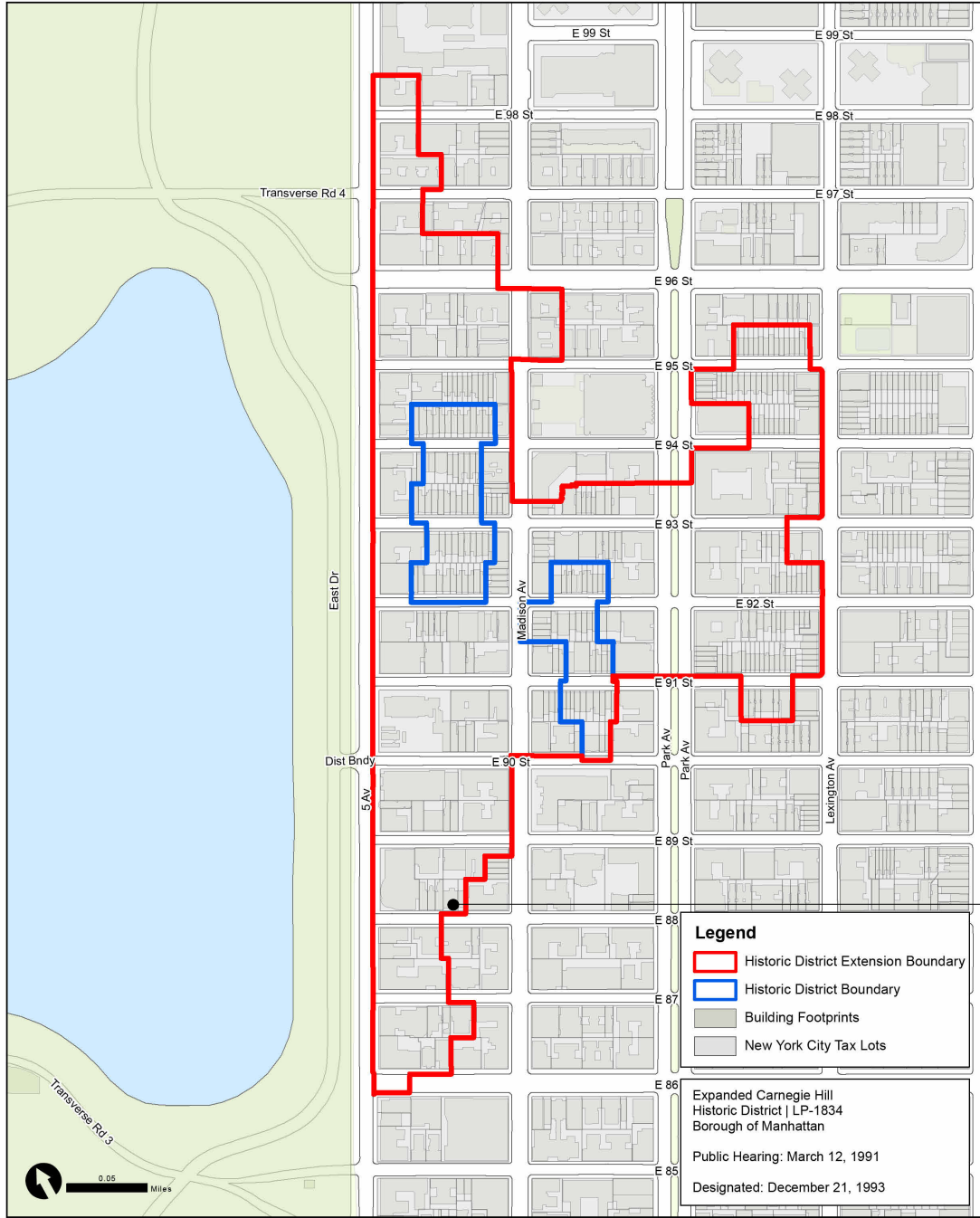
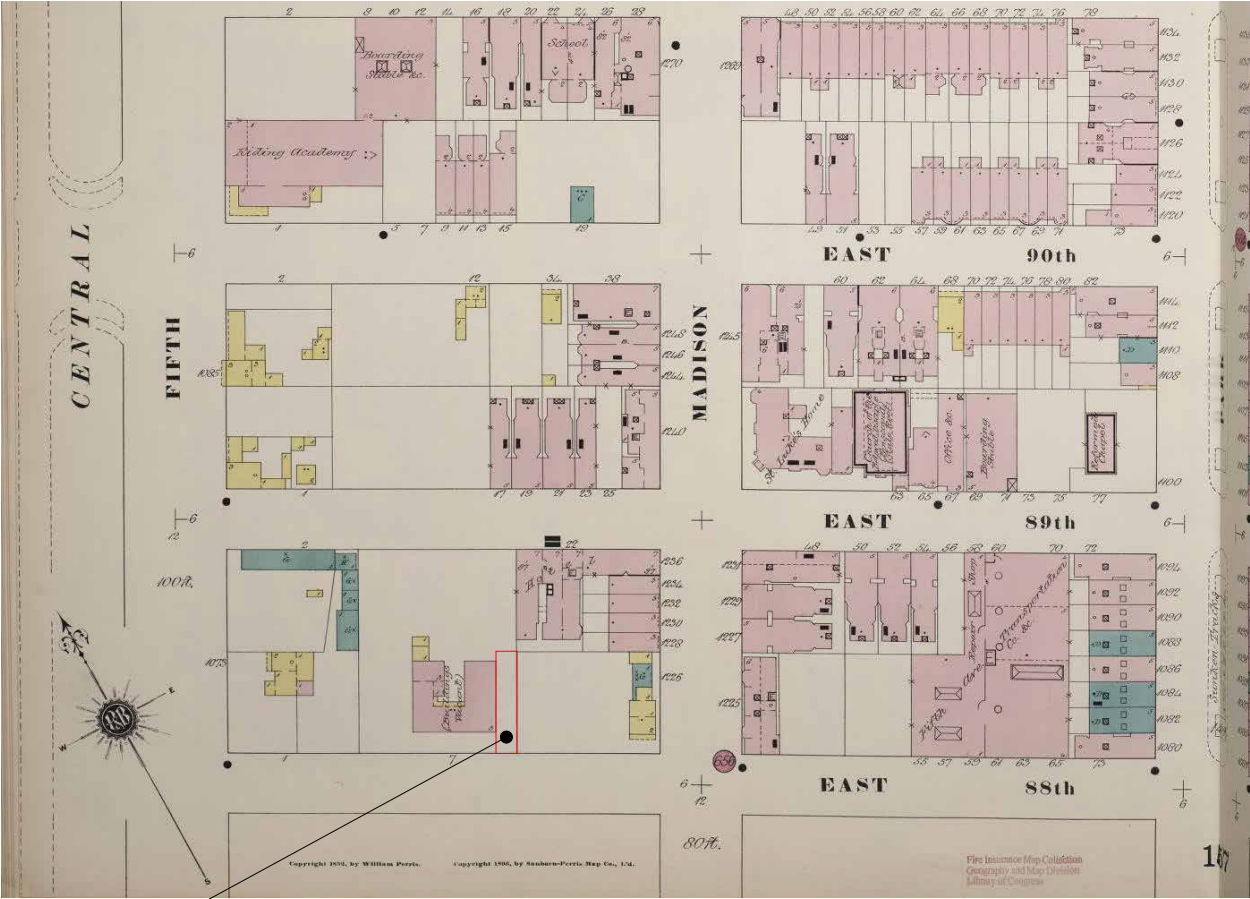




Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.29.2019

loci architecture



1896 SANBORN MAP

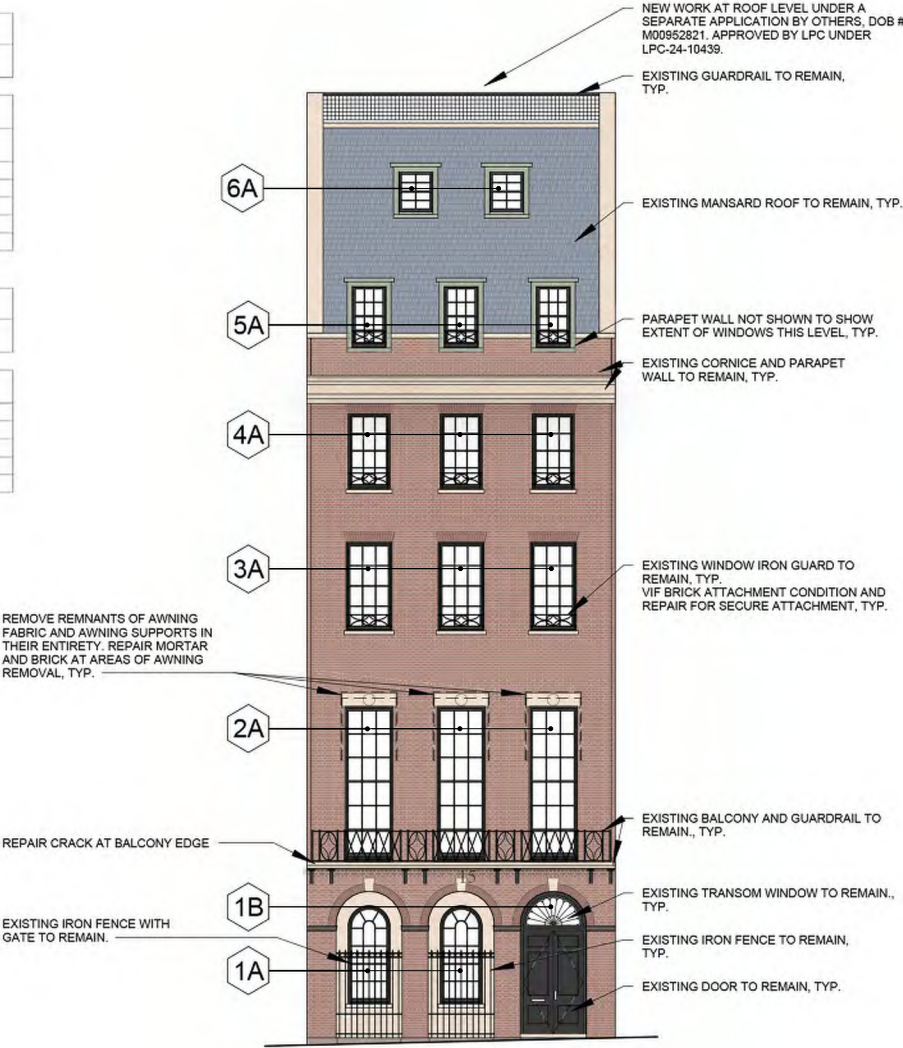
PROJECT SITE INFORMATION

PROJECT ADDRESS:	15 EAST 88TH STREET, NEW YORK, NY 10128
BLOCK:	1500
TAX LOT:	11
ZONING DISTRICT:	R8B
ZONING MAP:	5d
LANDMARK DISTRICT:	EXPANDED CARNEGIE HILL HISTORIC DISTRICT LP-1834
BUILDING USE:	
EXISTING:	RESIDENTIAL, R-2
PROPOSED:	EDUCATIONAL, E, UNDER DOB # M00952821
CONSTRUCTION TYPE:	CLASS I FIREPROOF (1938 BUILDING CODE)
NUMBER OF STORIES:	6 PLUS CELLAR & SUBCELLAR
BUILDING HEIGHT:	74'-0"

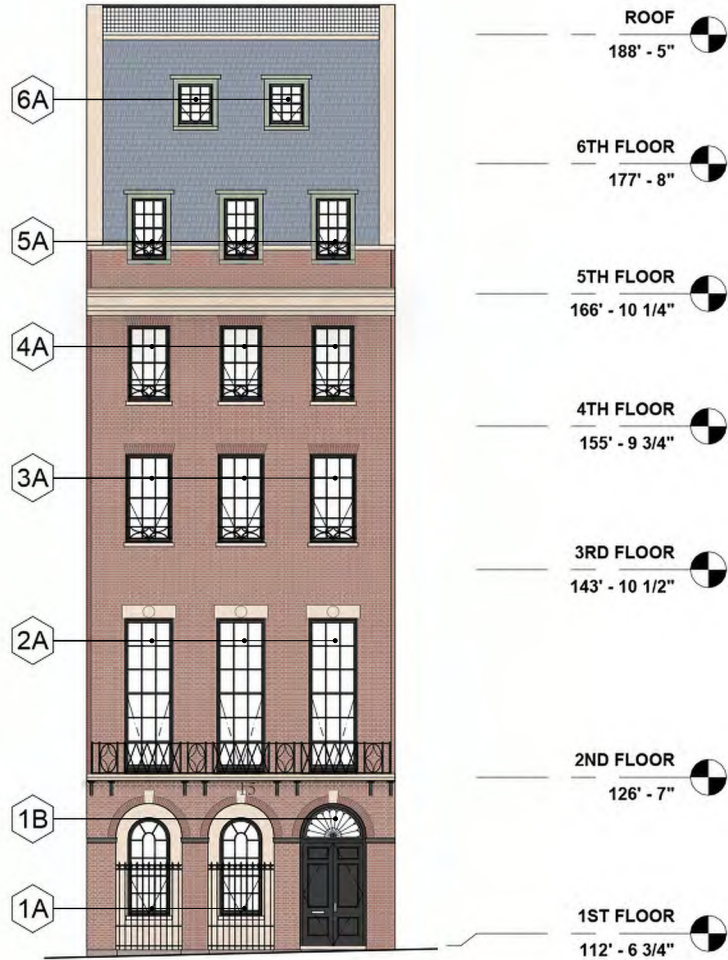
EXISTING WINDOW SCHEDULE - SOUTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	OPERATION	NOTES	ELEVATION
1A	3' - 6"	8' - 2"	DOUBLE-HUNG	ARCHED, VARIATION 6 TYPE WINDOW	PRIMARY STREET ELEVATION
1B	5' - 3"	2' - 7 1/2"	FIXED	ARCHED	PRIMARY STREET ELEVATION, EXISTING DECORATIVE WINDOW TO REMAIN
2A	4' - 0"	12' - 9"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
3A	3' - 10"	7' - 4"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
4A	3' - 6"	6' - 3"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
5A	2' - 10"	5' - 1"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
6A	2' - 10"	3' - 6"	DOUBLE-HUNG		PRIMARY STREET ELEVATION

PROPOSED WINDOW SCHEDULE - SOUTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	PROPOSED OPERATION	NOTES	ELEVATION
1A	3' - 6"	8' - 2"	TILT & TURN	ARCHED, VARIATION 6 TYPE WINDOW	PRIMARY STREET ELEVATION
2A	4' - 0"	12' - 9"	TILT & TURN		PRIMARY STREET ELEVATION
3A	3' - 10"	7' - 4"	TILT & TURN		PRIMARY STREET ELEVATION
4A	3' - 6"	6' - 3"	TILT & TURN		PRIMARY STREET ELEVATION
5A	2' - 10"	5' - 1"	TILT & TURN		PRIMARY STREET ELEVATION
6A	2' - 10"	3' - 6"	TILT & TURN		PRIMARY STREET ELEVATION

NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. CONSTRUCTION PHASING TO BE COORDINATED WITH OWNER.



1 SOUTH ELEVATION - EXISTING
1/16" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"

EXISTING WINDOW SCHEDULE - NORTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	OPERATION	NOTES	ELEVATION
R1C	4' - 6"	10' - 2"	INSWING CASEMENT WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R1D	4' - 6"	12' - 0 1/2"	INSWING FRENCH DOORS WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R2B	4' - 5"	13' - 2"	DOUBLE-HUNG	CURVED	SECONDARY, REAR ELEVATION
R3B	4' - 0"	6' - 9"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
R4B	4' - 0"	6' - 1"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
R5B	4' - 0"	5' - 10"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
R6B	3' - 4"	5' - 1"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
RBC	6' - 6"	5' - 11"	DOUBLE-HUNG		SECONDARY, BELOW GRADE REAR ELEVATION
RSA	3' - 3"	2' - 6"	INSWING AWNING		SECONDARY, BELOW GRADE AT AREAWAY

PROPOSED WINDOW SCHEDULE - NORTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	PROPOSED OPERATION	NOTES	ELEVATION
R1C	4' - 6"	10' - 2"	INSWING CASEMENT WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R1D	4' - 6"	12' - 0 1/2"	INSWING FRENCH DOORS WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R2B	4' - 5"	13' - 2"	TILT & TURN	TOP & BOTTOM CURVED PANNING	SECONDARY, REAR ELEVATION
R3B	4' - 0"	6' - 9"	TILT & TURN		SECONDARY, REAR ELEVATION
R4B	4' - 0"	6' - 1"	TILT & TURN		SECONDARY, REAR ELEVATION
R5B	4' - 0"	5' - 10"	TILT & TURN		SECONDARY, REAR ELEVATION
R6B	3' - 4"	5' - 1"	TILT & TURN		SECONDARY, REAR ELEVATION
RBC	6' - 6"	5' - 11"	TILT & TURN		SECONDARY, BELOW GRADE REAR ELEVATION
RSA	3' - 3"	2' - 6"	INSWING AWNING		SECONDARY, BELOW GRADE AT AREAWAY

NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2. CONSTRUCTION PHASING TO BE COORDINATED WITH OWNER.

