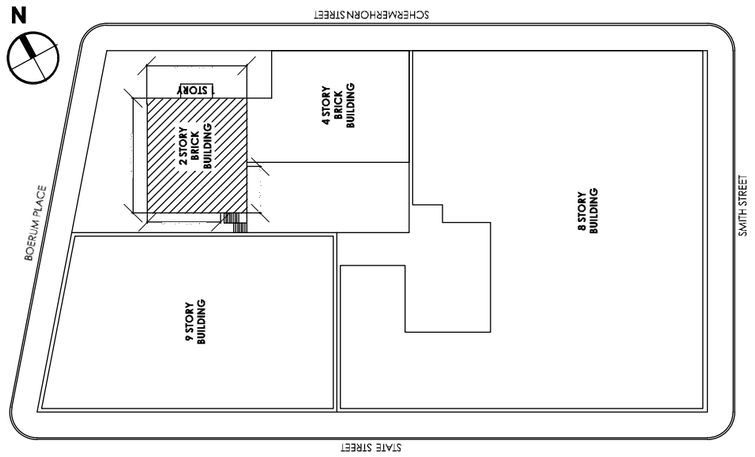
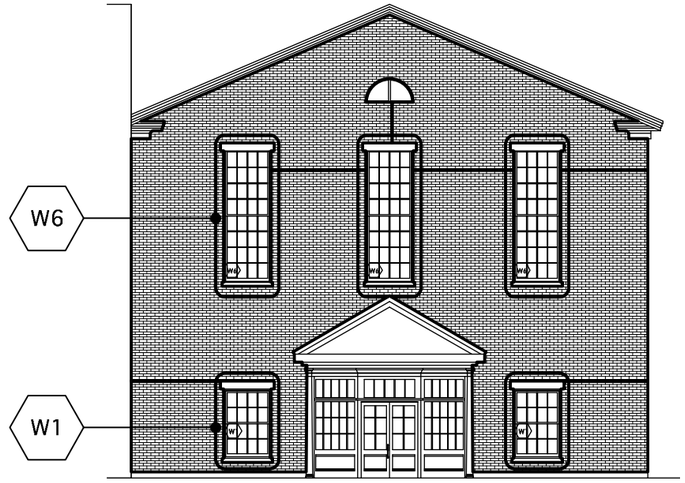
NEW YORK QUARTERLY MEETING

110 SCHERMERHORN STREET

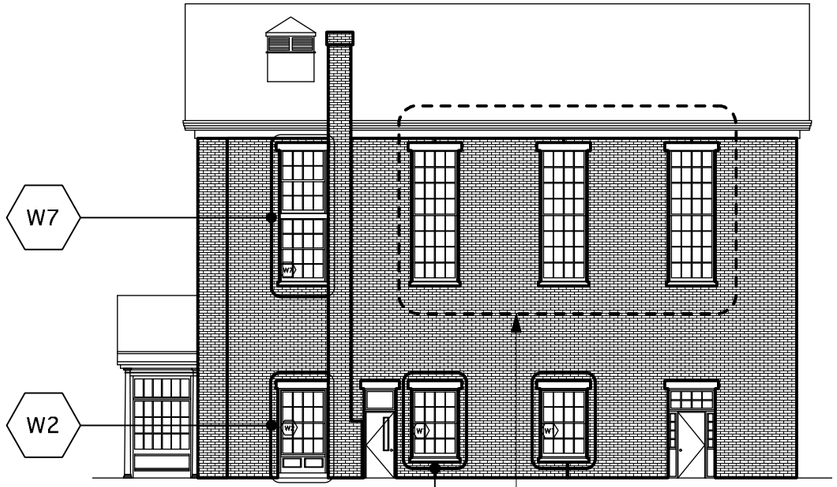
BROOKLYN NY 11201

BLOCK:	169
LOT:	9
CB:	302
ZONE:	C6-2A
MAP:	16C
LOT AREA:	16632 SF.

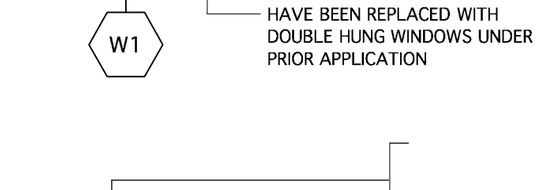




STREET ELEVATION
SCHERMERHORN STREET - NORTH



STREET ELEVATION
BOERUM PLACE - WEST



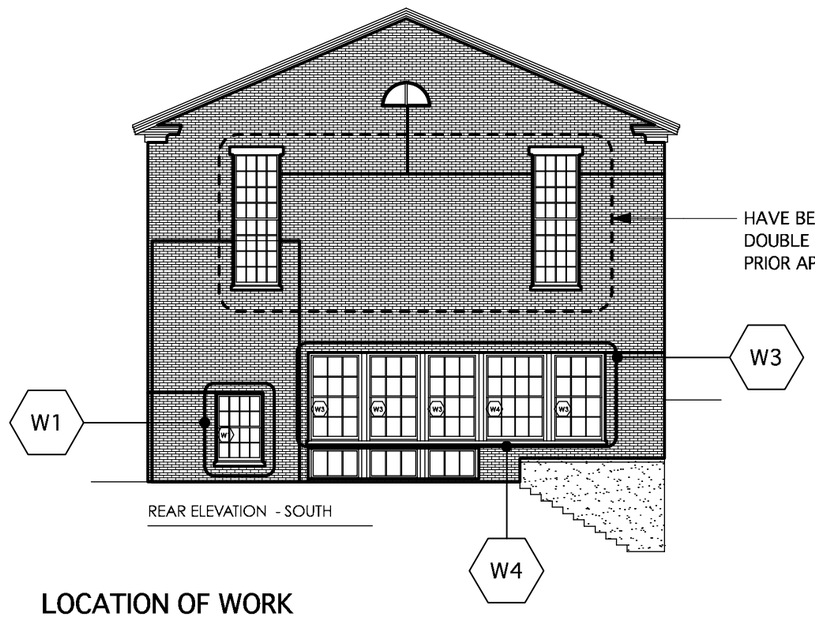
DESCRIPTION OF WORK

EXISTING CONDITIONS

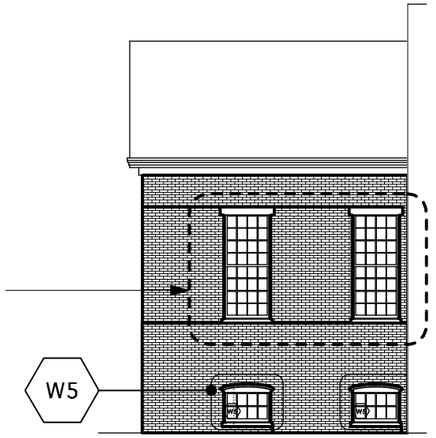
-The building at the moment relies on an old in-efficient heating system. The walls are not insulated properly.
-The building also doesn't have a cooling system. They rely on opening windows as a means of controlling the heat during the warmer weather.
-The existing mechanisms for the window operations are worn, and difficult to operate.
-The windows contain gaps and cause huge amounts of air leakage.
-The windows are single pane, and as a result have a poor U-value.
-The owners have already replaced the windows in the main meeting room with modern double-hung wood windows (as noted in location of work elevations)
-The old and 'new' double hung windows have proven to be difficult to use for the current owners due to method of operation, sash size and sash weight.

PROPOSED SCOPE OF WORK

-Replace old single pane wood windows with new double pane/double-hung(fixed top and operable lower sash) wood windows
-All brick molding, decorative wood work to remain.
-The mechanism for the lower window sashes will be a readily accessible lever located along the side of the window interior molding. The advantage is that the window can be operated by someone in a wheel chair.
-The window construction is of superior craftsmanship, and with its unique gasket system creates and air tight system both in its frame installation and window itself.
-All windows are double pane and have a 0.3 U-value.
-The cost of the proposed windows are cheaper than the prior 'new' windows.



REAR ELEVATION - SOUTH



REAR ELEVATION - EAST

LOCATION OF WORK

NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

110 SCHEMERHORN STREET
BROOKLYN NY. 11201

LOCATION OF WORK
DESCRIPTION OF WORK

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ARCHITECT OF RECORD:

CONSULTANTS:

WINDOW MANUFACTURER:
BIEBER
123 COFFEY STREET, BROOKLYN NY
PH: (718) 403-0300

Issue
Date 05 MAY 2015
Scale AS NOTED

LPC.01
Sheet 01 of 13

	PROPOSED NEW WINDOWS		EXISTING WINDOWS	
WOOD PRODUCT	Tipple laminated engineered mahogany Mahogany is generally the preferred wood for high quality windows. Exceptional durability, structural strength, workability, and finish quality make this the preferred option if it comes from a source certified by the Forestry Stewardship Council (FSC).		Existing wood is in very poor condition and extremely expensive to restore. Rotten wood with many holes all-around Many layers of peeling paint on every sash	
ENERGY EFFICIENCY	U-Factor (1 Btu/ft2·hr·°F), Single pane, Low efficiency windows.		U-Factor (0.22 Btu/ft2·hr·°F) Highly efficient, tilt sash windows, Low-E, Argon filled double insulated glazing unit.	
AIR TIGHTNESS	U-Factor (1 Btu/ft2·hr·°F), Single pane, Low efficiency windows.		U-Factor (0.22 Btu/ft2·hr·°F) Highly efficient, tilt sash windows, Low-E, Argon filled double insulated glazing unit.	
COST OF OPERATIONS	Installation of new high efficiency windows will result in 30-50% reduction in heating costs. Low maintenance cost. In addition Bieber Windows, with built-in energy saving, warm edge spacer which delivers energy saving technology. The heat/cold lost through the windows, helping to keep meeting house space warm/fresh. Less heat/cool lost also means lower fuel/electricity bills and lower carbon emissions.		Constant incensement in heating, repair and maintenance costs due to failing, beyond repair windows. The maintenance of the double-hung (1-2 times per year) will have to be on-going as to insure proper operation and seal due to the large size of the window sashes. The repair would be more involved since the lift mechanism is recessed and isn't readely accessible.	
COMFORT PERFORMANCE	High efficiency windows provides draft free environment. Comfortable, consistent with room temperature interior glass surface temperature		During cold weather, exterior temperatures drive interior glass surface temperatures down below the room air temperature. If people are exposed to the effects of a cold surface, they can experience significant radiant heat loss to that cold surface and they feel uncomfortable, even if the room air temperature is at comfort level. During warm weather, solar radiation can cause discomfort.	

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Issue
Date **05 MAY 2015**
Scale **AS NOTED**

LPC.02
Sheet 02 of 13

	PROPOSED NEW WINDOWS		EXISTING WINDOWS	
SOUND TRANSMISSION CLASS	Meeting house is facing road and air traffic intensification. It's very important to have acoustic double pane, laminated glazing units to provide STC of 36		Single pane, standard glazing unit provide STC of 25 Normal speech can be understood quite clearly.	
IMPACT RESISTANT GLASS	Impact-resistant glass provides protection against penetration by windborne debris. Permanent hurricane protection Increased security (enhanced protection against break-ins)		Standard glass is highly dangerous in New York weather, hurricane conditions. Provides no break-in security	
INSTALLATION	The client is trying minimize the breaking of the window interior surrounds - due to time, cost and disruption. The newer windows will be quicker to instal with less disruption due to the surface mounted operation mechanism and the minimal refurbashment of the window frame support.			

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PROPOSED - EXISTING COMPARISON KEY POINTS

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LPC.03
Sheet 03 of 13

PROPOSED NEW WINDOWS

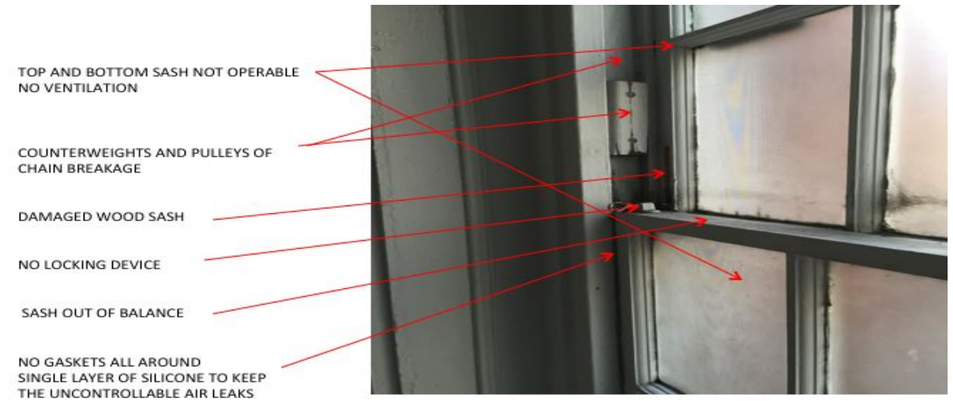
OPERATION OF WINDOWS

Manually controlled GU fan-light opening system. With the slim-line F 300 fan-light opening systems you can open inaccessible timber, aluminum fan-lights for every day ventilation – e.g. vertically installed. Controlled manually by hand lever.

Usually, window chain pulley balance provides 40 percent lift assistance (or operating force). That means a client trying to lift a 150-pound sash (5’0 wide by 7’0 high) needs to apply about 90 pounds of force. The balance lifts the remaining 40 percent, or 60 pounds. The proposed awning windows would allow from no effort (outside of pushing a button) for the large windows to 10-15 pounds of force for the smaller windows using the manual lever.

EXISTING WINDOWS

Operation of existing windows have failed and are in poor shape. 3 units are poorly functioning as you can see on the photo (next page), it's impossible to reach out and to lift a heavy sash. And in some cases to open or close those units are very un-safe for workers. It will be sadly inevitable that someone will fall from a window, resulting in injury or death. 15 windows are completely not functional. They fixed in sash due to counterweights and pulleys of chain breakage. No ventilation coming through those units



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110 SCHEMERHORN STREET
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+

Issue
Date **05 MAY 2015**
Scale **AS NOTED**

LPC.04
Sheet 04 of 13

EXISTING - VIEW FROM SCHEMERHORN AVE

EXISTING- VIEW FROM BOERUM PLACE

WINDOW - 1

WINDOW - 2

WINDOW - 3

WINDOW - 4

WINDOW - 5

NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

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EXISTING CONDITIONS

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LPC.05
Sheet 05 of 13

PROPOSED

NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

110 SCHEMERHORN STREET
BROOKLYN NY. 11201

PROPOSED PHOTO RENDERING

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Issue

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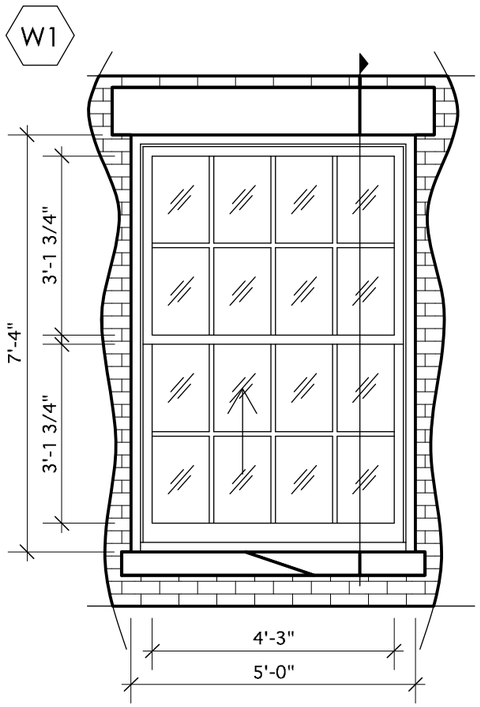
Scale AS NOTED

LPC.06

Sheet 06 of 13

EXISTING



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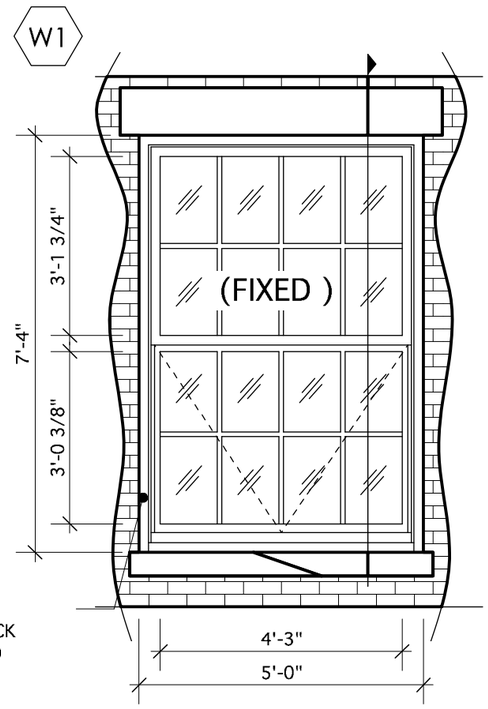
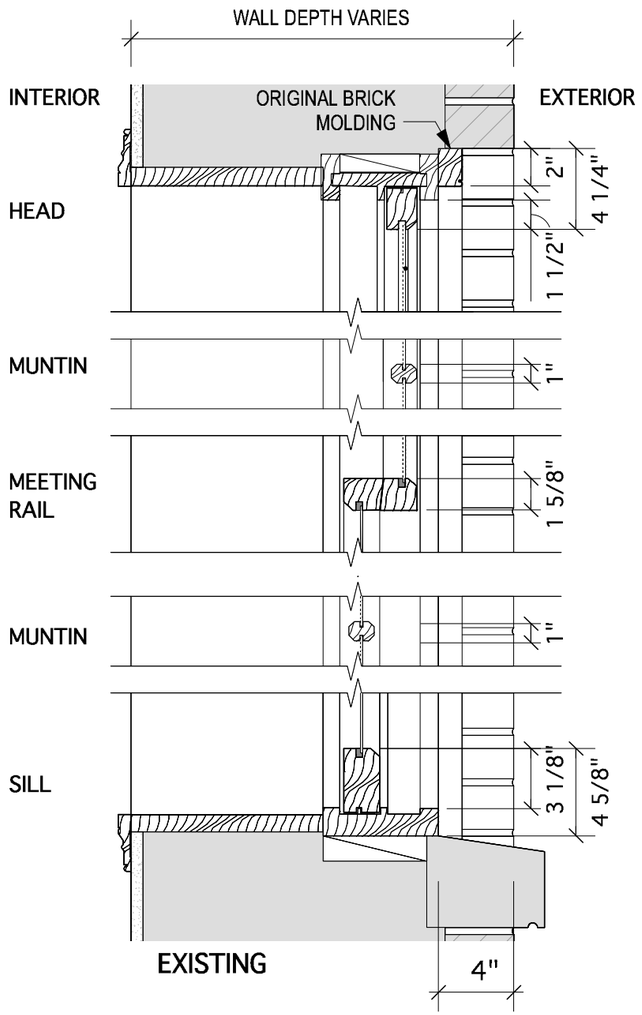
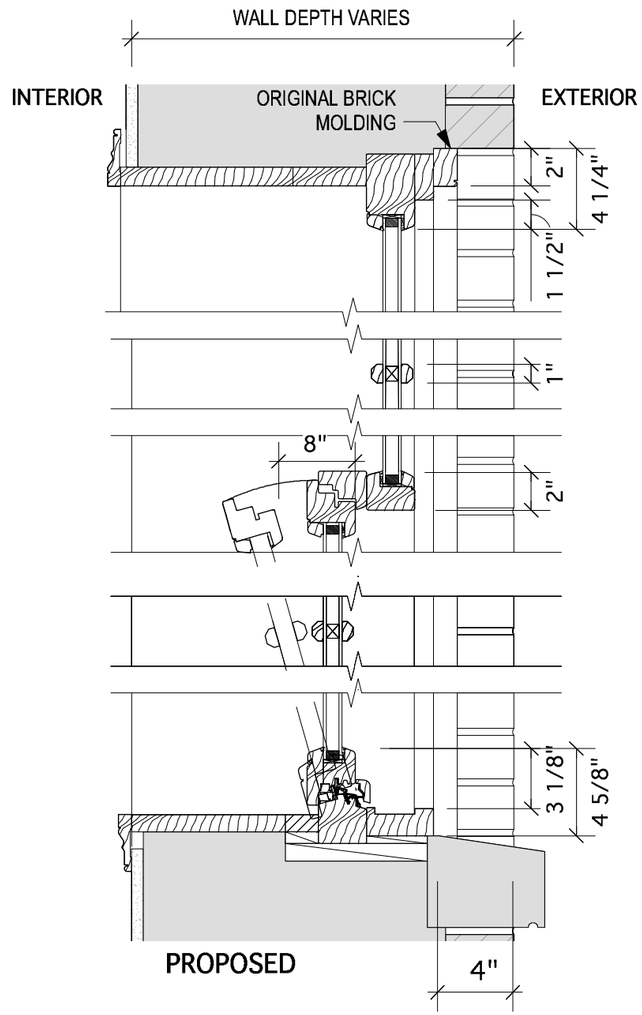
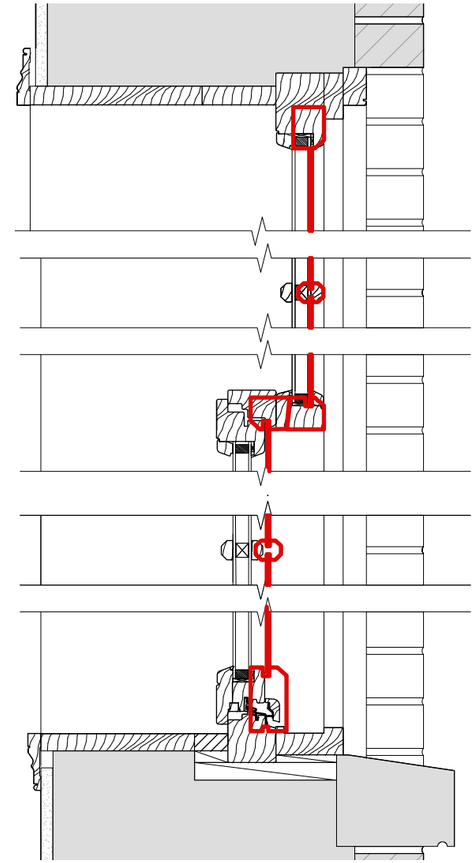


NO WORK TO EXTERIOR BRICK MOLDING AND MILLWORK







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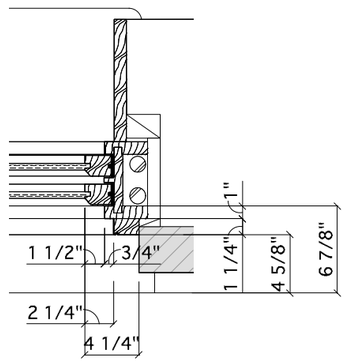

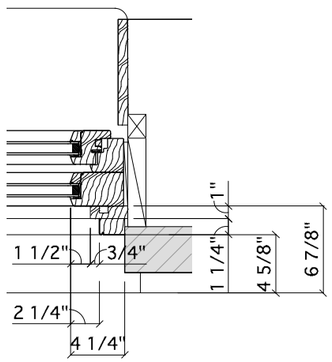

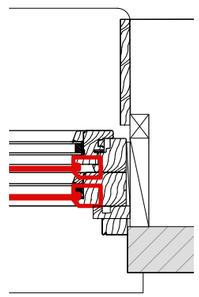

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BROOKLYN NY. 11201

ELEVATIONS AND DETAILS
WINDOW TYPE W-1

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Issue
Date 05 MAY 2015
Scale AS NOTED

LPC.07
Sheet 07 of 13

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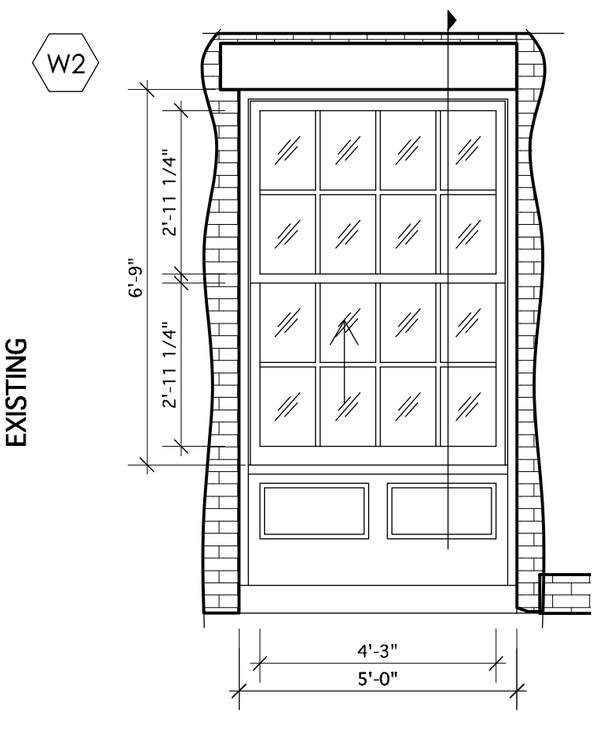

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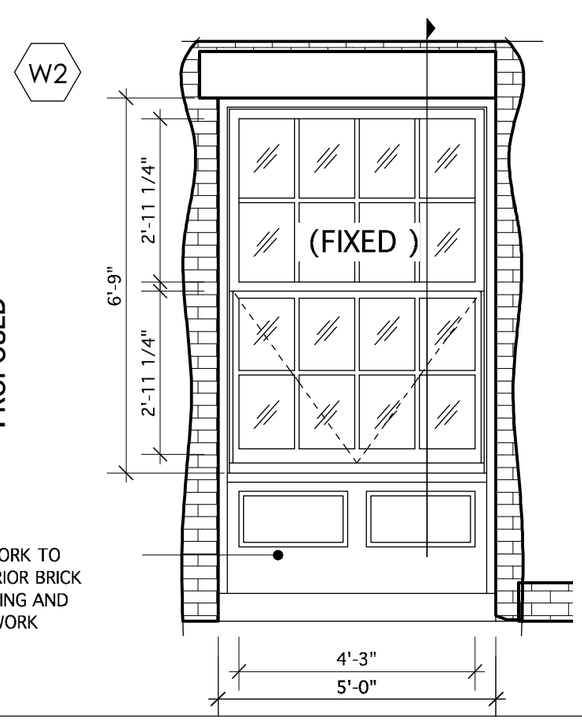
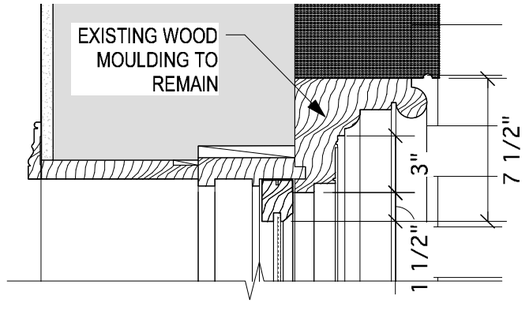


NO WORK TO EXTERIOR BRICK MOLDING AND MILLWORK

HEAD



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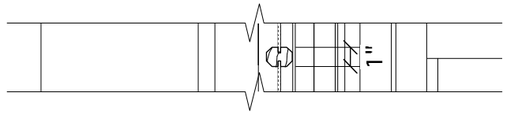

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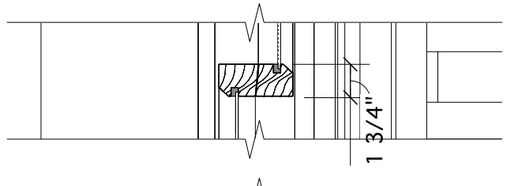

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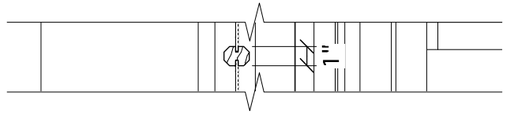

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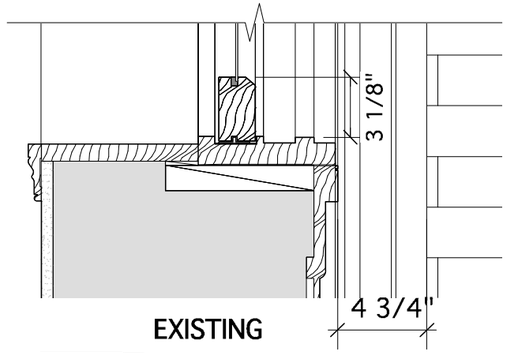

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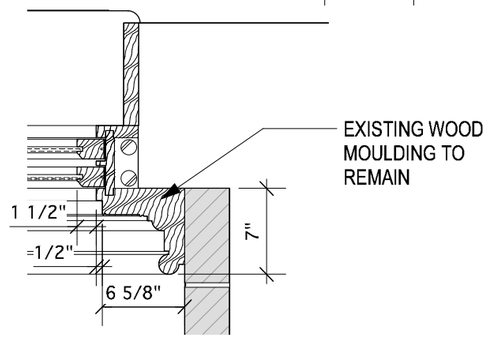

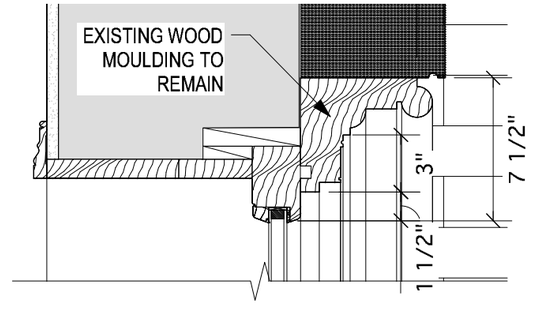

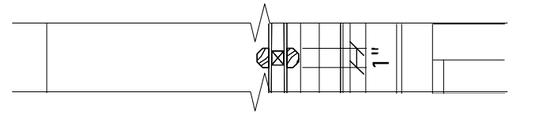

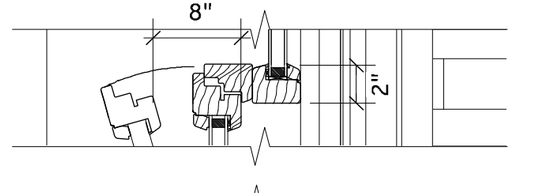

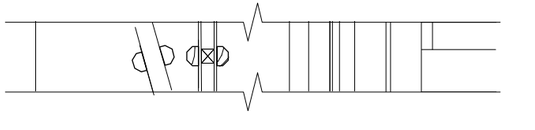

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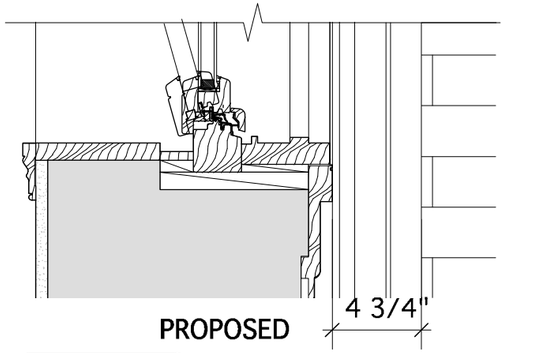

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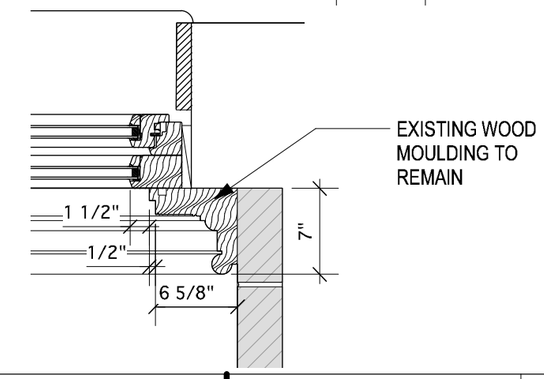

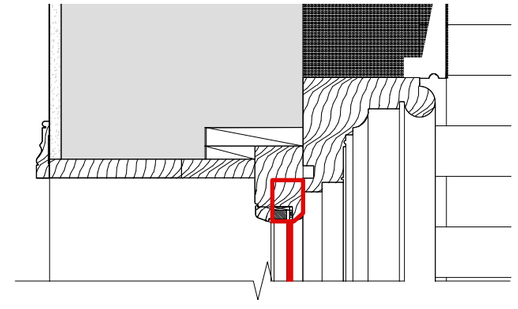

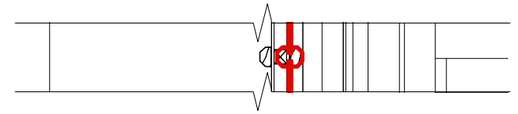

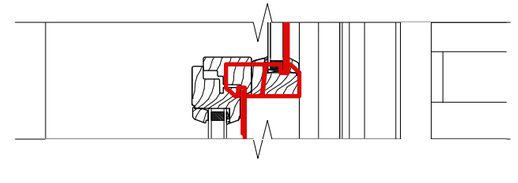

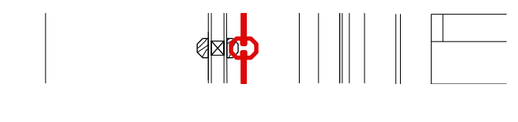

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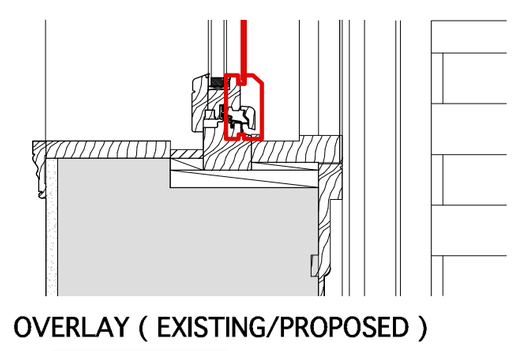

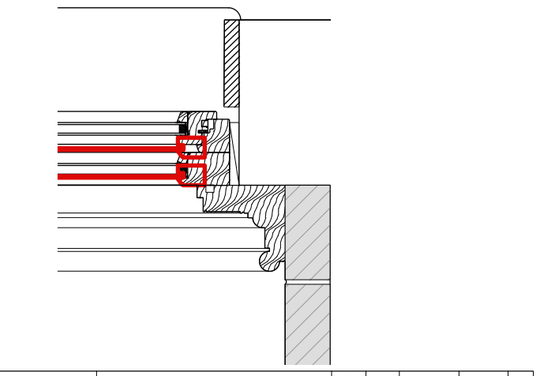

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ELEVATIONS AND DETAILS
WINDOW TYPE W-2

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Issue
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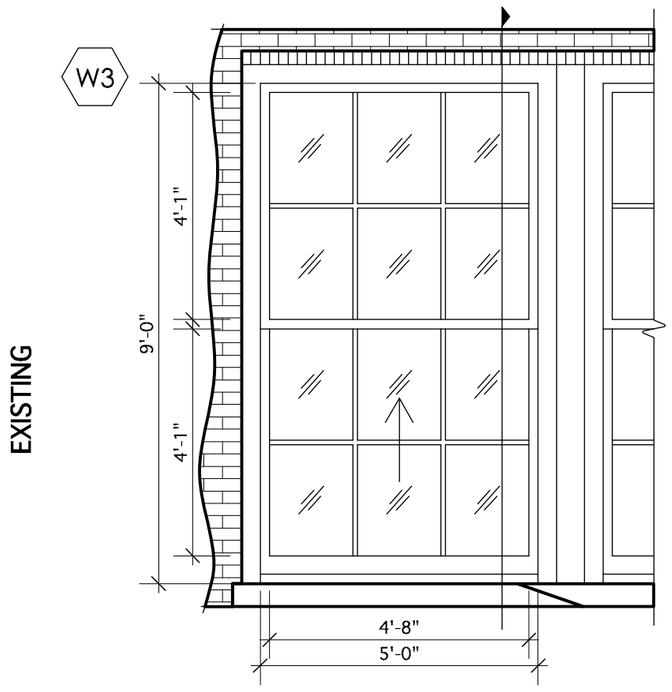
LPC.08
Sheet 08 of 13

EXISTING



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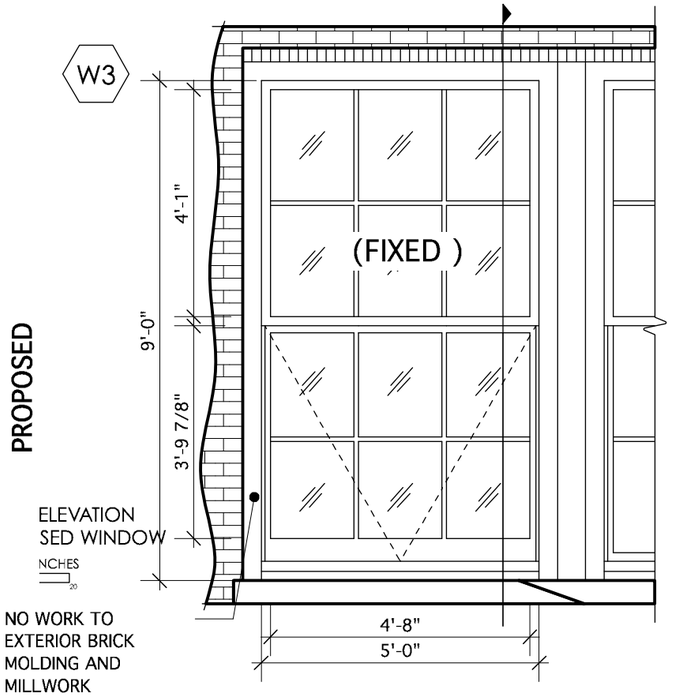

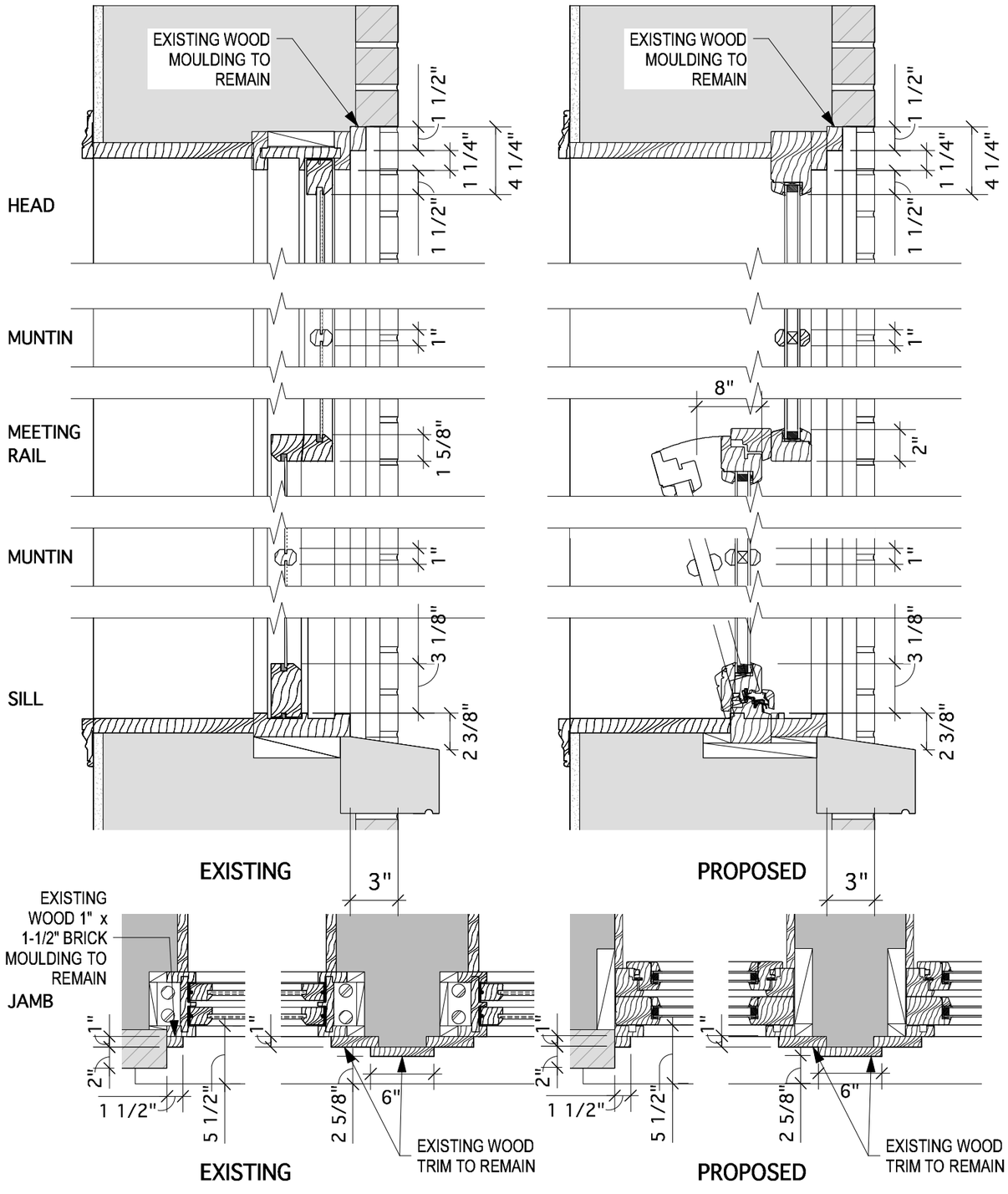

NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

110 SCHEMERHORN STREET
BROOKLYN NY. 11201

ELEVATIONS AND DETAILS
WINDOW TYPE W-3

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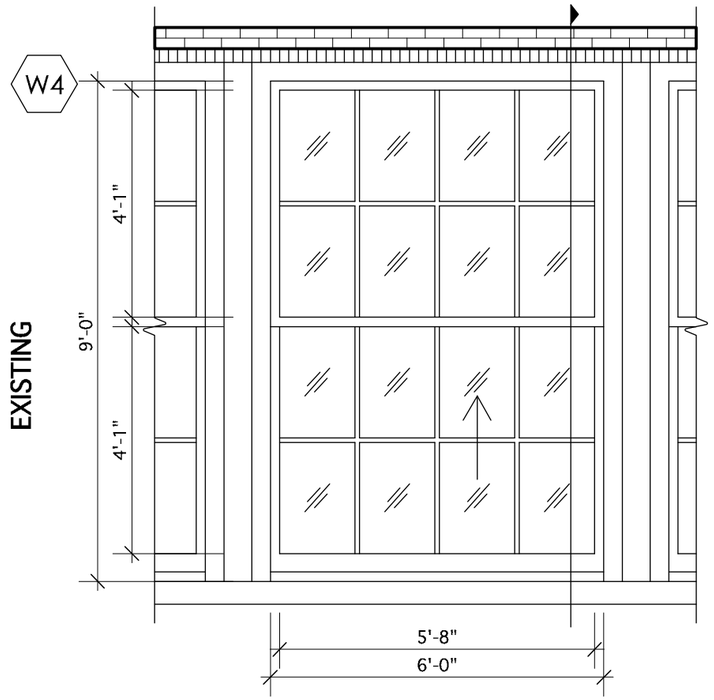
Issue
Date 05 MAY 2015
Scale AS NOTED

LPC.09
Sheet 09 of 13

EXISTING



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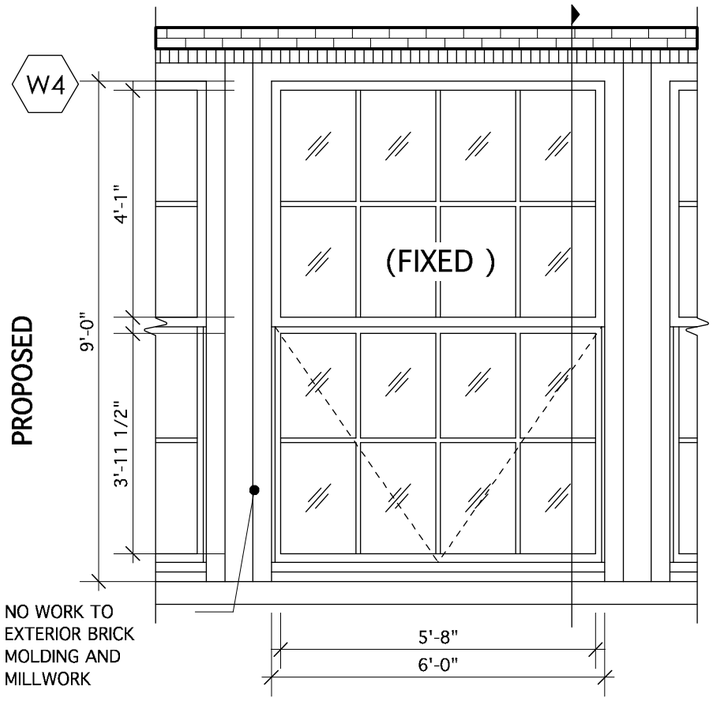
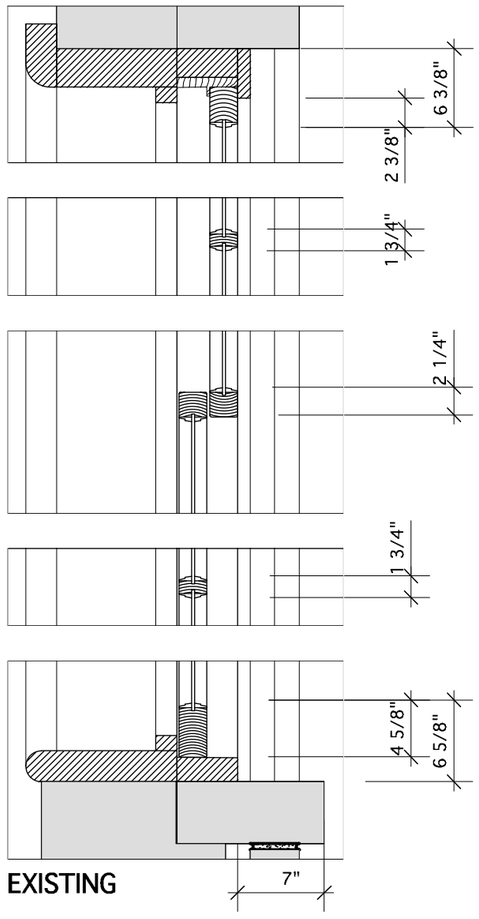


NO WORK TO EXTERIOR BRICK MOLDING AND MILLWORK

HEAD

MEETING RAIL

SILL



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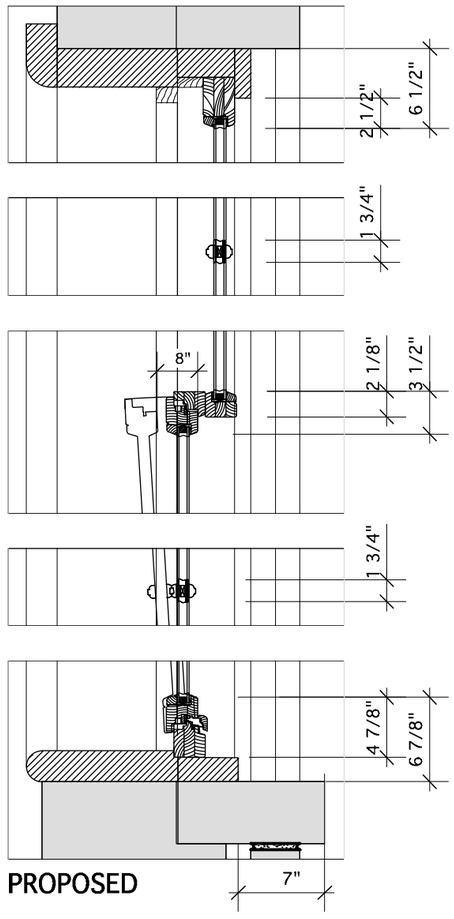

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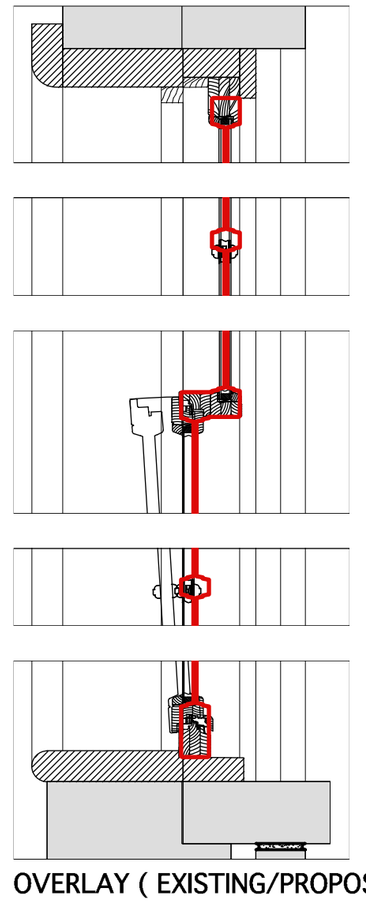
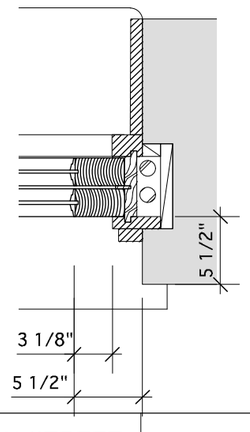
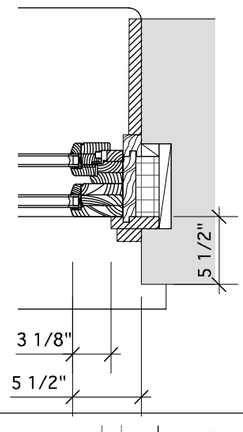
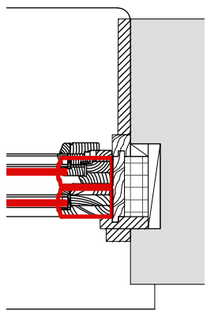


OVERLAY (EXISTING/PROPOSED)

JAMB







NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

110 SCHEMERHORN STREET
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ELEVATIONS AND DETAILS
WINDOW TYPE W-4

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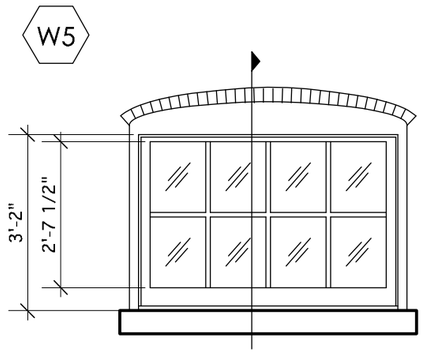
Issue
Date 05 MAY 2015
Scale AS NOTED

LPC.10
Sheet 10 of 10

EXISTING



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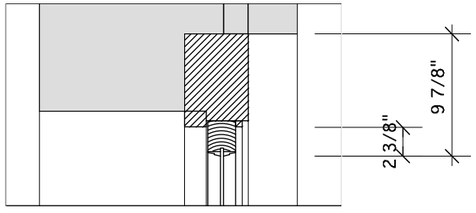

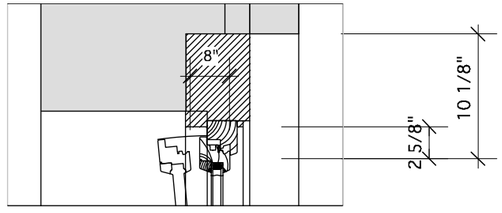

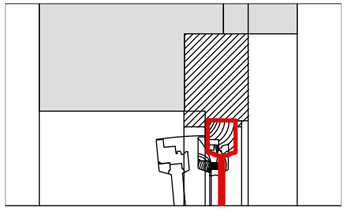

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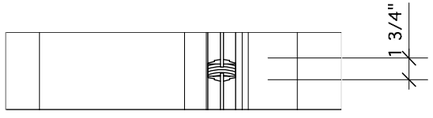

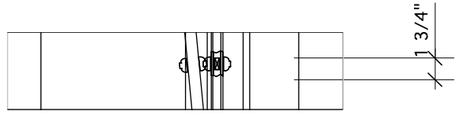

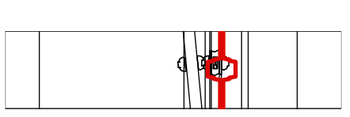

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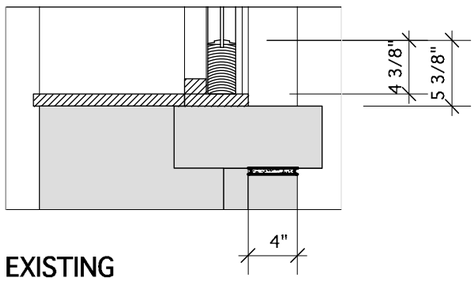

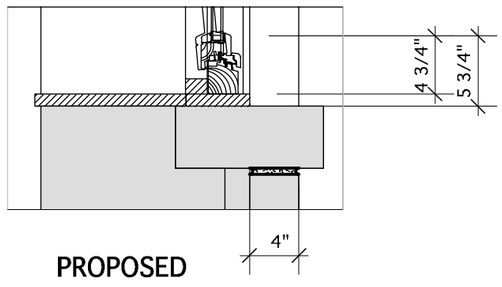

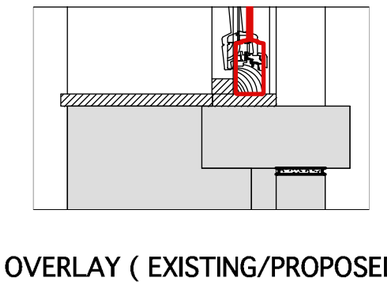

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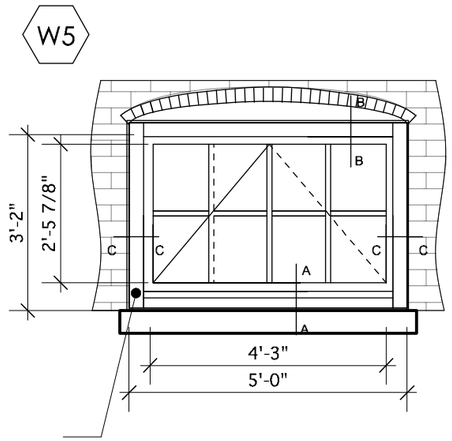
PROPOSED

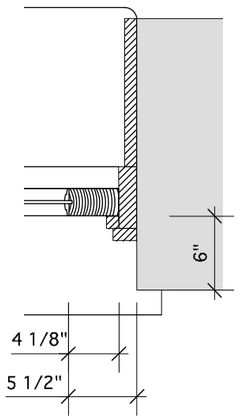
OVERLAY (EXISTING/PROPOSED)

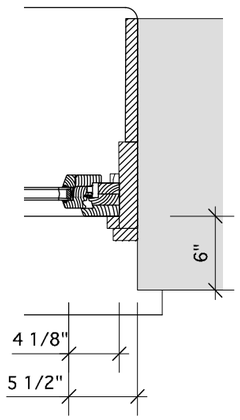
PROPOSED

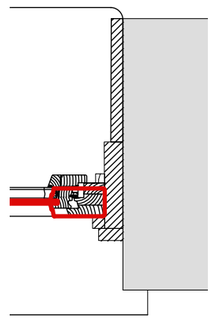


NO WORK TO EXTERIOR BRICK MOLDING AND MILLWORK

JAMB







NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

110 SCHEMERHORN STREET
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ELEVATIONS AND DETAILS
WINDOW TYPE W-5

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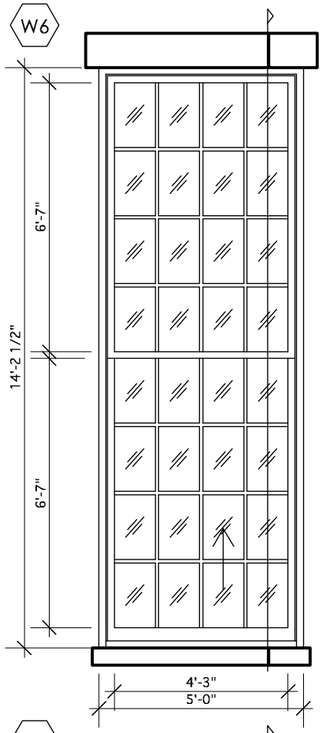
Issue
Date 05 MAY 2015
Scale AS NOTED

LPC.11
Sheet 11 of 13

EXISTING



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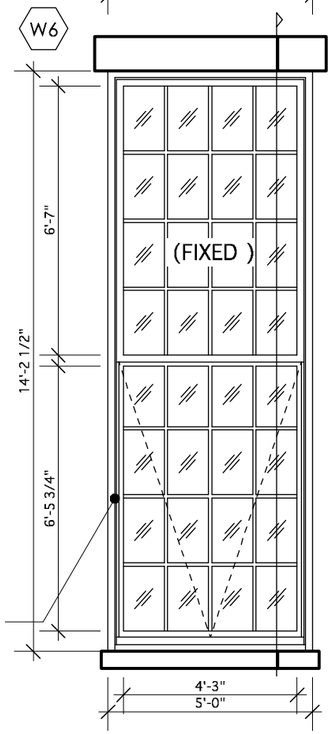

NO WORK TO EXTERIOR BRICK MOLDING AND MILLWORK

HEAD

MEETING RAIL

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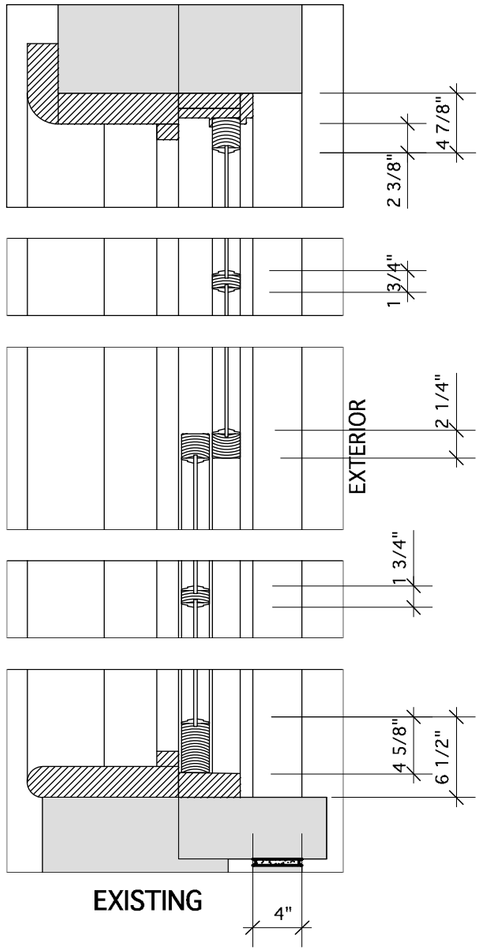

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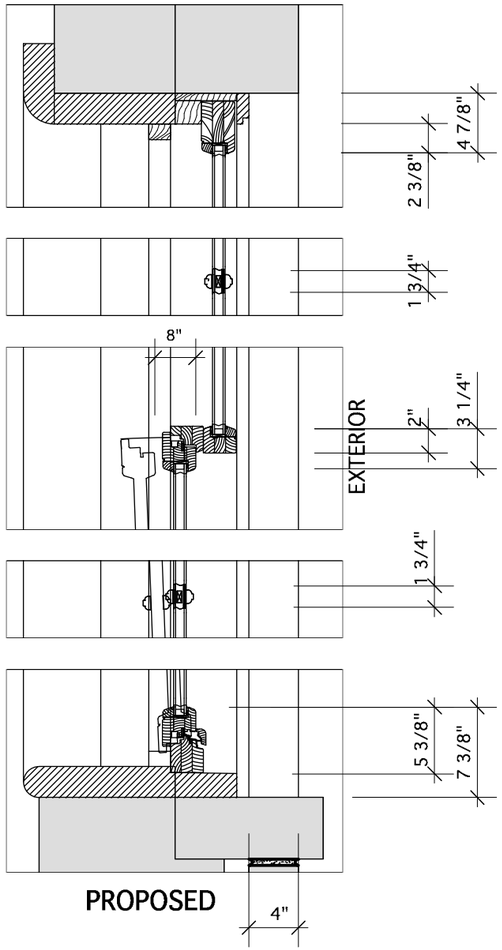

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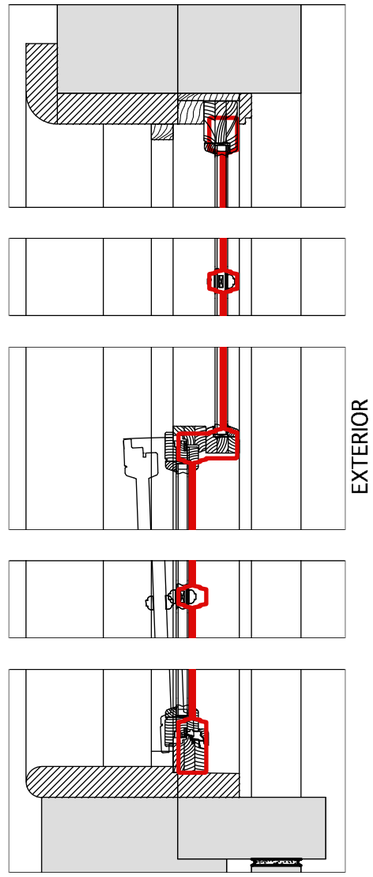
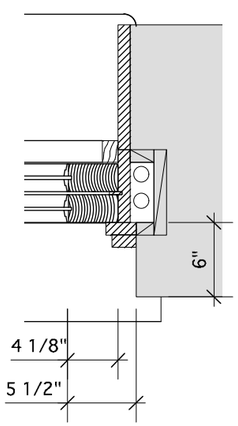
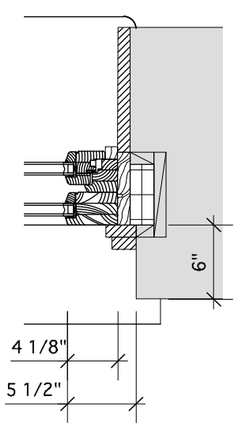
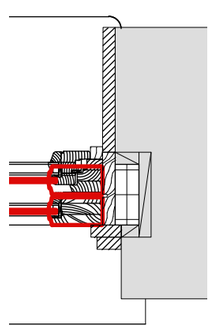


OVERLAY (EXISTING/PROPOSED)

JAMB







NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

110 SCHEMERHORN STREET
BROOKLYN NY. 11201

ELEVATIONS AND DETAILS
WINDOW TYPE W-6

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ARCHITECT OF RECORD:

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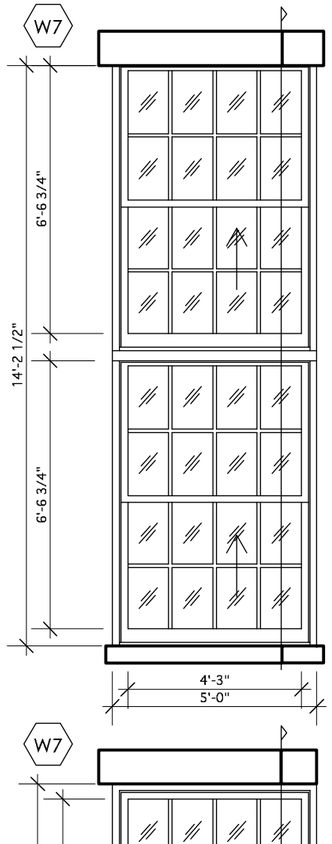
+

Issue
Date 05 MAY 2015
Scale AS NOTED

LPC.12
Sheet 12 of 13

EXISTING



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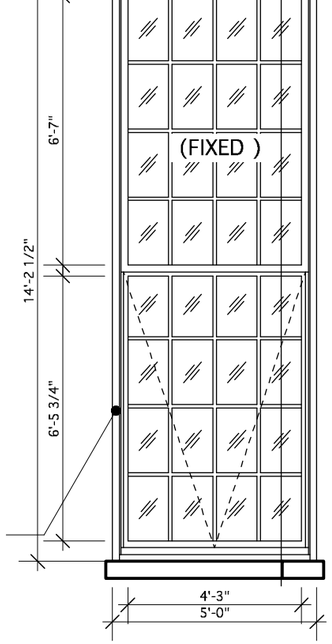
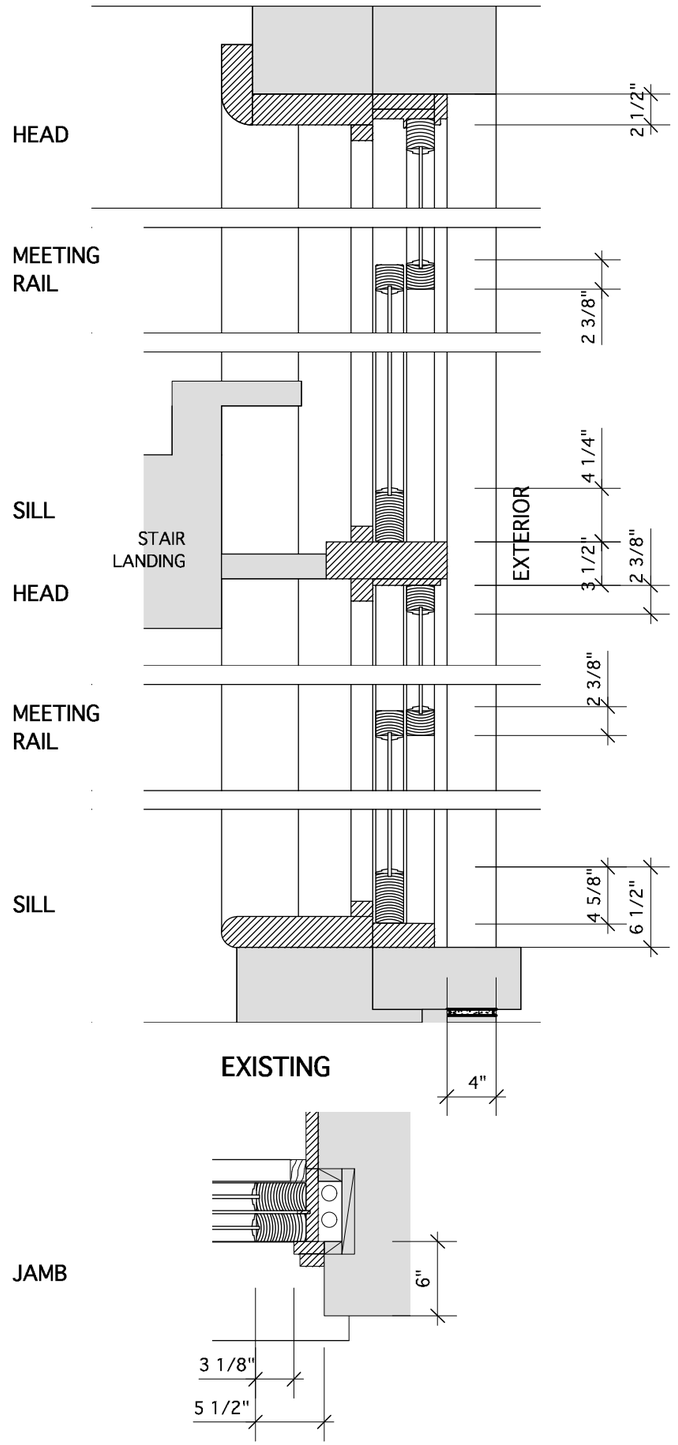


NO WORK TO EXTERIOR BRICK MOLDING AND MILLWORK



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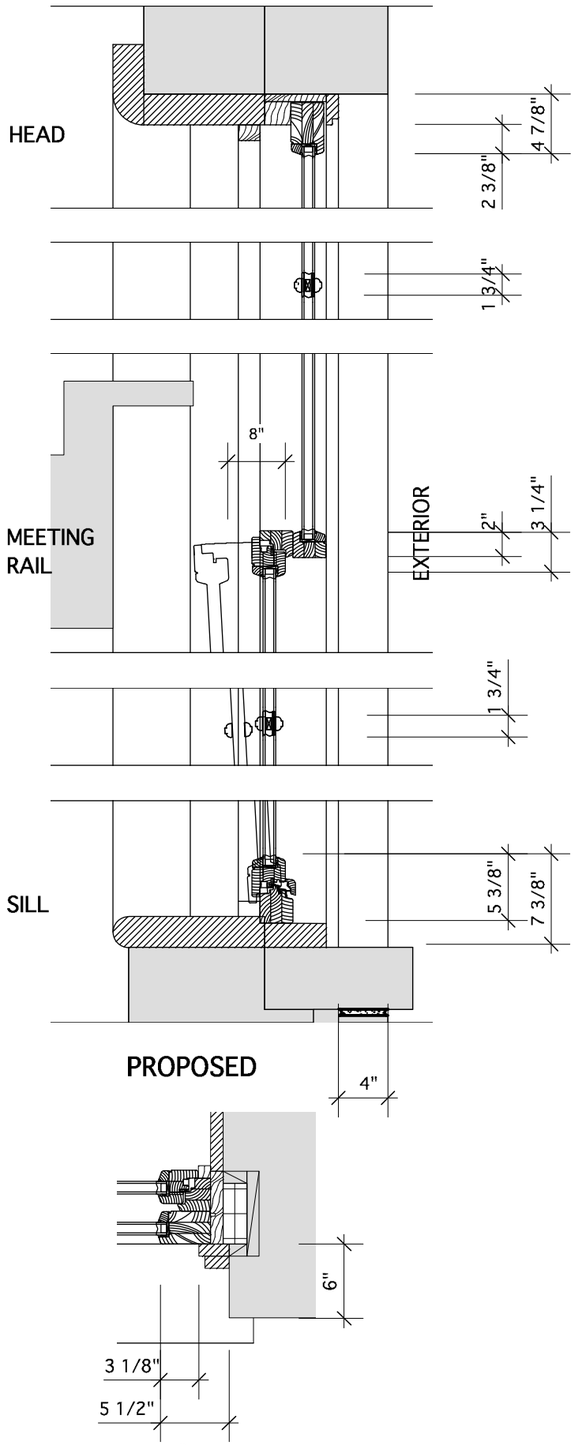

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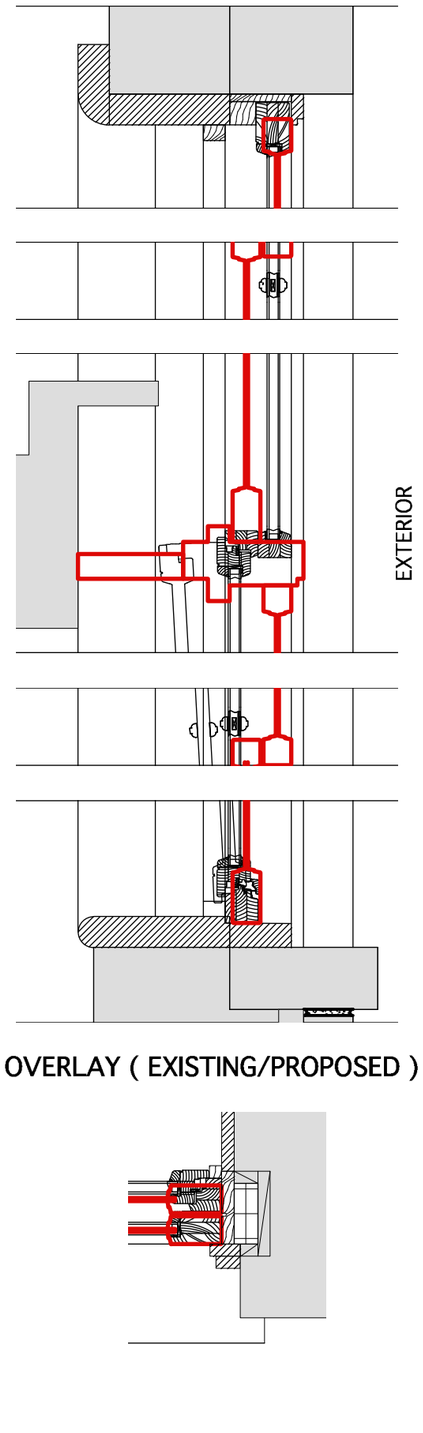

OVERLAY (EXISTING/PROPOSED)

NYC LANDMARK APPLICATION:
STREET FACADE WINDOW REPLACEMENT

110 SCHEMERHORN STREET
BROOKLYN NY. 11201

ELEVATIONS AND DETAILS
WINDOW TYPE W-7

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Issue
Date 05 MAY 2015
Scale AS NOTED

LPC.13
Sheet 13 of 13