

75 EAST 77TH STREET

SOUTH FACADE 3RD FLOOR WINDOWS NEW YORK, NY 10075

OCTOBER 13, 2025 ISSUED TO LPC - SOUTH FACADE 3RD FLOOR WINDOWS

HS2ARCHITECTURE

414 BROADWAY

NEW YORK, NY 10013

TEL 212.219.1567

WWW.HS2ARCHITECTURE.COM

DRAWING LIST

ARCHITECTURAL

DRAWING LIST, BROMLEY PLATE 28, UPPER EAST SIDE HISTORIC DISTRICT AND PLOT

ENLARGED PLAN, ELEVATION AND SECTION

PROPOSED FACADE AND ENLARGED RENDERING

SOUTH FACADE EXISTING CONDITION, LPC DESIGNATION & TAX PHOTOS EXISTING APPROACH PHOTOS AND VISIBILITY DIAGRAM EXISTING CONDITION PHOTOS AND VISIBILITY DIAGRAM SOUTH ELEVATION EXISTING AND PROPOSED - RENDERING SOUTH ELEVATION EXISTING/DEMO AND PROPOSED ENLARGED EXISTING/DEMO SECTION ENLARGED PROPOSED SECTION

ENLARGED SECTIONS AND DETAILS

Corp. of New York 400----

LOCATION

ENLARGED PLOT PLAN

SCALE: 1/16" = 1'-0"

UPPER EAST SIDE HISTORIC DISTRICT MAP

HISTORIC DISTRICT BOUNDARY

PROJECT BLOCK

LOCATION OF SITE

PROJECT

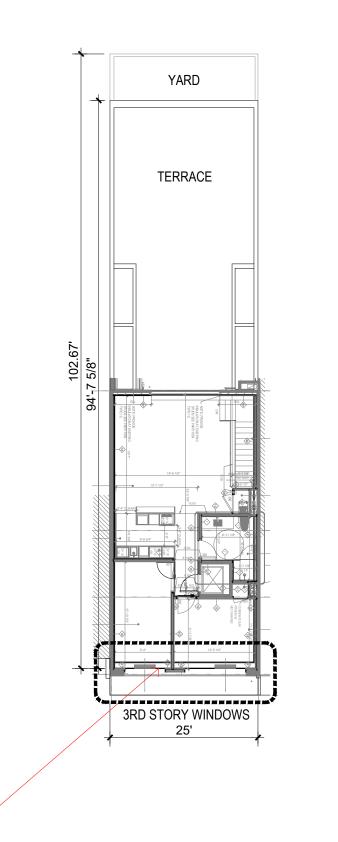
LOCATION

___E 66:St____

Historic District Boundary Building Footprints New York City Tax Lots

Upper East Side Historic District | LP-1051 | Borough of Manhattan

Public Hearing: June 19, 1979



AREA OF_ WORK

PLATE 28, G.W. BROMLEY AND CO. MAP

DESIGNATED MAY 19, 1981



RELATED LANDMARKS PRESERVATION FILINGS

ROOM TAG

DOOR TAG

KEYNOTE

DETAIL TAG

PARTITION TYPE

LPC DOCKET NUMBER: LPC-25-01157 LPC DOCKET NUMBER: LPC-26-00815 (WATER LEAK AT CELLAR) LPC DOCKET NUMBER: LPC-26-01027 (SECOND FLOOR WINDOWS) LPC DOCKET NUMBER: LPC-26-01026 (THIRD FLOOR WINDOWS)

SYMBOL LEGEND

ROOM NAME

000-00

X-XX

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ARCHITECT:

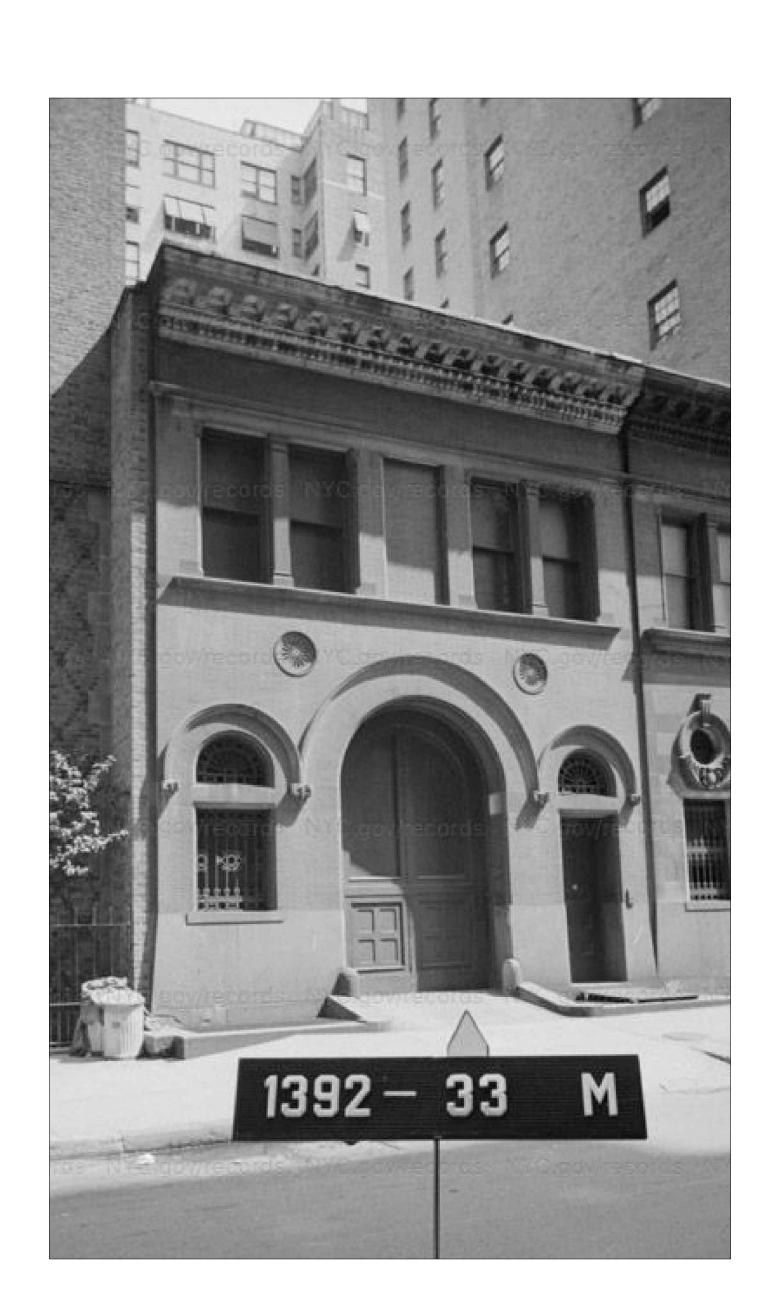
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PROJECT NO.: 2405

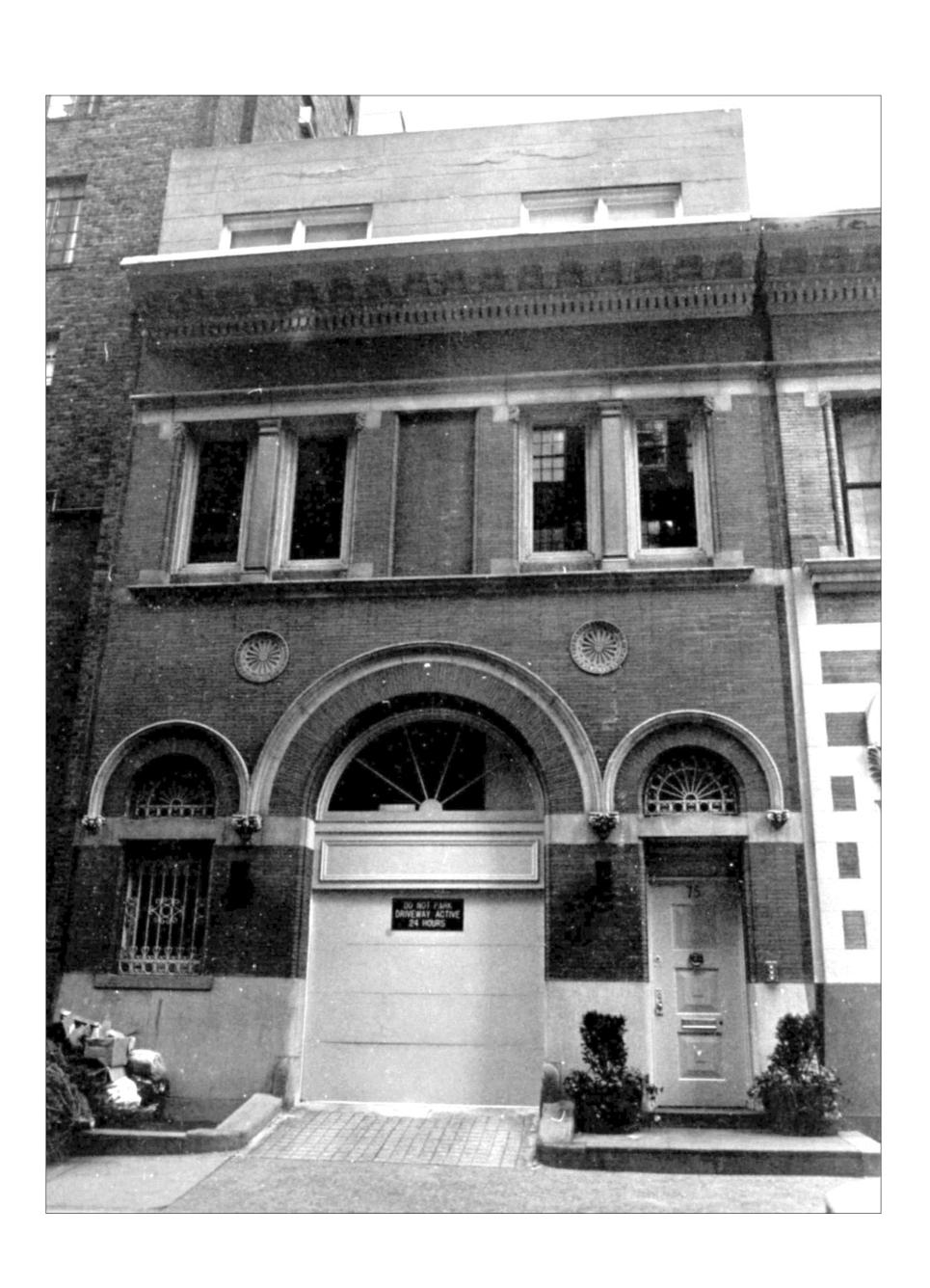
SCALE: AS NOTED DRAWN BY: ES

TITLE: DRAWING LIST, BROMLEY PLATE 28, UPPER EAST SIDE HISTORIC DISTRICT AND PLOT PLANS

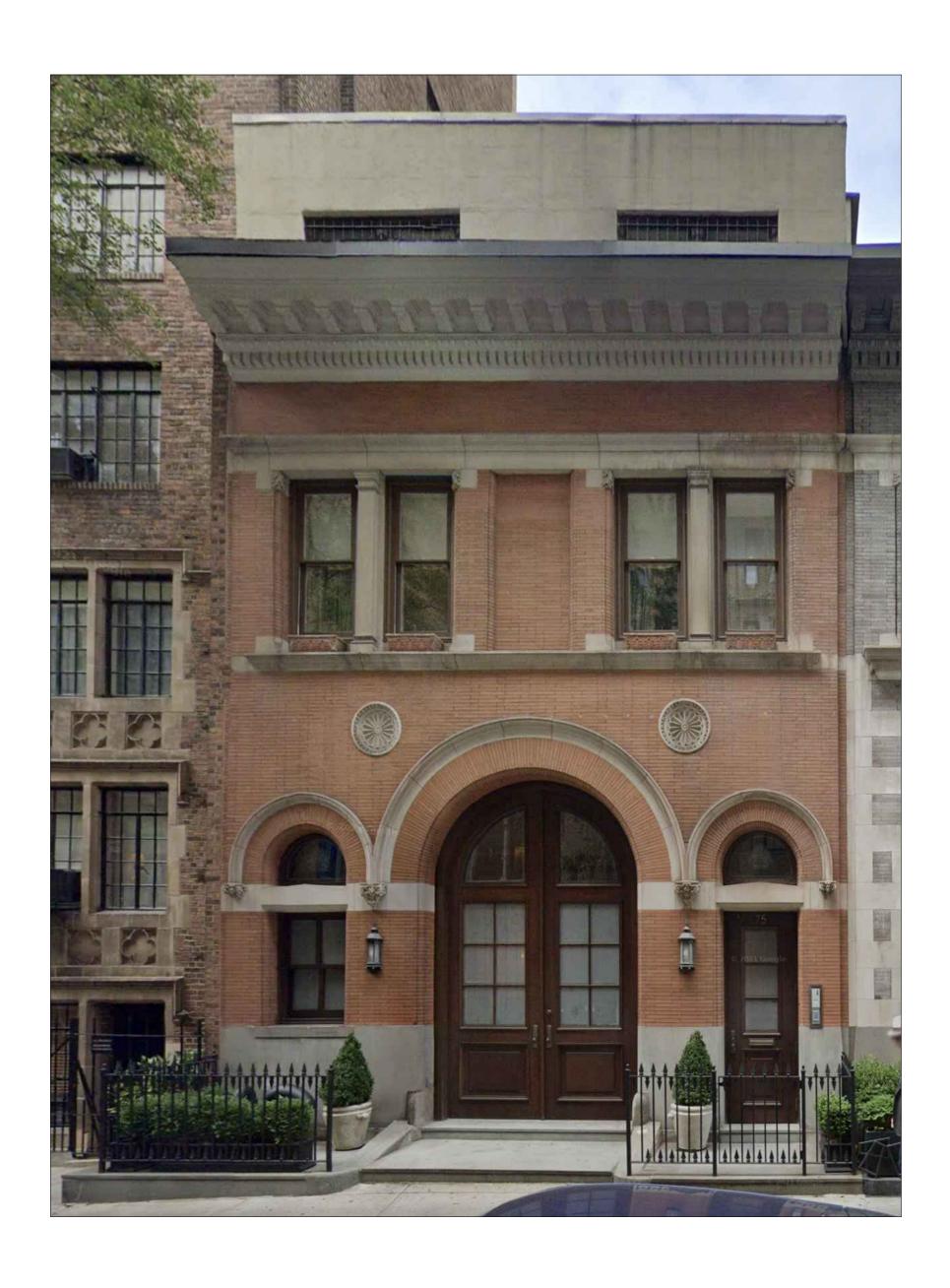




1 SOUTH ELEVATION - 1940'S TAX PHOTO LOOKING EAST



 $2_{\tiny{\text{SCALE: NONE}}}$



3 SOUTH ELEVATION - EXISTING CONDITION (LPC APPROVED 2004 APPLICATION)

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OOALE NON

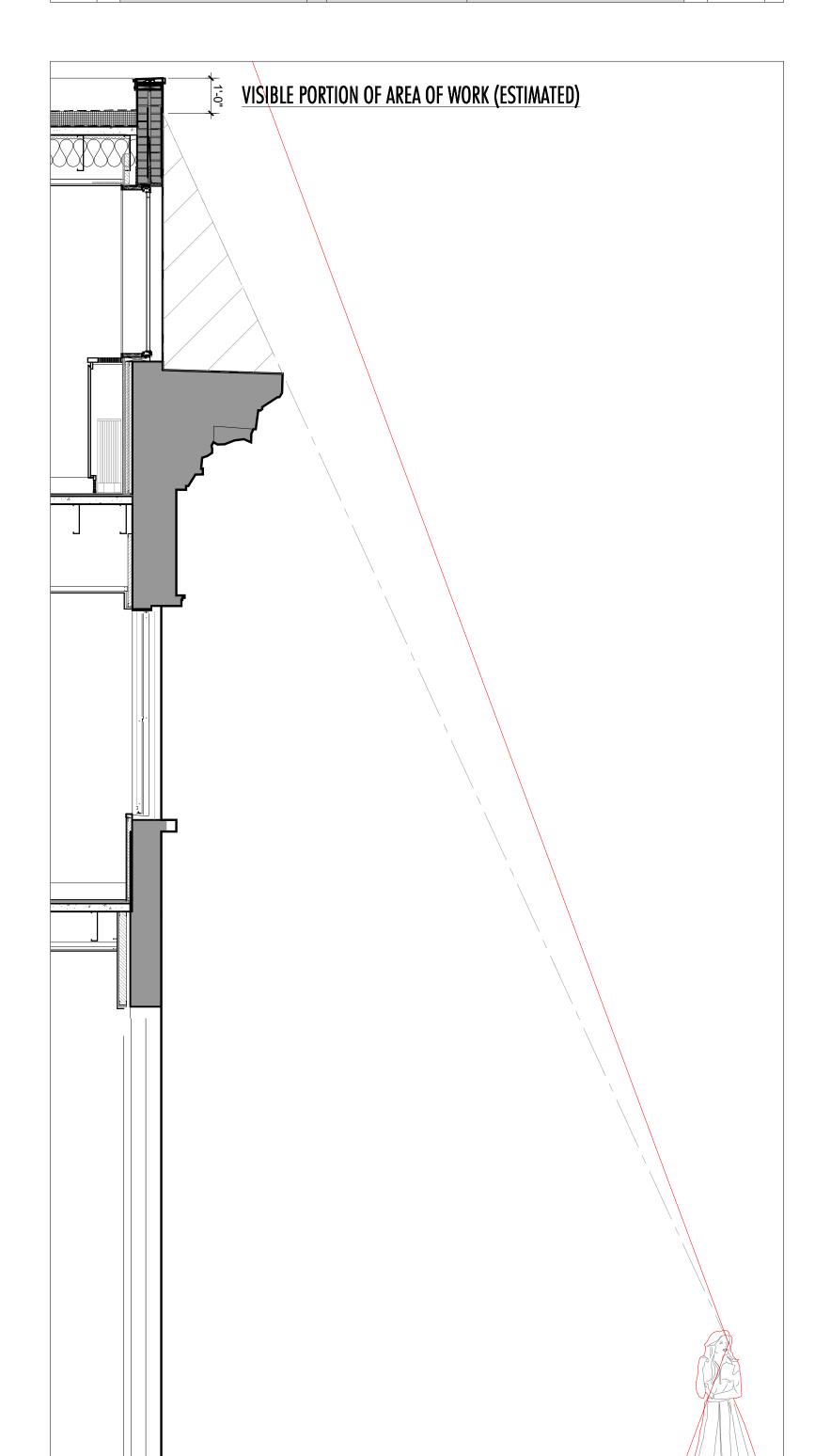
PROJECT NO.: 2405

SCALE: NONE DRAWN BY: ES

SOUTH FACADE TAX, LANDMARKS & EXISTING CONDITION PHOTOS

LPC-03

— AREA OF WORK: EXISTING 3 FLOOR BUILDING **KEY PLAN** SCALE: 1/64" = 1'-0" 28 | 129 | 30 | 33 | 34 | 36 25 | 125 | 26 | 27 |





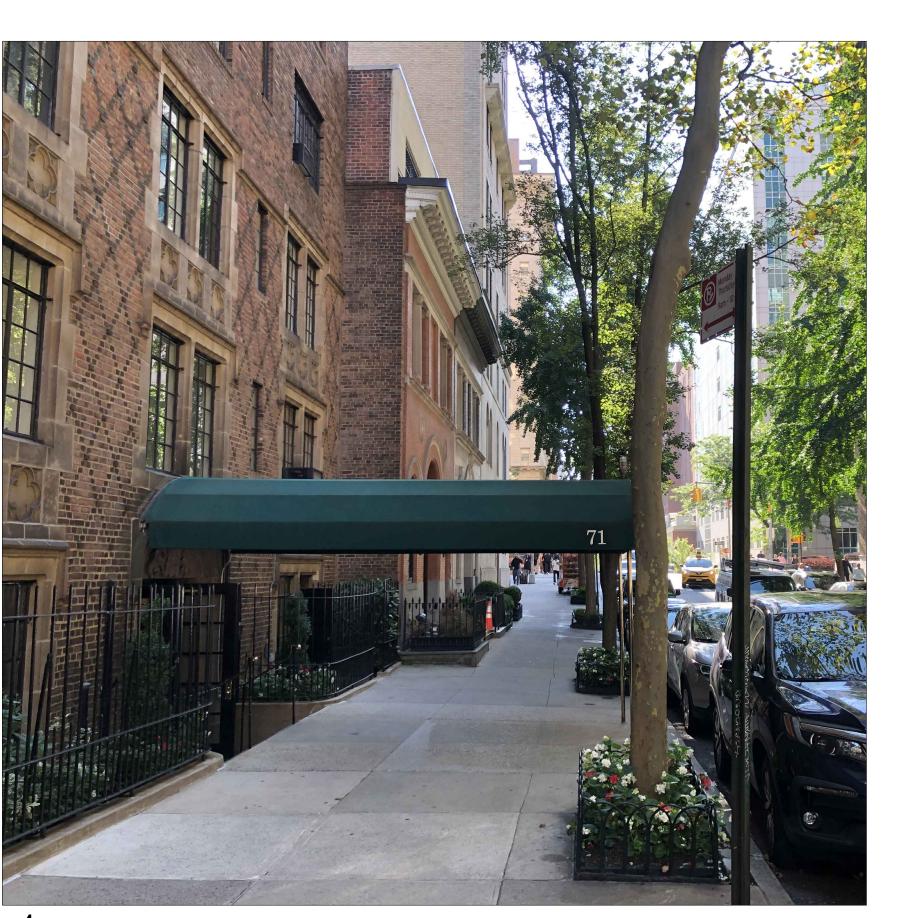
1 APPROACH FROM PARK AVENUE (OBSTRUCTED VIEW)



2 APPROACH FROM PARK AVENUE (OBSTRUCTED VIEW)



3 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)



4 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)

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PROJECT NO.: 2405

SCALE: NONE

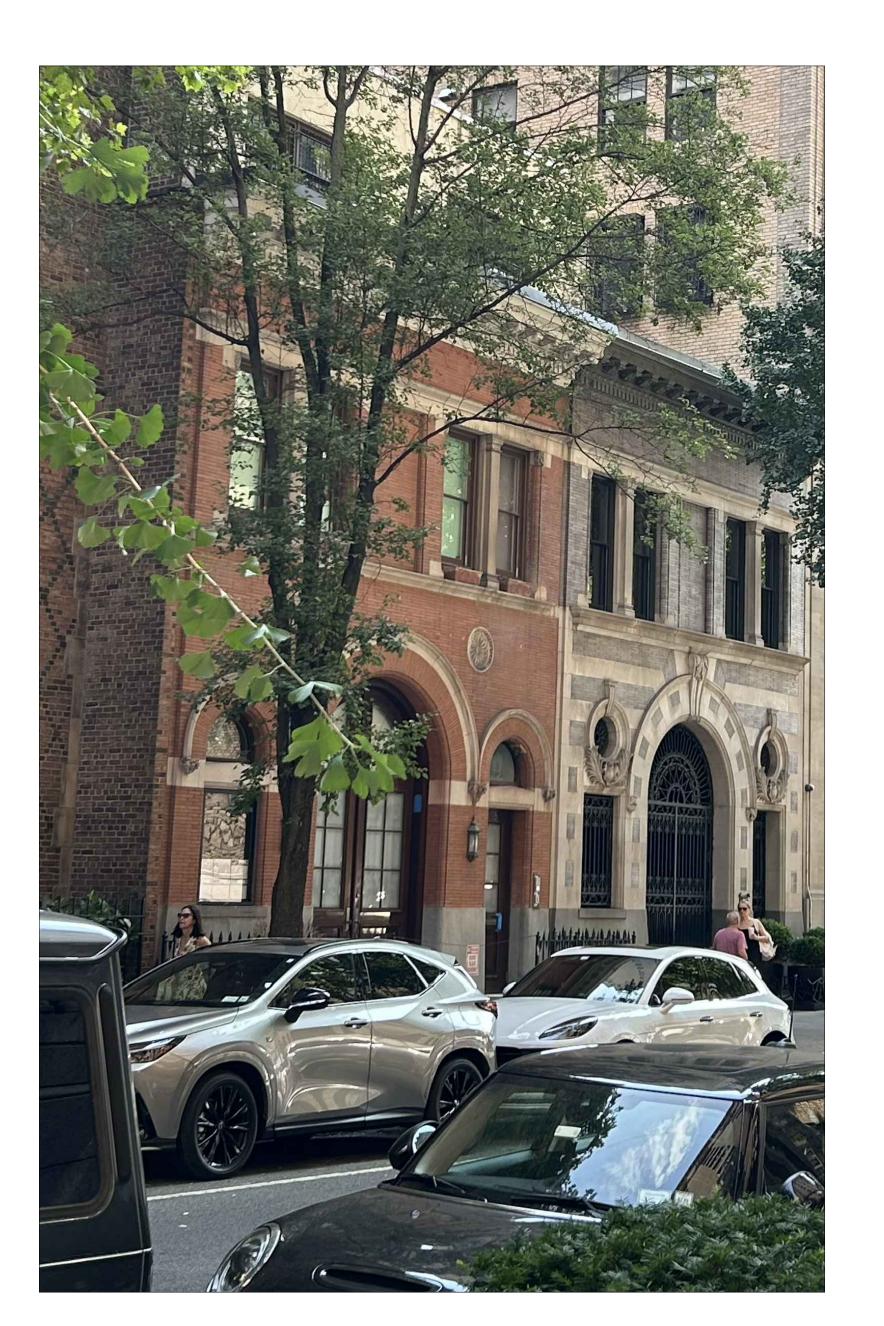
TITLE: EXISTING APPROACH PHOTOS AND VISIBILITY DIAGRAM

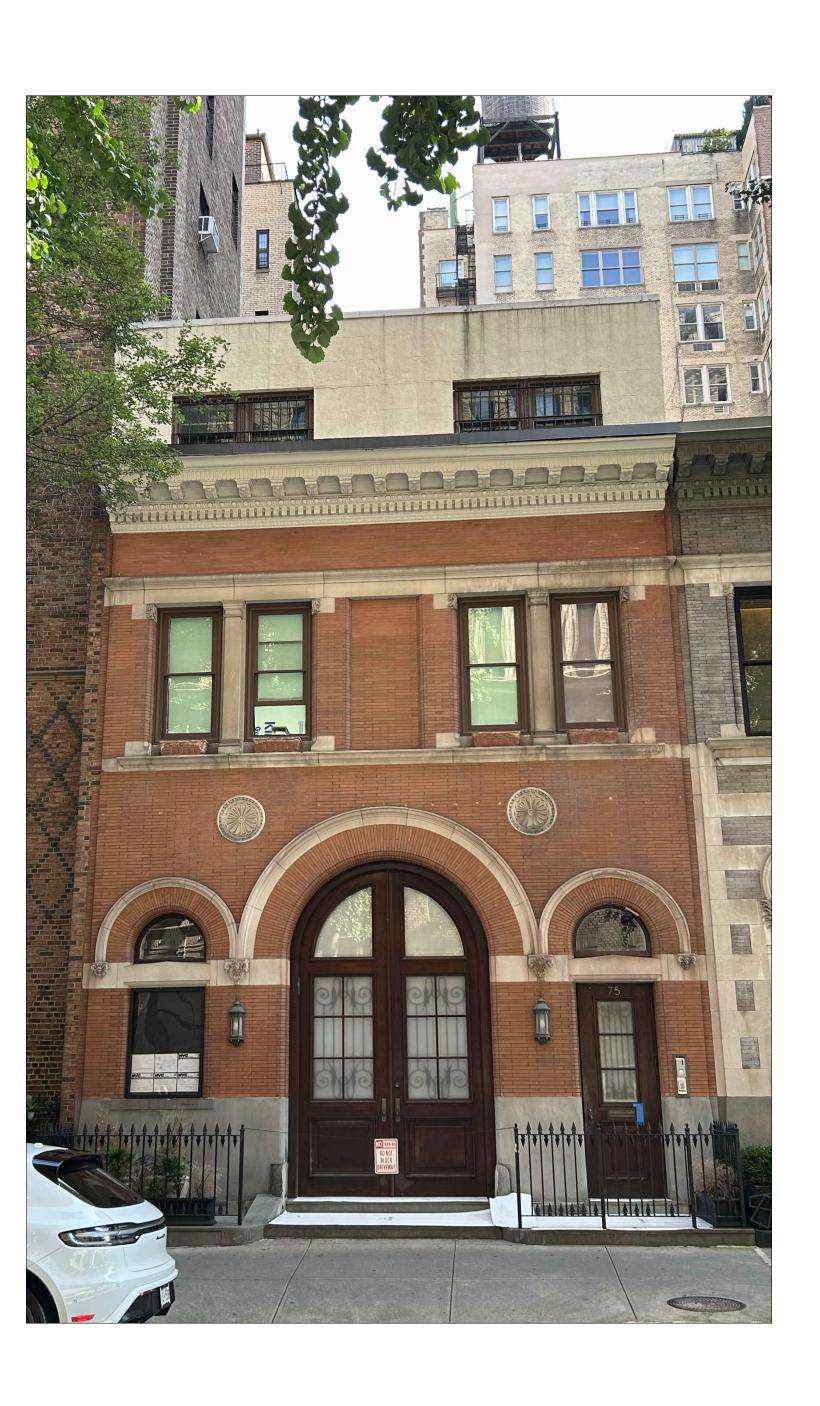
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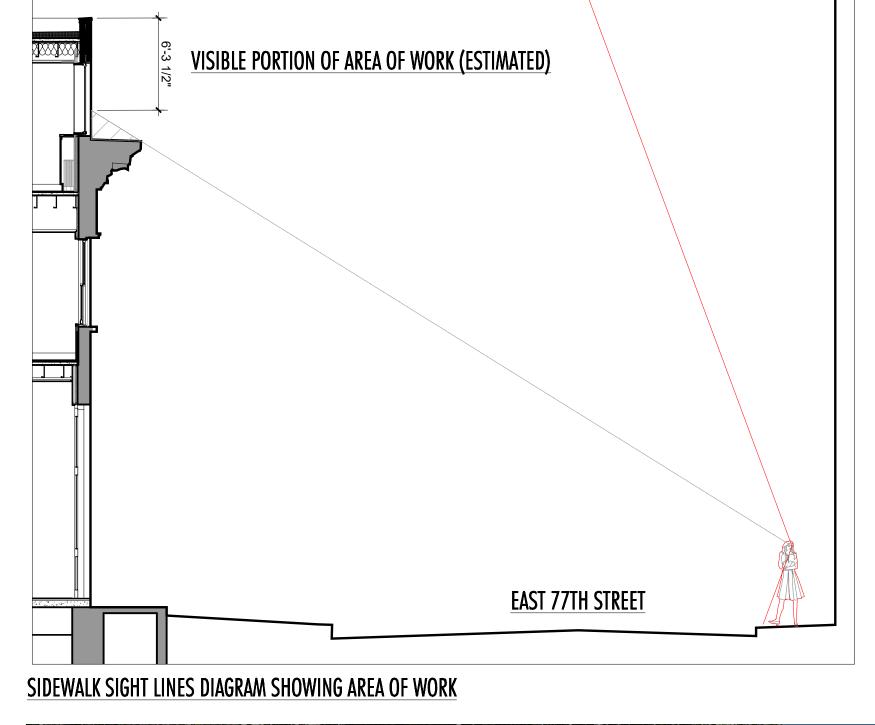
DRAWN BY: ES

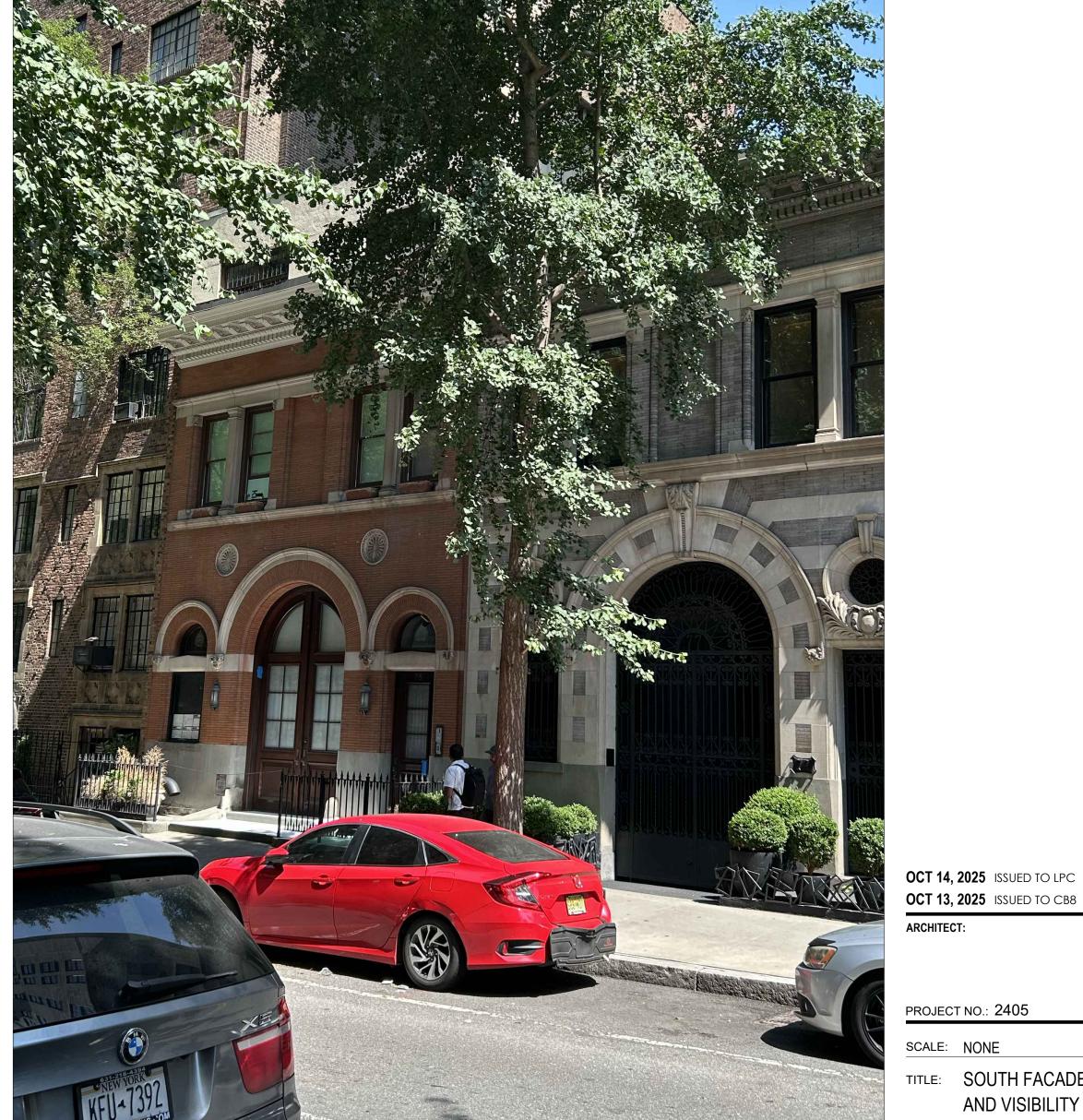
SIDEWALK SIGHT LINES DIAGRAM SHOWING AREA OF WORK OBSTRUCTED











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LANDMARKS PRESERVATION COMMISSION

PROJECT NO.: 2405

DRAWN BY: ES

TITLE: SOUTH FACADE EXISTING CONDITION PHOTOS AND VISIBILITY DIAGRAM

LPC-05

STUCCO AND WINDOW FRAME TO BE PAINTED TO MATCH LIMESTONE.

SHADOW BOX TO BE PAINTED TO MATCH LIMESTONE.



2 SOUTH ELEVATION - PROPOSED

1 SOUTH ELEVATION - EXISTING

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SCALE: AS NOTED

PROJECT NO.: 2405

E. AS NOTED

TITLE: RENDERINGS

SOUTH ELEVATION EXISTING & PROPOSED

DRAWN BY: ES

LPC-06

STUCCO AND WINDOW FRAME TO BE PAINTED TO MATCH LIMESTONE.

SHADOW BOX TO BE PAINTED TO MATCH LIMESTONE.

\LPC-09 STUCCO TO BE REPAIRED/ REPLACE AND PAINTED TO MATCH LIMESTONE. NEW STUDIO SKYLIGHT WINDOWS PAINTED TO MATCH LIMESTONE. SPANDREL GLASS EXISTING CORNICE TO REMAIN BELOW BELOW 3 RD FLOOR EL: 27'-10" (2-03) (2-01) (2-02) (2-04)2 ND FLOOR (1-03) 1-02)

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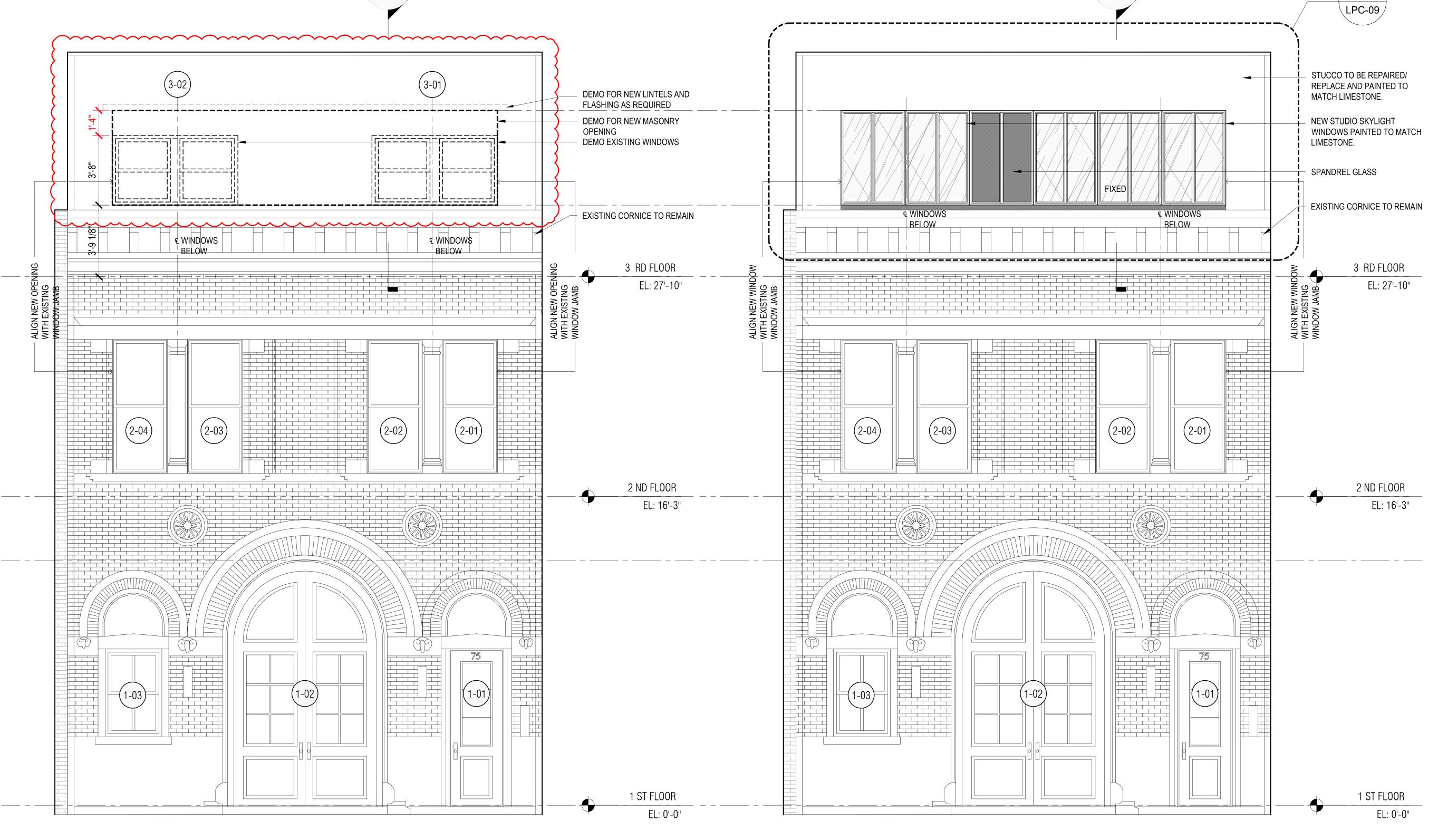
SCALE: AS NOTED

SOUTH ELEVATION EXISTING/DEMO AND PROPOSED

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SOUTH ELEVATION - EXISTING / DEMO

 $2_{\tiny{\text{SCALE: }3/8"=1^{1}\cdot0"}}$

STUCCO AND WINDOW FRAME TO BE PAINTED TO MATCH LIMESTONE.

SHADOW BOX TO BE PAINTED TO MATCH LIMESTONE.

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PROJECT NO.: 2405 SCALE: AS NOTED

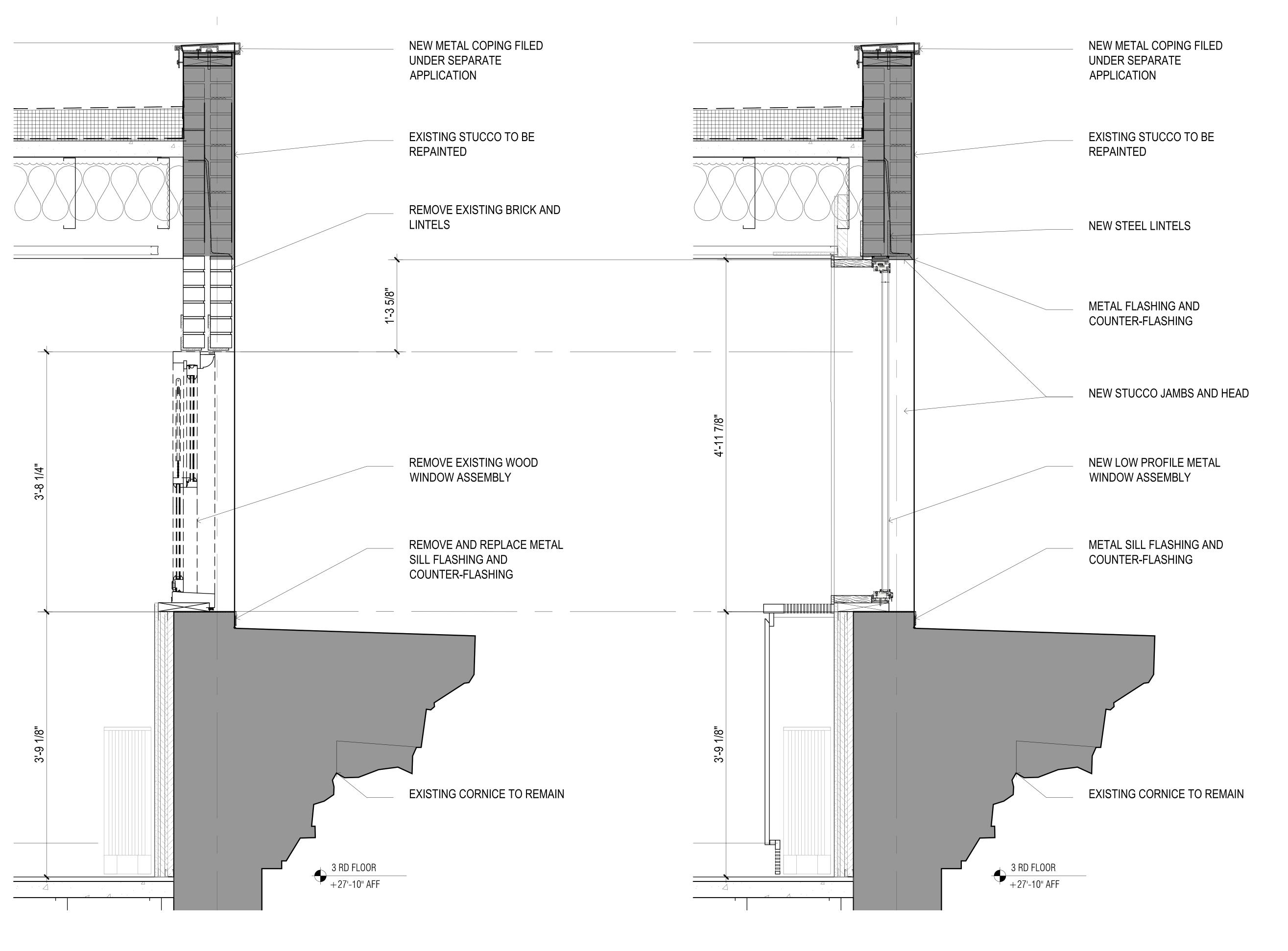
ARCHITECT:

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TITLE: ENLARGED EXISTING SECTION ENLARGED PROPOSED SECTION

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1 EXISTING/DEMO THIRD FLOOR SECTION SCALE: 1/1/2"=1'-0"

2 PROPOSED THIRD FLOOR SECTION SCALE: 1 1/2"=1'-0"

75 EAST 77TH STREET NEW YORK, NY 10075

LANDMARKS PRESERVATION COMMISSION

STUCCO AND WINDOW FRAME TO BE PAINTED TO MATCH LIMESTONE.

SHADOW BOX TO BE PAINTED TO MATCH LIMESTONE.

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SCALE: AS NOTED

ELEVATION AND SECTION

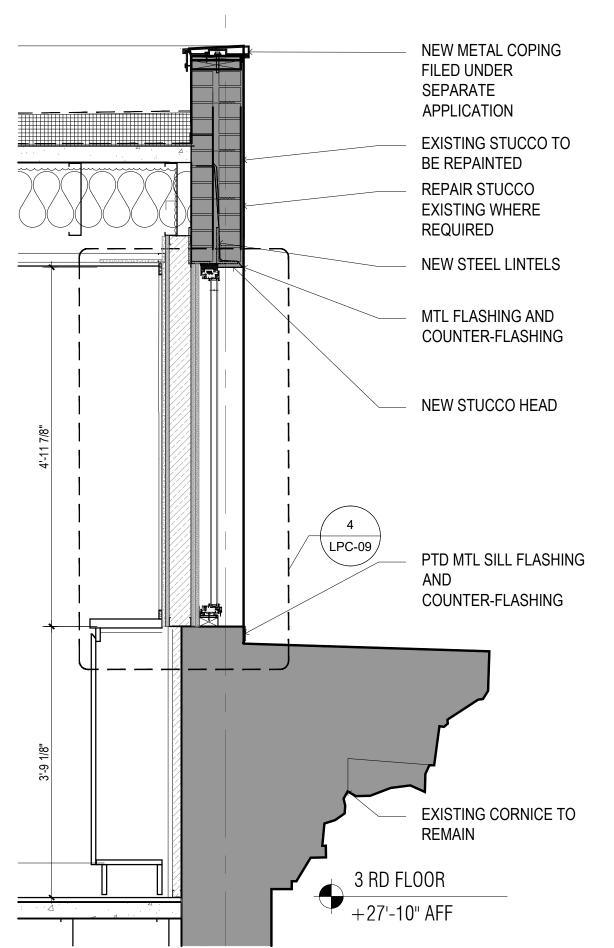
I PC-09

STUCCO AND WINDOW FRAME TO BE PAINTED TO MATCH

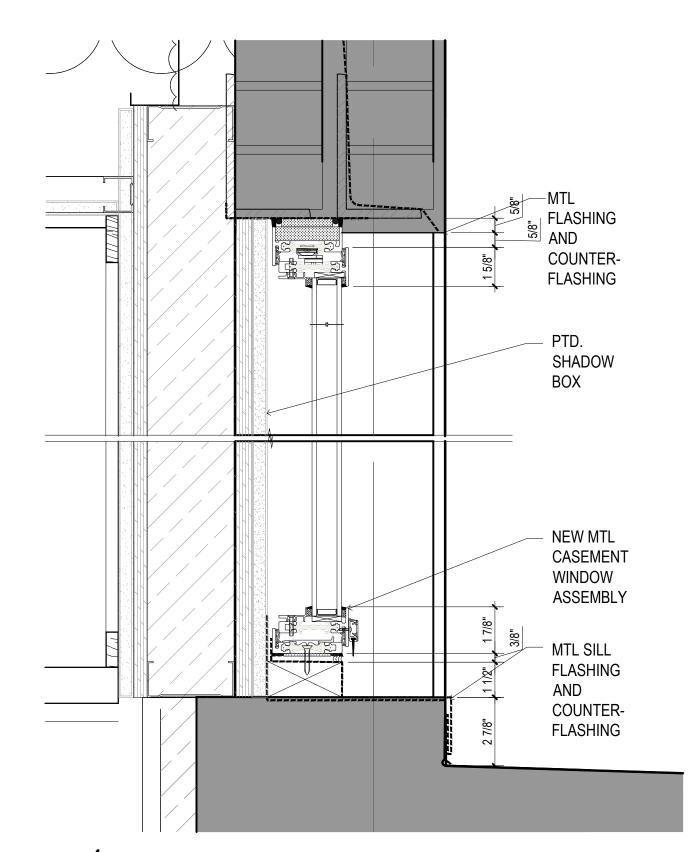
SHADOW BOX TO BE PAINTED TO MATCH LIMESTONE.

LIMESTONE.

SPANDREL WINDOW IN CASEMENT FRAME

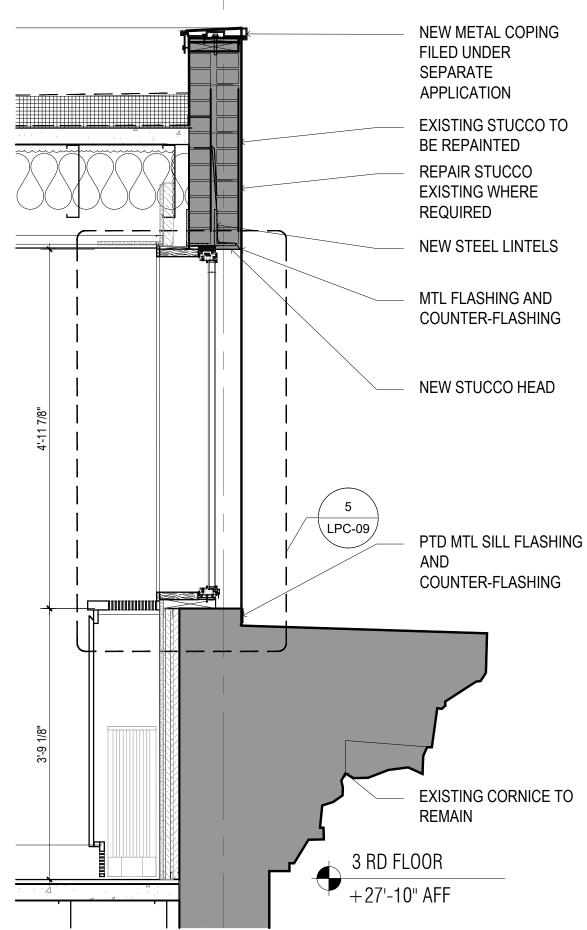


1 ENLARGED SPANDREL SECTION SCALE: 3/4"=1'-0"

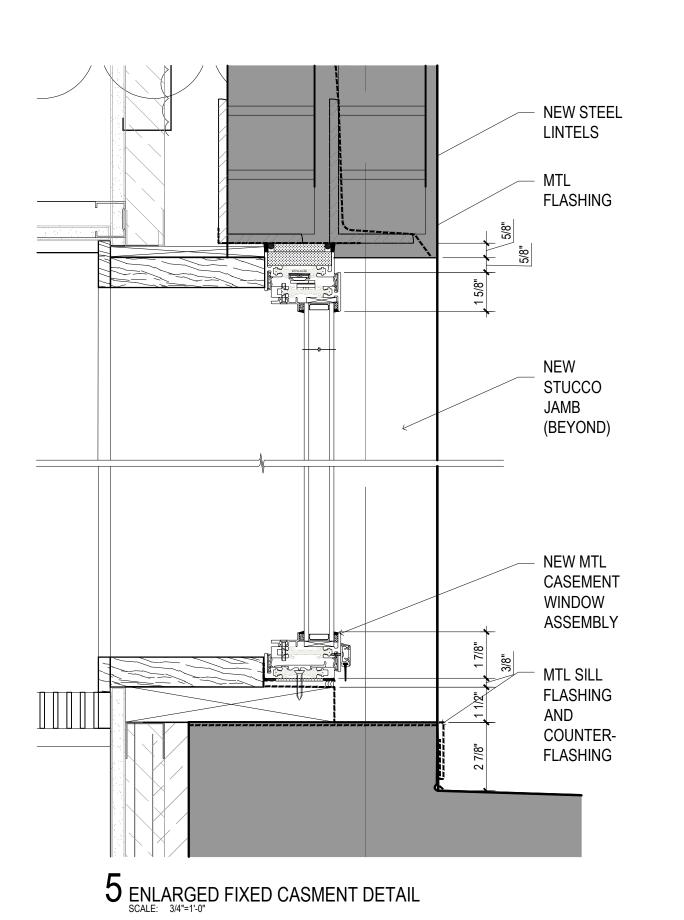


4 ENLARGED SPANDREL DETAIL
SCALE: 3/4"=1"-0"

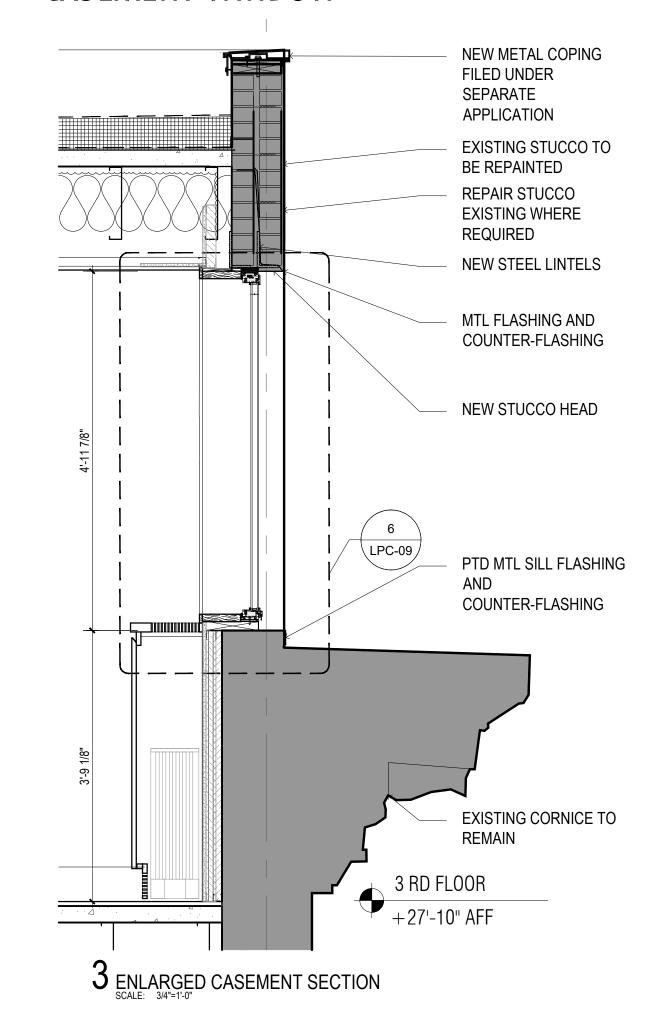
FIXED WINDOW IN CASEMENT FRAME

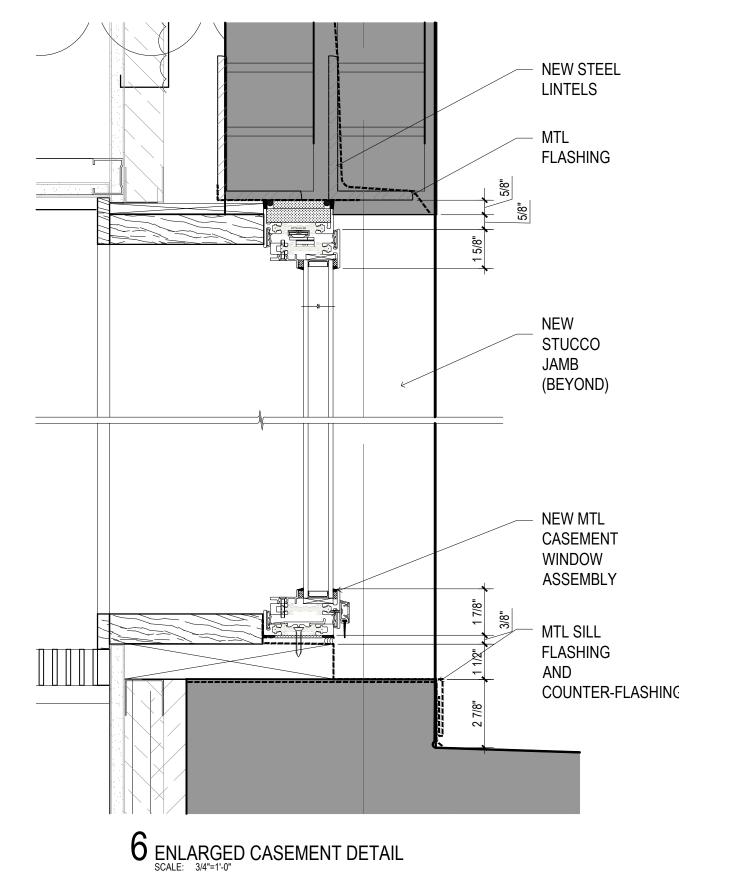


2 ENLARGED FIXED CASEMENT SECTION SCALE: 3/4"=1'-0"



CASEMENT WINDOW





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ENLARGED SECTIONS AND DETAILS

LPC-10



 $2_{\tiny{\text{SCALE: NONE}}}$

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TITLE: SOUTH ELEVATION

PROPOSED AND ENLARGED RENDERINGS