

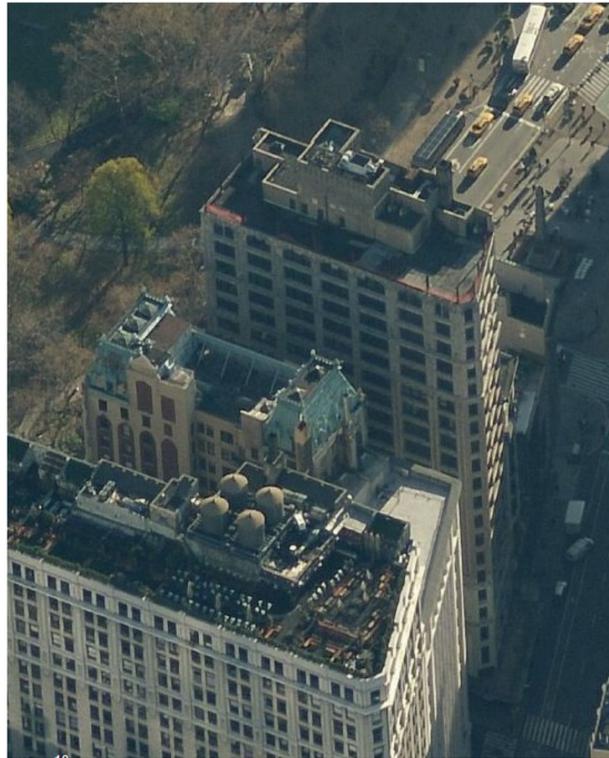


**HELPERN ARCHITECTS**

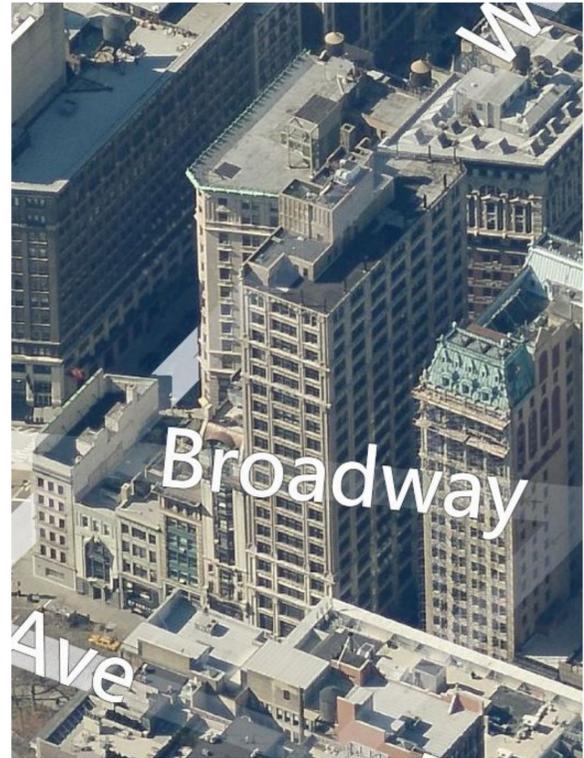
**212 5TH AVENUE, NEW YORK, NY 10010**  
212 5TH AVENUE VENTURE LLC  
NEW YORK, NY  
MARCH 11TH, 2015

**HISTORIC VIEW FROM  
26TH ST**  
SCALE: N/A

*Survivor*  
34229



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST



AERIAL VIEW FROM SOUTH



VIEW FROM 26TH ST AND BROADWAY



VIEW FROM MADISON SQUARE PARK



VIEW FROM 23RD ST



VIEW FROM 26TH ST



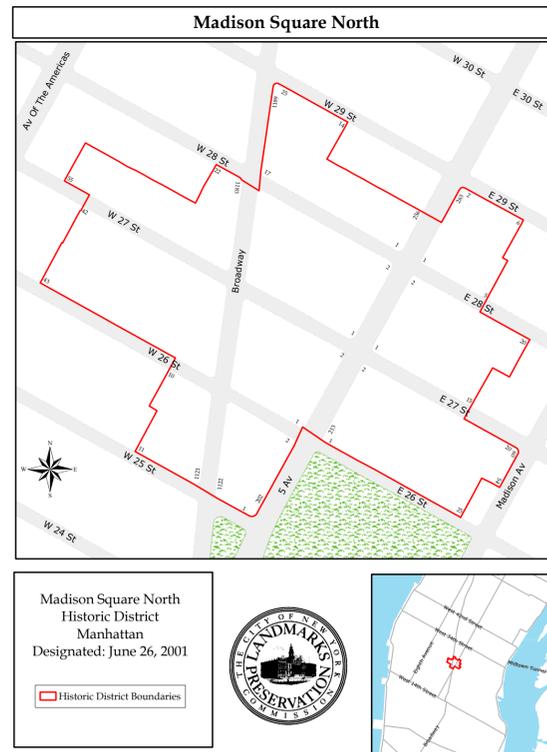
CAFE MARTIN



TAX LOT PHOTO FROM 5TH AVENUE



HISTORIC VIEW FROM 26TH ST



HISTORIC DISTRICT MAP



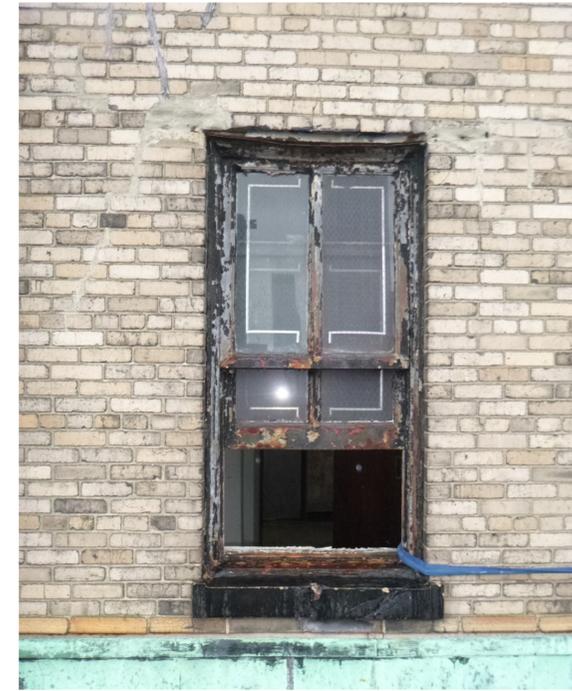
HISTORIC VIEW FROM 23RD ST & BROADWAY



21ST FLOOR ARCHED WINDOW



21ST FLOOR ARCHED WINDOW



WINDOWS IN SOUTH FACADE



WINDOWS IN SOUTH FACADE



WINDOWS AT 3RD FLOOR



WINDOWS AT 4TH FLOOR



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



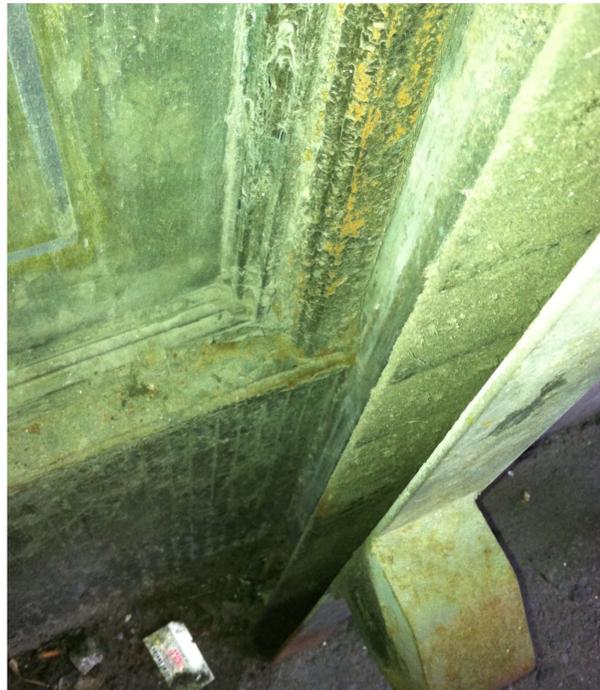
HISTORIC PHOTOGRAPH



ORIGINAL MULLION DETAIL



ORIGINAL METAL WORK OVER BROADWAY ENTRANCE



ORIGINAL PERIMETER MOLDING DETAIL



EXISTING 5TH AVE. NON-HISTORIC STOREFRONT



HISTORIC PHOTOGRAPH



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



1182 BROADWAY, SECONDARY SOUTH ELEVATION  
LARGE ROOFTOP ADDITION



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



230 FIFTH AVENUE  
MATCHING WINDOW CONFIGURATIONS



230 FIFTH AVENUE  
MATCHING WINDOW CONFIGURATIONS



3 EAST 28TH ST  
STOREFRONT CONDITIONS



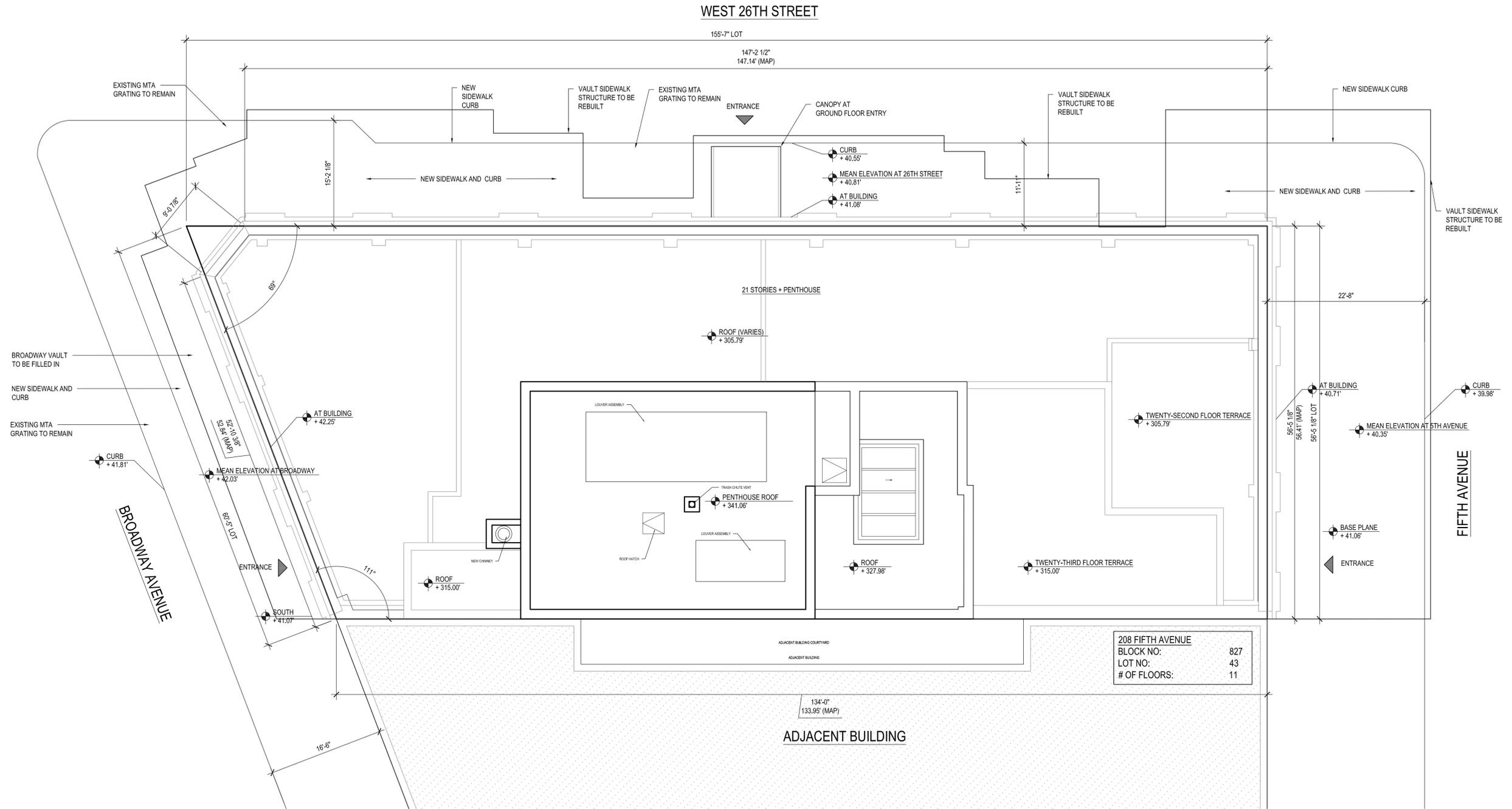
236 FIFTH AVENUE  
STOREFRONT CONDITIONS



1170 BROADWAY  
STOREFRONT CONDITIONS

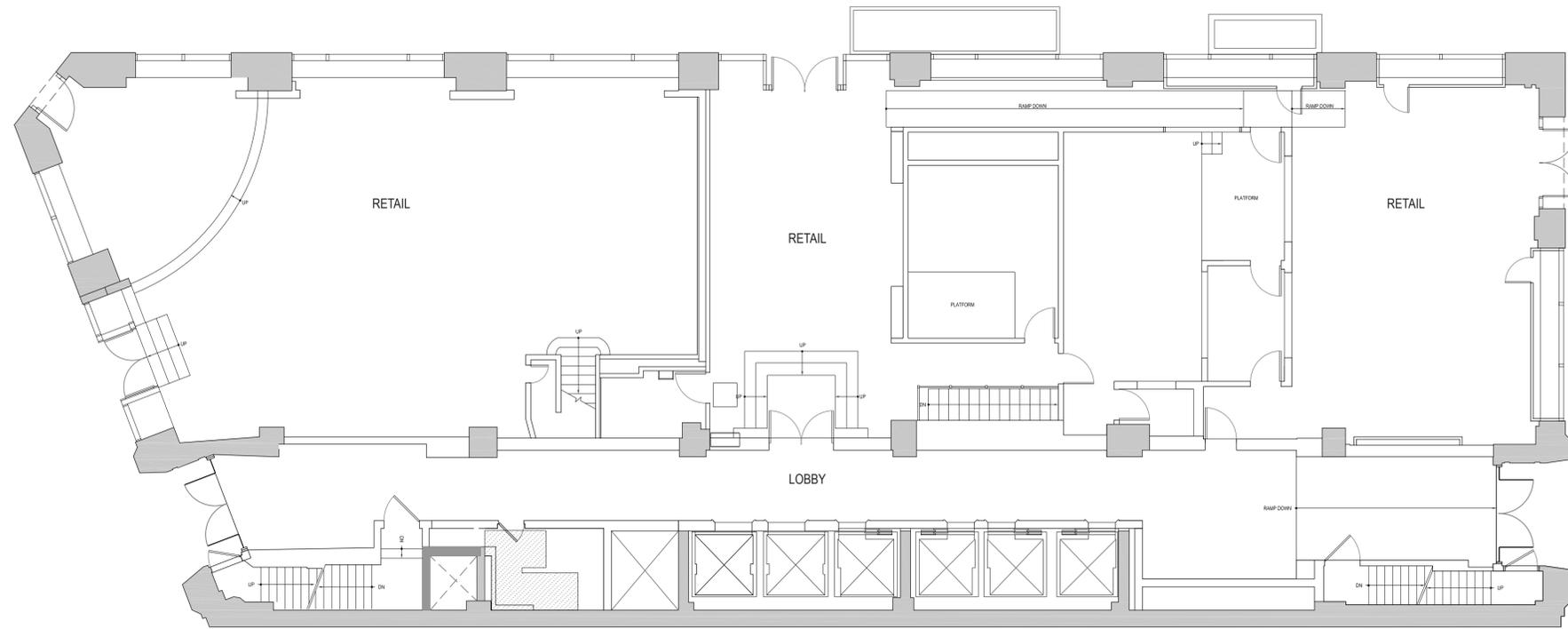


1170 BROADWAY  
STOREFRONT CONDITIONS

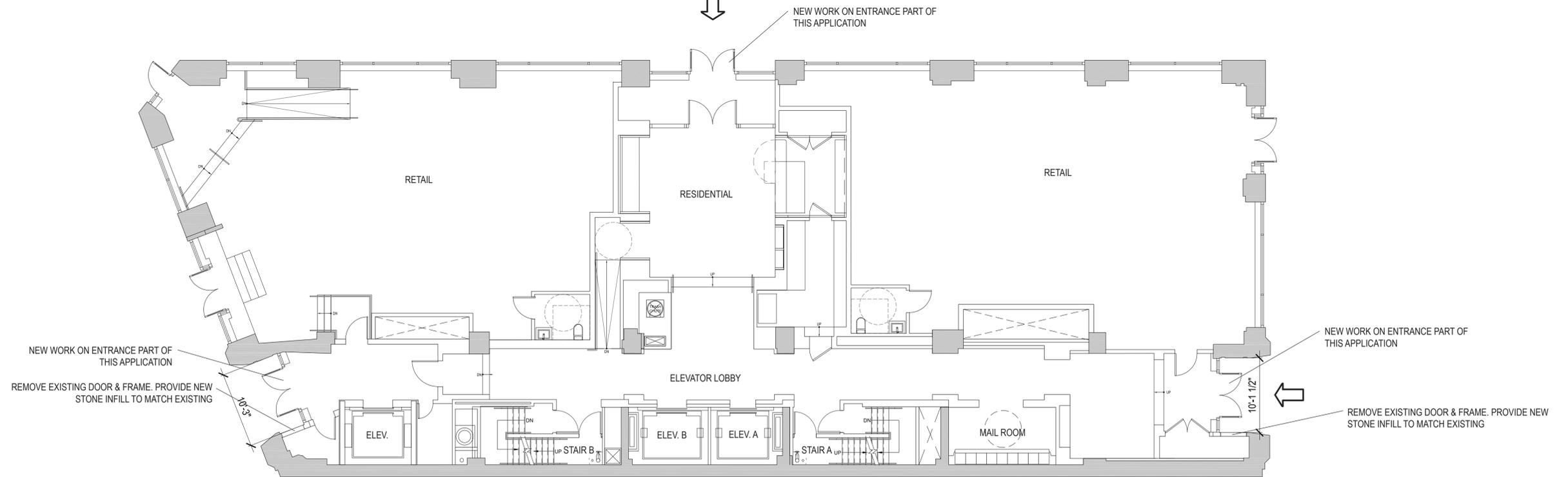


### PROPOSED SITE PLAN

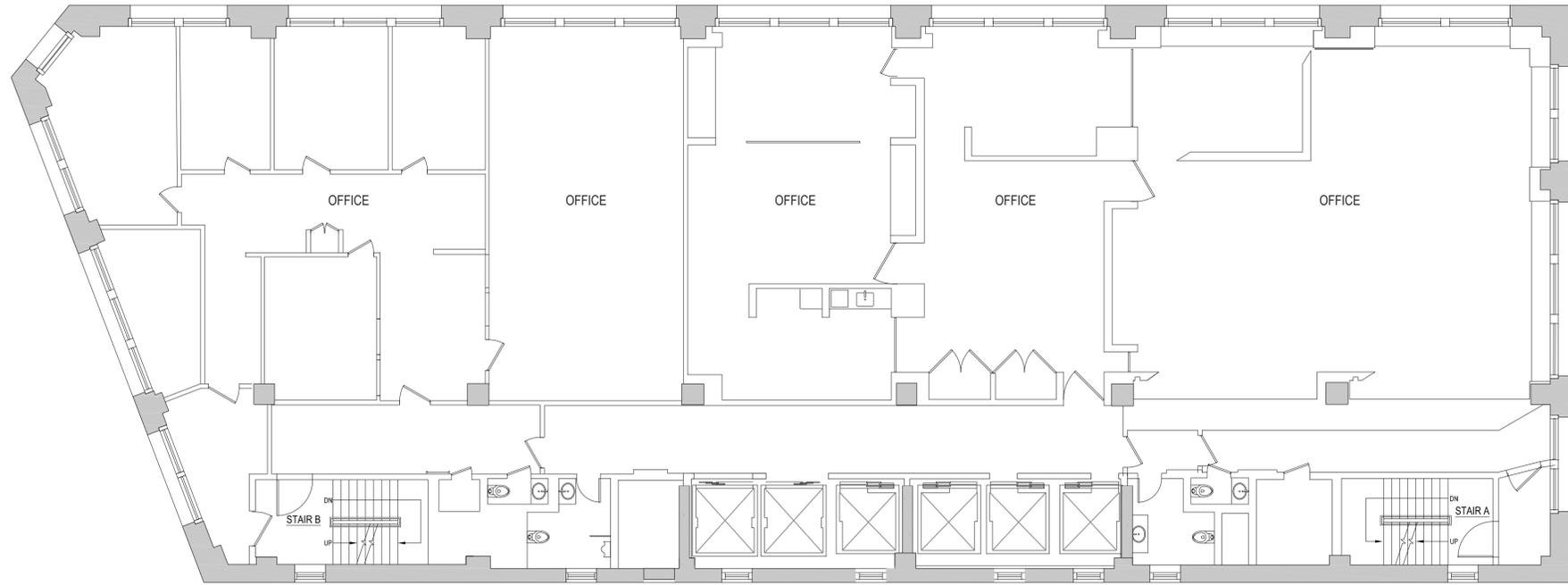
**212 5TH AVENUE, NEW YORK, NY 10010**  
 212 5TH AVENUE VENTURE LLC  
 NEW YORK, NY  
 MARCH 11TH, 2015



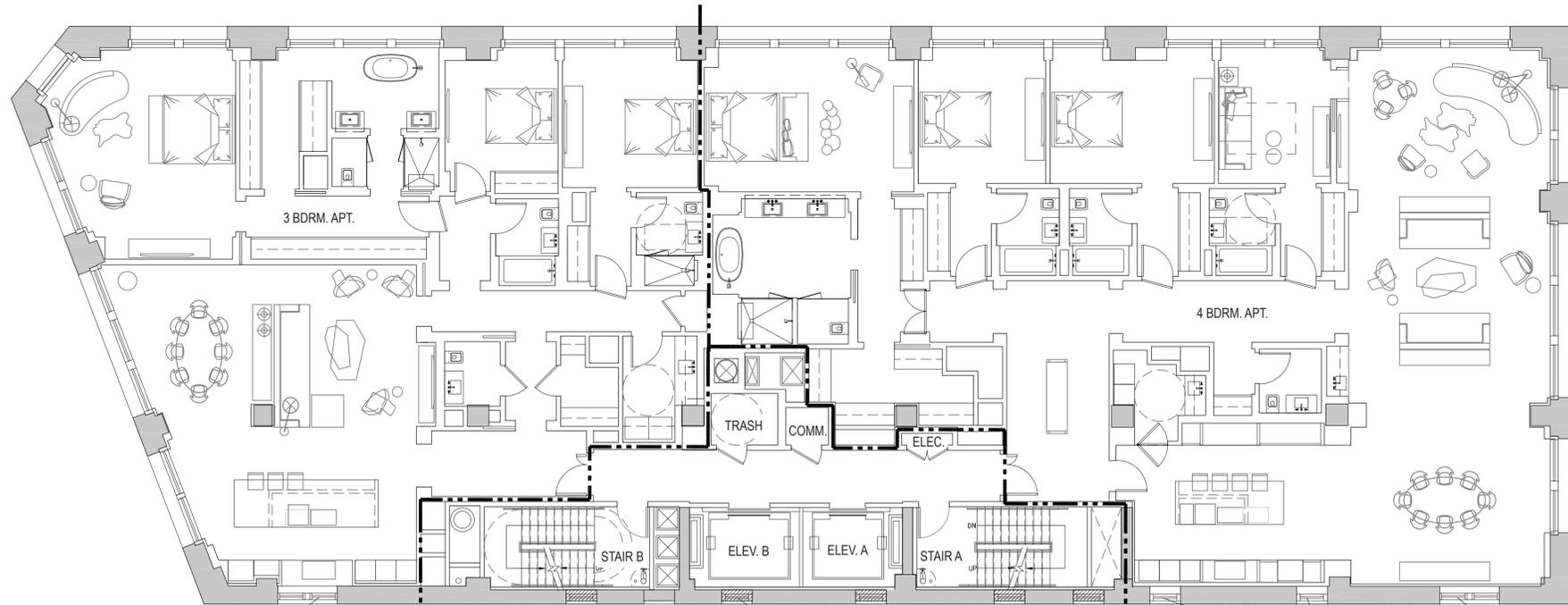
EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



EXISTING 14TH - 19TH FLOOR PLAN



PROPOSED 14TH - 19TH FLOOR PLAN

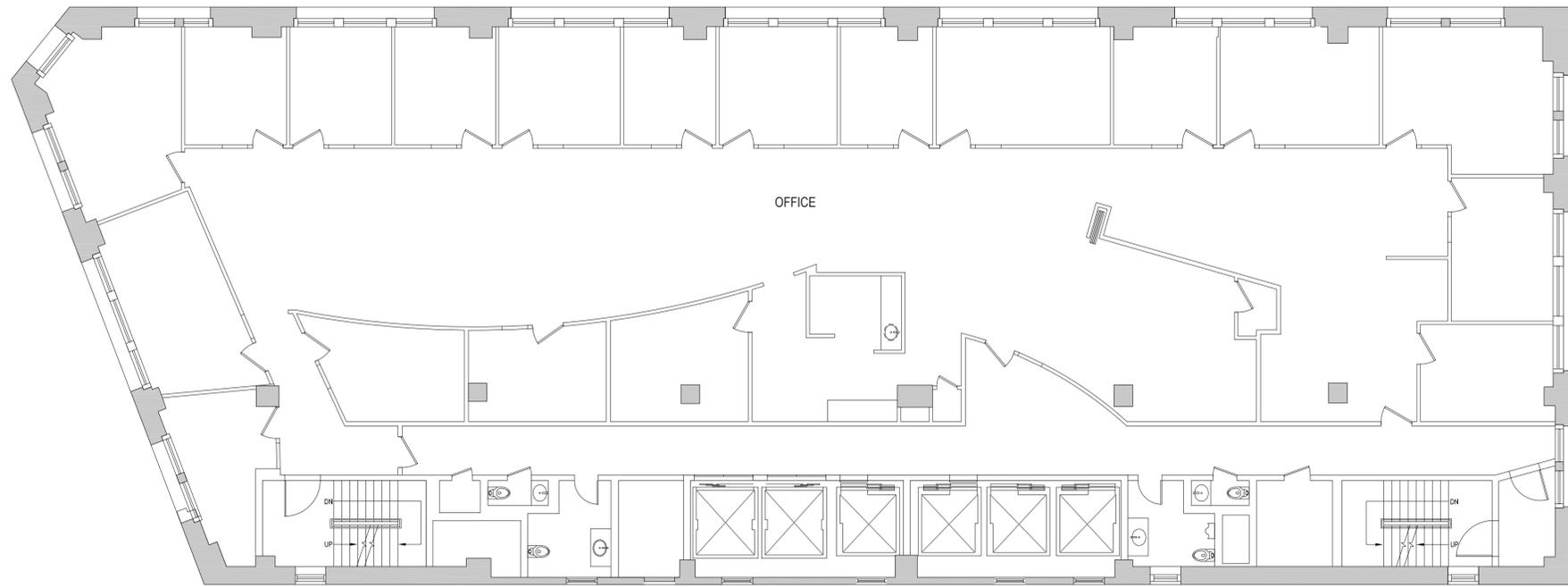
NOTE:  
 WINDOWS ON STREET FACADE FOR 5TH - 13TH  
 FLOORS ARE SAME CONFIGURATION AS WINDOWS  
 SHOWN ON 14TH - 9TH FLOORS.

EXISTING MASONRY OPENING  
TO BE ENLARGED

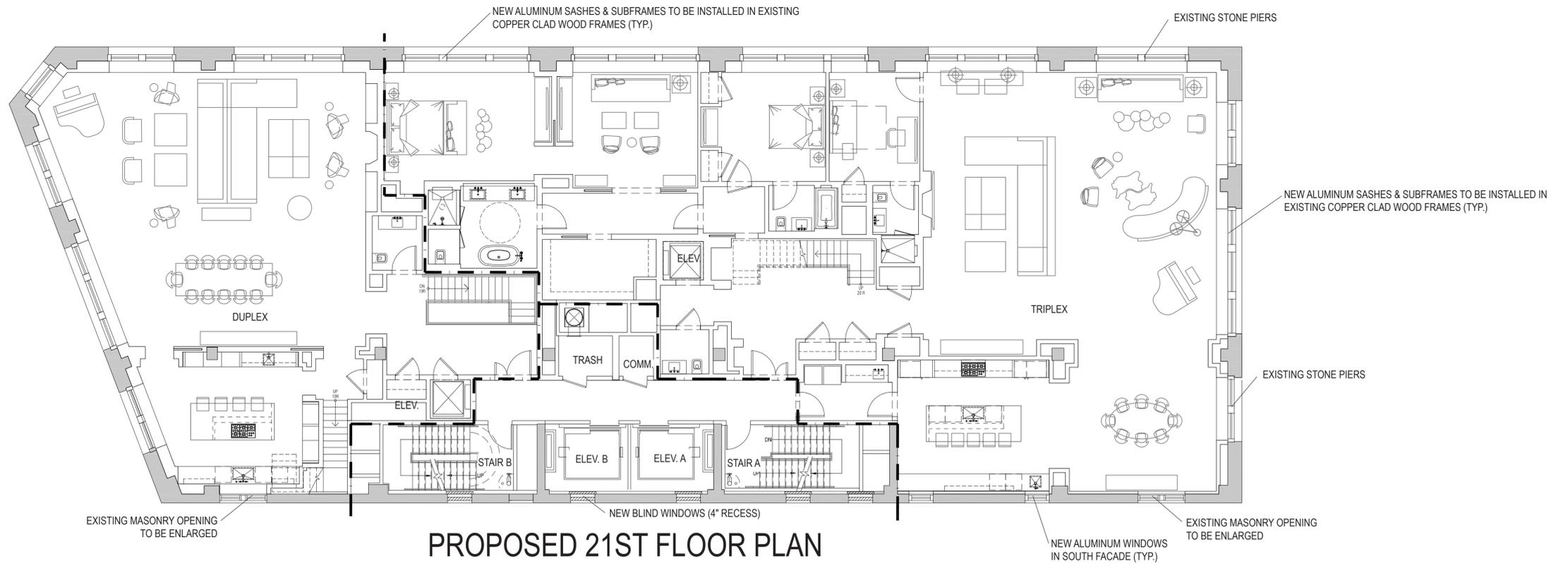
NEW BLIND WINDOWS (4" RECESS)

NEW ALUMINUM WINDOWS  
IN SOUTH FACADE (TYP.)

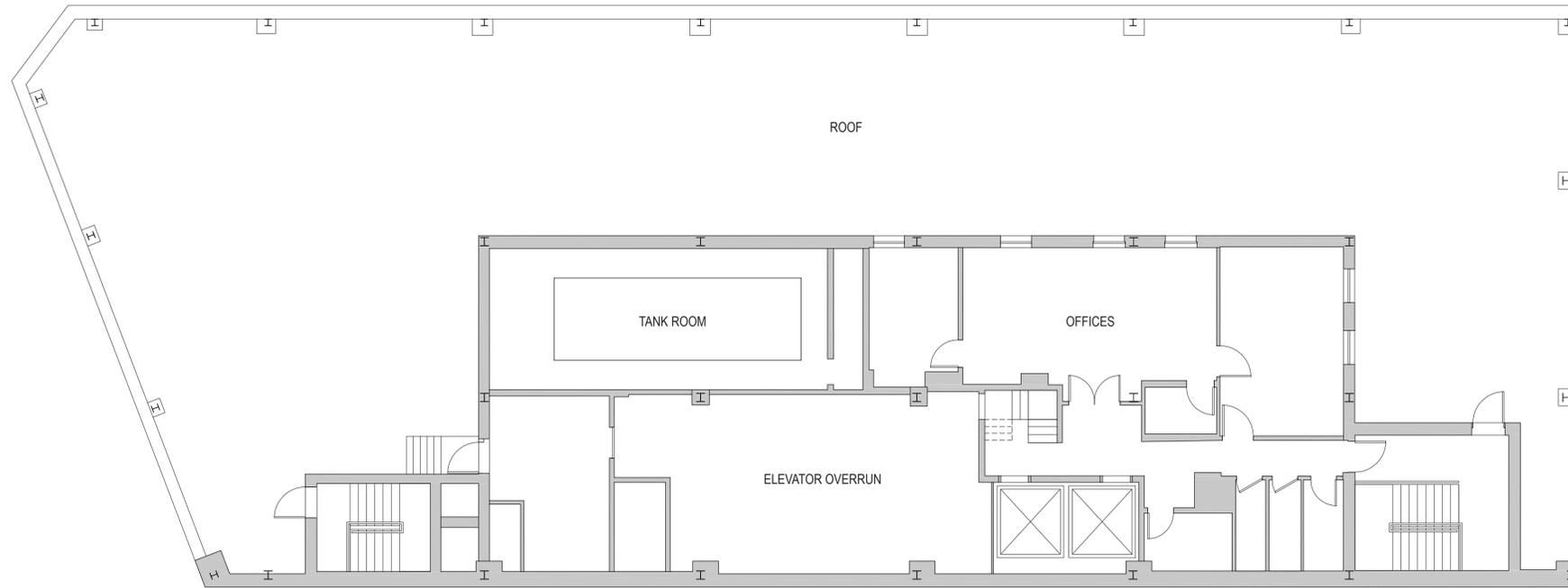
EXISTING MASONRY OPENING  
TO BE ENLARGED



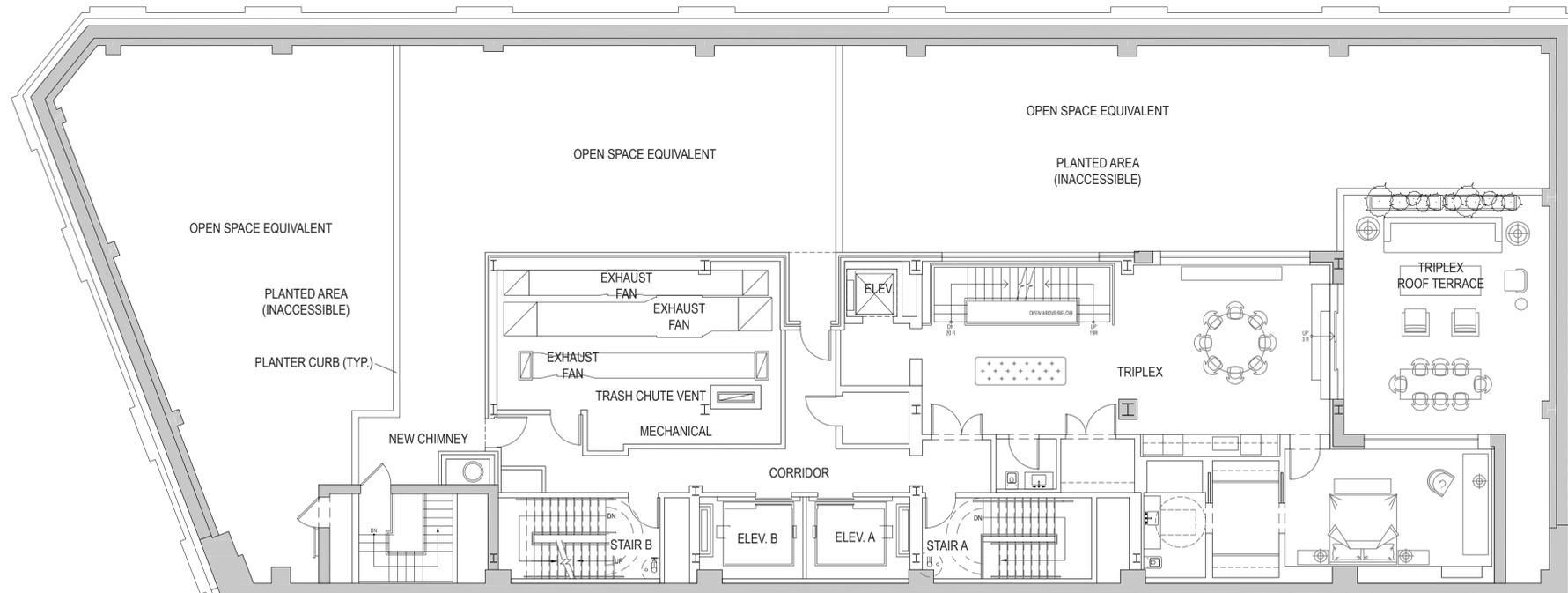
EXISTING 21ST FLOOR PLAN



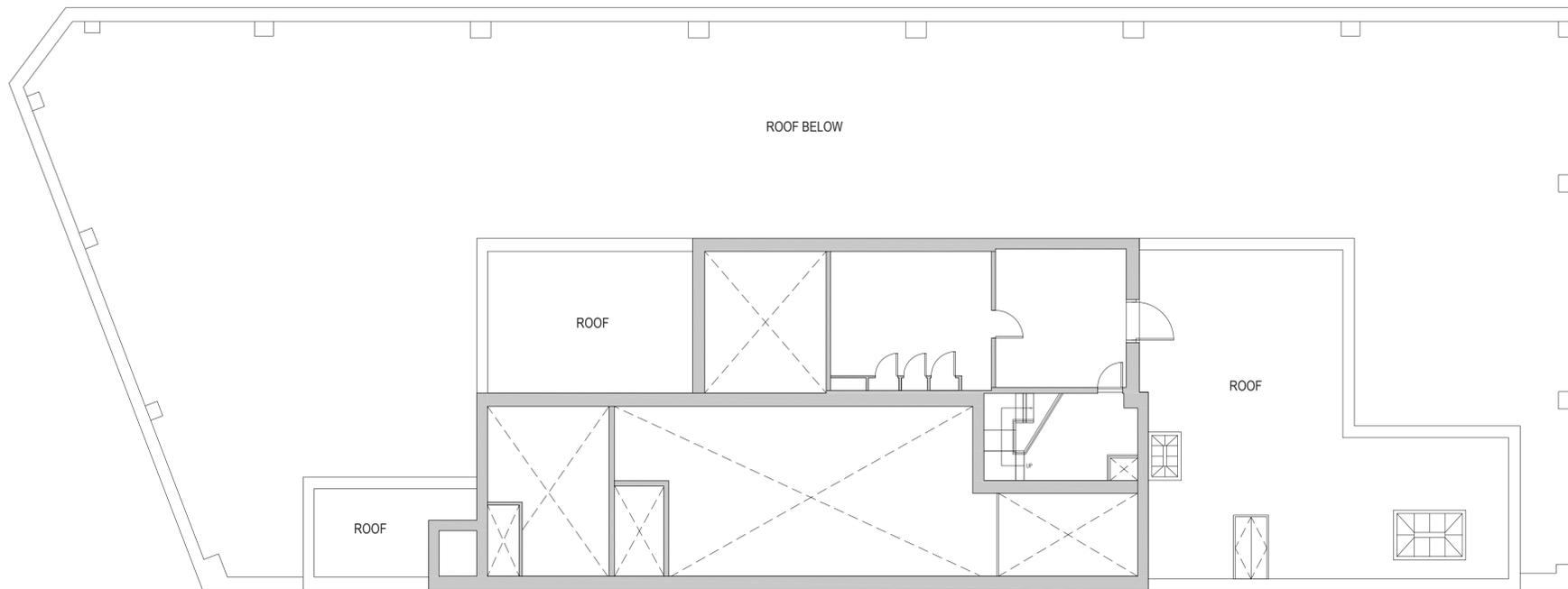
PROPOSED 21ST FLOOR PLAN



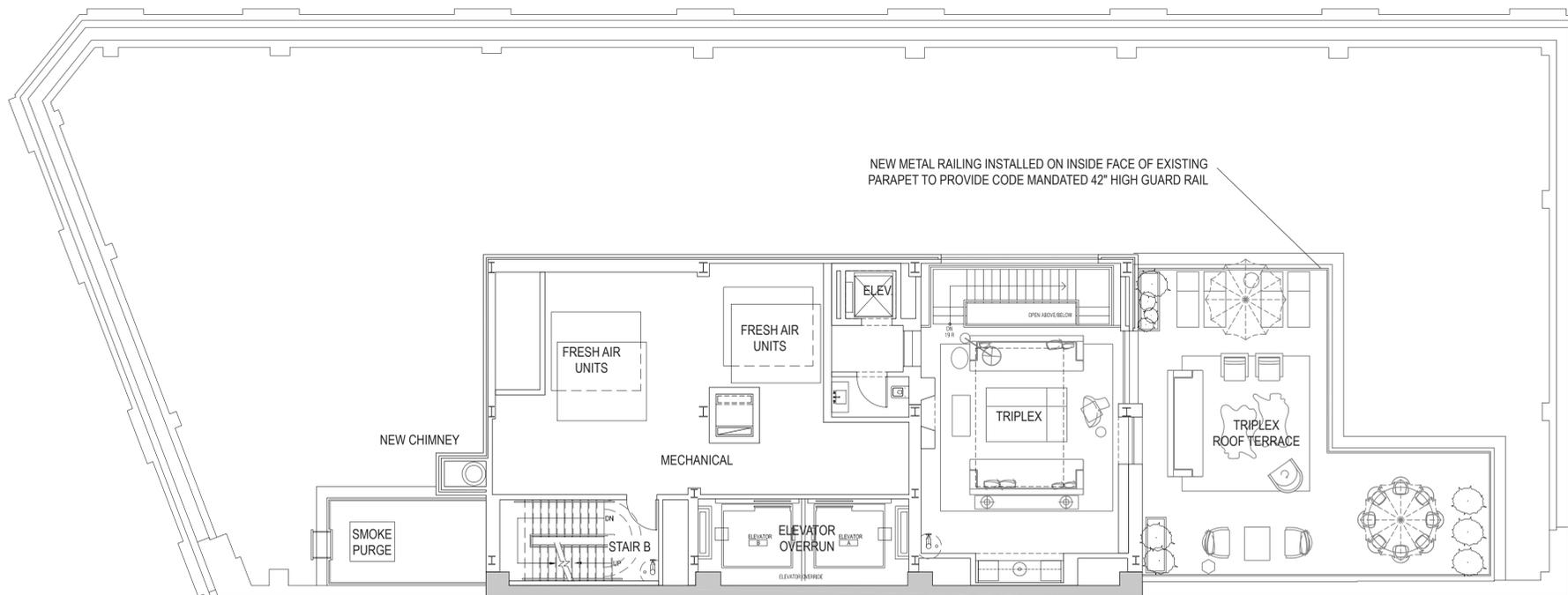
EXISTING 22ND FLOOR PLAN



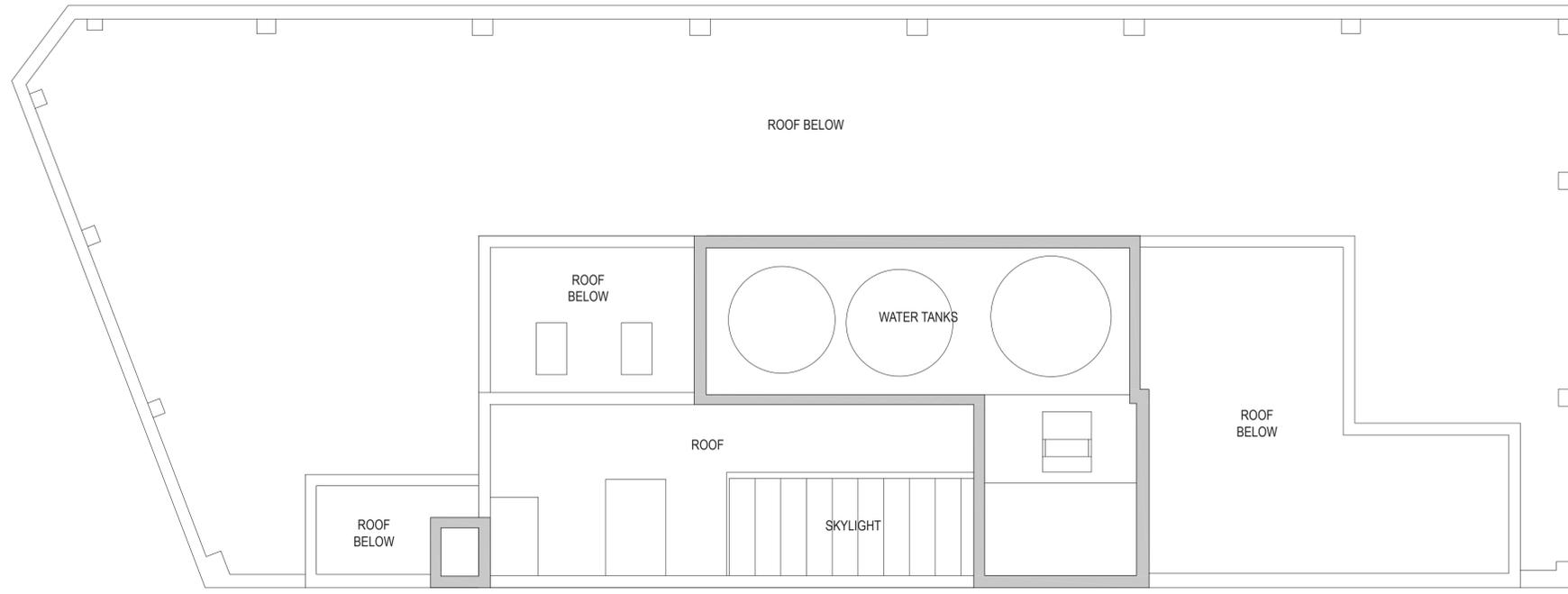
PROPOSED 22ND FLOOR PLAN



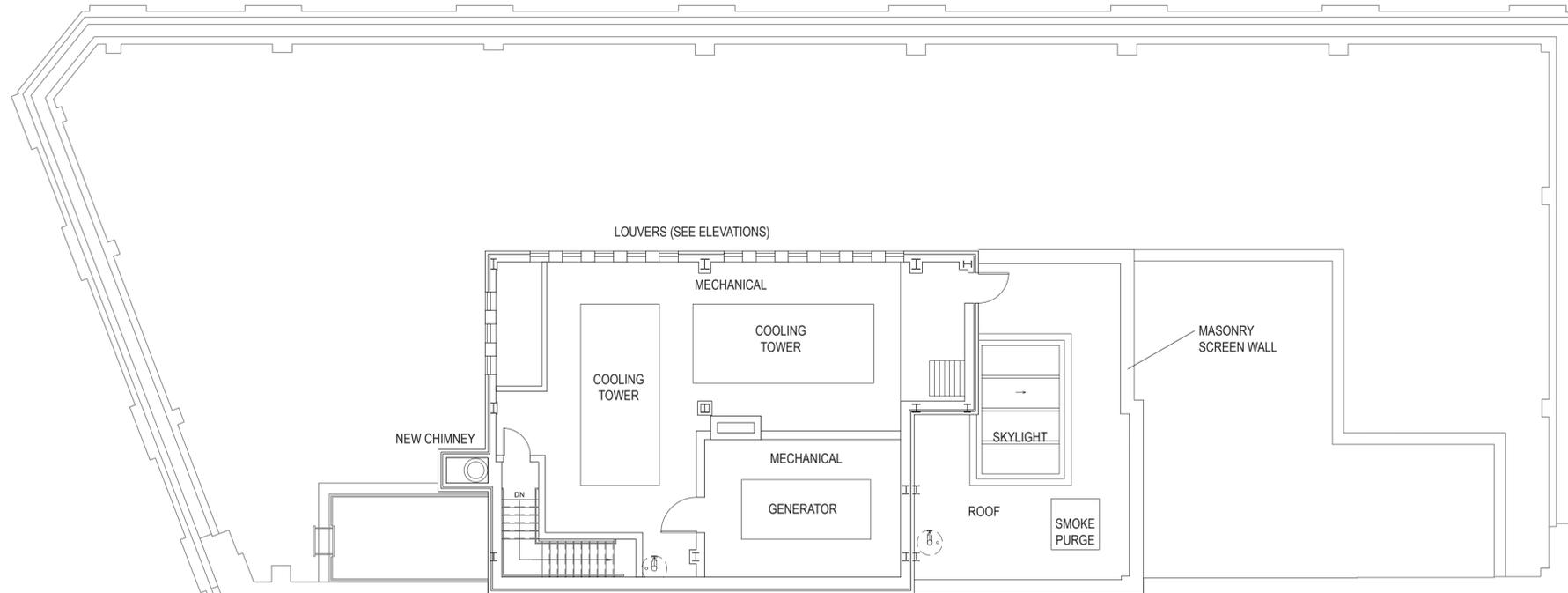
EXISTING 23RD FLOOR PLAN



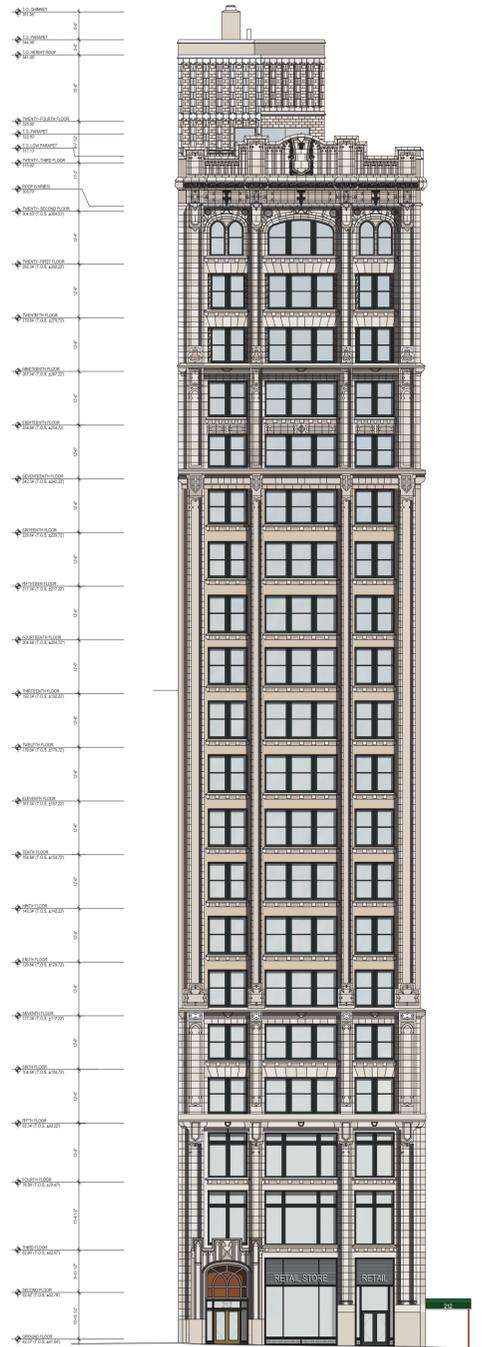
PROPOSED 23RD FLOOR PLAN



EXISTING 24TH FLOOR PLAN



PROPOSED 24TH FLOOR PLAN



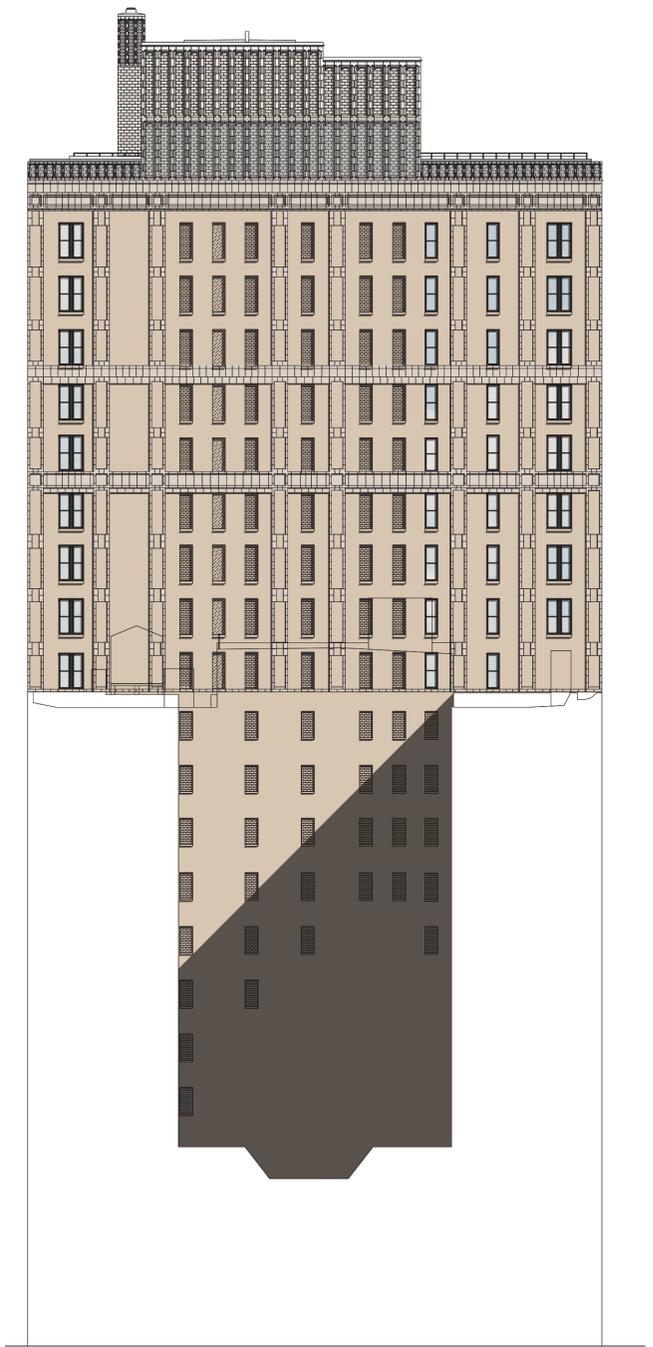
EAST ELEVATION



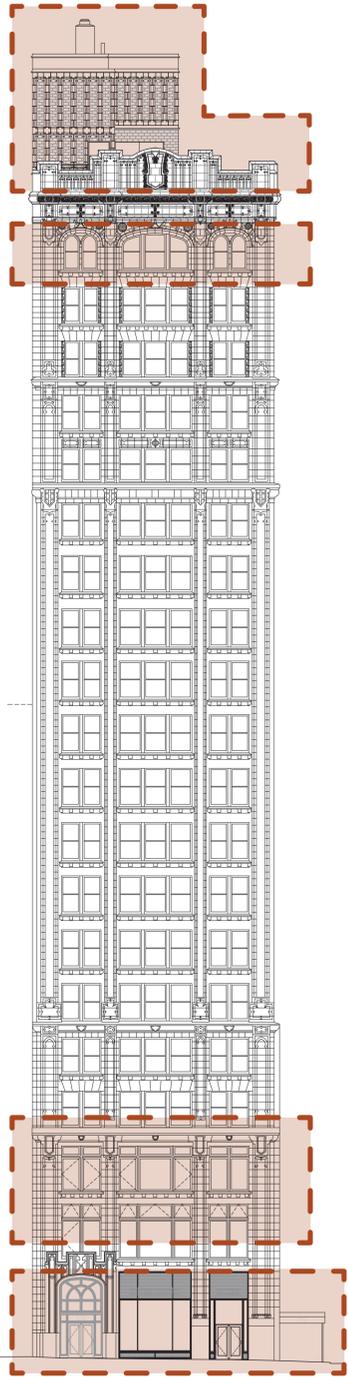
NORTH ELEVATION



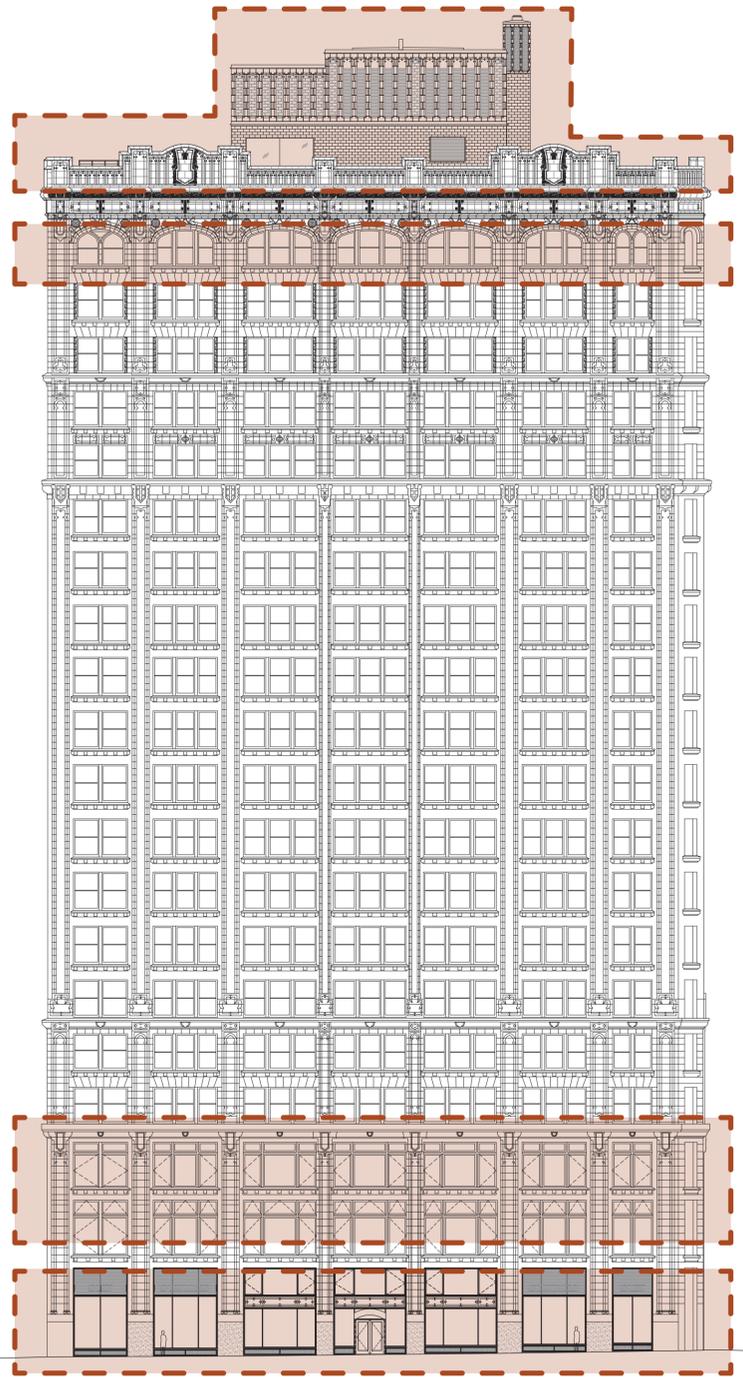
WEST ELEVATION



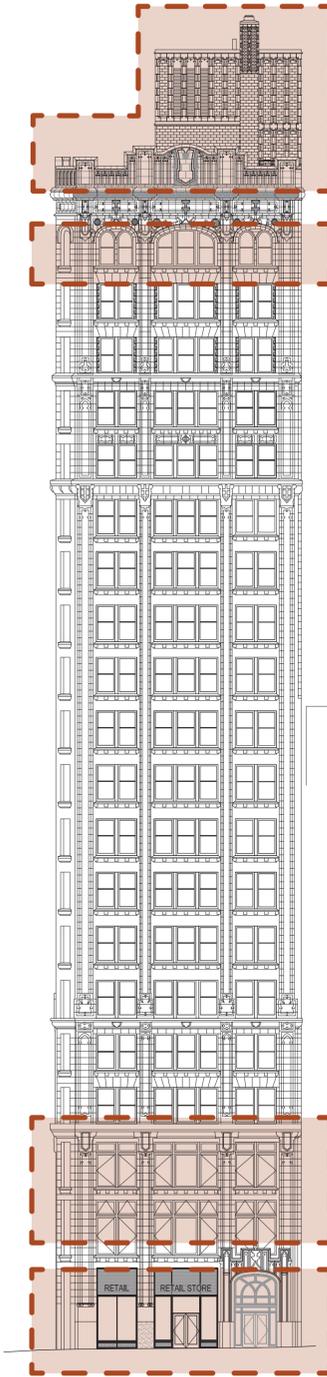
SOUTH ELEVATION



EAST ELEVATION

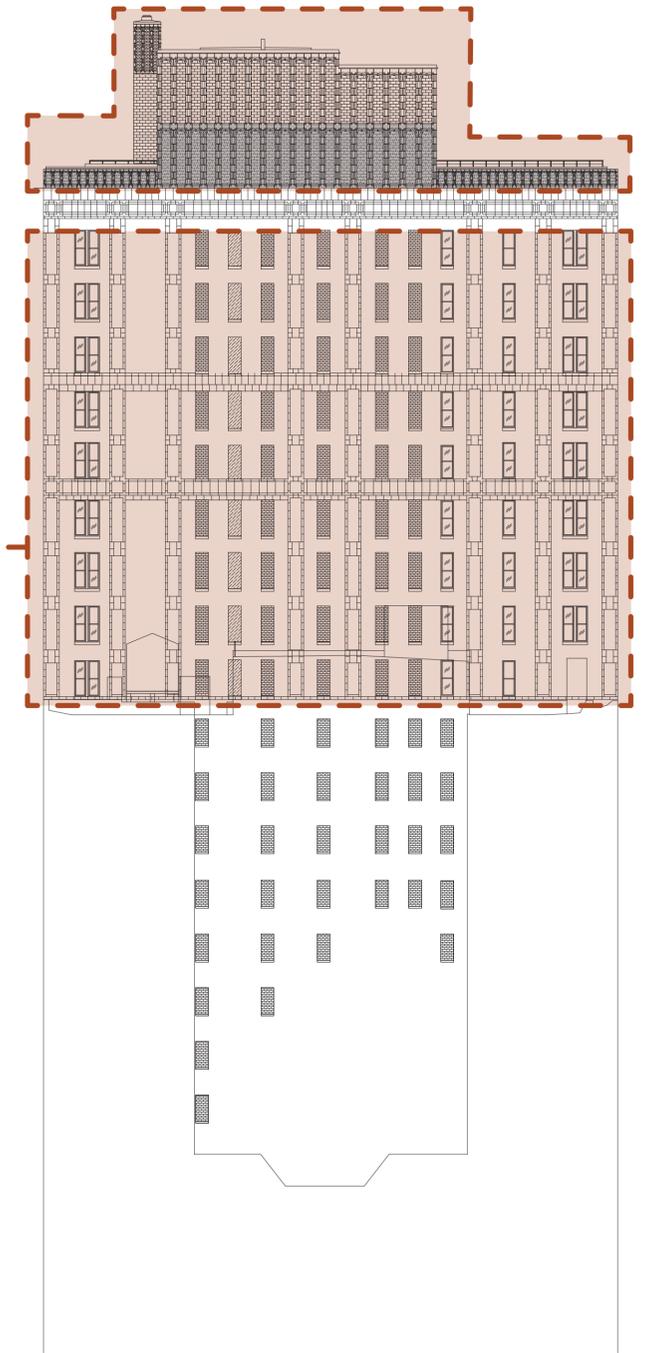


NORTH ELEVATION



WEST ELEVATION

- ④ PENTHOUSE MODIFICATIONS
- ③ 21ST FLOOR WINDOWS
- ⑤ SOUTH ELEVATION
- ② 3RD & 4TH FLOOR WINDOWS
- ① 1ST & 2ND FLOOR STOREFRONTS



SOUTH ELEVATION

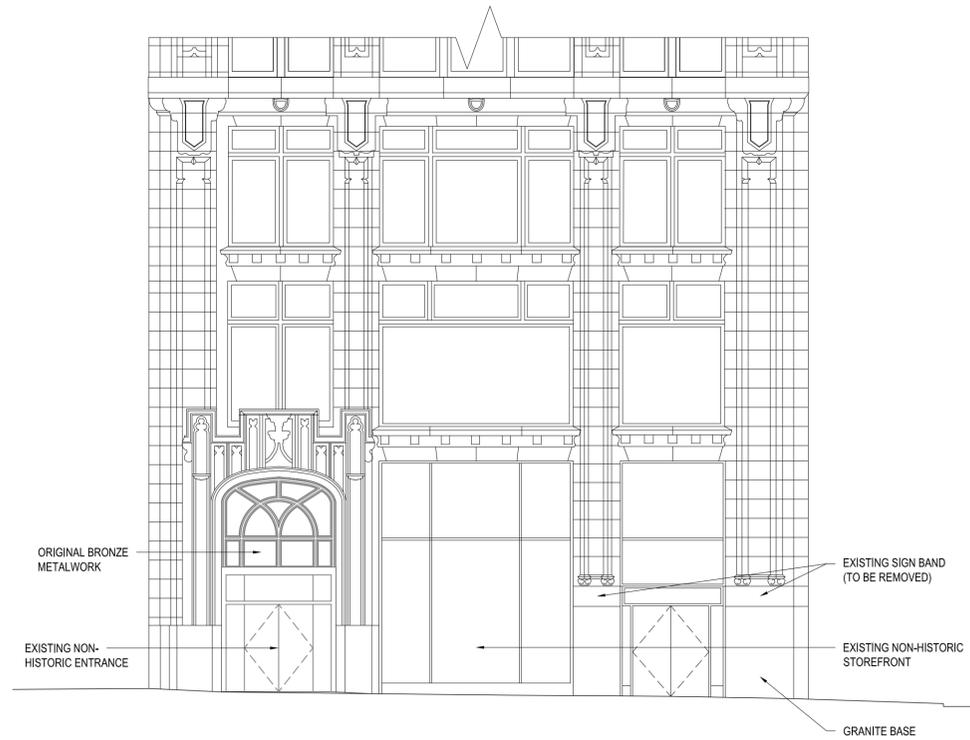
FIFTH FLOOR  
+ 93.19'

FOURTH FLOOR  
+ 78.44'

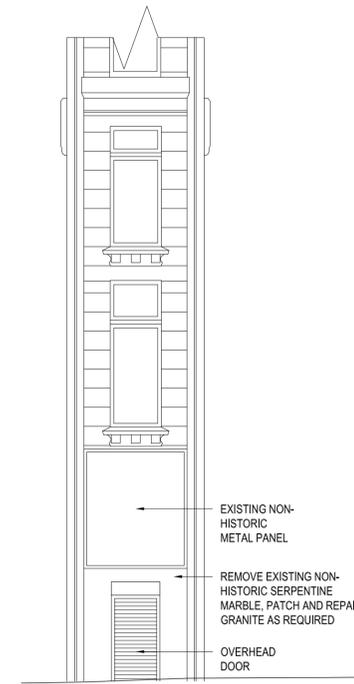
THIRD FLOOR  
+ 63.63'

SECOND FLOOR  
+ 52.81'

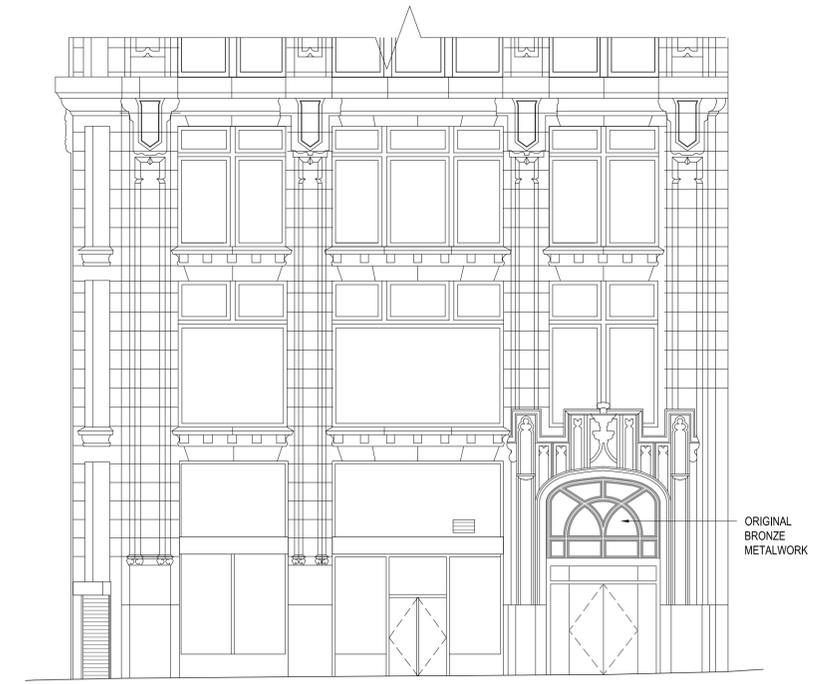
GROUND FLOOR  
+ 41.69'



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"

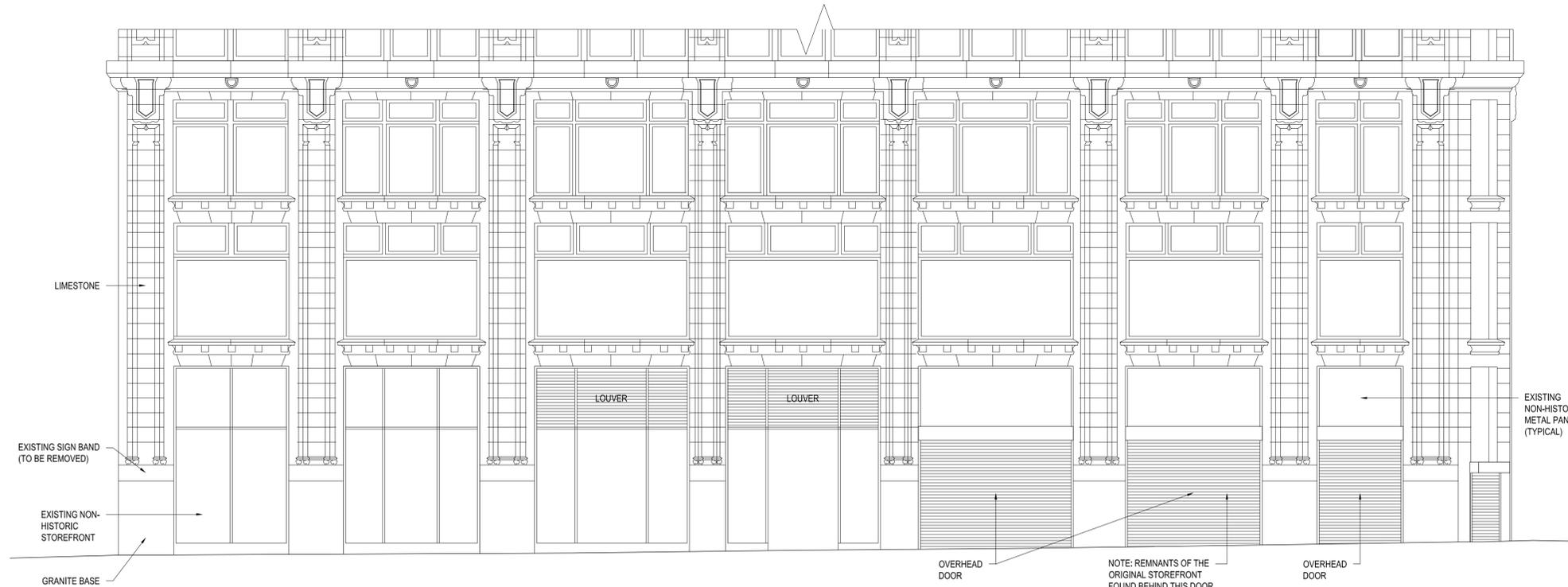
FIFTH FLOOR  
+ 93.19'

FOURTH FLOOR  
+ 78.44'

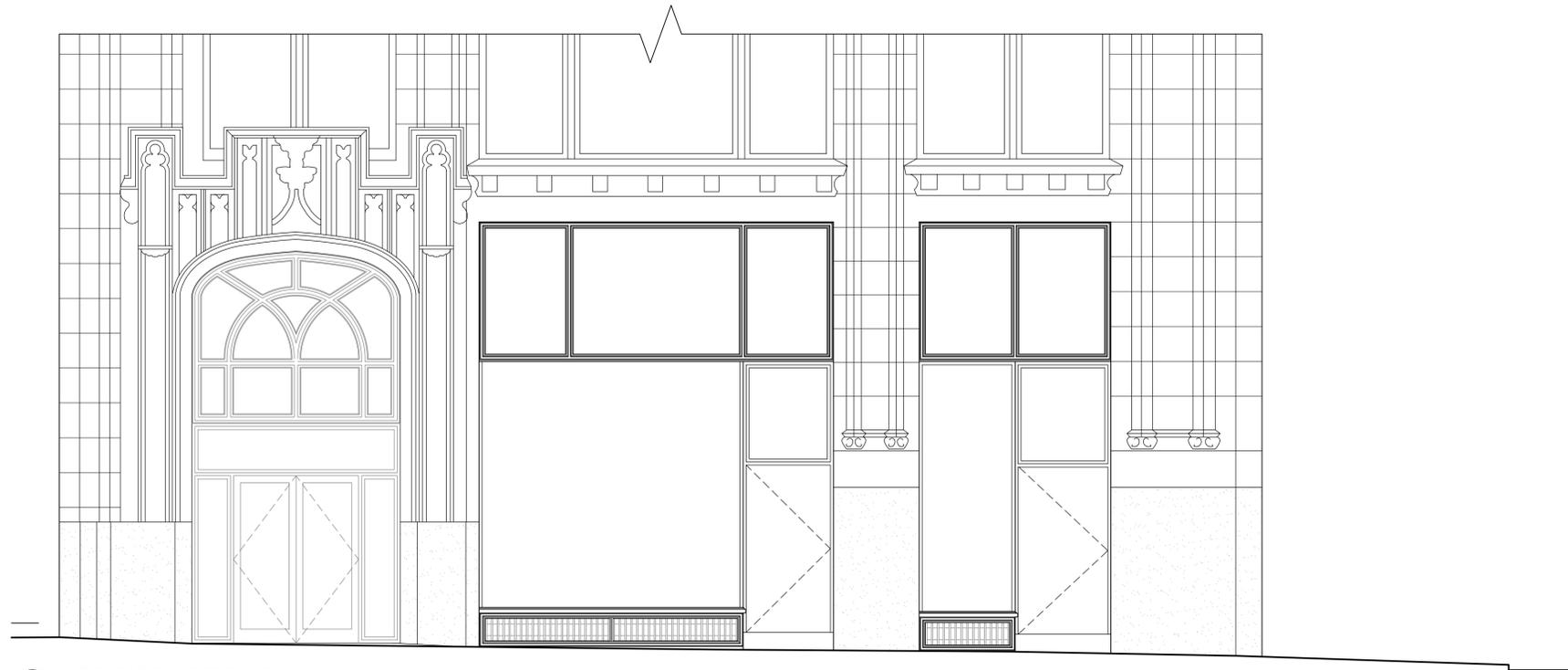
THIRD FLOOR  
+ 63.63'

SECOND FLOOR  
+ 52.81'

GROUND FLOOR  
+ 41.69'



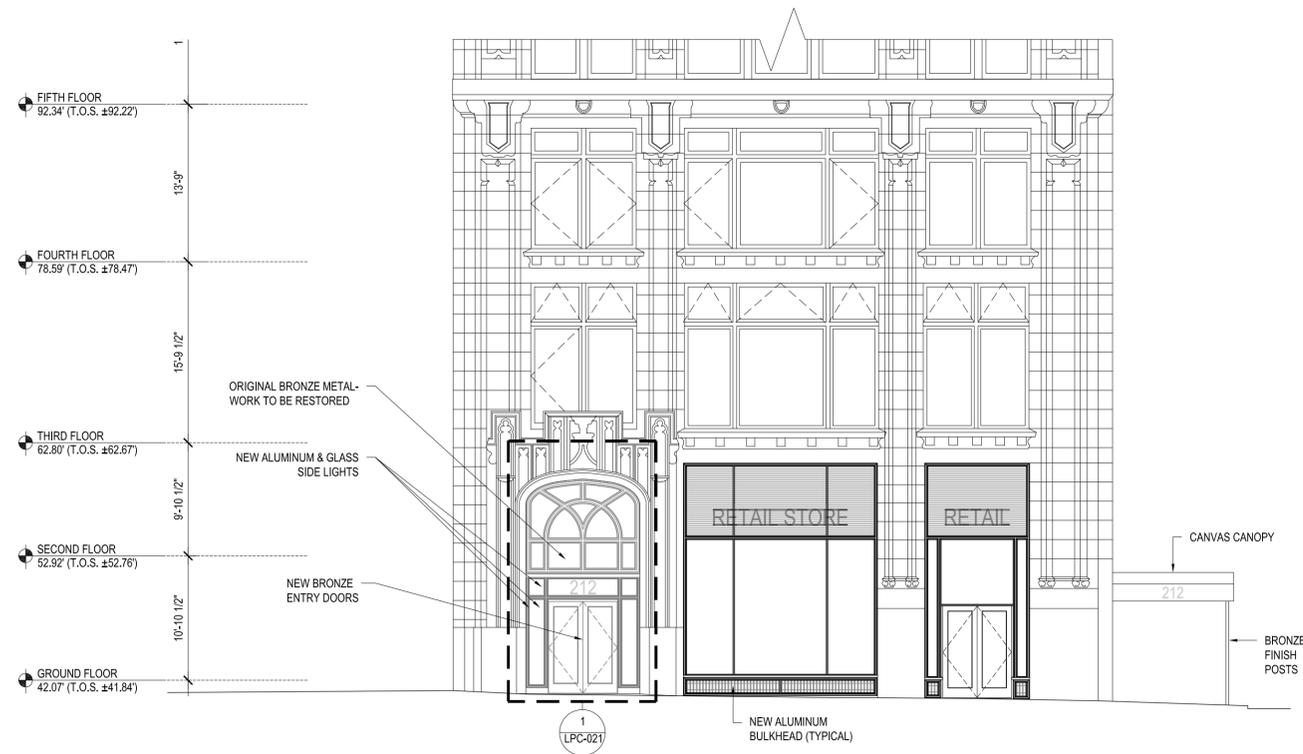
4 EXISTING NORTH ELEVATION  
SCALE: 1/8"=1'-0"



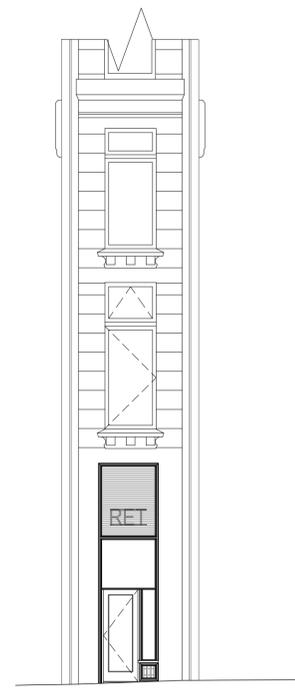
1 HISTORIC EAST ELEVATION  
SCALE: 1/4"=1'-0"



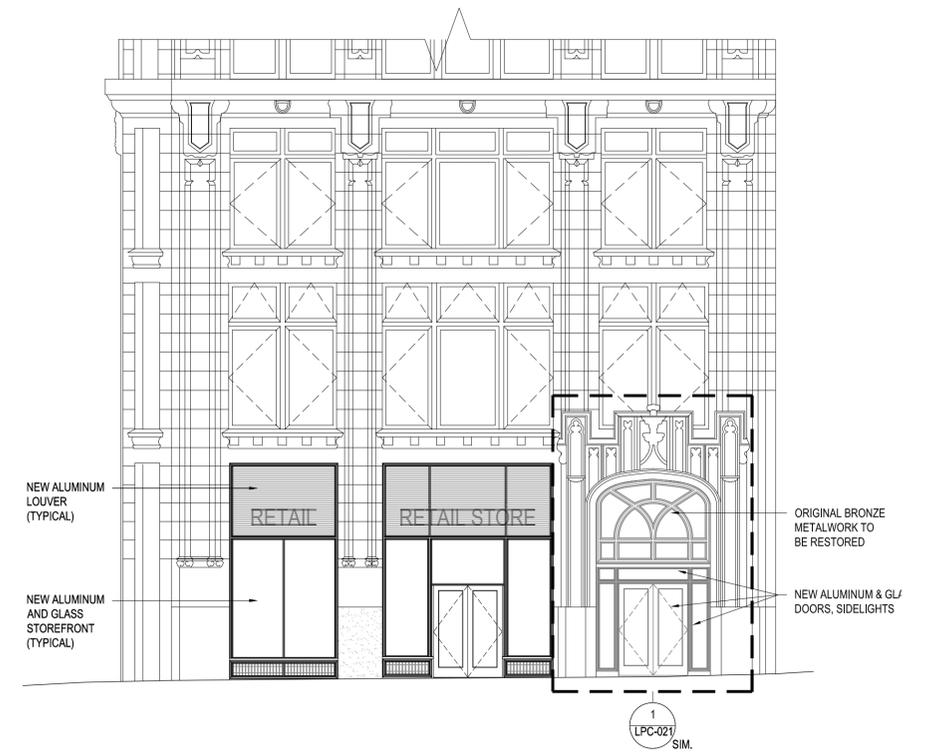
2 HISTORIC PHOTOGRAPH  
SCALE: NOT TO SCALE



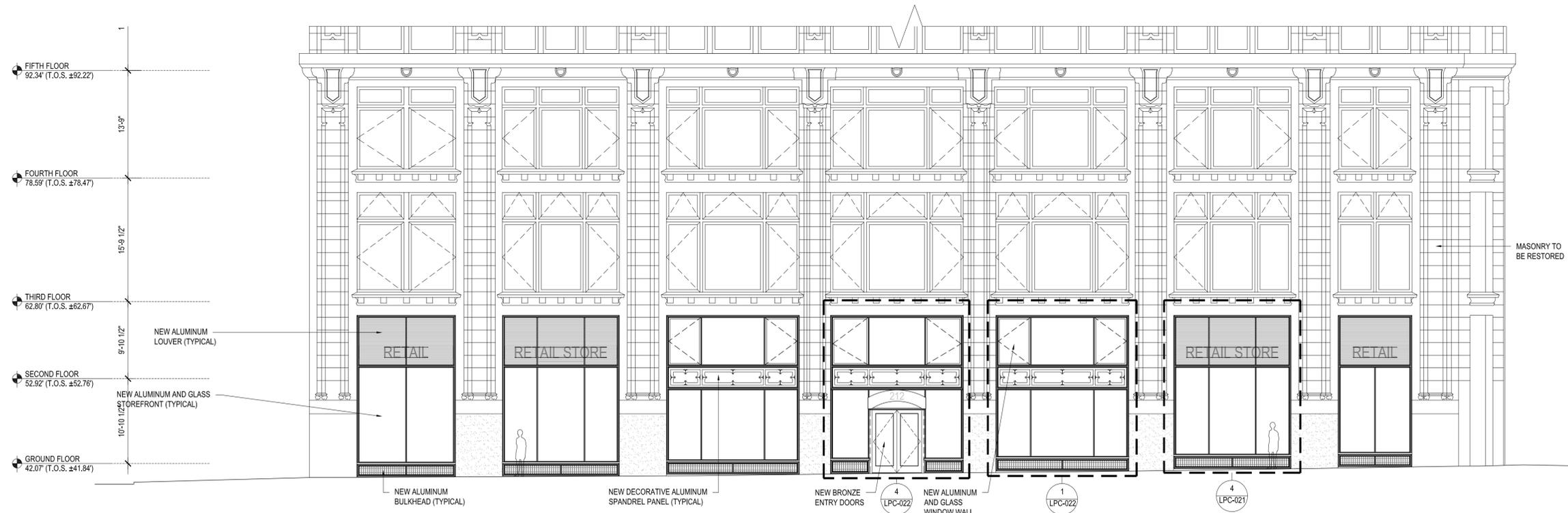
1 PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"



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

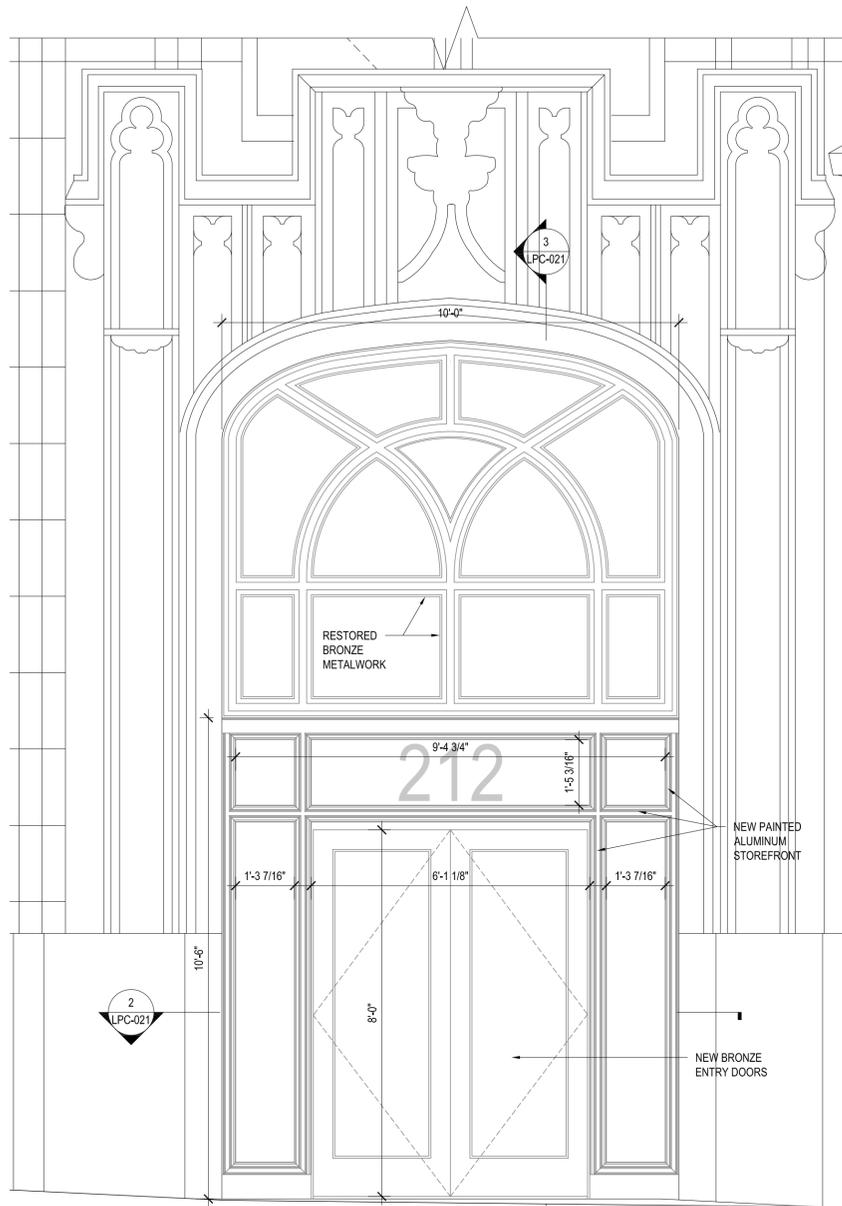


3 PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"

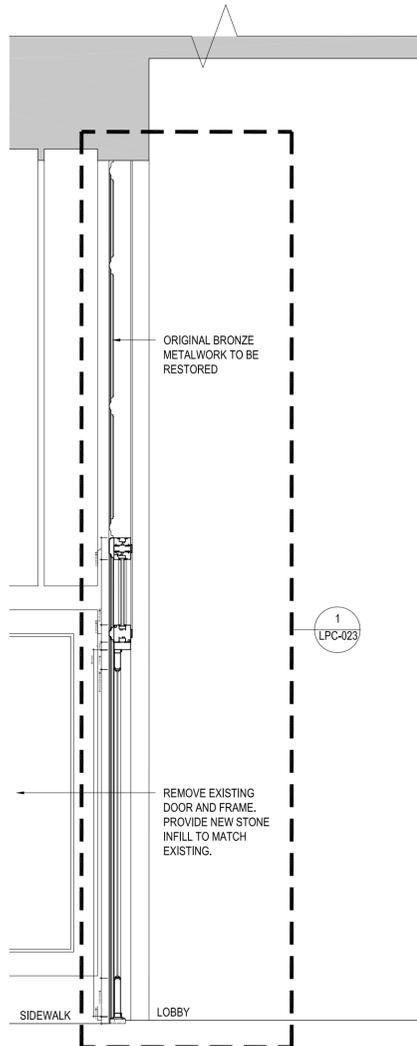


4 PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"





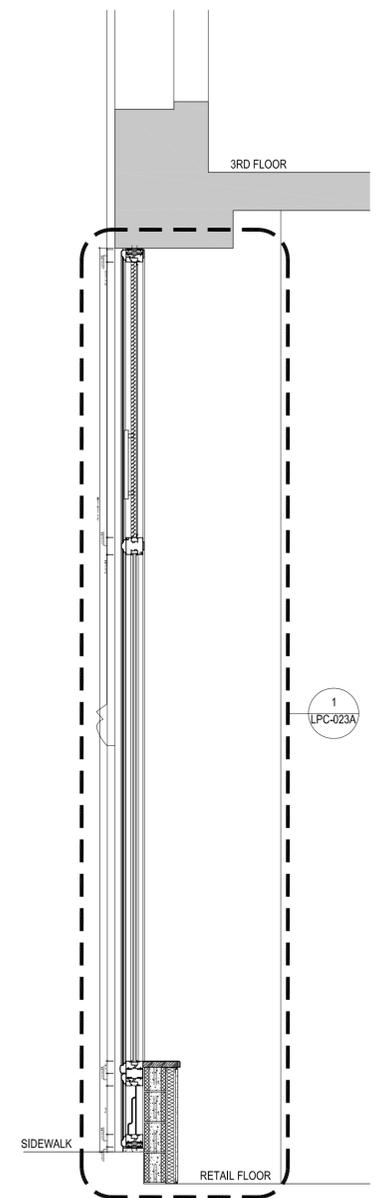
1 PROPOSED LOBBY ENTRY ELEVATION  
SCALE: 1/2"=1'-0"  
5TH AVENUE AND BROADWAY



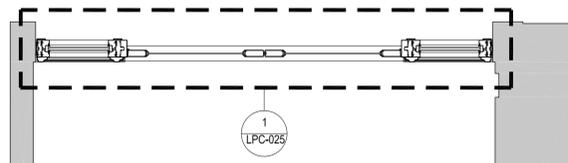
3 PROPOSED LOBBY ENTRY SECTION  
SCALE: 1/2"=1'-0"  
5TH AVENUE AND BROADWAY



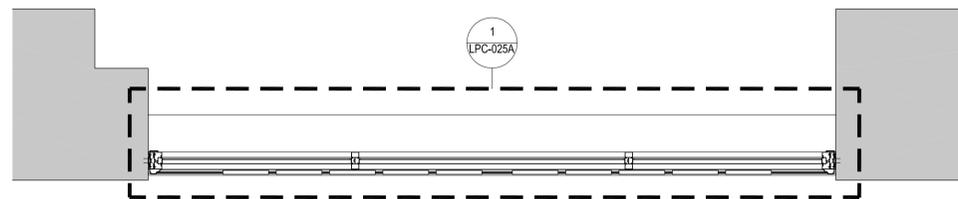
4 PROPOSED TYPICAL SIGNAGE BAY ELEVATION  
SCALE: 1/2"=1'-0"



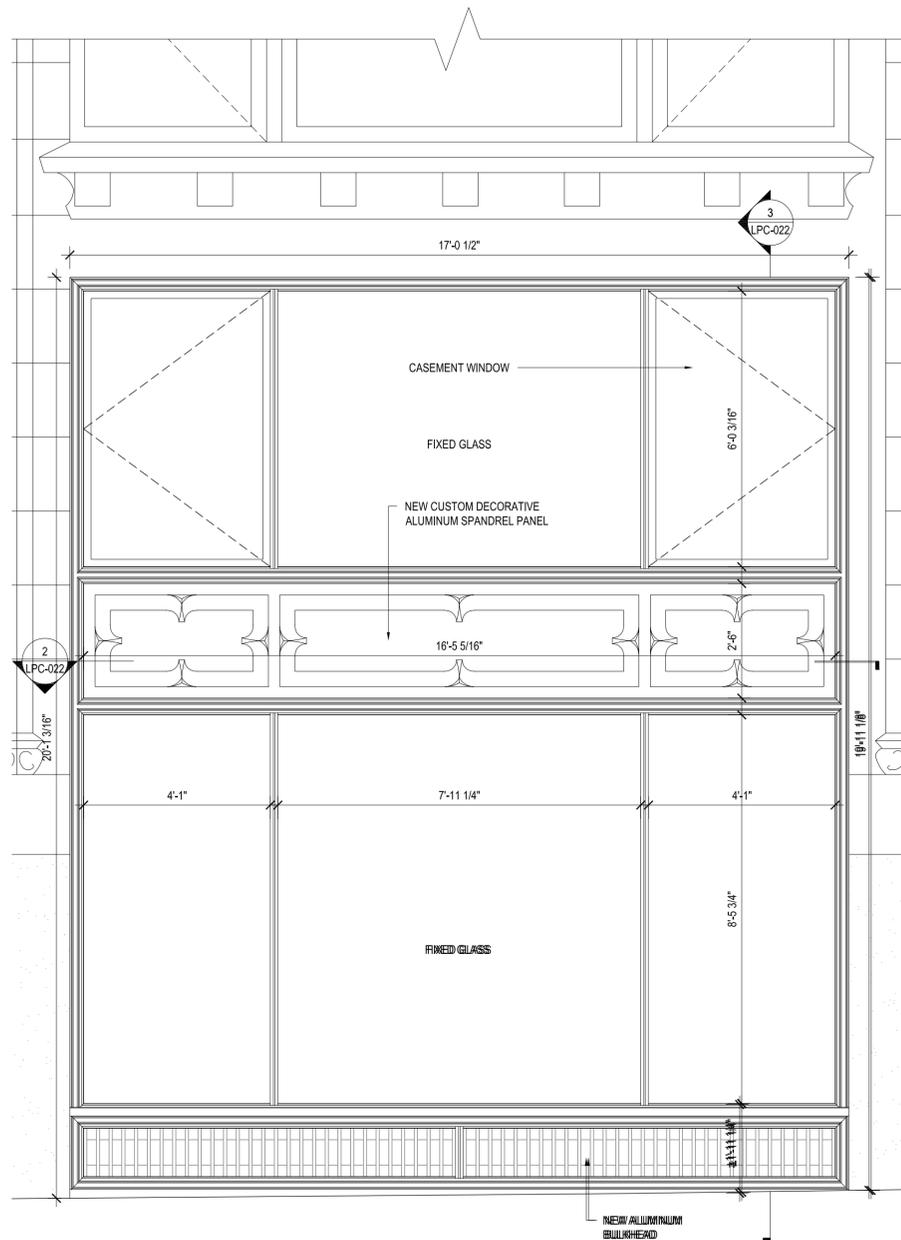
6 PROP. TYP. SIGNAGE BAY SECTION  
SCALE: 1/2"=1'-0"



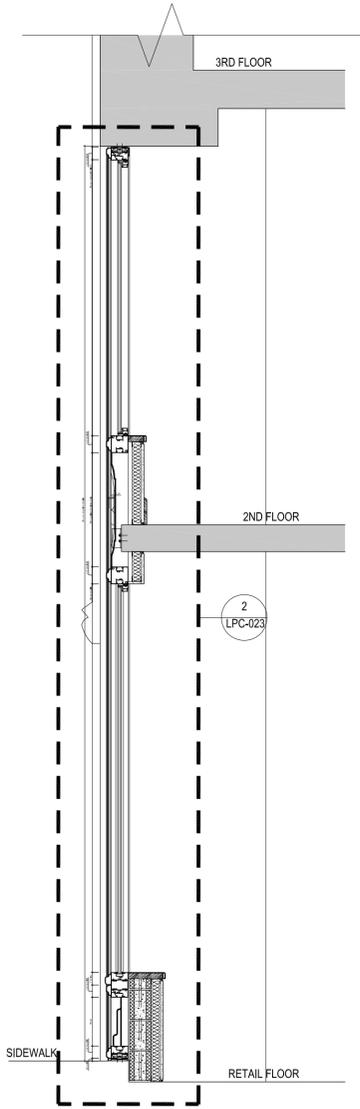
2 PROPOSED LOBBY ENTRY PLAN  
SCALE: 1/2"=1'-0"  
5TH AVENUE AND BROADWAY



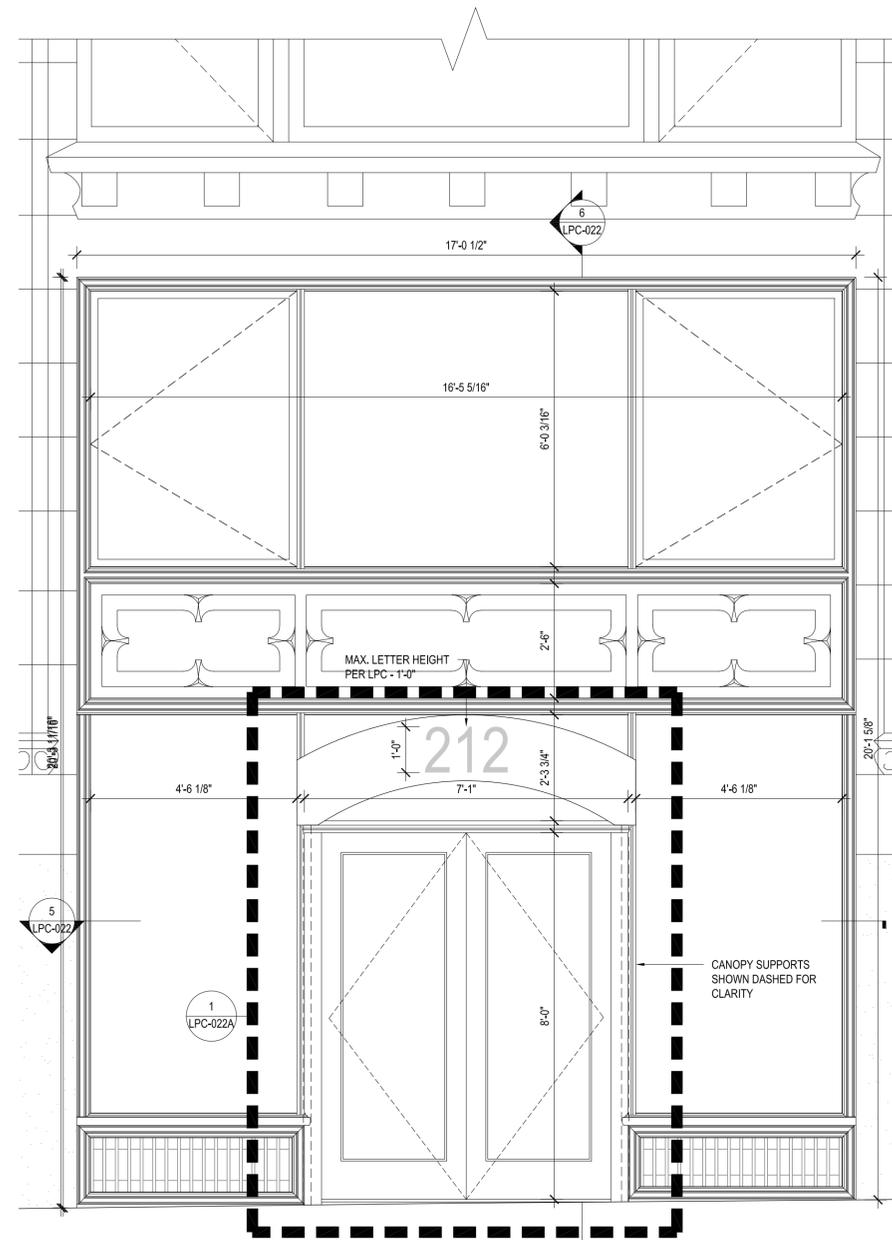
5 PROPOSED TYPICAL SIGNAGE BAY PLAN  
SCALE: 1/2"=1'-0"



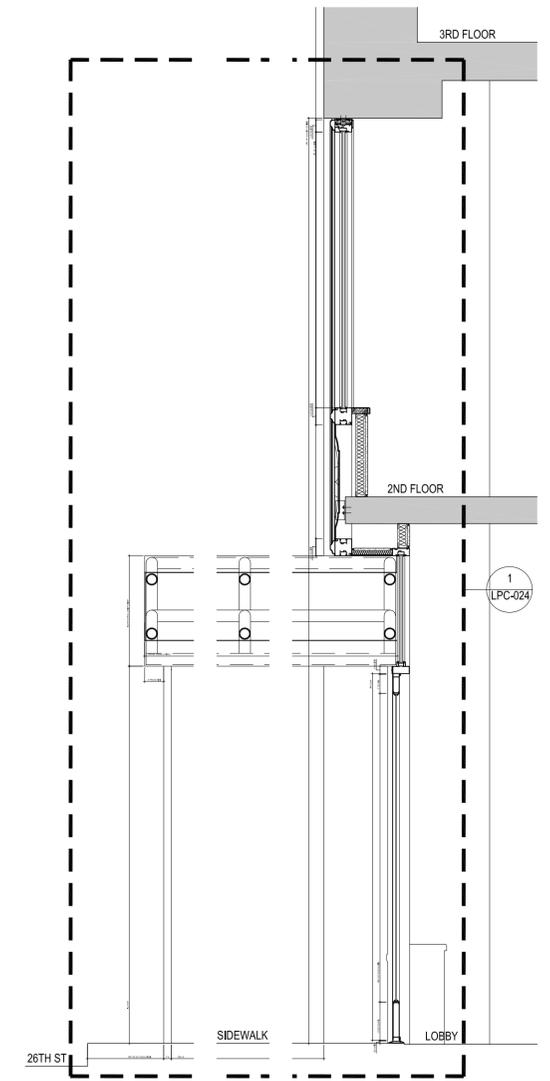
1 PROPOSED TYPICAL SPANDEL BAY ELEVATION  
SCALE: 1/2"=1'-0"  
26TH STREET



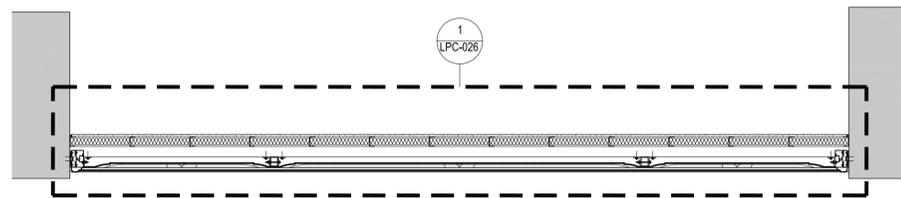
3 PROP. TYP. SPANDEL SECTION  
SCALE: 1/2"=1'-0"  
26TH STREET



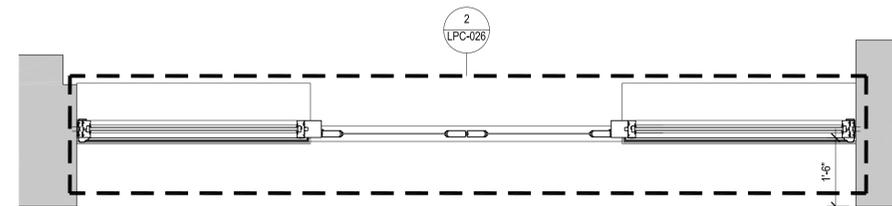
4 PROPOSED ENTRY CANOPY ELEVATION  
SCALE: 1/2"=1'-0"  
26TH STREET



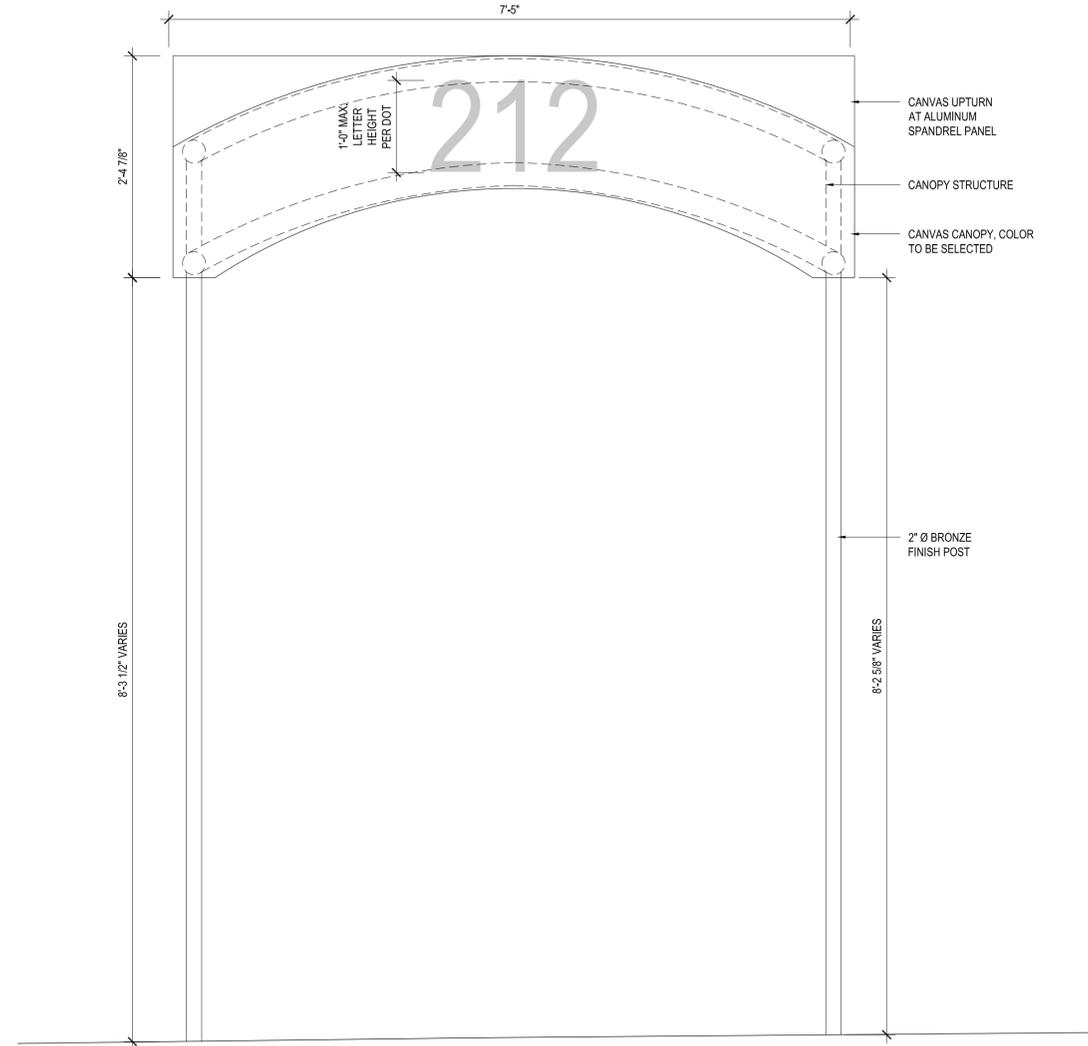
6 PROPOSED ENTRY CANOPY SECTION  
SCALE: 1/2"=1'-0"  
26TH STREET



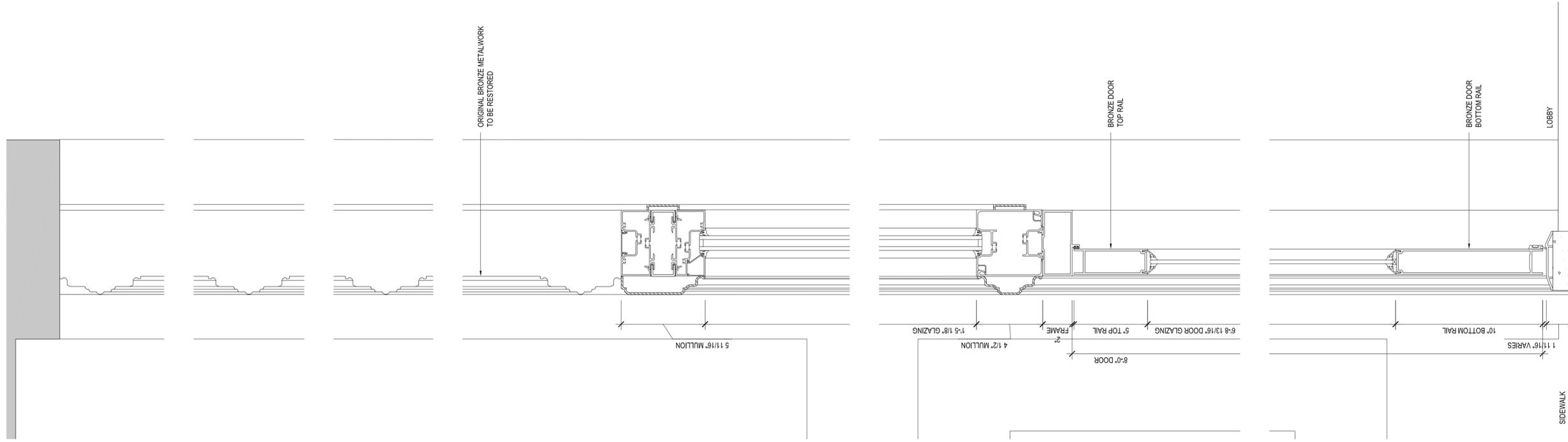
2 PROPOSED TYPICAL SPANDEL PANEL PLAN  
SCALE: 1/2"=1'-0"  
26TH STREET



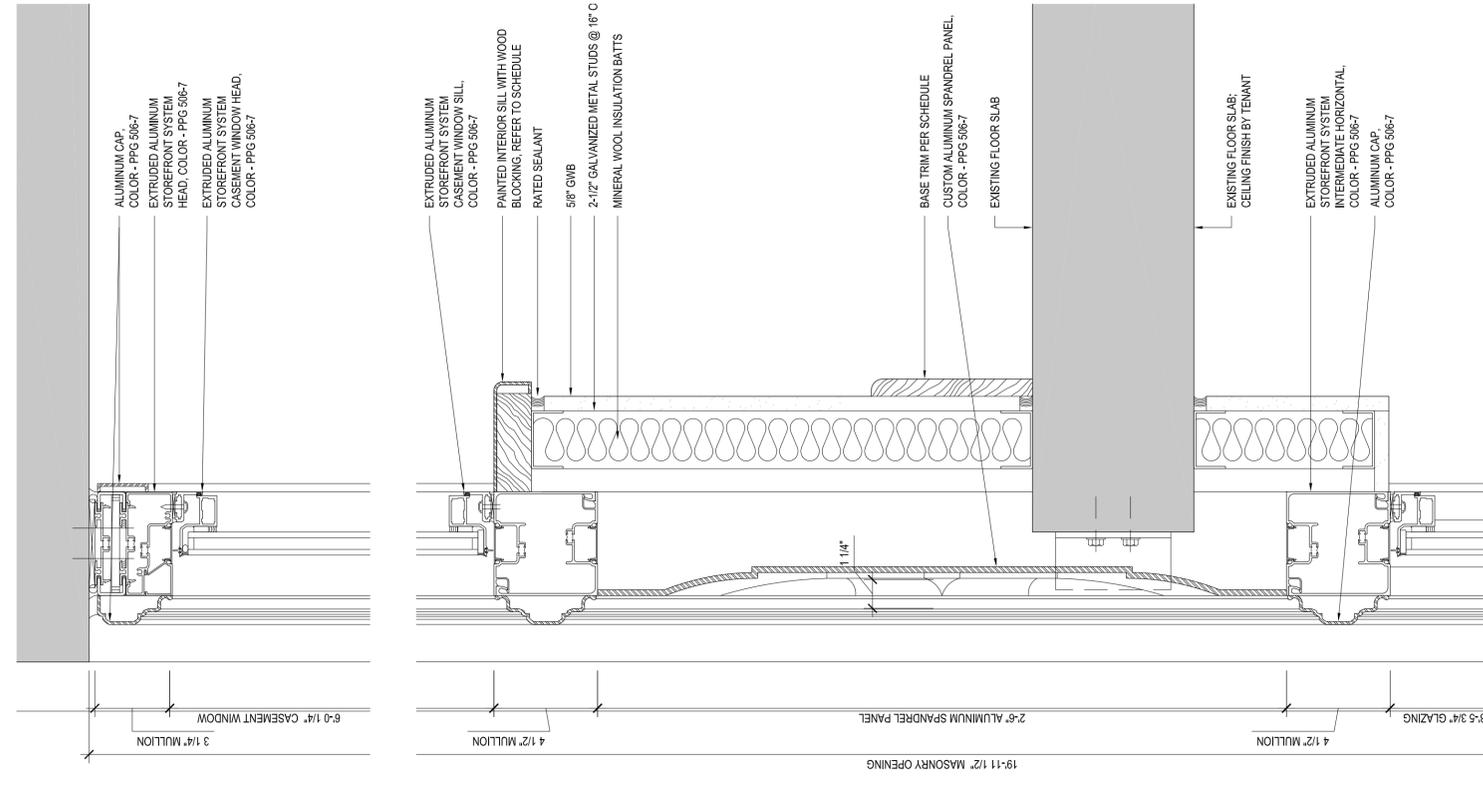
5 PROPOSED ENTRY DOOR PLAN  
SCALE: 1/2"=1'-0"  
26TH STREET



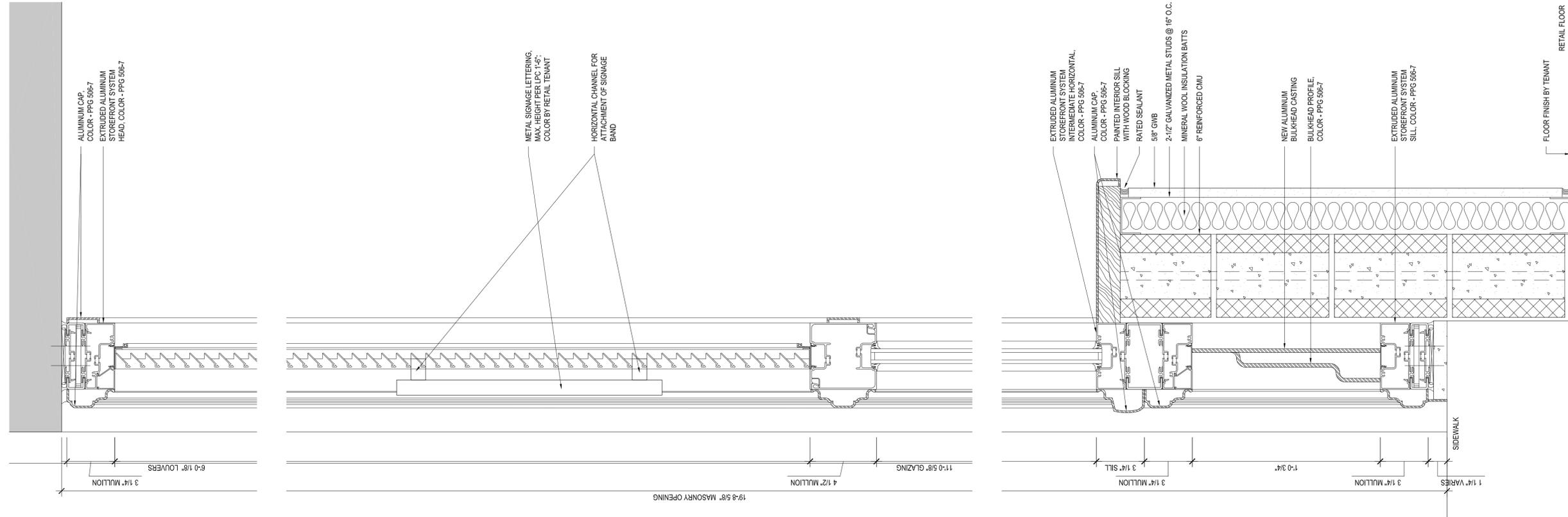
1 PROPOSED CANOPY ENLARGED ELEVATION  
SCALE: 1"=1'-0"



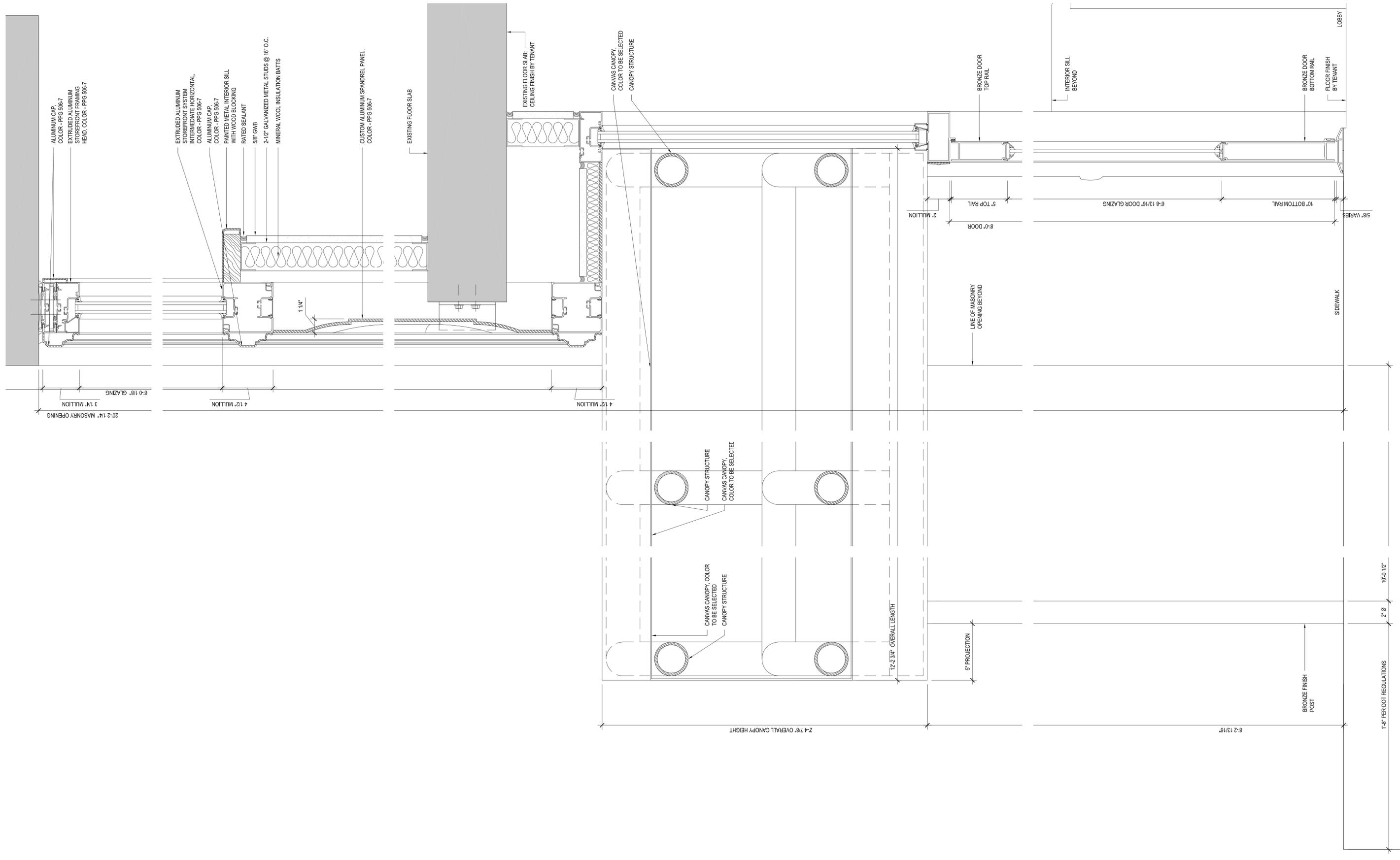
**1** PROPOSED TYPICAL LOBBY ENTRANCE SECTION  
5TH AVENUE AND BROADWAY  
SCALE: 3/4"=1'-0"

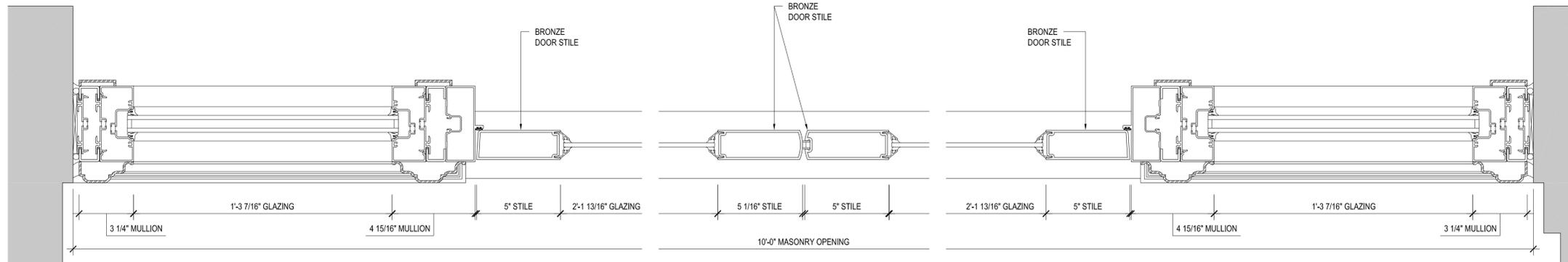


**2** PROPOSED TYPICAL SPANDREL PANEL SECTION  
28TH STREET  
SCALE: 3/4"=1'-0"

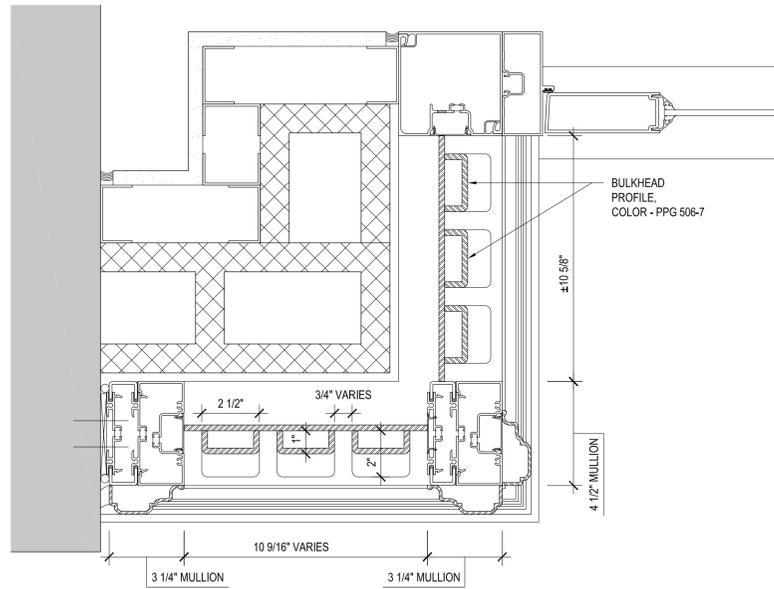


1 PROPOSED TYPICAL SPANDEL PANEL SECTION  
SCALE: 3/16"=1'-0"

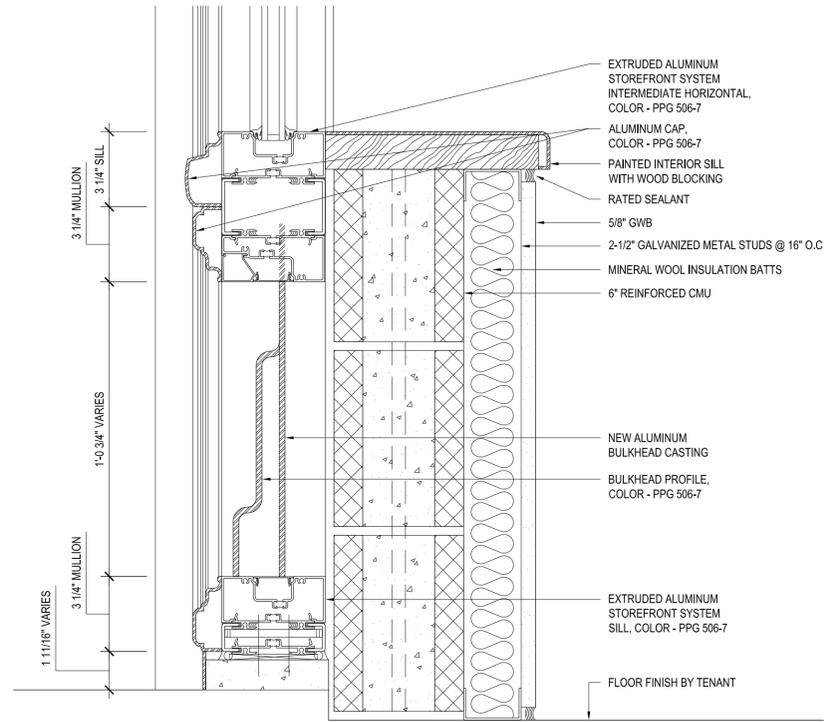




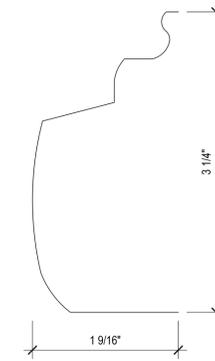
**1 PROPOSED TYPICAL LOBBY ENTRY PLAN**  
SCALE: 3"=1'-0"  
5TH AVENUE AND BROADWAY



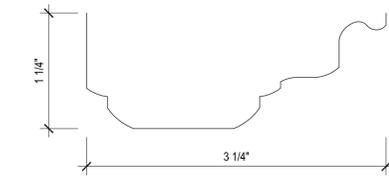
**2 PROPOSED TYPICAL BULKHEAD PLAN**  
SCALE: 3"=1'-0"



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



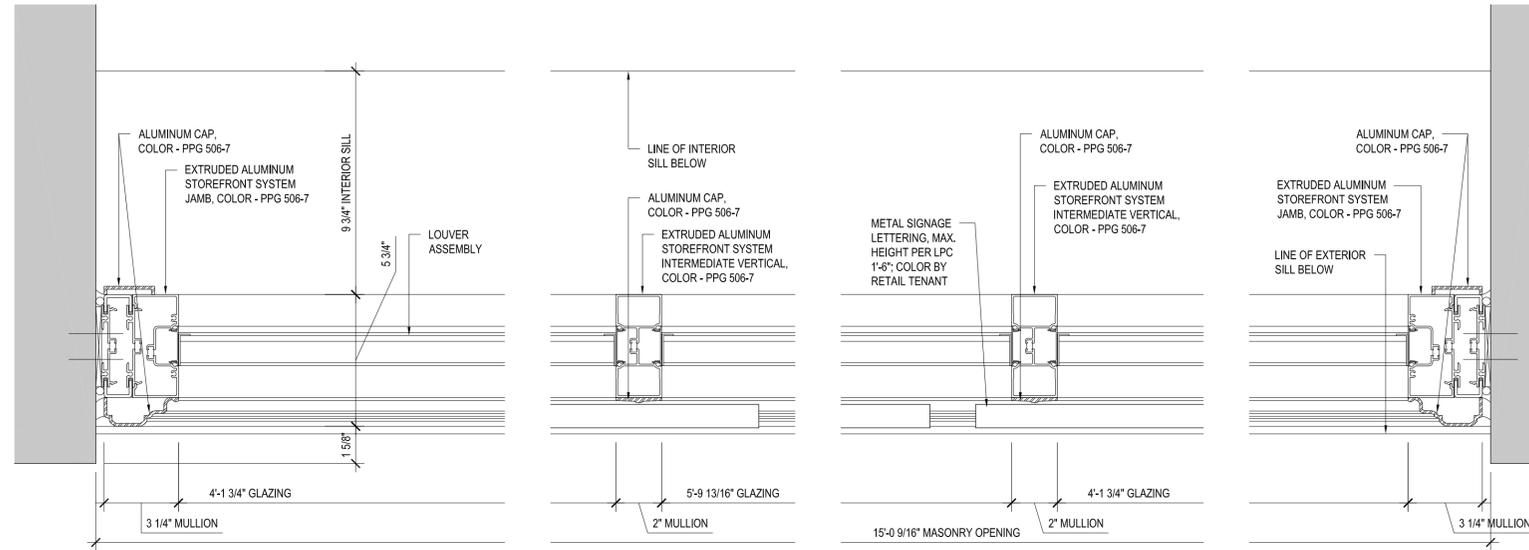
**2 EXISTING SILL PROFILE**  
SCALE: FULL SIZE



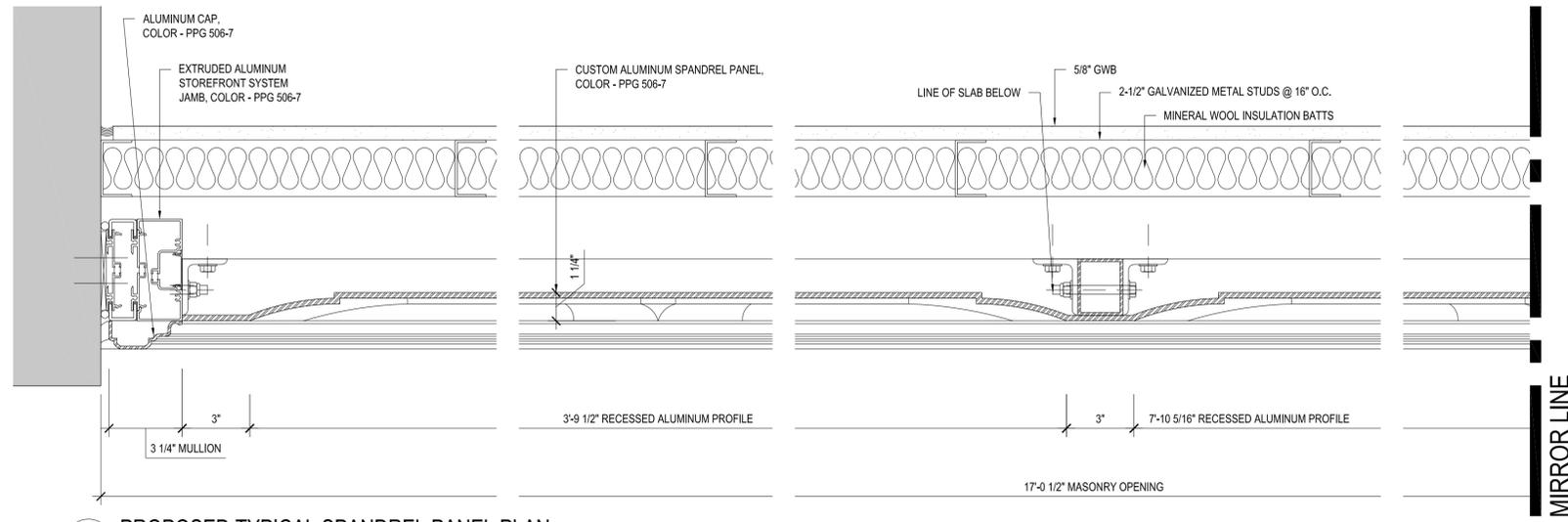
**5 EXISTING JAMB PROFILE**  
SCALE: FULL SIZE



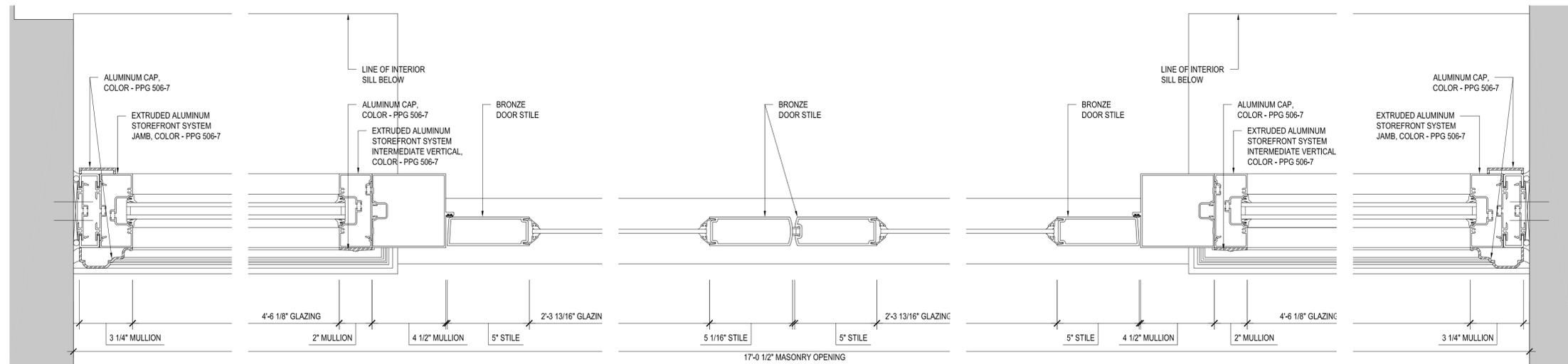
**6 EXISTING VERTICAL MULLION PROFILE**  
SCALE: FULL SIZE



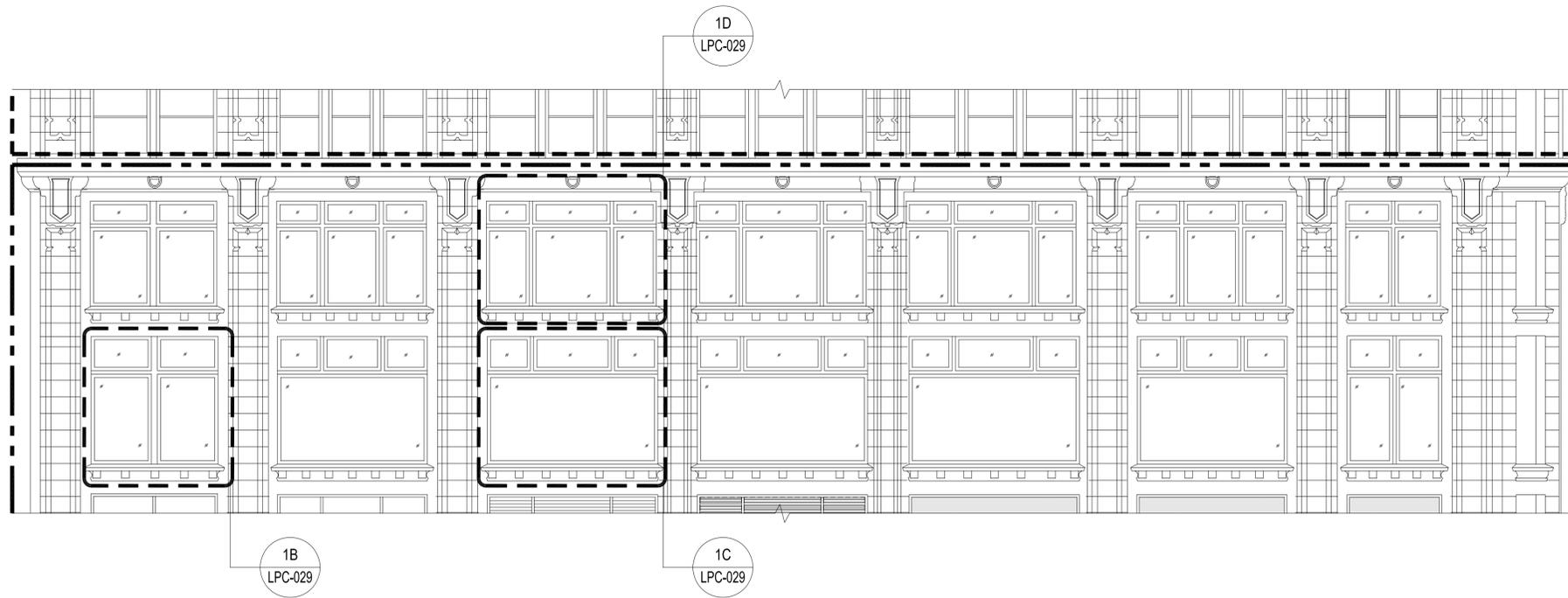
1 PROPOSED TYPICAL SIGNAGE BAY PLAN  
SCALE: 3"=1'-0"



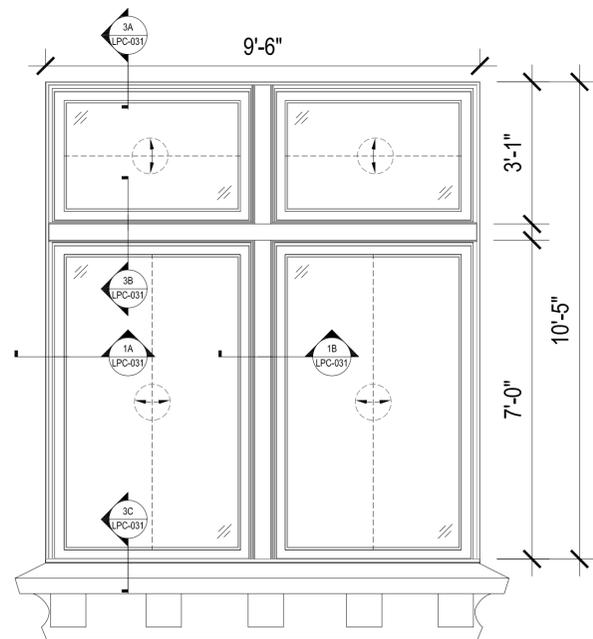
1 PROPOSED TYPICAL SPANDREL PANEL PLAN  
SCALE: 3/8"=1'-0" 26TH STREET



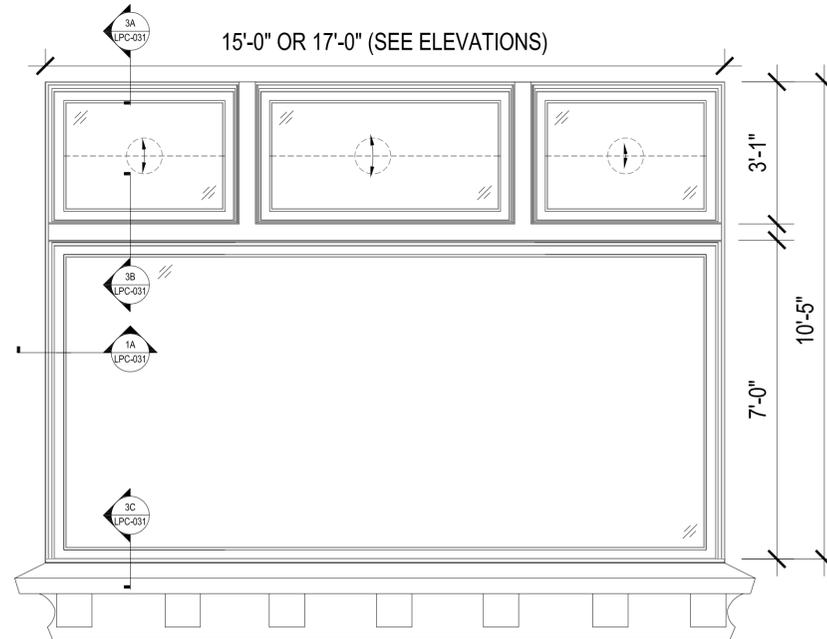
2 PROPOSED LOBBY ENTRY DOOR PLAN  
SCALE: 3/8"=1'-0" 26TH STREET



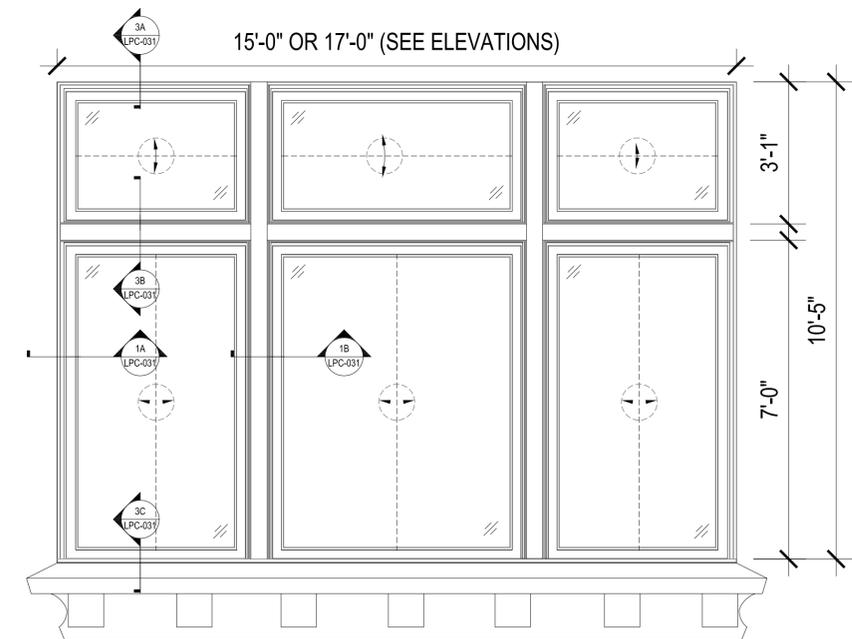
**1A** EXISTING 3RD AND 4TH FLOOR WINDOWS- NORTH ELEVATIONS  
SCALE: 1/8"=1'-0"



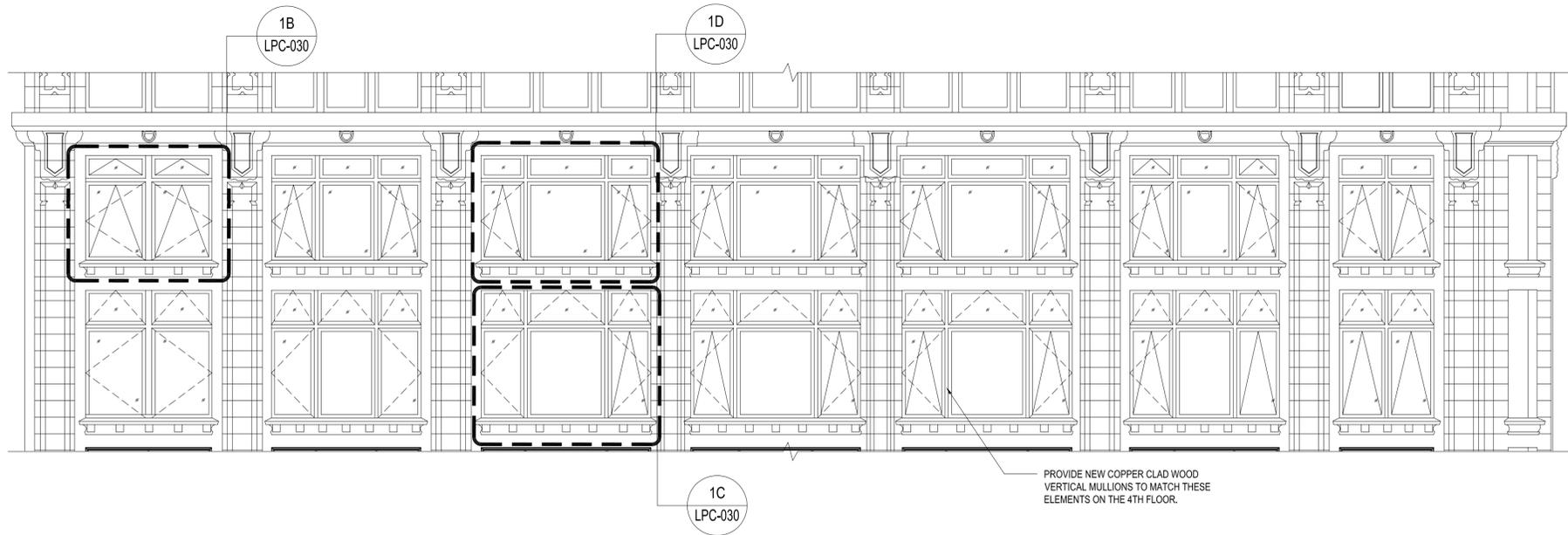
**1B** EXISTING EXTERIOR WINDOW ELEVATION  
SCALE: 1/2"=1'-0"



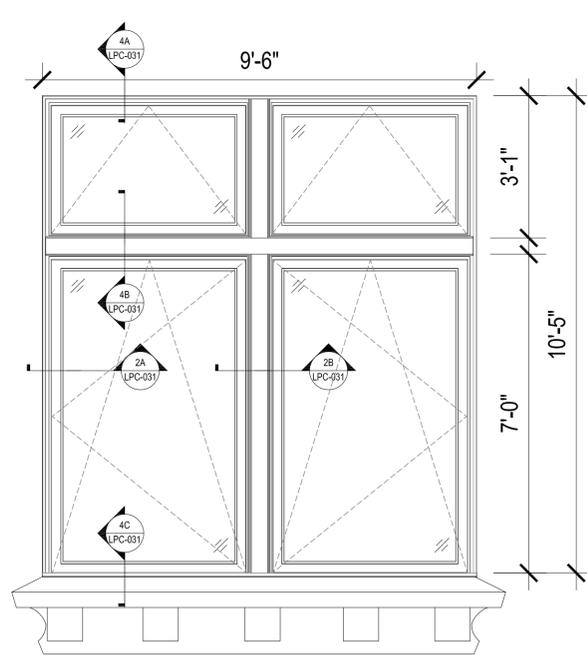
**1C** EXISTING EXTERIOR WINDOW ELEVATION-3RD FL.  
SCALE: 1/2"=1'-0"



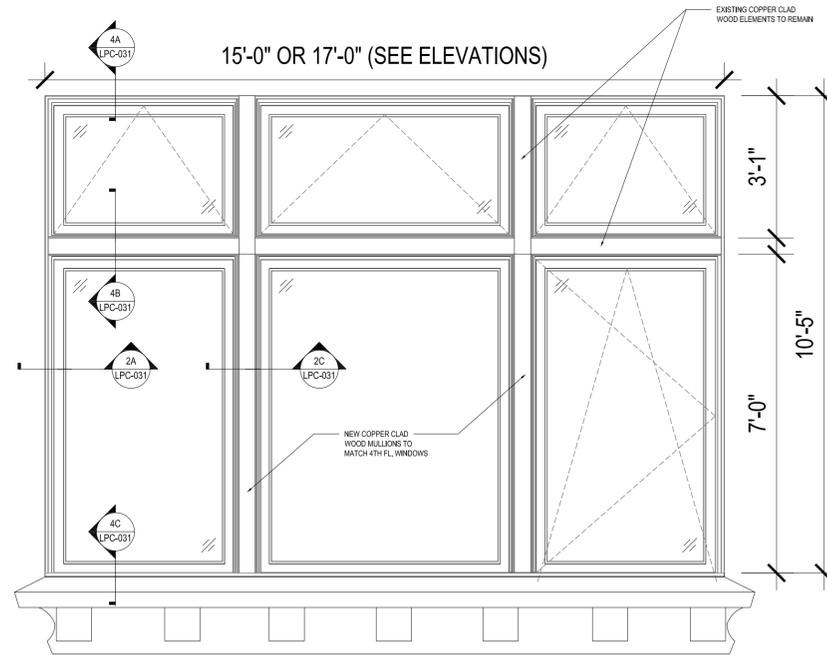
**1D** EXISTING EXTERIOR WINDOW ELEVATION-4TH FL.  
SCALE: 1/2"=1'-0"



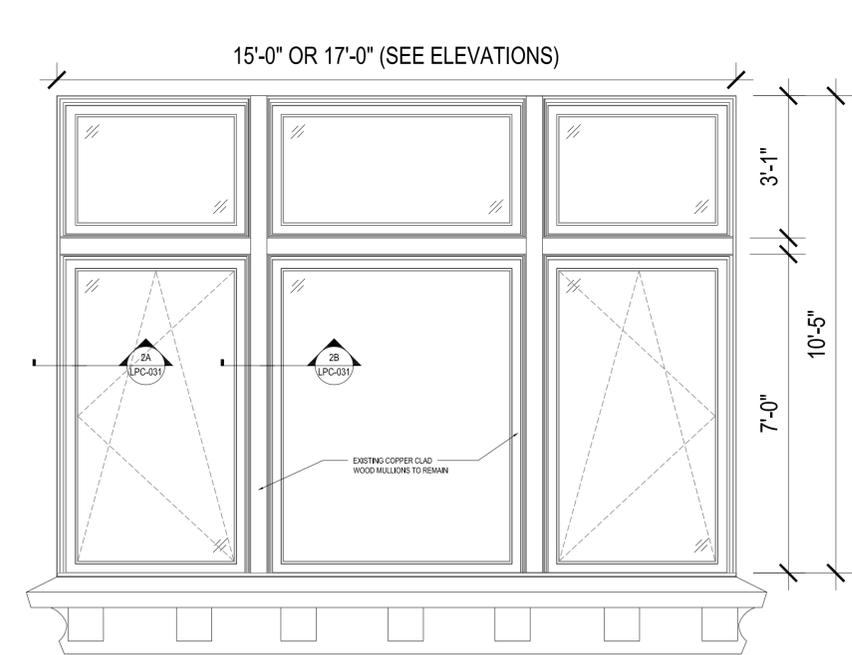
**1A** PROPOSED 3RD AND 4TH FLOOR WINDOWS- NORTH ELEVATIONS  
 SCALE: 1/8"=1'-0" (NOTE: 5TH AVE. AND BROADWAY ELEVATIONS SIMILAR)



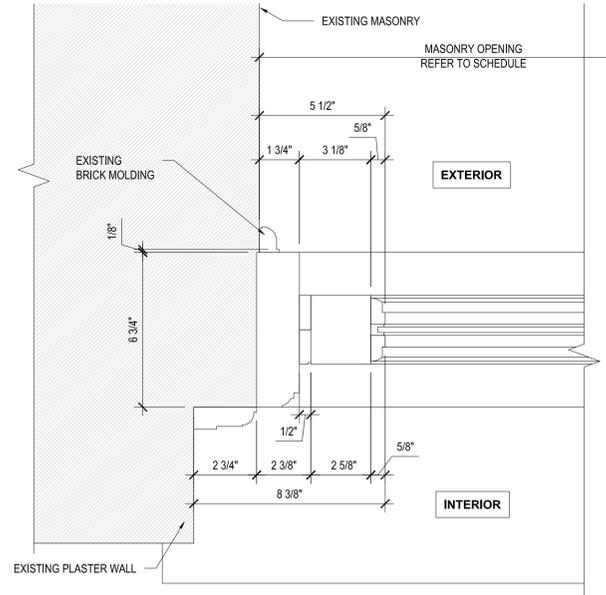
**1B** PROPOSED EXTERIOR WINDOW ELEVATION  
 SCALE: 1/2"=1'-0"



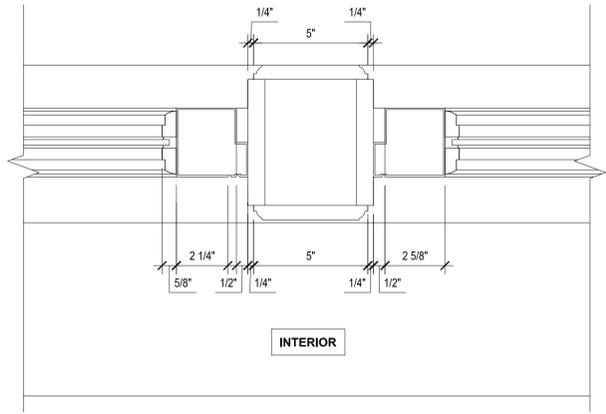
**1C** PROPOSED EXTERIOR WINDOW ELEVATION  
 SCALE: 1/2"=1'-0"



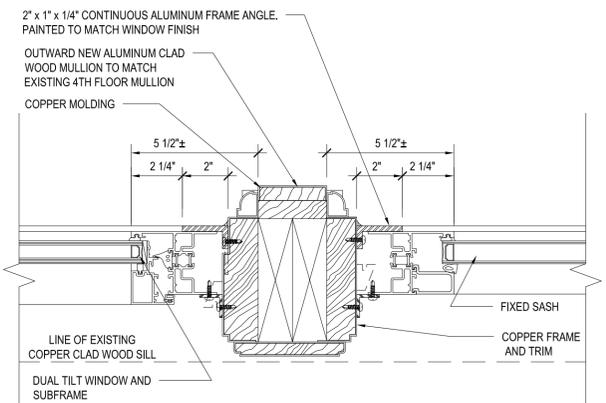
**1D** PROPOSED EXTERIOR WINDOW ELEVATION - 4TH FL.  
 SCALE: 1/2"=1'-0"



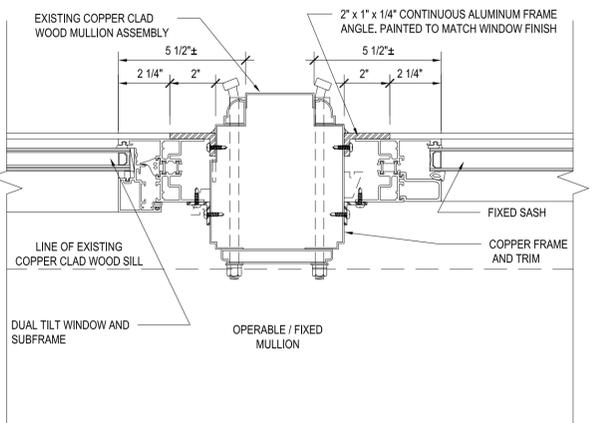
1A EXISTING PIVOT WINDOW - JAMB DETAIL  
SCALE: 3"=1'-0"



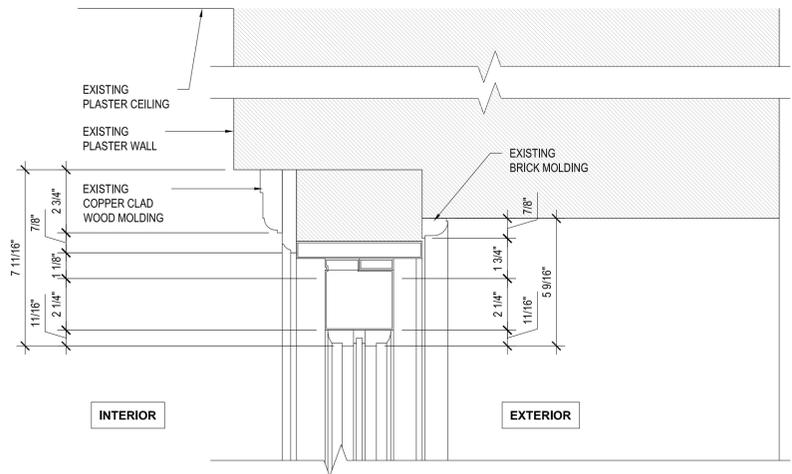
1B EXISTING PIVOT WINDOW-INTERMEDIATE MULLION DETAIL  
SCALE: 3"=1'-0"



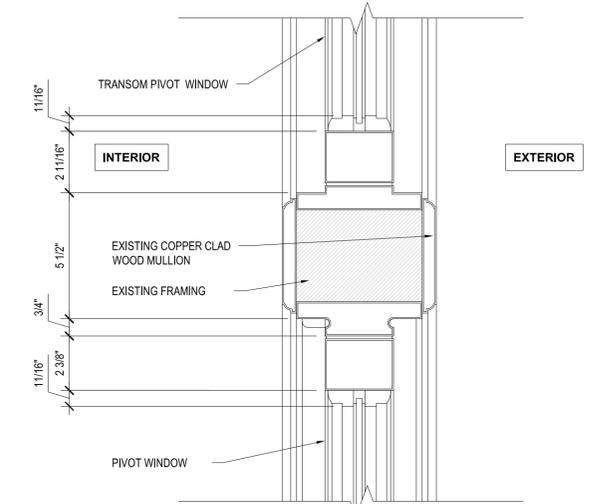
2C PROPOSED DUAL TILT WINDOW WITH NEW INTERMEDIATE MULLION  
SCALE: 3"=1'-0"



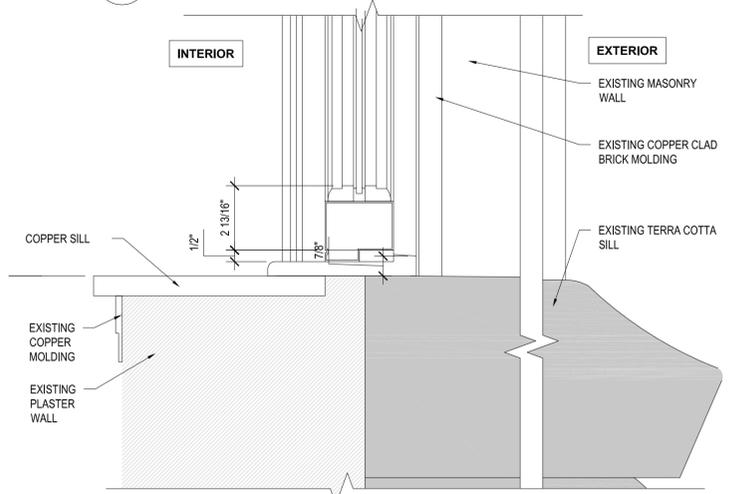
2B PROPOSED DUAL TILT WINDOW AT EXISTING INTERMEDIATE MULLION  
SCALE: 3"=1'-0"



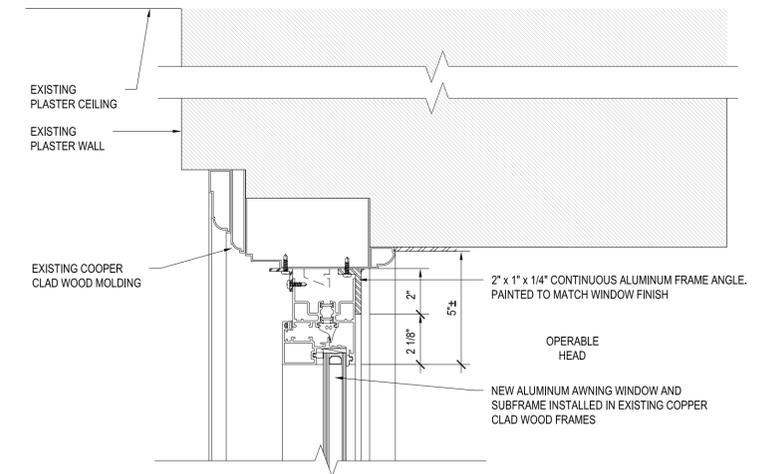
3A EXISTING PIVOT WINDOW- TRANSOM HEAD DETAIL  
SCALE: 3"=1'-0"



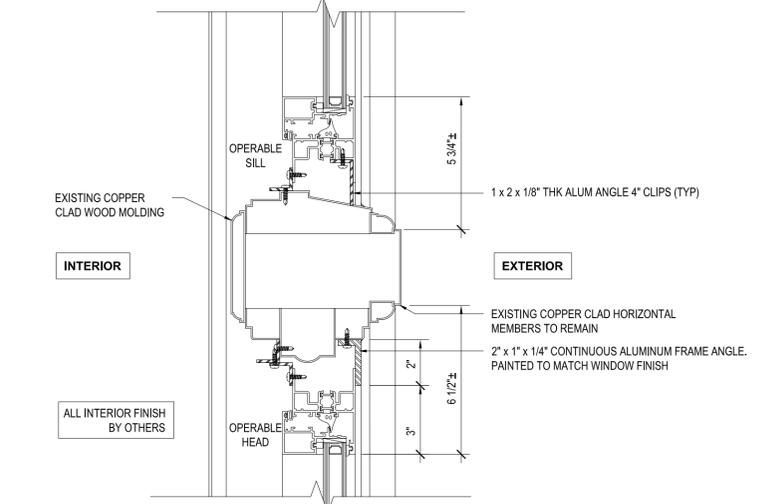
3B EXISTING PIVOT WINDOW- TRANSOM DETAIL  
SCALE: 3"=1'-0"



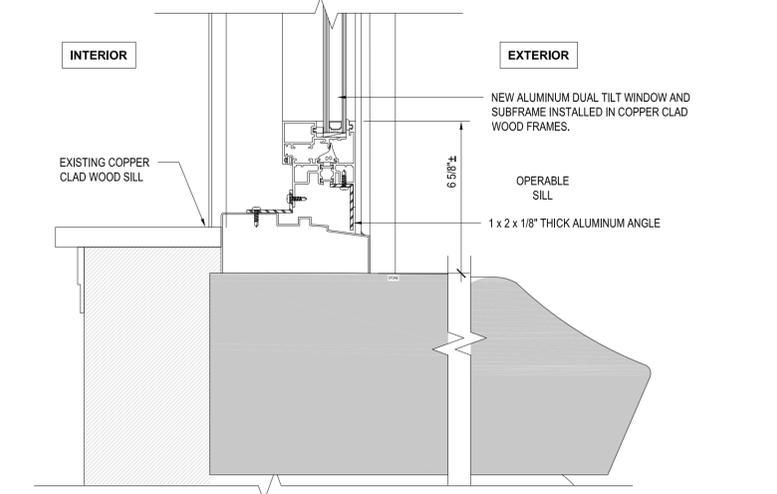
3C EXISTING PIVOT WINDOW- SILL DETAIL  
SCALE: 3"=1'-0"



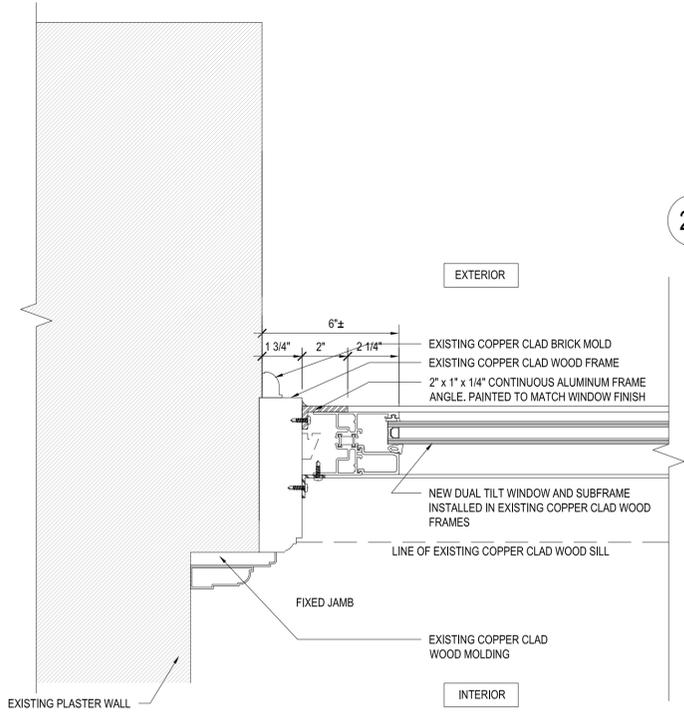
4A PROPOSED DUAL TILT & AWNING WINDOW- TRANSOM HEAD DETAIL  
SCALE: 3"=1'-0"



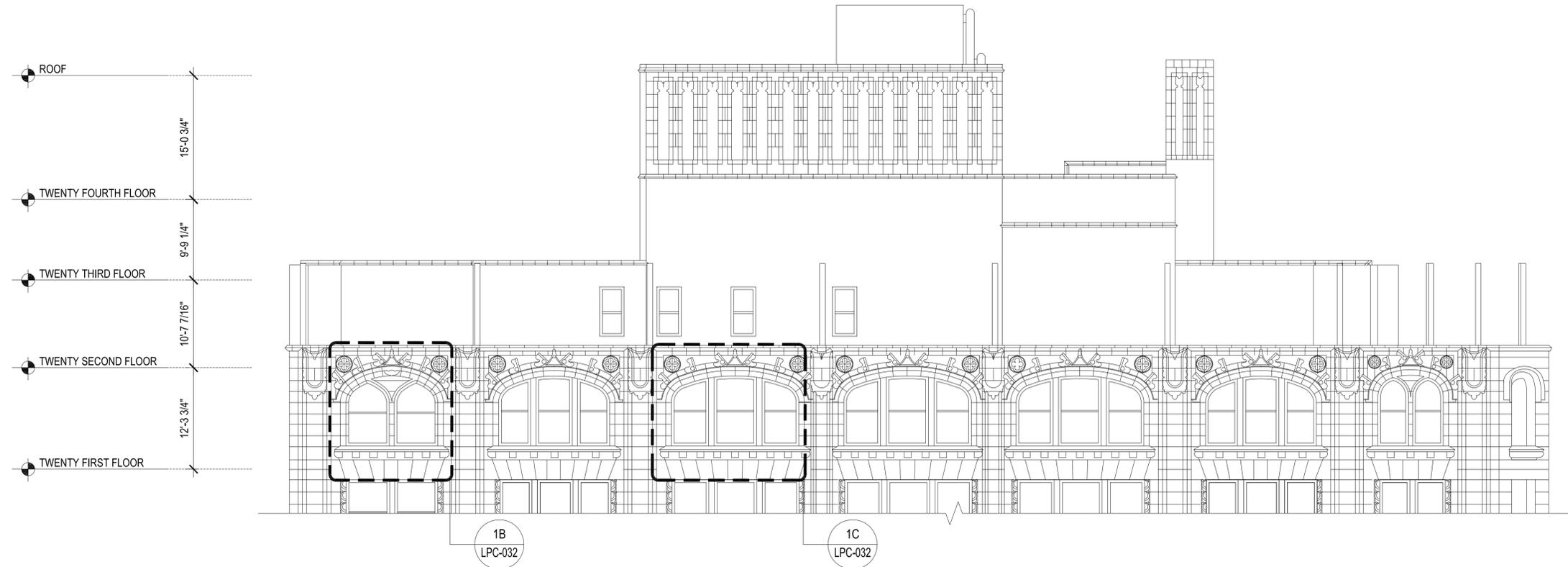
4B PROPOSED DUAL TILT AND AWNING WINDOW- TRANSOM DETAIL  
SCALE: 3"=1'-0"



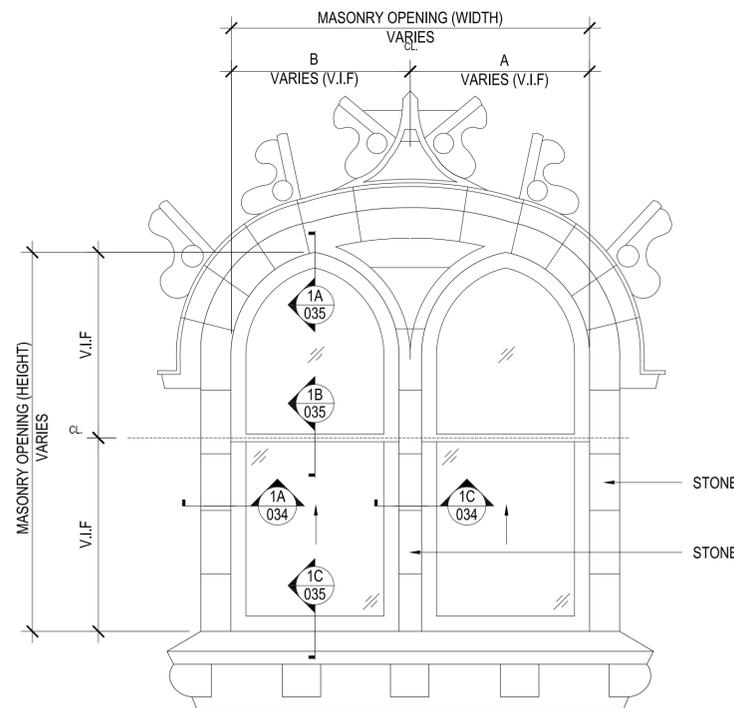
4C PROPOSED DUAL TILT AND AWNING WINDOW- SILL DETAIL  
SCALE: 3"=1'-0"



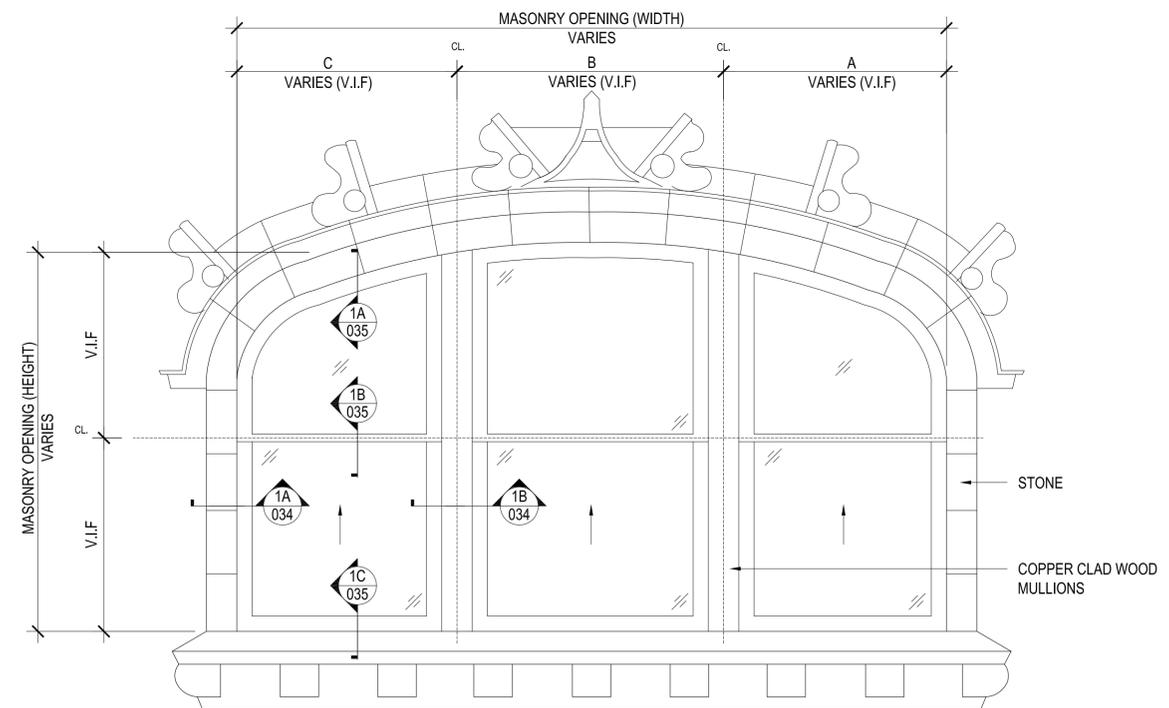
2A PROPOSED DUAL TILT WINDOW - JAMB DETAIL  
SCALE: 3"=1'-0"



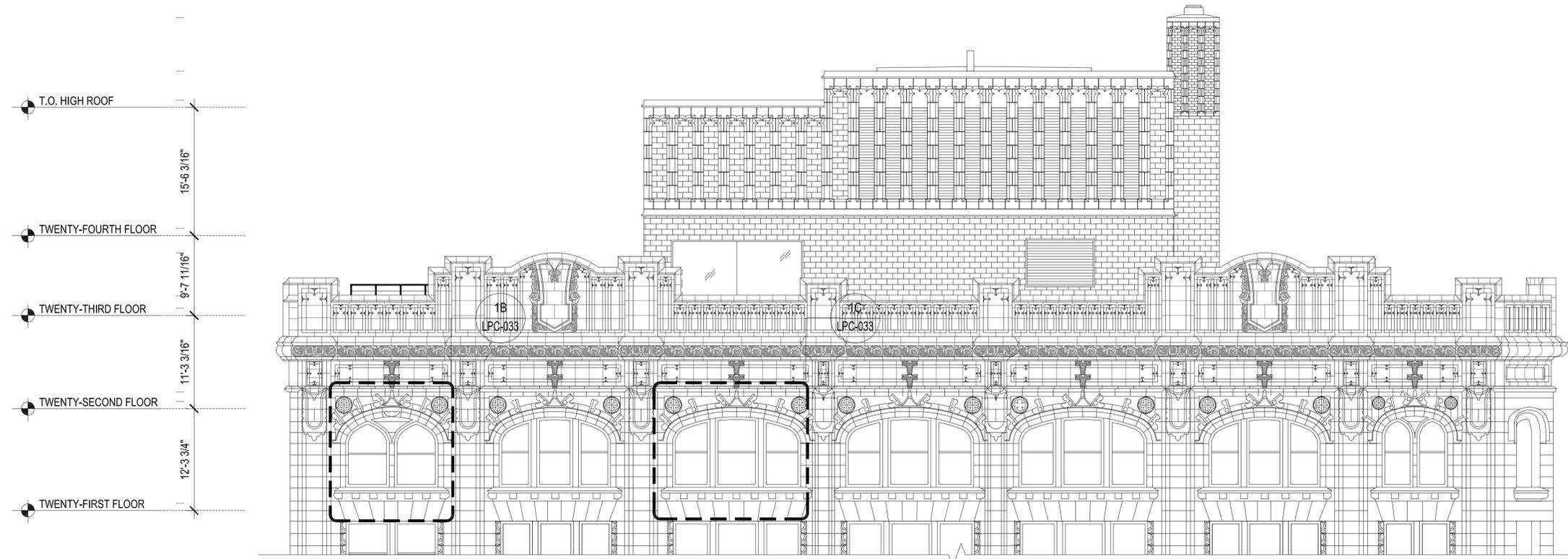
**1A** EXISTING 21ST FLOOR WINDOWS- NORTH ELEVATION  
SCALE: 1/8"=1'-0"



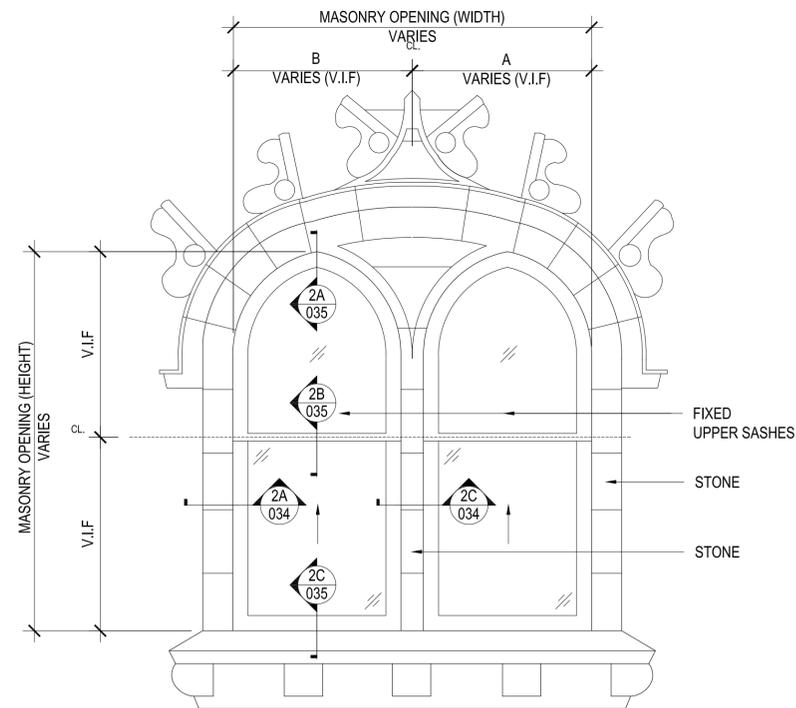
**1B** EXISTING EXTERIOR WINDOW ELEVATION  
SCALE: 1/2"=1'-0"



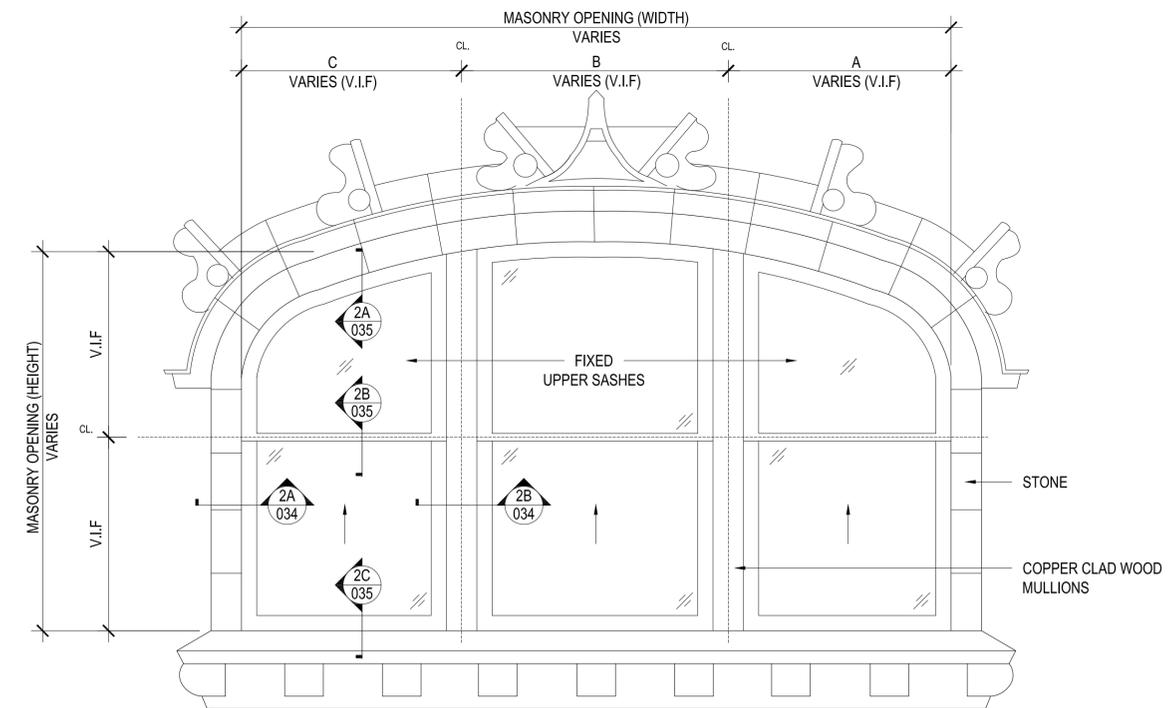
**1C** EXISTING EXTERIOR WINDOW ELEVATION  
SCALE: 1/2"=1'-0"



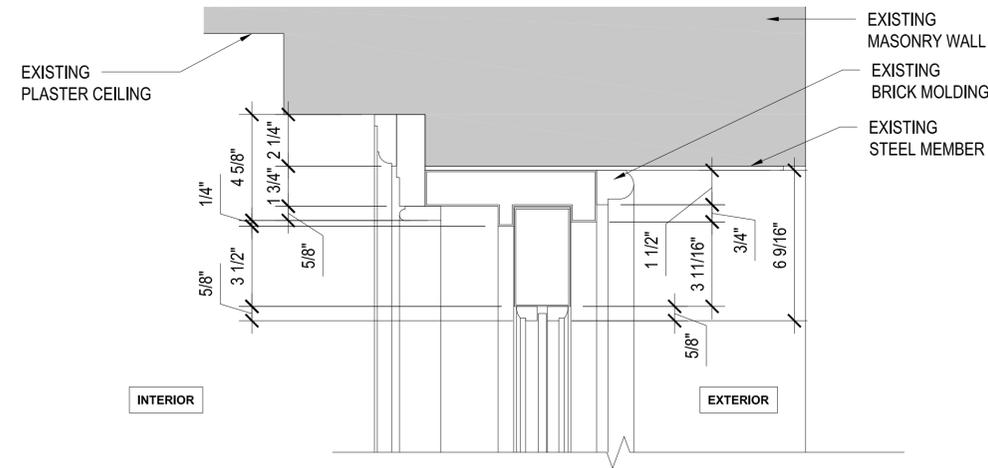
**1A** PROPOSED 21ST FLOOR WINDOWS- NORTH ELEVATION  
SCALE: 1/8"=1'-0"



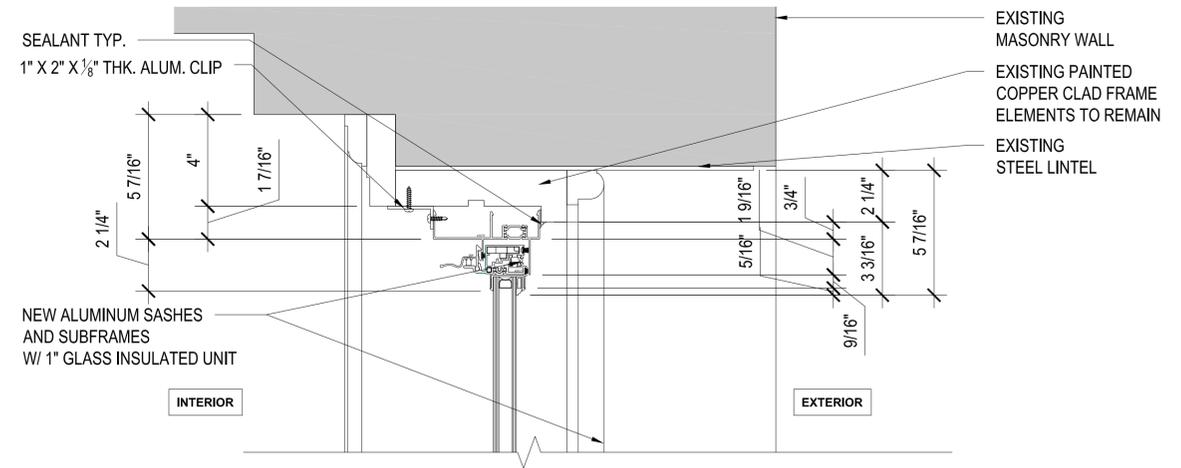
**1B** PROPOSED EXTERIOR WINDOW ELEVATION  
SCALE: 1/2"=1'-0"



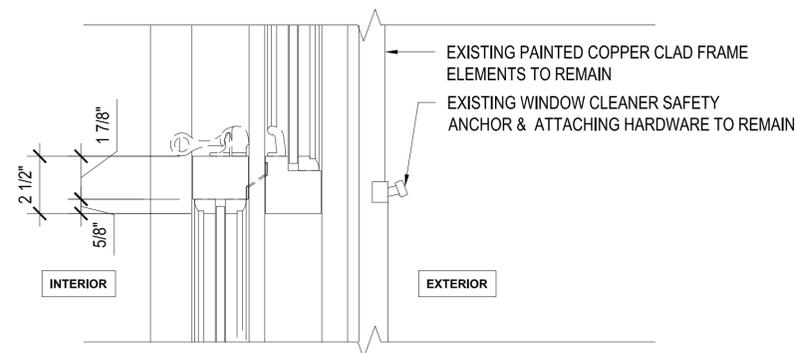
**1C** PROPOSED EXTERIOR WINDOW ELEVATION  
SCALE: 1/2"=1'-0"



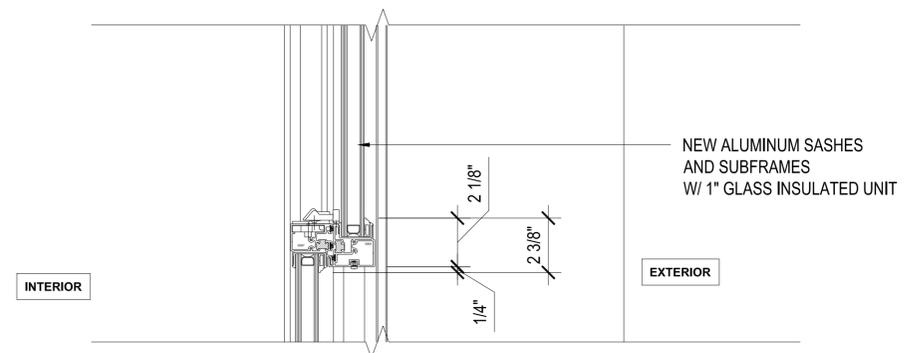
**1A EXISTING HEAD DETAIL**  
SCALE: 3"=1'-0"



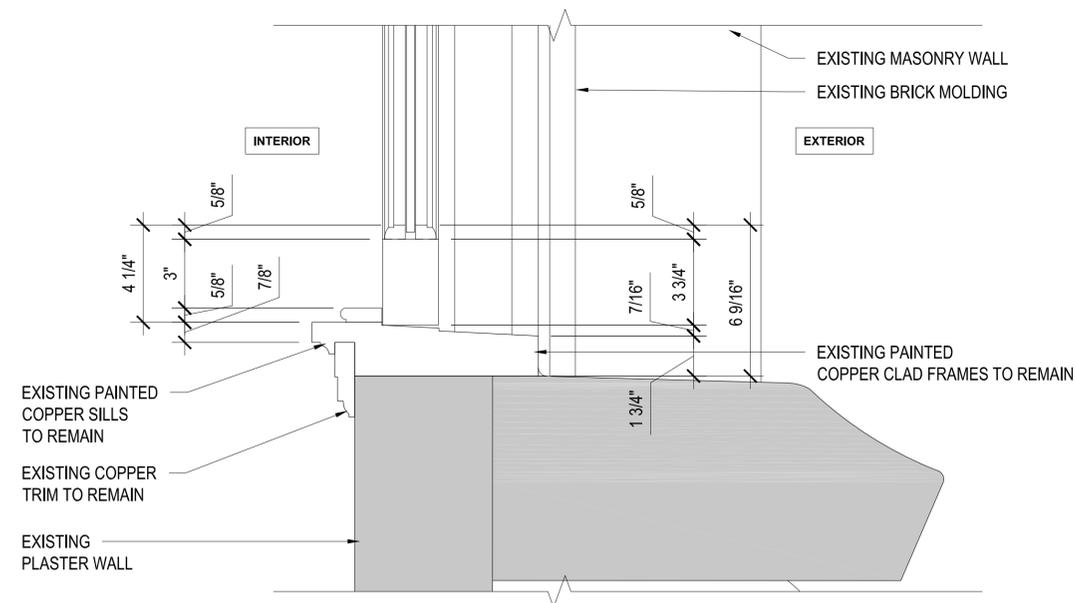
**2A PROPOSED HEAD DETAIL**  
SCALE: 3"=1'-0"



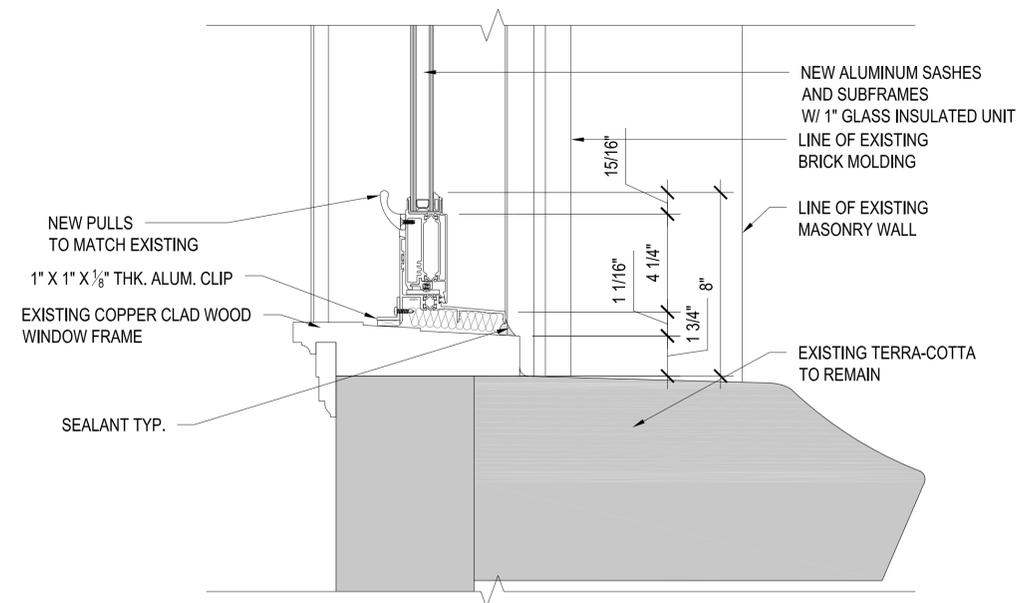
**1B EXISTING MEETING RAIL DETAIL**  
SCALE: 3"=1'-0"



**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"



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



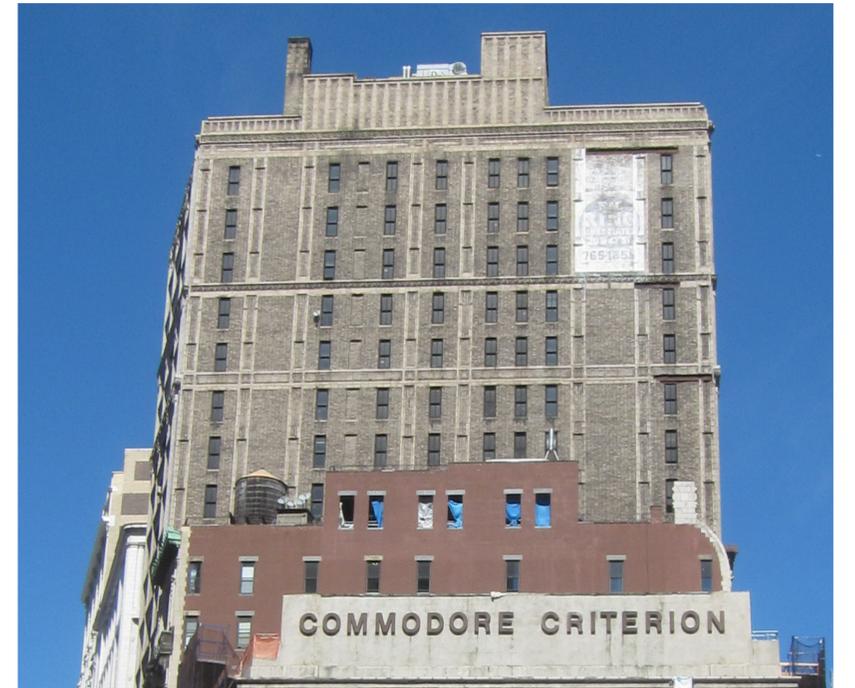
ROOF AT 22ND FLOOR ROOF LEVEL



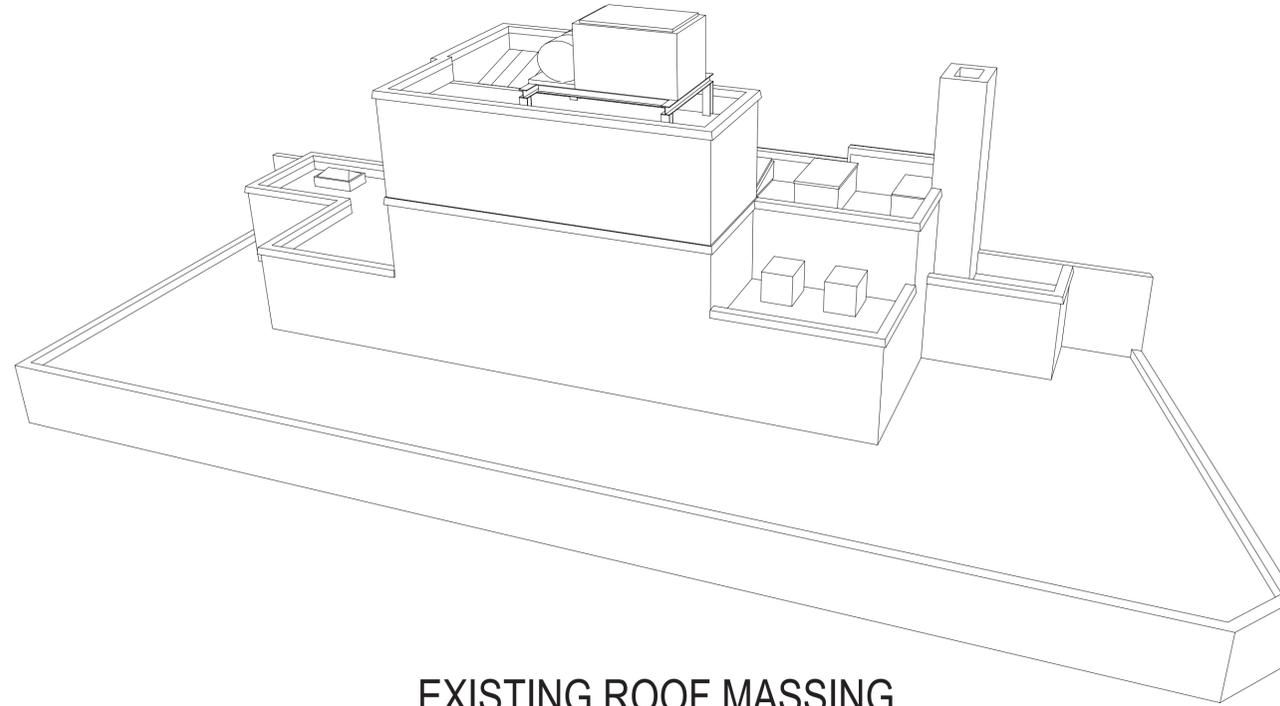
COOLING TOWER



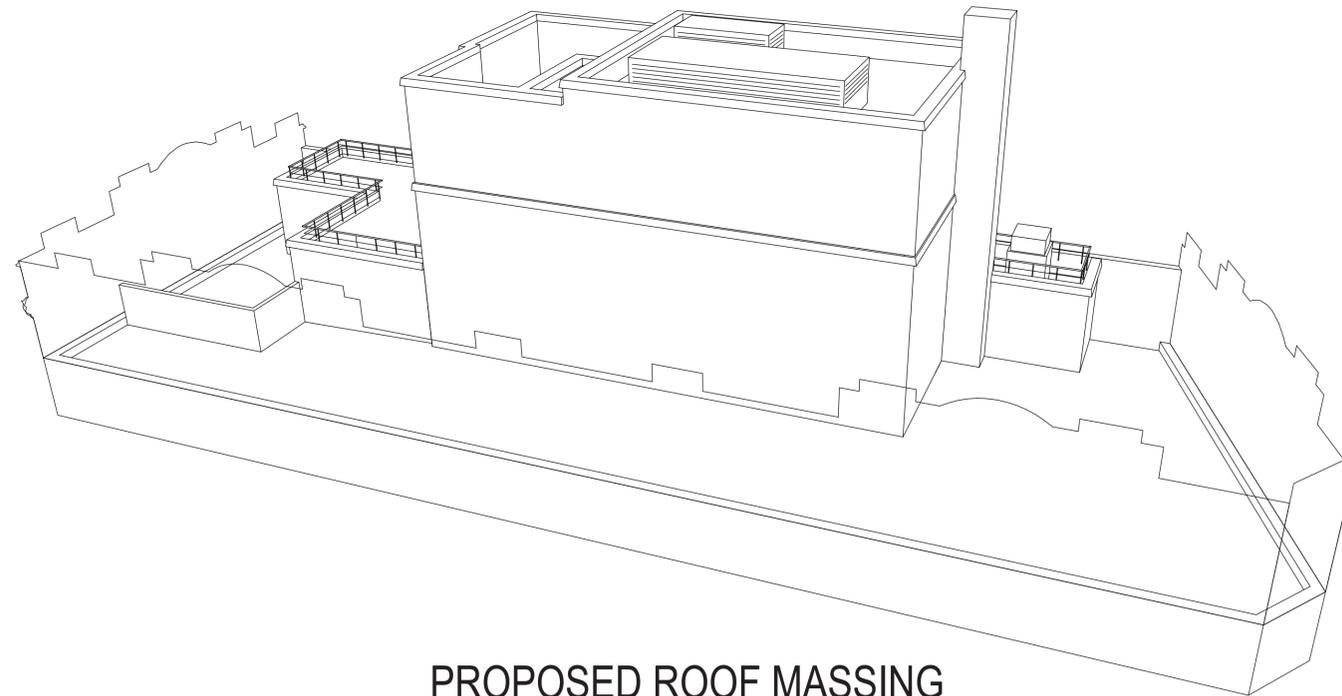
VIEW FROM EAST AT 23RD LEVEL ROOF



SOUTH ELEVATION

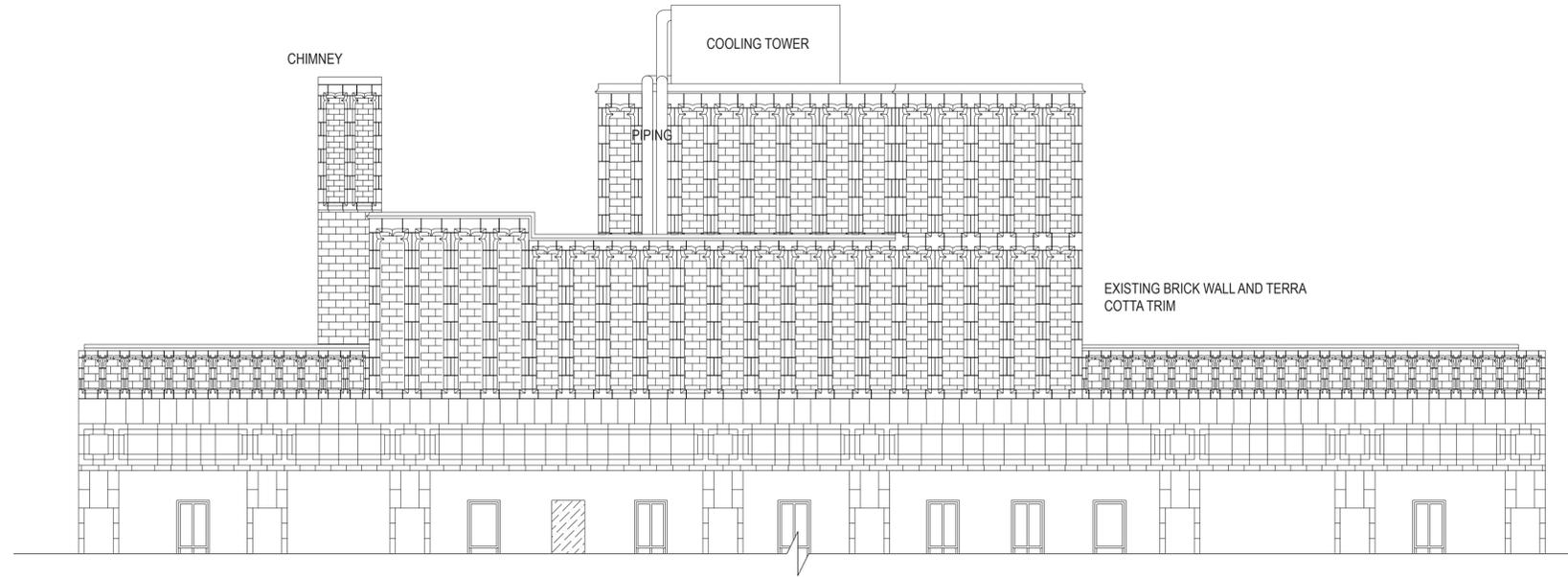


EXISTING ROOF MASSING



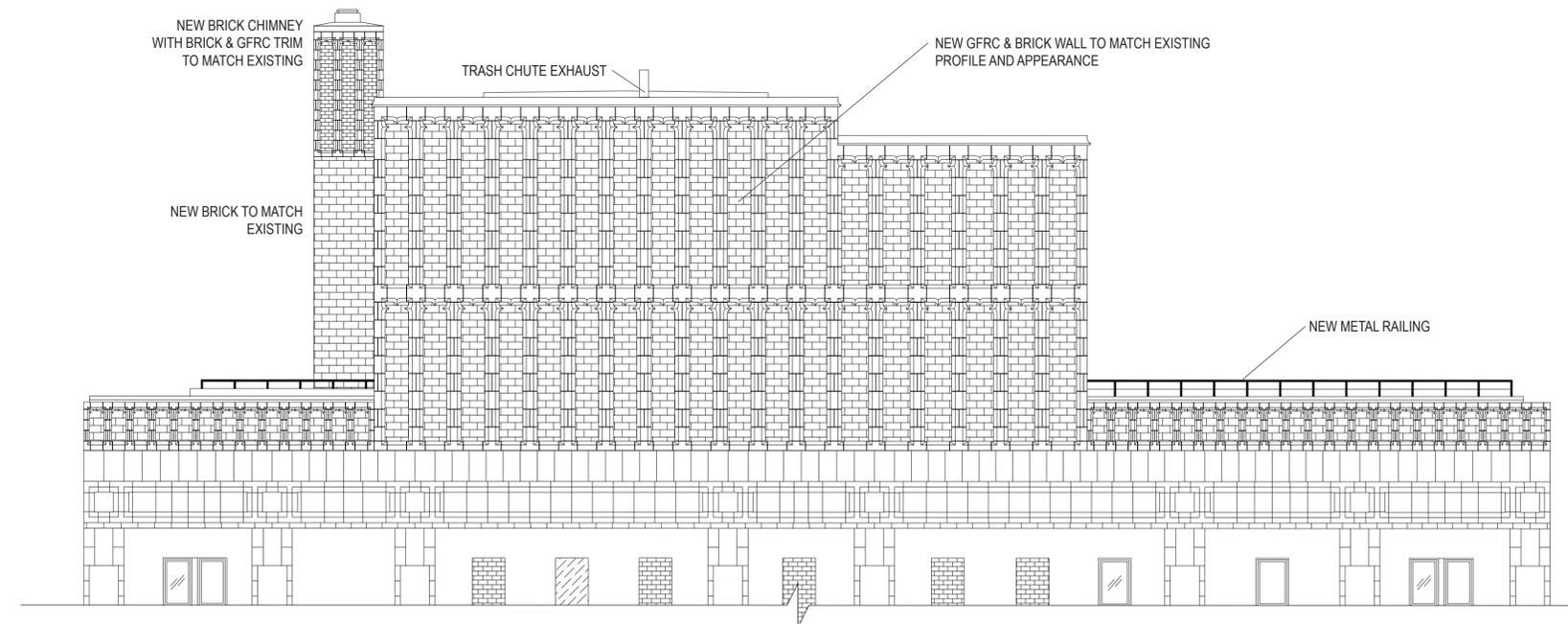
PROPOSED ROOF MASSING

- T.O. PARAPET  
340.94'
- HIGH ROOF  
338.14'
- ROOF  
323.34'
- ROOF  
338.14'
- ROOF  
315.09'
- ROOF  
305.79'



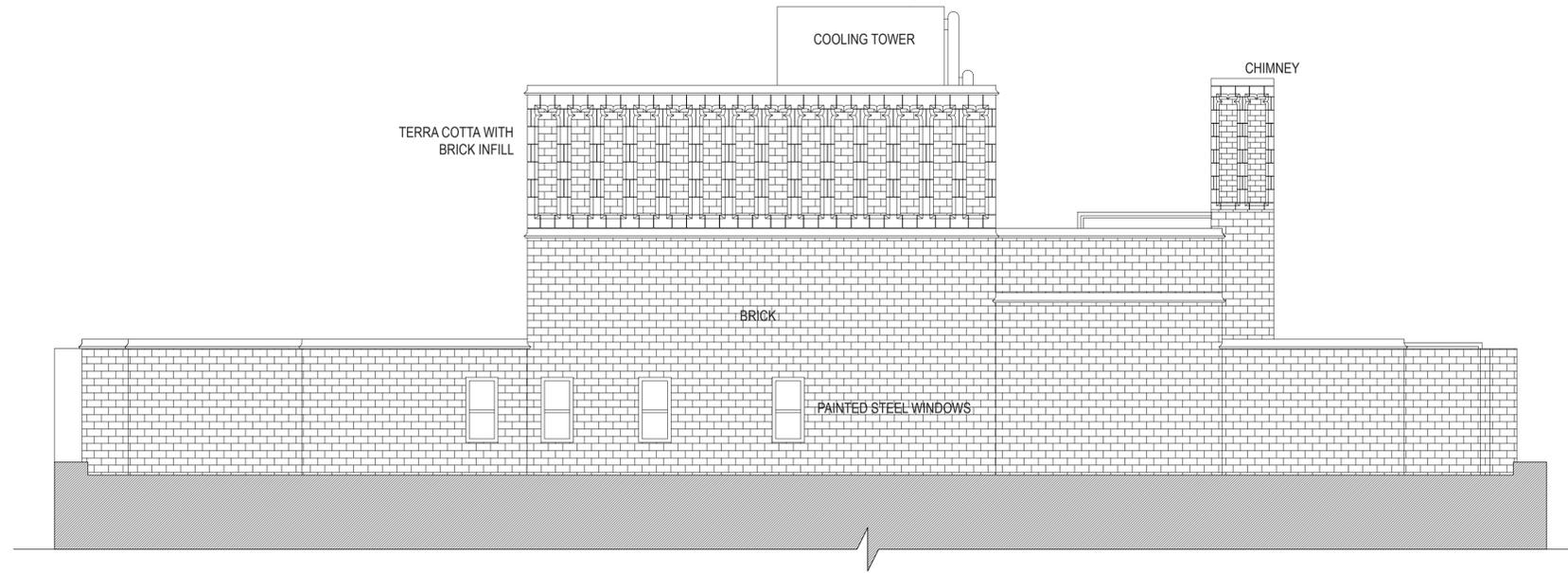
EXISTING SOUTH ELEVATION

- T.O. CHIMNEY  
351.06'
- T.O. PARAPET  
344.56'
- T.O. HIGH ROOF  
341.06'
- TWENTY-FOURTH FLOOR (MECH.)  
325.56'
- TWENTY-THIRD FLOOR (MECH.)  
315.92'
- ROOF (VARIES)  
305.79'
- TWENTY-SECOND FLOOR  
304.65'



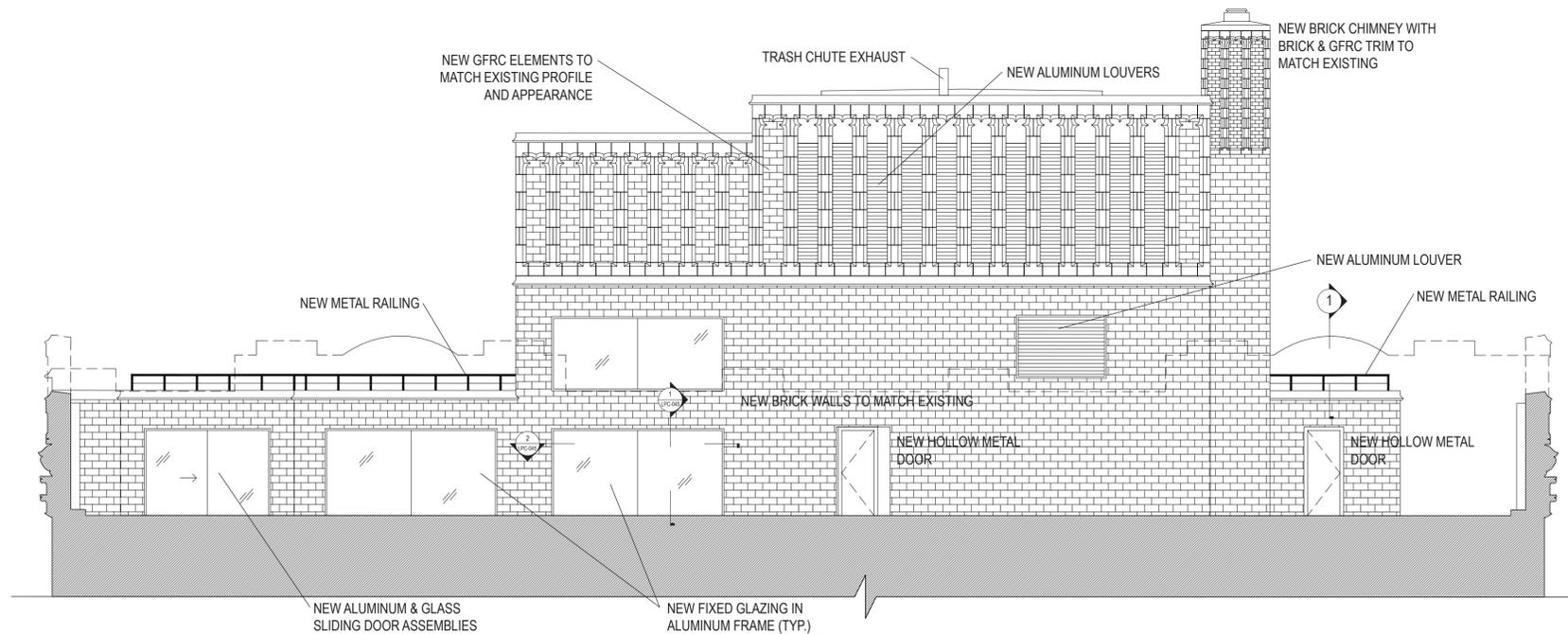
PROPOSED SOUTH ELEVATION

- T.O. PARAPET  
340.94'
- HIGH ROOF  
338.14'
- ROOF  
323.34'
- ROOF  
338.14'
- ROOF  
315.09'
- ROOF  
305.79'

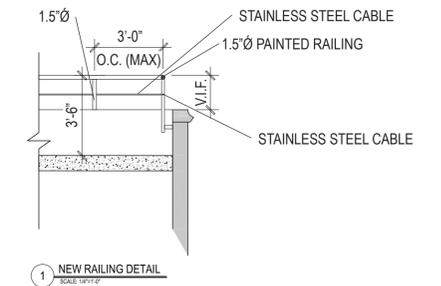


EXISTING NORTH ELEVATION

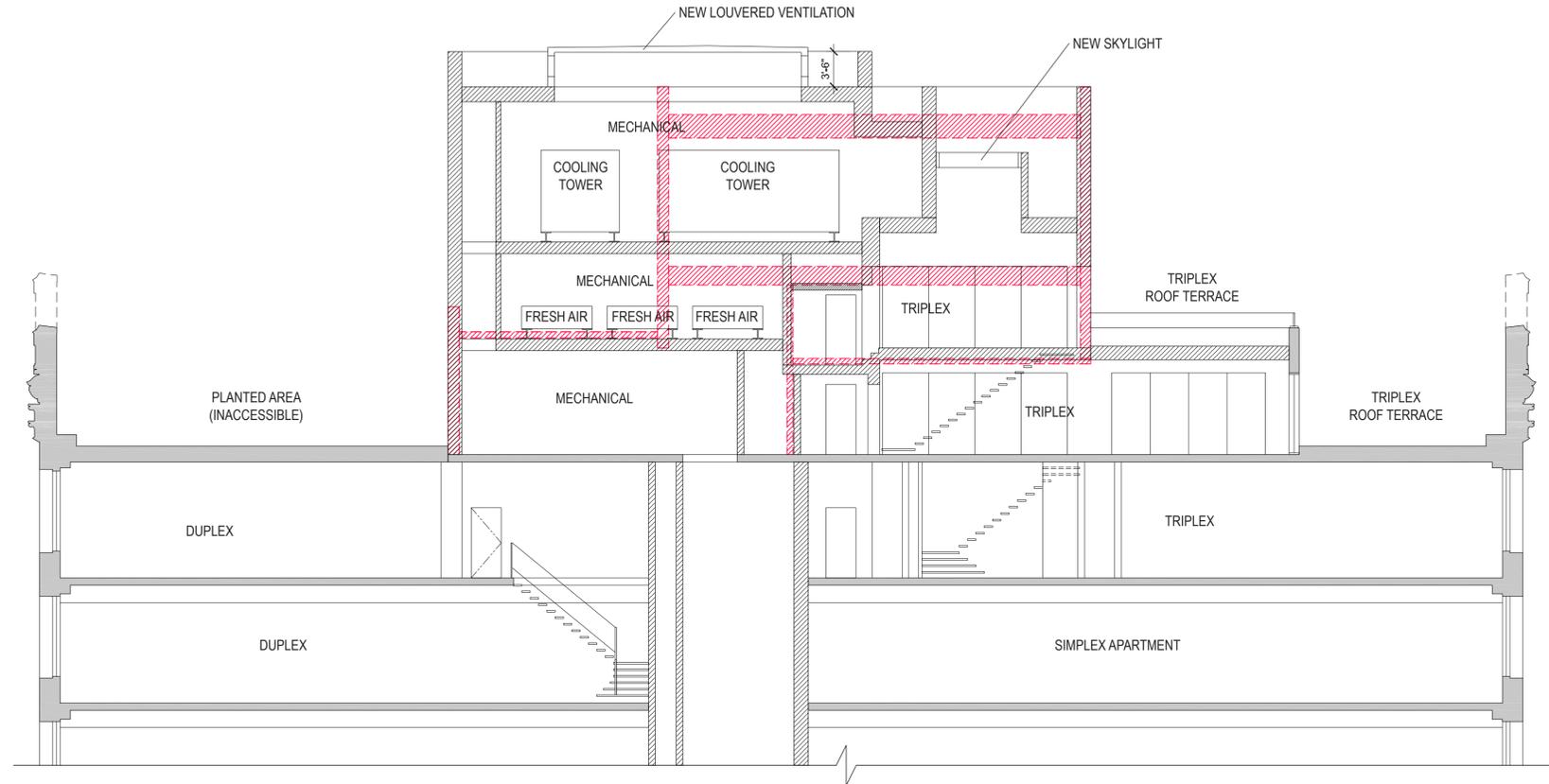
- T.O. CHIMNEY  
351.06'
- T.O. PARAPET  
344.56'
- T.O. HIGH ROOF  
341.06'
- TWENTY-FOURTH FLOOR (MECH.)  
325.56'
- TWENTY-THIRD FLOOR (MECH.)  
315.92'
- ROOF (VARIES)  
305.79'
- TWENTY-SECOND FLOOR  
304.65'



PROPOSED NORTH ELEVATION

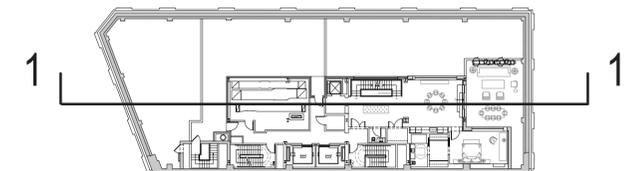


- T.O. PARAPET  
344.56'
- T.O. HIGH ROOF  
341.06'
  
- TWENTY-FOURTH FLOOR (MECH.)  
325.56'
- TWENTY-THIRD FLOOR (MECH.)  
315.92'
- ROOF (VARIES)  
305.79'
- TWENTY-SECOND FLOOR  
304.65'
  
- TWENTY-FIRST FLOOR  
292.34'
  
- TWENTIETH FLOOR  
279.84'



PARAPET RESTORATION  
PREVIOUSLY APPROVED  
(LPC 16-3952)  
(CNE 16-4878)

PROPOSED SECTION 1 (EXISTING SECTION IN RED)





VIEW FROM 5TH AVE & 23RD STREET



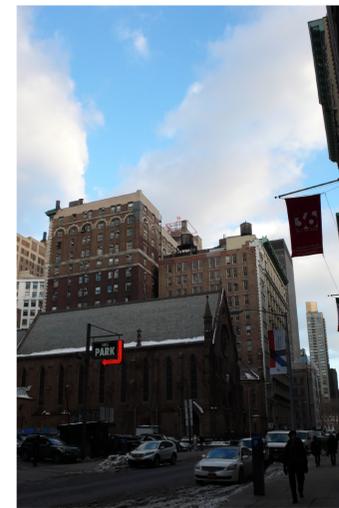
VIEW FROM MADISON AVE & 26TH STREET



VIEW FROM BROADWAY & 26TH STREET



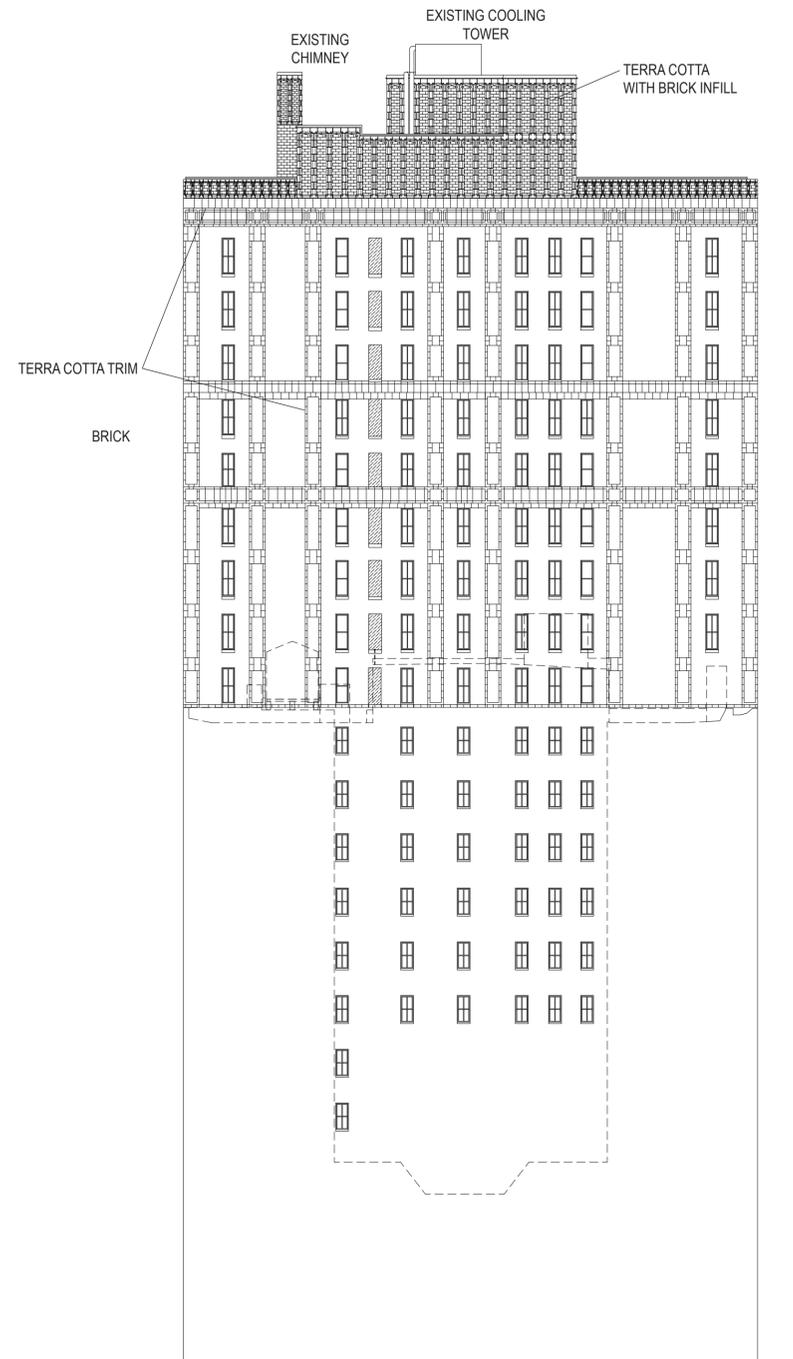
VIEW FROM 6TH AVE & 26TH STREET



VIEW FROM 25TH STREET

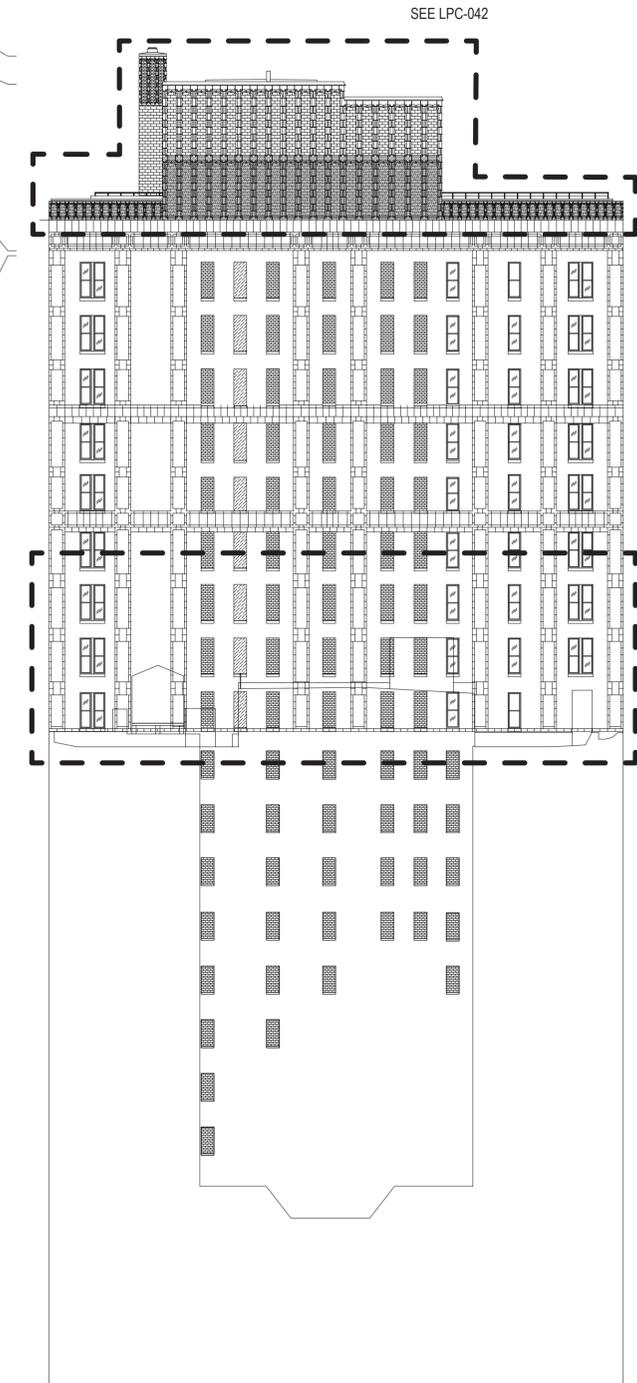


CLOSE-UP VIEW FROM 25TH STREET



EXISTING SOUTH ELEVATION

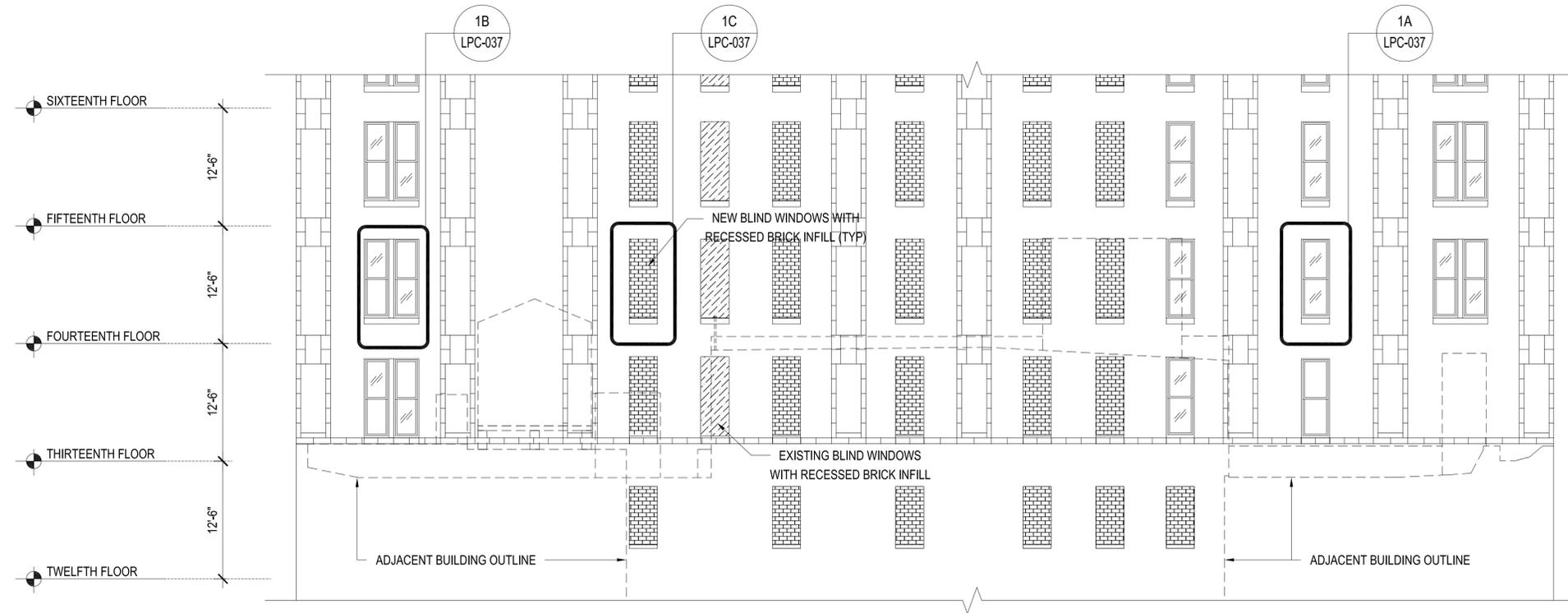
- T.O. CHIMNEY  
351.06'
- T.O. PARAPET  
344.56'
- T.O. HIGH ROOF  
341.06'
- TWENTY-FOURTH FLOOR (MECH.)  
325.56'
- TWENTY-THIRD FLOOR (MECH.)  
315.92'
- ROOF (VARIES)  
305.79'
- TWENTY-SECOND FLOOR  
304.65' (T.O.S. 304.53')
- TWENTY-FIRST FLOOR  
292.34' (T.O.S. 292.22)
- TWENTIETH FLOOR  
279.84' (T.O.S. 279.72)
- NINETEENTH FLOOR  
267.34' (T.O.S. 267.22)
- EIGHTEENTH FLOOR  
254.84' (T.O.S. 254.72)
- SEVENTEENTH FLOOR  
242.34' (T.O.S. 242.22)
- SIXTEENTH FLOOR  
229.84' (T.O.S. 229.72)
- FIFTEENTH FLOOR  
217.34' (T.O.S. 217.22)
- FOURTEENTH FLOOR  
204.84' (T.O.S. 204.72)
- THIRTEENTH FLOOR  
192.34' (T.O.S. 192.22)
- TWELFTH FLOOR  
179.84' (T.O.S. 179.72)
- ELEVENTH FLOOR  
167.34' (T.O.S. 167.22)
- TENTH FLOOR  
154.84' (T.O.S. 154.72)
- NINTH FLOOR  
142.34' (T.O.S. 142.22)
- EIGHTH FLOOR  
129.84' (T.O.S. 129.72)
- SEVENTH FLOOR  
117.34' (T.O.S. 117.22)
- SIXTH FLOOR  
104.84' (T.O.S. 104.72)
- FIFTH FLOOR  
92.34' (T.O.S. 92.22)
- FOURTH FLOOR  
78.59' (T.O.S. 78.47')
- THIRD FLOOR  
62.80' (T.O.S. 62.67')
- SECOND FLOOR  
52.92' (T.O.S. 52.76')
- GROUND FLOOR  
42.07' (T.O.S. 41.84')



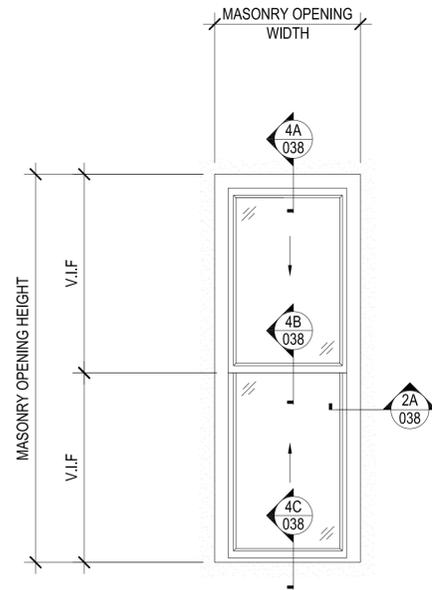
PROPOSED SOUTH ELEVATION

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

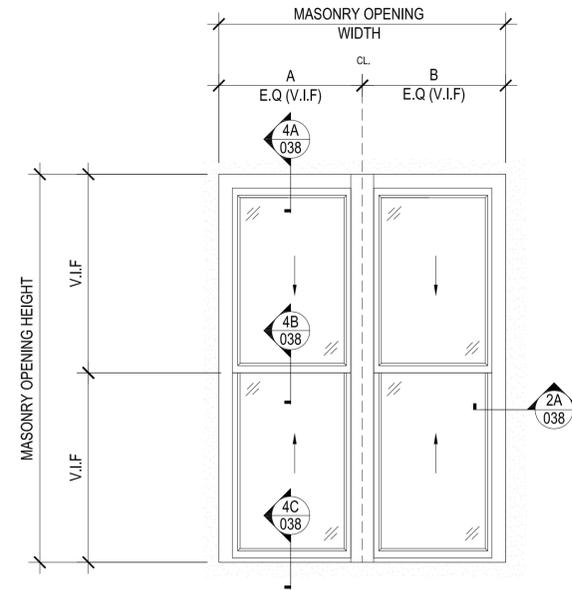
-  NEW ONE-OVER-ONE DOUBLE WINDOW UNIT TO REPLACE EXISTING SINGLE WINDOW IN ENLARGED OPENING
-  NEW ONE-OVER-ONE WINDOW TO REPLACE EXISTING IN EXISTING OPENING
-  NEW BLIND WINDOW WITH RECESSED BRICK INFILL
-  EXISTING BLIND WINDOW WITH RECESSED BRICK INFILL



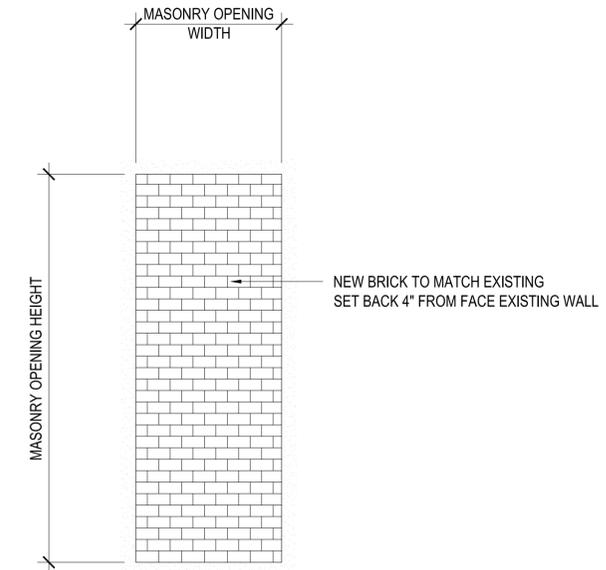
**1A** PROPOSED SOUTH ELEVATION WINDOWS  
SCALE: 1/8"=1'-0"



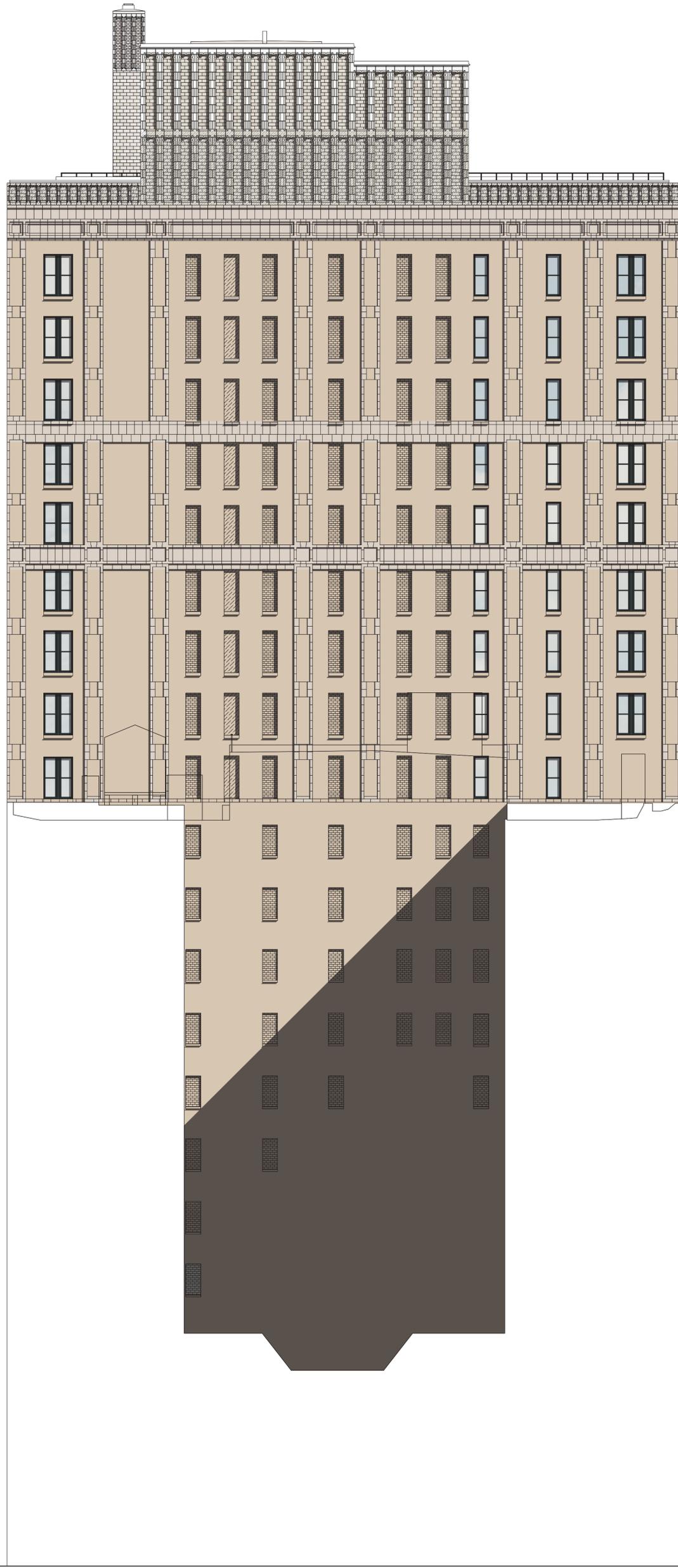
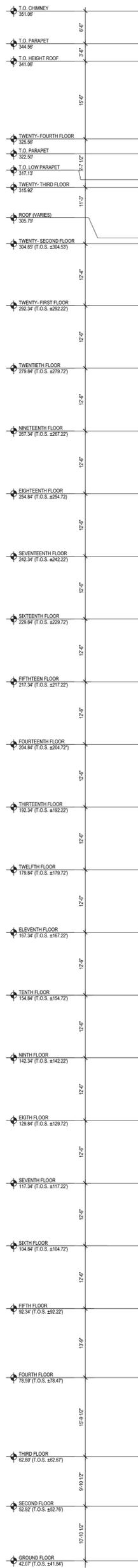
**1B** PROPOSED EXTERIOR WINDOW ELEVATION TYPE A  
SCALE: 1/2"=1'-0"



**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"





**HELPERN ARCHITECTS**

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

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

**LPC-057**



**HELPERN ARCHITECTS**

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

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

**LPC-058**



**HELPERN ARCHITECTS**

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

**RENDERING**  
SOUTH VIEW FROM 23RD ST  
SCALE: N/A

**LPC-059**



