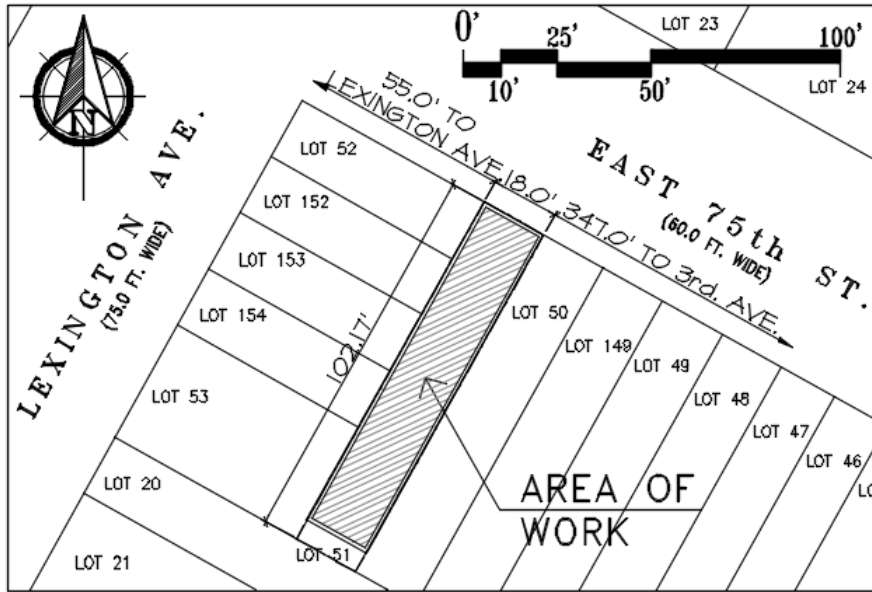


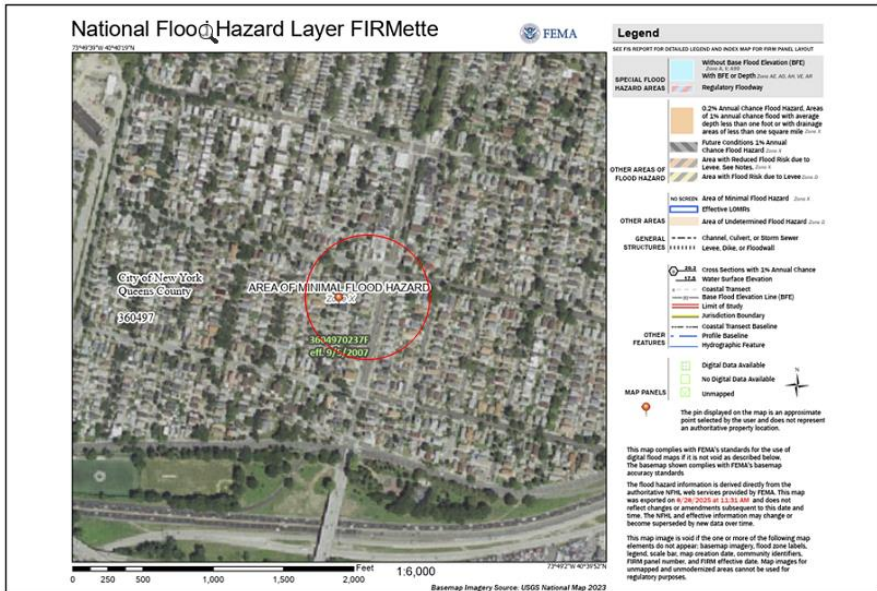


168 EAST 175 ST.

ENLARGEMENT & CONVERSION
FROM 2-FAM. TO SINGLE FAMILY



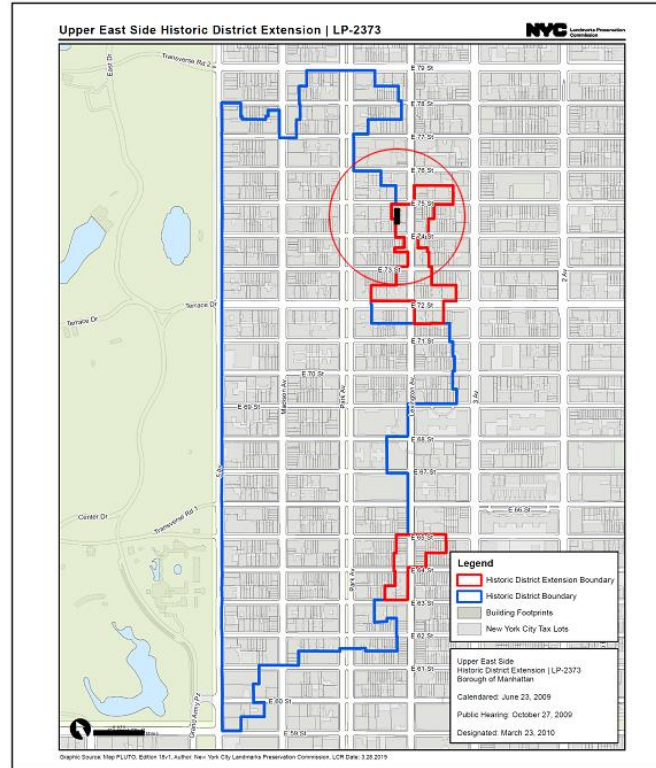
1 PLOT PLAN
SCALE : 1" = 20'-0"



2 FLOOD MAP
SCALE : N.T.S

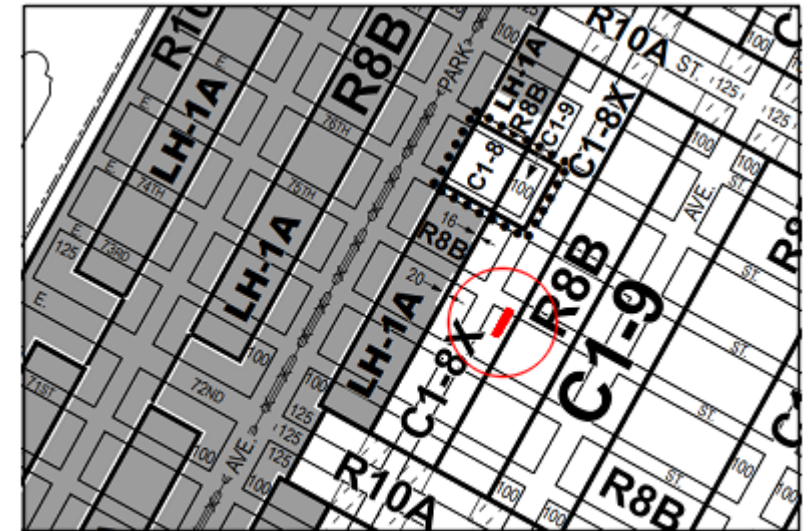
NOTE: THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD ZONE HAZARD. SEE FLOOD MAP.

PROPERTY LOCATION

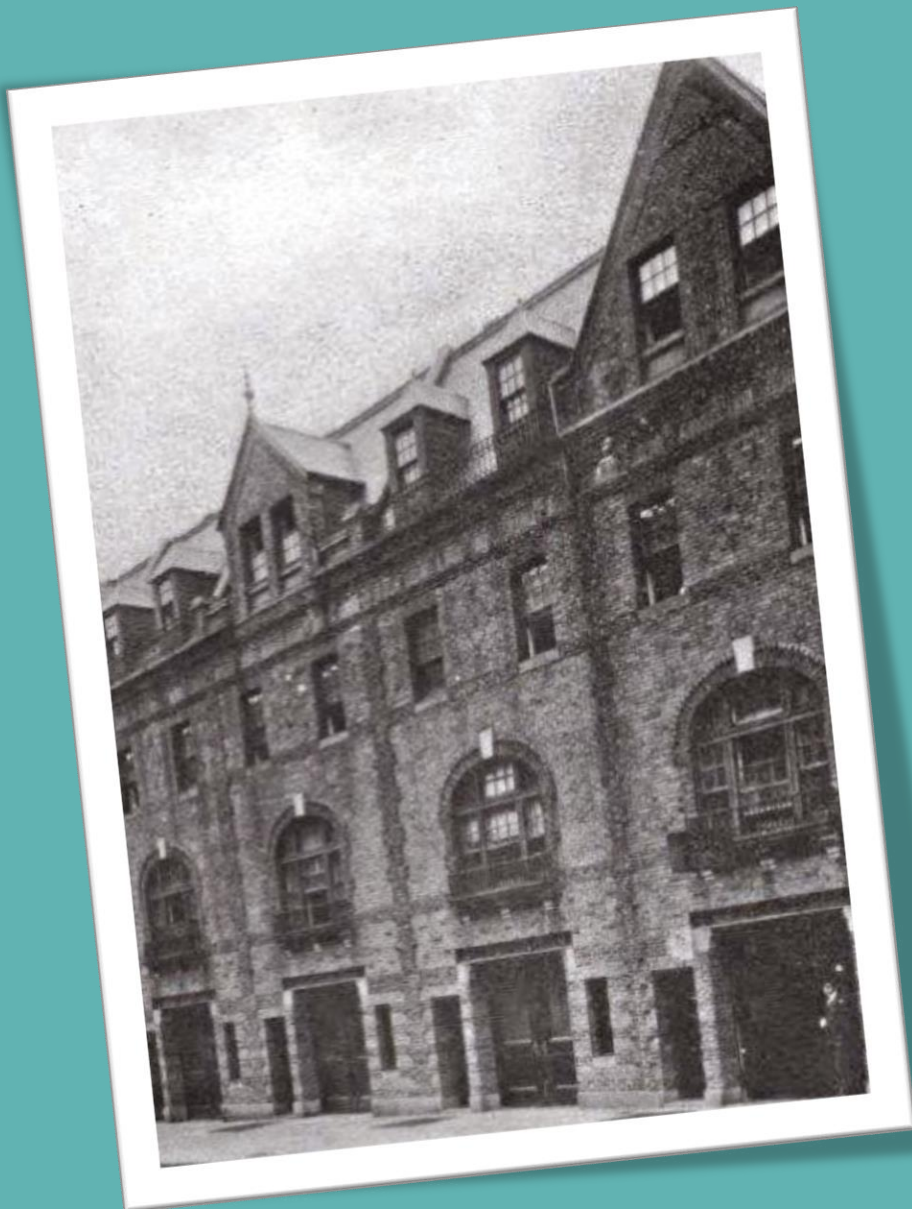


3 LPC DISTRICT MAP
SCALE : N.T.S

LP-2373



4 ZONING MAP
SCALE : N.T.S

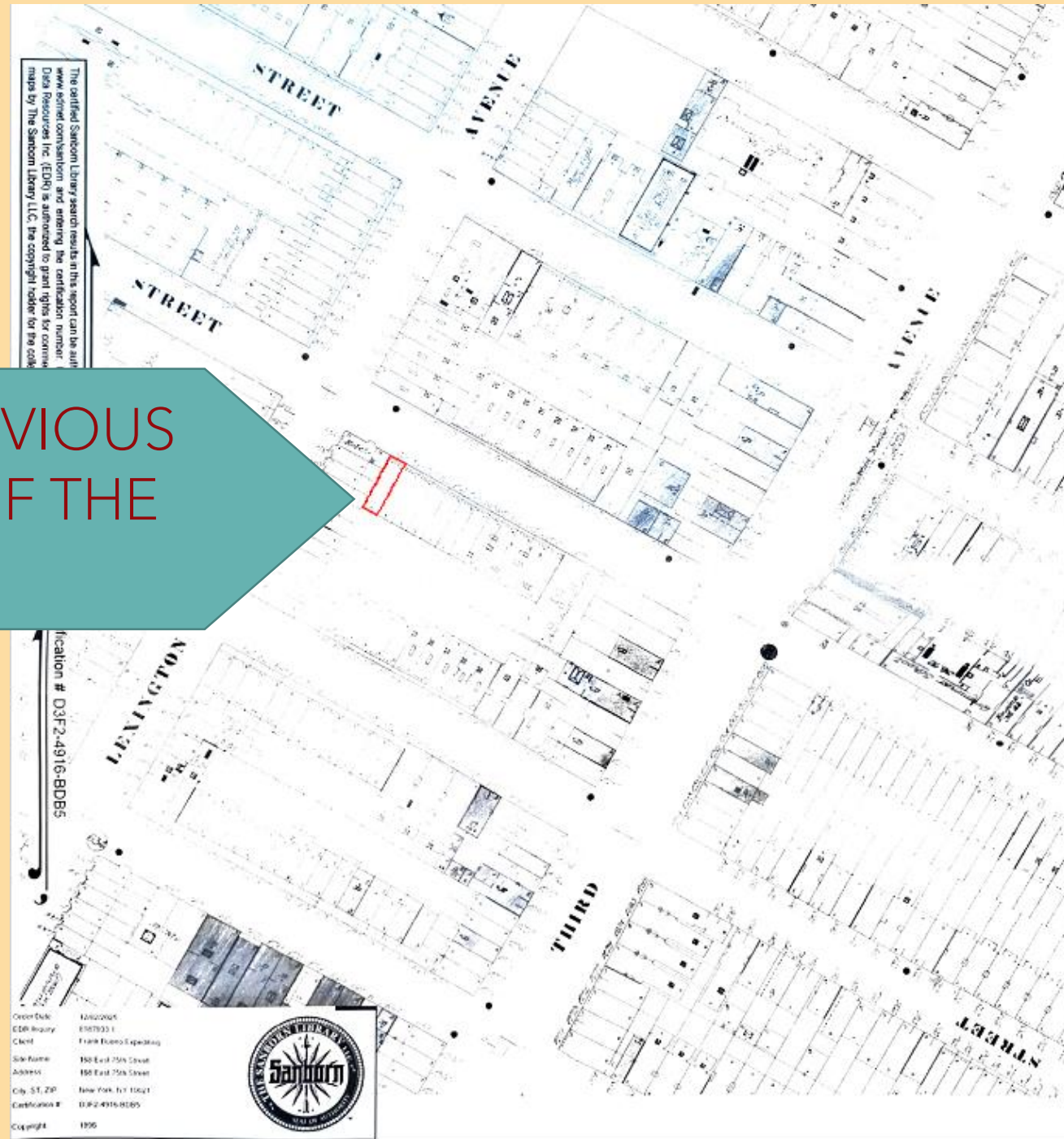


BUILDING HISTORICAL INFORMATION

- ❖ Built in 1880-81 as a three-story brownstone row house for middle-class families.
- ❖ Converted in 1902 into a four-story "automobile stable" with a new Harvard brick façade.
- ❖ 1902 redesign by Hill & Stout introduced Arts & Crafts elements and refined brick detailing.
- ❖ Served as an early private garage, with car storage below and residential rooms above.
- ❖ Now a two-family dwelling and part of the East 75th Street Automobile Stable District (LPC).
- ❖ Early owners included George F. Baker, reflecting the row's prestige and elite automobile culture.

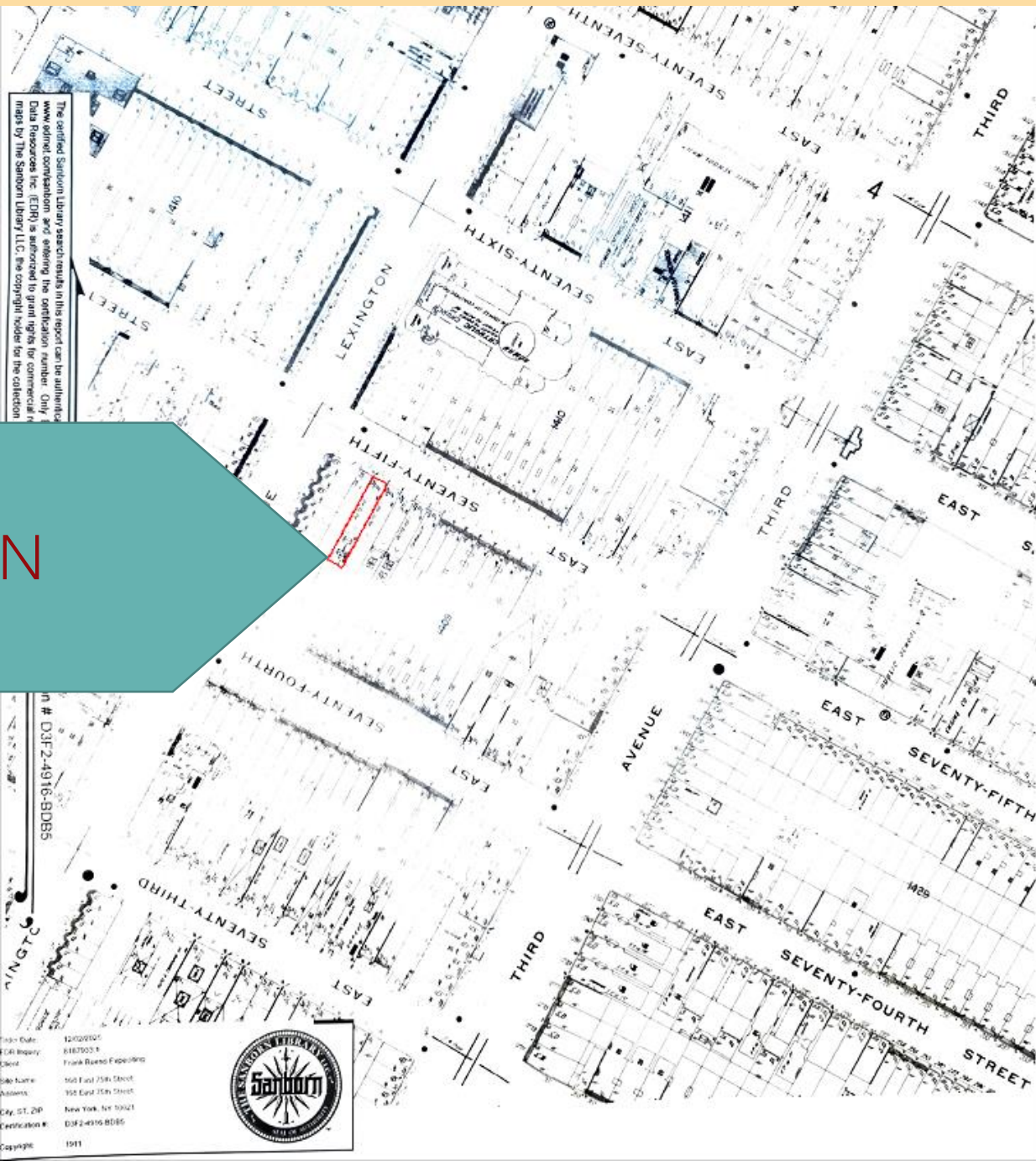
SANBORN MAP 1896

LOCATION OF LOT PREVIOUS
TO CONSTRUCTION OF THE
BUILDING



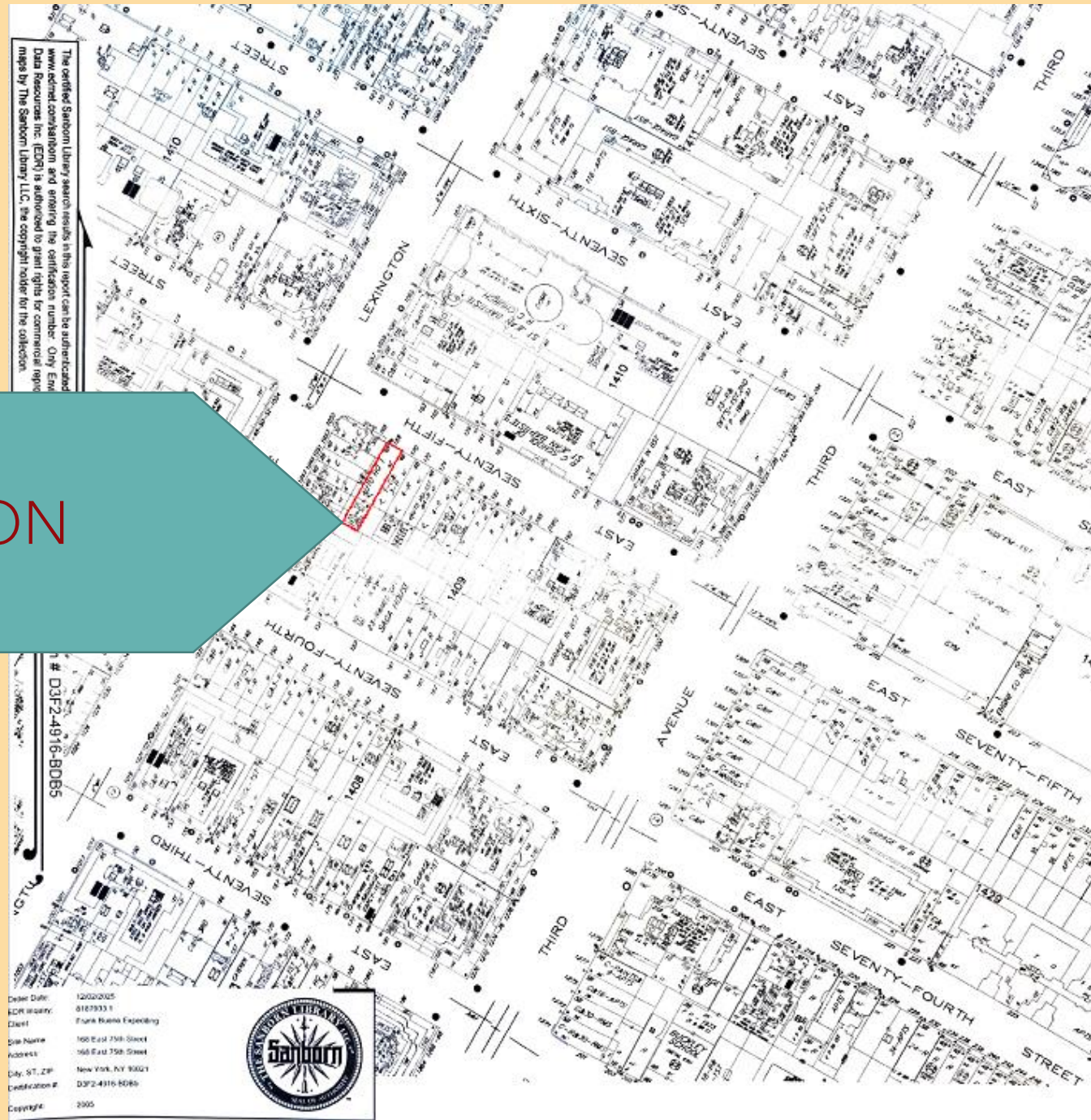
SANBORN MAP 1911

PROPERTY LOCATION



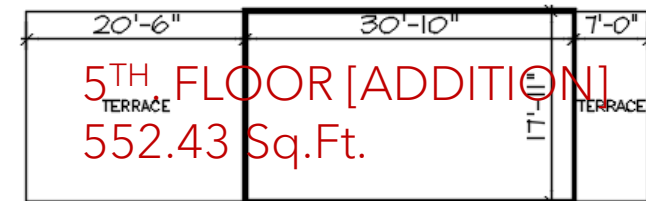
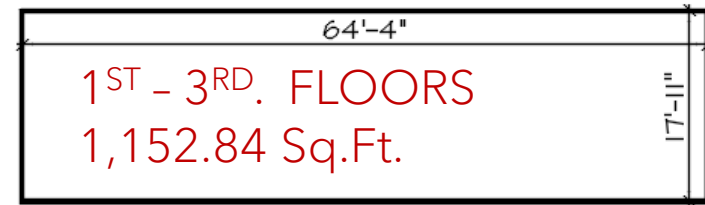
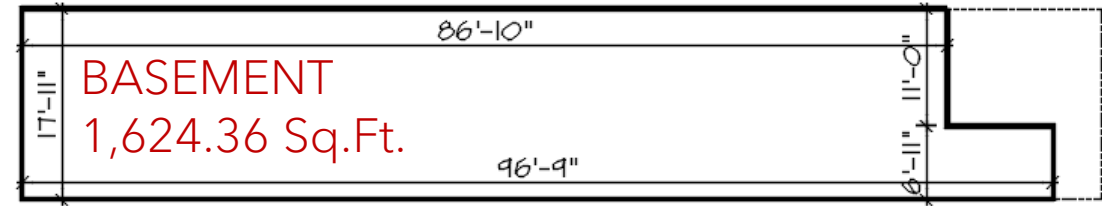
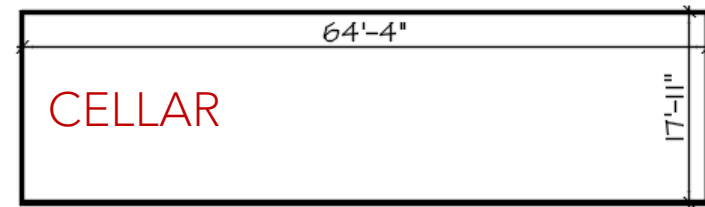
SANBORN MAP 1896

PROPERTY LOCATION



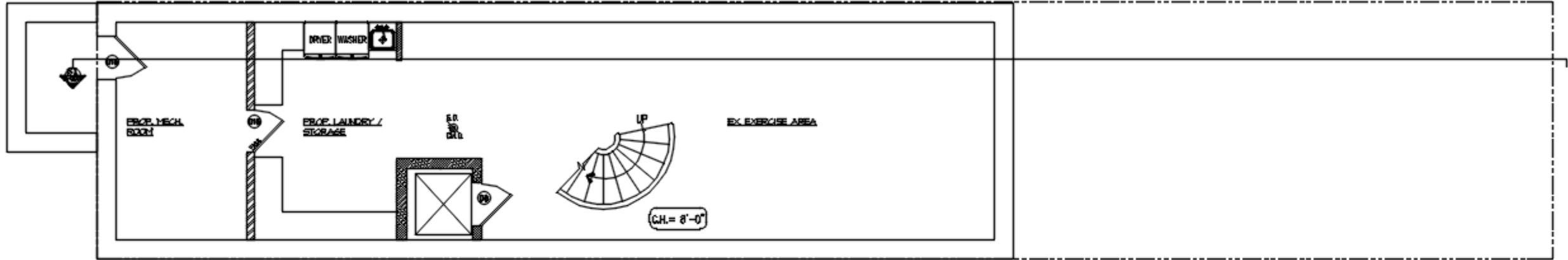
FLOOR AREAS

TOTAL NET FLOOR AREA
6,626.09 Sq.Ft.

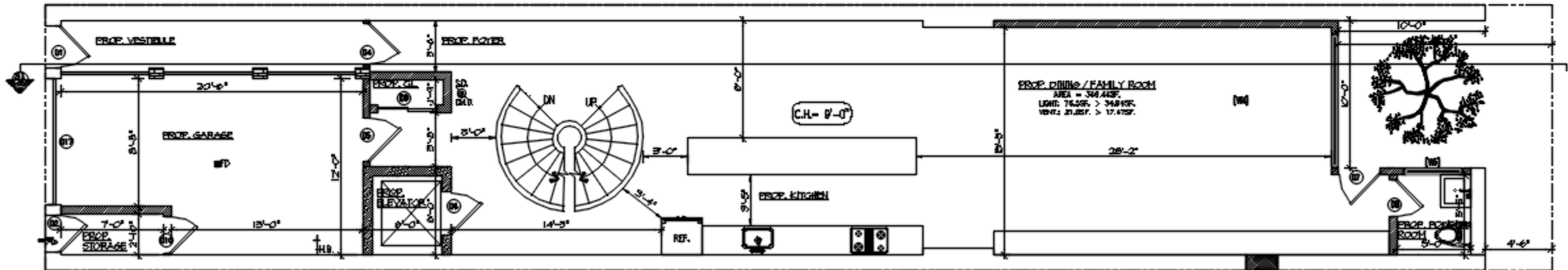


PROPOSED FLOOR PLANS

- CELLAR & BASEMENT



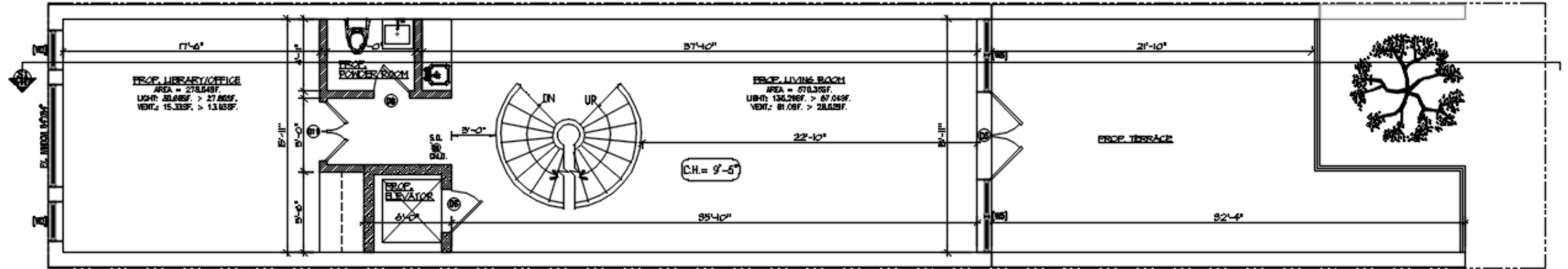
CELLAR FLOOR PLAN



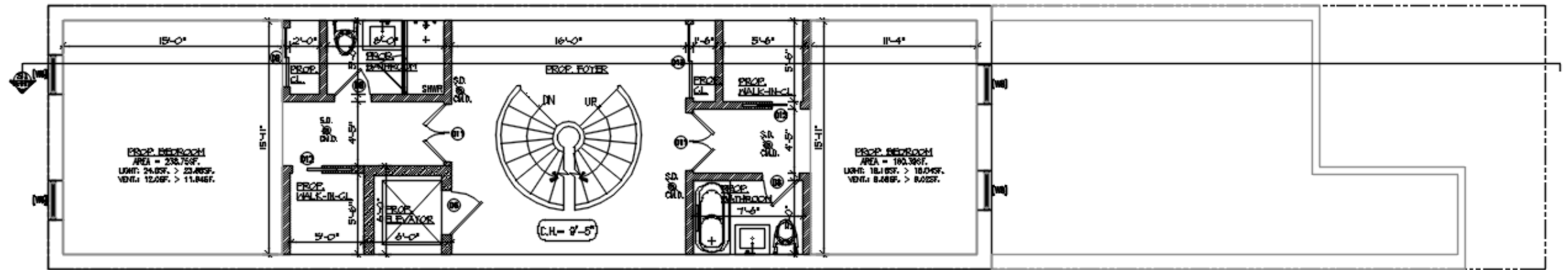
BASEMENT FLOOR PLAN

PROPOSED FLOOR PLANS

- FIRST & SECOND FLOORS



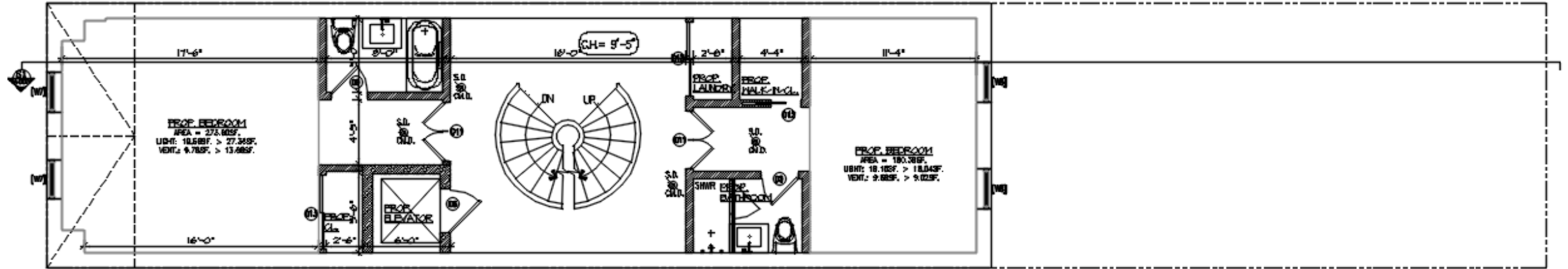
FIRST FLOOR PLAN



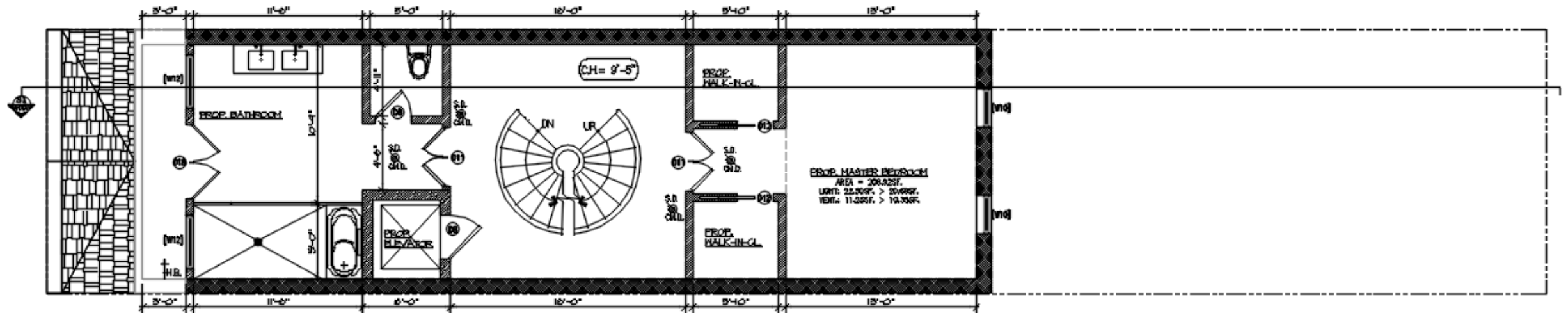
SECOND FLOOR PLAN

PROPOSED FLOOR PLANS

- THIRD & FOURTH FLOORS



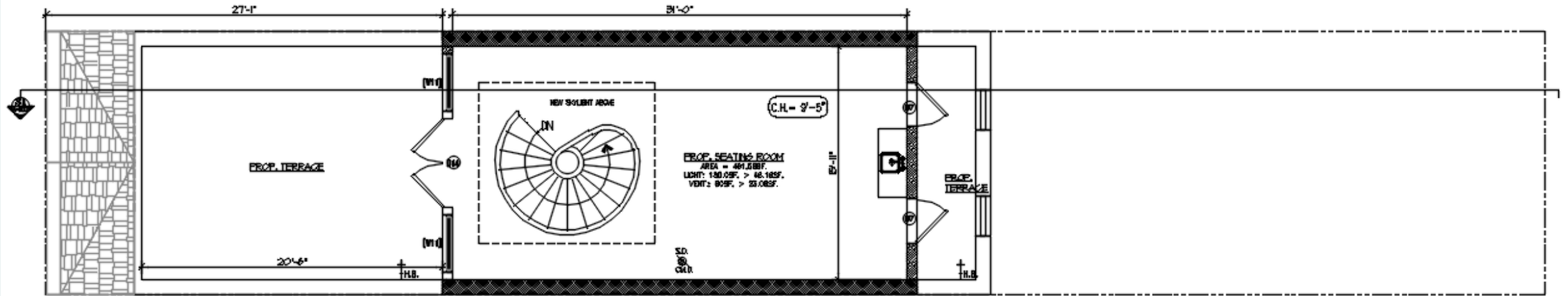
THIRD FLOOR PLAN



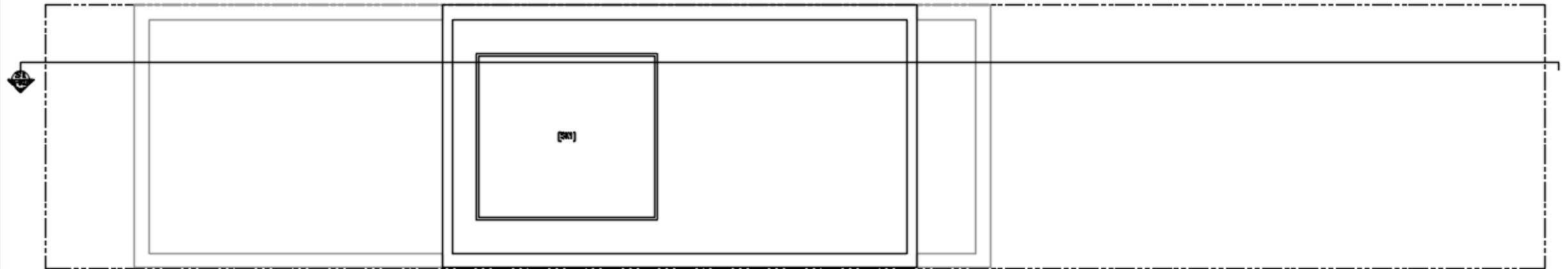
FOURTH FLOOR PLAN

PROPOSED FLOOR PLANS

- FIFTH FLOOR & ROOF

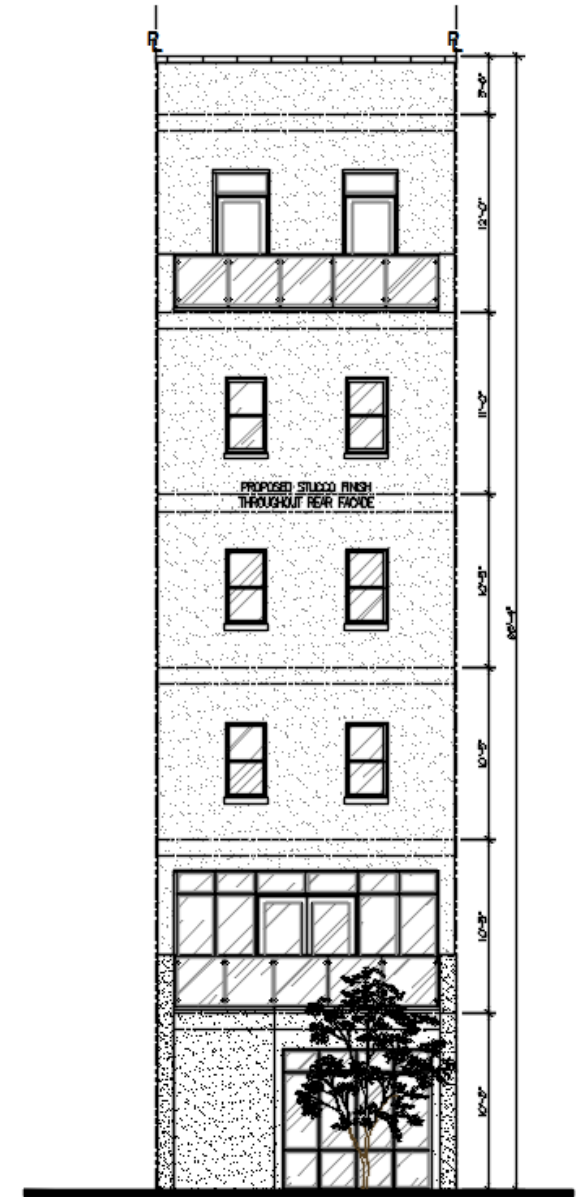
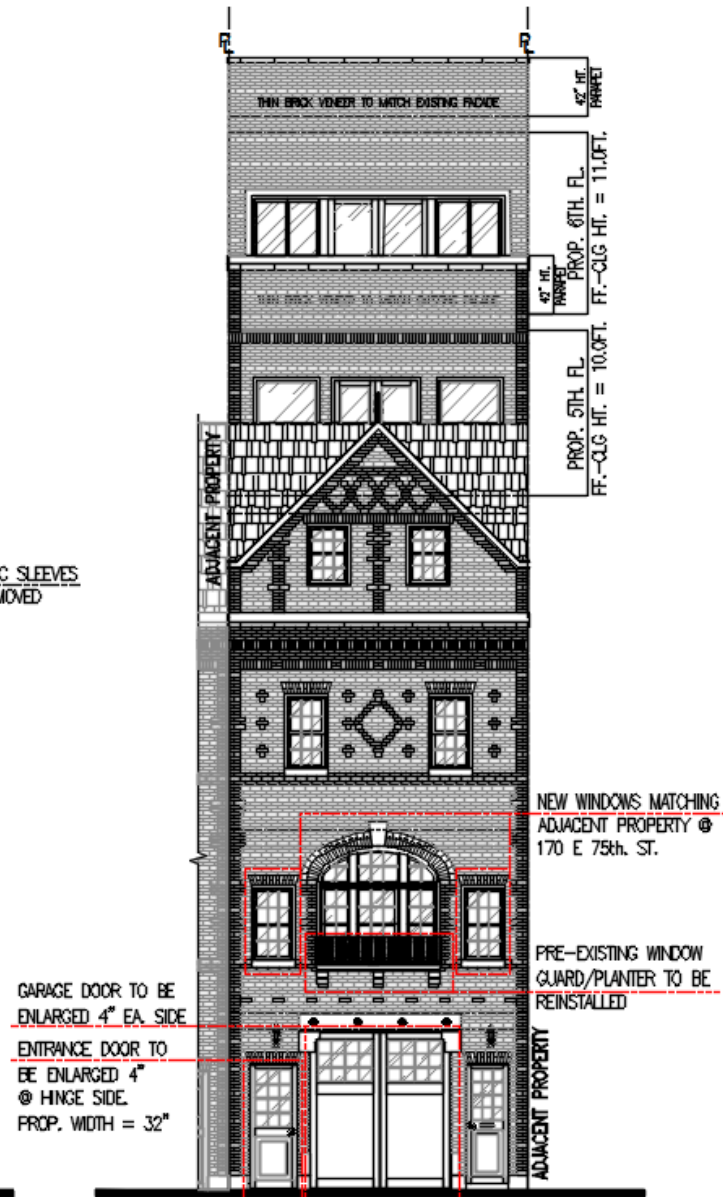
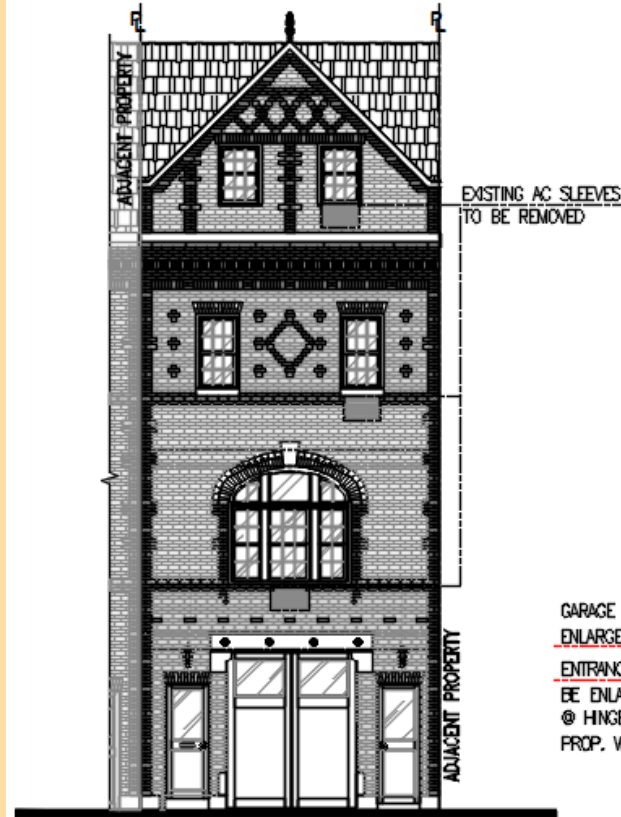


FIFTH FLOOR PLAN

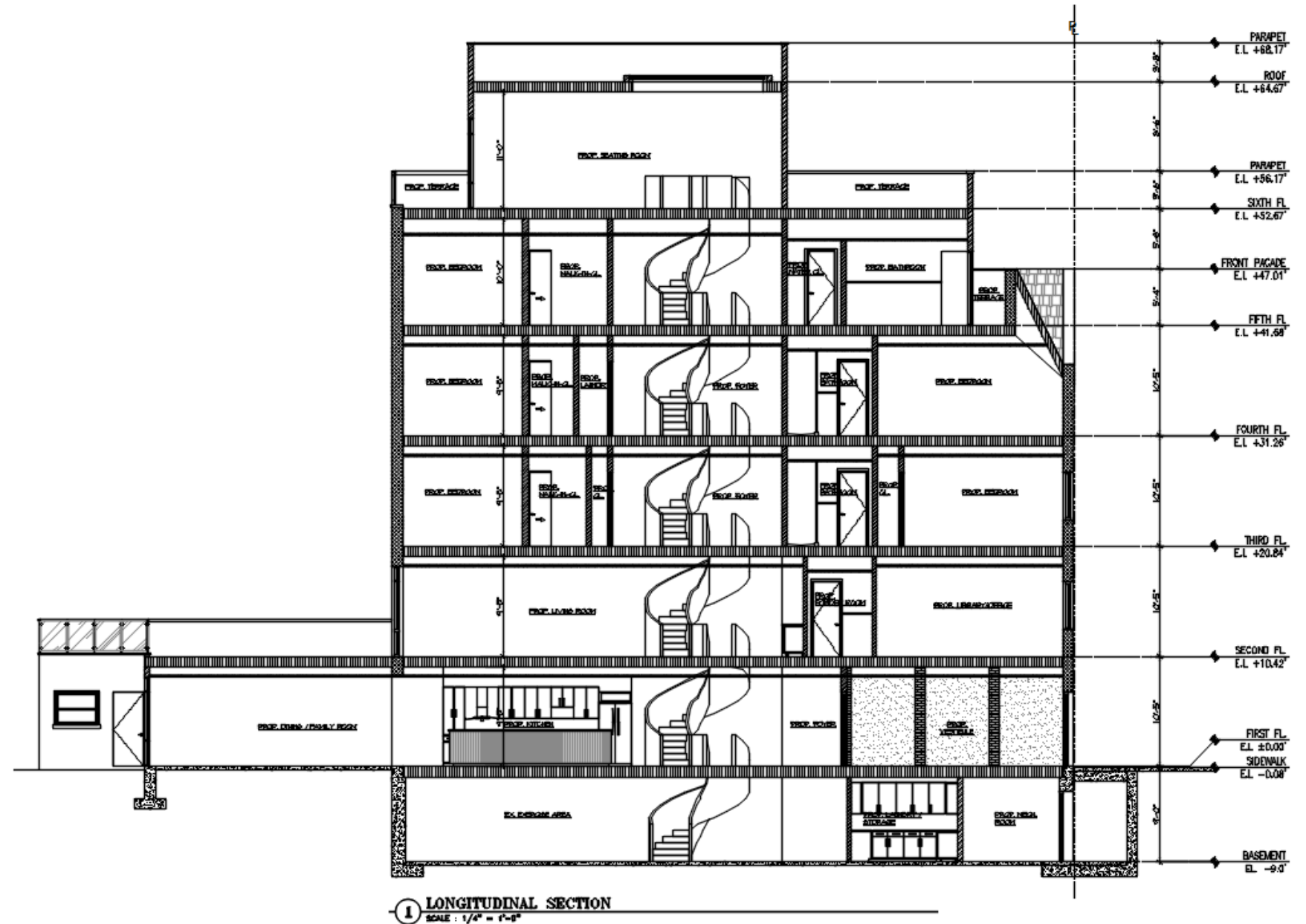


ROOF PLAN

EXISTING & PROPOSED ELEVATIONS



LONGITUDINAL SECTION





NEIGHBORS' ENTRANCE & GARAGE DOORS WIDTH

EXISTING CONDITIONS



ADJACENT PROPERTIES BUILDING HEIGHTS COMPARISON

All heights as per NYC DOB C. of O records when available.

EXISTING CONDITIONS

ADJACENT PROPERTIES BUILDING HEIGHTS COMPARISON



All heights as per NYC DOB C. of O records when available.

PROPOSED ENLARGEMENT MOCK-UPS



PROPOSED ENLARGEMENT MOCK-UPS



PROPOSED ENLARGEMENT MOCK-UPS

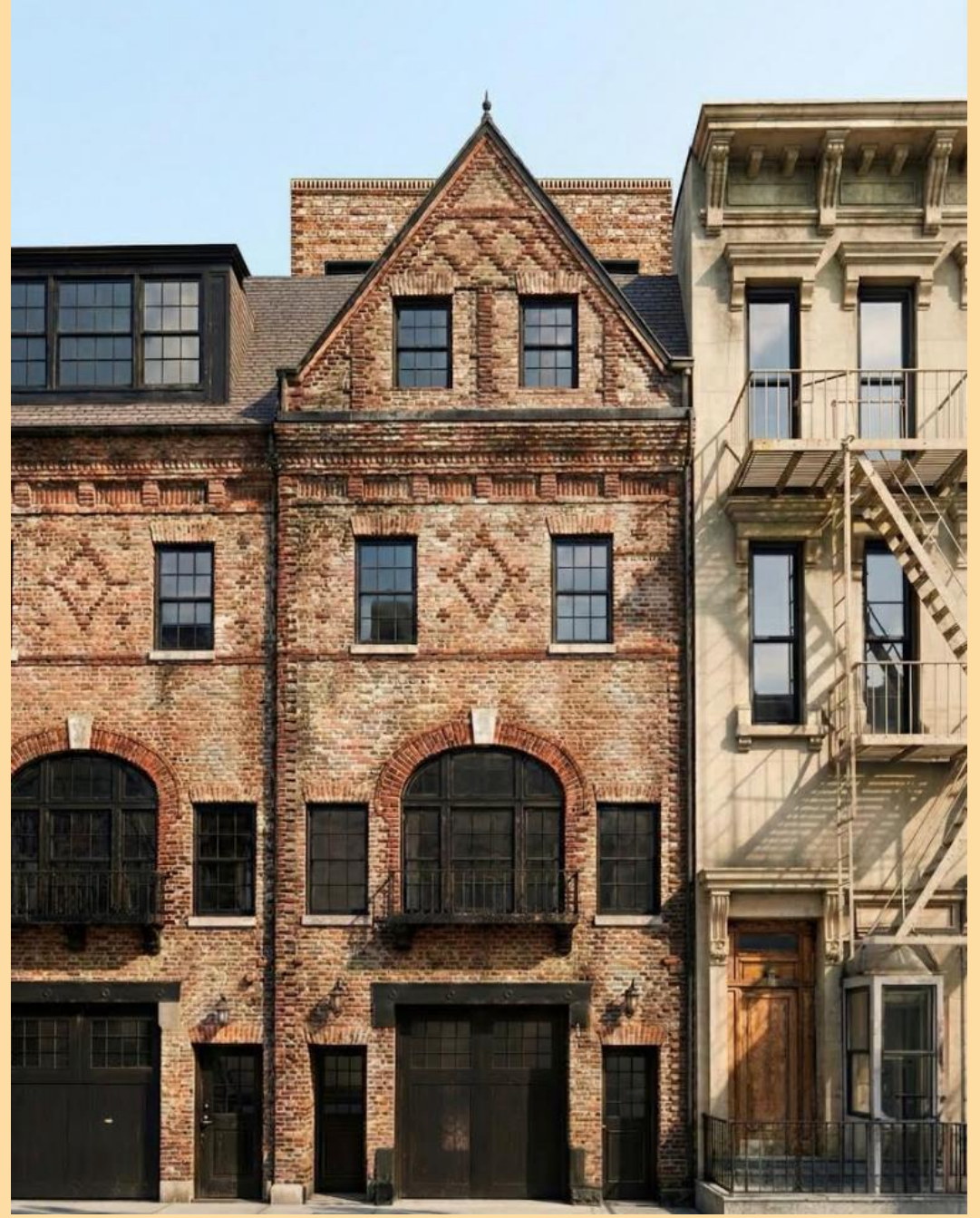


EXISTING ELEVATION



PROPOSED ELEVATION



EXISTING ELEVATION**PROPOSED ELEVATION**

EXISTING ELEVATION



PROPOSED ELEVATION



THANK YOU

Frank Bueno Expediting, LLC

(914)423-9778

buenoexpediting@gmail.com