



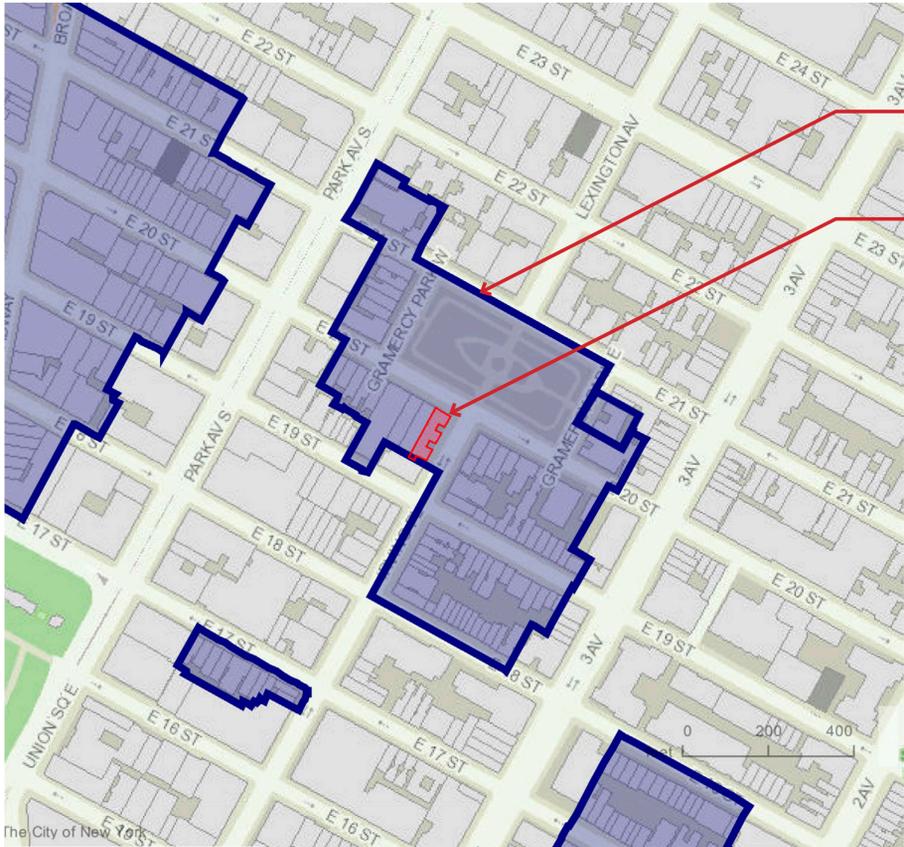
HISTORIC PHOTOGRAPH



EXISTING PHOTOGRAPH

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18 GRAMERCY PARK STREETSCAPE IMPROVEMENTS



GRAMERCY PARK HISTORIC DISTRICT

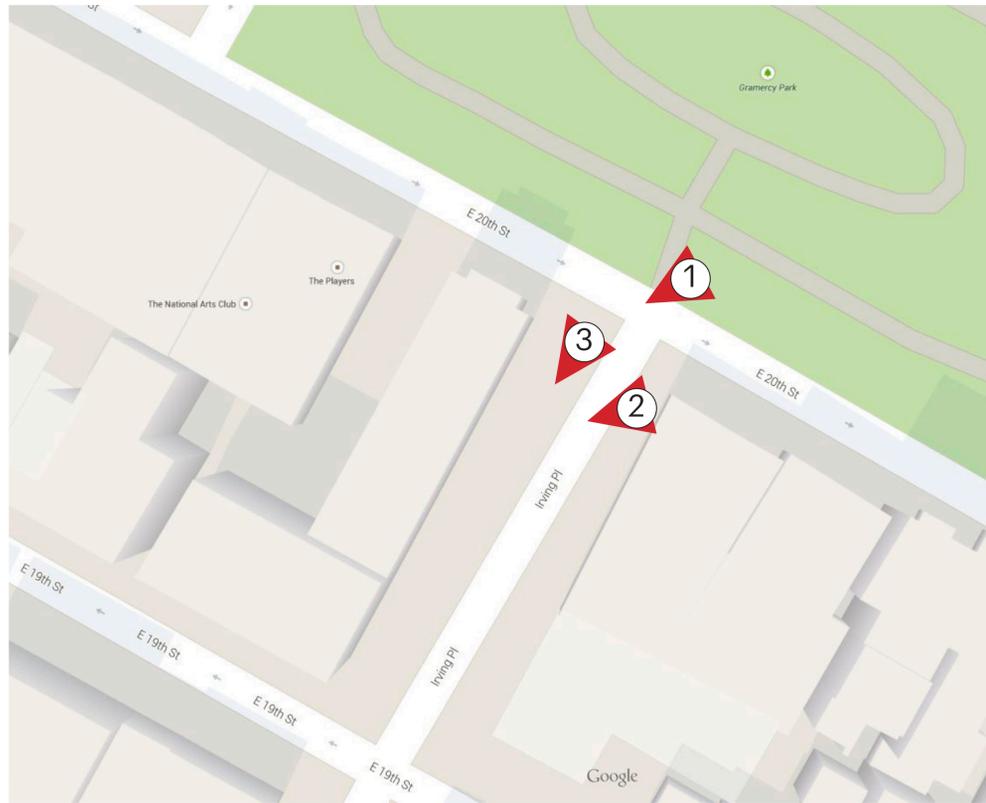
18 GRAMERCY PARK SOUTH

The City of New York
Designated Historic District

SITE LOCATION MAP



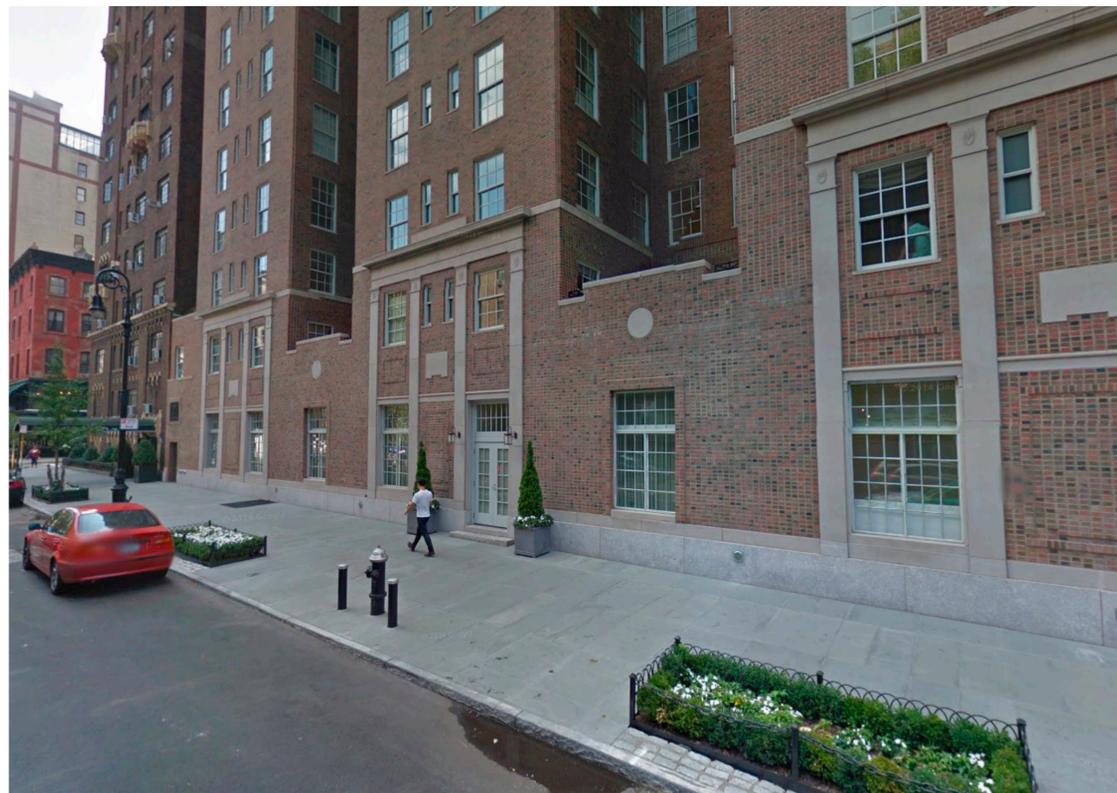
- EXISTING CONDITIONS
- EXISTING TREE PIT EVALUATION
- IRVING PLACE STREETSCAPE ELEVATION
- GRAMERCY PARK SOUTH ELEVATION
- IRVING PLACE STREETSCAPE PLAN
- PLANTER DETAILS
- FORMER PLANTERS, 2007
- AREA CONTEXT: PLANTERS



KEY MAP



1. LOOKING SOUTH-WEST AT CORNER OF GRAMERCY PARK SOUTH AND IRVING PLACE



3. LOOKING WEST ALONG STREETScape ON IRVING PLACE



3. LOOKING SOUTH ALONG SIDEWALK ON IRVING PLACE

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TEMPERATURE READING TAKEN IN NORTHERN-MOST TREE PIT, JANUARY 15, 2015.
AIR TEMPERATURE: 40.4°, SOIL TEMPERATURE 50.0°



TEMPERATURE READING TAKEN IN TREE PIT ON GRAMERCY PARK SOUTH, JANUARY 15, 2015.
AIR TEMPERATURE: 39.3°, SOIL TEMPERATURE 30.0° (SOIL WAS FROZEN)



TEMPERATURE TAKEN AT CON-ED MANHOLE SURFACE TO SOUTH OF MIDDLE TREE PIT, JANUARY 15, 2015. AIR TEMPERATURE: 41.0°, MANHOLE TEMPERATURE 99.0°

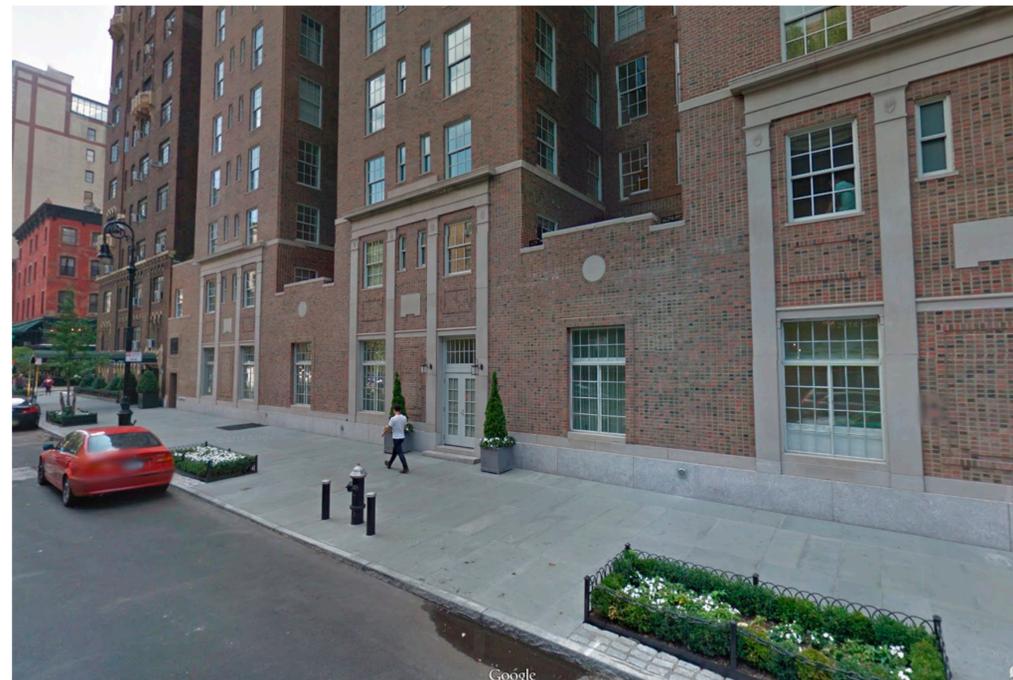


TEMPERATURE TAKEN AT CON-ED MANHOLE IN STREET TO EAST OF NORTHERN-MOST TREE PIT, JANUARY 15, 2015. AIR TEMPERATURE: 40.6°, MANHOLE COVER TEMPERATURE 134.6°

Field observations by a Certified Arborist on January 15, 2015 at 3:30 pm indicated elevated soil temperatures in tree pits by approximately 10 degrees above air temperature. By comparison, temperature taken at tree pits not adjacent to the Con-Ed vaults were approximately 10 degrees colder than the air temperature and soil was frozen. Temperature readings at the Con-Ed steam vault manhole covers adjacent to the tree pits on Irving Place indicated extreme temperature changes of 58 to 94 degrees above air temperature.

Temperature readings taken on August 1, 2014 at approximately 3:00 pm indicated soil temperatures of 90, 98.5 and 117.2 degrees respectively in tree pits from south to north. The air temperature was about 78 degrees.

It is suspected that the extreme temperature of the soil in these tree pits and surrounding pavement is the reason for the demise of trees installed during the recent building renovations. Increased soil temperatures contribute to increased fine root production and mortality as well as increased tree root respiration. Higher soil temperatures also tend to increase relative nitrogen levels in the soil which can be detrimental to the health of trees.



TREES IN GROUND LEVEL PLANTERS DIED DUE TO EXTREME HEAT FROM ADJACENT UTILITY VAULT AND PIPE.

EXISTING STREETScape



PROPOSED STREETScape ELEVATION

SCALE: 1/4" = 1'-0"

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EXISTING STREETScape

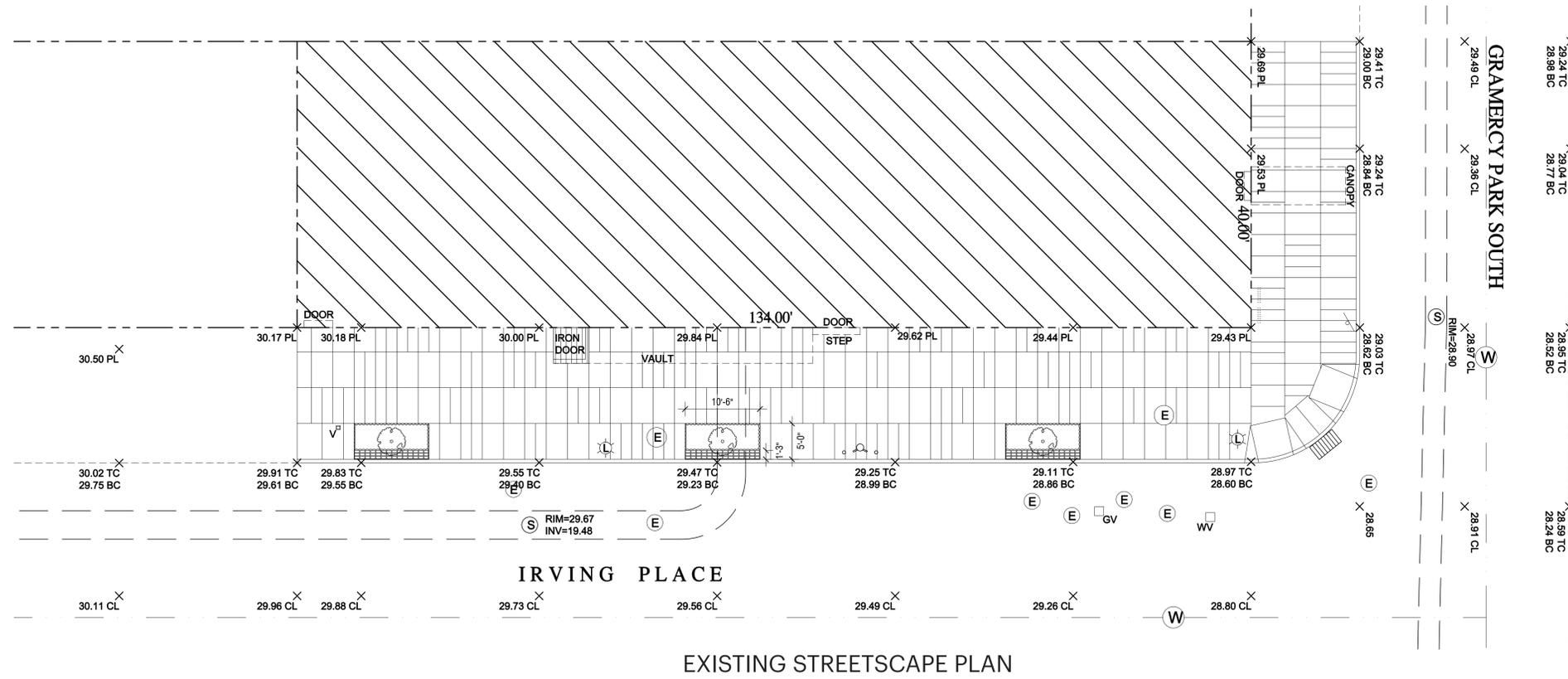


PROPOSED STREETScape ELEVATION

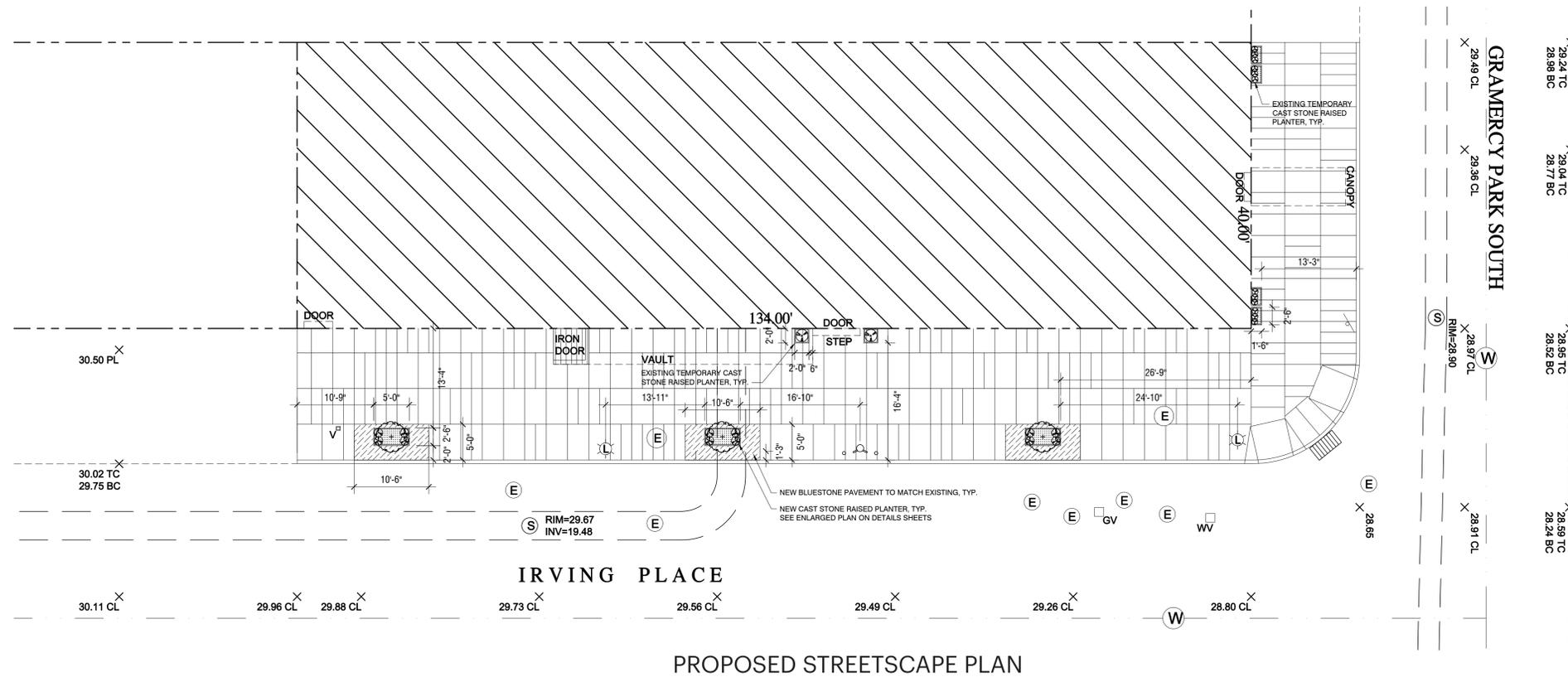
NOTE:
 EXISTING PLANTERS ARE TEMPORARY,
 PLACED FOR MARKETING PURPOSES
 BUT ARE PROPOSED TO BE MAINTAINED
 PERMANENTLY.



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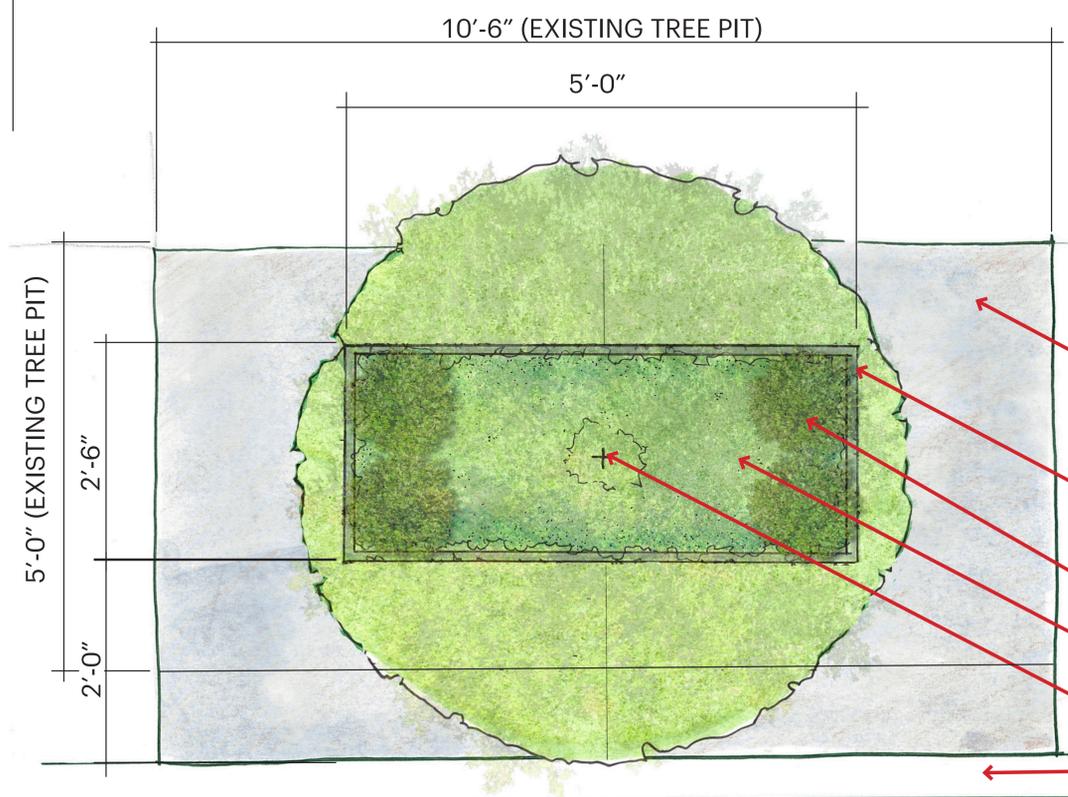


EXISTING STREETScape PLAN



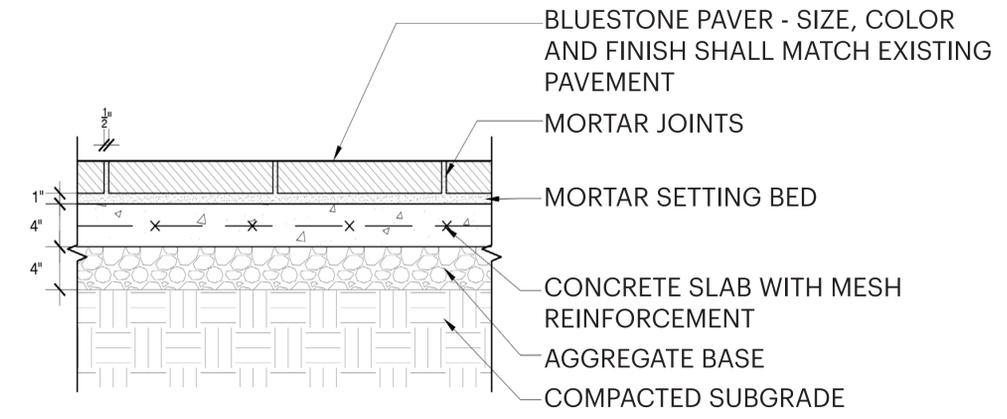
PROPOSED STREETScape PLAN





* NOTE: RECTANGULAR PLANTER IS CHOSEN TO PROVIDE LARGER SOIL VOLUME FOR TREE FOR BETTER TREE HEALTH, LARGER CANOPY AND LONGEVITY OF TREE LIFESPAN.

- BLUESTONE PAVEMENT TO MATCH EXISTING PAVEMENT IN COLOR AND SIZE
- CAST STONE RAISED PLANTER 72" LONG X 30" WIDE X 30" TALL
- EVERGREEN SHRUBS, TYP.
- PERENNIAL GROUNDCOVER IN PLANTER
- FLOWERING TREE IN PLANTER
- EXISTING CURB TO REMAIN



ENLARGED PLAN OF STREETSCAPE PLANTERS

PAVEMENT DETAIL (NOT TO SCALE)



SPRING
FLOWERING TREE:
Prunus sargentii 'Pink Flair'

FALL

LOW EVERGREEN SHRUB:
Ilex crenata 'Green Lustre'

PERENNIAL:
Nepeta x faassenii

SUGGESTED PLANT MATERIAL

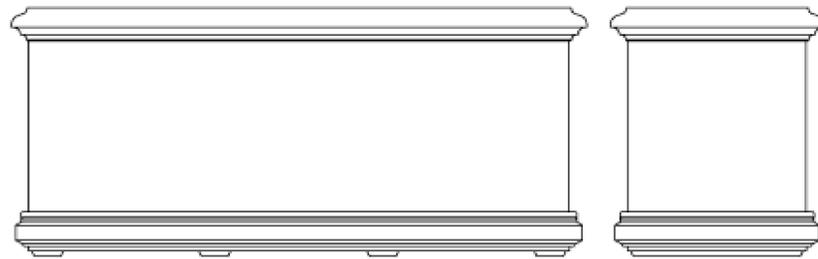
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Traditional Trough - Plain

LS 9337

CUSTOM SIZE: 60" LONG, 30" WIDE, 30" HIGH

~ Available with an Old World Texture, LS 4337 ~



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STREETSCAPE PLANTERS ALONG IRVING PLACE:
CAST STONE RAISED PLANTER
COLOR TO MATCH BUILDING WATER TABLE
SIZE: 60" X 30" X 30" HIGH



PLANTERS AT BUILDING ALONG GRAMERCY PARK SOUTH:
CAST STONE RAISED PLANTER
COLOR: AGED LEAD TO MATCH PAVEMENT
SIZE: 30" X 18" X 18" HIGH



PLANTERS AT BUILDING ENTRANCE ON IRVING PLACE:
CAST STONE RAISED PLANTER
COLOR: AGED LEAD TO MATCH PAVEMENT
SIZE: 24" X 24" X 24" HIGH

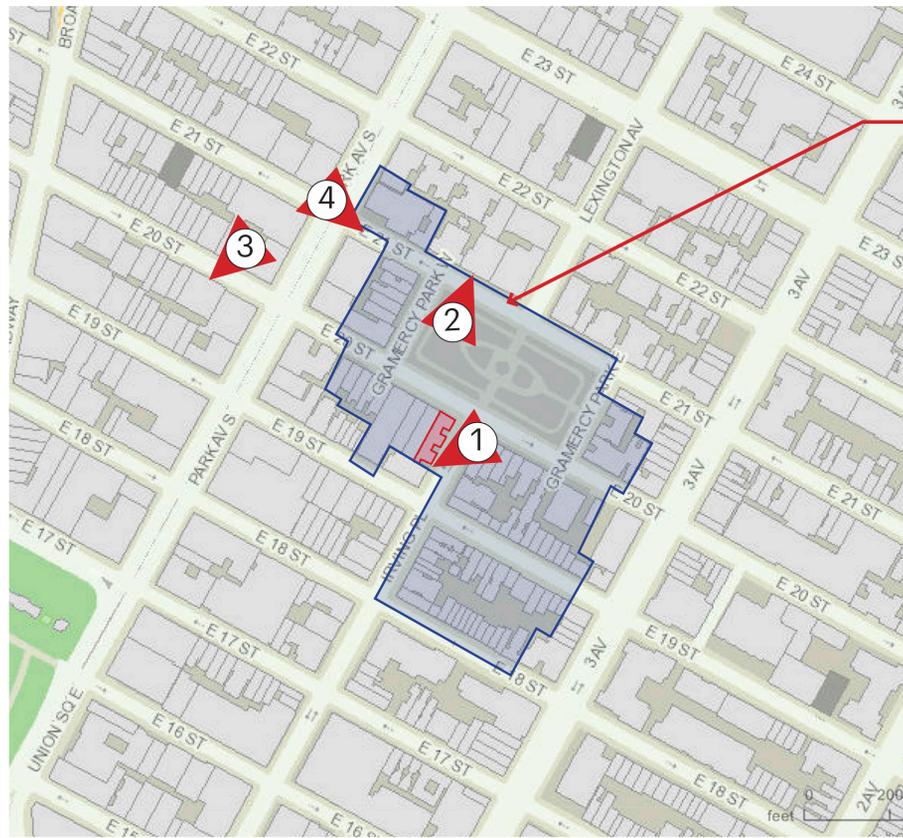


18 GRAMERCY PARK SOUTH
NEW YORK, NY

FORMER PLANTERS, DATED 2007
FEBRUARY 2, 2015

ZECKENDORF DEVELOPMENT
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GRAMERCY PARK
HISTORIC DISTRICT

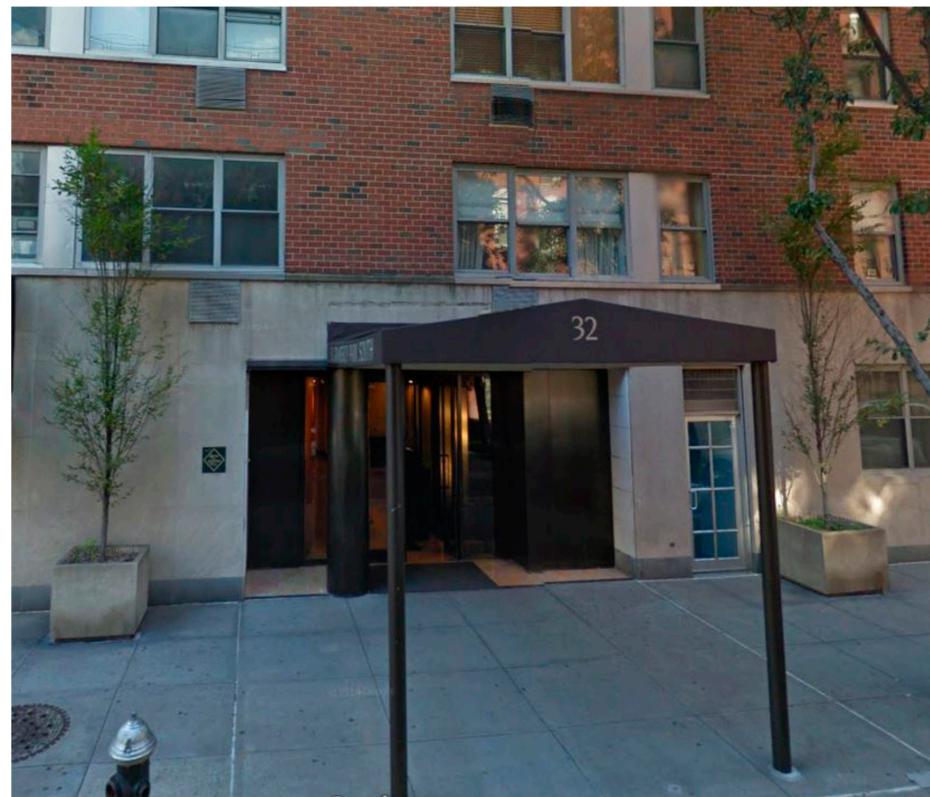
KEY MAP



1. 81 IRVING PLACE



2. 50 GRAMERCY PARK NORTH



3. 32 EAST 21ST STREET



4. EAST 21ST STREET NEAR PARK AVENUE SOUTH