

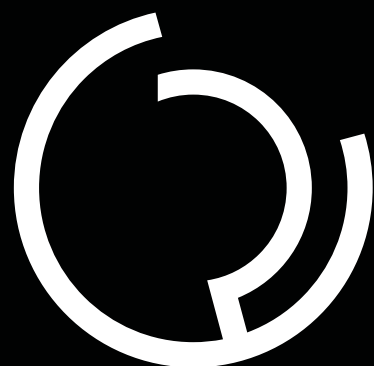
FOTOGRAFISKA NEW YORK

LANDMARKS PRESERVATION COMMISSION

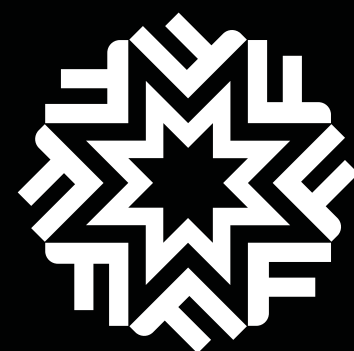
LPC PUBLIC HEARING

281 PARK AVE SOUTH
NEW YORK

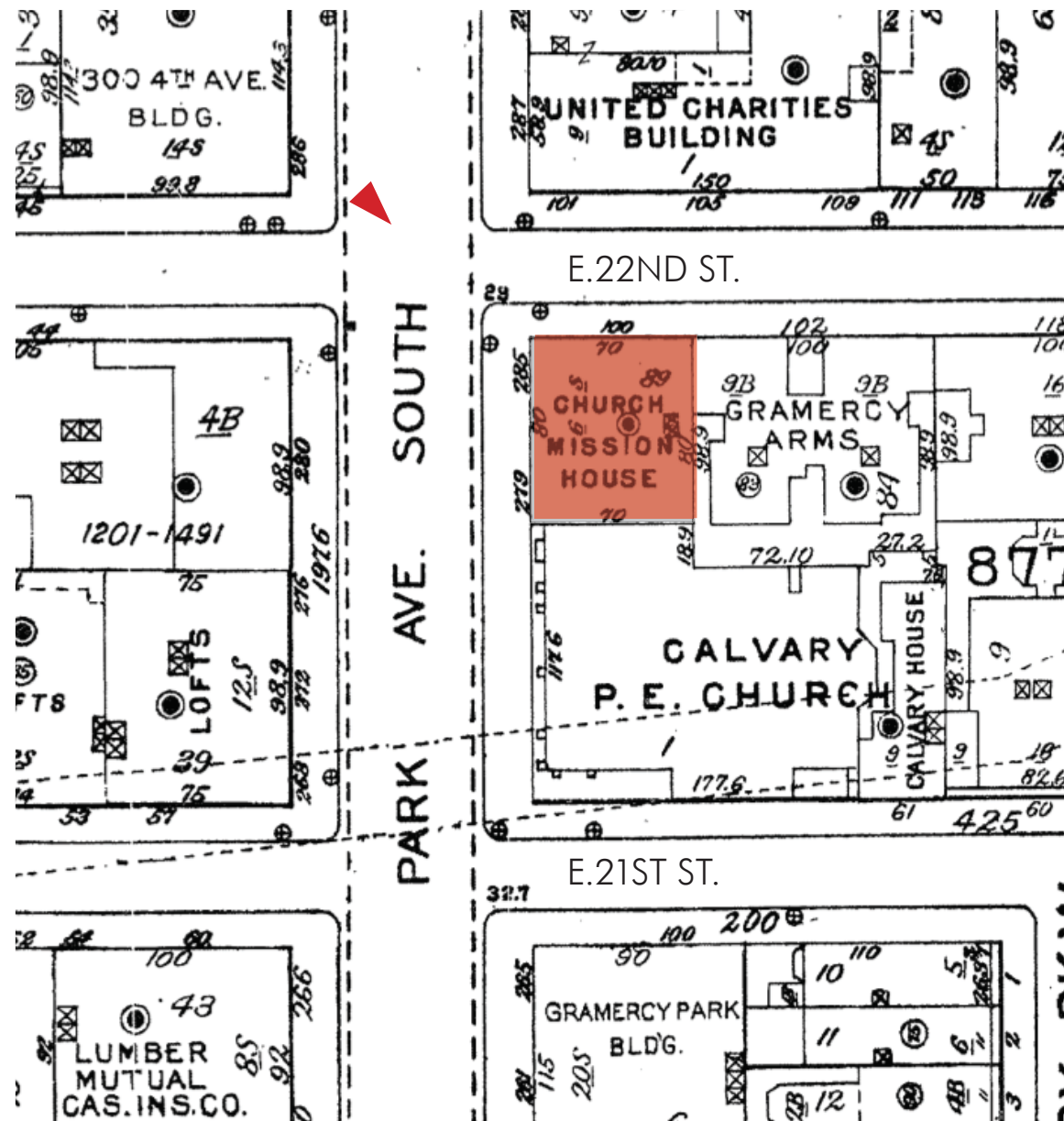
19 JUNE, 2018



CETRA RUDDY



Fotografiska



SITE PLAN



281 PARK AVENUE SOUTH

EXISTING CONDITIONS

281 Park Avenue South



1894



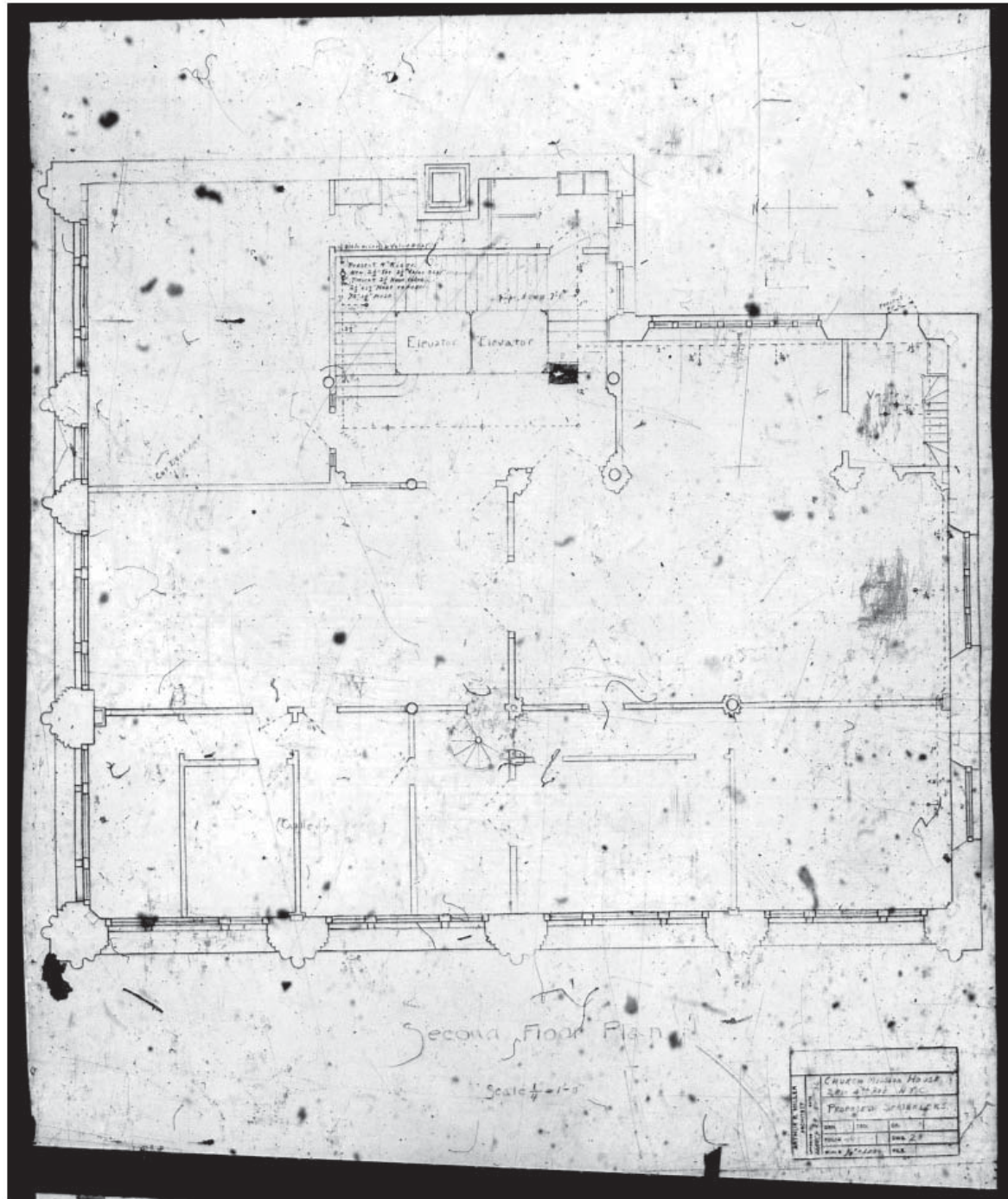
1905



1940'S



1979



HISTORIC PLAN & EXISTING CONDITIONS

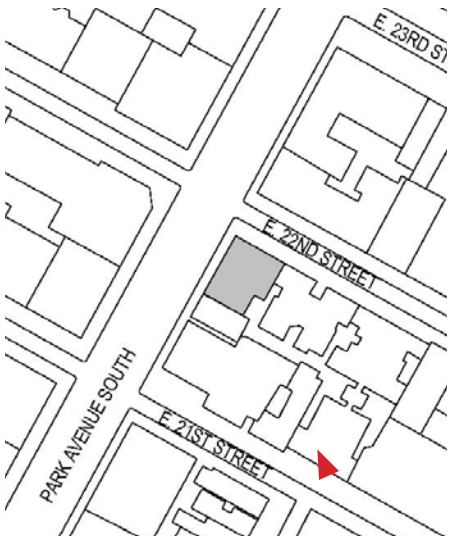
281 Park Avenue South



EXISTING- PHASE 1

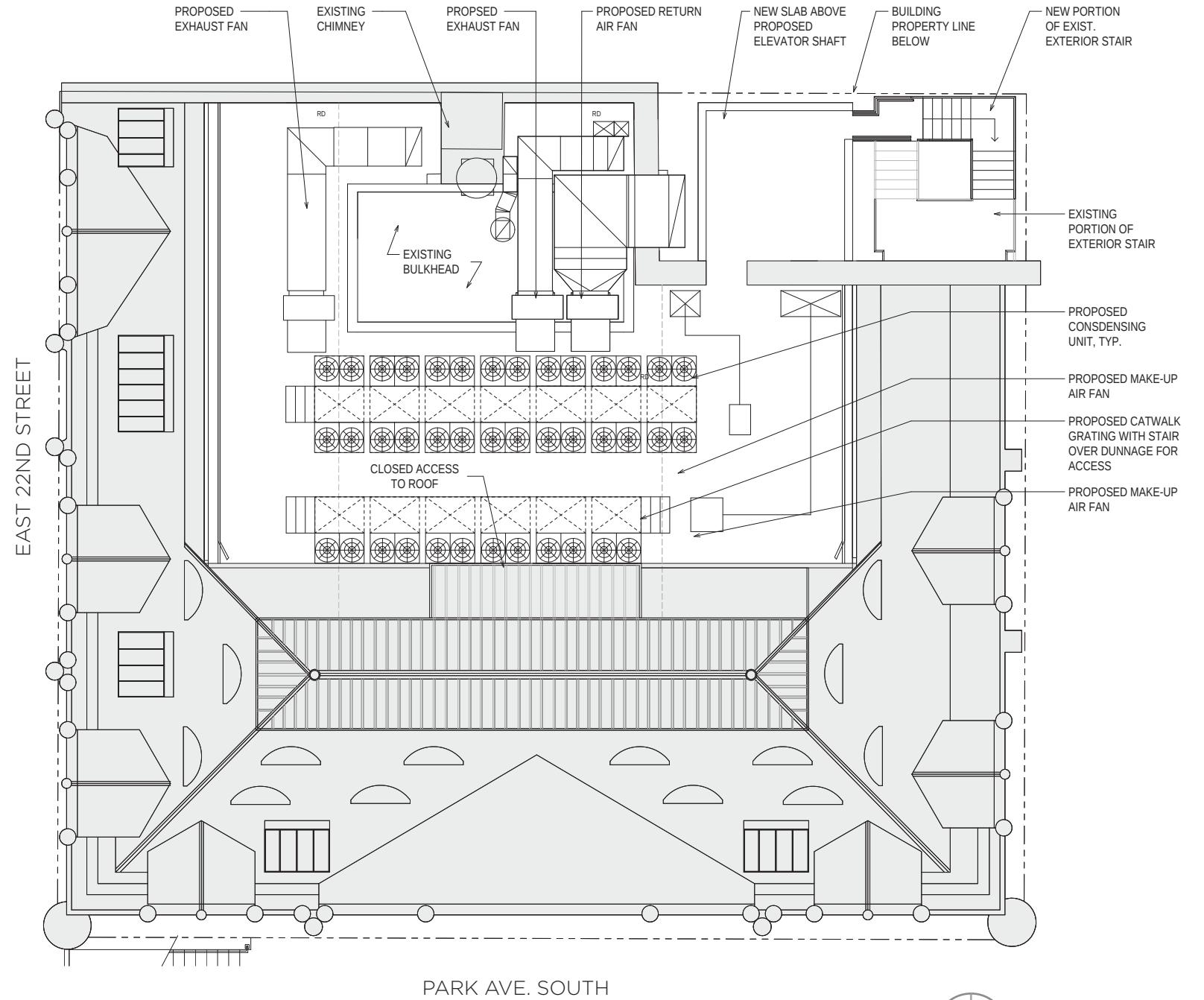
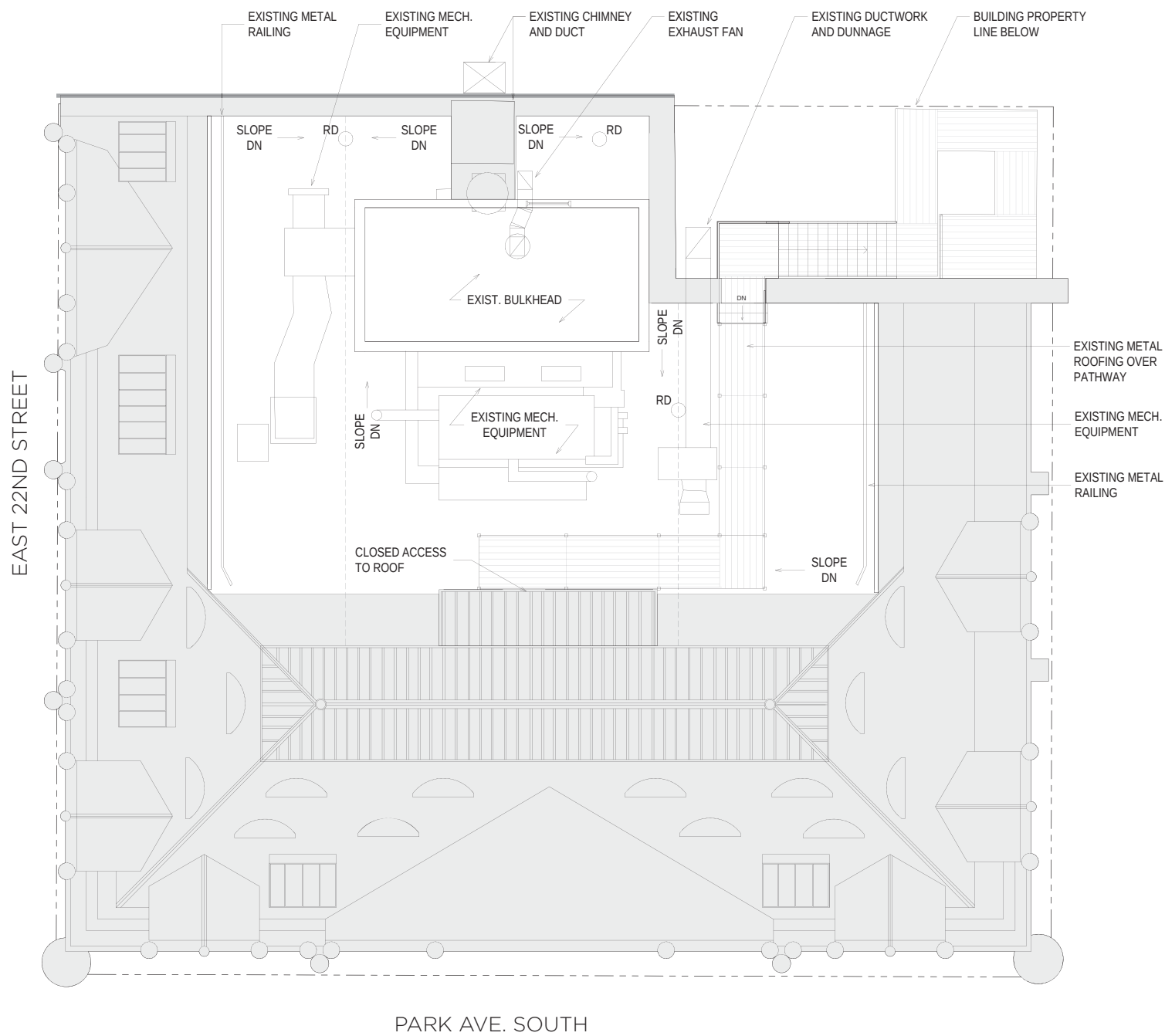


PROPOSED- PHASE 2



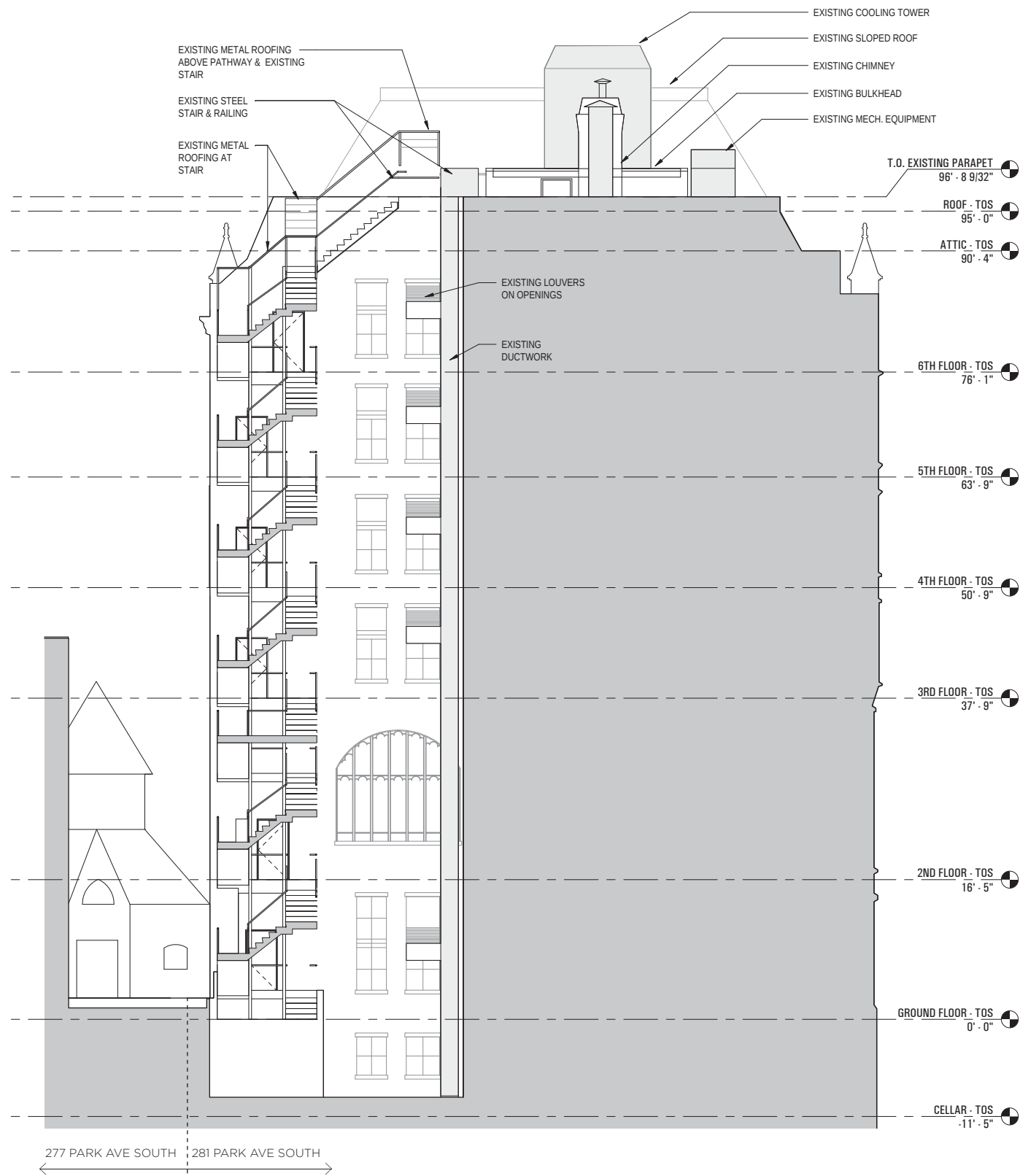
EXISTING AND PROPOSED AXONOMETRIC

281 Park Avenue South

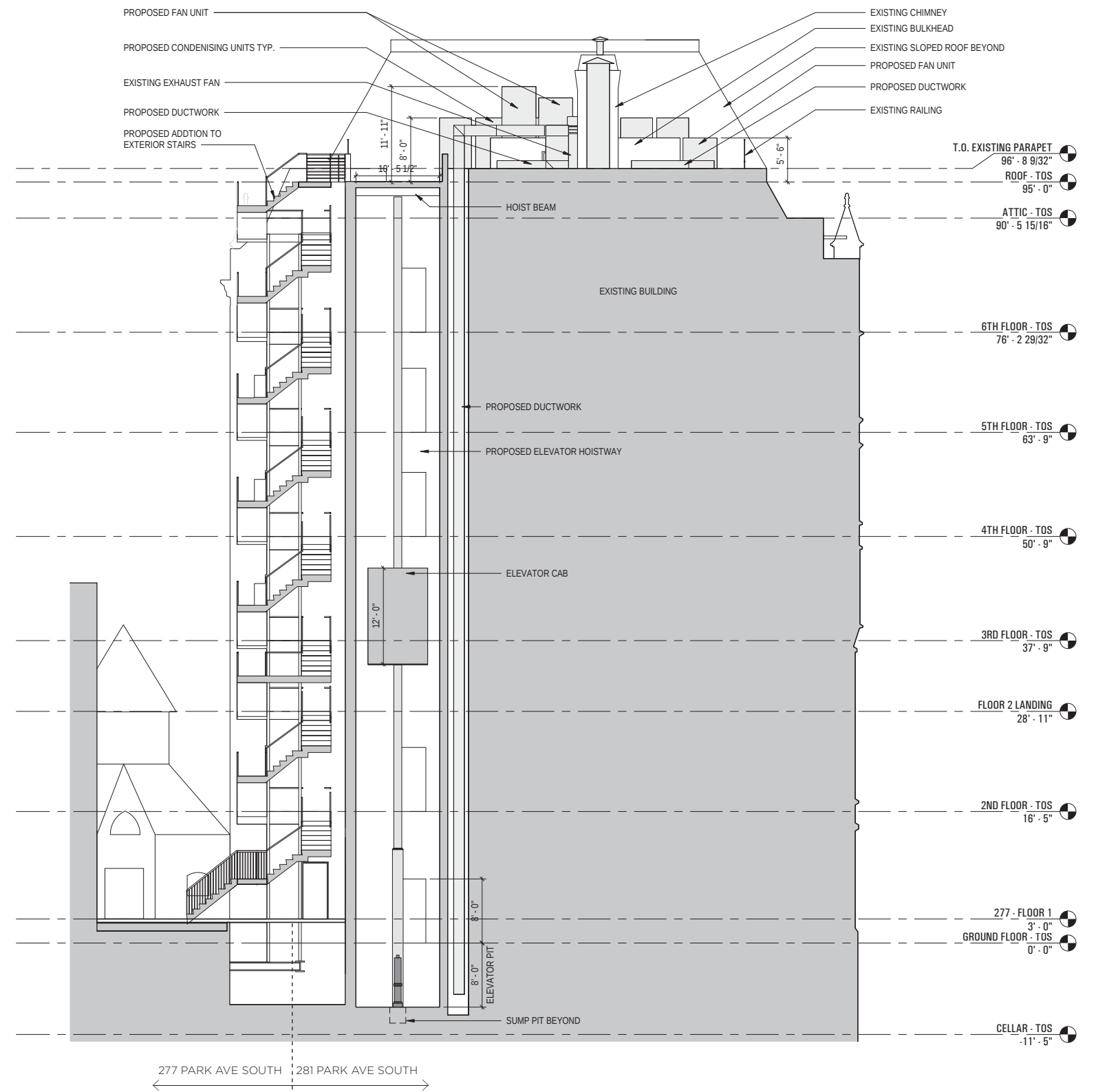


EXISTING AND PROPOSED ROOF LAYOUT

281 Park Avenue South

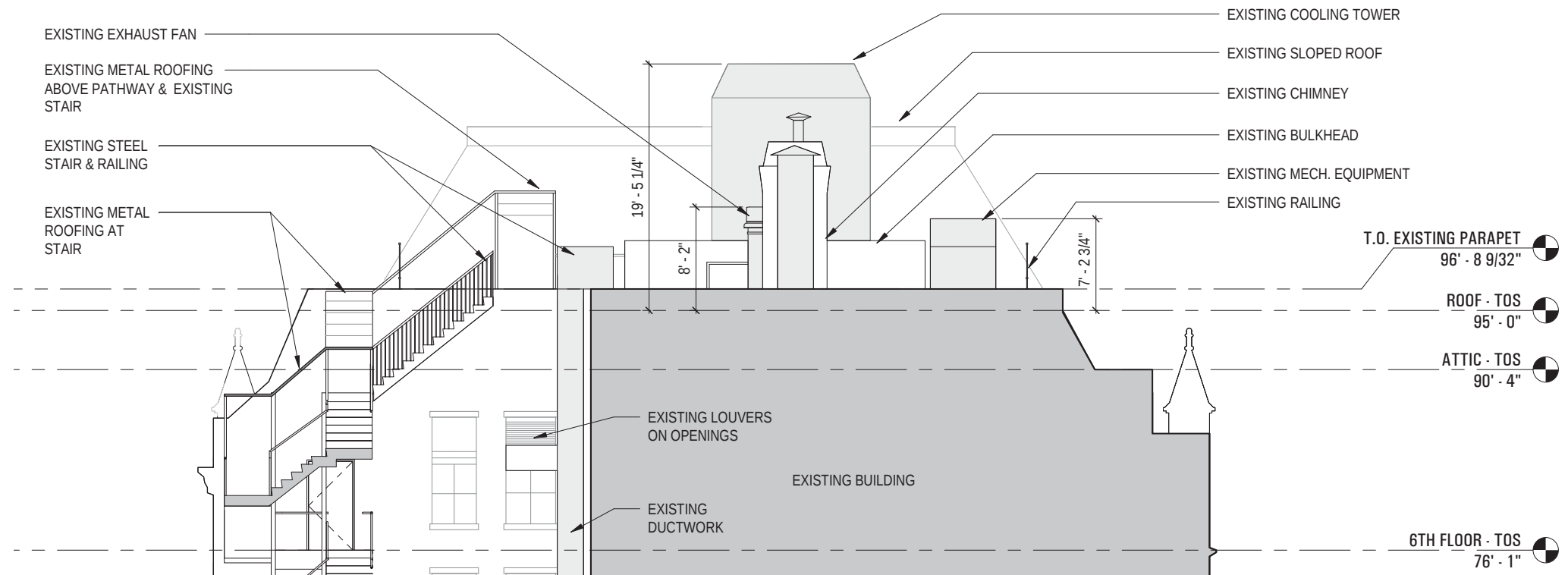


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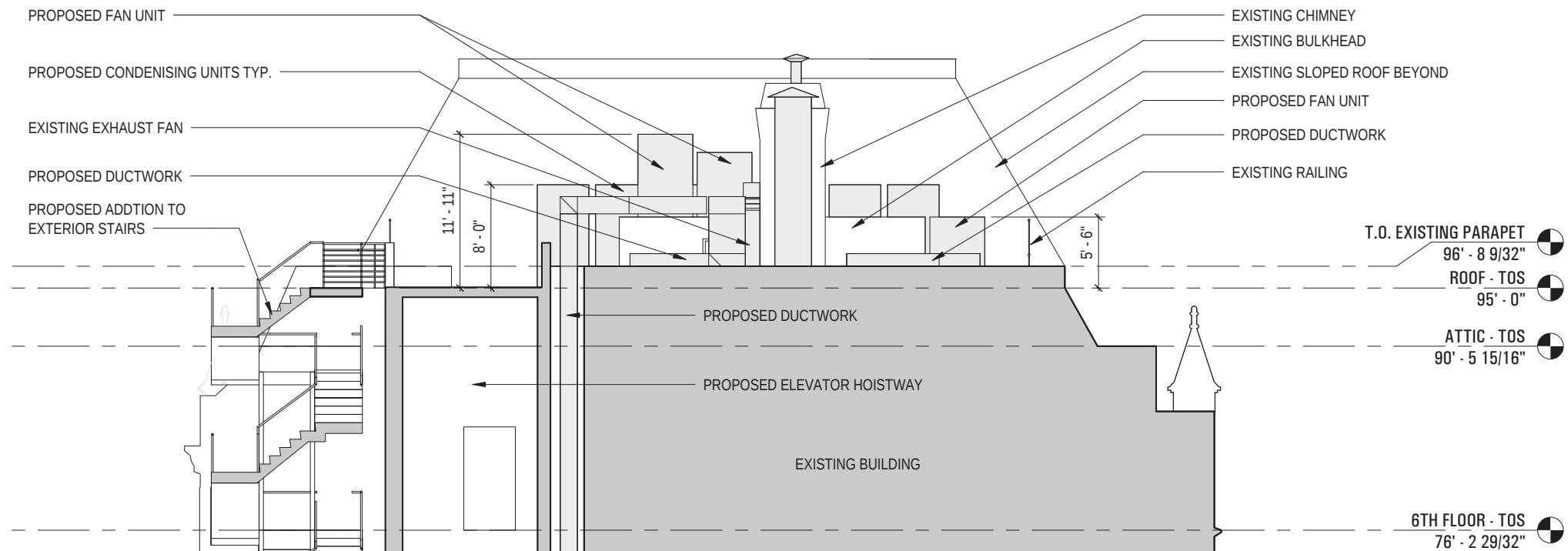


PROPOSED

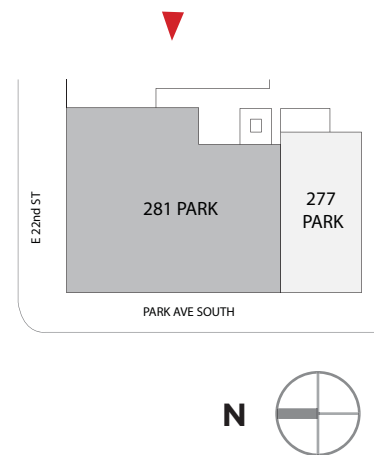
EAST ELEVATION 281 Park Avenue South



EXISTING ROOFTOP- EAST ELEVATION

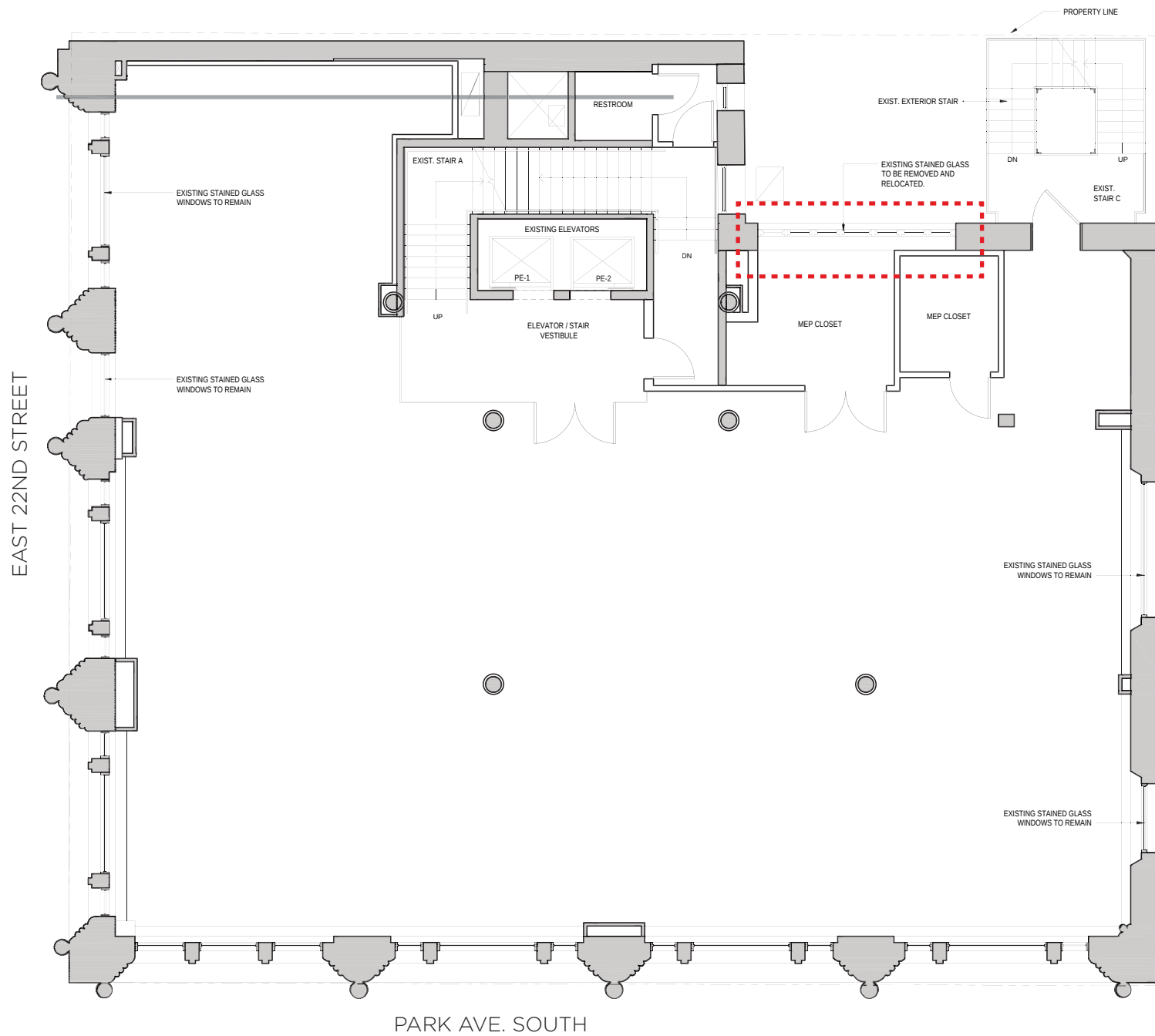


PROPOSED ROOFTOP- EAST ELEVATION

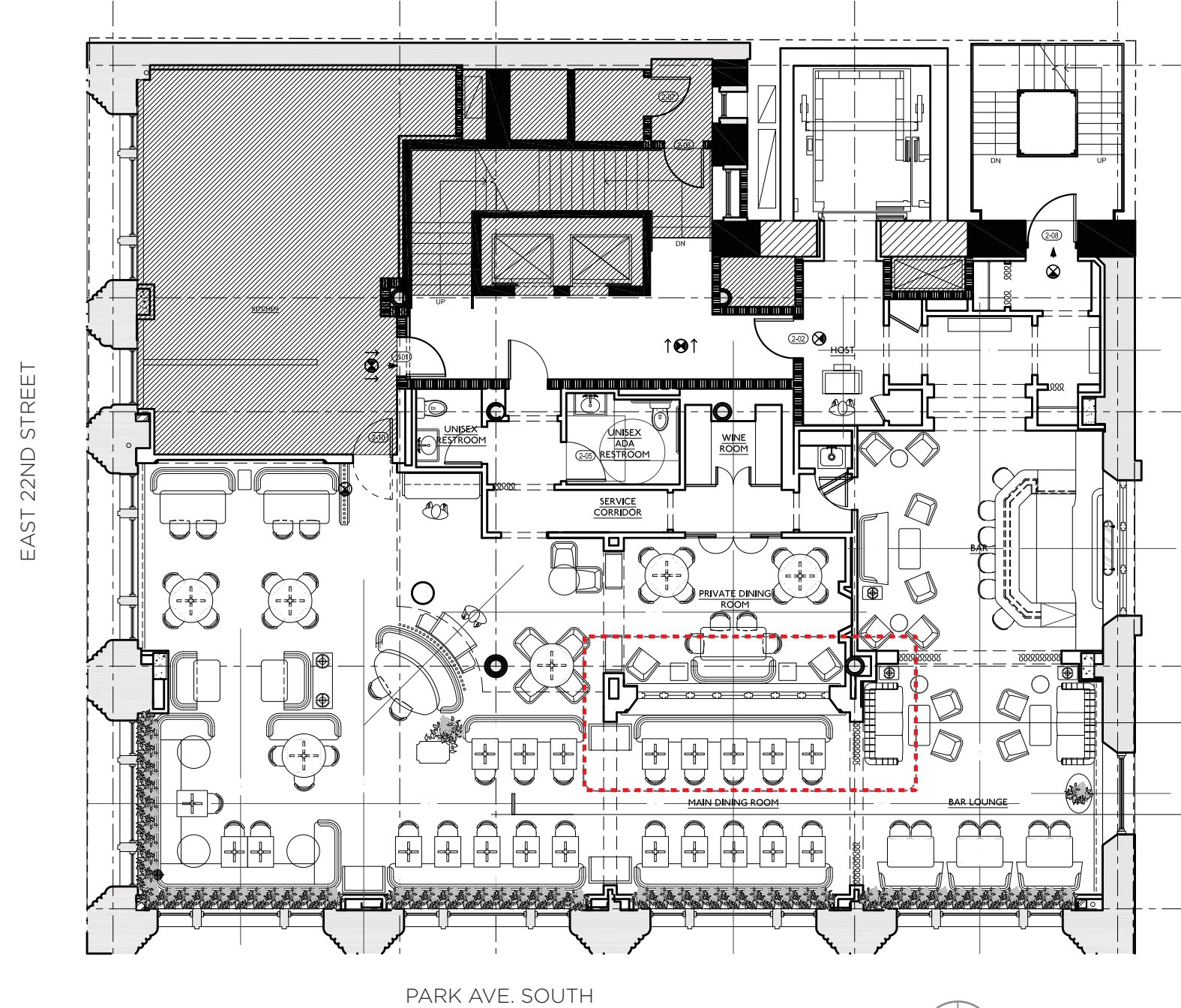


EXISTING AND PROPOSED ROOF PLAN DIAGRAM

281 Park Avenue South

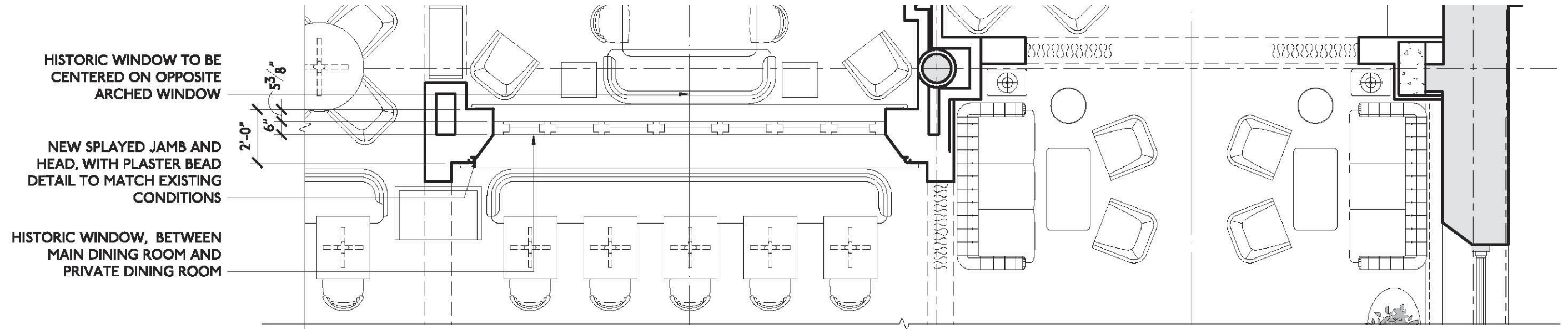


EXISTING

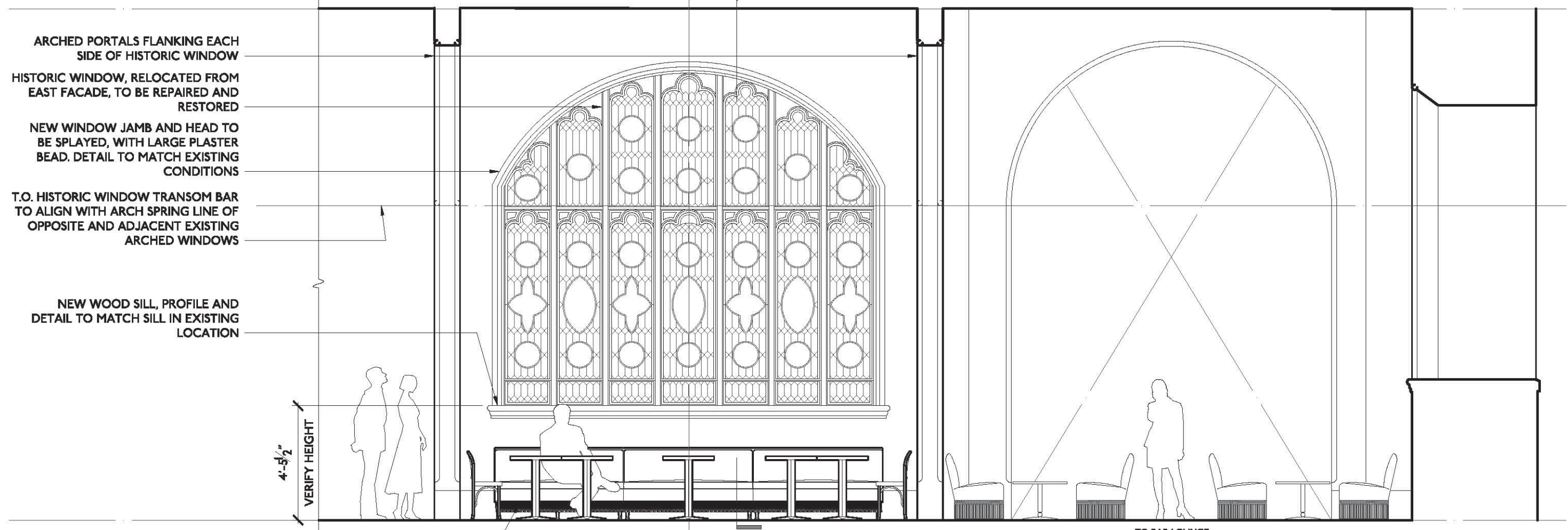


PROPOSED

STAINED GLASS SCOPE OF WORK: Existing stained-glass window to be carefully removed from east wall and transported off-site for restoration. All stained glass and wood frame elements to be catalogued, inspected, cleaned and restored in kind. Stained-glass window to be returned to the site and installed in the center of the second-floor restaurant space.



1 ENLARGED PLAN
SCALE: 1/4"=1'-0"
LPC-03

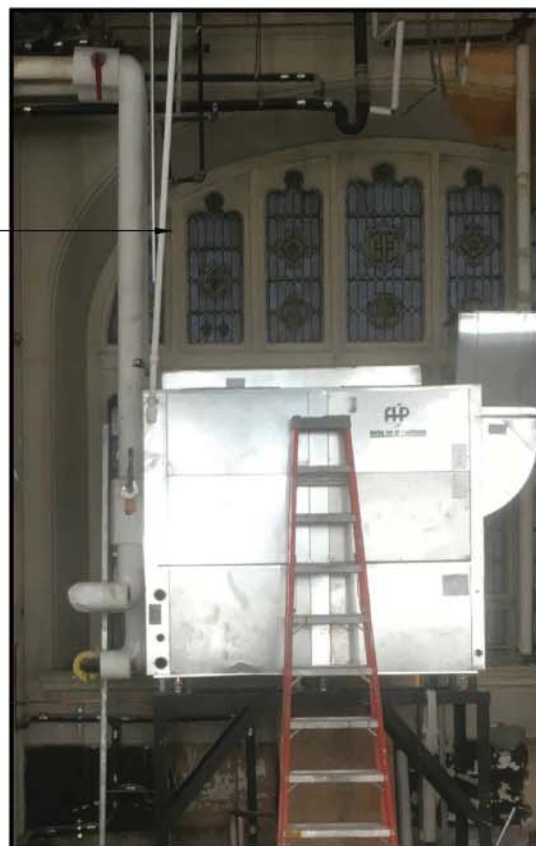


2 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

ENLARGED PLAN & WINDOW ELEVATION

281 Park Avenue South

HISTORIC WINDOW IN EXISTING LOCATION. NEW JAMB AND HEAD TO BE SPLAYED TO MATCH



PLASTER BEAD TO BE PULLED AROUND HEAD AND JAMB, TO MATCH EXISTING CONDITION

NEW WOOD SILL TO MATCH EXISTING CONDITION



PROVIDE MIN. 12" SPACE BETWEEN WALL AND SOFFIT IN PDR, FOR FULL EXPOSURE OF HISTORIC WINDOW

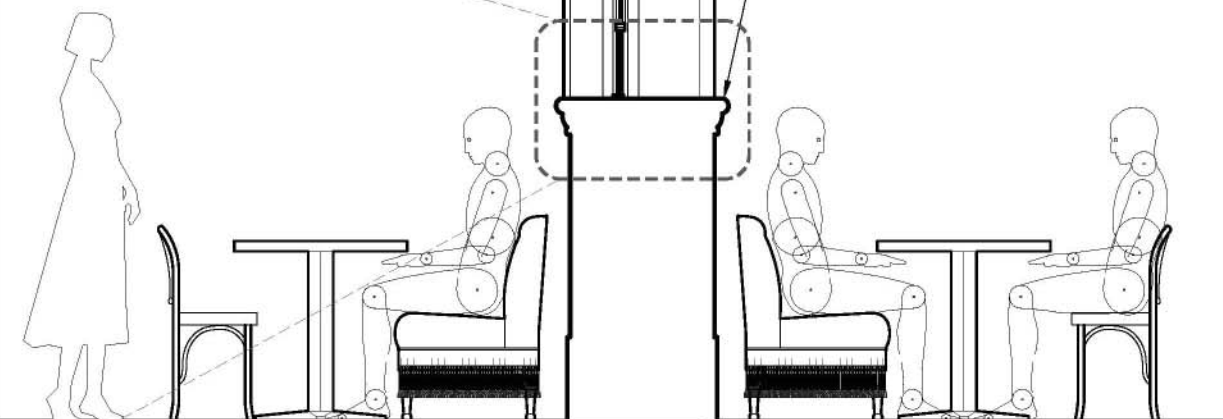
SPLAYED HEAD AND JAMB, WITH NEW PLASTER BEAD

DROPPED CEILING TO CONCEAL MECHANICAL UNITS AND DUCT WORK

FASCIA OF SOFFIT BEHIND WINDOW TO BE MIRRORED

ALIGN

NEW WOOD SILL TO MATCH EXISTING, BOTH SIDES



PRIVATE DINING ROOM

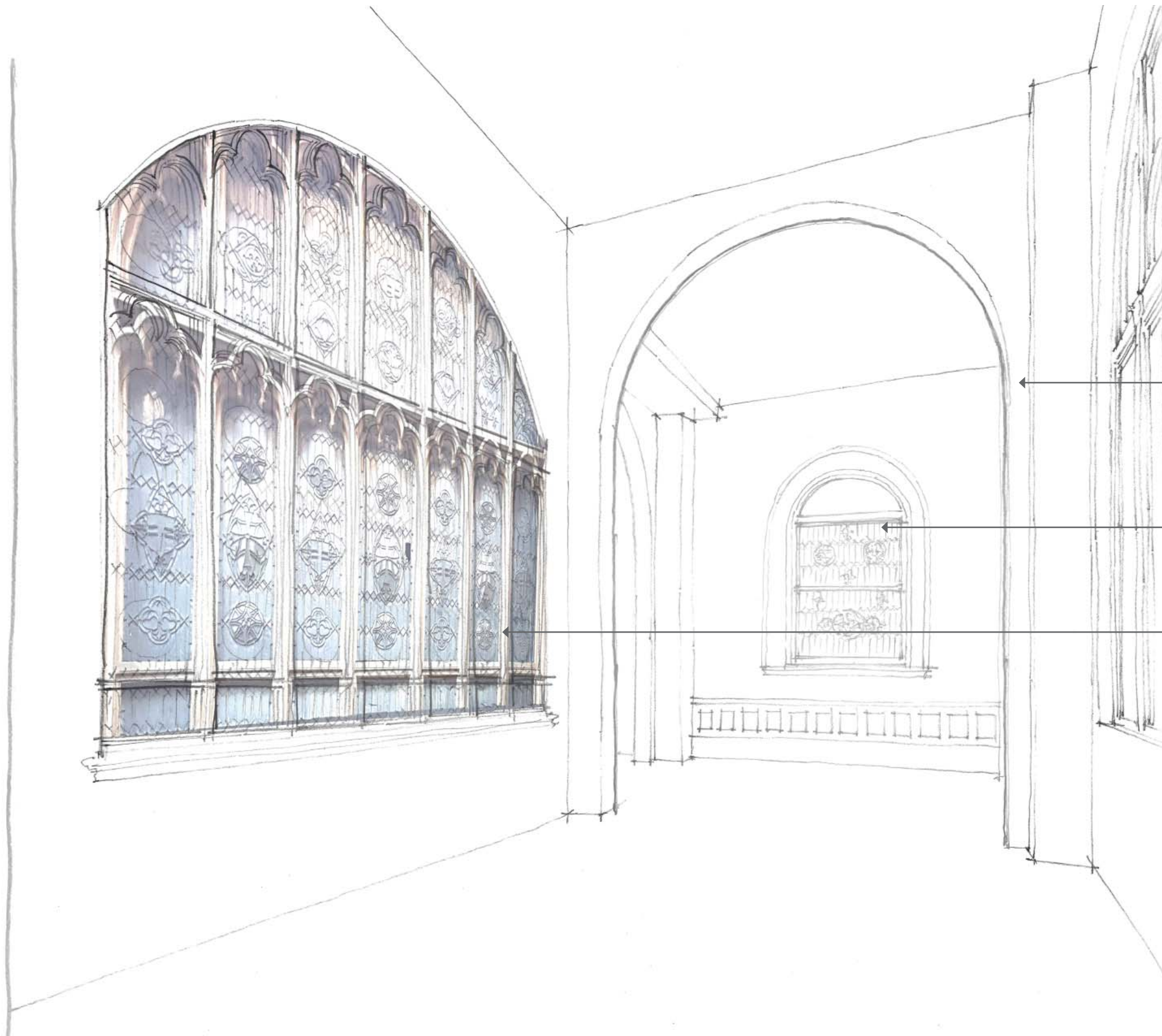
MAIN DINING ROOM

1 WINDOW SECTION

SCALE: 3/8"=1'-0"

WINDOW SECTION & EXISTING CONDITIONS

281 Park Avenue South



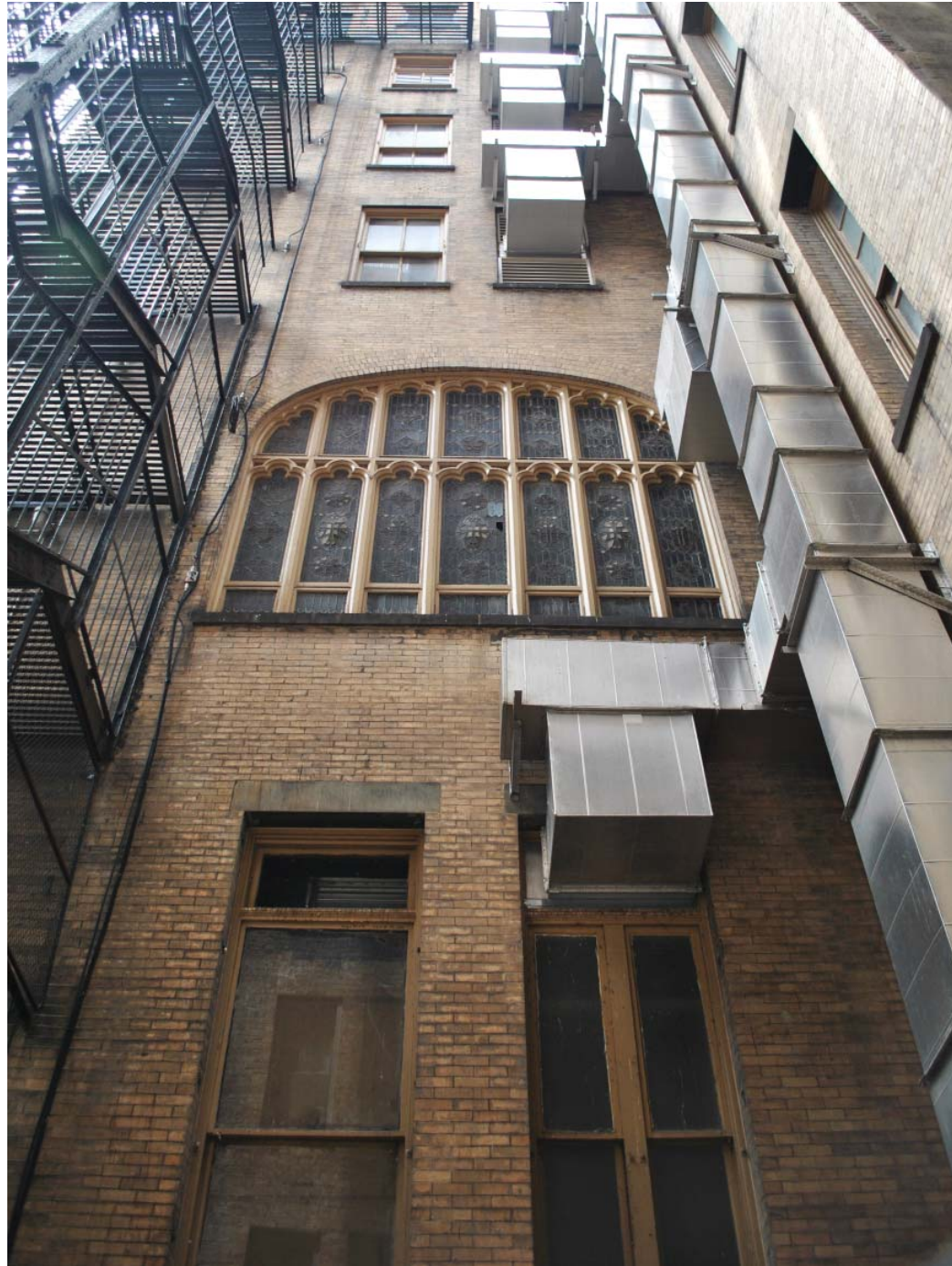
HISTORIC WINDOW
FLANKED BY TWO
NEW PLASTER ARCHES,
WITH SAME SPRINT
POINT AS ARCHED
WINDOWS

EXISTING STAINED
GLASS WINDOW AT
SOUTH FACADE

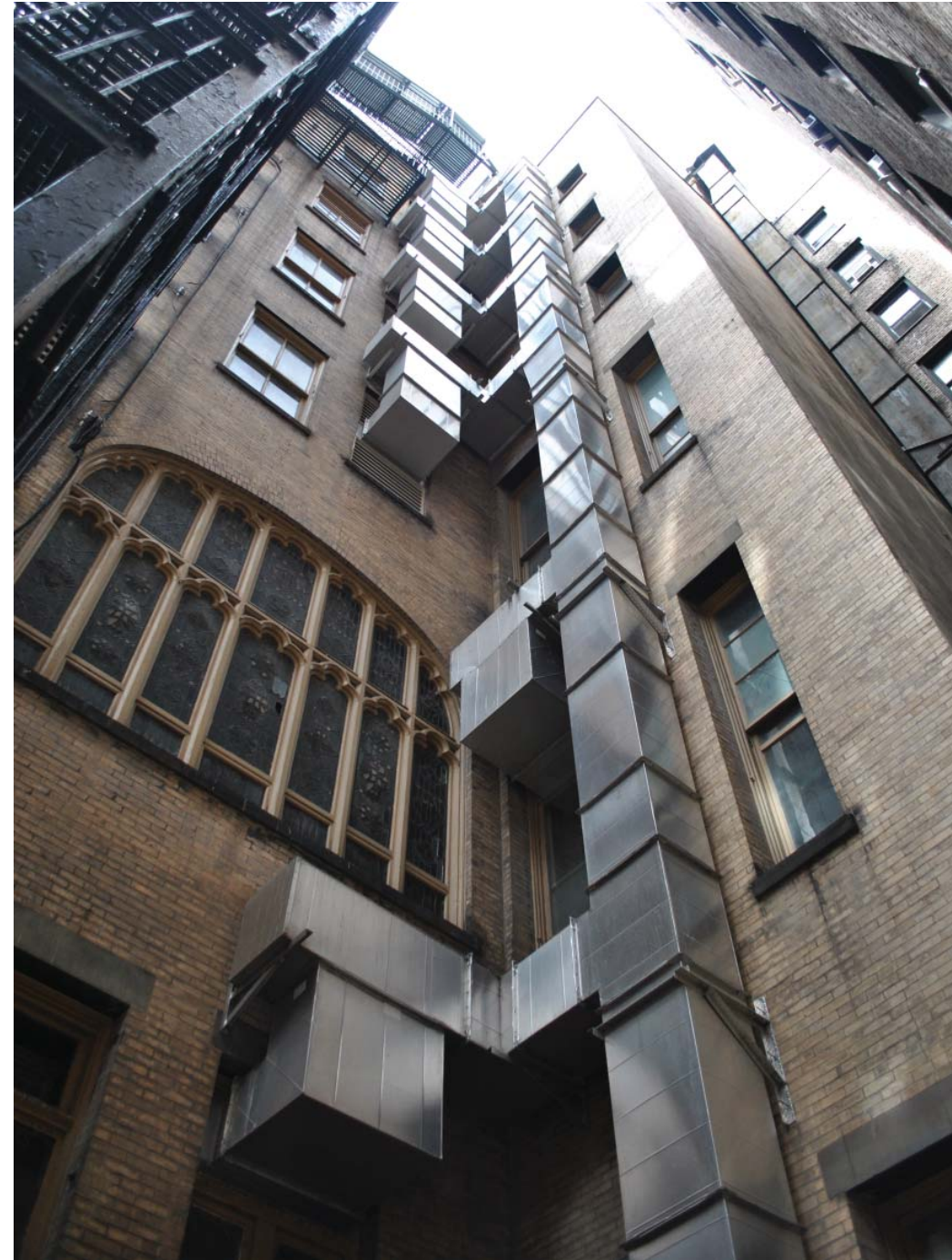
LOCATION OF HISTORIC
WINDOW, CENTERED
OPPOSITE OF EXISTING
ARCHED WINDOW

VIEW TOWARDS DINING ROOM

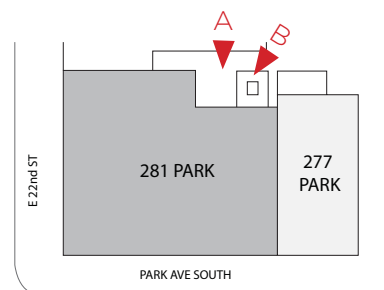
281 Park Avenue South



A. VIEW OF EXISTING REAR YARD-
EAST FACADE



B. VIEW OF EXISTING REAR YARD-
SOUTH FACADE



EXISTING CONDITIONS

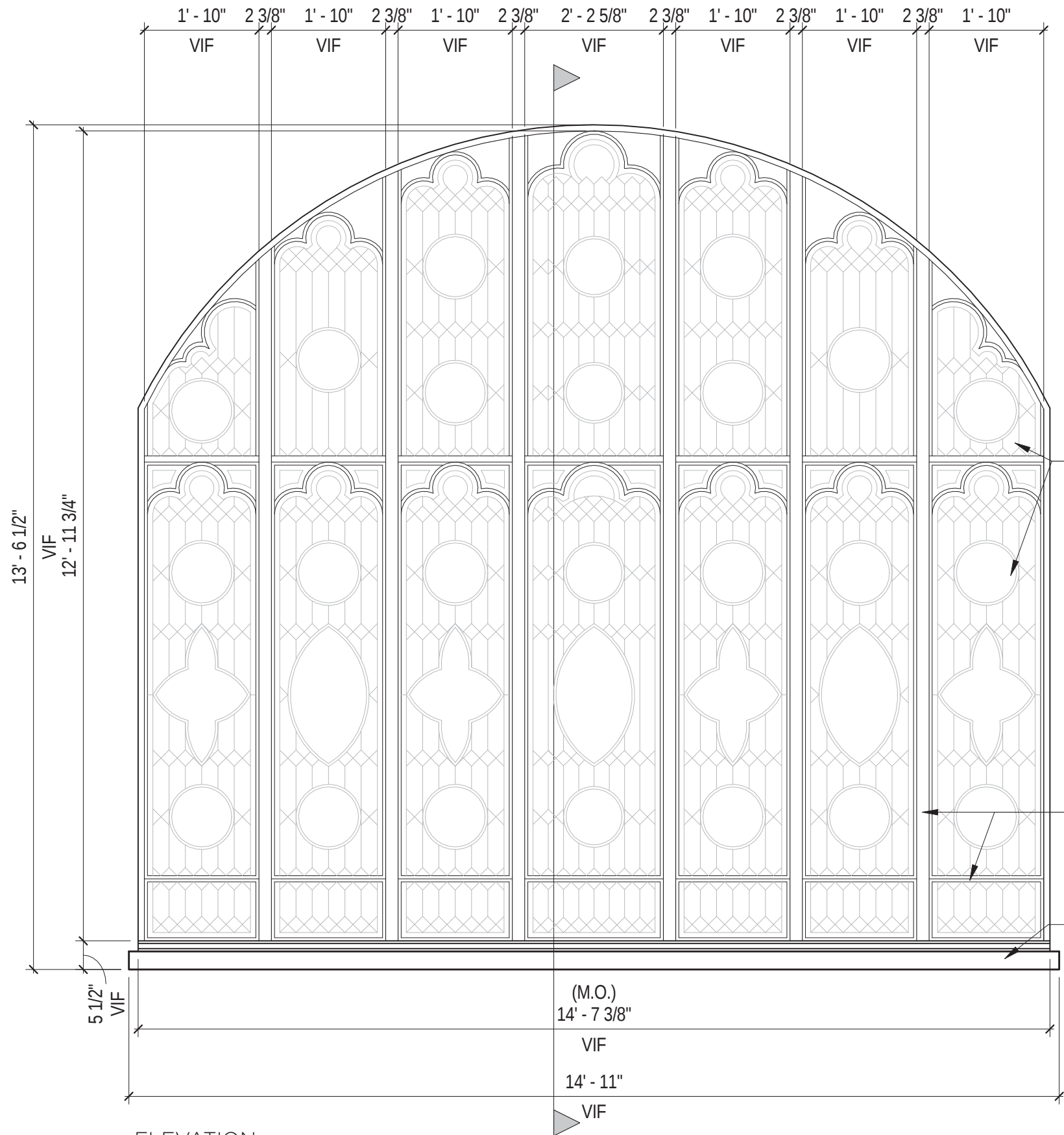
281 Park Avenue South



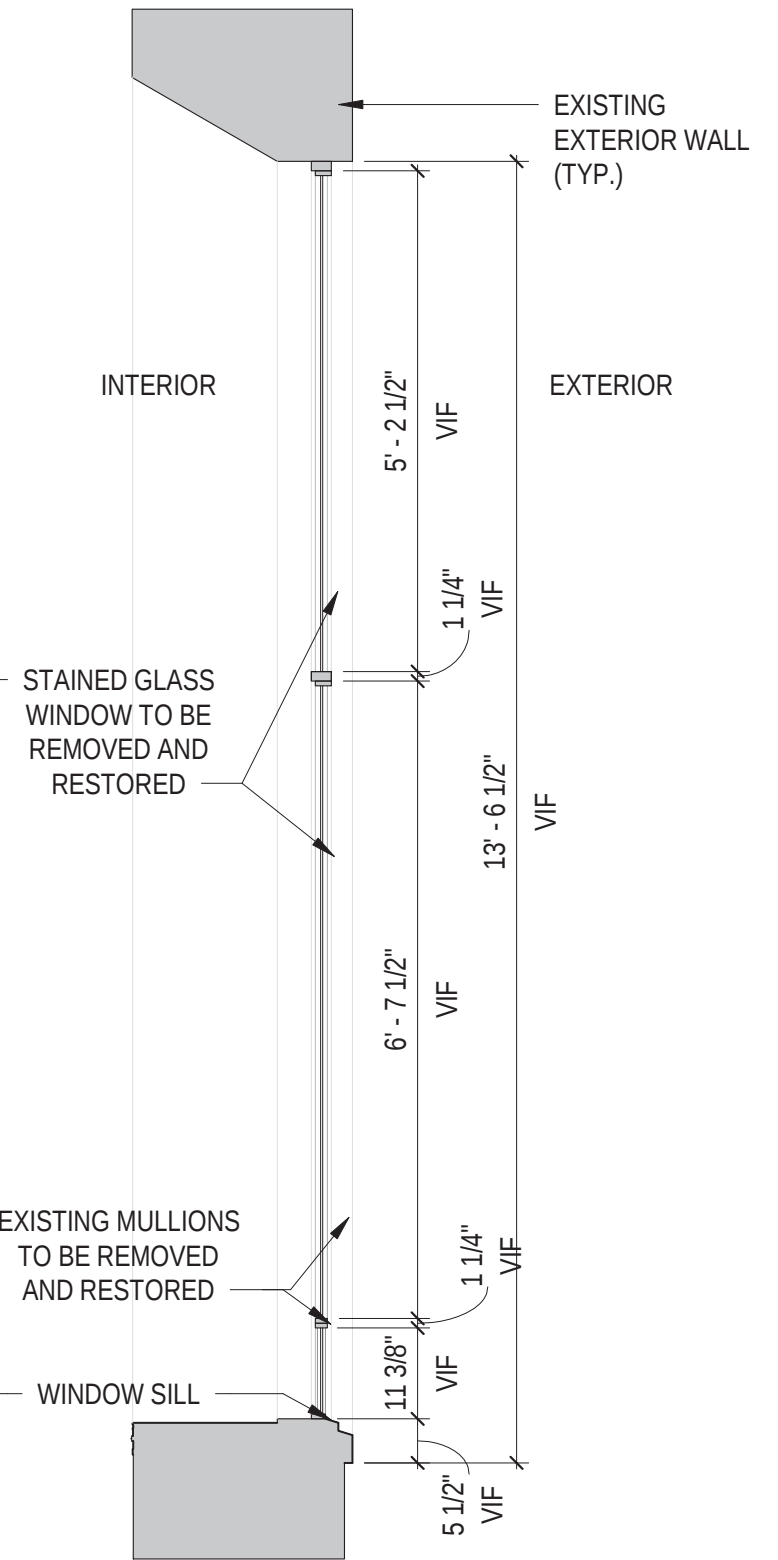
EXTERIOR



INTERIOR



ELEVATION
SCALE: 1/2"=1'-0"



SECTION
SCALE: 1/2"=1'-0"

ELEVATION AND SECTION OF STAINED GLASS WINDOW

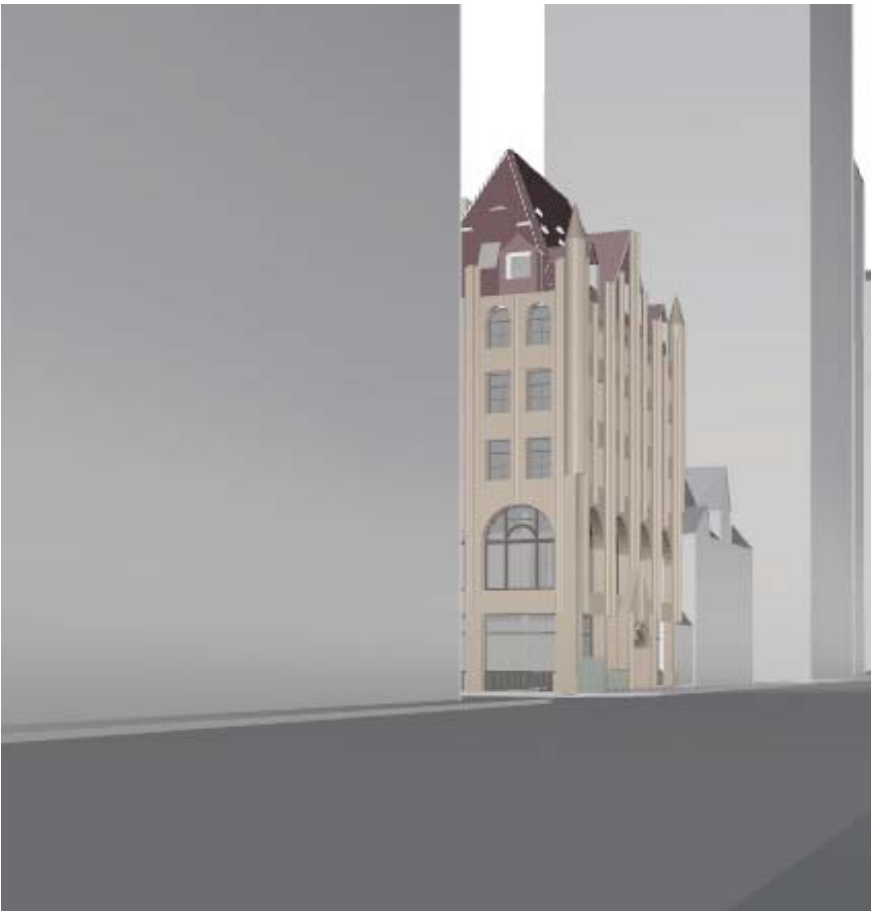
281 Park Avenue South



EXISTING VIEW



MOCK-UP VIEW



PROPOSED- 3D MODEL



EXISTING AND PROPOSED VISIBILITY MOCKUP

281 Park Avenue South



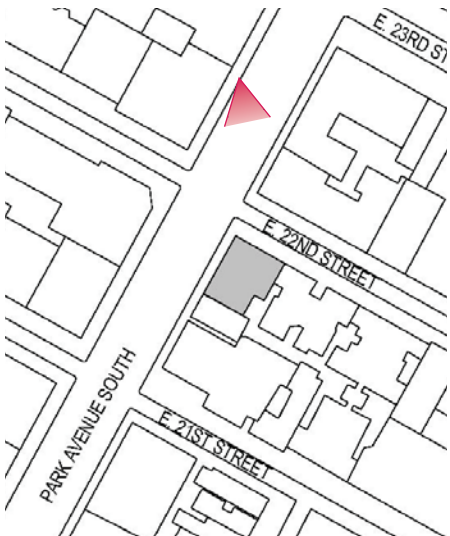
EXISTING VIEW



MOCK-UP VIEW



PROPOSED- 3D MODEL



EXISTING AND PROPOSED VISIBILITY MOCKUP

281 Park Avenue South



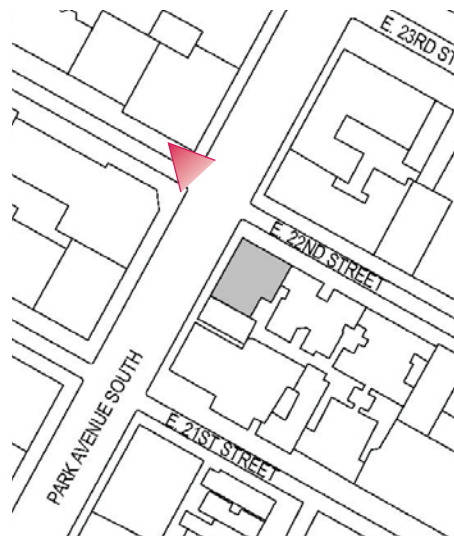
EXISTING VIEW



MOCK-UP VIEW
NO VISIBILITY



PROPOSED- 3D MODEL





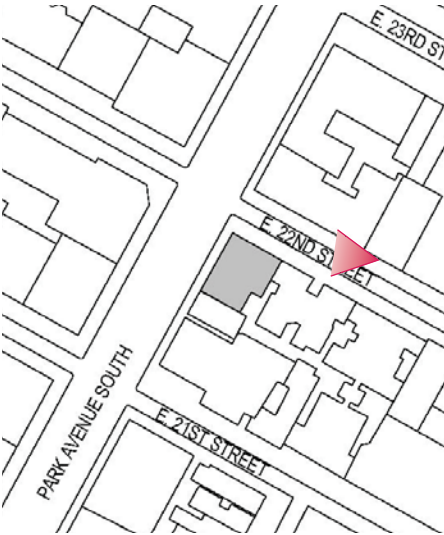
EXISTING VIEW



MOCK-UP VIEW-
NO VISIBILITY



PROPOSED- 3D MODEL



EXISTING AND PROPOSED VISIBILITY MOCKUP
281 Park Avenue South



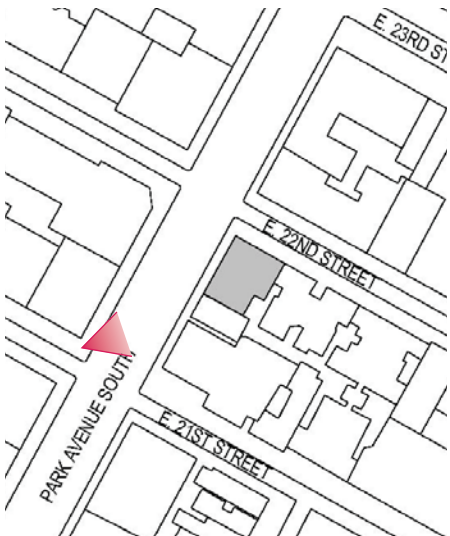
EXISTING VIEW



MOCK-UP VIEW



PROPOSED- 3D MODEL



EXISTING AND PROPOSED VISIBILITY MOCKUP

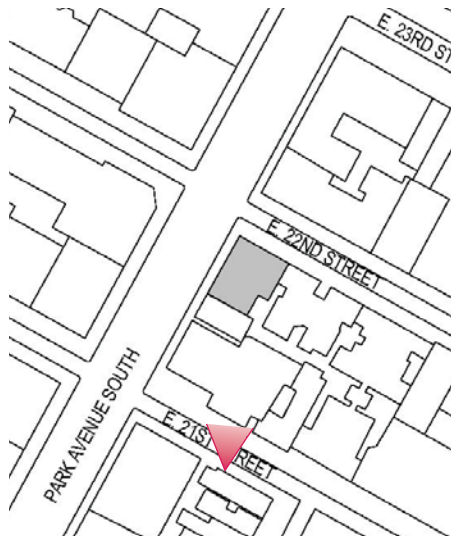
281 Park Avenue South



EXISTING VIEW



MOCK-UP VIEW-
NO VISIBILITY



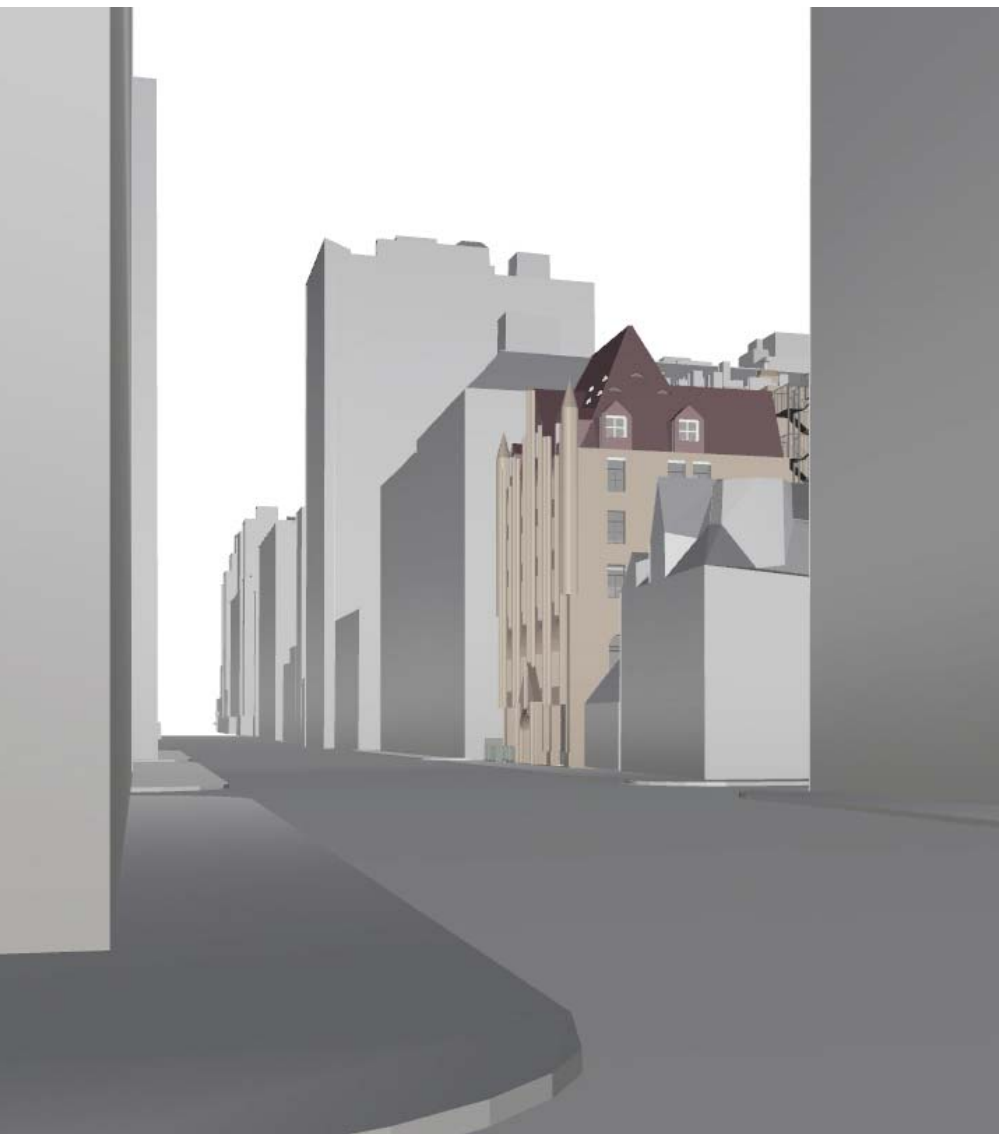
EXISTING AND PROPOSED VISIBILITY MOCKUP
281 Park Avenue South



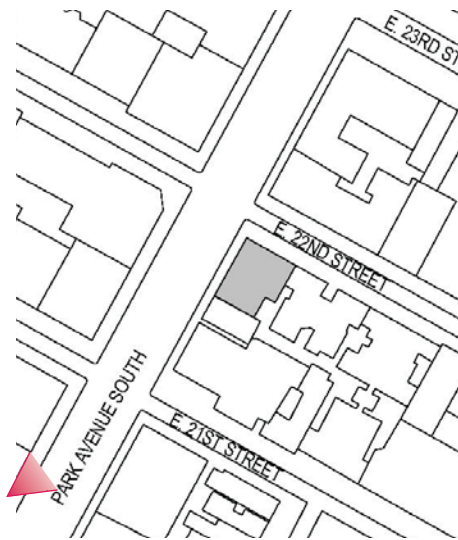
EXISTING VIEW



MOCK-UP VIEW



PROPOSED- 3D MODEL



EXISTING AND PROPOSED VISIBILITY MOCKUP

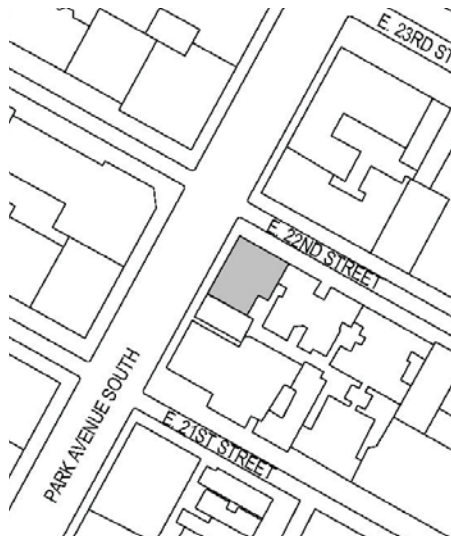
281 Park Avenue South



EXISTING VIEW

MOCK-UP VIEW

PROPOSED- 3D MODEL



EXISTING AND PROPOSED VISIBILITY MOCKUP

281 Park Avenue South



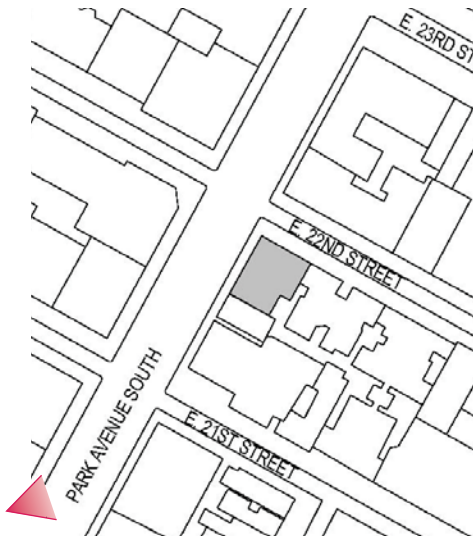
EXISTING VIEW



MOCK-UP VIEW

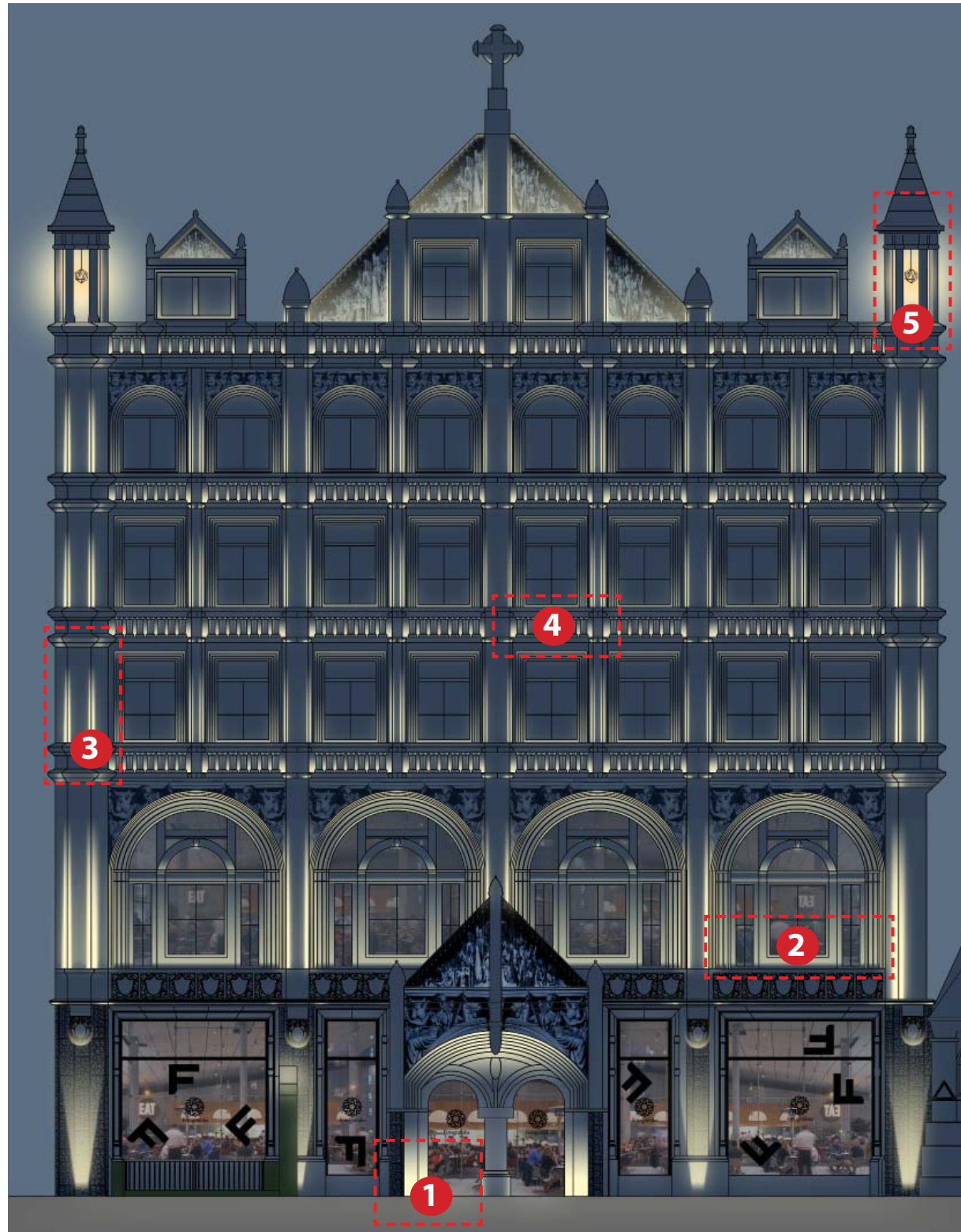


PROPOSED- 3D MODEL

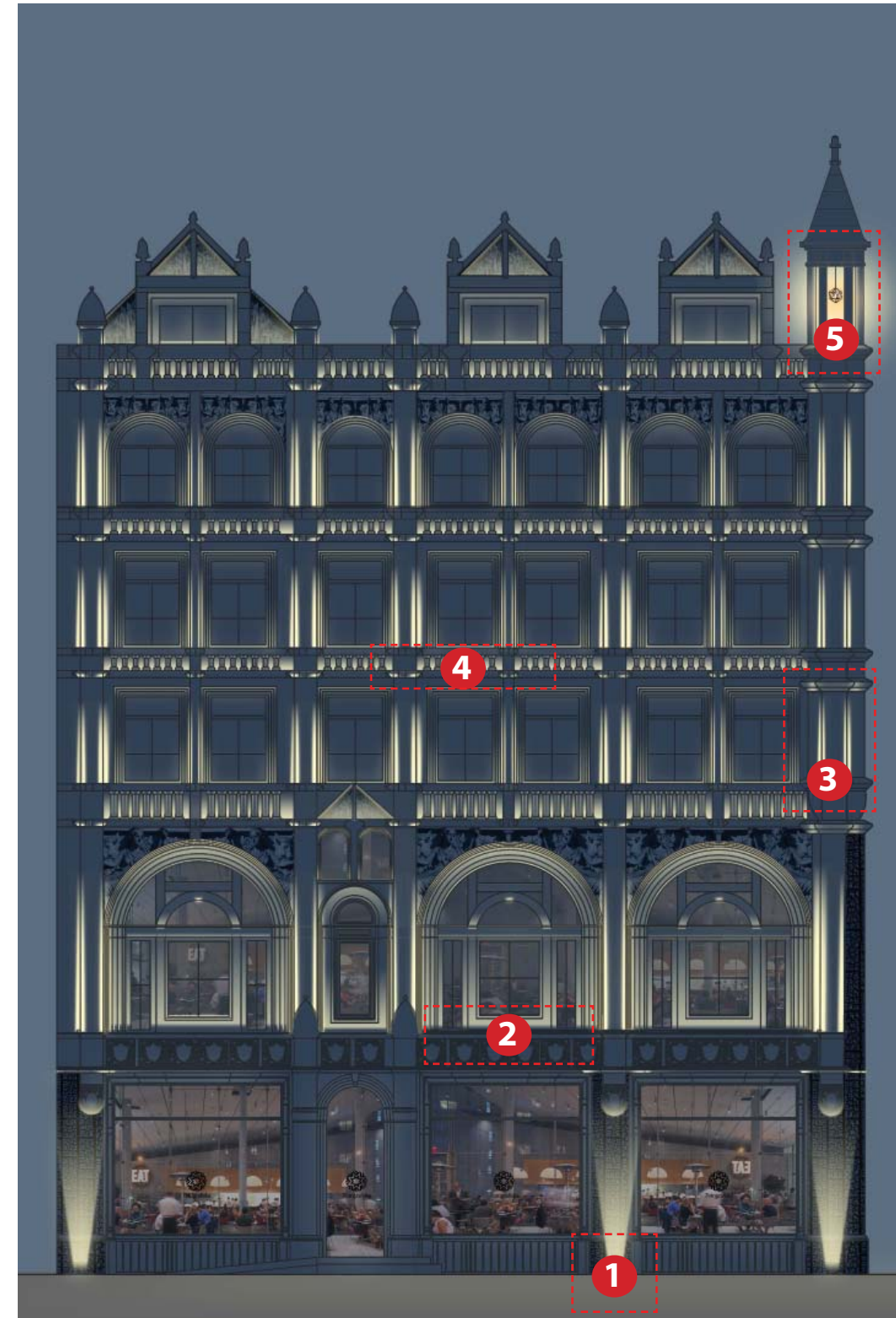


EXISTING AND PROPOSED VISIBILITY MOCKUP

281 Park Avenue South



WEST FACADE- PARK AVE SOUTH



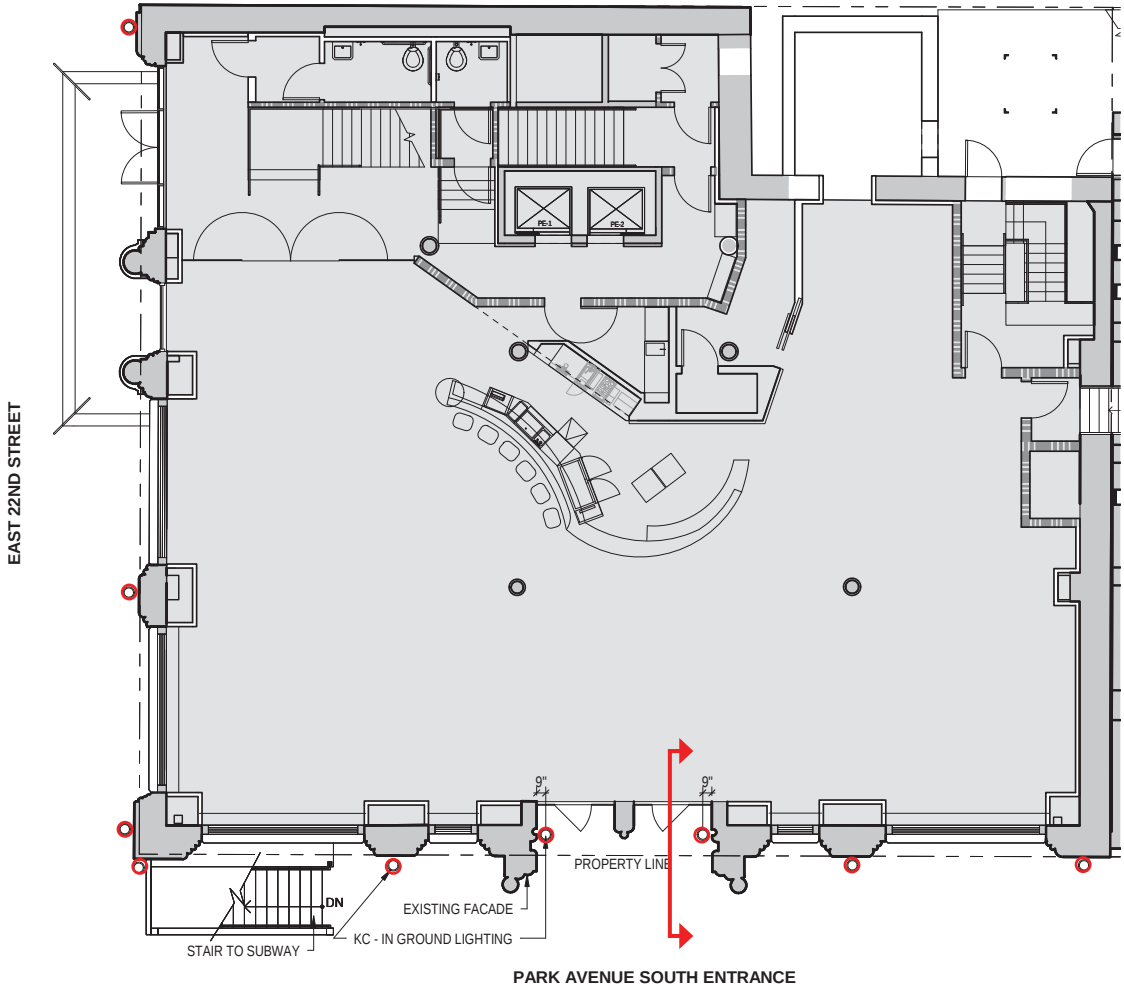
NORTH FACADE- EAST 22ND STREET

PROPOSED EXTERIOR LIGHTING

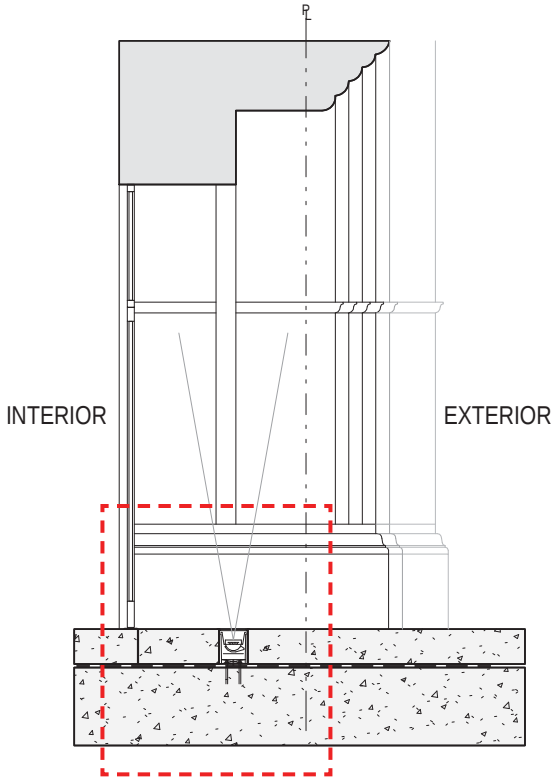
281 Park Avenue South

1 TYPICAL IN-GRADE UPLIGHTING (LT-KC)

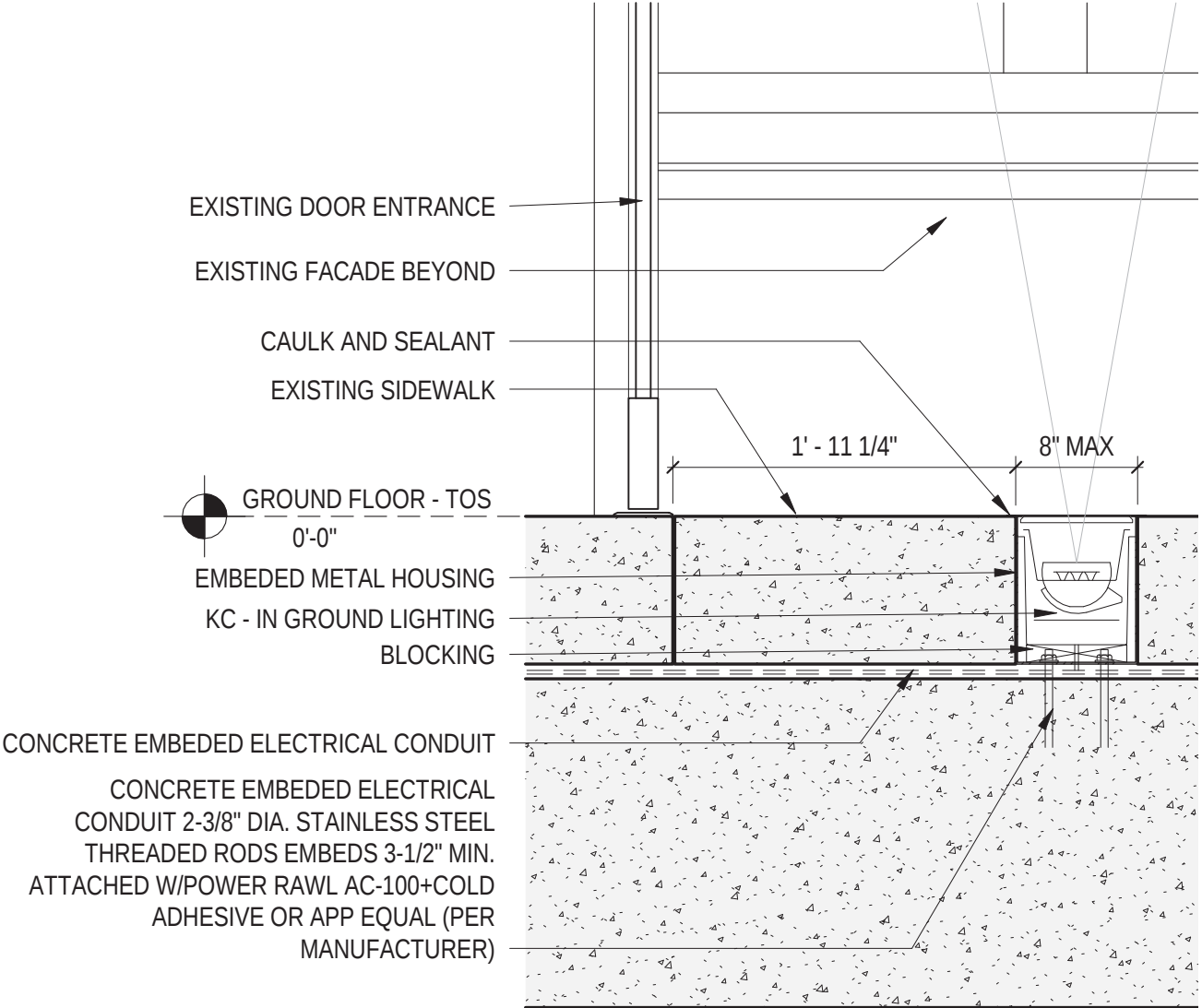
- IN-GRADE UP-LIGHT
- HIGHLIGHTS RUSTICATION AND ARCHITECTURAL ELEMENTS
 - DRAWS THE EYE UPWARDS TO CELEBRATE VERTICALITY



LIGHTING PLAN (KC)
SCALE: 1/16"=1'-0"



SECTION LIGHTING (KC)
SCALE: 1/4"=1'-0"



DEATIL SECTION (KC)
SCALE: 1"=1'-0"

NOTE: CONCEPT DETAILS ASSUME PROPER INSTALLATION OF ALL PROPOSED FIXTURES IS POSSIBLE, PENDING COMPLETE FIELD CONDITION SURVEY INFORMATION. SAME CONCEPT OF WEST FACADE WILL APPLY TO NORTH FACADE.



2 TYPICAL WINDOW LIGHTING (LT-KB)

LINEAR WINDOW SILL UP-LIGHT

- CELEBRATES THE DEEP ARCHITECTURAL DETAILS IN WINDOWS



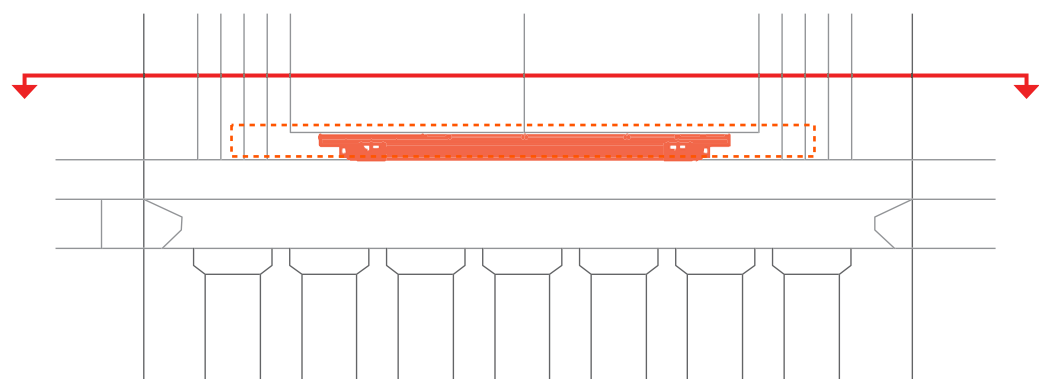
LT-KB TYP.

RUN ALL CONDUIT OF FIXTURE THROUGH CAULK JOINT BETWEEN WINDOW FRAME AND STONE AT ABOUT 1" ABOVE EDGE OF WINDOW FRAME. J-BOX LOCATED AT INTERIOR OF WINDOW.

LT-KA TYP.

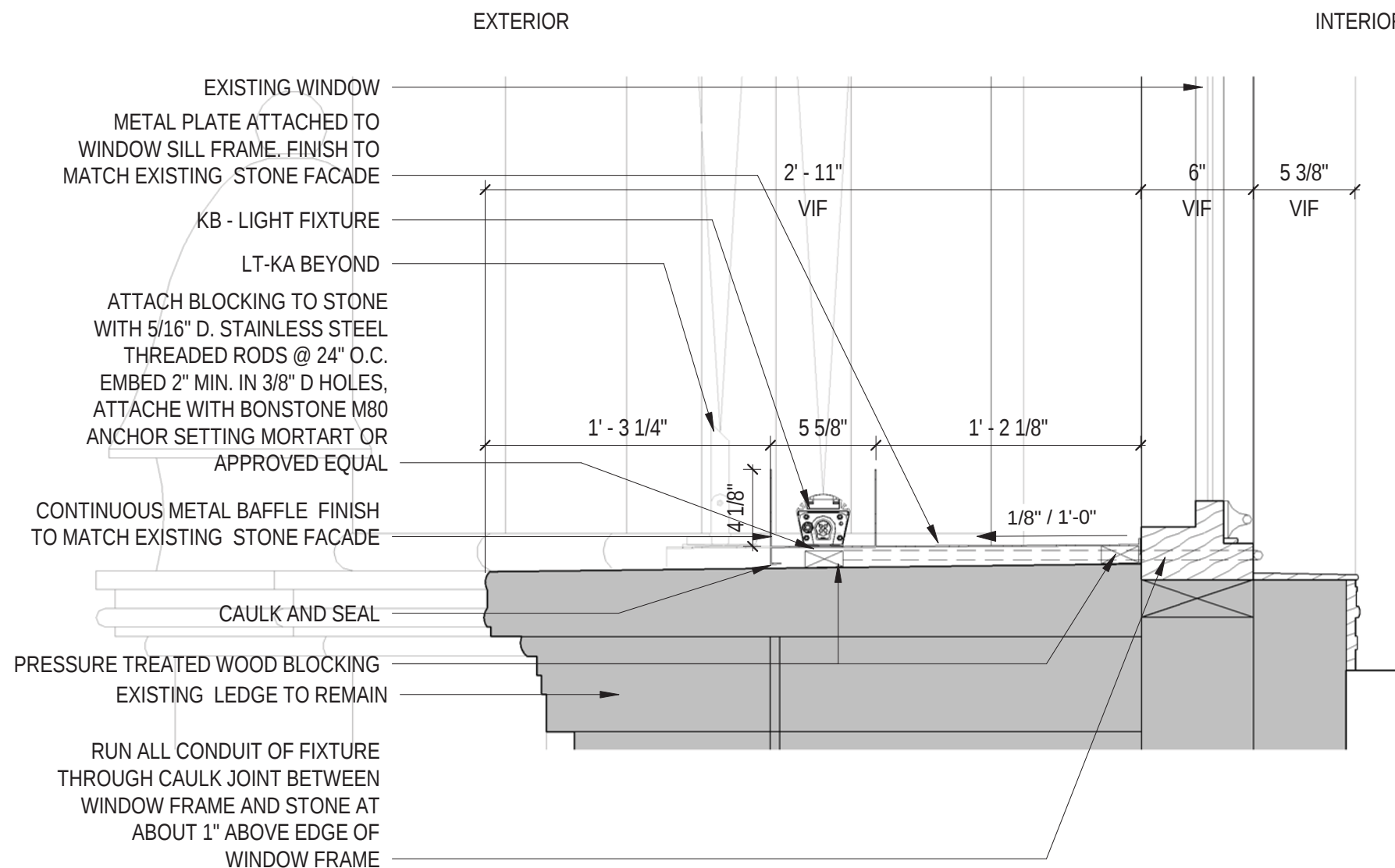
FACADE PLAN (KB)

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



FACADE ELEVATION (KB)

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



DETAIL SECTION (KB)

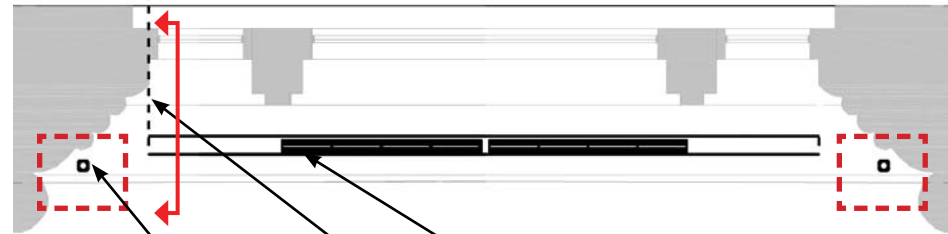
SCALE: 1 1/2"=1'-0"

NOTE: CONCEPT DETAILS ASSUME PROPER INSTALLATION OF ALL PROPOSED FIXTURES IS POSSIBLE, PENDING COMPLETE FIELD CONDITION SURVEY INFORMATION. SAME CONCEPT OF WEST FACADE WILL APPLY TO NORTH FACADE.

3 TYPICAL COLUMN LIGHTING (LT-KA)

MINIATURE POINT SOURCE UP-LIGHT AT COLUMNS

- VERY SMALL FIXTURES PLACED AT THE SIDES OF EACH WINDOW PROVIDE SHARP "FLAMES" OF LIGHT THAT ACCENTUATE VERTICALITY
- FINISH TO MATCH ADJACENT STONE



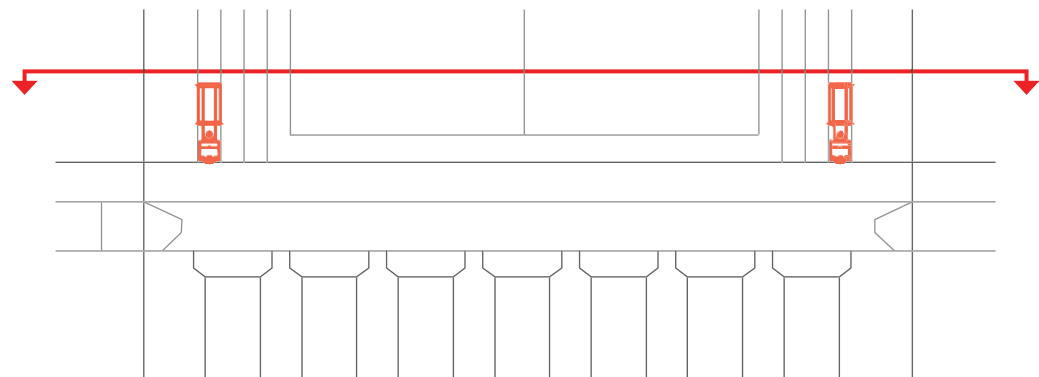
LT-KB TYP.

RUN ALL CONDUIT OF FIXTURE THROUGH CAULK JOINT BETWEEN WINDOW FRAME AND STONE AT ABOUT 1" ABOVE EDGE OF WINDOW FRAME. J-BOX LOCATED AT INTERIOR OF WINDOW.

LT-KA TYP.

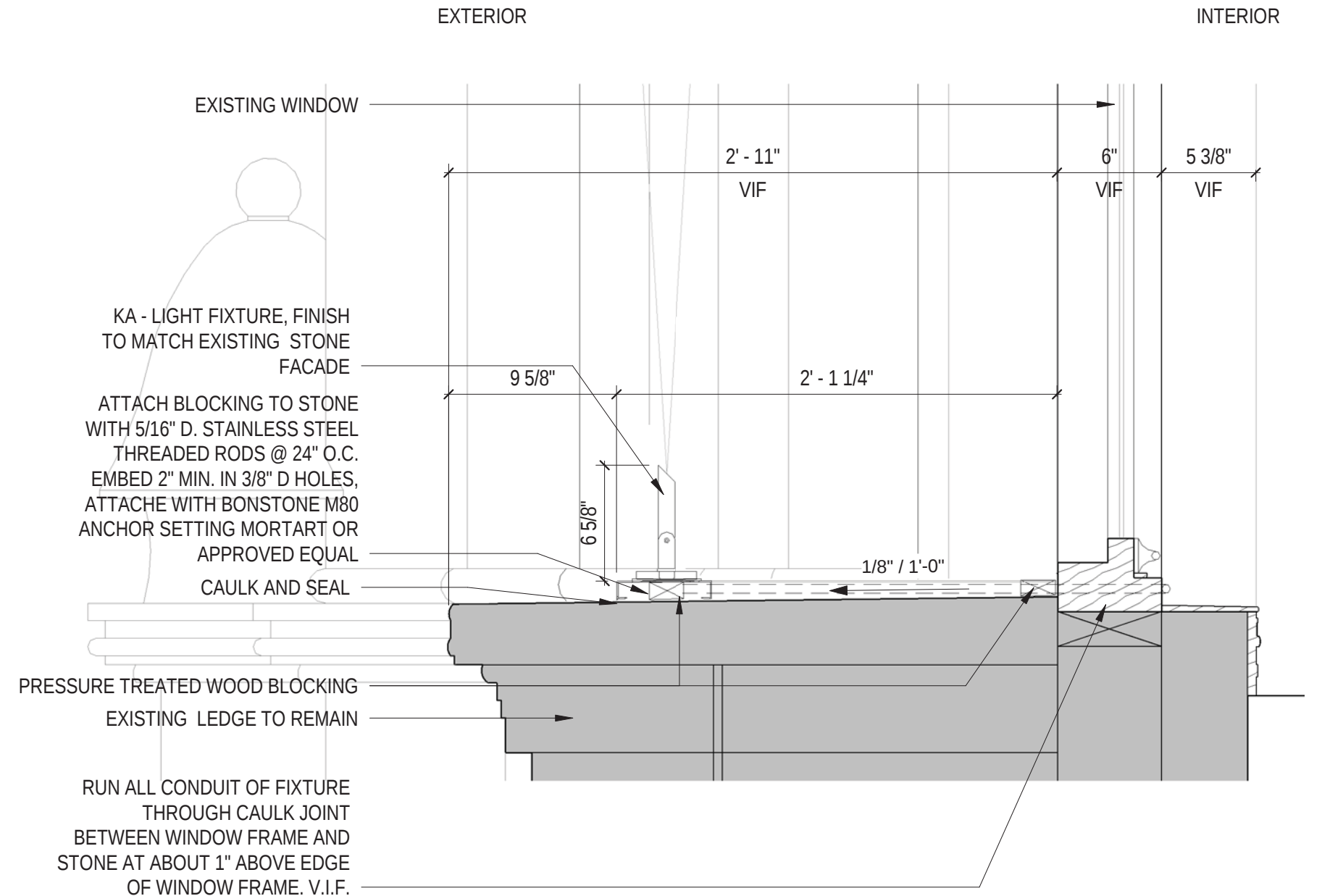
FACADE PLAN (KA)

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



FACADE ELEVATION (KA)

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



DETAIL SECTION (KA)

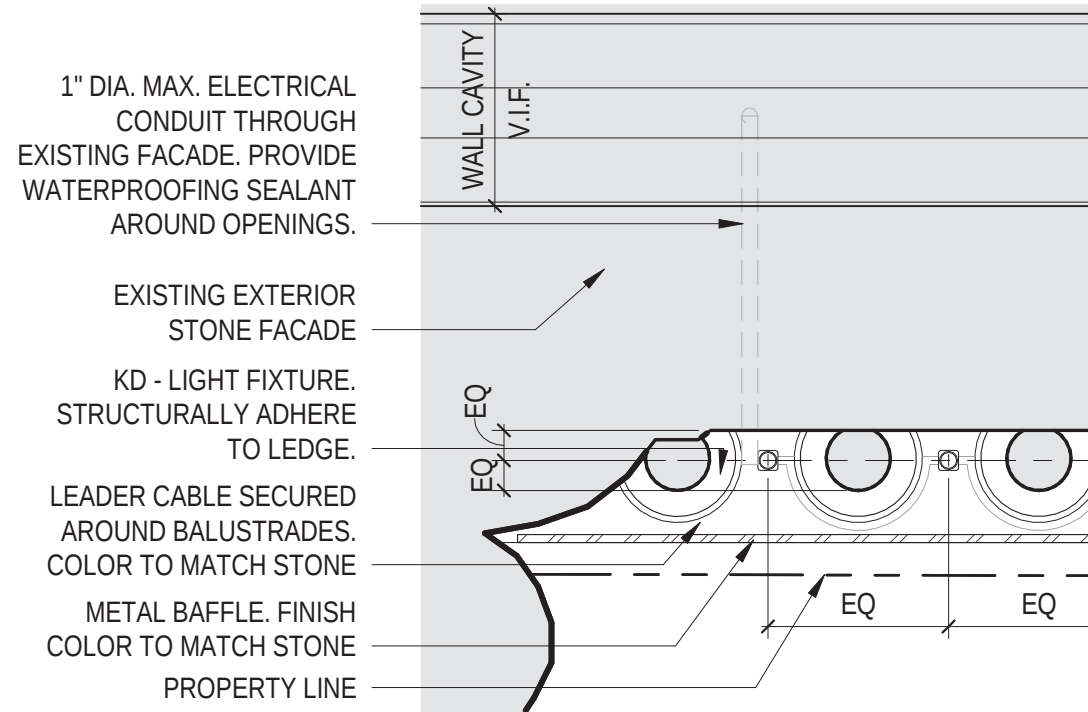
SCALE: 1 1/2"=1'-0"

NOTE: CONCEPT DETAILS ASSUME PROPER INSTALLATION OF ALL PROPOSED FIXTURES IS POSSIBLE, PENDING COMPLETE FIELD CONDITION SURVEY INFORMATION. SAME CONCEPT OF WEST FACADE WILL APPLY TO NORTH FACADE.

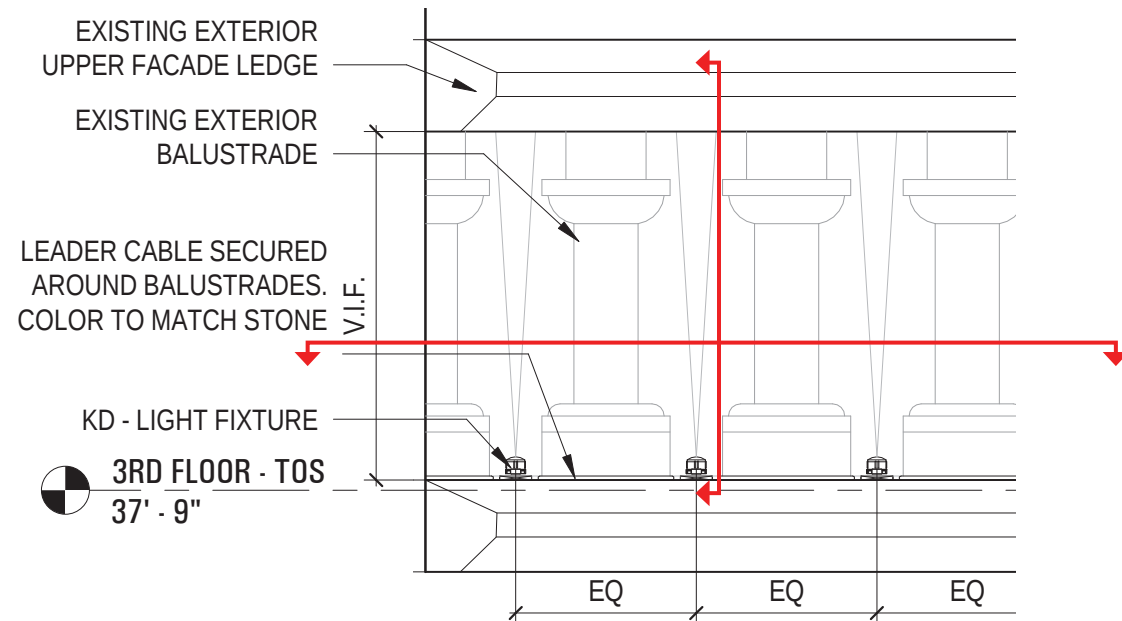
4 TYPICAL BALUSTRADE LIGHTING (LT-KD)

BALUSTRADE POINT SOURCE UP-LIGHT

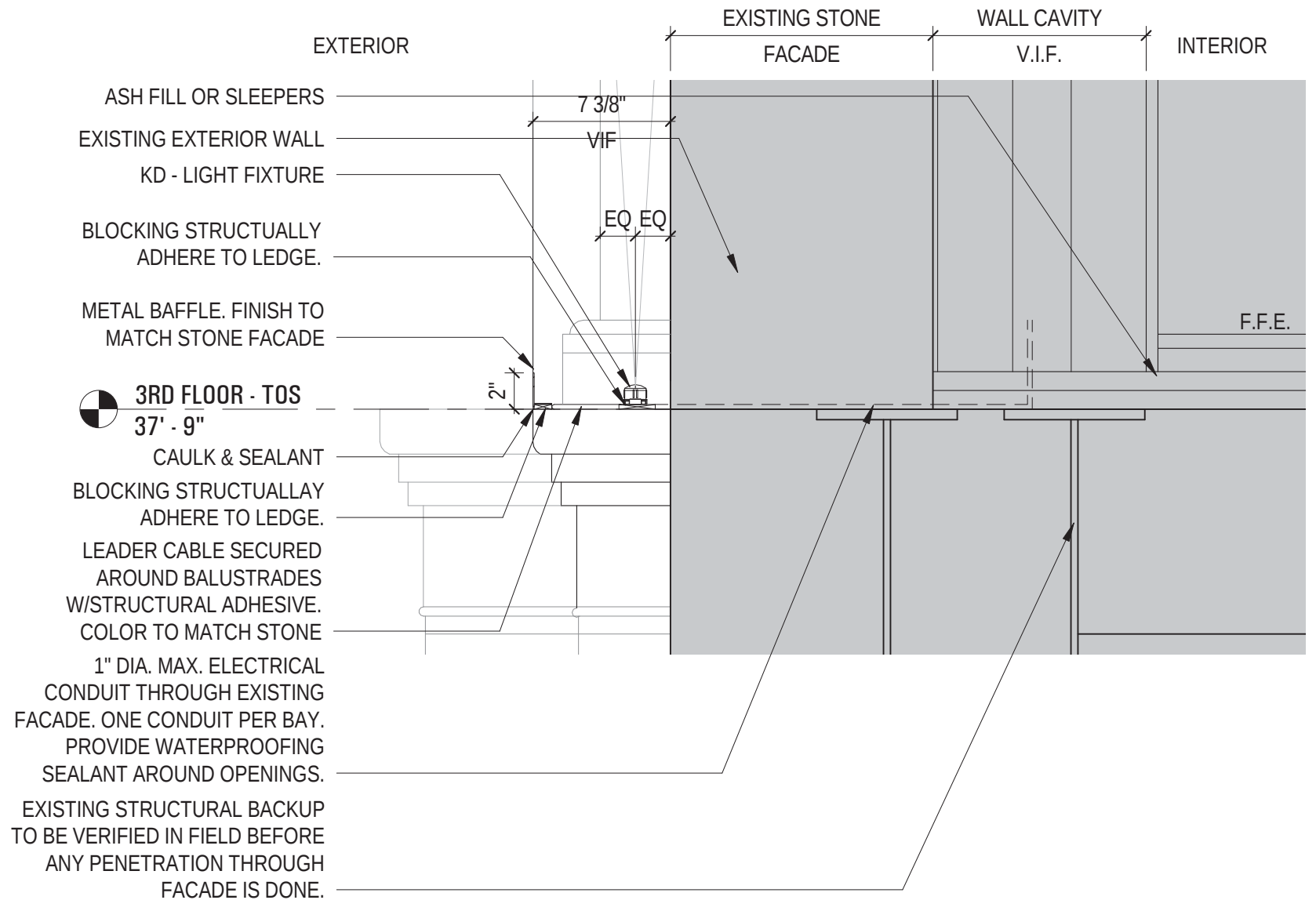
- TINY "LIGHT FLAMES" PLACED BETWEEN EACH BALUSTRADE ELEMENT CELEBRATE THE ARCHITETURE WHILE MAINTAINING VERTICALITY



FACADE PLAN (KD)
SCALE: 1"=1'-0"



FACADE ELEVATION (KD)
SCALE: 1"=1'-0"

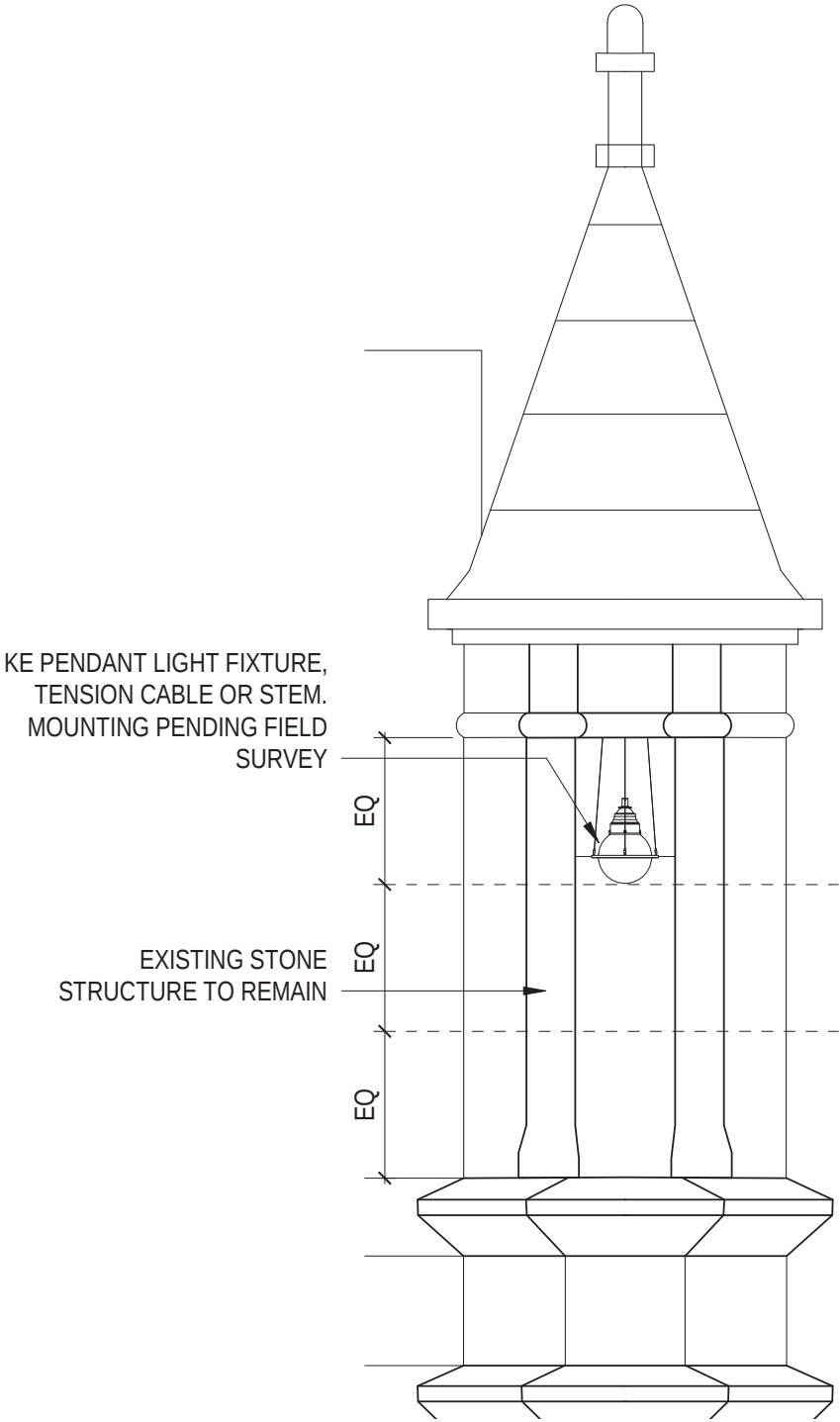


DETAIL SECTION (KD)
SCALE: 1 1/2"=1'-0"

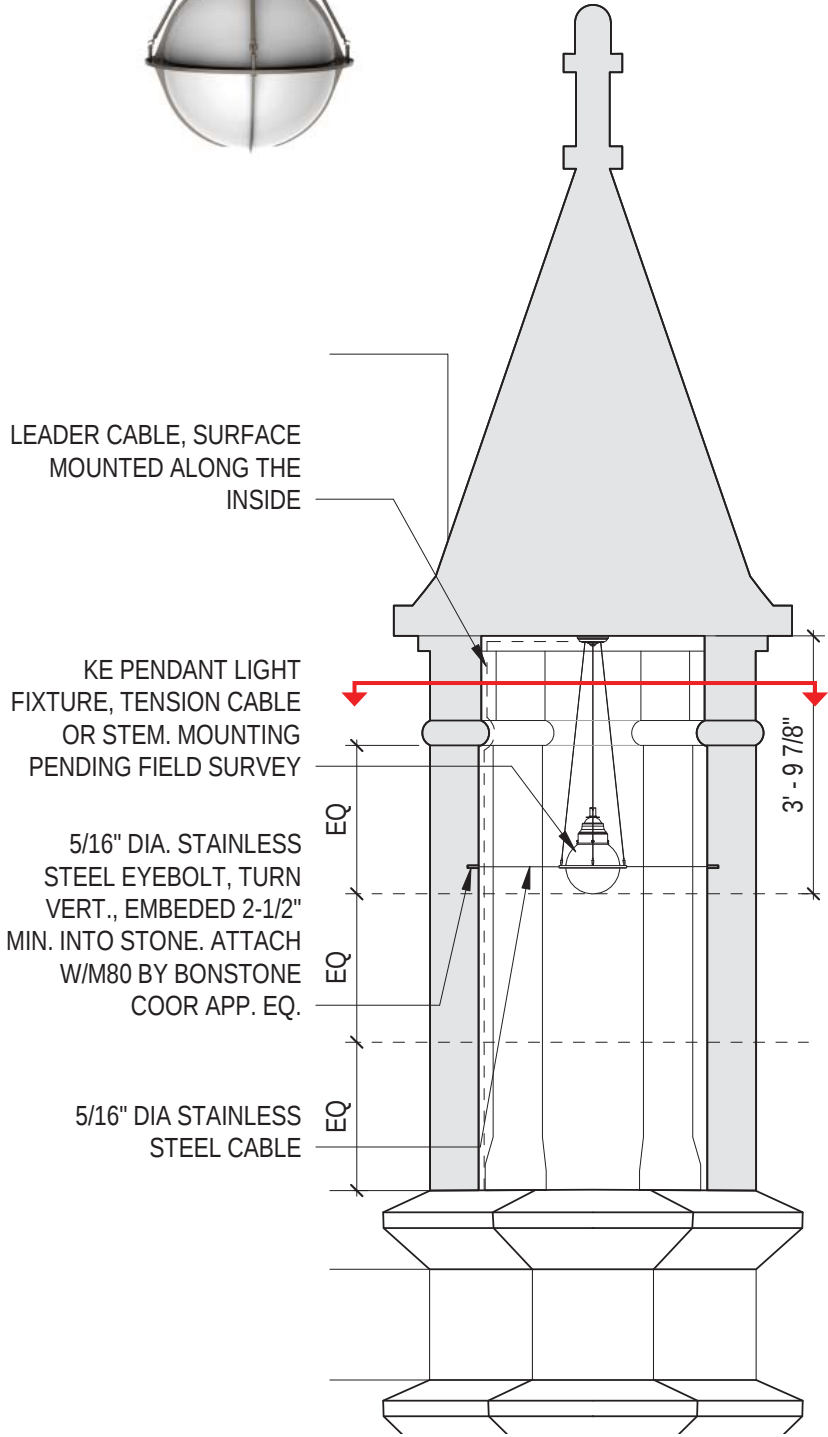
NOTE: CONCEPT DETAILS ASSUME PROPER INSTALLATION OF ALL PROPOSED FIXTURES IS POSSIBLE, PENDING COMPLETE FIELD CONDITION SURVEY INFORMATION. SAME CONCEPT OF WEST FACADE WILL APPLY TO NORTH FACADE.

5 TYPICAL LANTERN LIGHTING (LT-KE)

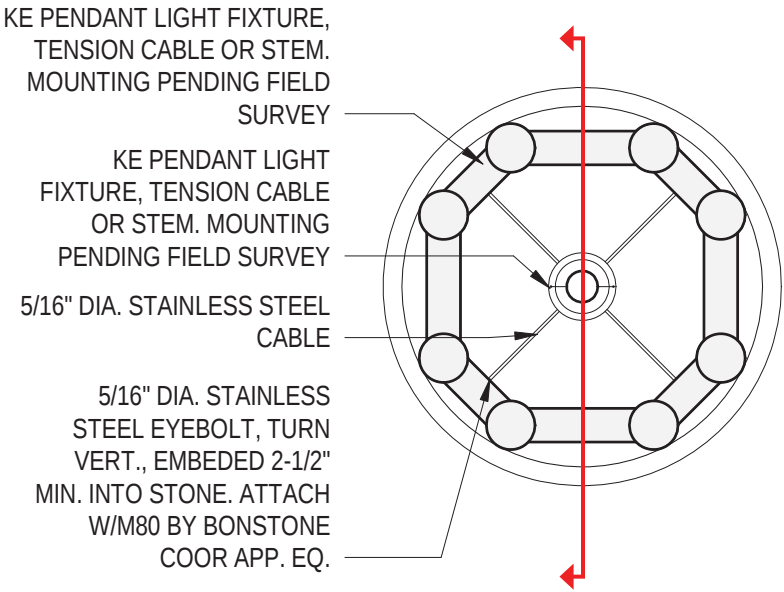
- EXTERIOR GLOBE PENDANT
- “GLOWING LANTERN” LIGHT



FACADE ELEVATION (KE)
SCALE: 3/8"=1'-0"



DETAIL SECTION (KE)
SCALE: 3/8"=1'-0"



DETAIL PLAN (KE)
SCALE: 3/8"=1'-0"



NOTE: CONCEPT DETAILS ASSUME PROPER INSTALLATION OF ALL PROPOSED FIXTURES IS POSSIBLE, PENDING COMPLETE FIELD CONDITION SURVEY INFORMATION. SAME CONCEPT OF WEST FACADE WILL APPLY TO NORTH FACADE.



Fotografiska

EXTERIOR LIGHTING DETAILS
281 Park Avenue South

KNL Kugler Ning Lighting
CETRARUDDY

19 JUNE 2018
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