

22 PARK AVENUE - 1070  
NOT TO SCALE



18 PARK AVENUE - 1075  
NOT TO SCALE



14 PARK AVENUE - 1082  
NOT TO SCALE



10 PARK AVENUE - 1088  
NOT TO SCALE



06 PARK AVENUE - 1095  
NOT TO SCALE



21 PARK AVENUE - 1100  
NOT TO SCALE



17 PARK AVENUE - 1105  
NOT TO SCALE



13 PARK AVENUE - 1111  
NOT TO SCALE

1088 Park Avenue Lobby  
1088 Park Avenue  
New York, NY 10128

# MBB

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2321 Whitney Ave, Suite 501  
Hamden, CT 06518  
475.988.2311

No.	Date	Issue
	08.22.22	LPC Submission





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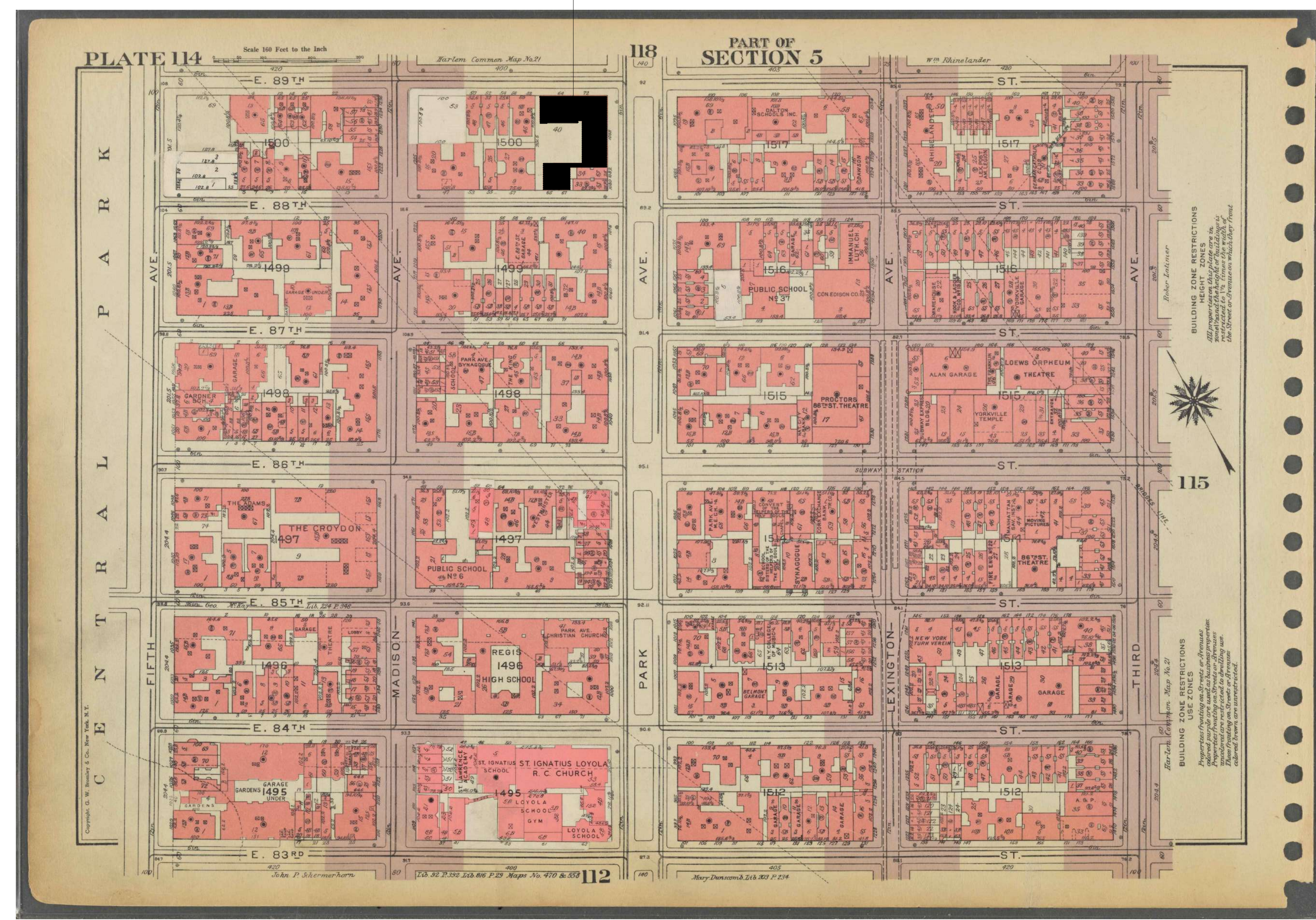
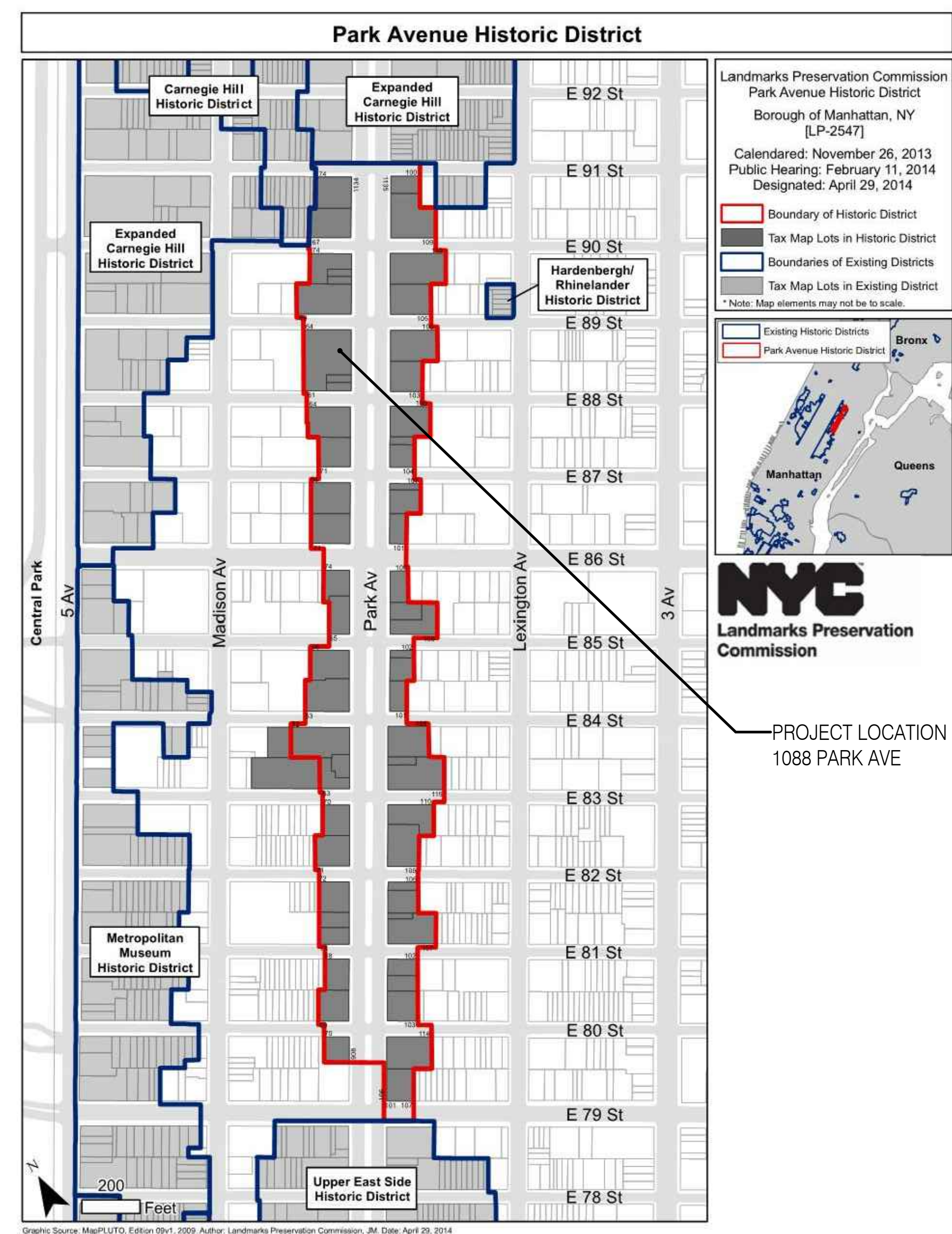
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12 WEST SIDE OF PARK AVENUE, 88-89TH STs FROM MEDIAN  
NOT TO SCALE

PROJECT LOCATION  
1088 PARK AVE



No.	Date	Issue
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LPC-02.00  
HISTORIC DISTRICT  
SANBORN MAP

04 PARK AVENUE HISTORIC DISTRICT  
NOT TO SCALE

01 1955 SANBORN MAP - PLATE 114  
NOT TO SCALE



08 1940s NEW YORK CITY TAX PHOTO  
NOT TO SCALE



07 VIEW FROM SIDEWALK OF EXISTING ENTRY DOORS  
NOT TO SCALE



05 VIEW FROM VESTIBULE OF EXISTING ENTRY DOORS  
NOT TO SCALE



04 1940s NEW YORK CITY TAX PHOTO  
NOT TO SCALE



03 VIEW FROM SIDEWALK OF PROPOSED ENTRY DOORS  
NOT TO SCALE



01 VIEW FROM VESTIBULE OF PROPOSED ENTRY DOORS  
NOT TO SCALE

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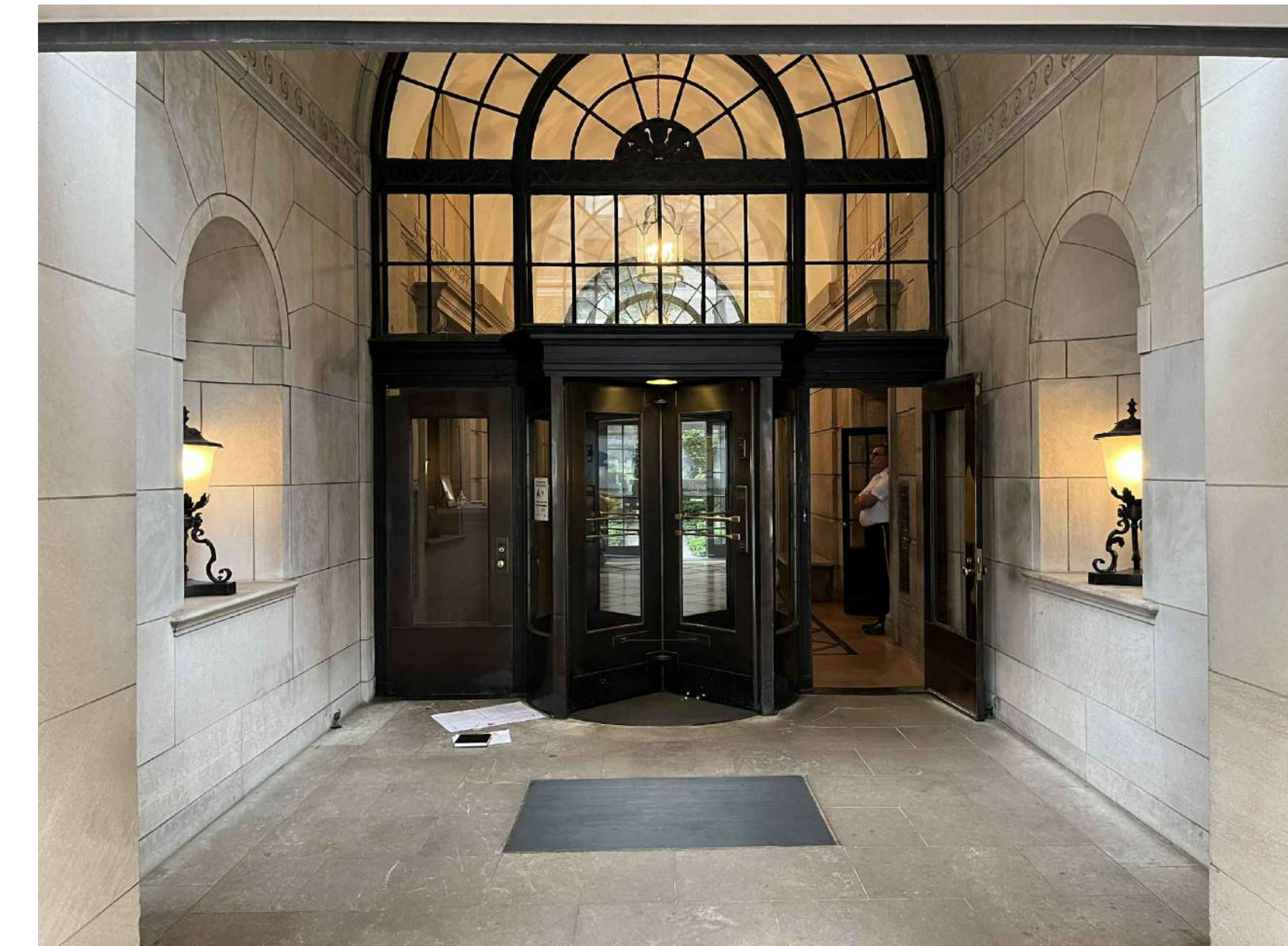
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# LPC-03.00

## ENTRY ELEVATIONS

### EXISTING AND PROPOSED



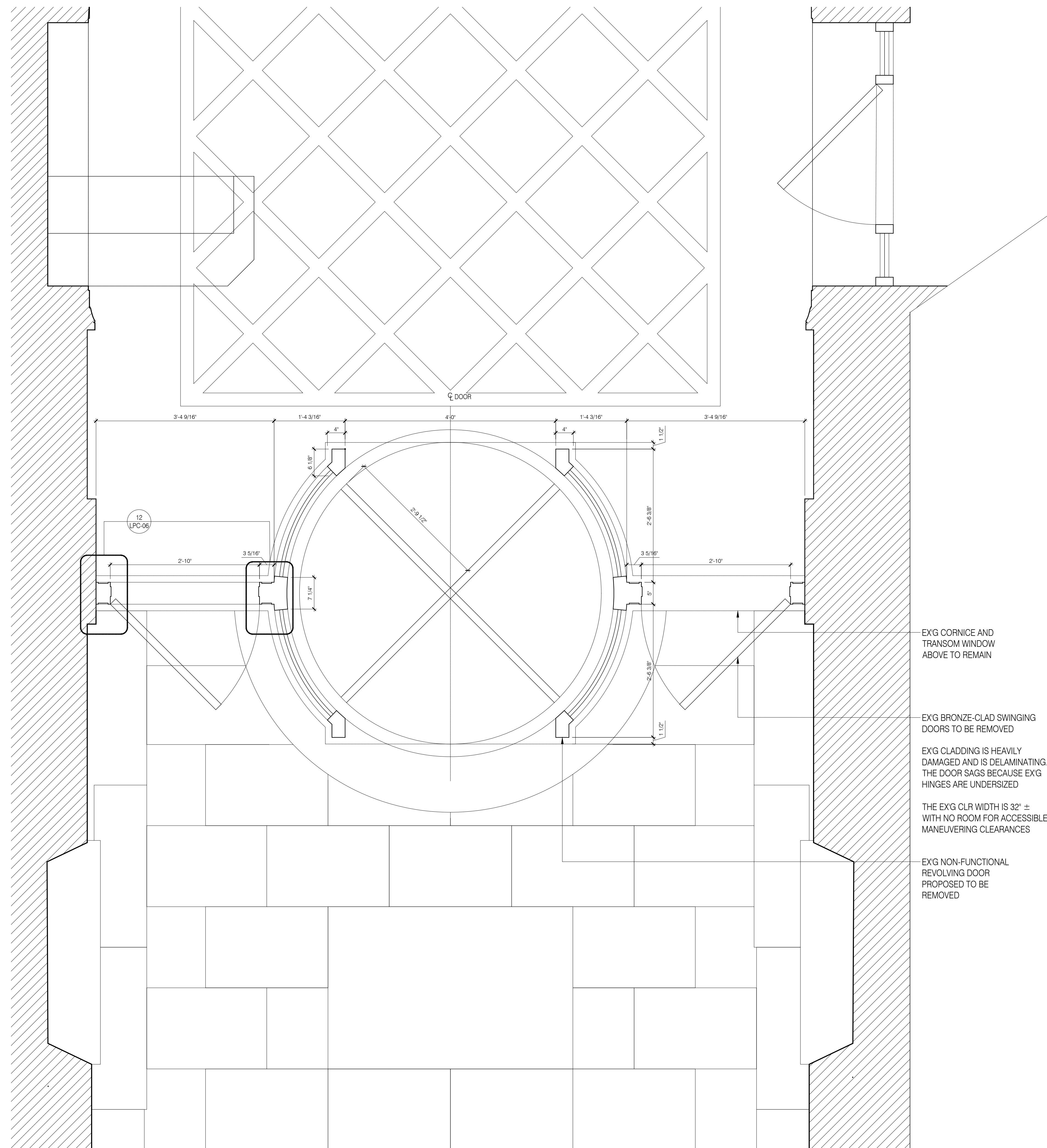
09 OVERALL VIEW OF ENTRY DOORS FROM VESTIBULE  
NOT TO SCALE



05 VIEW OF REVOLVING DOOR FROM VESTIBULE  
NOT TO SCALE



01 VIEW OF REVOLVING DOOR FROM INTERIOR OF LOBBY  
NOT TO SCALE



EXG CORNICE AND  
TRANSOM WINDOW  
ABOVE TO REMAIN

EXG BRONZE-CLAD SWINGING  
DOORS TO BE REMOVED

EXG CLADDING IS HEAVILY  
DAMAGED AND IS DELAMINATING.  
THE DOOR SAGS BECAUSE EXG  
HINGES ARE UNDERSIZED

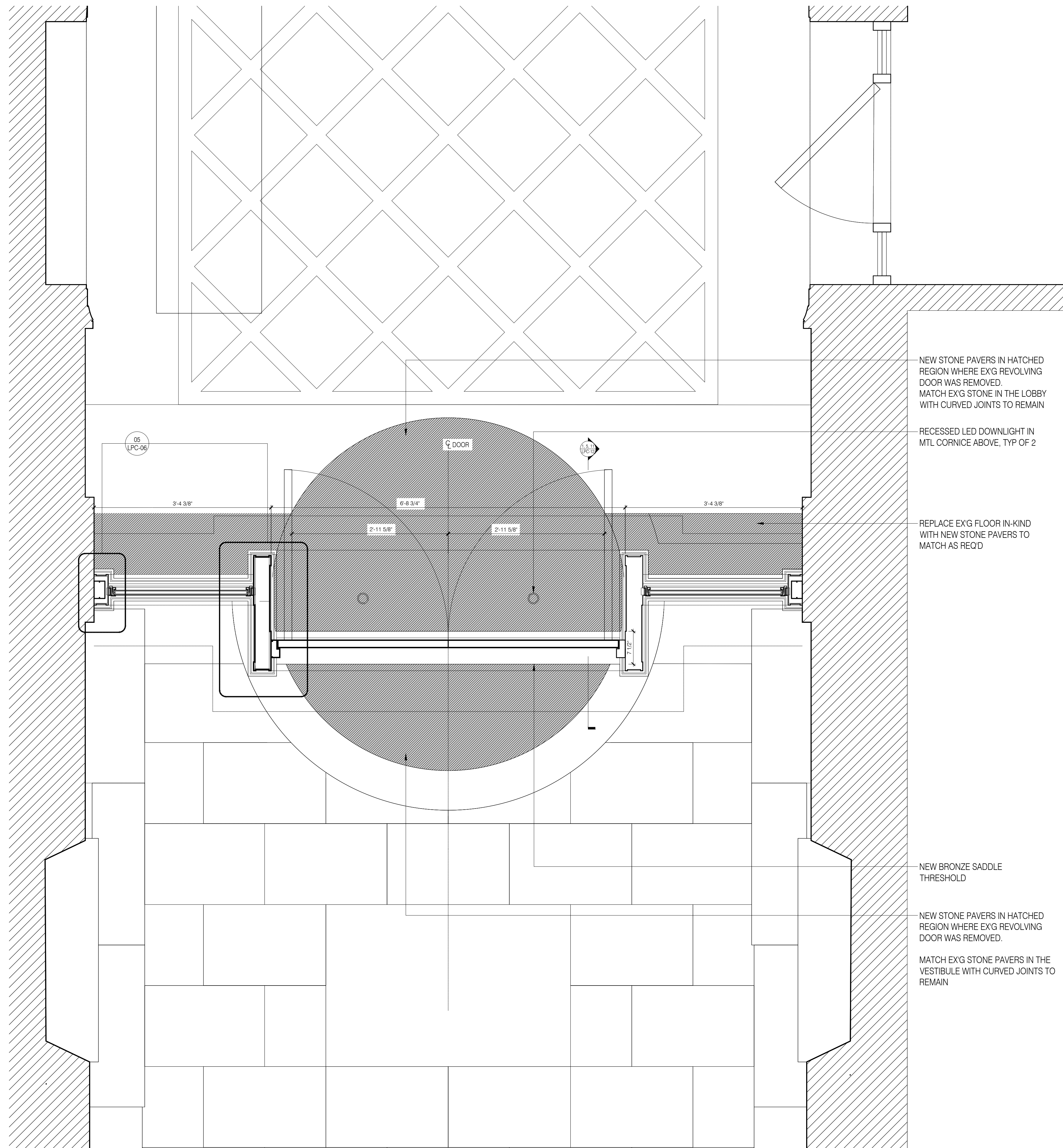
THE EXG CLR WIDTH IS 32" ±  
WITH NO ROOM FOR ACCESSIBLE  
MANEUVERING CLEARANCES

EXG NON-FUNCTIONAL  
REVOLVING DOOR  
PROPOSED TO BE  
REMOVED

04 FLOOR PLAN - EXISTING ENTRY DOORS  
SCALE: 1" = 1'-0"

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NEW STONE PAVERS IN HATCHED REGION WHERE EXG REVOLVING DOOR WAS REMOVED. MATCH EXG STONE IN THE LOBBY WITH CURVED JOINTS TO REMAIN

RECESSED LED DOWNLIGHT IN MTL CORNICE ABOVE, TYP OF 2

REPLACE EXG FLOOR IN-KIND WITH NEW STONE PAVERS TO MATCH AS REQD

NEW BRONZE SADDLE THRESHOLD

NEW STONE PAVERS IN HATCHED REGION WHERE EXG REVOLVING DOOR WAS REMOVED.

MATCH EXG STONE PAVERS IN THE VESTIBULE WITH CURVED JOINTS TO REMAIN

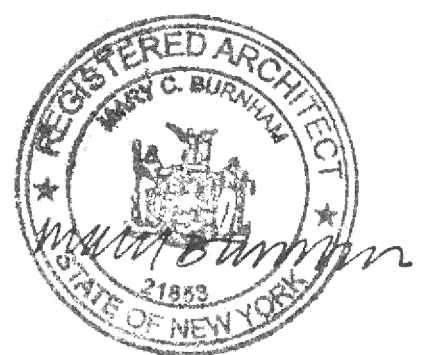


05 EX'G CURVED JOINT IN LOBBY FLOORING  
NOT TO SCALE



01 EX'G CURVED JOINT IN VESTIBULE PAVERS  
NOT TO SCALE

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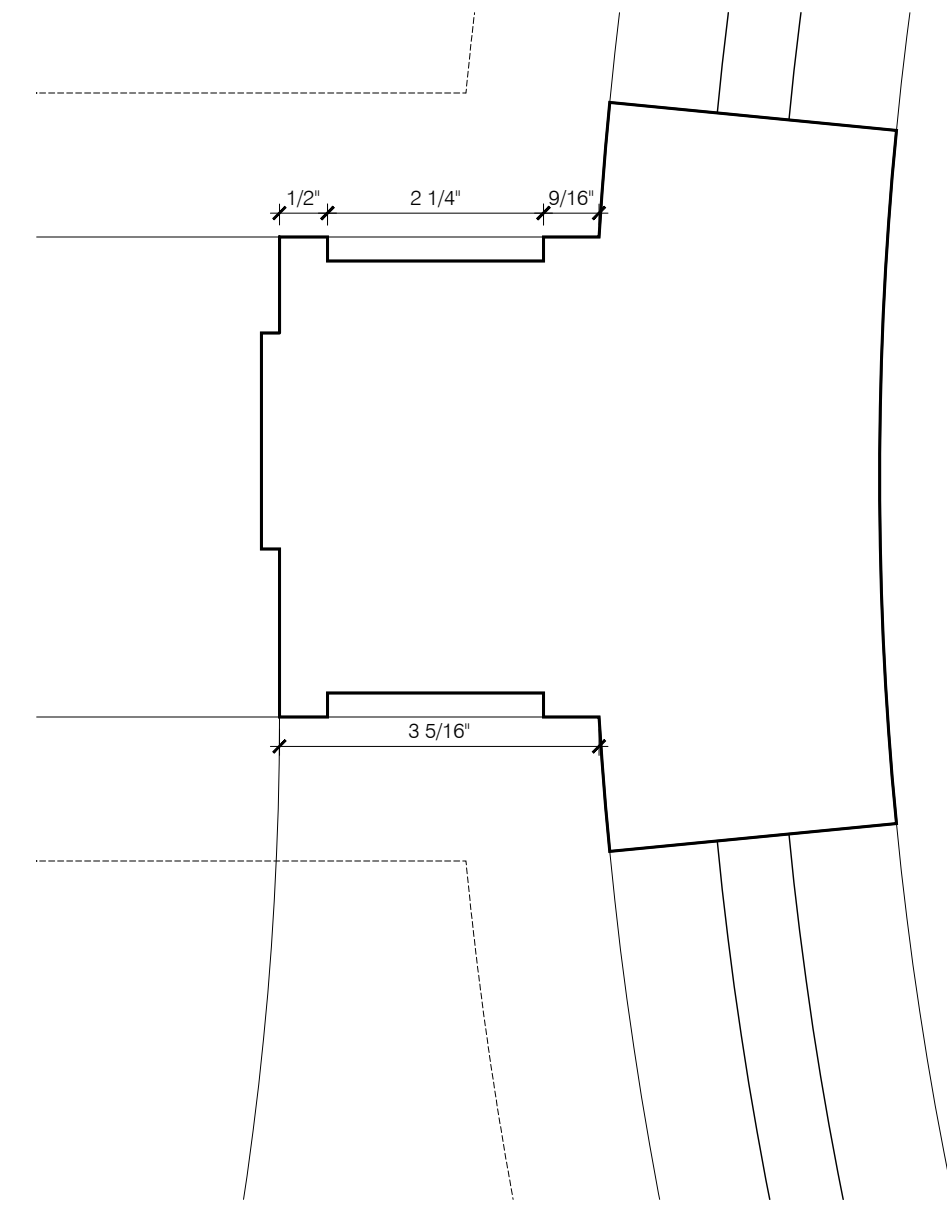
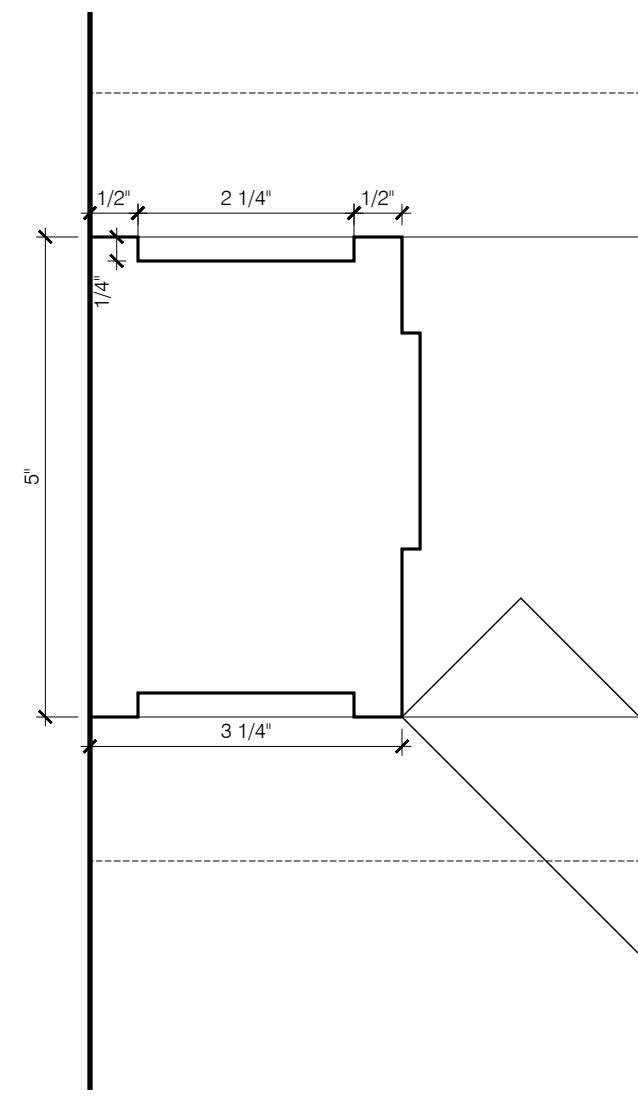
Derive Engineers  
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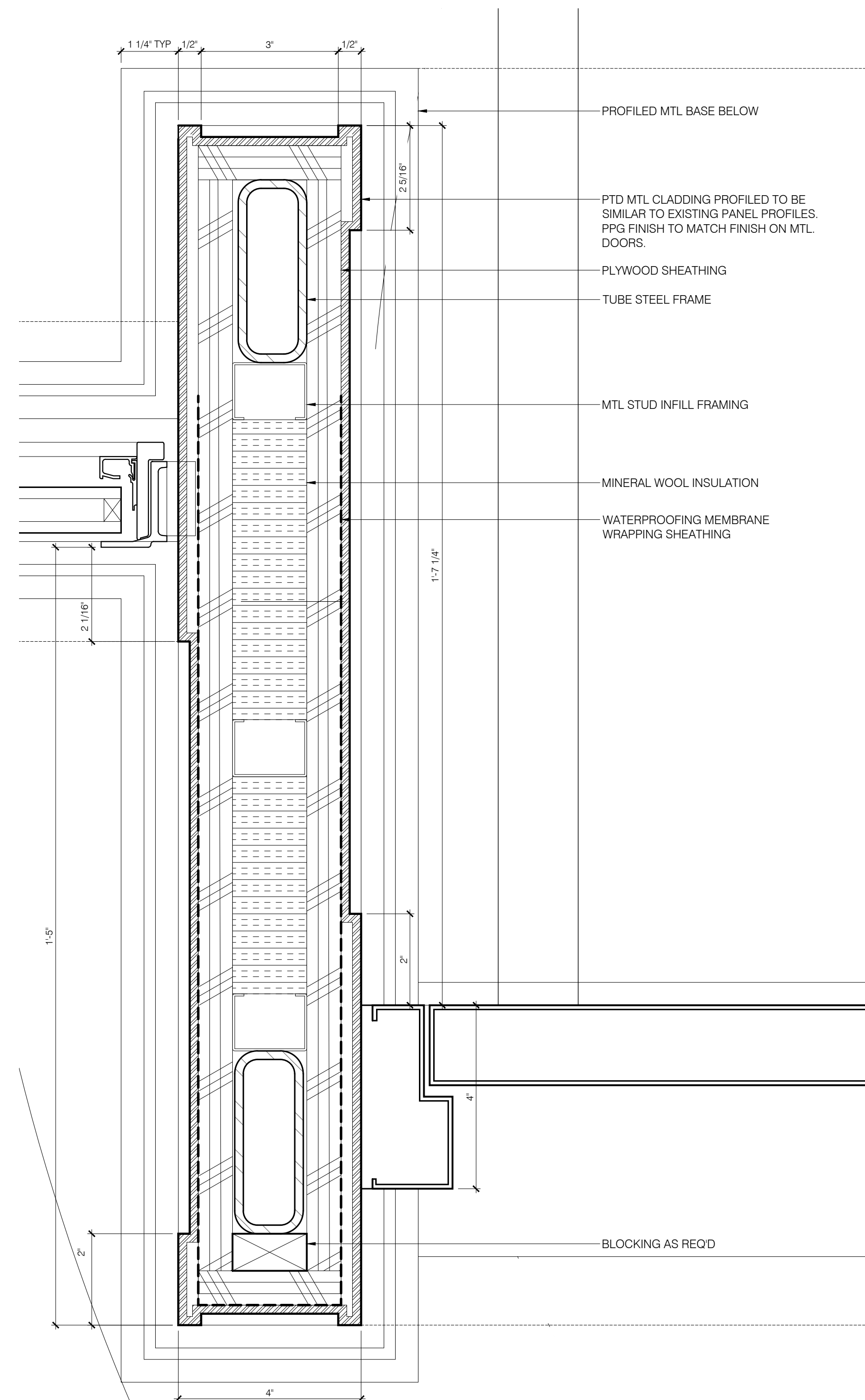
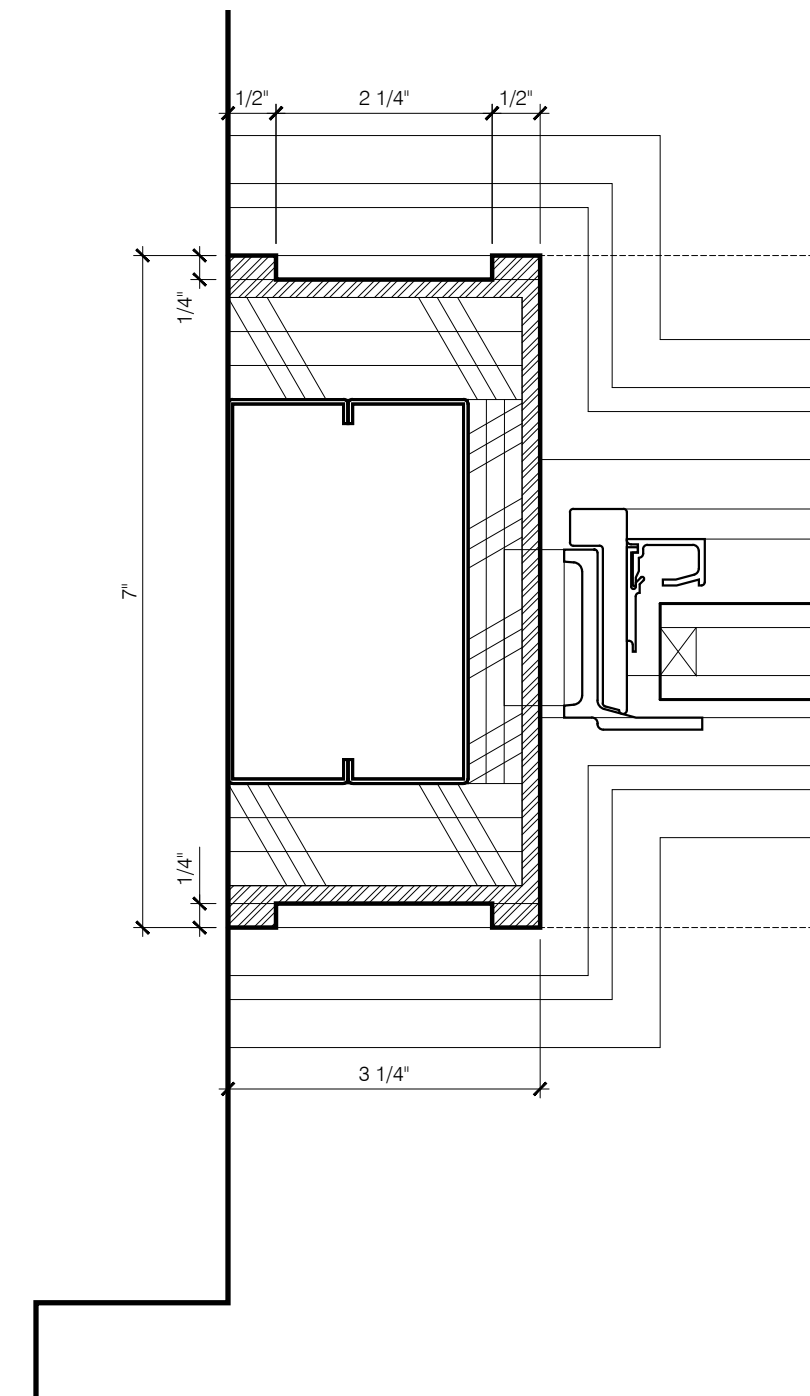
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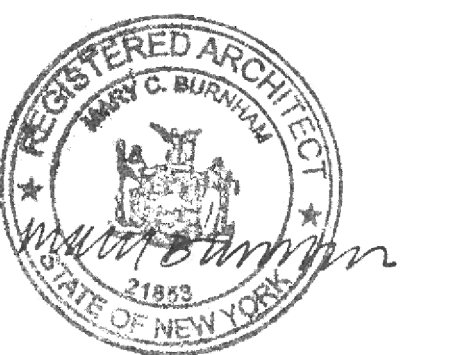


12 JAMB DETAILS - EXISTING DOORS  
 SCALE: 6" = 1'-0"

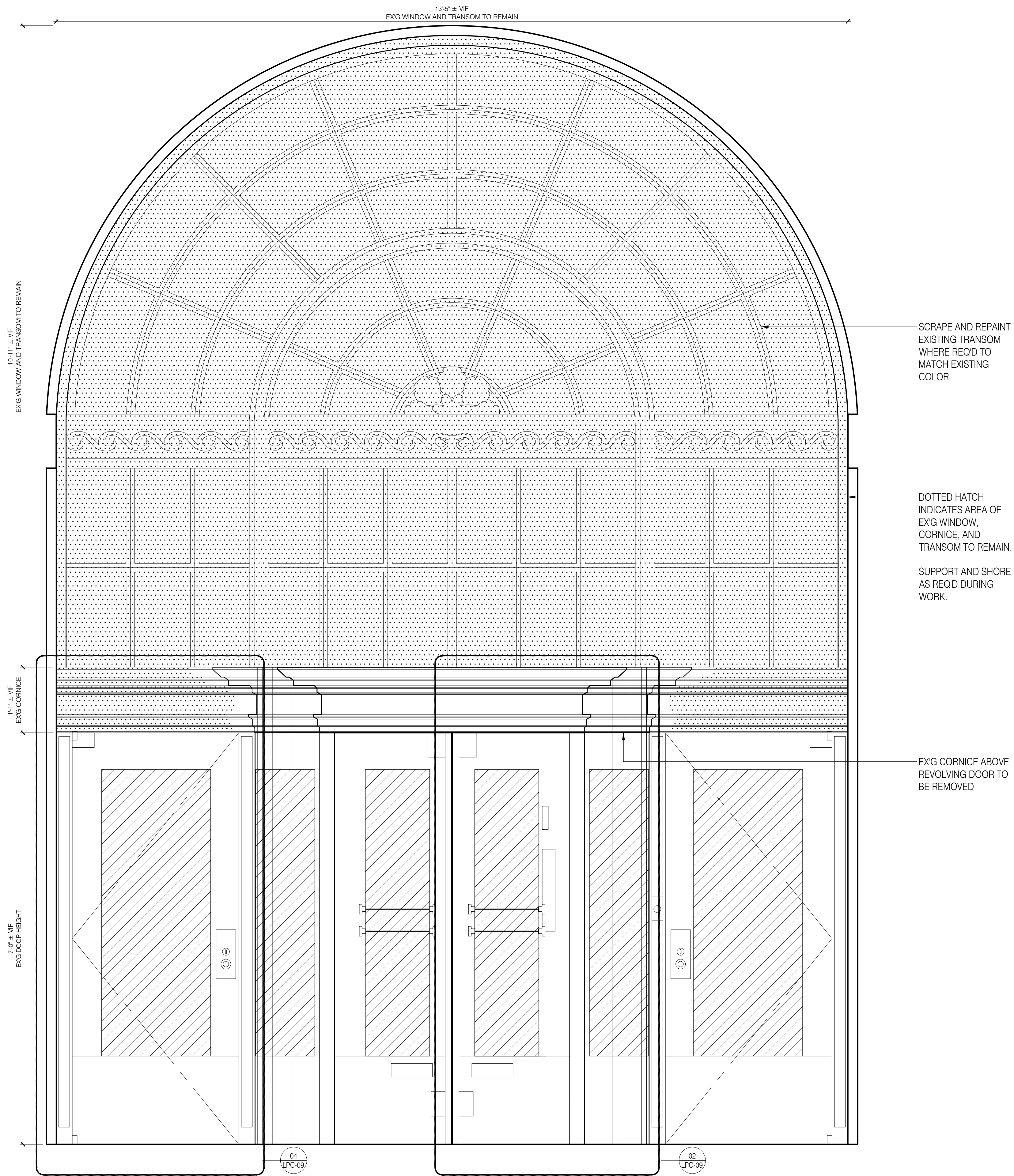


04 JAMB DETAILS - PROPOSED DOORS  
 SCALE: 6" = 1'-0"

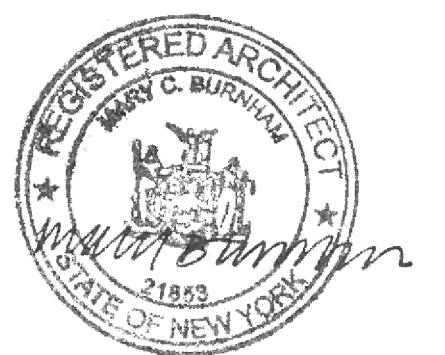
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LPC-06.00  
 JAMB DETAILS  
 EXISTING AND  
 PROPOSED



No.	Date	Issue
	08.22.22	LPC Submission



# MBB

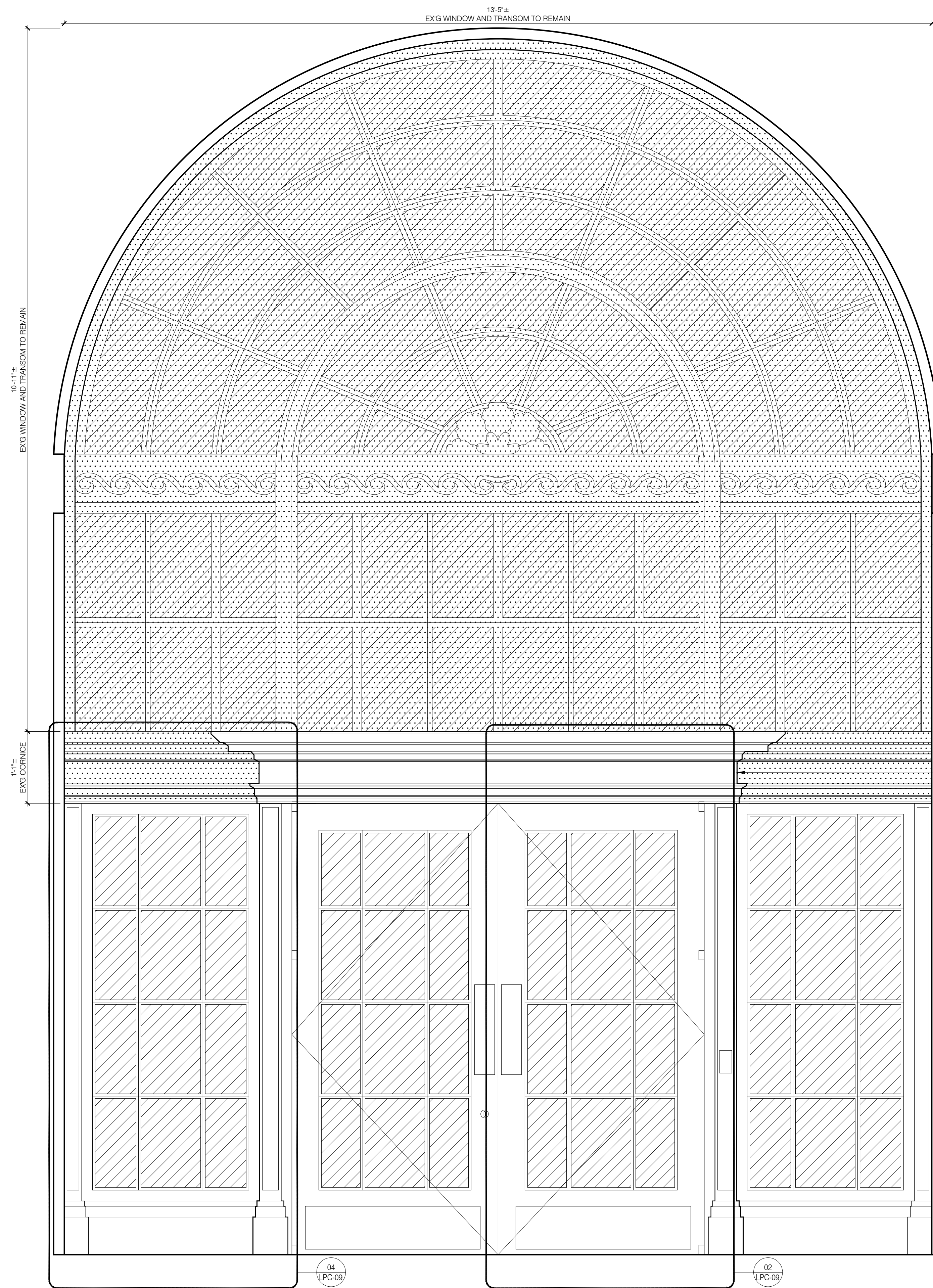
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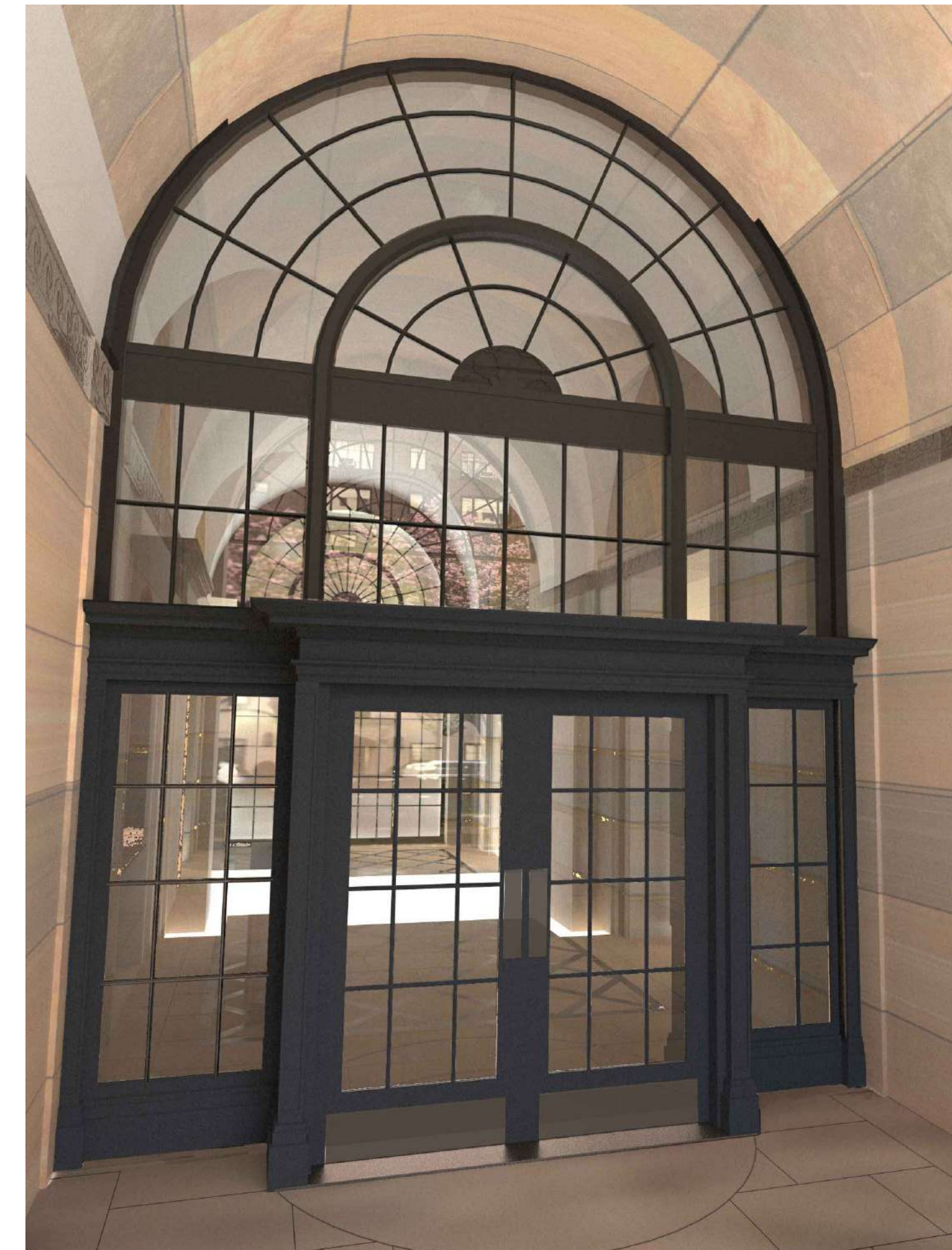
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DOTTED HATCH INDICATES AREA OF EXG WINDOW, CORNICE, AND TRANSOM TO REMAIN.

SUPPORT AND SHORE AS REQ'D DURING WORK.

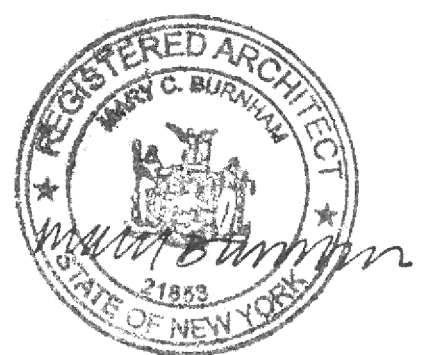
NEW MTL CORNICE ABOVE PROPOSED ENTRY DOORS TO MATCH EXG PROFILE AND FINISH.



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04 ELEVATION - PROPOSED ENTRY DOORS  
 SCALE: 1" = 1'-0"

01 VIEW FROM VESTIBULE OF PROPOSED ENTRY DOORS  
 NOT TO SCALE



LPC-08.00  
 ELEVATION  
 PROPOSED ENTRY  
 DOORS



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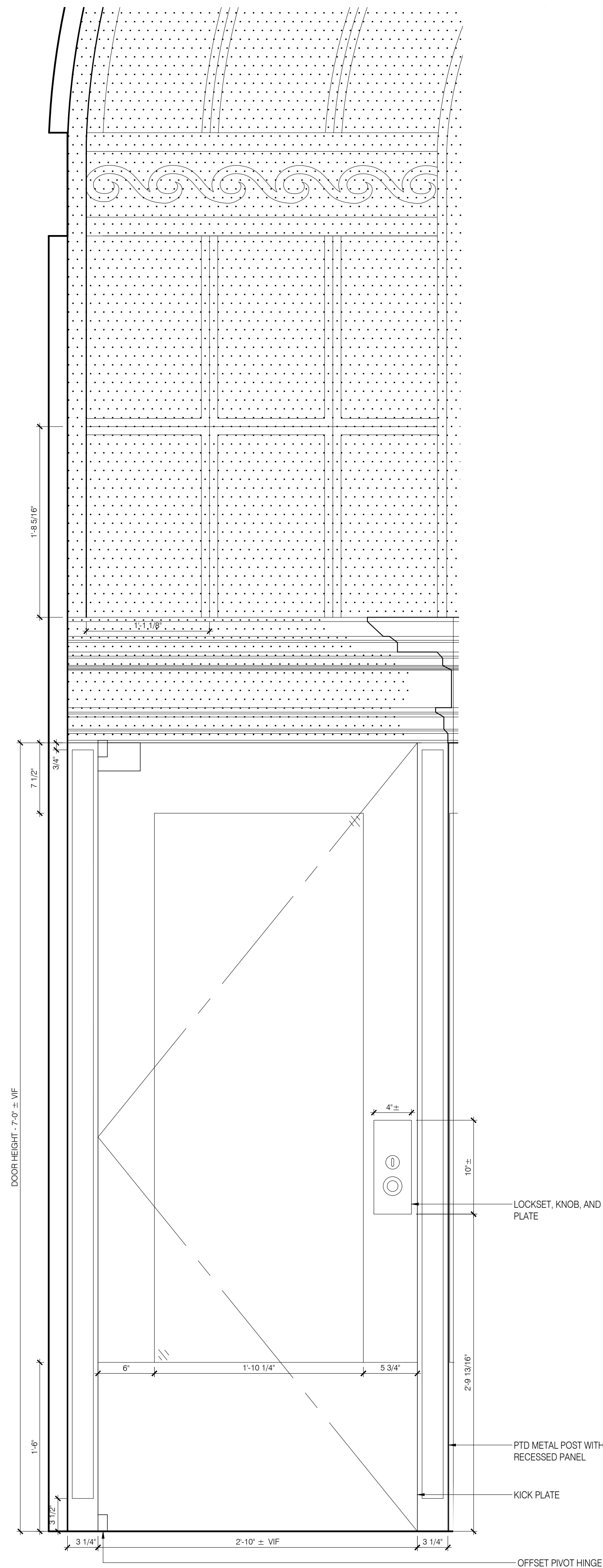
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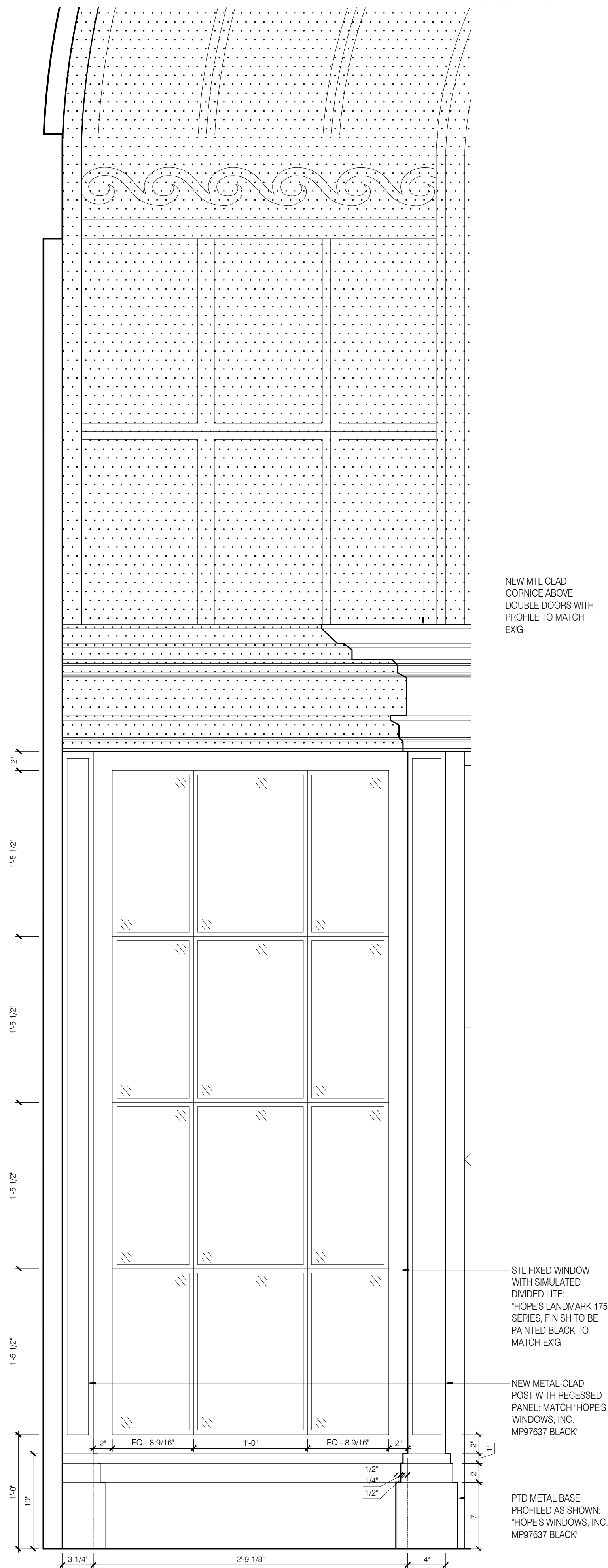
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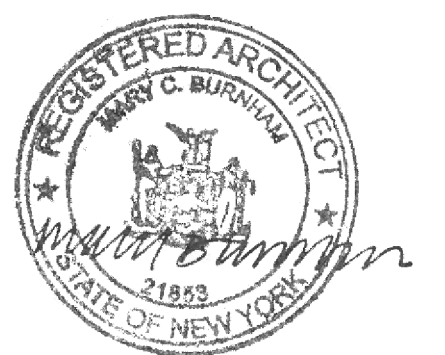


04 EXISTING WING DOOR  
SCALE: 1-1/2" = 1'-0"

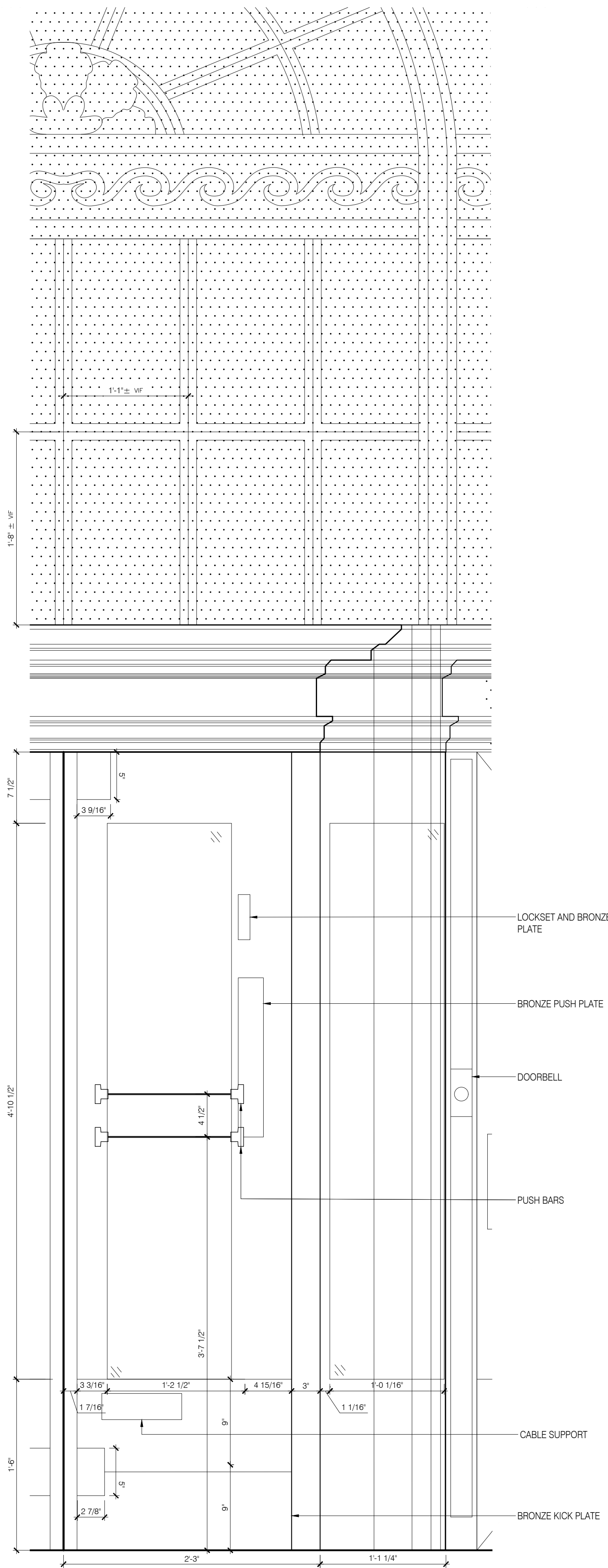


02 PROPOSED SIDE LIGHT  
SCALE: 1-1/2" = 1'-0"

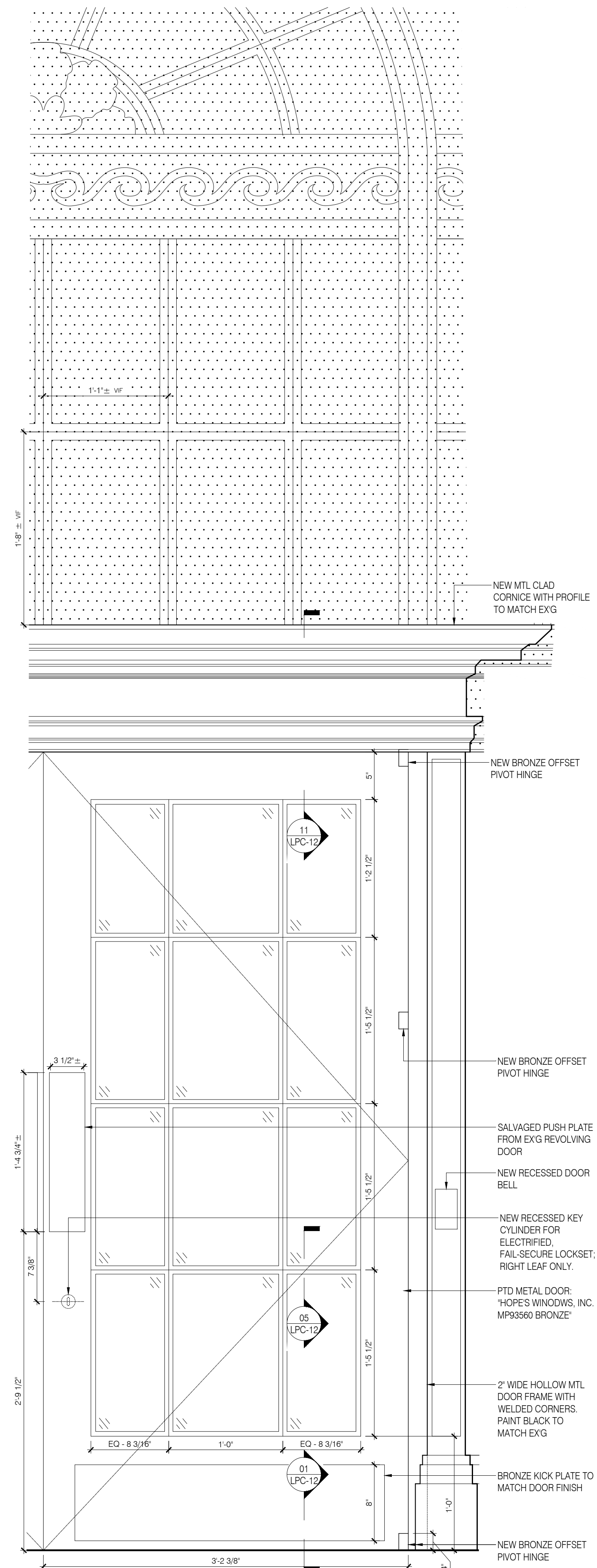
No.	Date	Issue
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LPC-09.00  
ELEVATIONS  
EXISTING AND  
PROPOSED

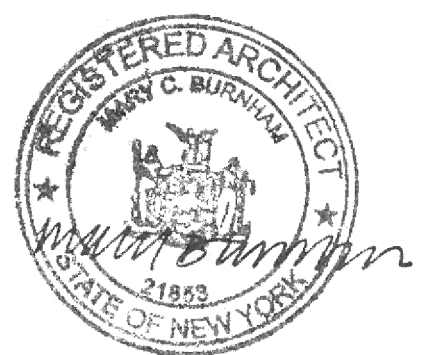


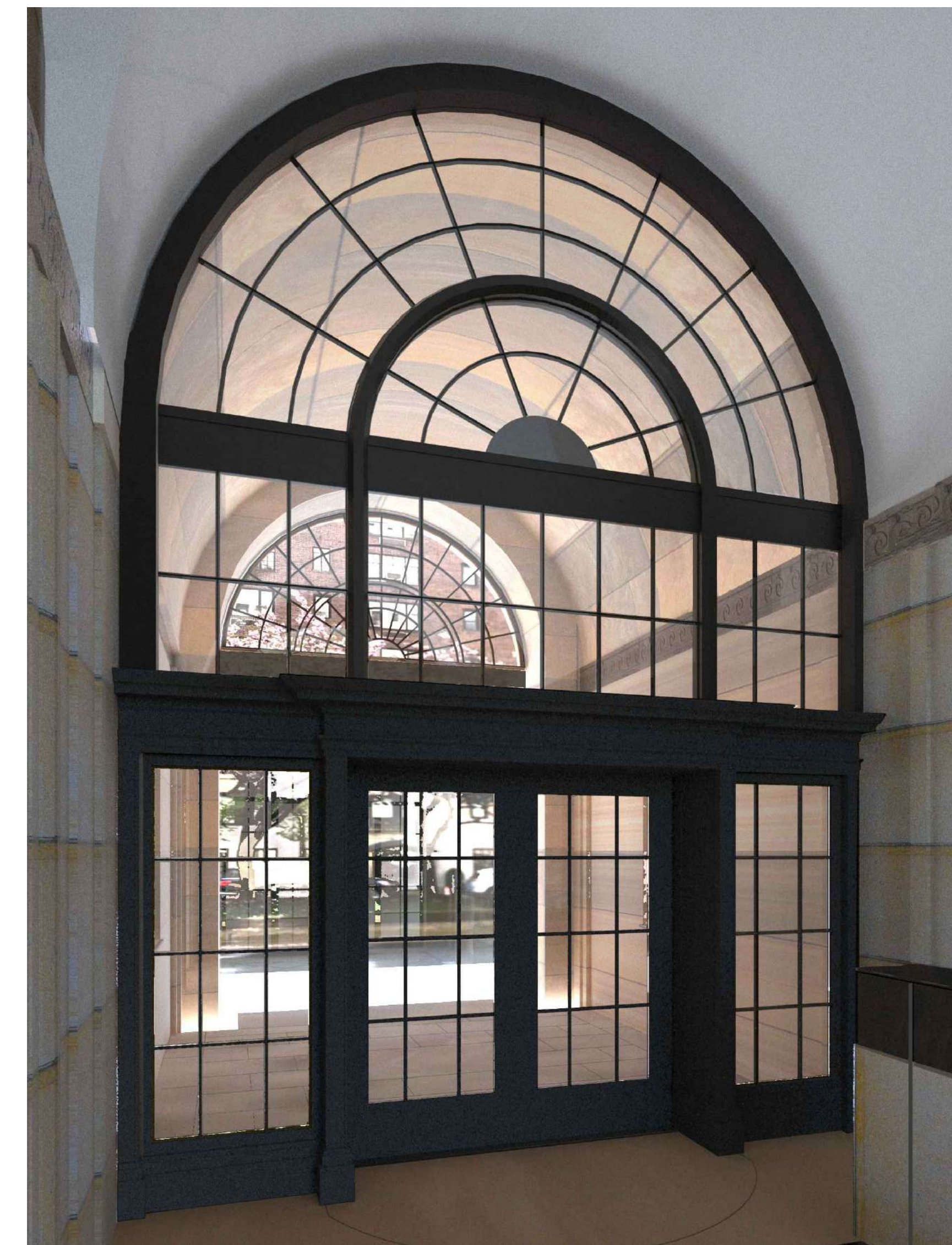
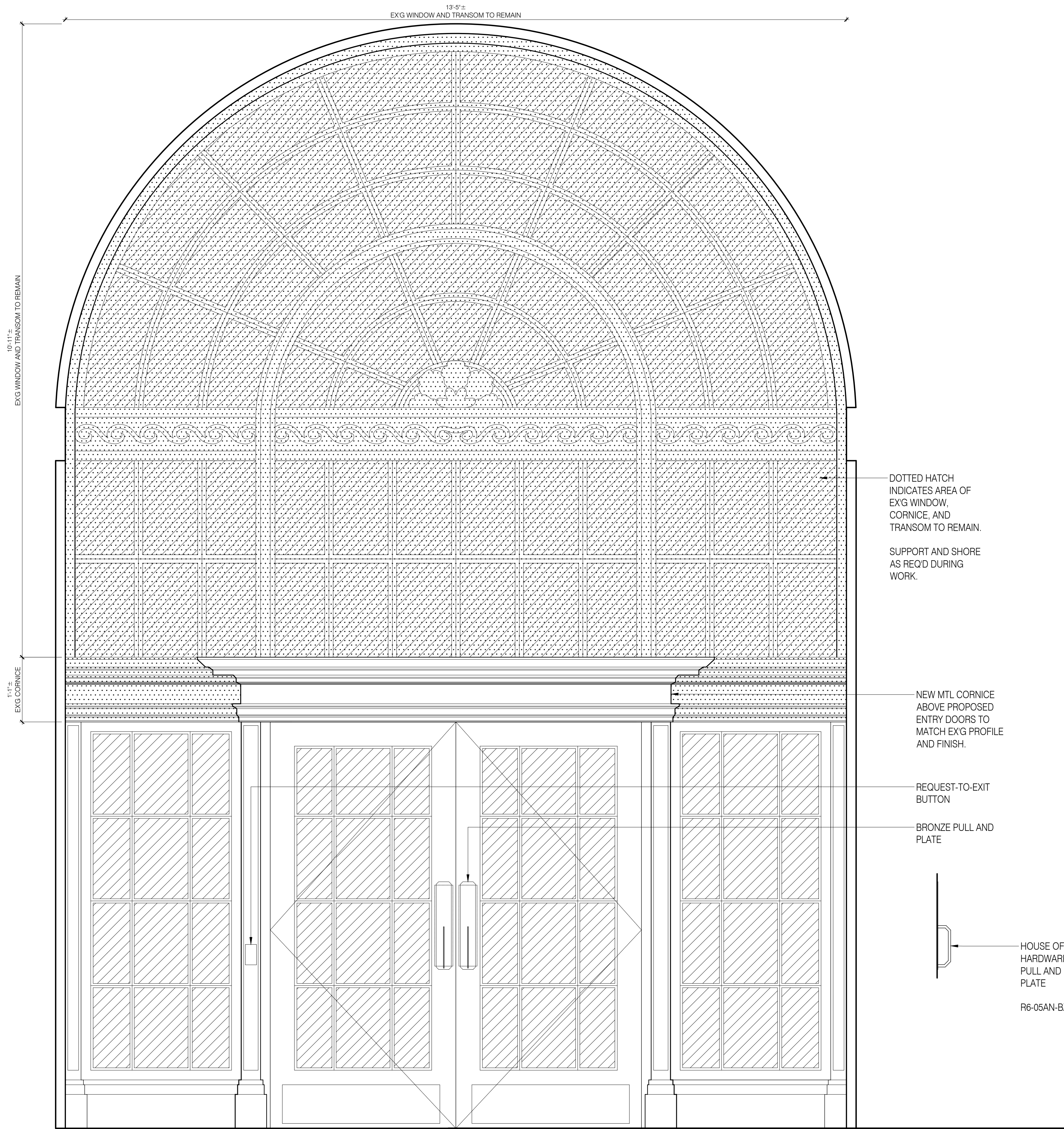
**04** EXISTING REVOLVING DOOR LEAF  
SCALE: 1-1/2" = 1'-0"



**02** PROPOSED ENTRY DOOR LEAF  
SCALE: 1-1/2" = 1'-0"

No.	Date	Issue
	08.15.22	LPC Submission

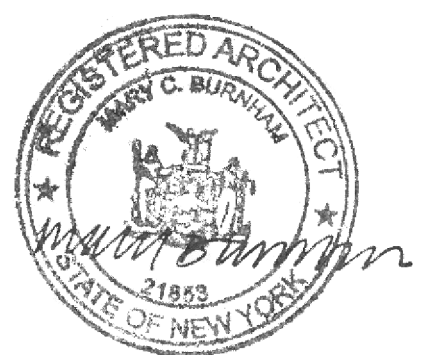


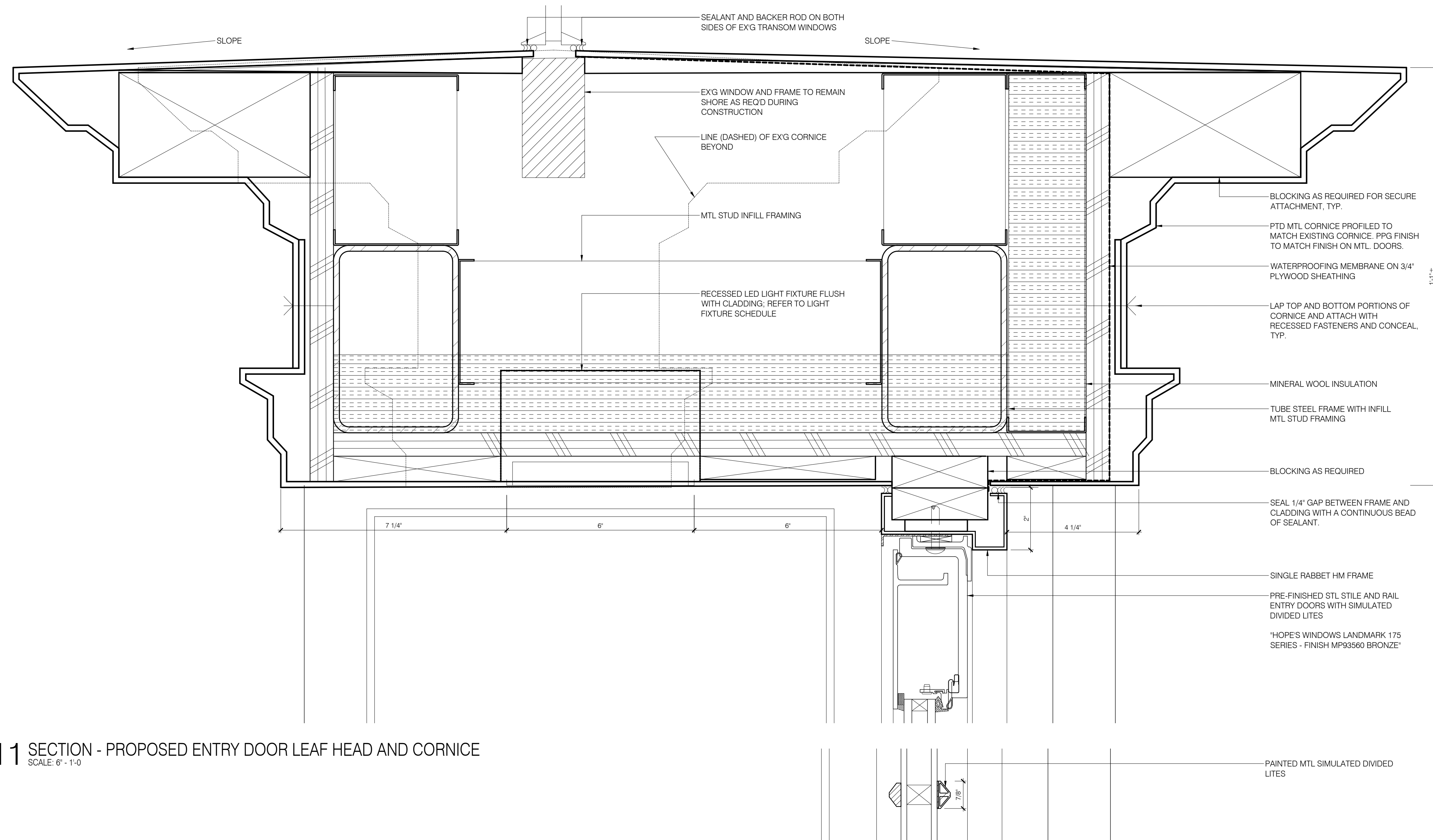


04 ELEVATION - PROPOSED ENTRY DOORS - INTERIOR  
 SCALE: 1" = 1'-0"

01 VIEW FROM LOBBY OF PROPOSED ENTRY DOORS  
 NOT TO SCALE

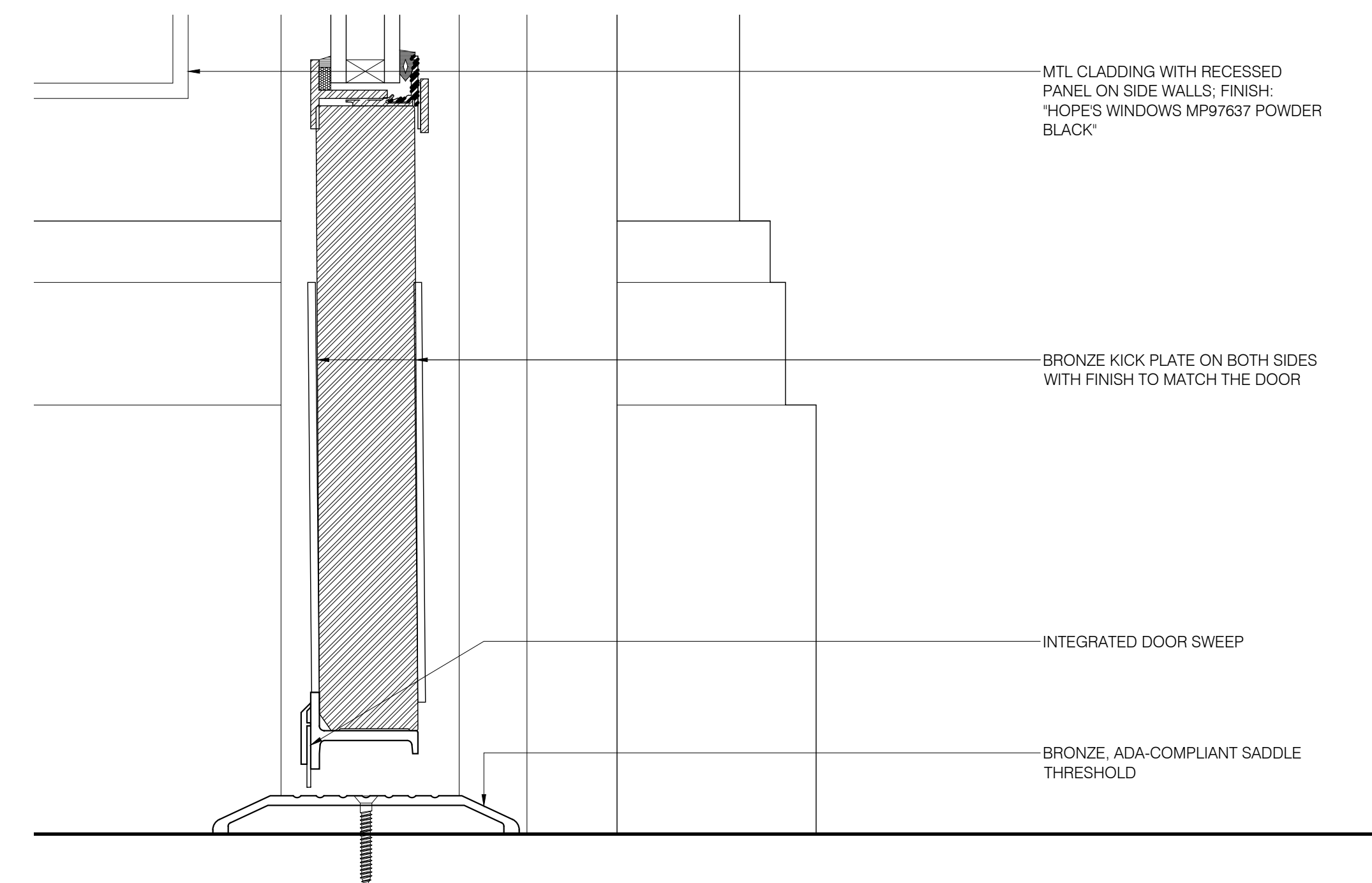
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**11** SECTION - PROPOSED ENTRY DOOR LEAF HEAD AND CORNICE  
SCALE: 6" - 1'-0"

**05** SECTION - PROPOSED ENTRY DOOR LEAF - SIMULATED DIVIDED LIGHT MULLION  
SCALE: 6" - 1'-0"



**01** SECTION - PROPOSED ENTRY DOOR LEAF THRESHOLD  
SCALE: 6" - 1'-0"

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No.	Date	Issue
	09.12.22	IPC Submission



**04** ELEVATION - FRONT EXTERIOR, WITH EXISTING DOORS  
SCALE: 1" = 1'-0"

**LPC-13.00**  
ELEVATION  
EXISTING ENTRY  
DOORS

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04 ELEVATION - FRONT EXTERIOR, WITH PROPOSED DOORS  
SCALE: 1" = 1'-0"

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**LPC-14.00**  
ELEVATION  
PROPOSED ENTRY  
DOORS