

APARTMENT RENOVATION

785 FIFTH AVENUE, 18TH 'MARKETING' FLOOR, UNIT 18
NEW YORK, NY 10022

LANDMARKS PRESERVATION COMMISSION HEARING
JUNE 26, 2024
DOCKET #: LPC-24-12001

ARCHITECT:

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LANDSCAPE ARCHITECTURE LLP
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FAX: (212) 244-3030

STRUCTURAL ENGINEER:

SILMAN ENGINEERING
32 OLD SLIP 10TH FL
NEW YORK, NY 10005
TEL: (212) 620-7970

MEP ENGINEER:

POLISE CE
133 WEST 19TH STREET
NEW YORK, NY 10011
TEL: (212) 645-1002

GENERAL CONTRACTOR:

REIS CONTRACTING
286 MADISON AVENUE
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TEL: (646) 918-7015

LIGHTING DESIGN:

L DESIGN STUDIO
54 W40TH STREET
NEW YORK, NY 10018
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ARMONK, NY 10504
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ACOUSTIC CONSULTANT:

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NEW YORK, NY 10010
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SECURITY CONSULTANT:

INTELLI-TEC
150 EILEEN WAY UNIT 2
SYOSSET, NY 11791
TEL: (800) 981-7233

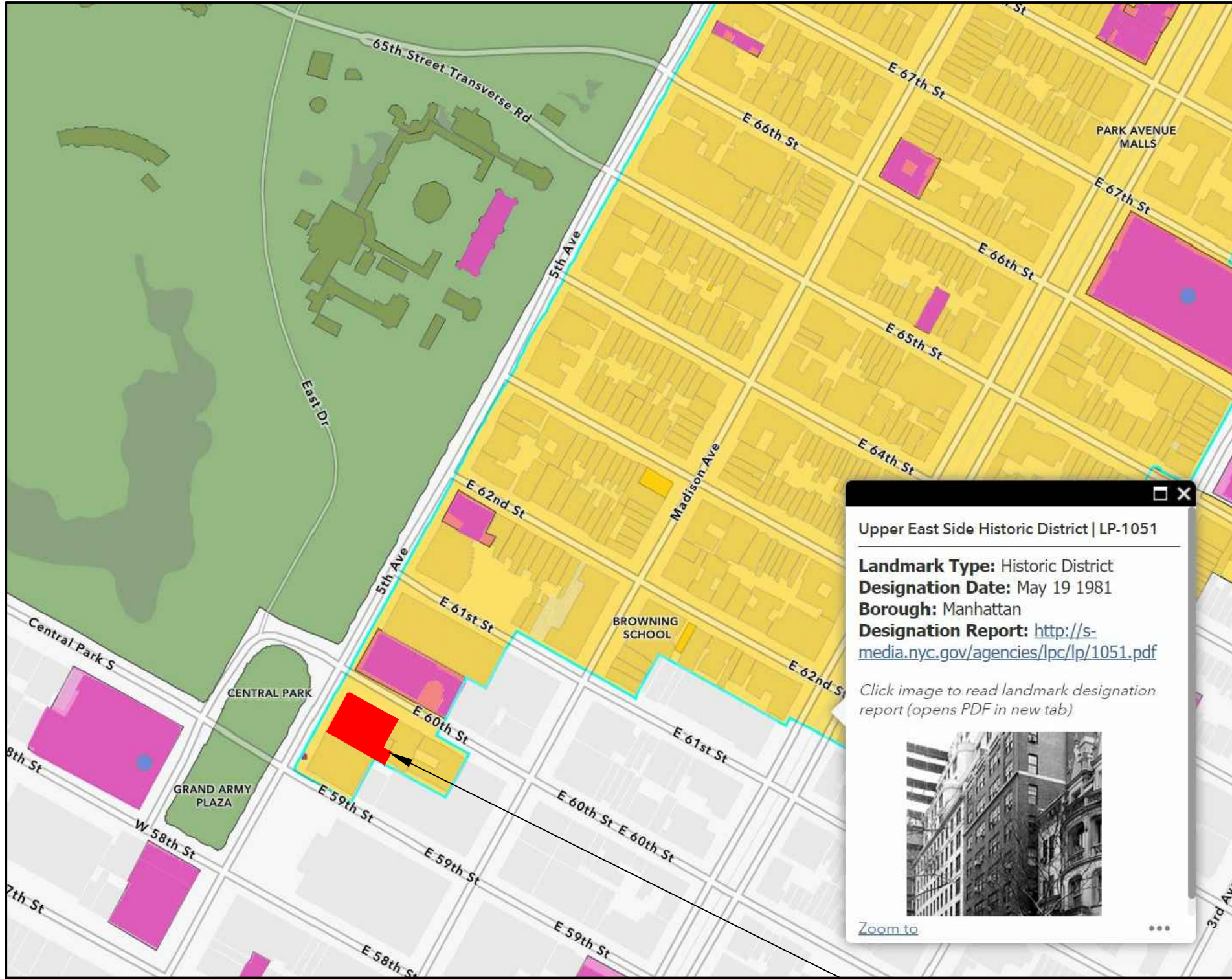
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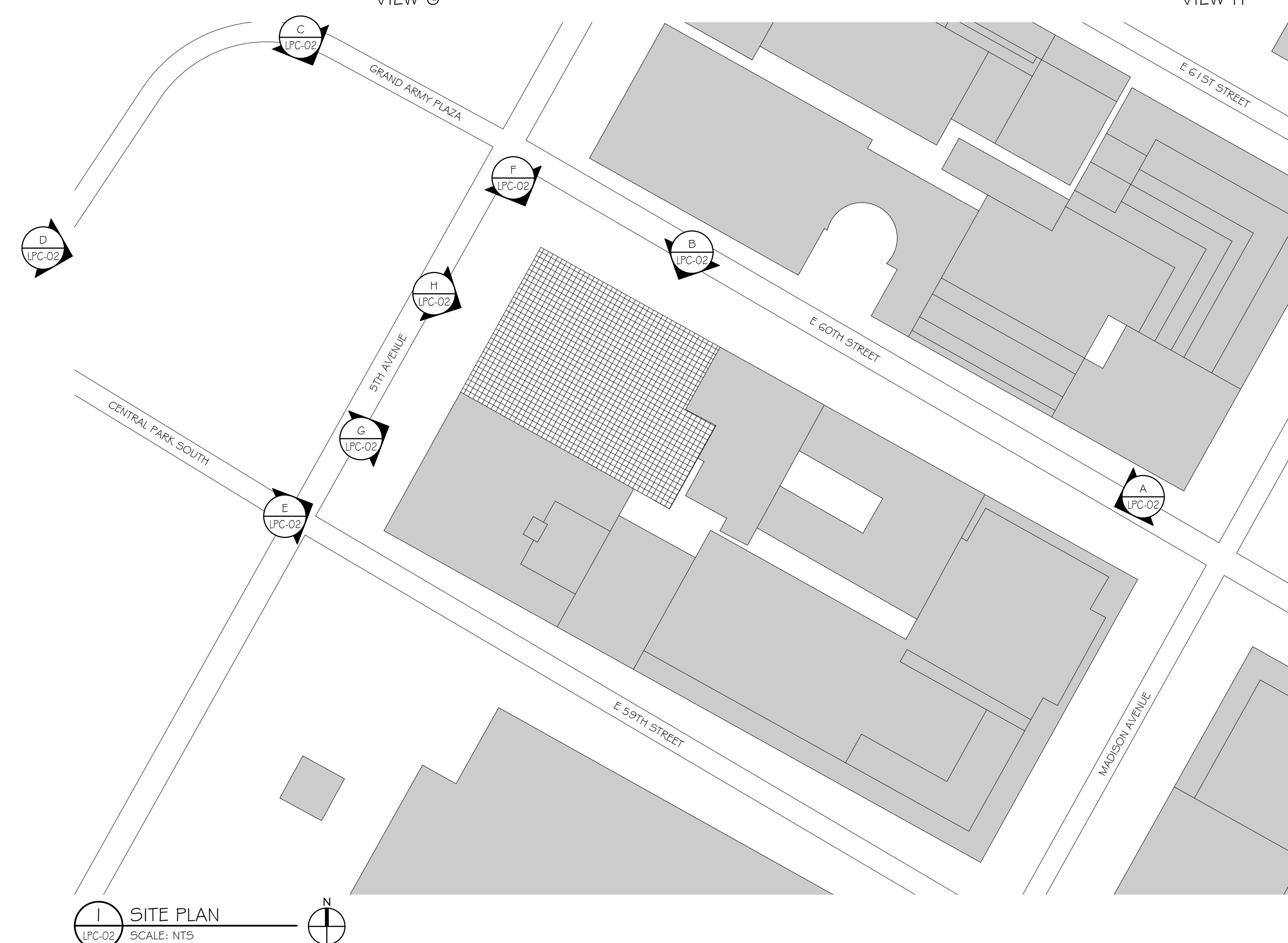
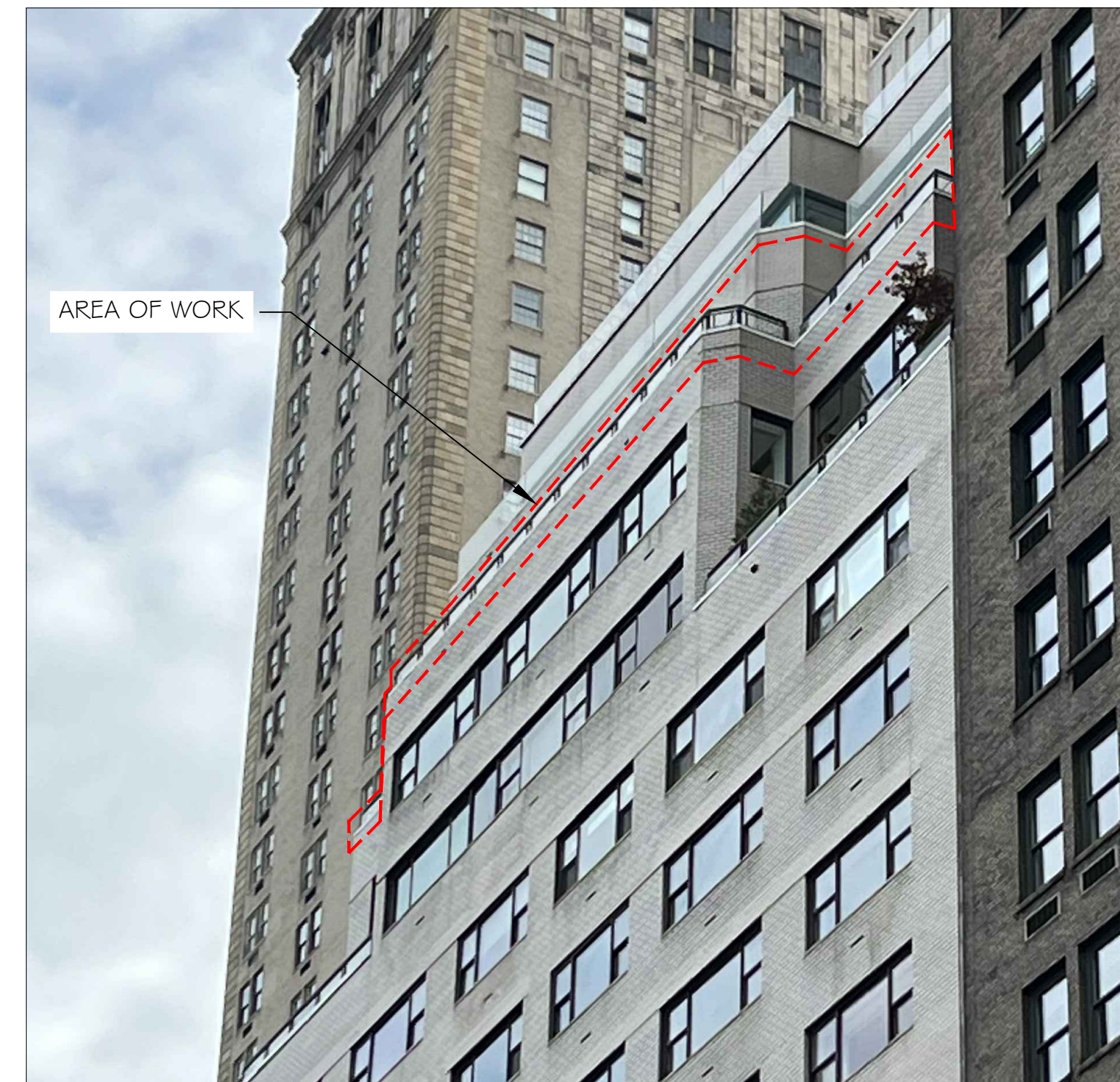
CLEMENTS DESIGN
717 N. HIGHLAND AVENUE #3
LOS ANGELES, CA 90038
TEL: (310) 247-9350

WALDO DESIGNS
620 NORTH ALMONT DRIVE
LOS ANGELES, CA 90069
TEL: (310) 278-1803

LOCATION INFORMATION:

ADDRESS: 785
FIFTH AVENUE
TAX BLOCK: 1374
TAX LOT: G9
ZONING MAP: 8C
ZONING DISTRICT: R10H
ZONING OVERLAY: N/A
LOT AREA: 13,229 SQ. FT.
BIN: 1040765
LPC STATUS: UPPER EAST SIDE HISTORIC DISTRICT, LP-1051
OCCUPANCY CLASS: R-2
SPECIAL DISTRICT: N/A
CONSTRUCTION CLASS: 1 FIREPROOF STRUCTURE
NUMBER OF STORIES: 18
BUILDING HEIGHT: 161 FT
NUMBER OF DWELLINGS: 65
C OF O: 122387390T001





SCOPE OF WORK:

REMOVAL OF EXISTING COPING CAP AND INNER PARAPET FACING AT ALL 17TH
CONSTRUCTION/18TH MARKETING FLOOR TERRACES.

PROPOSED REDUCTION OF PARAPET HEIGHT BY 4 BRICK COURSES TO INSTALL NEW TALLER GUARDRAIL STRUCTURE.

PROPOSED INSTALLATION OF NEW GLASS AND STEEL GUARDRAILS AND PARAPET COPING CAP AT ALL 17TH CONSTRUCTION/18TH MARKETING FLOOR TERRACES; NEW GUARDRAIL DESIGN TO MATCH THAT PRIOR APPROVED (CNE-24-07670 & CNE-24-07671)

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LPC PRESENTATION
SITE PLAN & EXISTING
CONDITION PHOTOS

SEAL AND SIGNATURE:

PROJECT NO: 2021.014

DRAWING BY: GK & JI

CHECKED BY: KP


SCALE: AS NOTED

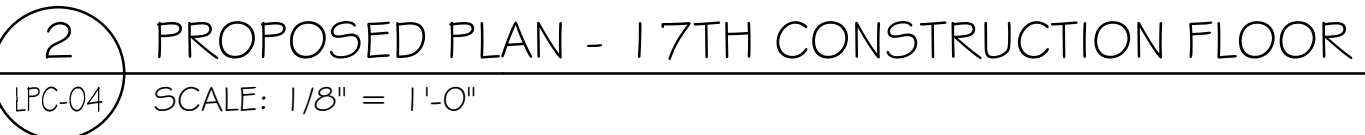
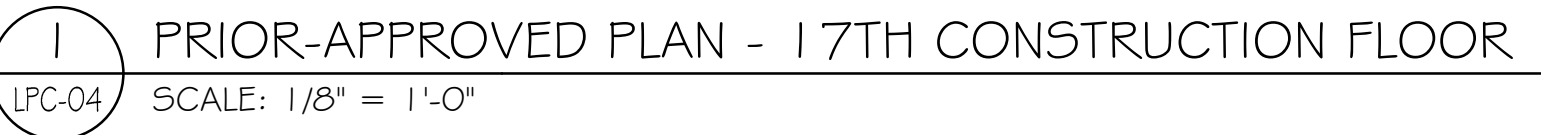
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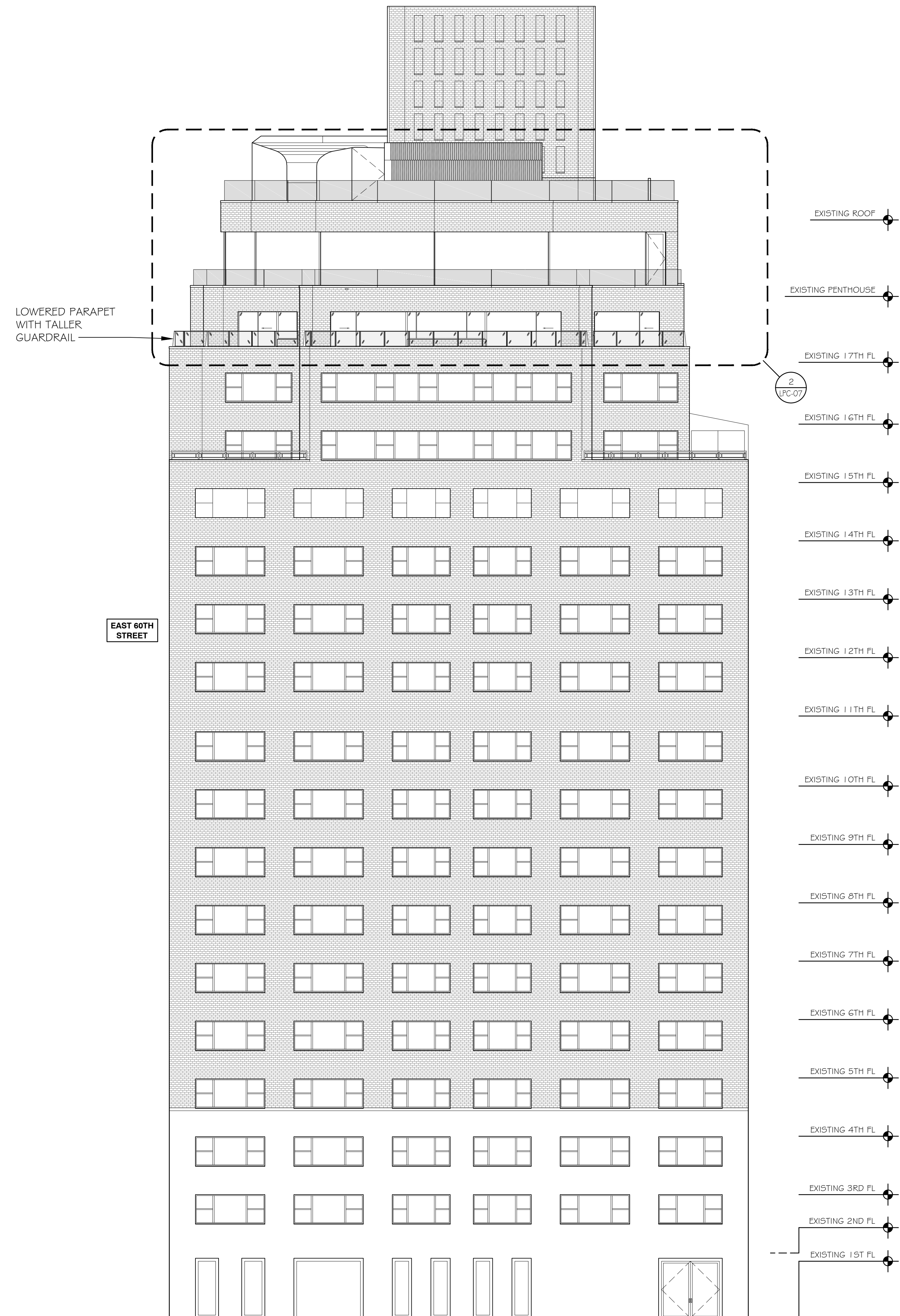
LPC-02

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LPC PRESENTATION
EXISTING & PROPOSED
WEST EXTERIOR
ELEVATIONS

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SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) AND NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671)

1 WEST - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
LPC-06 SCALE: NTS



2 WEST - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
LPC-06 SCALE: NTS

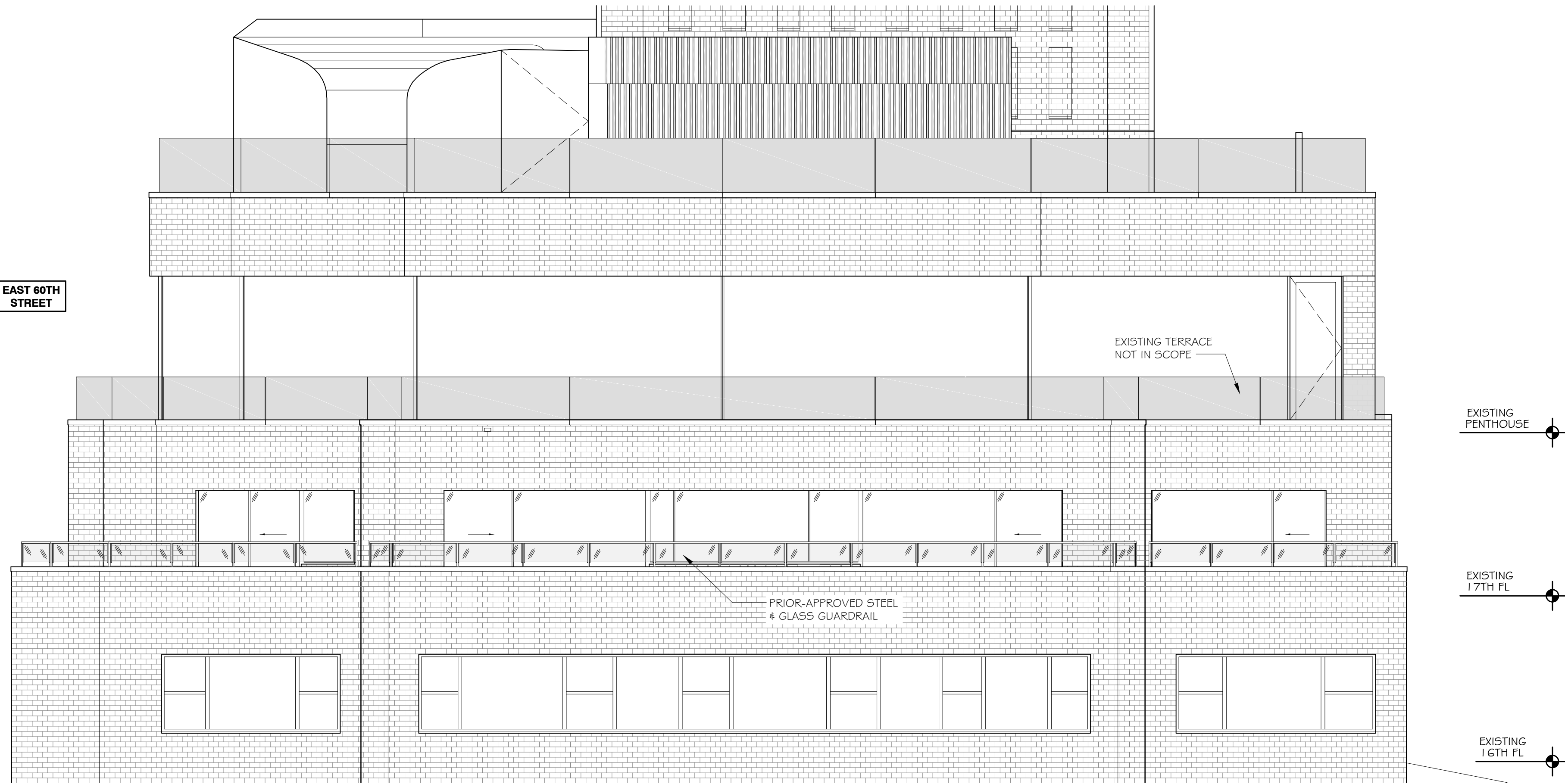
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LPC PRESENTATION
EXISTING & PROPOSED
WEST EXTERIOR ELEVATION
PHOTO MONTAGES

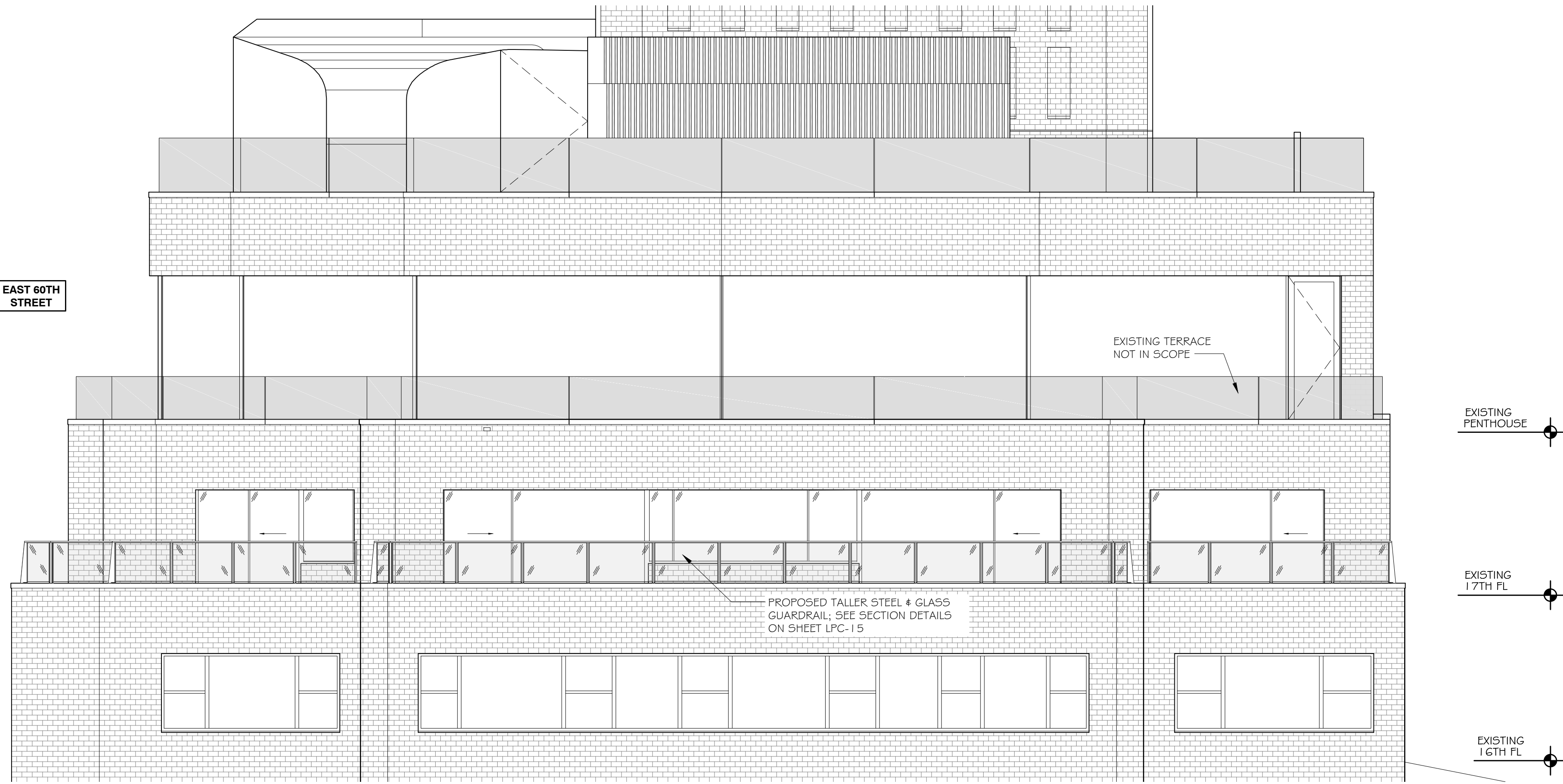
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LPC-06



SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) AND NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671)

1 WEST - ENLARGED PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION
LPC-07 SCALE: 3/16" = 1'-0"



2 WEST - ENLARGED PROPOSED 17TH CONSTRUCTION FLOOR ELEVATION
LPC-07 SCALE: 3/16" = 1'-0"



SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) AND NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671)

3 WEST - ENLARGED PRIOR-APPROVED 17TH CONSTRUCTION FLOOR ELEVATION PHOTO MONTAGE
LPC-07 SCALE: NTS



4 WEST - ENLARGED PROPOSED 17TH CONSTRUCTION FLOOR ELEVATION PHOTO MONTAGE
LPC-07 SCALE: NTS

LOWERED PARAPET
WITH TALLER
GUARDRAIL

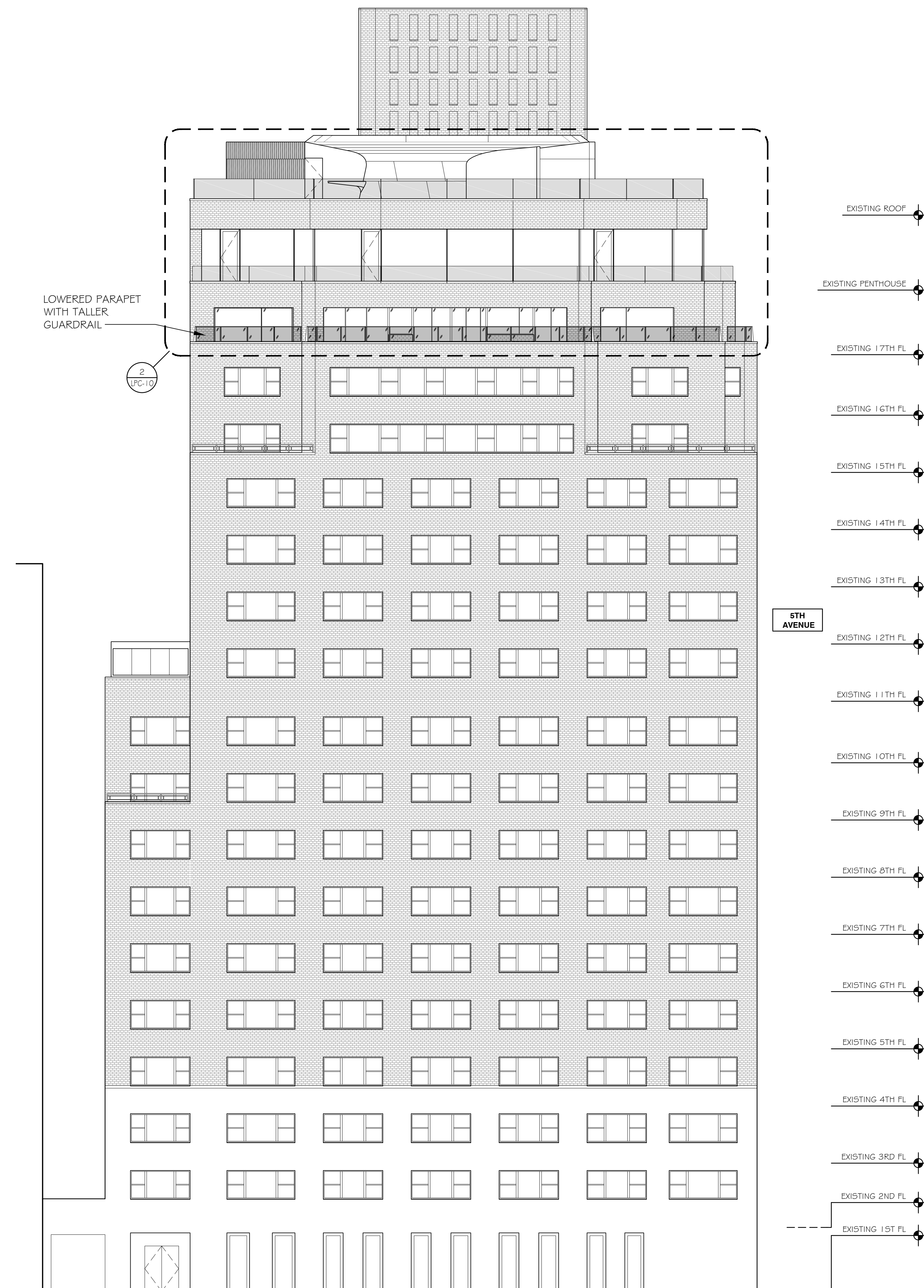
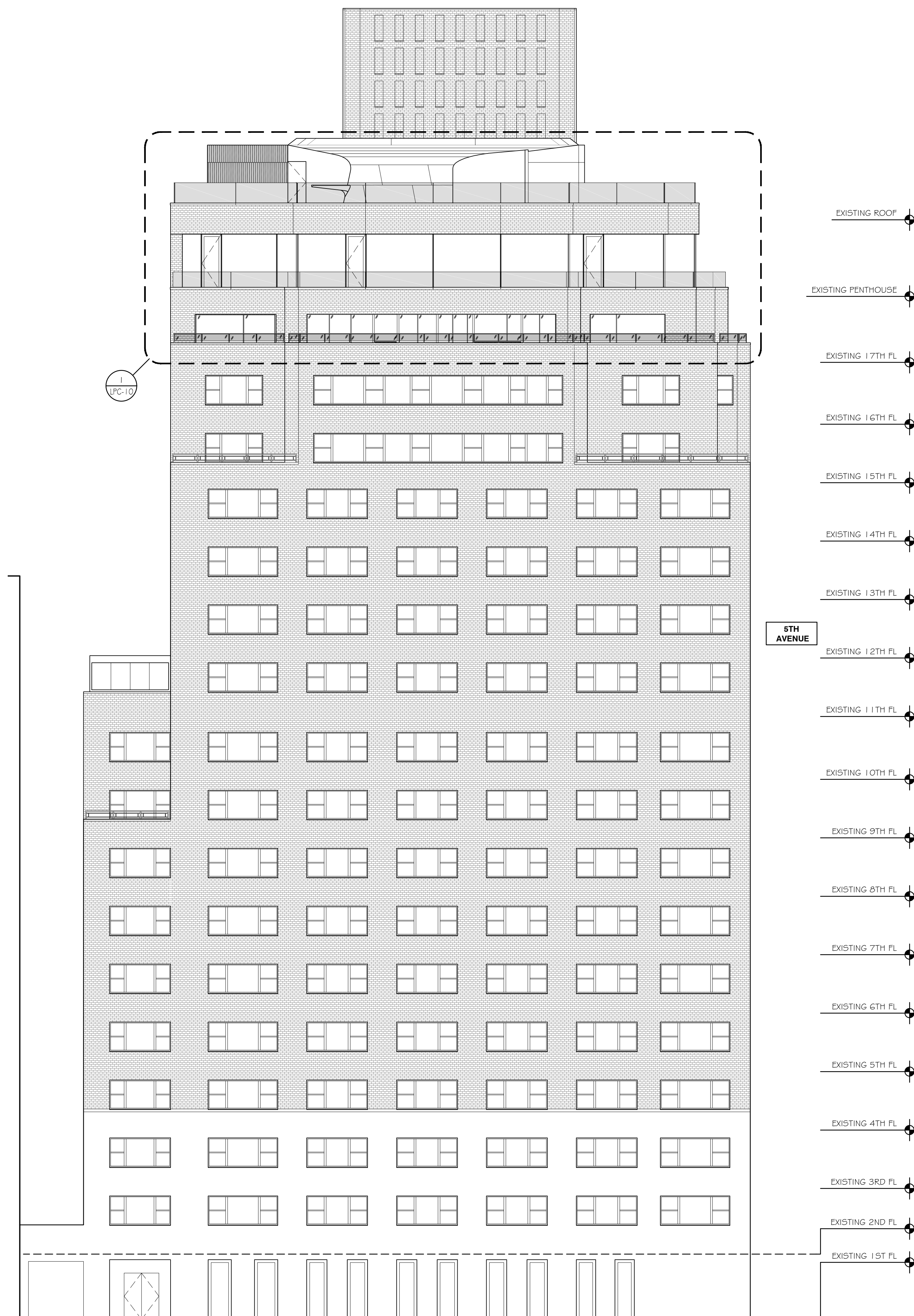
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LPC PRESENTATION
ENLARGED EXISTING &
PROPOSED WEST
ELEVATIONS & MONTAGES

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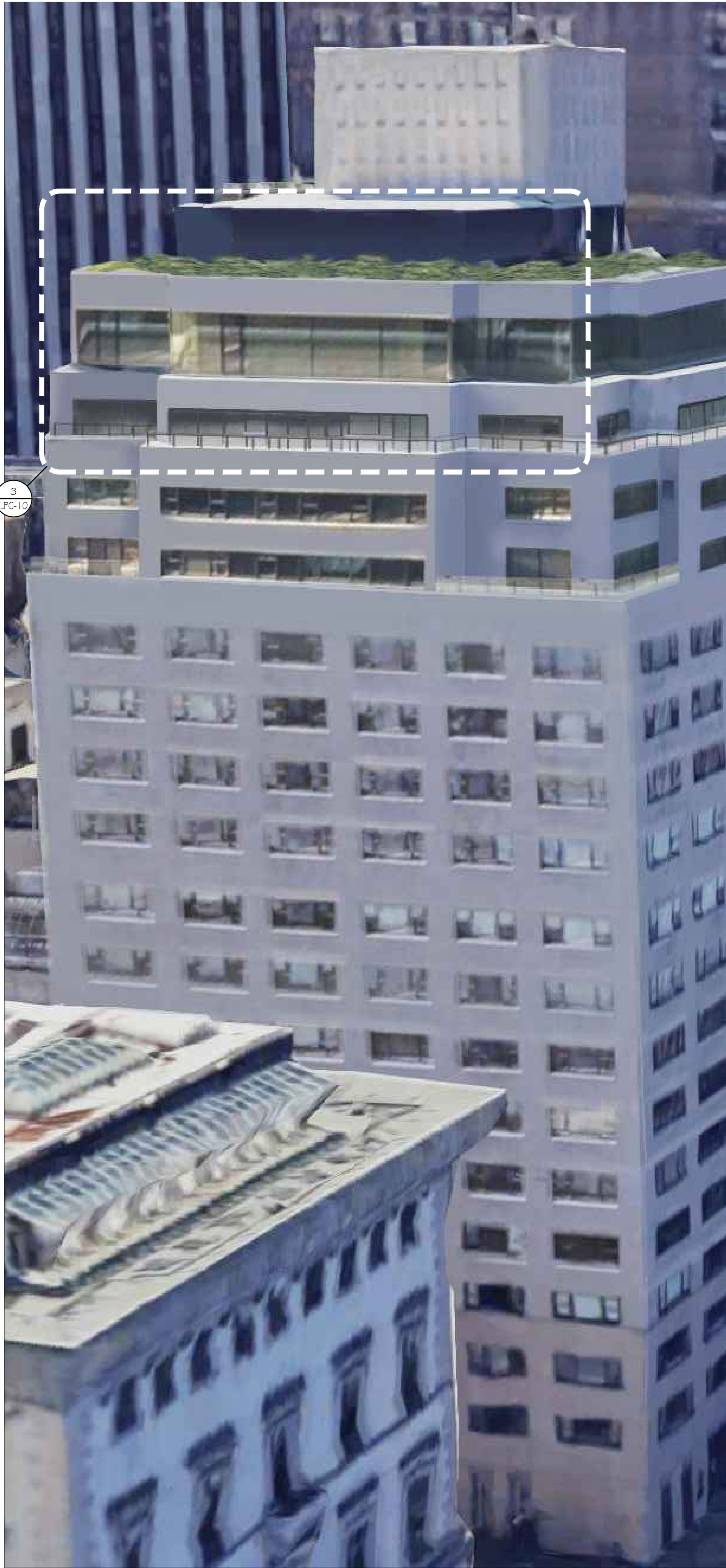
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LPC PRESENTATION
EXISTING & PROPOSED
NORTH EXTERIOR
ELEVATIONS

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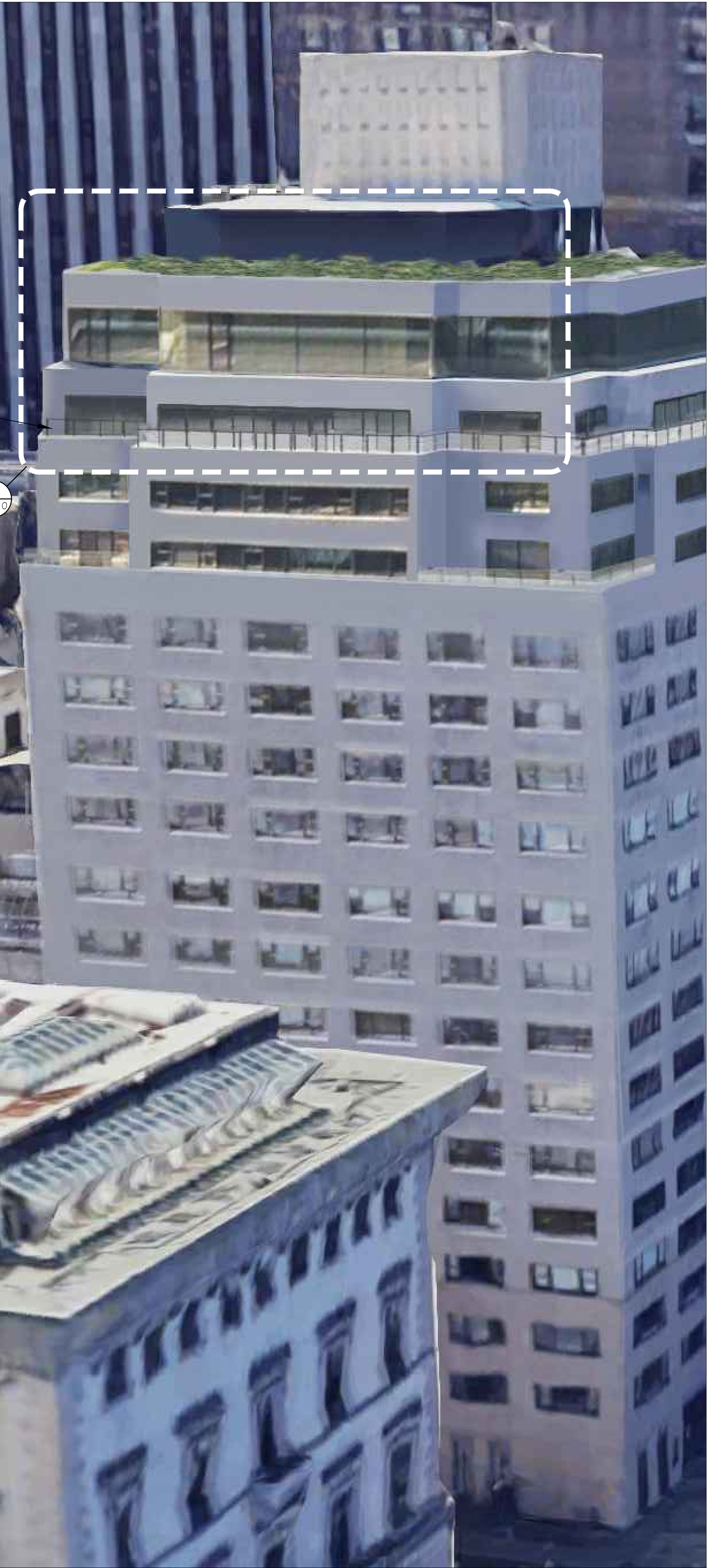
LPC-08



SOURCE: GOOGLE MAPS 3D VIEW

SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) ; NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671); AND RESTORED NORTHEAST TERRACE (CNE-24-07670)

1 NORTH - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO-MONTAGE
UPC-09 SCALE: NTS



SOURCE: GOOGLE MAPS 3D VIEW

2 NORTH - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO-MONTAGE
UPC-09 SCALE: NTS

FIFTH AVENUE

FIFTH AVENUE

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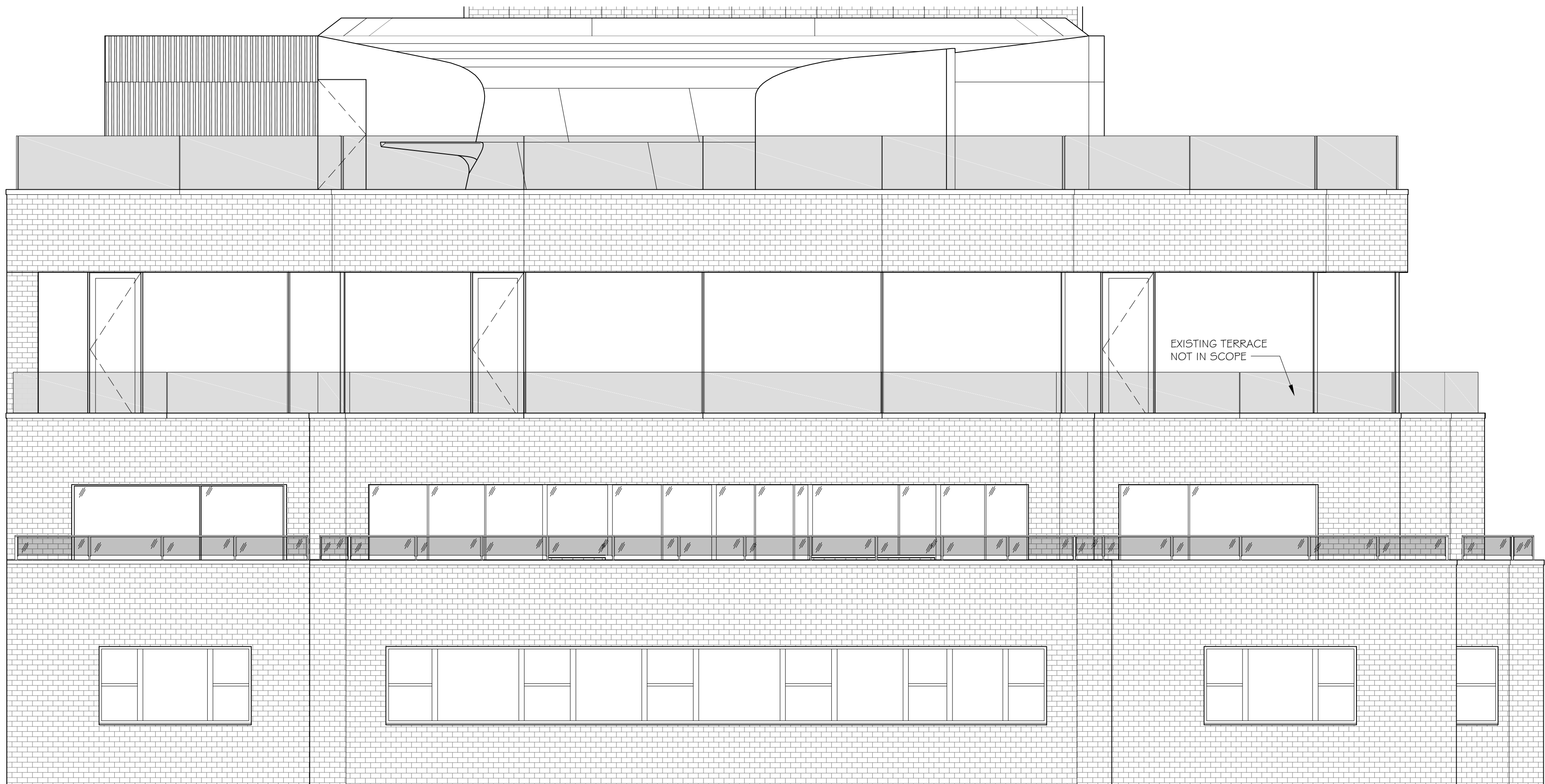
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LPC PRESENTATION
EXISTING & PROPOSED
NORTH EXTERIOR
ELEVATION MONTAGES

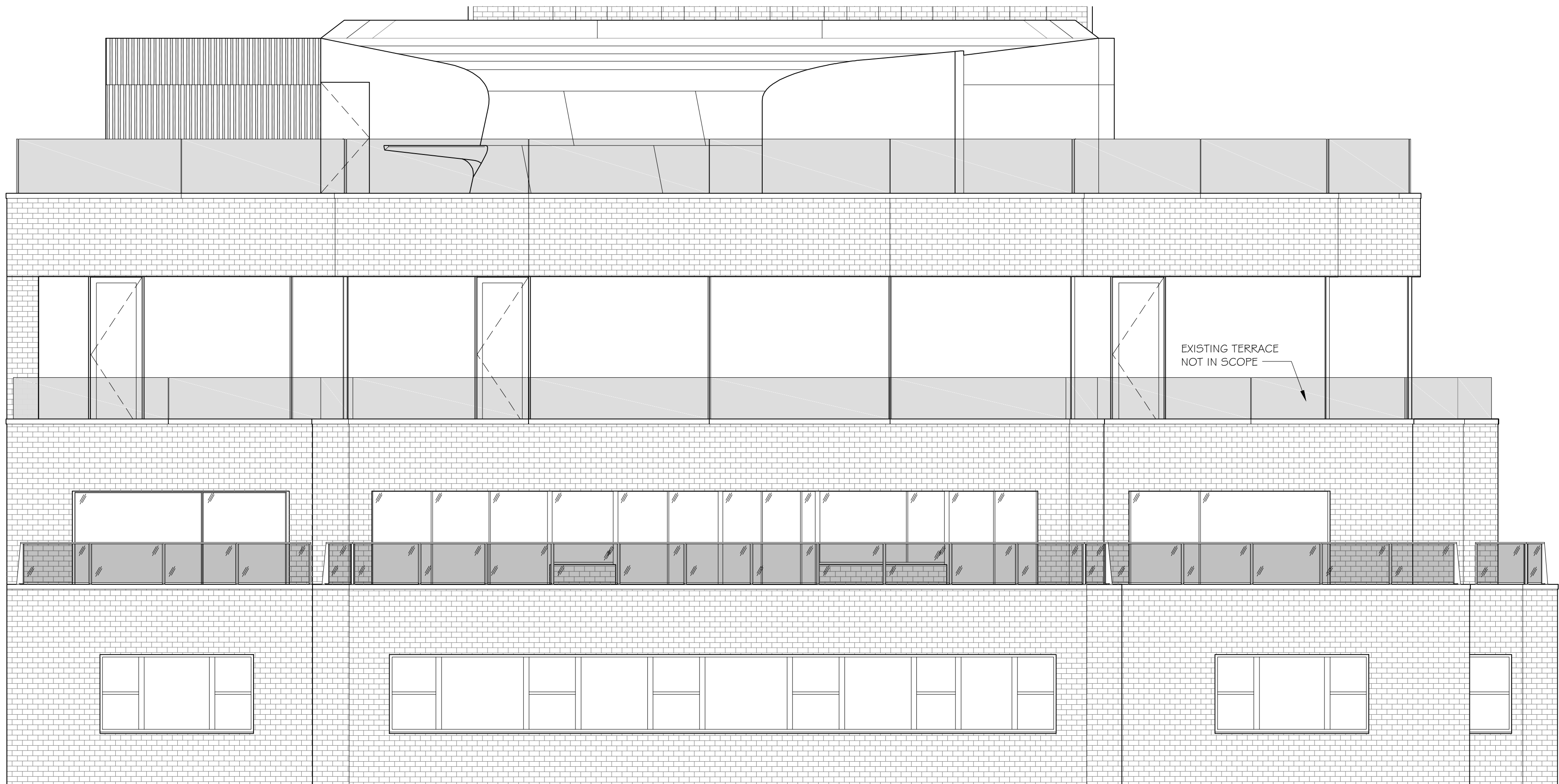
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SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) ; NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671); AND RESTORED NORTHEAST TERRACE (CNE-24-07670)

1 NORTH - ENLARGED PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION
LPC-10 SCALE: 3/16" = 1'-0"



2 NORTH - ENLARGED PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION
LPC-10 SCALE: 3/16" = 1'-0"



SOURCE: GOOGLE MAPS 3D VIEW

SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) ; NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671); AND RESTORED NORTHEAST TERRACE (CNE-24-07670)

3 NORTH - ENLARGED PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
LPC-10 SCALE: NTS



SOURCE: GOOGLE MAPS 3D VIEW

4 NORTH - ENLARGED PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
LPC-10 SCALE: NTS

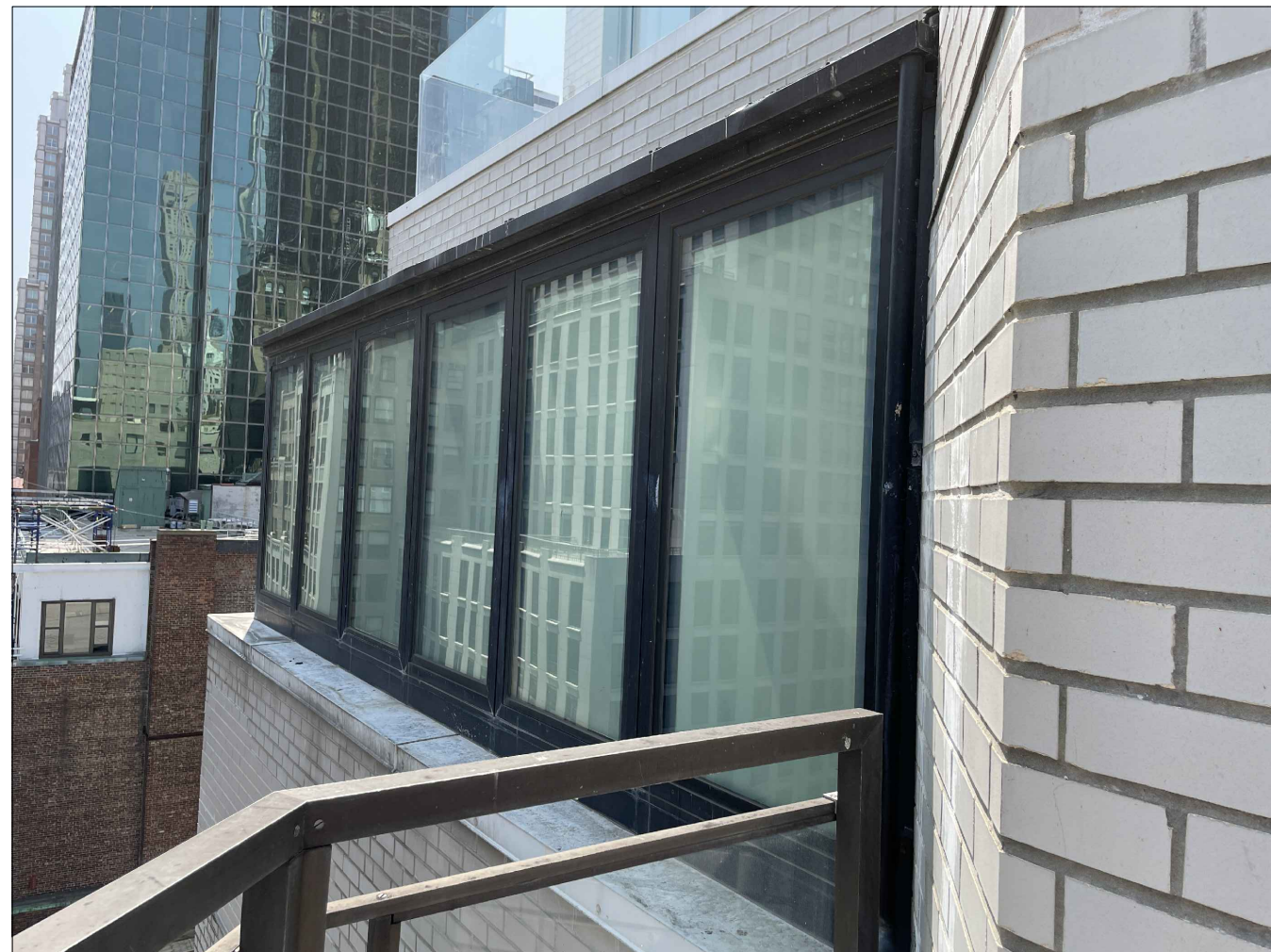
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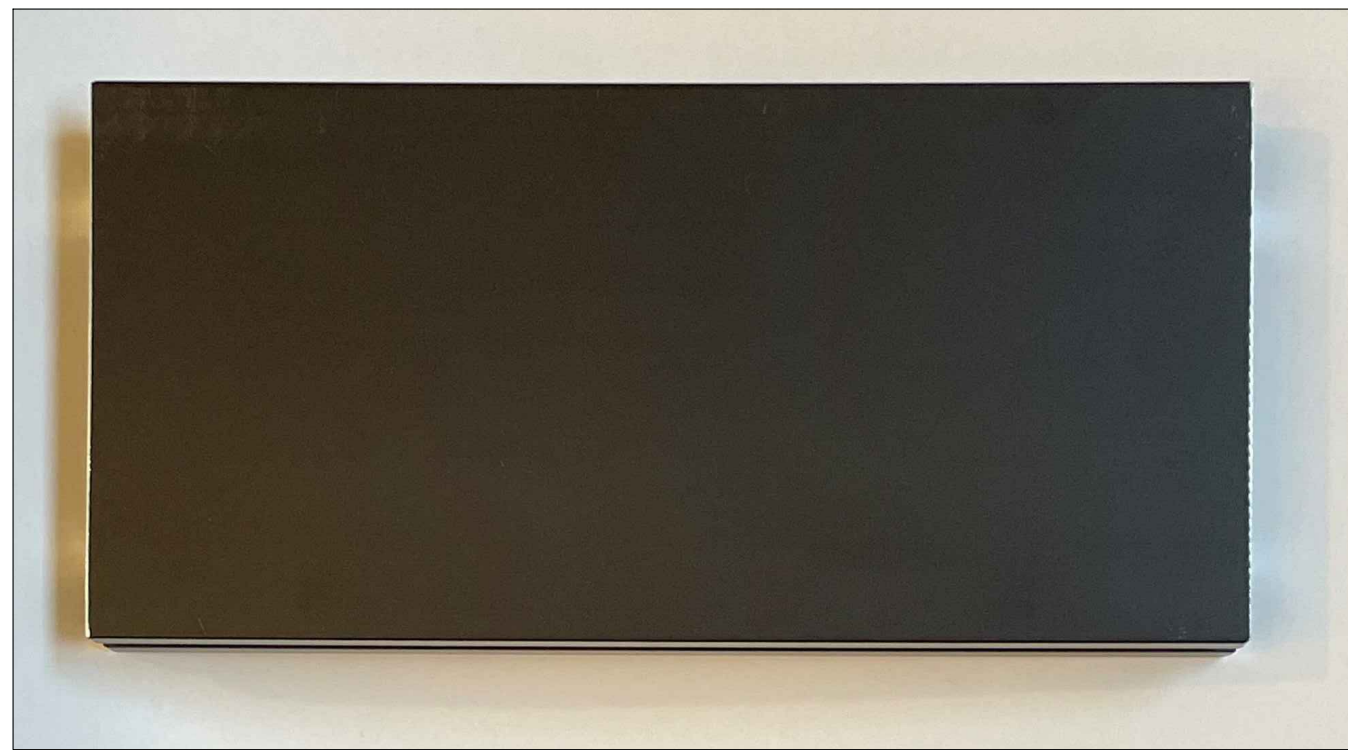
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LPC PRESENTATION
ENLARGED EXISTING &
PROPOSED NORTH
ELEVATIONS & MONTAGES

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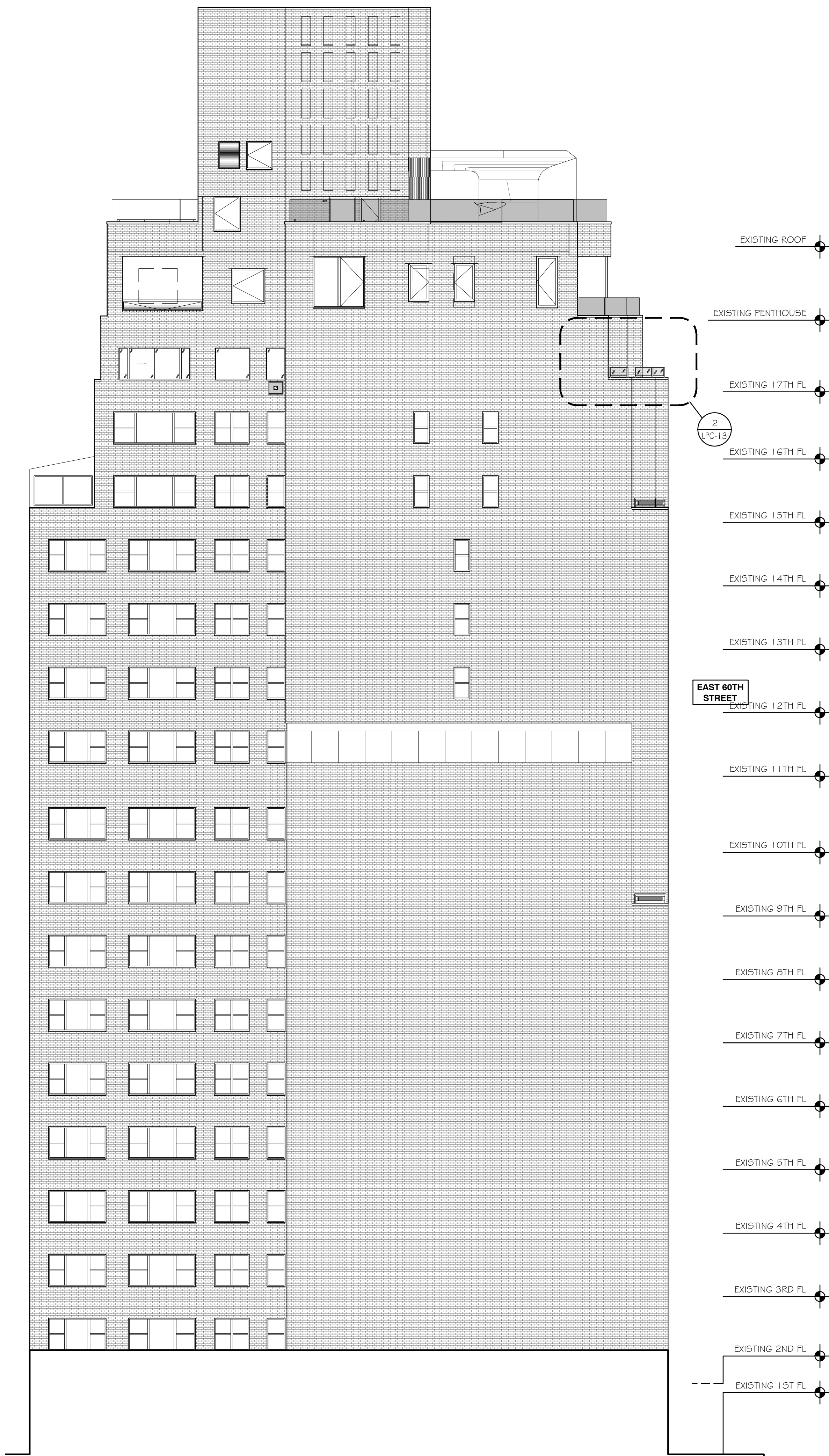
1 DETAIL VIEW OF "SOLARIUM" TAKEN FROM NORTH TERRACE
SCALE: NTS
UPC-11



2 PROPOSED FENESTRATION & GUARDRAIL FINISH SAMPLE (ANODIZED ALUMINUM)
SCALE: NTS
UPC-11

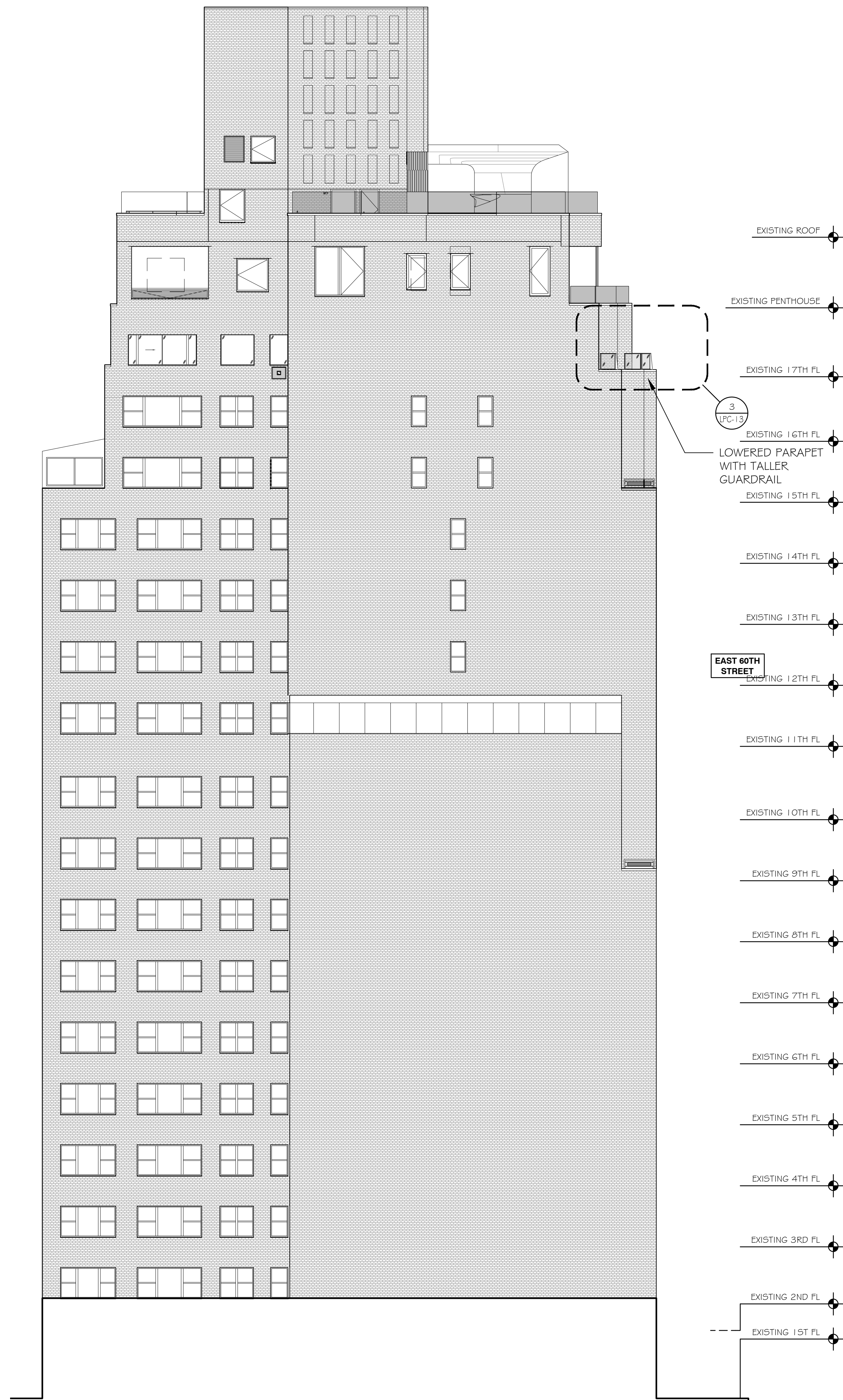


3 PROPOSED FENESTRATION & GUARDRAIL FINISH SAMPLE (ANODIZED ALUMINUM)
SCALE: NTS
UPC-11



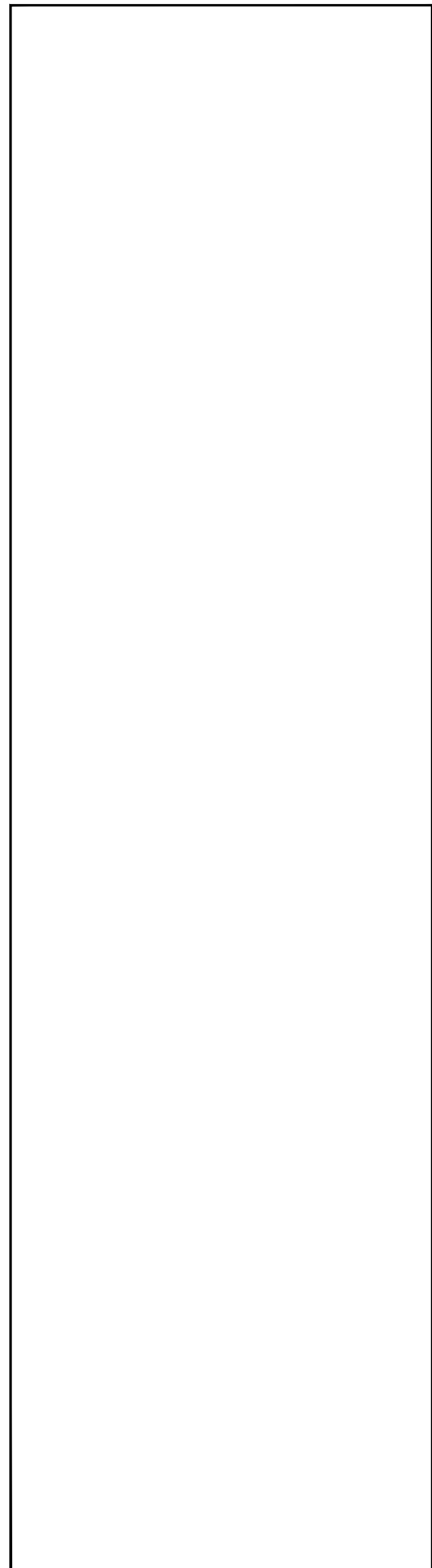
SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08 I 2G) ; NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-0767 I); AND RESTORED NORTHEAST TERRACE (CNE-24-0767O)

4 EAST - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"
UPC-11



5 EAST - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"
UPC-11

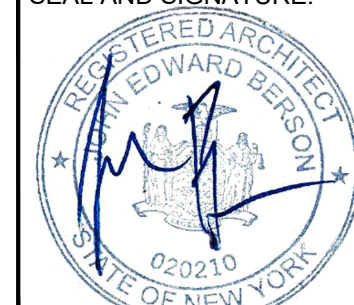
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LPC PRESENTATION
EXISTING & PROPOSED
EAST EXTERIOR
ELEVATIONS

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SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) ; NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671); AND RESTORED NORTHEAST TERRACE (CNE-24-07670)

1 EAST - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
UPC-12 SCALE: NTS



LOWERED PARAPET WITH TALLER GUARDRAIL

2 EAST - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
UPC-12 SCALE: NTS

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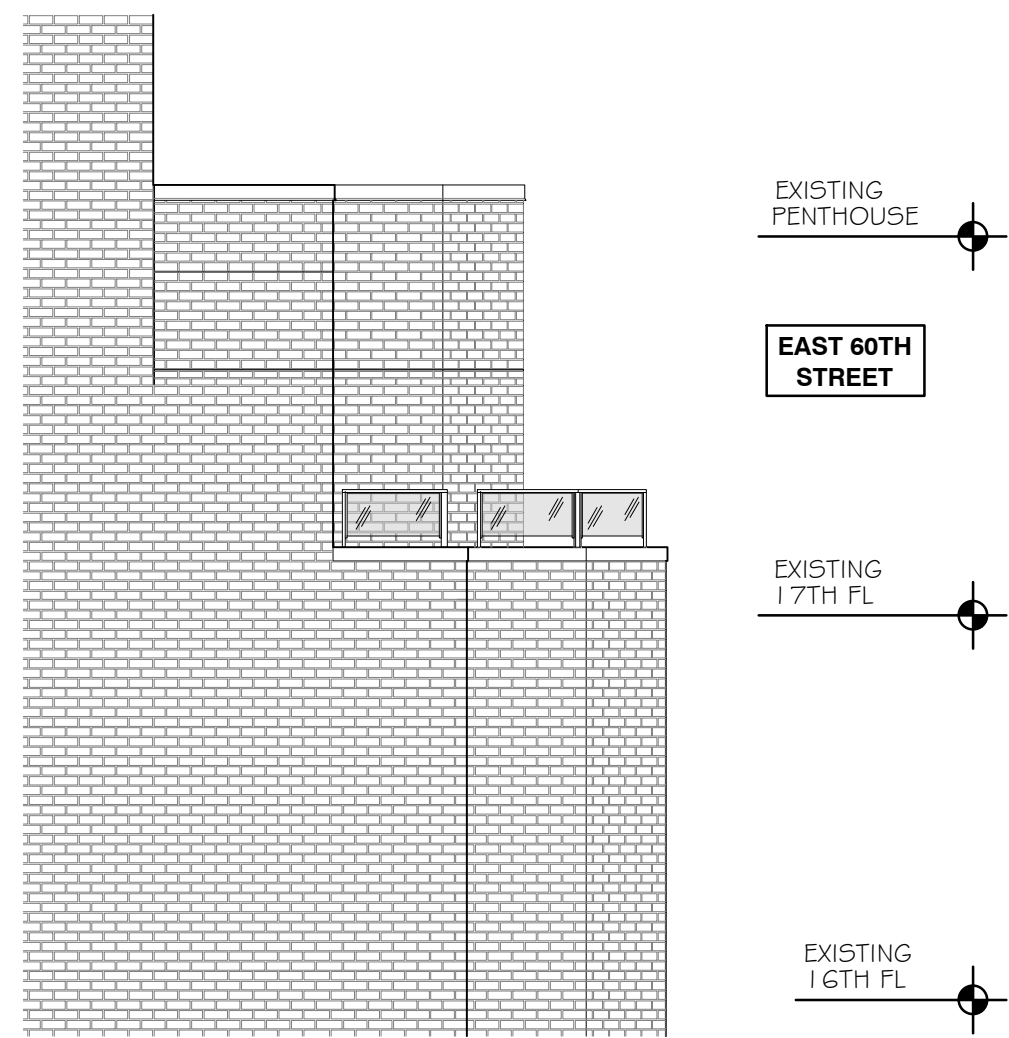
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LPC PRESENTATION
EXISTING & PROPOSED
WEST EXTERIOR ELEVATION
PHOTO MONTAGES

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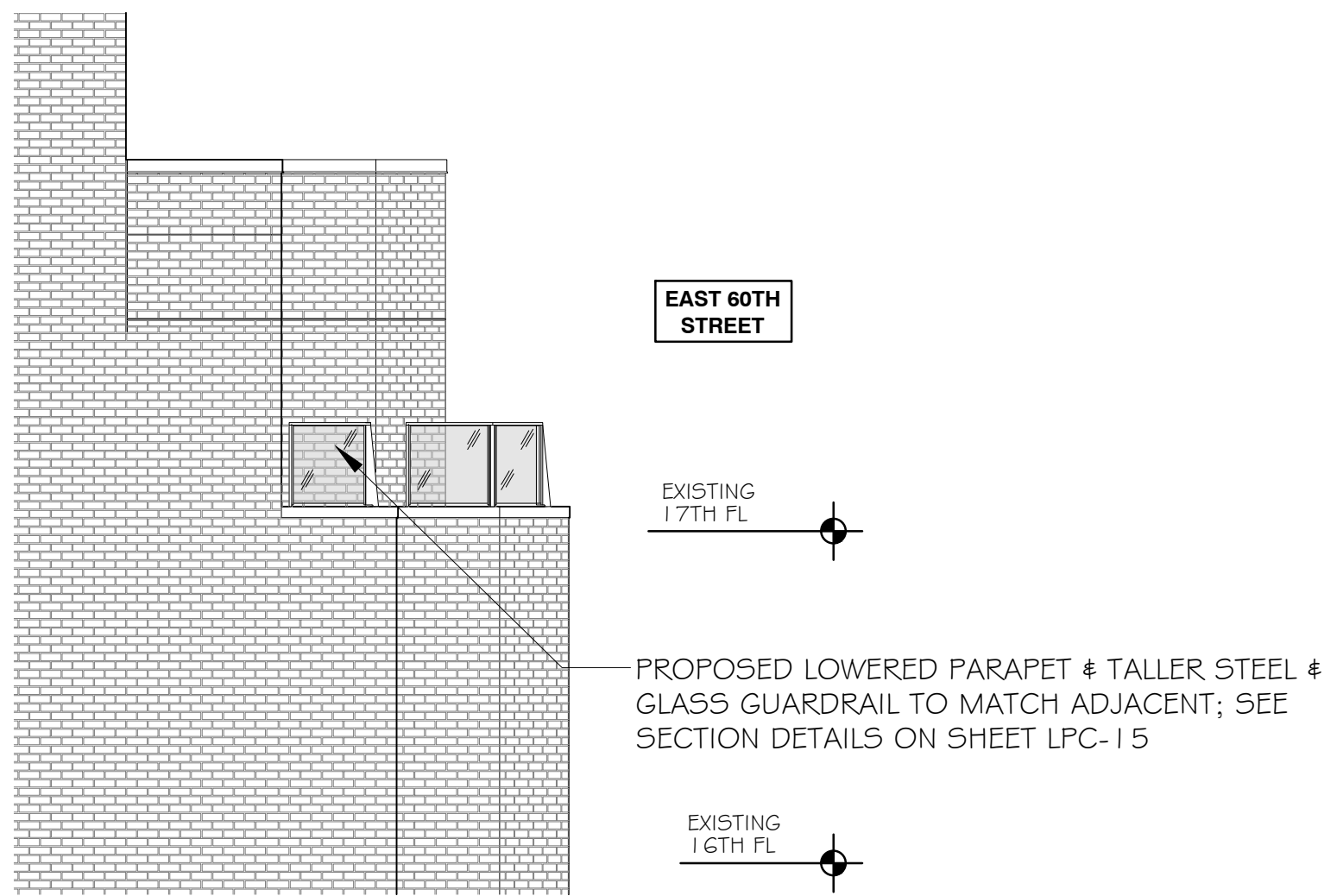
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SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08 I 26) ;
NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-0767 I) ;
AND RESTORED NORTHEAST TERRACE (CNE-24-0767 O)

1 EAST - ENLARGED PRIOR-APPROVED 17TH CONSTRUCTION
FLOOR EXTERIOR ELEVATION
LPC-13 SCALE: 3/16" = 1'-0"



2 EAST - ENLARGED PROPOSED 17TH CONSTRUCTION
FLOOR EXTERIOR ELEVATION
LPC-13 SCALE: 3/16" = 1'-0"



SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08 I 26) ; NEW REPLACEMENT GUARDRAIL
ON EXISTING HEIGHT PARAPETS (CNE-24-0767 I) ; AND RESTORED NORTHEAST TERRACE (CNE-24-0767 O)

3 EAST - ENLARGED PRIOR-APPROVED 17TH CONSTRUCTION
FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
LPC-13 SCALE: NTS



4 EAST - ENLARGED PROPOSED 17TH CONSTRUCTION
FLOOR EXTERIOR ELEVATION PHOTO MONTAGE
LPC-13 SCALE: NTS

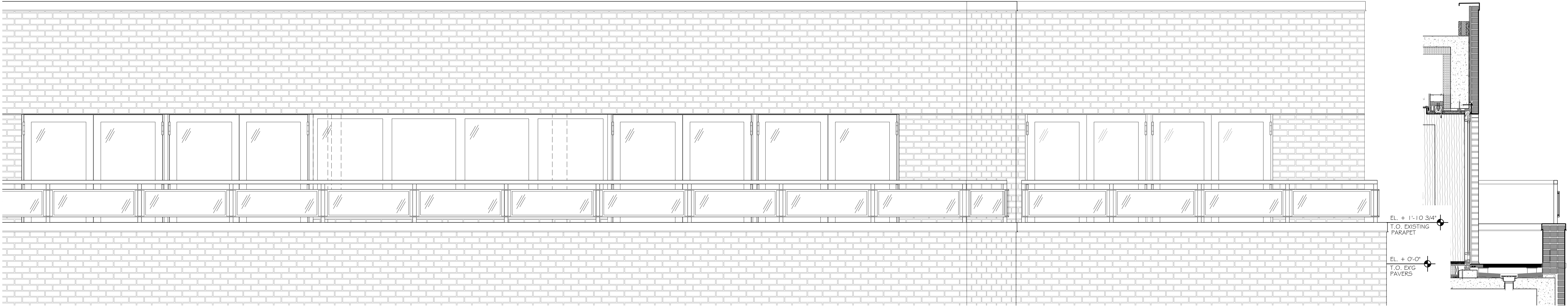
LOWERED PARAPET
WITH TALLER
GUARDRAIL

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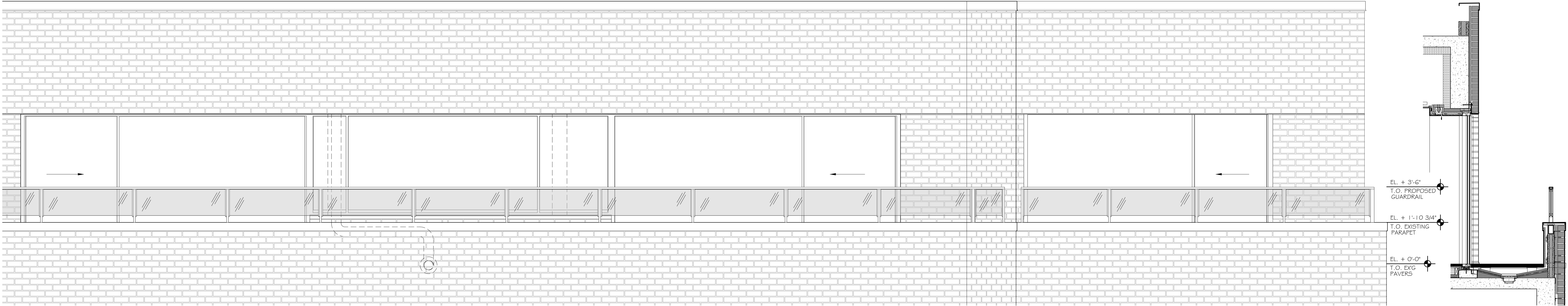
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**LPC PRESENTATION
ENLARGED EXISTING &
PROPOSED EAST EXT.
ELEVATIONS & MONTAGES**

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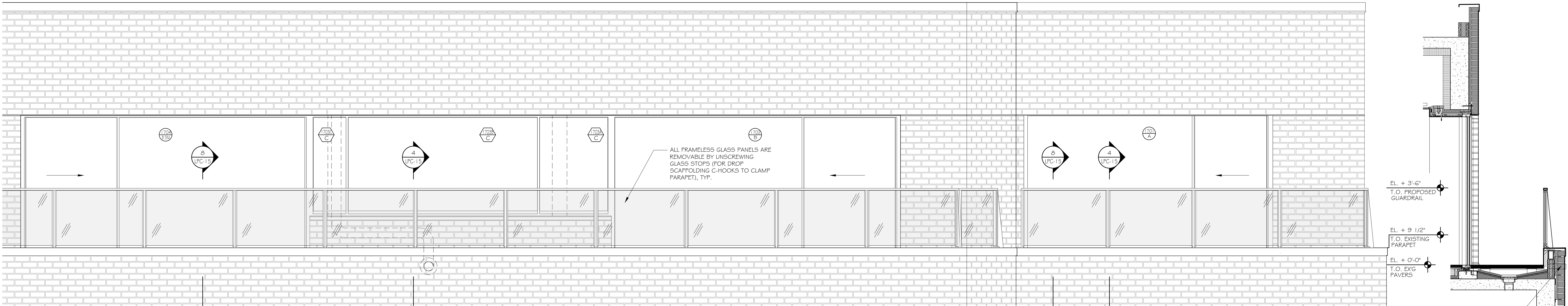


1 ACTUALLY EXISTING/CURRENT 17TH CONSTRUCTION FLOOR ELEVATION & SECTION - TYPICAL TERRACE
LPC-14 SCALE: 1/2" = 1'-0"



2 PRIOR-APPROVED 17TH CONSTRUCTION FLOOR ELEVATION & SECTION - TYPICAL TERRACE
LPC-14 SCALE: 1/2" = 1'-0"

SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) AND NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671)



4 PROPOSED 17TH CONSTRUCTION FLOOR ELEVATION & SECTION - TYPICAL TERRACE
LPC-14 SCALE: 1/2" = 1'-0"


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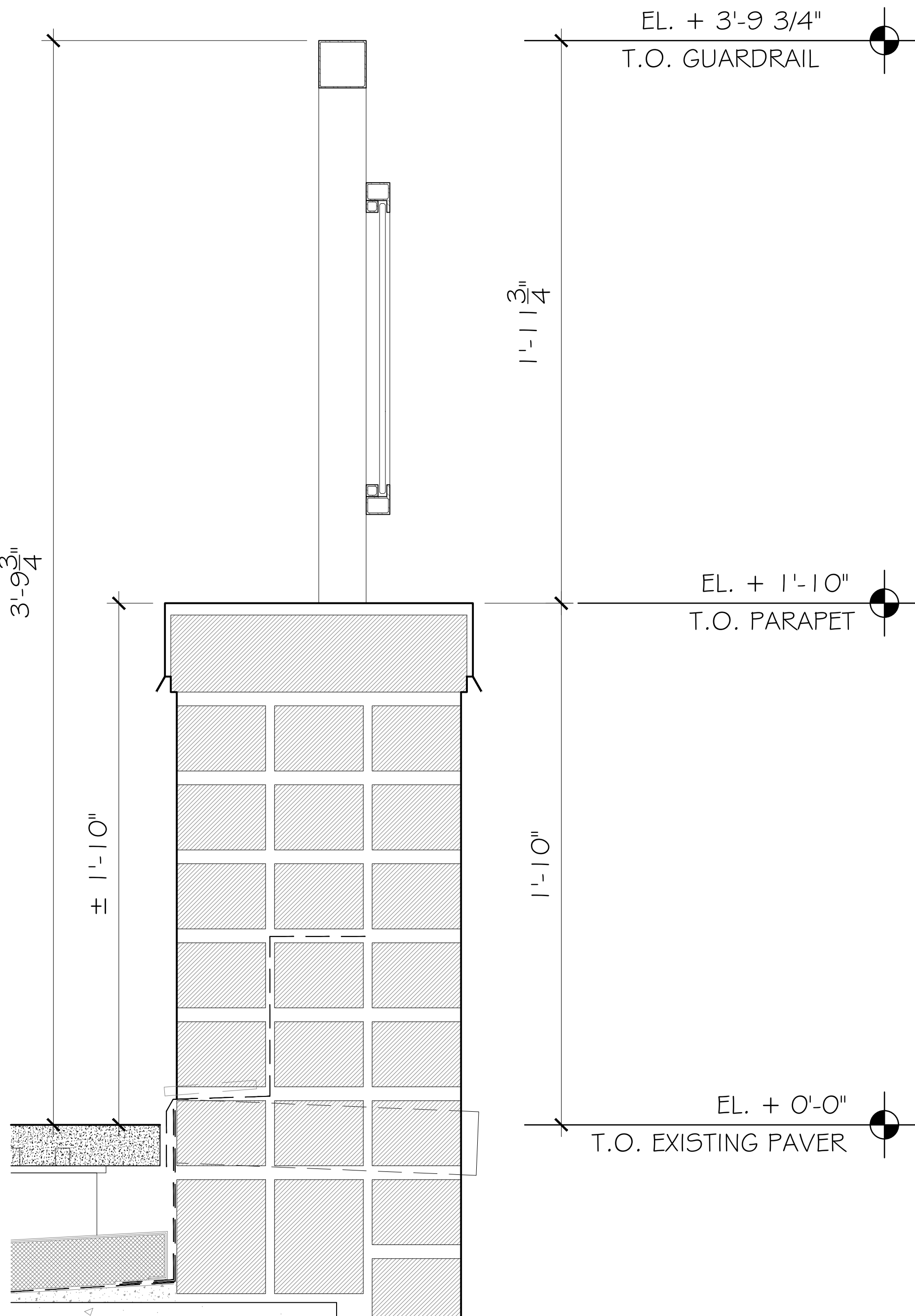
- NOTES:
1. 1/2" TO 1/4" TEMPERED & LAMINATED STARFIRE GLASS PANEL W/ 5GP INTERLAYER & POLISHED EDGES & BIRD-FRIENDLY FRIT PATTERN
 2. 48" TO 60" STANDARD PANEL WIDTH - CONTRACTOR TO EQUALLY SPACE
 3. CONTRACTOR TO VIF ALL DIMENSIONS

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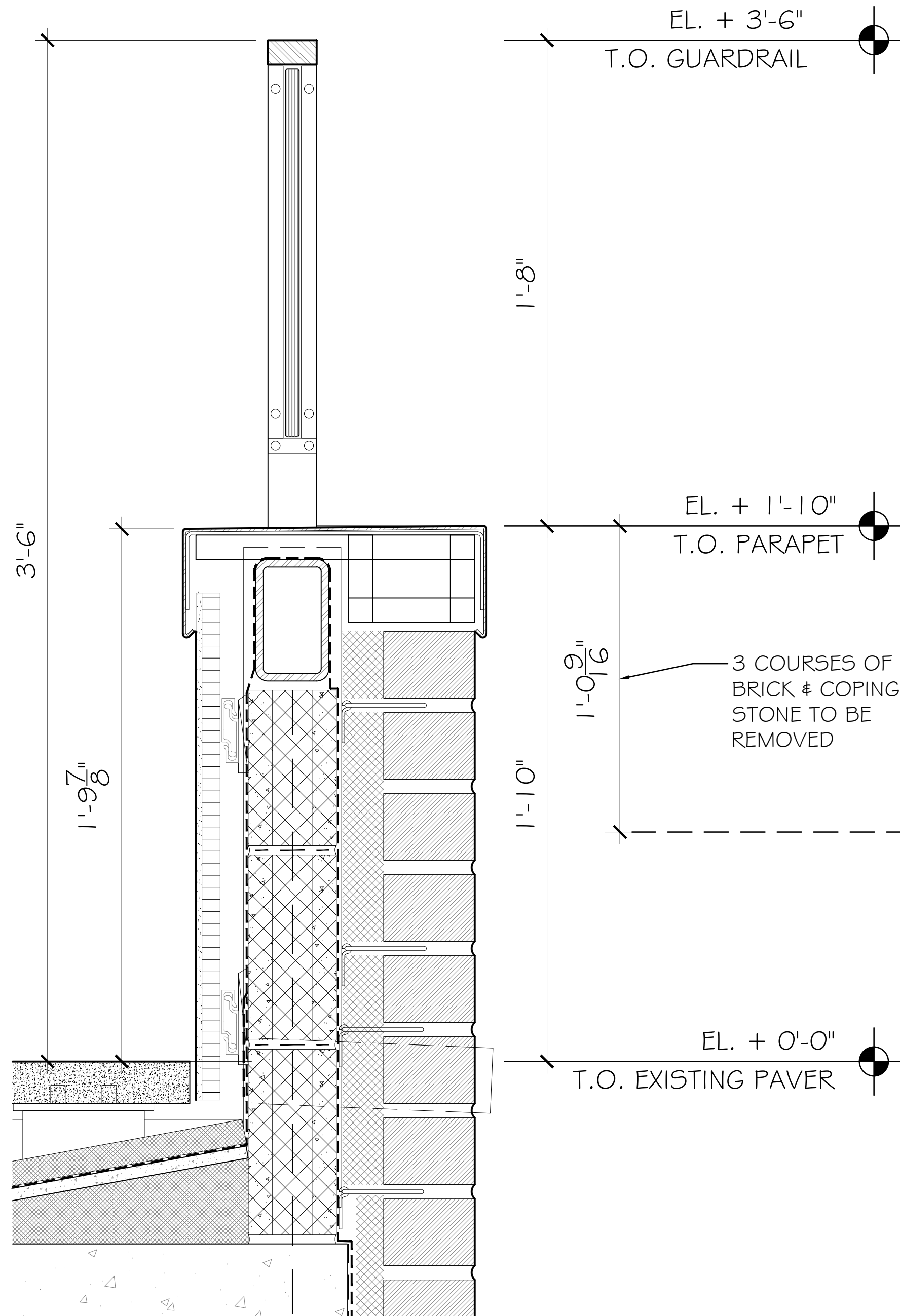
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LPC PRESENTATION
EXISTING & PROPOSED
TYPICAL TERRACE
GUARDRAIL ELEVATIONS
AND SECTIONS

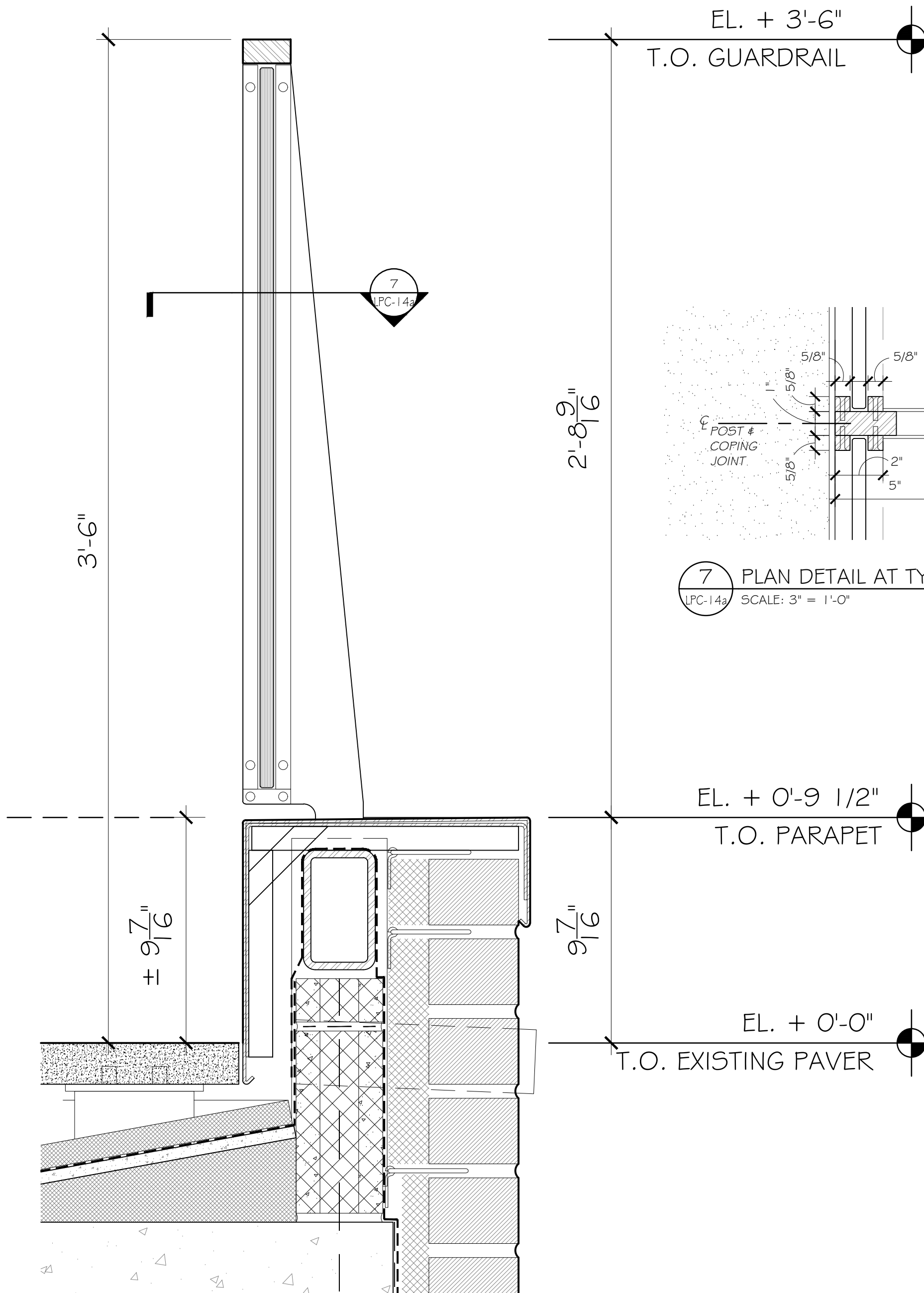
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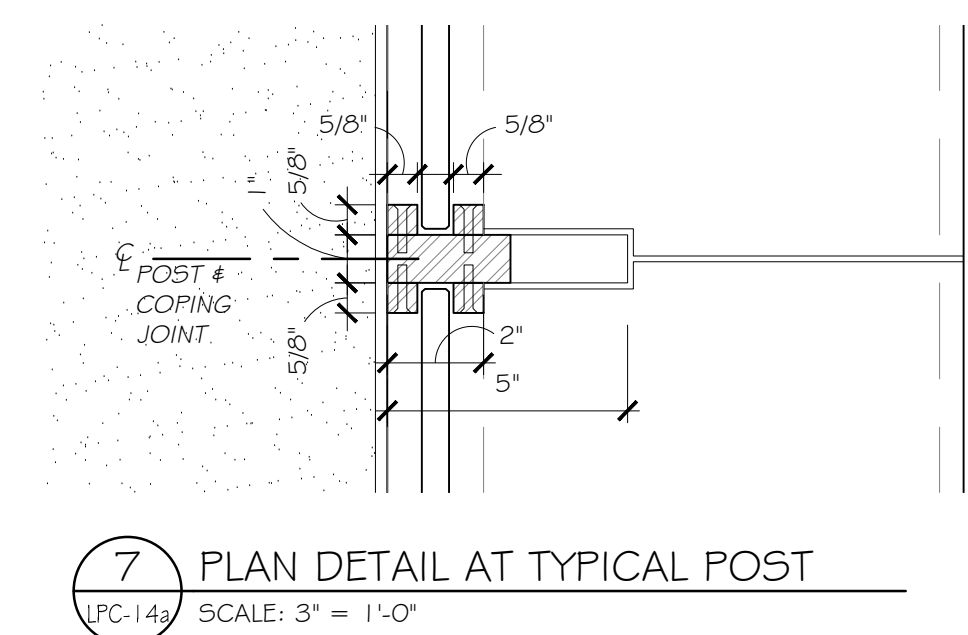
1 EXISTING 17TH CONSTRUCTION FLOOR PARAPET SECTION
LPC-14a SCALE: 3" = 1'-0"



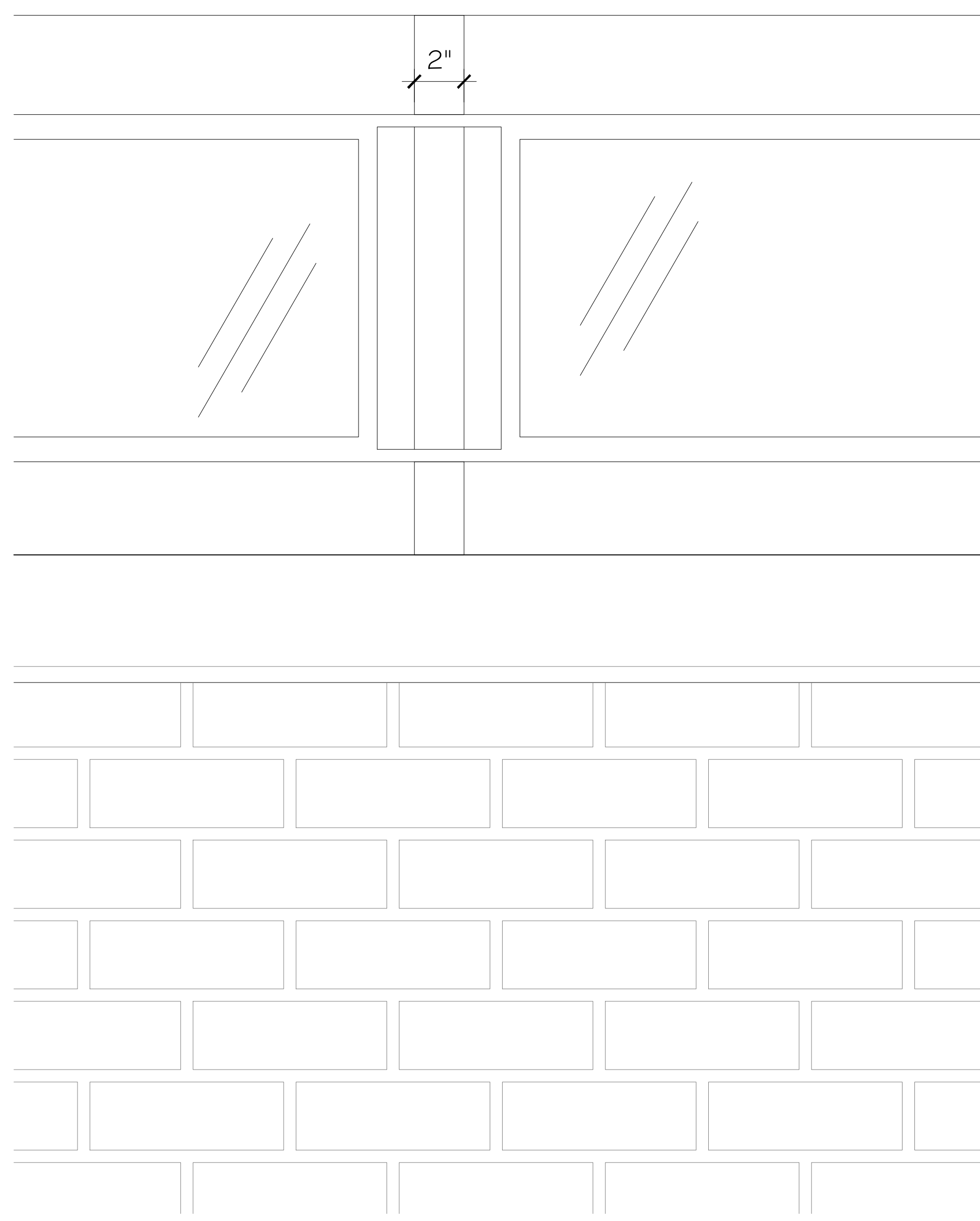
3 PRIOR-APPROVED 17TH CONSTRUCTION FLOOR PARAPET SECTION
LPC-14a SCALE: 3" = 1'-0"



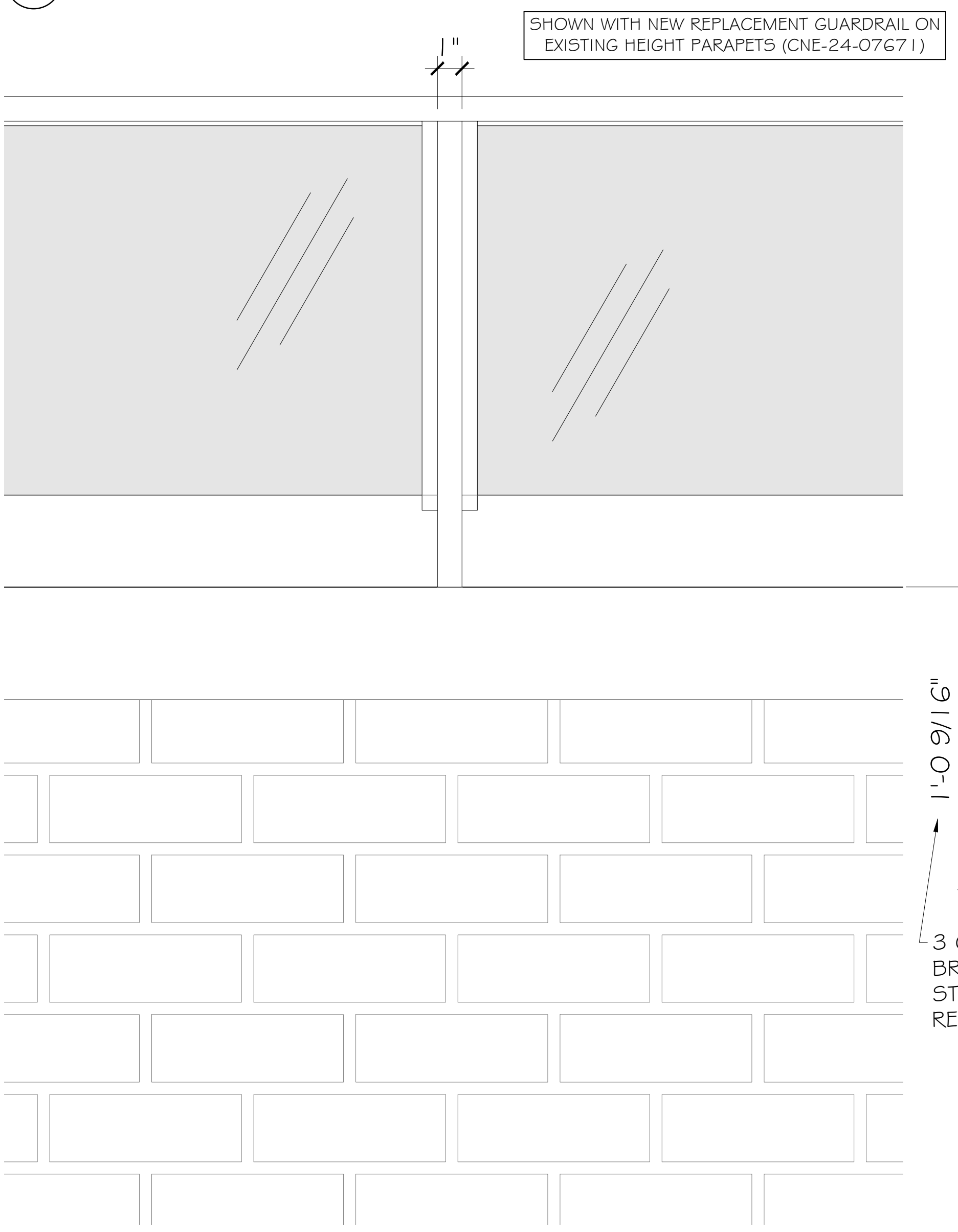
5 PROPOSED 17TH CONSTRUCTION FLOOR PARAPET SECTION
LPC-14a SCALE: 3" = 1'-0"



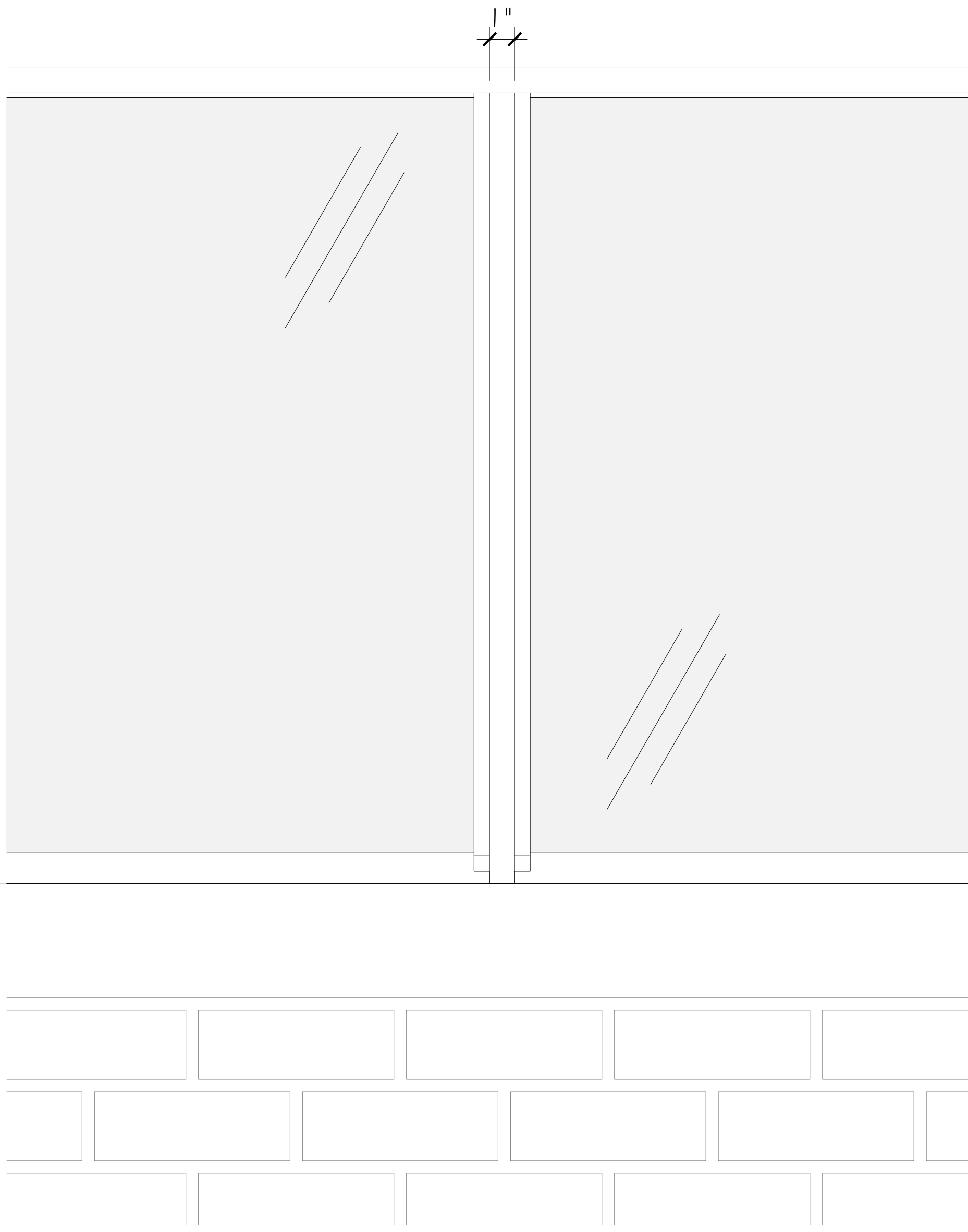
7 PLAN DETAIL AT TYPICAL POST
LPC-14a SCALE: 3" = 1'-0"



2 EXISTING 17TH CONSTRUCTION FLOOR PARAPET - PARTIAL ELEVATION
LPC-14a SCALE: 3" = 1'-0"



4 PRIOR-APPROVED 17TH CONSTRUCTION FLOOR PARAPET - PARTIAL ELEVATION
LPC-14a SCALE: 3" = 1'-0"



6 PROPOSED 17TH CONSTRUCTION FLOOR PARAPET - PARTIAL ELEVATION
LPC-14a SCALE: 3" = 1'-0"

DATE	ISSUE	NO.
06.26.2024	ISSUED FOR LPC PUBLIC HEARING	1

- NOTES:
1. 1/2" TEMPERED & LAMINATED STARFIRE GLASS PANEL W/ 5GP INTERLAYER & POLISHED EDGES & BIRD-FRIENDLY FRIT PATTERN
 2. 48" TO 60" STANDARD PANEL WIDTH - CONTRACTOR TO EQUALLY SPACE
 3. CONTRACTOR TO VIF ALL DIMENSIONS

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LPC PRESENTATION
DETAILED PARAPET AND
GUARDRAIL
COMPARISON

SEAL AND SIGNATURE: PROJECT NO: 2021014
DRAWING BY: JI & GK
CHECKED BY: KP
SCALE: AS NOTED
SHEET NO:
LPC-14a




NOTES:

1. $\frac{9}{16}$ " TEMPERED & LAMINATED STARFIRE GLASS PANEL W/ SGP INTERLAYER & POLISHED EDGES & BIRD-FRIENDLY FRIT PATTERN
2. 48" TO 60" STANDARD PANEL WIDTH - CONTRACTOR TO EQUALLY SPACE
3. CONTRACTOR TO VIF ALL DIMENSIONS

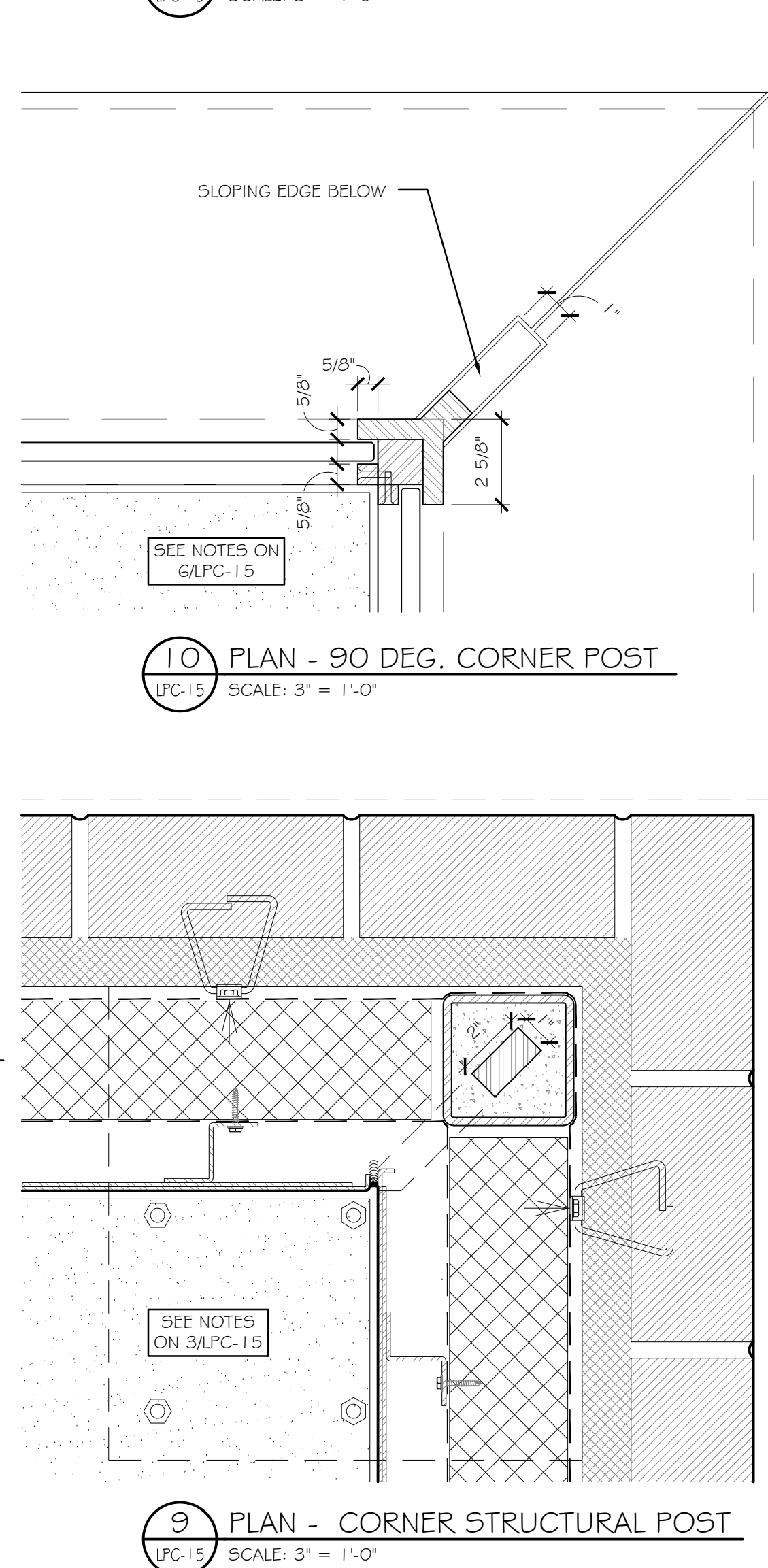
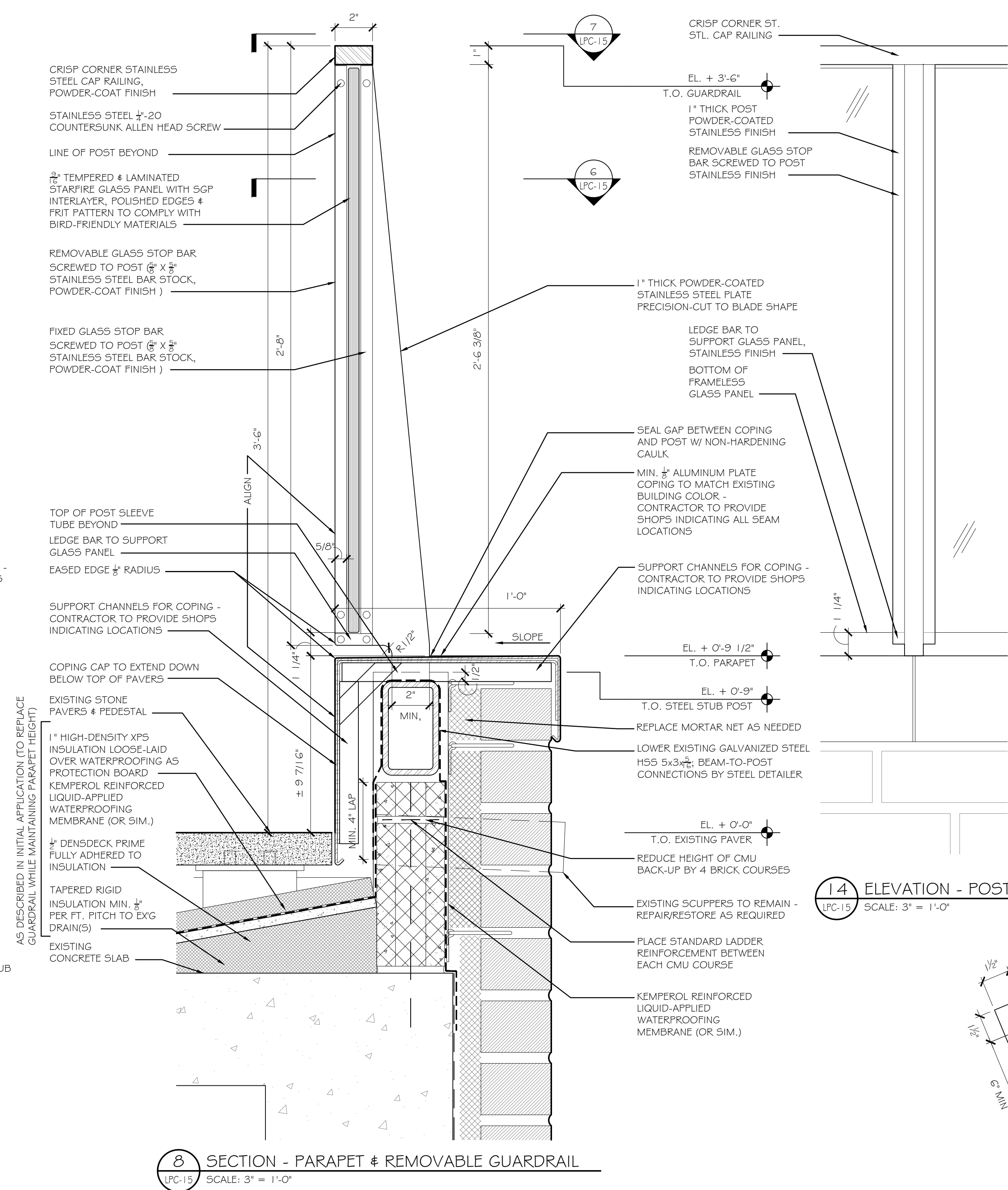
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LPC PRESENTATION EXISTING & PROPOSED GUARDRAIL DETAILS

SEAL AND SIGNATURE:	PROJECT NO: 2021.014
	DRAWING BY: JI & GK
	CHECKED BY: KP
	SCALE: AS NOTED
	SHEET NO:

LPC-14b



<h1>LPC PRESENTATION PROPOSED PARAPET & GUARDRAIL DETAILS</h1>	
<p>SEAL AND SIGNATURE:</p>	<p>PROJECT NO: 2021.014</p> <p>DRAWING BY: JJ</p> <p>CHECKED BY: KP</p> <p>SCALE: AS NOTED</p> <p>SHEET NO:</p> <p style="text-align: center; font-size: 2em;">LPC-15</p>