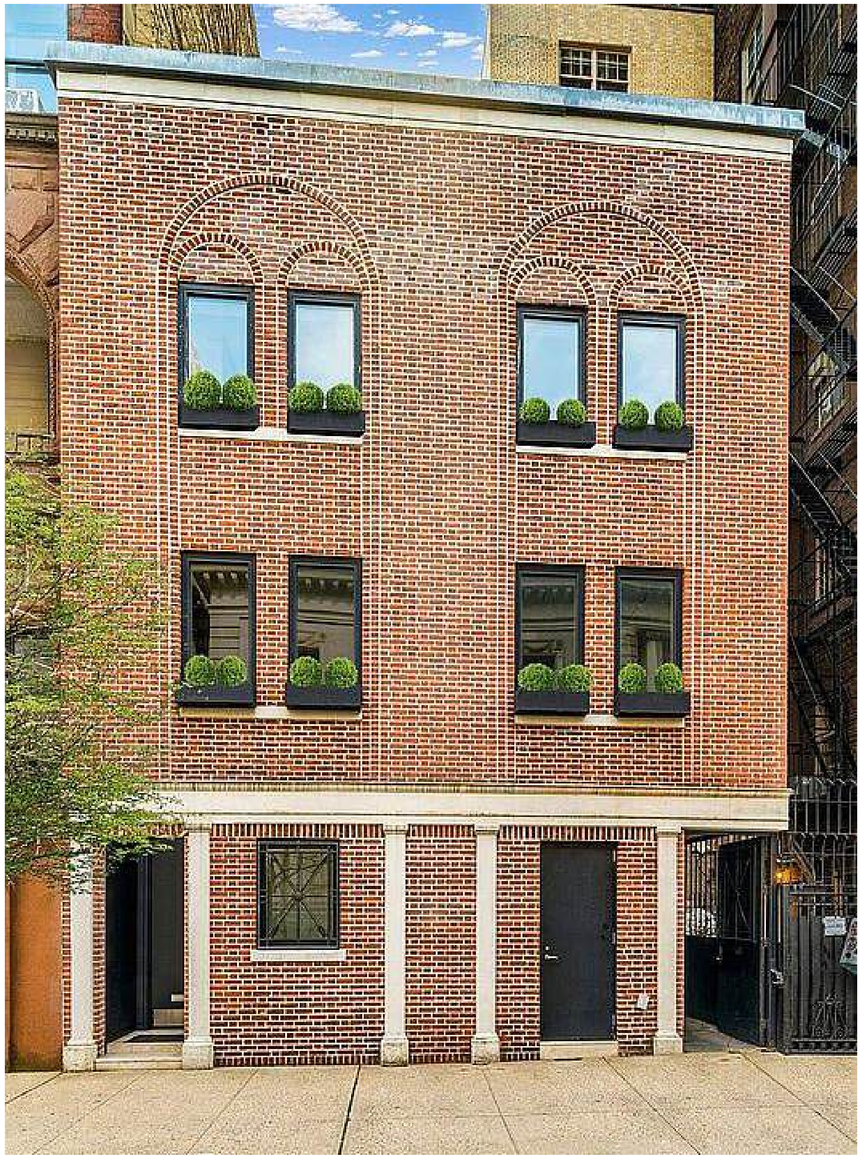


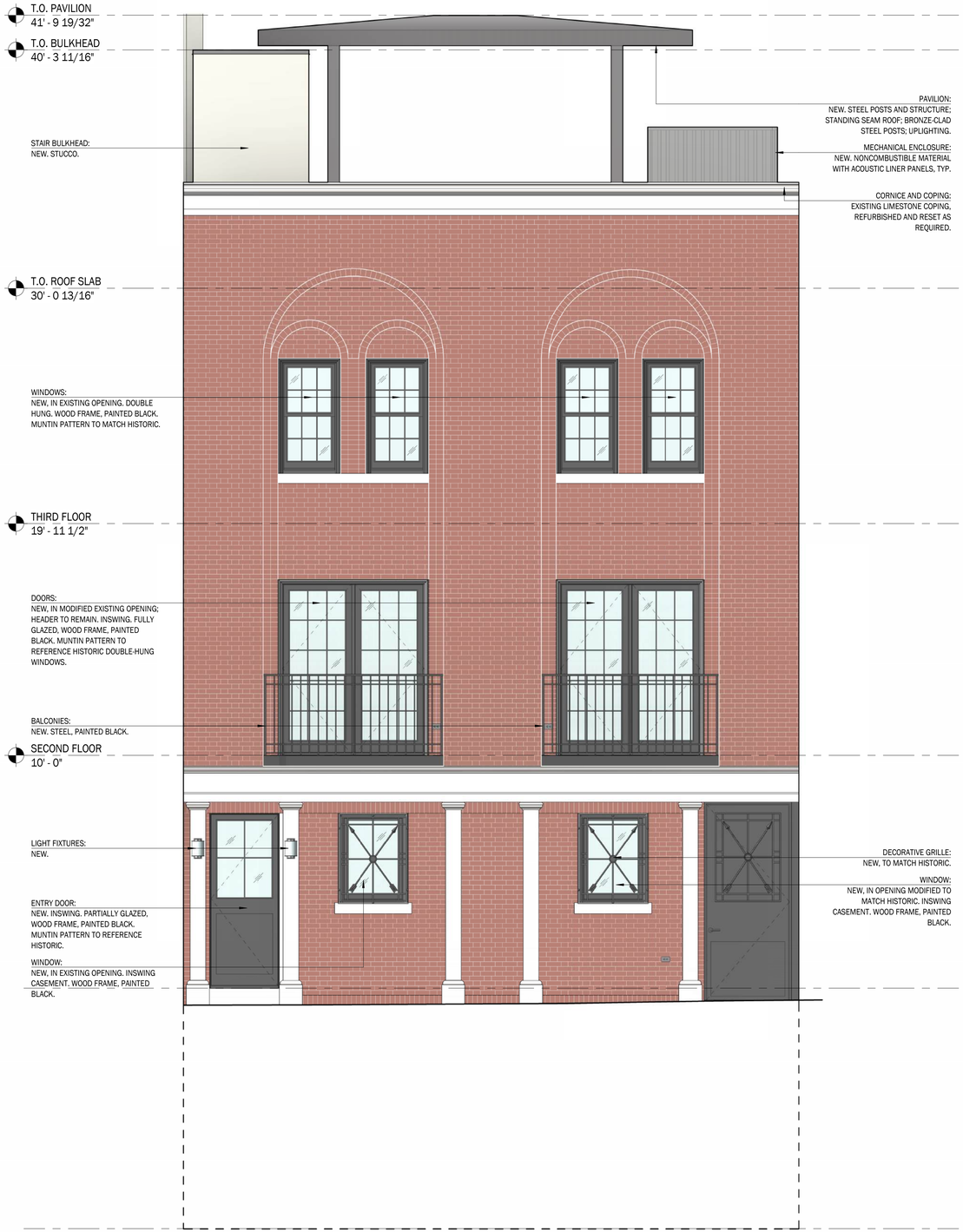
CONSTRUCTED 1937, DESIGNED BY IRVING MARGON



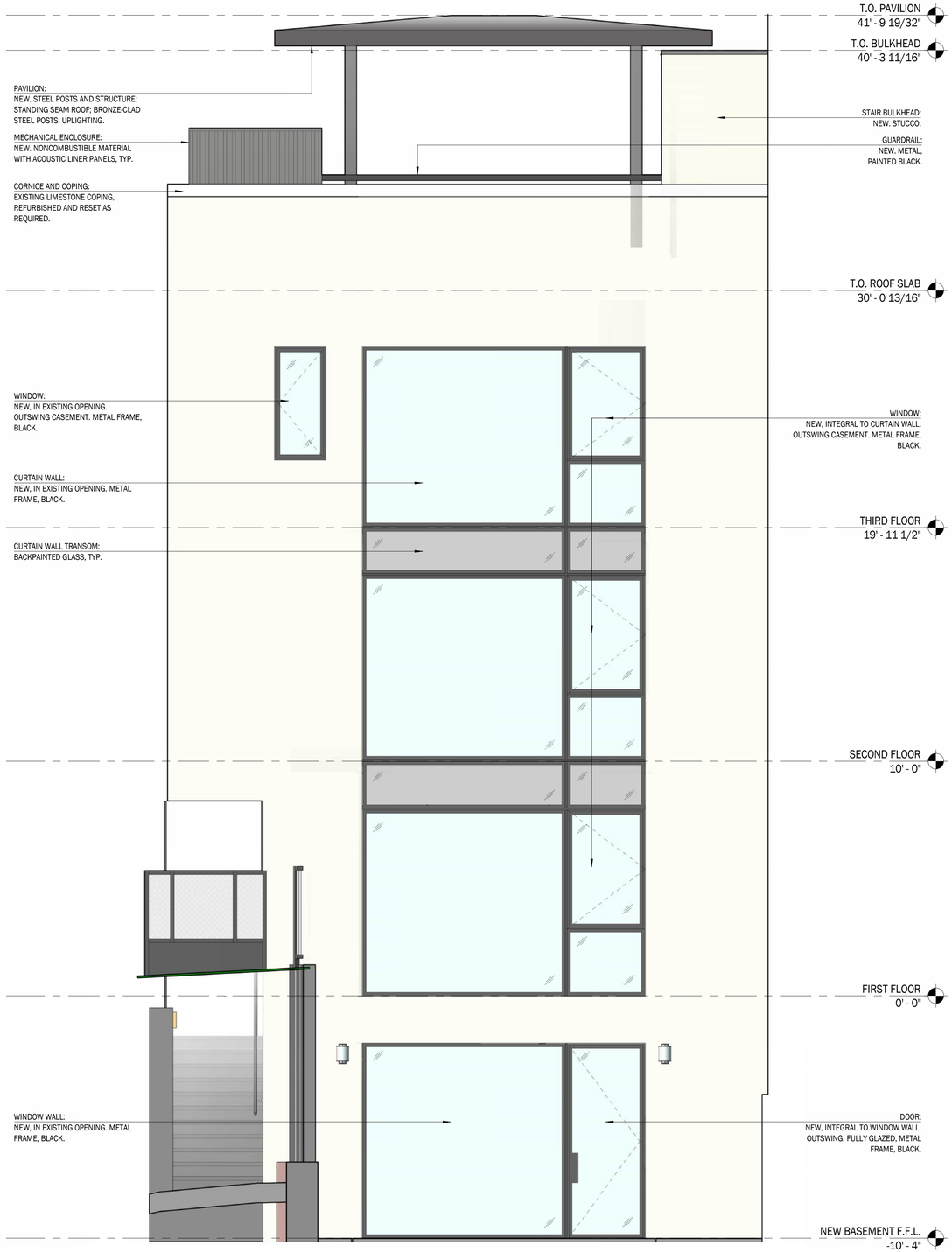
UPPER EAST SIDE HISTORIC DISTRICT



AERIAL VIEW OF SITE



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



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

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

LPC-2 - PROPOSED ELEVATIONS

GREEN 78 LLC /

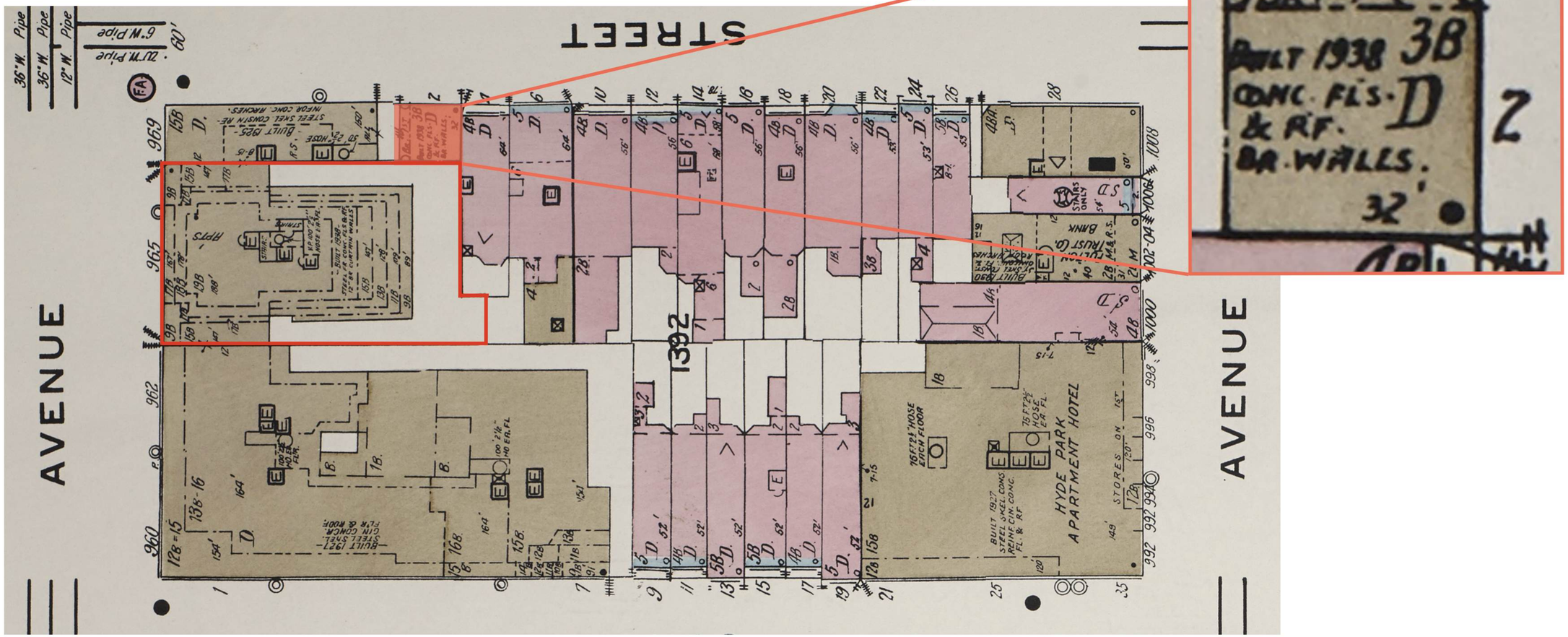
03/13/26



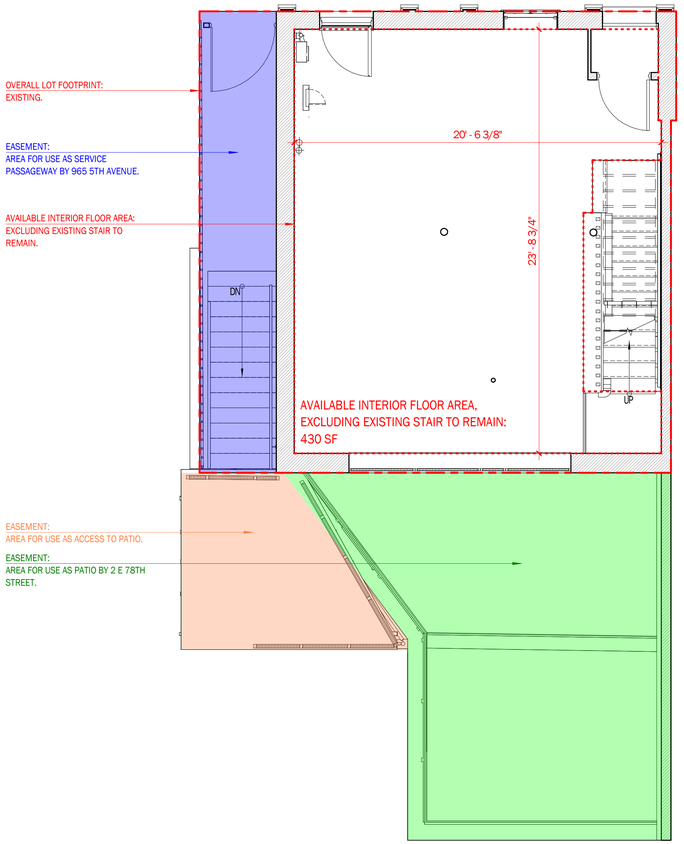
1940 (TAX PHOTO)



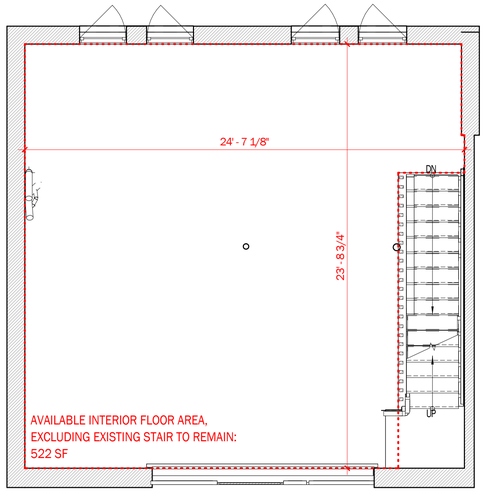
1944 (MCNY)



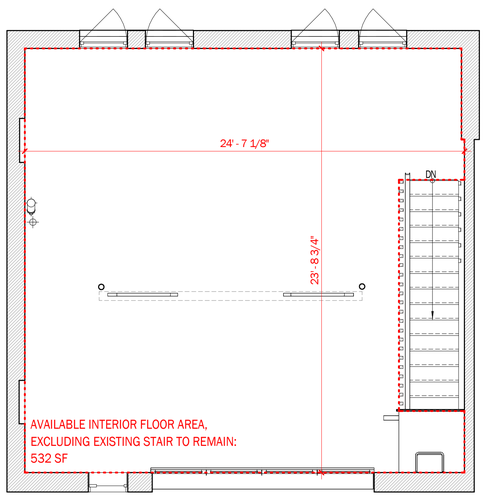
1939 (SANBORN)



EXISTING PLAN: FIRST FLOOR



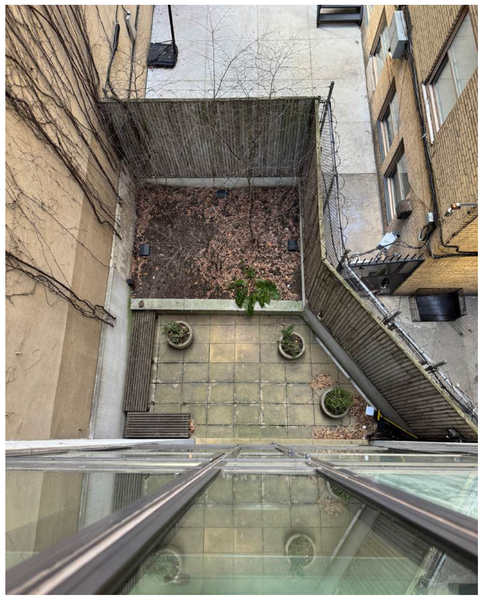
EXISTING PLAN: SECOND FLOOR



EXISTING PLAN: THIRD FLOOR



VIEW OF EXISTING SERVICE PASSAGEWAY FROM STREET



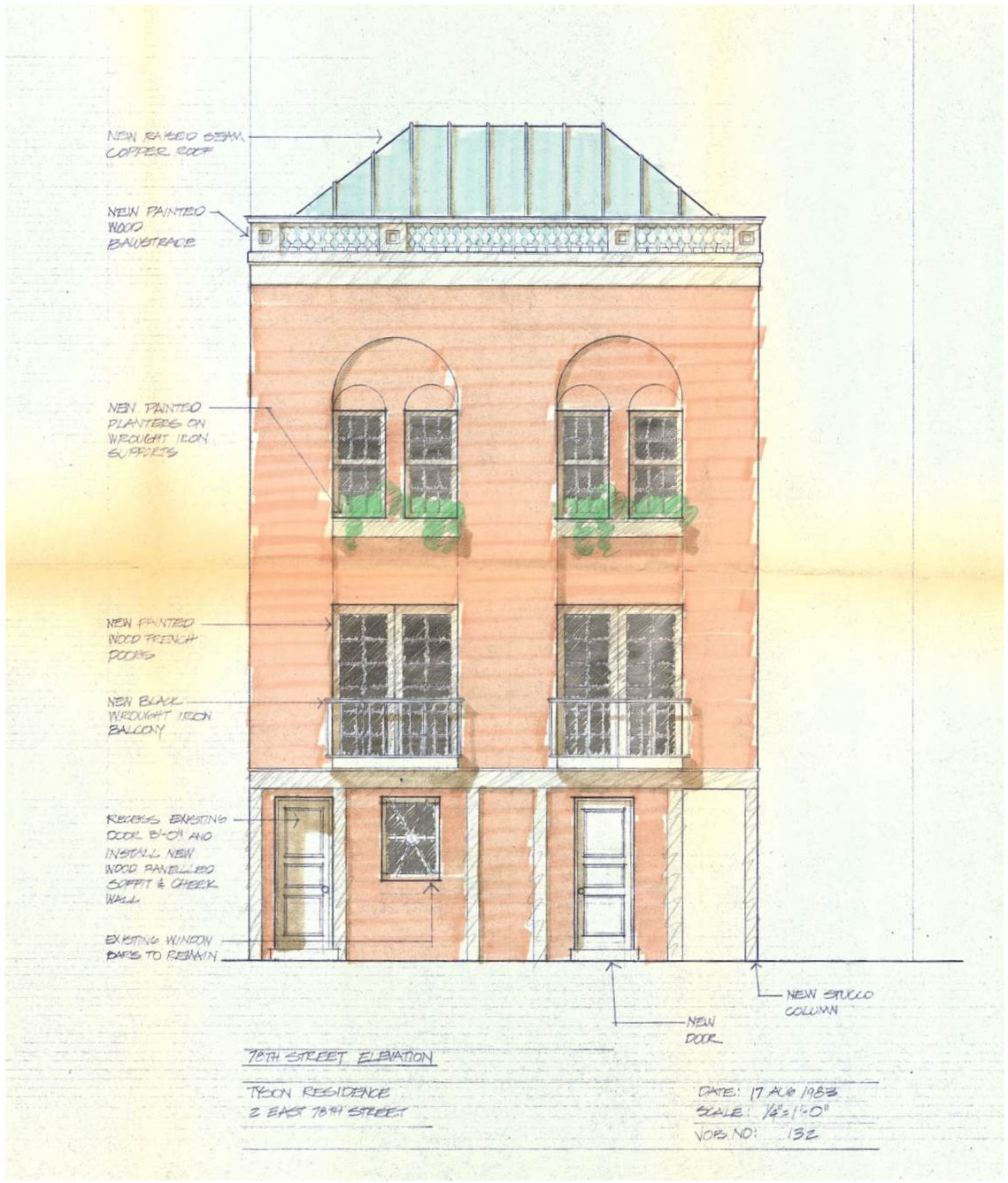
VIEW OF EXISTING REAR PATIO FROM ROOF

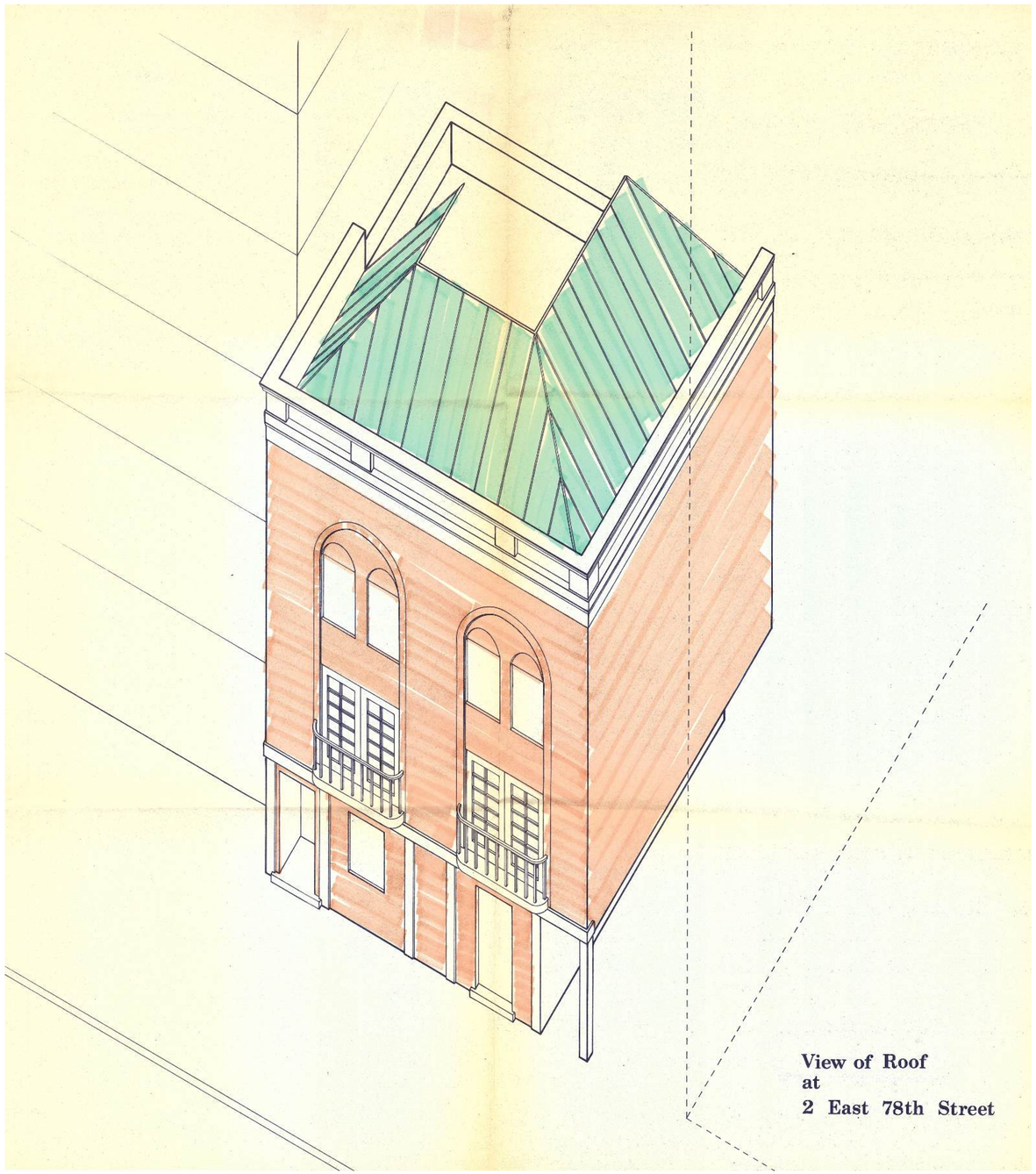
MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

LPC-5 - EXISTING FLOOR AREA ANALYSIS

GREEN 78 LLC /

03/13/26

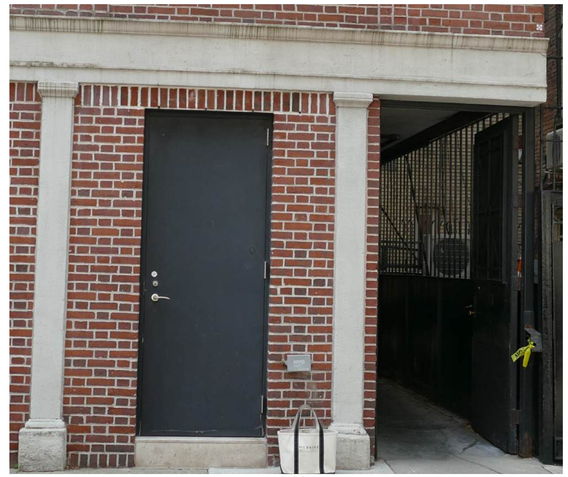

NEW RAISED SEAM COPPER ROOF
NEW PAINTED WOOD BALUSTRADE
NEW PAINTED PLANTERS ON WROUGHT IRON SUPPORTS
NEW PAINTED WOOD FRENCH DOORS
NEW BLACK WROUGHT IRON BALCONY
RECESS EXISTING DOOR 8'-0" AND INSTALL NEW WOOD PANELLED SOFFIT & CHEEK WALL
EXISTING WINDOW BARS TO REMAIN
NEW STUCCO COLUMN
NEW DOOR
78TH STREET ELEVATION
TYSON RESIDENCE
2 EAST 78TH STREET
DATE: 17 AUG 1983
SCALE: 1/8"=1'-0"
JOB NO: 132


View of Roof
at
2 East 78th Street



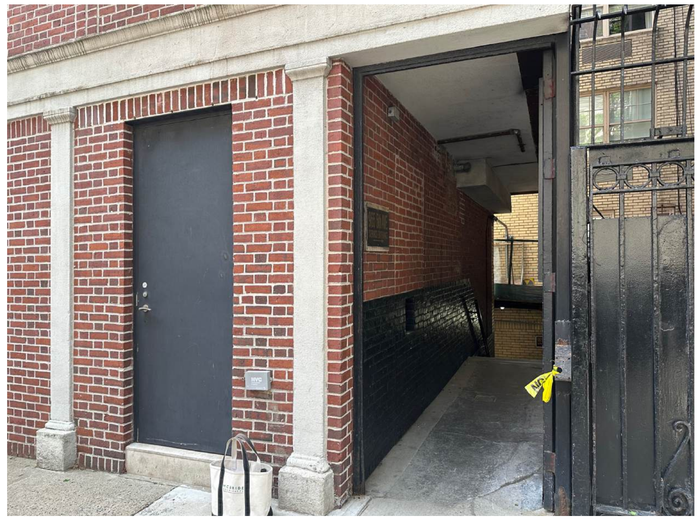






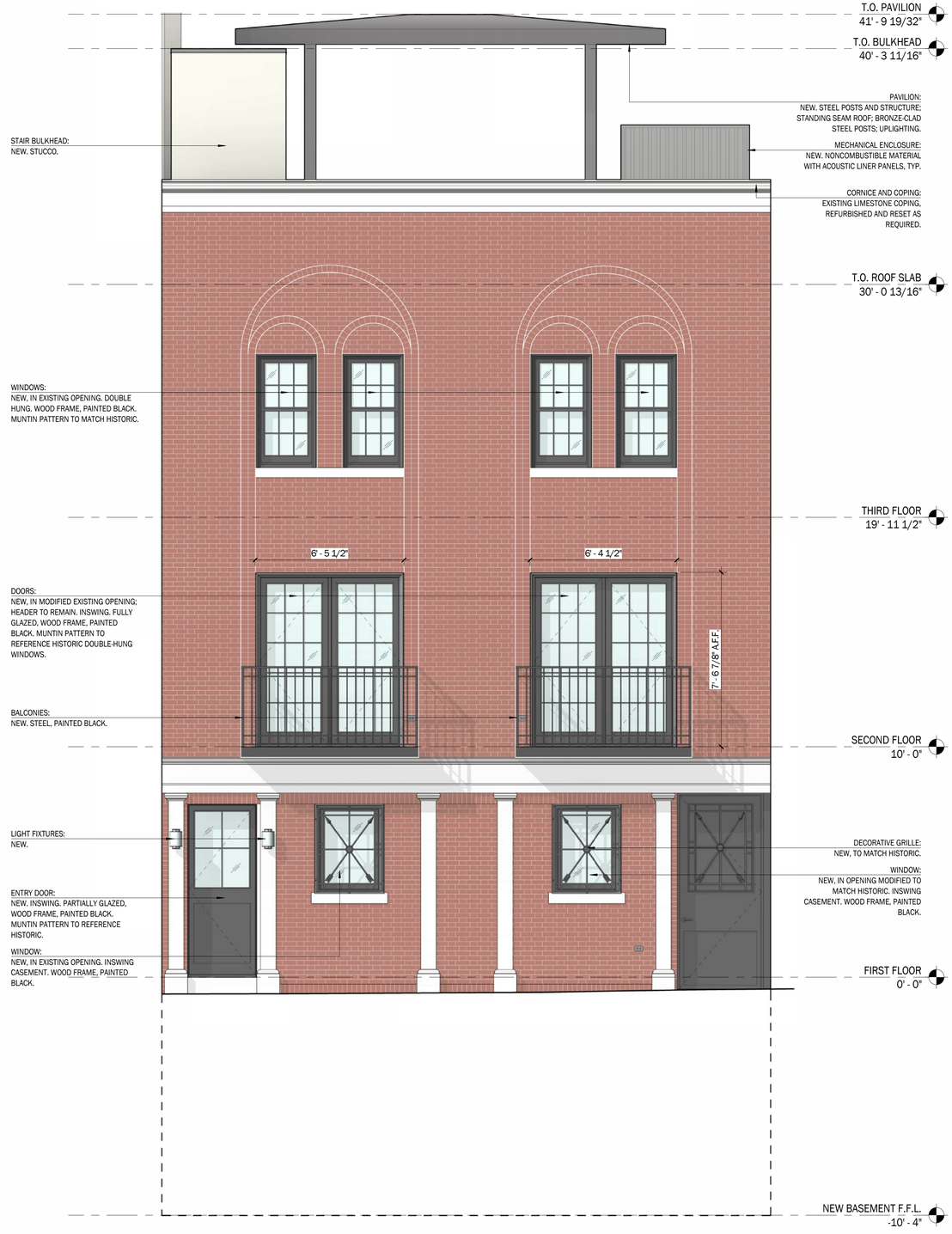








DRAWING 1 | NORTH ELEVATION: EXISTING



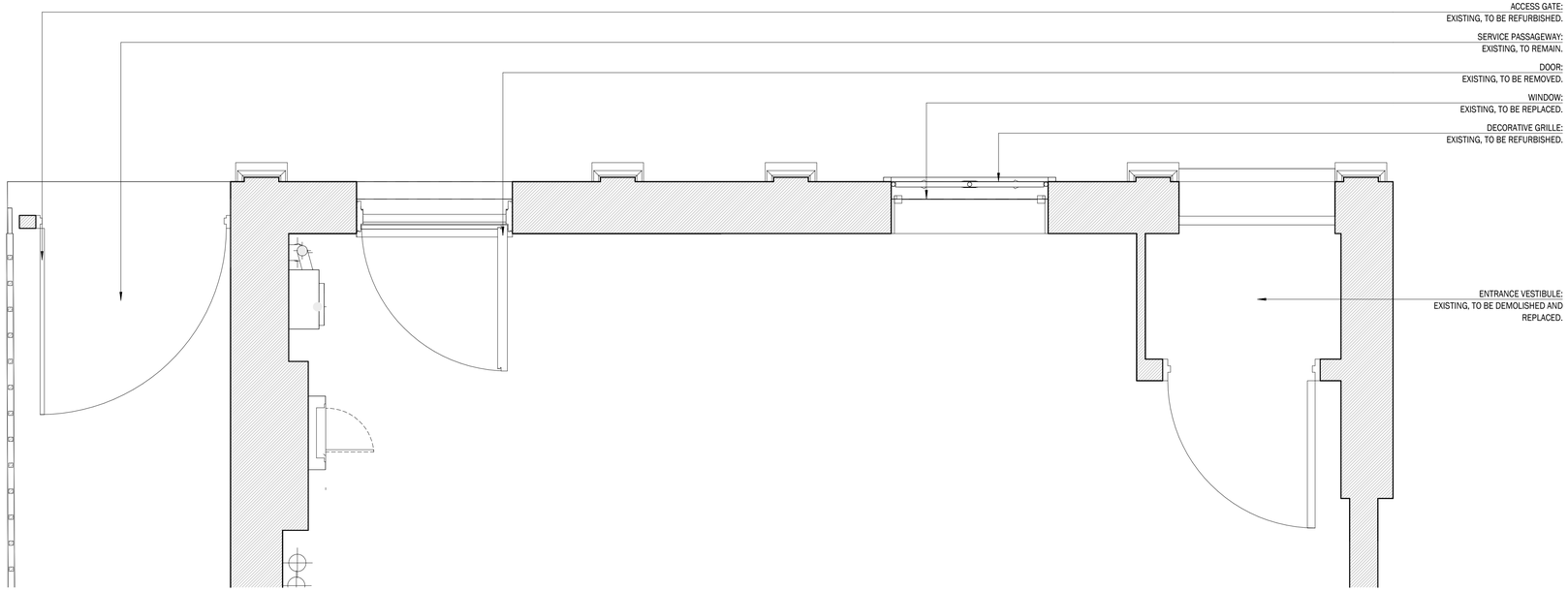
DRAWING 2 | NORTH ELEVATION: PROPOSED

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

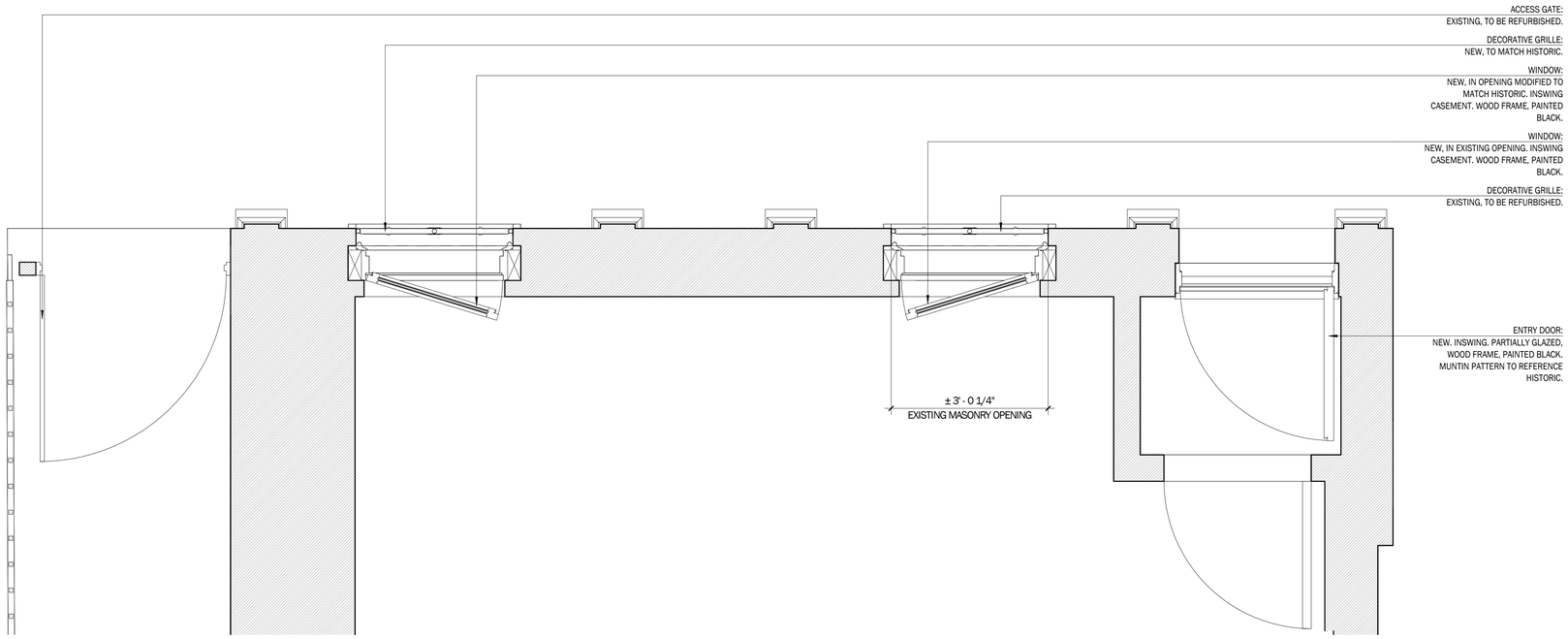
LPC-9 - COMPARATIVE ANALYSIS - PRIMARY FACADE

GREEN 78 LLC /

03/13/26



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



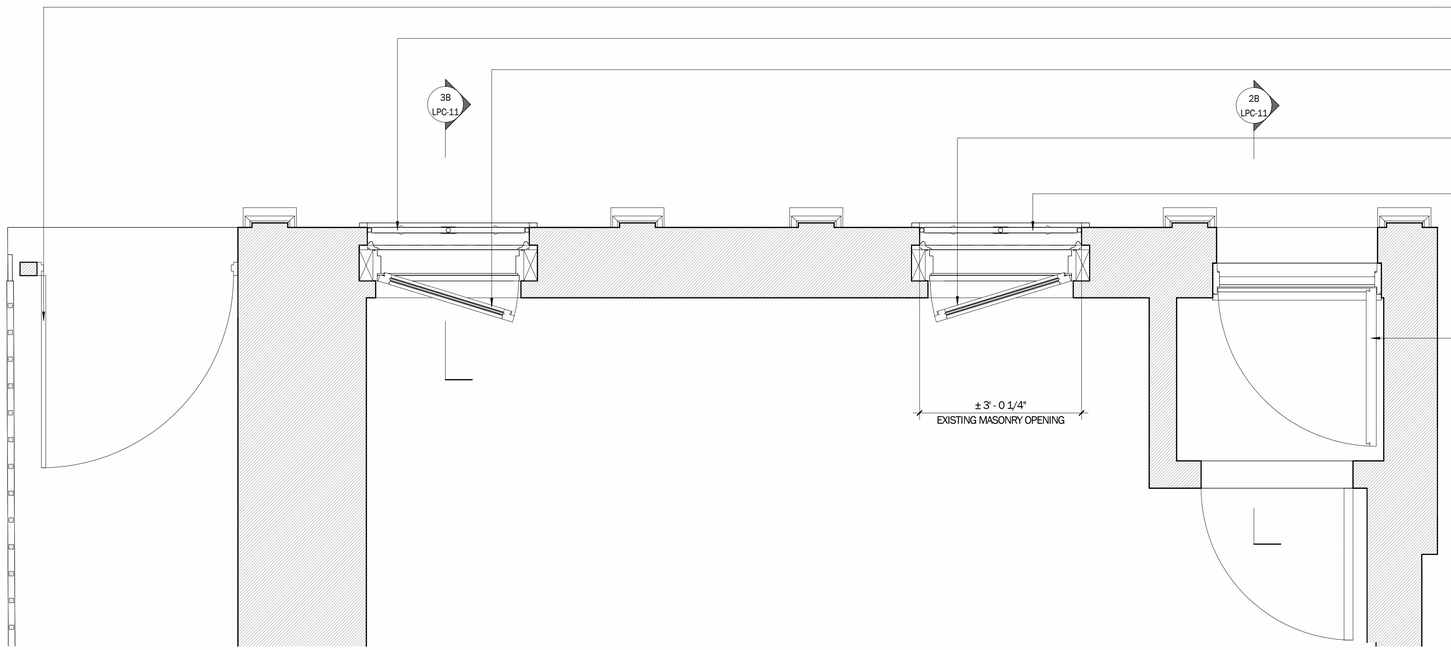
DRAWING 2 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR | PROPOSED | 3/4" = 1'-0"

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

LPC-10 - ENLARGED DRAWINGS - PRIMARY FACADE AT FIRST FLOOR

GREEN 78 LLC /

03/13/26



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR



HISTORIC PRIMARY ENTRY DOOR

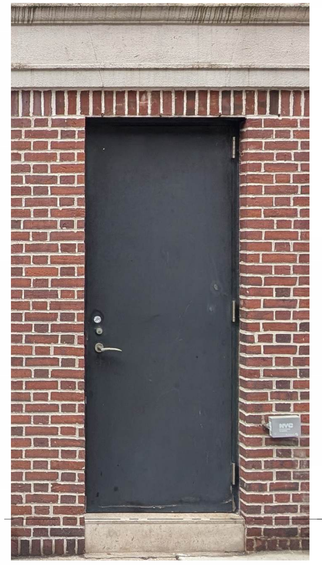


DRAWING 2A | ENLARGED ELEVATION:
PRIMARY ENTRY DOOR | 3/4" = 1'-0"

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



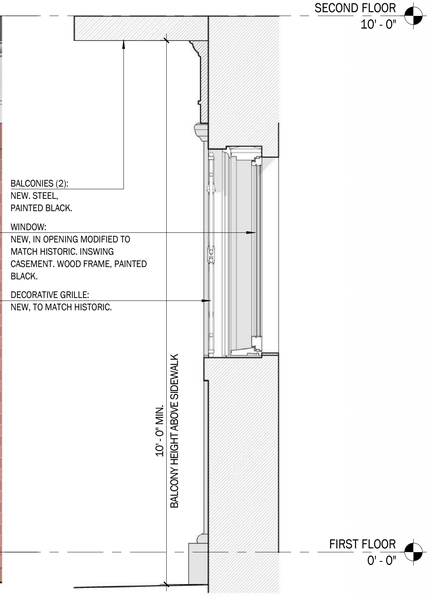
HISTORIC WINDOW



EXISTING SECONDARY ENTRY



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

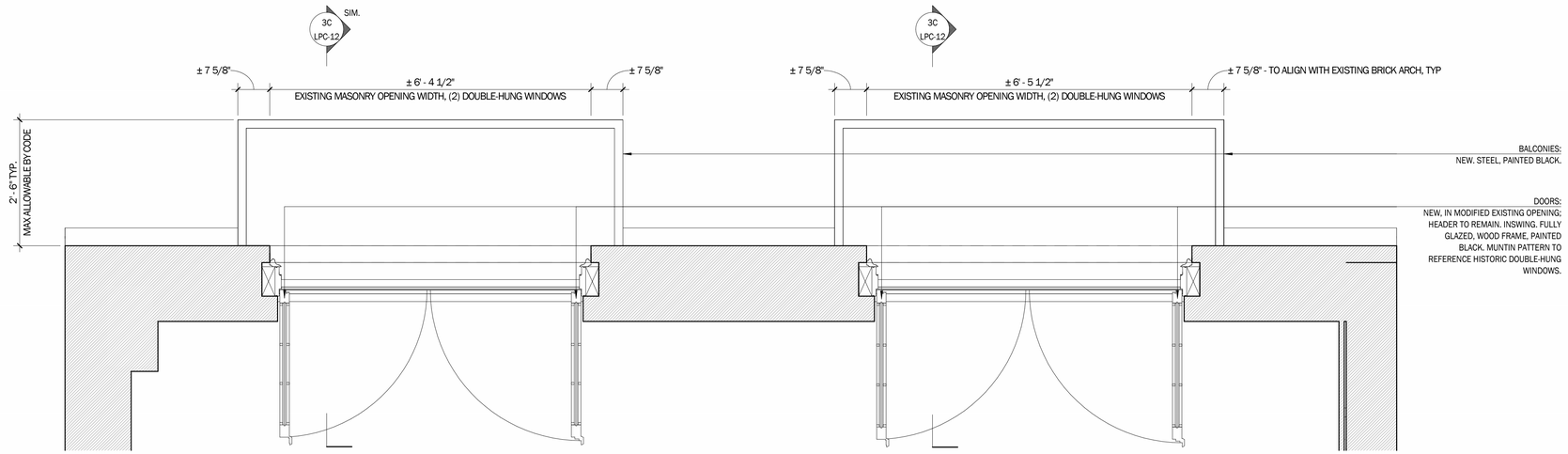


DRAWING 3B | ENLARGED SECTION:
NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

LPC-11 - ENLARGED DRAWINGS - PRIMARY FACADE AT FIRST FLOOR

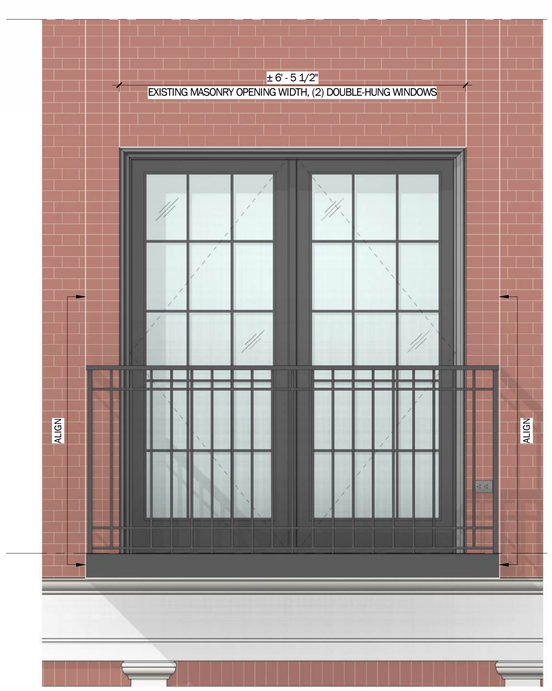
GREEN 78 LLC /
03/13/26



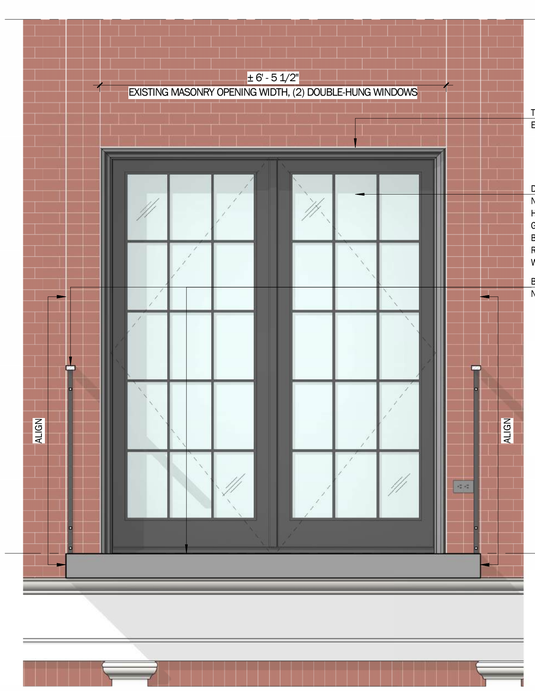
DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT SECOND FLOOR | 3/4" = 1'-0"



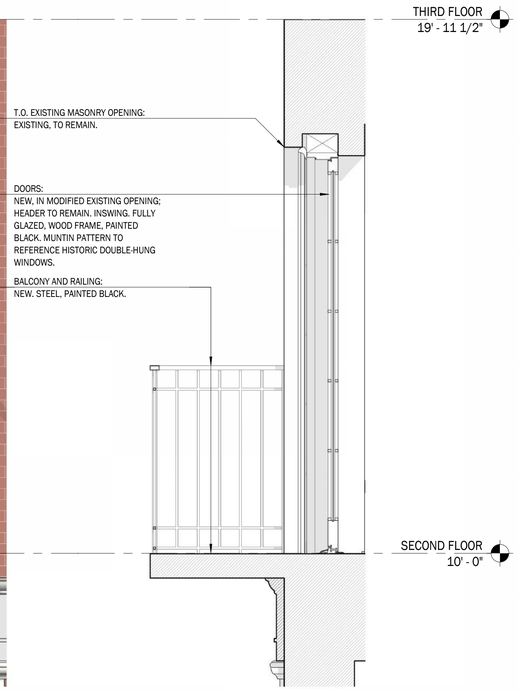
DRAWING 2 | EXISTING ELEVATION:
SECOND FLOOR FRENCH DOOR WITH GUARDRAIL | 3/4" = 1'-0"



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"



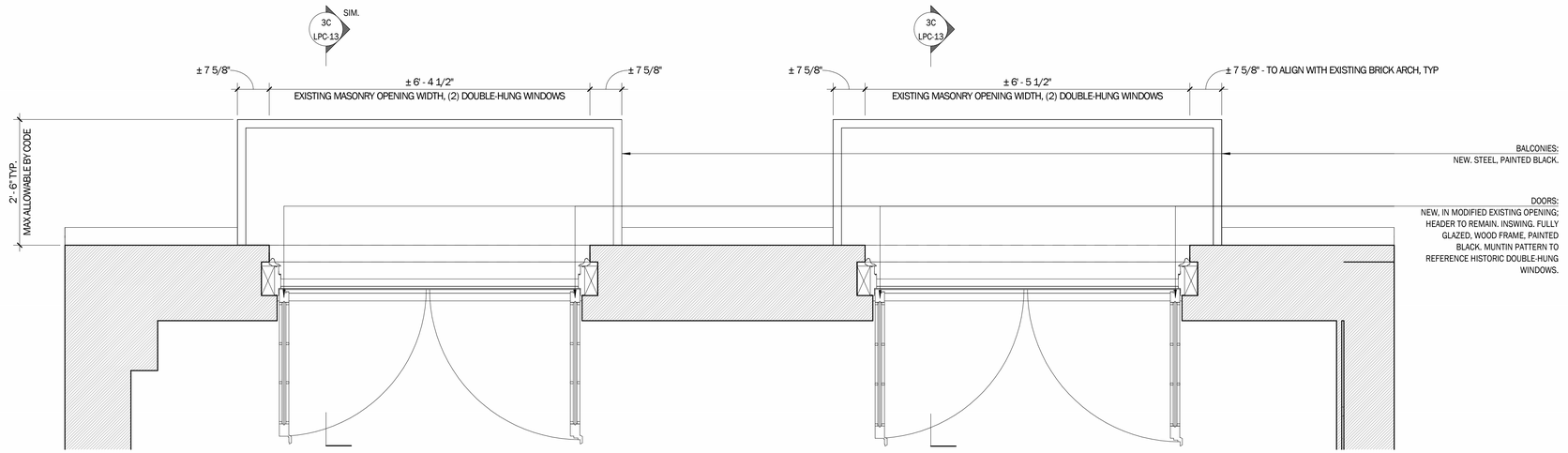
DRAWING 3C | ENLARGED SECTION:
SECOND FLOOR FRENCH DOOR | 3/4" = 1'-0"

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

LPC-12 - ENLARGED DRAWINGS - PRIMARY FACADE AT SECOND FLOOR

GREEN 78 LLC /

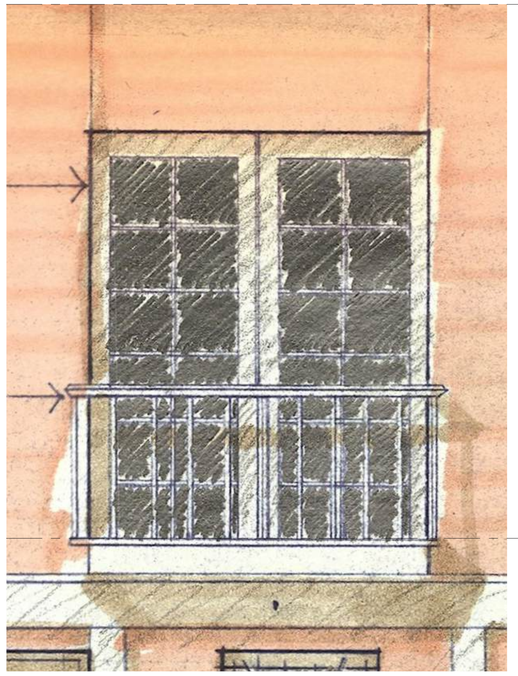
03/13/26



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

THIRD FLOOR
19' - 11 1/2"

SECOND FLOOR
10' - 0"



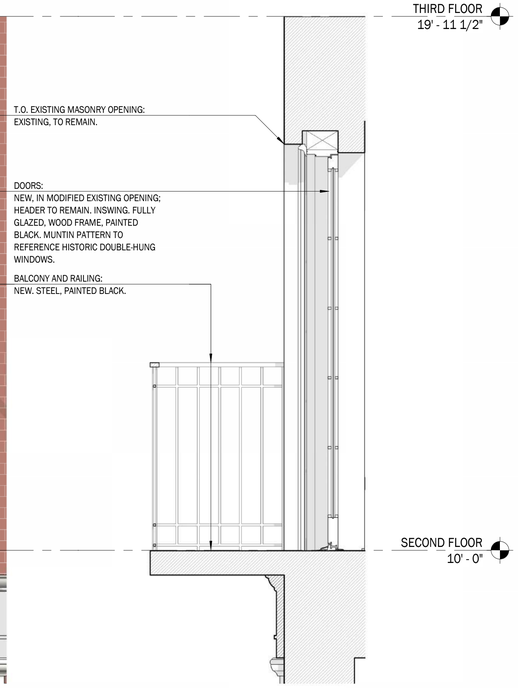
1983 CERTIFICATE OF APPROPRIATENESS APPROVAL



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"



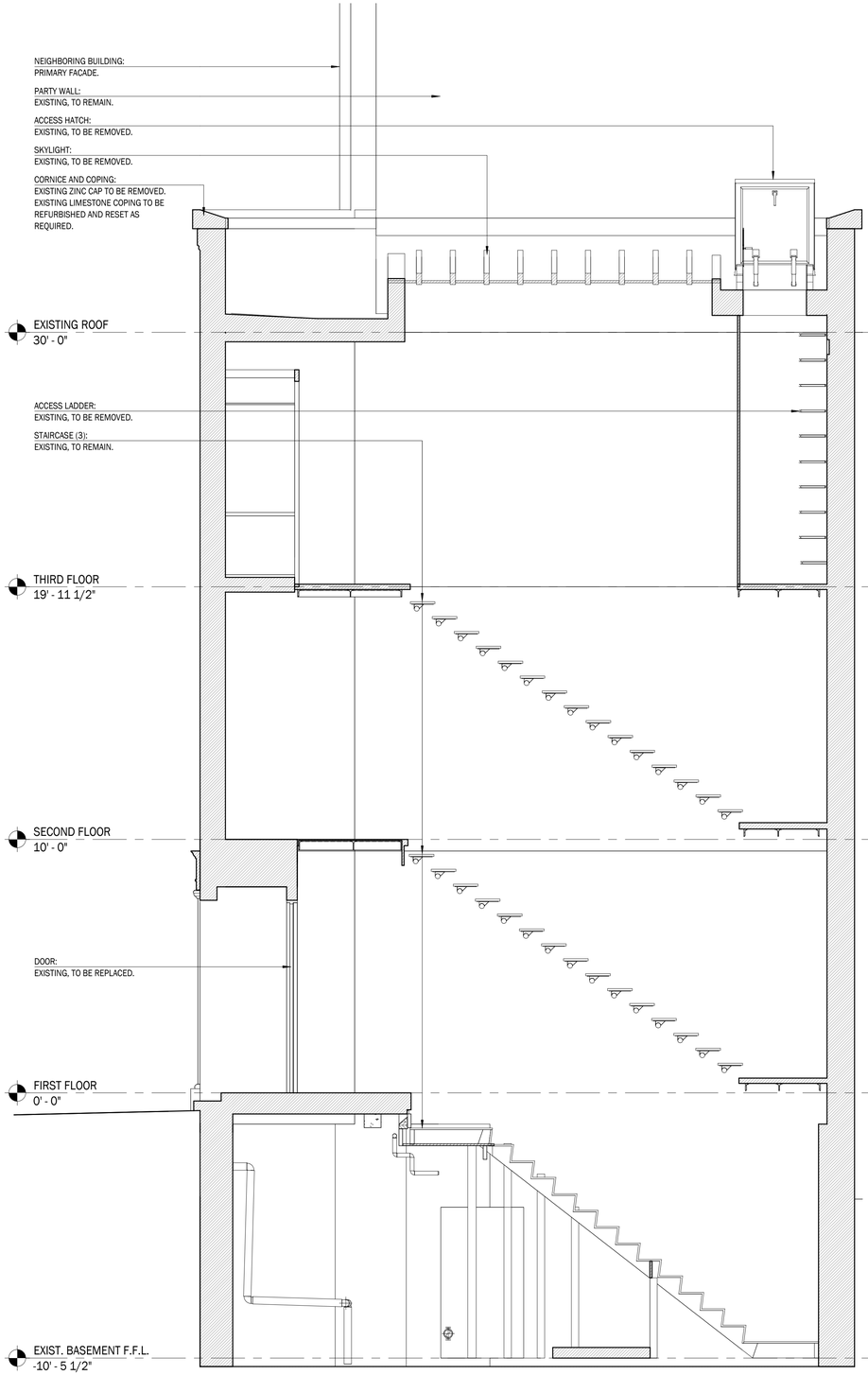
DRAWING 3C | ENLARGED SECTION:
SECOND FLOOR FRENCH DOOR | 3/4" = 1'-0"

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

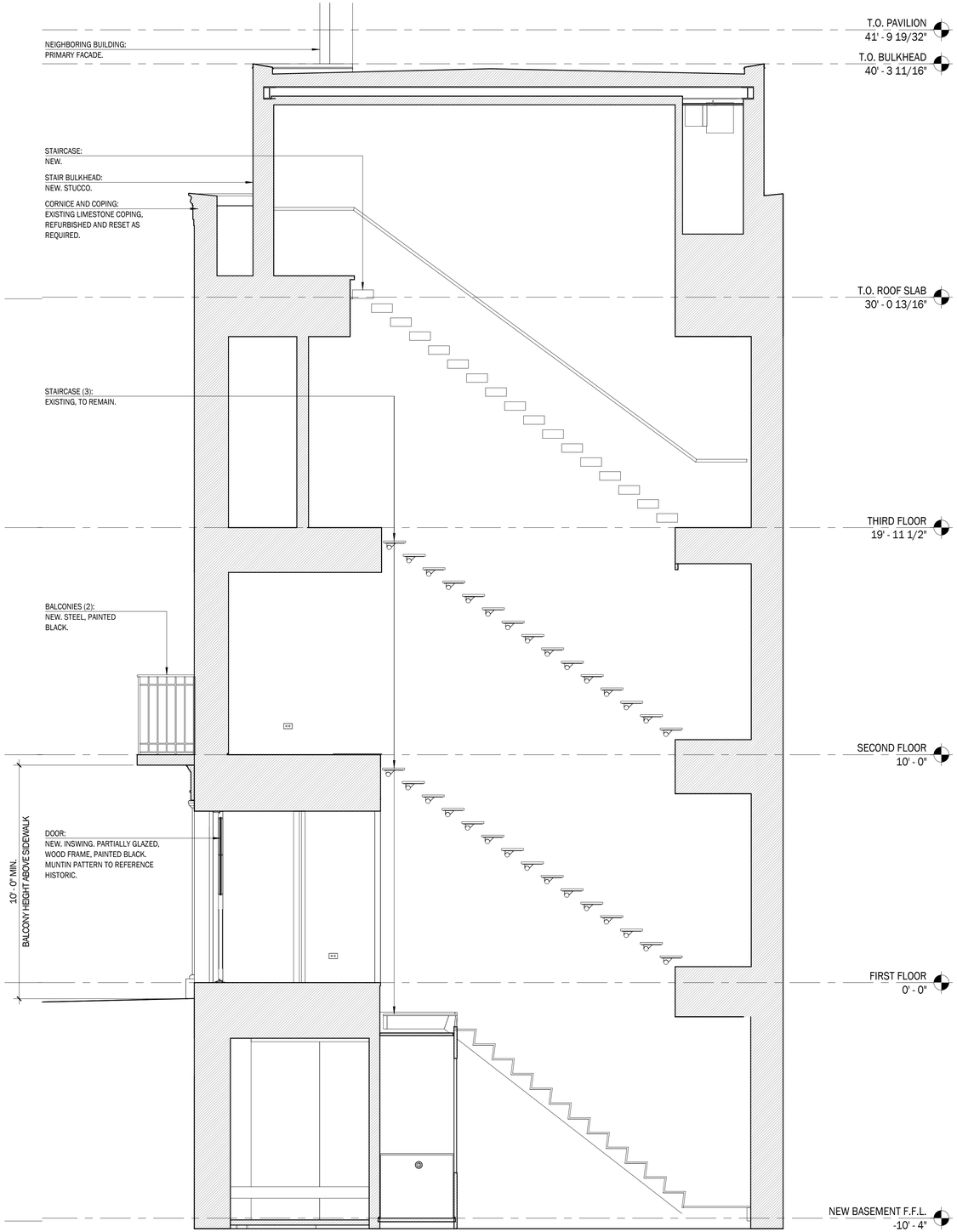
LPC-13 - ENLARGED DRAWINGS - PRIMARY FACADE AT SECOND FLOOR

GREEN 78 LLC /

03/13/26



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



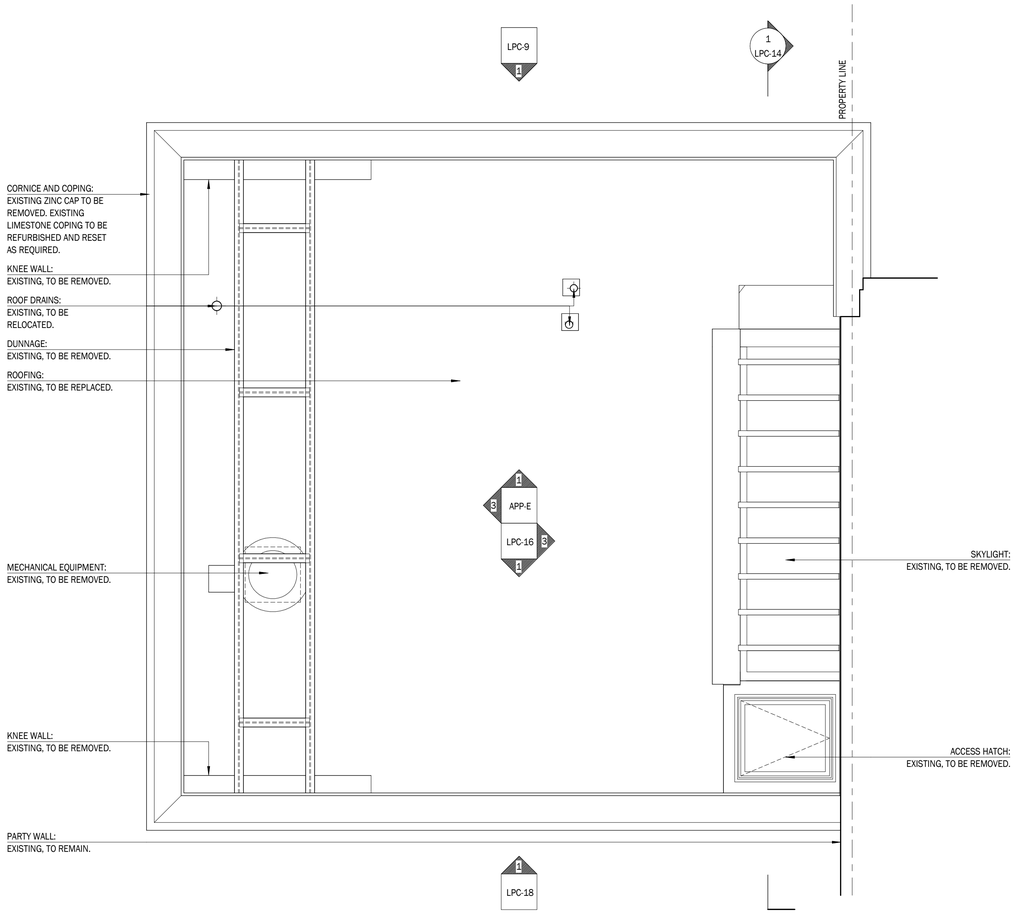
DRAWING 2 | LONGITUDINAL SECTION @ INTERIOR STAIR FACING EAST: PROPOSED

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

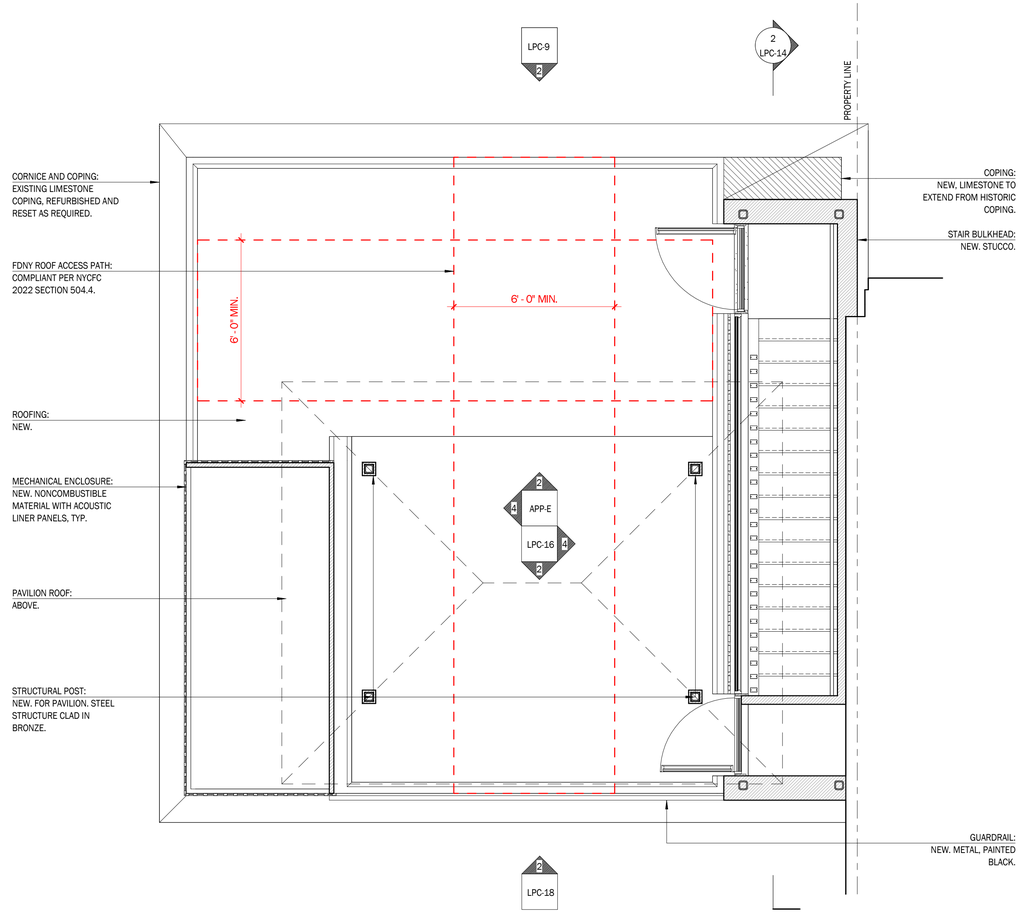
LPC-14 - COMPARATIVE ANALYSIS - BUILDING SECTION

GREEN 78 LLC /

03/13/26



DRAWING 1 | EXISTING PLAN: ROOF



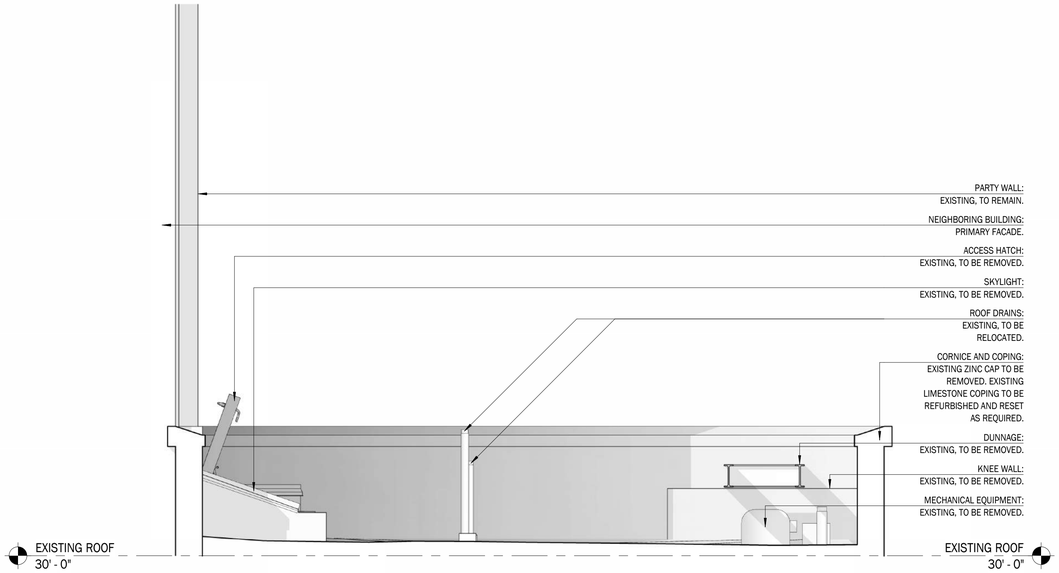
DRAWING 2 | PROPOSED PLAN: ROOF

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

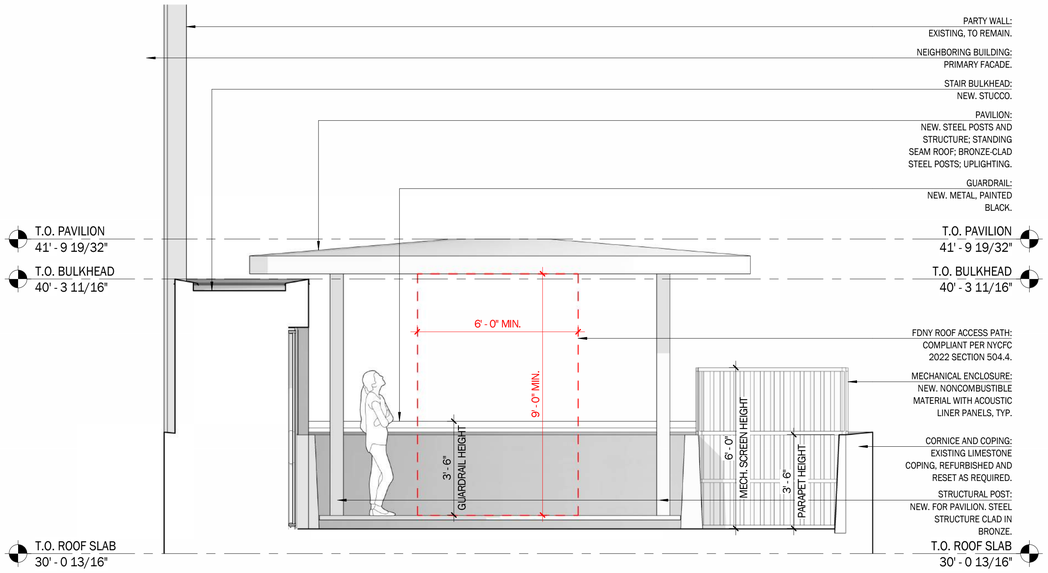
LPC-15 - COMPARATIVE ANALYSIS - ROOF PLAN

GREEN 78 LLC /

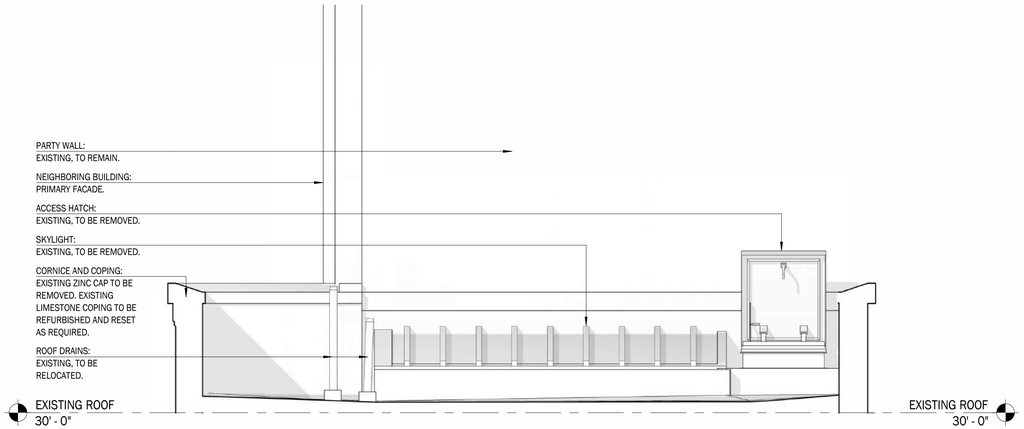
03/13/26



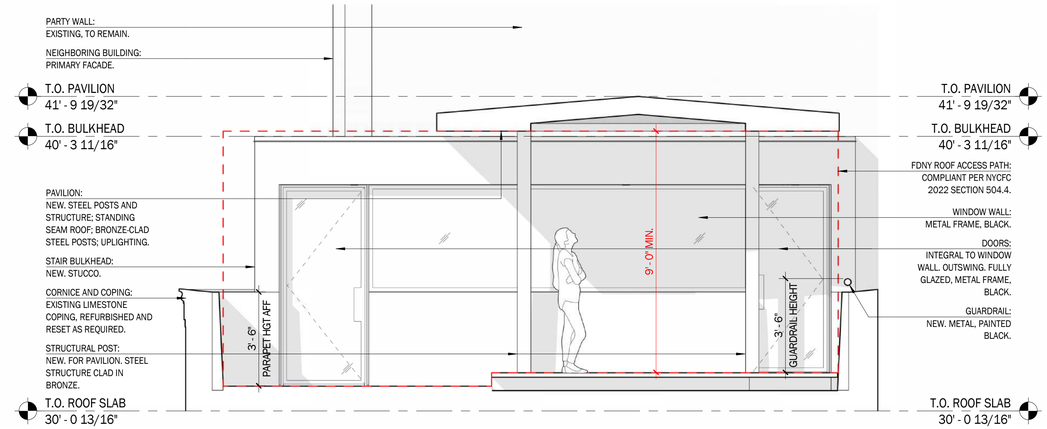
DRAWING 1 | SOUTH ELEVATION AT ROOF: EXISTING | 3/8" = 1'-0"



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

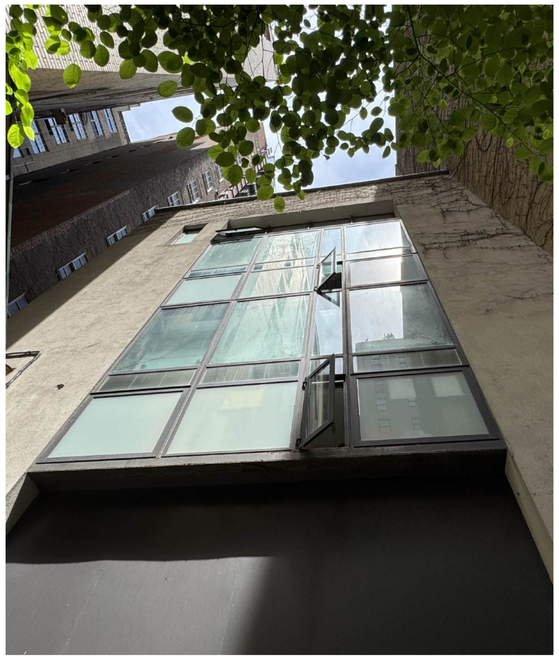
MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

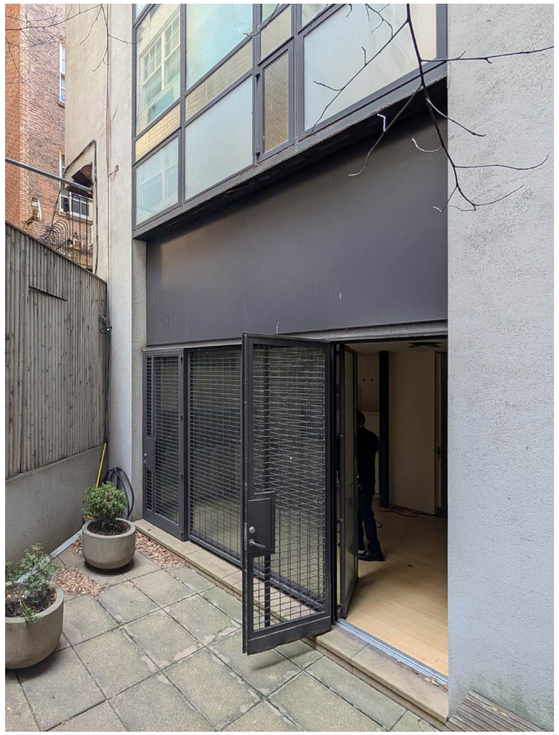
LPC-16 - COMPARATIVE ANALYSIS - ROOF ELEVATIONS

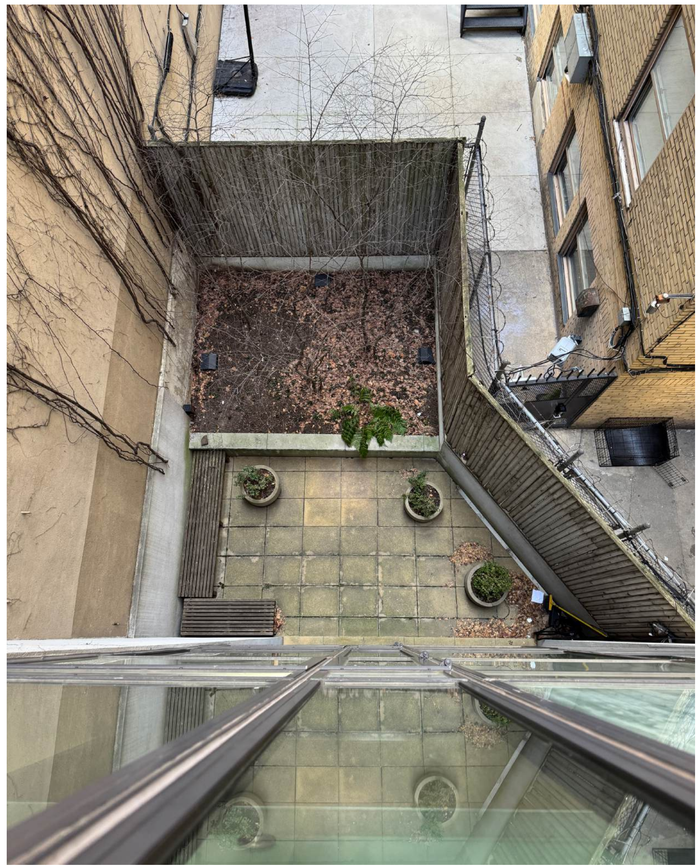
GREEN 78 LLC /

03/13/26











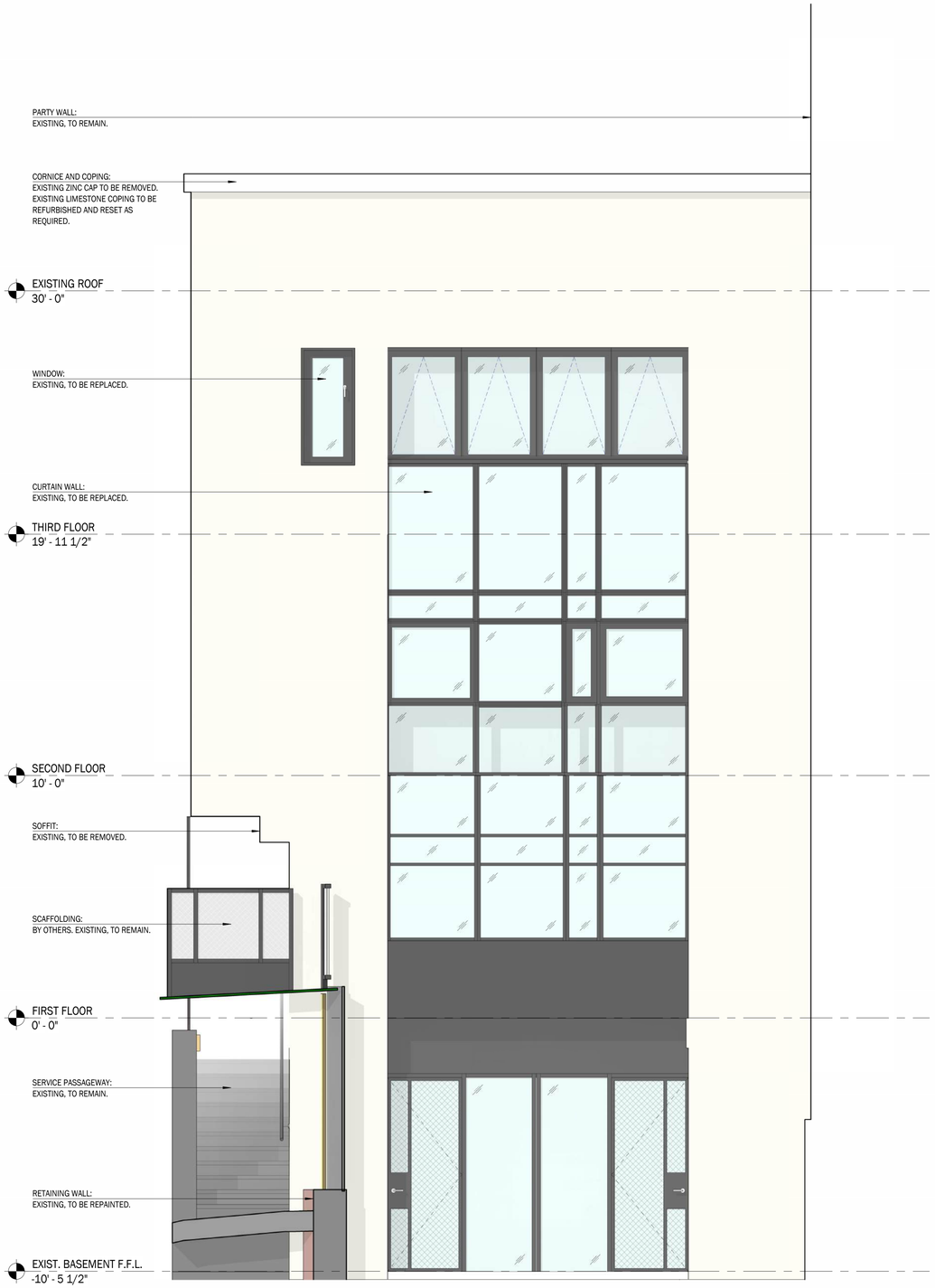
MCBRIDE
ARCHITECTS

37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

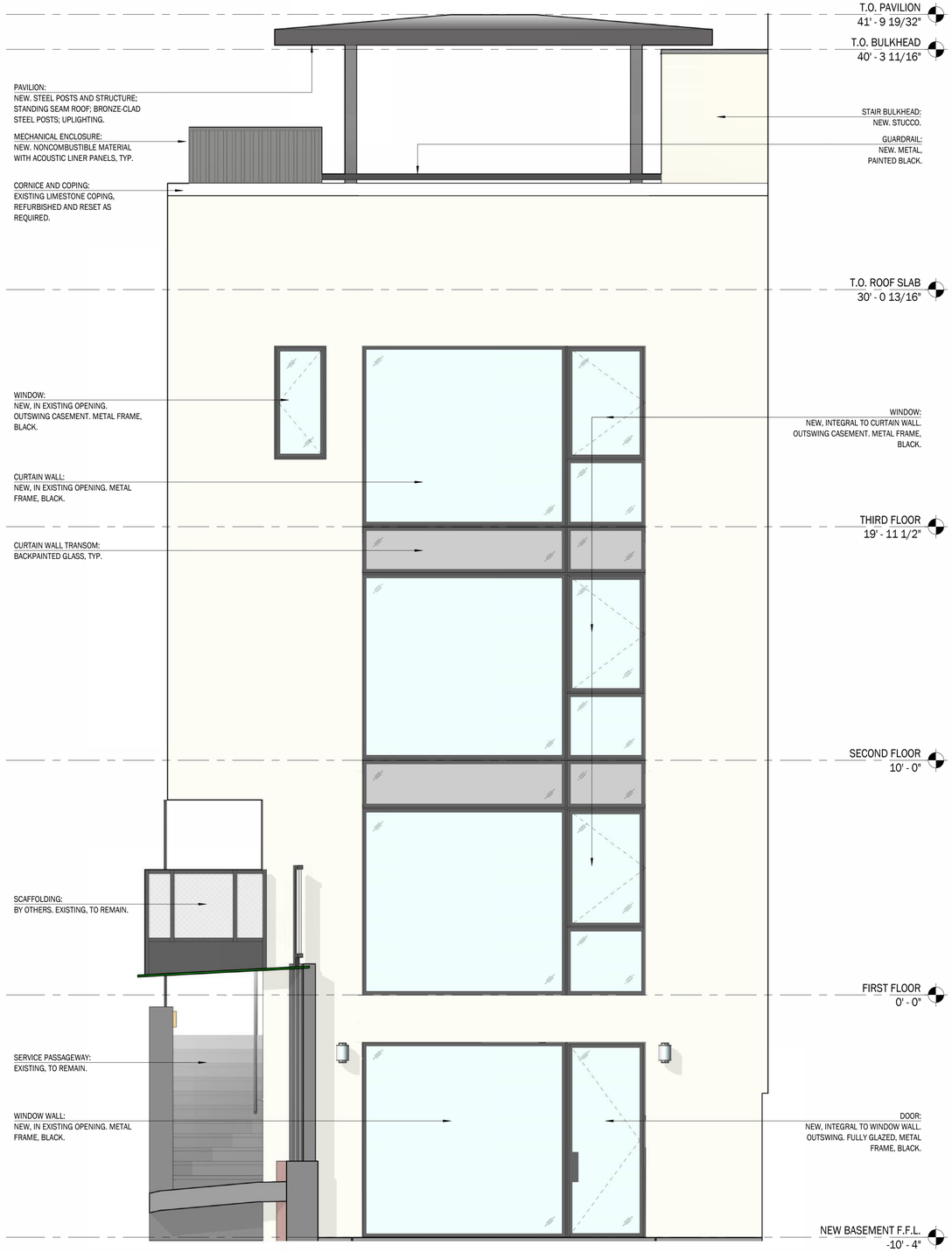
LPC-17 - EXISTING CONDITIONS

GREEN 78 LLC /

03/13/26



DRAWING 1 | SOUTH ELEVATION: EXISTING



DRAWING 2 | SOUTH ELEVATION: PROPOSED

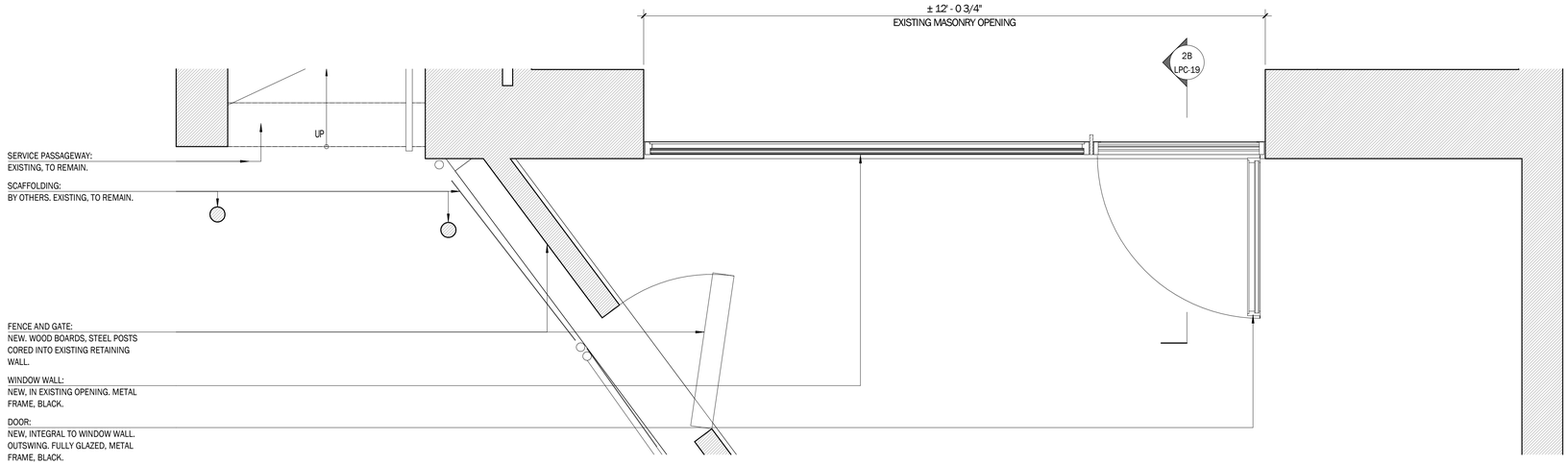
MCBRIDE
ARCHITECTS

LPC-18 - COMPARATIVE ANALYSIS - REAR FACADE

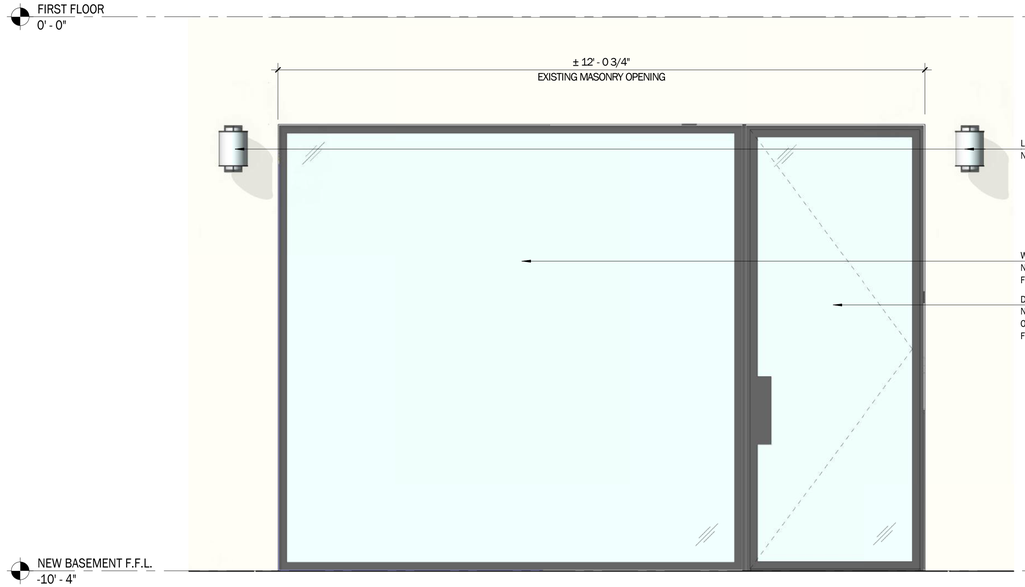
GREEN 78 LLC /

37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

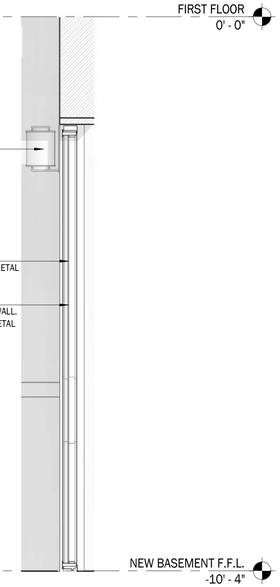
03/13/26



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



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



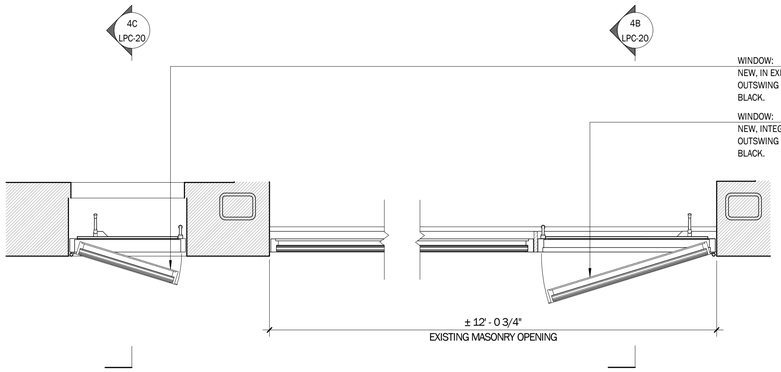
DRAWING 2B | ENLARGED SECTION:
WINDOW WALL | 3/4" = 1'-0"

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

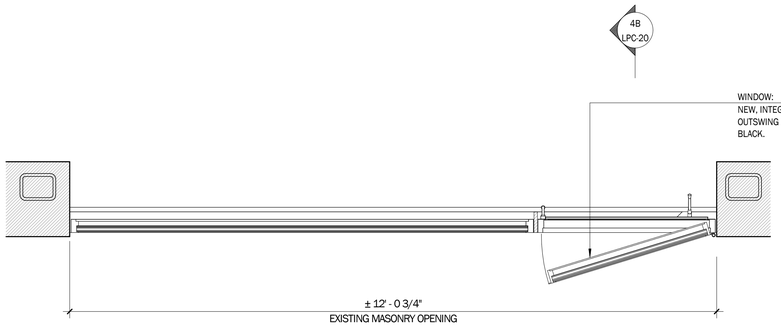
LPC-19 - ENLARGED DRAWINGS - REAR FACADE AT BASEMENT FLOOR

GREEN 78 LLC /

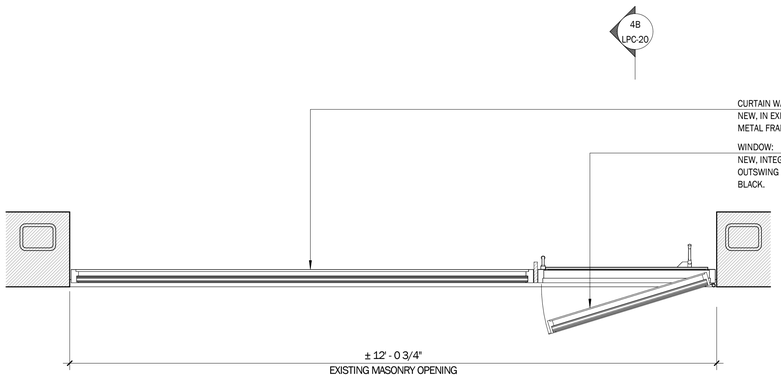
03/13/26



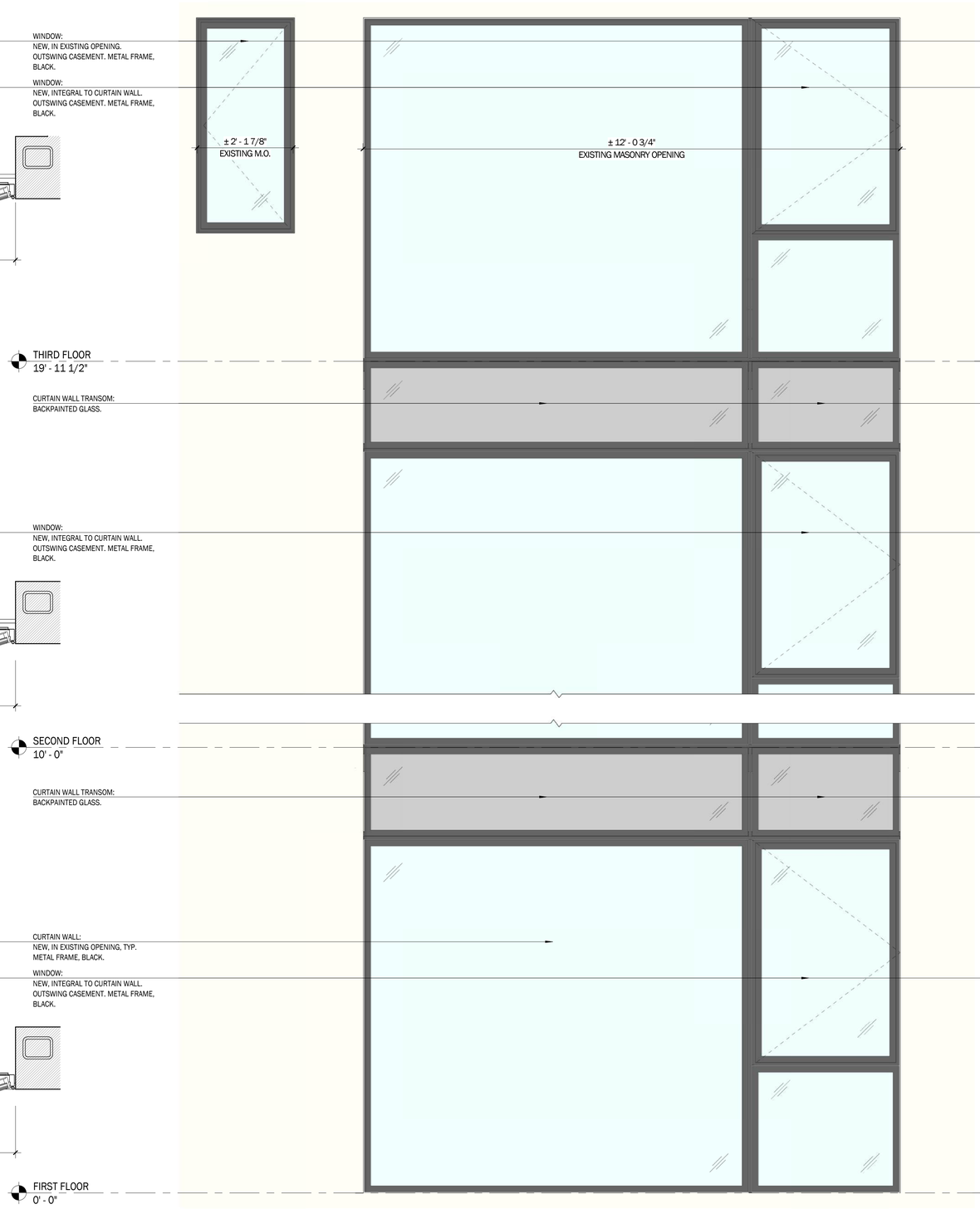
DRAWING 3 | ENLARGED PLAN: REAR FACADE AT THIRD FLOOR | 3/4" = 1'-0"



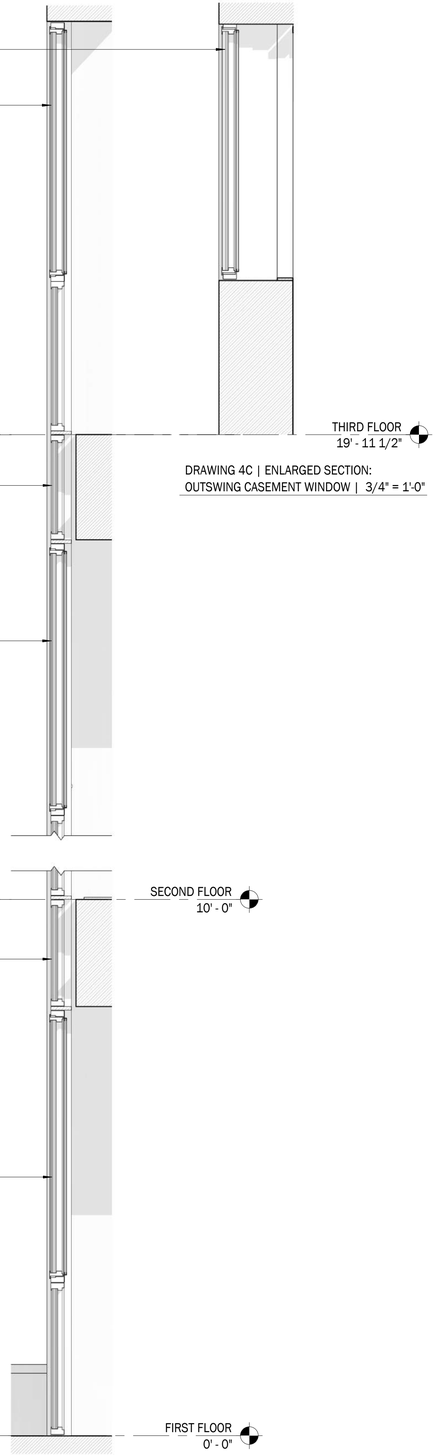
DRAWING 2 | ENLARGED PLAN: REAR FACADE AT SECOND FLOOR | 3/4" = 1'-0"



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



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



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

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

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

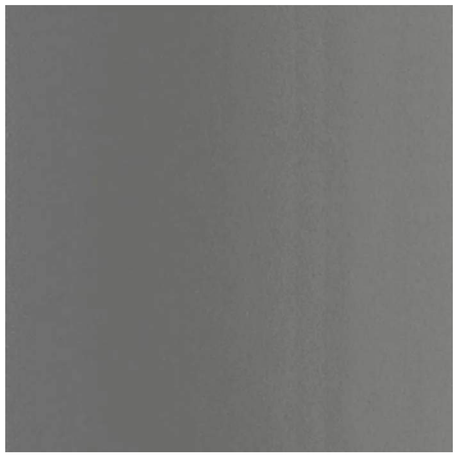
LPC-20 - ENLARGED DRAWINGS - REAR FACADE AT UPPER FLOORS

GREEN 78 LLC /

03/13/26



THREE-COAT STUCCO, SOFT WHITE: BULKHEAD EXTERIOR WALLS



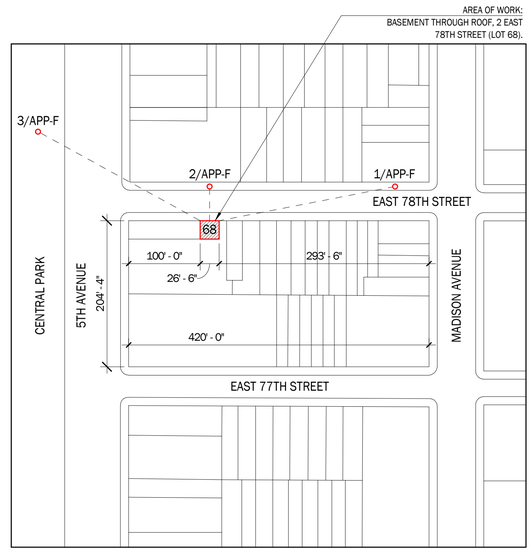
FIBER CEMENT BOARD, DARK GREY: ROOFTOP MECHANICAL ENCLOSURE



PAINT, BM HC-190: PRIMARY FACADE DOORS,
WINDOWS, METAL GRATES, BALCONIES, AND RAILINGS



DARK BRONZE: PAVILION ROOF, EAVES, AND COLUMN WRAP



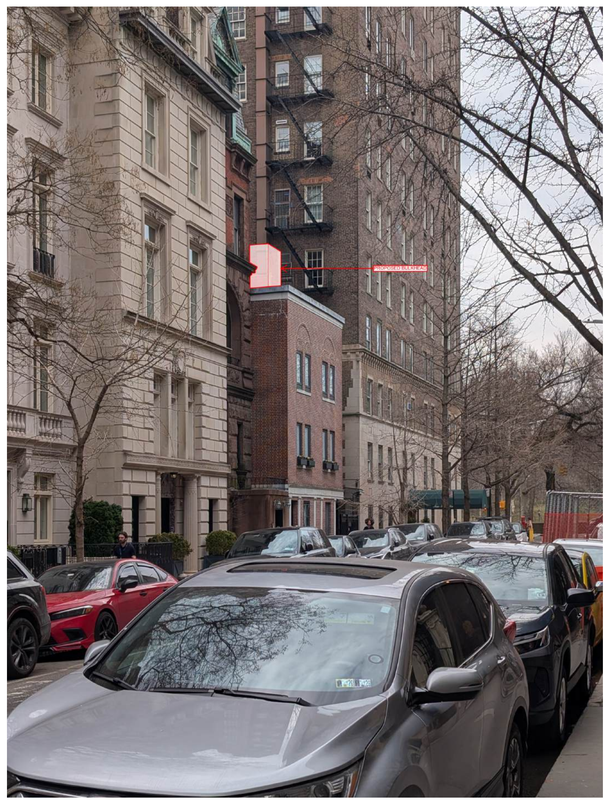


IMAGE 1 | SIGHT LINE PHOTOGRAPH: W 78TH STREET, ANGLED VIEW

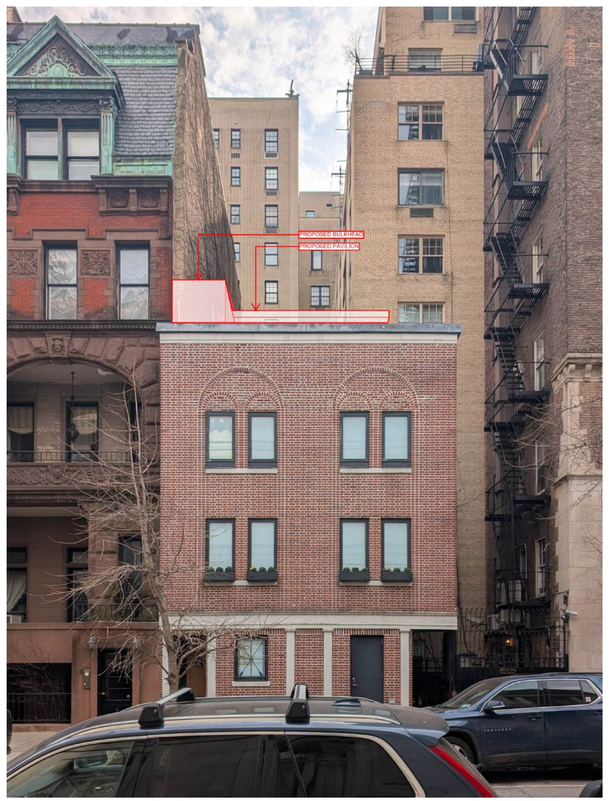


IMAGE 2 | SIGHT LINE PHOTOGRAPH: W 78TH STREET, STRAIGHT-ON VIEW



IMAGE 3 | SIGHT LINE PHOTOGRAPH: CENTRAL PARK

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM



IMAGE 1 | EXTERIOR RENDERING: W 78TH STREET, ANGLED VIEW



IMAGE 2 | EXTERIOR RENDERING: W 78TH STREET, STRAIGHT-ON VIEW

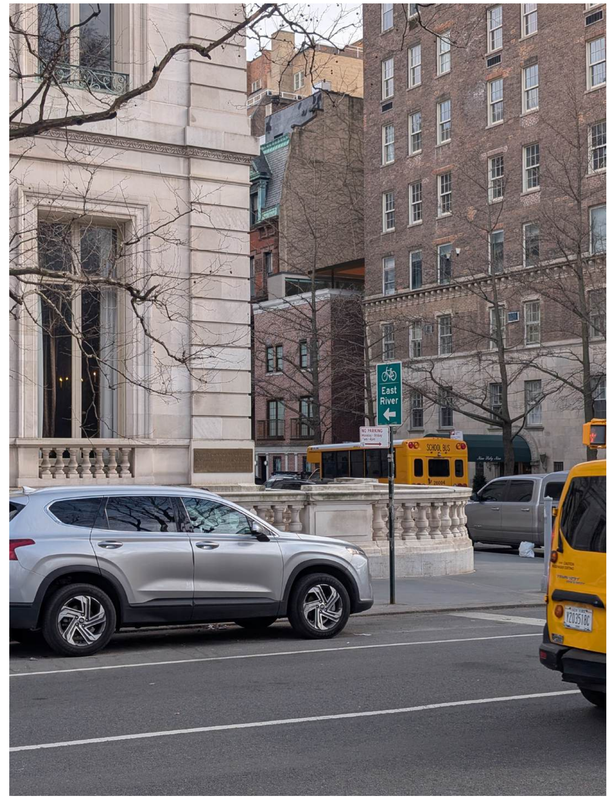
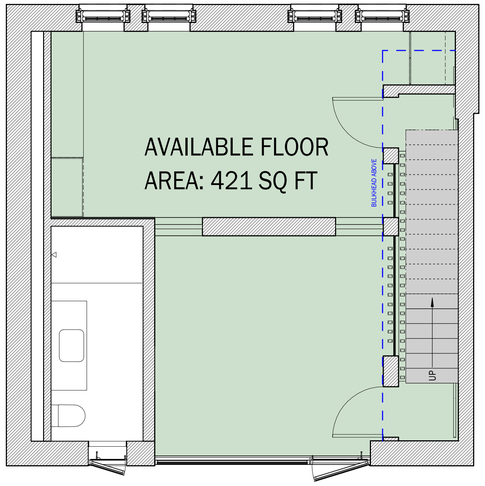
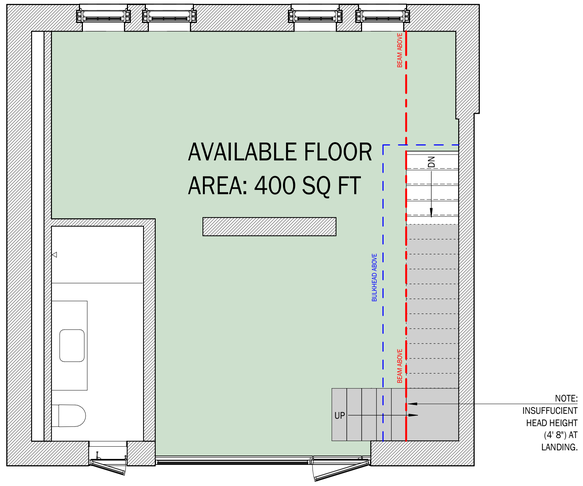


IMAGE 3 | EXTERIOR RENDERING: CENTRAL PARK

APPENDIX



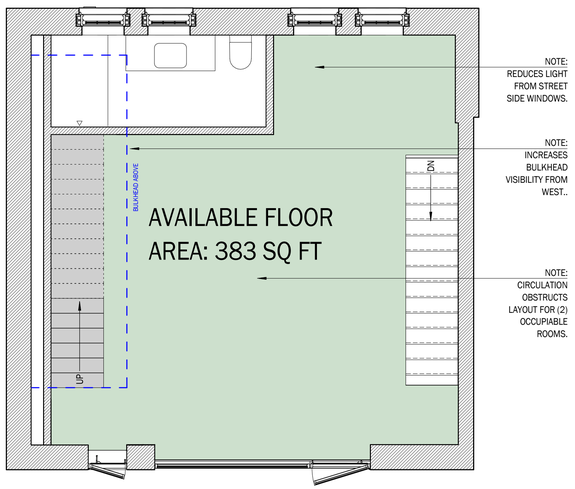
PROPOSED PLAN:
- SINGLE-RUN STAIR ALONG EAST
- BATHROOM AT SOUTH WEST CORNER
- RETAINING EXISTING STAIR STRUCTURE ENSURES (2) OCCUPIABLE ROOMS



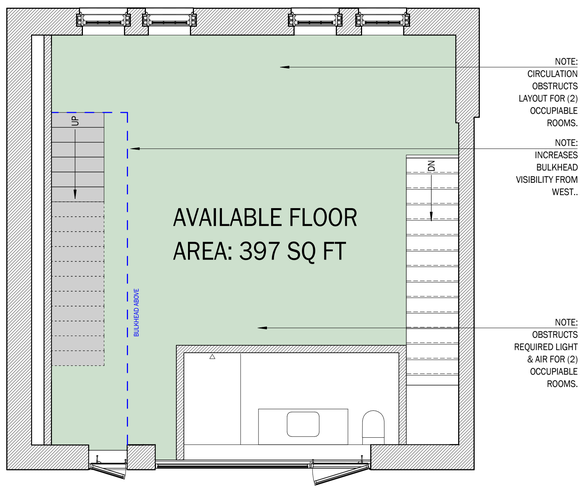
ALTERNATE PLAN A:
- L-SHAPED STAIR ALONG SOUTH AND EAST
- BATHROOM AT SOUTH WEST CORNER



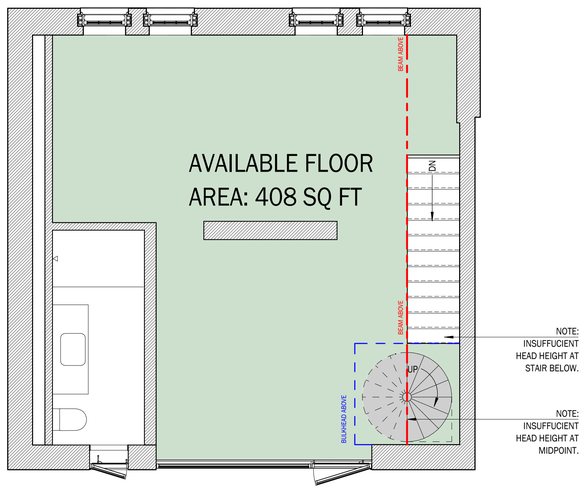
ALTERNATE PLAN B:
- SINGLE-RUN STAIR ALONG SOUTH
- BATHROOM AT NORTH WEST CORNER
- REDUCES LIGHT FROM STREET



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



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



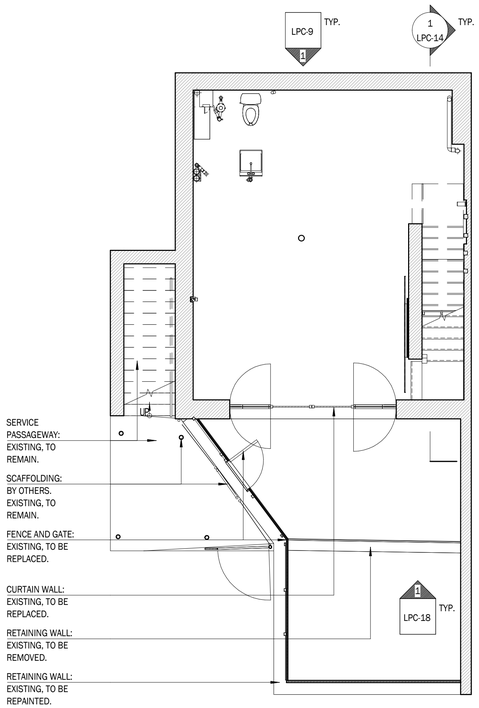
ALTERNATE E:
- SPIRAL STAIR AT SOUTH EAST CORNER
- BATHROOM AT SOUTH WEST CORNER

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

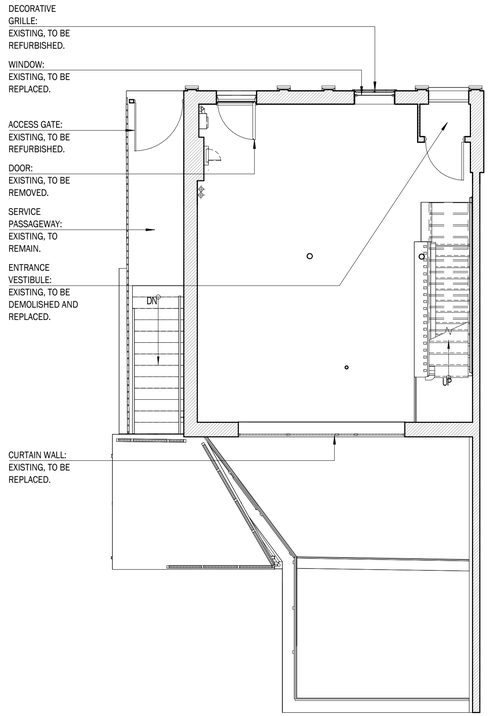
APPENDIX A - ALTERNATIVE STAIR/BULKHEAD LOCATION STUDIES

GREEN 78 LLC /

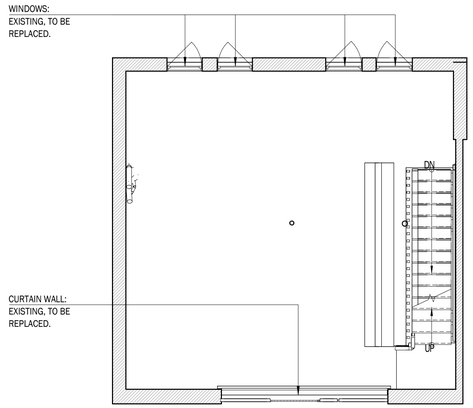
03/13/26



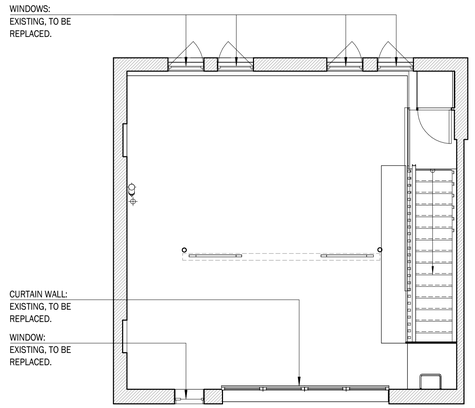
DRAWING 1 | EXISTING PLAN: BASEMENT FLOOR



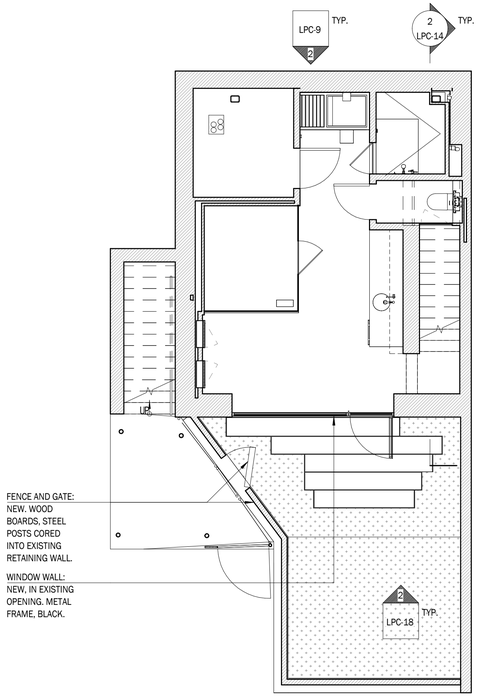
DRAWING 3 | EXISTING PLAN: FIRST FLOOR



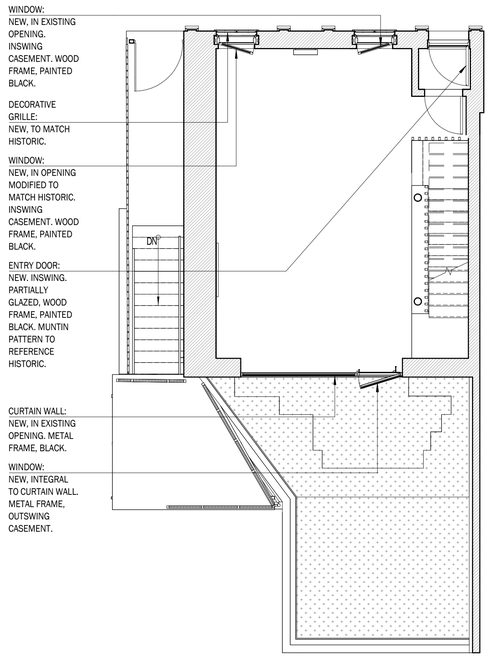
DRAWING 5 | EXISTING PLAN: SECOND FLOOR



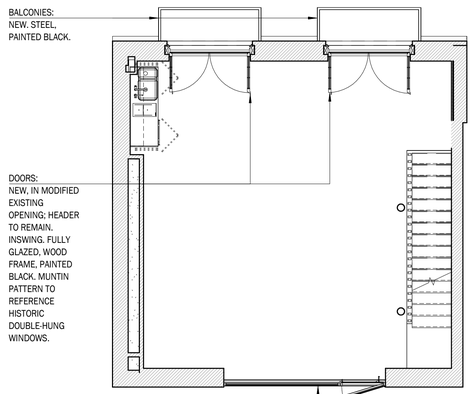
DRAWING 7 | EXISTING PLAN: THIRD FLOOR



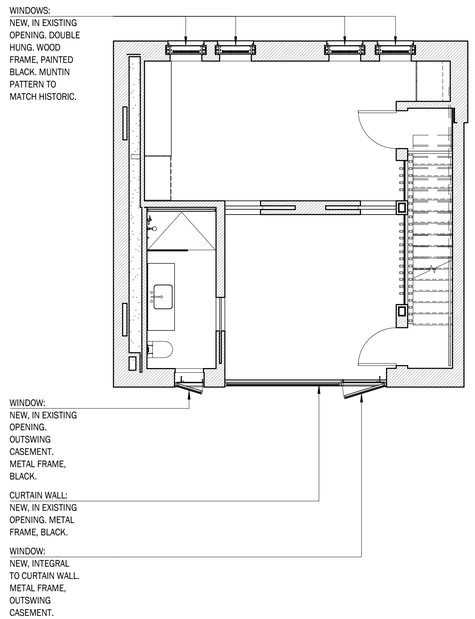
DRAWING 2 | PROPOSED PLAN: BASEMENT FLOOR



DRAWING 4 | PROPOSED PLAN: FIRST FLOOR



DRAWING 6 | PROPOSED PLAN: SECOND FLOOR



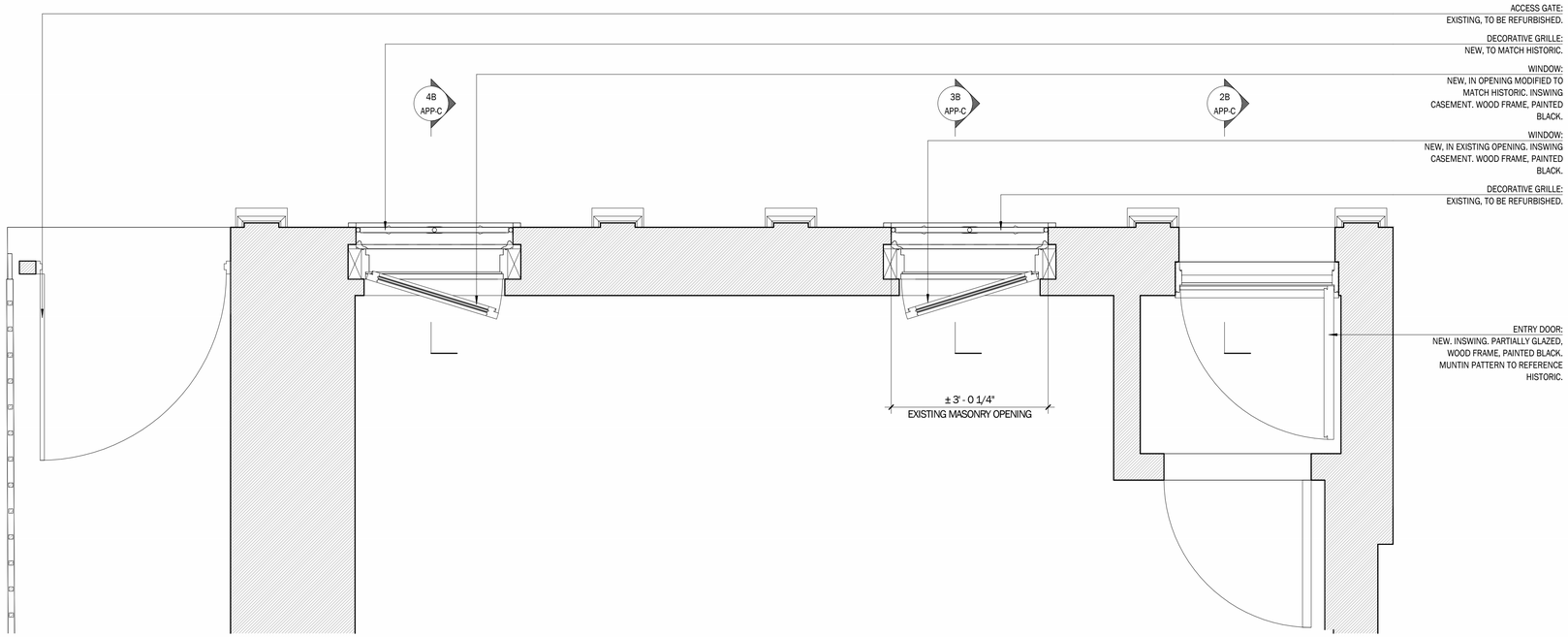
DRAWING 8 | PROPOSED PLAN: THIRD FLOOR

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

APPENDIX B - COMPARATIVE ANALYSIS - FLOOR PLANS

GREEN 78 LLC /

03/13/26

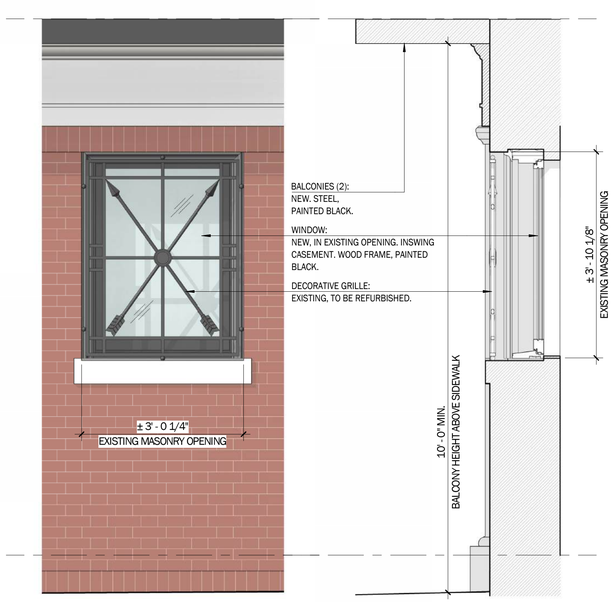


DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR



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"

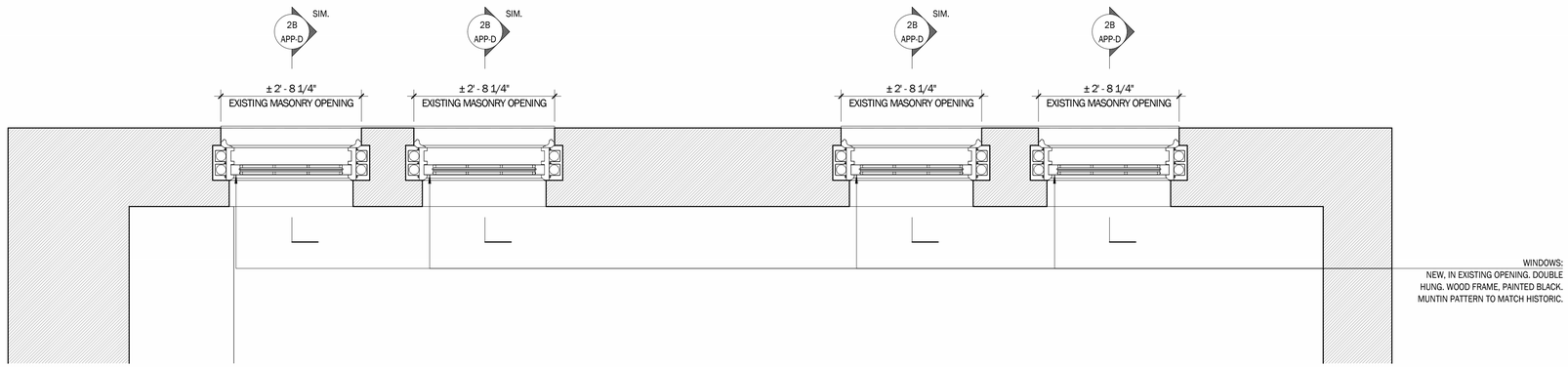


DRAWING 4A | ENLARGED ELEVATION:
NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"

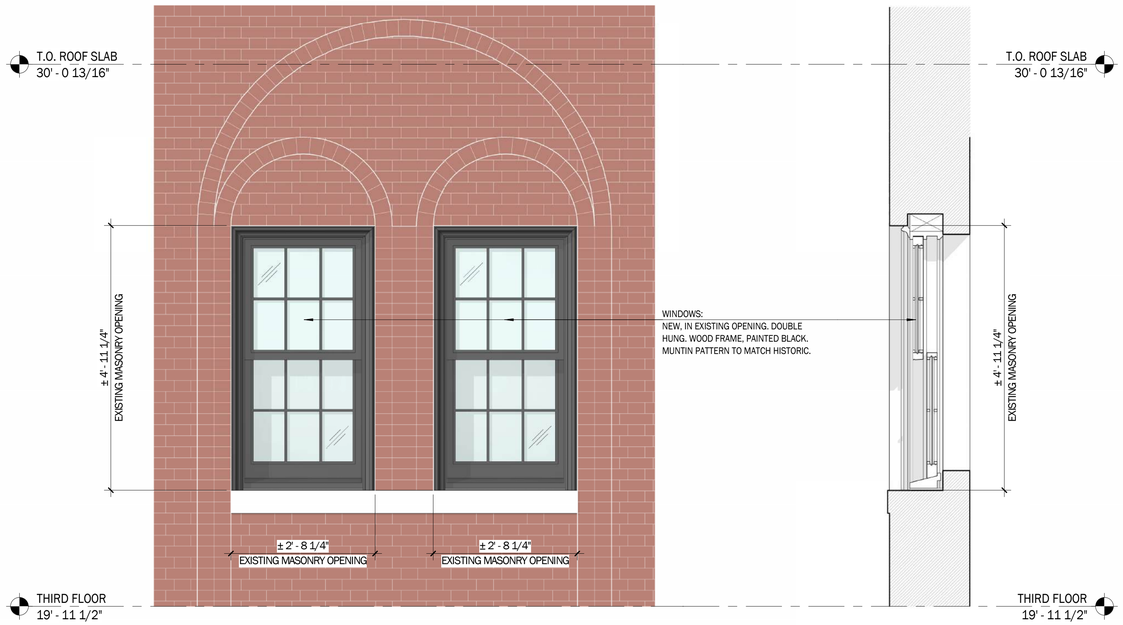
DRAWING 4B | ENLARGED SECTION:
NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"

APPENDIX C - ENLARGED DRAWINGS - PRIMARY FACADE AT FIRST FLOOR

MCBRIDE ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM



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"

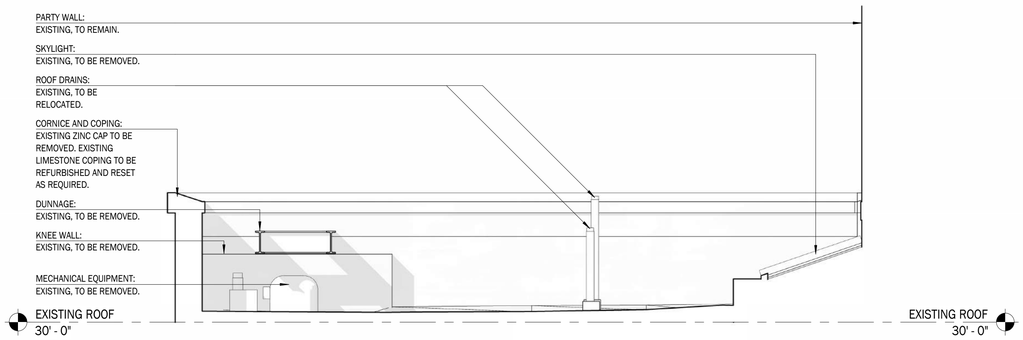
DRAWING 2B | ENLARGED SECTION:
THIRD FLOOR DOUBLE-HUNG WINDOWS | 3/4" = 1'-0"

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

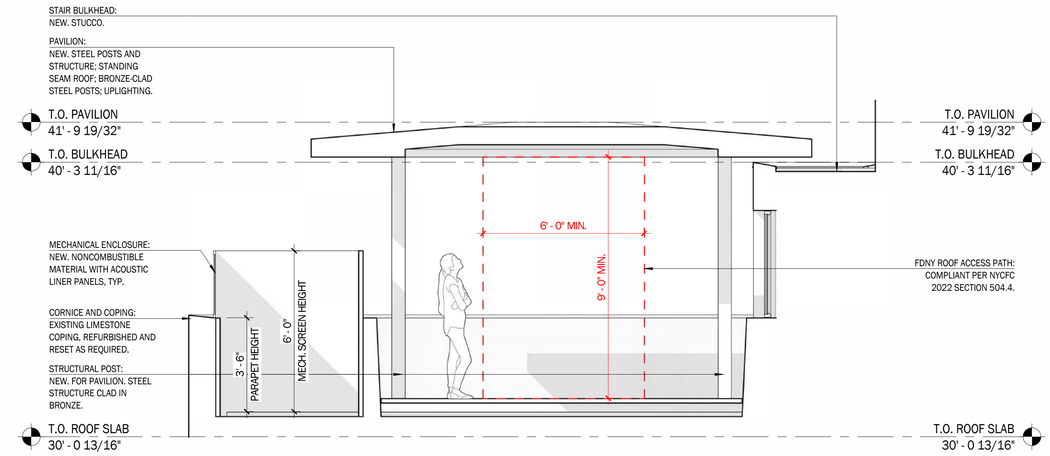
APPENDIX D - ENLARGED DRAWINGS - PRIMARY FACADE AT THIRD FLOOR

GREEN 78 LLC /

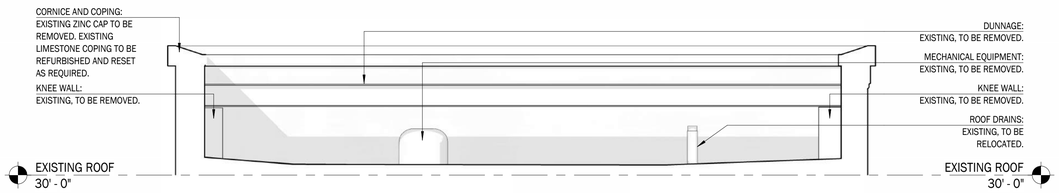
03/13/26



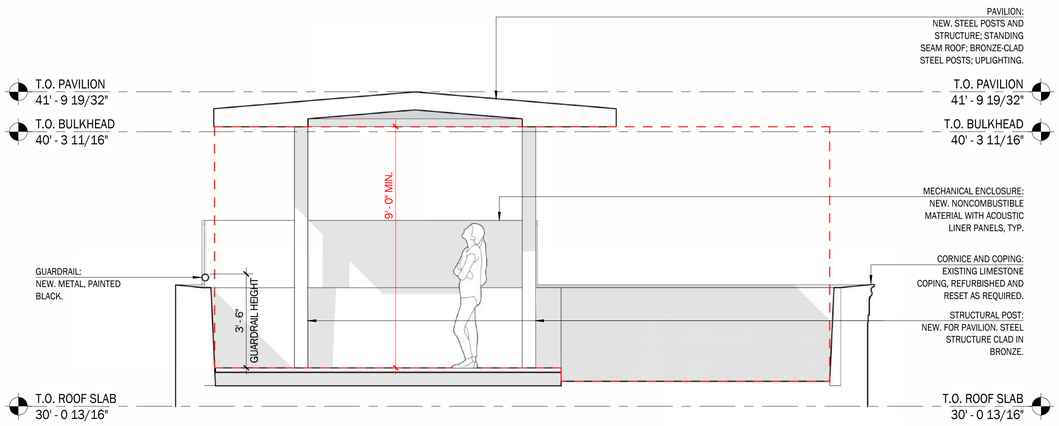
DRAWING 1 | NORTH ELEVATION AT ROOF: EXISTING | 3/8" = 1'-0"



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



DRAWING 3 | WEST ELEVATION AT ROOF: EXISTING



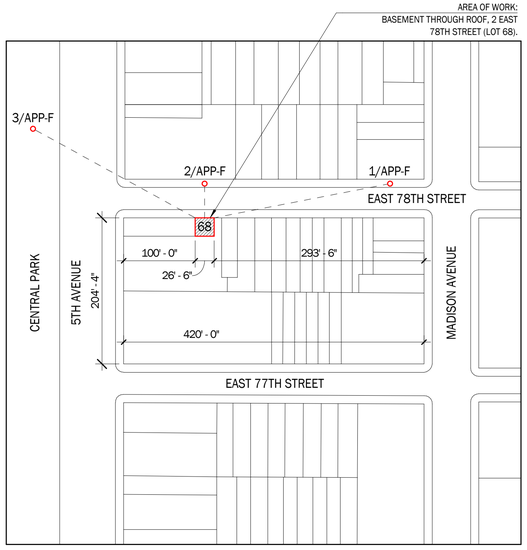
DRAWING 4 | WEST ELEVATION AT ROOF: PROPOSED

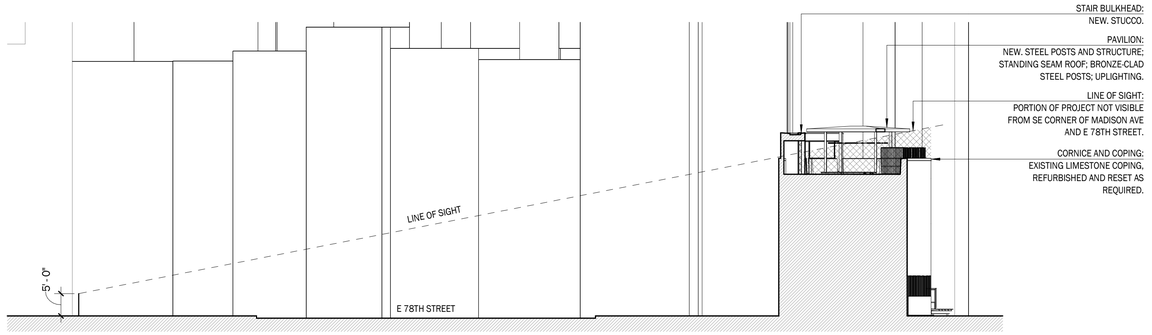
MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

APPENDIX E - COMPARATIVE ANALYSIS - ROOF ELEVATIONS

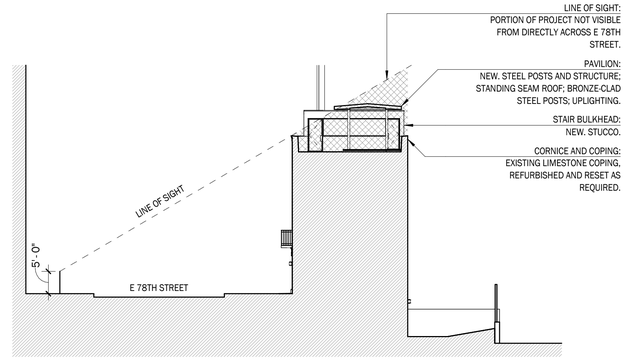
GREEN 78 LLC /

03/13/26

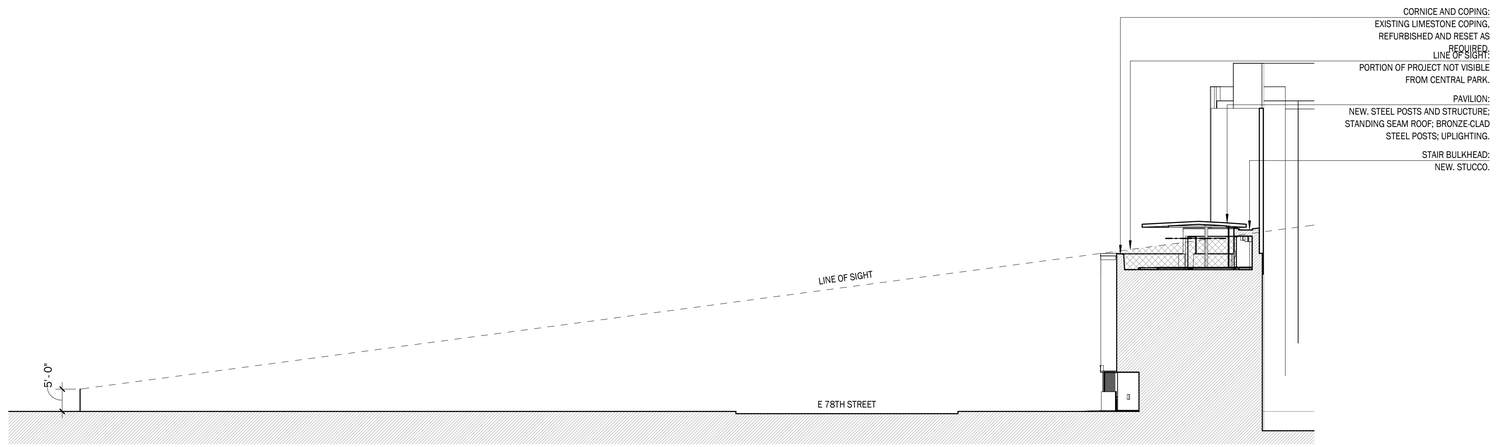




DRAWING 1 | SIGHT LINE DIAGRAM: E 78TH STREET, ANGLED VIEW



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



DRAWING 3 | SIGHT LINE DIAGRAM: CENTRAL PARK

MCBRIDE
ARCHITECTS
37 W 28 ST 11TH FL / NEW YORK NY 10001 / 212.941.0818 / MCBRIDE-ARCHITECTS.COM

APPENDIX F - VISIBILITY STUDY

GREEN 78 LLC /

03/13/26