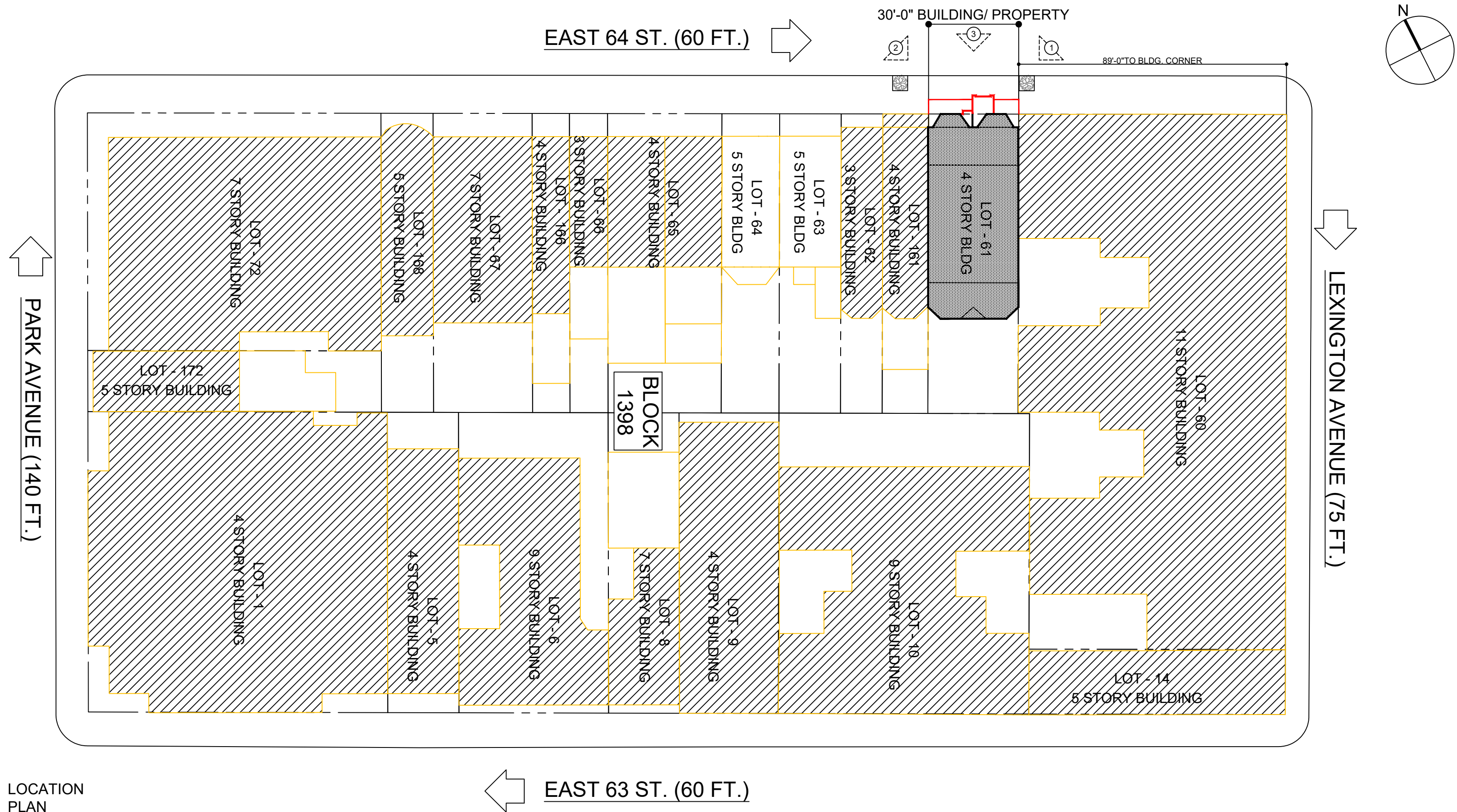




LOCATION
PLAN
Scale= NTS



1. SITE PHOTOGRAPH-
PERSPECTIVE LOOKING NORTHWEST



2. SITE PHOTOGRAPH-
PERSPECTIVE LOOKING SOUTHEAST



3. SITE PHOTOGRAPH-
PERSPECTIVE LOOKING SOUTHWEST

PLAN
SHOWING LOCATION OF
**PROPOSED STOOP
AND FENCE-IN AREA WITH STEPS**

TO BE LOCATED AT
132 EAST 64TH STREET

BOROUGH OF MANHATTAN

TO ACCOMPANY PETITION
DATED 09/10/2025
OF

**SOUTH SECOND STREET
VENTURES LLC**

TO THE
DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK

**SOUTH SECOND STREET
VENTURES LLC**

BY yosi cohen 10-15-2025
YOSI COHEN, MANAGING MEMBER, PETITIONER

ZONING INFORMATION:

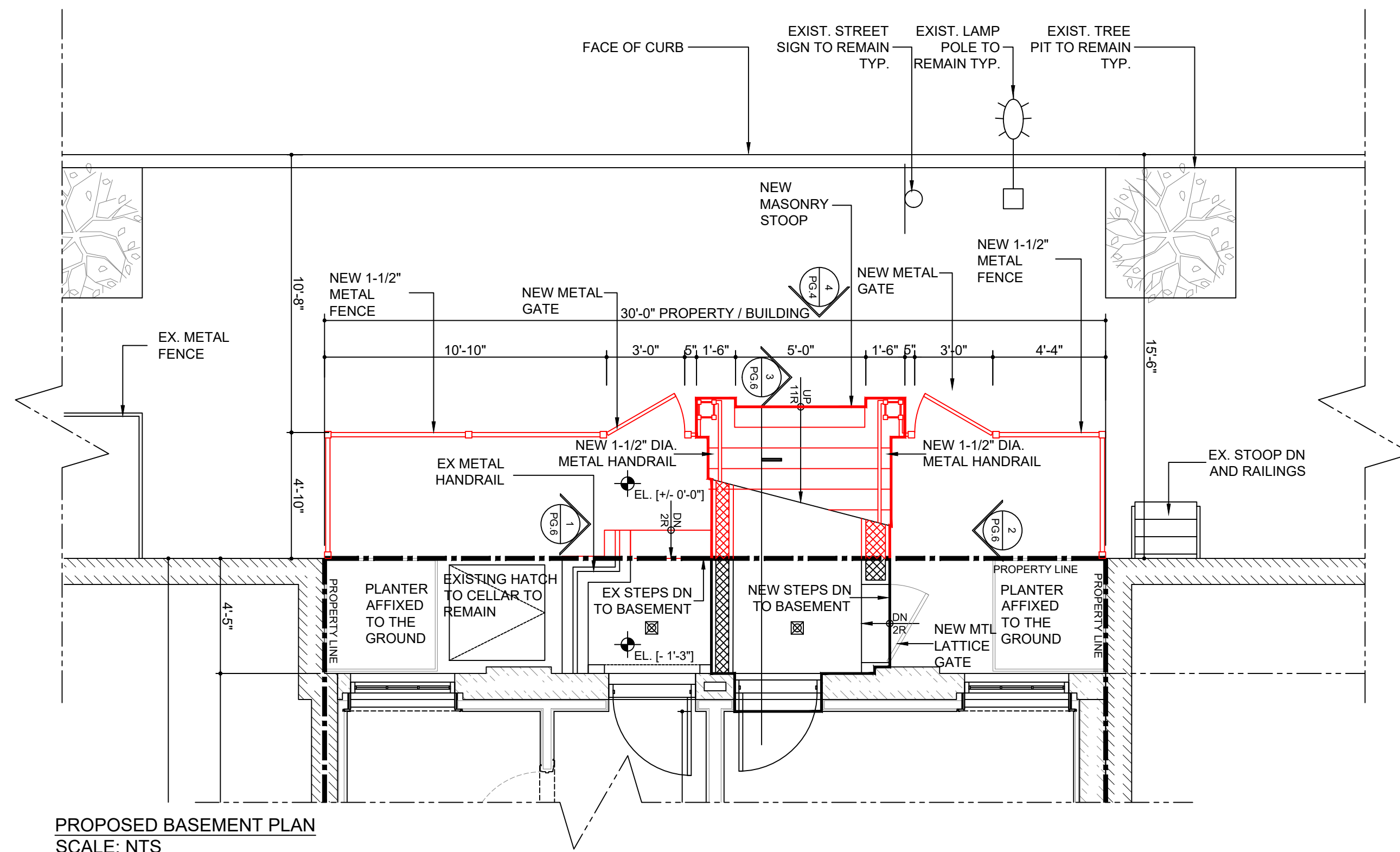
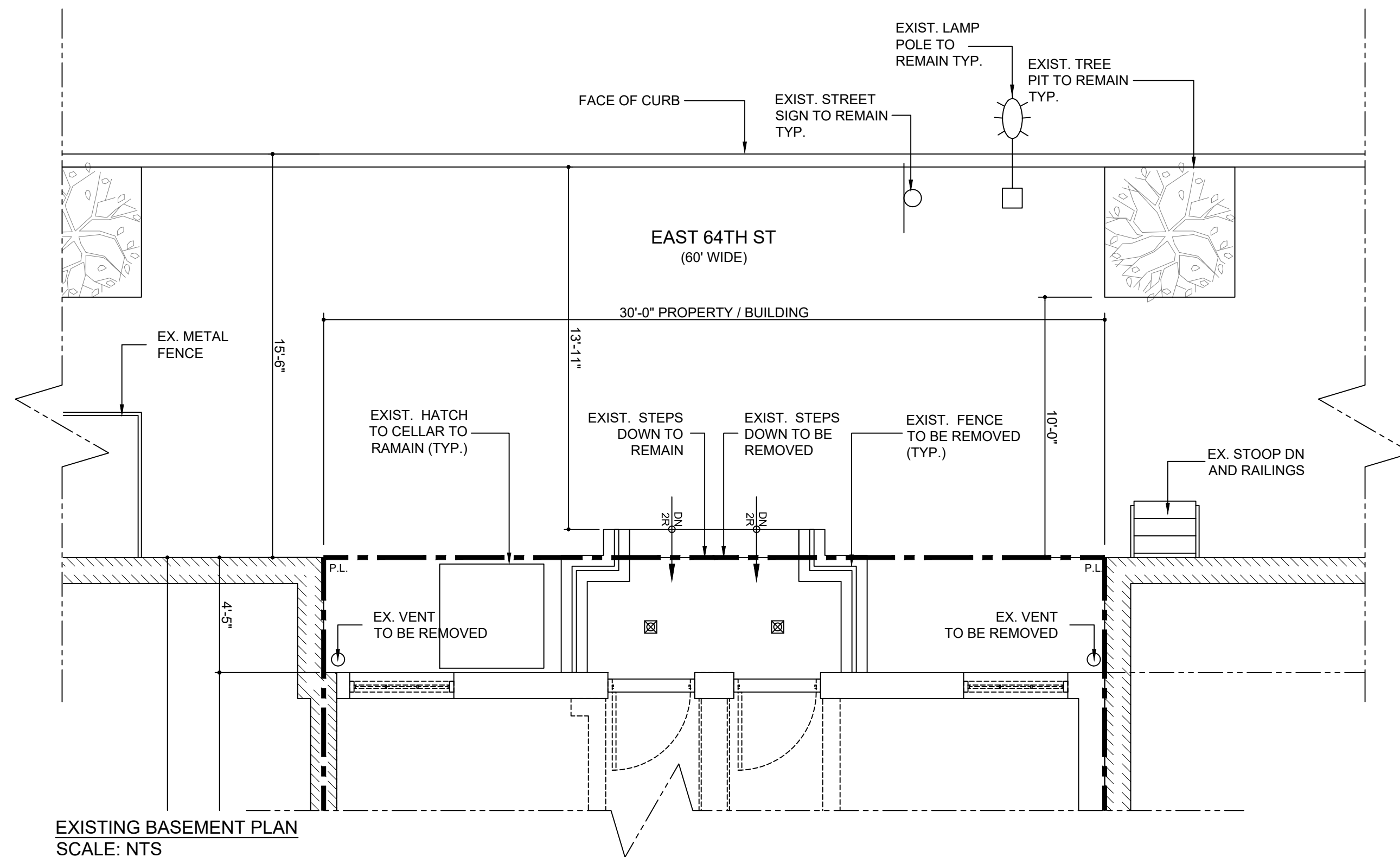
TAX BLOCK: 1398
TAX LOTS: 61
ZONING DISTRICT: R8B-C1-8X
ZONING MAP: 8c
LOT AREA: 3012.50 S.F.

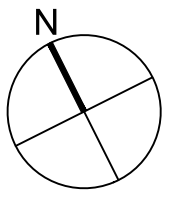
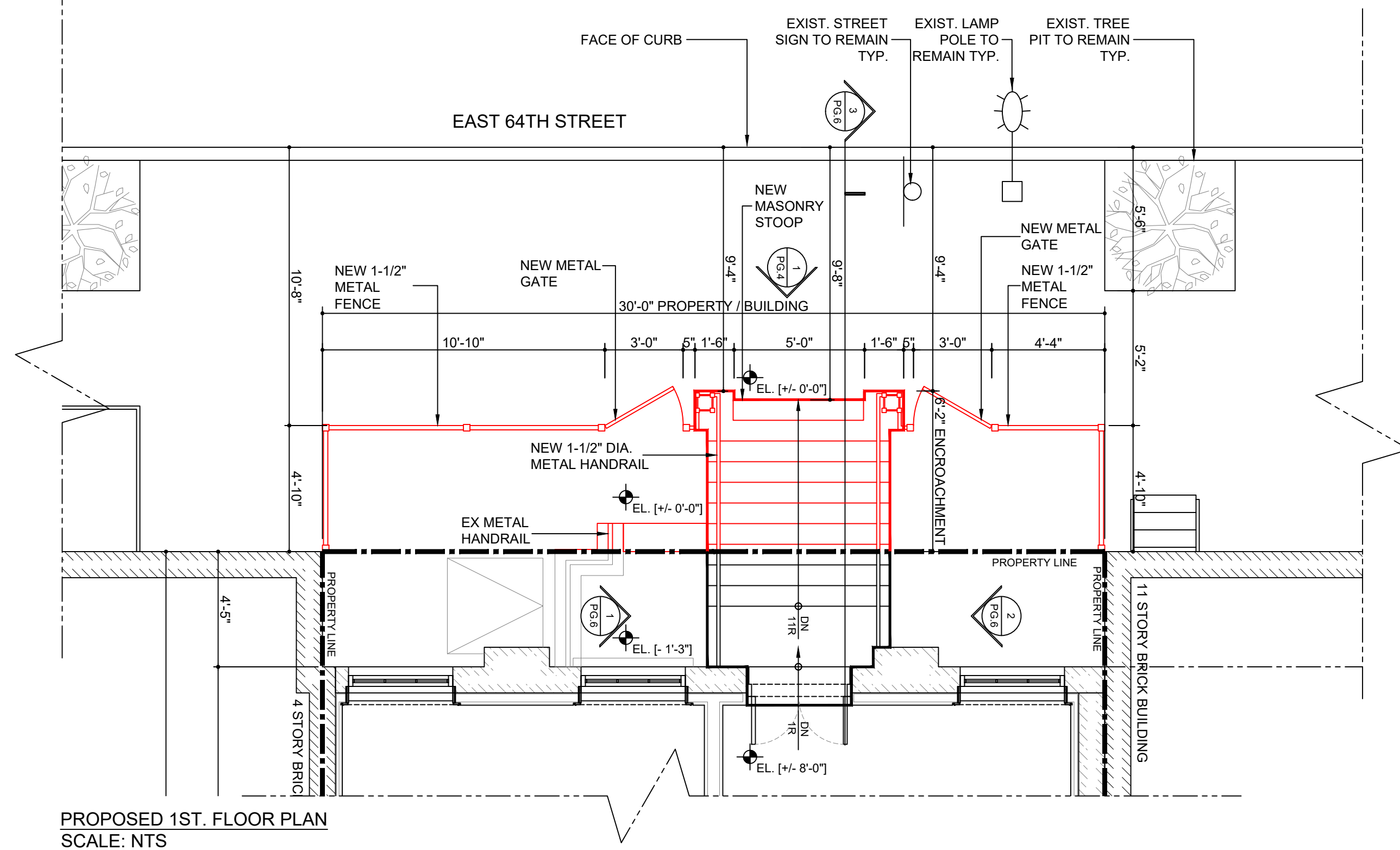
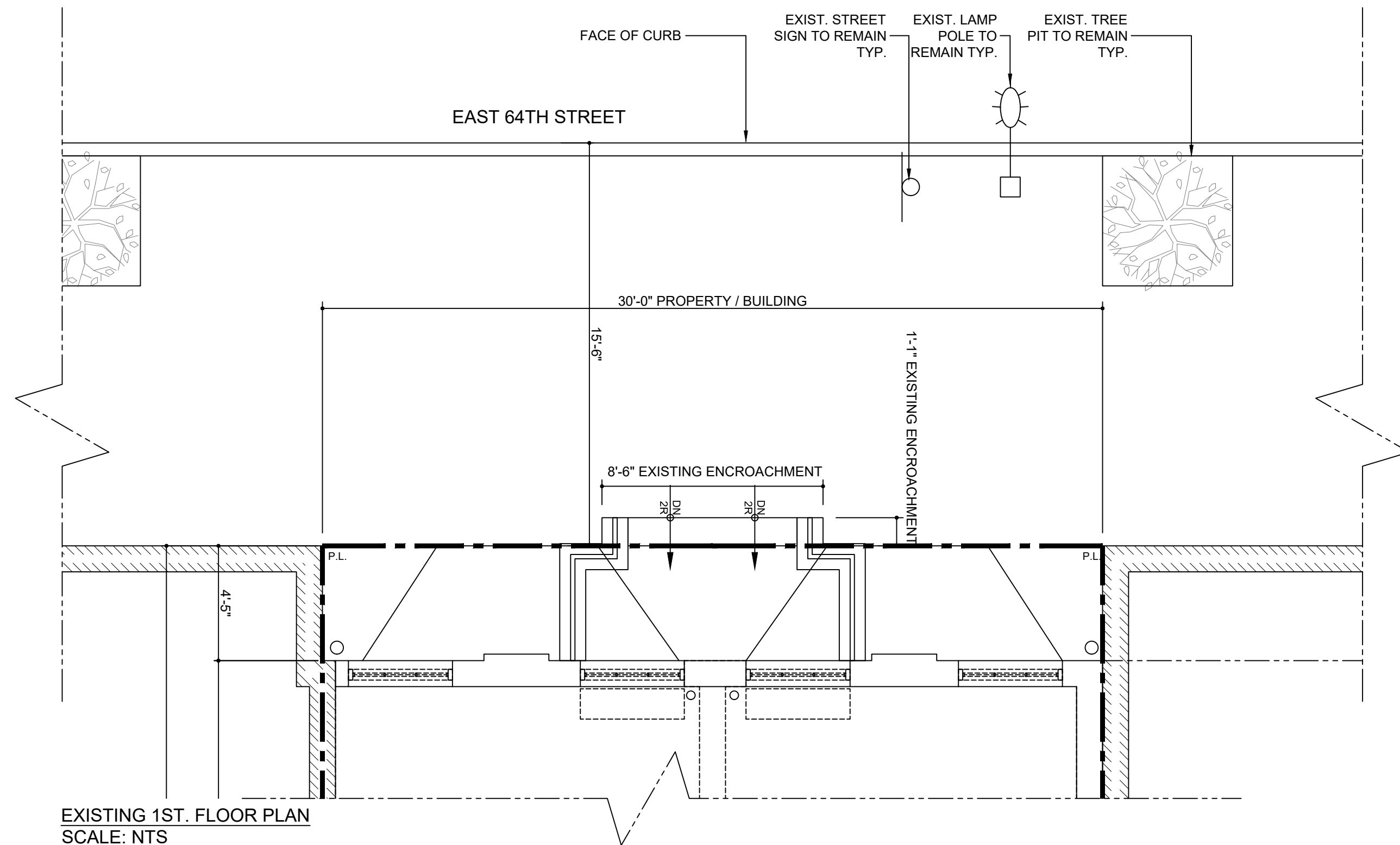
CHARACTERS OF MATERIALS:
PROPOSED STOOP TO BE CONSTRUCTED WITH
MASONRY AND STONE. PROPOSED RAILING TO BE
IRON PAINTED BLACK

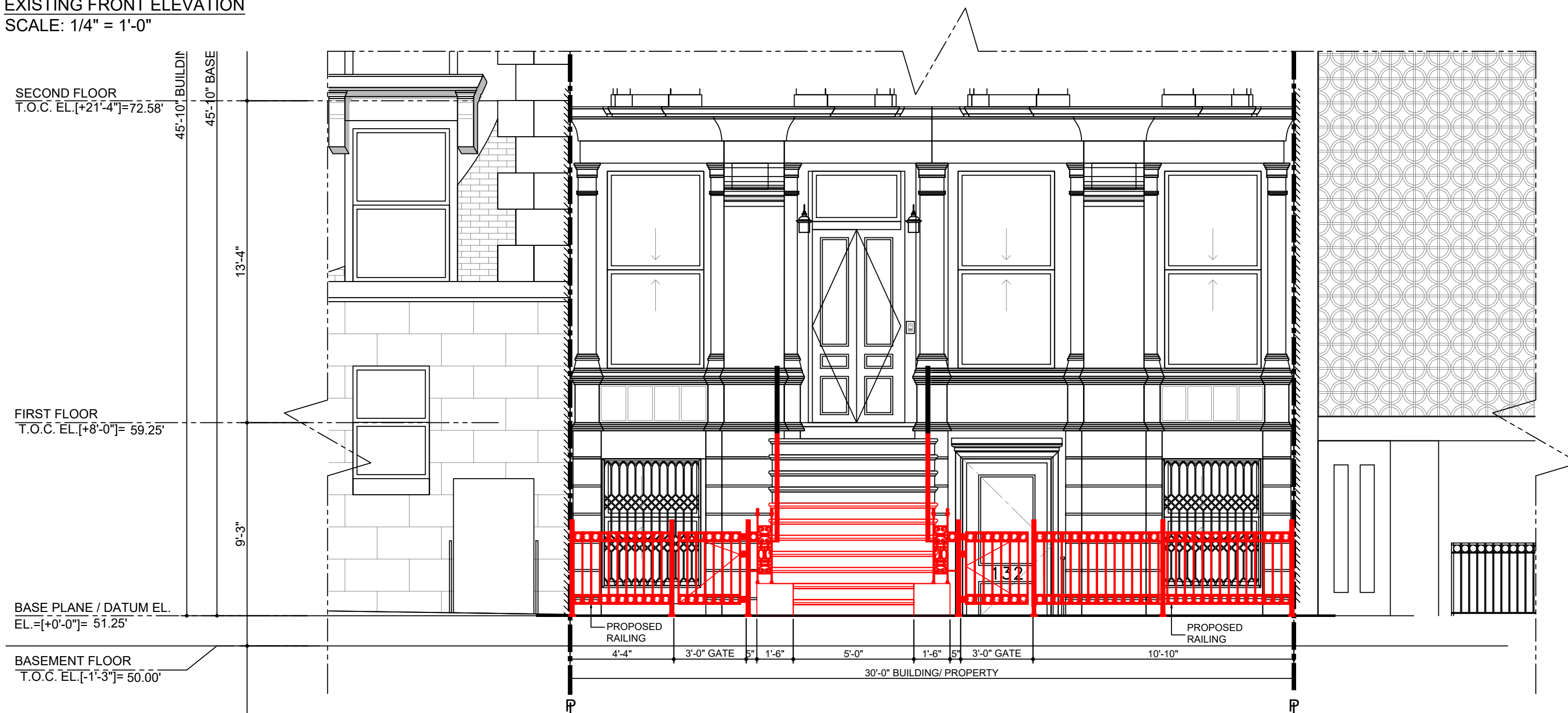
COST OF REMOVAL AND RESTORATION: [\$25,000.00]

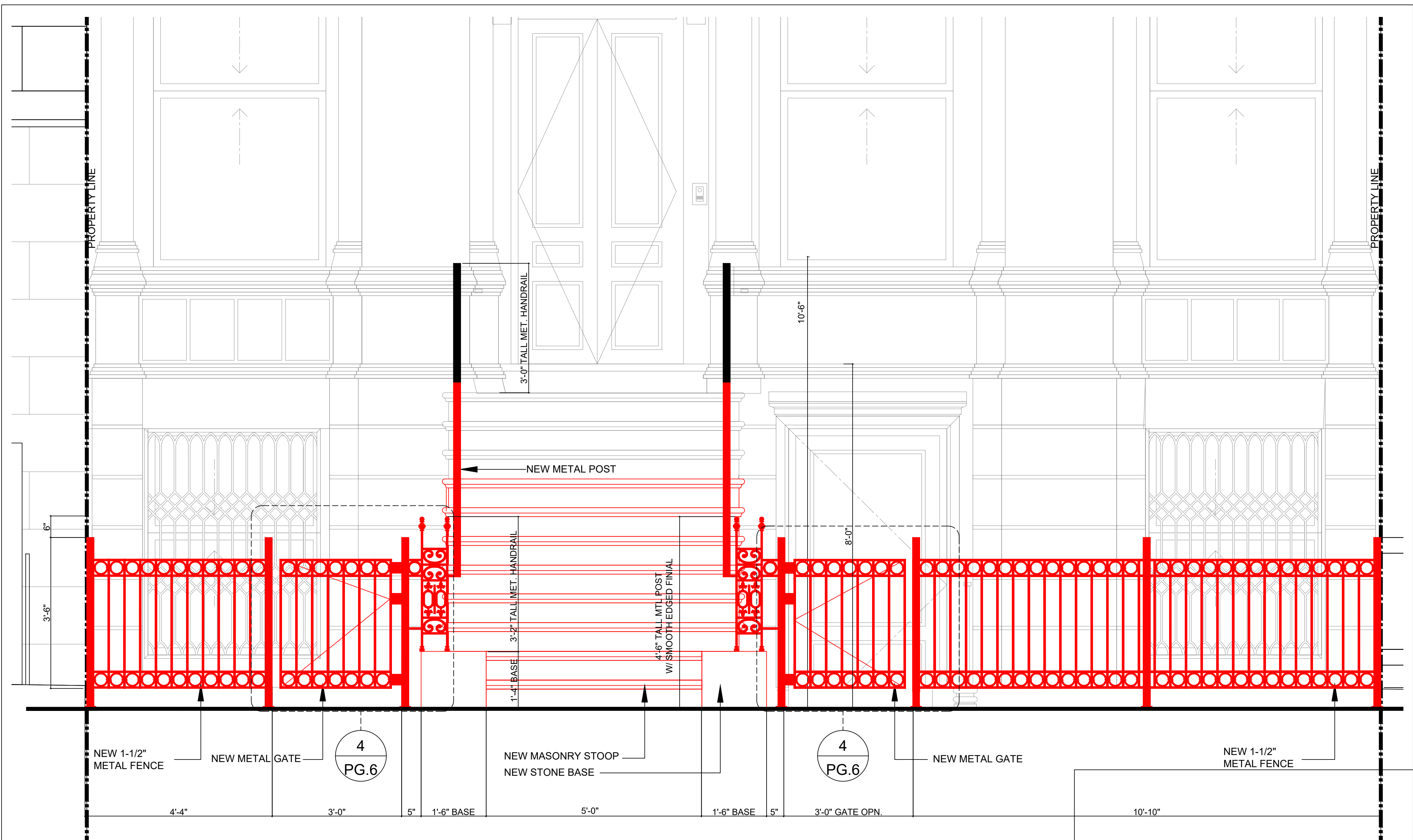
NOTE: PROPOSED IMPROVEMENTS SHOWN IN **RED**











ENLARGED FENCE ELEVATION
SCALE: NTS

NYC BC 1011.5.2. RISER HEIGHT AND TREAD DEPTH:

4. In Group R-3 occupancies; and in Group U occupancies that are accessory to Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies:

4.2. Dimensions of treads and risers. The maximum riser height shall be 8 1/4 inches (209.6 mm) and the minimum tread depth shall be 9 inches (228.6 mm) plus nosing. Treads may be undercut a distance equal to the nosing. A 1 1/4-inch (31.75 mm) nosing shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279.4 mm).

NYC BC 1011.11. HANDRAILS:

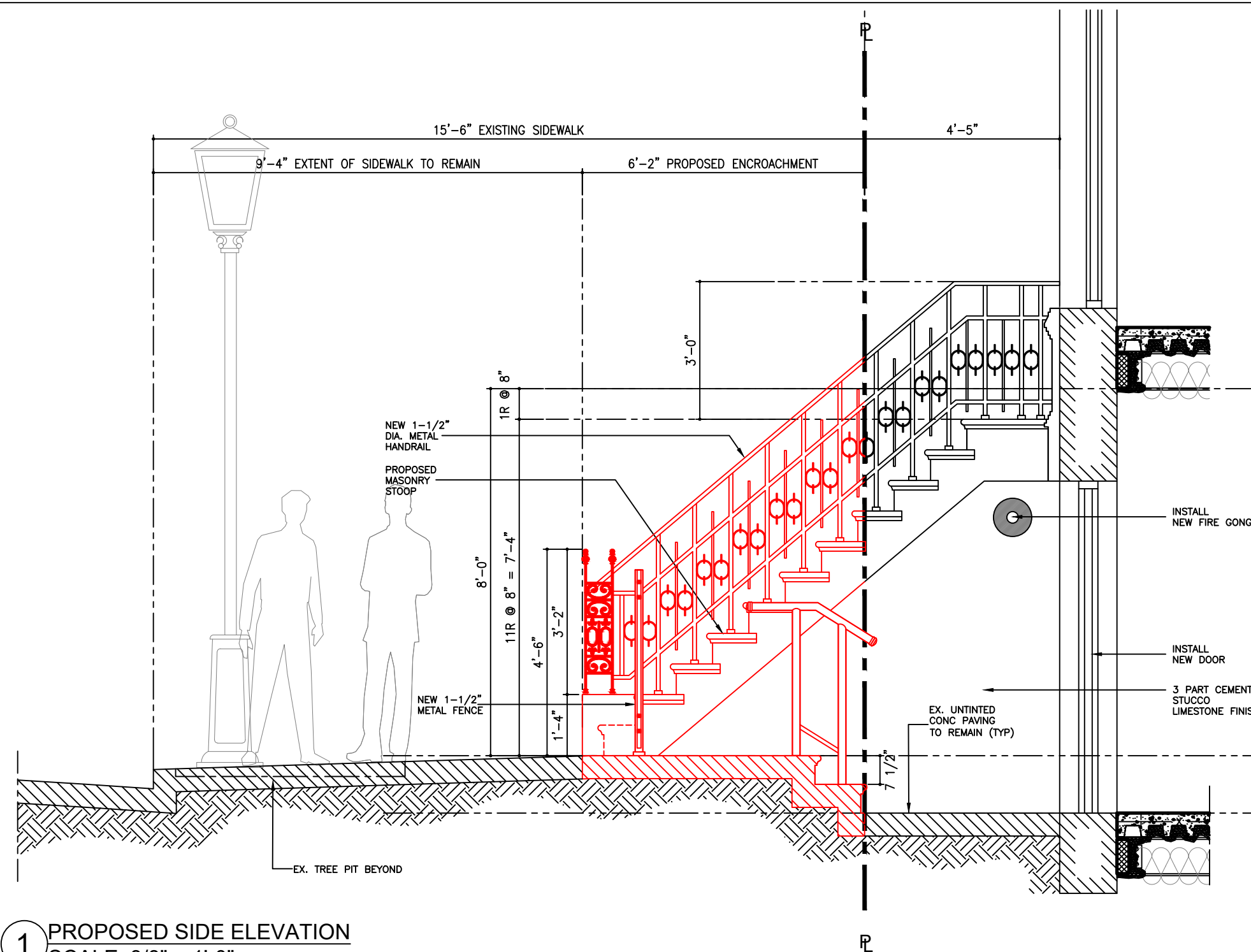
2. Decks, patios and walkways that have a single change in elevation where the landing depth on each side of change of elevation is greater than what is required for a landing do not require handrails.

NYC ADMINISTRATIVE CODE 7-04: ELIGIBLE IMPROVEMENT: STANDARDS: ANNUAL RATES:

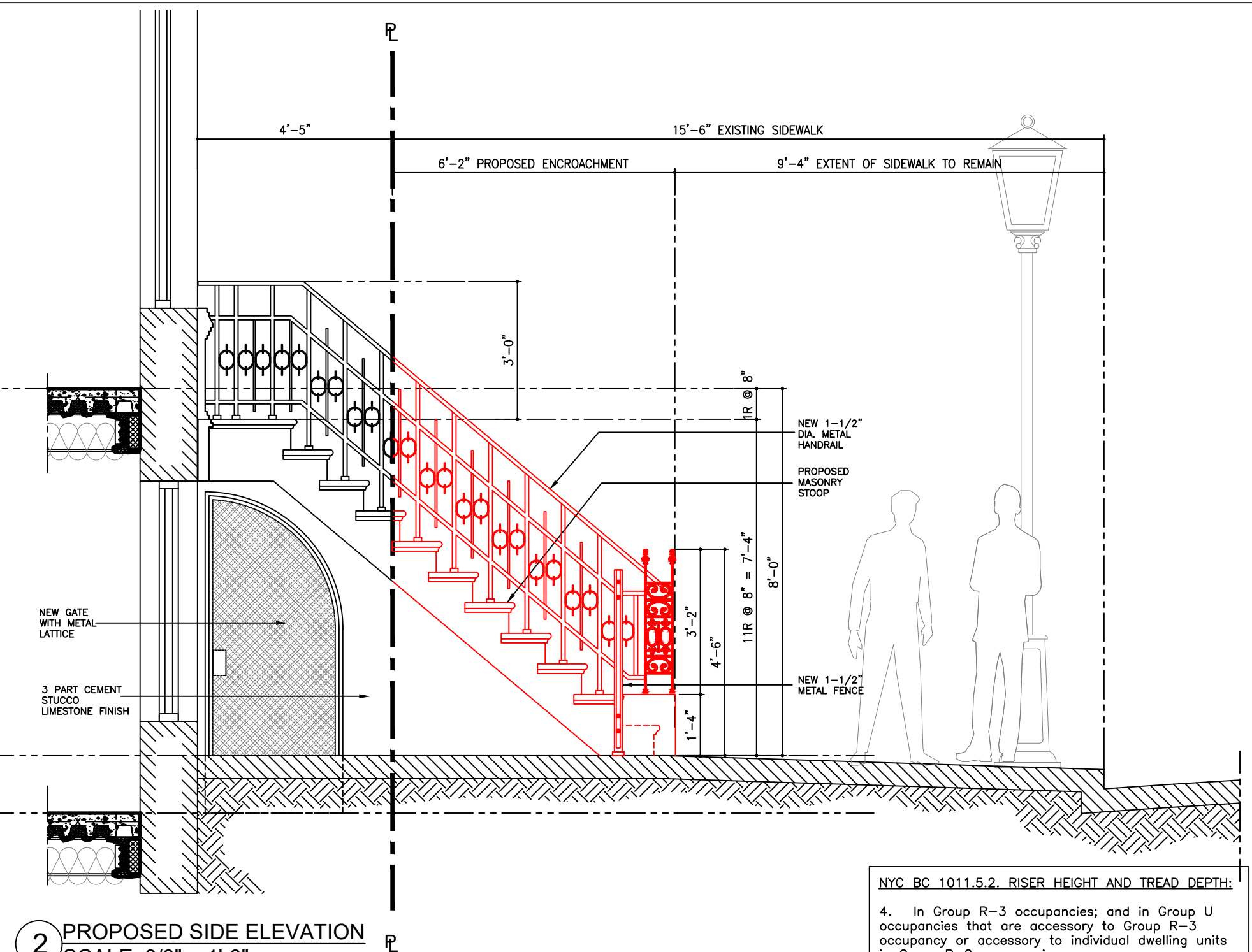
Section 7-04 item 10- fenced-in area

(A) The fence shall be no fewer than three and no greater than four feet high in residential and commercial zoning districts and shall be no fewer than three and no greater than ten feet high in manufacturing zoning districts, as such zoning districts are set forth in the Zoning Resolution, except that athletic play field fences may extend as high as 15 feet. Smooth edged finials may be attached to fence posts up to a maximum height of four feet, six inches in residential or commercial zoning districts.





1 PROPOSED SIDE ELEVATION
SCALE: 3/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 3/8" = 1'-0"

NYC BC 1011.5.2. RISER HEIGHT AND TREAD DEPTH:

4. In Group R-3 occupancies; and in Group U occupancies that are accessory to Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies:

4.2. Dimensions of treads and risers. The maximum riser height shall be 8 1/4 inches (209.6 mm) and the minimum tread depth shall be 9 inches (228.6 mm) plus nosing. Treads may be undercut a distance equal to the nosing. A 1 1/4-inch (31.75 mm) nosing shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279.4 mm).

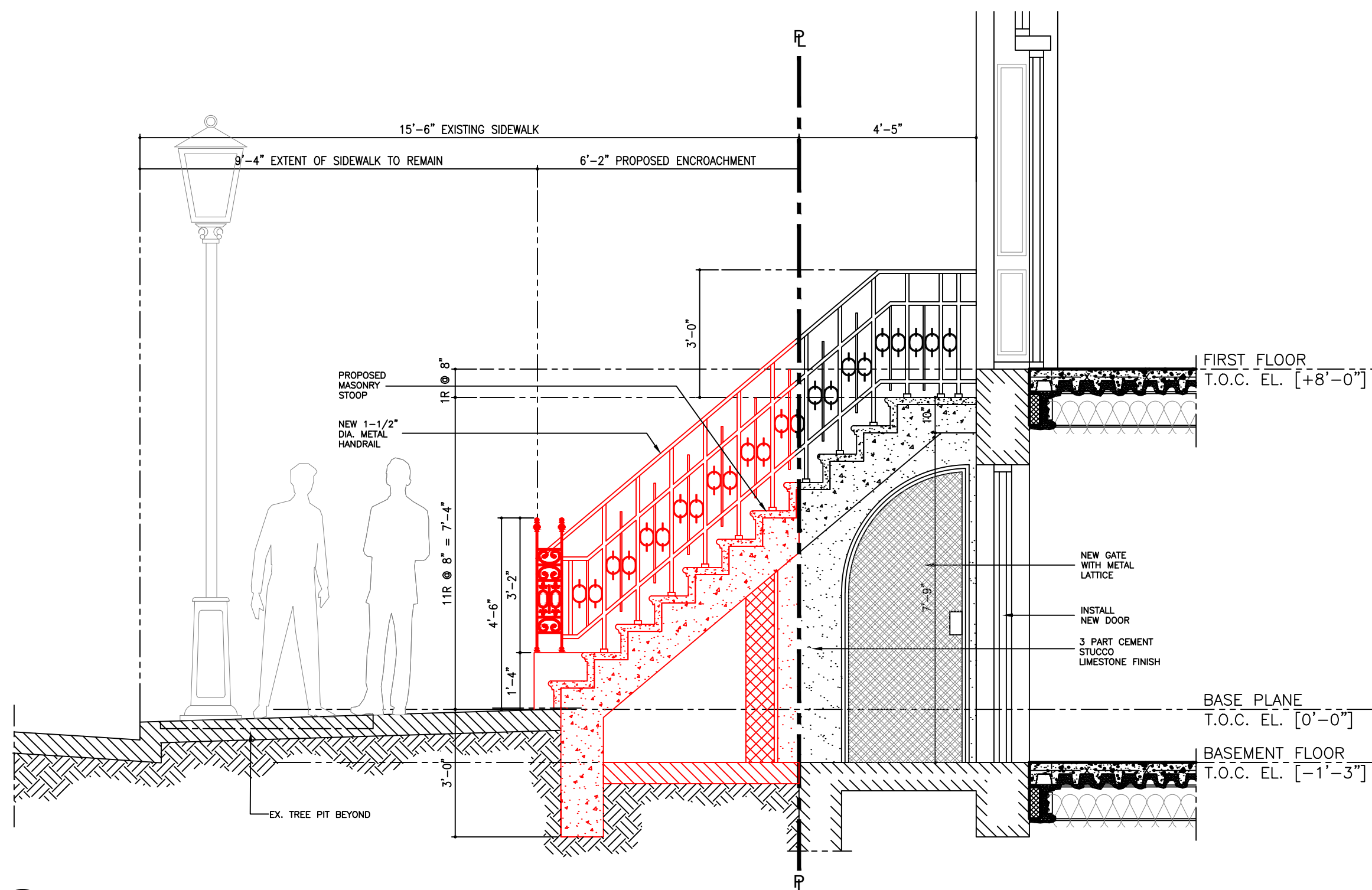
NYC BC 1011.11. HANDRAILS:

2. Decks, patios and walkways that have a single change in elevation where the landing depth on each side of change of elevation is greater than what is required for a landing do not require handrails.

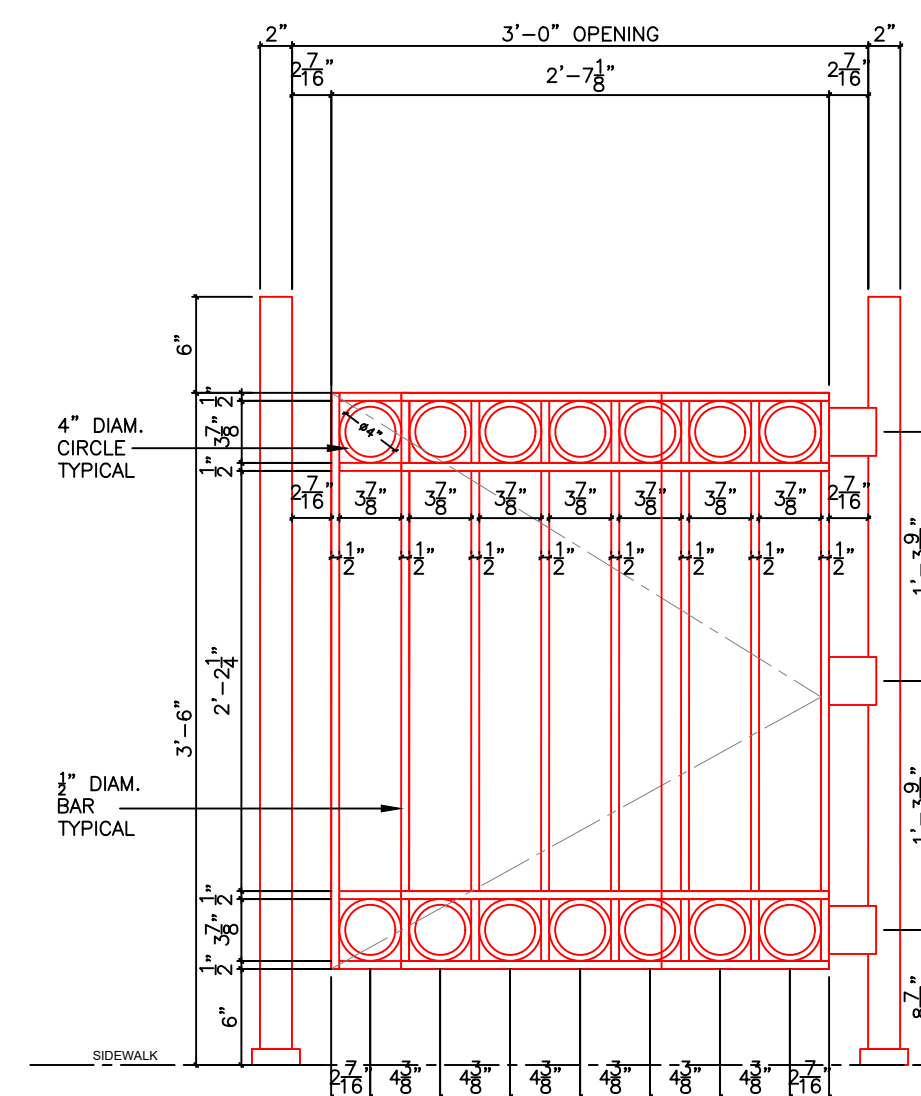
NYC ADMINISTRATIVE CODE 7-04: ELIGIBLE IMPROVEMENT: STANDARDS: ANNUAL RATES:

Section 7-04 item 10-- fenced-in area

(A) The fence shall be no fewer than three and no greater than four feet high in residential and commercial zoning districts and shall be no fewer than three and no greater than ten feet high in manufacturing zoning districts, as such zoning districts are set forth in the Zoning Resolution, except that athletic play field fences may extend as high as 15 feet. Smooth edged finials may be attached to fence posts up to a maximum height of four feet, six inches in residential or commercial zoning districts.



3 PROPOSED SECTION
SCALE: 3/8" = 1'-0"



4 ENLARGED IRON GATE DTL
SCALE: 1" = 1'-0"

