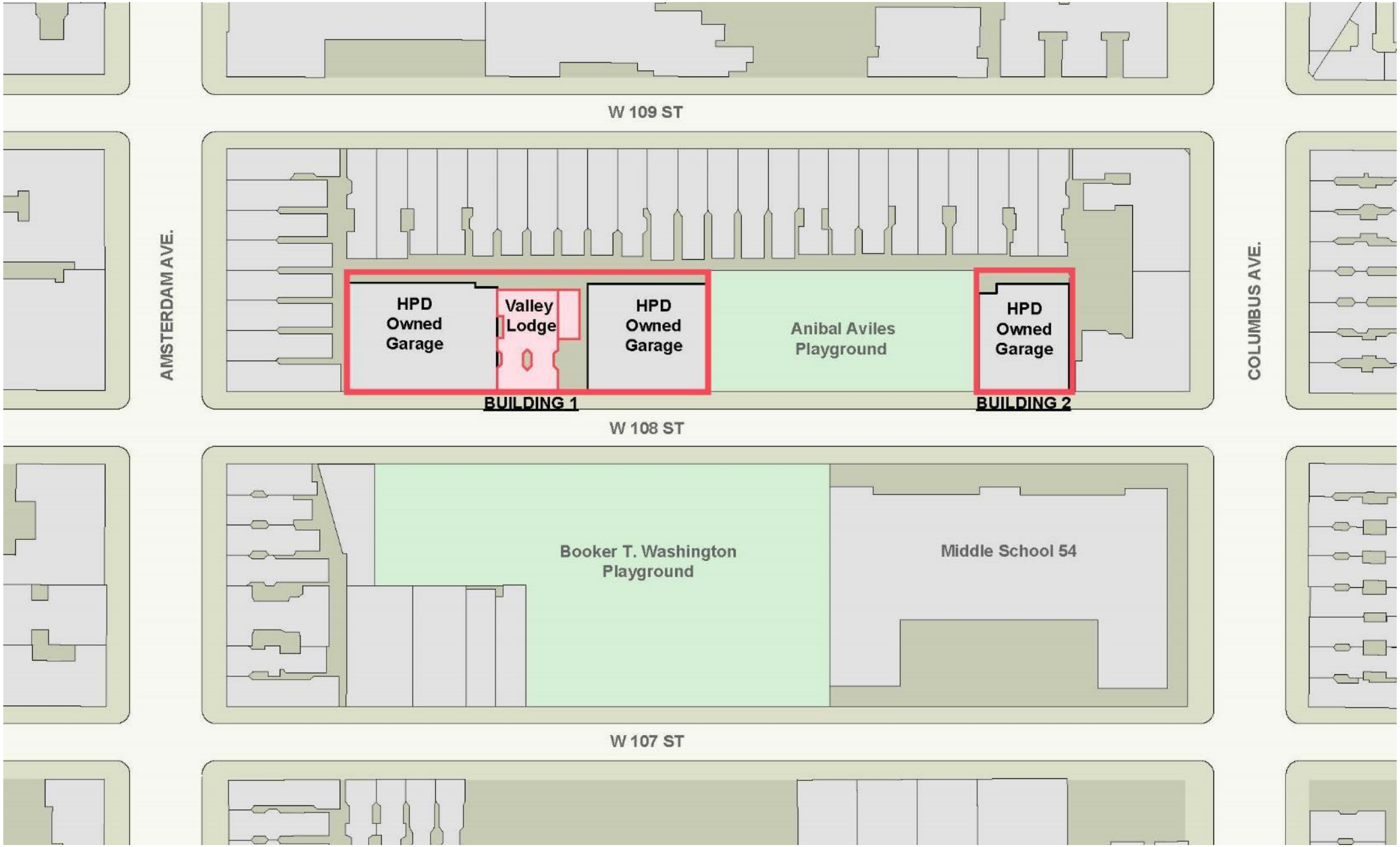
LOT 5
EXISTING GARAGE
LOT 10
WSFSSH VALLEY
LODGE
LOT 13
EXISTING GARAGE
Amsterdam Avenue
West 109th Street
West 108th Street
Columbus Avenue
LOT 17
ANIBAL AVILES
PLAYROUND
LOT 26
EXISTING GARAGE

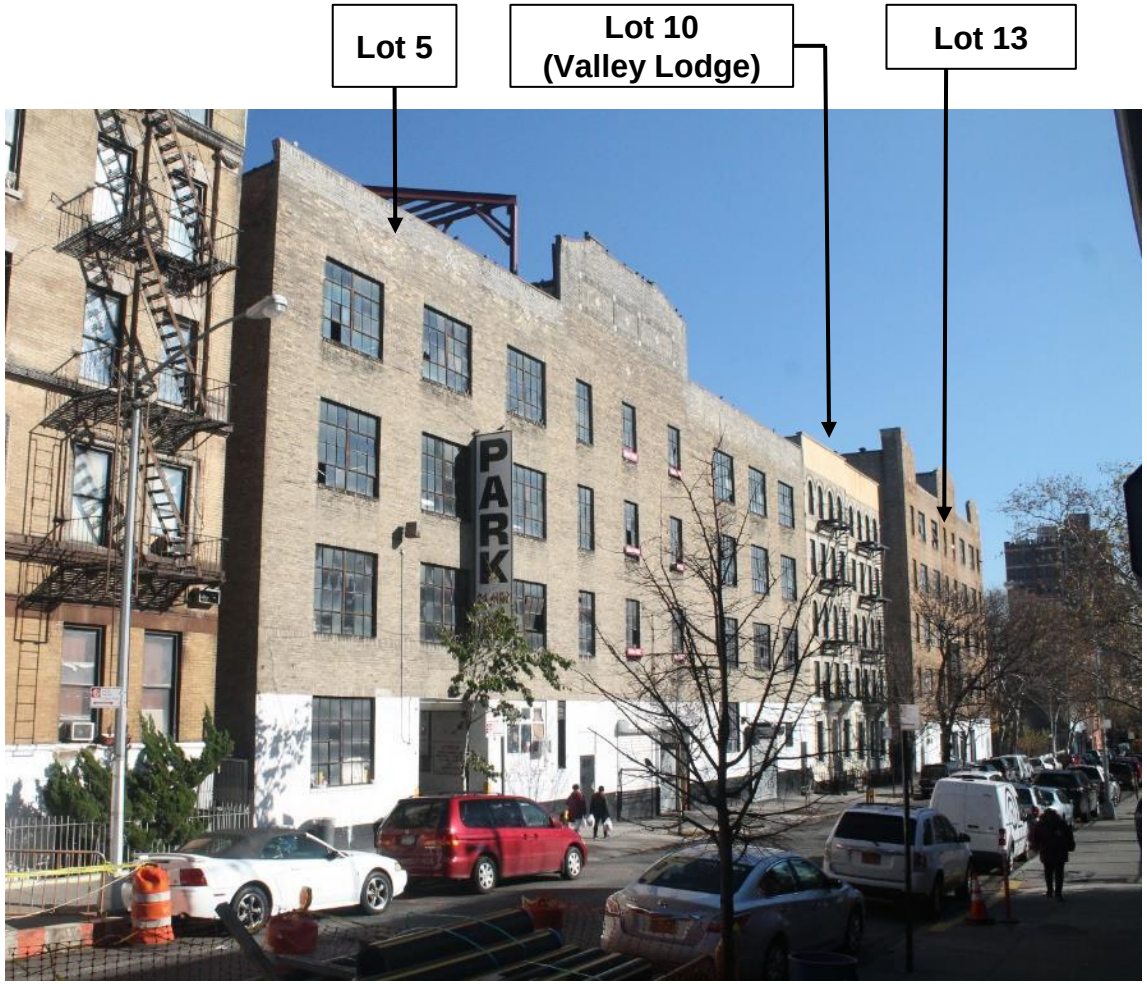
**Lot 5**
**(Exist. 4 Story Garage)**

**Lot 10**
**(Valley Lodge)**

**Lot 13**
**(Exist. 5 Story Garage)**

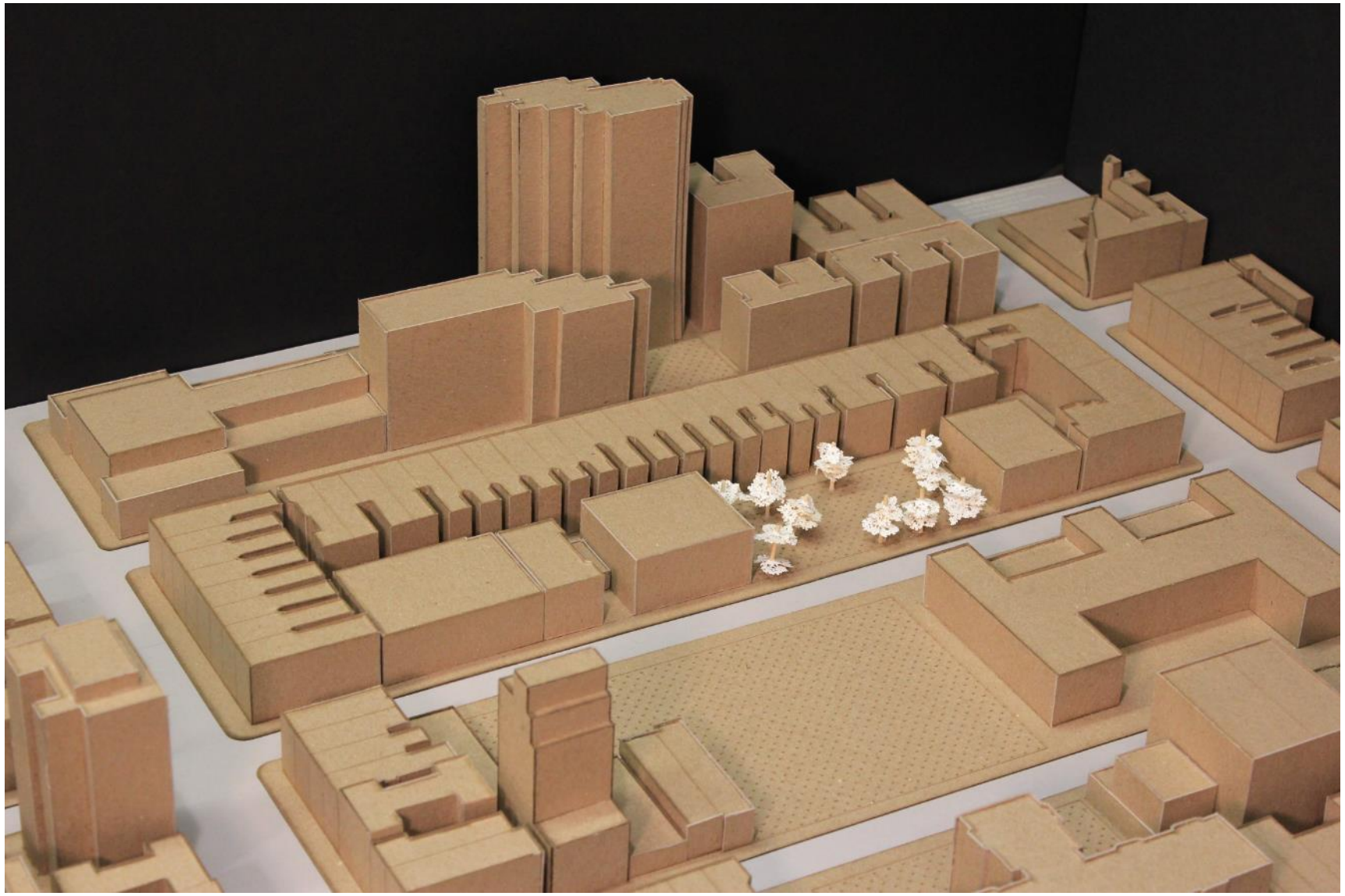
**Lot 26**
**(Exist. 3 Story Garage)**


W 109 ST
AMSTERDAM AVE.
COLUMBUS AVE.
HPD Owned Garage
Valley Lodge
HPD Owned Garage
Anibal Aviles Playground
HPD Owned Garage
BUILDING 1
BUILDING 2
W 108 ST
Booker T. Washington Playground
Middle School 54
W 107 ST



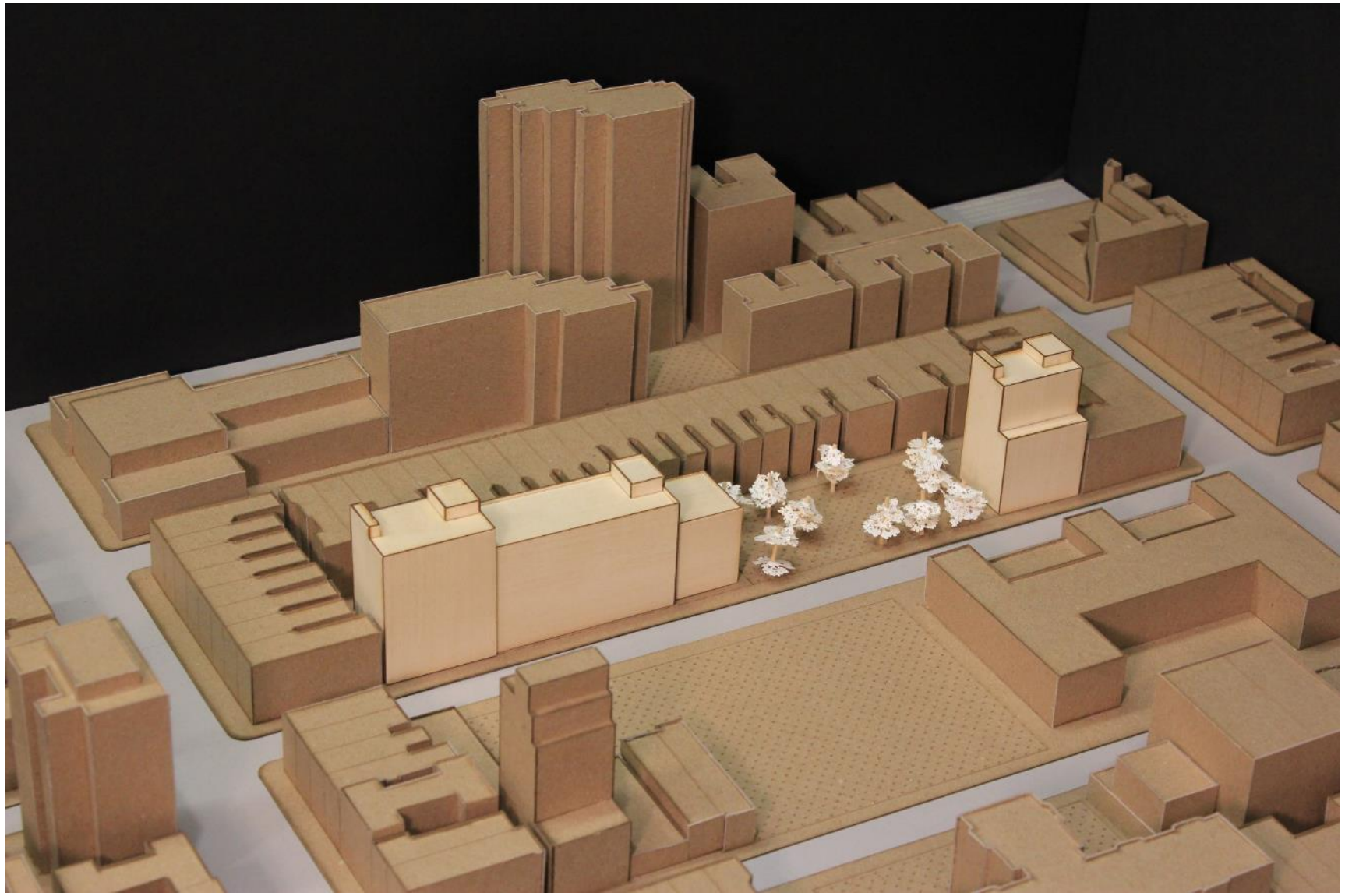

Lots 5, 10, & 13
(Exist. 4 Story Garage, Valley Lodge, Exist. 5 Story Garage)
Looking East on West 108th Street
towards Columbus Avenue

Lot 26
(Existing 3 Story Garage)
Looking West on West 108th Street
towards Amsterdam Avenue

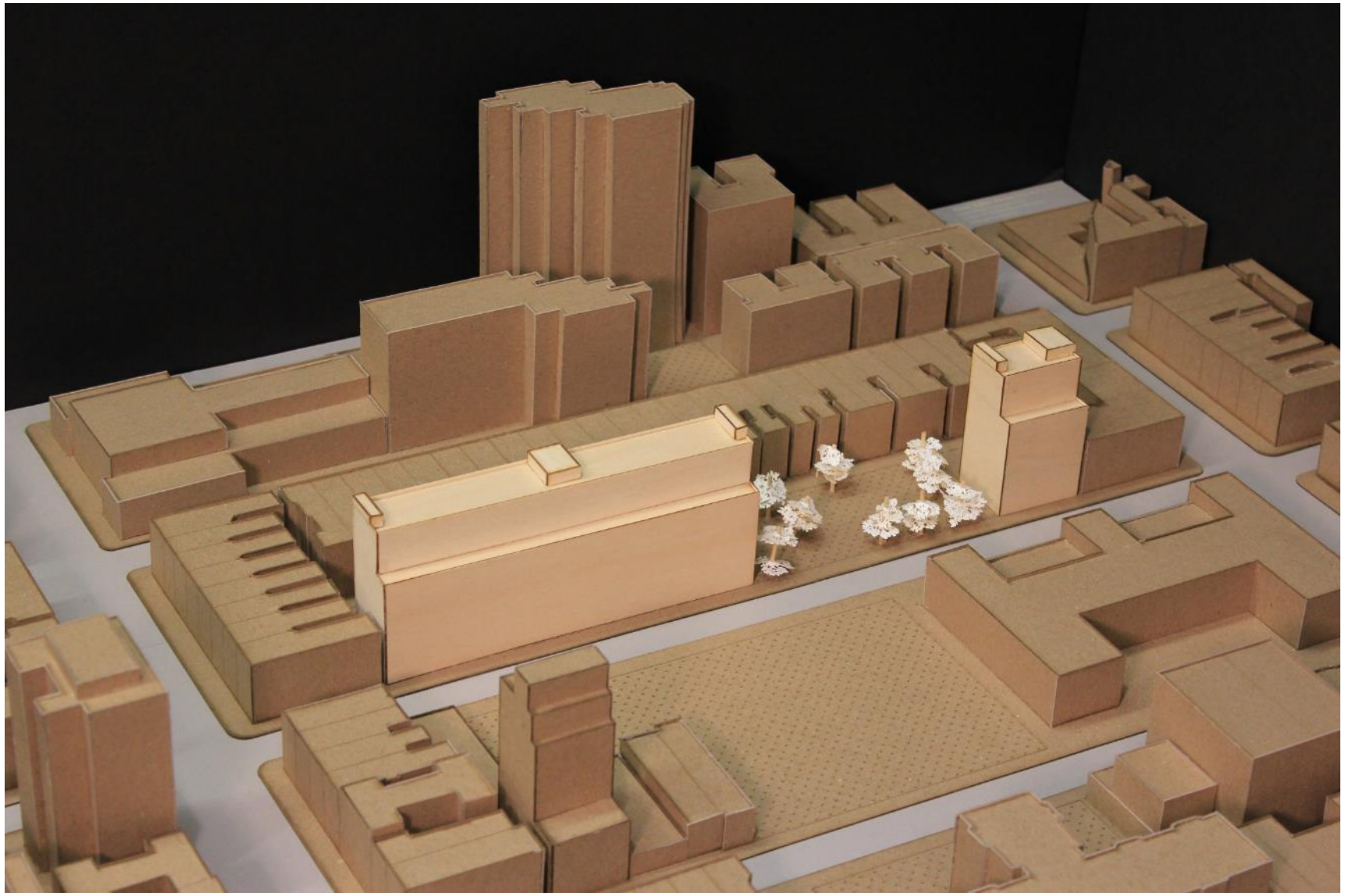


# Massing Model – Existing Context

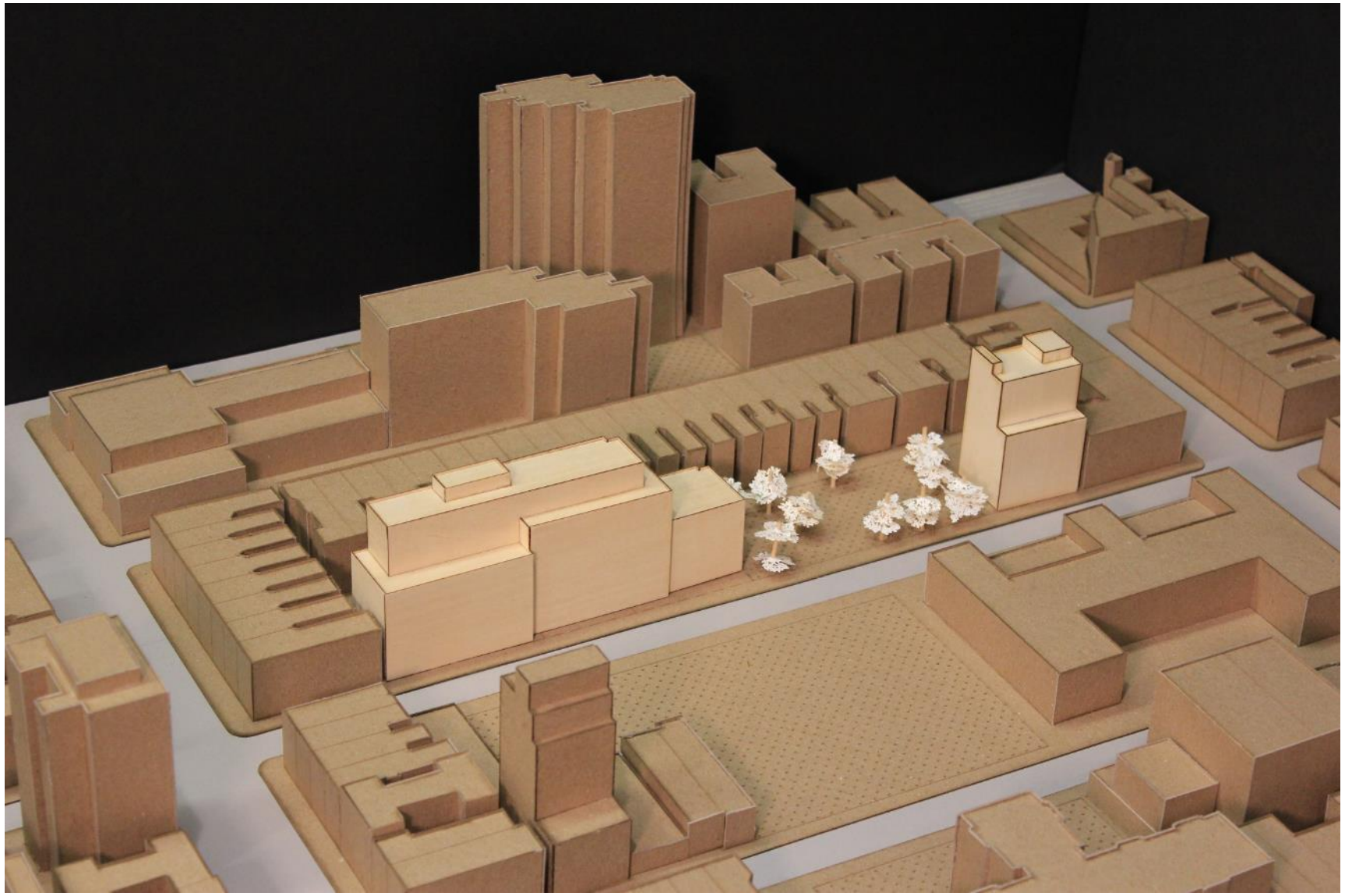
# Massing Model - R8B As of Right



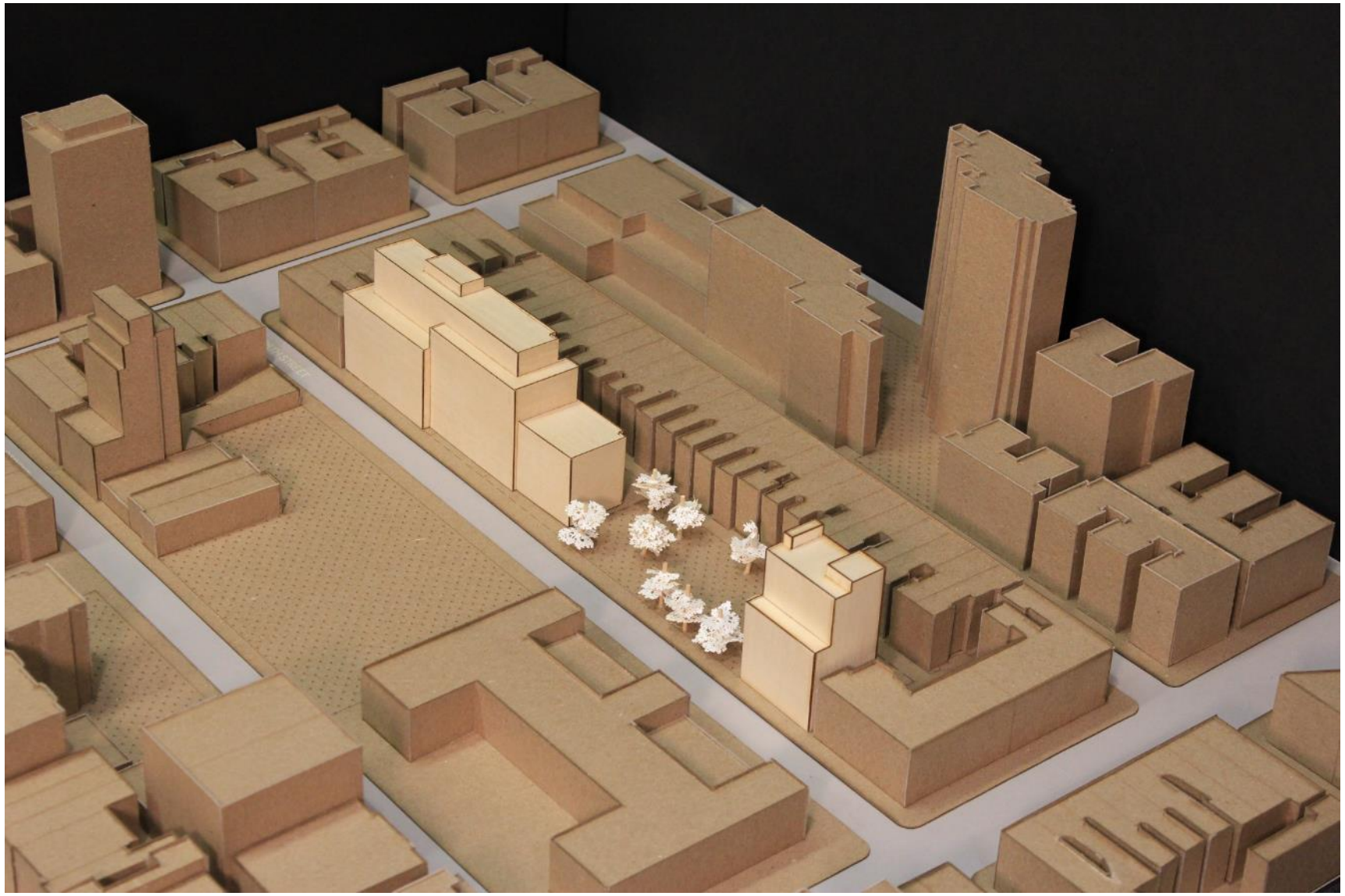
**Massing Model - R8A – Limited FAR per CB7 Land Use 12/2015**



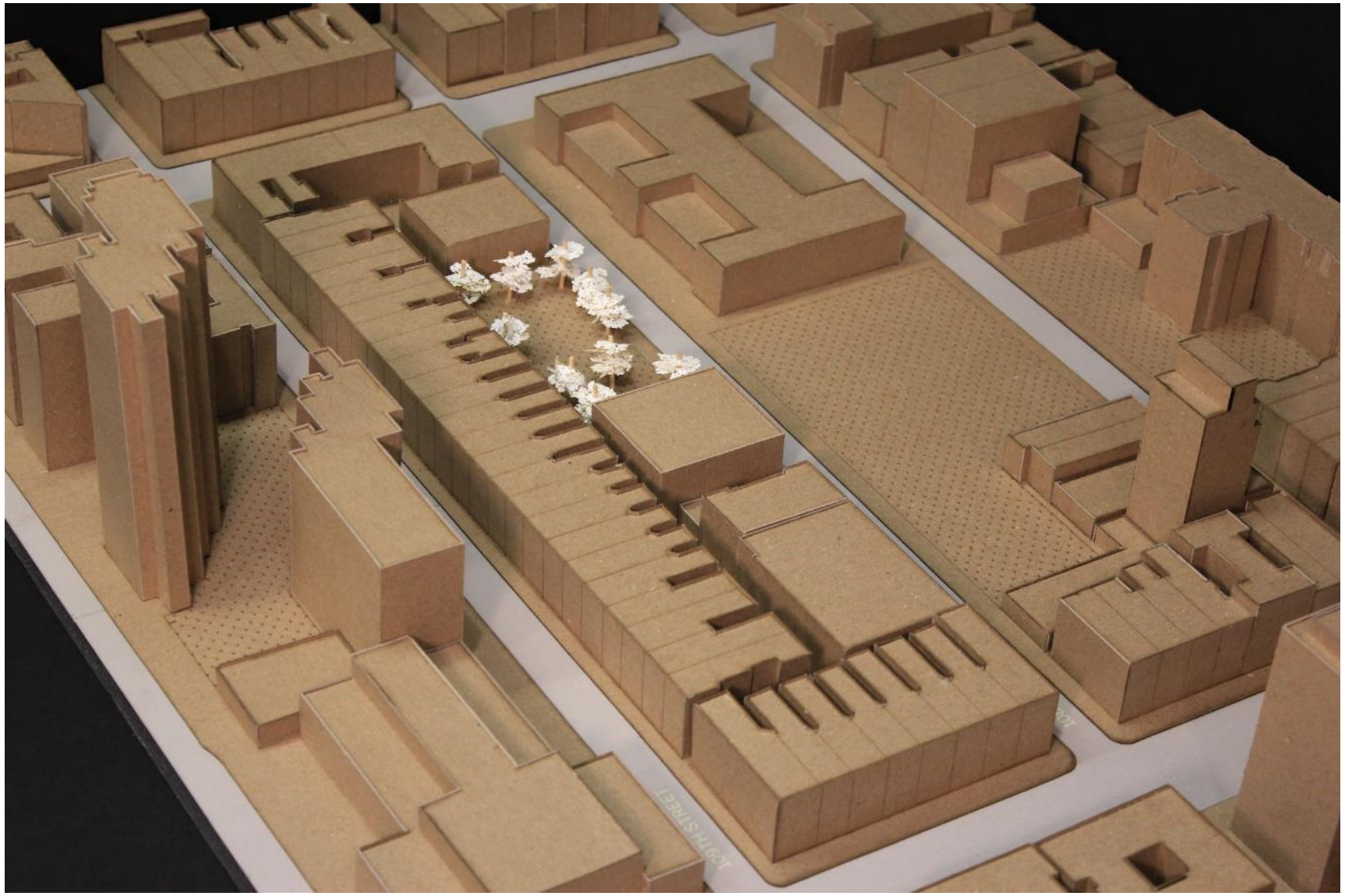
# Massing Model - R8A – Full Build Out



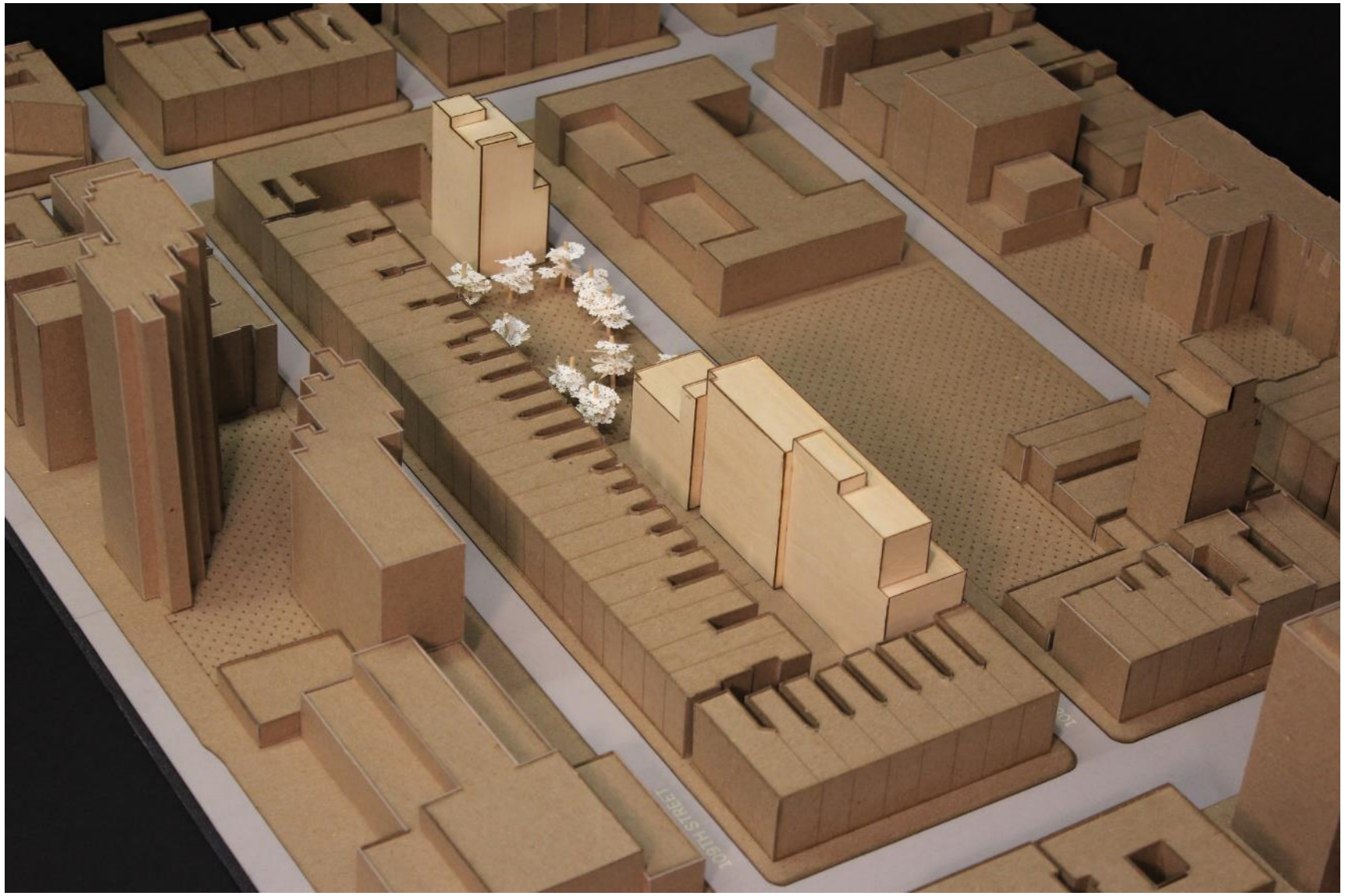
# Massing Model - R8A – Limited FAR Proposed



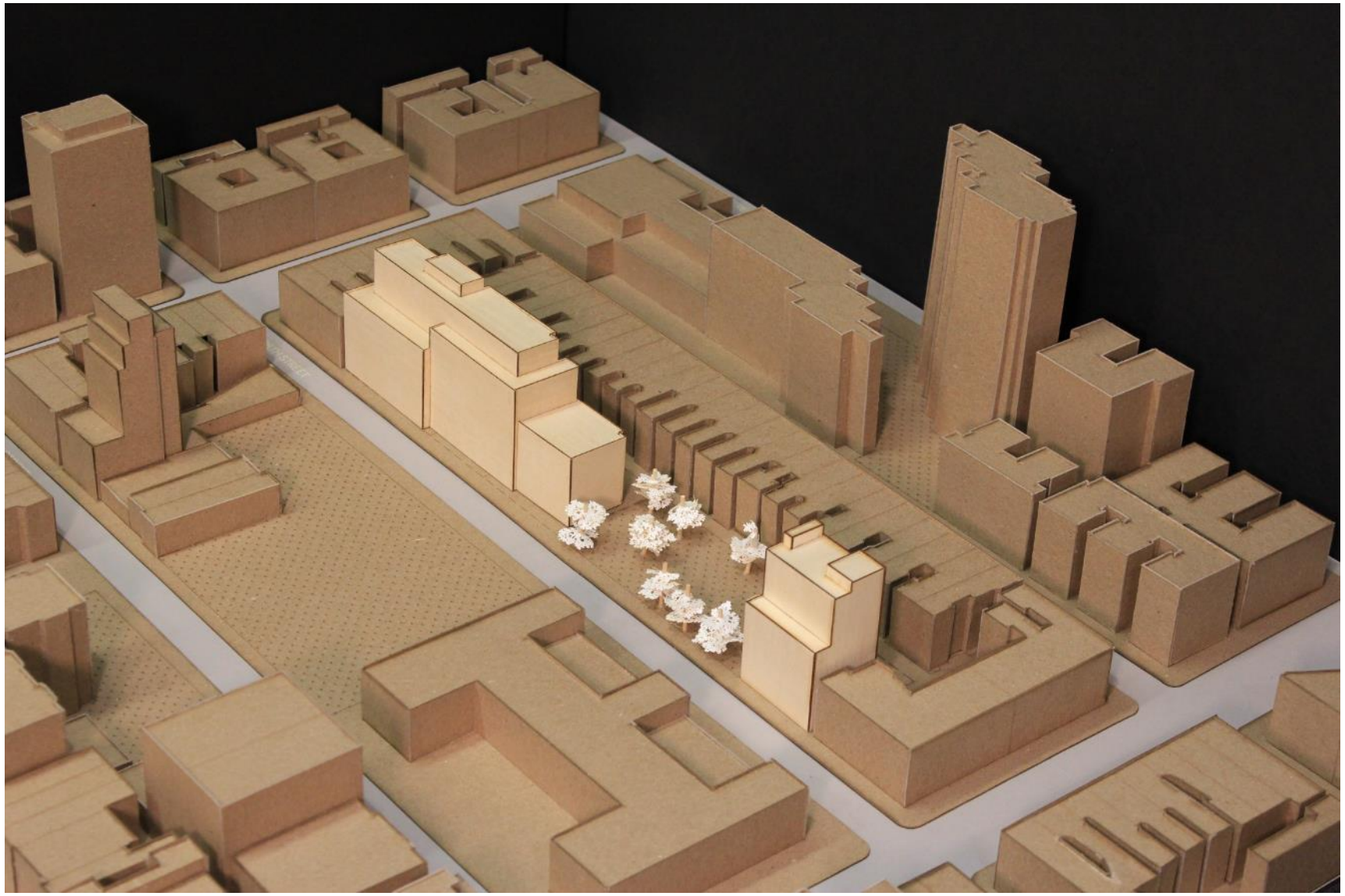
# Massing Model - R8A – Limited FAR Proposed



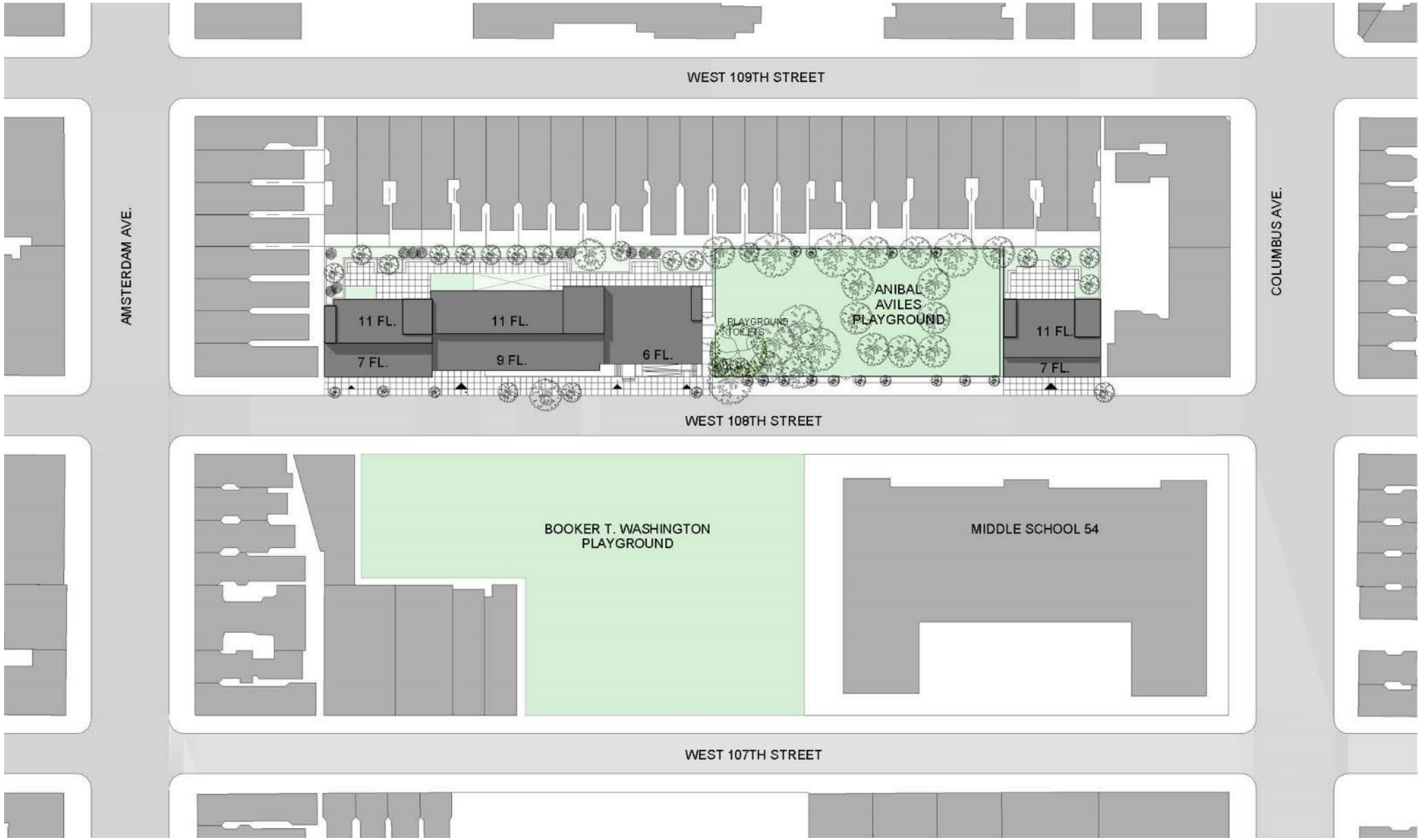

# Massing Model – Existing Context



## Massing Model - R8A – Limited FAR Proposed



# Massing Model - R8A – Limited FAR Proposed


WEST 109TH STREET
AMSTERDAM AVE.
COLUMBUS AVE.
11 FL.
11 FL.
7 FL.
9 FL.
6 FL.
PLAYGROUND TOILETS
ANIBAL AVILES PLAYGROUND
11 FL.
7 FL.
WEST 108TH STREET
BOOKER T. WASHINGTON PLAYGROUND
MIDDLE SCHOOL 54
WEST 107TH STREET

Lot 5
(Exist. 4 Story Garage)

Lot 10
(Valley Lodge)

Lot 13
(Exist. 5 Story Garage)

Lot 26
(Exist. 3 Story Garage)

# West 108th Street: Existing