

PLAN
SHOWING LOCATION OF:
PROPOSED FENCED-IN AREA

TO BE LOCATED AT:
132 E 70TH STREET
BOROUGH OF MANHATTAN

TO ACCOMPANY THE PETITION
DATED 7/2/2025
OF
MEPEC 132 LLC
TO THE
DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK

MEPEC 132 LLC

BY: *Glen W Roberts II*

GLEN W ROBERTS II, AUTHORIZED
SIGNATORY, PETITIONER

ZONING INFORMATION:
BLOCK: 1404
LOT(S): 158
ZONING DISTRICT: R9X-C1-5
ZONING MAP: 8C

CHARACTER OF MATERIALS:
PAINTED STEEL RAIL, STUCCO CURB

COST OF REMOVAL AND RESTORATION:
\$5,000

NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

ARCHITECT

built

Tahir Demiroglu Architect PLLC
18 East 41st Street, Suite 1803
NEW YORK, NY 10017
Tel: 347.2270234
tahir@built.com

DESIGN CONSULTANT

BULT
IN studio

119 W. 23RD STREET, SUITE 409
NEW YORK, NY 10011
TEL 212.367.8055

PROJECT NUMBER

21010

SCALE

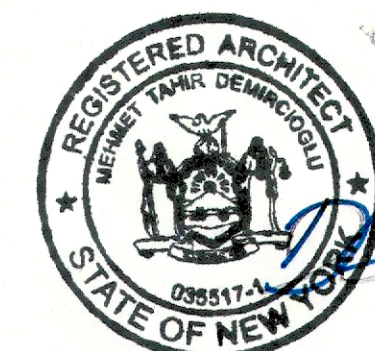
AS NOTED

DATE

2023-05-09

SEAL

DRAWING NUMBER



D-001.00

PAGE NUMBER

1 OF 6

LEXINGTON AVENUE

PARK AVENUE

E 70TH STREET

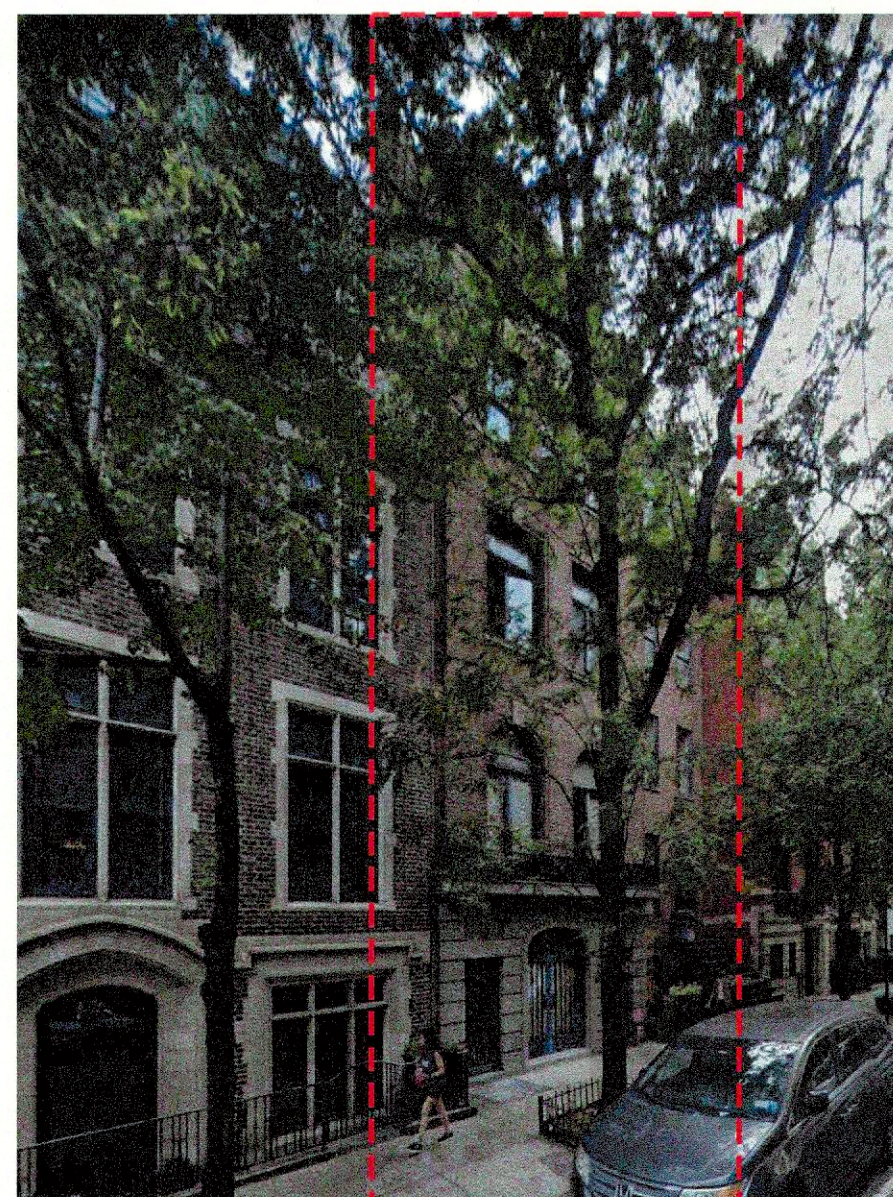
1 LOCATION PLAN
NTS

LEGEND:

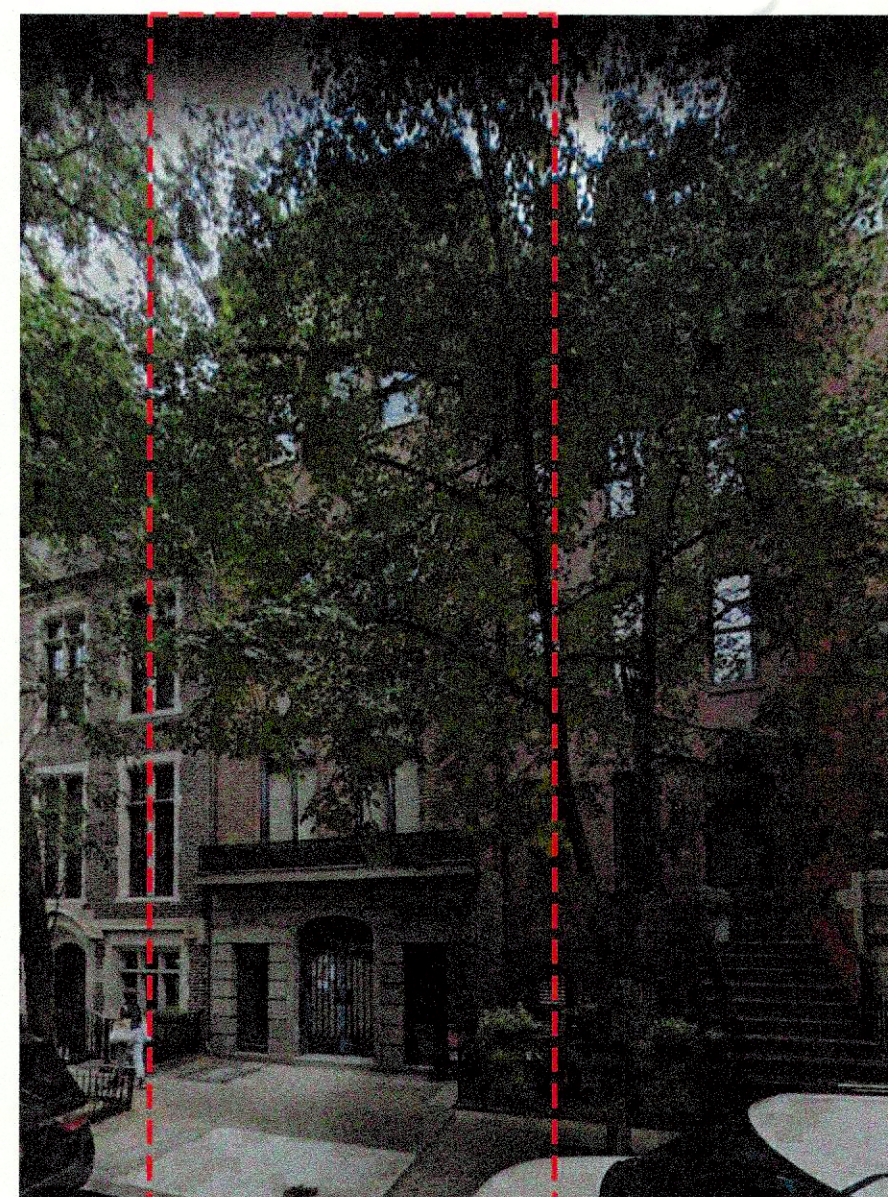
- PHOTO INDICATOR (00) →
EXIST. STREET TREE (tree symbol)
TRAFFIC DIRECTION (arrow symbol)



01



02



03

2 PHOTO GALLERY
N.T.S.

LEXINGTON AVENUE

PARK AVENUE

E 70TH STREET

2 EXISTING PLAN
1/8" = 1'-0"

LEXINGTON AVENUE

PARK AVENUE

E 70TH STREET

1 PROPOSED PLAN
1/8" = 1'-0"

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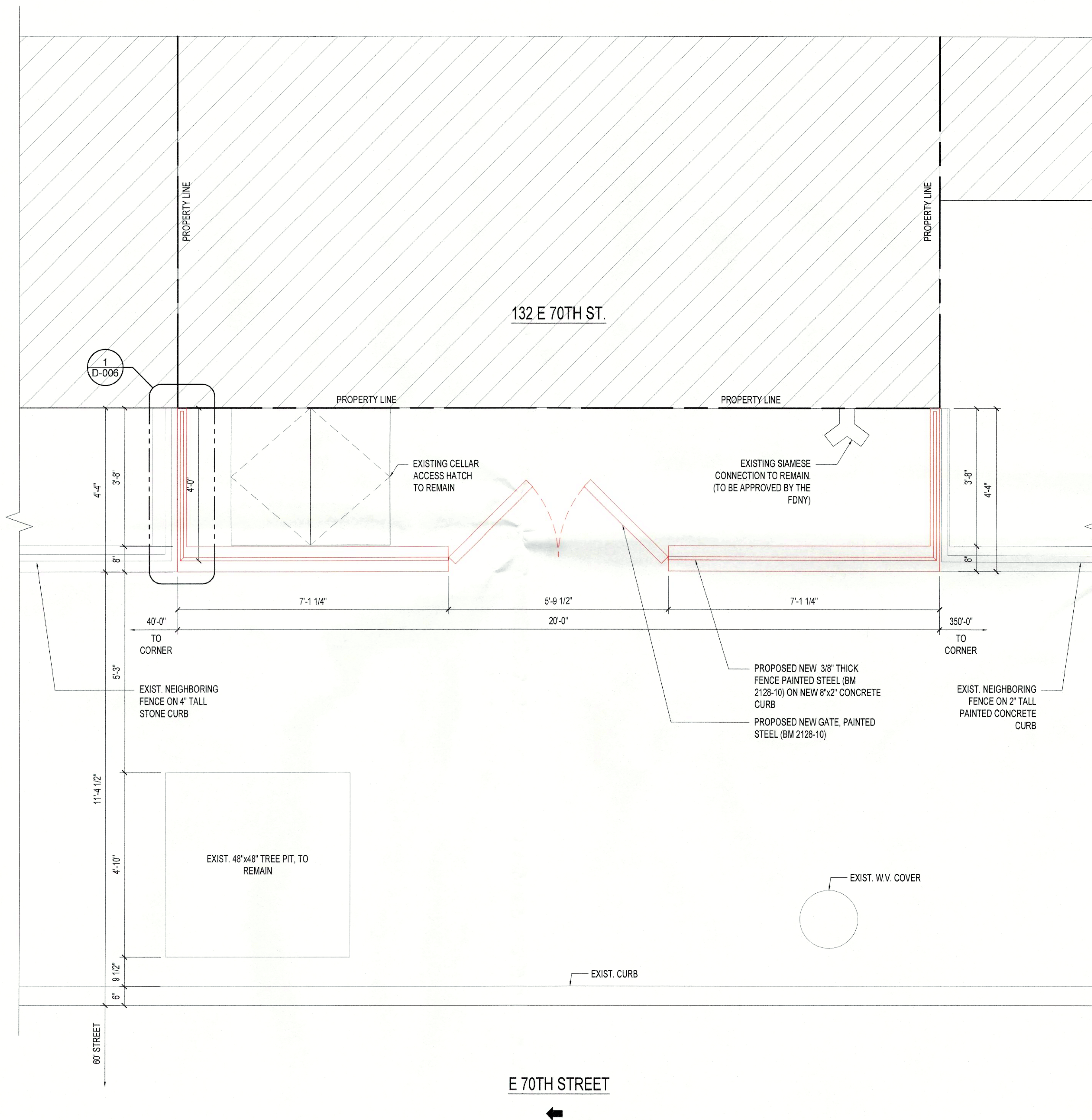
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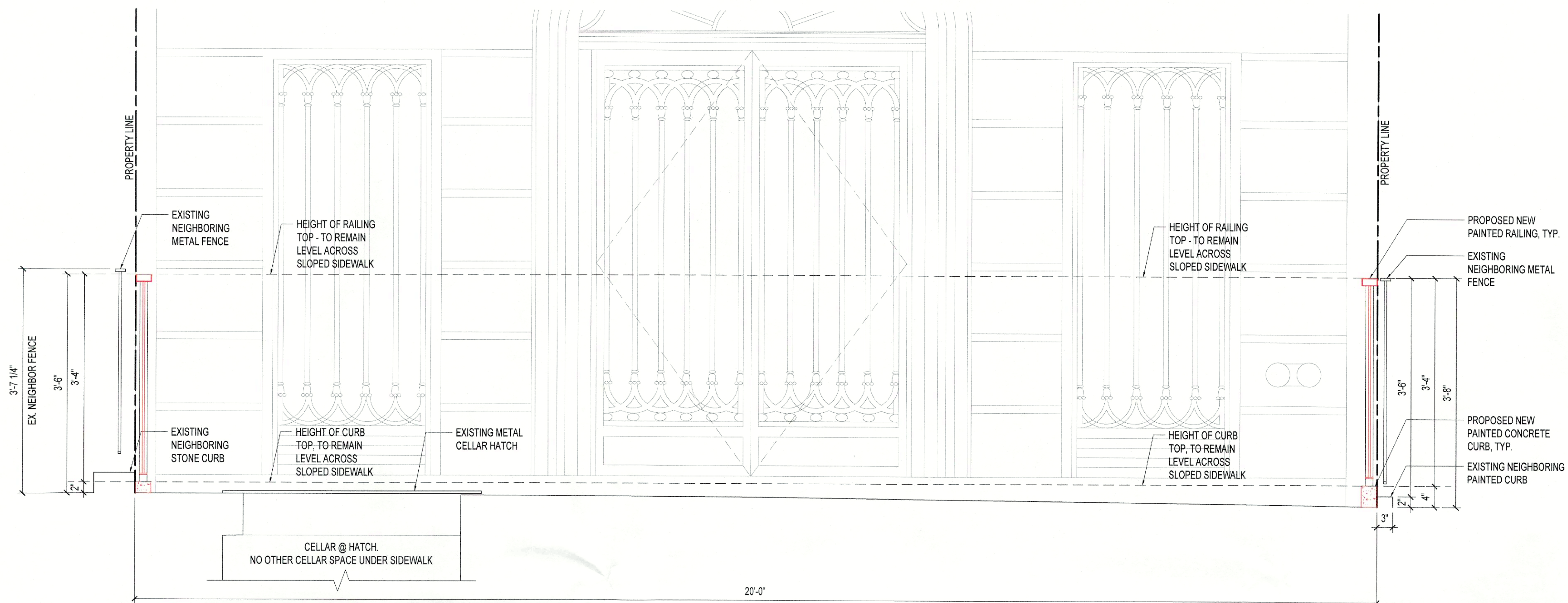
PAGE NUMBER

2 OF 6

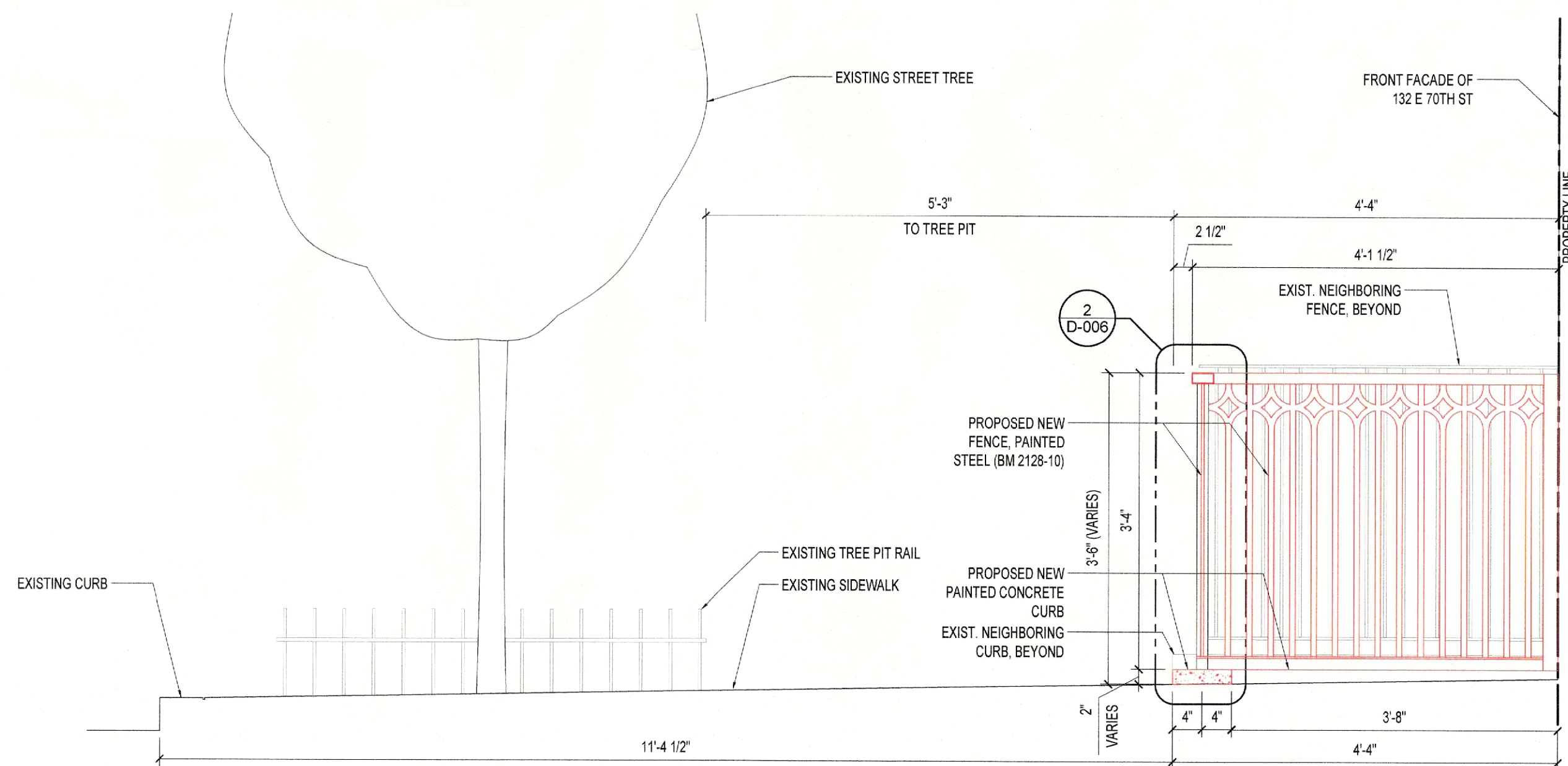


1 | ENLARGED PROPOSED PLAN
1/2" = 1'-0" N

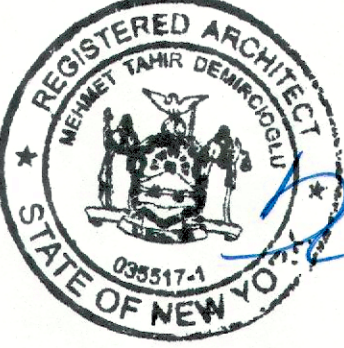
ARCHITECT built Tahir Demircioglu Architect PLLC 18 East 41st Street, Suite 1803 NEW YORK, NY 10017 Tel: 347.2270234 tahir@built.com		DESIGN CONSULTANT BULT IN studio 119 W. 23RD STREET, SUITE 409 NEW YORK, NY 10011 TEL 212.367.8055	
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A
3/4" = 1'-0"



B
3/4" = 1'-0"

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	<p>D-004.00</p>
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PROPERTY LINE

REPLACE TWO EXISTING 2 OVER 2 WOOD WINDOWS W/NEW 1 OVER 1 WOOD WINDOWS. REPLACE ONE EXISTING FIXED WOOD WINDOW W/NEW FIXED WOOD WINDOW 137'-1/4" x 64'-1/4" M.O.

EXISTING PARAPET AND CAP, DECORATIVE CORNICE TO REMAIN

REPLACE THREE EXISTING 1 OVER 1 WOOD WINDOWS W/NEW 1 OVER 1 WOOD WINDOWS 39" x 78" M.O.

EXISTING DECORATIVE RAILING TO REMAIN

EXISTING LIMESTONE BAND TO REMAIN

REPLACE TWO EXISTING CASEMENT W/TRANSOM WOOD WINDOWS W/NEW CASEMENT W/TRANSOM WOOD WINDOWS 59" x 92" M.O.

EXISTING BRICK TO REMAIN

REPLACE TWO EXISTING CASEMENT W/TRANSOM WOOD WINDOWS W/NEW CASEMENT W/TRANSOM WOOD WINDOWS 59" x 112" M.O.

EXISTING DECORATIVE RAILING TO REMAIN

EXISTING LIMESTONE TO REMAIN

EXISTING WINDOW TO REMAIN

EXISTING DOOR TO REMAIN

EXISTING SIAMESE CONNECTION TO REMAIN, TO BE APPROVED BY FDNY

EXISTING CELLAR HATCH TO REMAIN

PROPERTY LINE

TWO NEW 1 OVER 1 WOOD WINDOWS AND ONE NEW FIXED WOOD WINDOW IN EXISTING MASONRY OPENING
134" x 58" M.O.

EXISTING PARAPET AND CAP DECORATIVE CORNICE

THREE NEW 1 OVER 1 WOOD WINDOWS IN EXISTING MASONRY OPENINGS
35½" x 72½" M.O.

EXISTING DECORATIVE RAILING

EXISTING LIMESTONE BAND

TWO NEW CASEMENT W/TRANSOM WOOD WINDOWS IN EXISTING MASONRY OPENINGS
65" x 88½" M.O.

EXISTING BRICK

TWO NEW CASEMENT W/TRANSOM WOOD WINDOWS IN EXISTING MASONRY OPENINGS
65" x 110½" M.O.

EXISTING DECORATIVE RAILING

EXISTING LIMESTONE

EXISTING DOOR

EXISTING WINDOW TO REMAIN

PROPOSED NEW 3/8" THICK FENCE PAINTED STEEL (BM 2128-10)

PROPOSED NEW CONCRETE CURB, 2' TALL @ EAST END, 8" DEEP

EXISTING WINDOW TO REMAIN

3'-6" VIF TO MATCH 130 E/10TH 2"



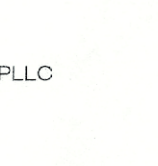
20'-0"

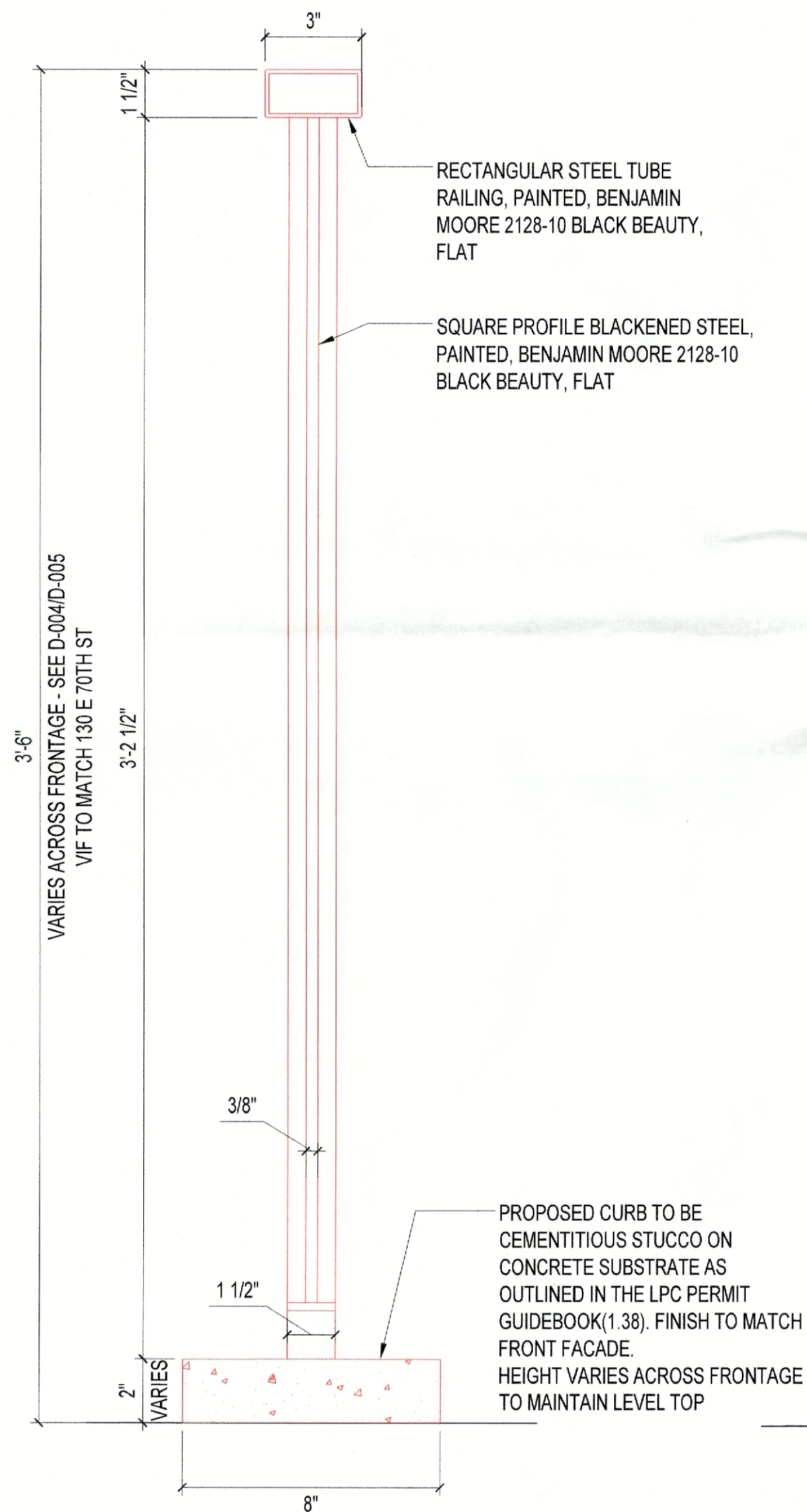
3'-8" VIF TO MATCH 130 E/10TH 4"

1

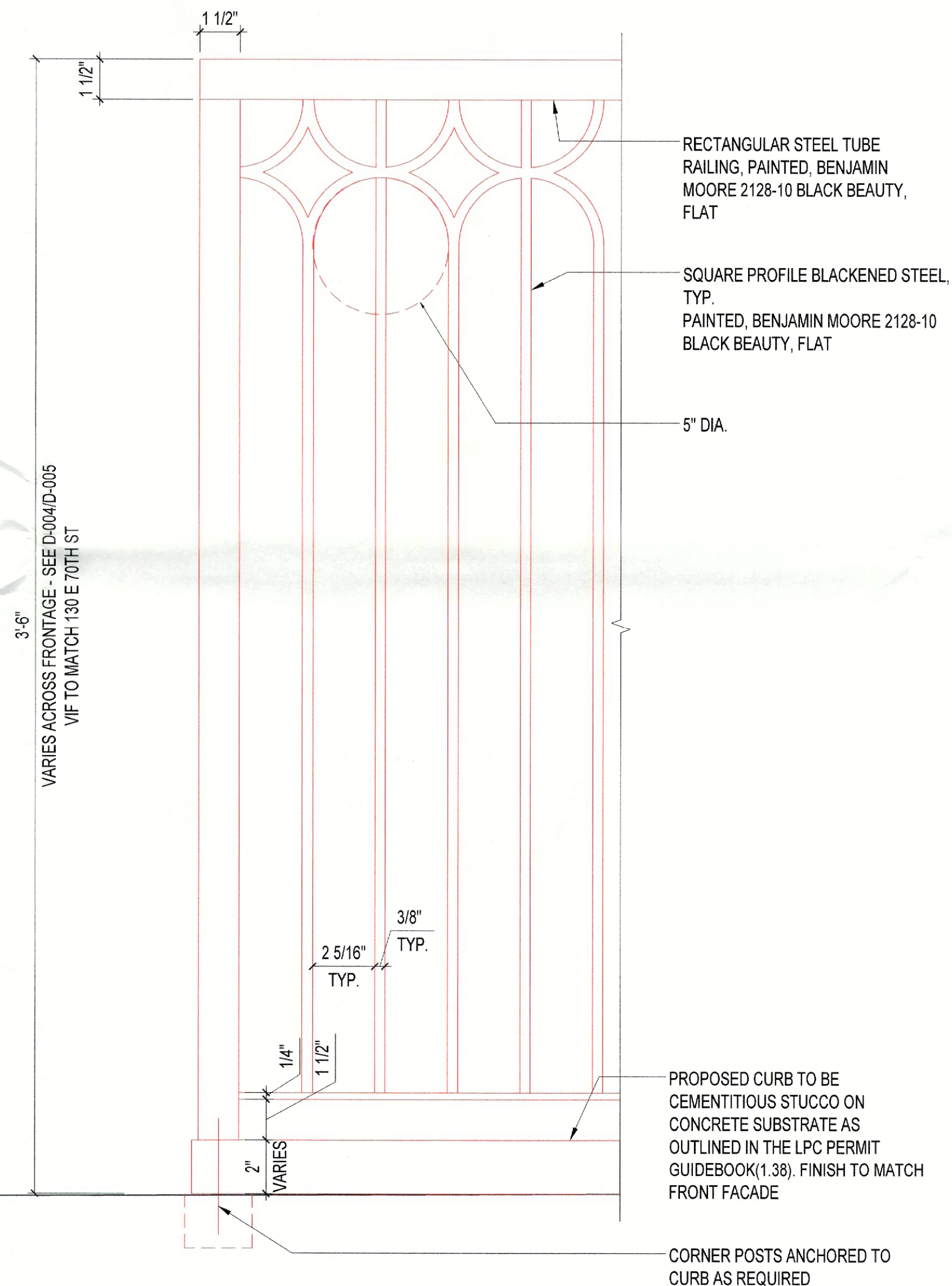
PROPOSED FRONT ELEVATION

1/4" = 1'-0"

<p>ARCHITECT</p> <div style="text-align: center;">  </div> <p>Tahir Demircioglu Architect PLLC 18 East 41st Street, Suite 1803 NEW YORK, NY 10017 Tel: 347 2270234 tahir@built.com</p>	<p>DESIGN CONSULTANT</p> <div style="text-align: center;">  </div> <p>studio 119 W. 23RD STREET, SUITE 409 NEW YORK, NY 10011 TEL 212.367.8055</p>								
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2 | PROPOSED FENCE SECTION
3" = 1'-0"



1 | PROPOSED FENCE DETAIL
3" = 1'-0"

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