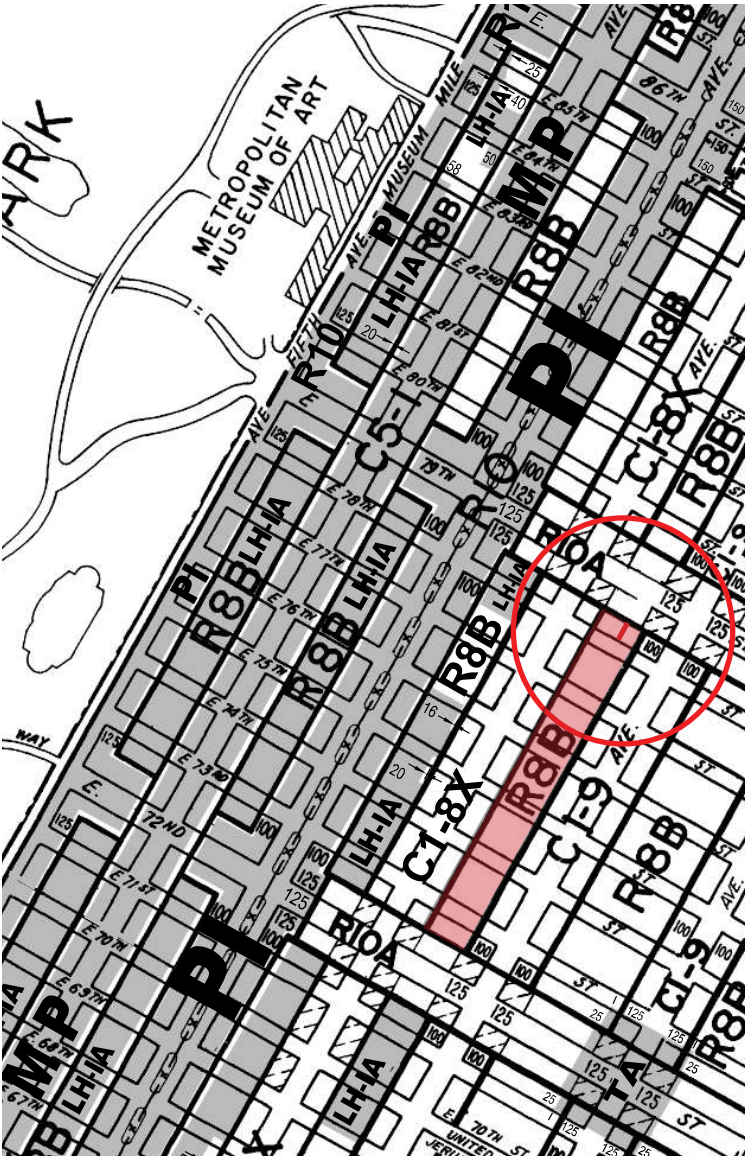


163 EAST 78TH STREET TOWNHOUSE

SITE INFORMATION



163 EAST 78TH STREET, 10075
DISTRICT INFORMATION

INDIVIDUAL LANDMARK
MANHATTAN (BOROUGH 1)
BLOCK: 1413
LOT: 26

ZONING DISTRICT: R8B
UNDERLYING REGULATION: R8B QUALITY HOUSING PROGRAM

YEAR BUILT: 1899

COMMUNITY DISTRICT: MANHATTAN COMMUNITY DISTRICT 8

CITY COUNCIL DISTRICT: COUNCIL DISTRICT 4

SCHOOL DISTRICT: 02

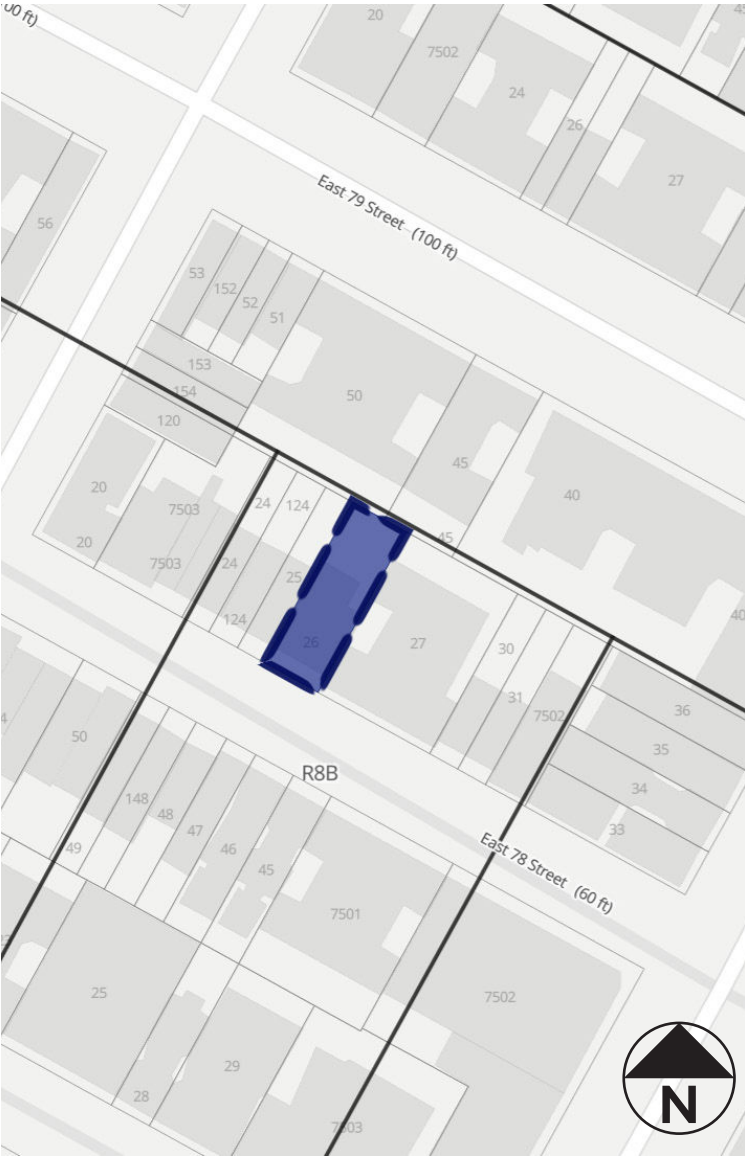
POLICE PRECINCT: 19

FIRE COMPANY: E022

SANITATION BOROUGH: 1

SANITATION DISTRICT: 08

SANITATION SUBSECTION: 3A



163 EAST 78TH STREET, 10075
PROPERTY INFORMATION

ZONING DISTRICT: R8B RESIDENTIAL

ZONING MAP: 8-C

STREET WIDTH (78TH STREET): NARROW (60')

BUILDING CLASS: ONE FAMILY DWELLINGS - CITY RESIDENCE (A4)

NUMBER OF BUILDINGS: 1

RESIDENTIAL UNITS: 1

NUMBER OF FLOORS: 4

EXISTING GROSS FLOOR AREA: 5670SF

LOT AREA: 3,678 SF

LOT FRONTAGE: 36 FT

LOT DEPTH: 102.17 FT

LOT TYPE: INTERIOR

LOT FRONTAGE (78TH STREET): 36'

LAND USE: ONE AND TWO FAMILY BUILDINGS

MAX. FAR:
RESIDENTIAL: 4.0

MAX. ALLOWABLE FA: 14,712SF

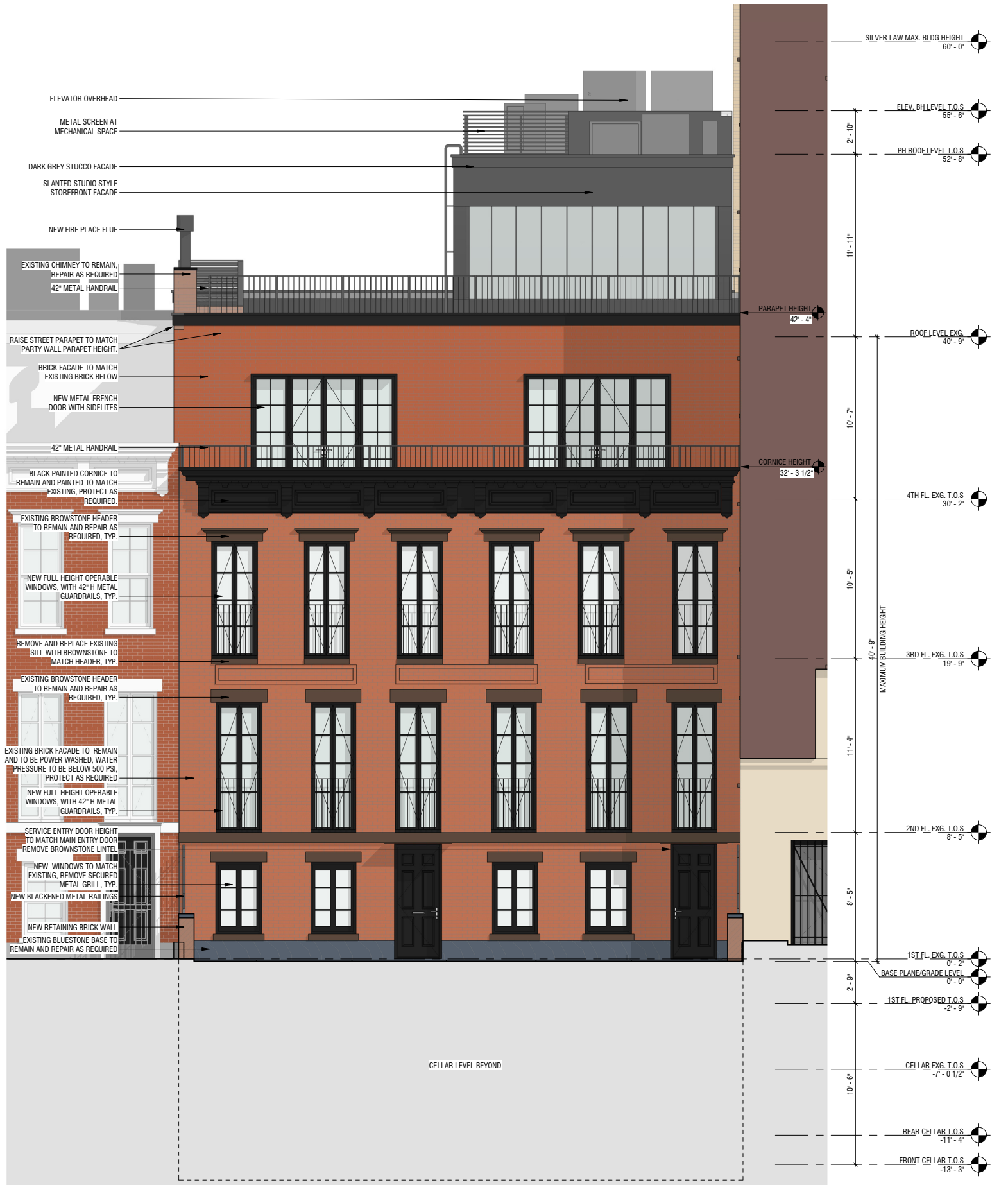
YARD REQUIREMENT:
RESIDENTIAL: 30' (REAR)

HEIGHT AND SETBACK:
FRONT YARD SETBACK TO ALIGN WITH NEIGHBORING BUILDING
15' SETBACK ABOVE 55' MIN. - 65' MAX. BASE HEIGHT
75' MAX BUILDING HEIGHT



TOTAL GSF EXISTING : 7,736 SF

FRONT ELEVATION - EXISTING CONDITIONS



TOTAL GSF PROPOSED (9,880 SF)

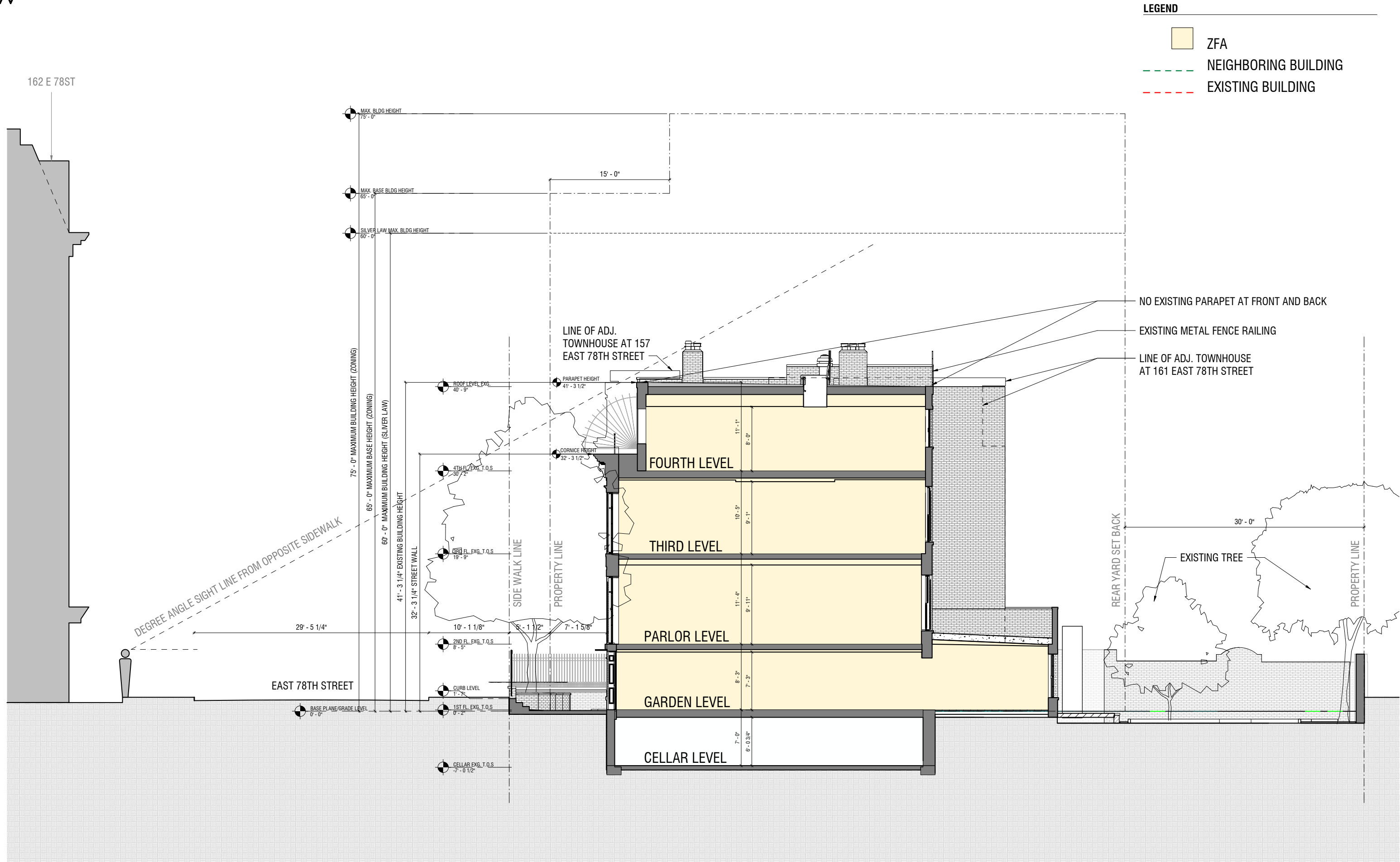
FRONT ELEVATION - PROPOSED DESIGN

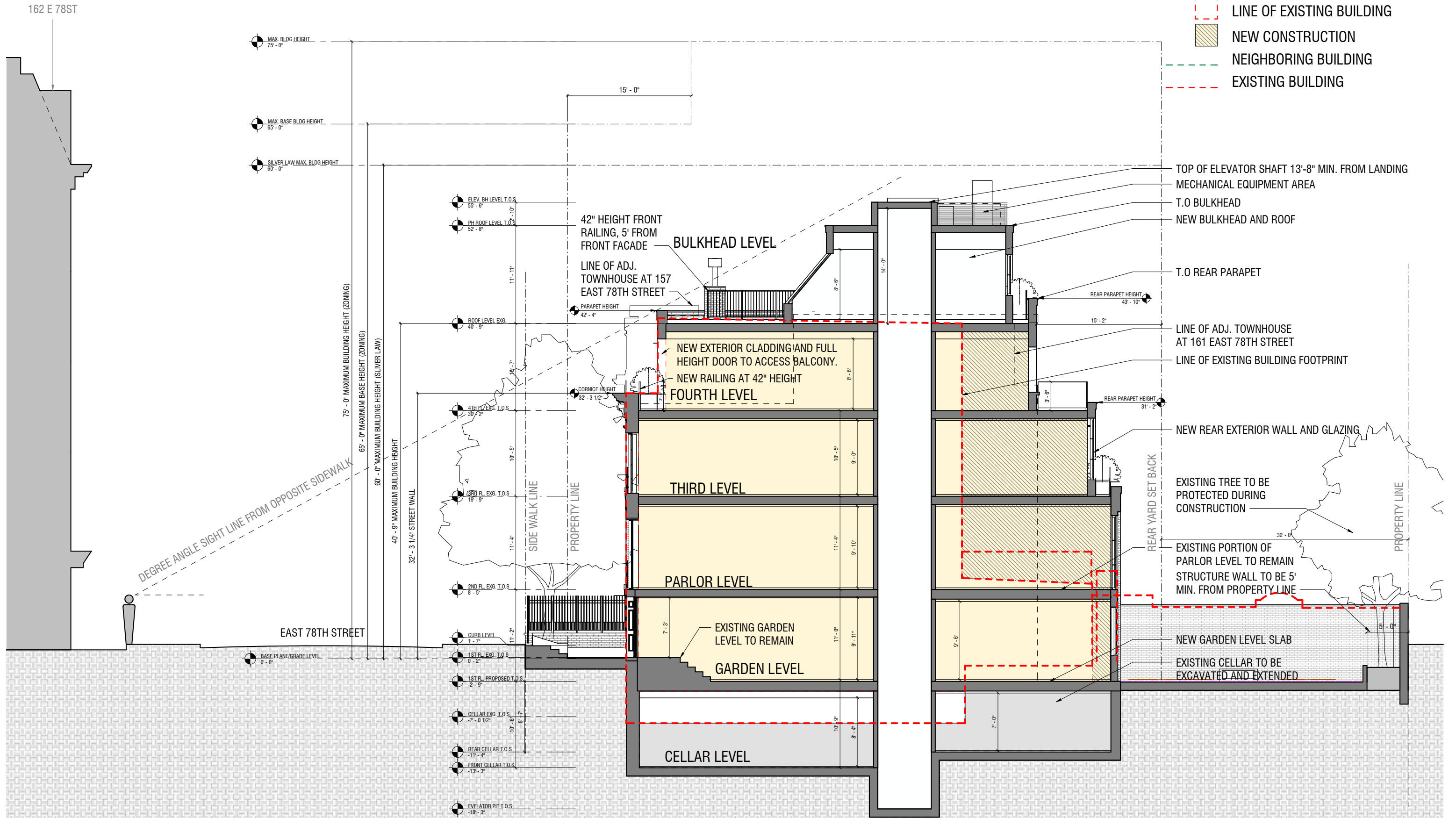


REAR ELEVATION - EXISTING CONDITIONS



REAR ELEVATION - PROPOSED DESIGN





PROPOSED BUILDING SECTION