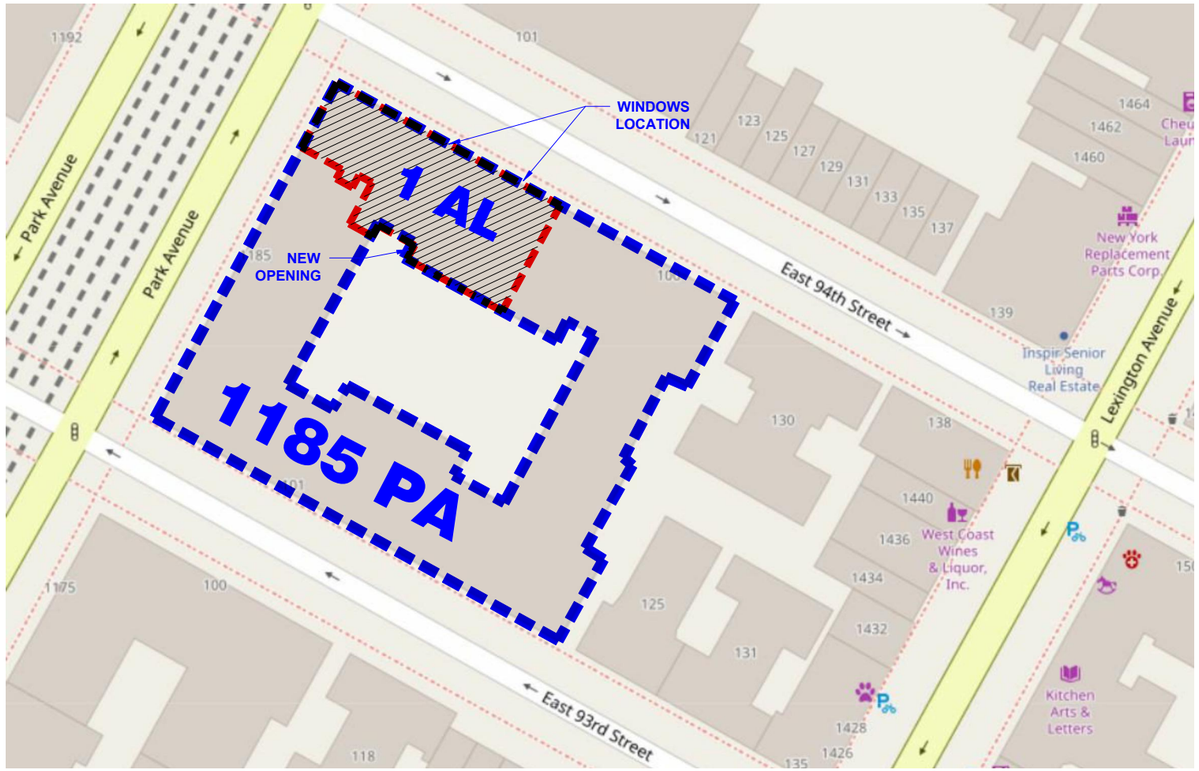
PROPOSED IMPROVEMENTS

IN THE MATTER OF REPLACING EXISTING WINDOWS AT 1185 PARK AVENUE, 1 AL, NEW YORK, NY 10128

LOCATION PLAN

N.T.S.



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Bronx, New York 10454

Project Name and Address:
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1185 PARK AVENUE, 1 AL

Drw. Title:
Location Plan & Index of Drawings

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LEGEND & ABBREVIATIONS

INSTALLATION

SYMBOL	DESCRIPTION
WIF	WITHIN THE EXISTING FRAME
MO	MASONRY OPENING
WS	WINDOW SIZE
SSO	STEEL SASH OPENING
WSO	WOOD SASH OPENING
CMU	CONCRETE MASONRY UNIT
DLO	DAYLIGHT OPENING

WINDOW TYPES

SYMBOL	DESCRIPTION
PDH	TEMPEST PREMIUM DOUBLE HUNG WINDOW
PTBR	TEMPEST PREMIUM TALL BOTTOM RAIL DH WINDOW
PTBREGHDH	TEMPEST PREMIUM TALL BOTTOM RAIL EQUAL GLASS DH WINDOW
QDH	TEMPEST QUALITY DOUBLE HUNG WINDOW
CP	TEMPEST INSWING CASEMENT-PIVOT WINDOW
HP	TEMPEST HORIZONTAL PIVOT WINDOW
FC	TEMPEST HISTORIC FIBERGLASS CASEMENT WINDOW
FAD	TEMPEST FIBERGLASS ARCHITECTURAL DOOR
FTT	TEMPEST FIBERGLASS TILT & TURN WINDOW
CUDH-NG2	MARVIN ALUMINUM CLAD WOOD ULTIMATE DOUBLE HUNG WINDOW-NG2
WUDH	MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOW
WUDH-M	MARVIN WOOD ULTIMATE DOUBLE HUNG MAGNUM WINDOW
WMTT	MARVIN WOOD MAGNUM TILT-TURN WINDOWS
CMTT	MARVIN CLAD MAGNUM TILT-TURN WINDOWS
CUC	MARVIN CLAD ULTIMATE CASEMENT WINDOWS
WUC	MARVIN WOOD ULTIMATE CASEMENT WINDOWS
CUFC	MARVIN CLAD ULTIMATE FRENCH CASEMENT
WUFC	MARVIN WOOD ULTIMATE FRENCH CASEMENT
ARC 5000	ARCADIA 5000 SERIES SLIDING DOOR
ARC T500	ARCADIA T500 SERIES SLIDING WINDOWS
ARC 8250	ARCADIA 8250 SERIES HINGED TERRACE DOOR
ARC T-325	ARCADIA T-325 SERIES OUTSWING CASEMENT
ARC T-200	ARCADIA T-200 SERIES OUTSWING CASEMENT
ARC 5820/5920	ARCADIA MULTI-PANEL SLIDING PATIO DOOR SYSTEM
OPT-680TT	OPTIMUM 680 TILT-AND-TURN WINDOWS
OPT-680C	OPTIMUM 680 ALUMINUM CASEMENT SERIES
OPT FR4700	OPTIMUM FR4700, 3/4 HOUR FIRE-RATED STEEL CASEMENT
OPT FR7650	OPTIMUM FR7650 3/4 HOUR FIRE-RATED STEEL DOUBLE HUNG
OPT-HR4700	OPTIMUM HR4700 STEEL CASEMENT
OPT-HR4500	OPTIMUM HOT ROLLED STEEL WINDOWS AND DOORS
OPT-RTS430	OPTIMUM THERMALLY BROKEN STEEL WINDOWS AND DOORS

GLASS

SYMBOL	DESCRIPTION
IG	INSULATING GLASS
CT	CLEAR TEMPERED
CA	CLEAR ANNEALED
ACIDT	ACID ETCHED TEMPERED
ACIDA	ACID ETCHED ANNEALED
SANDB	SANDBLASTED GLASS
OBS	OBSCURE (PRIVACY) GLASS
LAMWA	LAMINATED WHITE ANNEALED
LAMCA	LAMINATED CLEAR ANNEALED
LOW-E	LOW EMISSIVITY COATING
CG7036	GUARDIAN LOW-E CLIMAGUARD 70/36
PLKEA	PILKINGTON ENERGY ADVANTAGE, LOW-E
SLRBN60	SOLARBAN 60, LOW-E
ARG.	ARGON GAS BETWEEN THE GLASS
#2	GLASS SURFACE WITH LOW EMISSIVITY COATING
18, 316, 14, 532	GLASS THICKNESS RESPECTIVELY 1/8", 3/16", 1/4", 5/32"

MISCELLANEOUS

SYMBOL	DESCRIPTION
NIC	NOT INCLUDED IN CONTRACT
FLR	FLOOR
VIF	VERIFY IN FIELD
AFF	ABOVE FINISHED FLOOR
AEF	ABOVE EXISTING FLOOR
ALUM	ALUMINUM MATERIAL
N/A	NOT APPLICABLE OR REQUIRED
PT	PRESSURE TREATED WOOD
FR	FIRE RESISTANT WOOD
SDL	SIMULATED DIVIDED LITE
PANEL	ALUMINUM FACED INSULATING PANEL
TTN	TOP TRANSOM
BTN	BOTTOM TRANSOM
SBO	SUPPLIED BY OTHERS
TBD	TO BE DETERMINED
TBC	TO BE CONFIRMED
NTS	NOT TO SCALE

SYMBOL	DESCRIPTION
X	DRAWING REVISION NUMBER
	CURRENT REVISION CLOUD
X / XX	SECTION # OR DETAIL CUT
	SHEET NUMBER
	WATERPROOFING MEMBRANE
X	WINDOW / DOOR NUMBER OR ID MARK
NORTH	WINDOW / DOOR ORIENTATION
OC	CENTER TO CENTER MEASUREMENTS
	WOOD BLOCK SPACER
	SASH OPENING ORIENTATION
O	NON OPERABLE SASH
X	OPERABLE SASH
	BACKER ROD
	CAULK SEALANT
	UNDEFINED EXISTING MATERIAL
	COMPOSITE SHIM ($\frac{1}{8}$" TO $\frac{1}{4}$")
	MINERAL WOOL INSULATION MATERIAL
	CENTER LINE (MIRROR AXIS)
	GREYFLEX EXPANDING TAPE
	CASEMENT WINDOW SWING DIRECTION, DASHED ARROW POINTS HINGE LOCATION

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Window Schedule

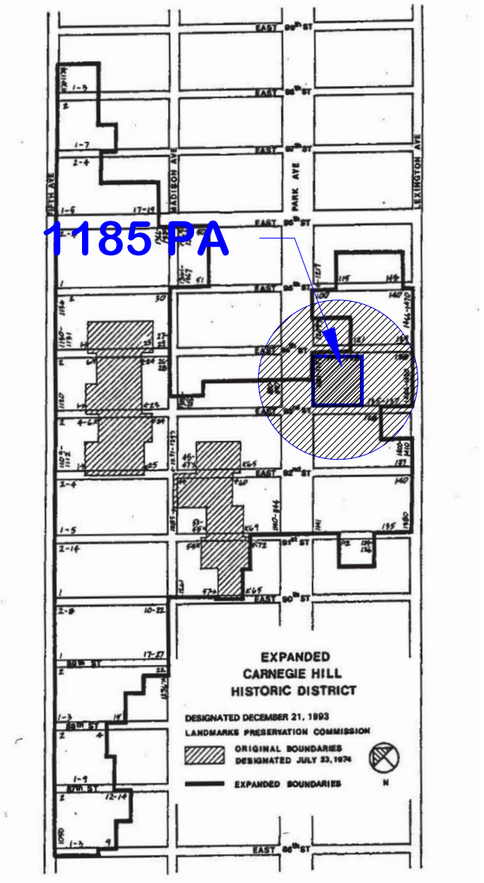
Window #	Location	Window Type	WS Width	WS Height	Ext. Finish	Int. Finish	Hardware Finish	Glazing: Exterior	Glazing: Interior	Glass Thickness: Top	Glass Thickness: Bottom	Grids: Type	Grids: Layout	Screens	Glass Diminution: Historic Window Glass Area (sf)	Glass Diminution: Proposed Window Glass Area (sf)	Glass Diminution: Diminution %
1-5	Mech Rm	DH Frame	51	68	Black	TBD	N/A	Panel	Louver BO	1		1-Part SDL	4W2H / 4W2H	NO	10.41	0.00	N/A
1-10	Bath #2	PDH	37	68	Black	TBD	TBD	316 Low-E #2	14 LAMCA + Argon	3/4	3*/4	3-Part SDL	3W2H / 3W2	NO	2.05	6.42	-82.50%
1-23A	Mech. Room	DH Frame	30	68	Black	TBD	N/A	Panel	Louver BO	1		1-Part SDL	3W2H / 3W2	NO	N/A	N/A	N/A
1-23A	part of Dbl	DH Frame	30	68	Black	TBD	N/A	Panel	Louver BO	1		1-Part SDL	3W2H / 3W2	NO	N/A	N/A	N/A



1185 Park Avenue - Partial North Facade



1185 Park Avenue - 1940's Tax Photo



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Client Approval	Date:	Sign:



Existing Windows Condition - Exterior View 5



Proposed Windows Condition - Exterior View 5



Existing wall Condition - Exterior View 23A
(West facade Inner courtyard)



Existing Door Condition - Exterior View 10



Proposed Window Condition - Exterior View 10

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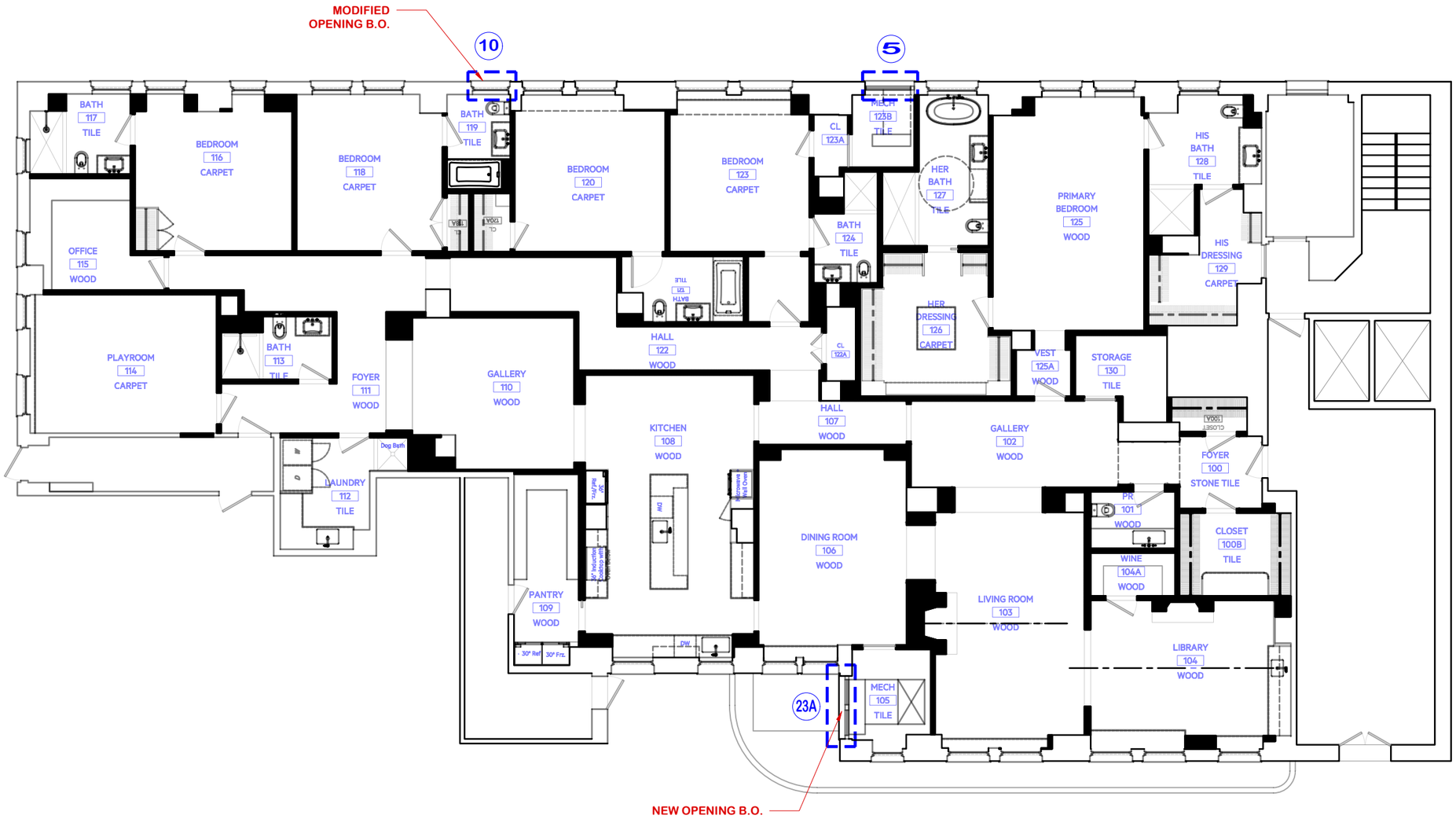
Client Approval	Date:	Sign:



N

Windows Key Plan

Not To Scale

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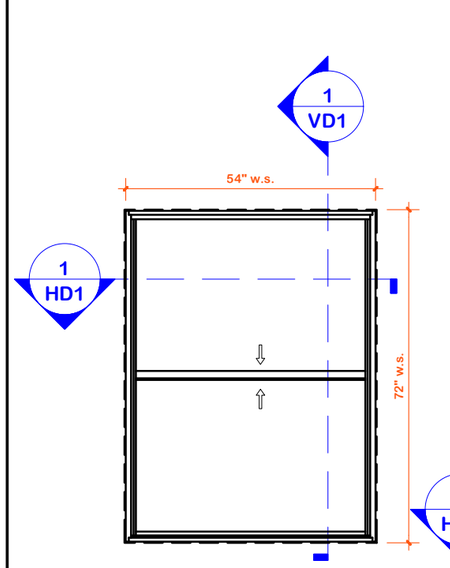
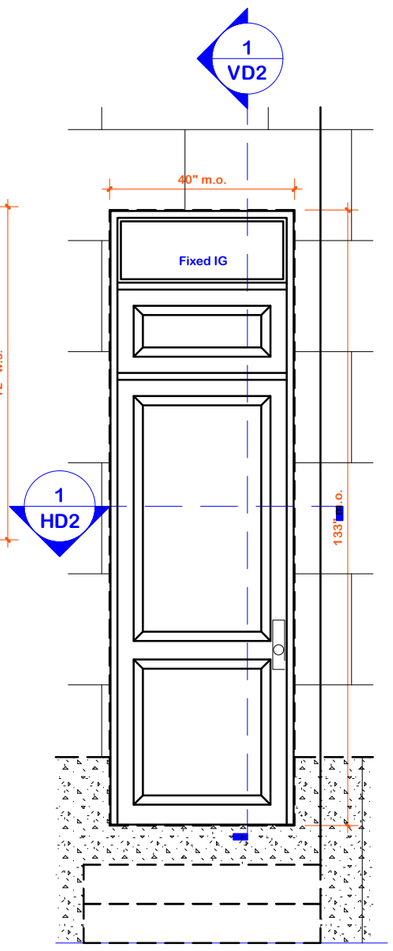
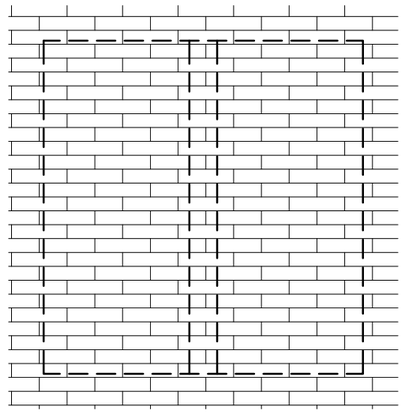
ALL ELEVATIONS VIEWED FROM THE EXTERIOR



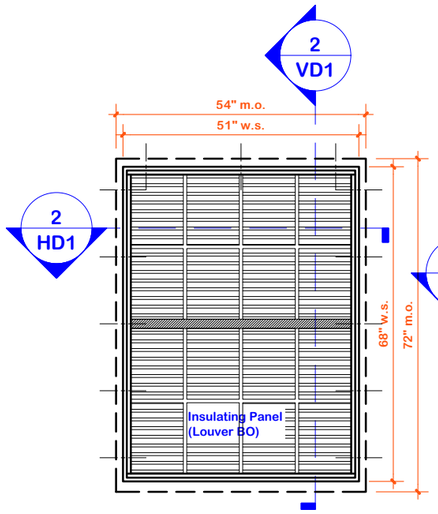
Tempest PDH
Mech. Room (5)



Exist. Wood Door
Bath #2 (10)



Exist. Brick Wall
Mech. Room (23A)



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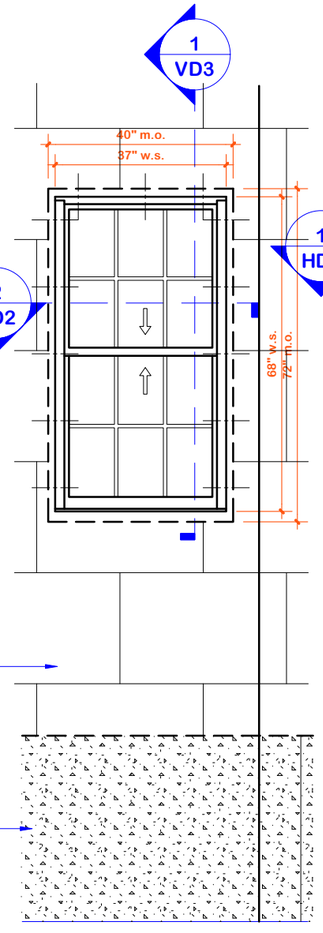
Mech. Room (5)

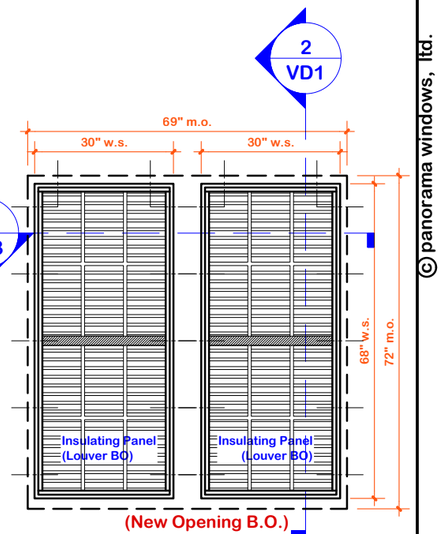


NEW EXTERIOR STONE VENEER
TO MATCH EXISTING ADJACENT
OPENING (BY G.C.)

NEW EXTERIOR STONE VENEER
TO MATCH EXISTING ADJACENT
OPENING (BY G.C.)

(Modified Opening)

Tempest PDH
Bath #2 (10)



(New Opening B.O.)

Tempest PDH
Mech. Room (23A)

Existing Windows & Door Elevation — North — West (Courtyard)

Proposed Windows Elevation — North — West (Courtyard)

0 32" 64"

EL1 Existing Windows / Door & Proposed Tempest PDH Window Elevation

Proposed Fasten Within Exiting Masonry Opening & Wood Master Frame

Scale 3/8" = 1'-0"

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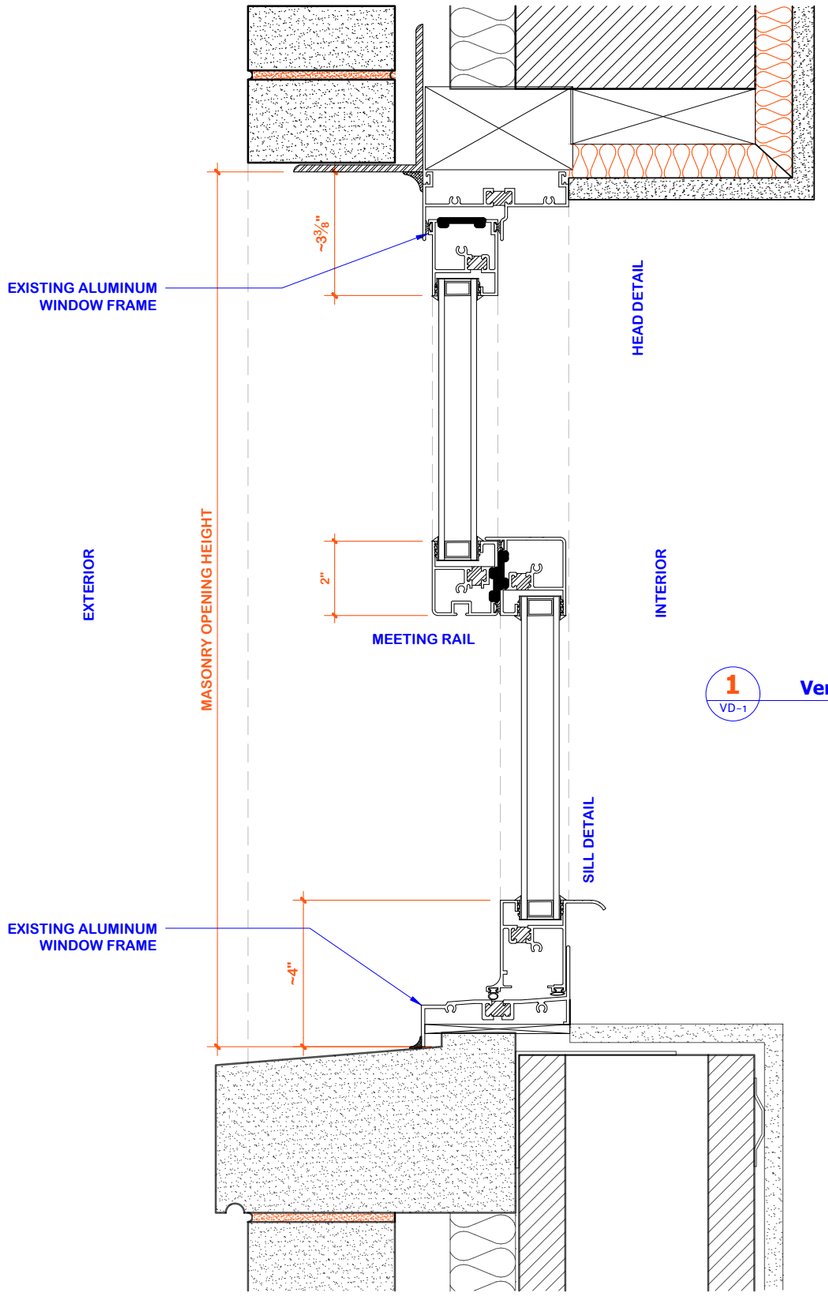
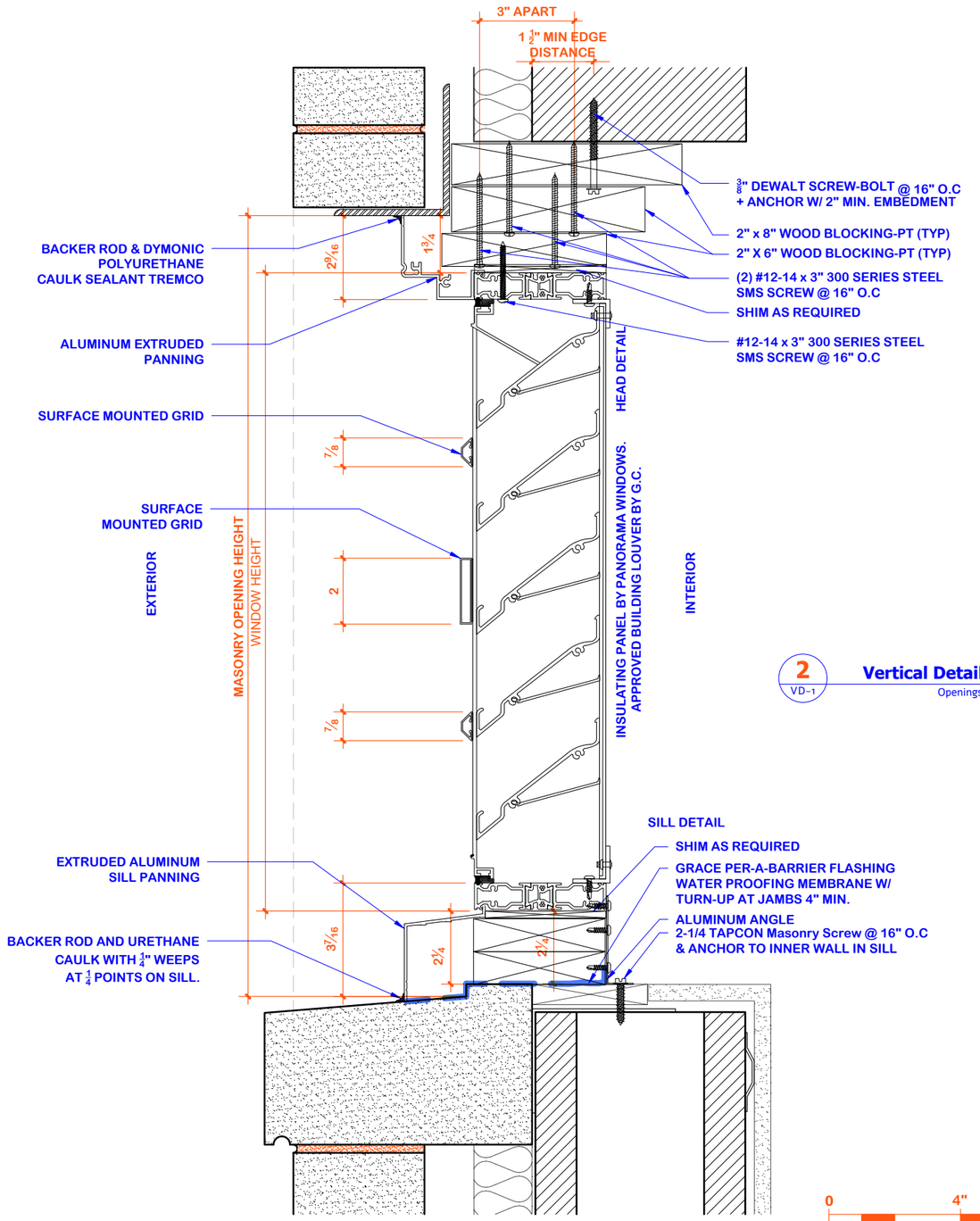


1 VD-1 **Vertical Detail** Openings 5

(EXISTING ALUMINUM DH WINDOW)



2 VD-1 **Vertical Detail** Openings 5 23A

(PROPOSED NEW PANORAMA WINDOW FRAME)

VD1 Existing & Proposed Window Section Detail

Proposed Fasten Within Existing Masonry Opening & Wood Master Frame

Scale 1:4

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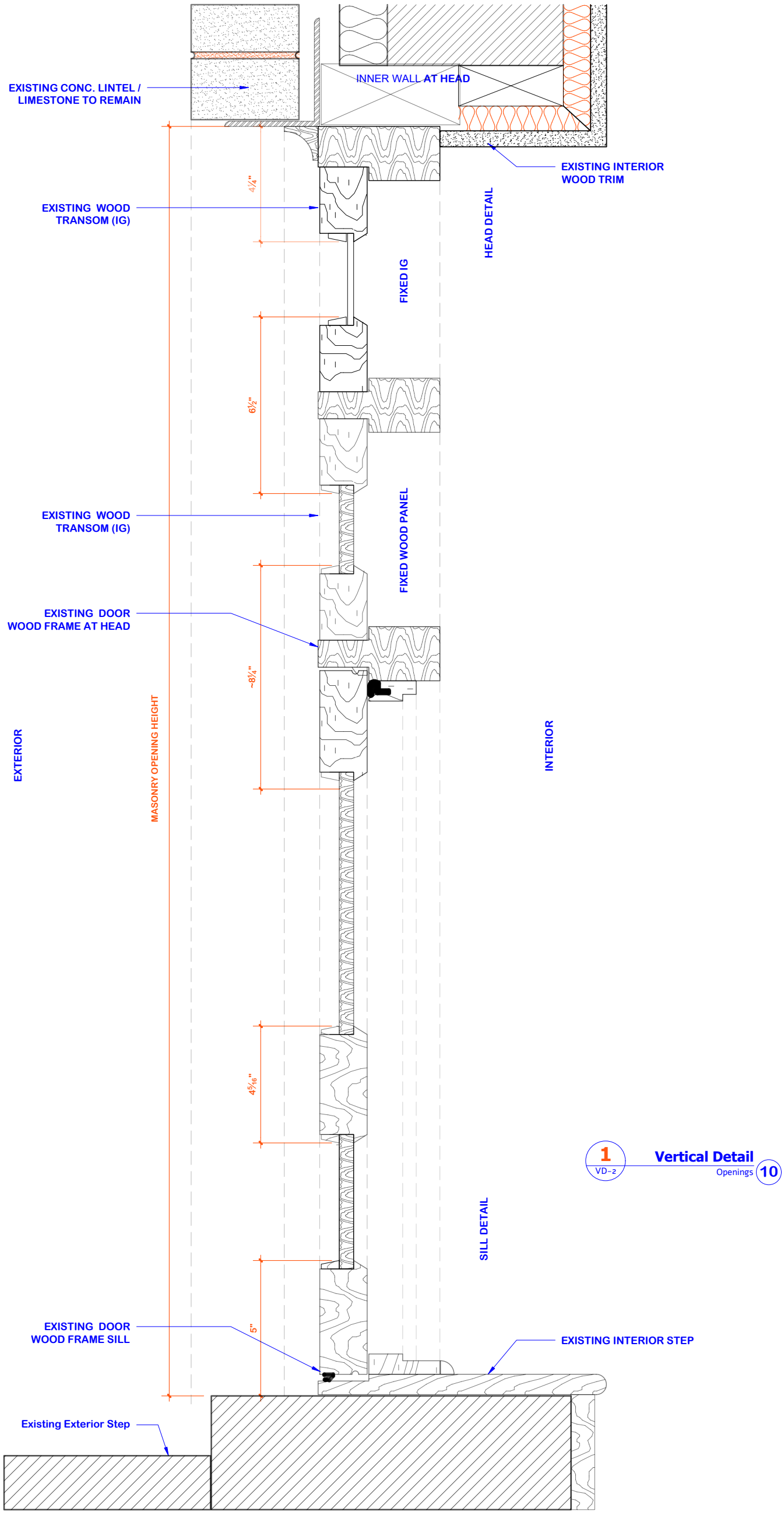

VD2 Existing Wood Door Section Detail

Proposed Fasten Within Existing Masonry Opening & Wood Master Frame

Scale 1:4

0 4" 8"

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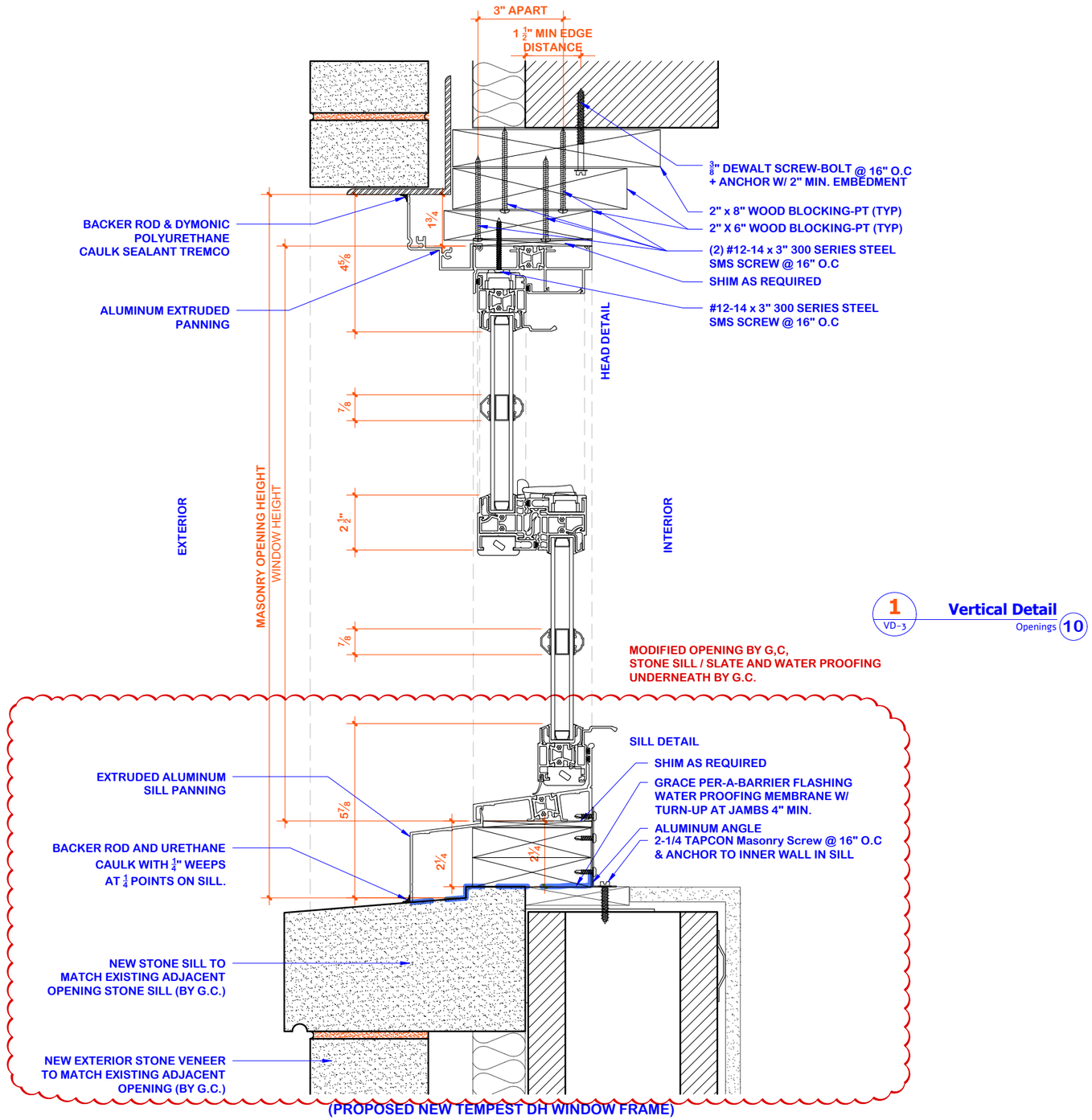

1 VD-3 **Vertical Detail** Openings 10

VD3 Existing & Proposed Window Section Detail

Proposed Fasten Within Existing Masonry Opening & Wood Master Frame

Scale 1:4

0 4" 8"

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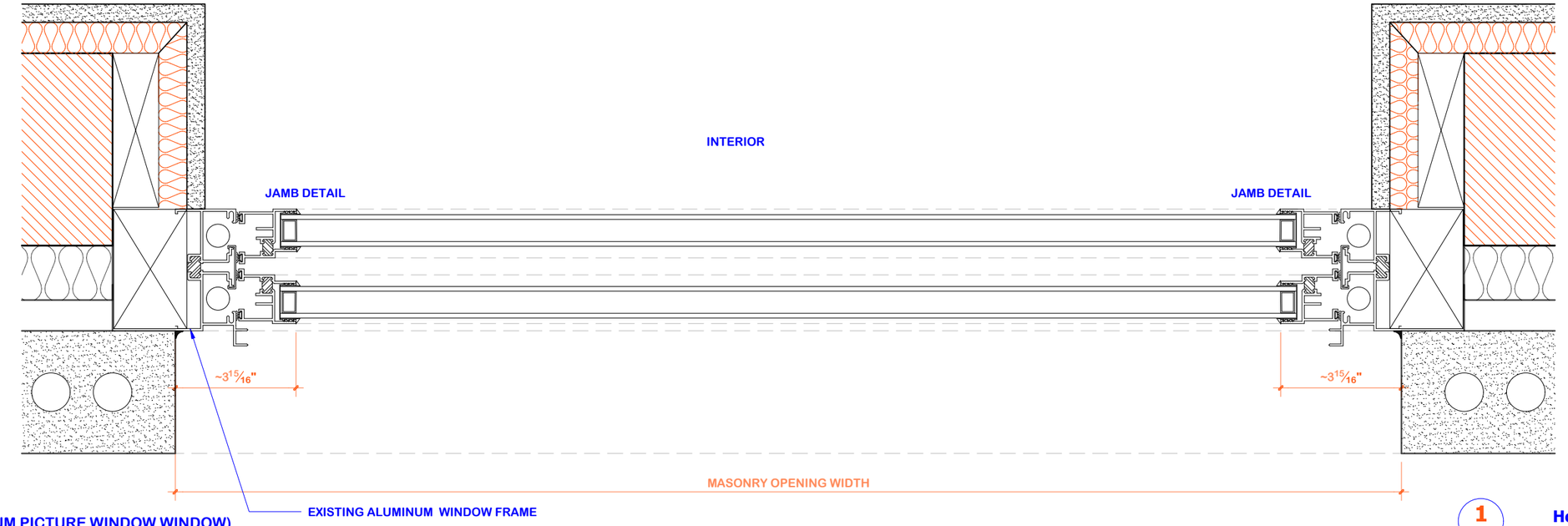
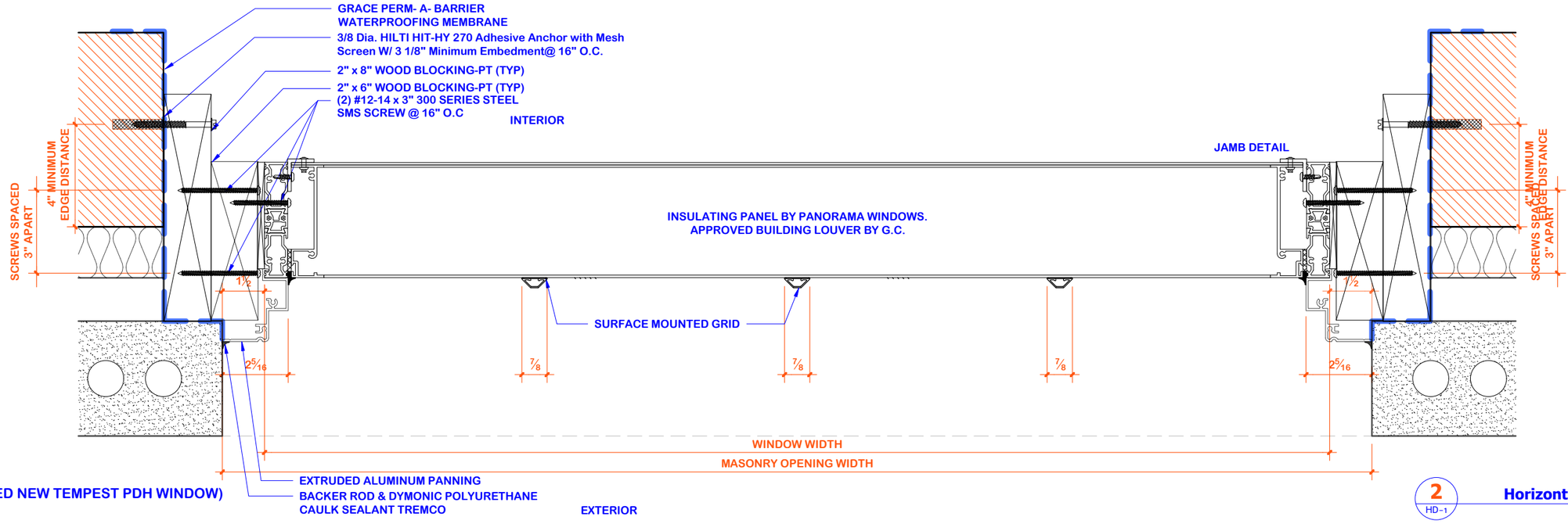


(EXISTING ALUMINUM PICTURE WINDOW WINDOW)

1 HD-1 **Horizontal Detail** Openings 5



(PROPOSED NEW TEMPEST PDH WINDOW)

2 HD-1 **Horizontal Detail** Openings 5

HD1 Existing & Proposed Window Section Detail

Proposed Fasten Within Existing Masonry Opening & Wood Master Frame

Scale 1:4

0 4" 8"

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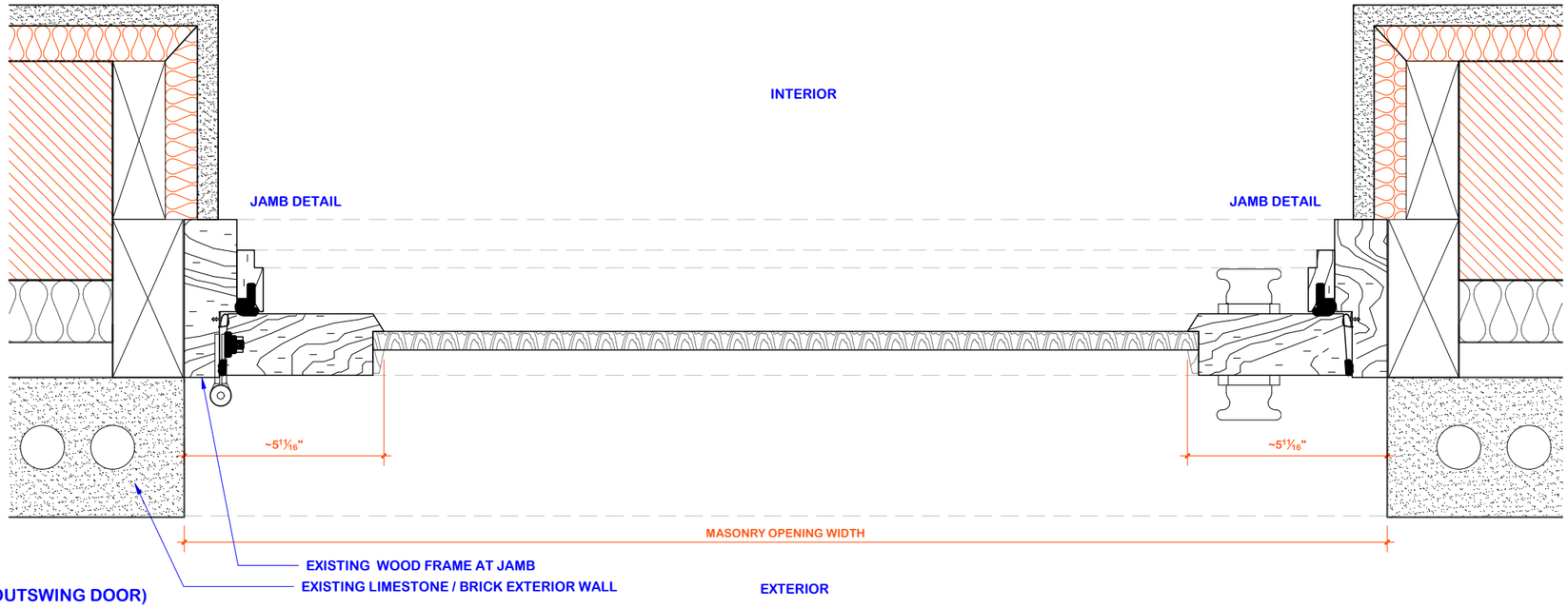
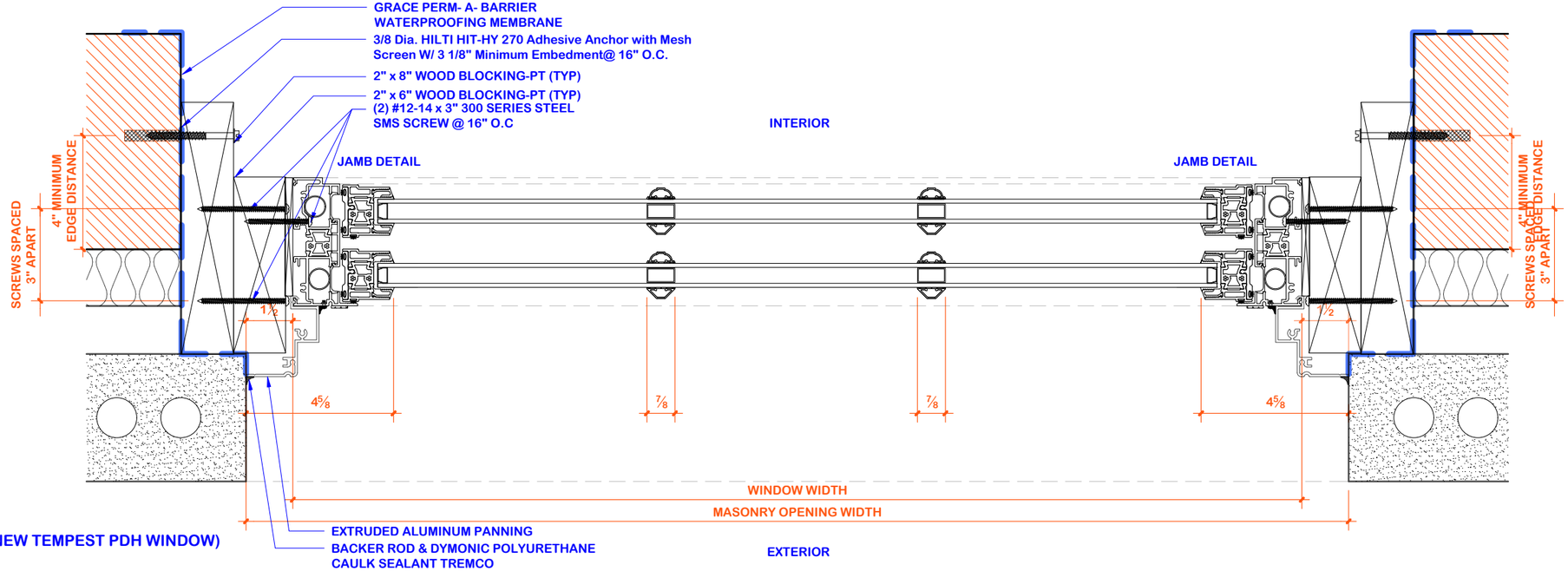


(EXISTING WOOD OUTSWING DOOR)

1 HD-2 **Horizontal Detail** Openings 10



(PROPOSED NEW TEMPEST PDH WINDOW)

2 HD-2 **Horizontal Detail** Openings 10

HD2 Existing Door & Proposed Window Section Detail

Proposed Fasten Within Existing Masonry Opening & Wood Master Frame

Scale 1:4

0 4" 8"

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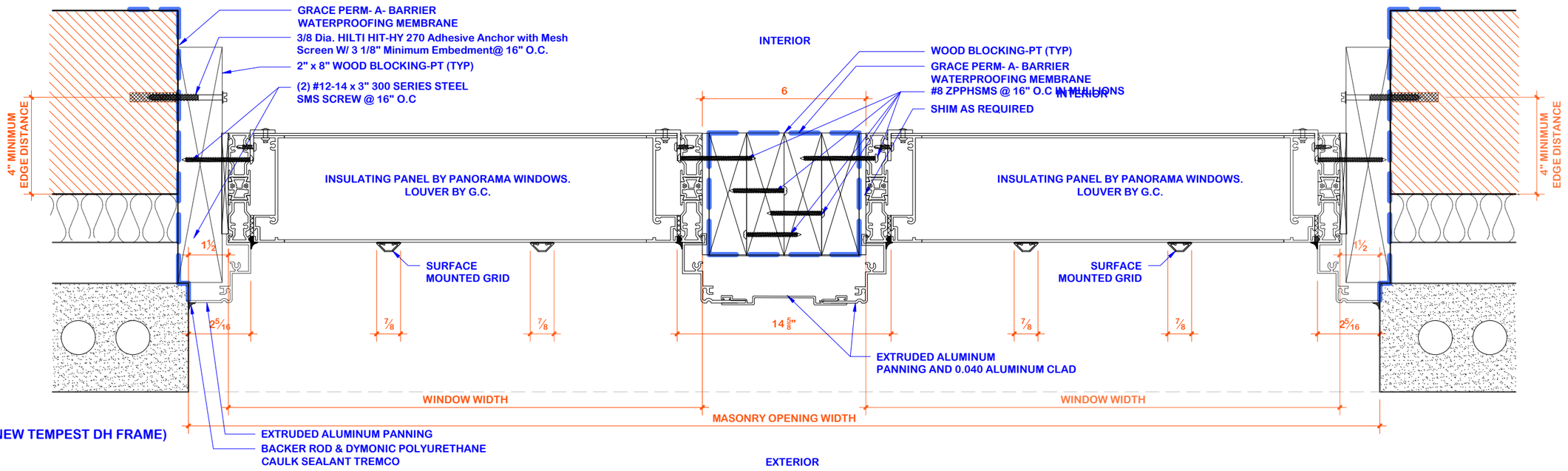

1 HD-3 **Horizontal Detail** 23A
Openings

HD3 **Proposed Window Section Detail**

Proposed Fasten Within New Masonry Opening

Scale 1:4

0 4" 8"

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1185 PARK AVENUE

Apartment,1 AL

Drw. Title: Proposed Window Section Details

Drw.	Rev. 1	Rev. 4	Sheet:
j. millan	6/16/2025	----	HD-3
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	
Scale: 1:4	Rev. 3 12/15/2025	Rev. 6 ----	

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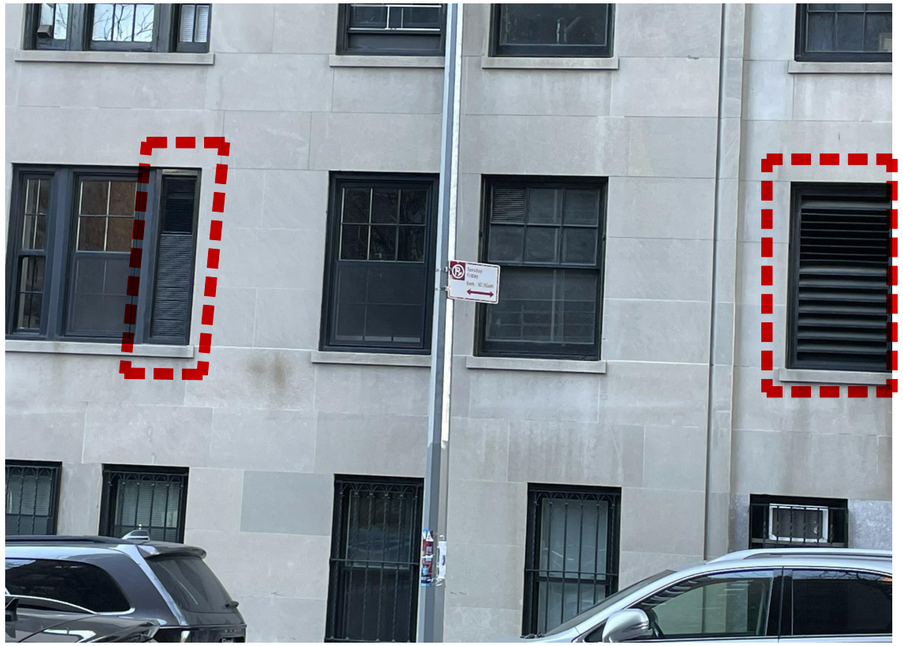
Client Approval	Date:	Sign:



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)

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PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address:
BERGSON, MITCHEL, Residence
1185 PARK AVENUE
Apartment,1 AL

Drw. Title: Existing Windows - North Facade (94th Street)

Drw.	Rev. 1	Rev. 4	Sheet:
j. millan	6/16/2025	----	ANN-1
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	
Scale: 1:40	Rev. 3 12/15/2025	Rev. 6 ----	

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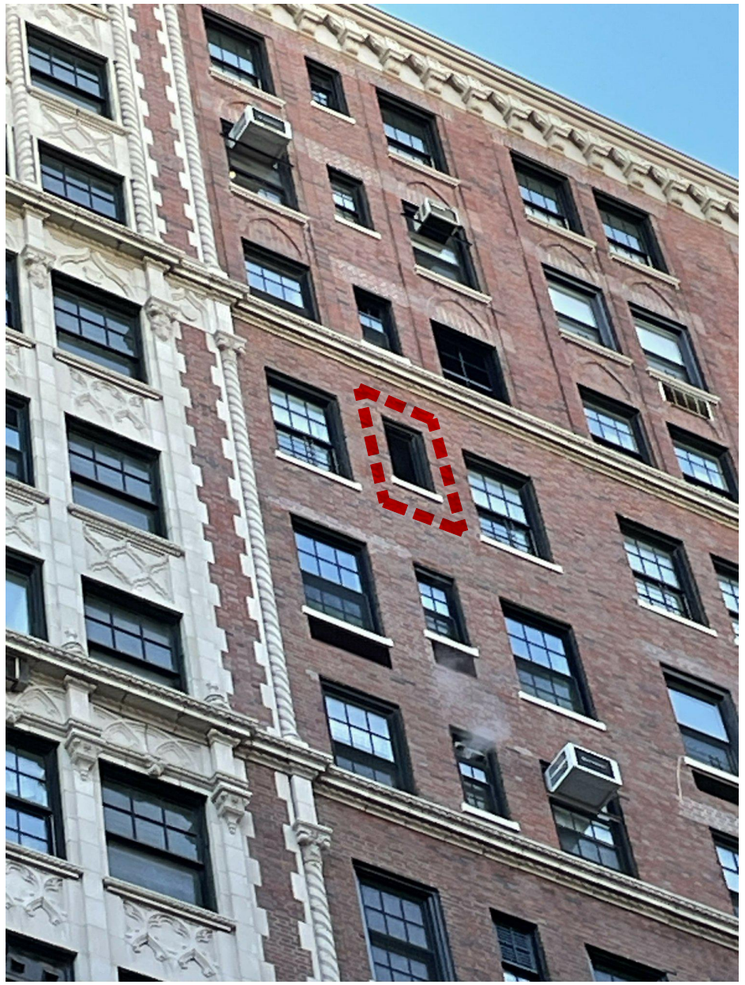
Client Approval	Date:	Sign:



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)

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PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address:
BERGSON, MITCHEL, Residence
1185 PARK AVENUE
Apartment,1 AL

Drw. Title: Existing Windows - North Facade (94th Street)			
Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----	Sheet: ANN-2
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	
Scale: 1:40	Rev. 3 12/15/2025	Rev. 6 ----	

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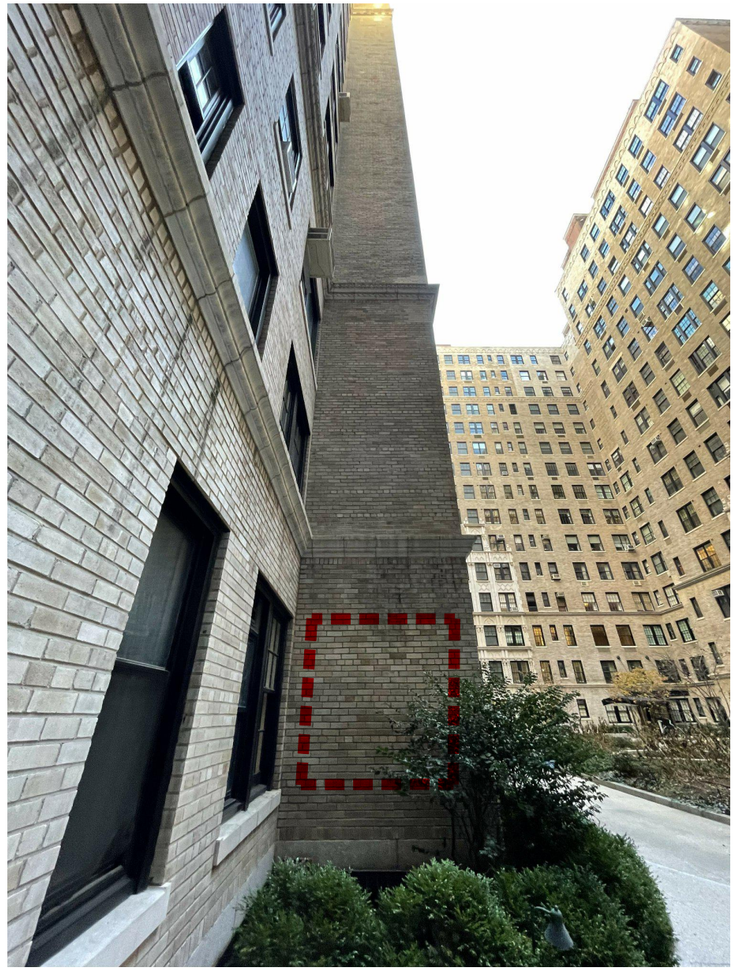
Client Approval	Date:	Sign:



Existing Windows Condition - North Courtyard



Existing Windows Condition - North Courtyard



Existing Windows Condition - North Courtyard
(Showing Proposed Window Opening for Louver)

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PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address:
BERGSON, MITCHEL, Residence
1185 PARK AVENUE
Apartment,1 AL

Drw. Title: Existing Windows - North Courtyard			
Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----	Sheet: ANN-3
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	
Scale: 1:40	Rev. 3 12/15/2025	Rev. 6 ----	

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Client Approval	Date:	Sign:



Existing Windows Condition - South Courtyard



Existing Windows Condition - South Courtyard



Existing Windows Condition - South Courtyard

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767 East 132nd Street
Bronx, New York 10454

Project Name and Address:

BERGSON, MITCHEL, Residence

1185 PARK AVENUE

Apartment,1 AL

Drw. Title: Existing Windows - South Courtyard

Drw.	Rev. 1	Rev. 4	Sheet:
j. millan	6/16/2025	----	ANN-4
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	
Scale: 1:40	Rev. 3 12/15/2025	Rev. 6 ----	

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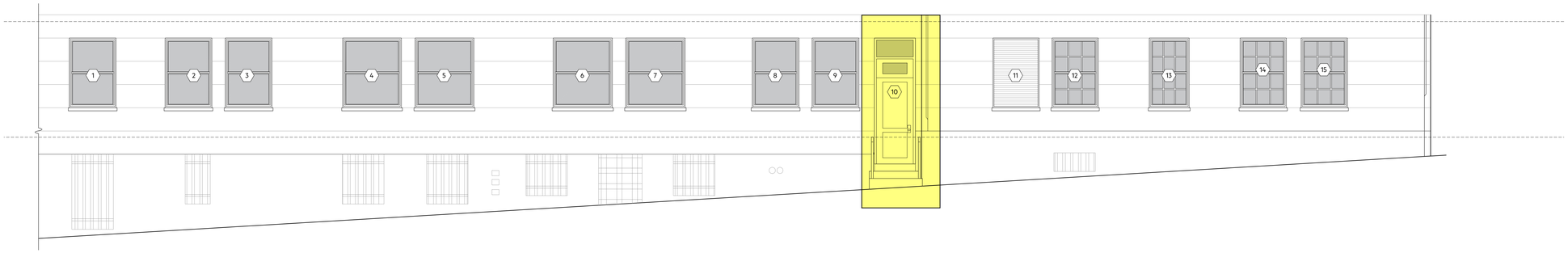
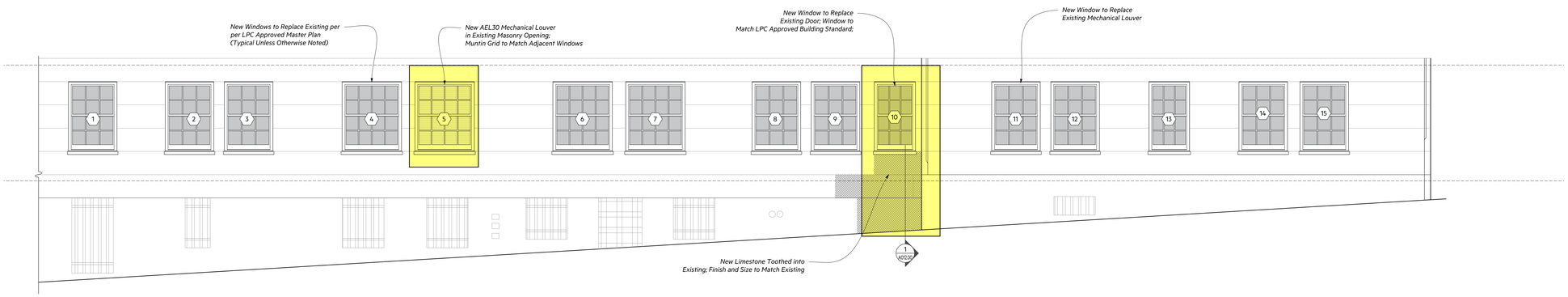


1 EXISTING NORTH ELEVATION (94TH STREET)

1/4" = 1'- 0"



2 PROPOSED NORTH ELEVATION (94TH STREET)

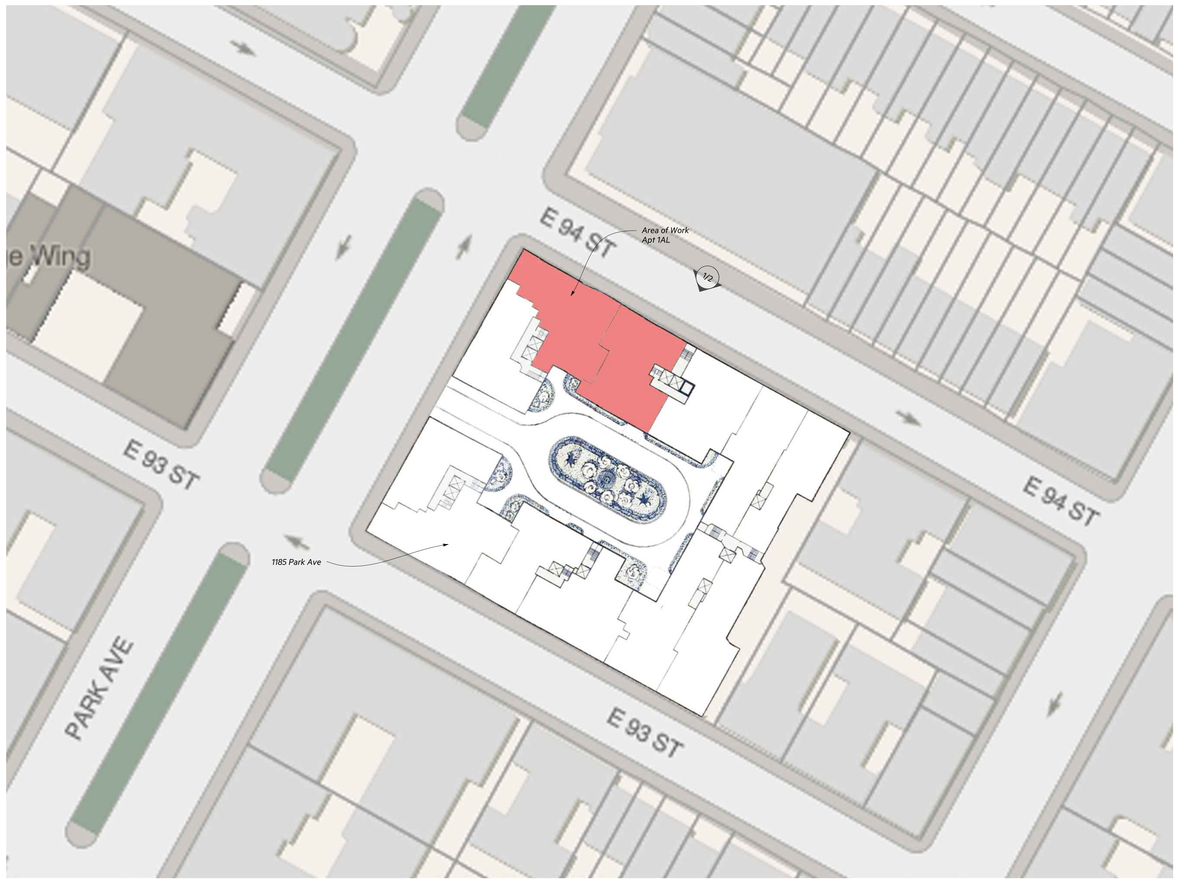
1/4" = 1'- 0"





3 EXISITNG PHOTOS (94TH STREET)

NTS



4 KEY PLAN

NTS

	12/8/25	ISSUED TO LPC
	10/31/25	ISSUED BLDG. MANAGEMENT
	10/03/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/26/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/11/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/09/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	5/29/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	4/7/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW

J.P.FISHMAN
ARCHITECT, PLLC

PROJECT:

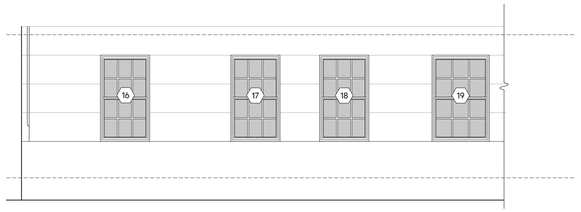
ALTERATIONS TO
1185 Park Ave
APARTMENT 1AL
NEW YORK, NEW YORK

SHEET TITLE:

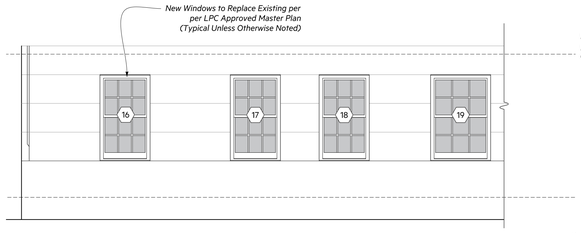
Exterior
Elevations

SEAL & SIGNATURE:

DATE: 4/7/2025
SCALE: AS NOTED
DRAWN BY: JPF
SHEET:
A010.0



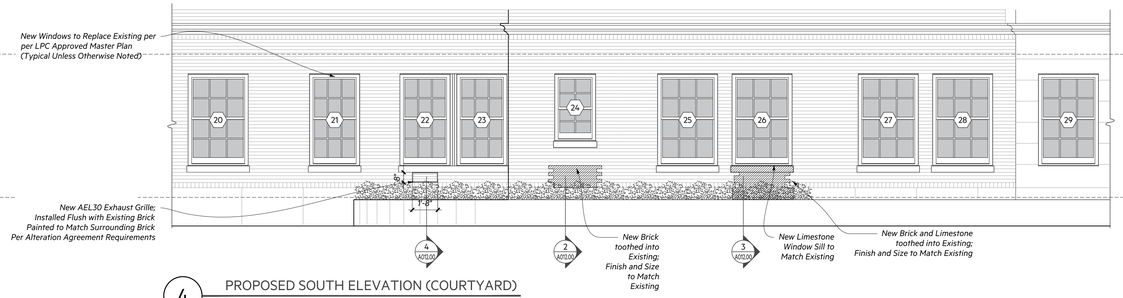
1 EXISTING WEST ELEVATION (PARK AVE)
1/4" = 1'- 0"



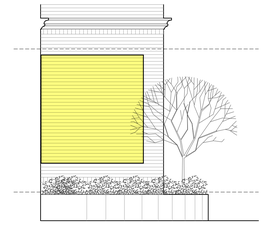
2 PROPOSED WEST ELEVATION (PARK AVE)
1/4" = 1'- 0"



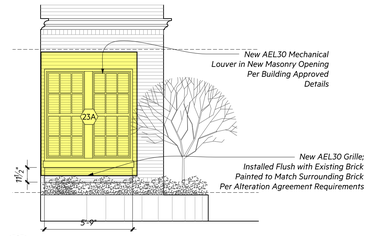
3 EXISTING SOUTH ELEVATION (COURTYARD)
1/4" = 1'- 0"



4 PROPOSED SOUTH ELEVATION (COURTYARD)
1/4" = 1'- 0"



5 EXISTING WEST ELEVATION (COURTYARD)
1/4" = 1'- 0"



6 PROPOSED WEST ELEVATION (COURTYARD)
1/4" = 1'- 0"



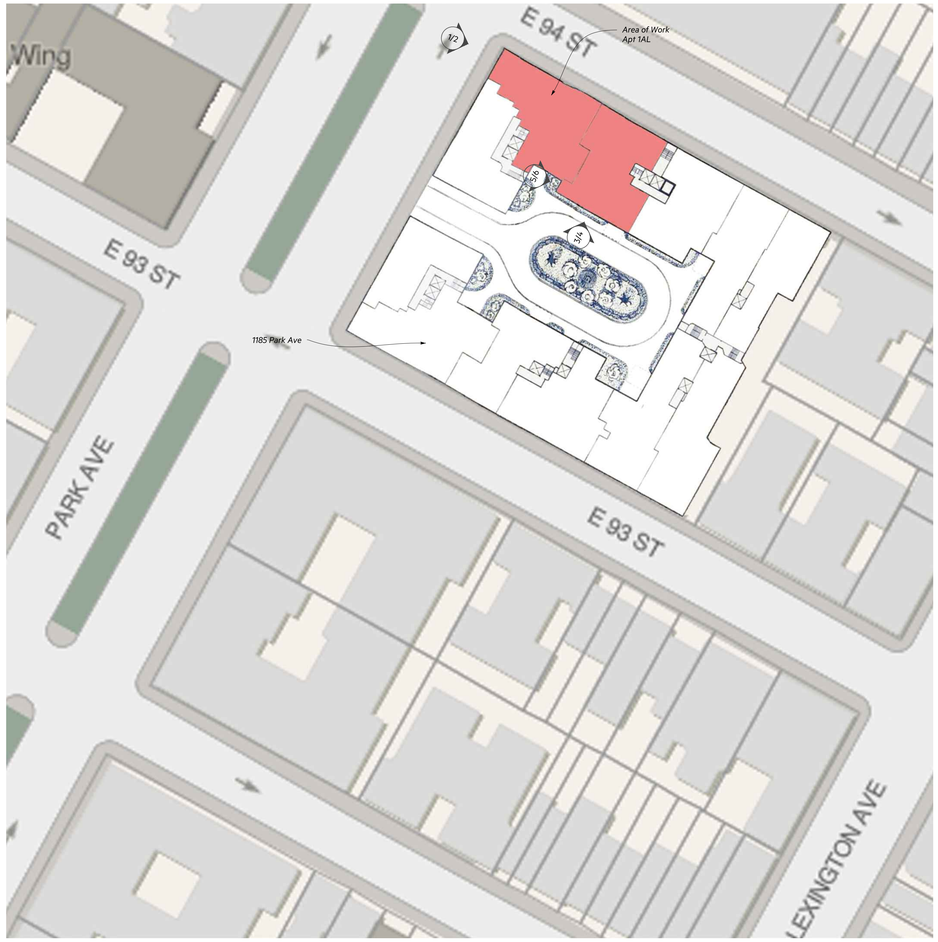
7 EXISITNG PHOTO (PARK AVE)
NTS







8 EXISITNG PHOTOS (COURTYARD)
NTS



9 KEY PLAN
NTS

	12/8/25	ISSUED TO LPC
	10/31/25	ISSUED BLDG. MANAGEMENT
	10/03/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/26/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/11/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/09/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	5/29/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	4/7/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW

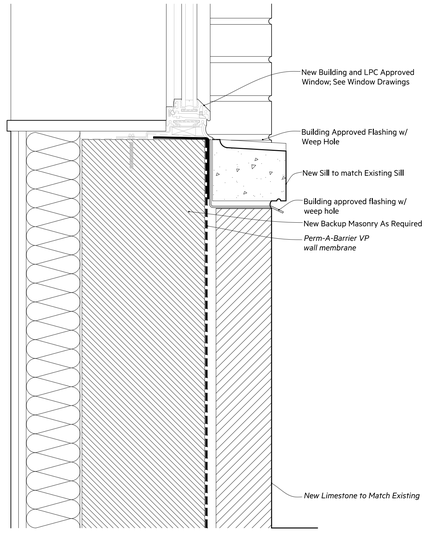
J.P.FISHMAN
ARCHITECT, PLLC

PROJECT:
ALTERATIONS TO
1185 Park Ave
APARTMENT 1AL
NEW YORK, NEW YORK

SHEET TITLE:
Exterior Elevations

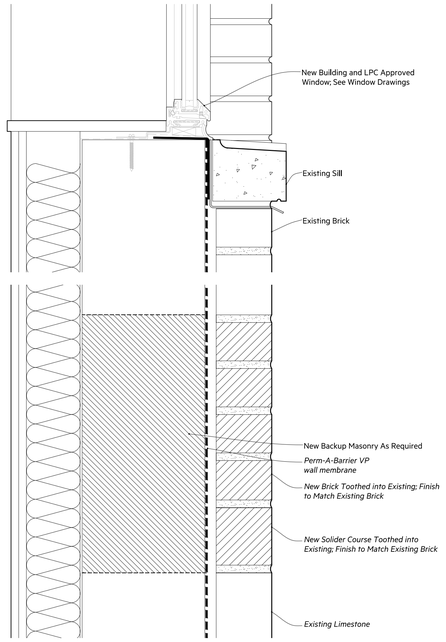
SEAL & SIGNATURE:

DATE: 4/7/2025
SCALE: AS NOTED
DRAWN BY: JPF
SHEET:
A011.0



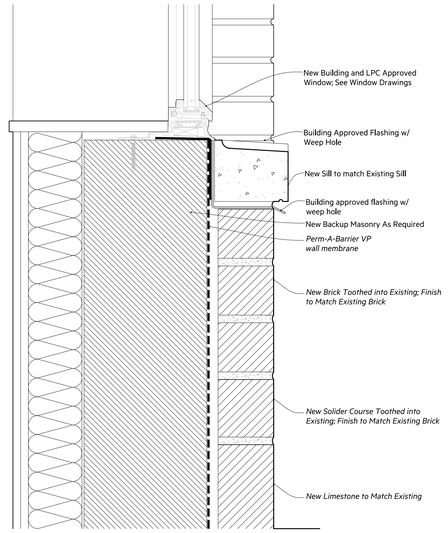
1 INFILL DETAIL @ WINDOW 10

3" = 1'- 0"



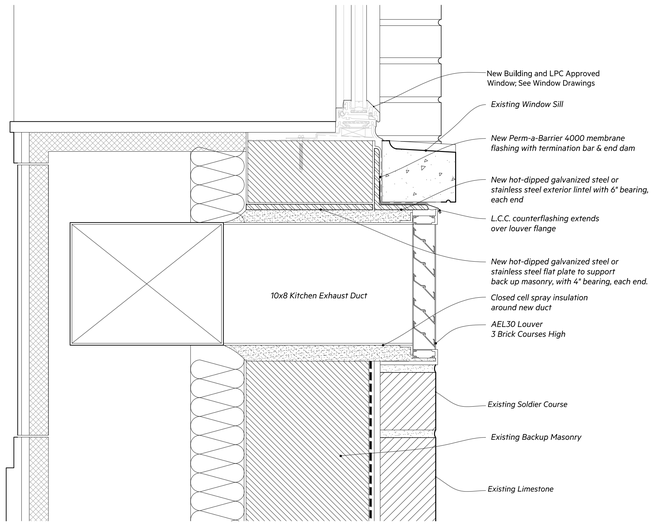
2 INFILL DETAIL @ WINDOW 24

3" = 1'- 0"



3 INFILL DETAIL @ WINDOW 26

3" = 1'- 0"



4 NEW OPENING UNDER WINDOW 22

3" = 1'- 0"

	12/8/25	ISSUED TO LPC
	10/31/25	ISSUED BLDG. MANAGEMENT
	10/03/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/26/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/11/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	09/09/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	5/29/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
	4/7/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW

J.P.FISHMAN
ARCHITECT, PLLC

PROJECT:

ALTERATIONS TO
1185 Park Ave
APARTMENT 1AL
NEW YORK, NEW YORK

SHEET TITLE:

Exterior Details

SEAL & SIGNATURE:

DATE: 4/7/2025
SCALE: AS NOTED
DRAWN BY: JPF
SHEET:
A012.0