

1 HISTORIC DISTRICT MAP
NTS



2 TAX MAP
NTS

5/11/2026 ISSUED FOR LPC PUBLIC HEARING



PROJECT:
ALTERATIONS TO
A RESIDENCE AT
23 WEST 12TH STREET
NEW YORK, NEW YORK

SHEET TITLE:
Project and Site
Information

SEAL & SIGNATURE: 	DATE: 5/8/2026
	SCALE: AS NOTED
	DRAWN BY: JPF
	SHEET: LPC.100



23 WEST 12TH STREET
EXISTING PHOTOS (FRONT FACADE)



23 WEST 12TH STREET
1940S TAX PHOTO

5/11/2026 ISSUED FOR LPC PUBLIC HEARING

J.P. FISHMAN
ARCHITECT, PLLC

PROJECT:
ALTERATIONS TO
A RESIDENCE AT
23 WEST 12TH STREET
NEW YORK, NEW YORK

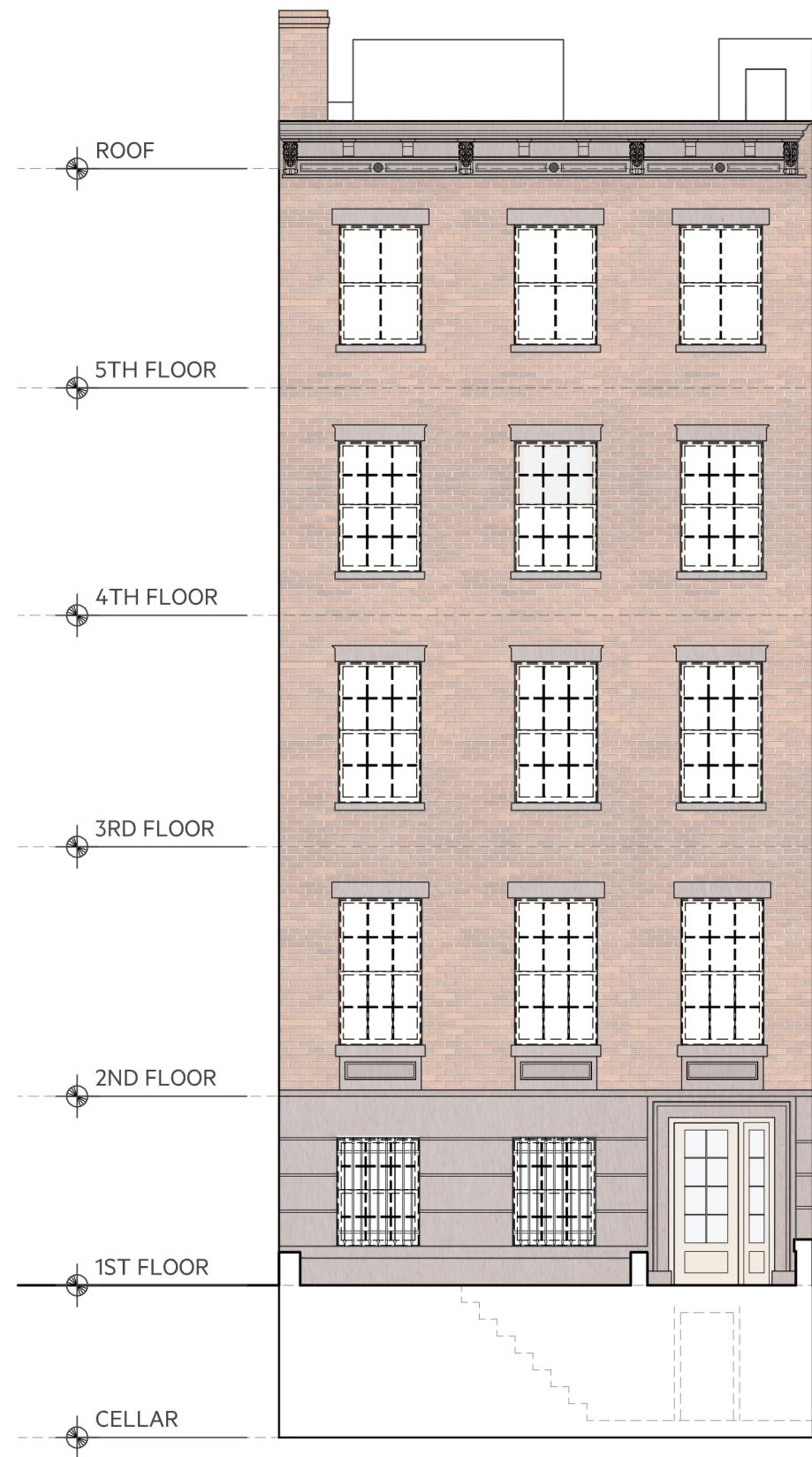
SHEET TITLE:
Facade
Photos

SEAL & SIGNATURE:

 REGISTERED ARCHITECT
 STATE OF NEW YORK

DATE: 5/8/2026
 SCALE: AS NOTED
 DRAWN BY: JPF
 SHEET:

LPC.101



1

EXISTING ELEVATION
FRONT (SOUTH) FACADE

1/8" = 1'-0"



2

PROPOSED ELEVATION
FRONT (SOUTH) FACADE

1/8" = 1'-0"



PROPOSED WINDOW COLOR:
FARROW AND BALL OFF WHITE

*New Historically Accurate 2 over 2
Wood Double Hung Windows
in Existing Masonry Openings;
Typ. Unless Otherwise Noted*

*Existing Front
Entry Door*

5/11/2026 ISSUED FOR LPC PUBLIC HEARING



PROJECT:
ALTERATIONS TO
A RESIDENCE AT
23 WEST 12TH STREET
NEW YORK, NEW YORK

SHEET TITLE:
South
Elevation



DATE: 5/8/2026
SCALE: AS NOTED
DRAWN BY: JPF

SHEET:
LPC.102



64 BANK STREET
NEW YORK, NY 10014



60 BANK STREET
NEW YORK, NY 10014



79-81 CHARLES STREET
NEW YORK, NY 10014



265 WEST 11TH STREET
NEW YORK, NY 10014



225-223 WEST 11TH STREET
NEW YORK, NY 10014



148 WEST 11TH STREET
NEW YORK, NY 10014



61 BANK STREET
NEW YORK, NY 10014

5/11/2026 ISSUED FOR LPC PUBLIC HEARING



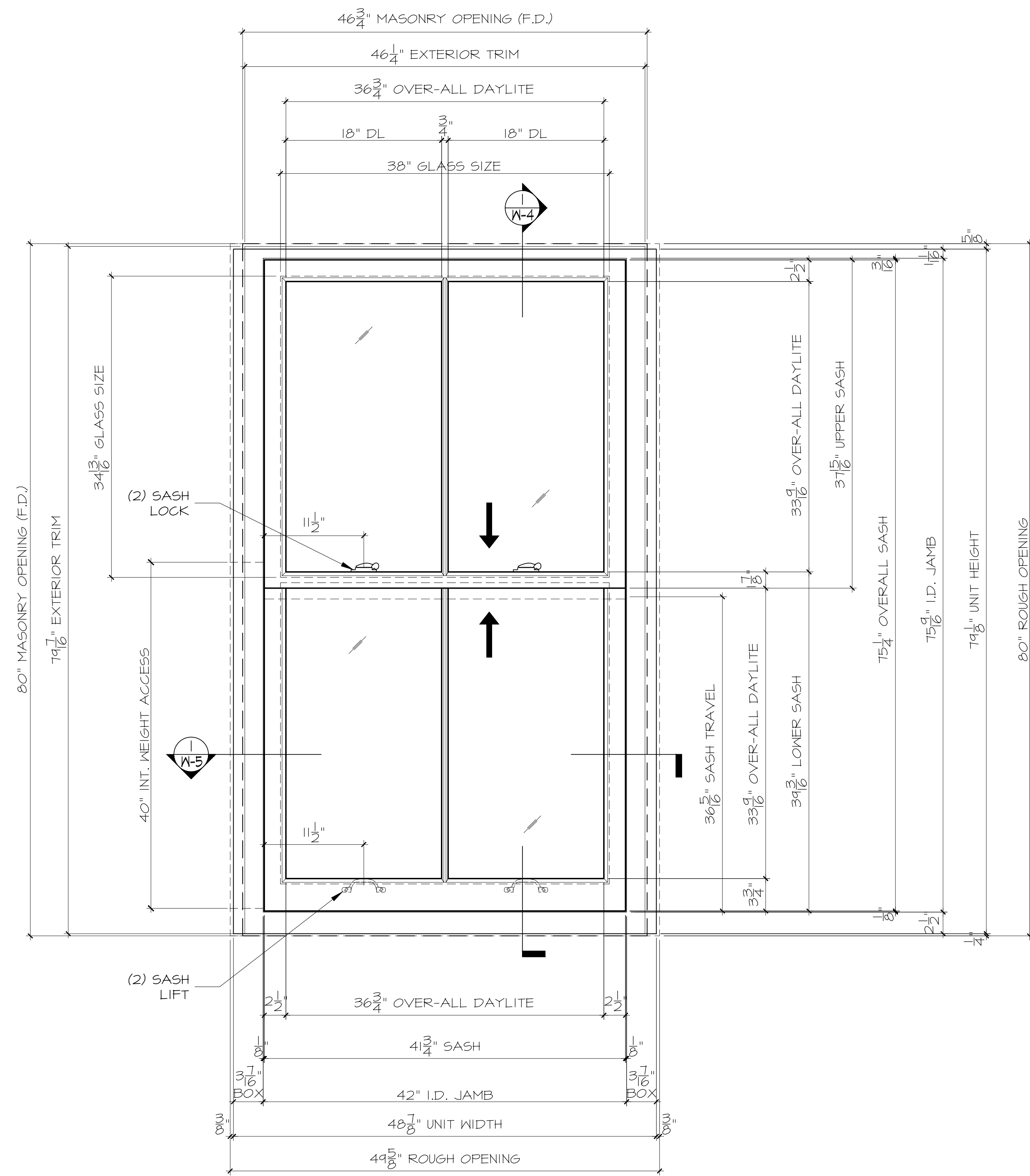
PROJECT:
ALTERATIONS TO
A RESIDENCE AT
23 WEST 12TH STREET
NEW YORK, NEW YORK

SHEET TITLE:
Precedent
Photos

SEAL & SIGNATURE: [Seal of J.P. Fishman, Registered Architect, State of New York, No. 41592]
DATE: 5/8/2026
SCALE: AS NOTED
DRAWN BY: JPF
SHEET:
LPC.103

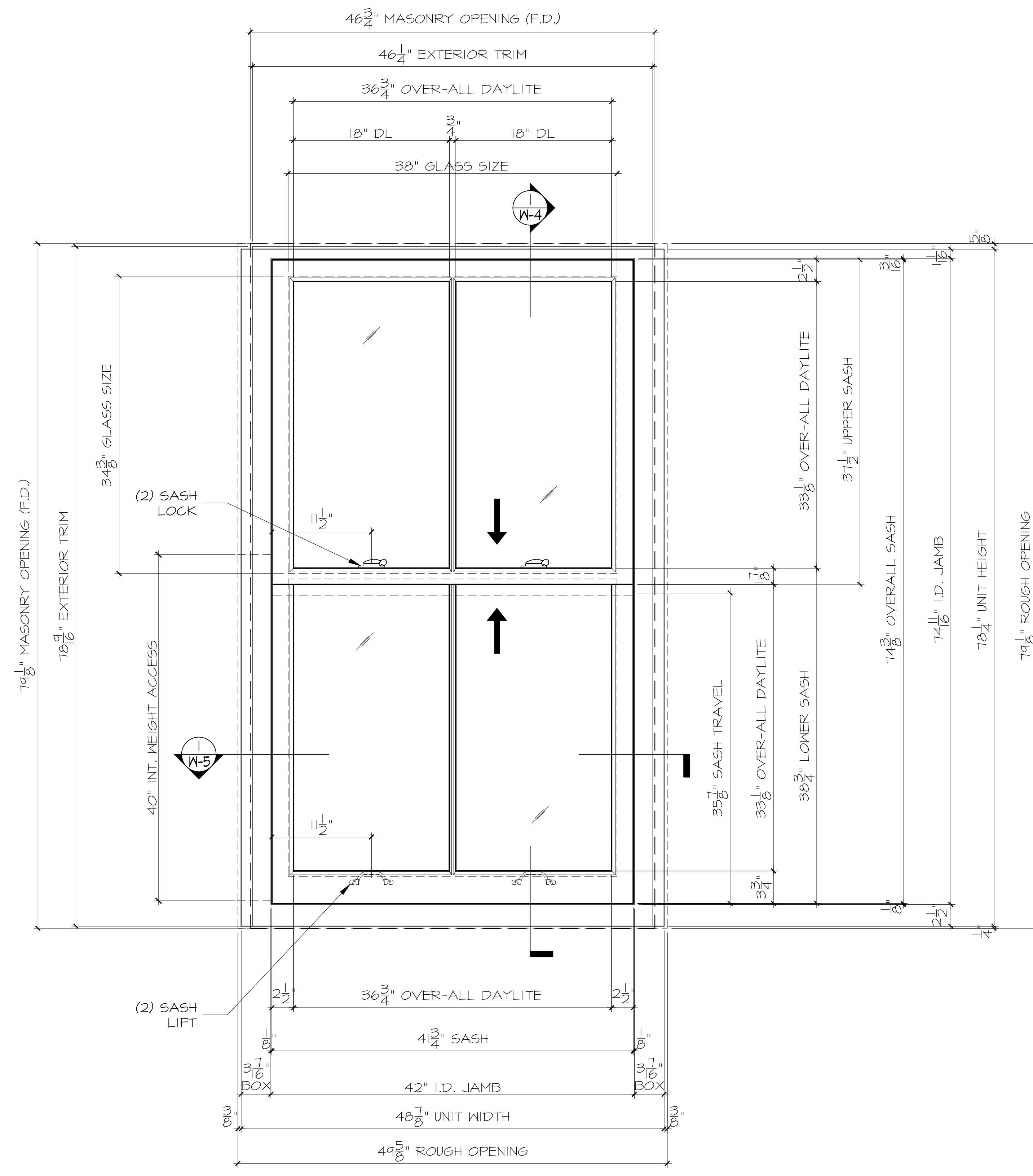
LEGEND:

- DL - DAYLITE
- O. A. - OVER-ALL DIMENSION
- I. D. - INSIDE DIMENSION
- F. D. - FIELD DIMENSION
- R. O. - ROUGH OPENING
- M. O. - MASONRY OPENING
- ◻ - FIXED SASH



A3 EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

3 REQ'D AS SHOWN



A4 EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

3 REQ'D AS SHOWN

SCHEDULE - ELEV. A3

WIN #	LOCATION	EXT. TRIM	EXT. TRIM HEAD	REMARKS
3A	3rd FLOOR FRONT	T1	T2	NO WASHER BOLT
3B	3rd FLOOR FRONT	T1	T2	NO WASHER BOLT
3C	3rd FLOOR FRONT	T1	T2	NO WASHER BOLT

DH WINDOWS

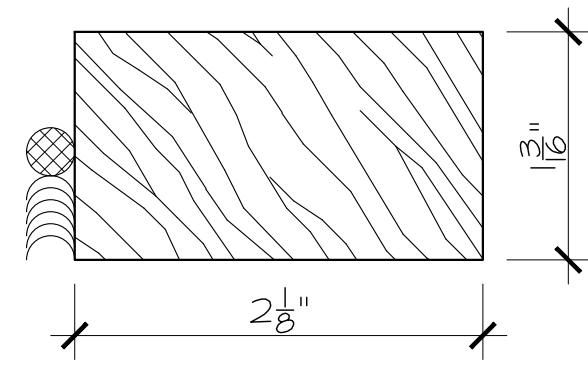
SCHEDULE - ELEV. A4

WIN #	LOCATION	EXT. TRIM	EXT. TRIM HEAD	REMARKS
3D	3rd FLOOR REAR	T1	T2	NO WASHER BOLT
3E	3rd FLOOR REAR	T1	T2	NO WASHER BOLT
3F	3rd FLOOR REAR	T1	T2	NO WASHER BOLT

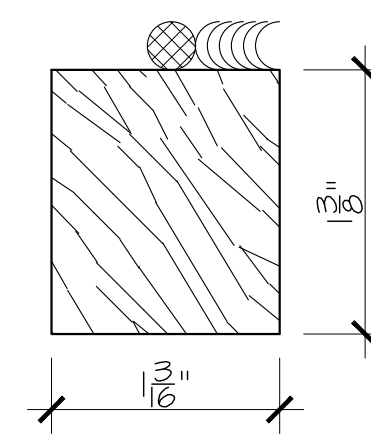
DH WINDOWS

WINDOW COUNT

DESCRIPTION	QTY.	UNIT	NO. OF SASH	REMARKS
DH (3 / 3)	3		6	
DH (3 / 3)	3		6	
TOTAL =	6		12	



T1 EXTERIOR TRIM TYPE
SCALE: 1" = 1"



T2 EXTERIOR TRIM TYPE
SCALE: 1" = 1"

SIMULATED DIVIDED LITES (SDL)

2 1/4" THICK SASH

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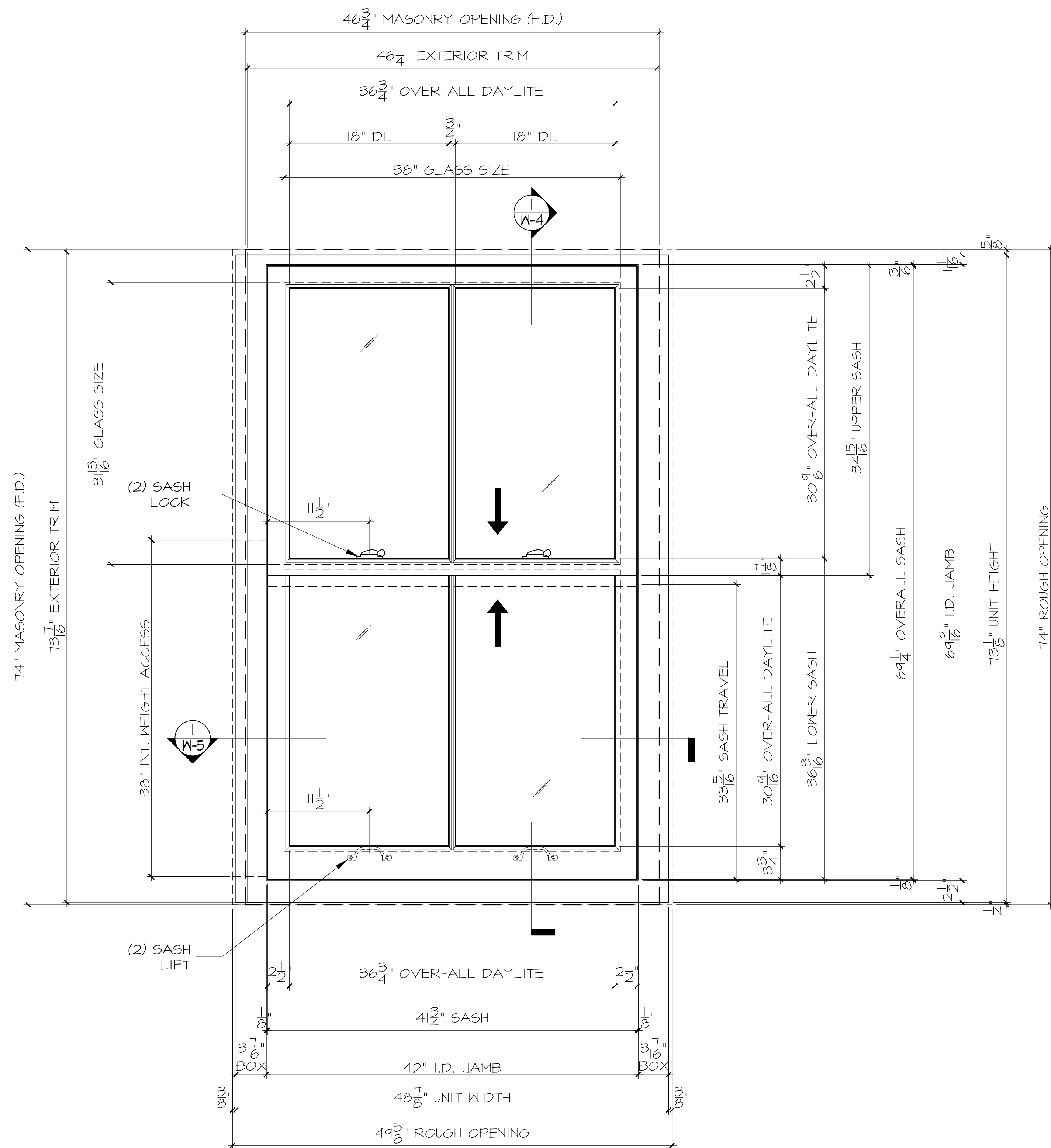
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Fax. (732) 726-9494
www.artisticwindowsanddoors.com

CONTRACTOR: COMMAND PR			
PROJECT: 23 WEST 12th STREET NYC			
DWS. TITLE: DOUBLE HUNG (DH) WINDOWS ELEVATION			
DATE:	BY:	NO:	REVISION:
03-04-26	JG	1st	SUBMISSION FOR APPROVAL
SCALE: AS NOTED	JOB NO.	DWS. 3 of 4	
DATE: 03-12-2026		DWS. NO.	
DRAWN BY: JG	10105	W-2	
CHECKED BY: JA			
RELEASED BY: .			

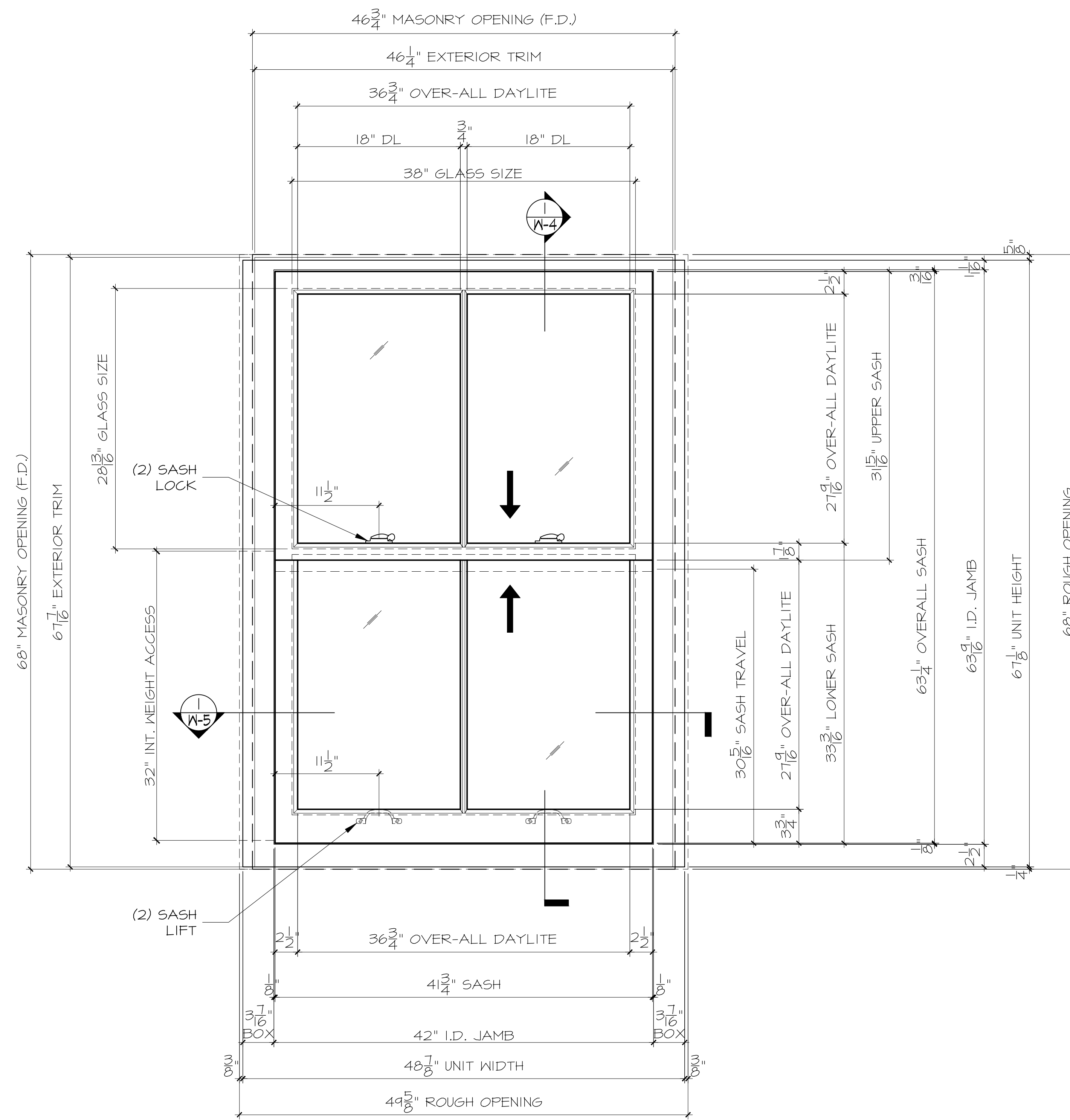
LEGEND:

- DL - DAYLITE
- O. A. - OVER-ALL DIMENSION
- I. D. - INSIDE DIMENSION
- F. D. - FIELD DIMENSION
- R. O. - ROUGH OPENING
- M. O. - MASONRY OPENING
- ◊ - FIXED SASH



A5 EXTERIOR ELEVATION
SCALE: 1/2" = 1' - 0"

3 REQ'D AS SHOWN



A6 EXTERIOR ELEVATION
SCALE: 1/2" = 1' - 0"

6 REQ'D AS SHOWN

SCHEDULE - ELEV. A5

WIN #	LOCATION	EXT. TRIM	EXT. TRIM HEAD	REMARKS
4A	4th FLOOR FRONT	T1	T2	NO WASHER BOLT
4B	4th FLOOR FRONT	T1	T2	NO WASHER BOLT
4C	4th FLOOR FRONT	T1	T2	NO WASHER BOLT

DH WINDOWS

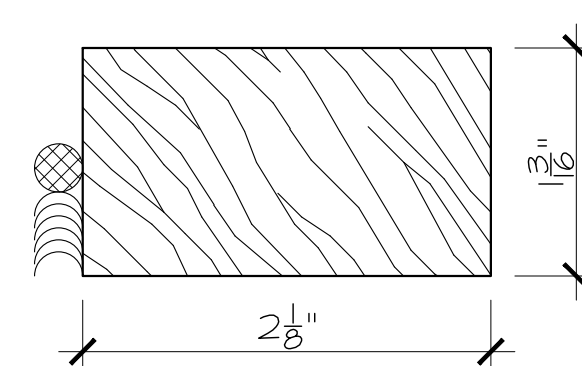
SCHEDULE - ELEV. A6

WIN #	LOCATION	EXT. TRIM	EXT. TRIM HEAD	REMARKS
5A	5th FLOOR FRONT	T1	T2	NO WASHER BOLT
5B	5th FLOOR FRONT	T1	T2	NO WASHER BOLT
5C	5th FLOOR FRONT	T1	T2	NO WASHER BOLT
5D	5th FLOOR REAR	T1	T2	NO WASHER BOLT
5E	5th FLOOR REAR	T1	T2	NO WASHER BOLT
5F	5th FLOOR REAR	T1	T2	NO WASHER BOLT

DH WINDOWS

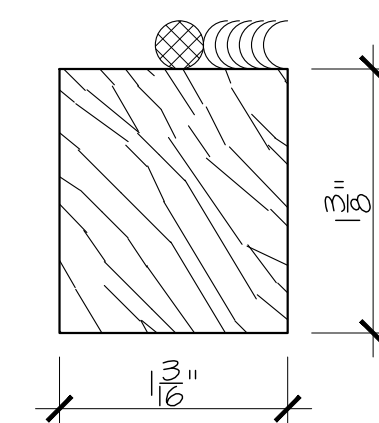
WINDOW COUNT

DESCRIPTION	QTY.	UNIT	NO. OF SASH	REMARKS
DH (3 / 3)	3		6	
DH (6 / 6)	6		12	
TOTAL =	9		18	



T1

EXTERIOR TRIM TYPE
SCALE: 1" = 1"



T2

EXTERIOR TRIM TYPE
SCALE: 1" = 1"

SIMULATED DIVIDED LITES (SDL)

2 1/4" THICK SASH

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CONTRACTOR: **COMMAND PR**

PROJECT: **23 WEST 12th STREET NYC**

DWG. TITLE: **DOUBLE HUNG (DH) WINDOWS ELEVATION**

DATE:	BY:	NO:	REVISION:

03-04-26	JG	1st SUBMISSION FOR APPROVAL	
SCALE: AS NOTED	JOB NO.	DWG. 4 of 9	
DATE: 03-12-2026		DWG. NO.	
DRAWN BY: JG	10105	W-3	
CHECKED BY: JA			
RELEASED BY: .			

SURFACE TO BE PRIMED. WATERPROOFING MEMBRANE SELF-ADHESIVE WRAP (BY ADW INSTALLER) SHOULD BE APPLIED TO THE SURFACE OF THE MASONRY OPENING WHERE THE WINDOW IS BEING INSTALLED, AND TURNED UP 4" min. AT INTERIOR.

LOW-EXPANSION INSULATION FOAM (BY INSTALLER)

WEATHERSEAL "POLYFAB" #P4XI

PULLEY

CHAIN

SASH LOCK "SL" #01

CLEAR INSULATED GLASS

WEATHERSEAL "RCT" #WS33

CLEAR INSULATED GLASS

SASH LIFT (ADW SASH LIFT NARROW BASE)

SASH LIFT

WEATHERSEAL

FINISH INTERIOR SILL (BY OTHERS)

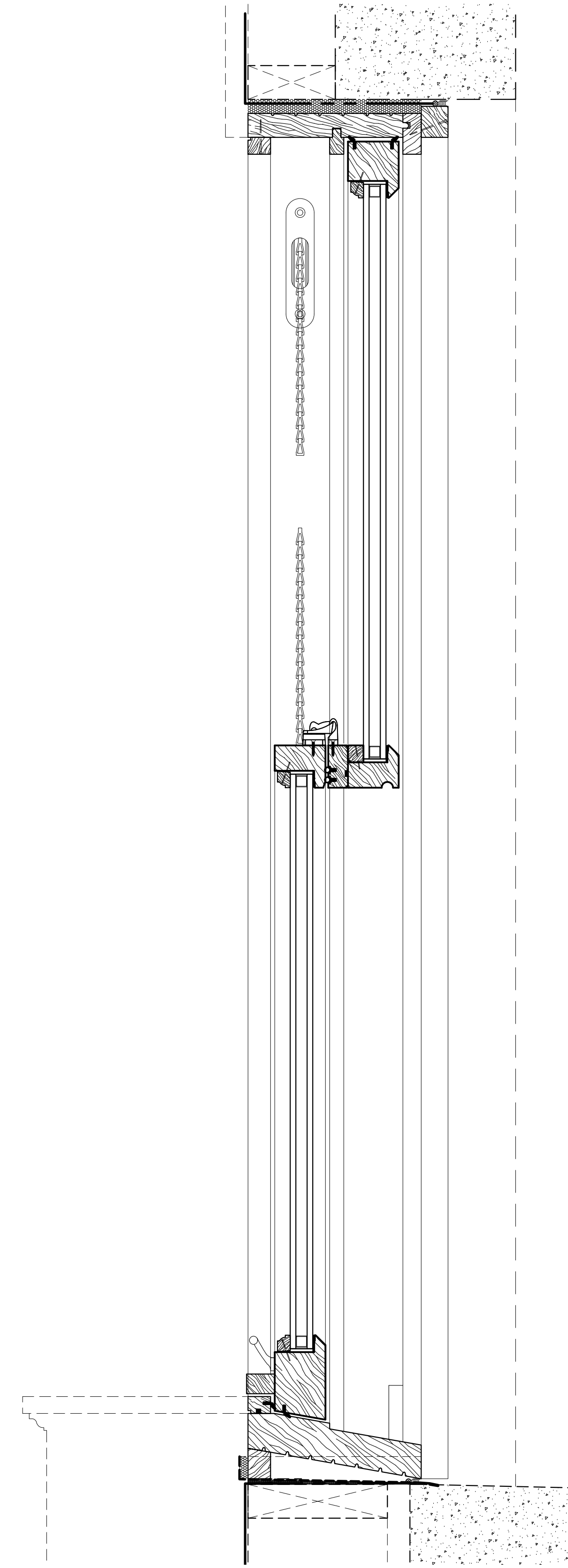
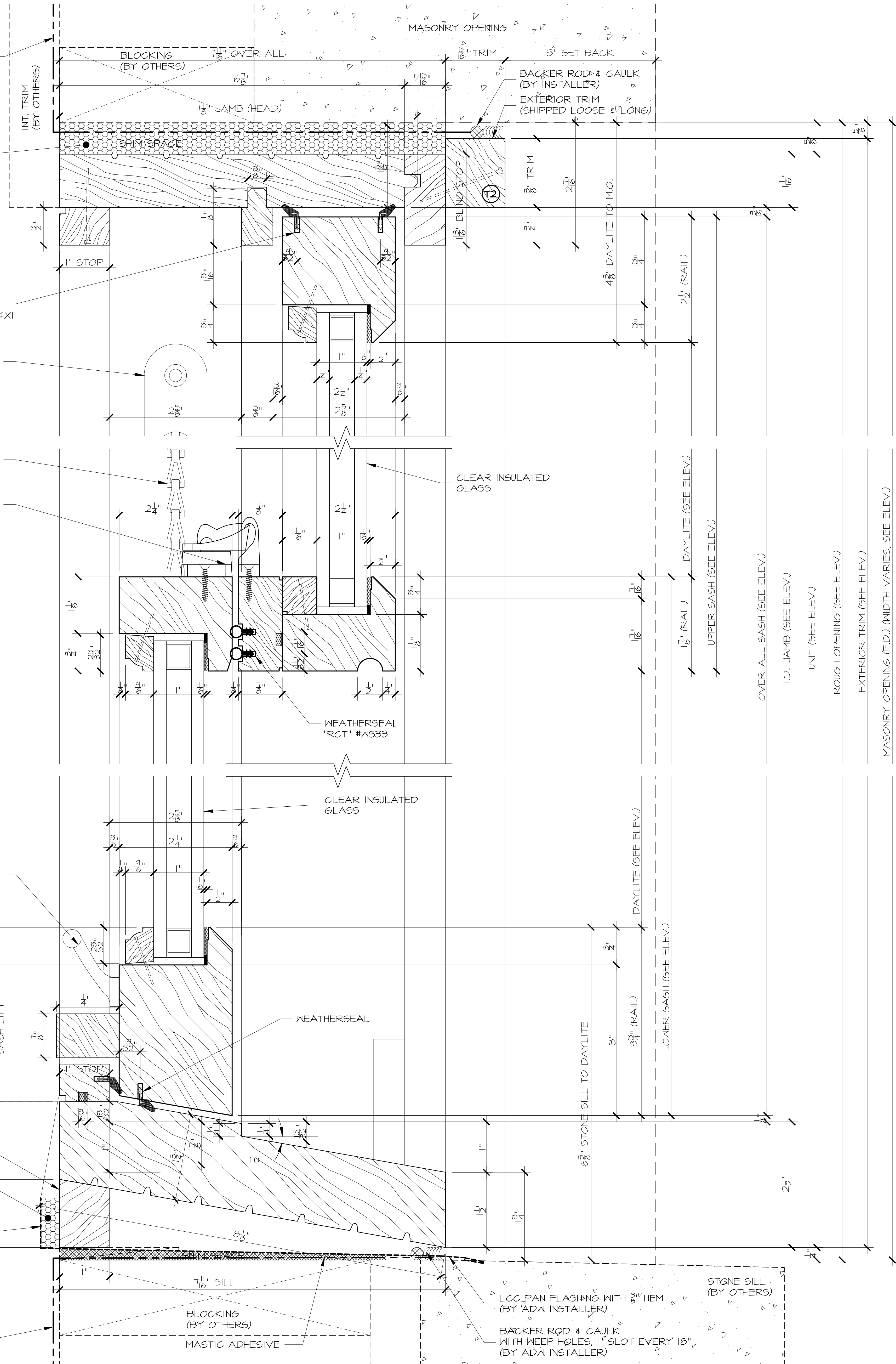
NON-CONTINUOUS BLOCKING

LOW-EXPANDABLE INSULATION FOAM (BY INSTALLER)

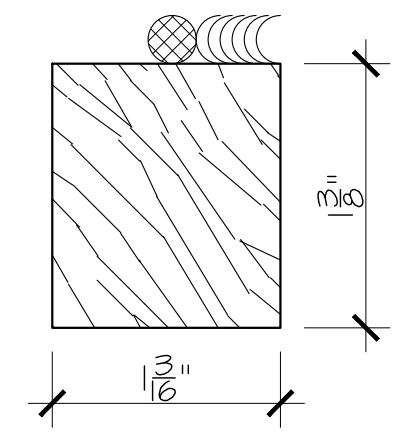
LCC PAN FLASHING (BY ADW INSTALLER) TURNED UP 2" min. AT JAMB AND 1" AT INTERIOR. PROVIDE 3/8" HEMMED EDGE AT ALL EXPOSED OPENING. FASTEN PAN AT VERTICAL SIDE LEGS ONLY. DO NOT FASTEN THROUGH BOTTOM OF PAN

SURFACE TO BE PRIMED. WATERPROOFING MEMBRANE SELF-ADHESIVE WRAP (BY ADW INSTALLER) SHOULD BE APPLIED TO THE SURFACE OF THE MASONRY OPENING WHERE THE WINDOW IS BEING INSTALLED, AND TURNED DOWN 4" min. AT INTERIOR

1 VERTICAL SECTION SCALE: 1" = 1"



2 KEY SECTION SCALE: N.T.S.



T2 EXTERIOR TRIM TYPE SCALE: 1" = 1"

SIMULATED DIVIDED LITES (SDL)

2 1/4" THICK SASH

- LEGEND:**
- DL - DAYLITE
 - O. A. - OVER-ALL DIMENSION
 - I. D. - INSIDE DIMENSION
 - F. D. - FIELD DIMENSION
 - R. O. - ROUGH OPENING
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 - ◊ - FIXED SASH

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CONTRACTOR:		COMMAND PR	
PROJECT:		23 WEST 12th STREET NYC	
DWS. TITLE:		DOUBLE HUNG (DH) WINDOWS SECTIONS	
DATE:	BY:	NO.:	REVISION:
03-04-26	JG		1st SUBMISSION FOR APPROVAL
SCALE:	AS NOTED	JOB NO.:	DWS. 5 of 4
DATE:	03-12-2026		DWS. NO.
DRAWN BY:	JG	10105	W-4
CHECKED BY:	JA		
RELEASED BY:			