

701 WEST 135TH STREET DEVELOPMENT

701 WEST 135TH STREET, NEW YORK, NY 10031

ULURP SUBMISSION
03.11.2024

INDEX

SHEET	DESCRIPTION
01	COVER SHEET
02	SURVEY (V-001.0.0)
03	ZONING LOT SITE PLAN
04	ZONING CALCULATIONS AND DIAGRAMS
05	WAIVER PLAN
06	GROUND FLOOR PLAN
07	2ND-7TH FLOOR PLAN
08	ZONING SECTIONS
09	ZONING SECTIONS
10	ZONING ELEVATIONS
11	ZONING ELEVATIONS
12	NEIGHBORHOOD CHARACTER DIAGRAM

swa architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST
DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

COVER SHEET

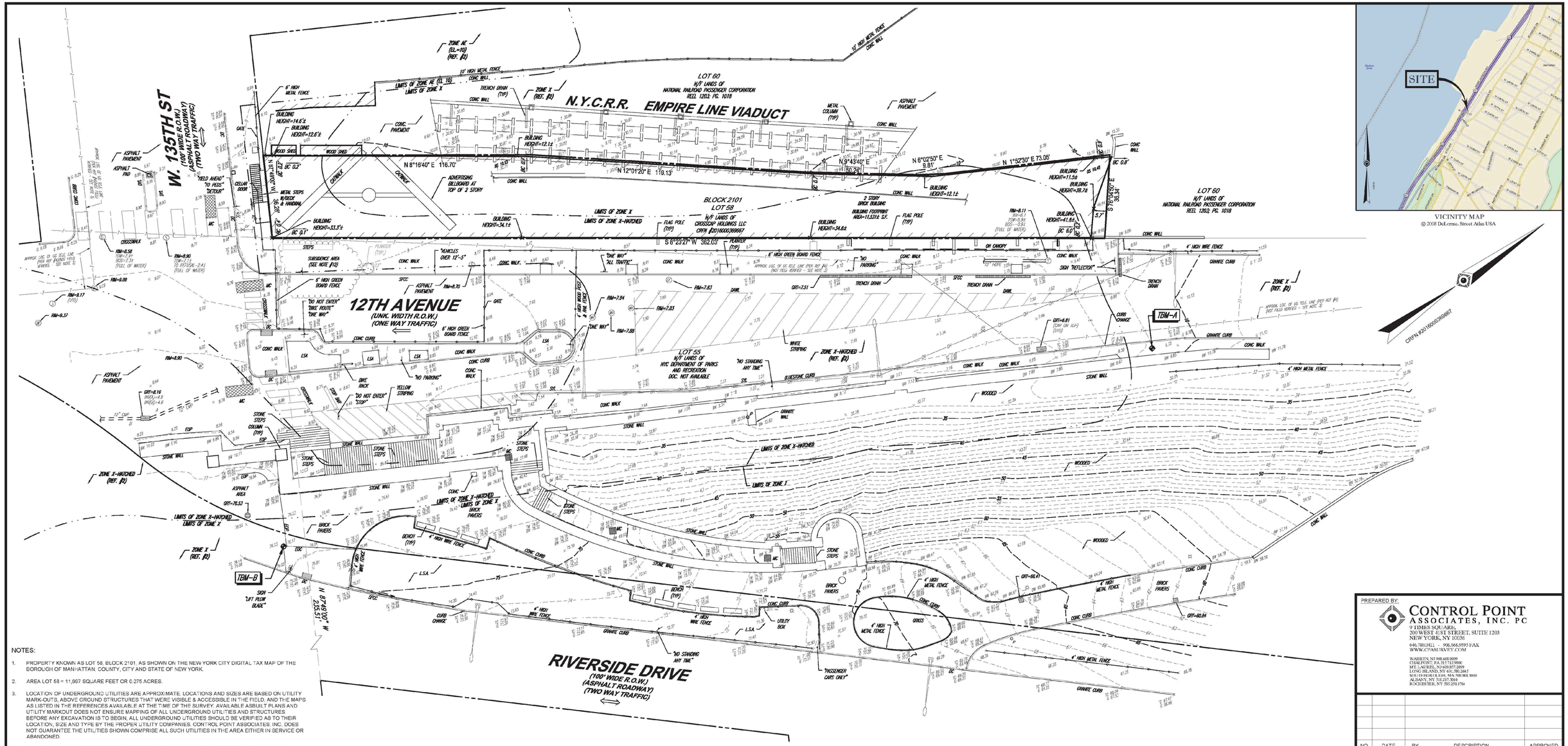
SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEVE WILCOX
01611
STATE OF NEW YORK

DATE: 2024-03-11
DWG No.:

01

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.



VICINITY MAP
© 2008 DeLorme, Street Atlas USA

NOTES:

1. PROPERTY KNOWN AS LOT 58, BLOCK 2101, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK.
2. AREA LOT 58 = 11,997 SQUARE FEET OR 0.275 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THIS SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED W/THOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED PARTIALLY IN FLOOD HAZARD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PARTIALLY IN FLOOD HAZARD ZONE X-HATCHED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT, AND PARTIALLY IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A1 A ET AH1 A01 AR1 A99 V1 AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.) (BASE FLOOD ELEVATION = 10' (NGVD29)) PER REF. #2.
7. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.65' FEET BELOW THE BOROUGH OF MANHATTAN HIGHWAY DATUM. ELEVATIONS ARE BASED GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TO CONVERT TO MANHATTAN HIGHWAY DATUM SUBTRACT 1.65' FROM THE ELEVATIONS SHOWN. TO CONVERT TO NGVD 1929 ADD 1.10' TO ELEVATIONS SHOWN.
   TEMPORARY BENCH MARKS SET:
   TBM-A: X-CUT SET ON THE NORTHEASTERLY SIDE OF THE SITE
   ELEVATION=9.19'
   TBM-B: X-CUT SET ON THE SOUTHEASTERLY SIDE OF THE SITE
   ELEVATION=76.22'
   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
9. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
10. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
11. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
12. AREA INACCESSIBLE AT TIME OF SURVEY DUE TO SUBSIDENCE. INFORMATION SHOWN IN GRAY SCALE PER REF #6.

REFERENCES:

1. THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES," PANEL 79 OF 457, MAP NUMBER 3604970079F, MAP REVISED: SEPTEMBER 5, 2007.
3. SECTIONAL MAP NO. 113 PROVIDED BY THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU.
4. FIRE MAPPING NO. 104, PROVIDED BY THE CITY OF NEW YORK FIRE DEPARTMENT BUREAU OF FIRE COMMUNICATIONS DISTRIBUTION CABLE BOROUGH OF MANHATTAN. MAP LAST REVISED ON 06-31-1990.
5. MAP ENTITLED "MAP SHOWING A CHANGE IN THE STREET SYSTEM. A NEW STREET WEST OF 12TH AVENUE BETWEEN WEST 135TH STREET AND A POINT 100 FEET NORTHERLY THEREON". MAP NO. ACC29992, MAP DATED SEPTEMBER 16, 1970.
6. MAP ENTITLED "701 WEST 135TH STREET - BLOCK 2101, LOT 58" PROVIDED BY ROGUSKI LAND SURVEYING P.C. MAP DATED AUGUST 11, 2012 AND LAST REVISED ON JANUARY 30, 2017.

LEGEND

124 / 125	EXISTING CONTOUR	MH	UNKNOWN MANHOLE
T 123.45	EXISTING TOP OF TRACKS ELEVATION	WMH	WATER MANHOLE
123.45	EXISTING SPOT ELEVATION		POST
TC 123.45	EXIST. TOP OF CURB ELEVATION		STREET LIGHT
G 123.95	EXIST. GUTTER ELEVATION		TRAFFIC SIGNAL
TW 123.45	EXIST. TOP OF WALL ELEVATION		PAINTED ARROWS
BW 122.85	EXIST. BOTTOM OF WALL ELEVATION		SIGN
DS 123.45	EXIST. DOOR SILL ELEVATION		U-BOLLARD
OH	OVERHEAD WIRES		AREA LIGHT
	DEPRESSED CURB		CATCH BASIN OR INLET
WV	WATER VALVE	DC	DEPRESSED CURB
GV	GAS VALVE	EOC	EDGE OF CONC.
DMH	DRAINAGE/STORM MANHOLE	EOP	EDGE OF PAVEMENT
SMH	SANITARY/SEWER MANHOLE		
EMH	ELECTRIC MANHOLE		

L.S.A.	LANDSCAPED AREA
MC	METAL COVER
(TYP.)	TYPICAL
DWP	DETECTABLE WARNING PAD
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
DYL	DOUBLE YELLOW LINE
HT	HEIGHT
DWL	DASHED WHITE LINE
BLDG.	BUILDING
B.F.P.A.	BUILDING FOOTPRINT AREA
(UTO)	UNABLE TO OPEN
BC	BUILDING CORNER
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK CITY ONE CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 211550838

UTILITY COMPANY	PHONE NUMBER	STATUS
CONSOLIDATED EDISON CO. OF NY	800-262-8600	MARKED
EMPIRE CITY SUBWAY MANHATTAN	212-519-4934	MARKED
TIME WARNER CABLE - MANHATTAN	800-262-8600	CLEAR/NO CONFLICT
WILLIAMS GAS PIPELINE	908-523-3600	CLEAR/NO CONFLICT

NEW YORK CITY ONE CALL CENTER 1-800-272-4480 STOP, CALL, THEN DIG SMART

CONTROL POINT ASSOCIATES, INC., PC - ALL RIGHTS RESERVED.
THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE USED FOR ANY ADDITIONAL PROJECT OR PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE,
200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
646.780.0411 - 908.668.0599 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9886
MT. LAUREL, NJ 609.857.2899
LONG ISLAND, NY 631. 580.2645
SOUTHBOROUGH, MA 508.948.3600
ALBANY, NY 518.217.3910
ROCHESTER, NY 585.250.1756

NO.	DATE	BY	DESCRIPTION	APPROVED

REVISIONS

PROJECT NAME

701 WEST 135TH STREET

LOT 58, BLOCK 2101
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE

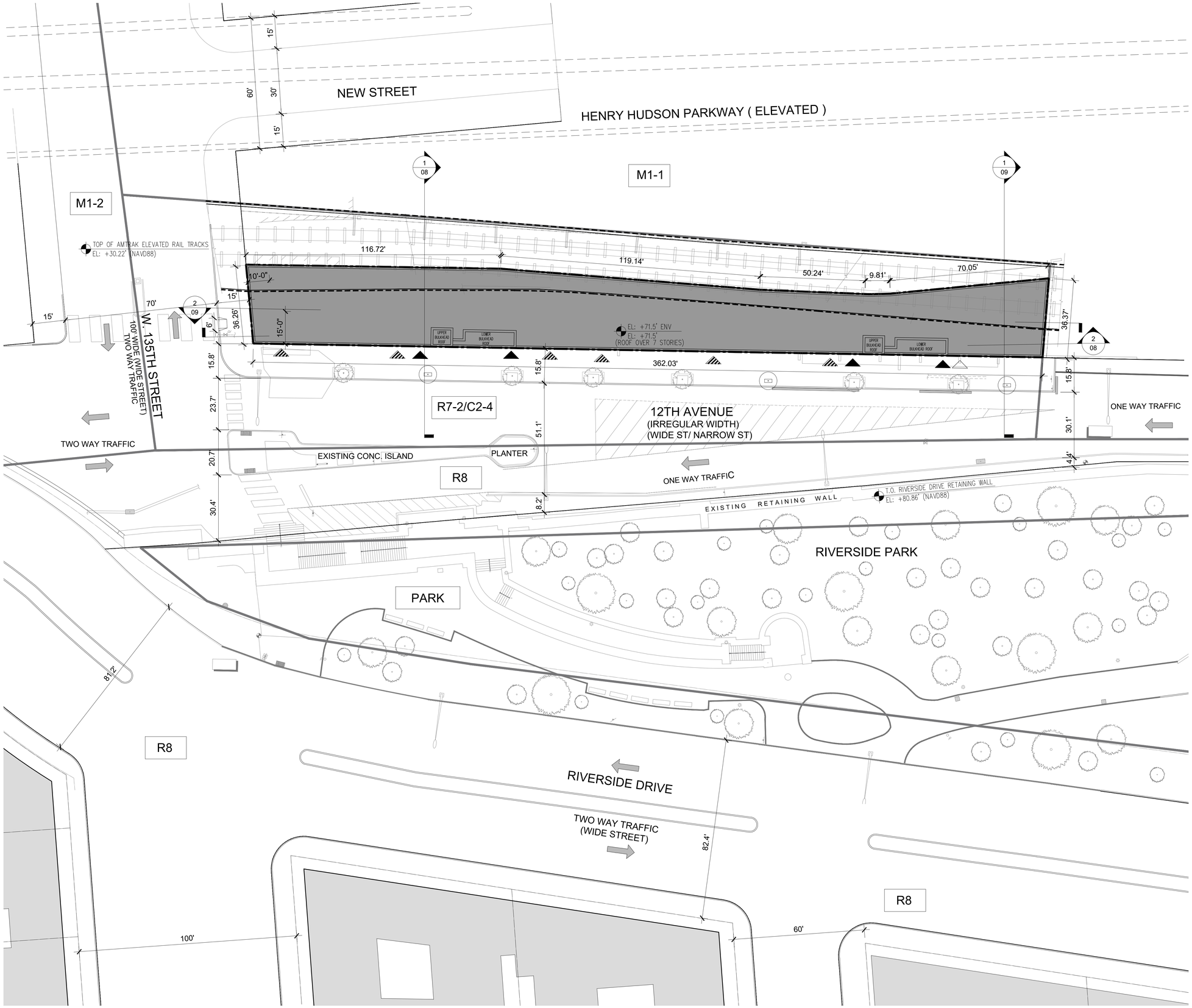
BOUNDARY & TOPOGRAPHIC LOCATION SURVEY

SEAL & SIGNATURE

STATE OF NEW YORK · WILLIAM THEODORE WHIMPLE · 50526 · LICENSED LAND SURVEYOR

07-02-2021
WILLIAM T. WHIMPLE DATE
NEW YORK PROFESSIONAL LAND SURVEYOR 050526

FIELD DATE:	06-10-2021
FIELD BK:	21-07
F. B. PAGE:	12-13
FIELD CREW:	WR/CP/DQ
DATE:	07-02-2021
SCALE:	1"=20'
PROJECT No:	04-210144
DRAWING BY:	AB
CHK BY:	WTW
APPROVED BY:	WTW
DWG No:	V-001.0.0
CAD FILE No:	04-210144
PAGE No:	1 OF 1



LEGEND:

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- EXISTING POST
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING PAINTED ARROW
- EXISTING SIGN
- EXISTING U BOLLARD
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LIMITS OF RAILROAD ROW SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-681.
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARIES
- LEGAL STREET LINE
- X-X ZONING DISTRICT TAGS
- ROAD DIRECTION
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EL: +00.00' ← ZONING ENVELOPE HEIGHT
- EL: +00.00' ← PROPOSED BLDG. HEIGHT

SWA architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

ZONING SITE PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT STEVE WIGGINS 016117 STATE OF NEW YORK

DATE: 2024-03-11

DWG No.:

03

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.

ZONING CALCULATIONS R7-2 WITH C2-4 COMMERCIAL OVERLAY

LOCATION: 701 W 135TH ST NY, NY (BLOCK:2101 LOTS: 58)

ZONE: R7-2, C2-4 MANDATORY INCLUSIONARY HOUSING

LOT AREA: 11,997 SQ.FT. (W/ IN 100FT OF WIDE STREET = 5,811 SQFT / BEYOND 100FT OF WIDE STREET = 6,186 SQFT)

ACTION ITEMS:

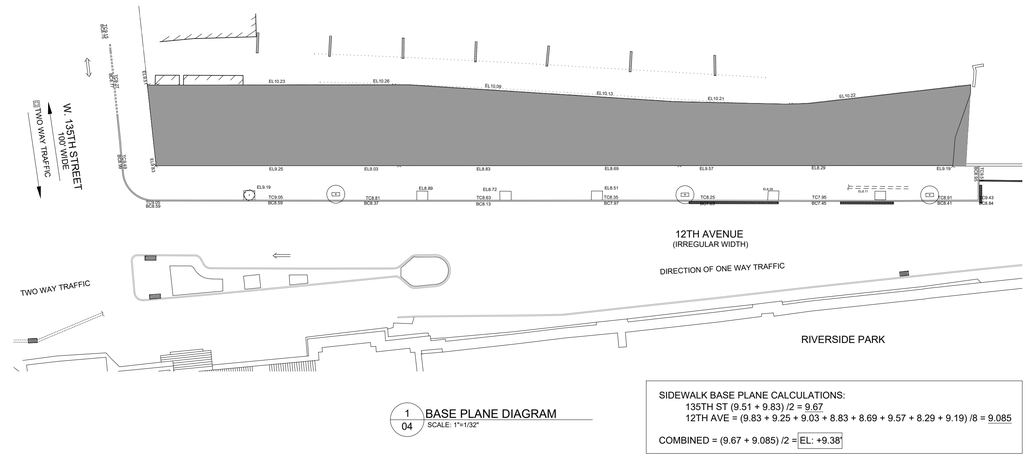
1) AN AMENDMENT TO ZONING MAP 5C, CHANGING THE EXISTING M1-1 MANUFACTURING DISTRICT UNDERLYING THE PROJECT AREA, WHICH RUNS TO THE WESTERN EDGE OF THE AMTRAK EMPIRE LINE VIADUCT TO AN R7-2 RESIDENCE DISTRICT WITHIN A C2-4 COMMERCIAL DISTRICT OVERLAY.
2) AN AMENDMENT TO THE TEXT OF APPENDIX F OF THE ZONING RESOLUTION TO CREATE A MANDATORY INCLUSIONARY HOUSING AREA ON THE PROJECT AREA.
3) A SPECIAL PERMIT PURSUANT TO ZR §74-681 TO ALLOW FOR THE PROPOSED DEVELOPMENT WITHIN AND OVER A RAILROAD RIGHT-OF-WAY.
4) AN AMENDMENT TO ARTICLE X, CHAPTER 4 ("SPECIAL MANHATTANVILLE DISTRICT REGULATIONS"), APPENDIX A, ADDING THE PROJECT AREA AS "OTHER AREA").
5) AN AMENDMENT TO SPECIAL MANHATTANVILLE DISTRICT REGULATIONS, CREATING A NEW YORK CITY PLANNING COMMISSION SPECIAL PERMIT ("ZR §104-XY") TO ALLOW THE MODIFICATION OF THE APPLICABLE BULK REGULATIONS, EXCEPT FLOOR AREA RATIO REGULATIONS, FOR DEVELOPMENTS WITHIN OR OVER A RAILROAD OR TRANSIT RIGHT-OF-WAY OR YARD.

ZR	ITEM / DESCRIPTION	REQUIRED / PERMITTED	PROPOSED	COMPLIANCE
USE				
ZR 22-00 & 32-00	USE GROUPS	1-9,14	2,4,6	COMPLIES
FAR AND FLOOR AREA				
	F.A.R. (RESIDENTIAL)			
ZR23-154 (b)	RESIDENTIAL (BEYOND 100FT FROM WIDE STREET)	3.60 (MANDATORY I.H.)	3.60	COMPLIES
	SITE FLOOR AREA: (6,186 SQFT)	22,270 SQ.FT.	**22,266 SQ.FT.**	COMPLIES
ZR23-154 (b)	RESIDENTIAL (WITHIN 100FT FROM WIDE STREET)	4.60 (MANDATORY I.H.)	3.99	COMPLIES
	SITE FLOOR AREA: (5,811 SQFT)	26,731 SQ.FT.	**23,178 SQ.FT.**	COMPLIES
	TOTAL RESIDENTIAL FLOOR AREA	49,001 SQ.FT.	**45,444 SQ.FT.**	COMPLIES
ZR33-121	F.A.R. (COMMERCIAL)	2.0	0.62	COMPLIES
	SITE FLOOR AREA: (11,997 SQFT)	23,994 SQ.FT.	**7,398 SQ.FT.**	COMPLIES
ZR24-11	F.A.R. (COMMUNITY FACILITY)	6.5	0.06	COMPLIES
	SITE FLOOR AREA: (11,997 SQFT)	77,980 SQ.FT.	**689 SQ.FT.**	COMPLIES
	MAXIMUM COMBINED FLOOR AREA:	77,980 SQ.FT.	**53,531 SQ.FT.**	COMPLIES
LOT COVERAGE:				
	LOT COVERAGE:			
ZR23-153	LOT COVERAGE: (INTERIOR LOT)	65%	100%	SPECIAL PERMIT REQUIRED PURSUANT TO ZR104-60
ZR23-153	LOT COVERAGE: (CORNER PORTION)	100%	100%	COMPLIES
YARDS:				
ZR23-462 (c)	FRONT YARD:(STREET WALL)	NONE REQUIRED	NONE	
ZR23-652	SIDE YARD:	NONE REQUIRED	NONE	
ZR23-52 (b)	REAR YARD:	30'-0"	NONE	SPECIAL PERMIT REQUIRED PURSUANT TO ZR104-60
HEIGHT AND SETBACK:				
ZR23-664	MAXIMUM BASE HEIGHT:	75'-0"	71'-6"	COMPLIES
ZR23-664 (c)(2)	MAXIMUM BASE HEIGHT: (WITHIN 100 FEET FROM WIDE STREET)	75'-0"	71'-6"	COMPLIES
ZR23-664 (c)(2)	MAXIMUM BUILDING HEIGHT:	135'-0" OR 13 STORIES	71'-6"	COMPLIES
ZR23-664 (c)(2)	MAXIMUM BUILDING HEIGHT: (WITHIN 100 FEET FROM WIDE STREET)	135'-0" OR 13 STORIES	71'-6"	COMPLIES
ZR23-664 (c)(2)	INITIAL SETBACK DISTANCE (ON NARROW STREET)	15 FEET	15 FEET	COMPLIES
ZR23-664 (c)(2)	INITIAL SETBACK DISTANCE (ON WIDE STREET)	10 FEET	10 FEET	COMPLIES
PARKING AND LOADING:				
**ZR25-241, ZR25-251, ZR25-261	RESIDENTIAL:	**30% OF UNITS QH REQUIRED	0 SPACES	
ZR36-21	COMMERCIAL:	NONE REQUIRED	0 SPACES	
ZR25-31	COMMUNITY FACILITY:	VARIES	0 SPACES	
ZR25-811	BICYCLE PARKING:	1 PER 2 DWELLING UNITS	30 SPACES	COMPLIES
STREET TREE:				
**ZR23-03, ZR26-41, ZR33-03	FRONTAGE: LENGTH OF SIDEWALK	1 TREE PER 25FT OF FRONTAGE		
	WEST 135TH ST 36.26 FT	2 TREES	2 TREES	2 TREES TO BE PAID INTO A FUND OR PROVIDED OFF-SITE AS APPROVED BY DPR PER ZR26-41.
	12TH AVE 362.03 FT	15 TRESS	15 TRESS	6 EXISTING TREES TO REMAIN + 3 TREES TO BE PROVIDED ON SITE + 6 TREES TO BE PAID INTO A FUND OR PROVIDED OFF-SITE AS APPROVED BY DPR PER ZR26-41.
		17 (TOTAL) TREES	17 (TOTAL) TREES	COMPLIES

ZONING FLOOR AREA SCHEDULE

FLOOR AREA BREAKDOWN:	RESIDENTIAL (LOBBY)	COMMERCIAL	COMMUNITY FACILITY
1ST FLR	2,132 SQ.FT.	7,398 SQ.FT.	689 SQ.FT.
2ND FLR	4,404 SQ.FT.		
3RD FLR	5,628 SQ.FT.		
4TH FLR	5,628 SQ.FT.		
5TH FLR	5,628 SQ.FT.		
6TH FLR	11,012 SQ.FT.		
7TH FLR	11,012 SQ.FT.		
TOTAL	45,444 SQ.FT.	7,398 SQ.FT.	689 SQ.FT.

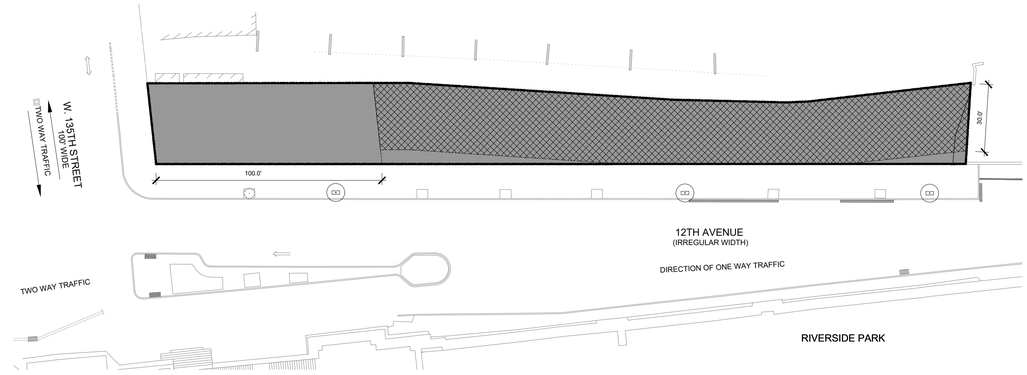
FLOOD ELEVATION NOTES:
- FIRST FLOOR RESIDENTIAL, COMMERCIAL AND MECHANICAL ROOMS SHALL BE LOCATED 1'-0" ABOVE THE FLOOD PLANE.
- FLOOD PLANE (BFE) = EL: +11.0' NAVD88
- FIRST FLOOR (DFE) = EL: +12.0' NAVD88 (DATUM = 0'-0")
- SIDEWALK BASE PLANE = EL: +9.38' NAVD88



1/04 BASE PLANE DIAGRAM
SCALE: 1"=1/32"

SIDEWALK BASE PLANE CALCULATIONS:
135TH ST (9.51 + 9.83) /2 = 9.67
12TH AVE = (9.83 + 9.25 + 9.03 + 8.83 + 8.69 + 9.57 + 8.29 + 9.19) /8 = 9.085

COMBINED = (9.67 + 9.085) /2 = EL: +9.38'



2/04 REAR YARD DIAGRAM
SCALE: 1"=25'-0"

NOTE:
REAR YARD REQUIREMENT DO NOT COMPLY, SEE ZONING WAIVER PLAN (SHEET #5)

LEGEND:
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- SPECIAL PERMIT PURSUANT TO ZR 104-XY TO MODIFY REAR YARD

swa architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

ZONING ANALYSIS AND DIAGRAMS

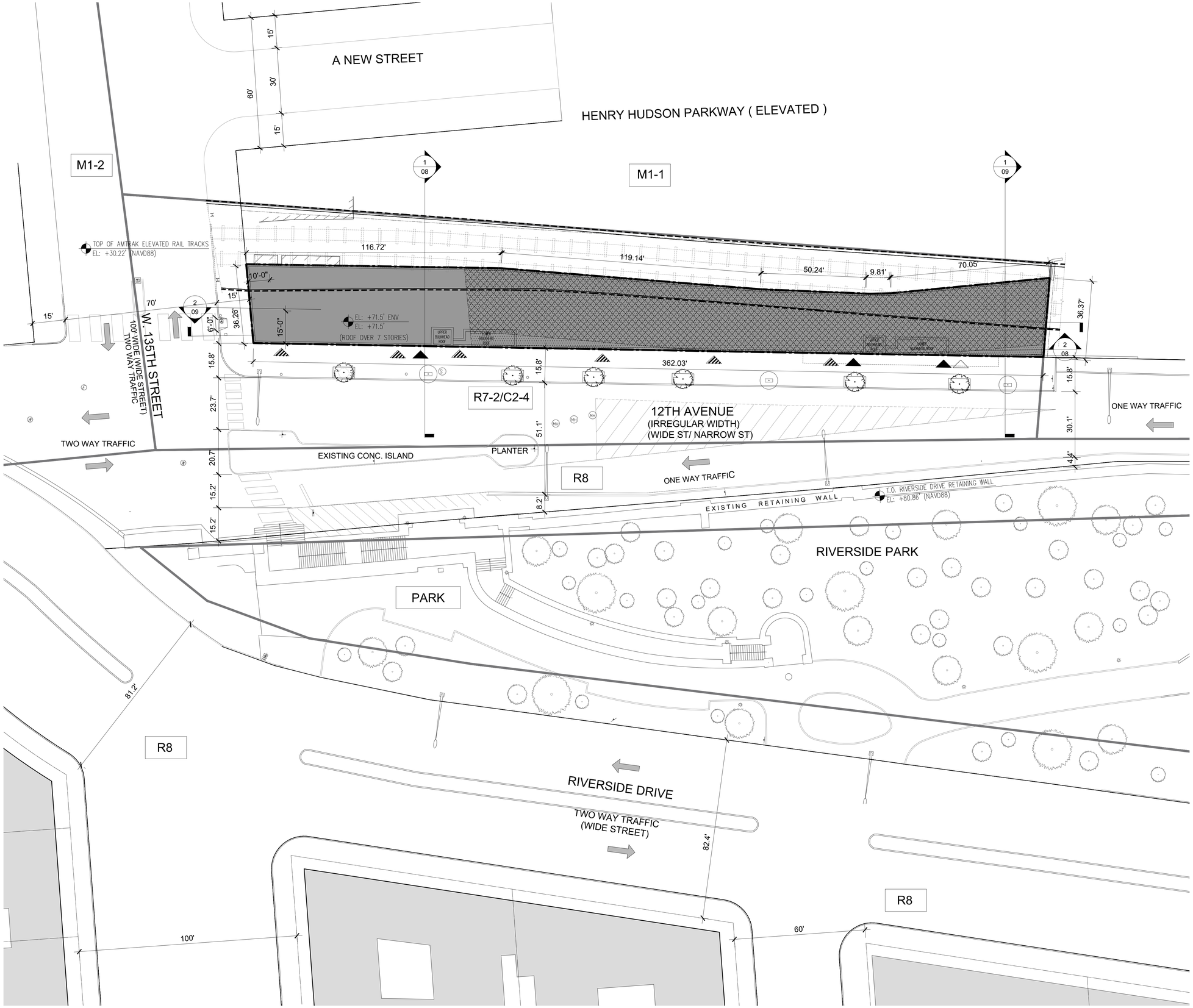
SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEVE WISOCKY
016117
STATE OF NEW YORK

DATE: 2024-03-11
DWG No.:

04

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.



LEGEND:

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- EXISTING POST
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING PAINTED ARROW
- EXISTING SIGN
- EXISTING U BOLLARD
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LIMITS OF RAILROAD ROW SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-681.
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARIES
- X-X ZONING DISTRICT TAGS
- ROAD DIRECTION
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EL: +00.00' ← ZONING ENVELOPE HEIGHT
- EL: +00.00' ← PROPOSED BLDG. HEIGHT
- SPECIAL PERMIT PURSUANT TO ZR 104-60 TO MODIFY REAR YARD
- SPECIAL PERMIT PURSUANT TO ZR 104-60 TO MODIFY LOT COVERAGE

0 10' 20' 40'

SCALE: 1 = 20'-0"

SWA architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST
DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

ZONING
WAIVER
PLAN

SEAL & SIGNATURE:

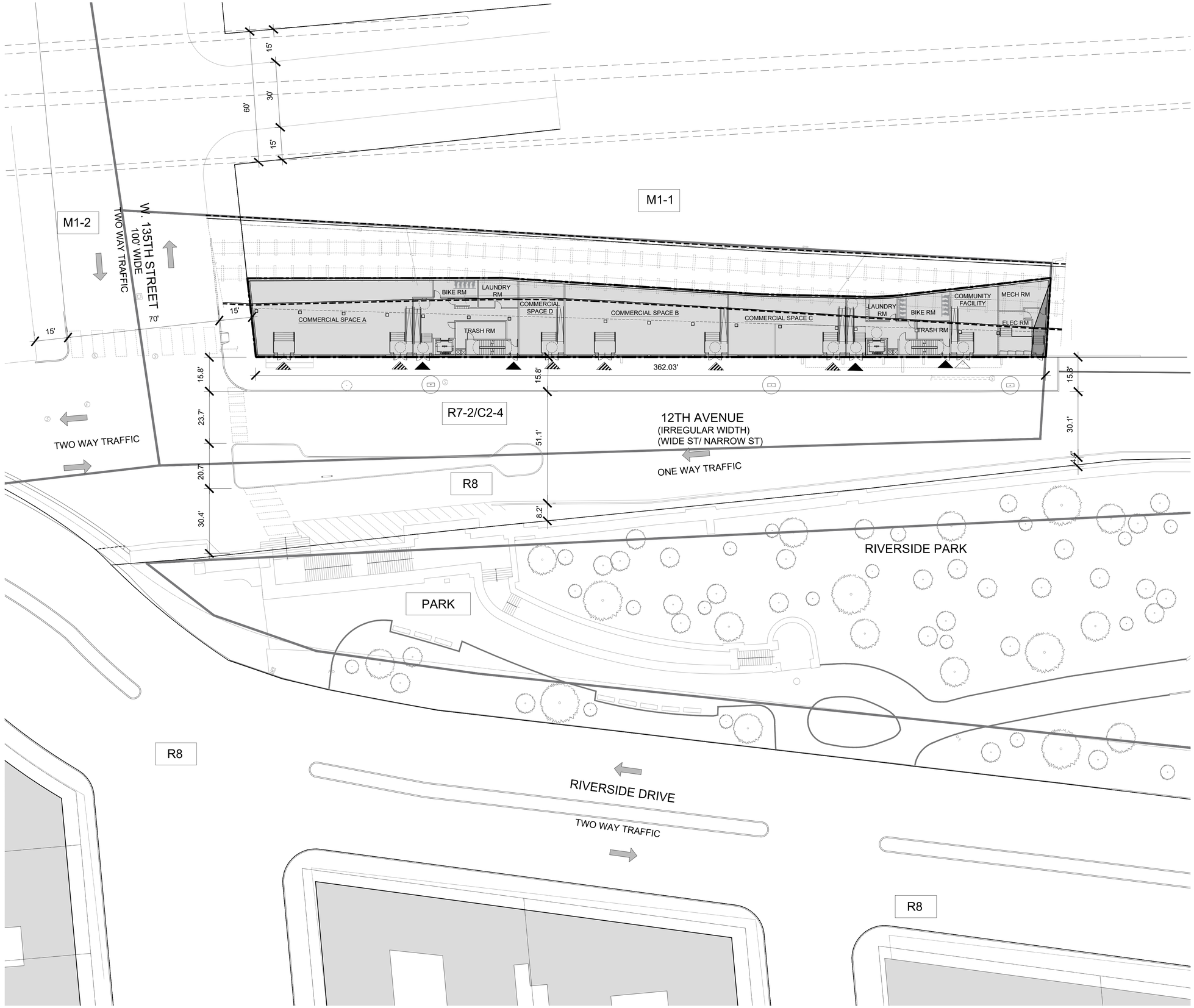
REGISTERED ARCHITECT
STEVE WISOCKY
STATE OF NEW YORK
01611

DATE: 2024-03-11

DWG No.:

05

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.



LEGEND:

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- EXISTING POST
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING PAINTED ARROW
- EXISTING SIGN
- EXISTING U BOLLARD
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LIMITS OF RAILROAD ROW SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-681.
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARIES
- LEGAL STREET LINE
- X-X ZONING DISTRICT TAGS
- ROAD DIRECTION
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EL: +00.00' ← ZONING ENVELOPE HEIGHT
- EL: +00.00' ← PROPOSED BLDG. HEIGHT

0 10' 20' 40'
SCALE: 1 = 20'-0"

swa architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST
DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

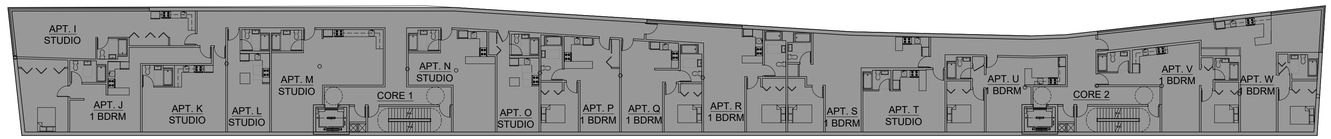
ILLUSTRATIVE
GROUND
FLOOR PLAN

SEAL & SIGNATURE:

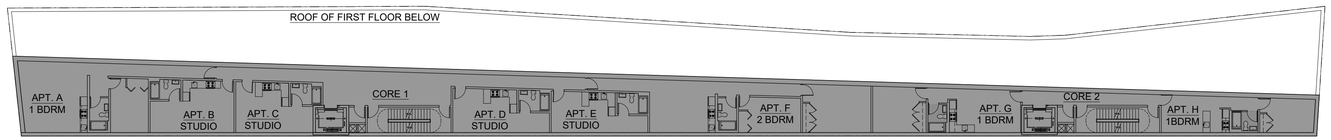
REGISTERED ARCHITECT
STEVE WYGOCK
016113
STATE OF NEW YORK

DATE: 2024-03-11
DWG No.:
06

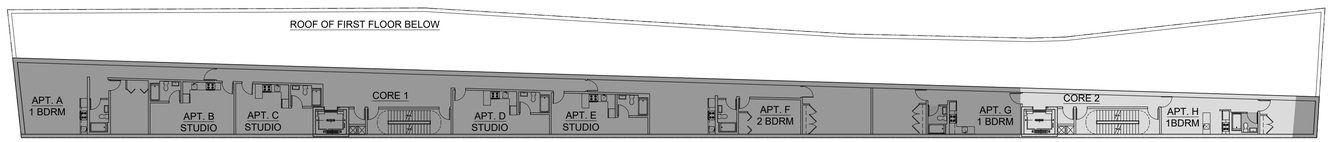
Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.



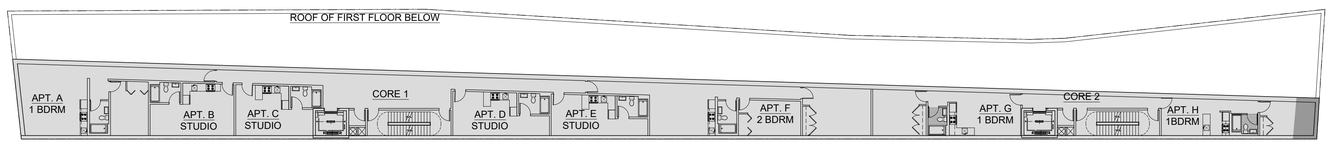
5
07
RESIDENTIAL 6TH TO 7TH TYPICAL FLOOR PLAN
SCALE: 1 = 20'-0"



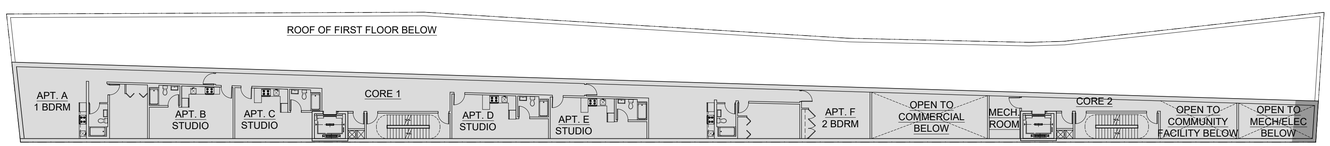
4
07
RESIDENTIAL 5TH TYPICAL FLOOR PLAN
SCALE: 1 = 20'-0"



3
07
RESIDENTIAL 4TH TYPICAL FLOOR PLAN
SCALE: 1 = 20'-0"



2
07
RESIDENTIAL 3RD TYPICAL FLOOR PLAN
SCALE: 1 = 20'-0"



1
07
RESIDENTIAL 2ND FLOOR PLAN
SCALE: 1 = 20'-0"

LEGEND:

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- EXISTING POST
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING PAINTED ARROW
- EXISTING SIGN
- EXISTING U BOLLARD
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LIMITS OF RAILROAD ROW SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-681.
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARIES
- LEGAL STREET LINE
- X-X ZONING DISTRICT TAGS
- ROAD DIRECTION
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EL: +00.00' ← ZONING ENVELOPE HEIGHT
- EL: +00.00' ← PROPOSED BLDG. HEIGHT

0 10' 20' 40'
SCALE: 1 = 20'-0"

swa architecture
11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST
DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

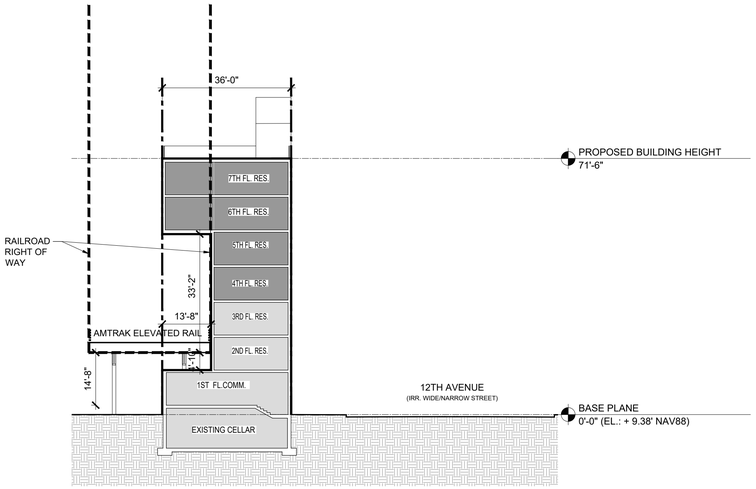
ILLUSTRATIVE
2ND - 7TH
FLOOR PLANS

SEAL & SIGNATURE:



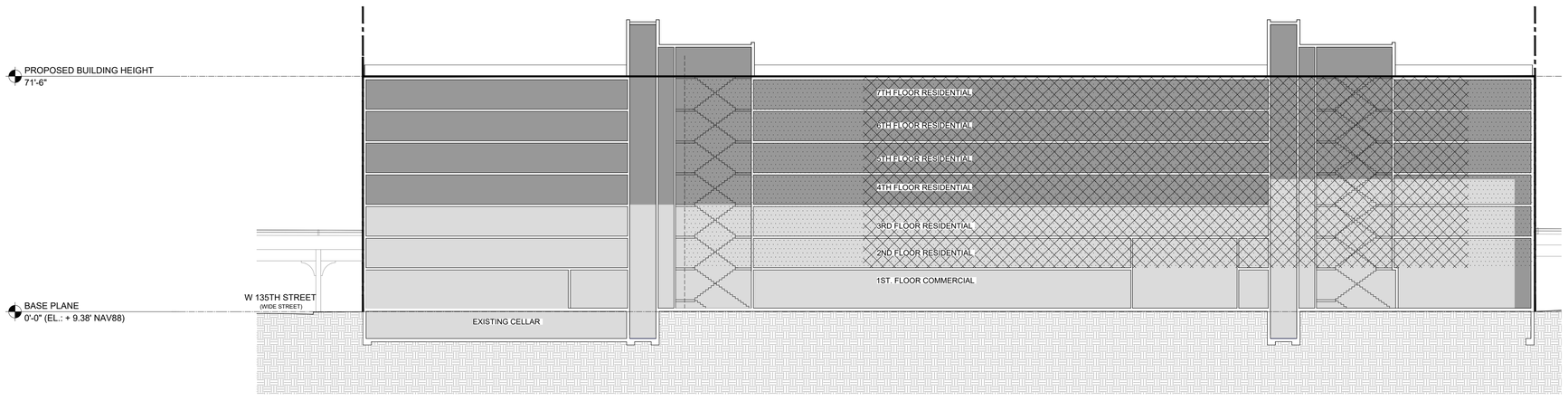
DATE: 2024-03-11
DWG No.:
07

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.



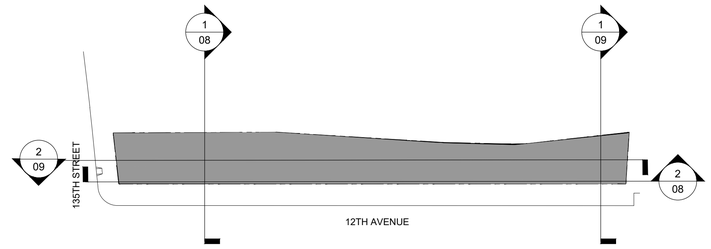
1/08 CROSS SECTION
SCALE: 1 = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"



2/08 LONGITUDINAL SECTION
SCALE: 1 = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"



3/08 KEY PLAN
SCALE: NTS

LEGEND:

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- EXISTING POST
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING PAINTED ARROW
- EXISTING SIGN
- EXISTING U BOLLARD
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LIMITS OF RAILROAD ROW SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-681.
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARIES
- X-X ZONING DISTRICT TAGS
- ROAD DIRECTION
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EL: +00.00' ← ZONING ENVELOPE HEIGHT
- EL: +00.00' ← PROPOSED BLDG. HEIGHT
- SPECIAL PERMIT PURSUANT TO ZR 104-60 TO MODIFY REAR YARD
- SPECIAL PERMIT PURSUANT TO ZR 104-60 TO MODIFY LOT COVERAGE

swa architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

ILLUSTRATIVE ZONING SECTIONS

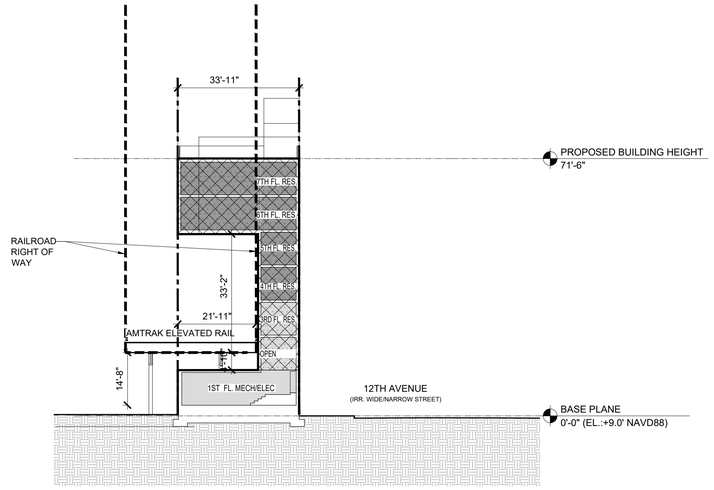
SEAL & SIGNATURE:

REGISTERED ARCHITECT STEVE WYGODA 016117 STATE OF NEW YORK

DATE: 2024-03-11
DWG No.:

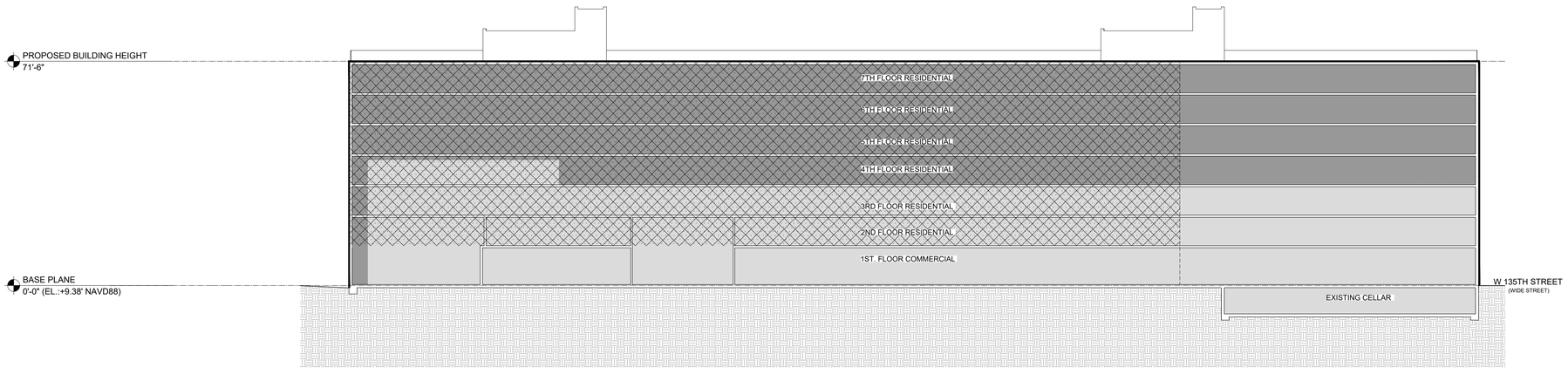
08

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.



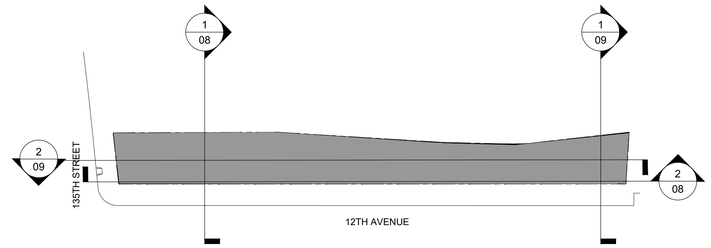
1/09 CROSS SECTION
SCALE: 1 = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"



2/09 LONGITUDINAL SECTION
SCALE: 1 = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"



3/09 KEY PLAN
SCALE: NTS

LEGEND:

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- EXISTING POST
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING PAINTED ARROW
- EXISTING SIGN
- EXISTING U BOLLARD
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LIMITS OF RAILROAD ROW SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-681.
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARIES
- X-X ZONING DISTRICT TAGS
- ROAD DIRECTION
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EL: +00.00' ← ZONING ENVELOPE HEIGHT
- EL: +00.00' ← PROPOSED BLDG. HEIGHT
- SPECIAL PERMIT PURSUANT TO ZR 104-60 TO MODIFY REAR YARD
- SPECIAL PERMIT PURSUANT TO ZR 104-60 TO MODIFY LOT COVERAGE

swa architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

ILLUSTRATIVE ZONING SECTIONS

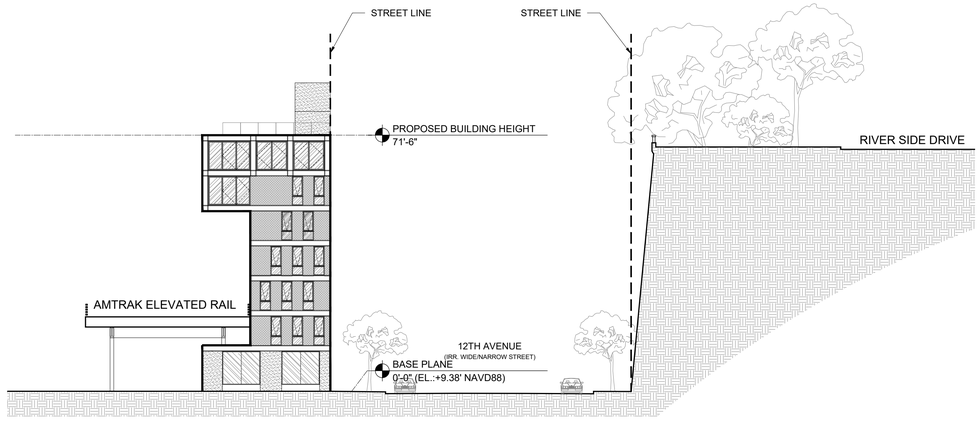
SEAL & SIGNATURE:

REGISTERED ARCHITECT STEVE WYGODA 016117 STATE OF NEW YORK

DATE: 2024-03-11
DWG No.:

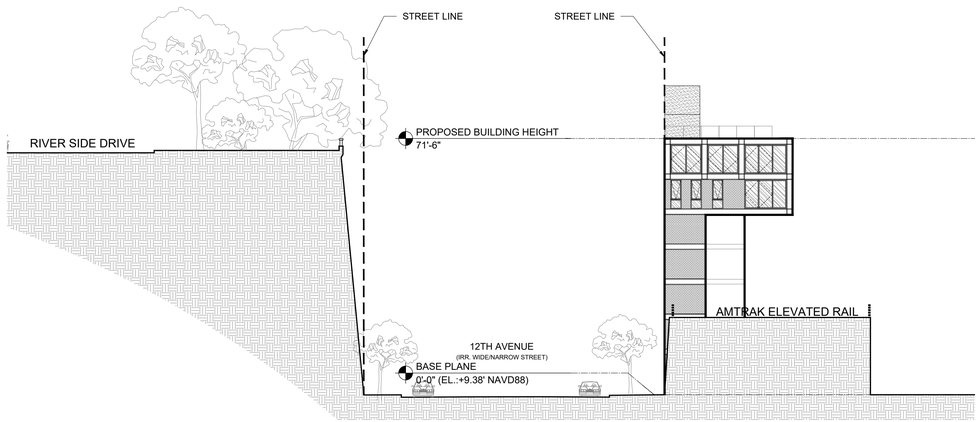
09

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.



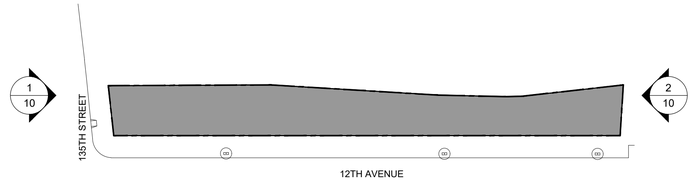
1/10 SOUTH ELEVATION
SCALE: 1 = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"



2/10 NORTH ELEVATION
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"



3/10 KEY PLAN
SCALE: NTS

swa architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

ILLUSTRATIVE ZONING ELEVATIONS

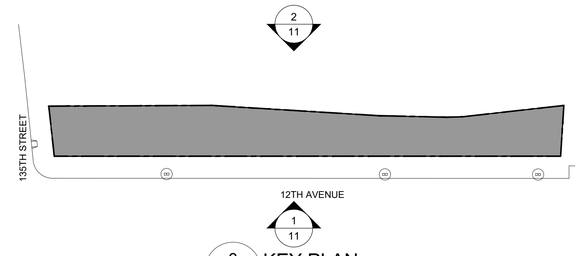
SEAL & SIGNATURE:

REGISTERED ARCHITECT STEVE WIGOD 016117 STATE OF NEW YORK

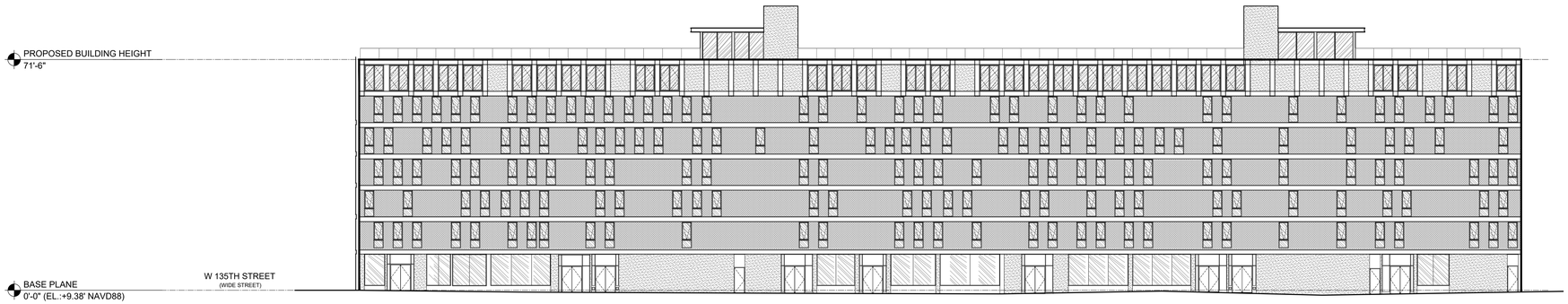
DATE: 2024-03-11
DWG No.:

10

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.

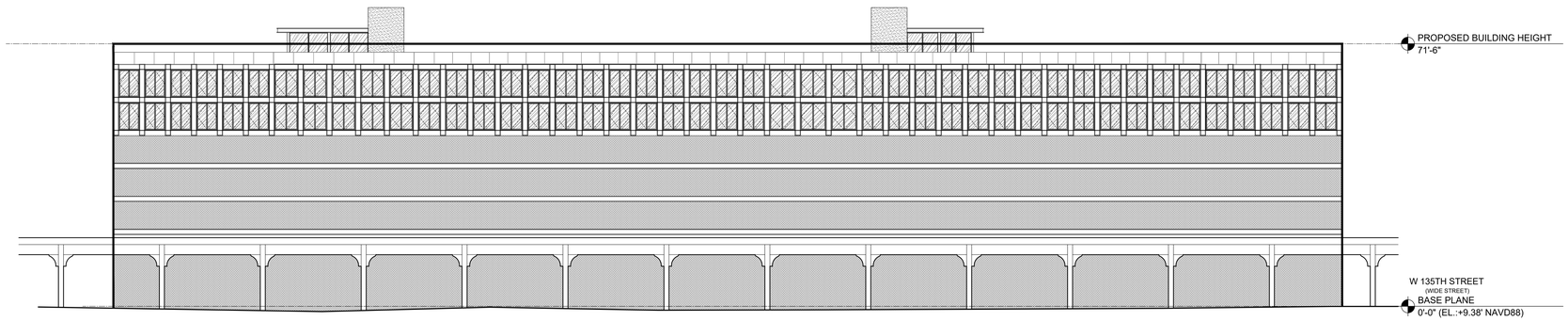


3
10
KEY PLAN
SCALE: NTS



1
11
EAST ELEVATION
SCALE; 1 = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"



2
11
WEST ELEVATION
SCALE; 1 = 20'-0"

0 10' 20' 40'
SCALE: 1 = 20'-0"

swa architecture

11 PARK PLACE SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7566

190 EAST MAIN STREET
HUNTINGTON, NY 11743
PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

701 WEST 135 ST
DEVELOPMENT

701 WEST 135 ST
NEW YORK, NY, 10031

REVISIONS:

DRAWING TITLE / INFORMATION:

ILLUSTRATIVE
ZONING
ELEVATIONS

SEAL & SIGNATURE:



DATE: 2024-03-11
DWG No.:

11

Copyright. The Office of SWA ARCHITECTURE PLLC. All rights reserved.

701 West 135th Street, Manhattan

Neighborhood Character Diagram

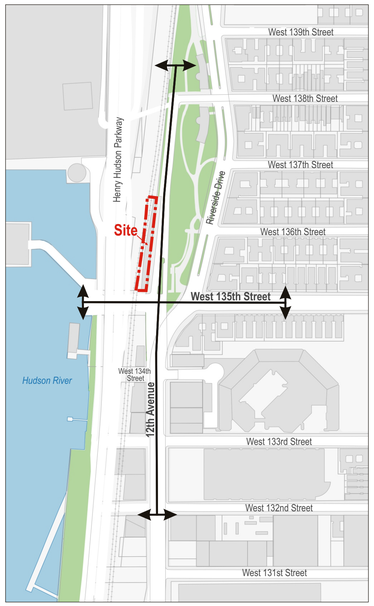
Site & Project Information

- Development Site
- 123' Building Height
- Main Facade
- Set-back Facade Visible from Street

Note: Building heights are taken from Google Earth measurements and DoF Digital Tax Map.

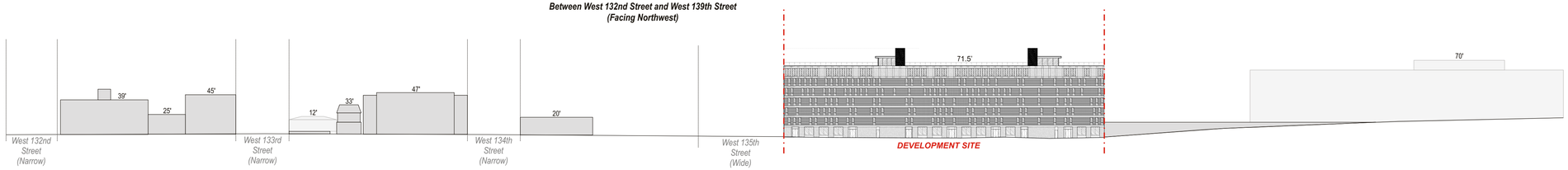
Scale: 1.5" = 100'

Site Map



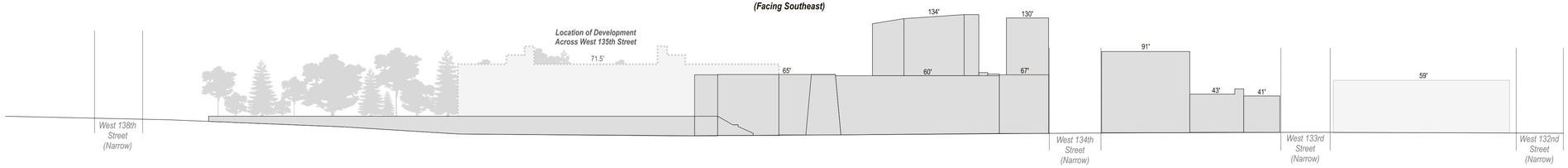
West Side of Riverside Drive & 12th Avenue

Between West 132nd Street and West 139th Street
(Facing Northwest)



East Side of 12th Avenue & Riverside Drive

Between West 139th Street and West 132nd Street
(Facing Southeast)



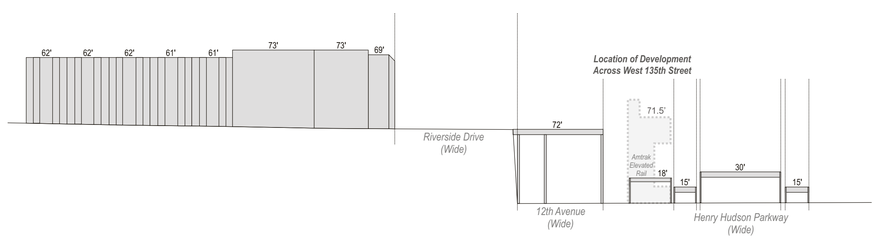
North Side of West 135th Street

Between the Hudson River and Broadway
(Facing Northeast)



South Side of West 135th Street

Between Broadway and the Hudson River
(Facing Southwest)



Urban Cartographics