

# APARTMENT RENOVATION

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

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

## ARCHITECT:

SAWYER | BERSON  
ARCHITECTURE &  
LANDSCAPE ARCHITECTURE LLP  
235 PARK AVE SOUTH, 11th FL  
NEW YORK, NY 10003  
TEL: (212) 244-3055  
FAX: (212) 244-3030

## STRUCTURAL ENGINEER:

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

## MEP ENGINEER:

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

## GENERAL CONTRACTOR:

REIS CONTRACTING  
286 MADISON AVENUE  
NEW YORK, NY 10017  
TEL: (646) 918-7015

## LIGHTING DESIGN:

L DESIGN STUDIO  
54 W 40TH STREET  
NEW YORK, NY 10018  
TEL: (212) 686-5400

## AUDIO VISUAL:

AVS  
1 LADISOLA COURT  
ARADONK, NY 10504  
TEL: (914) 219-5520

## ACOUSTIC CONSULTANT:

WSDG  
110 EAST 25TH STREET  
NEW YORK, NY 10010  
TEL: (645) 691-9300

## SECURITY CONSULTANT:

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

## INTERIOR DESIGNER:

CLEMENTS DESIGN  
717 N. HIGHLAND AVENUE #3  
LOS ANGELES, CA 90036  
TEL: (310) 247-9350

WALDO DESIGNS  
620 NORTH ALMONT DRIVE  
LOS ANGELES, CA 90069  
TEL: (310) 278-1603

## LOCATION INFORMATION:

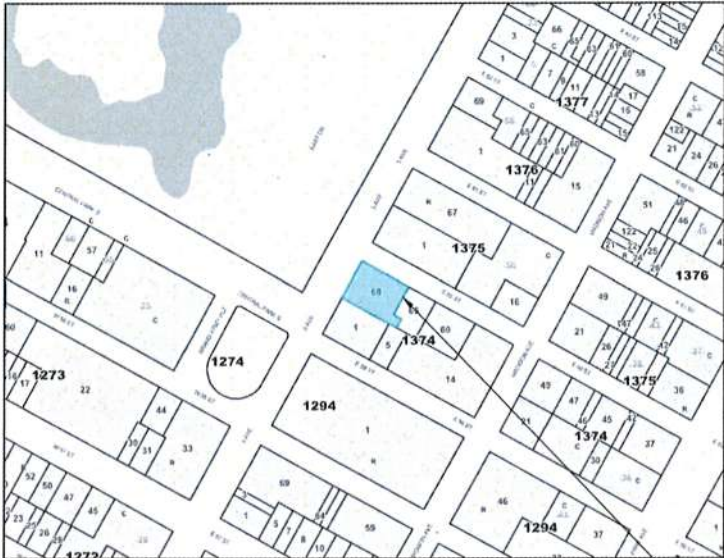
ADDRESS: 785  
FIFTH AVENUE  
TAX BLOCK: 1374  
TAX LOT: 69  
ZONING MAP: 8C  
ZONING DISTRICT: R10H  
ZONING OVERLAY: N/A  
LOT AREA:  
13,229 SQ. FT.  
BIN:  
1040765

LPC STATUS: UPPER EAST SIDE HISTORIC  
DISTRICT, LP-1051  
OCCUPANCY CLASS: R-2  
SPECIAL DISTRICT: N/A  
CONSTRUCTION CLASS: I FIREPROOF STRUCTURE  
NUMBER OF STORIES: 18  
BUILDING HEIGHT: 161 FT  
NUMBER OF DWELLINGS: 65  
C.O.D.: 1223873901001



SOURCE: DISCOVER NYC LANDMARKS MAP, G5, ACCESSSED 04 MARCH 2024.

1 UPPER EAST SIDE HISTORIC DISTRICT MAP  
LPC-01 NOT TO SCALE



SOURCE: NYC DEPT. OF FINANCE PROPERTY INFORMATION PORTAL, ACCESSSED 04 MARCH 2024.

2 UPPER EAST SIDE HISTORIC DISTRICT MAP  
LPC-01 NOT TO SCALE

## SCOPE OF WORK:

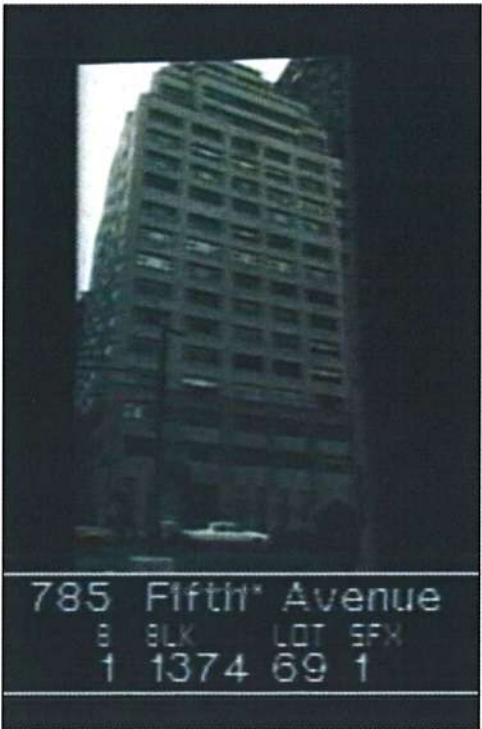
REMOVAL OF EXISTING COPING CAP AND INNER PARAPET FACING AT ALL 17TH  
CONSTRUCTION/18TH MARKETING FLOOR TERRACES.

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)



3 SITE LOCATION MAP  
LPC-01 NOT TO SCALE



4 1980 TAX PHOTO - FIFTH AVENUE  
LPC-01 NOT TO SCALE



5 STREET VIEW (2023) - FIFTH AVENUE  
LPC-01 NOT TO SCALE

## DRAWING LIST:

- LPC-01 COVER PAGE  
LPC-02 SITE PLAN & EXISTING CONDITION PHOTOS  
LPC-03 DESIGNATION REPORT EXCERPTS  
LPC-04 17TH CONSTRUCTION FLOOR EXISTING AND  
PROPOSED PLANS  
LPC-05 EXISTING & PROPOSED WEST EXTERIOR ELEVATIONS  
LPC-06 EXISTING & PROPOSED WEST EXTERIOR ELEVATION  
PHOTO-MONTAGES  
LPC-07 ENLARGED EXISTING & PROPOSED WEST EXTERIOR  
ELEVATIONS AND PHOTO-MONTAGES  
LPC-08 EXISTING & PROPOSED NORTH EXTERIOR ELEVATIONS  
LPC-09 EXISTING & PROPOSED NORTH EXTERIOR ELEVATION  
PHOTO-MONTAGES  
LPC-10 ENLARGED EXISTING & PROPOSED NORTH EXTERIOR  
ELEVATIONS AND PHOTO-MONTAGES  
LPC-11 EXISTING & PROPOSED EAST EXTERIOR ELEVATIONS  
LPC-12 EXISTING & PROPOSED EAST EXTERIOR ELEVATION  
PHOTO-MONTAGES  
LPC-13 ENLARGED EXISTING & PROPOSED EAST EXTERIOR  
ELEVATIONS AND PHOTO-MONTAGES  
LPC-14 EXISTING & PROPOSED TYPICAL TERRACE AND  
GUARDRAIL ELEVATIONS & SECTIONS  
LPC-14a DETAILED PARAPET AND GUARDRAIL COMPARISON  
LPC-14b EXISTING & PROPOSED GUARDRAIL DETAILS  
LPC-15 PROPOSED PARAPET & GUARDRAIL DETAILS

## INDIRECTLY ASSOCIATED PENTHOUSE (18TH & 19TH CONSTRUCTION FLOORS) DOCKET NUMBERS:

NOC 19-41088 (LPC-19-41088), ISSUED 7/1/2020 FINAL SIGN  
OFF FOR INITIAL COA 15-9927 (LPC-15-8995), ISSUED 7/1/2014

## ASSOCIATED 17TH CONSTRUCTION FLOOR DOCKET NUMBERS:

LPC-22-11768 INTERIOR ALTERATION (SIGNED OFF); 1ST PAA  
UNDER NEW LPC-06656; 2ND PAA UNDER NEW LPC-06688

LPC-22-11769 MECHANICAL & PLUMBING FOR INTERIOR  
ALTERATION (SIGNED OFF); 2ND PAA UNDER NEW LPC-24-06655

LPC-23-08126 EXTERIOR SCOPE (SIGNED OFF); 1ST PAA UNDER  
NEW LPC-24-06657 (REPLACE WINDOWS & ADD DRYER VENT); PER  
MISC-24-06657, CNE 23-08126 AMENDED

CNE-24-07671: EXTERIOR SCOPE (REPLACE GUARDRAILS AT NORTH  
AND WEST TERRACES)

CNE 24-07670: EXTERIOR SCOPE (REMOVE EXISTING SOLARIUM  
ASSEMBLY AND RESTORE NORTHEAST TERRACE, RESTORE NORTH  
FACADE AT NORTHEAST TERRACE WITH NEW MASONRY OPENING  
AND NEW FENESTRATION UNIT, INSTALL NEW GUARDRAIL ON  
EXISTING PARAPET AT NORTHEAST TERRACE

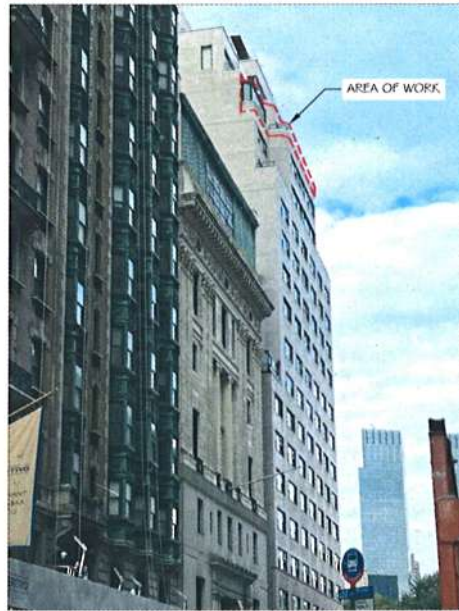
SAWYER | BERSON  
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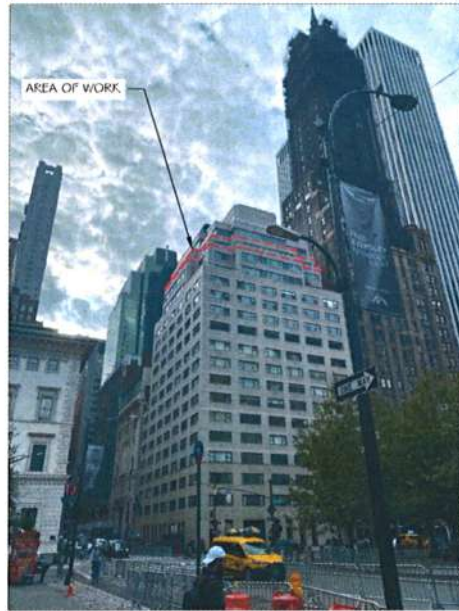
LPC PRESENTATION  
COVER SHEET

SEAL AND SIGNATURE: PROJECT NO: 2021.014  
DRAWING BY: JI  
CHECKED BY: KP  
SCALE: AS NOTED  
SHEET NO: LPC-01





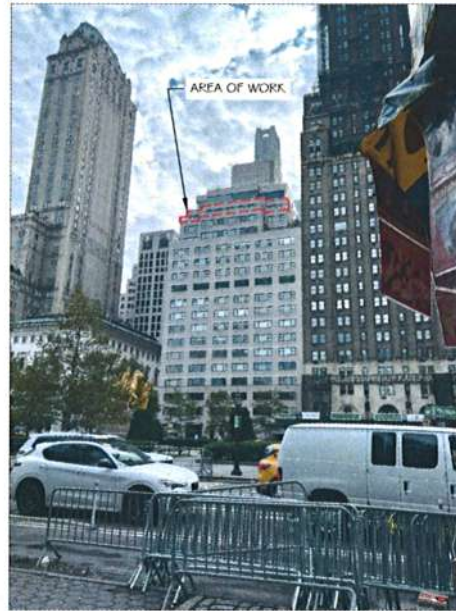
VIEW A



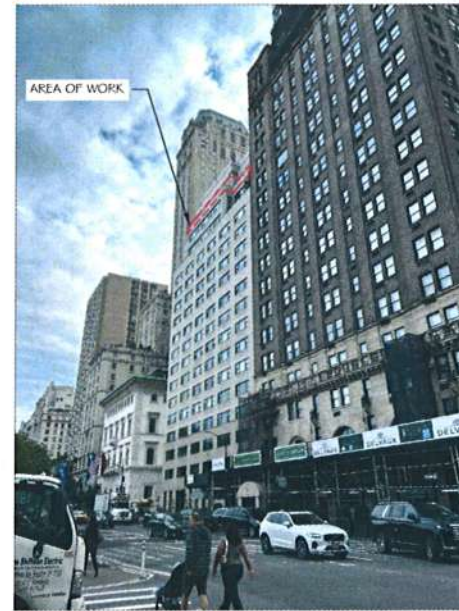
VIEW B



VIEW C



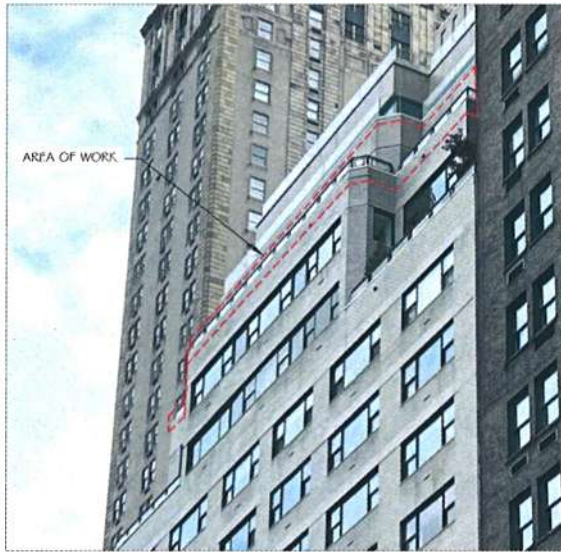
VIEW D



VIEW E



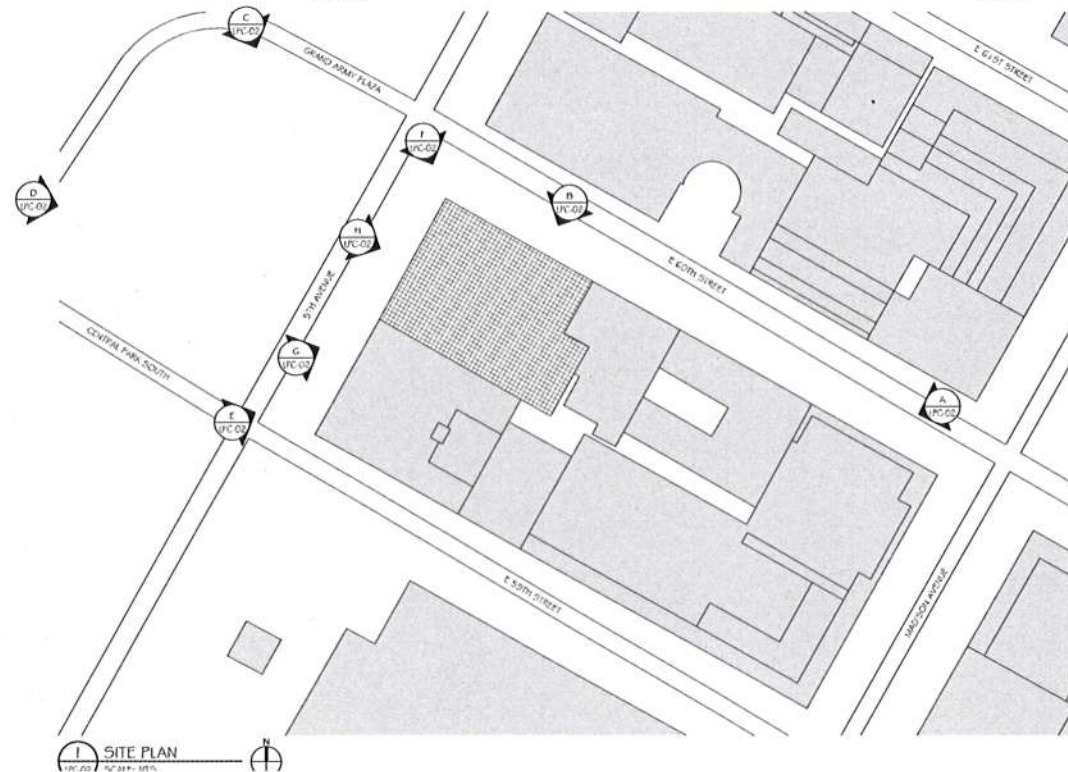
VIEW F



VIEW G



VIEW H



SITE PLAN

**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.

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**LPC PRESENTATION**  
SITE PLAN & EXISTING  
CONDITION PHOTOS

SEAL AND SIGNATURE:  PROJECT NO: 2021014  
DRAWING BY: GK & JI  
CHECKED BY: KP  
SCALE: AS NOTED  
SHEET NO: **LPC-02**





1 NORTHWEST VIEW IN 2023  
UC-05 SCALE: NTS



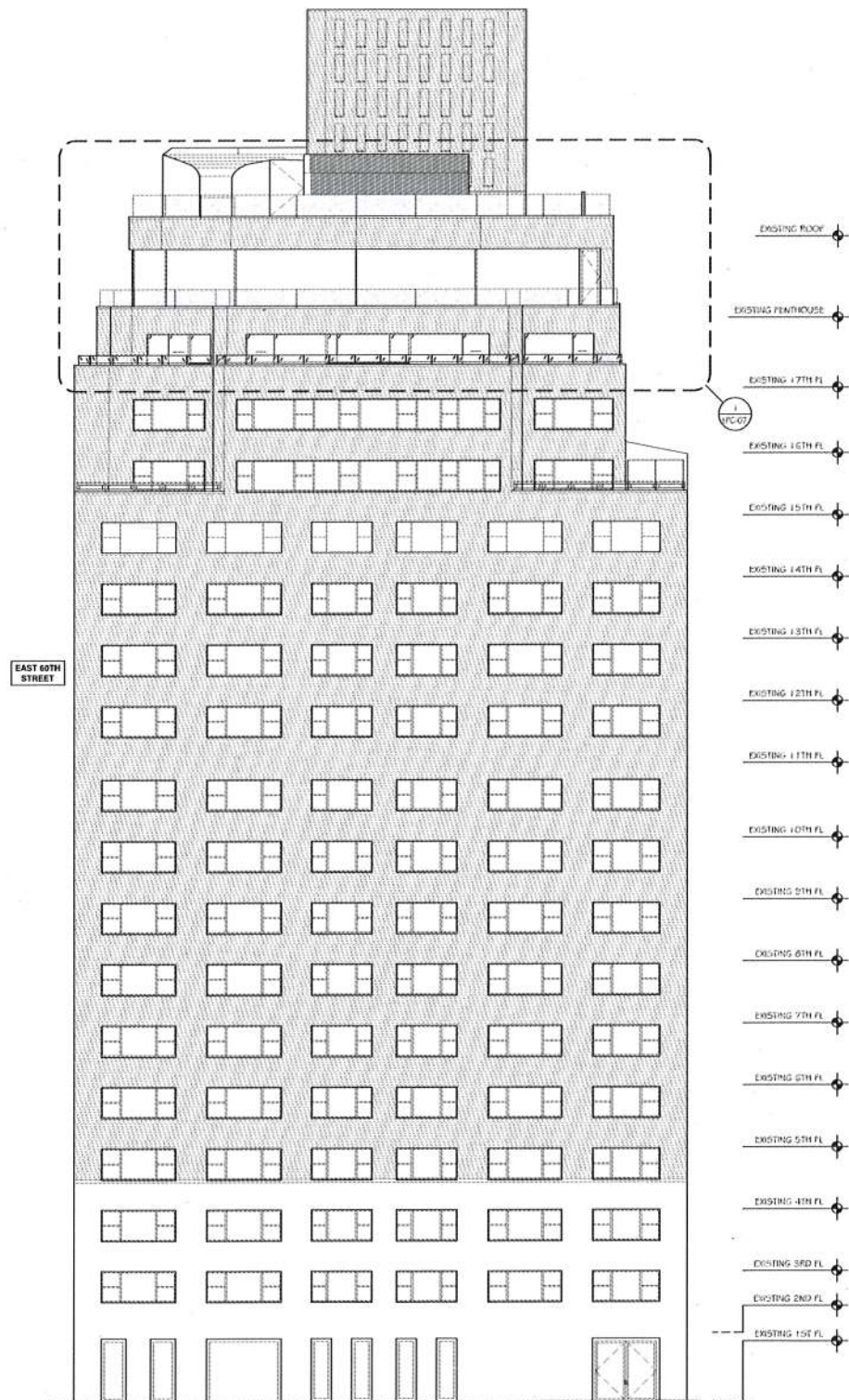
2 WEST VIEW IN 2023  
UC-05 SCALE: NTS



3 SOUTHWEST VIEW IN 2023  
UC-05 SCALE: NTS

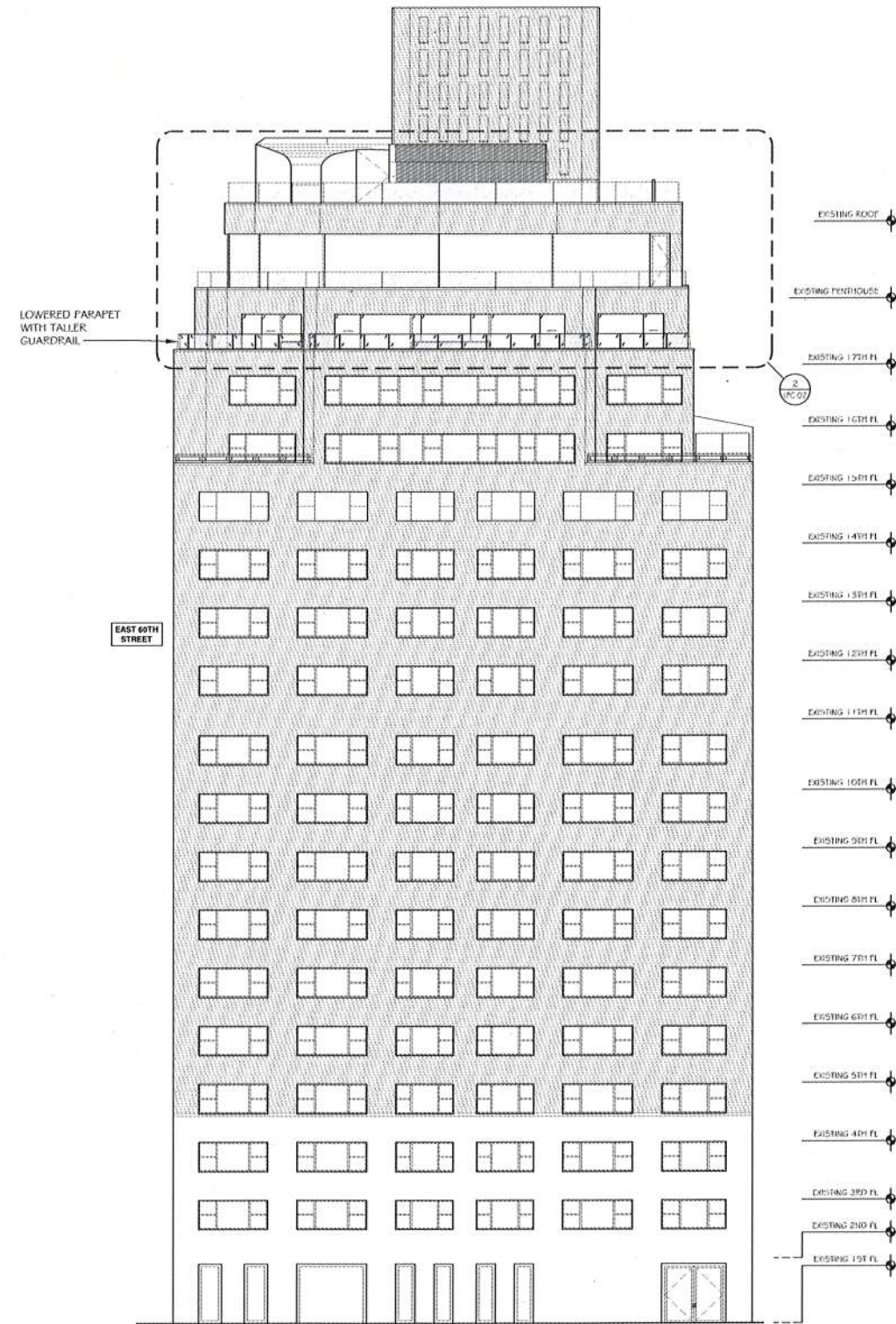


4 SOUTHWEST VIEW IN 2023  
UC-05 SCALE: NTS



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

5 WEST - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION  
UC-05 SCALE: 3/32" = 1'-0"



6 WEST - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION  
UC-05 SCALE: 3/32" = 1'-0"

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LPC PRESENTATION  
EXISTING & PROPOSED  
WEST EXTERIOR  
ELEVATIONS

SEAL AND SIGNATURE: [Signature]  
PROJECT NO: 2021.014  
DRAWING BY: JI  
CHECKED BY: KP  
SCALE: AS NOTED  
SHEET NO:  
LPC-05





A photograph of a modern, multi-story building with a prominent, dark, rectangular tower section. The building features large glass windows and a light-colored facade. The sky is cloudy.

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


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

08.26.2024	ISSUED FOR LPC PUBLIC HEARING	1
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LPC PRESENTATION  
ENLARGED EXISTING &  
PROPOSED WEST  
ELEVATIONS & MONTAGES

SEAL AND SIGNATURE: 	PROJECT NO: 2021.014 DRAWING BY: JI & GK CHECKED BY: KP SCALE: AS NOTED SHEET NO: <div style="text-align: center; font-size: 1.5em; font-weight: bold;">LPC-07</div>
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