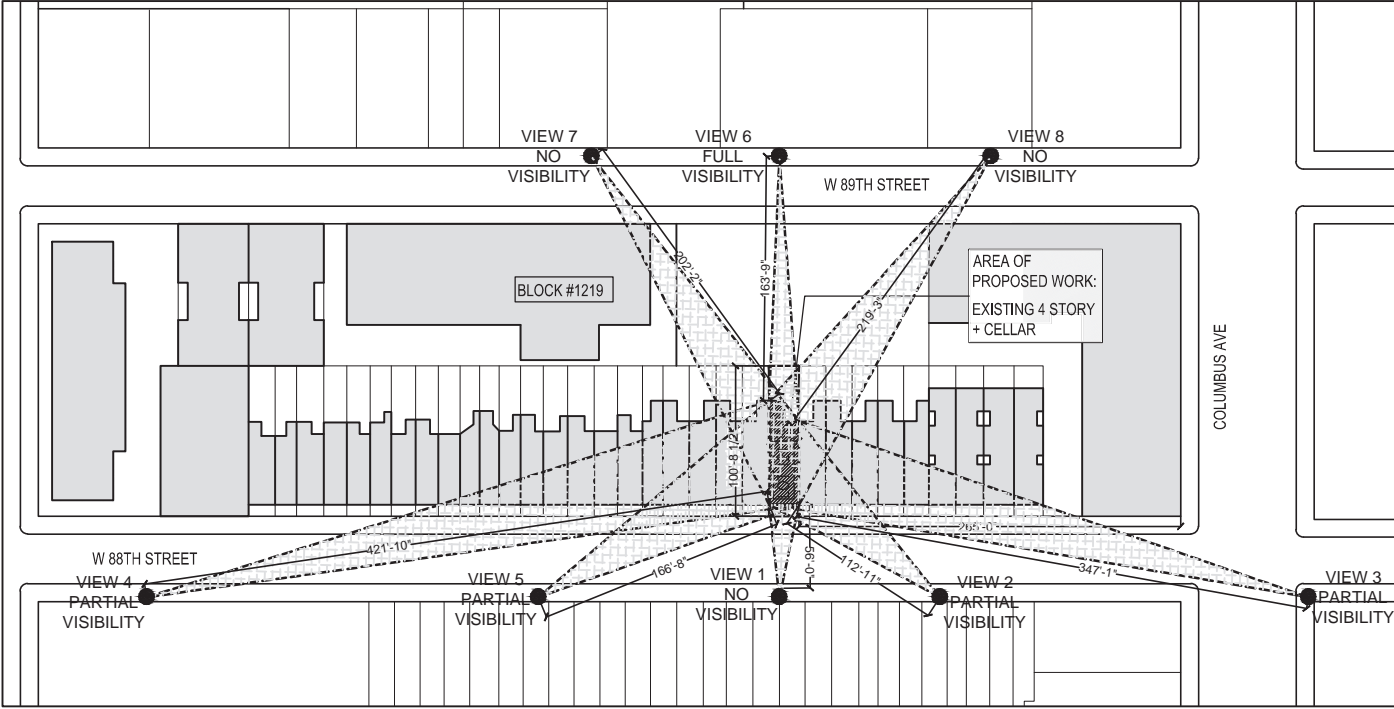


121 W 88TH STREET NEW YORK, NY 10024

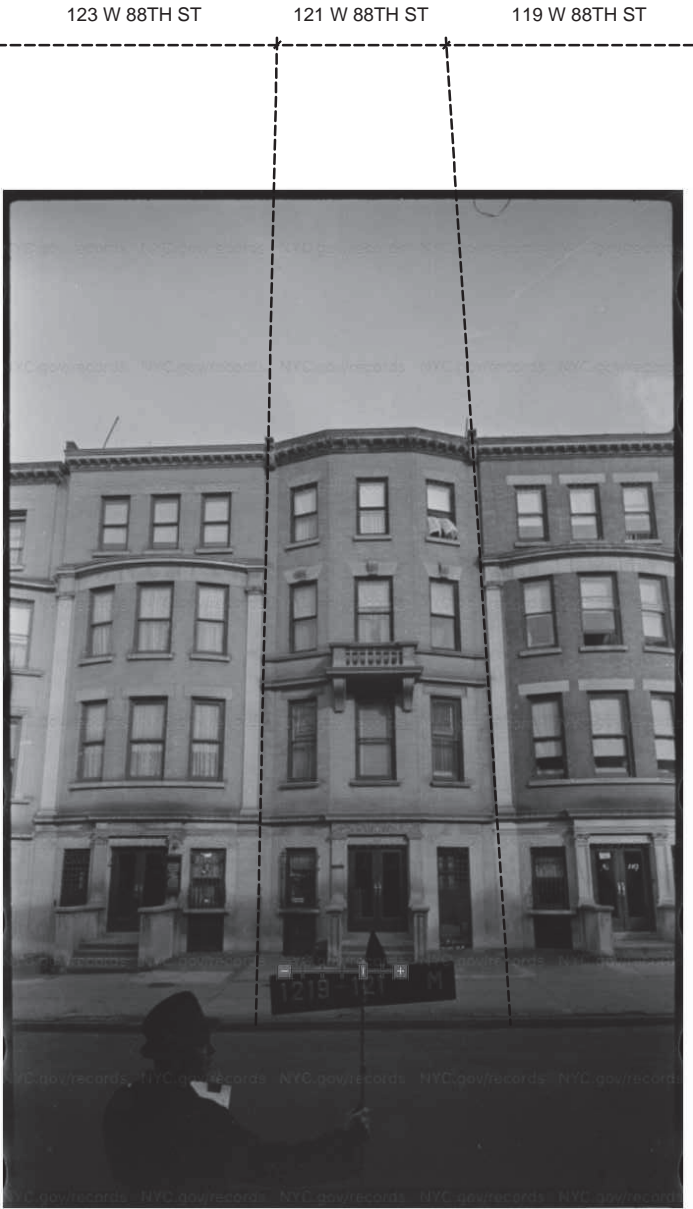
BLOCK:	1219
LOT:	121
ZONING MAP:	5D
ZONE:	R7-2
EXISTING ZONING USE GROUP:	UG2
PROPOSED ZONING USE GROUP:	UG2
CODE REFERENCE:	2014 BUILDING CODE
EXISTING STORIES:	4 STORY + CELLAR
PROPOSED STORIES:	5 STORY + CELLAR
EXISTING BC OCCUPANCY:	R-2 (5 DWELLING UNITS)
PROPOSED BC OCCUPANCY:	R-3 (TWO FAMILY)
SPECIAL PURPOSE DISTRICT:	NONE
LANDMARK DISTRICT:	YES

INDEX OF DRAWINGS

1	TITLE SHEET, LOCATION INFO, HISTORICAL PHOTOS
2	PROPOSED 5TH FLOOR ADDITION PLAN
3	PROPOSED BUILDING MASSING
4	EXISTING SECTION
5	PREVIOUSLY LPC APPROVED SECTION (BY OTHERS)
6	PROPOSED SECTION AT TYPICAL ROOF
7	PROPOSED SECTION AT STAIR BULKHEAD
8	EXISTING CONDITIONS AT REAR FACADE
9	PREVIOUSLY LPC APPROVED REAR ELEVATION (BY OTHERS)
10-11	PROPOSED REAR FACADE ELEVATIONS AND IMAGES
12	EXISTING CONDITIONS AT FRONT FACADE
13	PREVIOUSLY LPC APPROVED FRONT ELEVATION (BY OTHERS)
14	PROPOSED FRONT ELEVATION
15	SIGHT LINE DIAGRAMS
16- 24	VISIBILITY STUDY VIEWS OF MOCKUP
25	PROPOSED FRONT AND BACK VIEWS



 PLOT PLAN
SCALE: 1/128" = 1'-0"

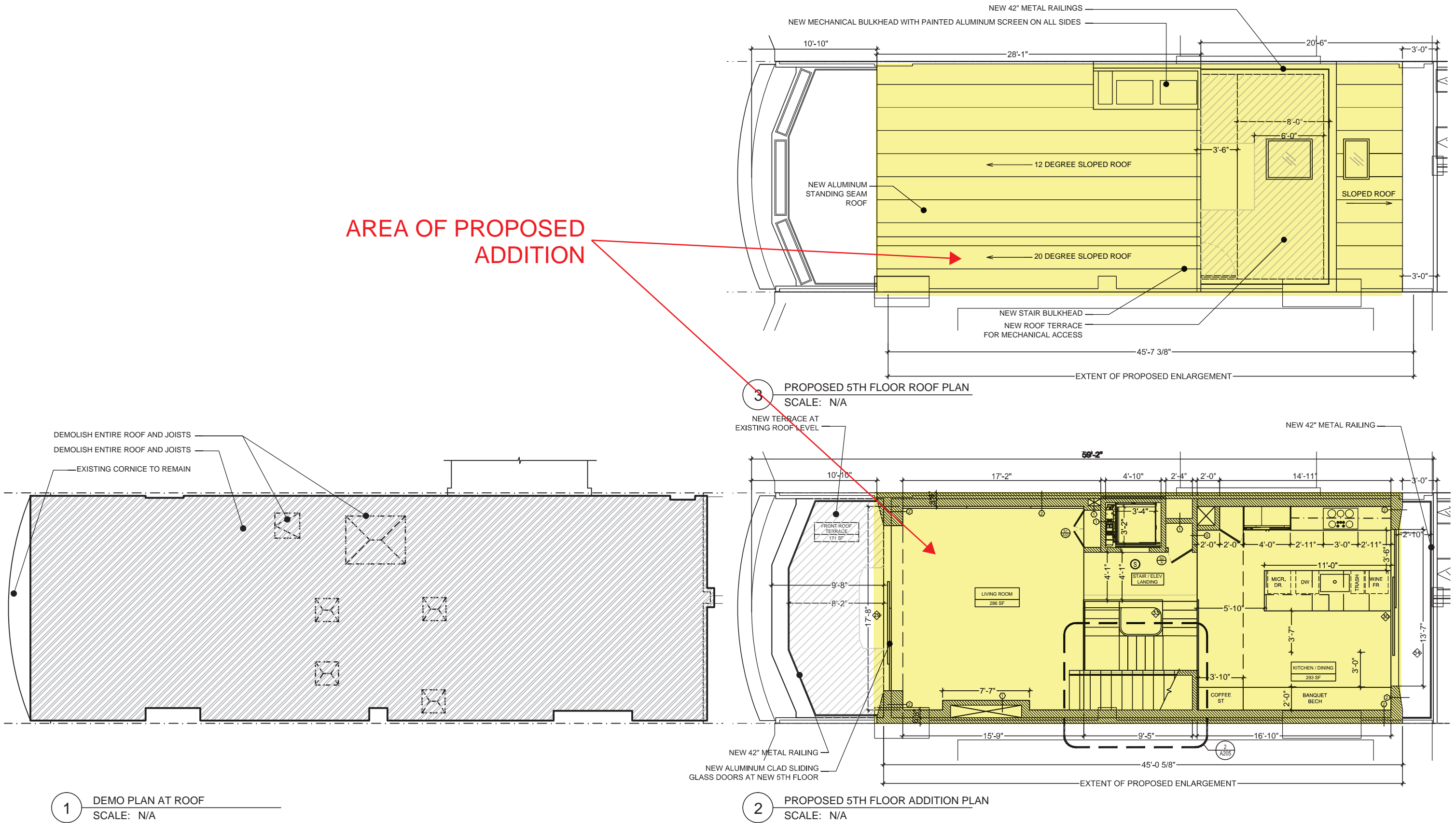


1 HISTORICAL TAX PHOTO
SCALE: N/A

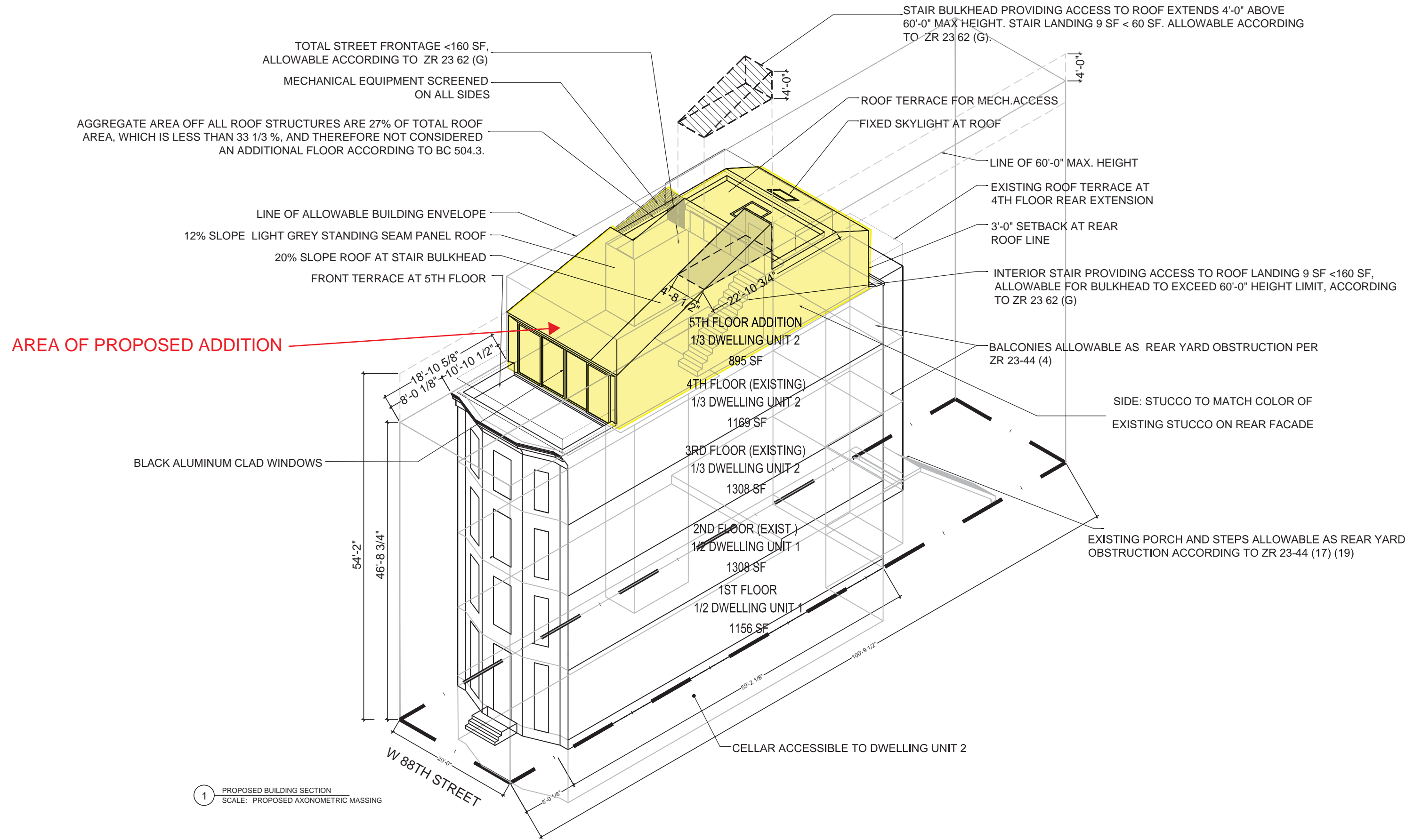


2 EXISTING CONDITIONS PHOTO
SCALE: N/A

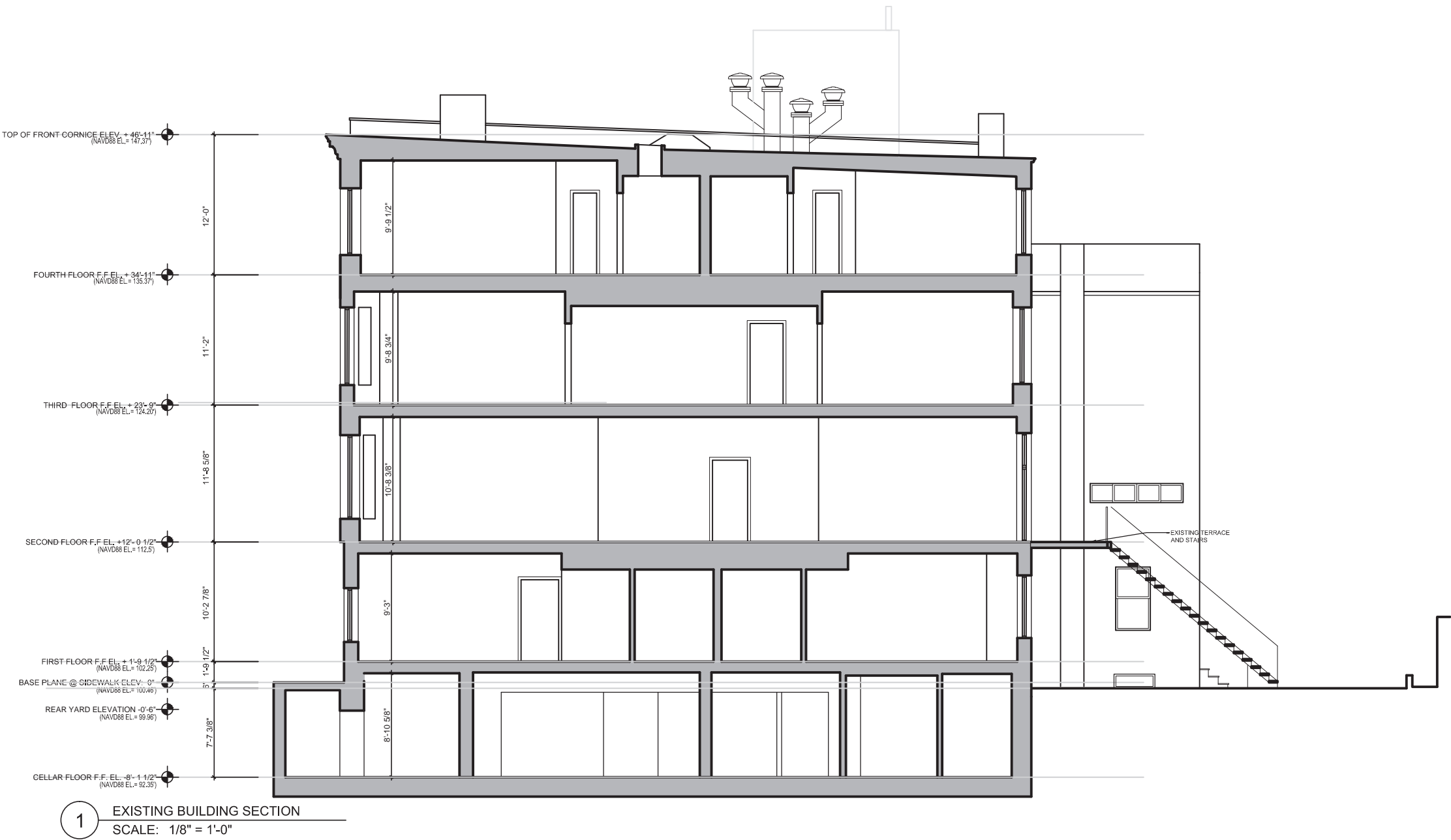
PROPOSED 5TH FLOOR ADDITION
DEMO AND CONSTRUCTION PLANS



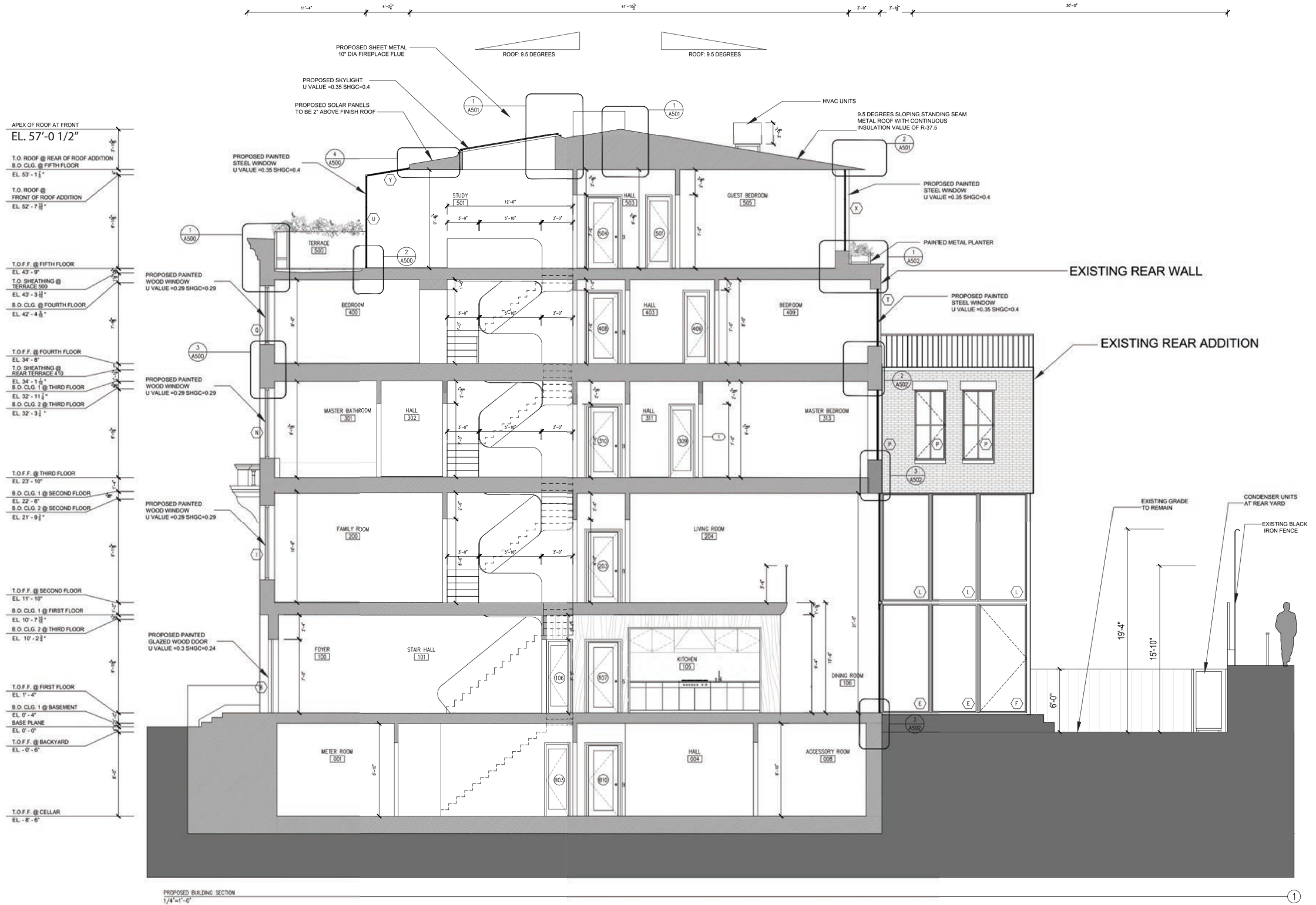
PROPOSED NEW MASSING



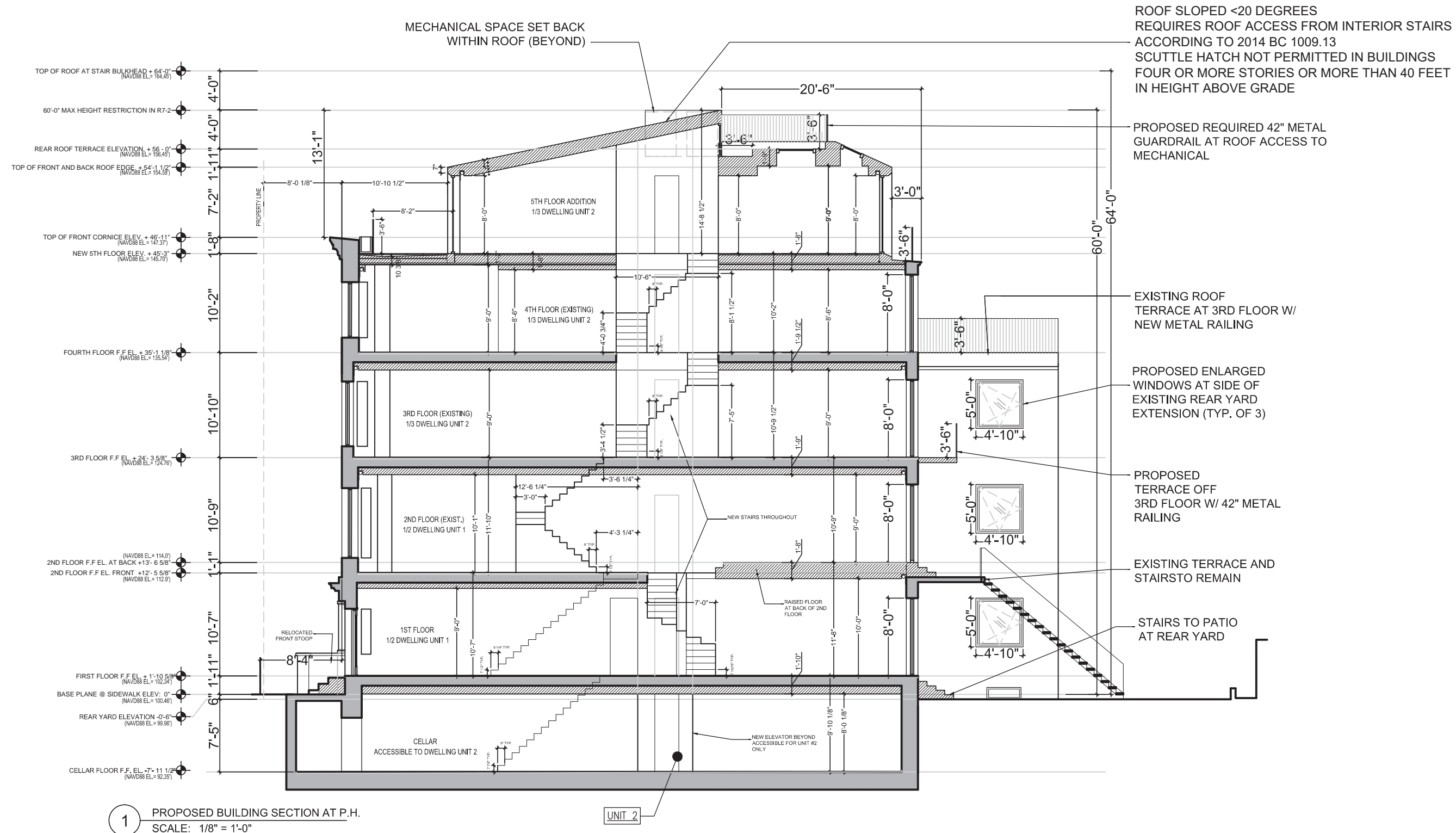
EXISTING SECTION



PREVIOUSLY APPROVED SECTION DESIGN AND DRAWINGS BY OTHERS

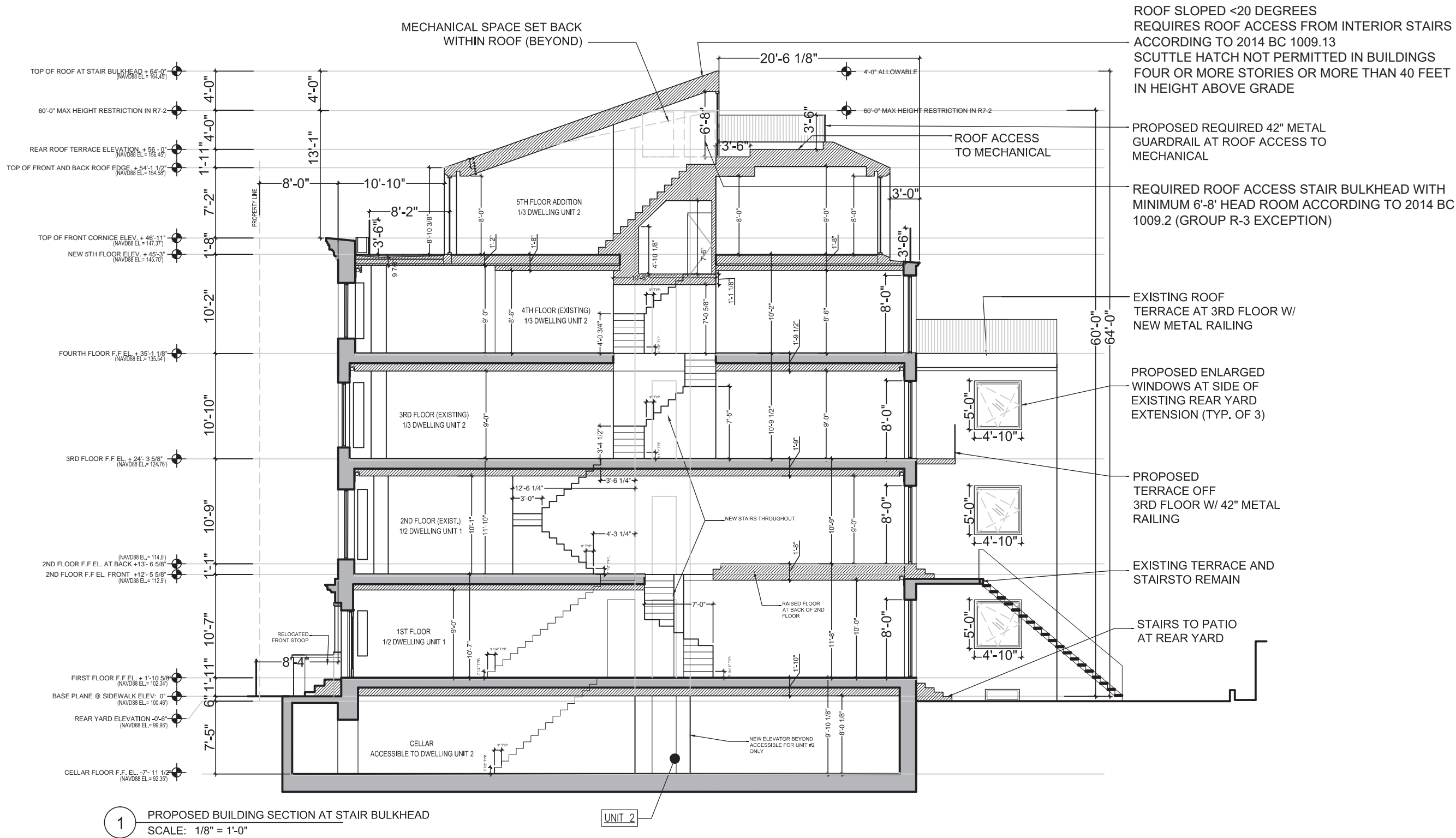


PROPOSED SECTION AT TYPICAL ROOF



1 PROPOSED BUILDING SECTION AT P.H.
SCALE: 1/8" = 1'-0"

PROPOSED SECTION AT ROOF ACCESS STAIR BULKHEAD





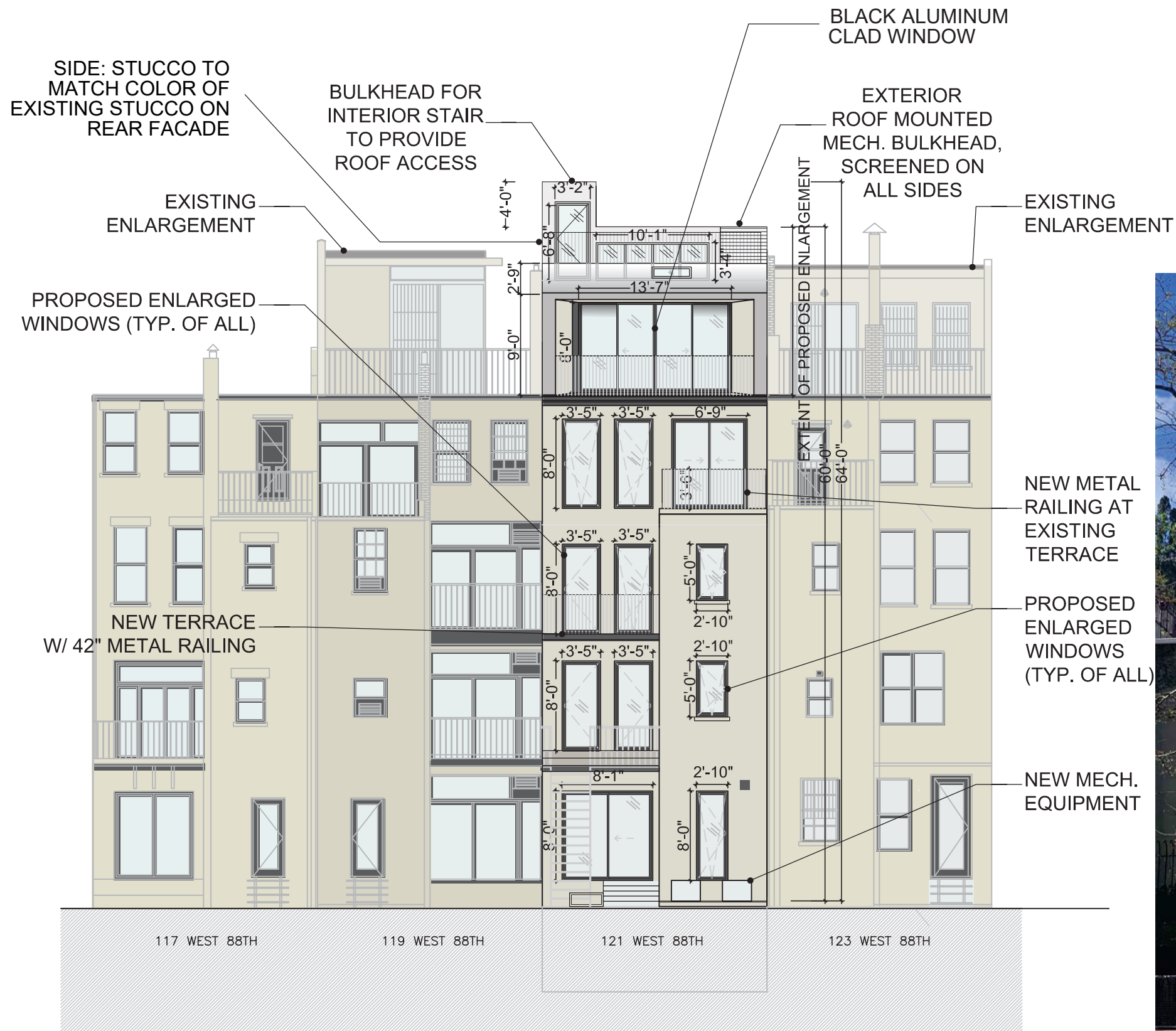
1 EXISTING REAR OF BUILDING
SCALE: N/A



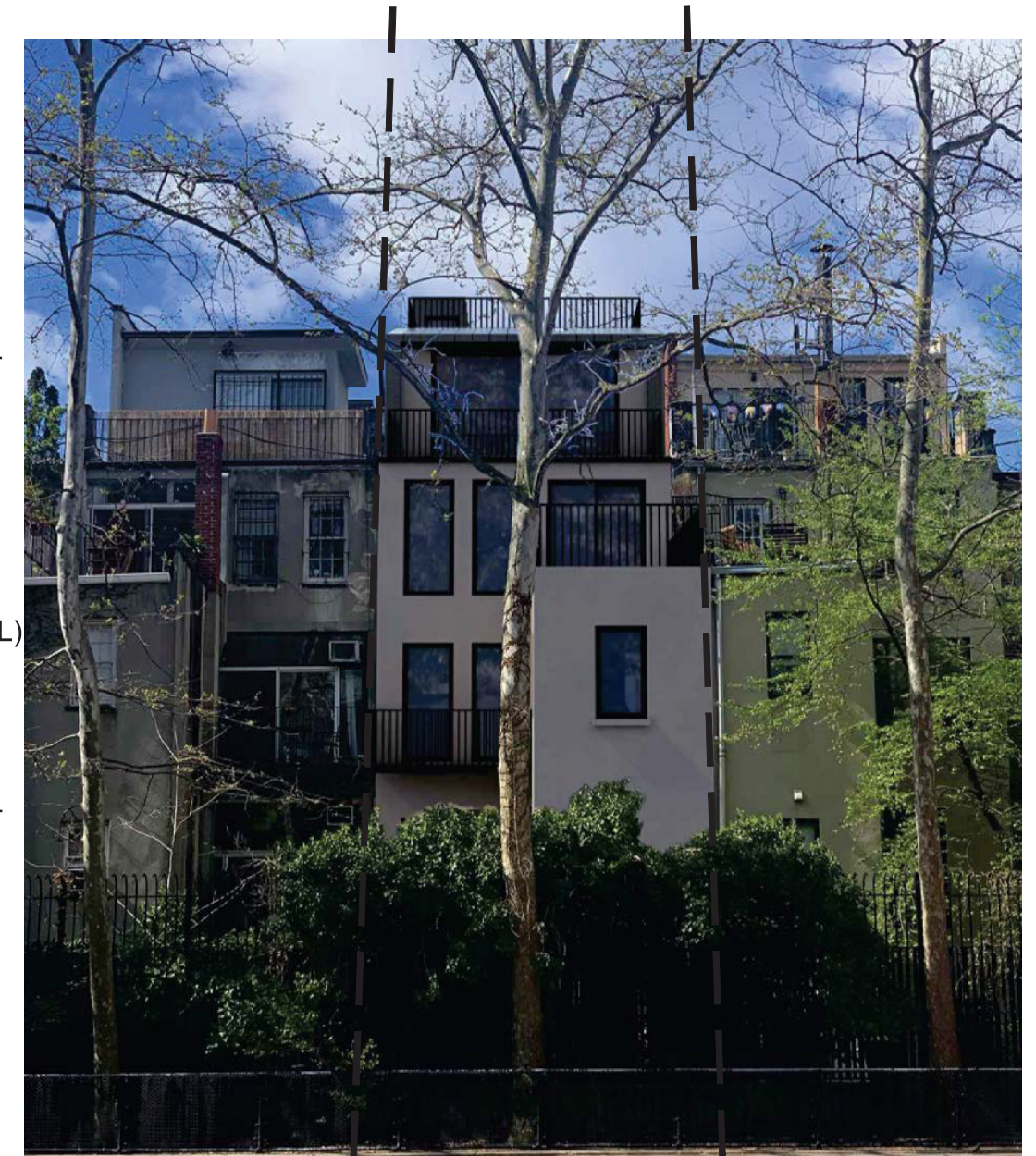
2 EXISTING REAR OF BUILDING
SCALE: N/A

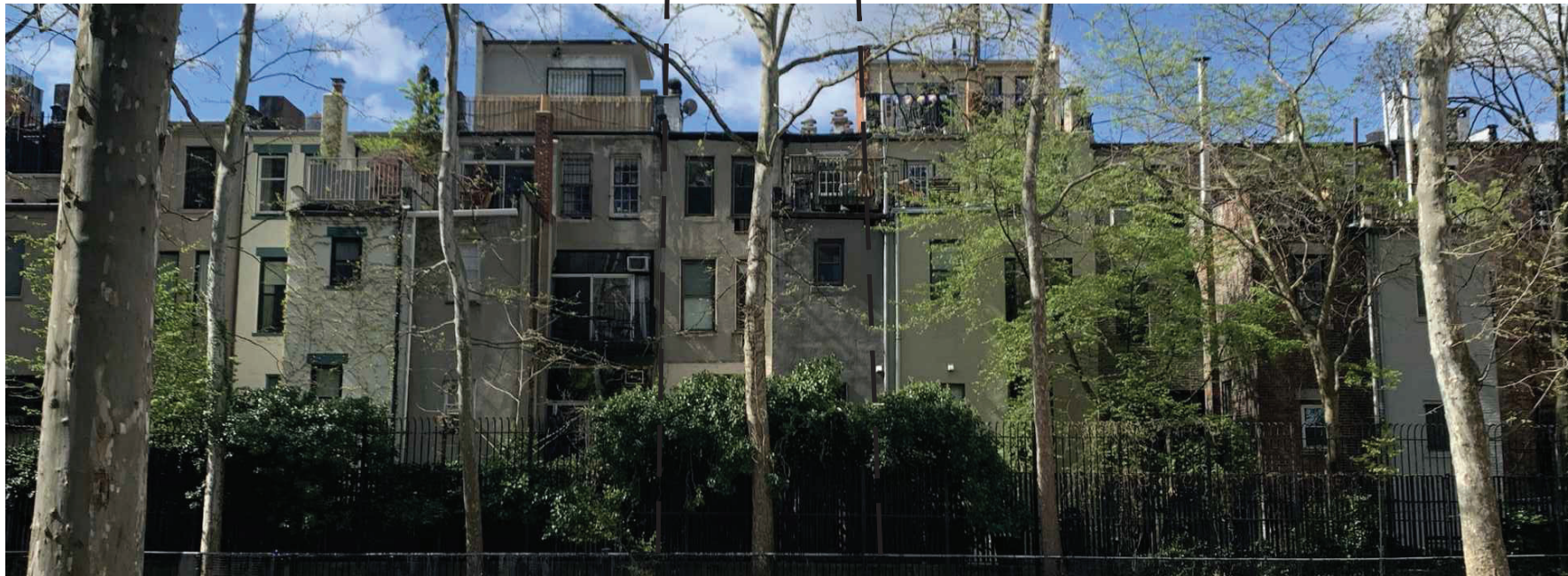


PROPOSED CONDITIONS REAR VIEWS



1 PROPOSED REAR OF BUILDING
SCALE: N/A



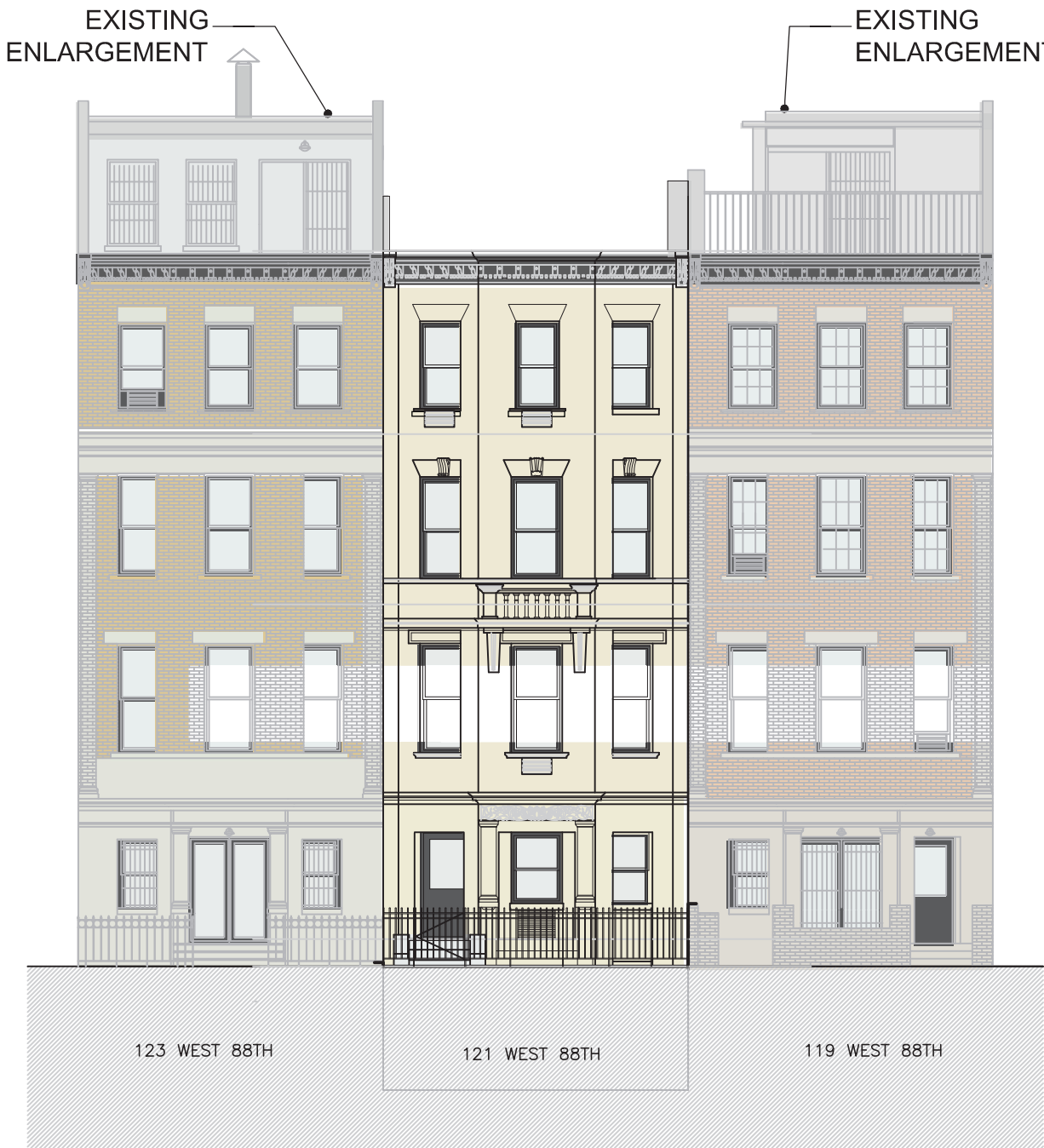


1 EXISTING REAR OF BUILDING
SCALE: N/A



2 PROPOSED REAR OF BUILDING
SCALE: N/A

EXISTING CONDITIONS
FRONT VIEWS



1 EXISTING FRONT OF BUILDING
SCALE: N/A

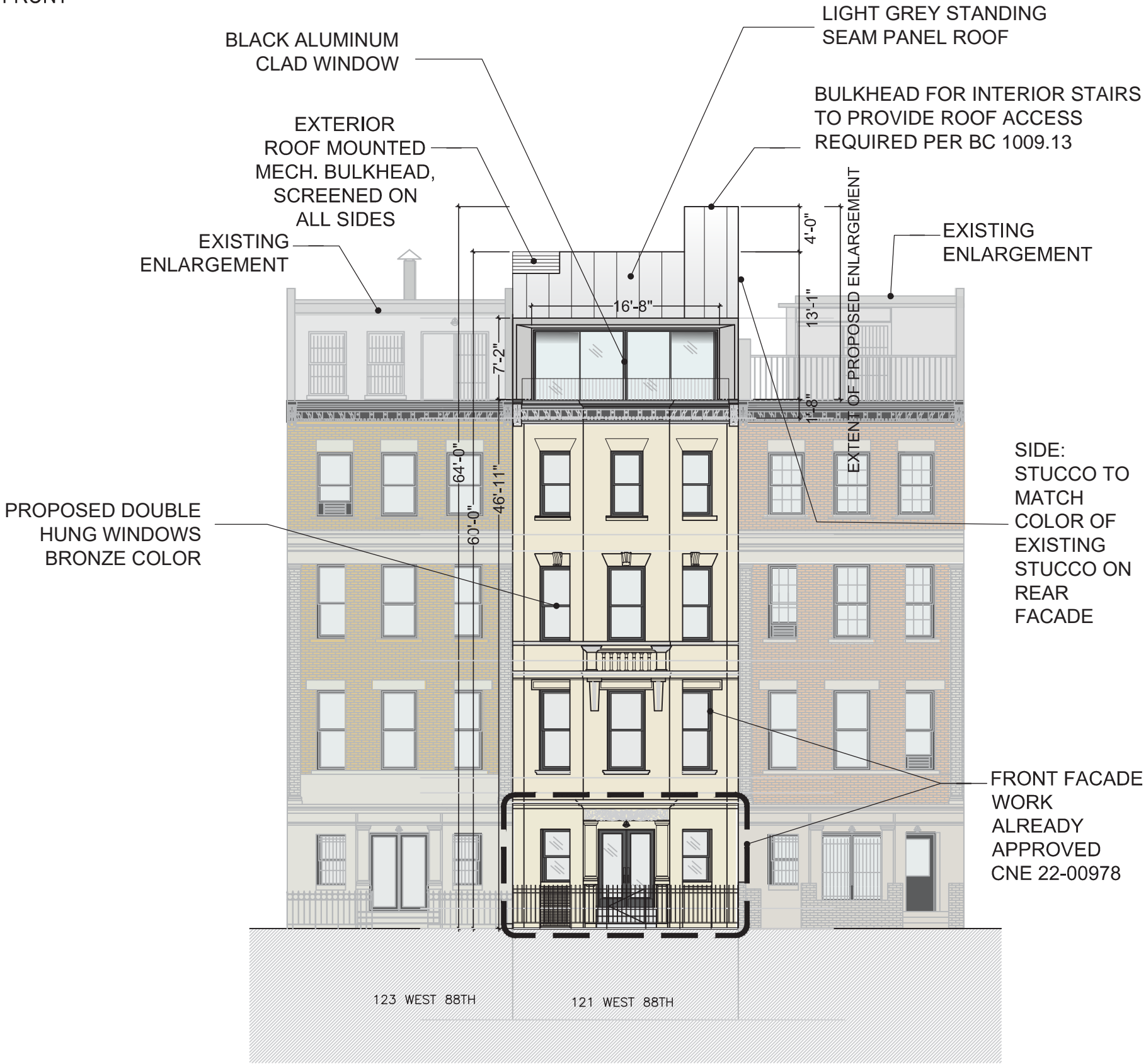


2 EXISTING FRONT OF BUILDING
SCALE: N/A

PREVIOUSLY APPROVED FRONT ELEVATION
DESIGN AND DRAWINGS BY OTHERS



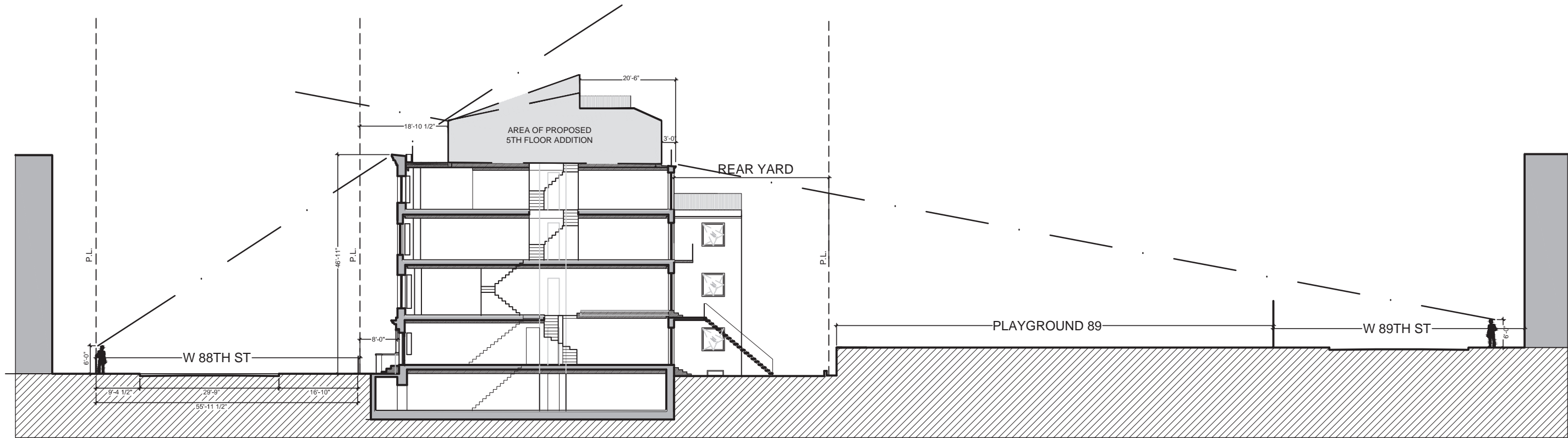
PROPOSED ELEVATION
FRONT



1 PROPOSED FRONT OF BUILDING
SCALE: N/A

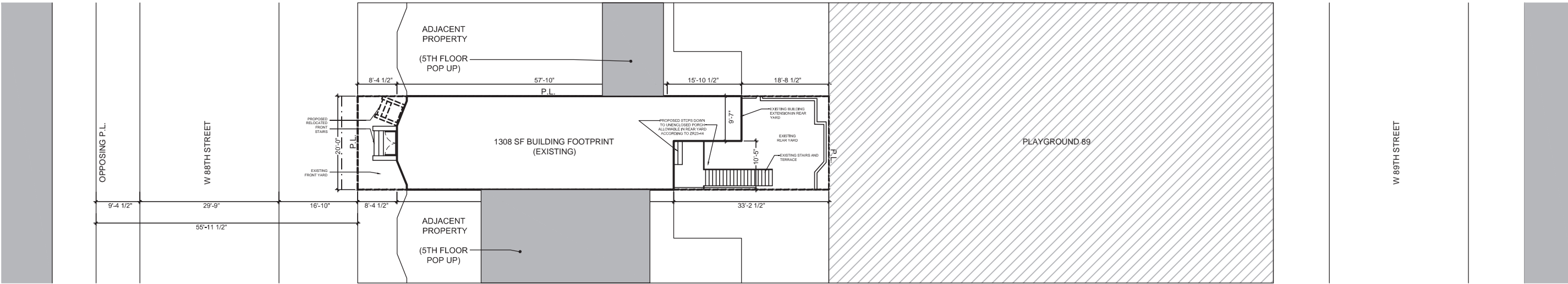


2 PROPOSED FRONT OF BUILDING (MOCKUP)
SCALE: N/A

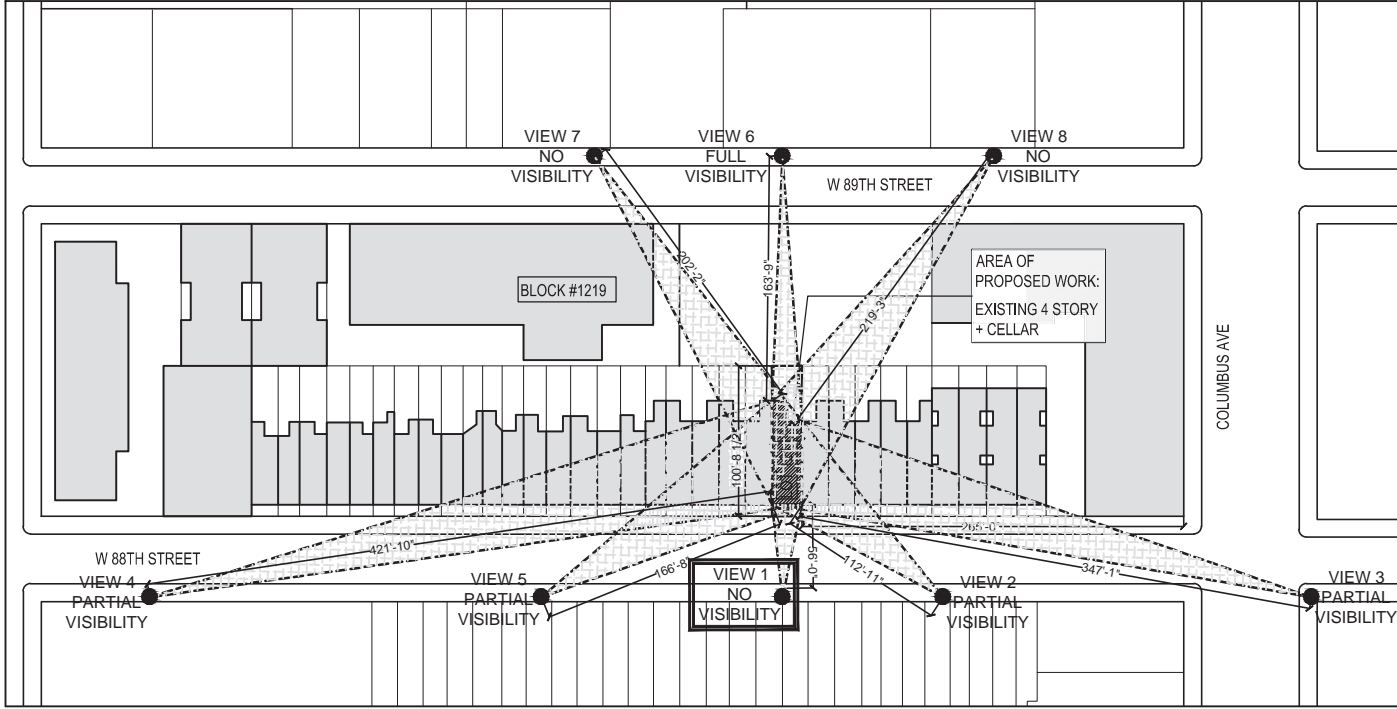


2 VIEW 1 - 88TH STREET - NO VISIBILITY
SCALE: N/A

3 VIEW 5 - 89TH STREET - FULL VISIBILITY
SCALE: N/A



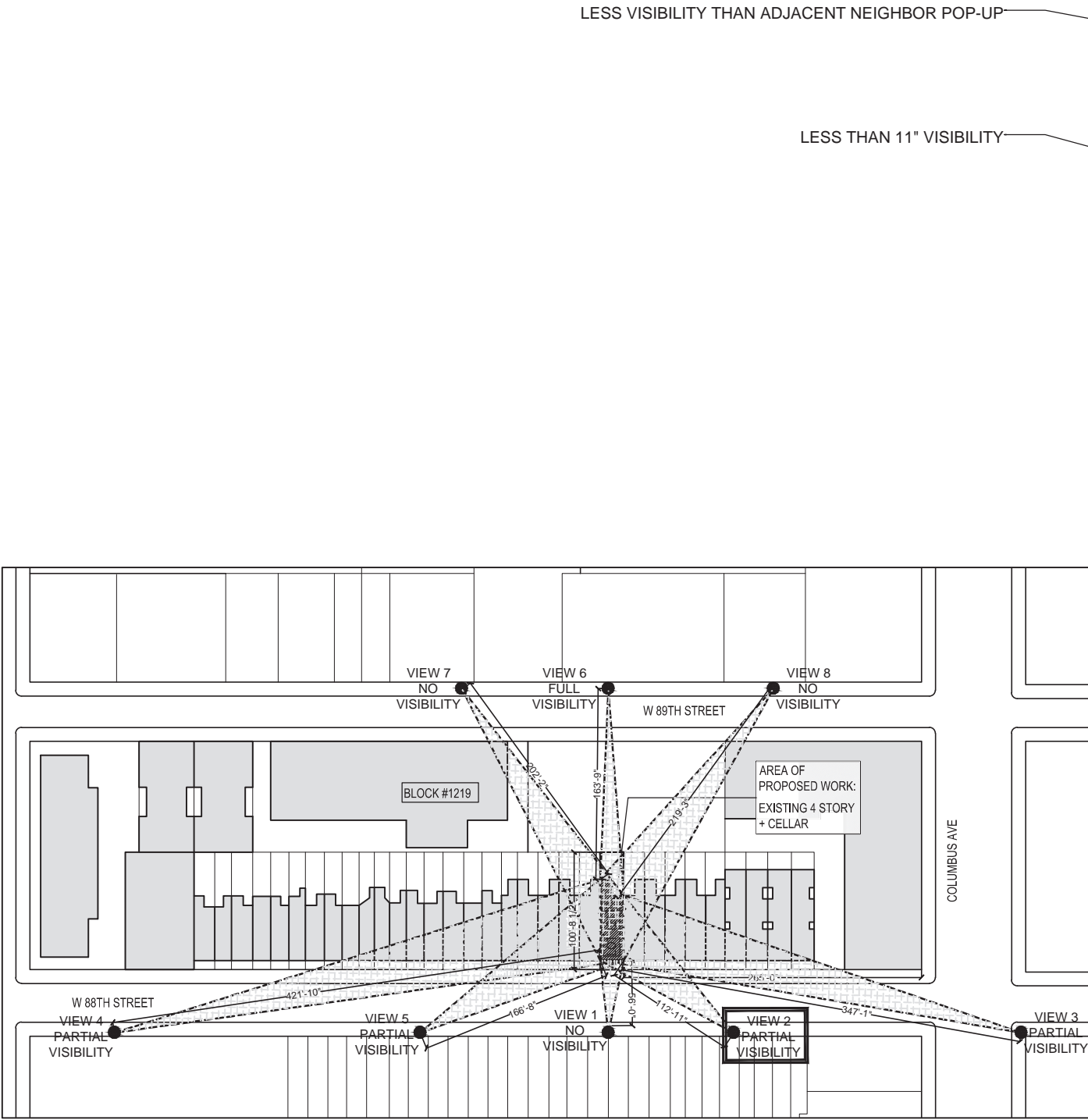
1 PLOT PLAN
SCALE: 3/32" = 1'-0"



 PLOT PLAN
SCALE: 1/128" = 1'-0"



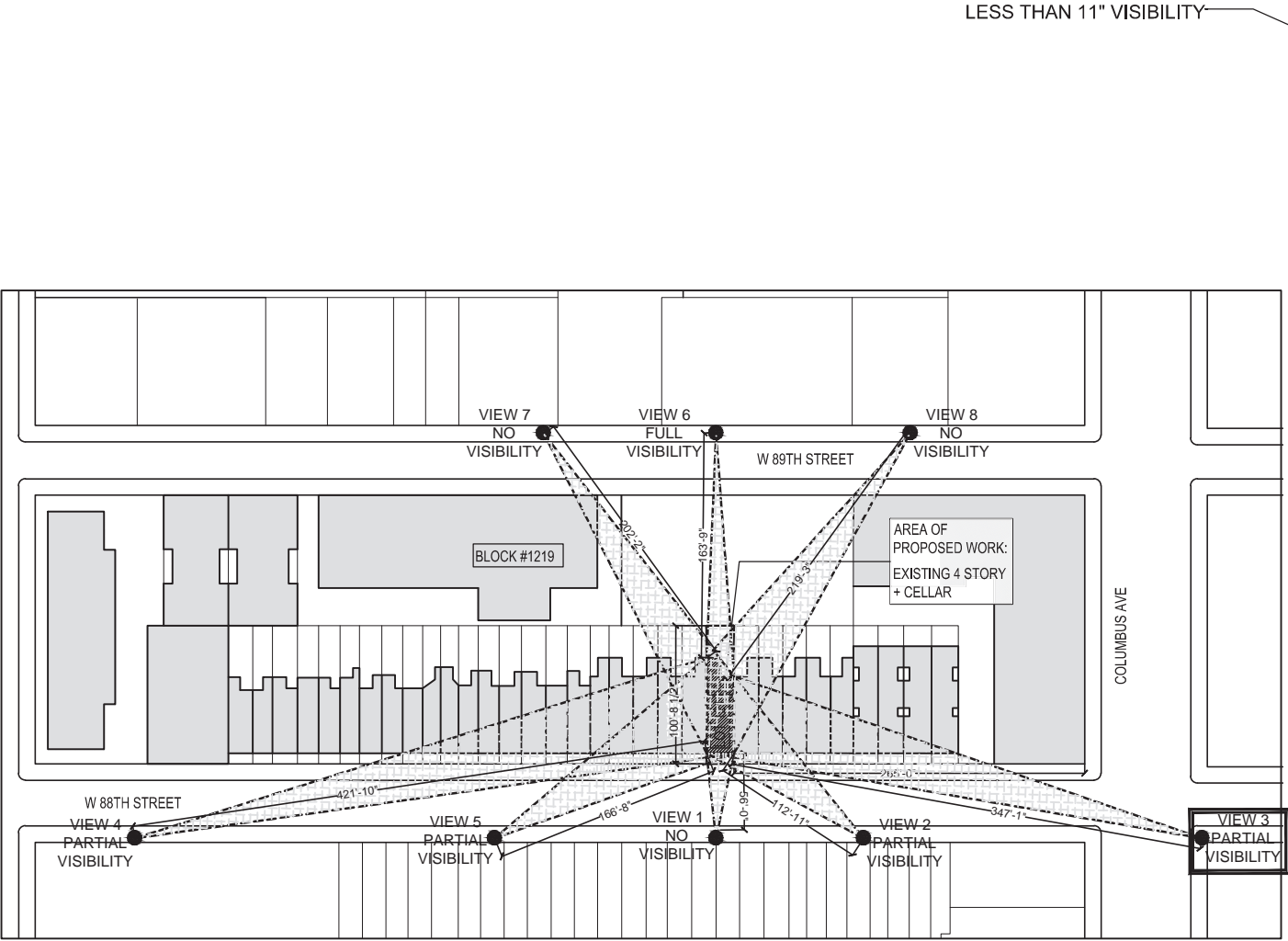
1 VIEW 1 - 88TH STREET - NO VISIBILITY
SCALE: N/A



 PLOT PLAN
SCALE: 1/128" = 1'-0"



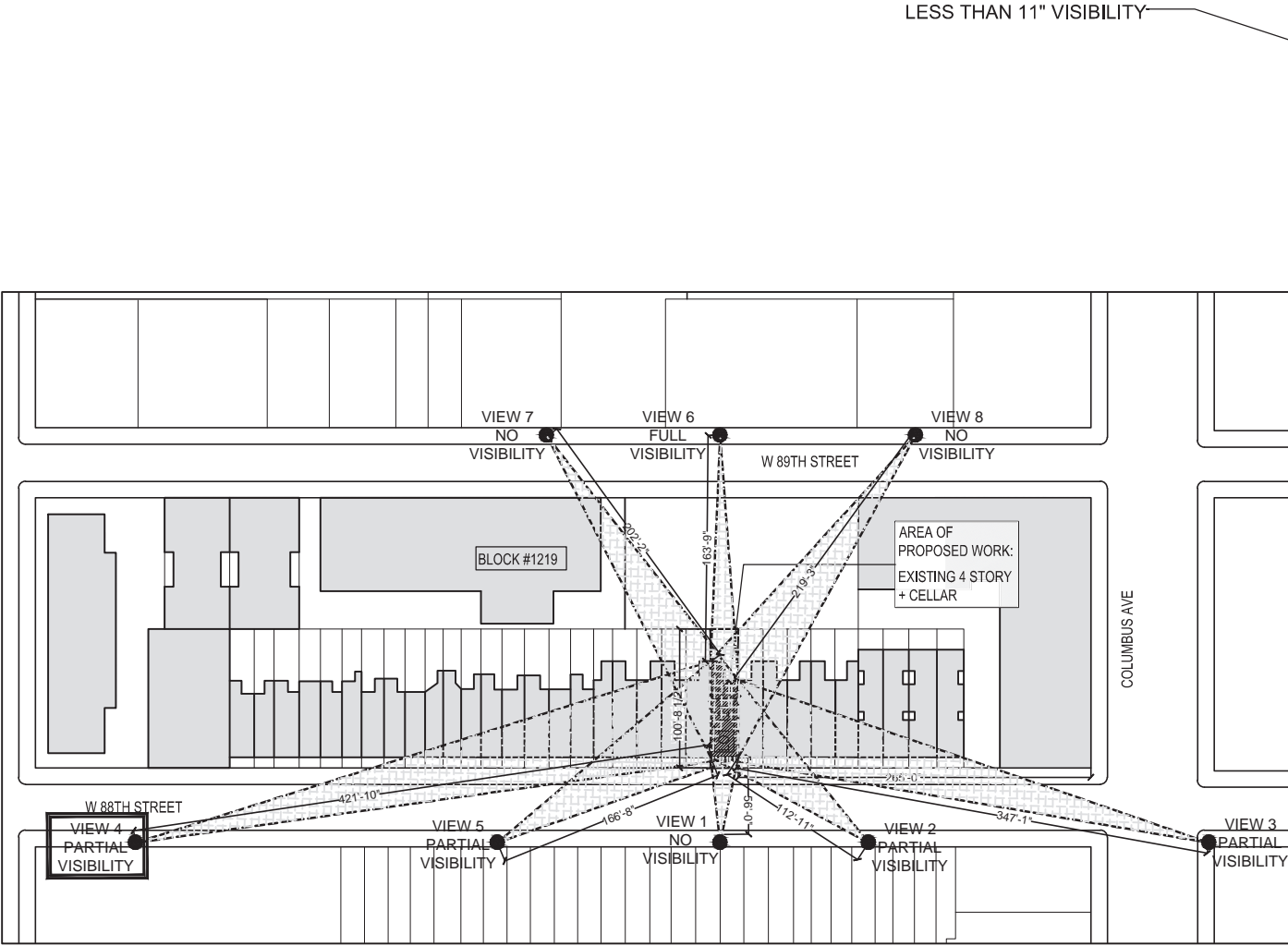
2 VIEW 2 - 88TH STREET - PARTIAL VISIBILITY
SCALE: N/A



 PLOT PLAN
SCALE: 1/128" = 1'-0"



3 VIEW 3 - 88TH STREET - PARTIAL VISIBILITY
SCALE: N/A



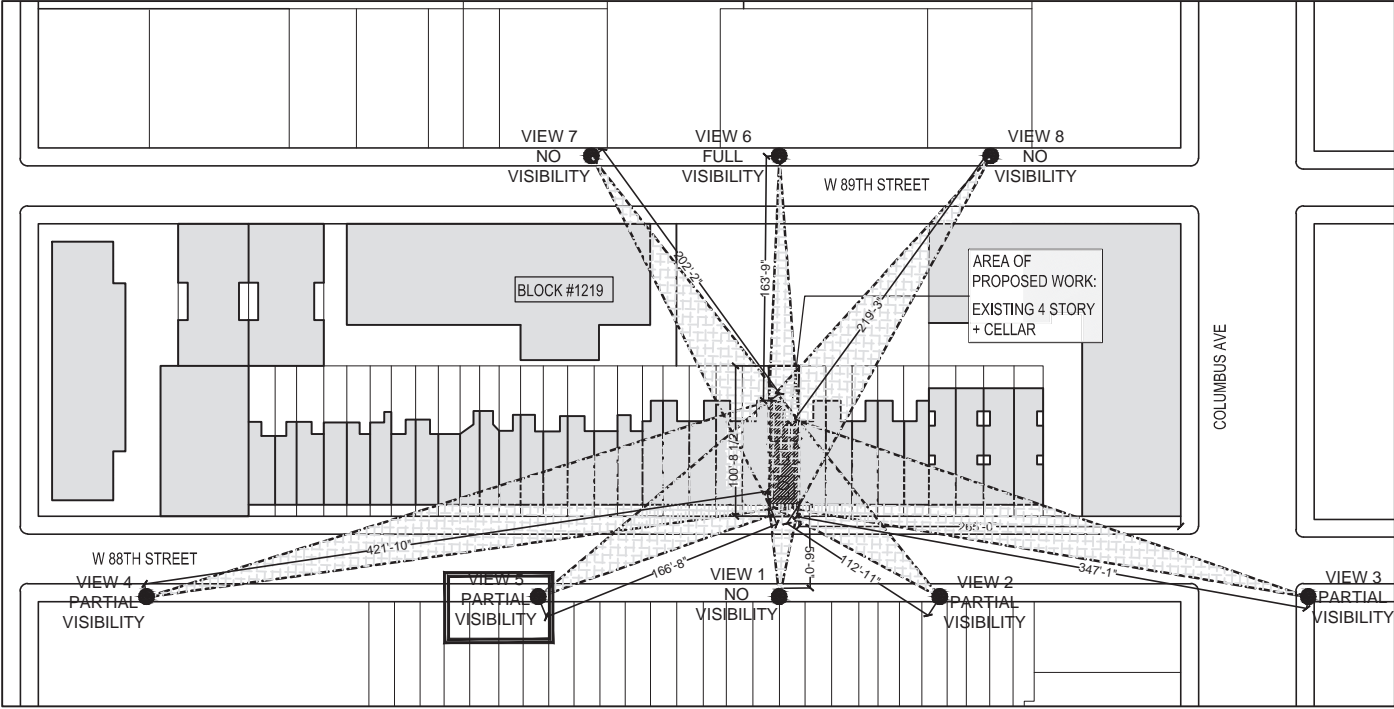
 PLOT PLAN
SCALE: 1/128" = 1'-0"



4 VIEW 4 - 88TH STREET - PARTIAL VISIBILITY
SCALE: N/A

LESS VISIBILITY THAN BOTH
ADJACENT NEIGHBOR POP-UP

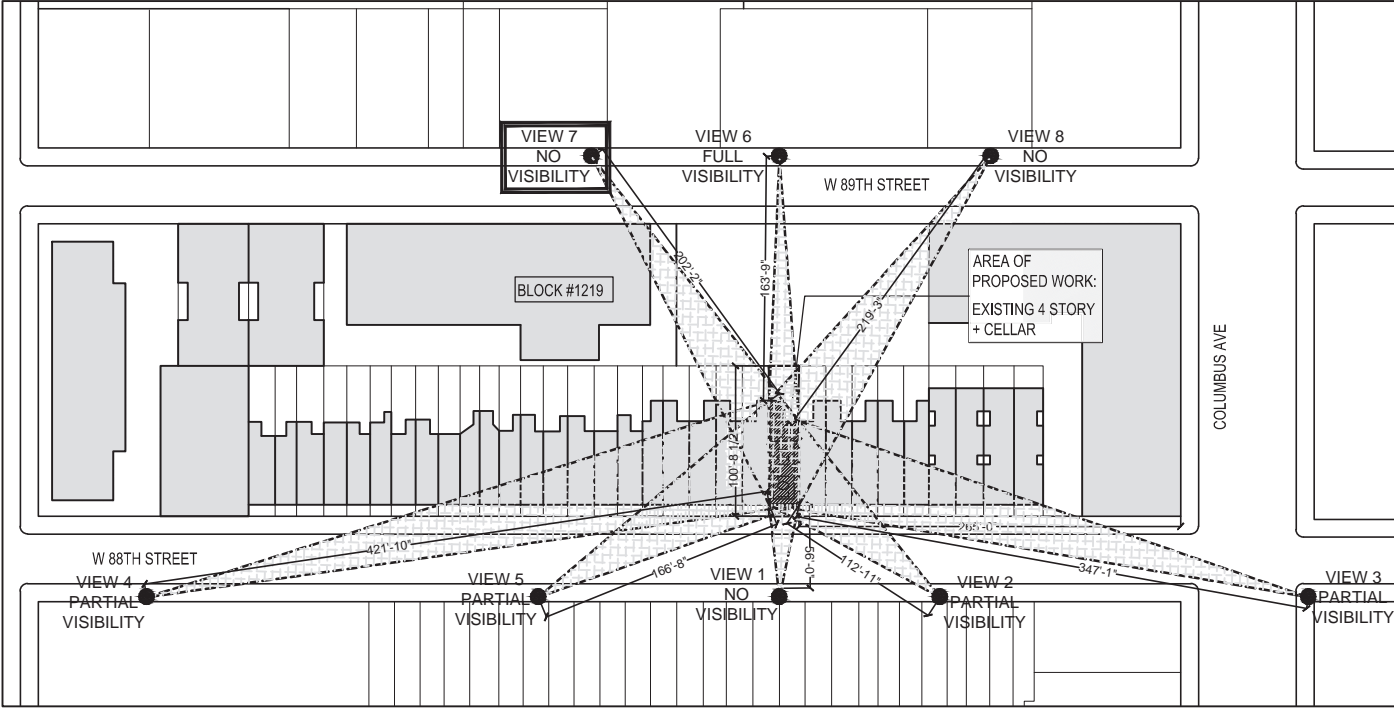
LESS THAN 11" VISIBILITY



 PLOT PLAN
SCALE: 1/128" = 1'-0"



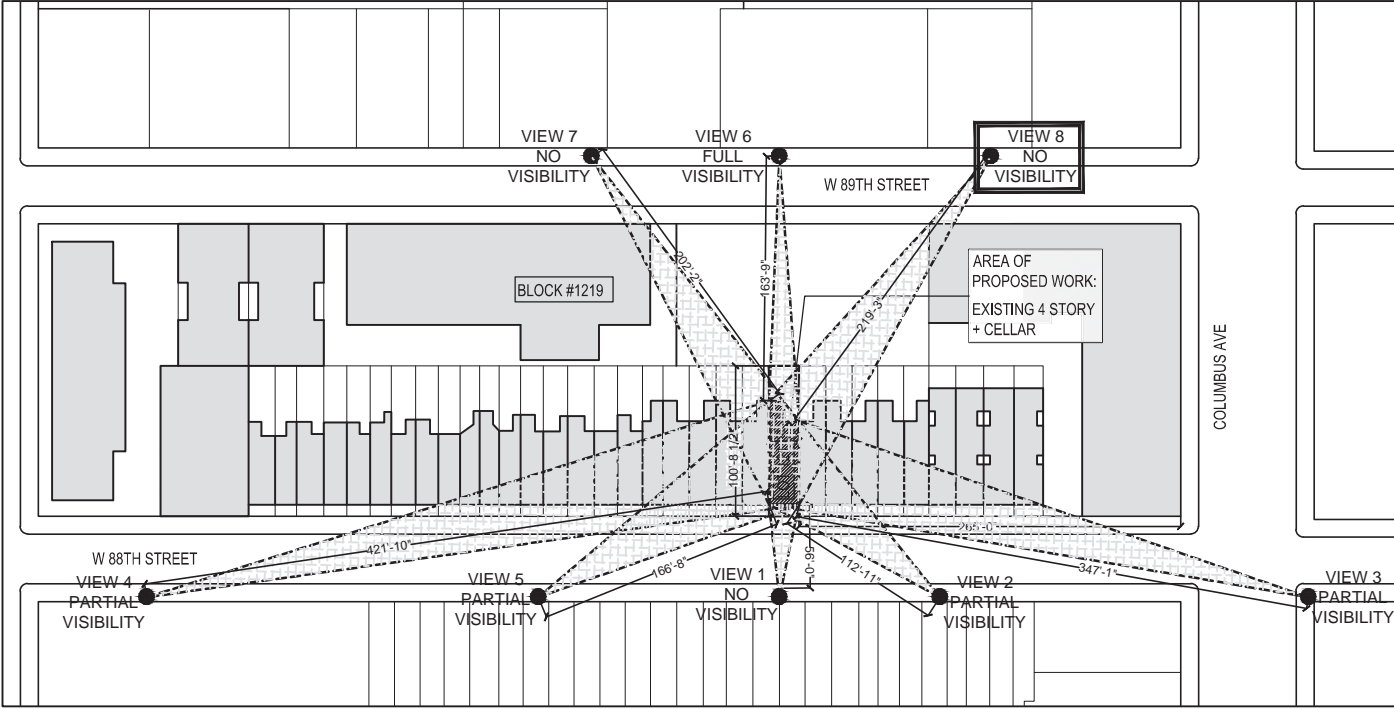
5 VIEW 5 - 88TH STREET - PARTIAL VISIBILITY
SCALE: N/A



 PLOT PLAN
SCALE: 1/128" = 1'-0"



7 VIEW 7 - 89TH STREET - NO VISIBILITY
SCALE: N/A



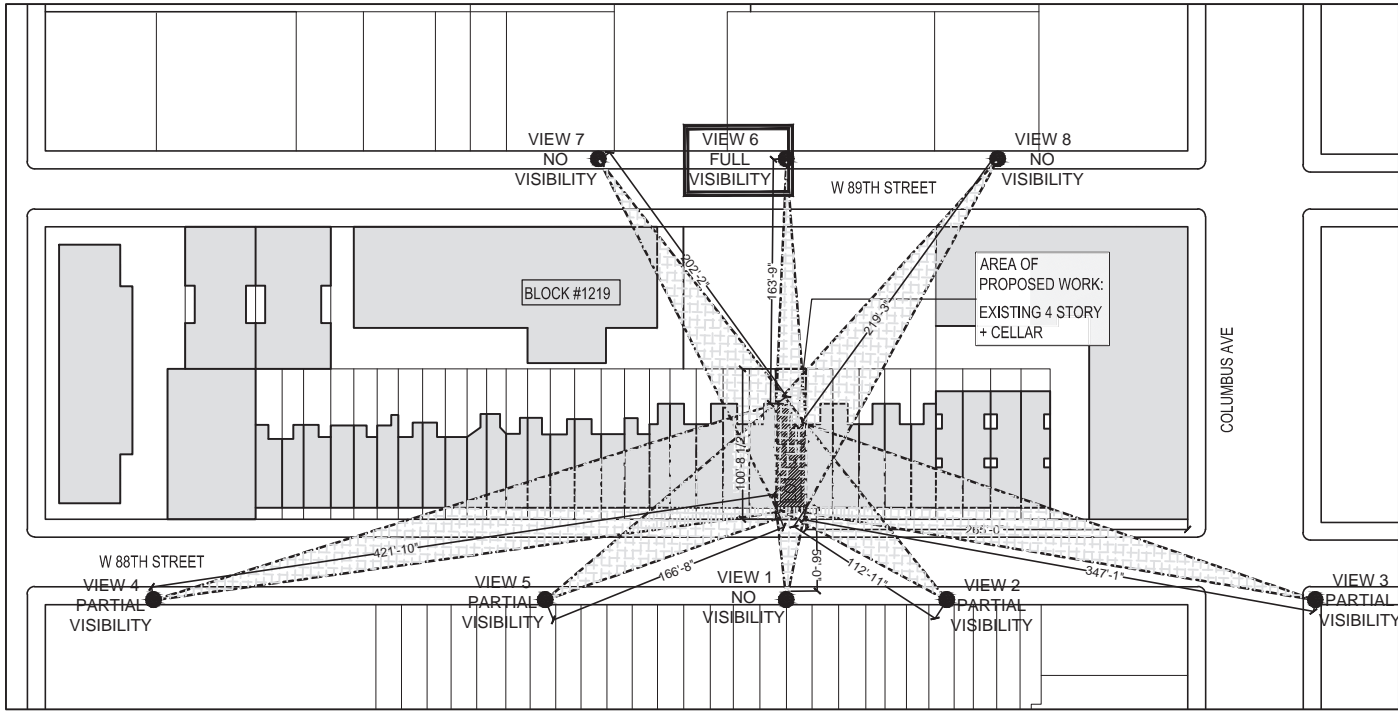
 PLOT PLAN
SCALE: 1/128" = 1'-0"



8 VIEW 8 - 89TH STREET - NO VISIBILITY
SCALE: N/A



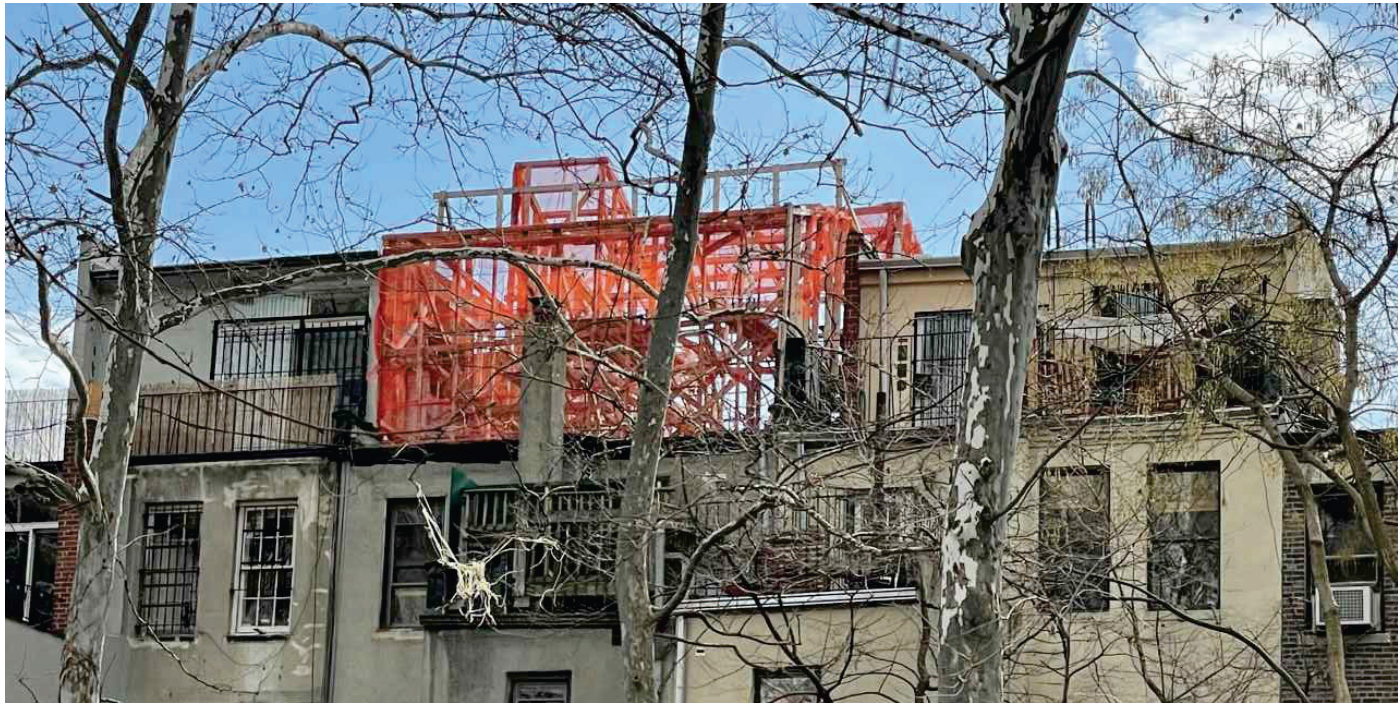
6B VIEW 6 - 89TH STREET - REAR FACADE - PROPOSED ADDITION IS VISIBLE
SCALE: N/A



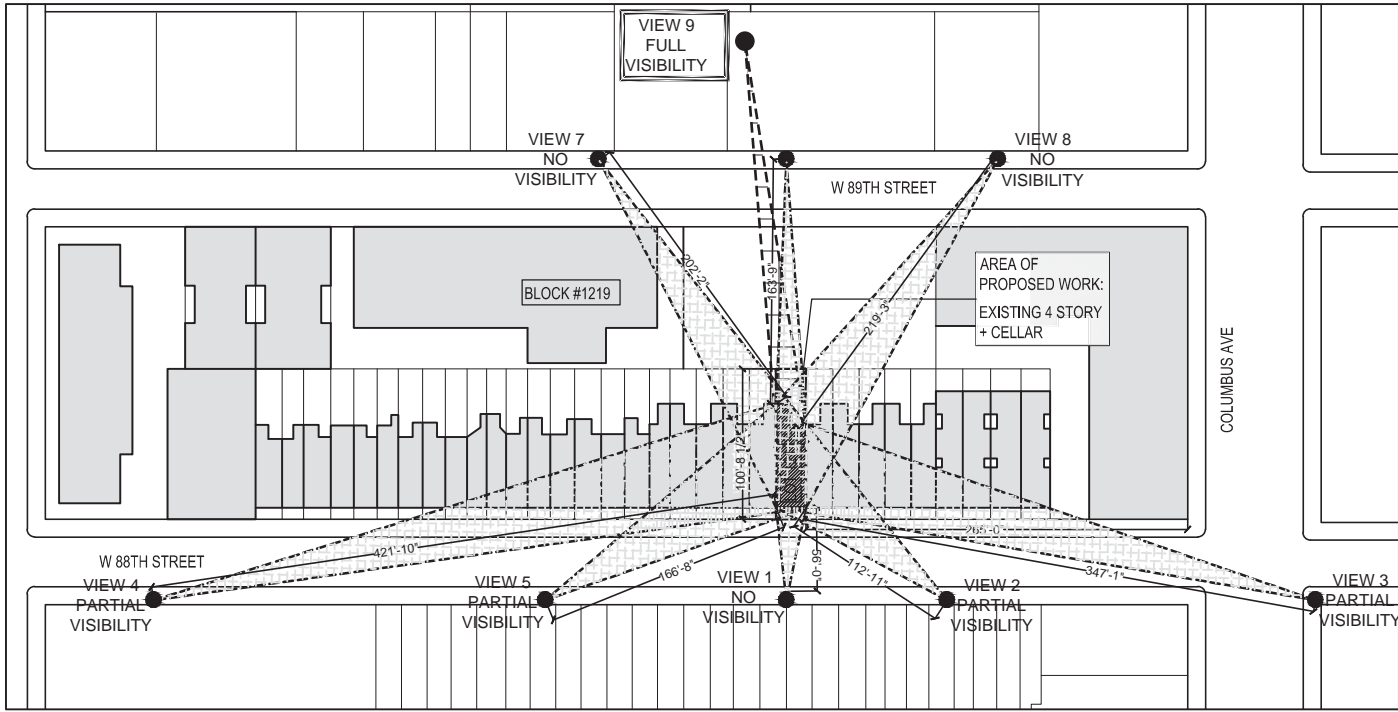
PLOT PLAN
SCALE: 1/128" = 1'-0"



6A VIEW 6 - 89TH STREET - REAR FACADE - PROPOSED ADDITION IS VISIBLE
SCALE: N/A



6B VIEW 6 - 89TH STREET - REAR FACADE - PROPOSED ADDITION IS VISIBLE
SCALE: N/A



 PLOT PLAN
SCALE: 1/128" = 1'-0"



6A VIEW 9 - 89TH STREET - REAR FACADE - PROPOSED ADDITION IS VISIBLE
SCALE: N/A



1 PROPOSED FRONT OF BUILDING (MOCKUP)
SCALE: N/A



2 PROPOSED REAR OF BUILDING
SCALE: N/A