

322-326 Columbus Avenue Manhattan



Window replacement

NYC Landmarks Preservation Commission
Public hearing • 7 April 2015
Huntley Gill • Guardia Architects





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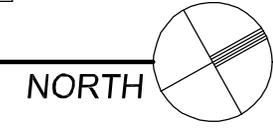








1
A101
KEY PLAN
1"=10'-0"



WINDOW REPLACEMENT
 326 COLUMBUS AVENUE NEW YORK, NY 10023



1 FRONT ELEVATION — EAST FACADE — EXISTING
 LPC1 SCALED TO FIT PAGE

No.	DATE	ISSUE FOR:
1	1 / 08 / 2015	LANDMARKS REVIEW

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WINDOW REPLACEMENT

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SEAL AND SIGNATURE

PROJECT

326 COLUMBUS AVE
 NEW YORK, NY 10023

EAST ELEVATION
 FACADE RENDERING
 EXISTING

SCALE AS NOTED WHEN PRINTED ON 11X17

L.P.C. 1

WINDOW REPLACEMENT
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1 FRONT ELEVATION – EAST FACADE – PROPOSED
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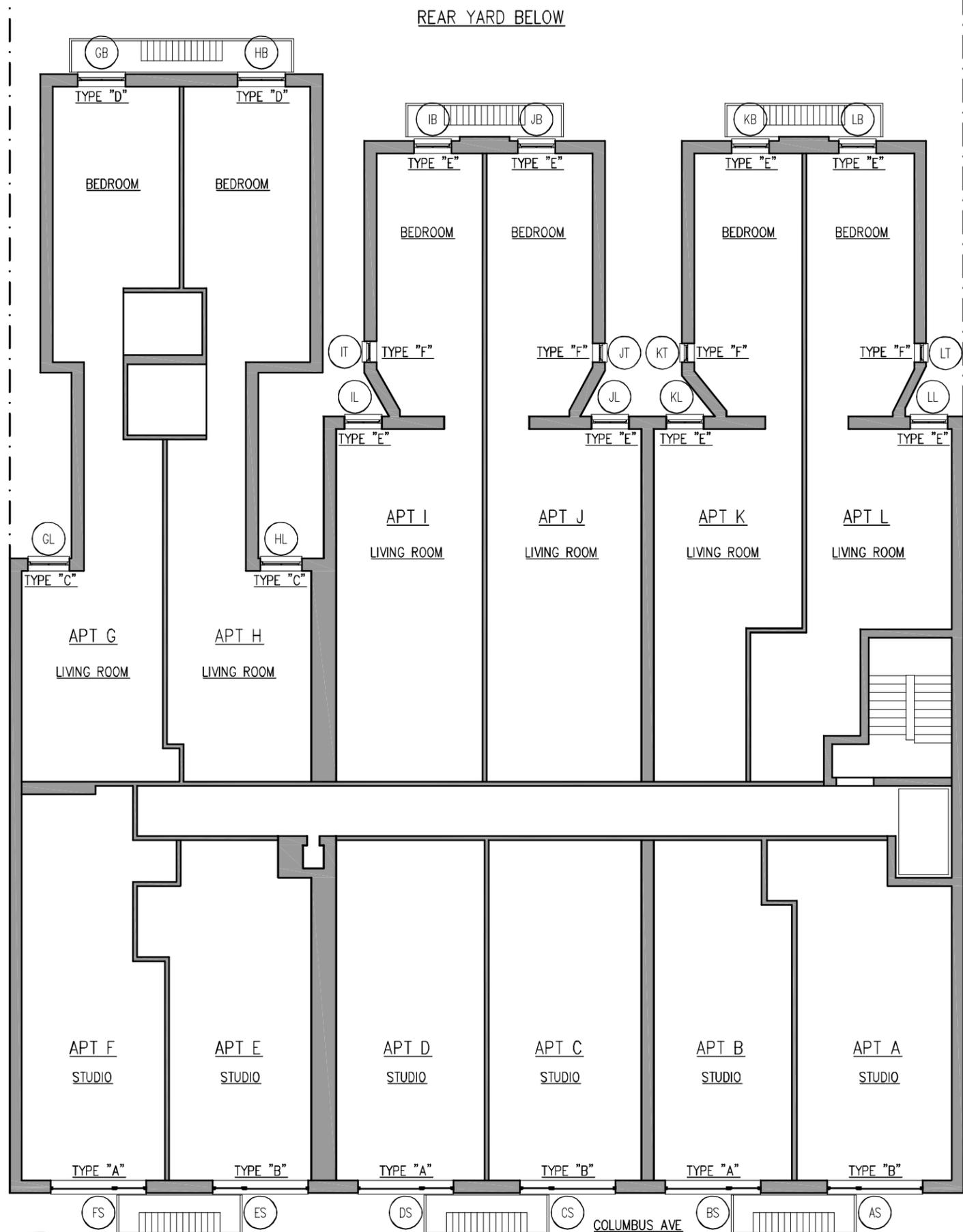
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PROJECT

326 COLUMBUS AVE
 NEW YORK, NY 10023

EAST ELEVATION
 FACADE RENDERING
 PROPOSED

SCALE AS NOTED WHEN PRINTED ON 11X17



1 KEY PLAN
A101 1"=10'-0"

Apt #	Window ID	Opening Size	Replace	Checked
2A	2A	B	Y	Y
2B	2B	A	Y	Y
2C	2C	B	Y	Y
2D	2D	A	Y	Y
2E	2E	B	Y	Y
2F	2F	A	Y	Y
2G	2G-B	D	Y	
2G	2G-L	C	Y	
2H	2H-B	D	Y	
2H	2H-L	C	Y	
2I	2I-B	E	N	
2I	2I-L	E	N	
2I	2I-T	F	Y	
2J	2J-B	E	N	
2J	2J-L	E	Y	
2J	2J-T	F	Y	
2K	2K-B	E	Y	
2K	2K-L	E	Y	
2K	2K-T	F	Y	
2L	2L-B	E	Y	
2L	2L-L	E	N	
2L	2L-T	F	Y	
3A	3A	B	Y	Y
3B	3B	A	Y	Y
3C	3C	B	Y	Y
3D	3D	A	Y	Y
3E	3E	B	Y	Y
3F	3F	A	Y	Y
3G	3G-B	D	Y	
3G	3G-L	C	Y	
3H	3H-B	D	Y	
3H	3H-L	C	Y	
3I	3I-B	E	Y	
3I	3I-L	E	Y	
3I	3I-T	F	Y	

2 WINDOW SCHEDULE
A101 NOT TO SCALE

Apt #	Window ID	Opening Size	Replace	Checked
3J	3J-B	E	N	
3J	3J-L	E	Y	
3J	3J-T	F	Y	
3K	3K-B	E	Y	
3K	3K-L	E	Y	
3K	3K-T	F	Y	
3L	3L-B	E	Y	
3L	3L-L	E	N	
3L	3L-T	F	Y	
4A	4A	B	Y	Y
4B	4B	A	Y	Y
4C	4C	B	Y	Y
4D	4D	A	Y	Y
4E	4E	B	Y	Y
4F	4F	A	Y	Y
4G	4G-B	D	N	
4G	4G-L	C	Y	
4H	4H-B	D	Y	
4H	4H-L	C	Y	
4I	4I-B	E	Y	
4I	4I-L	E	Y	
4I	4I-T	F	Y	
4J	4J-B	E	Y	
4J	4J-L	E	Y	
4J	4J-T	F	Y	
4K	4K-B	E	Y	
4K	4K-L	E	Y	
4K	4K-T	F	Y	
4L	4L-B	E	Y	
4L	4L-L	E	N	
4L	4L-T	F	Y	
5A	5A	B	Y	Y

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KEY PLAN AND WINDOW SCHEDULE

SCALE AS NOTED WHEN PRINTED ON 11X17

A-101.00

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ELEVATION
EAST FACADE
EXISTING

SCALE AS NOTED WHEN PRINTED ON 11X17

A-301.00

6th FLOOR LEVEL
REPLACE EACH WINDOW ON EAST FACADE AS SHOWN, TYPICAL
5th FLOOR LEVEL
4th FLOOR LEVEL
REPLACE EACH WINDOW ON EAST FACADE AS SHOWN, TYPICAL
3rd FLOOR LEVEL
2nd FLOOR LEVEL
NO WORK AT GROUND FLOOR LEVEL
GROUND FLOOR LEVEL



1 FRONT ELEVATION – EAST FACADE – EXISTING
A301 1/8"=1'-0"

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ELEVATION
EAST FACADE
PROPOSED

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A-302.00

1 FRONT ELEVATION – EAST FACADE – PROPOSED
A302 1/8"=1'-0"

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WINDOW REPLACEMENT

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NEW YORK, NY 10023

EXTERIOR ELEVATION
WINDOW TYPE "A"
EXISTING

SCALE AS NOTED WHEN PRINTED ON 11X17

A-401.00

7 OF 14

REMOVE EXISTING WINDOW
SASHES AND FRAMES.
PATCH AND REPAIR
MASONRY OPENING.

AREA OF NATURAL
LIGHT = $4.34 + 4.27 =$
8.61 SQ. FT. TYPICAL
EACH SIDE.

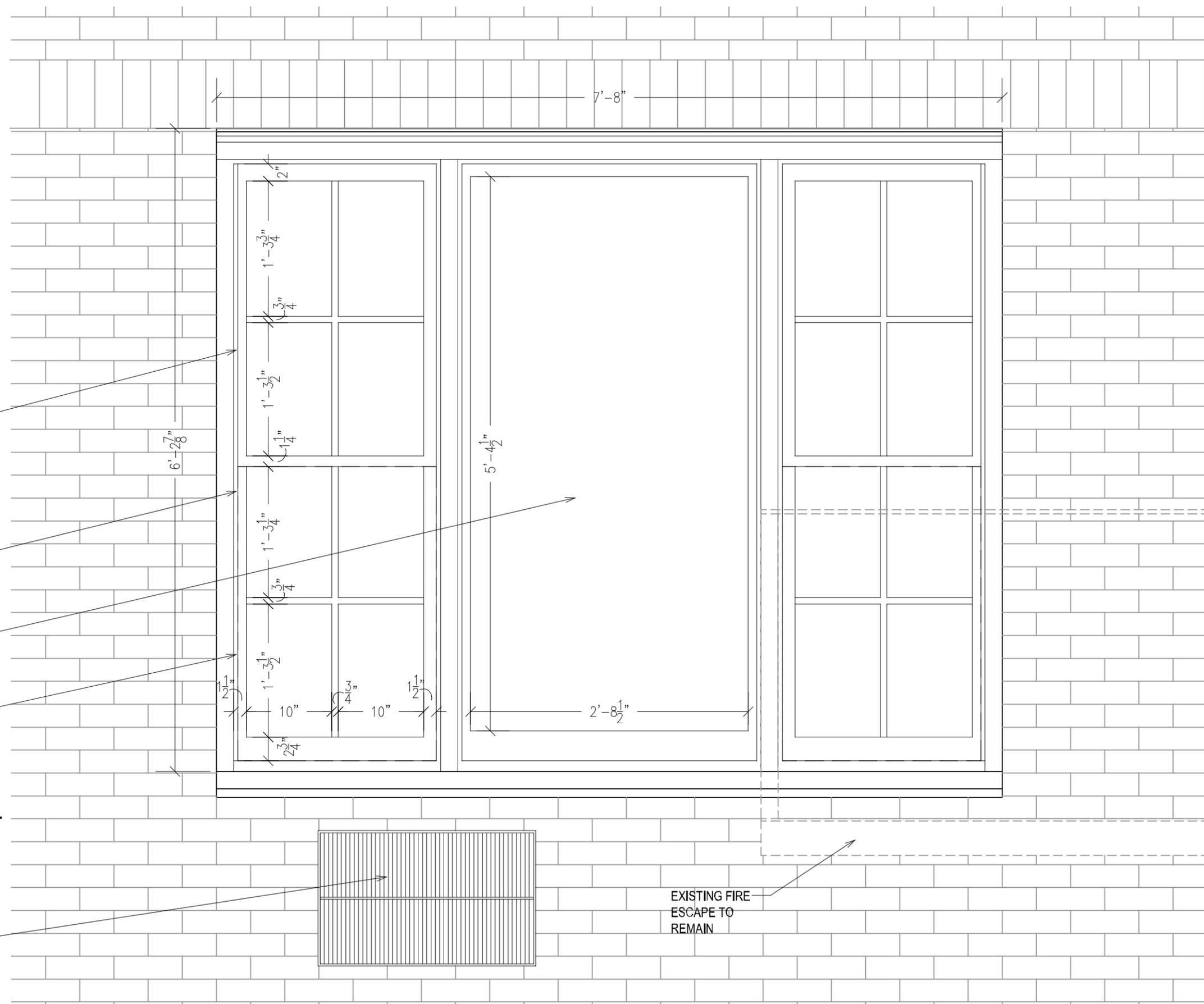
AREA OF NATURAL
LIGHT = 14.56 SQ. FT.
PICTURE WINDOW

OPEN AREA FOR NATURAL
VENTILATION = 5.3 SQ. FT.
TYPICAL EACH SIDE.

TOTAL NATURAL LIGHT=
 $14.56 + 8.61 + 8.61 = 31.78$ SQ. FT.

TOTAL NATURAL VENTILATION=
 $5.30 + 5.30 = 10.60$ SQ. FT.

EXISTING THROUGH-WALL
A/C SLEEVE AND UNIT TO
REMAIN, TYPICAL.



1 ELEVATION — TYPICAL WINDOW TYPE A — EXISTING
A401 1"=1'-0"

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WINDOW REPLACEMENT

SEAL AND SIGNATURE

PROJECT

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EXTERIOR ELEVATION
WINDOW TYPE "A"
PROPOSED

SCALE AS NOTED WHEN PRINTED ON 11X17

A-402.00

WINDOW TYPE "B" IS THE EXACT MIRROR OF WINDOW TYPE "A"

PROVIDE NEW WINDOWS, AND SEAL AROUND PERIMETER, TYPICAL.

AREA OF NATURAL LIGHT = 27.83 SQ. FT.

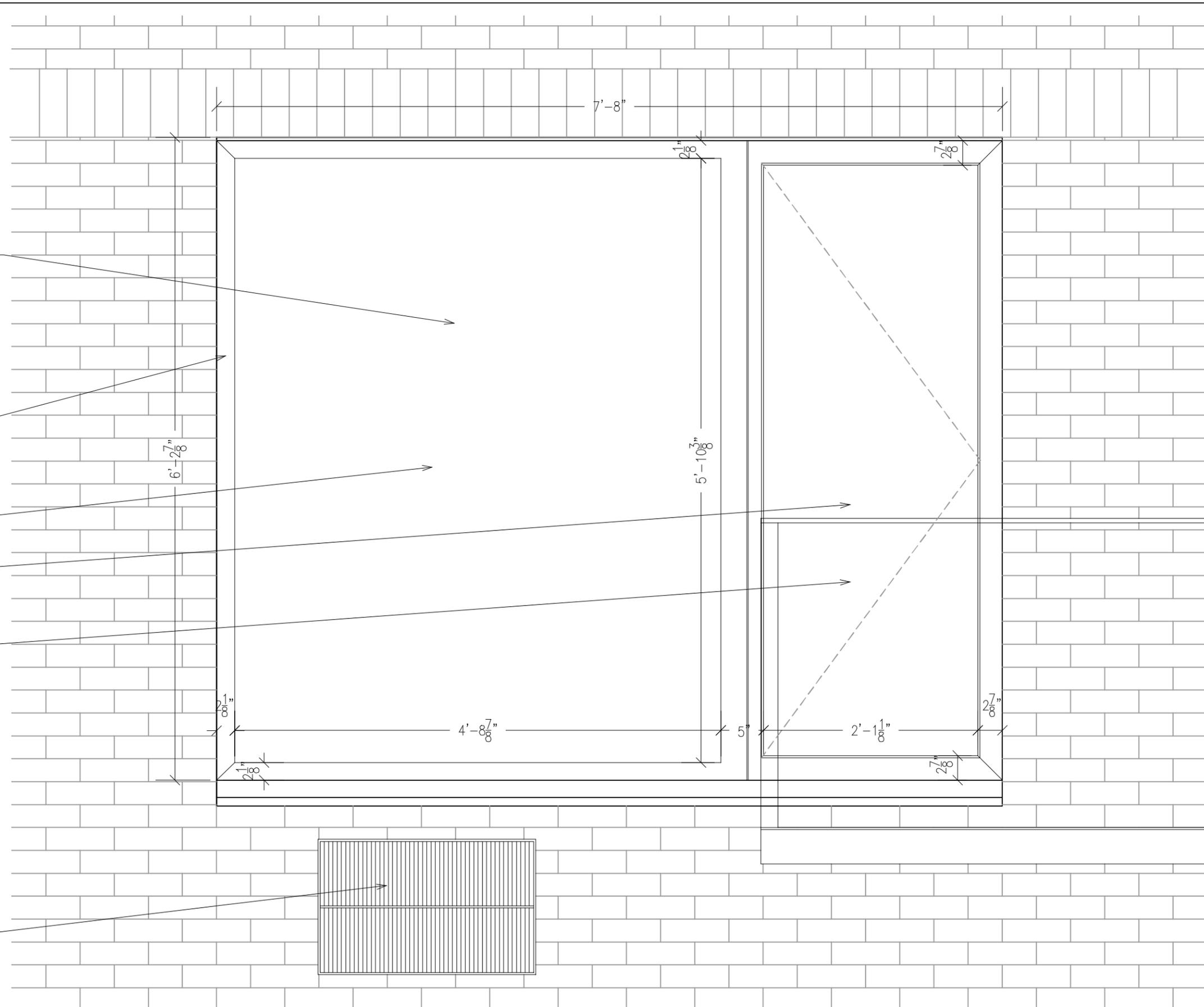
AREA OF NATURAL LIGHT = 11.97 SQ. FT.

OPEN AREA FOR NATURAL VENTILATION = 12.75 SQ. FT.

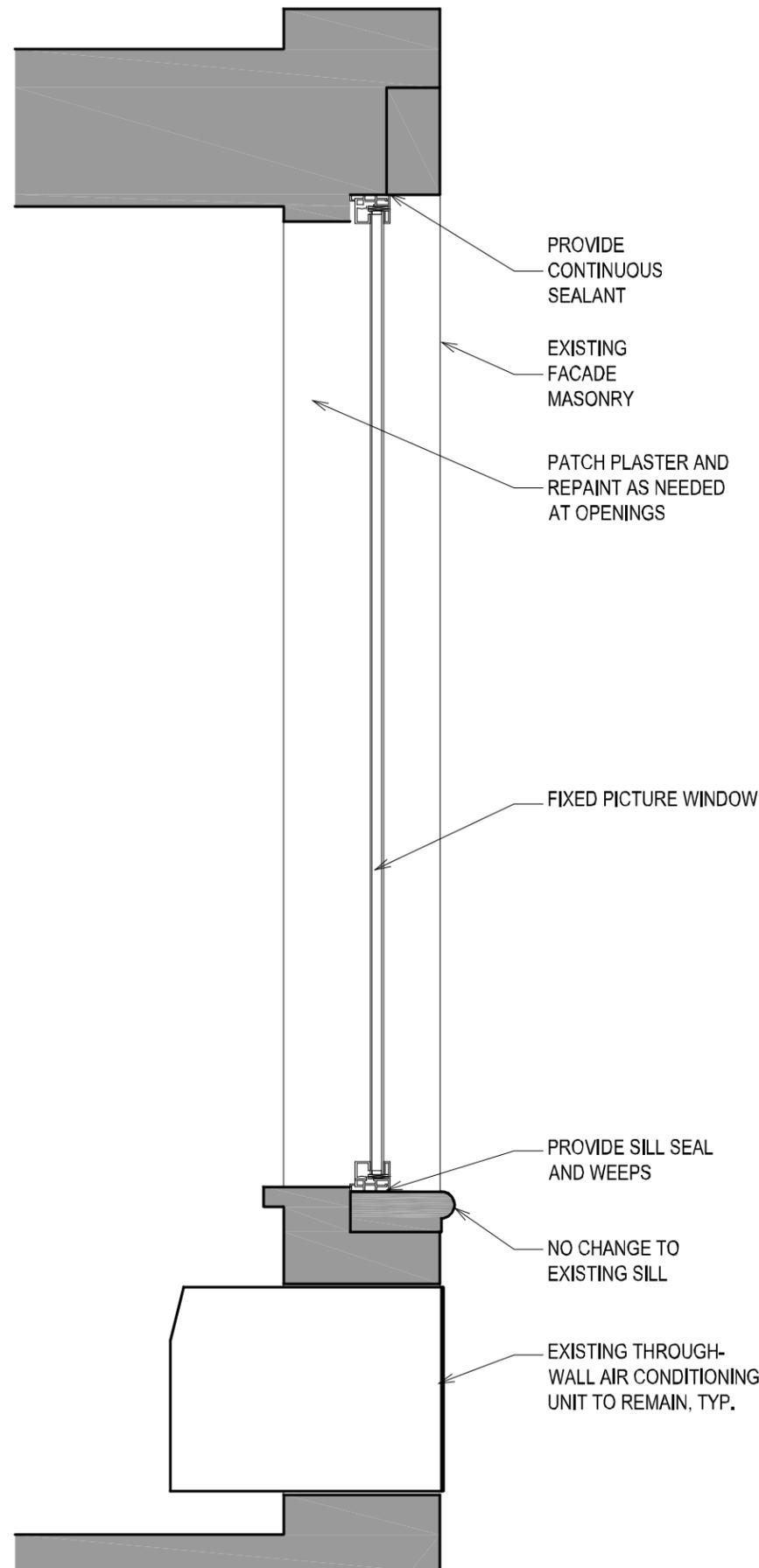
TOTAL NATURAL LIGHT =
27.83 + 11.97 = 39.80 SQ. FT.
39.80 NEW > 31.78 EXISTING.
COMPLIES.

TOTAL NATURAL VENTILATION =
12.75 SQ. FT.
12.75 NEW > 10.60 EXISTING.
COMPLIES.

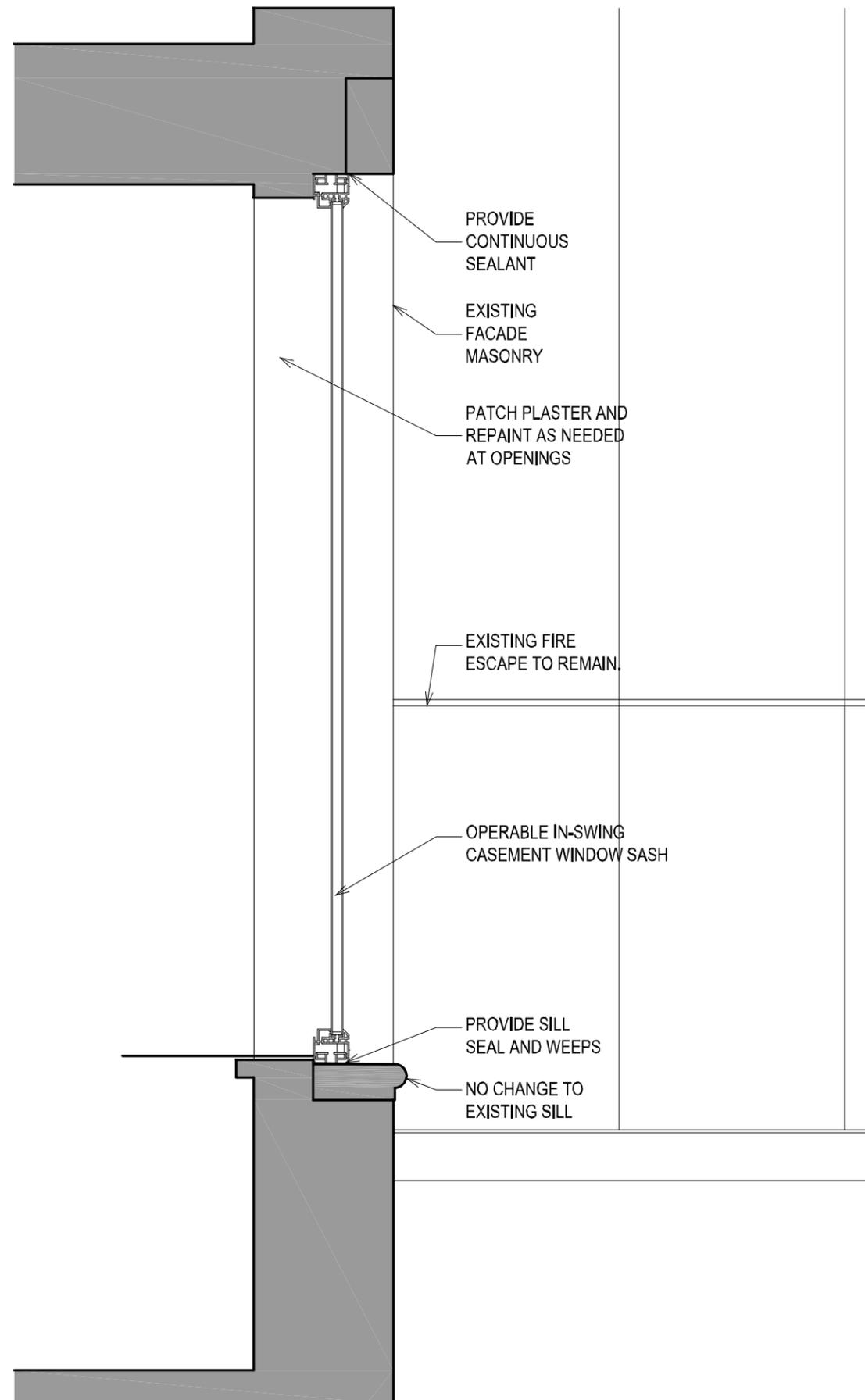
EXISTING THROUGH-WALL A/C SLEEVE AND UNIT TO REMAIN, TYPICAL.



1 ELEVATION — TYPICAL WINDOW TYPE A — PROPOSED
A402 1"=1'-0"



1 SECTION — REPLACEMENT WINDOW — FIXED.
A403 1"=1'-0"



2 SECTION — REPLACEMENT WINDOW — CASEMENT.
A403 1"=1'-0"

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SECTIONS
TYPICAL WINDOWS
PROPOSED

SCALE AS NOTED WHEN PRINTED ON 11X17

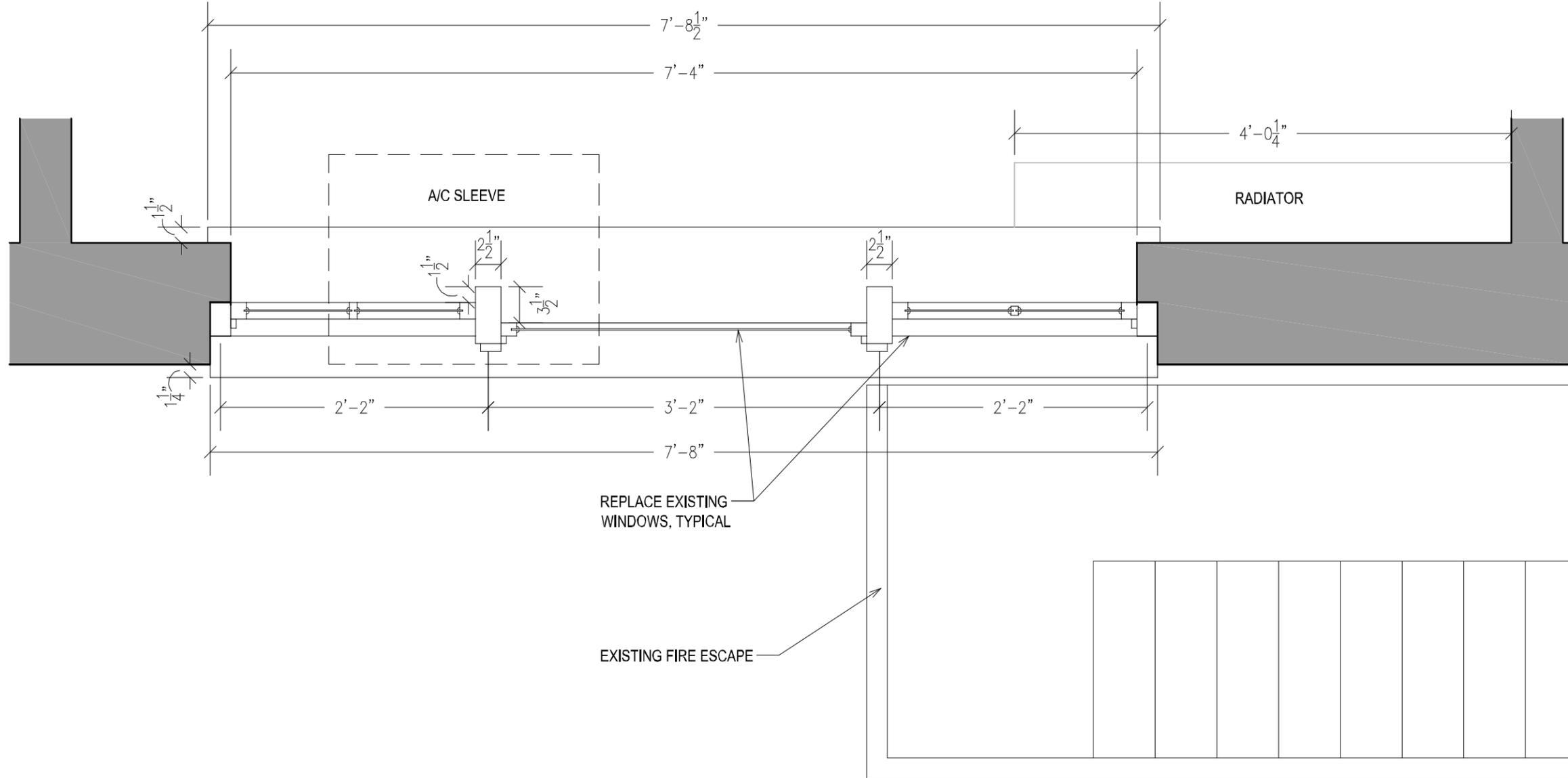
A-403.00

WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS OR FULL-SCALE SAMPLES FOR REVIEW.
 WINDOW MANUFACTURER SHALL CERTIFY U-FACTOR, SHGC VALUE AND AIR LEAKAGE VALUES FOR EACH WINDOW TYPE.

REFER TO EN-101 FOR REQUIRED U-FACTOR AND SHGC VALUES
 REFER TO SHEET A402 FOR LIGHT AND VENTILATION CALCULATIONS.

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PLAN DETAIL
 WINDOW TYPE "A"
 EXISTING

SCALE AS NOTED WHEN PRINTED ON 11X17

A-501.00

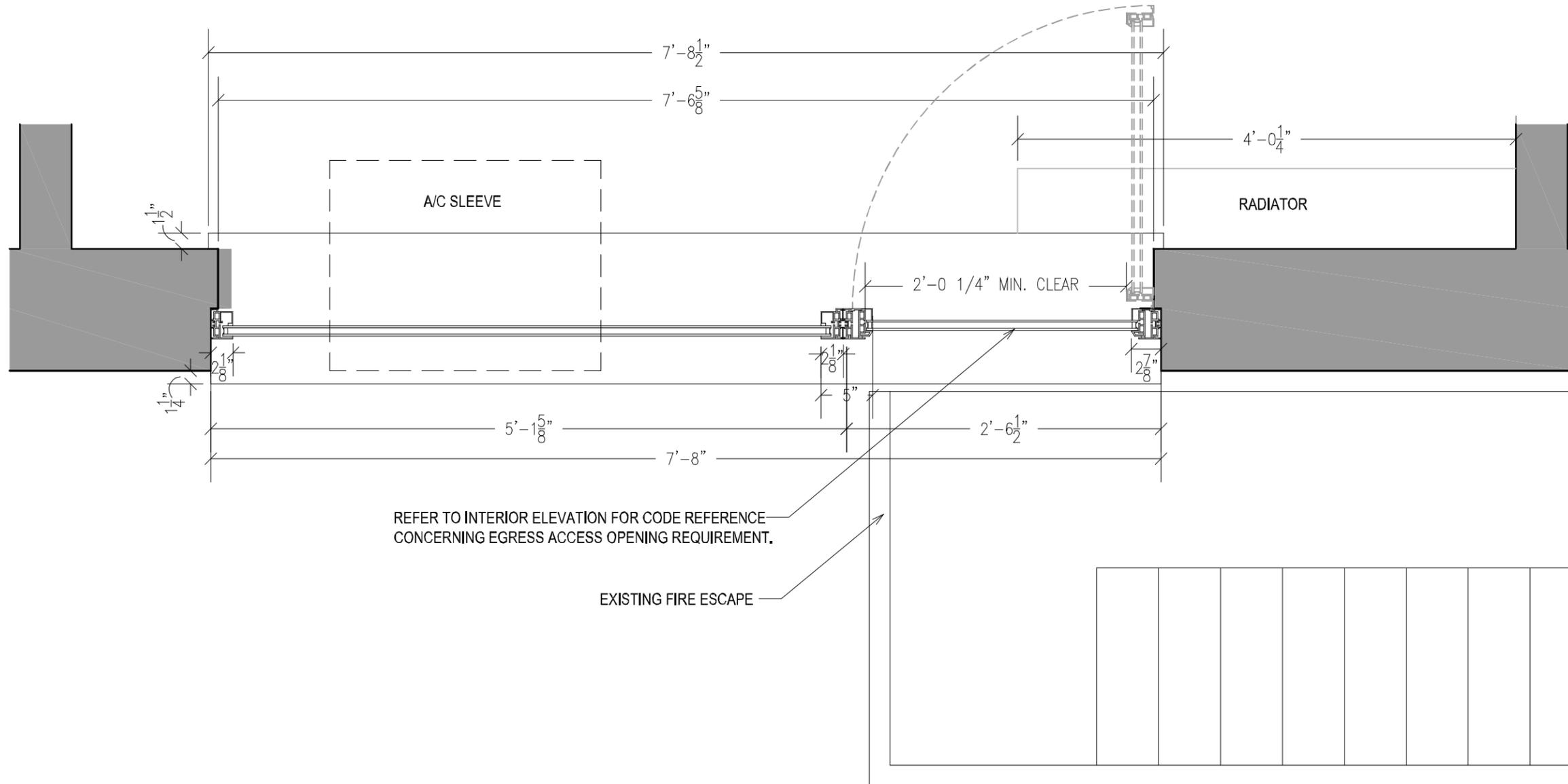
1 PLAN DETAIL — WINDOW TYPE A — EXISTING
 A501 1"=1'-0"

WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS OR FULL-SCALE SAMPLES FOR REVIEW.
 WINDOW MANUFACTURER SHALL CERTIFY U-FACTOR, SHGC VALUE AND AIR LEAKAGE VALUES FOR EACH WINDOW TYPE.

REFER TO EN-101 FOR REQUIRED U-FACTOR AND SHGC VALUES
 REFER TO SHEET A402 FOR LIGHT AND VENTILATION CALCULATIONS.

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REFER TO INTERIOR ELEVATION FOR CODE REFERENCE
 CONCERNING EGRESS ACCESS OPENING REQUIREMENT.

EXISTING FIRE ESCAPE

WINDOW REPLACEMENT

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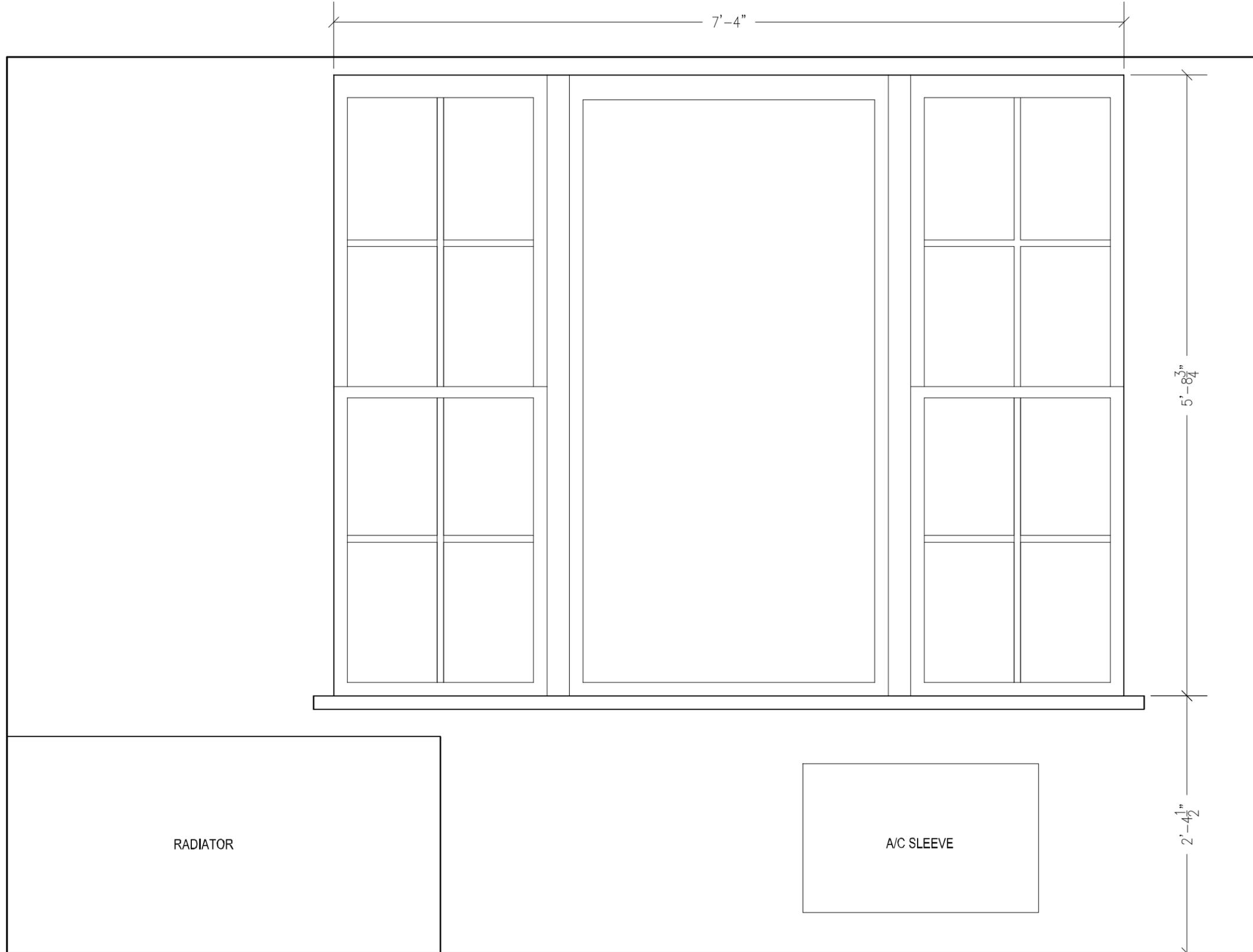
PLAN DETAIL
 WINDOW TYPE "A"
 PROPOSED

SCALE AS NOTED WHEN PRINTED ON 11X17

A-502.00

WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS OR FULL-SCALE SAMPLES FOR REVIEW.
 WINDOW MANUFACTURER SHALL CERTIFY U-FACTOR, SHGC VALUE AND AIR LEAKAGE VALUES FOR EACH WINDOW TYPE.

REFER TO EN-101 FOR REQUIRED U-FACTOR AND SHGC VALUES
 REFER TO SHEET A402 FOR LIGHT AND VENTILATION CALCULATIONS.



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INTERIOR ELEVATION
 WINDOW TYPE "A"
 EXISTING

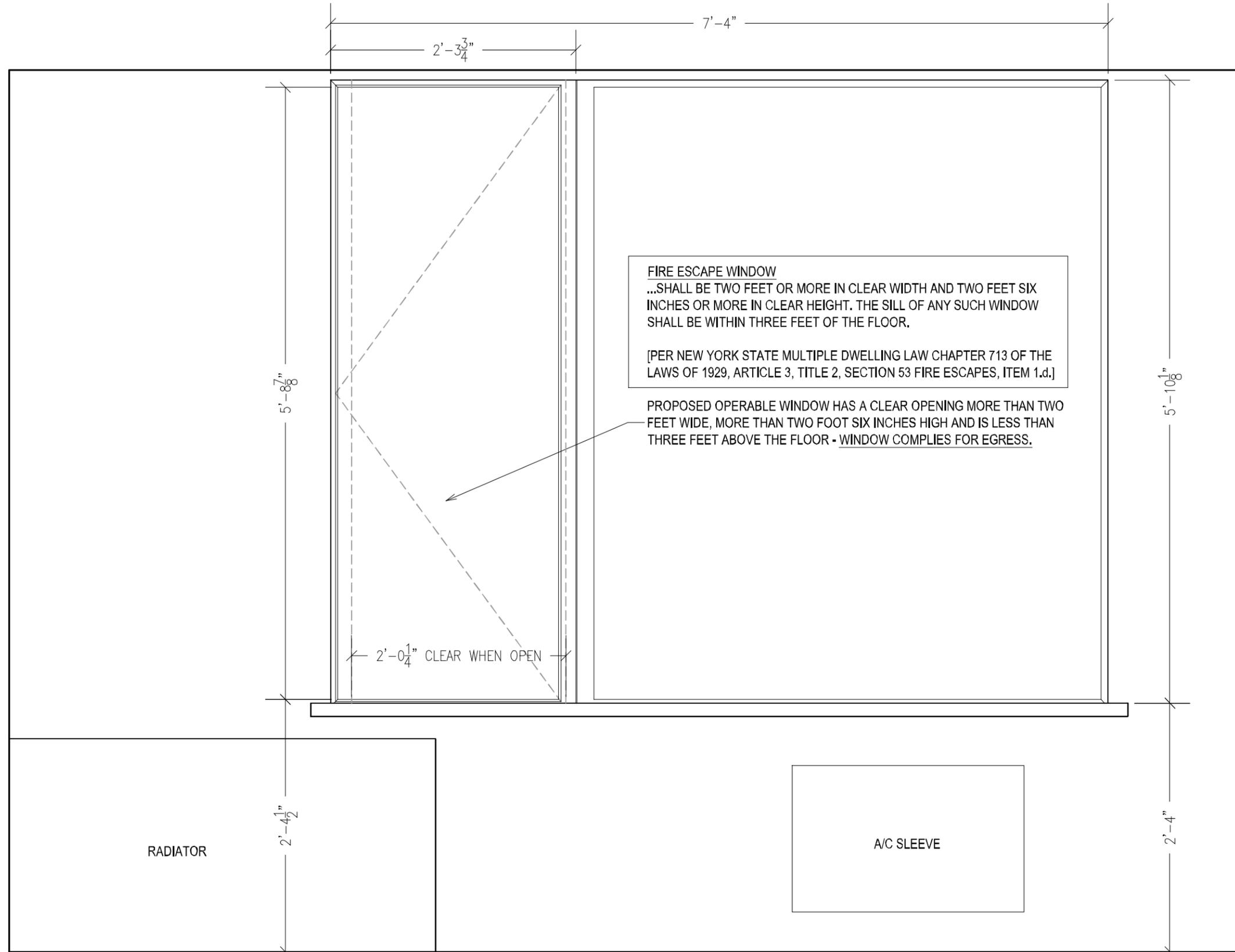
SCALE AS NOTED WHEN PRINTED ON 11X17

A-601.00

1 INTERIOR ELEVATION – WINDOW TYPE A – EXISTING
 A601 1"=1'-0"

WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS OR FULL-SCALE SAMPLES FOR REVIEW.
 WINDOW MANUFACTURER SHALL CERTIFY U-FACTOR, SHGC VALUE AND AIR LEAKAGE VALUES FOR EACH WINDOW TYPE.

REFER TO EN-101 FOR REQUIRED U-FACTOR AND SHGC VALUES
 REFER TO SHEET A402 FOR LIGHT AND VENTILATION CALCULATIONS.



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INTERIOR ELEVATION
 WINDOW TYPE "A"
 PROPOSED

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A-602.00



1 REAR ELEVATION – WEST FACADE – EXISTING
 A303 1/8"=1'-0"

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SHADING INDICATES WINDOW TO BE REPLACED WITH NEW WINDOW OF SAME SIZE AND OPERATION, TYP.

EXISTING REPLACEMENT WINDOW TO REMAIN, NO WORK, TYPICAL.

SHADING INDICATES WINDOW TO BE REPLACED WITH NEW WINDOW OF SAME SIZE AND OPERATION, TYP.

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ELEVATION
 EAST FACADE
 EXISTING

SCALE AS NOTED WHEN PRINTED ON 11X17

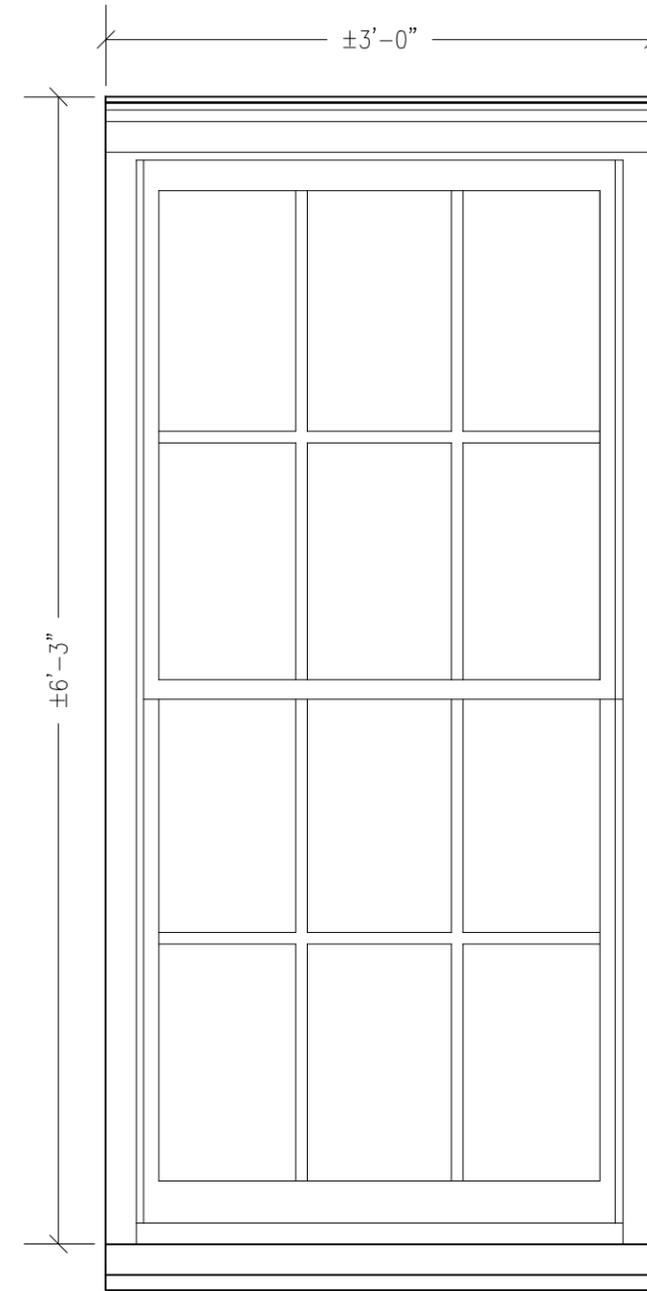
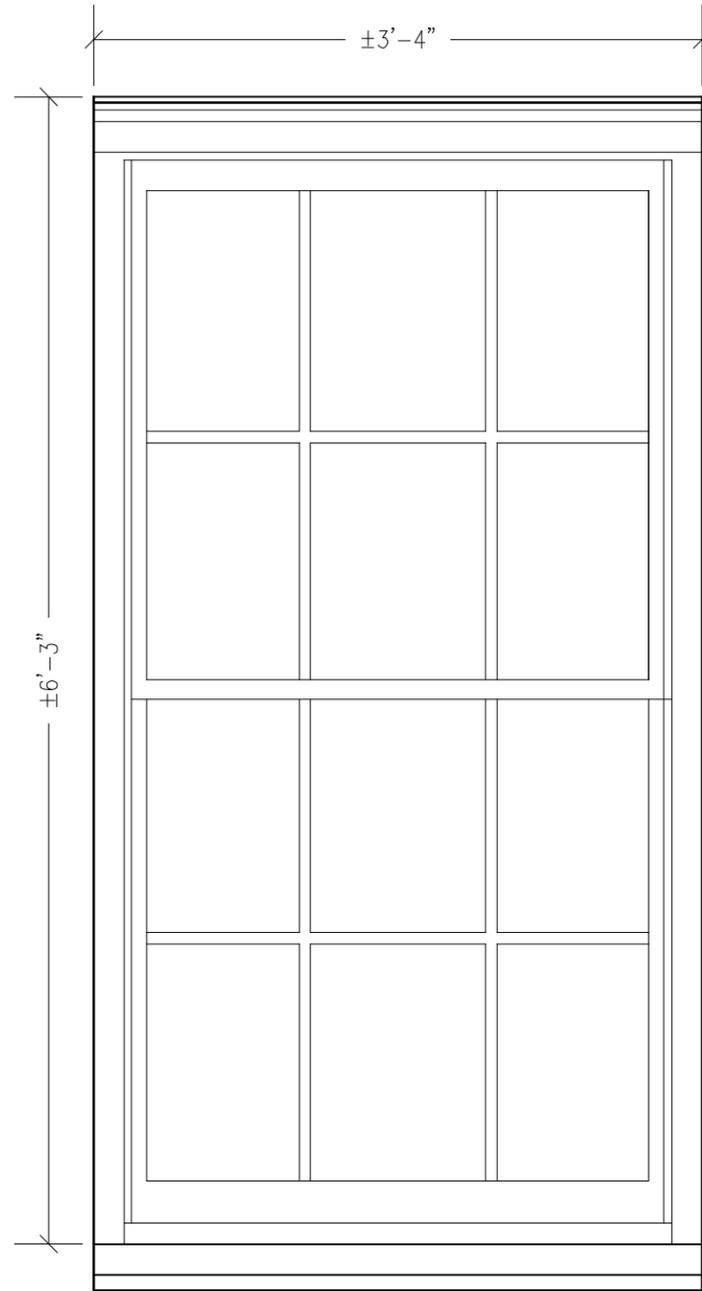
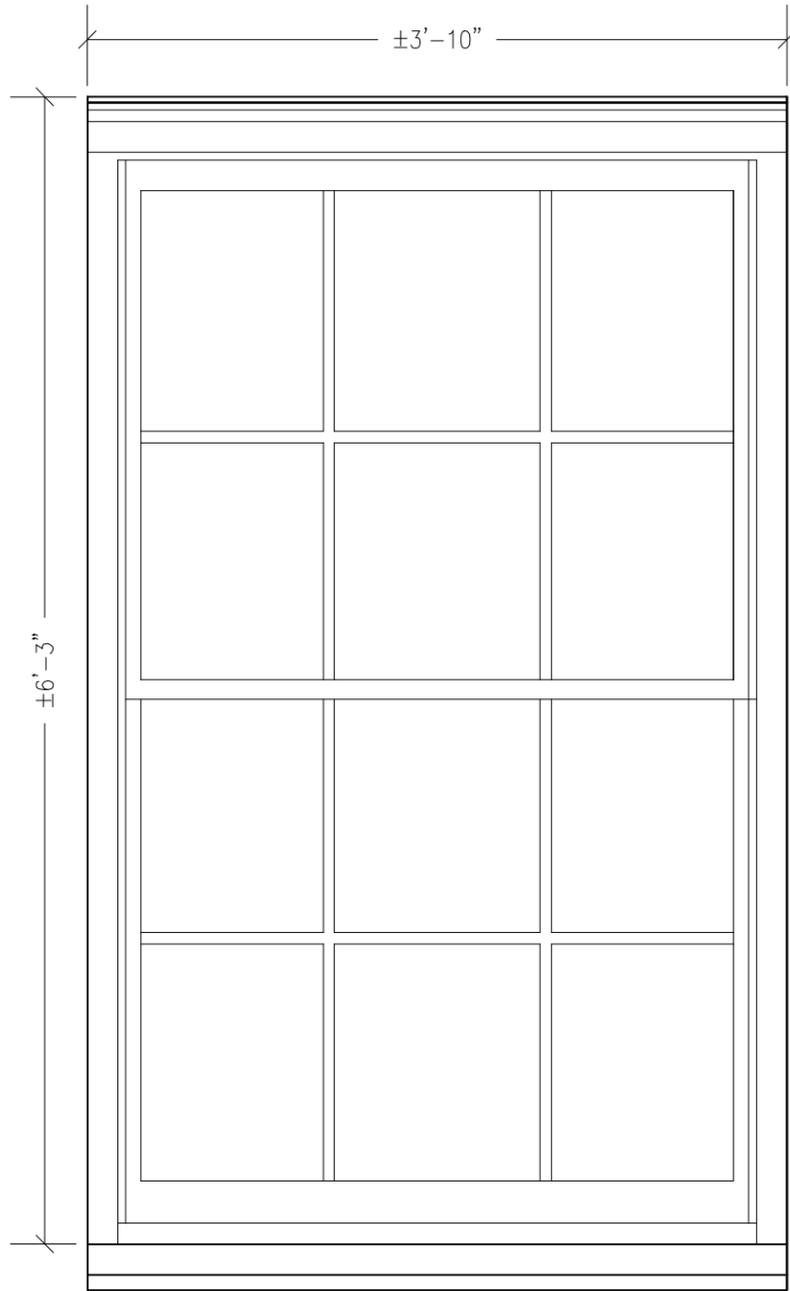
A-303.00

WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS OR FULL-SCALE SAMPLES FOR REVIEW.
 WINDOW MANUFACTURER SHALL CERTIFY U-FACTOR, SHGC VALUE AND AIR LEAKAGE VALUES FOR EACH WINDOW TYPE.

REFER TO EN-101 FOR REQUIRED U-FACTOR AND SHGC VALUES
 REFER TO SHEET A402 FOR LIGHT AND VENTILATION CALCULATIONS.

1. WINDOW SIZES VARY. CONTRACTOR SHALL VERIFY ALL EXISTING MASONRY OPENING DIMENSIONS IN THE FIELD PRIOR TO MANUFACTURE OF WINDOWS.
2. ALL REPLACEMENT WINDOWS SHALL BE THE FULL WIDTH AND HEIGHT OF MASONRY OPENING. NO REDUCTION IN NATURAL LIGHT NOR NATURAL VENTILATION.
3. APPLY NEW WATERPROOFING AROUND PERIMETER AT WINDOW OPENING DURING REPLACEMENT OF WINDOW.
4. PROVIDE WEEPS AT SILL AND SEAL AROUND PERIMETER OF ALL REPLACEMENT WINDOWS AND PATCH AND PAINT ADJACENT SURFACES AFTER INSTALLATION.

NEED TO CONFIRM TYPE F, TOILET ROOM WINDOWS, IN THE FIELD.



1 ELEVATION – TYPICAL WINDOW TYPE C
 A404 1"=1'-0"

2 ELEVATION – TYPICAL WINDOW TYPE D
 A404 1"=1'-0"

3 ELEVATION – TYPICAL WINDOW TYPE E
 A404 1"=1'-0"

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ELEVATIONS
 TYPICAL WINDOWS
 AT REAR FACADES

SCALE AS NOTED WHEN PRINTED ON 11X17

A-404.00