
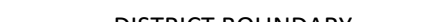






# LEGEND

**R7-1**  
QUALITY HOUSING PROGRAM

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



## 554 WEST 46TH STREET NEW YORK, NY 10036 PROPOSED 14 STORY + CELLAR RESIDENTIAL BUILDING

BLOCK: 1074  
 LOT: TAX LOT #60 (ZONING LOT #2, #60 & #63)  
 OCCUPANCY CLASS: R-2  
 USE GROUP: 2A,2B  
 59 CLASS 'A' DWELLING UNITS  
 CONSTRUCTION CLASS: IB  
 STRUCTURAL OCCUPANCY: II  
 FIRE DISTRICT: INSIDE  
 BUILDING HEIGHT: 136' - 3"  
 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)	554 WEST 46TH STREET
Street Name	
Borough	MANHATTAN
Block	1074
Lot (s)	TAX LOT #60 (ZONING LOT #2, #60 & #63)
BIN	1091828

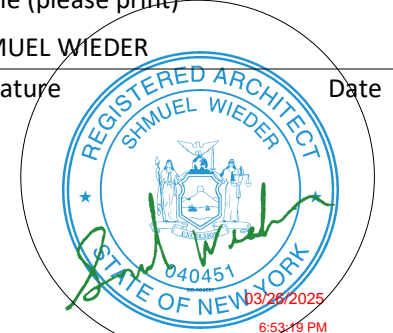
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. 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 # M01116049-I1

PLAN EXAMINER SIGN AND DATE

1

## 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:

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

# AXONOMETRIC DIAGRAM

NOT TO SCALE

## LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION

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

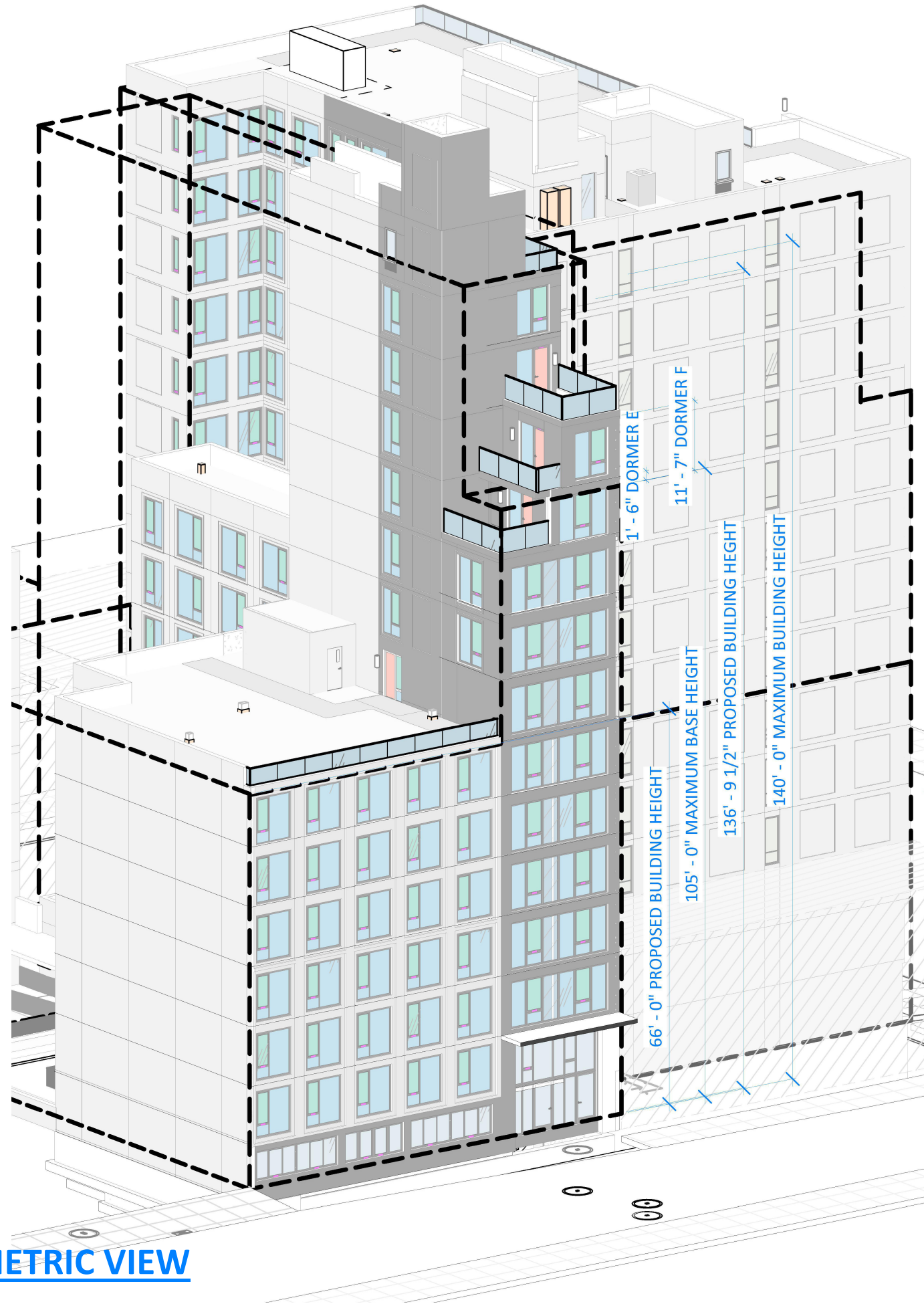
10' - 0" @ WIDE STREET (11TH AVENUE)  
15' - 0" @ NARROW STREET (WEST 46TH ST)

### 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



**2** **ZD1 AXONOMETRIC VIEW**  
SCALE: 3/32" = 1'-0"



## ZD1 Zoning Diagram

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Yes  No

### Location Information

House No(s) 554 WEST 46TH STREET  
Street Name \_\_\_\_\_  
Borough MANHATTAN  
Block 1074  
Lot (s) TAX LOT #60 (ZONING LOT #2, #60 & #63)  
BIN 1091828

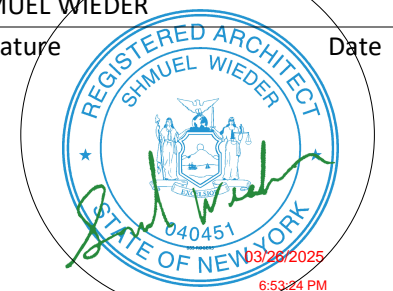
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Name (please print)

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Signature

Date



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## ZD1 Zoning Diagram

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Yes  No

### Location Information

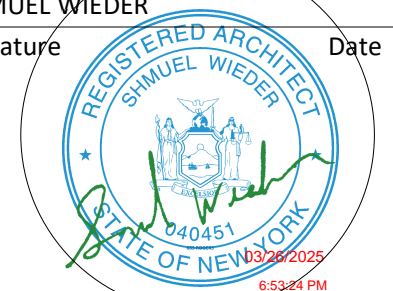
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 Street Name  
 Borough MANHATTAN  
 Block 1074  
 Lot (s) TAX LOT #60 (ZONING LOT #2, #60 & #63)  
 BIN 1091828

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Name (please print)

SHMUEL WIEDER

Signature \_\_\_\_\_ Date \_\_\_\_\_

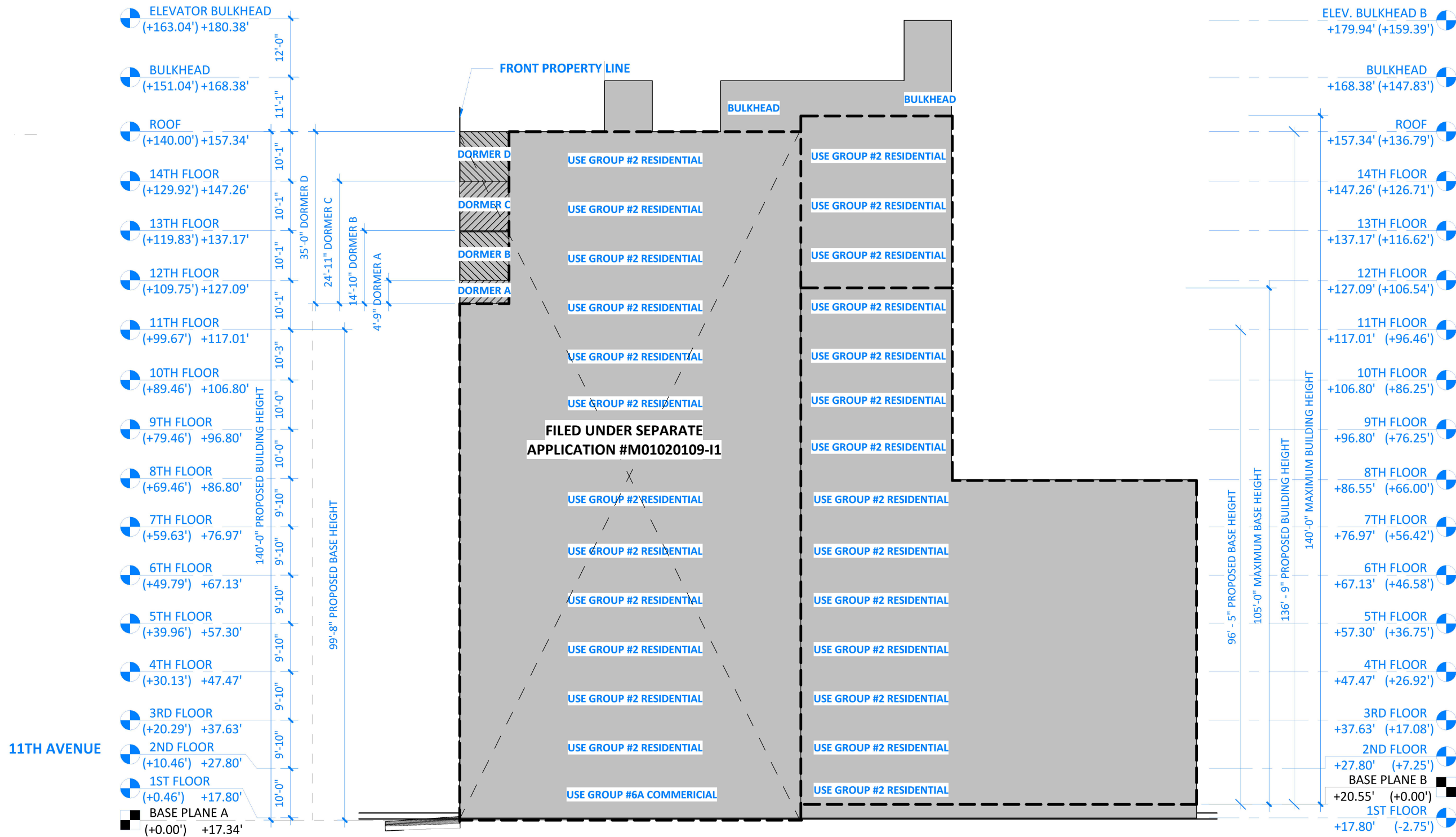


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PLAN EXAMINER SIGN AND DATE



## 1 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.

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

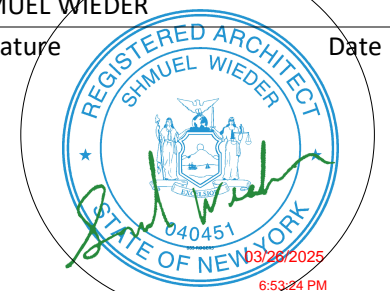
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 Street Name \_\_\_\_\_  
 Borough MANHATTAN  
 Block 1074  
 Lot (s) TAX LOT #60 (ZONING LOT #2, #60 & #63)  
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Signature \_\_\_\_\_ Date \_\_\_\_\_

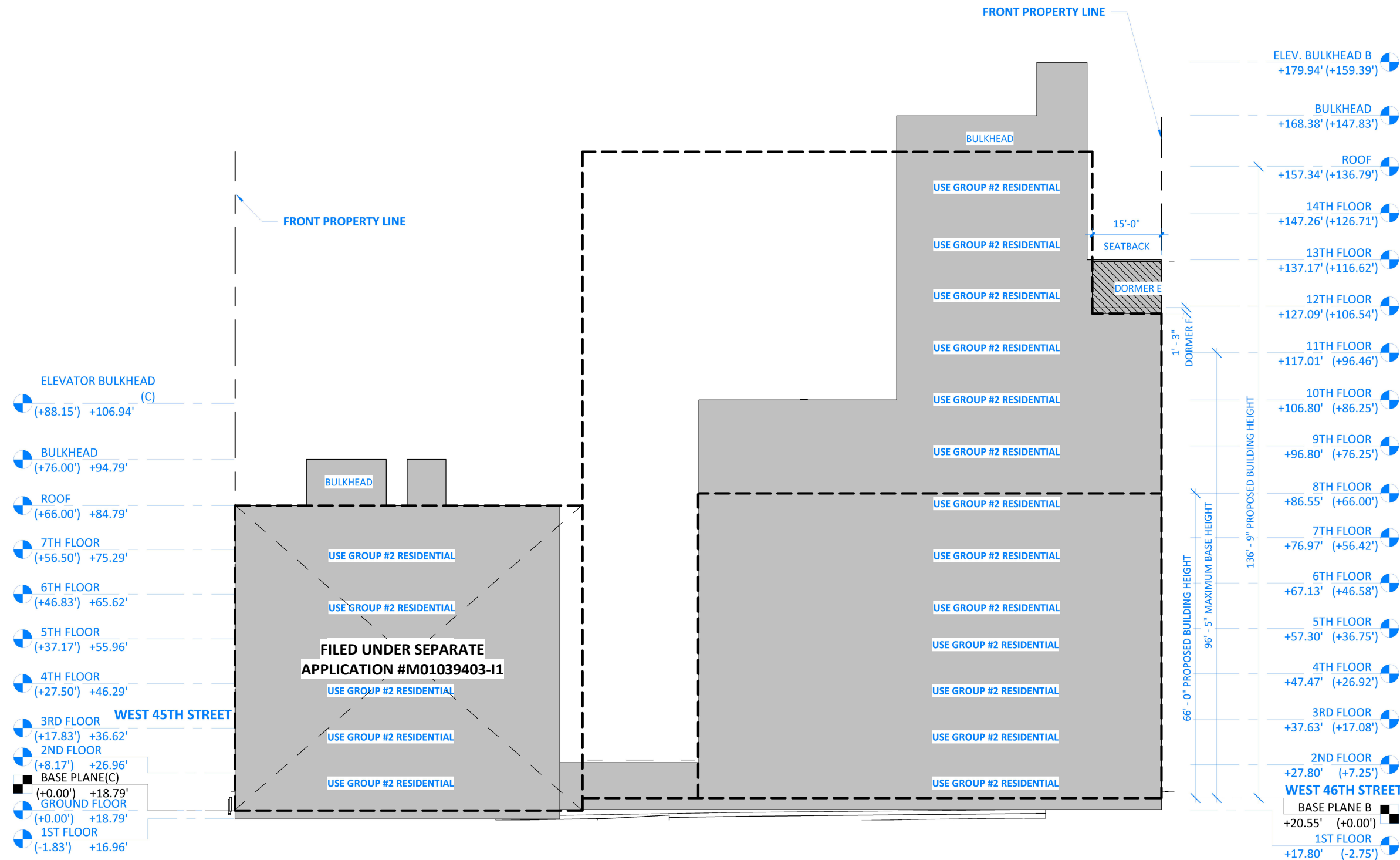


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## ZONING SECTION DIAGRAM

SCALE: 1/4" = 1'-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	0 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
<b>Totals</b>	<b>211,558 SF</b>		<b>156,675 SF</b>		<b>534 SF</b>		<b>5.82</b>

<b>Total Zoning Floor Area</b>	<b>157,210 SF</b>
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