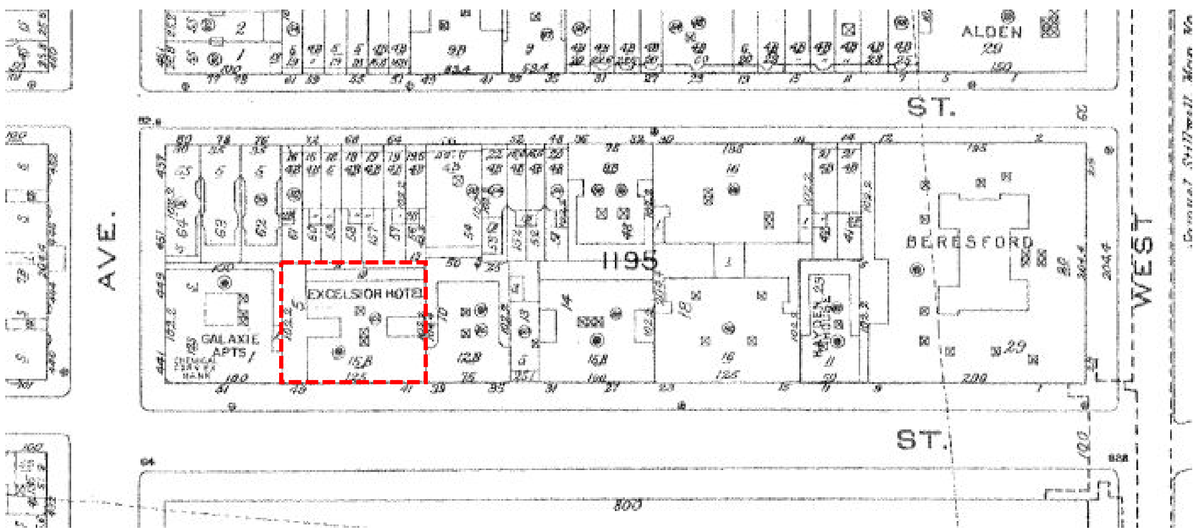
PRESENTATION TO THE
NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

45 WEST 81ST STREET NEW WORK NY 10024



45 WEST 81ST STREET NEW YORK,NY 10024

MATT MARKOWITZ ARCHITECT

10 EAST 23RD STREET
SUITE 510
NEW YORK, NY 10010

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REV: 02.04.2023
DATE: 12.21.2022

LPC-1

1990 LPC DESIGNATION PHOTOS

45 WEST 81ST STREET NEW YORK,NY 10024

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LPC-2

45 WEST 81ST STREET NEW YORK,NY 10024

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LPC-3

1 **EXISTING ELEVATION-SOUTH**
SCALE: NTS

2 **PROPOSED ELEVATION-SOUTH**
SCALE: NTS

LEGEND

EXISTING

PROPOSED

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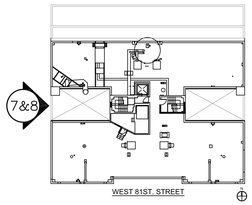
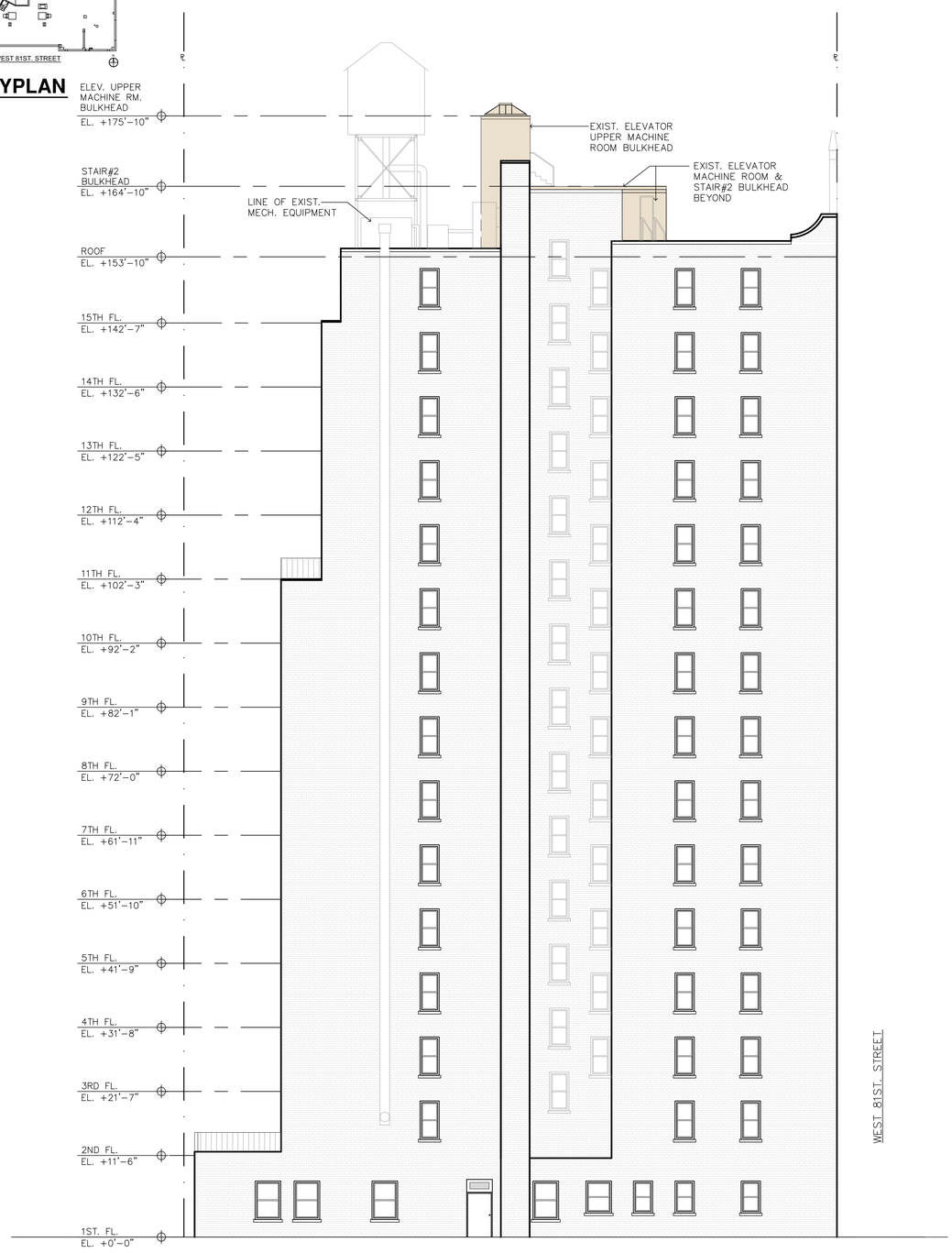
LPC-4



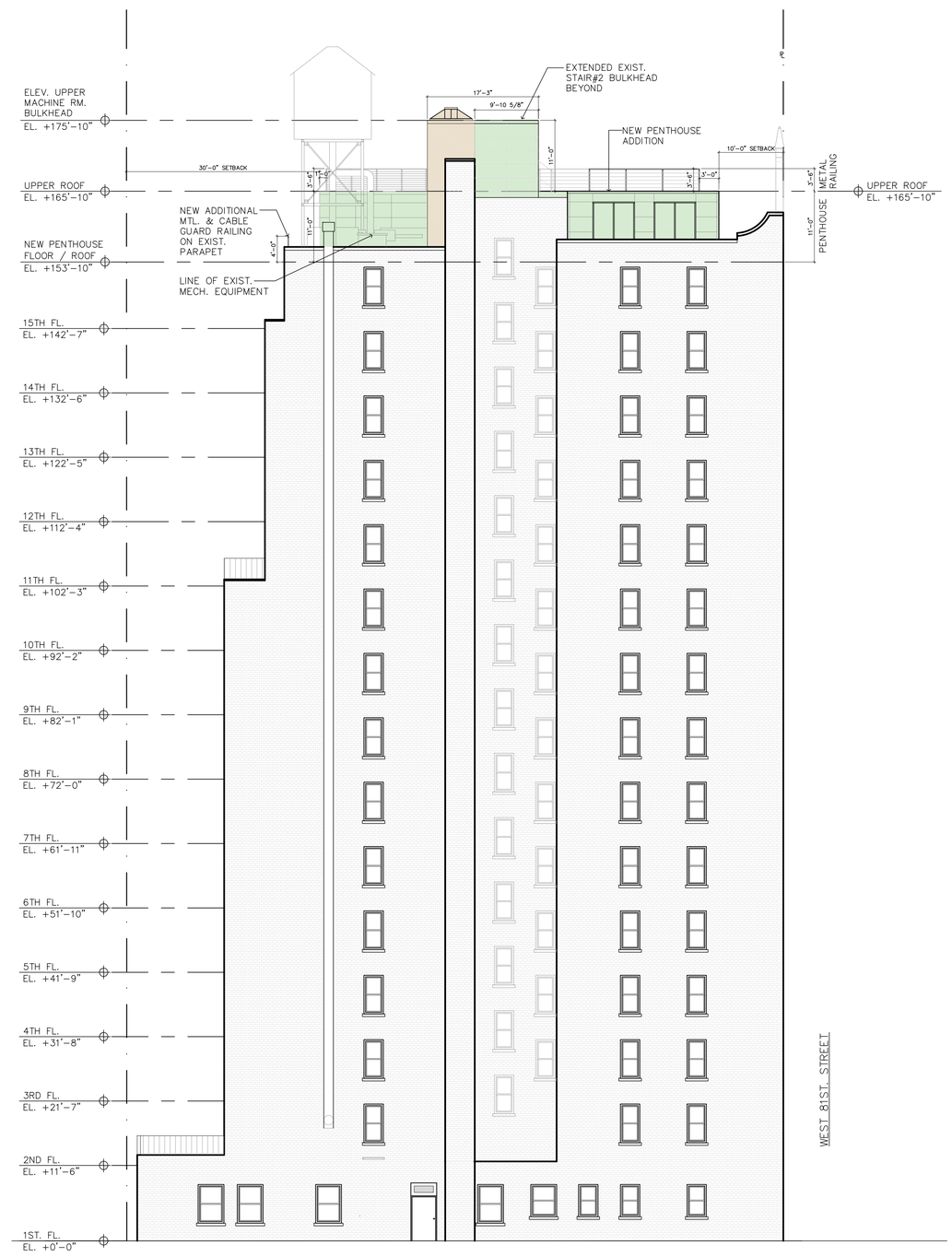
KEYPLAN



7 **EXISTING ELEVATION-WEST**
SCALE: NTS

LEGEND

EXISTING PROPOSED



8 **PROPOSED ELEVATION-WEST**
SCALE: NTS

45 WEST 81st STREET NEW YORK, NY 10024

MATT MARKOWITZ ARCHITECT

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LPC-5

LEGEND

EXISTING

PROPOSED

1 **EXISTING 15TH FLOOR PLAN**

SCALE: 1/8"=1'-0"

2 **PROPOSED 15TH FLOOR PLAN**

SCALE: 1/8"=1'-0"

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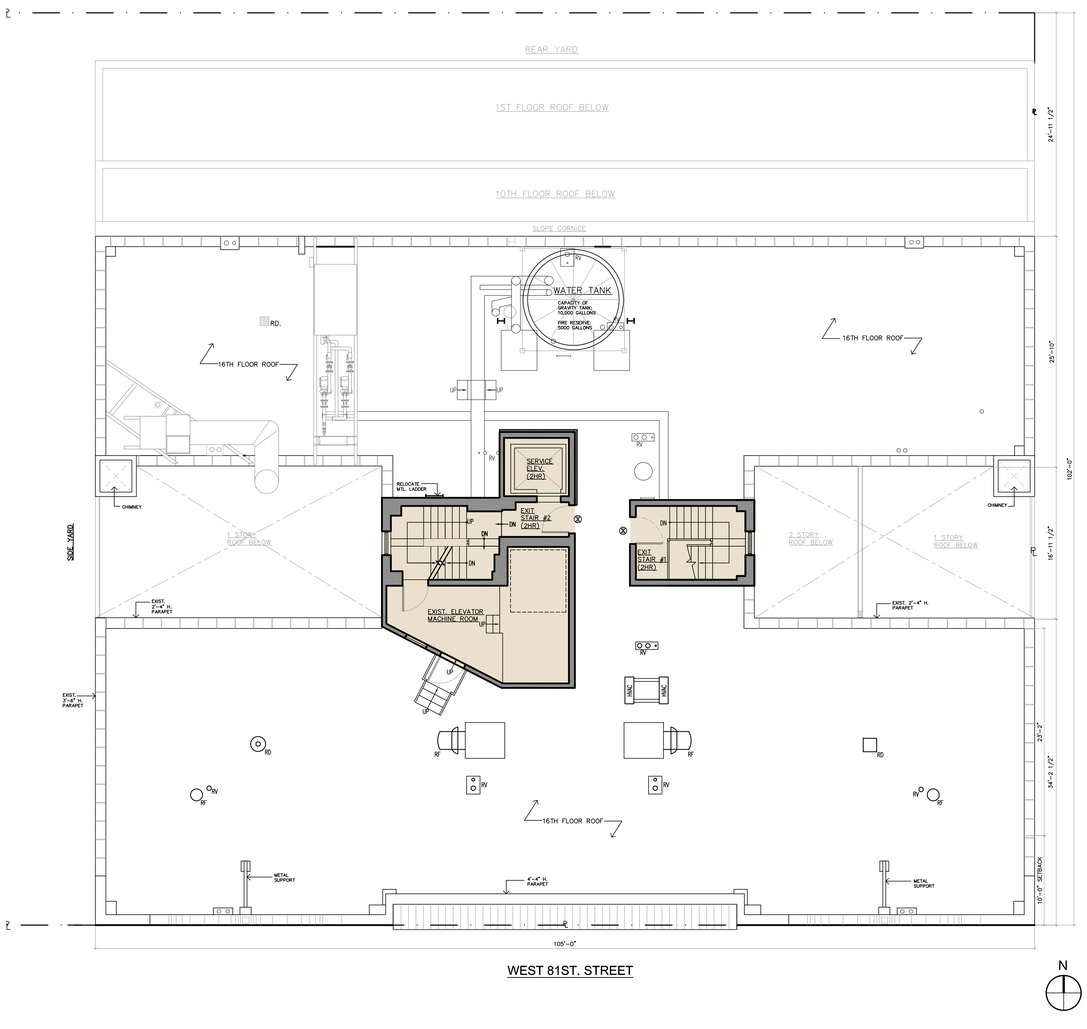
LPC-6

LEGEND

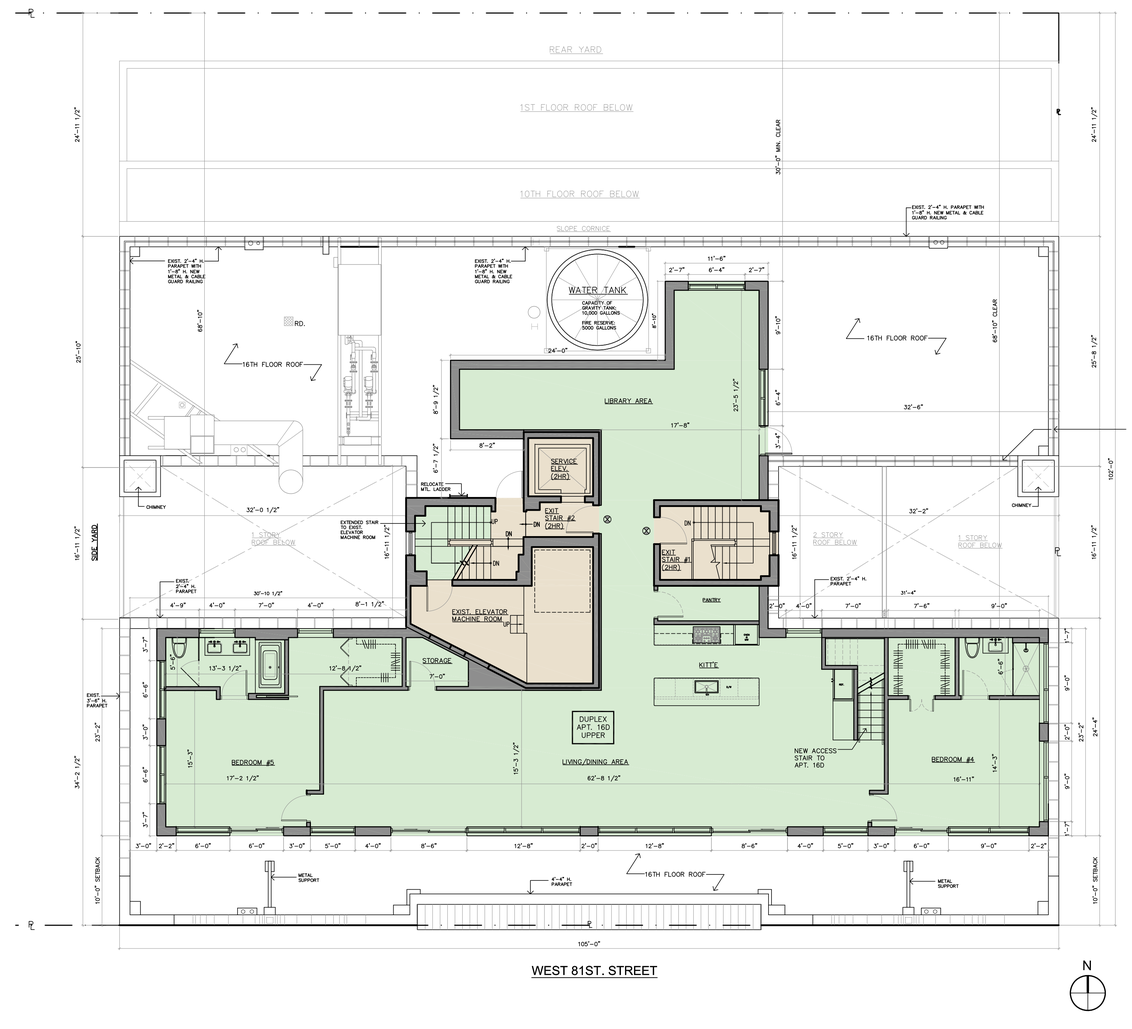
EXISTING

PROPOSED



1 EXISTING ROOF FLOOR PLAN

SCALE: 1/8"=1'-0"



2 PROPOSED PENTHOUSE/ ROOF FLOOR PLAN

SCALE: 1/8"=1'-0"

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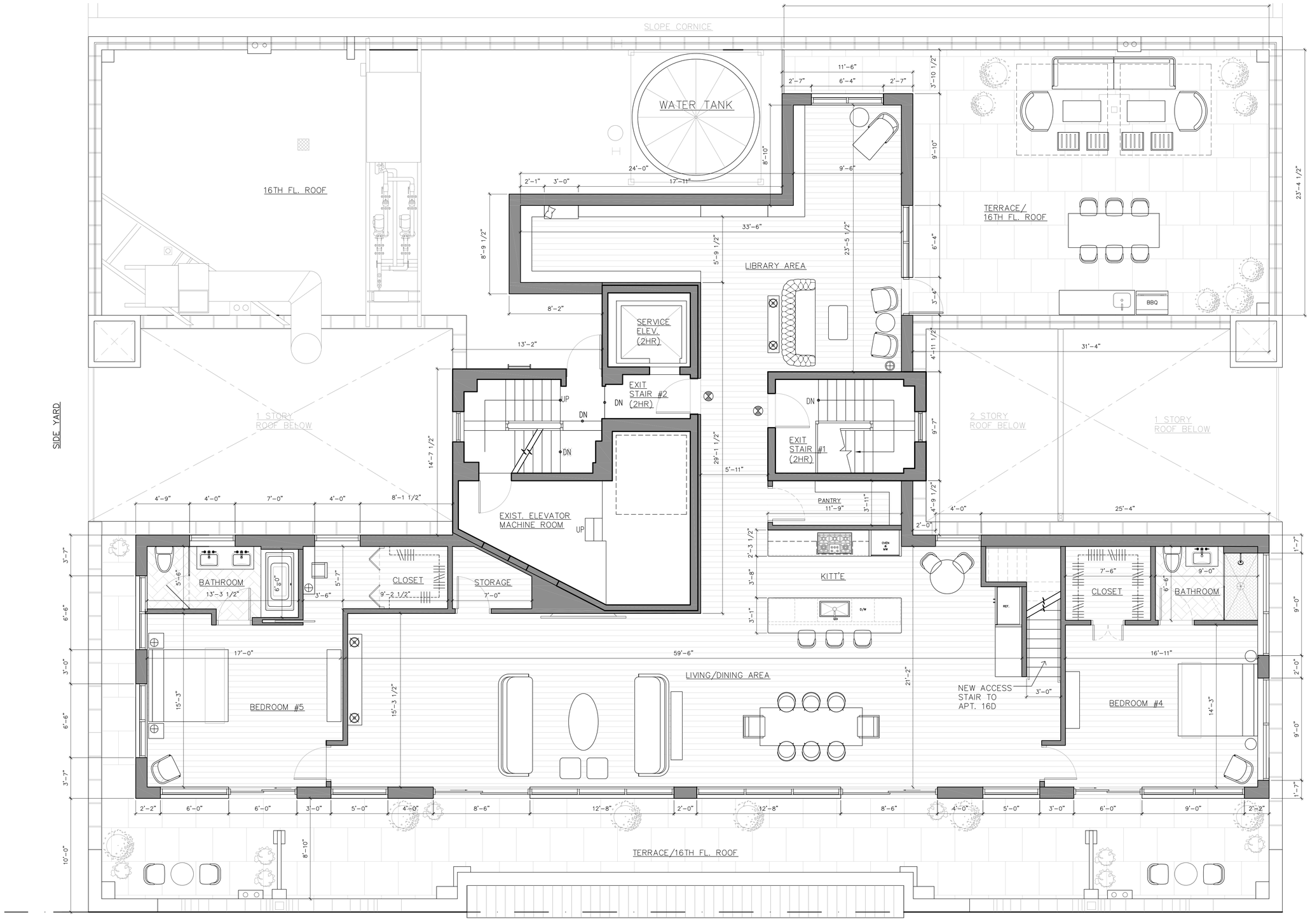
LPC-7



1 **ENLARGED PENTHOUSE & ROOF FLOOR PLAN**

SCALE: 1/4"=1'-0"

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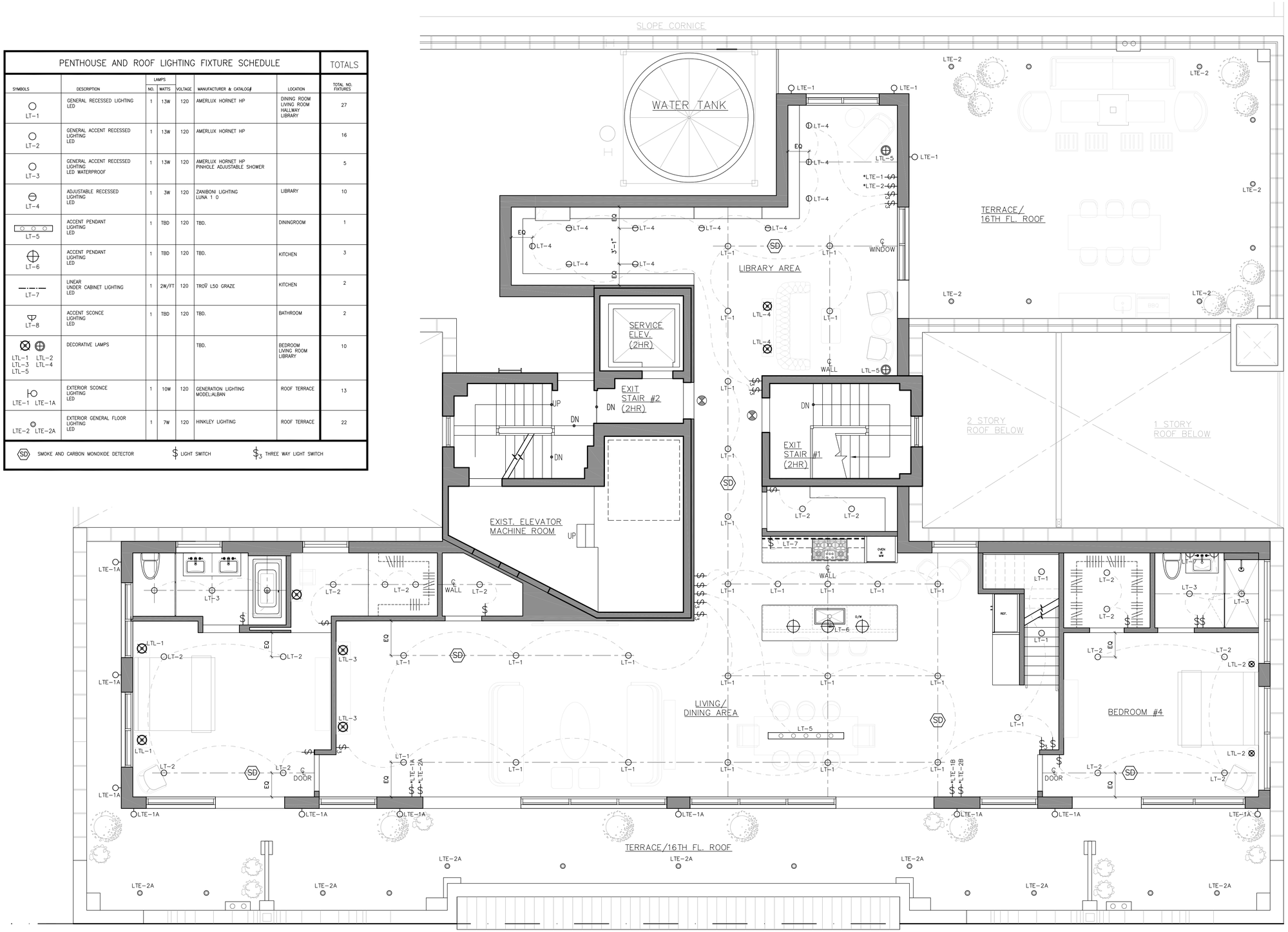
LPC-7.1

PENTHOUSE AND ROOF LIGHTING FIXTURE SCHEDULE							TOTALS
SYMBOLS	DESCRIPTION	LAMPS NO.	LAMPS WATTS	VOLTAGE	MANUFACTURER & CATALOG#	LOCATION	TOTAL NO. FIXTURES
LT-1	GENERAL RECESSED LIGHTING LED	1	13W	120	AMERLUX HORNET HP	DINING ROOM LIVING ROOM HALLWAY LIBRARY	27
LT-2	GENERAL ACCENT RECESSED LIGHTING LED	1	13W	120	AMERLUX HORNET HP		16
LT-3	GENERAL ACCENT RECESSED LIGHTING LED WATERPROOF	1	13W	120	AMERLUX HORNET HP PINHOLE ADJUSTABLE SHOWER		5
LT-4	ADJUSTABLE RECESSED LIGHTING LED	1	3W	120	ZANIBONI LIGHTING LUNA 1 0	LIBRARY	10
LT-5	ACCENT PENDANT LIGHTING LED	1	TBD	120	TBD.	DININGROOM	1
LT-6	ACCENT PENDANT LIGHTING LED	1	TBD	120	TBD.	KITCHEN	3
LT-7	LINEAR UNDER CABINET LIGHTING LED	1	2W/FT	120	TROY L50 GRAZE	KITCHEN	2
LT-8	ACCENT SCONCE LIGHTING LED	1	TBD	120	TBD.	BATHROOM	2
LTL-1 LTL-2 LTL-3 LTL-4 LTL-5	DECORATIVE LAMPS				TBD.	BEDROOM LIVING ROOM LIBRARY	10
LTE-1 LTE-1A	EXTERIOR SCONCE LIGHTING LED	1	10W	120	GENERATION LIGHTING MODEL:ALBAN	ROOF TERRACE	13
LTE-2 LTE-2A	EXTERIOR GENERAL FLOOR LIGHTING LED	1	7W	120	HINKLEY LIGHTING	ROOF TERRACE	22

SD SMOKE AND CARBON MONOXIDE DETECTOR $ LIGHT SWITCH $3 THREE WAY LIGHT SWITCH



1 **PENTHOUSE/ ROOF RCP & LIGHTING PLAN**
SCALE: 1/4"=1'-0"

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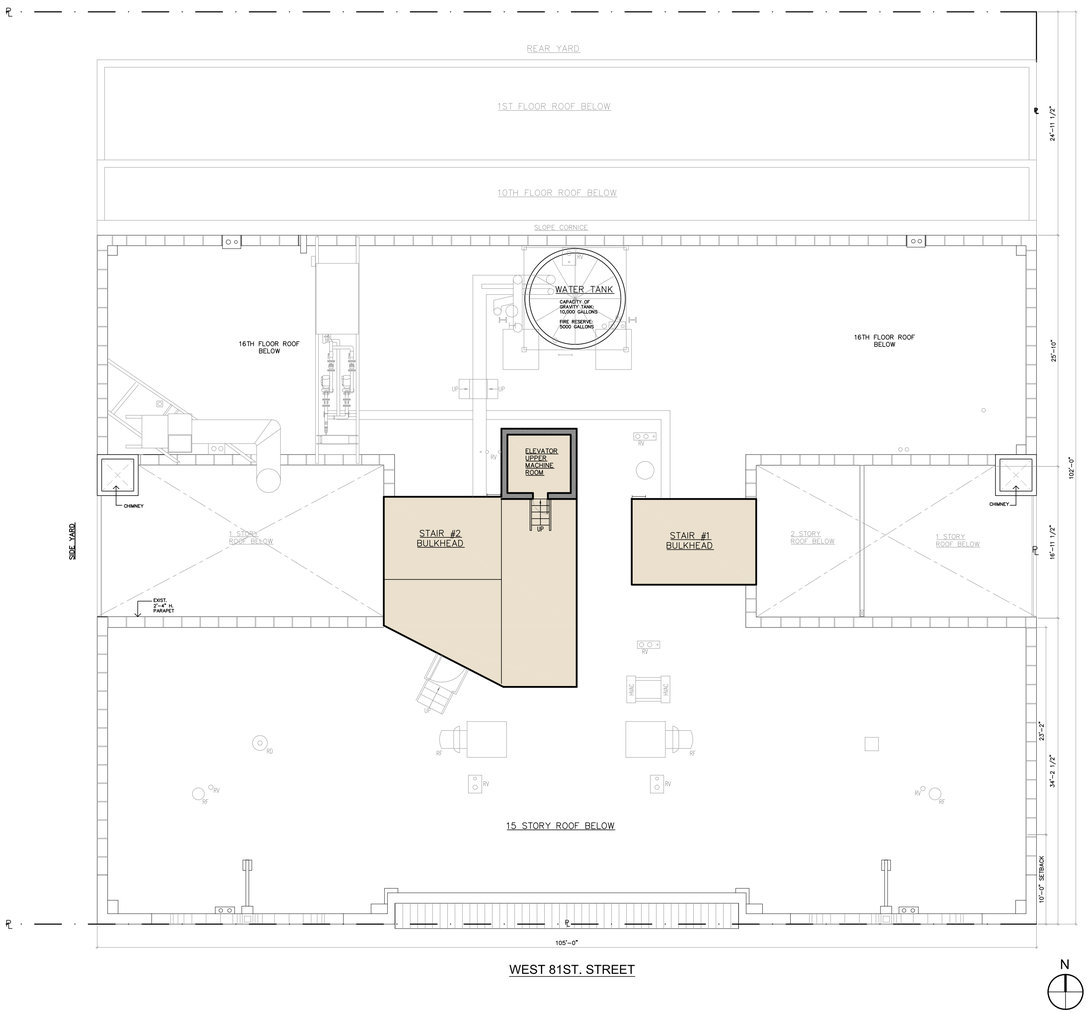
LPC-8

LEGEND

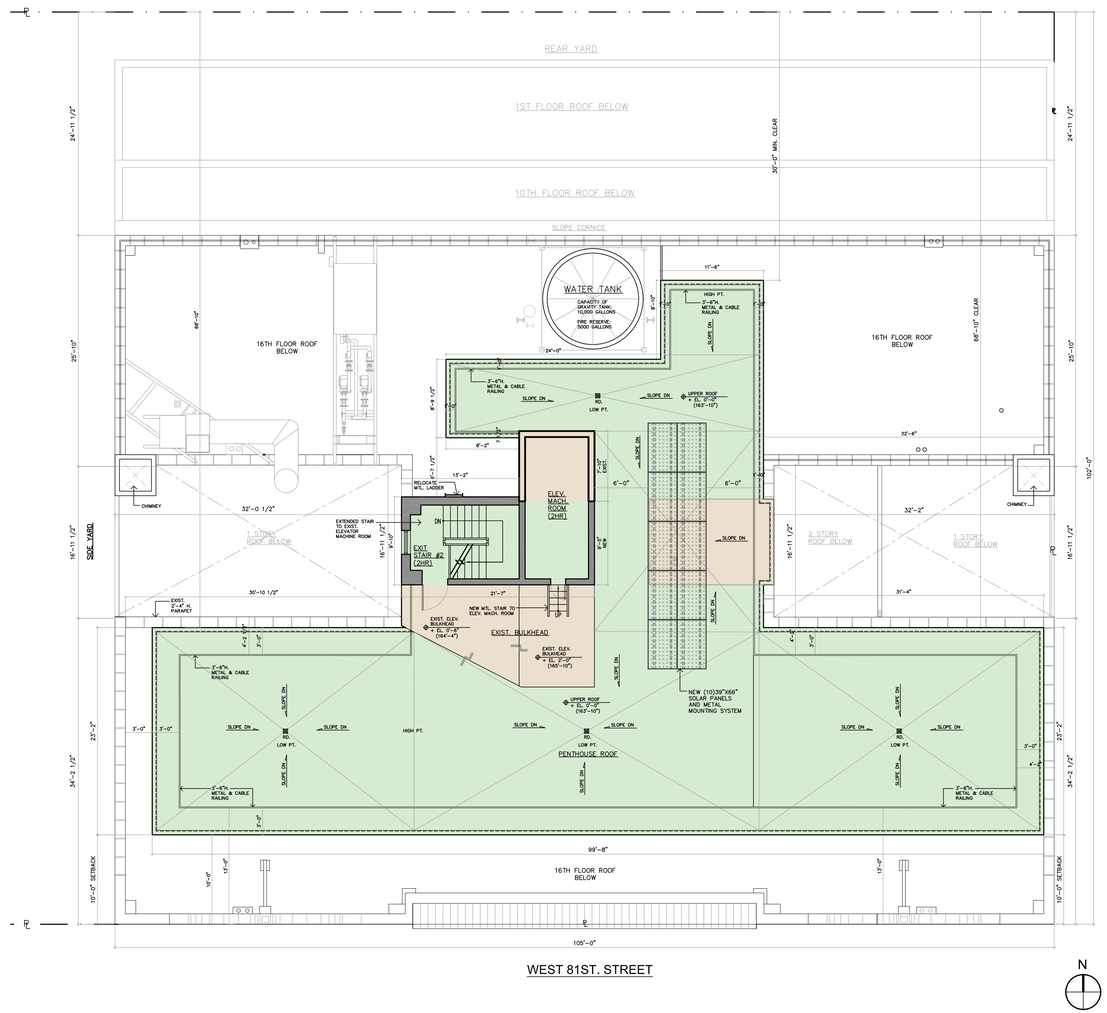
EXISTING

PROPOSED



1 **EXISTING UPPER ROOF FLOOR PLAN**

SCALE: 1/8"=1'-0"



2 **PROPOSED UPPER ROOF FLOOR PLAN**

SCALE: 1/8"=1'-0"

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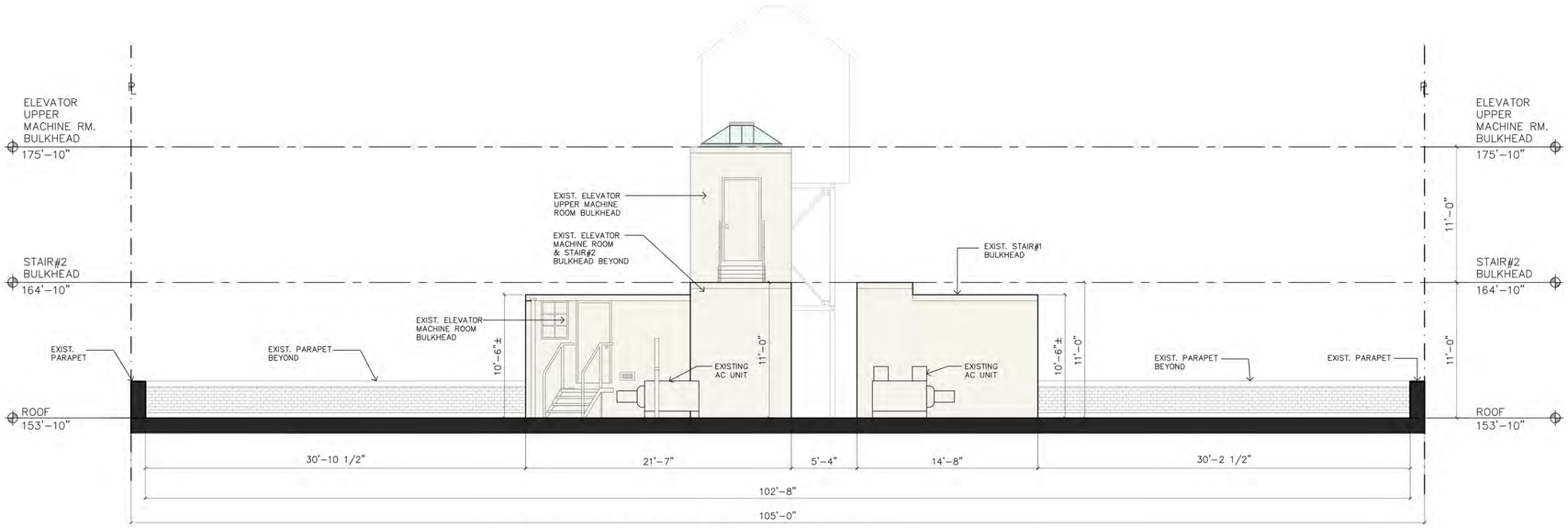
LPC-9



A.1 EXISTING ROOFTOP ELEVATION-SOUTH

SCALE: 3/16"=1'-0"

A.2 PROPOSED ROOFTOP ELEVATION-OPTION A

SCALE: 3/16"=1'-0"

MATERIALS & FINISHES

PENTHOUSE METAL PANELS

SANDSTONE

PENTHOUSE WINDOW & DOOR FRAME MEDIUM GREY

PENTHOUSE WINDOW & DOOR NON-REFLECTIVE CLEAR LOW IRON GLASS

ROOF TERRACE PAVERS TEMPEST NICKEL STONE

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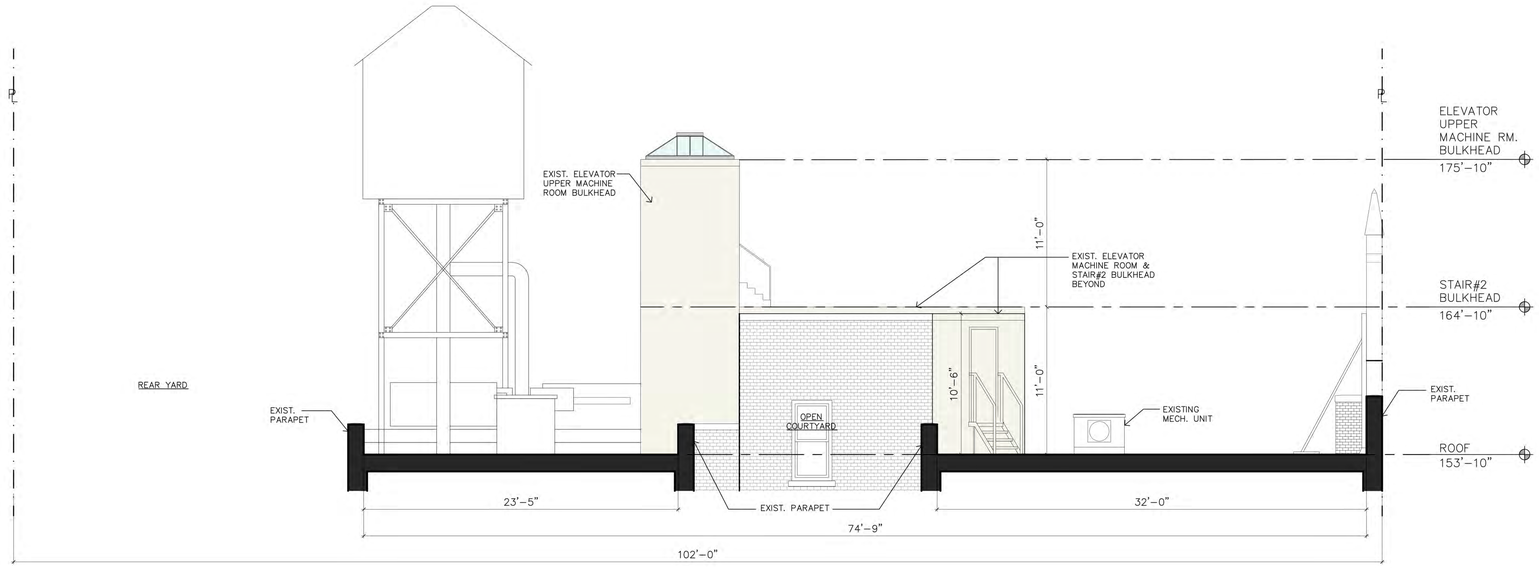
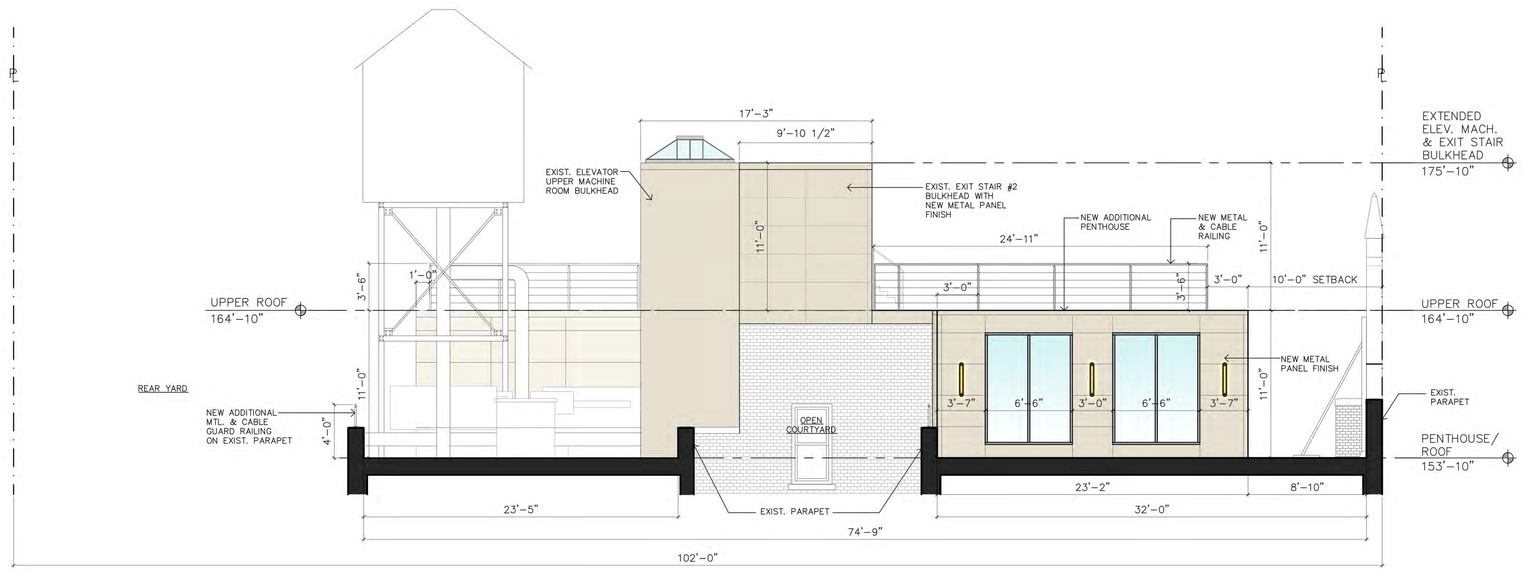
LPC-10



E.1 EXISTING ROOF SECTION-WEST

SCALE: 3/16"=1'-0"



E.2 PROPOSED PH/ ROOF SECTION -WEST

SCALE: 3/16"=1'-0"

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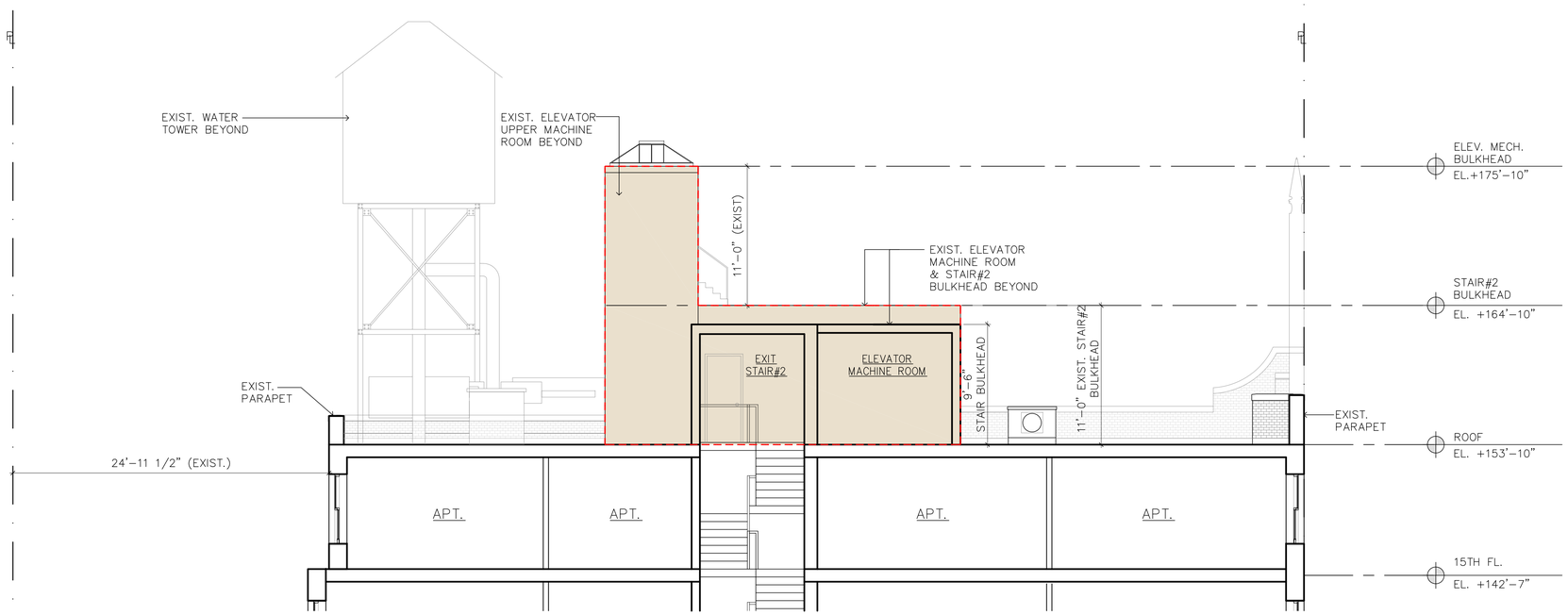
LPC-11

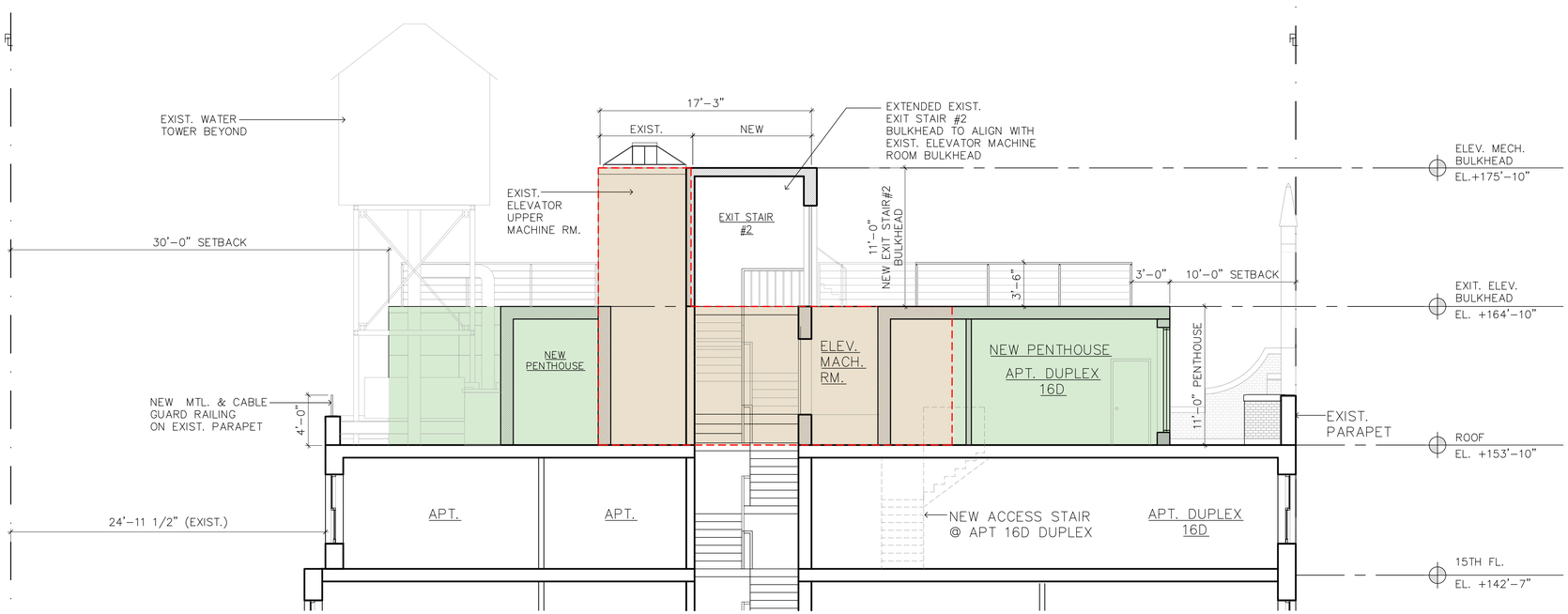
LEGEND

LINE OF EXISTING STAIR BULKHEAD

PROPOSED PENTHOUSE AND STAIR BULKHEAD



S.1 EXISTING CROSS SECTION AT ROOF
3/16"=1'-0"



S.2 PROPOSED CROSS SECTION AT NEW PENTHOUSE
3/16"=1'-0"

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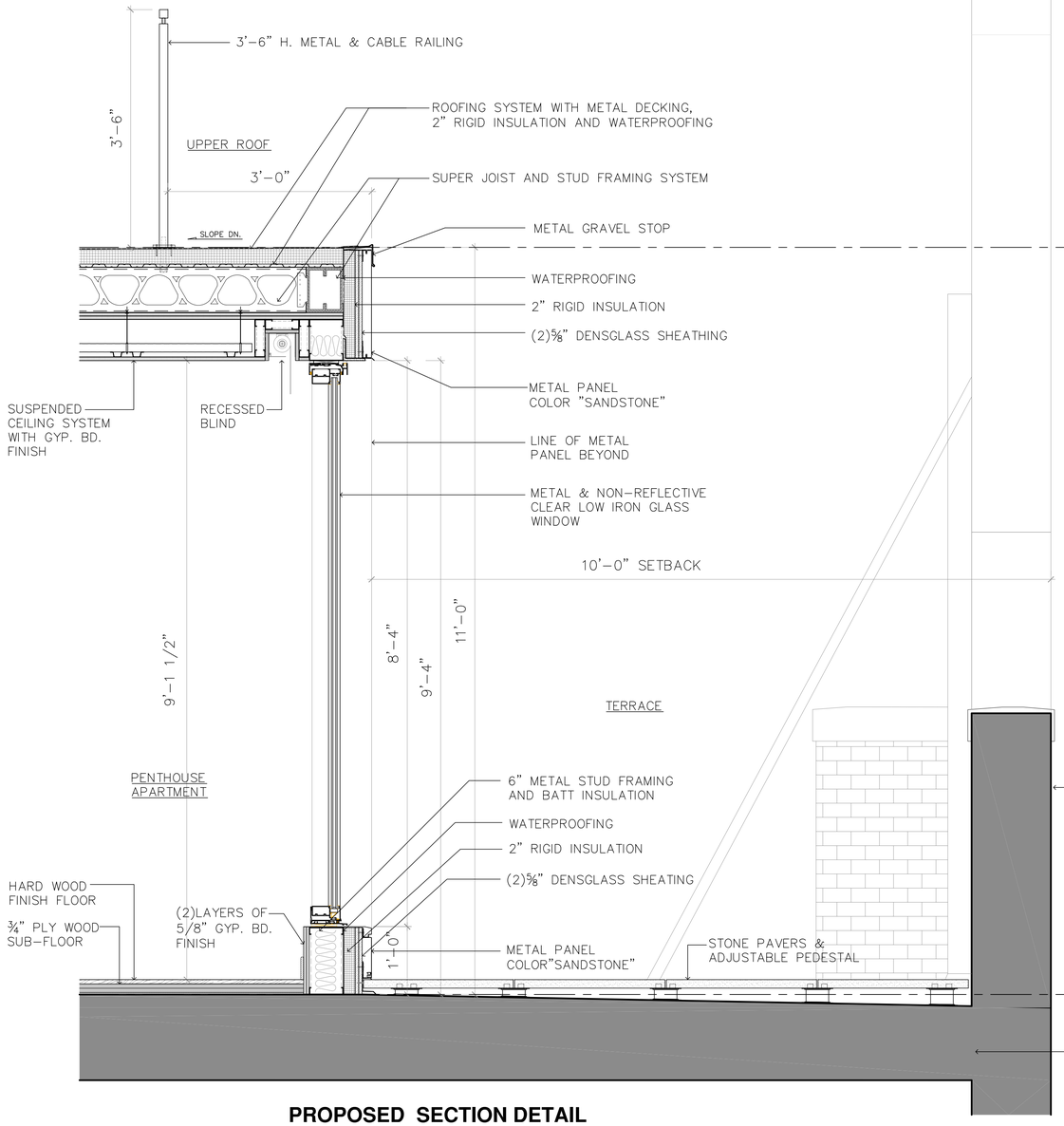
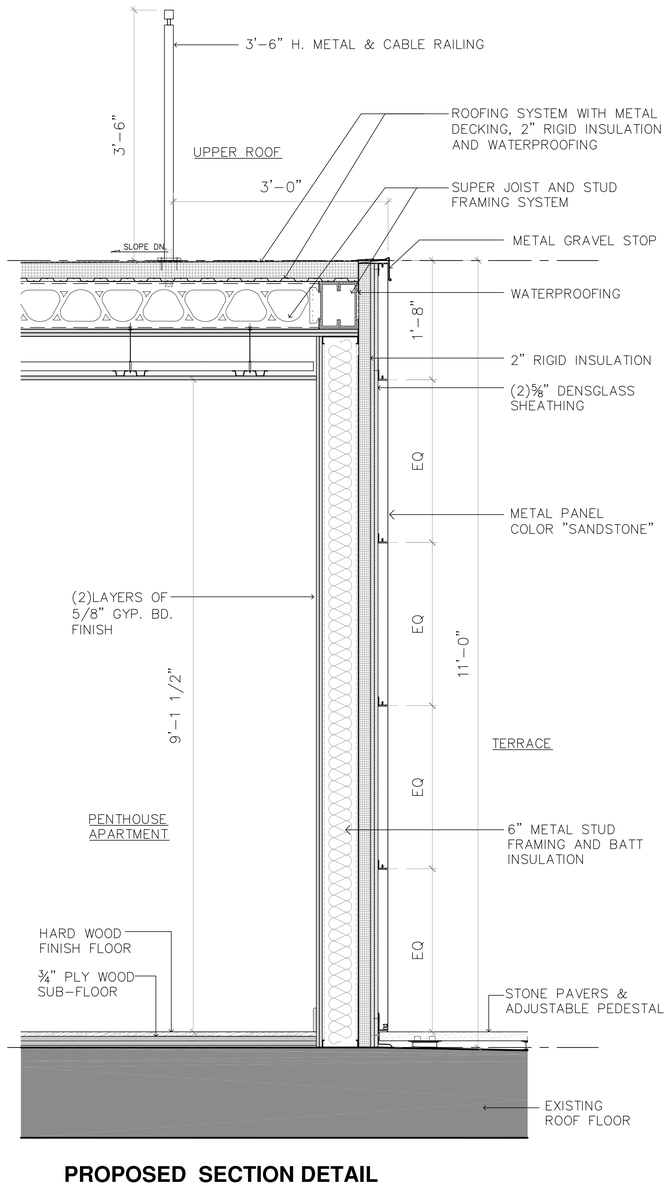
LPC-12



PROPOSED SECTION DETAIL AT NEW PENTHOUSE WINDOW-TYPICAL

S.2 1"=1'-0"



PROPOSED SECTION DETAIL AT NEW PENTHOUSE METAL PANEL-TYPICAL

S.3 1"=1'-0"

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LPC-13

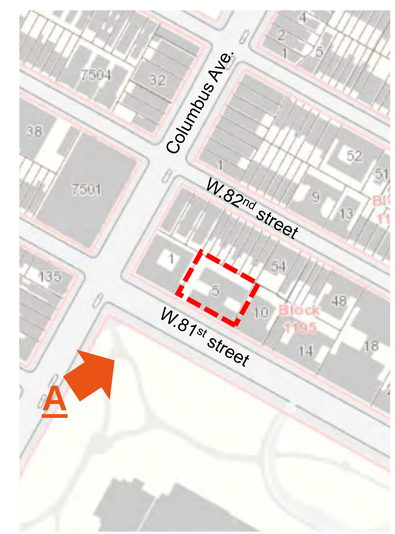
MOCKUP PHOTO & RENDERED PHOTO MONTAGE

A ROOF MOCKUP PHOTO

A PH. RENDERED PHOTO MONTAGE

A ROOF MOCKUP PHOTO ENLARGED

A PH. RENDERED PHOTO MONTAGE ENLARGED



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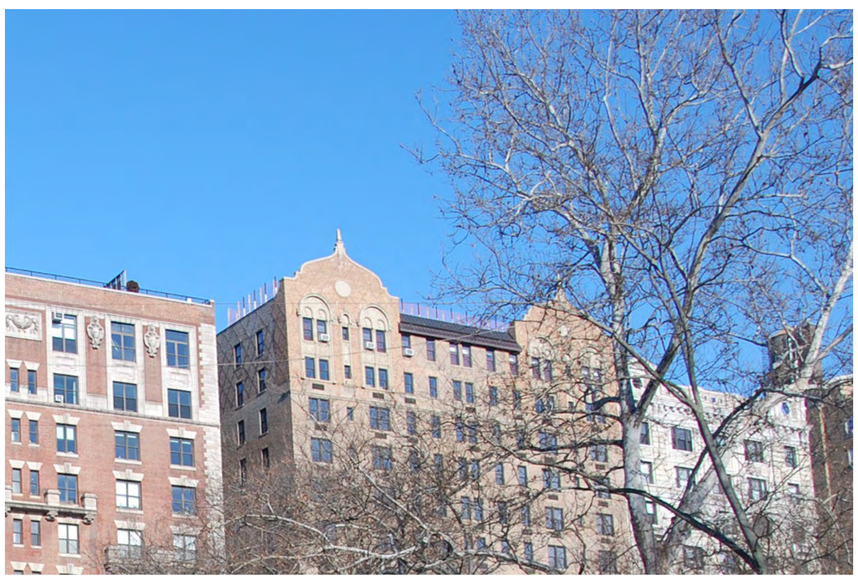
LPC-14

MOCKUP PHOTO & RENDERED PHOTO MONTAGE

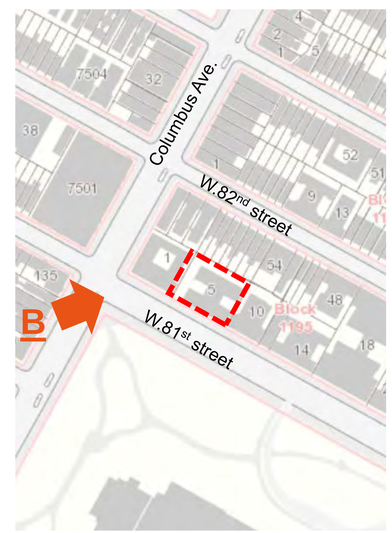
B ROOF MOCKUP PHOTO

B PH. RENDERED PHOTO MONTAGE



B ROOF MOCKUP PHOTO ENLARGED

B PH. RENDERED PHOTO MONTAGE ENLARGED



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LPC-15

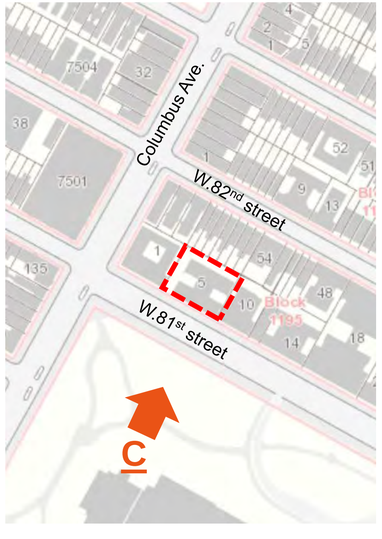
MOCKUP PHOTO & RENDERED PHOTO MONTAGE

C ROOF MOCKUP PHOTO

C PH. RENDERED PHOTO MONTAGE

C ROOF MOCKUP PHOTO ENLARGED

C PH. RENDERED PHOTO MONTAGE ENLARGED



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LPC-16

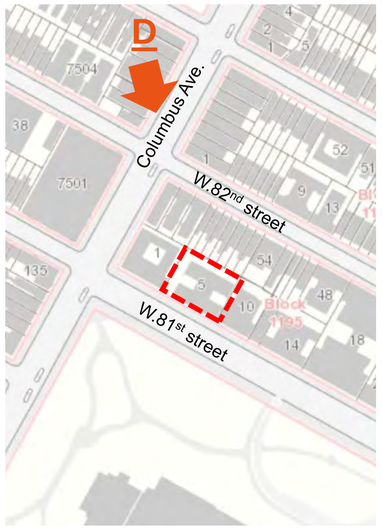
MOCKUP PHOTO & RENDERED PHOTO MONTAGE

D ROOF MOCKUP PHOTO

D PH. RENDERED PHOTO MONTAGE

D ROOF MOCKUP PHOTO ENLARGED

D PH. RENDERED PHOTO MONTAGE ENLARGED



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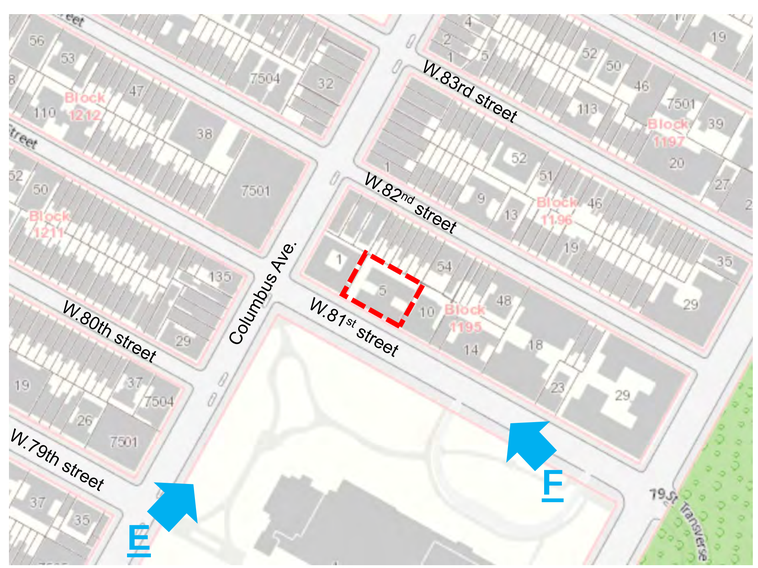
LPC-17

VISIBILITY STUDY

NOT VISIBLE FROM THIS POINT

E

F



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LPC-18

AERIAL PHOTO

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LPC-19

VISIBLE PENTHOUSE REFERENCE PHOTOS

A1 101 78TH STREET

A2 40 W.77TH STREET

A3 16 W. 77TH STREET

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LPC-20

LPC APPROVED VISIBLE ROOFTOP ADDITION
REFERENCE RENDERING & PHOTO

555 WESTEND AVE (BIRDS-EYE VIEW)

VIEW FROM W. 87TH STREET

378 WESTEND AV (BIRDS-EYE VIEW)

VIEW FROM WEST 77TH STREET& WESTEND AVE

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LPC-21

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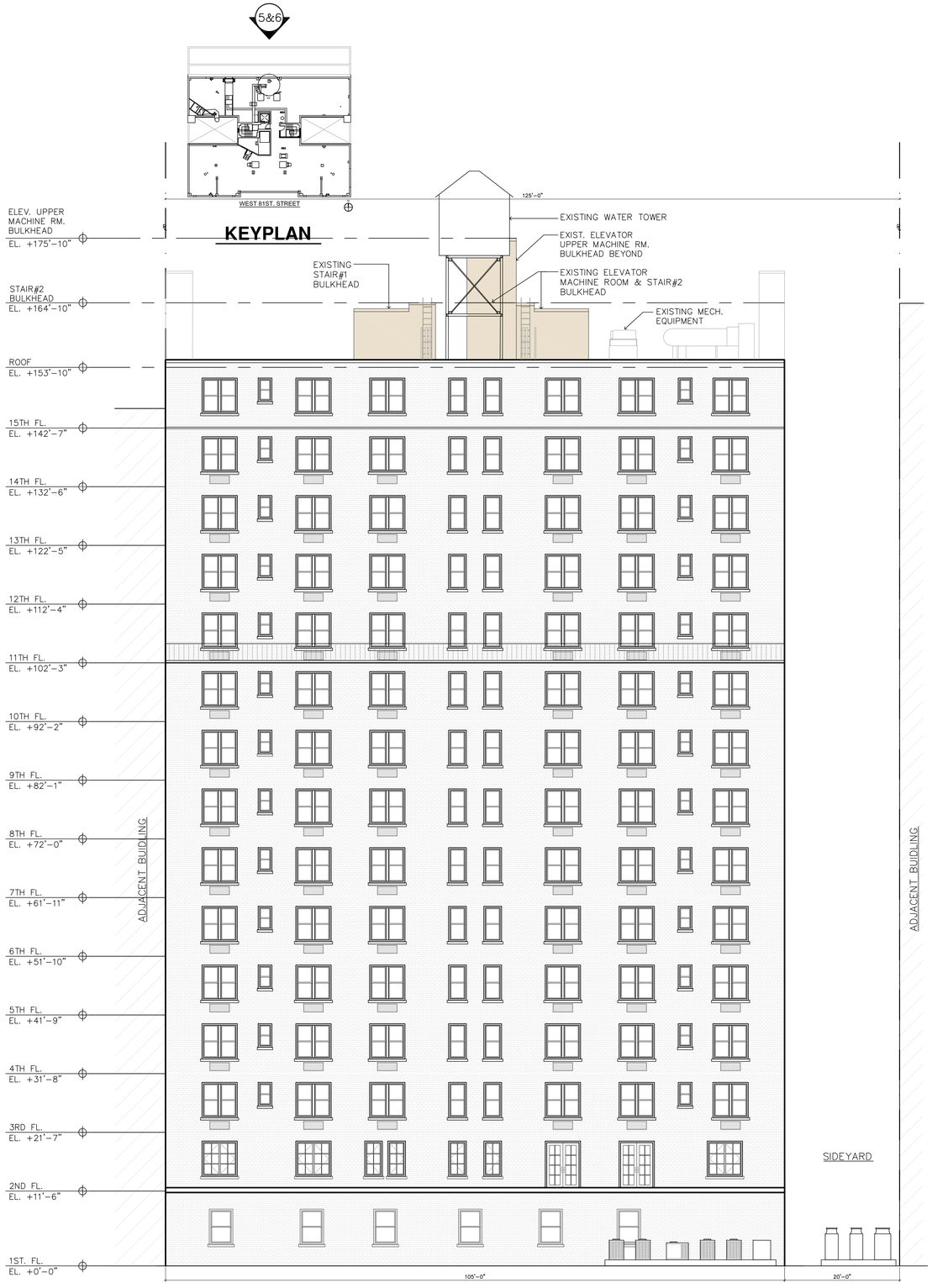
LPC-22

APPENDIX



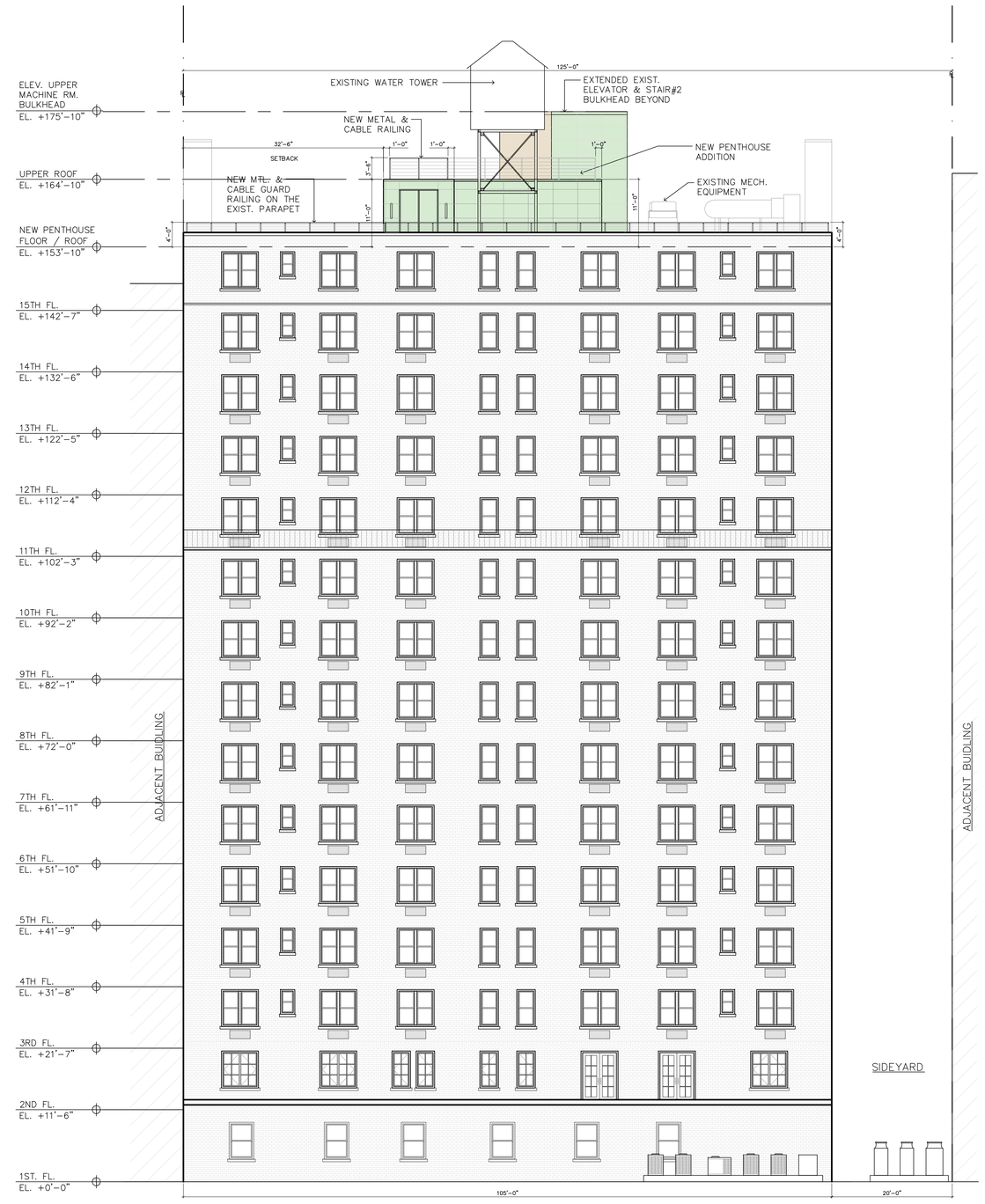
5 **EXISTING ELEVATION-NORTH**

SCALE: NTS

LEGEND

EXISTING

PROPOSED



6 **PROPOSED ELEVATION-NORTH**

SCALE: NTS

45 WEST 81st STREET NEW YORK, NY 10024

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10 EAST 23RD STREET
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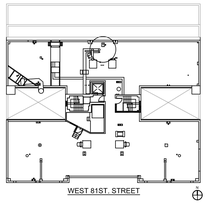
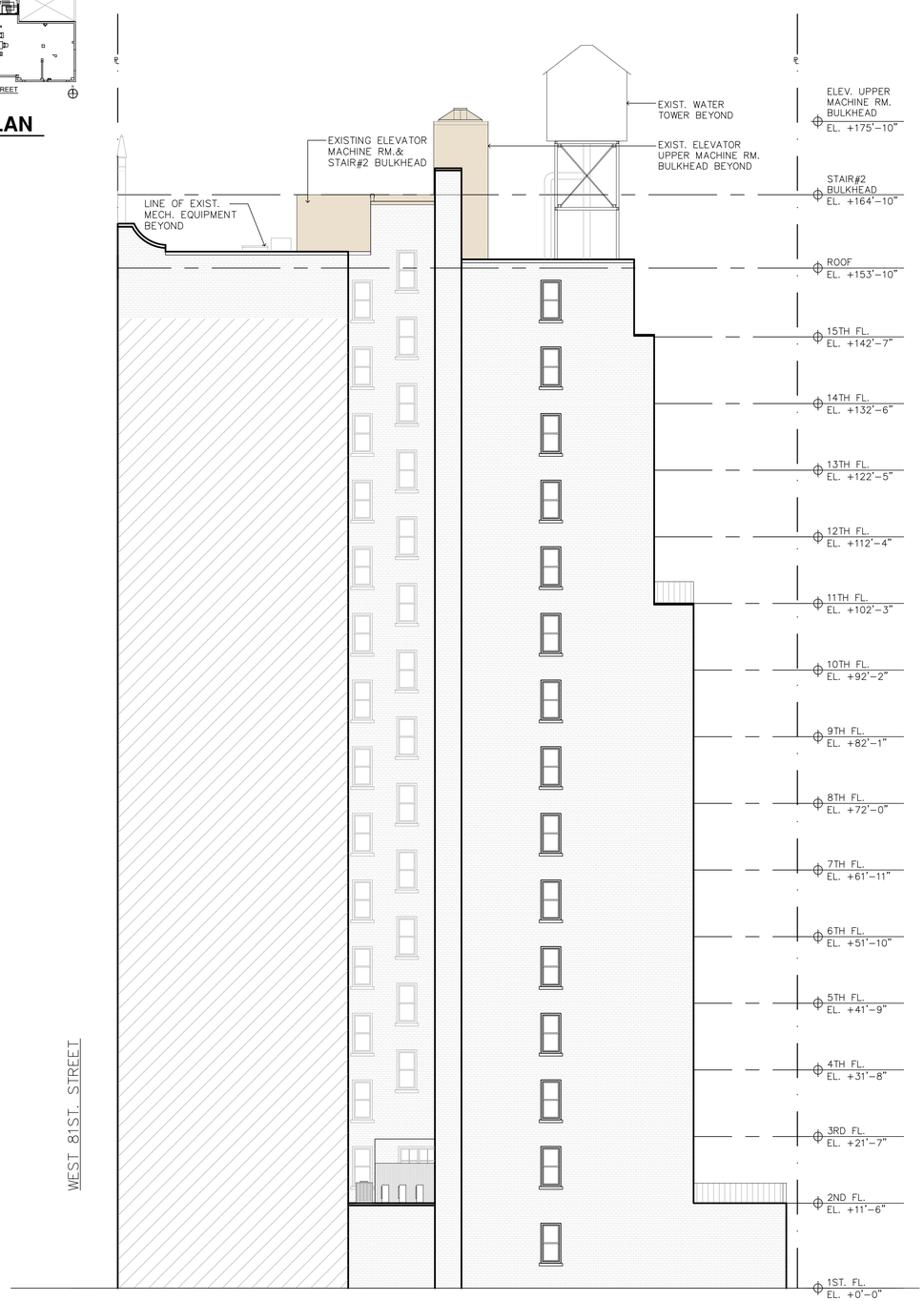
A-1



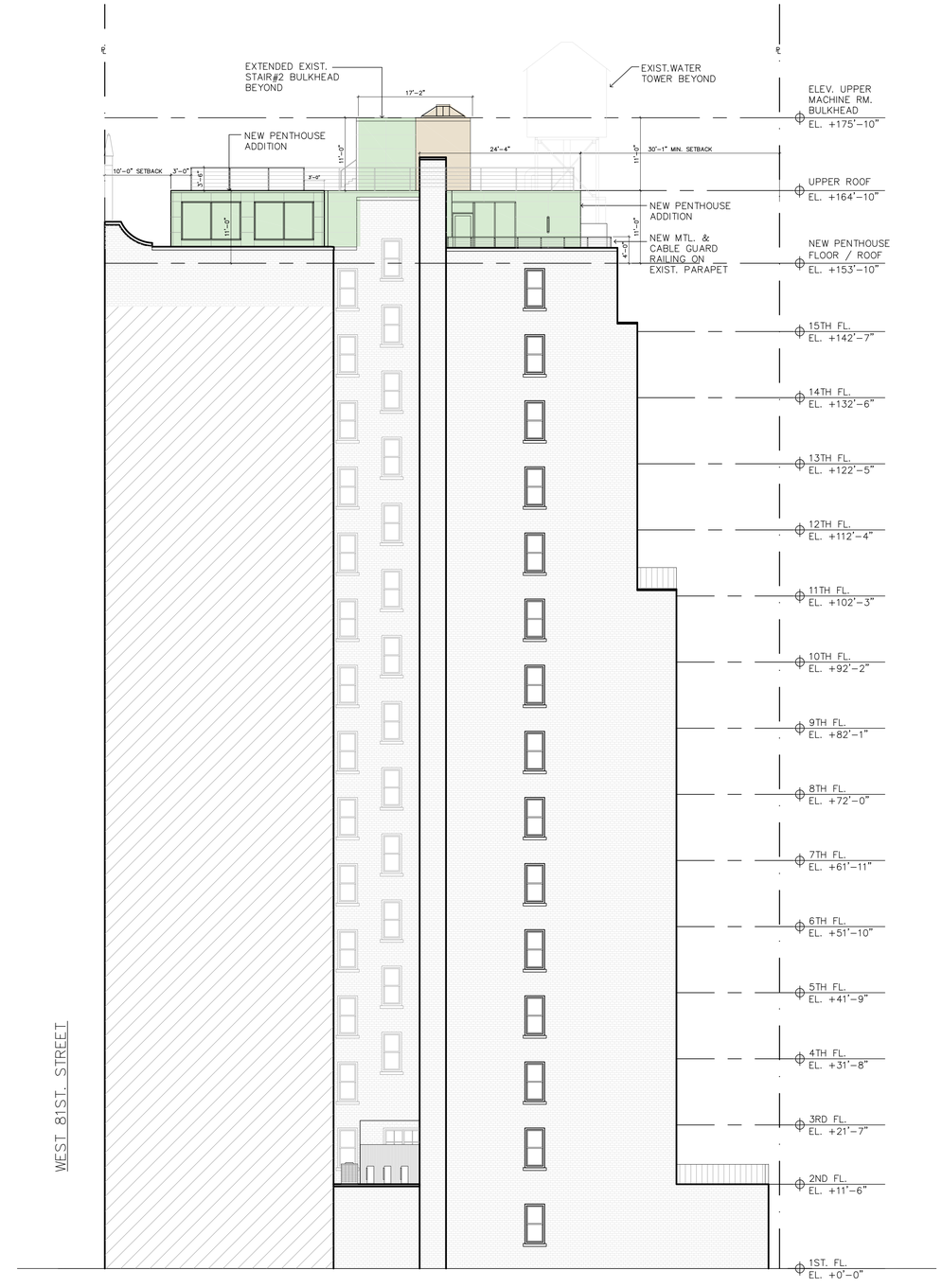
KEYPLAN



3 EXISTING ELEVATION-EAST
SCALE: NTS

LEGEND

EXISTING PROPOSED



4 PROPOSED ELEVATION-EAST
SCALE: NTS

45 WEST 81st STREET NEW YORK, NY 10024

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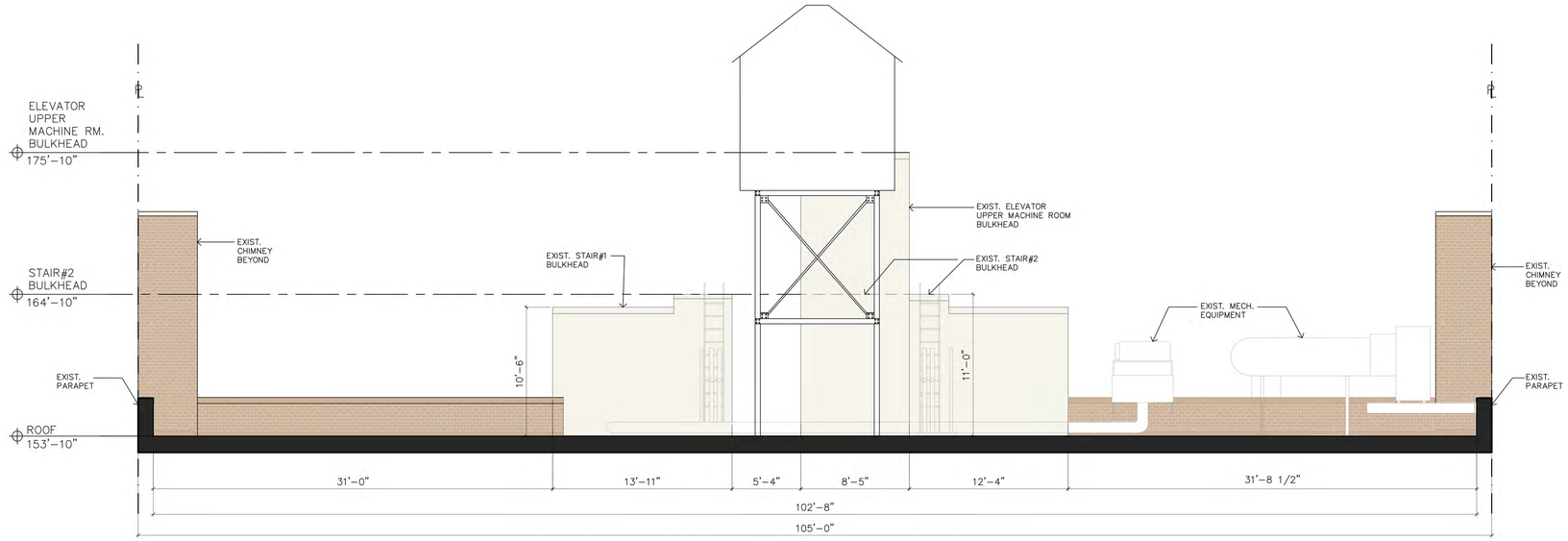
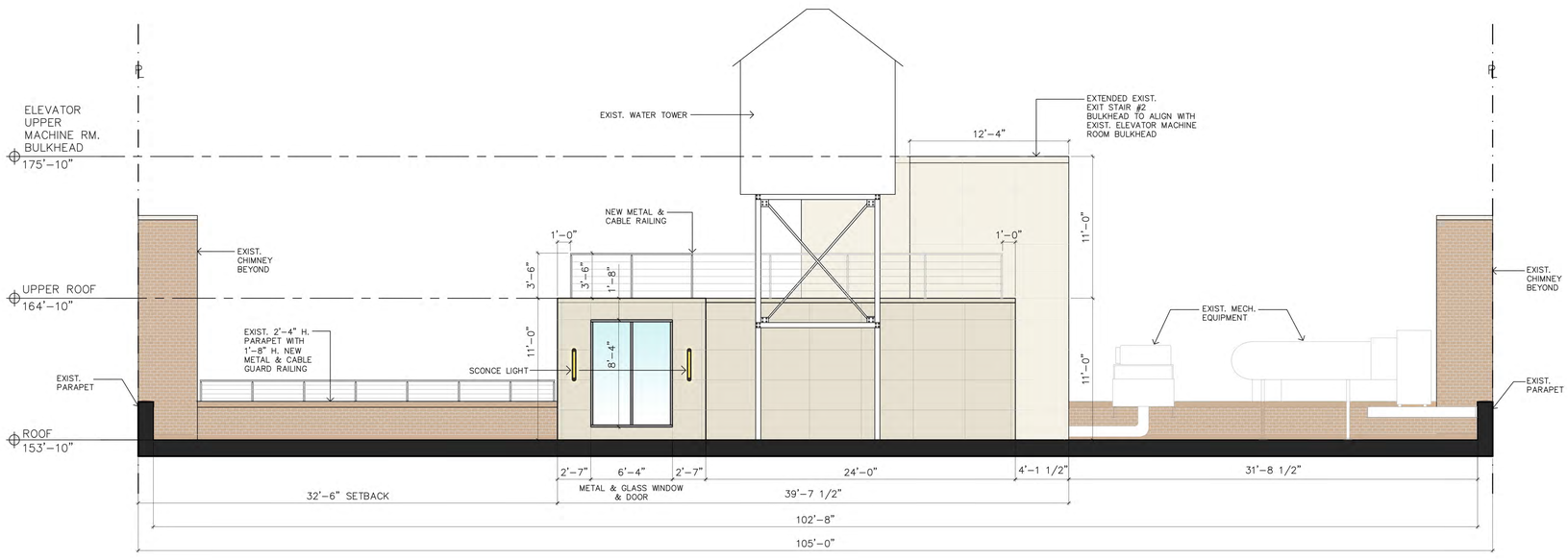
A-2



B.1 EXISTING ROOFTOP ELEVATION-NORTH
SCALE: 3/16"=1'-0"



B.2 PROPOSED ROOFTOP ELEVATION-NORTH
SCALE: 3/16"=1'-0"

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DATE: 12.21.2022

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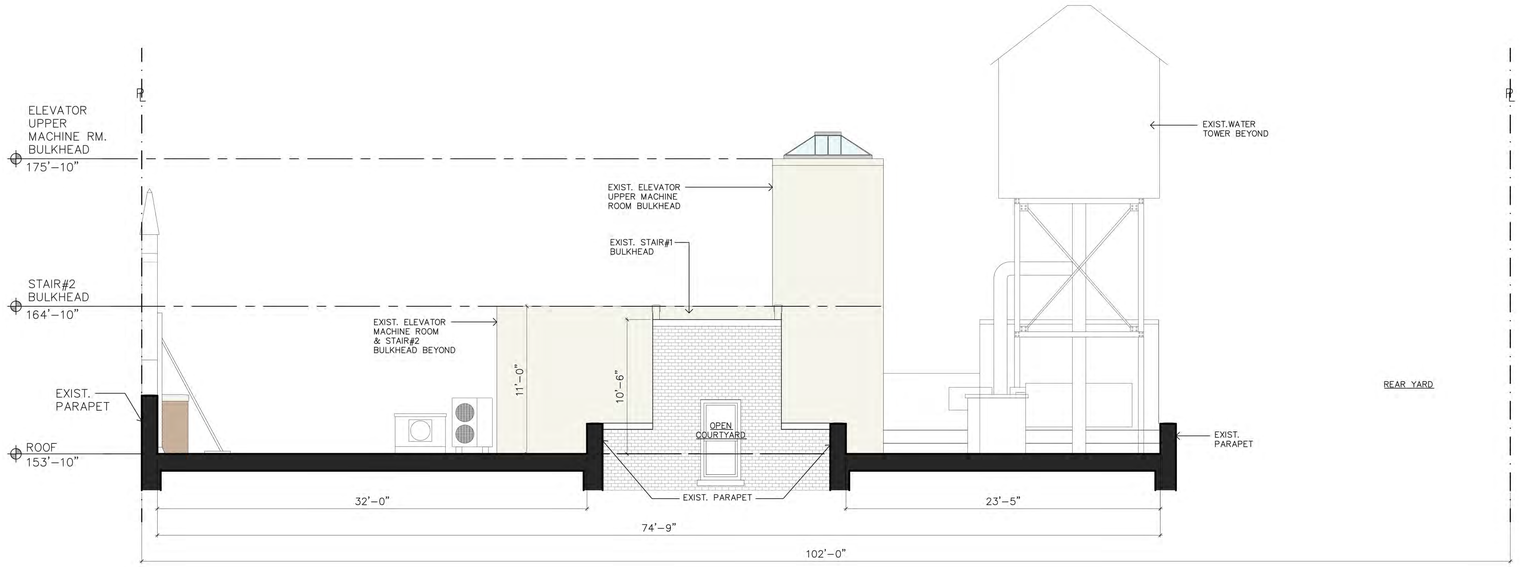
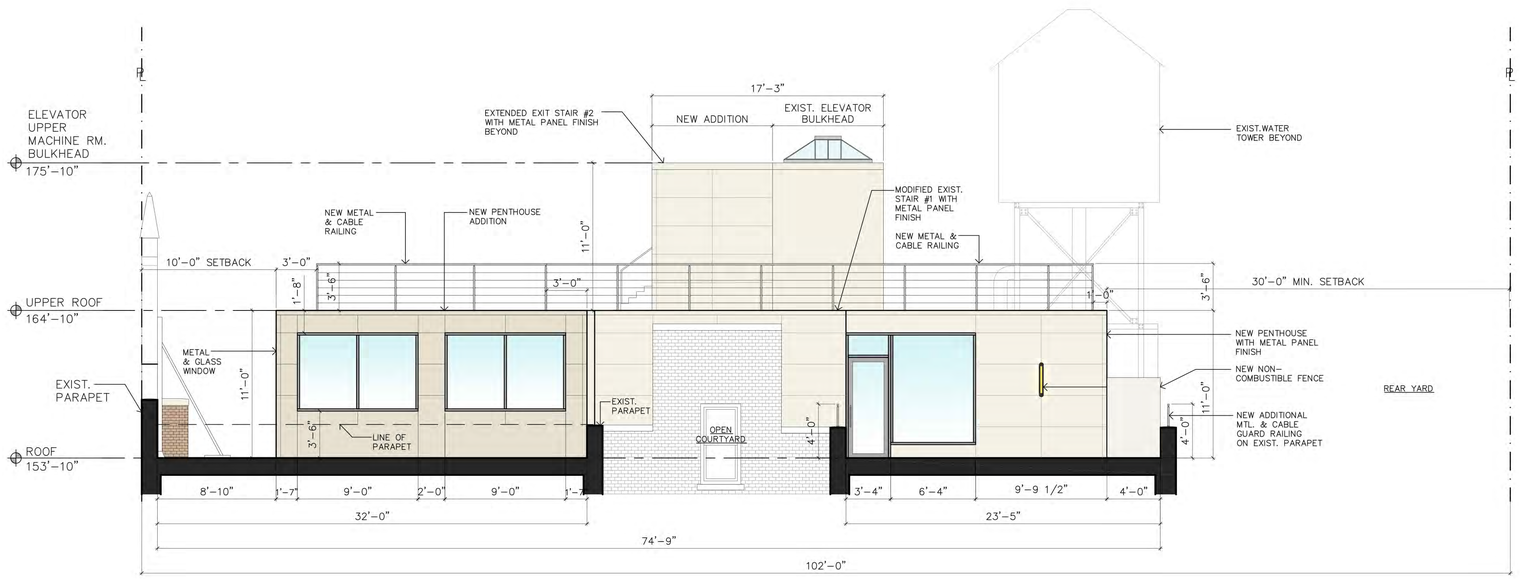


B.1 EXISTING ROOFTOP ELEVATION SECTION-EAST
SCALE: 3/16"=1'-0"



B.2 PROPOSED ROOFTOP ELEVATION SECTION-EAST
SCALE: 3/16"=1'-0"

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