

21-23 BLEECKER STREET NEW YORK, NEW YORK 10012

PROPOSED HISTORIC WINDOW REPLACEMENTS

PROPOSAL IS FOR 12 HISTORIC REPLACEMENT DOUBLE-HUNG WINDOWS ON FRONT FACADE AT THE SECOND AND THIRD FLOORS ONLY. MARVIN ULTIMATE TRI-PANE 152 DOUBLE HUNG-2 OVER 2 WINDOWS WITH LOW E2 IV/ ARSON AND 7/8" SGL WITH SPACER BAR - BLACK WITH STORM WINDOWS AND SCREENS IN BRONZE - AS PER LPC-26-11256 GENERAL BUILDING NOTES

BLOCK 524 LOT 52 ZONE M1-S-RTX MAP 12G BN # 1006446 C.B.102 THERE ARE 7 JUNGA UNITS AS PER ALTERATION TYPE 1 - # 101513464 THIS IS A TEMPORARY C/O
THIS IS A CONVERTED DWELLING BUILDING BUILT C. 1850 BUILDING IS A CLASS 3 NFP - BASEMENT, THREE STORES WITH ACCESSORY PENTHOUSE IN CONJUNCTION WITH JUNGA UNIT # 3E
LOCATED WITHIN SPECIAL ZONING DISTRICT SNX - SOHO-NOHO MIXED USE AND LANDMARK DISTRICT - NOHO EAST HISTORIC DISTRICT - LP- 2124
LOFT BOARD IMP # 10716

LIST OF DRAWINGS

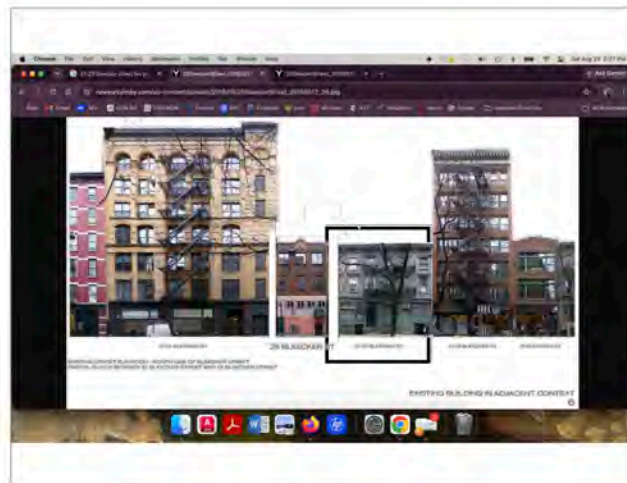
- LPC-01 - LANDMARKS COVER SHEET
- LPC-02 - ELEVATIONS EXTG & PROPOSED
- LPC-03 - WINDOW DETAILS
- LPC-04 - ENLARGED SECTIONS

LANDMARKS DISTRICT MAP AND LOCATION PLAN

NOHO EAST HISTORIC DISTRICT - LP- 2124



SITE PLAN - NOT TO SCALE



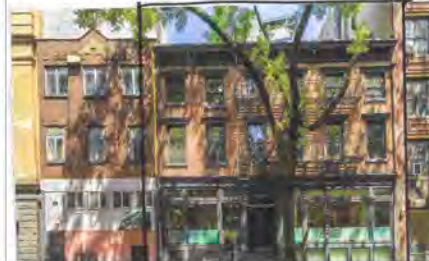
1940'S TAX PHOTOGRAPH
21-23 BLEECKER STREET



1980'S TAX PHOTOGRAPH
21-23 BLEECKER STREET



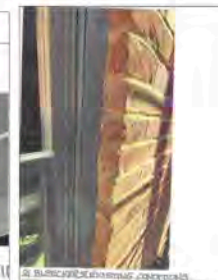
CURRENT FRONT ELEVATION
21-23 BLEECKER STREET



EXISTING CONDITIONS
OF EXISTING WOOD WINDOWS



EXISTING DETAIL OF WINDOW



HISTORIC D.H. WINDOWS @ 2ND & 3RD FLOOR FRONT
21-23 BLEECKER STREET
NEW YORK, NEW YORK 10012

21-23 BLEECKER STREET OWNERS CORP
21-23 BLEECKER STREET
NEW YORK, NY 10012
917-624-3241

LANDMARKS COVER SHEET

JAMI L. STUTZ ARCHITECT
223 EAST 12 TH STREET
NEW YORK, NY 10003



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JAMILSTUTZ@GMAIL.COM

LPC-01

SCALE:
VARIES
DATE:
4/1/26
SHEET #:
1 OF 4



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



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

SECOND AND THIRD FLOOR WINDOWS ONLY
ELEVATION OF THE EXISTING CONDITION
WITH SEVERAL DIFFERENT CONFIGURATIONS OF
WOODEN DOUBLE HUNG WINDOWS IN EXISTING
NATURAL BRICK FACADE WITH STONE LINTELS
AND STONE SILLS

EXISTING LOWER FLOOR ELEVATION
WITH WOOD WINDOWS - NO CHANGE
APPROVED DOCKET # LPC-17-8827

SECOND AND THIRD FLOOR WINDOWS ONLY
PROPOSAL FOR DOUBLE-HUNG INSERT
MARVIN ALUMINUM CLAD G-2-123 CONFIGURATION
2 OVER 2 WITH STORM WINDOWS W/ SCREENS
EXTERIOR FINISH TO BE MARVIN BRONZE

SET IN EXISTING ROUGH OPENINGS IN THE
NATURAL BRICK FACADE WITH EXISTING STONE
LINTELS AND SILLS - NO CHANGE
OBJECT IS TO PROVIDE A UNIFIED LOOK

SEE DRAWINGS LPC-03 AND LPC-04
FOR CROSS SECTIONS AND DETAILS

EXISTING LOWER FLOOR ELEVATION
WITH WOOD WINDOWS - NO CHANGE
APPROVED DOCKET # LPC-17-8827



MARVIN
PROPOSED G-2 123 MARVIN WINDOW
WOOD CLAD WITH BRONZE ALUMINUM GLASSING

BRONZE ALUMINUM GLASSING GREYSON BRICKMOLD



MARVIN

DOUBLE HUNG G-2 123
ALUMINUM CLAD WINDOWS
SPECIFICATIONS



HISTORIC D.H. WINDOWS @ 2ND & 3RD FLOOR FRONT
21-23 BLEECKER STREET
NEW YORK, NEW YORK 10012

21 BLEECKER STREET CHURCH CORP.
21-23 BLEECKER STREET
NEW YORK, NY 10012
NYC-201-504-1000

**ELEVATIONS
EXTG. &
PROPOSED**

JAMI L. STUTZ ARCHITECT
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LPC-02

SCALE:
1/8" = 1'-0"

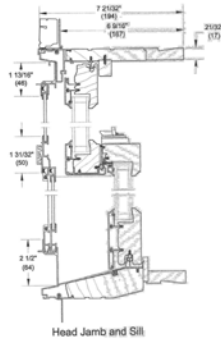
DATE:
4/1/20

SHEET:
2 OF 4

MARVIN

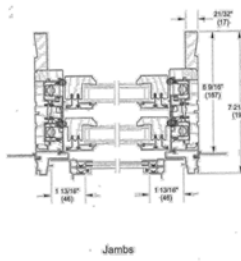
Section Details: 6 9/16" Combination

Scale: 3" = 1' 0"



MARVIN

Ultimate Double Hung

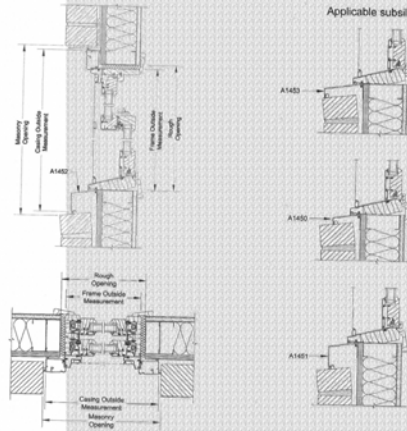


MARVIN

Clad Special Casing for Windows - Grayson Casing Masonry Construction

Not to Scale

Accessories

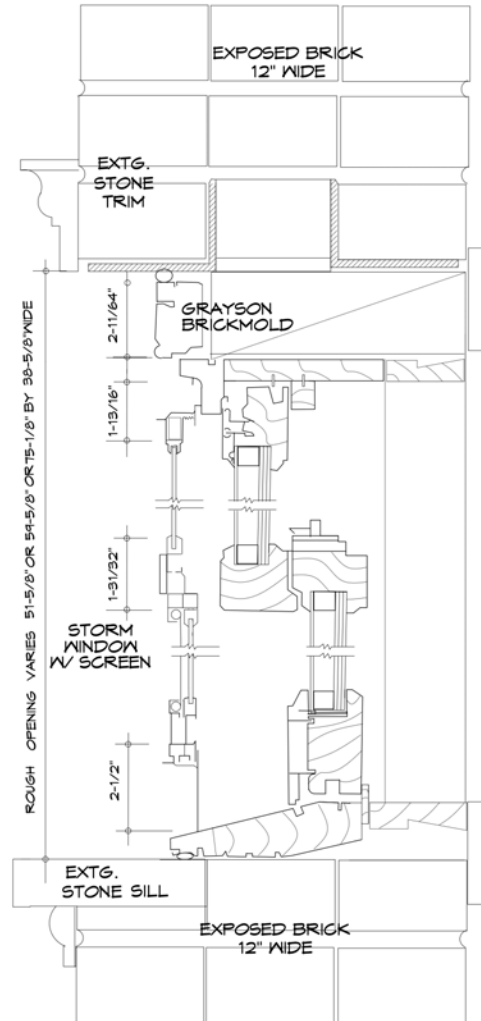


Measurement Conventions for Special Casing Windows				
Casing Type	Subill Type	RD to FOM	FOM to COM	Masonry Opening
A1462 Grayson	A1460	Width -1.0	Width +4.0	Width COM + (Sealant Gap x 2)
		Height -1.0	Height +2.25/32	Height COM + (Sealant Gap x 1.1)
		Height -1.0	Height +4.0	Height COM + (Sealant Gap x 2)
	A1461	Width -1.0	Width +4.0	Width COM + (Sealant Gap x 1.1)
		Height -1.0	Height +2.25/32	Height COM + (Sealant Gap x 1.1)
		Height -1.0	Height +4.0	Height COM + (Sealant Gap x 2)
	A1462	Width -1.0	Width +4.0	Width COM + (Sealant Gap x 1.1)
		Height -1.0	Height +2.25/32	Height COM + (Sealant Gap x 1.1)
		Height -1.0	Height +4.0	Height COM + (Sealant Gap x 2)

NOTE: Sealant gap to be determined by others. Minimum of 1/4" on all four sides recommended.

SECTION THRU BRICK WALL OPENING

NOT TO SCALE



ROUGH OPENING VARIES 51-5/8" OR 54-5/8" OR 57-1/8" BY 38-5/8" WIDE

7/8" SDL IV SPACER BAR - BLACK
RECTANGULAR SPECIAL CUT 2W1H
TYP. OGEE GLAZING PROFILE

OGEE

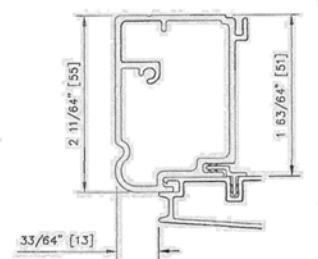
TRI-PANE
GLAZING

SPECIAL CUT

2W1H

OGEE

GREYSON BRICKMOLD - A1442



MARVIN ULTIMATE 62 IZ3
DOUBLE HUNG
W/ TRI PANE GLASS AND
COASTAL STORM WINDOW
BRONZE

SCOPE OF WORK

PROPOSAL IS TO REPLACE 12 DETERIORATED PAINTED WOOD
EXISTING DOUBLE HUNG WINDOWS ON THE BRICK FACADE AT
21-23 BLEECKER STREET @ THE SECOND & THIRD FLOORS ONLY

MARVIN ULTIMATE 62 DOUBLE HUNG IZ3 W/ TRI PANE GLASS
WITH LOW E2 IVARSON - U-FACTOR: 0.28 SHGC: 0.21
2 OVER 2 CONFIGURATION W/ STORM WINDOWS - BRONZE GLAZING
WITH 7/8" SDL IV SPACER BAR - RECTANGULAR SPECIAL CUT 2W1H - BLACK
BRICKMOLD TO BE MARVIN GRAYSON - BRONZE
PROPOSED EXTERIOR FINISH TO BE BRONZE

HISTORIC D.H. WINDOWS @ 2ND & 3RD FLOOR FRONT
21-23 BLEECKER STREET
NEW YORK, NEW YORK 10012

21 BLEECKER STREET OWNERS CORP.
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474-624-5241

**WINDOW
DETAILS**

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LPC-05

SCALE:
VARIES

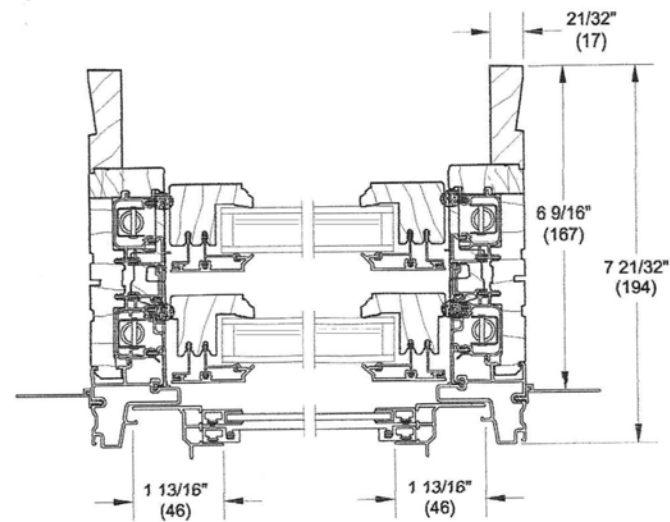
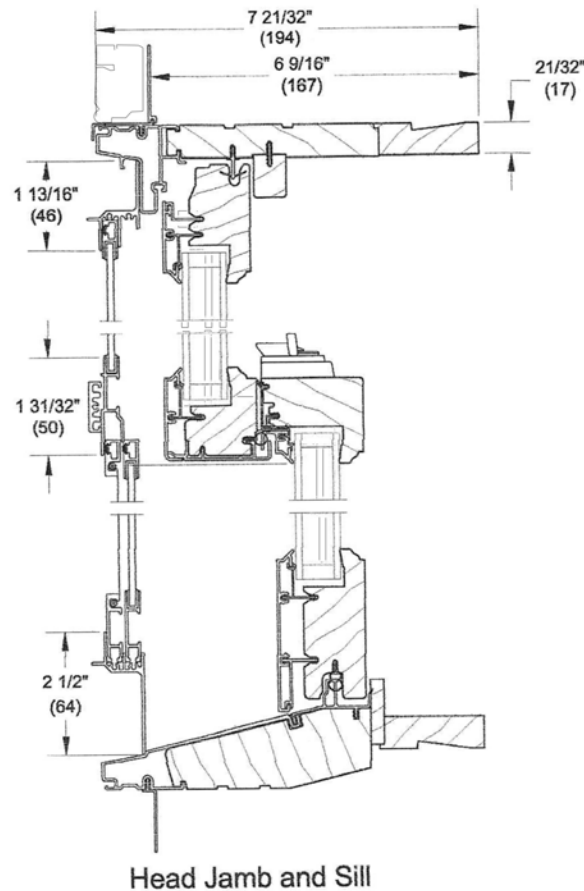
SHEET:
3 OF 4



Ultimate Double Hung G2

Section Details: 6 9/16" Combination

Scale: 3" = 1' 0"



Jambs

HISTORIC D.H. WINDOWS @ 2ND & 3RD FLOOR FRONT
21-23 BLEECKER STREET
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21 BLEECKER STREET OWNERS CORP.
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**ENLARGED
SECTIONS**

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LPC-04

SCALE:

3" = 1'-0"

DATE:

9.9.26

SHEET:

4 OF 4