

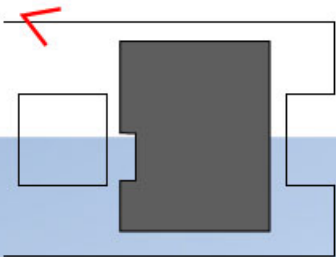
6-16 West 77th Street
New York

LPC - Design Update
January 25th 2022

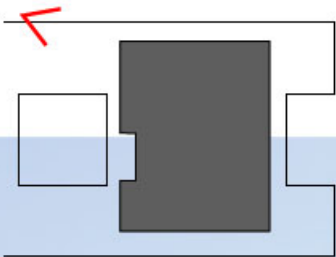


Comments Received - Nov 16th 2021

- Studio (Level 18) South face not a challenge in regards to visibility but North & Park faces could be revised
- Lower Penthouse (Level 17 + 18)
- Lower Height to reduce visibility (Level 18)
- Revised location of Level 18 (Like a Cupula) maybe move back, address elevator overrun (east)
- Video to demonstrate how visible it is



Revised Scheme



Roof

▽ 178' 1 1/2"

Level 18

▽ 167' 7"

--- Presented Massing Outline

Revised Scheme



Current Elevation

210' Height Limit

202' 8 7/8" Approx.

177' 3 1/8"

167' 7"

152' 4 1/2"



Massing As Presented - Nov 16th 2021

210' Height Limit

202' 8 7/8" Approx.

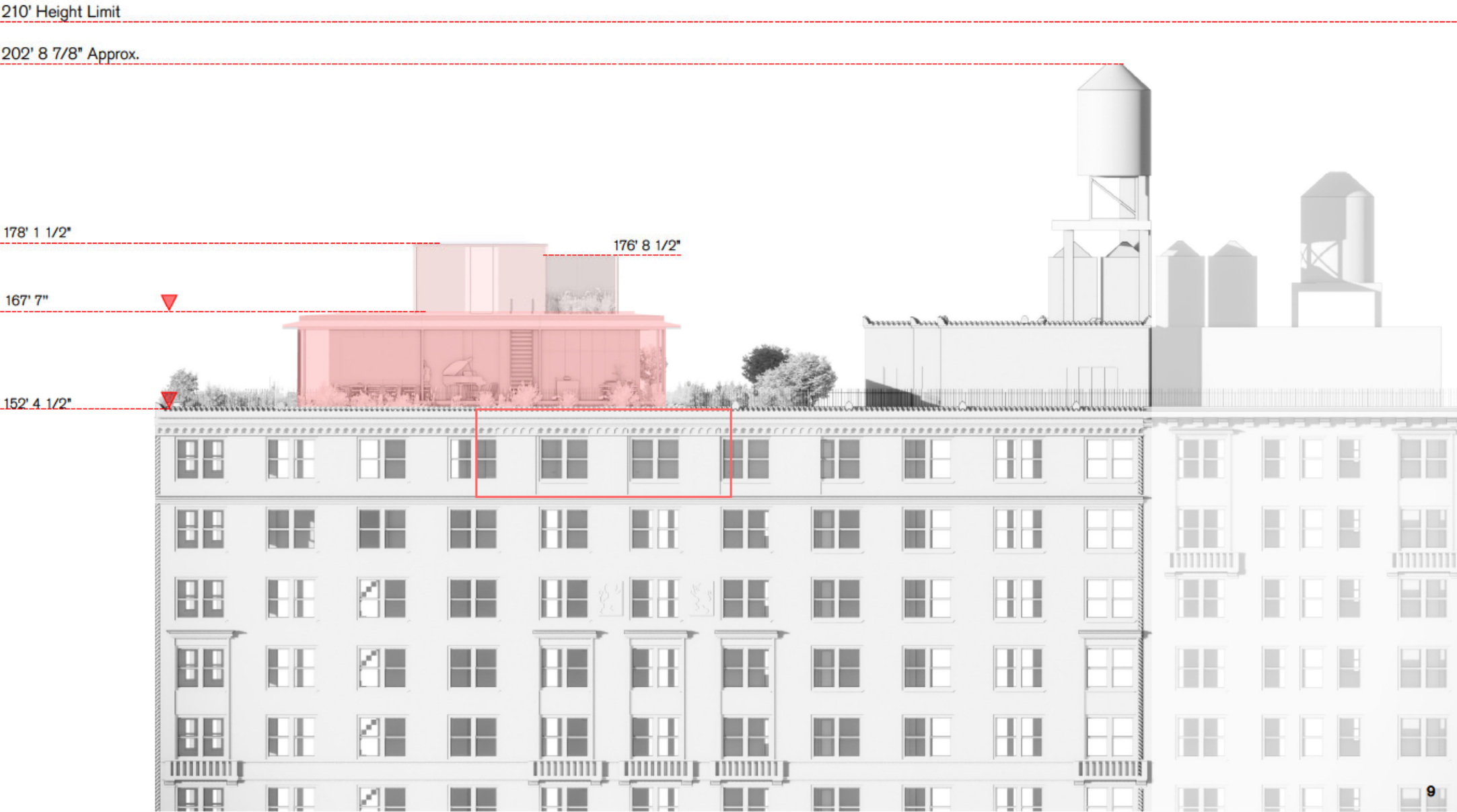
179' 8 1/2"

167' 7"

152' 4 1/2"

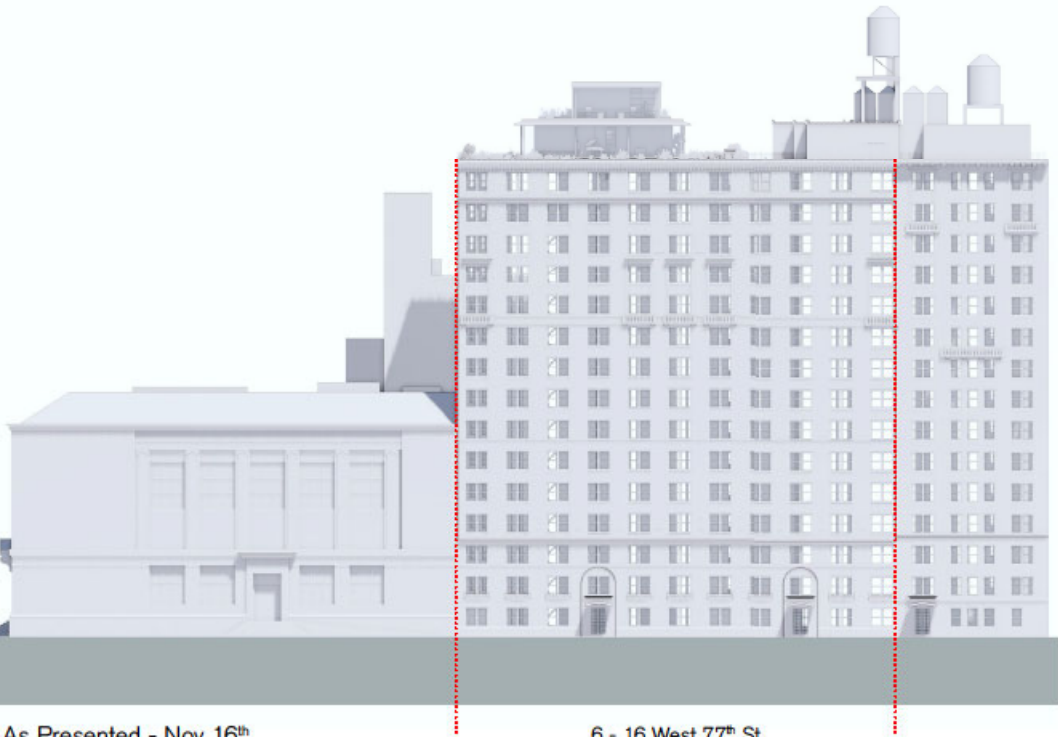


Revised Massing



Main Facade Comparison

210' Height Limit



As Presented - Nov 16th

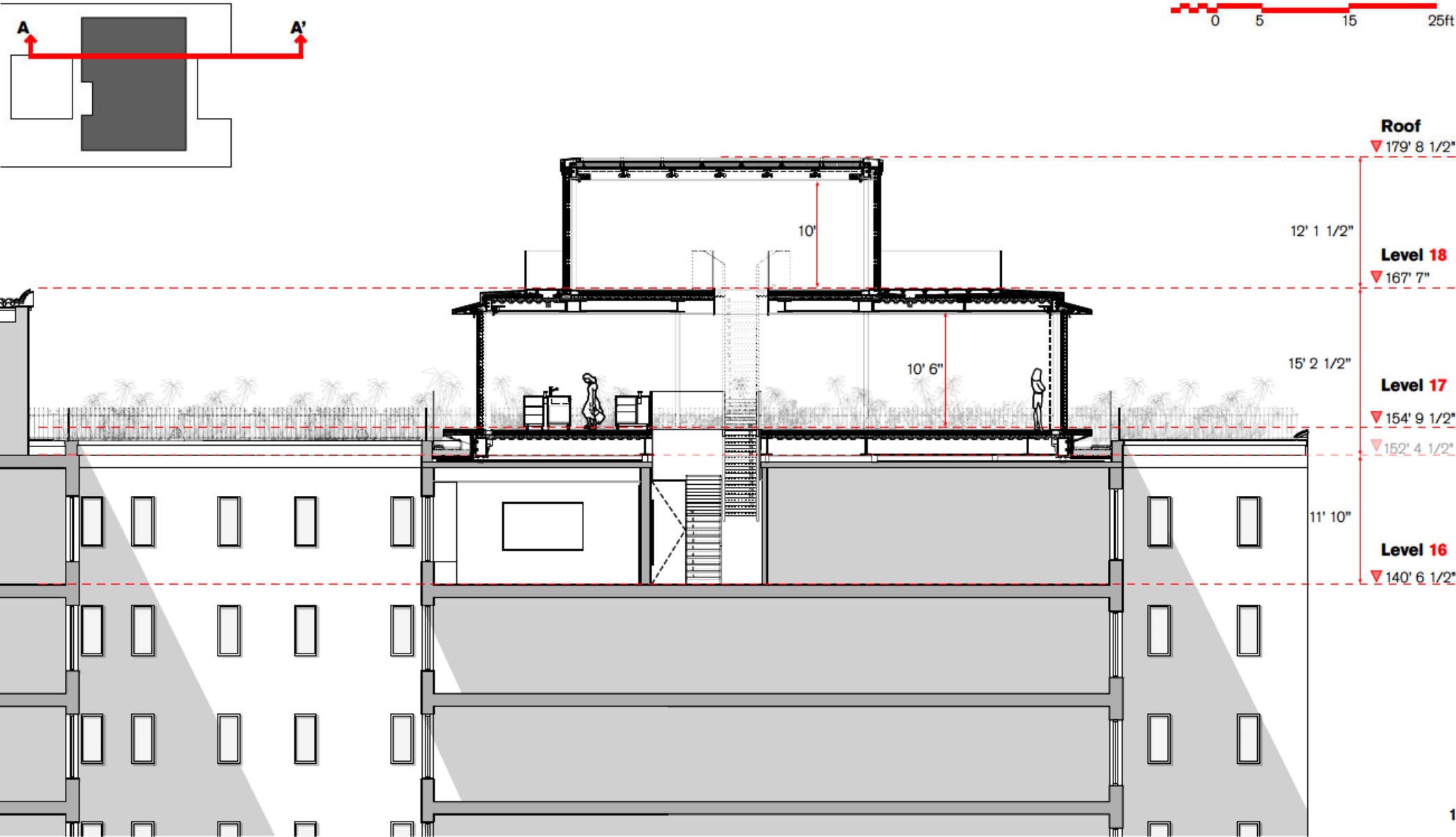
6 - 16 West 77th St



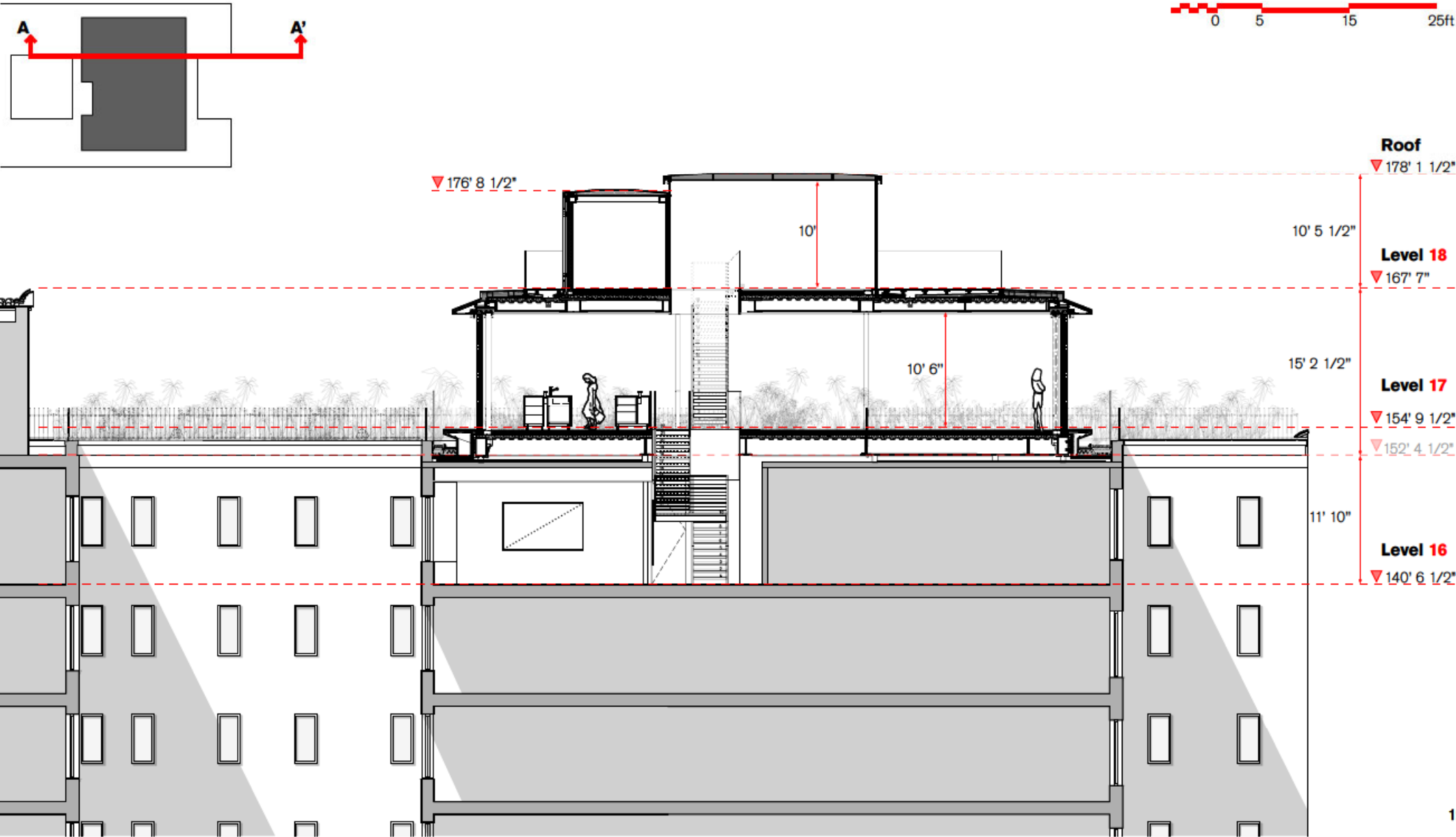
Revised

6 - 16 West 77th St

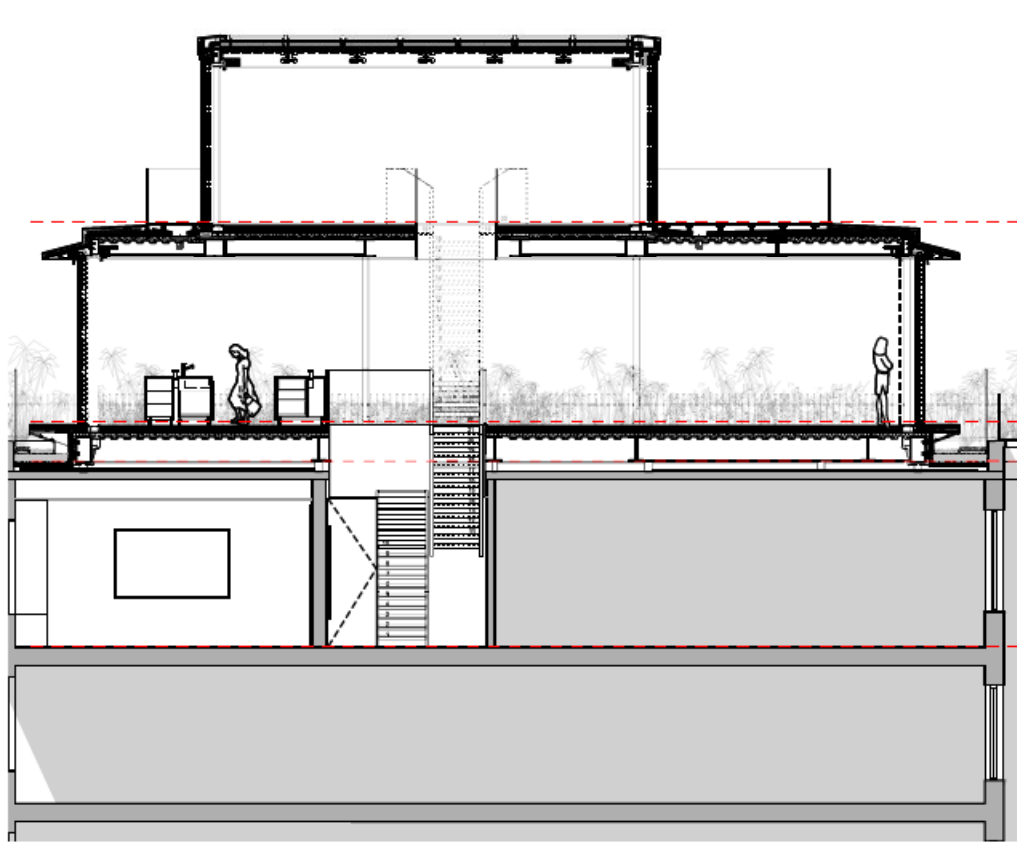
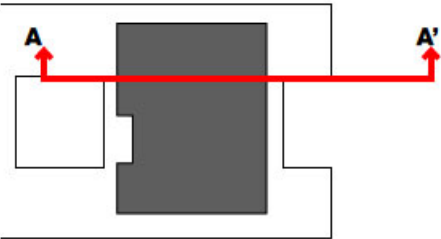
Section A-A' - Massing As Presented - Nov 16th 2021



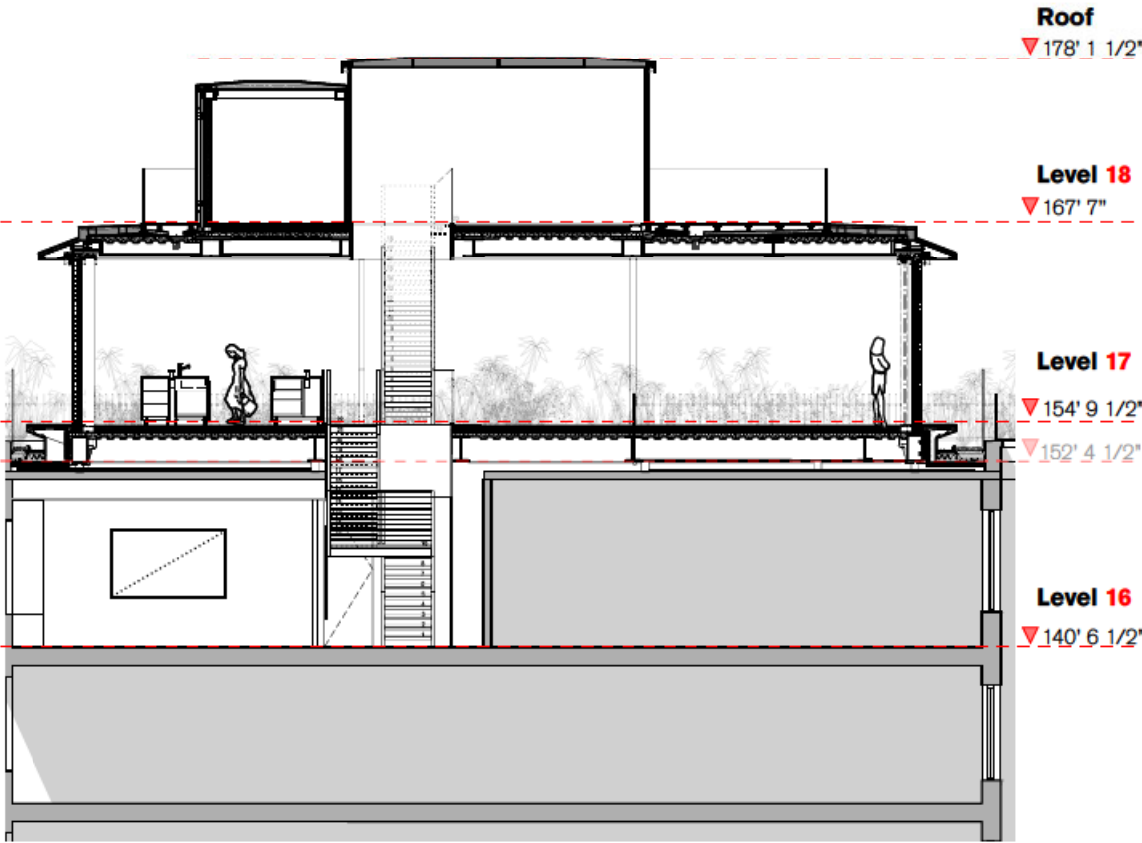
Section A-A' - Revised Massing



Section Comparison



As Presented



Revised



Comparison

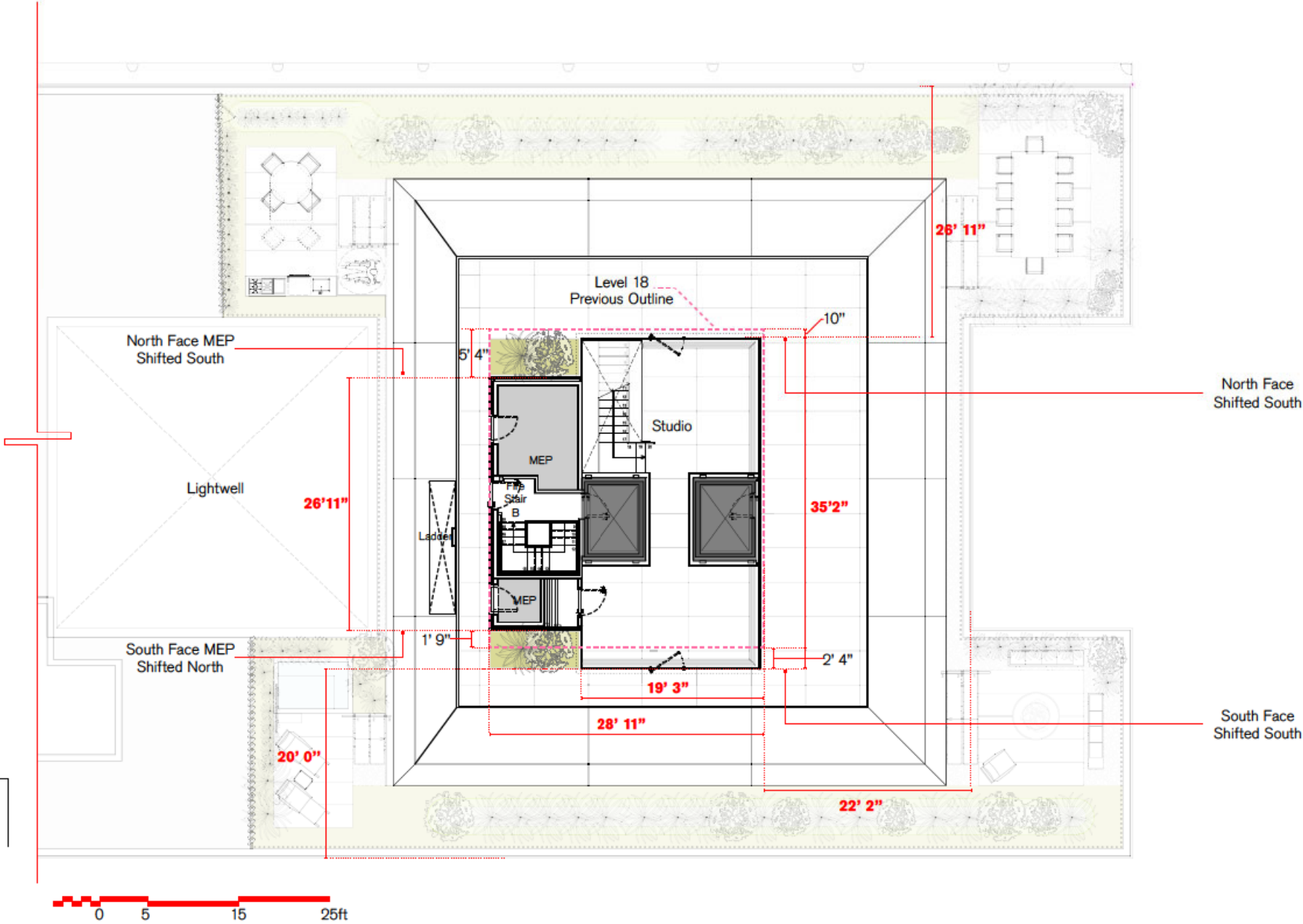


As Presented

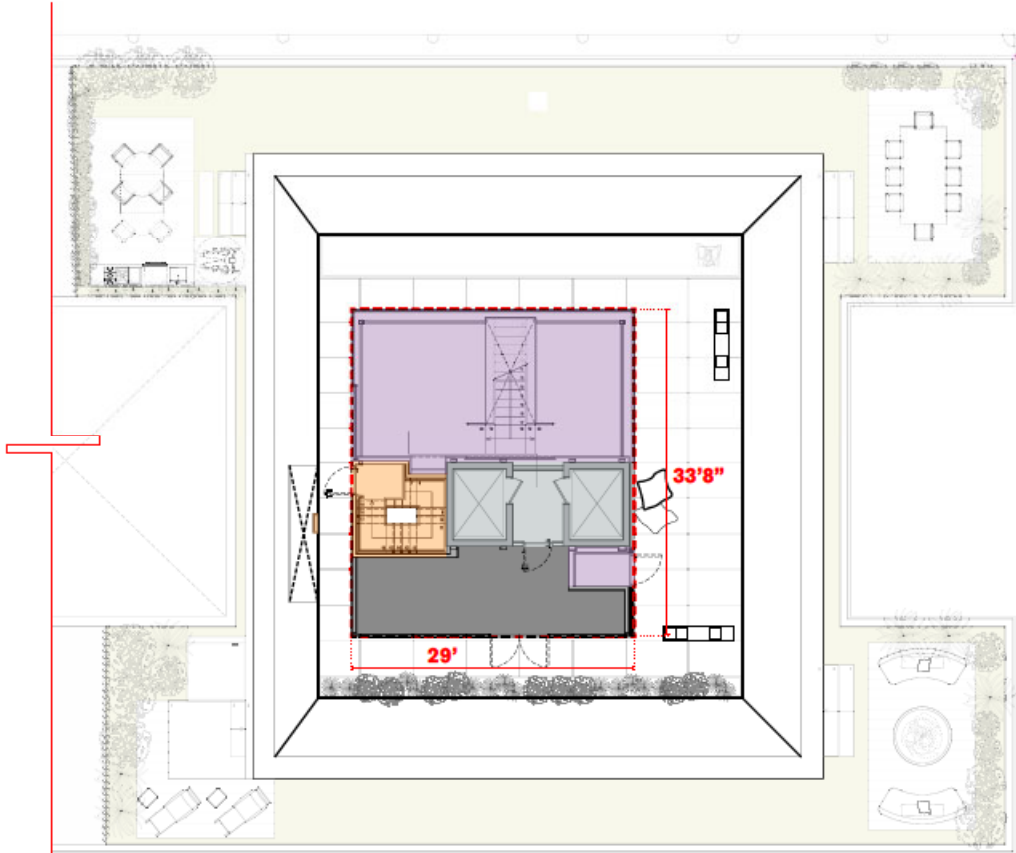


Revised

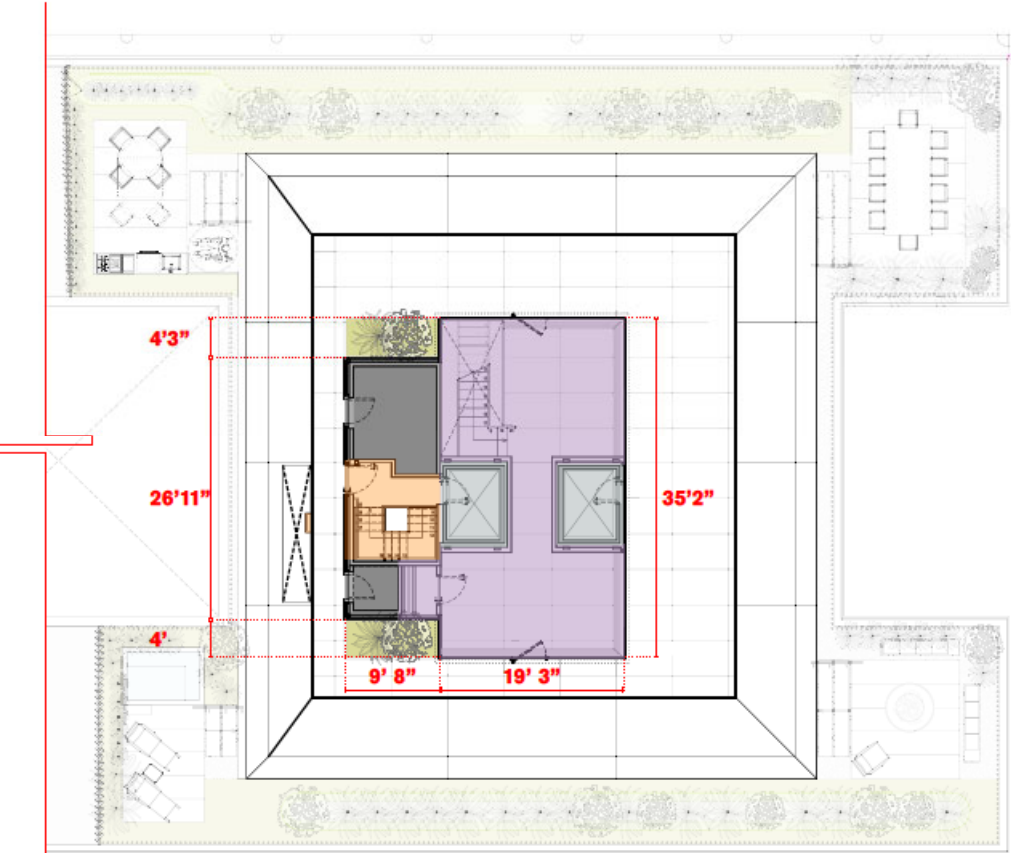
Revised - Level 18



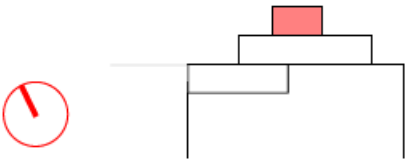
Level 18 Comparison



As Presented

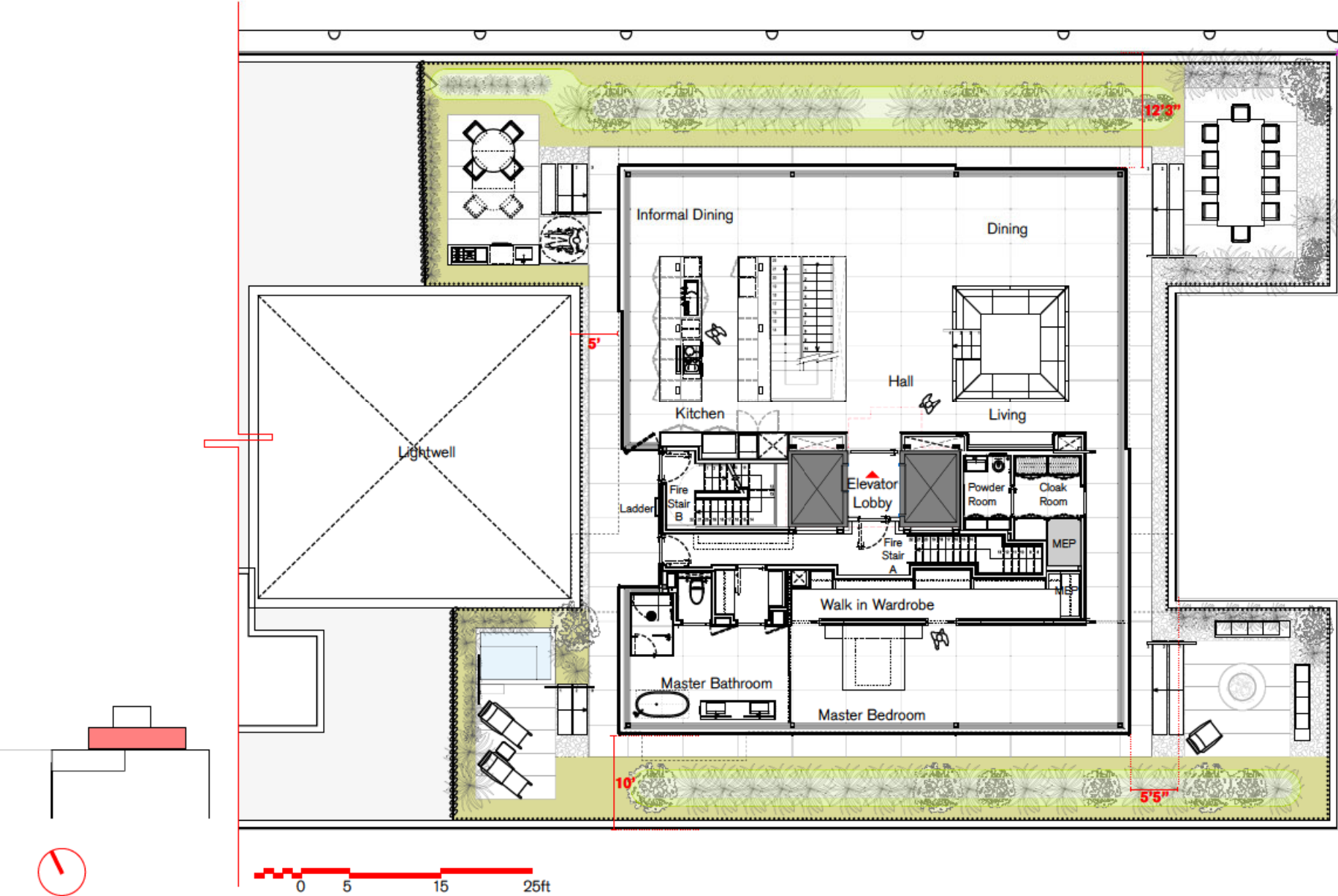


Revised

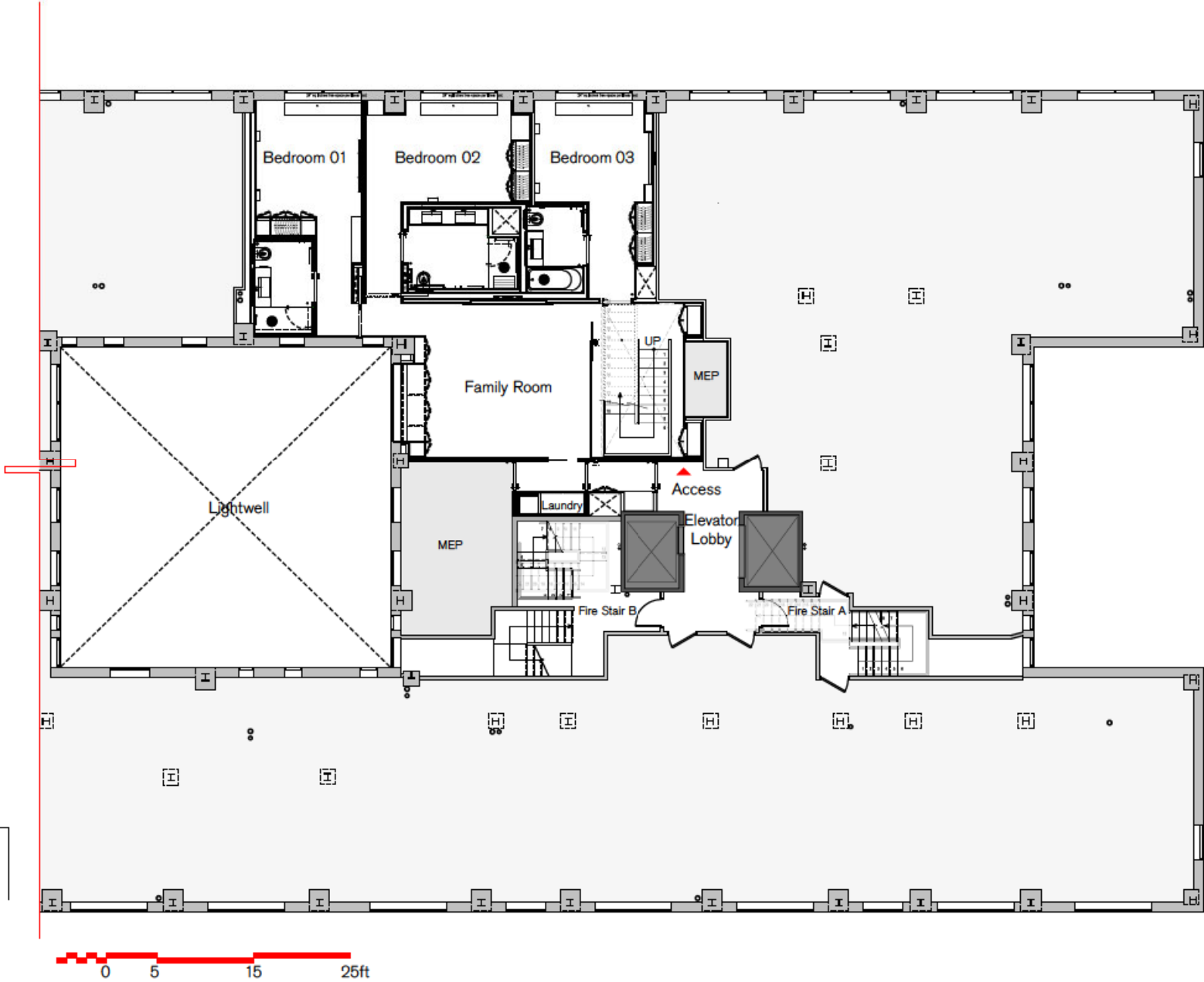


- Outline
- Internal Area
- Life Safety
- MEP

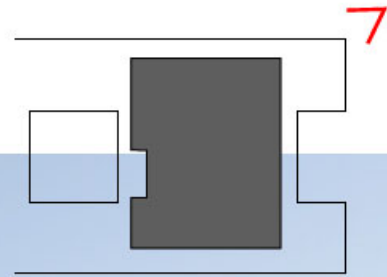
Level 17 - Outline As Presented - Nov 16th 2021



Level 16 - Outline As Presented - Nov 16th 2021



Revised Scheme



Comparison



As Presented



Revised



Revised Scheme



Comparison



As Presented



Revised



Revised Scheme



Comparison



As Presented



Revised

Massing As Presented - Nov 16th 2021 - Central Park West (Winter Condition)



Revised Scheme - Central Park West (Winter Condition)



Comparison



As Presented



Revised

Massing As Presented - Nov 16th 2021 - Central Park (Winter Condition)



Revised Scheme - Central Park (Winter Condition)



Comparison



As Presented



Revised

Street View Comparison - 76th view



As Presented



Revised

Street View Comparison - Central Park West view



As Presented



Revised

FILM

Appendix

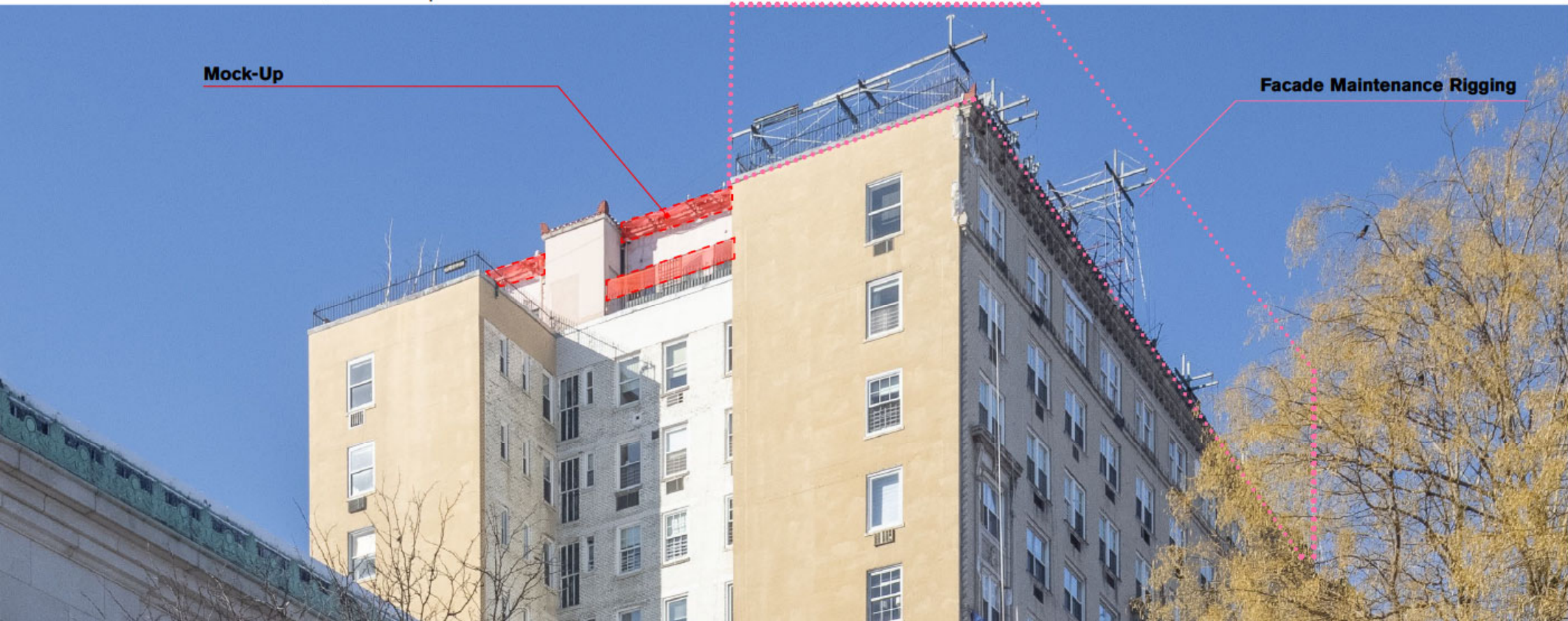
Visibility Studies

● No visibility

● Limited visibility



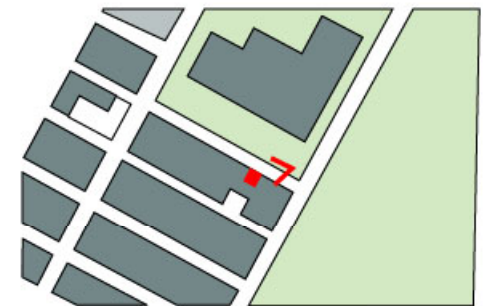
6-16 West 77th Street, Mock Up



Mock-Up



● Primary Facade - Mock Up



01 - Visibility Studies - Mock Up



02 - Visibility Studies - Mock Up



● Central Park West, looking West over NY Historical Society - Mock Up



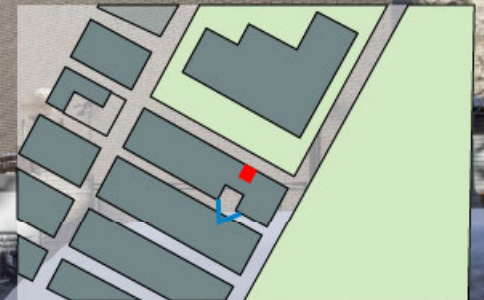
03 - Visibility Studies - Mock Up



04 - Visibility Studies - Mock Up



05 - Visibility Studies - Mock Up



06 - Visibility Studies - Mock Up



07 - Visibility Studies - Mock Up



Construction Logistics

- Detailed Site Safety and Logistics plans developed and promulgated to address stringent public safety protocols, including overhead protection, sidewalk bridge, pedestrian access, and more.
- Throughout the anticipated construction period of 18 months, the project manager will communicate regularly with residents of 6-16 West 77th Street as well as immediate neighbors to provide advance notice of any work which may create short-term inconveniences.
- Comprehensive protection plan for both 6-16 West 77th Street and adjacent New-York Historical Society, ensuring implementation of maximum protections to historic building fabric during demolition and construction.
- Diligent attention to quality-of-life issues throughout demo and construction, including access and egress to building, debris removal, vermin control, noise and dust, etc.
- Use of best-in-class means, methods and products to address all thermal, moisture and waterproofing of the project.
- Coordinate closely with adjacent New-York Historical Society, explore opportunities for collaboration in order to reduce the impact of temporary inconveniences on neighbors, eliminate redundancies, and assist with project logistics and construction schedule.

Proposed New Design



Proposed New Design Dusk View

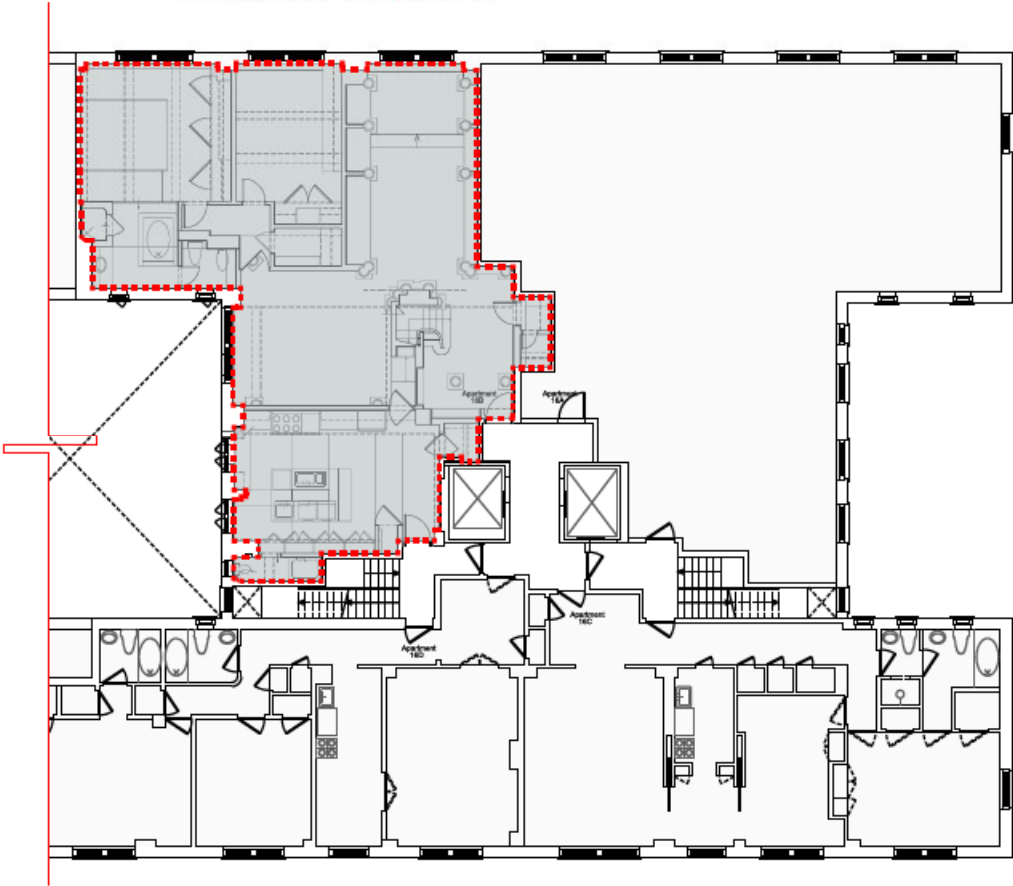


Proposed New Design Dusk View (Blinds Down)

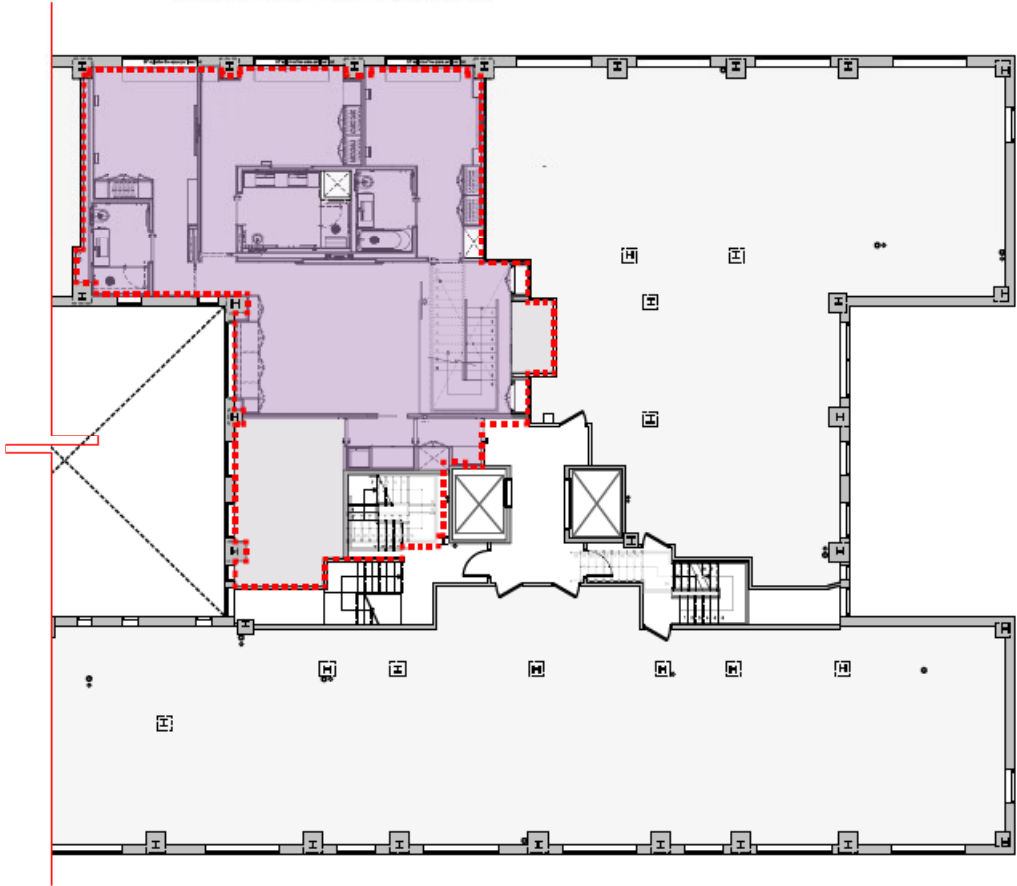


Level 16 - Comparison

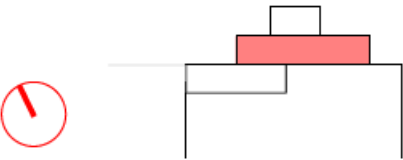
Existing Level 16 Apartment



Revised Level 16 Apartment

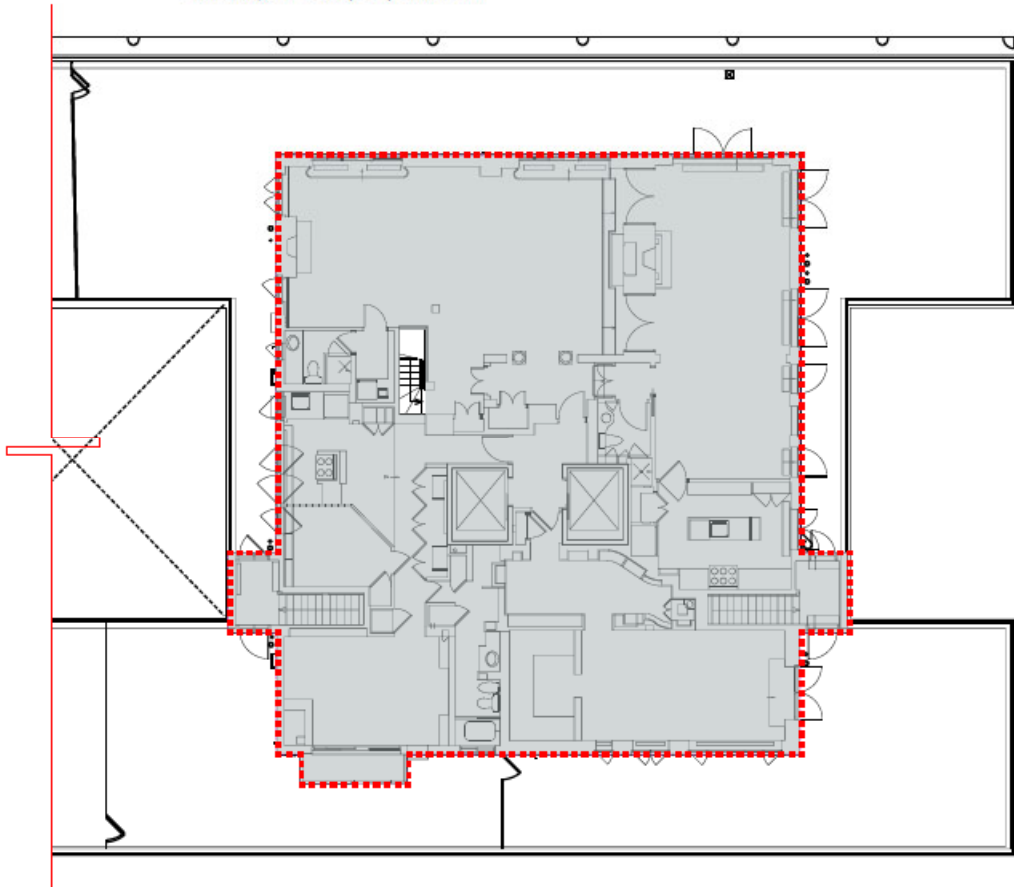


- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)

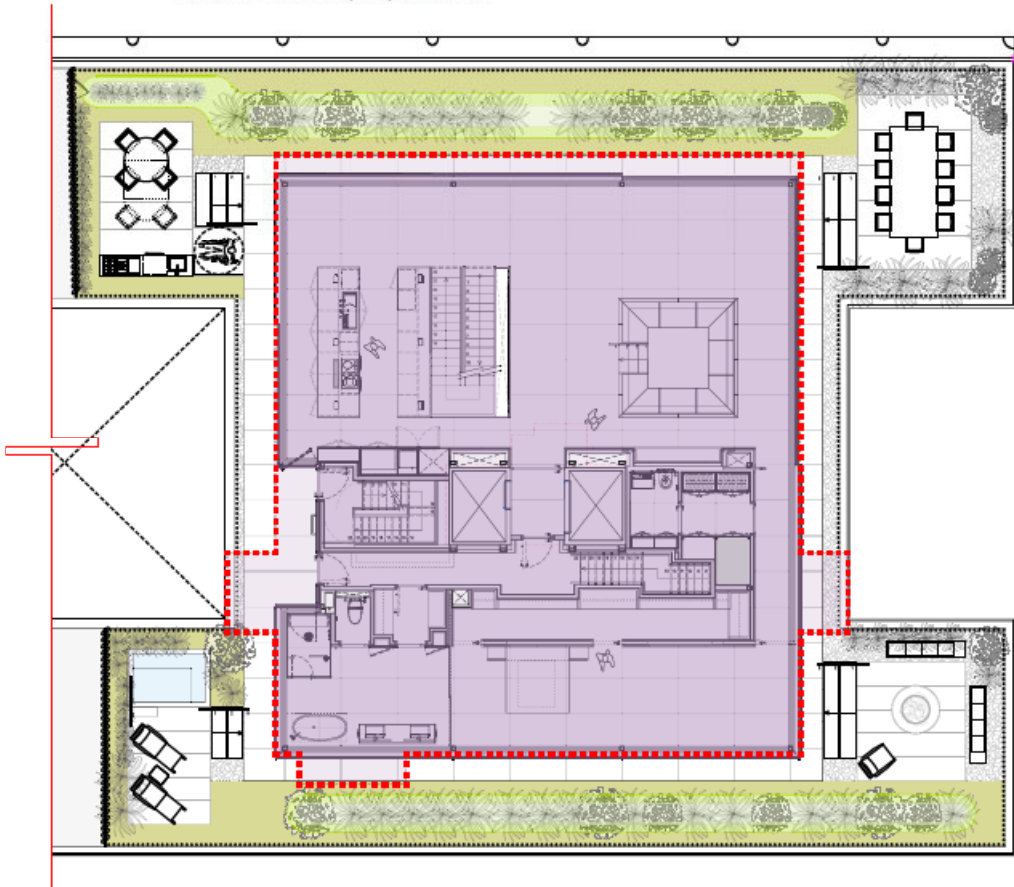


Level 17 - Comparison

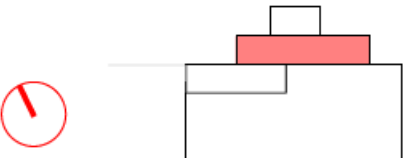
Existing Rooftop Apartment



Revised Rooftop Apartment

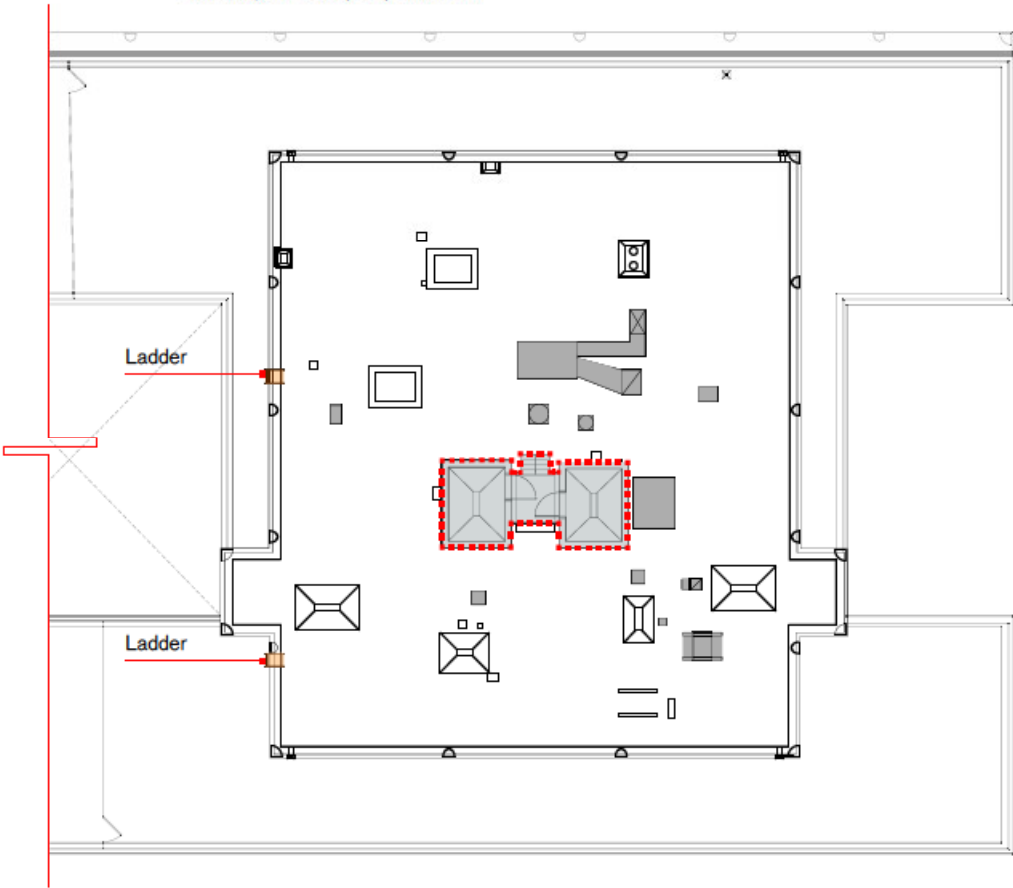


- - - Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)

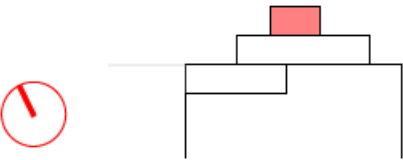
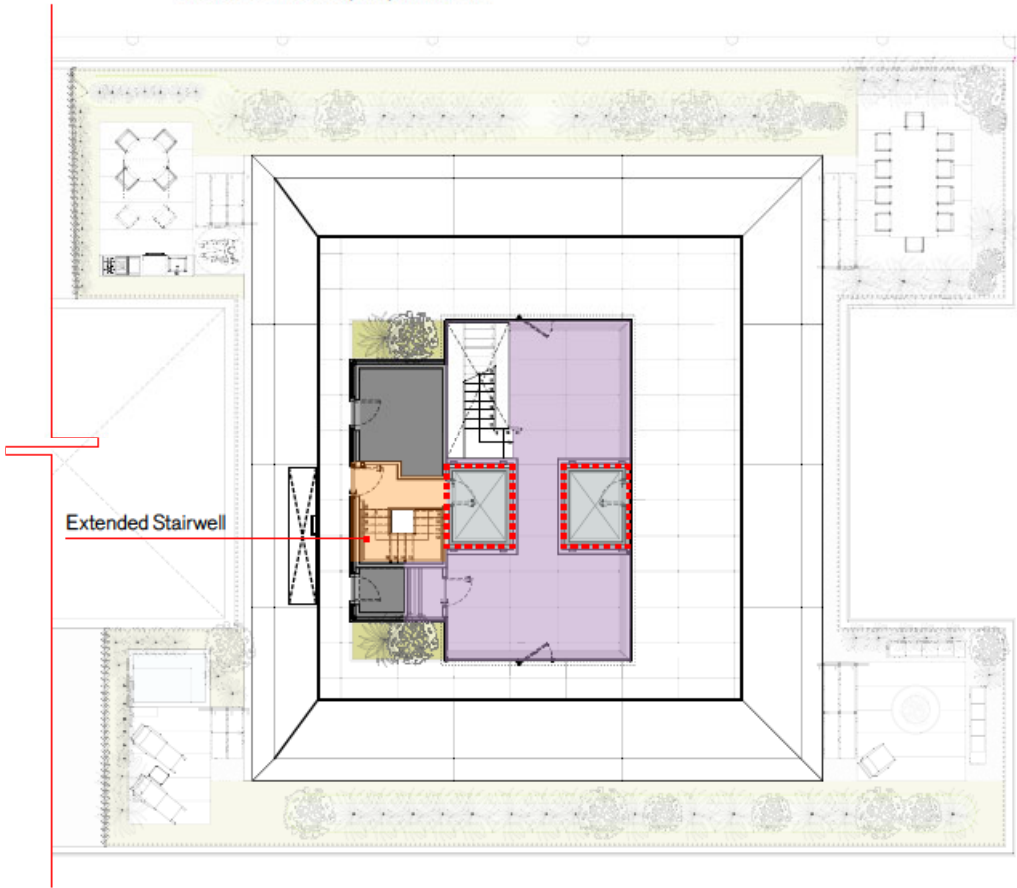


Level 18 - Comparison

Existing Rooftop Apartment



Revised Rooftop Apartment



- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)
- Life Safety
- MEP

Low Iron Glass Reference - Alves Restaurant - Cupertino



Floor Area Summary

Floor Designations per marketing	Existing Floor Area	Proposed Floor Area (complied w/ Zoning FA)	Reloca Floor Area	Notes
Level 16	1,857SF	1,549SF		
Level 17	3,417SF	3091 SF	-326 SF	
Level 18	none	634 SF		
TOTAL	5,274 SF	5,274 SF	0 SF	