



Mabbott
Seidel—
Architecture

312 West 119th Street, #4J
New York, NY 10026

212 380 1296
mabbottseidel.com

PROJECT INFORMATION	
Building Number	132
Street	W80th Street
Unit Number	5R
Tax Block	1210
Tax Lot	49
BIN	1031777
Zoning District	R8B
Zoning Map	5D
Landmark Status	Yes

LPC BUILDING INFORMATION	
Information listed per Landmarks Preservation Commission Designation Report "Upper West Side/Central Park West Historic District" (April 24, 1990)	
Year Built	1893
Architect	Henry Andersen
Developer	Robert Grant
Style	Renaissance Revival
Building Type	Row House
Row Configuration	ABBA
Number of Stories	4 with Basement
Basement Type	Raised
Stoop Type	Straight and Box
Building Construction	Masonry (Bearing Walls)
Façade Construction	Masonry (Stone)
Window Configuartion	Double Hung (One-Over-One)
Window Construction	Wood

DRAWING LIST	
LPC.01	Titlesheet
LPC.02	Historic Photographs
LPC.03	Block Plan & Sightline Sections
LPC.04	Existing Contextual Photographs
LPC.05	Existing Contextual Photographs
LPC.06	Mock-up Photographs
LPC.07	Blockfront Elevations
LPC.08	Proposed Rooftop Addition Axonometrics
LPC.09	Proposed Building Section
LPC.10	Existing Roof Plans & Photographs
LPC.11	Proposed Rooftop Addition Plans
LPC.12	Proposed Rooftop Addition Elevations
LPC.13	Proposed Rooftop Addition Wall Sections
LPC.14	Proposed Rooftop Addition Renderings

Project Name:
Apartment Renovation &
Rooftop Addition

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LPC.01
Titlesheet



01 1940 NYC Department of Finance Tax Photo
12" = 1'-0"



02 1980 NYC Department of Finance Tax Photo
12" = 1'-0"



x x LPC District Border
 x x Upper West Side - Central Park West
 Tax Lot of Proposed Work
 132 West 80th Street



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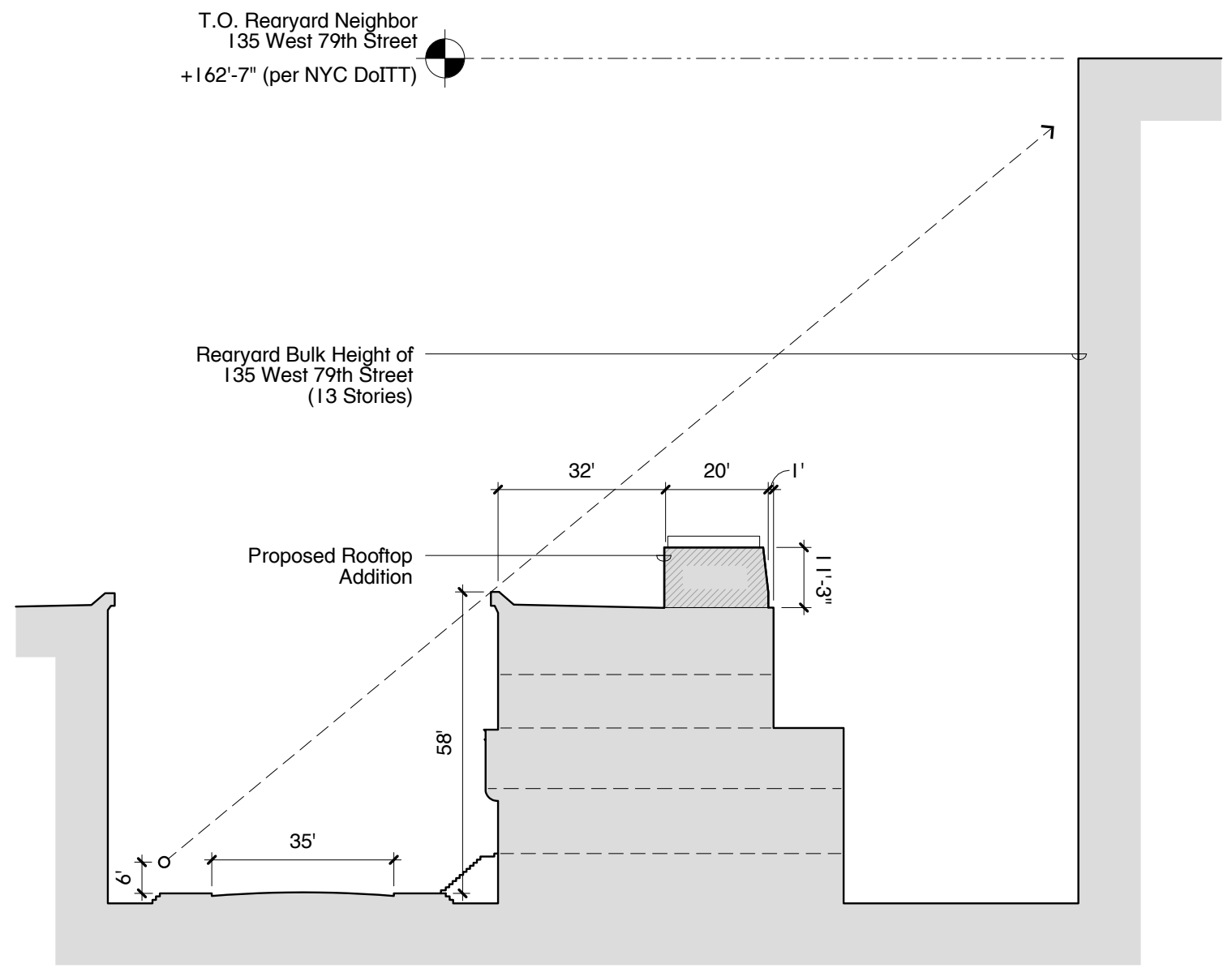
LPC.02
Historic Photographs



01 Block 1210 Plot Plan
1" = 60'-0"

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02 Sightline Sectional Diagram
1" = 30'-0"

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LPC.03
Block Plan & Sightline
Sections



01 Existing Primary Facade Photographs Looking West
12" = 1'-0"



02 Existing Primary Facade Photographs Looking South
12" = 1'-0"



03 Existing Primary Facade Photographs Looking East
12" = 1'-0"



01 Existing Rearyard Photograph Looking North
1/2" = 1'-0"

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LPC.05
Existing Contextual
Photographs



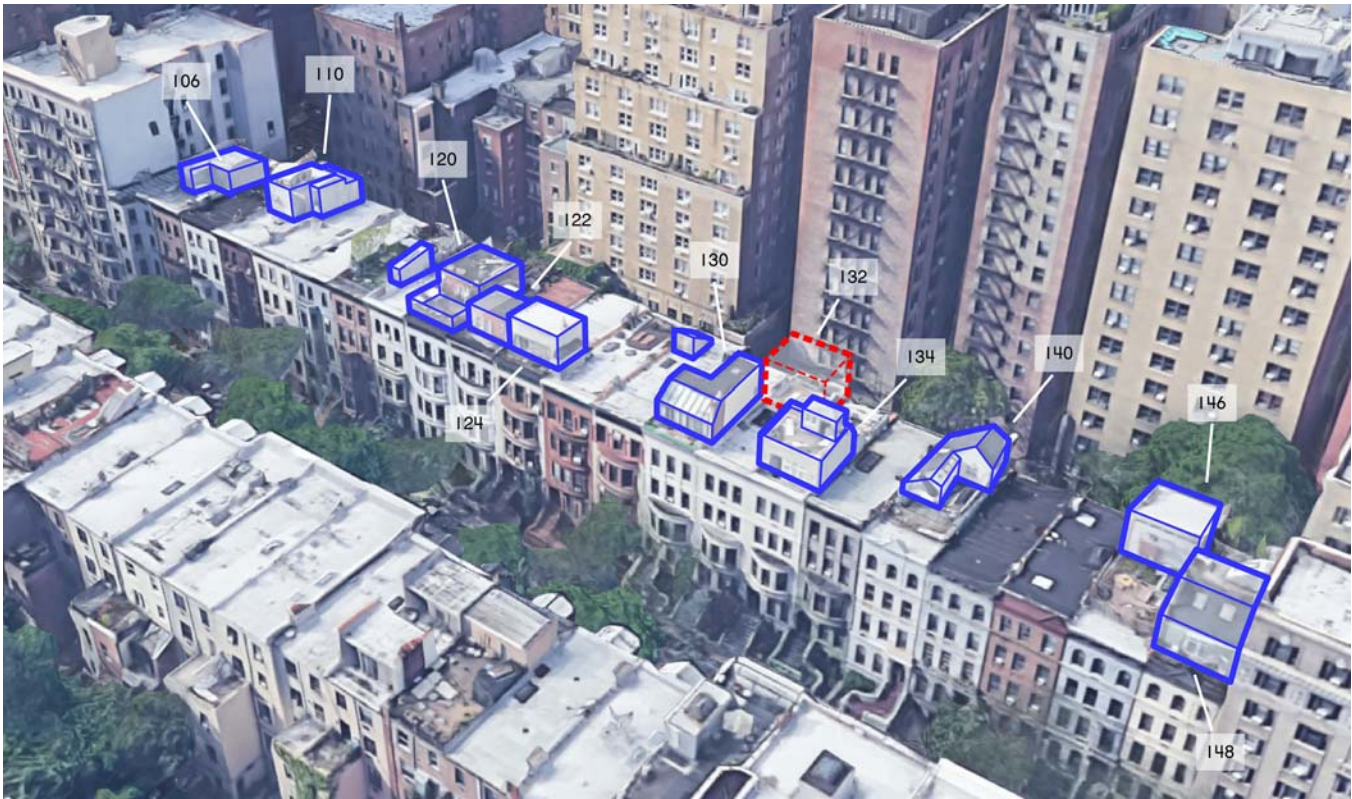
01 Mock-up Photographs from Southeast
12" = 1'-0"



02 Mock-up Photographs from East
12" = 1'-0"



03 Mock-up Photographs from North
12" = 1'-0"



Adjacent Rooftop Additions						
¹No job filed, not incl in CO. Assumed to be 'Work Performed without a Permit'; violation removal in 1988						
²Filed as Alt-2, SOW does not incl. rooftop addition						
³Filed as Alt-2, SOW cites work on floors '003-004', refers to 'Small Addition to Rear Elevation'						
⁴Filed as ALT-2, PAA to amend alteration type filed in 1995 (Job #: 101078913)						
	Address	Lot Number	BIN	Associated DOB Filing	Filing Date	Penthouse Lot Adjacency
1	106 West 80th Street	138	1031792	103146588	2002	Front Yard
2	110 West 80th Street	40	1031768	N/A¹	1986(?)	Rear Yard
3	120 West 80th Street	44	1031772	103808621	2004	Front Yard
4	122 West 80th Street	45	1031773	101978139	1999	Front Yard
5	124 West 80th Street	145	1031794	1P0006992	1992	Front Yard
6	130 West 80th Street	48	1031776	110255651²	2008	Front Yard
7	134 West 80th Street	149	1031795	N/A		Front Yard
8	140 West 80th Street	51	1031779	120458646³	2010	Rear Yard
9	146 West 80th Street	53	1031781	100718154	1994	Rear Yard
10	148 West 80th Street	54	1031782	100859233	1995	Front Yard

02 Existing Rooftop Additions Along North Side of Block 1210
1/2" = 1'-0"



01 Proposed North Facing Blockfront Elevation
3/64" = 1'-0"

0 20 ft

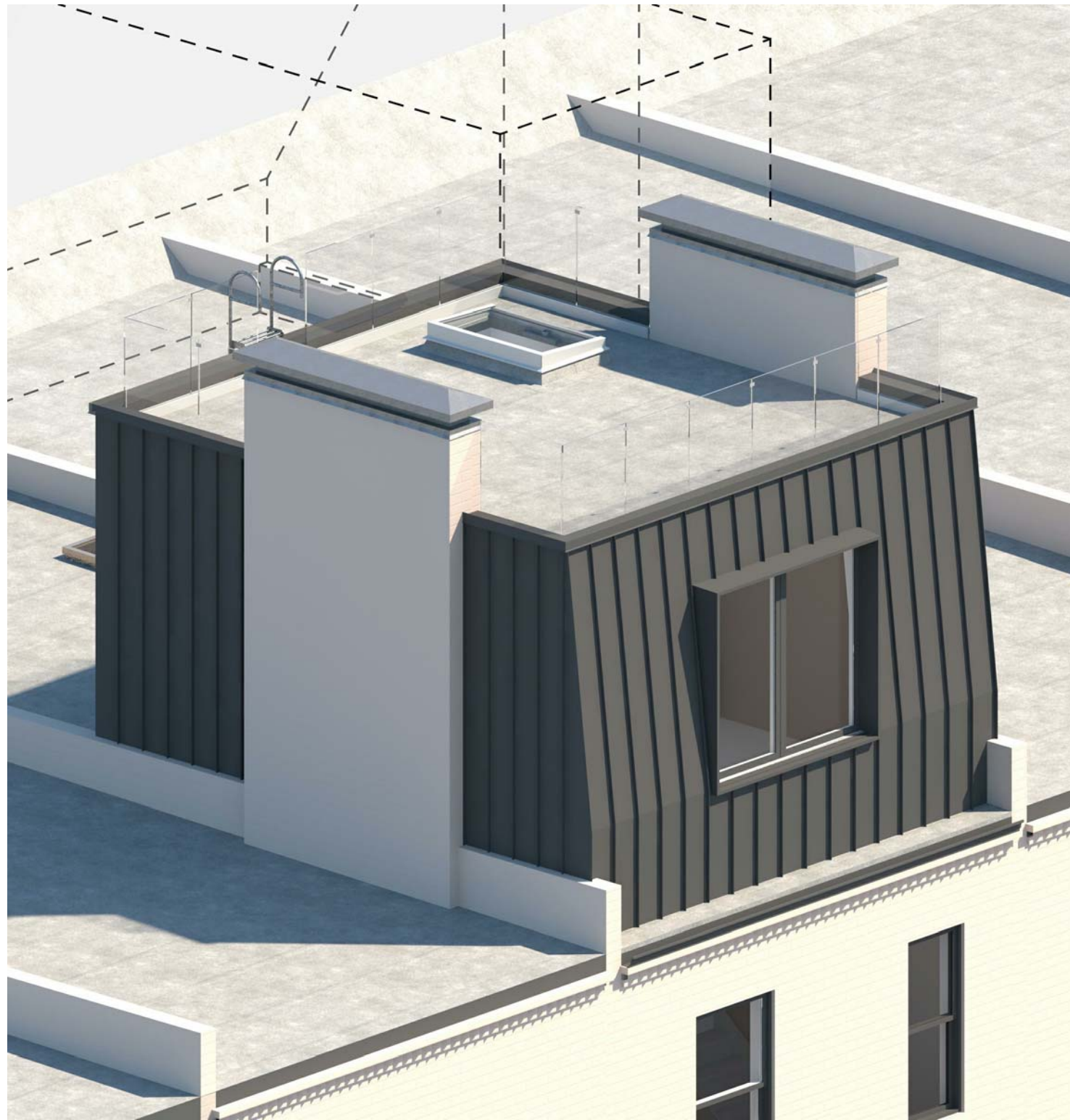
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LPC.07
Blockfront Elevations



01 Proposed Axonometric View Facing South
12" = 1'-0"



02 Proposed Axonometric View Facing North
12" = 1'-0"



01 Existing Roof Plan

1/4" = 1'-0"

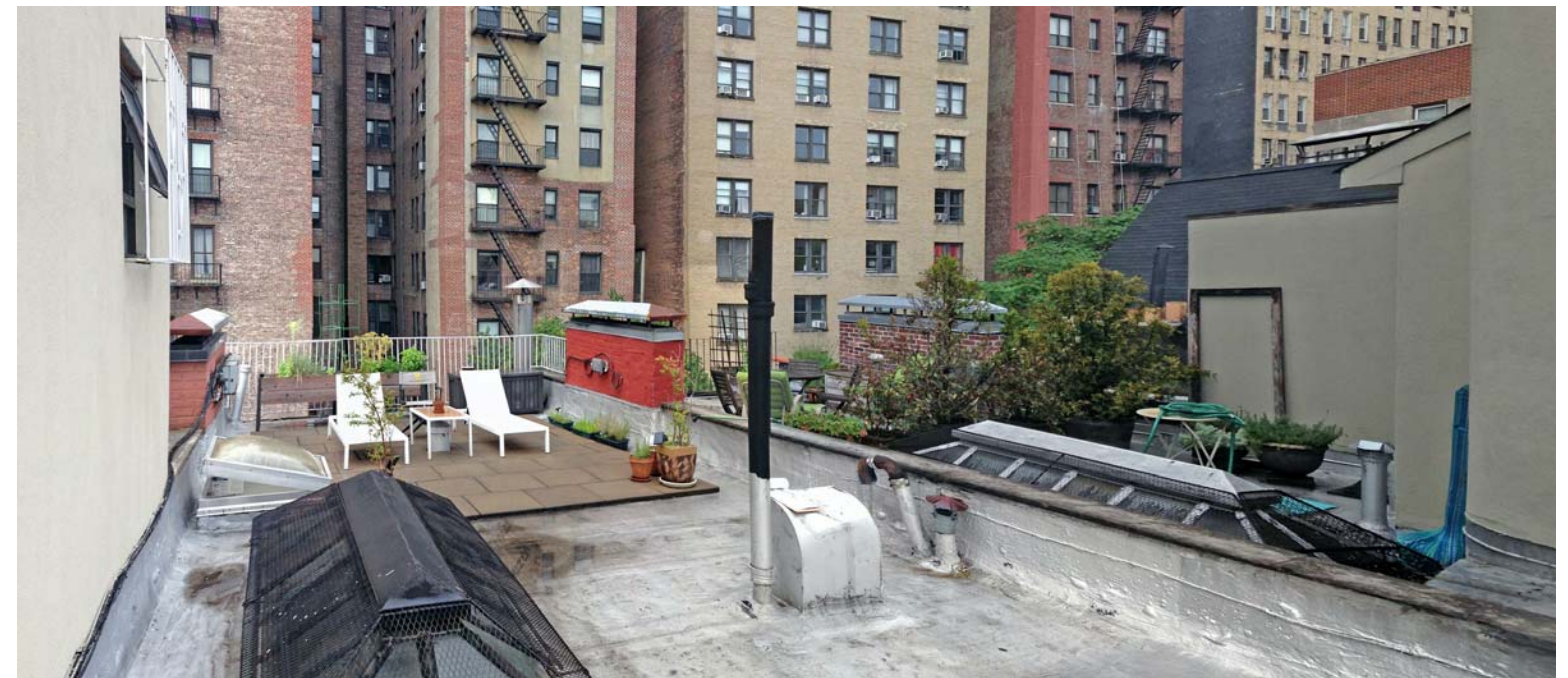
Notes:

1. Existing whole building exhaust vent to remain (shown grey)
2. Existing hipped-roof skylight over common corridor to remain, provide protective staging during construction
3. Painted metal clad wood casement windows to match standing seam metal cladding
4. Remove existing roof hatch
5. New stair opening in existing roof, shore and remove existing joists, provide protection to below during construction
6. Remove existing bituminous roof membrane where indicated (shown dashed)
7. Existing brick borbel to remain, repair as required
8. Remove existing gutter (shown dashed)

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02 Existing Roof Looking South

1/2" = 1'-0"



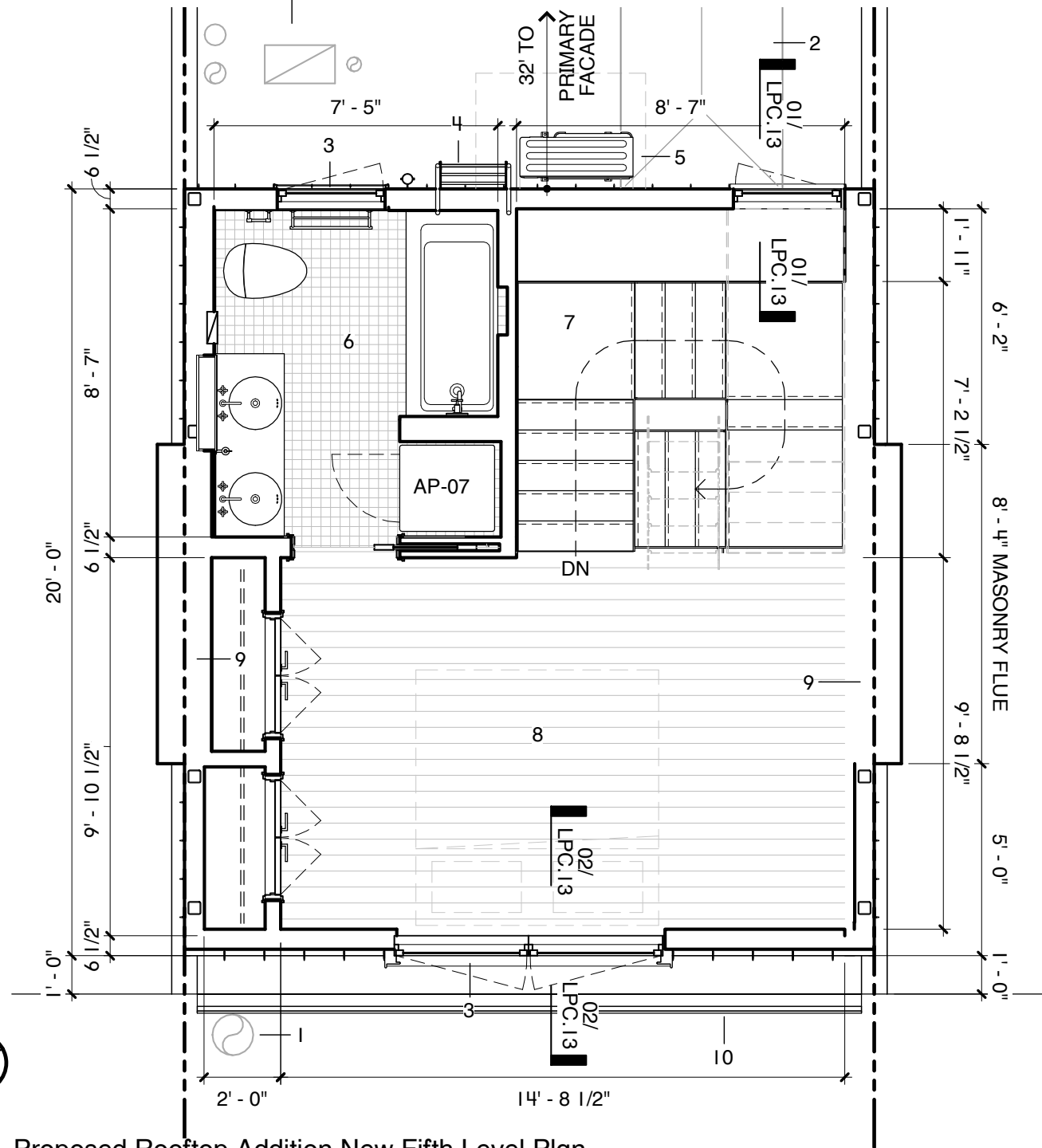
03 Existing Roof Looking Southeast

1/2" = 1'-0"

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LPC.10
Existing Roof Plans &
Photographs



01 Proposed Rooftop Addition New Fifth Level Plan
1/4" = 1'-0"

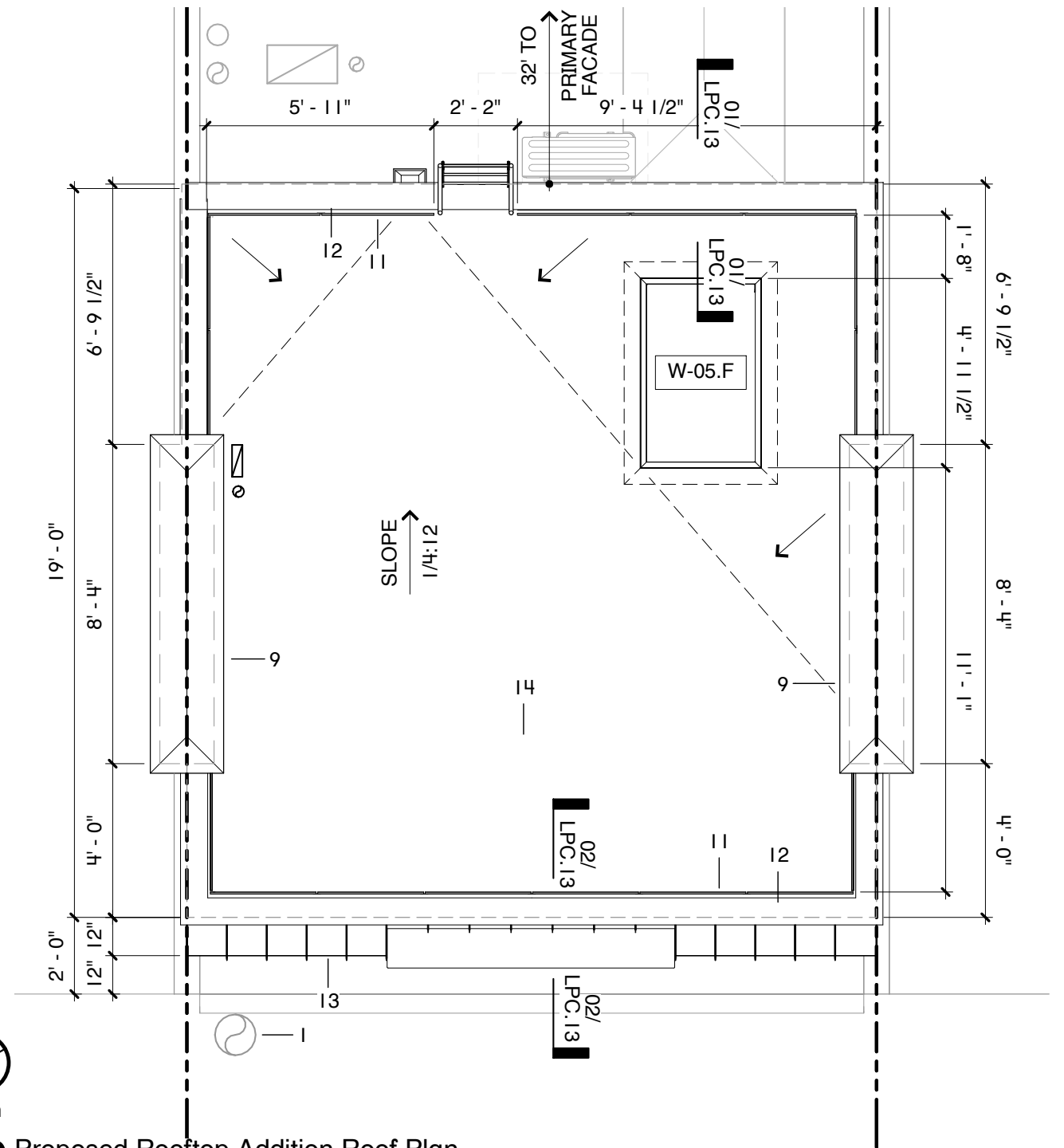
Notes:

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Existing whole building exhaust vent to remain (shown grey) 2. Existing hipped-roof skylight over common corridor to remain, provide protective staging during construction 3. Painted metal clad wood casement windows to match standing seam metal cladding 4. FDNY rooftop clear path wall mounted access ladder in galvanized finish (Acudor, prod #LAD-S-4 & LAD-S-5) | <ol style="list-style-type: none"> 5. Wall hung AC condensing unit 6. New master bathroom at proposed rooftop addition 7. New interior stair to proposed rooftop addition 8. New master bedroom in proposed rooftop addition 9. Existing masonry flues and extensions painted to match existing brick, re-use existing chimney caps |
|--|--|

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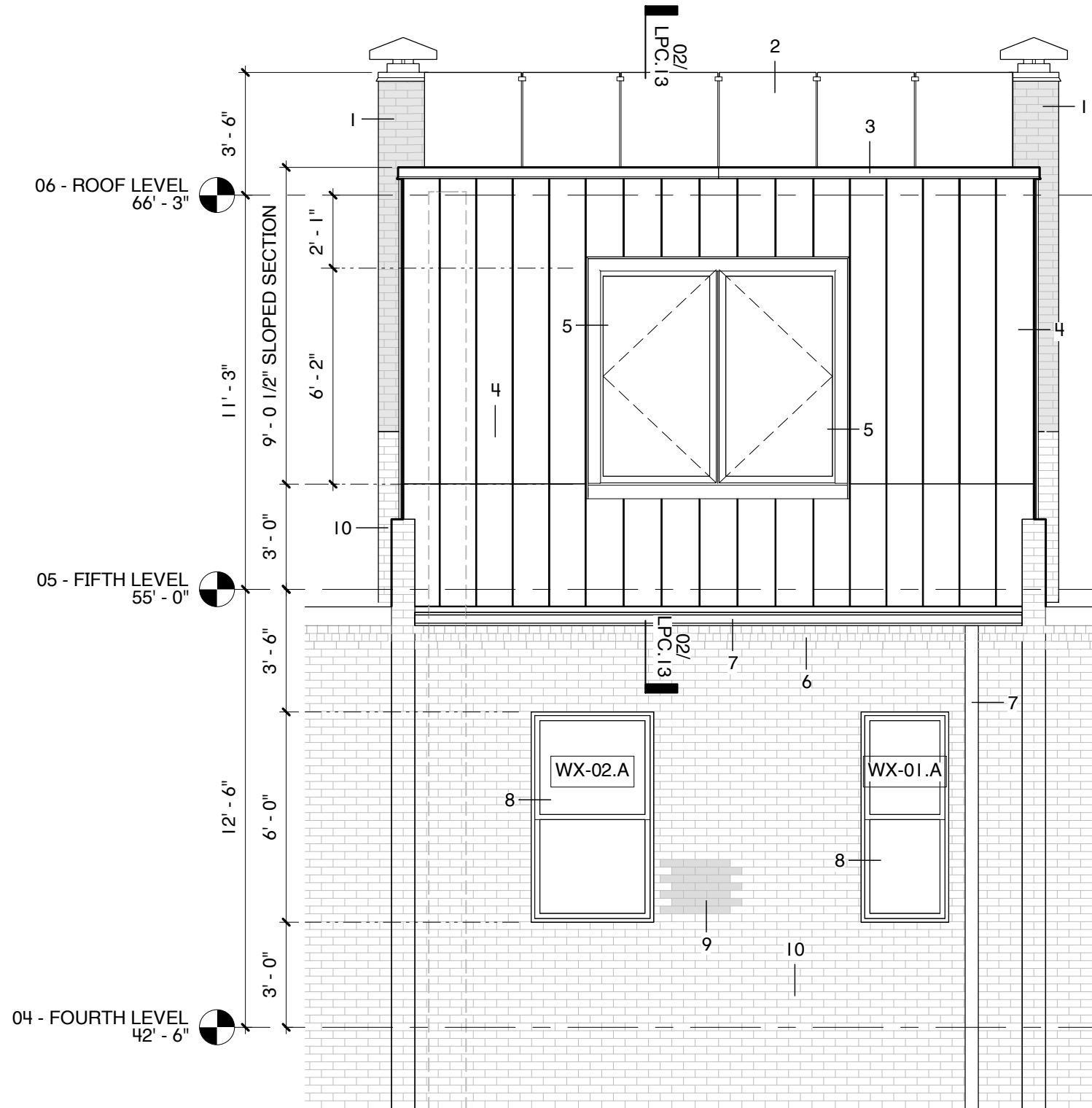
02 Proposed Rooftop Addition Roof Plan
1/4" = 1'-0"

- | | |
|--|---|
| <ol style="list-style-type: none"> 10. New painted aluminum K-style gutter, connect to existing downspout 11. Tempered Low-e glass guardrail with stainless steel connector clamps (CRL, prod. # NDC4BN) 12. Painted metal coping to match standing seam metal cladding 13. Painted standing seam metal cladding | <ol style="list-style-type: none"> 14. Bituminous membrane roof on sloped rigid insulation 15. Proposed plumbing venting and mechanical exhaust duct from fourth floor kitchen and fifth floor bathroom 16. Aluminum frame skylight for flat roofs over new interior stair |
|--|---|

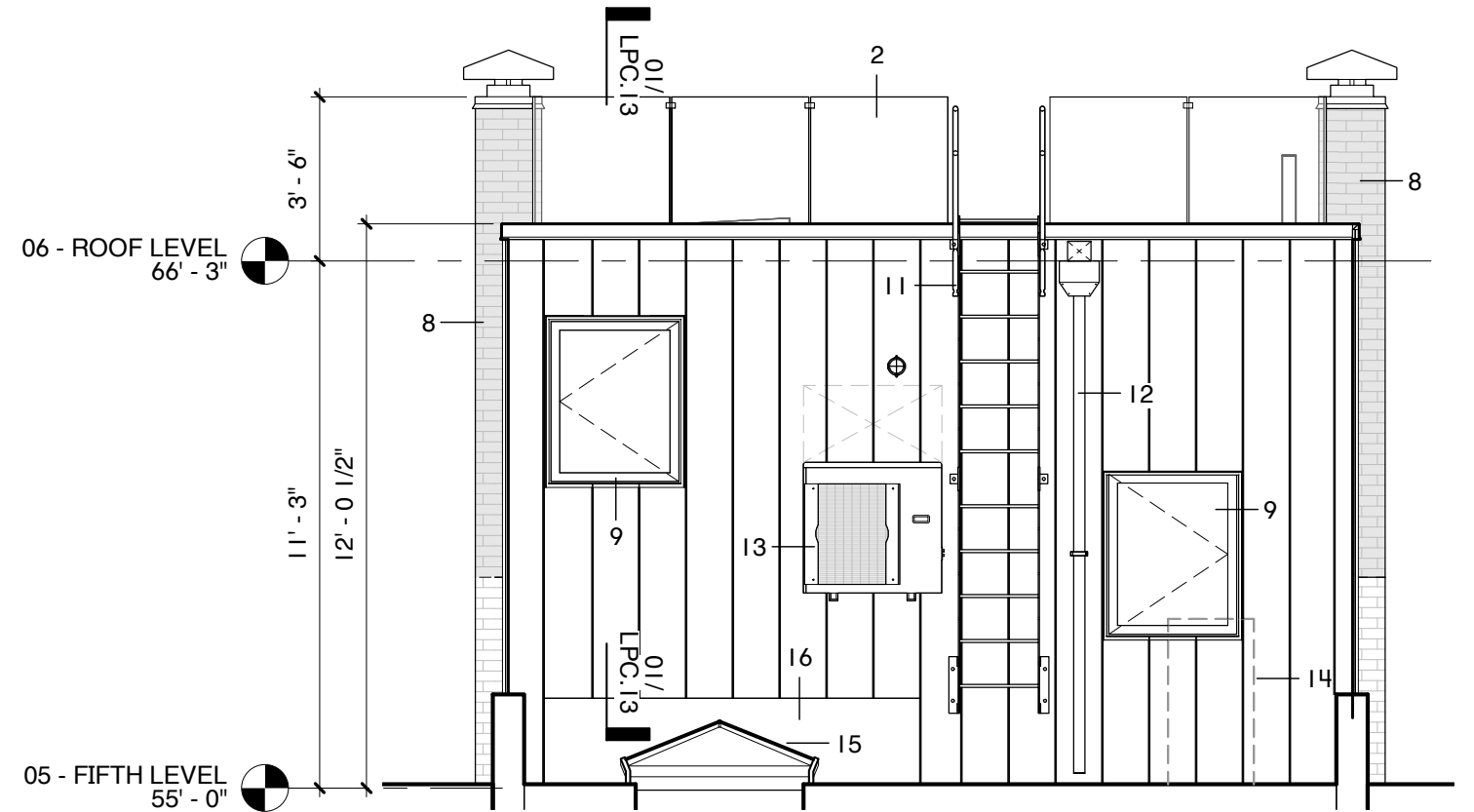
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LPC.11
Proposed Rooftop Addition
Plans



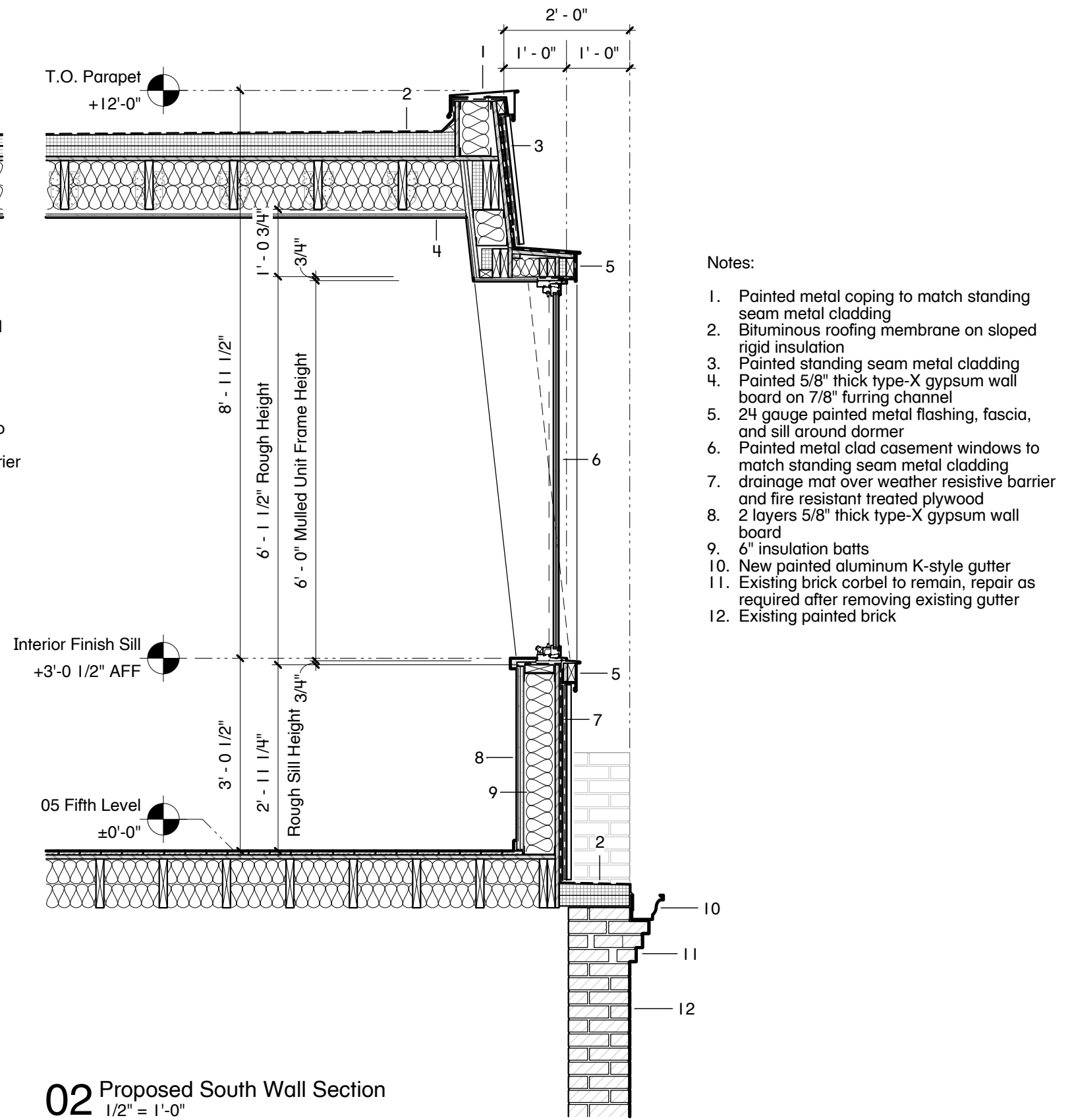
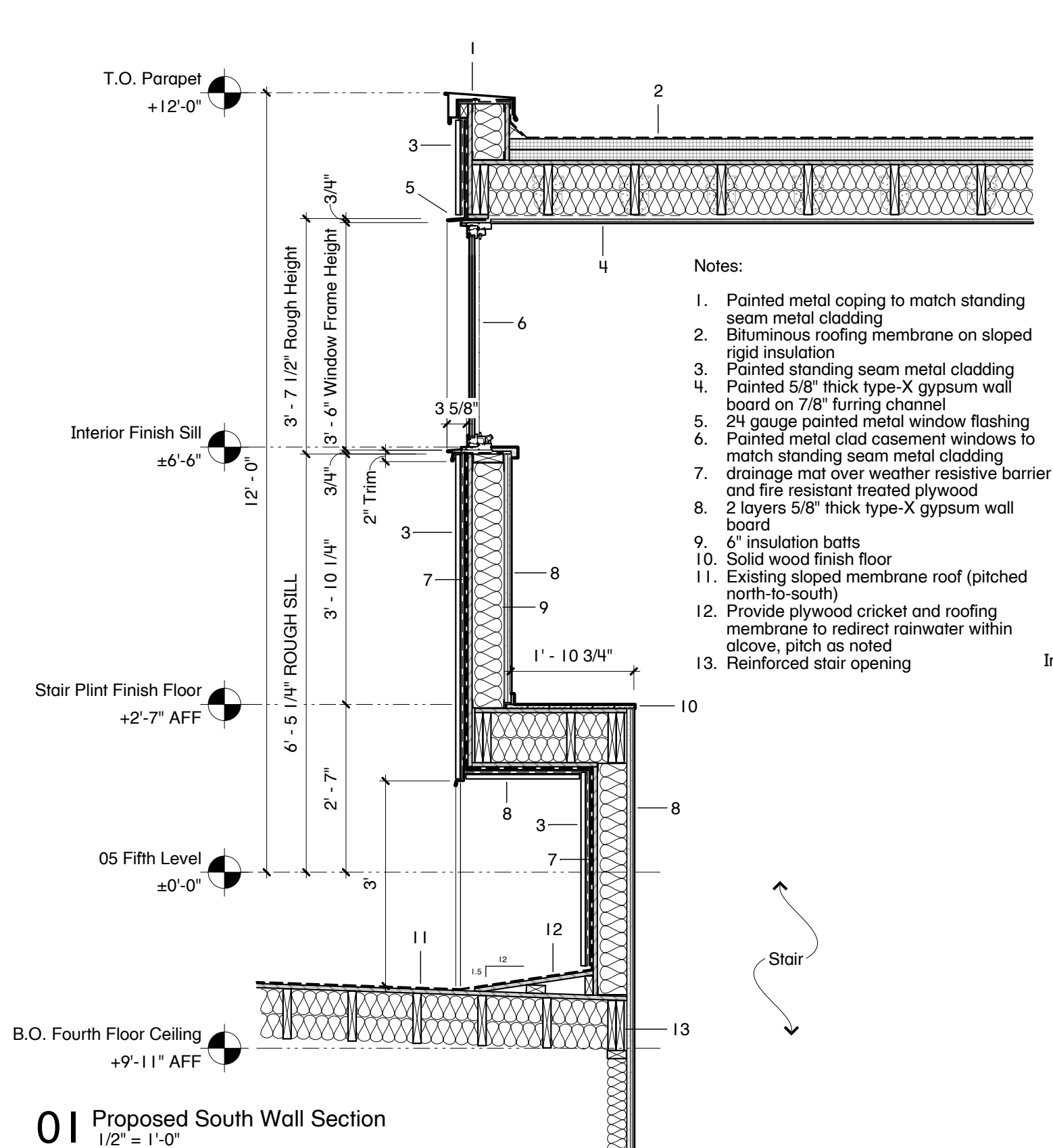
01 Proposed South Elevation
1/4" = 1'-0"



02 Proposed North Elevation
1/4" = 1'-0"

Notes:

1. Masonry flue extensions painted to match existing brick, re-use existing chimney caps
2. Tempered Low-e glass guardrail with stainless steel connector clamps (CRL, prod. # NDC4BN)
3. Painted metal coping to match standing seam metal cladding
4. Painted standing seam metal cladding
5. Painted metal clad wood casement windows to match standing seam metal cladding
6. Existing brick corbel to remain, repair as required after removing existing gutter
7. Connect new gutter to existing downspout
8. Existing double hung aluminum windows to remain, no change
9. Removed thruwall AC unit, patch opening and weave brick, paint to match existing
10. Existing painted brick
11. FDNY rooftop clear path wall mounted access ladder in galvanized finish (Acudor, prod #LAD-S-4 & LAD-S-5)
12. Painted metal scupper head conductor with 4" round downspout & adjustable standoff bracket
13. Wall hung AC condensing unit
14. Existing whole building exhaust vent to remain (shown dashed)
15. Existing hipped-roof skylight over common corridor to remain, provide protective staging during construction
16. Alcoved recess, finish with painted metal cladding to match surrounding standing seam





01 North Face of Proposed Rooftop Addition
12" = 1'-0"



02 South Face of Proposed Rooftop Addition
12" = 1'-0"