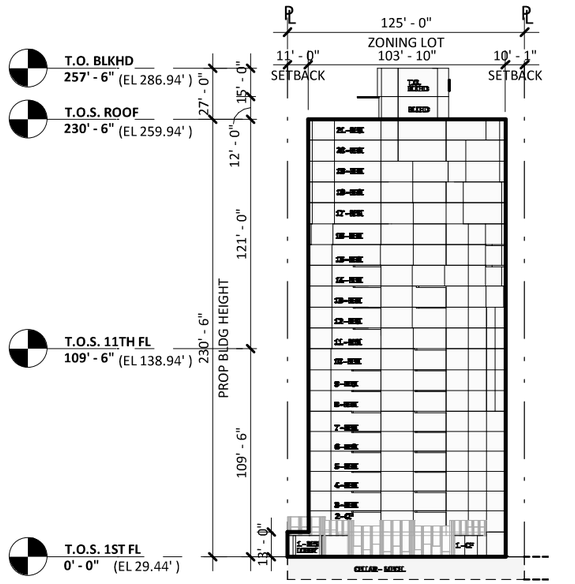
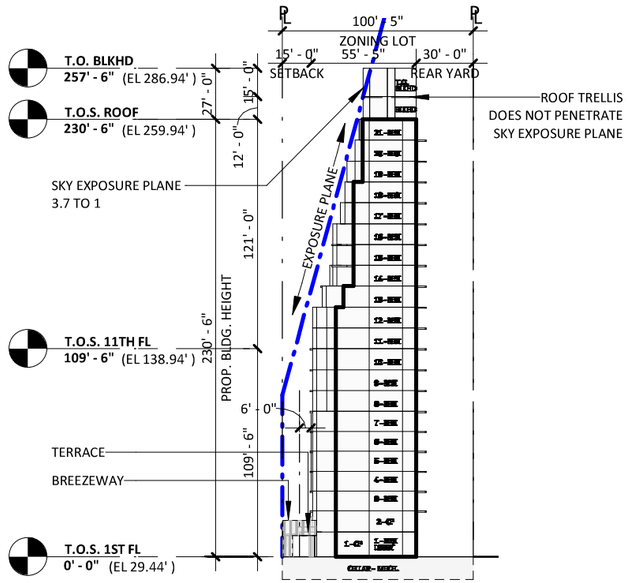


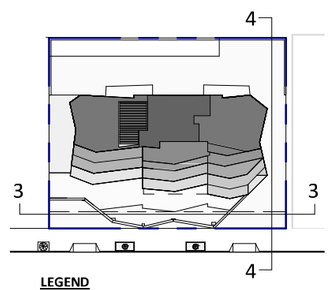
3 ZONING SETBACK DIAGRAM - FRONT

1" = 80'-0"



4 ZONING SETBACK DIAGRAM - SIDE

1" = 80'-0"



LEGEND

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

ZONING DISTRICT: R8, CL

TOTAL LOT AREA = 12,549.40 SF

PROP. FRONT YARD=15'-0", **COMPLIES**
(ZR 23-40)

PROP. SIDE YARDS: 11'-0" & 10'-1", **COMPLIES**
(ZR 23-462(C))

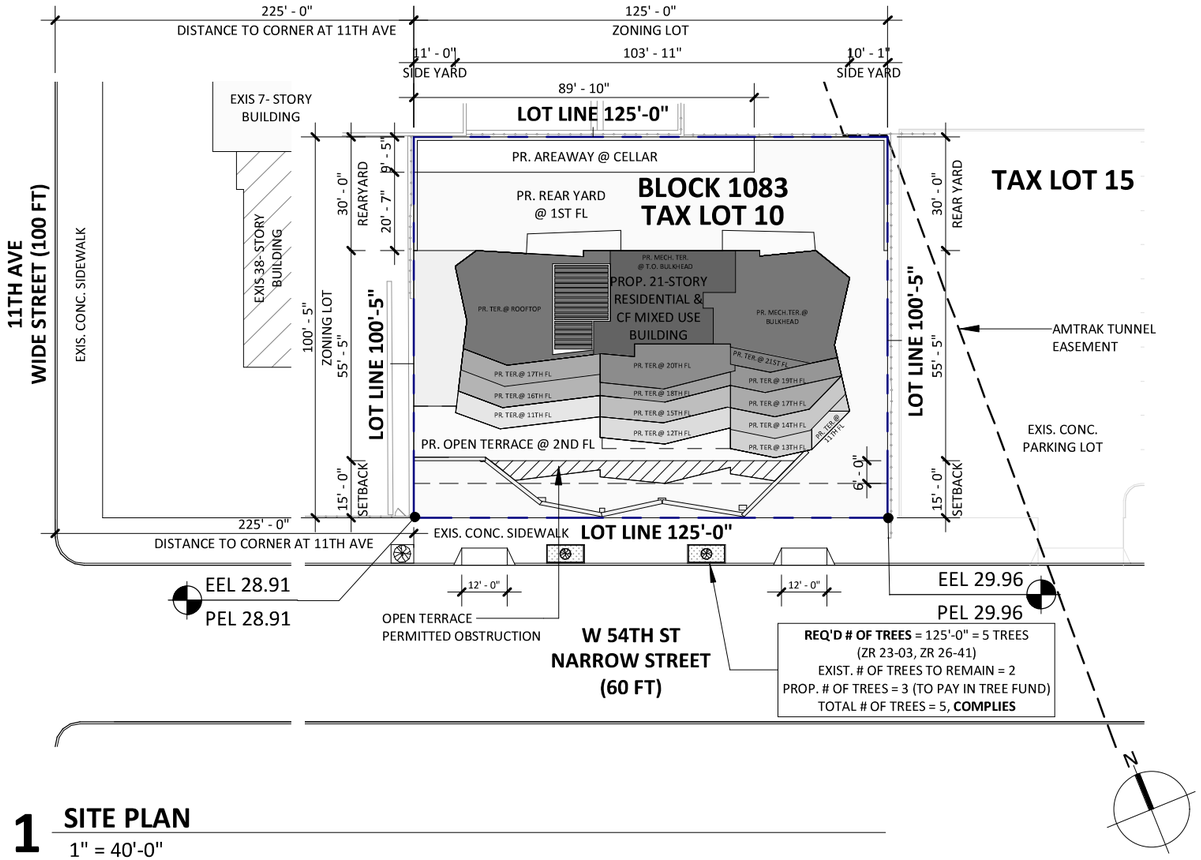
PROP. REAR YARD: 30'-0"
MIN REQ.'D 30'-0", **COMPLIES**
(ZR 24-36)

PROP. BUILDING HEIGHT & SETBACK :
ALTERNATE FRONT SETBACK : MIN 15'-0", **COMPLIES**
SKY EXPOSURE PLANE : 3.7 TO 1, **COMPLIES**
(ZR 23-642)

PROP. LOT COVERAGE: 38.6% (4,841.10 SF)
MAX PERM. LOT COVERAGE = 65% (8,157.11 SF), **COMPLIES**
(ZR 24-11, ZR 24-12)

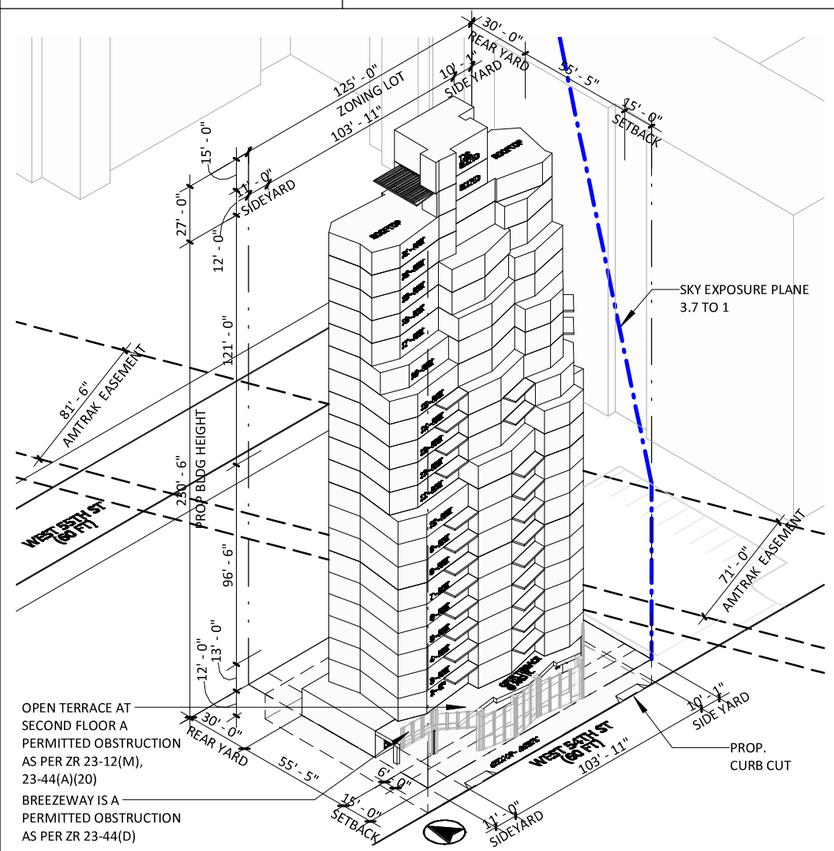
REQ'D # OF TREES = 125/25 = 5 TREES
(ZR 23-03, ZR 26-41)

EXIST. # OF TREES TO BE PROTECTED = 2
PROP. # OF TREES TO PAY INTO TREE FUND = 3
TOTAL # OF TREES = 5, **COMPLIES**



1 SITE PLAN

1" = 40'-0"



2 ZONING MASSING DIAGRAM

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

DOB APP #: **M00856242**

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)	539
Street Name	WEST 54TH STREET
Borough	MANHATTAN
Block	01083
Lot	0010
BIN	1027058

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)
SHAY ALSTER

Signature

Date
06/02/2023

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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

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

Last Name	ALSTER	First Name	SHAY	Middle Initial	
Business Name	GF55 ARCHITECTS, LLP			Business Telephone	(212) 352-3099
Business Address	225 WEST 39TH STREET			Business Fax	
City	NEW YORK	State	NY	Zip 10018	Mobile Telephone (212) 352-3099
E-Mail	SHAY@GF55.COM			License Number	030476

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 68 Parking area 0 sq. ft. 0 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_____
- ☐ 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	11,812.8	2B					0
1st floor	5,265.7	2A,4A	2,947.0	2,065.7			0.40
2nd floor	4,841.8	2A,4A	0	4,641.5			0.37
3rd floor	4,840.9	2A	4,462.5				0.36
4th floor	4,840.9	2A	4,462.5				0.36
5th floor	4,840.9	2A	4,462.5				0.36
6th floor	4,840.9	2A	4,462.5				0.36
7th floor	4,840.9	2A	4,462.5				0.36
8th floor	4,801.1	2A	4,421.3				0.35
9th floor	4,801.1	2A	4,421.3				0.35
10th floor	4,801.1	2A	4,421.3				0.35
11th floor	4,588.0	2A	4,201.0				0.33
12th floor	4,395.1	2A	4,014.5				0.32

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 floor	4,274.3	2A	3895.9				0.31
14th floor	4,104.7	2A	3,746.9				0.30
15th floor	3,917.6	2A	3,562.0				0.28
16th floor	3,707.6	2A	3,371.4				0.27
17th floor	3,339.1	2A	3,014.0				0.24
18th floor	3,216.7	2A	2,894.0				0.23
19th floor	3,066.1	2A	2,745.6				0.22
20th floor	2,737.8	2A	2,453.3				0.20
21st floor	2,666.4	2A	2,378.2				0.19
Roof	771.8	2B	60.0				0
Bulkhead	745.3	2B	0				0
Totals	102,450.8		74,860.2	6,707.2			6.50

Total Zoning Floor Area	81,567.4