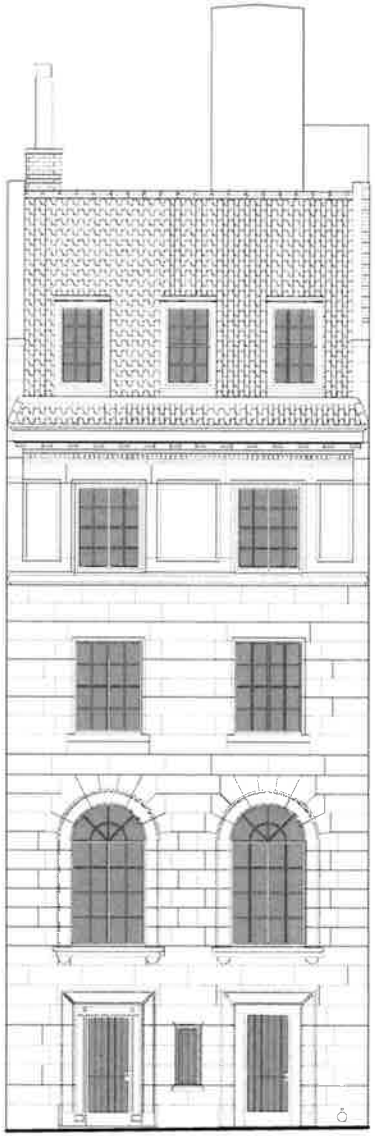


PROPOSED ALTERATIONS TO:

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

LANDMARKS PRESERVATION COMMISSION

SEPTEMBER 13, 2016

AbelowSherman
ARCHITECTS

General Contractor & Construction Manager:

TRI-STAR CONSTRUCTION CORP.

770 Lexington Avenue, 13th Floor
New York, NY 10065
Tel. 212-486-0806
Fax 212-754-0274
www.TriStarConstruction.com

Interior Designer:

JULIE HILLMAN DESIGN

1063 Madison Avenue, 3rd Floor
New York, NY 10028
Tel. 212-396-2071
Fax 212-396-2072
www.JulieHillman.com

Lighting Designer:

STAR LIGHTING DESIGN

300 West 23rd Street, Suite 27A
New York, NY 10011
Tel. 212-206-8537
Cell 917-714-4888

Vertical Transportation Consultant:

VDA (Van Deusen Associates)

Seven Penn Plaza, Suite 404
New York, NY 10001
Tel. 212-868-9090
Fax 212-868-9099
www.vdassoc.com

Expediting, Code, Zoning Consultant:

METROPOLIS GROUP, INC.

22 Cortlandt Street, 10th Floor
New York, NY 10007
Tel. 212-242-7440
Fax 212-242-7450
www.metropolisny.com

Specifications Consultant:

ROBERT SCHWARTZ & ASSOCIATES

589 Eighth Avenue, 17th Floor
New York, NY 10018
Tel. 212-691-3248
Fax 212-633-1613
www.rsaspecs.com

Geotechnical Engineering:

R A CONSULTANTS, LLC
47 Willard Drive
Dumont, NJ 07628
Tel. 201-374-1794
Fax 201-374-1795
www.raconsultantsllc.com

Waterproofing and Restoration Consultant:

WALTER B. MELVIN ARCHITECTS, LLC

118 West 22nd Street
New York, NY 10011
Tel. 212-679-9393
Fax 212-679-7228
www.wbmelvin.com

Structural Glass Consulting Engineer:

ECKERSLEY O' CALLAGHAN & PARTNERS

137 Varick Street #406
New York, NY 10013
Tel. 646-756-4731
Tel. 646-756-4734
www.eckersleyocallaghan.com

Structural Engineers:

ROBERT SILMAN ASSOCIATES

88 University Place, 10th Floor
New York, NY 10003
Tel. 212-620-7370
Fax 212-620-6157
www.Silman.com

Mechanical, Electrical & Plumbing Engineers:

MANNINGTON ENGINEERING CONSULTANTS

501 Fifth Avenue, Suite # 909
New York, NY 10017
Tel. 212-338-9801
Fax 212-338-9802

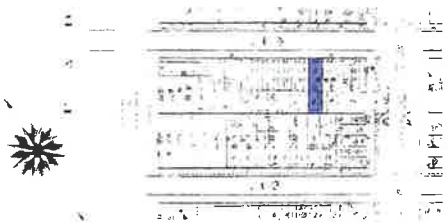
Architect:

ABELOW SHERMAN ARCHITECTS LLC

330 West 38th Street, Suite 1100
New York, NY 10018
Tel. 212-627-8866
Fax 212-594-1010
www.abelowsherman.com

LPC-01

BLOCK PLAN 3
1" = 250'



SANBORN MAP 2
1" = 100'

Upper East Side
Historic District
Manhattan

Designated May 19, 1981

Historic District Boundaries

UPPER EAST SIDE DISTRICT 1
N.T.S.

PROJECT:

TOWNHOUSE ALTERATION
20 EAST 64TH STREET
NEW YORK, NY 10022

ZONING DATA:

BLOCK: 1378
LOT: 41
C.D.: 108

ZONING DISTRICT: R8B
MAP NUMBER: 6C

SPECIAL DISTRICT:
LH-1A LIMITED HEIGHT

LOT DIMENSIONS:
25' x 100'-5" (± 2,510 SF)

OCCUPANCY CLASSIFICATION: J-3

CONSTRUCTION CLASSIFICATION: 2-B

ALTERATION TO:

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

Owner:
20 East 64th Street, LLC

General Contractor: Building Construction Manager:

[illegible]
[illegible]
New York, NY 10065
Tel. 212-486-3805
Fax 718-754-3274
www.[illegible].com

Interior Designer:
JULIE HOLLMAN DESIGN
1067 Madison Avenue
2nd Floor
New York, NY 10028
Tel 212-988-9071
Fax 212-396-2672
www.juliehollman.com

1	09/13/2016	LANDMARKS PRESERVATION COMMISSION
1	08/05/2016	LANDMARKS PRESERVATION COMMISSION
1	07/18/2016	MANHATTAN COMMUNITY BOARD 8

Lighting Consultant:
SAM LIGHTING DESIGN
300 West 43rd Street # 1[illegible]
New York, NY 10017
Tel. 212 398 8537
Cell. 917 714 4888

Facade and Waterproofing Consultants:
WALTER G. MELION ARCHITECTS, LLC
118 West 22nd Street
New York, NY 10011
Tel. 212 679-9361
Fax 212 679 7598

Mechanical, Electrical & Plumbing Engineers:
MANHATTAN ENGINEERING CONSULTANTS
501 Fifth Avenue
Suite #1805
New York, NY 10017
Tel. 212 338-9421
Fax 212 338-9422

Structural Engineer:
ROBERT SALMON ASSOCIATES
80 University Place
3rd Floor
New York, NY 10003
Tel. 212 645 7572
Fax 212 645 8197
www.[illegible].com

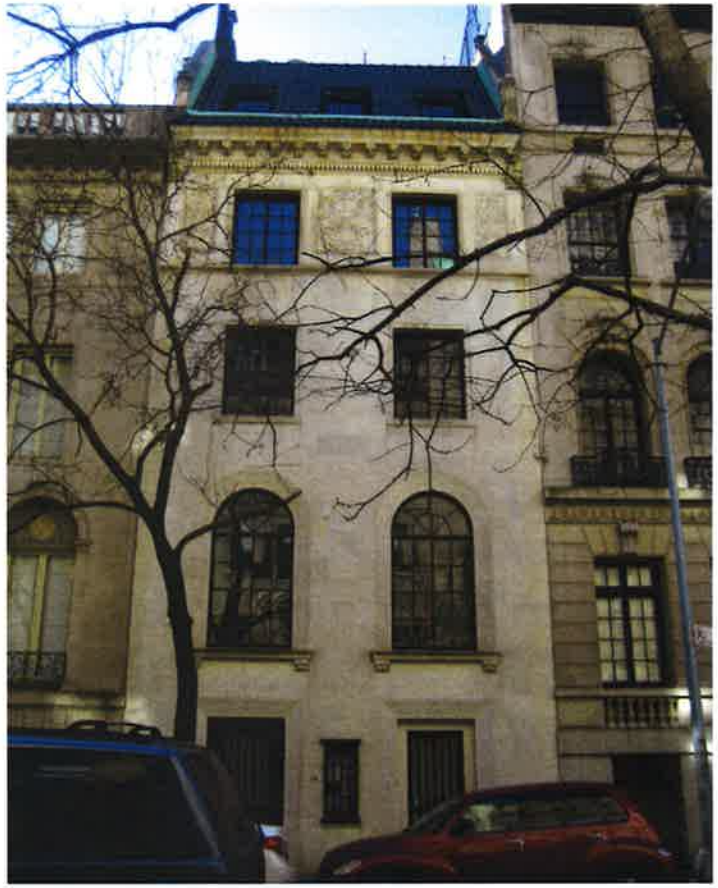
AbelowSherman
ARCHITECTS
230 West 38th Street
Suite 1100
New York, NY 10018
Tel 212 627-4884
Fax 212 986-1015
www.AbelowSherman.com

Drawing Title

CONTEXTUAL INFORMATION, BLOCK PLAN AND MAPS

Scale: VARIES
Date: SEPT 2016
Drawing No.: **LPC-02**

2 VIEW FROM ACROSS 64th STREET, TOWARDS EAST, CIRCA 1940



1 VIEW OF FRONT FACADE, FROM DIRECTLY ACROSS 64th STREET

ALTERATIONS TO:

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

General Contractor & Construction Manager:

[illegible]

Interior Designer:

[illegible]

1	09/12/2016	LANDMARKS PRESERVATION COMMISSION
2	08/09/2016	LANDMARKS PRESERVATION COMMISSION
3	07/18/2016	MANHATTAN COMMUNITY BOARD 8
REV.	DATE	ISSUE

Lighting Consultant:

[illegible]

Facade and Waterproofing Consultants:

[illegible]

Mechanical, Electrical & Plumbing Engineers:

[illegible]

Structural Engineers:

[illegible]

AbelowSherman
ARCHITECTS

[illegible]

EXISTING CONDITIONS PHOTOGRAPHS: FRONT (NORTH) FACADE & SIDEWALK

NO SCALE

SEPT 2016

LPC-03

2 VIEW FROM ACROSS 64th STREET, TOWARDS EAST

1 VIEW FROM ACROSS 64th STREET, TOWARDS WEST

ALTERATIONS TO

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

Owner:
20 East 64th Street, LLC

Lawrence Construction & Construction Manager:
TRI-LAWN CONSTRUCTION CORP.
770 Lexington Avenue
13th Floor
New York, NY 10065
Tel. 212-446-0605
Fax 212-754-2774
www.trilawnconstruction.com

Interior Designer:
JULIE HILLMAN DESIGN
1061 Madison Avenue
3rd Floor
New York, NY 10075
Tel. 212-396-2071
Fax 212-396-2072
www.JulieHillmanDesign.com

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3	07/18/2016	MANHATTAN COMMUNITY BOARD 8

Lighting Consultant:
STAR LIGHTING DESIGN
300 West 23rd Street # 7H
New York, NY 10017
Tel. 212-206-8857
Cell. 917-714-4858

Facade and Waterproofing Consultants:
WALTER B. MELVIN ARCHITECTS, LLC
118 West 22nd Street
New York, NY 10011
Tel. 212-679-9393
Fax 212-679-7928

Mechanical, Electrical & Plumbing Engineers:
MANHATTAN ENGINEERING CONSULTANTS
501 Fifth Avenue
Suite # 1409
New York, NY 10017
Tel. 212-316-9611
Fax 212-316-9612

Structural Engineers:
ROBERT SILMAN ASSOCIATES
88 University Place
10th Floor
New York, NY 10003
Tel. 212-620-7970
Fax 212-620-8157
www.Silman.com

AbelowSherman
ARCHITECTS

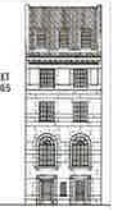
[illegible]

VIEWS OF EXISTING FACADE, FROM ACROSS 64th STREET

Scale: NO SCALE	Dwg. No. LPC-04
Date: SEPT 2016	

2 EXISTING 2nd FLOOR WINDOW: EAST UNIT

1 EXISTING 2nd FLOOR WINDOW: WEST UNIT



TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

Owner:
20 East 64th Street, LLC

General Contractor & Construction Manager:
[illegible] CONSTRUCTION CORP.
[illegible] Lexington Avenue
13th Floor
New York, NY 10065
Tel. 212-[illegible]
Fax 212-[illegible]
www.[illegible]construction.com

Interior Designer:
JULIE NILLMAN DESIGN
1063 Madison Avenue
3rd Floor
New York, NY 10075
Tel. 212-396-2031
Fax 212-396-2072
www.julienillman.com

Rev.	Date	Issue
1	[illegible]	LANDMARKS PRESERVATION COMMISSION
2	[illegible]	LANDMARKS PRESERVATION COMMISSION
3	[illegible]	MANHATTAN COMMUNITY BOARD 8

Lighting Consultant:
[illegible] LIGHTING DESIGN
303 West 23rd Street [illegible]
New York, NY 10017
Tel. 212 206 8557
Cell. 917-714-4888

Facade and Waterproofing Consultants:
WALTER B. MELVIN ARCHITECTS, LLC
[illegible] West 72nd Street
New York, NY 10011
Tel. 212 679 3393
Fax 212 679 7208

Mechanical, Electrical & Plumbing Engineers:
HAMINGTON ENGINEERING CONSULTANTS
[illegible] Fifth Avenue
Suite # [illegible]
New York, NY 10017
Tel. 212 [illegible]
Fax 212 [illegible]

Structural Engineers:
ROBERT [illegible] ASSOCIATES
[illegible] University Place
10th Floor
New York, NY 10003
Tel. 212-[illegible]
Fax 212-[illegible]
[illegible]

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[illegible]

PHOTOGRAPHS OF EXISTING
2nd FLOOR WINDOW OPENINGS

Scale: NO SCALE	Dwg. No.: LPC-05
Date: SEPT 2016	

8 EXISTING JAMB AT TRANSOM: EXTERIOR

9 EXISTING FAN LIGHT: EXTERIOR

EXISTING FAN LIGHT: INTERIOR 3

7 EXISTING JAMB: EXTERIOR

10 EXG MUNTIN: INT.

EXISTING JAMB AT TRANSOM: INTERIOR 2

6 EXISTING SILL AND JAMB: EXTERIOR

5 EXISTING SILL: EXTERIOR

EXISTING SASH: INTERIOR 4

EXISTING SILL AND JAMB: INTERIOR 1

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

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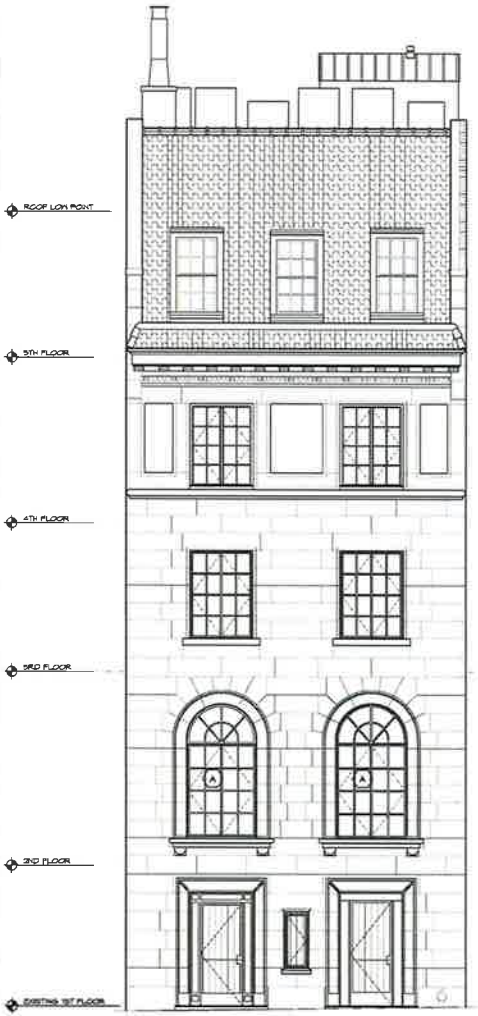
PHOTOGRAPHS OF EXISTING WINDOWS: INTERIOR AND EXTERIOR

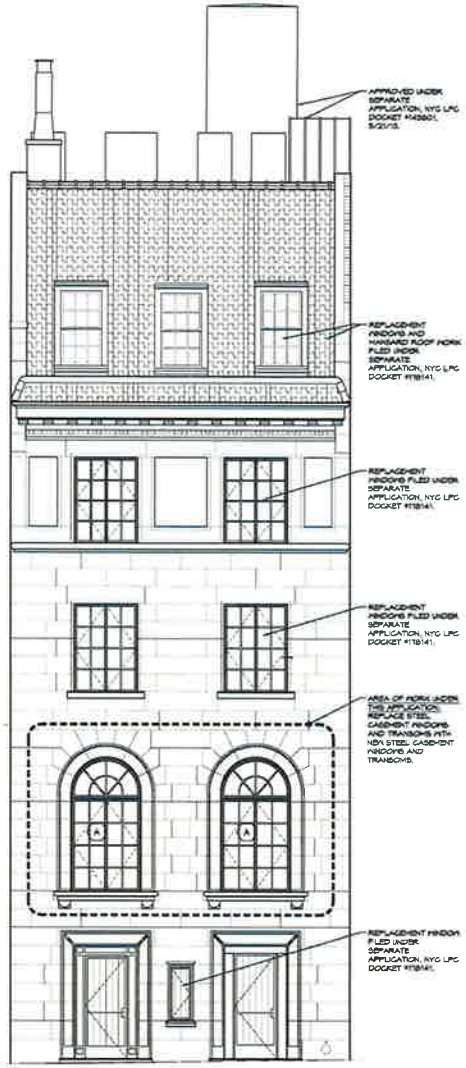
NO SCALE

SEPT 2016

LPC-06



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



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

3 PHOTO - EXISTING NORTH ELEVATION
NOT TO SCALE

ALTERATIONS TO

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

BLOCK 1387 LOT 10

OWNER:
20 East 64th Street, LLC

General Contractor & Construction Manager
TRI SON CONSTRUCTION CORP.
770 Lexington Avenue
17th Floor
New York, NY 10065
Tel 212-446-3433
Fax 212-752-2770
www.TRISONconstruction.com

Design Designer
JULIE HOLLWAY DESIGN
1001 Madison Avenue
2nd Floor
New York, NY 10075
Tel 212-396-0001
Fax 212-396-2602
www.julieHOLLWAYdesign.com

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Lighting Consultant
USM LIGHTING DESIGN
363 West 45th Street 2 FL
New York, NY 10036
Tel 212 206 9519
Cell 917 754 4804

Engineering Consultants
WALTER B. MELVIN ARCHITECTS, LLC
118 West 22nd Street
New York, NY 10011
Tel 212 675 3383
Fax 212 675 7226

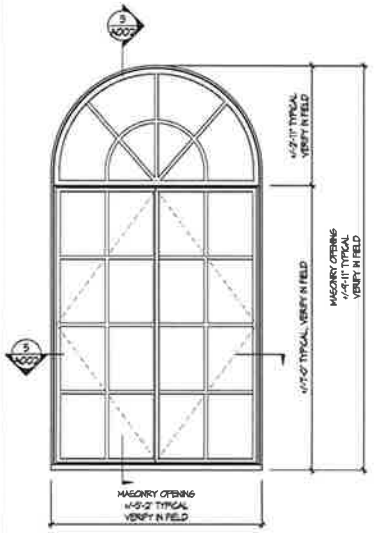
Mechanical, Electrical & Plumbing Engineers
HARRINGTON ENGINEERING CONSULTANTS
307 Fifth Avenue
Suite 8 (8th)
New York, NY 10017
Tel 212-239-9621
Fax 212-319-7624

Structural Engineer
ROBERT SILMAN ASSOCIATES
88 University Place
10th Floor
New York, NY 10003
Tel 212 645 2572
Fax 212-620 0157
www.Silman.com

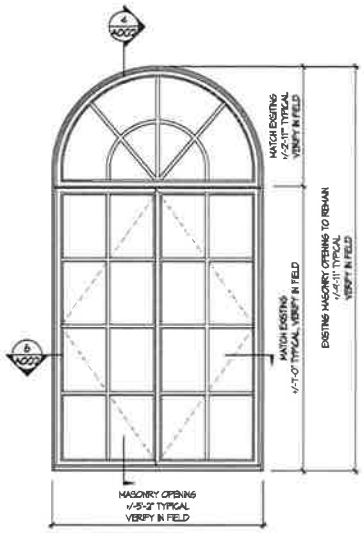
AbelowSherman
ARCHITECTS
222 West 40th Street
Suite 1100
New York, NY 10018
Tel 212 674-8866
Fax 212 704 1305
www.AbelowSherman.com

Drawing Title
FRONT ELEVATION: EXISTING AND PROPOSED AND EXISTING PHOTOGRAPH

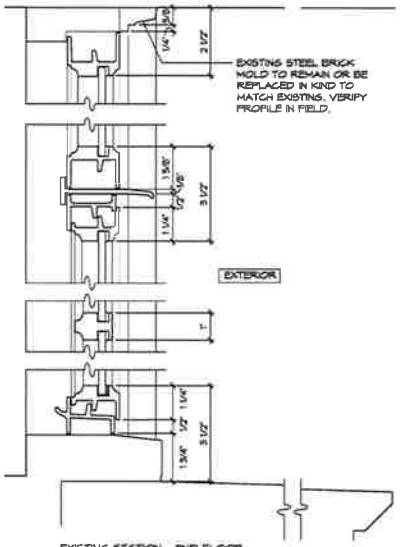
Scale: NO SCALE!
Date: SEPT 2016
Drawing No.: **LPC-07**



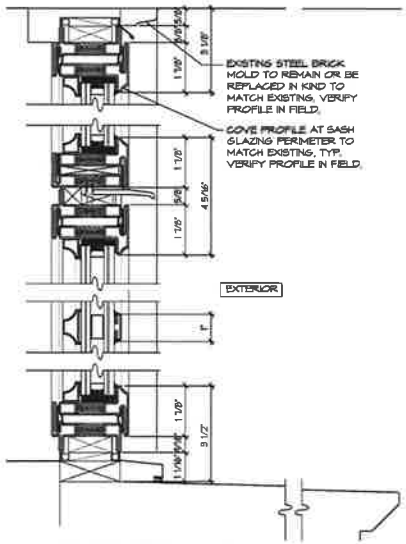
1 EXISTING ELEVATION - 2ND FLOOR
STEEL CASEMENT WITH TRANSOM
SCALE 3/4"=1'-0"



2 PROPOSED ELEVATION - 2ND FLOOR
STEEL CASEMENT WITH TRANSOM
SCALE 3/4"=1'-0"



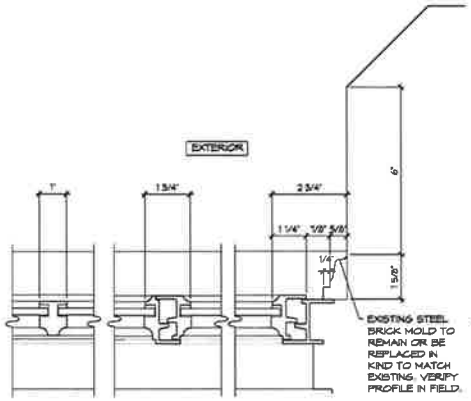
3 EXISTING SECTION - 2ND FLOOR
STEEL CASEMENT WITH FIXED TRANSOM
SCALE 6"=1'-0"



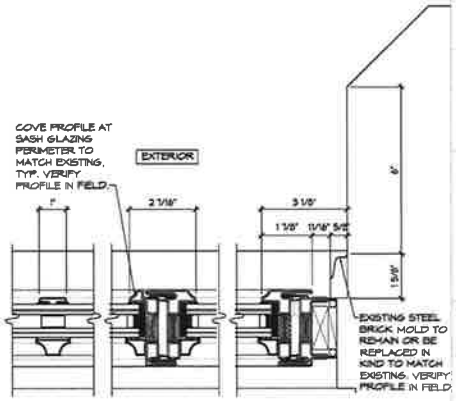
4 PROPOSED SECTION - 2ND FLOOR
STEEL CASEMENT WITH FIXED TRANSOM
SCALE 6"=1'-0"

GLAZED AREA CALCULATIONS		NYC LPC RULES 3-04 (c) 2 (i)		
	EXISTING		PROPOSED	
2ND FLOOR (STEEL)	5,276	SQ. IN.	5,058	SQ. IN.

PROPOSED DIMINUTION IN GLAZED AREA IS 4% WHICH IS LESS THAN 10%



5 EXISTING JAMB PLAN - 2ND FLOOR
STEEL CASEMENT WITH TRANSOM
SCALE 6"=1'-0"



6 PROPOSED CASEMENT JAMB PLAN - 2ND FLOOR
STEEL CASEMENT WITH TRANSOM
SCALE 6"=1'-0"

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

AbelowSherman
ARCHITECTS

WINDOW DETAILS: EXISTING AND PROPOSED

SEPT 2016

LPC-08

5 REPLACEMENT WINDOW SAMPLE: EXTERIOR VIEW

4 HINGE DETAIL: EXTERIOR

3 MUNTIN DETAIL: EXTERIOR

2 HINGE DETAIL: INTERIOR

1 REPLACEMENT WINDOW SAMPLE: INTERIOR VIEW

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

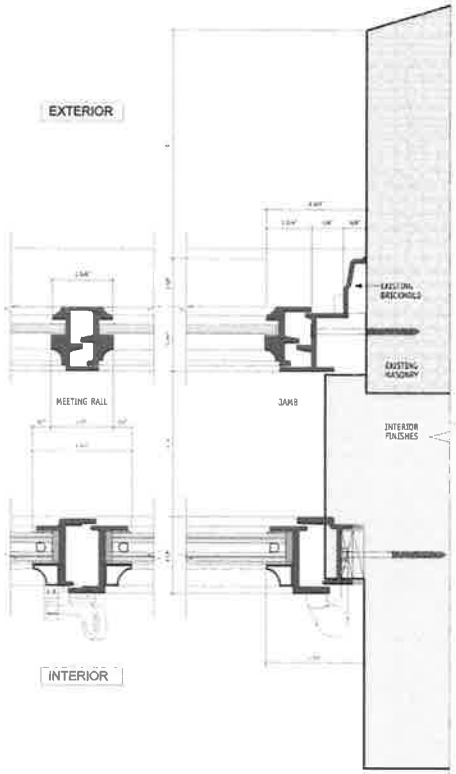
AbelowSherman
ARCHITECTS

IMAGES OF PROPOSED REPLACEMENT WINDOW TYPE: INTERIOR AND EXTERIOR

NO SCALE

SEPT 2016

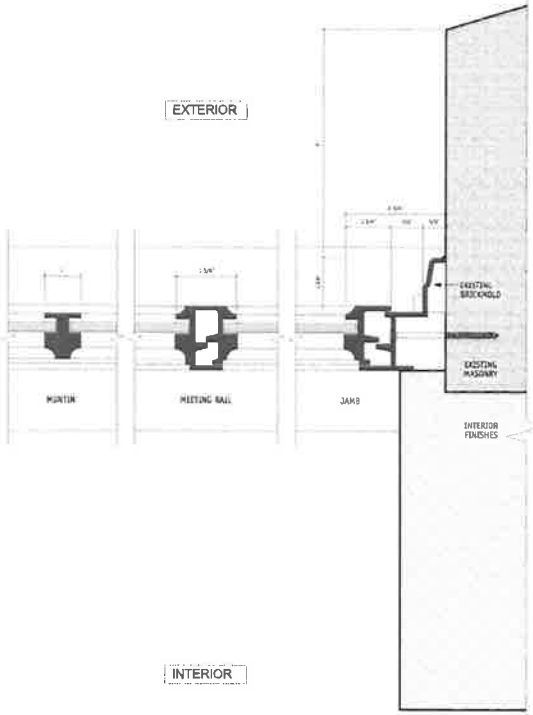
LPC-09



3 EXISTING + STORM SASH

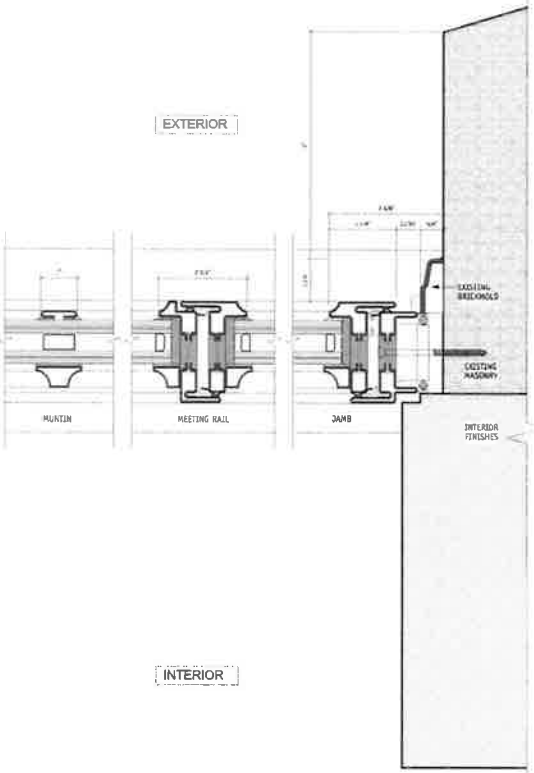
DOUBLE-GLAZED STORM SASH
NON-THERMALLY BROKEN STORM SASH

NOTE:
OPERABLE STORM SASH NECESSARY TO MEET NATURAL VENTILATION CODE REQUIREMENTS.



2 EXISTING WINDOW PLAN

SOLID STEEL
SINGLE GLAZED
NON-THERMALLY BROKEN



1 PROPOSED WINDOW PLAN

EXTRUDED STEEL
DOUBLE GLAZED
THERMALLY BROKEN

TOWNHOUSE

20 EAST 64th STREET
NEW YORK, NY 10065

Owner:
20 East 64th Street, LLC

AbelowSherman
ARCHITECTS

Drawing Title
ENLARGED WINDOW DETAILS: EXISTING AND PROPOSED AND STORM

SEPT 2016

LPC-10