

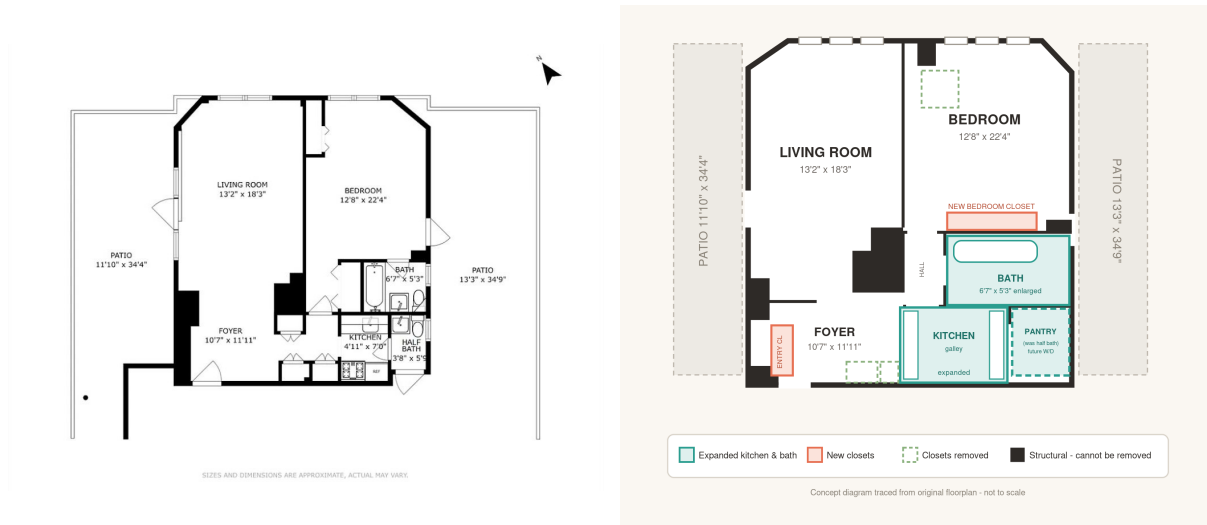
AI Renovation Concepts

210 E 63rd St Apt 12, New York, NY 10016 • Companion to the Renovation Scope of Work

This document visualizes the proposed modernization described in the renovation scope: an expanded, reorganized kitchen and bathroom reclaimed from adjacent closet space, new storage, upgraded electrical, refinished floors, and full-apartment finishes — all within the existing footprint. Each section pairs the listing photos of the unit's current condition with a redesign concept and AI recommendations tuned to a NYC co-op renovation under a strict alteration agreement. The listing describes the unit as a "blank canvas" — 765 sq ft interior plus two large terraces (~1,550 sq ft total indoor/outdoor).

1 — Proposed Layout

The plan keeps living and bedroom volumes intact while reworking the core. The bold black masses on the original plan are structural and cannot be removed — the concept works around them: the kitchen absorbs the adjacent closet for a longer galley with more counter and storage (no island — the footprint doesn't support one), the half bath is removed and becomes a pantry the kitchen expands into (pre-wired for a future washer/dryer per the electrical scope), and the bath is enlarged in place, staying directly against the kitchen wall with a new hallway entrance — all against non-structural partitions only.



Existing condition (listing photo)

Proposed concept

Left: current floorplan from the listing. Right: proposed concept — expanded galley kitchen, enlarged bath kept against the kitchen wall, half bath converted to pantry, new closets. Solid black elements are structural and are retained as-is.

AI recommendations

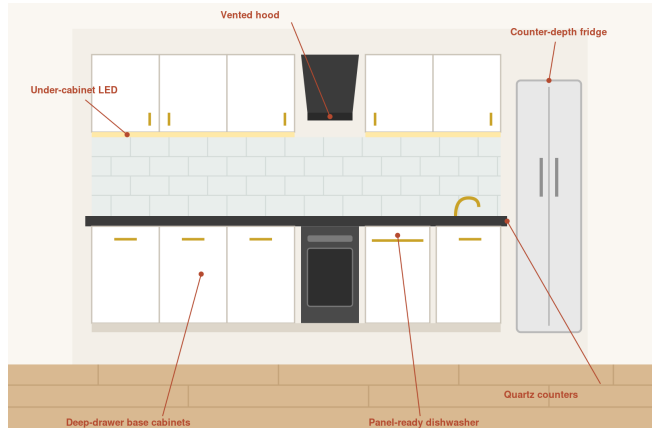
- All changes are limited to non-structural partitions; every bold black wall, pier, and column on the original plan stays in place, so no structural filing should be triggered.
- Keep all plumbing on existing riser walls to simplify board and DOB approval.
- Pre-wire the pantry zone for a future washer/dryer while walls are open, as noted in the electrical scope.

2 — Kitchen: Expanded Galley

The 4'11" x 7'0" kitchen extends into the former closet for a longer galley run — more counter and storage rather than an island, which the footprint doesn't support — and gains the former half bath as a walk-in pantry (plumbing already in place for a future washer/dryer). The scope's new cabinets, stone counters, dishwasher, microwave, sink, backsplash, and upgraded electrical replace the current cramped, dated galley with a clean, contemporary one.



Existing condition (listing photo)



Proposed concept

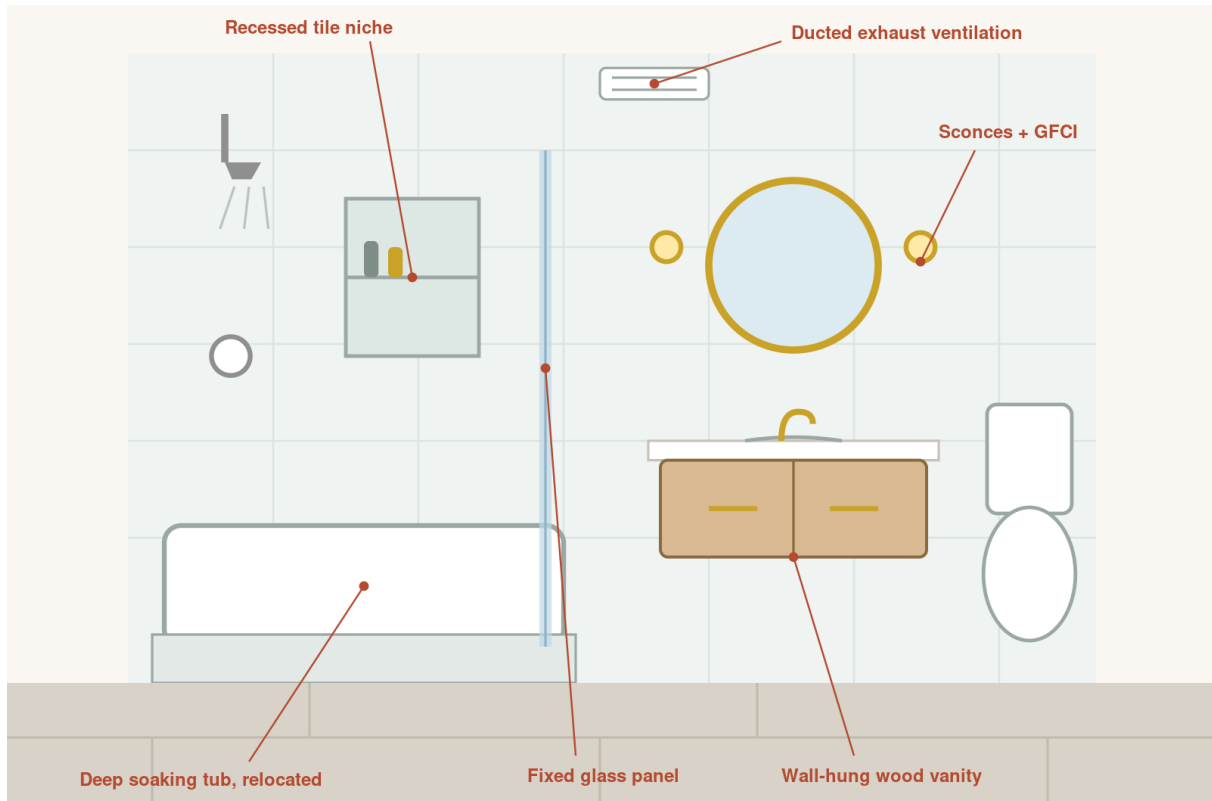
Left: the current red galley with dated cabinets and worn counters. Right: redesign concept — flat-panel cabinetry, quartz counters, layered lighting in a longer galley run.

AI recommendations

- Flat-panel (slab) cabinets in warm white with brass pulls; full-height uppers maximize storage in a compact footprint.
- Quartz counters with a matching full-height slab or stacked-tile backsplash — durable and low-maintenance.
- Panel-ready, counter-depth appliances keep sight lines flush in the small space.
- Deep drawers instead of base-cabinet doors for pots and pans; toe-kick storage if depth allows.
- Layered light: recessed cans and under-cabinet LED task strips, all on dimmers.
- Keep the galley aisle clear at 36"+ — use the pantry for bulk storage so counters stay workable.

3 — Bathroom: Enlarged & Re-oriented

The bath grows to 6'7" x 5'3" by expanding into the closet, with a new hallway entrance eliminating the awkward access. The scope's full gut — waterproofing, new drain and P-trap, tub relocation, tile, lighting and GFCI — enables a hotel-style rebuild.



Concept elevation: relocated tub with glass panel, wall-hung vanity, niche, sconce lighting.

AI recommendations

- Wall-hung vanity visually enlarges the floor plane and eases cleaning; wood tone warms the tile palette.
- Large-format porcelain floor tile (fewer grout lines) with classic stacked wall tile and a recessed niche.
- Fixed glass panel instead of a curtain or sliding door — brighter and more open in a compact bath.
- Heated floor mat is a low-cost add while the floor is open (confirm on the electrical load calc).
- Ducted exhaust fan with humidity sensor to meet ventilation requirements automatically.
- Sconces flanking the mirror at eye level plus a ceiling can — avoids face shadows from overhead-only light.

4 — Living Room: Current, Interim & Full Renovation

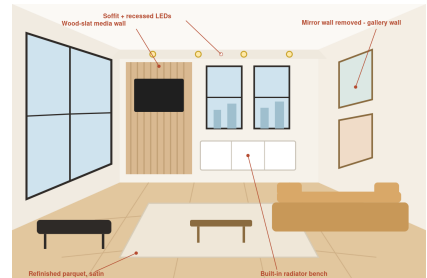
Three stages of the same room. Today: plaster cracking at the window wall and ceiling, worn parquet, mirrored wall. Interim improvements (achievable now): repaired and repainted walls, decluttered layout, restyled furniture and rug. Full renovation: mirror wall becomes a gallery wall, wood-slat media wall, soffit lighting, built-in radiator bench, refinished parquet per the scope.



Current state



Interim improvements



Full renovation take

AI recommendations

- Sequence the interim work (paint, declutter, styling) so nothing is redone in the renovation — skip trim and flooring until the full scope.
- Refinish the oak floors in a satin, natural (non-yellowing) finish for continuity across all rooms.
- Use the new soffits to host recessed LEDs on dimmers — doubles service concealment as a lighting plan.
- Replace the mirrored wall with a gallery wall or wood-slat media panel to keep depth without the dated look.
- Warm white paint (matte walls, satin trim/doors) keeps the north/south patio light feeling soft, not clinical.
- Smart dimmers, thermostat, and leak sensors at the new wet locations — inexpensive insurance in a co-op.

5 — Bedroom: Current, Interim & Full Renovation

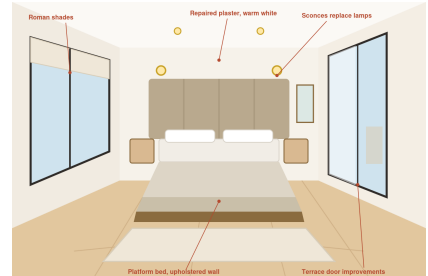
Today: plaster damage at the terrace door wall, worn parquet, and the closet volume near the window slated for removal. Interim improvements: repaired walls, simplified layout, styled bed and rug. Full renovation take: platform bed on an upholstered headboard wall with sconces, roman shades, improved terrace door, refinished parquet. The scope's closet rework (removal near the window, new closet along the bathroom wall) plus outlet additions (4 to 5) support this arrangement.



Current state



Interim improvements



Full renovation take

6 — Window Wall: Current, Interim & Full Renovation

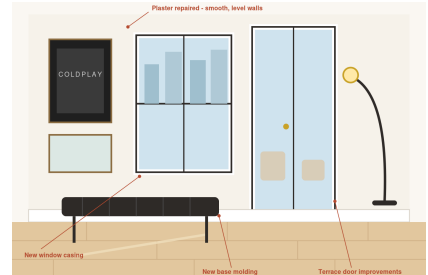
The close-up shows plaster cracking and patching at the window wall and terrace door. The interim stage shows the wall repaired and repainted with the bench restyled. The full renovation adds new window casing, base molding, terrace door improvements, and refinished floors per the scope.



Current state



Interim improvements



Full renovation take