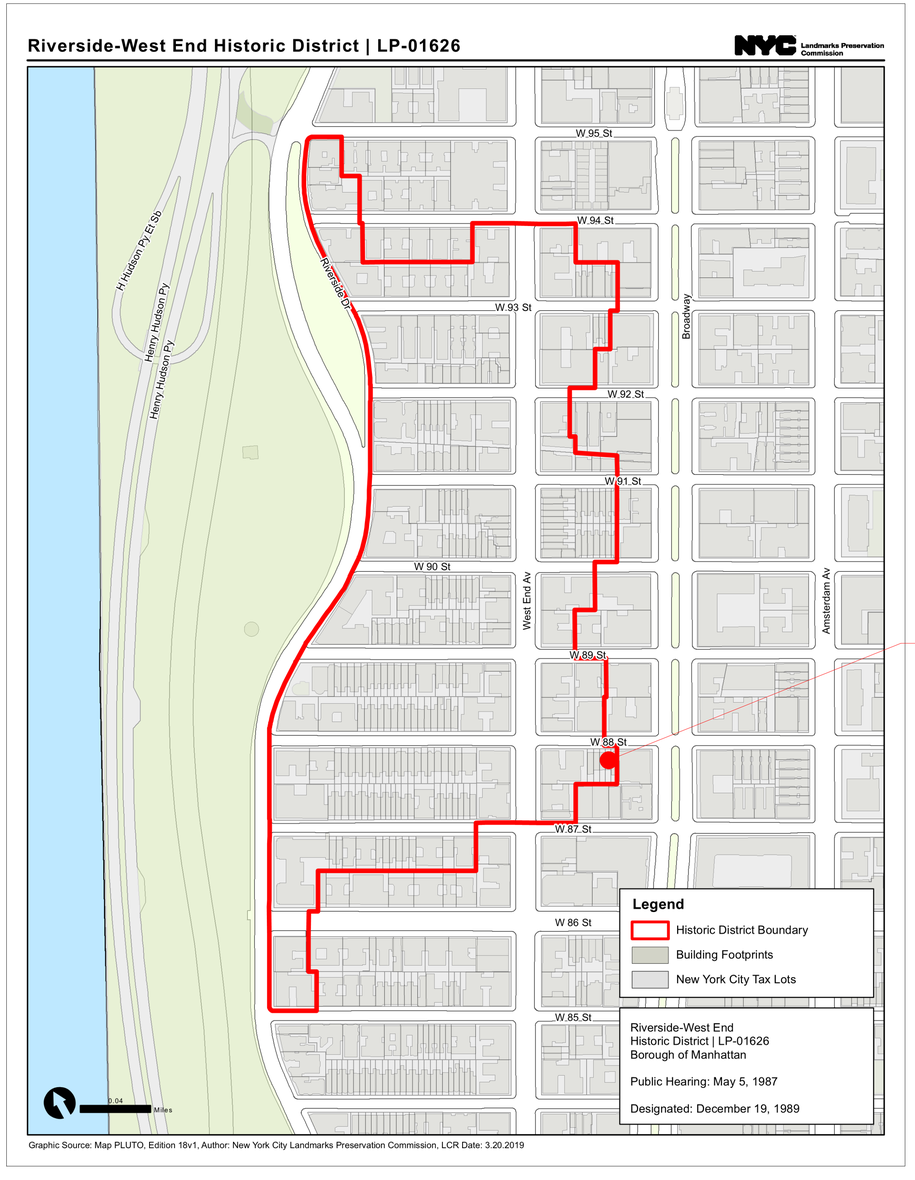
256 WEST 88TH STREET

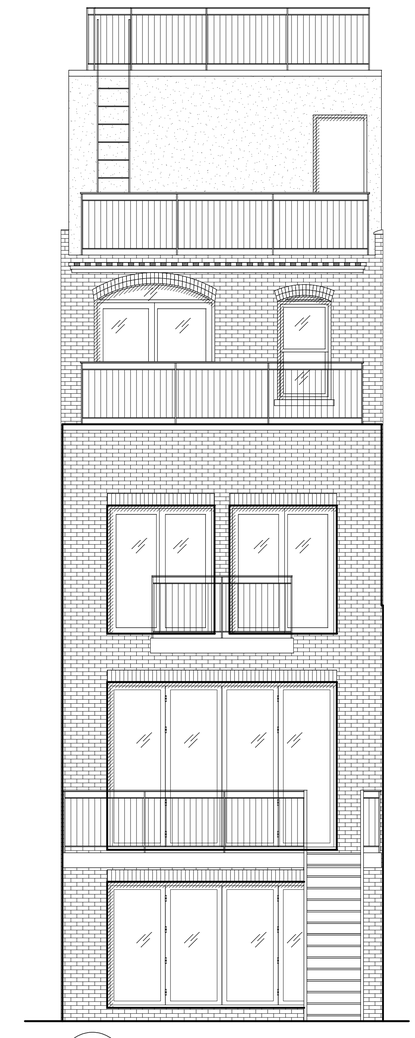
PROPOSED ROOTOP AND REAR ADDITION, AND EXCAVATION



RIVER-SIDE WEST END HISTORIC DISTRICT MAP
(THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)

EXISTING NORTH FACADE

EXISTING SOUTH FACADE



PROPOSED SOUTH ELEVATION

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 03 STATE OF NEW YORK

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

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HISTORIC PRESERVATION CONSULTING, LLC

256 WEST 88TH STREET

STREETSCAPE

SOUTH SIDE OF WEST 88TH STREET, LOOKING EAST

SOUTH SIDE OF WEST 88TH STREET, LOOKING WEST

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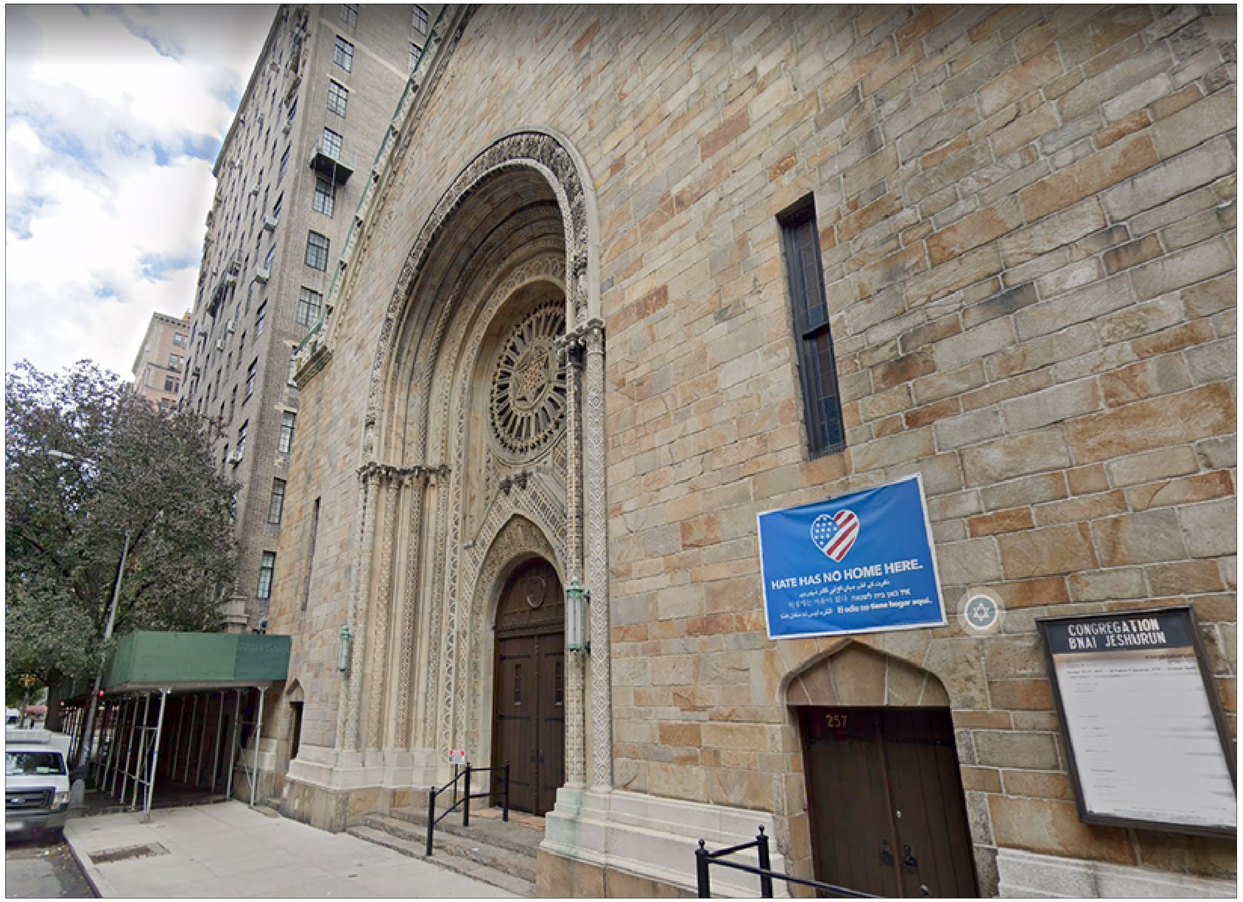
256 WEST 88TH STREET

STREETSCAPE



NORTH SIDE OF WEST 88TH STREET, LOOKING WEST

NORTH SIDE OF WEST 88TH STREET, LOOKING EAST

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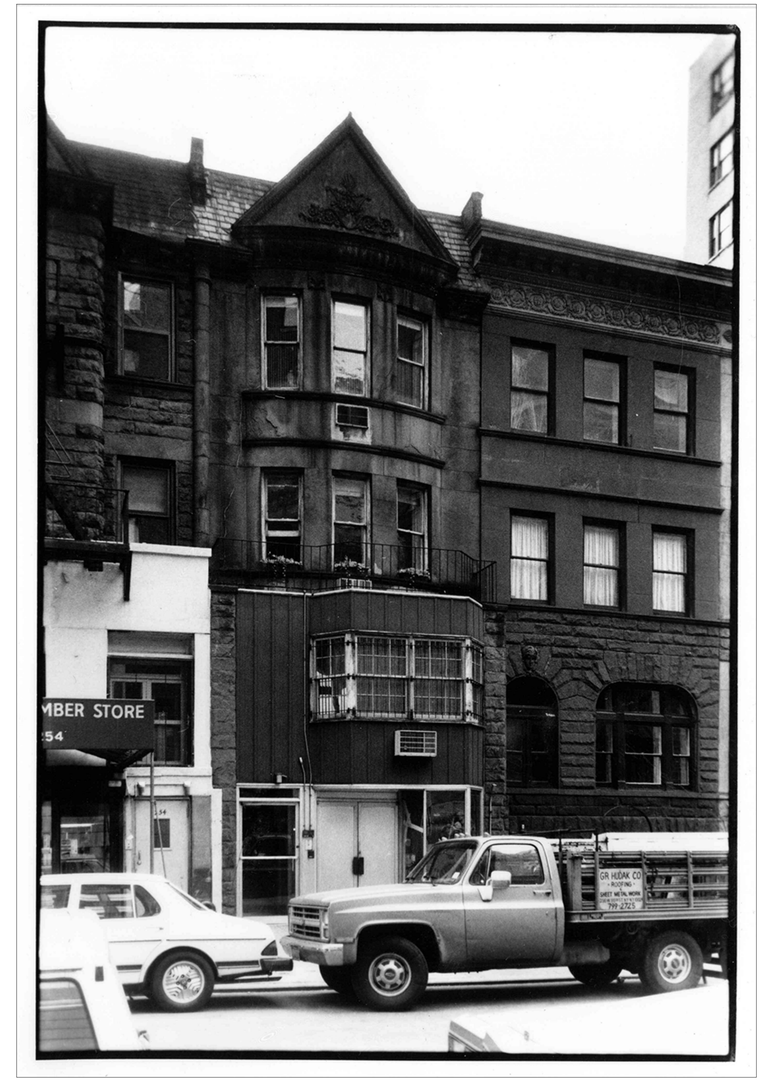
256 WEST 88TH STREET

HISTORIC PHOTOS

1930'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)

1980'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)



1989 LPC DESIGNATION PHOTO (NYC LPC)

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A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

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256 WEST 88TH STREET

EXISTING ROOFTOP

EXISTING ROOF, LOOKING SOUTH

EXISTING ROOF, LOOKING NORTH

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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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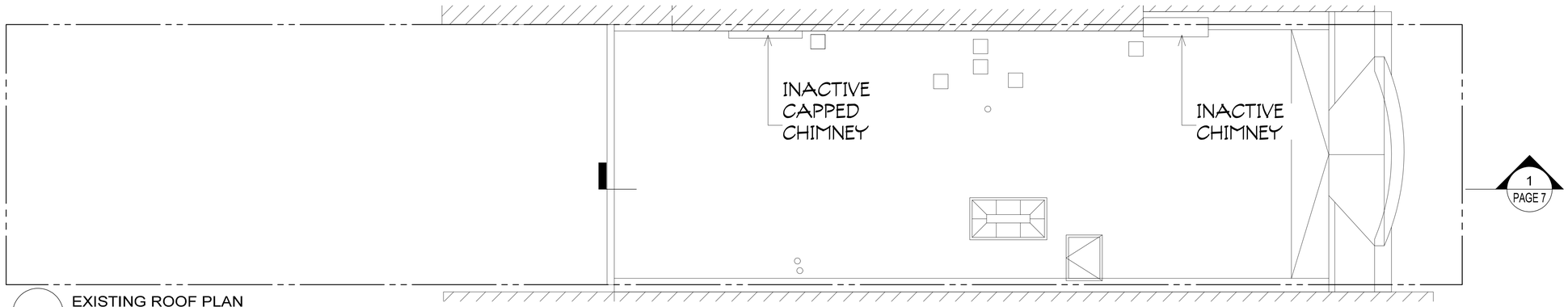
HISTORIC PRESERVATION CONSULTING, LLC

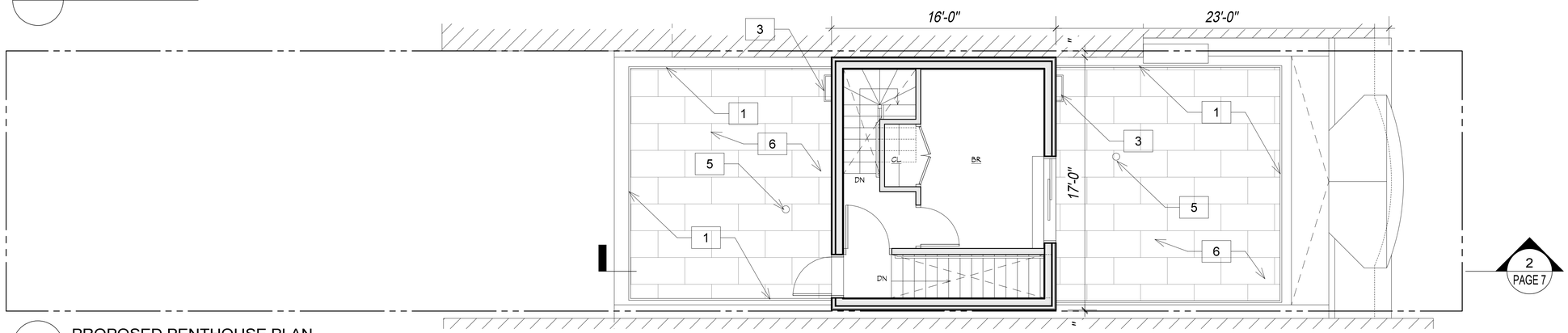
256 WEST 88TH STREET

PROPOSED ROOFTOP ADDITION

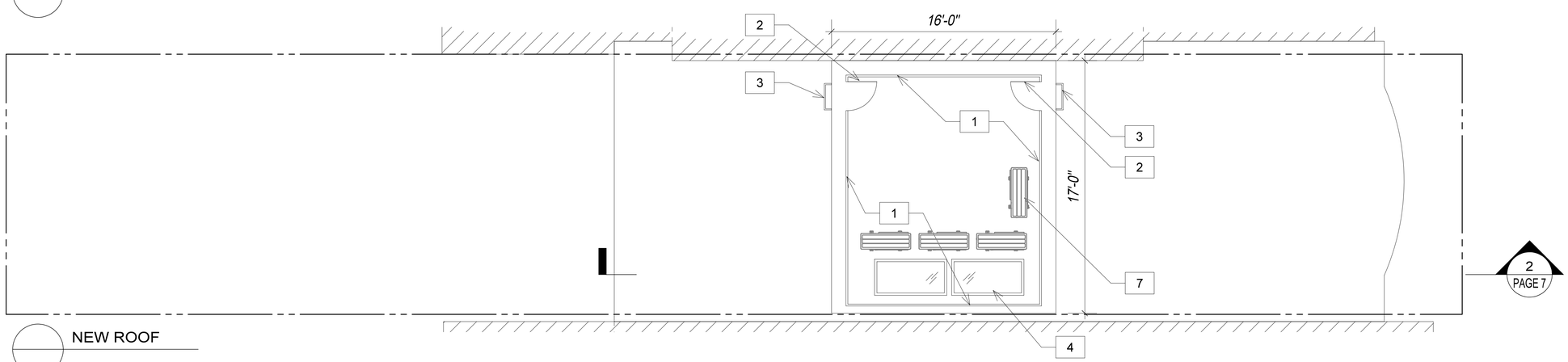
KEYED NOTED
1. NEW MENTAL RAILING
2. METAL GATE
3. NEW STEEL LADDER
4. NEW SKYLIGHT, TYP.
5. VENT STACK
6. RUBBER PAVERS
7. CONDENSER



EXISTING ROOF PLAN



PROPOSED PENTHOUSE PLAN



NEW ROOF

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

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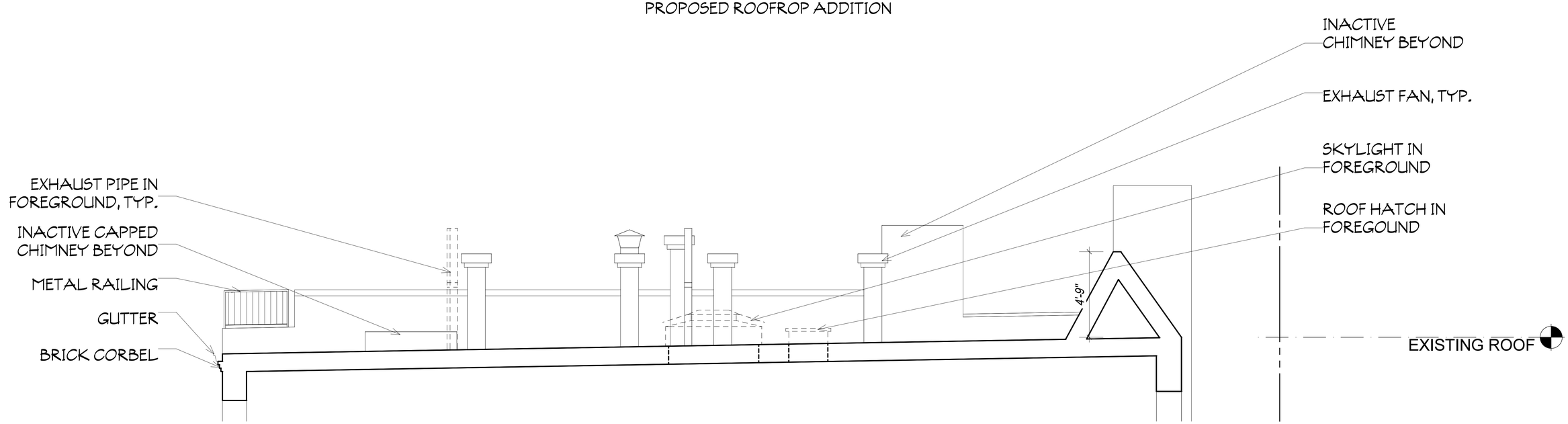
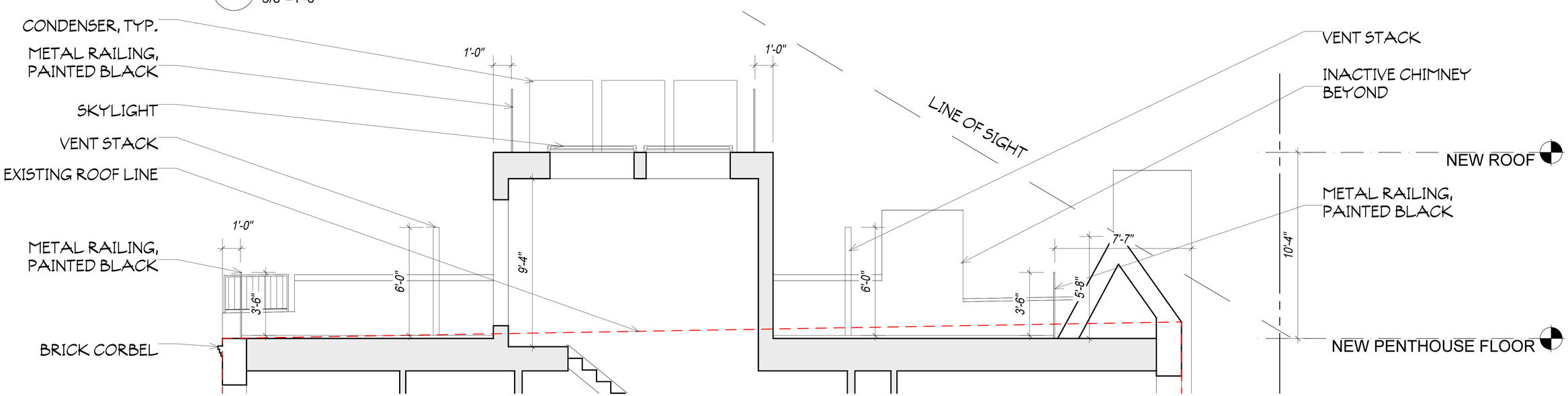
Y:\256 W 88TH ST\PC\REAR EXT & PENTHOUSE\PAGE 6

256 WEST 88TH STREET

PROPOSED ROOFROP ADDITION



1 EXISTING ROOF SECTION
3/8"=1'-0"



2 PROPOSED ROOF SECTION
3/8"=1'-0"

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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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256 WEST 88TH STREET

ROOFTOPS NEXT DOOR

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A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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256 WEST 88TH STREET

MOCK UP PHOTOS

LOOKING @ EAST PARAPET

LOOKING SOUTH EAST

ON 254 LOOKING @ SOUTH PARAPET

ON 254 LOOKING @ EAST PARAPET

ON 254 LOOKING NORTH WEST

ON 254 LOOKING SOUTH WEST

ON 254 LOOKING WEST

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TEL: (212) 779-0257 FAX: (212) 779-9648

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256 WEST 88TH STREET

PHOTOS SHOWING THAT THE MOCK UP IS NOT VISIBLE FROM THE STREET"

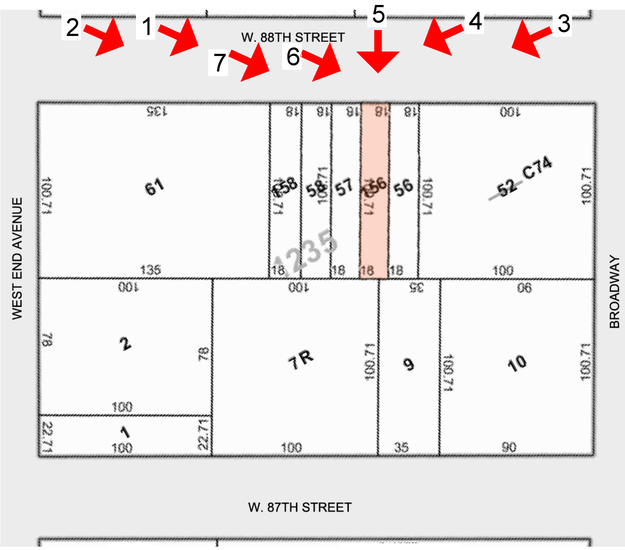

PHOTO KEYED PLAN

1. FROM WEST ON W. 88TH STREET

2. FROM WEST ON W. 88TH STREET

3. FROM EAST ON W. 88TH STREET

4. FROM EAST ON W. 88TH STREET

5. DIRECTLY ACROSS THE STREET ON W. 88TH STREET

6. FROM WEST ON W. 88TH STREET

7. FROM WEST ON W. 88TH STREET

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256 WEST 88TH STREET

EXISTING REAR ELEVATION

256 WEST 88TH STREET, EXISTING REAR ELEVATION

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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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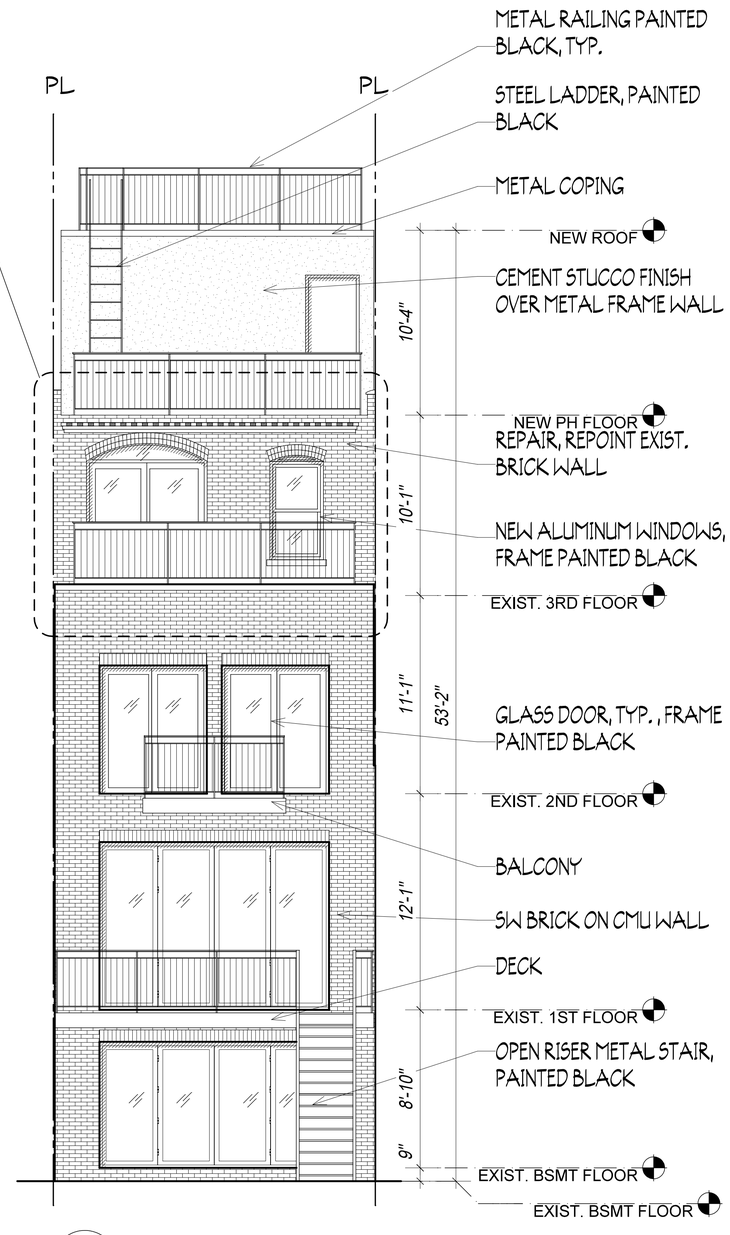
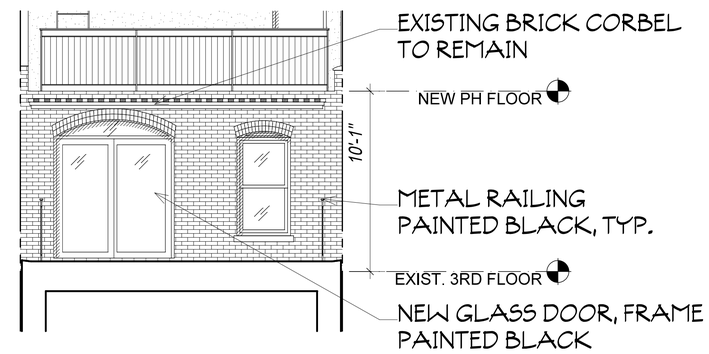
256 WEST 88TH STREET

PROPOSED REAR ADDITION

256 WEST 88TH STREET, EXISTING REAR ELEVATION



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



2 PROPOSED SOUTH ELEVATION @ 3RD FLR ROOF
1/4"=1'-0"

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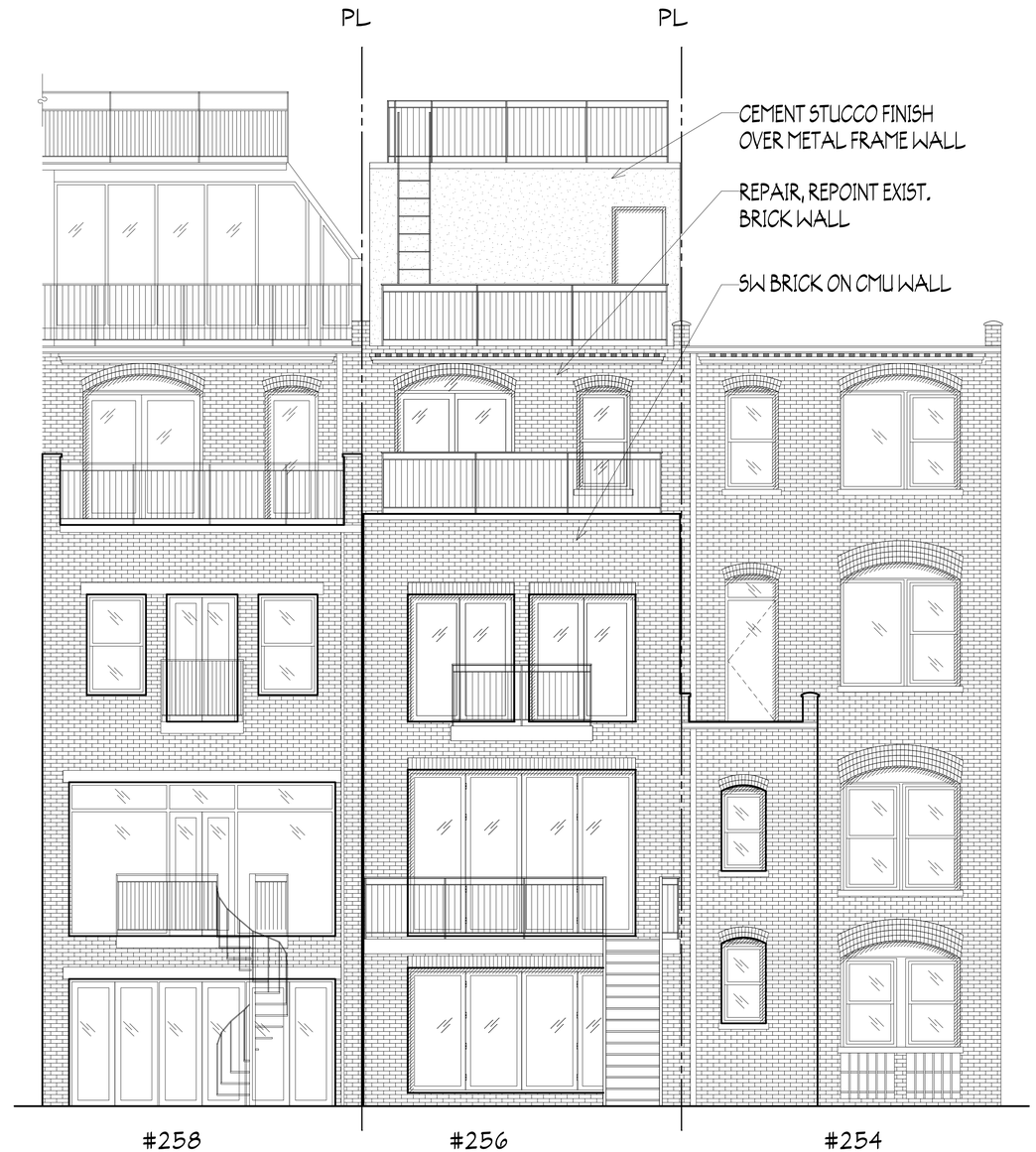
REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 03 STATE OF NEW YORK

Y:\256 W 88TH ST\PC\REAR EXT & PENTHOUSE\PAGE 13

256 WEST 88TH STREET

ISOMETRIC VIEW AND PROPOSED ELEVATION

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



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

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REGISTERED ARCHITECT
CHRISTOPHER T. MENZIUSO
NO. 03
STATE OF NEW YORK

256 WEST 88TH STREET

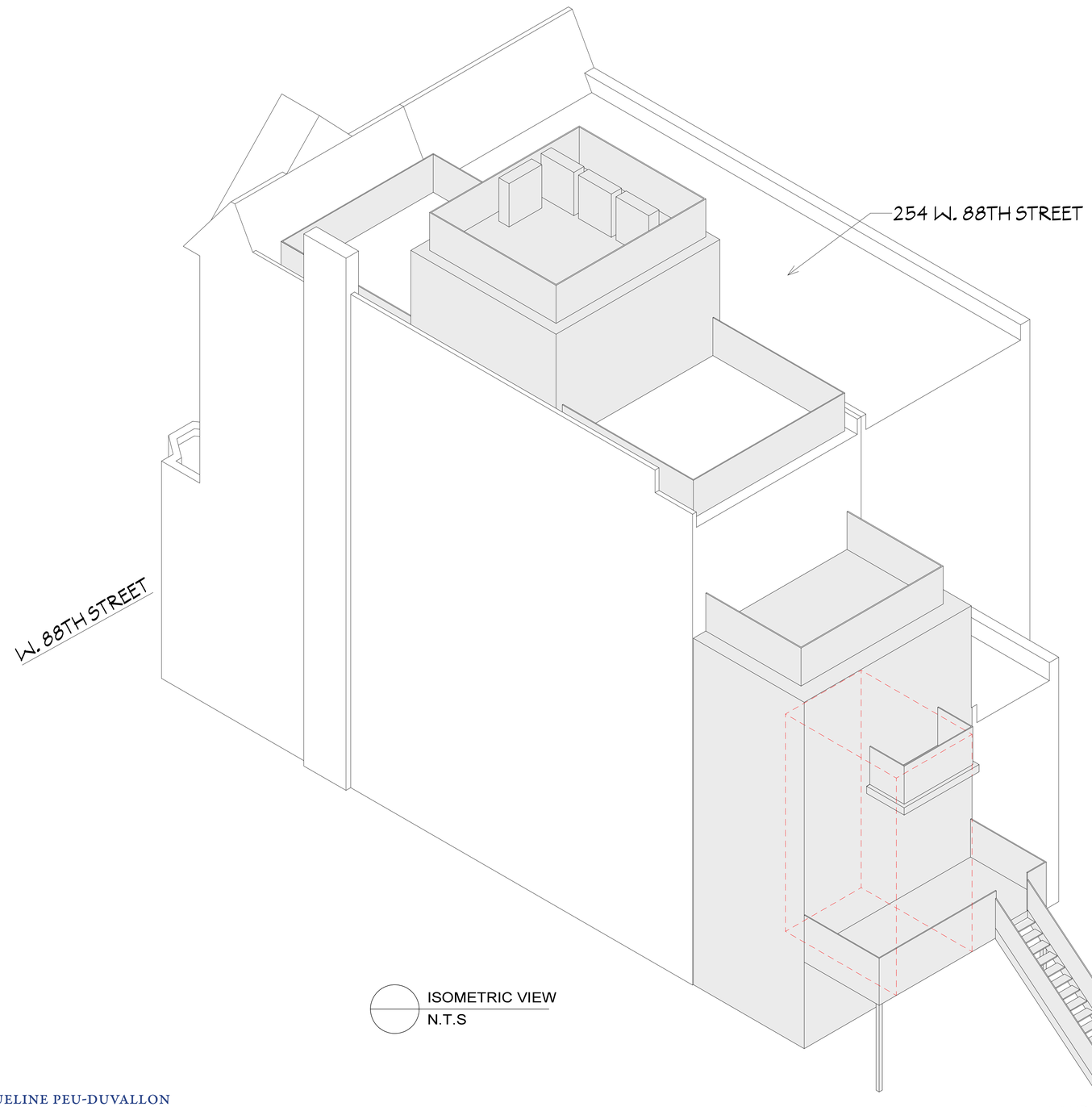
ISOMETRIC VIEW

LEGEND

EXISTING BUILDING

NEW ADDITION/ EXTENSION

EXISTING TO BE REMOVED



ISOMETRIC VIEW
N.T.S

GRASSO-MENZIUSO ARCHITECTS
A.I.A
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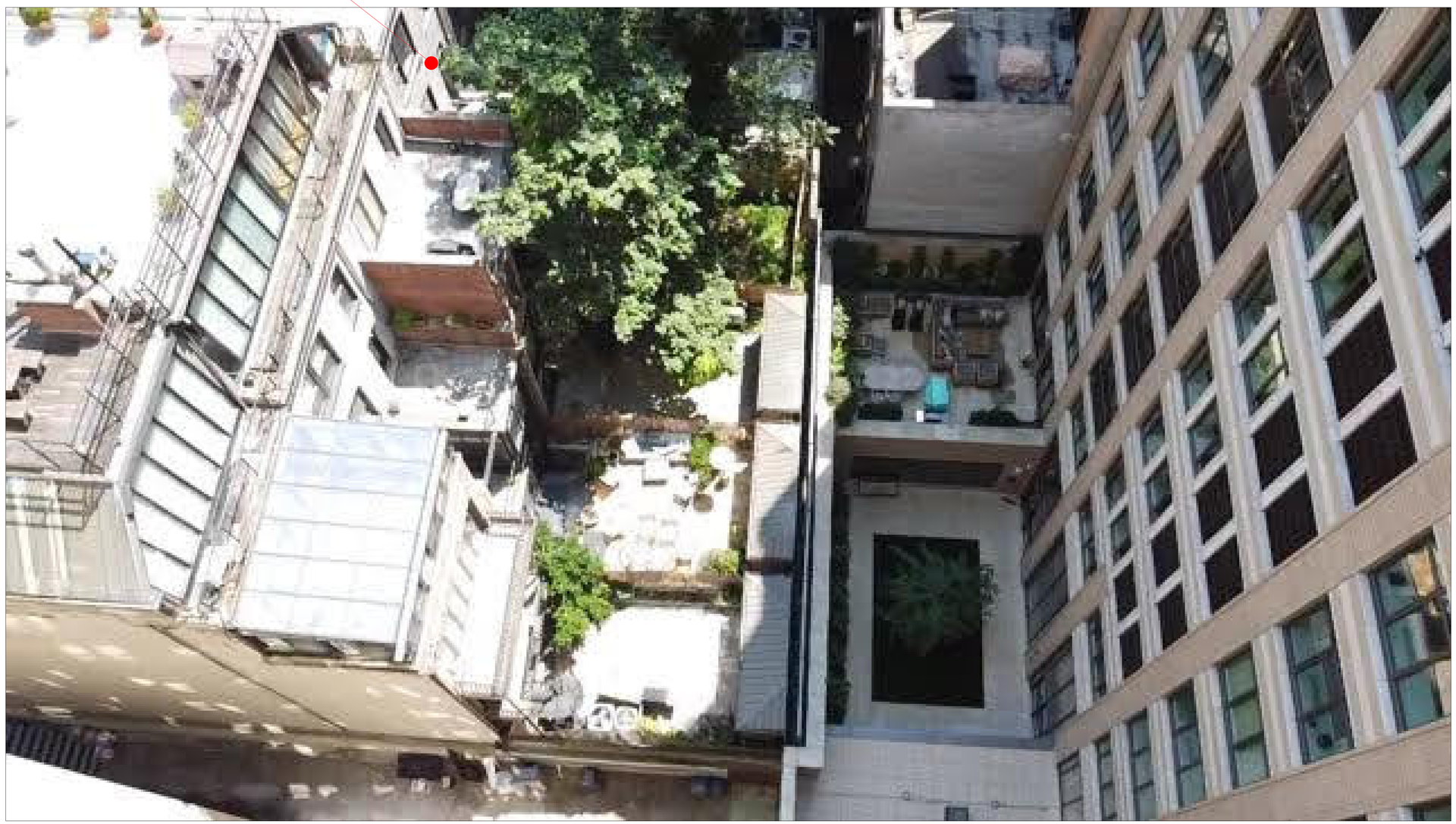
256 WEST 88TH STREET

INTERIOR BLOCK CONDITIONS



REAR ADDITIONS AT THE NEIGHBORING HOUSES TO THE WEST OF 256 WEST 88TH STREET

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

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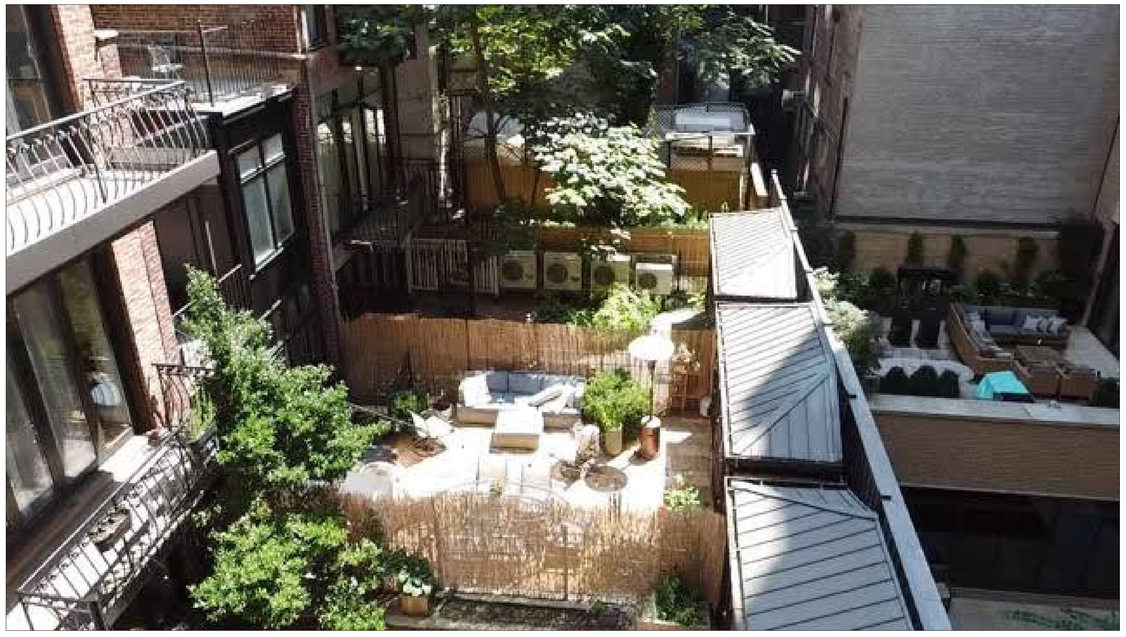
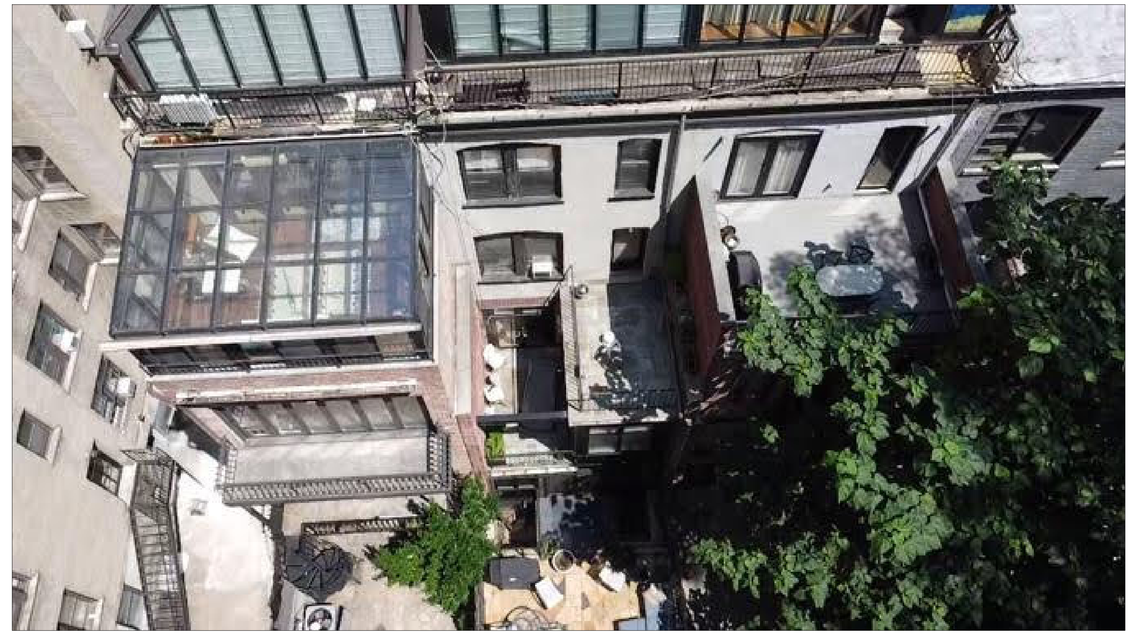
HISTORIC PRESERVATION CONSULTING, LLC

256 WEST 88TH STREET

INTERIOR BLOCK CONDITIONS



INTERIOR BLOCK LOOKING EAST



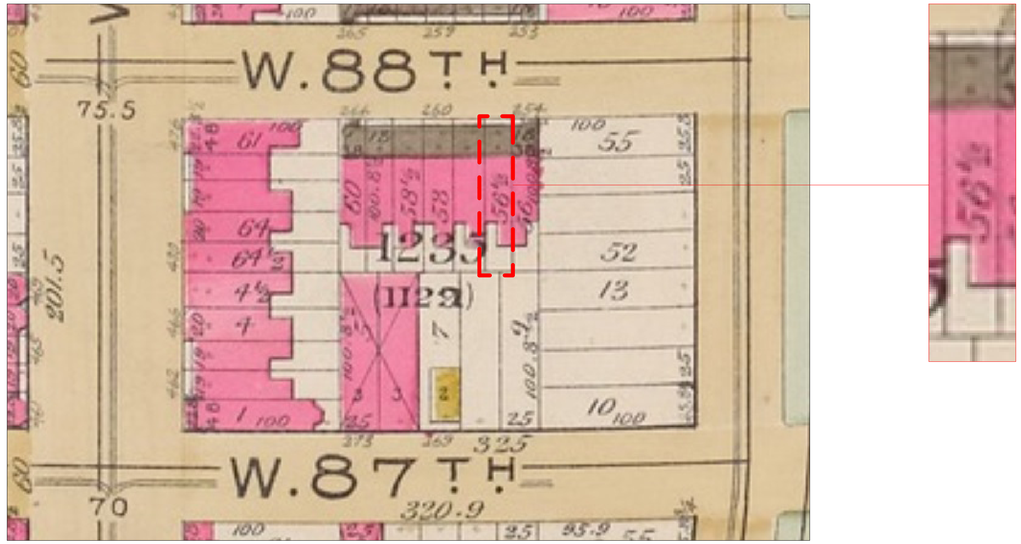
EXISTING REAR ADDITIONS AT ROWHOUSES TO THE WEST

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

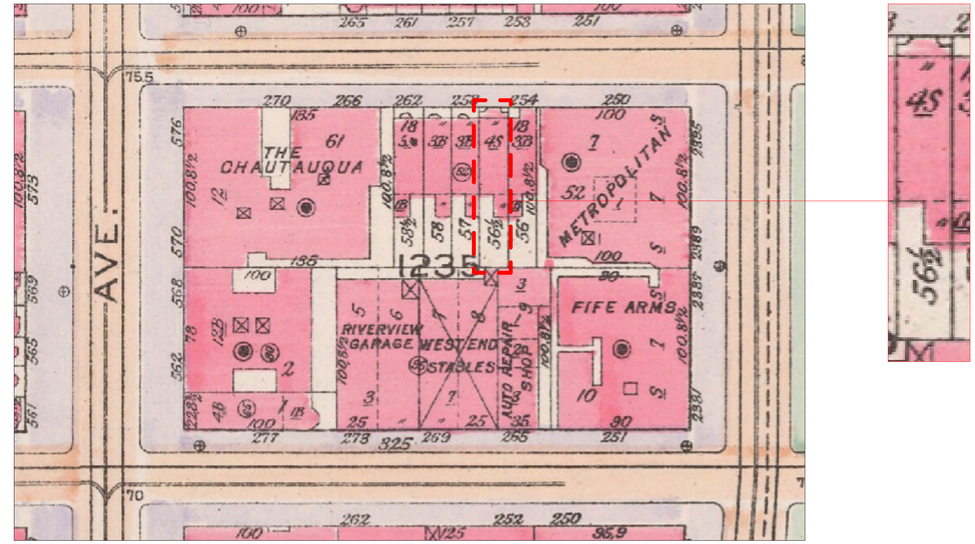
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

256 WEST 88TH STREET

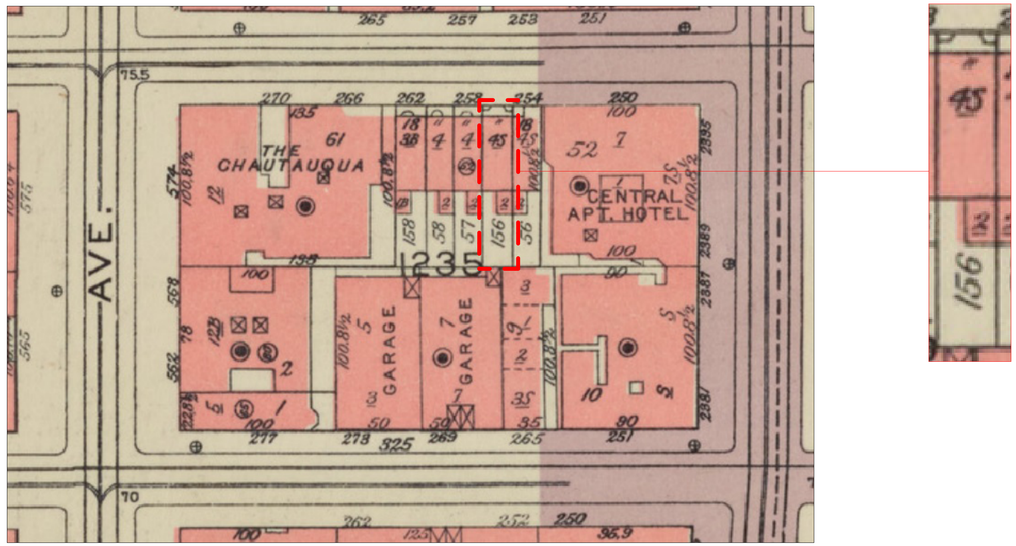
HISTORIC MAPS



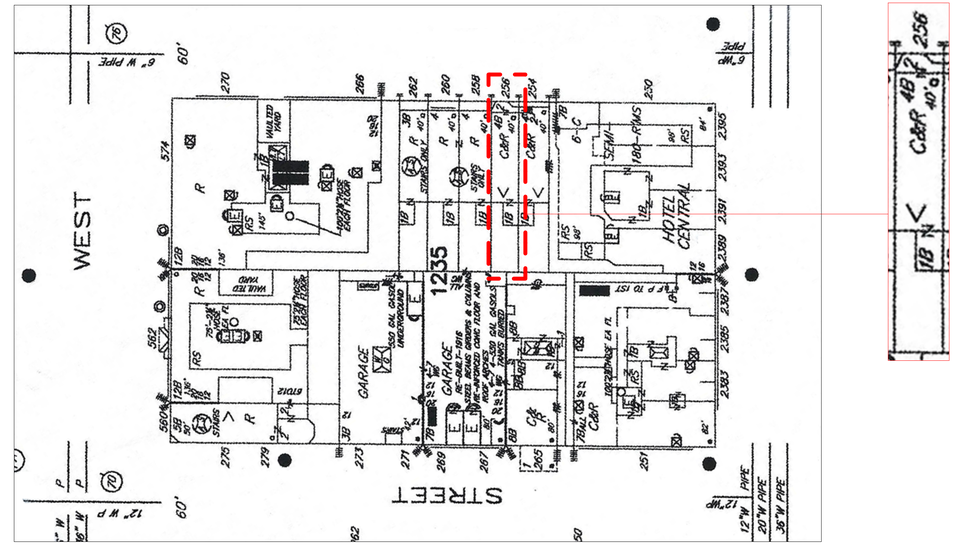
1891 BROMLY MAP



1916 BROMLEY MAP



1955 BROMLEY MAP



2005 SANBORN MAP

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

256 WEST 88TH STREET

EXISTING BLOCK PLAN

EXISTING AS PER 2005 SANBORN MAP

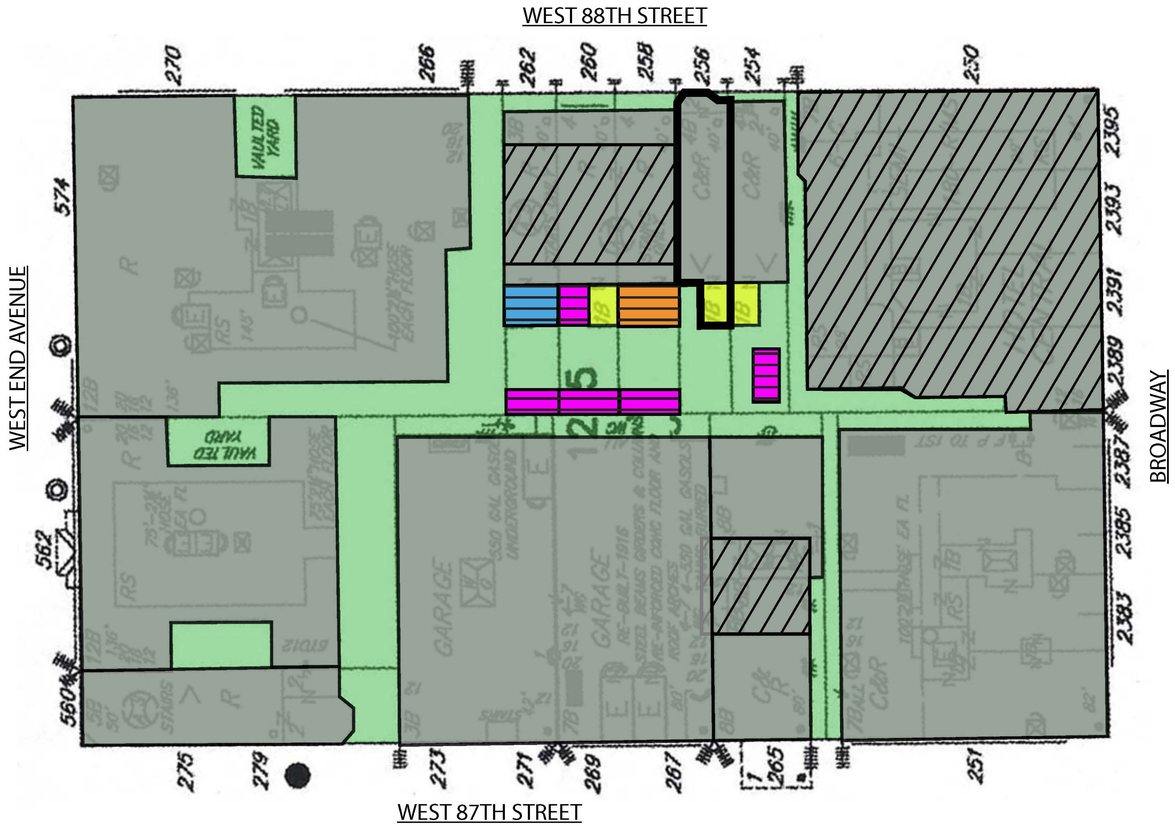
- EXISTING 1 STORY & BASEMENT EXTENSION

EXISTING POST 2005 SANBORN MAP

- EXISTING 1 STORY EXTENSION
- EXISTING 3 STORY EXTENSION
- EXISTING 4 STORY EXTENSION
- EXISTING 1 STORY ROOFTOP ADDITION

LEGEND

- 256 W. 88TH STREET
- EXISTING BUILDINGS
- GREEN SPACE



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REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO NO. 03 STATE OF NEW YORK

256 WEST 88TH STREET

PROPOSED BLOCK PLAN

EXISTING AS PER 2005 SANBORN MAP

- EXISTING 1 STORY & BASEMENT EXTENSION

EXISTING POST 2005 SANBORN MAP

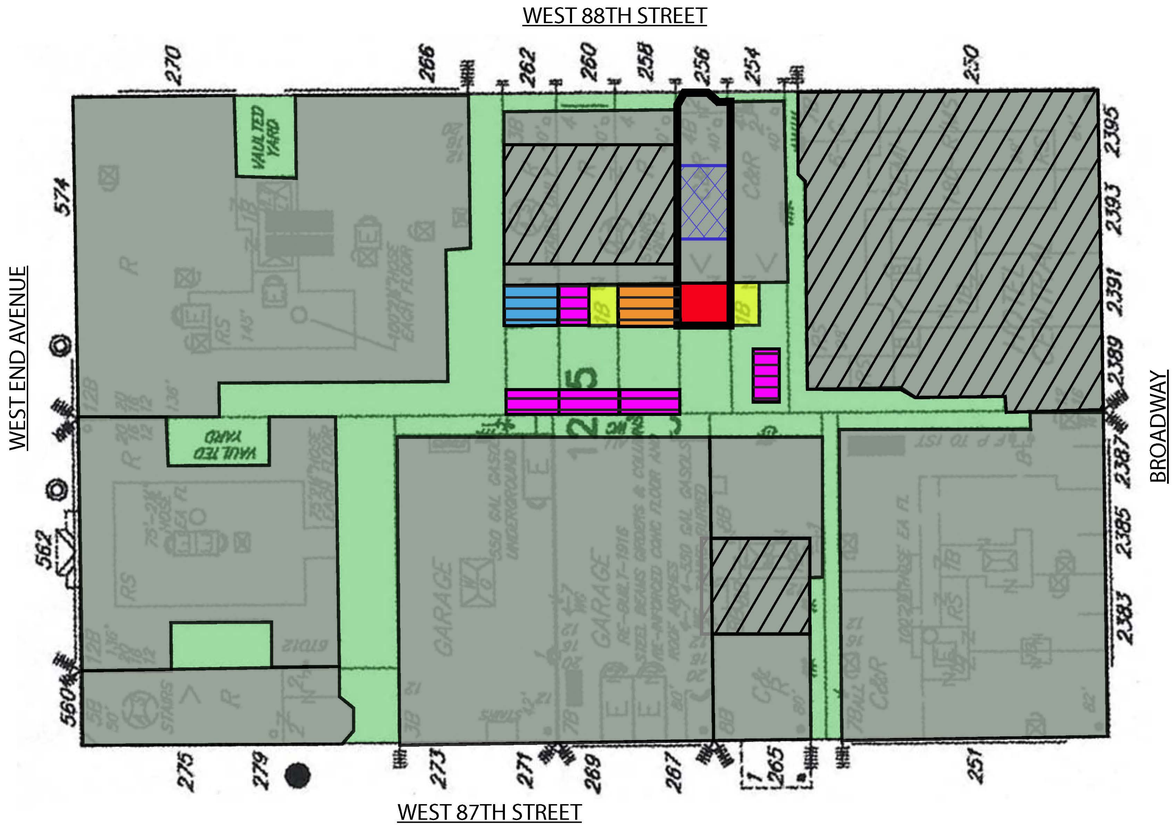
- EXISTING 1 STORY EXTENSION
- EXISTING 3 STORY EXTENSION
- EXISTING 4 STORY EXTENSION
- EXISTING 1 STORY ROOFTOP ADDITION

PROPOSED ADDITION/ EXTENSION

- PROPOSED 3 STORY EXTENSION
- PROPOSED 1 STORY ROOFTOP ADDITION

LEGEND

- 256 W. 88TH STREET
- EXISTING BUILDINGS
- GREEN SPACE



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JACQUELINE PEU-DUVALLON
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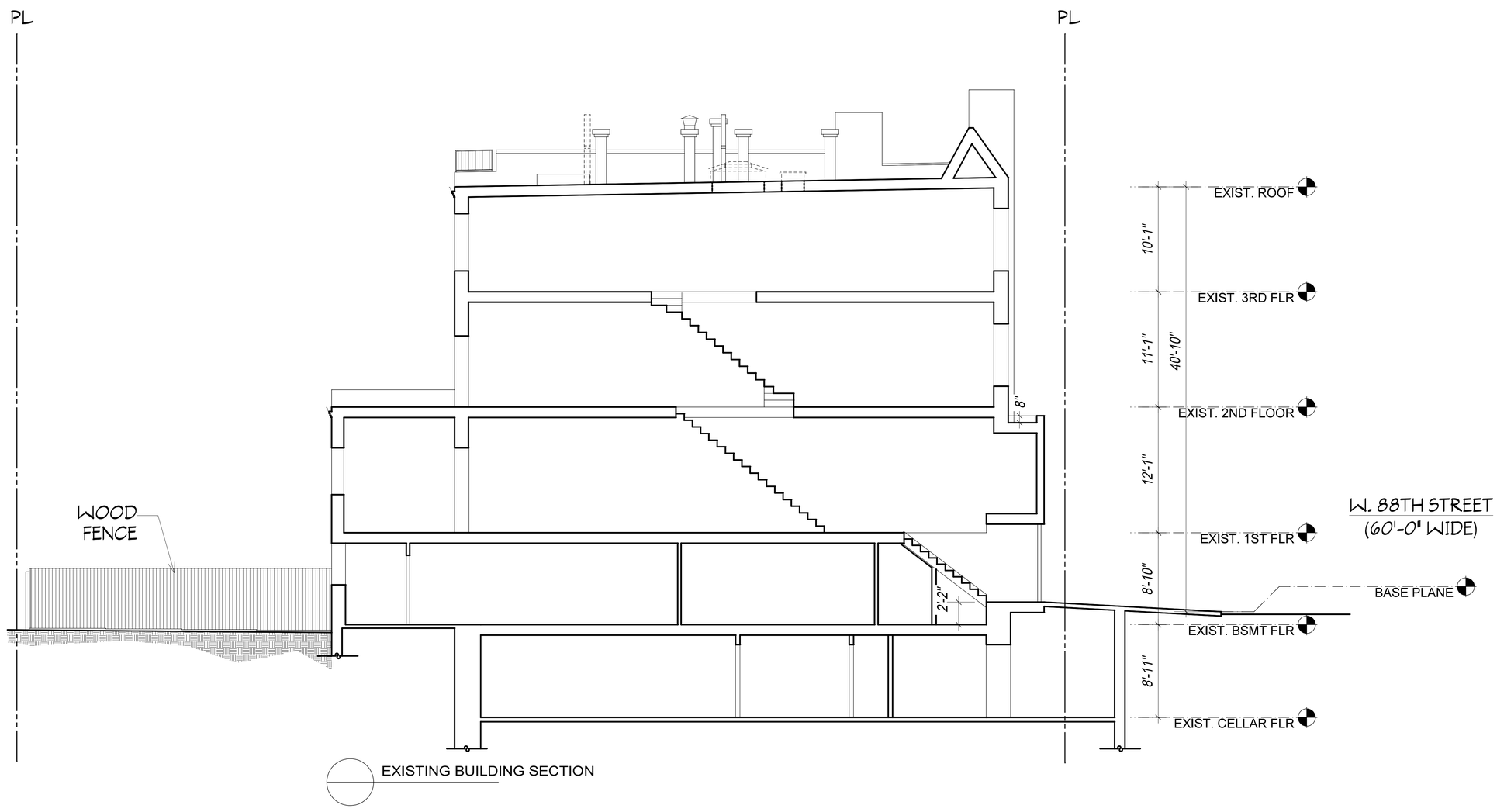
256 WEST 88TH STREET

EXISTING BUILDING SECTION



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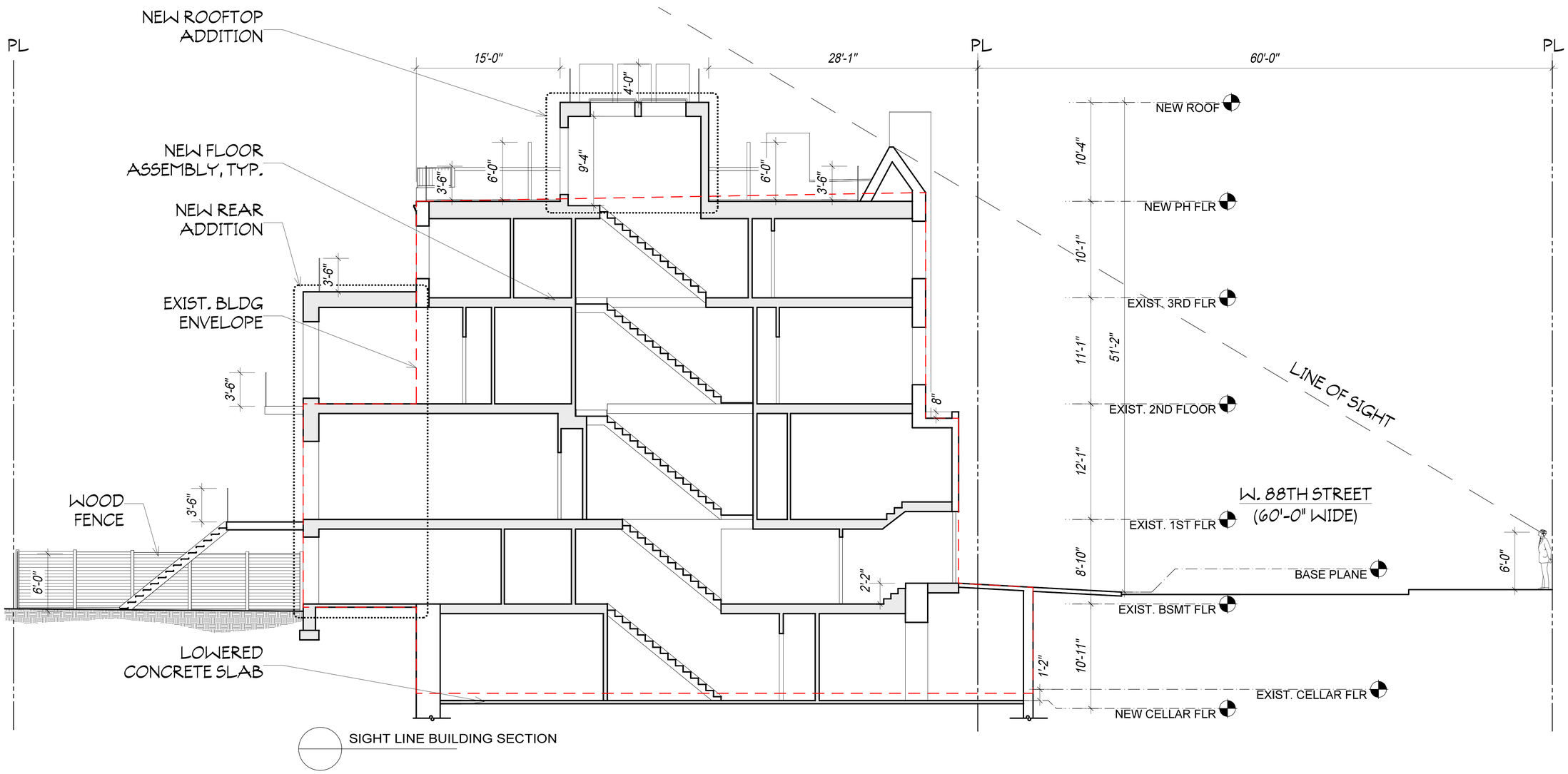
Y:\256 W 88TH ST\LPC\REAR EXT & PENTHOUSE\PAGE 20

256 WEST 88TH STREET

PROPOSED BUILDING SECTION



SIGHT LINE BUILDING SECTION

GRASSO-MENZIUSO ARCHITECTS
A.I.A
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HISTORIC PRESERVATION CONSULTING, LLC

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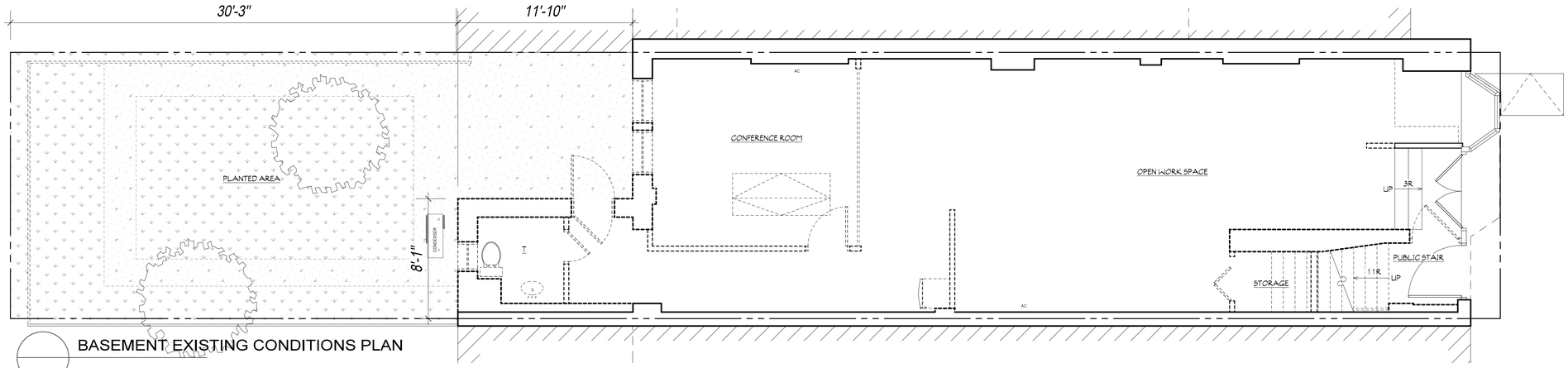
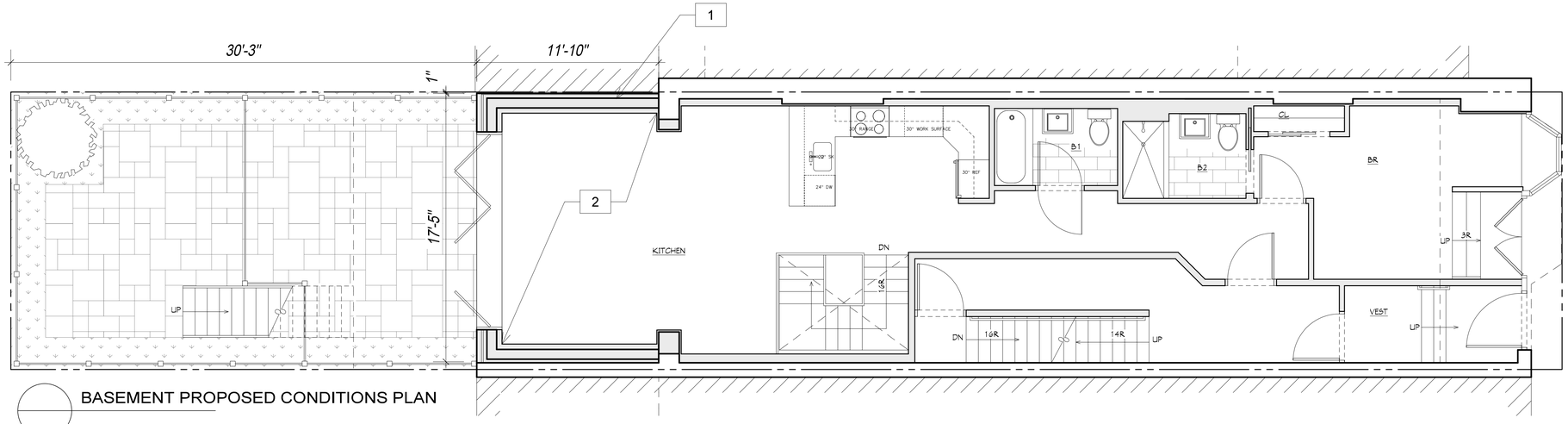
256 WEST 88TH STREET

EXCAVATION AT BASEMENT



BASEMENT EXISTING CONDITIONS PLAN

KEYED NOTED
1. NEW EXTENSION
2. SLAB ON GRADE



BASEMENT PROPOSED CONDITIONS PLAN

GRASSO-MENZIUSO ARCHITECTS
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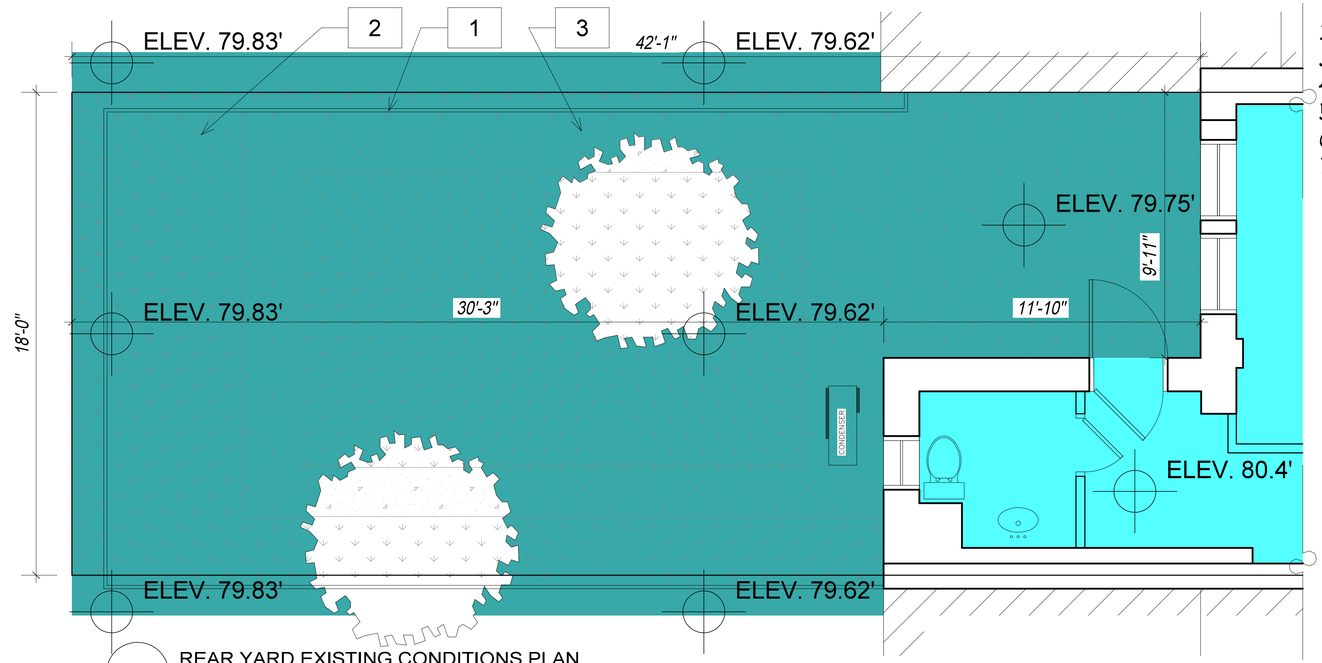
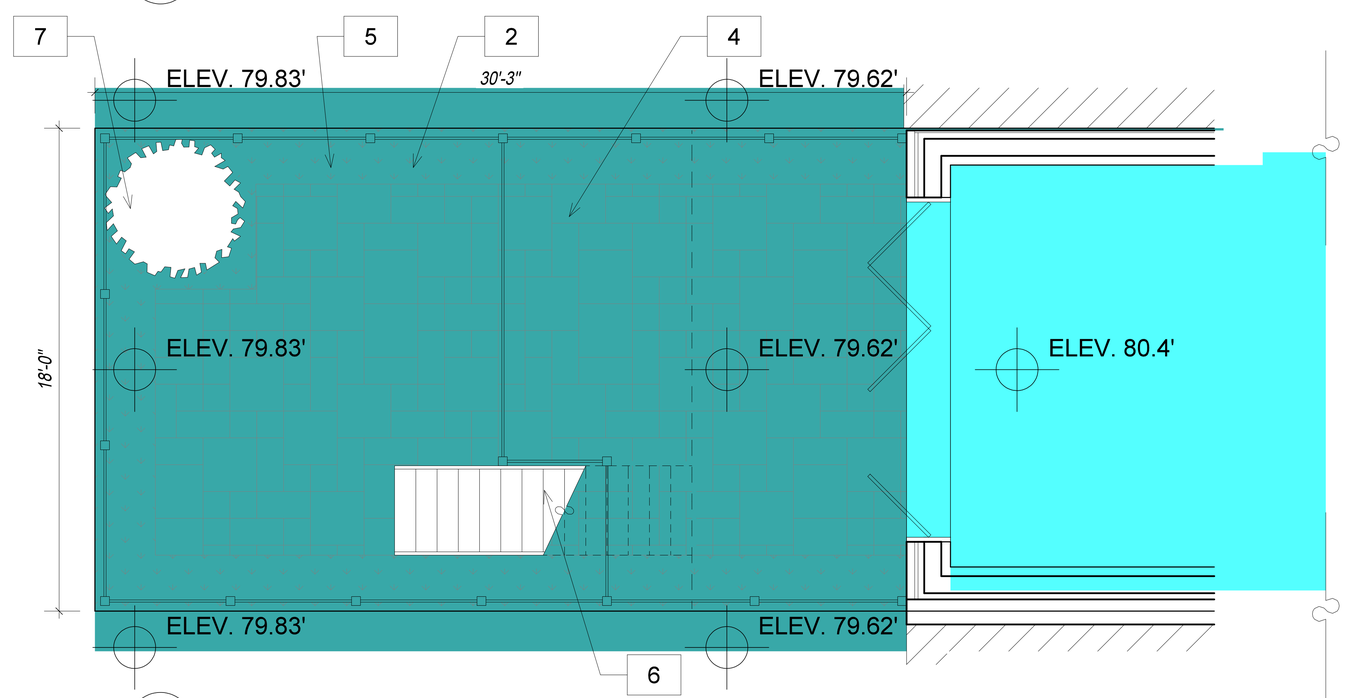
256 WEST 88TH STREET

EXISTING AND PROPOSED REAR YARD CONDITIONS

EXISTING REAR YARD



REAR YARD EXISTING CONDITIONS PLAN
3/8"=1'-0"



REAR YARD PROPOSED CONDITIONS PLAN
3/8"=1'-0"

KEYED NOTED
1. STOCKADE FENCE, TYP.
2. PLANTED AREA
3. CONCRETE PAVEMENT
4. INTERLOCKING PAVERS
5. WOOD FENCE, TYP.
6. METAL STAIR
7. NEW TREE

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO NO. 035 STATE OF NEW YORK

Y:\256 W 88TH ST\LPC\REAR EXT & PENTHOUSE\PAGE 24

APPENDIX

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

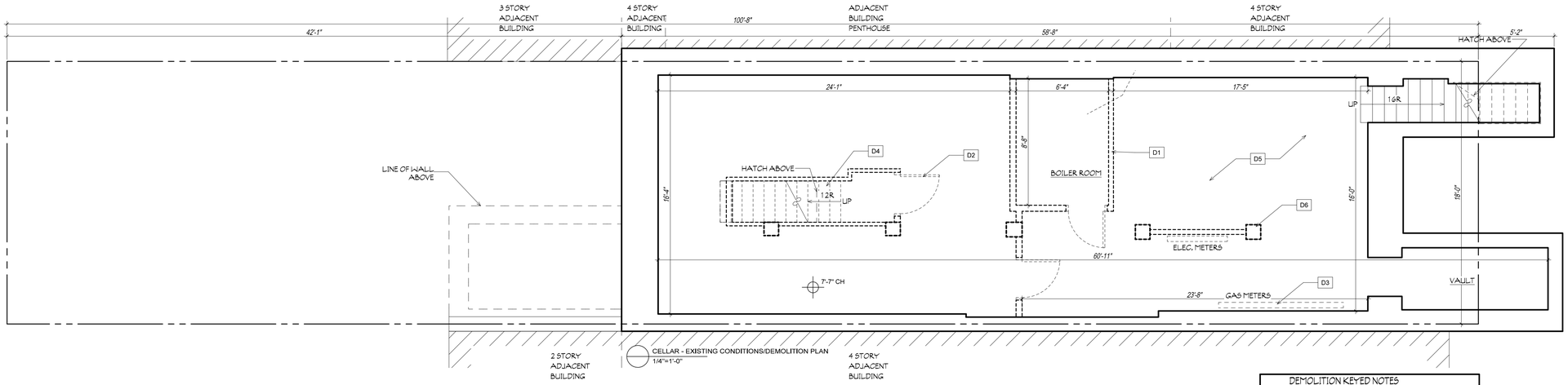
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

Y:\256 W 88TH ST\CD\A-101_CELLAR PLAN

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCD	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

GENERAL NOTES

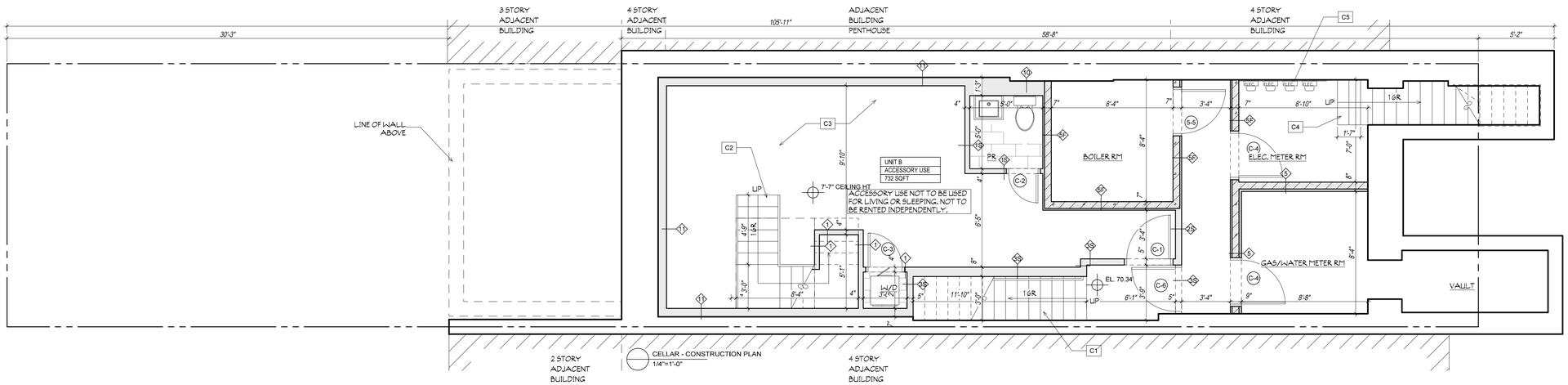
1 . THIS IS A NON-ELEVATOR BUILDING.
2 . SPRINKLERED BUILDING.
3. ALL STRUCTURAL WORK TO BE FILED UNDER SEPARATE APPLICATION.
4. ALL MECHANICAL WORK TO BE FILED UNDER SEPARATE APPLICATION
5. ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION



CELLAR - EXISTING CONDITIONS/DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION KEYED NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D4	STAIR TO BE REMOVED AS PER PLAN, TYP.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.
D6	PIER TO BE REMOVED AS PER PLAN, SEE STRUCT. DWGS

WEST 88TH STREET



CELLAR - CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	STEEL STAIR W/ WOOD TREADS 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C3	NEW CONCRETE SLAB, SEE STRUCT. DWGS
C4	CONCRETE STAIR TO BE EXTENDED
C5	ELECTRICAL METERS, SEE ELEC. DWGS.

NO.	DATE

GRASSO-MENZIUSO ARCHITECTS A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 032... STATE OF NEW YORK

TITLE: CELLAR PLAN	PROJECT NO: 0000
	DATE: 5.21.21
	SCALE: AS NOTED
	DWG BY:
LOCATION: 256 W. 88TH STREET NEW YORK, NEW YORK	A-101.00
	SHEET: 0 OF 0
DOB NOW NO.	

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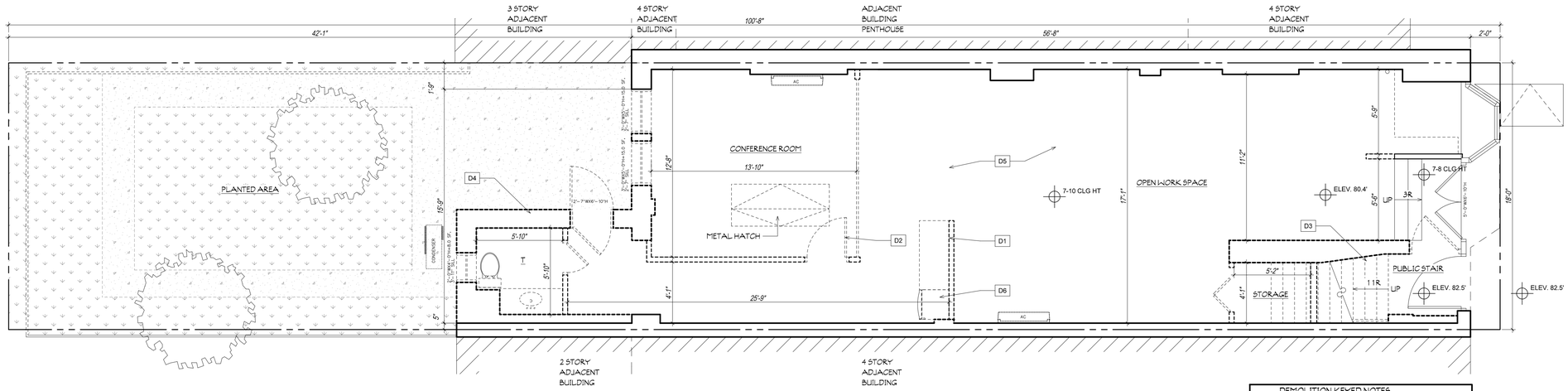
Y:\256 W 88TH ST\CD\A-102_BASEMENT PLAN

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
S/CO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

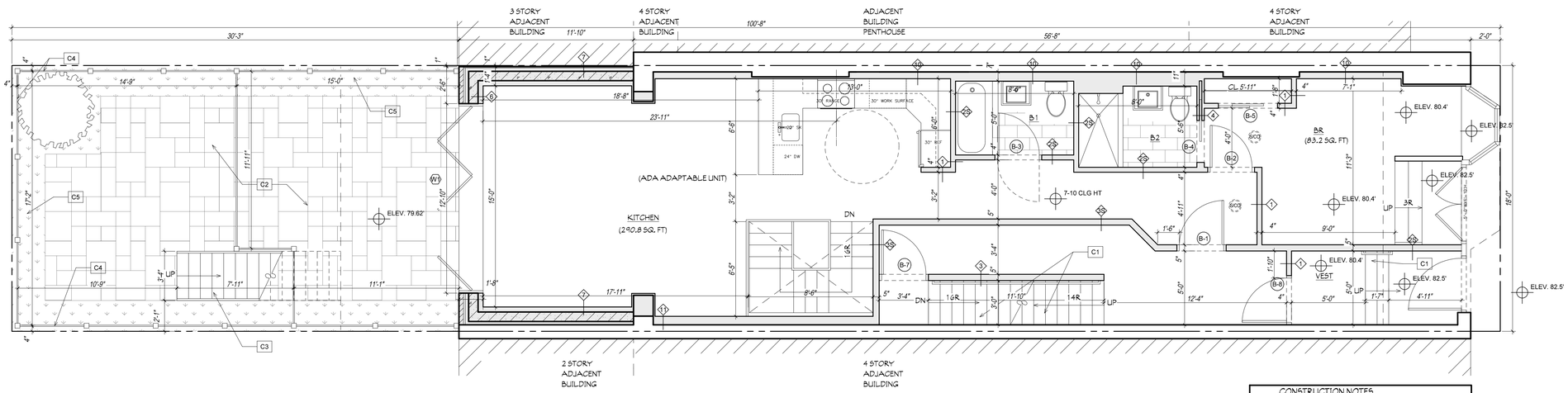


DEMOLITION KEYED NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.
D6	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.
D7	STOREFRONT TO BE REMOVED AS PER PLAN, TYP.

GENERAL NOTES

1 . THIS IS A NON-ELEVATOR BUILDING.
2 . SPRINKLERED BUILDING.
3. ALL STRUCTURAL WORK TO BE FILED UNDER SEPARATE APPLICATION.
4. ALL MECHANICAL WORK TO BE FILED UNDER SEPARATE APPLICATION
5. ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION

WEST 88TH STREET



INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
B	BR	83.2	8.3	4.1	37.5	18.7
	KITCHEN	290.8	29	14.5	73.4	34.1
REQUIRED LIGHT = 10% REQUIRED AIR = 5%						

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	INTERLOCKING PAVERS
C3	NEW STEEL STAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C4	NEW 6'-0" HIGH COMPOSITE FENCE
C5	PLANTED AREA
C6	METAL RAILING
C7	TILE FLOORING
C8	
C9	

NO.	DATE

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 031 STATE OF NEW YORK

TITLE:
BASEMENT PLAN

LOCATION:
256 W. 88TH STREET
NEW YORK, NEW YORK

DOB NOW NO.

PROJECT NO:	0000
DATE:	5.21.21
SCALE:	AS NOTED
DWG BY:	
SHEET:	A-102.00
	0 OF 0

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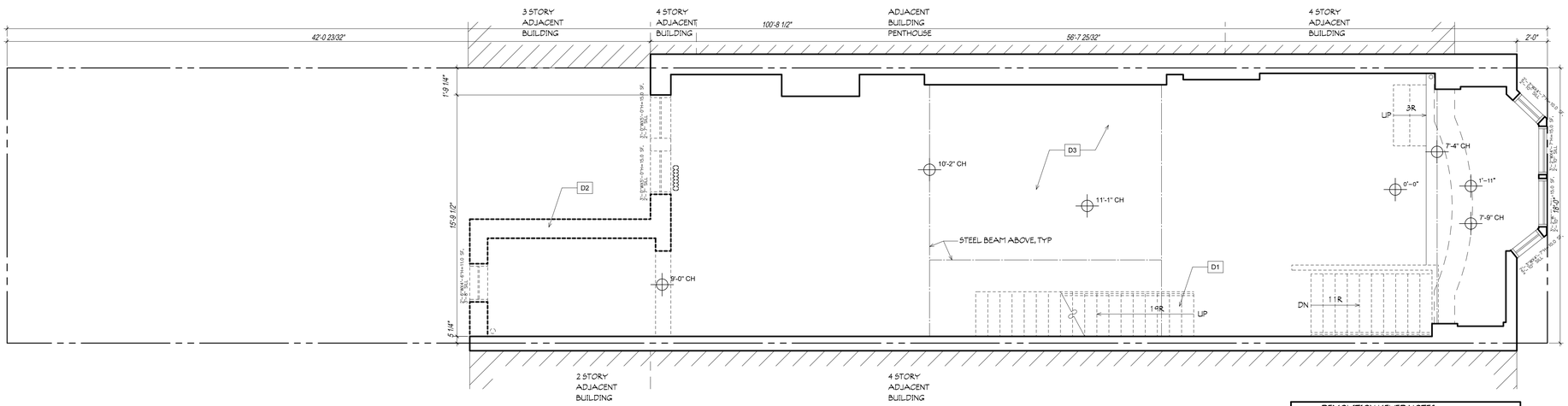
Y:\256 W 88TH ST\D\A-103_1ST FLOOR PLAN



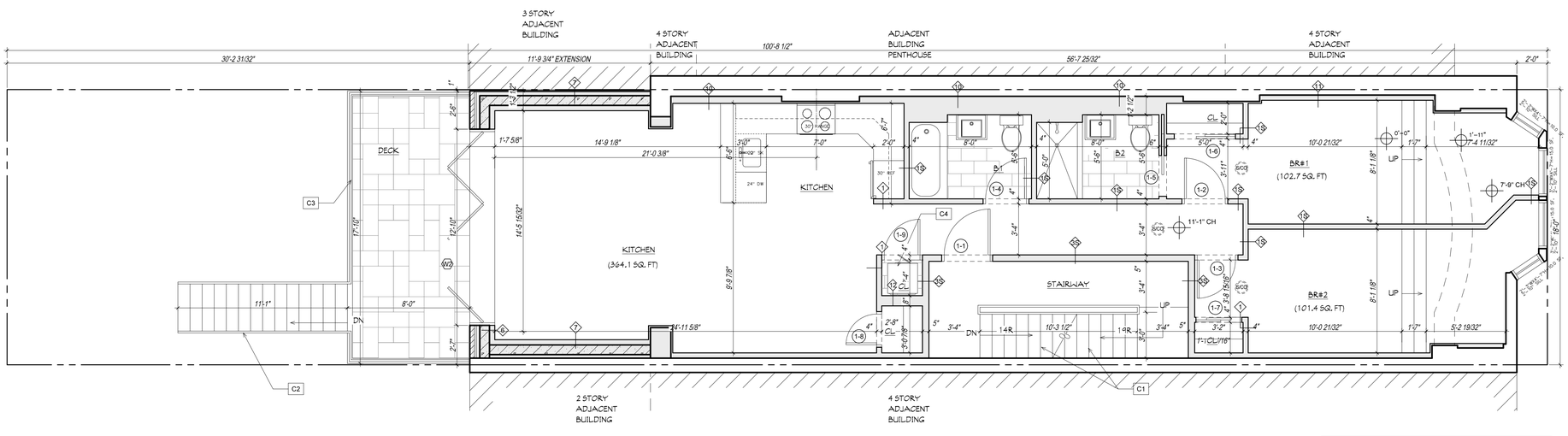
CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCD	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

GENERAL NOTES

1 . THIS IS A NON-ELEVATOR BUILDING.
2 . SPRINKLERED BUILDING.
3. ALL STRUCTURAL WORK TO BE FILED UNDER SEPARATE APPLICATION.
4. ALL MECHANICAL WORK TO BE FILED UNDER SEPARATE APPLICATION
5. ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION

DEMOLITION KEYED NOTES	
D1	STAIR TO BE REMOVED AS PER PLAN, TYP.
D2	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D3	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.
D4	
D5	
D6	
D7	

WEST 88TH STREET



INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
1	BR#1	102.7	10.2	5.1	25	12.5
	BR#2	101.4	10.1	5	25	12.5
	KITCHEN	364.1	36.4	18.2	77	38.5
REQUIRED LIGHT = 10% REQUIRED AIR = 5%						

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	NEW STEEL STAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C3	NEW 3'-6" HIGH METAL RAILING
C4	ELECTRIC, VENTLESS DRYER
C5	

NO.	DATE

GRASSO-MENZIUSO ARCHITECTS A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 031 STATE OF NEW YORK

TITLE: 1ST FLOOR PLAN

PROJECT NO: 0000
DATE: 5.21.21
SCALE: AS NOTED
DWG BY:

LOCATION: 256 W. 88TH STREET NEW YORK, NEW YORK

A-103.00
SHEET: 0 OF 0

DOB NOW NO.

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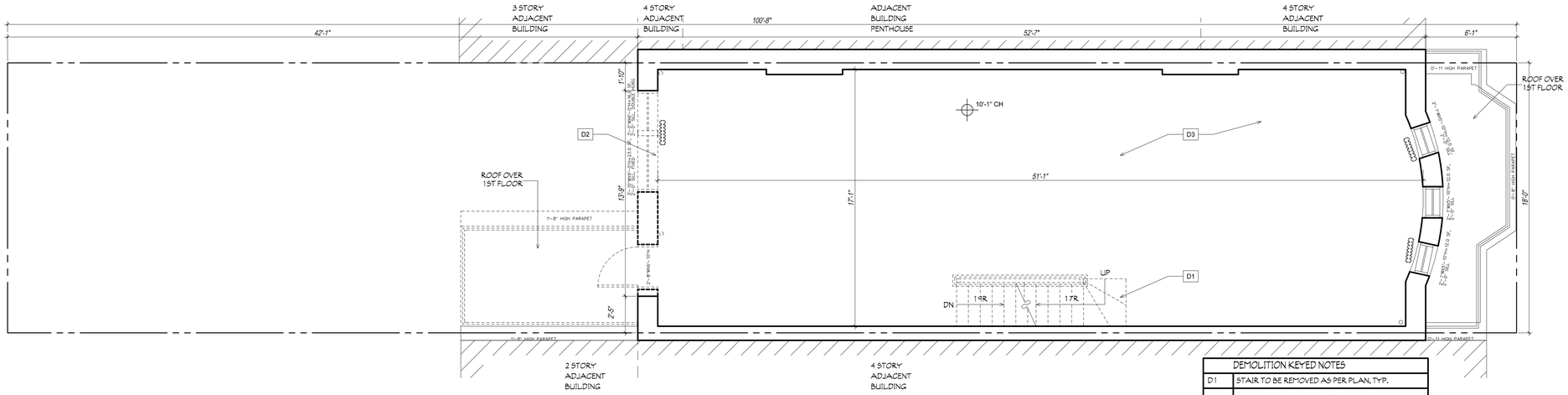
Y:\256 W 88TH ST\CD\A-104_2ND FLOOR PLAN

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCD	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

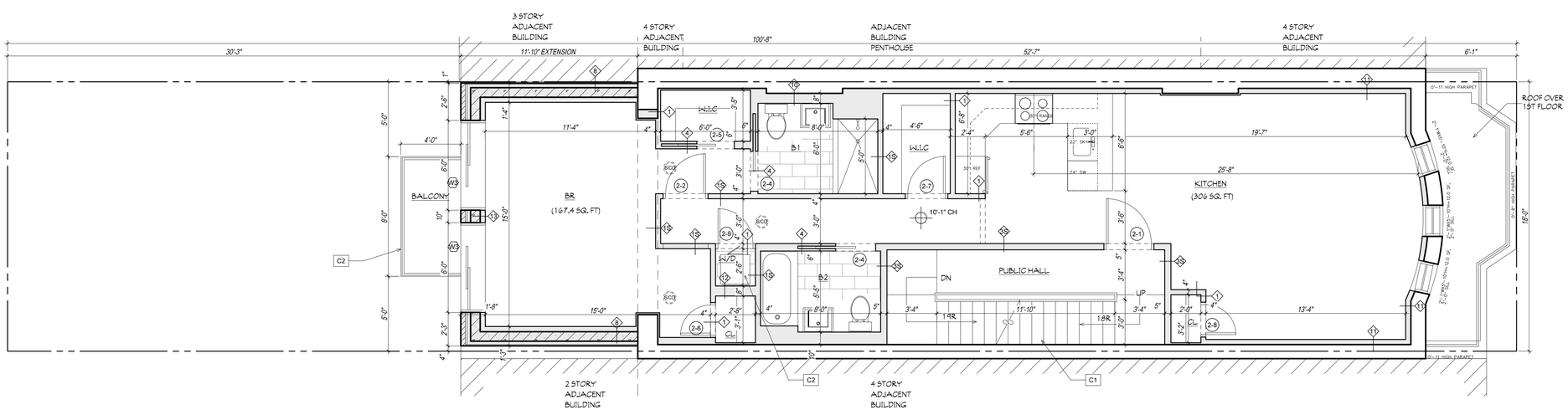


DEMOLITION KEYED NOTES	
D1	STAIR TO BE REMOVED AS PER PLAN, TYP.
D2	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D3	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.
D4	
D5	
D6	
D7	

GENERAL NOTES

1 . THIS IS A NON-ELEVATOR BUILDING.
2 . SPRINKLERED BUILDING.
3. ALL STRUCTURAL WORK TO BE FILED UNDER SEPARATE APPLICATION.
4. ALL MECHANICAL WORK TO BE FILED UNDER SEPARATE APPLICATION
5. ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION

WEST 88TH STREET



INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
2	BR	167.4	16.7	8.3	77	38.5
	KITCHEN	306	30.6	15.3	36	18
REQUIRED LIGHT = 10% REQUIRED AIR = 5%						

CONSTRUCTION KEYED NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	ELECTRIC, VENTLESS DRYER
C3	NEW 3'-6" HIGH METAL RAILING
C4	
C5	

NO.	DATE

GRASSO-MENZIUSO ARCHITECTS A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO NO. 031 STATE OF NEW YORK

TITLE: 2ND FLOOR PLAN

LOCATION: 256 W. 88TH STREET NEW YORK, NEW YORK

DOB NOW NO.

PROJECT NO:	0000
DATE:	5.21.21
SCALE:	AS NOTED
DWG BY:	
SHEET:	A-104.00
	0 OF 0

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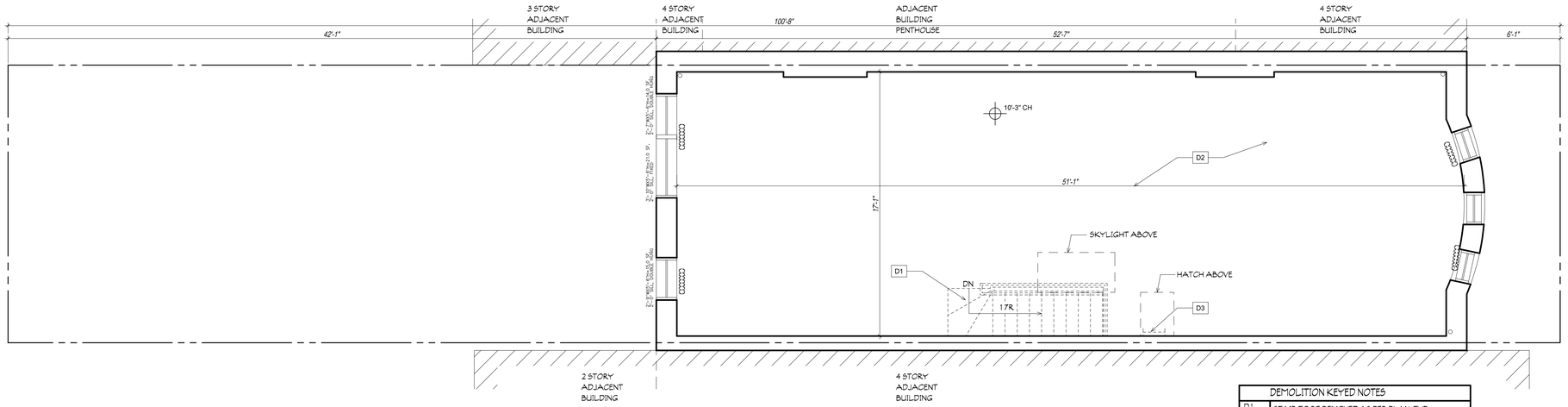
Y:\256 W 88TH ST\CD\A-105_3RD FLOOR PLAN



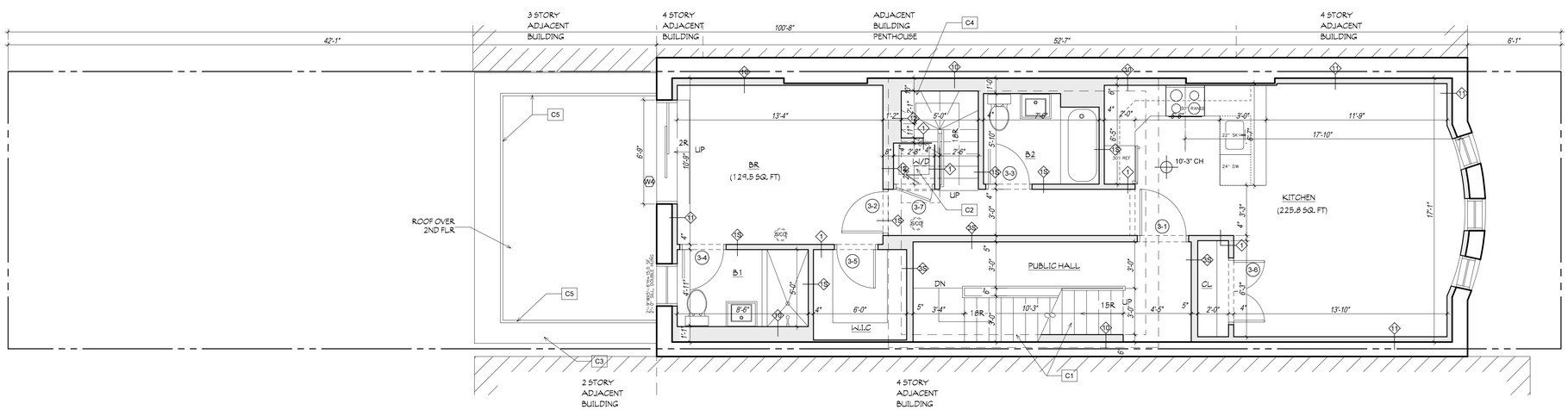
DEMOLITION KEYED NOTES	
D1	STAIR TO BE REMOVED AS PER PLAN, TYP.
D2	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.
D3	LADDER TO BE REMOVED.
D4	
D5	
D6	
D7	

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCD	SMOKE DETECTOR/CO DETECTOR
3	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

GENERAL NOTES

1 . THIS IS A NON-ELEVATOR BUILDING.
2 . SPRINKLERED BUILDING.
3. ALL STRUCTURAL WORK TO BE FILED UNDER SEPARATE APPLICATION.
4. ALL MECHANICAL WORK TO BE FILED UNDER SEPARATE APPLICATION
5. ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION

WEST 88ST 88TH STREET



INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
3	BR	124.5	12.9	6.4	50.6	25.3
	KITCHEN	225.8	22.5	11.2	39	18
REQUIRED LIGHT = 10% REQUIRED AIR = 5%						

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	ELECTRIC, VENTLESS DRYER
C3	OMITTED
C4	WOOD STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C5	3'-6" HIGH METAL RAILING

NO.	DATE

GRASSO-MENZIUSO ARCHITECTS A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 031855 STATE OF NEW YORK

TITLE: 3RD FLOOR PLAN

PROJECT NO:	0000
DATE:	5.21.21
SCALE:	AS NOTED
DWG BY:	
SHEET:	0 OF 0

A-105.00

LOCATION: 256 W. 88TH STREET NEW YORK, NEW YORK

DOB NOW NO.

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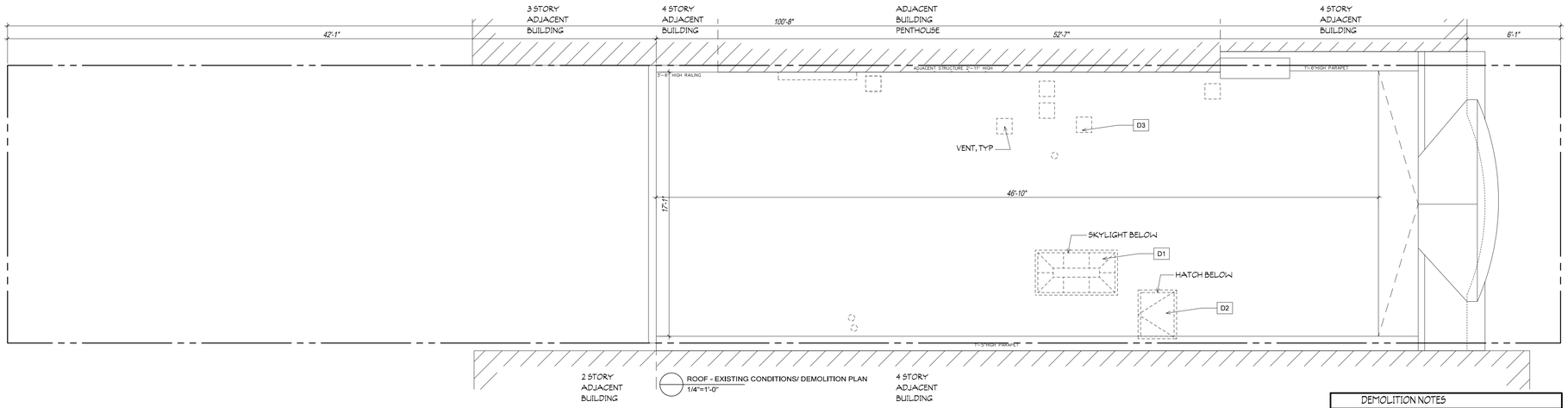
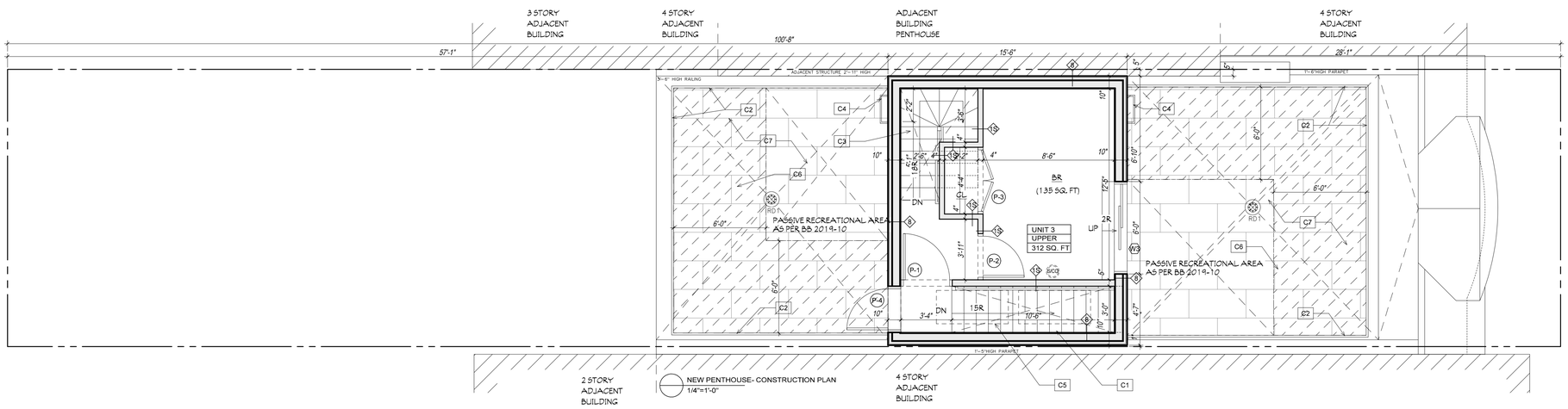
Y:\256 W 88TH ST\02\A-106_NEW PENTHOUSE PLAN



ROOF - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	SKYLIGHT TO BE REMOVED AS PER PLAN, TYP.
D2	ROOF HATCH TO BE REMOVED AS PER PLAN, TYP.
D3	ROOF VENT TO BE REMOVED AS PER PLAN, TYP.
D4	
D5	



NEW PENTHOUSE- CONSTRUCTION PLAN
1/4"=1'-0"

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
3	BR	135	13.5	6.7	34.6	34.6

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	3'-6" HIGH METAL RAILING
C3	WOOD STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C4	STEEL LADDER
C5	SKYLIGHT ABOVE
C6	CLEAR PATH FOR FDNY ACCESS
C7	NON-COMBUSTIBLE RUBBER PAVERS

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCD	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

GENERAL NOTES

1 . THIS IS A NON-ELEVATOR BUILDING.
2 . SPRINKLERED BUILDING.
3. ALL STRUCTURAL WORK TO BE FILED UNDER SEPARATE APPLICATION.
4. ALL MECHANICAL WORK TO BE FILED UNDER SEPARATE APPLICATION
5. ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION

WEST 88TH STREET

NO.	DATE

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO NO. 031 STATE OF NEW YORK

TITLE:
NEW PENTHOUSE FLOOR

PROJECT NO: 0000
DATE: 5.21.21
SCALE: AS NOTED
DWG BY:

LOCATION
256 W. 88TH STREET
NEW YORK, NEW YORK

A-106.00
SHEET: 0 OF 0

DOB NOW NO.

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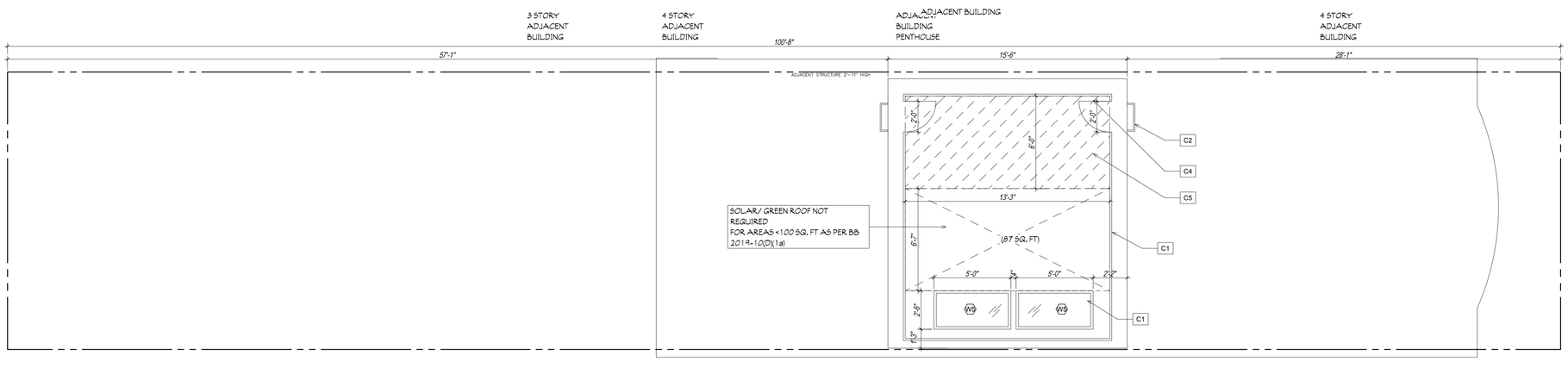
Y:\256 W 88TH ST\CD\A-107_NEW ROOF PLAN

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

SITE NOTES:

1 . THIS IS A NON-ELEVATOR BUILDING
2 . SPRINKLERED BUILDING

WEST 88TH STREET



ROOF - CONSTRUCTION PLAN
1/4"=1'-0"

	CONSTRUCTION NOTES
C1	3'-6" HIGH METAL RAILING
C2	STEEL LADDER
C3	20 SQ. FT MIN. PLAIN GLASS SKYLIGHT
C4	NON LOCKABLE METAL GATE
C5	CLEAR PATH FOR FDNY ACCESS

NO.	DATE

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO NO. 031 STATE OF NEW YORK

TITLE:
NEW ROOF PLAN

PROJECT NO:	0000
DATE:	5.21.21
SCALE:	AS NOTED
DWG BY:	
SHEET:	0 OF 0

LOCATION:
256 W. 88TH STREET
NEW YORK, NEW YORK

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