

Pre-Construction Street Elevation



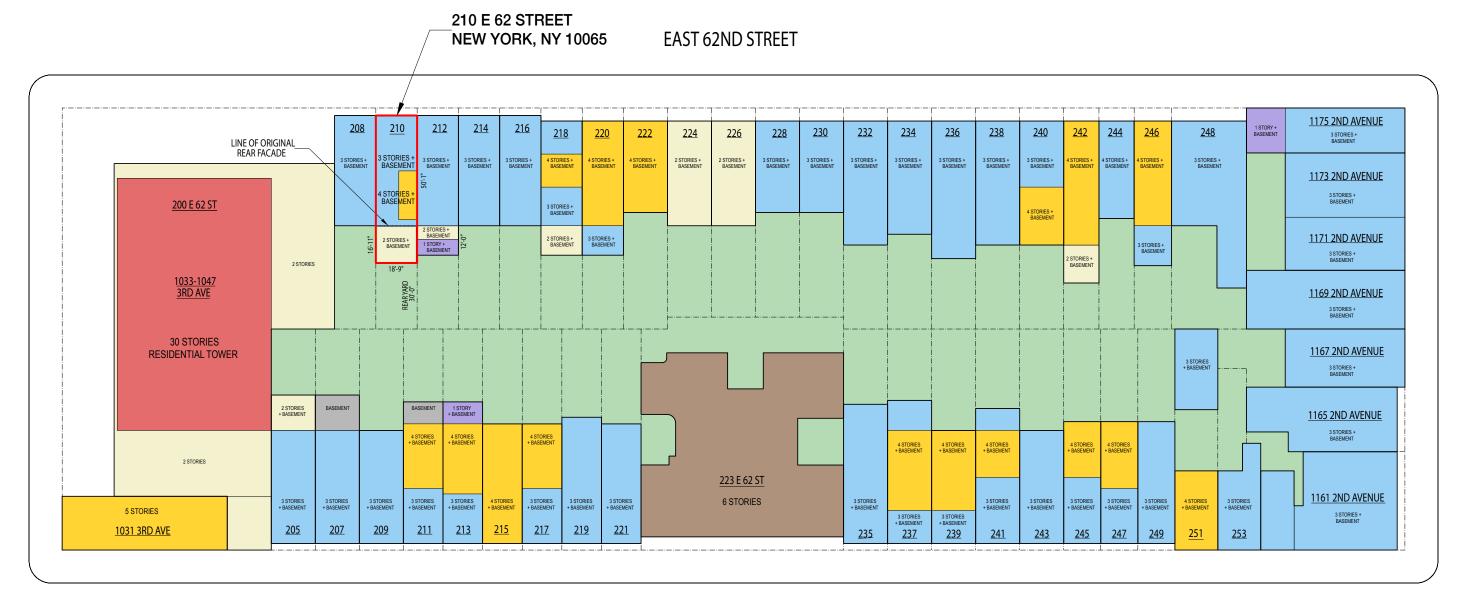
Approved Street Elevation

LPC.01 210 East 62nd Street New York, NY



Existing Street Elevation (Unfinished)

11 April 2022



EAST 61ST STREET



Building Outline Map

LPC.02 210 East 62nd Street New York, NY

3RD AVENUE



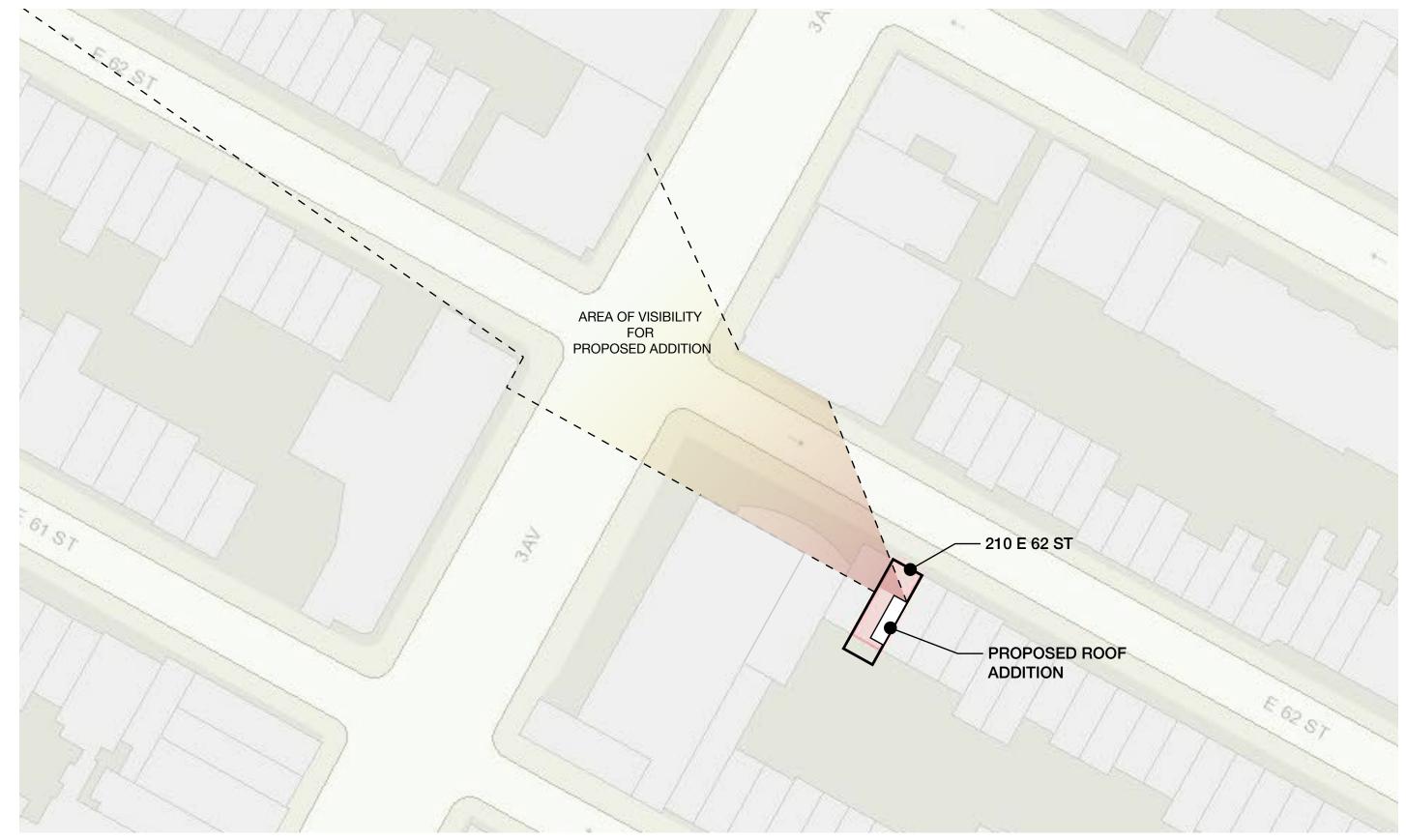


6-30 STORIES
5 STORIES
4 STORIES
3 STORIES

2 STC
1 STC
BASE
GREE

2 STORIES 1 STORY BASEMENT GREEN SPACE

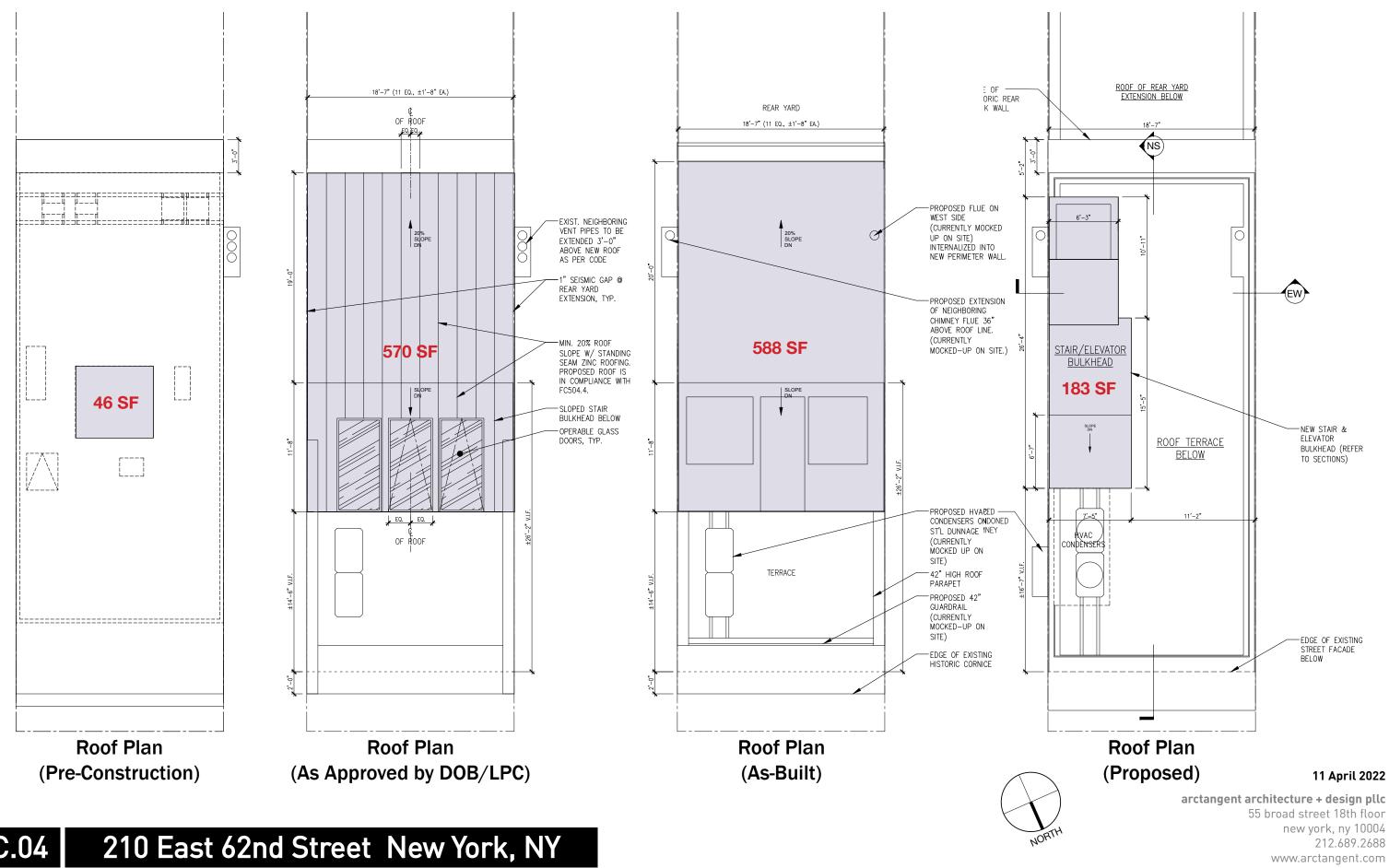
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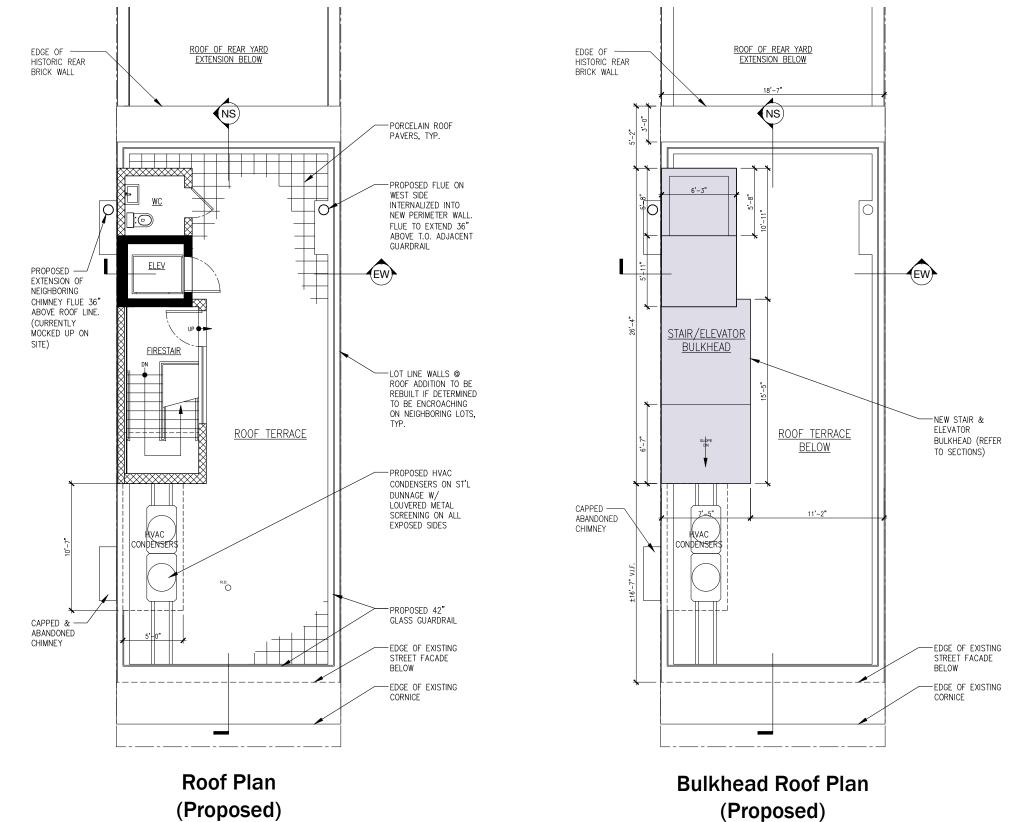
Area of Visibility for New Roof Addition

LPC.03 210 East 62nd Street New York, NY

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LPC.04

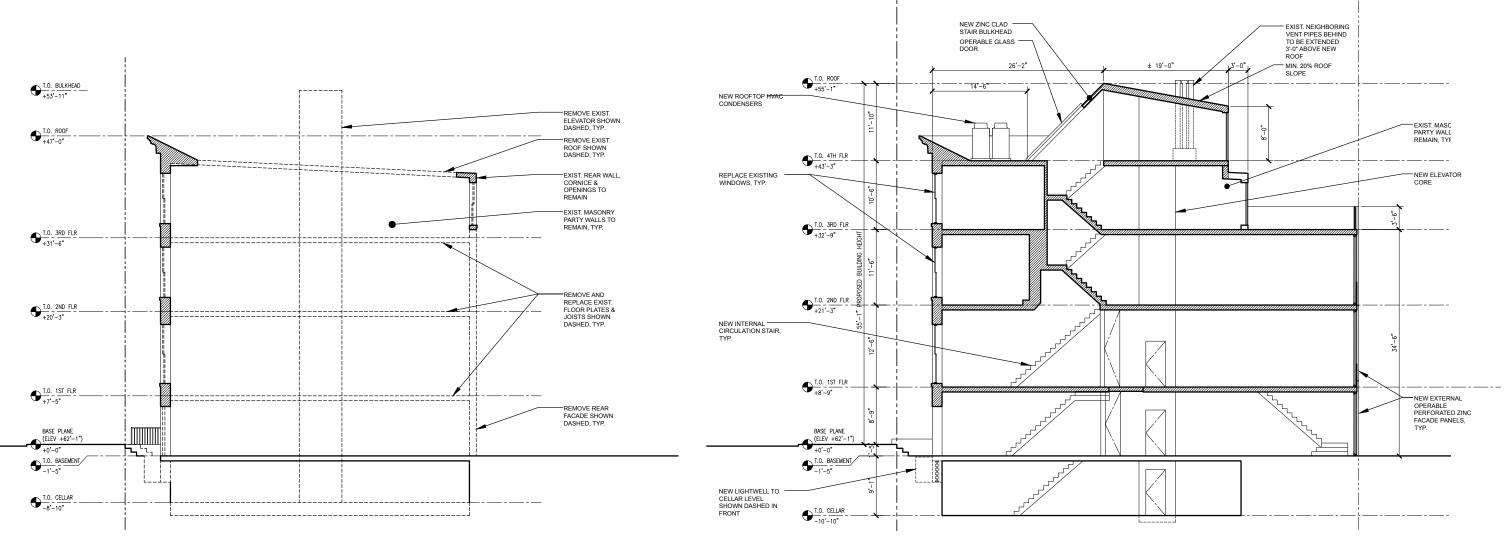


210 East 62nd Street New York, NY LPC.05

(Proposed)



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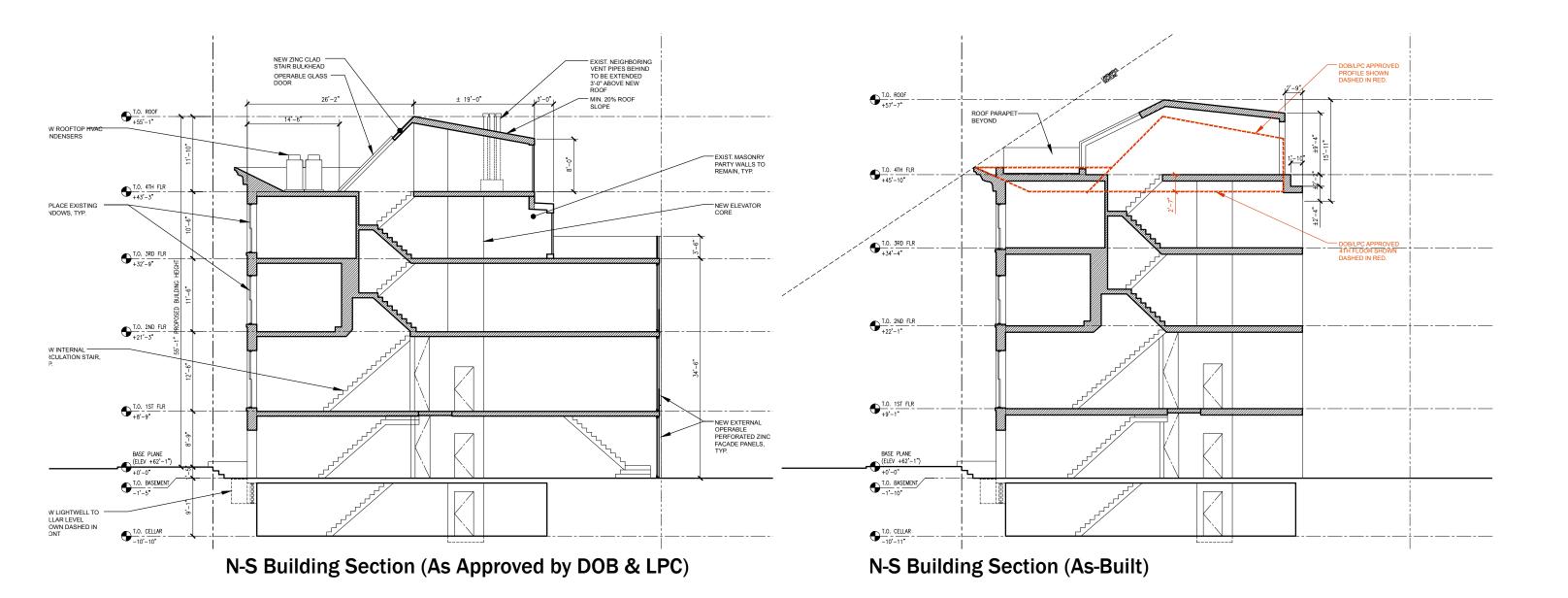


N-S Building Section (Pre-Construction)

N-S Building Section (As Approved by DOB and LPC)

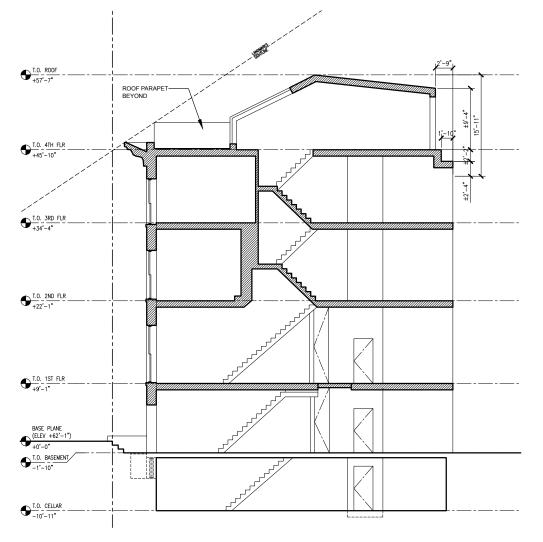
LPC.06 210 East 62nd Street New York, NY

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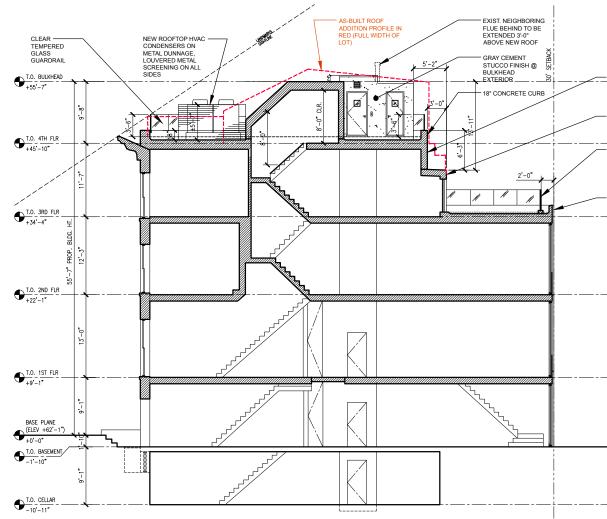


LPC.07 210 East 62nd Street New York, NY

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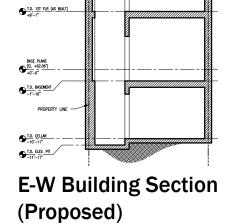
N-S Building Section (As-Built)



N-S Building Section (Proposed)

LPC.08 210 East 62nd Street New York, NY

11 April 2022 arctangent architecture + design pllc 55 broad street 18th floor new york, ny 10004 212.689.2688 www.arctangent.com



AS-BUILT REAR WALL © ROOF ADDITION TO BE RECTIFIED AS INDICATED T.O. ROOF (PROPOSE REBUILT HISTORIC CORNICE @ ORIGINAL LOCATION • 10. 4TH FLR (AS BULT) 42" GLASS GUARDRAIL SET BACK 2'-0" FROM REAR & SIDE WALL TOP OF METAL SHUTTERS TO MATCH HEIGHT AS ORIGINALLY APPROVED BY LPC/DOB 1.0. 3RD FLR (AS BUILT)

EXIST. NEIGHBORING FLUE BEYOND TO BE EXTENDED 3'-0" ABOVE NEW ROOF

1.0. 2ND FLR (AS BULT) +22'-1'

PROPOSED ELEVATOR

BULKHEAD W/ GRAY CEMENT STUCCO FINISH, TYP.

CLEAR GLASS GUARDRAIL BEYOND

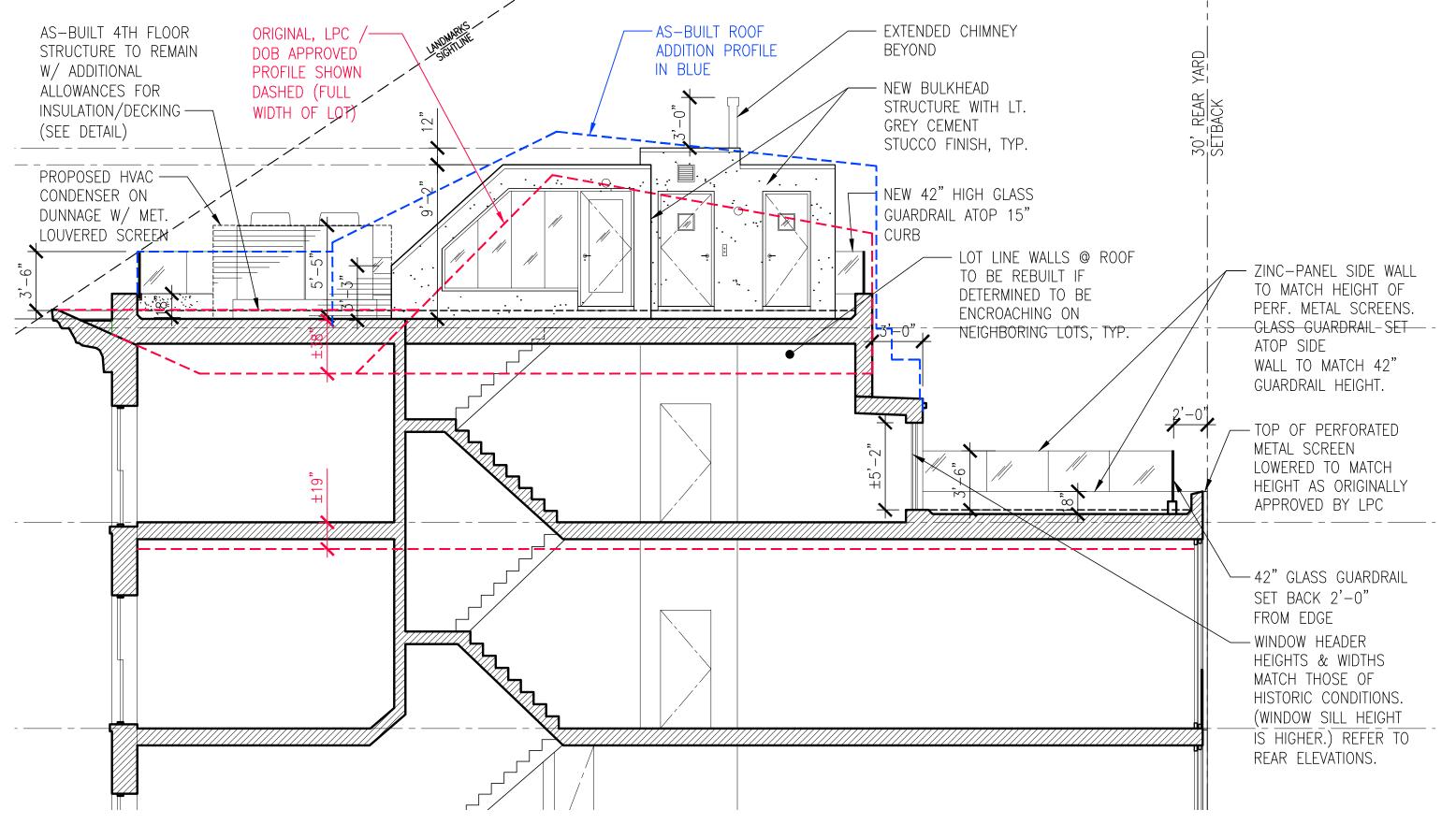
- EXIST. FLUE BEYOND TO BE EXTENDED 3'-0" ABOVE NEW GUARDRAIL

9

±12

- GRAY CEMENT STUCCO FINISH @ NEW EXTERIOR WALLS, TYP.

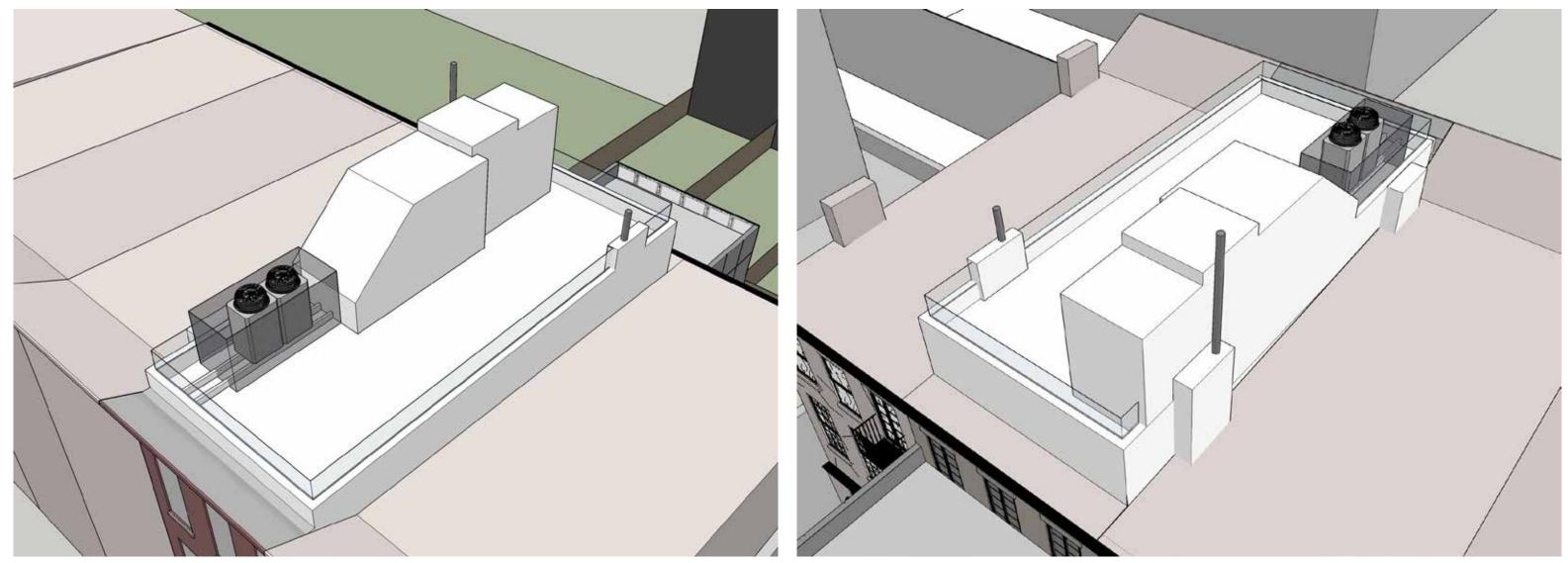
– LEVEL OF ROOF PAVERS ON PEDESTALS SHOWN DASHED



Section Detail @ Proposed Roof Addition

LPC.09 210 East 62nd Street New York, NY

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Bird's Eye View of Proposed Roof Addition from the East 62nd Street

Bird's Eye View of Proposed Roof Addition from the Rear Yard

LPC.10 210 East 62nd Street New York, NY

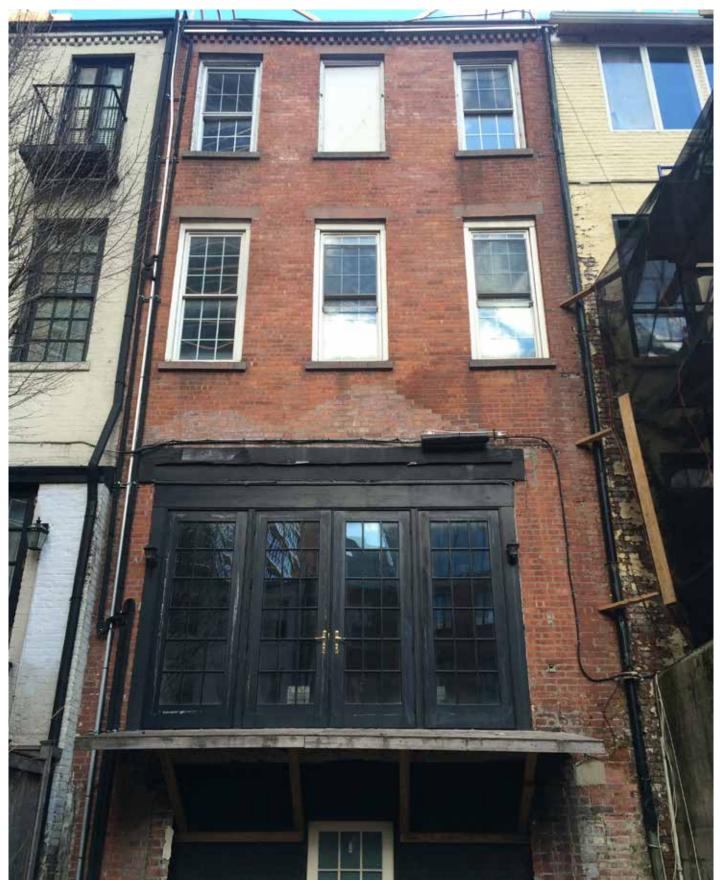
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As-Built Roof Addition (View from West Side)

LPC.11 210 East 62nd Street New York, NY

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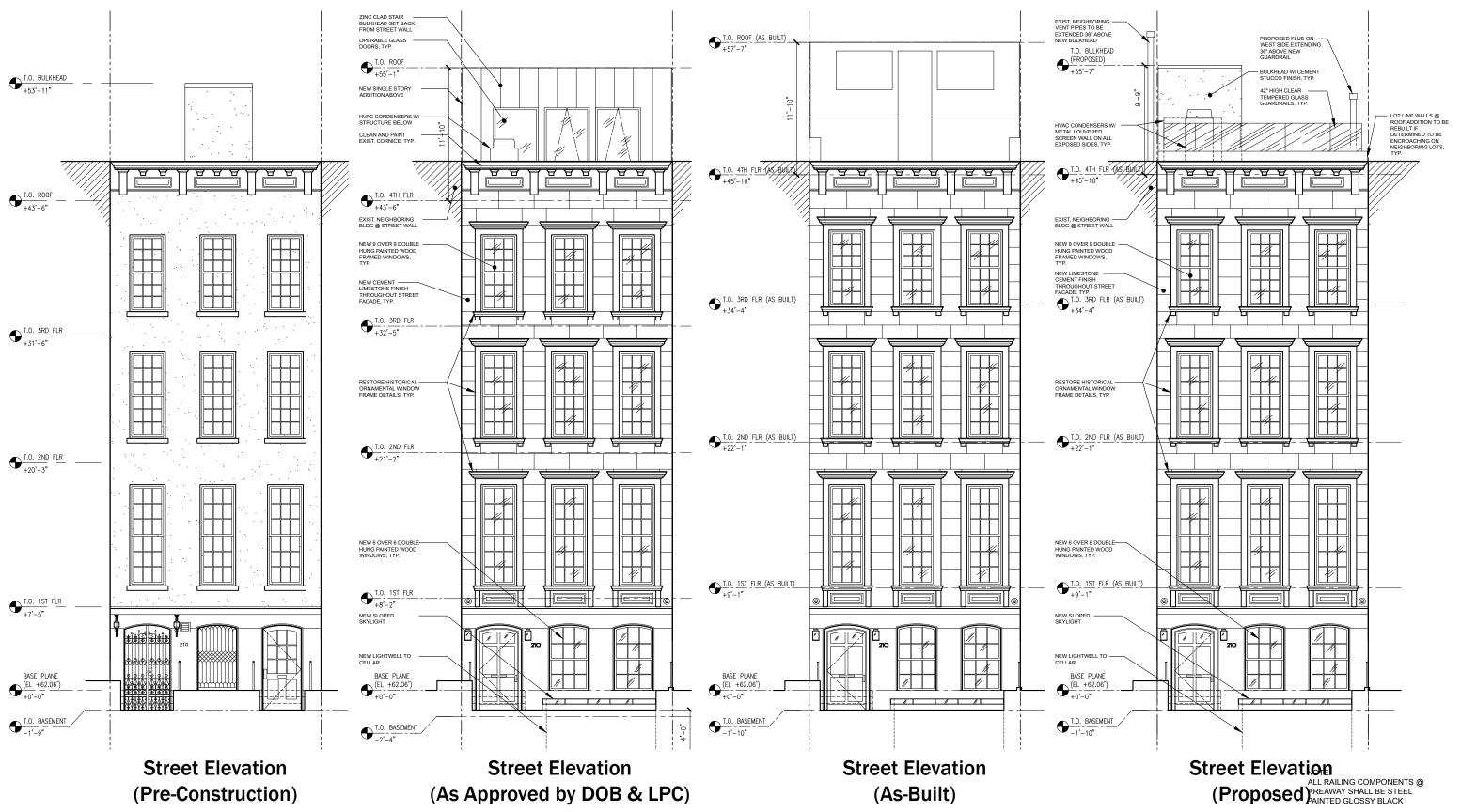
Context Photo: Rear Facade (Preconstruction)



Context Photo: Rear Facade (As-Built)

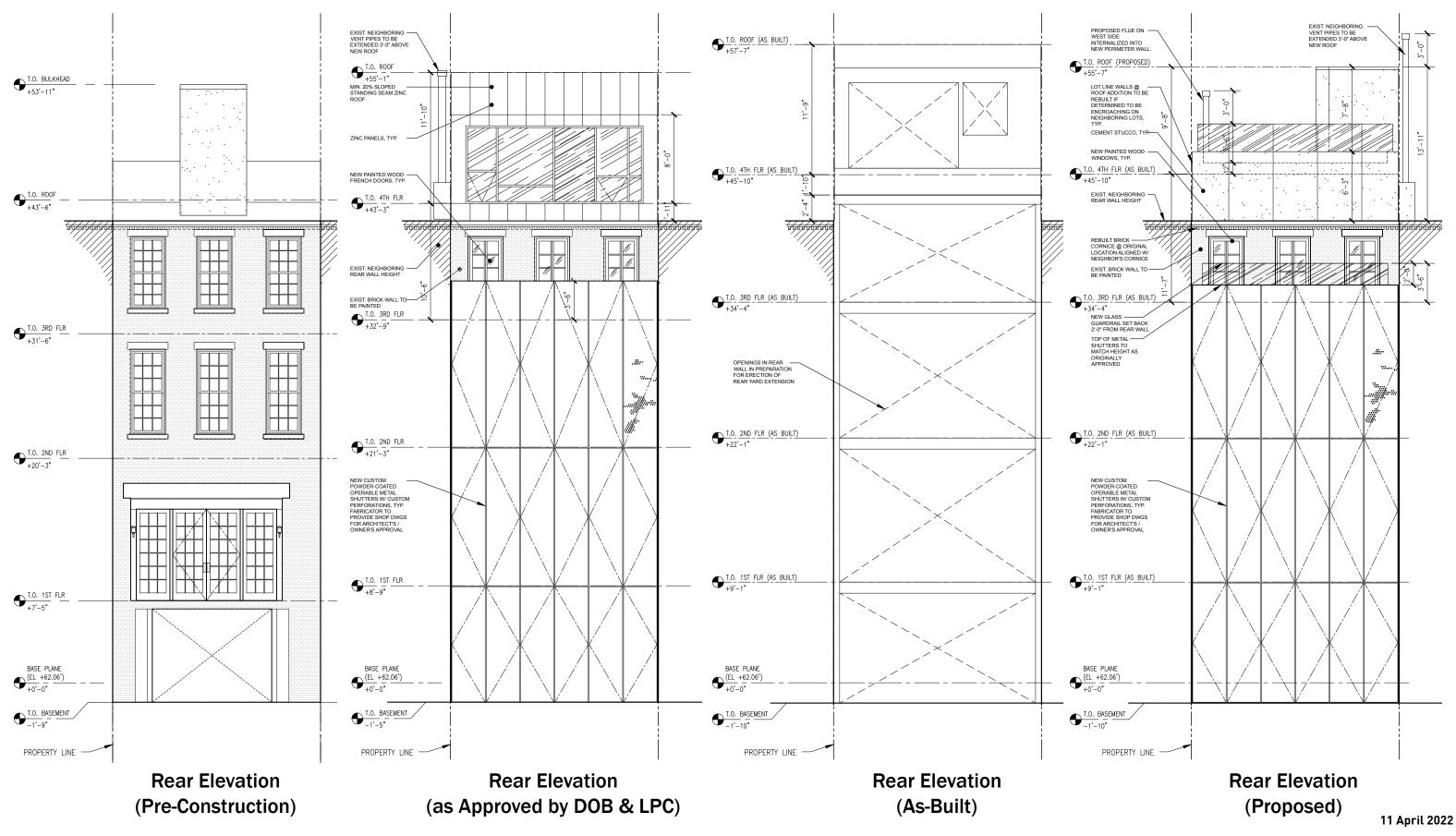
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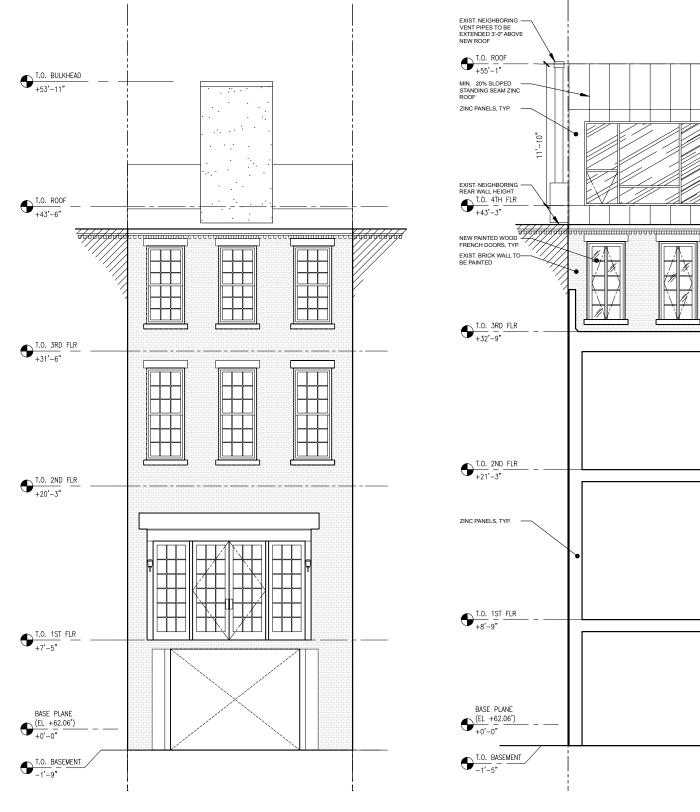


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LPC.14 210 East 62nd Street New York, NY



Section @ Rear Yard Extension Detailing 3rd Floor Elevation (based on DOB/LPC Approved Design)

C. ROOF (PROPOSED) +55'-7" PROPOSED FLUE ON -WEST SIDE INTERNALIZED INTO NEW PERIMETER WALL.

42" CLEAR GLASS

CEMENT STUCCO REBUILT BRICK CORNICE @ ORIGINAL LOCATION ALIGNED W/ NEIGHBOR'S CORNICE • T.O. 4TH FLR (AS BUILT +45'-10"

EXIST. NEIGHBORING REAR WALL HEIGHT

NEW PAINTED WOOD WINDOWS, TYP.

REBUILT BRICK WALL

TO ORIGINAL HISTORIC CONDITION USING SALVAGED BRICKS

42" CLEAR GLASS

 $\bigoplus_{+34'-4"}^{\text{T.O.}} \frac{\text{SRD}}{\text{FLR}} \frac{\text{FLR}}{\text{(AS BUILT)}}$

0 1.0. 2ND FLR (AS BUILT) +22'-1"

 $\bigoplus_{+9'-1"}^{\text{T.O. 1ST } \text{FLR (AS BUILT)}}$

 $\Theta_{+0'-0''}^{\text{BASE PLANE}}$

● <u>1.0.</u> BASEMENT

1

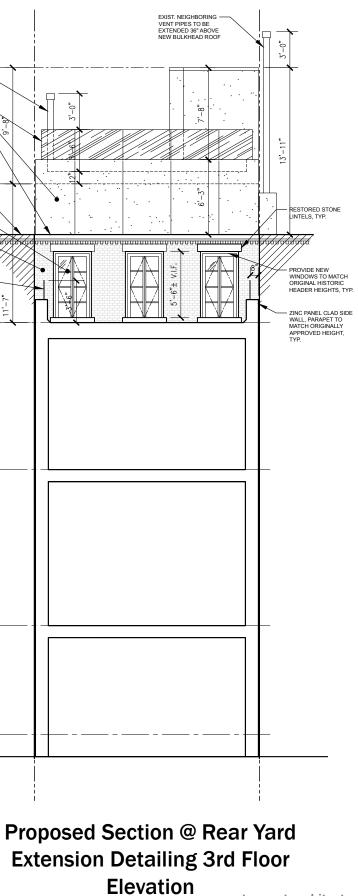
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Rear Elevation

(Pre-Construction)



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Rendering of Existing Rear Facade



Rendering of Rear Facade (As Originally Presented to LPC)

210 East 62nd Street New York, NY LPC.16



Rendering of Rear Facade (Proposed)

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Context Photos: Views from 3rd Avenue

LPC.17 210 East 62nd Street New York, NY



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Context Photos: Views from 3rd Avenue & Beyond

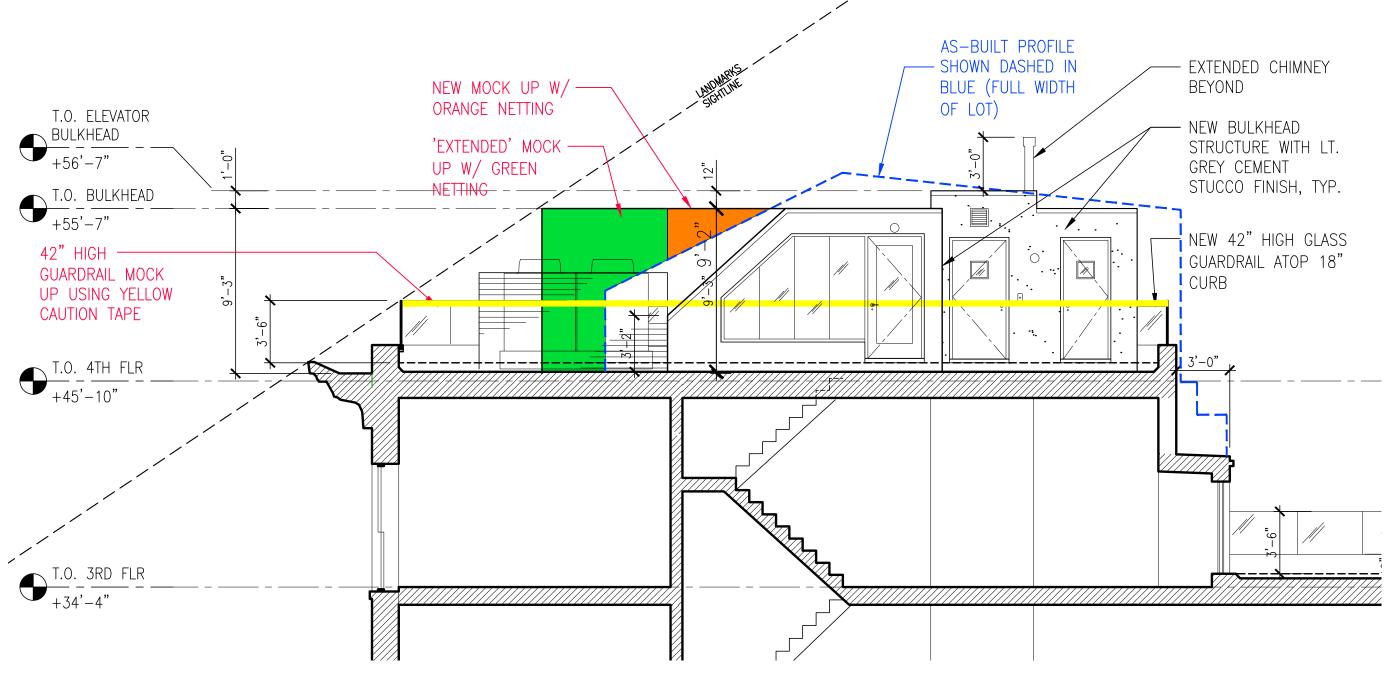
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LPC.19 210 East 62nd Street New York, NY

Mock Up Diagram



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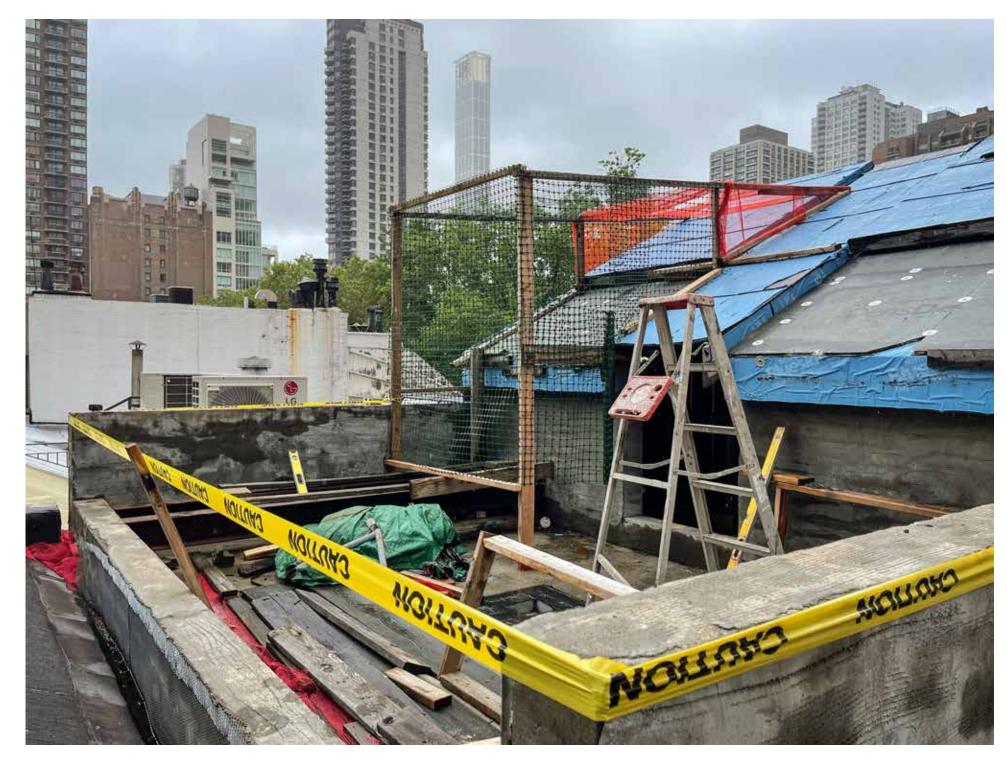
Views of proposed roof bulkhead mock up.

Note:

Green netting is for reference purposes only. Orange netting is the actual profile of the proposed bulkhead.

LPC.20 210 East 62nd Street New York, NY

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View of proposed roof bulkhead mock up.

LPC.21 210 East 62nd Street New York, NY

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Rendering of Addition as Originally Presented to LPC

As Built Addition w/ Mockup

210 East 62nd Street New York, NY LPC.22



Rendering of Proposed Revised Addition

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Zoomed View of As Built Addition

Zoomed Rendered View of Proposed Revised Addition

LPC.23 210 East 62nd Street New York, NY

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View of As Built Addition w/ Mockup from 3rd Ave.



Zoomed View of As Built Addition



Zoomed Rendered View of **Proposed Revised Addition**

LPC.24 210 East 62nd Street New York, NY



Rendering of Proposed Revised Addition from 3rd Ave.

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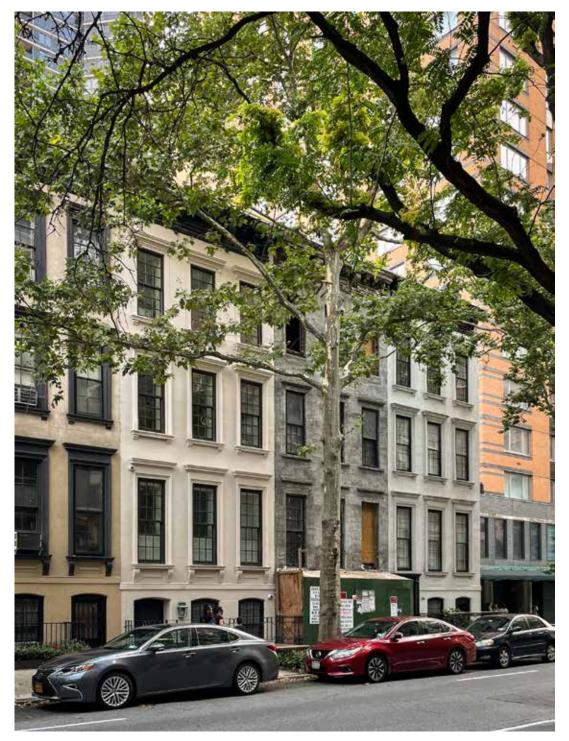


Context Photos: Views from East 62nd Street (Proposed Bulkhead Not Visible)

LPC.26 210 East 62nd Street New York, NY



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Context Photo: View from East on 62nd Street



Context Photo: View from West on 62nd Street

210 East 62nd Street New York, NY LPC.27

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