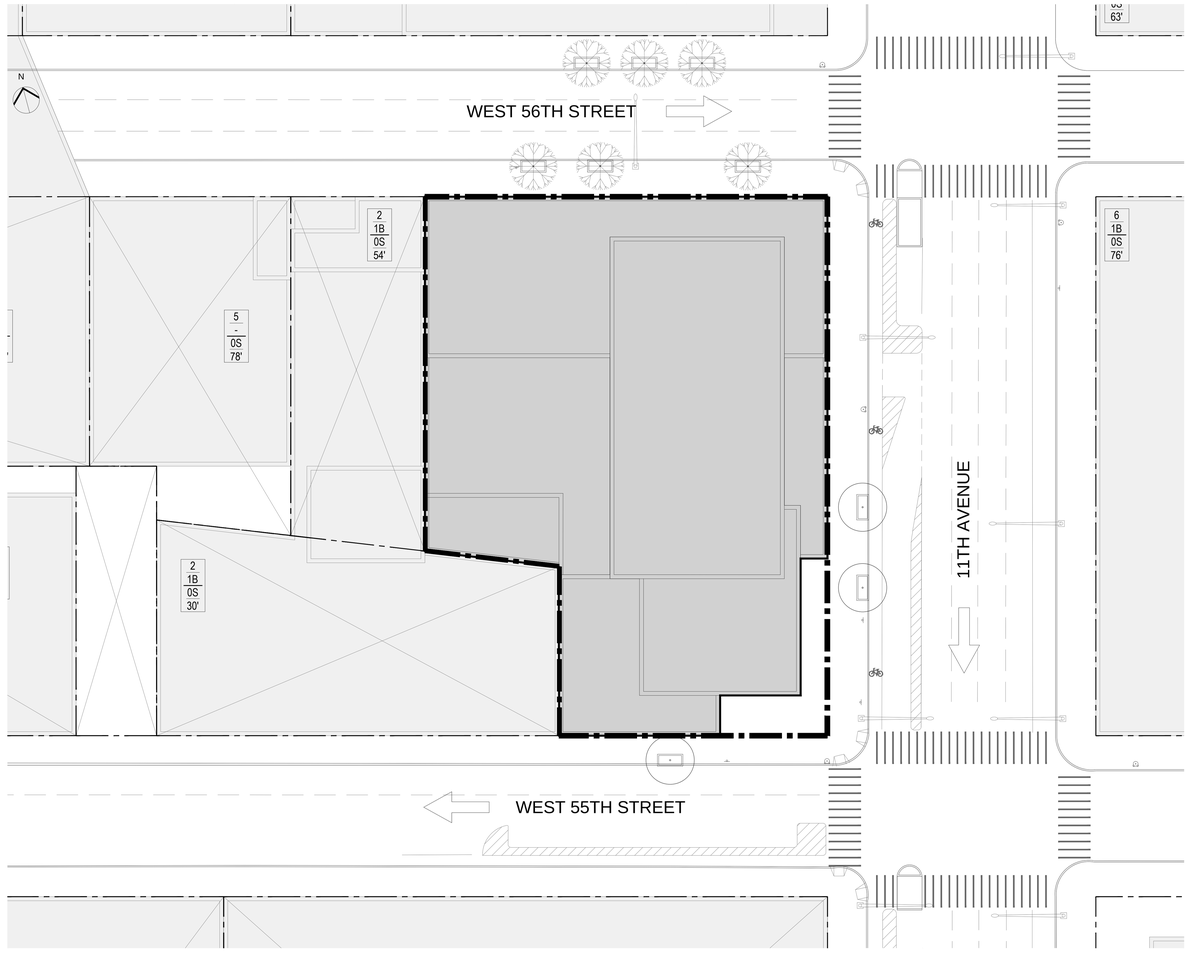
801 11TH AVENUE ULURP DRAWINGS

BLOCK: 1103 LOT: 36

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:

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., LLC

Architect:

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

DOB STAMPS & SIGNATURES:

NOT FOR CONSTRUCTION

DWG TITLE:

COVER SHEET

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH CHARLES HILL STATE OF NEW YORK

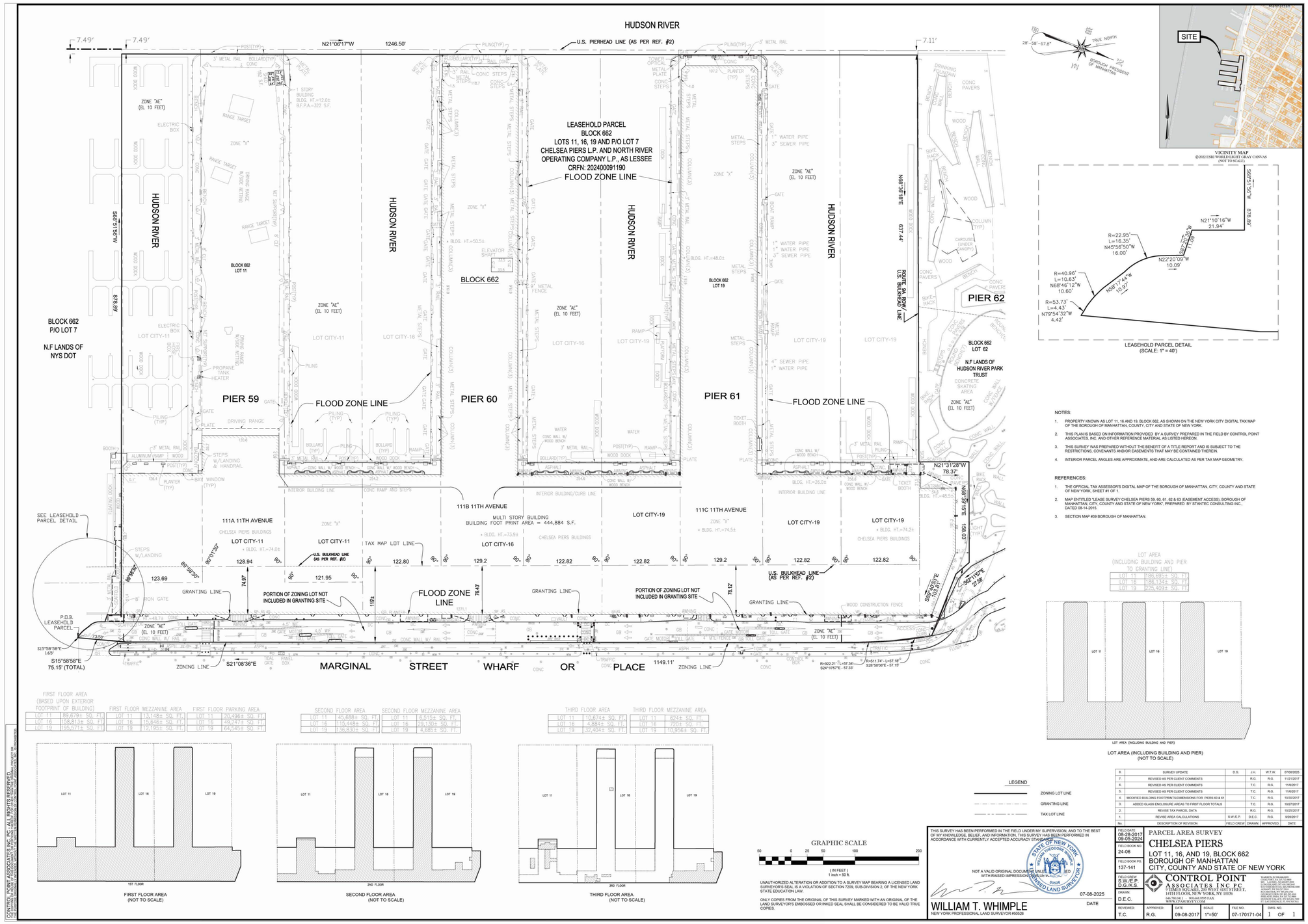
DATE: 07/17/2025

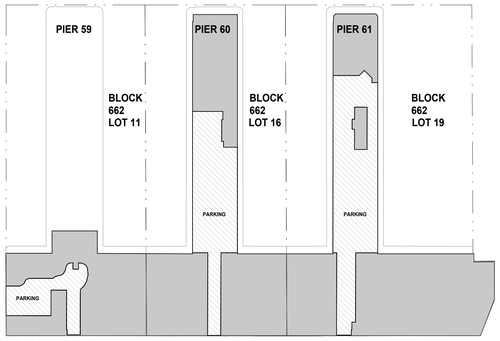
PROJECT #: 23P11

SCALE: AS NOTED

Z-01

DWG NO.


HUDSON RIVER
N21°06'17"W 1246.50'
U.S. PIERHEAD LINE (AS PER REF. #2)
LEASEHOLD PARCEL
BLOCK 662
LOTS 11, 16, 19 AND P/O LOT 7
CHELSEA PIERS L.P. AND NORTH RIVER
OPERATING COMPANY L.P., AS LESSEE
CRFN: 202400091190
FLOOD ZONE LINE
BLOCK 662
BLOCK 662 P/O LOT 7
N.F LANDS OF NYS DOT
PIER 59
PIER 60
PIER 61
PIER 62
ROUTE 9A R.O.W./ U.S. BULKHEAD LINE
BLOCK 662 LOT 62
N.F LANDS OF HUDSON RIVER PARK TRUST
111A 11TH AVENUE
111B 11TH AVENUE
111C 11TH AVENUE
MULTI STORY BUILDING
BUILDING FOOT PRINT AREA = 444,884 S.F.
TAX MAP LOT LINE
GRANTING LINE
PORTION OF ZONING LOT NOT INCLUDED IN GRANTING SITE
U.S. BULKHEAD LINE (AS PER REF. #2)
SEE LEASEHOLD PARCEL DETAIL
P.O.B. LEASEHOLD PARCEL
S15°58'58"E 75.15' (TOTAL)
MARGINAL STREET WHARF OR PLACE
1149.11'
ZONING LINE
S21°08'36"E
S68°51'56"W 878.89'
N68°38'18"E 637.44'
S68°38'18"W 637.44'
S21°31'28"W 78.37'
N68°38'18"E 158.03'
S68°38'18"W 158.03'
S21°31'28"W 103.51'
S68°38'18"W 23.58'
SITE
VICINITY MAP
(NOT TO SCALE)
LEASEHOLD PARCEL DETAIL
(SCALE: 1" = 40')
R=22.95'
L=16.35'
N45°56'50"W
16.00'
N21°10'16"W
21.94'
N22°20'09"W
10.09'
R=40.96'
L=10.63'
N68°46'12"W
10.60'
N68°17'44"W
10.97'
R=53.73'
L=4.43'
N79°54'32"W
4.42'
N.95.15.59"E
N.95.15.59"E
N.95.15.59"E

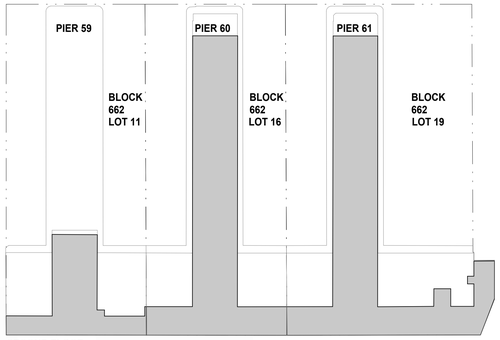


FIRST FLOOR

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

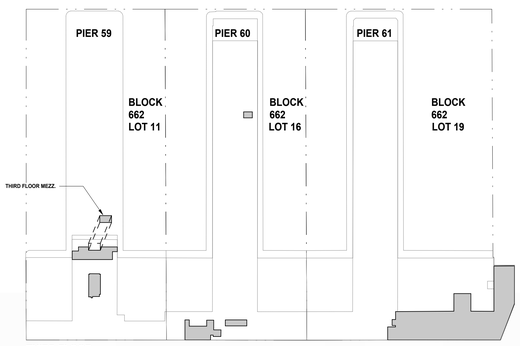
NOTES:
PARKING EXEMPT FROM FAR AS PER 12-10 FLOOR AREA (L)(6)
FLOOR SPACE USED FOR ACCESSORY OFF-STREET PARKING SPACES PROVIDED IN ANY STORY AFTER JUNE 30, 1989: WHICH IS LOCATED MORE THAN 23 FEET ABOVE CURB LEVEL IN ANY OTHER BUILDING; IS CONSIDERED FLOOR AREA.
PARKING AREAS HERE WITHIN ARE LOCATED 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

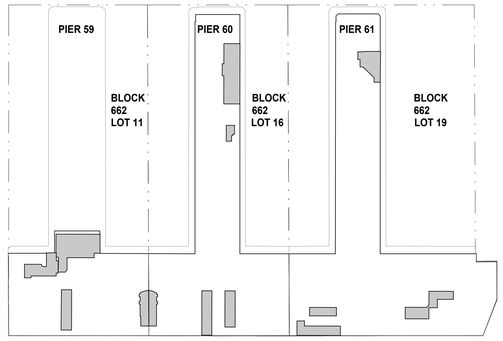
THIRD FLOOR AREA

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

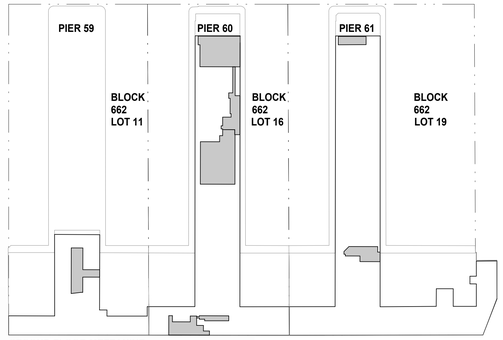
NOTE: AREA NUMBERS ARE BASED ON CONTROL POINT'S SURVEY ISSUED ON 12/20/24.



FIRST FLOOR MEZZANINE

FIRST FLOOR MEZZANINE AREA

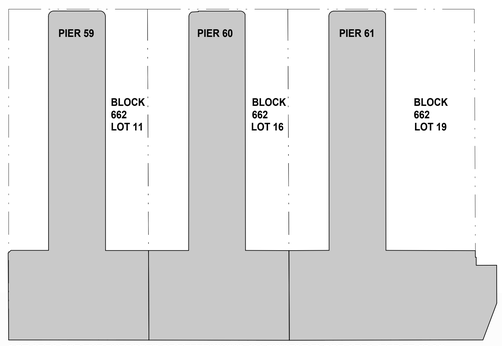
LOT NUMBER	AREA (S.F)
LOT 11	13,148
LOT 16	15,646
LOT 19	12,195



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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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

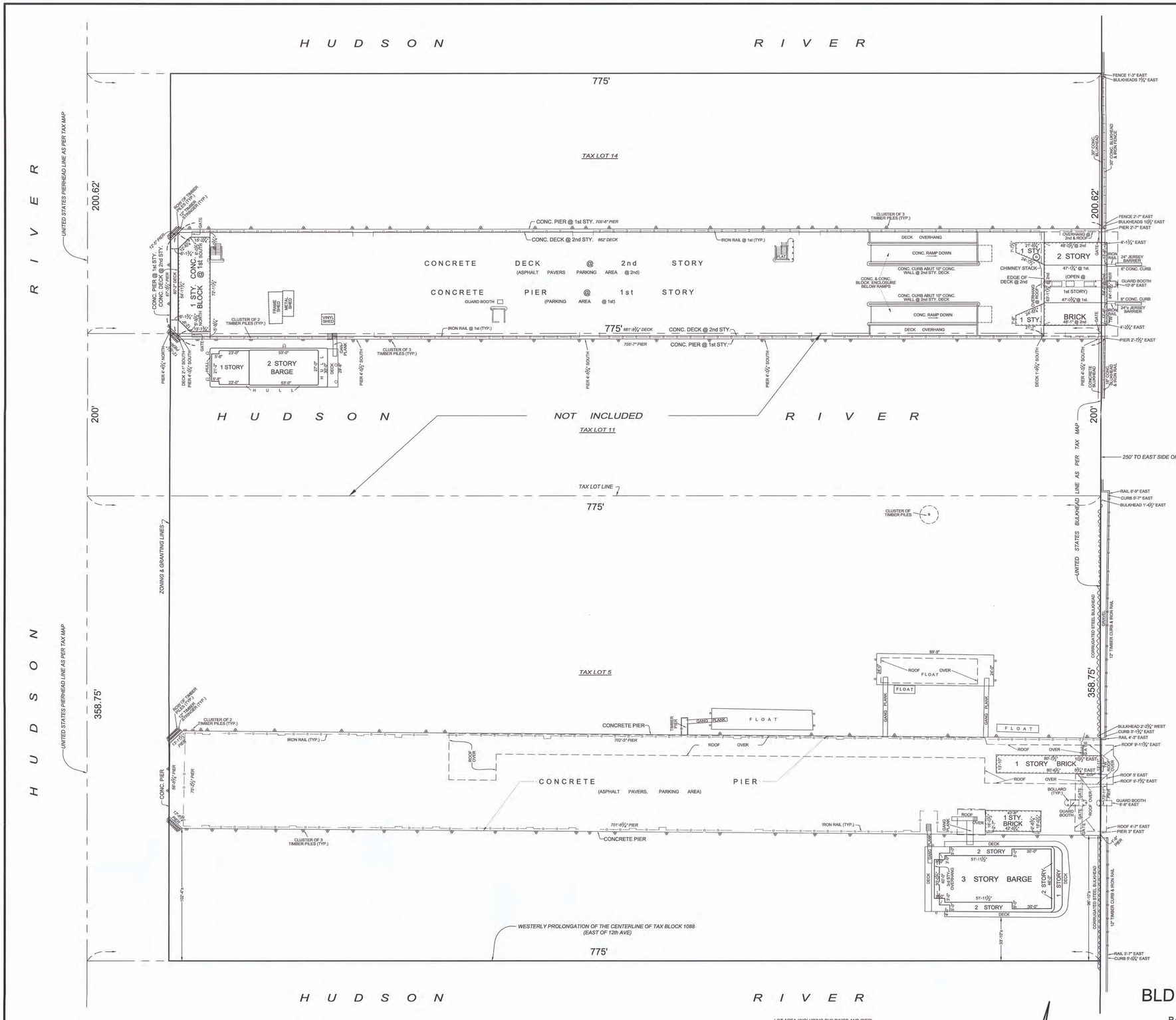
CHELSEA PIERS
NEW YORK, NY

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 SCALE: 1"=30'
REV A - GRANTING AND ZONING LINES ADDED

STATE OF NEW YORK ROBERT CASTILLO 050331 LICENSED LAND SURVEYOR

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

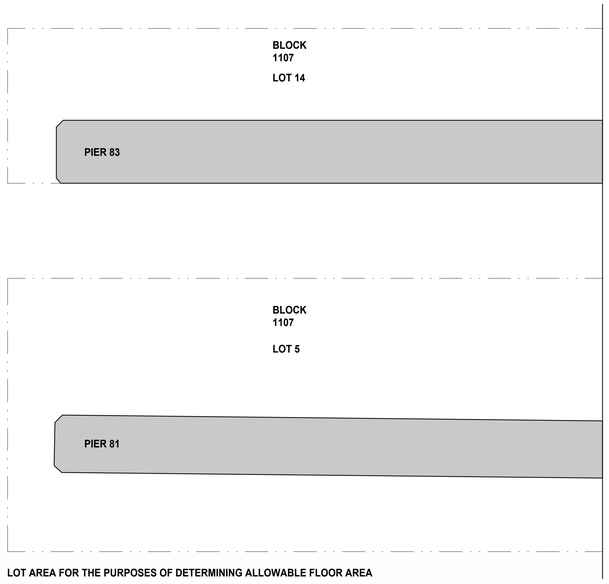
PLOT PLAN
#2441
HRPT

CIRCLE LINE PIER 81 & 83
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

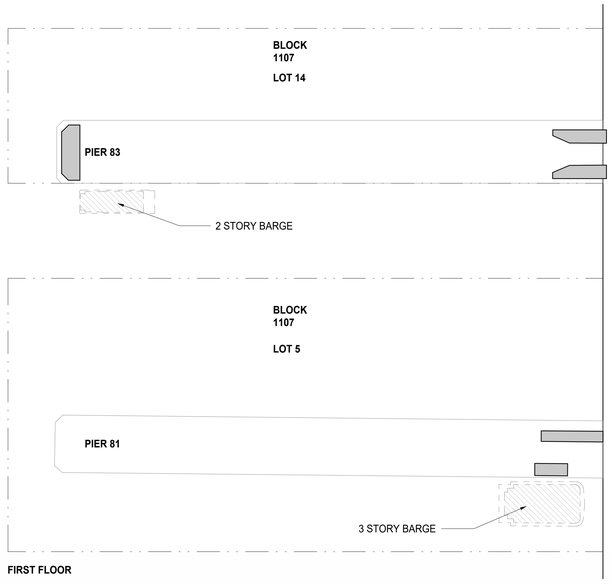
DRAWING #:
Z-105
___ of ___
DOB JOB:



LOT AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA

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

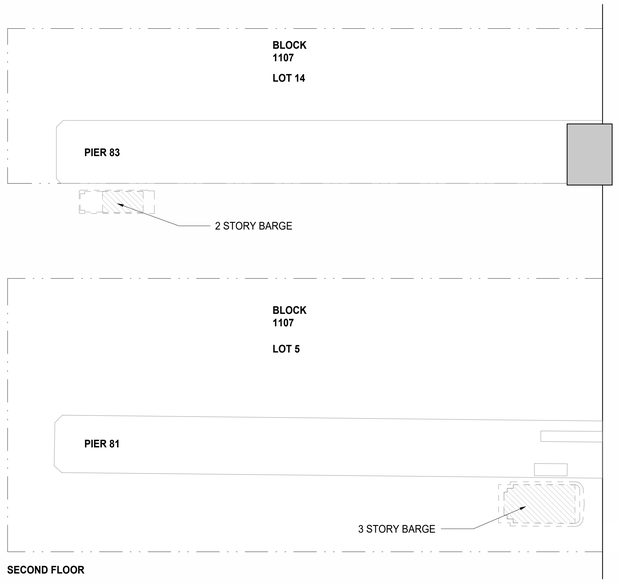
LOT NUMBER	AREA (S.F)
LOT 5	53,420
LOT 14	57,311



FIRST FLOOR

FIRST FLOOR AREA

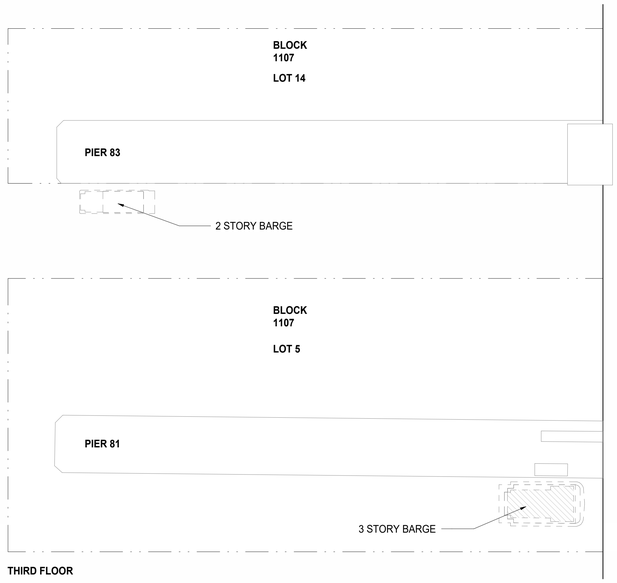
LOT NUMBER	AREA (S.F)
LOT 5	1,789
LOT14	4,002



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



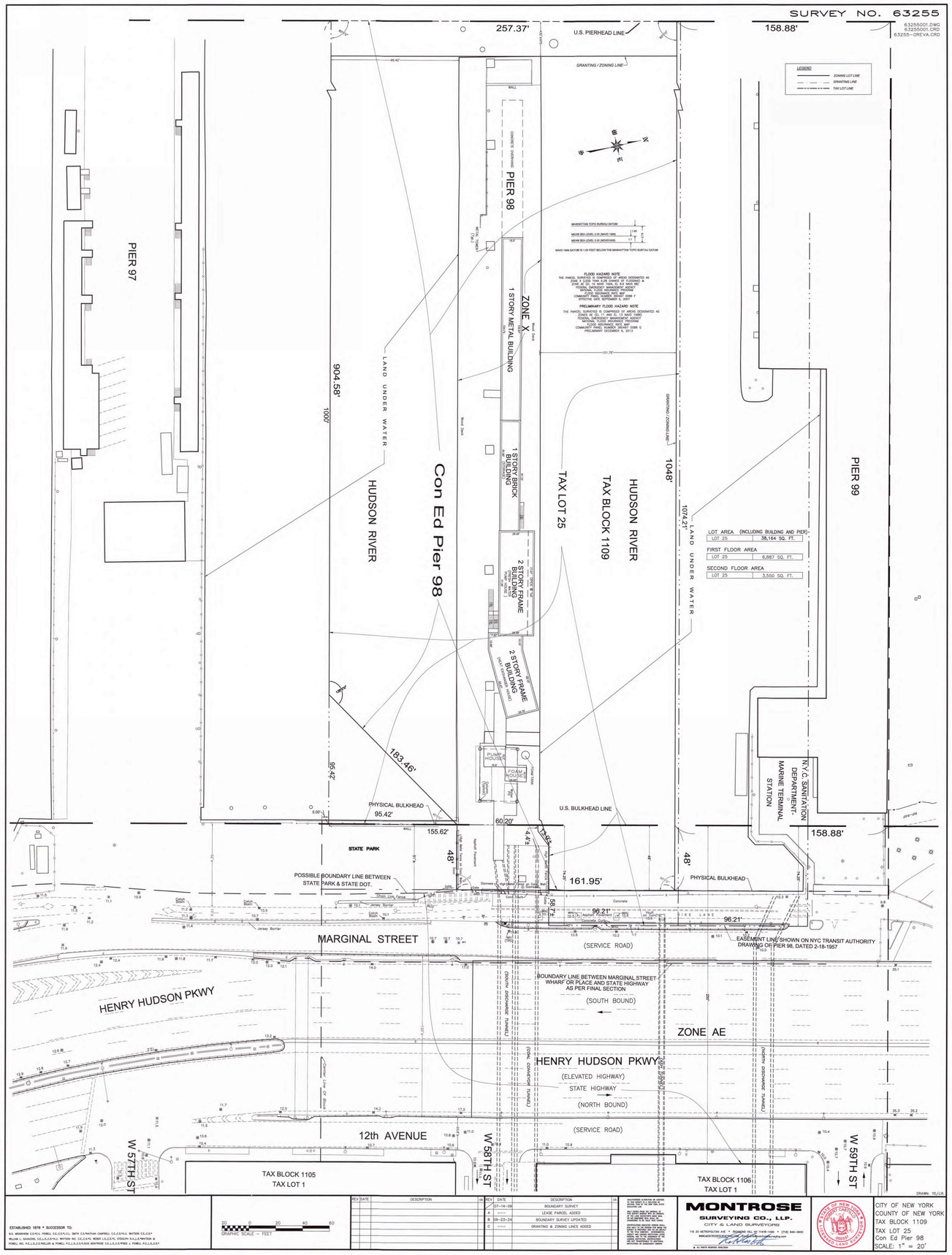
PLOT PLAN
#2441
HRPT

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

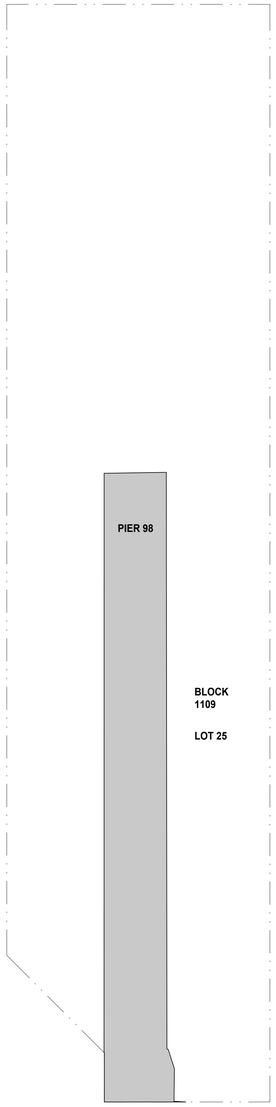
PLOT PLAN
#2441
HRPT

CON ED PIER 98
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

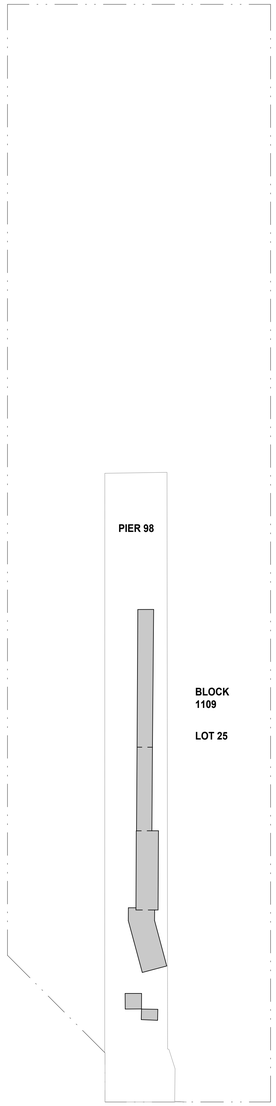
DRAWING #:
Z-103
of ____
DOB JOB:



LOT AREA FOR THE PURPOSES OF DETERMINING ALLOWABLE FLOOR AREA

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

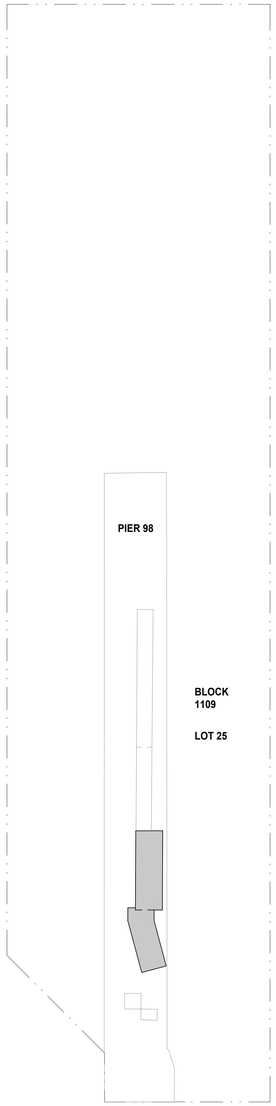
LOT NUMBER	AREA (S.F)
LOT 25	38,164



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

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NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

07/29/25

DOB STAMP ZONE

PLOT PLAN
#2441
HRPT

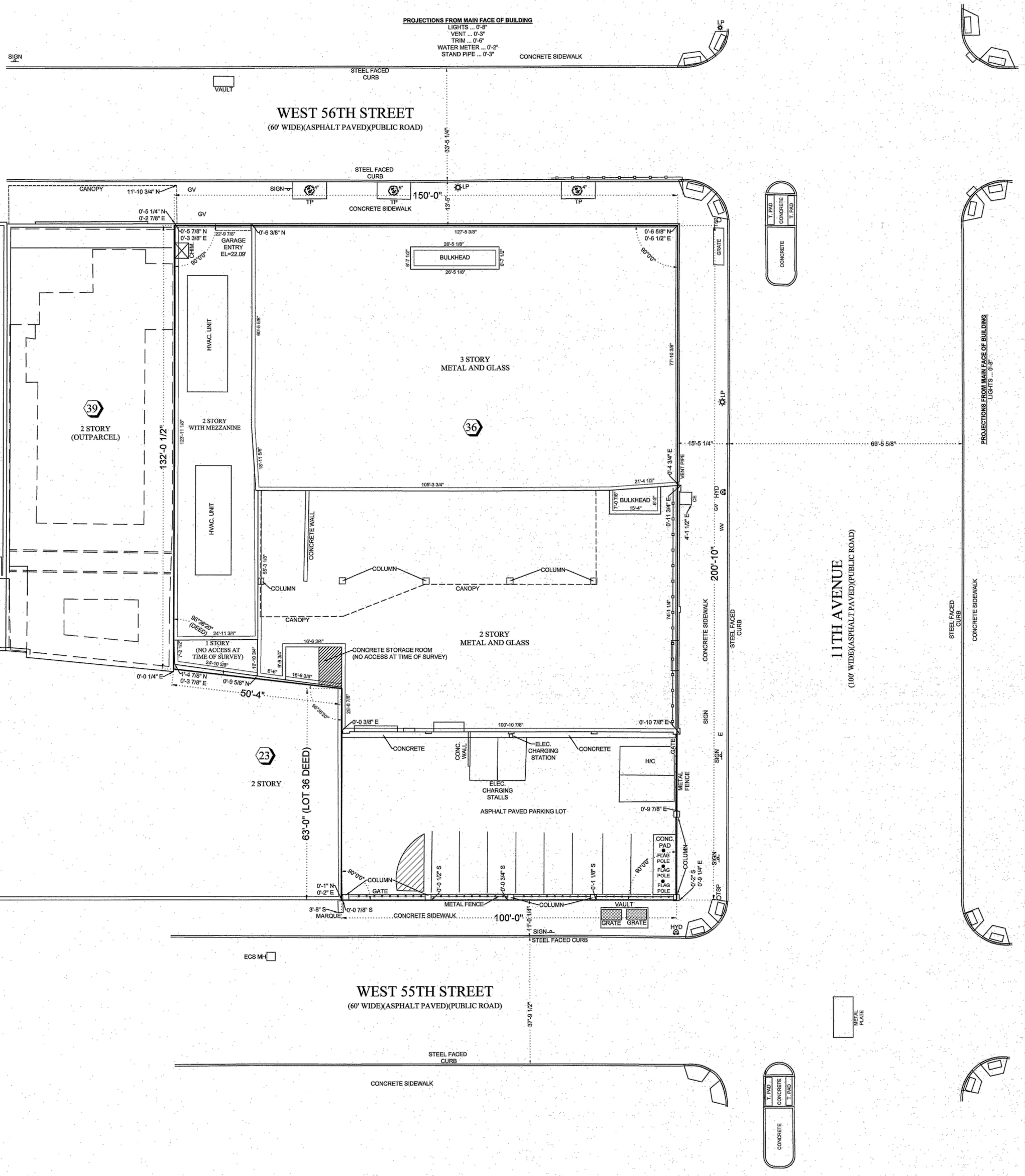
CON ED PIER 98
NEW YORK, NY

ZONING ANALYSIS

SCALE: NTS

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

ZONING LOT MAP



NOTES:
1.) THIS IS NOT A TITLE SURVEY AND IS NOT INTENDED FOR TITLE PURPOSES.
2.) LOT 36 IS ZONED M2-3, CL.

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 2, 2024
SCALE: 1" = 16'	DRAWN BY: MF

8.00' 16.00' 24.00'
0 8 24 48

BLOCK:	1103
LOT:	36
TOTAL LOT AREA:	
SQ. FT.:	26,829.86
ACRES:	0.6159

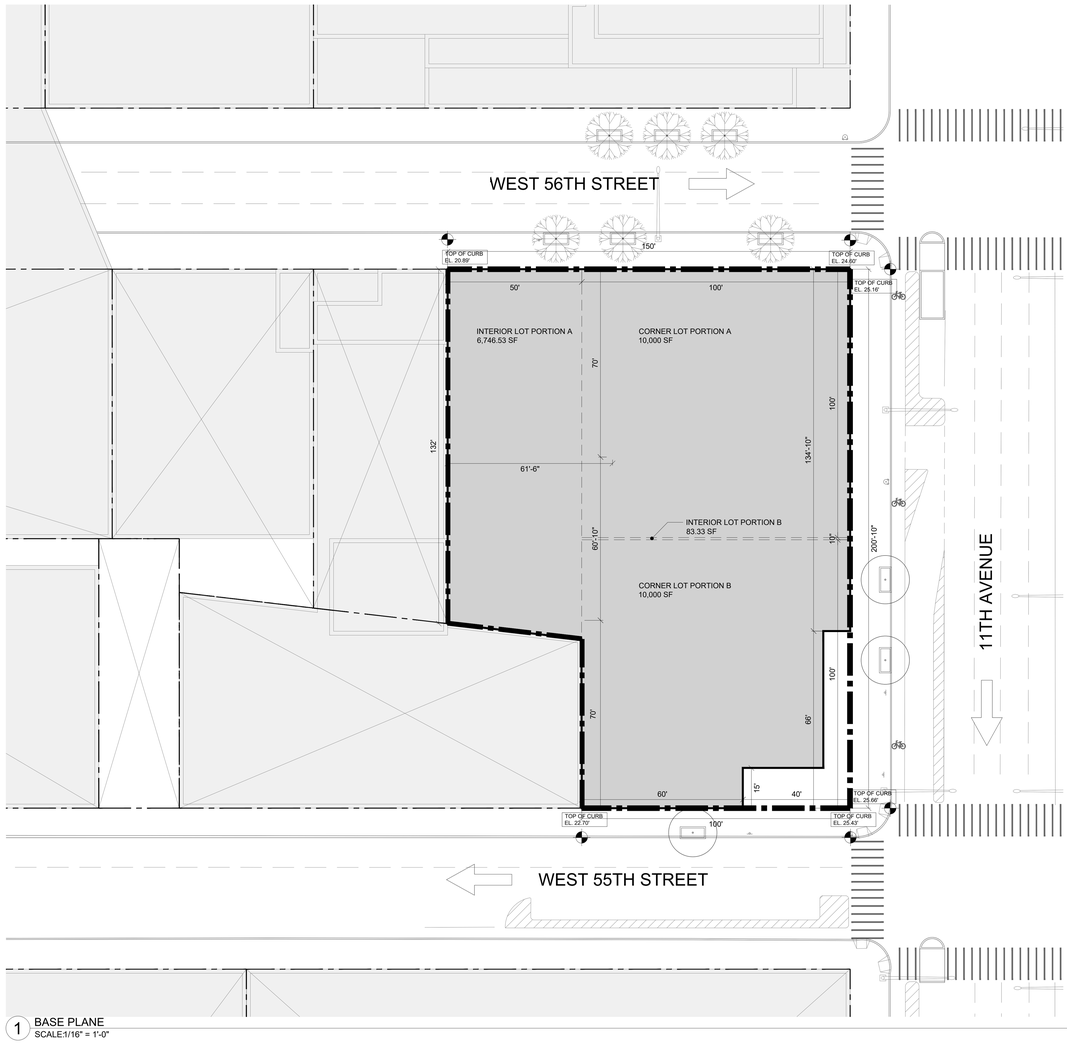
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

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
050001
LICENSED LAND SURVEYOR

SURVEY OF PROPERTY SITUATED IN:
801 11TH AVENUE
BOROUGH OF MANHATTAN
COUNTY OF NEW YORK
CITY OF NEW YORK
STATE OF NEW YORK



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

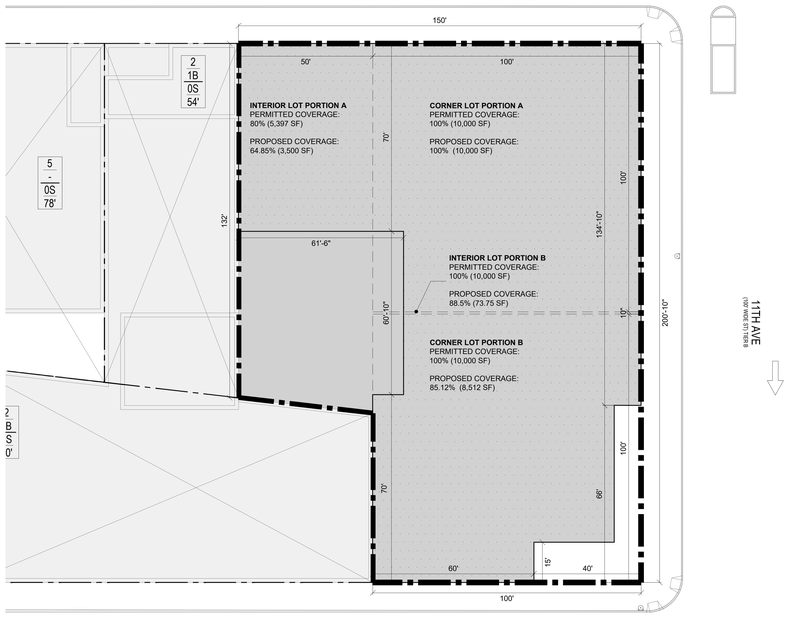
0' 10' 20' 60' 100'

LEGEND:

- ZONING LOT LINE
- BUILDING FOOTPRINT LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED RESIDENTIAL LOT COVERAGE

BASE PLANE CALCULATIONS			
WEST 55TH STREET	11TH AVENUE	WEST 56TH STREET	TOTAL
(22.70+25.43) / 2 = 24.07	(25.66+25.16) / 2 = 25.41	(24.60+20.89) / 2 = 22.75	(24.07+25.41+22.75) / 3 = 24.08

W 56TH ST
(82' NARROW ST) TIER B



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

ZONING ANALYSIS

7/29/2025

SITE DATA		LIST OF REQUIRED ACTIONS
Block	1103	1. Zoning Map amendment to rezone the Development Site from a M2-3 zoning district to a C4-7 zoning district and establish the
Lot	36	Special Hudson River Park District on the Development Site and Granting Site.
Site Address	801 11th Avenue New York NY	2. Zoning text amendment to (a) Section 89-00 et seq. to (i) designate the Development Site as a receiving site; (ii) designate the
Existing Zoning	M2-3 (Special Clinton District)	granting sites as granting sites, and (iii) modify certain provisions of the Special Hudson River Park District; and (b) Appendix F to
Proposed Zoning	C4-7 (Special Clinton District / Hudson River Park District)	designate the development site as an MIH area.
Community District	MN 4	3. Special permit pursuant to Section 89-21 to permit (a) the transfer of 64,392 sf of floor area from the granting sites to the
Zoning Map No.	8c	development site and (b) modify the following regulations: street wall location.
Zoning Lot Area	26,829.86 SF	

ZR Sec. No.	Item	Permitted / Required	Proposed	Compliance / Notes
	Uses			
ZR 32-10, 89-11		Use Groups, I thru X	Use Groups II, VI	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	26,829.86 x 10.00 = 268,299		
	Commercial with Floor Area Transfer	26,829.86 x 12.00 = 321,958	64,392	Complies
ZR 23-22	Base Residential	26,829.86 x 12.00 = 321,958		
	Residential with Floor Area Transfer	26,829.86 x 14.40 = 386,350	321,958	Complies
ZR 89-21	Total Floor Area Transferred from Granting Sites	26,829.86 x 2.40 = 64,392	64,392	Special permit required pursuant to ZR 89-21
ZR 89-21	Total Floor Area	26,829.86 x 14.40 = 386,350	386,350	Special permit required pursuant to ZR 89-21
	Residential Lot Coverage			
ZR 35-24, 23-362	Corner Lot Portion A (%)	100.00%	100.00%	Complies
	Corner Lot Portion A (sf)	10,000.00 SF	10,000.00 SF	
	Corner Lot Portion B (%)	100.00%	85.12%	Complies
	Corner Lot Portion B (sf)	10,000.00 SF	8,512.00 SF	
ZR 23-363(c)	Interior Lot Portion A(%)	80.00%	64.85%	Complies
	Interior Lot Portion A (sf)	5,397.22 SF	3,500.00 SF	
	Interior Lot Portion B (%)	100.00%	88.50%	Complies
	Interior Lot Portion B (sf)	83.33 SF	73.75 SF	
	Yard Regulations			
ZR 35-51	Minimum Front Yard	None	None	Complies
ZR 35-53, 33-26	Minimum Rear Yard Commercial - Interior Lot	20'	20'	Complies
ZR 35-23, 23-342(a)	Minimum Rear Yard Residential - Interior Lot	20' Below 75', 30' Above 75'	30'	Complies
ZR 35-52	Minimum Side Yard	None Required or 5'	None	Complies
ZR 35-63	**Height & Setback**			
	Street Wall Location			
ZR 35-631(a)	11th Avenue - (Wide Street)	At Street Line	Not located at street line	Does not comply; special permit required pursuant to ZR 89-21
ZR 23-436(c)	W55th Street - (Narrow Street within 100' of Wide Street)	No Requirement	70% located at street line	Complies
ZR 23-436(c)	W56th Street - (Narrow Street within 100' of Wide Street)	No Requirement	70% located at street line	Complies
ZR 35-631(b)	W56th 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**			
	11th Avenue	60'	60'	Complies
	W55th Street	60'	155'	Complies
	W56th Street	60'	155'	Complies
ZR 35-632, 35-24(a)(2)(ii), 23-432	**Maximum Base Height**			
	11th Avenue	155'	155'	Complies
	W55th Street	155'	155'	Complies
	W56th Street	155'	155'	Complies
ZR 35-632, 35-24(a)(2)(ii), 23-433	**Minimum Setback**			
	Wide Street: 11th Avenue	10'	0' - 10'	Complies
	Narrow Street: W55th Street	15'	0' - 15'	Complies
	Narrow Street: W56th 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.	26,829.86 x 65% = 17,439 SF	49.9% (13,410.2 SF)	Complies
ZR 35-632(c) , 23-435(b)	Maximum Coverage above 300': 50% of zoning lot.	26,829.86 x 50% = 13,415 SF	49.9% (13,410.2 SF)	Complies
ZR 35-641(b), 23-435, 23-441(b)	Minimum Coverage: 30% of zoning lot	26,829.86 x 30% = 8,049 SF	49.9% (13,410.2 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 Parking	Complies
	Parking			
ZR 36-21, 36-31, 13-10	Parking	None Required	None Provided	Complies
	Loading			
ZR 36-62	Use Group VI (Retail): LRC-B	First 25,000 SF: None		
	Proposed Floor Area: 64,390 sf	Next 15,000 SF: 1 Berth		
		Next 60,000 SF: 1 Berth		
		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 (Retail):	1 per 10,000 sf		
		64,392 sf / 10,000 = 6.4		
	Total Required for Use Group VI (Retail)	6 Spaces	6 Spaces	Complies
	Use Group II (Residential):	1 per 2 units		
		477 Units / 2 = 238.5		
	Total Required for Use Group II (Residential):	239 Spaces	239 Spaces	Complies
	Total Bicycle Parking Spaces Required	245 Spaces	245 Spaces	Complies
	Street Trees			
ZR 26-41	Street Trees Required	1 tree per 25' of zoning lot street frontage	Proposed Trees	
	11th Avenue (200.83 FT)	8 Trees	2 Trees	
	W 55th Street (100 FT)	4 Trees	1 Trees	
	W 56th Street (150 FT	6 Trees	0 Trees	
	Existing Trees to Remain		3 Trees	
	Trees Off Site		12 Trees	
	Street Tree Total	18 Trees	18 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 - Auto Dealer	64,392 SF	2.40 FAR
Use Group II - Residential	321,958 SF	12.00 FAR
Zoning Lot Total	**386,350 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:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

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

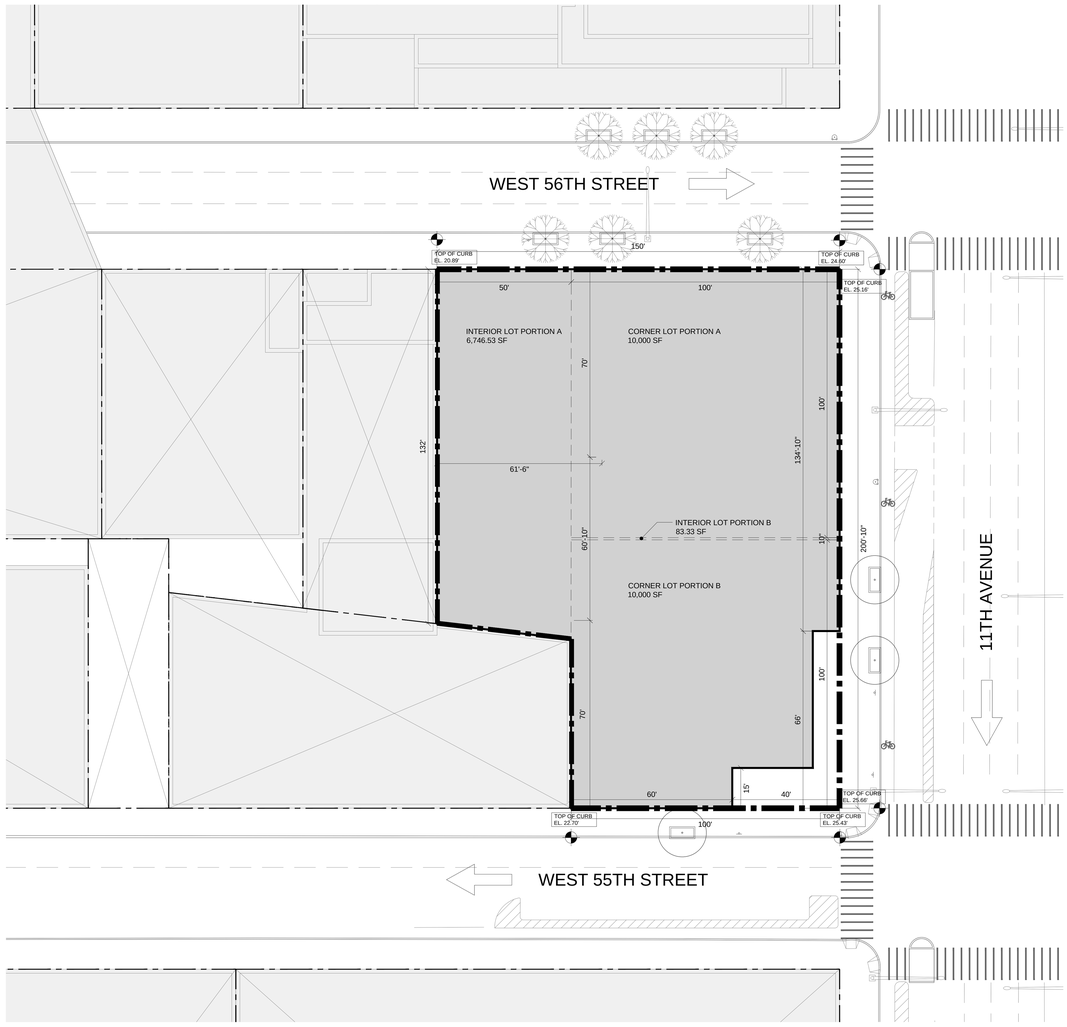
DOB STAMPS & SIGNATURES:

DWG TITLE:
ZONING CALCULATIONS

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

DATE: 07/17/2025
PROJECT #: 23P11
SCALE: AS NOTED

Z-05
DWG NO.



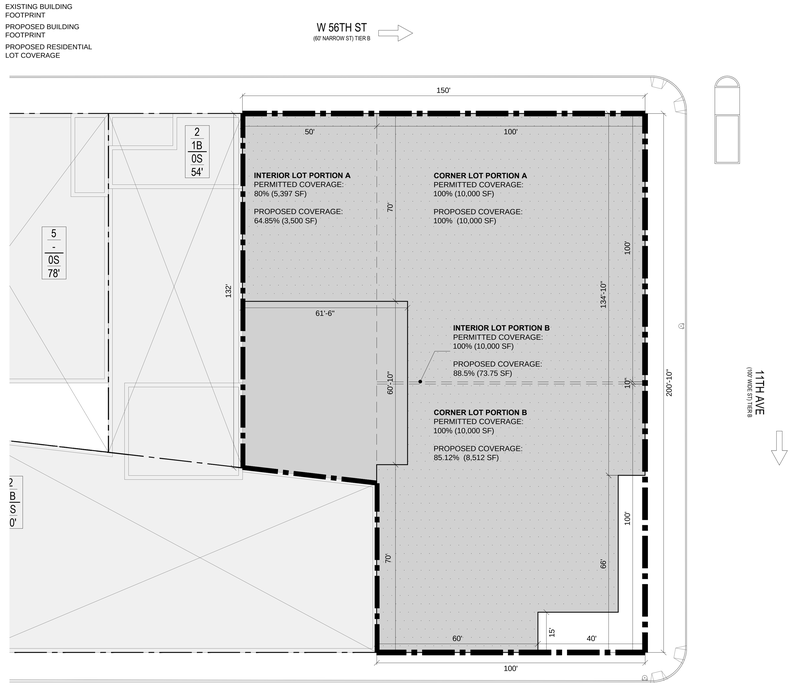
1 BASE PLANE
SCALE:1/16" = 1'-0"

0' 10' 20' 60' 100'

LEGEND:

- ZONING LOT LINE
- BUILDING FOOTPRINT LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED RESIDENTIAL LOT COVERAGE

BASE PLANE CALCULATIONS			
WEST 55TH STREET	11TH AVENUE	WEST 56TH STREET	TOTAL
(22.70+25.43) / 2 = 24.07	(25.66+25.16) / 2 = 25.41	(24.60+20.89) / 2 = 22.75	(24.07+25.41+22.75) / 3 = 24.08



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

ALTERNATE ZONING ANALYSIS — 7/29/2025

SITE DATA		LIST OF REQUIRED ACTIONS
Block	1103	1. Zoning Map amendment to rezone the Development Site from a M2-3 zoning district to a C4-7 zoning district and establish the
Lot	36	Special Hudson River Park District on the Development Site and Granting Site.
Site Address	801 11th Avenue New York NY	2. Zoning text amendment to (a) Section 89-00 et seq. to (i) designate the Development Site as a receiving site; (ii) designate the
Existing Zoning	M2-3 (Special Clinton District)	granting sites as granting sites, and (iii) modify certain provisions of the Special Hudson River Park District; and (b) Appendix F to
Proposed Zoning	C4-7 (Special Clinton District / Hudson River Park District)	designate the development site as an MIH area.
Community District	MN 4	3. Special permit pursuant to Section 89-21 to permit (a) the transfer of 64,392 sf of floor area from the granting sites to the
Zoning Map No.	8c	development site and (b) modify the following regulations: street wall location.
Zoning Lot Area	26,829.86 SF	

ZR Sec. No.	Item	Permitted / Required	Proposed	Compliance / Notes
	Uses			
ZR 32-10, 89-11		Use Groups, I thru X	Use Groups II, VI	Complies
	FAR			
ZR 33-122	Base Commercial	10.00		
	Commercial with Floor Area Transfer	12.00	0.67	Complies
ZR 23-22	Base Residential	12.00		
	Residential with Floor Area Transfer	14.40	13.73	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	26,829.86 x 10.00 = 268,299		
	Commercial with Floor Area Transfer	26,829.86 x 12.00 = 321,958	18,038	Complies
ZR 23-22	Base Residential	26,829.86 x 12.00 = 321,958		
	Residential with Floor Area Transfer	26,829.86 x 14.40 = 386,350	368,312	Special permit required pursuant to ZR 89-21
ZR 89-21	Total Floor Area Transferred from Granting Sites	26,829.86 x 2.40 = 64,392	64,392	Special permit required pursuant to ZR 89-21
ZR 89-21	Total Floor Area	26,829.86 x 14.40 = 386,350	386,350	Special permit required pursuant to ZR 89-21
	Residential Lot Coverage			
ZR 35-24, 23-362	Corner Lot Portion A (%)	100.00%	100.00%	Complies
	Corner Lot Portion A (sf)	10,000.00 SF	10,000.00 SF	
	Corner Lot Portion B (%)	100.00%	85.12%	Complies
	Corner Lot Portion B (sf)	10,000.00 SF	8,512.00 SF	
ZR 23-363(c)	Interior Lot Portion A(%)	80.00%	64.85%	Complies
	Interior Lot Portion A (sf)	5,397.22 SF	3,500.00 SF	
	Interior Lot Portion B (%)	100.00%	88.50%	Complies
	Interior Lot Portion B (sf)	83.33 SF	73.75 SF	
	Yard Regulations			
ZR 35-51	Minimum Front Yard	None	None	Complies
ZR 35-53, 33-26	Minimum Rear Yard Commercial - Interior Lot	20'	20'	Complies
ZR 35-23, 23-342(a)	Minimum Rear Yard Residential - Interior Lot	20' Below 75', 30' Above 75'	30'	Complies
ZR 35-52	Minimum Side Yard	None Required or 5'	None	Complies
ZR 35-63	**Height & Setback**			
	Street Wall Location			
ZR 35-631(a)	11th Avenue - (Wide Street)	At Street Line	Not located at street line	Does not comply; special permit required pursuant to ZR 89-21
ZR 23-436(c)	W55th Street - (Narrow Street within 100' of Wide Street)	No Requirement	70% located at street line	Complies
ZR 23-436(c)	W56th Street - (Narrow Street within 100' of Wide Street)	No Requirement	70% located at street line	Complies
ZR 35-631(b)	W56th 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**			
	11th Avenue	60'	60'	Complies
	W55th Street	60'	155'	Complies
	W56th Street	60'	155'	Complies
ZR 35-632, 35-24(a)(2)(ii), 23-432	**Maximum Base Height**			
	11th Avenue	155'	155'	Complies
	W55th Street	155'	155'	Complies
	W56th Street	155'	155'	Complies
ZR 35-632, 35-24(a)(2)(ii), 23-433	**Minimum Setback**			
	Wide Street: 11th Avenue	10'	0' - 10'	Complies
	Narrow Street: W55th Street	15'	0' - 15'	Complies
	Narrow Street: W56th 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.	26,829.86 x 65% = 17,439 SF	49.9% (13,410.2 SF)	Complies
ZR 35-632(c) , 23-435(b)	Maximum Coverage above 300': 50% of zoning lot.	26,829.86 x 50% = 13,415 SF	49.9% (13,410.2 SF)	Complies
ZR 35-641(b), 23-435, 23-441(b)	Minimum Coverage: 30% of zoning lot	26,829.86 x 30% = 8,049 SF	49.9% (13,410.2 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 Parking	Complies
	Parking			
ZR 36-21, 36-31, 13-10	Parking	None Required	None Provided	Complies
	Loading			
ZR 36-62	Use Group VI (Retail): LRC-B	First 25,000 SF: None		
	Proposed Floor Area: 18,038 sf	Next 15,000 SF: 1 Berth		
		Next 60,000 SF: 1 Berth		
		None Required	1 Berth Provided	
	Use Group II (Residential):	None Required		
		Total: 0 Berths Required	Total: 1 Berths Provided	Complies
	Bicycle Parking			
ZR 36-711	Use Group VI (Retail):	1 per 10,000 sf		
		18,038 sf / 10,000 = 1.8		
	Total Required for Use Group VI (Retail)	2 Spaces	0 Spaces	Complies. Waived per ZR 36-711(d)
	Use Group II (Residential):	1 per 2 units		
		546 Units / 2 = 273		
	Total Required for Use Group II (Residential):	273 Spaces	273 Spaces	Complies
	Total Bicycle Parking Spaces Required	275 Spaces	273 Spaces	Complies
	Street Trees			
ZR 26-41	Street Trees Required	1 tree per 25' of zoning lot street frontage	Proposed Trees	
	11th Avenue (200.83 FT)	8 Trees	2 Trees	
	W 55th Street (100 FT)	4 Trees	1 Trees	
	W 56th Street (150 FT	6 Trees	0 Trees	
	Existing Trees to Remain		3 Trees	
	Trees Off Site		12 Trees	
	Street Tree Total	18 Trees	18 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 - Auto Dealer	18,038 SF	0.67 FAR
Use Group II - Residential	368,312 SF	13.73 FAR
Zoning Lot Total	**386,350 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:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

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

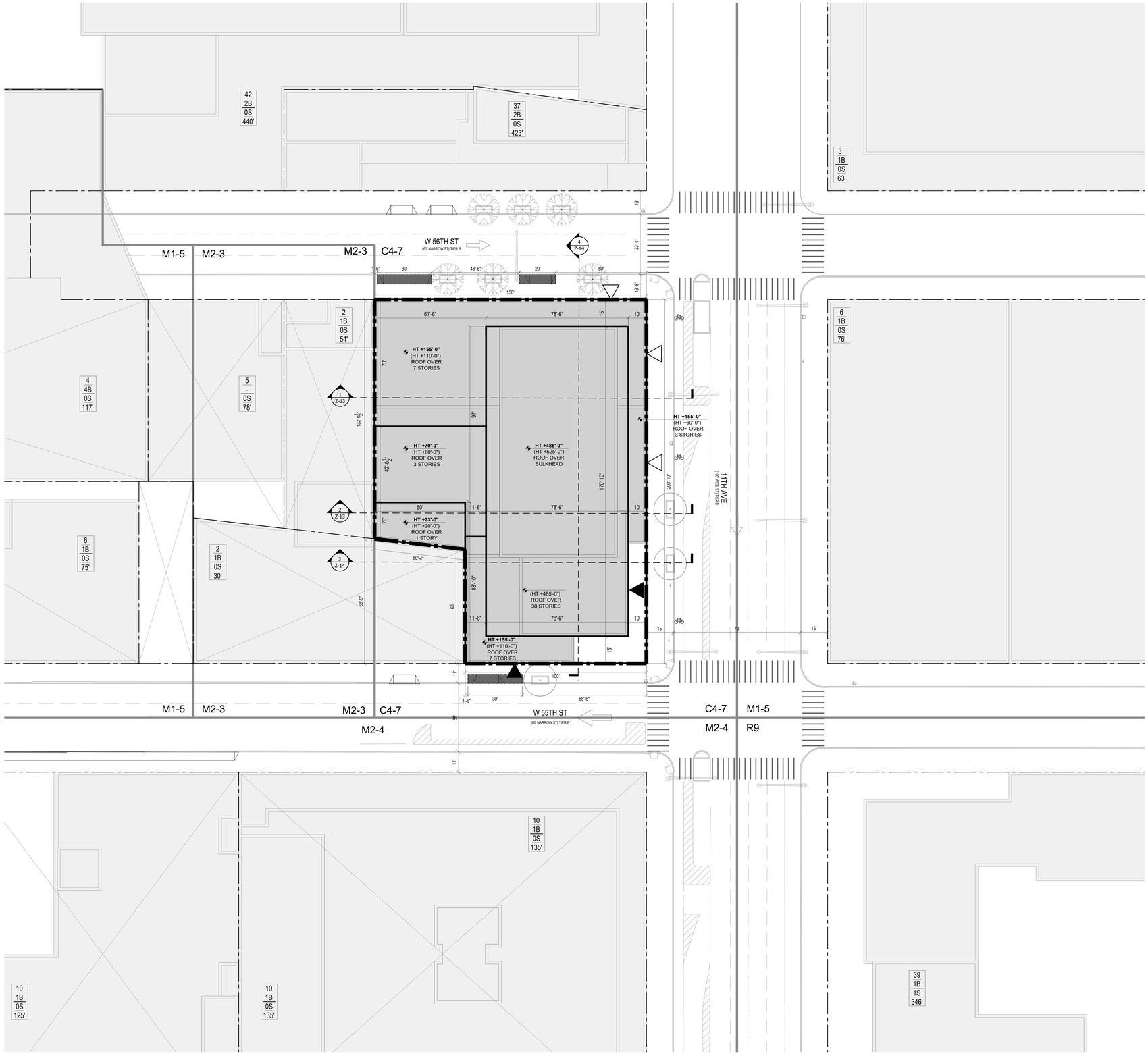
DOB STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE ZONING CALCULATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT — STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 23P11
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 +440'-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
- 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.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.
6. PERMITTED OBSTRUCTIONS MAY BE PROVIDED ABOVE THE MAXIMUM BUILDING ENVELOPE IN ACCORDANCE WITH LOCATION AND SIZE RESTRICTIONS AS SET FORTH IN THE ZONING RESOLUTION.
7. CURB CUT WIDTHS AND LOCATIONS SUBJECT TO DEPARTMENT OF BUILDINGS AND DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL.
8. FOR ANY PORTION OF THE GROUND FLOOR LEVEL STREET WALL THAT DOES NOT ALIGN WITH THE LOT LINE BOUNDARY AND THAT CONTAINS NO TRANSPARENT ELEMENTS SHALL BE TREATED WITH A DECORATIVE ELEMENT OR MATERIAL IN THE FORM OF (A) VARIED SURFACE TEXTURE AND/OR MATERIALS, (B) MURALS OR OTHER VISUAL ARTWORK, AND/OR (C) LIVING PLANT MATERIALS, TO A MINIMUM HEIGHT OF 15 FEET.

N

NOTES:

NOT FOR CONSTRUCTION

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., LLC

Architect:

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

DOB STAMPS & SIGNATURES:

DWG TITLE:

ZONING LOT SITE PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHARLES WEST 029961 STATE OF NEW YORK

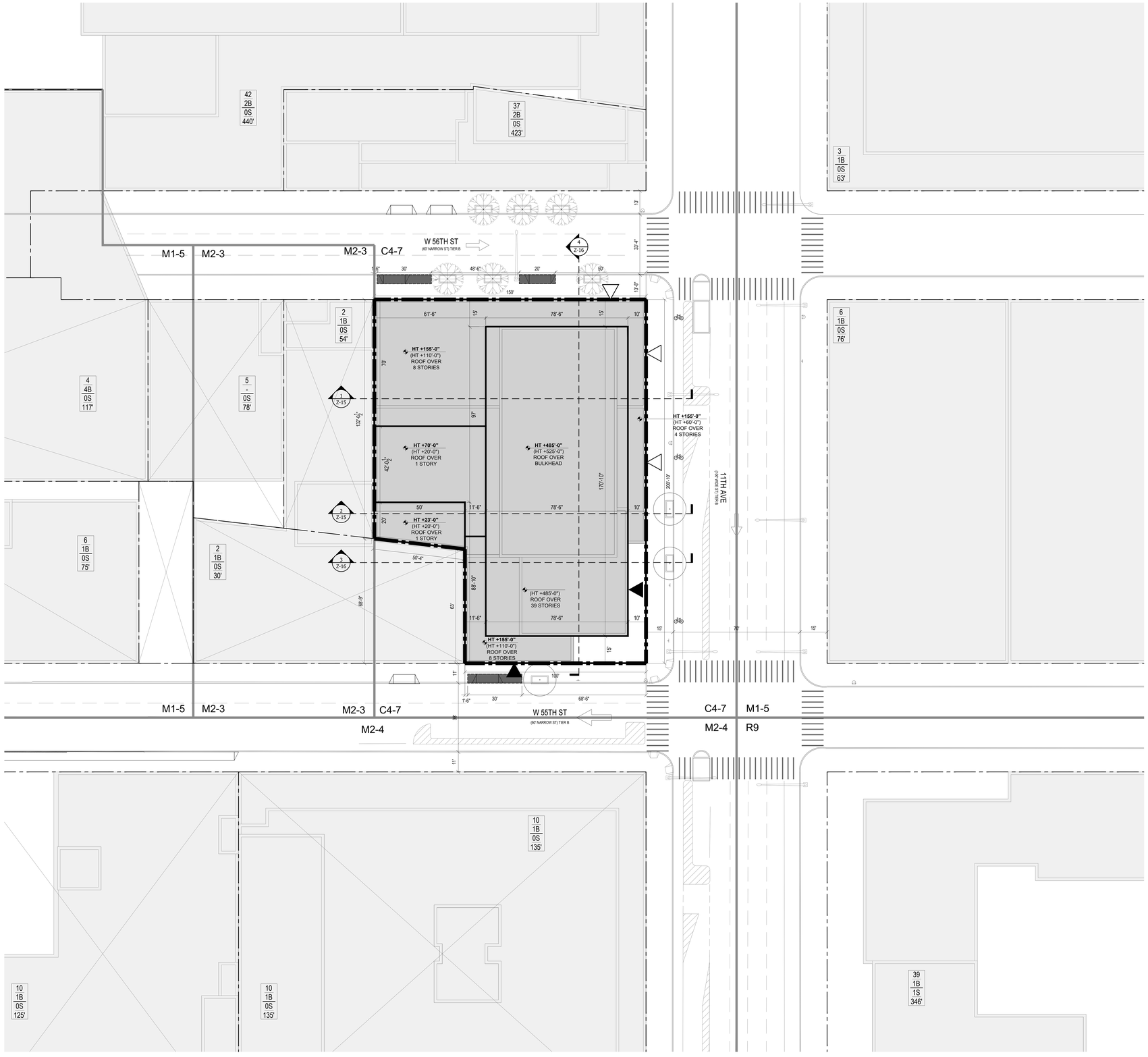
DATE: 07/17/2020

PROJECT #: 23P11

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 +445'-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
- 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.
3. BUILDING SHOWN WITHIN THE PROPOSED MAXIMUM DEVELOPMENT ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
4. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. INTERIOR PARTITIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE.
6. PERMITTED OBSTRUCTIONS MAY BE PROVIDED ABOVE THE MAXIMUM BUILDING ENVELOPE IN ACCORDANCE WITH LOCATION AND SIZE RESTRICTIONS AS SET FORTH IN THE ZONING RESOLUTION.
7. CURB CUT WIDTHS AND LOCATIONS SUBJECT TO DEPARTMENT OF BUILDINGS AND DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL.
8. FOR ANY PORTION OF THE GROUND FLOOR LEVEL STREET WALL THAT DOES NOT ALIGN WITH THE LOT LINE BOUNDARY AND THAT CONTAINS NO TRANSPARENT ELEMENTS SHALL BE TREATED WITH A DECORATIVE ELEMENT OR MATERIAL IN THE FORM OF (A) VARIED SURFACE TEXTURE AND/OR MATERIALS, (B) MURALS OR OTHER VISUAL ARTWORK, AND/OR (C) LIVING PLANT MATERIALS, TO A MINIMUM HEIGHT OF 15 FEET.

N

NOTES:

NOT FOR CONSTRUCTION

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., LLC

Architect:

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

DOB STAMPS & SIGNATURES:

DWG TITLE:

ALTERNATE ZONING LOT SITE PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHARLES WEST 029961 STATE OF NEW YORK

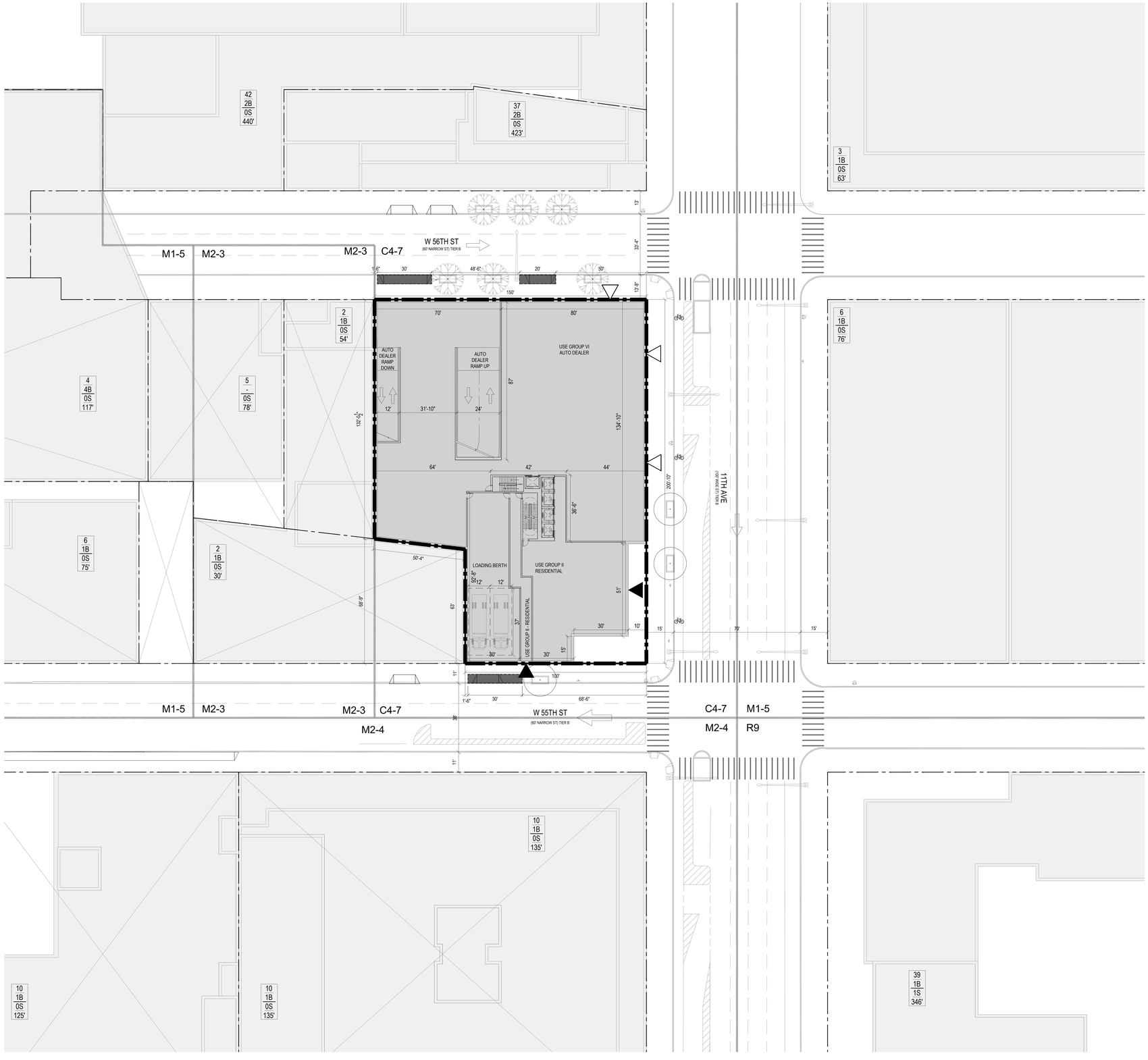
DATE: 07/17/2020

PROJECT #: 23P11

SCALE: AS NOTED

Z-08

DWG NO.



1 GROUND FLOOR 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 +540.0') — 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
- CURB CUT
- PROPOSED CURB CUT ZONE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

NOTES:

NOT FOR CONSTRUCTION

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., LLC

Architect:

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

DOB STAMPS & SIGNATURES:

DWG TITLE:

GROUND FLOOR PLAN (ILLUSTRATIVE)

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHARLES WEST 029961 STATE OF NEW YORK

DATE: 07/17/2020

PROJECT #: 23P11

SCALE: AS NOTED

Z-09

DWG NO.



1 ALTERNATE GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 60'

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
- PEDESTRIAN RAMP
- FIRE HYDRANT
- STREET SIGN
- CURB CUT
- PROPOSED CURB CUT ZONE

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

N

NOTES:

NOT FOR CONSTRUCTION

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

Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

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

DOB STAMPS & SIGNATURES:

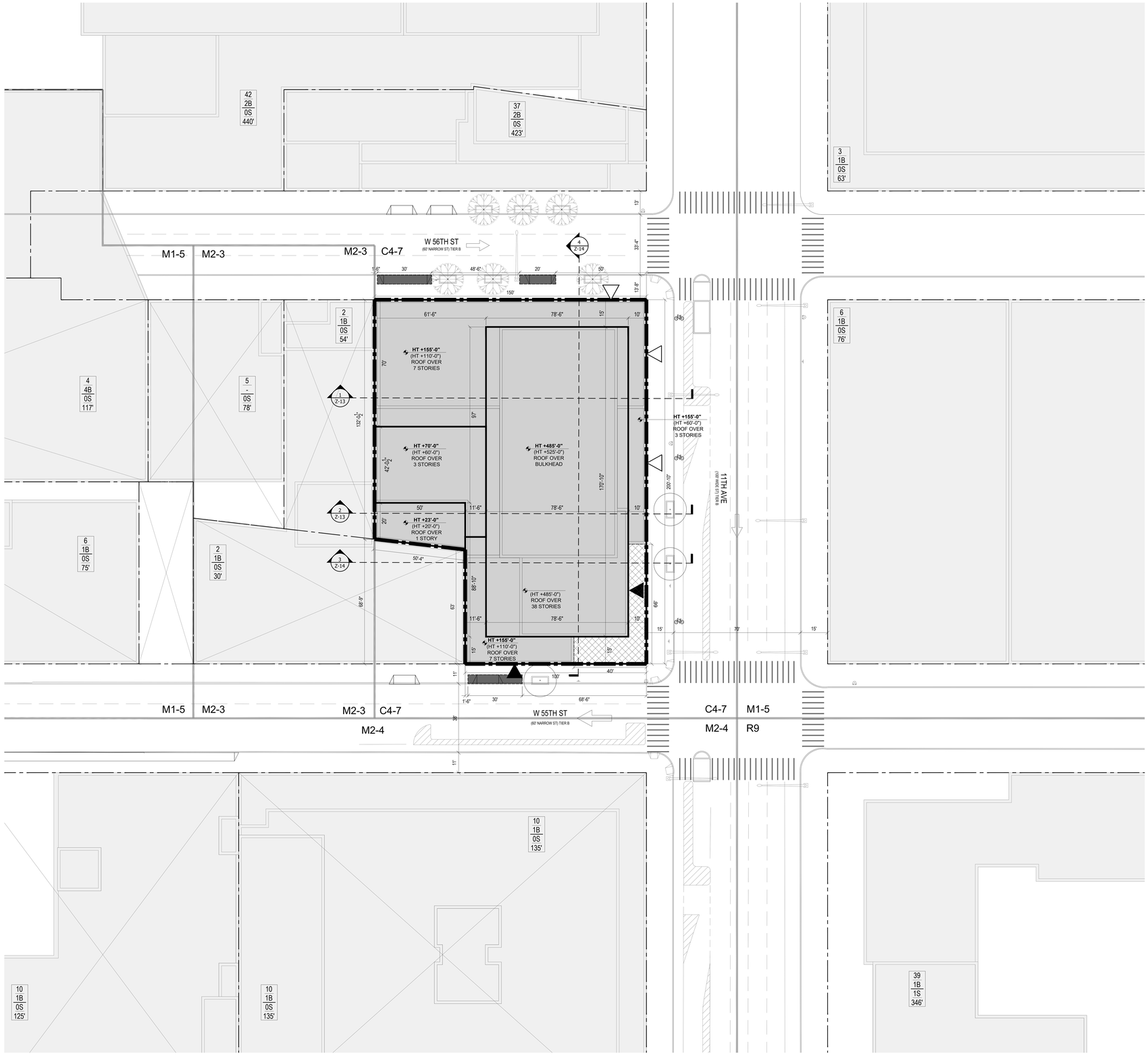
DWG TITLE:
ALTERNATE GROUND FLOOR PLAN (ILLUSTRATIVE)

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DANIEL CAMPBELL WEST
STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 23P11
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 +440'-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
- CURB CUT
- PROPOSED CURB CUT ZONE

- STREET WALL LOCATION WAIVER ZR 35-631

NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM BASE PLANE.
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N

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., 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 CHARLES WEST 029961 STATE OF NEW YORK

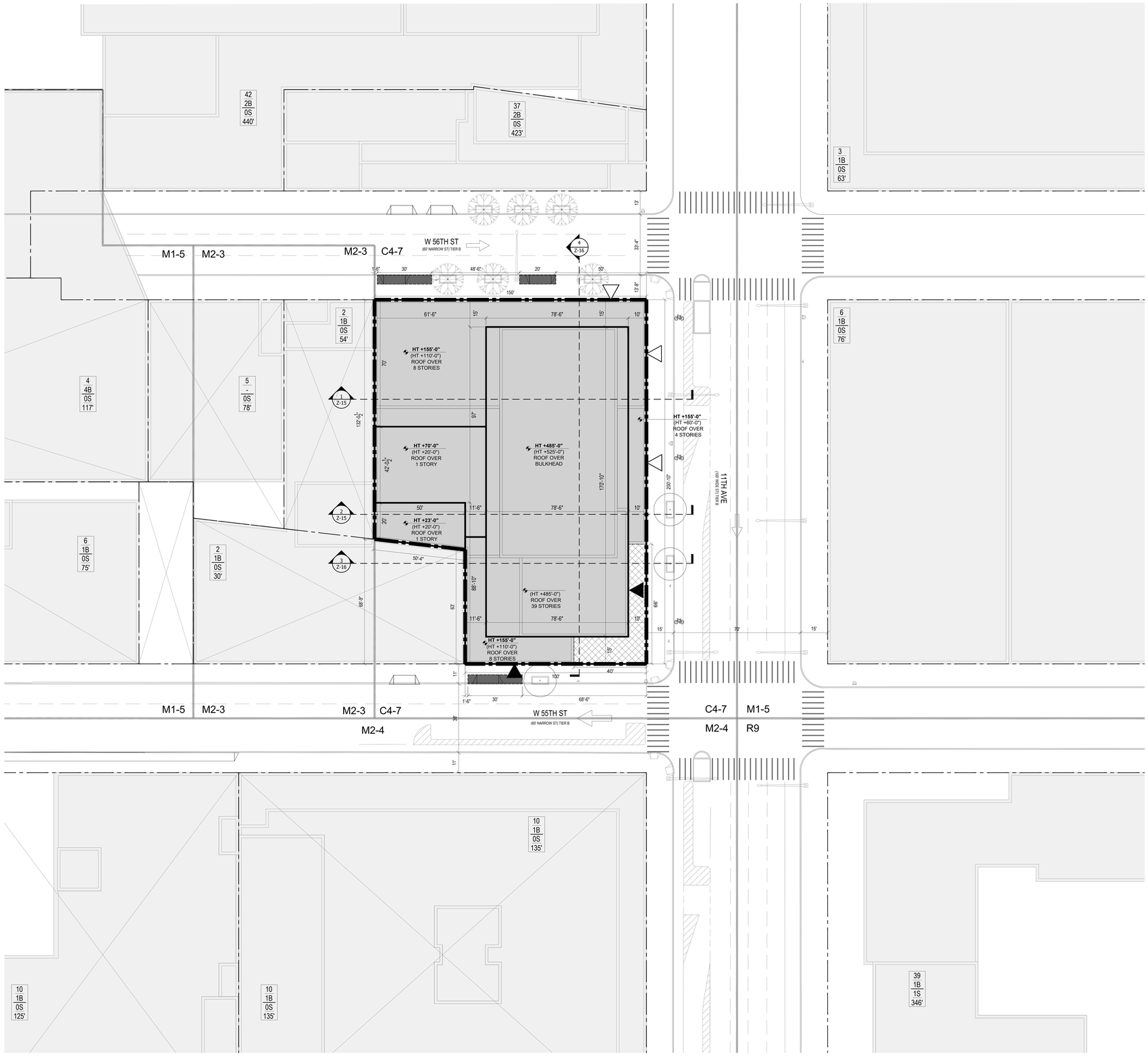
DATE: 07/17/2020

PROJECT #: 23P11

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 +440'-0") — MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- 44 — # STORIES
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- EXISTING STREET TREE
- PROPOSED STREET TREE
- STREET LAMP
- PEDESTRIAN RAMP
- FIRE HYDRANT
- STREET SIGN
- CURB CUT
- PROPOSED CURB CUT ZONE
- STREET WALL LOCATION WAIVER ZR 35-631

NOTES:

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N

NOTES:

NOT FOR CONSTRUCTION

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., 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 CHARLES WEST STATE OF NEW YORK

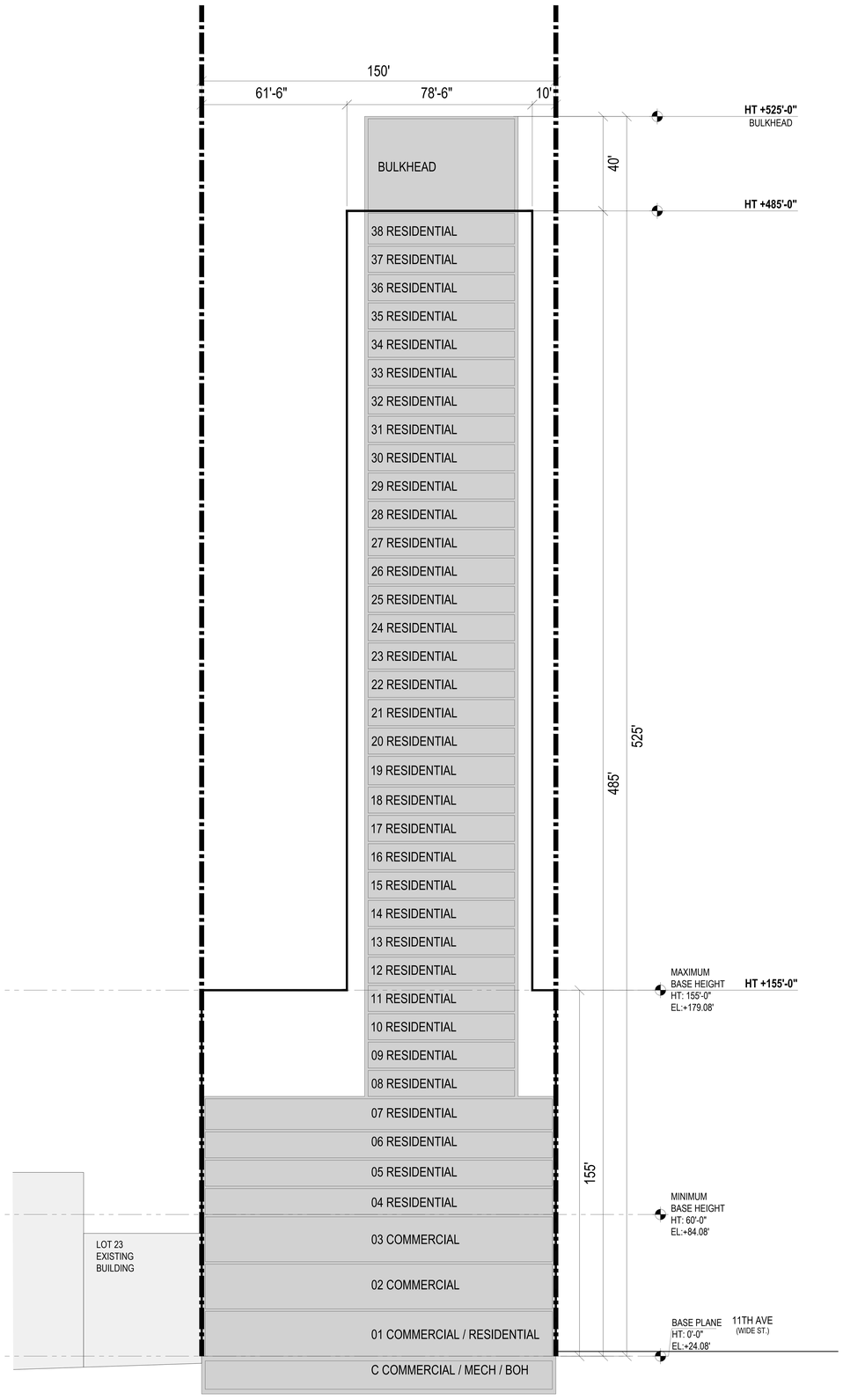
DATE: 07/17/2020

PROJECT #: 23P11

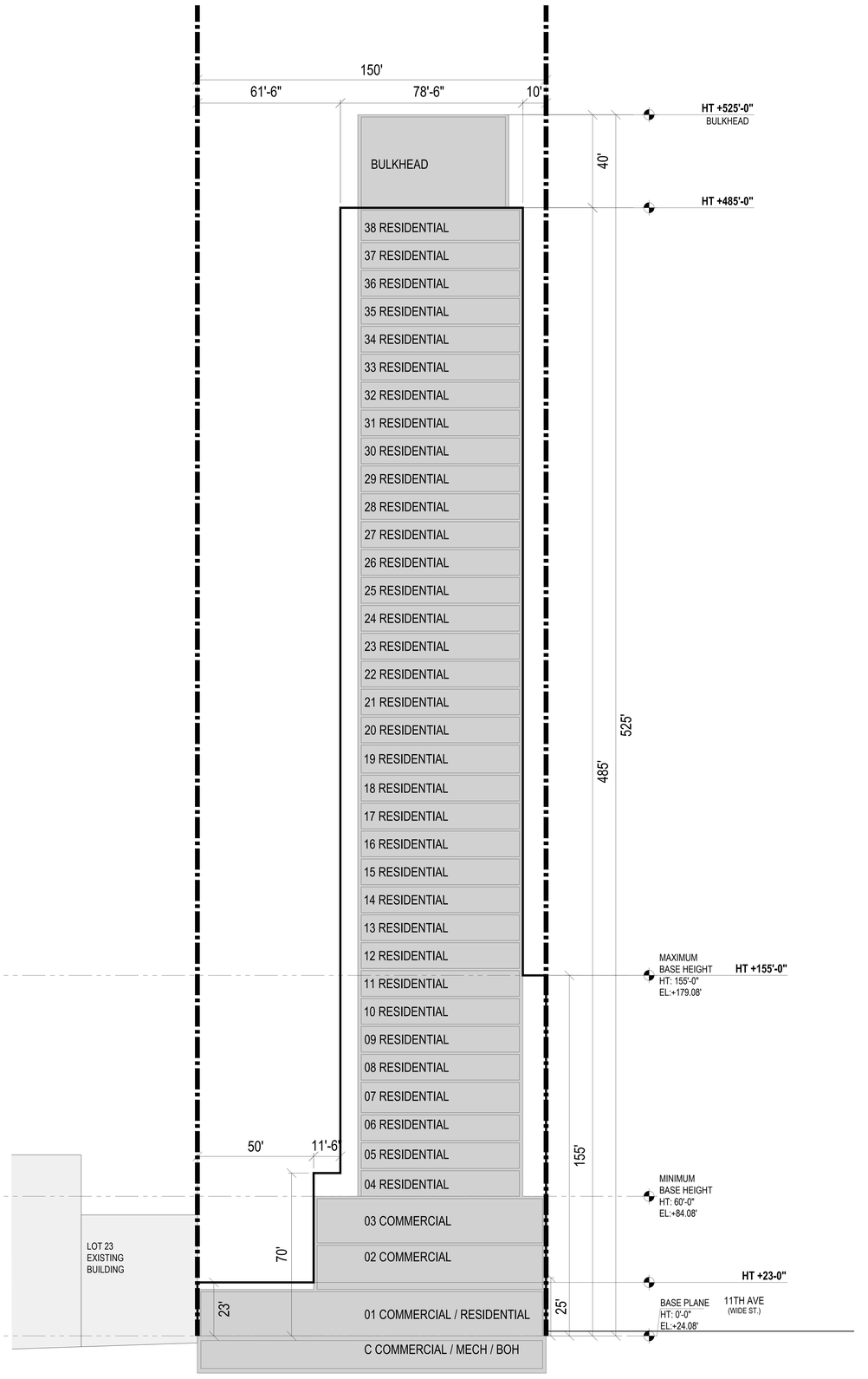
SCALE: AS NOTED

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
- STREET WALL LOCATION WAIVER ZR 35-631

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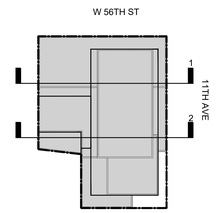
8. FOR ANY PORTION OF THE GROUND FLOOR LEVEL STREET WALL THAT DOES NOT ALIGN WITH THE LOT LINE BOUNDARY AND THAT CONTAINS NO TRANSPARENT ELEMENTS SHALL BE TREATED WITH A DECORATIVE ELEMENT OR MATERIAL IN THE FORM OF (A) VARIED SURFACE TEXTURE AND/OR MATERIALS; (B) MURALS OR OTHER VISUAL ARTWORK, AND/OR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

N



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

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

Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

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

DOB STAMPS & SIGNATURES:

DWG TITLE:
SECTIONS

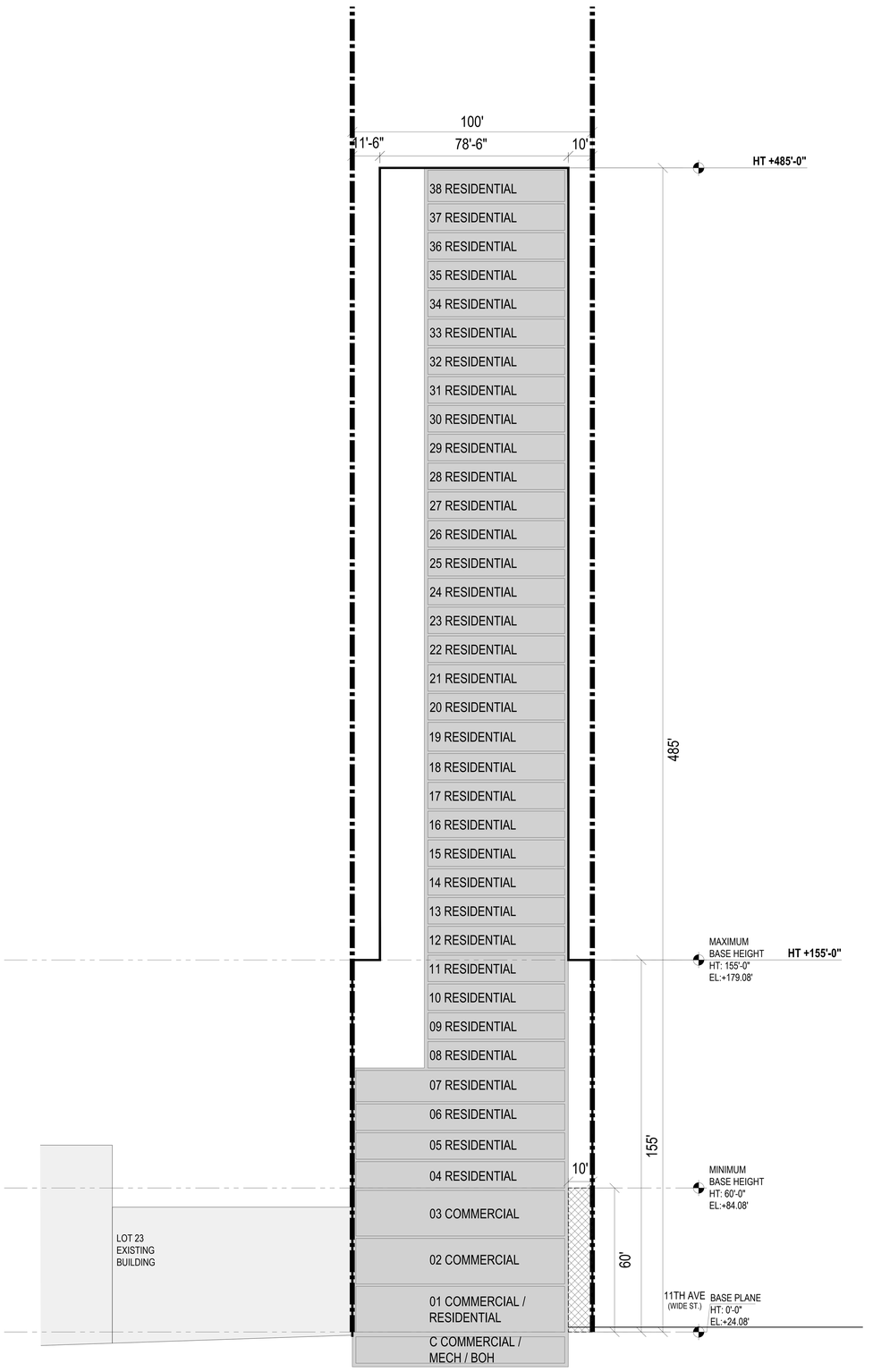
SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOHN CHARLES WEST
028888
STATE OF NEW YORK

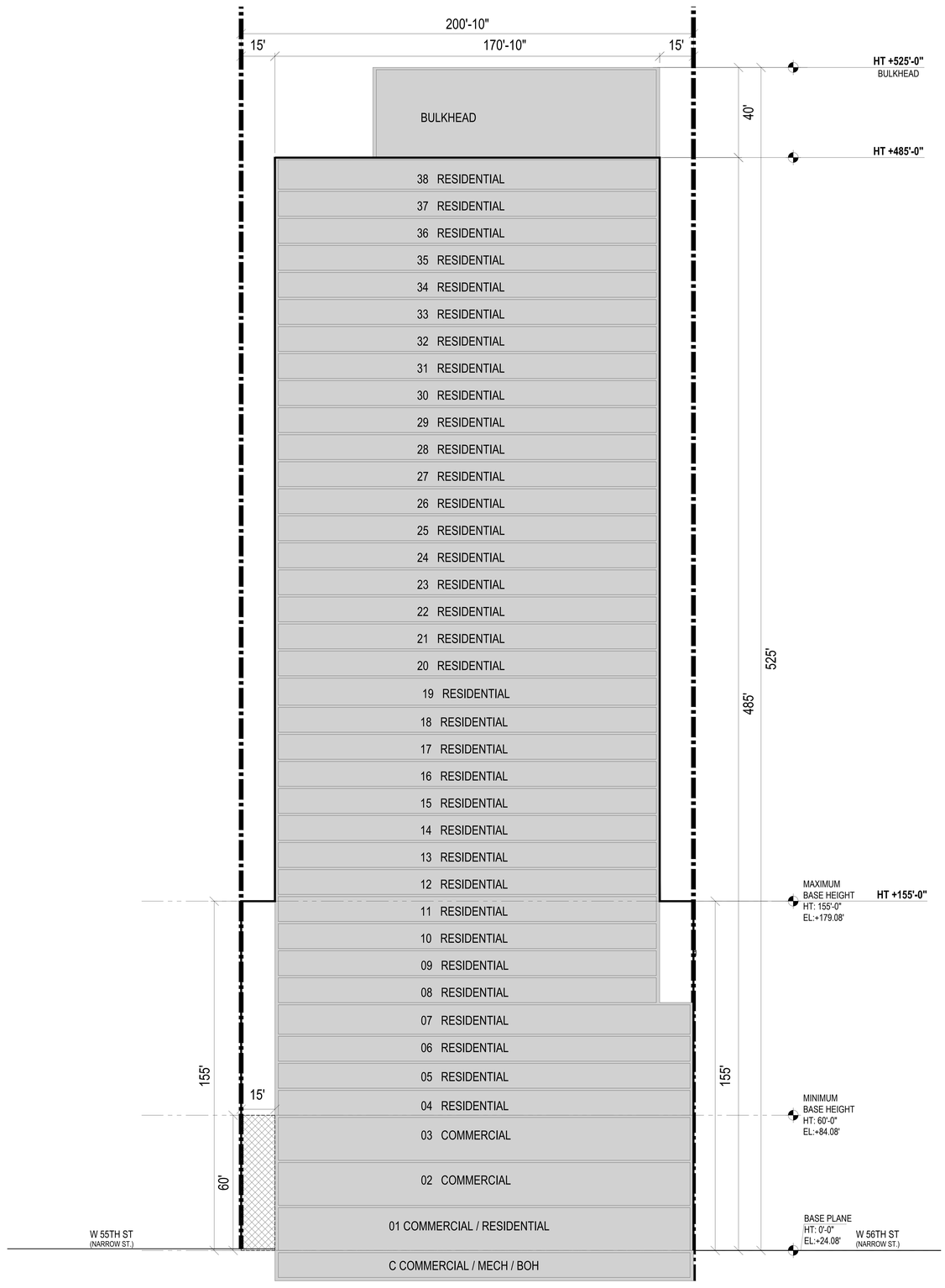
DATE: 07/17/2025
PROJECT #: 23P11
SCALE: AS NOTED

Z-13

DWG NO.



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



4 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
- STREET WALL LOCATION WAIVER ZR 35-631

NOTES:

1. ALL BUILDING HEIGHTS ARE MEASURED FROM BASE PLANE.
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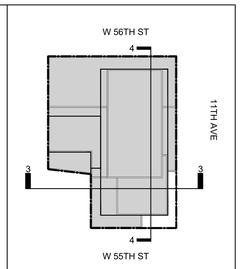
N



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

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

Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

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

DOB STAMPS & SIGNATURES:

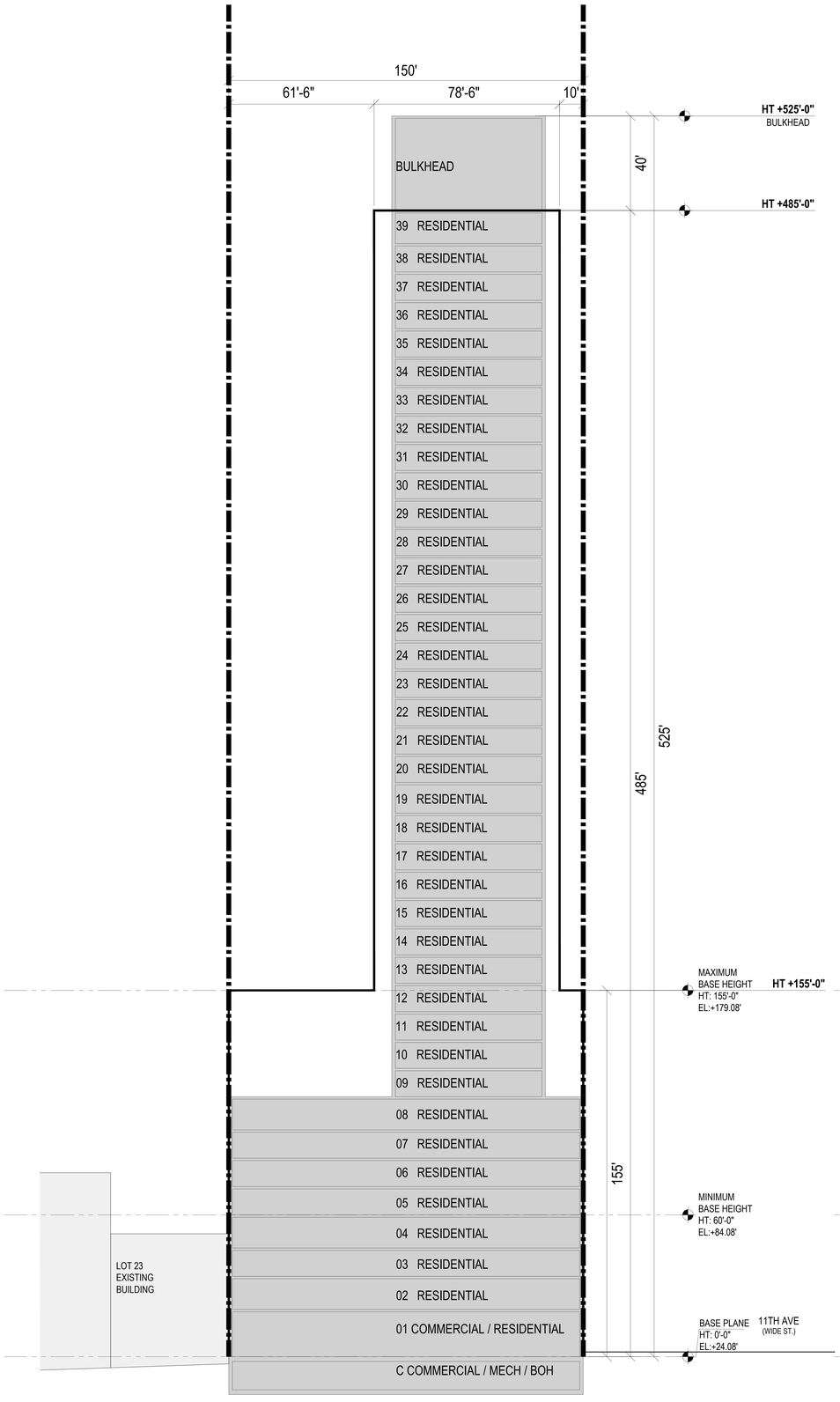
DWG TITLE:
SECTIONS

SEAL & SIGNATURE:

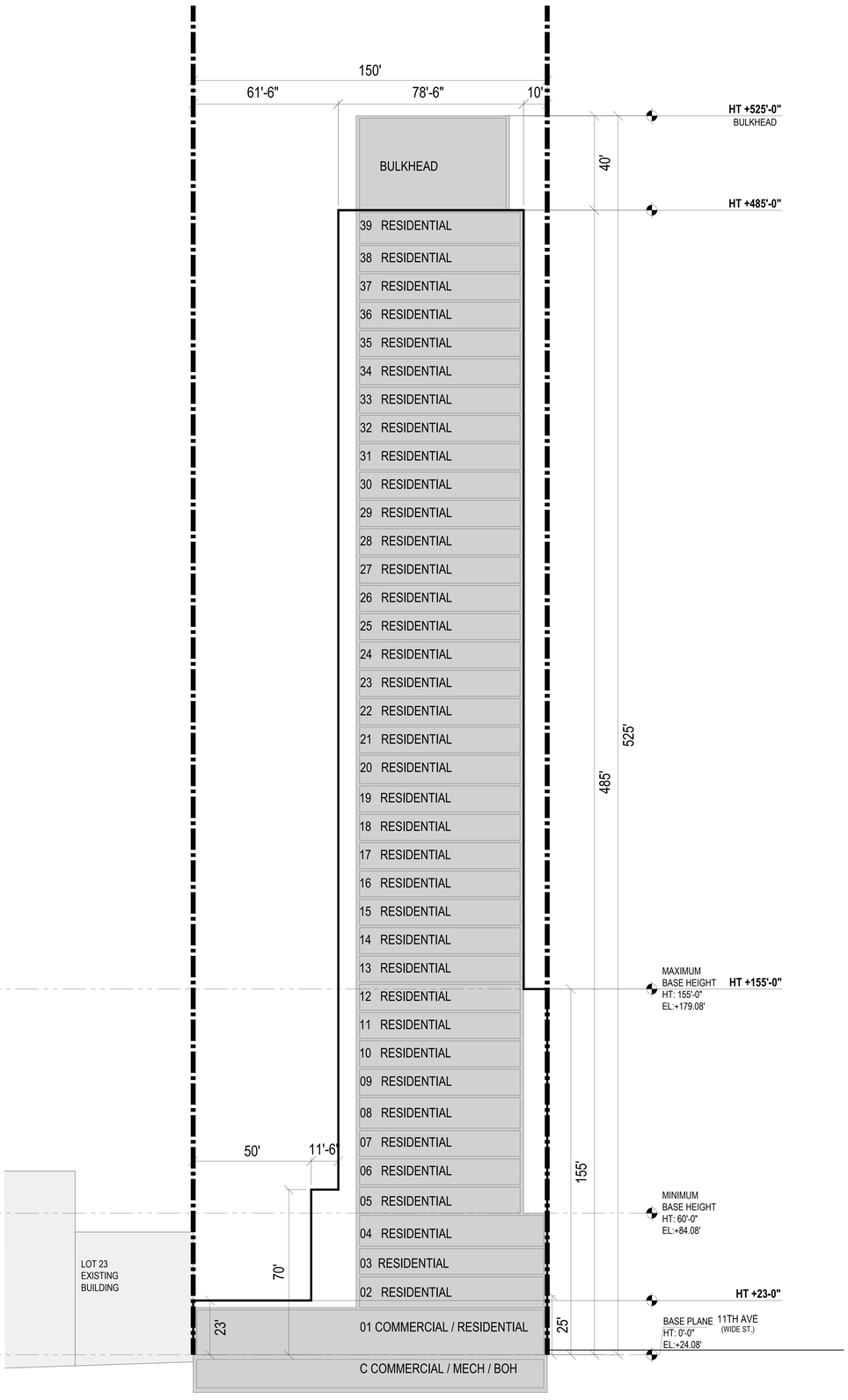
REGISTERED ARCHITECT JOHN CHARLES WEST 029900 STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 23P11
SCALE: AS NOTED

Z-14
DWG NO.



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



2 ALTERNATE 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
- STREET WALL LOCATION WAIVER ZR 35-631

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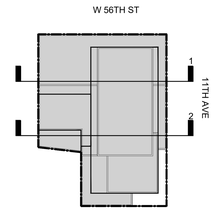
N



KEY PLAN

NOTES:

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

Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

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

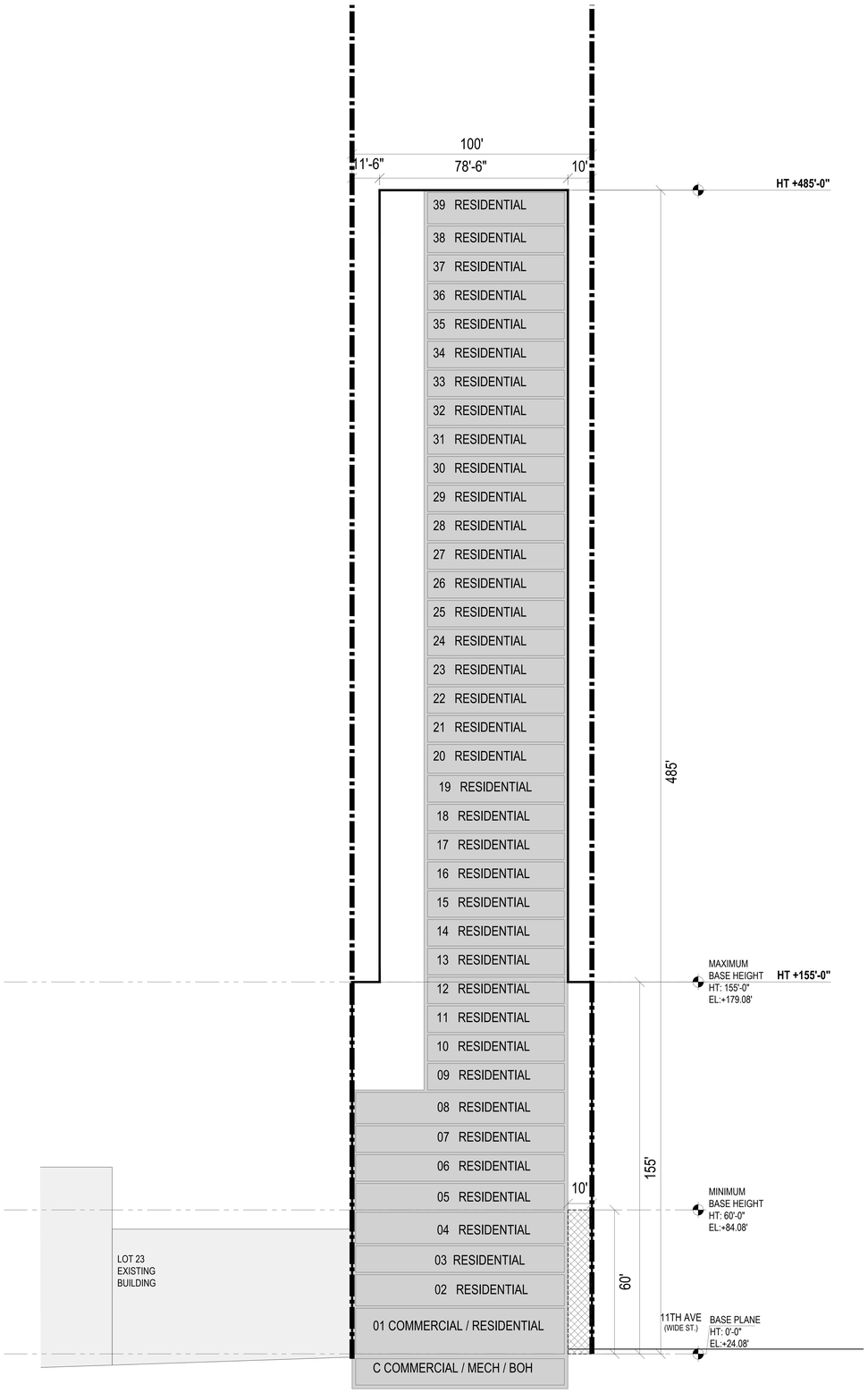
DOB STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE SECTIONS

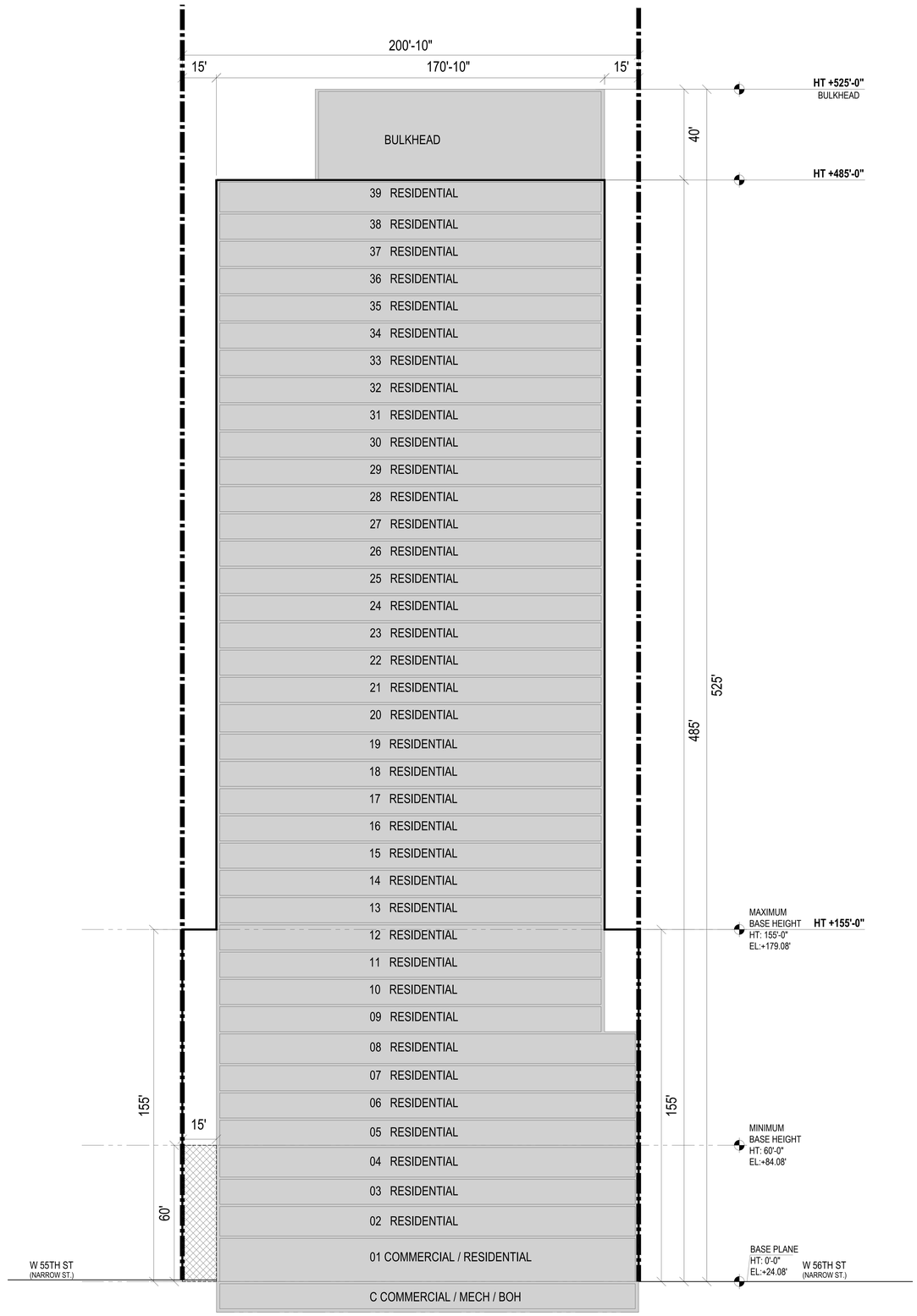
SEAL & SIGNATURE:
REGISTERED ARCHITECT
STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 23P11
SCALE: AS NOTED

Z-15
DWG NO.



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



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

0' 5' 10' 30' 50'

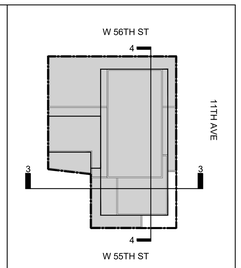
LEGEND:

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- STREET WALL LOCATION WAIVER ZR 35-631

NOTES:

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

N



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO.	DATE:	REVISION:
Number:		Revision:

Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

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

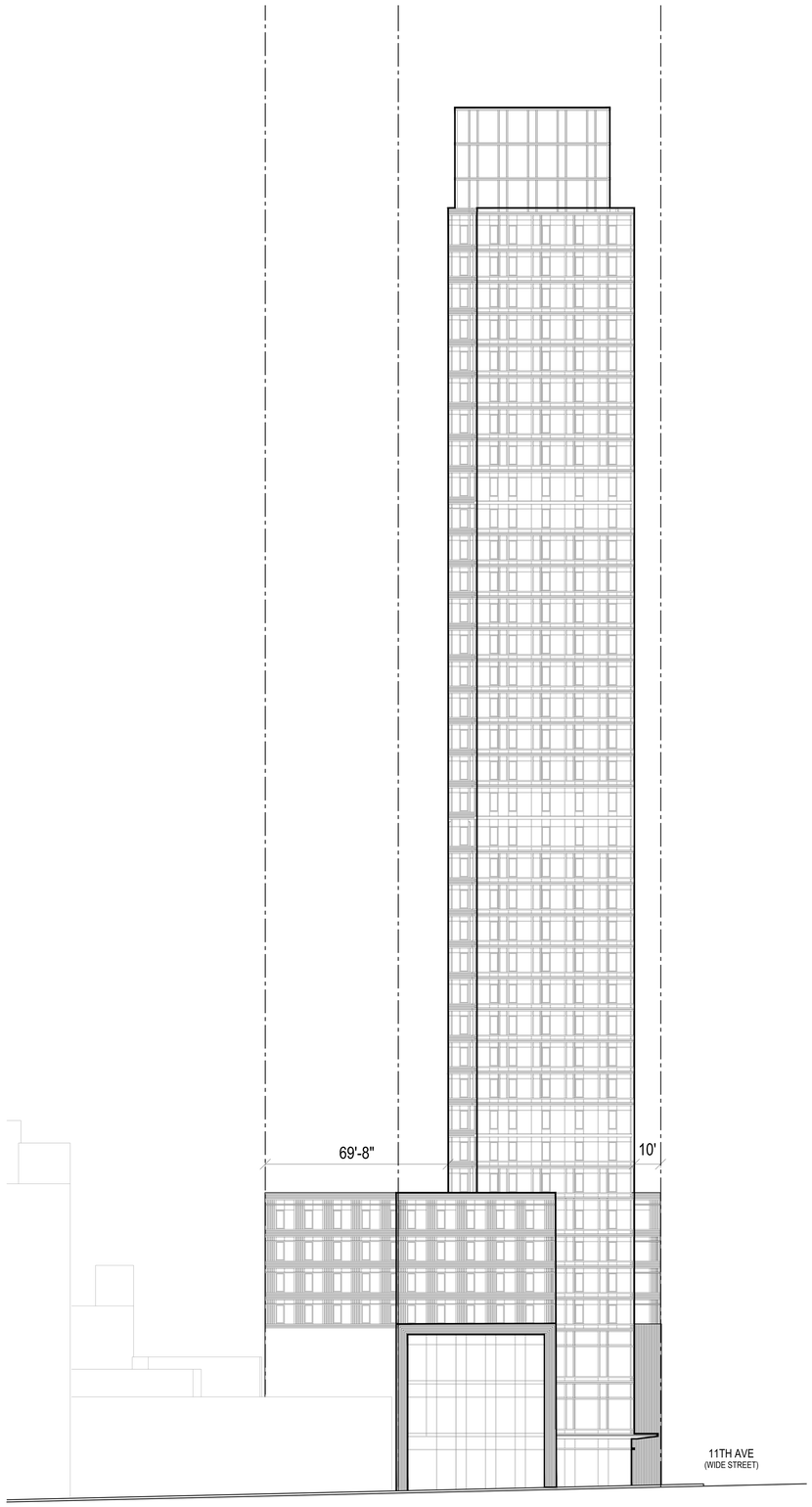
DOB STAMPS & SIGNATURES:

DWG TITLE:
ALTERNATE SECTIONS

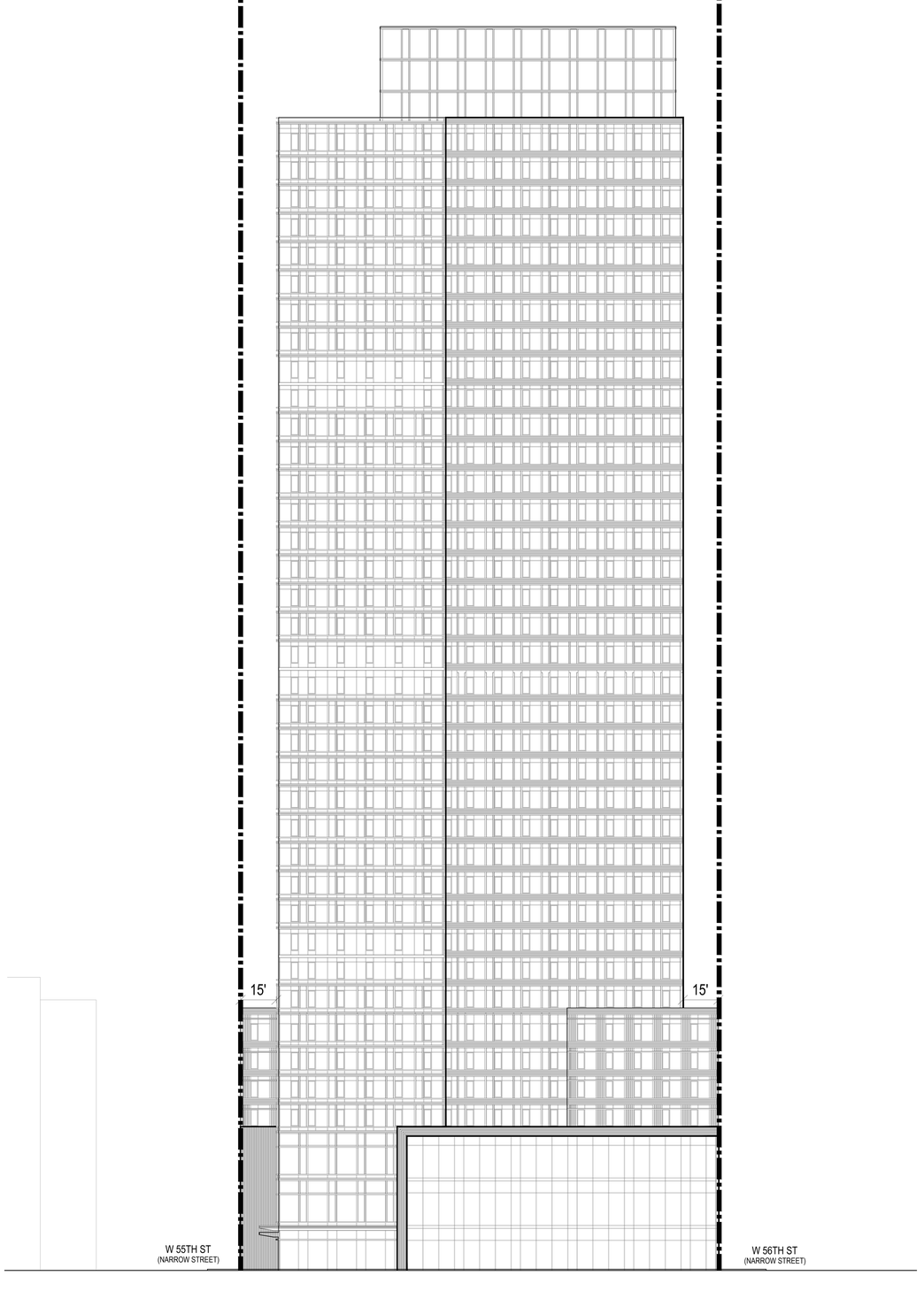
SEAL & SIGNATURE:
REGISTERED ARCHITECT
CHARLES HILL
STATE OF NEW YORK

DATE: 07/17/2020
PROJECT #: 23P11
SCALE: AS NOTED

Z-16
DWG NO.



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



2 11TH AVENUE ELEVATION
SCALE: 1/16" = 1'-0"

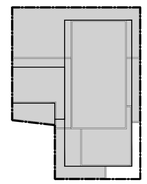
0' 5' 10' 30' 50'

LEGEND:

ZONING LOT LINE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.



KEY PLAN



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NO.	DATE.	REVISION.

Number:
Revision:

Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

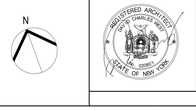
Applicant:
801 11TH AVE., LLC

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

DOB STAMPS & SIGNATURES:

DWG TITLE:
ELEVATION

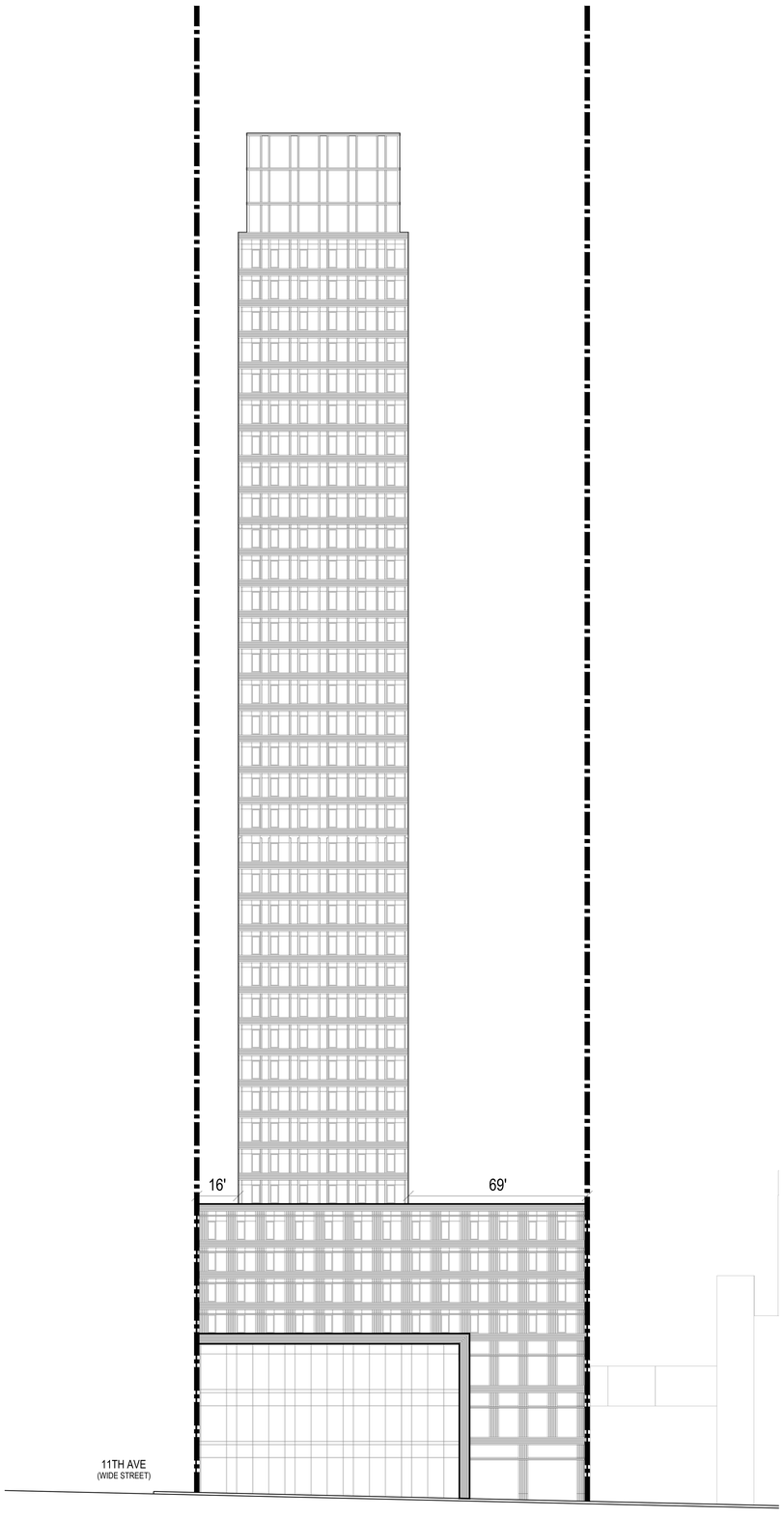
SEAL & SIGNATURE:



DATE: 07/17/2025
PROJECT #: 23P11
SCALE: AS NOTED

Z-17

DWG NO.



3 WEST 56TH STREET ELEVATION
SCALE: 1/16" = 1'-0"

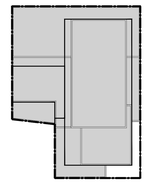
0' 5' 10' 30' 50'

LEGEND:

ZONING LOT LINE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.



KEY PLAN

NOTES:

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., LLC

Architect:

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

DOB STAMPS & SIGNATURES:

DWG TITLE:

ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHARLES WEST
026861
STATE OF NEW YORK

DATE: 07/17/2009

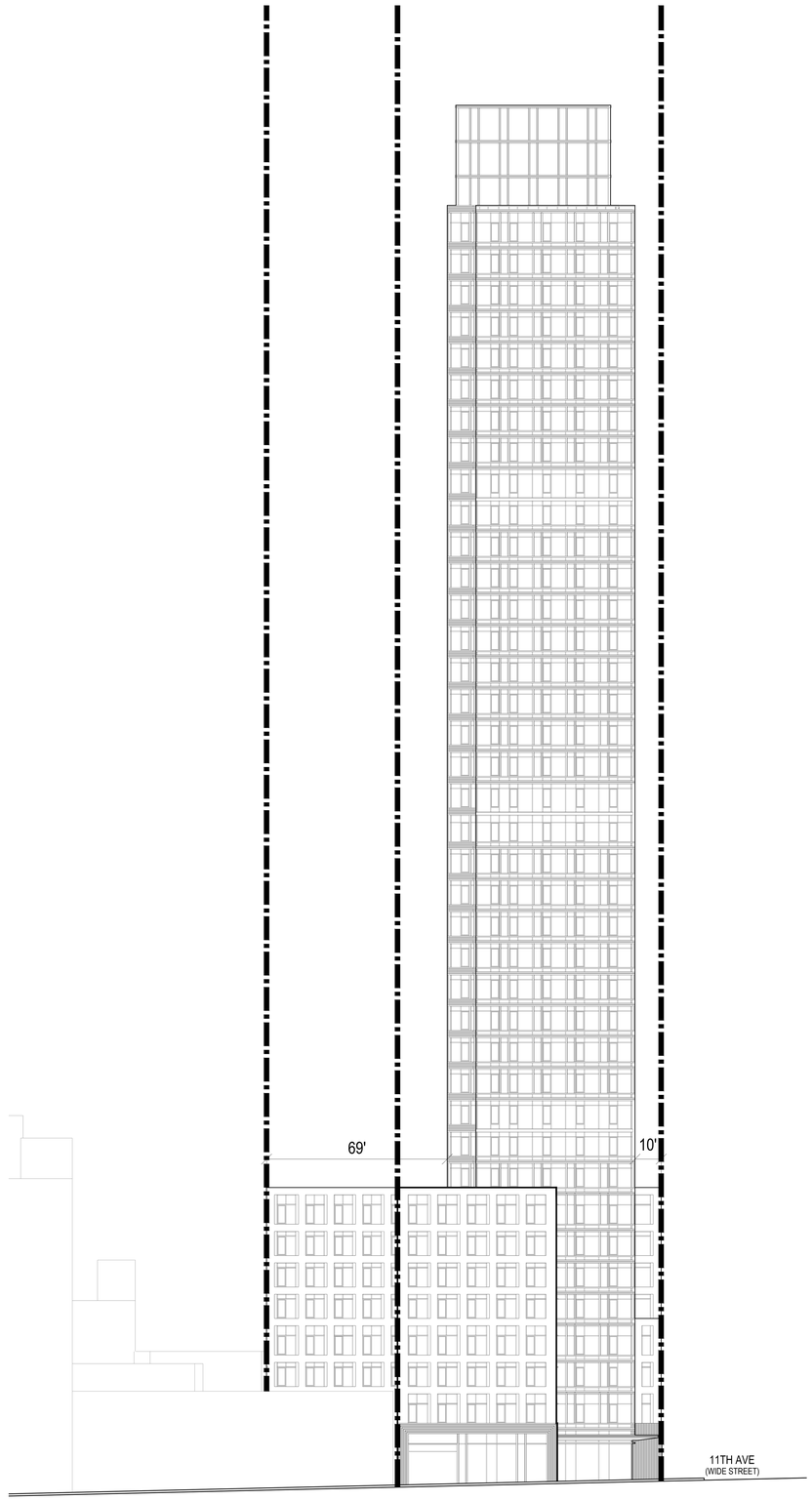
PROJECT #: 23P11

SCALE: AS NOTED

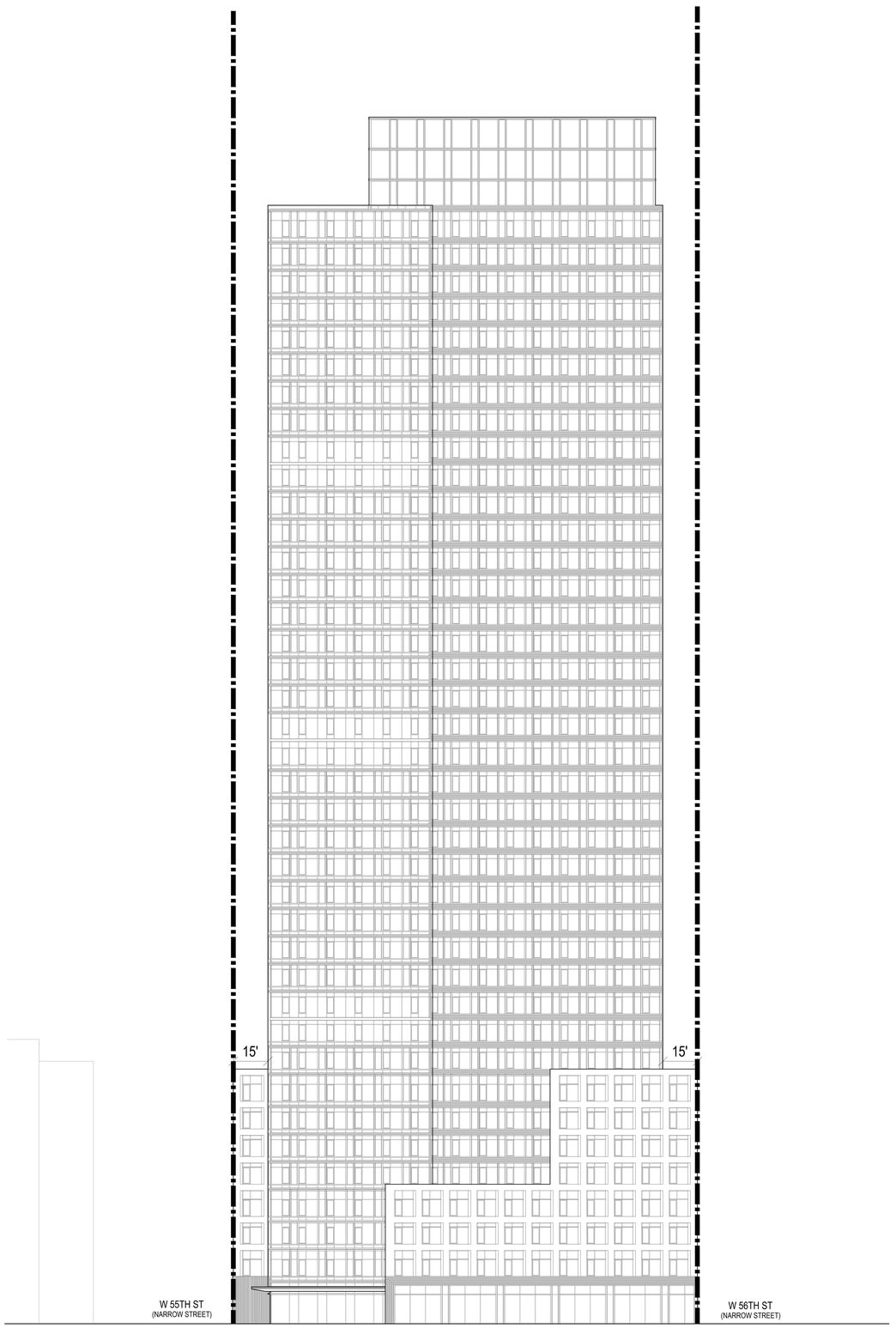
Z-18

DWG NO.

N



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



2 11TH AVENUE- ALTERNATE ELEVATION
SCALE: 1/16" = 1'-0"

0' 5' 10' 30' 50'

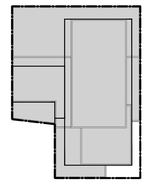
LEGEND:

ZONING LOT LINE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.





KEY PLAN

NOTES:

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., LLC

Architect:

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NEW YORK, NY 10004
T: 212.213.8007

DOB STAMPS & SIGNATURES:

DWG TITLE:

ALTERNATE ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STATE OF NEW YORK

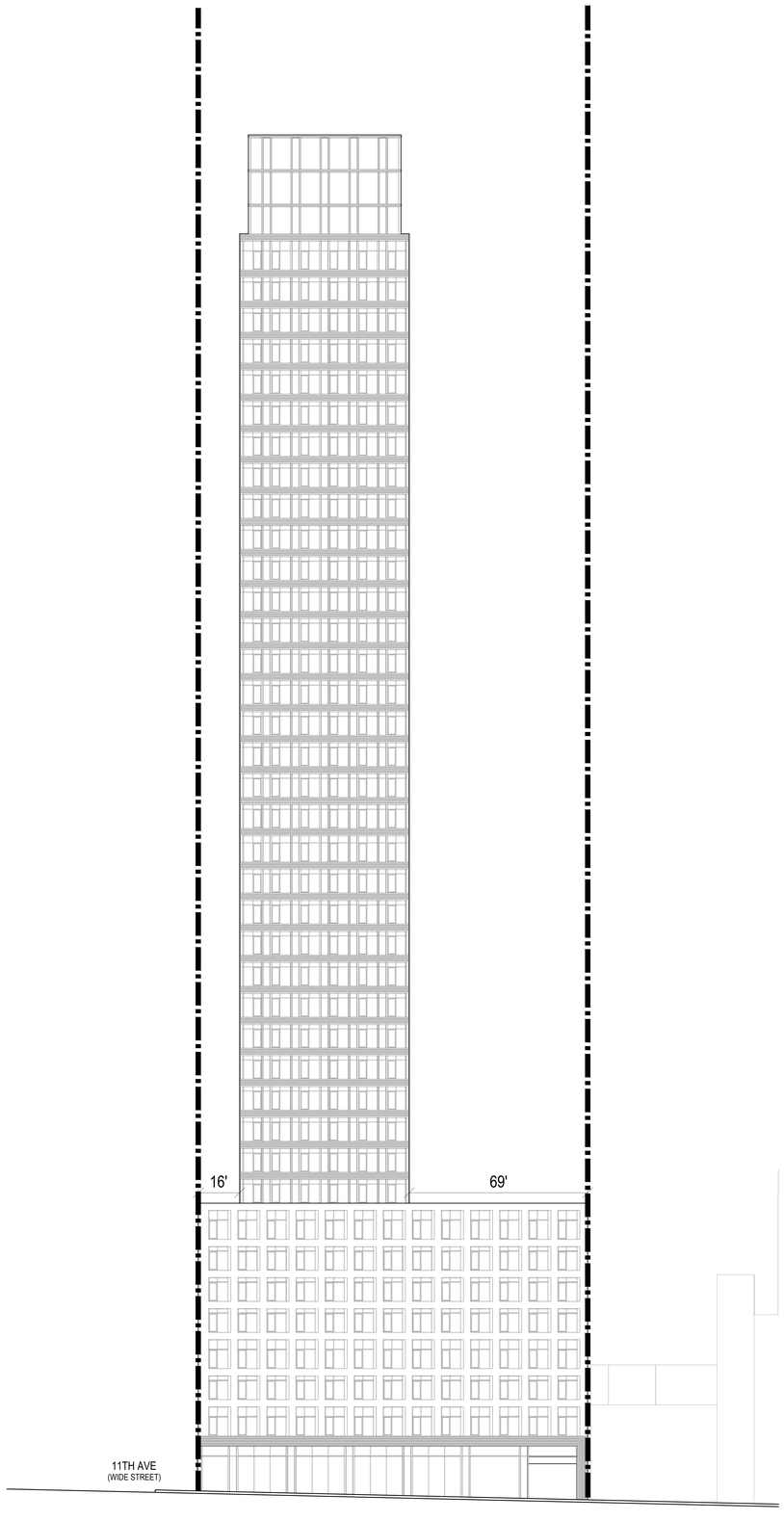
DATE: 07/17/2025

PROJECT #: 23P11

SCALE: AS NOTED

Z-19

DWG NO.



3 WEST 56TH STREET- ALTERNATE ELEVATION
SCALE: 1/16" = 1'-0"

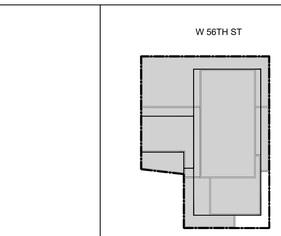
0' 5' 10' 30' 50'

LEGEND:

ZONING LOT LINE

NOTE:

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.



KEY PLAN

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

Project:

Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:

801 11TH AVE., LLC

Architect:

HILL | WEST ARCHITECTS
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NEW YORK, NY 10004
T: 212 213 8007

DOB STAMPS & SIGNATURES:

DWG TITLE:

ALTERNATE ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT
KEITH CHARLES HILL
STATE OF NEW YORK

DATE: 07/17/2025

PROJECT #: 23P11

SCALE: AS NOTED

Z-20

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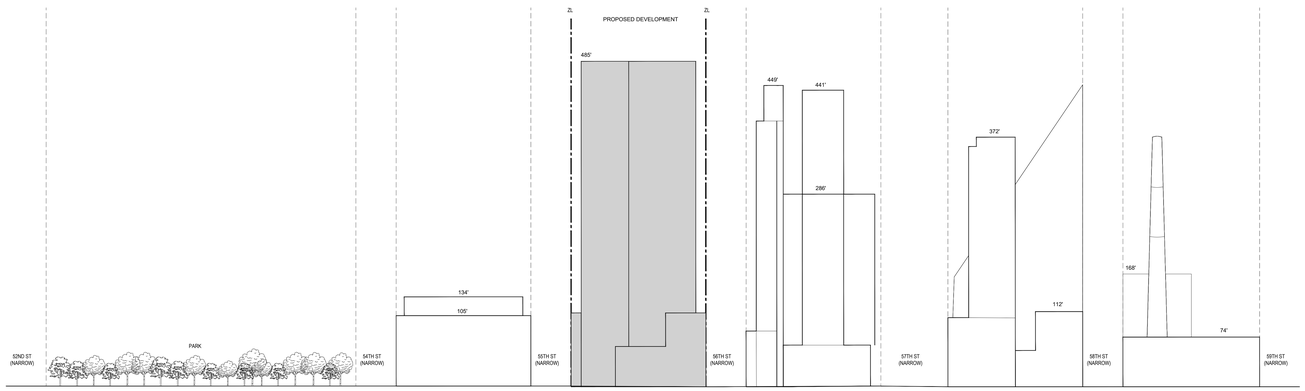
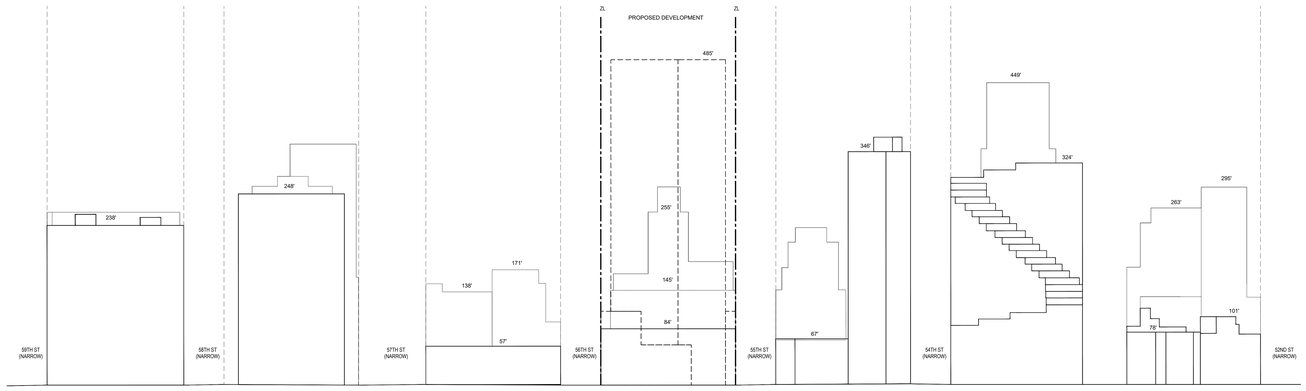
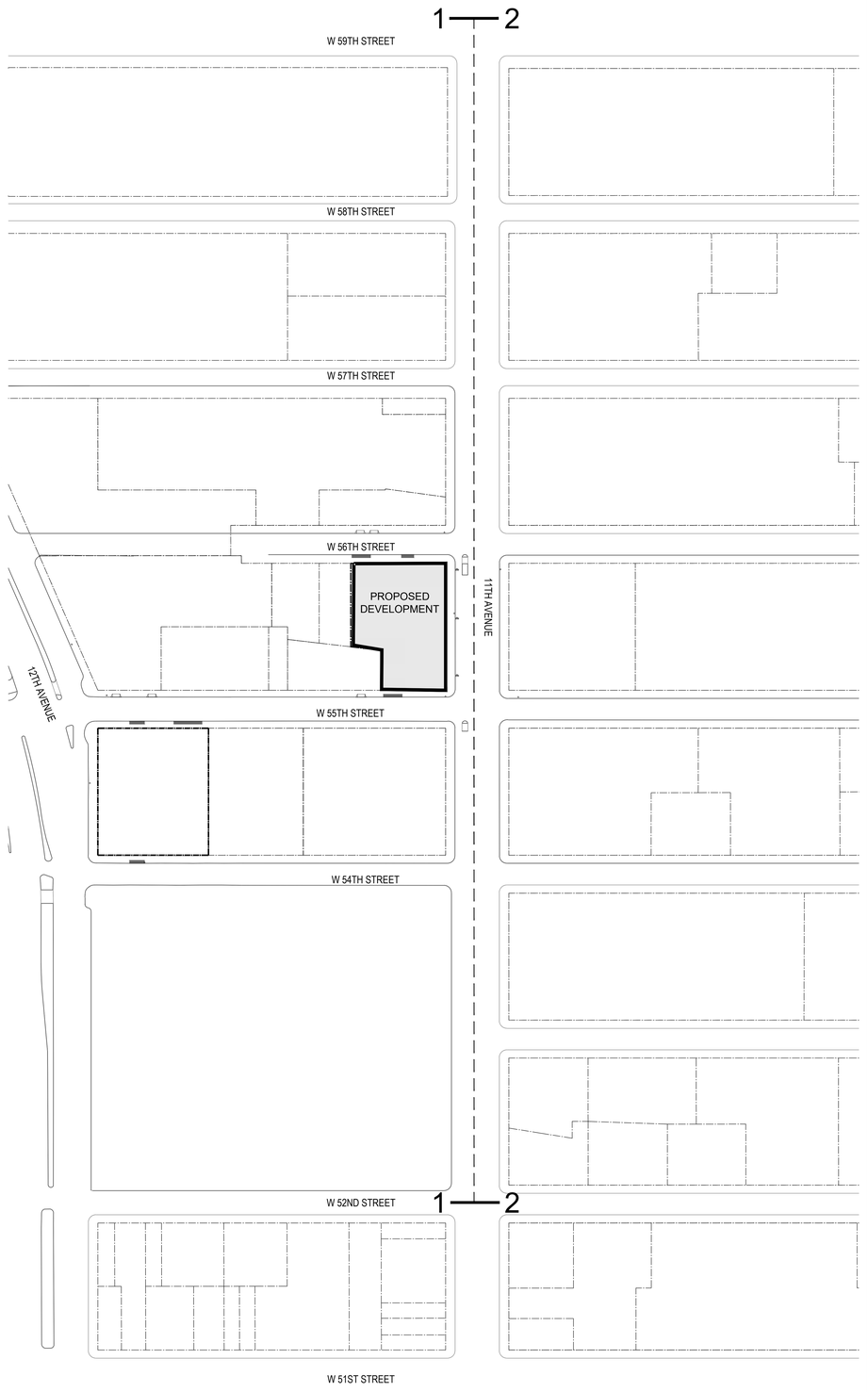


1 WEST SIDE OF 11TH AVENUE
SCALE:1/64"=1'-0"



2 EAST SIDE OF 11TH AVENUE
SCALE:1/64"=1'-0"



3 SITE MAP
SCALE:1/64" = 1'-0"

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

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Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
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Architect:
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NEW YORK, NY 10004
T. 212 213 8007

DOB STAMPS & SIGNATURES:

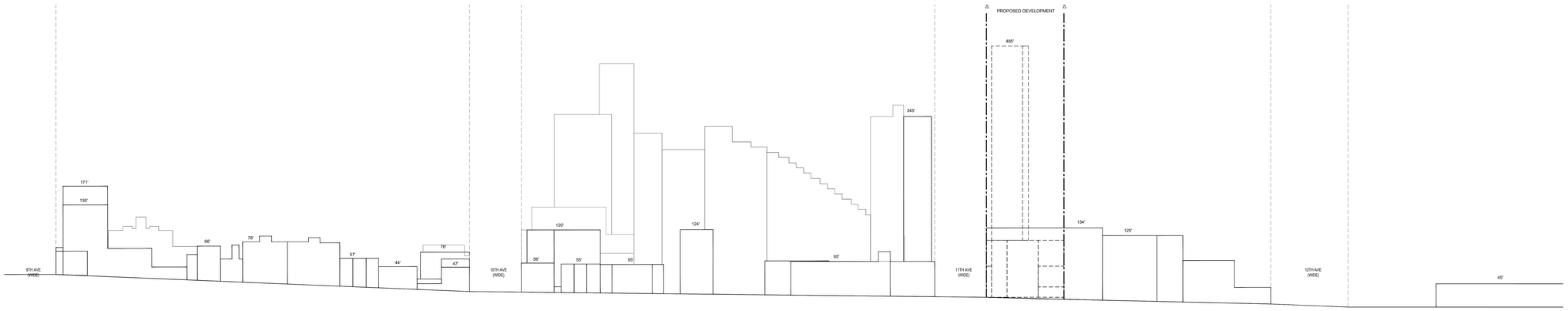
DWG TITLE:
NEIGHBORHOOD CONTEXT

SEAL & SIGNATURE:

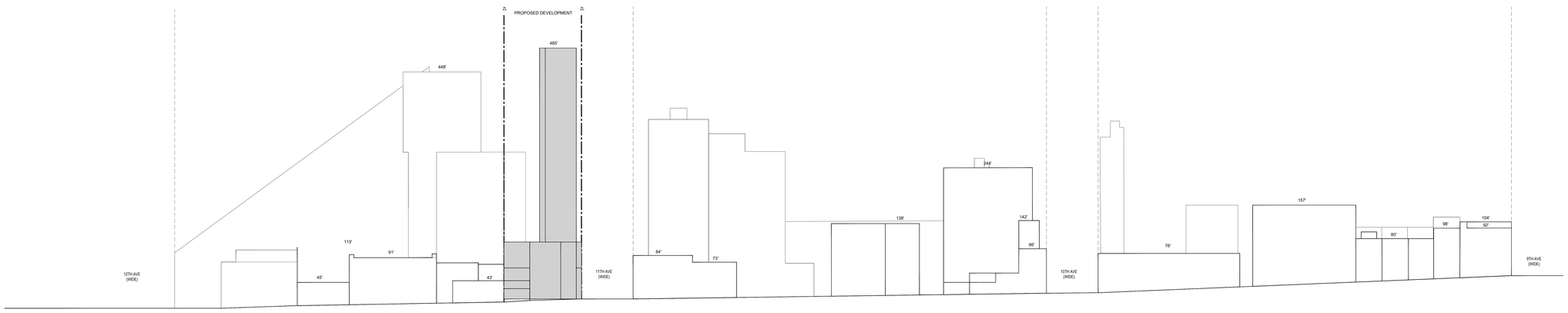
REGISTERED ARCHITECT
CHARLES WEST
STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 23P11
SCALE: AS NOTED

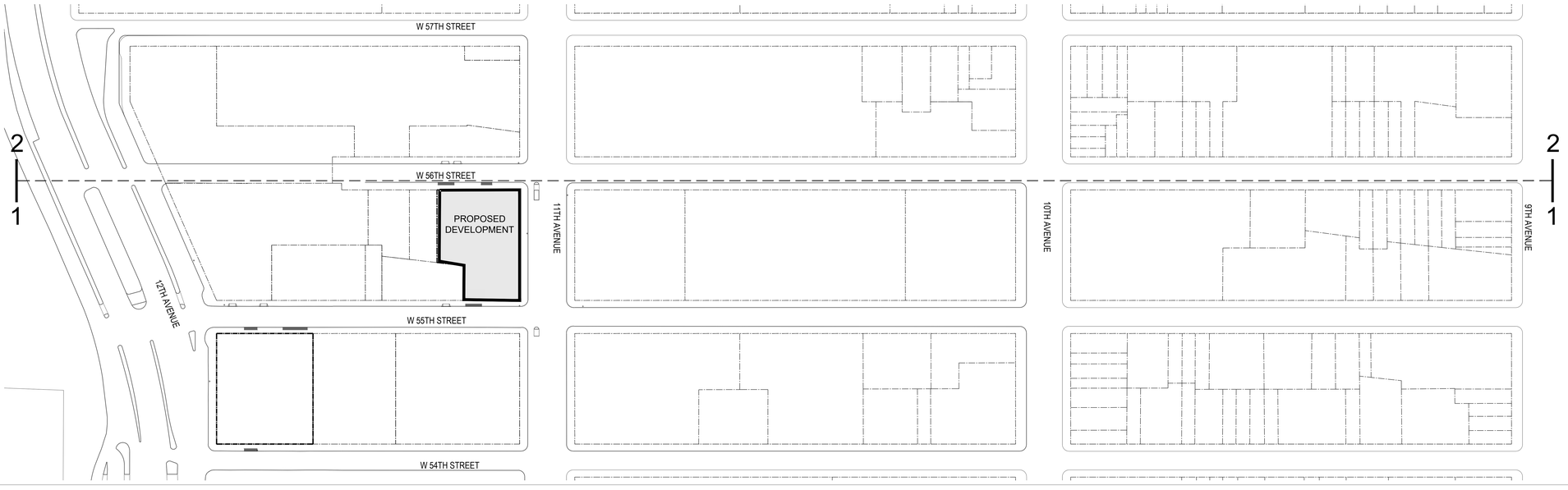
Z-21
DWG NO.



1 SOUTH SIDE OF WEST 55TH STREET
SCALE:1/64"=1'-0"



2 NORTH SIDE OF WEST 55TH STREET
SCALE:1/64"=1'-0"



3 SITE MAP
SCALE:1/64" = 1'-0"

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

N

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Project:
Eleventh Avenue Site
801 11th Avenue
NEW YORK, NY 10019

Applicant:
801 11TH AVE., LLC

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
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NEW YORK, NY 10004
T: 212.213.8007

DOB STAMPS & SIGNATURES:

DWG TITLE:
NEIGHBORHOOD CONTEXT

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DANIEL WEST
STATE OF NEW YORK

DATE: 07/17/2025
PROJECT #: 23P11
SCALE: AS NOTED

Z-22
DWG NO.