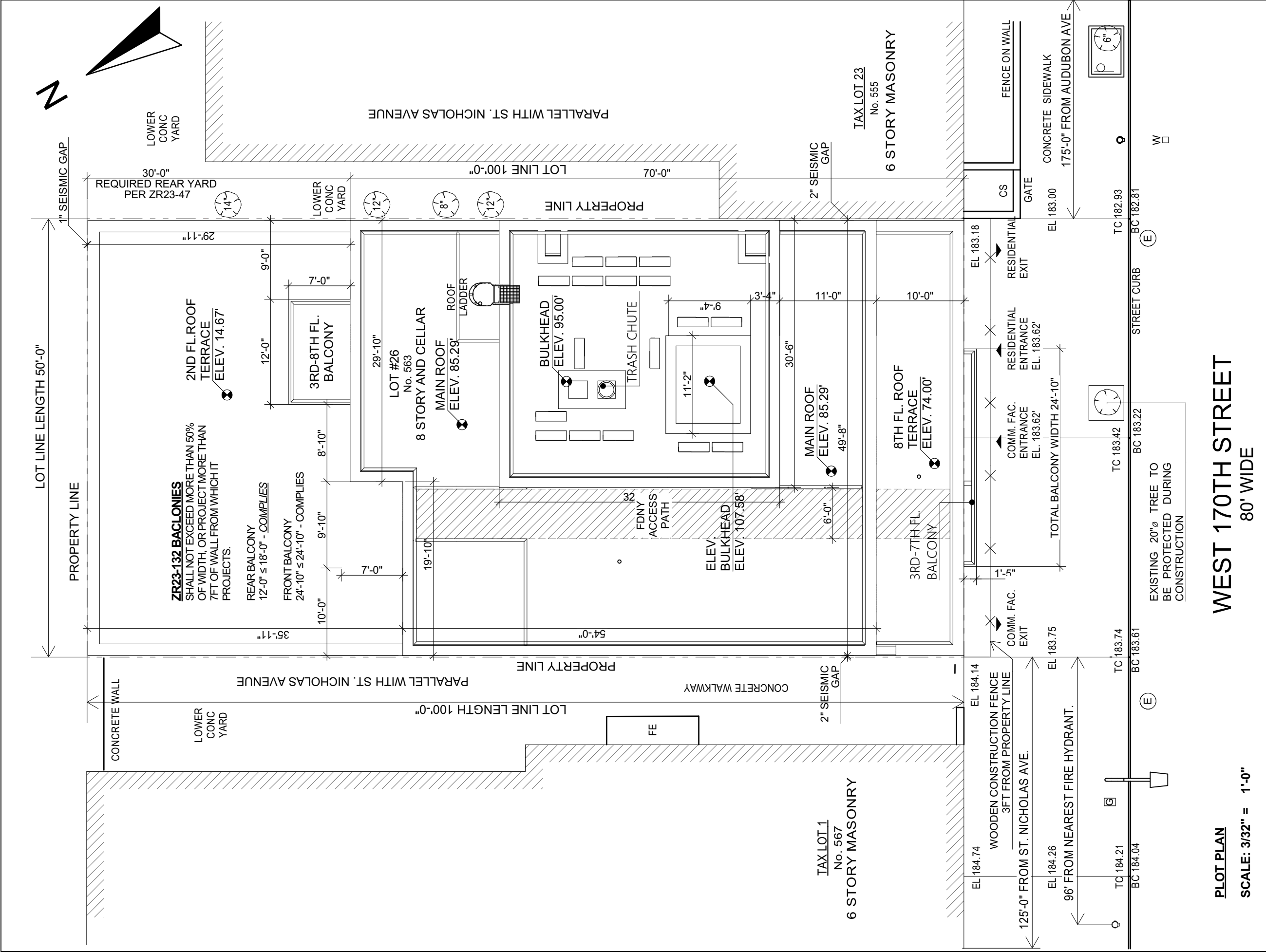




WEST 170TH STREET  
80' WIDE

PLOT PLAN  
SCALE: 3/32" = 1'-0"



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) 563  
Street Name 170th Street  
Borough Manhattan  
Block 2127  
Lot 26  
BIN 1089165

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 viola-  
tion 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) ALEXANDER ZHITNIK  
Signature: [Signature] Date: 06/22/2022  
P.E. / R.A. Seal (apply seal, then sign and date over seal)  
[Seal: REGISTERED ARCHITECT ALEXANDER ZHITNIK 032709 STATE OF NEW YORK]

Internal Use Only  
BIS Doc # M00660854-11

PLAN EXAMINER SIGN AND DATE



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.

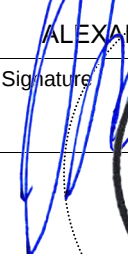
☐ Yes ☐ No

Location Information

|             |              |
|-------------|--------------|
| House No(s) | 563          |
| Street Name | 170th Street |
| Borough     | Manhattan    |
| Block       | 2127         |
| Lot         | 26           |
| BIN         | 1089165      |

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Name (please print) ALEXANDER ZHITNIK

Signature  Date 2022

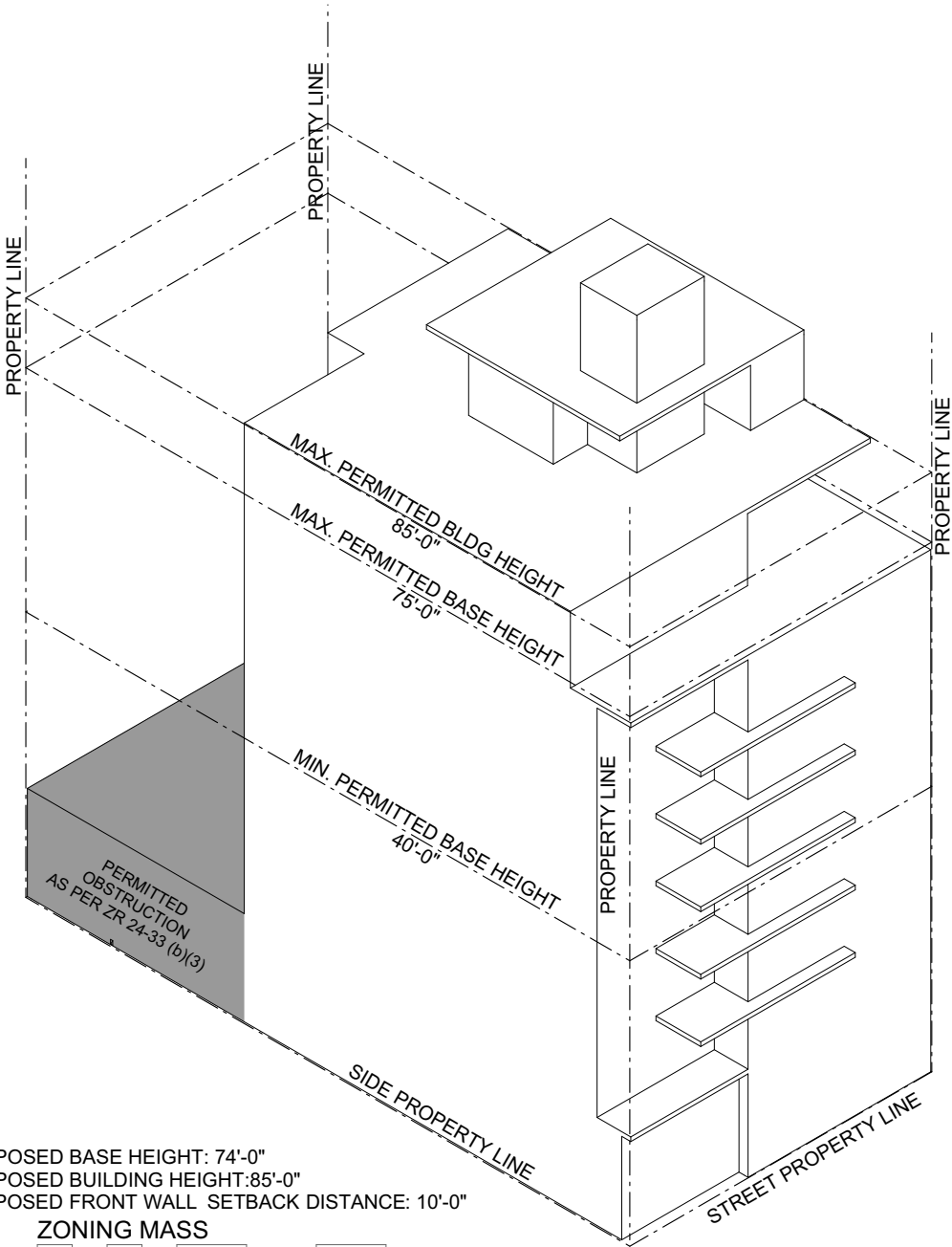


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # M00660854-I1

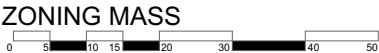
PLAN EXAMINER SIGN AND DATE



PROPOSED BASE HEIGHT: 74'-0"

PROPOSED BUILDING HEIGHT: 85'-0"

PROPOSED FRONT WALL SETBACK DISTANCE: 10'-0"







## ZD1 Zoning Diagram

*Must be typewritten.*  
Sheet \_\_\_\_\_ of \_\_\_\_\_

|   |                                                                           |
|---|---------------------------------------------------------------------------|
| 1 | <b>Applicant Information</b> <i>Required for <b>all</b> applications.</i> |
|---|---------------------------------------------------------------------------|

|                                                        |                 |                                          |                  |
|--------------------------------------------------------|-----------------|------------------------------------------|------------------|
| Last Name <b>ZHITNIK</b>                               |                 | First Name <b>ALEXANDER</b>              | Middle Initial   |
| Business Name <b>ZARCHITECTURE PLLC</b>                |                 | Business Telephone <b>(212) 219-0406</b> |                  |
| Business Address <b>101 LAFAYETTE STREET SUITE 801</b> |                 | Business Fax                             |                  |
| City <b>NEW YORK CITY</b>                              | State <b>NY</b> | Zip <b>10013</b>                         | Mobile Telephone |
| E-Mail <b>alexander@zarchitecture.com</b>              |                 | License Number <b>032709</b>             |                  |

|   |                                                                  |
|---|------------------------------------------------------------------|
| 2 | Additional Zoning Characteristics <i>Required as applicable.</i> |
|---|------------------------------------------------------------------|

|   |                                                                                |
|---|--------------------------------------------------------------------------------|
| 3 | BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i> |
|---|--------------------------------------------------------------------------------|

### Board of Standards & Appeals (BSA)

|                                                  |                |                                         |
|--------------------------------------------------|----------------|-----------------------------------------|
| <input type="checkbox"/> Variance                | Cal. No. _____ | Authorizing Zoning Section <u>72-21</u> |
| <input type="checkbox"/> Special Permit          | Cal. No. _____ | Authorizing Zoning Section _____        |
| <input type="checkbox"/> General City Law Waiver | Cal. No. _____ | General City Law Section _____          |
| <input type="checkbox"/> Other                   | Cal. No. _____ |                                         |

## City Planning Commission (CPC)

|                                         |                 |                                  |
|-----------------------------------------|-----------------|----------------------------------|
| <input type="checkbox"/> Special Permit | ULURP No. _____ | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Authorization  | App. No. _____  | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Certification  | App. No. _____  | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Other          | App. No. _____  |                                  |

|   |                                                                                          |
|---|------------------------------------------------------------------------------------------|
| 4 | <b>Proposed Floor Area</b> <i>Required for all applications. One Use Group per line.</i> |
|---|------------------------------------------------------------------------------------------|

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) |                    |            |               | FAR |
|--------------|------------------------------------------|-----------|-----------------------------|--------------------|------------|---------------|-----|
|              |                                          |           | Residential                 | Community Facility | Commercial | Manufacturing |     |
| CELLAR       | 2,980                                    | 4         |                             | 0                  |            |               |     |
| CELLAR       | 1,983                                    | 2         | 0                           |                    |            |               |     |
| FIRST        | 4,170                                    | 4         |                             | 4,170              |            |               |     |
| FIRST        | 760                                      | 2         | 520                         |                    |            |               |     |
| SECOND       | 3,249                                    | 2         | 2,828                       |                    |            |               |     |
| THIRD        | 3,249                                    | 2         | 2,828                       |                    |            |               |     |
| FOURTH       | 3,249                                    | 2         | 2,828                       |                    |            |               |     |
| FIFTH        | 3,249                                    | 2         | 2,863                       |                    |            |               |     |
| SIXTH        | 3,249                                    | 2         | 2,863                       |                    |            |               |     |
| SEVENTH      | 3,249                                    | 2         | 2,863                       |                    |            |               |     |
| EIGHTH       | 2,637                                    | 2         | 2,225                       |                    |            |               |     |
| MAIN ROOF    | 510.3                                    | 2         | 137                         |                    |            |               |     |
| BULKHEAD     | 104.2                                    | 2         | 0                           |                    |            |               |     |

## ZD1

Sheet \_\_\_\_\_ of \_\_\_\_\_

|   |                                                                                          |
|---|------------------------------------------------------------------------------------------|
| 4 | <b>Proposed Floor Area</b> <i>Required for all applications. One Use Group per line.</i> |
|---|------------------------------------------------------------------------------------------|

[illegible]

|                         |        |
|-------------------------|--------|
| Total Zoning Floor Area | 24,122 |
|-------------------------|--------|