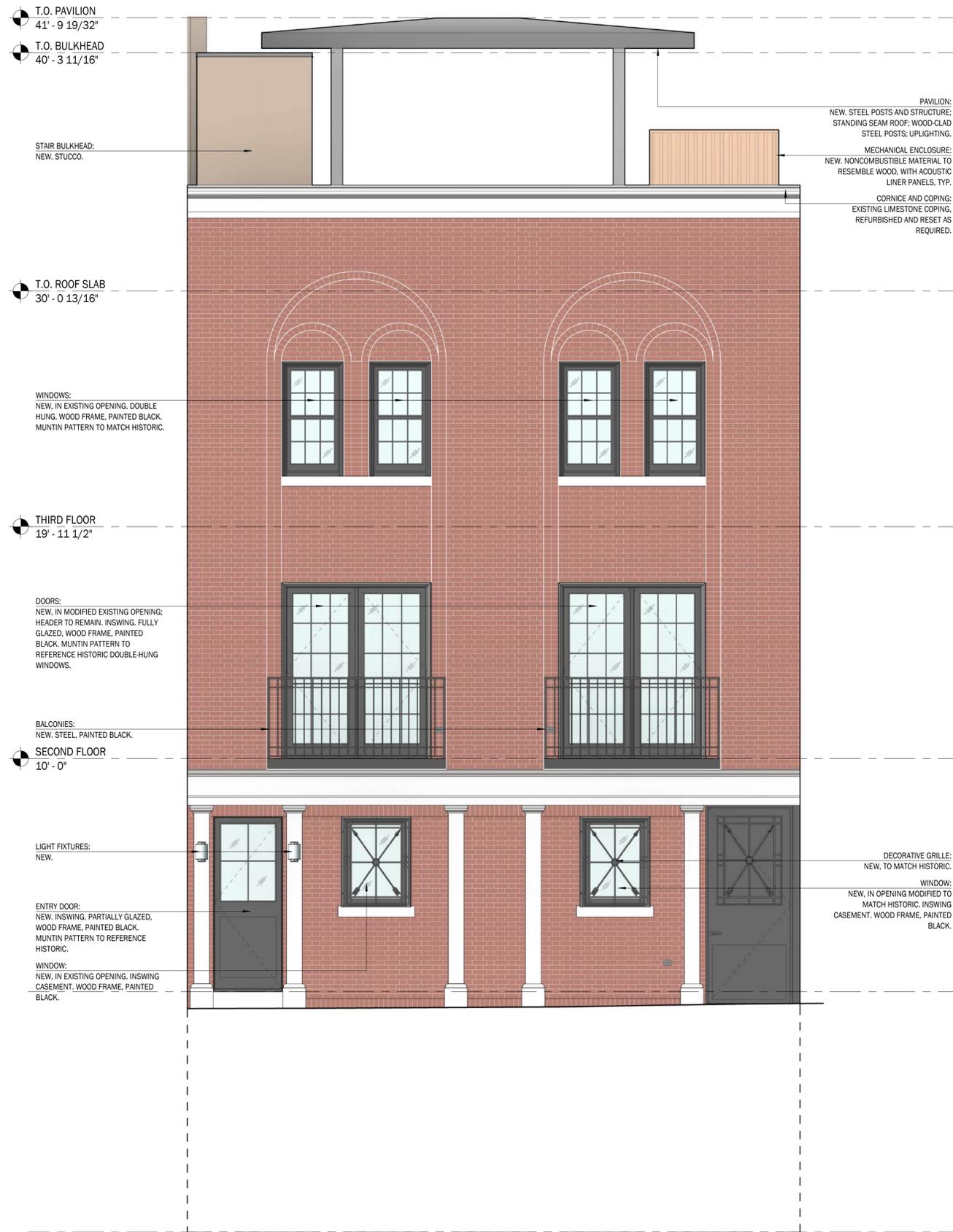




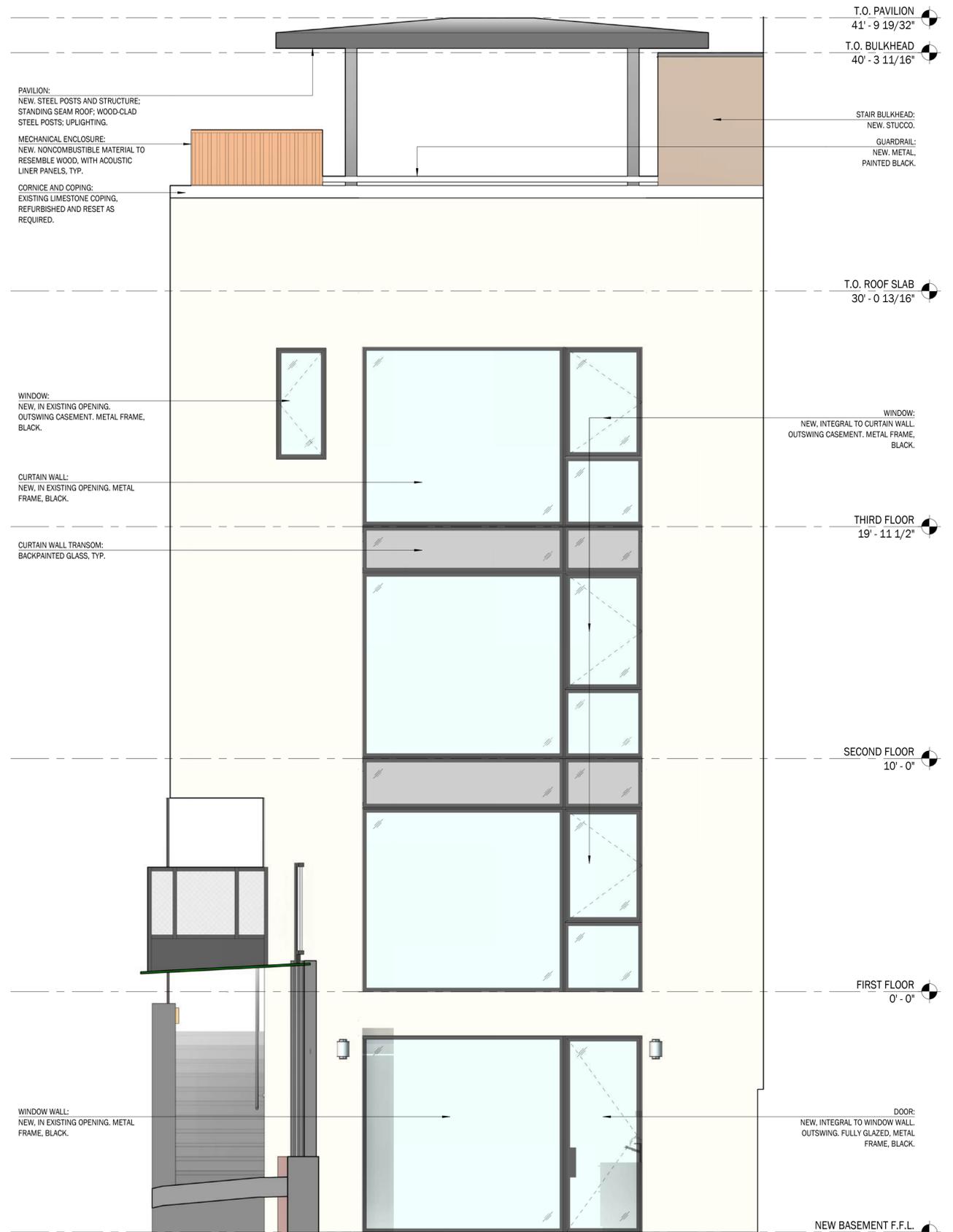
CONSTRUCTED 1937, DESIGNED BY IRVING MARGON



UPPER EAST SIDE HISTORIC DISTRICT



DRAWING 1 | NORTH ELEVATION: PROPOSED | 3/8" = 1'-0"



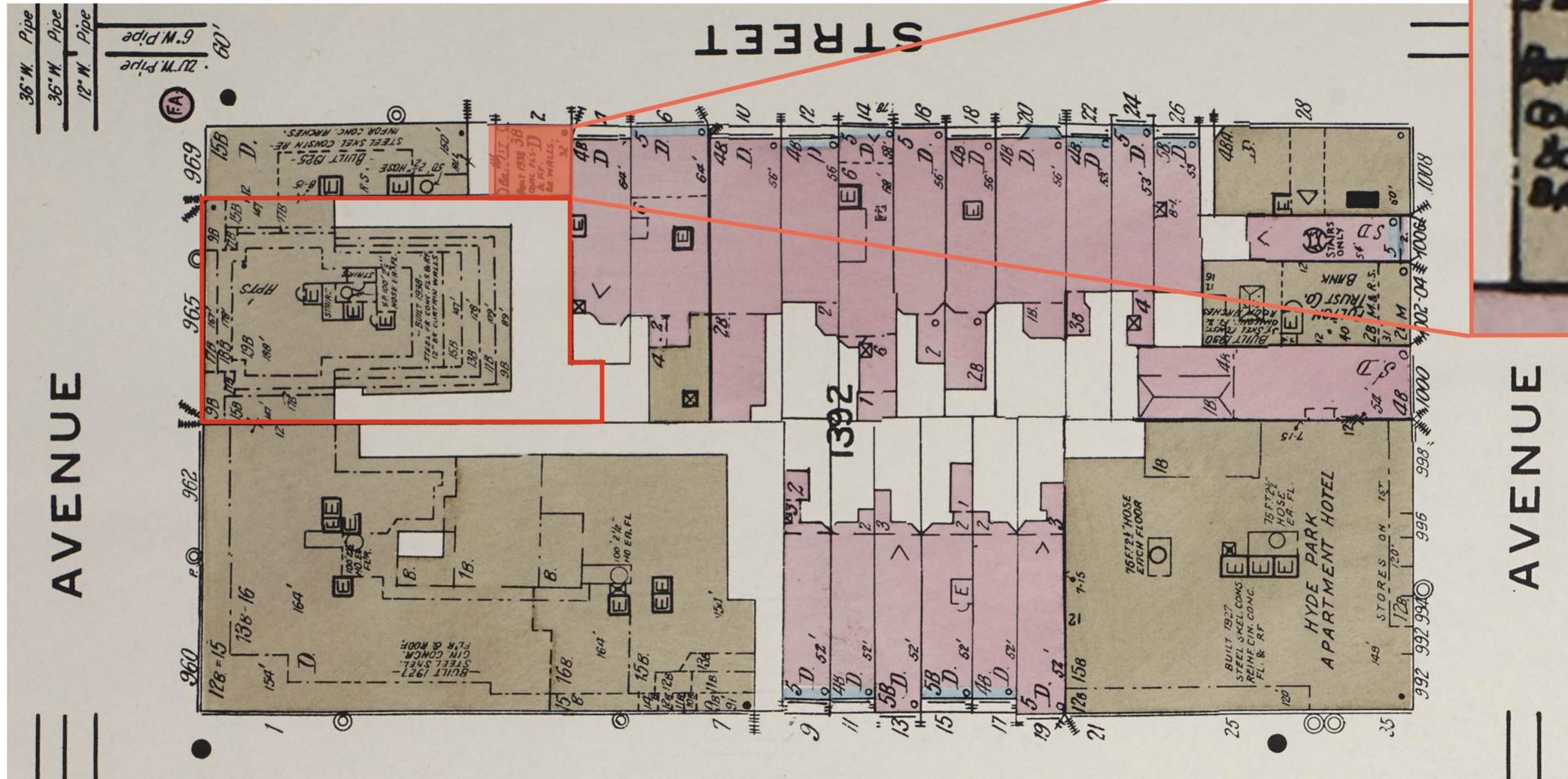
DRAWING 2 | SOUTH ELEVATION: PROPOSED | 3/8" = 1'-0"



1940 (TAX PHOTO)

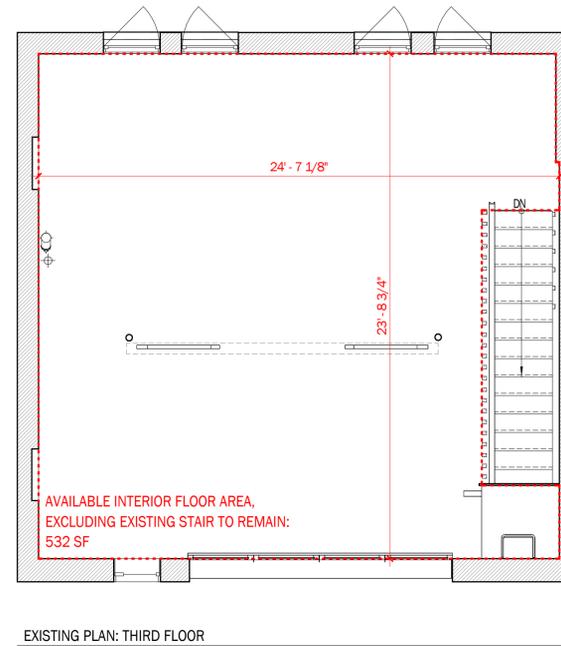
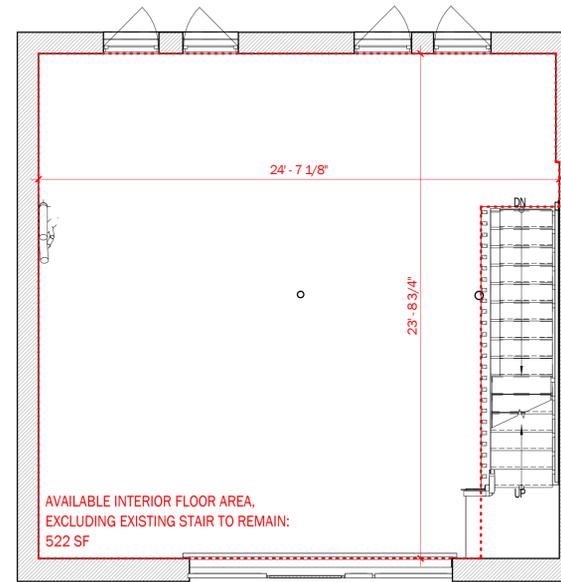
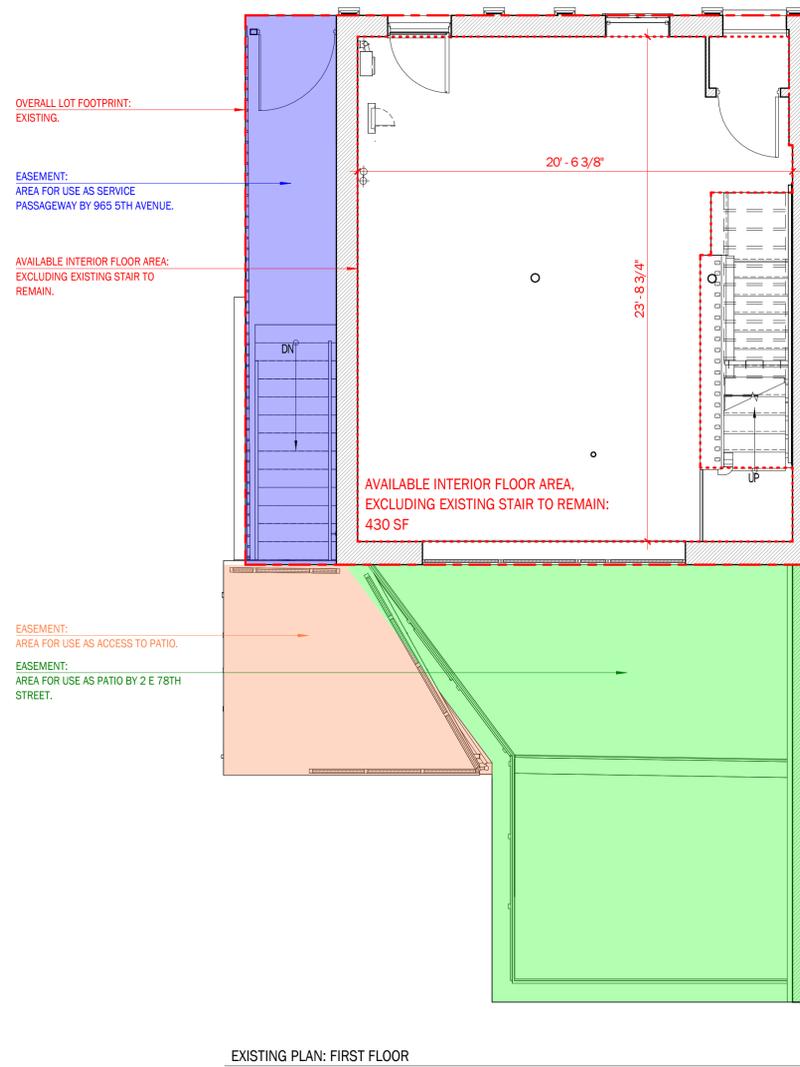


1944 (MCNY)

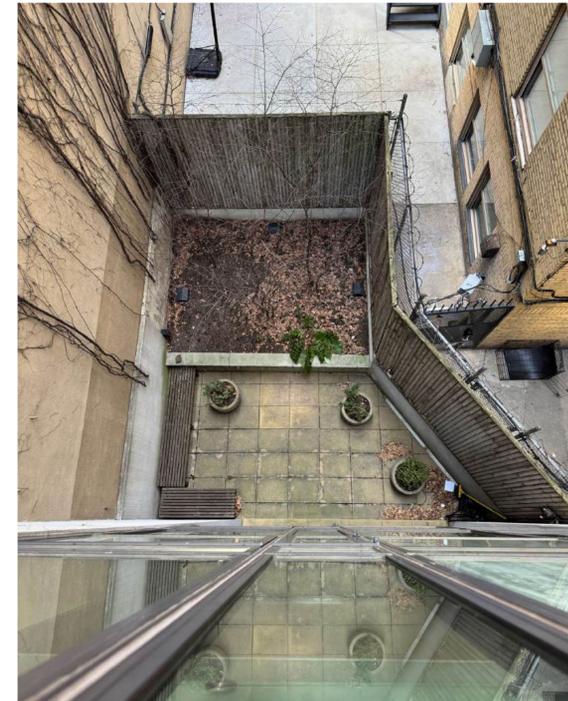


BUILT 1938 3B
 CONC. FL. & RF.
 BR. WALLS.
 32' 2'

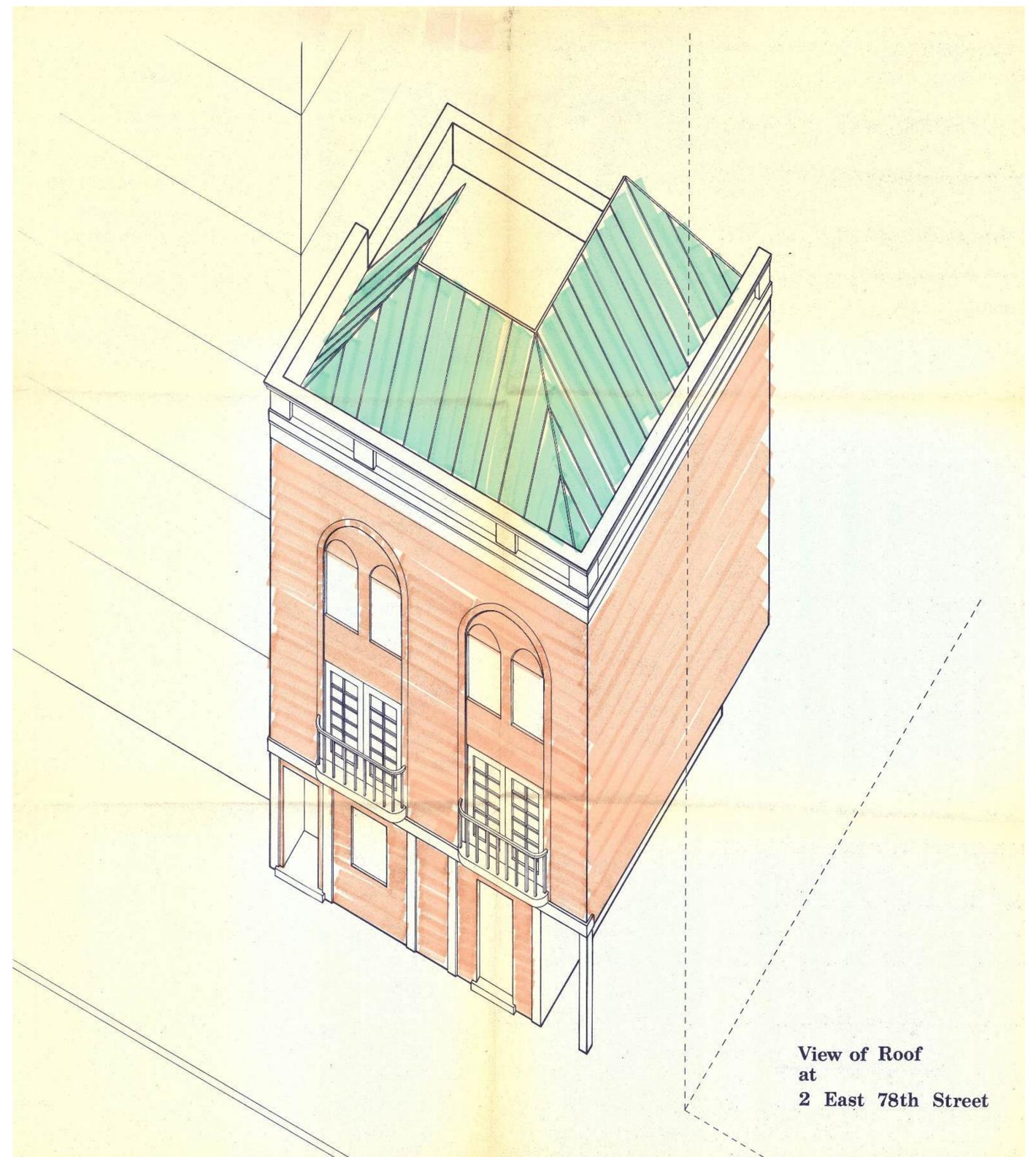
1939 (SANBORN)



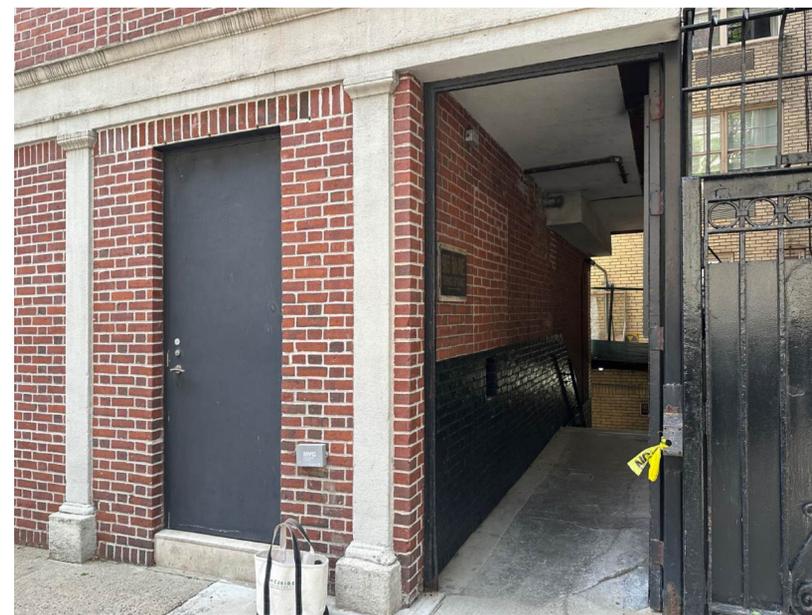
VIEW OF EXISTING SERVICE PASSAGEWAY FROM STREET



VIEW OF EXISTING REAR PATIO FROM ROOF

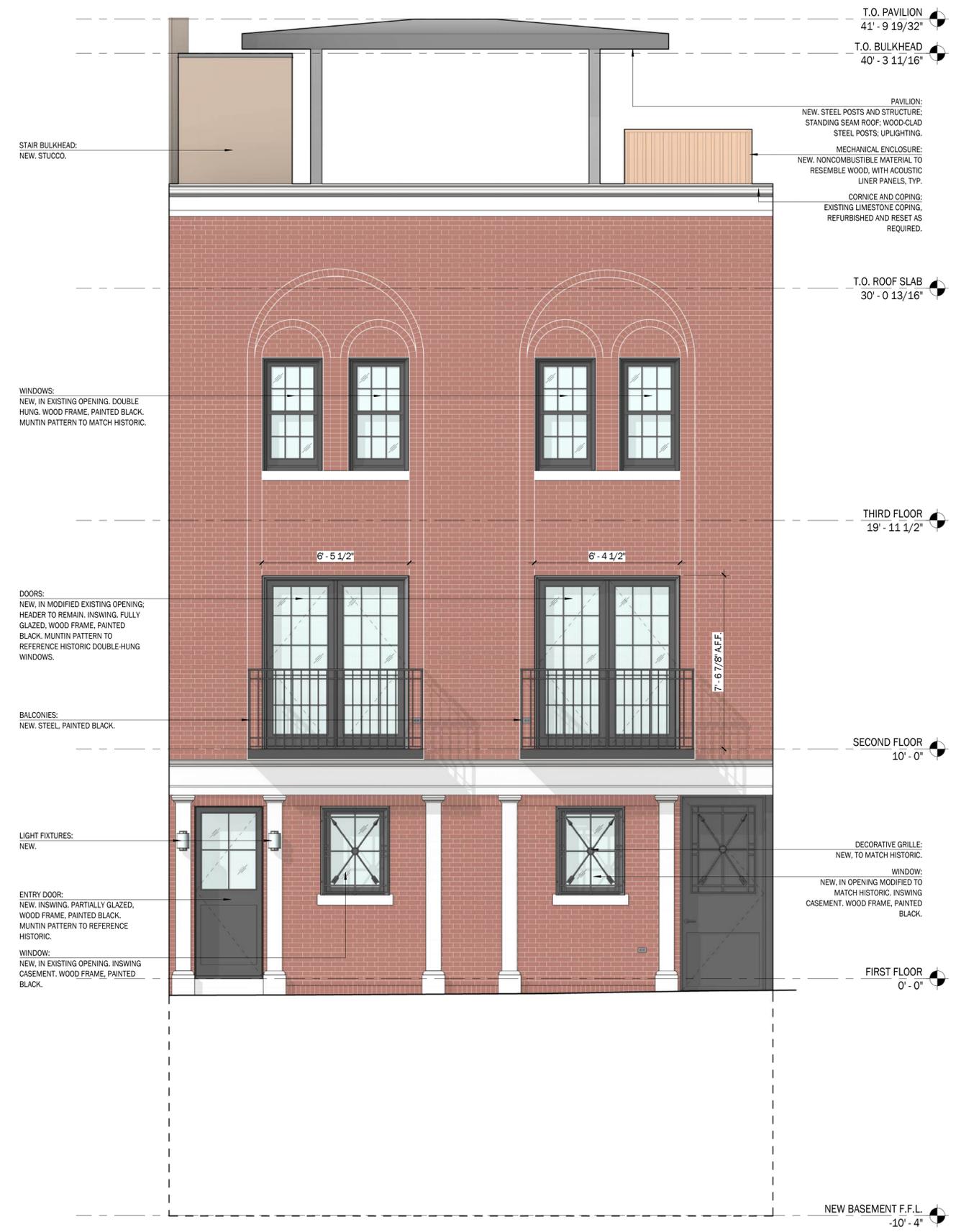




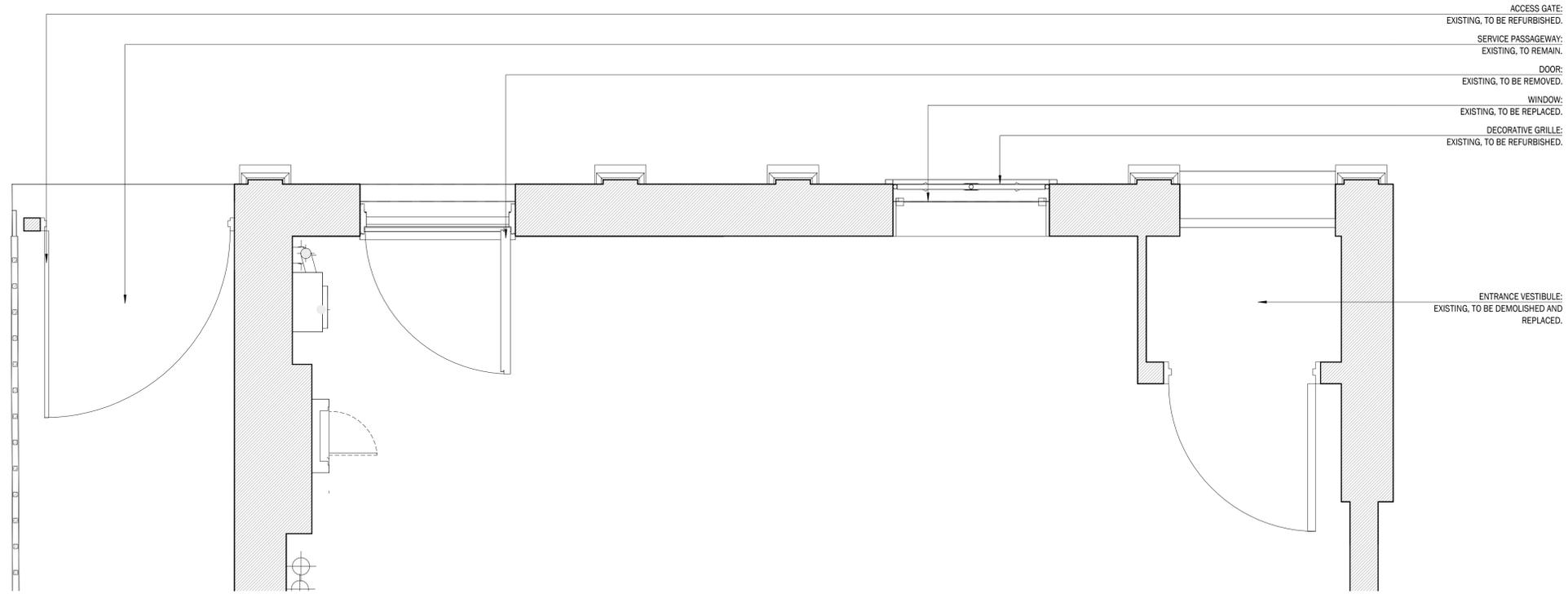




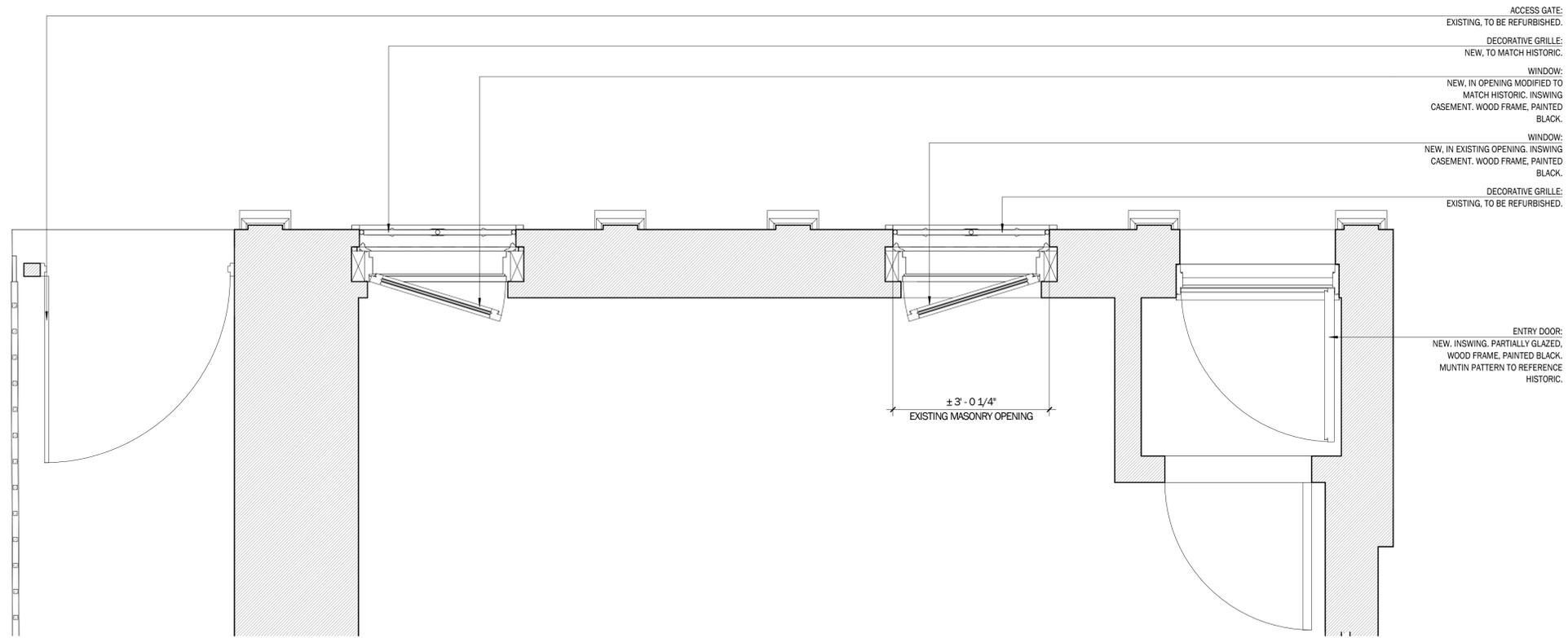
DRAWING 1 | NORTH ELEVATION: EXISTING



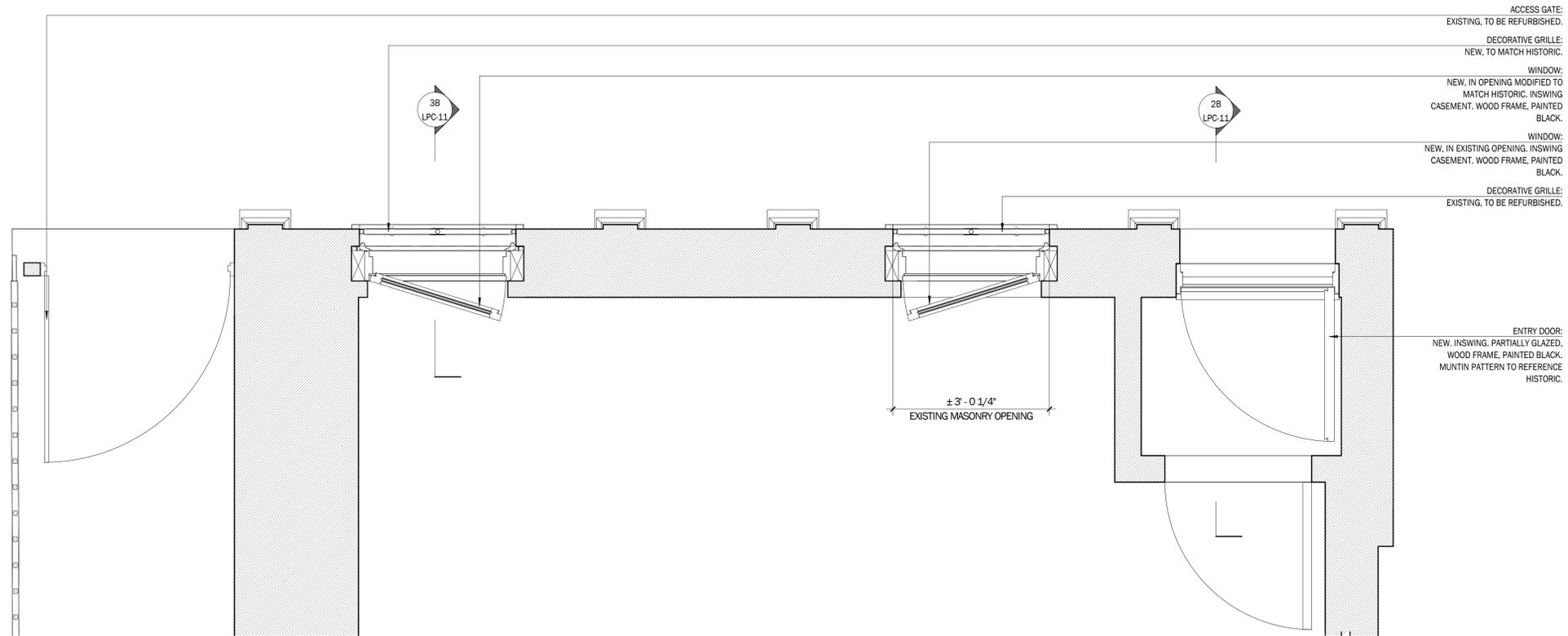
DRAWING 2 | NORTH ELEVATION: PROPOSED



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR | EXISTING | 3/4" = 1'-0"



DRAWING 2 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR | PROPOSED | 3/4" = 1'-0"



ACCESS GATE:
EXISTING, TO BE REFURBISHED.

DECORATIVE GRILLE:
NEW, TO MATCH HISTORIC.

WINDOW:
NEW, IN OPENING MODIFIED TO
MATCH HISTORIC. INSWING
CASEMENT. WOOD FRAME, PAINTED
BLACK.

WINDOW:
NEW, IN EXISTING OPENING. INSWING
CASEMENT. WOOD FRAME, PAINTED
BLACK.

DECORATIVE GRILLE:
EXISTING, TO BE REFURBISHED.

ENTRY DOOR:
NEW. INSWING, PARTIALLY GLAZED,
WOOD FRAME, PAINTED BLACK.
MUNTIN PATTERN TO REFERENCE
HISTORIC.

DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR

SECOND FLOOR
10' - 0"

SECOND FLOOR
10' - 0"

FIRST FLOOR
0' - 0"

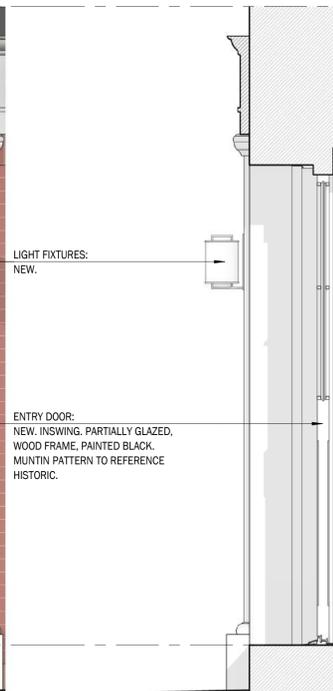
FIRST FLOOR
0' - 0"



HISTORIC PRIMARY ENTRY DOOR



DRAWING 2A | ENLARGED ELEVATION:
PRIMARY ENTRY DOOR | 3/4" = 1'-0"



DRAWING 2B | ENLARGED SECTION:
PRIMARY ENTRY DOOR | 3/4" = 1'-0"

LIGHT FIXTURES:
NEW.

ENTRY DOOR:
NEW. INSWING, PARTIALLY GLAZED,
WOOD FRAME, PAINTED BLACK.
MUNTIN PATTERN TO REFERENCE
HISTORIC.



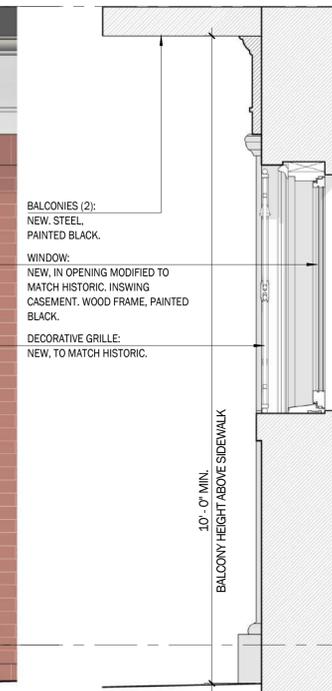
HISTORIC WINDOW



CURRENT SECONDARY ENTRY



DRAWING 3A | ENLARGED ELEVATION:
NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"



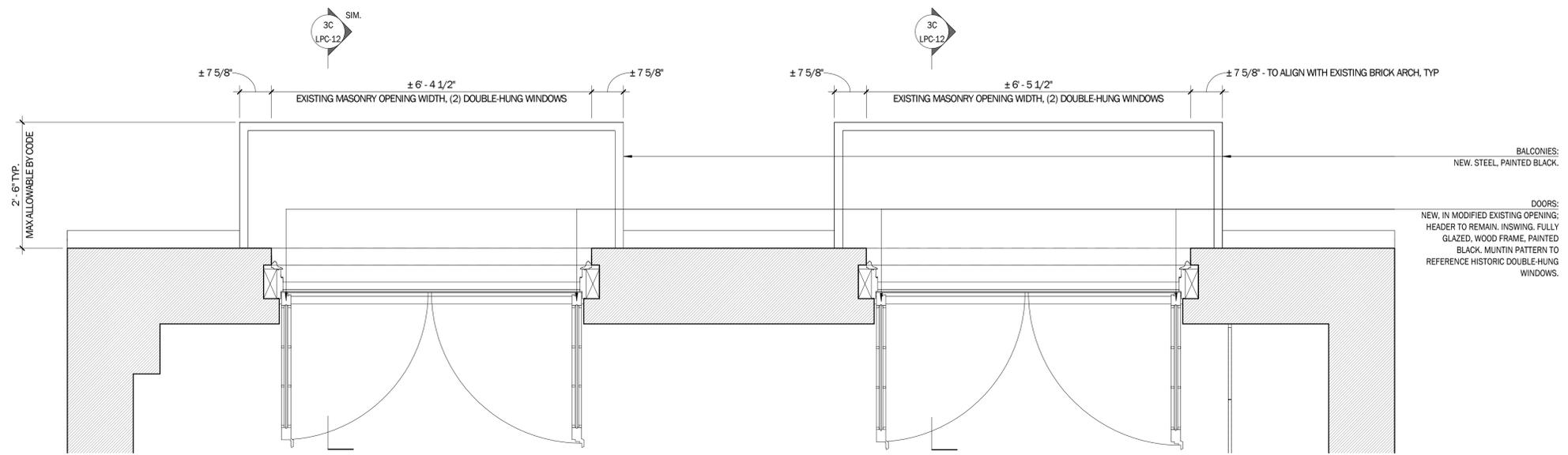
DRAWING 3B | ENLARGED SECTION:
NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"

BALCONIES (2):
NEW. STEEL,
PAINTED BLACK.

WINDOW:
NEW, IN OPENING MODIFIED TO
MATCH HISTORIC. INSWING
CASEMENT. WOOD FRAME, PAINTED
BLACK.

DECORATIVE GRILLE:
NEW, TO MATCH HISTORIC.

10' - 0" MIN.
BALCONY HEIGHT ABOVE SIDEWALK



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT SECOND FLOOR | 3/4" = 1'-0"



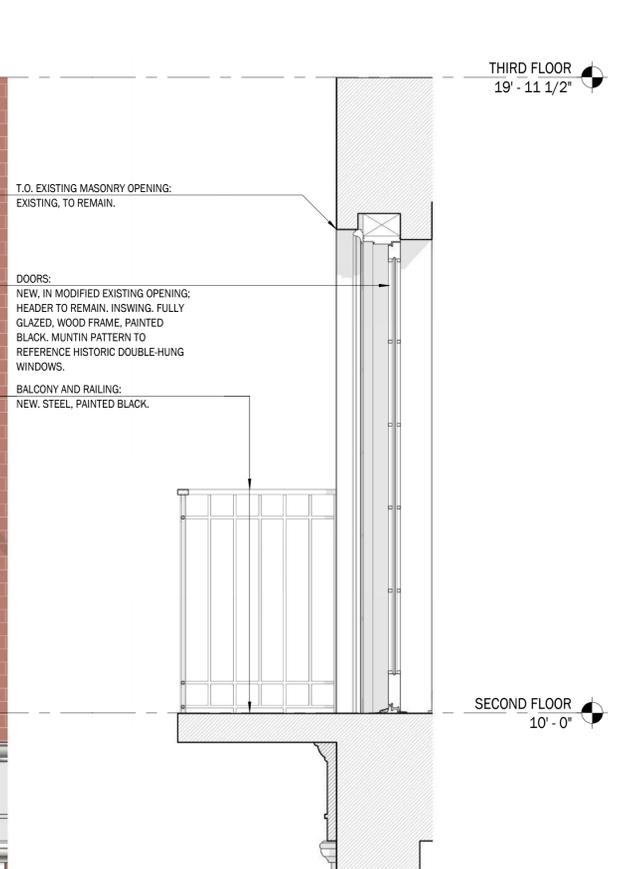
DRAWING 2 | EXISTING ELEVATION:
SECOND FLOOR FRENCH DOOR WITH GUARDRAIL | 3/4" = 1'-0"



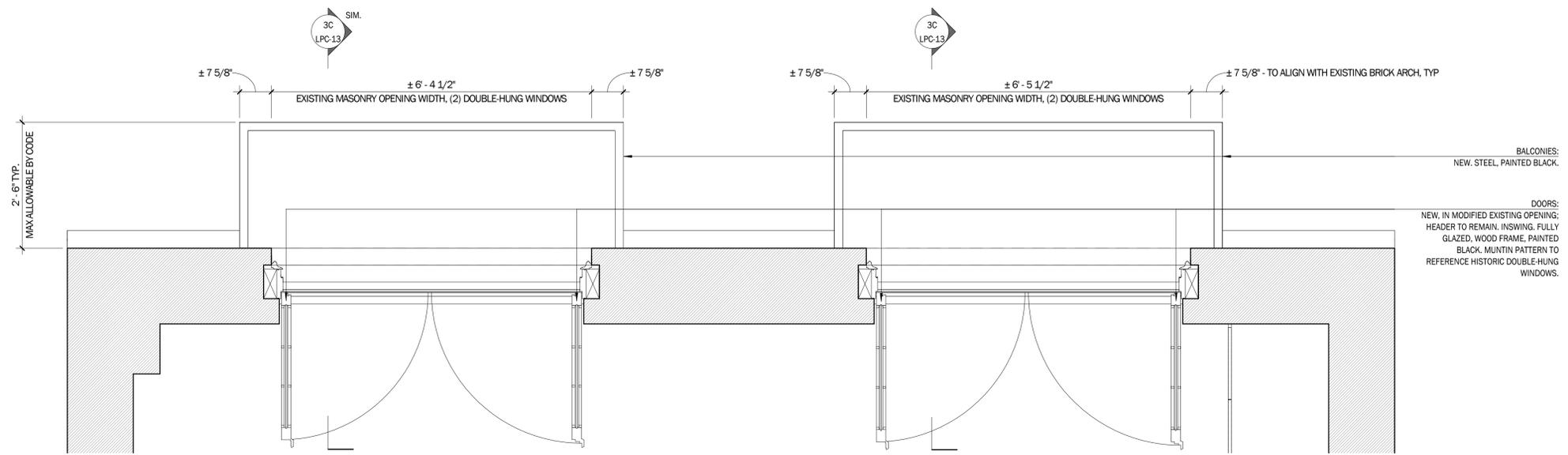
DRAWING 3A | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITH GUARDRAIL | 3/4" = 1'-0"



DRAWING 3B | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITHOUT GUARDRAIL | 3/4" = 1'-0"

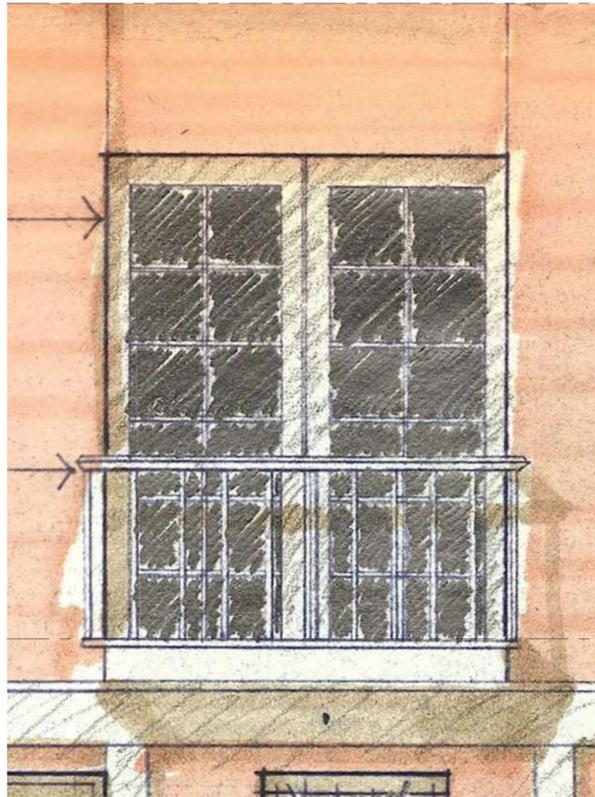


DRAWING 3C | ENLARGED SECTION:
SECOND FLOOR FRENCH DOOR | 3/4" = 1'-0"



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT SECOND FLOOR | 3/4" = 1'-0"

THIRD FLOOR
19' - 11 1/2"



SECOND FLOOR
10' - 0"

1983 CERTIFICATE OF APPROPRIATENESS APPROVAL

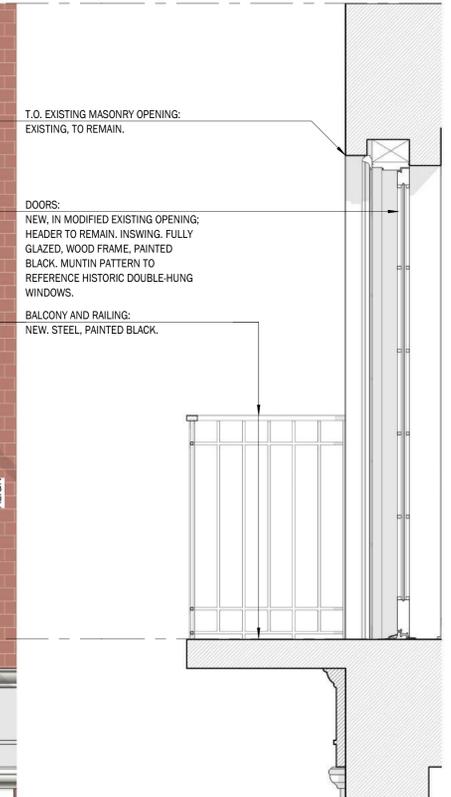


DRAWING 3A | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITH GUARDRAIL | 3/4" = 1'-0"



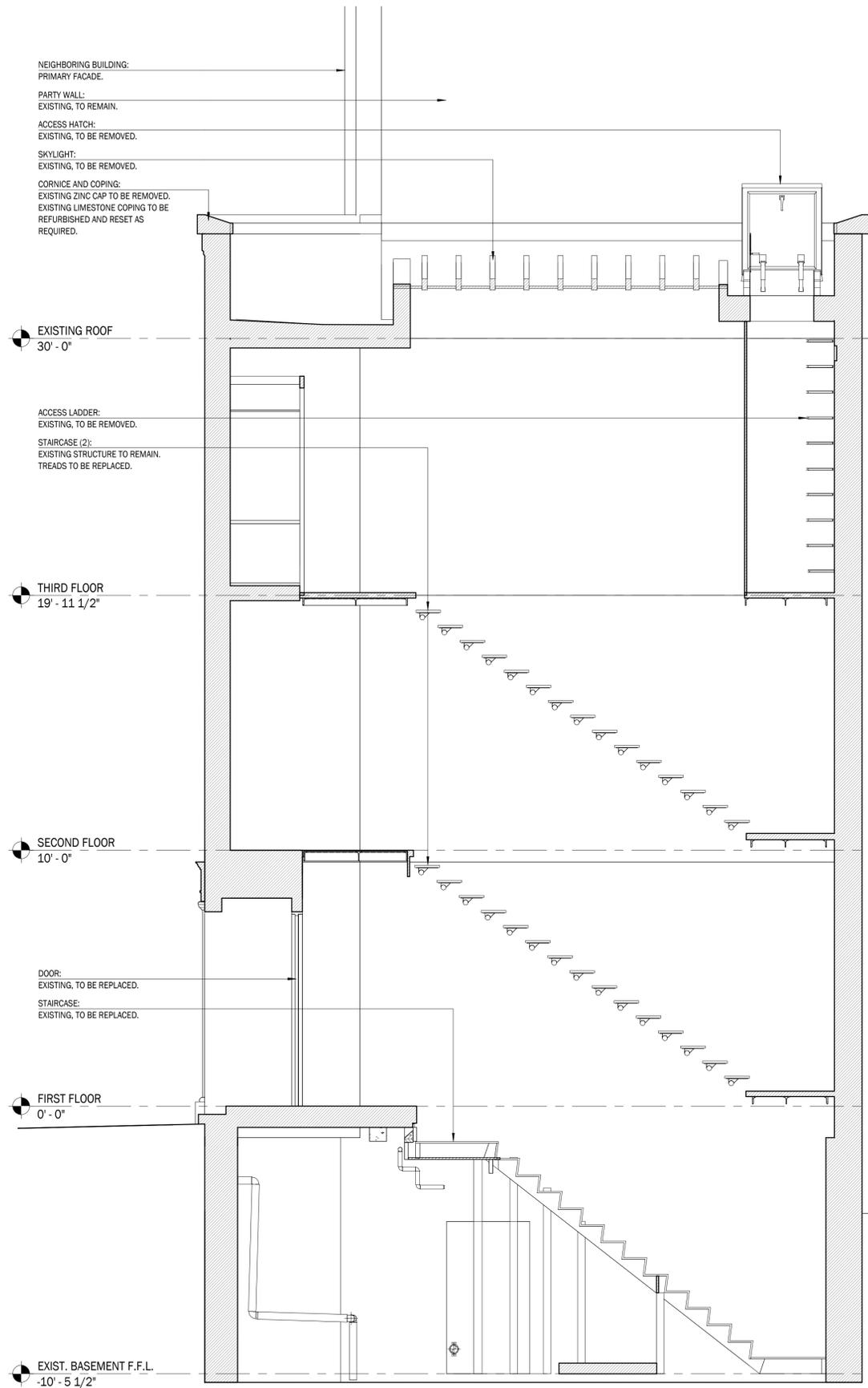
DRAWING 3B | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITHOUT GUARDRAIL | 3/4" = 1'-0"

THIRD FLOOR
19' - 11 1/2"

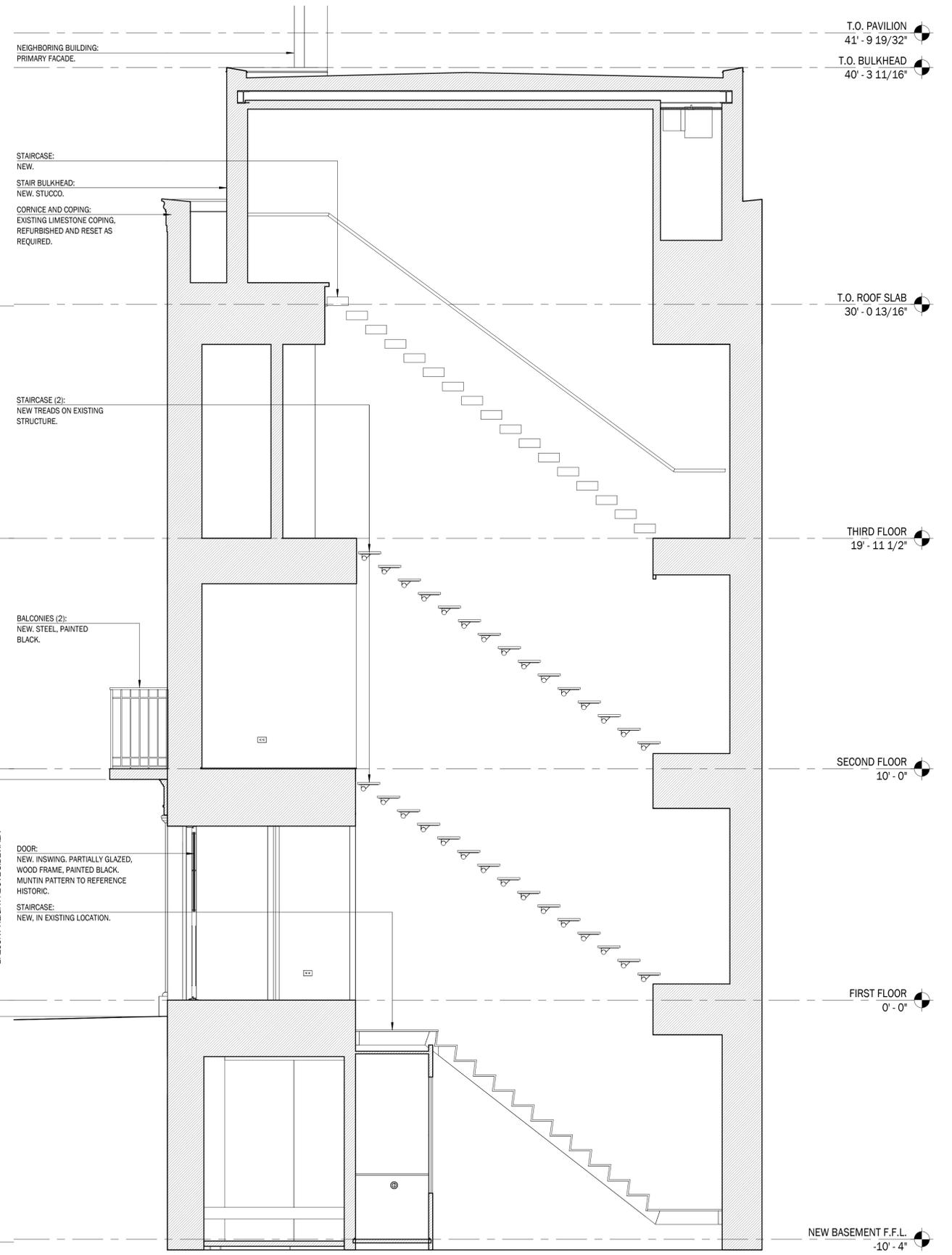


SECOND FLOOR
10' - 0"

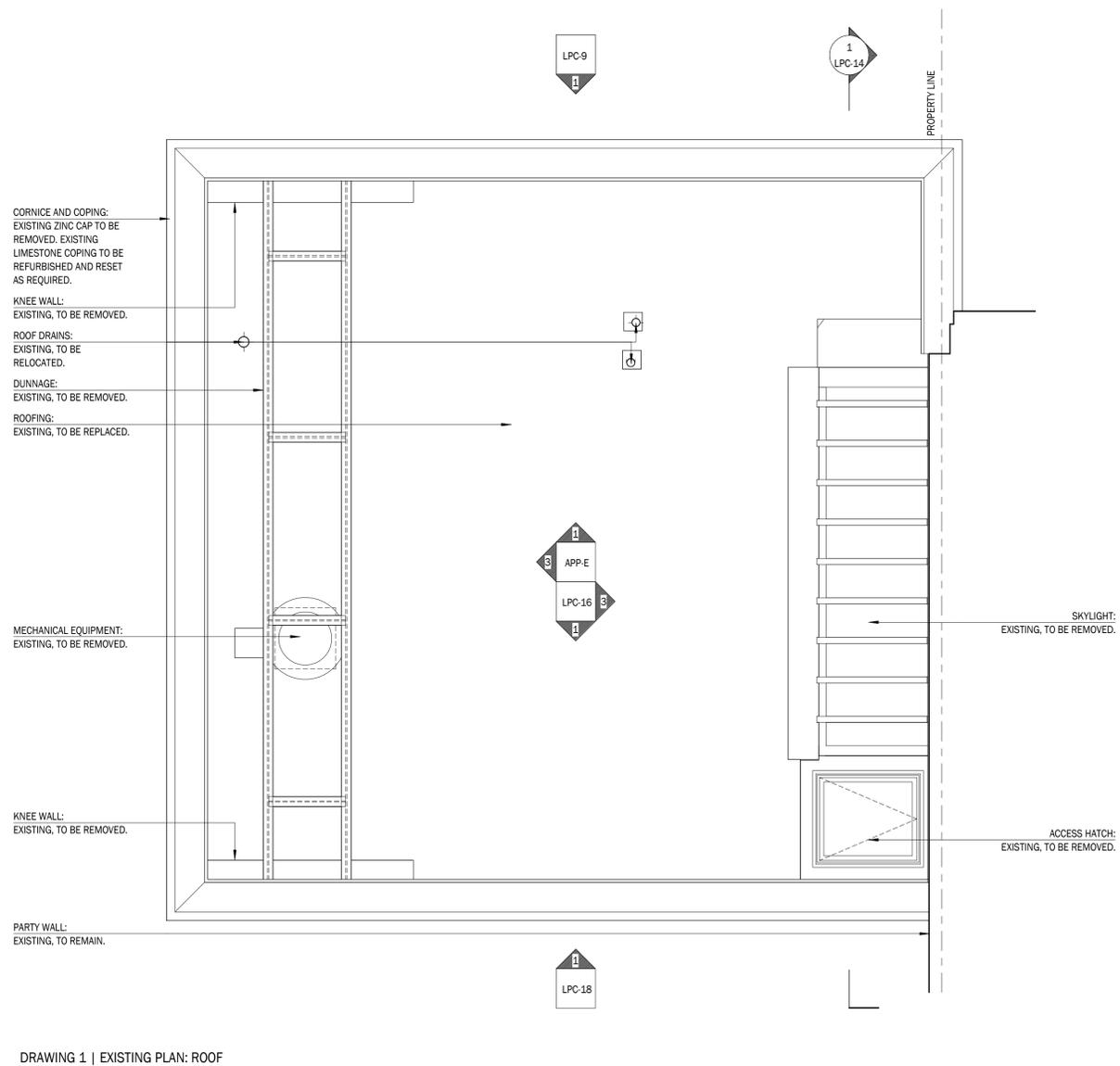
DRAWING 3C | ENLARGED SECTION:
SECOND FLOOR FRENCH DOOR | 3/4" = 1'-0"



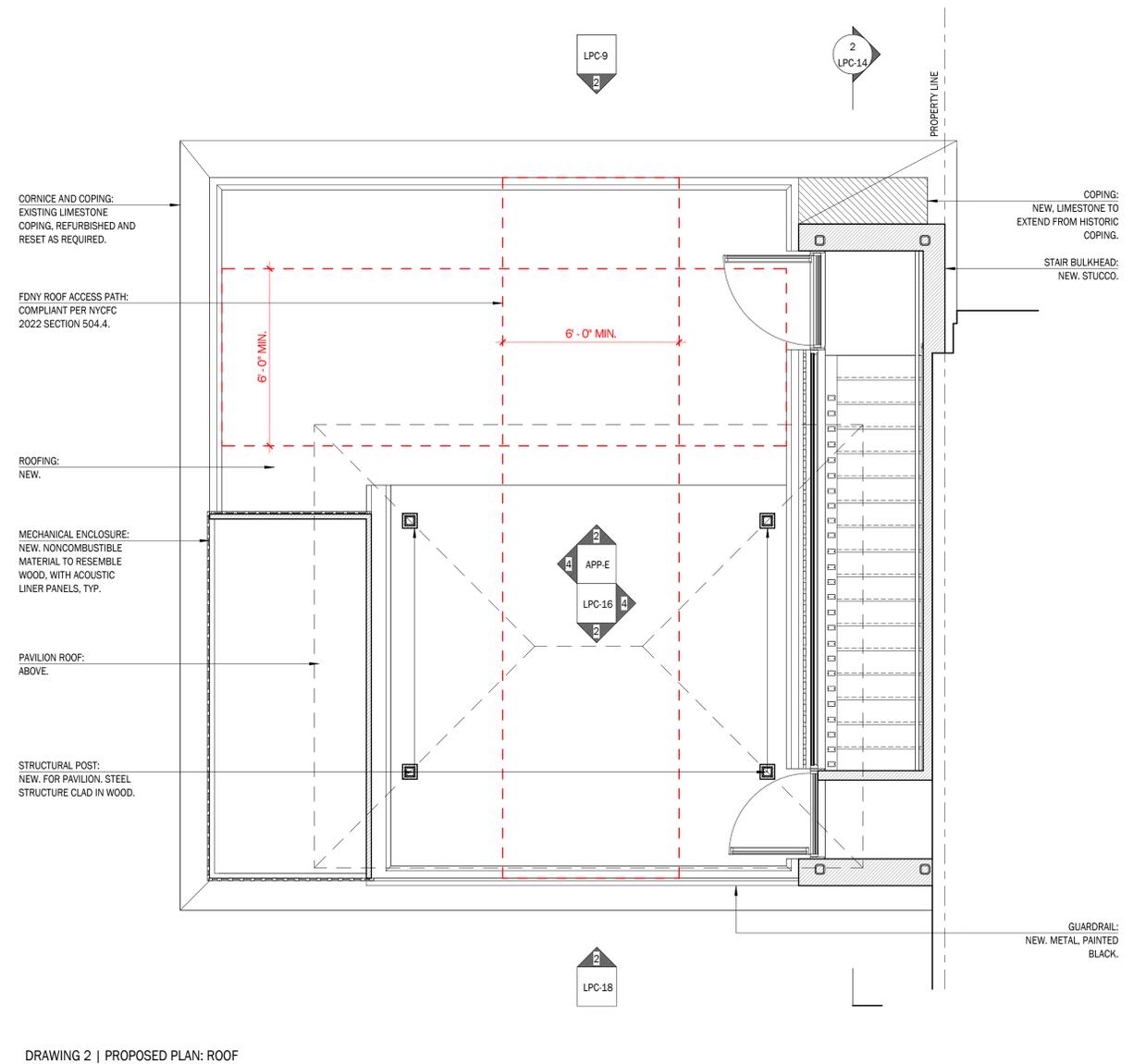
DRAWING 1 | LONGITUDINAL SECTION @ INTERIOR STAIR FACING EAST: EXISTING



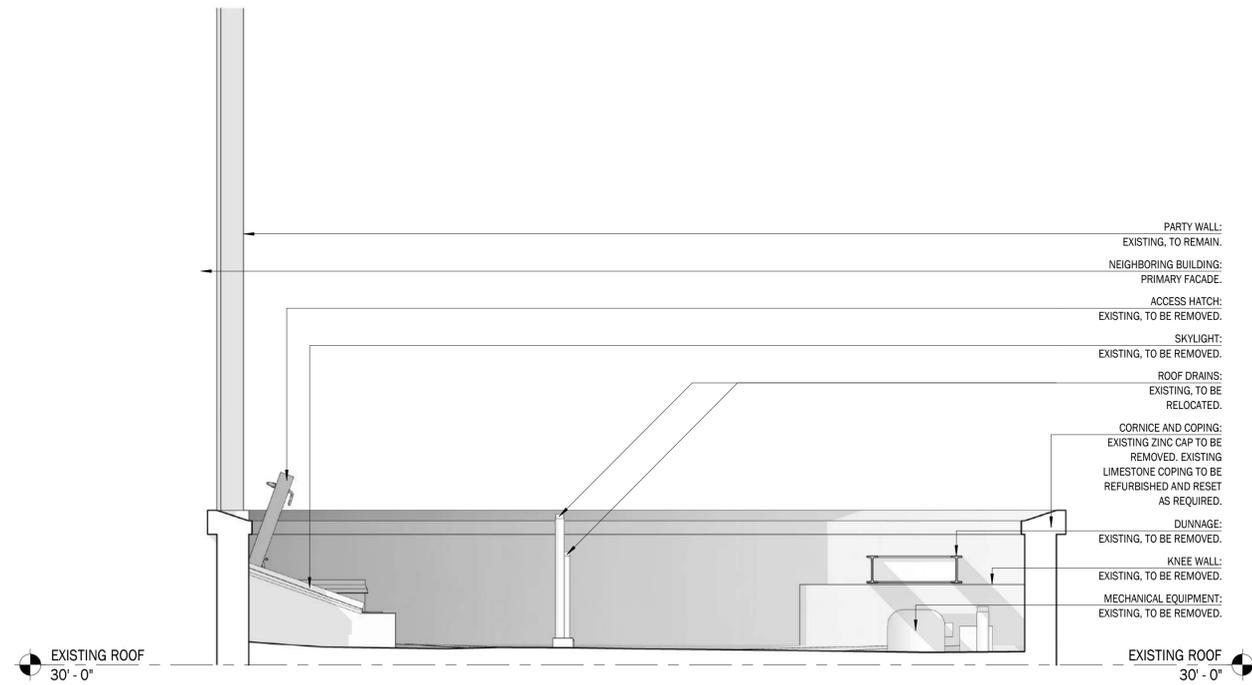
DRAWING 2 | LONGITUDINAL SECTION @ INTERIOR STAIR FACING EAST: PROPOSED



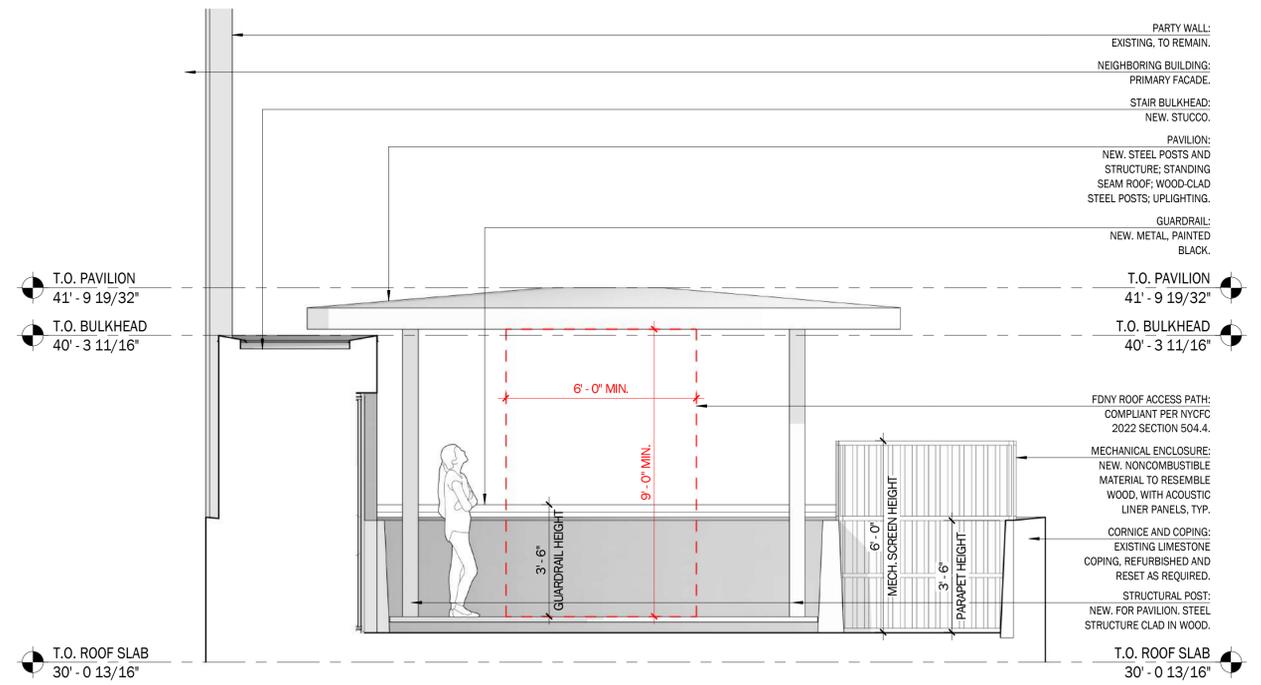
DRAWING 1 | EXISTING PLAN: ROOF



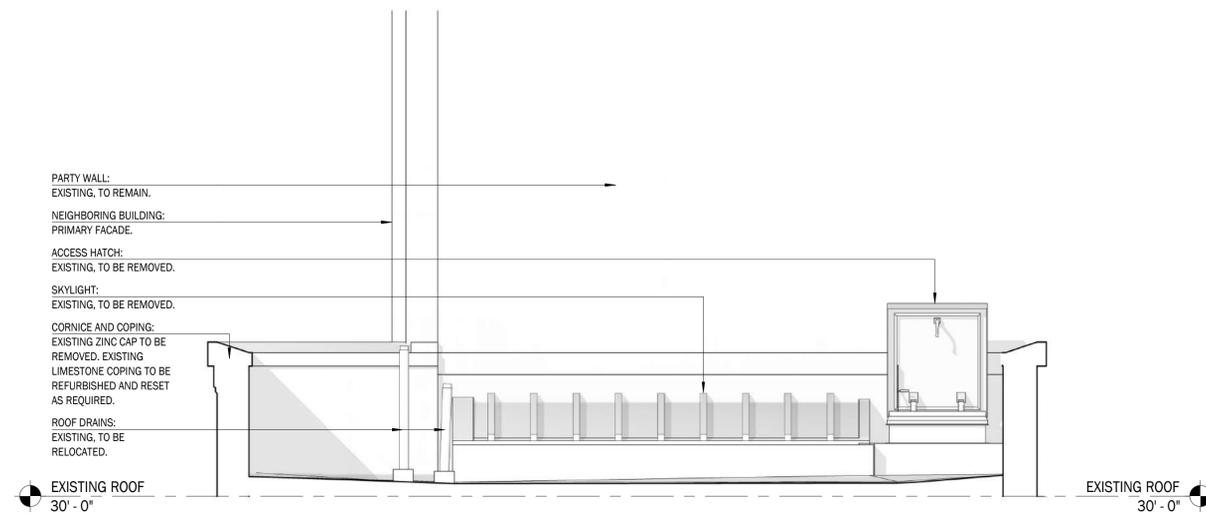
DRAWING 2 | PROPOSED PLAN: ROOF



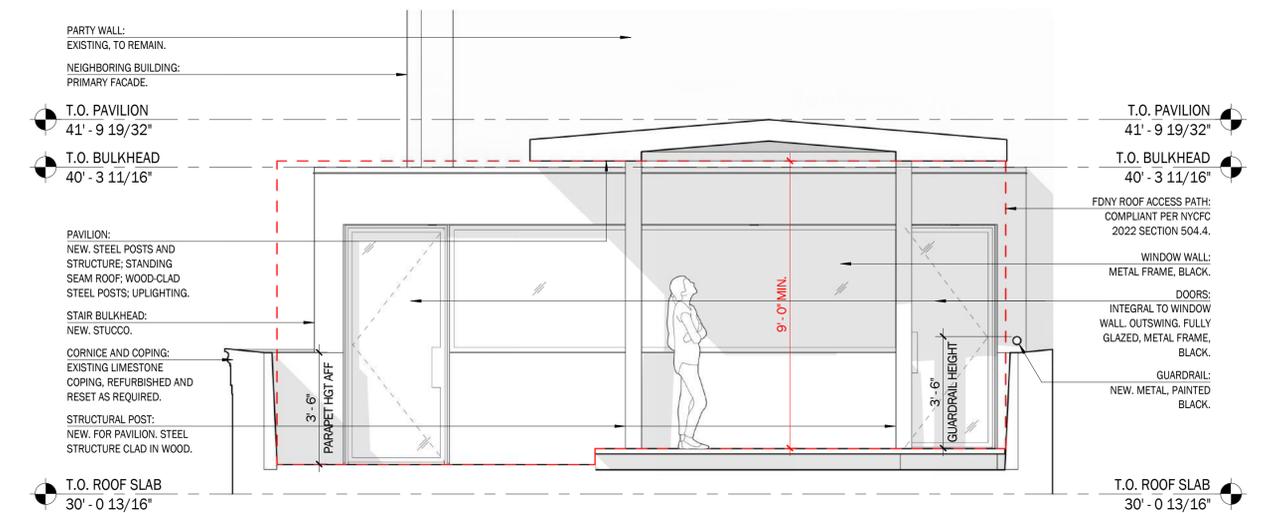
DRAWING 1 | SOUTH ELEVATION AT ROOF: EXISTING | 3/8" = 1'-0"



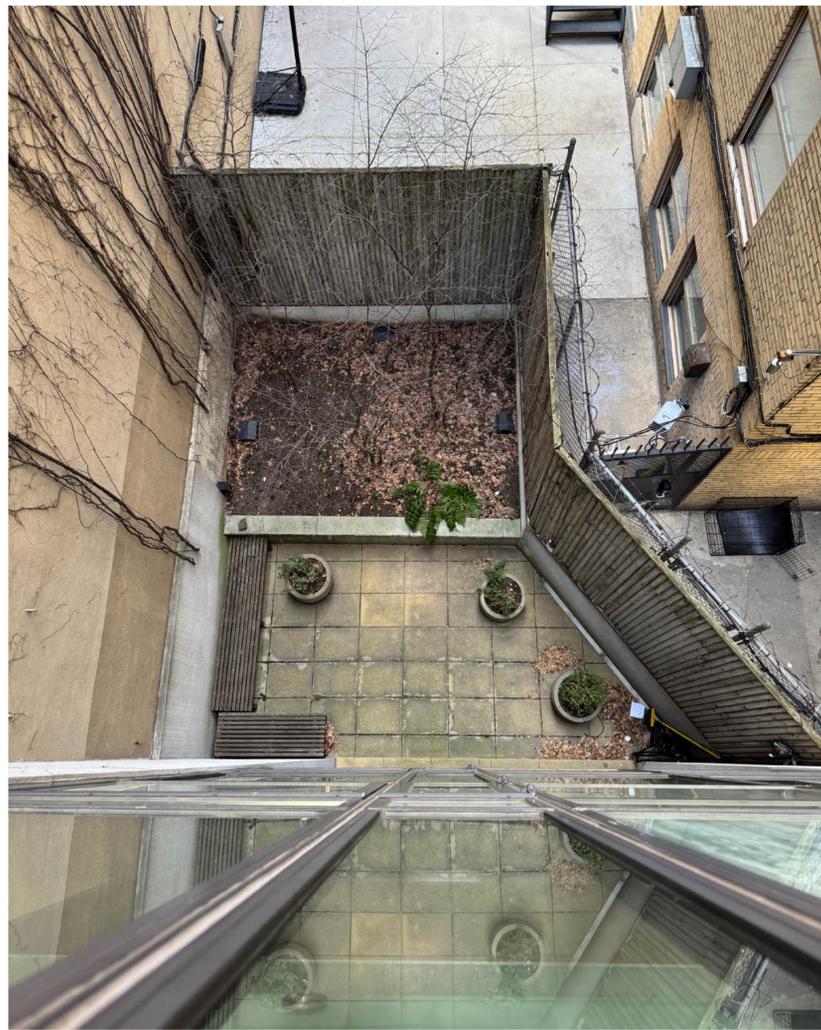
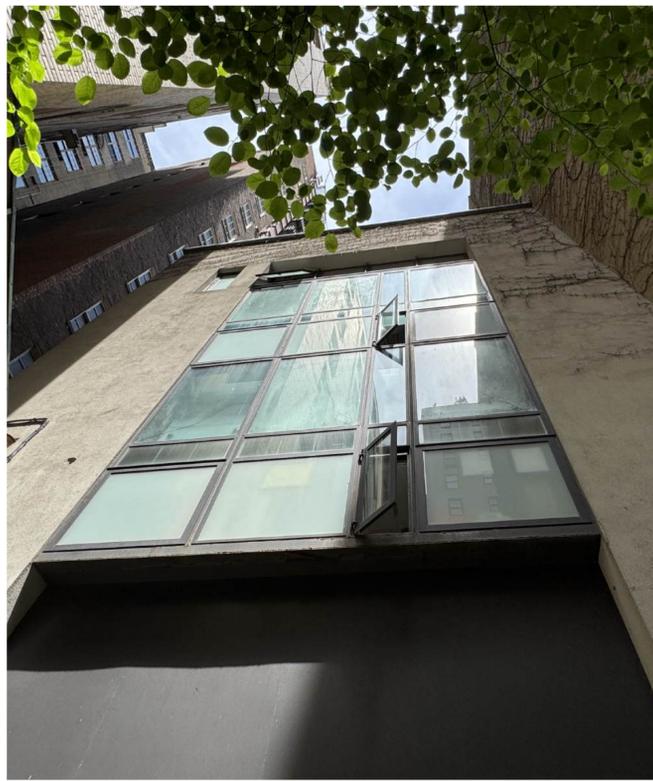
DRAWING 2 | SOUTH ELEVATION AT ROOF: PROPOSED | 3/8" = 1'-0"



DRAWING 3 | EAST ELEVATION AT ROOF: EXISTING



DRAWING 4 | EAST ELEVATION AT ROOF: PROPOSED



PARTY WALL:
EXISTING, TO REMAIN.

CORNICE AND COPING:
EXISTING ZINC CAP TO BE REMOVED.
EXISTING LIMESTONE COPING TO BE
REFURBISHED AND RESET AS
REQUIRED.

EXISTING ROOF
30' - 0"

WINDOW:
EXISTING, TO BE REPLACED.

CURTAIN WALL:
EXISTING, TO BE REPLACED.

THIRD FLOOR
19' - 11 1/2"

SECOND FLOOR
10' - 0"

SOFFIT:
EXISTING, TO BE REMOVED.

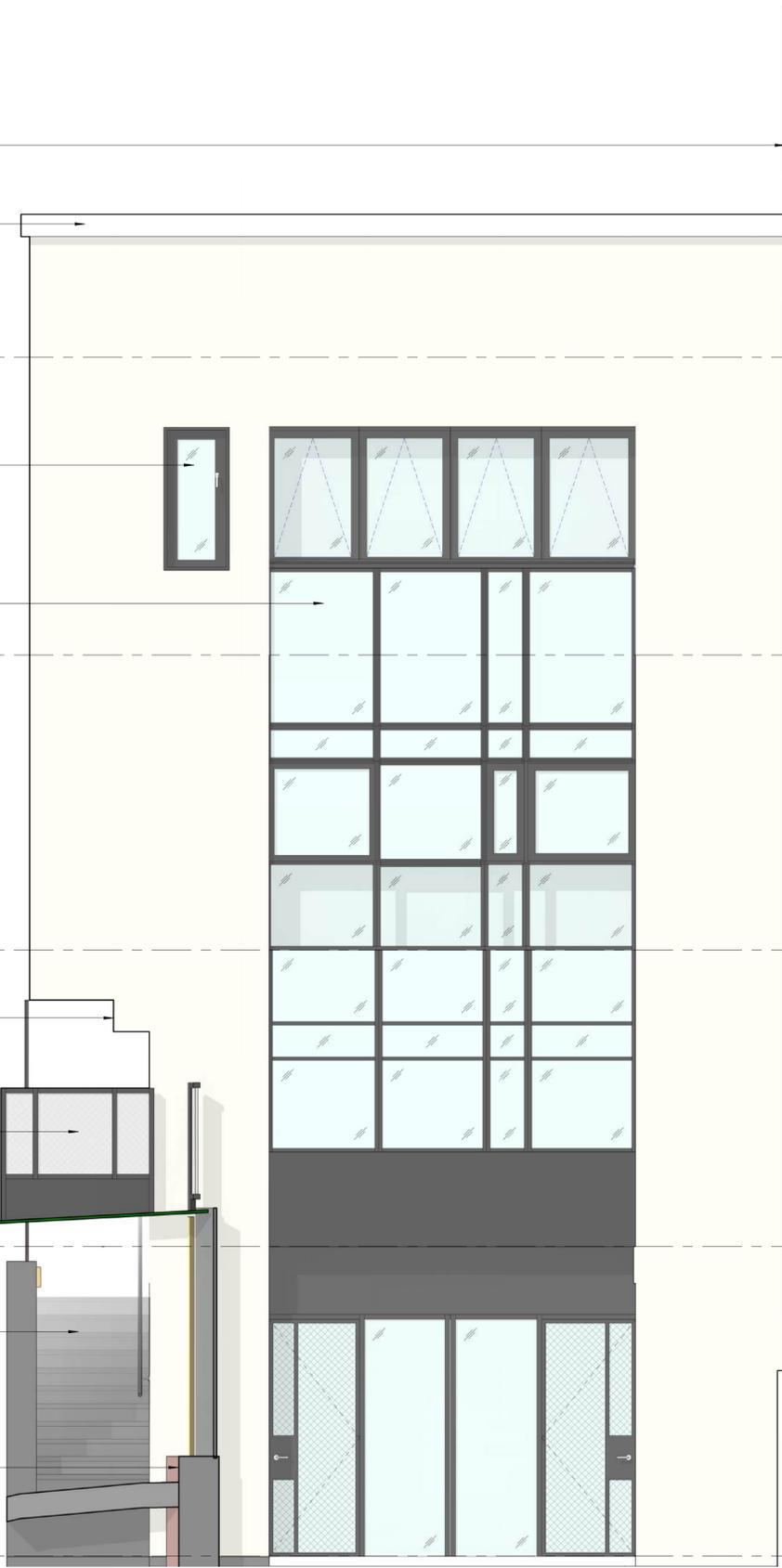
SCAFFOLDING:
BY OTHERS, EXISTING, TO REMAIN.

FIRST FLOOR
0' - 0"

SERVICE PASSAGEWAY:
EXISTING, TO REMAIN.

RETAINING WALL:
EXISTING, TO BE REPAINTED.

EXIST. BASEMENT F.F.L.
-10' - 5 1/2"



DRAWING 1 | SOUTH ELEVATION: EXISTING

PAVILION:
NEW, STEEL POSTS AND STRUCTURE;
STANDING SEAM ROOF; WOOD-CLAD
STEEL POSTS; UPLIGHTING.

MECHANICAL ENCLOSURE:
NEW, NONCOMBUSTIBLE MATERIAL TO
RESEMBLE WOOD, WITH ACOUSTIC
LINER PANELS, TYP.

CORNICE AND COPING:
EXISTING LIMESTONE COPING,
REFURBISHED AND RESET AS
REQUIRED.

WINDOW:
NEW, IN EXISTING OPENING.
OUTSWING CASEMENT, METAL FRAME,
BLACK.

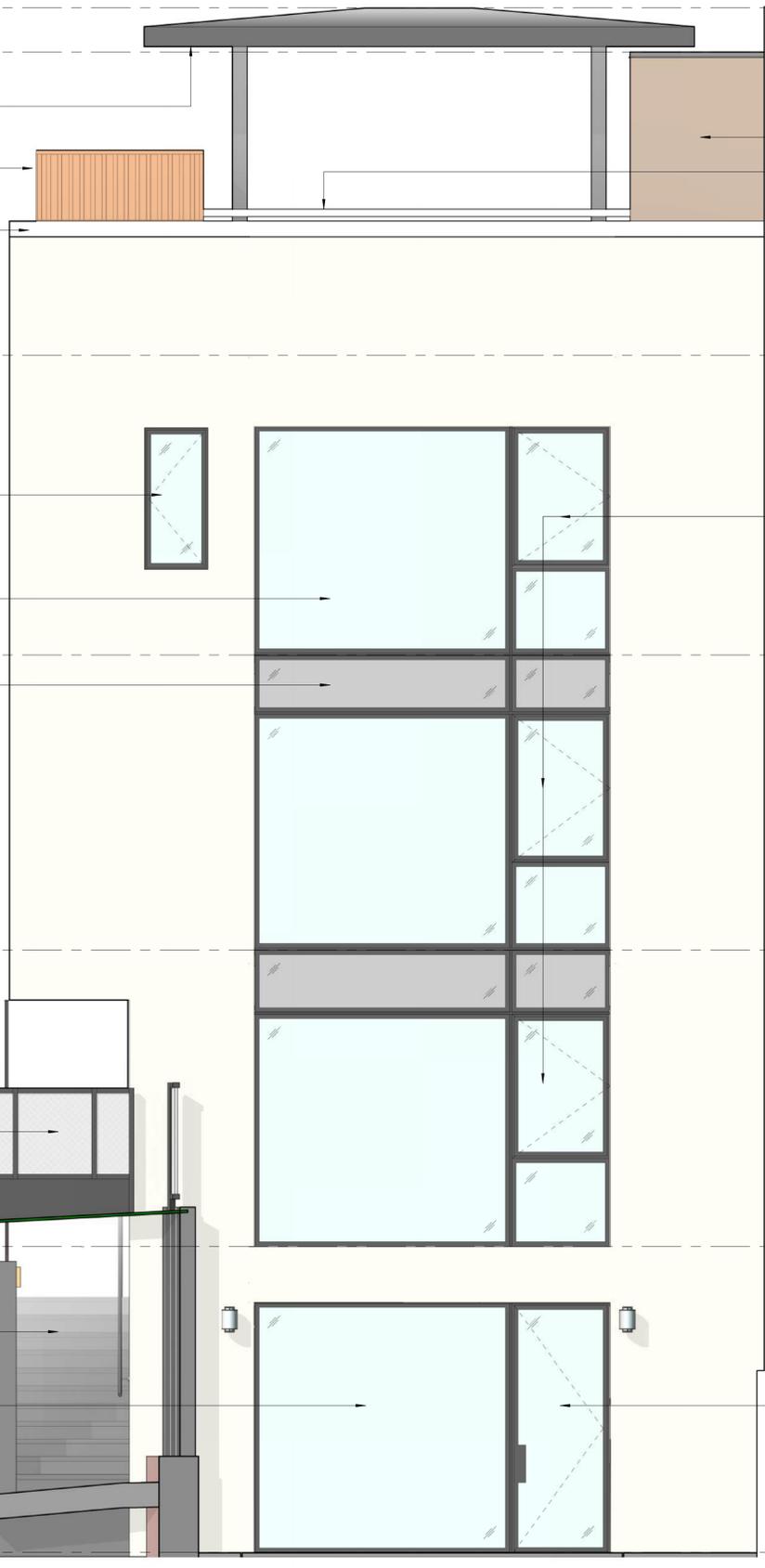
CURTAIN WALL:
NEW, IN EXISTING OPENING, METAL
FRAME, BLACK.

CURTAIN WALL TRANSOM:
BACKPAINTED GLASS, TYP.

SCAFFOLDING:
BY OTHERS, EXISTING, TO REMAIN.

SERVICE PASSAGEWAY:
EXISTING, TO REMAIN.

WINDOW WALL:
NEW, IN EXISTING OPENING, METAL
FRAME, BLACK.



DRAWING 2 | SOUTH ELEVATION: PROPOSED

T.O. PAVILION
41' - 9 19/32"

T.O. BULKHEAD
40' - 3 11/16"

STAIR BULKHEAD:
NEW, STUCCO.

GUARDRAIL:
NEW, METAL,
PAINTED BLACK.

T.O. ROOF SLAB
30' - 0 13/16"

WINDOW:
NEW, INTEGRAL TO CURTAIN WALL,
OUTSWING CASEMENT, METAL FRAME,
BLACK.

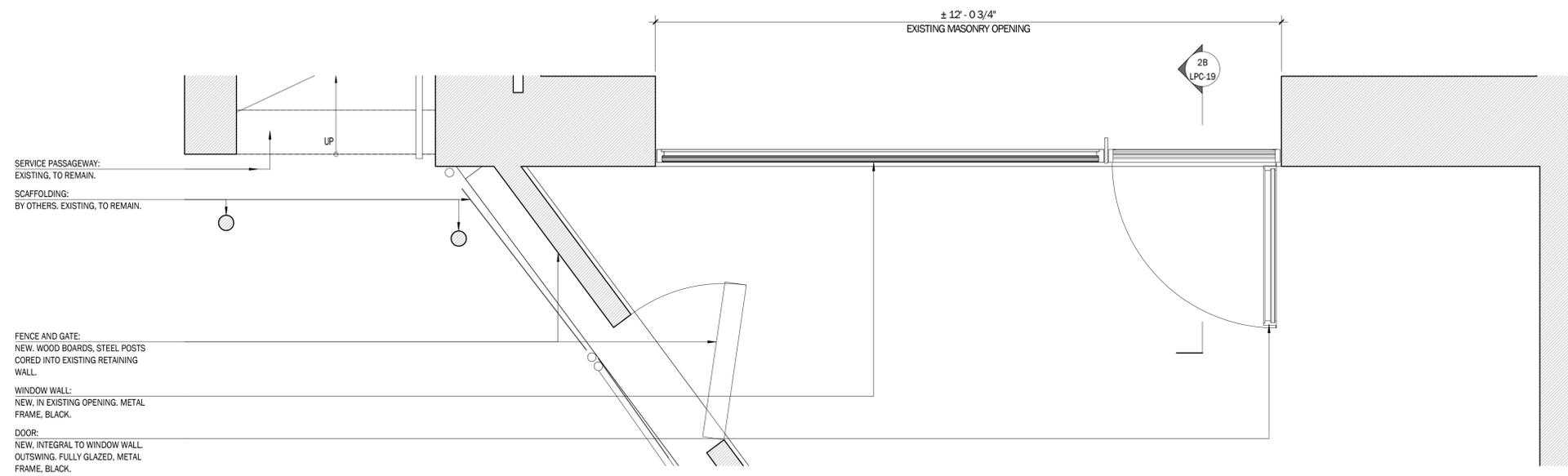
THIRD FLOOR
19' - 11 1/2"

SECOND FLOOR
10' - 0"

FIRST FLOOR
0' - 0"

DOOR:
NEW, INTEGRAL TO WINDOW WALL,
OUTSWING, FULLY GLAZED, METAL
FRAME, BLACK.

NEW BASEMENT F.F.L.
-10' - 4"



SERVICE PASSAGEWAY:
EXISTING, TO REMAIN.

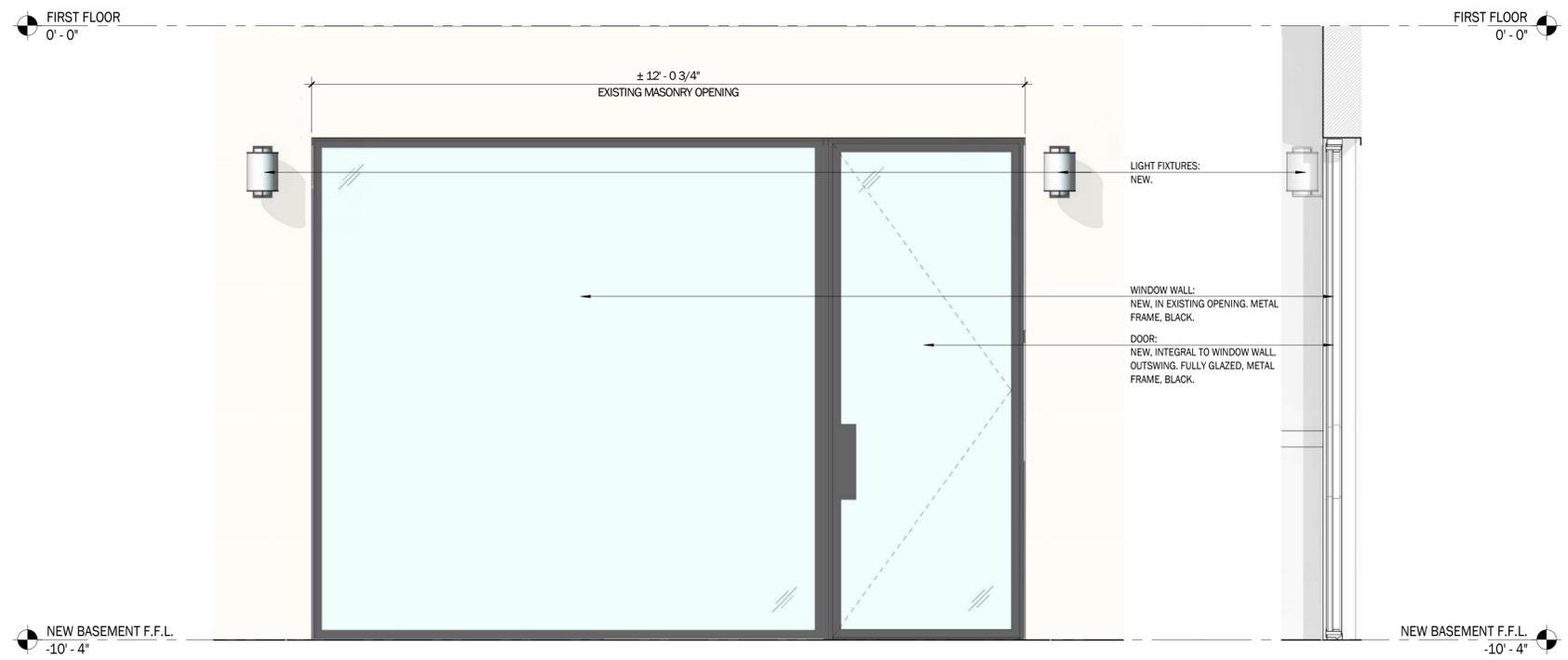
SCAFFOLDING:
BY OTHERS, EXISTING, TO REMAIN.

FENCE AND GATE:
NEW. WOOD BOARDS, STEEL POSTS
CORED INTO EXISTING RETAINING
WALL.

WINDOW WALL:
NEW, IN EXISTING OPENING. METAL
FRAME, BLACK.

DOOR:
NEW, INTEGRAL TO WINDOW WALL.
OUTSWING, FULLY GLAZED, METAL
FRAME, BLACK.

DRAWING 1 | ENLARGED PLAN: REAR FACADE AT BASEMENT LEVEL | 3/4" = 1'-0"



FIRST FLOOR
0'-0"

NEW BASEMENT F.F.L.
-10'-4"

LIGHT FIXTURES:
NEW.

WINDOW WALL:
NEW, IN EXISTING OPENING. METAL
FRAME, BLACK.

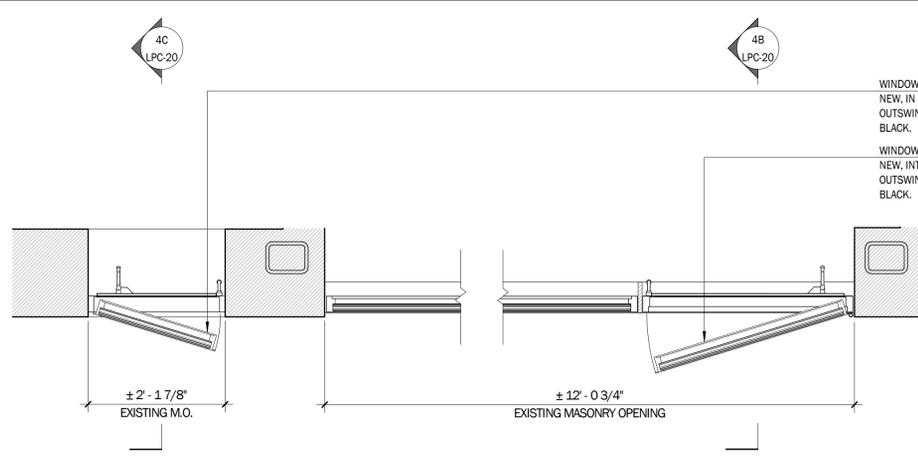
DOOR:
NEW, INTEGRAL TO WINDOW WALL.
OUTSWING, FULLY GLAZED, METAL
FRAME, BLACK.

FIRST FLOOR
0'-0"

NEW BASEMENT F.F.L.
-10'-4"

DRAWING 2A | ENLARGED ELEVATION: WINDOW WALL | 3/4" = 1'-0"

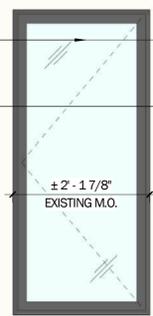
DRAWING 2B | ENLARGED SECTION:
WINDOW WALL | 3/4" = 1'-0"



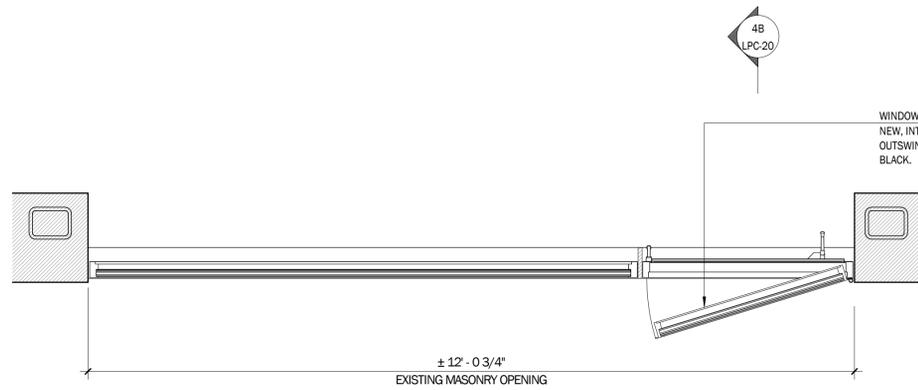
DRAWING 3 | ENLARGED PLAN: REAR FACADE AT THIRD FLOOR | 3/4" = 1'-0"

WINDOW:
NEW, IN EXISTING OPENING.
OUTSWING CASEMENT. METAL FRAME,
BLACK.

WINDOW:
NEW, INTEGRAL TO CURTAIN WALL.
OUTSWING CASEMENT. METAL FRAME,
BLACK.



DRAWING 4A | ENLARGED ELEVATION: CURTAIN WALL | 3/4" = 1'-0"



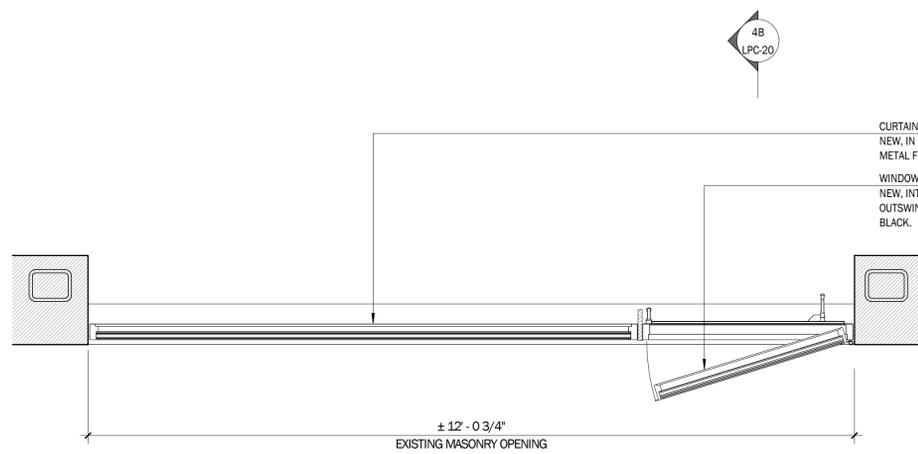
DRAWING 2 | ENLARGED PLAN: REAR FACADE AT SECOND FLOOR | 3/4" = 1'-0"

THIRD FLOOR
19' - 11 1/2"

CURTAIN WALL TRANSOM:
BACKPAINTED GLASS.

SECOND FLOOR
10' - 0"

CURTAIN WALL TRANSOM:
BACKPAINTED GLASS.



DRAWING 1 | ENLARGED PLAN: REAR FACADE AT FIRST FLOOR | 3/4" = 1'-0"

FIRST FLOOR
0' - 0"

CURTAIN WALL:
NEW, IN EXISTING OPENING. TYP.
METAL FRAME, BLACK.

WINDOW:
NEW, INTEGRAL TO CURTAIN WALL.
OUTSWING CASEMENT. METAL FRAME,
BLACK.



DRAWING 4B | ENLARGED SECTION:
CURTAIN WALL | 3/4" = 1'-0"

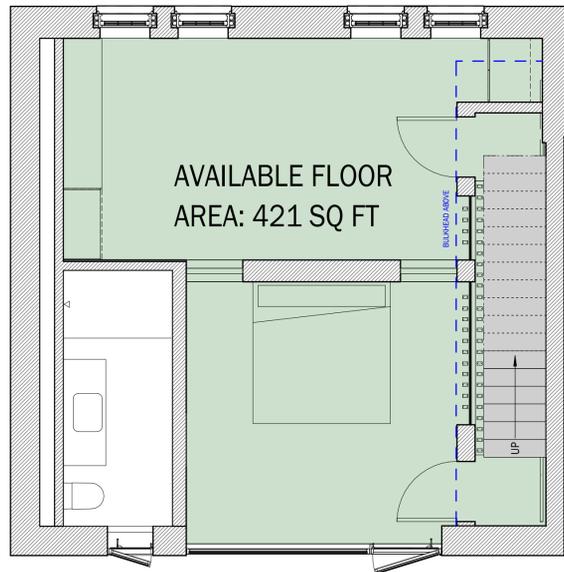
THIRD FLOOR
19' - 11 1/2"

DRAWING 4C | ENLARGED SECTION:
OUTSWING CASEMENT WINDOW | 3/4" = 1'-0"

SECOND FLOOR
10' - 0"

FIRST FLOOR
0' - 0"

APPENDIX



- PROPOSED PLAN:**
- SINGLE-RUN STAIR ALONG EAST
 - BATHROOM AT SOUTH WEST CORNER
 - RETAINING EXISTING STAIR STRUCTURE ENSURES (2) OCCUPIABLE ROOMS



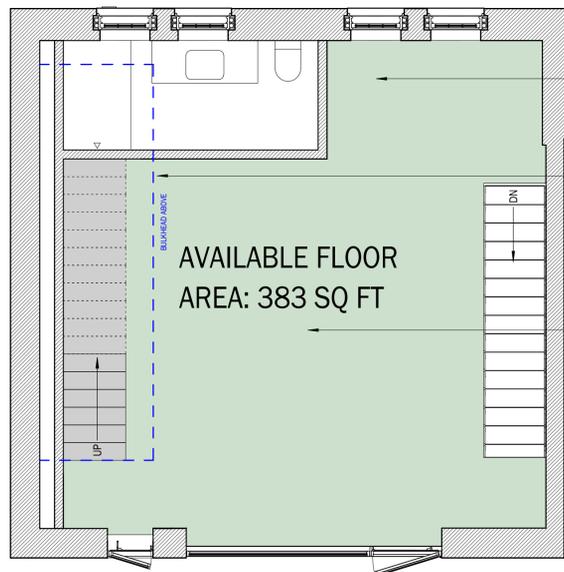
- ALTERNATE PLAN A:**
- L-SHAPED STAIR ALONG SOUTH AND EAST
 - BATHROOM AT SOUTH WEST CORNER

NOTE:
INSUFFICIENT
HEAD HEIGHT
(4' 8") AT
LANDING.



- ALTERNATE PLAN B:**
- SINGLE-RUN STAIR ALONG SOUTH
 - BATHROOM AT NORTH WEST CORNER
 - REDUCES LIGHT FROM STREET

NOTE:
OBSTRUCTS
REQUIRED LIGHT
& AIR FOR (2)
OCCUPIABLE
ROOMS.



- ALTERNATE PLAN C:**
- SINGLE-RUN STAIR ALONG WEST
 - BATHROOM AT NORTH WEST CORNER
 - REDUCES LIGHT FROM STREET

NOTE:
REDUCES LIGHT
FROM STREET
SIDE WINDOWS.

NOTE:
INCREASES
BULKHEAD
VISIBILITY FROM
WEST..

NOTE:
CIRCULATION
OBSTRUCTS
LAYOUT FOR (2)
OCCUPIABLE
ROOMS.

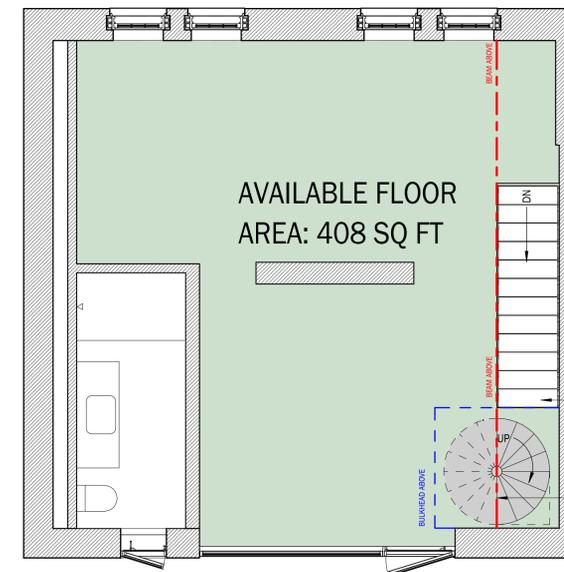


- ALTERNATE PLAN D:**
- SINGLE-RUN STAIR ALONG WEST
 - BATHROOM AT SOUTH EAST CORNER
 - REDUCES LIGHT FROM YARD

NOTE:
CIRCULATION
OBSTRUCTS
LAYOUT FOR (2)
OCCUPIABLE
ROOMS.

NOTE:
INCREASES
BULKHEAD
VISIBILITY FROM
WEST..

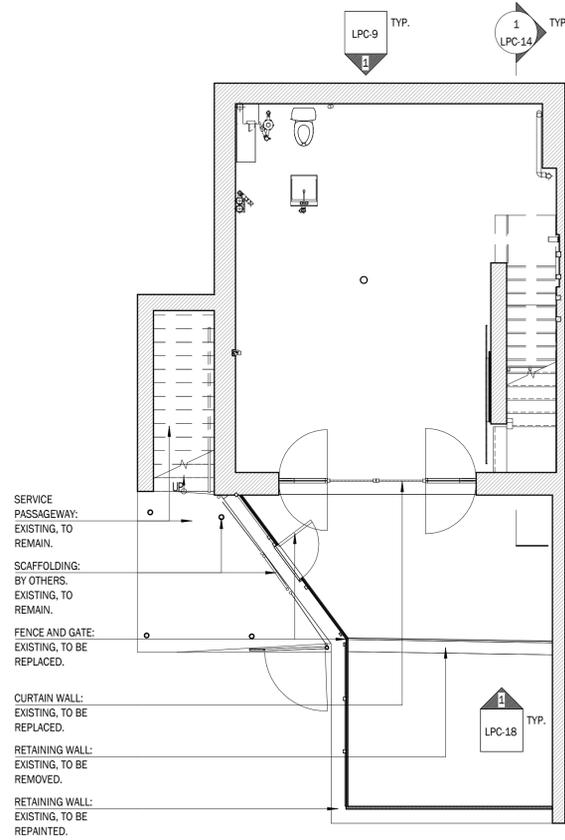
NOTE:
OBSTRUCTS
REQUIRED LIGHT
& AIR FOR (2)
OCCUPIABLE
ROOMS.



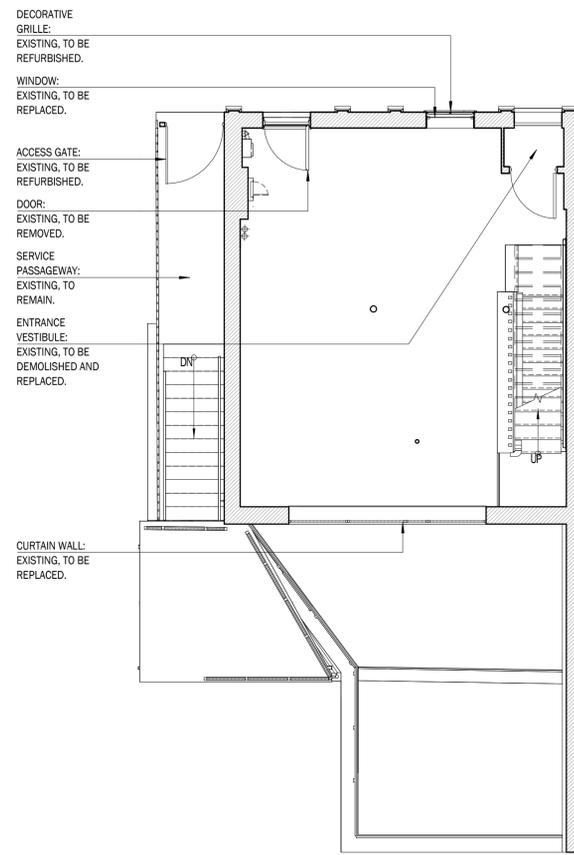
- ALTERNATE E:**
- SPIRAL STAIR AT SOUTH EAST CORNER
 - BATHROOM AT SOUTH WEST CORNER

NOTE:
INSUFFICIENT
HEAD HEIGHT AT
STAIR BELOW.

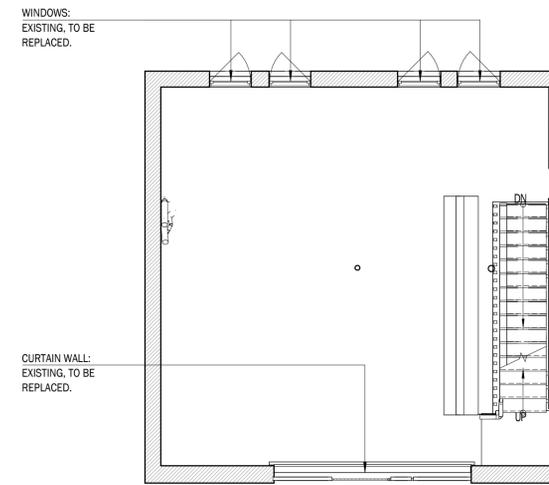
NOTE:
INSUFFICIENT
HEAD HEIGHT AT
MIDPOINT.



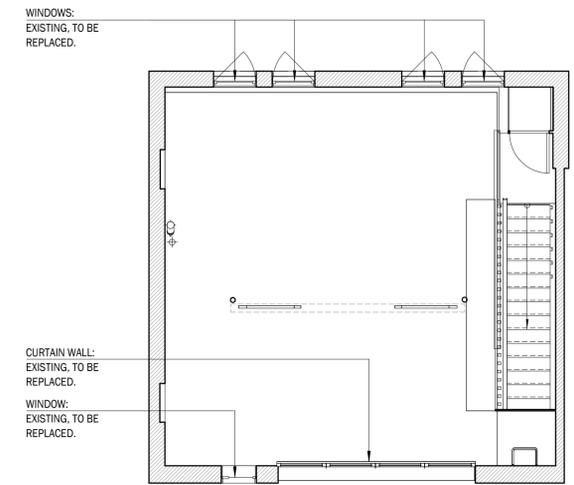
DRAWING 1 | EXISTING PLAN: BASEMENT FLOOR



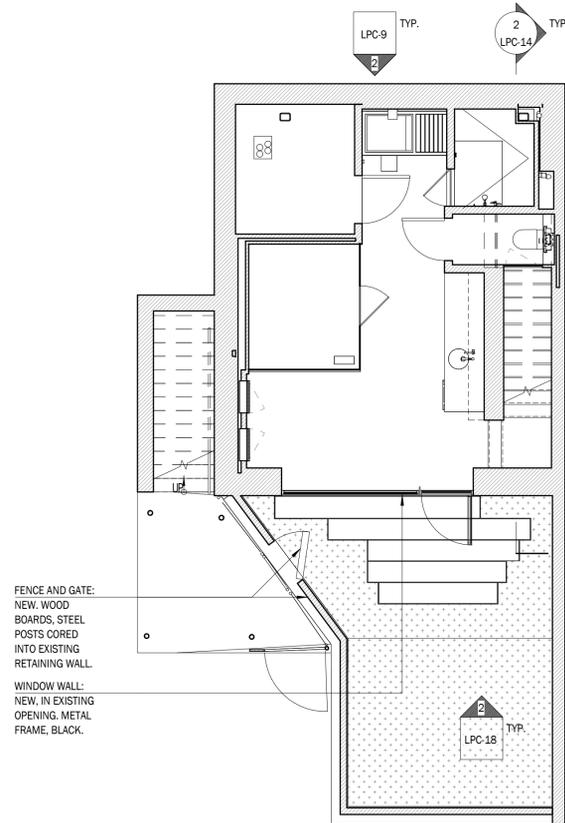
DRAWING 3 | EXISTING PLAN: FIRST FLOOR



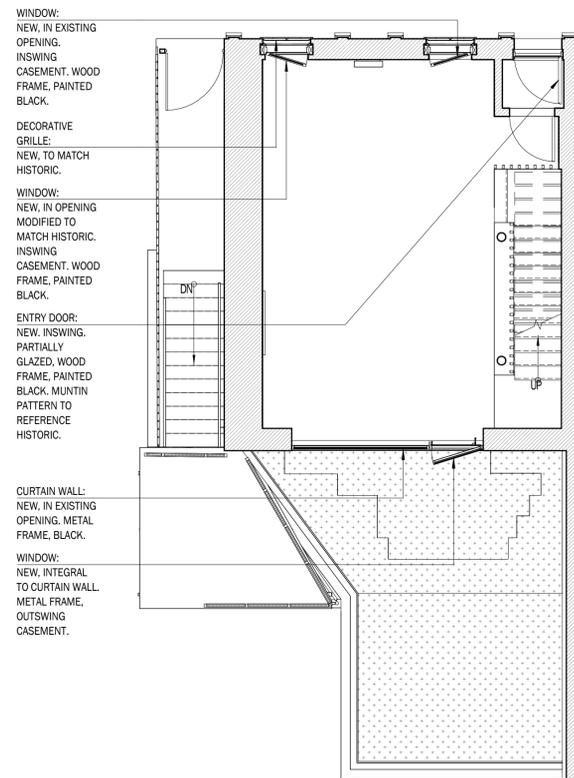
DRAWING 5 | EXISTING PLAN: SECOND FLOOR



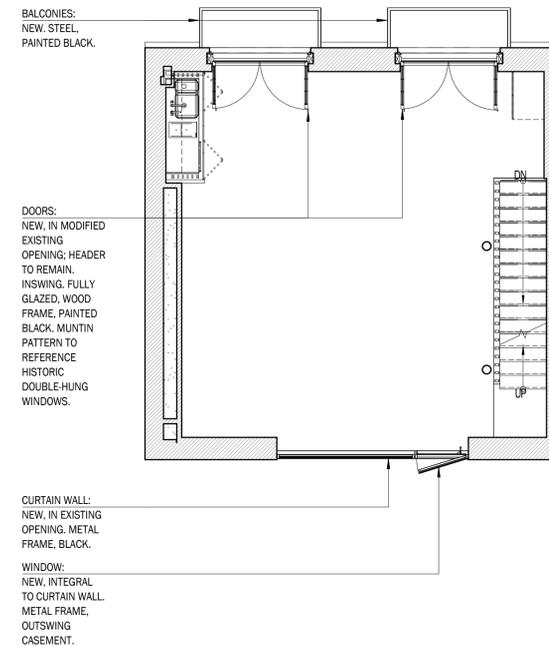
DRAWING 7 | EXISTING PLAN: THIRD FLOOR



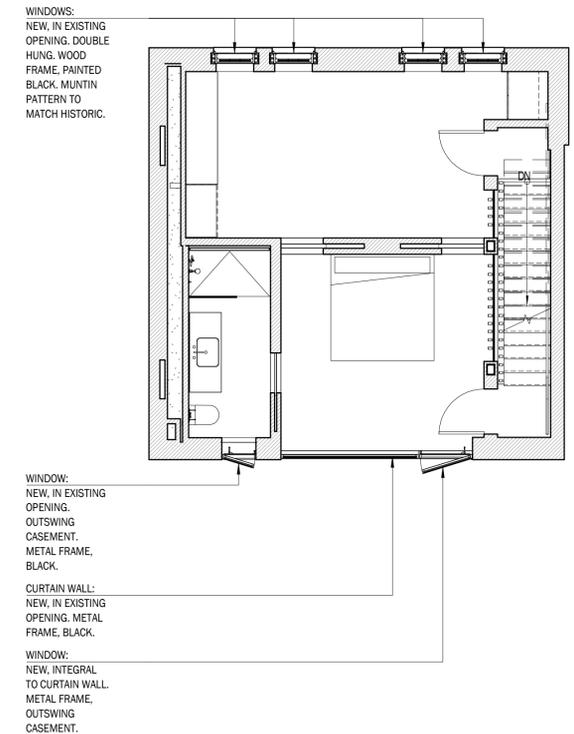
DRAWING 2 | PROPOSED PLAN: BASEMENT FLOOR



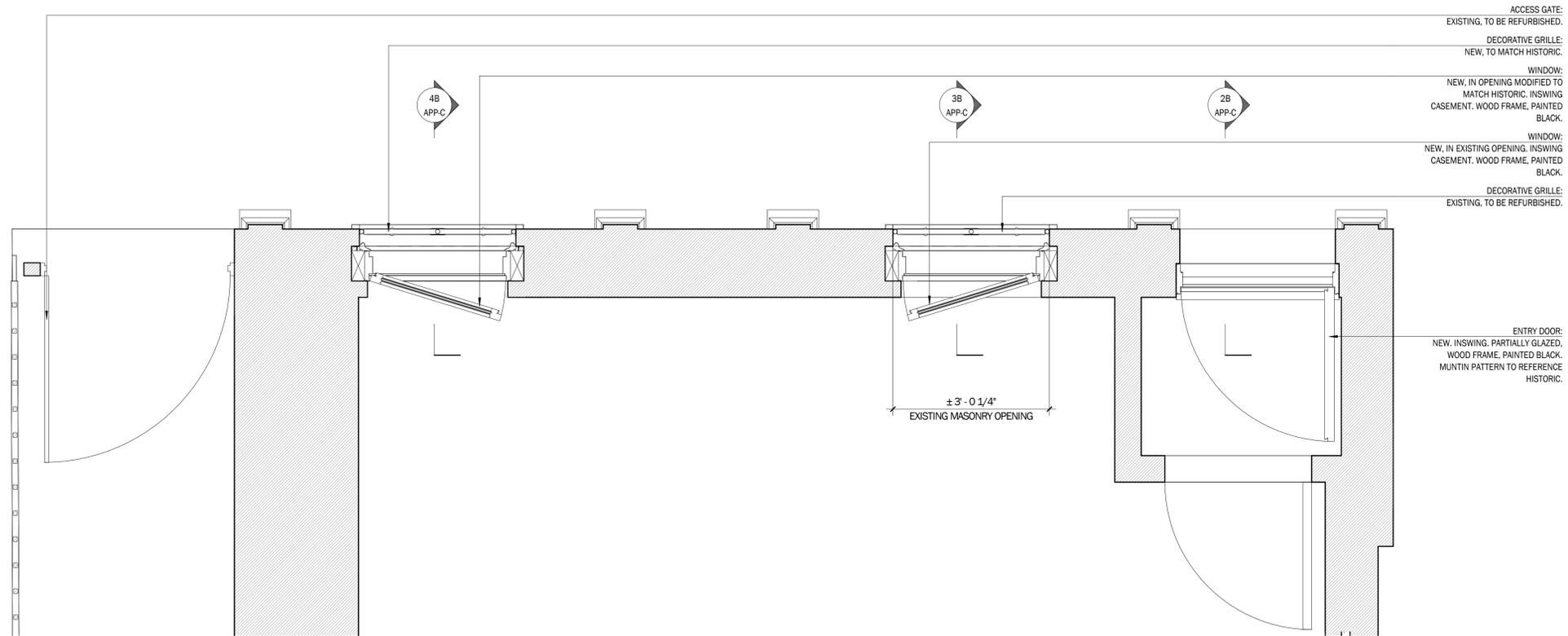
DRAWING 4 | PROPOSED PLAN: FIRST FLOOR



DRAWING 6 | PROPOSED PLAN: SECOND FLOOR



DRAWING 8 | PROPOSED PLAN: THIRD FLOOR



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR



DRAWING 2A | ENLARGED ELEVATION:
PRIMARY ENTRY DOOR | 3/4" = 1'-0"

DRAWING 2B | ENLARGED SECTION:
PRIMARY ENTRY DOOR | 3/4" = 1'-0"



DRAWING 3A | ENLARGED ELEVATION:
INSWING CASEMENT WINDOW | 3/4" = 1'-0"

DRAWING 3B | ENLARGED SECTION:
INSWING CASEMENT WINDOW | 3/4" = 1'-0"



DRAWING 4A | ENLARGED ELEVATION:
NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"

DRAWING 4B | ENLARGED SECTION:
NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"

ACCESS GATE:
EXISTING, TO BE REFURBISHED.

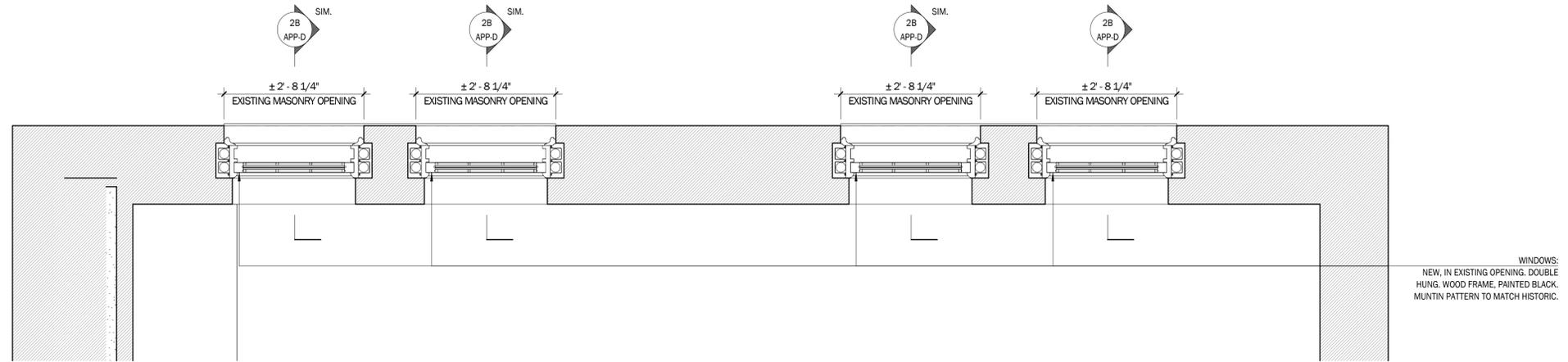
DECORATIVE GRILLE:
NEW, TO MATCH HISTORIC.

WINDOW:
NEW, IN OPENING MODIFIED TO
MATCH HISTORIC. INSWING
CASEMENT. WOOD FRAME, PAINTED
BLACK.

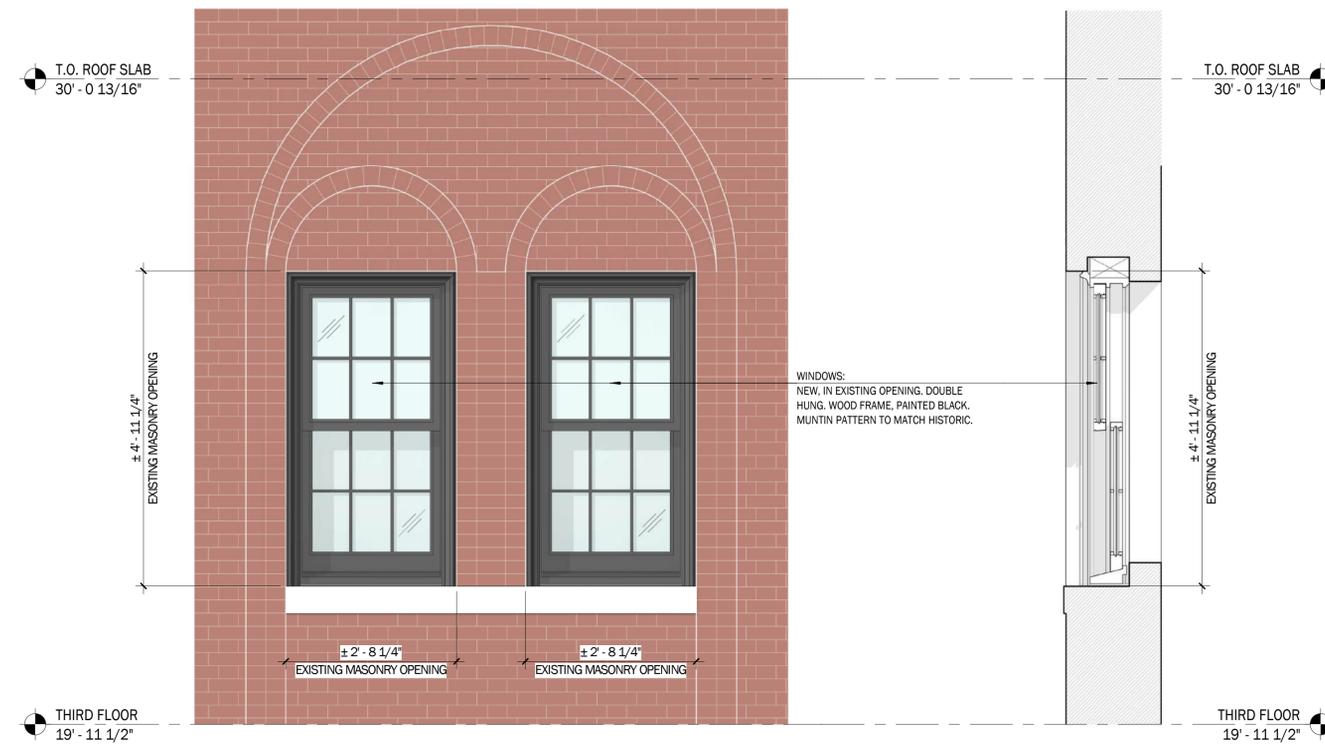
WINDOW:
NEW, IN EXISTING OPENING. INSWING
CASEMENT. WOOD FRAME, PAINTED
BLACK.

DECORATIVE GRILLE:
EXISTING, TO BE REFURBISHED.

ENTRY DOOR:
NEW. INSWING, PARTIALLY GLAZED,
WOOD FRAME, PAINTED BLACK.
MUNTIN PATTERN TO REFERENCE
HISTORIC.

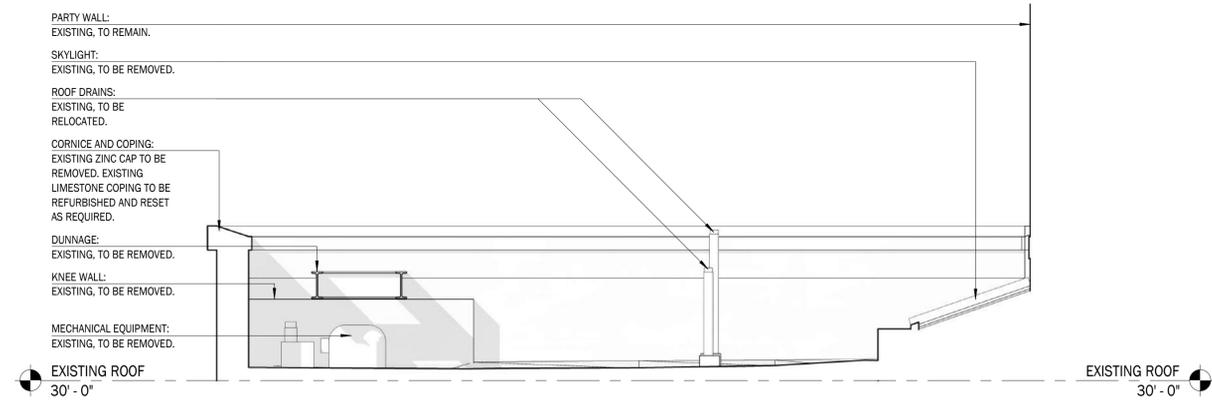


DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT THIRD FLOOR | 3/4" = 1'-0"

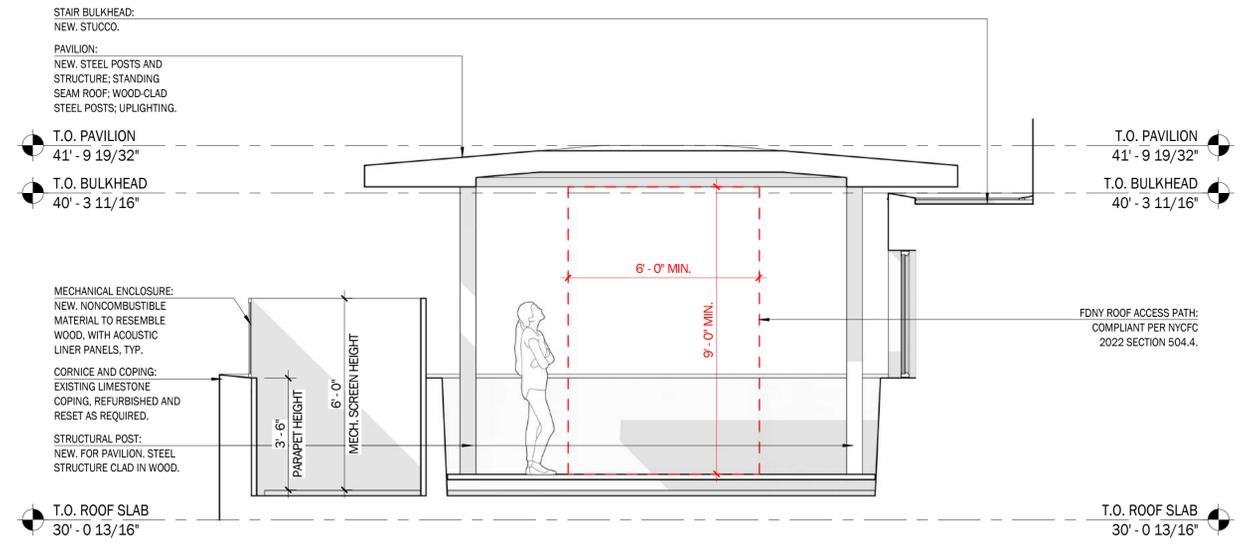


DRAWING 2A | ENLARGED ELEVATION:
THIRD FLOOR DOUBLE-HUNG WINDOWS | 3/4" = 1'-0"

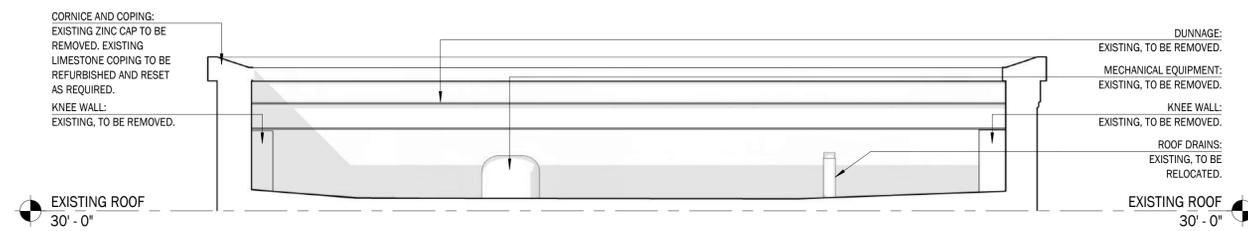
DRAWING 2B | ENLARGED SECTION:
THIRD FLOOR DOUBLE-HUNG WINDOWS | 3/4" = 1'-0"



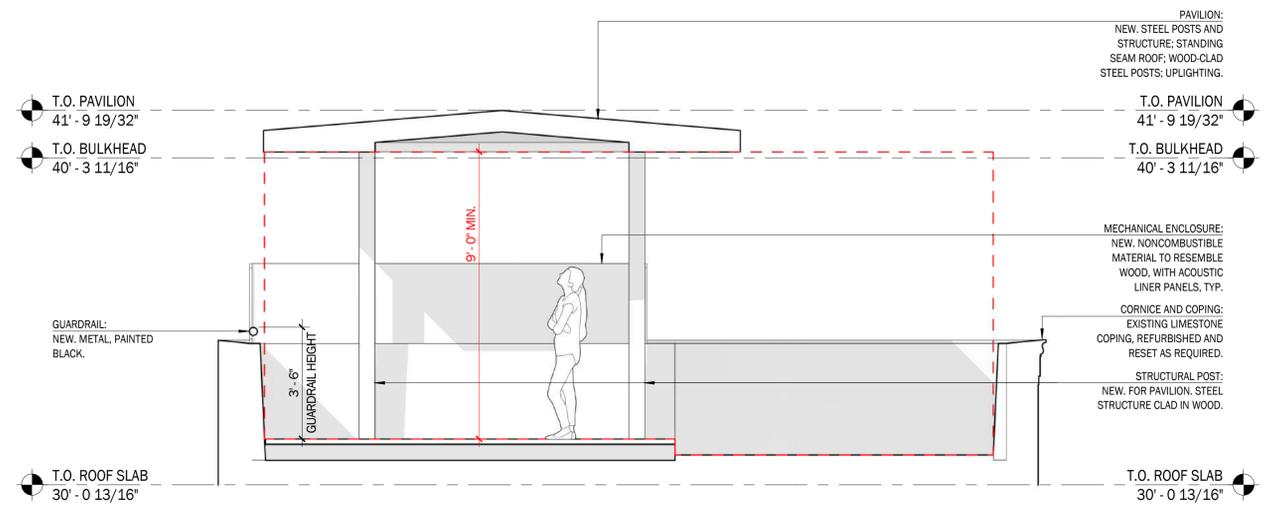
DRAWING 1 | NORTH ELEVATION AT ROOF: EXISTING | 3/8" = 1'-0"



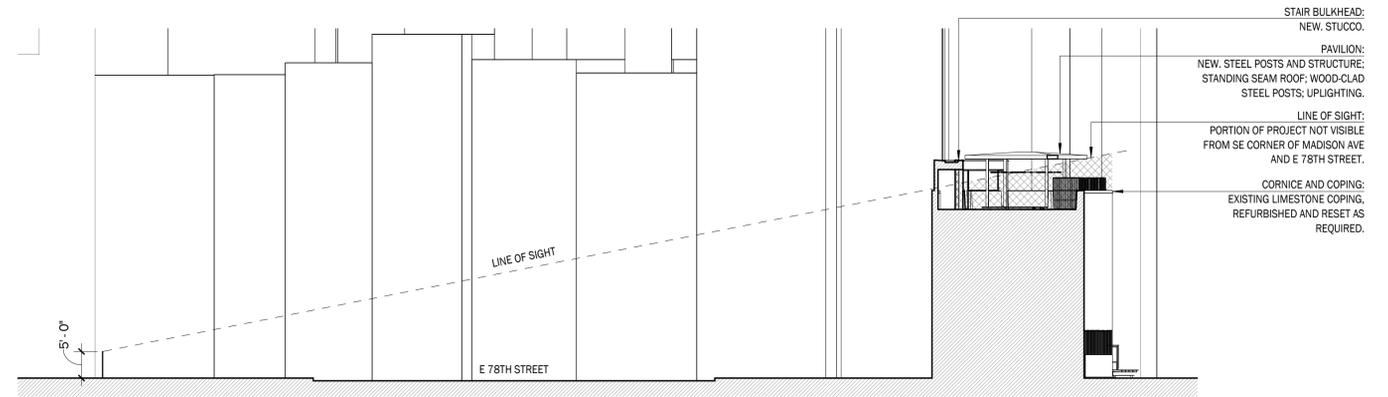
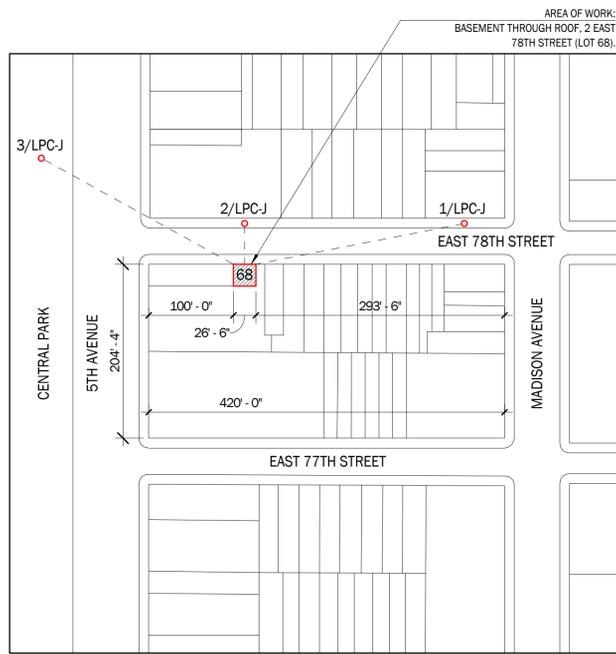
DRAWING 2 | NORTH ELEVATION AT ROOF: PROPOSED | 3/8" = 1'-0"



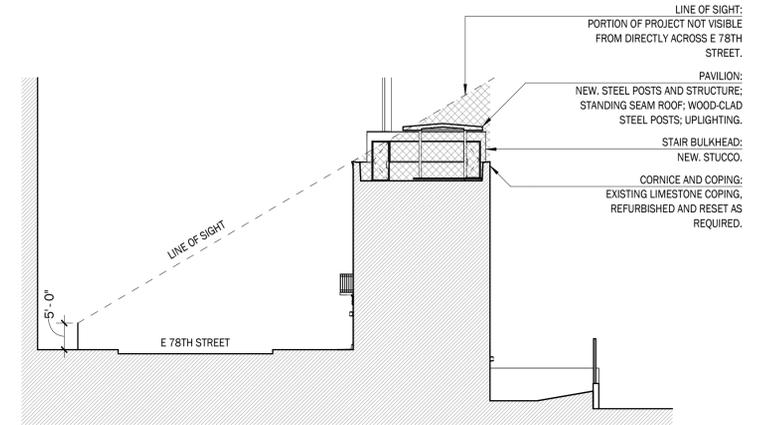
DRAWING 3 | WEST ELEVATION AT ROOF: EXISTING



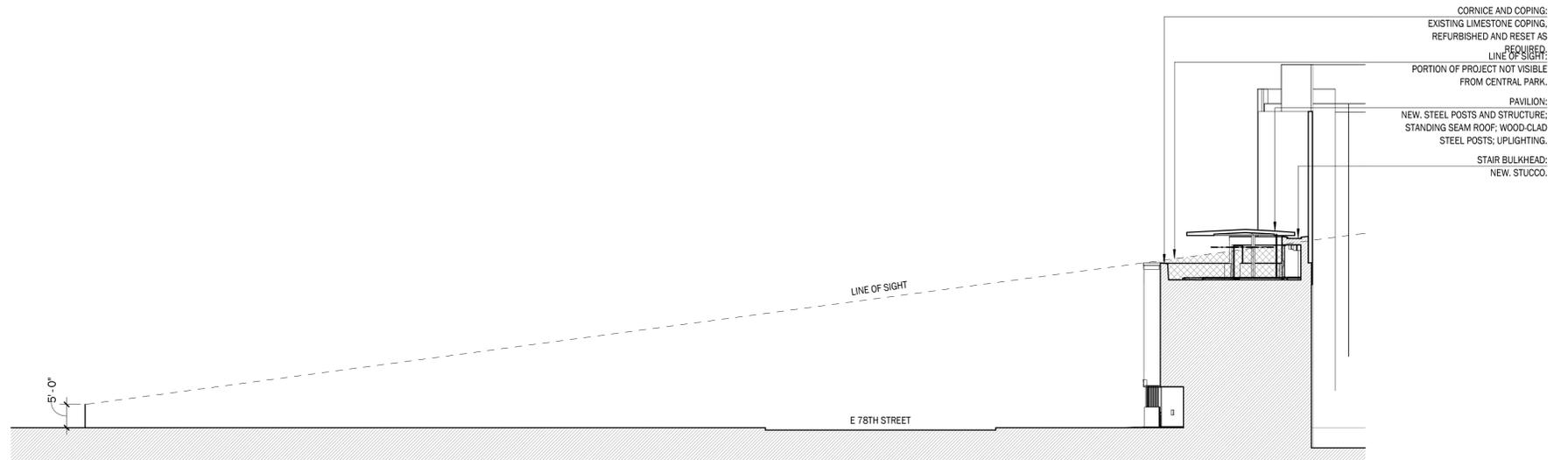
DRAWING 4 | WEST ELEVATION AT ROOF: PROPOSED



DRAWING 1 | SIGHT LINE DIAGRAM: E 78TH STREET, ANGLED VIEW



DRAWING 2 | SIGHT LINE DIAGRAM: E 78TH STREET, STRAIGHT-ON VIEW



DRAWING 3 | SIGHT LINE DIAGRAM: CENTRAL PARK