ZONING DISTRICT: C6-3A (R9A EQUIVALENT)

TOTAL LOT AREA = 7,281.10 SF

PROP. FRONT YARD=0'-0", **COMPLIES**
(ZR 23-40)

PROP. SIDE YARDS: 0'-0", **COMPLIES**
(ZR 23-462(a))

PROP. REAR YARD: 31'-6" >
> MIN REQ.'D 30'-0", **COMPLIES**
(ZR 23-47)

PROP. BASE HEIGHT: 125'-0"
(MAX PERMITTED= 125'-0"), **COMPLIES**
(ZR 35-364, ZR 23-664(b))

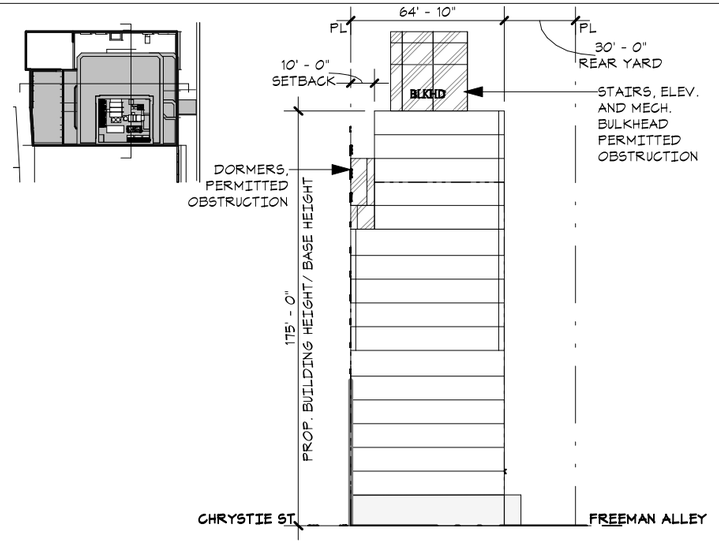
PROP. BUILDING HEIGHT: 175'-0" & 17 STORIES
MAX PERM.= 175'-0" OR 17 STORIES, **COMPLIES**
(ZR 35-654)

PROP. LOT COVERAGE: 70% (4,944.81 SF)
MAX PERM. LOT COVERAGE = 70% (5,096.77 SF), **COMPLIES**
(ZR 35-011(a), ZR 23-153)

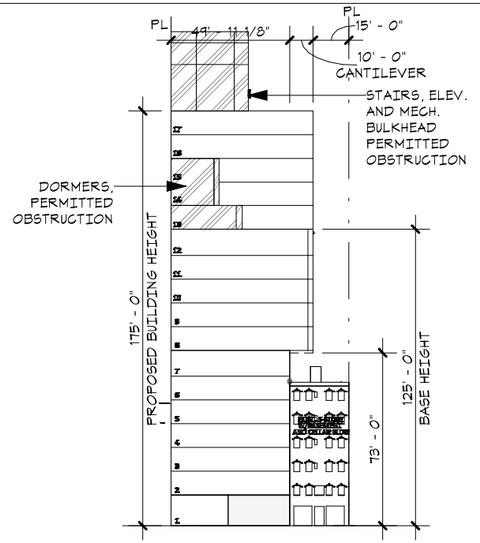
REQ'D # OF TREES = 75/25 = 3 TREES
(ZR 23-03, ZR 26-41)

EXIST. # OF TREES TO BE PROTECTED = 1
PROP. # OF TREES TO PAY INTO TREE FUND, ON-SITE PLANTING = 1
PROP. # OF TREES TO PAY INTO TREE FUND, OFF-SITE PLANTING = 1

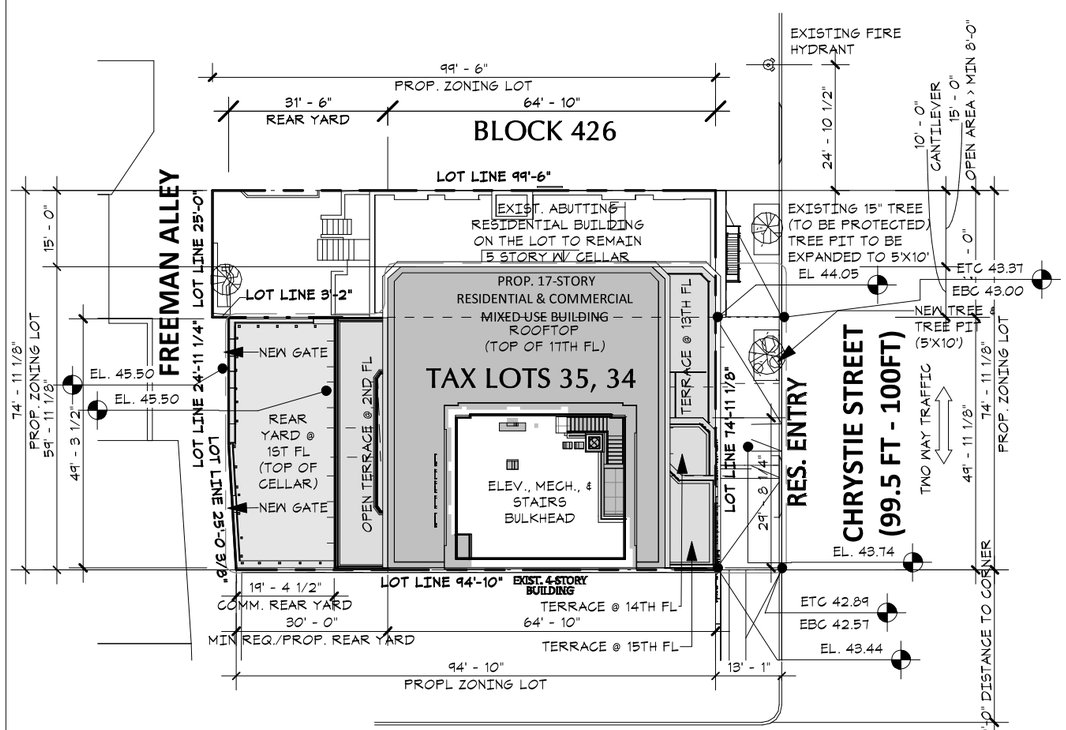
TOTAL # OF TREES = 3, **COMPLIES**



3 ZONING SETBACK DIAGRAM-SIDE
1/64" = 1'-0"



4 ZONING SETBACK DIAGRAM-FRONT
1/64" = 1'-0"

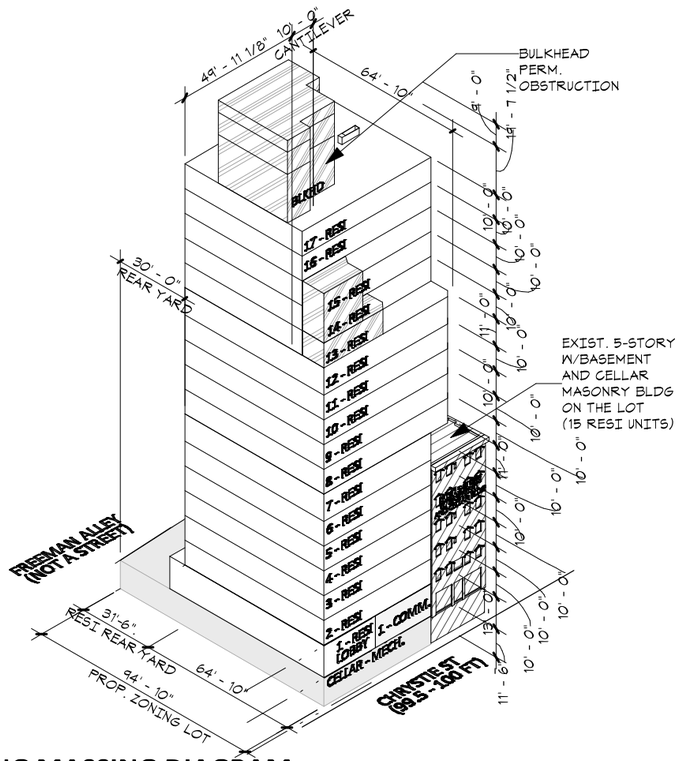


REQ'D # OF TREES = 74'-11"/25 = 3 TREES
(ZR 23-03, ZR 26-41)

EXIST. # OF TREES = 1
PROP. # OF TREES = 2 (TO PAY IN TREE FUND)

TOTAL # OF TREES = 3, COMPLIES

1 SITE PLAN
1" = 30'-0"



2 ZONING MASSING DIAGRAM

LEGEND

- PROPOSED BUILDING
- PERMITTED OBSTRUCTION
- ZONING LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING TREE (TO BE PROTECTED)
- PROPOSED NEW TREE

N

NYC Buildings

ZD1 ZONING DIAGRAM
Must be typewritten.

M00674541-A1

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)	183
Street Name	CHRYSTIE STREET
Borough	MANHATTAN
Block	426
Lot	35
BIN	1005723

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

Name(please print)

Signature
SHAY ALSTER

Date
12/02/2024

REGISTERED ARCHITECT SHAY ALSTER 030476 STATE OF NEW YORK

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

Internal Use Only

BIS DOC#

PLAN EXAMINER SIGN AND DATE

Buildings

ZD1 Zoning Diagram

Must be typewritten.

1 Applicant Information *Required for **all** applications.*

Last Name ALSTER First Name SHAY Middle Initial

Business Name GF55 ARCHTECTS Business Telephone 6469932350

Business Address 225 WEST 39TH STREET Business Fax

City NEW YORK State NY Zip Mobile Telephone

E-Mail SHAY@GF55.COM License Number 030476

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 73 Parking area 0 sq. ft. Parking Spaces: Total 0 Enclosed 0

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

- ☐ Variance Cal. No.____ Authorizing Zoning Section 72-21
- ☐ Special Permit Cal. No.____ Authorizing Zoning Section____
- ☐ General City Law Waiver Cal. No.____ General City Law Section____
- ☐ Other Cal. No.____

City Planning Commission (CPC)

- ☐ Special Permit ULURP No. ____ Authorizing Zoning Section ____
- ☐ Authorization App. No. ____ Authorizing Zoning Section ____
- ☐ Certification App. No. ____ Authorizing Zoning Section ____
- ☐ Other App. No. ____

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CELLAR	4,640.0	2B	0	0	0	0	0
1ST	5,146.4	2A, 6C	1,537.2	0	3,609.2	0	0.71
2ND	4,797.4	2A	4,451.8	0	0	0	0.61
3RD	4,821.5	2A	4,463.5	0	0	0	0.62
4TH	4,821.5	2A	4,458.5	0	0	0	0.61
5TH	4,820.8	2A	4,478.4	0	0	0	0.62
6TH	4,820.5	2A	4,452.2	0	0	0	0.61
7TH	3,217.7	2A	2,846.2	0	0	0	0.39
8TH	3,857.4	2A	3,240.2	0	0	0	0.45
9TH	3,857.6	2A	3,254.0	0	0	0	0.45
10TH	3,857.6	2A	3,254.0	0	0	0	0.45
11TH	3,857.6	2A	3,254.0	0	0	0	0.45
12TH	3,855.4	2A	3,274.7	0	0	0	0.45

ZD1

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
13TH	3,555.4	2A	3,210.4	0	0	0	0.44
14TH	3,435.9	2A	3,051.3	0	0	0	0.42
15TH	3,446.8	2A	**3,079.7**	0	0	0	0.42
16TH	3,261.5	2A	2,894.2	0	0	0	0.40
17TH	3,261.5	2A	2,894.2	0	0	0	0.40
ROOF	890.2	2B	114.3	0	0	0	0.02
BULKHEAD	983.4	2B	0	0	0	0	0.0
Totals	75,185.2		58,208.8	0	3,609.2	0	8.49

Total Zoning Floor Area	61,818.0