



HISTORIC PHOTOGRAPH



EXISTING PHOTOGRAPH

18 GRAMERCY PARK STREETSCAPE IMPROVEMENTS

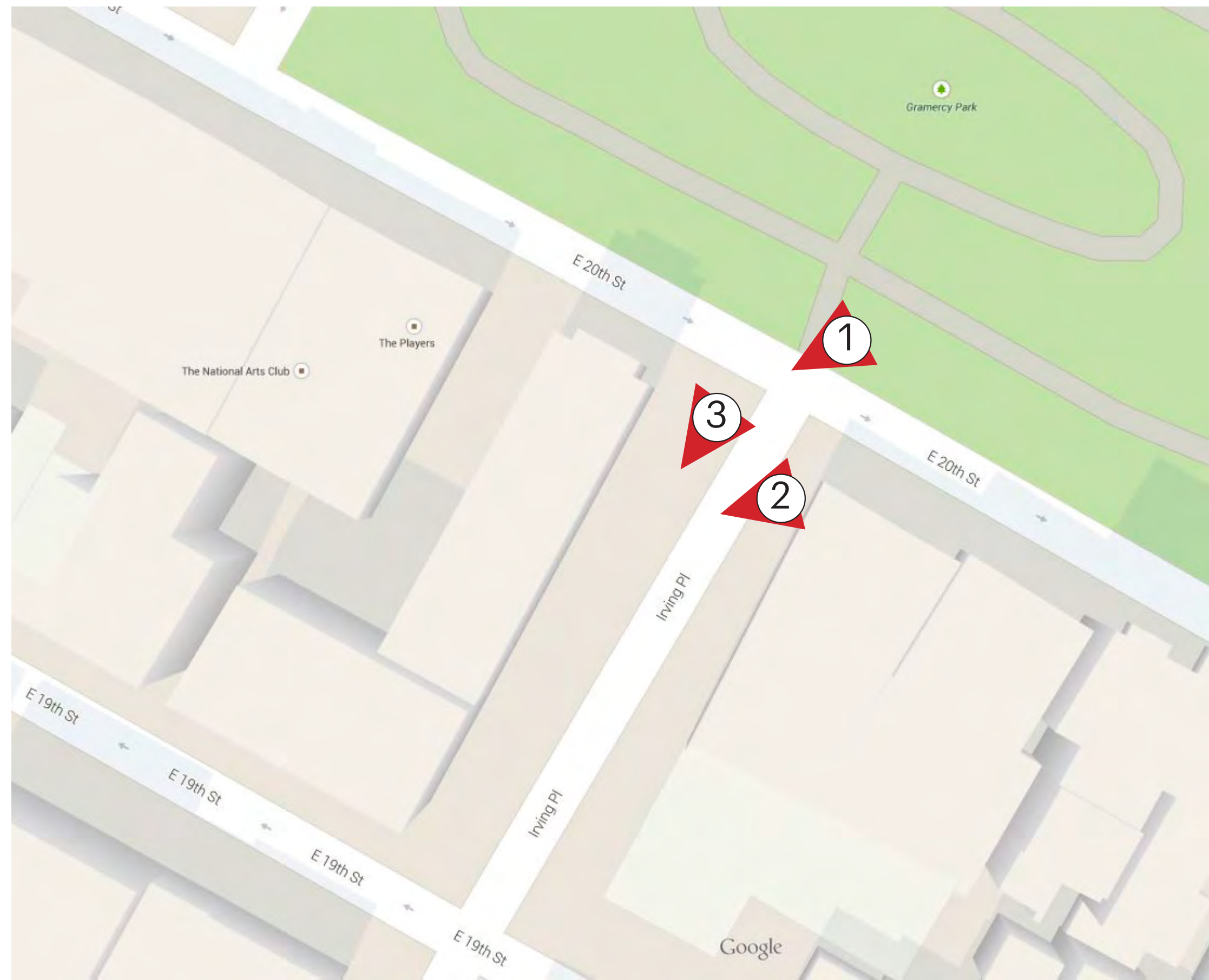


GRAMERCY PARK HISTORIC DISTRICT

18 GRAMERCY PARK SOUTH

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



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°

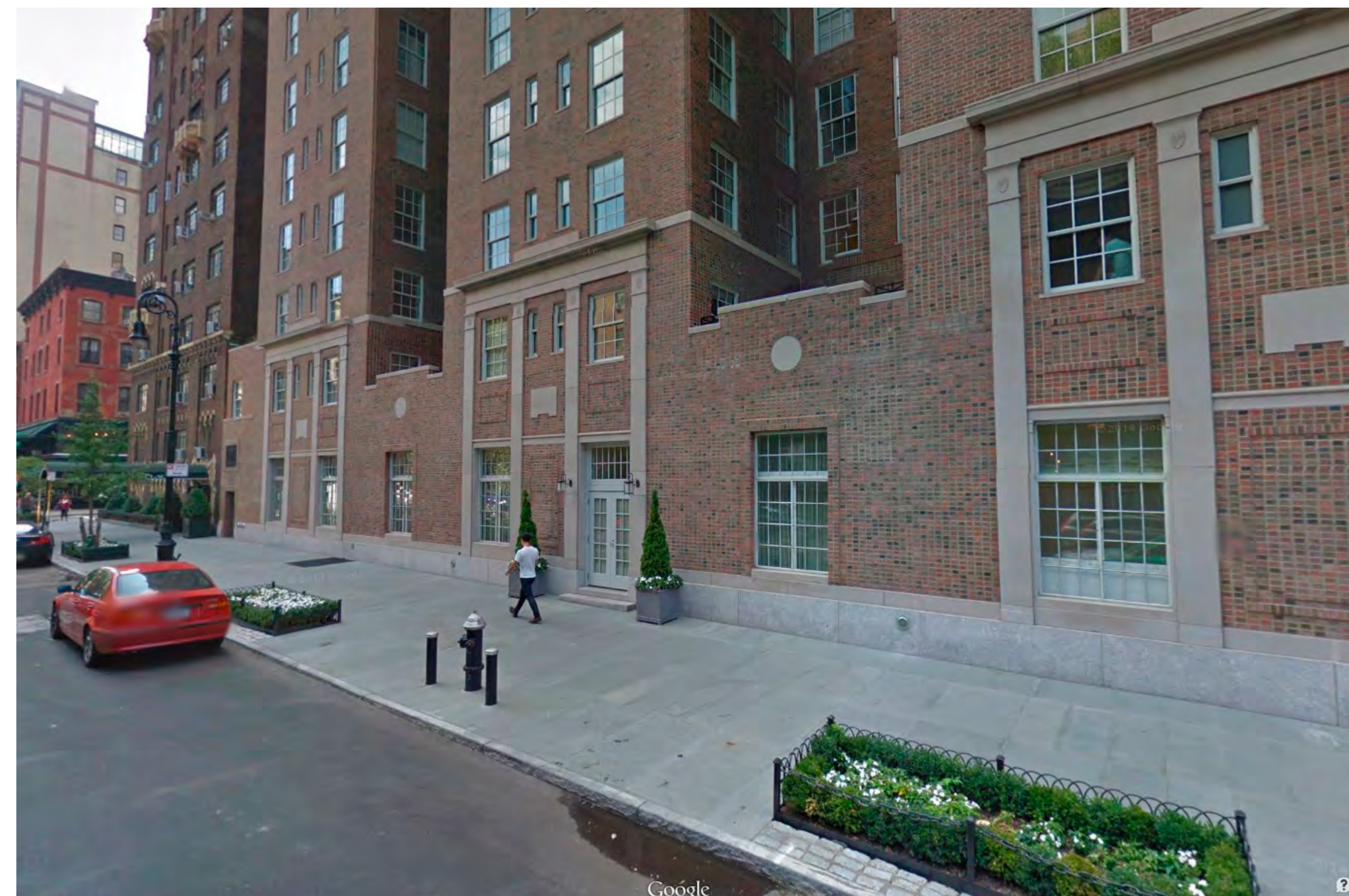


TEMPERATURE TAKEN AT CON-ED MANHOLE IN STREET TO EAST OF NORTHERN-MOST TREE PIT, JANUARY 15, 2015. AIR TEMPERATURE: 40.6°, MANHOLE COVER TEMPERATURE 134.6°

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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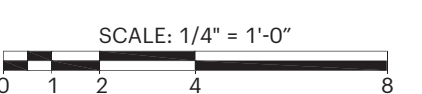


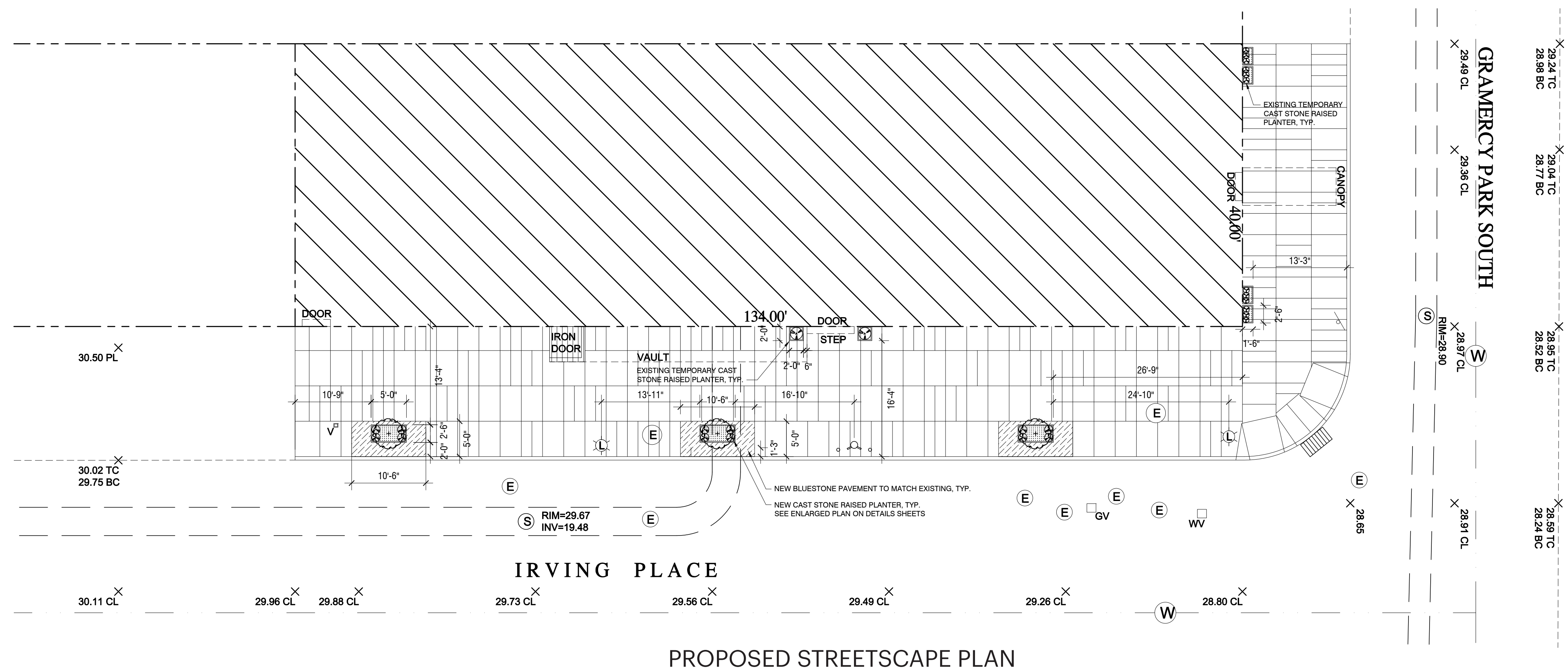
EXISTING STREETScape



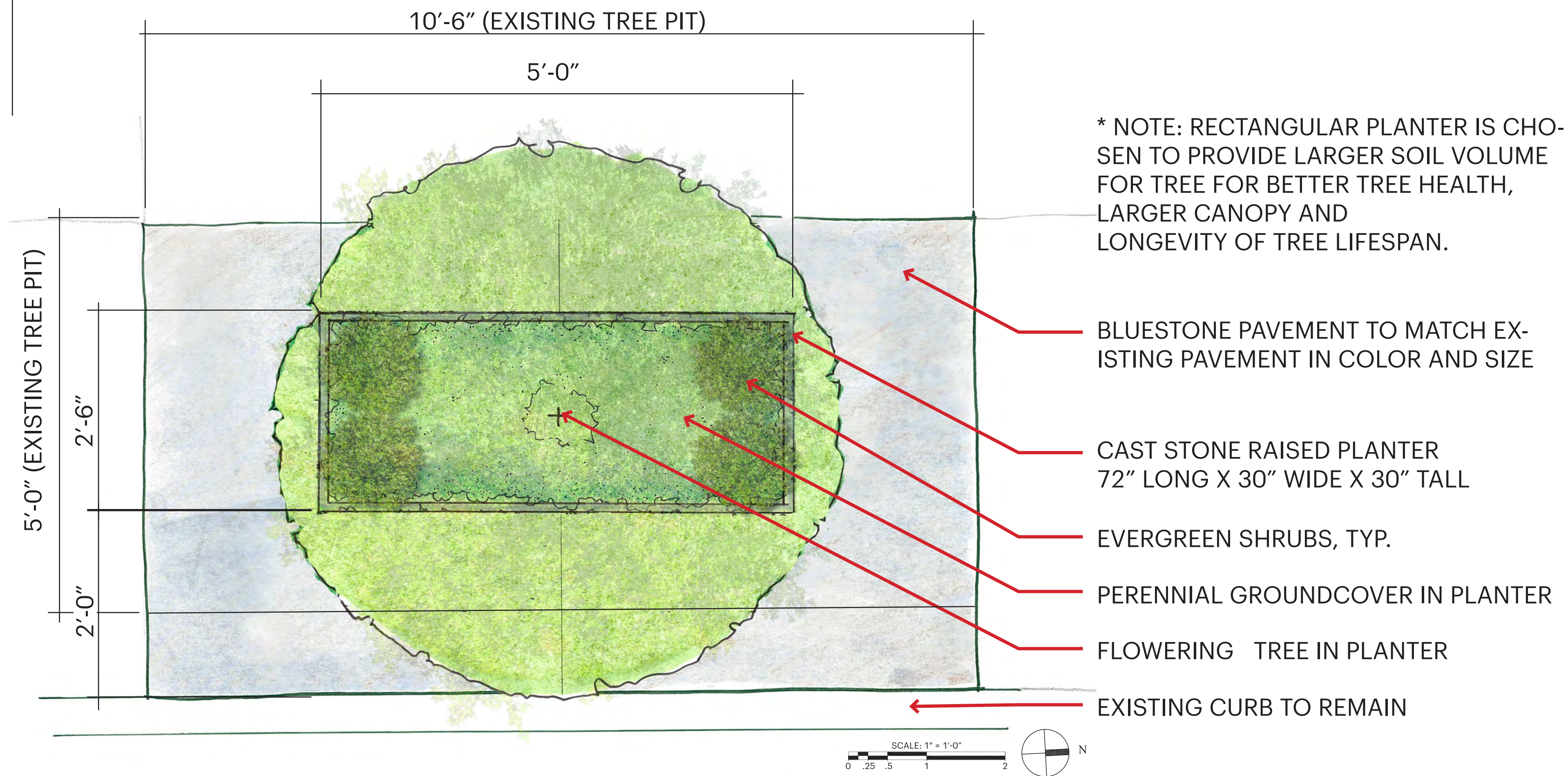
PROPOSED STREETScape ELEVATION

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

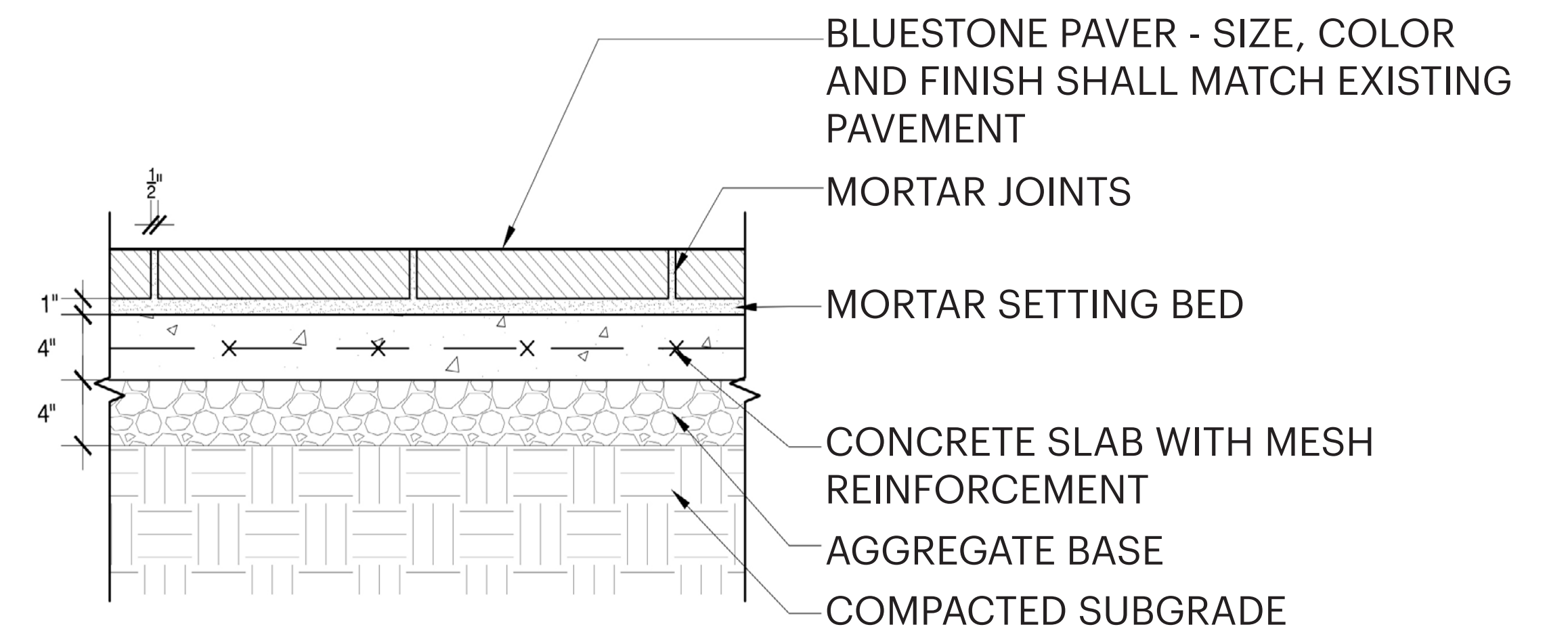




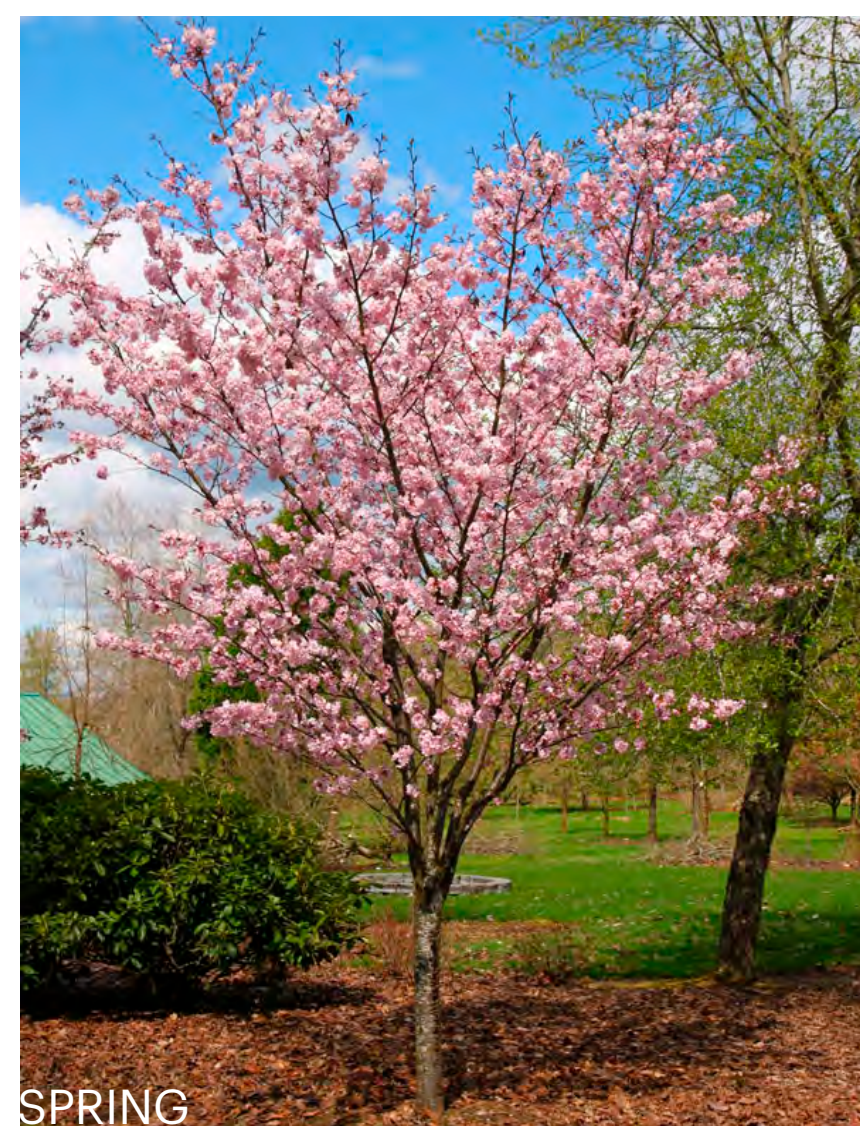
SCALE: 1" = 10'-0"



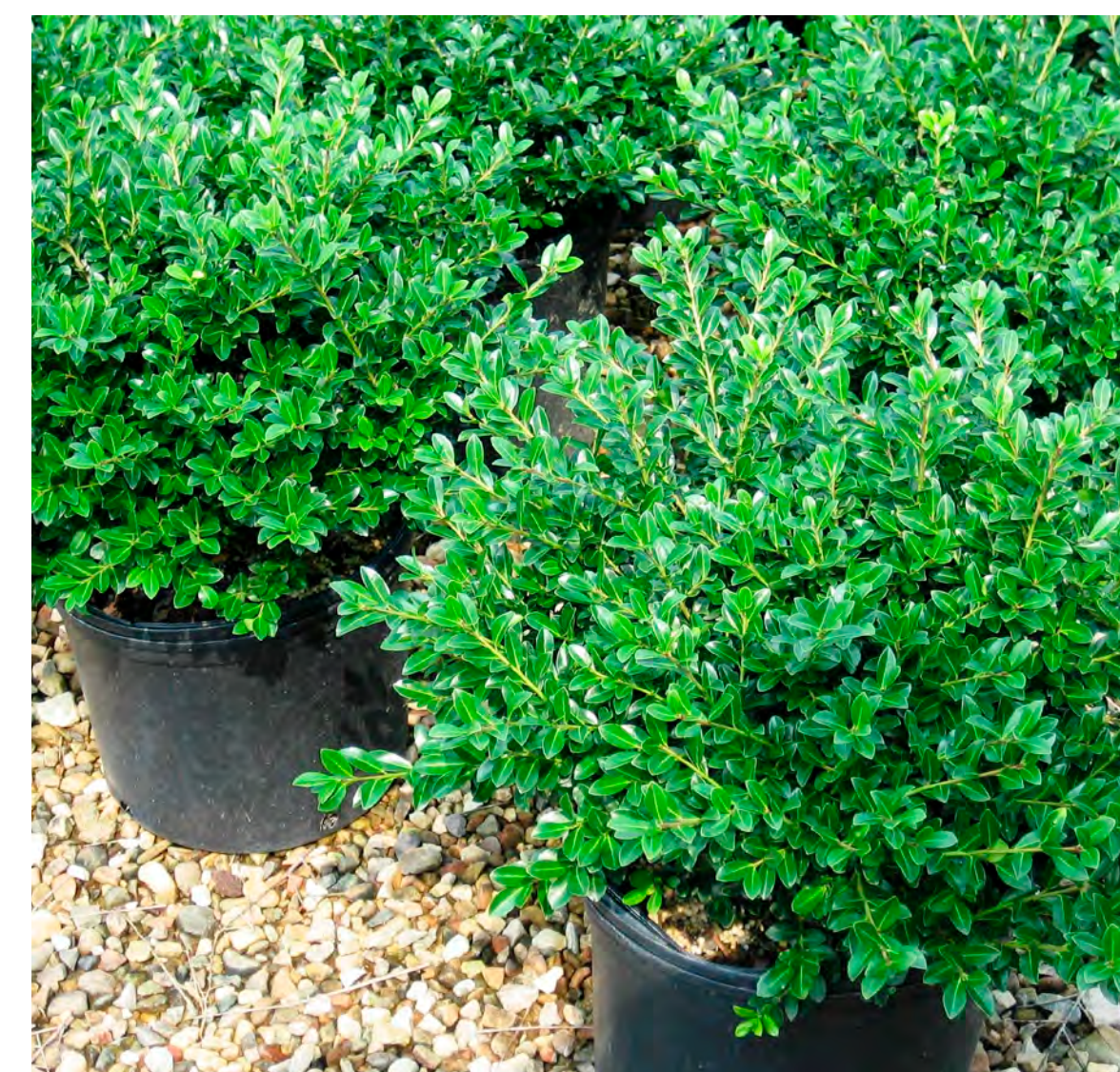
ENLARGED PLAN OF STREETScape PLANTERS



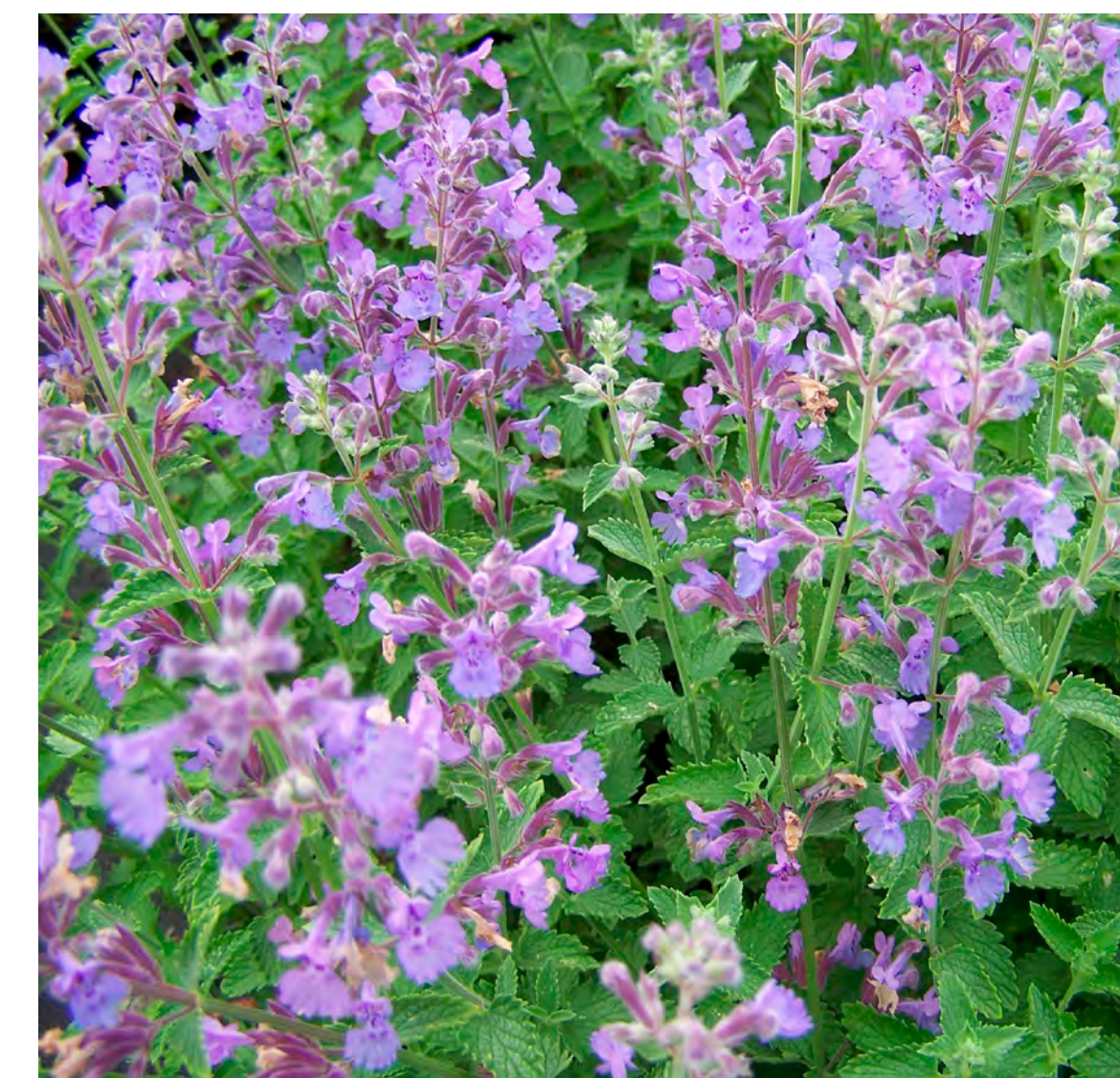
PAVEMENT DETAIL
(NOT TO SCALE)



FLOWERING TREE:
Prunus sargentii 'Pink Flair'



LOW EVERGREEN SHRUB:
Ilex crenata 'Green Lustre'



PERENNIAL:
Nepeta x faassenii

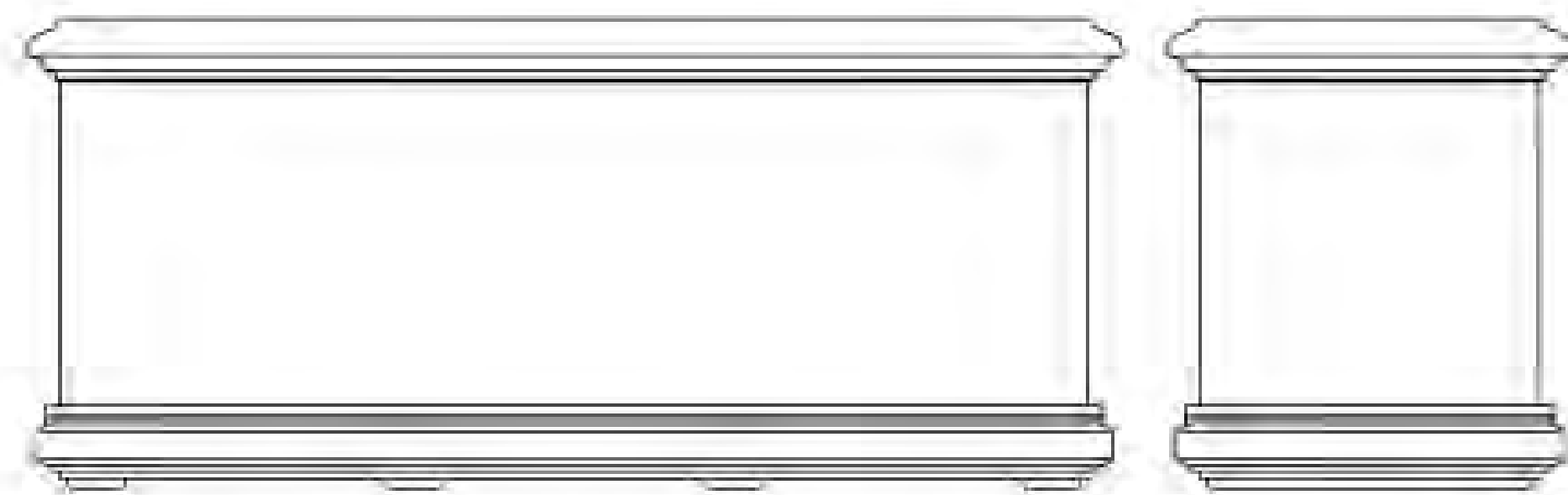
SUGGESTED PLANT MATERIAL

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



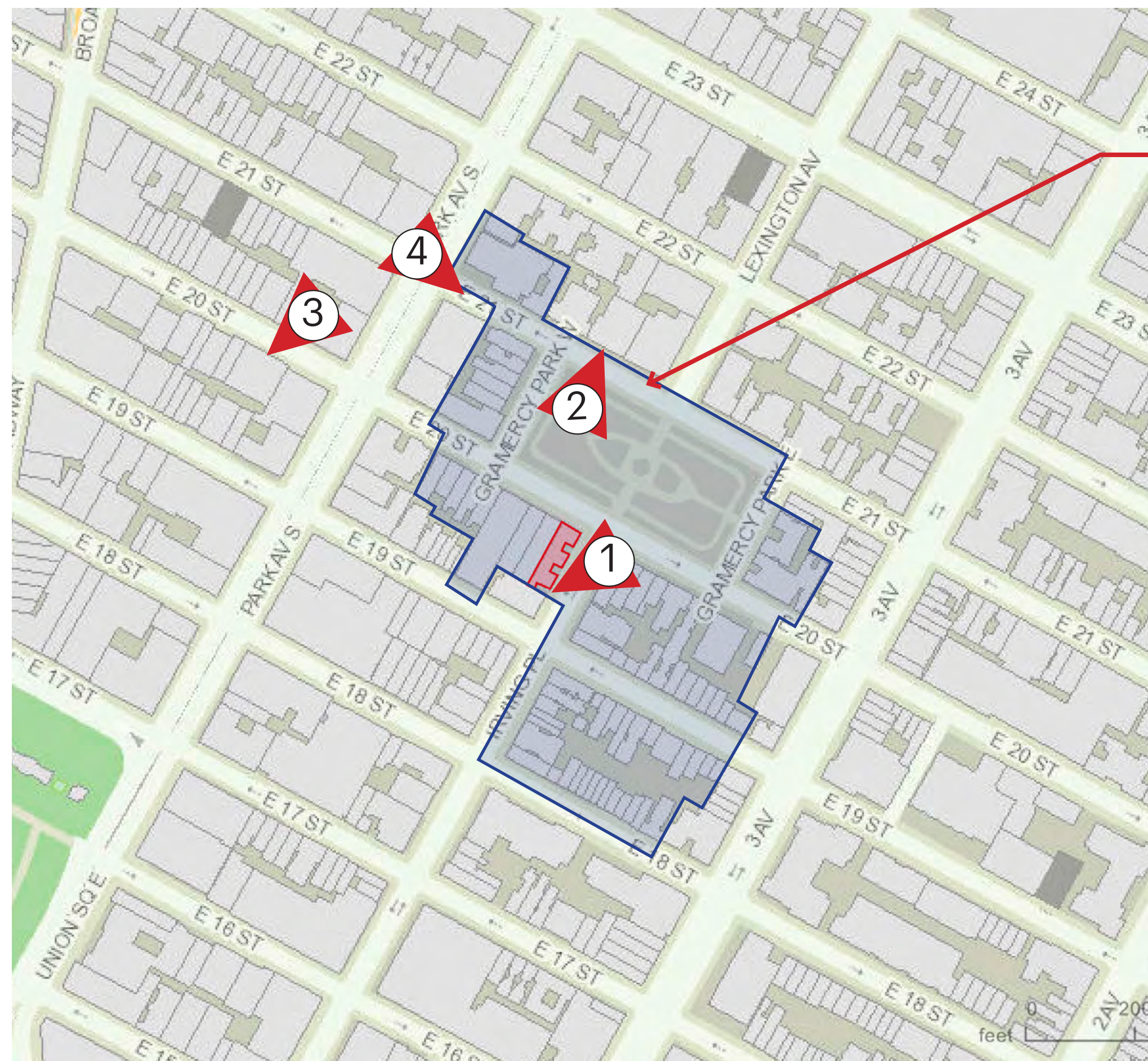
PLANTERS AT BUILDING ALONG GRAMERCY PARK SOUTH:
CAST STONE RAISED PLANTER
COLOR: AGED LEAD TO MATCH PAVEMENT
SIZE: 30" X 18" X 18" HIGH



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



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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

18 GRAMERCY PARK SOUTH
NEW YORK, NY

AREA CONTEXT: PLANTERS
FEBRUARY 2, 2015

ZECKENDORF DEVELOPMENT
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