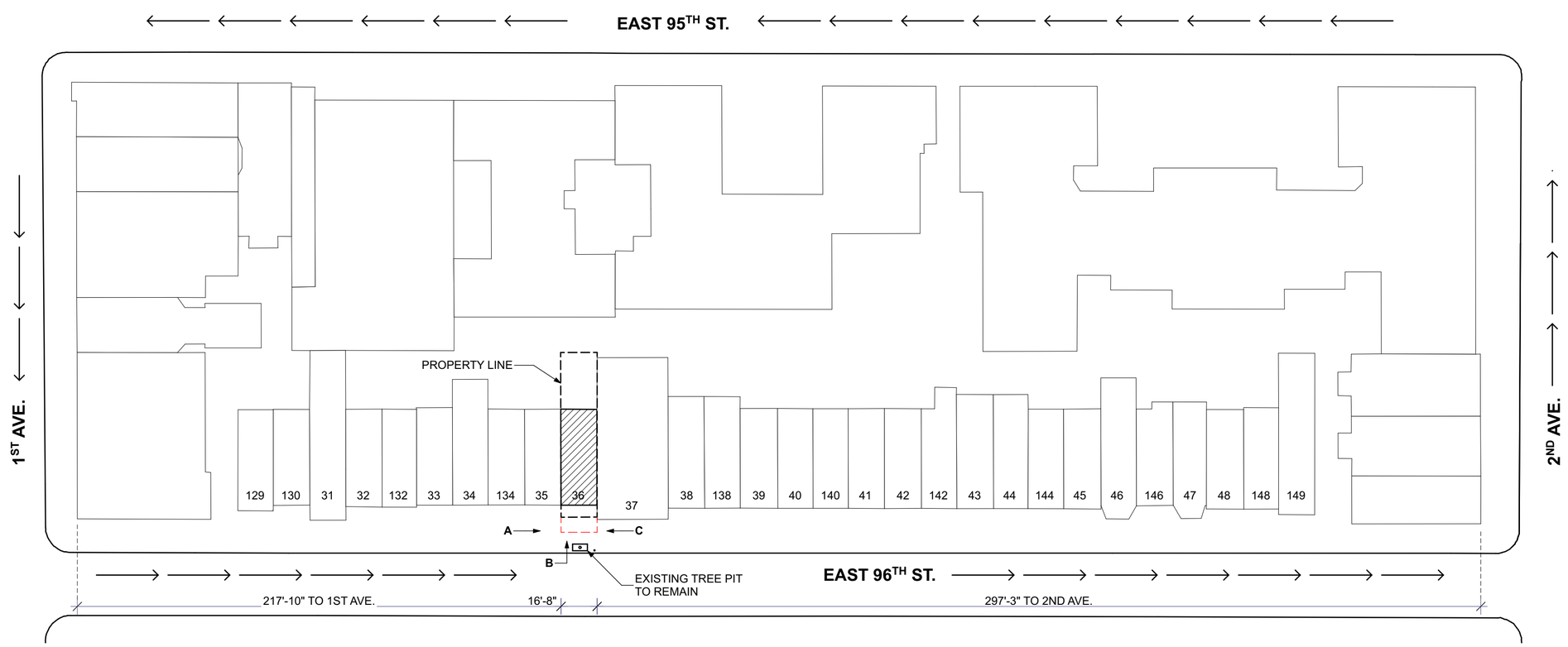

1 PLOT PLAN
SCALE: 1" = 40'



SITE PHOTO "A"



SITE PHOTO "B"



SITE PHOTO "C"

PLAN

SHOWING LOCATION OF

**STOOP AND FENCED-IN AREA,
INCLUDING STEPS AND TRASH ENCLOSURE(S)**

TO BE LOCATED AT
350 EAST 69TH STREET

BOROUGH OF MANHATTAN

TO ACCOMPANY PETITION
DATED 10/09/2025
OF

**CAROLINE HRINCAR
& VLADIMIR HRINCAR**

TO THE
DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK

& CAROLINE HRINCAR
BY _____

VLADIMIR HRINCAR
BY _____

CAROLINE HRINCAR & VLADIMIR HRINCAR
OWNERS, PETITIONERS

ZONING INFORMATION:
BLOCK: 1443
LOT(S): 36
ZONING DISTRICT: R8B
ZONING MAP: 8C

CHARACTER OF MATERIALS:

FENCED-IN AREA PAVING: 130.2 SQ.FT. CONCRETE
FENCED-IN AREA CURB: 14.5 SQ.FT. CONCRETE
FENCE RAIL: 9'-6 1/2" LF IRON PTD. BLACK
STAIR STOOP: 70.9 SQ.FT. CONCRETE W/
BROWNSTONE FINISH

COST OF REMOVAL & RESTORATION: $6,000

NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

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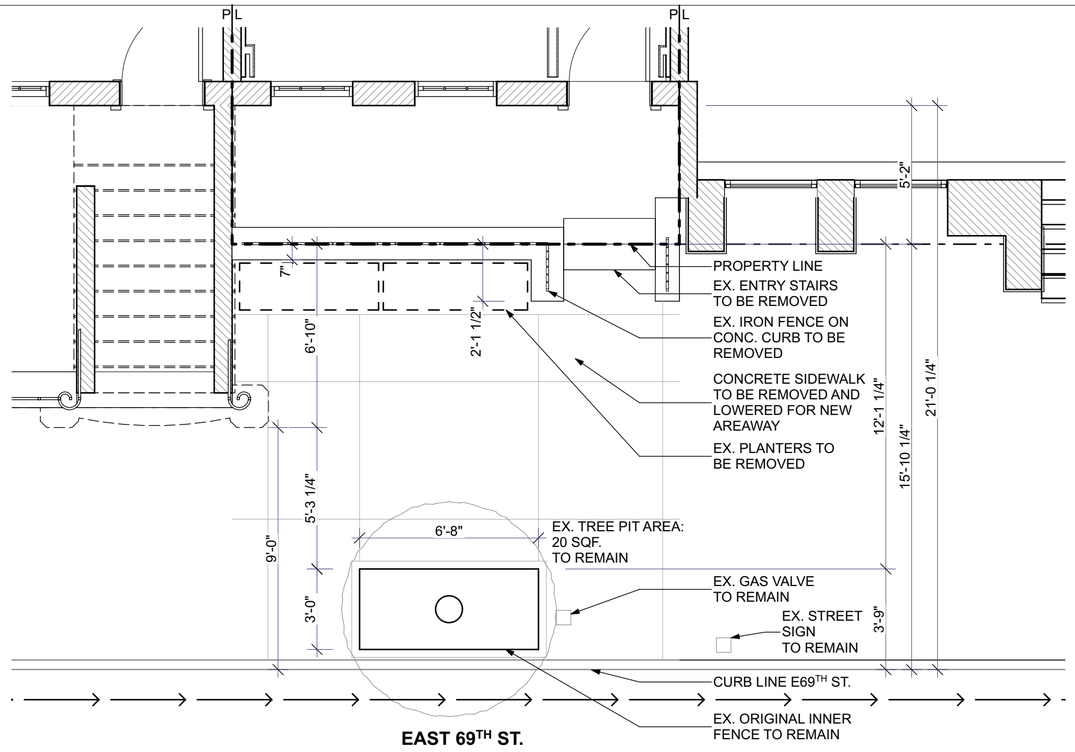
REGISTERED ARCHITECT
ADAM J. WINARSKI
034669
STATE OF NEW YORK

Seal & Signature

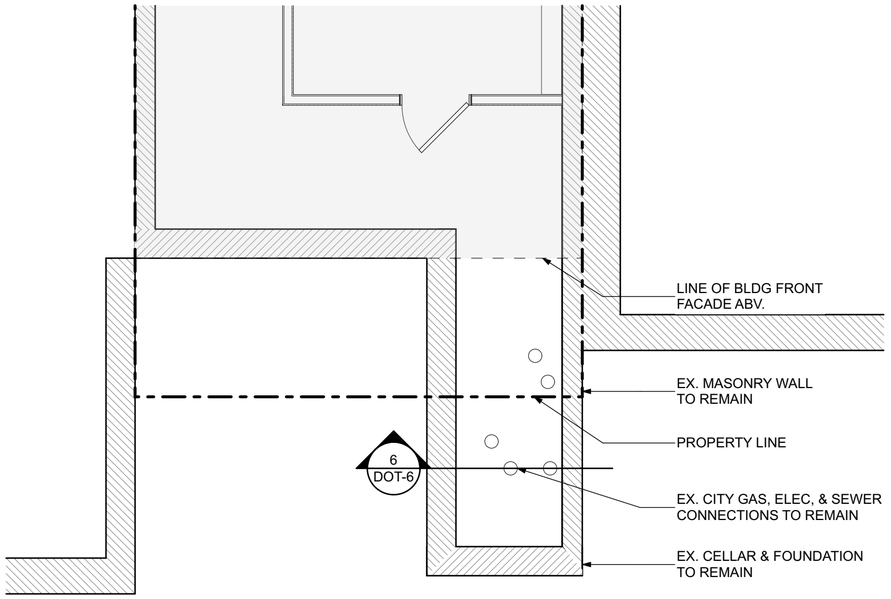
DOT-1



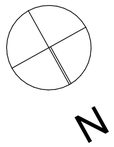
1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



EXISTING TREE PIT AT FRONT OF BUILDING TO REMAIN

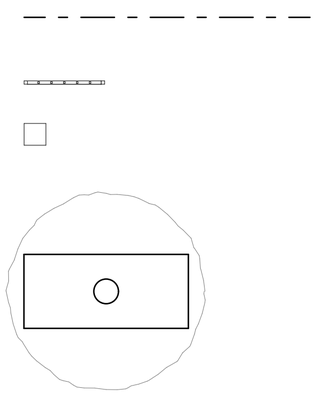


2 EXISTING CELLAR PLAN
SCALE: 1/4" = 1'-0"



NOTE: EXISTING TOPOGRAPHIC ELEVATIONS TAKEN FROM SITE SURVEY DATED 06-25-2024

LEGEND



PROPERTY LINE

FENCE

GAS

TREE W/ TREE PIT

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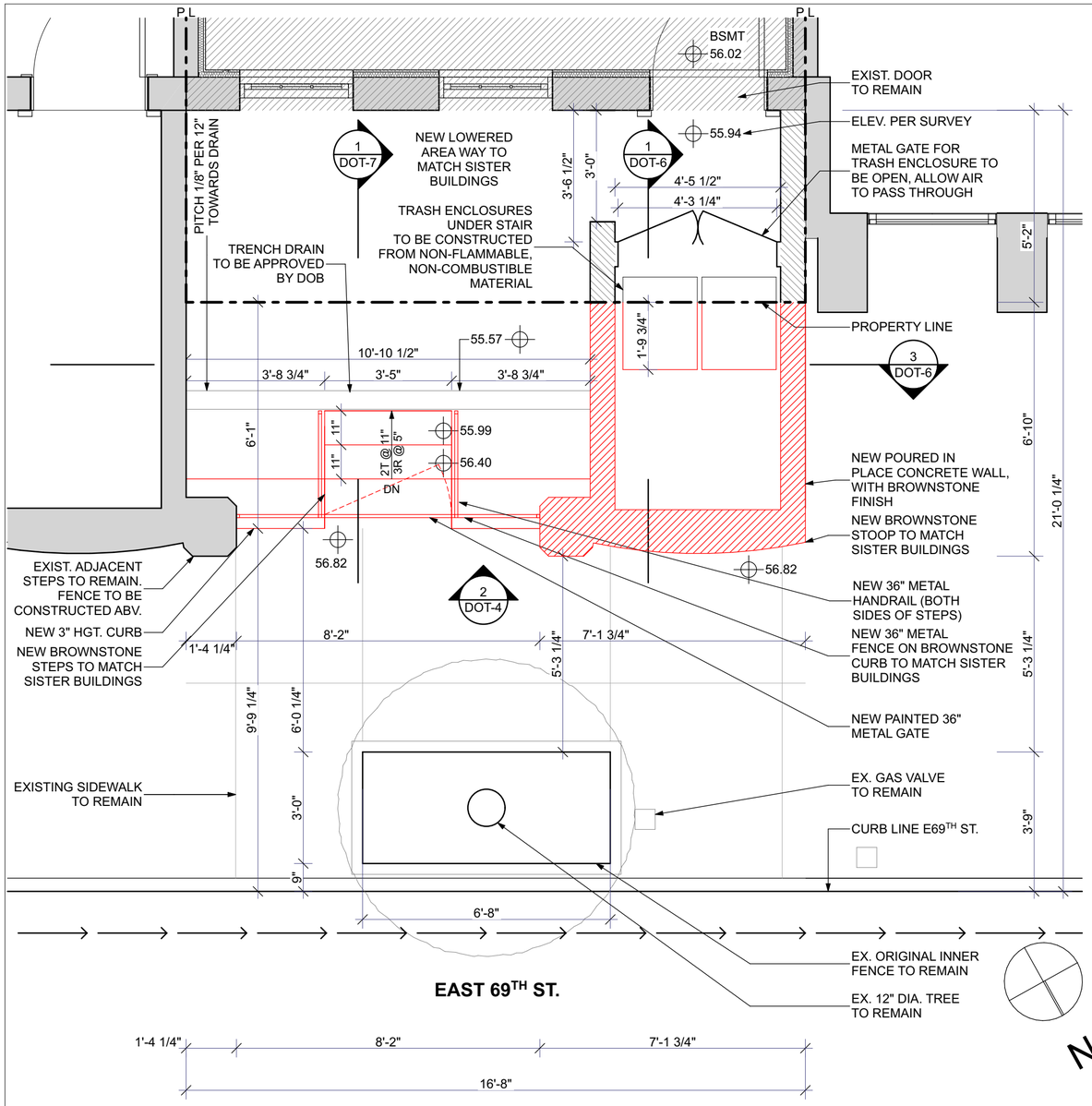
DOT-2



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

NOTE: EXISTING TOPOGRAPHIC ELEVATIONS TAKEN FROM SITE SURVEY DATED 06-25-2024

LEGEND

PROPERTY LINE

FENCE

GAS

TREE W/
TREE PIT

2 PROPOSED 1ST FL PLAN
SCALE: 3/8" = 1'-0"

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DOT-3



ORIGINAL STOOP INCLUDING NEWEL POSTS TO BE REPLICATED FROM DESIGN OF NO.35 W/ BROWNSTONE FINISH ON NEW CONCRETE STOOP



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



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

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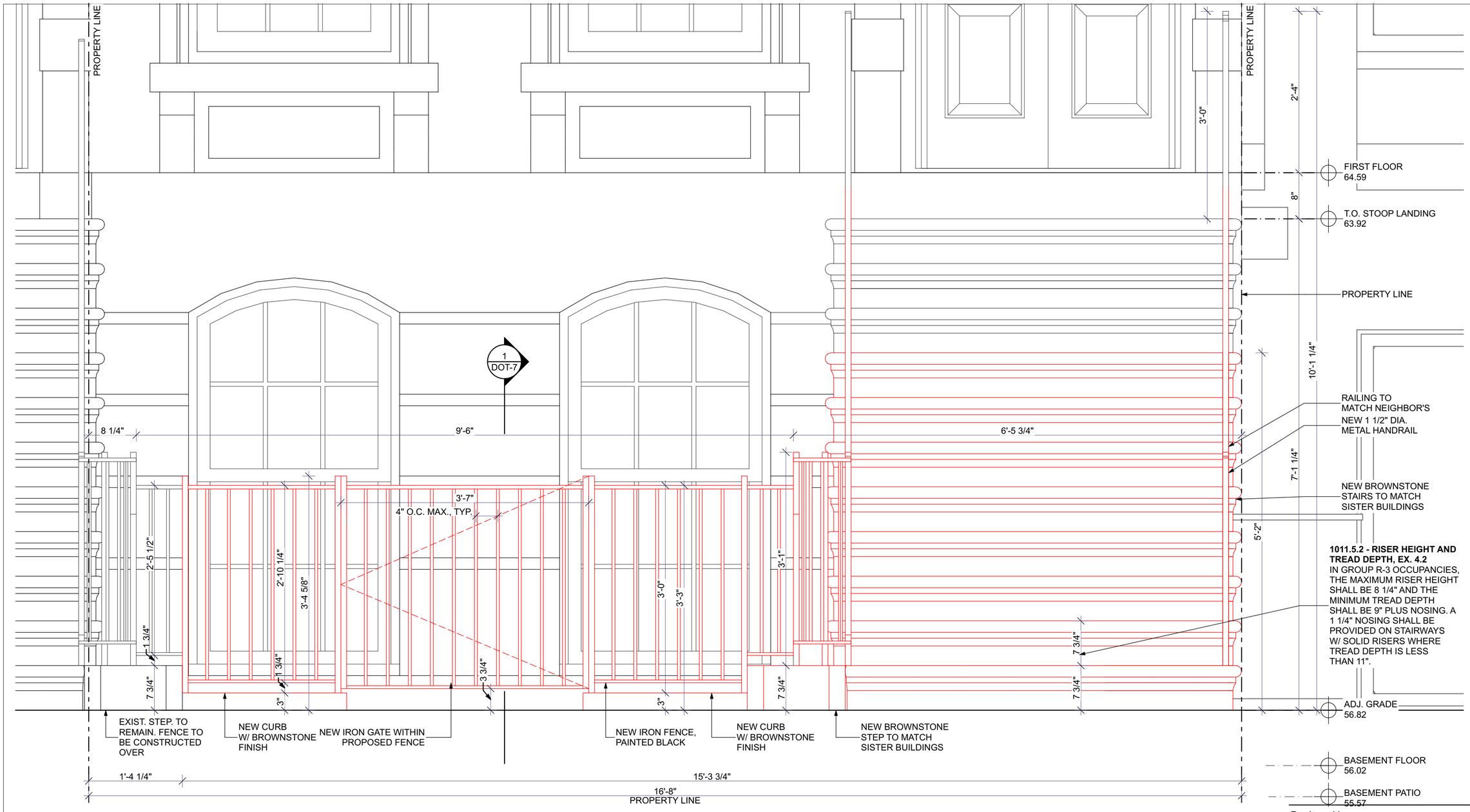
DOT-4



1 PROPOSED FENCE ELEVATION

SCALE: 1" = 1'-0"

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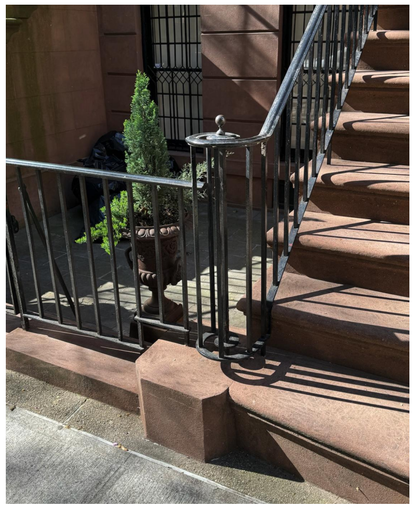
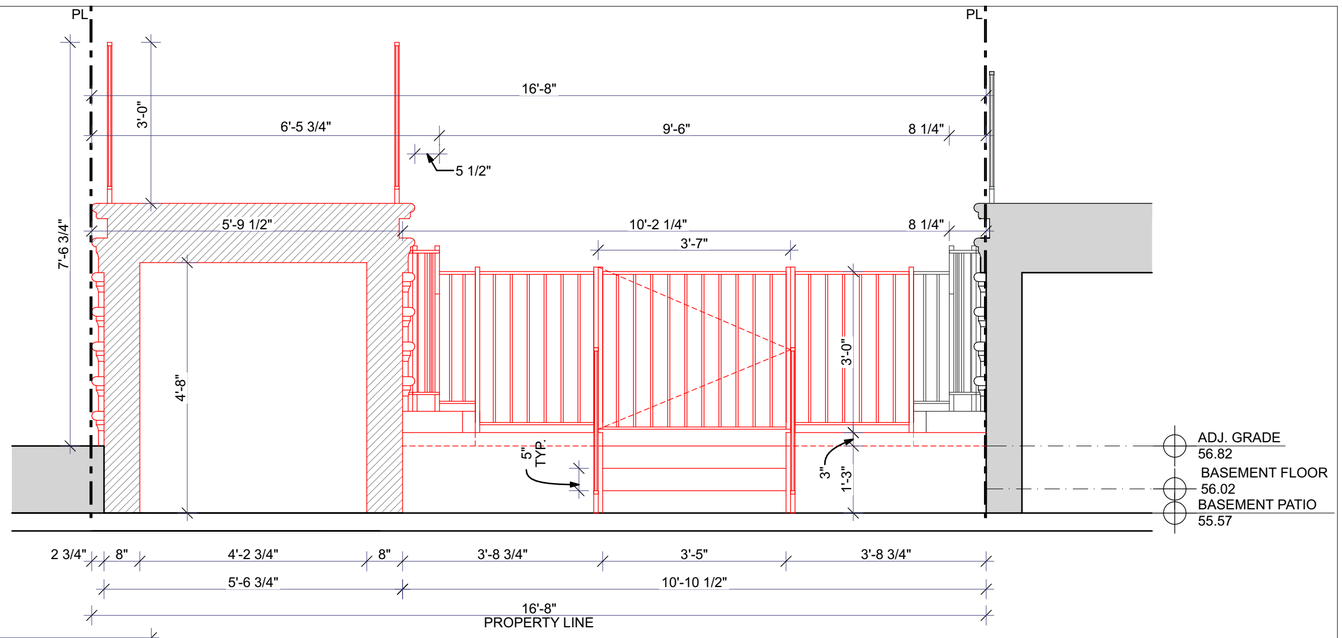
DOT-5

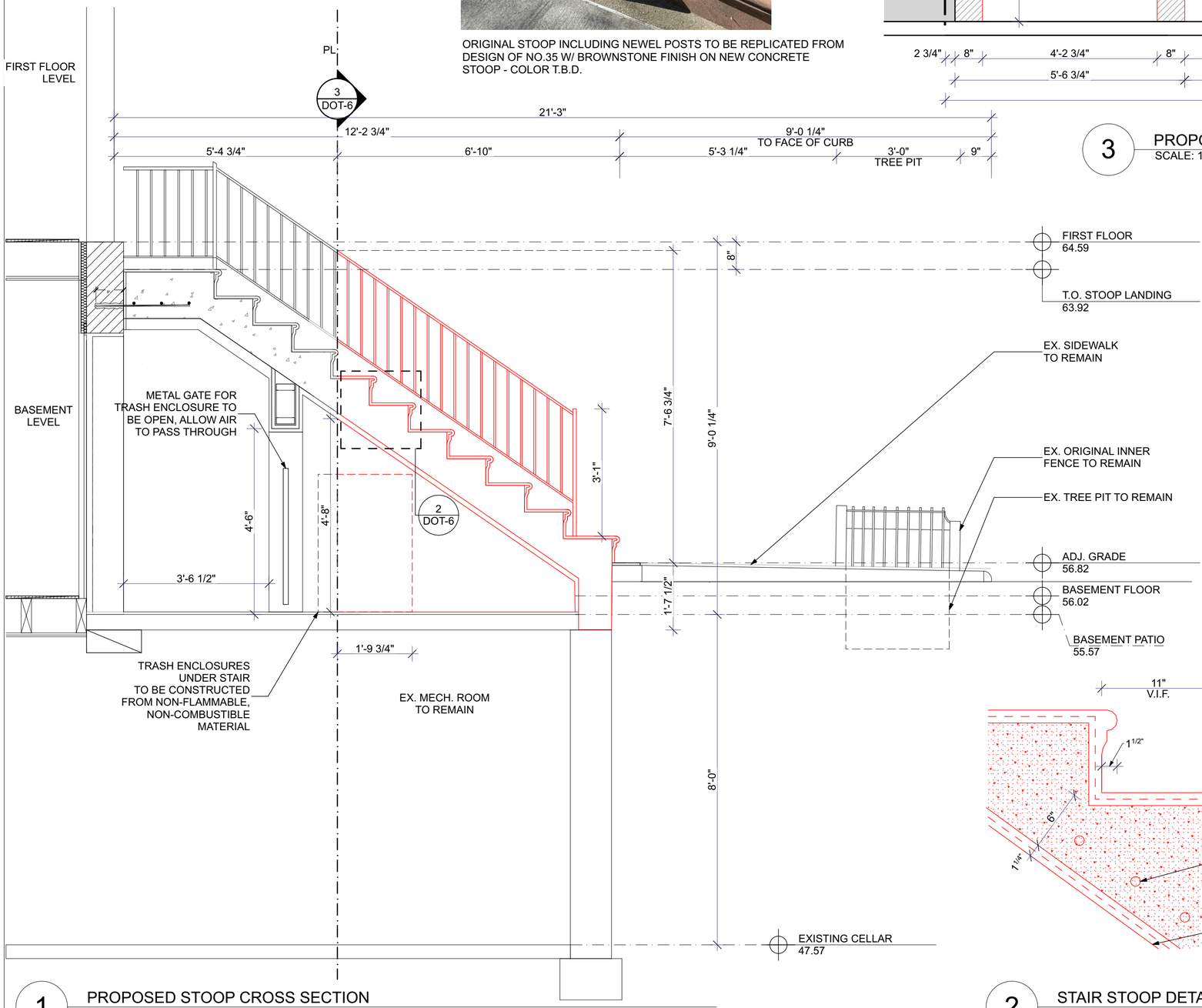


ORIGINAL STOOP INCLUDING NEWEL POSTS TO BE REPLICATED FROM DESIGN OF NO.35 W/ BROWNSTONE FINISH ON NEW CONCRETE STOOP - COLOR T.B.D.



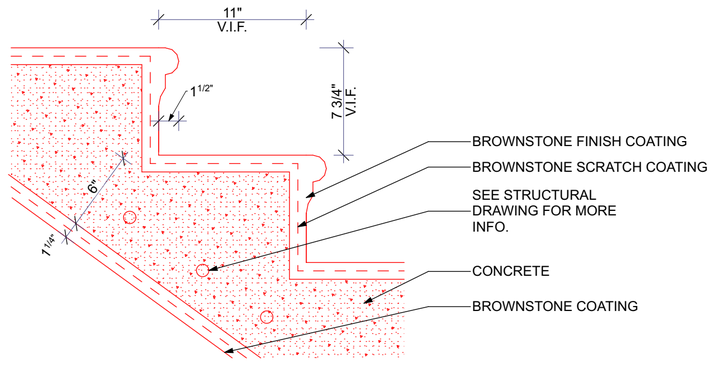
3 PROPOSED STOOP SECTION - TOWARDS STREET

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



1 PROPOSED STOOP CROSS SECTION

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



2 STAIR STOOP DETAIL

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

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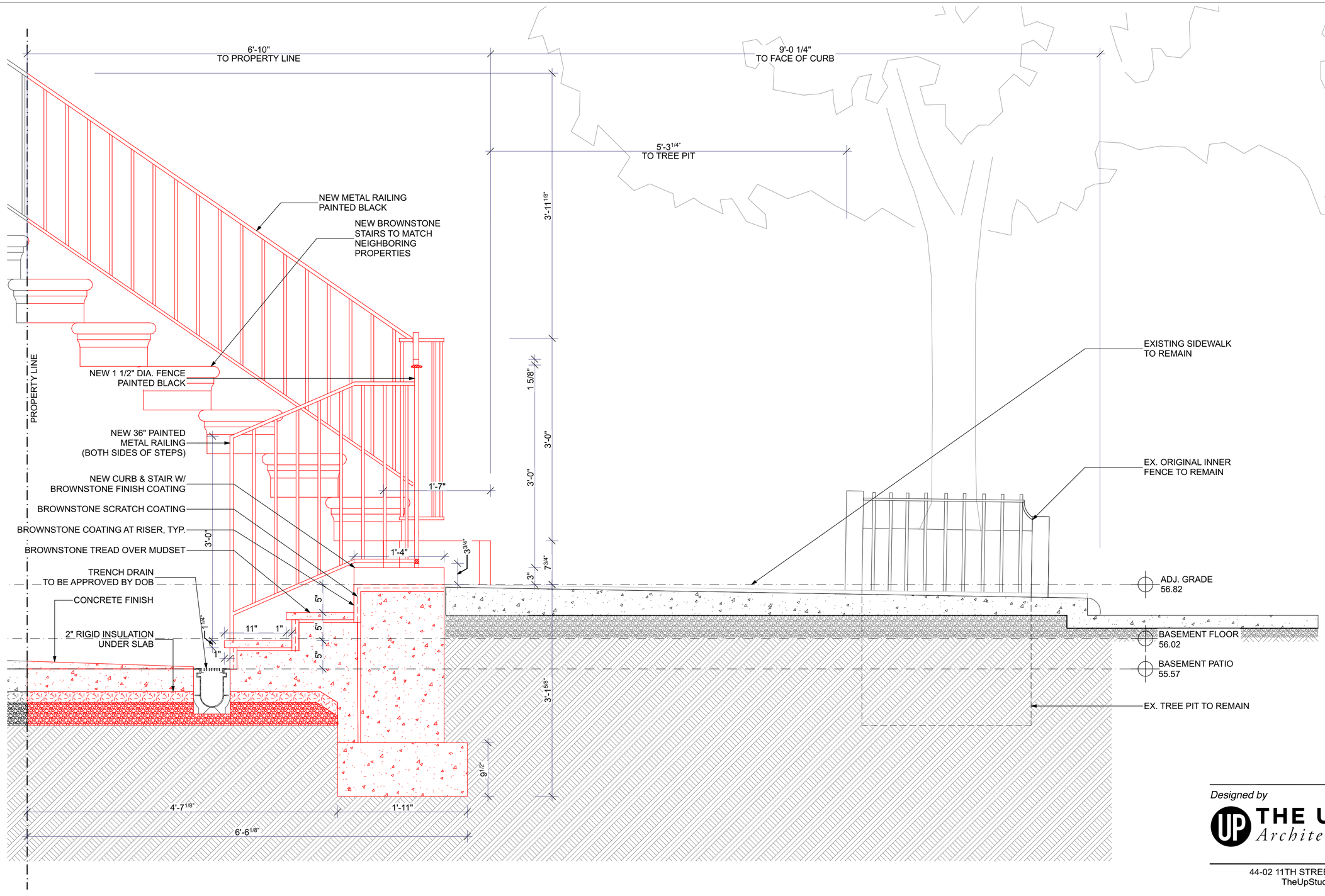
DOT-6



1 PROPOSED AREAWAY STEP SECTIONAL DETAIL
SCALE: 1" = 1'-0"

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DOT-7