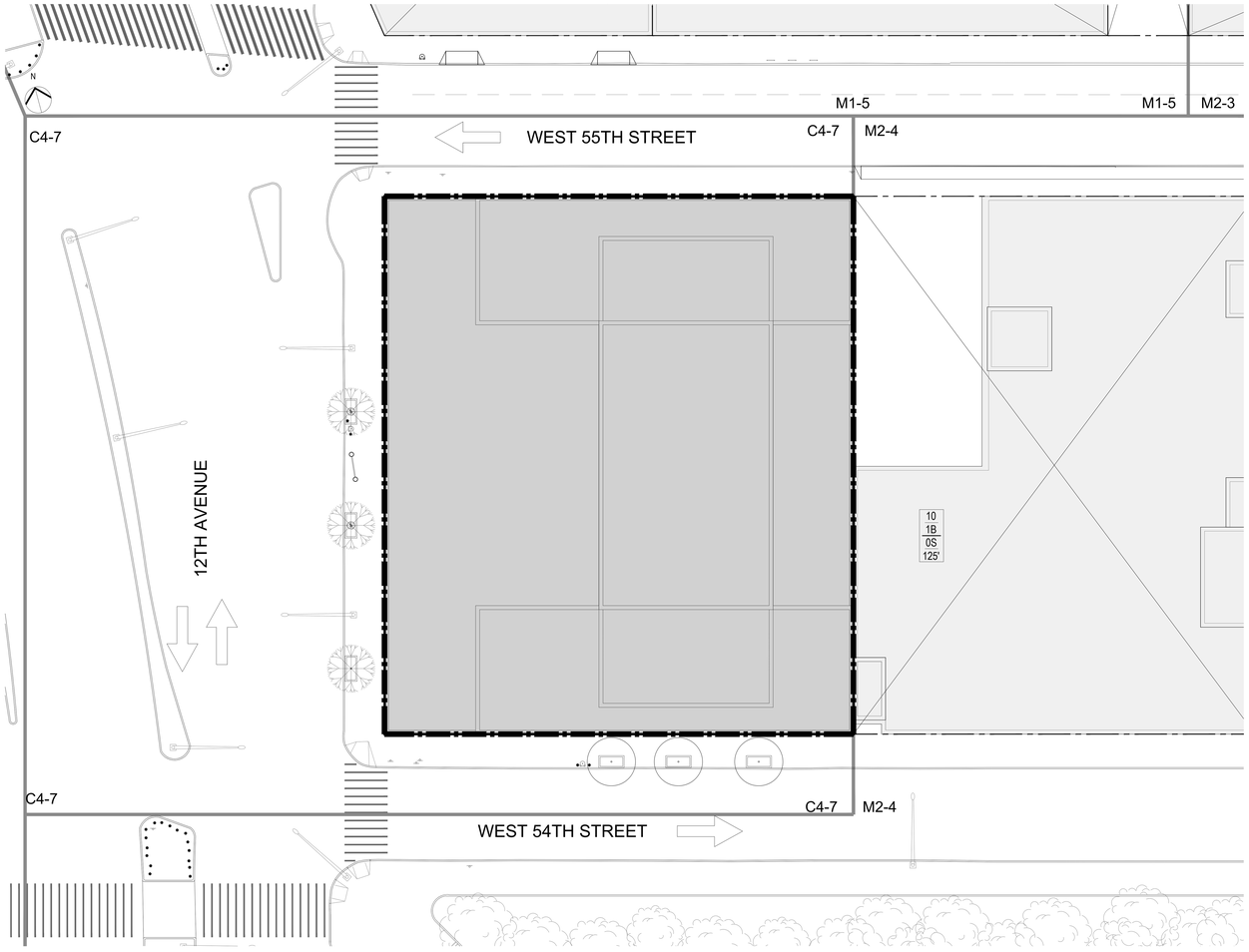
629 WEST 54TH STREET ULURP DRAWINGS

BLOCK: 1102 LOT: 11

DECEMBER 10, 2025

SITE PLAN



DRAWING LIST

DRAWING NUMBER	DRAWING TITLE
Z-01	COVER SHEET
1 OF 1	CHELSEA PIERS
Z-102	ZONING ANALYSIS
--	SURVEY OF CIRCLE LINE PIERS 81 & 83
Z-106	ZONING ANALYSIS
63255	SURVEY
Z-104	ZONING ANALYSIS
--	ARCHITECTURAL SURVEY
Z-02	ZONING CALCULATIONS
Z-03	ZONING LOT SITE PLAN
Z-04	GROUND FLOOR PLAN (ILLUSTRATIVE)
Z-05	WAIVER PLAN
Z-06	WAIVER SECTION-1
Z-07	WAIVER SECTION-2
Z-08	ELEVATIONS-1
Z-09	ELEVATIONS-2
Z-10	ALTERNATE ELEVATIONS-1
Z-11	ALTERNATE ELEVATIONS-2
Z-12	NEIGHBORHOOD CONTEXT
Z-13	NEIGHBORHOOD CONTEXT

AREA MAP



FIRM MAP



N

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:

Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:

760 12TH LLC

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212.213.8007

DCP STAMPS & SIGNATURES:

DWG TITLE:

COVER SHEET

SEAL & SIGNATURE:

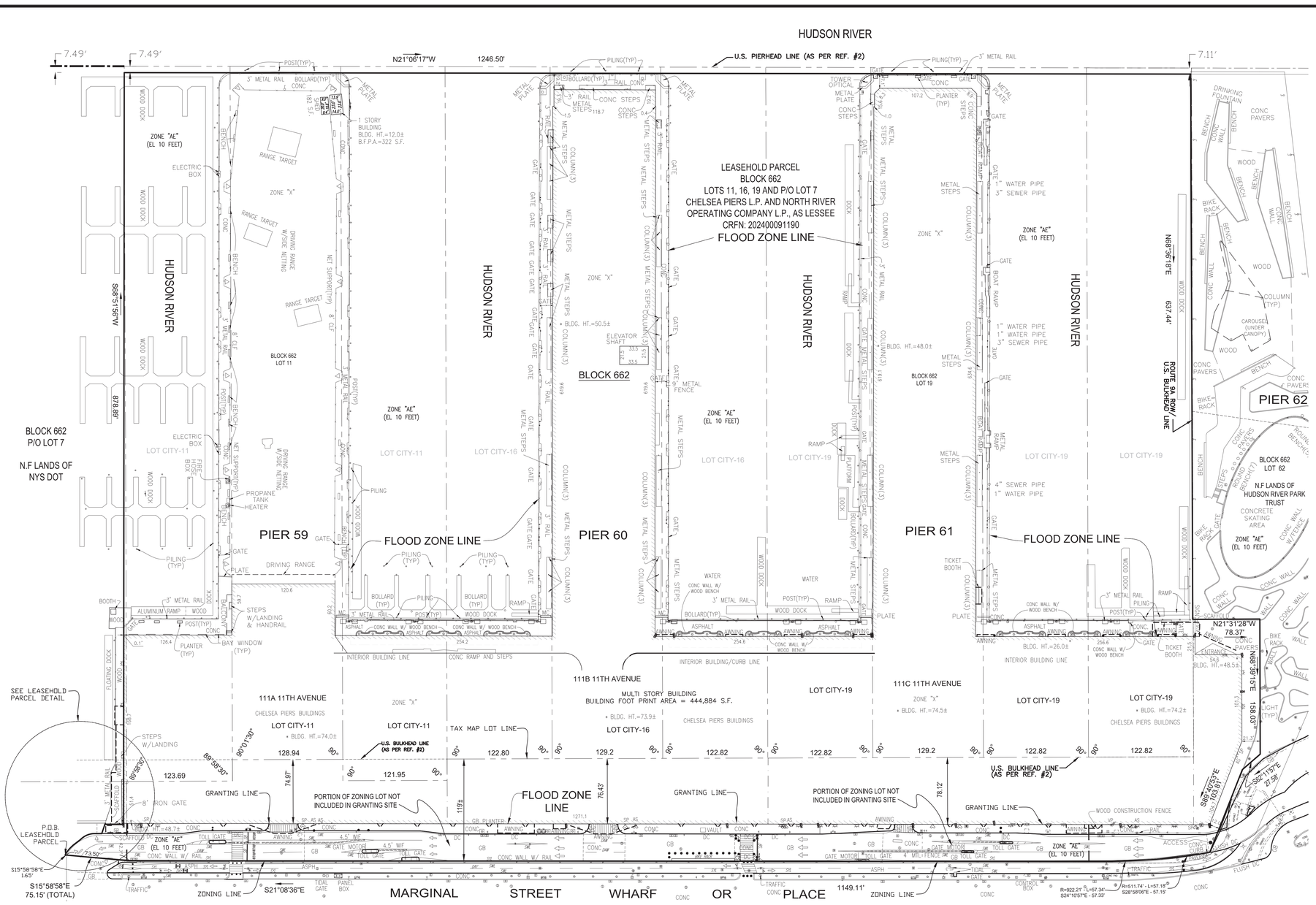
DATE: 12/10/2025

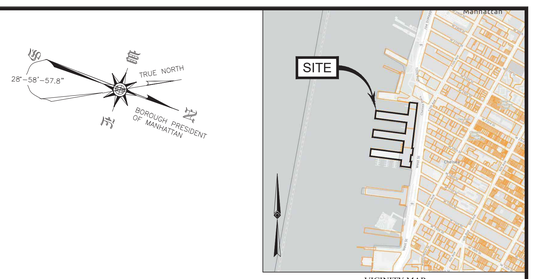
PROJECT #: 22P49

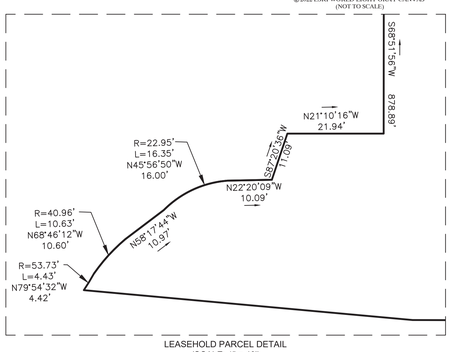
SCALE: AS NOTED

Z-01

DWG NO.







NOTES:

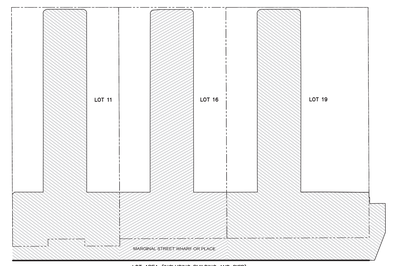
1. PROPERTY KNOWN AS LOT 11, 16 AND 19, BLOCK 662, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
4. INTERIOR PARCEL ANGLES ARE APPROXIMATE, AND ARE CALCULATED AS PER TAX MAP GEOMETRY.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S DIGITAL MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, SHEET #1 OF 1.
2. MAP ENTITLED "LEASE SURVEY CHELSEA PIERS 59, 60, 61, 62 & 63 (EASEMENT ACCESS), BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK", PREPARED BY STANTEC CONSULTING INC., DATED 08-14-2015.
3. SECTION MAP #39 BOROUGH OF MANHATTAN.

LOT AREA
(INCLUDING BUILDING AND PIER TO GRANTING LINE)

LOT 11	186,695± SQ. FT.
LOT 16	186,134± SQ. FT.
LOT 19	225,409± SQ. FT.



LOT AREA (INCLUDING BUILDING AND PIER)

LOT AREA (INCLUDING BUILDING AND PIER)
(NOT TO SCALE)

FIRST FLOOR AREA
(BASED UPON EXTERIOR FOOTPRINT OF BUILDING)

LOT 11	89,679± SQ. FT.
LOT 16	158,813± SQ. FT.
LOT 19	195,571± SQ. FT.

FIRST FLOOR MEZZANINE AREA

LOT 11	13,148± SQ. FT.
LOT 16	15,646± SQ. FT.
LOT 19	12,195± SQ. FT.

FIRST FLOOR PARKING AREA

LOT 11	20,496± SQ. FT.
LOT 16	49,247± SQ. FT.
LOT 19	64,545± SQ. FT.

SECOND FLOOR AREA

LOT 11	45,688± SQ. FT.
LOT 16	115,448± SQ. FT.
LOT 19	136,830± SQ. FT.

SECOND FLOOR MEZZANINE AREA

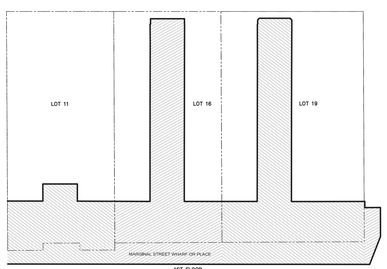
LOT 11	6,515± SQ. FT.
LOT 16	29,130± SQ. FT.
LOT 19	4,685± SQ. FT.

THIRD FLOOR AREA

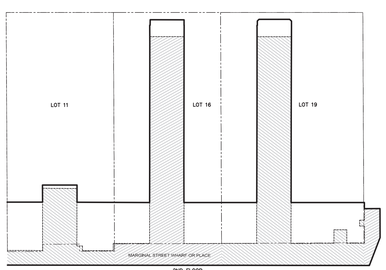
LOT 11	10,674± SQ. FT.
LOT 16	4,884± SQ. FT.
LOT 19	32,404± SQ. FT.

THIRD FLOOR MEZZANINE AREA

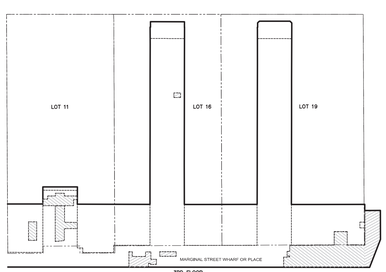
LOT 11	624± SQ. FT.
LOT 16	720± SQ. FT.
LOT 19	10,956± SQ. FT.



FIRST FLOOR AREA
(NOT TO SCALE)



SECOND FLOOR AREA (PER REF. #4)
(NOT TO SCALE)



THIRD FLOOR AREA (PER REF. #4)
(NOT TO SCALE)

LEGEND

ZONING LOT LINE
GRANTING LINE
TAX LOT LINE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

STATE OF NEW YORK · WILLIAM THEODORE WHIMPLE · 050526 · LICENSED LAND SURVEYOR

NOT A VALID ORIGINAL DOCUMENT UNLESS SEALED WITH RAISED IMPRESSION OF LICENSEE'S SEAL

12-01-2025
DATE

WILLIAM T. WHIMPLE
NEW YORK PROFESSIONAL LAND SURVEYOR #50526

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
9.	REVISED PER CLIENT COMMENTS		J.H.	W.T.W.	12/01/2025
8.	SURVEY UPDATE	D.G.	J.H.	W.T.W.	07/09/2025
7.	REVISED AS PER CLIENT COMMENTS		R.G.	R.G.	11/21/2017
6.	REVISED AS PER CLIENT COMMENTS		T.C.	R.G.	11/8/2017
5.	REVISED AS PER CLIENT COMMENTS		T.C.	R.G.	11/6/2017
4.	MODIFIED BUILDING FOOTPRINTS/DIMENSIONS FOR PIERS 60 & 61		T.C.	R.G.	10/30/2017
3.	ADDED GLASS ENCLOSURE AREAS TO FIRST FLOOR TOTALS		T.C.	R.G.	10/27/2017
2.	REVISE TAX PARCEL DATA		R.G.	R.G.	10/25/2017
1.	REVISE AREA CALCULATIONS	S.W./E.P.	D.E.C.	R.G.	9/28/2017

FIELD DATE: 08-28-2017, 09-05-2024
FIELD BOOK NO.: 24-06
FIELD BOOK PG.: 137-141
FIELD CREW: S.W./E.P., D.G./K.S.
DRAWN: D.E.C.
REVIEWED: T.C.

PARCEL AREA SURVEY
CHELSEA PIERS
LOT 11, 16, AND 19, BLOCK 662
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC P.C.
9 TIMES SQUARE, 200 WEST 41ST STREET, 14TH FLOOR, NEW YORK, NY 10036
646.780.0415 - 800.665.9595 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
MT. ARLINGTON, NJ 973.398.9890
MT. LAUREL, NJ 609.857.2090
LONG ISLAND, NY 631.580.2665
ROCHESTER, NY 585.563.5900
ALBANY, NY 518.217.7010
ROCHESTER, NY 585.balt.1560
PHILADELPHIA, PA 215.717.9900
PHILADELPHIA, PA 215.717.9901
HARRISBURG, PA 717.441.9900 ext. 1
FT. LAUDERDALE, FL 954.763.7115

APPROVED: R.G.
DATE: 09-08-2017
SCALE: 1"=50'
FILE NO.: 07-170171-04
DWG. NO.: 1 OF 1

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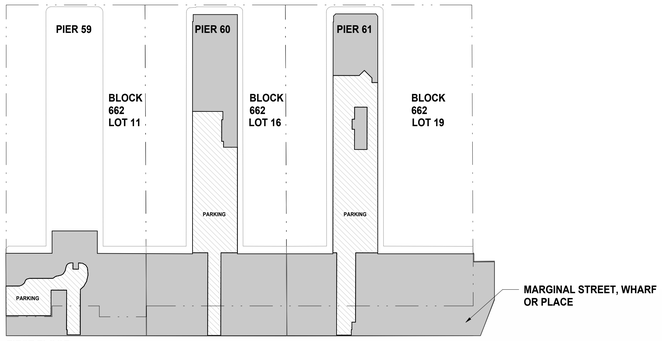
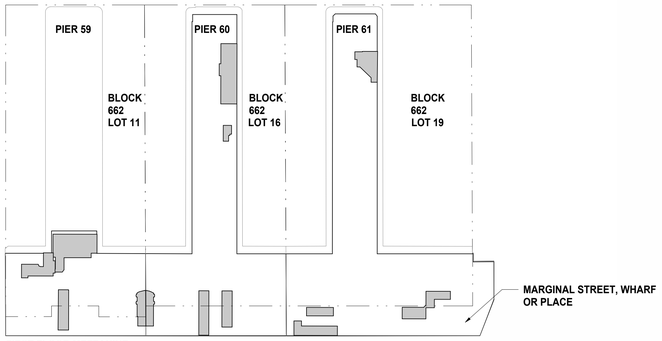


FIRST FLOOR

FIRST FLOOR AREA

LOT NUMBER	GROSS FLOOR AREA (S.F)	FAR DEDUCTIONS (S.F) PARKING AREA	FLOOR AREA (S.F)
LOT 11	89,679	20,496	69,183
LOT 16	158,813	49,247	109,566
LOT 19	195,571	64,545	131,026

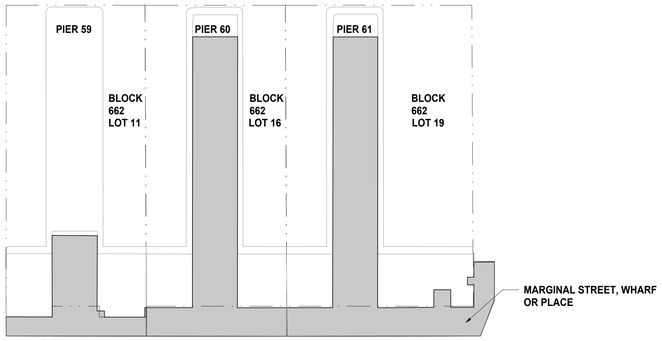
NOTES:
PARKING EXEMPT FROM FAR AS PER 12-10 FLOOR AREA (L)(6)
FLOOR SPACE USED FOR ACCESSORY OFF-STREET PARKING SPACES PROVIDED IN ANY STORY AFTER JUNE 30, 1989: WHICH IS LOCATED MORE THAN 23 FEET ABOVE CURB LEVEL IN ANY OTHER BUILDING; IS CONSIDERED FLOOR AREA.
PARKING AREAS HERE WITHIN ARE LOCATED AT GRADE BELOW 23 FEET, THERE ARE NO ADDITIONAL ELEMENTS LOCATED WITHIN THE PARKING AREAS BELOW 23 FEET THAT CAN BE CONSIDERED FLOOR AREA.



FIRST FLOOR MEZZANINE

FIRST FLOOR MEZZANINE AREA

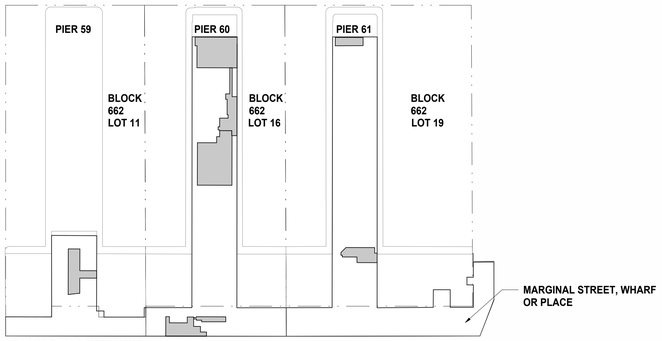
LOT NUMBER	AREA (S.F)
LOT 11	13,148
LOT 16	15,646
LOT 19	12,195



SECOND FLOOR

SECOND FLOOR AREA

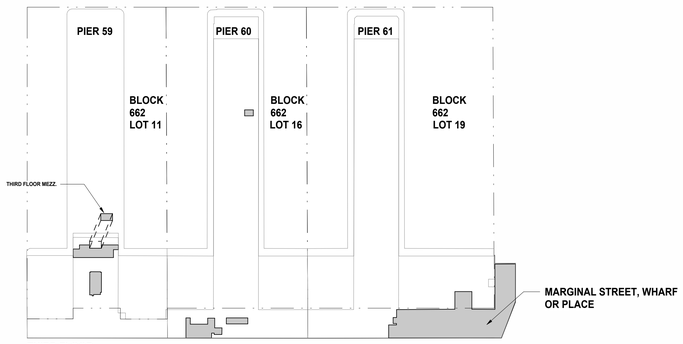
LOT NUMBER	AREA (S.F)
LOT 11	45,688
LOT 16	115,448
LOT 19	136,830



SECOND FLOOR MEZZANINE

SECOND FLOOR MEZZANINE AREA

LOT NUMBER	AREA (S.F)
LOT 11	6,515
LOT 16	29,130
LOT 19	4,685



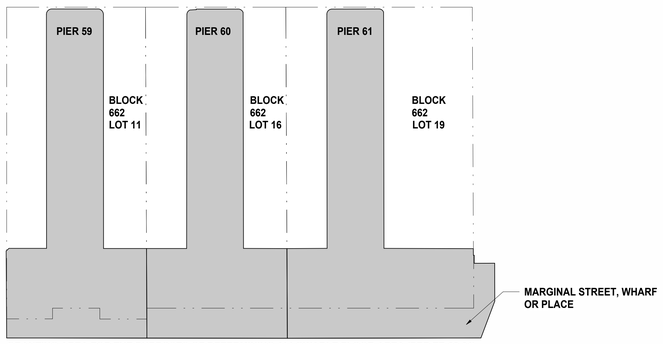
THIRD FLOOR

THIRD FLOOR AREA

LOT NUMBER	AREA (S.F)
LOT 11	10,674
LOT 16	4,884
LOT 19	32,404

THIRD FLOOR MEZZANINE AREA

LOT NUMBER	AREA (S.F)
LOT 11	624
LOT 16	720
LOT 19	10,956



GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31)

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31)

LOT NUMBER	AREA (S.F)
LOT 11	186,695
LOT 16	186,134
LOT 19	225,409

NOTE: AREA NUMBERS ARE BASED ON CONTROL POINT'S SURVEY ISSUED ON 12/20/24.

ZONING DISTRICT- M2-3
MAP- 8B
BLOCK- 662
LOT- 11

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31) (S.F)= 186,695
MAX. F.A.R= 2.0 (PER ZR 43-12)

ALLOWABLE FLOOR AREA (S.F)	373,390

LOT 11 EXISTING FLOOR AREA (S.F)

FLOOR	EXISTING AREA (S.F)
FIRST FLOOR	69,183
FIRST FLOOR MEZZ.	13,148
SECOND FLOOR	45,688
SECOND FLOOR MEZZ.	6,515
THIRD FLOOR	10,674
THIRD FLOOR MEZZ.	624
TOTAL	145,832

AVAILABLE AREA (S.F)	227,558

ZONING DISTRICT- M2-3
MAP- 8B
BLOCK- 662
LOT- 16

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31) (S.F)= 186,134
MAX. F.A.R= 2.0 (PER ZR 43-12)

ALLOWABLE FLOOR AREA (S.F)	372,268

LOT 16 EXISTING FLOOR AREA (S.F)

FLOOR	EXISTING AREA (S.F)
FIRST FLOOR	109,566
FIRST FLOOR MEZZ.	15,646
SECOND FLOOR	115,448
SECOND FLOOR MEZZ.	29,130
THIRD FLOOR	4,884
THIRD FLOOR MEZZ.	720
TOTAL	275,394

AVAILABLE AREA (S.F)	96,874

ZONING DISTRICT- M2-3
MAP- 8B
BLOCK- 662
LOT- 19

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31) (S.F)= 225,409
MAX. F.A.R= 2.0 (PER ZR 43-12)

ALLOWABLE FLOOR AREA (S.F)	450,818

LOT 19 EXISTING FLOOR AREA (S.F)

FLOOR	EXISTING AREA (S.F)
FIRST FLOOR	131,026
FIRST FLOOR MEZZ.	12,195
SECOND FLOOR	136,830
SECOND FLOOR MEZZ.	4,685
THIRD FLOOR	32,404
THIRD FLOOR MEZZ.	10,956
TOTAL	328,096

AVAILABLE AREA (S.F)	122,722

NOTE: PURSUANT TO ZR 89-00 ET. SEQ., B-G3 AREA WITHIN WHICH A GRANTING SITE MAY BE LOCATED, PROVIDED (A) ZFA TO BE TRANSFERRED TO BOTH RECEIVING SITES B-R3 AND B-R4 DOES NOT EXCEED 148,741 SQUARE FEET, AND (B) IF, IN COMBINATION WITH GRANTING SITES B-G1 AND B-G2, ZFA TO BE TRANSFERRED DOES NOT EXCEED, CUMULATIVELY, 64,392 SQUARE FEET FOR RECEIVING SITE B-R3 AND 84,349 SQUARE FEET FOR RECEIVING SITE B-R4.

NOTE: REFERENCES TO LOT AREA OF PARTICULAR TAX LOT ALSO INCLUDES LOT AREA OF PORTIONS OF MARGINAL STREET, WHARF OR PLACE IMMEDIATELY ADJACENT TO SUCH TAX LOT WITHIN THE GRANTING SITE.

NOTE: REFERENCES TO FLOOR AREA LOCATED ON A PARTICULAR TAX LOT ALSO INCLUDE FLOOR AREA LOCATED WITHIN PORTIONS OF MARGINAL STREET, WHARF OR PLACE IMMEDIATELY ADJACENT TO SUCH TAX LOT WITHIN THE GRANTING SITE.

SUMMARY

LOT NUMBER	AVAILABLE AREA (S.F)
LOT 11	227,558
LOT 16	96,874
LOT 19	122,722
ZFA PREVIOUSLY TRANSFERRED (DEDUCTION)	158,000
TOTAL	289,154

Marvel Architects
145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

ARCHITECT
MARVEL DESIGNS
145 HUDSON ST. NEW YORK, NY 10013

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

12/10/25

DOB STAMP ZONE

PLOT PLAN
#2441
HRPT

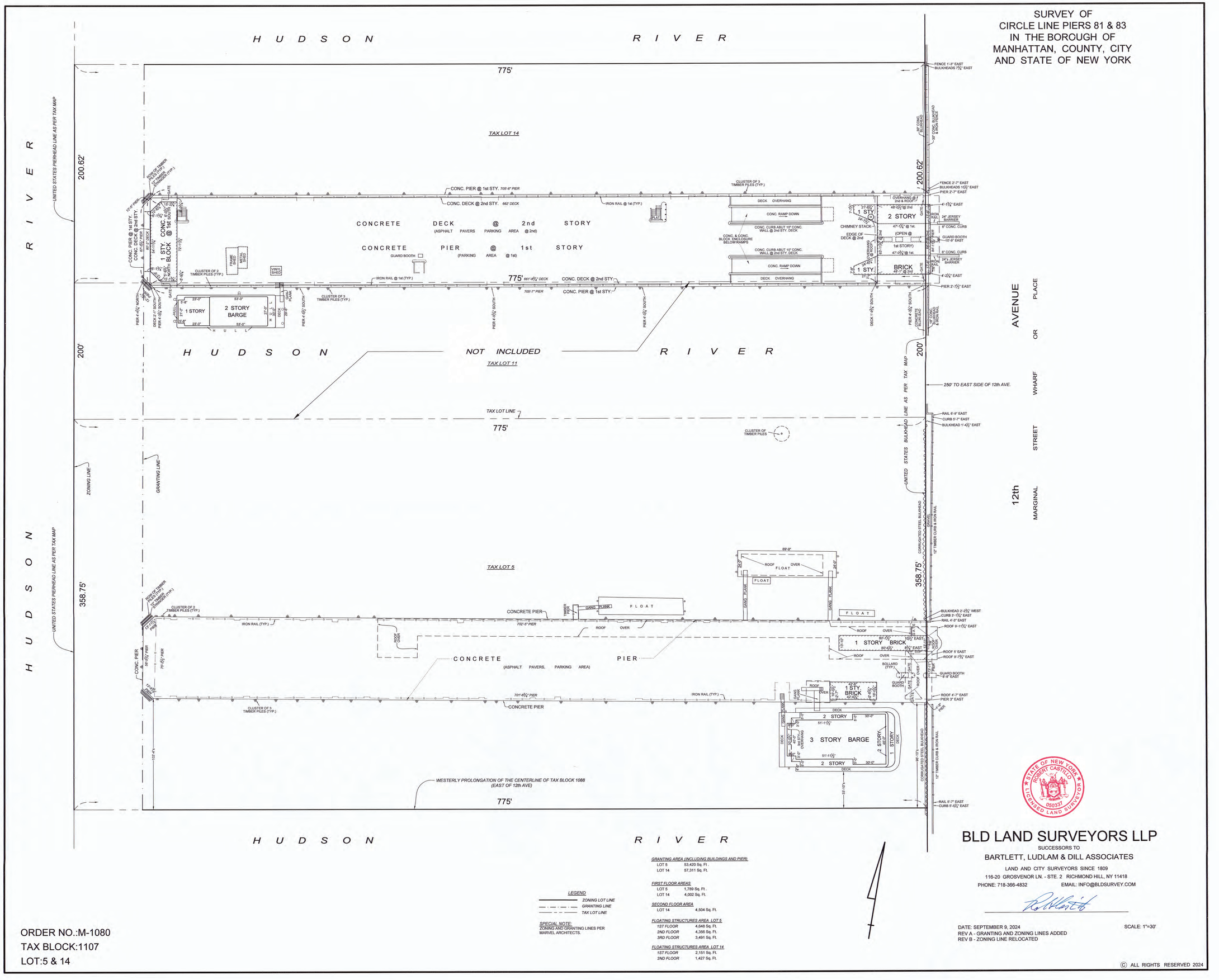
CHELSEA PIERS
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

DRAWING #:
Z-102
___ of ___
DOB JOB:

SURVEY OF CIRCLE LINE PIERS 81 & 83 IN THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK



LEGEND

- ZONING LOT LINE
- GRANTING LINE
- TAX LOT LINE

SPECIAL NOTE:
ZONING AND GRANTING LINES PER MARVEL ARCHITECTS.

GRANTING AREA (INCLUDING BUILDINGS AND PIER)

LOT 5	53,420 Sq. Ft.
LOT 14	57,311 Sq. Ft.

FIRST FLOOR AREAS

LOT 5	1,789 Sq. Ft.
LOT 14	4,002 Sq. Ft.

SECOND FLOOR AREA

LOT 14	4,504 Sq. Ft.

FLOATING STRUCTURES AREA LOT 5

1ST FLOOR	4,648 Sq. Ft.
2ND FLOOR	4,356 Sq. Ft.
3RD FLOOR	3,491 Sq. Ft.

FLOATING STRUCTURES AREA LOT 14

1ST FLOOR	2,151 Sq. Ft.
2ND FLOOR	1,427 Sq. Ft.

STATE OF NEW YORK
ROBERT CASTILLO
050337
LICENSED LAND SURVEYOR

BLD LAND SURVEYORS LLP
SUCCESSORS TO
BARTLETT, LUDLAM & DILL ASSOCIATES
LAND AND CITY SURVEYORS SINCE 1809
116-20 GROSVENOR LN. - STE. 2 RICHMOND HILL, NY 11418
PHONE: 718-366-4832 EMAIL: INFO@BLDSURVEY.COM

DATE: SEPTEMBER 9, 2024
REV A - GRANTING AND ZONING LINES ADDED
REV B - ZONING LINE RELOCATED

SCALE: 1"=30'

ORDER NO.:M-1080
TAX BLOCK:1107
LOT:5 & 14

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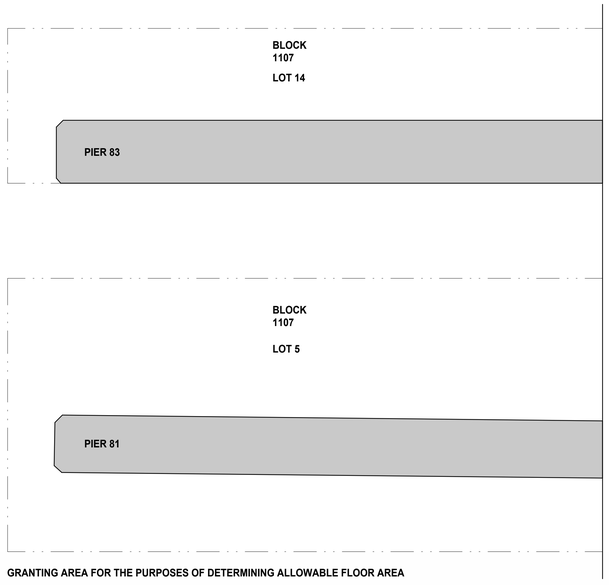
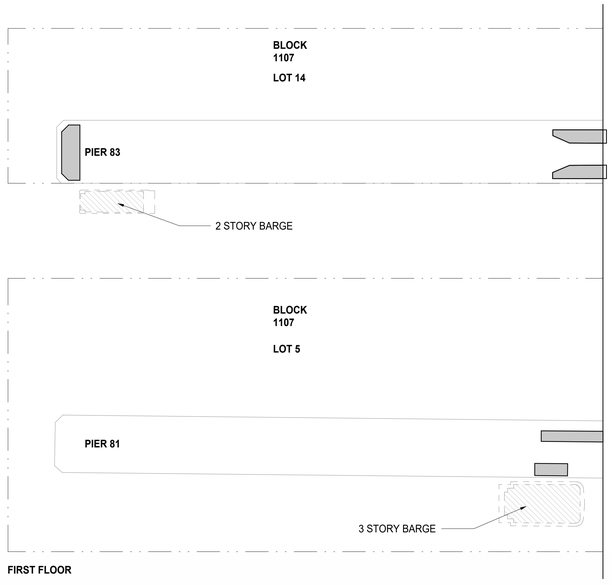


GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31)

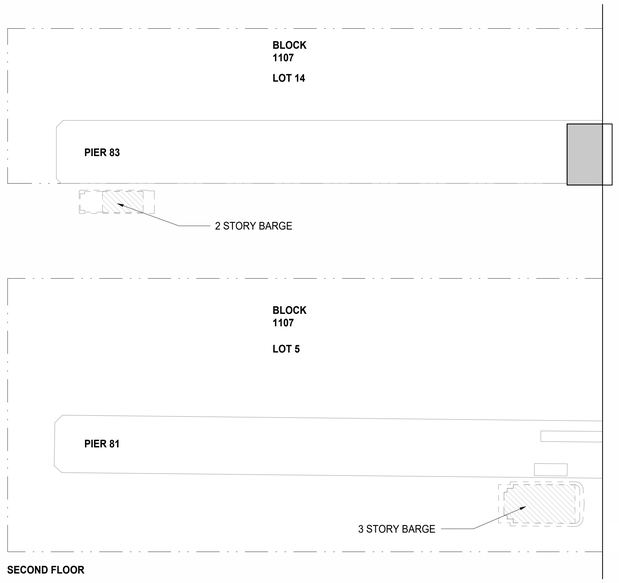
LOT NUMBER	AREA (S.F)
LOT 5	53,420
LOT 14	57,311



FIRST FLOOR

FIRST FLOOR AREA

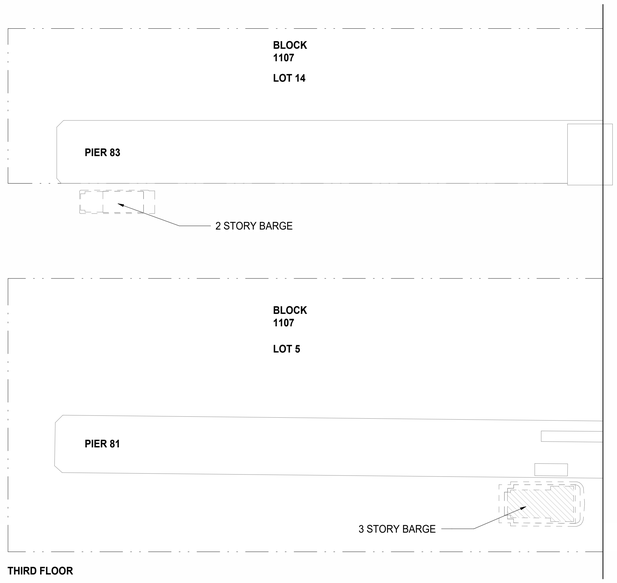
LOT NUMBER	AREA (S.F)
LOT 5	1,789
LOT14	4,002



SECOND FLOOR

SECOND FLOOR AREA

LOT NUMBER	AREA (S.F)
LOT 5	-
LOT 14	4,504



THIRD FLOOR

FLOATING STRUCTURES AREA LOT 5 (NOT INCLUDED IN FAR CALCULATION PURSUANT TO ZR 62-31)

FLOOR	AREA (S.F)
1ST FLOOR	4,648
2ND FLOOR	4,356
3RD FLOOR	3,491

FLOATING STRUCTURES AREA LOT 14 (NOT INCLUDED IN FAR CALCULATION PURSUANT TO ZR 62-31)

FLOOR	AREA (S.F)
1ST FLOOR	2,151
2ND FLOOR	1,427

ZONING DISTRICT- M2-3
MAP- 8A
BLOCK- 1107
LOT- 5

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31) (S.F)= 53,420
MAX. F.A.R= 2.0 (PER ZR 43-12)

ALLOWABLE FLOOR AREA (S.F)	106,840

LOT 5 EXISTING FLOOR AREA (S.F)

FLOOR	EXISTING AREA (S.F)
FIRST FLOOR	1,789
SECOND FLOOR	-
TOTAL	1,789

AVAILABLE AREA (S.F)	105,051

ZONING DISTRICT- M2-3
MAP- 8A
BLOCK- 1107
LOT- 14

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31) (S.F)= 57,311
MAX. F.A.R= 2.0 (PER ZR 43-12)

ALLOWABLE FLOOR AREA (S.F)	114,622

LOT 14 EXISTING FLOOR AREA (S.F)

FLOOR	EXISTING AREA (S.F)
FIRST FLOOR	4,002
SECOND FLOOR	4,504
TOTAL	8,506

AVAILABLE AREA (S.F)	106,116

SUMMARY

LOT NUMBER	AVAILABLE AREA (S.F)
LOT 5	105,051
LOT 14	106,116
TOTAL	211,167

NOTE: PURSUANT TO ZR 89-00 ET. SEQ., B-G2 AREA WITHIN WHICH A GRANTING SITE MAY BE LOCATED, PROVIDED (A) ZFA TO BE TRANSFERRED TO BOTH RECEIVING SITES B-R3 AND B-R4 DOES NOT EXCEED 148,741 SQUARE FEET, AND (B) IF, IN COMBINATION WITH GRANTING SITES B-G1 AND B-G3, ZFA TO BE TRANSFERRED DOES NOT EXCEED, CUMULATIVELY, 64,392 SQUARE FEET FOR RECEIVING SITE B-R3 AND 84,349 SQUARE FEET FOR RECEIVING SITE B-R4.

NOTE: EXISTING FLOOR AREA INDICATED, ONLY INCLUDES PORTIONS OF STRUCTURES LOCATED WITHIN THE GRANTING SITE (NOT INCLUDING THE FLOATING STRUCTURES.)

Marvel Architects
145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

ARCHITECT
MARVEL DESIGNS
145 HUDSON ST, NEW YORK, NY 10013

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

12/10/25

DOB STAMP ZONE

PLOT PLAN
#2441
HRPT

CIRCLE LINE PIER 81 & 83
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

DRAWING #:
Z-106
of
DOB JOB:

SURVEY NO. 63255

63255001.DWG
63255001.CRD
63255-OREVA.CRD

257.37'

158.88'

U.S. PIERHEAD LINE
ZONING LINE

GRANTING LINE

90°0'0"

432.2±NTS

95.42'

WALL

CONCRETE OVERHANG

PIER 98

METAL TOWER (Typ.)

15.9'

1 STORY METAL BUILDING

ZONE X

Wood Deck

124.81'

134.7'±

101.75'

GRANTING / ZONING LINE

1048'

1074.21'

LAND UNDER WATER

PIER 99

PIER 97

904.58'

1000'

LAND UNDER WATER

HUDSON RIVER

TAX BLOCK 1109

TAX LOT 25

Con Ed Pier 98

1 STORY BRICK BUILDING
81.85' (STORAGE)

81.72'

26.40'

2 STORY FRAME BUILDING
(FRESH WATER PUMP HOUSE)
77.58' OPEN @ 1st
77.36'

2 STORY FRAME BUILDING
(HEAT EXCHANGER HOUSE)
50.4'

46.15'

24.76'

135°0'0"

183.46'

95.42'

PUMP HOUSE

FOAM HOUSE

FOAM TANK

Column (Typical)

Water Pit

PHYSICAL BULKHEAD

95.42'

5.00'

45°0'0"

U.S. BULKHEAD LINE

60 20'

155.62'

WALL

STATE PARK

252'±

51'±

48'

Asphalt Pavement

High Metal Fence on Conc. Wall

Door

POSSIBLE BOUNDARY LINE BETWEEN
STATE PARK & STATE DOT.

Gate

Siamese

Chain Link Fence

Jersey Barrier

Catch Basin

MARGINAL STREET

(SERVICE ROAD)

Cond. Curb

Concrete

Asphalt Pavement

Concrete Curb

MHU

Vault on Conc.

BIKE LANE

96.21'

58.7'±

13.9'±

4.4'±

74.25'

161.95'

PHYSICAL BULKHEAD

EASEMENT LINE SHOWN ON NYC TRANSIT AUTHORITY
DRAWING OF PIER 98, DATED 2-18-1957

N.Y.C. SANITATION
DEPARTMENT-
MARINE TERMINAL
STATION

RIP-RAP

HENRY HUDSON PKWY

BOUNDARY LINE BETWEEN MARGINAL STREET
WHARF OR PLACE AND STATE HIGHWAY
AS PER FINAL SECTION

(SOUTH BOUND)

(SOUTH DISCHARGE TUNNEL)

(COAL CONVEYOR TUNNEL)

(ASH TUNNEL)

(NORTH DISCHARGE TUNNEL)

HENRY HUDSON PKWY

(ELEVATED HIGHWAY)

STATE HIGHWAY

(NORTH BOUND)

(SERVICE ROAD)

ZONE AE

250'

120'±

Center Line Of Block

12th AVENUE

W 57TH ST

W 58TH ST

W 59TH ST

TAX BLOCK 1105
TAX LOT 1

TAX BLOCK 1106
TAX LOT 1

LEGEND

- ZONING LOT LINE
- GRANTING LINE
- TAX LOT LINE

SPECIAL NOTE:
ZONING AND GRANTING LINES PER MARVEL ARCHITECTS.

GRANTING AREA (INCLUDING BUILDING AND PIER)

LOT 25	38,164 SQ. FT.

FIRST FLOOR AREA

LOT 25	6,887 SQ. FT.

SECOND FLOOR AREA

LOT 25	3,550 SQ. FT.

MANHATTAN TOPO BUREAU DATUM
MEAN SEA LEVEL 0.00 (NAVD 1988) — 1.65
MEAN SEA LEVEL 0.00 (NGVD1929) — 1.1 — 2.75

NAVD 1988 DATUM IS 1.65 FEET BELOW THE MANHATTAN TOPO BUREAU DATUM

FLOOD HAZARD NOTE
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X (LESS THAN 0.2% CHANCE OF FLOODING) &
ZONE AE (EL 10 NGVD 1929, EL 8.9 NAVD 88)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0088 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONES AE (EL 11 AND EL 13 NAVD 1988)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0088 G
PRELIMINARY DECEMBER 5, 2013

DRAWN: YD/J.R.

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MENIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

20 0 20 40 60
GRAPHIC SCALE – FEET

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	07-14-09	BOUNDARY SURVEY	
A	---	LEASE PARCEL ADDED	
B	09-23-24	BOUNDARY SURVEY UPDATED	
C	---	GRANTING & ZONING LINES ADDED	
D	---	REVISED	

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MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418-1090 * (718) 849-0600
WWW.MONTROSESURVEYING.COM Email: Info@montrosesurveying.com

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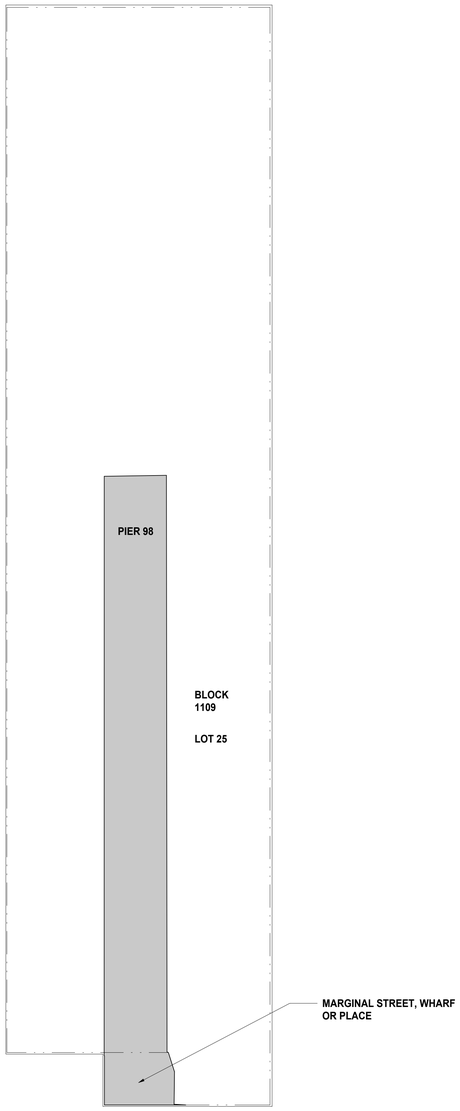
STATE OF NEW YORK * SAEED JALILVAND * LICENSED LAND SURVEYOR 050236

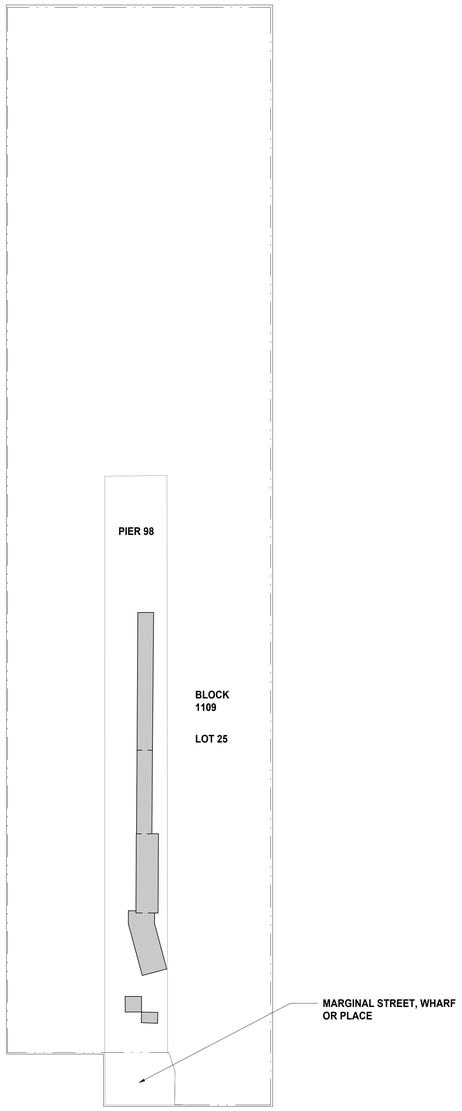
CITY OF NEW YORK
COUNTY OF NEW YORK
TAX BLOCK 1109
TAX LOT 25
Con Ed Pier 98
SCALE: 1" = 20'



GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31)

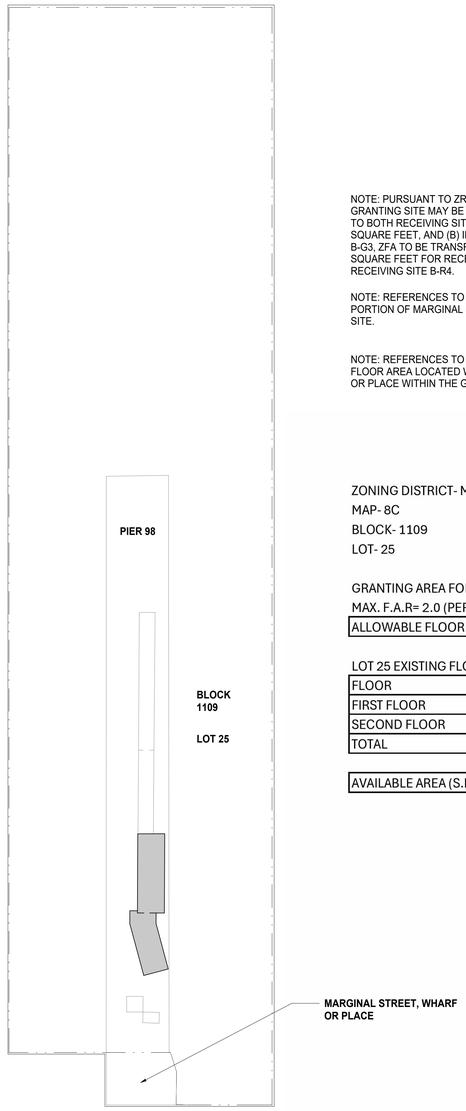
LOT NUMBER	AREA (S.F)
LOT 25	38,164



FIRST FLOOR

FIRST FLOOR AREA

LOT NUMBER	AREA (S.F)
LOT 25	6,887



SECOND FLOOR

SECOND FLOOR AREA

LOT NUMBER	AREA (S.F)
LOT 25	3,550

NOTE: PURSUANT TO ZR 89-00 ET. SEQ., B-G1 AREA WITHIN WHICH A GRANTING SITE MAY BE LOCATED, PROVIDED (A) ZFA TO BE TRANSFERRED TO BOTH RECEIVING SITES B-R3 AND B-R4 DOES NOT EXCEED 65,891 SQUARE FEET, AND (B) IF, IN COMBINATION WITH GRANTING SITES B-G2 AND B-G3, ZFA TO BE TRANSFERRED DOES NOT EXCEED, CUMULATIVELY, 64,392 SQUARE FEET FOR RECEIVING SITE B-R3 AND 84,349 SQUARE FEET FOR RECEIVING SITE B-R4.

NOTE: REFERENCES TO LOT AREA OF LOT 25 ALSO INCLUDES LOT AREA OF PORTION OF MARGINAL STREET, WHARF OR PLACE WITHIN THE GRANTING SITE.

NOTE: REFERENCES TO FLOOR AREA LOCATED ON LOT 25 ALSO INCLUDE FLOOR AREA LOCATED WITHIN THE PORTION OF MARGINAL STREET, WHARF OR PLACE WITHIN THE GRANTING SITE.

ZONING DISTRICT- M2-3

MAP- 8C

BLOCK- 1109

LOT- 25

GRANTING AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA (PER ZR 62-31) (S.F)= 38,164

MAX. F.A.R= 2.0 (PER ZR 43-12)

ALLOWABLE FLOOR AREA (S.F)	76,328

LOT 25 EXISTING FLOOR AREA (S.F)

FLOOR	EXISTING AREA (S.F)
FIRST FLOOR	6,887
SECOND FLOOR	3,550
TOTAL	10,437

AVAILABLE AREA (S.F)	65,891

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ARCHITECT
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NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

12/10/25

DOB STAMP ZONE

PLOT PLAN
#2441
HRPT

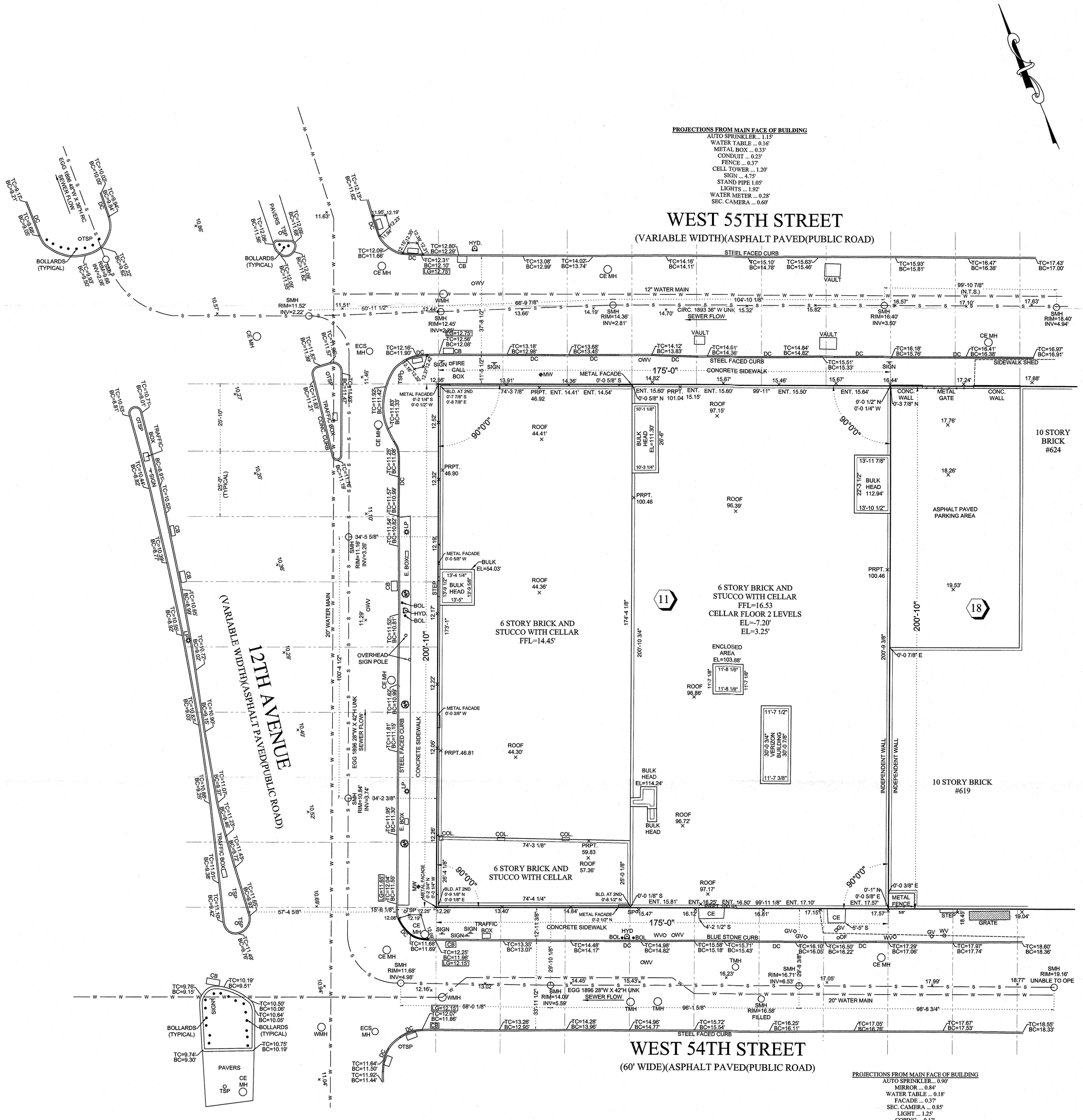
CON ED PIER 98
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

DRAWING #:
Z-104
___ of ___
DOB JOB:

ARCHITECTURAL SURVEY



NOTES:
THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

ALL ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ALL UNDERGROUND UTILITIES INDICATED HEREON HAVE BEEN PLOTTED FROM MAPS AS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND/OR GOVERNMENTAL AGENCIES. WE BEAR NO RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. IT IS THE OWNERS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION IN ORDER TO VERIFY ALL UTILITY LOCATIONS.

ALL MANHOLE COVERS PLOTTED FROM ACTUAL FIELD MEASUREMENTS.
INVERT ELEVATIONS FIELD VERIFIED.

CAUTION:
BEFORE DOING ANY DIGGING OR DRILLING ON THIS SITE IT IS REQUIRED THAT SUB-SURFACE SERVICE, INCLUDING THE UNDERGROUND MAINS, DUCTS & CABLES BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED. THIS SHOULD BE DONE BY PROVIDING THE AFFECTED UTILITY WITH THE NOTICE REFERRED TO IN THE STATE OF NEW YORK INDUSTRIAL CODE 53.

LEGEND

HYD	FIRE HYDRANT		OVERHEAD UTILITY WIRES
T.P.	TREE PIT	—W—	WATER
DC	DROP CURB	— E —	ELECTRIC
CB	CATCH BASIN	— G —	GAS
MM	MUNI-METER	— S —	SEWER
EB	ELECTRIC BOX	—ST—	STEAM
TSP	TRAFFIC SIGN POLE	— T —	TELEPHONE
LP	LIGHT POLE	CE MH	CON ED MANHOLE COVER
TC	TOP OF CURB	EMH	ELECTRIC MANHOLE COVER
BC	BOTTOM OF CURB	WMH	WATER MANHOLE COVER
BW	BACK OF WALK	SMH	SEWER MANHOLE COVER
CLF	CHAIN LINK FENCE	TMH	TELEPHONE MANHOLE COVER
WIF	WROUGHT IRON FENCE	CO MH	CLEAN OUT MANHOLE COVER
WSF	WOOD STOCKADE FENCE	WV	WATER VALVE
PRF	POST AND RAIL FENCE	GV	GAS VALVE
CE	CELLAR ENTRANCE	UP	UTILITY POLE
PA	PLANTED AREA	AS	AUTO SPRINKLER
	SIGN	SP	STAND PIPE
	TAX LOT	OF	OIL FILL

FEHRINGER SURVEYING, P.C.
ROBERT FEHRINGER
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SEAFORD, N.Y. 11783
(516) 763 - 5515 FAX NO. (516) 763 - 5525
FS@FEHRINGERSURVEYING.COM

SURVEYED: MAY 3, 2024
SCALE: 1" = 20' | DRAWN BY: MF
10.00' 20.00' 30.00'
0 10 30 60

BLOCK: 1102
LOT: 11
TOTAL LOT AREA:
SQ. FT.: 35,145.25
ACRES: 0.8068

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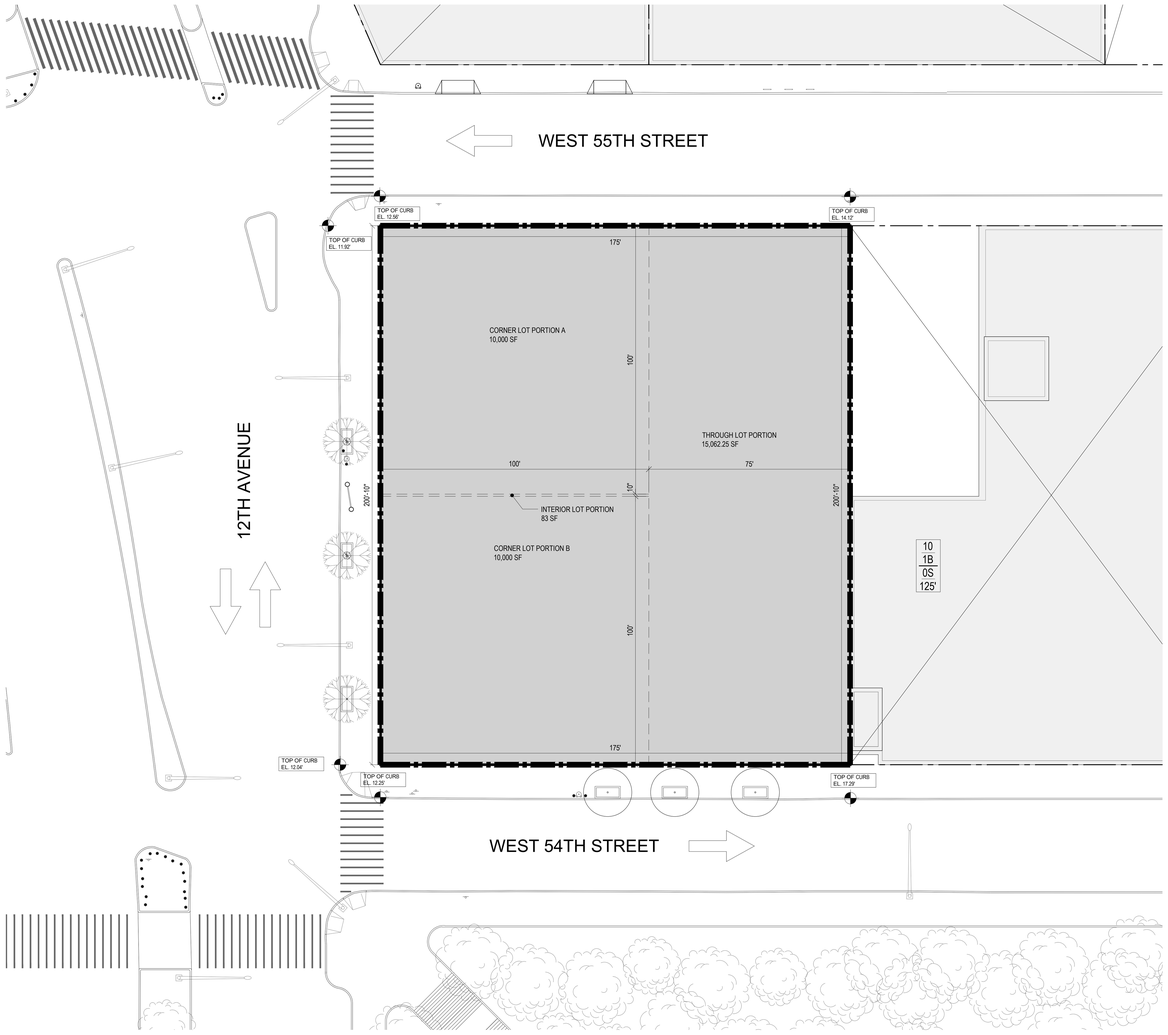
STATE OF NEW YORK · ROBERT J FEHRINGER · LICENSED LAND SURVEYOR · 050001

SURVEY OF PROPERTY SITUATED IN:

629 WEST 54TH STREET

BOROUGH OF BROOKLYN
COUNTY OF KINGS
CITY OF NEW YORK
STATE OF NEW YORK



1 BASE PLANE CALCULATION
SCALE: 1/16" = 1'-0"

0' 10' 20' 60' 100'

BASE PLANE CALCULATIONS			
WEST 54TH STREET	12TH AVENUE	WEST 55TH STREET	TOTAL
(12.25+17.29) / 2 = 14.77	(12.04+11.92) / 2 = 11.98	(12.56+14.12) / 2 = 13.34	(14.77+11.98+13.34) / 3 = 13.36

LEGEND:

- ZONING LOT LINE
- BUILDING FOOTPRINT LINE
- ROAD DIRECTION
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

ZONING ANALYSIS — 12/10/2025

SITE DATA	
Block	1102
Lot	11
Site Address	629 West 54th Street New York NY
Existing Zoning	M2-4 (Special Clinton District)
Proposed Zoning	C4-7 (Special Clinton District / Hudson River Park District)
Community District	MN 4
Zoning Map No.	8c
Zoning Lot Area	35,145.25 SF

LIST OF REQUIRED ACTIONS

1. Zoning map amendment to rezone the Development Site from a M2-4 zoning district to a C4-7 zoning district and establish the Special Hudson River Park District on the Development Site and Granting Site.
2. Zoning text amendment to (a) Section 89-00 et seq. to (i) designate the Development Site as a receiving site, (ii) designate the granting sites as granting sites, and (iii) modify certain provisions of the Special Hudson River Park District; and (b) Appendix F to designate the development site as an MIH area.
3. Special permit pursuant to Section ZR 89-21 to permit (a) the transfer of 84,348.6 sf of floor area from the granting sites to the development site and (b) modify the following regulations: minimum base height, maximum base height and minimum setback.

ZR Sec. No.	Item	Permitted / Required with Special Permit	Proposed	Compliance / Notes
	Uses			
ZR 32-10, 89-11		Use Groups, I - VIII	Use Groups II, VI (Auto Dealer)	Complies
	FAR			
ZR 33-122	Base Commercial	10.00		
	Commercial with Floor Area Transfer	12.00	2.40	Complies
ZR 23-22	Base Residential	12.00		
	Residential with Floor Area Transfer	14.40	12.00	Complies
ZR 89-21	Total Floor Area Transferred from Granting Sites	2.40	2.40	Special permit required pursuant to ZR 89-21
ZR 89-21	Total Floor Area	14.40	14.40	Special permit required pursuant to ZR 89-21
	Floor Area			
ZR 33-122	Base Commercial	35,145.25 x 10.00 = 351,452.50		
	Commercial with Floor Area Transfer	35,145.25 x 12.00 = 421,743.00	84,348.60	Complies
ZR 23-22	Base Residential	35,145.25 x 12.00 = 421,743.00		
	Residential with Floor Area Transfer	35,145.25 x 14.40 = 506,091.60	421,743.00	Complies
ZR 89-21	Total Floor Area Transferred from Granting Sites	35,145.25 x 2.40 = 84,348.60	84,348.60	Special permit required pursuant to ZR 89-21
ZR 89-21	Total Floor Area	35,145.25 x 14.40 = 506,091.60	506,091.60	Special permit required pursuant to ZR 89-21
	Yard Regulations			
ZR 35-51	Minimum Front Yard Commercial	None	None	Complies
ZR 35-53, 33-302	Minimum Rear Yard Commercial	None	None	Complies
ZR 33-281, 35-53	Minimum Rear Yard Equivalent Commercial	None	None	Complies
ZR 35-52, 33-25	Minimum Side Yard Commercial	None	None	Complies
ZR 35-51	Minimum Front Yard Residential	None	None	Complies
ZR 23-343(a)(3), 35-50	Minimum Rear Yard Equivalent Residential	None	None	Complies
ZR 35-52	Minimum Side Yard - Residential	None Required or 5'	None	Complies
	Height & Setback			
	Street Wall Location			
ZR 35-631(a)	12th Avenue (Wide Street)	At Street Line	100% located at street line	Complies
ZR 35-633, 23-436(c)	W54th Street (Narrow Street within 100' of Wide Street)	No Requirement	100% located at street line	Complies
ZR 35-631(b)	W54th Street (Narrow Street beyond 100' of Wide Street)	70% within 8' of street line'	100% located at street line	Complies
ZR 35-633, 23-436(c)	W55th Street (Narrow Street within 100' of Wide Street)	No Requirement	100% located at street line	Complies
ZR 35-631(b)	W55th Street (Narrow Street beyond 100' of Wide Street)	70% within 8' of street line'	100% located at street line	Complies
ZR 35-632, 35-24(a)(2)(ii), 23-432	**Minimum Base Height**			
	12th Avenue	60'	58'	Does not comply; special permit required pursuant to ZR 89-21
	W54th Street	60'	58'	Does not comply; special permit required pursuant to ZR 89-21
	W55th Street	60'	58'	Does not comply; special permit required pursuant to ZR 89-21
ZR 35-632, 35-24(a)(2)(ii), 23-432	**Maximum Base Height**			
	12th Avenue	155'	155'	Complies
	W54th Street	155'	155'	Complies
	W55th Street	155'	177'	Does not comply; special permit required pursuant to ZR 89-21
ZR 35-632, 35-24(a)(2)(ii), 23-433	**Minimum Setback**			
	Wide Street: 12th Avenue	10'	24'	Complies
	Narrow Street: W54th Street	15'	10'	Does not comply; special permit required pursuant to ZR 89-21
	Narrow Street: W55th Street	15'	15'	Complies
	Tower Regulations			
	Tower Coverage			
ZR 35-632(c) , 23-435(a)	Maximum Coverage up to 300': 65% of zoning lot.	35,145.25 x 65% = 22,844.4 SF	52.6% (18,480.25 SF)	Complies
ZR 35-632(c) , 23-435(b)	Maximum Coverage above 300': 50% of zoning lot.	35,145.25 x 50% = 17,572.6 SF	37.5% (13,187.25 SF)	Complies
	Parking			
ZR 36-21, 36-31, 13-10	Parking	None Required	None Provided	Complies
	Loading			
ZR 36-62	Use Group VI (Automobile Dealer): LRC-B	First 25,000 SF: None		
	Proposed Floor Area: 84,348.60 SF	Next 15,000 SF: 1 Berth		
		Next 60,000 SF: 1 Berth		
	Use Group VI (Automobile Dealer) Total:	2 Berths Required	2 Berths Provided	
	Use Group II (Residential):	None Required		
		Total: 2 Berths Required	Total: 2 Berths Provided	Complies
	Bicycle Parking			
ZR 36-711	Use Group VI (Automobile Dealer):	1 per 10,000 sf 84,348 sf / 10,000 = 8.4		
	Total Required for Use Group VI (Automobile Dealer)	8 Spaces	8 Spaces	Complies
	Use Group II (Residential):	1 per 2 units 617 unit / 2 = 308.5		Complies
	Total Required for Use Group II (Residential):	309 Spaces	309 Spaces	Complies
	Total Bicycle Parking Spaces Required	317 Spaces	317 Spaces	Complies
	Street Trees			
ZR 26-41	Street Trees Required :	1 tree per 25' of zoning lot street frontage	Proposed Street Trees:	
	12th Avenue (200.83 FT)	8 Trees	0 Trees	
	W 54th Street (175 FT)	7 Trees	3 Trees	
	W 55th Street (175 FT)	7 Trees	0 Trees	
	Existing Trees to Remain	3 Trees	3 Trees	
	Trees Off Site		16 Trees	
	Street Tree Total	22 Trees	22 Trees	Complies

Note:
Number of trees provided on-site, off-site or paid into a fund is subject to change pursuant to ZR Section 26-41

Proposed Floor Area Summary *		
Use Group	**Floor Area**	**FAR**
Use Group VI - Automobile Dealer	84,348.60 SF	2.40 FAR
Use Group II - Residential	421,743.00 SF	12.00 FAR
Zoning Lot Total	**506,091.60 SF**	**14.40 FAR**

* Proposed uses and floor area amounts are illustrative and are subject to change.

N

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T: 212 213 8007

DCP STAMPS & SIGNATURES:

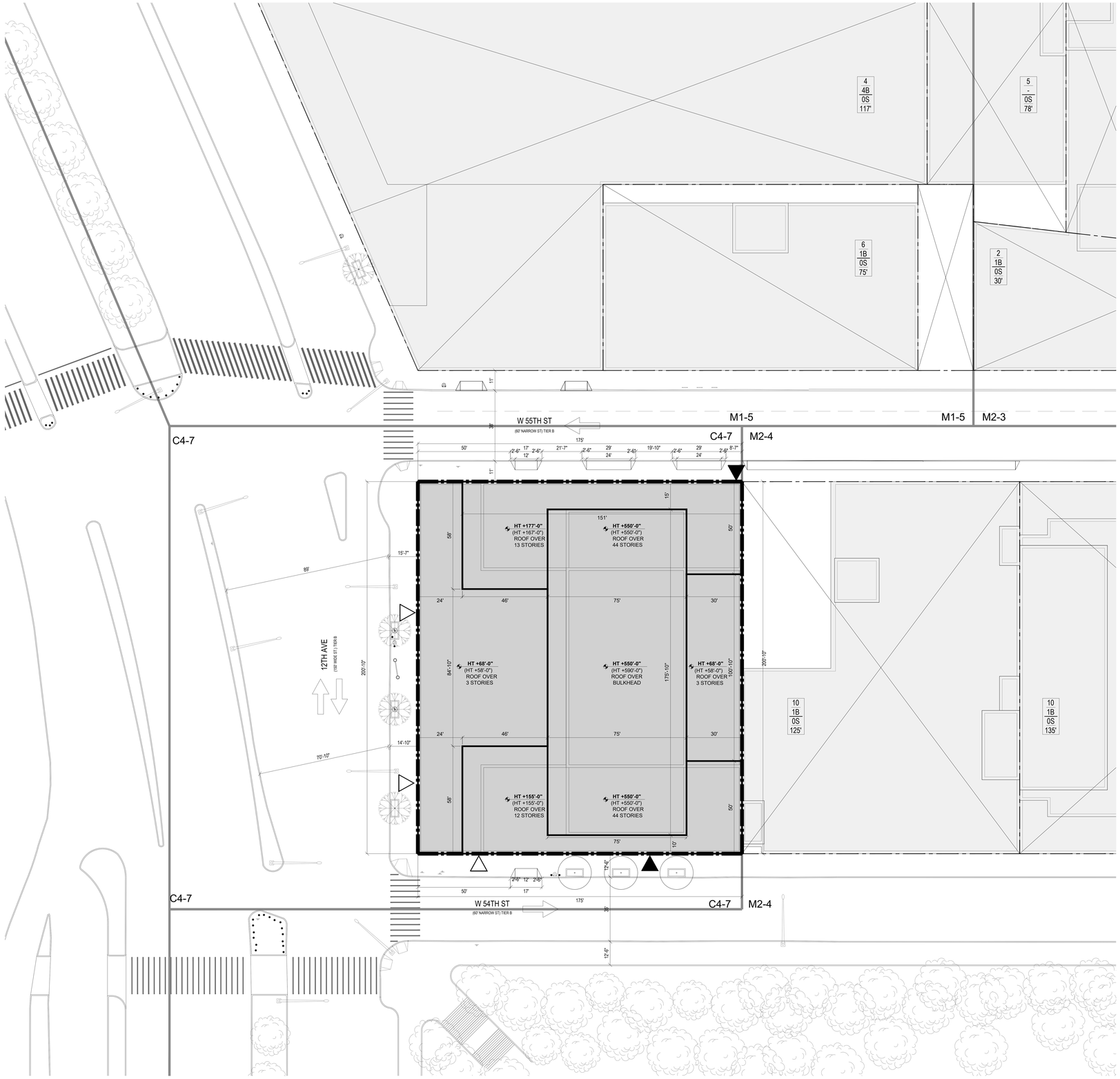
DWG TITLE:
ZONING CALCULATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT — DAVID CHARLES WEST — STATE OF NEW YORK

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-02
DWG NO.



1 ZONING LOT SITE PLAN
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

LEGEND:

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE
- ROAD DIRECTION
- R9D / C2-4 — ZONING DISTRICT
- 7 — # OF STORIES
- 3B — # OF STORIES W / BASEMENT
- 1S — # OF STORIES W / STORE
- 60' — BUILDING HEIGHT
- HT +558'-0" (HT +548'-0") — MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- 44 — # STORIES
- 458' — BUILDING HEIGHT
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- STREET LAMP
- PEDESTRIAN RAMP
- FIRE HYDRANT
- STREET SIGN
- OVERHEAD SIGN POLE
- BOLLARD
- LANDSCAPE ELEMENT
- CURB CUT

NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM BASE PLANE.
2. ARCHITECT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.
6. PERMITTED OBSTRUCTIONS MAY BE PROVIDED ABOVE THE MAXIMUM BUILDING ENVELOPE IN ACCORDANCE WITH LOCATION AND SIZE RESTRICTIONS AS SET FORTH IN THE ZONING RESOLUTION.
7. CURB CUT WIDTHS AND LOCATIONS SUBJECT TO DEPARTMENT OF BUILDINGS AND DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL.
8. FOR ANY PORTION OF THE GROUND FLOOR LEVEL STREET WALL THAT DOES NOT ALIGN WITH THE LOT LINE BOUNDARY AND THAT CONTAINS NO TRANSPARENT ELEMENTS SHALL BE TREATED WITH A DECORATIVE ELEMENT OR MATERIAL IN THE FORM OF (A) VARIED SURFACE TEXTURE AND/OR MATERIALS, (B) MURALS OR OTHER VISUAL ARTWORK, AND/OR (C) LIVING PLANT MATERIALS, TO A MINIMUM HEIGHT OF 15 FEET.

N

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212.213.8007

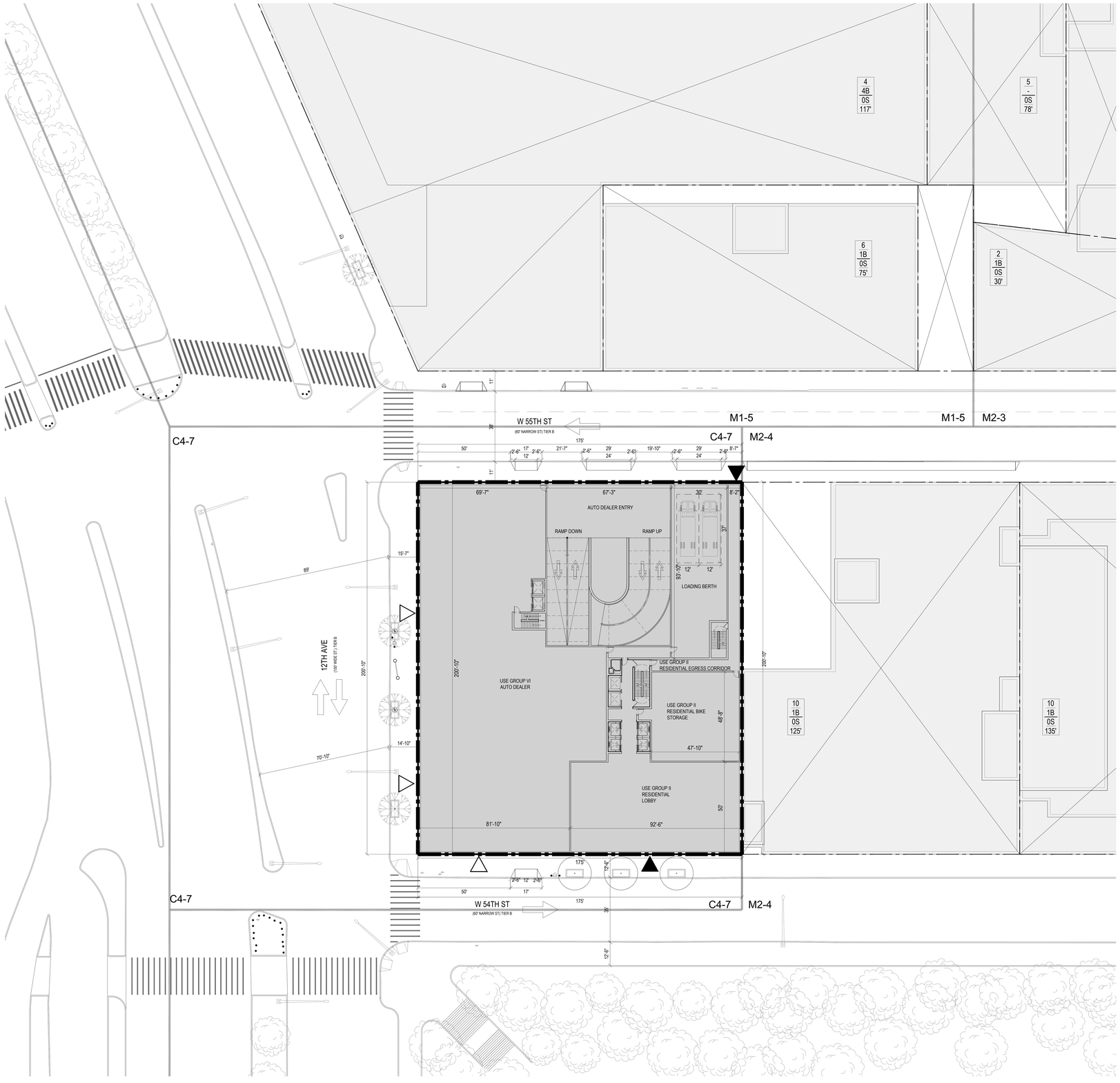
DCP STAMPS & SIGNATURES:

DWG TITLE:
ZONING LOT SITE PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT — 029883 — STATE OF NEW YORK

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-03
DWG NO.



1 GROUND FLOOR PLAN (ILLUSTRATIVE)
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

LEGEND:

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE
- ROAD DIRECTION
- R9D / C2-4 — ZONING DISTRICT
- 7 — # OF STORIES
- 3B — # OF STORIES W / BASEMENT
- 1S — # OF STORIES W / STORE
- 60' — BUILDING HEIGHT
- HT +558'-4" / PT +446'-0" — MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- 44 — # STORIES
- 458' — BUILDING HEIGHT
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- STREET LAMP
- PEDESTRIAN RAMP
- FIRE HYDRANT
- STREET SIGN
- OVERHEAD SIGN POLE
- BOLLARD
- LANDSCAPE ELEMENT
- CURB CUT

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

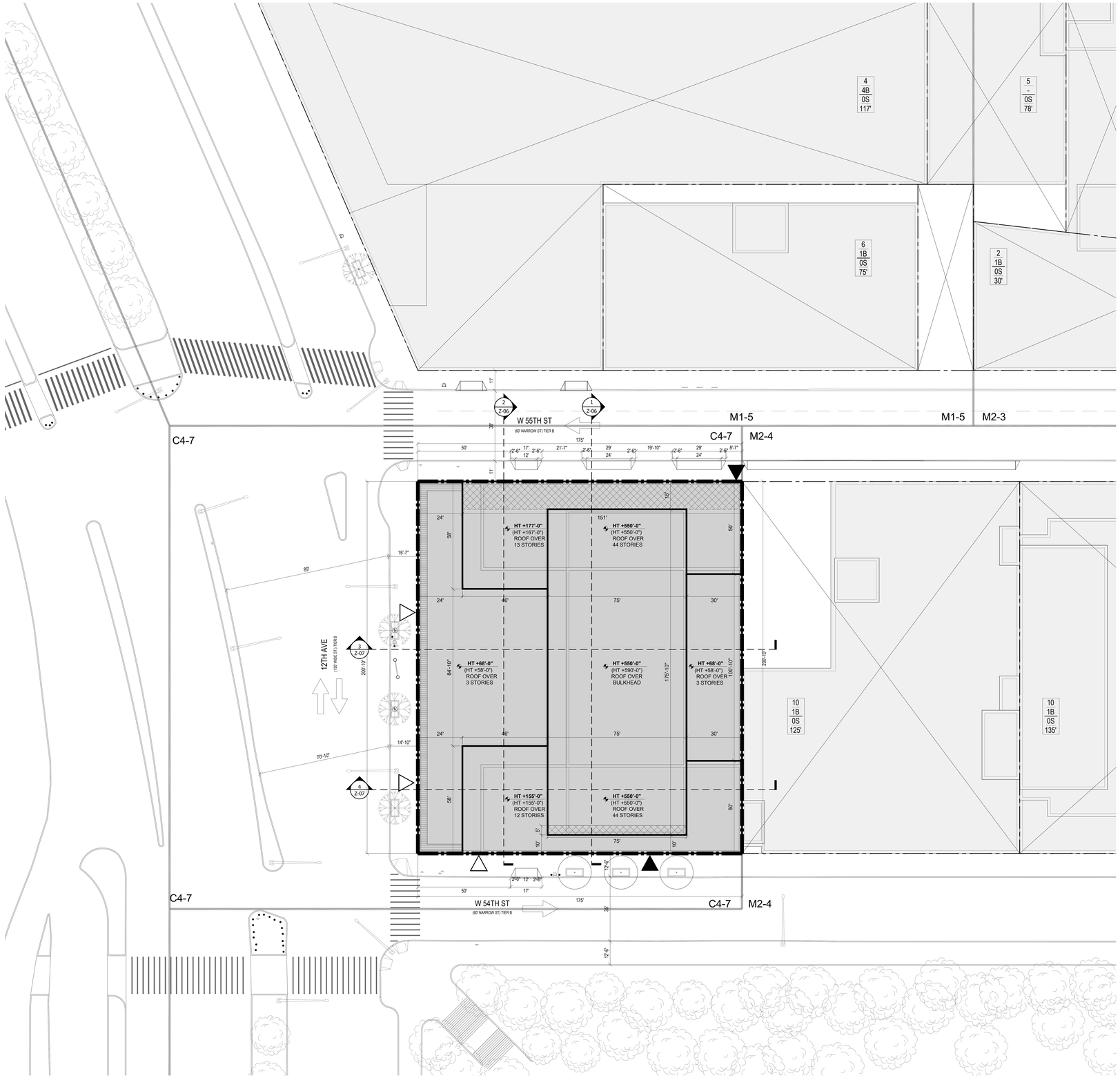
DCP STAMPS & SIGNATURES:

DWG TITLE:
GROUND FLOOR PLAN (ILLUSTRATIVE)

SEAL & SIGNATURE:

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-04
DWG NO.



1 WAIVER PLAN
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

LEGEND:

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE
- ROAD DIRECTION
- R9D / C2-4 — ZONING DISTRICT
- 7 — # OF STORIES
- 3B — # OF STORIES W / BASEMENT
- 1S — # OF STORIES W / STORE
- 60' — BUILDING HEIGHT
- HT +558'-0" (HT +548'-0") — MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- 44 — # STORIES
- 458' — BUILDING HEIGHT
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- STREET LAMP
- PEDESTRIAN RAMP
- FIRE HYDRANT
- STREET SIGN
- OVERHEAD SIGN POLE
- BOLLARD
- LANDSCAPE ELEMENT
- CURB CUT
- MINIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- HEIGHT AND SETBACK WAIVER ZR 35-632, ZR 23-432, ZR 23-433

NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM BASE PLANE.
2. ARCHITECT'S STAMP AND SEAL CORRESPONDS TO INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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N

NOTES:

NOT FOR CONSTRUCTION

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02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

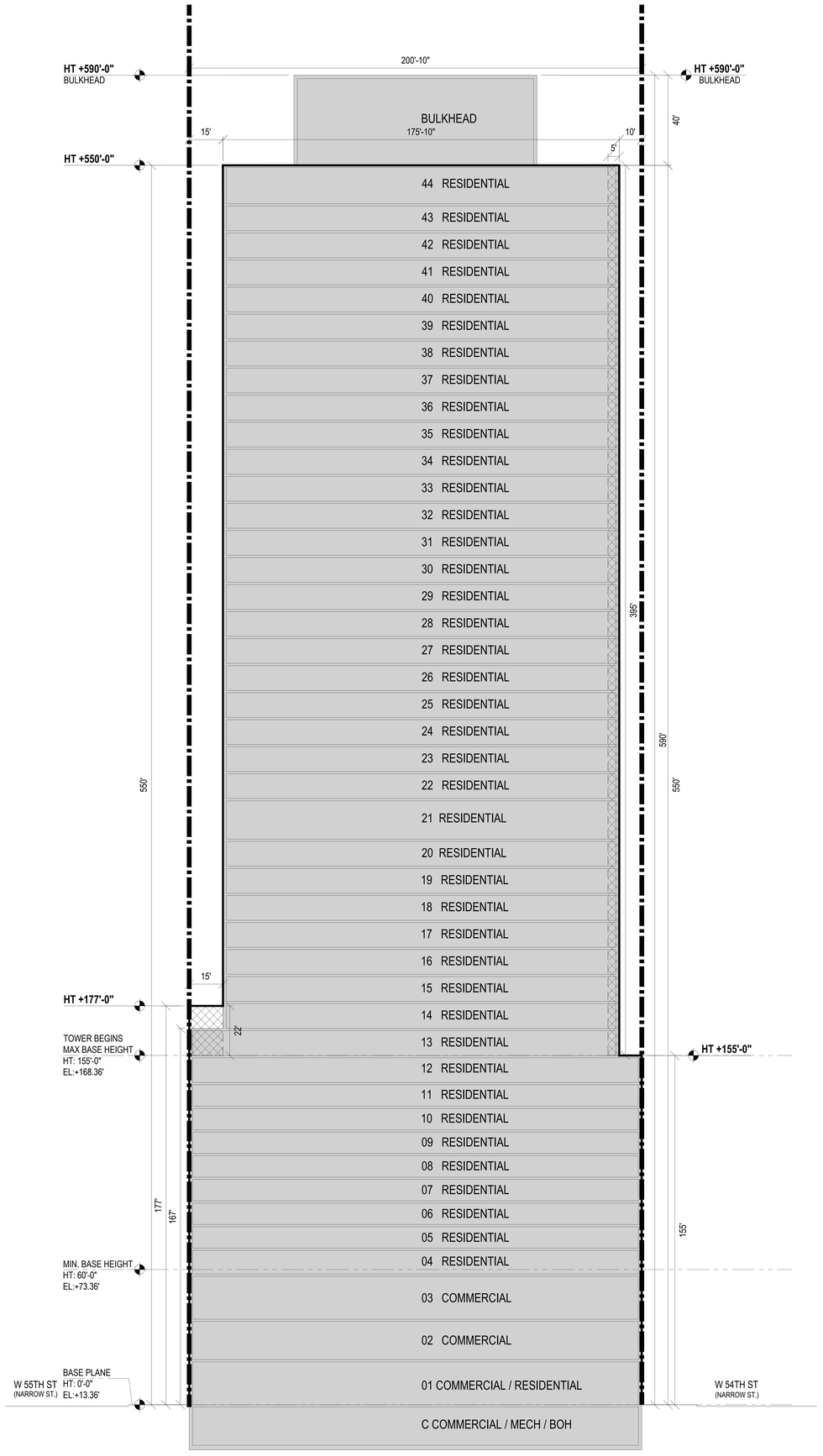
DCP STAMPS & SIGNATURES:

DWG TITLE:
WAIVER PLAN

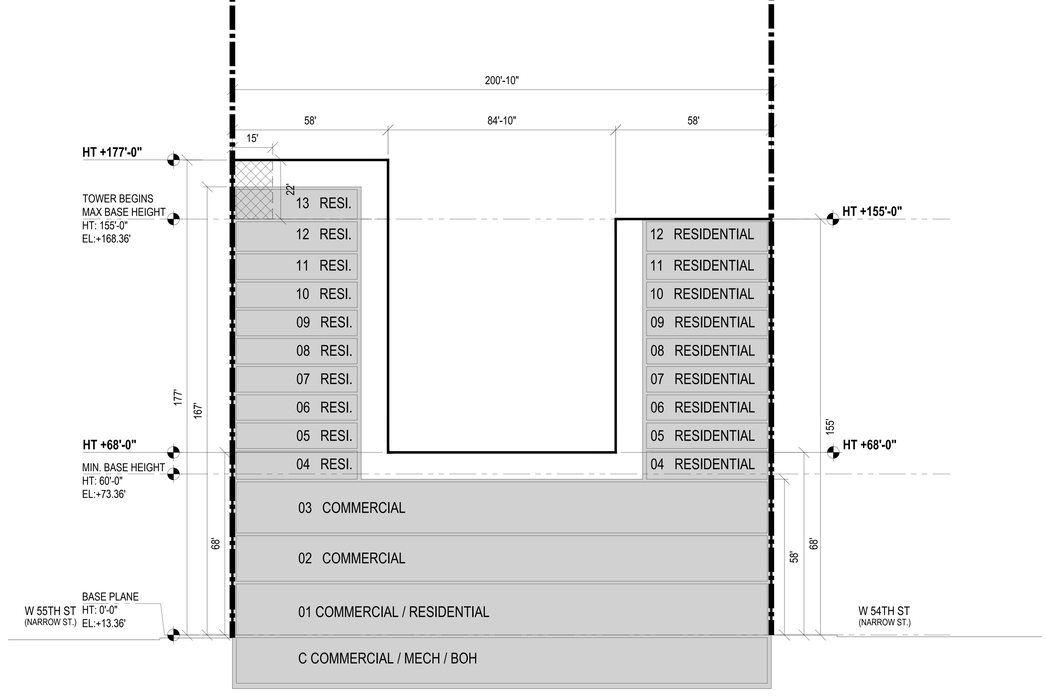
SEAL & SIGNATURE:
REGISTERED ARCHITECT — CHARLES J. WEST — 030882 — STATE OF NEW YORK

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-05
DWG NO.



1 SECTION
SCALE: 1/16" = 1'-0"



2 SECTION
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

LEGEND:

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- MINIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- HEIGHT AND SETBACK WAIVER ZR 35-632, ZR 23-432, ZR 23-433

NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM BASE PLANE.
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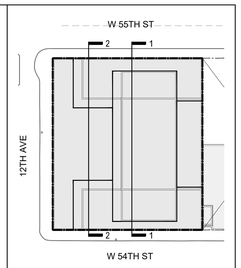


KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

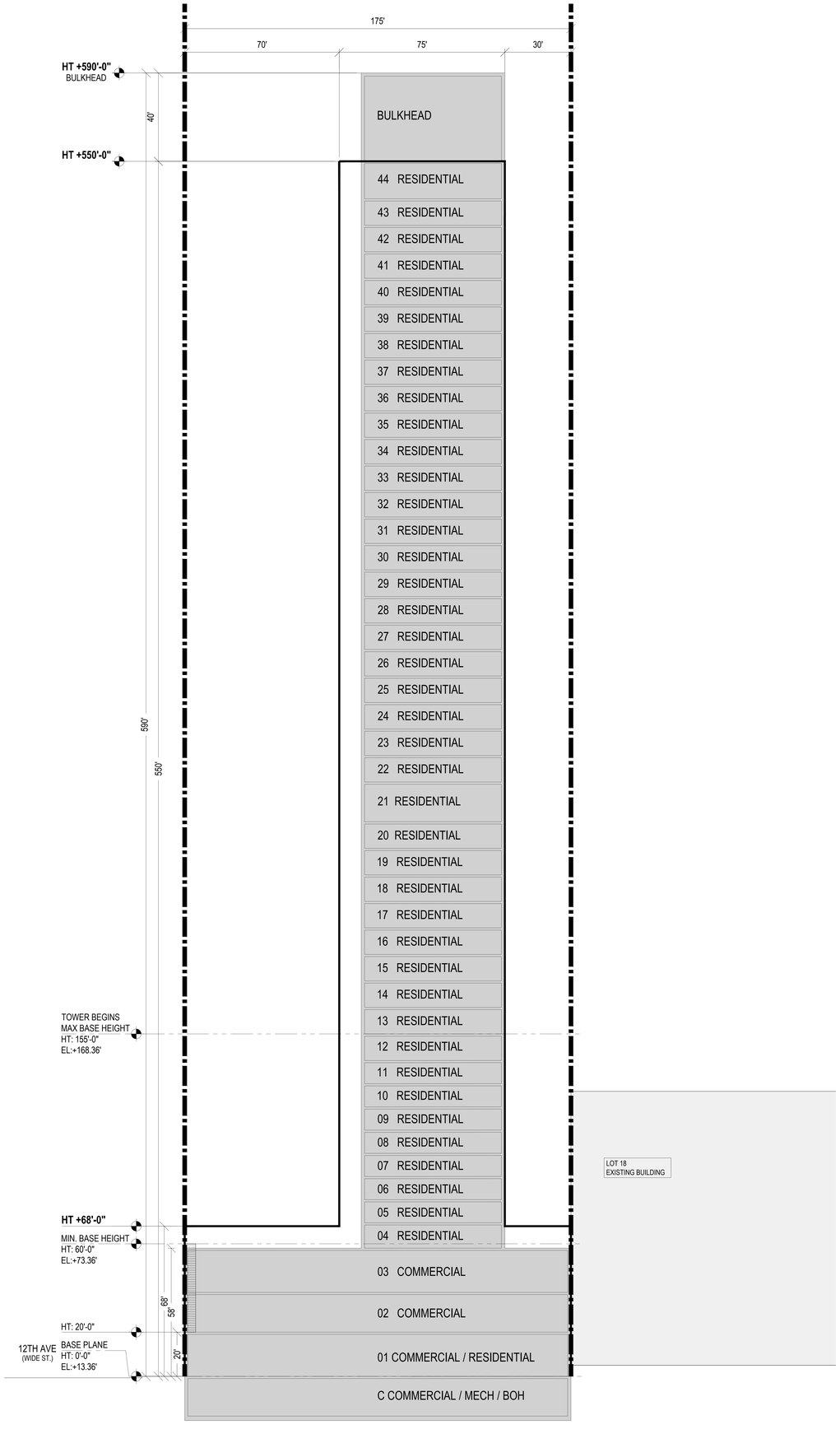
DCP STAMPS & SIGNATURES:

DWG TITLE:
WAIVER SECTION-1

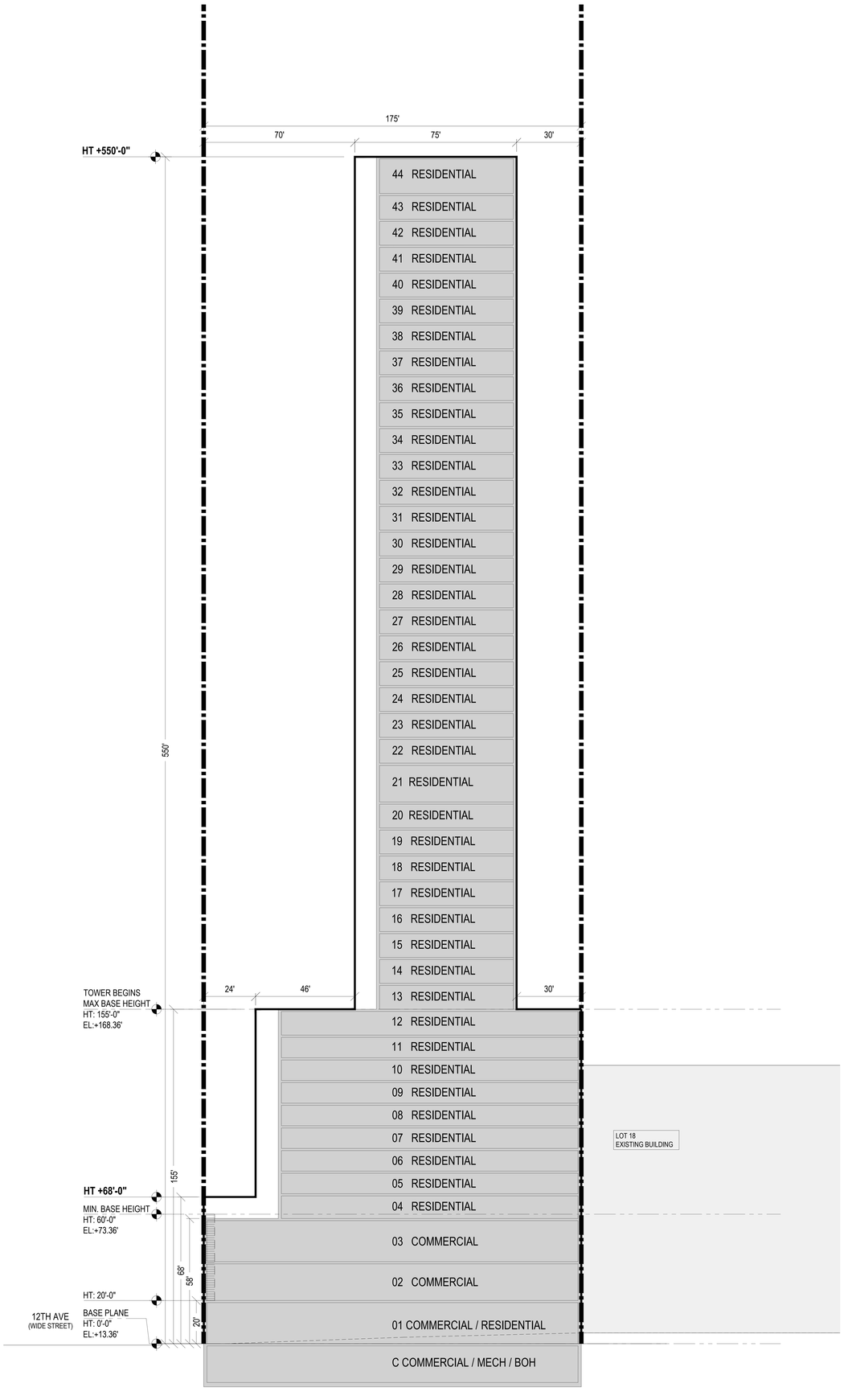
SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES HILL
STATE OF NEW YORK

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-06
DWG NO.



3 WAVIER SECTION-2
SCALE: 1/16" = 1'-0"



4 WAVIER SECTION-2
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

LEGEND:

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- MINIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- HEIGHT AND SETBACK WAIVER ZR 35-632, ZR 23-432, ZR 23-433

NOTES:

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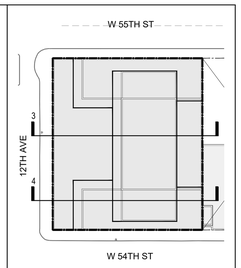


KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DCP STAMPS & SIGNATURES:

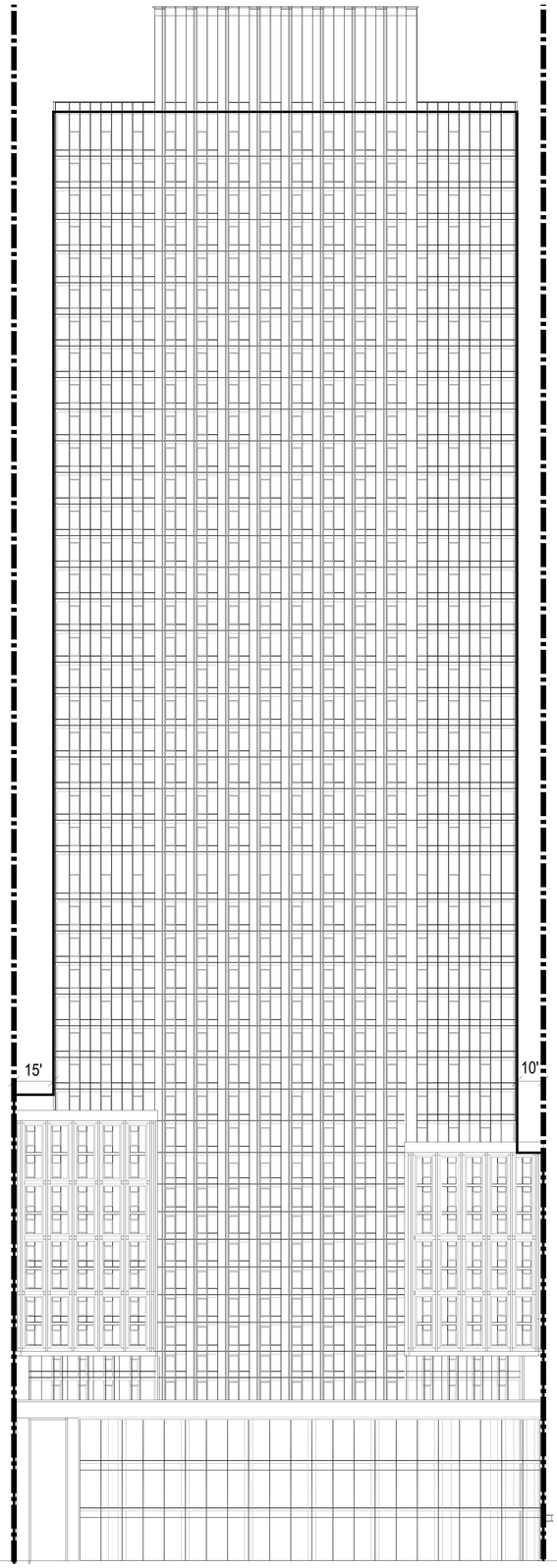
DWG TITLE:
WAIVER SECTION-2

SEAL & SIGNATURE:

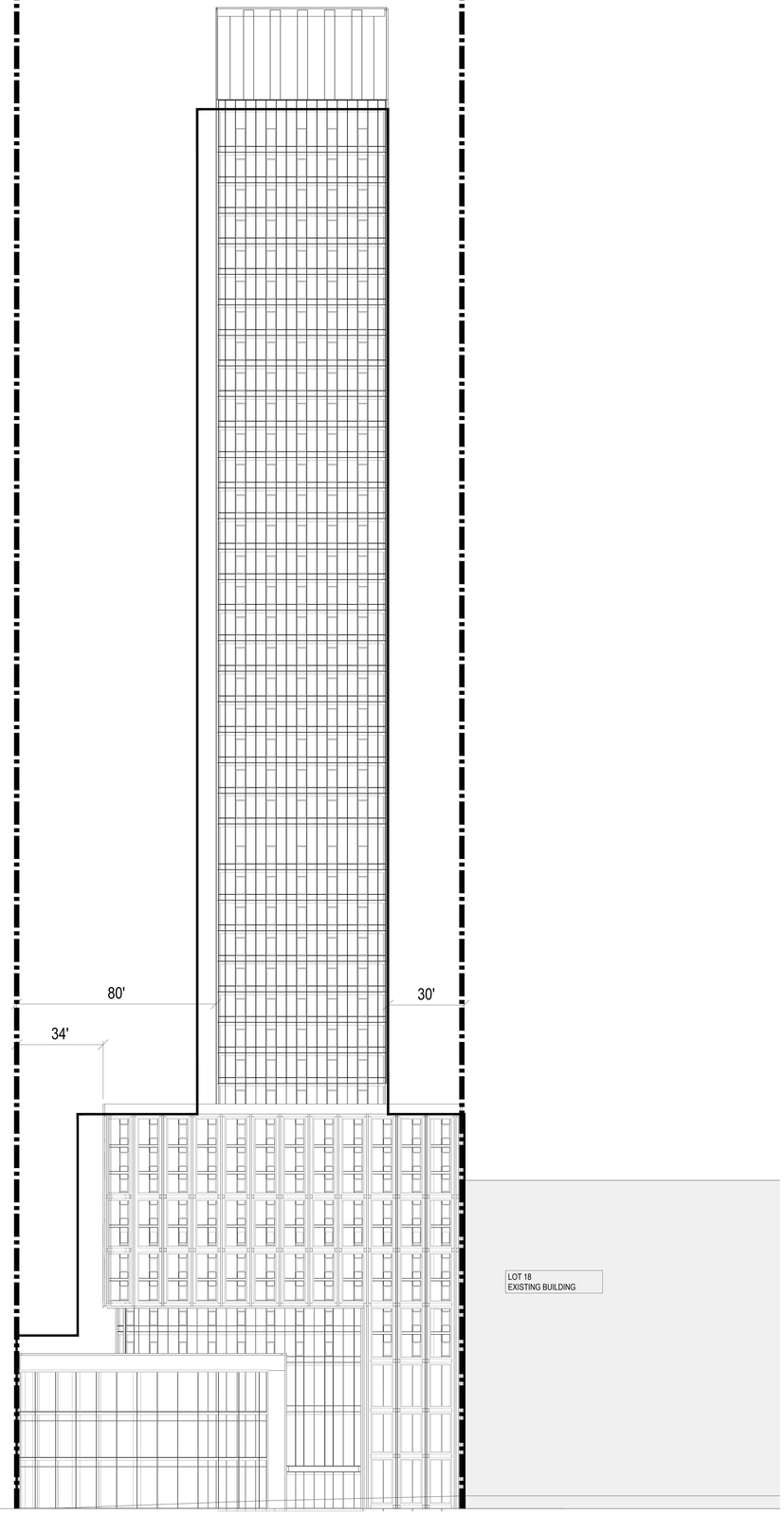
REGISTERED ARCHITECT
JAMES E. WEST
No. 030860
STATE OF NEW YORK

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-07
DWG NO.



1 12TH AVENUE ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST 54TH STREET ELEVATION
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

LEGEND:

- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

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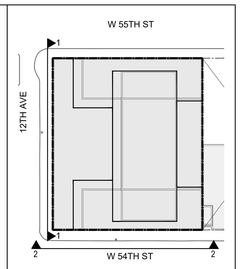


KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

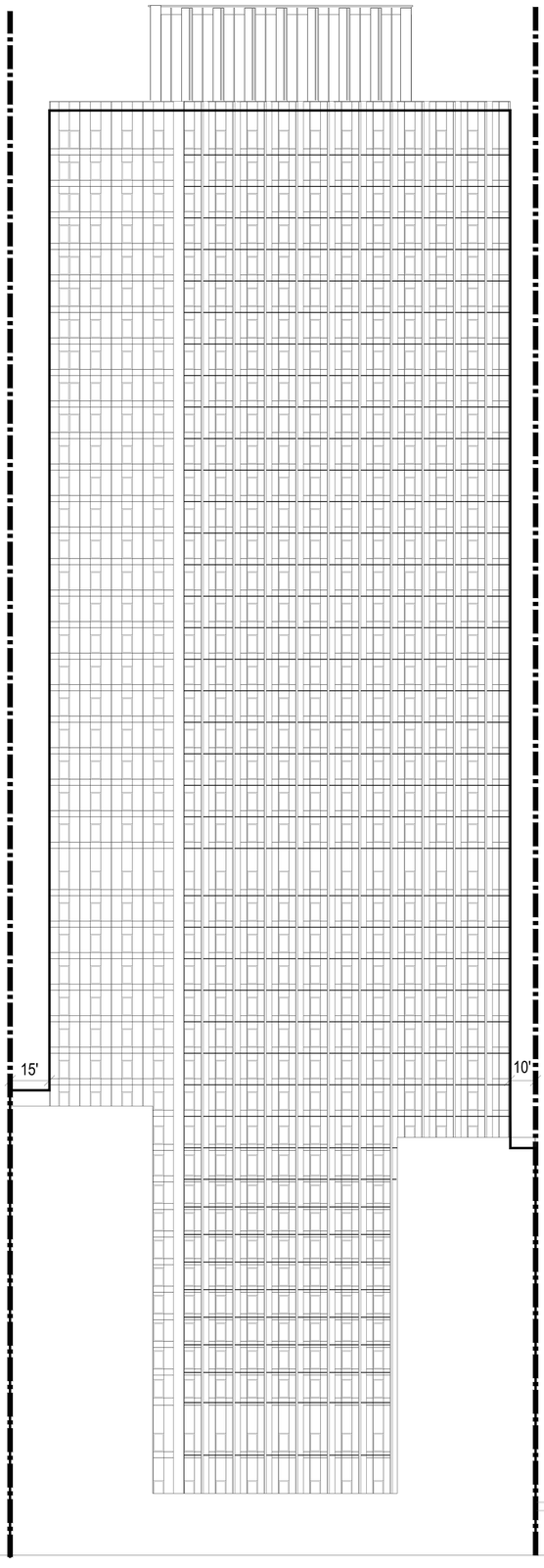
Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T: 212 213 8007

DCP STAMPS & SIGNATURES:

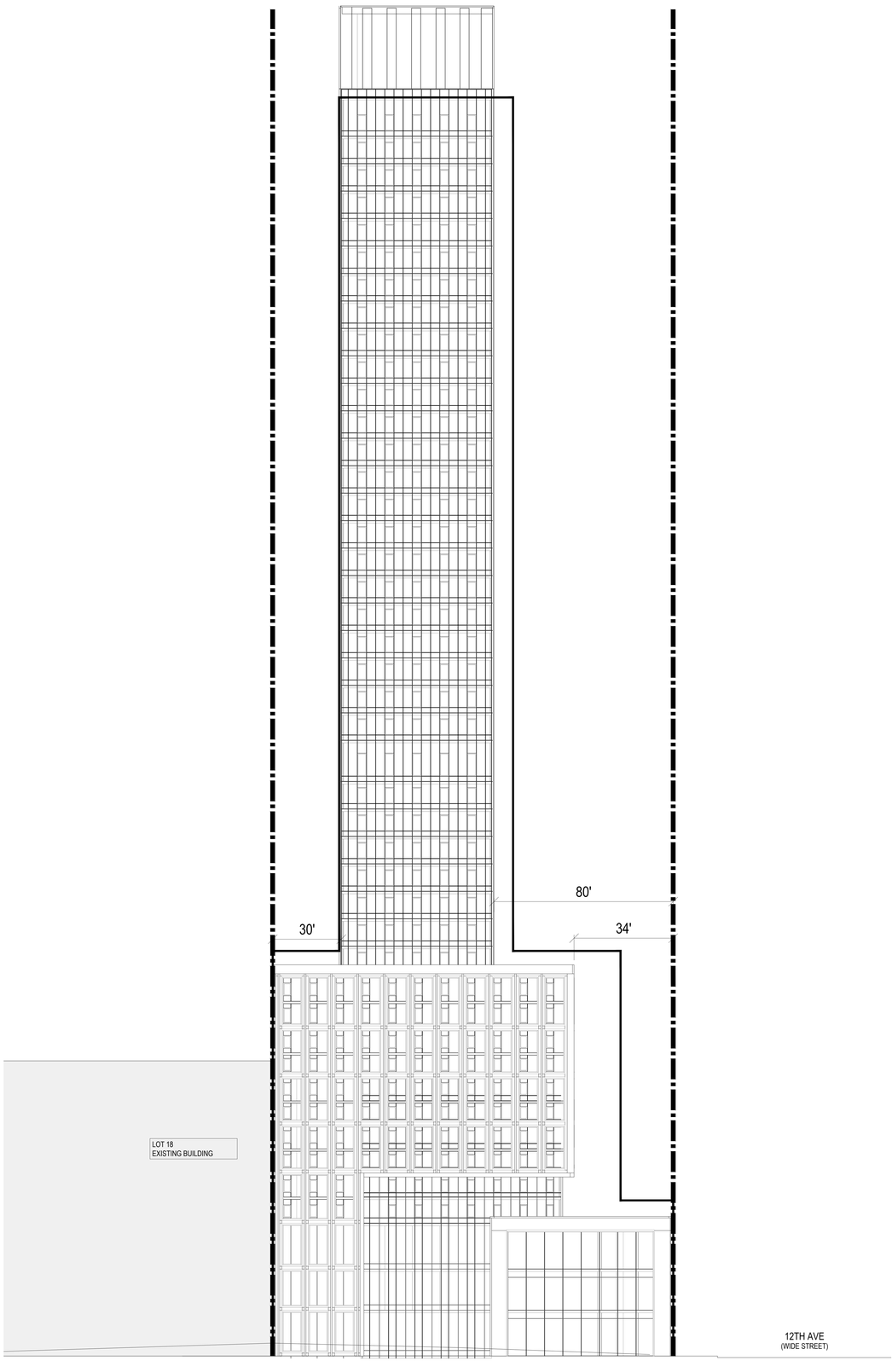
DWG TITLE:
ELEVATIONS-1

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES HILL
STATE OF NEW YORK

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED
Z-08
DWG NO.



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST 55TH STREET ELEVATION
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 60'

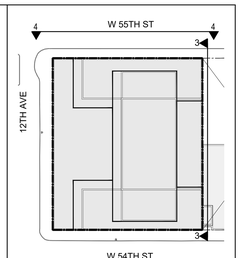
LEGEND:

- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:

Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:

760 12TH LLC

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DCP STAMPS & SIGNATURES:

DWG TITLE:

ELEVATIONS-2

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JAMES CHARLES WEST
No. 026813
STATE OF NEW YORK

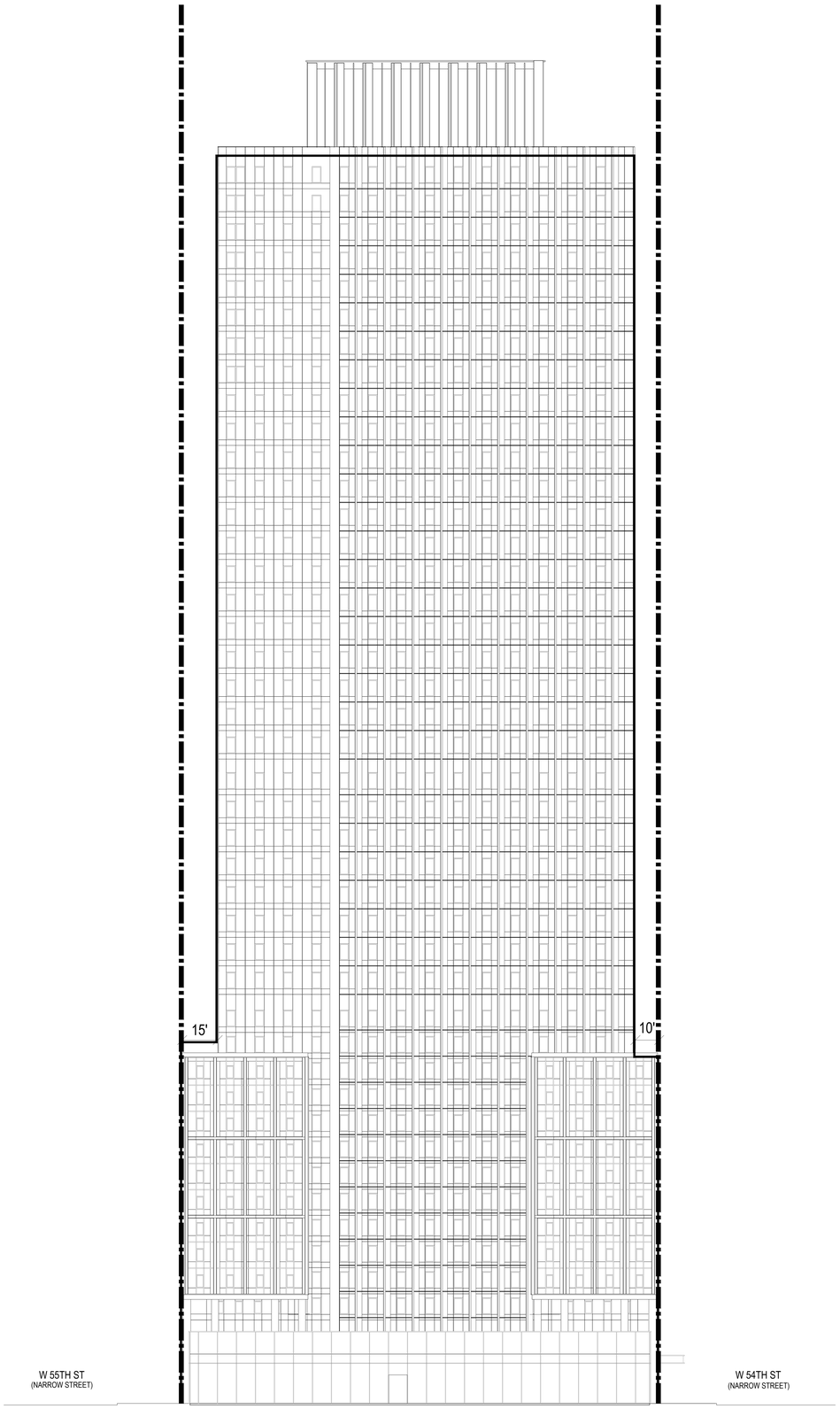
DATE: 12/10/2025

PROJECT #: 22P49

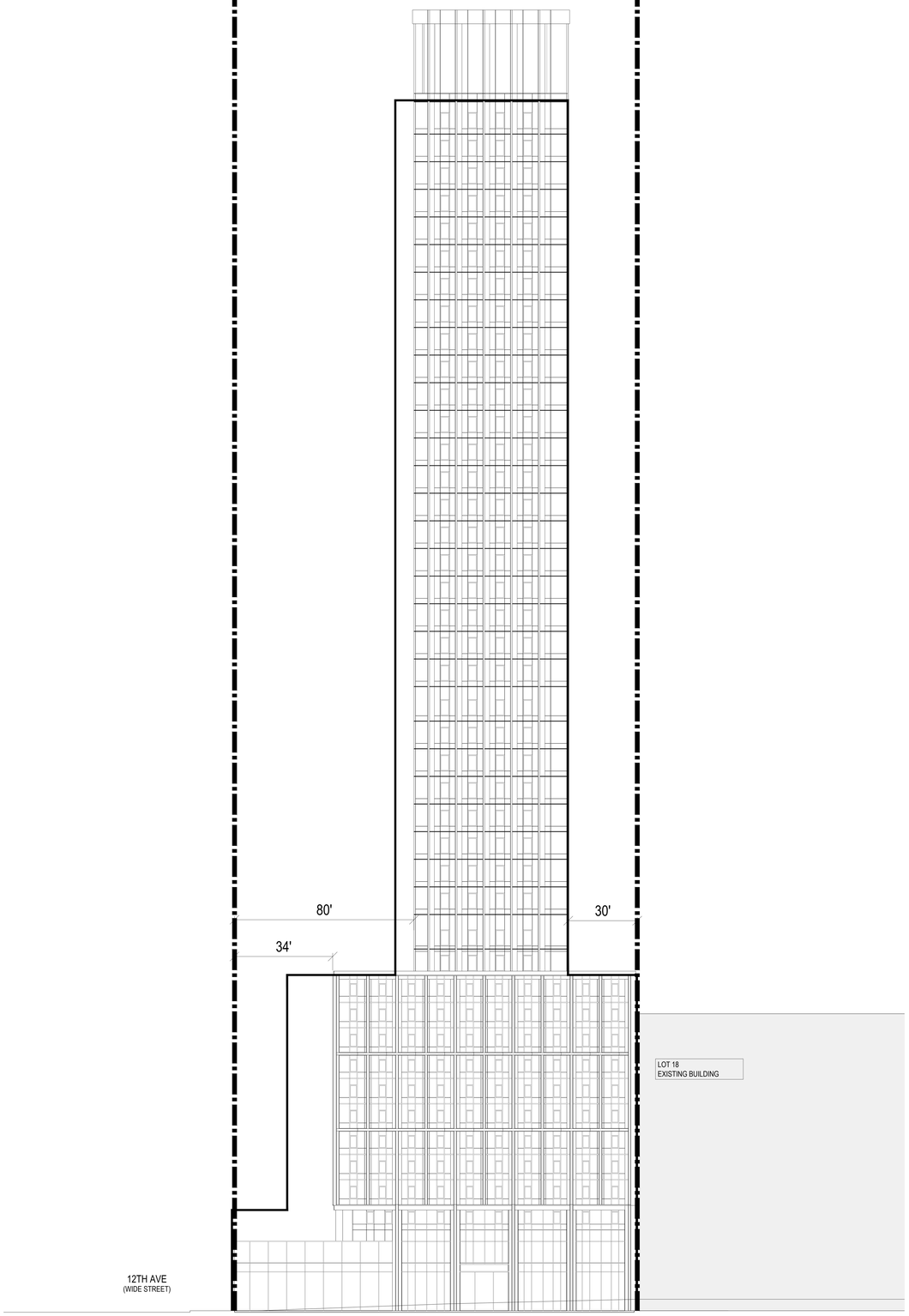
SCALE: AS NOTED

Z-09

DWG NO.



1 12TH AVENUE ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST 54TH STREET ELEVATION
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

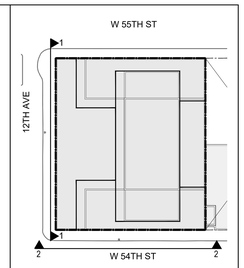
LEGEND:

- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N



KEY PLAN N

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T: 212 213 8007

DCP STAMPS & SIGNATURES:

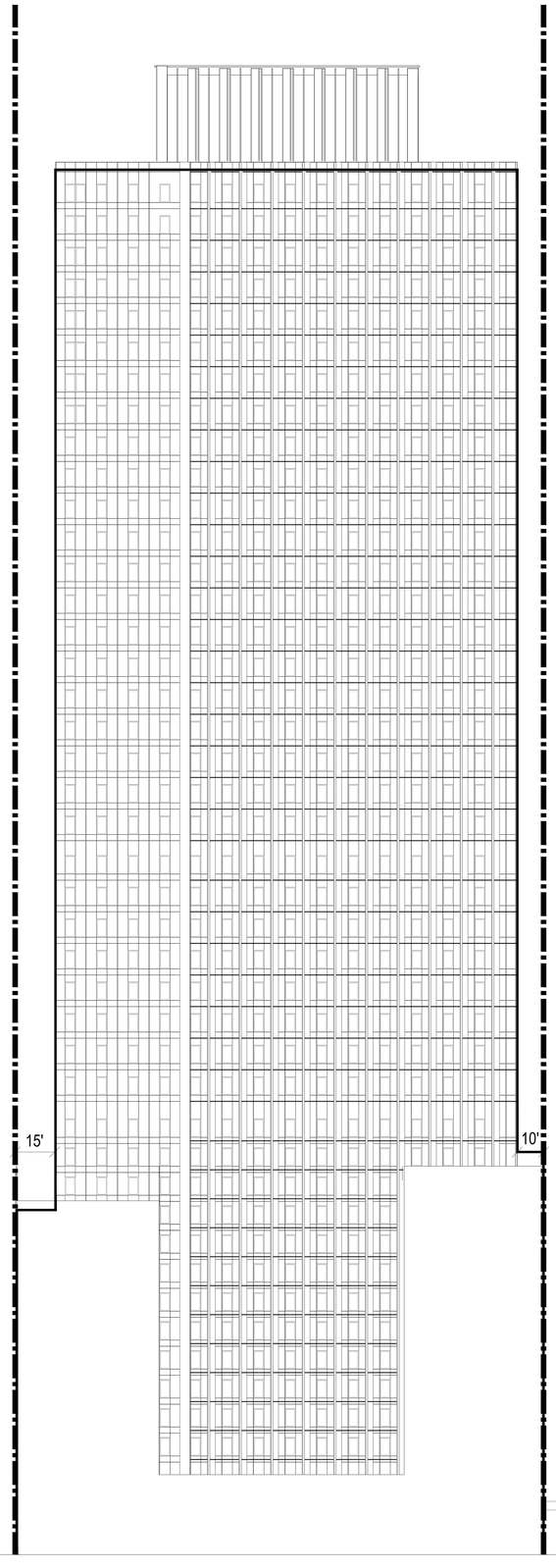
DWG TITLE:
ALTERNATE ELEVATIONS-1

SEAL & SIGNATURE:

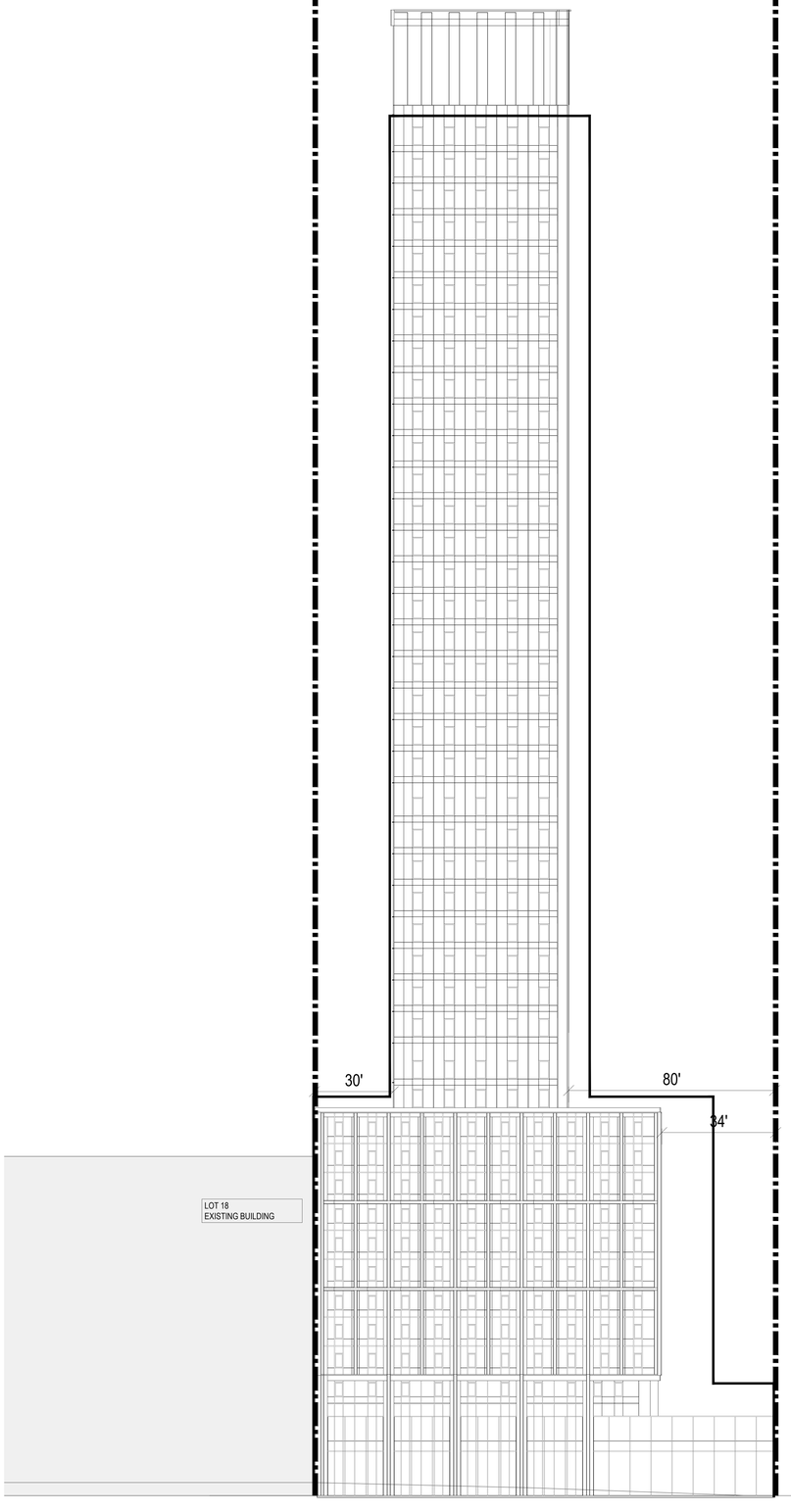
REGISTERED ARCHITECT
CHARLES A. WEST
026881
STATE OF NEW YORK

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-10
DWG NO.



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST 55TH STREET ELEVATION
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

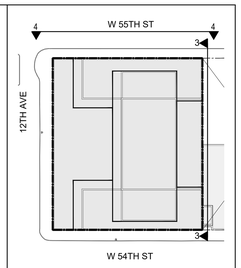
LEGEND:

- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
02	12/10/2025	SUBMISSION 2
01	07/17/2025	SUBMISSION 1

Project:
Dewitt Clinton Park North
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212.213.9007

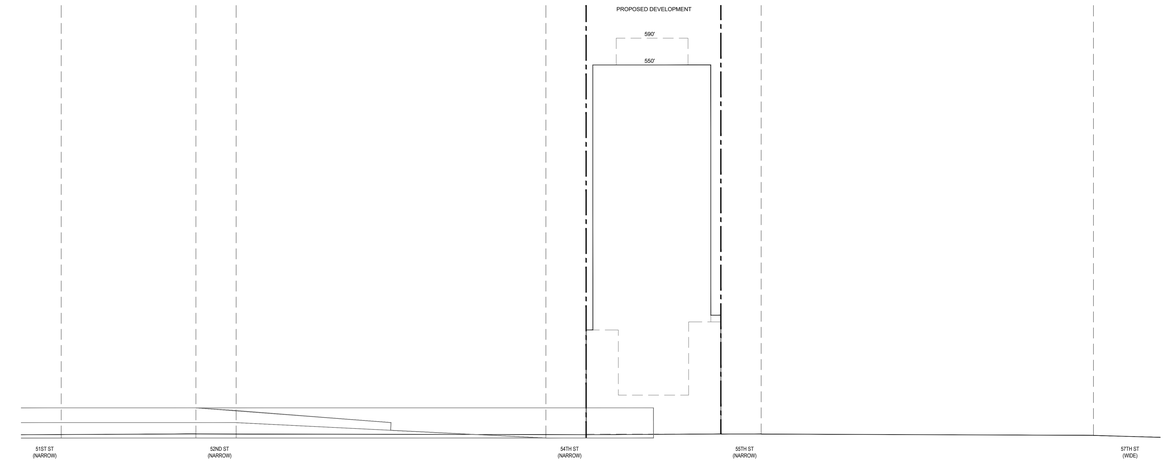
DCP STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE ELEVATIONS-2

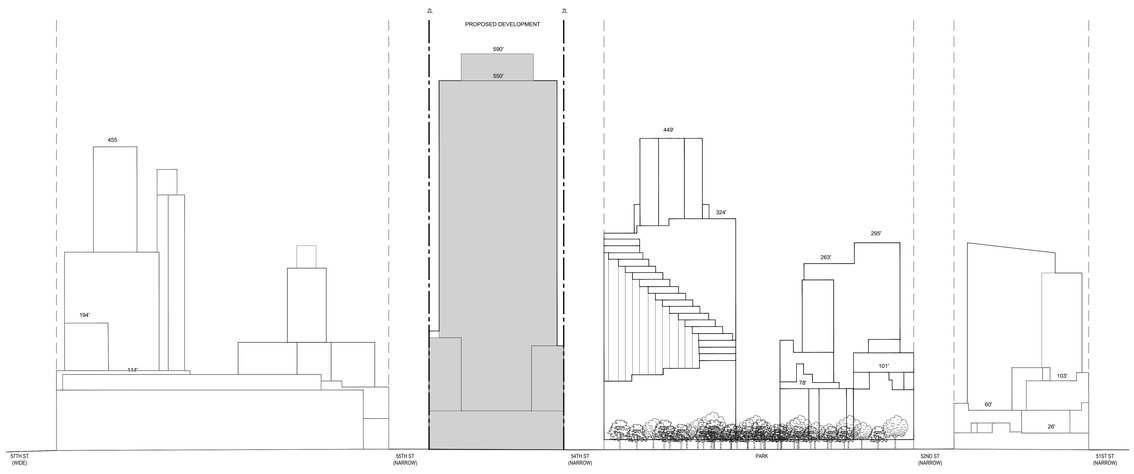
SEAL & SIGNATURE:

DATE: 12/10/2025
PROJECT #: 22P49
SCALE: AS NOTED

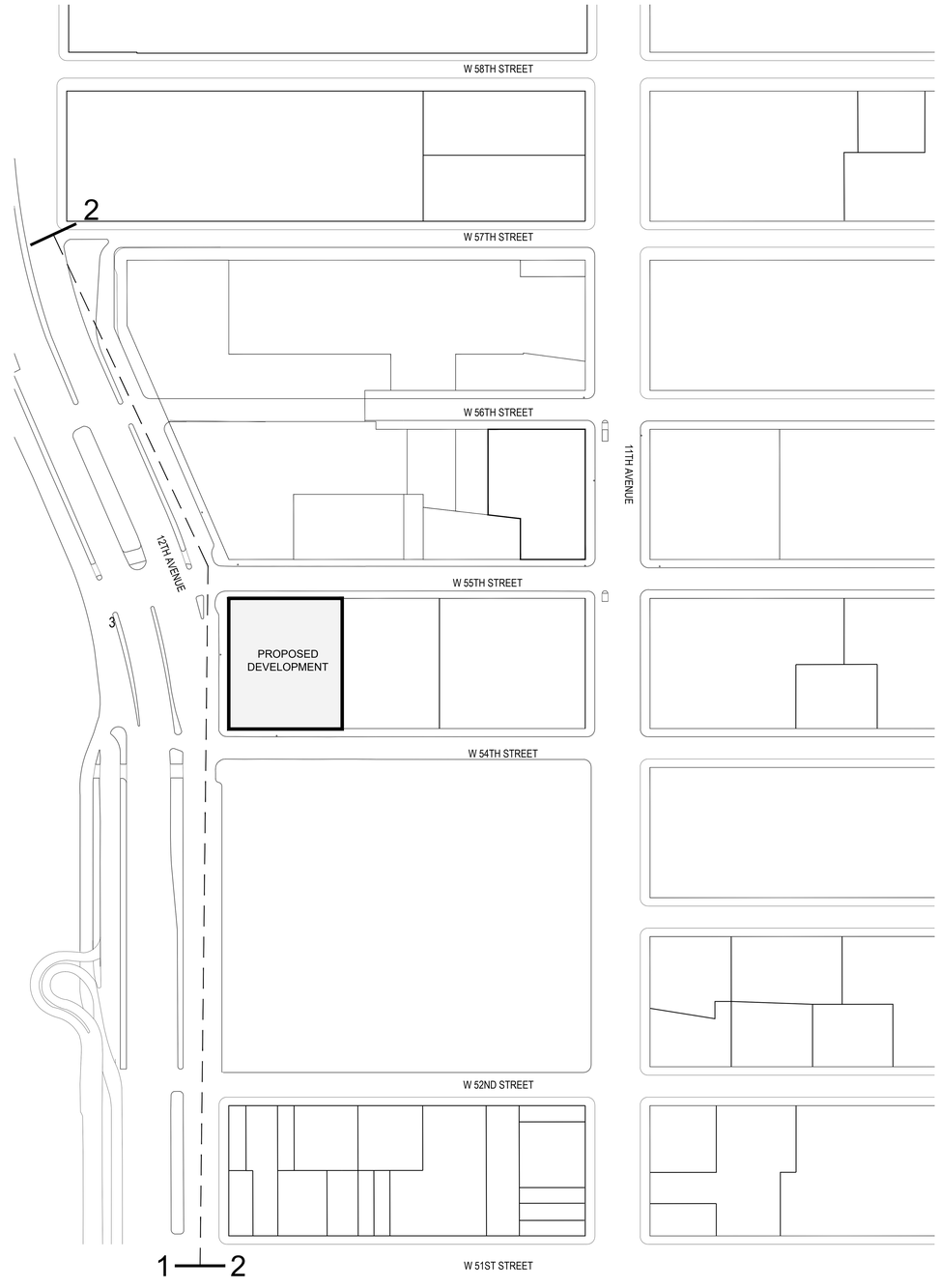
Z-11
DWG NO.



1 WEST SIDE OF 12TH AVENUE
SCALE: 1/64"=1'-0"



2 EAST SIDE OF 12TH AVENUE
SCALE: 1/64"=1'-0"



3 SITE MAP
SCALE: 1"=150'

LEGEND:

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

NOTES:

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11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T: 212 213 8007

DCP STAMPS & SIGNATURES:

DWG TITLE:

NEIGHBORHOOD CONTEXT

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHARLES J. WEST
No. 030810
STATE OF NEW YORK

DATE: 12/10/2025

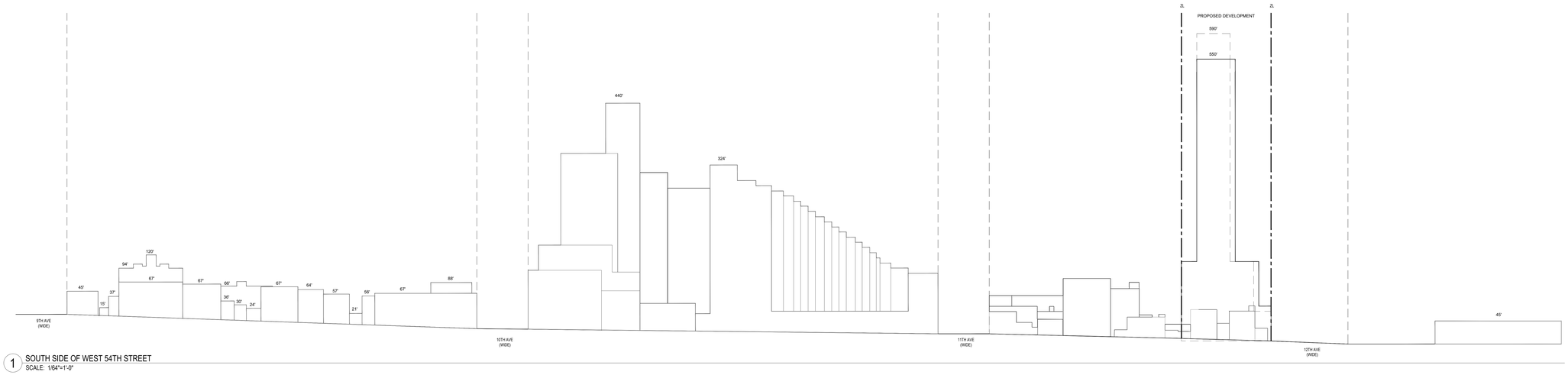
PROJECT #: 22P49

SCALE: AS NOTED

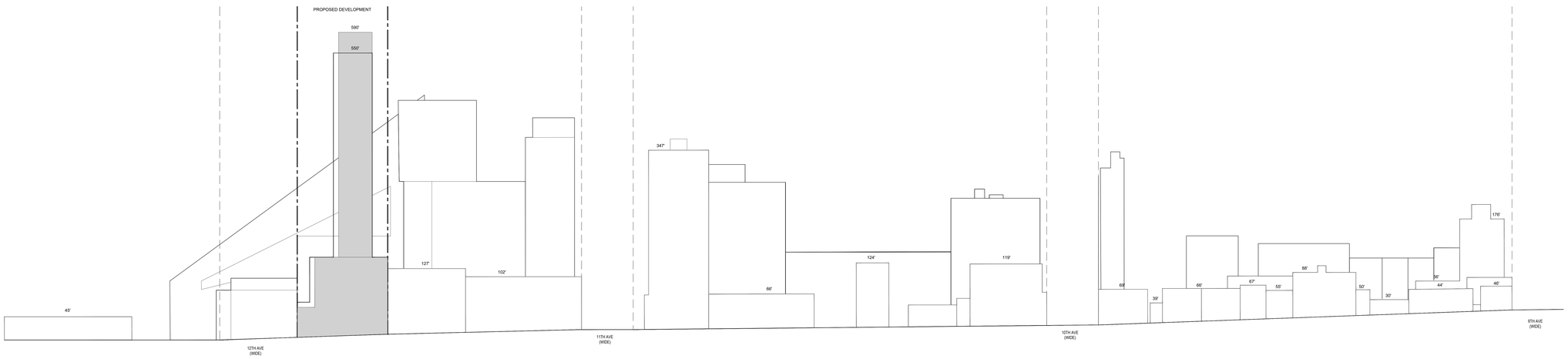
Z-12

DWG NO.

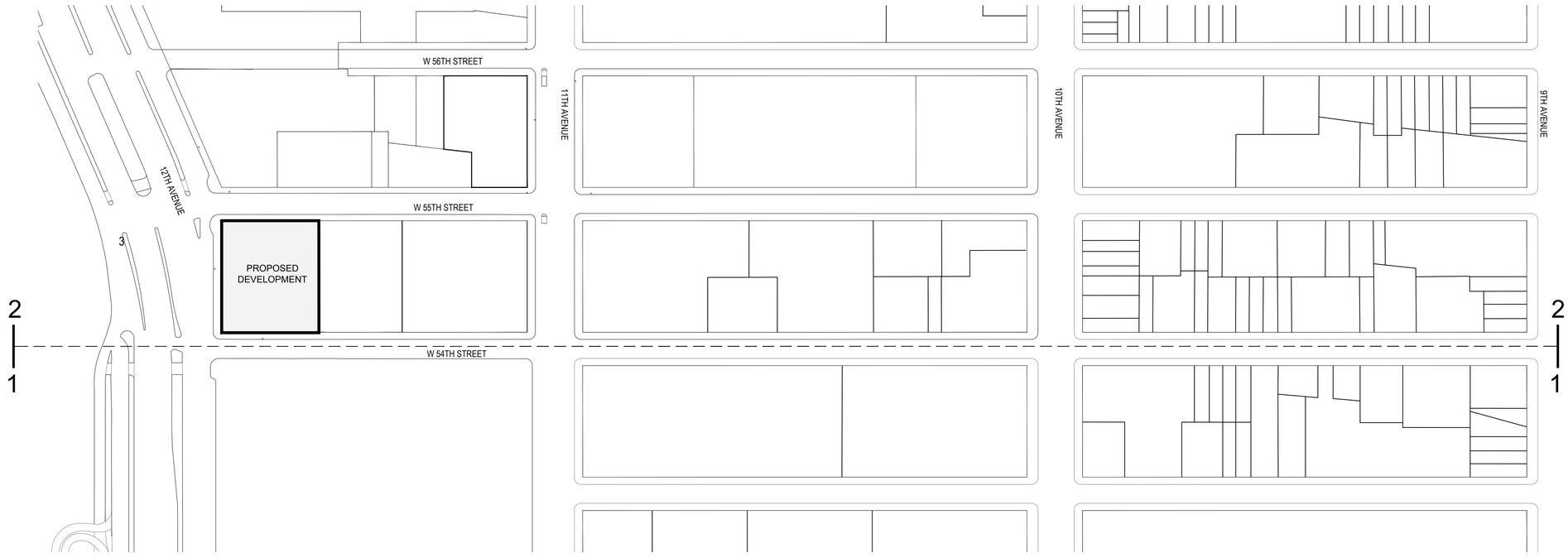
DIRECTORY



1 SOUTH SIDE OF WEST 54TH STREET
SCALE: 1/64"=1'-0"



2 NORTH SIDE OF WEST 54TH STREET
SCALE: 1/64"=1'-0"



3 SITE MAP
SCALE: 1"=150'

LEGEND:

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

NOTES:

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NEIGHBORHOOD CONTEXT

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID CHARLES WEST
STATE OF NEW YORK

DATE: 12/10/2025

PROJECT #: 22P49

SCALE: AS NOTED

Z-13

DWG NO.

DIRECTORY