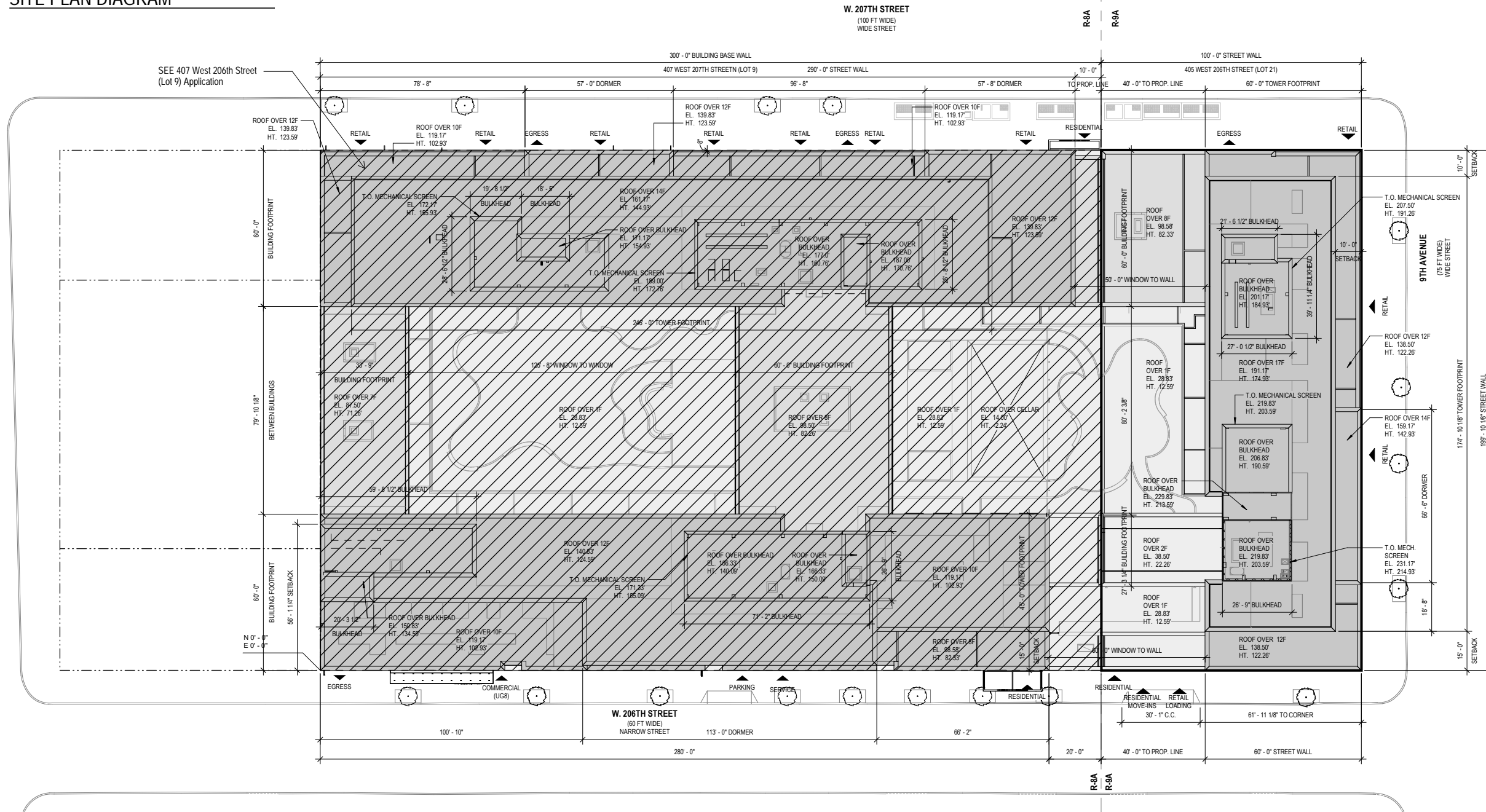


SITE PLAN DIAGRAM



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

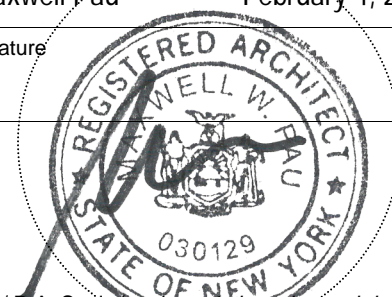
Location Information

House No(s) 405
Street Name WEST 206TH STREET
Borough MANHATTAN
Block 2203
Lot 21
BIN

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) Maxwell Pau
Date February 4, 2025

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

SITE DATA:

ADDRESS:
405 West 206th Street
New York, NY 10034

ZONING DISTRICT: R9A / C2-4 overlay
SPECIAL ZONING DISTRICT: Special Inwood District - Subarea D1

LOT AREA: 19,984 SF

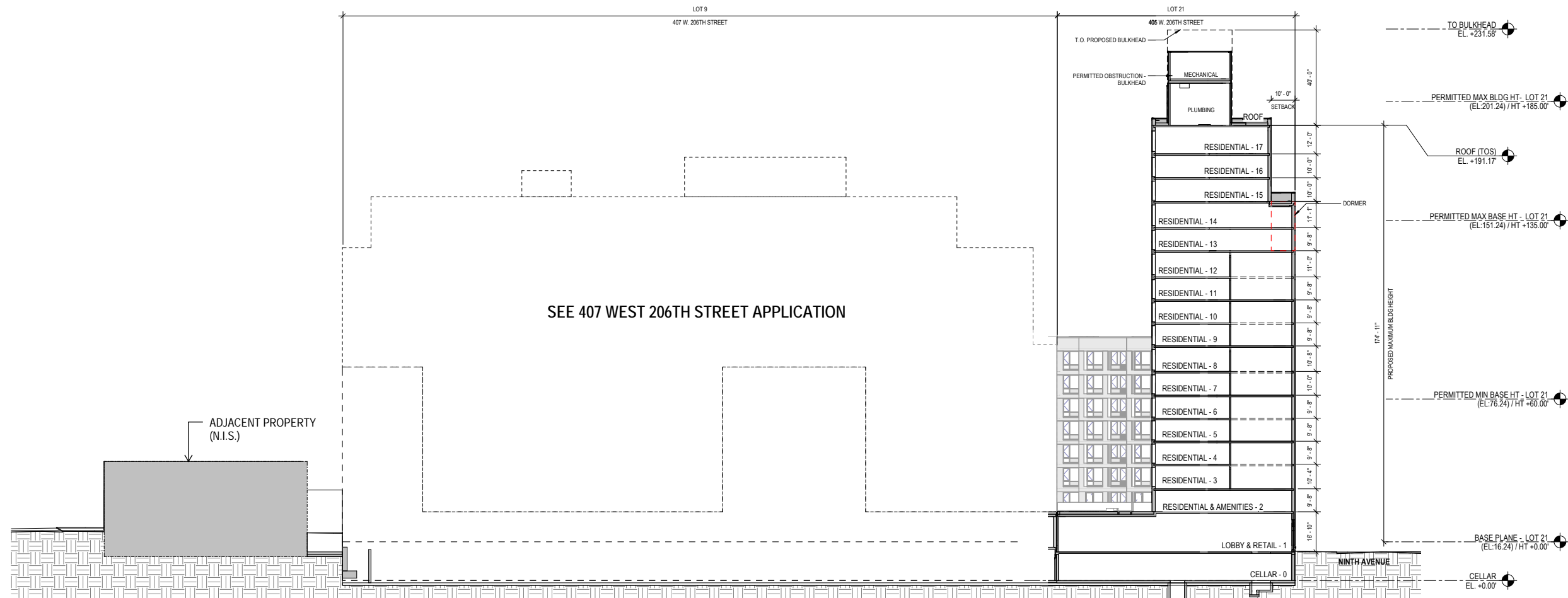
LOT COVERAGE: AS PER ZR 23-362, 24-11
R8A (Lot 9) Through Lot

- Residential Use: 100% (Permitted); 77.0% (Proposed)
- Community Facility Use: 80% (Permitted); 0% (Proposed)

LEGEND:

- PROPOSED BUILDING
- PROPOSED BUILDING - NOT IN SCOPE
- PROPERTY LINE
- PROPOSED TREES
- EXISTING TREES TO REMAIN

SECTION DIAGRAM



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) 405
Street Name WEST 206TH STREET
Borough MANHATTAN
Block 2203
Lot 21
BIN

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.

ZONING ANALYSIS:

REQUIRED SETBACK: AS PER ZR 23-433

- West 207th Street (wide street): 10 feet required
- West 206th Street (narrow street): 15 feet required
- Ninth Avenue (wide street): 10 feet required

BUILDING HEIGHT: AS PER ZR 35-60, 35-632(a), 35-432

MINIMUM BASE HEIGHT REQUIRED: R9A (Lot 21) = 60'-0"
MAXIMUM BASE HT PERMITTED: R9A (Lot 21) = 135'-0"
PROPOSED BASE HT: 122.26' (Complies)

MAXIMUM BUILDING HEIGHT PERMITTED: R9A (Lot 21) = 185'-0"
MAXIMUM BUILDING HEIGHT PROPOSED: 174.93' (Complies)

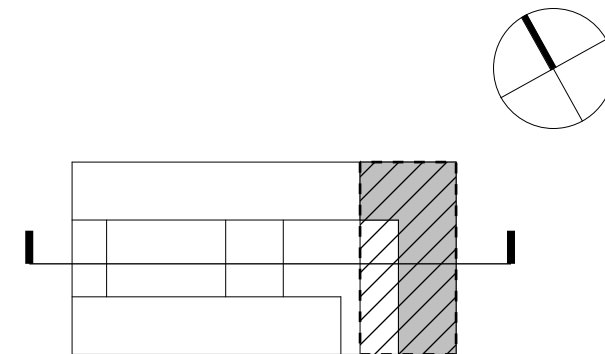
STREET TREE REQUIREMENTS: ZR 26-41
STREET TREES REQUIRED FOR ZONING LOT: 40 TREES
STREET TREES PROVIDED: 3 EXISTING TO REMAIN
0 REMOVED/RELOCATED
10 PLANTED ONSITE
+ 27 PAID INTO FUND
40 TOTAL (COMPLIES)

REQUIRED ACCESSORY PARKING: ZR 142-50, 25-222, 25-11, 25-12

REQUIRED RESIDENTIAL SPACES (134 x 12%) = 16.08
PROPOSED RESIDENTIAL SPACES = 16
REQUIRED COMMERCIAL SPACES = NONE REQUIRED
PROPOSED COMMERCIAL SPACES = 0

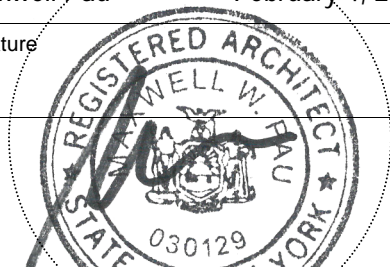
COMBINED LOTS REQUIRED = 50.04
COMBINED LOTS PROPOSED = 117 (COMPLIES)

KEY PLAN:



Name (please print) Maxwell Pau February 4, 2025

Signature _____ Date _____



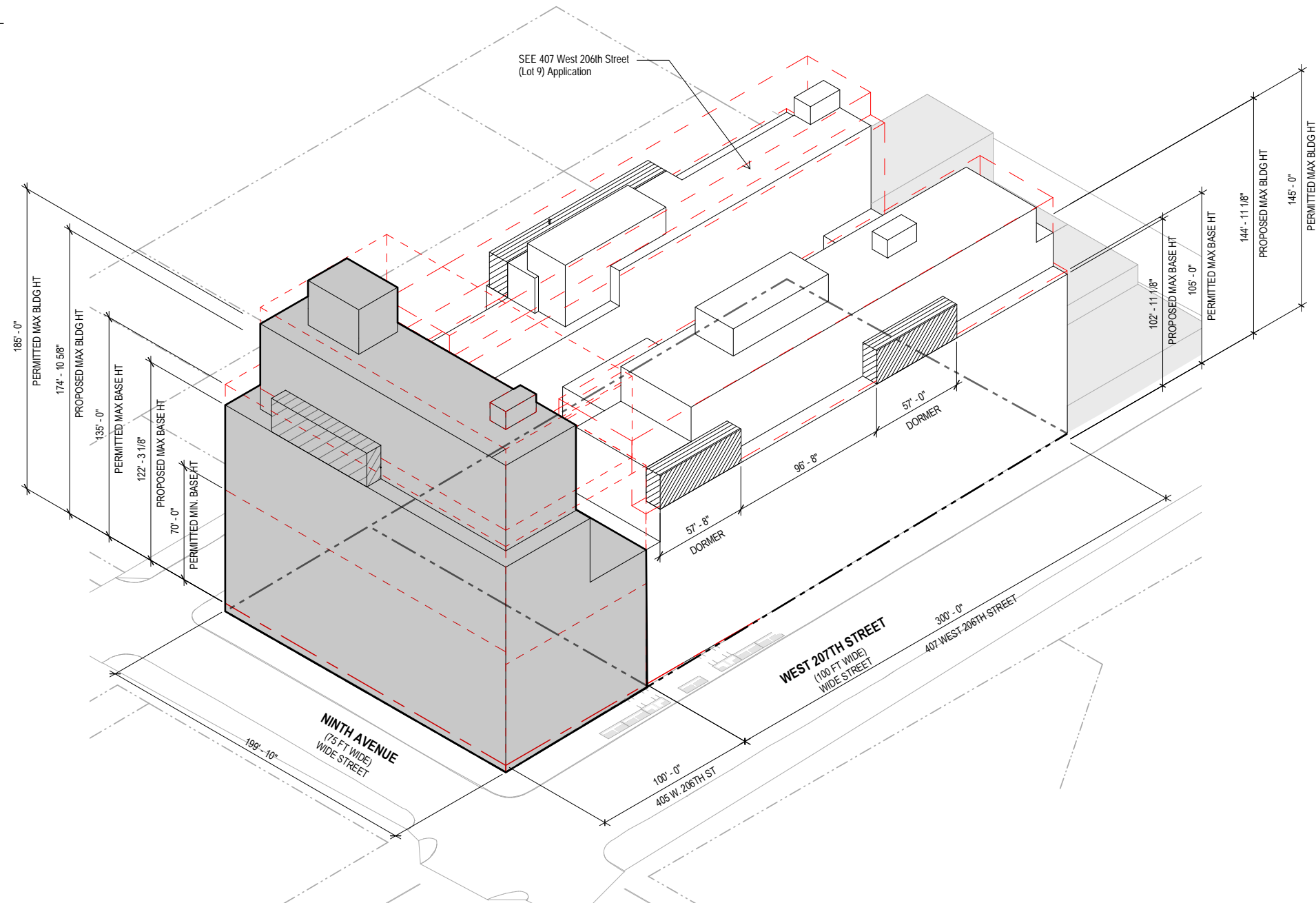
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

AXONOMETRIC DIAGRAM



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) 405
Street Name WEST 206TH STREET
Borough MANHATTAN
Block 2203
Lot 21
BIN

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.

ZONING ANALYSIS:

REQUIRED SETBACK: AS PER ZR 23-433

- West 207th Street (wide street): 10 feet required
- West 206th Street (narrow street): 15 feet required
- Ninth Avenue (wide street): 10 feet required

BUILDING HEIGHT: AS PER ZR 35-60, 35-632(a), 35-432

MINIMUM BASE HEIGHT REQUIRED: R9A (Lot 21) = 60'-0"
MAXIMUM BASE HT PERMITTED: R9A (Lot 21) = 135'-0"
PROPOSED BASE HT: 122.26' (Complies)

MAXIMUM BUILDING HEIGHT PERMITTED: R9A (Lot 21) = 185'-0"
MAXIMUM BUILDING HEIGHT PROPOSED: 174.93' (Complies)

FRONT YARD REQUIREMENTS: ZR 35-51
NONE REQUIRED / NONE PROVIDED (COMPLIES)

SIDE YARD REQUIREMENTS: ZR 35-52
NONE REQUIRED. If any open area extending along a side lot line is provided at any level, it shall have minimum width of 5 feet, measured perpendicular to the side lot line.

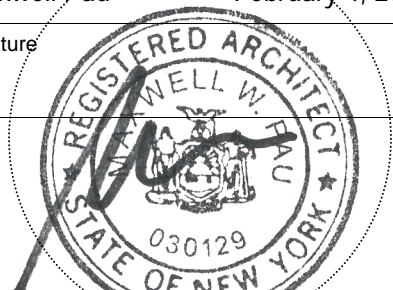
REAR YARD REQUIREMENTS: ZR 142-30
NONE REQUIRED / NONE PROVIDED (COMPLIES)

LEGEND:

- PROPOSED BUILDING
- PROPOSED BUILDING - NOT IN SCOPE
- MAXIMUM PERMITTED ZONING ENVELOPE
- PROPERTY LINE

Name (please print) Maxwell Pau February 4, 2025

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

