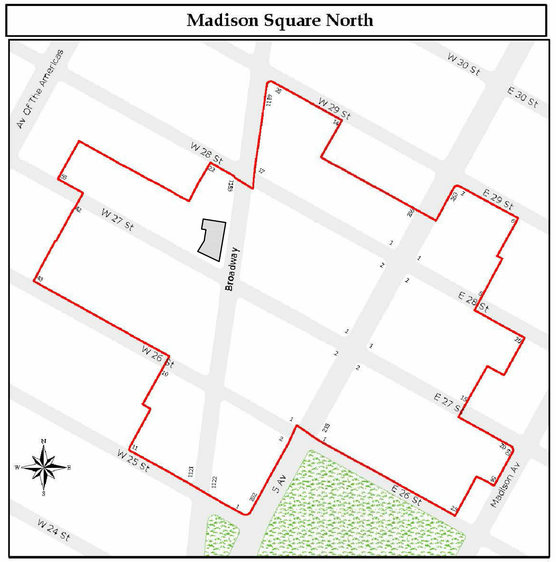
1165 BROADWAY - STOREFRONT, FACADE & WINDOW RESTORATION

CURRENT PHOTO

LOCATION OF PROPOSED WORK



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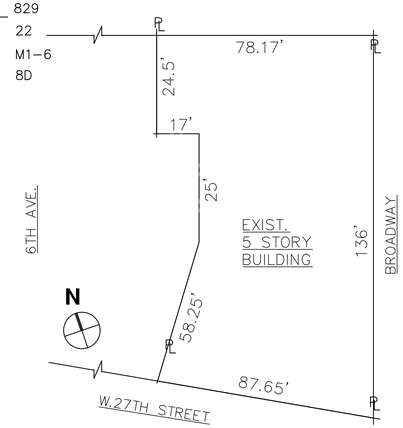
LOT:	22
ZONE:	M1-6
MAP:	8D



1 **PLOT DIAGRAM**
NOT TO SCALE

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DATE: 06.01.2015

LPC-1

COLEMAN HOUSE -1895

ILLUSTRATION -1899

RENOVATION OF COLEMAN HOUSE -1906

HISTORICAL PHOTOS

BROADWAY-1911

ROOF TOP PHOTO-1911

HISTORICAL PHOTOS

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LPC-2

STOREFRONT (27TH STREET) -1914

STOREFRONT (BROADWAY) -1914

HISTORICAL PHOTOS

BROADWAY -1926

CORNER OF 27TH ST. & BROADWAY -1940

HISTORICAL PHOTOS

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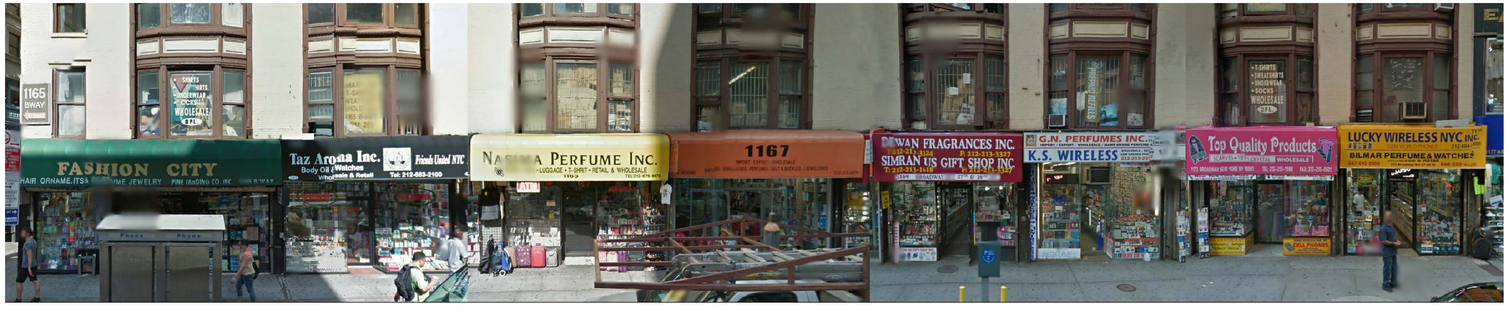
LPC-3

CURRENT PHOTO -BROADWAY

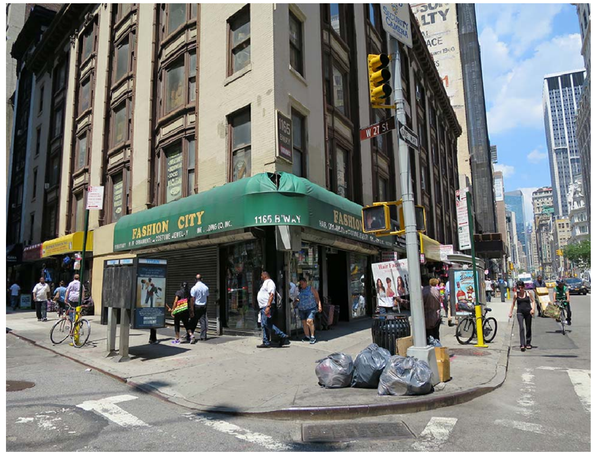
27TH STREET

BROADWAY- NORTH SIDE

ENLARGED PHOTO AT 27TH STREET- STOREFRONT



ENLARGED PHOTO AT BROADWAY- STOREFRONT



CLOSE UP PHOTO OF STOREFRONT

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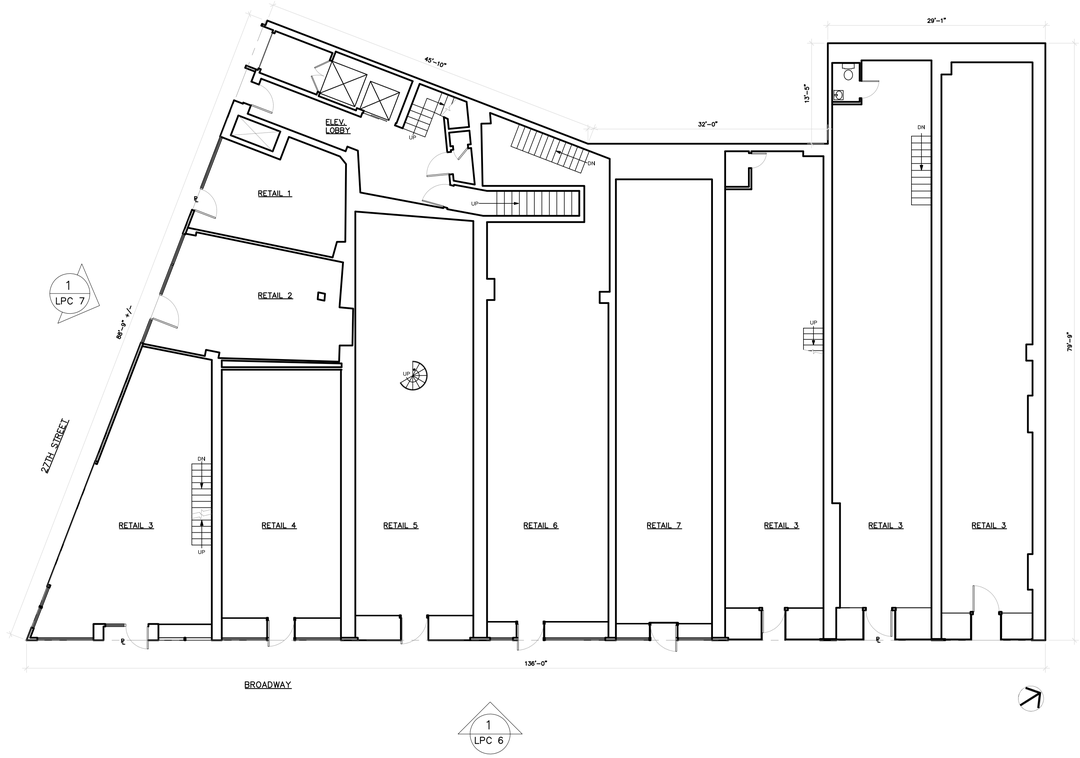
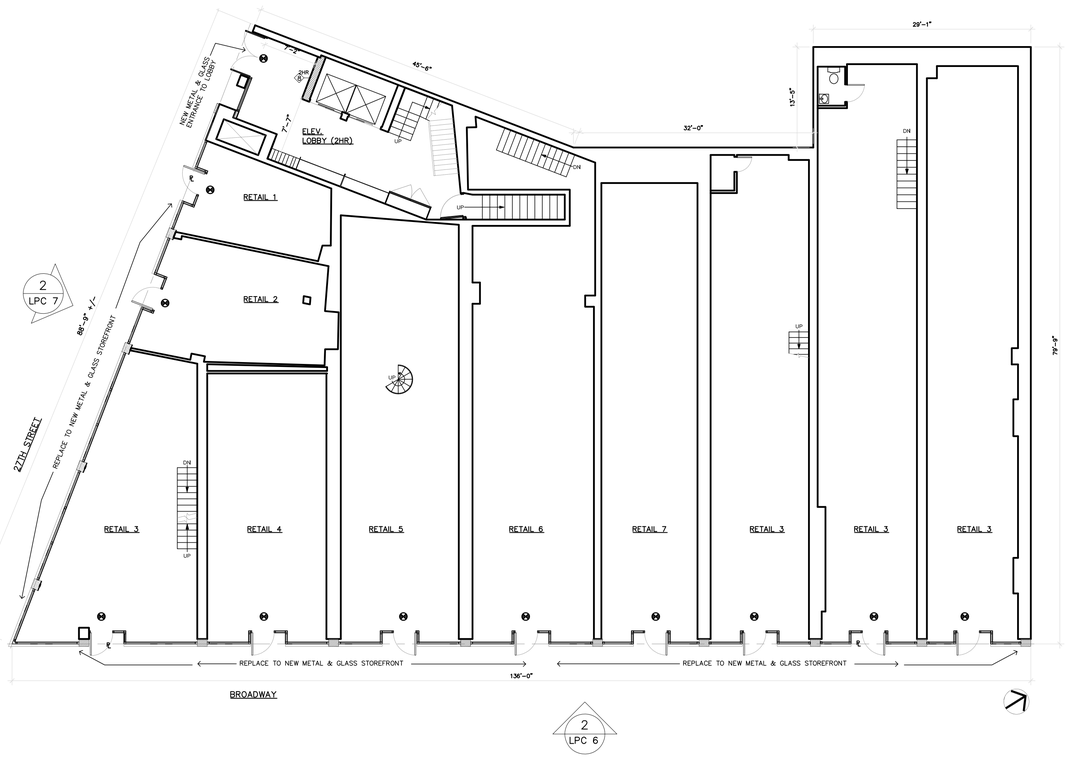
LPC-4



1 EXISTING 1ST FL. FLOOR PLAN

NOT TO SCALE



2 PROPOSED 1ST FL. FLOOR PLAN

NOT TO SCALE

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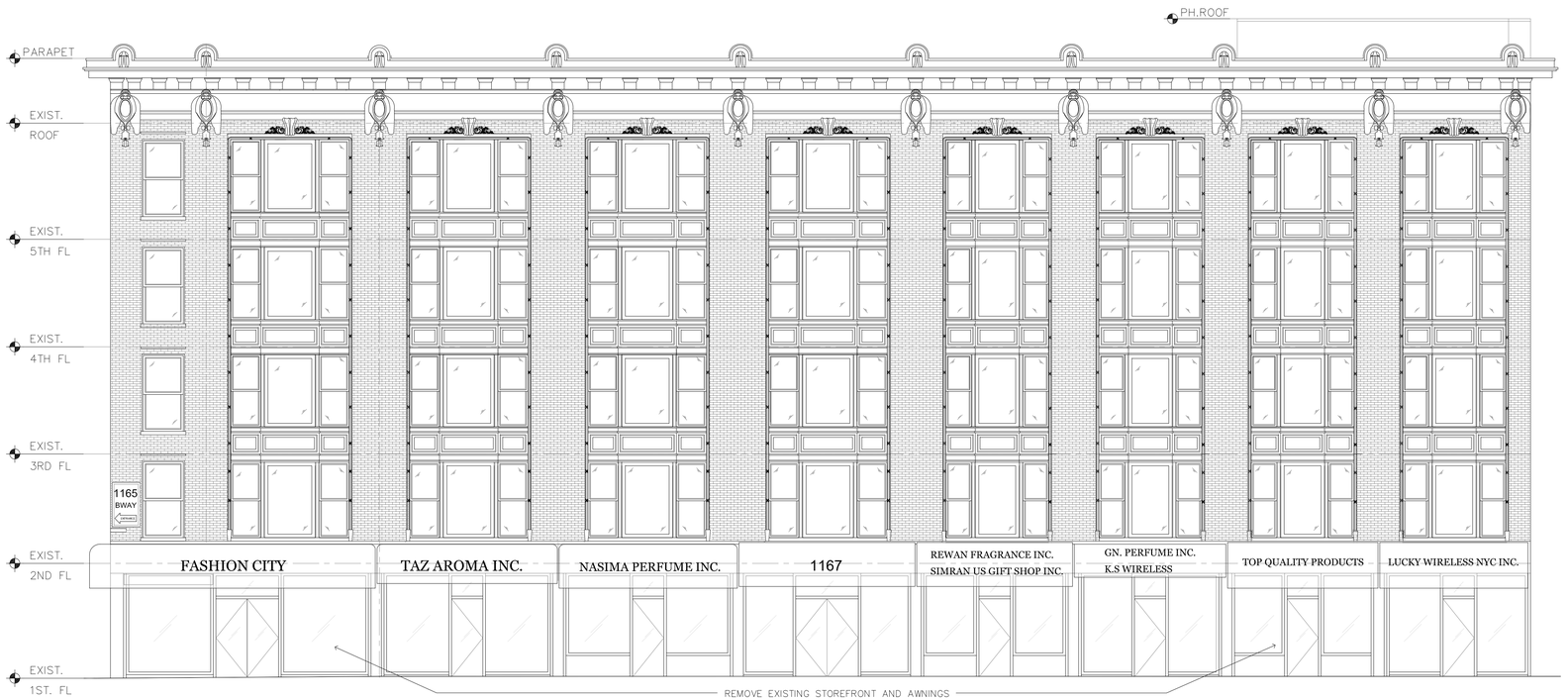
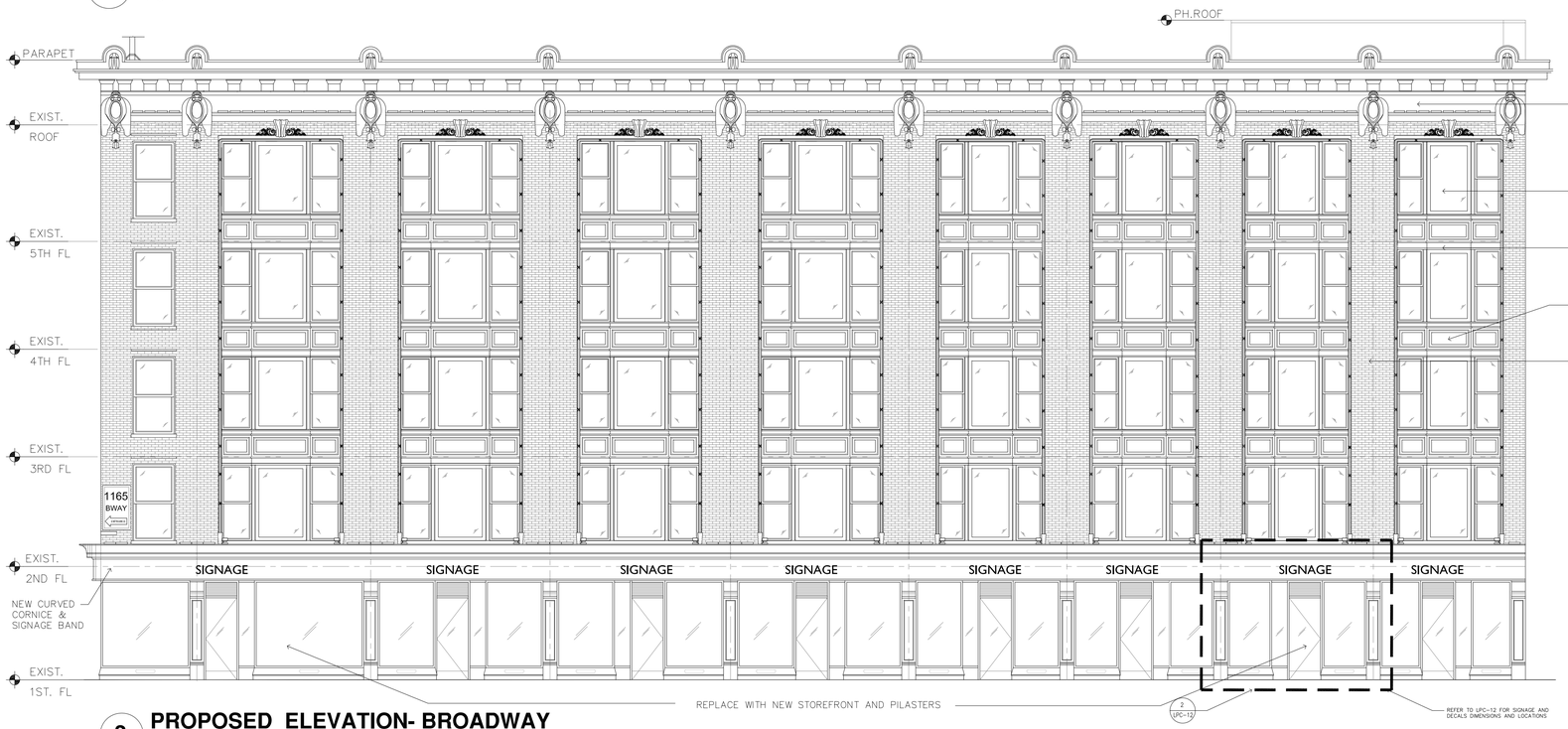
LPC-5



1 EXISTING ELEVATION- BROADWAY

NTS



2 PROPOSED ELEVATION- BROADWAY

NTS

REPAIR AND REPAINT CORNICE TO MATCH HISTORICAL COLOR

REPLACE WINDOWS FROM 2ND–5TH FLOOR WITH NEW WINDOWS TO MATCH HISTORICAL COLOR

PHYSICALLY EXAMINE ALL OF THE DECORATIVE METAL FRAMING AROUND BAY WINDOWS, REMOVE MASTIC COATING AND REPLACE METAL AS REQ'D

REPAIR AND REPAINT TO MATCH HISTORICAL COLOR

RESTORATION & CLEANING OF BRICK AND MASONRY AS FOLLOWS

–PRE–RESTORATION SAMPLES, TESTING AND MOCK–UPS.

–REMOVING MISCELLANEOUS EMBEDDED ITEMS AND ANCHORS.

–REMOVE EXISTING PAINT, TAR ANY ASPHALT AND ADHESIVES

–PATCH & REPLACE DAMAGED OR FRACTURED FACE BRICK WITH NEW SOUND BRICKS TO MATCH EXISTING COLOR, TEXTURE AND STYLE ALONG ENTIRE BLDG. FACADES AS REQUIRED.

–REPOINT DETERIORATED EXTERIOR MORTAR JOINTS AS REQUIRED ON THE FACADE TO MATCH EXISTING COLOR AND TOOLING.

–PATCH AND REPLACE DAMAGED OR/AND MISSING DECORATIVE STONES W/ NEW STONES THAT MATCH EXISTING STONES

–CLEAN EXPOSED CLAY MASONRY SURFACES, INCLUDING REMOVAL OF ORGANIC GROWTH

*SHOP DRAWINGS AND MATERIAL SAMPLES SHALL BE PREPARED & SUBMITTED FOR THE REVIEW AND ACCEPTANCE OF THE NYC LPC, PRIOR TO BRICK AND MASONRY REPLACEMENT.

*SAMPLES SHALL BE SUBMITTED ALONG WITH THE ABOVE NOTED SHOP DRAWINGS AND OF BRICK MORTAR

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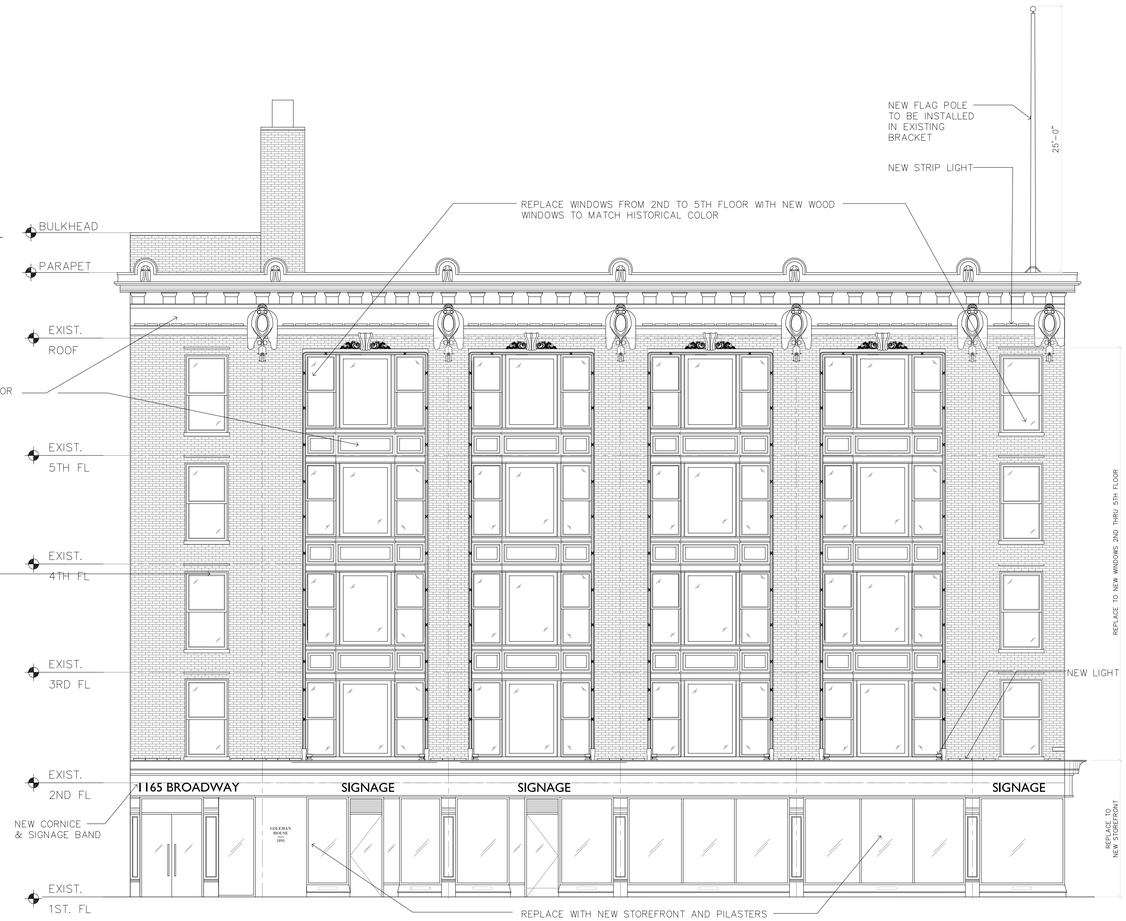
LPC-6

1 EXISTING ELEVATION- 27TH STREET

NTS



2 PROPOSED ELEVATION- 27TH STREET

NTS

RESTORATION & CLEANING OF BRICK AND MASONRY AS FOLLOWS

–PRE–RESTORATION SAMPLES, TESTING AND MOCK–UPS.

–REMOVING MISCELLANEOUS EMBEDDED ITEMS AND ANCHORS.

–REMOVE EXISTING PAINT, TAR ANY ASPHALT AND ADHESIVES

–PATCH & REPLACE DAMAGED OR FRACTURED FACE BRICK WITH NEW SOUND BRICKS TO MATCH EXISTING COLOR, TEXTURE AND STYLE ALONG ENTIRE BLDG. FACADES AS REQUIRED.

–REPOINT DETERIORATED EXTERIOR MORTAR JOINTS AS REQUIRED ON THE FACADE TO MATCH EXISTING COLOR AND TOOLING.

–PATCH AND REPLACE DAMAGED OR/AND MISSING DECORATIVE STONES W/ NEW STONES THAT MATCH EXISTING STONES

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*SAMPLES SHALL BE SUBMITTED ALONG WITH THE ABOVE NOTED SHOP DRAWINGS AND OF BRICK MORTAR

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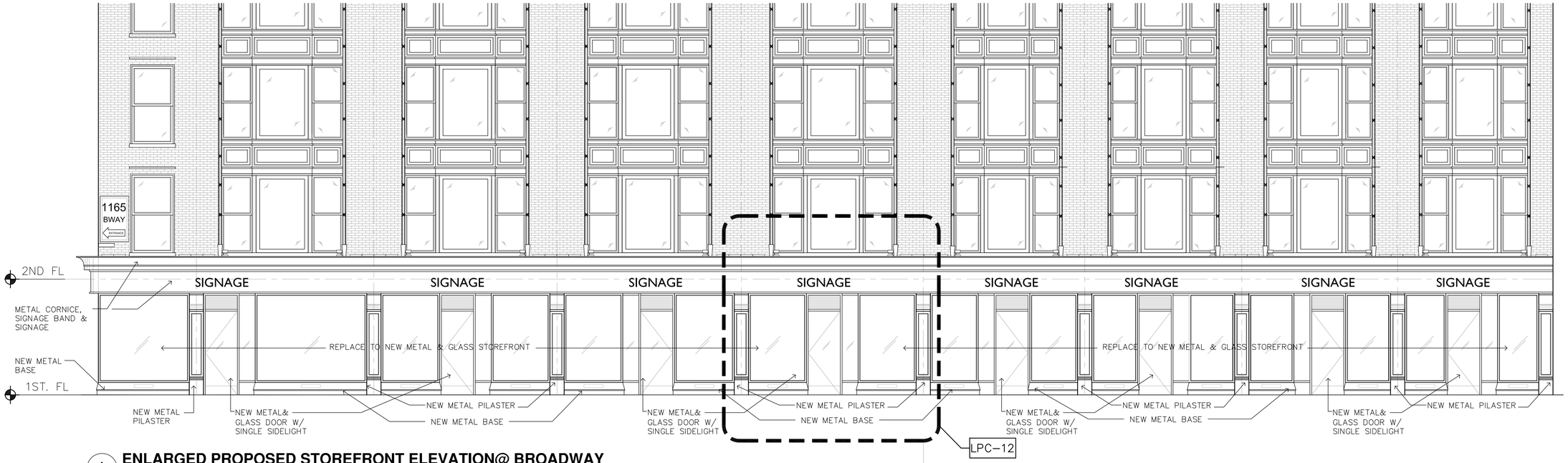
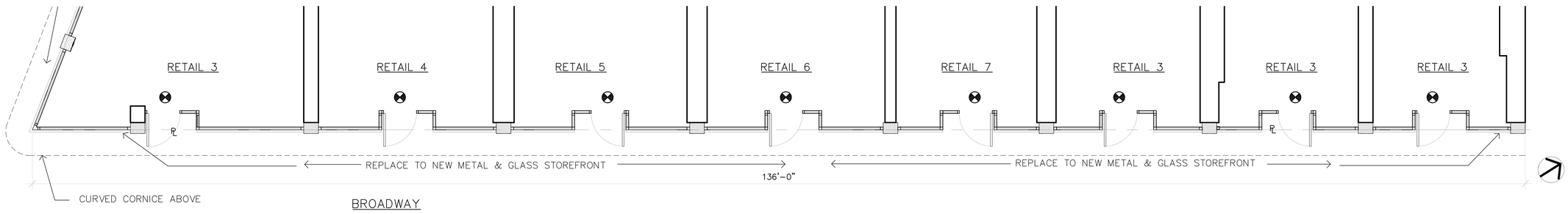
LPC-7



1 ENLARGED PROPOSED STOREFRONT ELEVATION@ BROADWAY
NTS



2 ENLARGED PROPOSED STOREFRONT FLOOR PLAN@ BROADWAY
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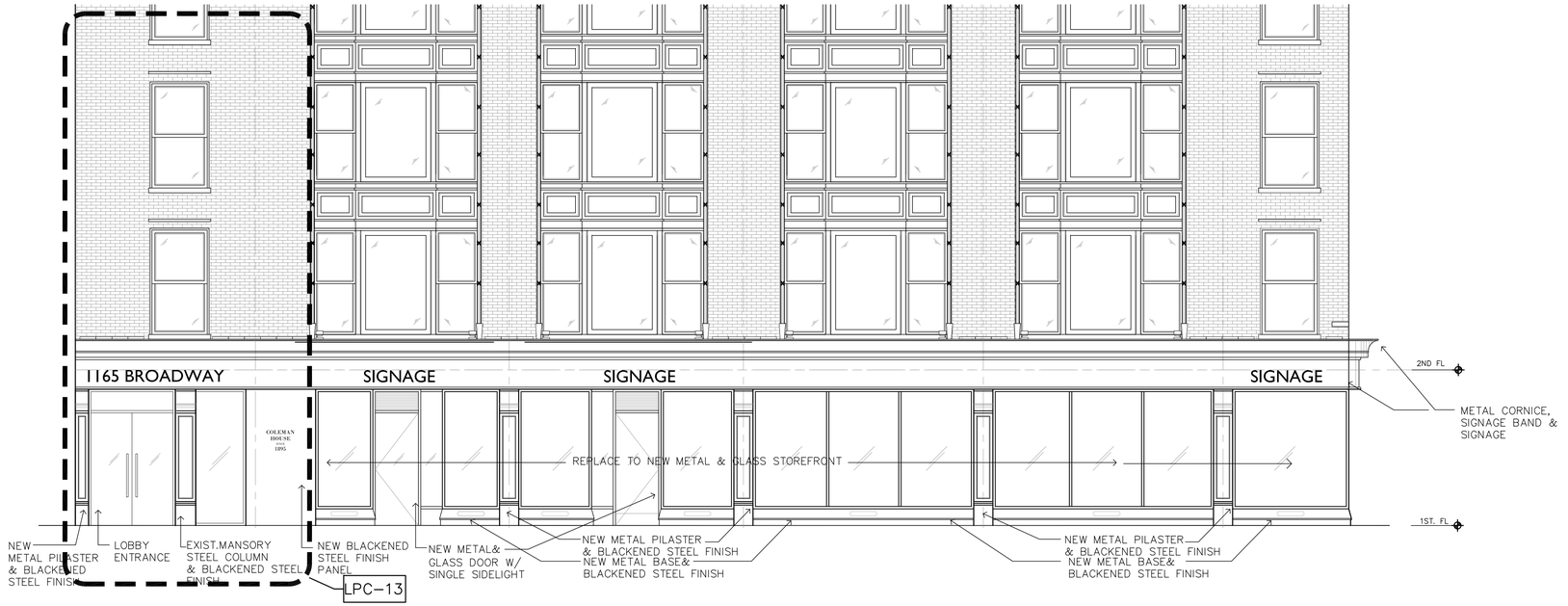
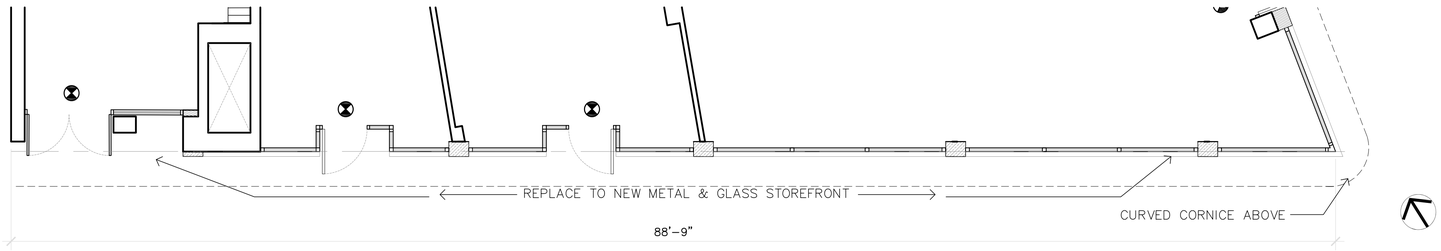


3 ENLARGED STOREFRONT ELEVATION@ 27TH STREET
NTS



4 ENLARGED STOREFRONT FLOOR PLAN@ BROADWAY
NTS

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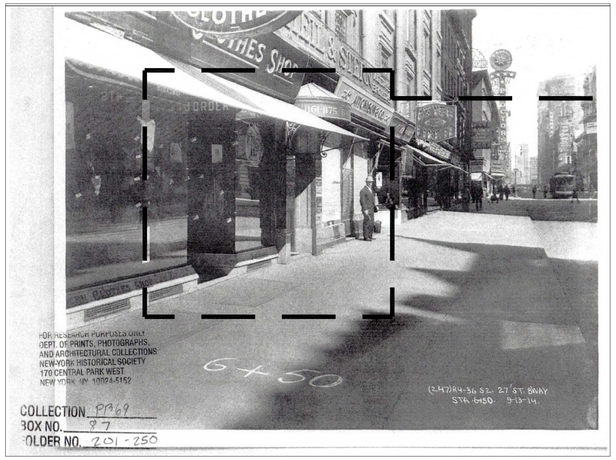
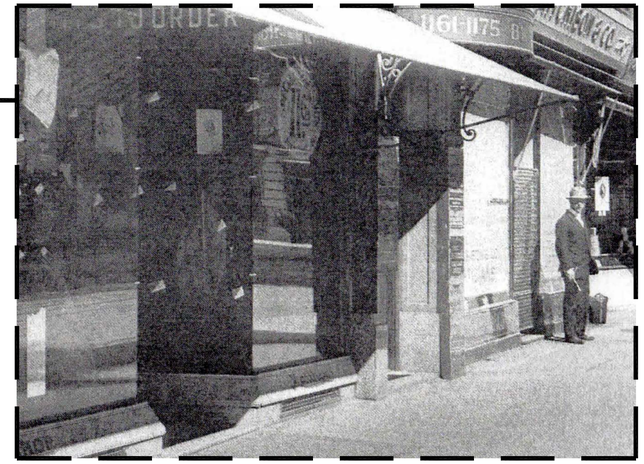
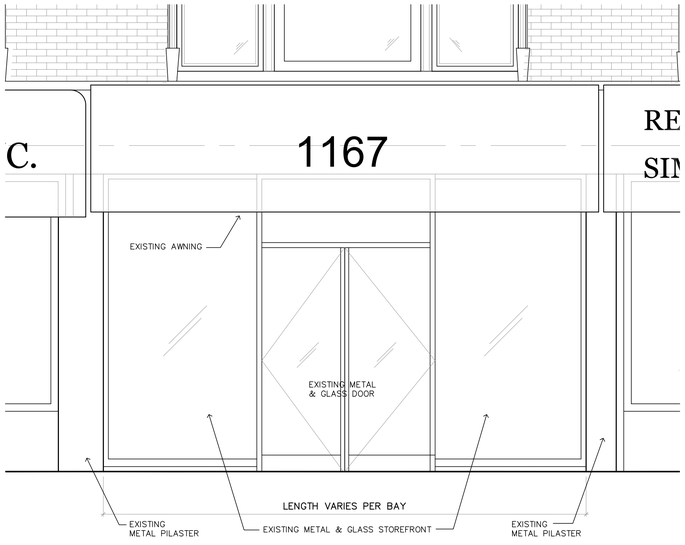
LPC-9

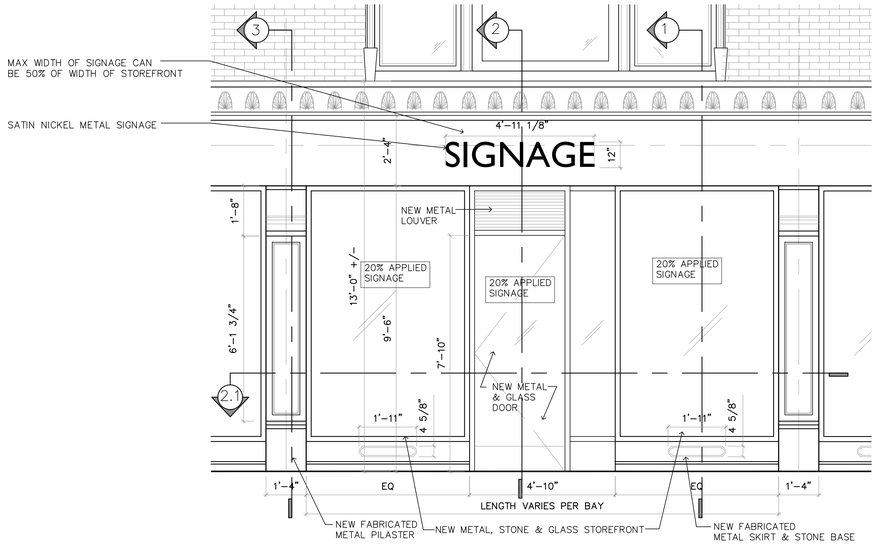




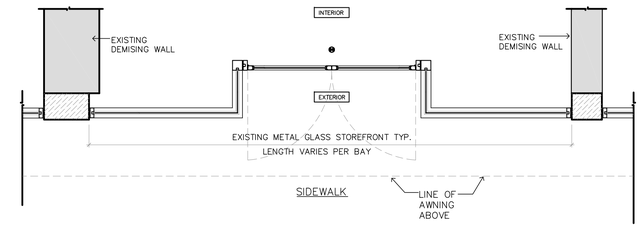
STOREFRONT (BROADWAY) -1914
HISTORICAL PHOTO



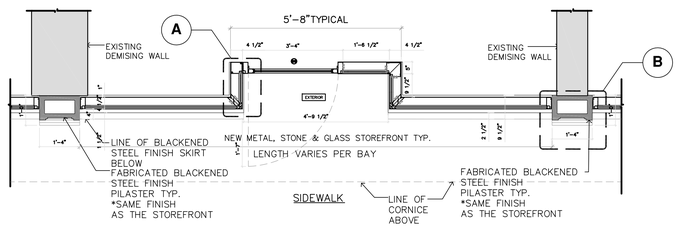
1 EXISTING PARTIAL ELEVATION AT STOREFRONT-TYP.
NTS



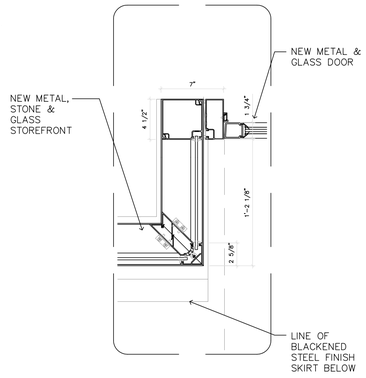
2 PROPOSED PARTIAL ELEVATION AT STOREFRONT-TYP.
NTS



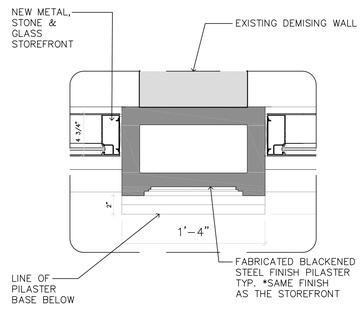
1.1 EXISTING PARTIAL FLOOR PLAN AT STOREFRONT-TYP.
NTS



2.1 PROPOSED PARTIAL FLOORPLAN AT STOREFRONT-TYP.
NTS



A ENLARGED PLAN @ STOREFRONT CORNER
NTS



B ENLARGED PLAN @ PILASTER
NTS

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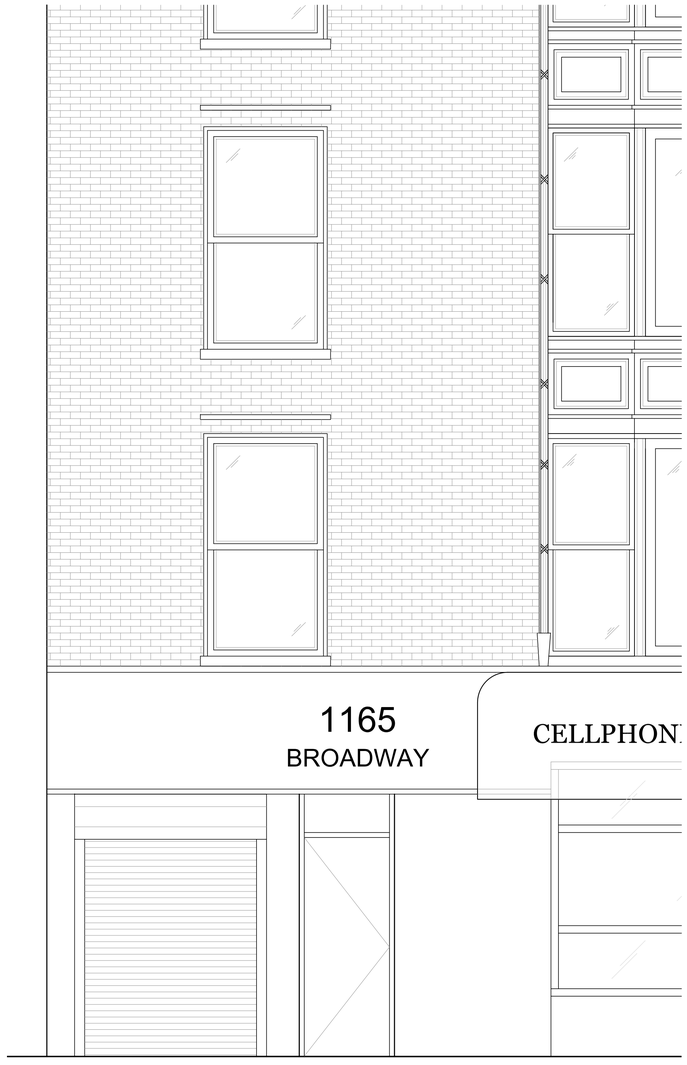
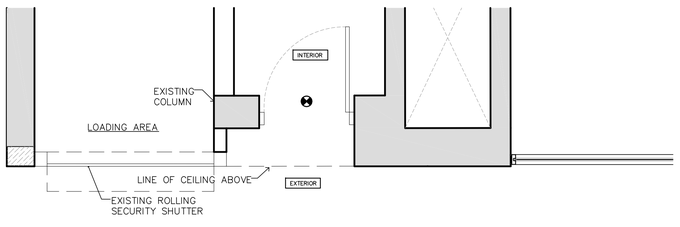
LPC-10



1 EXISTING PARTIAL ELEVATION AT STOREFRONT-TYP.

NTS

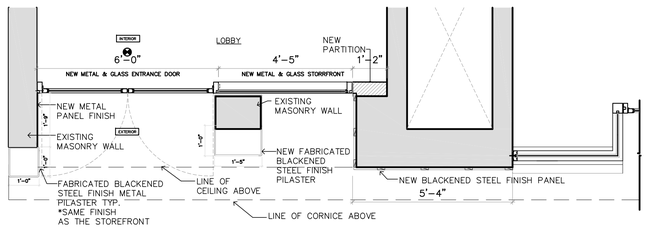


1.1 EXISTING PARTIAL FLOORPLAN AT STOREFRONT-TYP.

NTS

2 PROPOSED PARTIAL ELEVATION AT STOREFRONT-TYP.

NTS



2.1 PROPOSED PARTIAL FLOORPLAN AT STOREFRONT-TYP.

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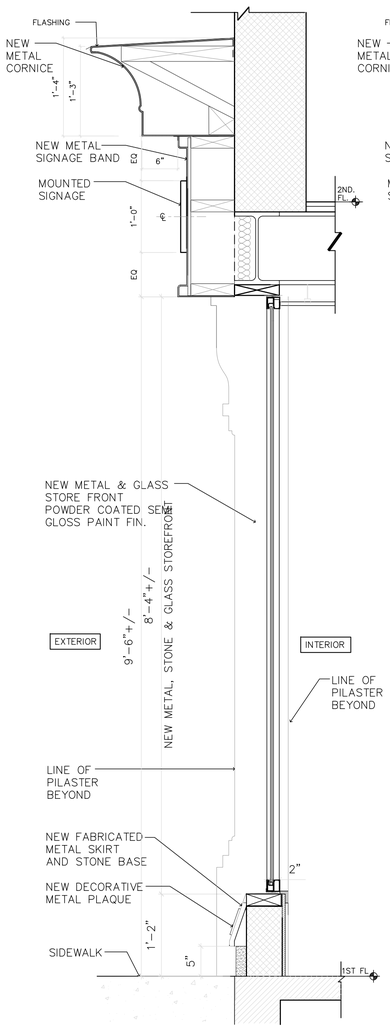
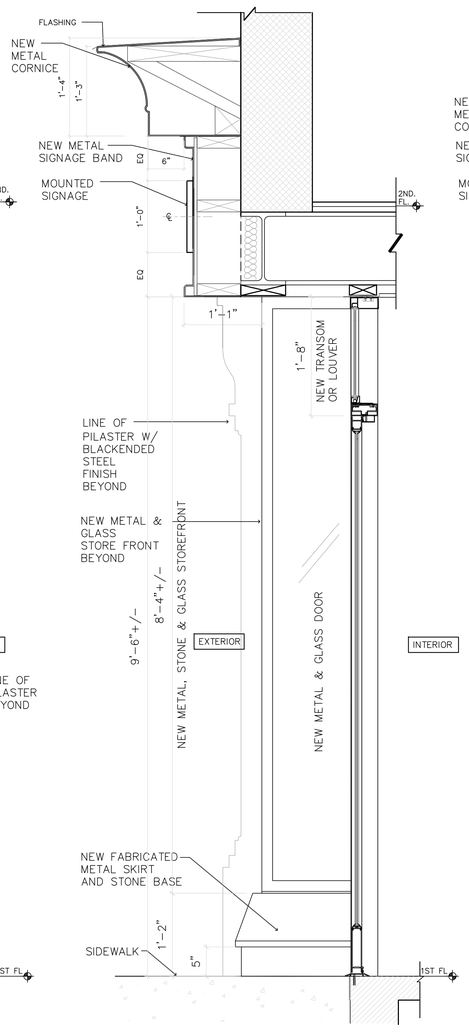
LPC-11



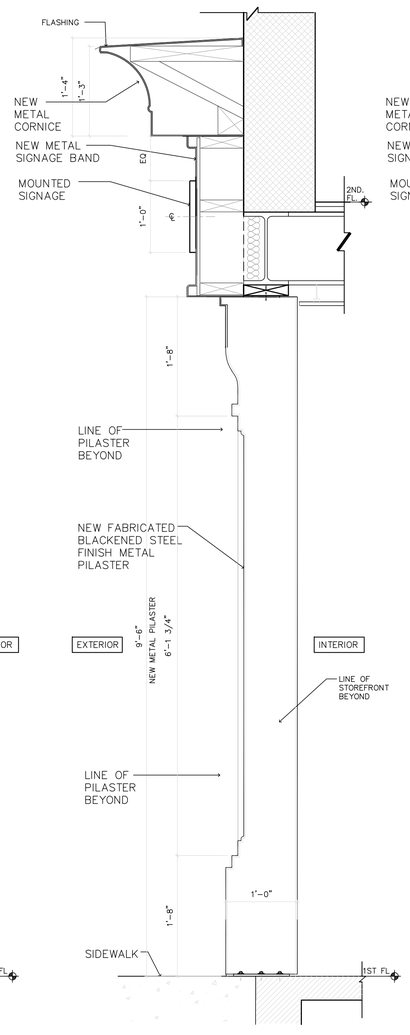
1 SECTION STOREFRONT TYP.

1"=1'-0"



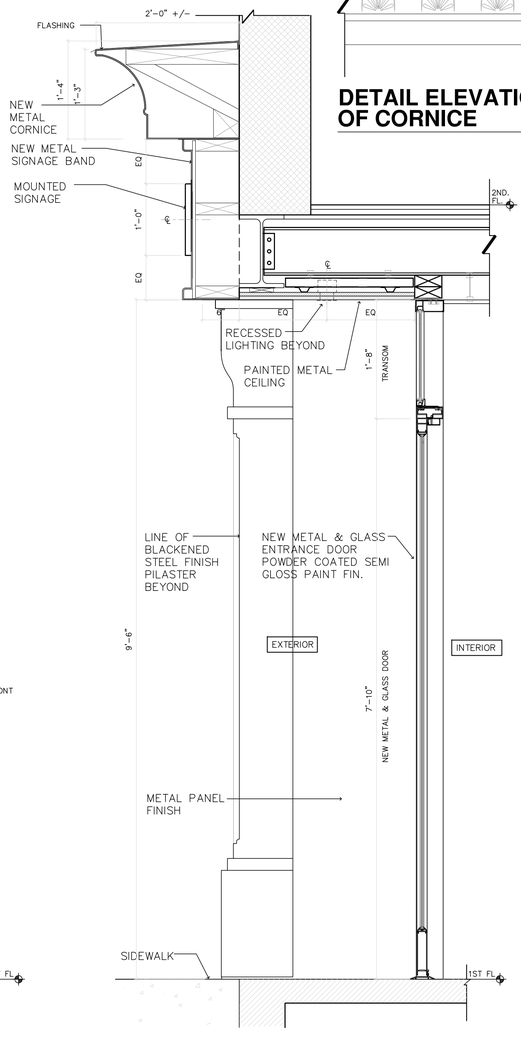
2 SECTION DOOR TYP.

1"=1'-0"



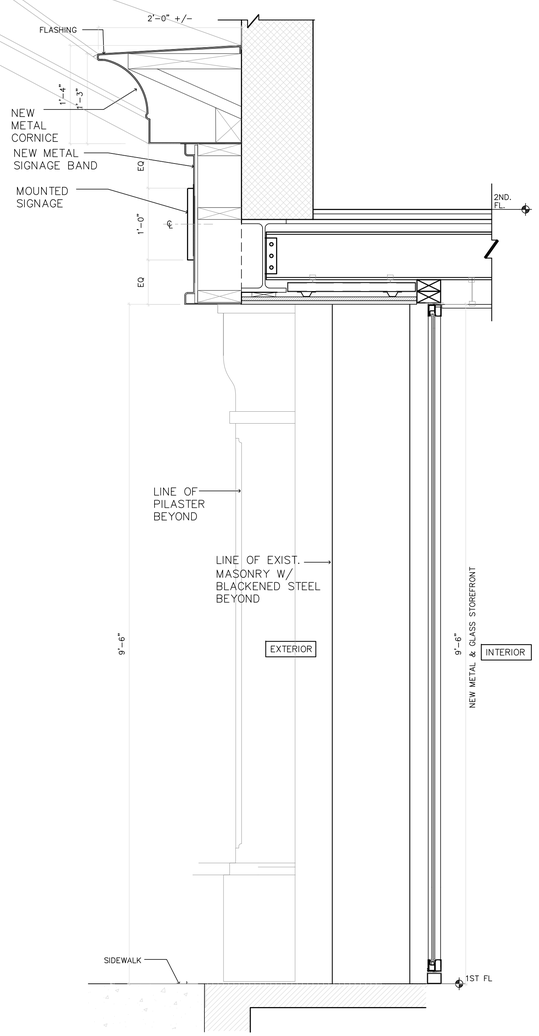
3 SECTION PILASTER TYP.

1"=1'-0"



4 SECTION LOBBY ENTRANCE DOOR

1"=1'-0"



5 SECTION LOBBY STOREFRONT

1"=1'-0"

DETAIL ELEVATION OF CORNICE

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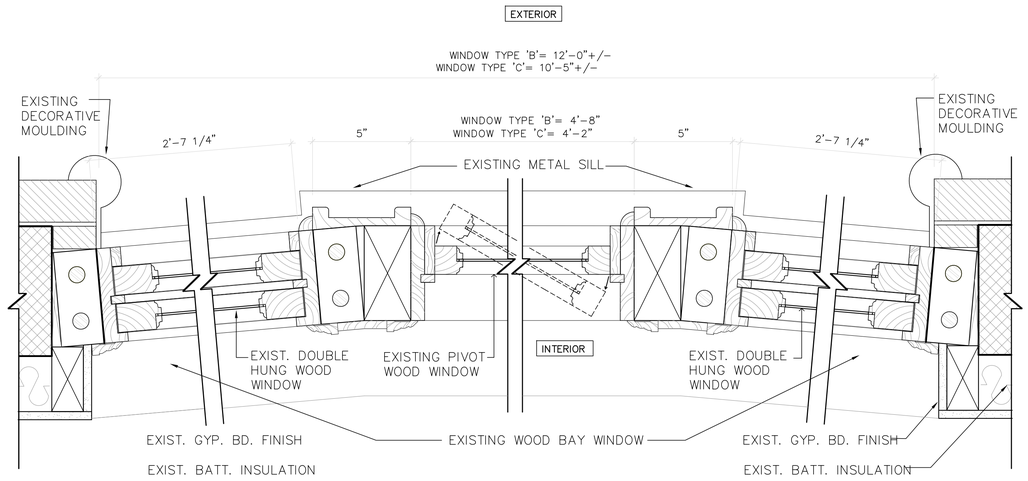
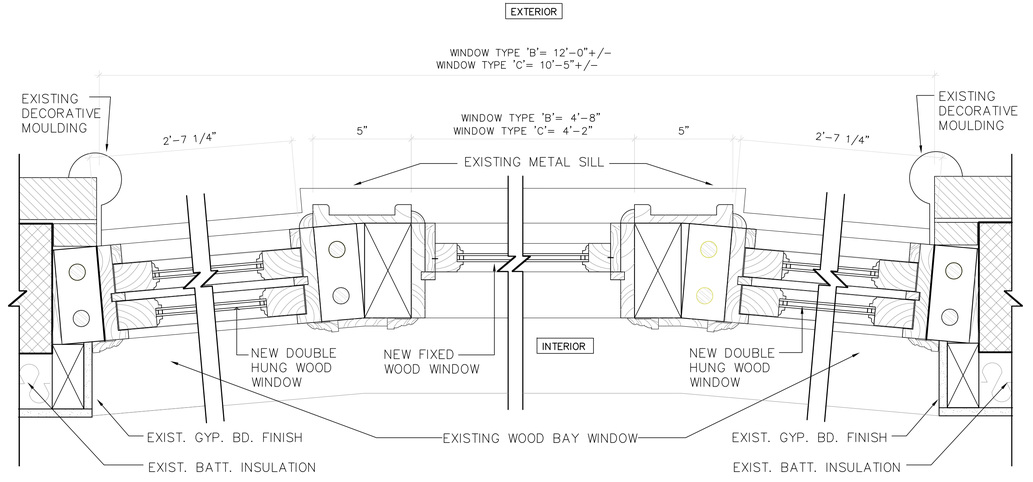
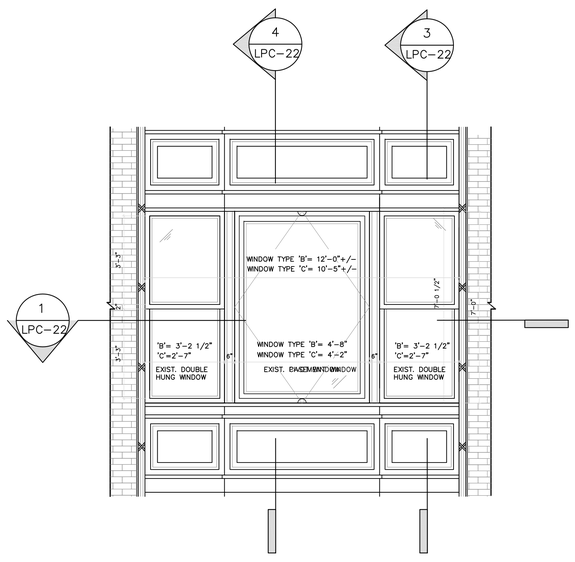
LPC-12



1 EXISTING BAY WINDOW TYPE 'B' & 'C' SECTION-TYPICAL
NOT TO SCALE



2 PROPOSED BAY WINDOW TYPE 'B' & 'C' SECTION-TYPICAL
NOT TO SCALE



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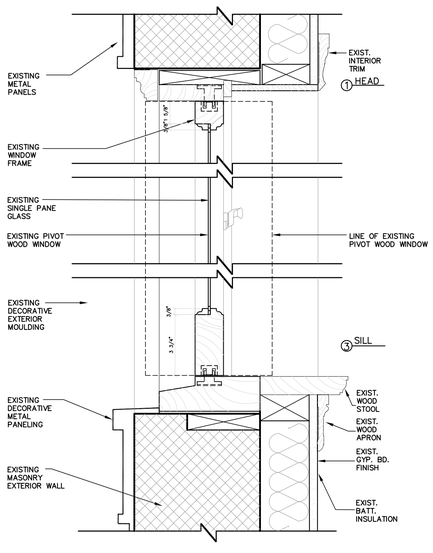
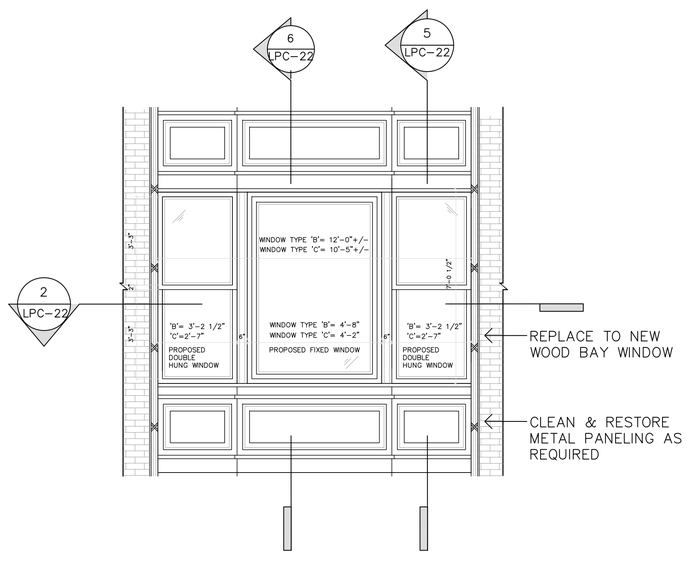
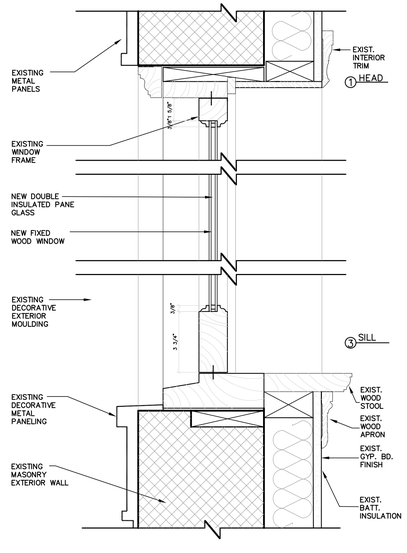
NOT TO SCALE



4 EXISTING PIVOT WINDOW SECTION-TYPICAL
NOT TO SCALE



5 PROPOSED WINDOW TYPE 'B' & 'C' ELEVATION-TYPICAL
NOT TO SCALE



6 PROPOSED FIXED WINDOW SECTION-TYPICAL
NOT TO SCALE

NOTE:
*ALL DIMENSIONS NEED TO BE VERIFIED IN FIELD.
*THIS DRAWING IS FOR REVIEW ONLY

NOTE: PAINT COLOR STUDY ANALYSIS REPORT REQUIRED FOR BRICK, MASONRY, WINDOW, CORNICE AND ANY DECORATIVE FINISHES FOR RESTORATION.

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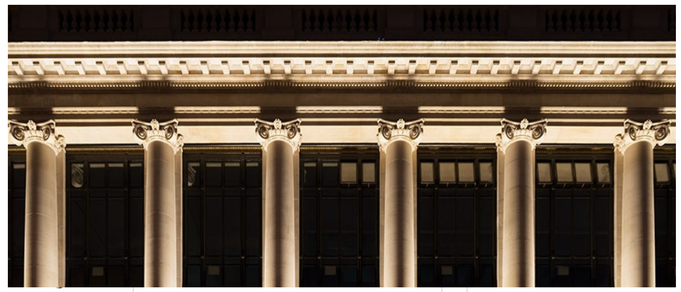
LPC-13

FACADE LIGHTING REFERENCES

REFERENCE OF LIGHTED CORNICE



ELEVATION Broadway

View blowup detail for lighting specifications

REFERENCE OF LIGHTED COLUMNS

REFERENCE OF LIGHTED WINDOWS VOID (ARCHES)

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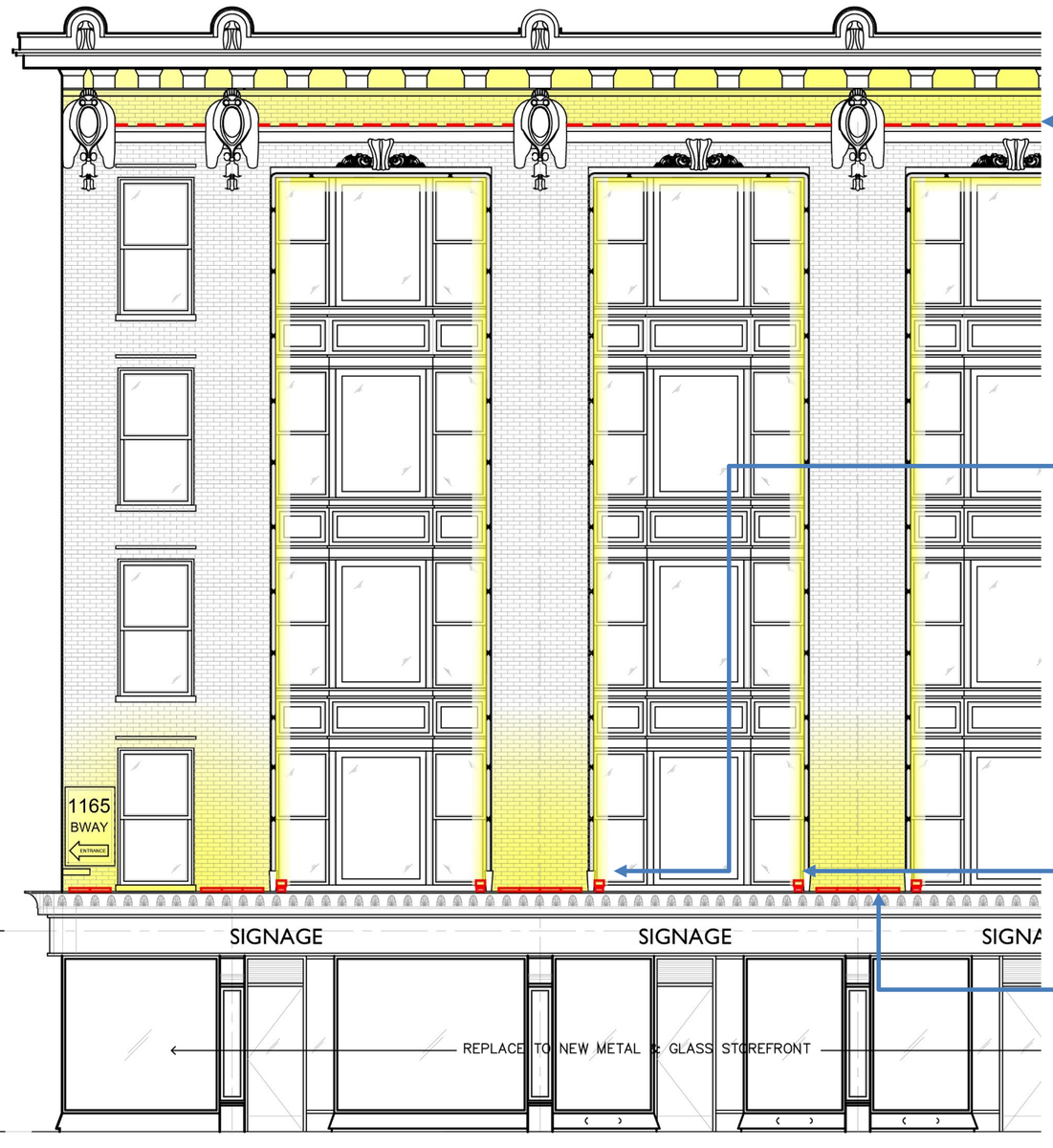
LPC-14

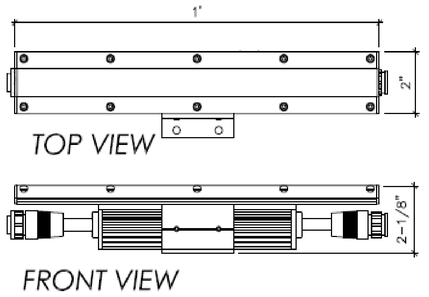
FACADE LIGHTING SPECIFICATIONS



ELEVATION Broadway

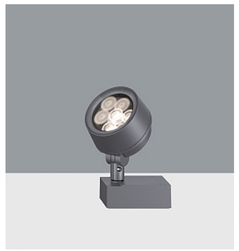
CORNICE LOWER LEDGE
Light fixture
DETAIL #1

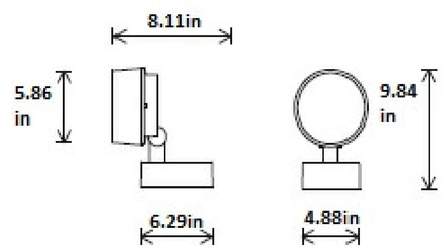
BLACK to match ledge color or PALETTE REF. MATCH



WINDOWS VOID
Light fixture
DETAIL #2

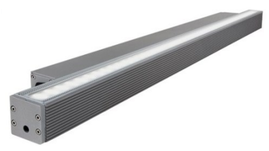
BLACK to match ledge color or PALETTE REF. MATCH)

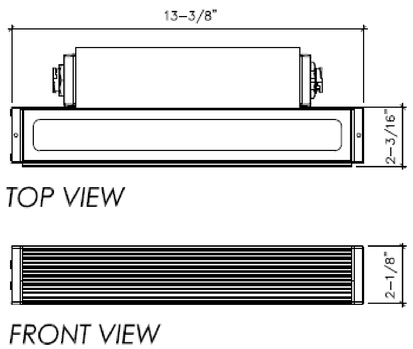




COLUMNS BASE
Light fixture
DETAIL #3

BLACK to match ledge color or PALETTE REF. MATCH





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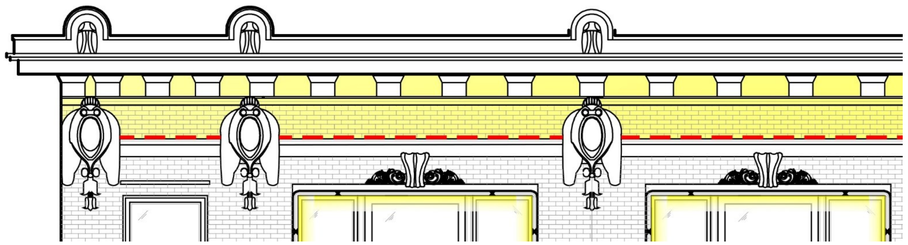
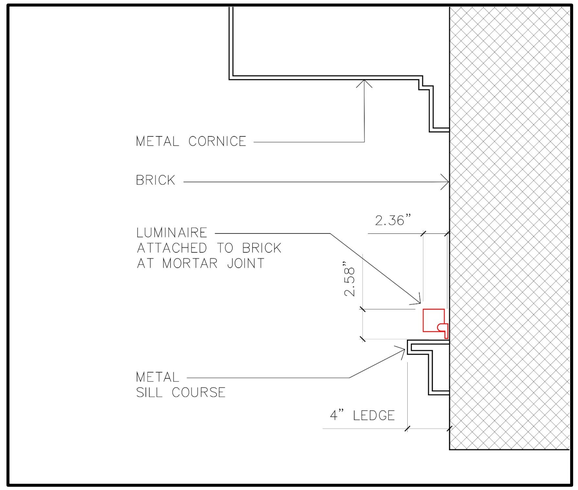
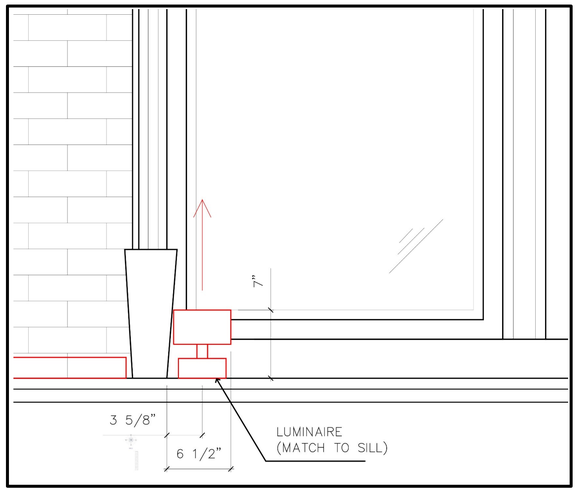
FACADE LIGHTING INSTALLATION DETAILS



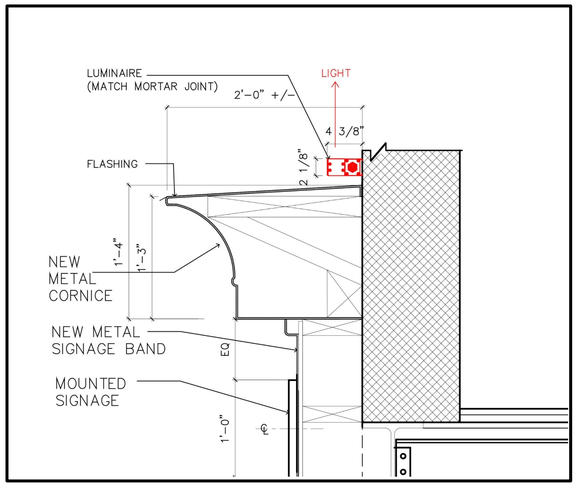
DETAIL #1 - Section
CORNICE LOWER LEDGE LIGHT FIXTURE



DETAIL #2 - Elevation
WINDOWS VOID LIGHT FIXTURE



DETAIL #3 - Section
COLUMNS BASE LIGHT FIXTURE



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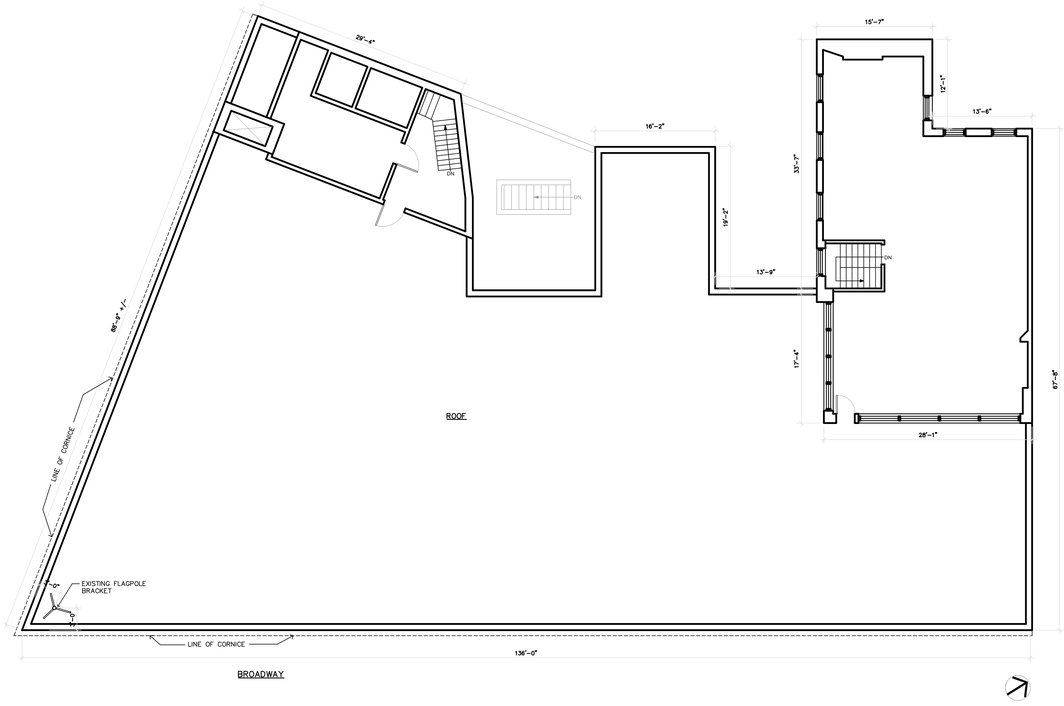
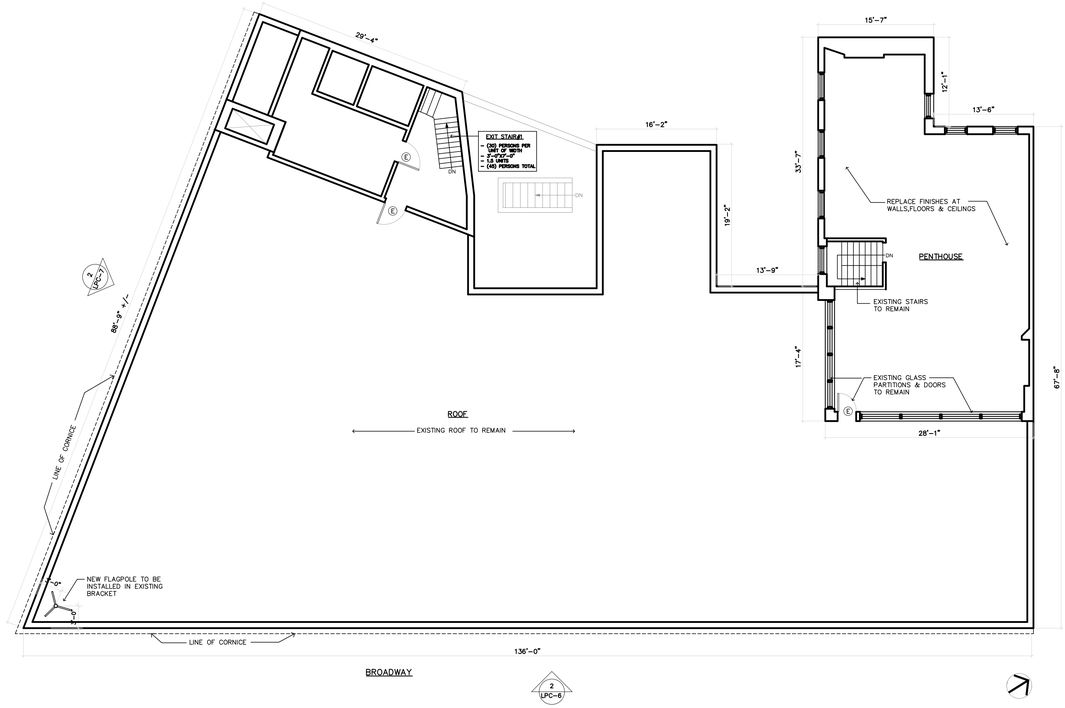


1 EXISTING ROOF/ PENTHOUSE FLOOR PLAN

NOT TO SCALE



2 PROPOSED ROOF/ PENTHOUSE FLOOR PLAN

NOT TO SCALE

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