEAR, TRANSMITTANCE (VISIBLE: 74%, SOLAR: 55%, UV: 40%), REFLECTANCE (OUT: 16%, IN: 16%, SOLAR: 14%), WINTER U-VALUE: 0.33(AIR) OR 0.29(ARGON), SHGC: 0.69, LSG: 1.07, DW INDEX: 0.63 OR EQUAL.
4. FOLDING WINDOW SHALL BE CUSTOMIZED BI-FOLDING MULTI-PANEL ENTRANCES SYSTEM BY KAWNEER WITH CENTOR HARDWARE SYSTEM OR EQUAL.
5. CONTRACTOR SHALL PROVIDE WEATHER-SEAL AT ALL OPENABLE WINDOWS AND DOORS AS RECOMMENDED BY MANUFACTURER TO ACHIEVE MINIMUM AIR LEAKAGE RATE, 20 CFM/FT², DUE TO NEW YORK CITY ENERGY CONSERVATION CODE.
6. ALL FRAME SHALL BE SECURED BY SCREW AS RECOMMENDED BY MANUFACTURER.
7. CONTRACTOR SHALL VERIFY EXISTING STRUCTURE'S STABILITY PRIOR TO ANY RELATED WORK. CONTRACTOR SHALL STOP THE WORK AND NOTIFY ARCHITECT/ENGINEER WHEN HE/SHE FINDS ANY DISCREPANCY AND/OR POTENTIAL ISSUE TO COMPLETE THE WORK.
8. COLOR OF FRAME SHALL BE SELECTED BY THE OWNER FROM PERMACOAT POWER COATING BY FRAME MANUFACTURER SUCH AS SMOKE GRAY FROM KAWNEER OR EQUAL.
9. COLOR OF PAINT SHALL BE SELECTED BY THE OWNER, SUCH AS WROUGHT IRON, 2124-10, FROM BENJAMIN MOORE OR EQUAL.

AREA OF WORK:
 REPLACE ENTRANCE DOOR,
 FOLDING WINDOWS & RESTORE
 LIMESTONE & STEEL ORNAMENT
 - SEE ENLARGED PLANS FOR
 ADDITIONAL INFORMATION

EXIST. CELLAR ACCESS
 HATCH DOOR

1
 A-102 **PROPOSED FIRST FLOOR PLAN**
 SCALE: 1/4"=1'-0"

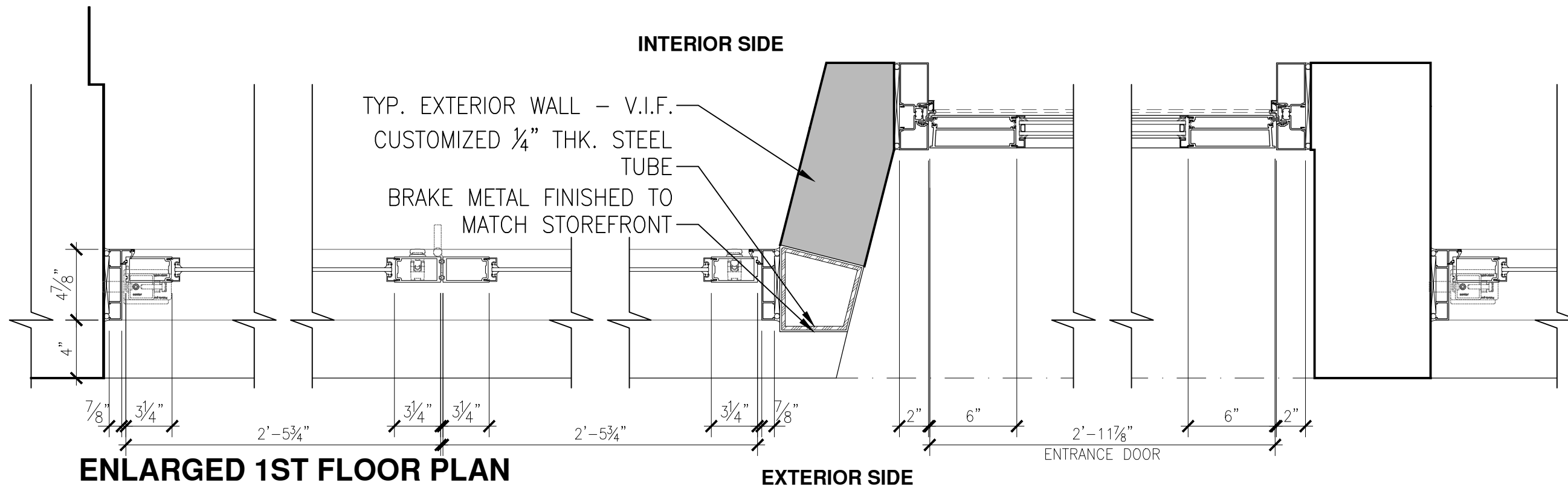
WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY



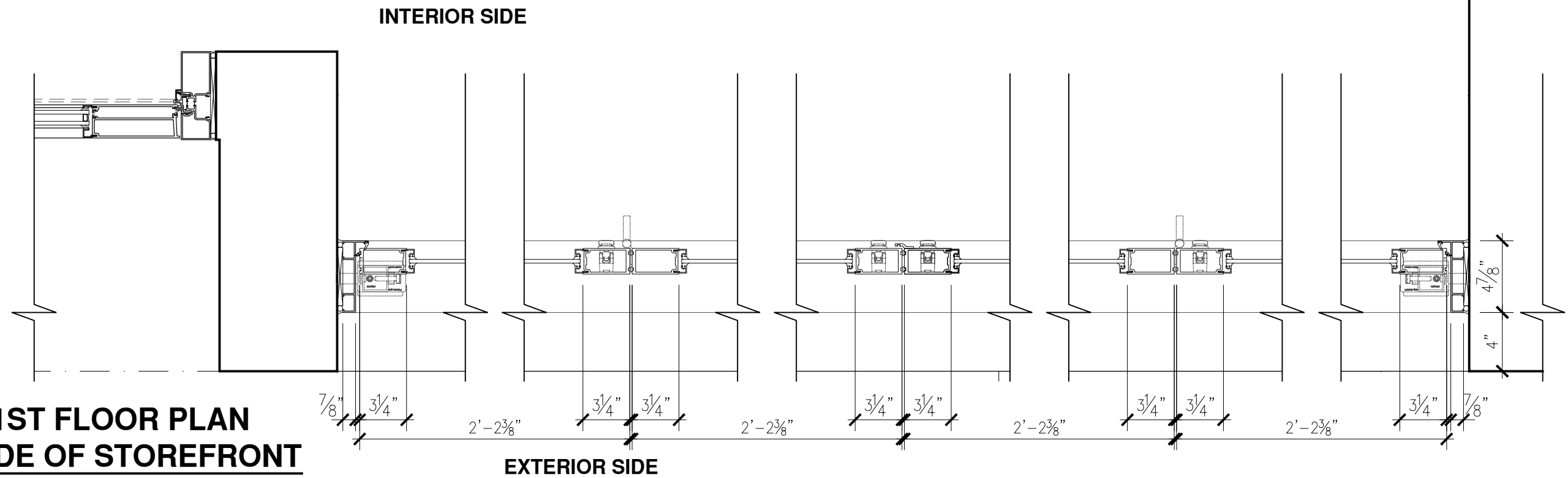
Proposed Floor Plan





**ENLARGED 1ST FLOOR PLAN
AT LEFT SIDE OF STOREFRONT**

1
A-103 SCALE: 1-1/2"=1'-0"



**ENLARGED 1ST FLOOR PLAN
AT RIGHT SIDE OF STOREFRONT**

2
A-103 SCALE: 1-1/2"=1'-0"

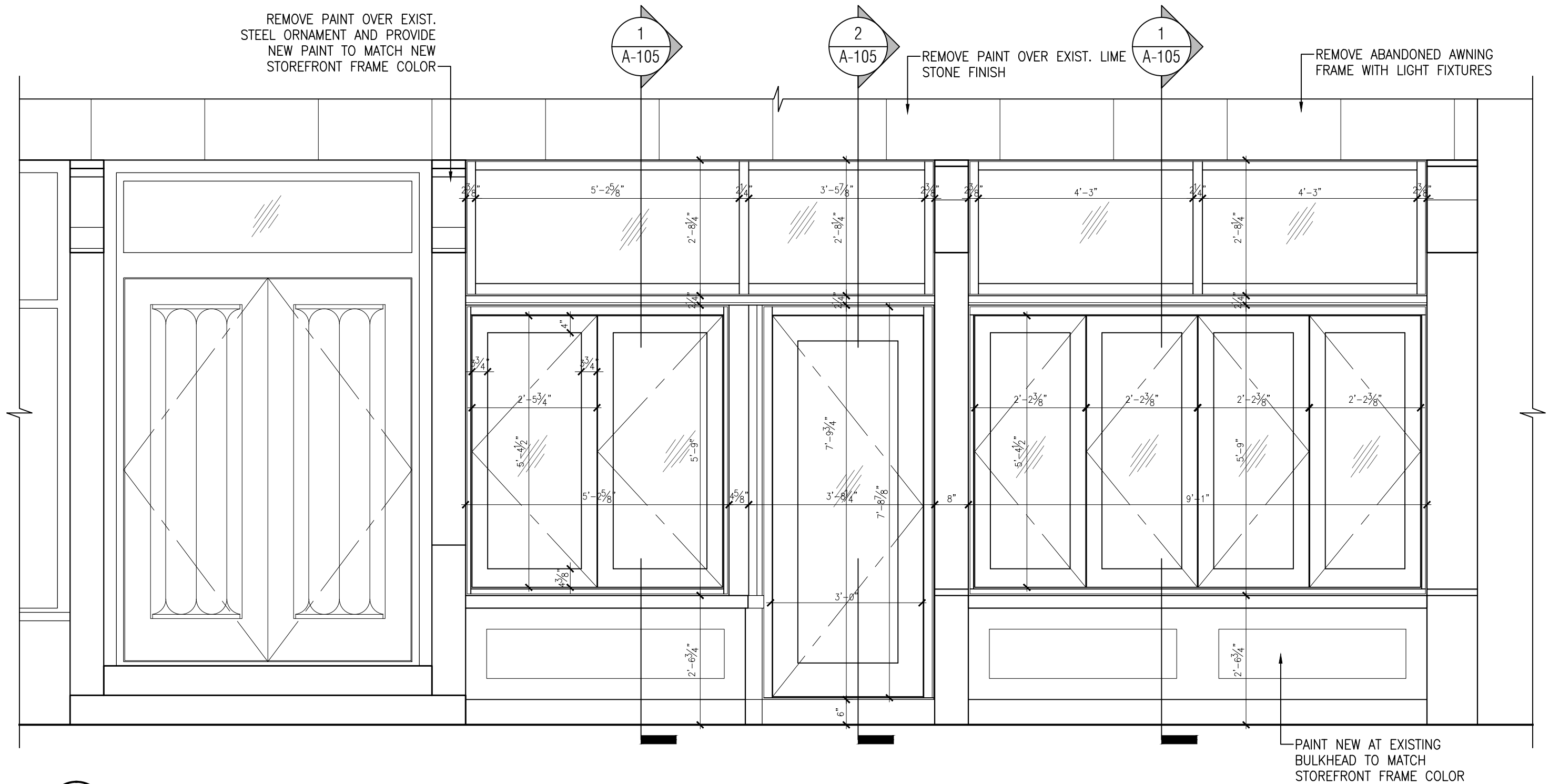
WINDOW & DOOR REPLACEMENT

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Proposed Enlarged Floor Plans

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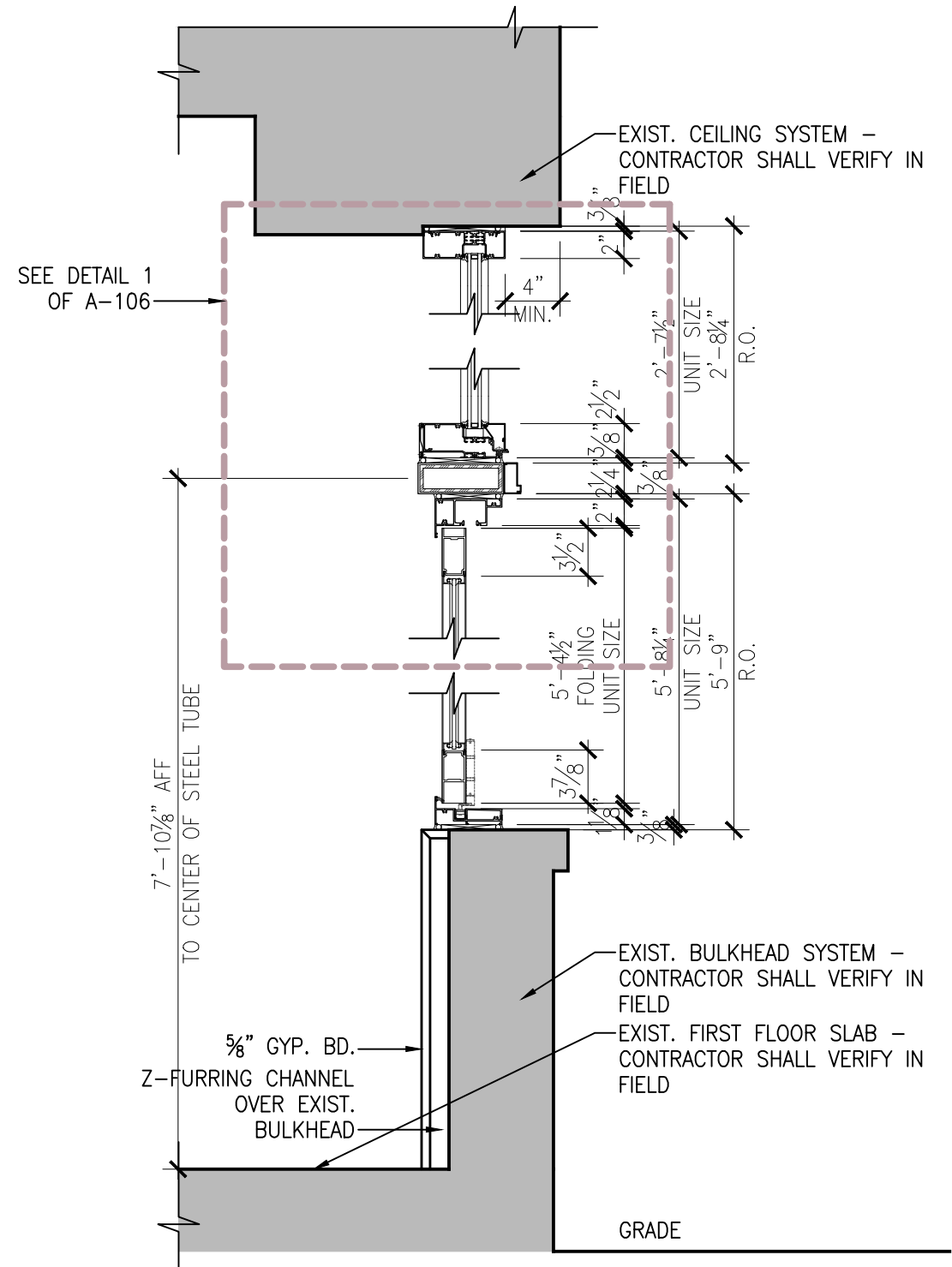


1 PARTIAL FRONT ELEVATION
 A-104 SCALE: 1/2"=1'-0"

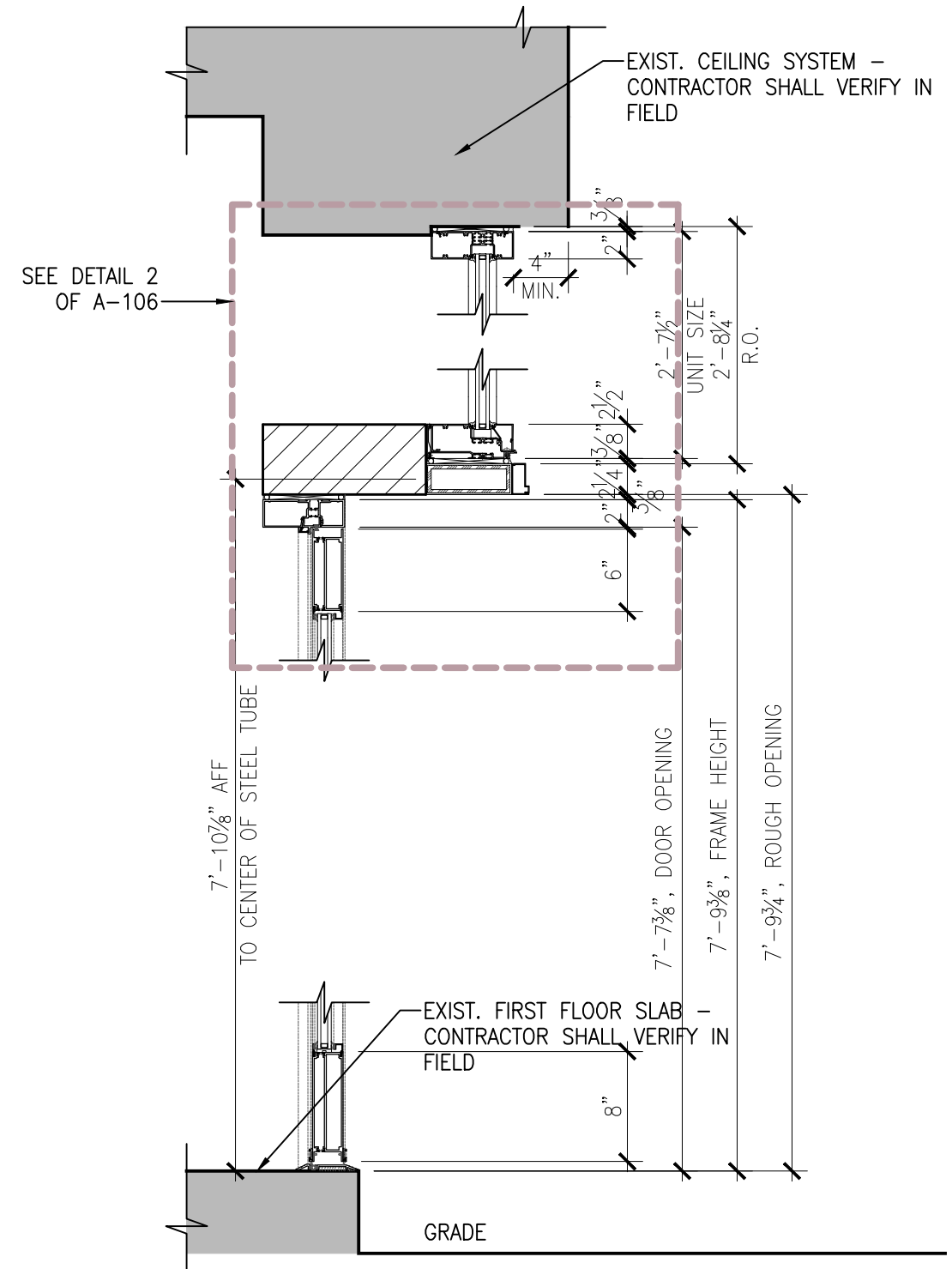
WINDOW & DOOR REPLACEMENT
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Proposed Elevation

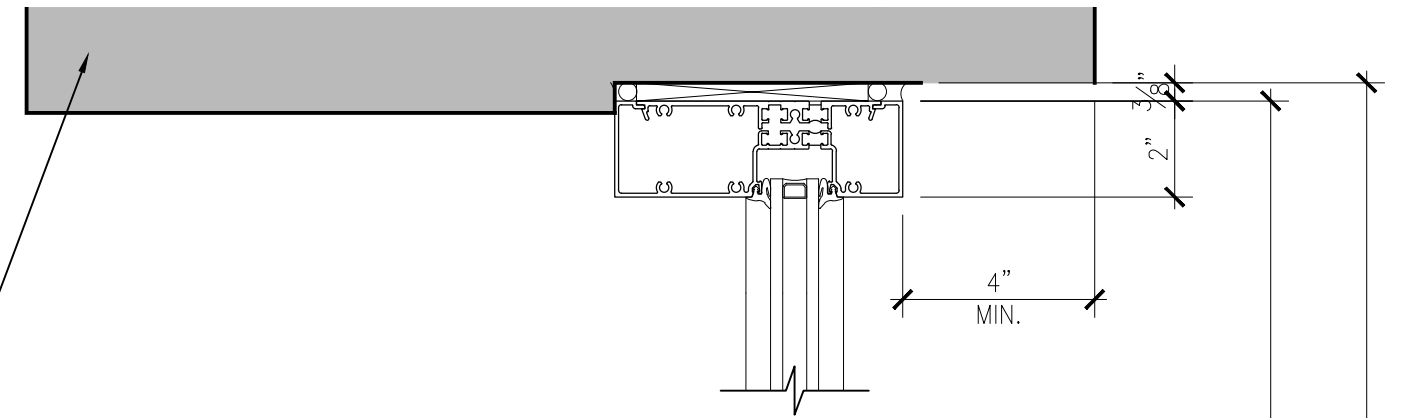
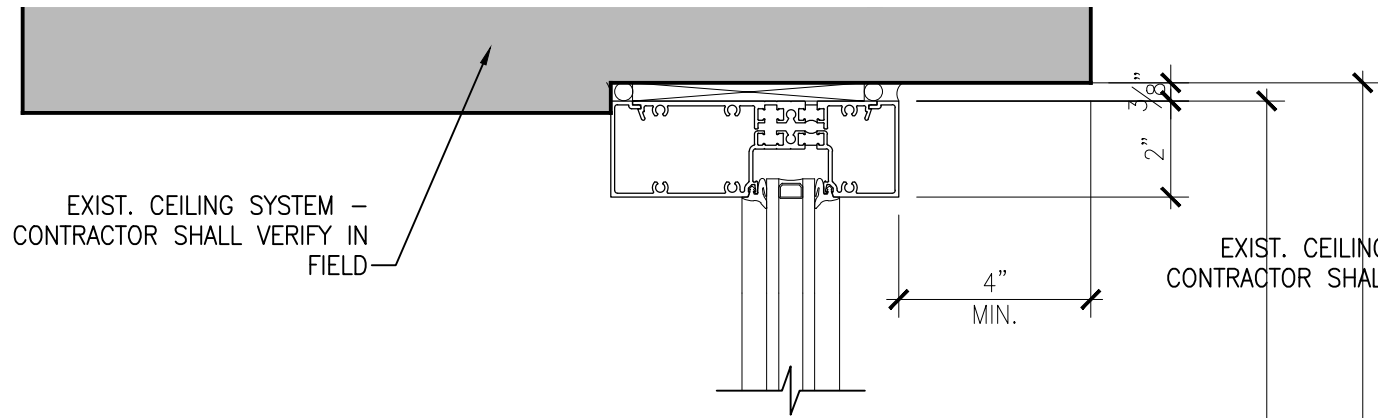




SECTION DETAIL THROUGH BI-FOLDING WINDOW
 1
 A-105 SCALE: 1"=1'-0"



SECTION DETAIL THROUGH ENTRANCE DOOR
 2
 A-105 SCALE: 1"=1'-0"



KAWNEER ACCESSORY, #3M TRIM, CLIP S-1968 & TRIM S-013, SECURED TO STEEL TUBE

2X6X 1/4" THK. STEEL TUBE – ANCHORED TO WALL AT THE BOTH ENDS

BRAKE METAL FINISHED TO MATCH STOREFRONT

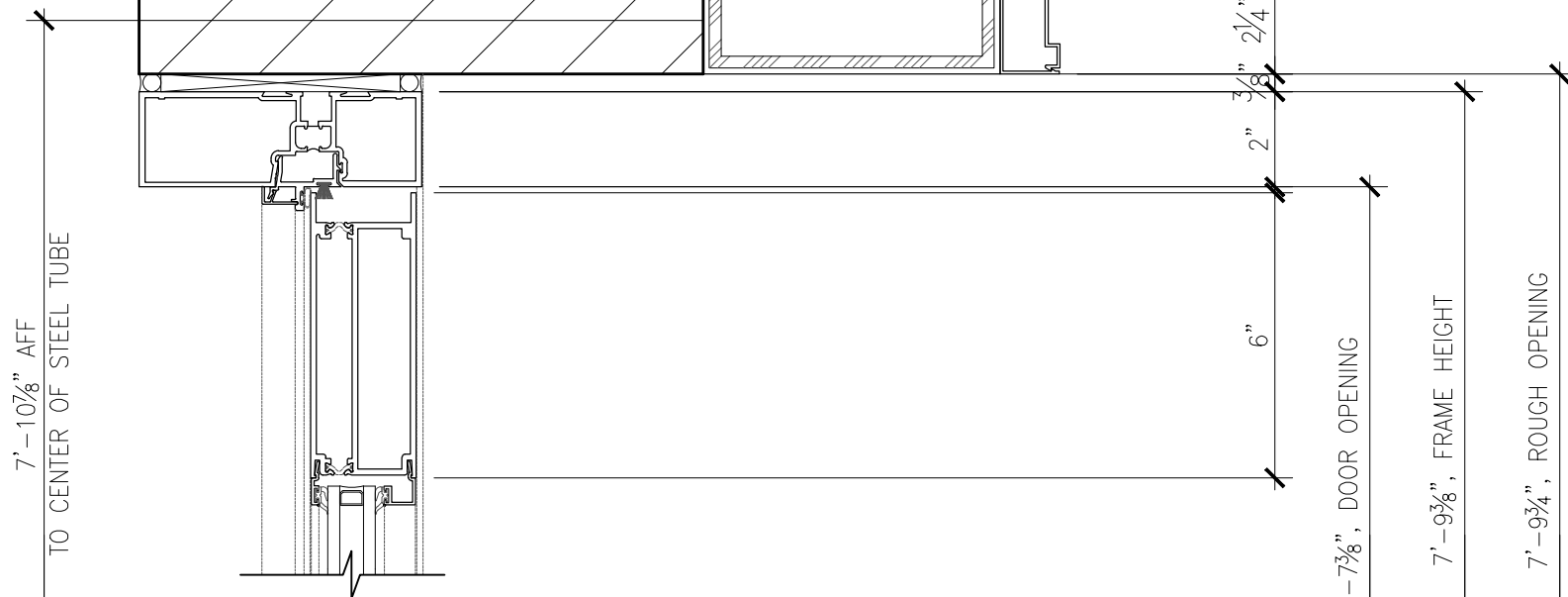
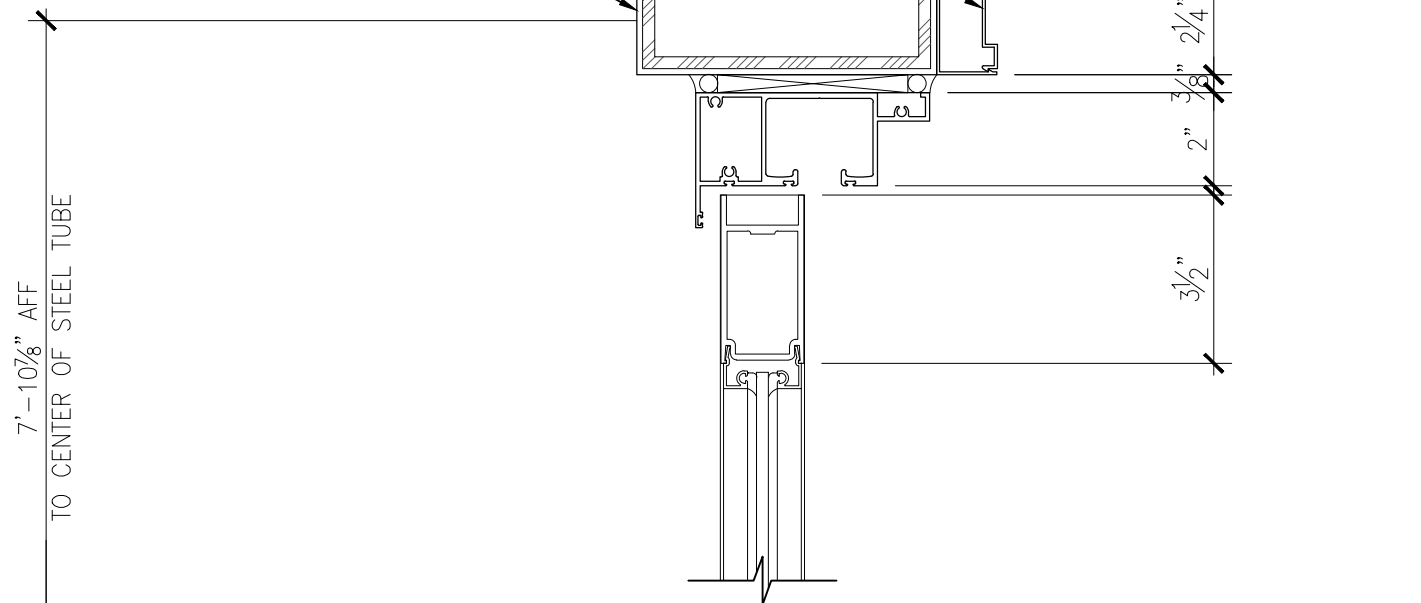
NEW GYP. BD. WITH METAL STUD ASSEMBLY – CONTRACTOR SHALL VERIFY IN FIELD

2'-7 1/2" UNIT SIZE

2'-8 1/4" R.O.

2'-7 1/2" UNIT SIZE

2'-8 1/4" R.O.



SECTION DETAIL AT TRANSOM ABOVE WINDOW

SECTION DETAIL AT TRANSOM ABOVE DOOR

1 A-106 SCALE: 3"=1'-0"

2 A-106 SCALE: 3"=1'-0"

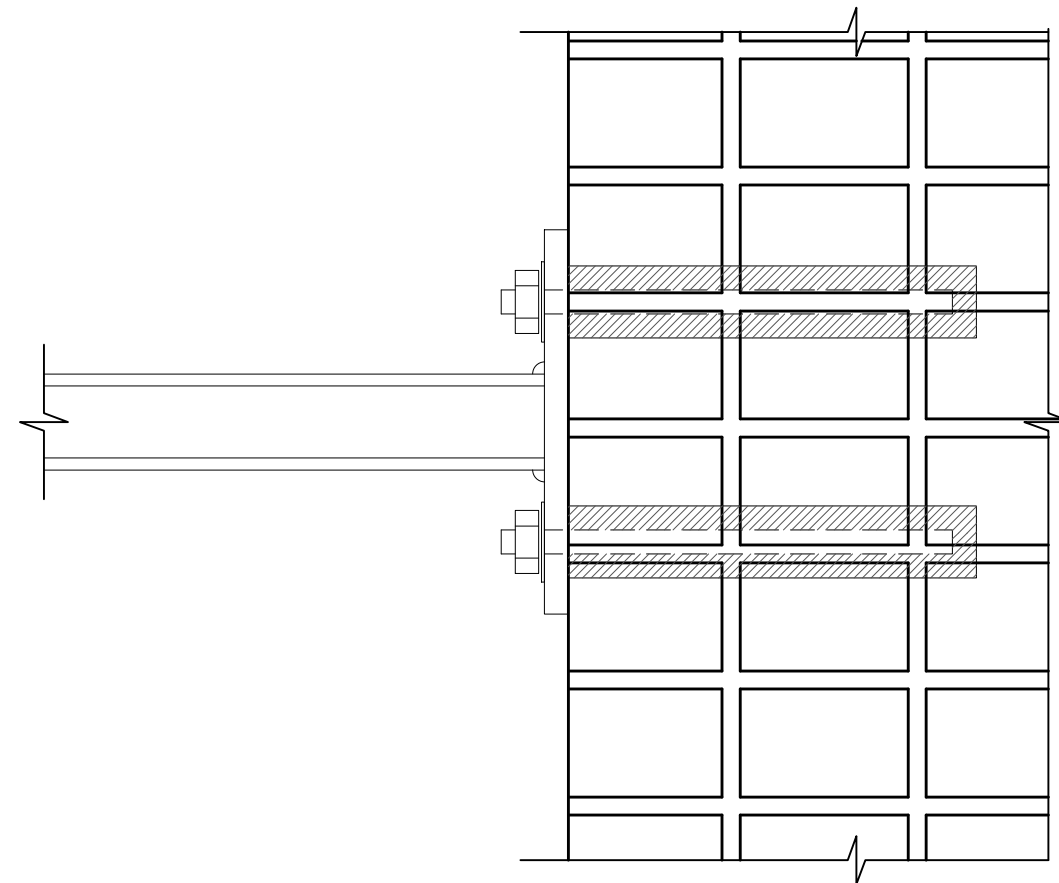
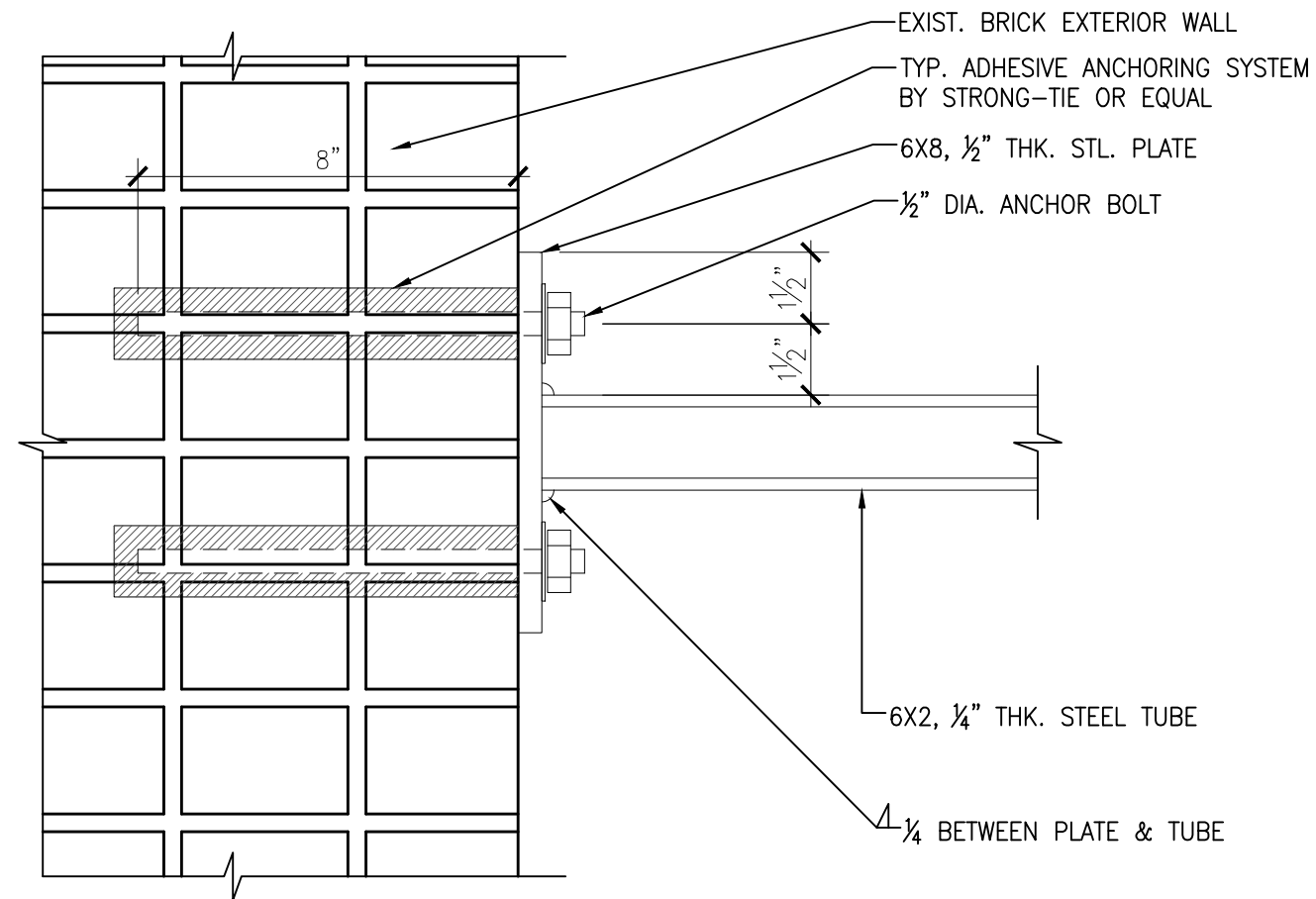
WINDOW & DOOR REPLACEMENT

Transom Section Details

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**DETAIL OF STEEL TUBE
AT BRICK EXTERIOR WALL**

1
A-107

SCALE: 3"=1'-0"

Transom Section Details

WINDOW & DOOR REPLACEMENT

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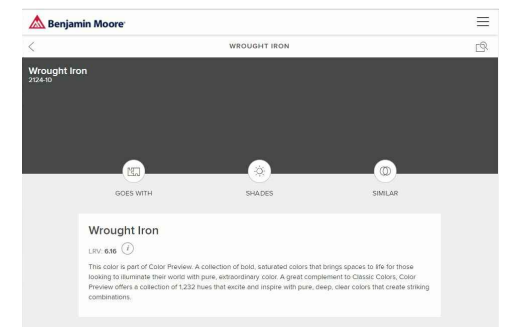


**PROPOSED FRONT ELEVATION
(COLOR RENDERING)
& SAMPLE COLOR**

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



FRAME COLOR



**BULKHEAD
& STEEL ORNAMENT
COLOR**

WINDOW & DOOR REPLACEMENT

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Proposed Color Samples



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