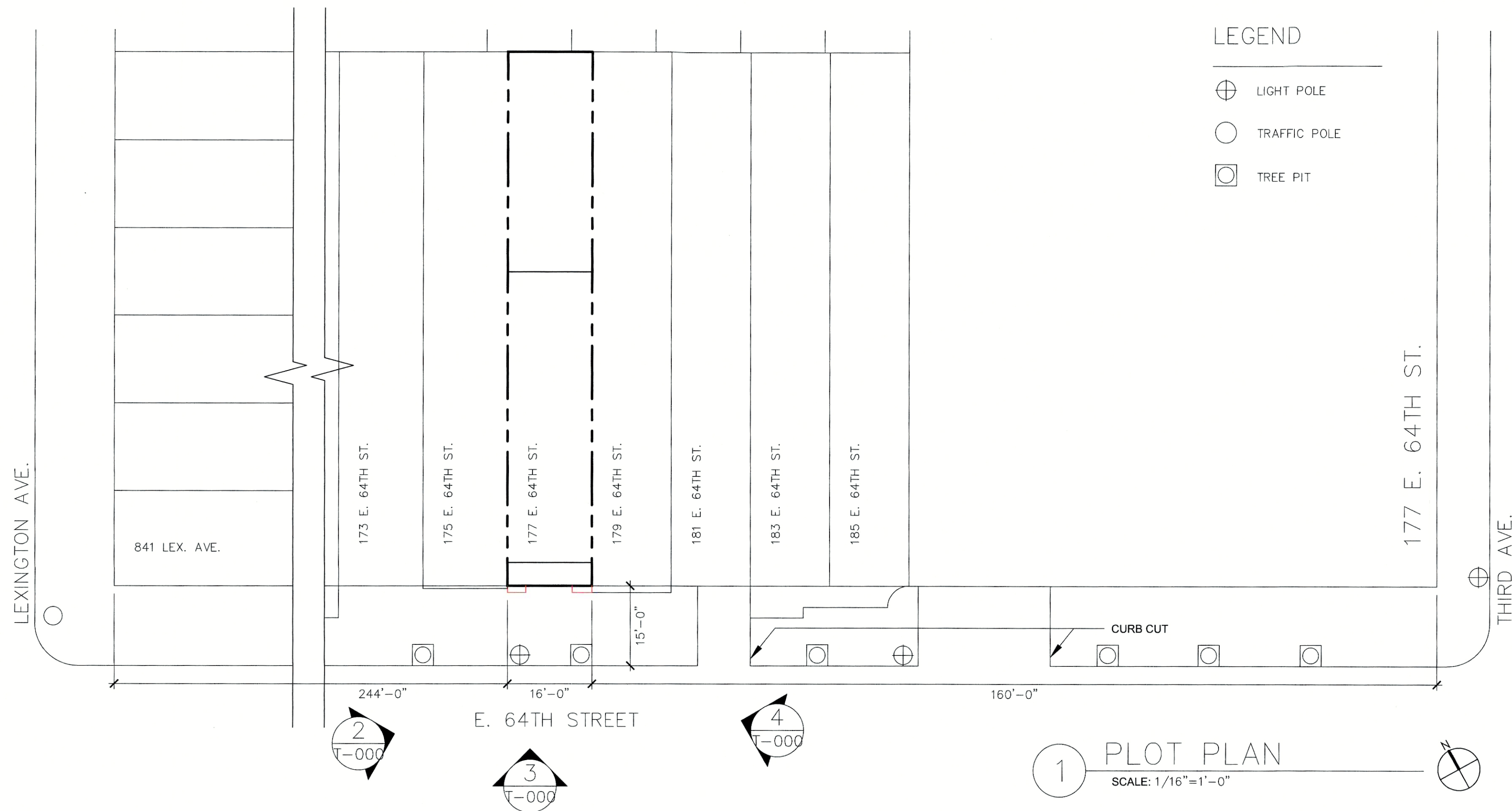




PLAN
SHOWING LOCATION OF:
MODIFIED FENCED-IN AREA WITH
STEPS

TO BE LOCATED AT:
177 EAST 64TH STREET
BOROUGH OF MANHATTAN
TO ACCOMPANY APPLICATION
DATED DECEMBER 6, 2023
OF
RIVE-GAUCHE LLC.

TO THE
DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK

RIVE-GAUCHE LLC.
BY *Sylvie Bigar*
SYLVIE BIGAR, MANAGER-APPLICANT

ZONING INFORMATION:
BLOCK: 1399
LOT(S): 30
ZONING DISTRICT: R8B
ZONING MAP: 8C

CHARACTER OF MATERIALS

FENCE AND GATES: SOLID STEEL WITH GLOSSY BLACK
OIL BASED PAINT

STEPS AND STOOP: 3/4" THK BLUE STONE TREADS
COLOR SELECTED TO MATCH EXISTING SLATE TILE

COST OF REMOVALS AND RESTORATION \$15,000.

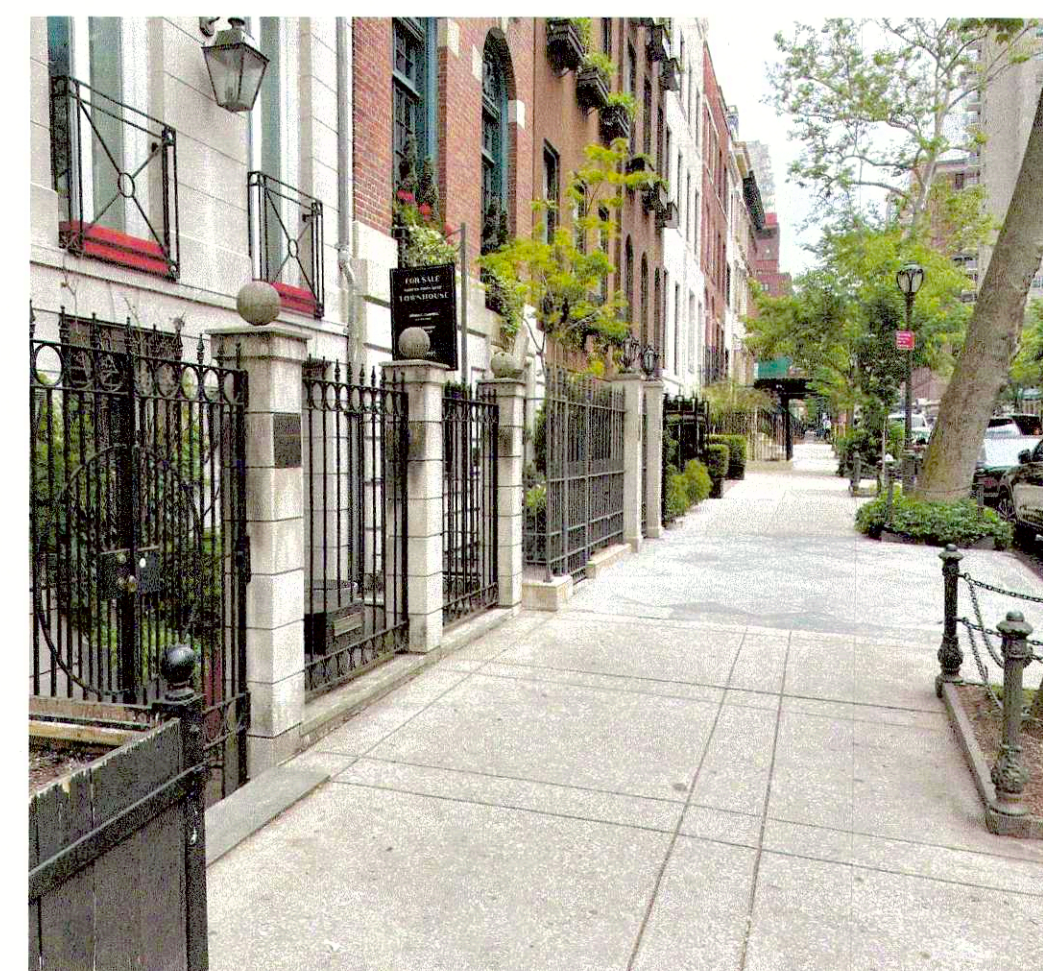
NOTE: ALL PROPOSED CONSTRUCTION SHOWN IN RED



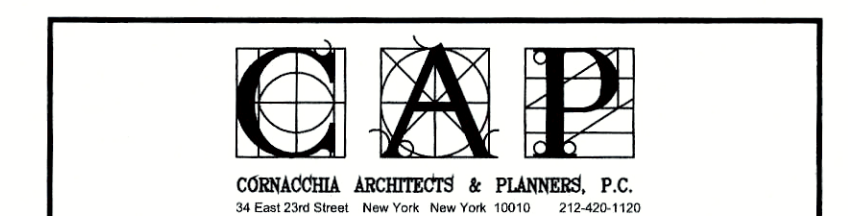
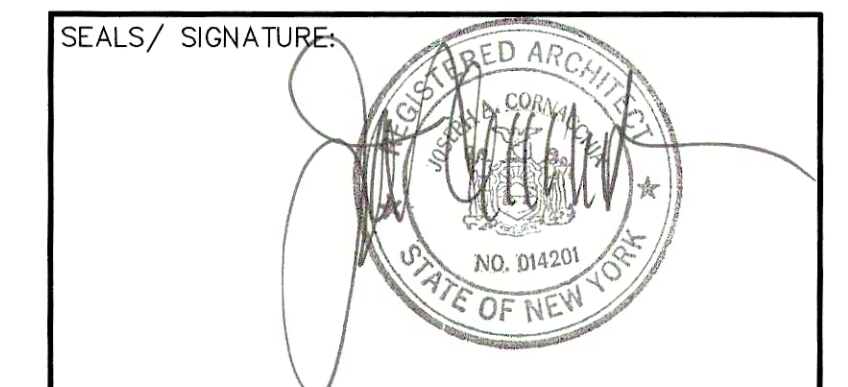
EXISTING VIEW LOOKING WEST
FROM 177 EAST 64TH STREET



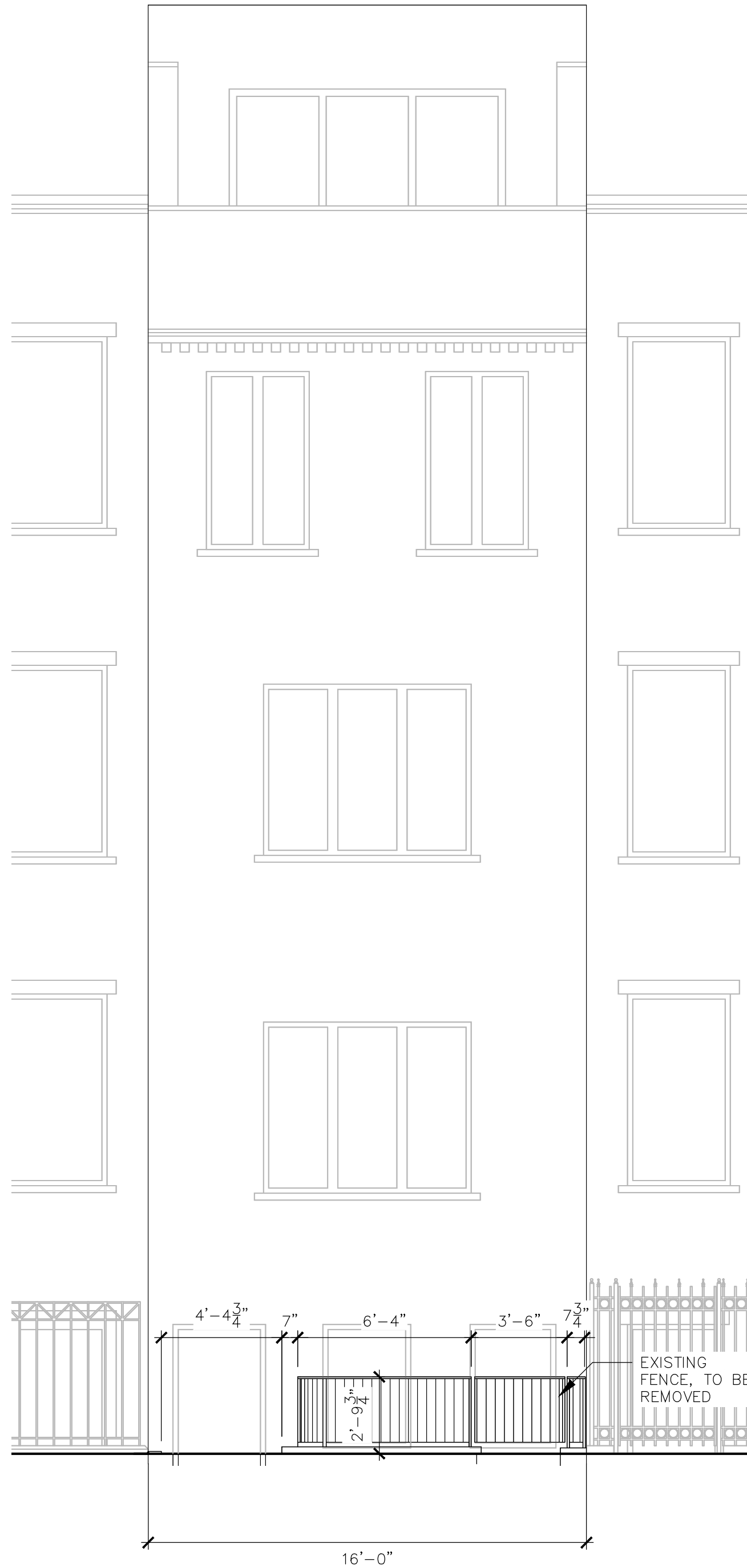
EXISTING NORTH VIEW
177 EAST 64TH STREET



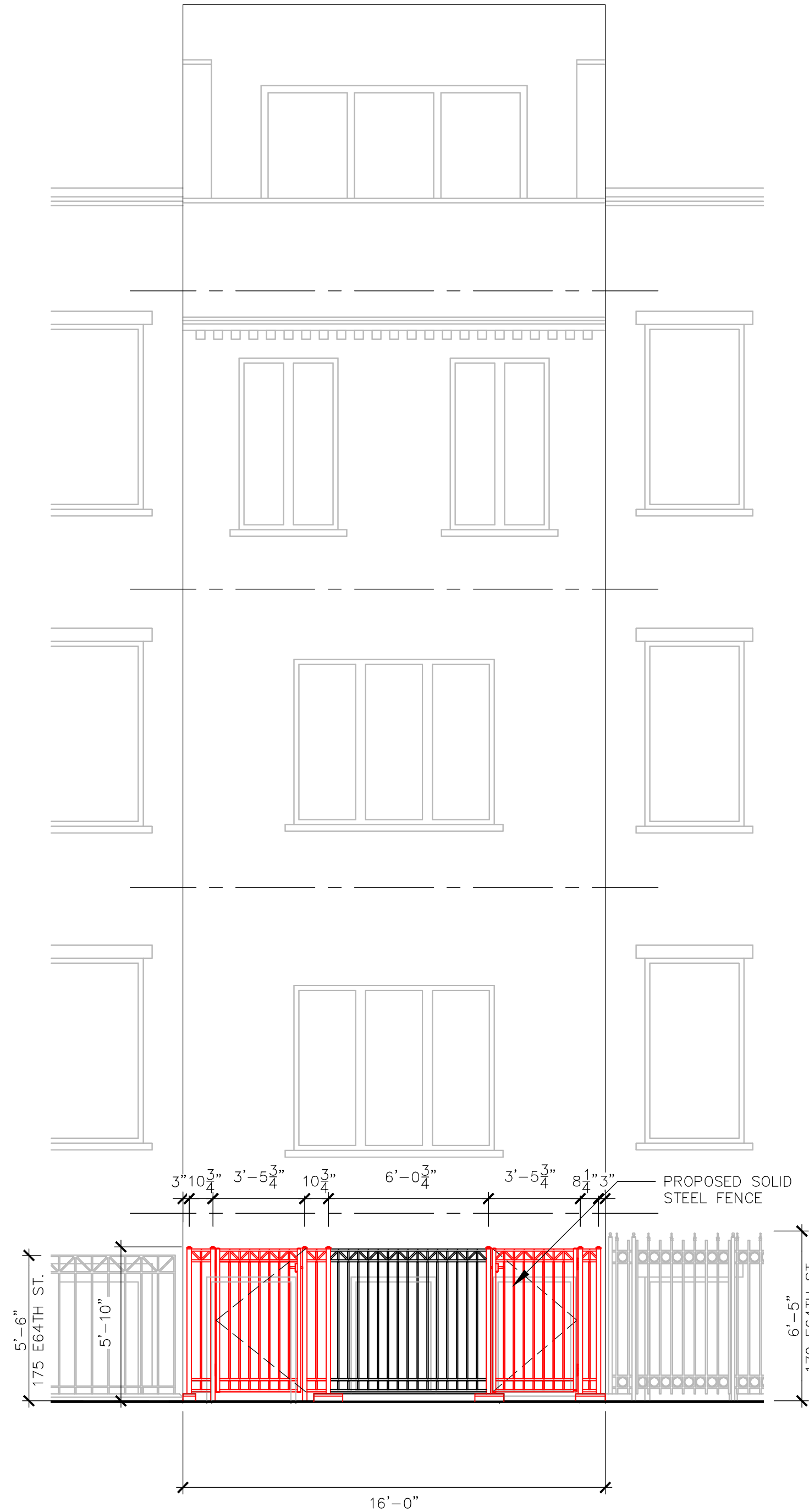
EXISTING VIEW LOOKING EAST
FROM 177 EAST 64TH STREET



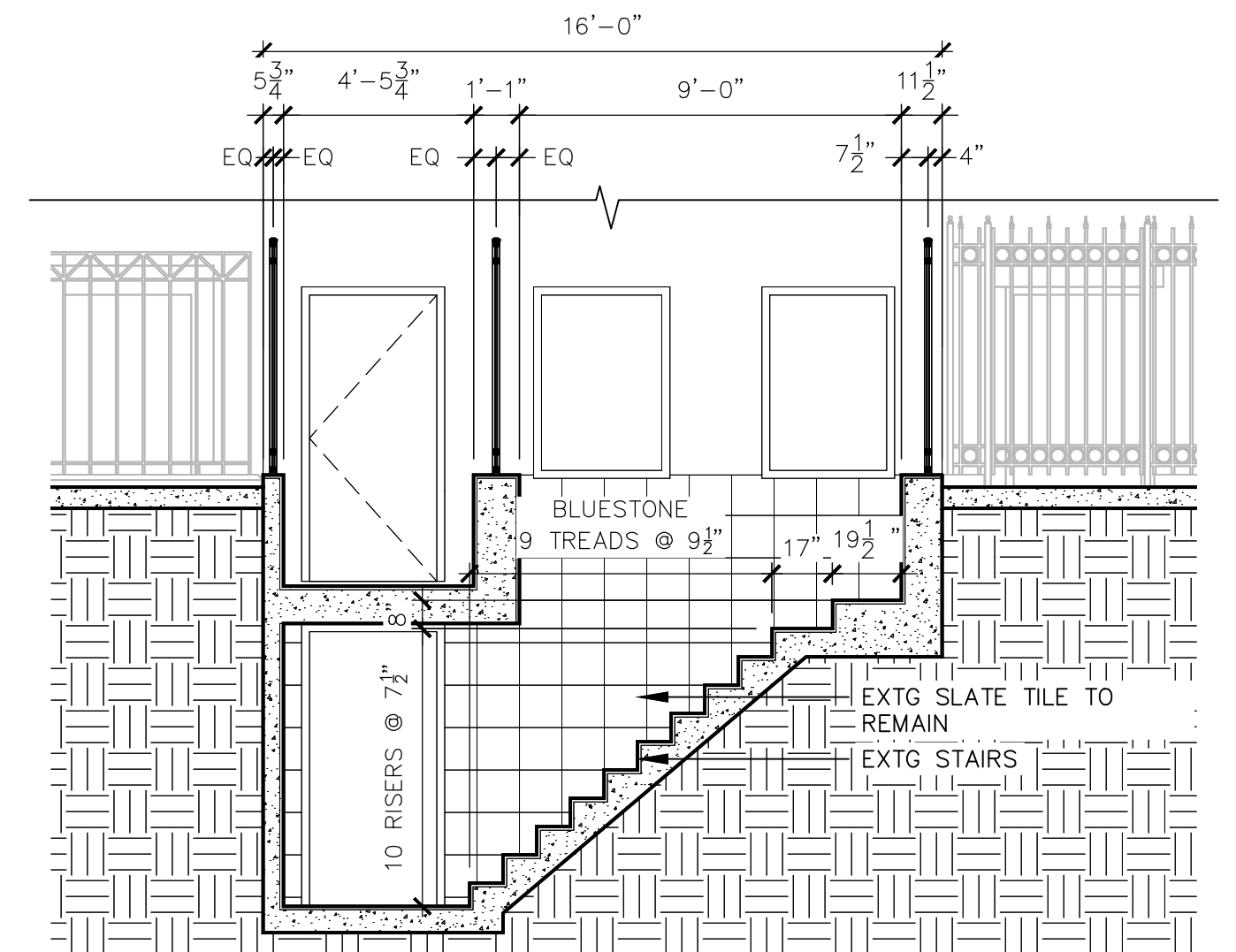
MODIFICATION TO
REVOCABLE CONSENT PLAN
T-000.00
1 OF 6



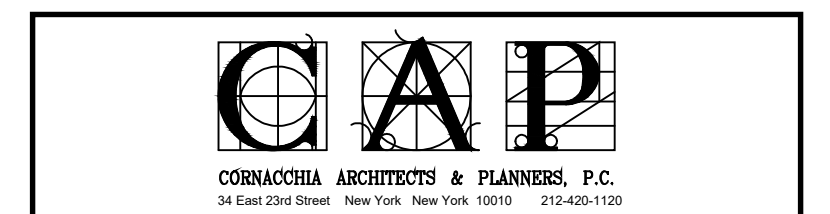
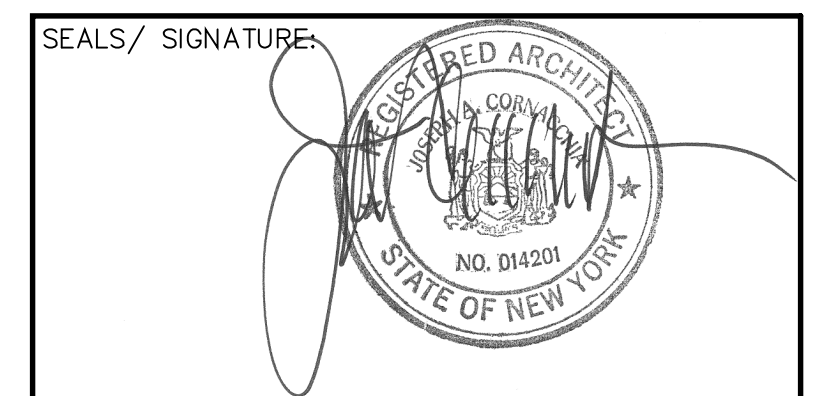
1 EXISTING FACADE
SCALE: 1/4"=1'-0"



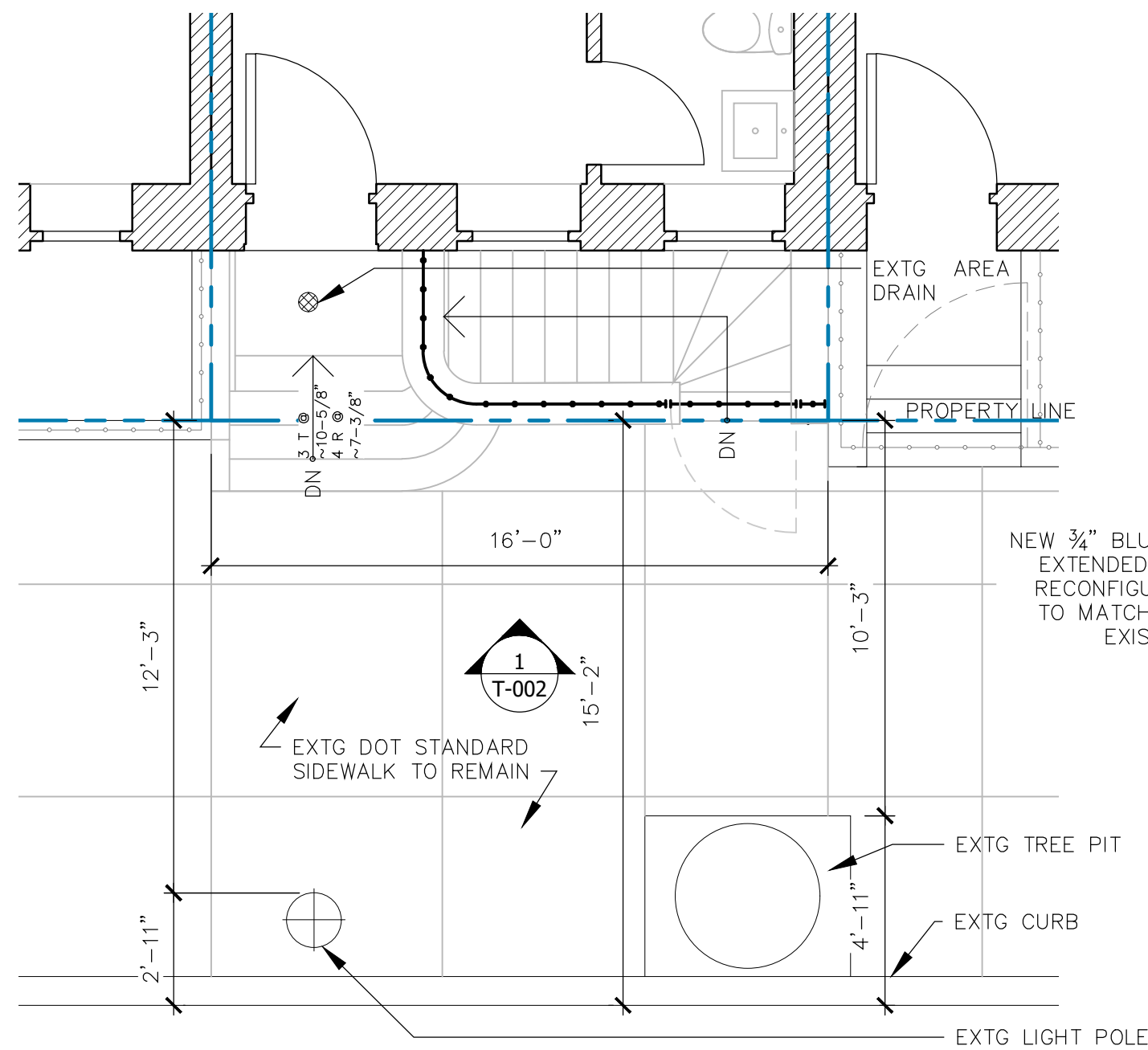
2 PROPOSED FACADE
SCALE: 1/4"=1'-0"



3 EXISTING ELEVATION C-C
SCALE: 1/4"=1'-0"

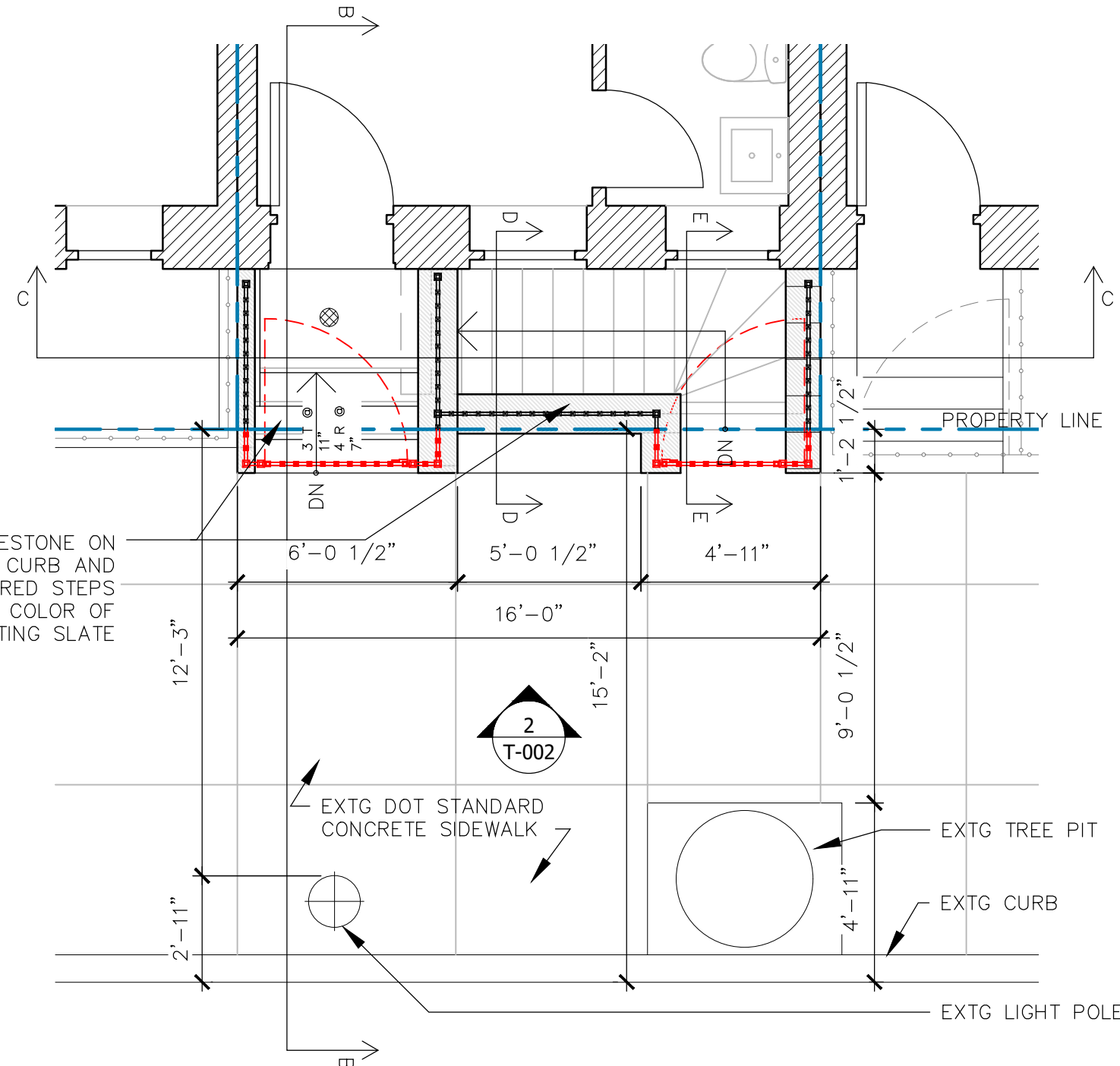


MODIFICATION TO
REVOCABLE CONSENT PLAN
T-001.00
2 OF 6



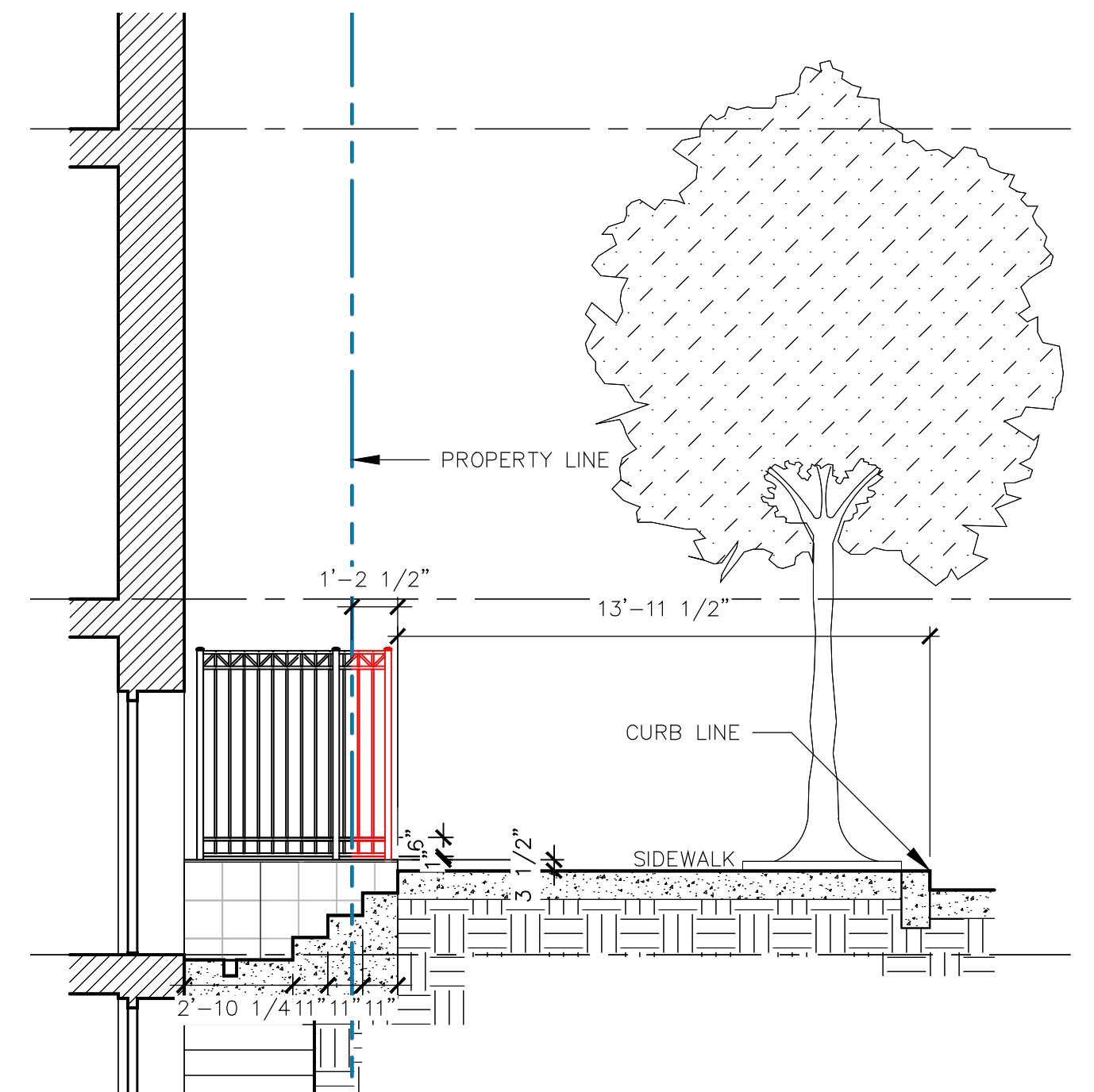
1 EXISTING PLAN

SCALE: 1/4"=1'-0"



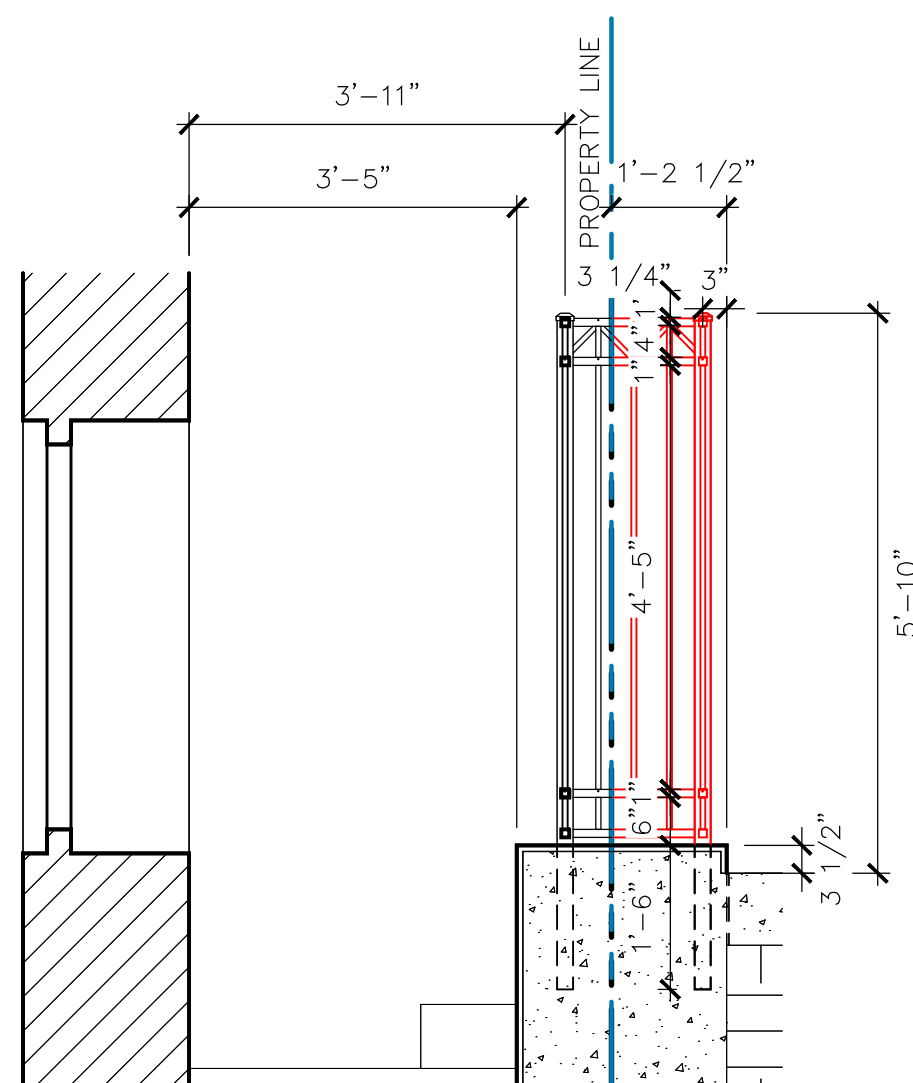
2 PROPOSED PLAN

SCALE: 1/4"=1'-0"



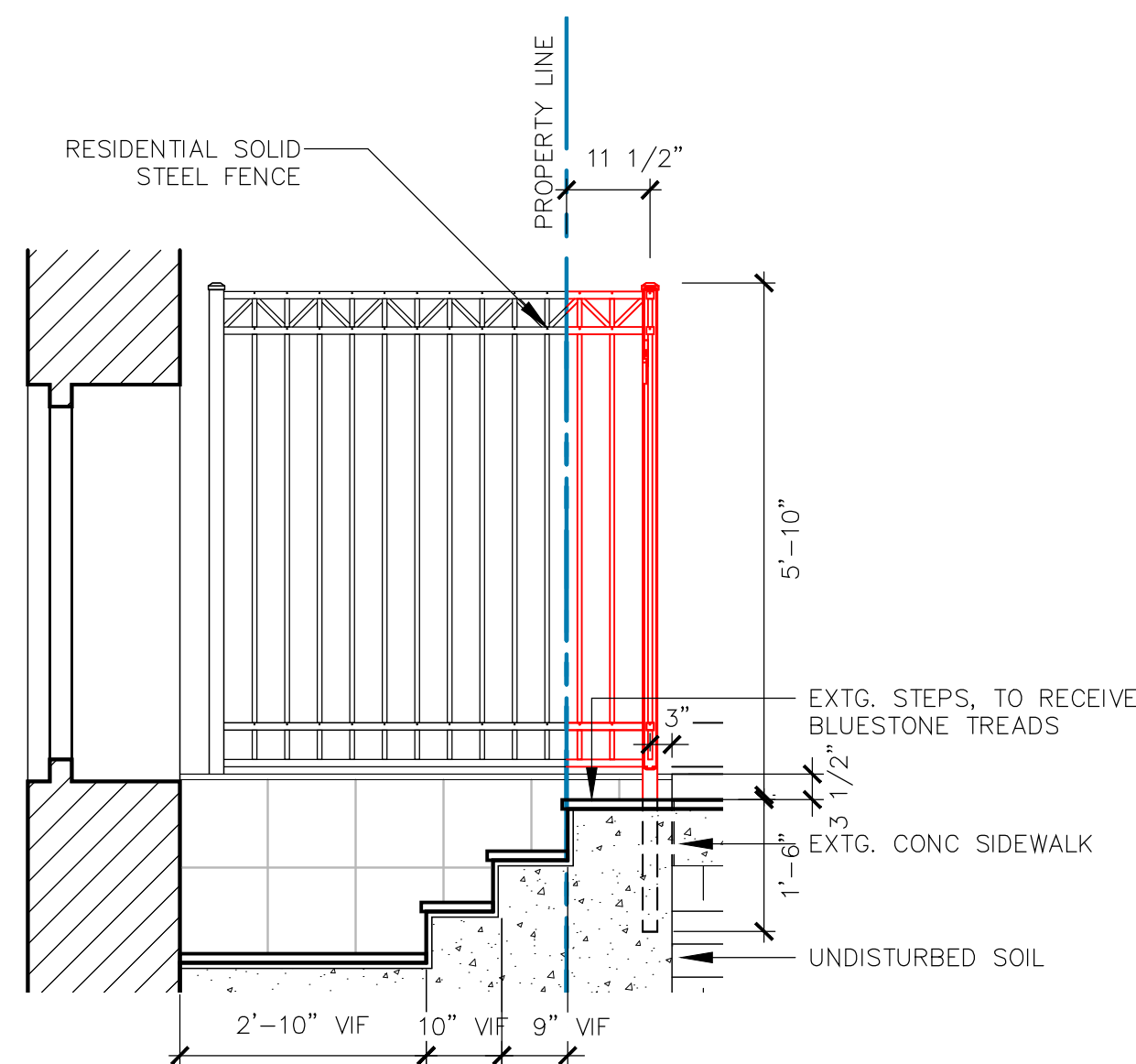
3 PROPOSED ELEVATION B-B

SCALE: 1/4"=1'-0"



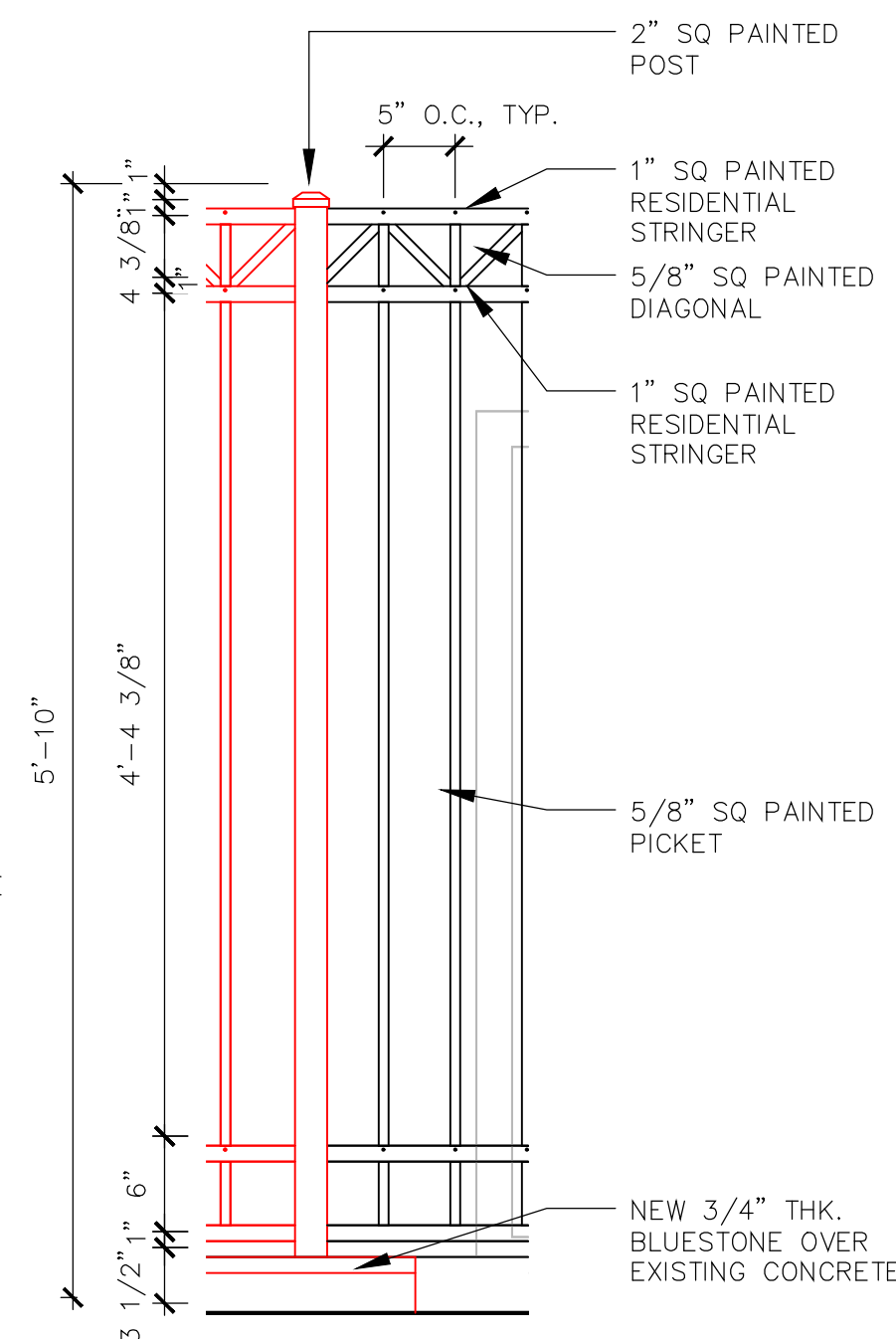
4 PROPOSED SECTION D-D

SCALE: 1/2"=1'-0"



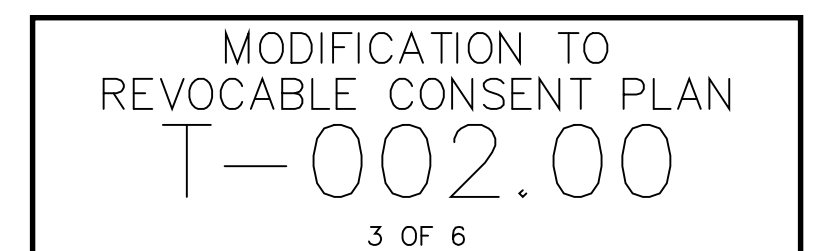
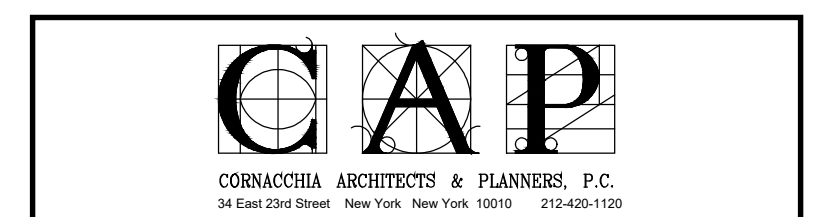
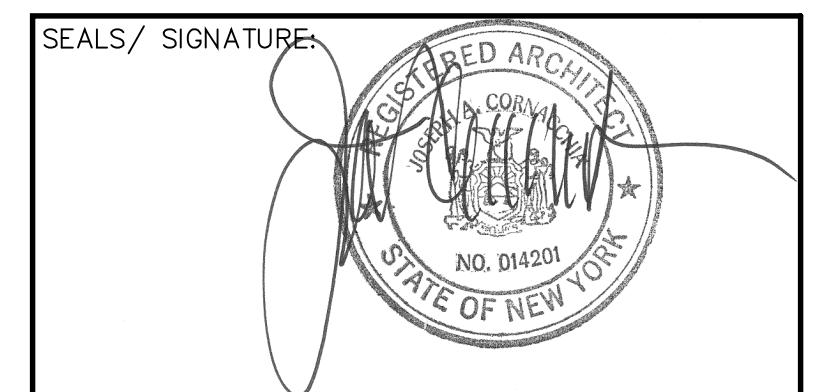
5 PROPOSED SECTION E-E

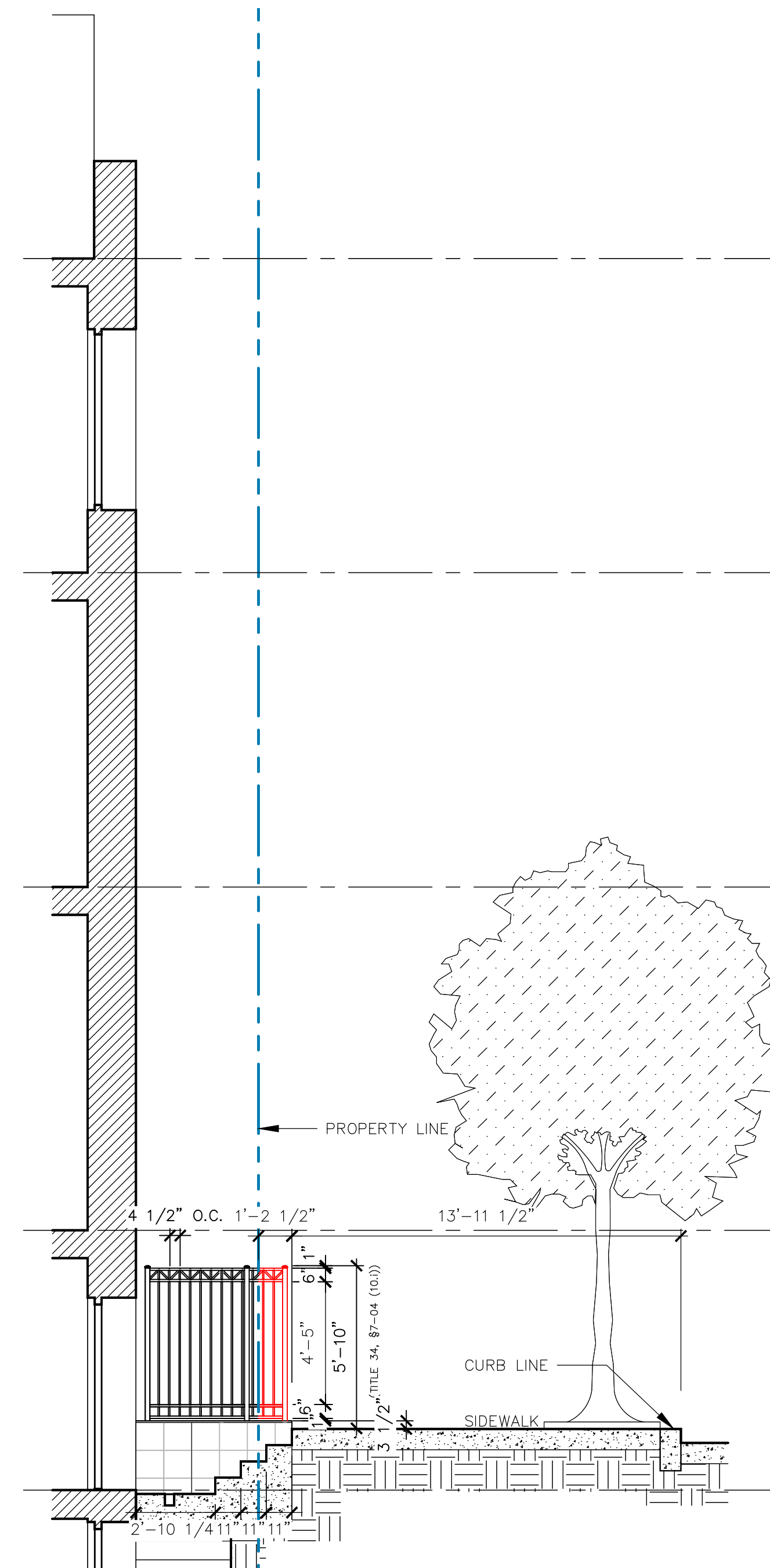
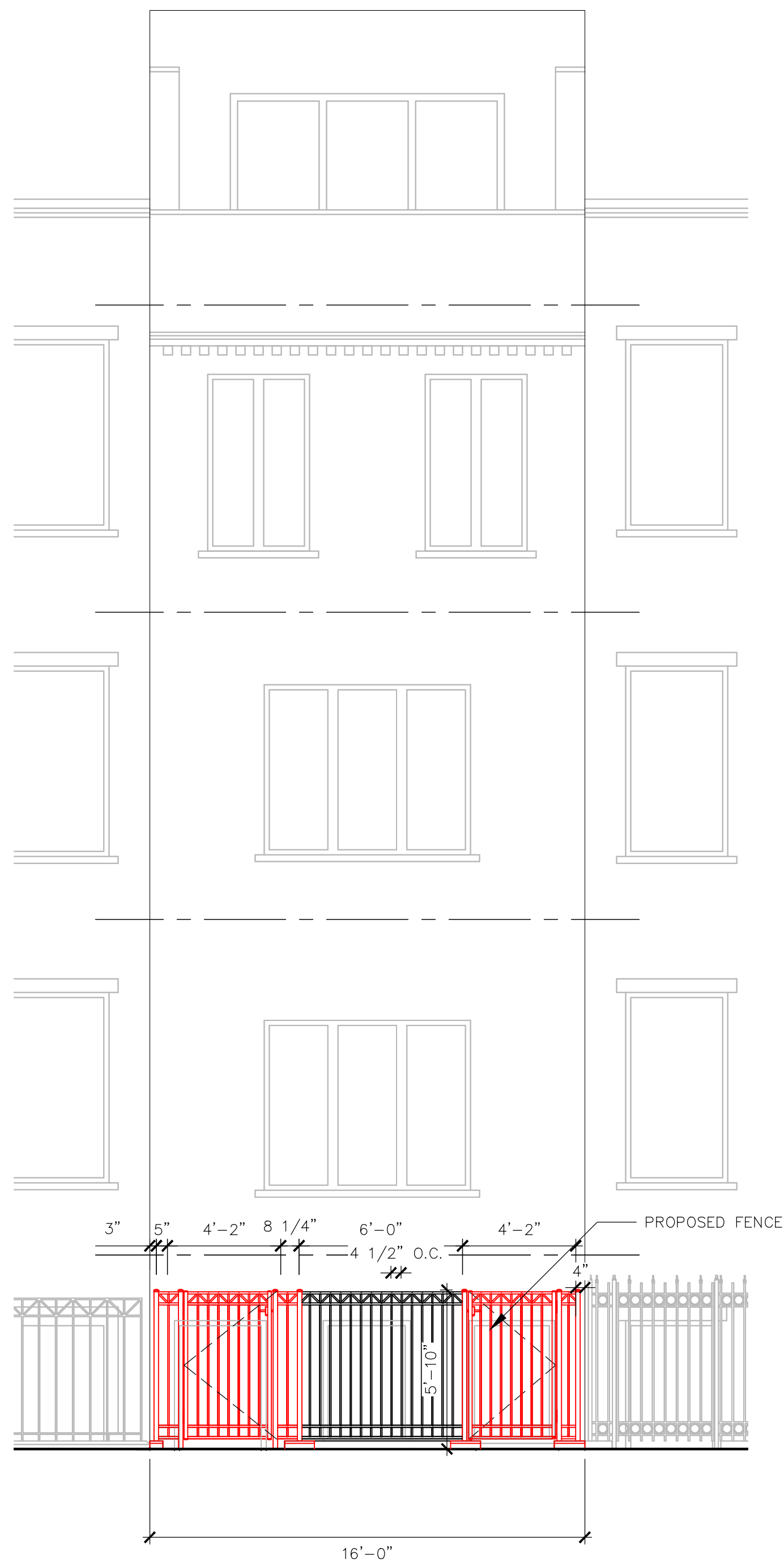
SCALE: 1/2"=1'-0"



6 DETAIL

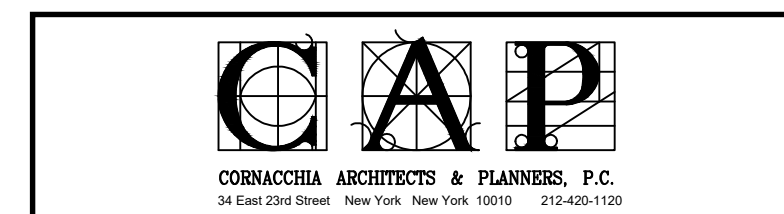
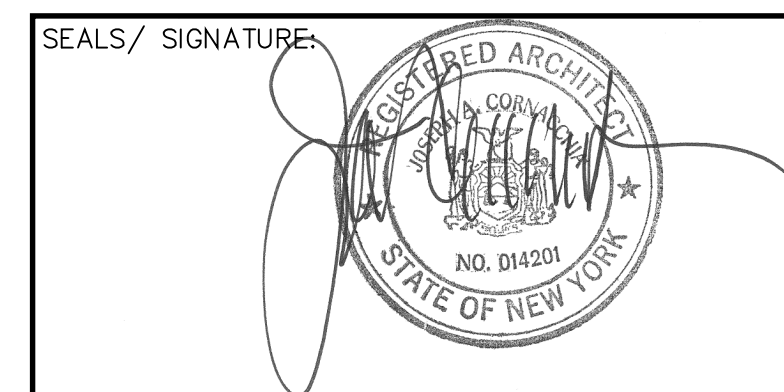
SCALE: 1"=1'





1 PROPOSED ELEVATION A-A
SCALE: 1/4"=1'

2 PROPOSED ELEVATION B-B
SCALE: 1/4"=1'



MODIFICATION TO
REVOCABLE CONSENT PLAN
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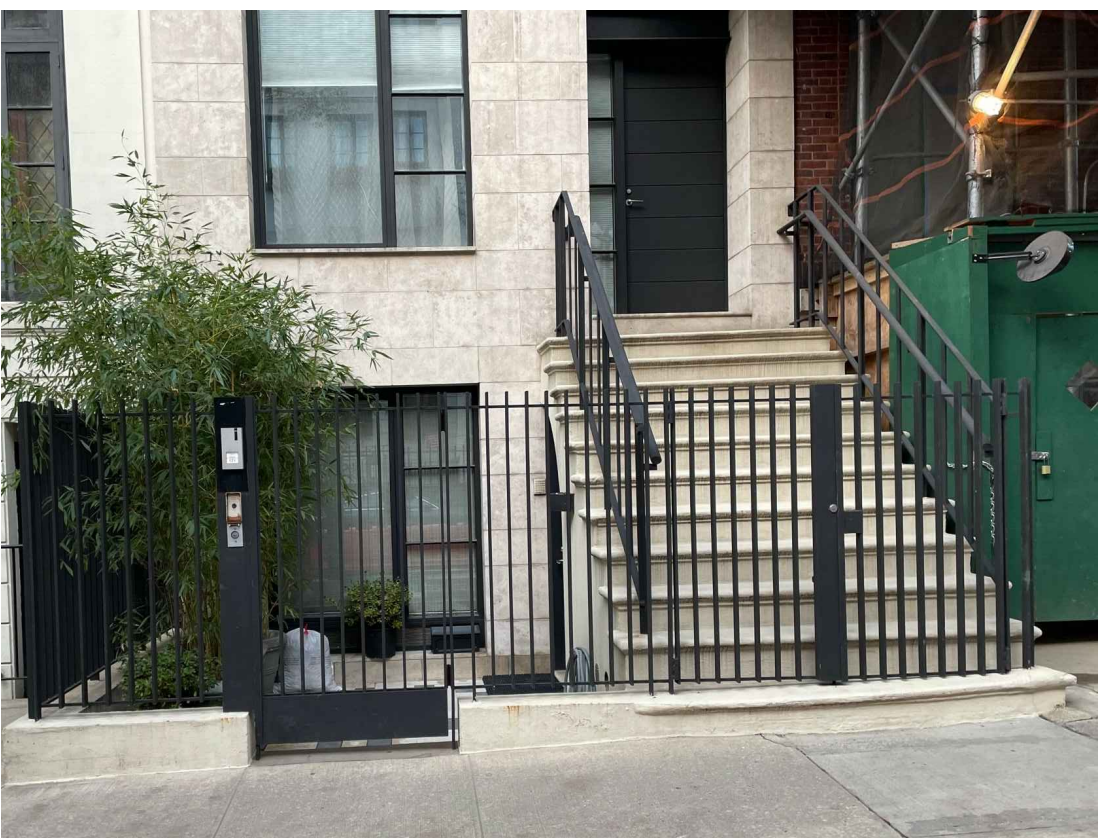
EAST 64TH STREET - NORTH SIDE
EXISTING STREETScape



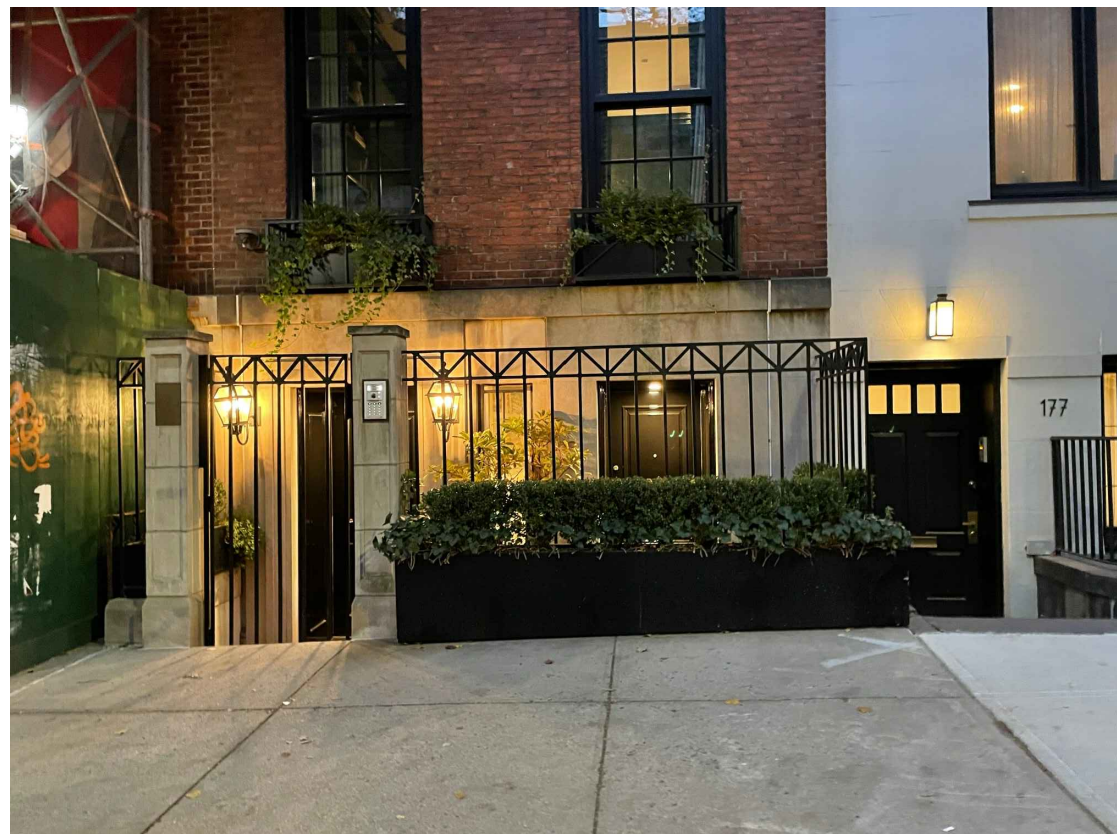
#163 EAST 64TH ST.
FENCE HEIGHT: 6'-2"



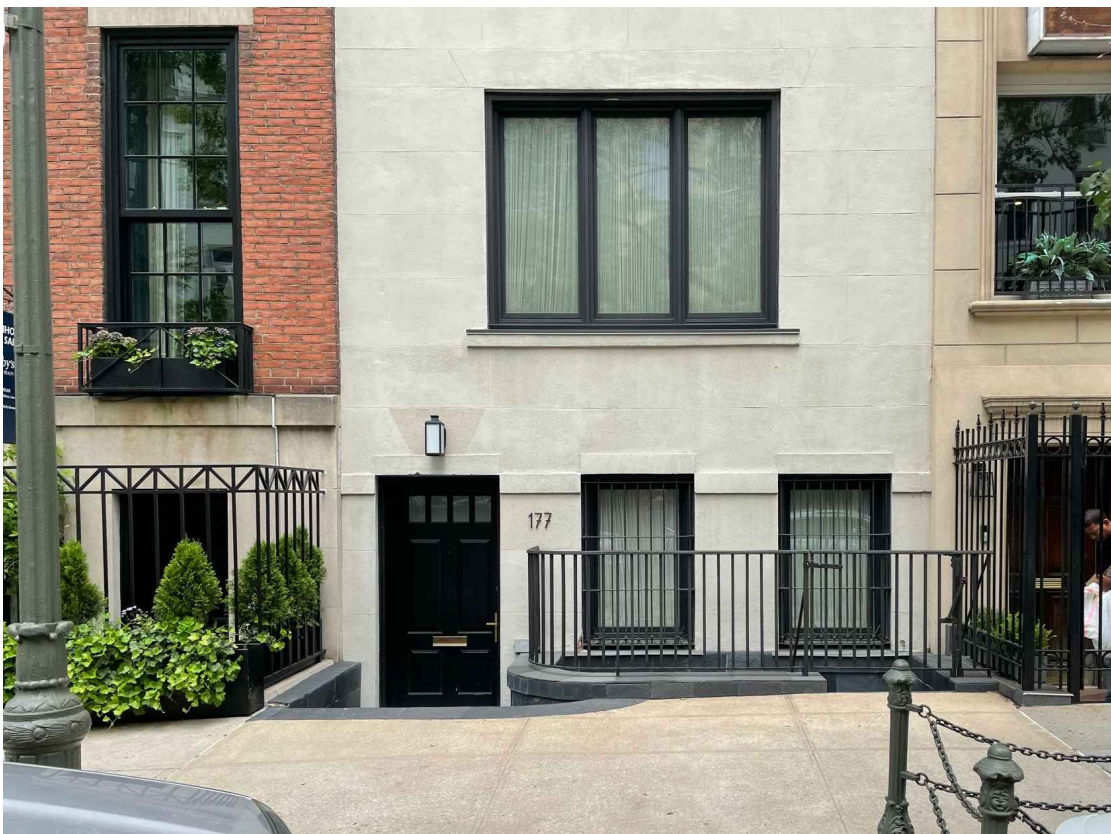
#165 EAST 64TH ST.
FENCE HEIGHT: 6'-2"



#171 EAST 64TH ST.
FENCE HEIGHT: 6'-2"



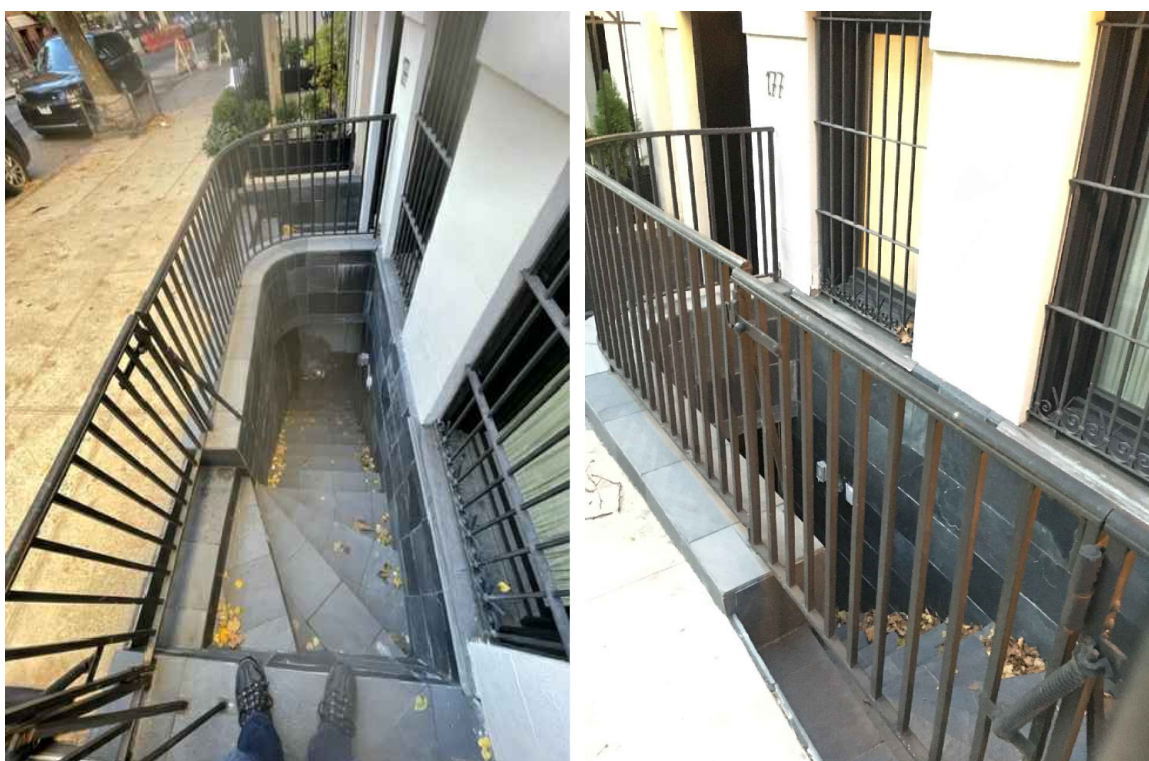
#175 EAST 64TH ST.
FENCE HEIGHT: 5'-6"



#177 EAST 64TH ST.
SUBJECT PROPERTY



#179 EAST 64TH ST.
FENCE HEIGHT: 6'-5"



EXISTING STAIR AT
SUBJECT PROPERTY

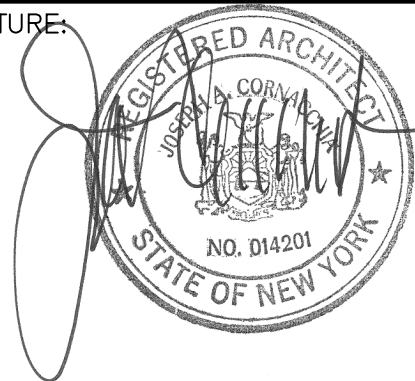
NOTE:

AS SHOWN IN PHOTOS ON DRAWINGS T-004.00 & T-005.00 MOST ALL OF THE SINGLE FAMILY TOWNHOUSE ON EITHER SIDE OF EAST 64TH STREET, BETWEEN LEXINGTON AND THIRD AVENUES HAVE FENCES IN EXCESS OF 4'-6" IN HEIGHT, MOST ARE OVER 6'-0".

177 EAST 64TH STREET IS UNIQUE IN THAT IT HAS AN EXTERIOR STAIR TO THE CELLAR, IN FRONT OF THE BUILDING, AT THE SIDEWALK. THIS FEATURE MAKES THIS PROPERTY ATTRACTIVE TO POTENTIAL BURGLARS, HOMELESS PERSONS AND OTHER BAD ACTORS. AN EASILY SCALABLE FENCE AT THIS PROPERTY IS NOT ONLY NOT A DETERRENT, BUT DUE TO THE HIGHER SECURITY FENCES ON NEIGHBORING PROPERTIES, WOULD MAKE THIS PROPERTY A TARGET FOR SAID BAD ACTORS.

THIS MODIFICATION IS RESPECTFULLY REQUESTED TO PROVIDE A MUCH NEEDED INCREASED LEVEL OF SECURITY, EQUAL TO ITS NEIGHBORS AND IN KEEPING WITH THE STREETScape OF THIS BLOCK.

SEALS/ SIGNATURE:



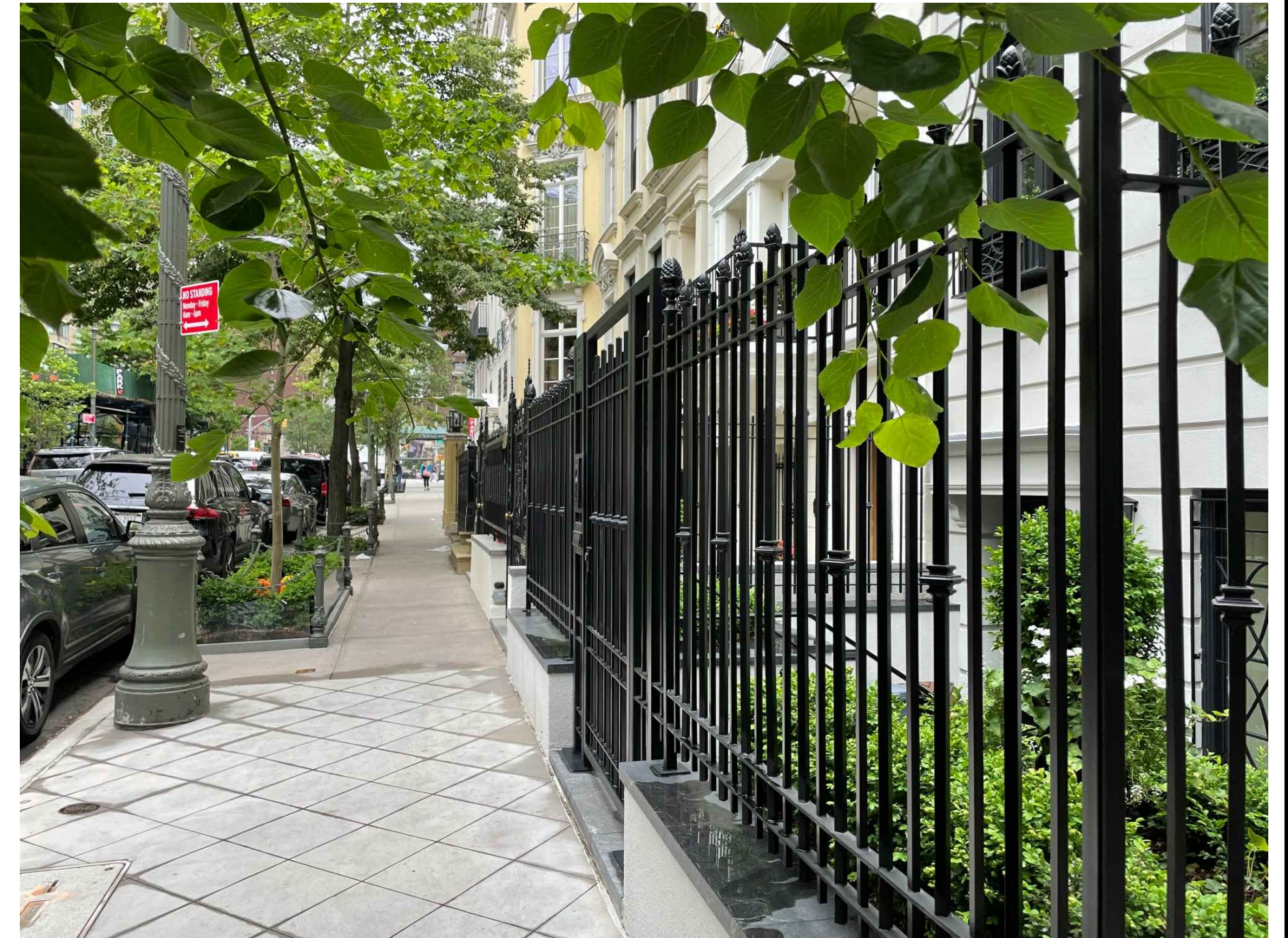
CORNACCHIA ARCHITECTS & PLANNERS, P.C.
34 East 23rd Street New York, New York 10010 212-420-1120

MODIFICATION TO
REVOCABLE CONSENT PLAN
T-004.00

EAST 64TH STREET - SOUTH SIDE STREETScape



NORTH SIDE OF EAST 64TH ST. - LOOKING WEST



SOUTH SIDE OF EAST 64TH ST. - LOOKING EAST



#180 EAST 64TH ST.
FENCE HEIGHT: 6'-2"



#178 EAST 64TH ST.
FENCE HEIGHT: 5'-0"



#176 EAST 64TH ST.
FENCE HEIGHT: 6'-5"



#174 EAST 64TH ST.
FENCE HEIGHT: 7'-4"

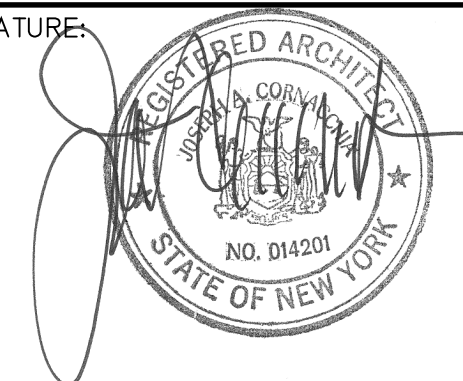


#172 EAST 64TH ST.
FENCE HEIGHT: 6'-0"

NOTE:

ALL MEASUREMENTS TAKEN AT MIDPOINT OF PROPERTY.

SEALS/ SIGNATURE:



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34 East 23rd Street New York, New York 10010 212-420-1120

MODIFICATION TO
REVOCABLE CONSENT PLAN
T-005.00

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