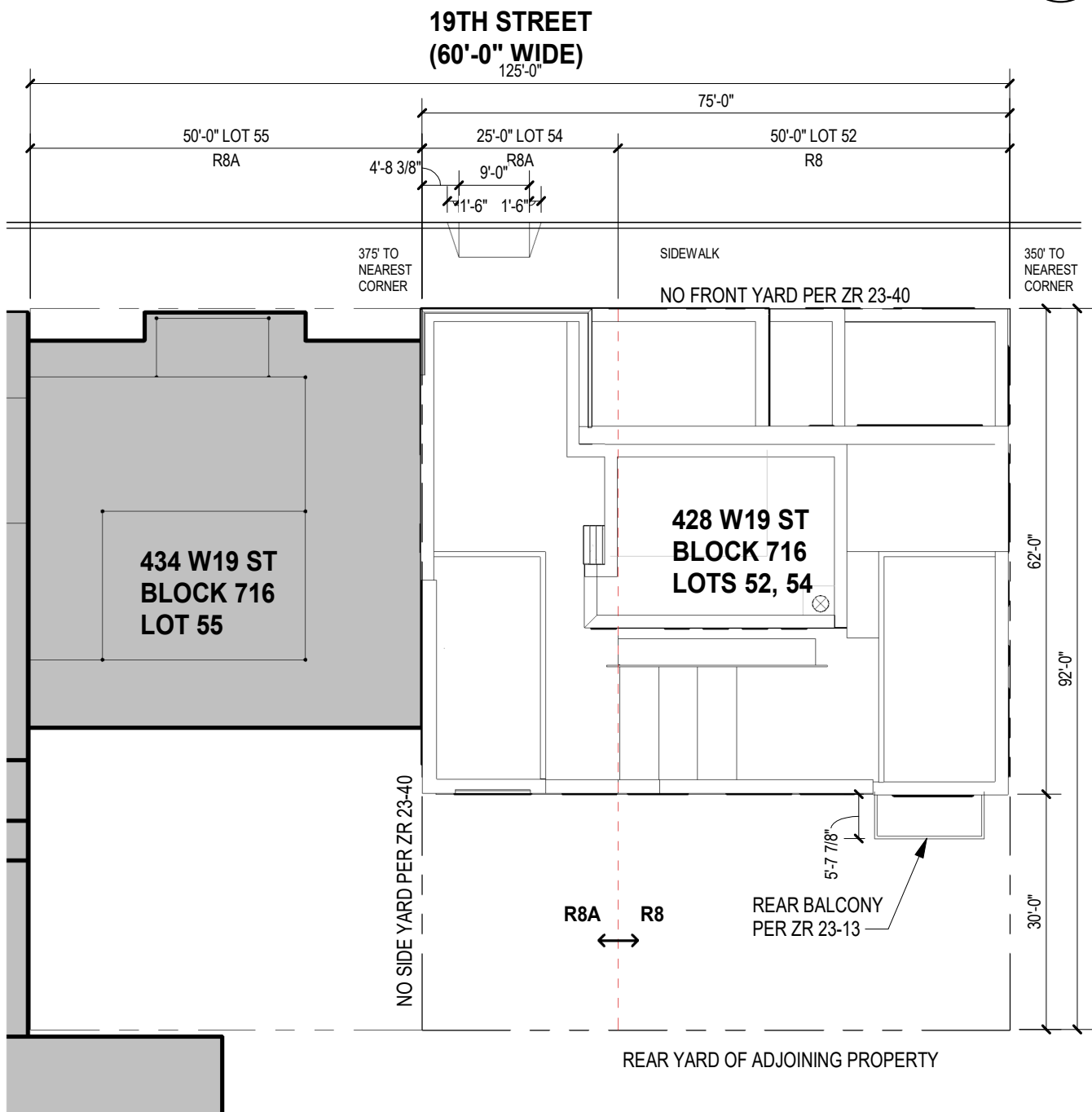
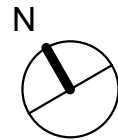


SITE PLAN DIAGRAM

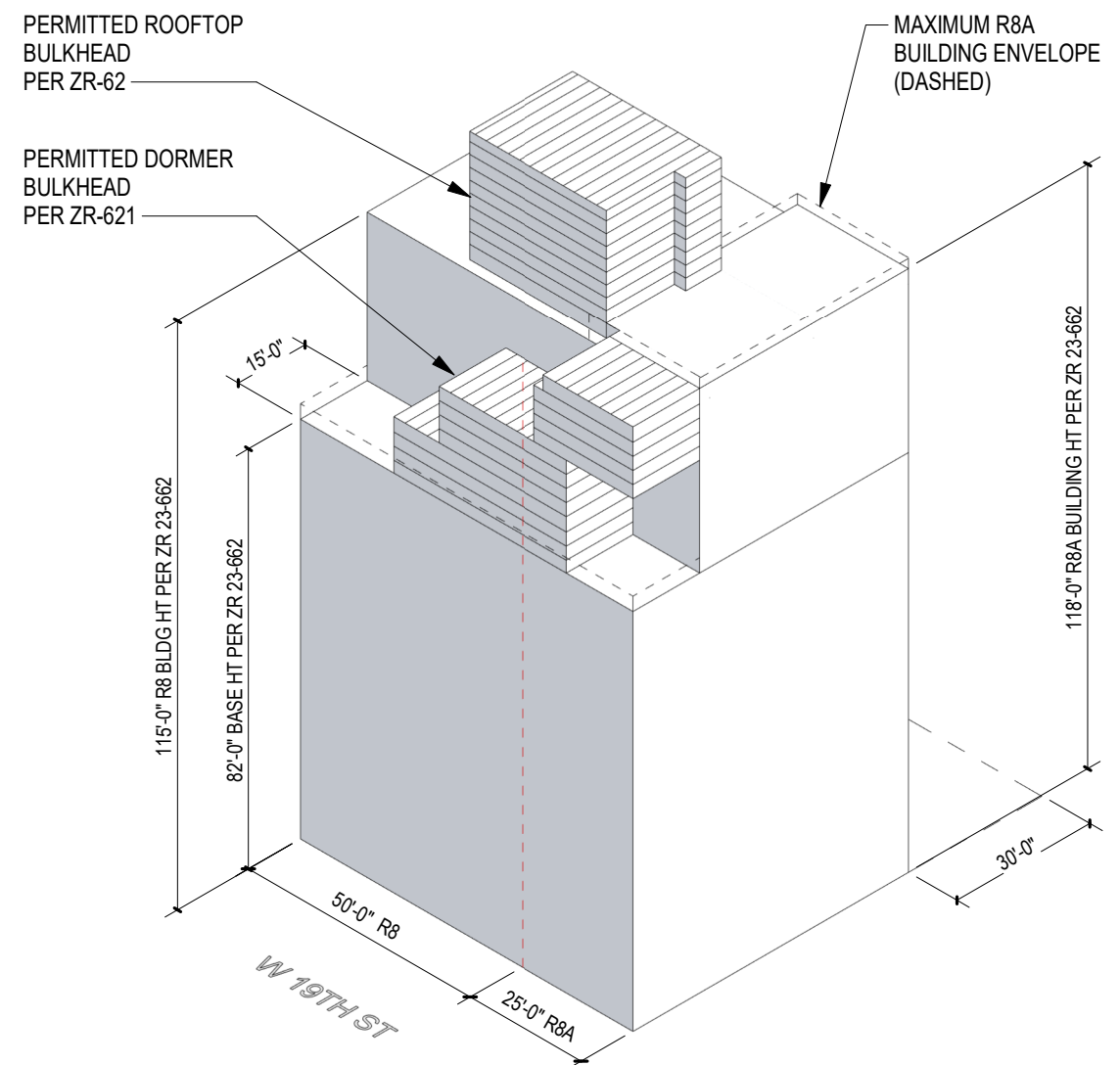
1" = 20'-0"



LOT COVERAGE:		LOT AREA:		STREET TREES:		REAR YARD:	
PER ZR 23-15		PER ZR 23-15		PER ZR 26-41		PER ZR 23-40	
EXISTING (LOT 55)	2,508 SF	EXISTING (LOT 55)	4,600 SF	5 REQUIRED STREET TREES		30 FT.	
PROPOSED (LOT 52)	3,115 SF	PROPOSED (LOT 52)	4,600 SF	TO BE PLANTED OFF SITE			
PROPOSED (LOT 54)	1,535 SF	PROPOSED (LOT 54)	2,300 SF				
TOTAL	7,158 SF	TOTAL	11,500 SF				
	(62.24%)						

AXON DIAGRAM

PROPOSED BUILDING ON LOTS 52 AND 54



LEGEND

- R8 / R8A
- PROPOSED BUILDING
- EXISTING BUILDING
- PERMITTED OBSTRUCTION
- ZONING LOT LINE
- ZONING DISTRICT LINE
- MAX. BUILDING ENVELOPE



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 428
Street Name West 19th Street
Borough Manhattan
Block 716
Lot 52
BIN 1012562

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)
Todd Poiss
Signature _____ Date _____



P.E. / R.A. Seal (not to be signed and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

Orient and affix BIS job number label here

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Name (please print)

Todd Poiss

Signature

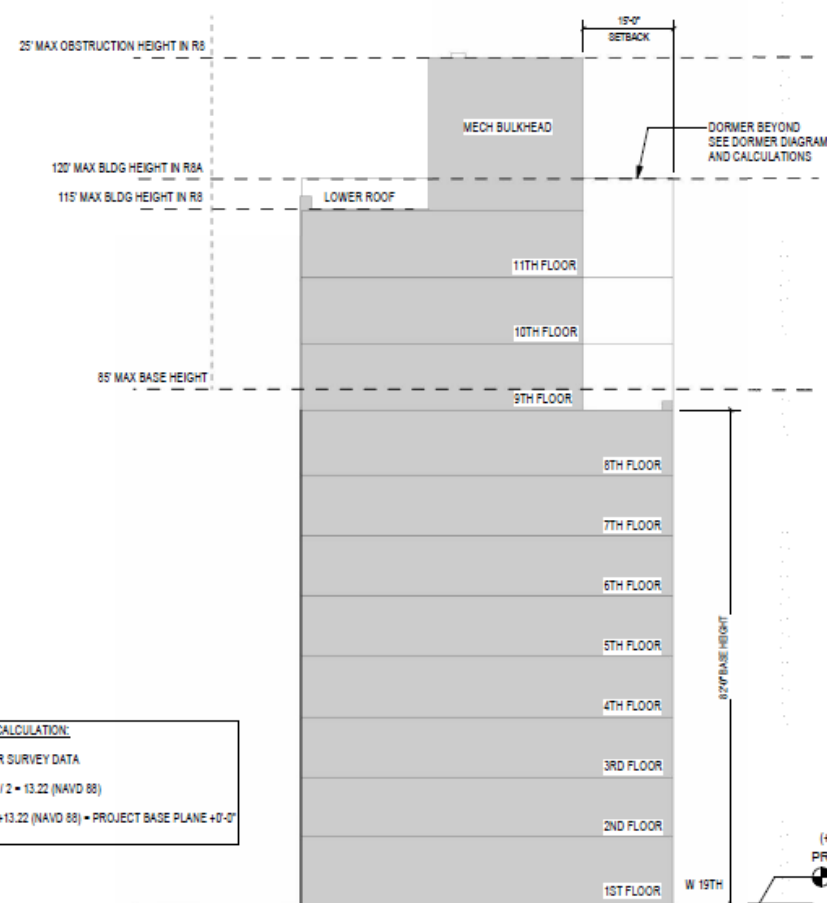
Date

P.E. / R.A. Seal (affix seal, sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



BASE PLANE CALCULATION:
SEE G-100 FOR SURVEY DATA
 $(13.46 + 12.98) / 2 = 13.22$ (NAVD 88)
THEREFORE, +13.22 (NAVD 88) = PROJECT BASE PLANE +0'-0"

④ HEIGHT AND SETBACK DIAGRAM - SECTION LOOKING WEST
1/16" = 1'-0"

DORMER OBSTRUCTION CALCULATION
PER ZR 23-621 (b) DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 60 PERCENT OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAXIMUM BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY ONE PERCENT OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT.

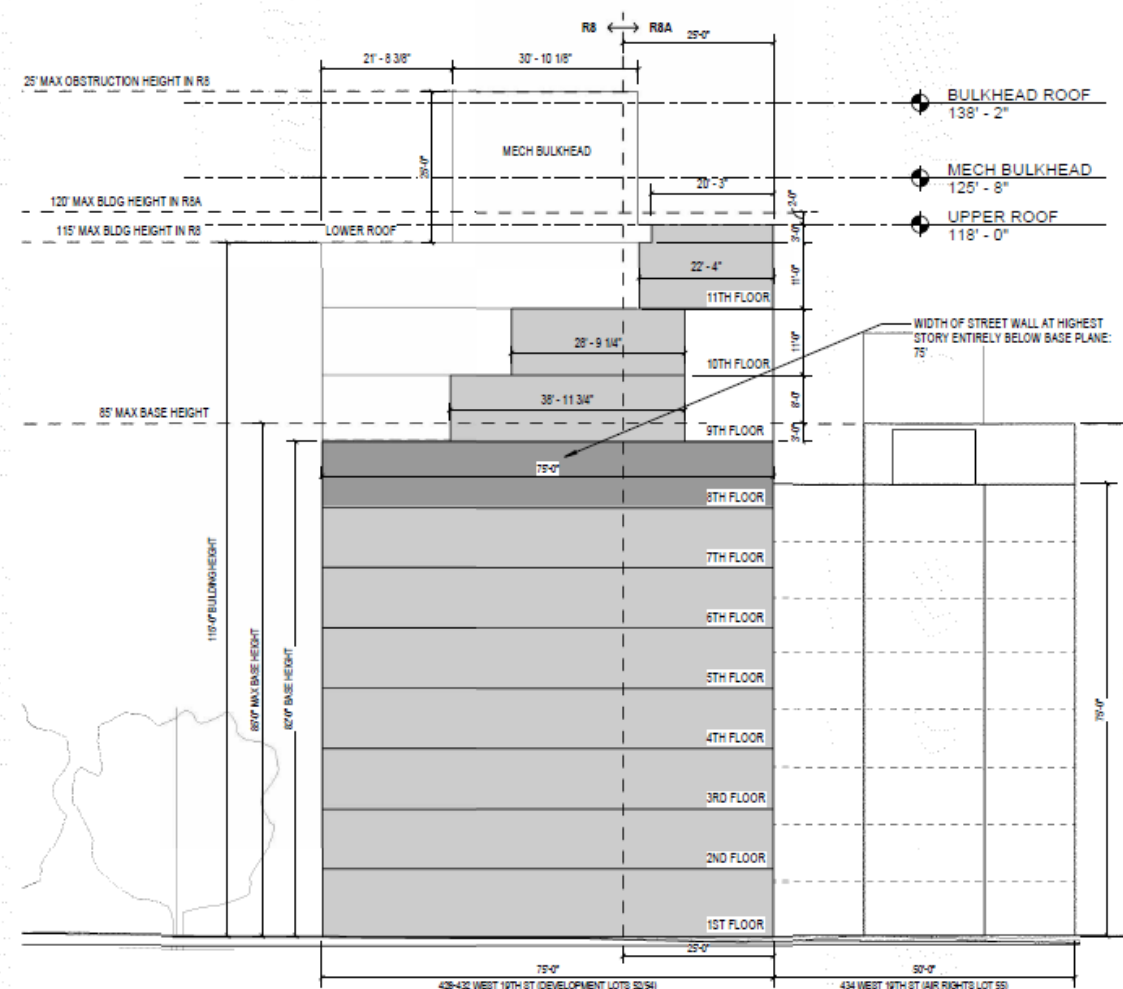
MAXIMUM PERMITTED DORMER WIDTHS PER STORY

9TH FLOOR
8' ABOVE BASE PLANE
60 - 8 = 52% MAX PERCENTAGE
52% X 75' = 39'-0"

10TH FLOOR
19' ABOVE BASE PLANE
60 - 19 = 41% MAX PERCENTAGE
41% X 75' = 30'-9"

11TH FLOOR R3
30' ABOVE BASE PLANE
60 - 30 = 30% MAX PERCENTAGE
30% X 75' = 22'-6"

11TH FLOOR R3A
33' ABOVE BASE PLANE
60 - 33 = 27% MAX PERCENTAGE
27% X 75' = 20'-3"



② HEIGHT AND SETBACK DIAGRAM - LOOKING NORTH
1/16" = 1'-0"

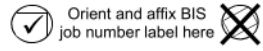
LOCATION :428 WEST 19TH STREET, NEW YORK, NY	
BLOCK NUMBER	716
LOT NUMBER	52 (LOT 54 MERGED WITH LOT 52) PROJECT INVOLVES DEVELOPMENT RIGHTS TRANSFER FROM WESTERN ADJACENT LOT 55
ZONING MAP NUMBER	8B
ZONING DISTRICT	R8 IN LOT 52, R8A IN LOTS 54 & 55.
COMMUNITY BOARD DISTRICT	4, MANHATTAN
STREET WIDTH	WEST 19TH ST. - 60'-0" WIDE
LOT AREA	6,900 SF (82' x 75'). SEE SHEET Z-102 FOR ADJACENT LOT DEVELOPMENT RIGHTS TRANSFER INFORMATION

ZONING ANALYSIS																																								
ITEM	AS PER SECTION OF ZONING RES.	ALLOWED / REQUIRED	PROPOSED																																					
RESIDENTIAL BULK REGULATIONS IN RESIDENCE DISTRICT																																								
USE REGULATIONS	ZR 22-10	RESIDENTIAL 1, 2 COMMUNITY FACILITY 3, 4	RESIDENTIAL USE GROUP 2 : ALLOWED PER ZR 22-12																																					
BULK REGULATIONS IN RESIDENCE DISTRICTS	ZR 23-01																																							
MAXIMUM FLOOR AREA RATIO IN RESIDENCE DISTRICT	ZR 23-153 ZR 77-22	<table border="1"> <thead> <tr> <th>LOT</th> <th>DISTRICT</th> <th>PERMITTED FAR</th> <th>LOT AREA</th> <th>MAX. FLOOR AREA</th> </tr> </thead> <tbody> <tr> <td>52</td> <td>R8</td> <td>6.02</td> <td>4,600</td> <td>27,692</td> </tr> <tr> <td>54</td> <td>R8A</td> <td>6.02</td> <td>2,300</td> <td>13,846</td> </tr> <tr> <td>55</td> <td>R8A</td> <td>6.02</td> <td>4,600</td> <td>27,692</td> </tr> <tr> <td colspan="2">TOTAL</td> <td></td> <td>69,230</td> <td></td> </tr> </tbody> </table> <p>THE FLOOR AREA RESULTING FROM APPLICATION OF THE ADJUSTED MAXIMUM FLOOR AREA RATIO MAY BE LOCATED ANYWHERE ON THE ZONING LOT.</p>	LOT	DISTRICT	PERMITTED FAR	LOT AREA	MAX. FLOOR AREA	52	R8	6.02	4,600	27,692	54	R8A	6.02	2,300	13,846	55	R8A	6.02	4,600	27,692	TOTAL			69,230		<table border="1"> <thead> <tr> <th>PROPOSED BUILDING (LOT 52)</th> <th>PROPOSED BUILDING (LOT 54)</th> <th>EXISTING BUILDING (LOT 55)</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>30,771</td> <td>16,056</td> <td>21,419</td> <td>68,246</td> </tr> <tr> <td colspan="3"></td> <td>COMPLIES</td> </tr> </tbody> </table>	PROPOSED BUILDING (LOT 52)	PROPOSED BUILDING (LOT 54)	EXISTING BUILDING (LOT 55)	TOTAL	30,771	16,056	21,419	68,246				COMPLIES
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HEIGHT & SETBACK REGULATIONS	ZR 23-662	A BASE HEIGHT OF BETWEEN 60 AND 85 FEET MUST BE PROVIDED AT THE STREET LINE, AND ABOVE THE BASE HEIGHT A SETBACK OF 15 FEET IS REQUIRED. THE MAXIMUM BUILDING HEIGHT WITHIN THE R8A PORTION OF THE SITE IS 120 FEET AND THE MAXIMUM HEIGHT WITHIN THE R8 PORTION OF THE SITE FOR A QUALITY HOUSING BUILDING IS 115 FEET.	SEE Z-102, COMPLIES.																																					
LOT COVERAGE	ZR 23-153 ZR 77-24	<table border="1"> <thead> <tr> <th>LOT</th> <th>DISTRICT</th> <th>PERMITTED LOT COVERAGE</th> <th>LOT AREA</th> <th>MAX. ALLOWED</th> </tr> </thead> <tbody> <tr> <td>52</td> <td>R8</td> <td>70%</td> <td>4,600</td> <td>3,220</td> </tr> <tr> <td>54</td> <td>R8A</td> <td>70%</td> <td>2,300</td> <td>1,610</td> </tr> <tr> <td>55</td> <td>R8A</td> <td>70%</td> <td>4,600</td> <td>3,220</td> </tr> <tr> <td colspan="2">TOTAL</td> <td></td> <td>8,050</td> <td></td> </tr> </tbody> </table>	LOT	DISTRICT	PERMITTED LOT COVERAGE	LOT AREA	MAX. ALLOWED	52	R8	70%	4,600	3,220	54	R8A	70%	2,300	1,610	55	R8A	70%	4,600	3,220	TOTAL			8,050		<table border="1"> <thead> <tr> <th>PROPOSED BUILDING (LOT 52)</th> <th>PROPOSED BUILDING (LOT 54)</th> <th>EXISTING BUILDING (LOT 55)</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>3,087</td> <td>1,535</td> <td>2,508</td> <td>7,130</td> </tr> <tr> <td colspan="3"></td> <td>COMPLIES</td> </tr> </tbody> </table>	PROPOSED BUILDING (LOT 52)	PROPOSED BUILDING (LOT 54)	EXISTING BUILDING (LOT 55)	TOTAL	3,087	1,535	2,508	7,130				COMPLIES
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YARDS	ZR 23-40 ZR 77-27	A BUILDING WITHIN THE QUALITY HOUSING PROVISIONS OF THE ZONING RESOLUTION IN THE R8AND R8A ZONING DISTRICTS ARE NOT REQUIRED TO HAVE A FRONT YARD OR A SIDE YARD. A REAR YARD WITH A MINIMUM DEPTH OF 30 FEET IS REQUIRED FOR ZONING LOTS BEYOND 100 FEET OF A STREET INTERSECTION. EACH PORTION OF THE ZONING LOT SHALL BE GOVERNED BY THE YARD REGULATIONS SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED.	30' REAR YARD PROPOSED FOR BOTH LOT 52 AND LOT 54; COMPLIES																																					
STREET TREE PLANTING IN RESIDENCE DISTRICT	ZR 23-03 ZR 28-41	DEVELOPMENTS THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING) : 1 STREET TREE SHALL BE PROVIDED FOR EVERY 25' OF STREET FRONTAGE OF THE ZONING LOT.	TOTAL WIDTH OF LOTS 52, 54 AND 55 = 125' 125' / 25' = 5 ; 5 STREET TREES REQ'D.																																					
MAX. NUMBER OF DWELLING UNITS	ZR 23-22 ZR 77-25	<table border="1"> <thead> <tr> <th>LOT</th> <th>DISTRICT</th> <th>MAX FLOOR AREA PERMITTED</th> <th>FACTOR FOR DU'S</th> <th>MAX ALLOWED DWELLING UNITS (DU'S)</th> </tr> </thead> <tbody> <tr> <td>52</td> <td>R8</td> <td>27,692</td> <td>680</td> <td>40</td> </tr> <tr> <td>54</td> <td>R8A</td> <td>13,846</td> <td>680</td> <td>21</td> </tr> <tr> <td>55</td> <td>R8A</td> <td>27,692</td> <td>680</td> <td>40</td> </tr> <tr> <td colspan="2">TOTAL</td> <td></td> <td></td> <td>101</td> </tr> </tbody> </table>	LOT	DISTRICT	MAX FLOOR AREA PERMITTED	FACTOR FOR DU'S	MAX ALLOWED DWELLING UNITS (DU'S)	52	R8	27,692	680	40	54	R8A	13,846	680	21	55	R8A	27,692	680	40	TOTAL				101	<table border="1"> <thead> <tr> <th>PROPOSED BUILDING (LOTS 52 AND 54)</th> <th>EXISTING BUILDING (LOT 55)</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>32 DU'S</td> <td>40 DU'S</td> <td>72</td> </tr> <tr> <td colspan="2"></td> <td>COMPLIES</td> </tr> </tbody> </table>	PROPOSED BUILDING (LOTS 52 AND 54)	EXISTING BUILDING (LOT 55)	TOTAL	32 DU'S	40 DU'S	72			COMPLIES			
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BALCONIES IN R8 DISTRICT	ZR 23-132	BALCONIES MAY PROJECT INTO OR OVER ANY REQUIRED OPEN AREA WITHIN AN INITIAL SETBACK DISTANCE, PROVIDED THAT SUCH BALCONY SHALL: (a) NOT PROJECT BY A DISTANCE GREATER THAN 7' AS MEASURED FROM THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS (b) BE UNENCLOSED EXCEPT FOR A PARAPET NOT EXCEEDING 3'-6" IN HEIGHT OR A RAILING NOT LESS THAN 50% OPEN AND NOT EXCEEDING 4'-0" IN HEIGHT. (c) HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY STORY, NOT EXCEEDING 50% OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS.	REAR BALCONY PROJECTION : LESS THAN 7'-0", COMPLIES																																					
PARKING	ZR 13-10 ZR 13-11	NO ACCESSORY OFF-STREET PARKING IS REQUIRED DUE TO THE LOCATION OF THE SITE IN THE MANHATTAN CORE. PERMITTED ACCESSORY OFF-STREET PARKING IS LIMITED TO 20% OF THE NUMBER OF NEW DWELLING UNITS.	20% OF 32 UNITS = MAX. 6 PARKING SPACES. PROPOSED: 1 SPACE, COMPLIES.																																					
CURB CUTS	ZR 13-241	ANY NEW CURB CUT SHALL NOT BE LOCATED WITHIN 2.5 FEET FROM THE SIDE LOT-LINE. THE MAXIMUM WIDTH OF A CURB CUT ACCESSING ACCESSORY RESIDENTIAL PARKING SPACES IS 12 FEET AND NEW CURB CUTS FOR RESIDENTIAL USE ARE LIMITED TO ONE SUCH CURB CUT PER FRONTAGE.	PROPOSED ONE NEW COMPLIANT CURB CUT.																																					
PERMITTED OBSTRUCTIONS	ZR 23-62	THE OBSTRUCTIONS LISTED IN PARAGRAPHS (a) THROUGH (j) IN THIS SECTION SHALL BE PERMITTED TO PENETRATE A MAX. HEIGHT LIMIT. (a) AWNINGS AND OTHER SUN CONTROL DEVICES (b) BALCONIES, UNENCLOSED, SUBJECT TO PROVISIONS OF SECTION 23-13 (c) BUILDING COLUMNS, SEE LIMITS. (d) CHIMNEYS OR FLUES, WITH A TOTAL WIDTH NOT EXCEEDING 10% OF AGGREGATE WIDTH OF STREET WALLS OF A BUILDING. (e) DECKS, AND OTHER SURFACES FOR RECREATIONAL ACTIVITIES, NOT MORE THAN 3'-6" IN HEIGHT (f) ELEVATOR OR STAIR BULKHEADS (INCLUDING SHAFTS, AND VESTIBULES NOT LARGER THAN 60 SF IN AREA PROVIDING ACCESS TO A ROOF), ROOF WATER TANKS AND ACCESSORY MECHANICAL EQUIPMENT (INCLUDING ENCLOSURES), OTHER THAN SOLAR OR WIND ENERGY SYSTEMS, PROVIDED THAT: (3)(i) THE LOT COVERAGE OF ALL SUCH OBSTRUCTIONS DOES NOT EXCEED 20% OF THAT OF THE BUILDING, AND WHERE MAX. PERMITTED HEIGHT OF A BUILDING IS LESS THAN 120', SUCH OBSTRUCTIONS ARE LIMITED TO A MAX. HEIGHT OF 25'. (ii) PARAPET WALLS, NOT MORE THAN 4' IN HEIGHT, AS MEASURED FROM THE MAX HEIGHT LIMIT. A GUARDRAIL WITH A SURFACE AT LEAST 70 PERCENT OPEN OR WITH AN OPACITY NO MORE THAN 30 PERCENT, SHALL BE PERMITTED ABOVE A PARAPET WALL OR WITHIN TWO FEET OF A PARAPET WALL, PROVIDED SUCH GUARDRAIL IS NOT MORE THAN FOUR FEET ABOVE THE ACCESSIBLE LEVEL OF A ROOF. (iii) VEGETATED ROOFS, NOT MORE THAN 3 FEET, 6 INCHES IN HEIGHT, EXCLUDING VEGETATION, AS MEASURED FROM THE MAX HEIGHT LIMIT.	SEE Z-102; COMPLIES																																					
PERMITTED OBSTRUCTIONS IN CERTAIN DISTRICTS	ZR 23-621	(c) FOR QUALITY HOUSING BUILDINGS, THE PERMITTED OBSTRUCTIONS SET FORTH IN SECTION 23-62 SHALL APPLY TO ANY BUILDING, EXCEPT THAT WITHIN A REQUIRED FRONT SETBACK DISTANCE ABOVE A MAXIMUM BASE HEIGHT, THE FOLLOWING RULES SHALL APPLY: (1) DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 80% OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAXIMUM BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY 1% OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT.	TOP OF DORMER ROOF SLAB @ 118'-0". SEE DIAGRAM ON Z-102; COMPLIES																																					

ADDITIONAL QUALITY HOUSING REGULATIONS			
ITEM	AS PER SECTION OF ZONING RES.	ALLOWED / REQUIRED	PROPOSED
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PERMITTED OBSTRUCTIONS IN CERTAIN DISTRICTS	ZR 23-621	(c) FOR QUALITY HOUSING BUILDINGS, THE PERMITTED OBSTRUCTIONS SET FORTH IN SECTION 23-62 SHALL APPLY TO ANY BUILDING, EXCEPT THAT WITHIN A REQUIRED FRONT SETBACK DISTANCE ABOVE A MAXIMUM BASE HEIGHT, THE FOLLOWING RULES SHALL APPLY: (1) DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 80% OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAXIMUM BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY 1% OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT.	TOP OF DORMER ROOF SLAB @ 118'-0". SEE DIAGRAM ON Z-102; COMPLIES
MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS - R8 AND R8A	ZR 23-662	(a) FOR QUALITY HOUSING BUILDINGS, THE MIN. & MAX. BASE HEIGHT, AND MAX. HEIGHT OF A BUILDING SHALL BE AS SET FORTH IN TABLE 1: R8A : MINIMUM BASE HEIGHT - 60' MAXIMUM BASE HEIGHT - 85' MAXIMUM BUILDING HEIGHT - 120' R8 : MINIMUM BASE HEIGHT - 60' MAXIMUM BASE HEIGHT - 85' MAXIMUM BUILDING HEIGHT - 115' AT NARROW STREET (c) SETBACK REQUIREMENTS (1) AT A HEIGHT NOT LOWER THAN MINIMUM BASE HEIGHT OR HIGHER THAN MAXIMUM BASE HEIGHT, A SETBACK WITH A DEPTH OF AT LEAST 15' ON A NARROW STREET.	BASE HEIGHT = 82'-0" < MAXIMUM BASE HEIGHT = 85'-0" ; COMPLIES BUILDING HEIGHT @ R8A LOT 54 = 118'-0" ; COMPLIES MAXIMUM BUILDING HEIGHT = 118'-0" ; COMPLIES BUILDING HEIGHT @ R8 LOT 52 = 115'-0" ; COMPLIES MAXIMUM BUILDING HEIGHT = 115'-0" ; COMPLIES 15' SETBACK @ W 19TH ST; COMPLIES
MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS & LOT LINES	ZR 23-861	THE MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW AND a) ANY WALL, b) A REAR LOT LINE, OR c) A SIDE LOT LINE SHALL BE 30 FEET	COMPLIES
REFUSE STORAGE & DISPOSAL	ZR 28-12	PROVIDE AT LEAST ONE FOR RESIDENTIAL USES.	COMPLIES
DAYLIGHT IN CORRIDOR	ZR 28-14	50% OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA IF A WINDOW WITH A CLEAR NON-TINTED, GLAZED AREA OF AT LEAST 20 SF IS PROVIDED IN SUCH CORRIDOR, PROVIDED THAT SUCH WINDOW SHALL BE DIRECTLY VISIBLE FROM AT LEAST 50% OF THE CORRIDOR OR FROM THE VERTICAL CIRCULATION CORE.	NO DEDUCTION
REQUIRED RECREATION SPACE	ZR 28-21	MINIMUM REQUIRED RECREATION SPACE IN R8 = 2.8% OF RESIDENTIAL FLOOR AREA	2.8% OF RESIDENTIAL FLOOR AREA (46,827 SF) = 1,311 SF CELLAR FITNESS = 734 SF COMMON ROOF TERRACE A = 518 SF COMMON ROOF TERRACE B = 565 SF COMMON ROOF TERRACE C = 248 SF 734+518+565+248 = 2,065 ; OK
PLANTING AREAS	ZR 28-23	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS	OK
DENSITY PER CORRIDOR	ZR 28-31	IF THE NUMBER OF DWELLING UNITS SERVED BY A VERTICAL CIRCULATION CORE AND CORRIDOR ON EACH STORY DOES NOT EXCEED 10 (FOR R8 DISTRICT), 50% OF THE SF OF THE CORRIDOR SERVING SUCH DWELLING UNITS MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA	EACH CORRIDOR SERVES MAXIMUM 4 DWELLING UNITS ; 50% DEDUCTED
PARKING	ZR 28-50 ZR 25-241	ACCESSORY OFF-STREET PARKING SHALL BE PROVIDED AS SET FORTH IN THE APPLICABLE UNDERLYING DISTRICT REGULATIONS REDUCED REQUIREMENTS FOR SMALL ZONING LOTS: FOR ZONING LOTS OF 10,000 SF OR LESS IN R8 DISTRICT, THE NUMBER OF REQUIRED ACCESSORY OFF-STREET PARKING SPACES IS AS SET FORTH IN THE TABLE. N/A	COMPLIES - SEE BELOW ; ZR 25-241 NO PARKING IS REQUIRED ALTHOUGH 1 SPOT IS PROPOSED ; COMPLIES
BICYCLE PARKING SPACES	ZR 25-811 ZR 25-83	USE GROUP 2 REQUIRES 1 BICYCLE PARKING SPACE PER 2 UNITS 15 SQUARE FEET OF AREA SHALL BE PROVIDED FOR EACH BICYCLE SPACE. HOWEVER, THE AREA FOR EACH BICYCLE MAY BE REDUCED BY UP TO 9 SQUARE FEET PER BICYCLE IF A LAYOUT IS SUBMITTED ADEQUATELY ACCOMMODATING THE SPECIFIED NUMBER OF BICYCLES.	REQUIRED NO. OF BICYCLE PARKING SPACES : 50% OF 32 DWELLING UNITS = 16 BICYCLE PARKING SPACES. PROPOSED NO. OF BICYCLE PARKING SPACES = 16 ; COMPLIES SEE LAYOUT AND PRODUCT SPEC ON CELLAR PLAN SHEET A-200.



ZD1 Zoning Diagram
Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

House No(s) 428
Street Name West 19th Street

Borough Manhattan
Block 716
Lot 52
BIN 1012562

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) Todd Poiss
Signature [Signature] Date _____

P.E. / R.A. Seal (Seal of Professional Engineer and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

