

UPPER WEST SIDE-CENTRAL PARK WEST HISTORIC DISTRICT SITE LOCATED ON 88TH ST



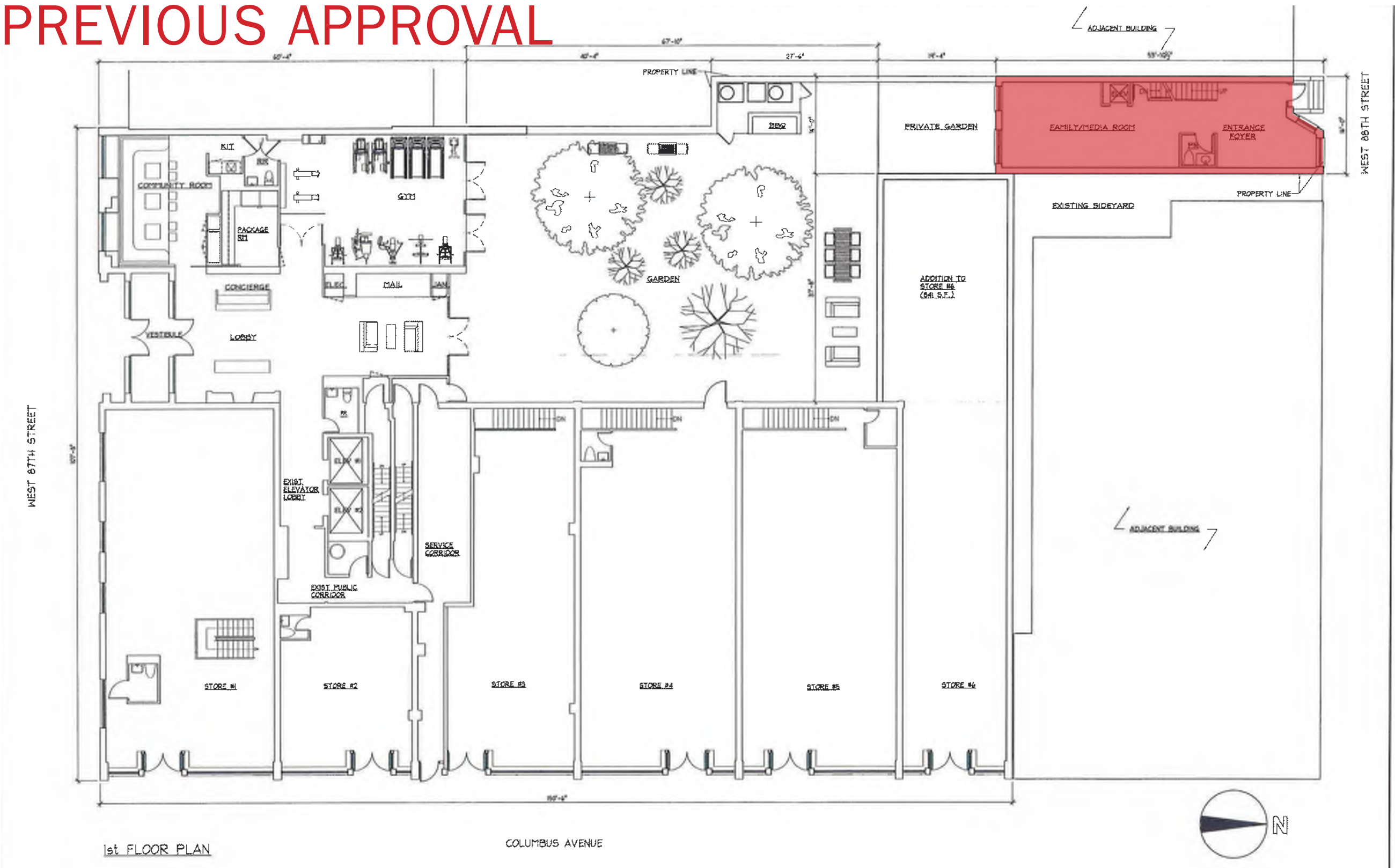
SITE PLAN

110W88|TOWNHOUSE · HISTORIC DISTRICT + SITE PLAN KEYS

PREVIOUS APPROVAL



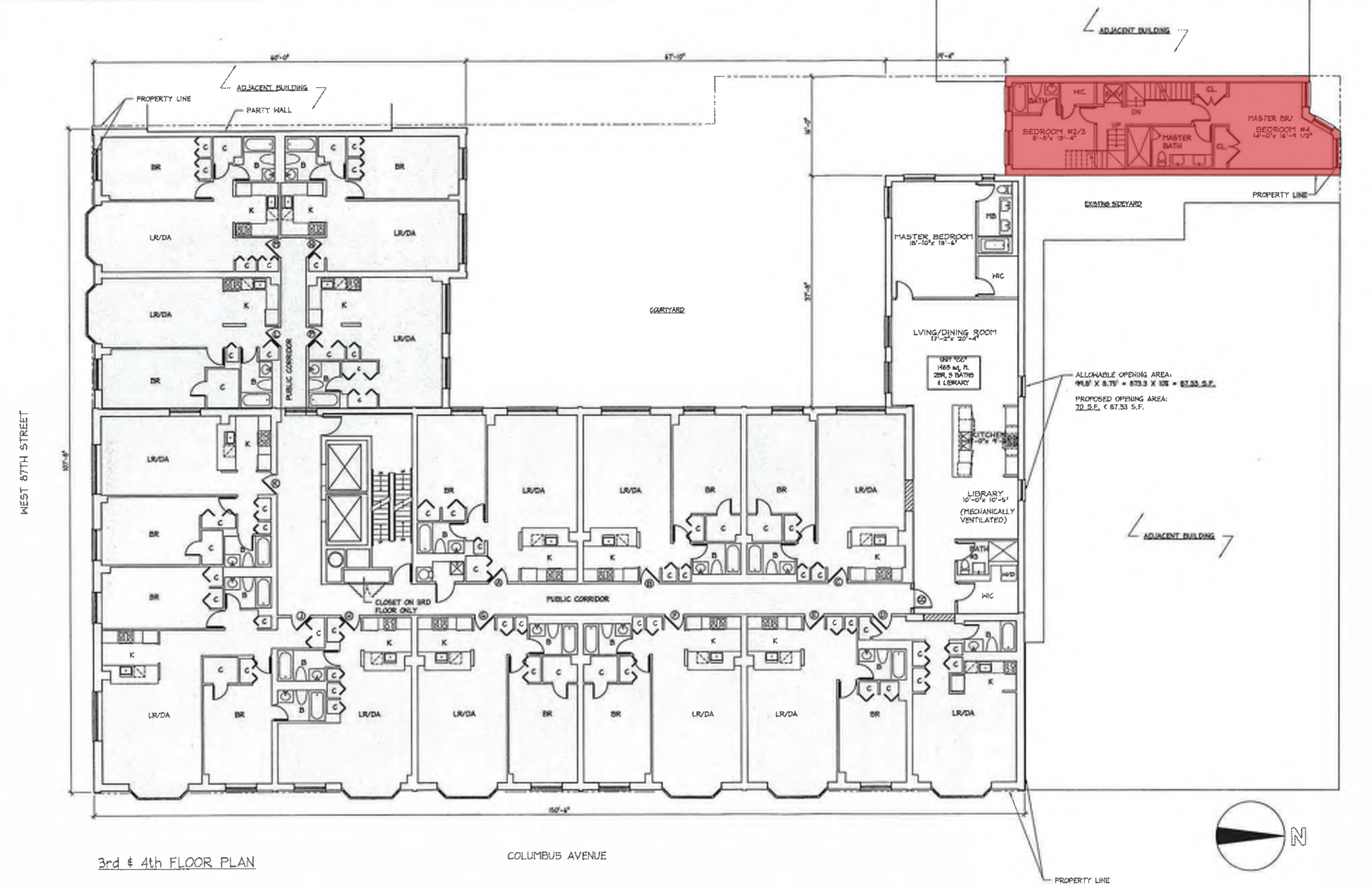
PREVIOUS APPROVAL



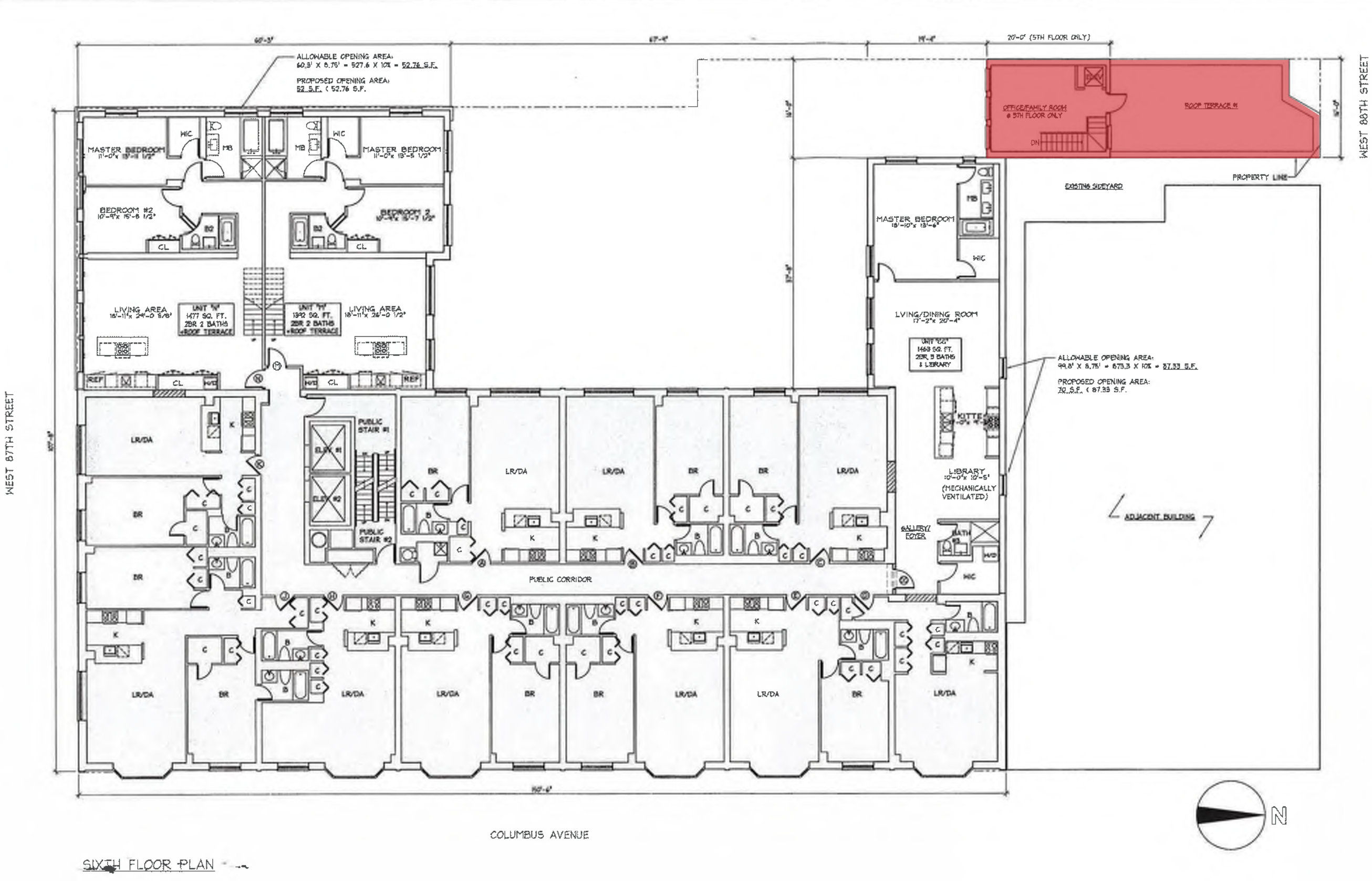
PREVIOUS LPC APPROVED 1ST FLOOR PLAN BY CMA



PREVIOUS LPC APPROVED 2ND FLOOR PLAN BY CMA



PREVIOUS LPC APPROVED 3RD & 4TH FLOOR PLANS BY CMA



PREVIOUS LPC APPROVED 6TH FLOOR PLAN BY CMA

PREVIOUS APPROVAL



COLUMBUS AVENUE



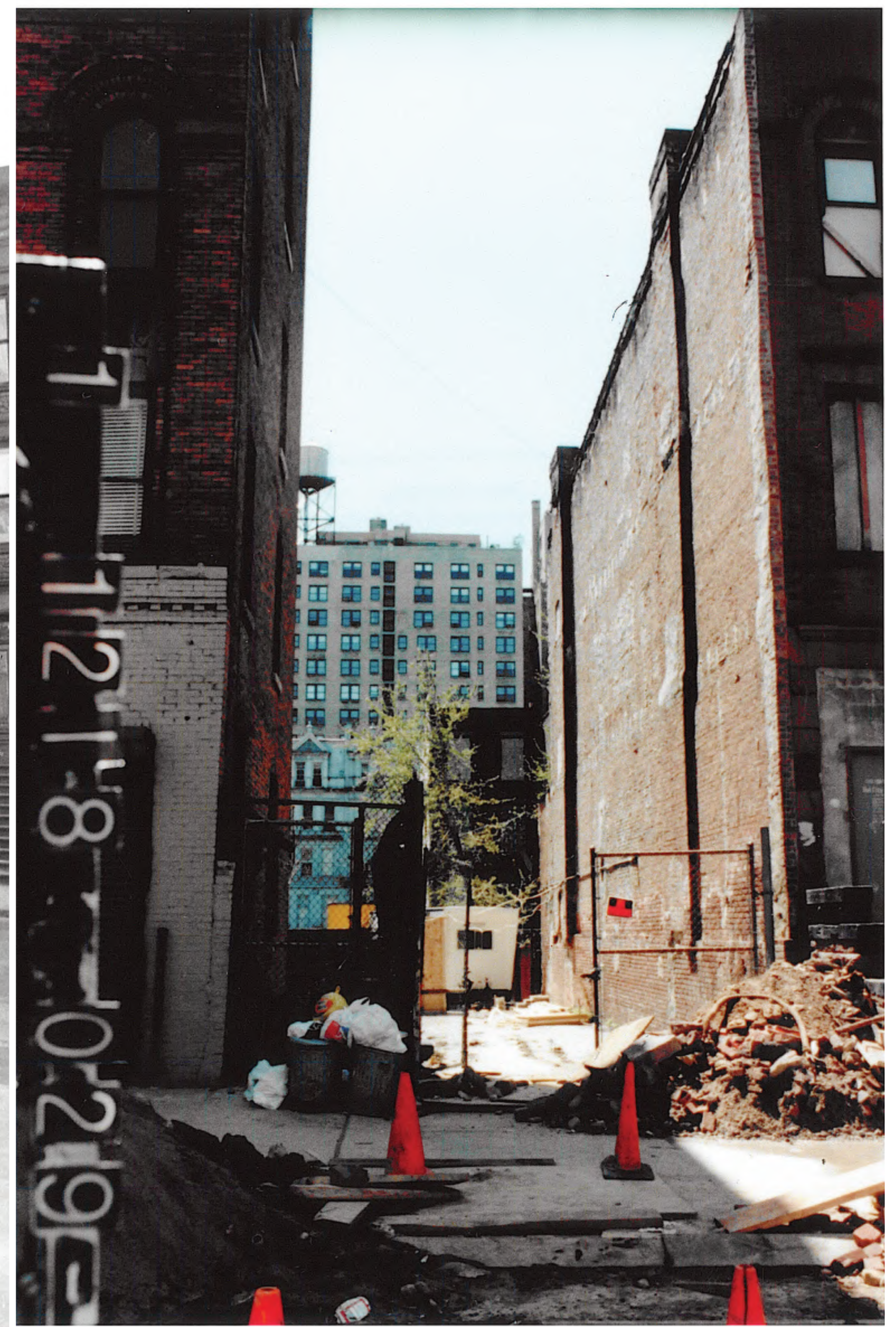
88TH STREET



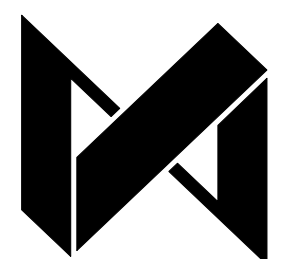
1940: LOOKING SOUTH ON 88TH ST



1940: LOOKING SOUTH ON 88TH ST (118-132 WEST 88TH ST)



1980: LOOKING SOUTH ON 88TH ST

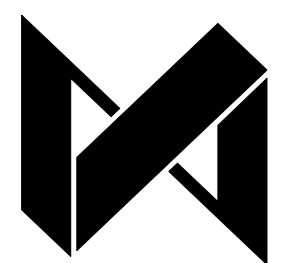


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110W88|TOWNHOUSE · HISTORIC TAX PHOTOS

SCALE: AS NOTED
CLIENT: 101W87 OWNER LLC
PROJECT NUMBER: 12.30
DATE: DECEMBER 10, 2020

05

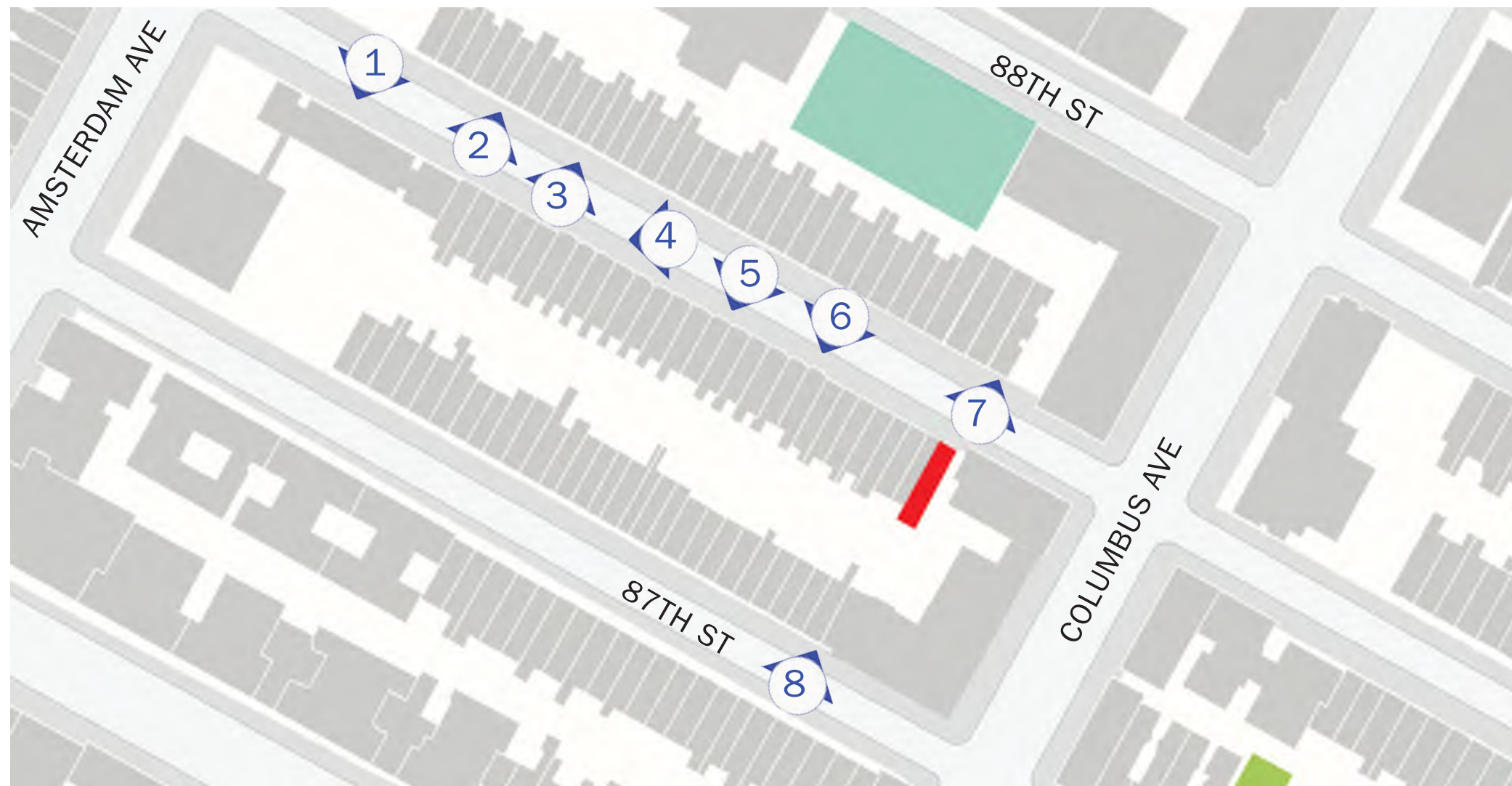


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110W88|TOWNHOUSE · IMMEDIATE CONTEXT PHOTOGRAPHY

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SITE PLAN KEY: CONTEXT PHOTOGRAPHY PERSPECTIVE VIEWS



PHOTO 1 • 88TH ST LOOKING SOUTH



PHOTO 2 • 88TH ST LOOKING NORTH



PHOTO 3 • 88TH ST LOOKING NORTH



PHOTO 4 • 88TH ST LOOKING SOUTHWEST



PHOTO 5 • 88TH ST LOOKING SOUTH



PHOTO 6 • 88TH ST LOOKING SOUTH



PHOTO 7 • 88TH ST LOOKING NORTH



PHOTO 8 • 87TH ST LOOKING NORTH



6 WEST 87TH STREET (TYPICAL)



102 WEST 87TH STREET (TYPICAL)

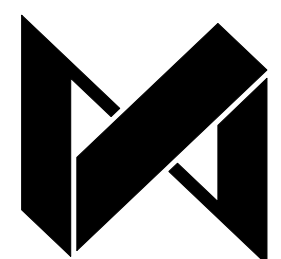


142 WEST 87TH STREET (TYPICAL)



107 WEST 85TH STREET (ATYPICAL)

110W88|TOWNHOUSE · MID-BLOCK TO CORNER LOT TRANSITION



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56 WEST 88TH STREET



155 WEST 88TH STREET



175 WEST 88TH STREET



120 WEST 88TH STREET



112 WEST 88TH STREET

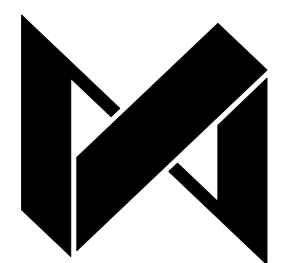


118 WEST 88TH STREET



52 WEST 88TH STREET

110W88|TOWNHOUSE · NEIGHBORHOOD BAY WINDOWS



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10



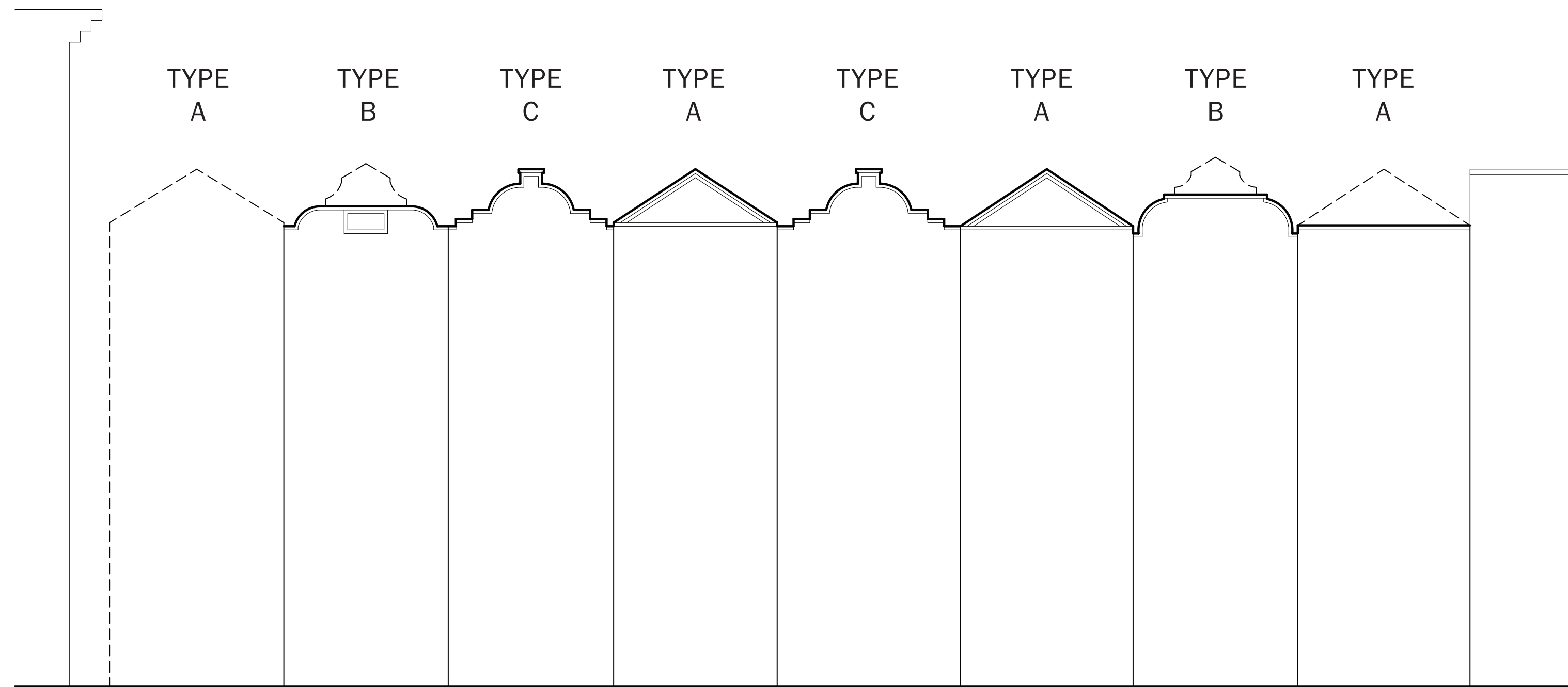
112 - 124 WEST 88TH STREET



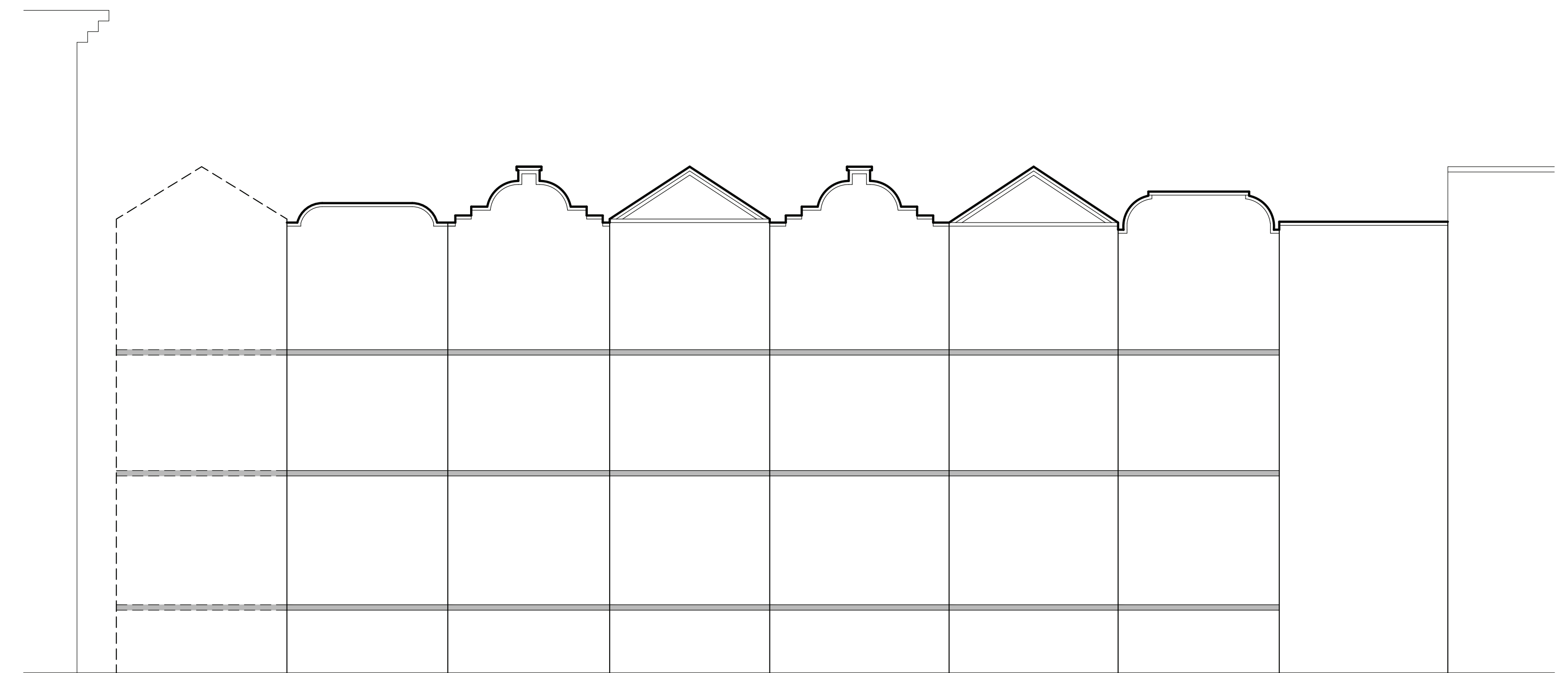
139 WEST 87TH STREET



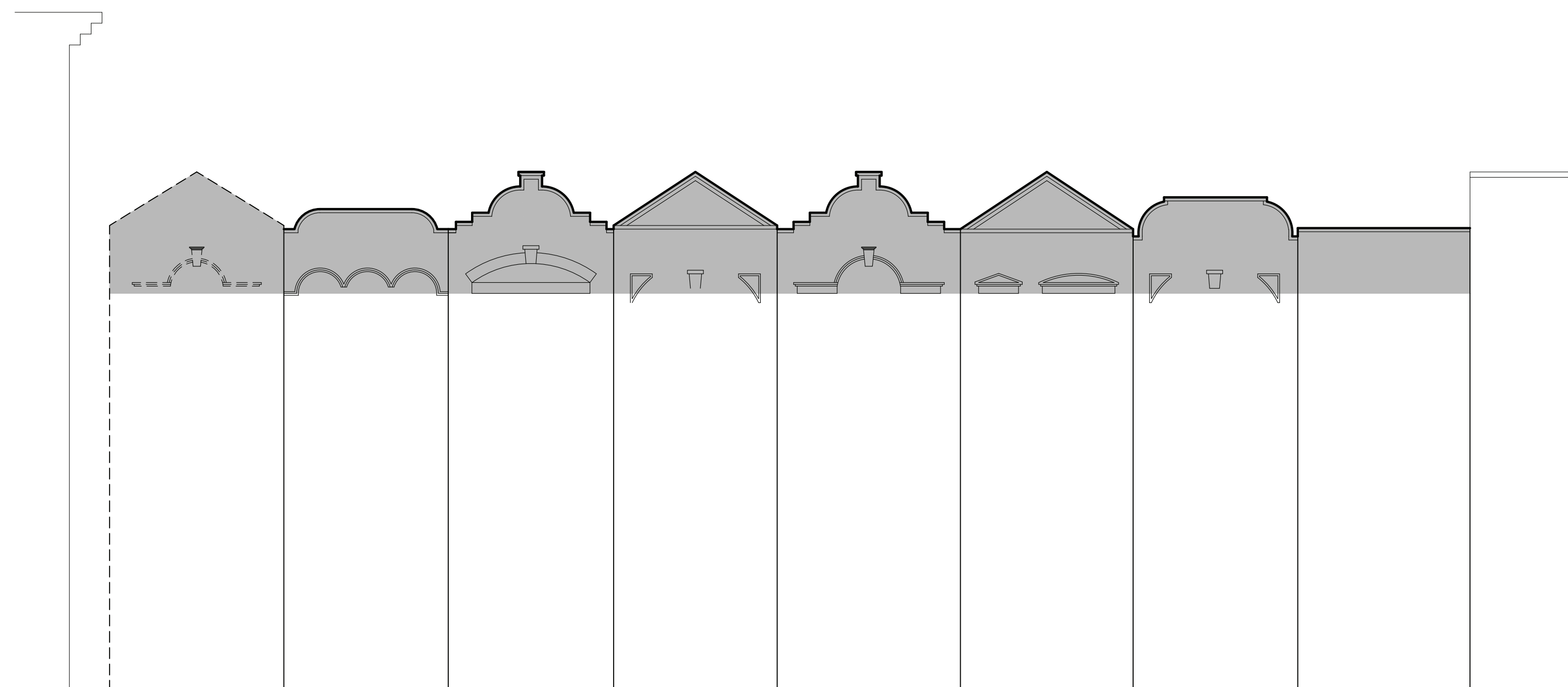
162 WEST 88TH STREET



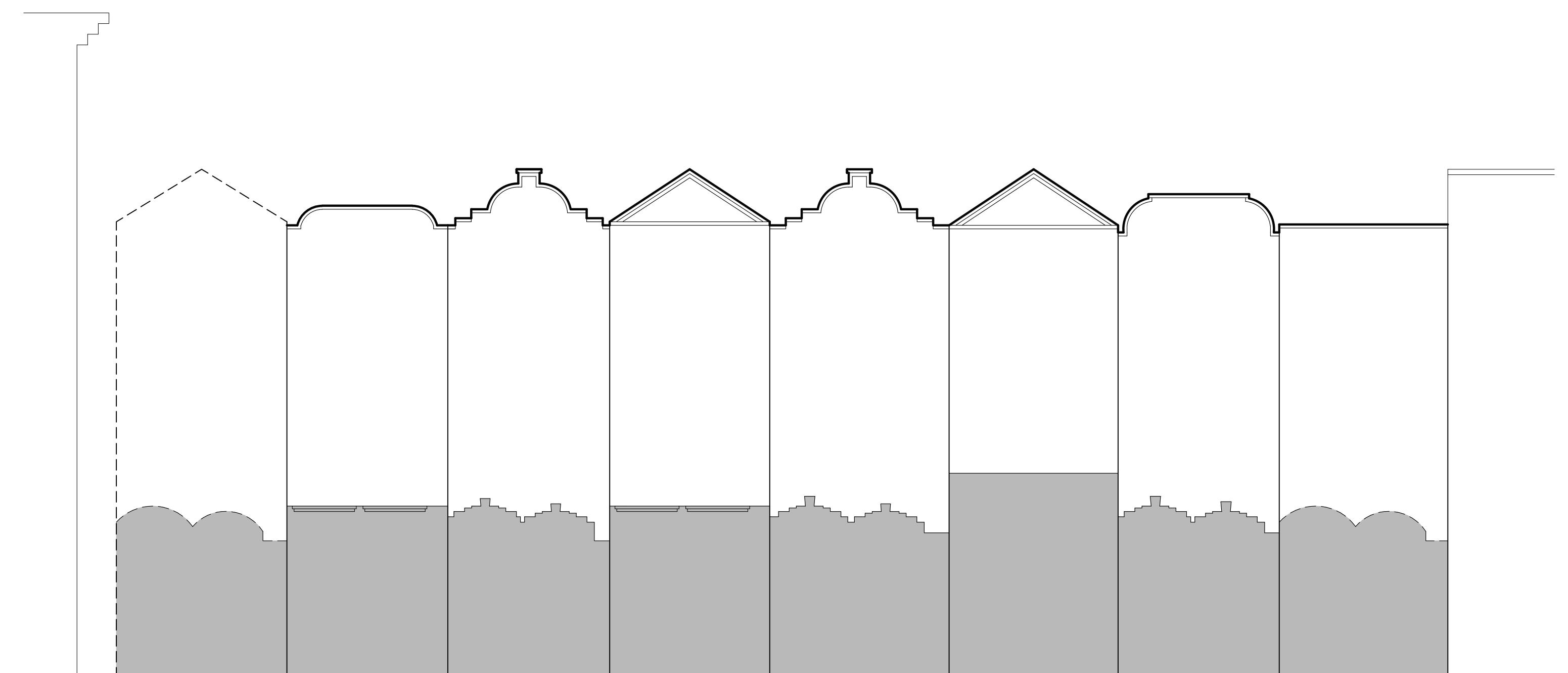
TOWNHOUSE TYPES



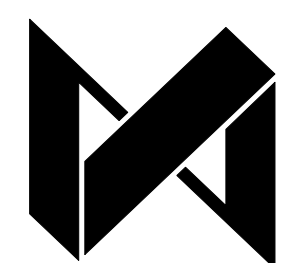
BELT COURSING



PEDIMENT/CAP EXPRESSIONS



RUSTICATED BASE



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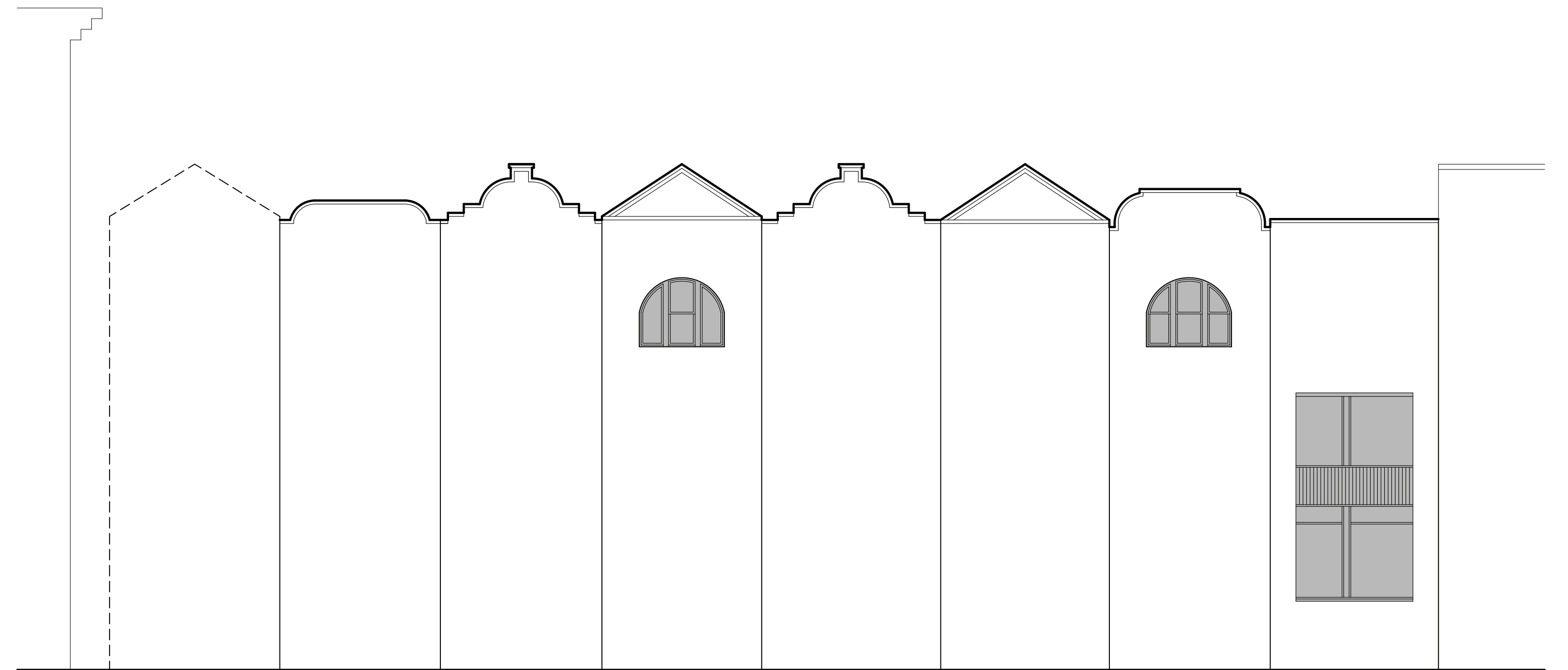
110W88|TOWNHOUSE · EXISTING FACADE COMPOSITION STUDIES

SCALE: AS NOTED
 CLIENT: 101W87 OWNER LLC
 PROJECT NUMBER: 12.30
 DATE: DECEMBER 10, 2020

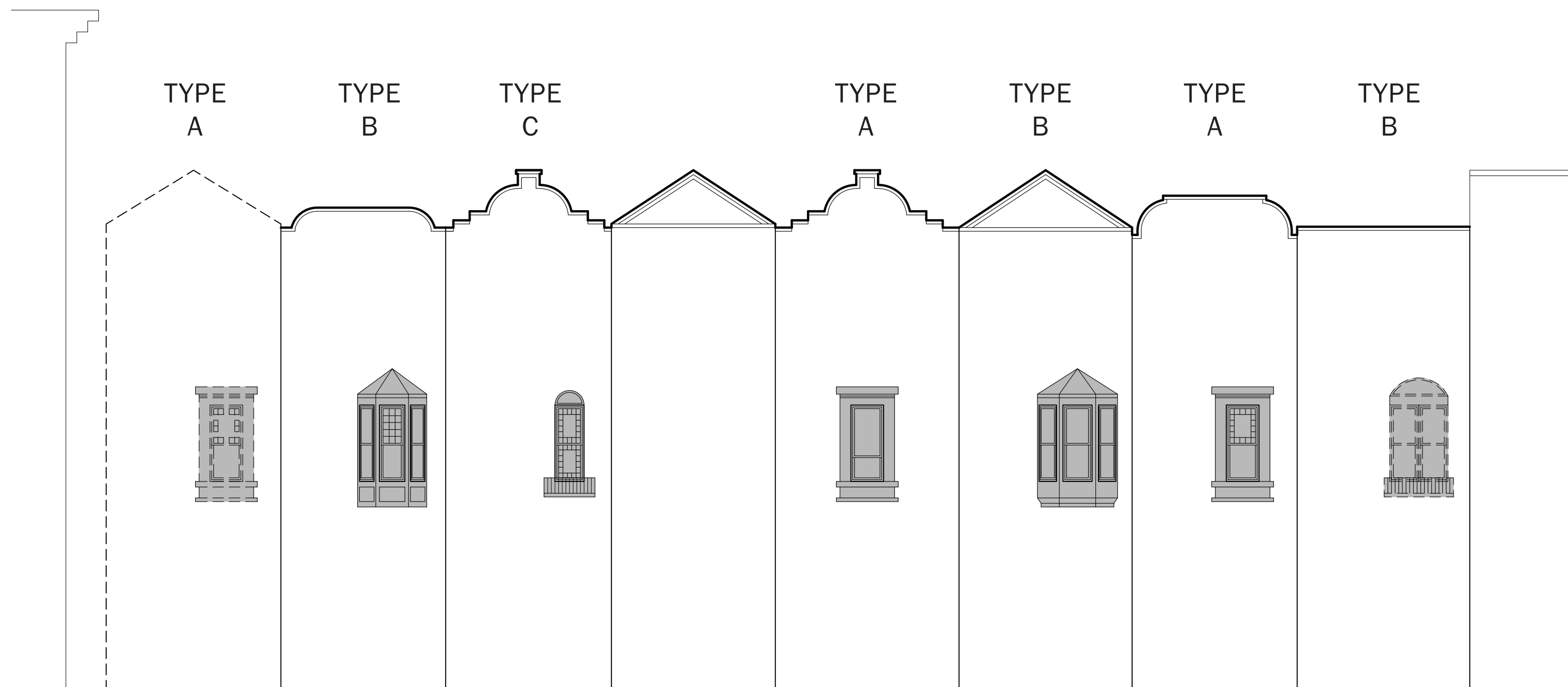
12



1 OVER 1 DOUBLE HUNG WINDOWS



GROUPED WINDOWS



BAY WINDOWS

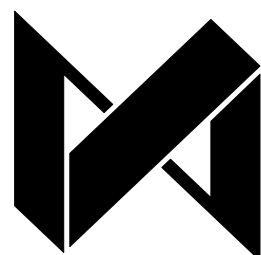


MULTI-LIGHT WINDOWS



KEY:

- LIGHT COLORED LIMESTONE BUILDINGS
- BROWNSTONE/BRICK BUILDINGS
- DISTRICT BOUNDARY
- * PAINTED



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110W88|TOWNHOUSE · NEIGHBORHOOD FACADE MATERIALS MAP

SCALE: AS NOTED
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116 WEST 88TH STREET



136 WEST 88TH STREET

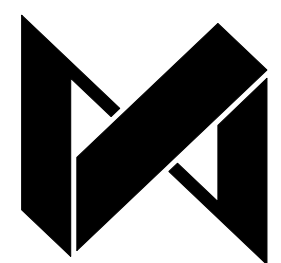


151 WEST 88TH STREET



41 WEST 89TH STREET

110W88|TOWNHOUSE · LIGHT COLORED FACADE BUILDINGS



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110W88|TOWNHOUSE · TOWNHOUSE FACADE RENDERING

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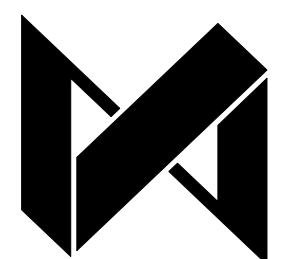


LOWER FACADE DETAIL



UPPER FACADE DETAIL

110W88|TOWNHOUSE · TOWNHOUSE FACADE RENDERING DETAILS

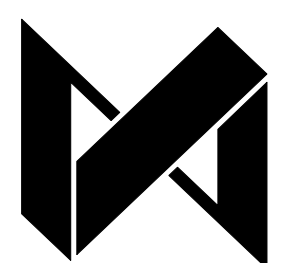


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110W88|TOWNHOUSE· EXISTING ELEVATION MONTAGE



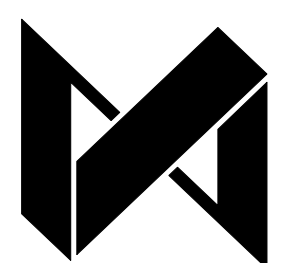
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110W88|TOWNHOUSE · PROPOSED ELEVATION MONTAGE



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FRONT FACADE

REAR FACADE

NORTH ELEVATION: 1/4" = 1'-0"

SOUTH ELEVATION: 1/4" = 1'-0"



TRANSOM SIGNAGE, ETCHED ADDRESS

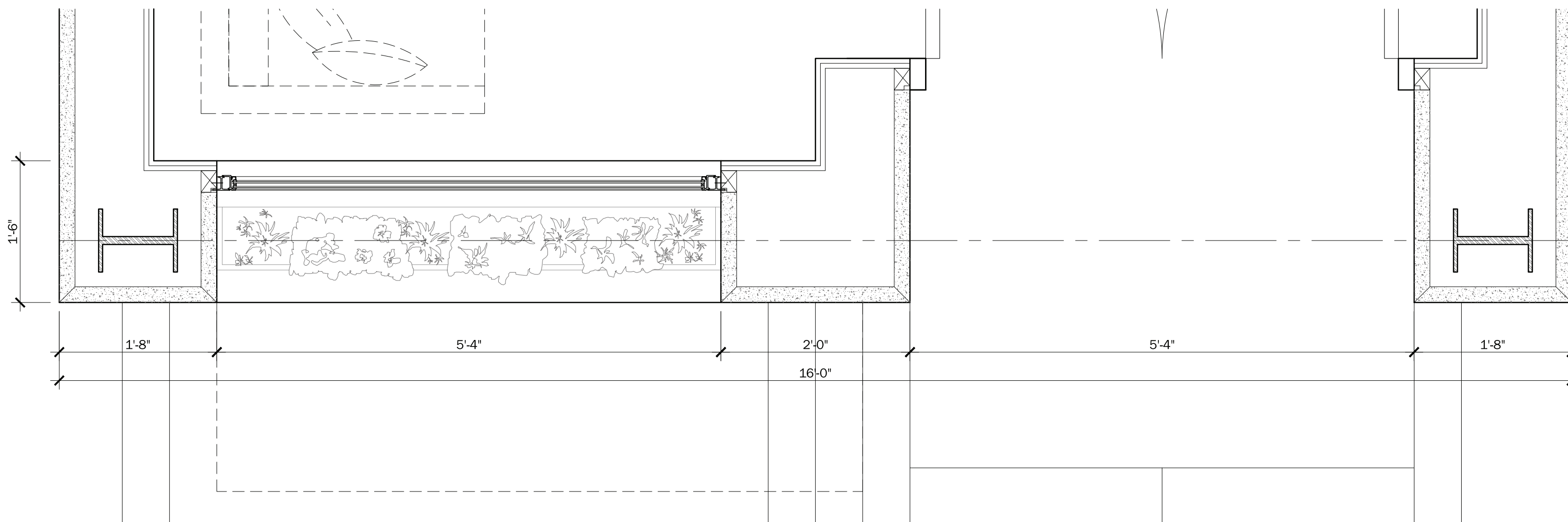
PAINTED STEEL FRAME WINDOWS AND WOOD DOOR

RECESSED OVERHEAD LIGHTING

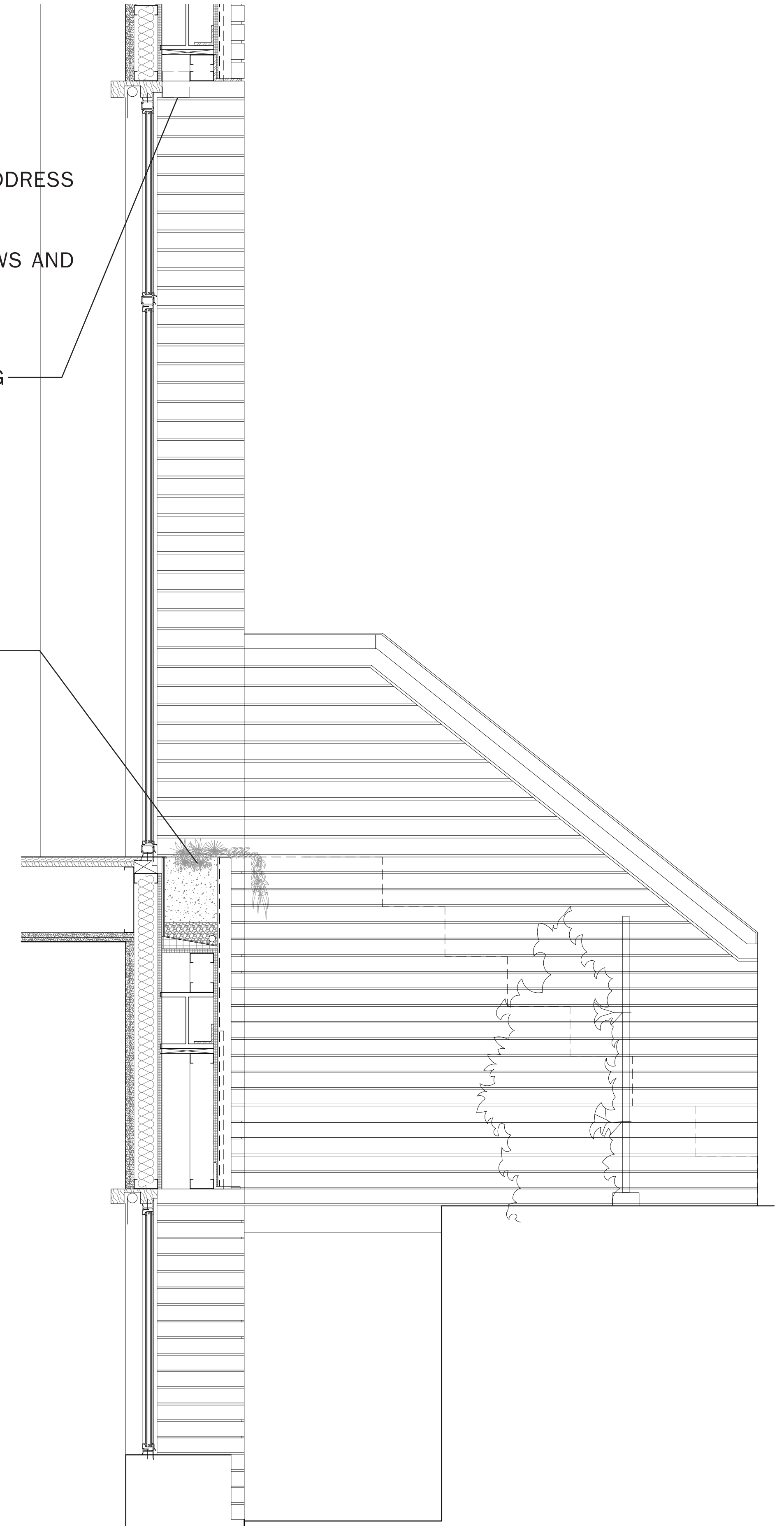
INDIANA LIMESTONE FACADE

PAINTED STEEL HANDRAIL

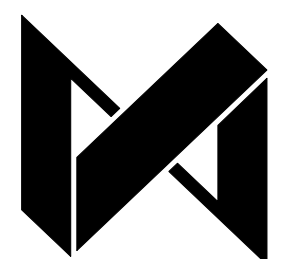
INTEGRATED FLOWER BOX



SCALE: 1" = 1'-0"



110W88|TOWNHOUSE · PROPOSED FACADE DETAILS AT FIRST FLOOR



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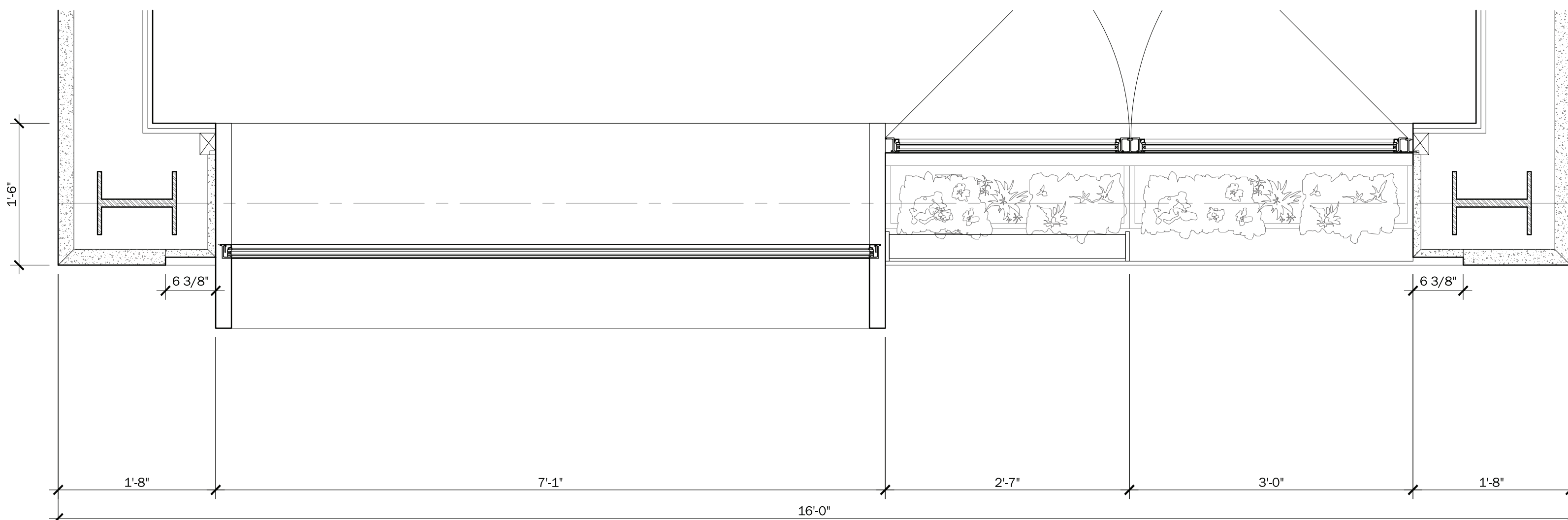
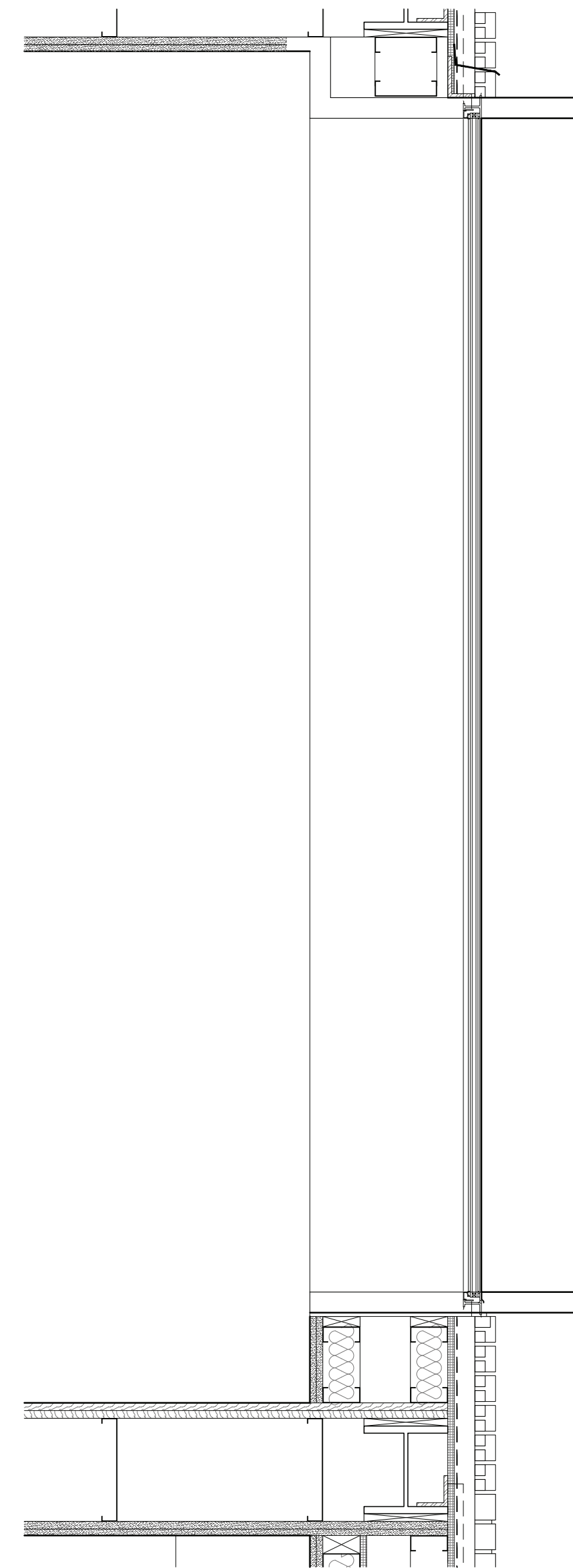
SCALE + PLANE SHIFT IN LIMESTONE BRICK

STEEL FRAMED LIMESTONE SLAT SCREEN

FIXED STEEL WINDOW

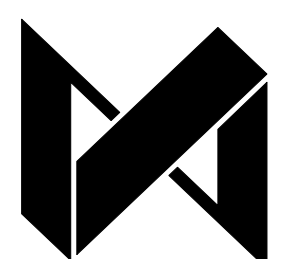
OPERABLE HOPPER WINDOW FOR FLOWER BOX MAINTENANCE

PROJECTED STEEL WINDOW



SCALE: 1" = 1'-0"

110W88|TOWNHOUSE · PROPOSED FACADE DETAILS AT SECOND FLOOR



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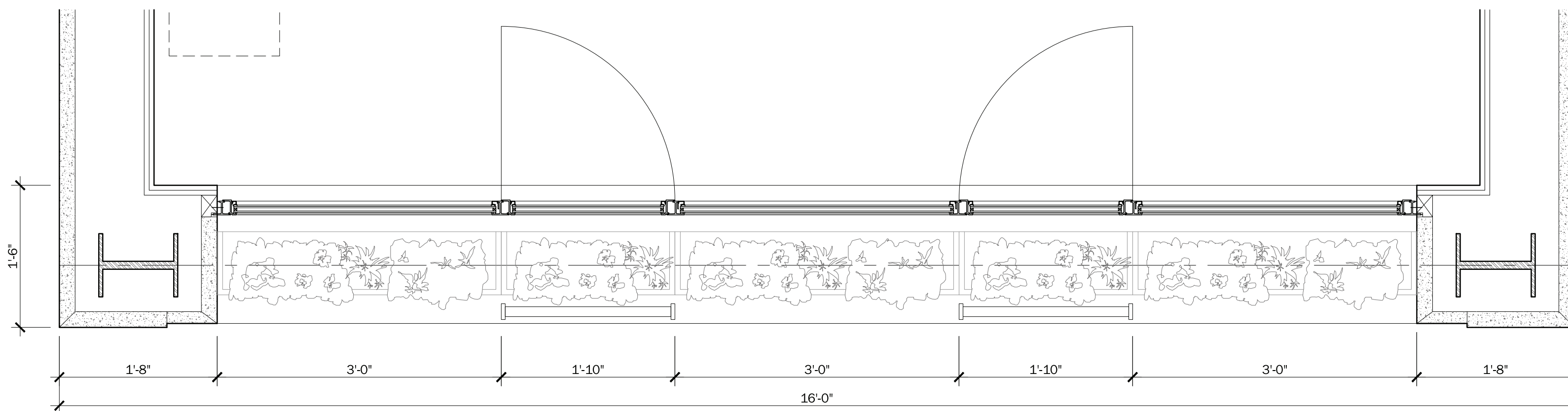
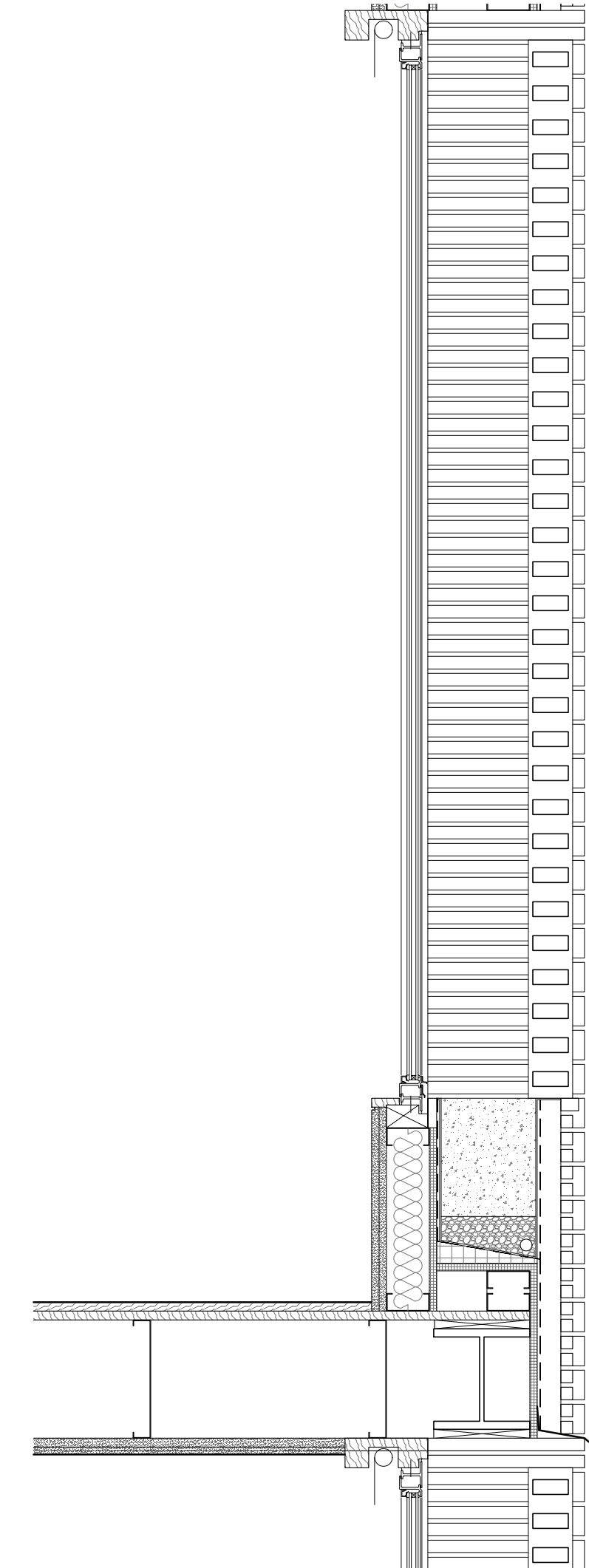


SCALE + PLANE SHIFT IN LIMESTONE BRICK

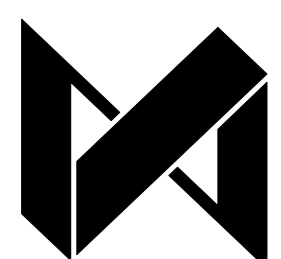
STEEL FRAMED LIMESTONE SLAT SCREEN

FIXED STEEL WINDOW

OPERABLE HOPPER WINDOW FOR FLOWER BOX MAINTENANCE



SCALE: 1" = 1'-0"



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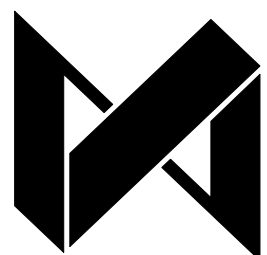
110W88|TOWNHOUSE · PROPOSED FACADE DETAILS AT TYPICAL FLOOR

SCALE: AS NOTED
CLIENT: 101W87 OWNER LLC
PROJECT NUMBER: 12.30
DATE: DECEMBER 10, 2020

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110W88|TOWNHOUSE · ENLARGED FACADE DETAIL AT SECOND FLOOR SILL



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FULL BLOCK GREEN SPACE

110W88|TOWNHOUSE · IMMEDIATE CONTEXT LANDSCAPE

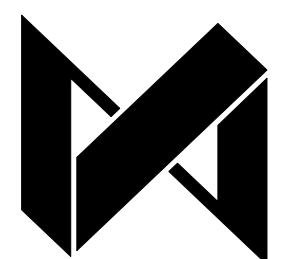


VIEW FROM 8TH FLOOR OF 101 WEST 87 STREET REAR COURTYARD



REAR VIEW OF 112 + 114 WEST 88TH STREET

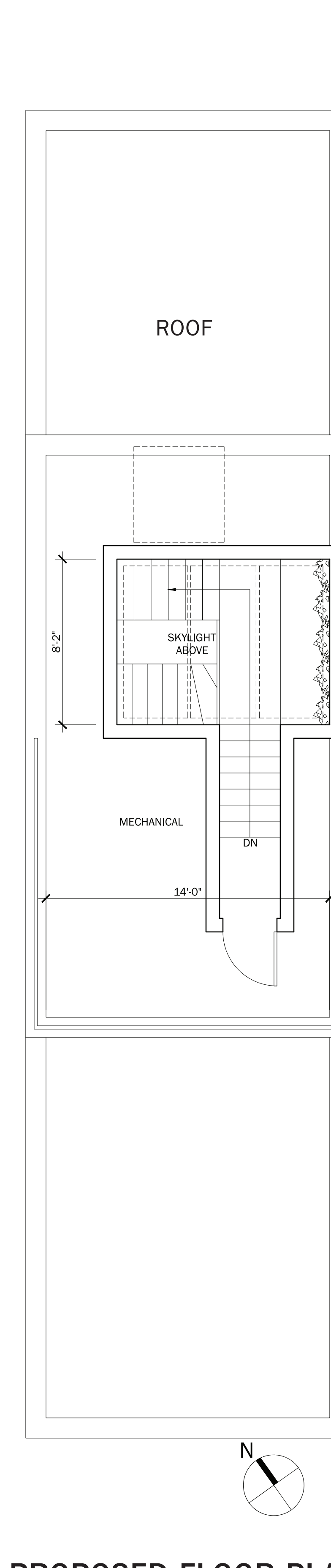
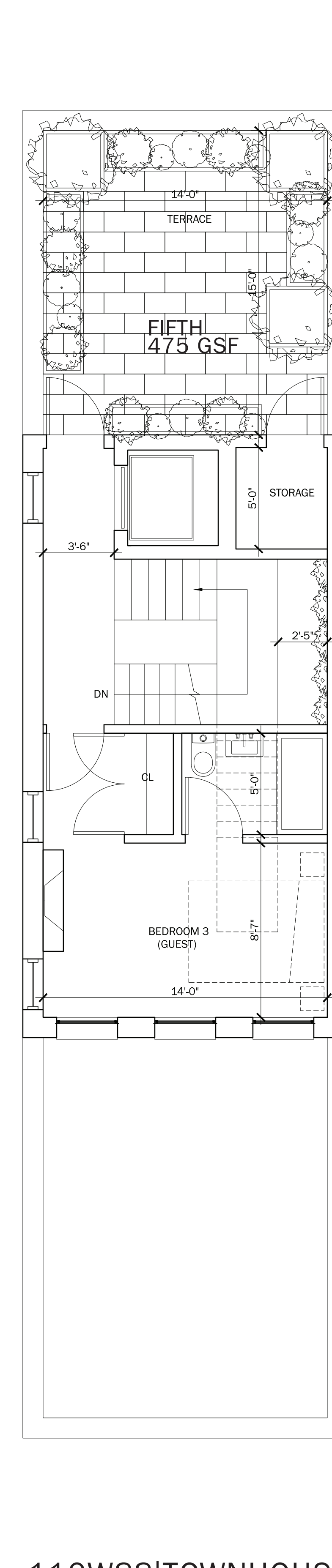
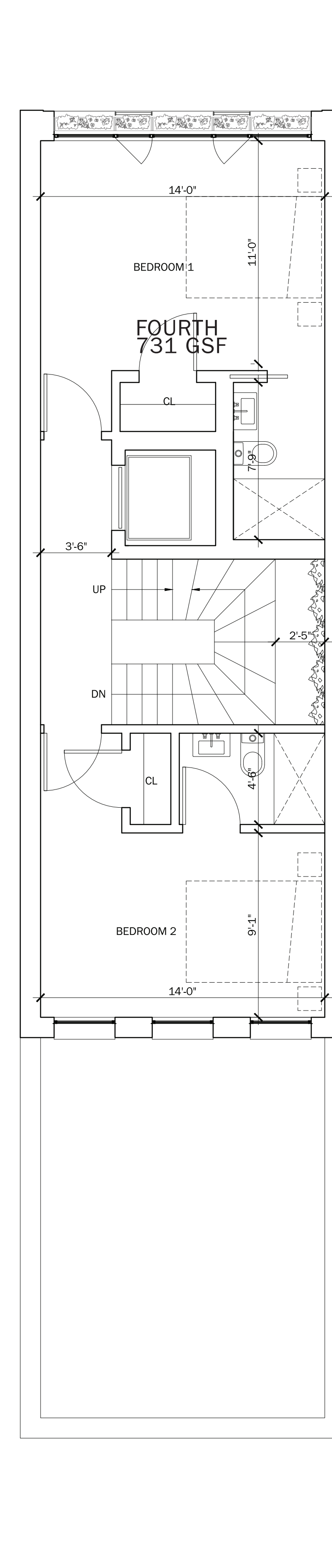
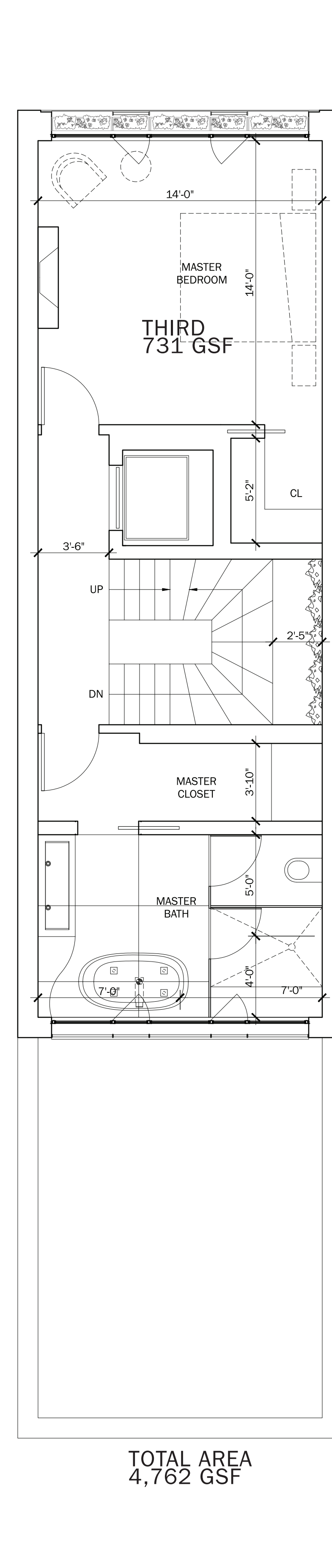
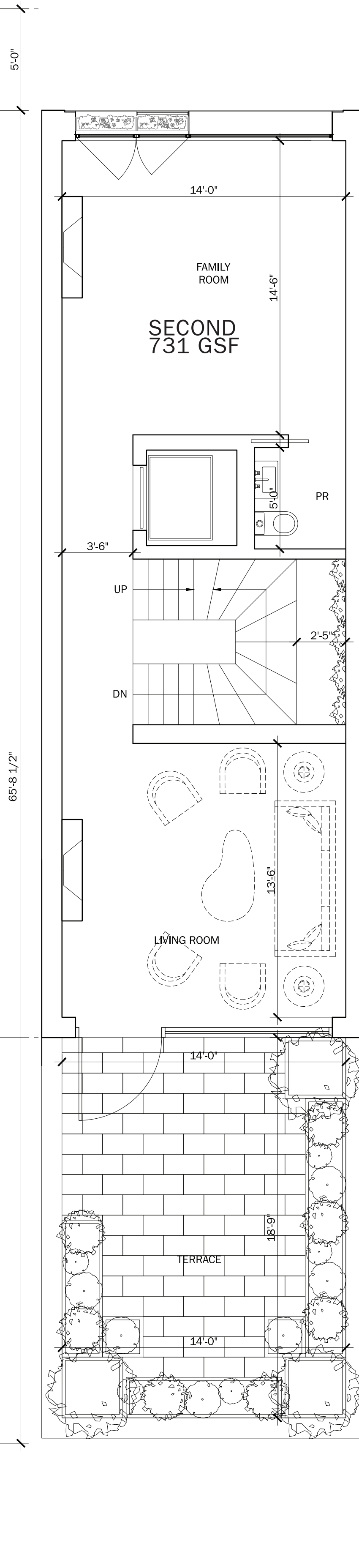
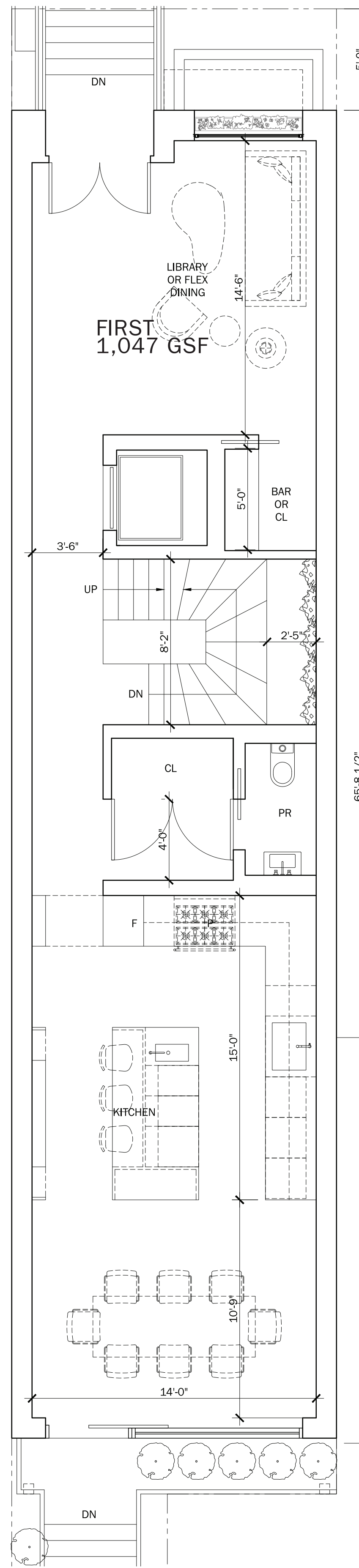
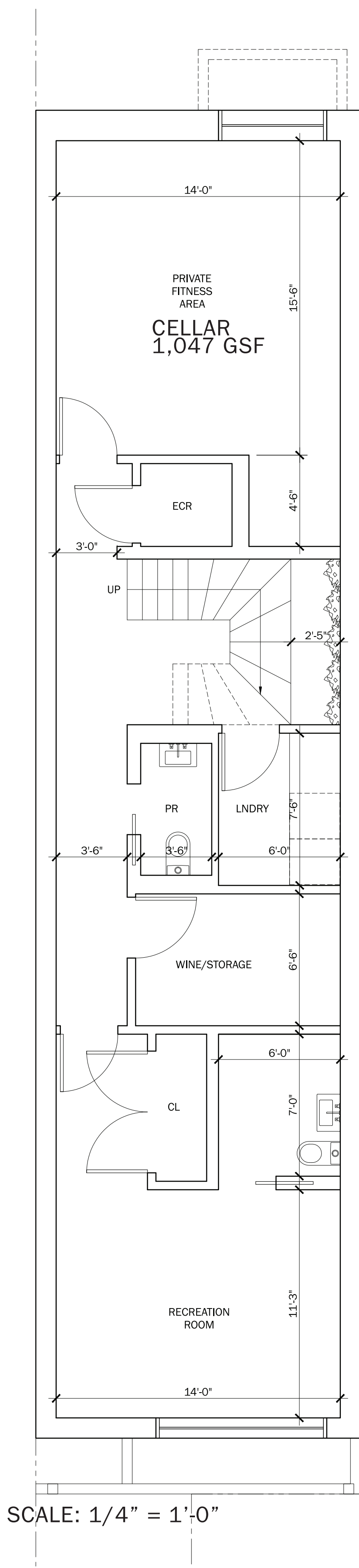
110W88|TOWNHOUSE · IMMEDIATE CONTEXT LANDSCAPE PHOTOGRAPHY



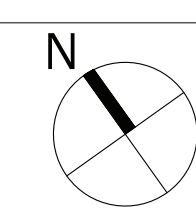
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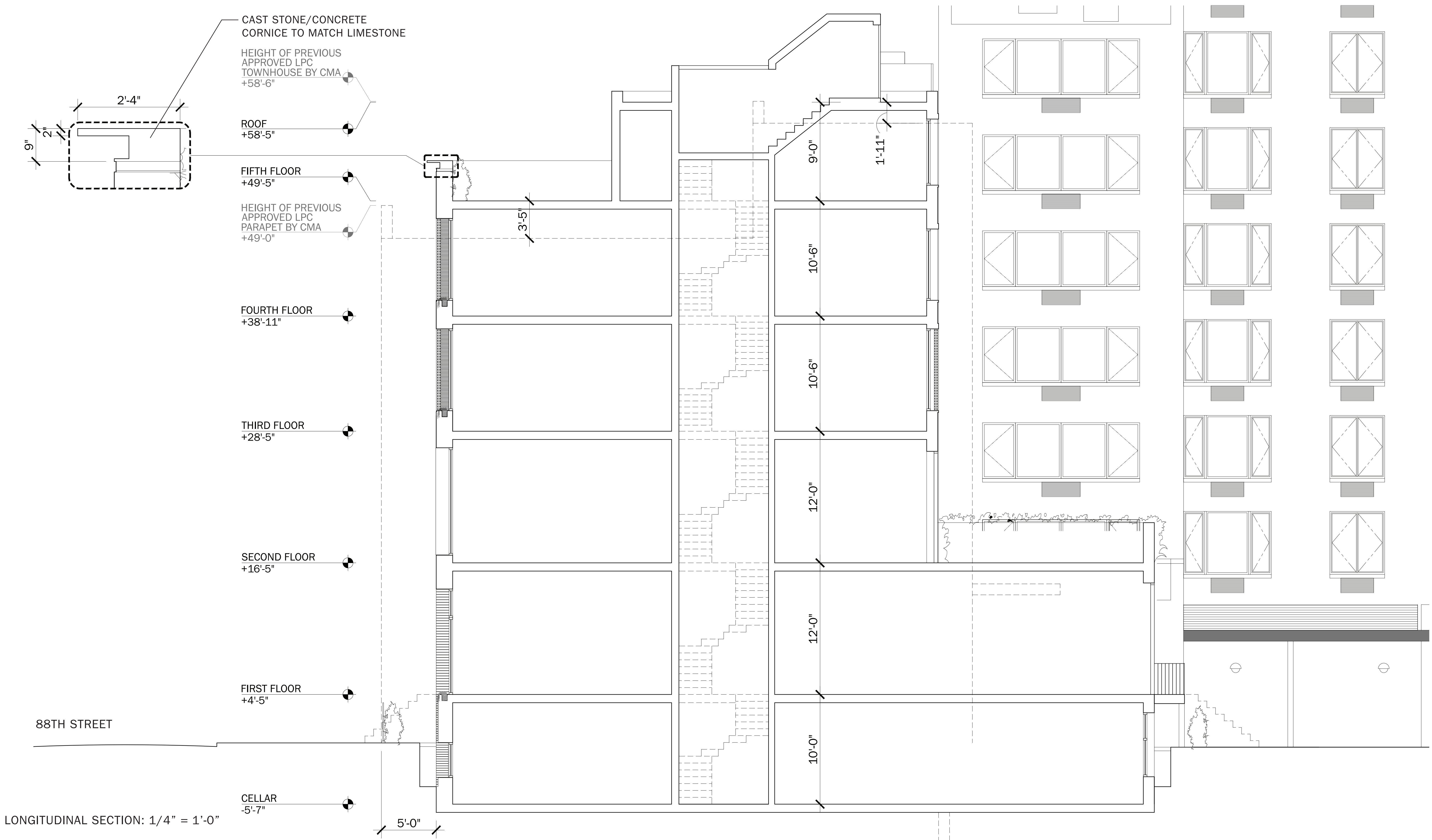
26



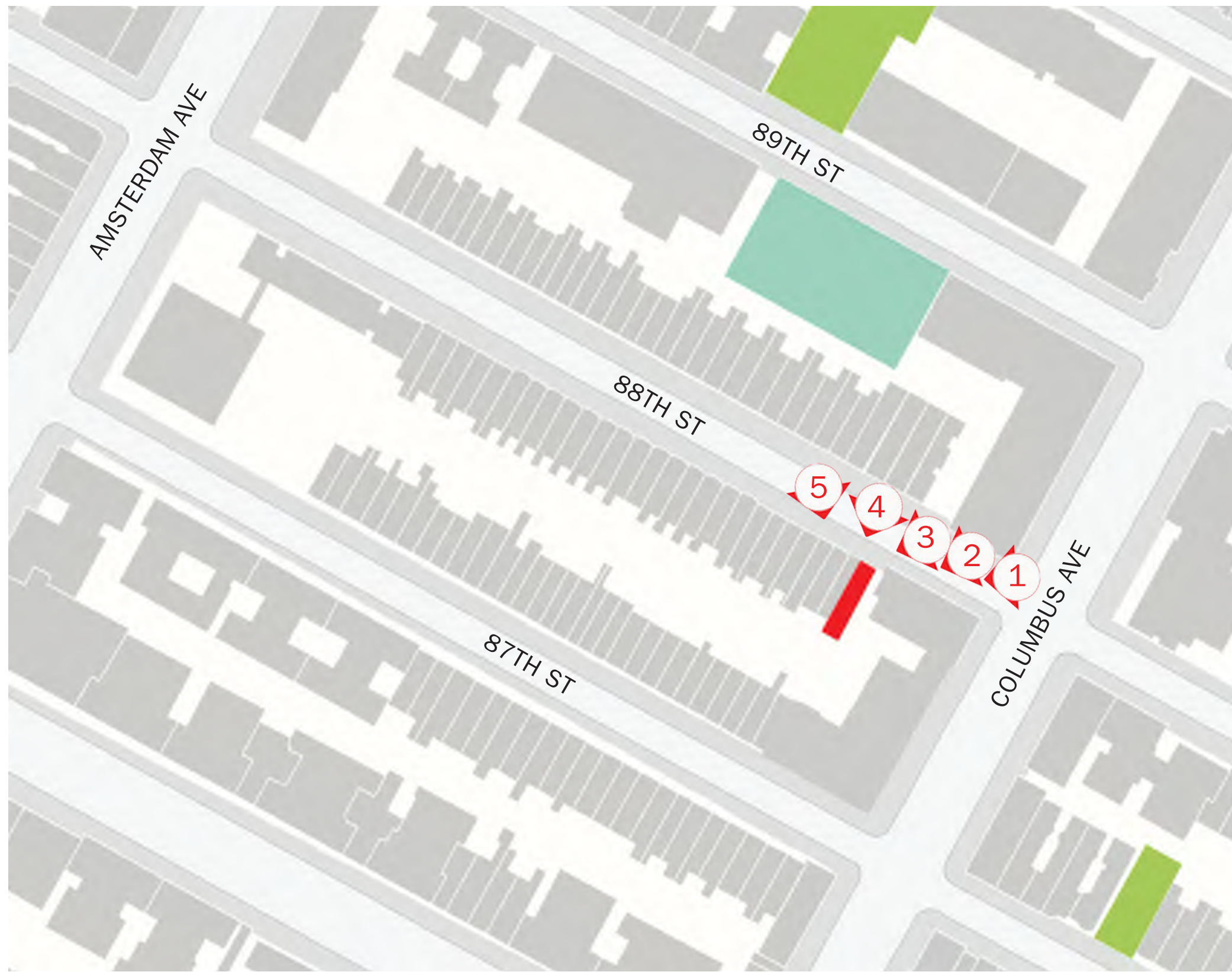
TOTAL AREA
4,762 GSF



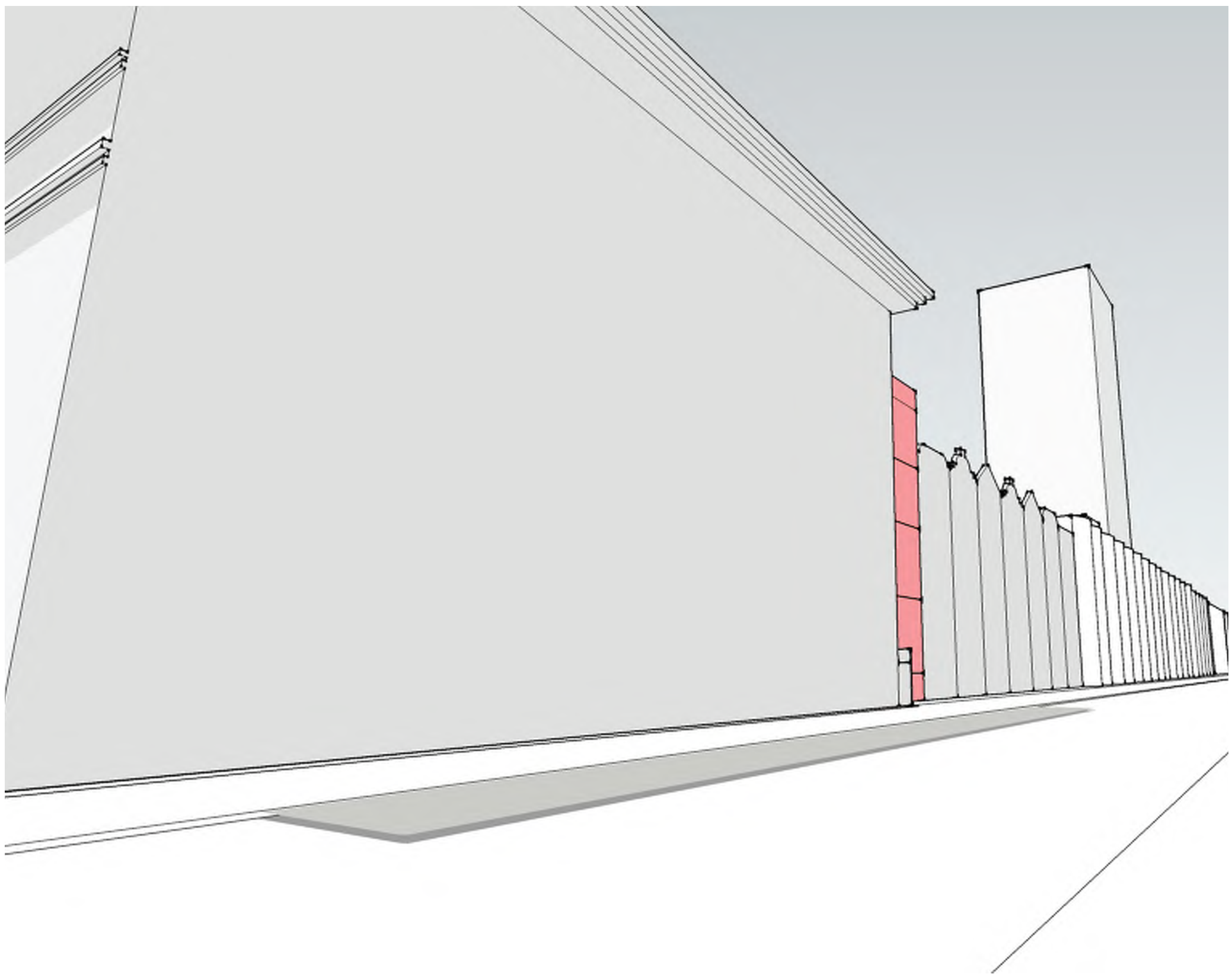
SCALE: 1/4" = 1'-0"



LONGITUDINAL SECTION: 1/4" = 1'-0"



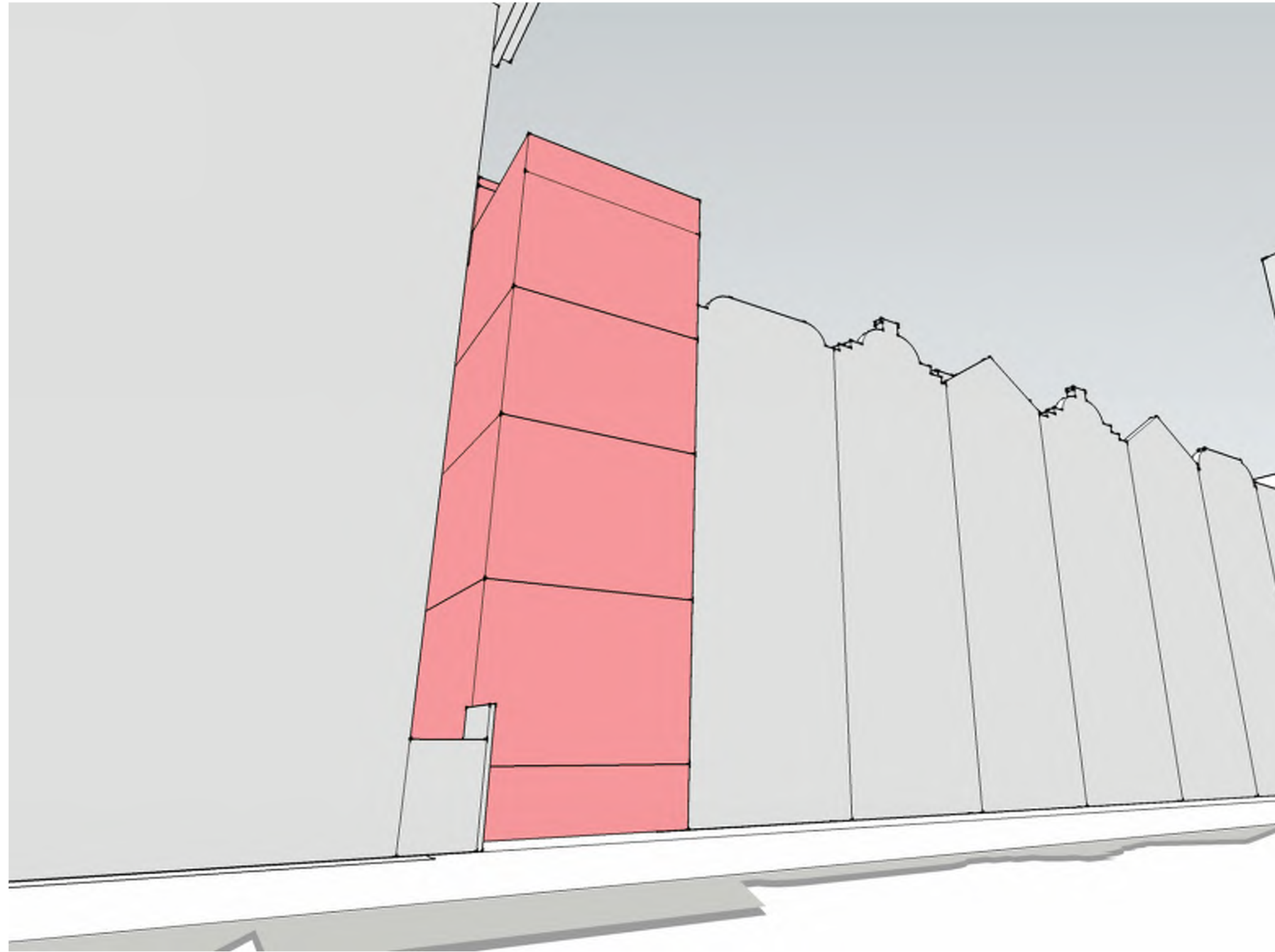
SITE PLAN KEY: VISIBILITY STUDY PERSPECTIVE VIEWS



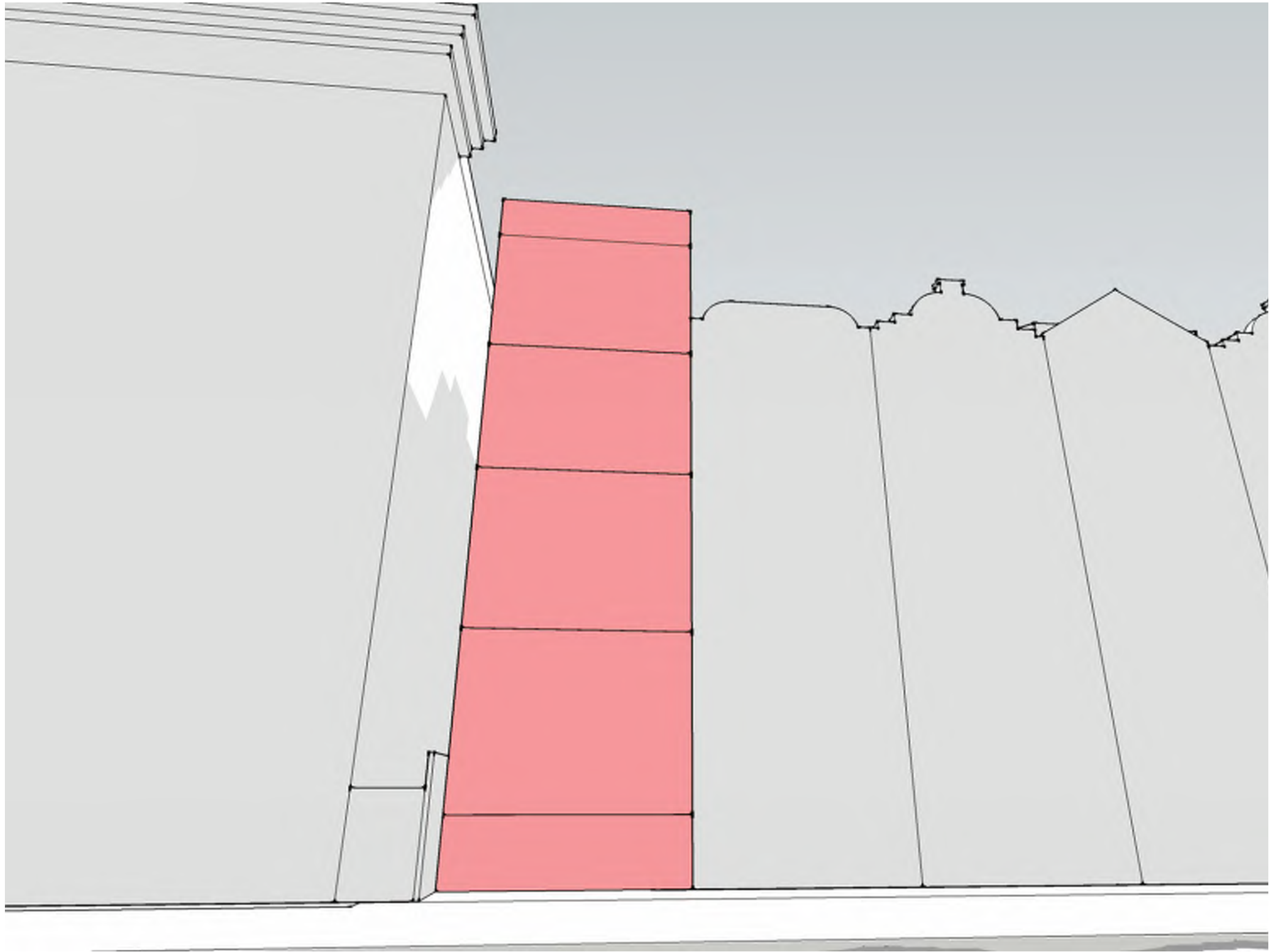
VIEW 1 • 88TH ST LOOKING SOUTHWEST



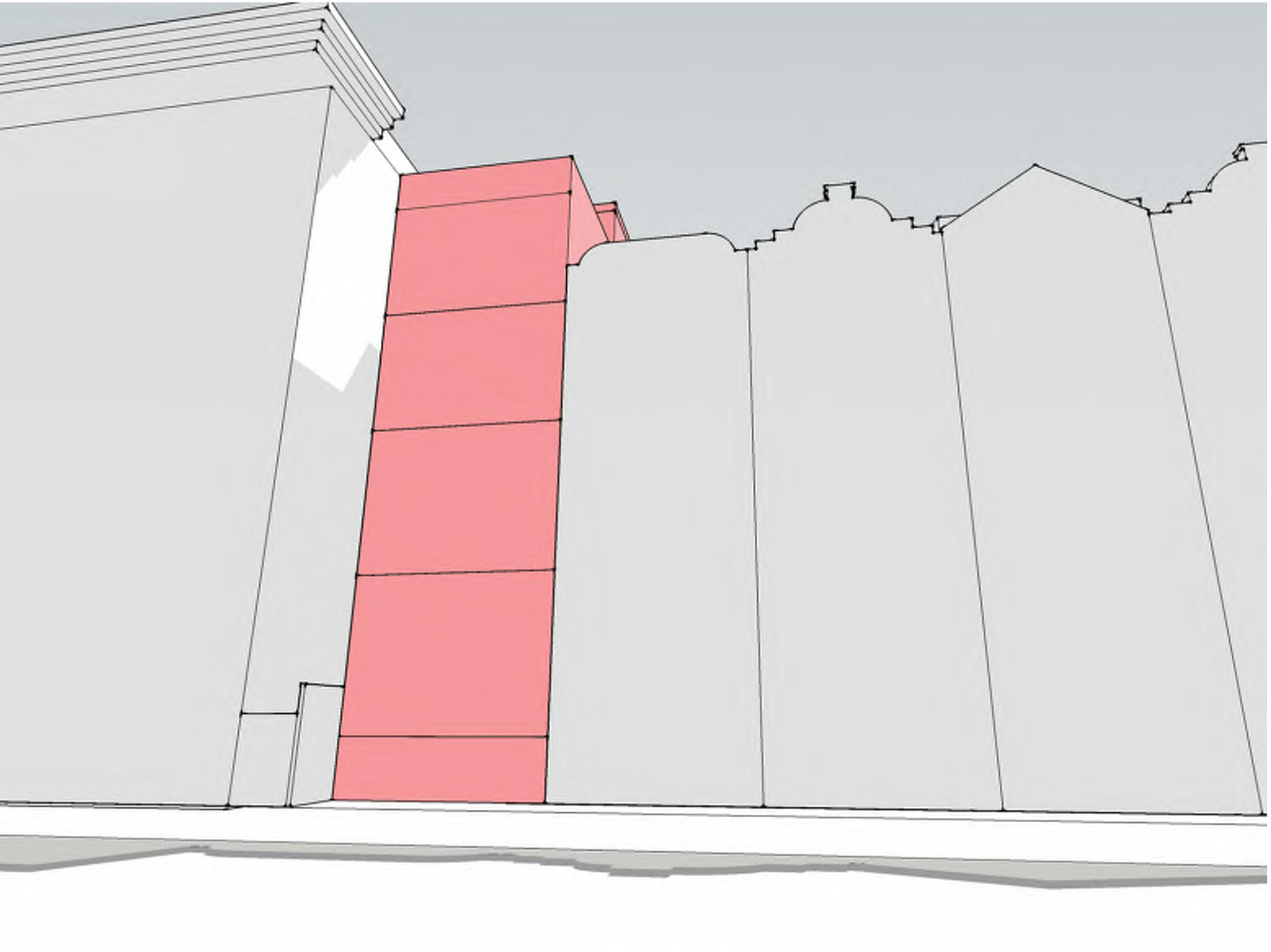
VIEW 2 • 88TH ST LOOKING SOUTHWEST



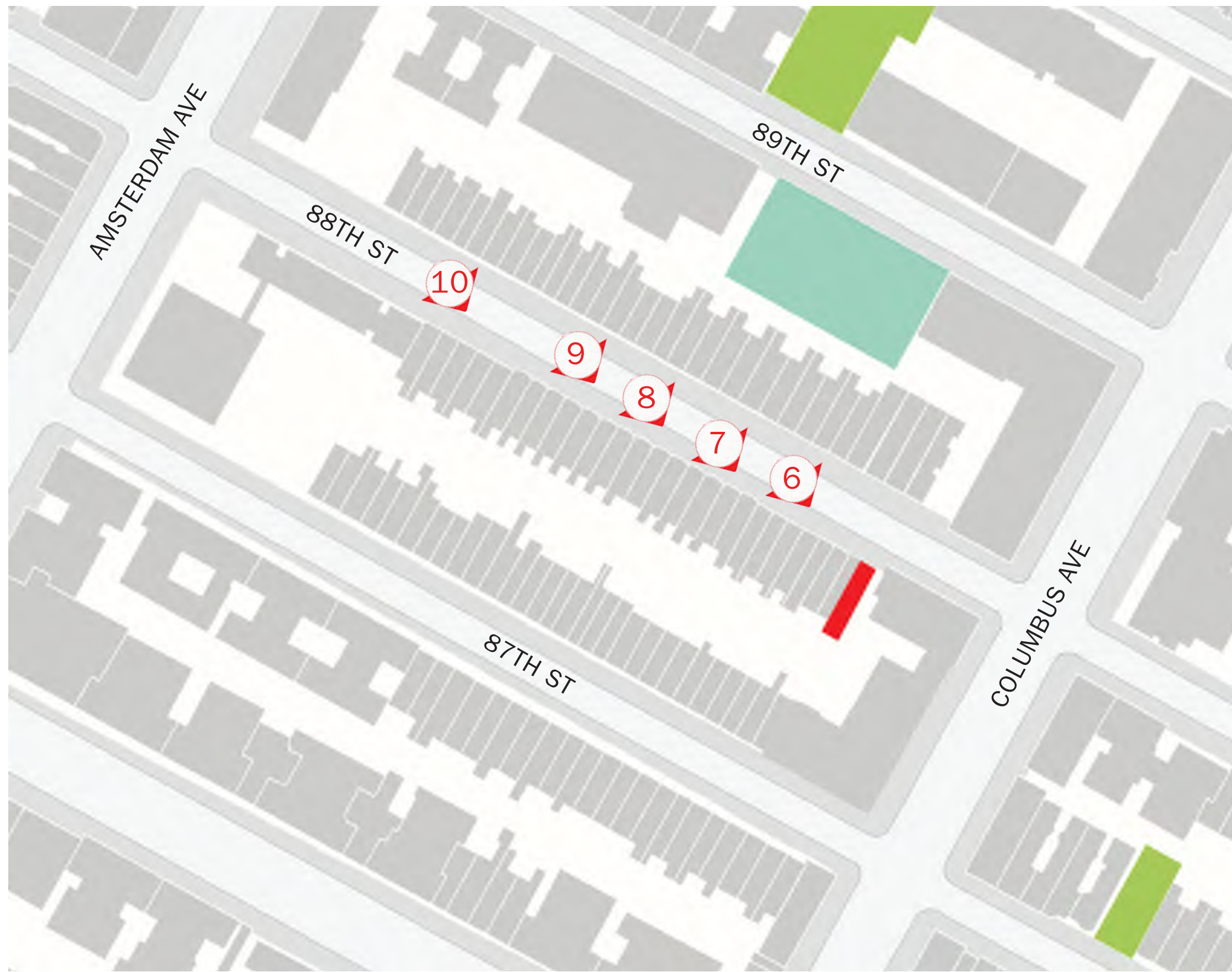
VIEW 3 • 88TH ST LOOKING SOUTHWEST



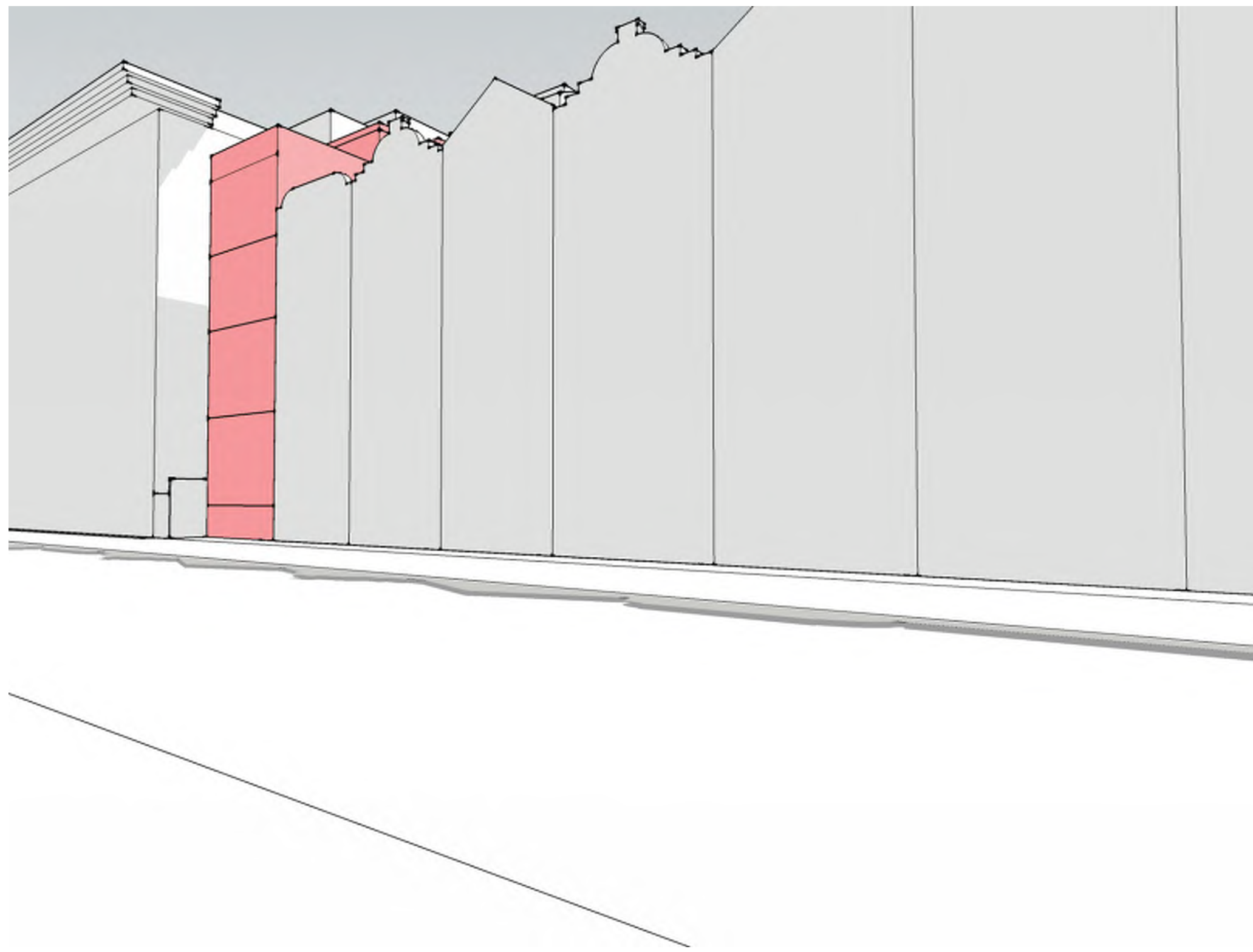
VIEW 4 • 88TH ST LOOKING SOUTHWEST



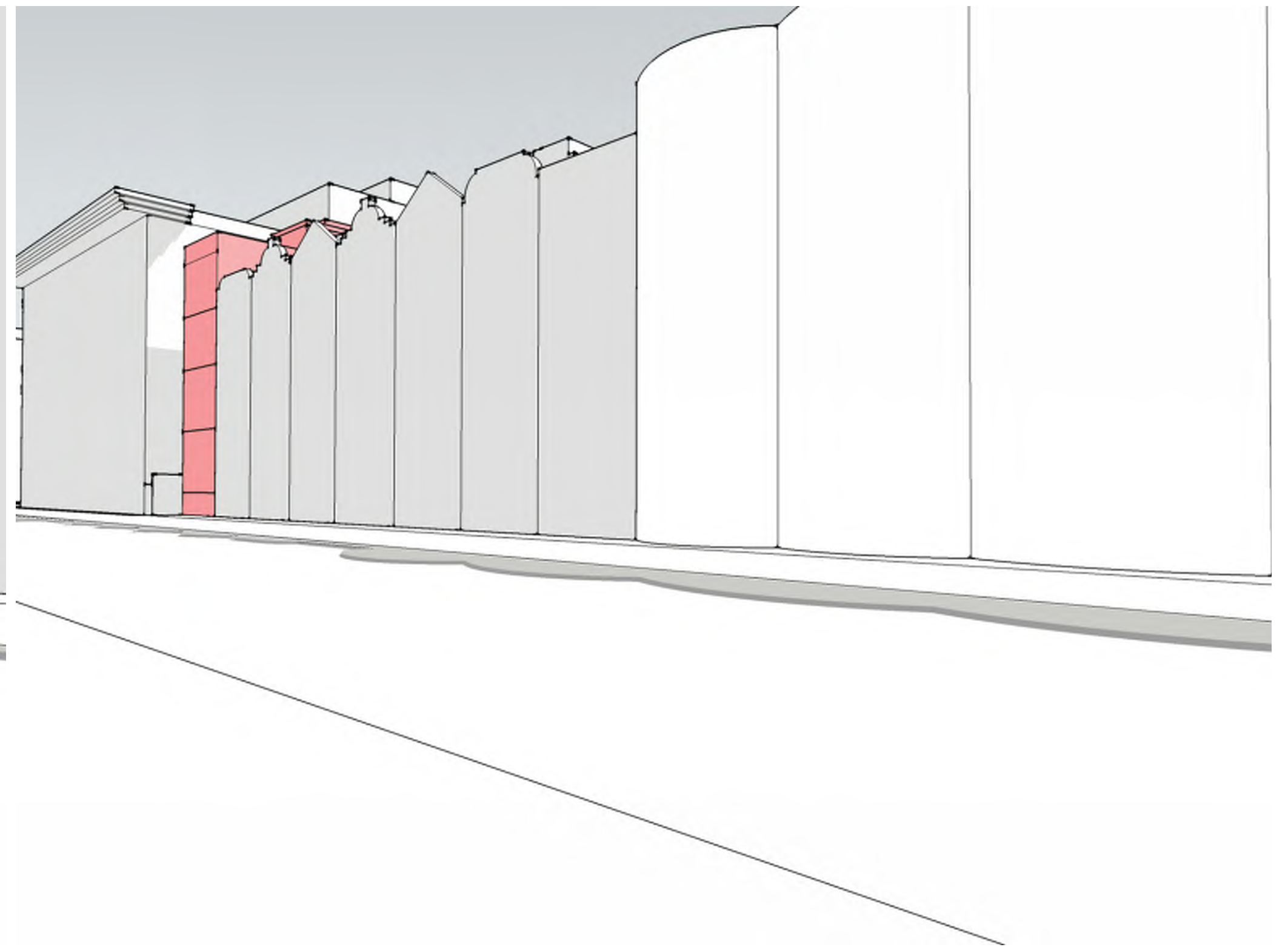
VIEW 5 • 88TH ST LOOKING SOUTHWEST



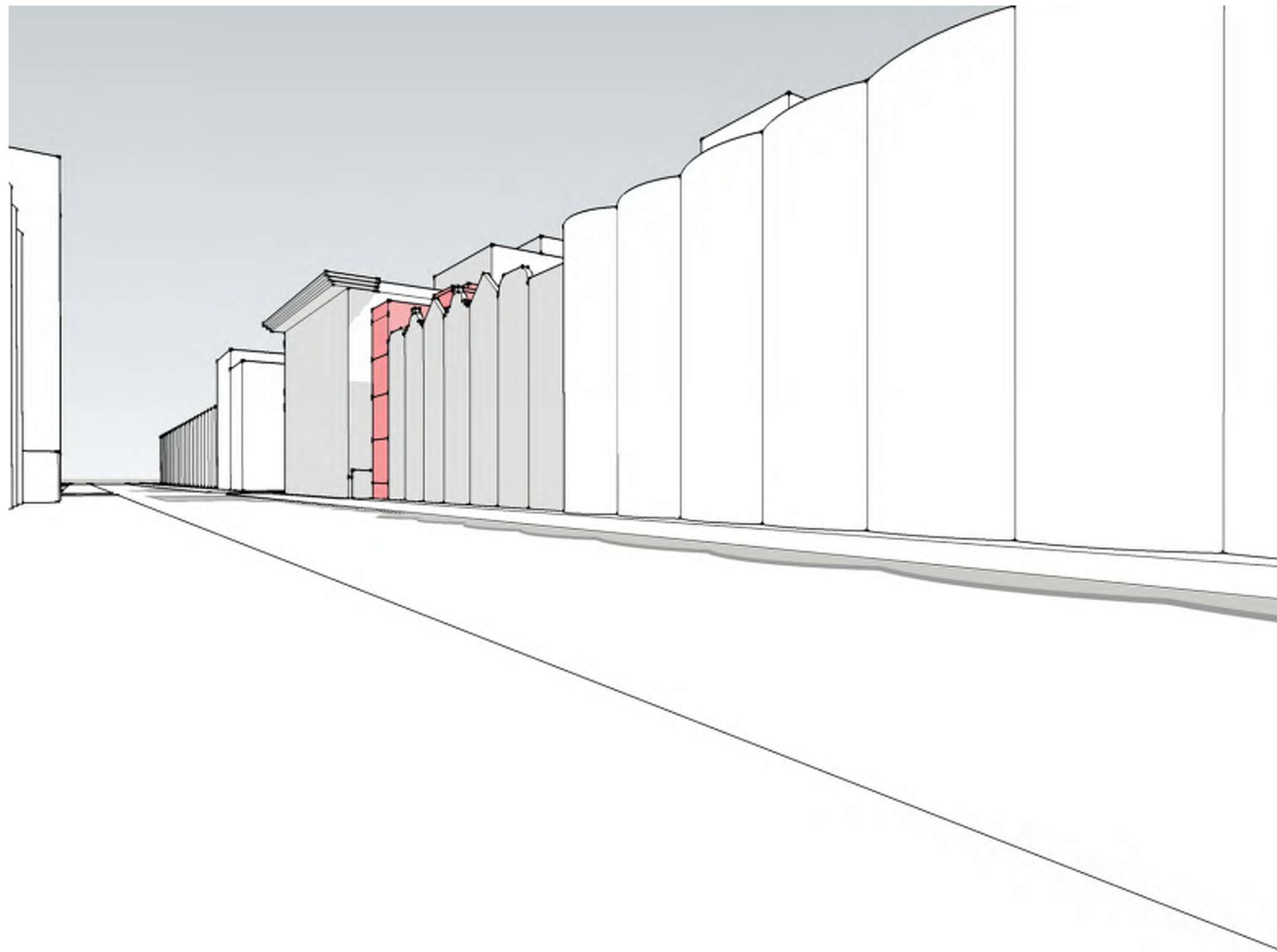
SITE PLAN KEY: VISIBILITY STUDY PERSPECTIVE VIEWS



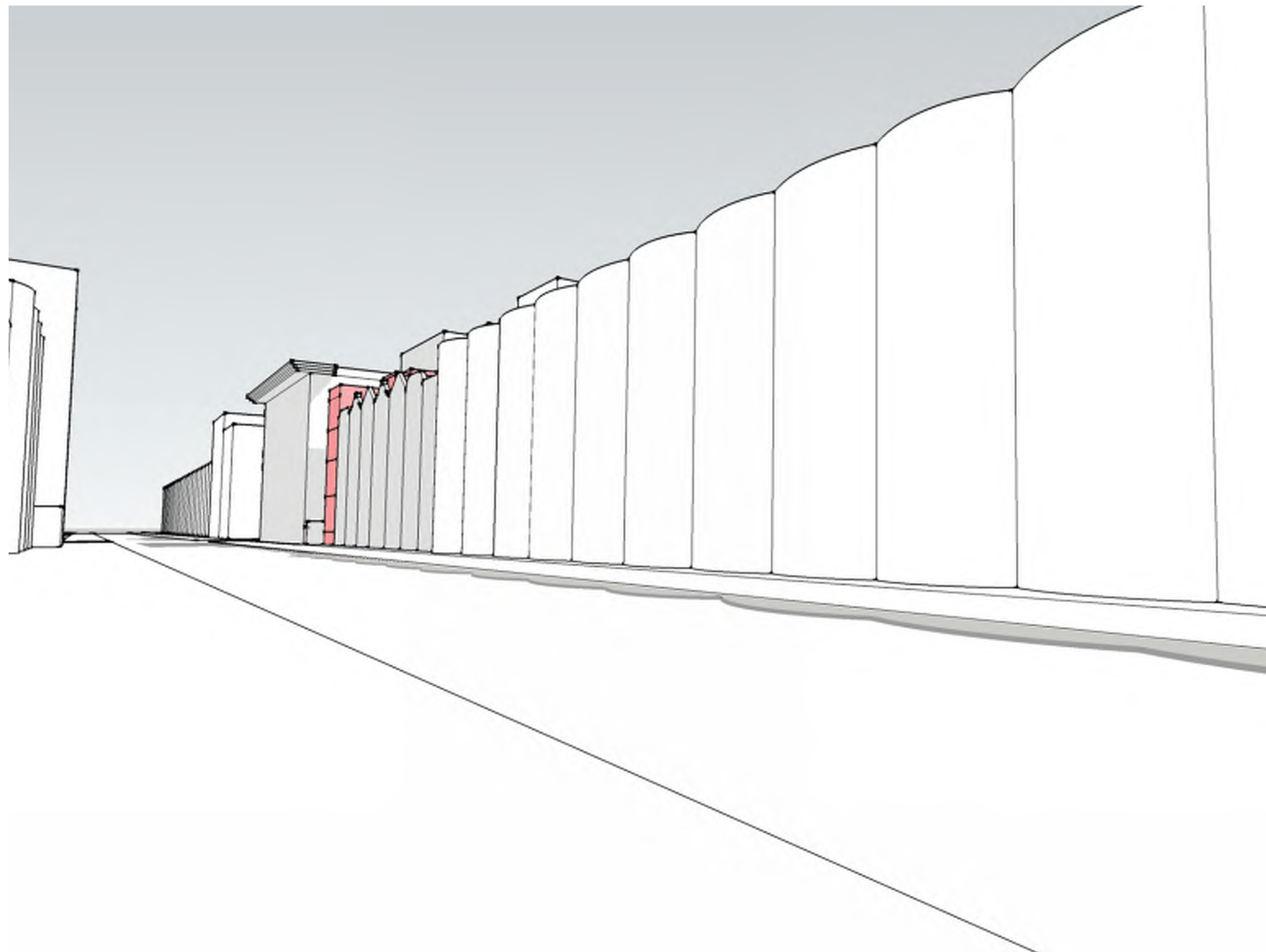
VIEW 6 • 88TH ST LOOKING SOUTHWEST



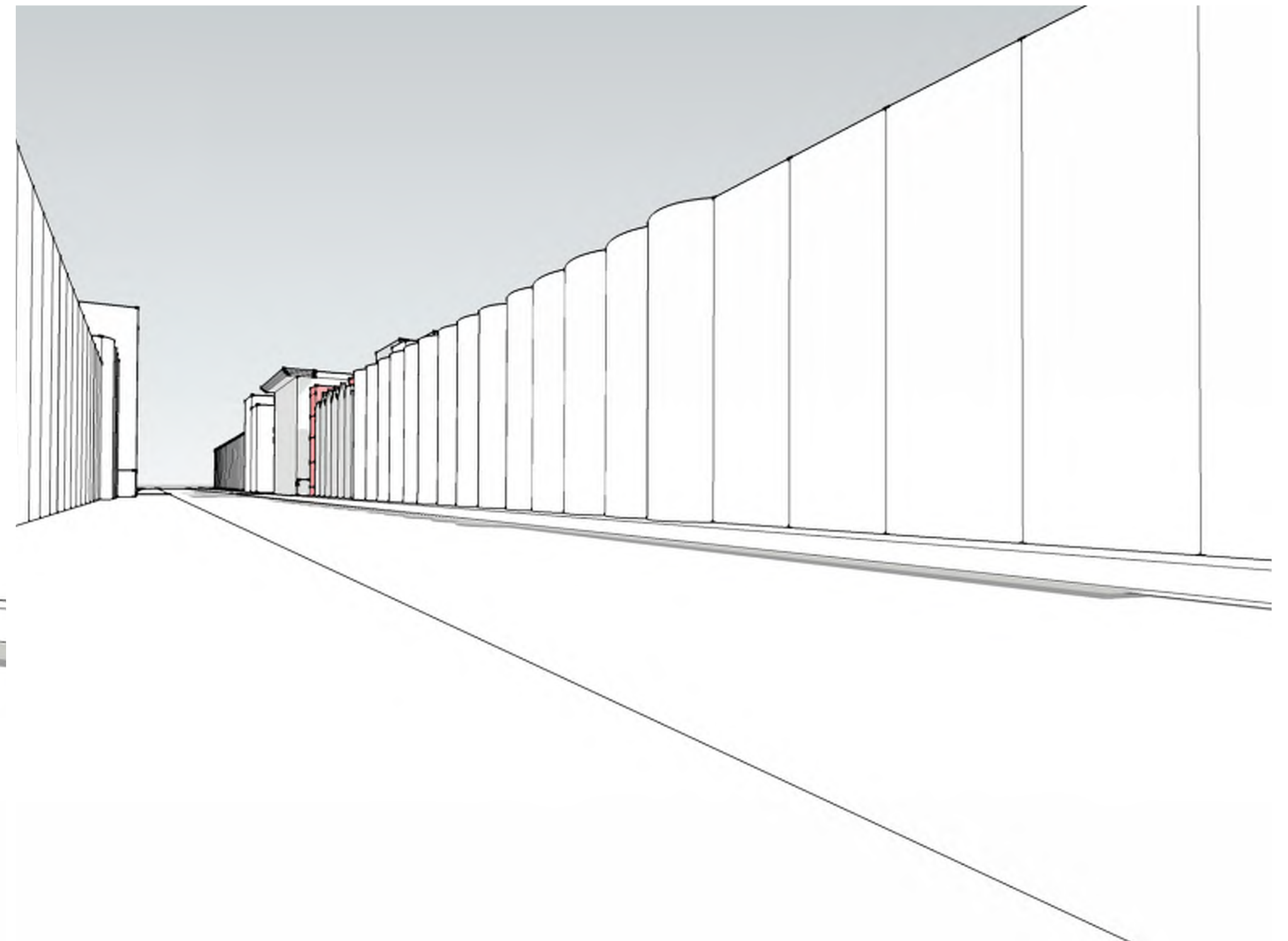
VIEW 7 • 88TH ST LOOKING SOUTH



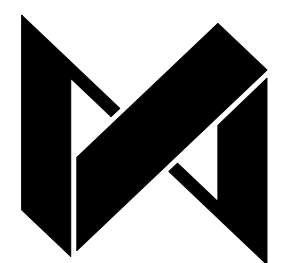
VIEW 8 • 88TH ST LOOKING SOUTHEAST



VIEW 9 • 88TH ST LOOKING SOUTHEAST



VIEW 10 • 88TH ST LOOKING SOUTHEAST



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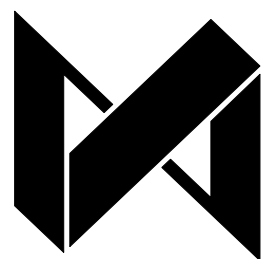
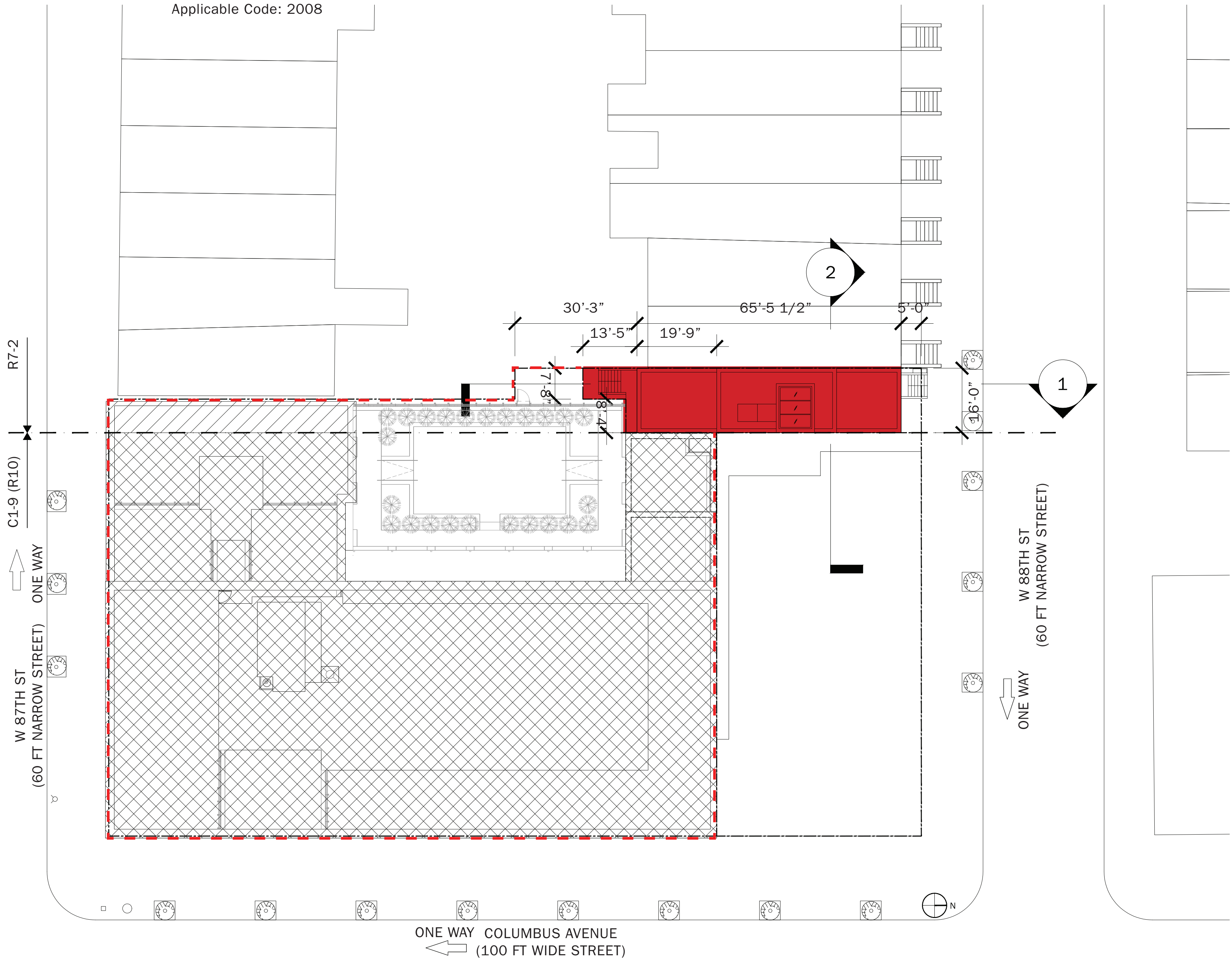
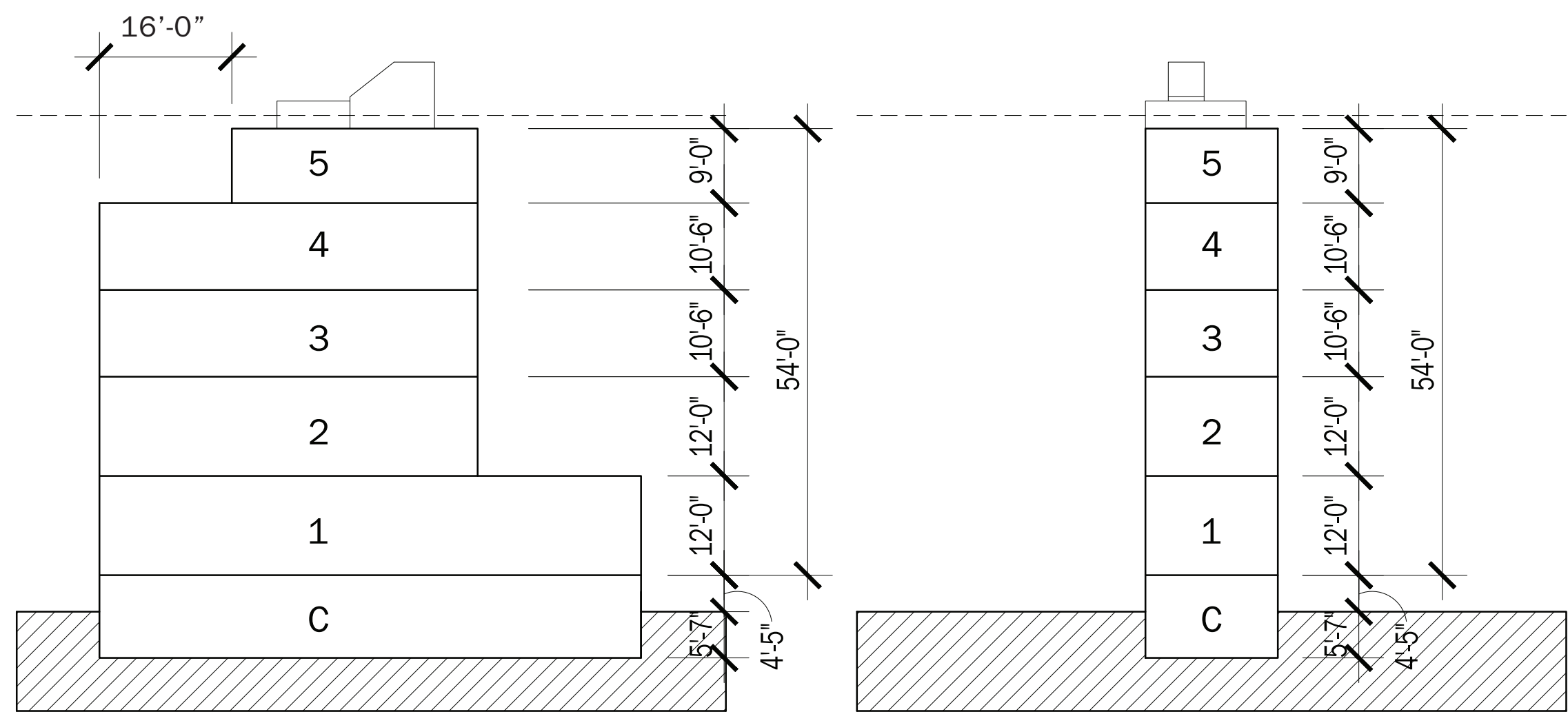
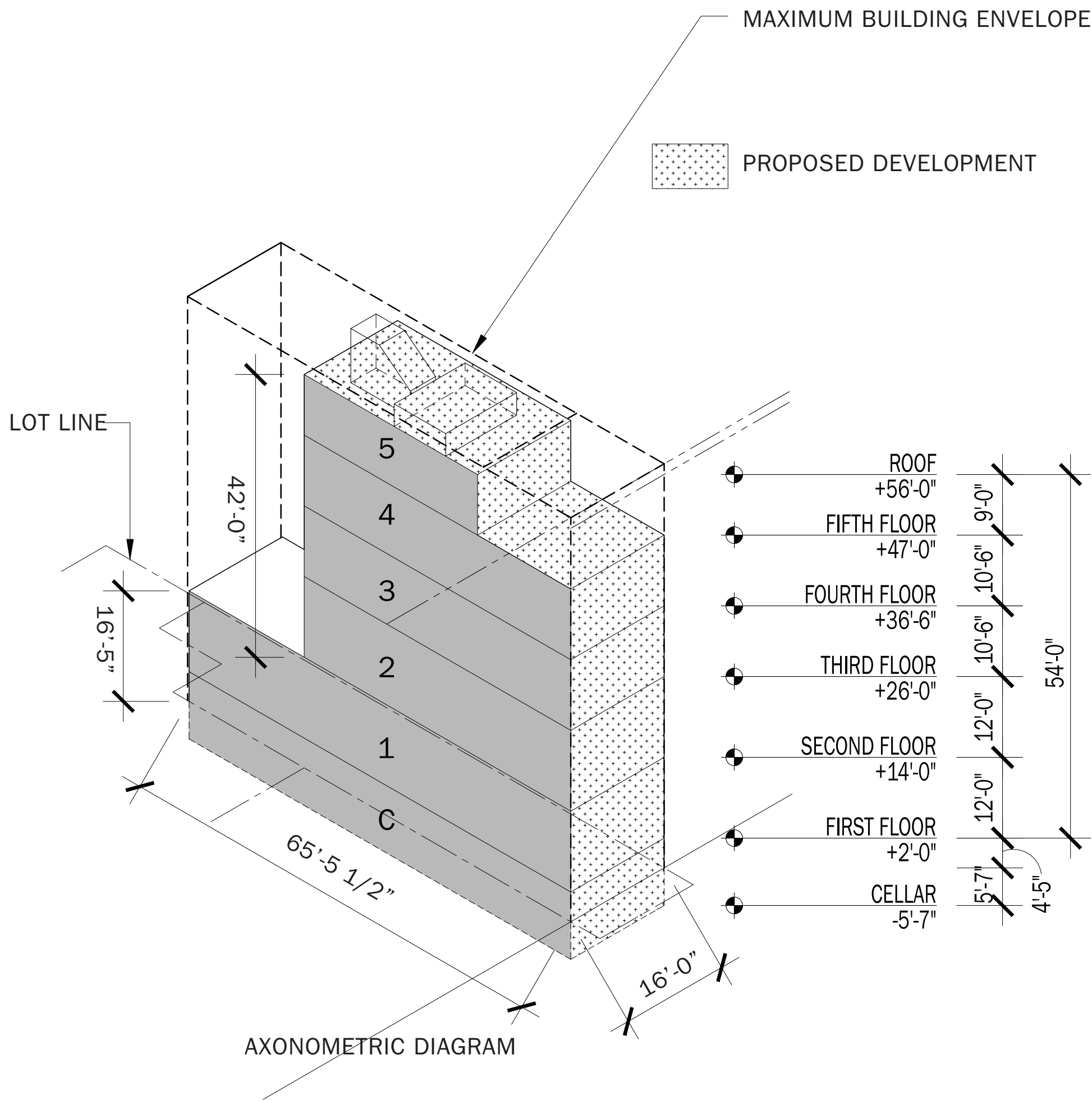
110W88|TOWNHOUSE • VISIBILITY STUDIES

SCALE: AS NOTED
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ZONING ANALYSIS: 110 W 88th Street
LOT(S) INFORMATION

Name: 110 W 88th Street
Location: Zoning Lot at Interior of West 88th street , Corner of West 87th and Columbus Street
Block: 1218
Lot: 129, 29
Lot Type: Interior, Corner
Zoning Map: 5D
Zoning District: C1-9; R7-2
Applicable Code: 2008



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110W88|TOWNHOUSE · ZONING

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