



75 EAST 77TH STREET

SOUTH FACADE 3RD FLOOR WINDOWS
NEW YORK, NY 10075

OCTOBER 24, 2025 ISSUED TO LPC - SOUTH FACADE 3RD FLOOR WINDOWS

HS2ARCHITECTURE
414 BROADWAY
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UPPER EAST SIDE HISTORIC DISTRICT MAP

SCALE: NOT TO SCALE

DESIGNATED MAY 19, 1981

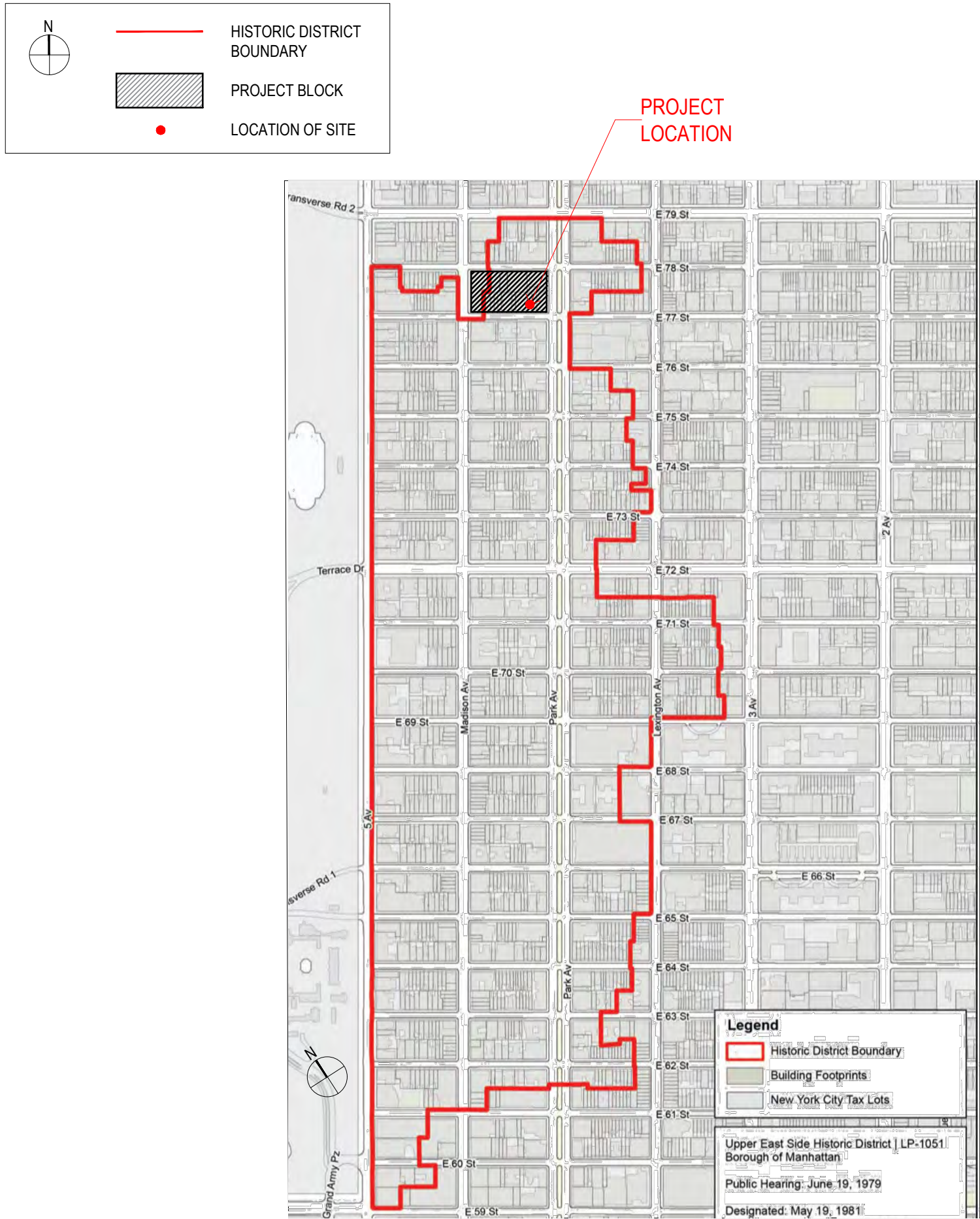
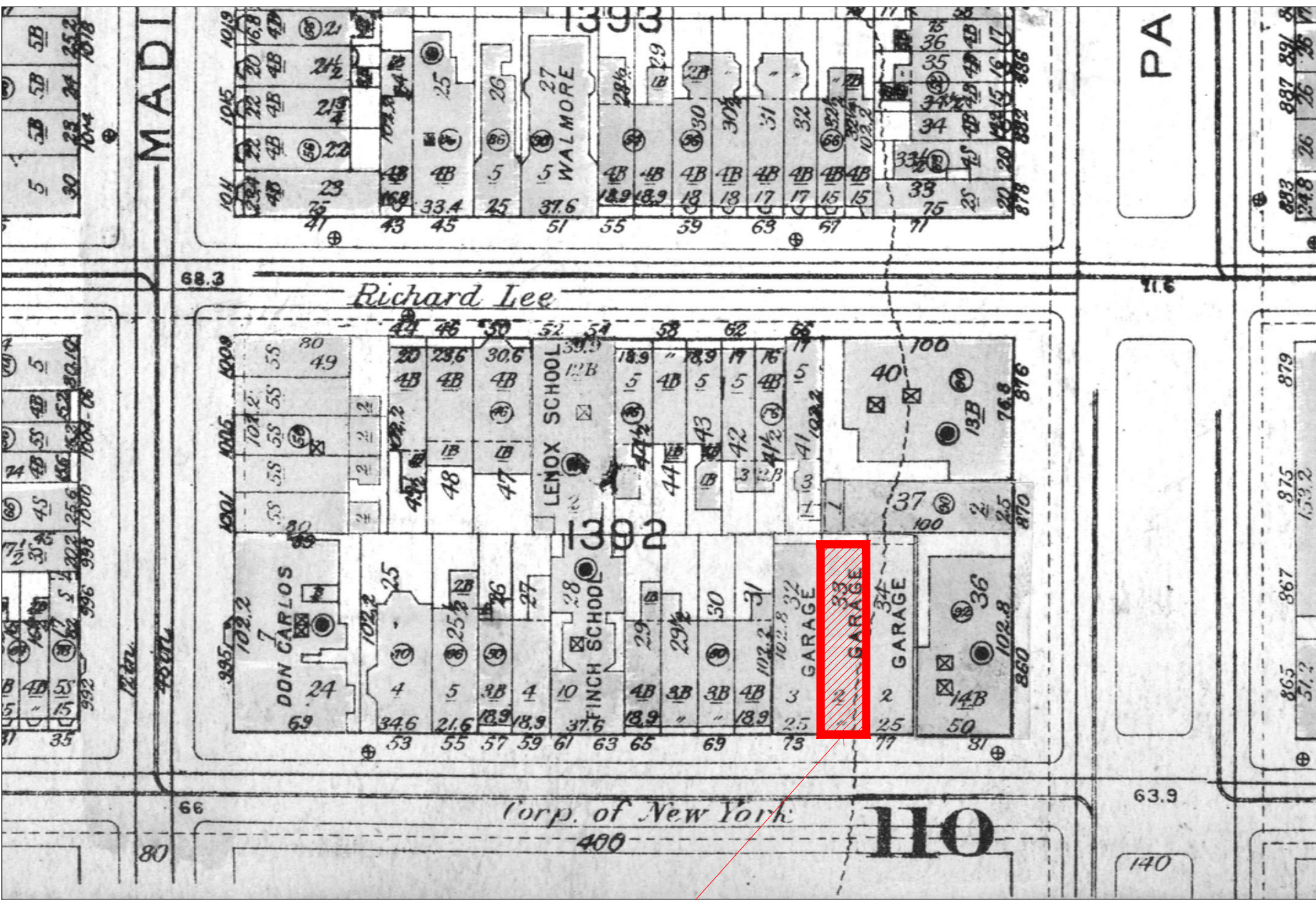


PLATE 28, G.W. BROMLEY AND CO. MAP

SCALE: 1/64" = 1'-0"

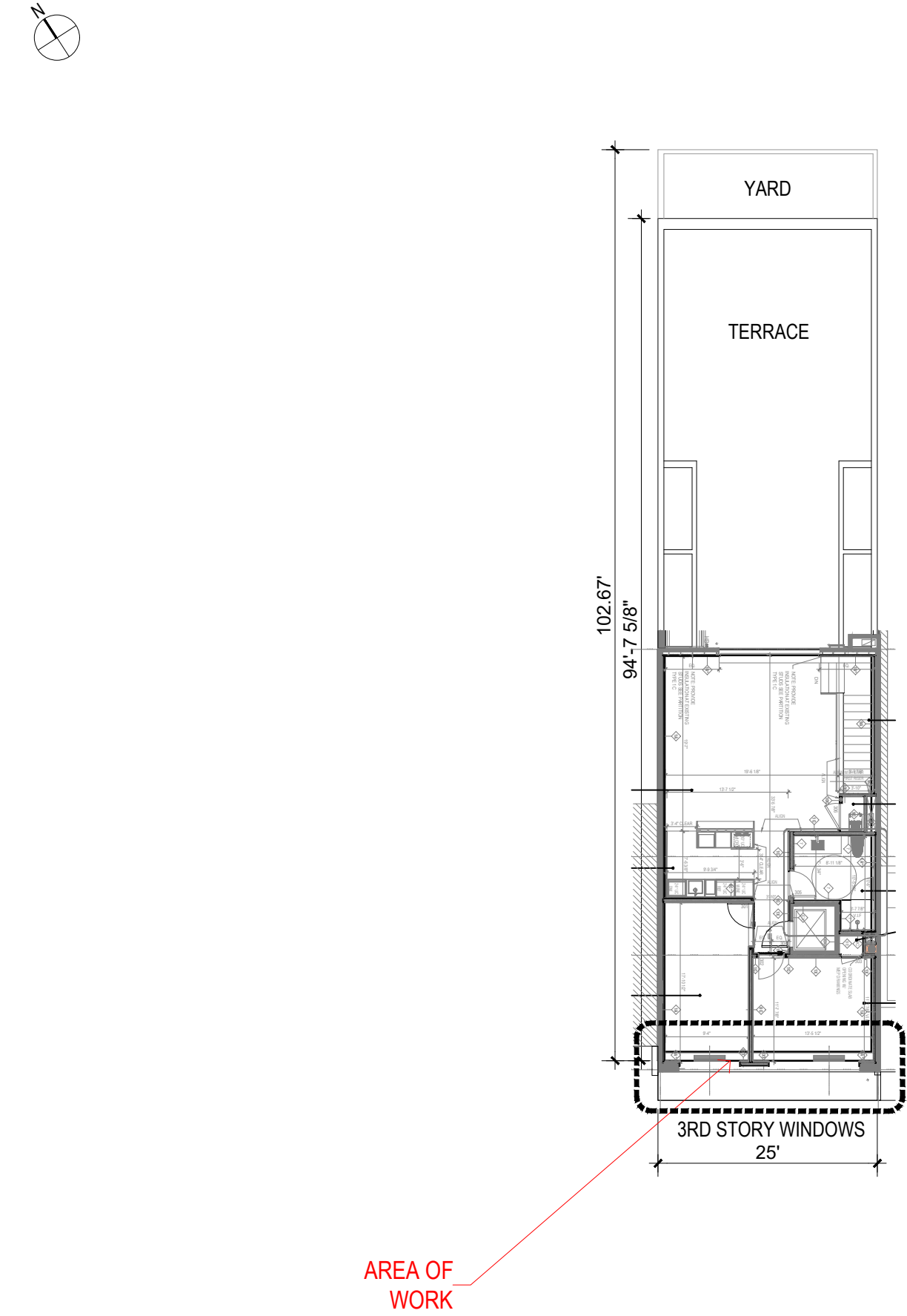


DRAWING LIST

ARCHITECTURAL	
LPC-01	COVER SHEET
LPC-02	DRAWING LIST, BROMLEY PLATE 28, UPPER EAST SIDE HISTORIC DISTRICT AND PLOT PLANS
LPC-03	SOUTH FACADE EXISTING CONDITION, LPC DESIGNATION & TAX PHOTOS
LPC-04	EXISTING APPROACH PHOTOS AND VISIBILITY DIAGRAM
LPC-05	EXISTING CONDITION PHOTOS AND VISIBILITY DIAGRAM
LPC-06	SOUTH ELEVATION EXISTING AND PROPOSED - RENDERING
LPC-06B	SOUTH ELEVATION PROPOSED AND ENLARGED RENDERINGS
LPC-07	SOUTH ELEVATION EXISTING/DEMO AND PROPOSED
LPC-08	EXISTING/DEMO PLAN, PROPOSED PLAN, AND PROPOSED ELEVATION
LPC-09	EXISTING/DEMO SECTION AND ENLARGED PROPOSED SPANDREL SECTION
LPC-10	ENLARGED PROPOSED FIXED CASEMENT AND CASEMENT SECTIONS
LPC-11	ENLARGED WINDOW SECTION DETAILS
LPC-12	ENLARGED WINDOW PLAN DETAILS
LPC-13	SOUTH ELEVATION EXISTING AND PROPOSED RENDERINGS
APPENDIX	
APPENDIX A	EXISTING/DEMO AND PROPOSED THIRD FLOOR PLAN
APPENDIX B	ENLARGED STREET SECTION AND ENLARGED STREET PLAN

ENLARGED PLOT PLAN

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



PLOT PLAN

SCALE: 1/64" = 1'-0"



RELATED LANDMARKS PRESERVATION FILINGS

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	ROOM TAG
X-XX	
000-00	
X	PARTITION TYPE
X	KEYNOTE
XX	DETAIL TAG

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SCALE: AS NOTED DRAWN BY: ES

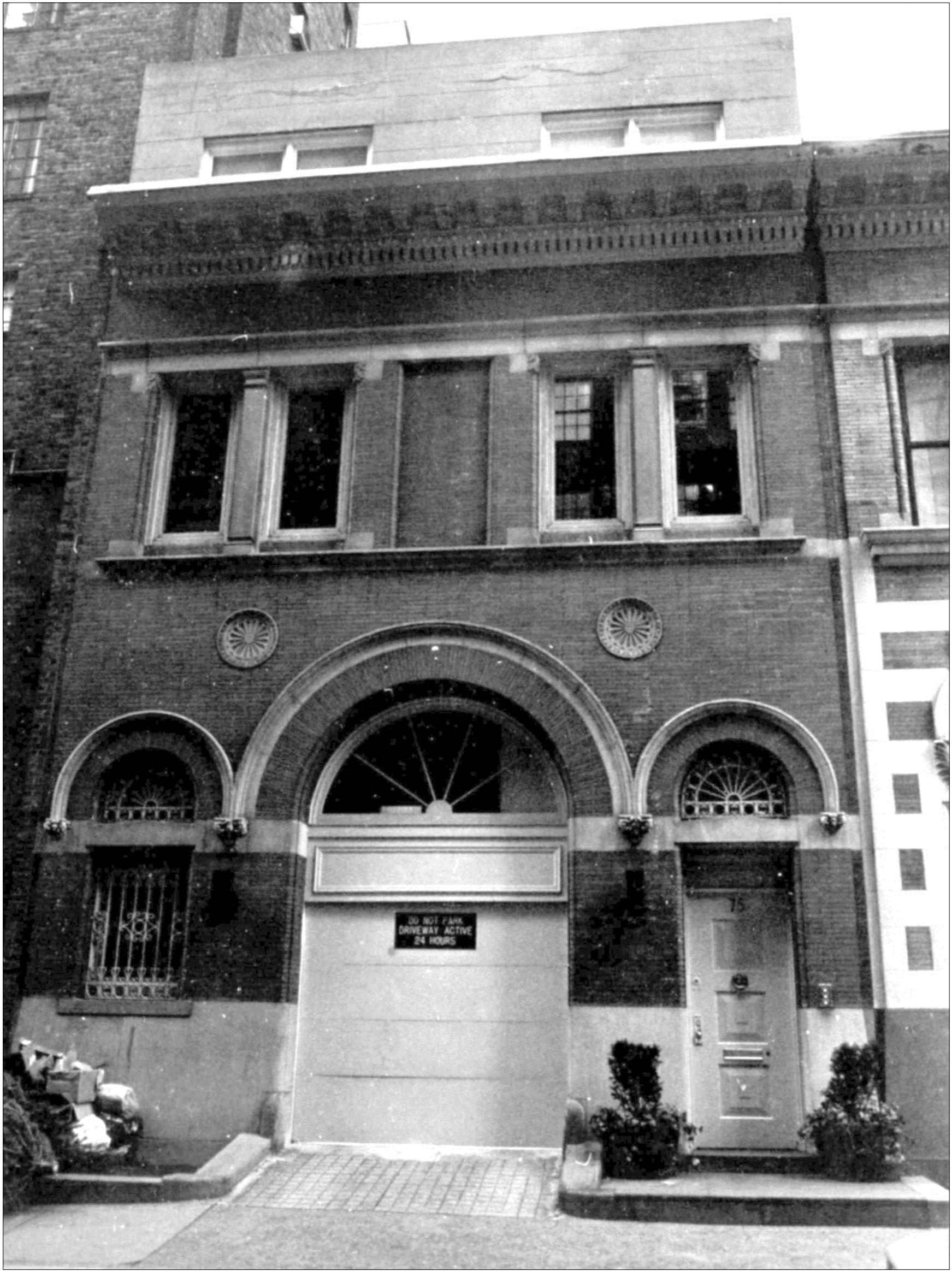
TITLE: DRAWING LIST, BROMLEY PLATE 28, UPPER EAST SIDE HISTORIC DISTRICT AND PLOT PLANS

LPC-02

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1 SOUTH ELEVATION - 1940'S TAX PHOTO LOOKING EAST
SCALE: NONE



2 SOUTH ELEVATION - LPC'S DESIGNATION PHOTO
SCALE: NONE



3 SOUTH ELEVATION - EXISTING CONDITION (LPC APPROVED 2004 APPLICATION)
SCALE: NONE

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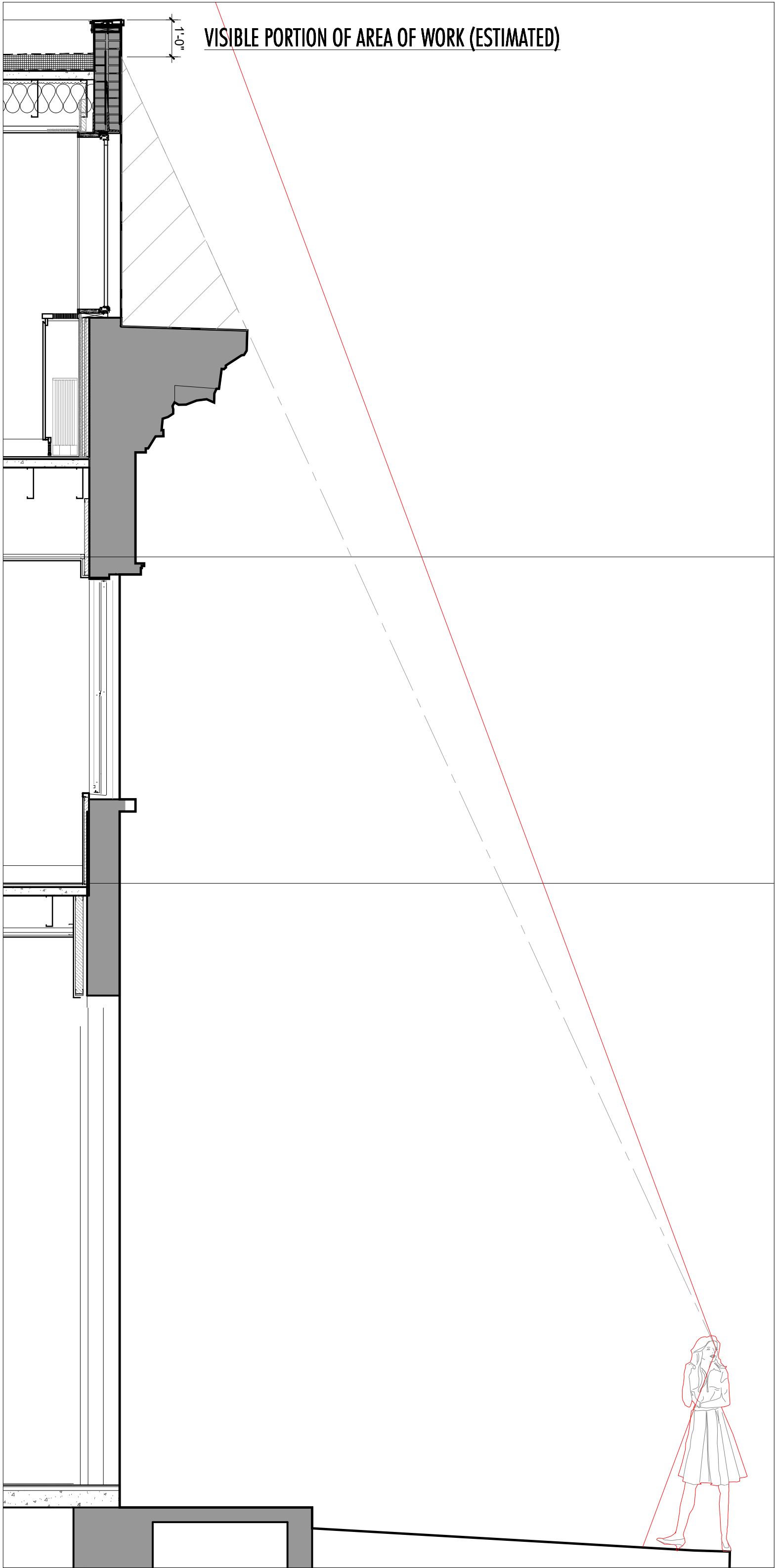
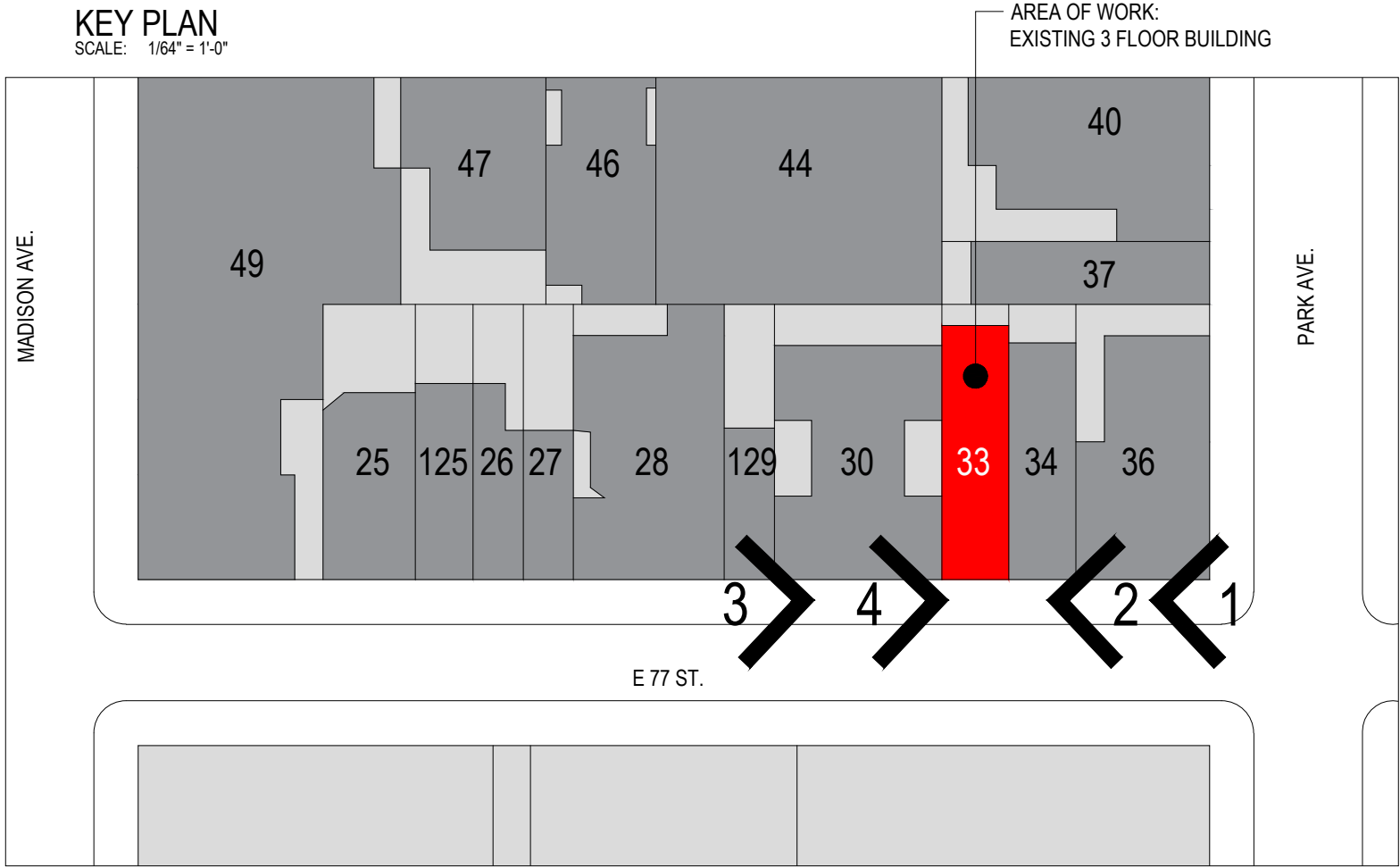
PROJECT NO.: 2405

SCALE: NONE DRAWN BY: ES

TITLE: SOUTH FACADE TAX, LANDMARKS
& EXISTING CONDITION PHOTOS

LPC-03

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SIDEWALK SIGHT LINES DIAGRAM SHOWING AREA OF WORK OBSTRUCTED



1 APPROACH FROM PARK AVENUE (OBSTRUCTED VIEW)
SCALE: NONE



2 APPROACH FROM PARK AVENUE (OBSTRUCTED VIEW)
SCALE: NONE



3 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)
SCALE: NONE



4 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)
SCALE: NONE

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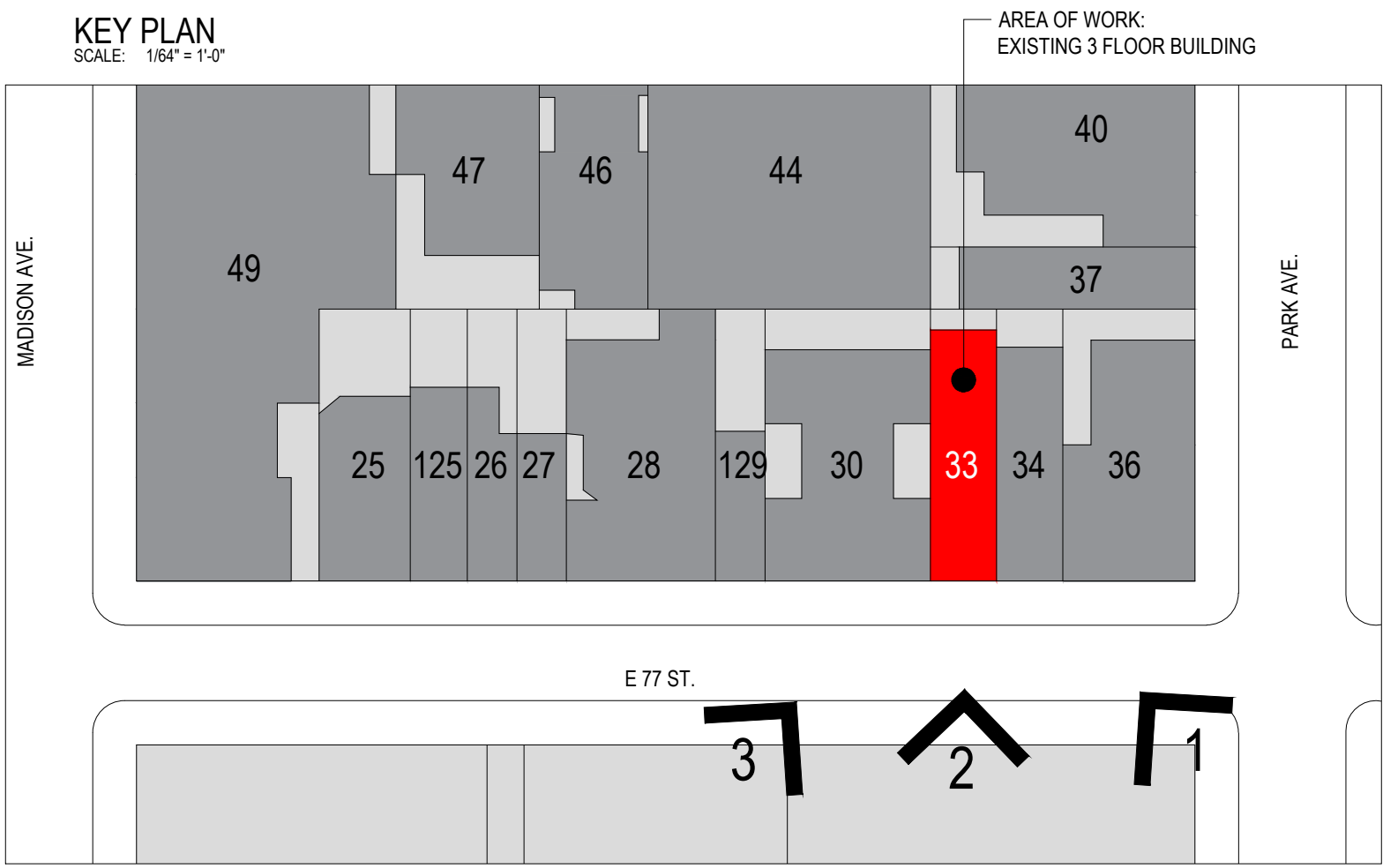
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SCALE: NONE DRAWN BY: ES

TITLE: EXISTING APPROACH PHOTOS
AND VISIBILITY DIAGRAM

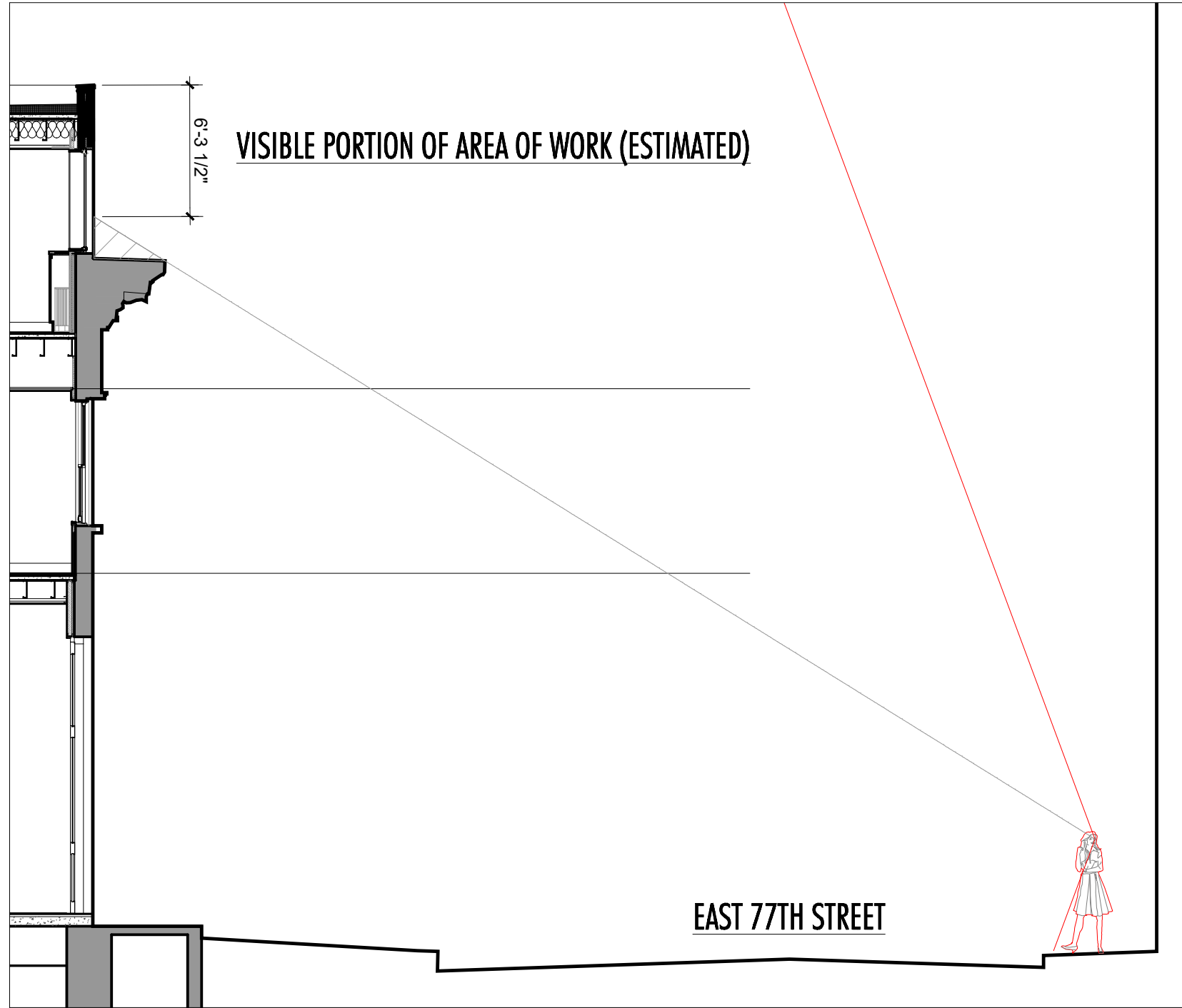
LPC-04



1 SOUTH FACADE - EXISTING CONDITION - LOOKING EAST
SCALE: NONE



2 SOUTH FACADE - EXISTING CONDITION - FRONT VIEW
SCALE: NONE



SIDEWALK SIGHT LINES DIAGRAM SHOWING AREA OF WORK



3 SOUTH FACADE - EXISTING CONDITION - LOOKING WEST
SCALE: NONE

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SCALE: NONE DRAWN BY: ES

TITLE: SOUTH FACADE EXISTING CONDITION PHOTOS
AND VISIBILITY DIAGRAM

LPC-05

WINDOW FRAME COLOR TO MATCH LIMESTONE.



1 SOUTH ELEVATION - EXISTING
SCALE: NONE



2 SOUTH ELEVATION - PROPOSED
SCALE: NONE

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SCALE: AS NOTED

DRAWN BY: ES

TITLE: SOUTH ELEVATION EXISTING & PROPOSED
RENDERING

LPC-06

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1 SOUTH ELEVATION - PROPOSED
SCALE: NONE



2 SOUTH ELEVATION - PROPOSED ENLARGED
SCALE: NONE

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SCALE: AS NOTED DRAWN BY: ES

TITLE: SOUTH ELEVATION
PROPOSED AND ENLARGED RENDERINGS

LPC-06B



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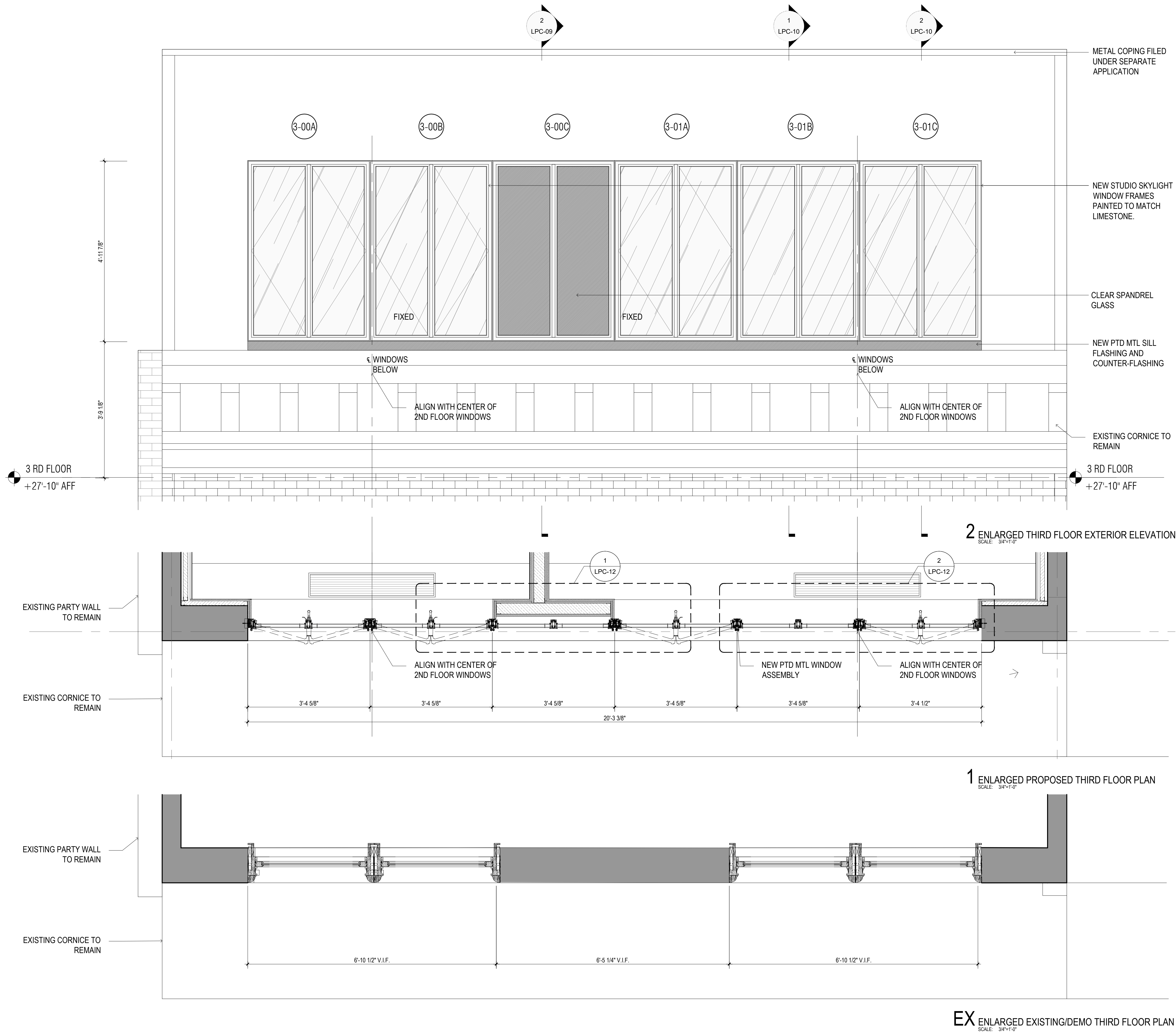
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TITLE: _____

LPC-07

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WINDOW FRAME COLOR TO MATCH LIMESTONE.



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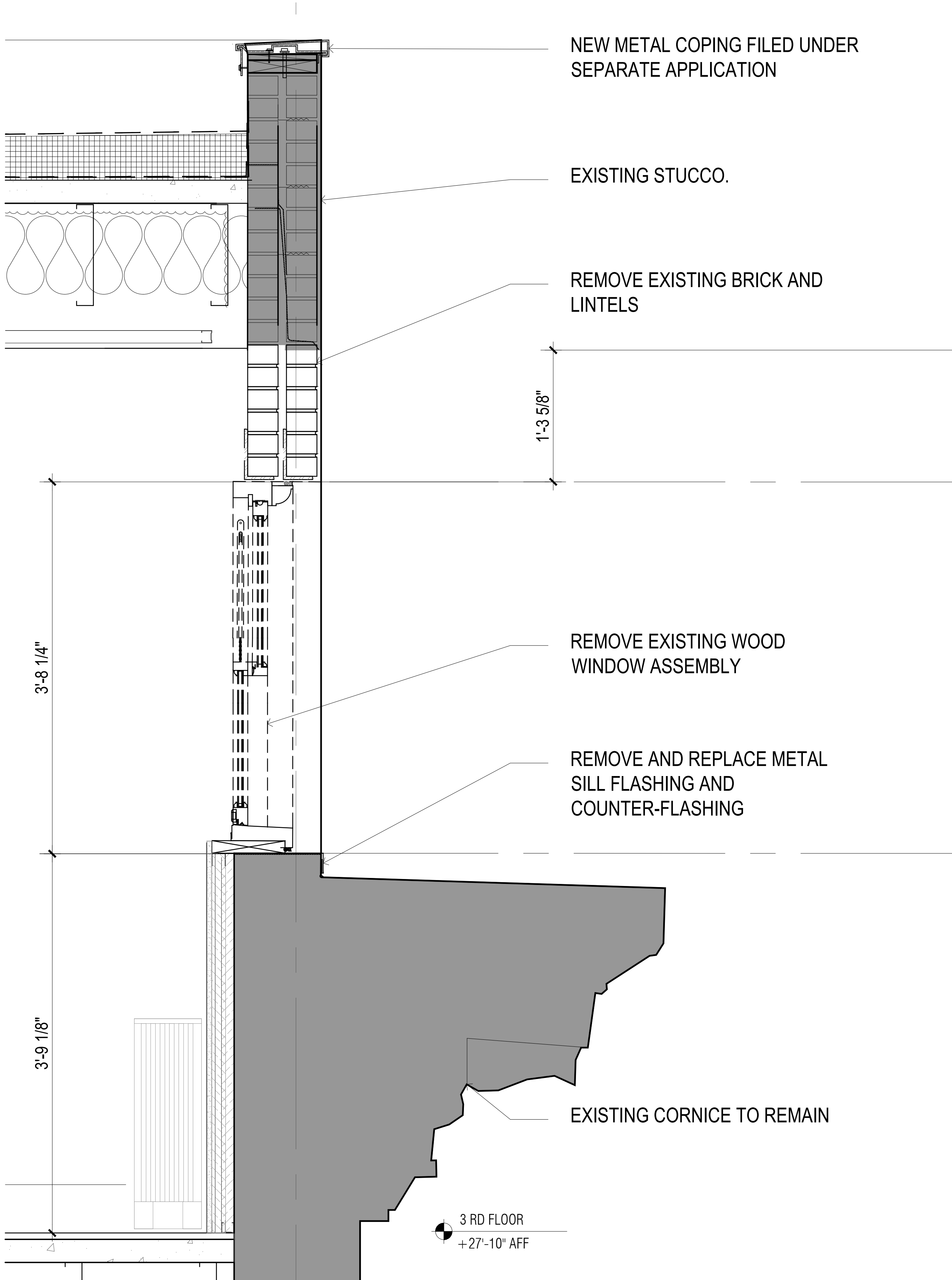
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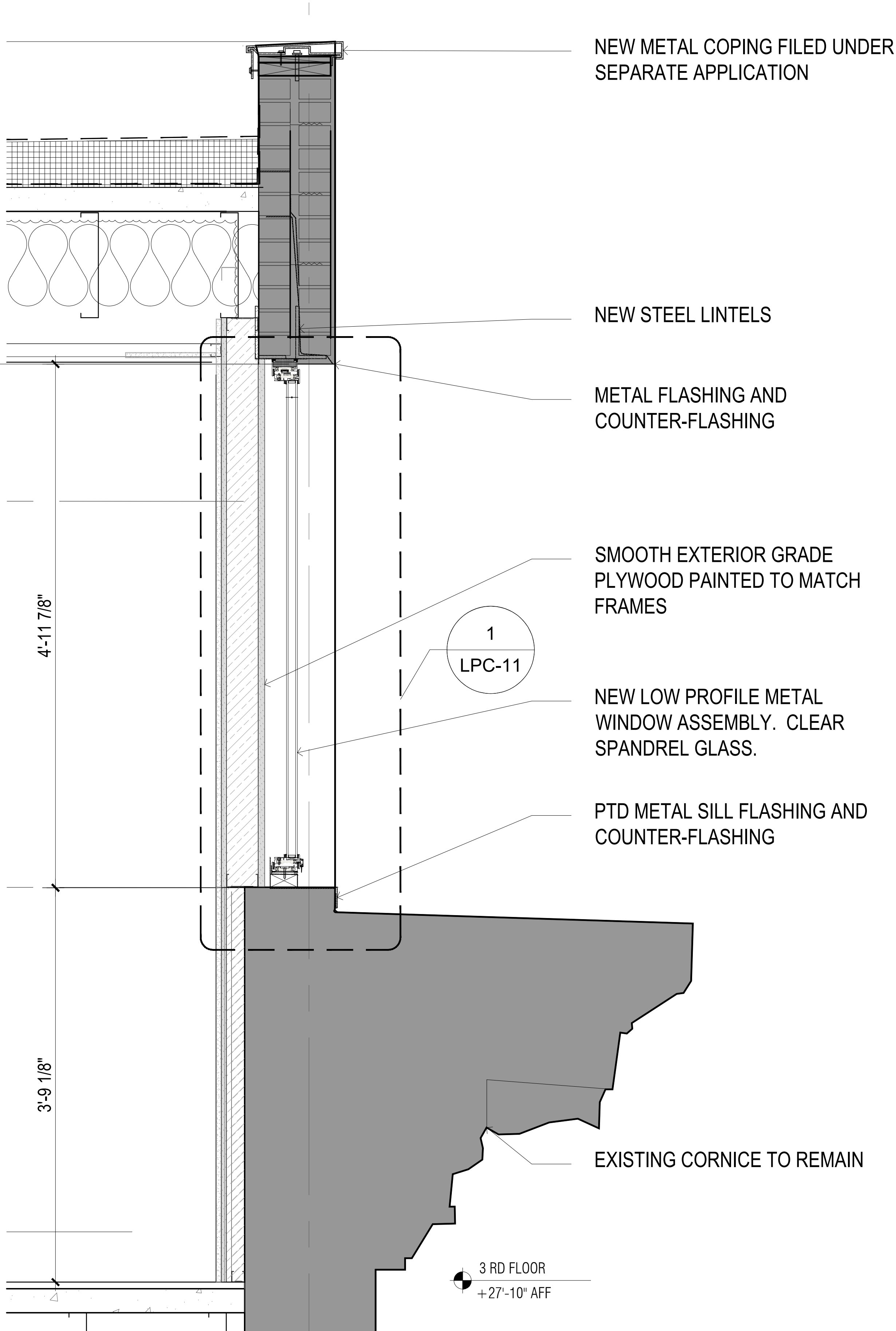
SCALE: AS NOTED DRAWN BY: ES

TITLE: EXISTING/DEMO PLAN, PROPOSED PLAN
AND PROPOSED ELEVATION

LPC-08



1 EXISTING/DEMO THIRD FLOOR SECTION
SCALE: 1/12"=1'-0"



2 PROPOSED THIRD FLOOR SECTION
SCALE: 1/12"=1'-0"

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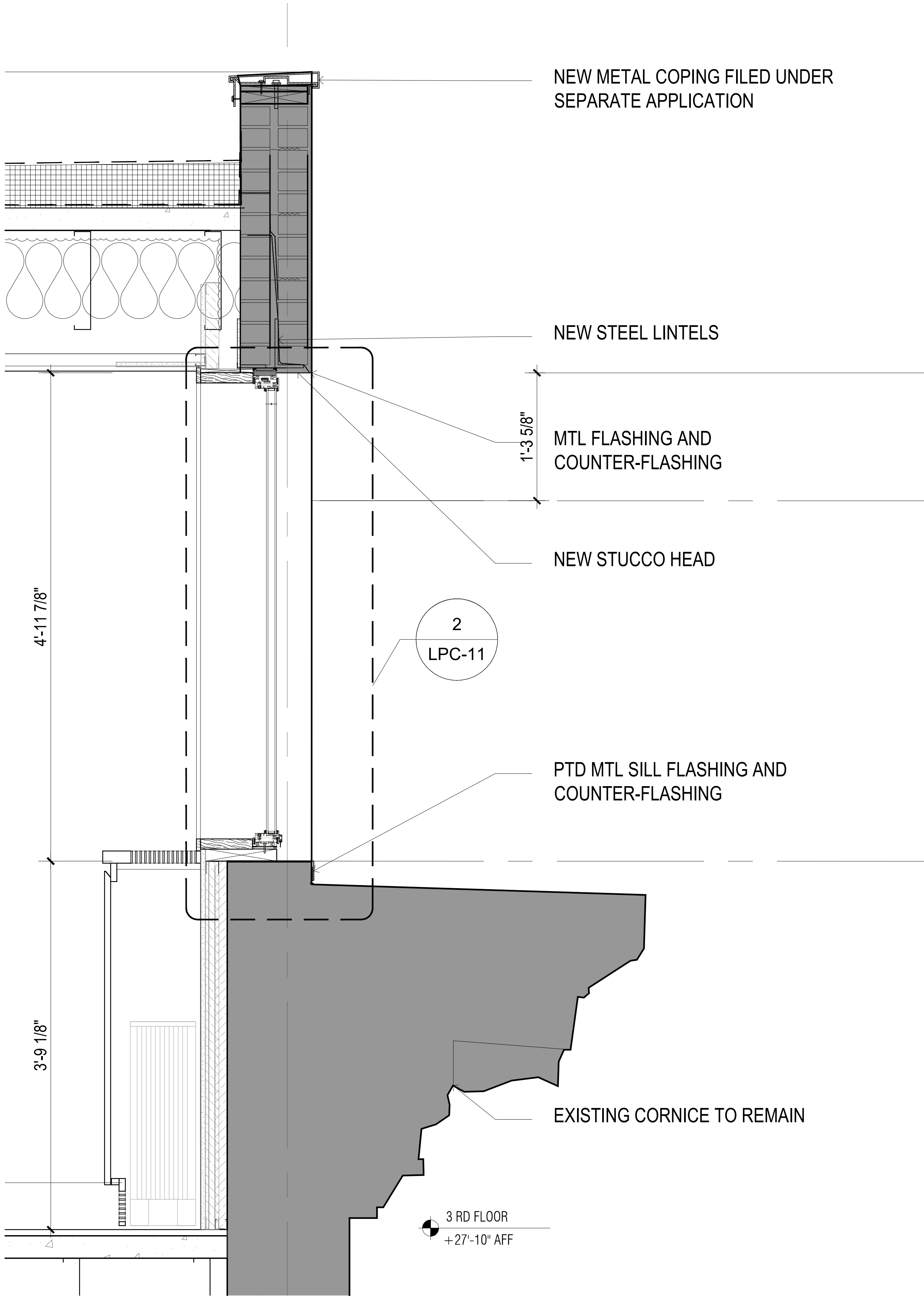
PROJECT NO.: 2405

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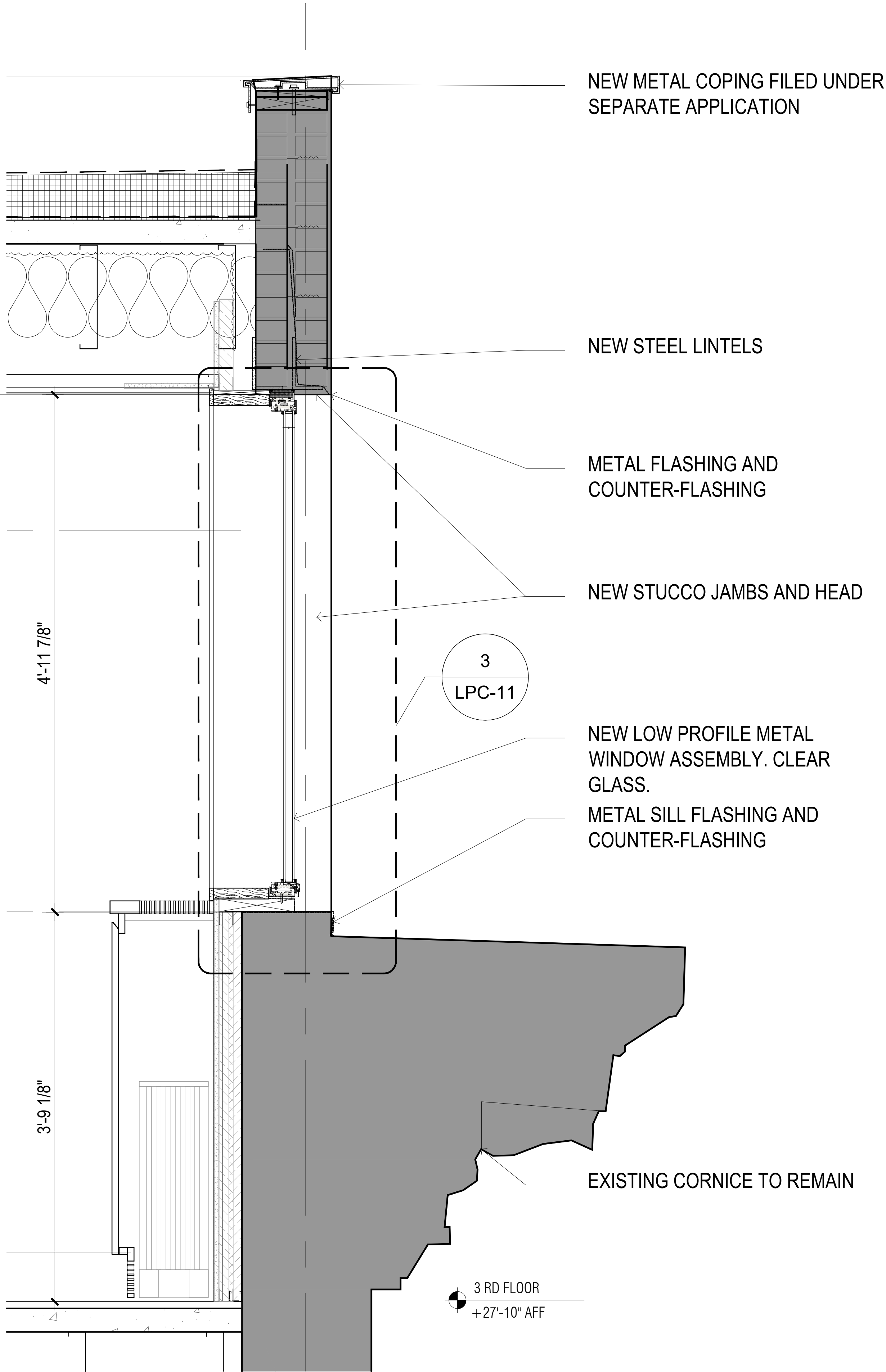
TITLE: EXISTING/DEMO SECTION AND
ENLARGED PROPOSED SPANDREL SECTION

LPC-09

WINDOW FRAME COLOR TO MATCH LIMESTONE.



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



2 ENLARGED PROPOSED CASEMENT SECTION
SCALE: 1 1/2"=1'-0"

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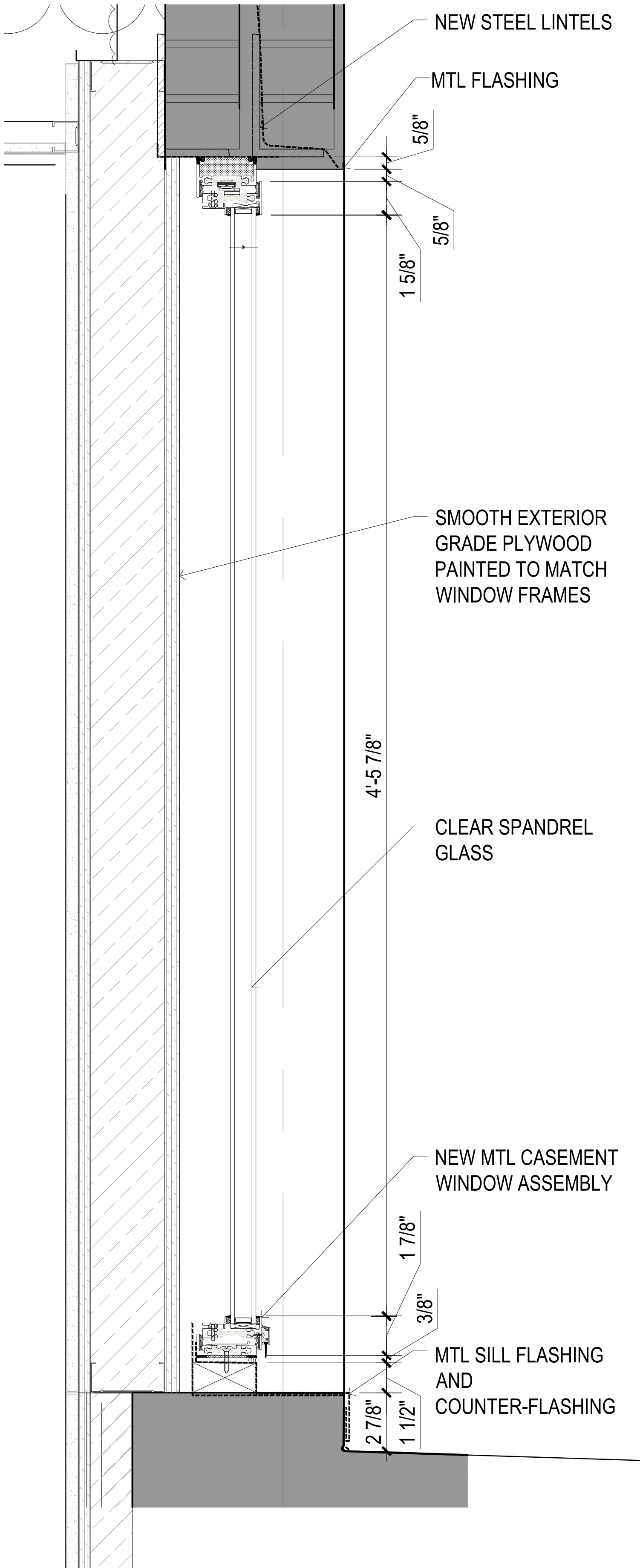
SCALE: AS NOTED DRAWN BY: ES

TITLE: ENLARGED PROPOSED FIXED CASEMENT AND
ENLARGED PROPOSED CASEMENT SECTIONS

LPC-10

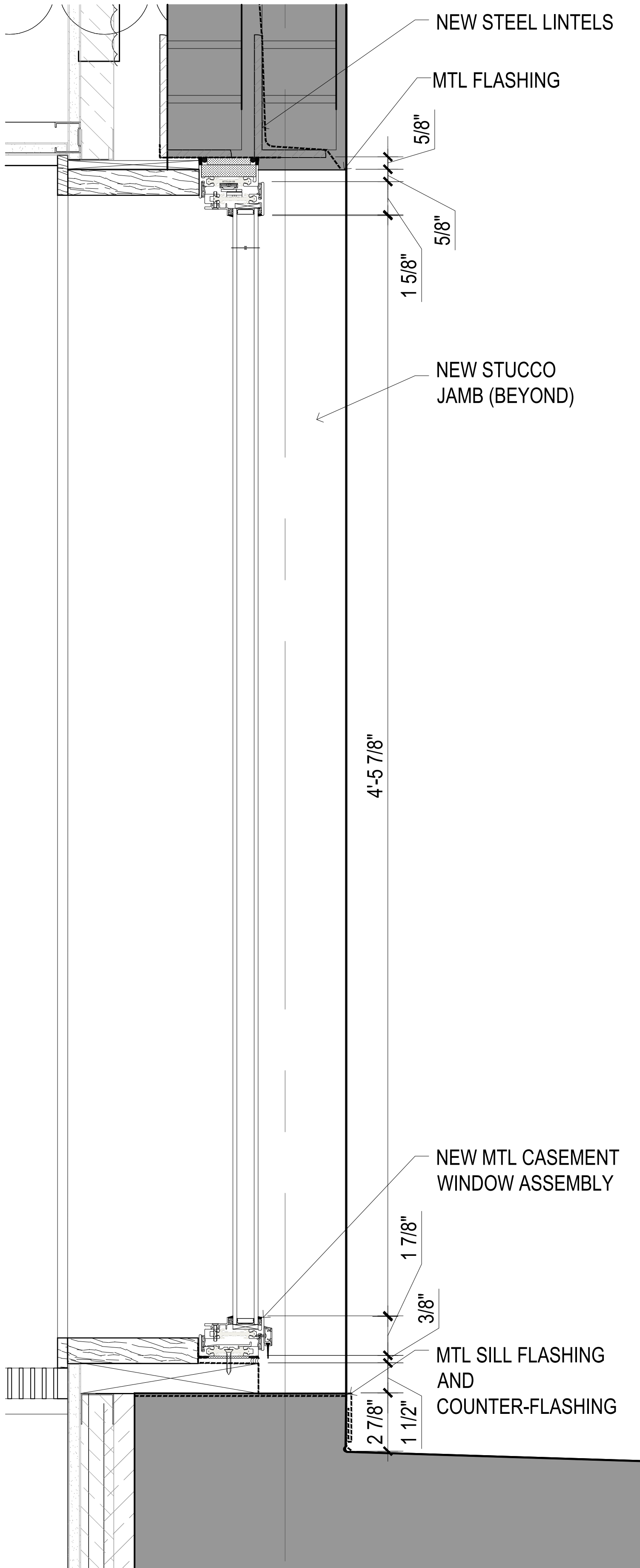
WINDOW TYPE DETAILS

SPANDREL WINDOW W/ CASEMENT FRAME



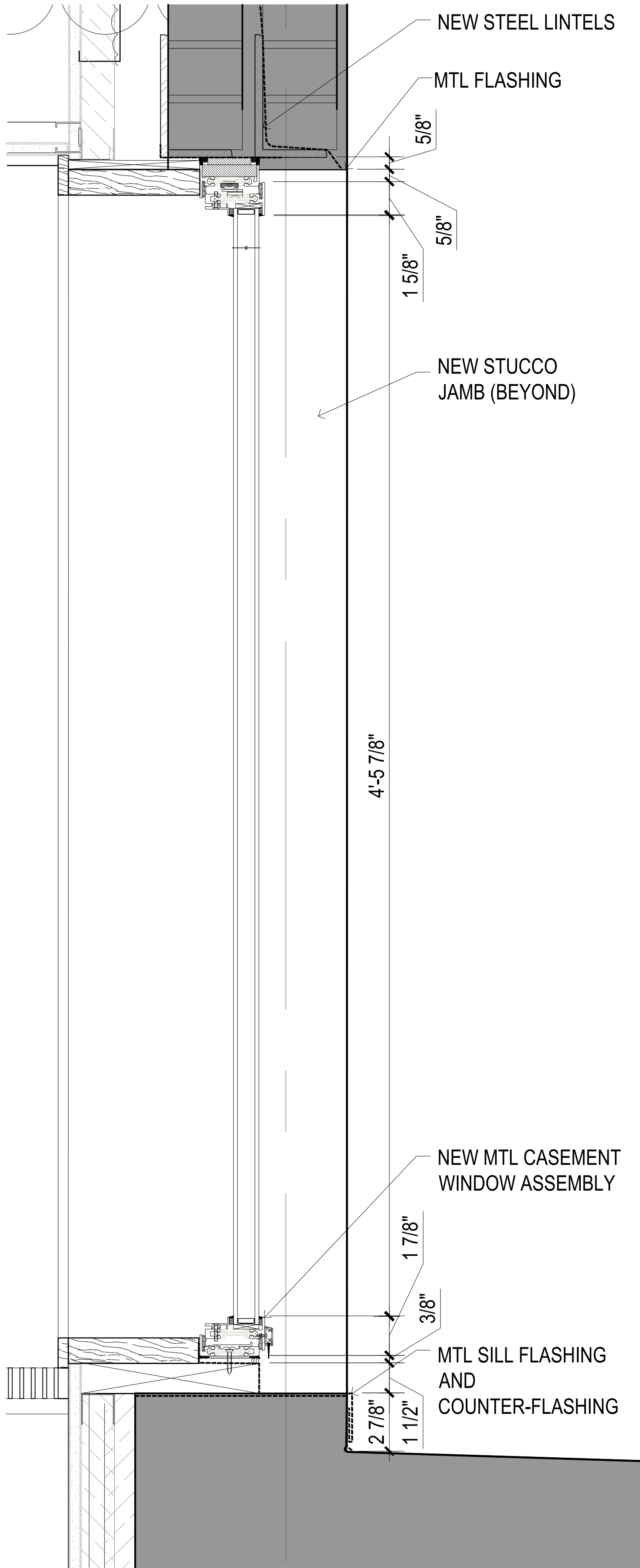
1 ENLARGED SPANDREL DETAIL
SCALE: 3/4"=1'-0"

FIXED WINDOW W/ CASEMENT FRAME



2 ENLARGED FIXED CASMENT DETAIL
SCALE: 3/4"=1'-0"

CASEMENT WINDOW



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

WINDOW FRAME COLOR TO MATCH LIMESTONE.

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SCALE: AS NOTED DRAWN BY: ES

TITLE: ENLARGED WINDOW SECTION DETAILS

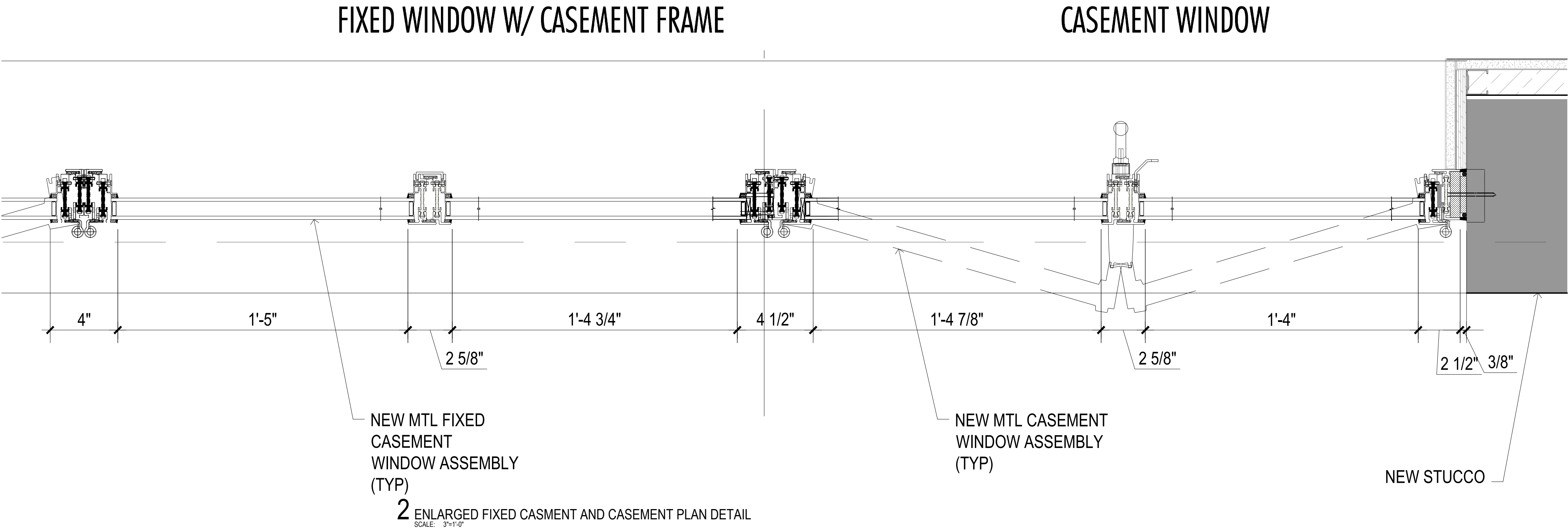
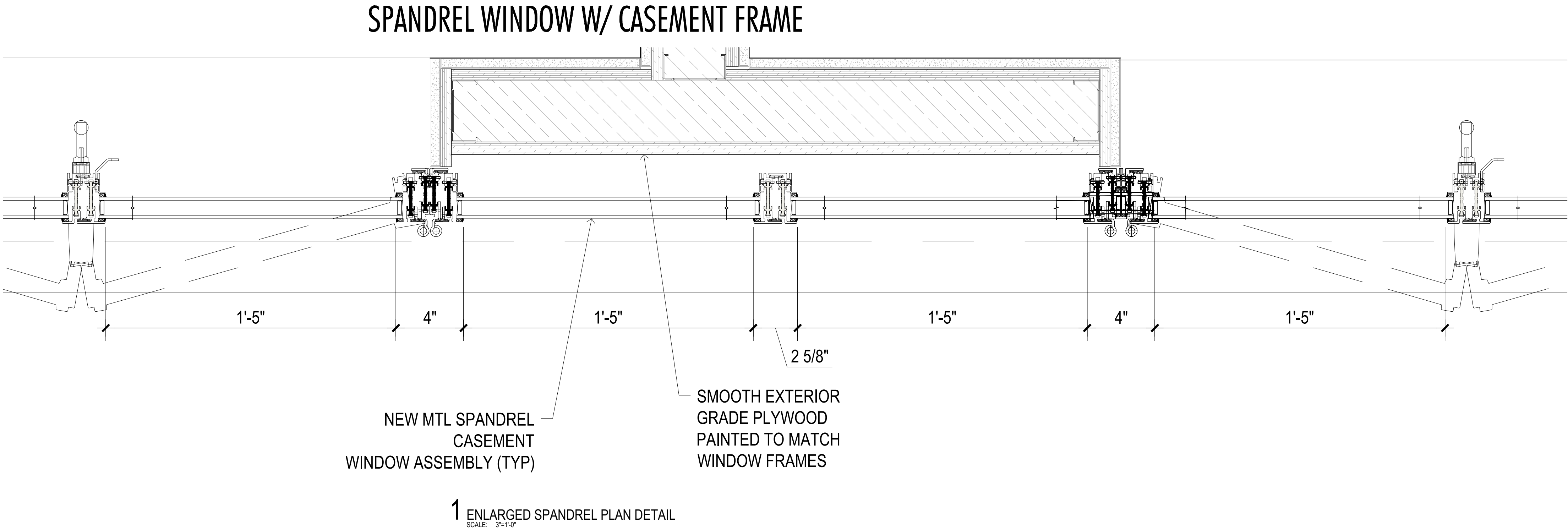
LPC-11

WINDOW TYPE PLAN DETAILS

75 EAST 77TH STREET
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LANDMARKS PRESERVATION COMMISSION

WINDOW FRAME COLOR TO MATCH LIMESTONE.



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SCALE: AS NOTED DRAWN BY: ES

TITLE: ENLARGED WINDOW PLAN DETAILS

LPC-12

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1 SOUTH ELEVATION - EXISTING
SCALE: NONE



2 SOUTH ELEVATION - PROPOSED RENDERING
SCALE: NONE

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SCALE: AS NOTED

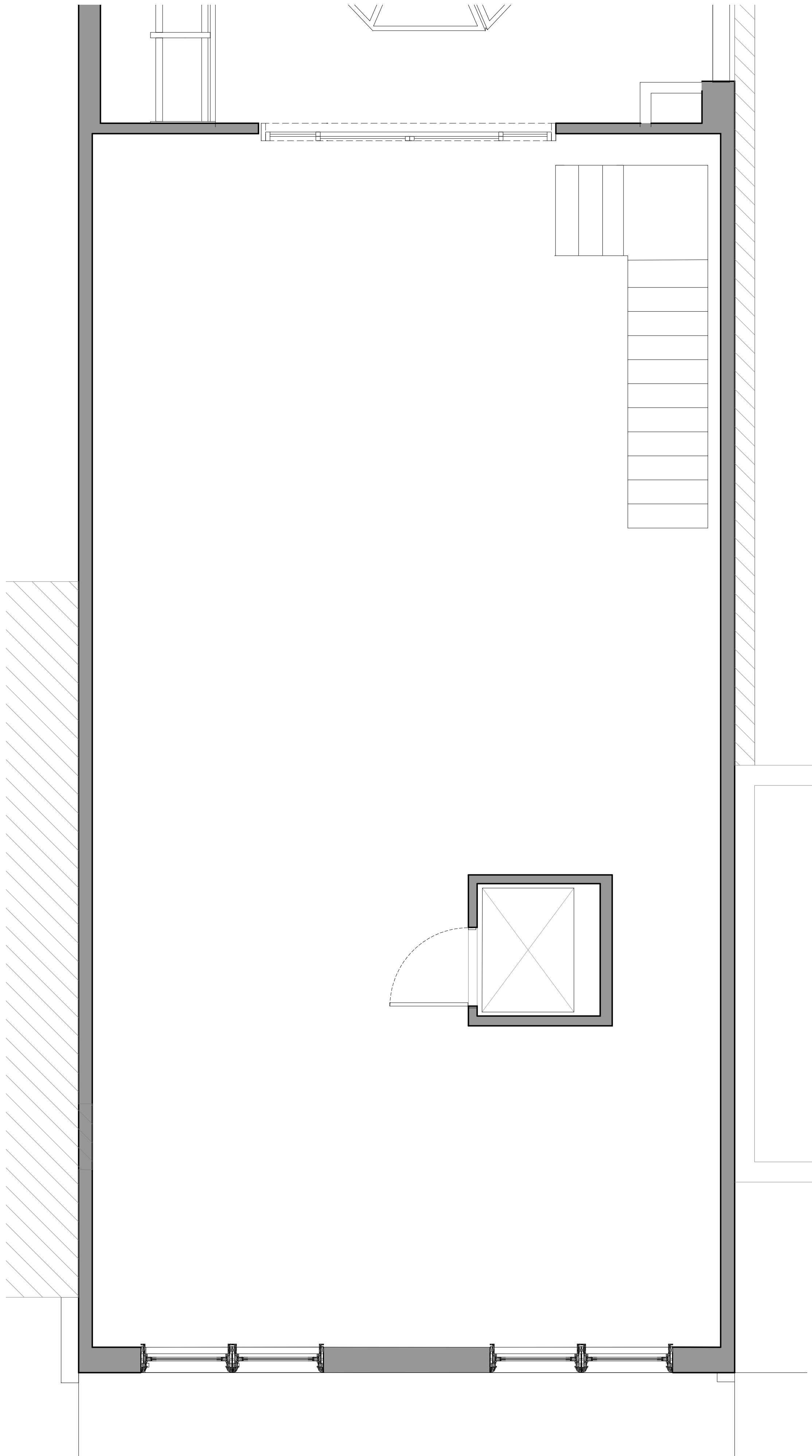
DRAWN BY: ES

TITLE: SOUTH ELEVATION
EXISTING AND PROPOSED RENDERING

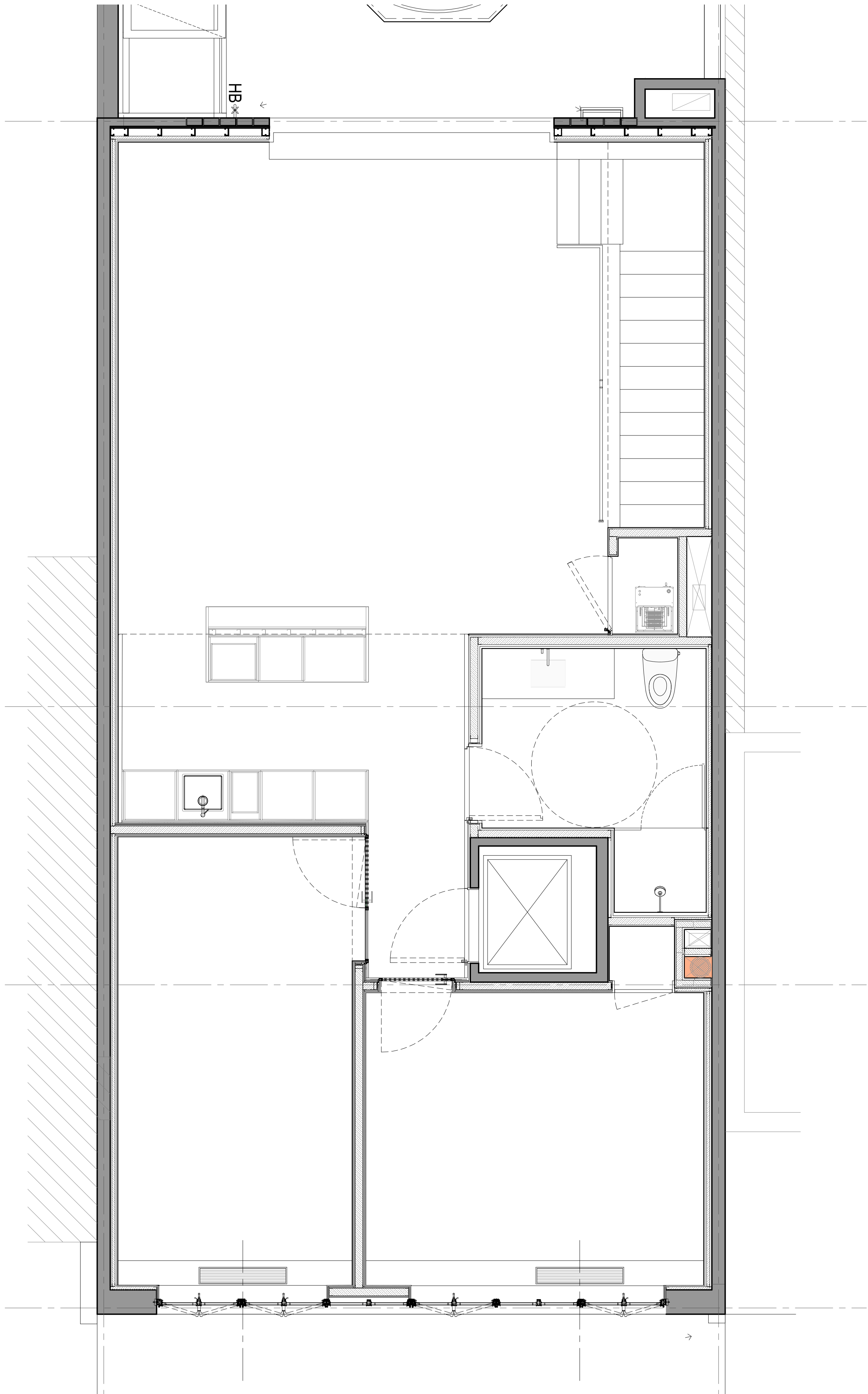
LPC-13

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APPENDIX



1 THIRD FLOOR - EXISTING / DEMO
SCALE: 3/8"=1'-0"



2 THIRD FLOOR - PROPOSED
SCALE: 3/8"=1'-0"

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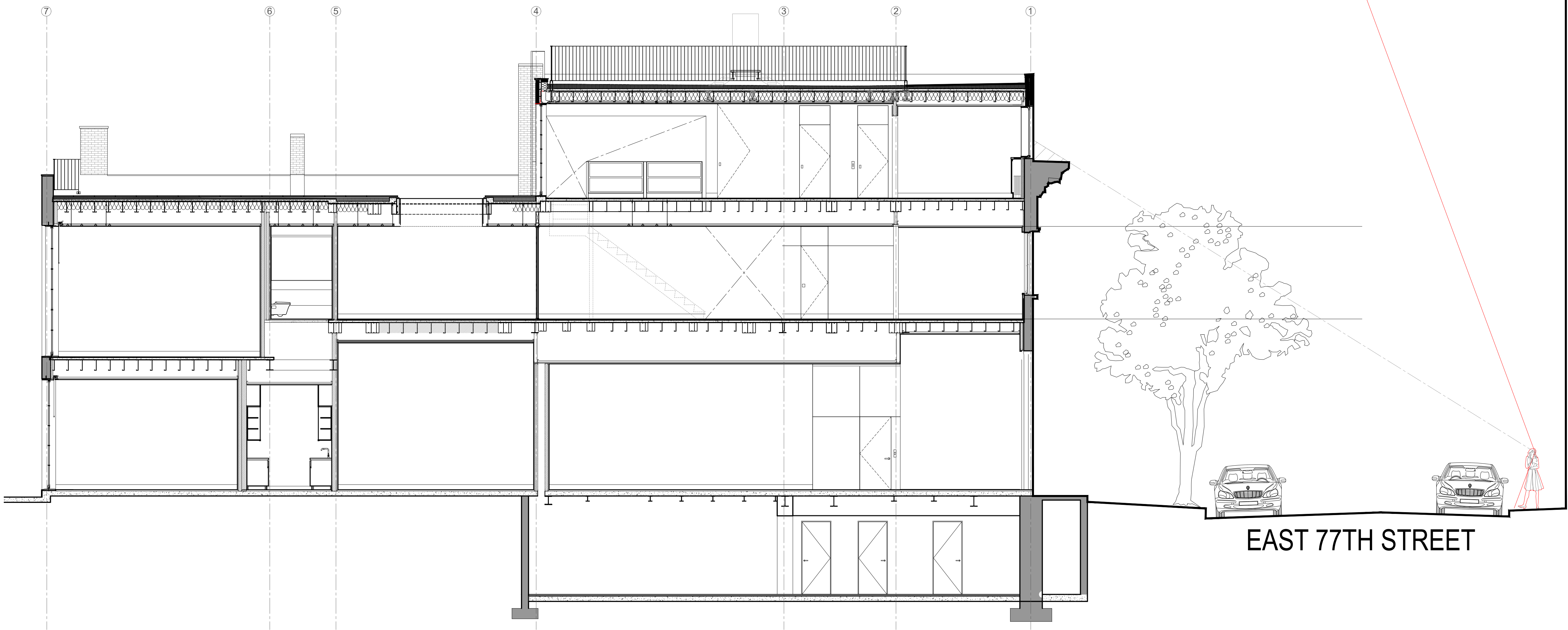
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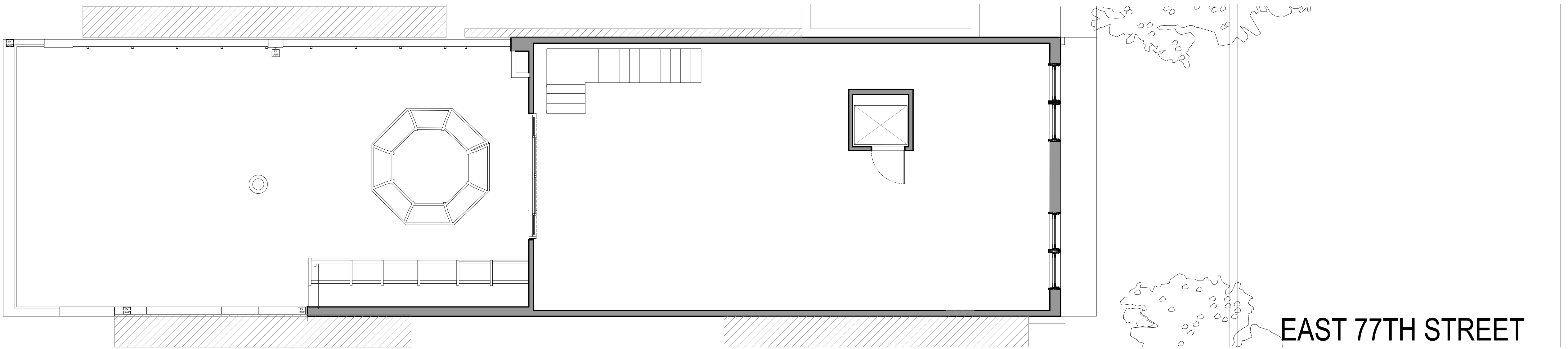
TITLE: EXISTING/DEMO AND PROPOSED
THIRD FLOOR PLAN

APPENDIX A

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1 STREET SECTION
SCALE: 3/16"=1'-0"



2 STREET PLAN
SCALE: 3/16"=1'-0"

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SCALE: AS NOTED DRAWN BY: ES

TITLE: ENLARGED STREET SECTION
ENLARGED STREET PLAN

APPENDIX B