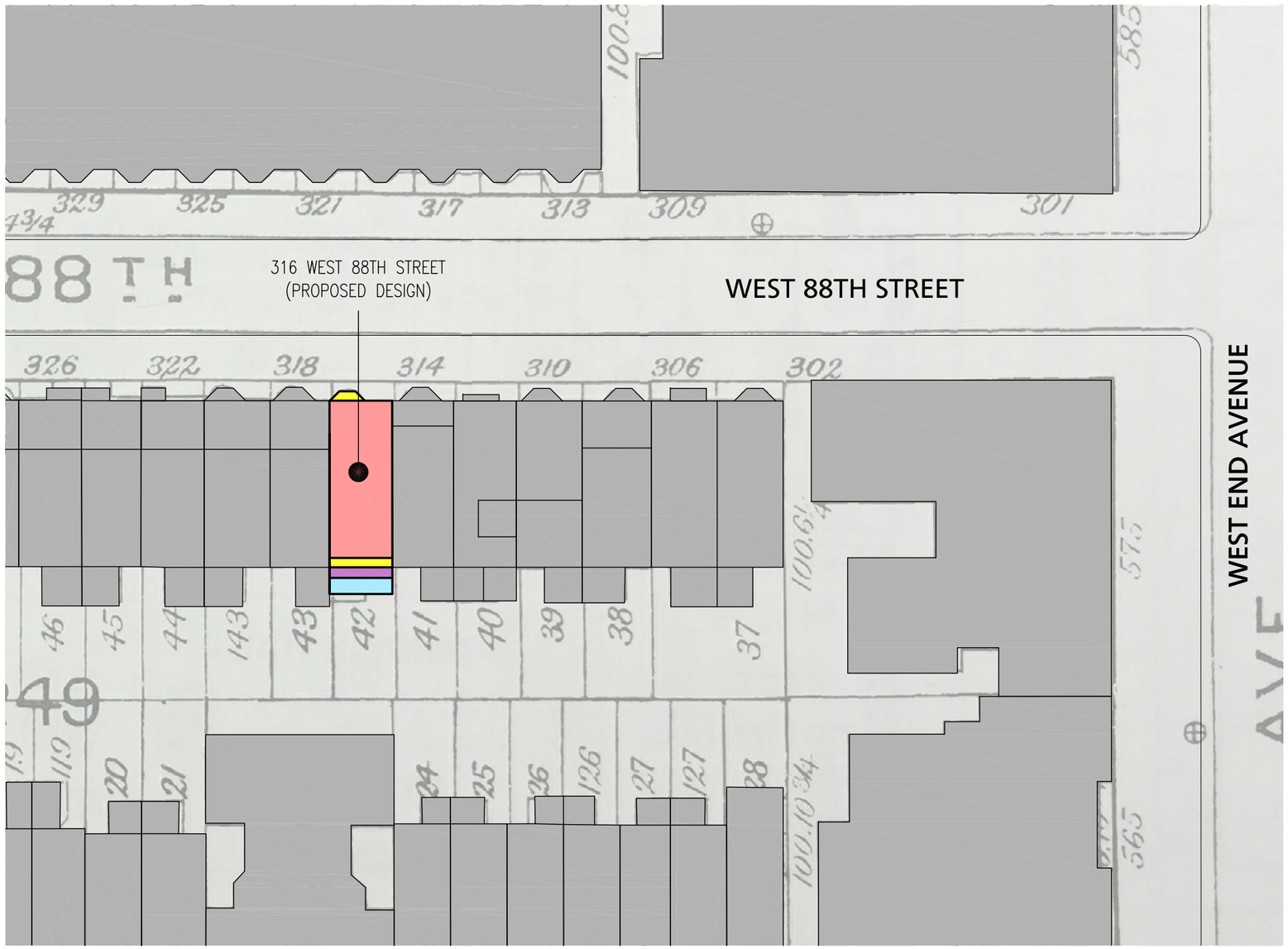
Renovation at:
316 West 88th Street, New York, NY 10024
Block: 1249 Lot: 42

Existing 316 West 88th Street Facade



Location Plan

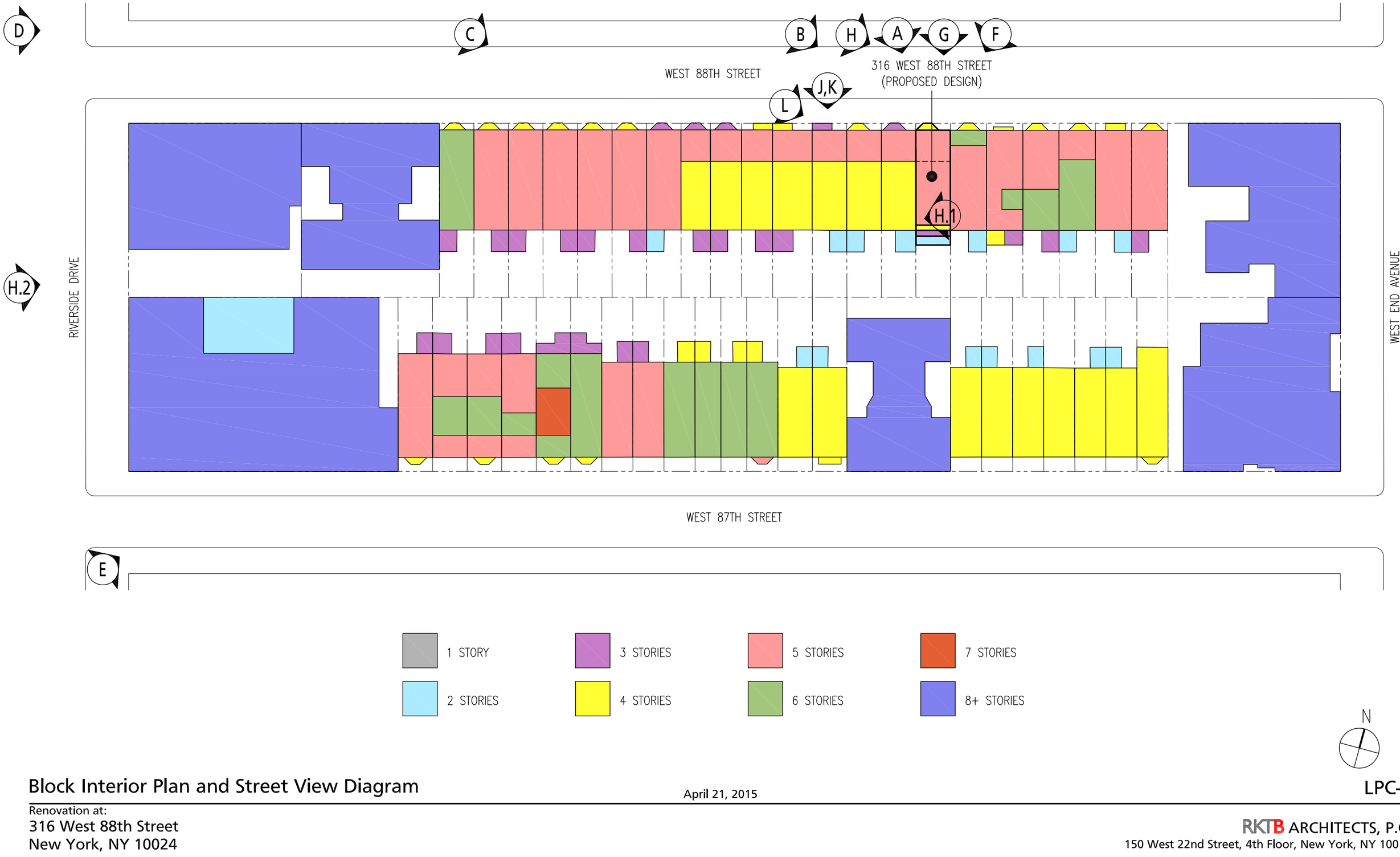
N

Cover Sheet

April 21, 2015

LPC-1

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



Block Interior Plan and Street View Diagram

April 21, 2015

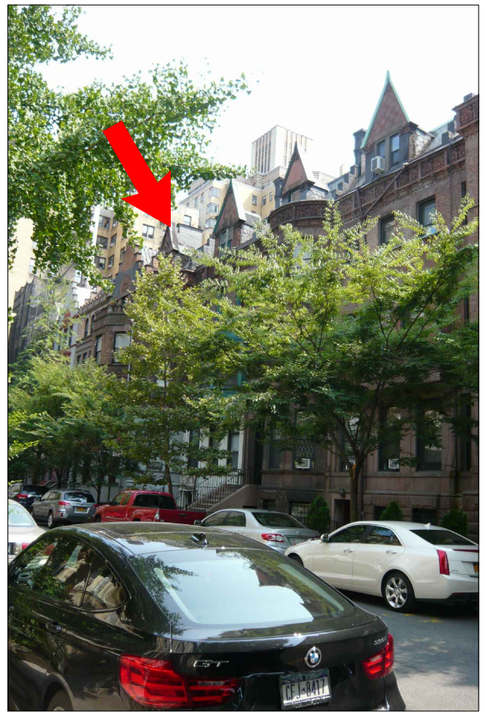
LPC-2

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

A W88th Street View

SCALE: NOT TO SCALE



B W88th Street View Looking East

SCALE: NOT TO SCALE

C W88th Street View Looking East

SCALE: NOT TO SCALE

D W88th Street View Looking East

SCALE: NOT TO SCALE

NOTE:
ARROWS INDICATE
316 W88TH STREET
(SUBJECT BUILDING)

E W87th Street View Looking East

SCALE: NOT TO SCALE

Existing Street Views

April 21, 2015

LPC-3

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

F

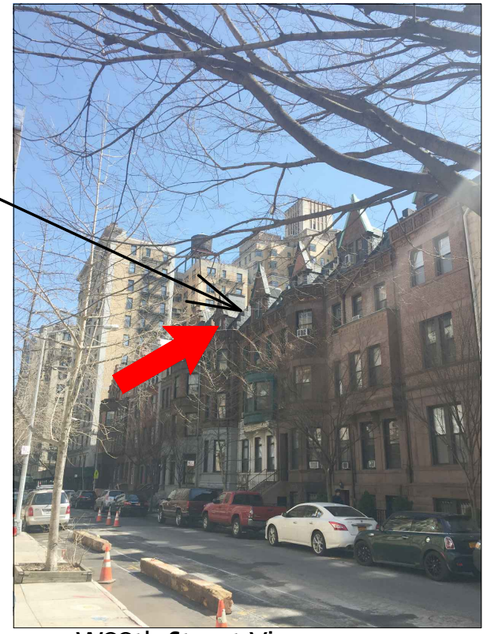
W88th Street View
Looking South West - Mock-Up

SCALE: NOT TO SCALE

G

W88th Street View
Looking South - Mock-Up

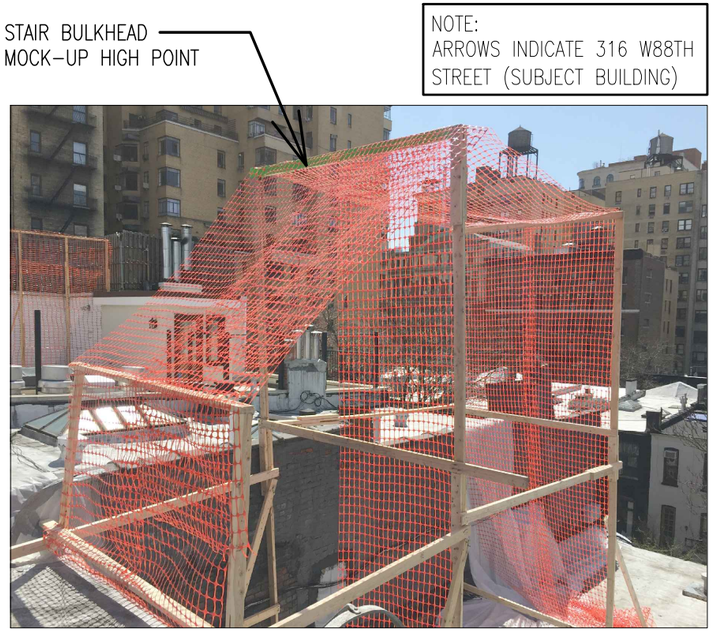
SCALE: NOT TO SCALE



H

W88th Street View
Looking South East - Mock-Up

SCALE: NOT TO SCALE

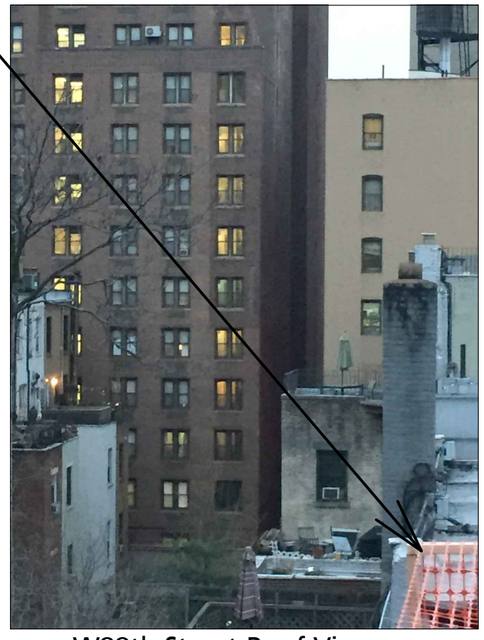


Bulkhead Mock-up

SCALE: NOT TO SCALE

Bulkhead Mock-up

SCALE: NOT TO SCALE



H.1

W88th Street Roof View
Looking West at Riverside Drive

SCALE: NOT TO SCALE

H.2

Riverside Drive Street View Looking East at W88th Street Rear Yards

SCALE: NOT TO SCALE

Street and Roof Views Looking at Mock-up

April 21, 2015

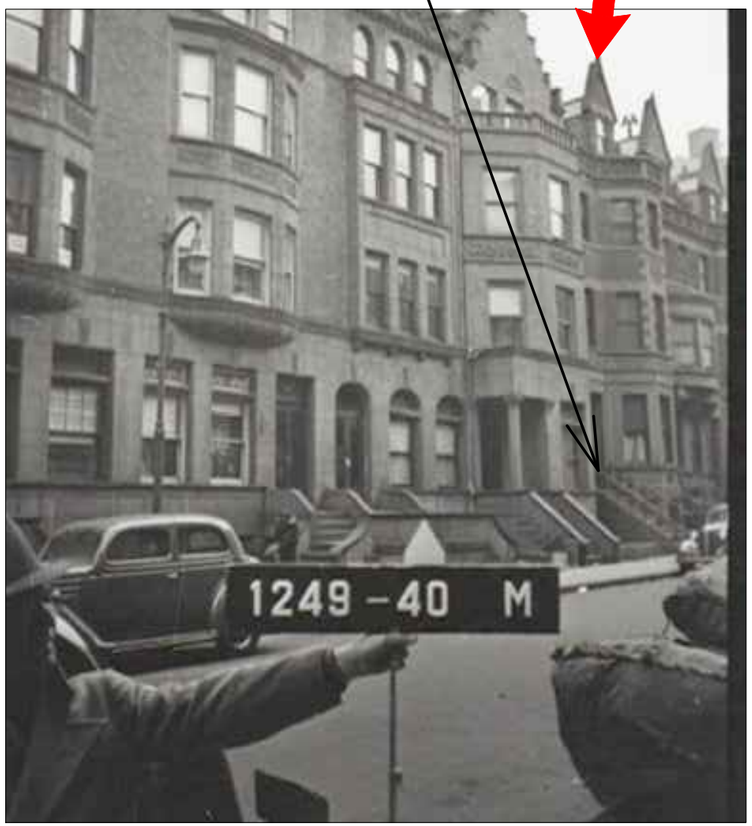
LPC-4

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

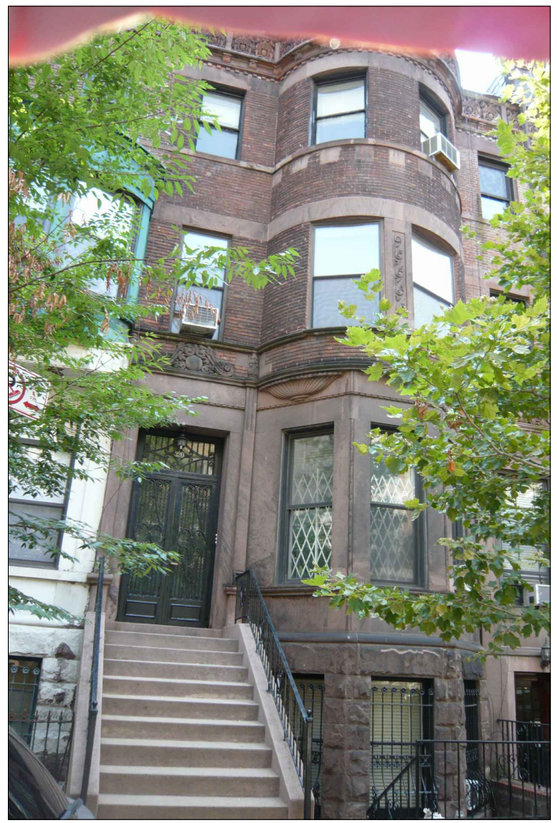
NOTE:
ARROWS INDICATE
316 W88TH STREET
(SUBJECT BUILDING)

STOOP @ 316 W 88TH STREET



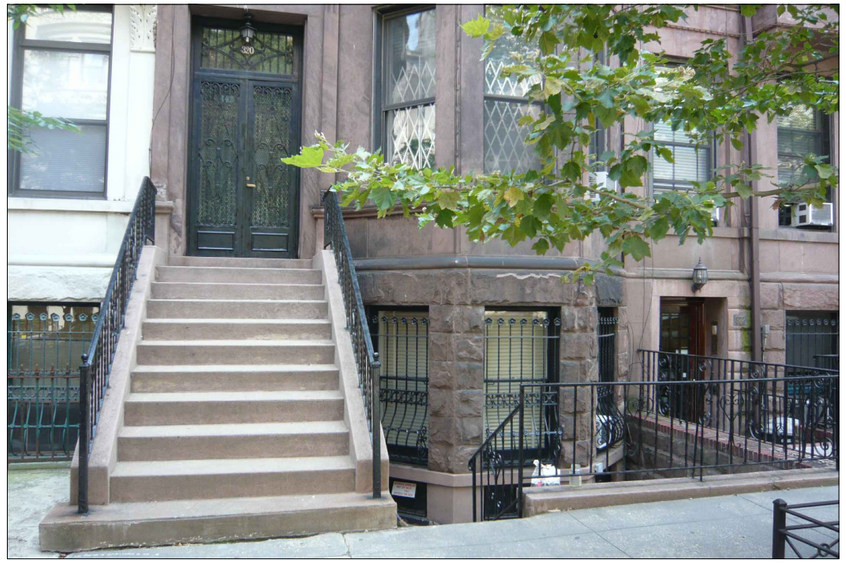
W88th Street View - Existing Building

SCALE: NOT TO SCALE



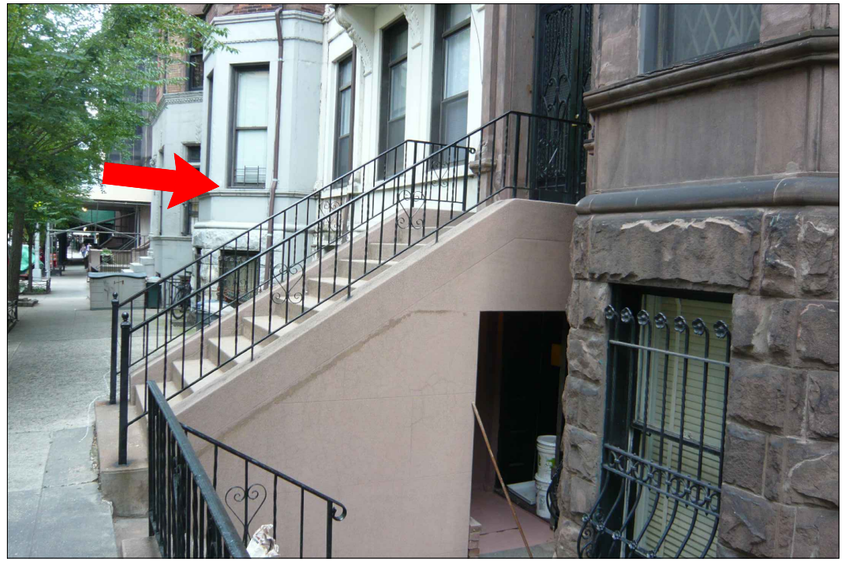
J W88th Street View - Adjacent Building Stoop

SCALE: NOT TO SCALE



K W88th Street View - Adjacent Building Stoop

SCALE: NOT TO SCALE



L W88th Street View - Adjacent Building Stoop

SCALE: NOT TO SCALE

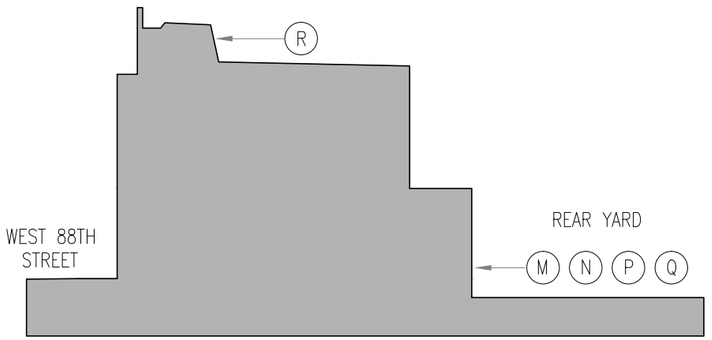
Existing Adjacent Building Reference Views

April 21, 2015

LPC-5

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



316 W88th Street Key Section

SCALE: NOT TO SCALE

M Rear Facade View - Rear Yard

SCALE: NOT TO SCALE

N Rear Facade View - Rear Yard

SCALE: NOT TO SCALE

P Rear Window - Rear Yard

SCALE: NOT TO SCALE

Q Rear Facade View - Rear Yard

SCALE: NOT TO SCALE

R Rear Roof Facade View - Roof

SCALE: NOT TO SCALE

Existing Rear Facade

April 21, 2015

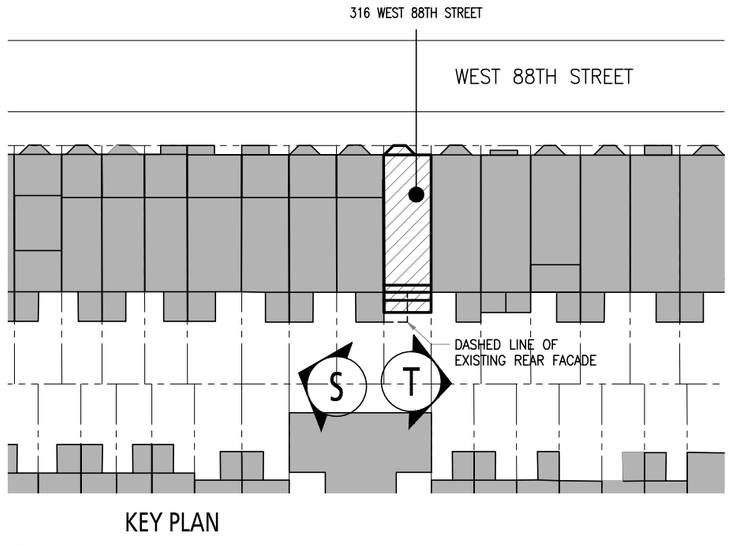
LPC-6

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

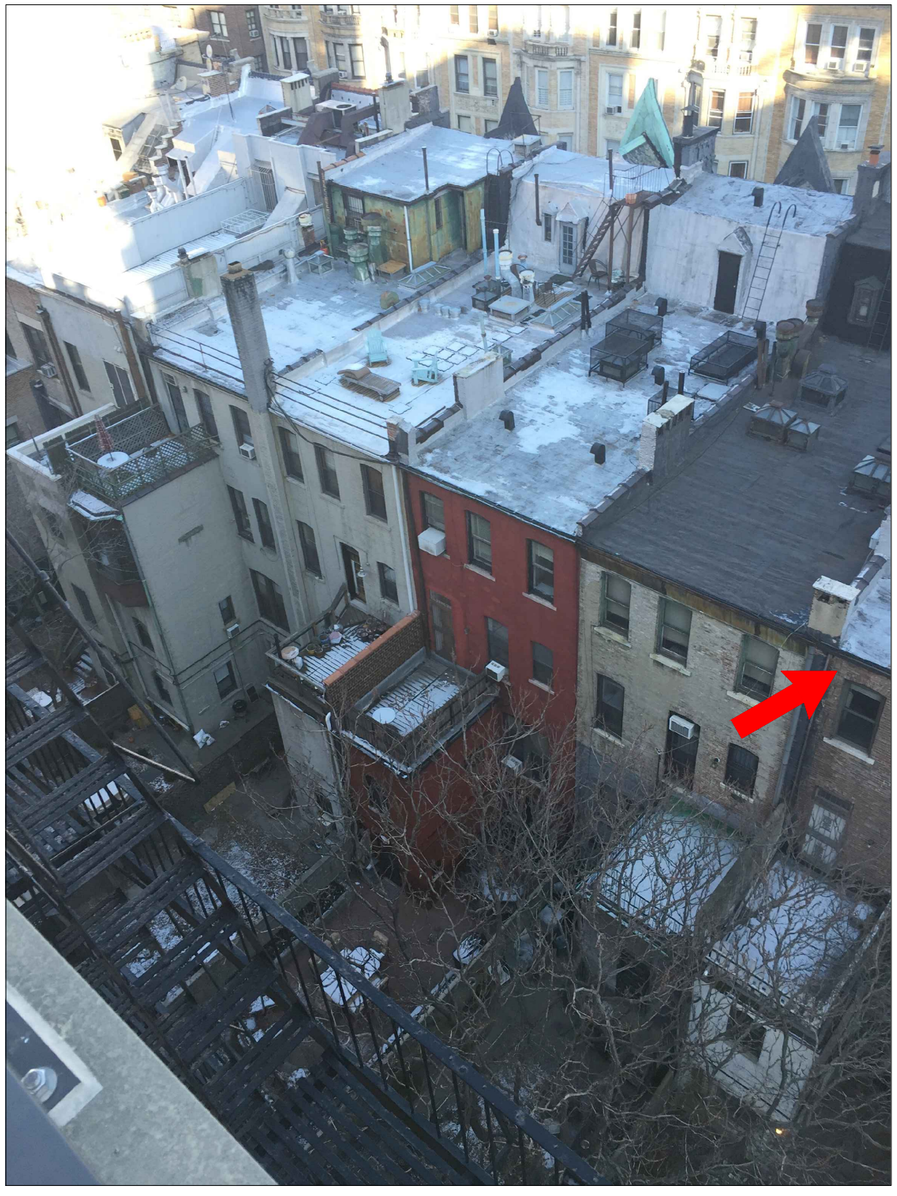
T W88th Street Rear Yard View - Looking East

SCALE: NOT TO SCALE



KEY PLAN

NOTE:
ARROWS INDICATE
316 W88TH STREET
(SUBJECT BUILDING)



S W88th Street Rear Yard View - Looking West

SCALE: NOT TO SCALE

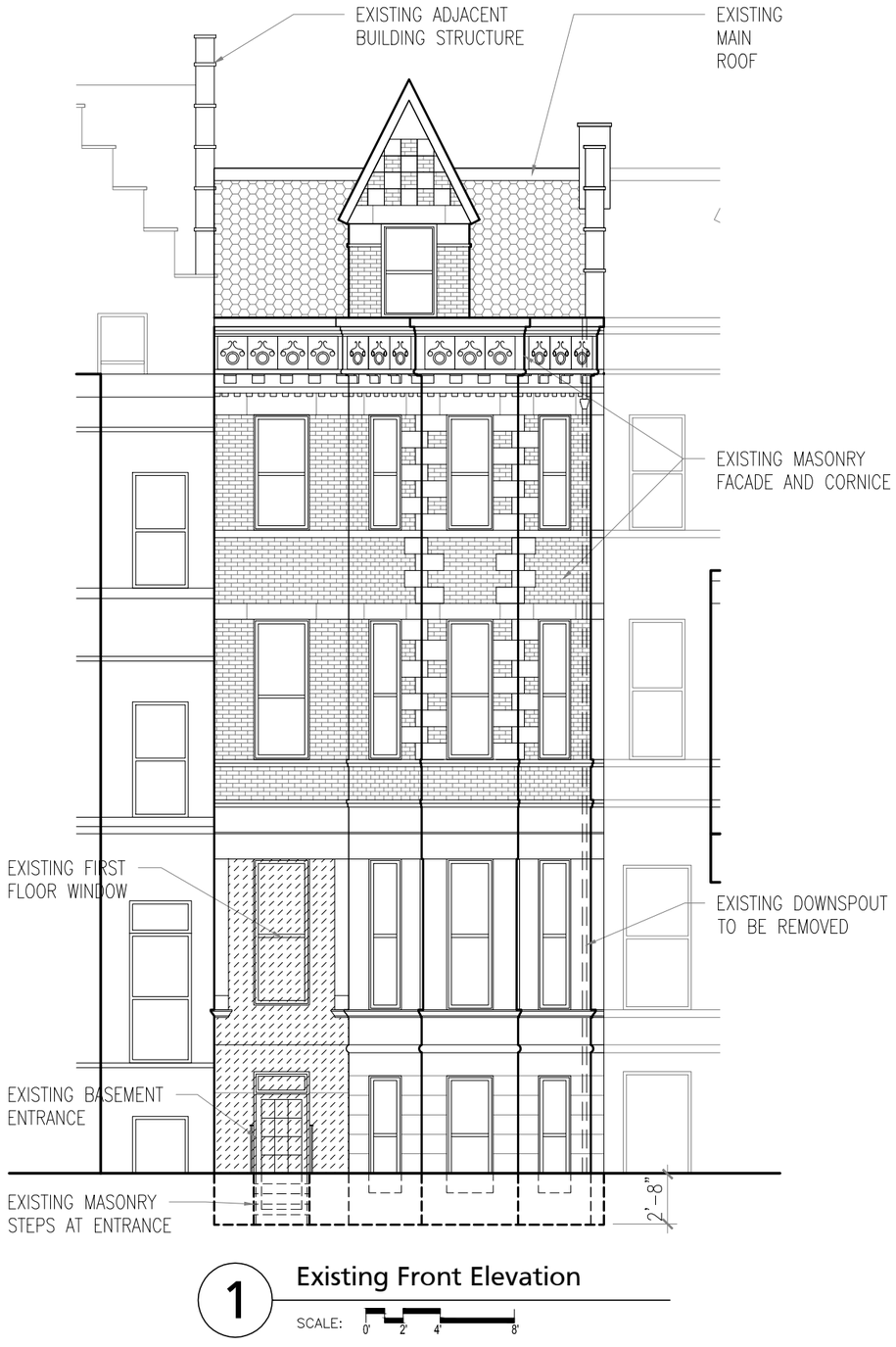
Existing Rear Yard Views

April 21, 2015

LPC-7

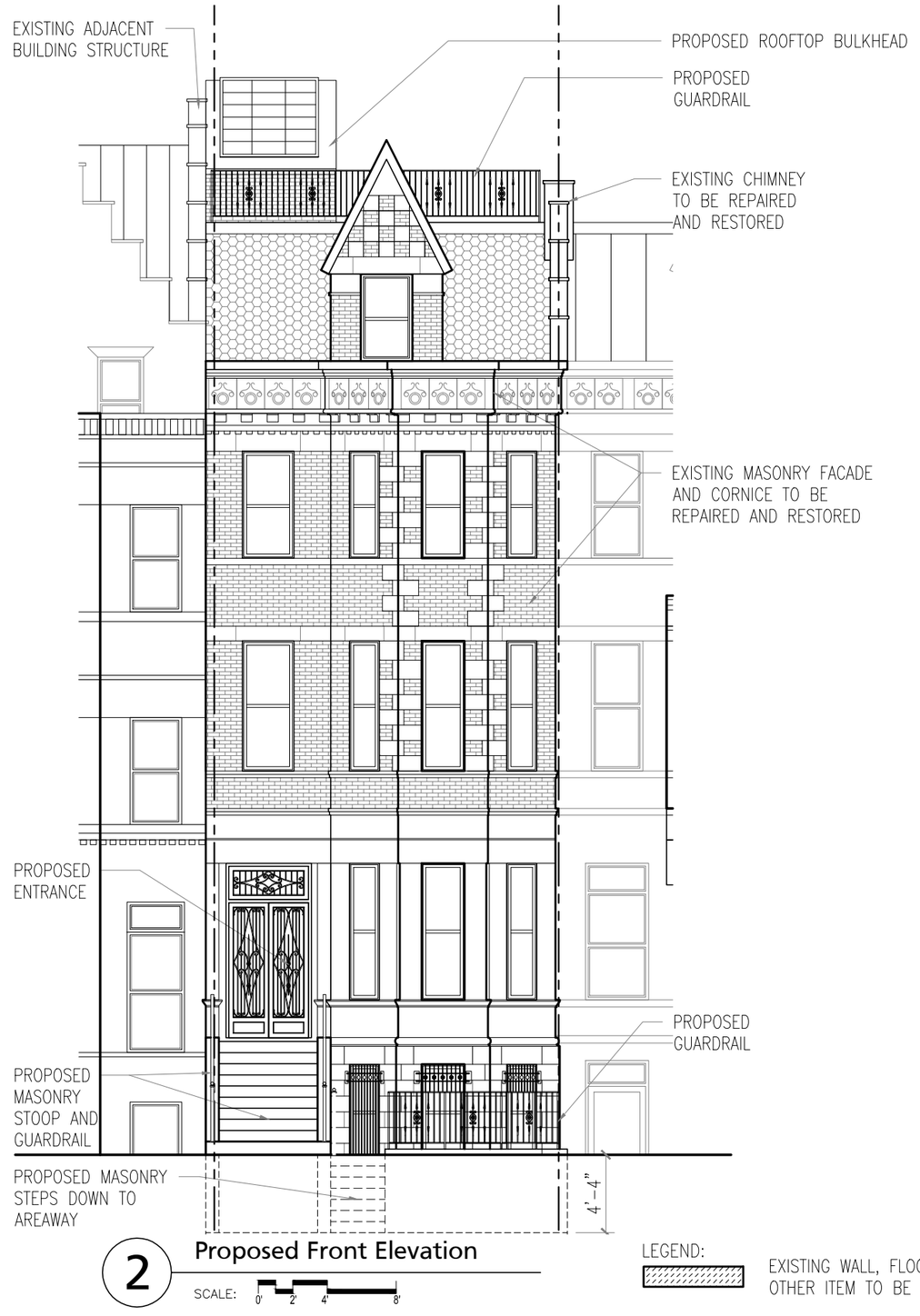
Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



1 Existing Front Elevation

SCALE: 0' 2' 4' 8'



2 Proposed Front Elevation

SCALE: 0' 2' 4' 8'

LEGEND:

EXISTING WALL, FLOORING OR OTHER ITEM TO BE REMOVED

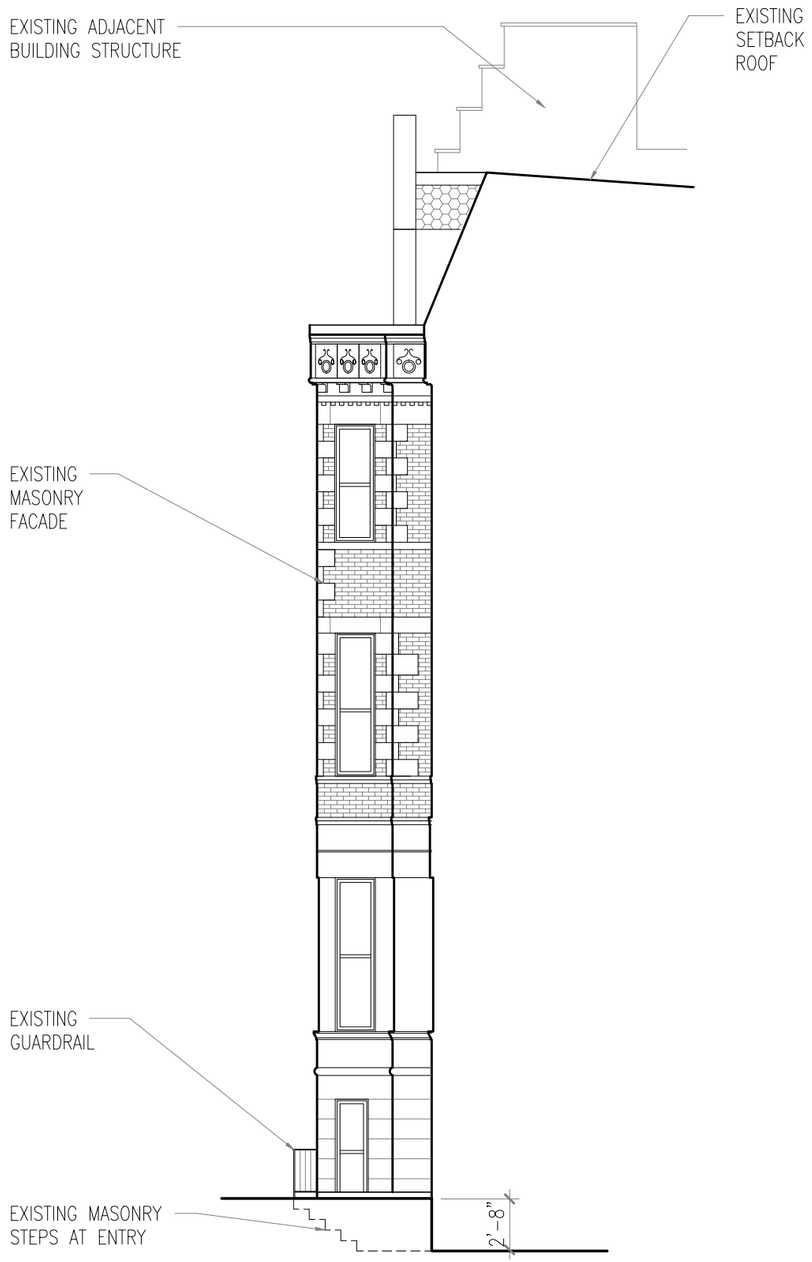
Existing/Proposed Facade Elevations

April 21, 2015

LPC-8

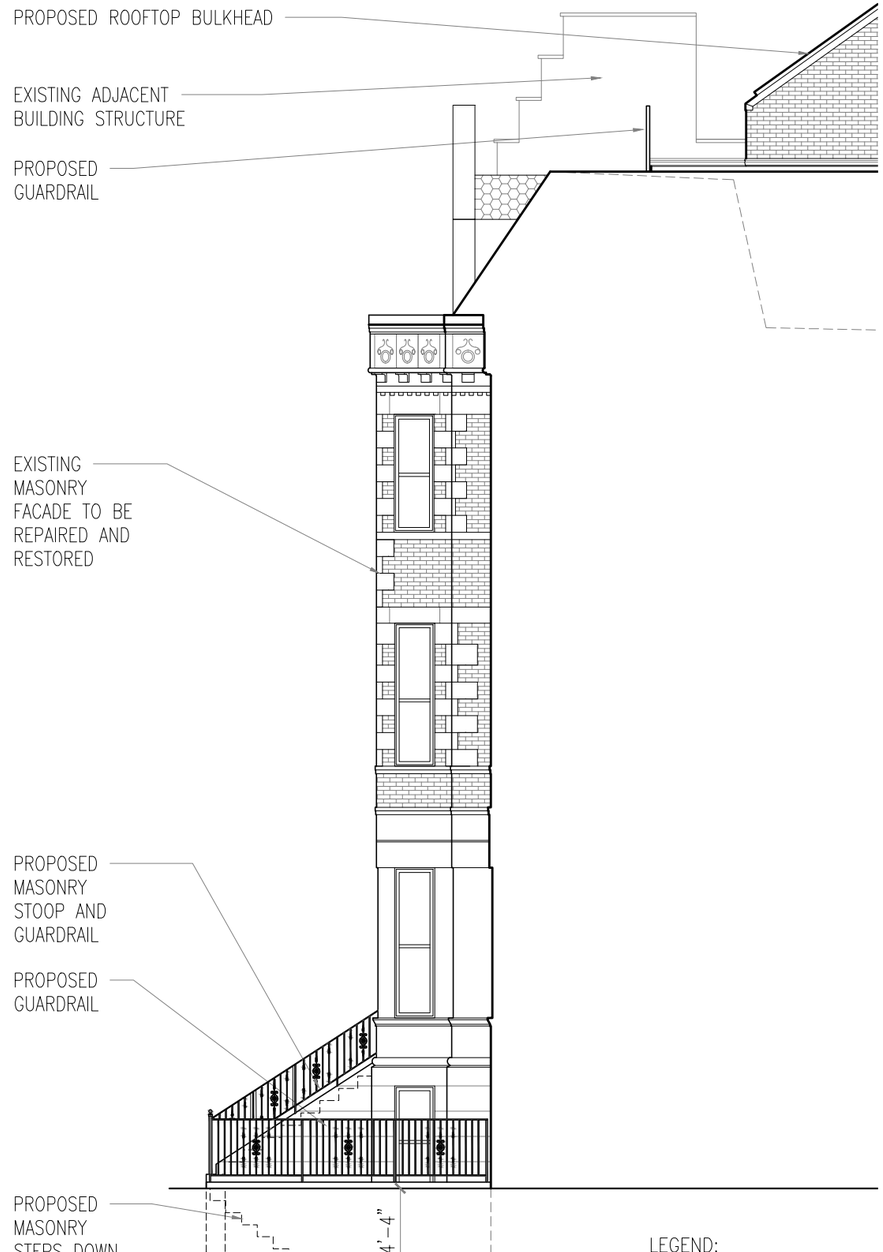
Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



1 Existing Side Elevation

SCALE: 0' 2' 4' 8'



2 Proposed Side Elevation

SCALE: 0' 2' 4' 8'

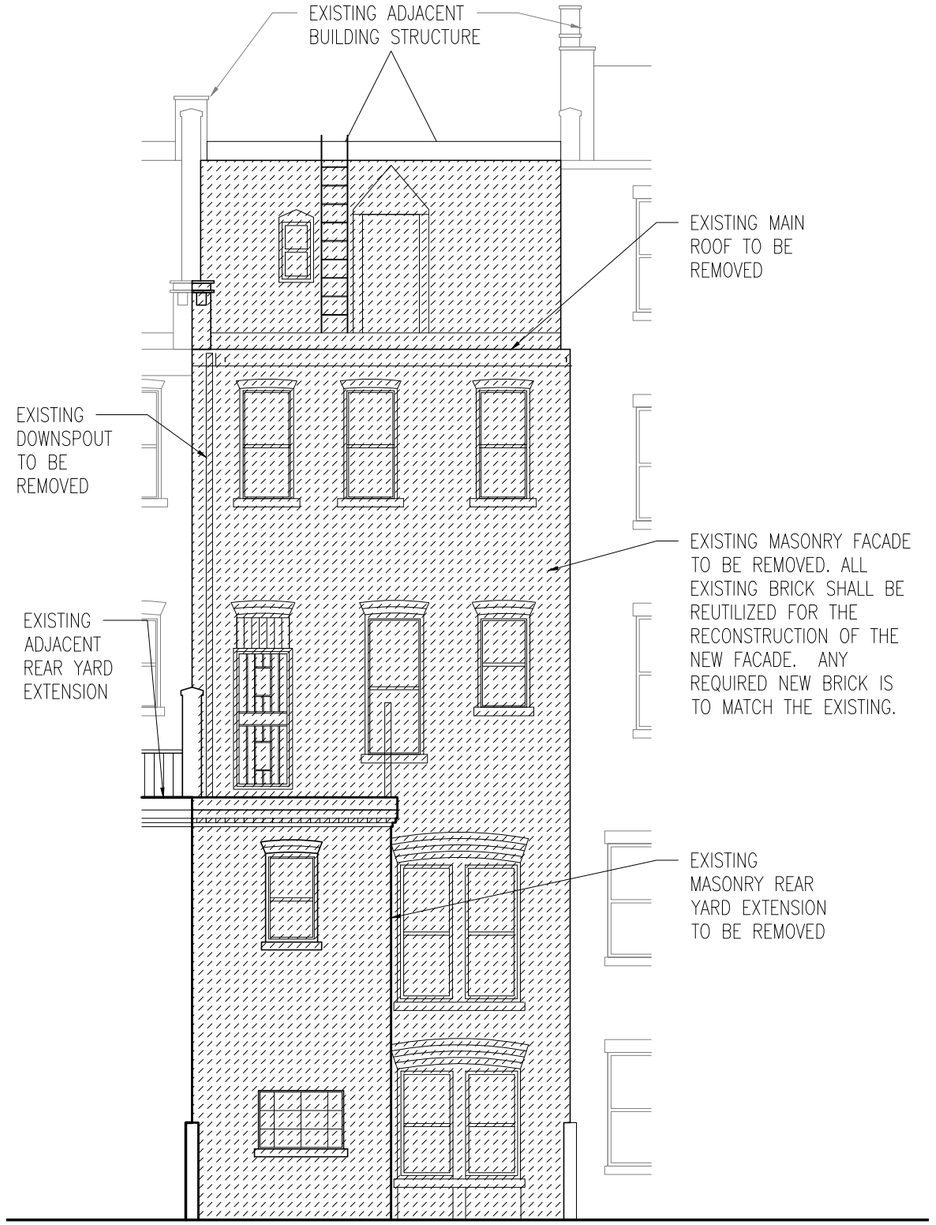
Existing/Proposed Facade Elevations

April 21, 2015

LPC-9

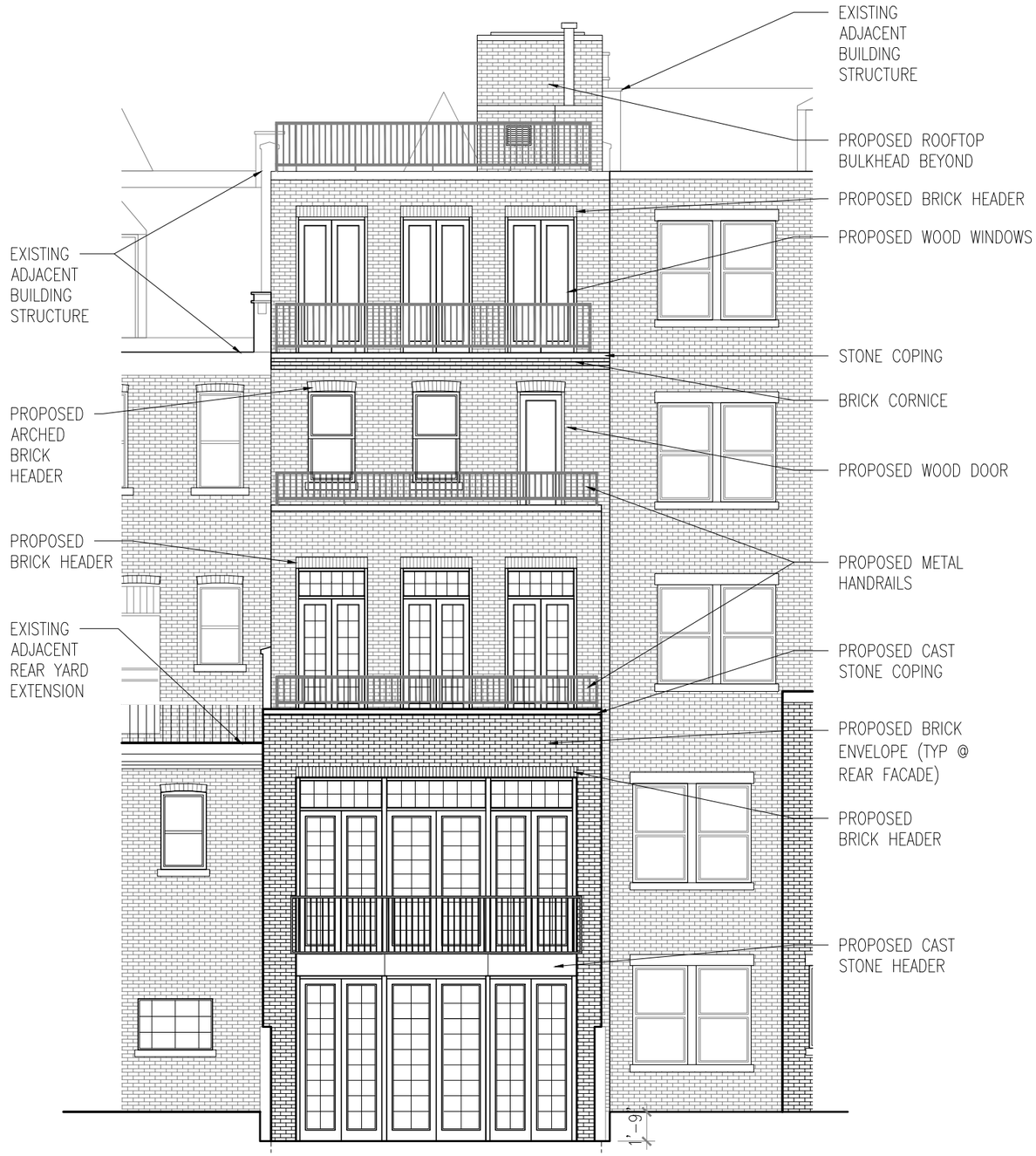
Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



1 Existing Rear Elevation

SCALE: 0' 2' 4' 8'



2 Proposed Rear Elevation

SCALE: 0' 2' 4' 8'

LEGEND:

EXISTING WALL, FLOORING OR OTHER ITEM TO BE REMOVED

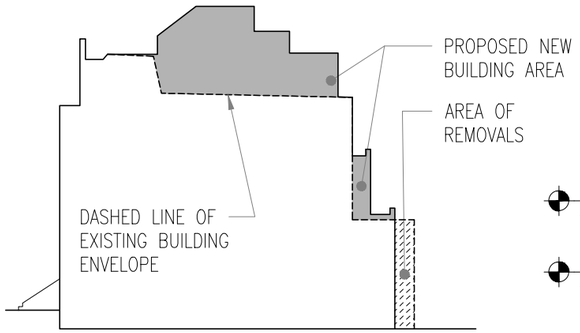
Existing/Proposed Facade Elevations

April 21, 2015

LPC-10

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



1 **Section Diagram**

SCALE: NOT TO SCALE

LEGEND:

EXISTING WALL, FLOORING OR OTHER ITEM TO BE REMOVED

MAXIMUM BUILDING HEIGHT PER NYC ZR23-692
+60'-0"

EXISTING BUILDING HEIGHT PER C OF O
+55'-0"

4TH FLOOR

EXISTING ROOF PARAPET LEVEL
+43'-3"

3RD FLOOR

2ND FLOOR

EXISTING REAR WALL LEVEL
+19'-2"

1ST FLOOR

CURB
0'-0"

WEST 88TH STREET

BASEMENT
-2'-8"

2'-8"

8'-8"

EXISTING CELLAR LEVEL
-11'-4"

BASEMENT

CELLAR

2 **Existing Building Section**

SCALE: 0' 2' 4' 8'

Existing Building Section

April 21, 2015

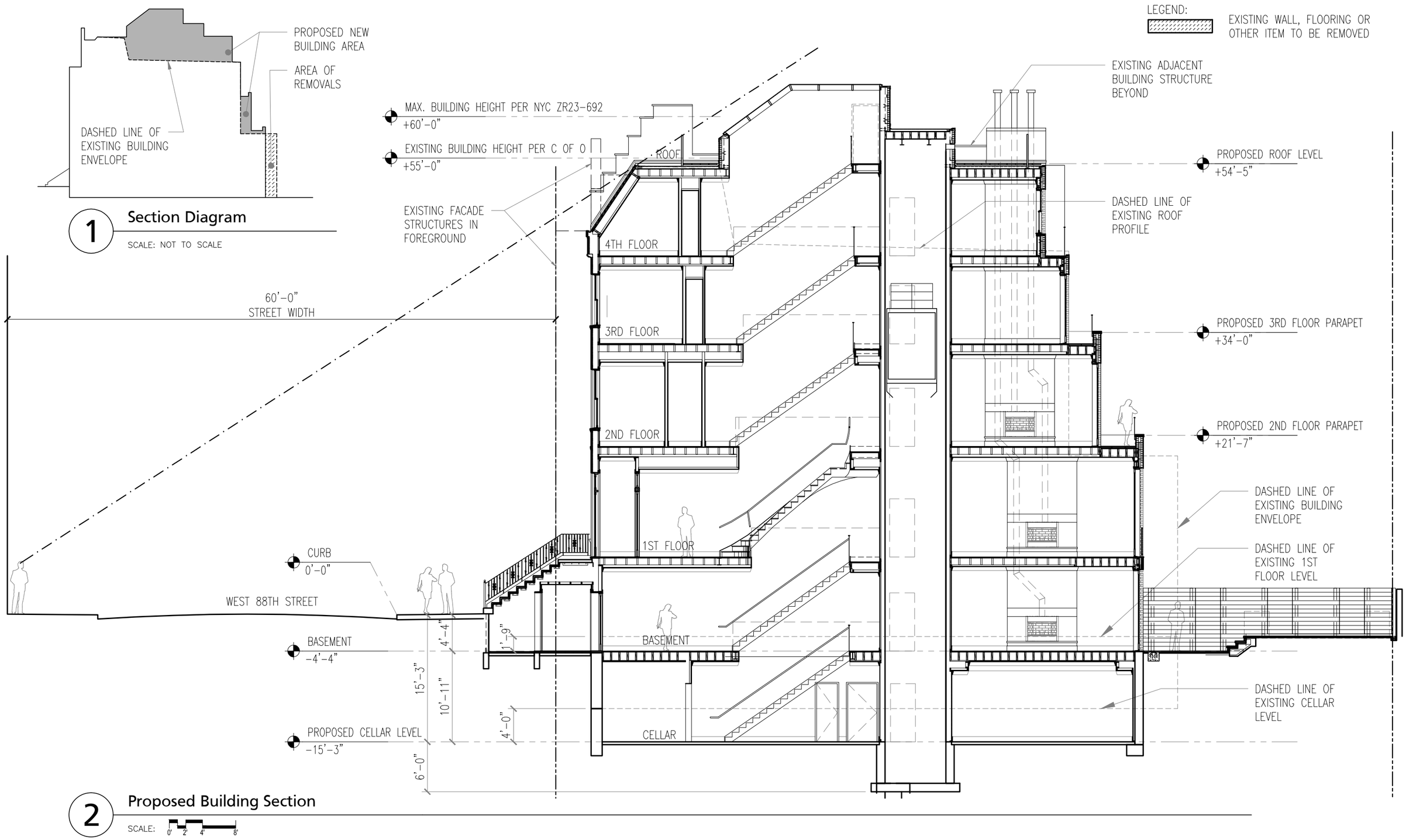
LPC-11

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

1 **Section Diagram**

SCALE: NOT TO SCALE



2 **Proposed Building Section**

SCALE: 0' 2' 4' 8'

Proposed Building Section

April 21, 2015

LPC-12

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

1 Existing Rear Elevation

SCALE: 0' 4' 8' 16'

2 Proposed Rear Elevation

SCALE: 0' 4' 8' 16'

Existing/Proposed Building Elevations

April 21, 2015

LPC-13

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

20'–0"

316 W 88 STREET

PROPOSED STOOP SEE LPC–5

REFERENCE STOOP SEE SHEET LPC–5

SCALE: 0' 2' 4' 8'

Proposed Street Facade

April 21, 2015

LPC-14

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

SCALE: 0' 2' 4' 8'

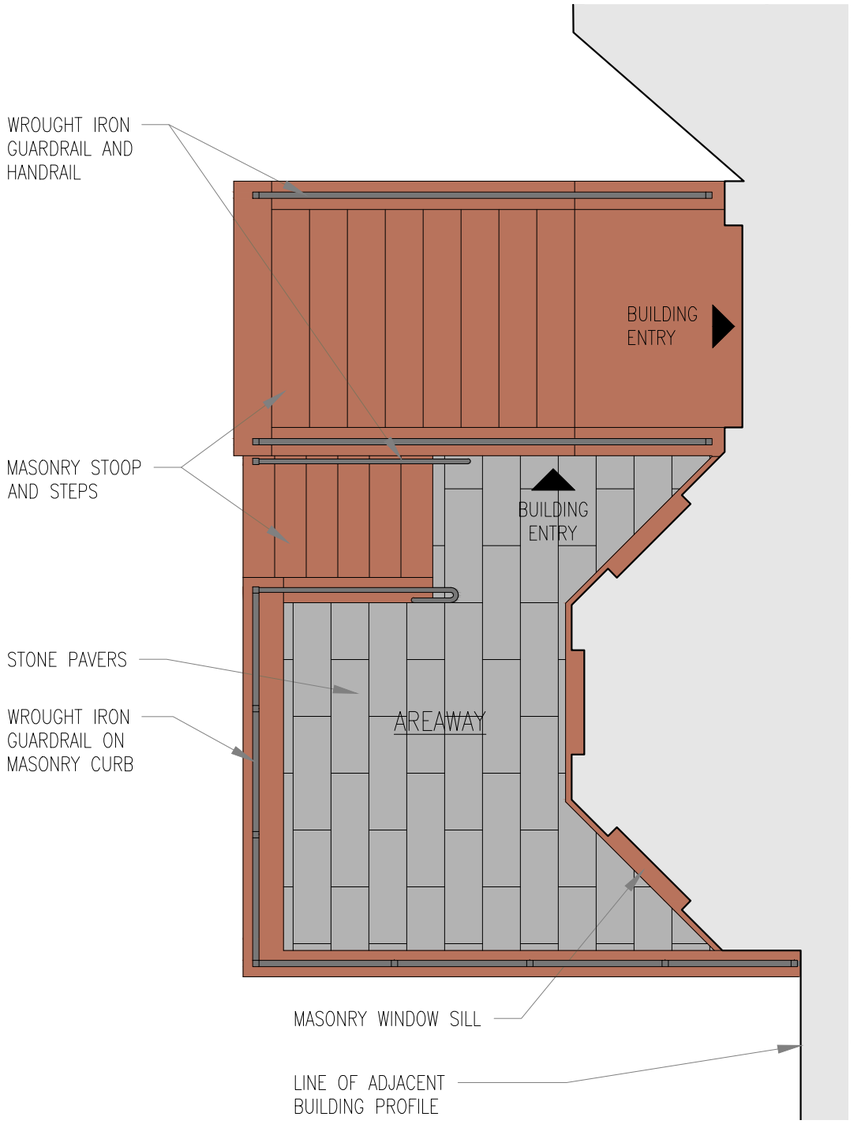
Proposed Rear Facade

April 21, 2015

LPC-15

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



1 Proposed Stoop and Areaway Plan

SCALE: 0' 1' 2' 4'

2 Proposed North Elevation at Stoop and Areaway

SCALE: 0' 1' 2' 4'

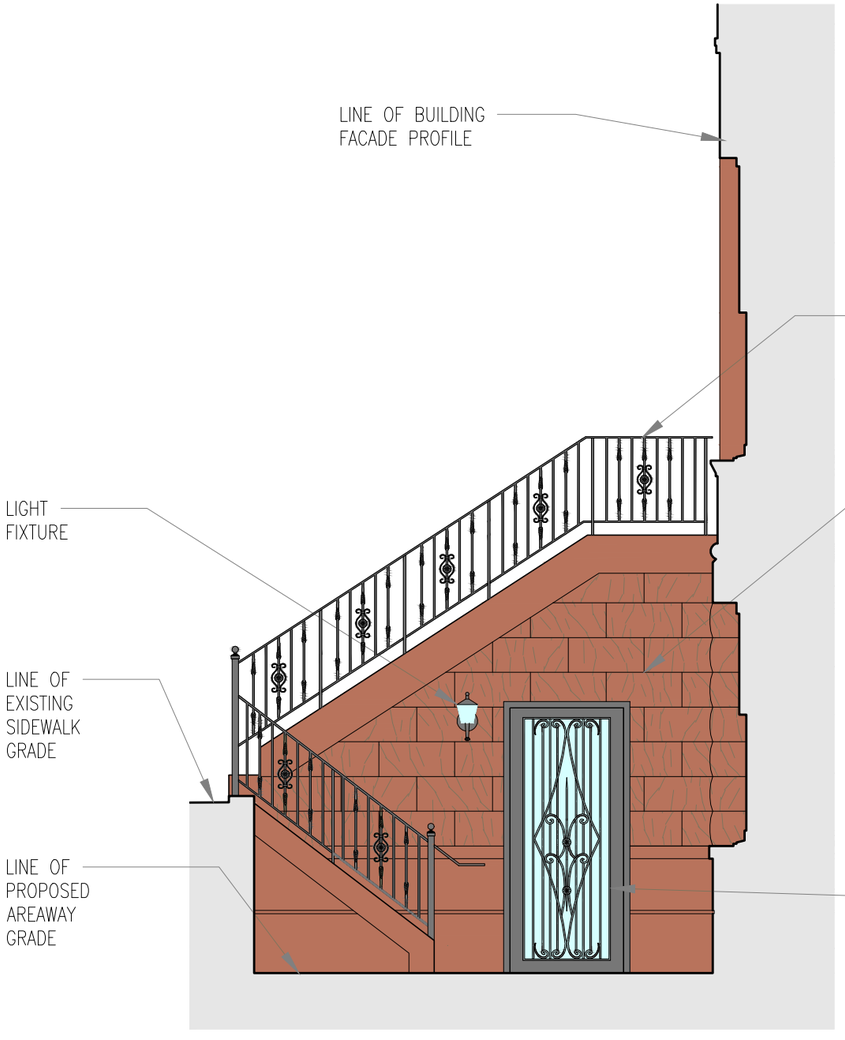
Proposed Stoop and Areaway Plan and Facade Elevation

April 21, 2015

LPC-16

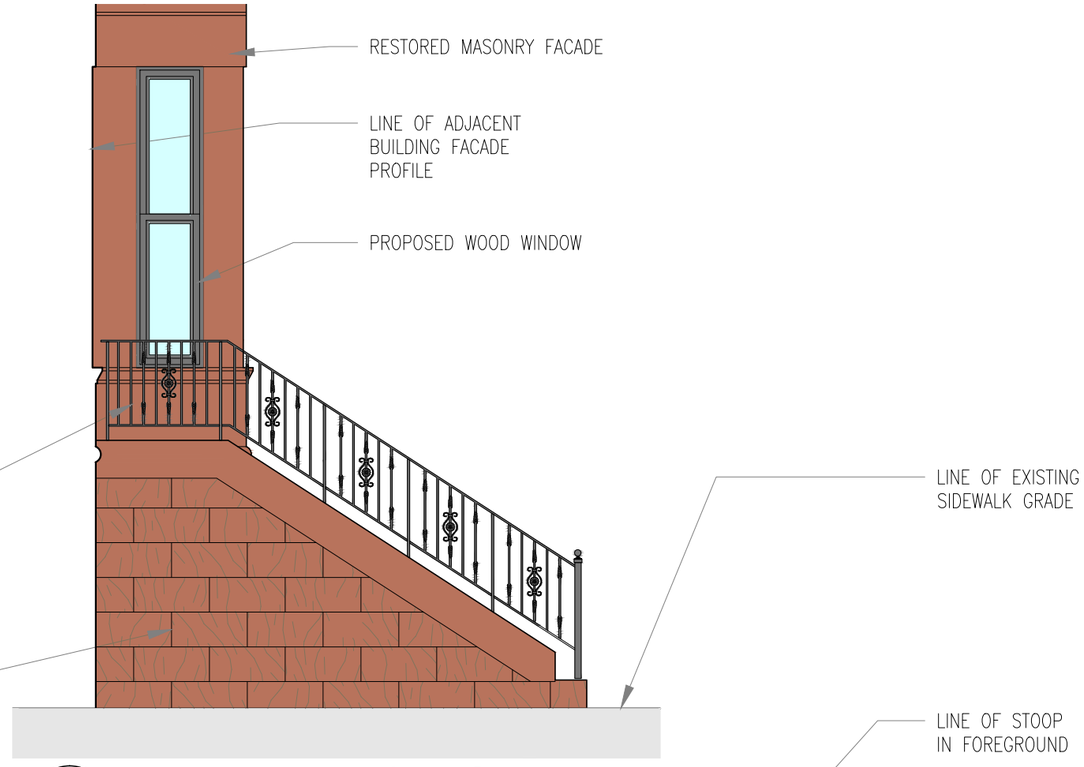
Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



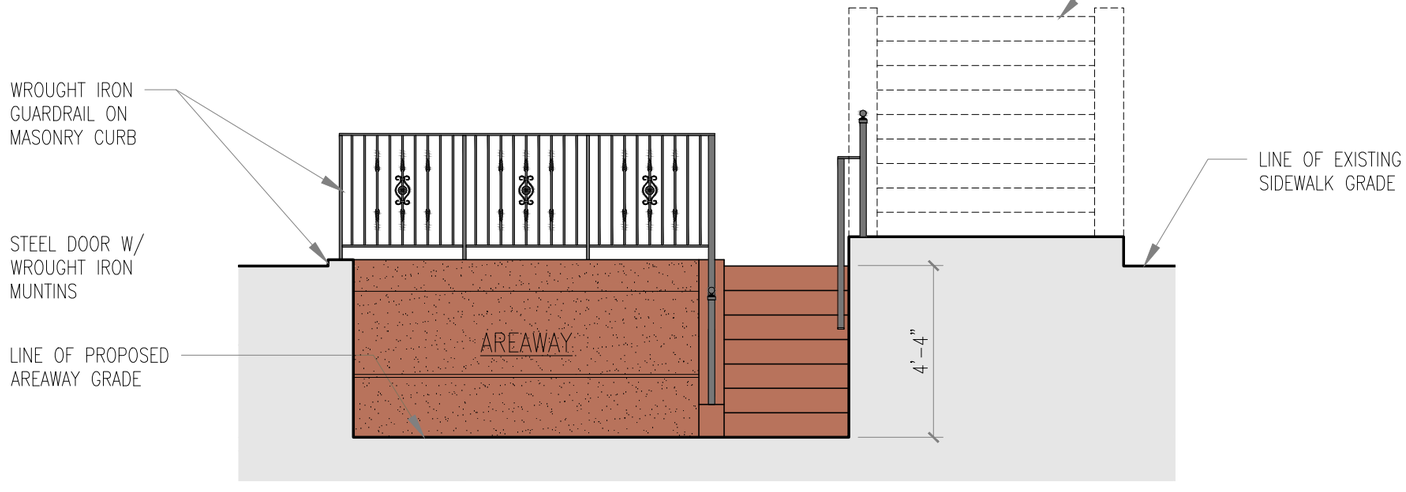
1 Proposed West Elevation at Stoop

SCALE: 0' 1' 2' 4'



2 Proposed East Elevation at Stoop

SCALE: 0' 1' 2' 4'



3 Proposed South Elevation at Areaway

SCALE: 0' 1' 2' 4'

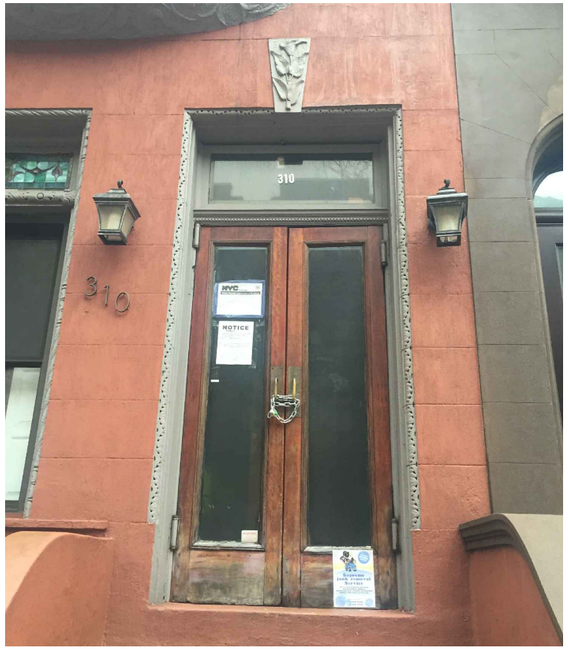
Proposed Stoop and Areaway Facade Elevations

April 21, 2015

LPC-17

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



310 W. 88TH ST.

312 W. 88TH ST.

314 W. 88TH ST.

316 W. 88TH ST.

318 W. 88TH ST.

320 W. 88TH ST.

322 W. 88TH ST.

Existing Doors - Adjacent Buildings

April 21, 2015

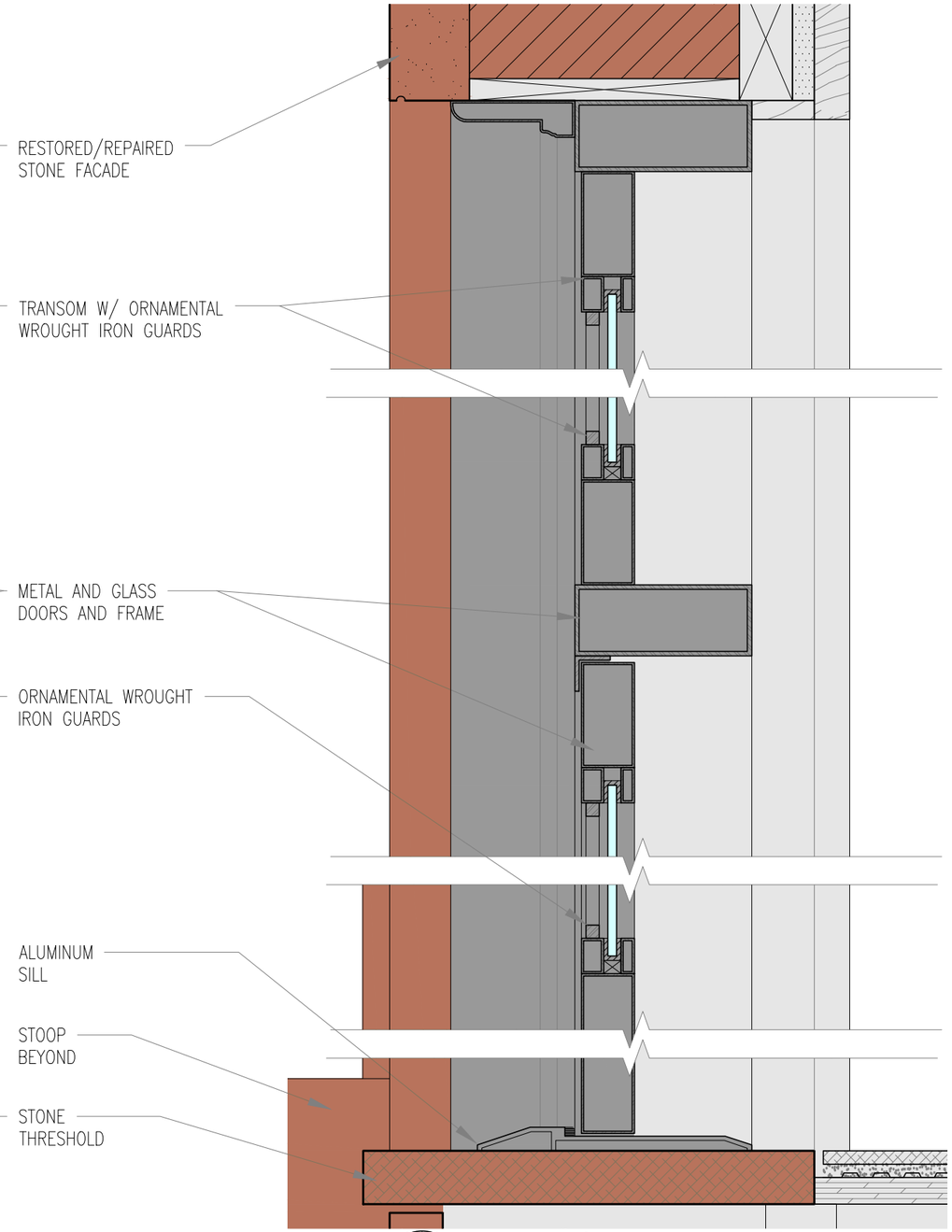
LPC-18

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

1 Proposed Entry Door Elevation

SCALE: 0' 1" 3" 6"



2 Proposed Entry Door Section

SCALE: 0' 1" 3" 6"

Proposed Entry Door

April 21, 2015

LPC-19

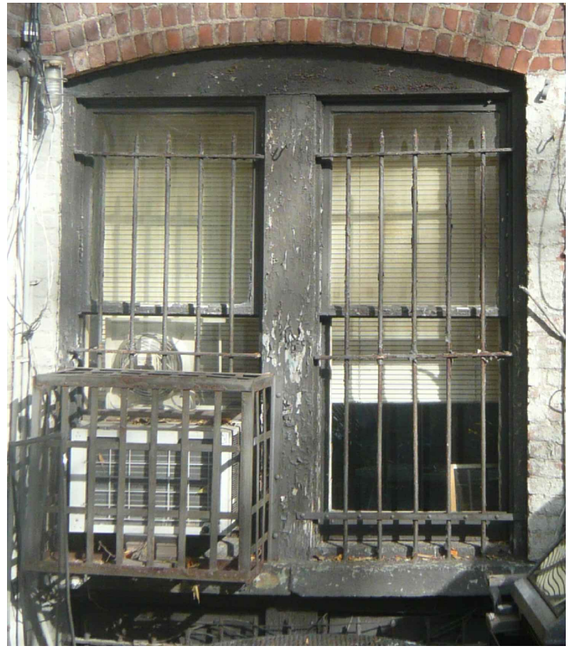
Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

BASEMENT WOOD WINDOW– STREET FACADE

1ST FLOOR ALUMINUM WINDOW– STREET FACADE

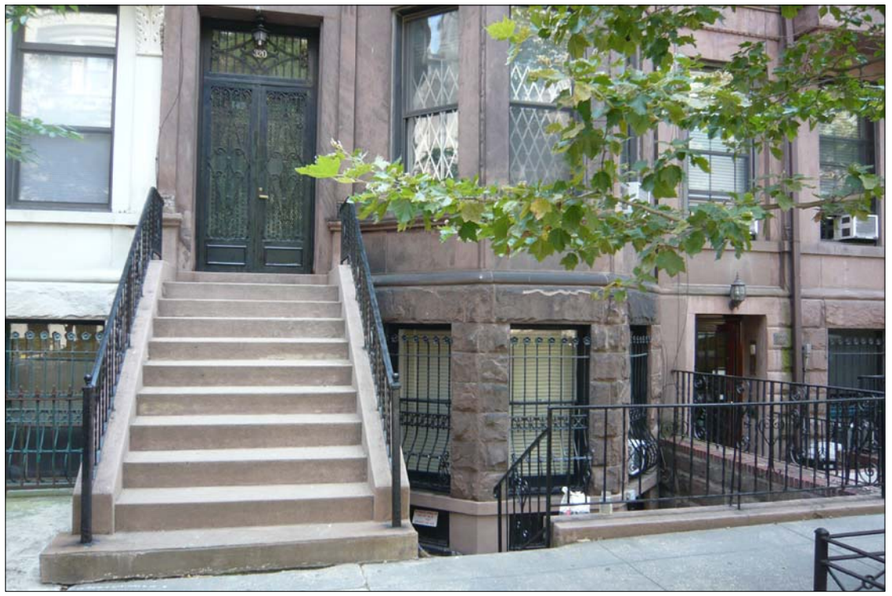
2ND & 3RD FLOOR ALUMINUM WINDOW–STREET FACADE



BASEMENT FLOOR WOOD WINDOW– REAR FACADE

1ST FLOOR ALUMINUM WINDOW– REAR FACADE

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011

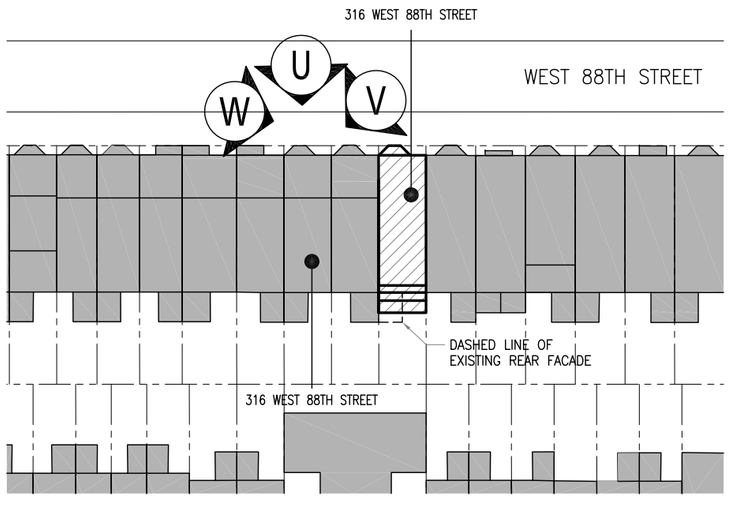


U 320 West 88th Street Stoop and Areaway

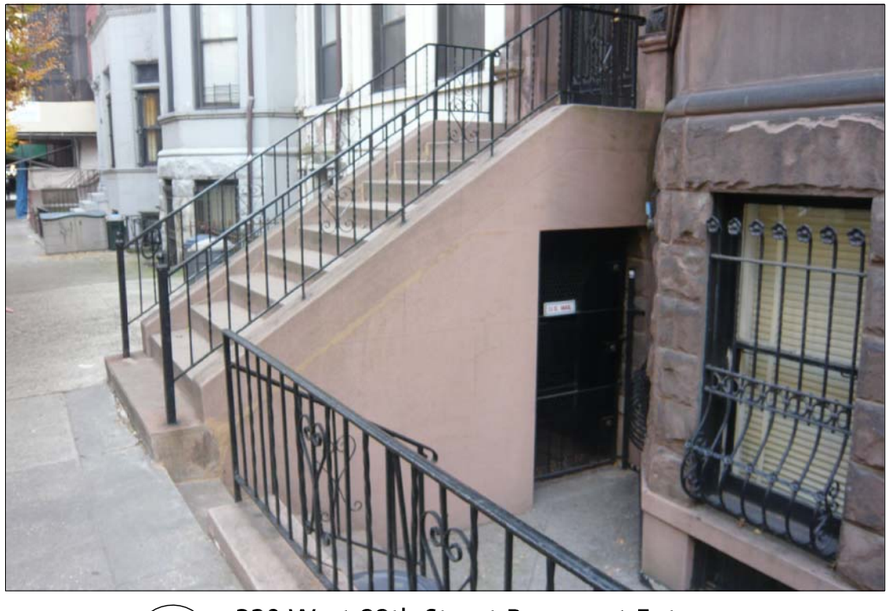
SCALE: NOT TO SCALE

V 320 West 88th Street Stoop and Areaway

SCALE: NOT TO SCALE



KEY PLAN



W 320 West 88th Street Basement Entrance

SCALE: NOT TO SCALE

Adjacent Building Areaway

April 21, 2015

LPC-21

Renovation at:
316 West 88th Street
New York, NY 10024

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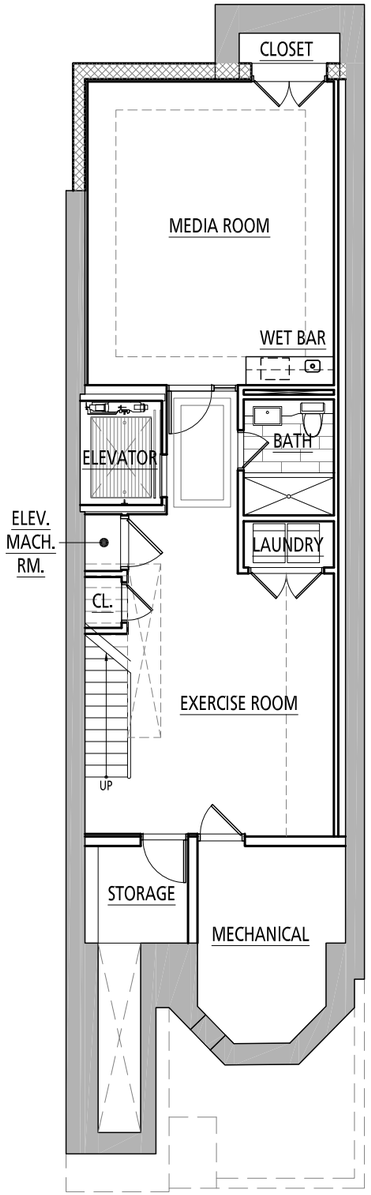
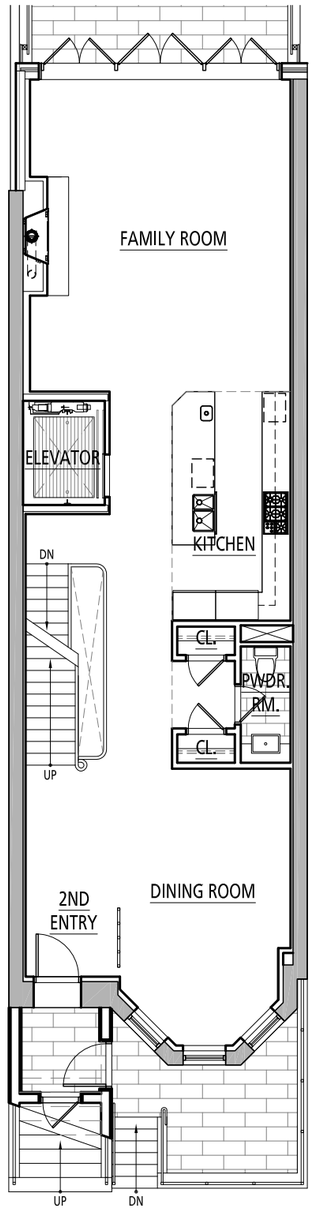
150 West 22nd Street, 4th Floor, New York, NY 10011



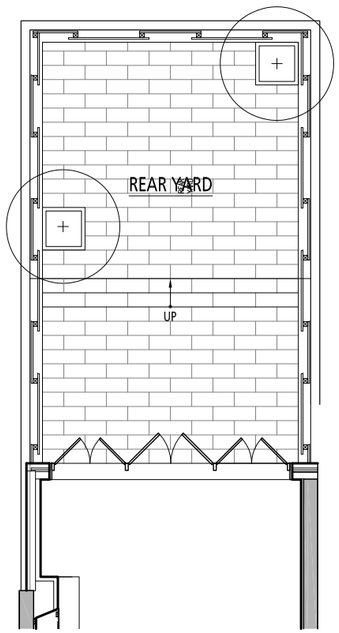
1 Proposed Cellar Floor Plan

SCALE: 0' 2' 4' 8'



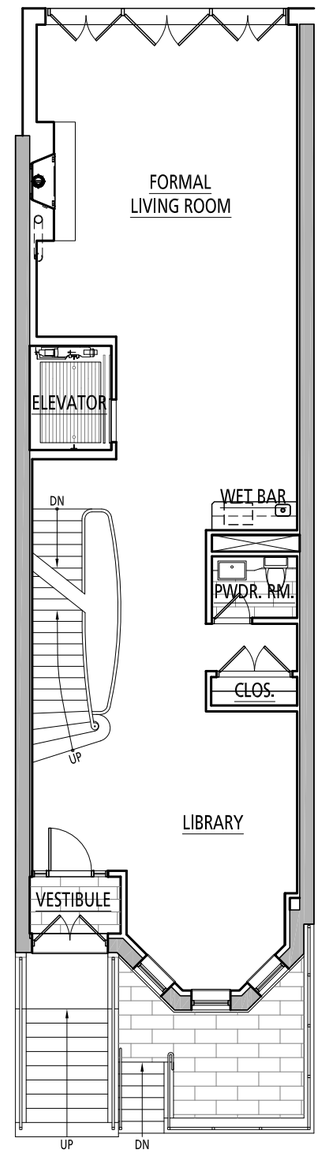
2 Proposed Basement Plan

SCALE: 0' 2' 4' 8'



3 Proposed Rear Yard Plan

SCALE: 0' 2' 4' 8'



4 Proposed First Floor Plan

SCALE: 0' 2' 4' 8'

N

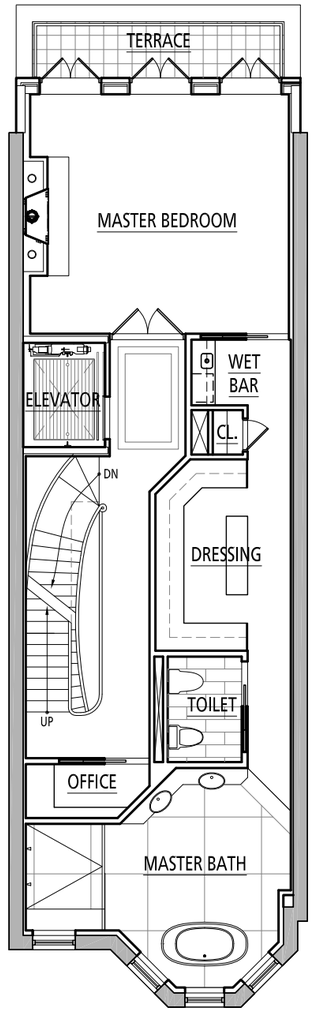
Proposed Floor Plans

April 21, 2015

LPC-22

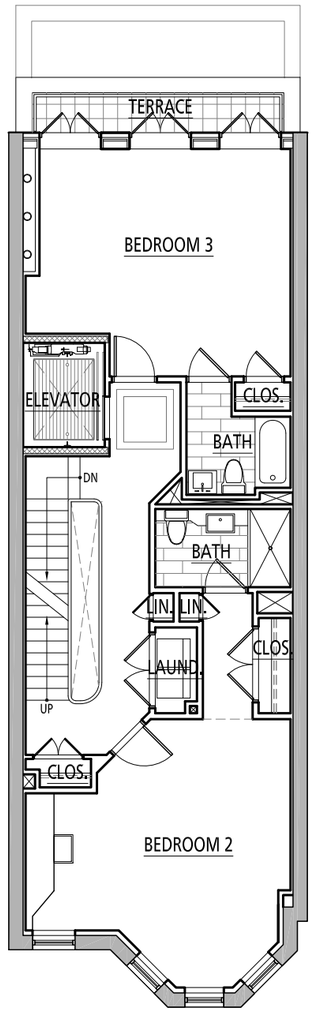
Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011



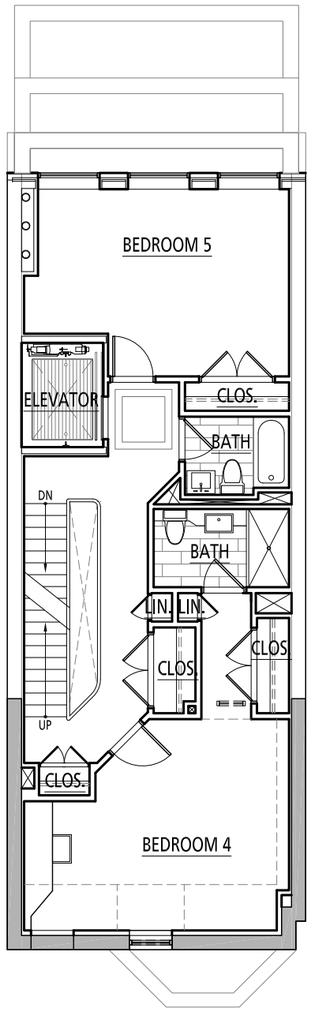
1 Proposed Second Floor Plan

SCALE: 0' 2' 4' 8'



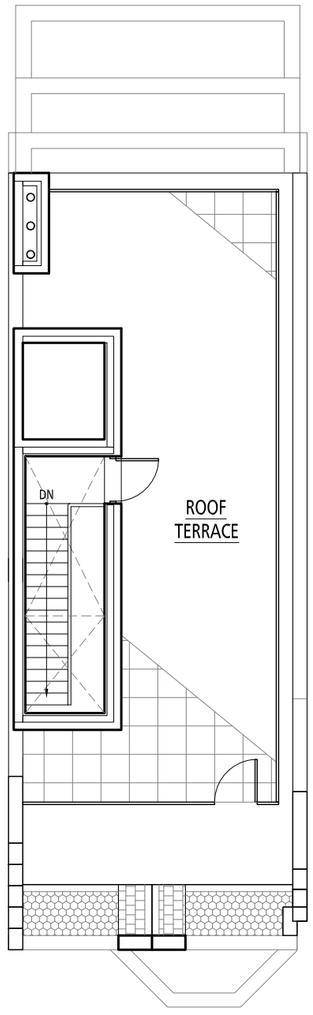
2 Proposed Third Floor Plan

SCALE: 0' 2' 4' 8'



3 Proposed Fourth Floor Plan

SCALE: 0' 2' 4' 8'



4 Proposed Roof Plan

SCALE: 0' 2' 4' 8'

N

Proposed Floor Plans

April 21, 2015

LPC-23

Renovation at:
316 West 88th Street
New York, NY 10024

RKTB ARCHITECTS, P.C.
150 West 22nd Street, 4th Floor, New York, NY 10011