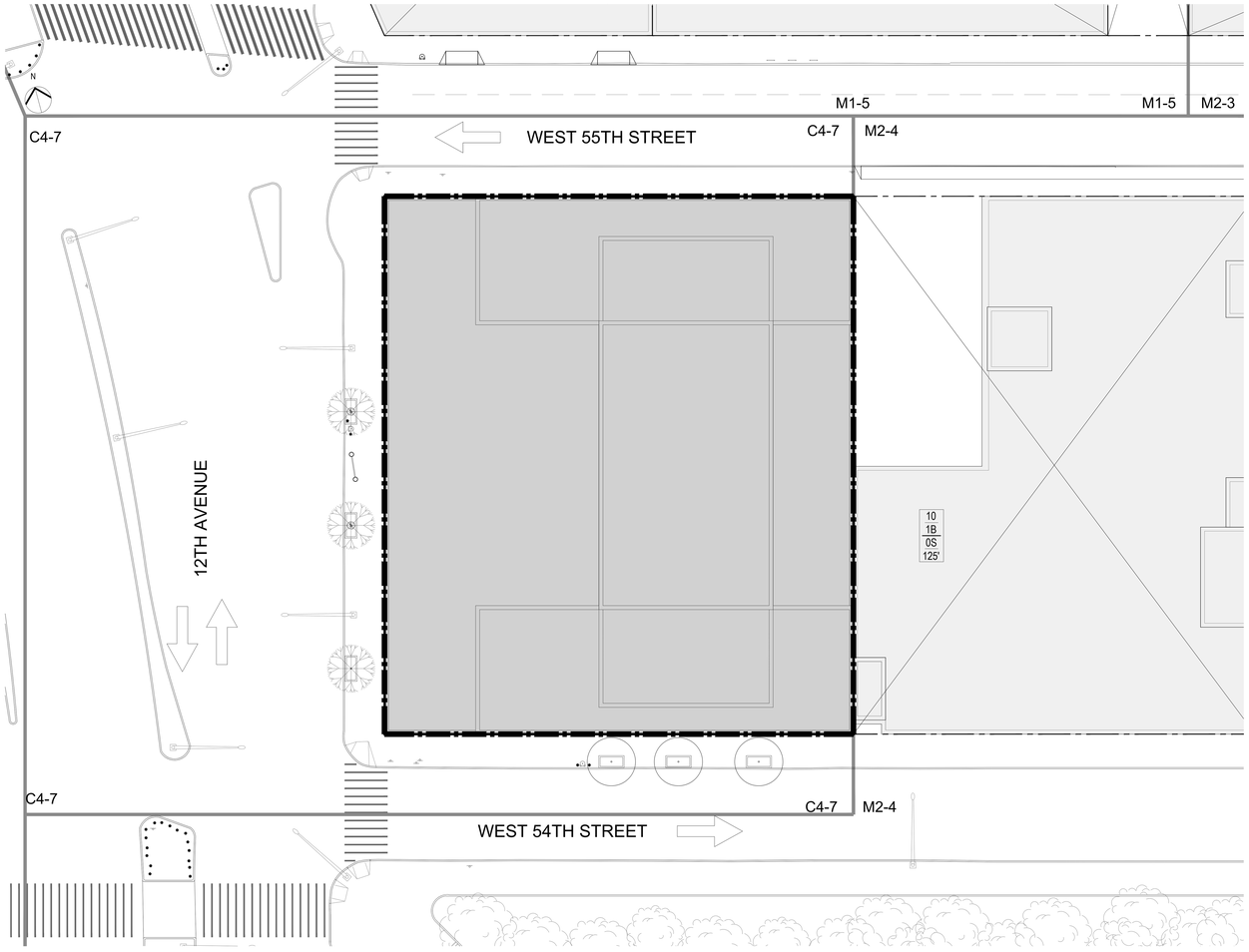
629 WEST 54TH STREET ULURP DRAWINGS

BLOCK: 1102 LOT: 11

JULY 17, 2025

SITE PLAN



DRAWING LIST

DRAWING NUMBER	DRAWING TITLE
Z-01	COVER SHEET
--	GRANTING SITE SURVEY - CHELSEA PIERS
--	GRANTING SITE ZONING CALCULATIONS - CHELSEA PIERS
--	GRANTING SITE SURVEY - PIERS 81 / 83
--	GRANTING SITE ZONING CALCULATIONS - PIERS 81 / 83
--	GRANTING SITE SURVEY - PIER 98
--	GRANTING SITE ZONING CALCULATIONS - PIER 98
--	RECEIVING SITE SURVEY
Z-05	ZONING CALCULATIONS
Z-06	ALTERNATE ZONING CALCULATIONS
Z-07	ZONING LOT SITE PLAN
Z-08	ALTERNATE ZONING LOT SITE PLAN
Z-09	GROUND FLOOR PLAN
Z-10	ALTERNATE GROUND FLOOR PLAN
Z-11	WAIVER PLAN
Z-12	ALTERNATE WAIVER PLAN
Z-13	SECTIONS
Z-14	SECTIONS
Z-15	ALTERNATE SECTIONS
Z-16	ALTERNATE SECTIONS
Z-17	ELEVATION
Z-18	ELEVATION
Z-19	ALTERNATE ELEVATION
Z-20	ALTERNATE ELEVATION
Z-21	NEIGHBORHOOD CONTEXT
Z-22	NEIGHBORHOOD CONTEXT

AREA MAP



FIRM MAP



N

NOTES:

NO.	DATE.	REVISION.
Number:	Date:	Revision:

NOT FOR CONSTRUCTION

Project:
Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

DWG TITLE:
COVER SHEET

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHARLES HILL STATE OF NEW YORK

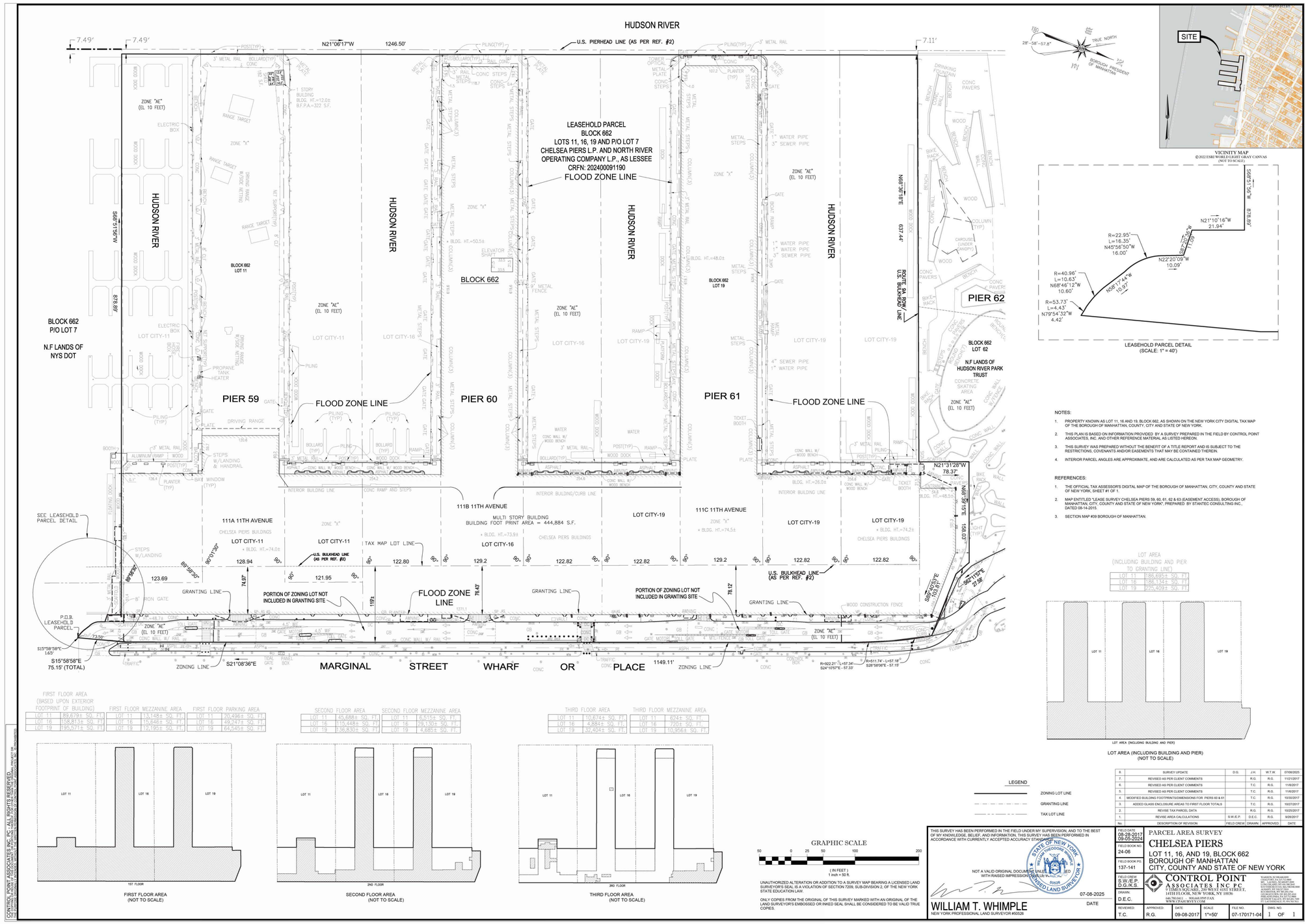
DATE: 07/17/2025

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	158,913± SQ. FT.
LOT 19	195,577± 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	59,130± 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	37,404± SQ. FT.

THIRD FLOOR MEZZANINE AREA

LOT 11	624± SQ. FT.
LOT 16	720± SQ. FT.
LOT 19	10,964± SQ. FT.

FIRST FLOOR AREA
(NOT TO SCALE)

SECOND FLOOR AREA
(NOT TO SCALE)

THIRD FLOOR AREA
(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.

NOT A VALID ORIGINAL DOCUMENT UNLESS IT BEARS AN ORIGINAL OR DIGITALLY APPLIED SEAL AND SIGNATURE OF THE SURVEYOR.

STATE OF NEW YORK · 50626 · LICENSED LAND SURVEYOR

07-08-2025
DATE

WILLIAM T. WHIMPLE
NEW YORK PROFESSIONAL LAND SURVEYOR #50626

REV	DATE	DESCRIPTION
8.		SURVEY UPDATE
7.		REVISED AS PER CLIENT COMMENTS
6.		REVISED AS PER CLIENT COMMENTS
5.		REVISED AS PER CLIENT COMMENTS
4.		MODIFIED BUILDING FOOTPRINTS/DIMENSIONS FOR PIERS 60 & 61
3.		ADDED GLASS ENCLOSURE AREAS TO FIRST FLOOR TOTALS
2.		REVISE TAX PARCEL DATA
1.		REVISE AREA CALCULATIONS

REV	DATE	DESCRIPTION	D.G.	J.H.	W.T.W.	07/08/2025
8.		SURVEY UPDATE		R.G.	R.G.	11/21/2017
7.		REVISED AS PER CLIENT COMMENTS		T.C.	R.G.	11/8/2017
6.		REVISED AS PER CLIENT COMMENTS		T.C.	R.G.	11/6/2017
5.		MODIFIED BUILDING FOOTPRINTS/DIMENSIONS FOR PIERS 60 & 61		T.C.	R.G.	10/30/2017
4.		ADDED GLASS ENCLOSURE AREAS TO FIRST FLOOR TOTALS		T.C.	R.G.	10/27/2017
3.		REVISE TAX PARCEL DATA		R.G.	R.G.	10/25/2017
2.		REVISE AREA CALCULATIONS	S.W./E.P.	D.E.C.	R.G.	9/28/2017
1.		DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

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

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
9 TIMES SQUARE, 200 WEST 41ST STREET, 14TH FLOOR, NEW YORK, NY 10036
(646) 780-0411 · 866.668.0999 FAX · WWW.CPASURVEY.COM

CONTROL POINT ASSOCIATES INC., PC., ALL RIGHTS RESERVED.
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PIERS 59-60-61

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

07/29/25

DOB STAMP ZONE

PLOT PLAN

#2441

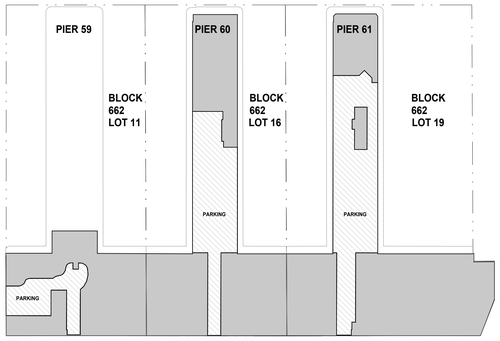
HRPT

CHELSEA PIERS
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

DRAWING #:
Z-101
of
DOB JOB:

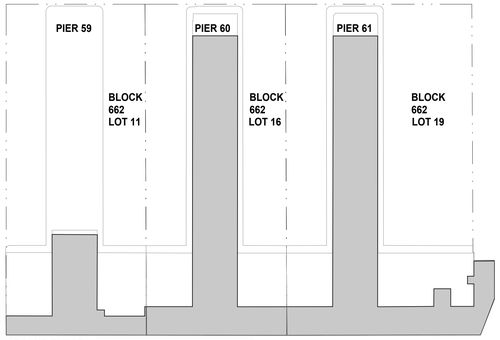


FIRST FLOOR

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

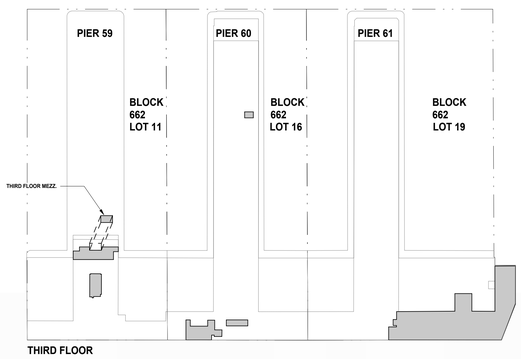
NOTES:
PARKING EXEMPT FROM FAR AS PER 12-10 FLOOR AREA (L)(6)
FLOOR SPACE USED FOR ACCESSORY OFF-STREET PARKING SPACES PROVIDED IN ANY STORY AFTER JUNE 30, 1989: WHICH IS LOCATED MORE THAN 23 FEET ABOVE CURB LEVEL IN ANY OTHER BUILDING; IS CONSIDERED FLOOR AREA.
PARKING AREAS HERE WITHIN ARE LOCATED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



SECOND FLOOR

SECOND FLOOR AREA

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



THIRD FLOOR

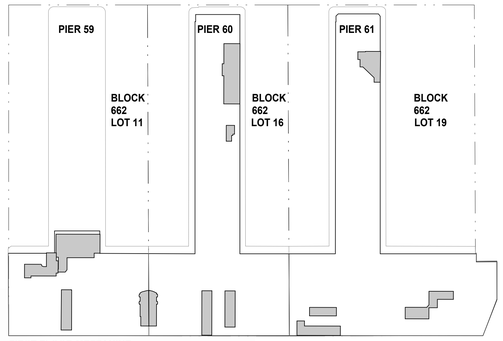
THIRD FLOOR AREA

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

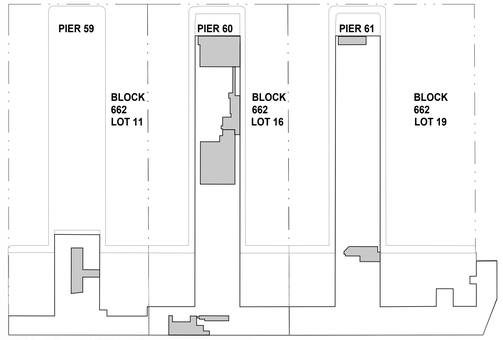
NOTE: AREA NUMBERS ARE BASED ON CONTROL POINT'S SURVEY ISSUED ON 12/20/24.



FIRST FLOOR MEZZANINE

FIRST FLOOR MEZZANINE AREA

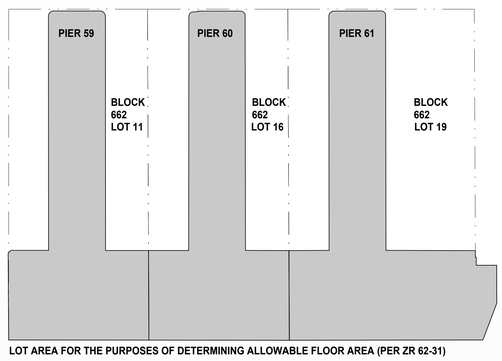
LOT NUMBER	AREA (S.F)
LOT 11	13,148
LOT 16	15,646
LOT 19	12,195



SECOND FLOOR MEZZANINE

SECOND FLOOR MEZZANINE AREA

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



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

LOT 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

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

LOT 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

LOT 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

LOT 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

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

NOTE: PURSUANT TO ZR 89-00 ET. SEQ., C3 AREA WITHIN WHICH A GRANTING SITE MAY BE LOCATED, PROVIDED (A) ZFA TO BE TRANSFERRED TO BOTH RECEIVING SITES C4 AND C5 DOES NOT EXCEED 148,741 SQUARE FEET, AND (B) IF, IN COMBINATION WITH GRANTING SITES C1 AND C2, ZFA TO BE TRANSFERRED DOES NOT EXCEED, CUMULATIVELY, 64,392 SQUARE FEET FOR RECEIVING SITE C4 AND 84,349 SQUARE FEET FOR RECEIVING SITE C5.

Marvel Architects
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145 HUDSON ST. NEW YORK, NY 10013

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

07/29/25

DOB STAMP ZONE

PLOT PLAN
#2441
HRPT

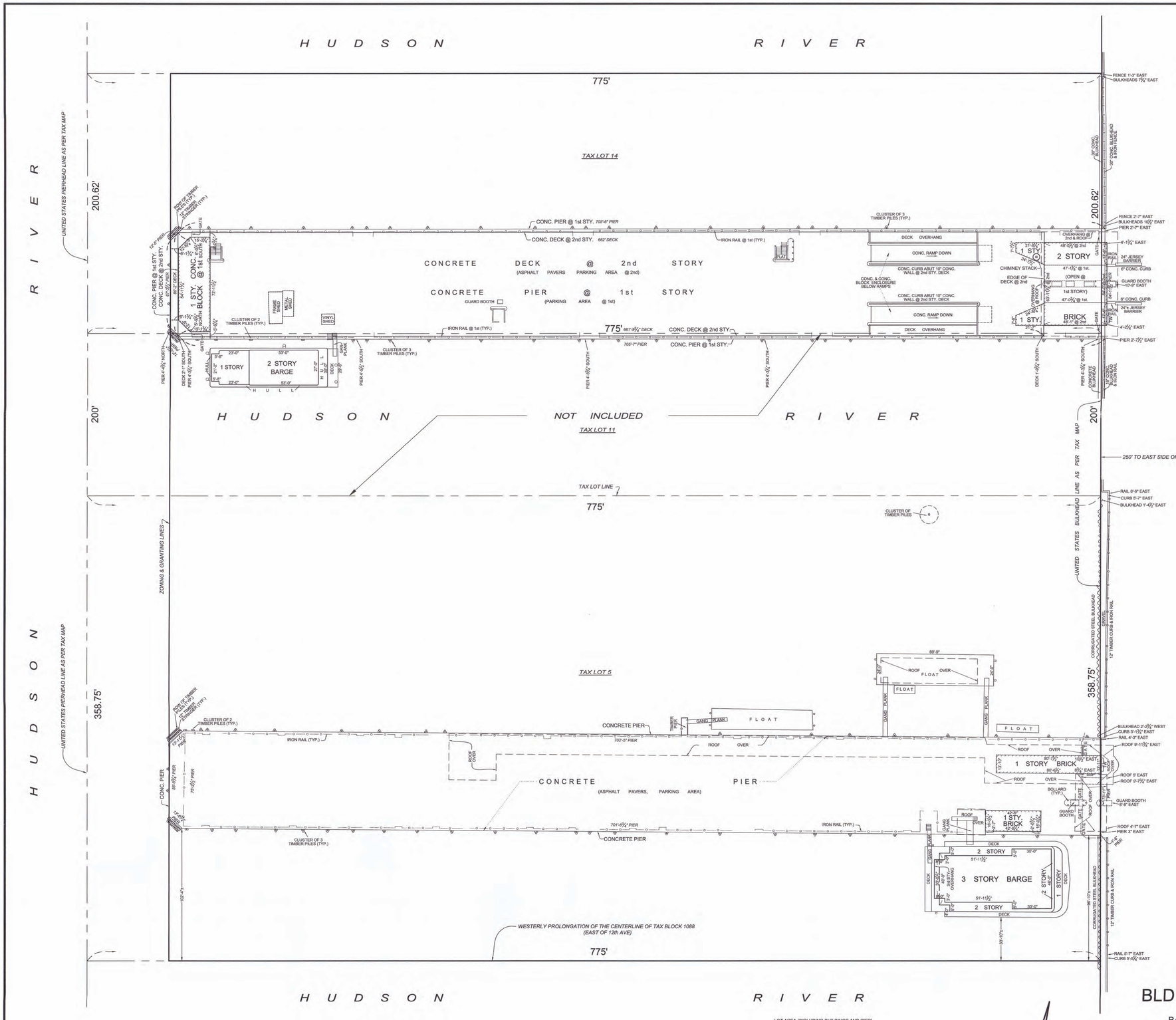
CHELSEA PIERS
NEW YORK, NY

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

LOT 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.

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

PIERS 81 & 83

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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

SCALE: 1"=30'

STATE OF NEW YORK ROBERT CASTILLO 050331 LICENSED LAND SURVEYOR

NOT FOR CONSTRUCTION

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

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

REV	DATE	DESCRIPTION

07/29/25

DOB STAMP ZONE

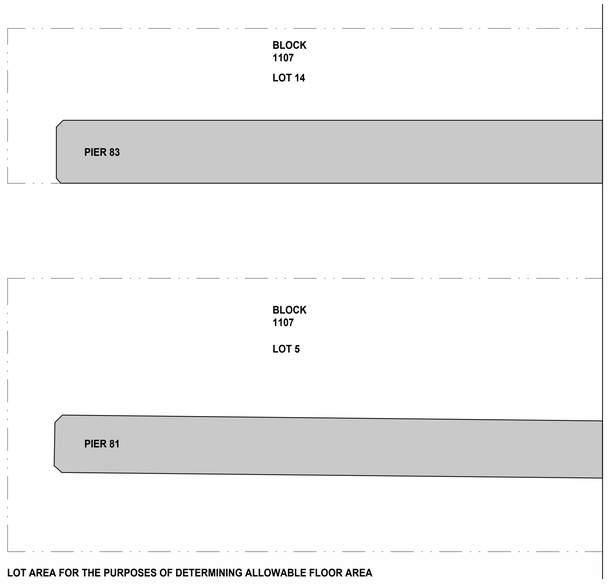
PLOT PLAN
#2441
HRPT

CIRCLE LINE PIER 81 & 83
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

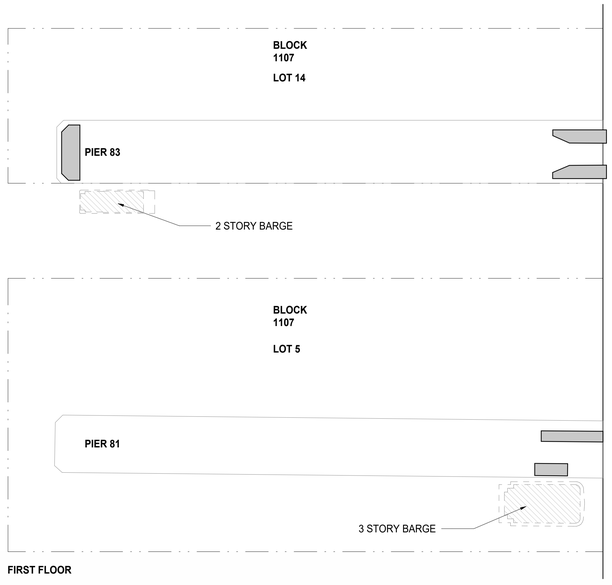
DRAWING #:
Z-105
___ of ___
DOB JOB:



LOT AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA

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

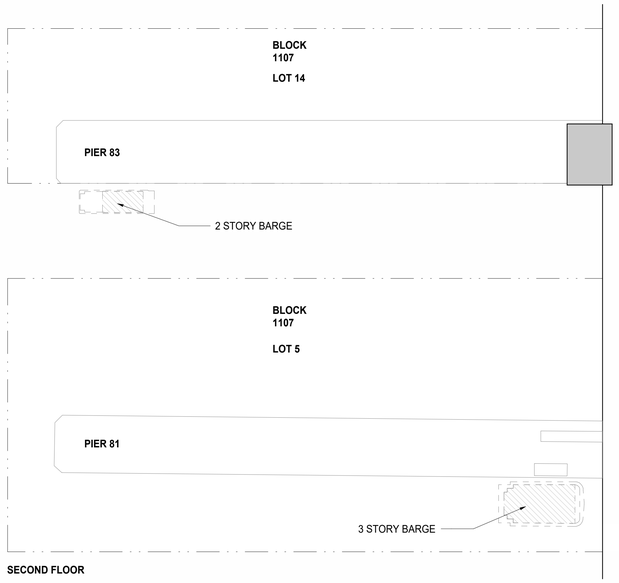
LOT NUMBER	AREA (S.F)
LOT 5	53,420
LOT 14	57,311



FIRST FLOOR

FIRST FLOOR AREA

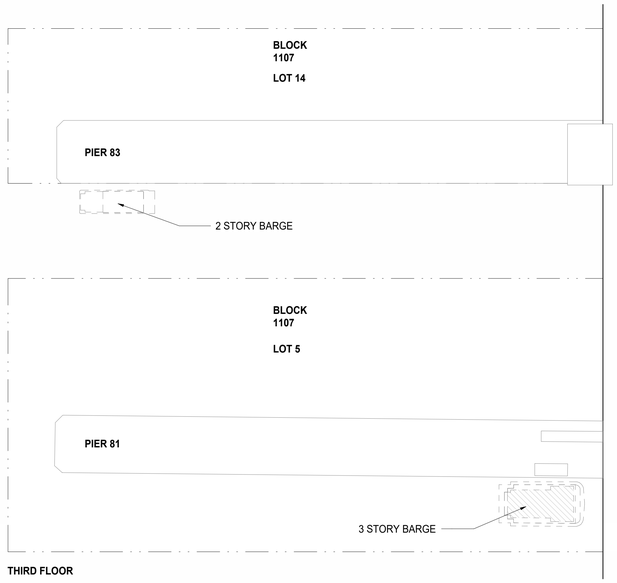
LOT NUMBER	AREA (S.F)
LOT 5	1,789
LOT14	4,002



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

LOT 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

LOT 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., C2 AREA WITHIN WHICH A GRANTING SITE MAY BE LOCATED, PROVIDED (A) ZFA TO BE TRANSFERRED TO BOTH RECEIVING SITES C4 AND C5 DOES NOT EXCEED 148,741 SQUARE FEET, AND (B) IF, IN COMBINATION WITH GRANTING SITES C1 AND C3, ZFA TO BE TRANSFERRED DOES NOT EXCEED, CUMULATIVELY, 64,392 SQUARE FEET FOR RECEIVING SITE C4 AND 84,349 SQUARE FEET FOR RECEIVING SITE C5.

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

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

07/29/25

DOB STAMP ZONE



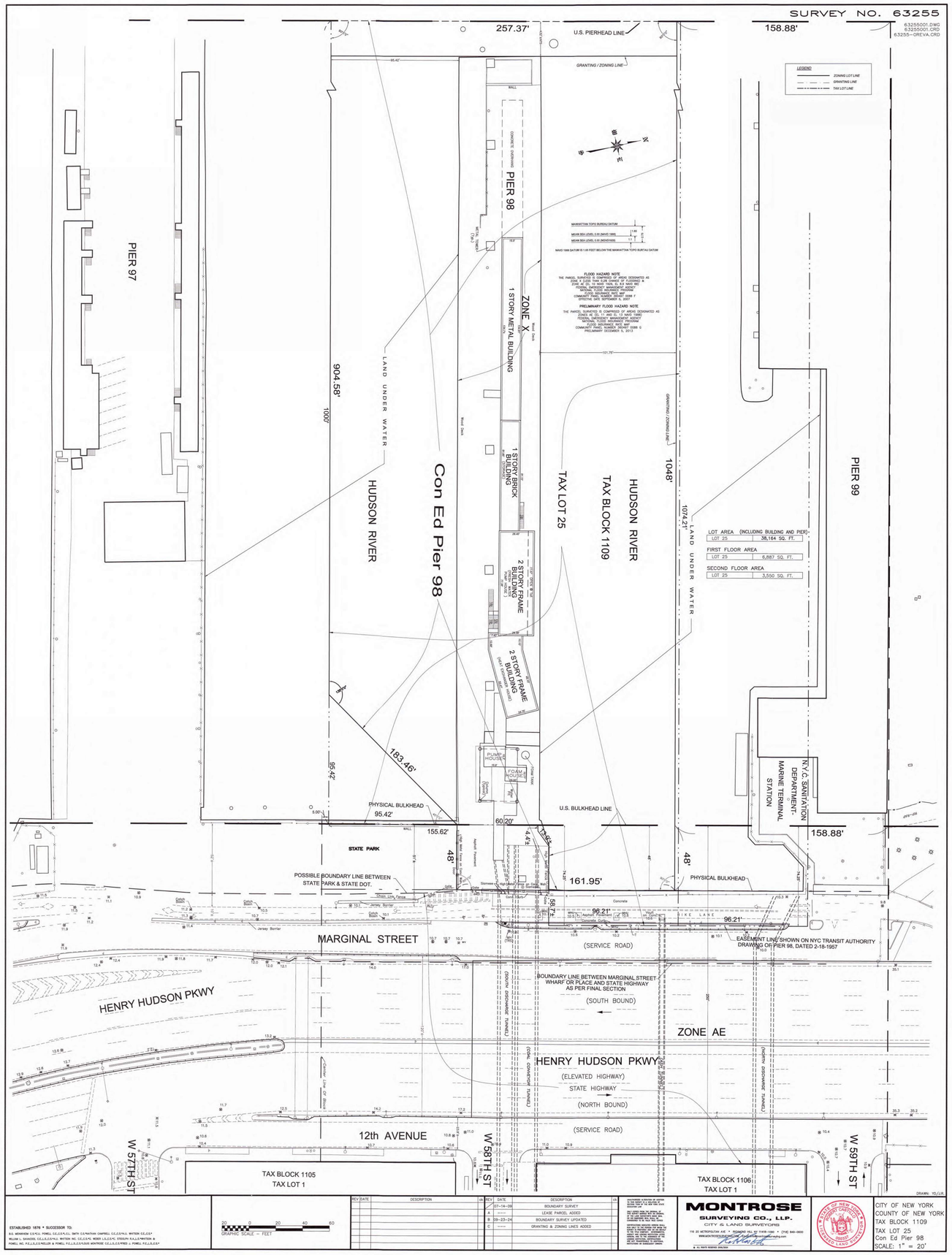
PLOT PLAN
#2441
HRPT

CIRCLE LINE PIER 81 & 83
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

DRAWING #:
Z-106
____ of ____
DOB JOB:



PIER 98

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

07/29/25

DOB STAMP ZONE

PLOT PLAN

#2441

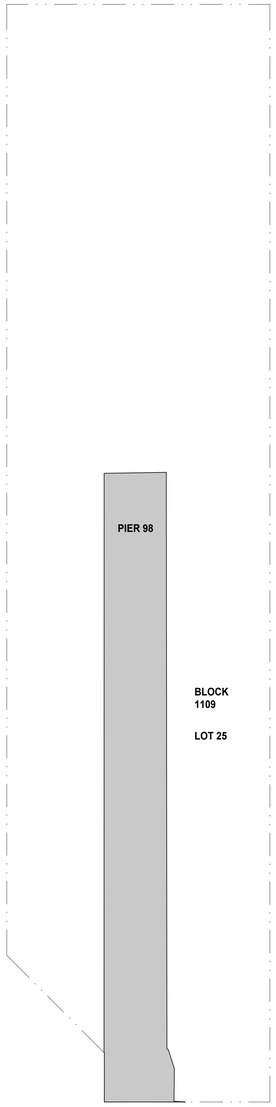
HRPT

CON ED PIER 98
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

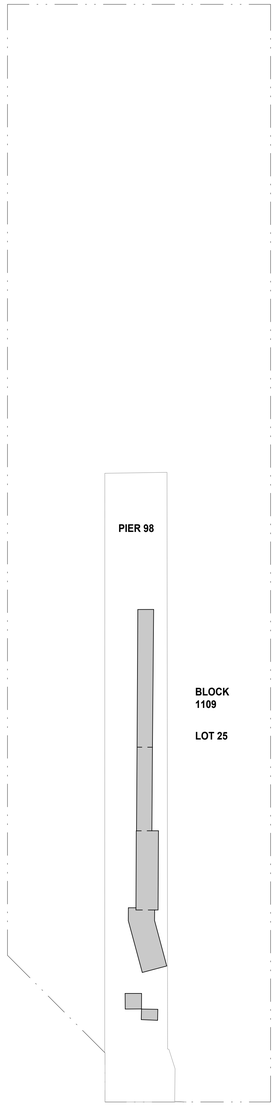
DRAWING #:
Z-103
of ____
DOB JOB:



LOT AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA

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

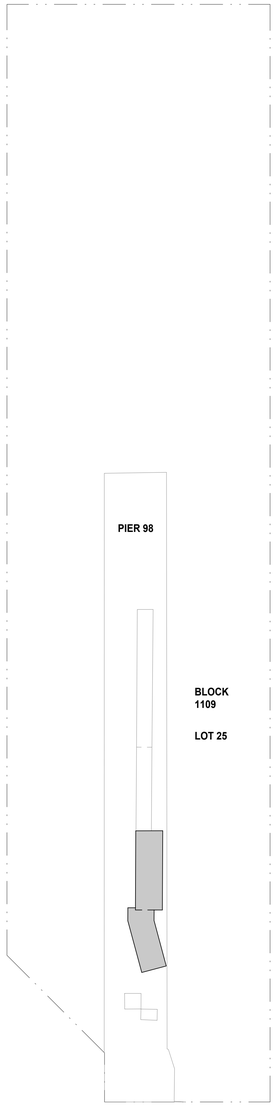
LOT NUMBER	AREA (S.F)
LOT 25	38,164



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., C1 AREA WITHIN WHICH A GRANTING SITE MAY BE LOCATED, PROVIDED (A) ZFA TO BE TRANSFERRED TO BOTH RECEIVING SITES C4 AND C5 DOES NOT EXCEED 65,891 SQUARE FEET, AND (B) IF, IN COMBINATION WITH GRANTING SITES C2 AND C3, ZFA TO BE TRANSFERRED DOES NOT EXCEED, CUMULATIVELY, 64,392 SQUARE FEET FOR RECEIVING SITE C4 AND 84,349 SQUARE FEET FOR RECEIVING SITE C5.

ZONING DISTRICT- M2-3
MAP- 8C
BLOCK- 1109
LOT- 25

LOT 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

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

07/29/25

DOB STAMP ZONE

PLOT PLAN
#2441
HRPT

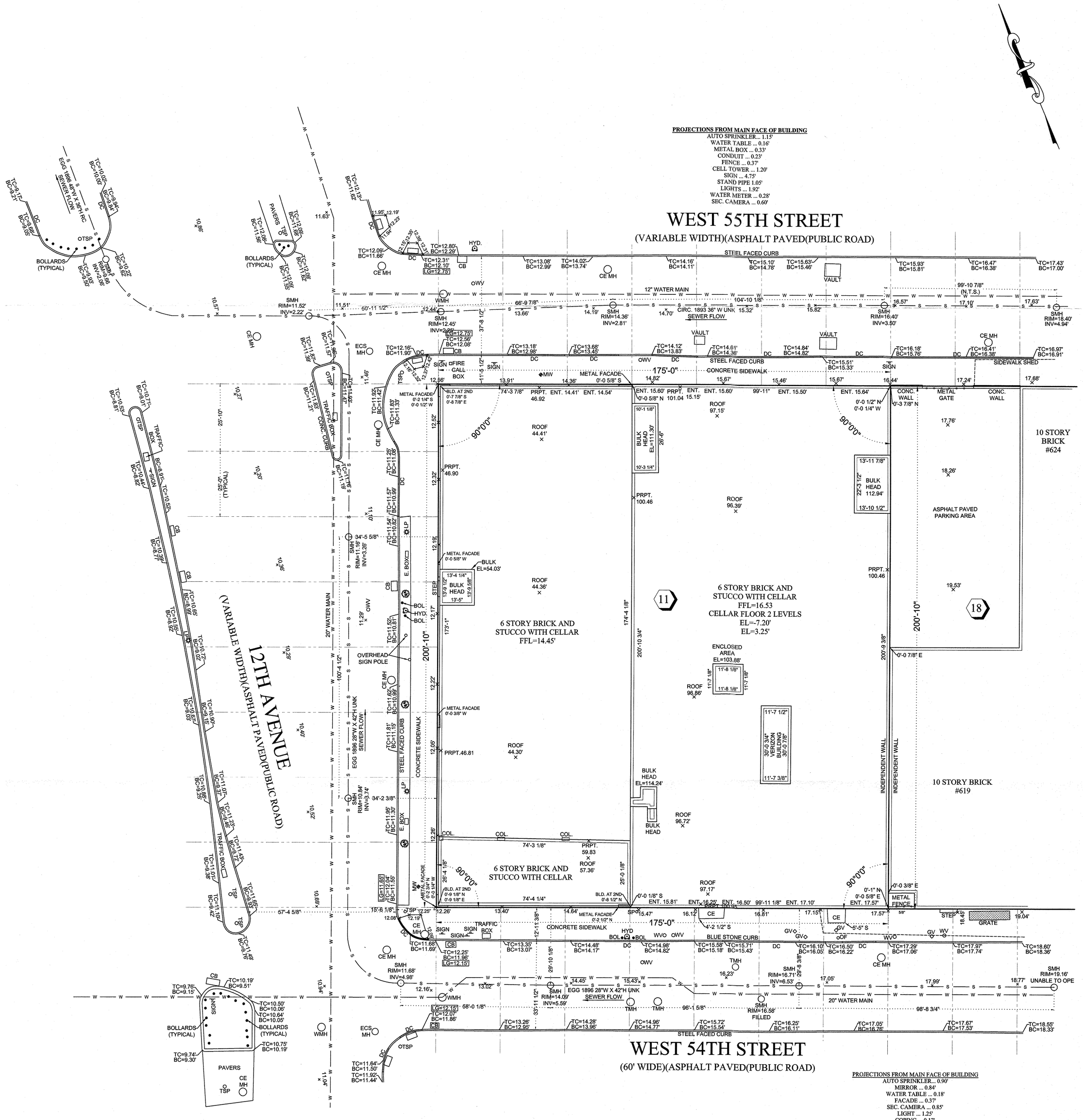
CON ED PIER 98
NEW YORK, NY

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
LICENSED LAND SURVEYOR
WWW.FEHRINGERSURVEYING.COM
2200 JACKSON AVENUE
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

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

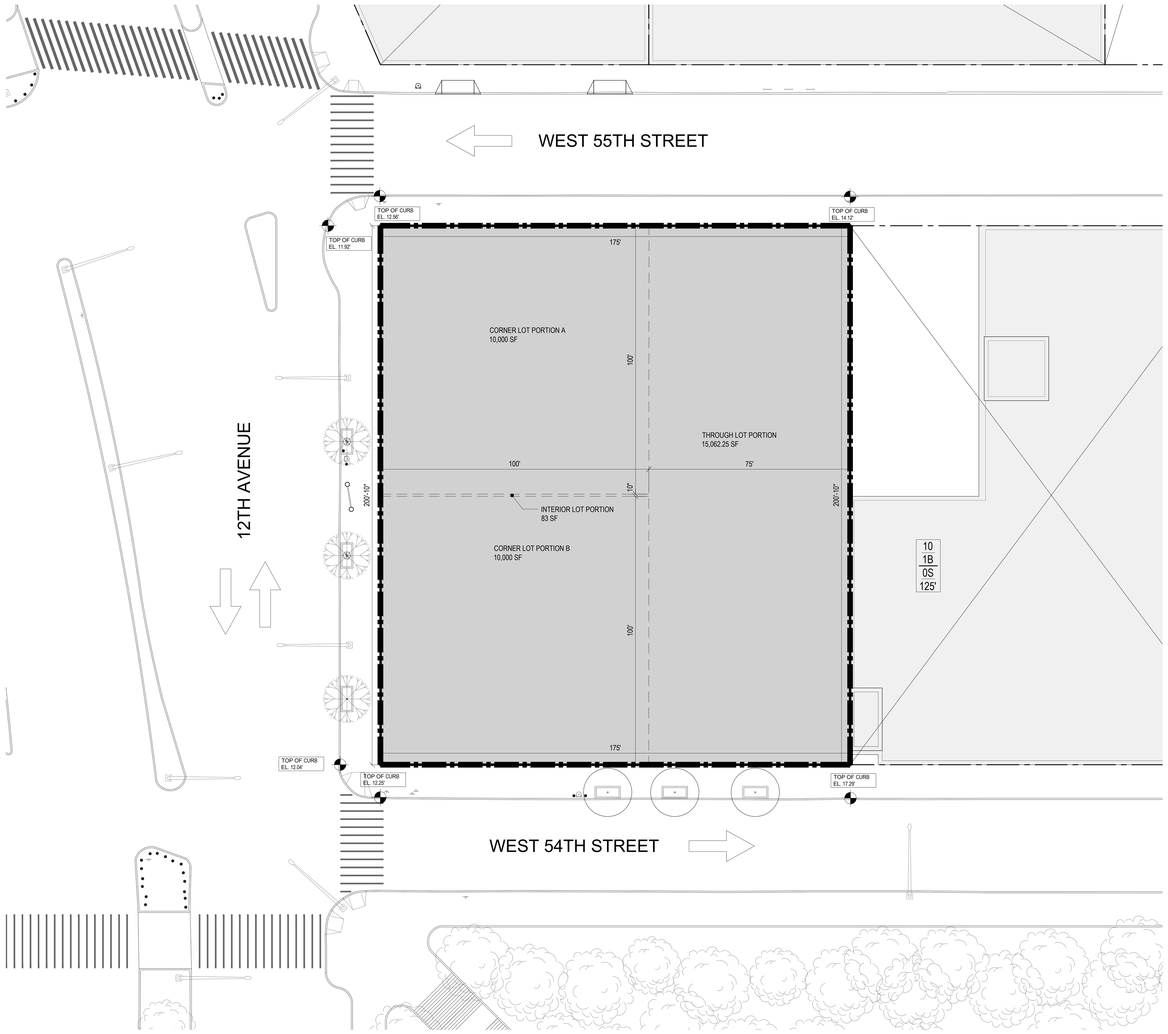
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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



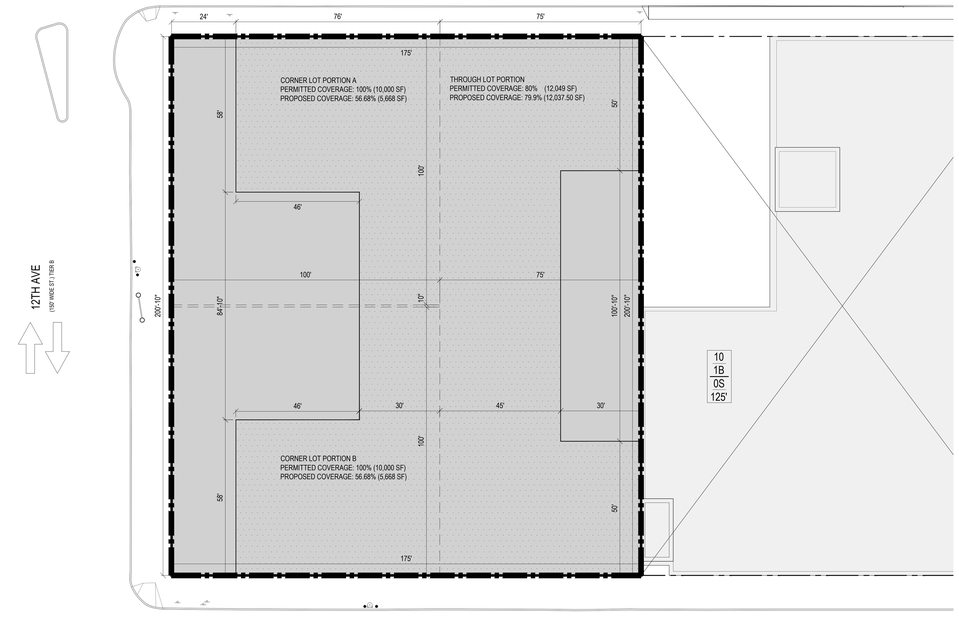
1 BASE PLANE CALCULATION
SCALE: 1/16" = 1'-0"

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
- PROPOSED RESIDENTIAL LOT COVERAGE



2 RESIDENTIAL LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

ZONING ANALYSIS

7/15/2025

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 thru X	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
	Residential Lot Coverage			
ZR 35-24, 23-362	Corner Lot Portion A (%)	10,000.00 x 100%	56.68%	Complies
	Corner Lot Portion A (sf)	10,000.00 SF	5,668.00 SF	
	Corner Lot Portion B (%)	10,000.00 x 100%	56.68%	Complies
	Corner Lot Portion B (sf)	10,000.00 SF	5,668.00 SF	
	Interior Lot Portion (%)	83.00 x 80%	30.12%	Complies
	Interior Lot Portion (sf)	66.40 SF	25.00 SF	
	Through Lot Portion (%)	15,062.25 x 80%	79.92%	Complies
	Through Lot Portion (sf)	12,049.80 SF	12,037.50 SF	
	Yard Regulations			
ZR 33-301, 33-302	Minimum Front Yard Commercial	None	None	Complies
ZR 33-281	Minimum Rear Yard Commercial	None	None	Complies
ZR 33-281	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)	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 23-436(c)	W54th Street (Narrow Street within 100' of Wide Street)	No Requirement	70% 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 23-436(c)	W55th Street (Narrow Street within 100' of Wide Street)	No Requirement	70% 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'	177'	Does not comply; special permit required pursuant to ZR 89-21
	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'	0' -24'	Complies
	Narrow Street: W54th Street	15'	0' - 10'	Does not comply; special permit required pursuant to ZR 89-21
	Narrow Street: W55th Street	15'	0' - 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
ZR 35-641(b), 23-435, 23-441(b)	Minimum Coverage: 30% of zoning lot	35,145.25 x 30% = 10,543.6 SF	37.5% (13,187.25 SF)	Complies
	Streetscape			
	Frontage			
ZR 32-301, 32-322	All street frontages are alternate Tier B street frontage			
ZR 32-322(b)(2)	**Blank Wall**	At least 70% of surface area of blank walls shall be mitigated.	At least 70% of surface area of blank walls shall be mitigated.	Complies
ZR 32-322(b)(1)	**Parking Wrap and Location**	Parking wrap required	N/A - No accessory off-street parking facilities proposed	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): Total Required for Use Group II (Residential):	1 per 2 units 617 unit / 2 = 308.5 309 Spaces	309 Spaces	Complies Complies
	Total Bicycle Parking Spaces Required	317 Spaces	317 Spaces	Complies
	Street Trees			
ZR 26-41	Street Trees Required : 12th Avenue (200.83 FT) W 54th Street (175 FT) W 55th Street (175 FT) Existing Trees to Remain Trees Off Site Street Tree Total	1 tree per 25' of zoning lot street frontage 8 Trees 7 Trees 7 Trees 3 Trees 22 Trees	Proposed Street Trees: 0 Trees 3 Trees 0 Trees 3 Trees 16 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

NO.	DATE.	REVISION.
Number:	Date:	Revision:

Project:
Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

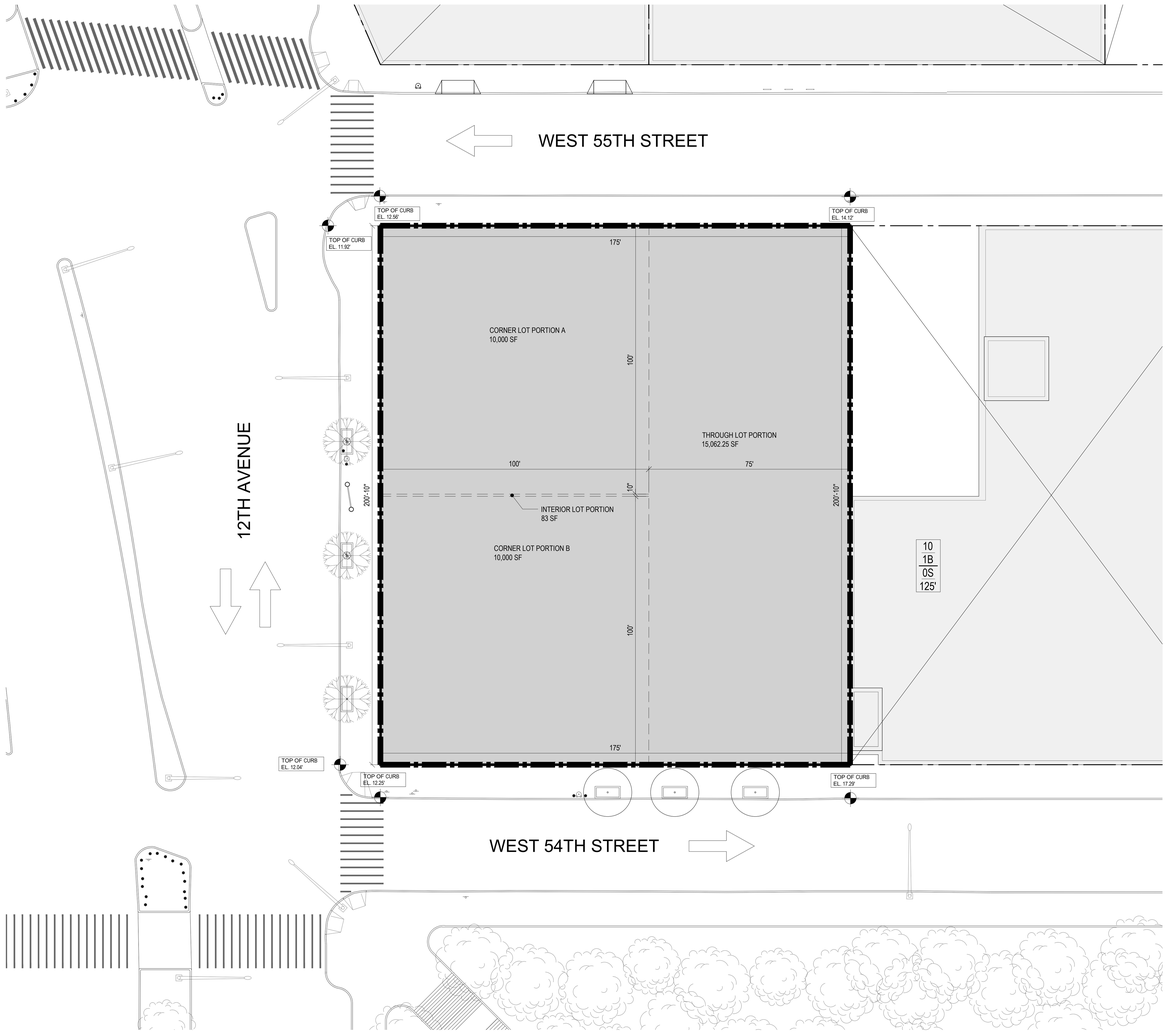
DWG TITLE:
ZONING CALCULATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT — JAMES E. HILL — 030851 — STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-05
DWG NO.



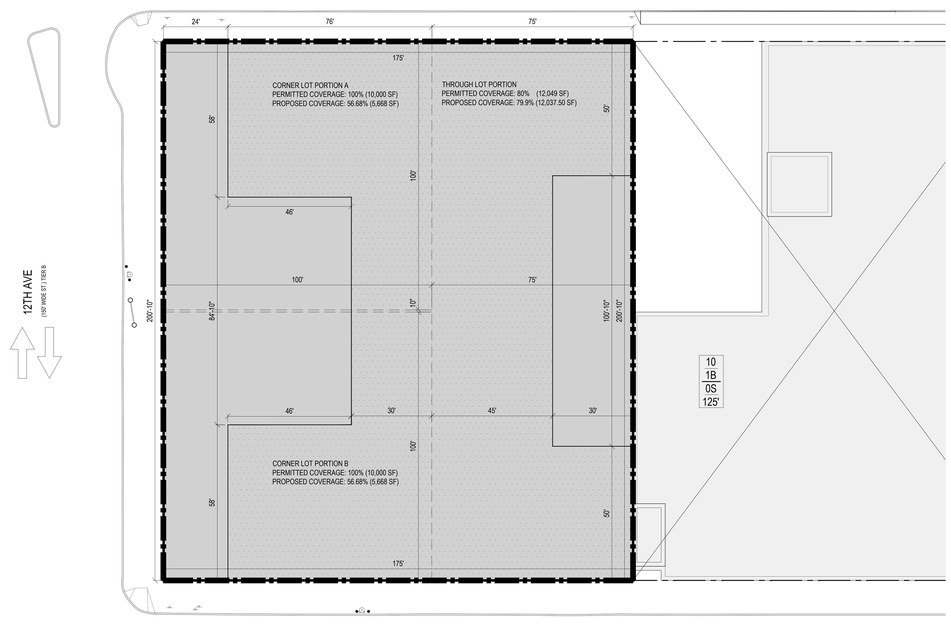
1 BASE PLANE CALCULATION
SCALE: 1/16" = 1'-0"

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
- PROPOSED RESIDENTIAL LOT COVERAGE



2 RESIDENTIAL LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

ALTERNATE ZONING ANALYSIS

8/1/2025

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 thru X	Use Groups II, VI (Auto Dealer)	Complies
	FAR			
ZR 33-122	Base Commercial	10.00		
	Commercial with Floor Area Transfer	12.00	0.64	Complies
ZR 23-22, 89-21	Base Residential	12.00		
	Residential with Floor Area Transfer	14.40	13.76	Special permit required pursuant to ZR 89-21
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	22,602.00	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	483,489.60	Special permit required pursuant to ZR 89-21
ZR 89-21	Floor Area Transferred from granting sites (sf)	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
	Residential Lot Coverage			
ZR 35-24, 23-362	Corner Lot Portion A (%)	10,000.00 x 100%	56.68%	Complies
	Corner Lot Portion A (sf)	10,000.00 SF	5,668.00 SF	
	Corner Lot Portion B (%)	10,000.00 x 100%	56.68%	Complies
	Corner Lot Portion B (sf)	10,000.00 SF	5,668.00 SF	
	Interior Lot Portion (%)	83.00 x 80%	30.12%	Complies
	Interior Lot Portion (sf)	66.40 SF	25.00 SF	
	Through Lot Portion (%)	15,062.25 x 80%	79.92%	Complies
	Through Lot Portion (sf)	12,049.80 SF	12,037.50 SF	
	Yard Regulations			
ZR 33-301, 33-302	Minimum Front Yard Commercial	None	None	Complies
ZR 33-281	Minimum Rear Yard Commercial	None	None	Complies
ZR 33-281	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)	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 23-436(c)	W54th Street (Narrow Street within 100' of Wide Street)	No Requirement	70% 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 23-436(c)	W55th Street (Narrow Street within 100' of Wide Street)	No Requirement	70% 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'	20'	Does not comply; special permit required pursuant to ZR 89-21
	W54th Street	60'	20'	Does not comply; special permit required pursuant to ZR 89-21
	W55th Street	60'	20'	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'	177'	Does not comply; special permit required pursuant to ZR 89-21
	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'	0' - 24'	Complies
	Narrow Street: W54th Street	15'	0' - 10'	Does not comply; special permit required pursuant to ZR 89-21
	Narrow Street: W55th Street	15'	0' - 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
ZR 35-641(b), 23-435, 23-441(b)	Minimum Coverage: 30% of zoning lot	35,145.25 x 30% = 10,543.6 SF	37.5% (13,187.25 SF)	Complies
	Streetscape			
	Frontage			
ZR 32-301, 32-322	All street frontages are alternate Tier B street frontage			
ZR 32-322(b)(2)	**Blank Wall**	At least 70% of surface area of blank walls shall be mitigated.	At least 70% of surface area of blank walls shall be mitigated.	Complies
ZR 32-322(b)(1)	**Parking Wrap and Location**	Parking wrap required	N/A - No accessory off-street parking facilities proposed	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: 22,602 SF	Next 15,000 SF: 1 Berth		
		Next 60,000 SF: 1 Berth		
	Use Group VI (Automobile Dealer) Total:	None Required	2 Berths Provided	
	Use Group II (Residential):	None Required		
		Total: 0 Berths Required	Total: 2 Berths Provided	Complies
	Bicycle Parking			
ZR 36-711	Use Group VI (Automobile Dealer):	1 per 10,000 sf 22,602 sf / 10,000 = 2.2		
	Total Required for Use Group VI (Automobile Dealer):	2 Spaces	0 Spaces	Complies. Waived per ZR 36-711(d)
	Use Group II (Residential):	1 per 2 units 707 unit / 2 = 308.5		Complies
	Total Required for Use Group II (Residential):	353 Spaces	353 Spaces	Complies
	Total Bicycle Parking Spaces Required	353 Spaces	353 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	22,602.00 SF	0.64 FAR
Use Group II - Residential	483,490 SF	13.76 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

NO.	DATE:	REVISION:
Number:	Date:	Revision:

Project:
Twelfth Avenue Site
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

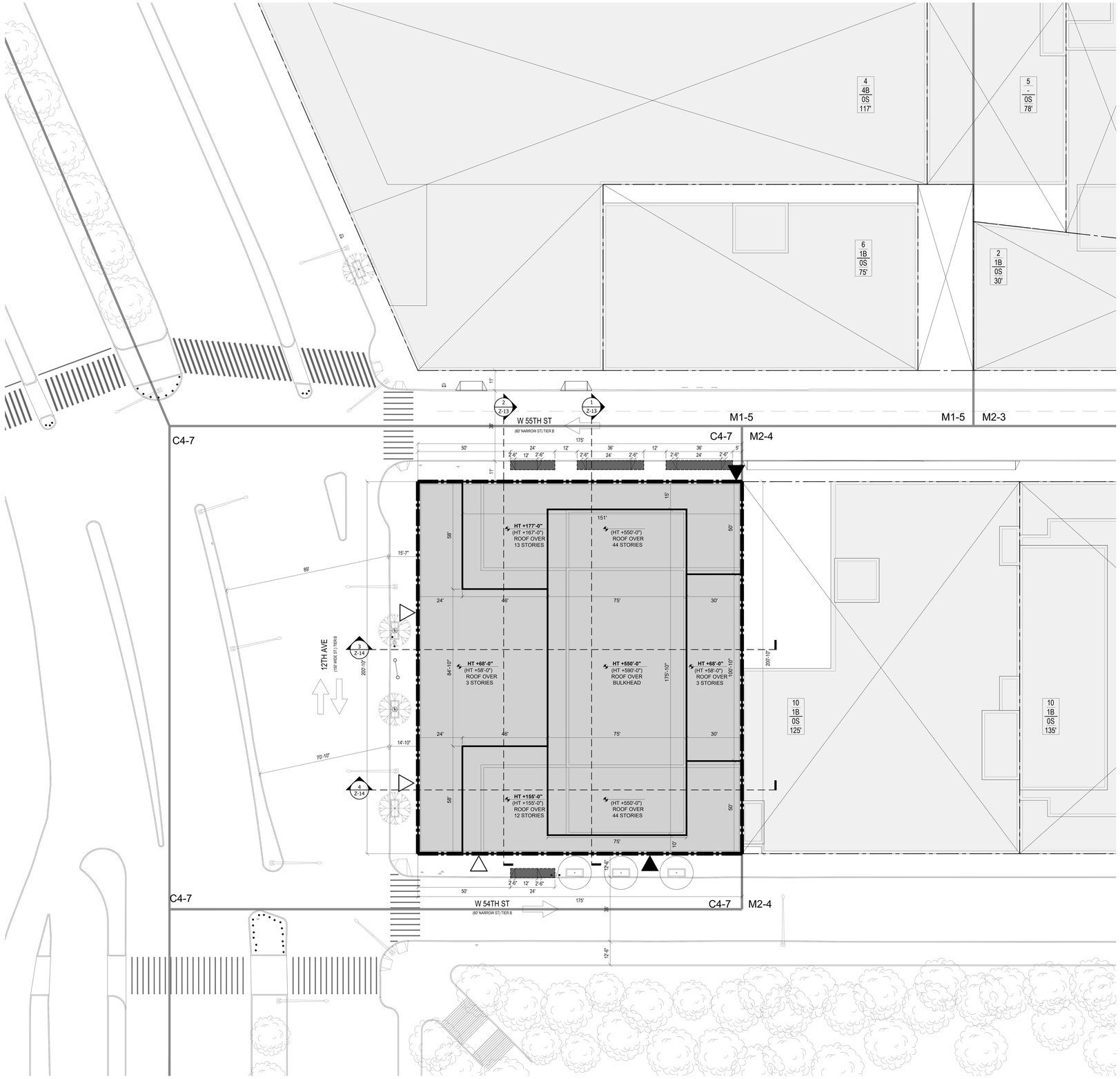
Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DOB STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE ZONING CALCULATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED
Z-06
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
- PROPOSED CURB CUT ZONE

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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Project:
Twelfth Avenue Site
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

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

DOB STAMPS & SIGNATURES:

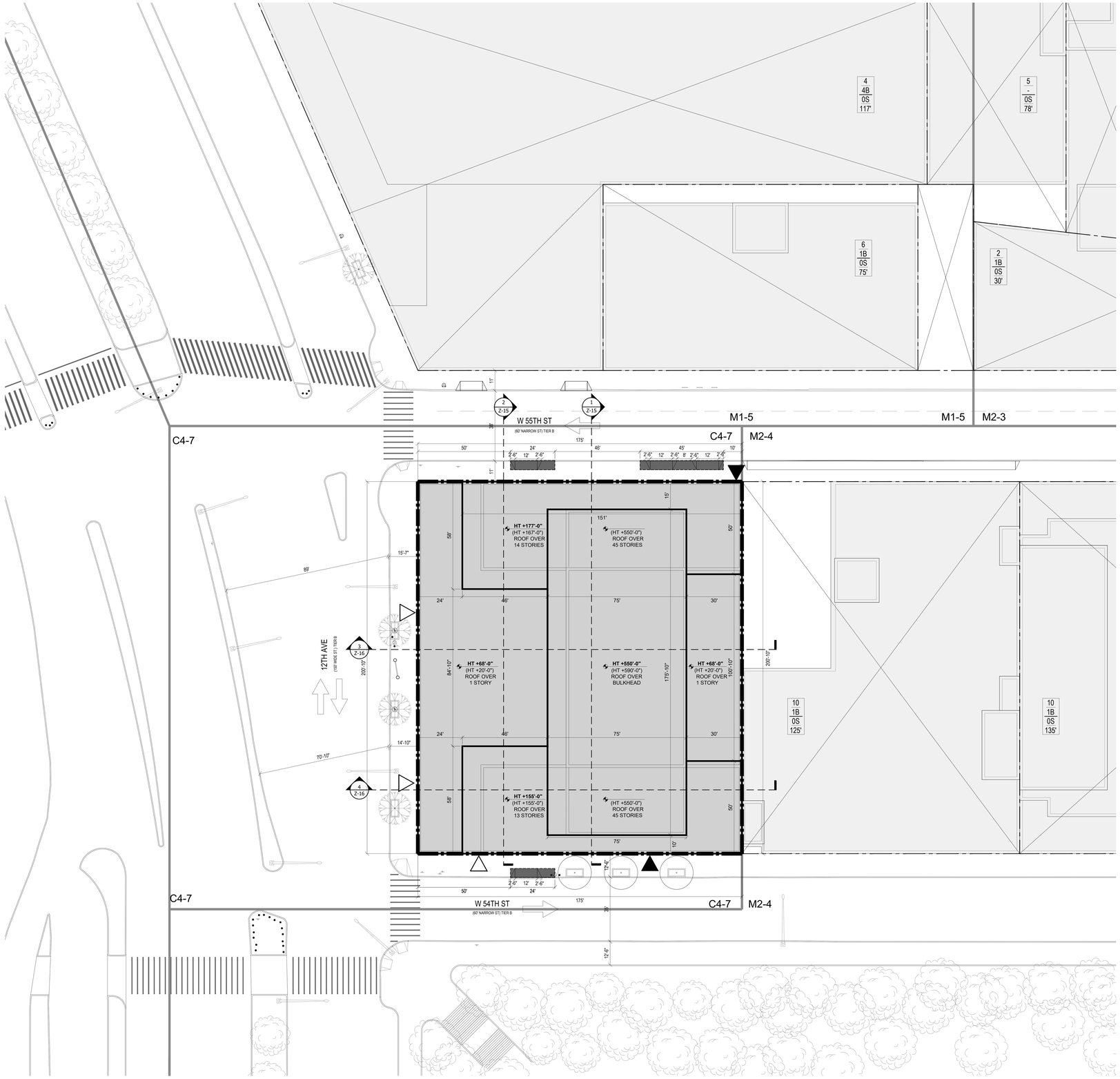
DWG TITLE:
ZONING LOT SITE PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT
GREG CHARLES WEST
STATE OF NEW YORK
No. 22867

DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-07

DWG NO.



1 ALTERNATE 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
- PROPOSED CURB CUT ZONE

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Number:	Date:	Revison:

Project:
Twelfth Avenue Site
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

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

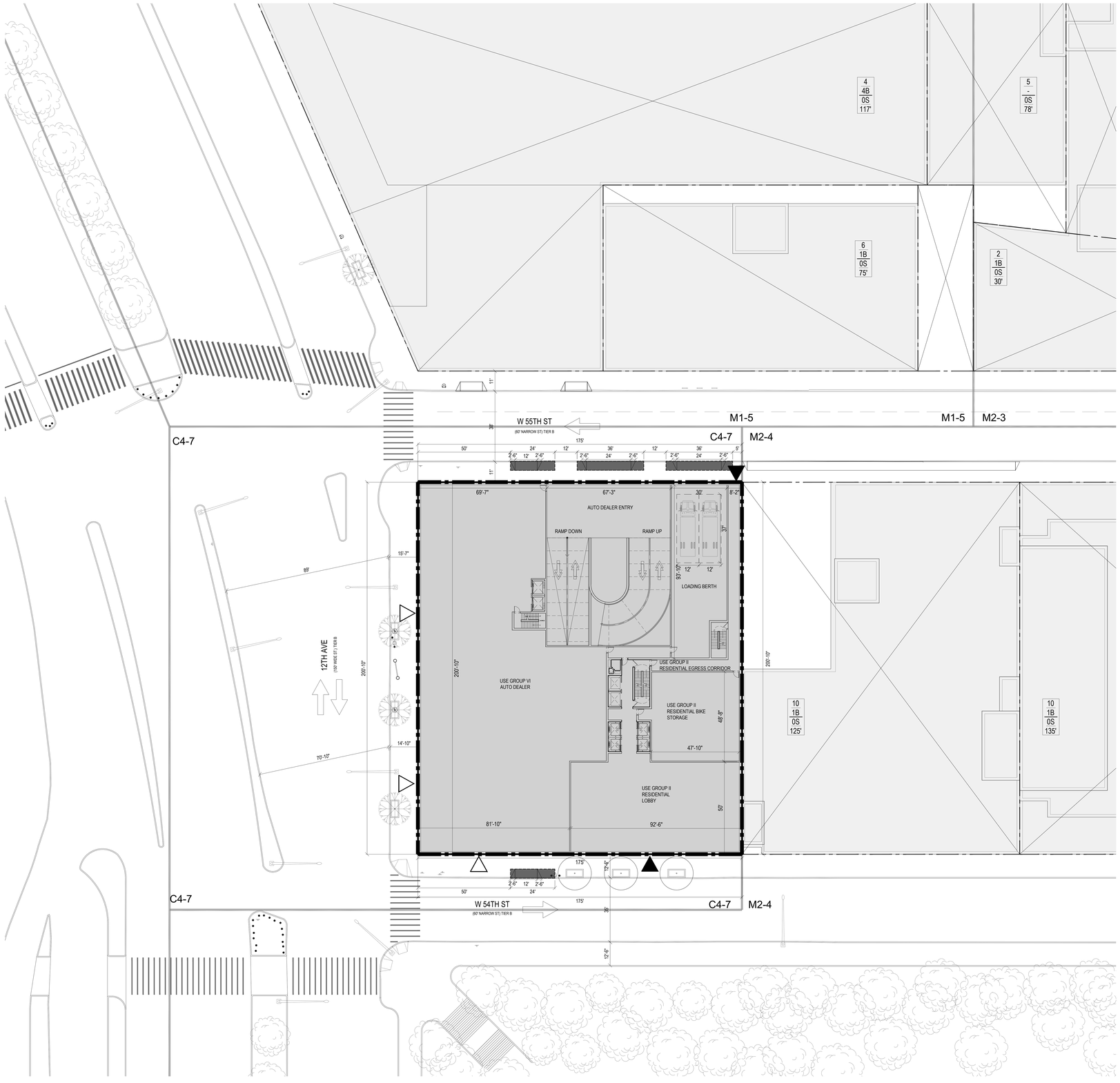
DOB STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE ZONING LOT SITE PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT JEFF CHARLES HILL 027477 STATE OF NEW YORK

DATE: 07/17/2020
PROJECT #: 22P49
SCALE: AS NOTED

Z-08
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" / HT +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
- PROPOSED CURB CUT ZONE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

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NO.	DATE.	REVISION.
Number:	Date:	Revison:

Project:
Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

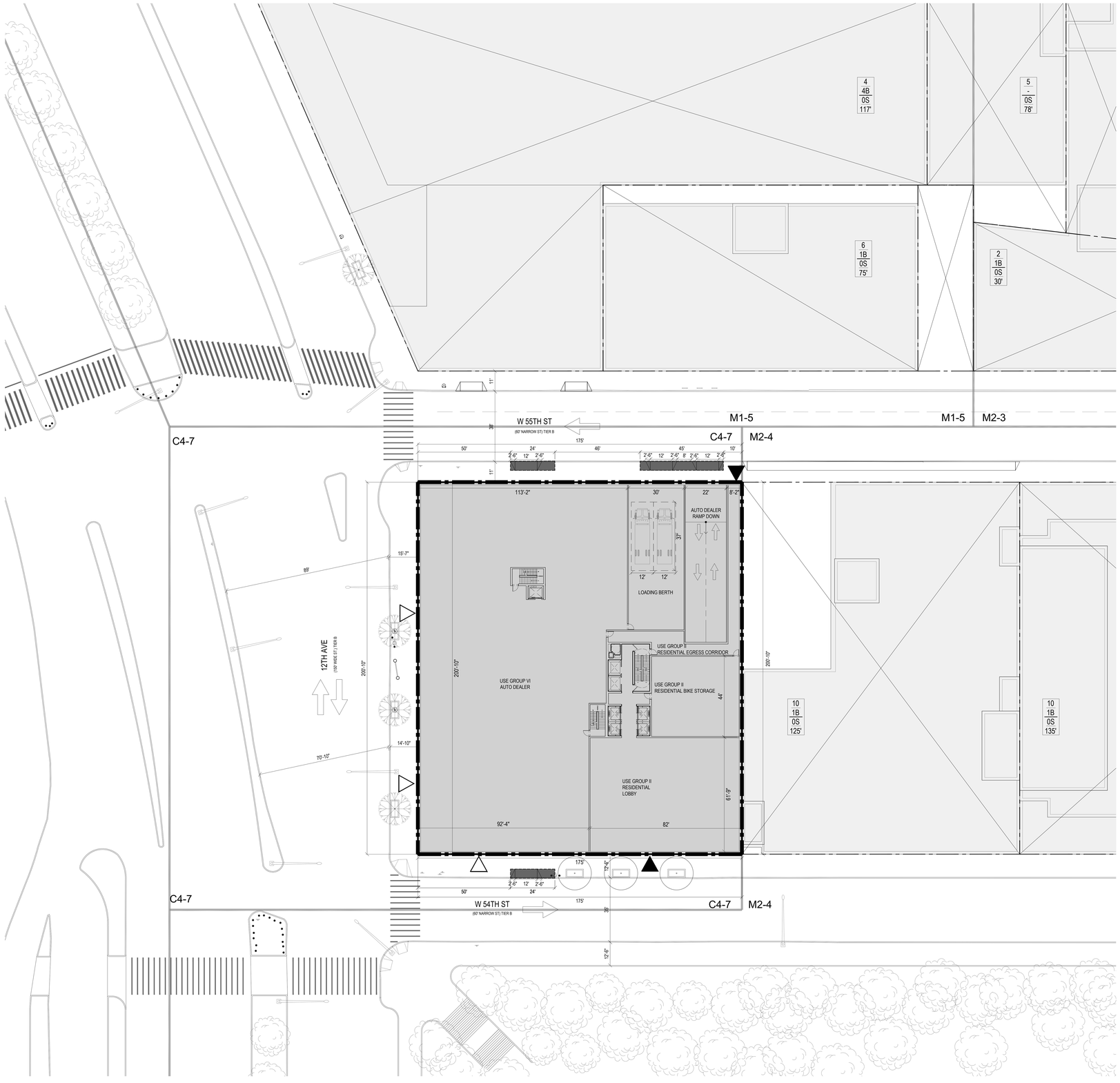
DWG TITLE:
GROUND FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT — CHARLES HILL — 029861 — STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-09
DWG NO.



1 ALTERNATE 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'-0" (HT +546'-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
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- FIRE HYDRANT
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- OVERHEAD SIGN POLE
- BOLLARD
- LANDSCAPE ELEMENT
- CURB CUT
- PROPOSED CURB CUT ZONE

NOTE:

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N

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NO.	DATE.	REVISION.
Number:	Date:	Revision:

Project:
Twelfth Avenue Site
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

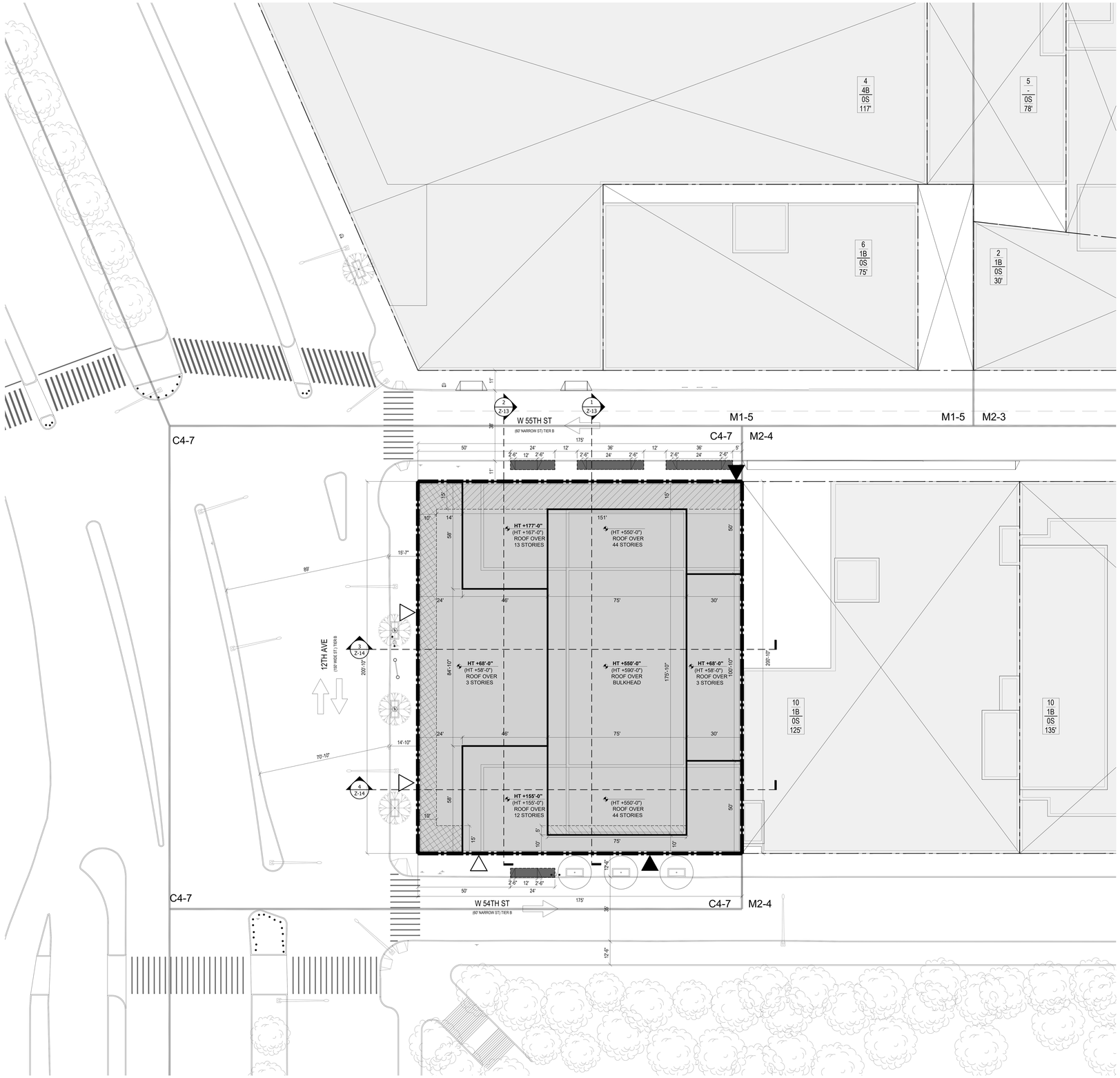
DOB STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE GROUND FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-10
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
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- COMMERCIAL ACCESS POINT
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- PROPOSED BUILDING FOOTPRINT
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- STREET LAMP
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- FIRE HYDRANT
- STREET SIGN
- OVERHEAD SIGN POLE
- BOLLARD
- LANDSCAPE ELEMENT
- CURB CUT
- PROPOSED CURB CUT ZONE
- MINIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- MAXIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- SETBACK WAIVER ZR 35-632, ZR 23-433

NOTES:

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N

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NO.	DATE.	REVISION.
Number:	Date:	Revision:

Project:
Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

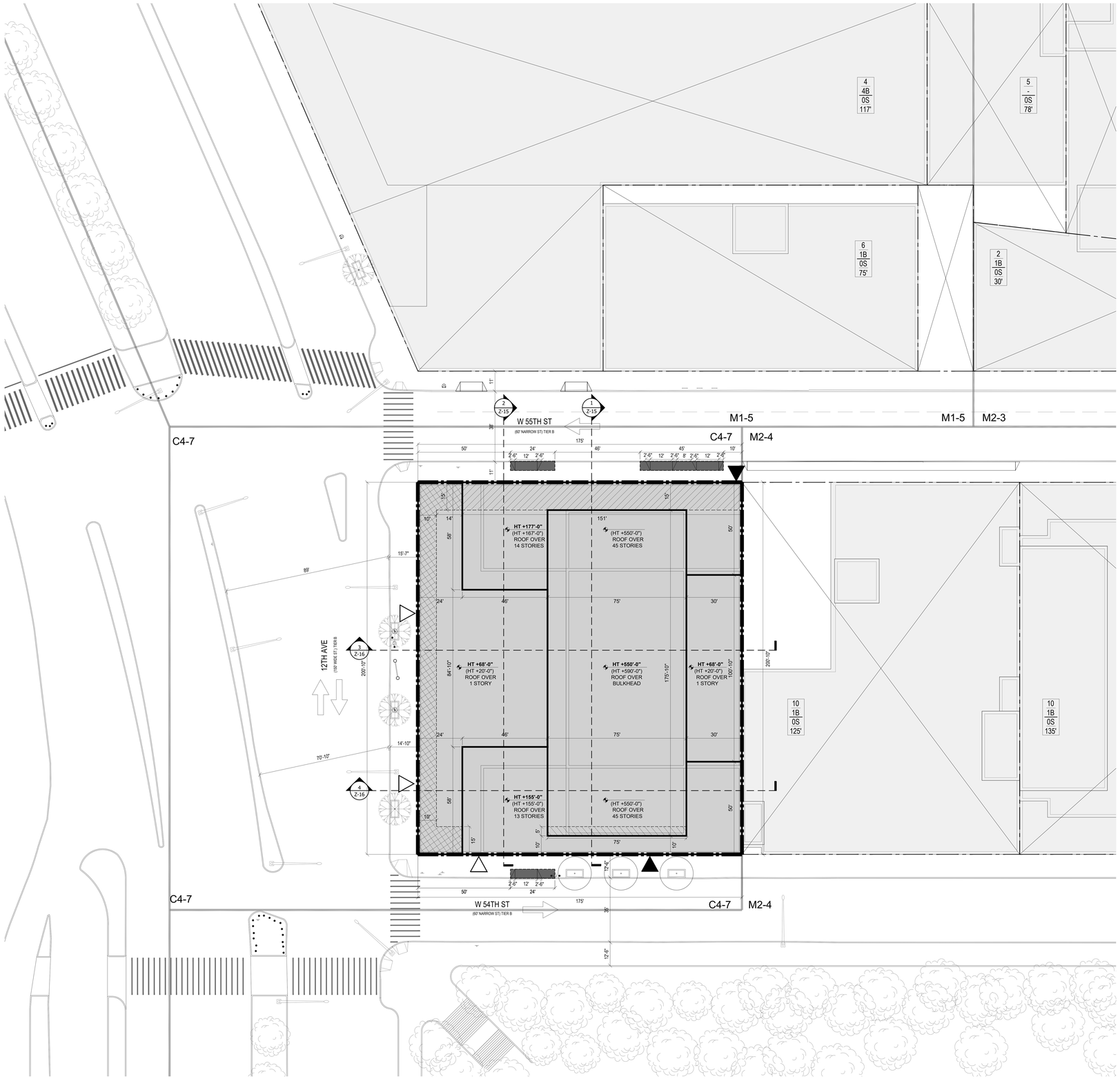
DWG TITLE:
WAIVER PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 022861
STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-11

DWG NO.



1 ALTERNATE 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 / 458' — # STORIES / 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
- PROPOSED CURB CUT ZONE
- MINIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- MAXIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- SETBACK WAIVER ZR 35-632, ZR 23-433

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N

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NO.	DATE.	REVISION.
Number:	Date:	Revision:

Project:
Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

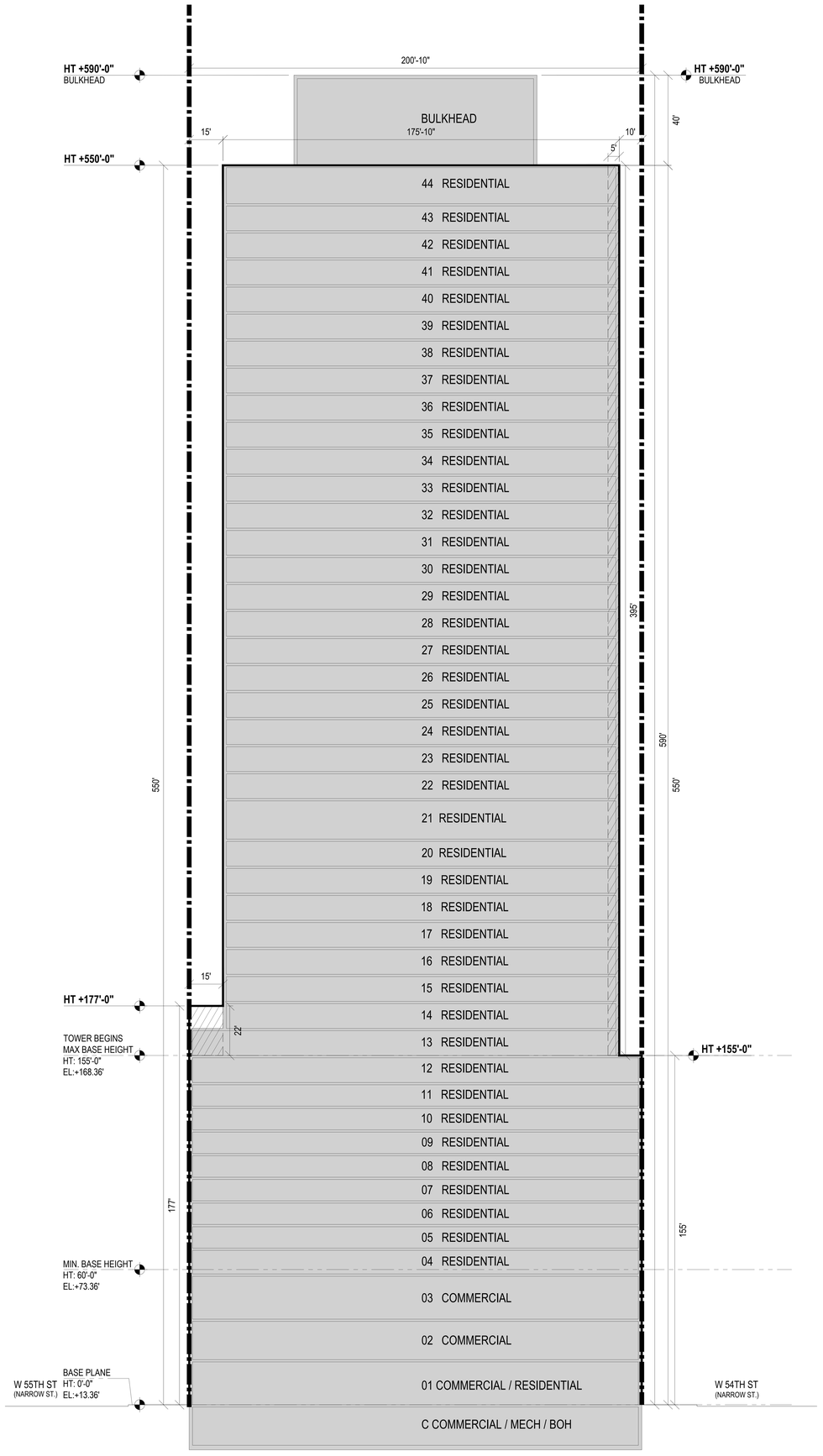
DWG TITLE:
ALTERNATE WAIVER PLAN

SEAL & SIGNATURE:

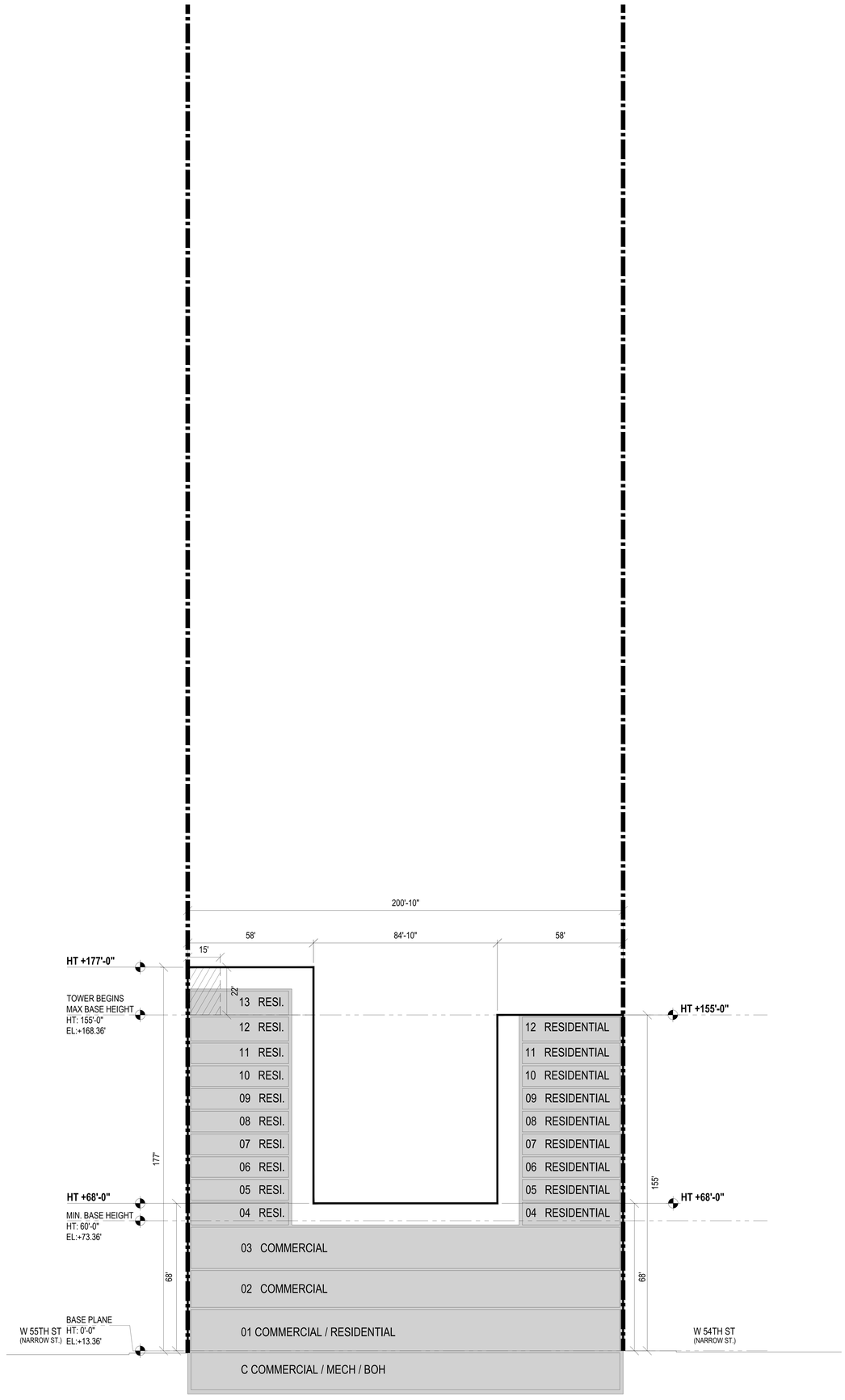
REGISTERED ARCHITECT — JOSEPH CHARLES HILL — 026961 — STATE OF NEW YORK

DATE: 07/17/2020
PROJECT #: 22P49
SCALE: AS NOTED

Z-12
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
- MAXIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
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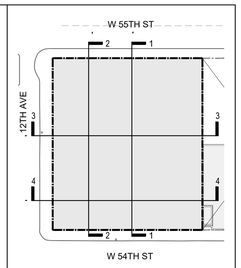
8. FOR ANY PORTION OF THE GROUND FLOOR LEVEL STREET WALL THAT DOES NOT ALIGN WITH THE LOT LINE BOUNDARY AND THAT CONTAINS NO TRANSPARENT ELEMENTS SHALL BE TREATED WITH A DECORATIVE ELEMENT OR MATERIAL IN THE FORM OF (A) VARIED SURFACE TEXTURE AND/OR MATERIALS, (B) MURALS OR OTHER VISUAL ARTWORK, AND/OR (C) LIVING PLANT MATERIALS, TO A MINIMUM HEIGHT OF 15 FEET.

N



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO.	DATE:	REVISION:
Number:	Date:	Revison:

Project:
Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

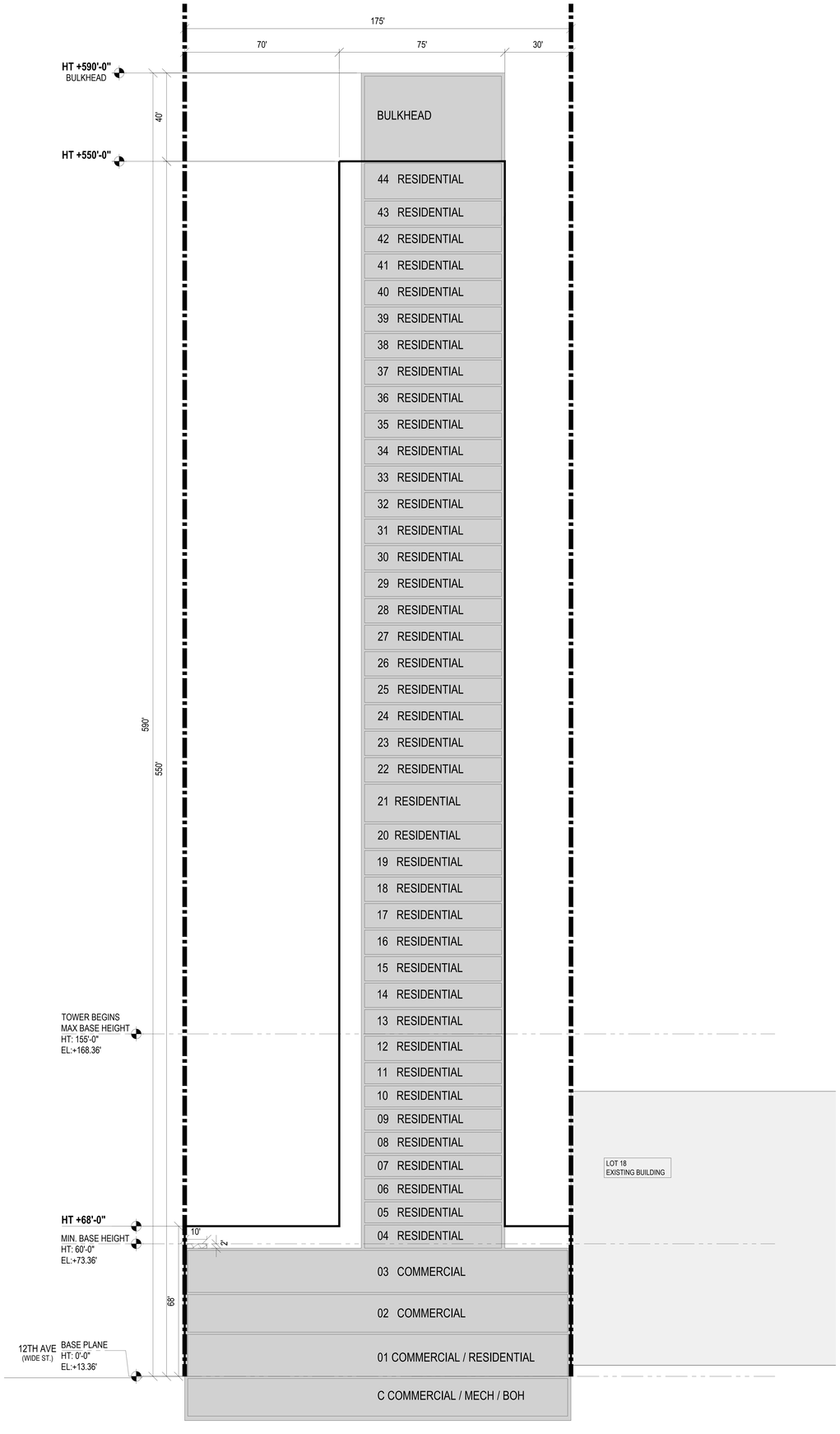
DWG TITLE:
WAIVER SECTION

SEAL & SIGNATURE:

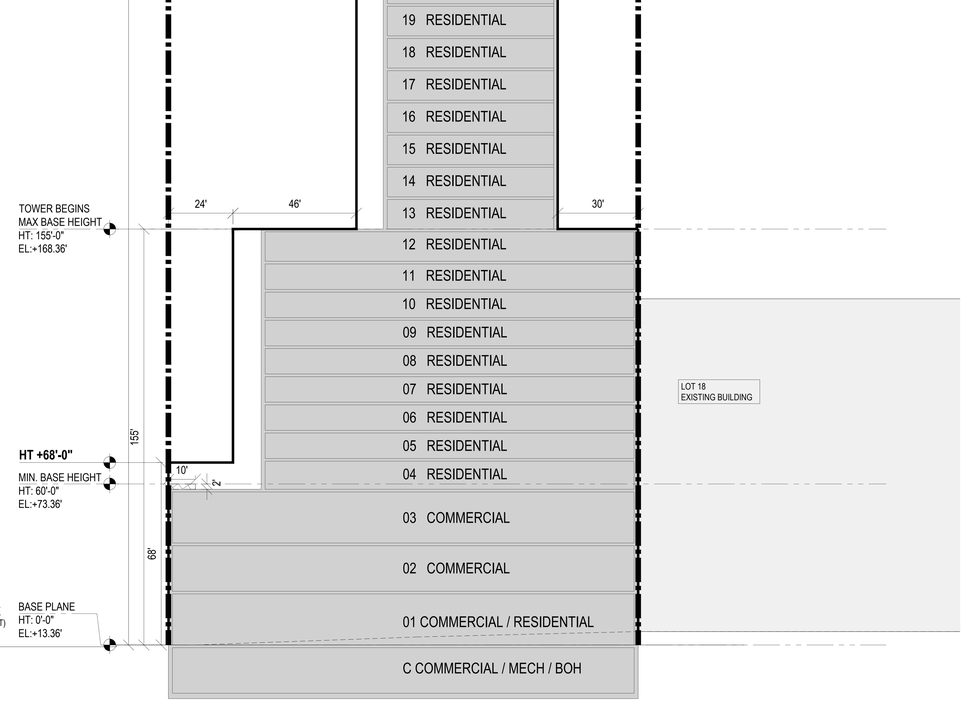
REGISTERED ARCHITECT
JOHN CHARLES WEST
No. 026 461
STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-13
DWG NO.



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



4 WAVER 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
- MAXIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- SETBACK WAIVER ZR 35-632, 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.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
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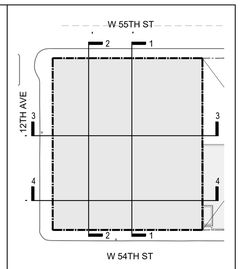

KEY PLAN

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Project:
Twelfth Avenue Site
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

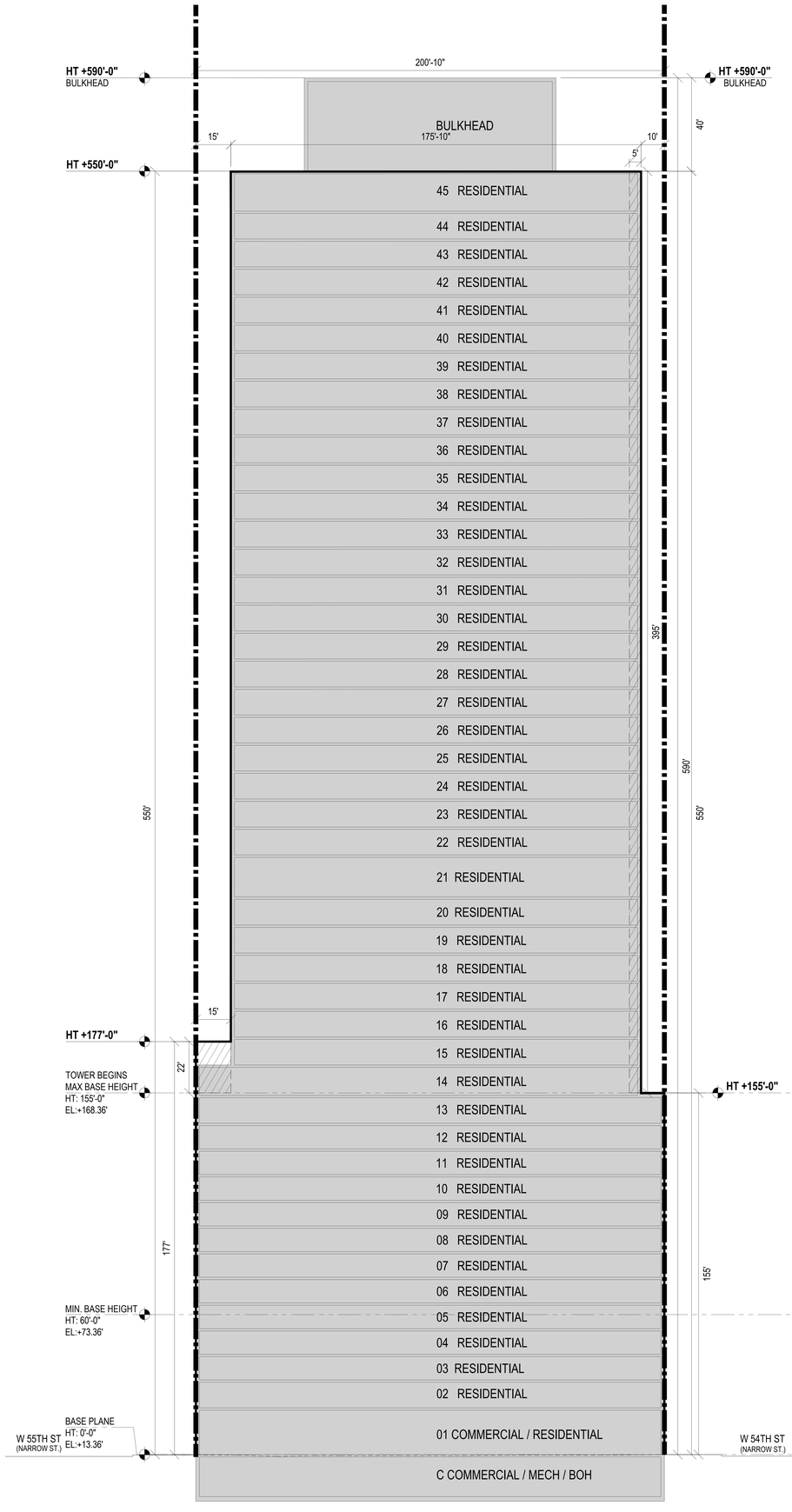
DOB STAMPS & SIGNATURES:

DWG TITLE:
WAIVER SECTION

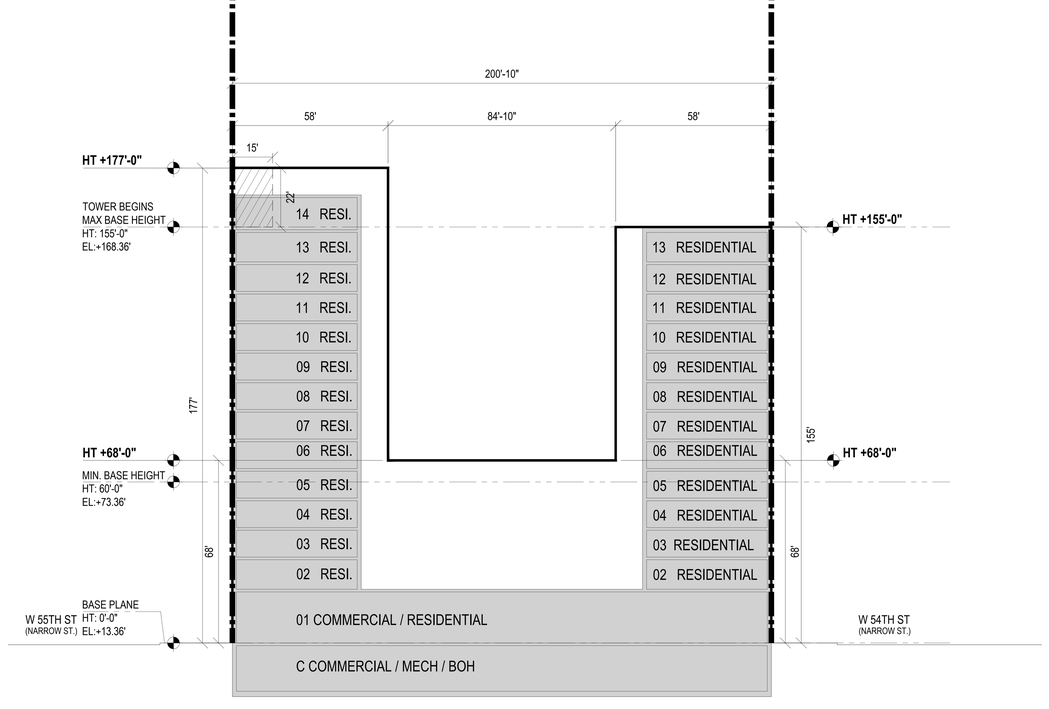
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES G. HILL 026901 STATE OF NEW YORK

DATE: 07/17/2026
PROJECT #: 22P49
SCALE: AS NOTED

Z-14
DWG NO.



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



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

0' 5' 10' 30' 60'

LEGEND:

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

NOTES:

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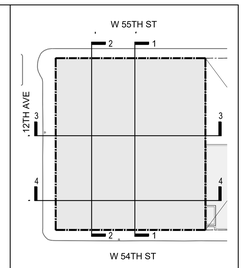

KEY PLAN

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NO.	DATE.	REVISION.
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Project:

Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

DWG TITLE:

ALTERNATE WAIVER SECTION

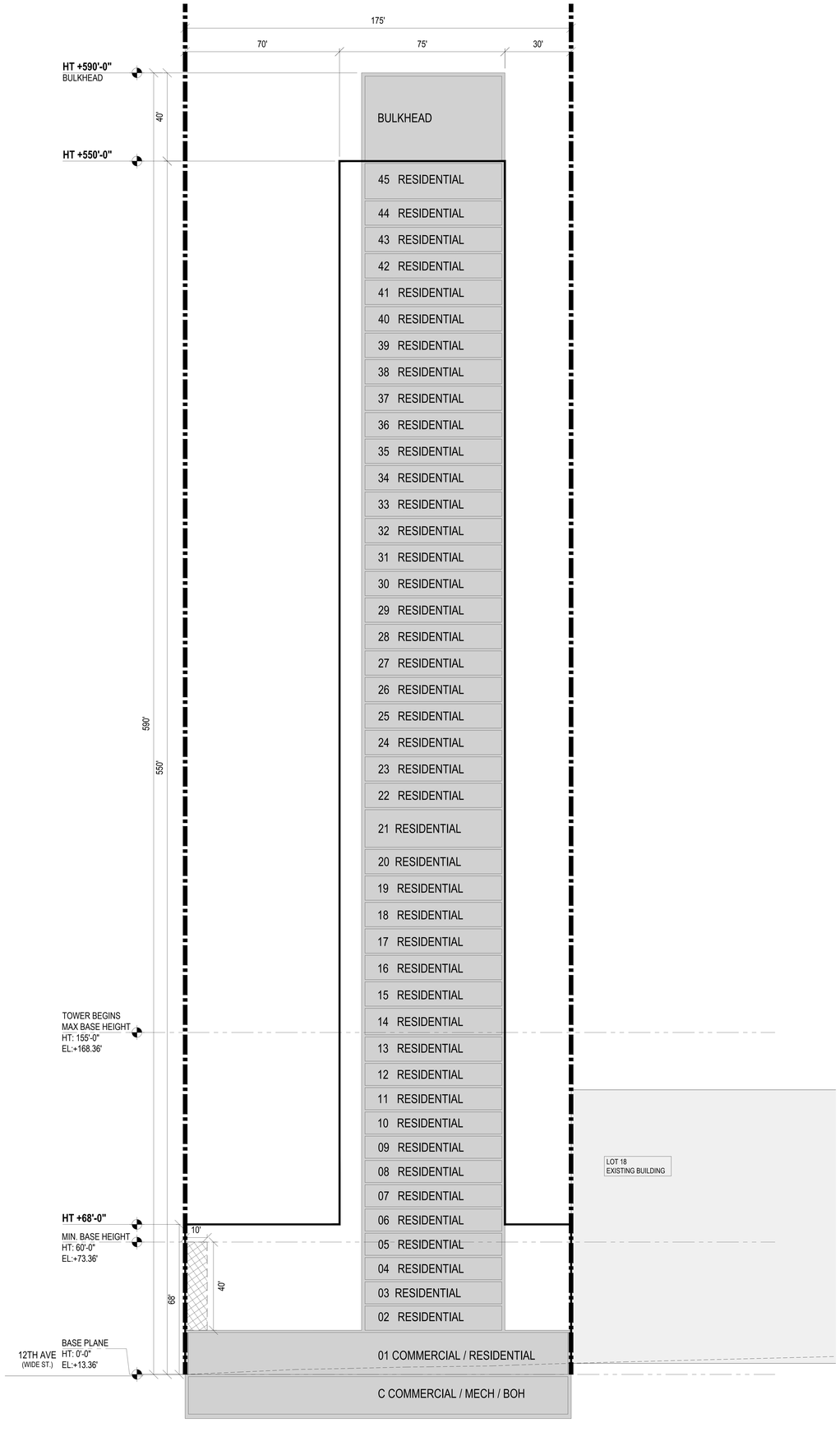
SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHARLES HILL
037801
STATE OF NEW YORK

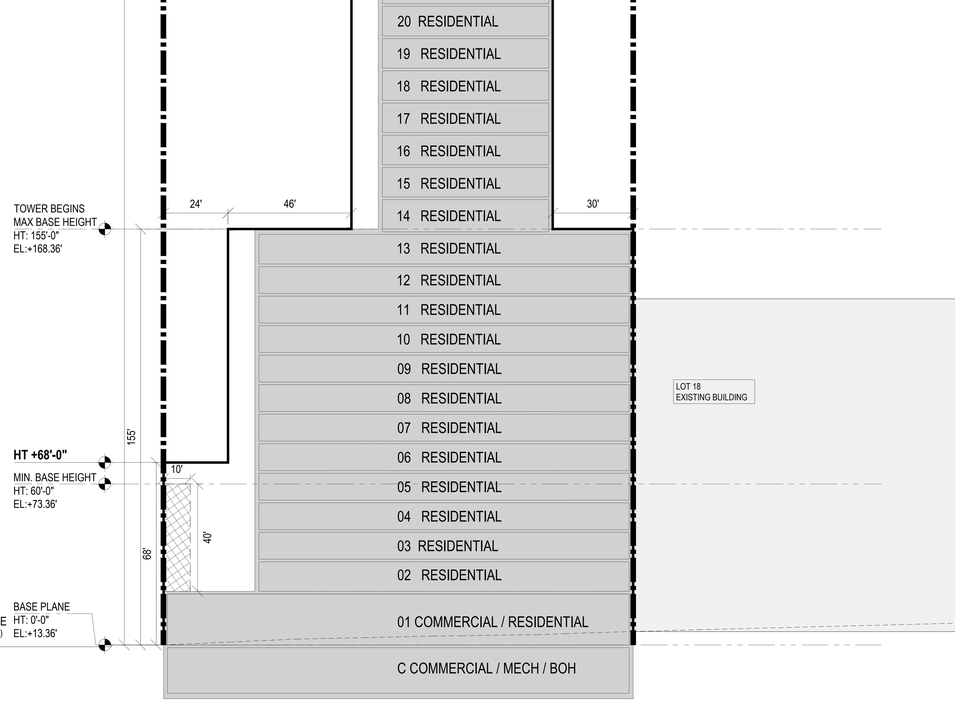
DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-15

DWG NO.



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



4 ALTERNATE WAIVER 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
- MAXIMUM BASE HEIGHT WAIVER ZR 35-632(a), ZR 23-432
- SETBACK WAIVER ZR 35-632, ZR 23-433

NOTES:

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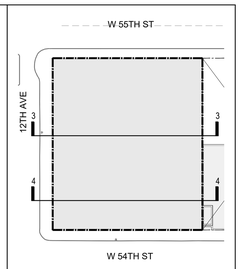

KEY PLAN

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NO.	DATE.	REVISION.
Number:	Date:	Revision:

Project:
Twelfth Avenue Site
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

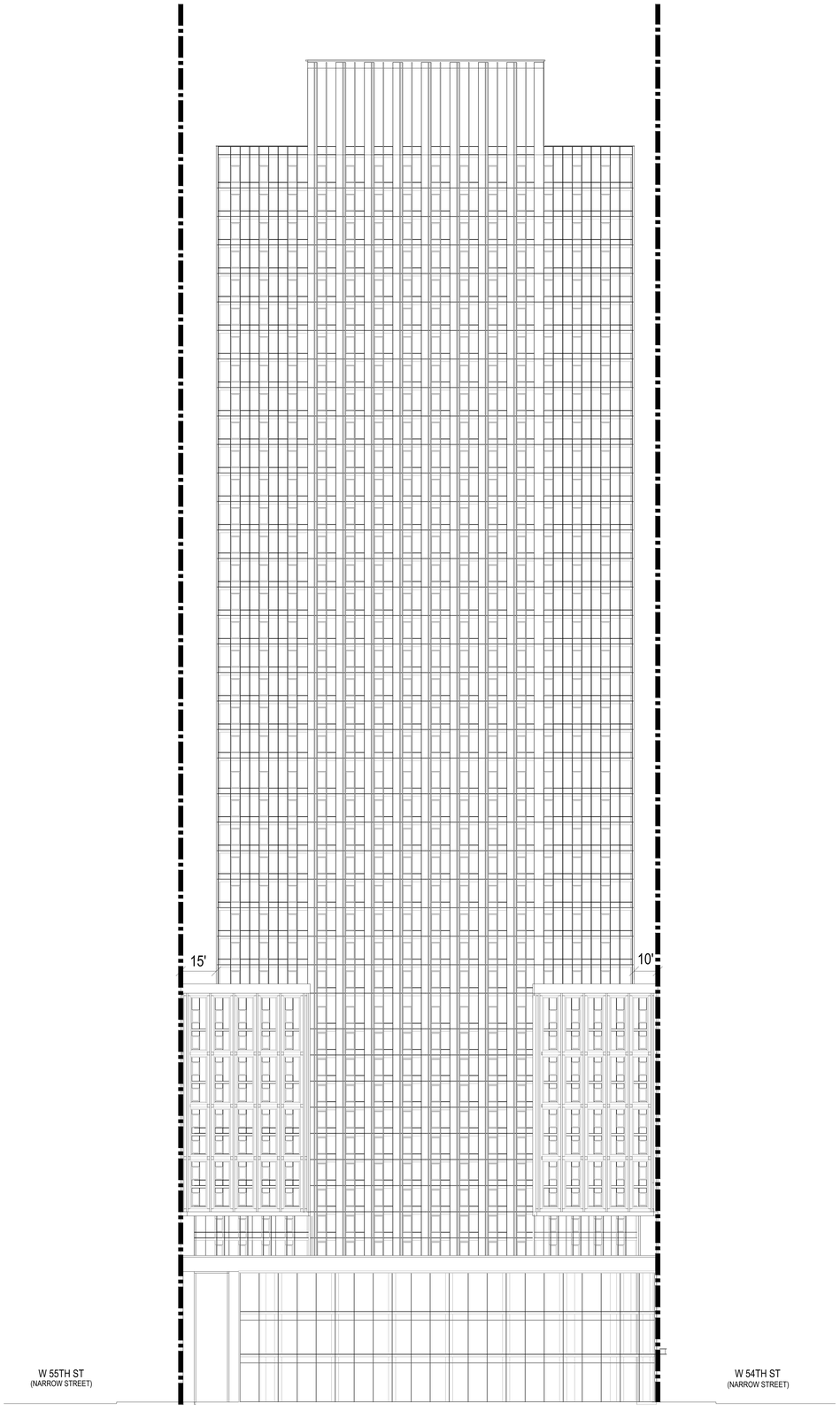
DOB STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE WAIVER SECTION

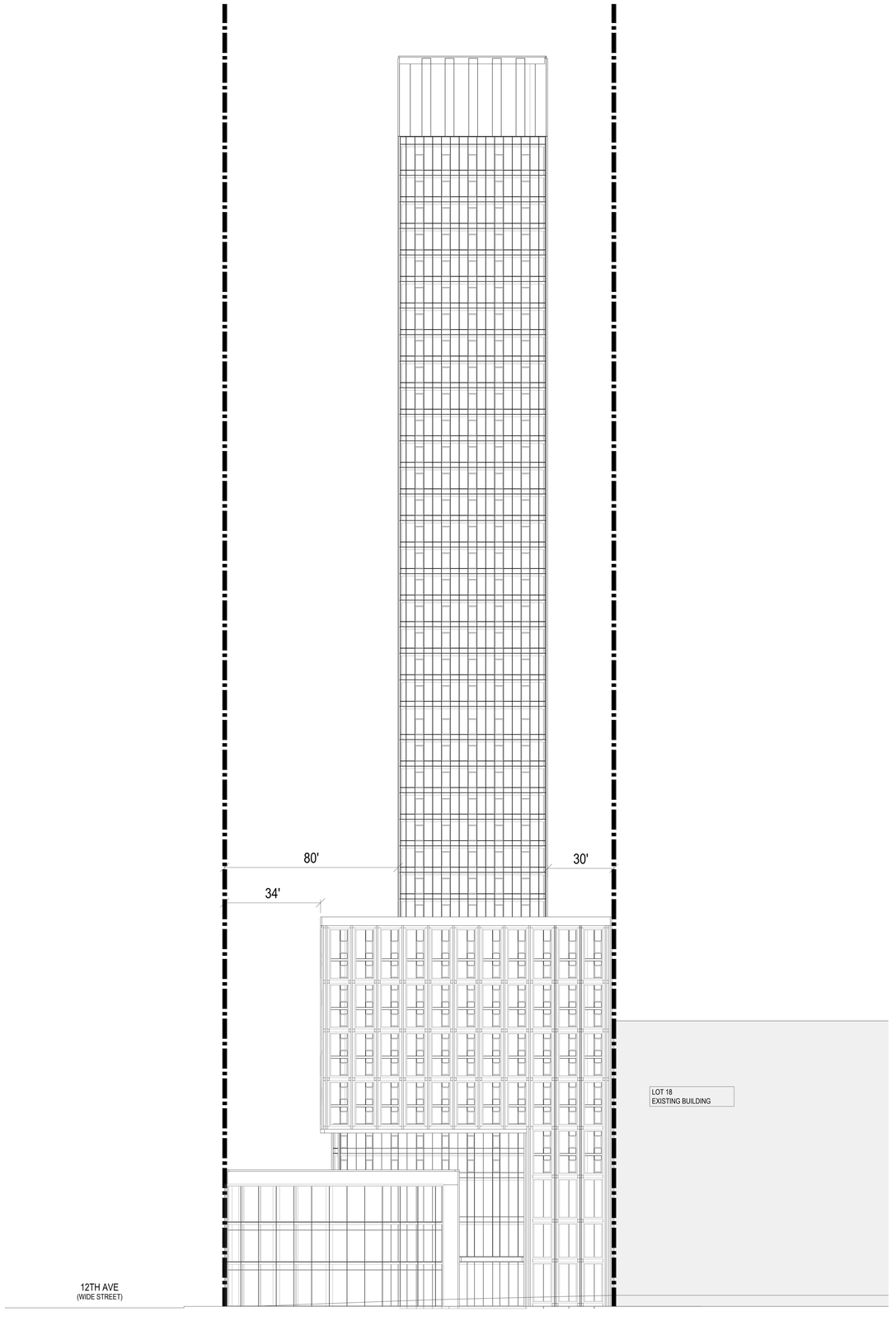
SEAL & SIGNATURE:
REGISTERED ARCHITECT JEFF CHARLES MILLER 029861 STATE OF NEW YORK

DATE: 07/17/2026
PROJECT #: 22P49
SCALE: AS NOTED

Z-16
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'

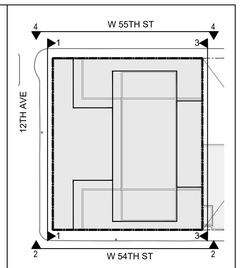
LEGEND:

ZONING LOT LINE

EXISTING BUILDING

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.



KEY PLAN

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NO.	DATE.	REVISION.
Number:	Date:	Revision:

Project:
Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

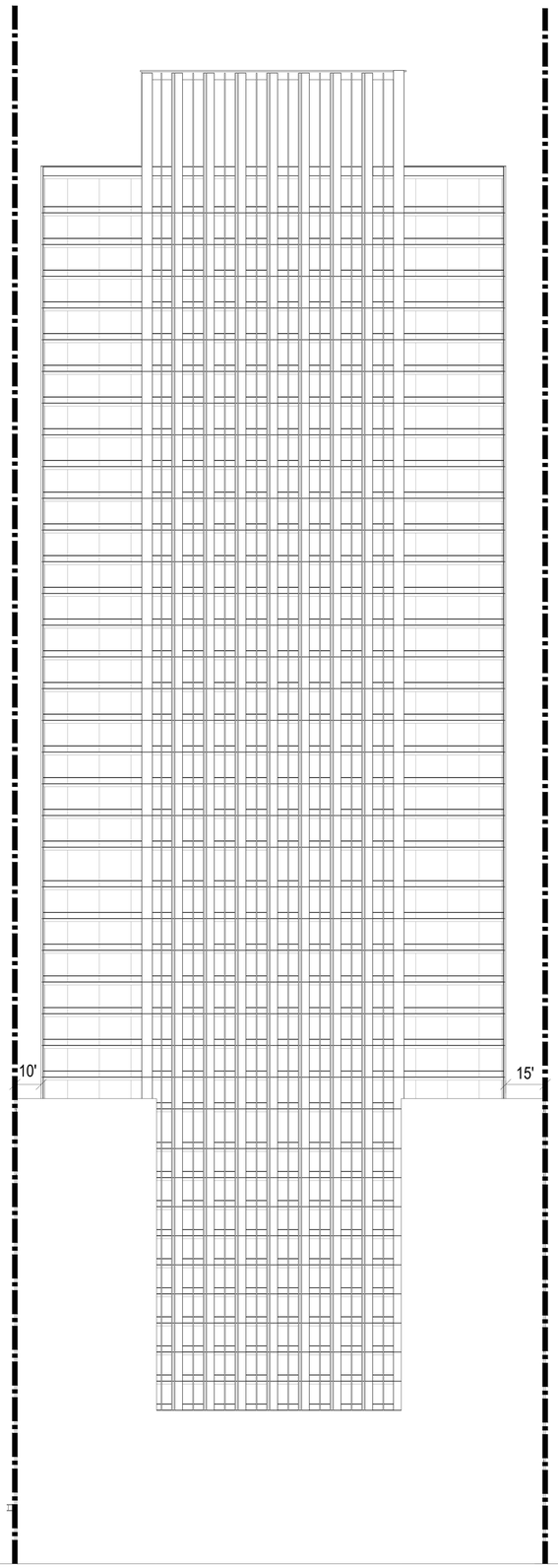
DWG TITLE:
ELEVATION

SEAL & SIGNATURE:

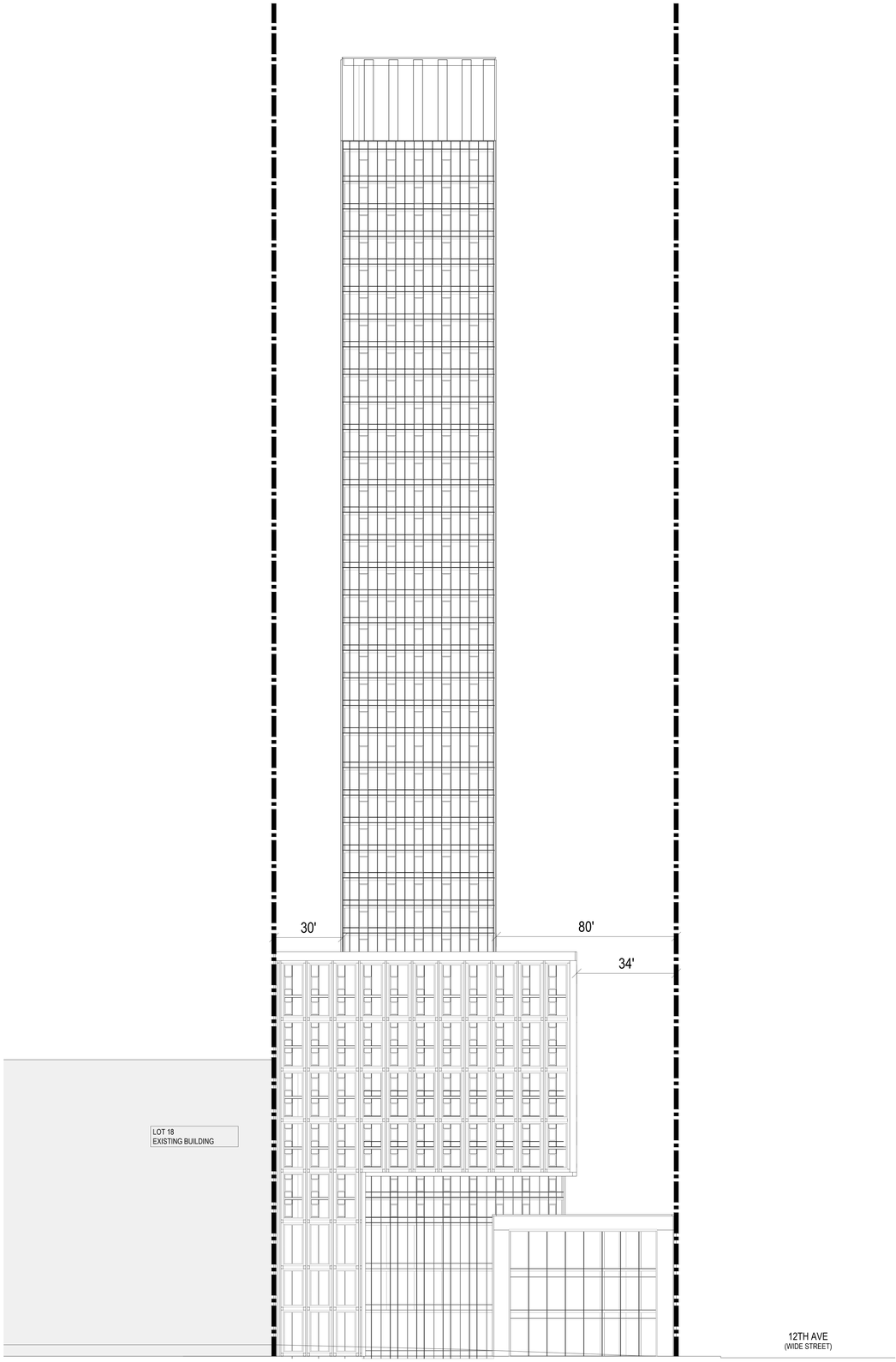
DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-17

DWG NO.



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



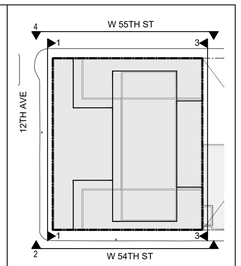
4 WEST 55TH STREET ELEVATION
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

LEGEND:
ZONING LOT LINE
EXISTING BUILDING

NOTE:
1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N



KEY PLAN

N

NOTES:

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Project:
Twelfth Avenue Site
629 West 54th Street
New York, NY 10019

Applicant:
760 12TH LLC

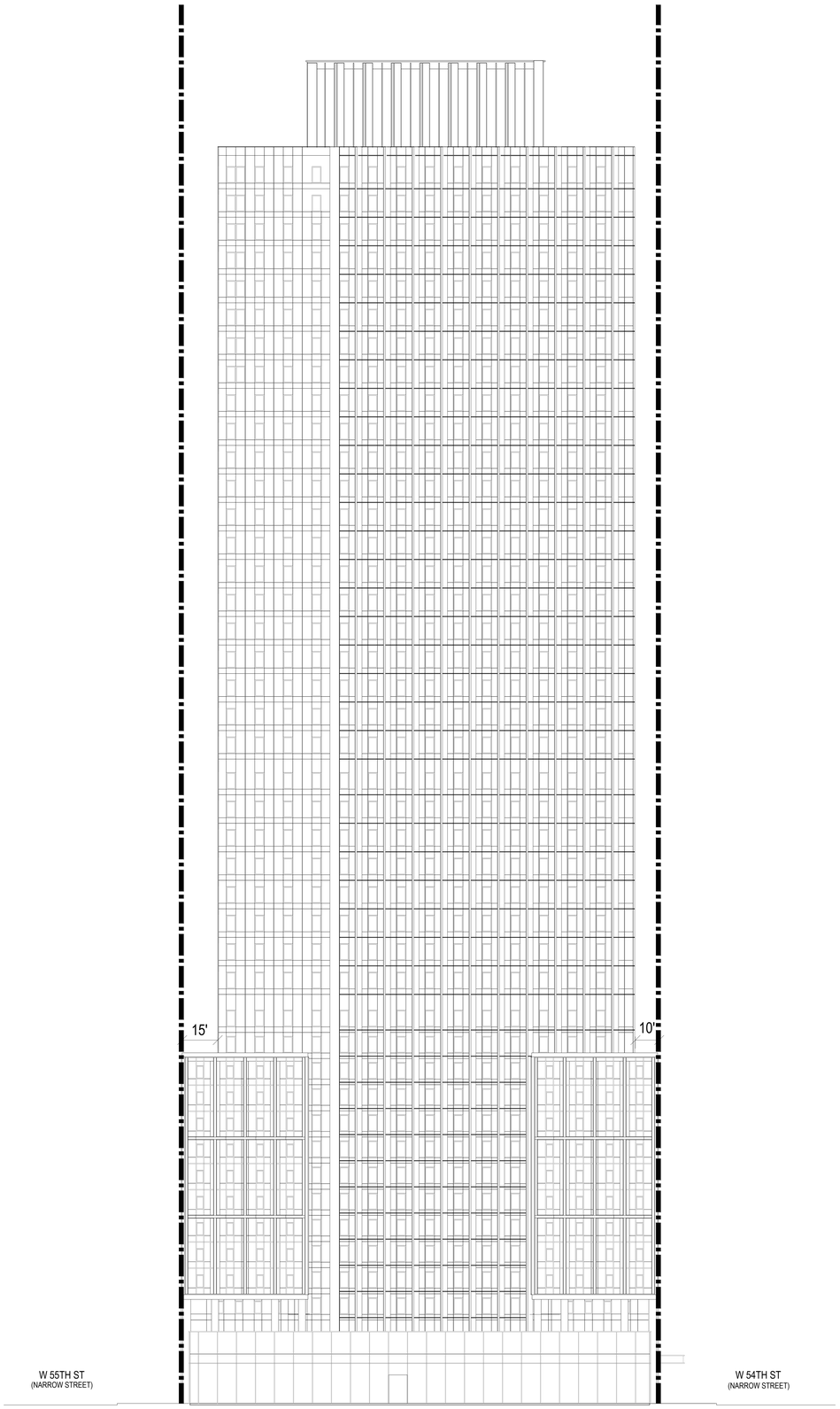
Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DOB STAMPS & SIGNATURES:

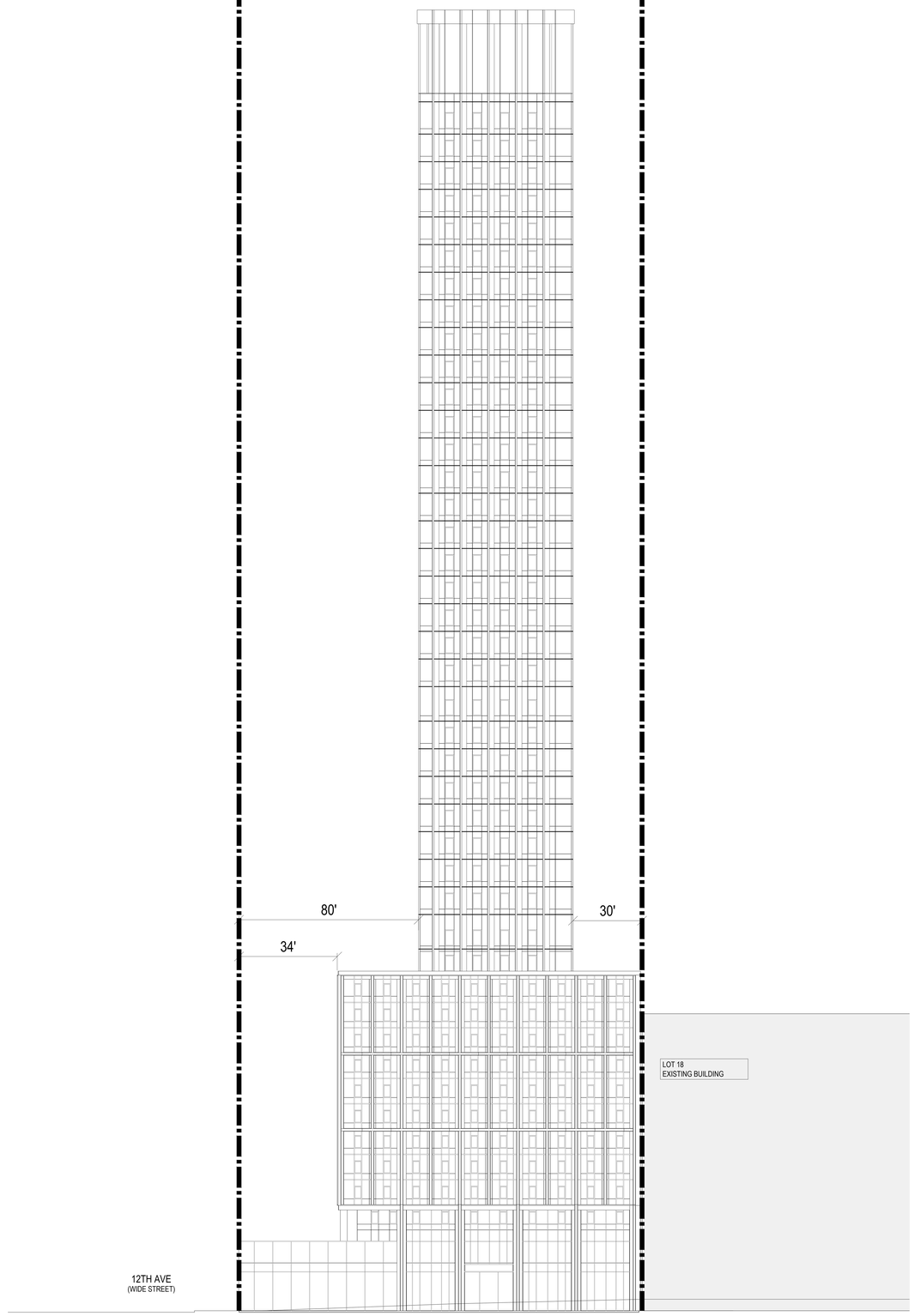
DWG TITLE:
ELEVATION

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STATE OF NEW YORK

DATE: 07/17/2020
PROJECT #: 22P49
SCALE: AS NOTED
Z-18
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:

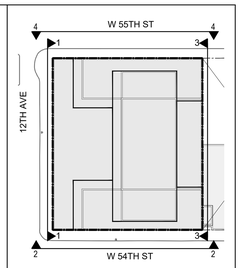
ZONING LOT LINE

EXISTING BUILDING

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N



KEY PLAN

N

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Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

DWG TITLE:

ALTERNATE ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHARLES HILL
STATE OF NEW YORK

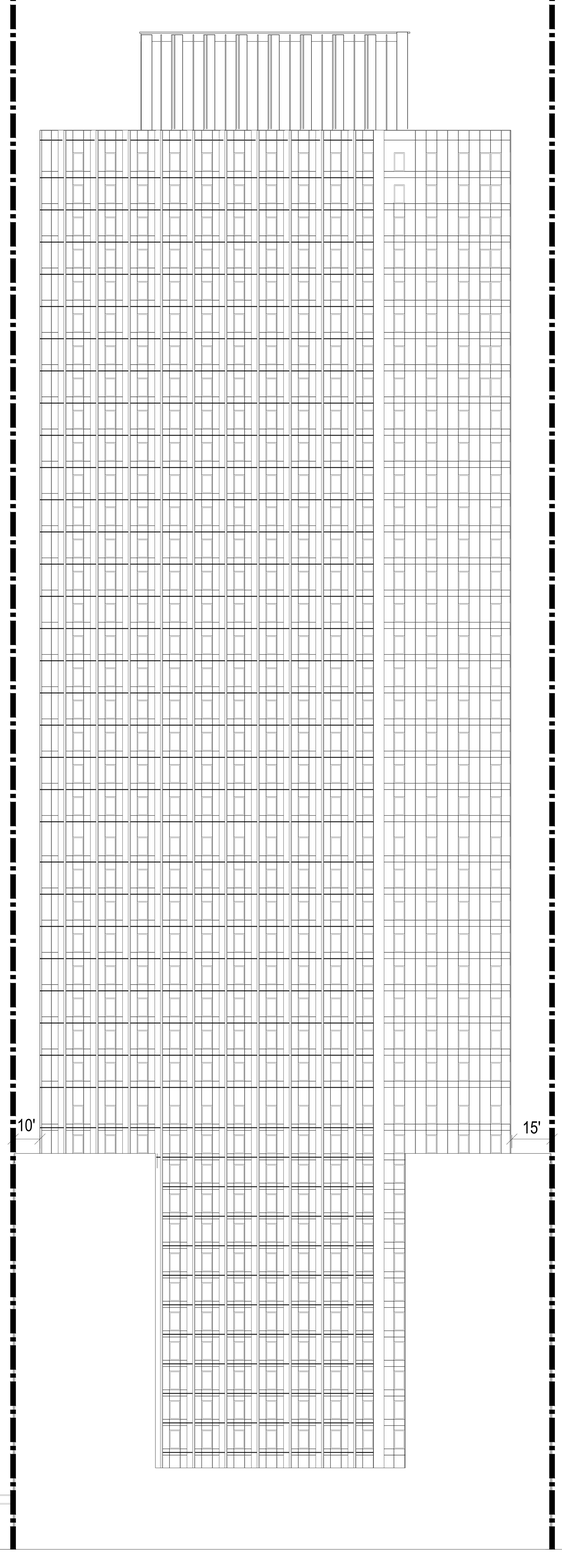
DATE: 07/17/2025

PROJECT #: 22P49

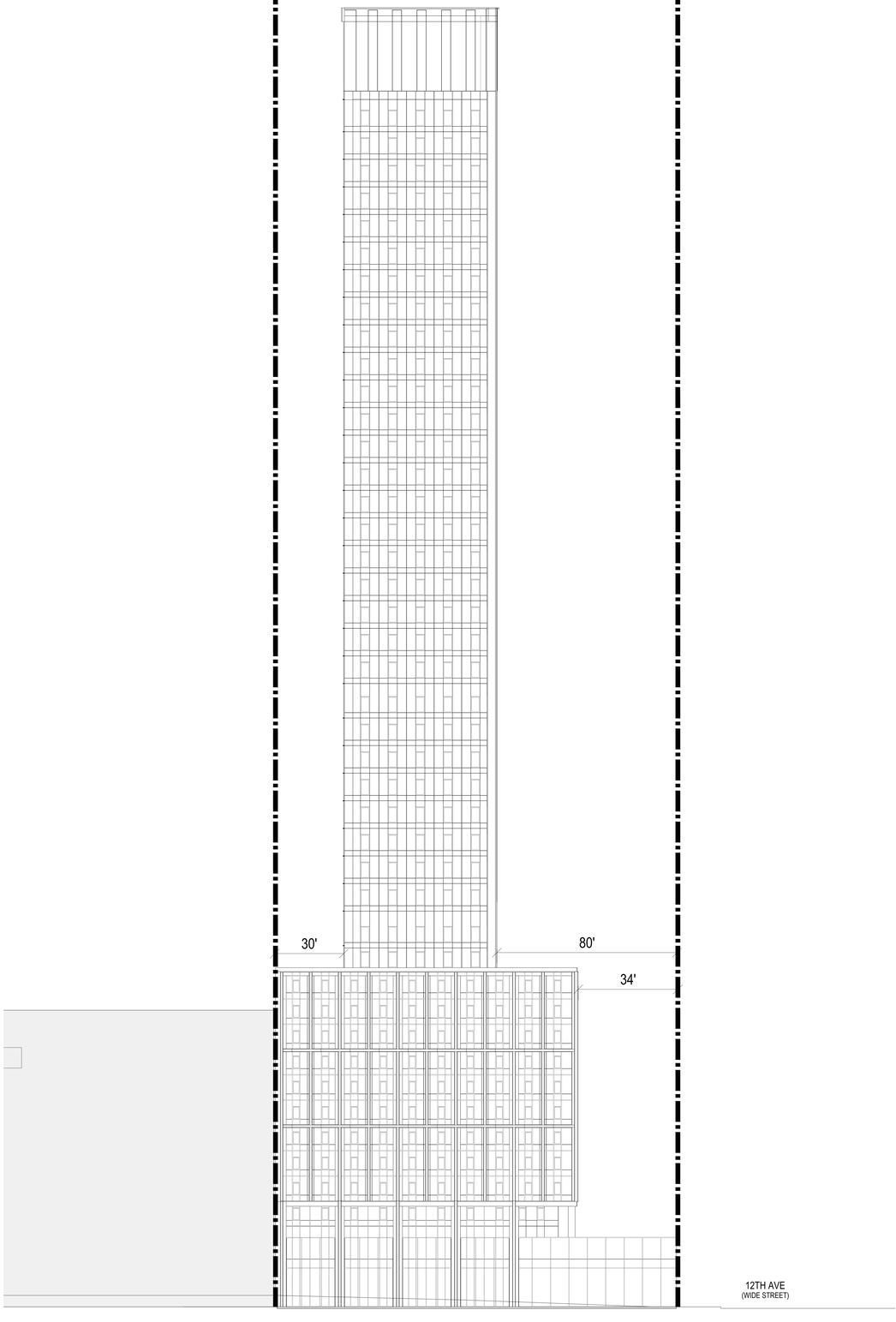
SCALE: AS NOTED

Z-19

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:

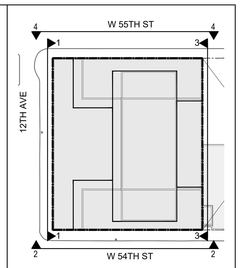
ZONING LOT LINE

EXISTING BUILDING

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N



KEY PLAN

N

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Project:

Twelfth Avenue Site
629 West 54th Street
New York, NY 10019

Applicant:

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Architect:

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

DOB STAMPS & SIGNATURES:

DWG TITLE:

ALTERNATE ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHARLES HILL
STATE OF NEW YORK

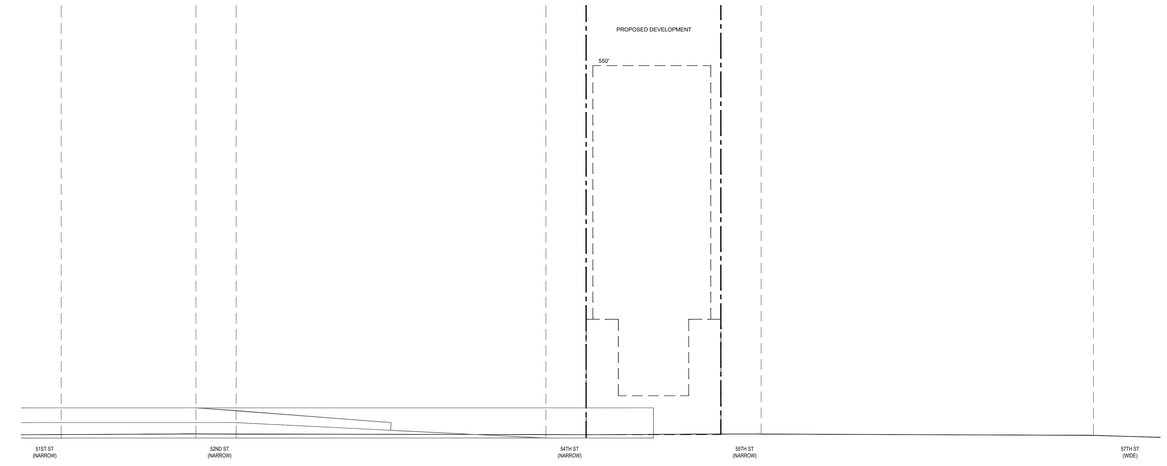
DATE: 07/17/2025

PROJECT #: 22P49

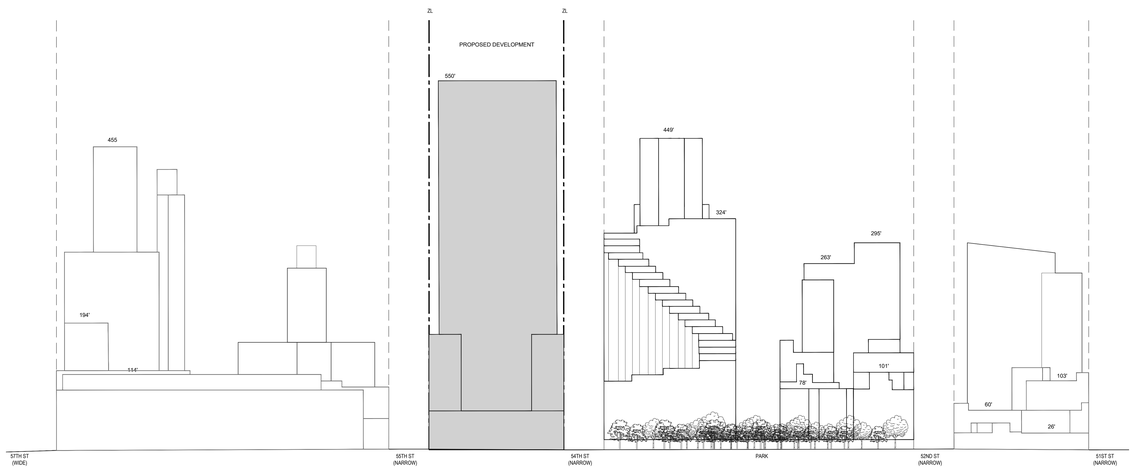
SCALE: AS NOTED

Z-20

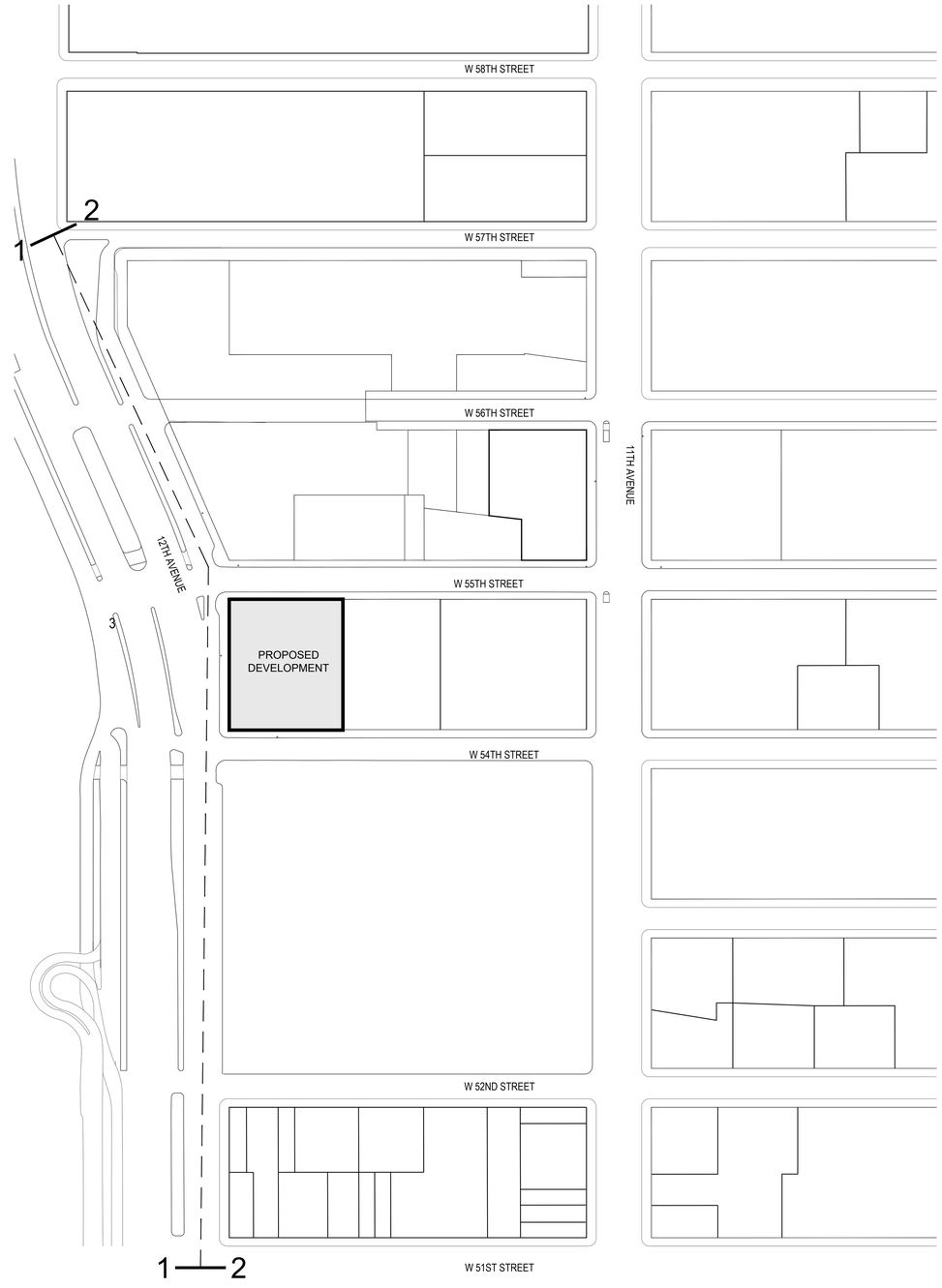
DWG NO.



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'

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

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New York, NY 10019

Applicant:
760 12TH LLC

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

DOB STAMPS & SIGNATURES:

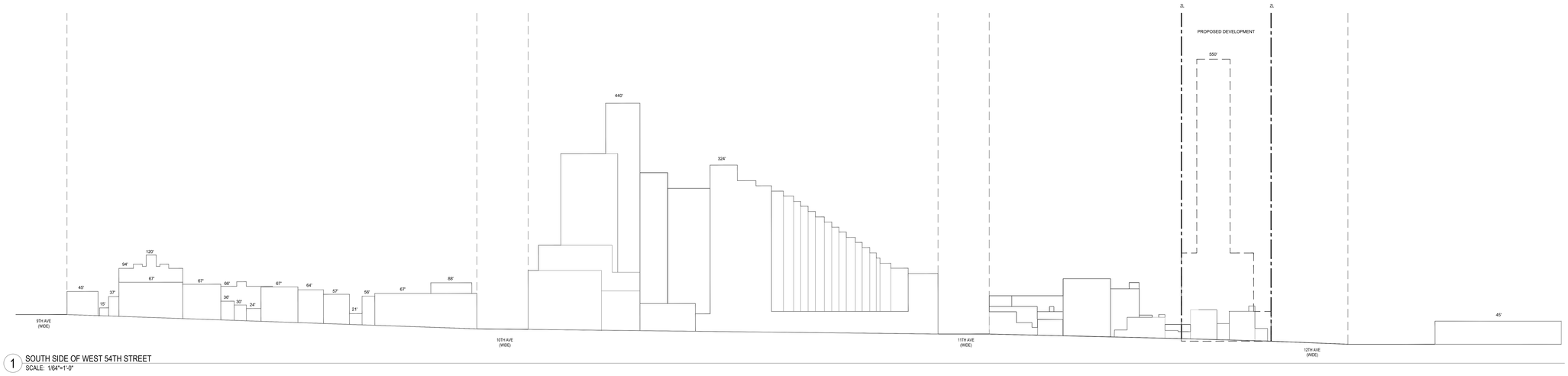
DWG TITLE:
NEIGHBORHOOD CONTEXT

SEAL & SIGNATURE:
REGISTERED ARCHITECT
STATE OF NEW YORK

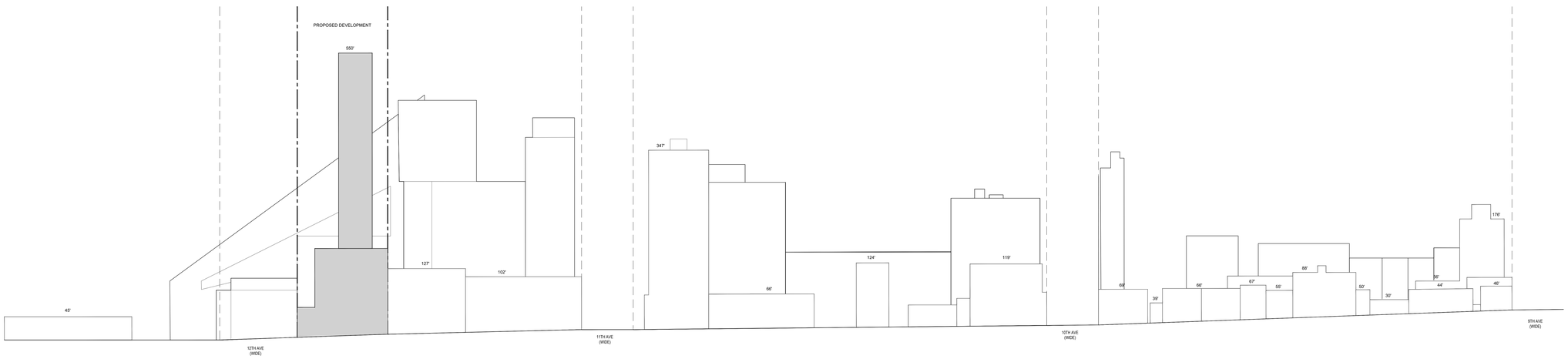
DATE: 07/17/2025
PROJECT #: 22P49
SCALE: AS NOTED

Z-21
DWG NO.

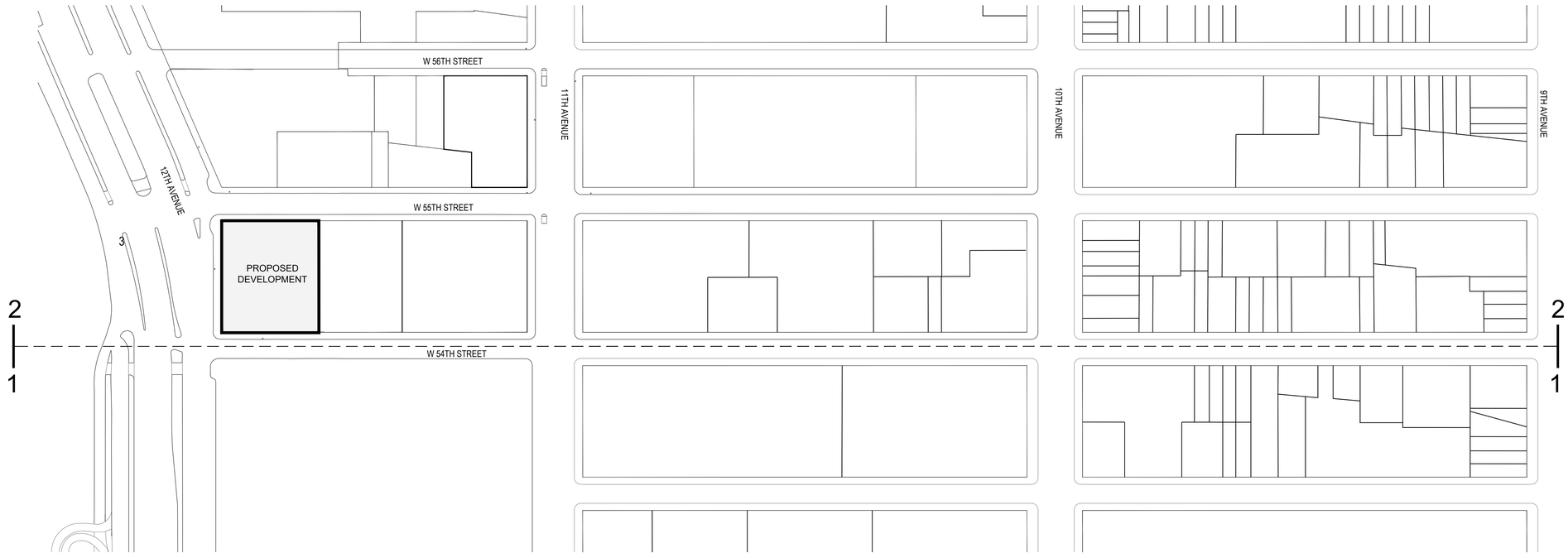
DIRECTORY



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'

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

NOTES:

NOT FOR CONSTRUCTION

NO.	DATE.	REVISION.
Number:	Date:	Revision:

Project:

Twelfth Avenue Site
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

DOB STAMPS & SIGNATURES:

DWG TITLE:

NEIGHBORHOOD CONTEXT

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHARLES H. HILL
No. 029921
STATE OF NEW YORK

DATE: 07/17/2025

PROJECT #: 22P49

SCALE: AS NOTED

Z-22

DWG NO.

DIRECTORY