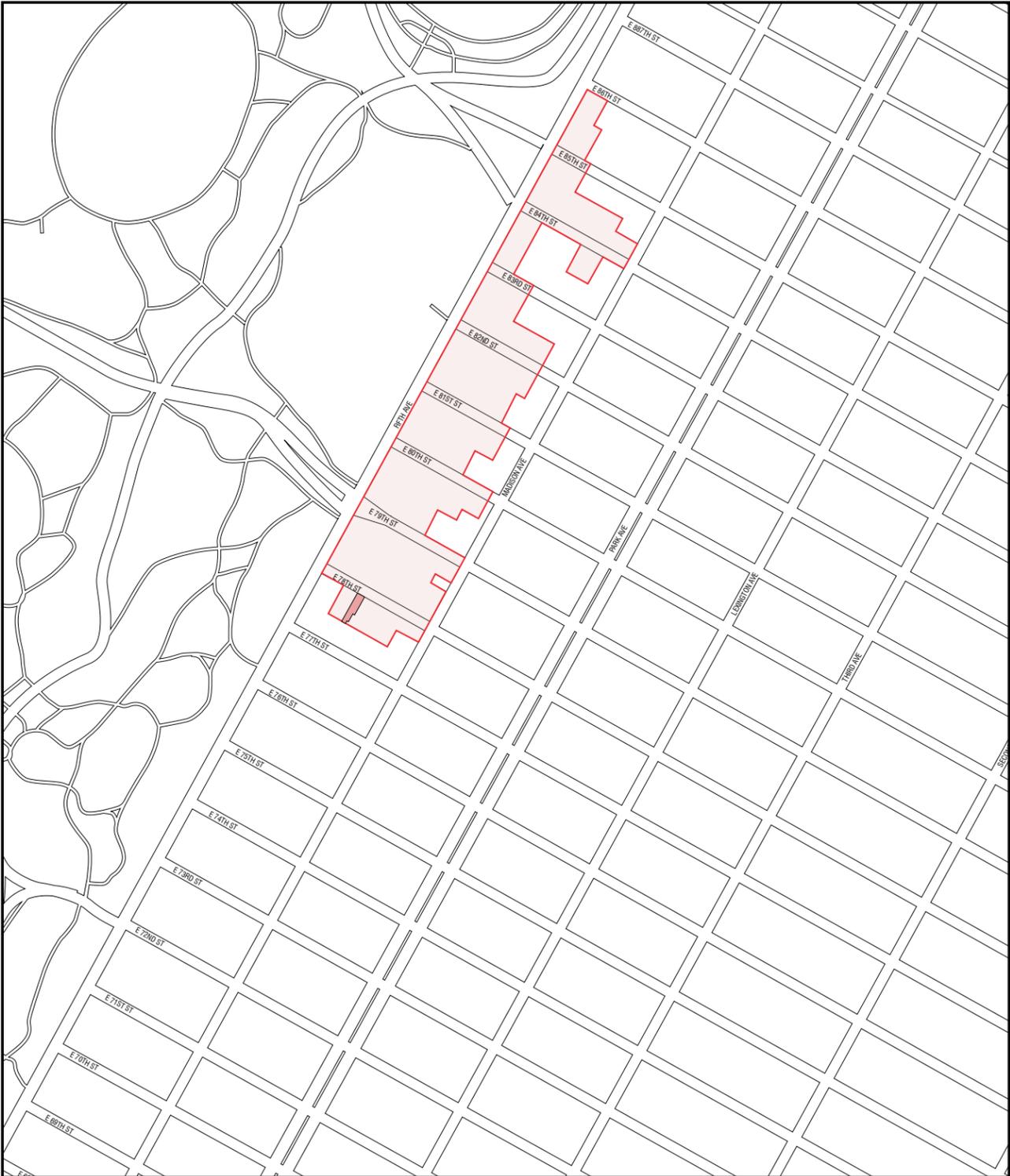


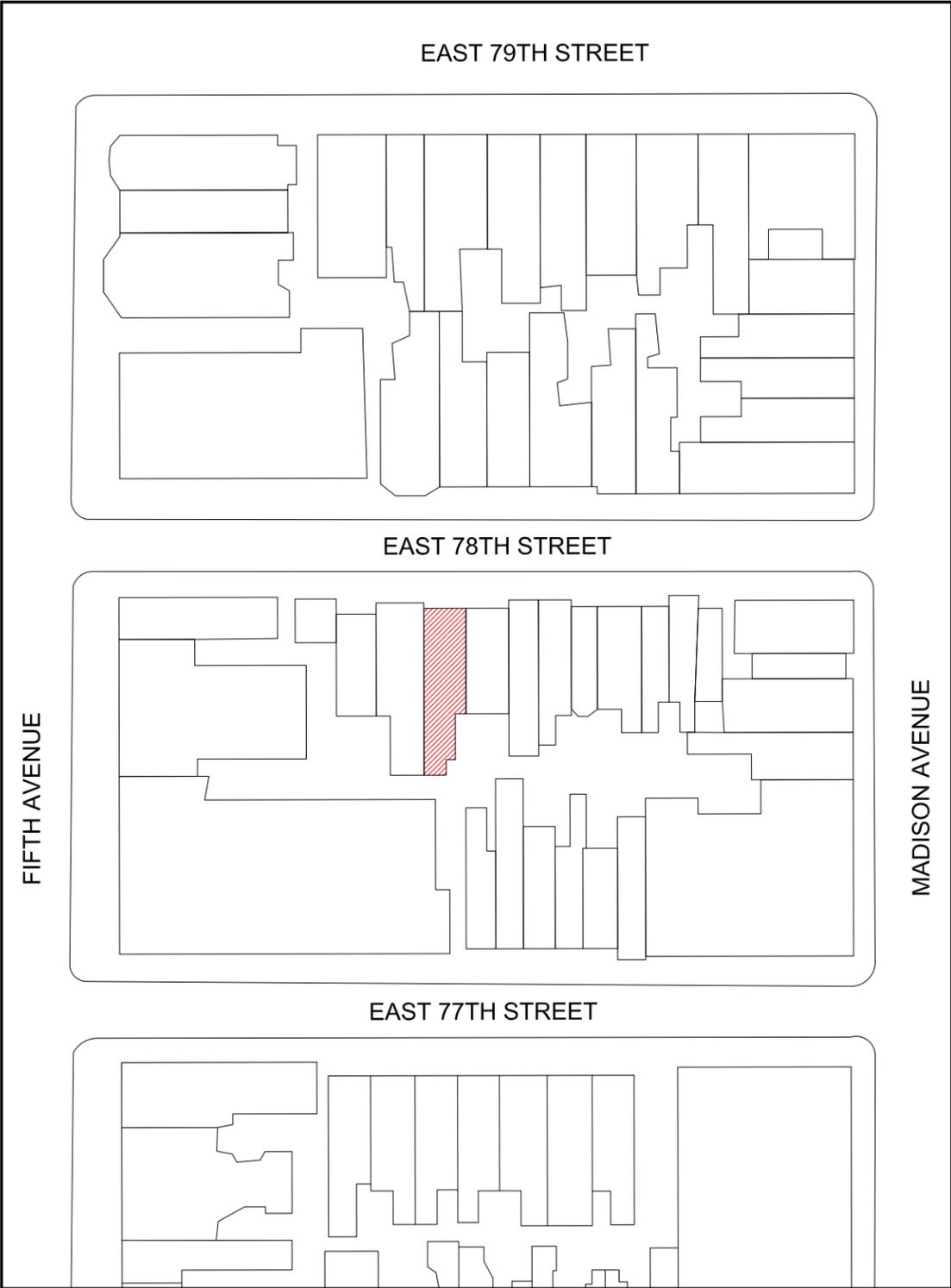
10 EAST 78TH STREET TOWNHOUSE



10 EAST 78TH STREET TOWNHOUSE

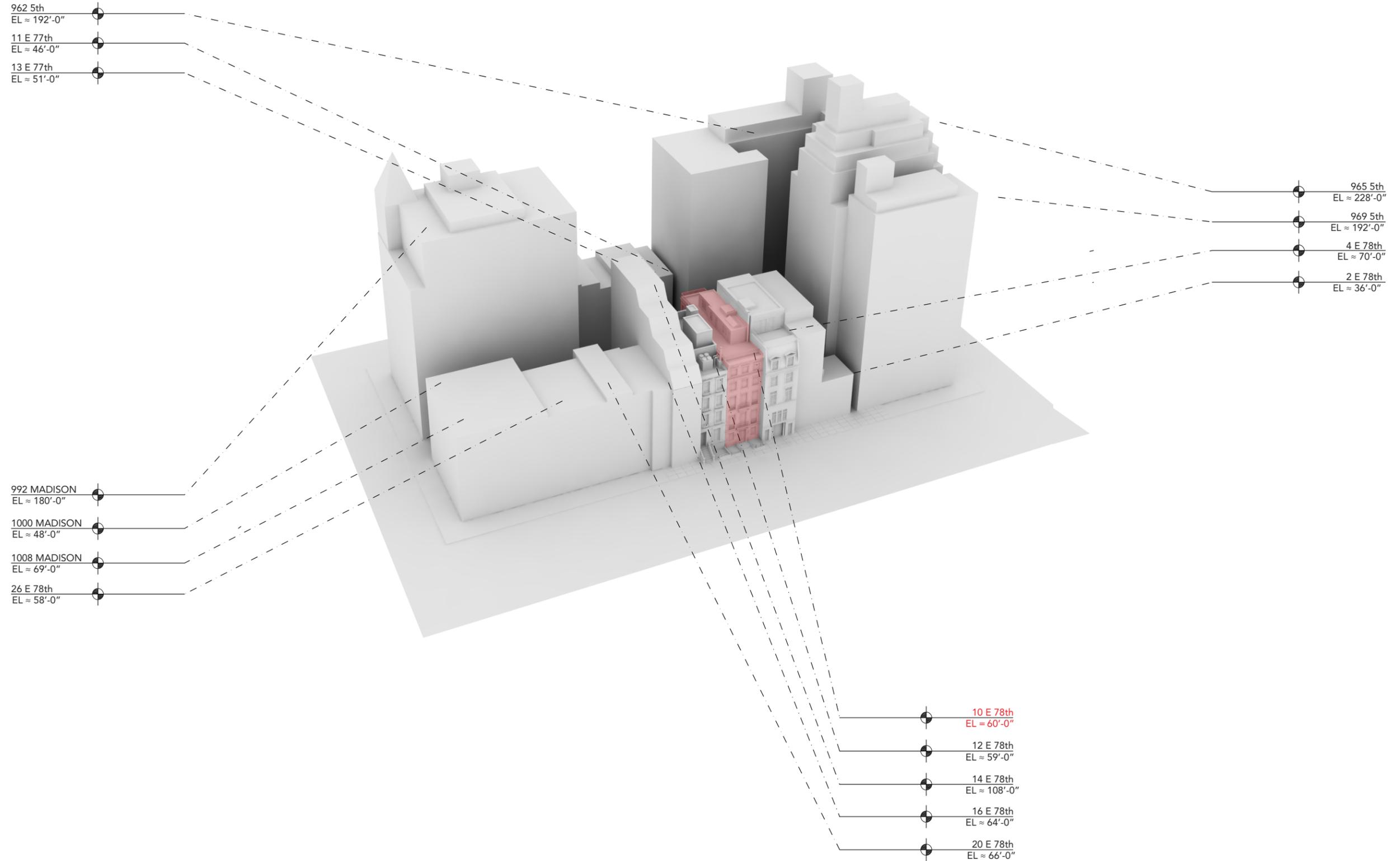


METROPOLITAN MUSEUM HISTORICAL DISTRICT



PLOT PLAN

10 EAST 78TH STREET TOWNHOUSE



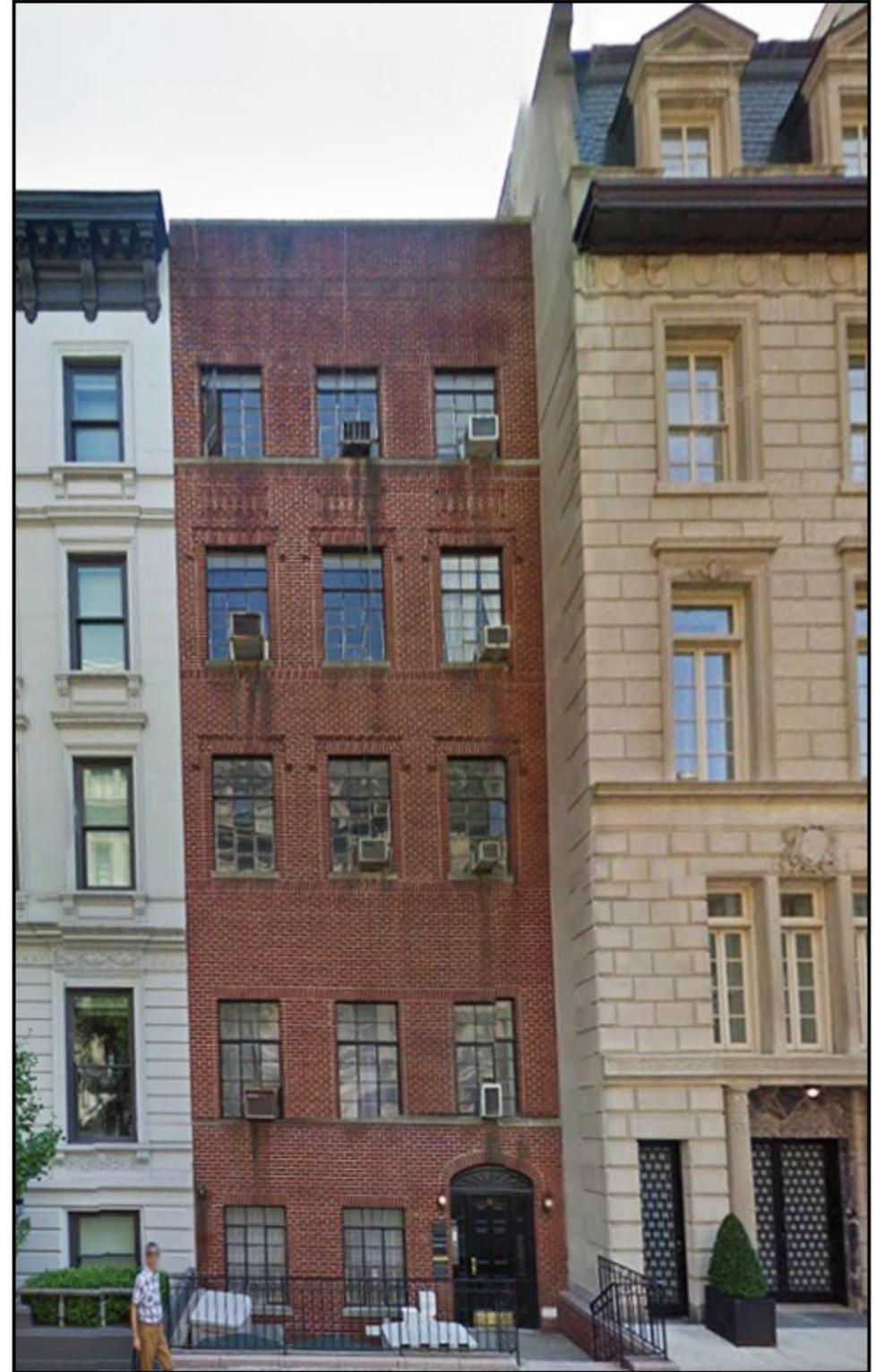
10 EAST 78TH STREET TOWNHOUSE



1939



1946 - TAX PHOTO



2014

10 EAST 78TH STREET TOWNHOUSE



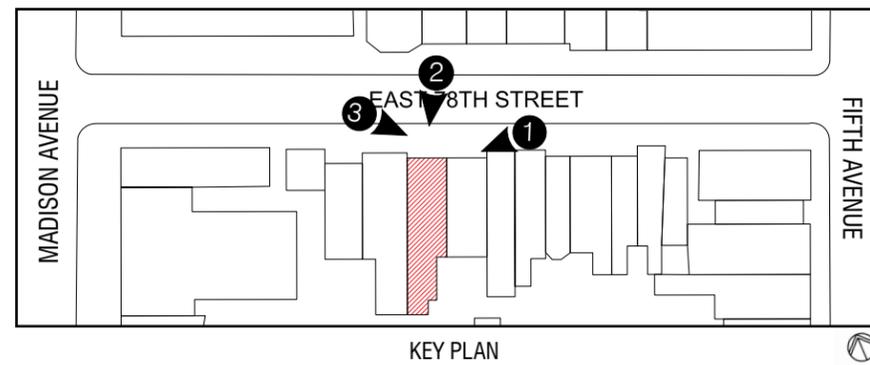
VIEW 1 - FROM 78TH STREET



VIEW 2 - FROM 78TH STREET



VIEW 3 - FROM 78TH STREET



KEY PLAN

10 EAST 78TH STREET TOWNHOUSE



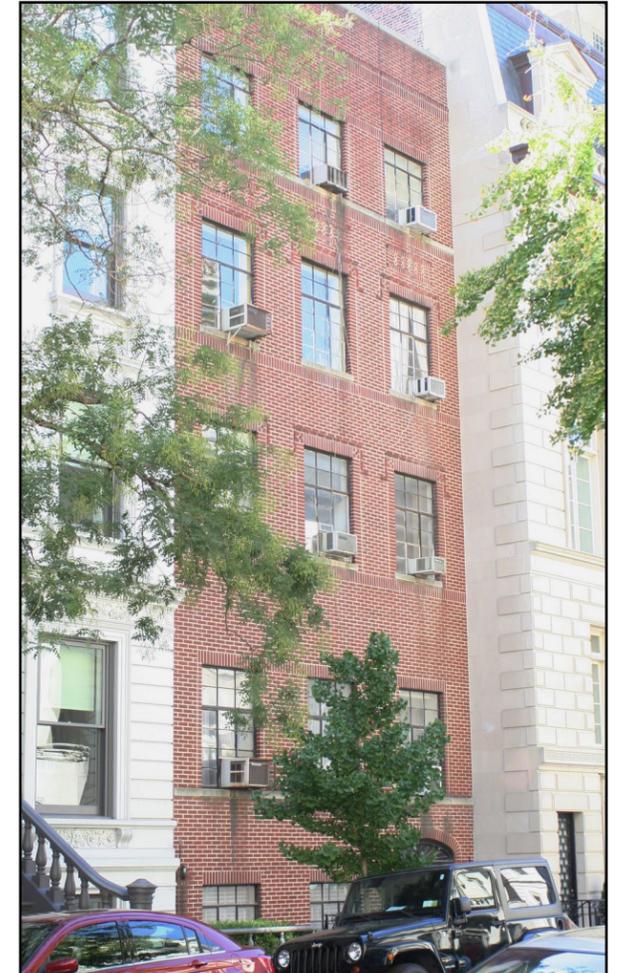
VIEW 1 - FROM 78TH STREET



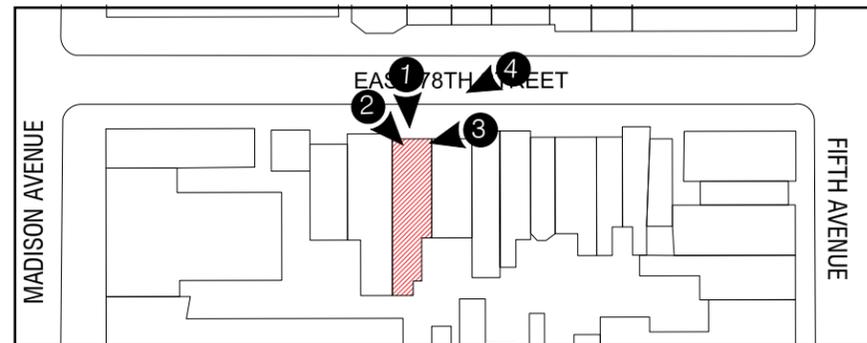
VIEW 2 - FROM 78TH STREET



VIEW 3 - FROM 78TH STREET



VIEW 4 - FROM 78TH STREET



KEY PLAN

10 EAST 78TH STREET TOWNHOUSE



EXISTING FRONT ELEVATION



MOCK UP ON TOP OF EXISTING BUILDING



PROPOSED FRONT ELEVATION

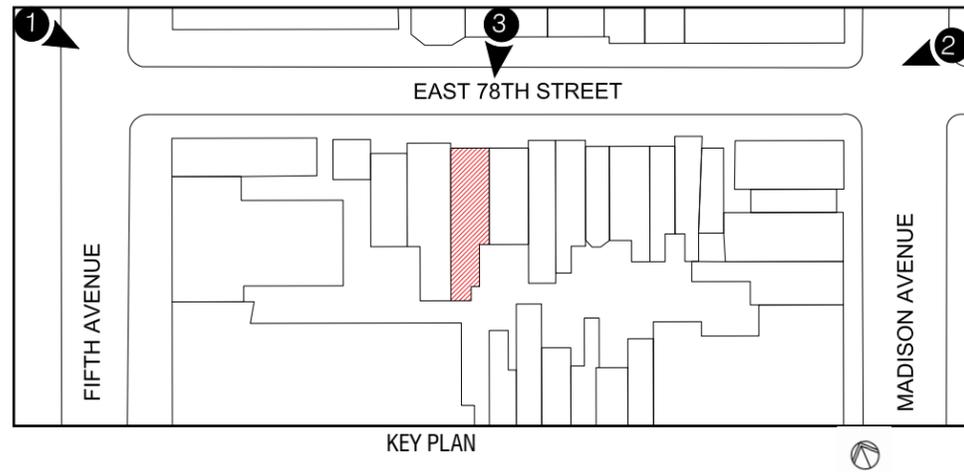
10 EAST 78TH STREET TOWNHOUSE



VIEW 1 - FROM E 78TH STREET AND FIFTH AVE - NORTH WEST



VIEW 2 - FROM EAST 8TH STREET AND MADISON AVE - NORTH EAST CORNER

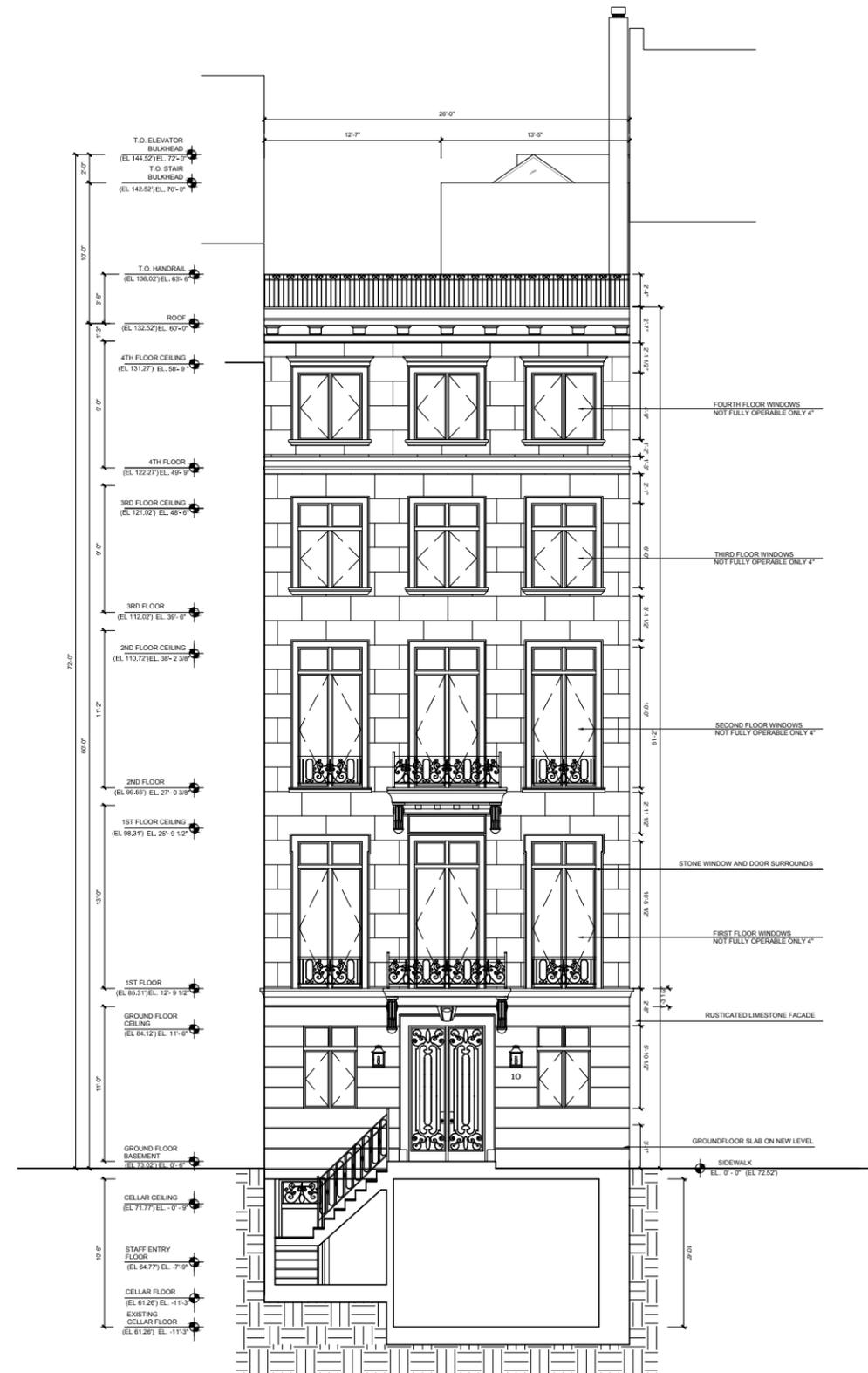


VIEW 3 - FROM EAST 78TH STREET

10 EAST 78TH STREET TOWNHOUSE



10 EAST 78TH STREET TOWNHOUSE



PROPOSED FRONT ELEVATION

FRONT ELEVATION

10 EAST 78TH STREET TOWNHOUSE



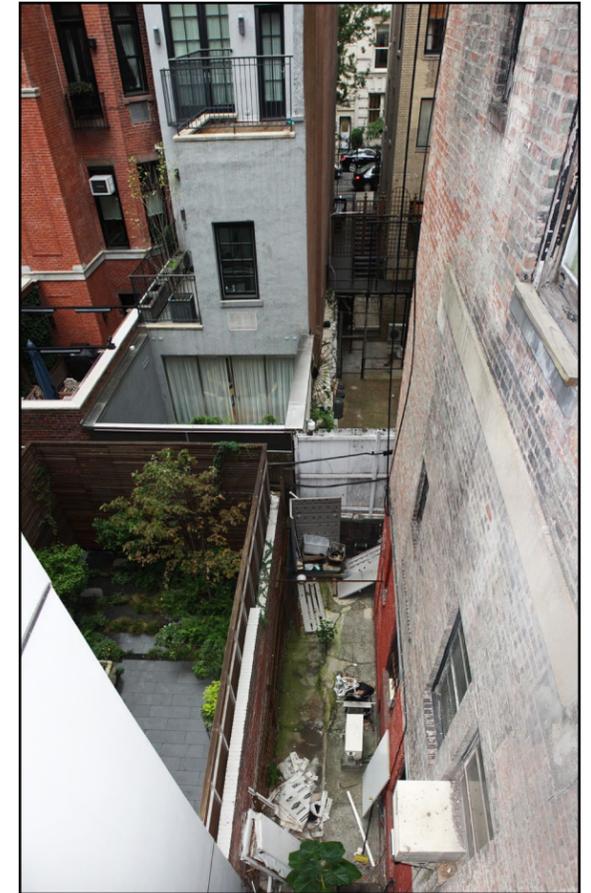
VIEW 1 - EXISTING EAST FACADE



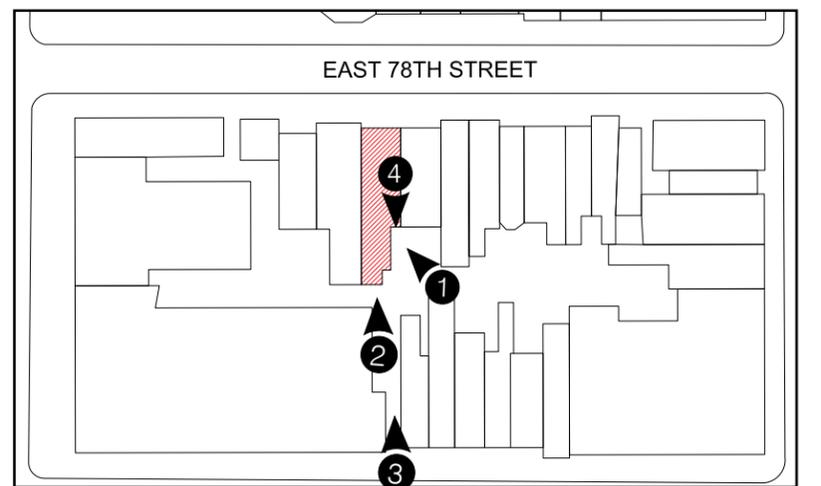
VIEW 2 - EXISTING BUILDING SOUTH FACADE



VIEW 3 - EXISTING SOUTH FACADE FROM 77TH STREET



VIEW 4 - EXISTING REAR YARD



KEY PLAN

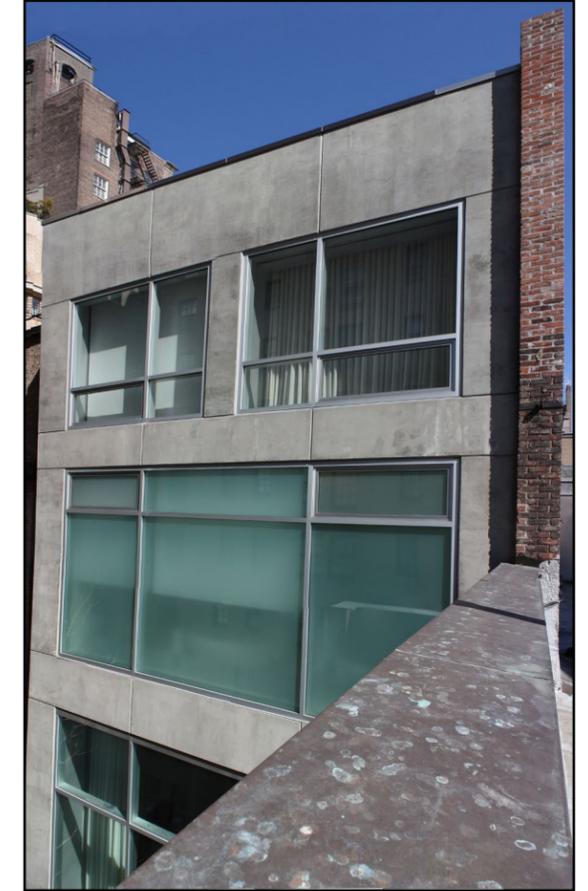
10 EAST 78TH STREET TOWNHOUSE



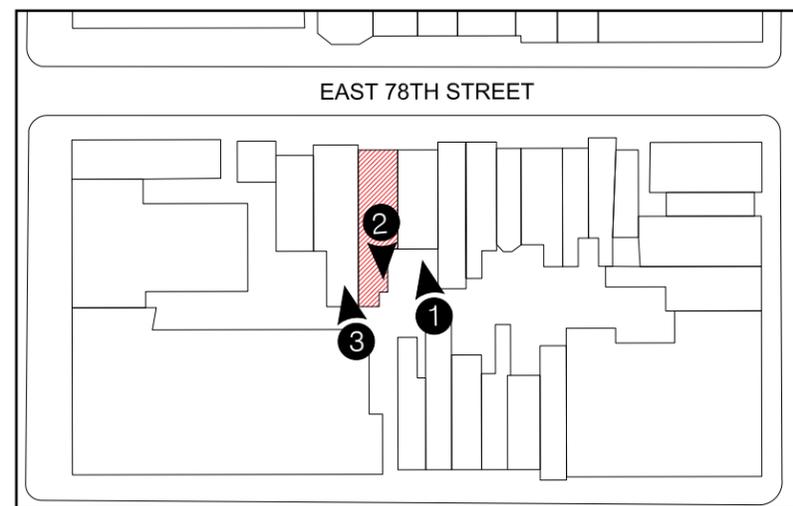
VIEW 1 - REAR FACADE AND YARD OF EAST NEIGHBOR



VIEW 2 - REAR FACADE AND YARD OF BUILDINGS ON EAST 77TH STREET



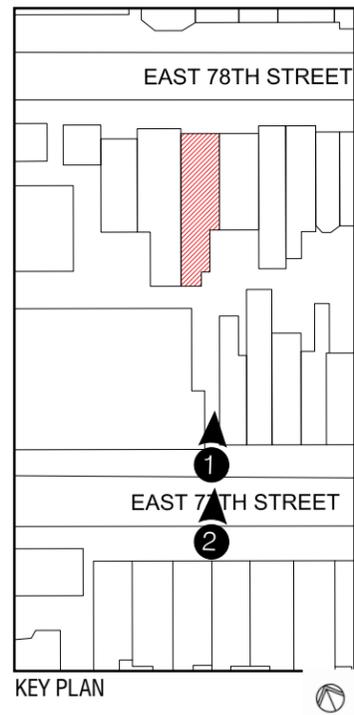
VIEW 3 - REAR FACADE OF WEST NEIGHBOR



KEY PLAN



10 EAST 78TH STREET TOWNHOUSE



VIEW 1 - FROM EAST 77TH STREET



VIEW 2 - FROM EAST 77TH STREET

10 EAST 78TH STREET TOWNHOUSE



EXISTING REAR VIEW



MOCK UP ON TOP OF EXISTING BUILDING



PROPOSED REAR VIEW

10 EAST 78TH STREET TOWNHOUSE



10 EAST 78TH STREET TOWNHOUSE



10 EAST 78TH STREET TOWNHOUSE

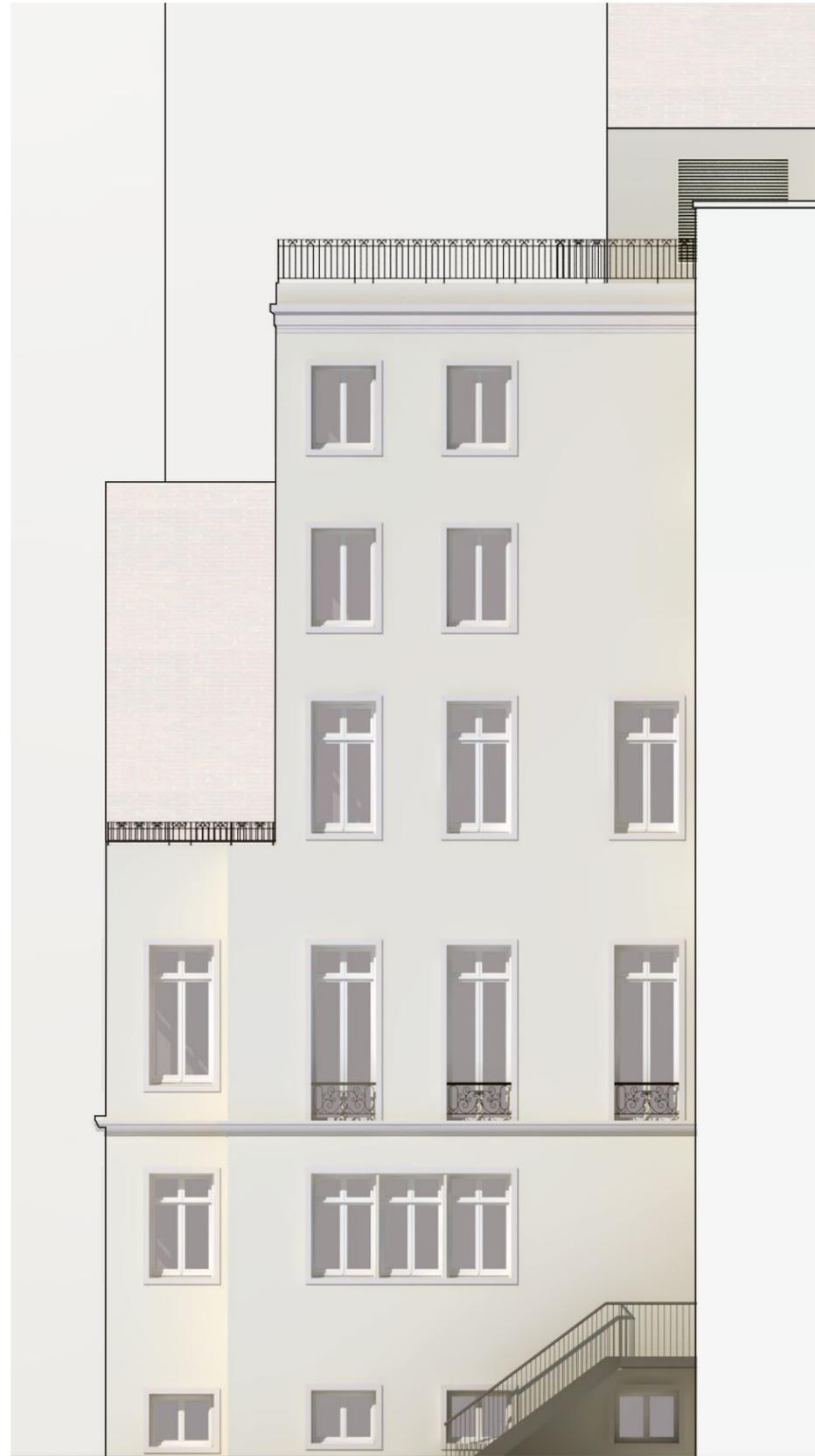


EXISTING EAST ELEVATION

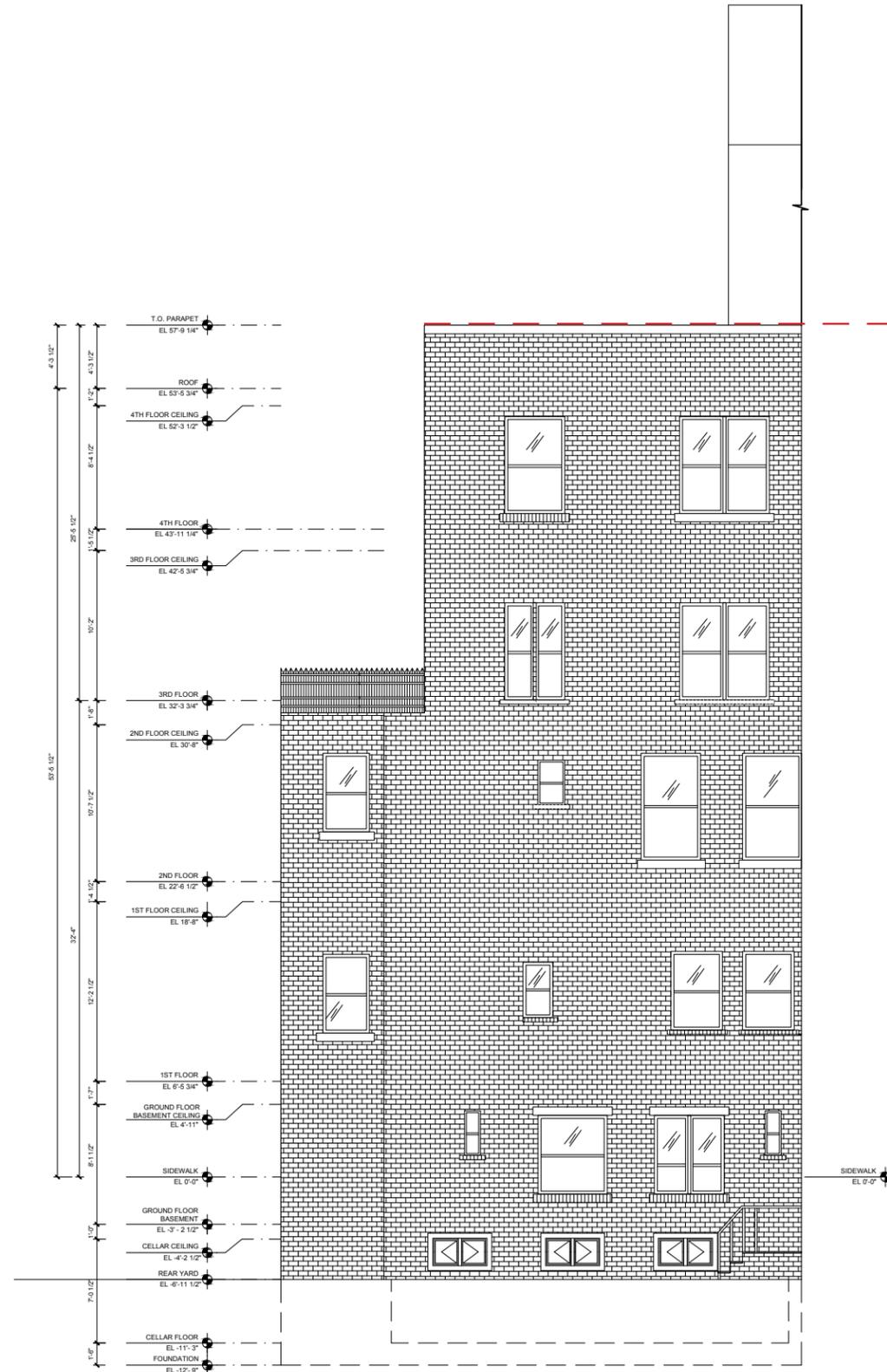


PROPOSED EAST ELEVATION

10 EAST 78TH STREET TOWNHOUSE

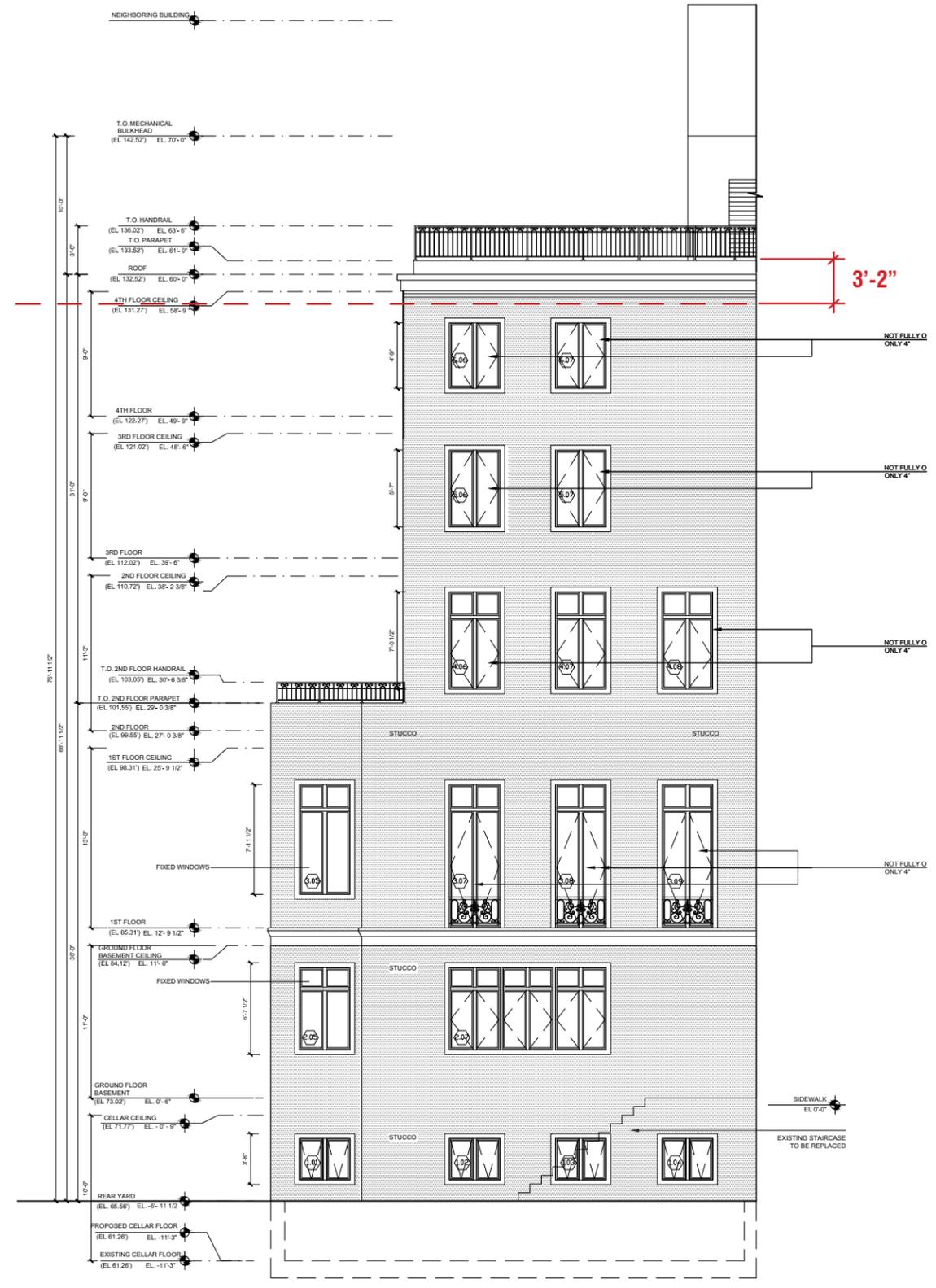


10 EAST 78TH STREET TOWNHOUSE



EXISTING EAST ELEVATION

EXISTING PARAPET



PROPOSED EAST ELEVATION

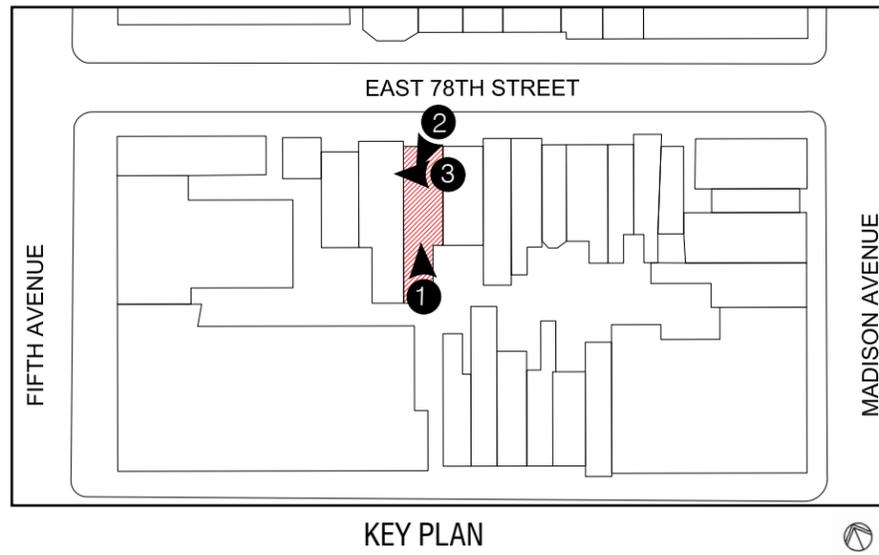
10 EAST 78TH STREET TOWNHOUSE



VIEW 1 - EXISTING ROOF



VIEW 2 - EXISTING ROOF



KEY PLAN

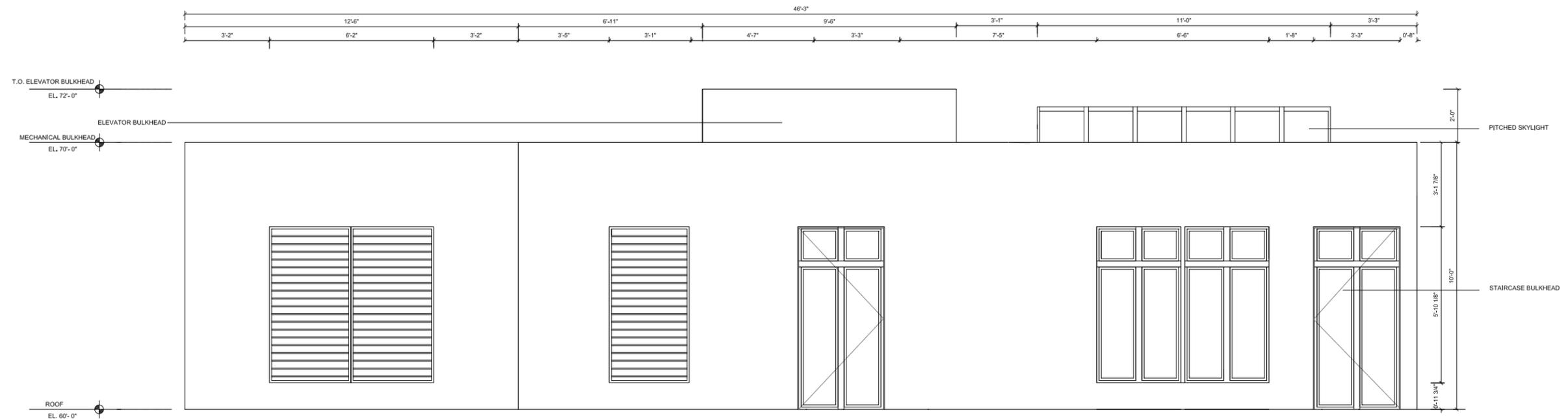


VIEW 3 - EXISTING ROOF

10 EAST 78TH STREET TOWNHOUSE



PROPOSED BULKHEAD RENDERINGS



BULKHEAD EAST ELEVATION

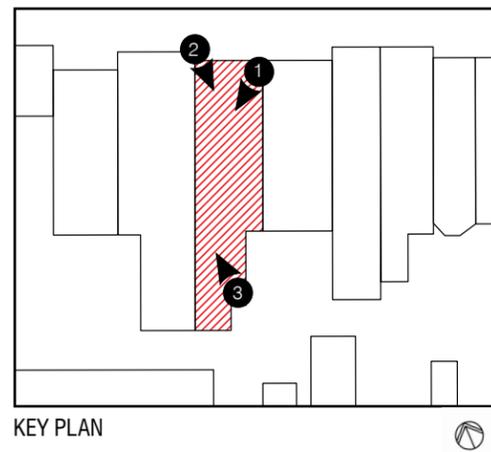
10 EAST 78TH STREET TOWNHOUSE



VIEW 1 - FROM ROOF - NORTH EAST CORNER



VIEW 2 - FROM ROOF - NORTH WEST CORNER



KEY PLAN



VIEW 3 - FROM ROOF - SOUTH LOOKING NORTH

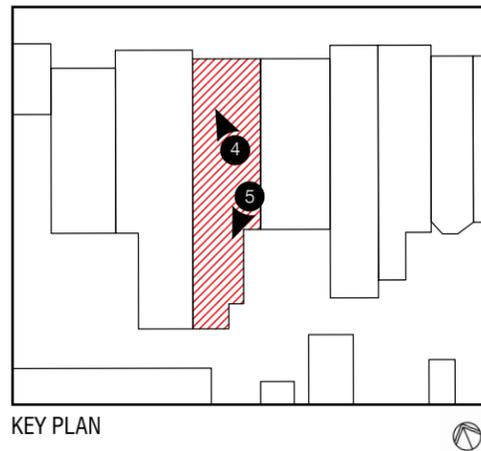
10 EAST 78TH STREET TOWNHOUSE



VIEW 4 - FROM ROOF - LOOKING NORTH

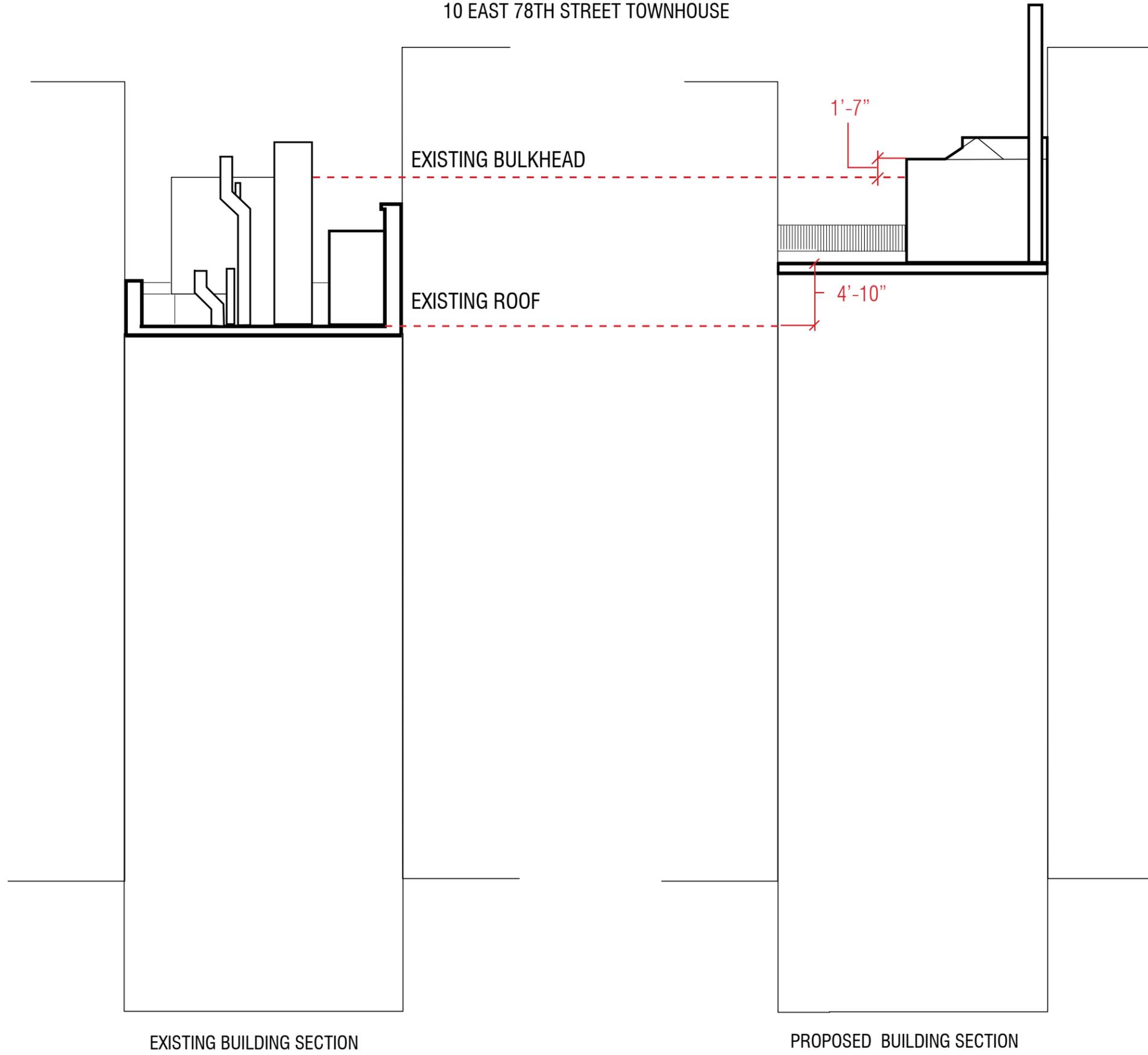


VIEW 5 - FROM ROOF - SOUTH WEST CORNER



KEY PLAN

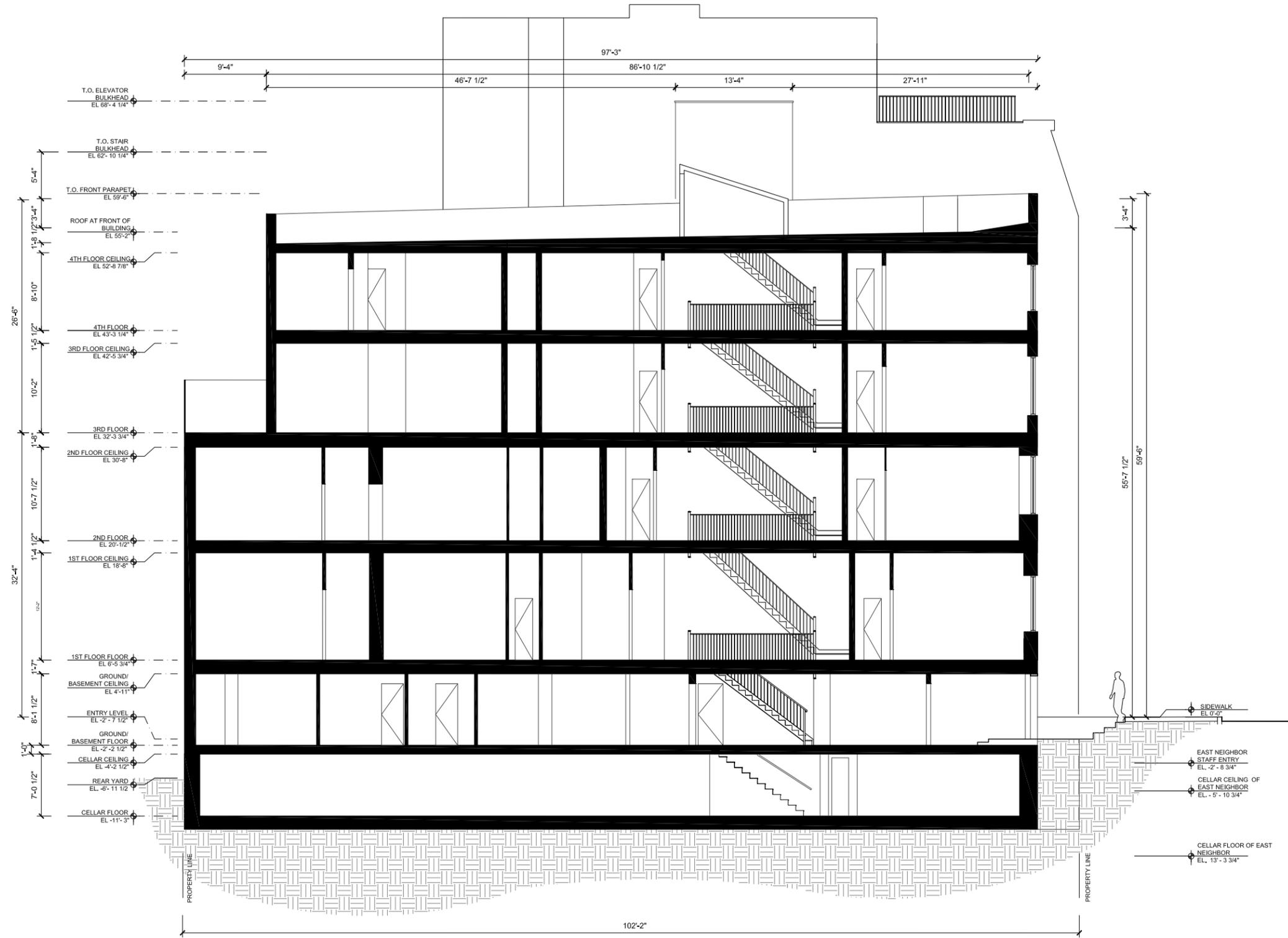
10 EAST 78TH STREET TOWNHOUSE



10 EAST 78TH STREET TOWNHOUSE

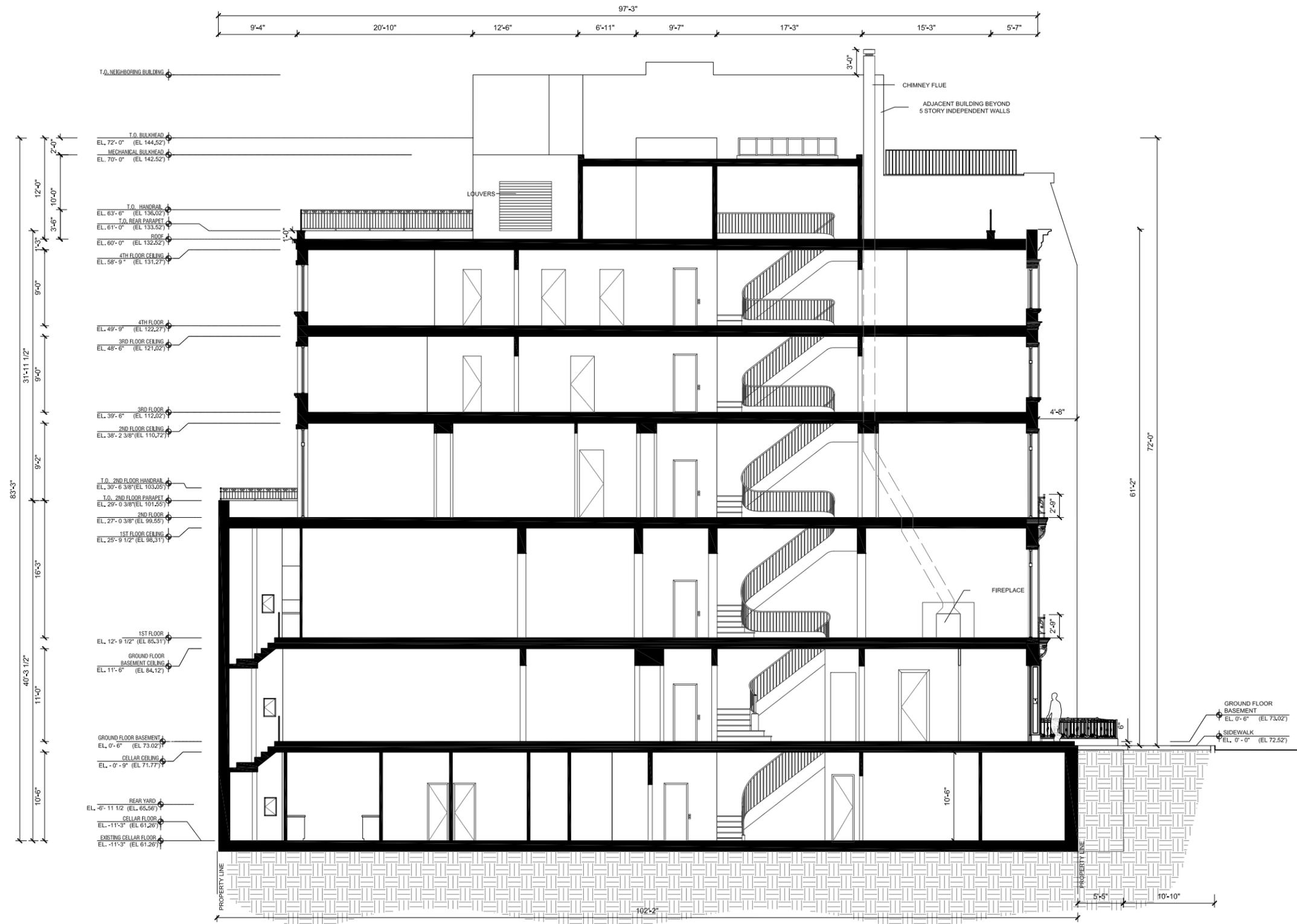


10 EAST 78TH STREET TOWNHOUSE



EXISTING SECTION

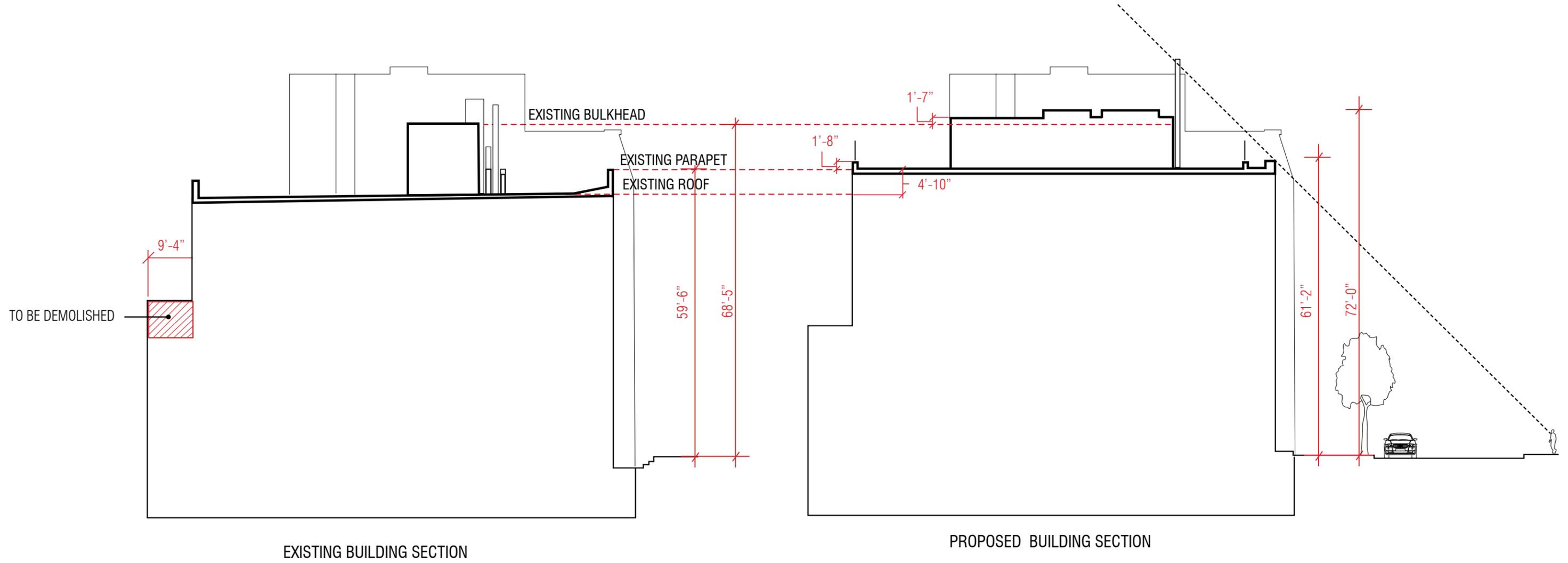
10 EAST 78TH STREET TOWNHOUSE



PROPOSED SECTION

SECTION

10 EAST 78TH STREET TOWNHOUSE



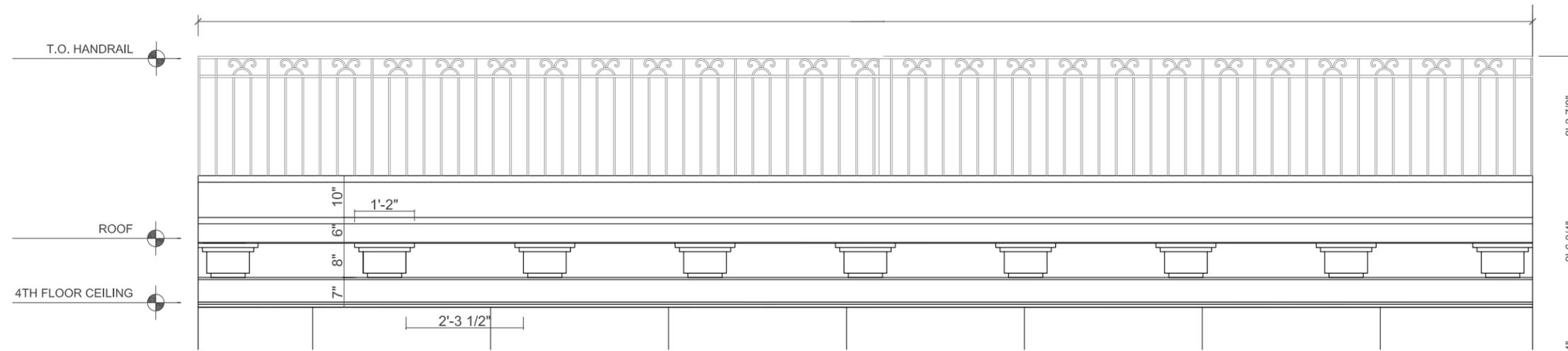
10 EAST 78TH STREET TOWNHOUSE



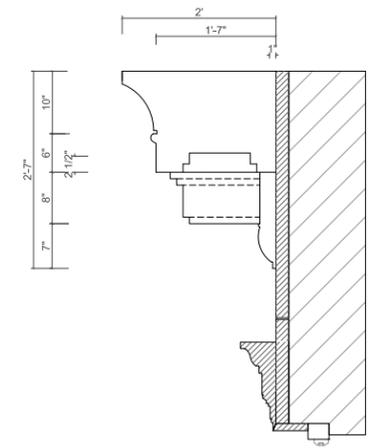
CORNICE



CORNICE DETAIL



CORNICE DETAIL

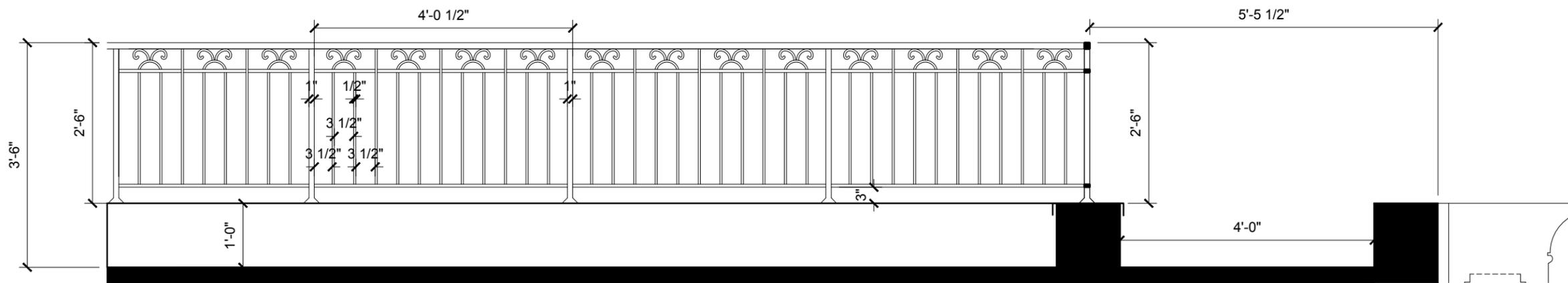


CORNICE DETAIL SECTION

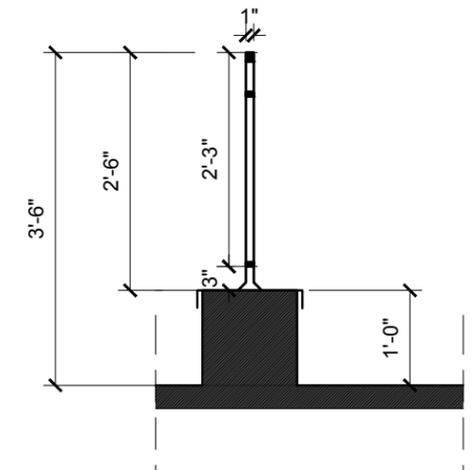
10 EAST 78TH STREET TOWNHOUSE



ROOF METAL RAILING



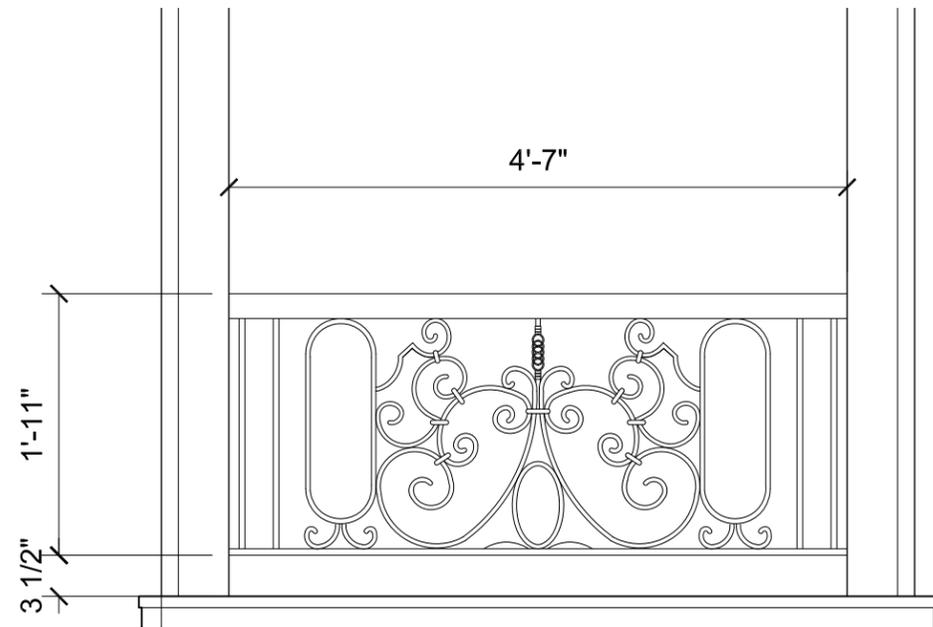
RAILING DETAIL ELEVATION



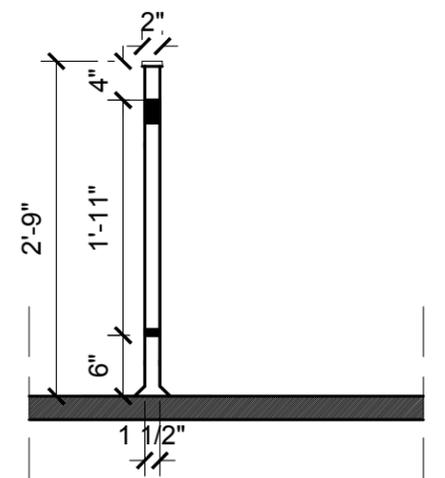
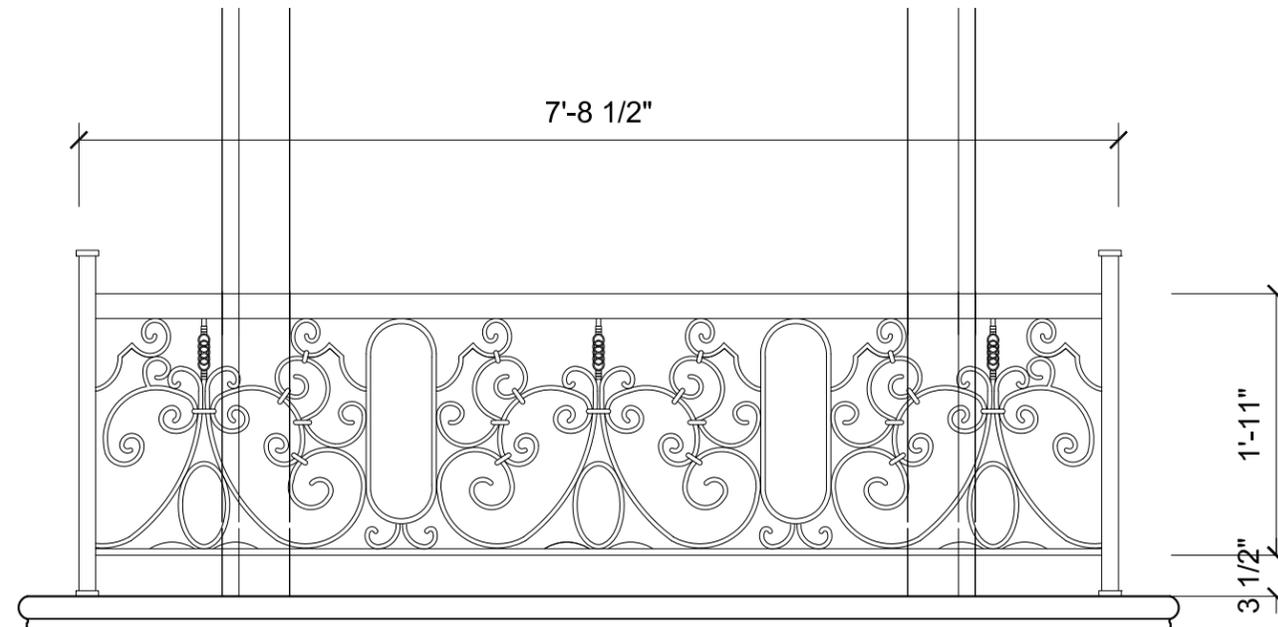
RAILING DETAIL SECTION



WINDOW METAL RAILING



RAILING DETAIL ELEVATION

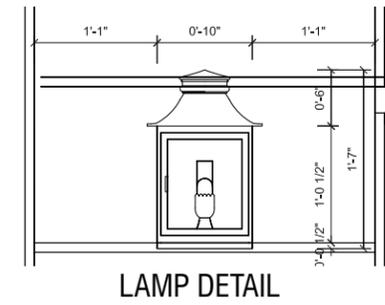


RAILING DETAIL SECTION

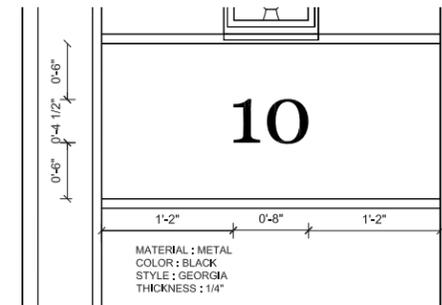
10 EAST 78TH STREET TOWNHOUSE



SIDEWALK METAL RAILING

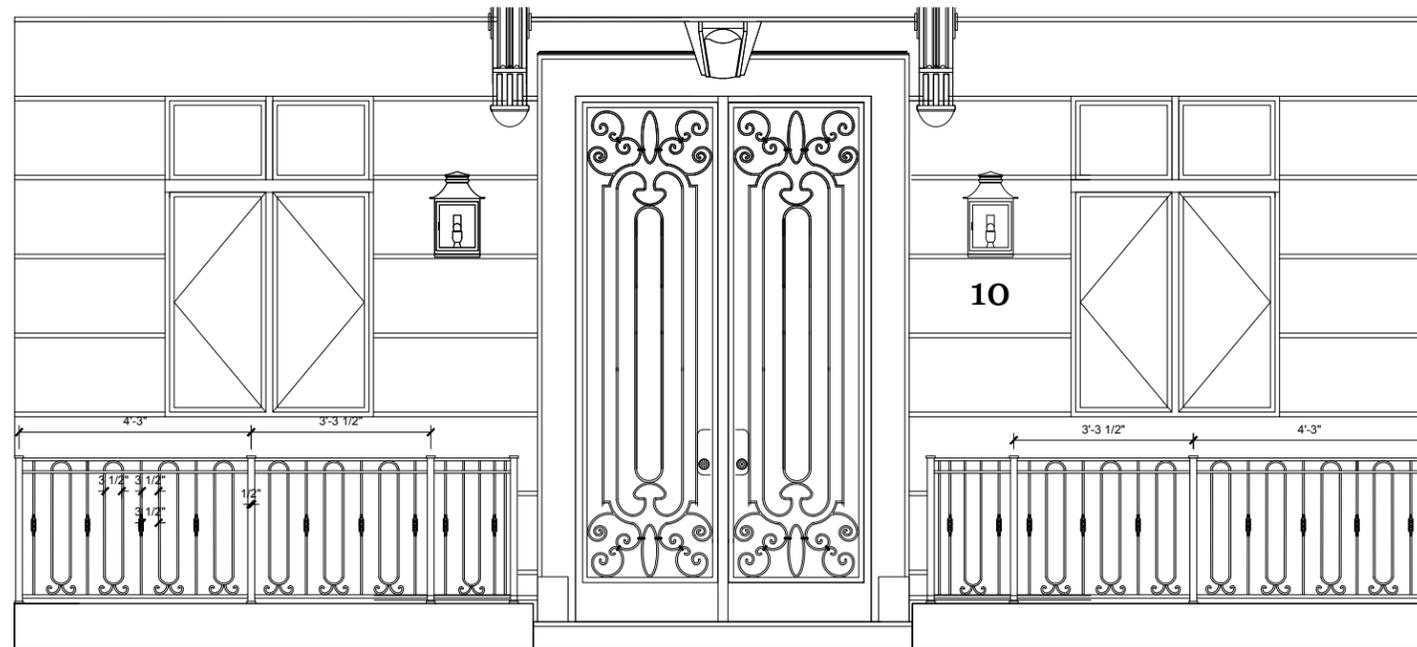


LAMP DETAIL

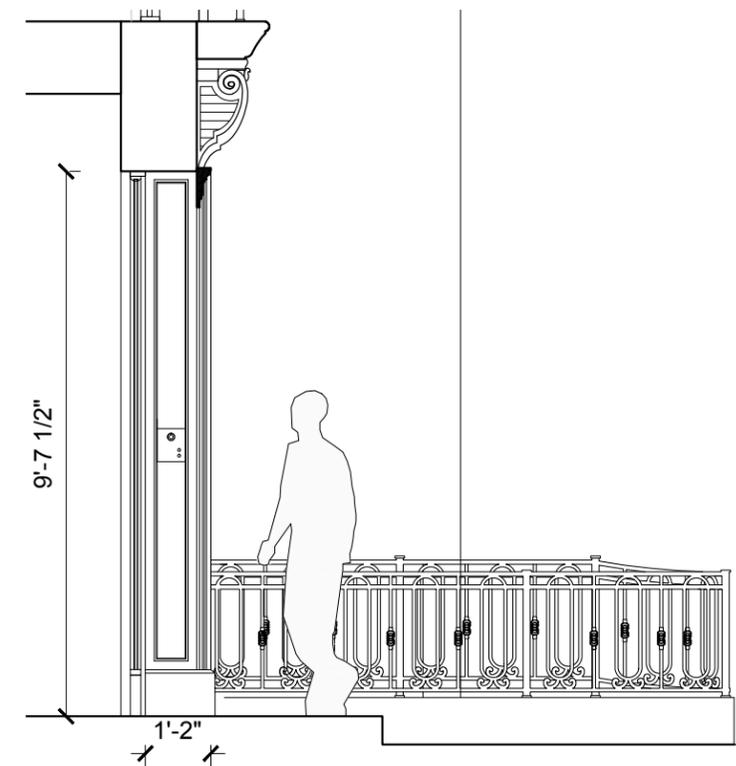


NUMBER DETAIL
ELEVATION

MATERIAL : METAL
COLOR : BLACK
STYLE : GEORGIA
THICKNESS : 1/4"

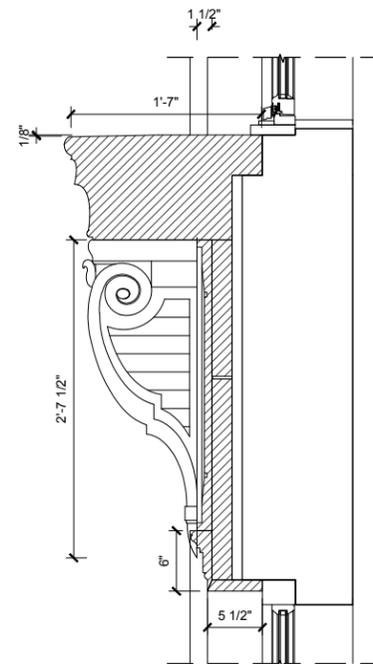


RAILING DETAIL ELEVATION



FRONT DOOR SECTION

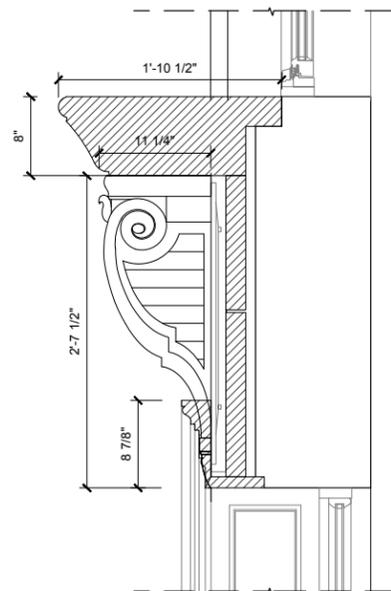
10 EAST 78TH STREET TOWNHOUSE



CORBEL DETAIL
SECOND FLOOR BALCONY



SECOND FLOOR WINDOW ELEVATIONS



CORBEL DETAIL
ABOVE ENTRY DOOR



FIRST FLOOR WINDOW ELEVATIONS

10 EAST 78TH STREET TOWNHOUSE



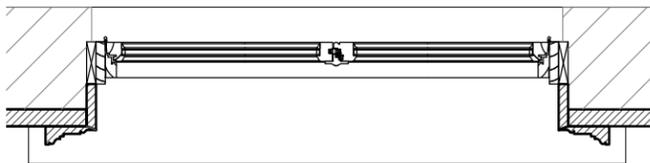
FOURTH FLOOR WINDOW



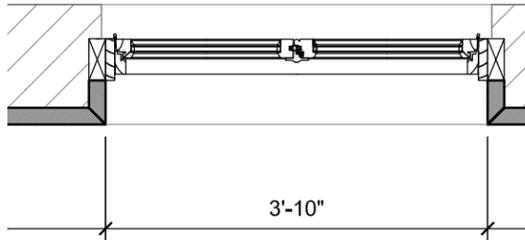
FIRST FLOOR WINDOW



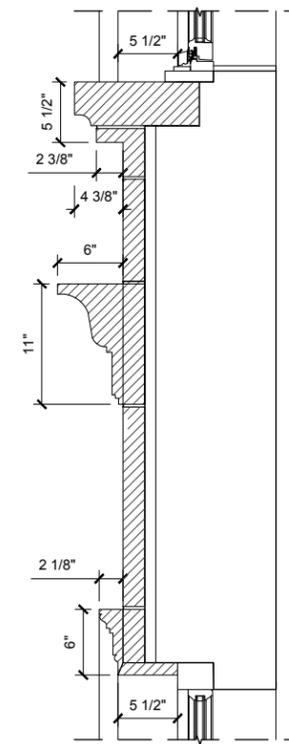
SECONDARY CORNICE



HORIZONTAL WINDOW
SECTION



HORIZONTAL WINDOW
SECTION



SECONDARY CORNICE
SECTION DETAIL

10 EAST 78TH STREET TOWNHOUSE



5 EAST 74TH STREET



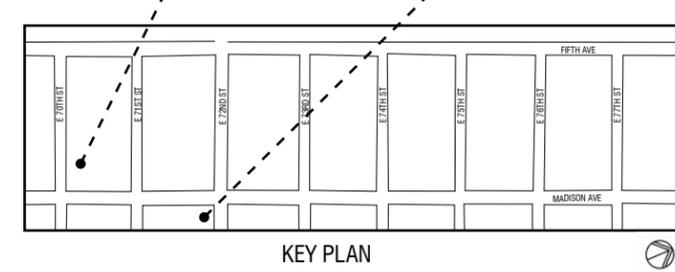
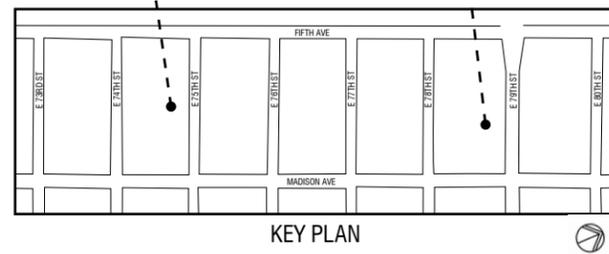
18 EAST 79TH STREET



15 EAST 70TH STREET



867 MADISON AVENUE



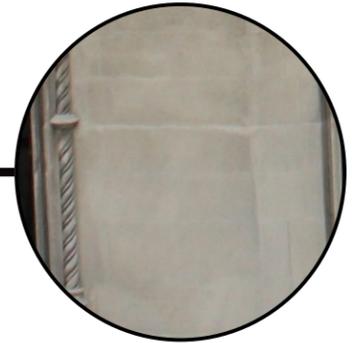
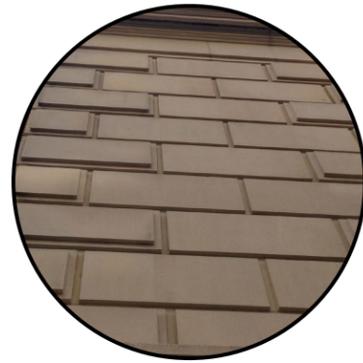
10 EAST 78TH STREET TOWNHOUSE



6 EAST 78TH STREET LIMESTONE FACADE



6 EAST 78TH STREET LIMESTONE FACADE



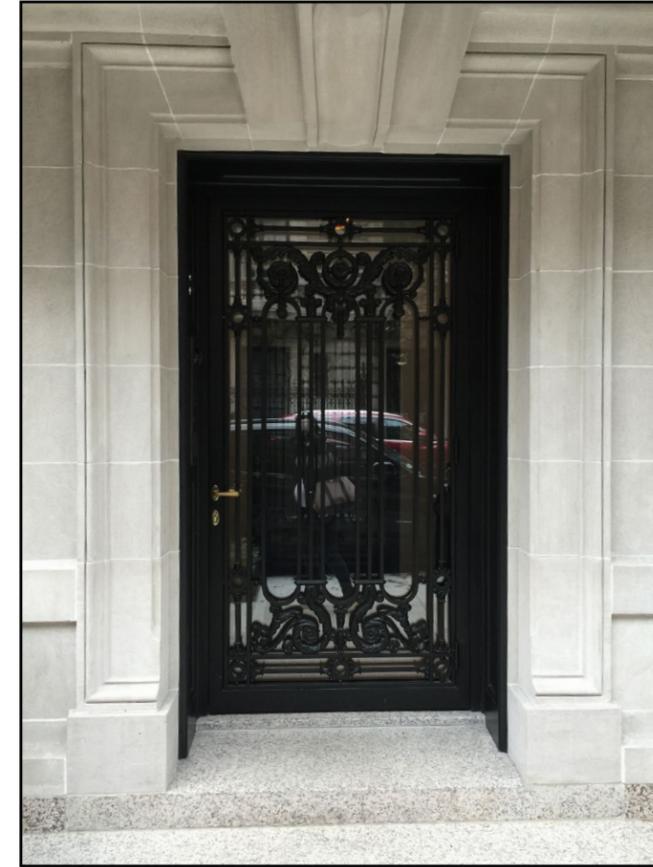
10 EAST 78TH STREET TOWNHOUSE



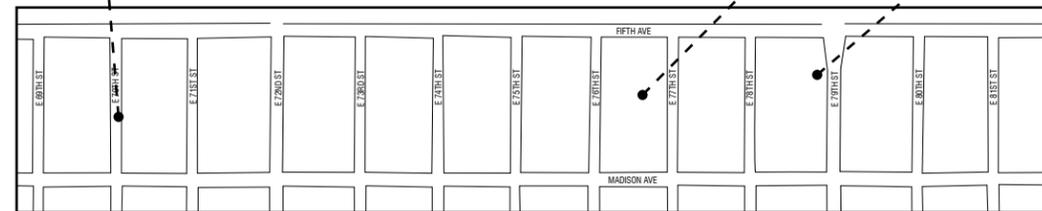
14 EAST 68TH STREET



5 EAST 75TH STREET

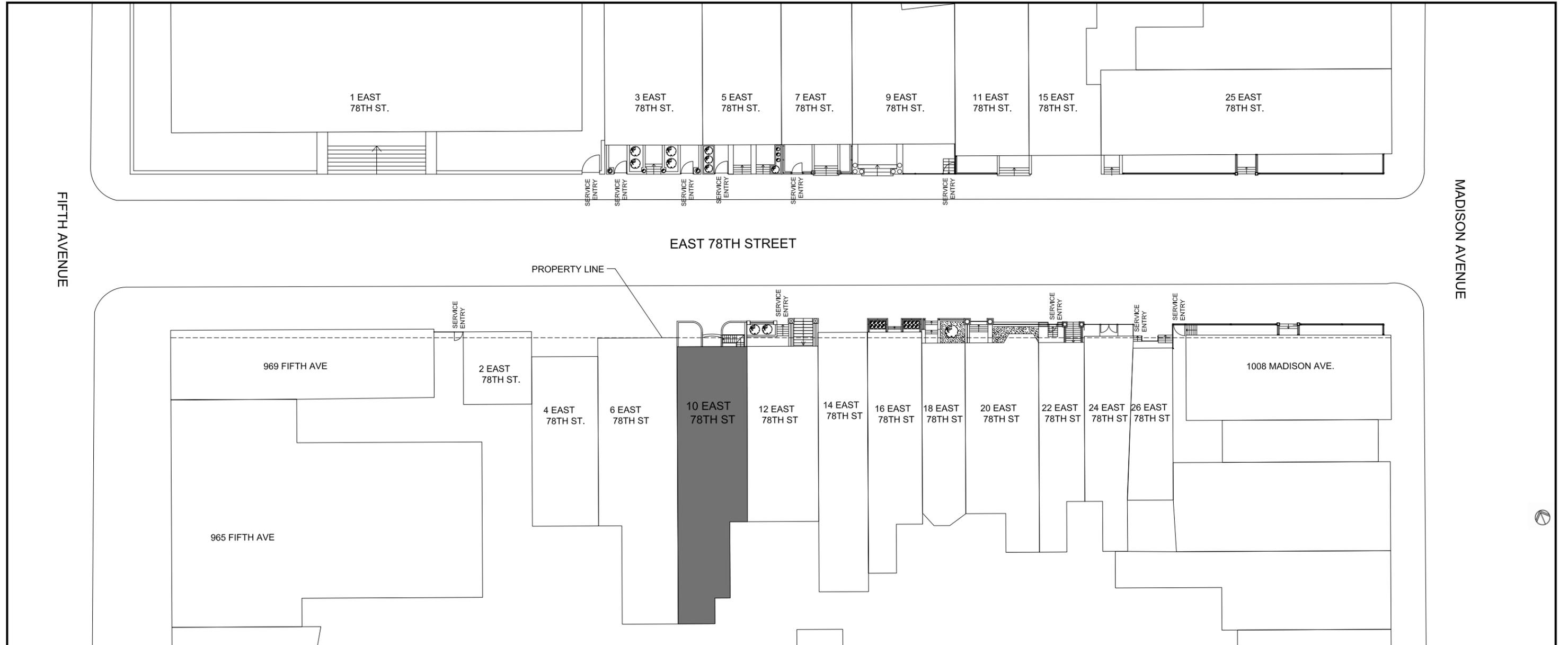


5 EAST 79TH STREET



KEY PLAN

10 EAST 78TH STREET TOWNHOUSE

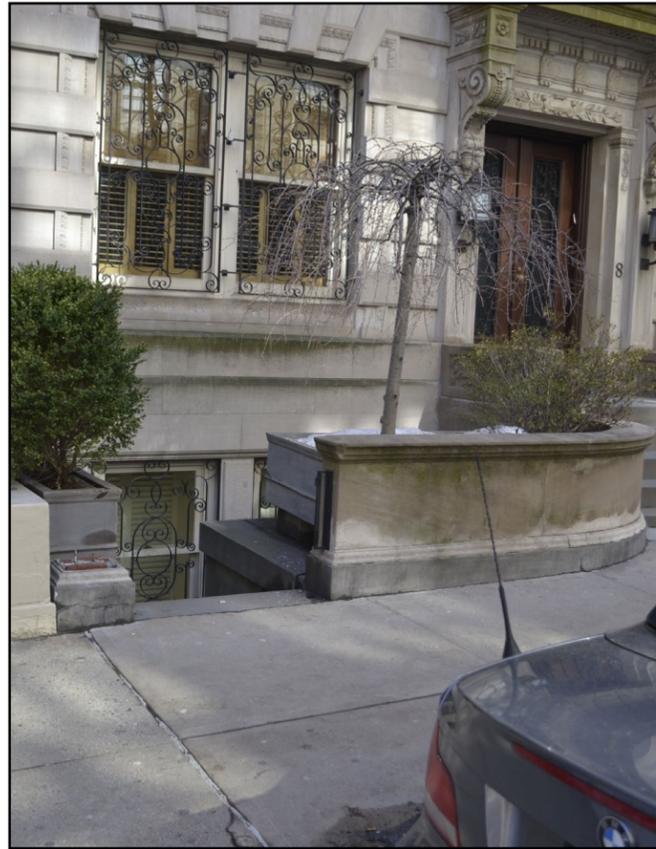


AREAWAY KEY PLAN

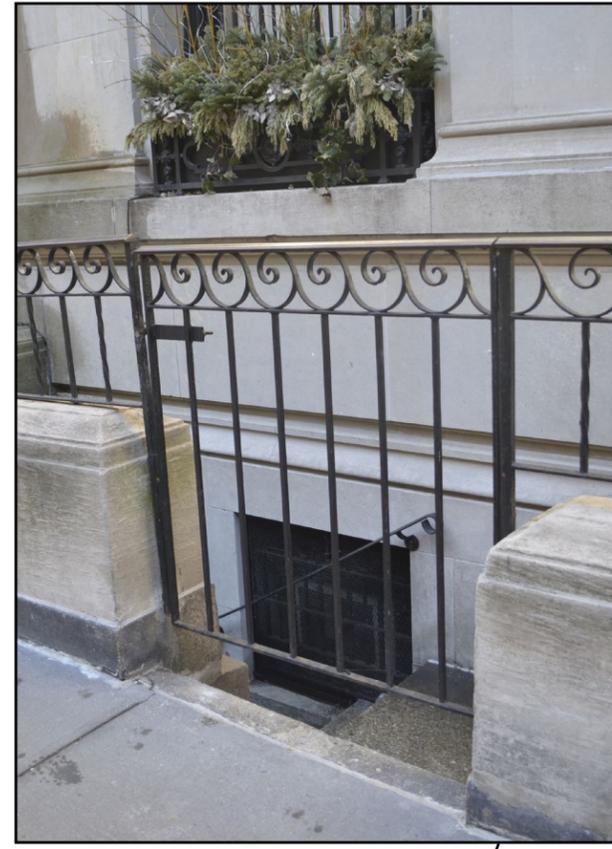
10 EAST 78TH STREET TOWNHOUSE



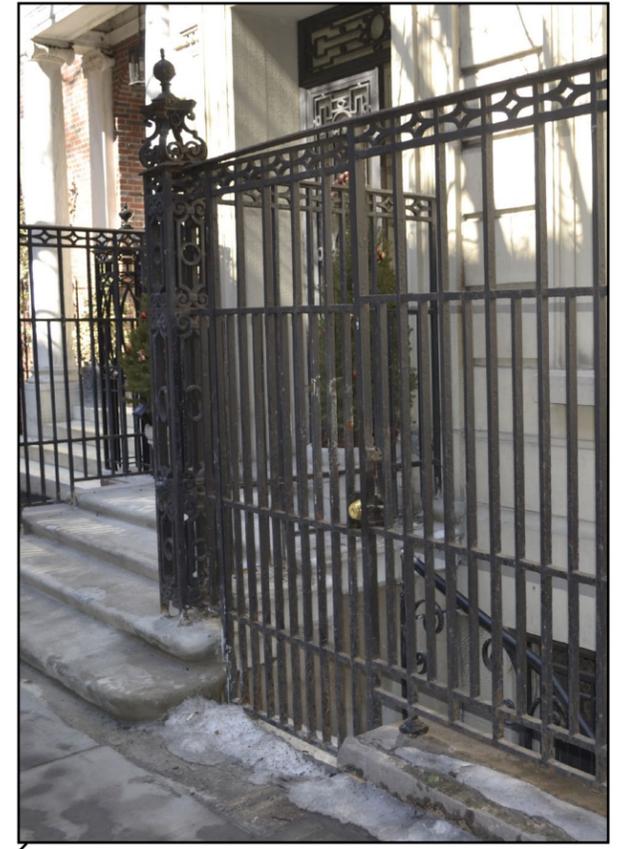
12 EAST 73RD STREET



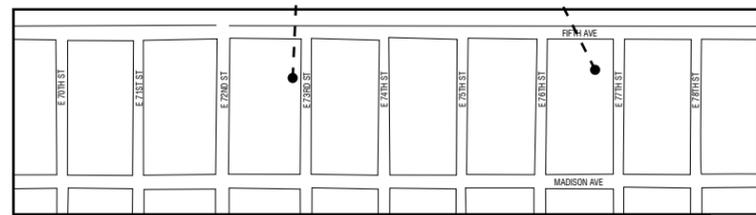
8 EAST 77TH STREET



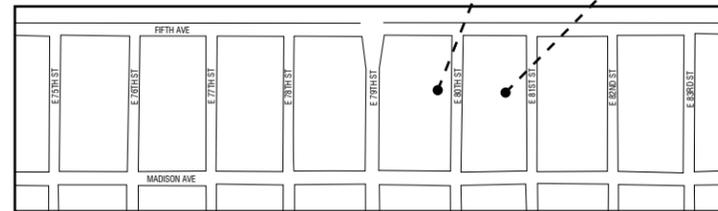
17 EAST 80TH STREET



20 EAST 81ST STREET



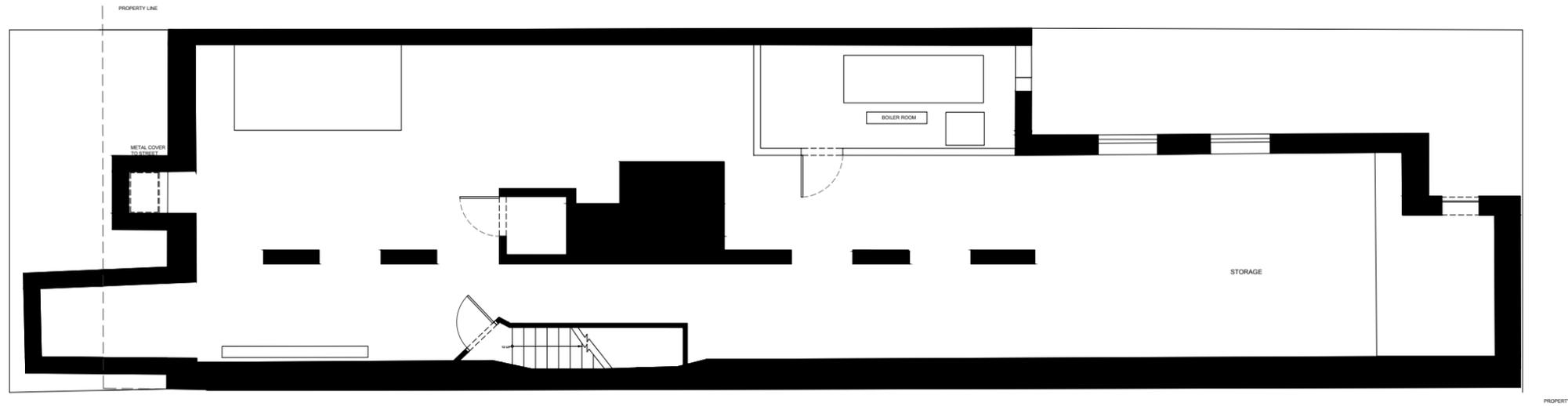
KEY PLAN



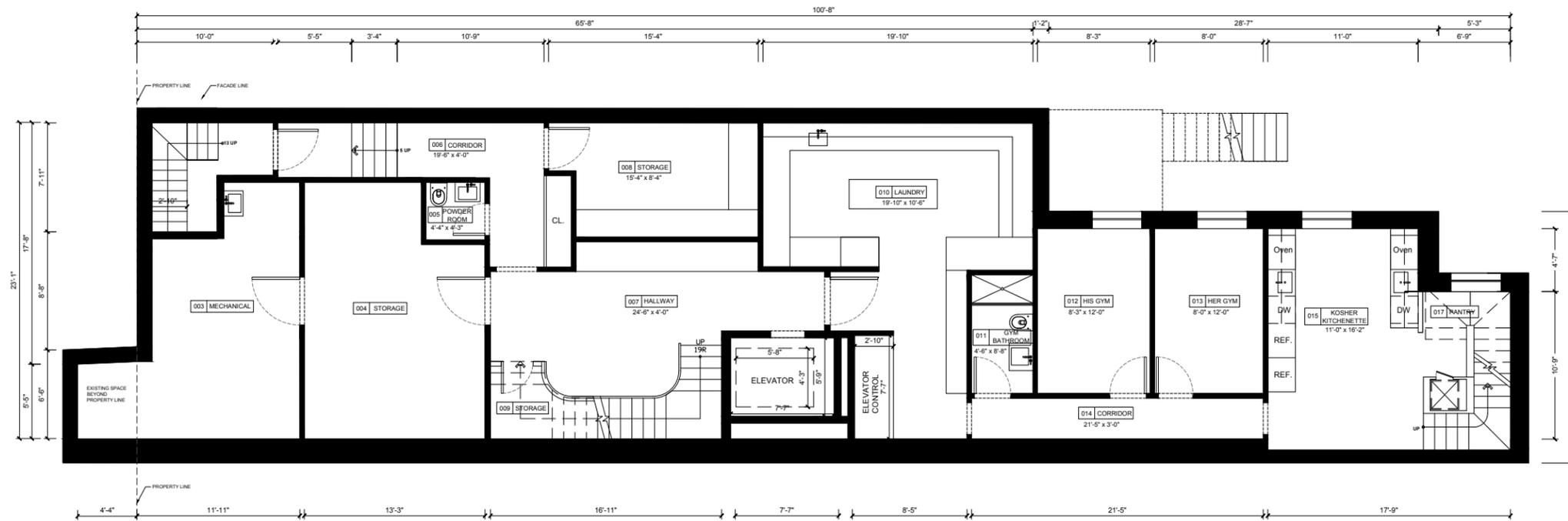
KEY PLAN



10 EAST 78TH STREET TOWNHOUSE

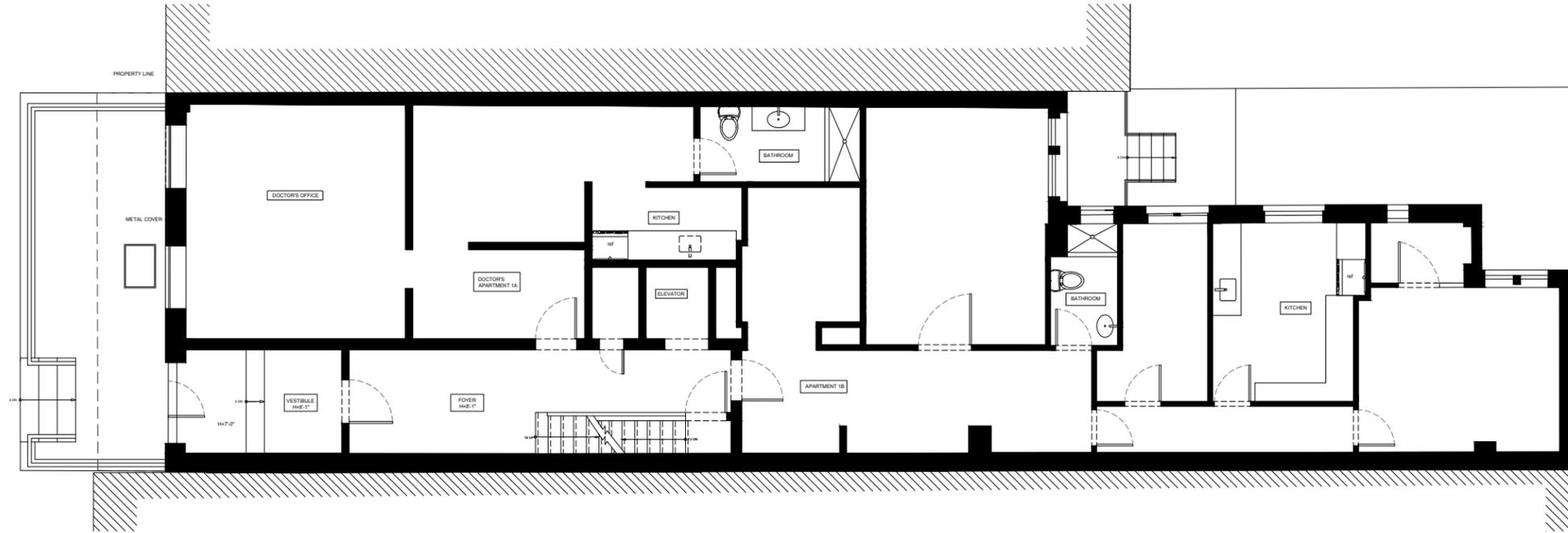


EXISTING CELLAR

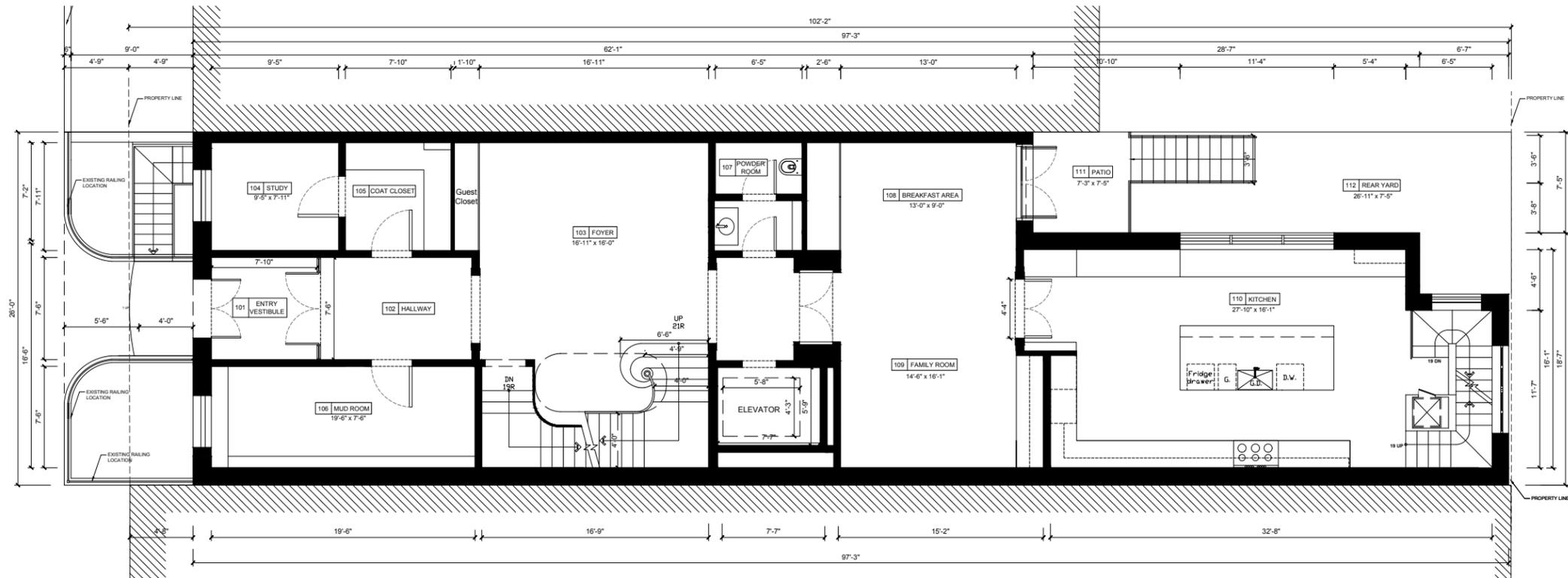


PROPOSED CELLAR

10 EAST 78TH STREET TOWNHOUSE

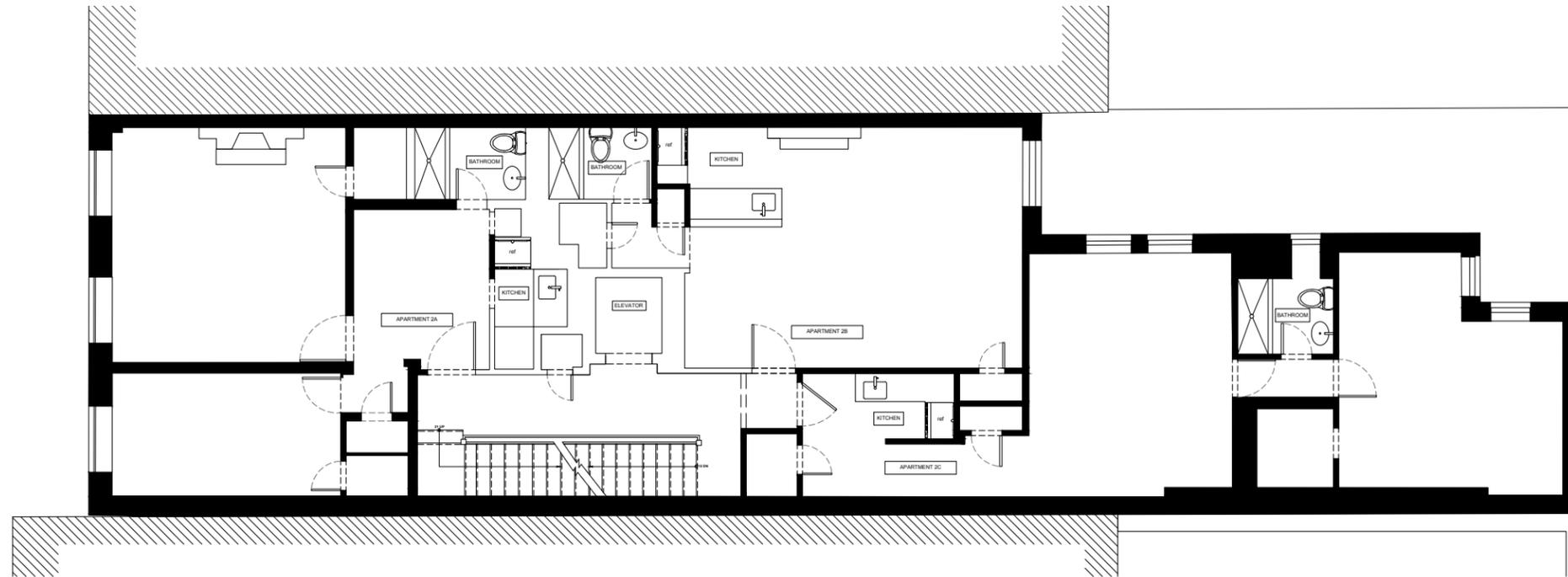


EXISTING GROUND FLOOR

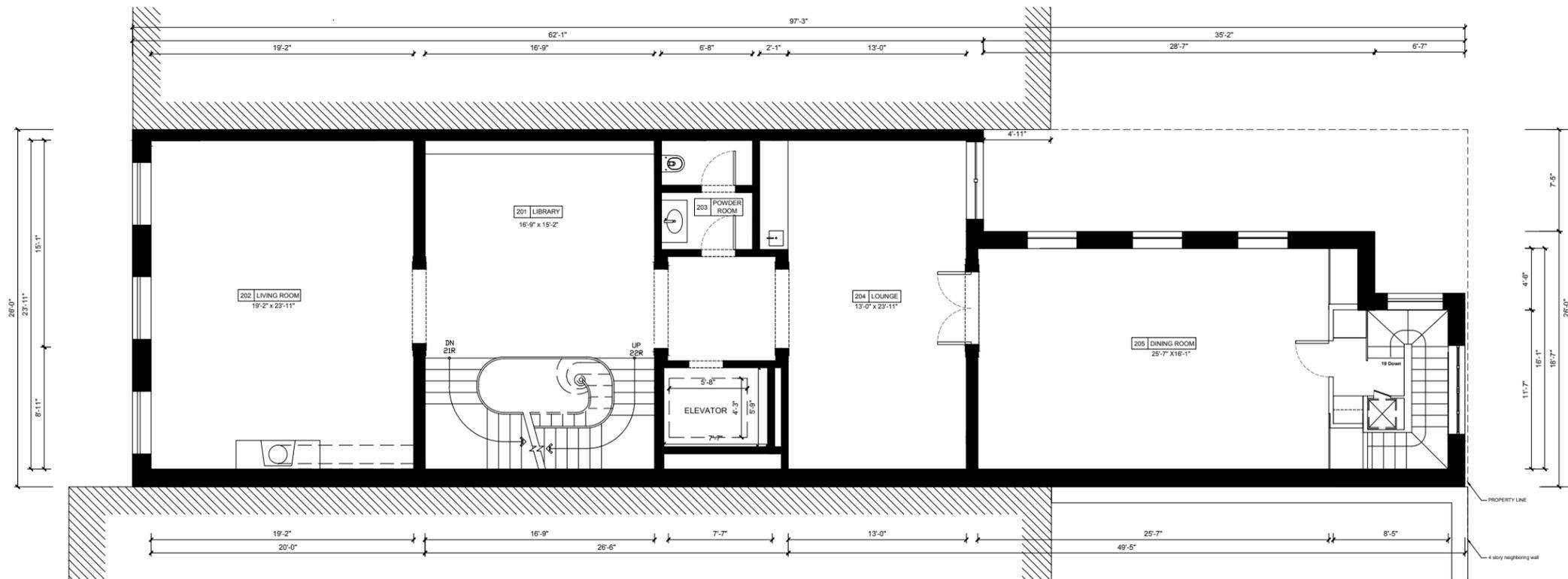


PROPOSED GROUND FLOOR

10 EAST 78TH STREET TOWNHOUSE

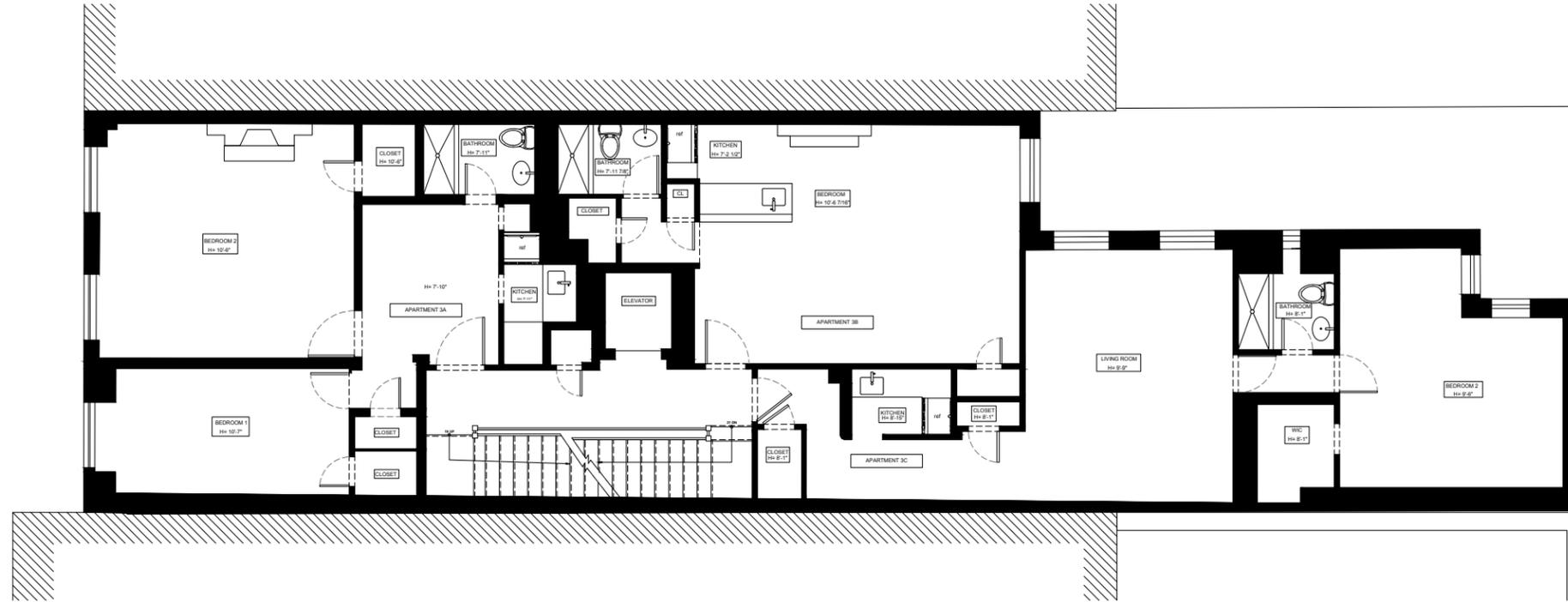


EXISTING FIRST FLOOR

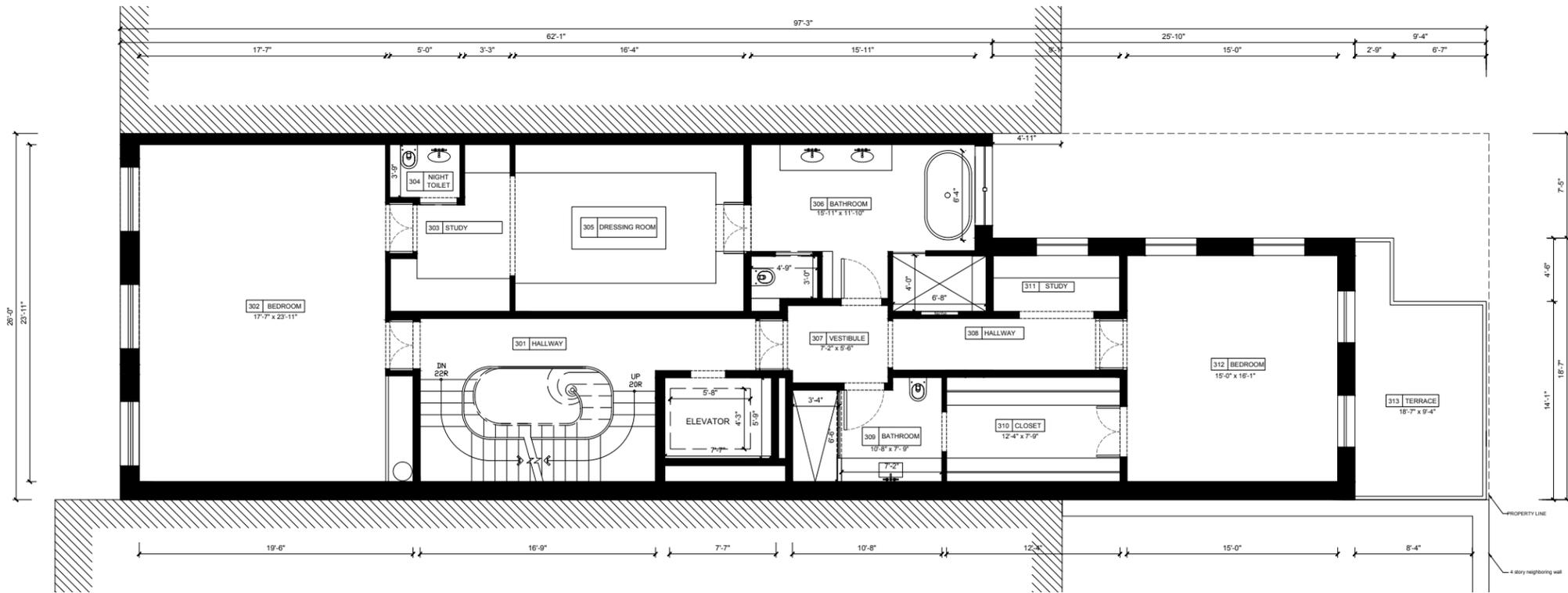


PROPOSED FIRST FLOOR

10 EAST 78TH STREET TOWNHOUSE

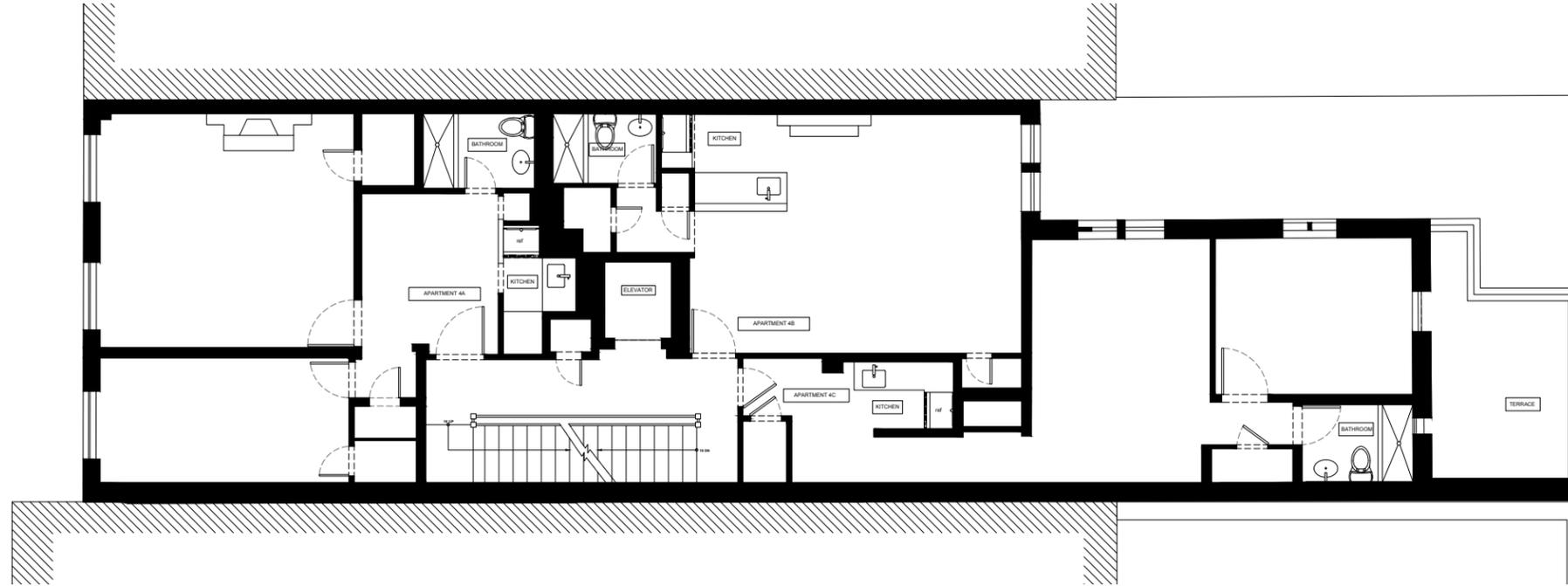


EXISTING SECOND FLOOR

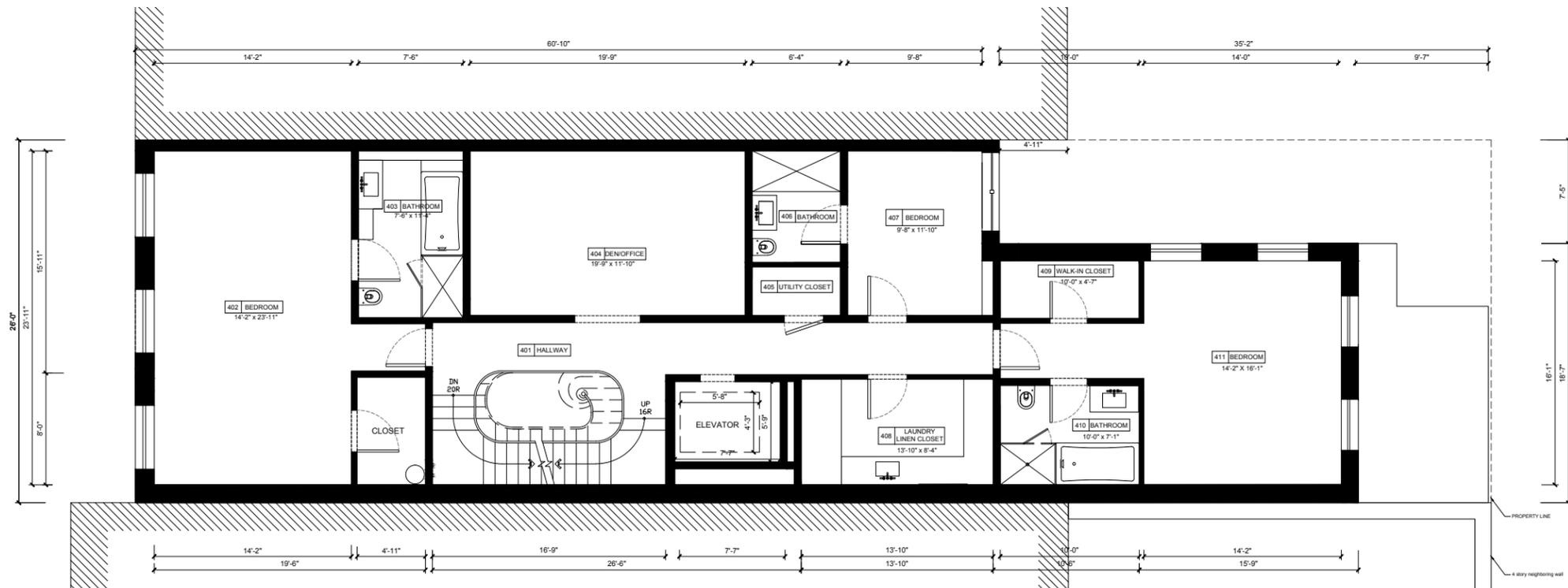


PROPOSED SECOND FLOOR

10 EAST 78TH STREET TOWNHOUSE

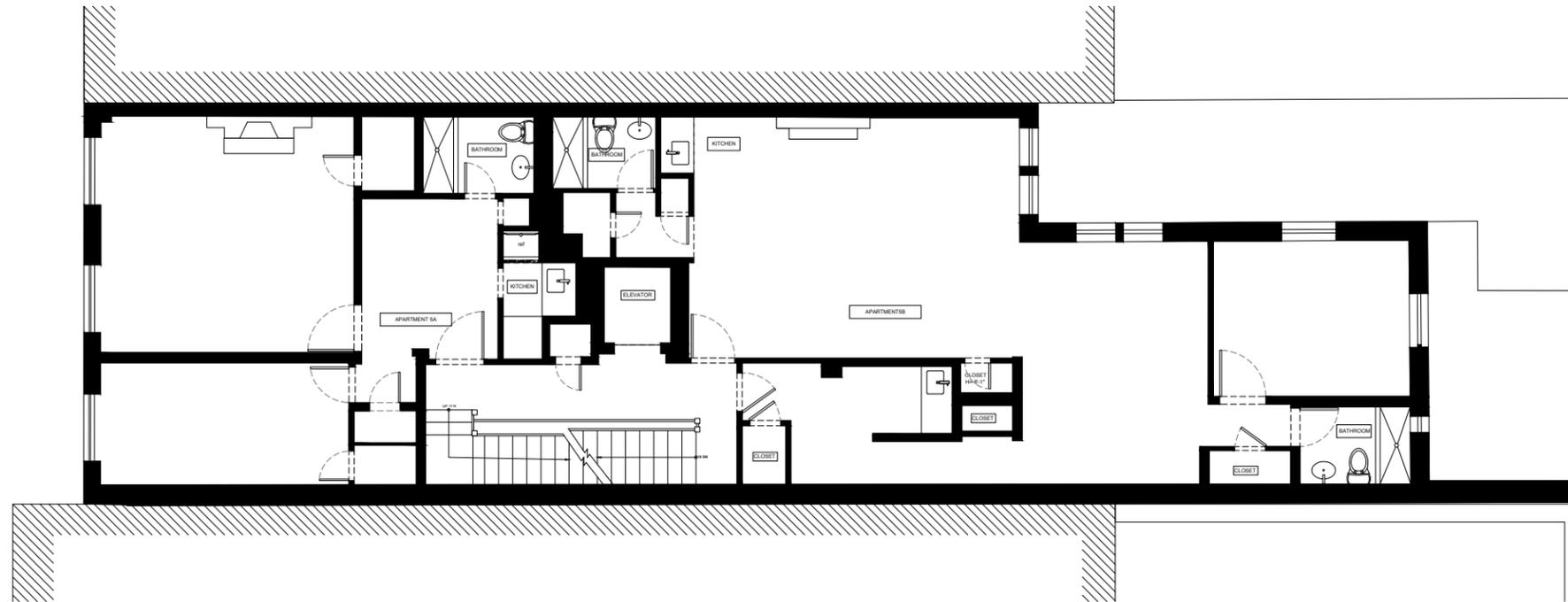


EXISTING THIRD FLOOR

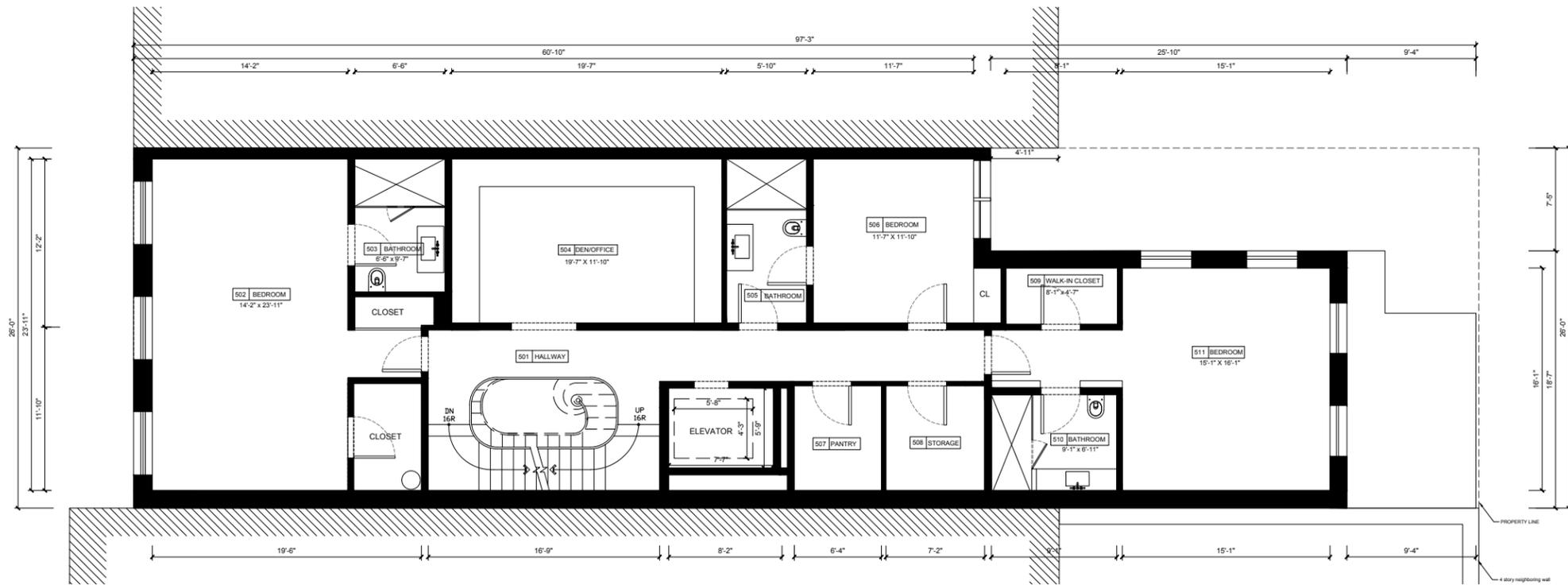


PROPOSED THIRD FLOOR

10 EAST 78TH STREET TOWNHOUSE

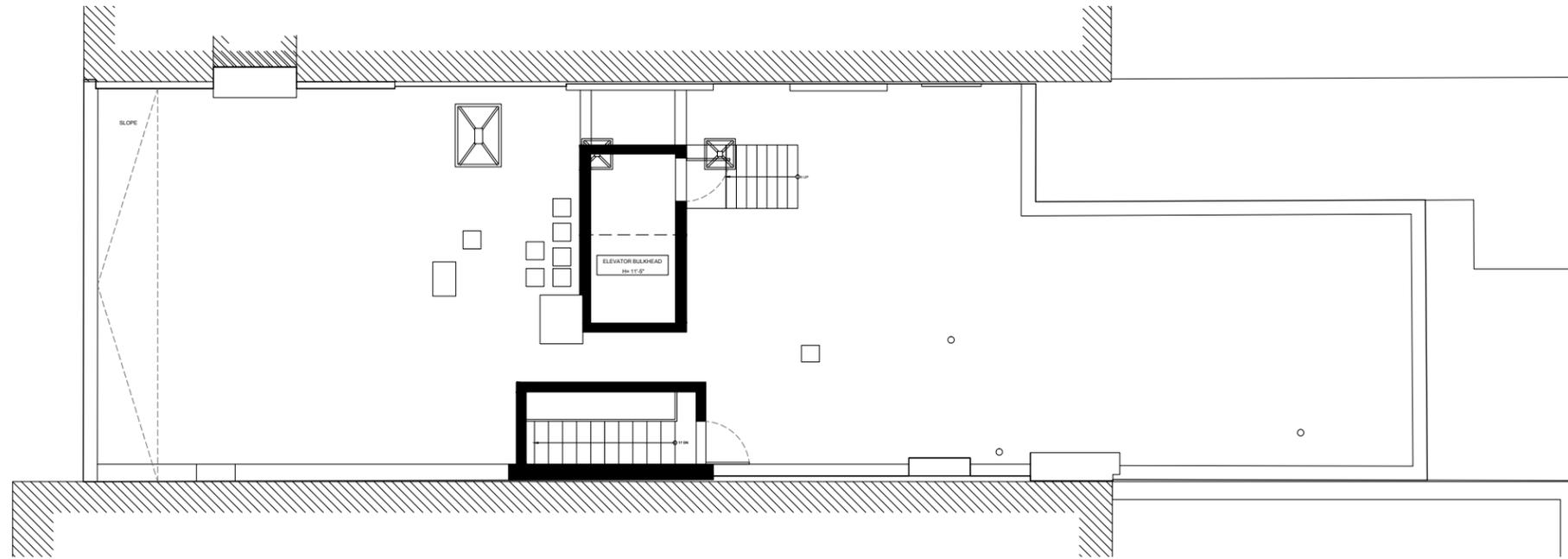


EXISTING FOURTH FLOOR

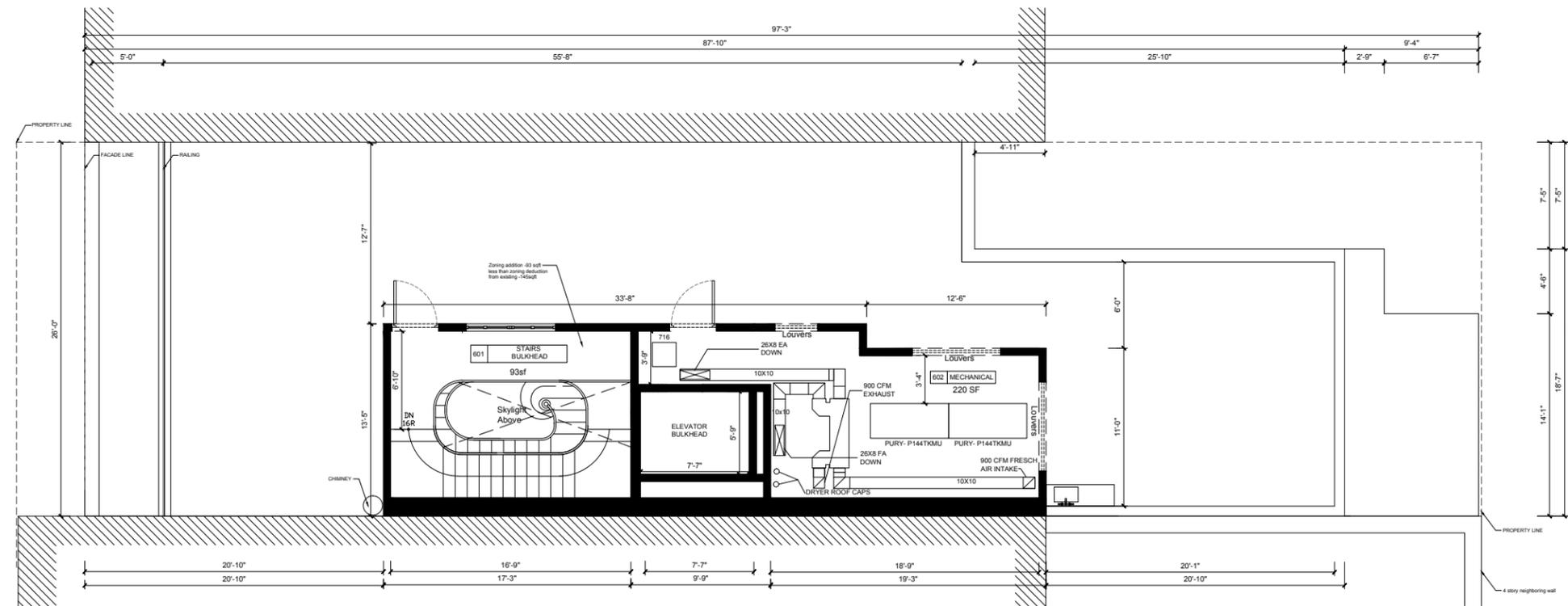


PROPOSED FOURTH FLOOR

10 EAST 78TH STREET TOWNHOUSE

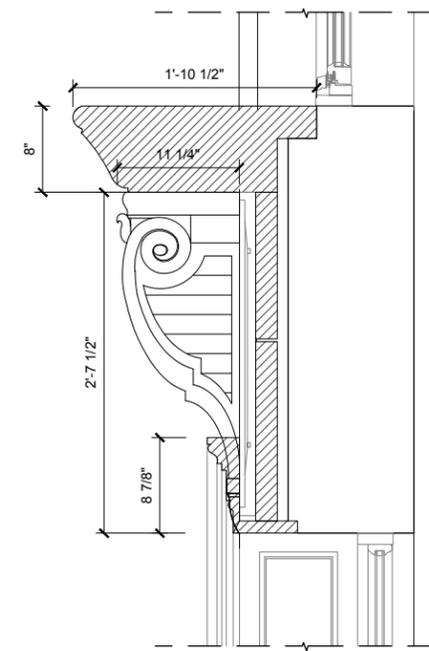
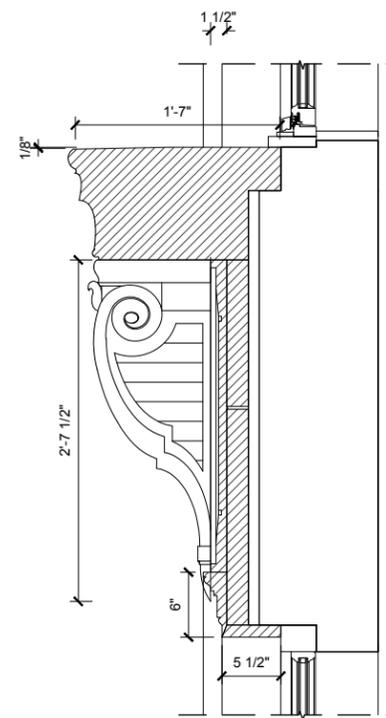
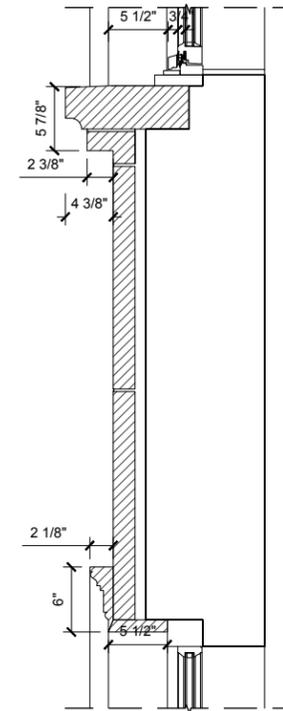
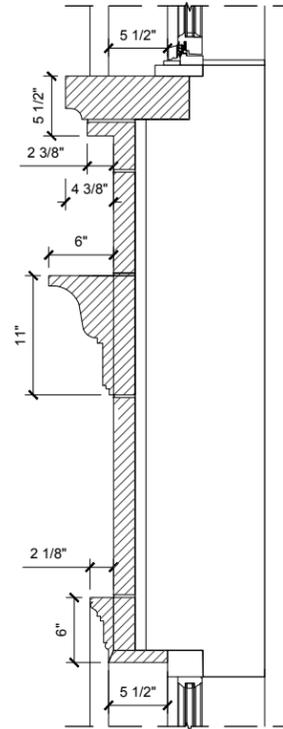
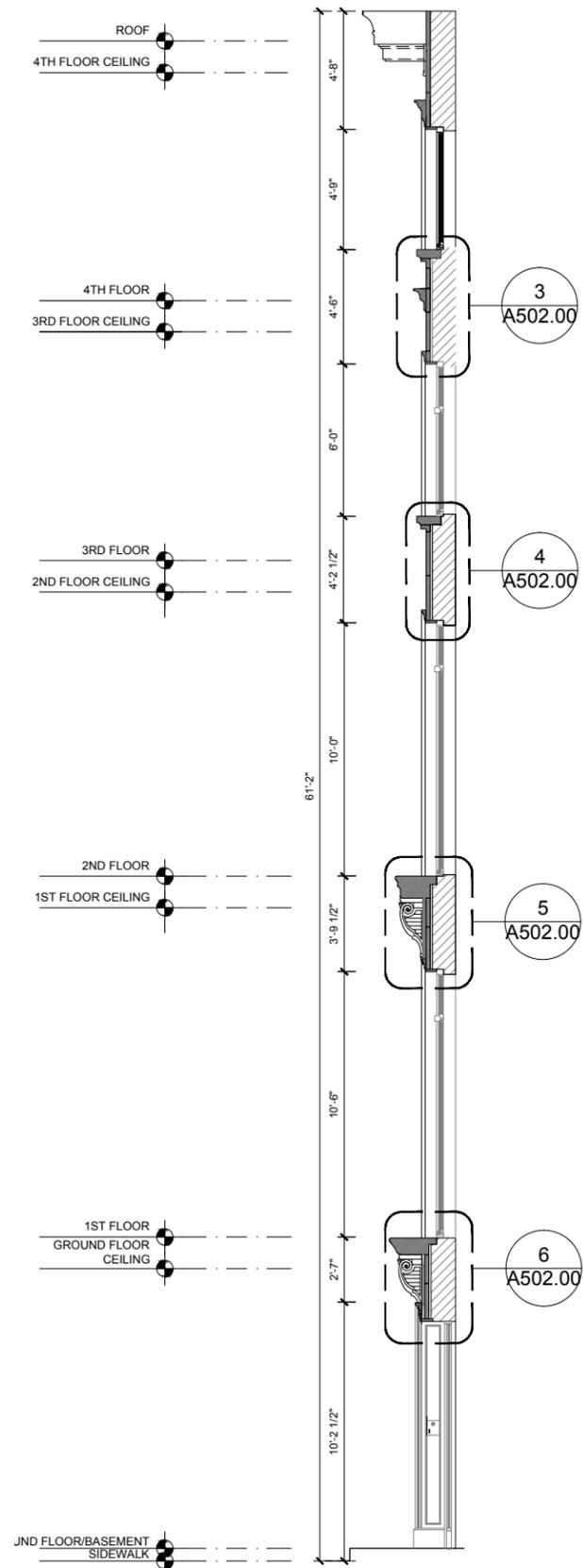


EXISTING ROOF

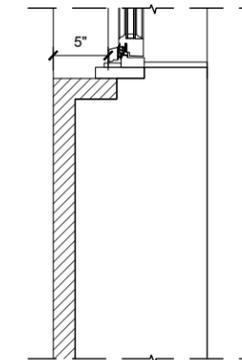
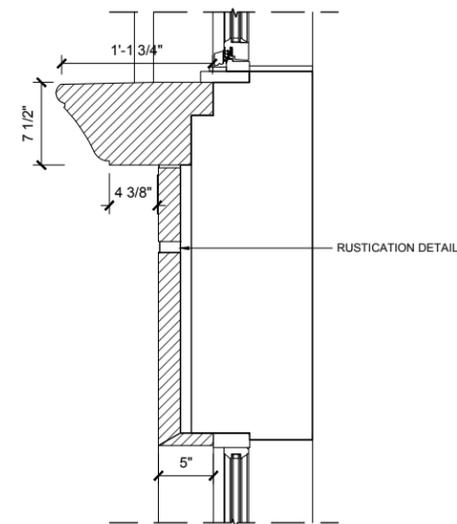
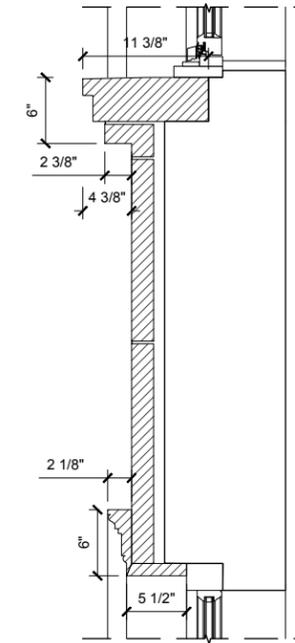
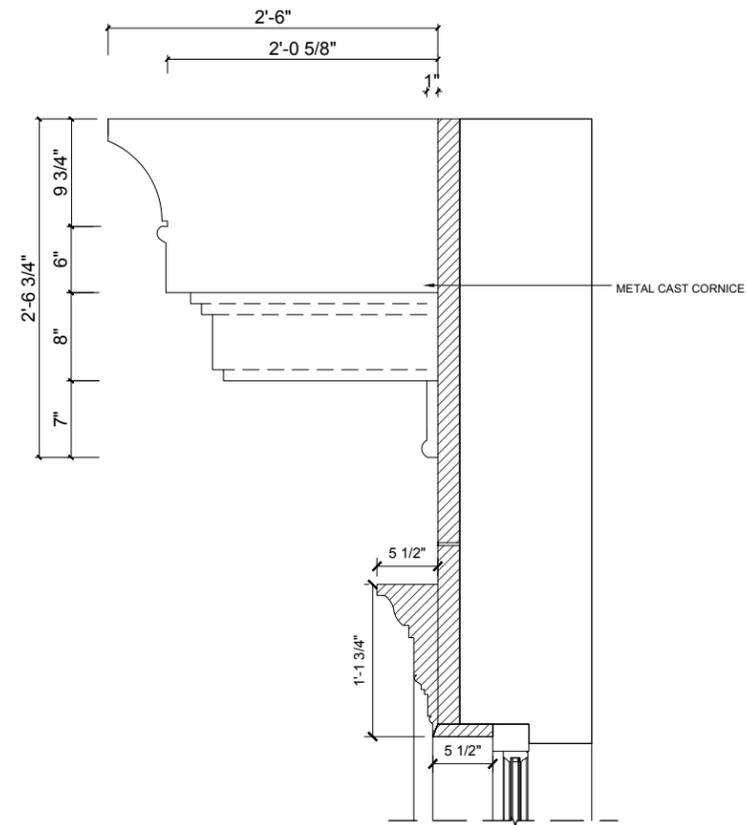
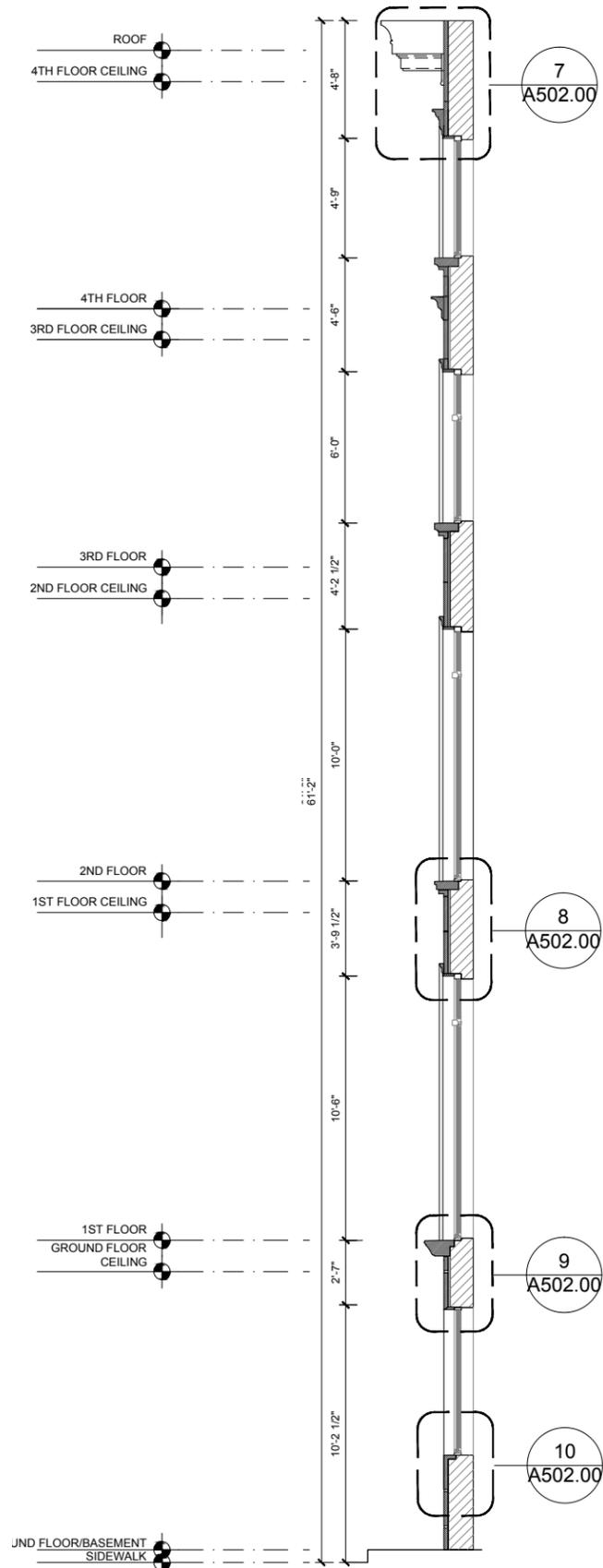


PROPOSED ROOF

10 EAST 78TH STREET TOWNHOUSE

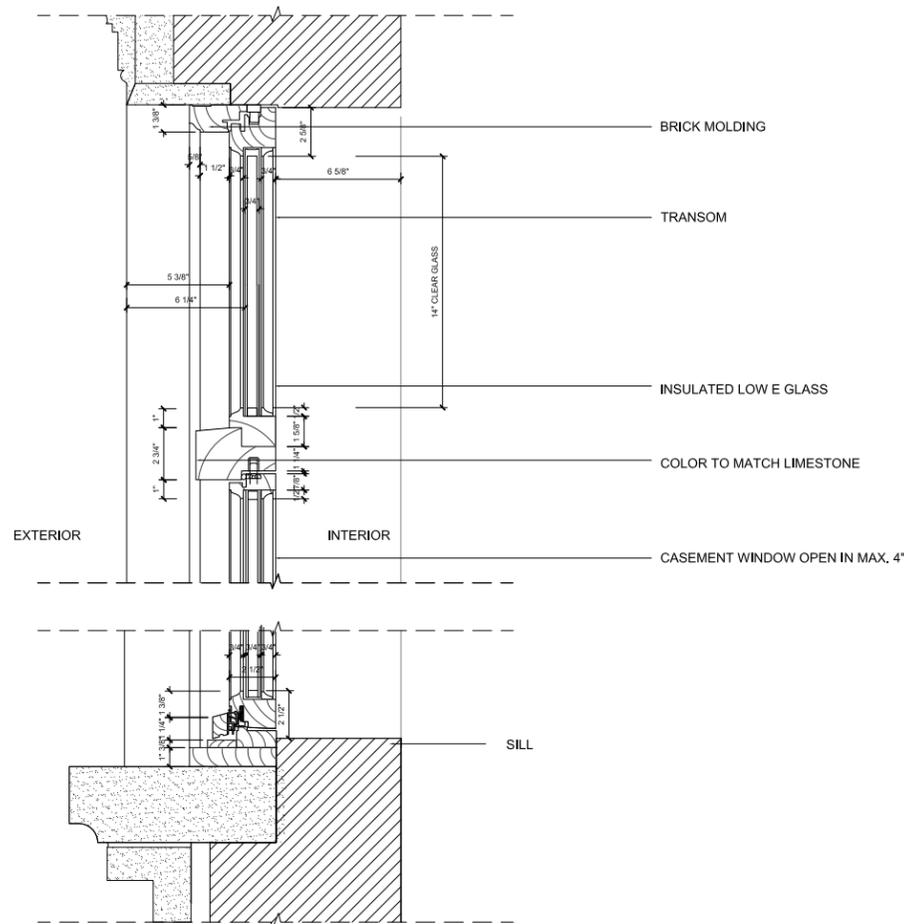


10 EAST 78TH STREET TOWNHOUSE

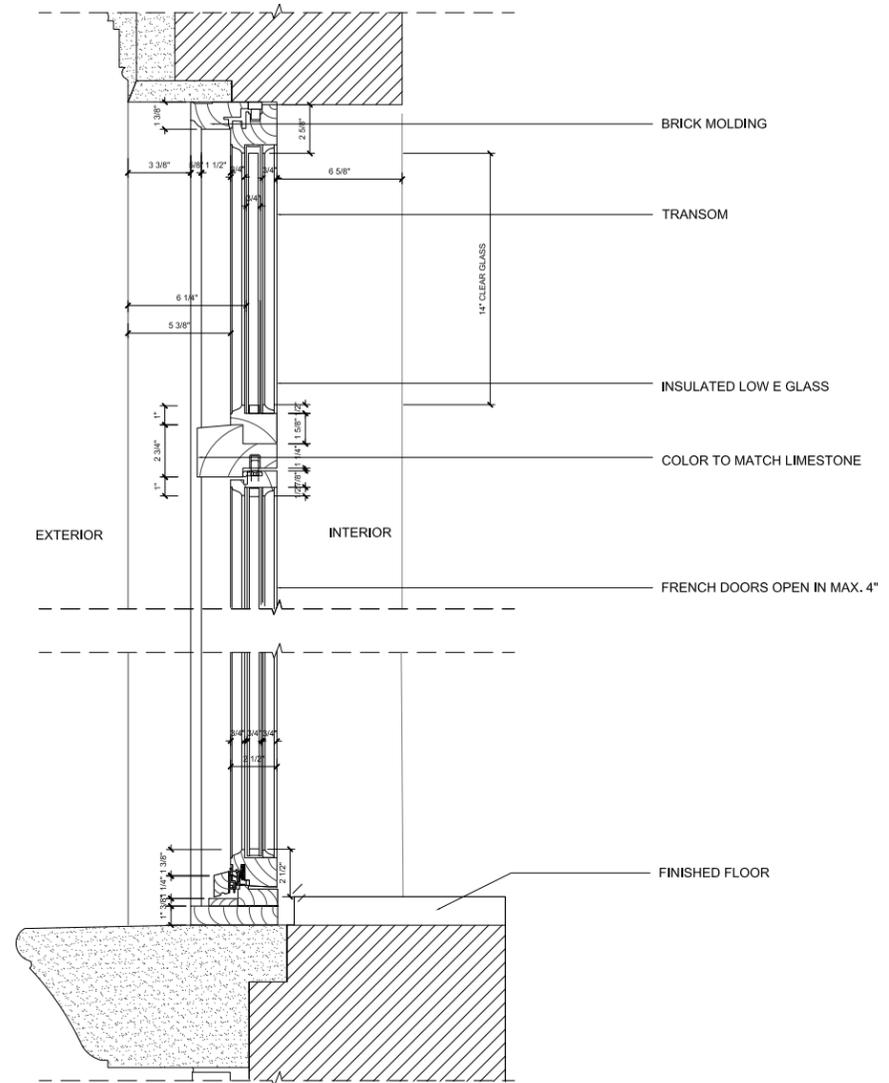


10 EAST 78TH STREET TOWNHOUSE

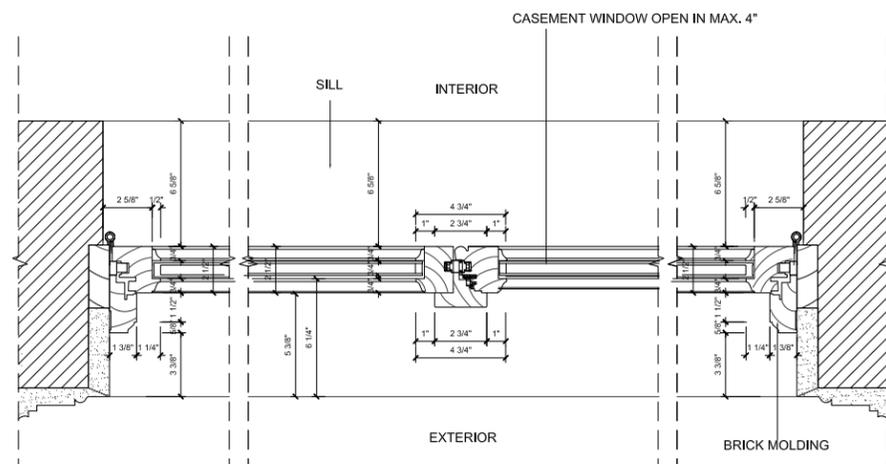
NOTE:
WINDOW TYPE A AND TYPE B
TRADEWOOD
IN SWING WINDOWS



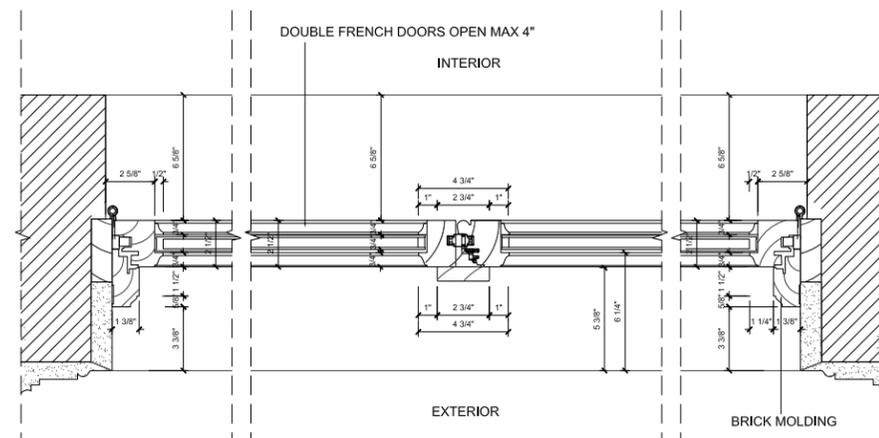
1 TYPICAL VERTICAL WINDOW SECTION WINDOW TYPE A
A417.00 SCALE: 3" = 1'-0"



3 TYPICAL VERTICAL DOOR SECTION TYPE B
A417.00 SCALE: 3" = 1'-0"



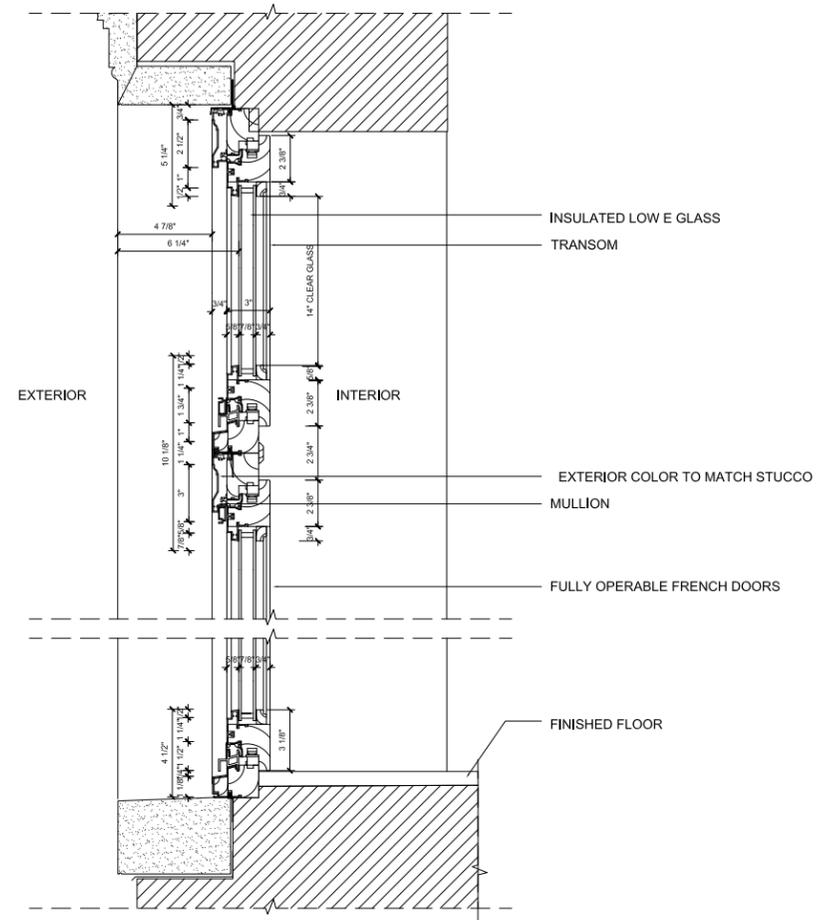
2 TYPICAL HORIZONTAL WINDOW SECTION TYPE A
A417.00 SCALE: 3" = 1'-0"



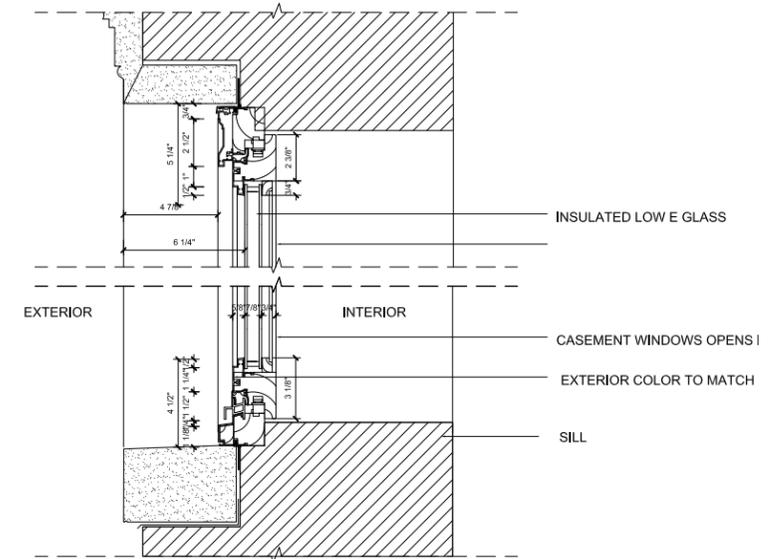
4 TYPICAL HORIZONTAL DOOR SECTION TYPE B
A417.00 SCALE: 3" = 1'-0"

10 EAST 78TH STREET TOWNHOUSE

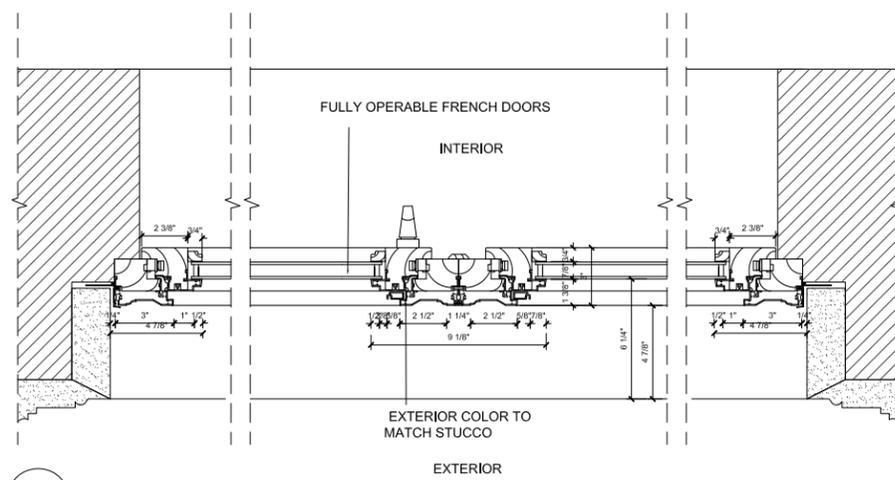
NOTE:
WINDOW TYPE C AND TYPE D
MARVIN CLAD MAGNUM TILT AND TURN
IN SWING WINDOWS



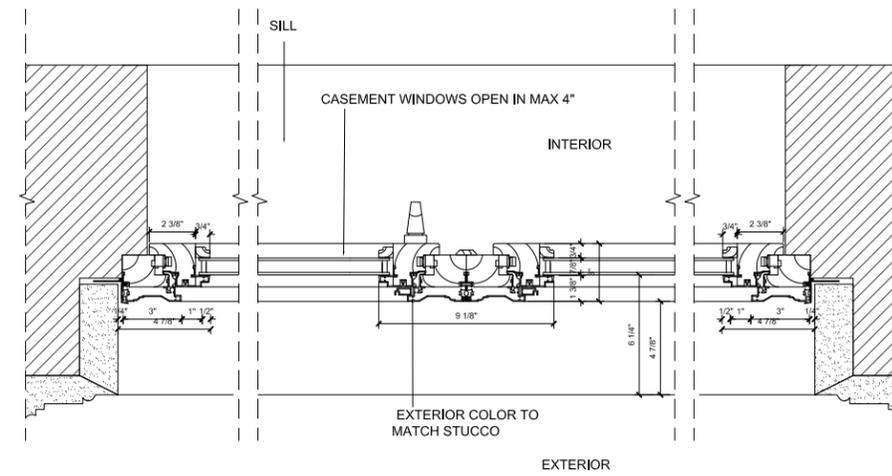
1
A418.00 TYPICAL VERTICAL DOOR SECTION TYPE D
SCALE: 3" = 1'-0"



3
A418.00 TYPICAL VERTICAL WINDOW SECTION TYPE C
SCALE: 3" = 1'-0"



2
A418.00 TYPICAL HORIZONTAL DOOR SECTION TYPE D
SCALE: 3" = 1'-0"



4
A418.00 TYPICAL HORIZONTAL WINDOW SECTION TYPE C
SCALE: 3" = 1'-0"