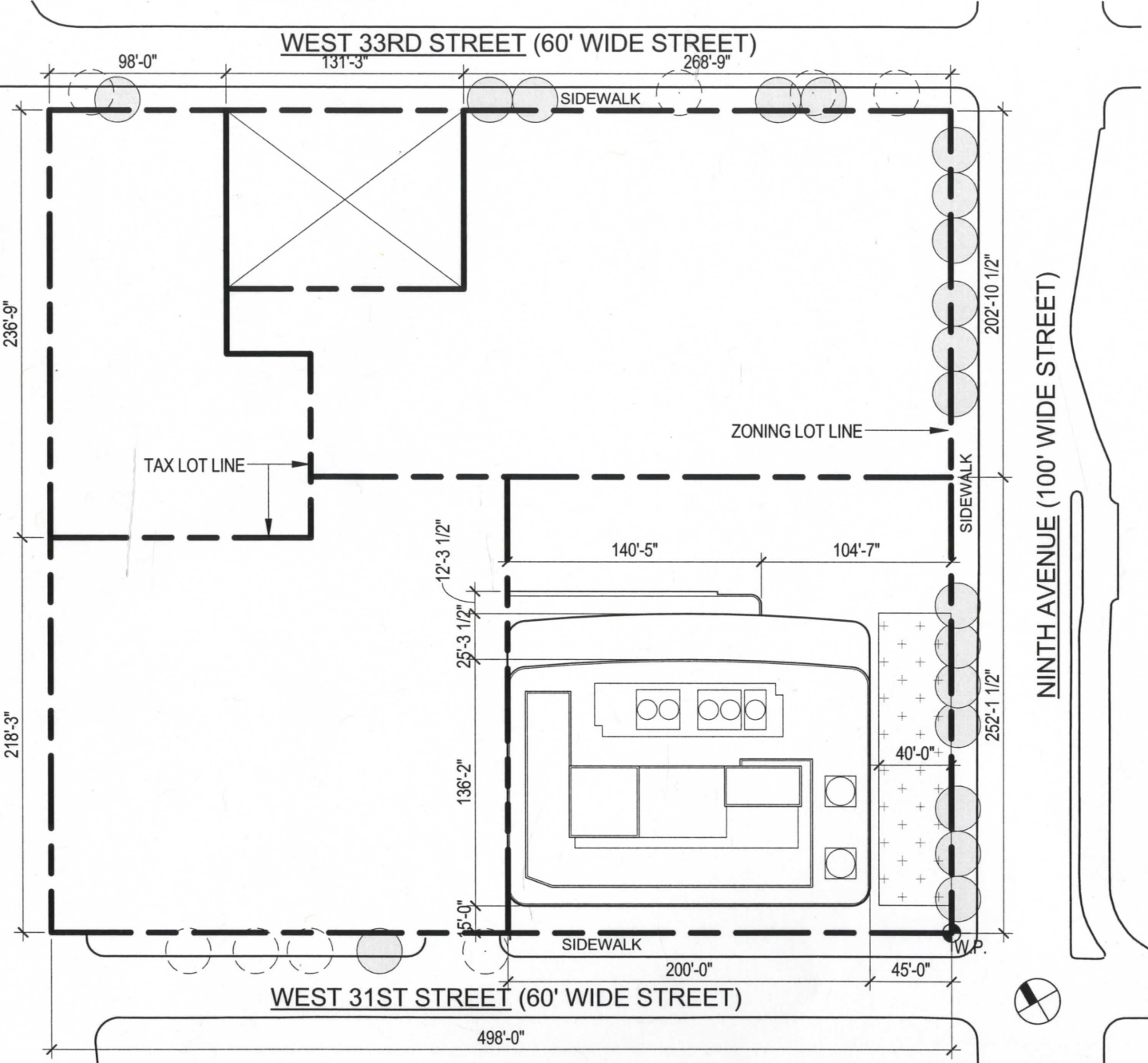


SITE PLAN DIAGRAM

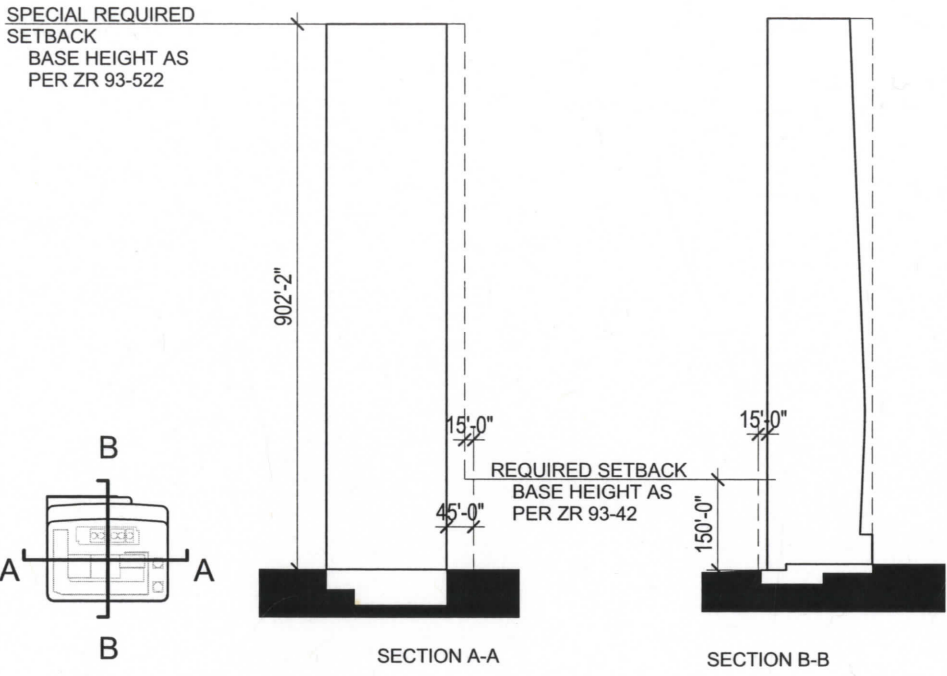
1" = 80'-0" LOT AREA 226,590 GSF
LOT COVERAGE 31,548 SF (14 %)
AS PER ZR 93-52
NO REAR YARD
AS PER ZR 93-522
COMPLIES: TOWER LOT COVERAGE COMPLIANCE IS NOT APPLICABLE FOR THE FARLEY CORRIDOR SUBDISTRICT B PER ZR 93-42(c)(2)
STREET TREE PLANTING
AS PER ZR 93-62



LEGEND

- C6-4/HY (SPECIAL HUDSON YARDS DISTRICT)
- PROPOSED BUILDING
 - ART PLAZA
 - EXISTING TREES
 - PROPOSED TREES
 - ZONING LOT LINE/ TAX LOT LINE
 - MAXIMUM BUILDING ENVELOPE

SECTION DIAGRAM
NOT TO SCALE



ZD1 Zoning Diagram
Must be typewritten.

☒ Orient and affix BIS job number label here ☐

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
☐ Yes ☒ No

Location Information

House No(s) 401
Street Name West 31st Street
Borough Manhattan
Block 729
Lot 51
BIN 1089694

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)
Kenneth A. Lewis
Signature _____ Date 10/31/19



P.E. / R.A. Seal (apply seal, then sign and date over seal)
Internal Use Only
BIS Doc #
PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 02 of 03

1 Applicant Information Required for all applications.

Last Name		Lewis		First Name		Kenneth		Middle Initial		A.									
Business Name				Skidmore, Owings & Merrill LLP				Business Telephone				(212) 289-9300							
Business Address								14 Wall Street				Business Fax							
City		New York		State		NY		Zip		10005		Mobile Telephone							
E-Mail								chiying.shen@som.com				License Number				023335			

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	0	Parking area	51,414	sq. ft.	Parking Spaces: Total	13	Enclosed	13
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No.	_____	Authorizing Zoning Section	72-21
<input type="checkbox"/> Special Permit	Cal. No.	_____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No.	_____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No.	_____		

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No.	_____	Authorizing Zoning Section	_____
<input type="checkbox"/> Authorization	App. No.	_____	Authorizing Zoning Section	_____
<input checked="" type="checkbox"/> Certification	App. No.	N2000036ZCM	Authorizing Zoning Section	93-31
<input type="checkbox"/> Other	App. No.	_____		

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
SC2	5,189	6B					0.00
SC1	19,139	6B					0.00
Cellar	57,452	6B			6,038		0.03
1	28,930	6B			26,257		0.12
2	12,114	6B			10,403		0.05
3	30,321	6B			7,764		0.03
4	7,697	6B					0.00
5	26,384	6B					0.00
6	30,706	6B			28,086		0.12
7	30,829	6B			28,209		0.12
8	30,952	6B			28,332		0.13
9	31,074	6B			28,454		0.13
10	31,197	6B			28,577		0.13

ZD1

Sheet 02 of 03

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
11	31,320	6B			28,700		0.13
12	31,442	6B			28,822		0.13
13	31,565	6B			28,945		0.13
14	31,688	6B			29,068		0.13
15	31,791	6B			29,171		0.13
16	31,855	6B			29,235		0.13
17	31,880	6B			29,260		0.13
18	31,866	6B			29,246		0.13
19	31,813	6B			28,422		0.13
20	31,721	6B			28,331		0.13
21	31,610	6B			28,220		0.12
22	31,498	6B			28,831		0.13
23	31,386	6B			28,719		0.13
24	31,274	6B			28,622		0.13
25	31,162	6B			28,496		0.13
26	31,050	6B			28,312		0.12
27	30,938	6B			28,200		0.12
28	30,826	6B			28,088		0.12
29	30,715	6B			27,072		0.12
30	30,603	6B			27,420		0.12
31	30,491	6B			26,827		0.12
32	30,379	6B			26,715		0.12
33	30,267	6B			27,486		0.12
34	30,155	6B			27,332		0.12
35	30,043	6B			27,220		0.12
36	29,931	6B			27,131		0.12
37	29,820	6B			27,020		0.12
38	29,708	6B			26,908		0.12
39	29,596	6B			25,824		0.11
Totals	-----		-----	-----	-----	-----	-----

Total Zoning Floor Area	-----
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ZD1 Zoning Diagram

Must be typewritten.
Sheet 03 of 03

1	Applicant Information <i>Required for all applications.</i>
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Last Name		Lewis		First Name		Kenneth		Middle Initial		A.	
Business Name		Skidmore, Owings & Merrill LLP						Business Telephone		(212) 289-9300	
Business Address		14 Wall Street						Business Fax			
City		New York		State		NY		Zip		10005	
E-Mail		chiying.shen@som.com						Mobile Telephone			
								License Number		023335	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
---	---

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
---	--

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input checked="" type="checkbox"/> Certification	App. No. <u>N2000036ZCM</u>	Authorizing Zoning Section <u>93-31</u>
<input type="checkbox"/> Other	App. No. _____	

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
40	29,484	6B			26,050		0.11
41	29,372	6B			26,836		0.12
42	29,260	6B			26,724		0.12
43	29,148	6B			26,612		0.12
44	29,037	6B			26,501		0.12
45	28,925	6B			25,802		0.11
46	28,813	6B			25,866		0.11
47	28,701	6B			25,754		0.11
48	28,589	6B			26,053		0.11
49	28,477	6B			25,941		0.11
50	28,365	6B			25,851		0.11
51	28,253	6B			24,388		0.11
52	28,142	6B			24,918		0.11

ZD1

Sheet 03 of 03

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
53	28,030	6B			25,220		0.11
54	27,918	6B			25,108		0.11
55	27,806	6B			24,996		0.11
56	27,694	6B			24,884		0.11
57	27,582	6B			24,772		0.11
58	27,470	6B			24,660		0.11
59	27,336	6B					0.00
60	11,702	6B			8,001		0.04
Roof	3,971	6B					0.00
Subtotal	1,824,452	-----	-----	-----	1,500,700	-----	6.62
Lot 61	200,577	6			147,992		0.65
Lot 163 (Loft)	153,309	6			148,912		0.66
Lot 60	2,010,835	6			1,688,591		7.45
Lot 50 (Tower)	786,662	2, 6	738,661		4,629		3.28
Lot 50 (Retail)	64,779	6			33,335		0.15
Totals	5,040,614		738,661	-----	3,524,159	-----	18.81

Total Zoning Floor Area	4,262,820
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