

2 SITE PLAN ZD1
SCALE: 1/32" = 1'-0"

R8A LOT AREA : 11,957 SQ.FT.
R8 LOT AREA : 15,062 SQ.FT.

ZR 23-154(b), 96-101 LOT COVERAGE
LOT COVERAGE WESTERN SUBAREA R8A: 100%
LOT COVERAGE PRESERVATION AREA R8: 60%
PROPOSED WESTERN SUBAREA R8A LOT COVERAGE: 90%
PROPOSED PRESERVATION AREA R8 LOT COVERAGE: 66%

ZR 23-47, 23-541, 96-103 REAR YARDS

REQUIRED
WESTERN SUBAREA R8A:NO REAR YARD SHALL BE REQUIRED
PRESERVATION AREA R8: MINIMUM DEPTH OF 30'-0" REQUIRED

PROPOSED:
WESTER SUBAREA R8A: NO REAR YARD REQUIRED
PRESERVATION AREA R8: 30'-0" PROPOSED REAR YARD
60'-0" PROPOSED EQUIVALENT REAR YARD

LEGEND

R8, R8A

QUALITY HOUSING PROGRAM

- PROPERTY LINE
- DISTRICT BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING TREE
- PROPOSED TREE

**622 11TH AVE
NEW YORK, NY 10036
PROPOSED 14 STORY + CELLAR
MIXED USE BUILDING**

BLOCK: 1074
LOT: TAX LOT #63 (ZONING LOT #2, #60 & #63)
OCCUPANCY CLASS: R-2, M
USE GROUP: 2A, 2B, 6A
98 CLASS 'A' DWELLING UNITS
CONSTRUCTION CLASS: IB
STRUCTURAL OCCUPANCY: II
FIRE DISTRICT: INSIDE
BUILDING HEIGHT: 140' - 0"
ZONING LOT AREA: 27,019 SF



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

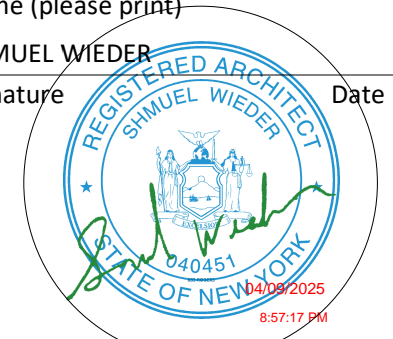
House No(s)	622 11TH AVENUE
Street Name	
Borough	MANHATTAN
Block	1074
Lot (s)	TAX LOT #63 (ZONING LOT #2, #60 & #63)
BIN	1026951

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 of documents with the Department.

Name (please print)

SHMUEL WIEDER

Signature _____ Date _____



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

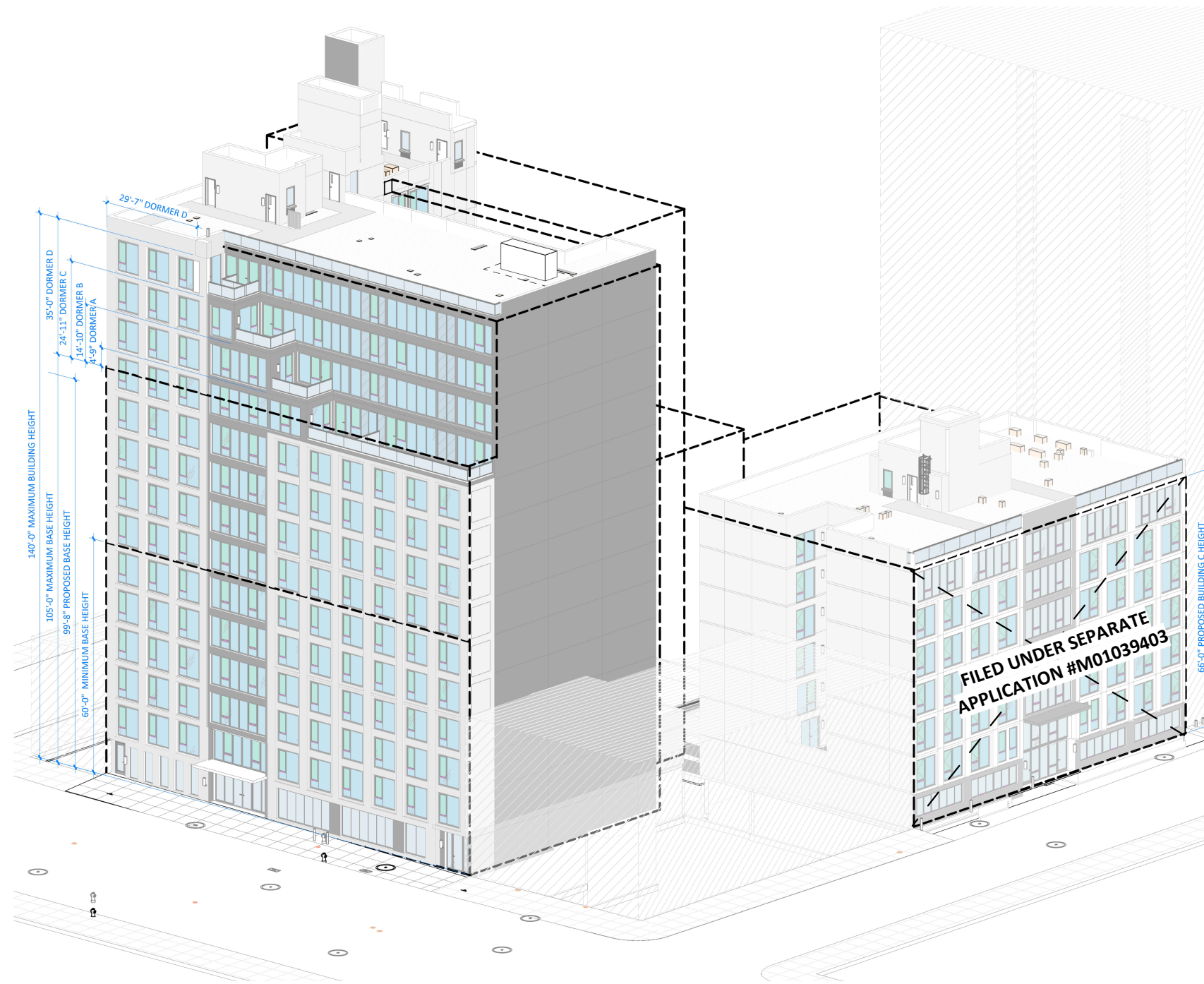
Internal Use Only

BIS Doc # M01020109-P1




PLAN EXAMINER SIGN AND DATE

AXONOMETRIC DIAGRAM

NOT TO SCALE



LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION

2

ZD1 AXONOMETRIC VIEW

SCALE: 1/4" = 1'-0"

ZR 23-662(C)(1) REQUIRED SETBACKS

- 10' - 0" @ WIDE STREET (11TH AVENUE)
- 15' - 0" @ NARROW STREET (WEST 46TH ST)

ZR 23-62 PERMITTED OBSTRUCTION

- 29' - 5 1/2" ON 11TH AVENUE
- 16' - 1 1/2" ON WEST 46TH STREET
- 23' - 6 1/2" ON WEST 45TH STREET

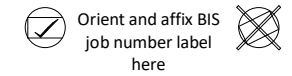
ZR 23-661(c)(1)(2), 96-104(a) STREET WALL

- 100% OF STREET WALL AT PROPERTY LINE



ZD1 Zoning Diagram

Must be typewritten.



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Yes No

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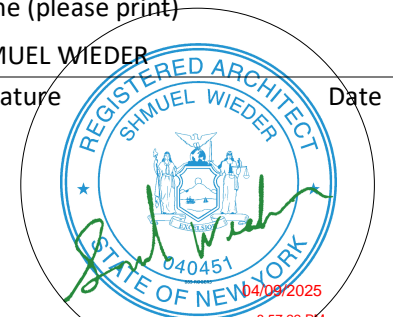
House No(s)	622 11TH AVENUE
Street Name	
Borough	MANHATTAN
Block	1074
Lot (s)	TAX LOT #63 (ZONING LOT #2, #60 & #63)
BIN	1026951

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Name (please print)

SHMUEL WIEDER

Signature _____ Date _____



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PLAN EXAMINER SIGN AND DATE

ZD1 Zoning Diagram

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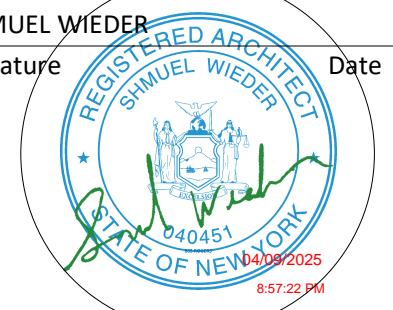
Location Information

House No(s) 622 11TH AVENUE
 Street Name
 Borough MANHATTAN
 Block 1074
 Lot (s) TAX LOT #63 (ZONING LOT #2, #60 & #63)
 BIN 1026951

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Name (please print)

SHMUEL WIEDER
 Signature Date

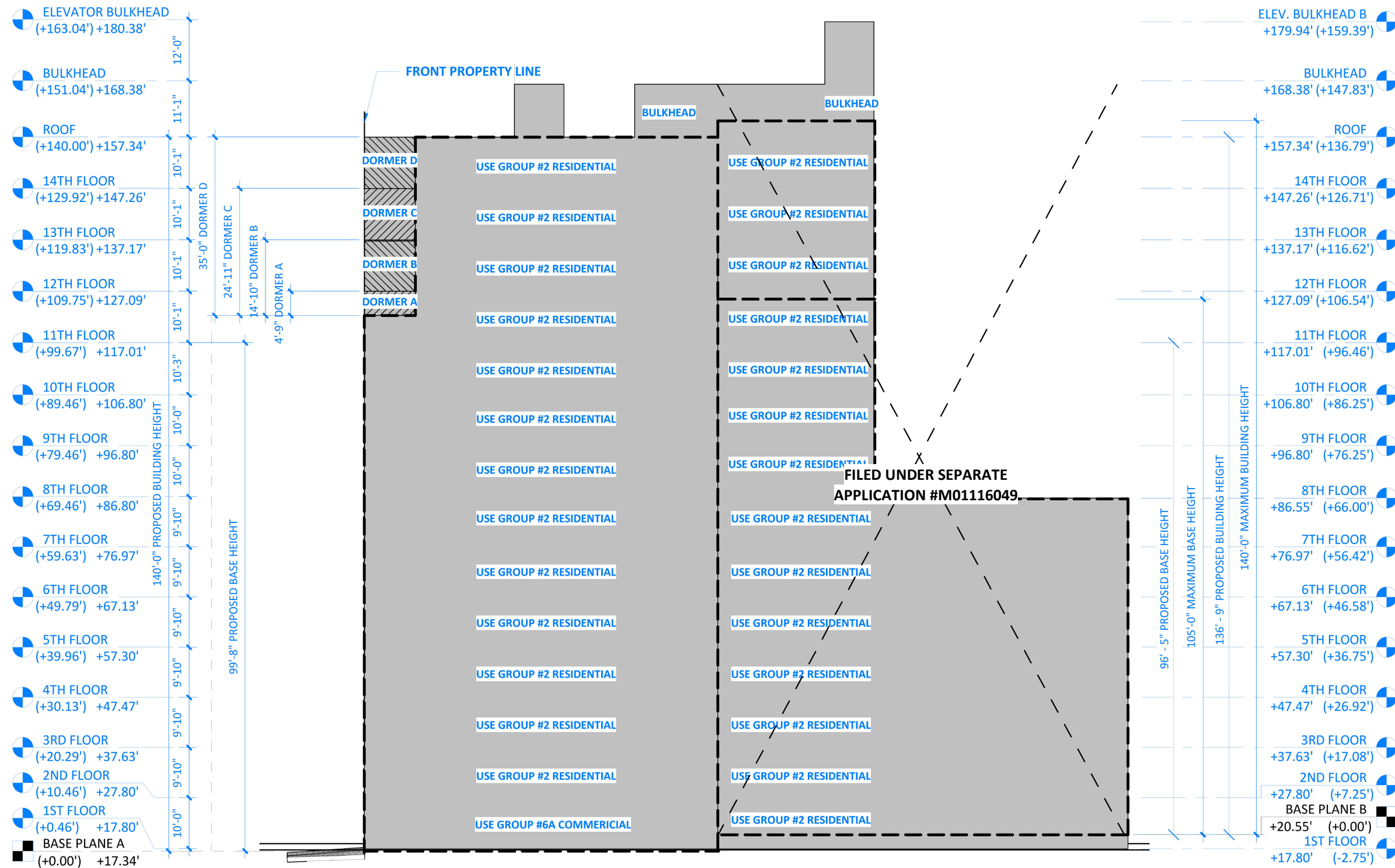


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PLAN EXAMINER SIGN AND DATE



2 ZONING SECTION DIAGRAM

SCALE: 1/4" = 1'-0"

ZR 23-662(a), 96-104(c), 123-662(b) BUILDING HEIGHT

REQUIRED

WESTERN SUBAREA R8A MIN. BASE HEIGHT: 60' - 0"
 WESTERN SUBAREA R8A MAX. BASE HEIGHT: 105' - 0"

PRESERVATION AREA R8 MIN. BASE HEIGHT: N/A
 PRESERVATION AREA R8 MAX. BASE HEIGHT: N/A

PROPOSED MIN./MAX. BASE HEIGHT:

BUILDING A-WESTERN SUBAREA R8A: 99' - 8"
 BUILDING B-WESTERN SUBAREA R8A: 96' - 3"
 BUILDING B-PRESERVATION AREA R8: N/A
 BUILDING C-PRESERVATION AREA R8: N/A

REQUIRED MAX BUILDING HEIGHT

WESTERN SUBAREA R8A MAX BUILDING HEIGHT: 140' - 0"
 PRESERVATION AREA R8 MAX BUILDING HEIGHT: 66'-0"

PROPOSED MAX BUILDING HEIGHT:

BUILDING A-WESTERN SUBAREA R8A: 140' - 0"
 BUILDING B-WESTERN SUBAREA R8A: 136' - 3"
 BUILDING B-PRESERVATION AREA R8: 66' - 0"
 BUILDING C-PRESERVATION AREA R8: 66' - 0"



ZD1 Zoning Diagram

Must be typewritten.
Sheet 5 of 5

1 Applicant Information Required for all applications.

Last Name	WIEDER	First Name	SHMUEL	Middle Initial	
Business Name	S. WIEDER ARCHITECT PC	Business Telephone	718 484 3201		
Business Address	203 CLIFTON PLACE, SUITE #20		Business Fax		
City	BROOKLYN	State	NY	Zip	11216
E-Mail	SAM@SW-ARCHITECT.COM		License Number	040451	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	215	Parking area	sq. ft.	Parking Spaces: Total	0	Enclosed	0
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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	
.CELLAR	5,507 SF	2B	0 SF		0 SF		0.00
1ST FLOOR	5,921 SF	2A	2,954 SF		534 SF		0.13
2ND FLOOR	6,591 SF	2A	5,415 SF				0.20
3RD FLOOR	7,024 SF	2A	5,810 SF				0.22
4TH FLOOR	7,024 SF	2A	5,810 SF				0.22
5TH FLOOR	7,024 SF	2A	5,810 SF				0.22
6TH FLOOR	7,024 SF	2A	5,810 SF				0.22
7TH FLOOR	7,024 SF	2A	5,810 SF				0.22
8TH FLOOR	7,024 SF	2A	5,830 SF				0.22
9TH FLOOR	7,028 SF	2A	5,829 SF				0.22
10TH FLOOR	7,028 SF	2A	5,838 SF				0.22
11TH FLOOR	6,500 SF	2A	5,304 SF				0.20
12TH FLOOR	6,161 SF	2A	4,981 SF				0.18
13TH FLOOR	6,261 SF	2A	5,061 SF				0.19
14TH FLOOR	5,923 SF	2A	4,764 SF				0.18

ZD1

Sheet 5 of 5

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	
ROOF	637 SF	2B	315 SF				0.01
LOT #63 - BUILDING A	99,699 SF		75,339 SF				2.81
.CELLAR	6,295 SF	2B	0 SF				0.00
1ST FLOOR	6,411 SF	2A	3,304 SF				0.12
2ND FLOOR	5,359 SF	2A	4,571 SF				0.17
3RD FLOOR	5,473 SF	2A	4,626 SF				0.17
4TH FLOOR	5,473 SF	2A	4,626 SF				0.17
5TH FLOOR	5,473 SF	2A	4,626 SF				0.17
6TH FLOOR	5,473 SF	2A	4,626 SF				0.17
7TH FLOOR	5,473 SF	2A	4,626 SF				0.17
8TH FLOOR	2,494 SF	2A	1,916 SF				0.07
9TH FLOOR	2,328 SF	2A	1,913 SF				0.07
10TH FLOOR	1,643 SF	2A	1,274 SF				0.05
11TH FLOOR	1,402 SF	2A	1,043 SF				0.04
12TH FLOOR	1,450 SF	2A	1,258 SF				0.05
13TH FLOOR	1,266 SF	2A	1,083 SF				0.04
14TH FLOOR	1,266 SF	2A	1,084 SF				0.04
ROOF	474 SF	2A	92 SF				0.00
LOT #60 - BUILDING B	57,750 SF		40,665 SF				1.51
.CELLAR	3,939 SF	2B	0 SF				0.00
1ST FLOOR	6,970 SF	2A	5,419 SF				0.20
2ND FLOOR	6,298 SF	2A	5,570 SF				0.21
3RD FLOOR	6,661 SF	2A	5,927 SF				0.22
4TH FLOOR	6,661 SF	2A	5,927 SF				0.22
5TH FLOOR	6,661 SF	2A	5,927 SF				0.22
6TH FLOOR	6,633 SF	2A	5,899 SF				0.22
7TH FLOOR	6,633 SF	2A	5,899 SF				0.22
8TH FLOOR	535 SF	2B	103 SF				0.00
LOT #2 - BUILDING C	50,992 SF		40,672 SF				1.51
Totals	211,558 SF		156,675 SF		534 SF		5.82

Total Zoning Floor Area	157,210 SF
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