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HELPERN ARCHITECTS	**212 5TH AVENUE, NEW YORK, NY 10010** **212 5TH AVENUE VENTURE LLC** NEW YORK, NY MARCH 11TH, 2015	**HISTORIC VIEW FROM 26TH ST** SCALE: N/A	

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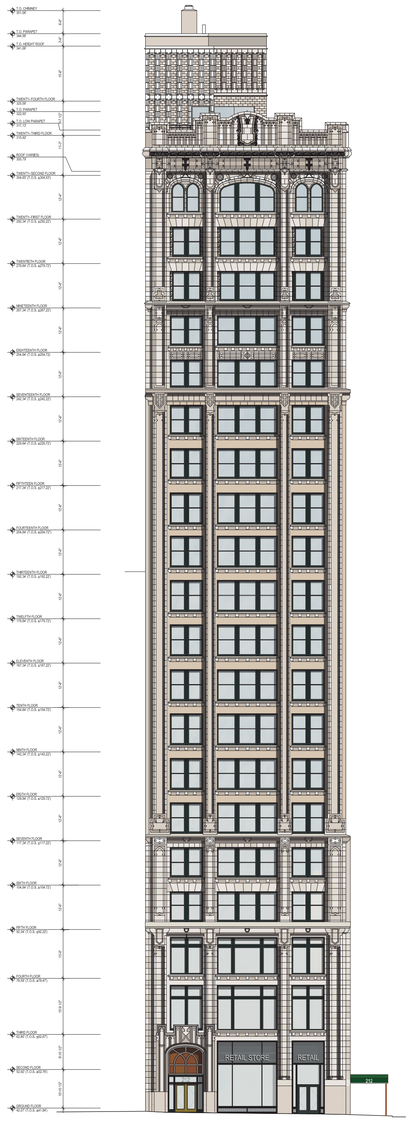
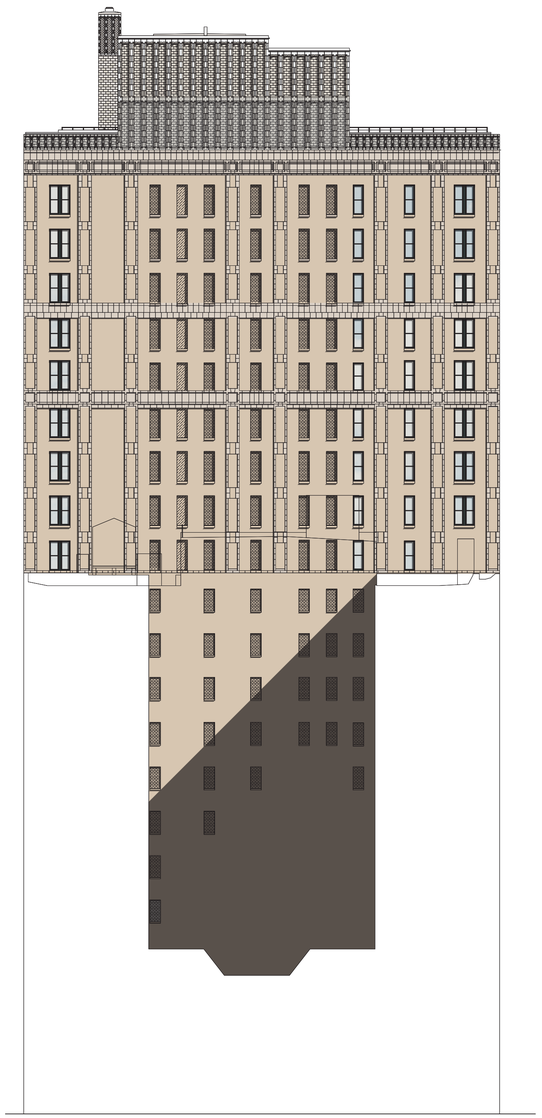


EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

RENDERED ELEVATIONS
SCALE: 3/64” = 1’-0”
0’ 12’ 32’ 50’

LPC-012B

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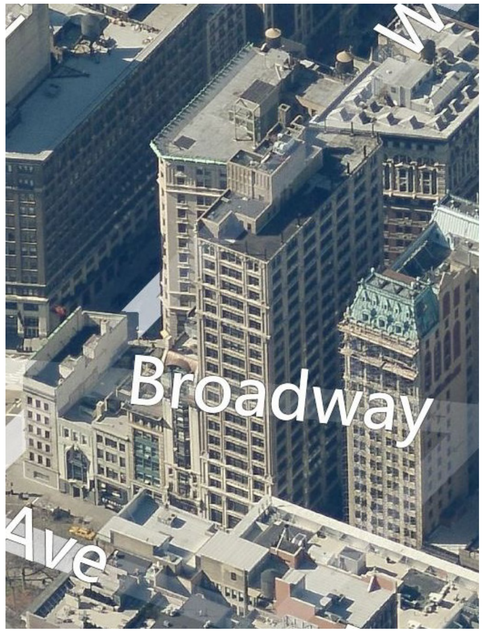
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST

AERIAL VIEW FROM SOUTH

AERIAL VIEW FROM NORTH

VIEW FROM 26TH ST AND BROADWAY

VIEW FROM MADISON SQUARE PARK

VIEW FROM 23RD ST

VIEW FROM 26TH ST

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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NEW YORK, NY
MARCH 11TH, 2015

CURRENT PHOTOGRAPHS
SCALE: N/A

LPC-018

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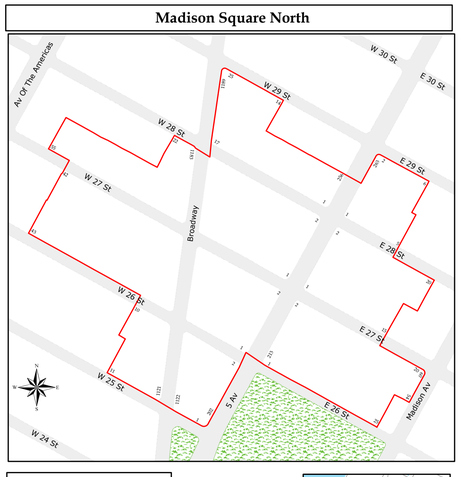
CAFE MARTIN

TAX LOT PHOTO FROM 5TH AVENUE

HISTORIC VIEW FROM 26TH ST



HISTORIC DISTRICT MAP

HISTORIC VIEW FROM 23RD ST & BROADWAY

HELPERN ARCHITECTS

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NEW YORK, NY
MARCH 11TH, 2015

HISTORIC PHOTOGRAPHS
SCALE: N/A

LPC-017

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21ST FLOOR ARCHED WINDOW

21ST FLOOR ARCHED WINDOW

WINDOWS IN SOUTH FACADE

WINDOWS IN SOUTH FACADE

WINDOWS AT 3RD FLOOR

WINDOWS AT 4TH FLOOR

HELPERN ARCHITECTS

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NEW YORK, NY
MARCH 11TH, 2015

WINDOW PHOTOS
SCALE: N/A

LPC-039

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CRACK IN TERRA COTTA AT PENTHOUSE

SOUTH ELEVATION BRICK WALL WITH TERRA COTTA TRIM & EXISTING SIGN

TYPICAL LIMESTONE DETAILING

TYPICAL BRICK WORK WITH TERRA COTTA

DISPLACEMENT & CRACKING WHERE CORNICE WAS REMOVED

CRACKING IN TERRA COTTA WHERE CORNICE WAS REMOVED

SPALLING & DETERIORATION OF TERRA COTTA TRIM AT PENTHOUSE

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

MASONRY CONDITIONS
SCALE: N/A

LPC-028

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HISTORIC PHOTOGRAPH

ORIGINAL MULLION DETAIL

ORIGINAL METAL WORK OVER BROADWAY ENTRANCE

ORIGINAL PERIMETER MOLDING DETAIL

EXISTING 5TH AVE. NON-HISTORIC STOREFRONT

HISTORIC PHOTOGRAPH

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

STOREFRONT PHOTOS
SCALE: N/A

LPC-027

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1182 BROADWAY
VARIED WINDOW SIZES

1182 BROADWAY, SECONDARY SOUTH ELEVATION
VARIED WINDOW SIZES AT A DEVELOPED SECONDARY FAÇADE

1182 BROADWAY, EAST ELEVATION
PAIRED WINDOWS

1182 BROADWAY, EAST ELEVATION
PAIRED WINDOWS AT A DEVELOPED SECONDARY FAÇADE

1182 BROADWAY, WEST & SOUTH ELEVATION

HELPERN ARCHITECTS	212 5TH AVENUE, NEW YORK, NY 10010 212 5TH AVENUE VENTURE LLC NEW YORK, NY MARCH 11TH, 2015	PRECEDENT PHOTOS 1182 BROADWAY SCALE: N/A	LPC-052

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1182 BROADWAY, SECONDARY SOUTH ELEVATION
LARGE ROOFTOP ADDITION

STREETSCAPE: NW CORNER OF W 27TH ST & BROADWAY
LARGE ROOFTOP ADDITIONS

1182 BROADWAY, SECONDARY SOUTH ELEVATION
LARGE ROOFTOP ADDITION

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

PRECEDENT PHOTOS
1182 BROADWAY, W 27TH ST
SCALE: N/A

LPC-053

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230 FIFTH AVENUE
MATCHING WINDOW CONFIGURATIONS

230 FIFTH AVENUE
MATCHING WINDOW CONFIGURATIONS

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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NEW YORK, NY
MARCH 11TH, 2015

PRECEDENT PHOTOS
230 FIFTH AVENUE
SCALE: N/A

LPC-054

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3 EAST 28TH ST
STOREFRONT CONDITIONS

236 FIFTH AVENUE
STOREFRONT CONDITIONS

1170 BROADWAY
STOREFRONT CONDITIONS

1170 BROADWAY
STOREFRONT CONDITIONS

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

PRECEDENT PHOTOS
3 EAST 28TH ST, 236 FIFTH AVENUE
1170 BROADWAY
SCALE: N/A

LPC-055

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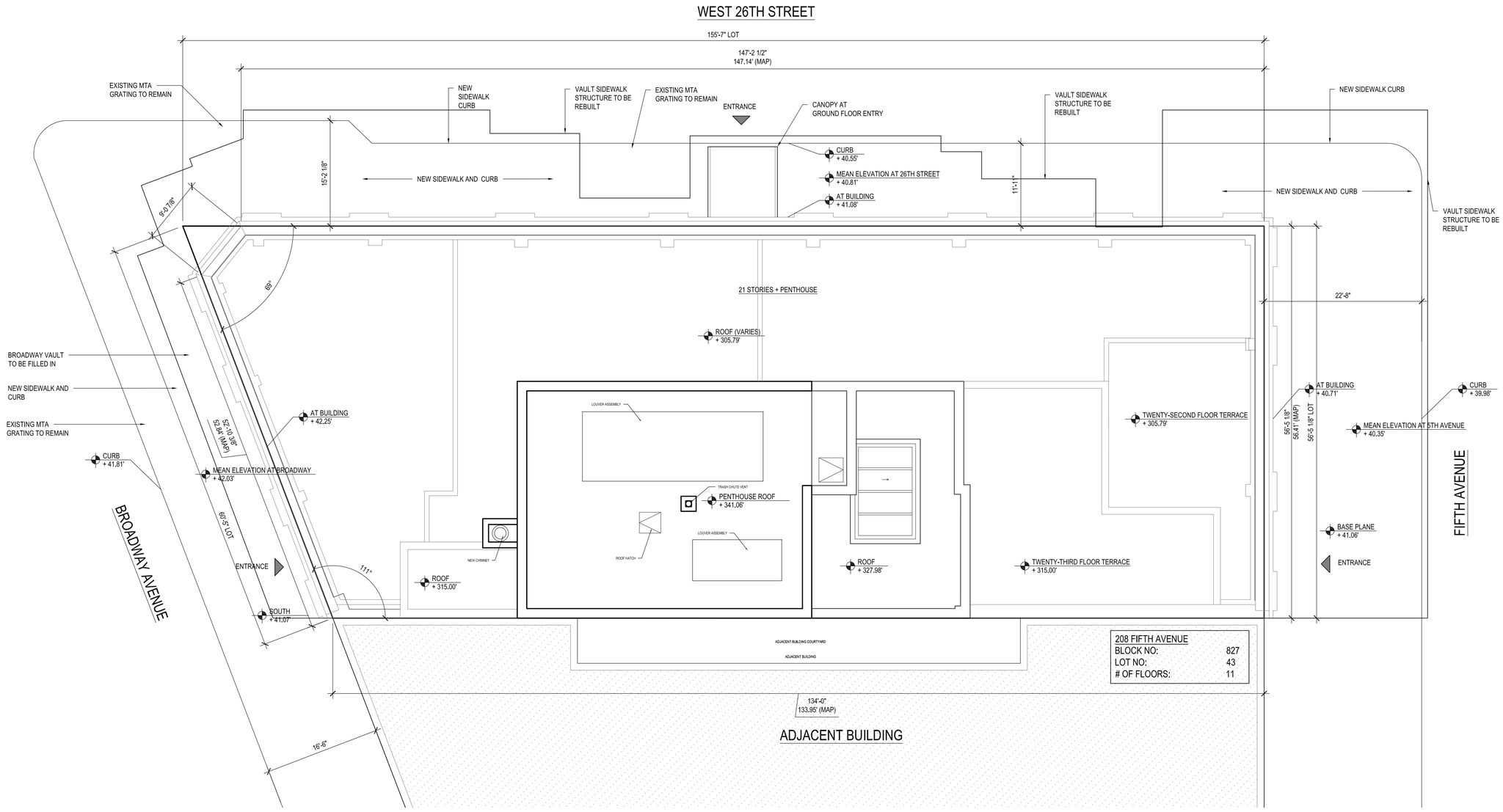

PROPOSED SITE PLAN

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

SITE PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-001

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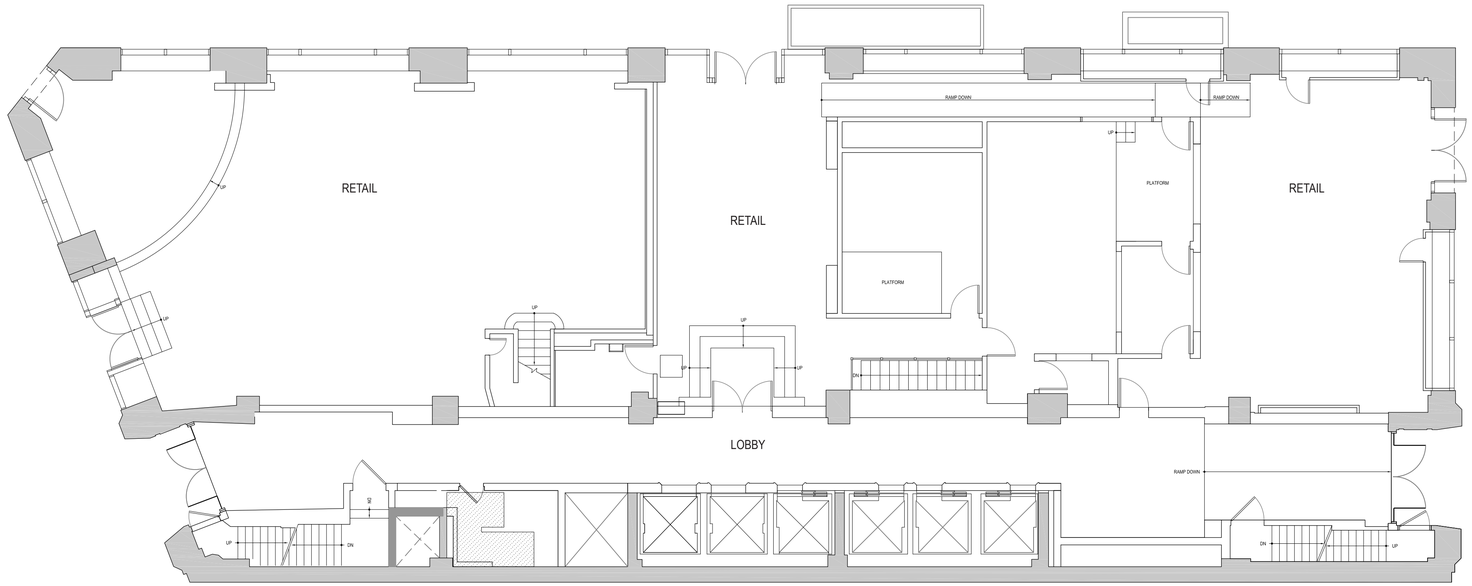
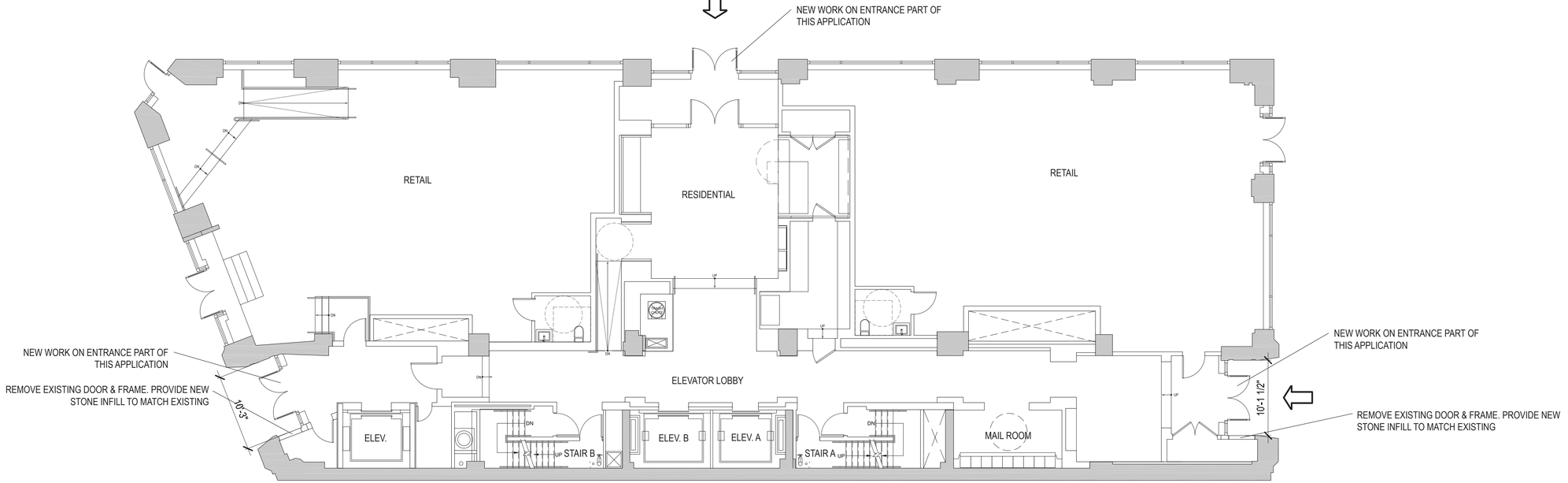


EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-002

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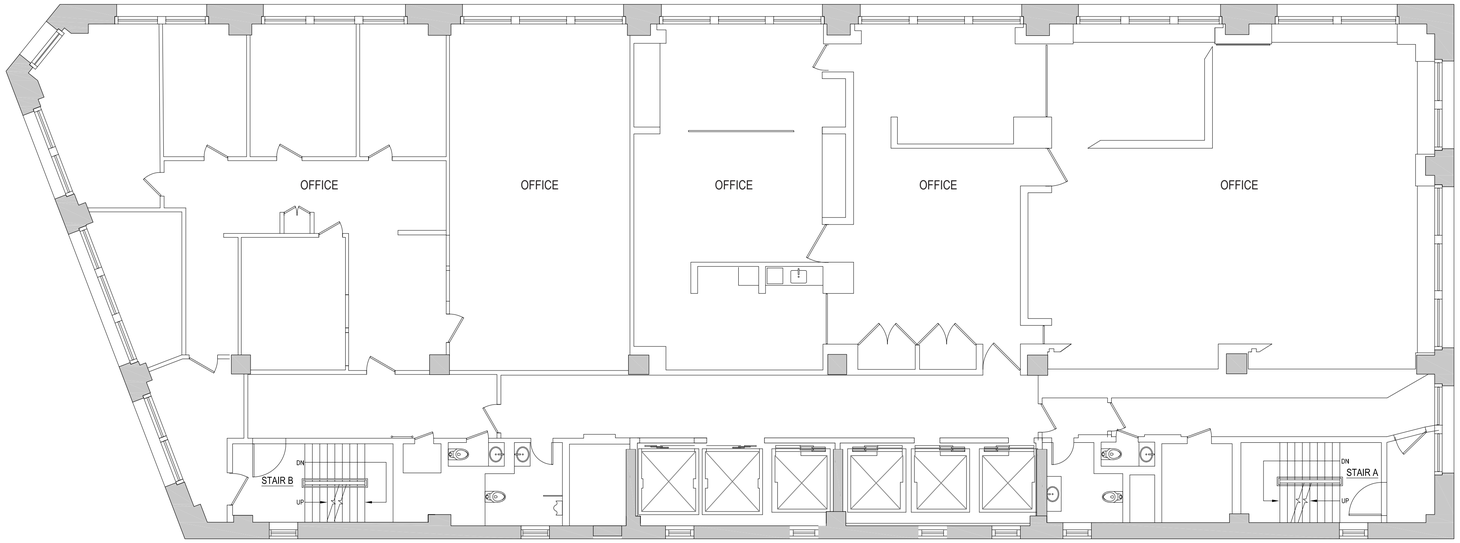

EXISTING 14TH - 19TH FLOOR PLAN

PROPOSED 14TH - 19TH FLOOR PLAN

NOTE:
WINDOWS ON STREET FACADE FOR 5TH - 13TH FLOORS ARE SAME CONFIGURATION AS WINDOWS SHOWN ON 14TH - 9TH FLOORS.

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

14TH-19TH FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-006

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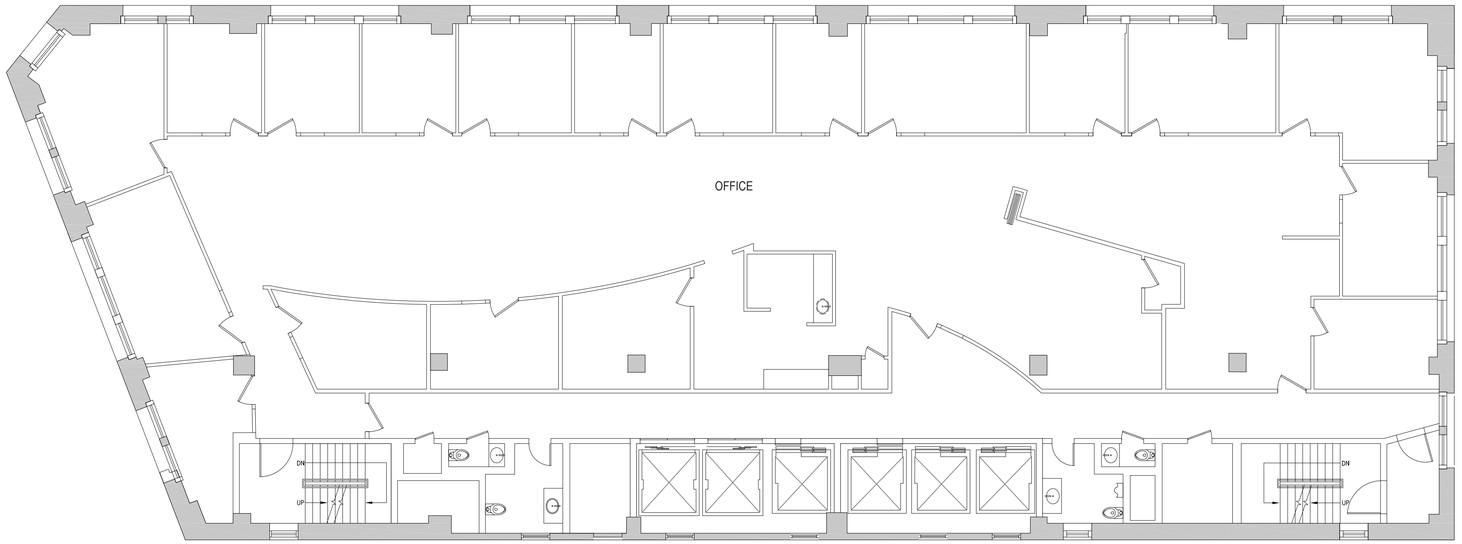
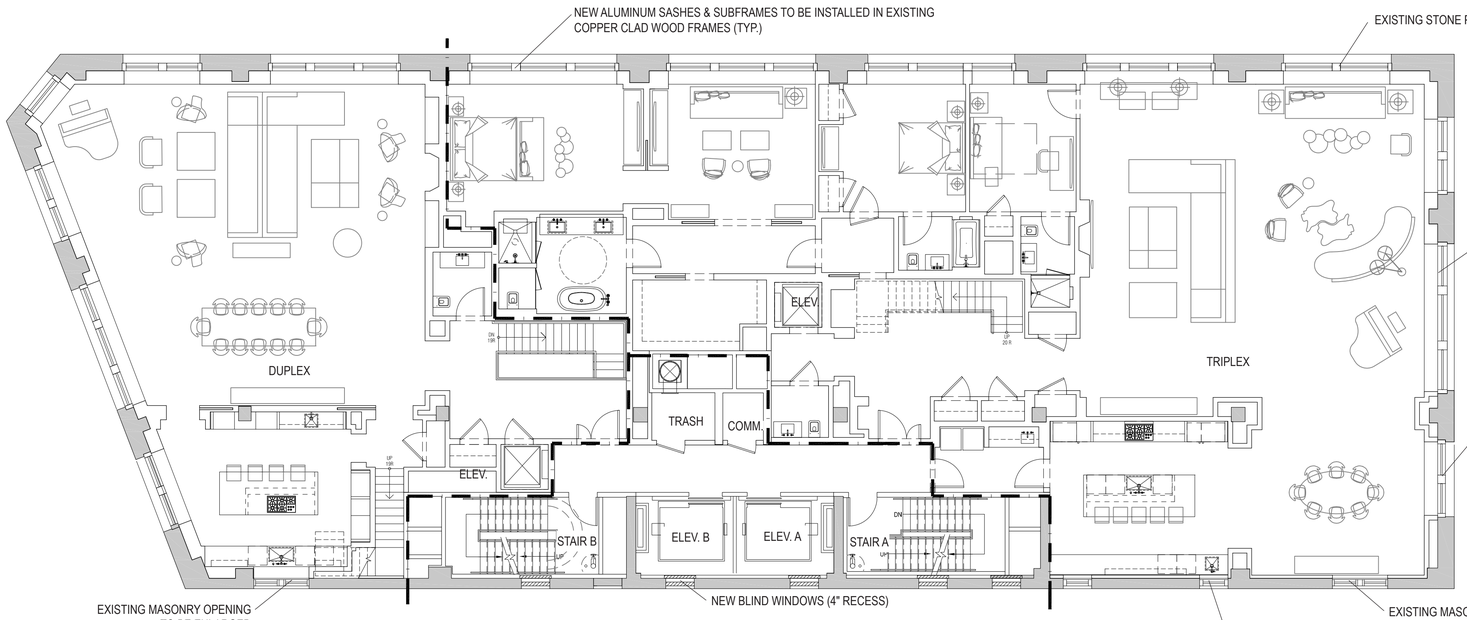


EXISTING 21ST FLOOR PLAN



PROPOSED 21ST FLOOR PLAN

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

21ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-008

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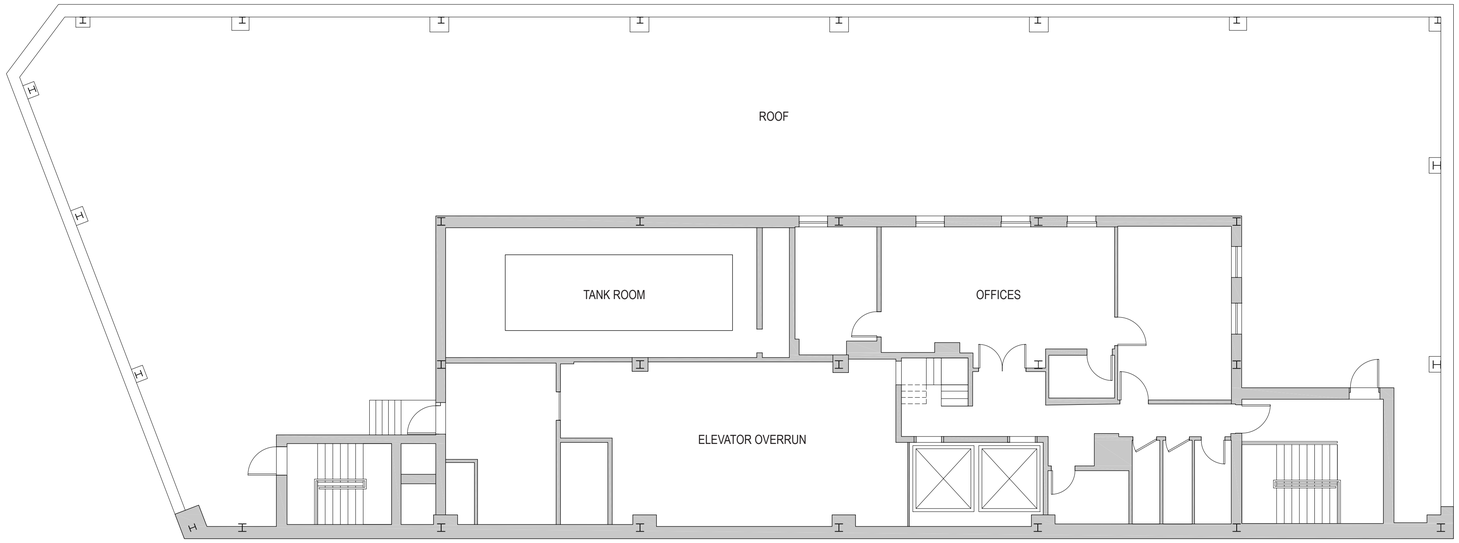
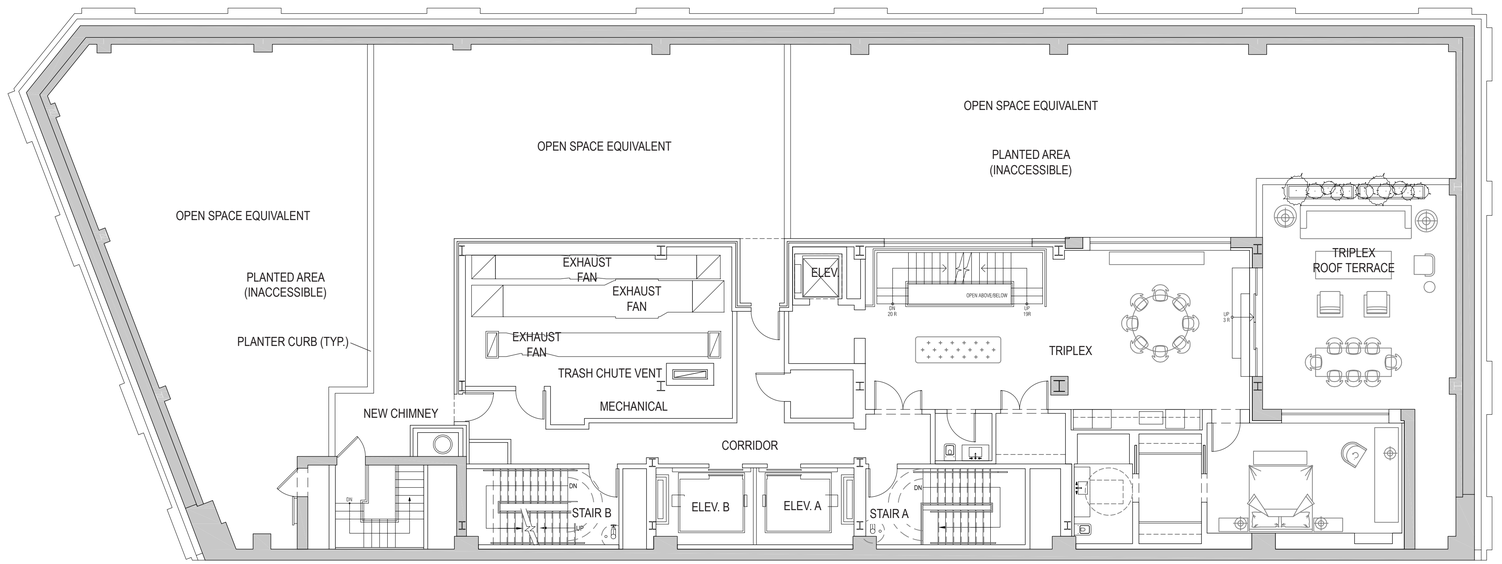


EXISTING 22ND FLOOR PLAN



PROPOSED 22ND FLOOR PLAN

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

22ND FLOOR PLAN
SCALE: 1/8” = 1’-0”
0’ 2’ 4’ 8’ 12’ 20’

LPC-009

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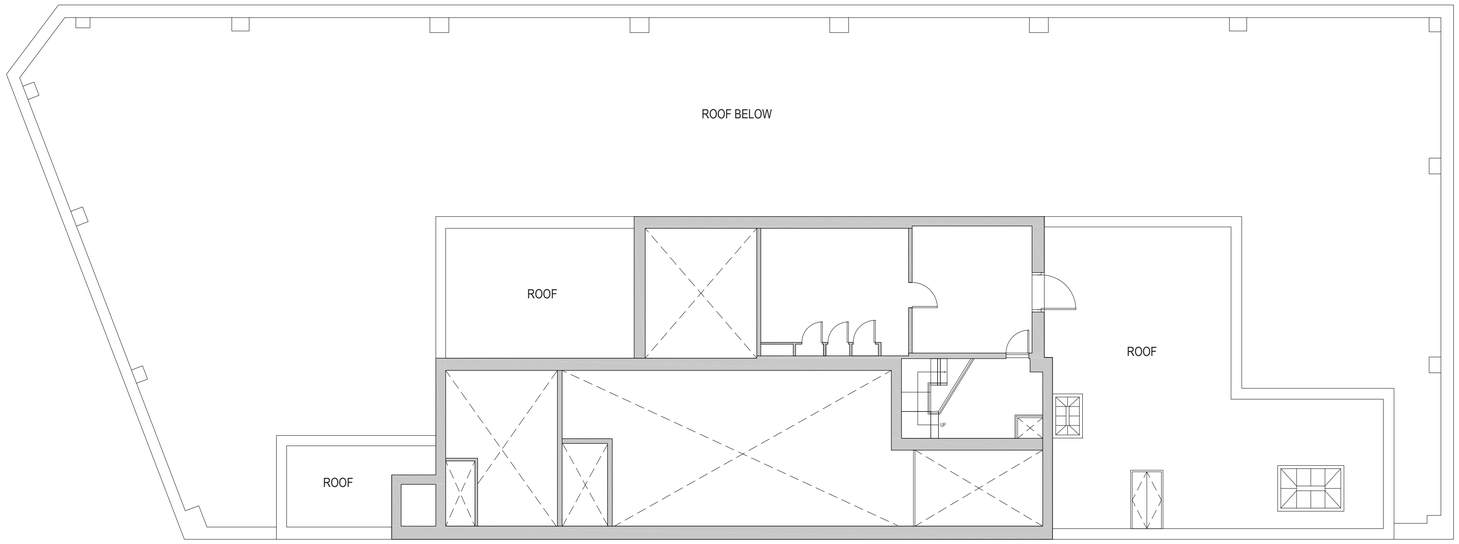
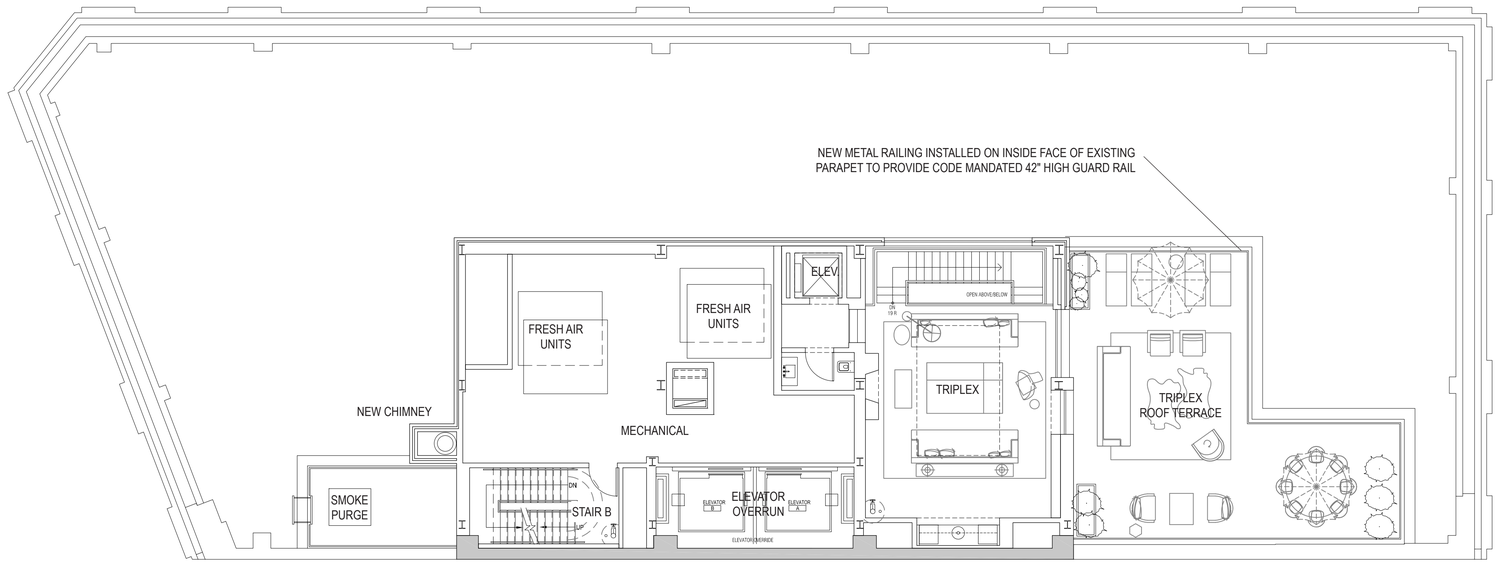


EXISTING 23RD FLOOR PLAN



PROPOSED 23RD FLOOR PLAN

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

23RD FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-010

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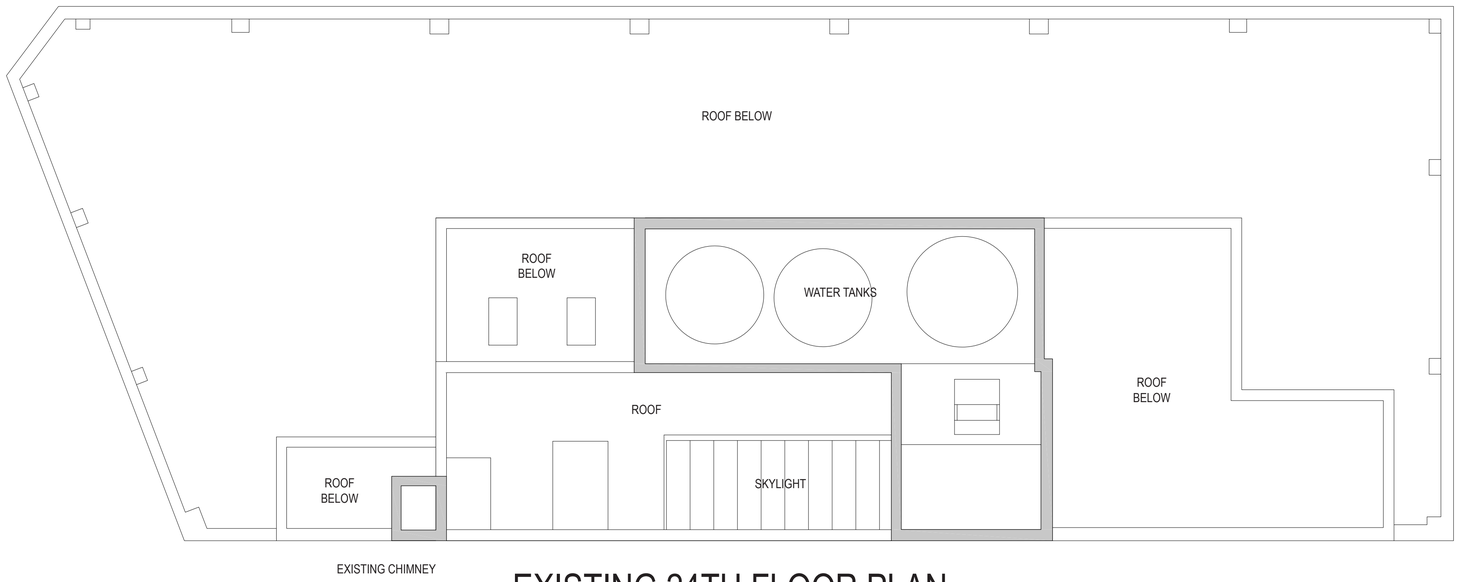
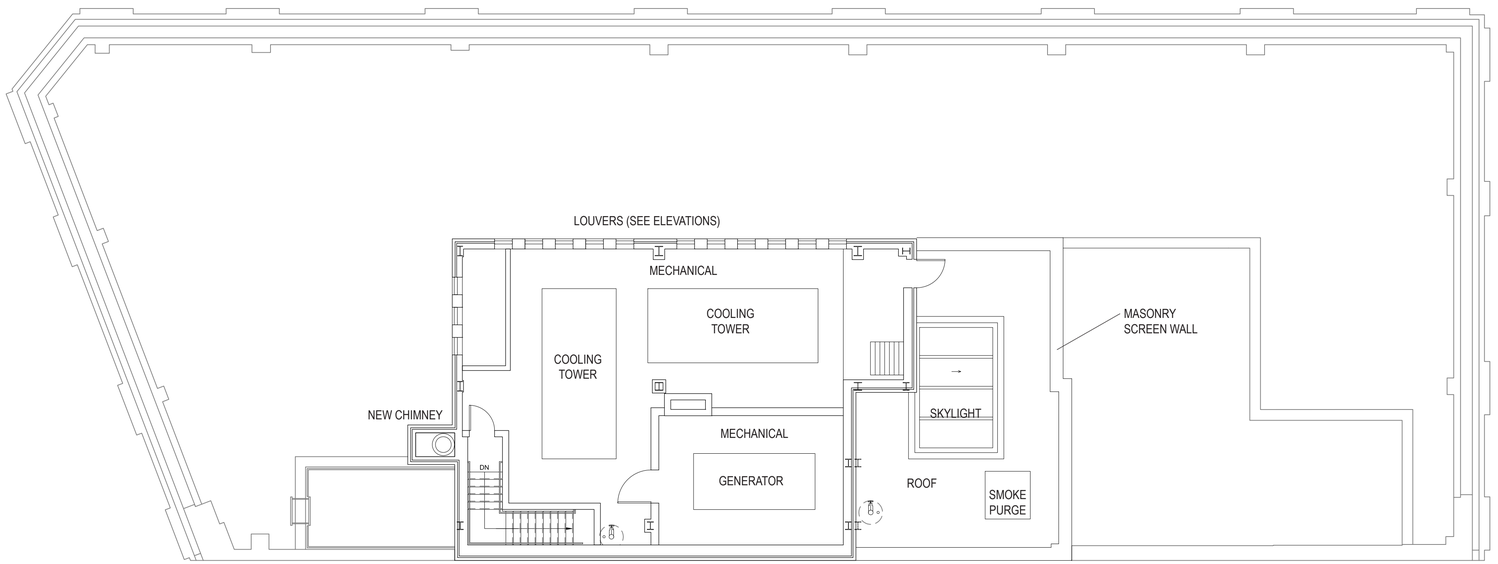


EXISTING 24TH FLOOR PLAN



PROPOSED 24TH FLOOR PLAN

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

24TH FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-011

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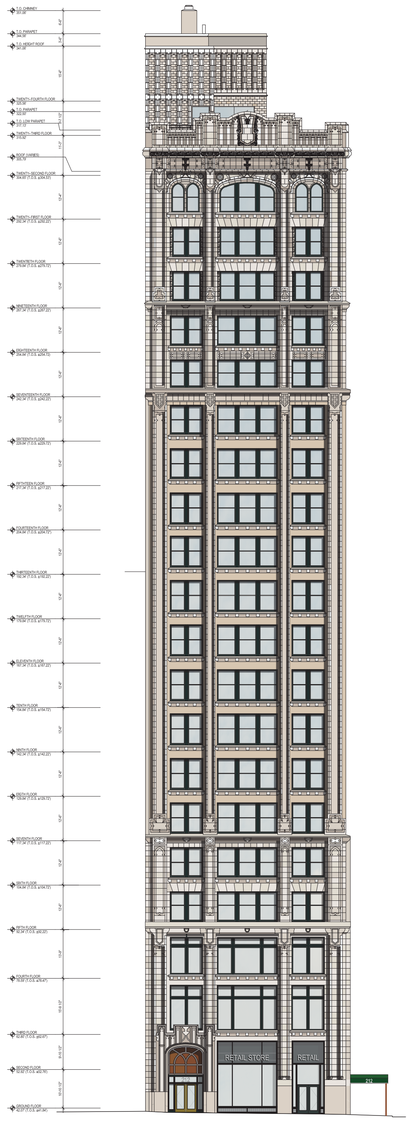
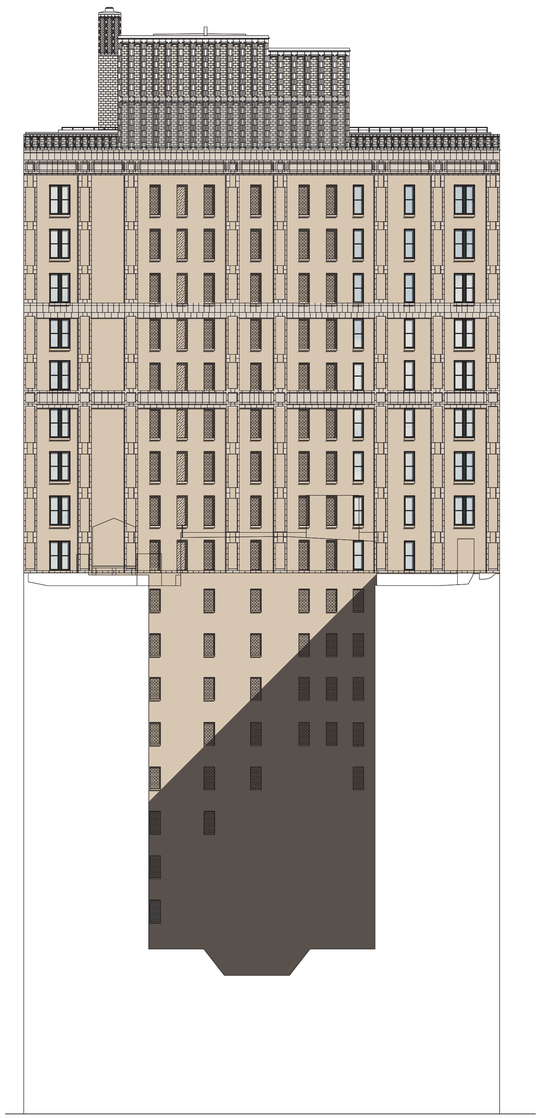


EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

RENDERED ELEVATIONS
SCALE: 3/64” = 1’-0”
0’ 12’ 32’ 50’

LPC-012B

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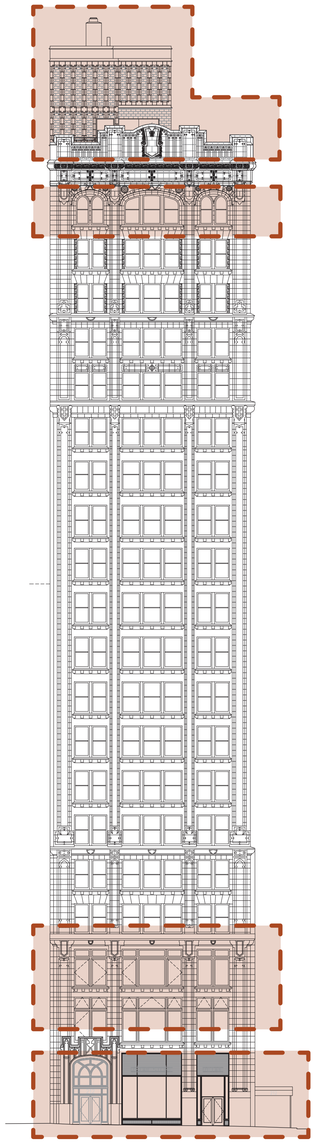
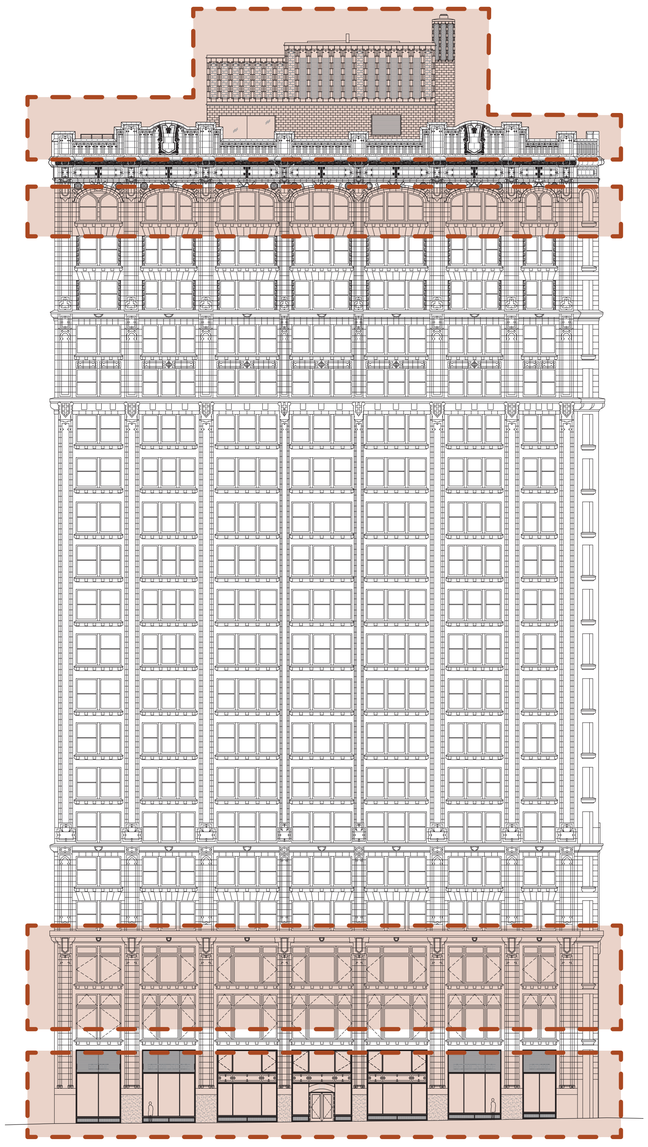
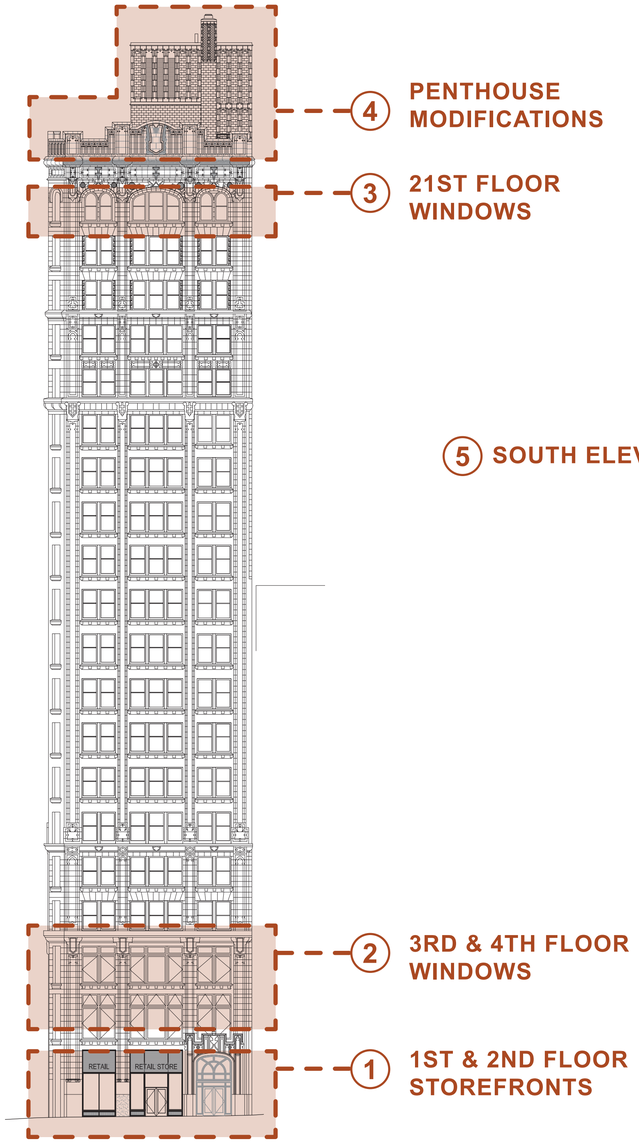


EAST ELEVATION



NORTH ELEVATION



4 PENTHOUSE MODIFICATIONS

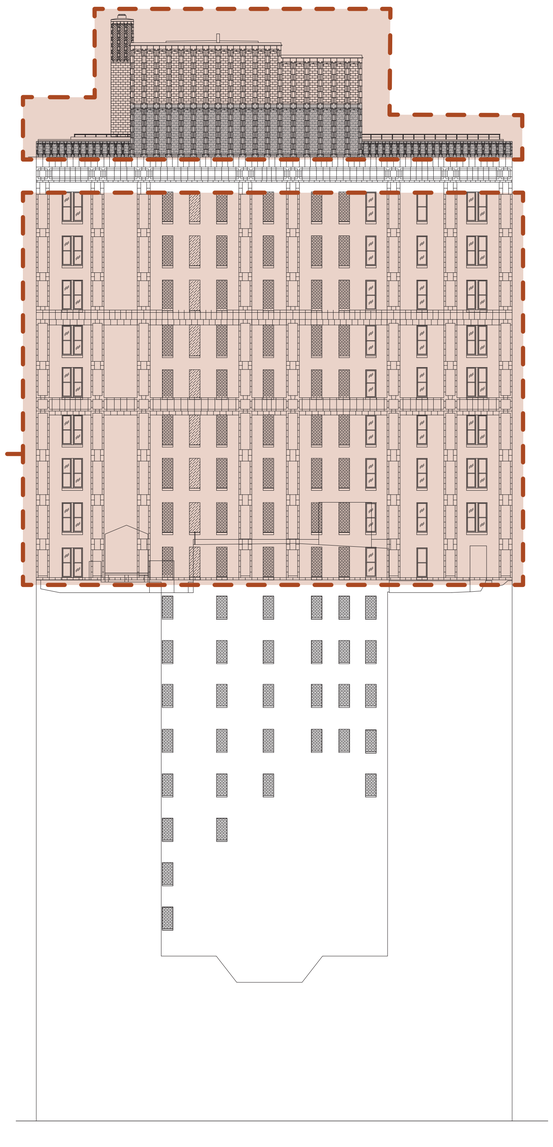
3 21ST FLOOR WINDOWS

2 3RD & 4TH FLOOR WINDOWS

1 1ST & 2ND FLOOR STOREFRONTS

WEST ELEVATION

5 SOUTH ELEVATION



SOUTH ELEVATION

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

AREAS OF MODIFICATIONS
SCALE: 3/64” = 1’-0”
0’ 12’ 32’ 50’

LPC-012A

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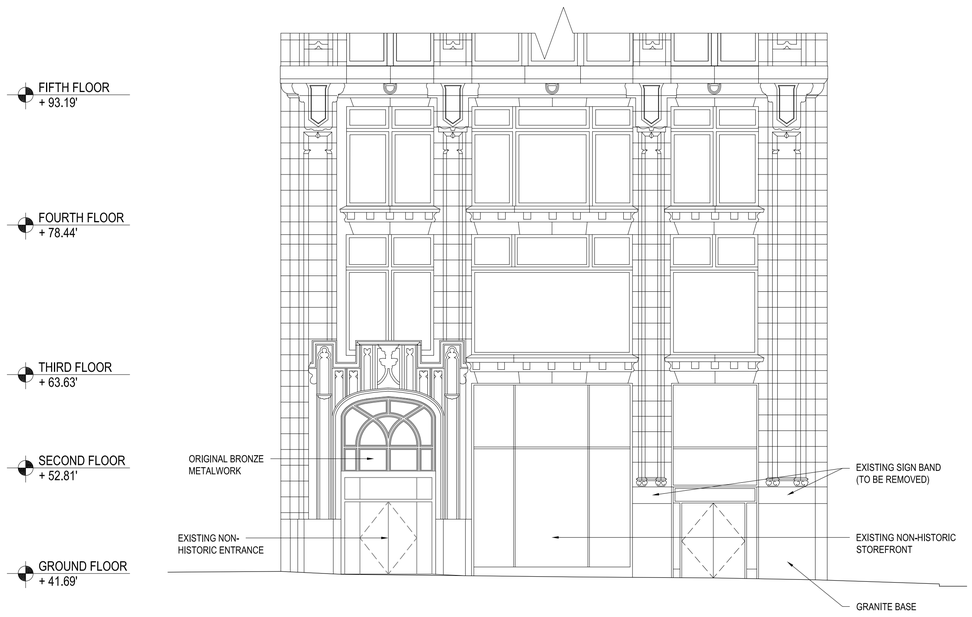
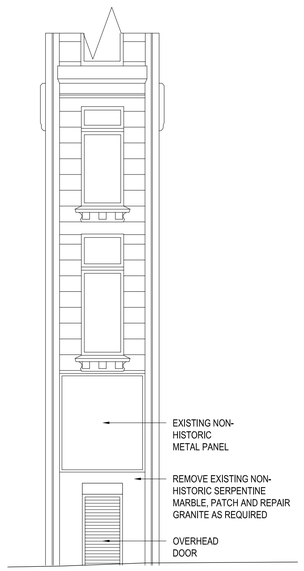
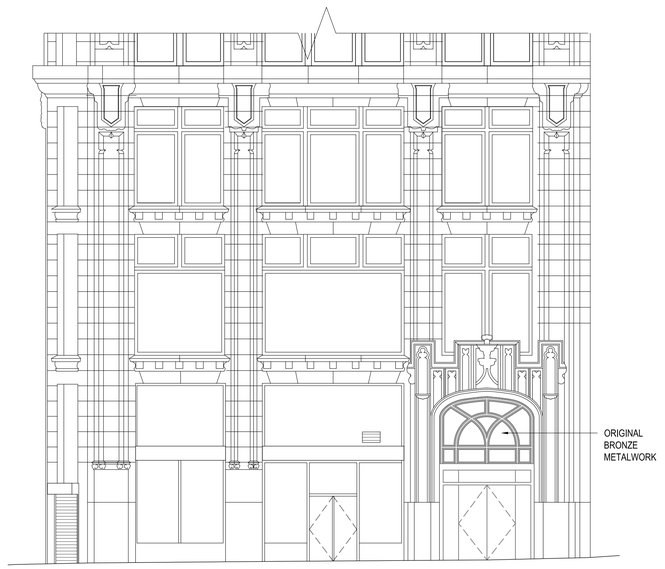


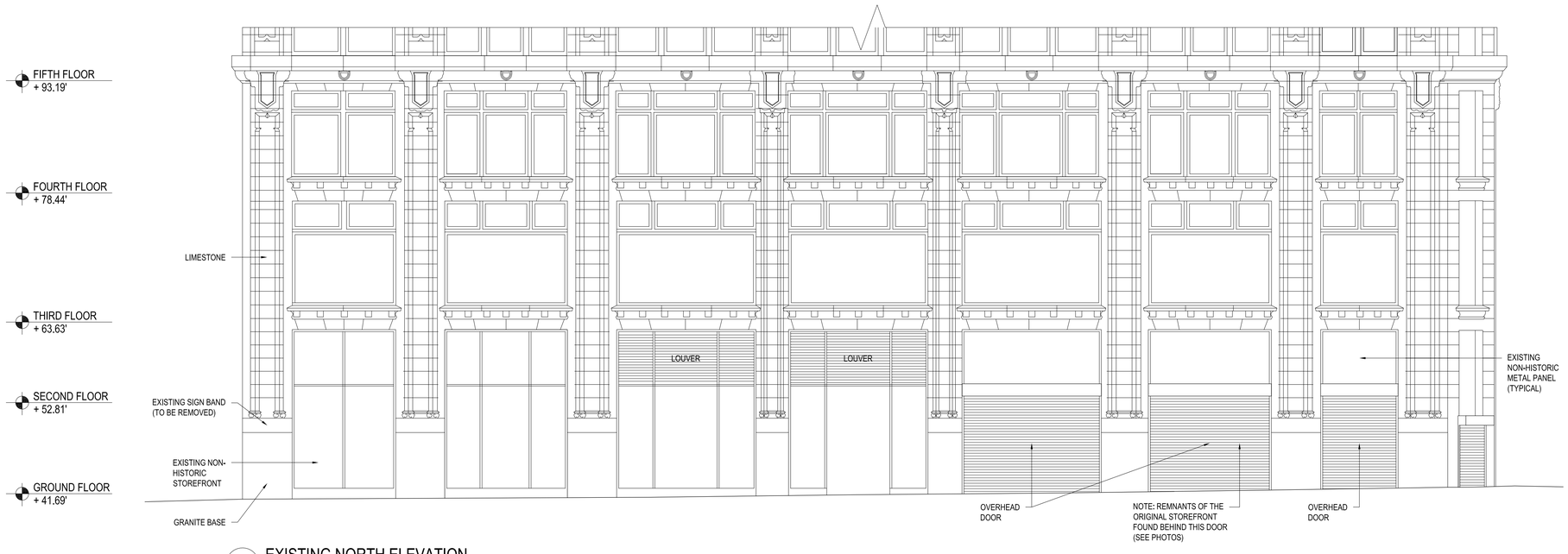
1 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"



2 EXISTING NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"



3 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

EXISTING STOREFRONT
SCALE: AS NOTED

LPC-019

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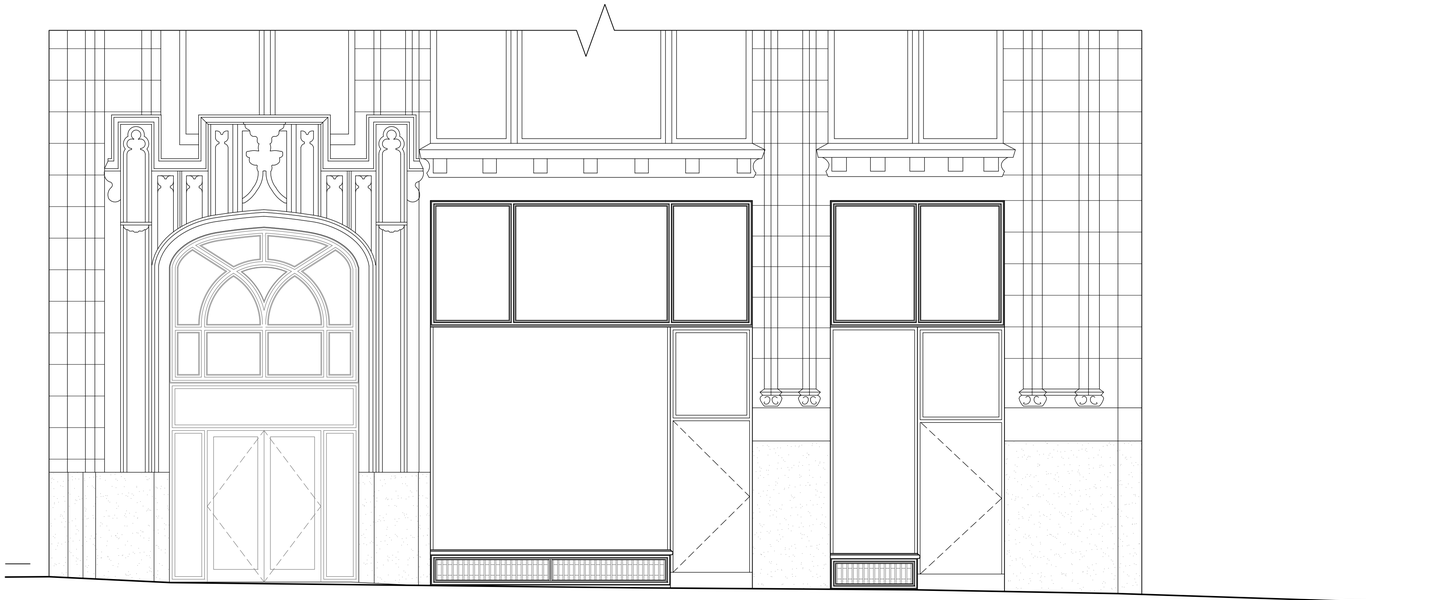

1 HISTORIC EAST ELEVATION
SCALE: 1/4"=1'-0"

2 HISTORIC PHOTOGRAPH
SCALE: NOT TO SCALE

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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NEW YORK, NY
MARCH 11TH, 2015

HISTORIC STOREFRONT
SCALE: AS NOTED

LPC-019A

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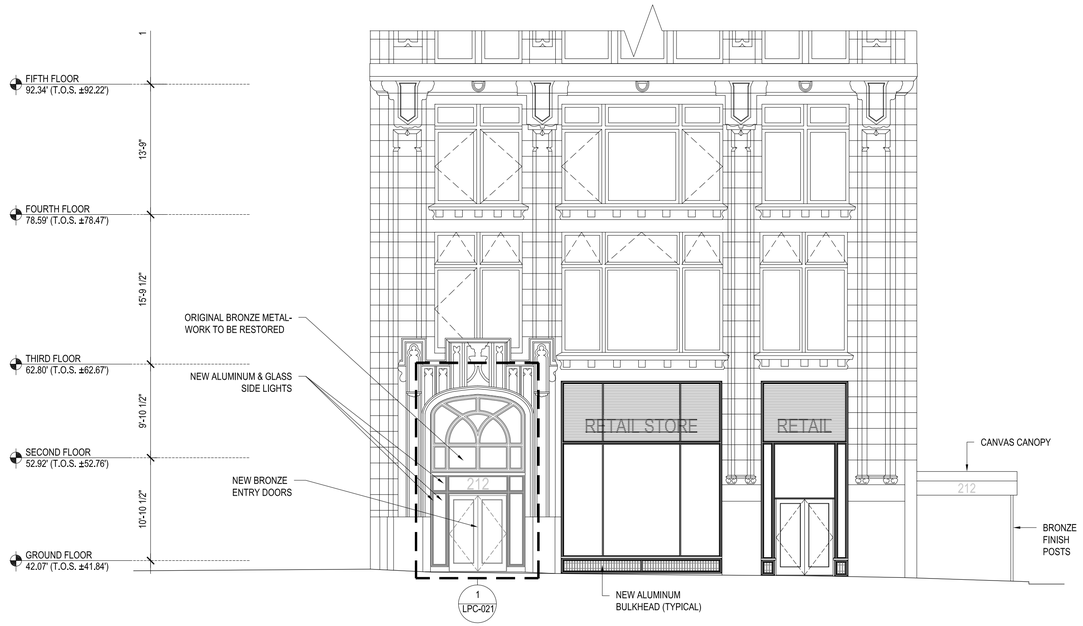
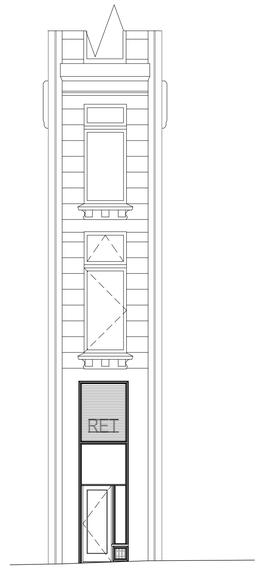
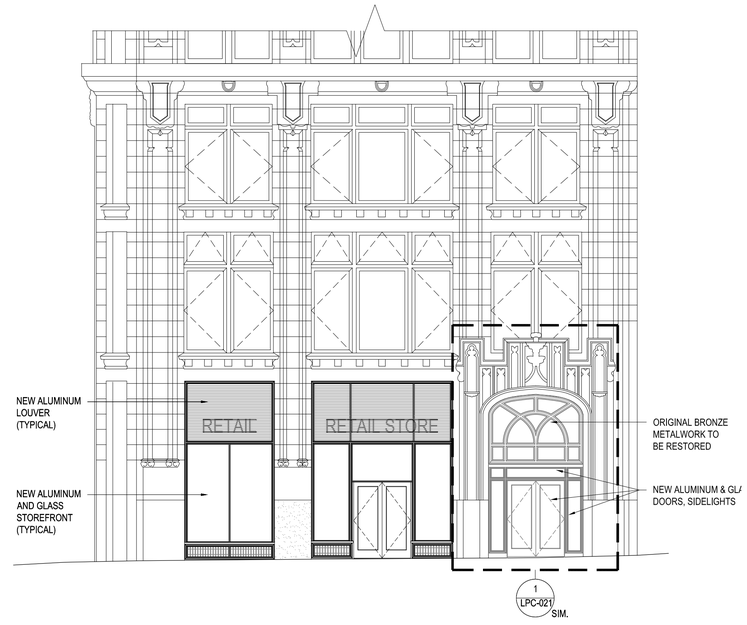


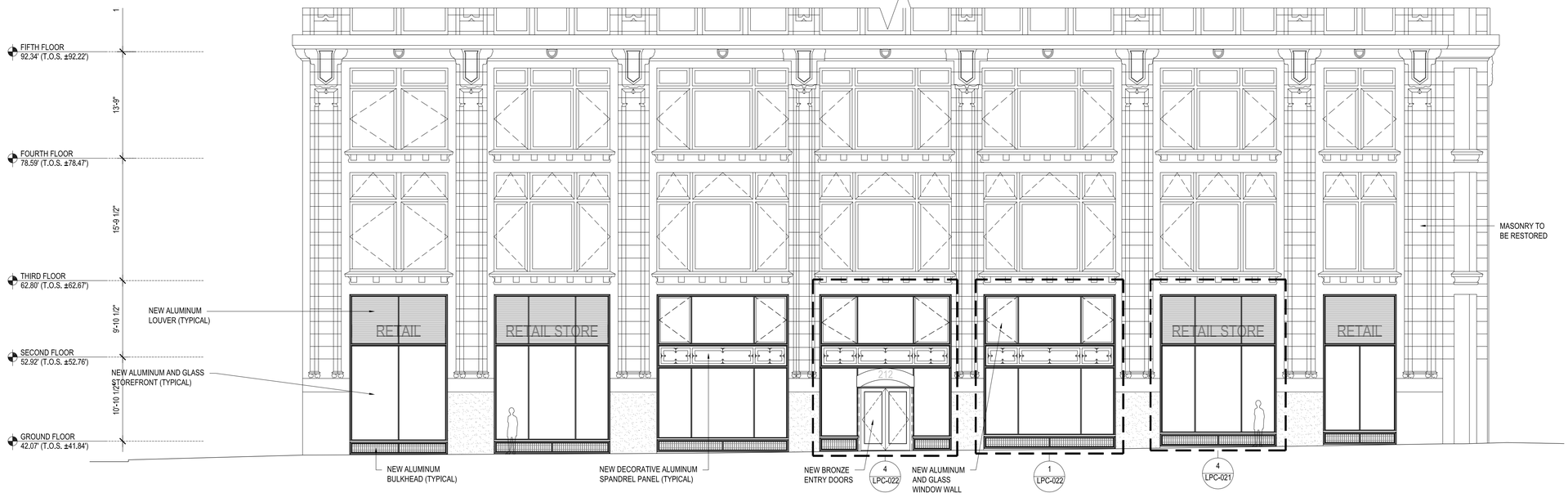
1 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

PROPOSED STOREFRONT
SCALE: AS NOTED

LPC-020

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HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
212 5TH AVENUE VENTURE LLC
NEW YORK, NY
MARCH 11TH, 2015

STOREFRONT ENLARGED ELEVATION
SCALE: N/A

LPC-020A

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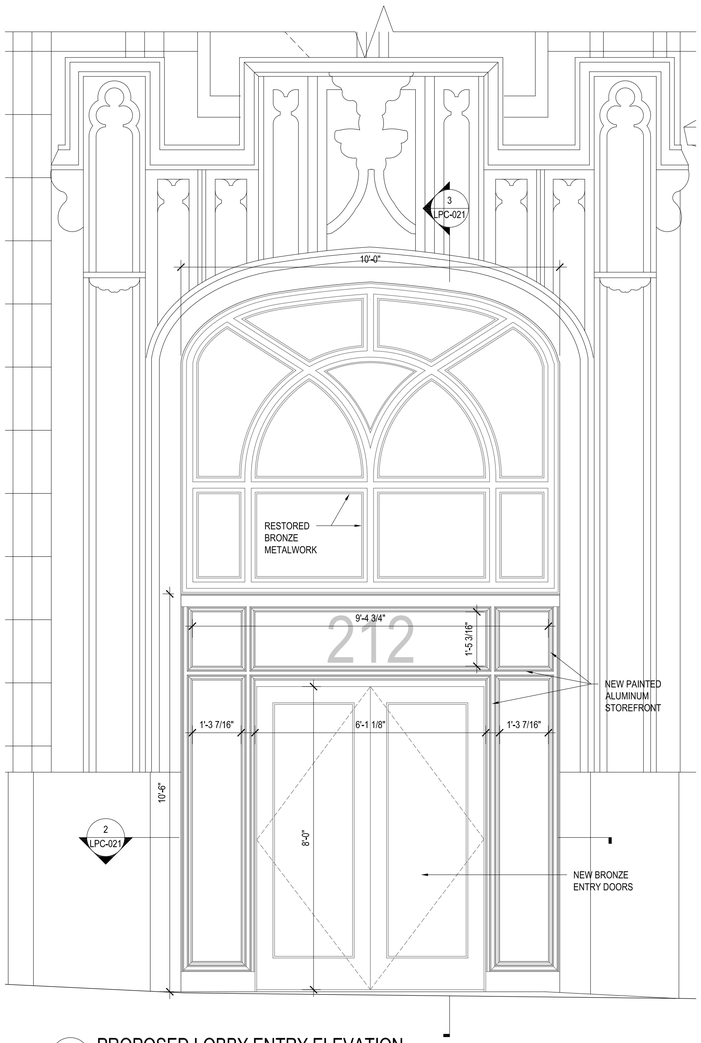
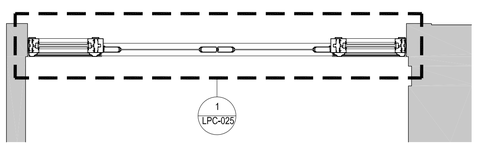
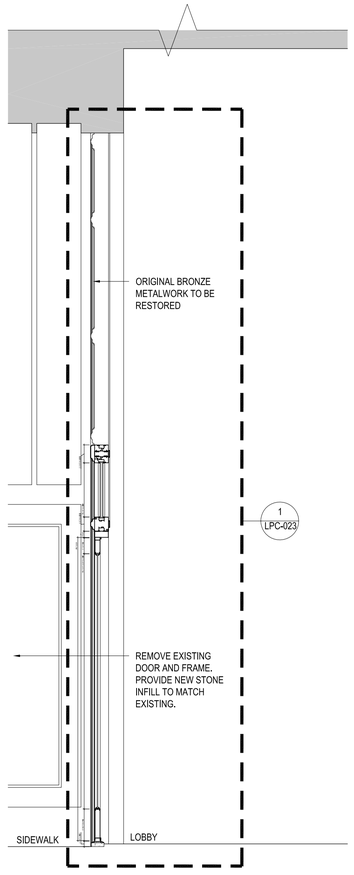


1 PROPOSED LOBBY ENTRY ELEVATION
SCALE: 1/2"=1'-0" 5TH AVENUE AND BROADWAY

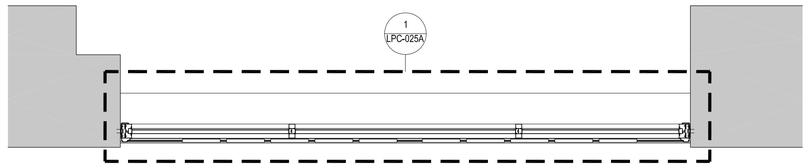


2 PROPOSED LOBBY ENTRY PLAN
SCALE: 1/2"=1'-0" 5TH AVENUE AND BROADWAY

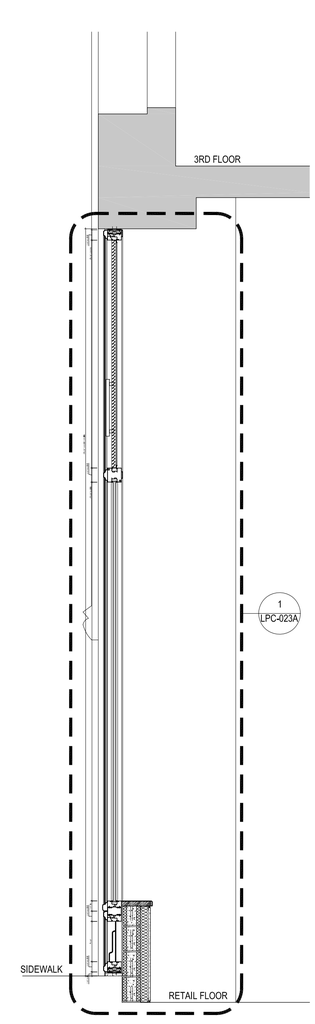


3 PROPOSED LOBBY ENTRY SECTION
SCALE: 1/2"=1'-0" 5TH AVENUE AND BROADWAY

4 PROPOSED TYPICAL SIGNAGE BAY ELEVATION
SCALE: 1/2"=1'-0"



5 PROPOSED TYPICAL SIGNAGE BAY PLAN
SCALE: 1/2"=1'-0"



6 PROP. TYP. SIGNAGE BAY SECTION
SCALE: 1/2"=1'-0"

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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NEW YORK, NY
MARCH 11TH, 2015

LOBBY ENTRY DETAILS
SCALE: AS NOTED

LPC-021

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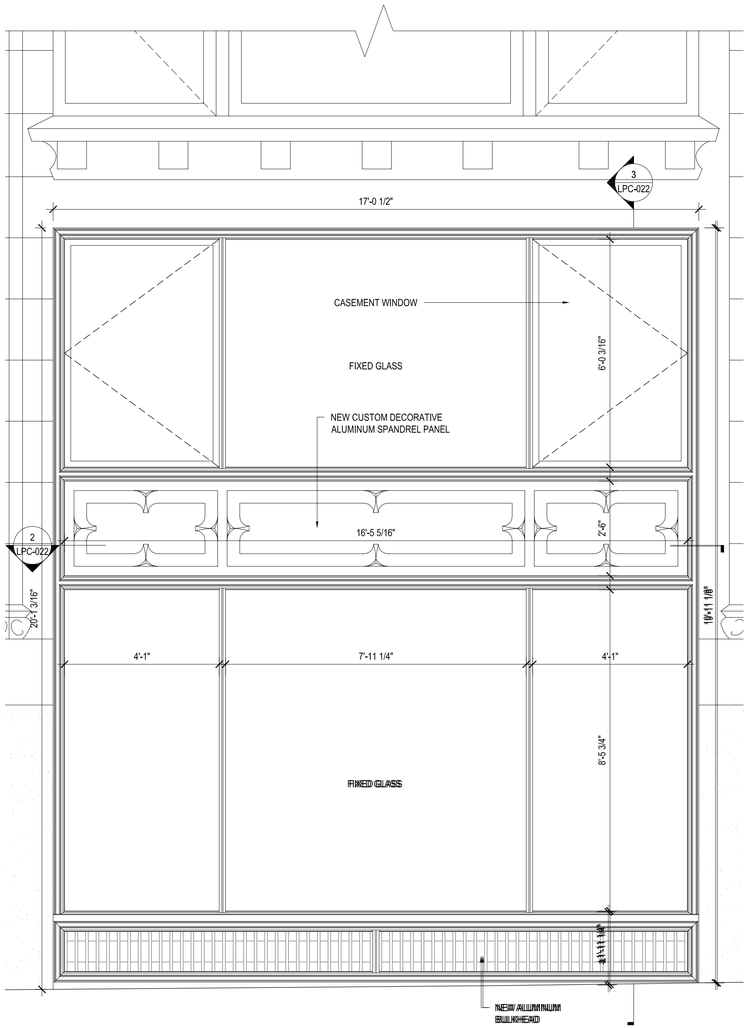
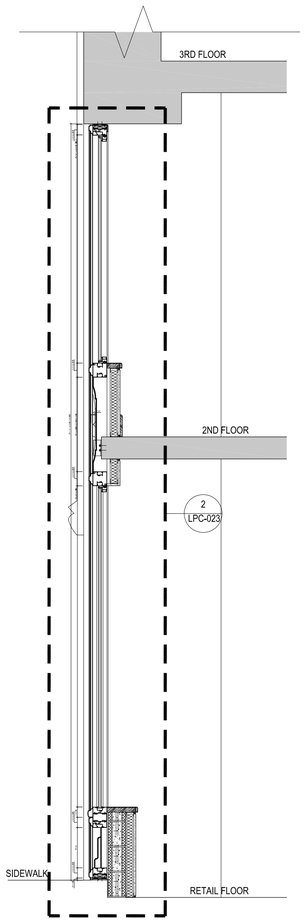
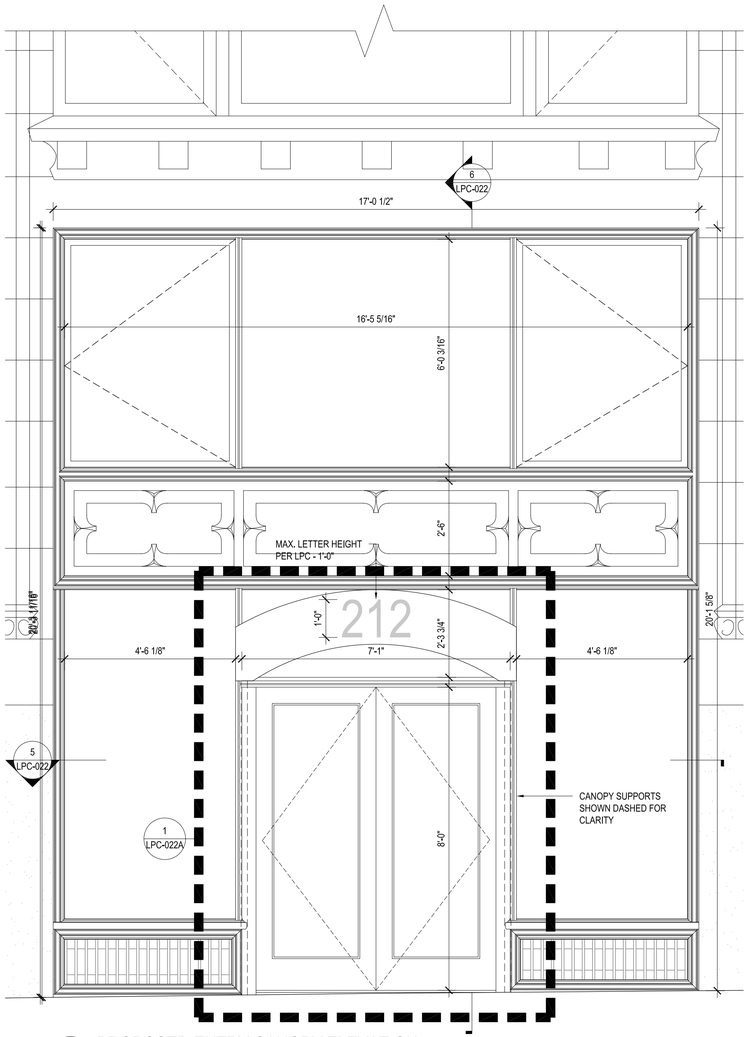


1 PROPOSED TYPICAL SPANDREL BAY ELEVATION
SCALE: 1/2"=1'-0" 26TH STREET



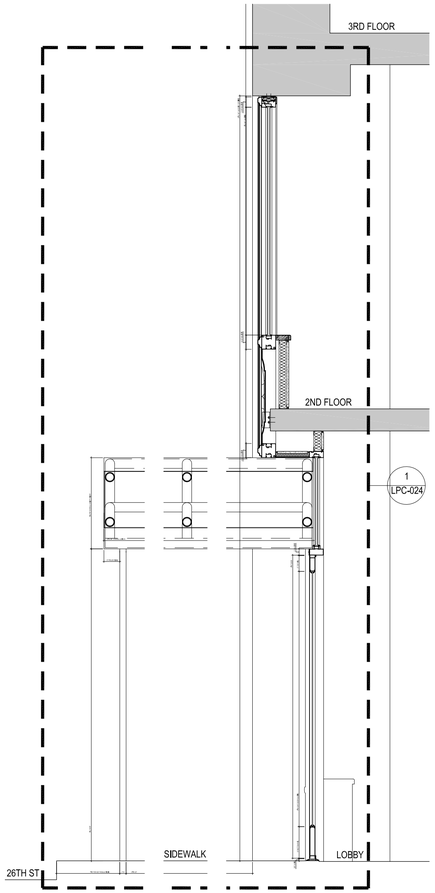
3 PROP. TYP. SPANDREL SECTION
SCALE: 1/2"=1'-0" 26TH STREET

2 PROPOSED TYPICAL SPANDREL PANEL PLAN
SCALE: 1/2"=1'-0" 26TH STREET



4 PROPOSED ENTRY CANOPY ELEVATION
SCALE: 1/2"=1'-0" 26TH STREET

5 PROPOSED ENTRY DOOR PLAN
SCALE: 1/2"=1'-0" 26TH STREET



6 PROPOSED ENTRY CANOPY SECTION
SCALE: 1/2"=1'-0" 26TH STREET

HELPERN ARCHITECTS

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SPANDREL & CANOPY DETAILS
SCALE: AS NOTED

LPC-022

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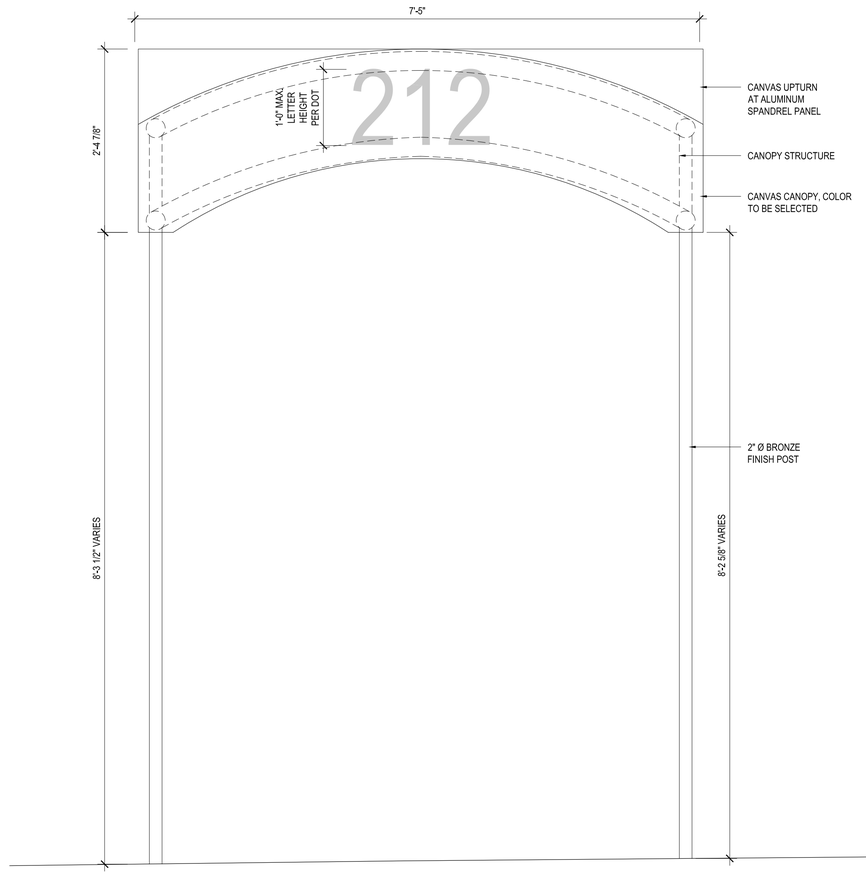

1 PROPOSED CANOPY ENLARGED ELEVATION
SCALE: 1"=1'-0"

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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CANOPY ENLARGED ELEVATION
SCALE: N/A

LPC-022A

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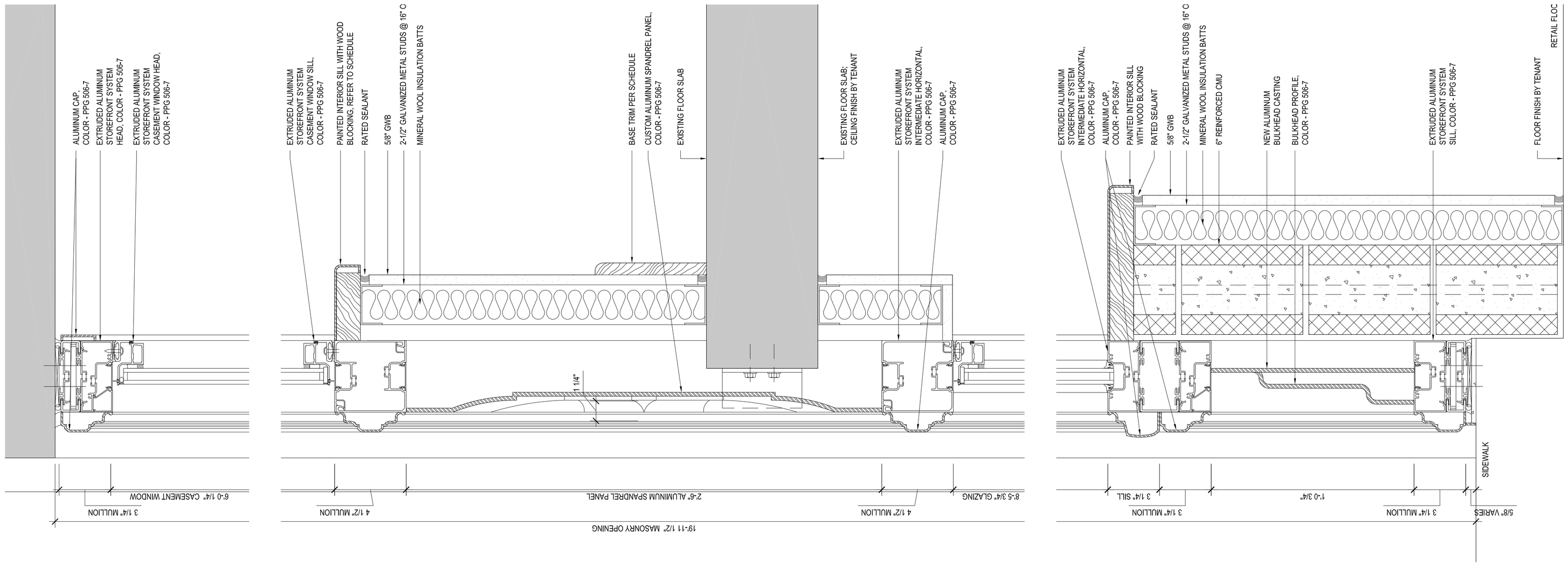

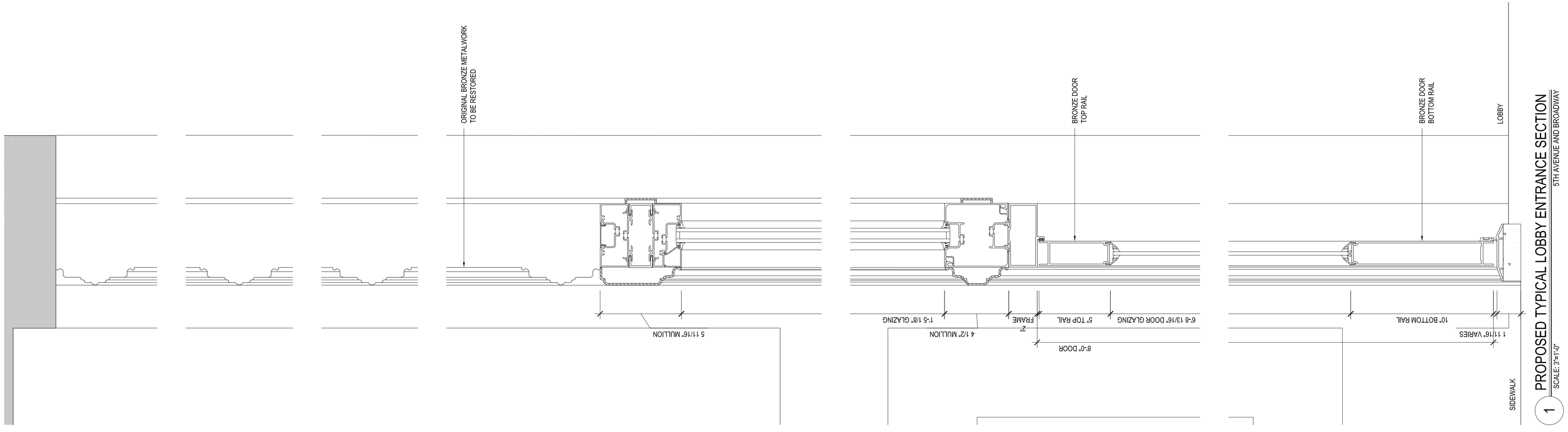

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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NEW YORK, NY
MARCH 11TH, 2015

LOBBY & SPANDREL SECTIONS
SCALE: AS NOTED

LPC-023

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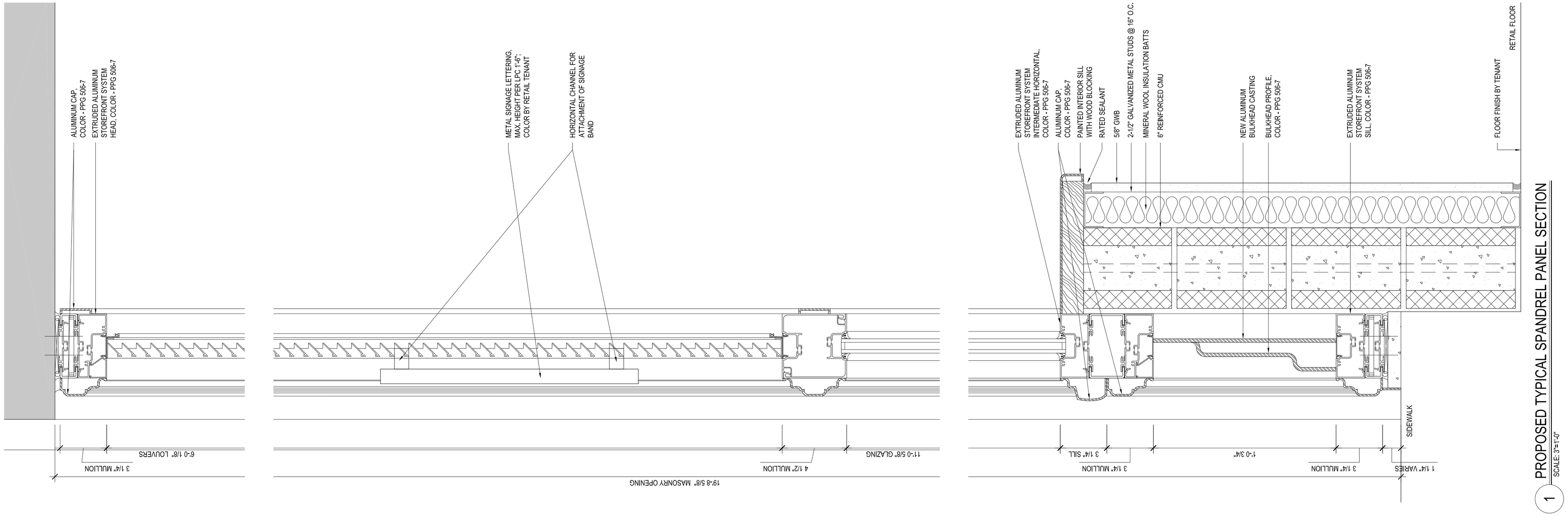

1 PROPOSED TYPICAL SPANDREL PANEL SECTION
SCALE: 3"=1'-0"

HELPERN ARCHITECTS	**212 5TH AVENUE, NEW YORK, NY 10010** **212 5TH AVENUE VENTURE LLC** NEW YORK, NY MARCH 11TH, 2015	**ENLARGED SIGNAGE SECTION** SCALE: N/A	**LPC-023A**

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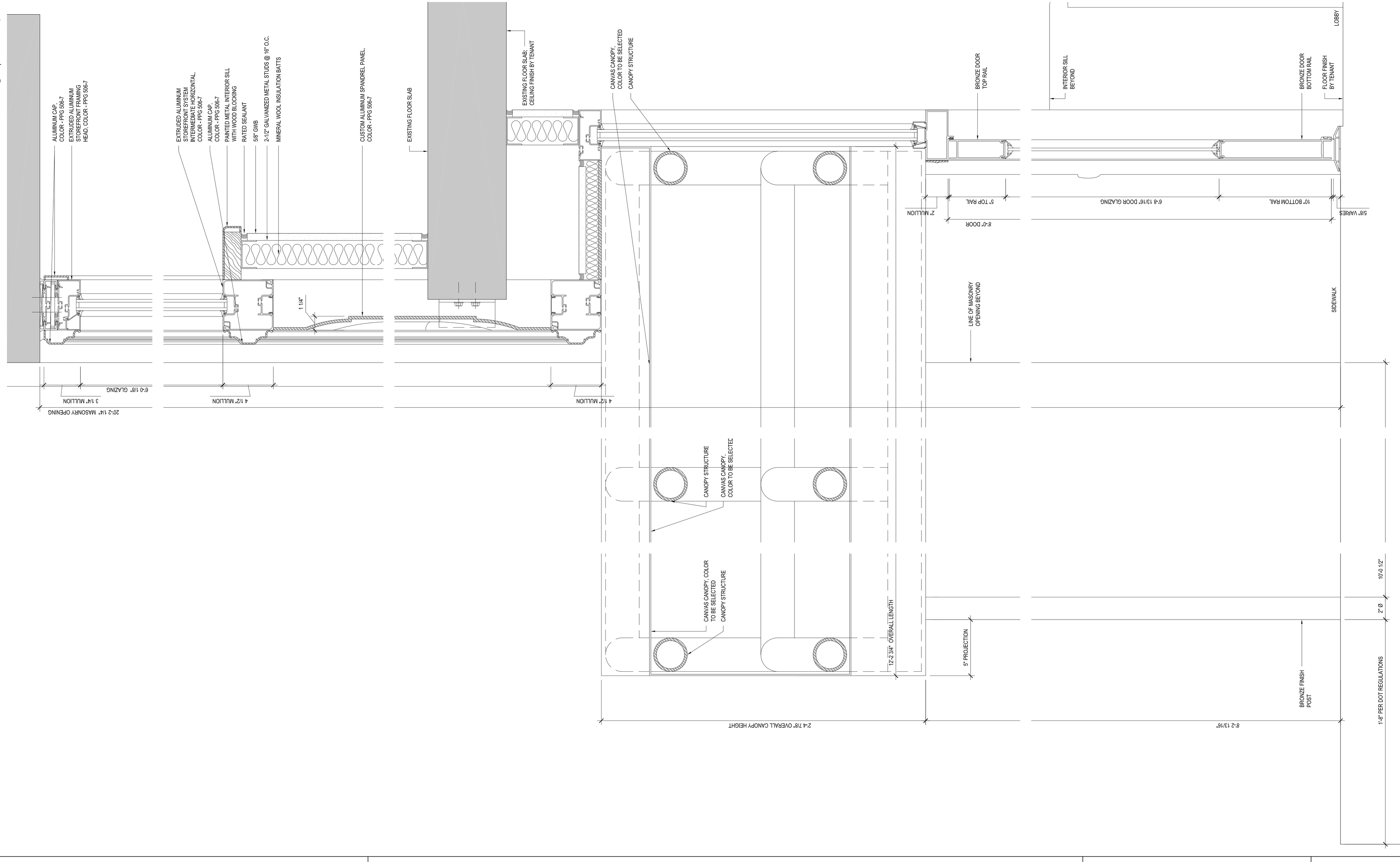

1 PROPOSED ENTRY CANOPY SECTION — 26TH STREET
SCALE: 3"=1'-0"

HELPERN ARCHITECTS

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NEW YORK, NY
MARCH 11TH, 2015

CANOPY SECTION
SCALE: AS NOTED

LPC-024

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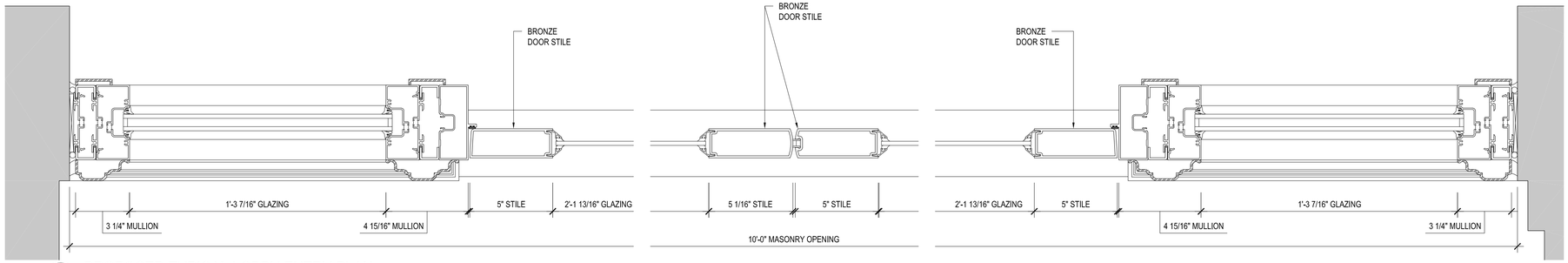
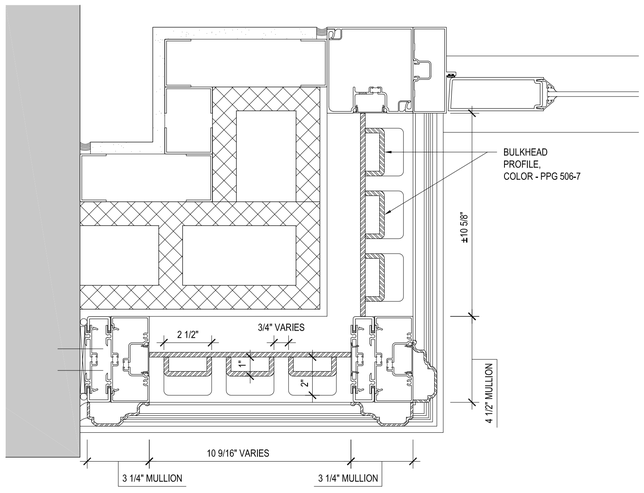
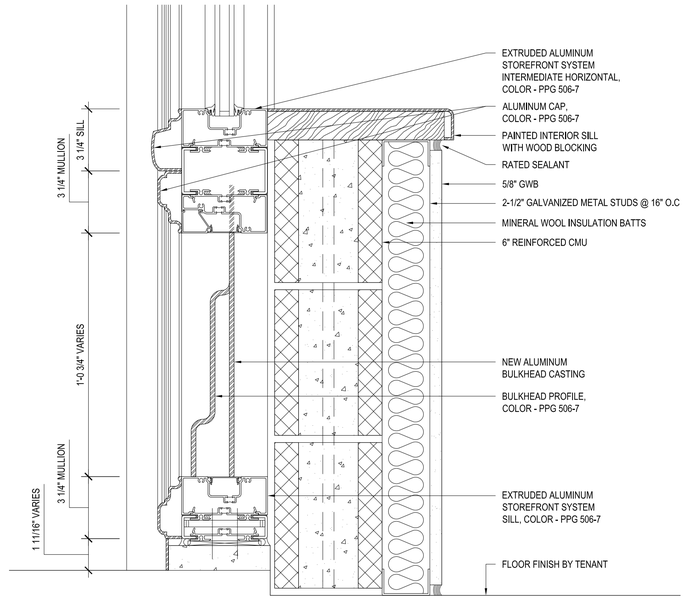


1 PROPOSED TYPICAL LOBBY ENTRY PLAN
SCALE: 3"=1'-0" 5TH AVENUE AND BROADWAY

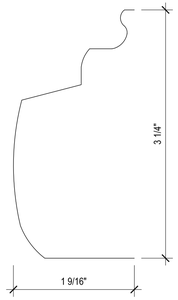


2 PROPOSED TYPICAL BULKHEAD PLAN
SCALE: 3"=1'-0"

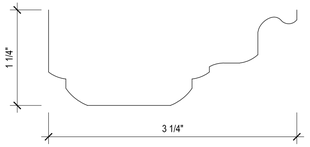


3 PROPOSED TYPICAL BULKHEAD SECTION
SCALE: 3"=1'-0"

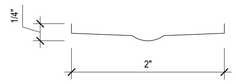
HISTORIC PHOTO - CLOSE-UP OF BULKHEAD PROFILE



2 EXISTING SILL PROFILE
SCALE: FULL SIZE



5 EXISTING JAMB PROFILE
SCALE: FULL SIZE



6 EXISTING VERTICAL MULLION PROFILE
SCALE: FULL SIZE

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ENTRY & BULKHEAD DETAILS
SCALE: AS NOTED

LPC-025

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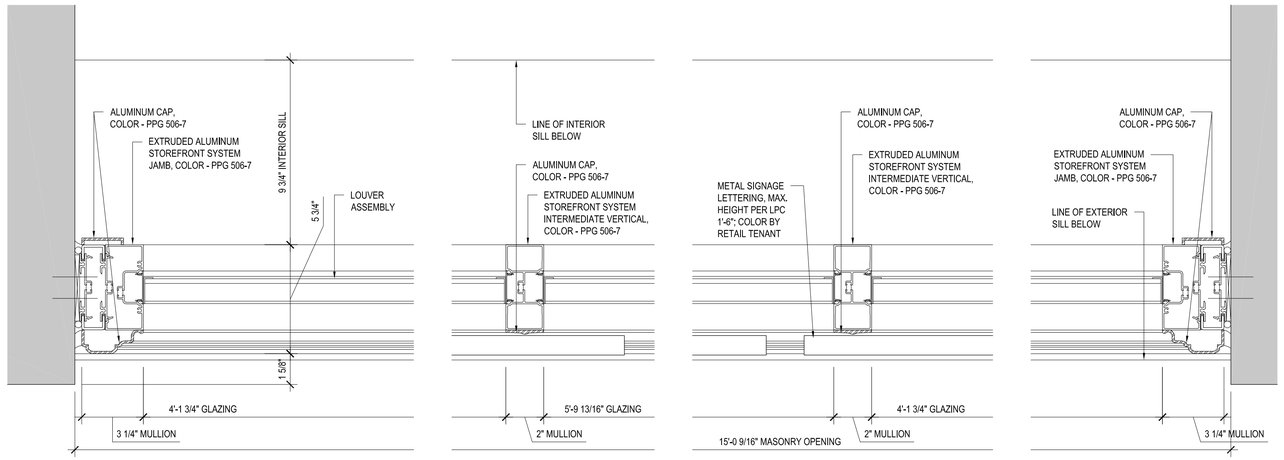

1 PROPOSED TYPICAL SIGNAGE BAY PLAN
SCALE: 3"=1'-0"

HELPERN ARCHITECTS

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SIGNAGE BAY ENLARGED PLAN
SCALE: N/A

LPC-025A

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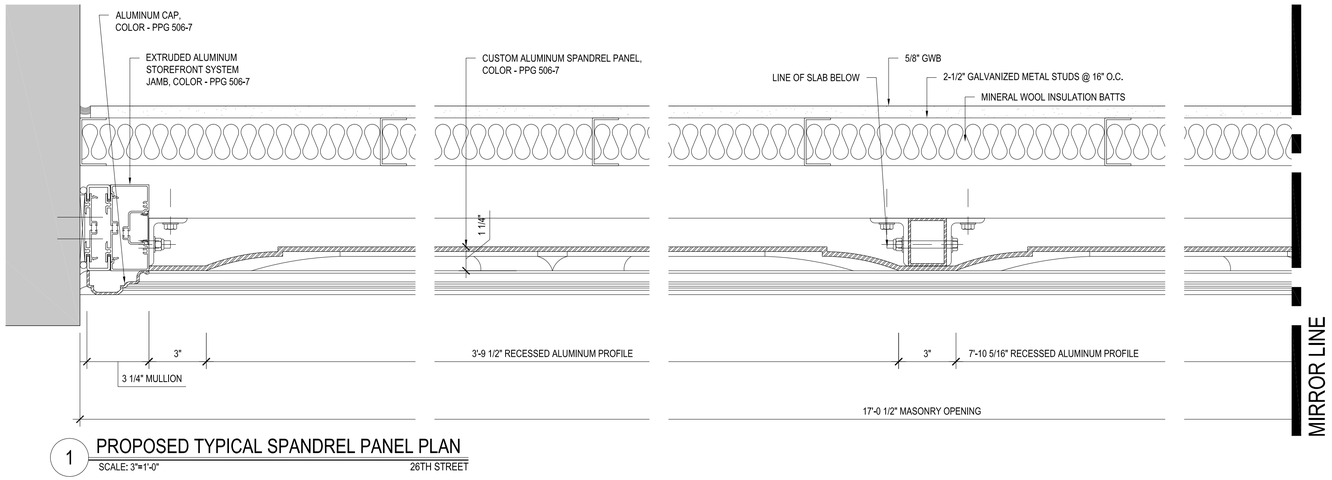
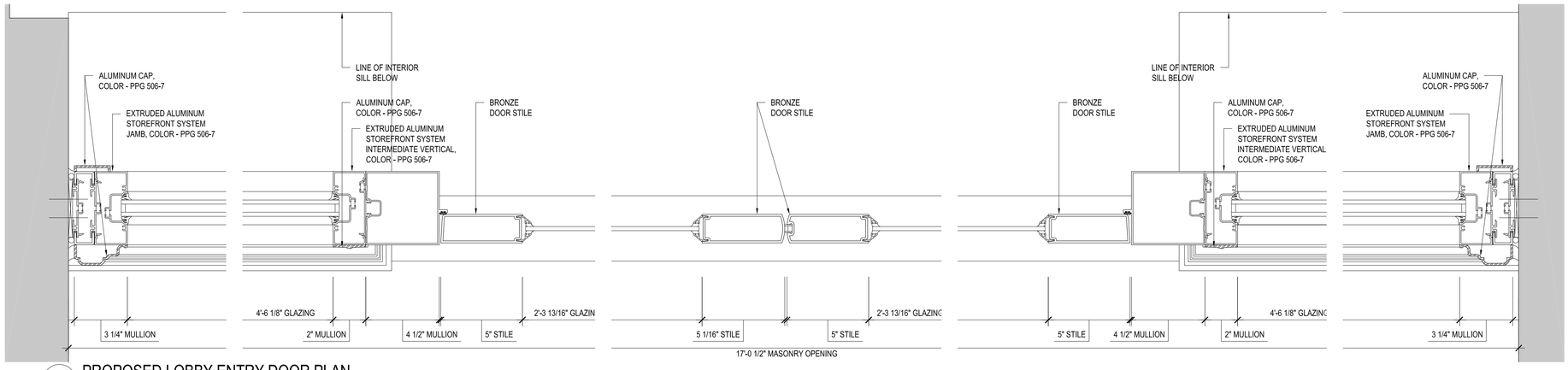


1 PROPOSED TYPICAL SPANDREL PANEL PLAN
SCALE: 3"=1'-0" 26TH STREET



2 PROPOSED LOBBY ENTRY DOOR PLAN
SCALE: 3"=1'-0" 26TH STREET

HELPERN ARCHITECTS

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MARCH 11TH, 2015

SPANDREL & LOBBY ENTRY DETAILS
SCALE: AS NOTED

LPC-026

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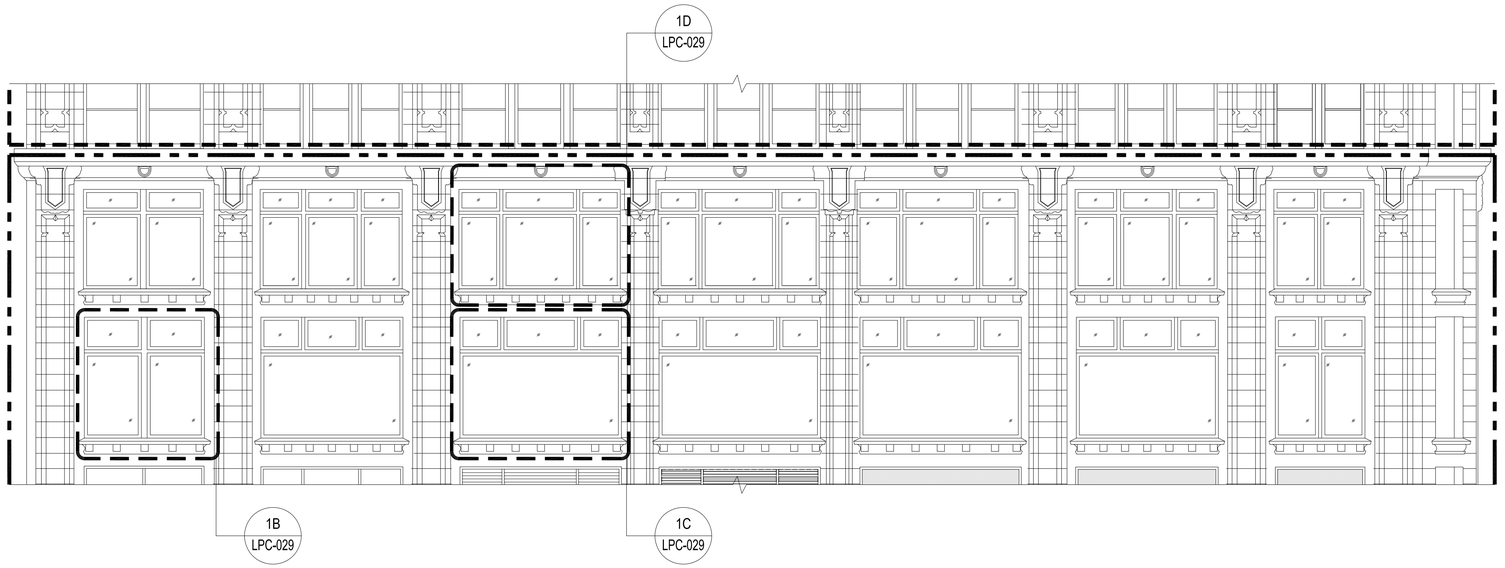
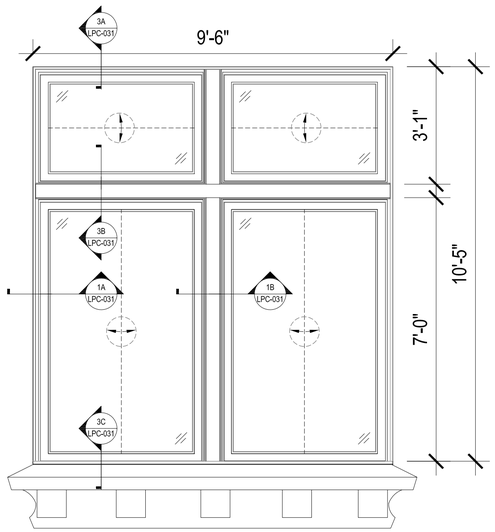
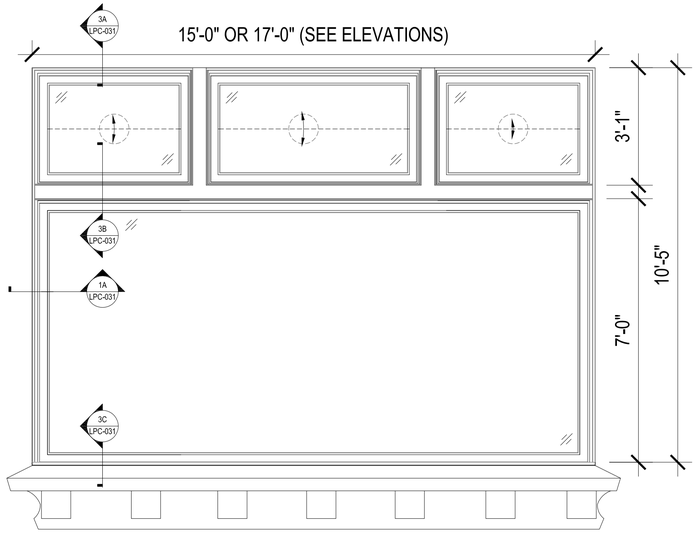


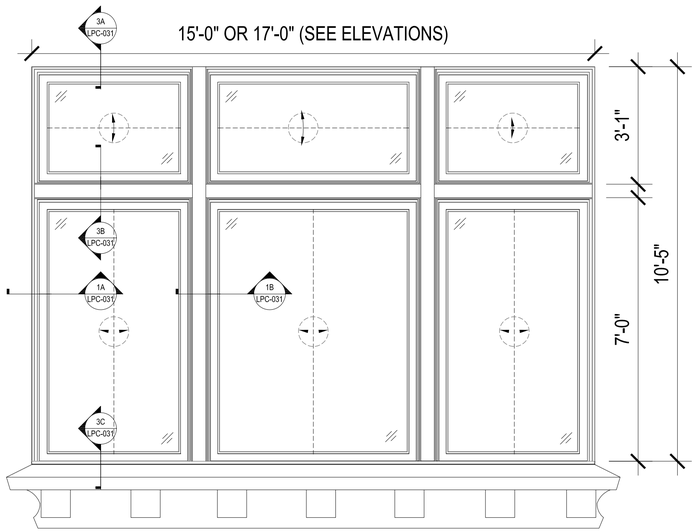
1A EXISTING 3RD AND 4TH FLOOR WINDOWS- NORTH ELEVATIONS
SCALE: 1/8"=1'-0"



1B EXISTING EXTERIOR WINDOW ELEVATION
SCALE: 1/2"=1'-0"



1C EXISTING EXTERIOR WINDOW ELEVATION-3RD FL.
SCALE: 1/2"=1'-0"



1D EXISTING EXTERIOR WINDOW ELEVATION-4TH FL.
SCALE: 1/2"=1'-0"

HELPERN ARCHITECTS

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MARCH 11TH, 2015

EXISTING
3RD & 4TH FLOOR WINDOWS
SCALE: AS NOTED

LPC-029

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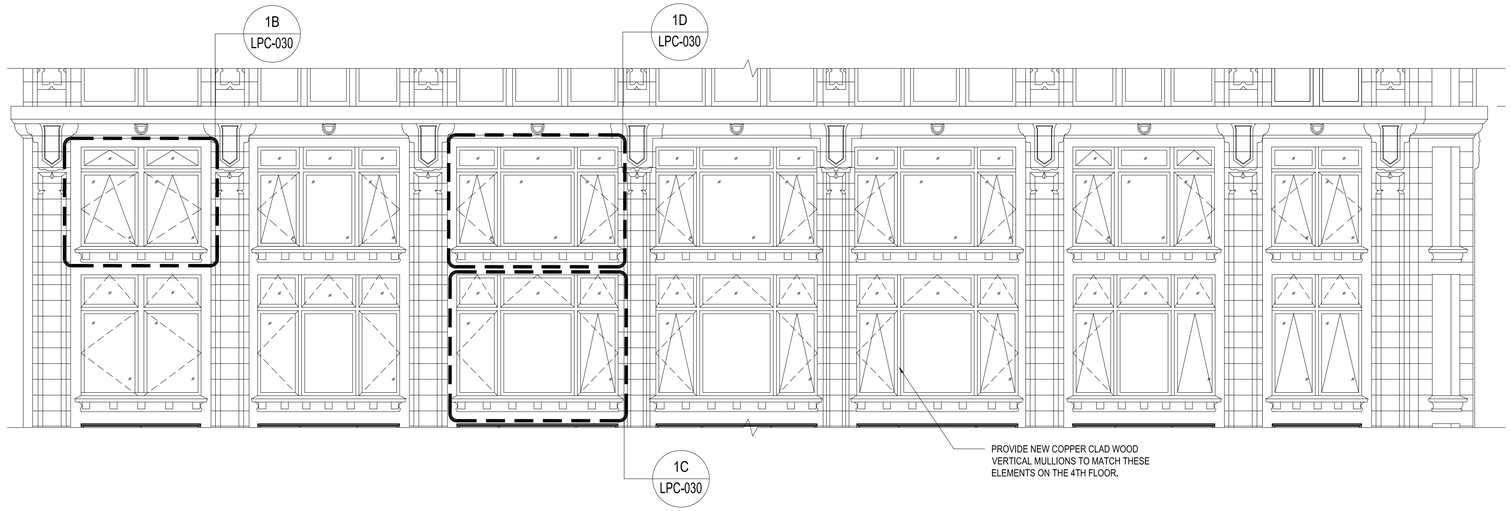
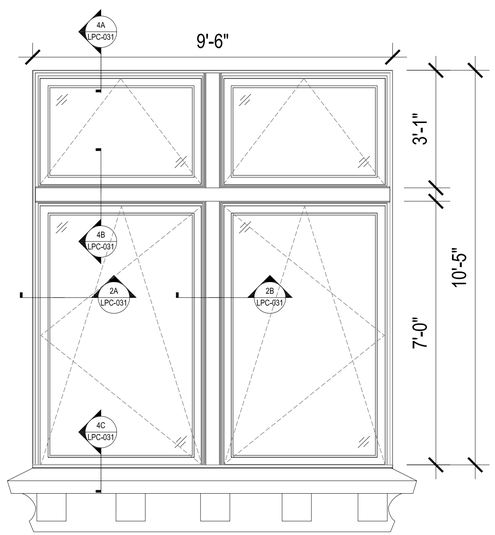


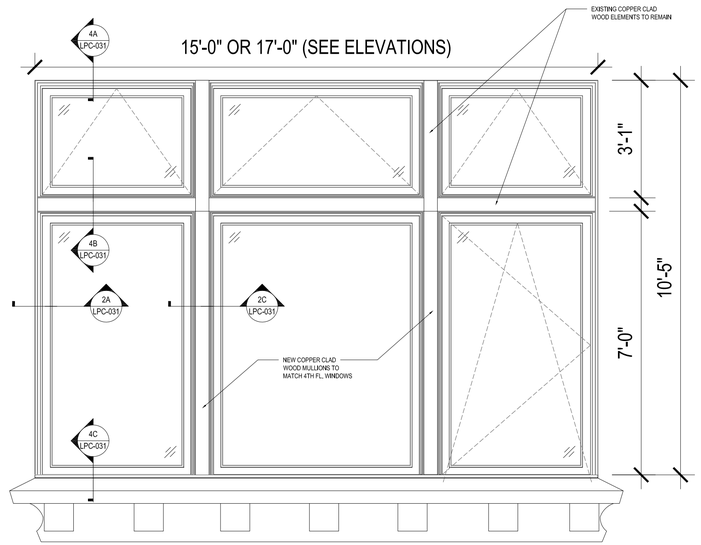
1A PROPOSED 3RD AND 4TH FLOOR WINDOWS- NORTH ELEVATIONS

SCALE: 1/8"=1'-0" (NOTE: 5TH AVE. AND BROADWAY ELEVATIONS SIMILAR)



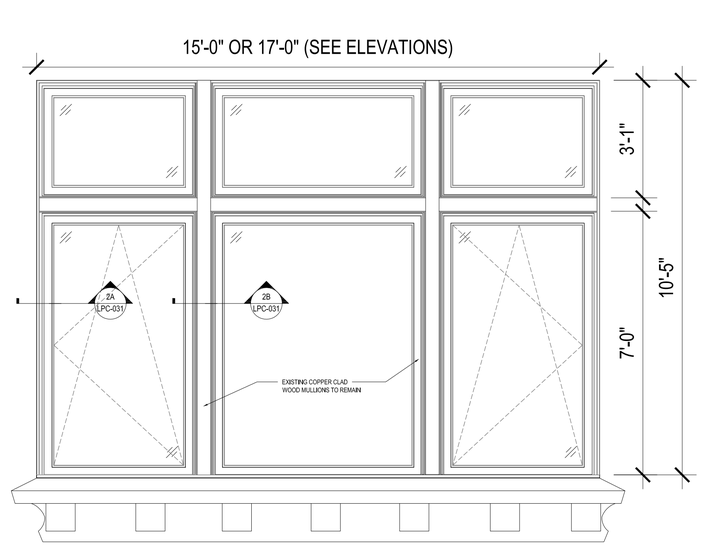
1B PROPOSED EXTERIOR WINDOW ELEVATION

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



1C PROPOSED EXTERIOR WINDOW ELEVATION

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



1D PROPOSED EXTERIOR WINDOW ELEVATION - 4TH FL.

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

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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PROPOSED
3RD & 4TH FLOOR WINDOWS
SCALE: AS NOTED

LPC-030

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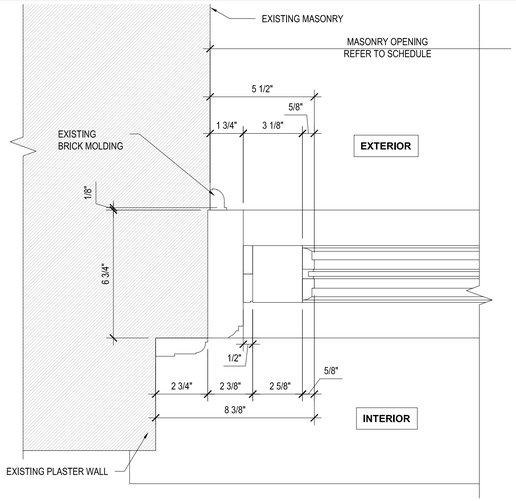
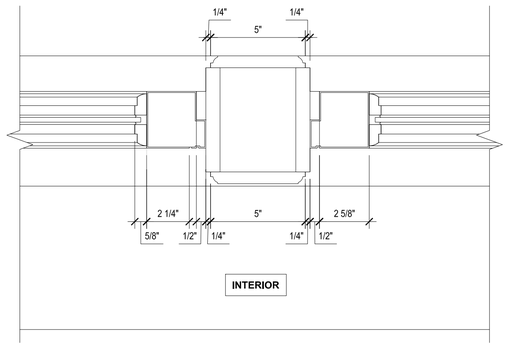


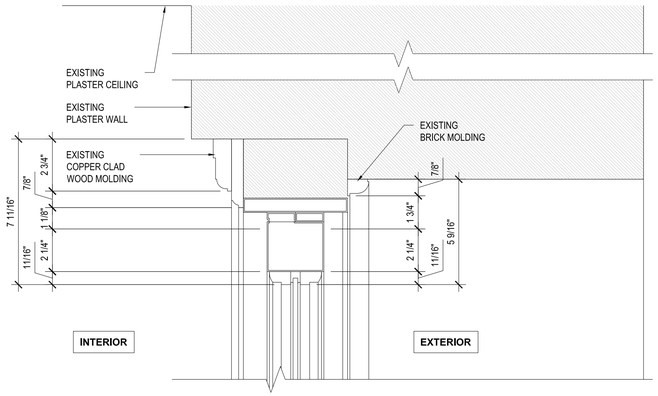
1A EXISTING PIVOT WINDOW - JAMB DETAIL

SCALE: 3"=1'-0"



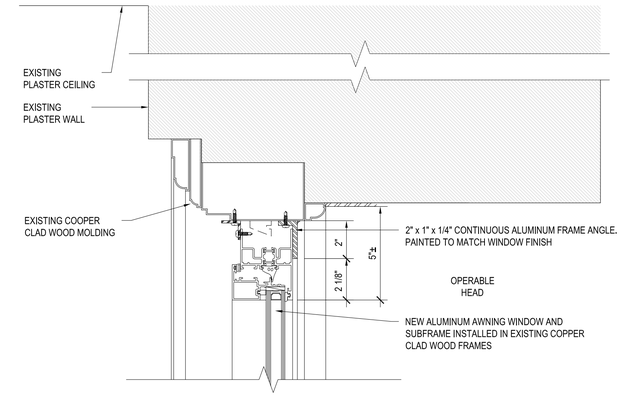
1B EXISTING PIVOT WINDOW-INTERMEDIATE MULLION DETAIL

SCALE: 3"=1'-0"



3A EXISTING PIVOT WINDOW- TRANSOM HEAD DETAIL

SCALE: 3"=1'-0"



4A PROPOSED DUAL TILT & AWNING WINDOW- TRANSOM HEAD DETAIL

SCALE: 3"=1'-0"

2C PROPOSED DUAL TILT WINDOW WITH NEW INTERMEDIATE MULLION

SCALE: 3"=1'-0"

3B EXISTING PIVOT WINDOW- TRANSOM DETAIL

SCALE: 3"=1'-0"

4B PROPOSED DUAL TILT AND AWNING WINDOW- TRANSOM DETAIL

SCALE: 3"=1'-0"

2A PROPOSED DUAL TILT WINDOW - JAMB DETAIL

SCALE: 3"=1'-0"

2B PROPOSED DUAL TILT WINDOW AT EXISTING INTERMEDIATE MULLION

SCALE: 3"=1'-0"

3C EXISTING PIVOT WINDOW- SILL DETAIL

SCALE: 3"=1'-0"

4C PROPOSED DUAL TILT AND AWNING WINDOW- SILL DETAIL

SCALE: 3"=1'-0"

HELPERN ARCHITECTS

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3RD & 4TH FLOOR WINDOW DETAILS
SCALE: AS NOTED

LPC-031

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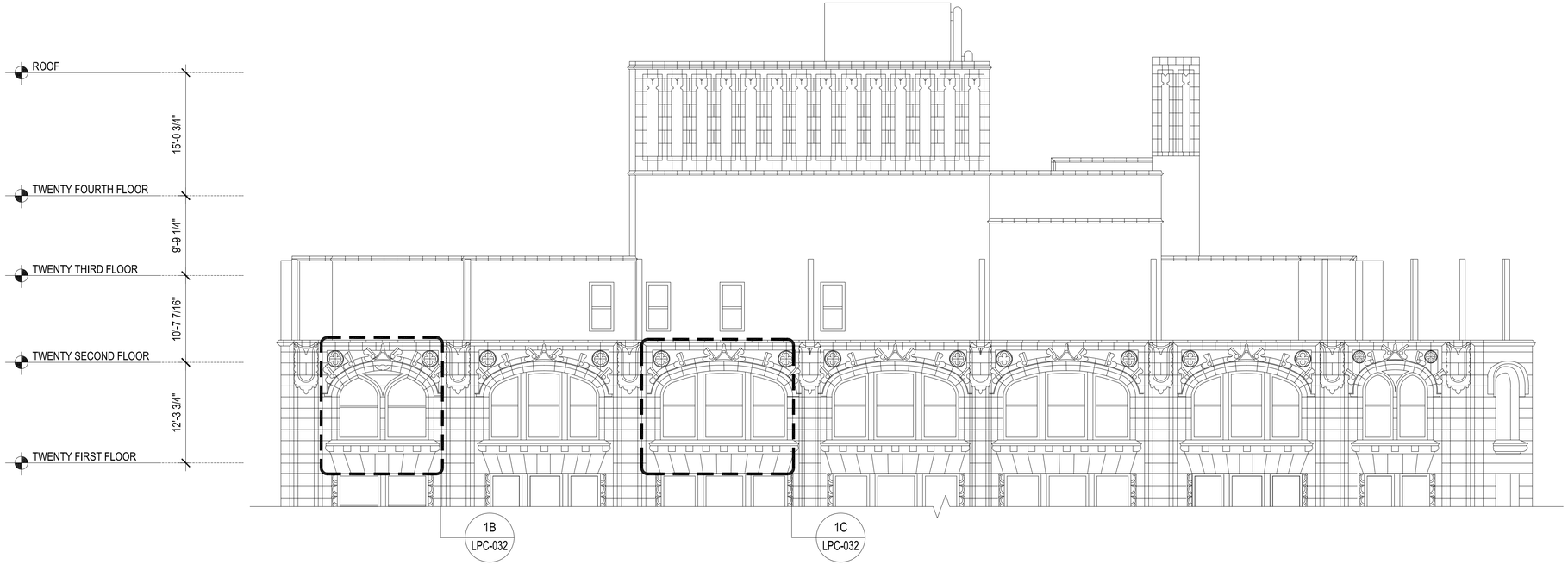
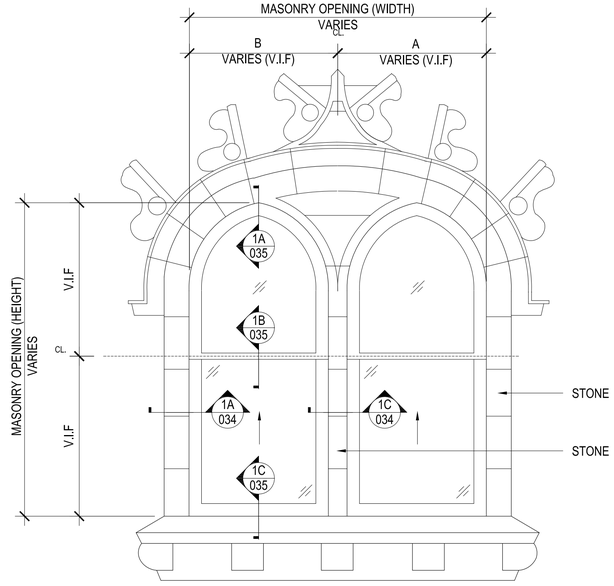


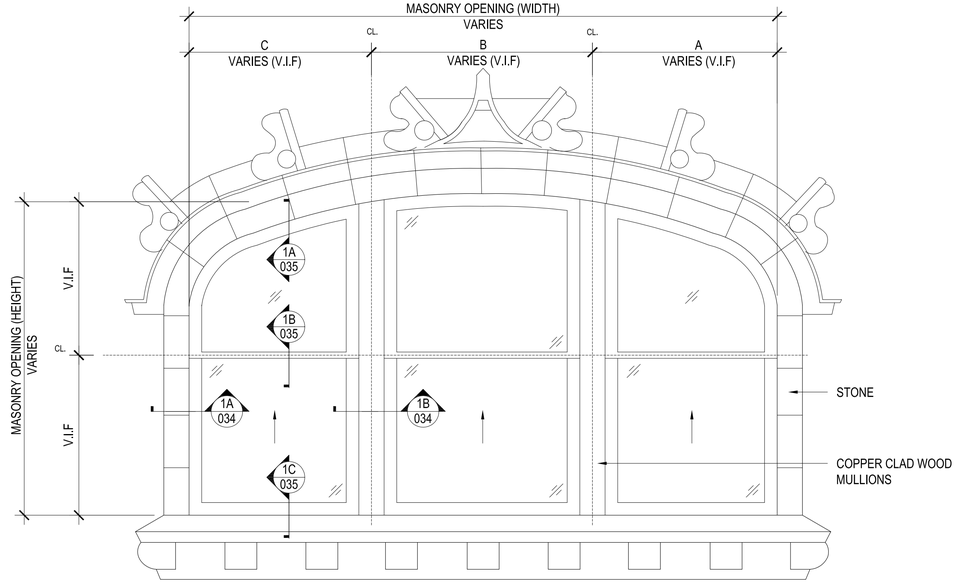
1A EXISTING 21ST FLOOR WINDOWS- NORTH ELEVATION

SCALE: 1/8"=1'-0"



1B EXISTING EXTERIOR WINDOW ELEVATION

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



1C EXISTING EXTERIOR WINDOW ELEVATION

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

HELPERN ARCHITECTS

212 5TH AVENUE, NEW YORK, NY 10010
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EXISTING
21ST FLOOR WINDOWS
SCALE: AS NOTED

LPC-032

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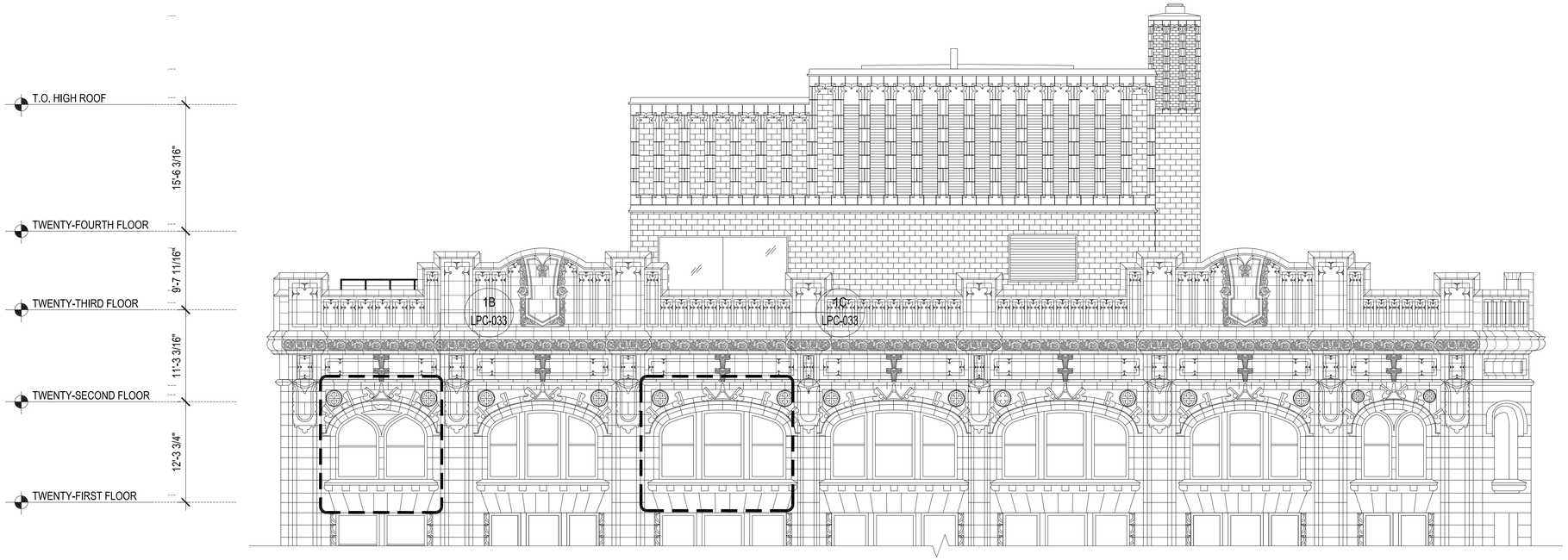
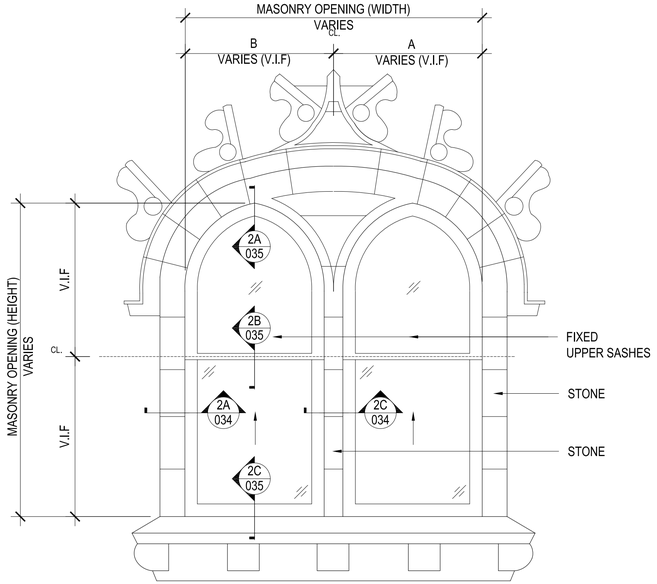


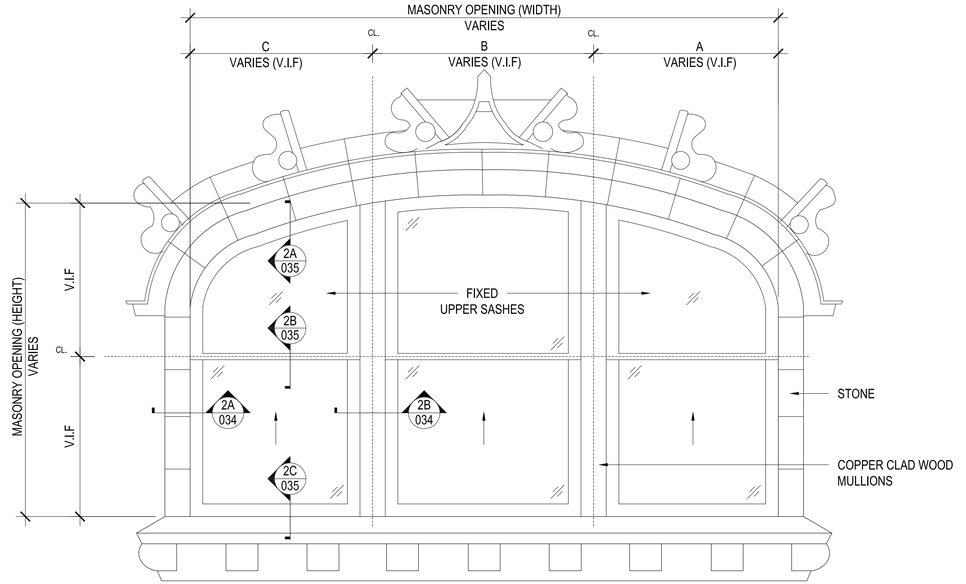
1A PROPOSED 21ST FLOOR WINDOWS- NORTH ELEVATION

SCALE: 1/8"=1'-0"



1B PROPOSED EXTERIOR WINDOW ELEVATION

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



1C PROPOSED EXTERIOR WINDOW ELEVATION

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

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PROPOSED
21ST FLOOR WINDOWS
SCALE: AS NOTED

LPC-033

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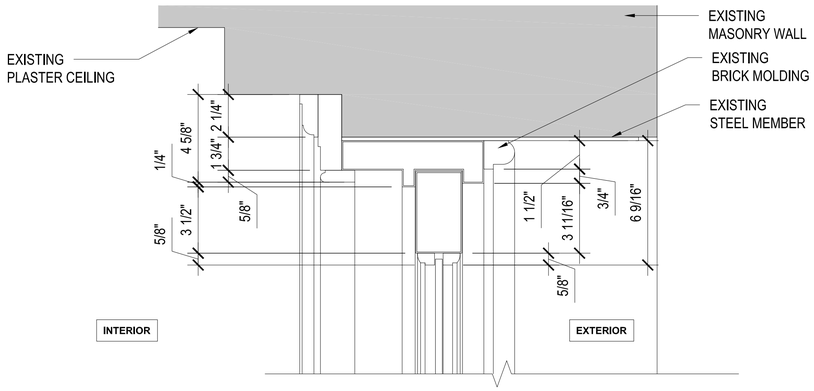
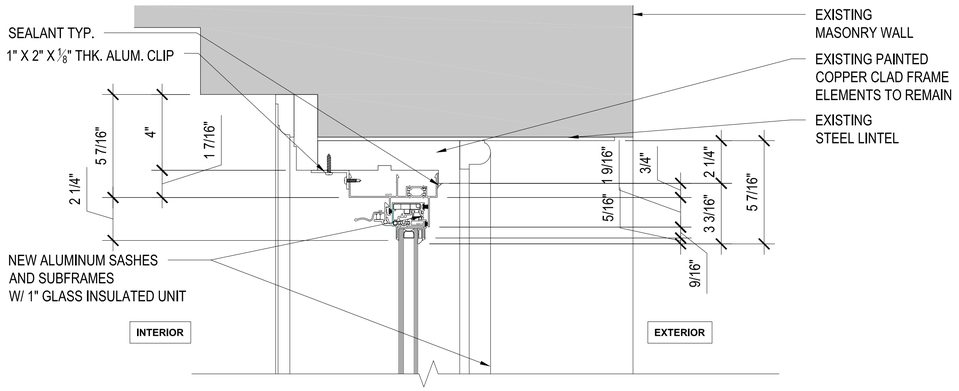
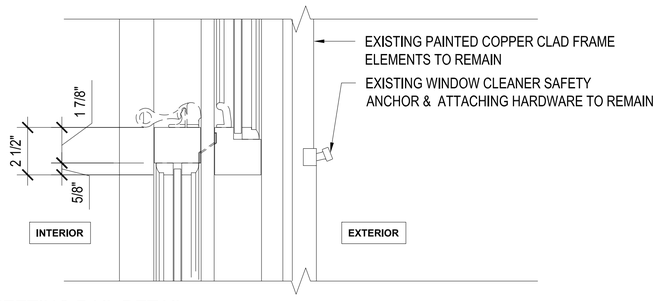


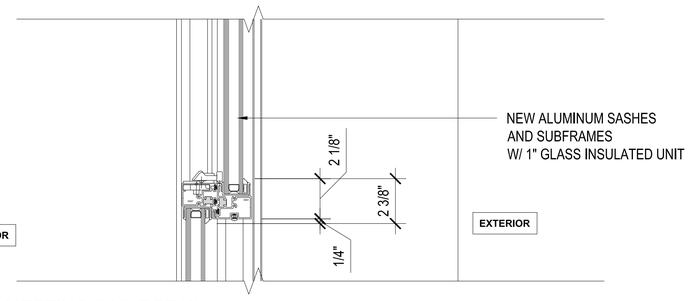
1A EXISTING HEAD DETAIL
SCALE: 3"=1'-0"



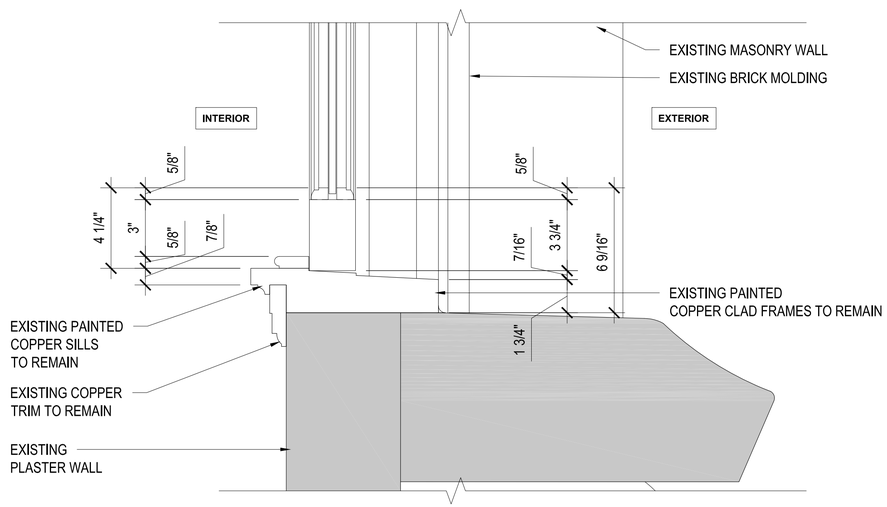
2A PROPOSED HEAD DETAIL
SCALE: 3"=1'-0"



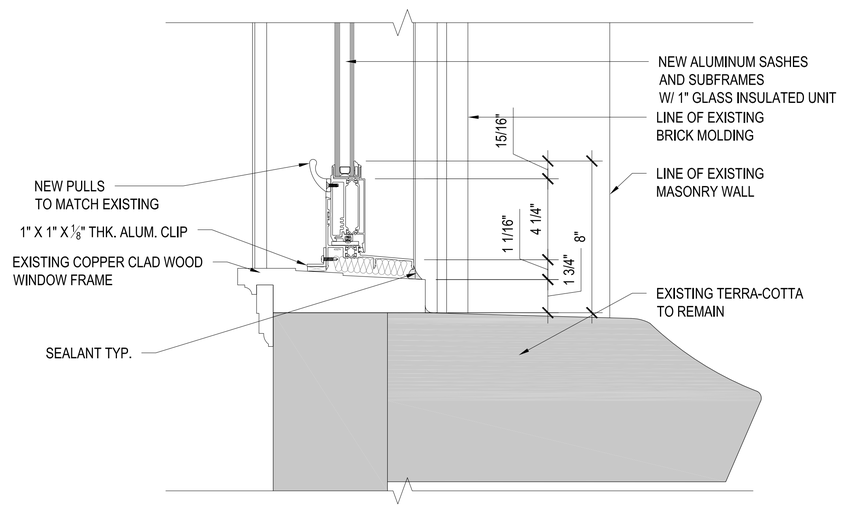
1B EXISTING MEETING RAIL DETAIL
SCALE: 3"=1'-0"



2B PROPOSED MEETING RAIL DETAIL
SCALE: 3"=1'-0"



1C EXISTING SILL DETAIL
SCALE: 3"=1'-0"



2C PROPOSED SILL DETAIL
SCALE: 3"=1'-0"

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21ST FLOOR WINDOW DETAILS
SCALE: AS NOTED

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NORTHEAST VIEW OF ROOF AT THE 22ND FLOOR ROOF LEVEL

NORTHWEST VIEW OF ROOF AT THE 22ND FLOOR ROOF LEVEL

BRICK & TERRA COTTA AT NORTH ELEVATION OF ROOF

ROOF AT 22ND FLOOR ROOF LEVEL

COOLING TOWER

VIEW FROM EAST AT 23RD LEVEL ROOF

SOUTH ELEVATION

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EXISTING ROOF PHOTOS
SCALE: N/A

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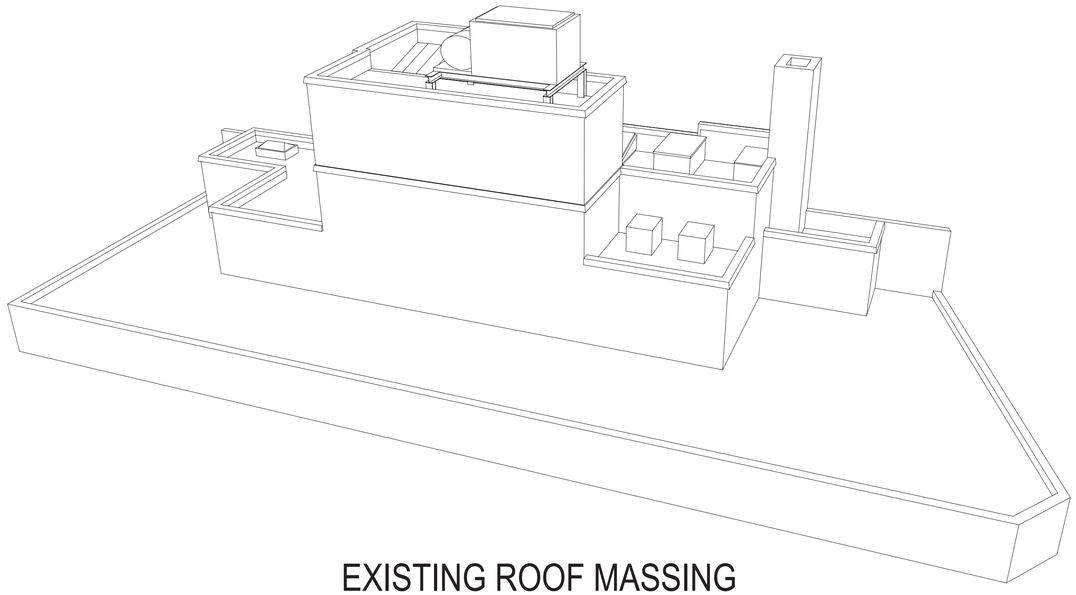
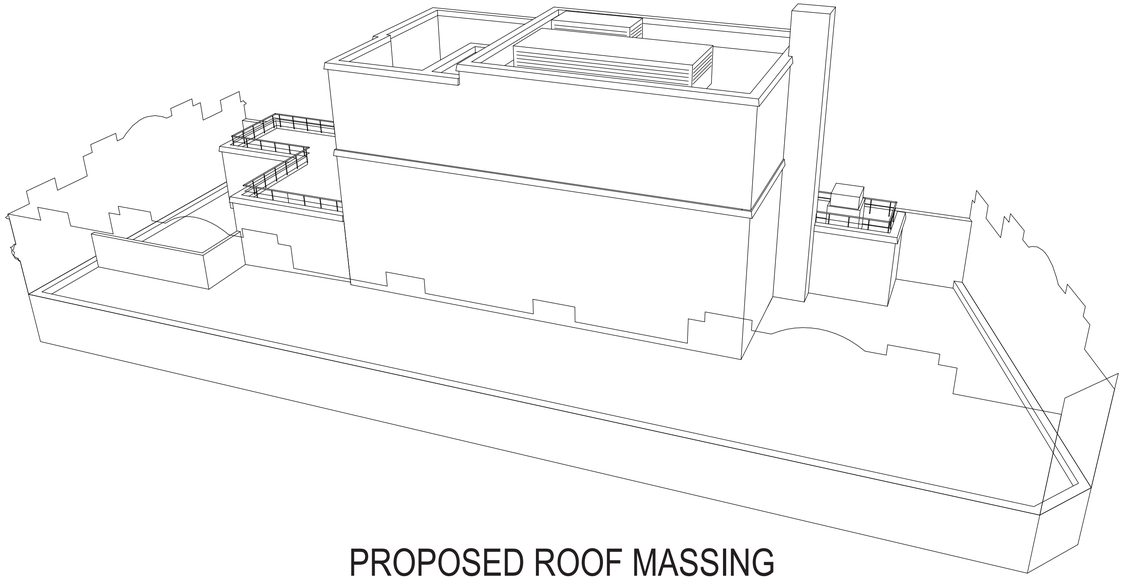


EXISTING ROOF MASSING



PROPOSED ROOF MASSING

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ROOF MASSING
SCALE: N/A

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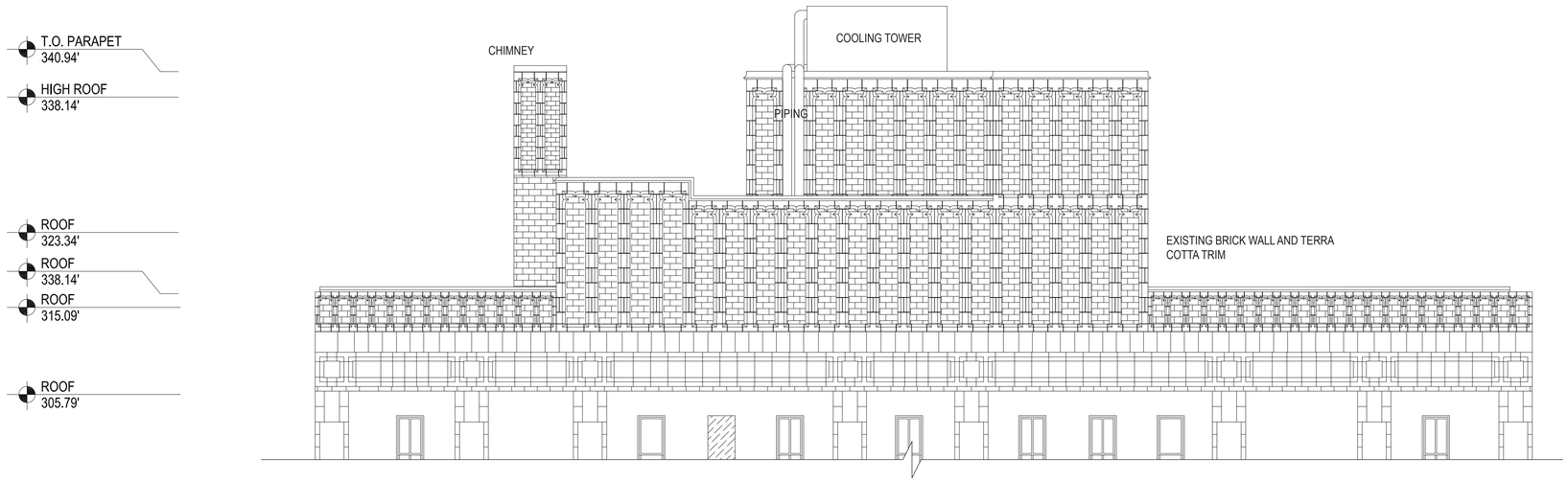
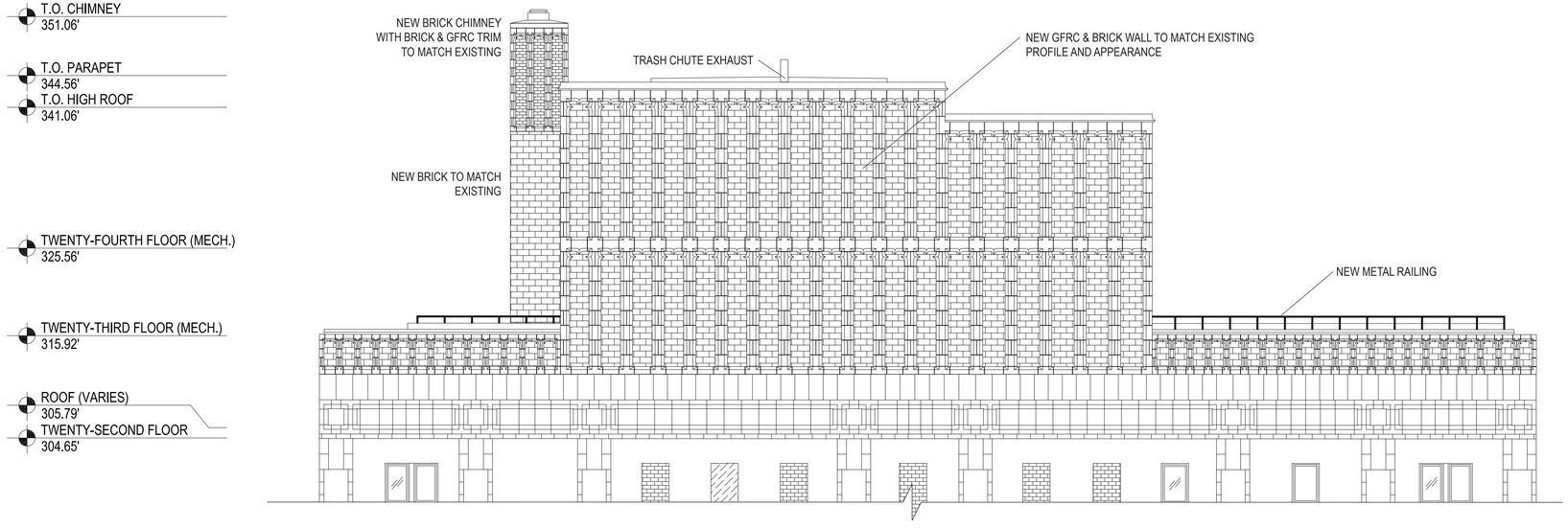


EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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SOUTH ELEVATION AT ROOF
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-042

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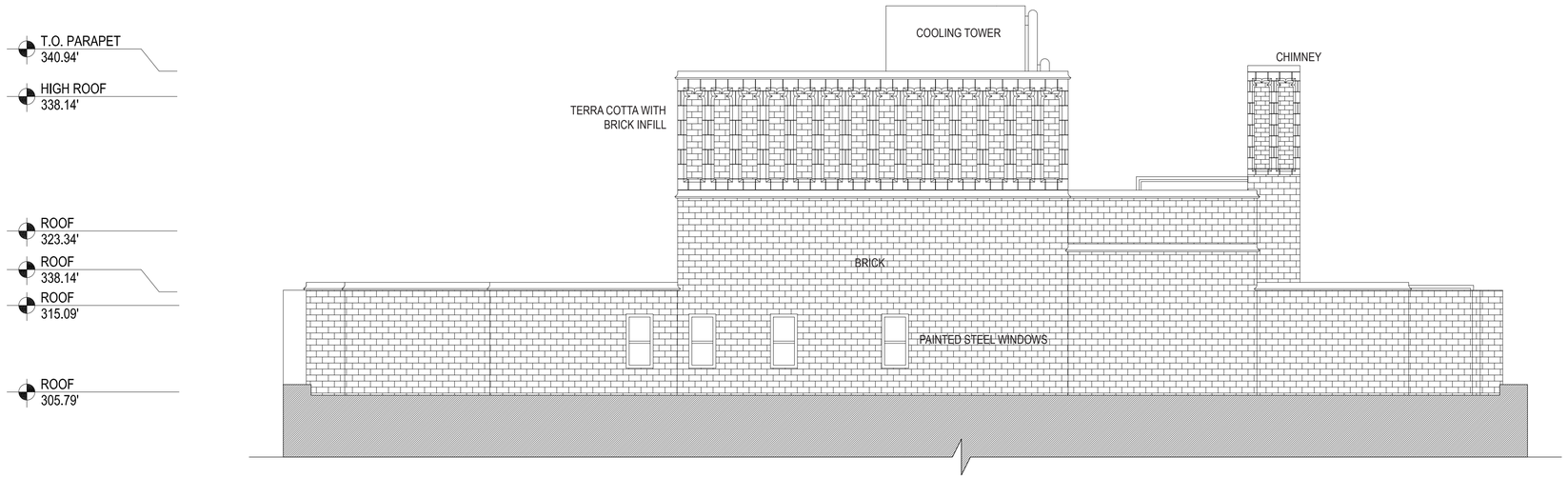
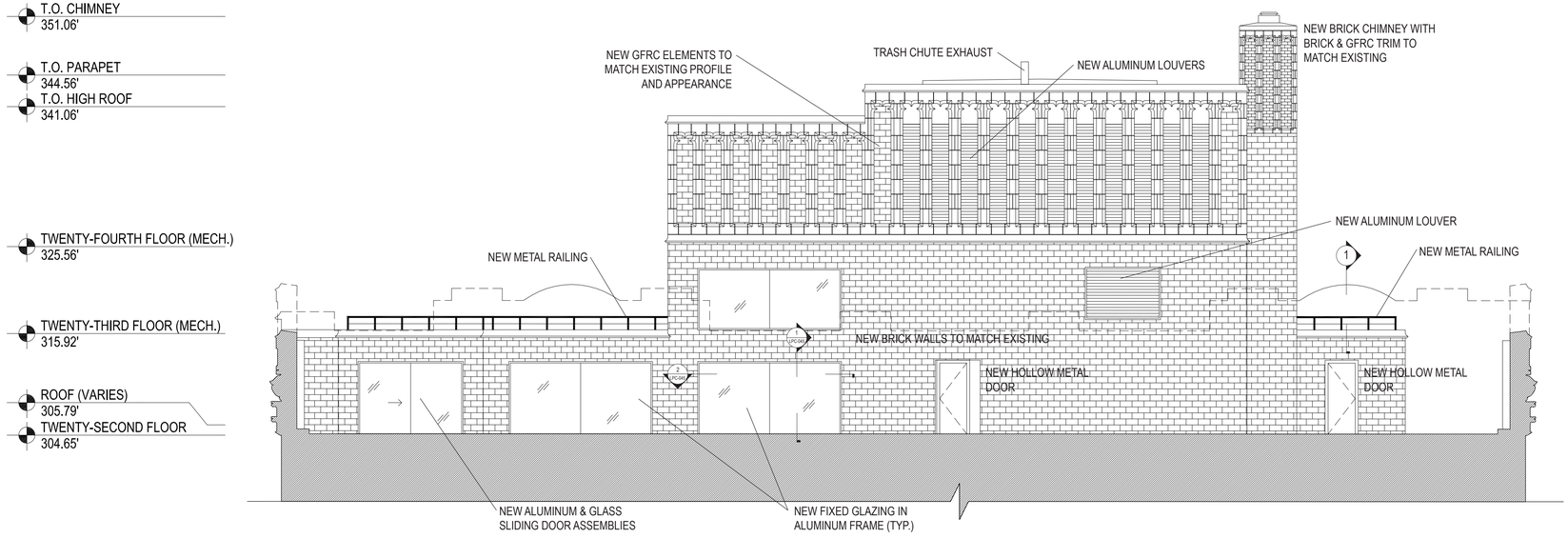
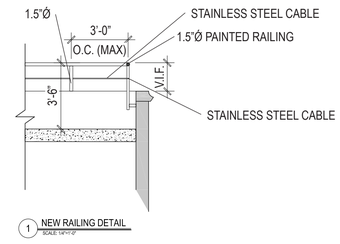


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



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NORTH ELEVATION AT ROOF
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

LPC-040

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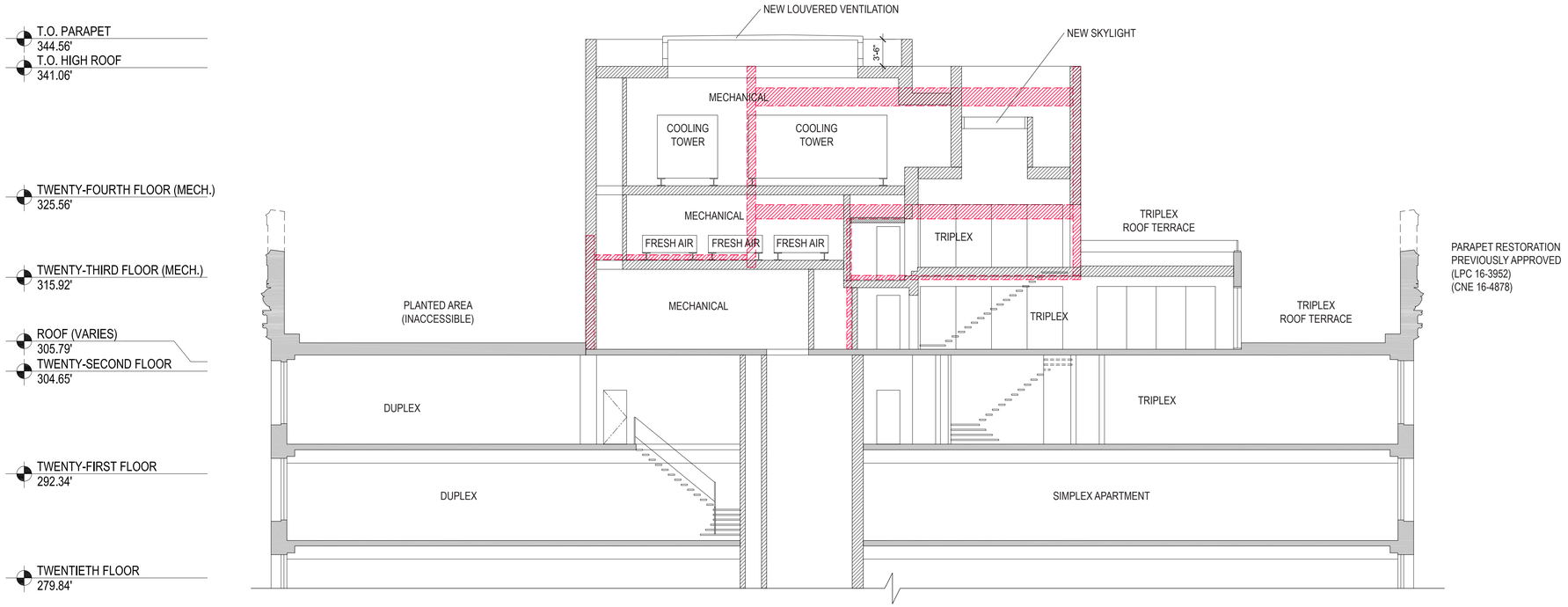
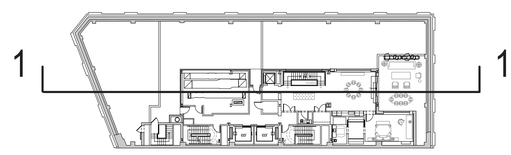


PROPOSED SECTION 1 (EXISTING SECTION IN RED)



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ROOF SECTION 1
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

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VIEW FROM 5TH AVE & 23RD STREET

VIEW FROM MADISON AVE & 26TH STREET

VIEW FROM BROADWAY & 26TH STREET

VIEW FROM 6TH AVE & 26TH STREET

VIEW FROM 25TH STREET

CLOSE-UP VIEW FROM 25TH STREET

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MOCK-UP PHOTOS
SCALE: N/A

LPC-056

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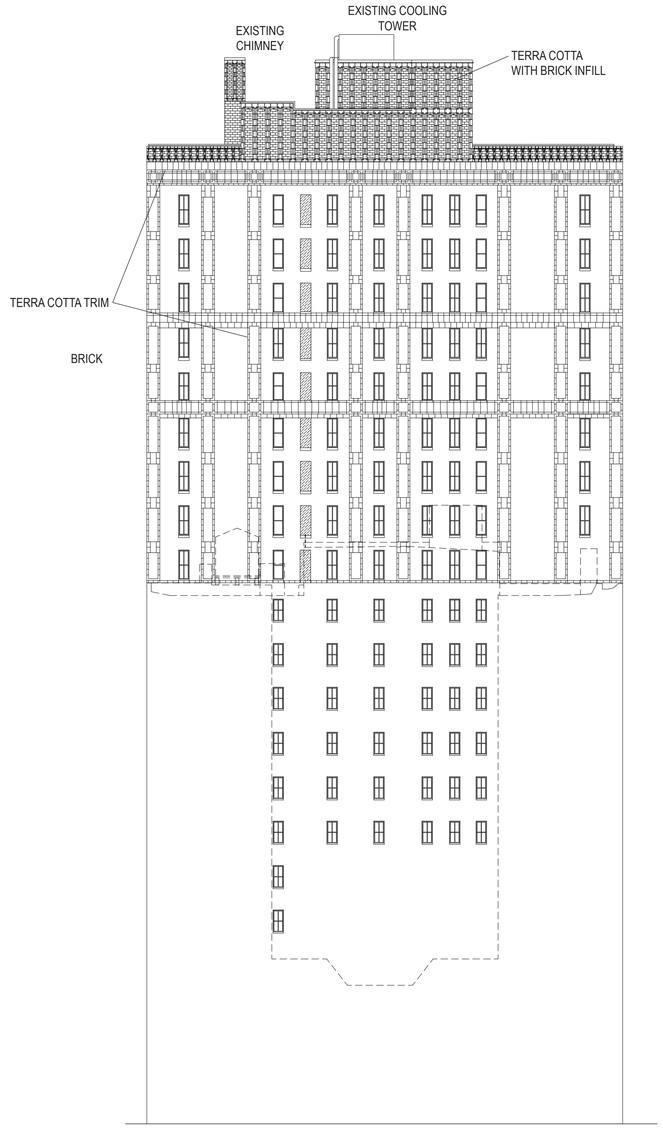
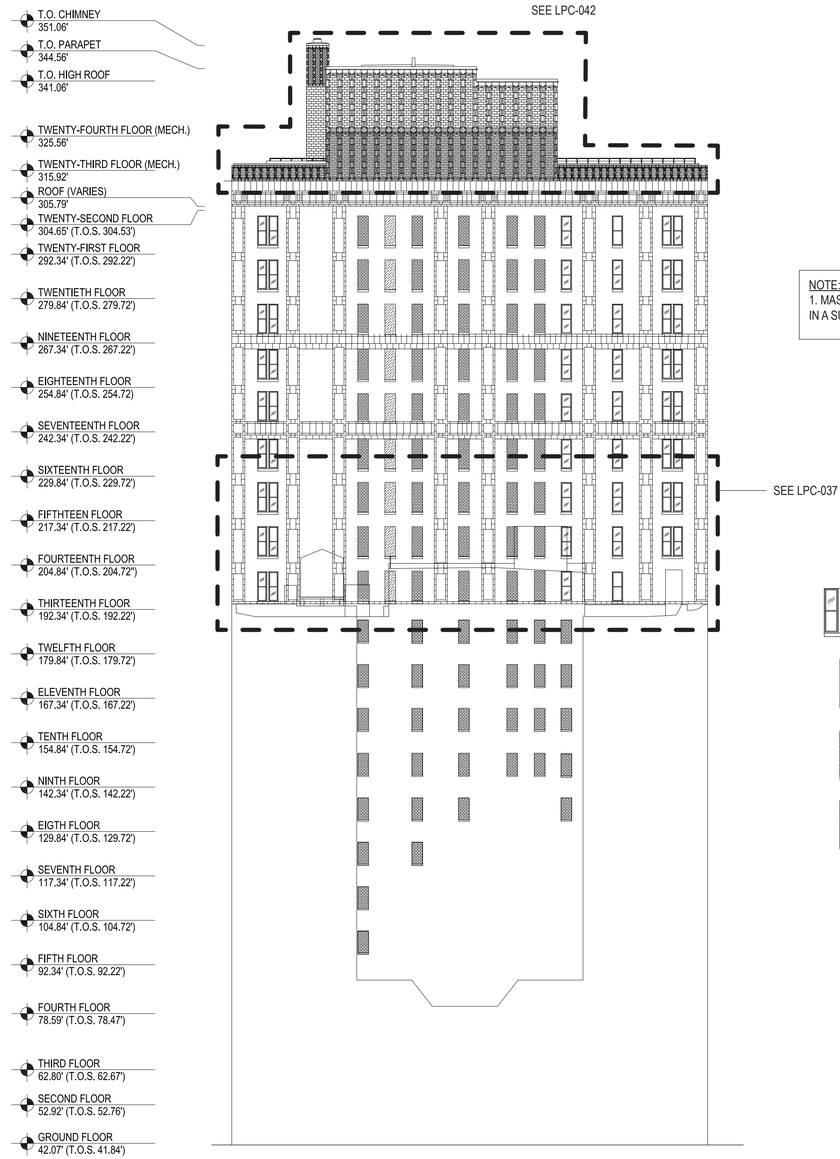


EXISTING SOUTH ELEVATION



NOTE:
1. MASONRY RESTORATION TO BE SUBMITTED IN A SUBSEQUENT ALT.2 APPLICATION

NEW ONE-OVER-ONE DOUBLE WINDOW UNIT TO REPLACE EXISTING SINGLE WINDOW IN ENLARGED OPENING

NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING IN EXISTING OPENING

NEW BLIND WINDOW WITH RECESSED BRICK INFILL

EXISTING BLIND WINDOW WITH RECESSED BRICK INFILL

PROPOSED SOUTH ELEVATION

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SOUTH ELEVATION
SCALE: 3/64" = 1'-0"
0' 12' 32' 50'

LPC-015

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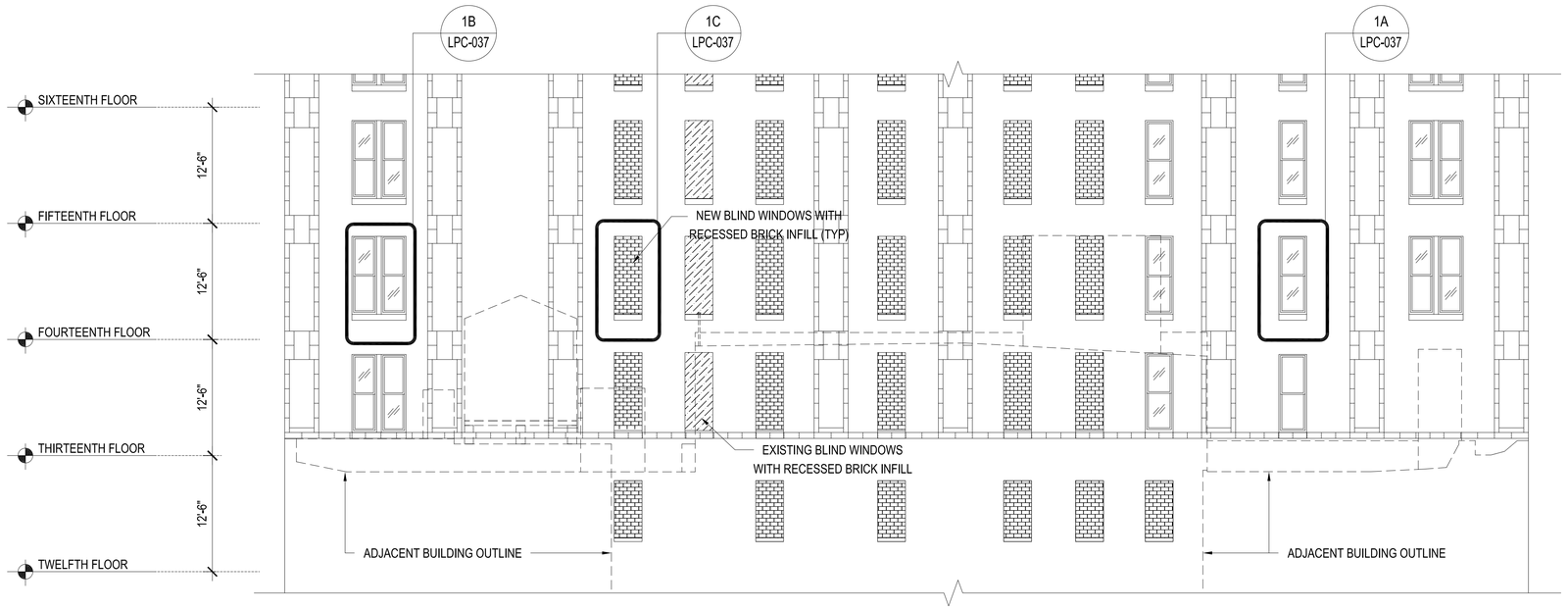
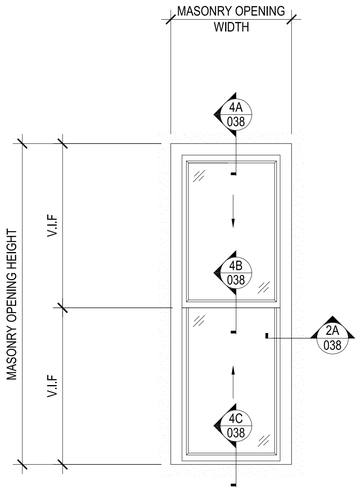


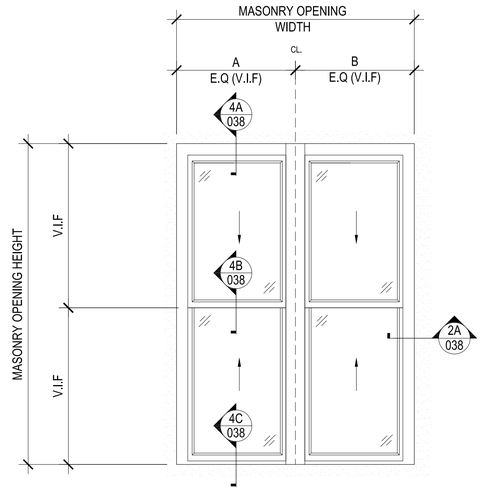
1A PROPOSED SOUTH ELEVATION WINDOWS

SCALE: 1/8"=1'-0"



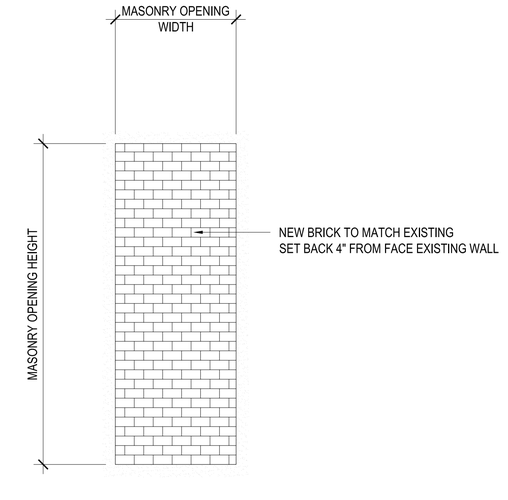
1B PROPOSED EXTERIOR WINDOW ELEVATION TYPE A

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



1C PROPOSED EXTERIOR WINDOW ELEVATION-TYPE B

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



1D PROPOSED BLIND BRICK WINDOW ELEVATION AT WINDOW OPENING

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

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PROPOSED
SOUTH ELEVATION WINDOWS
SCALE: AS NOTED

LPC-037

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RENDERING
VIEW FROM EAST 26TH ST
SCALE: N/A

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RENDERING
VIEW FROM BROADWAY
& WEST 26TH ST
SCALE: N/A

LPC-058

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RENDERING
EAST STOREFRONT ELEVATION
SCALE: N/A

LPC-060

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NEW YORK, NY
MARCH 11TH, 2015

RENDERING
NORTH STOREFRONT ELEVATION
SCALE: N/A

LPC-061