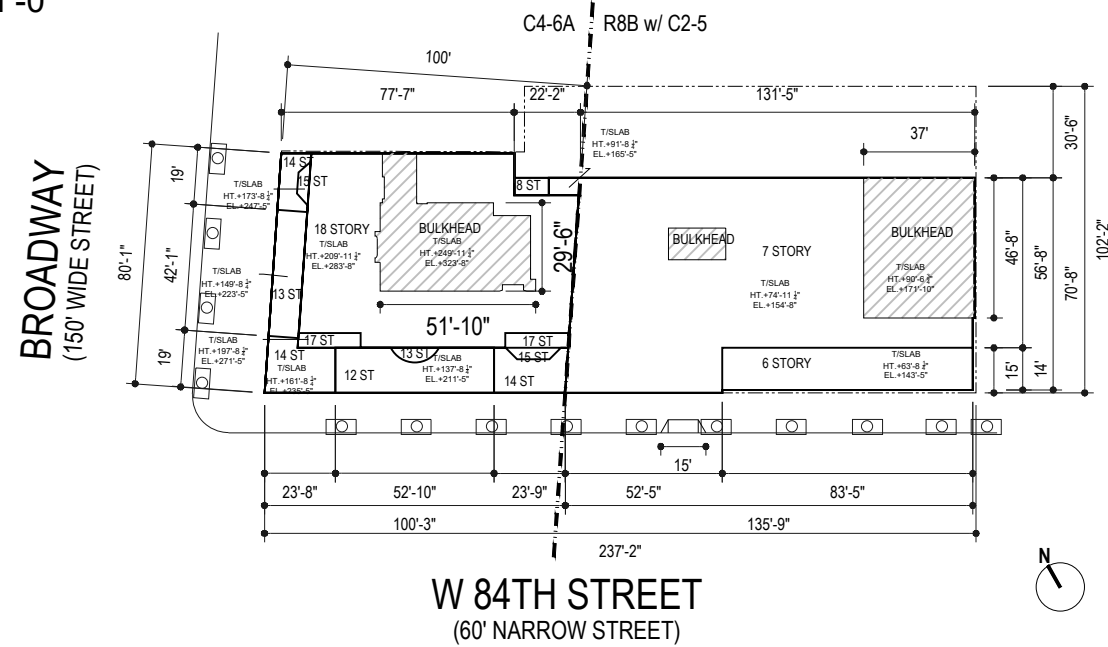


SITE PLAN DIAGRAM

1/64" = 1'-0"



LEGEND

- PROPOSED BUILDING
- PERMITTED OBSTRUCTION
- ZONING LOT LINE
- DISTRICT BOUNDARY
- MAX BUILDING ENVELOPE
- STREET TREE

ZONING DISTRICT:
R8B w/ C2-5
C4-6A (R10A EQUIVALENT)

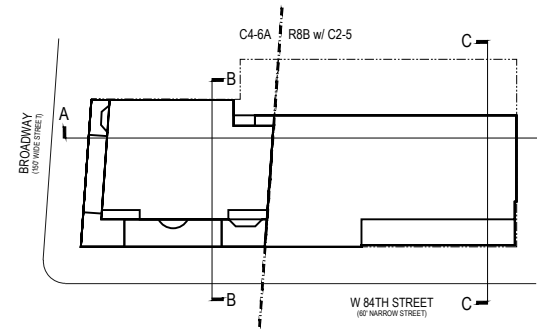
LOT COVERAGE PER ZR 23-153 & 35-32
HEIGHT & SETBACK PER ZR 23-662(a)(c), 35-22 & 35-652(a)

SPECIAL ENHANCED DISTRICT 3 PER ZR 132-11(c)
MANDATORY MIN 30FT DEPTH ALONG BWAY PER ZR 132-22
GROUND FLOOR LEVEL/ MIN TRANSPARENCY REQ PER ZR 132-32
STREET WALL LOCATION PER ZR 35-651(a)(b)

REAR YARD PER ZR 23-47 & 23-541

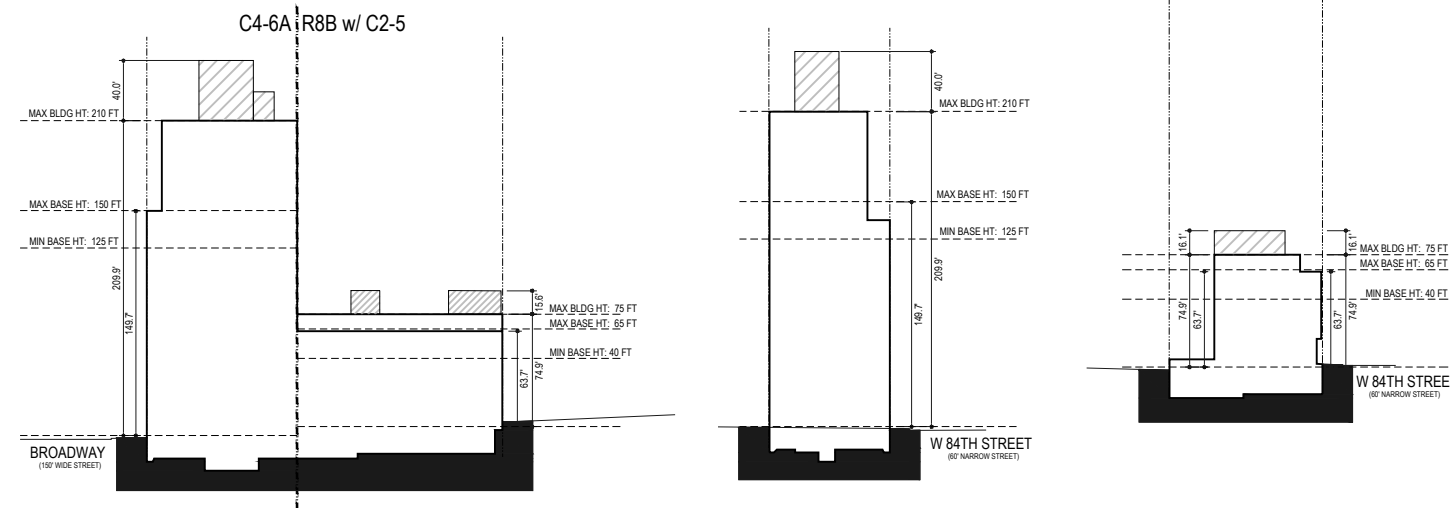
PERMITTED FLOOR AREA		
	R8B (with C2-5)	C4-6A
Lot Area	13,620.3 SF	8,499.9 SF
Residential Base FAR	4.0 (54,481.2 SF)	10.0 (84,999 SF)
Bonus FAR (VIH)	---	2.0 (16,999.8 SF)
Total Residential FAR	4.0 (54,481.2 SF)	12.0 (101,998.8 SF)
Commercial FAR	2.0 (27,240.6 SF)	3.40 (28,899.66 SF)

KEY PLAN



SECTION DIAGRAM

1/128" = 1'-0"

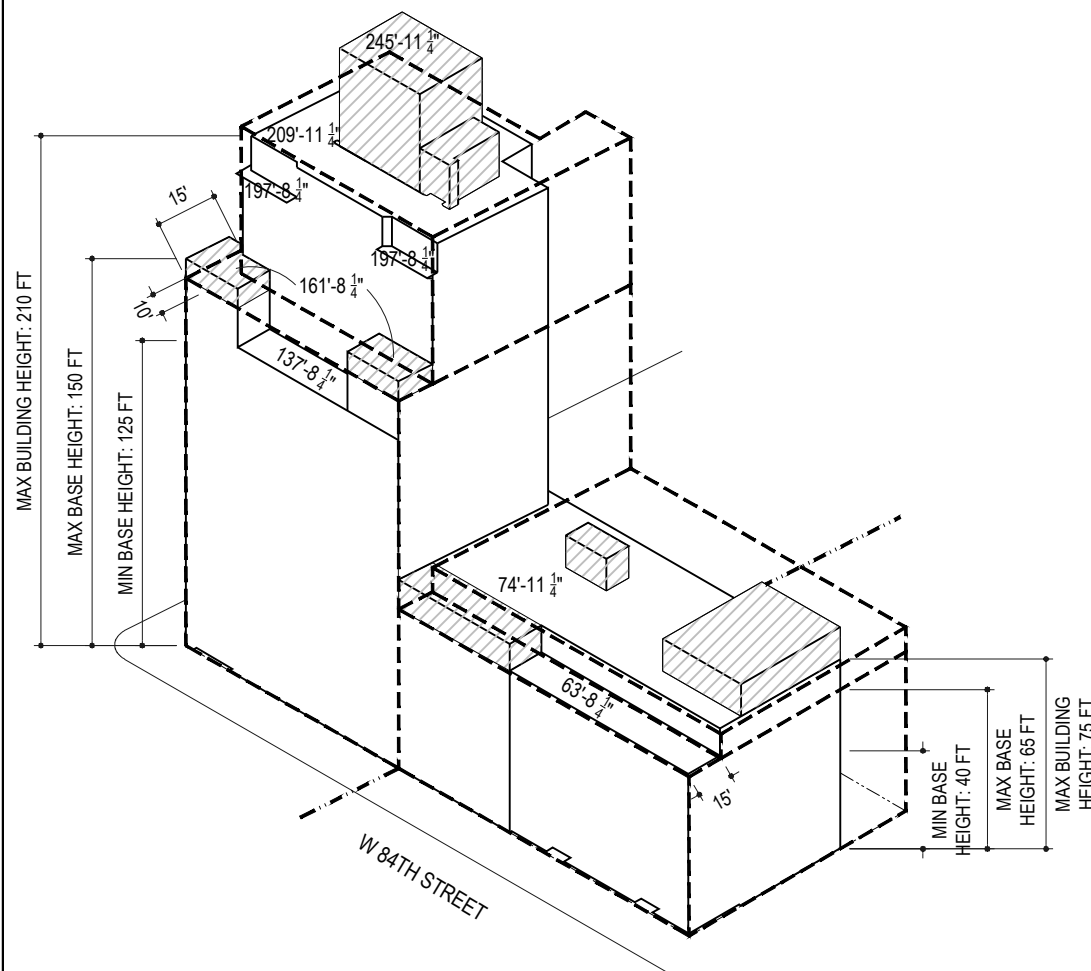


SECTION AA

SECTION BB

SECTION CC

AXONOMETRIC



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

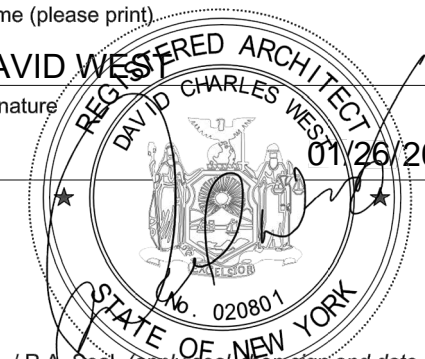
Location Information

House No(s) 2320-2326
Street Name BROADWAY
Borough MANHATTAN
Block 1232
Lot 14
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)

DAVID WESTER ARCHITECT
Signature _____ Date 01/26/2024



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1 Applicant Information Required for all applications.

Last Name WEST	First Name DAVID	Middle Initial
Business Name HILL WEST ARCHITECTS	Business Telephone (212) 213-8007	
Business Address 11 BROADWAY SUITE 1760	Business Fax (212) 686-1754	
City NEW YORK State NY Zip 10004	Mobile Telephone	
E-Mail DWEST@HILLWEST.COM	License Number 020801	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 45	Parking area 7,956 sq. ft.	Parking Spaces: Total 17	Enclosed 17
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section 72-21
<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 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	
R8B							
C	13,057.4	2					0
M	6,062.9	2					0
1	9,409.9	2	7,475.7				0.55
2	9,392.6	2	3,029.6				0.22
3	9,445.5	2	9,035				0.66
4	9,511.5	2	8,844.7				0.65
5	9,511.5	2	8,835.9				0.65
6	9,511.5	2	8,823.7				0.65
7	8,292.0	2	7,735.5				0.57
ROOF	1,879.1	2					0
EMR	1,726.7	2					0
TOTAL	87,800.6		53,780.1				3.95

ZD1

Sheet 2 of 2

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	
C4-6A							
C	6,472.1	2					0
C	1,979	6					0
M	1,109.4	2					0
1	3,691	2	2,471.9				0.29
1	3,927.4	6			3,870.3		0.46
2	7,817.6	2	3,422.8				0.40
3	7,741.3	2	5,735.9				0.67
4	7,747.3	2	5,812.3				0.68
5	7,707.8	2	4,836.1				0.57
6	7,747.3	2	5,681.3				0.67
7	7,726	2	4,889				0.58
8	7,667.4	2	5,875.1				0.69
9	7,682.1	2	6,986.6				0.82
10	7,682.1	2	6,941.1				0.82
11	7,682.1	2	6,939.1				0.82
12	7,657.3	2	6,935				0.81
13	6,869.2	2	6,206.1				0.73
14	6,414.8	2	5,758.3				0.68
15	5,614.8	2	5,005.5				0.59
16	5,518.9	2	4,897.6				0.58
17	5,531.2	2	4,958				0.58
18	5,290.2	2	4,707.2				0.55
ROOF	1,612.2	2					0
EMR	1,054.6	2					0
TOTAL	139,943		98,058.9		3,870.3		12
Totals	227,743.6		151,839.0		3,870.3		

Total Zoning Floor Area	155,709.3
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