

**APPLICATION FOR ZR 96-108 SPECIAL PERMIT FOR PARTIAL  
DEMOLITION (EXISTING) AND PROPOSED RESIDENTIAL  
BUILDING LOCATED AT:**

**343 WEST 47 STREET**

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**NEW YORK NY 10036**

**BLOCK:1038**

**LOT(S):11**

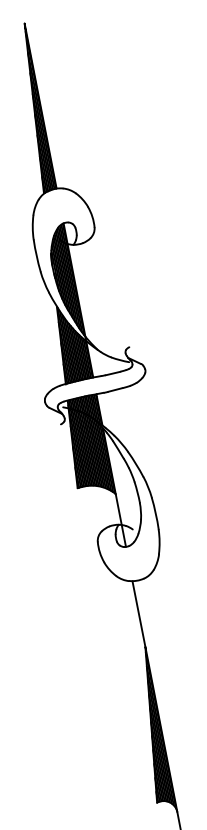
**OWNER:**

**343 WEST 47 STREET NEW YORK  
NY 10036**

9th (100' WIDE) AVENUE

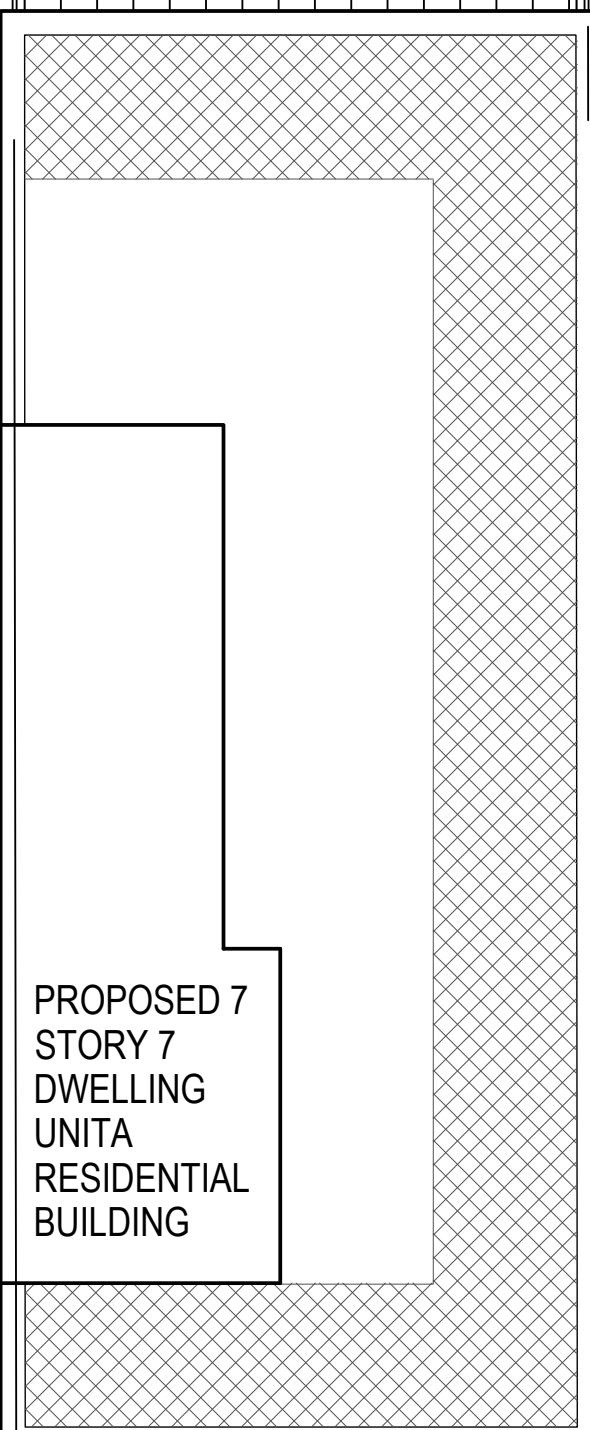
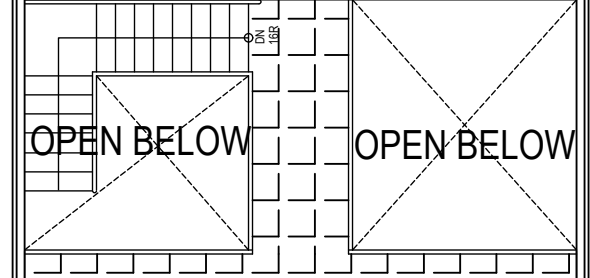
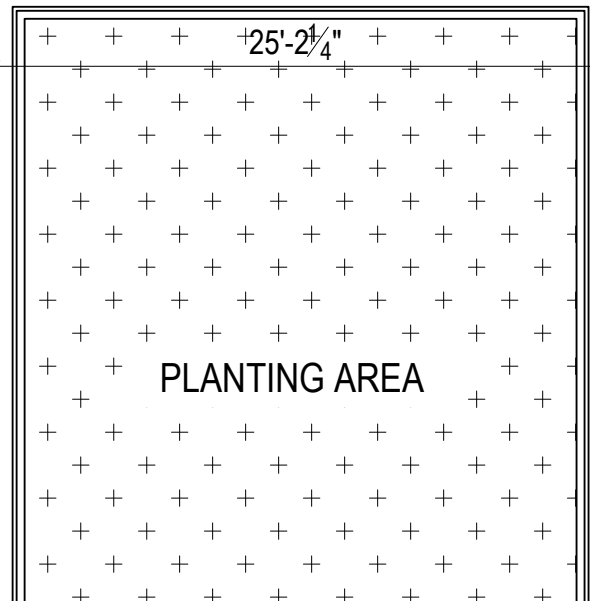
250'-2"

CITY PARK



CHAIN LINK FENCE ON 12" CONC. BLOCK WALL 6'-0" (HIGH)

CHAIN LINK FENCE ON 12" CONC. BLOCK WALL 6'-0" (HIGH)



6 STORY BRICK AND STUCCO

4 STORY AND BSMT BRICK

4 STORY AND BSMT BRICK

ASPHALT PAVT.

PROPOSED 7 STORY 7 DWELLING UNITA RESIDENTIAL BUILDING

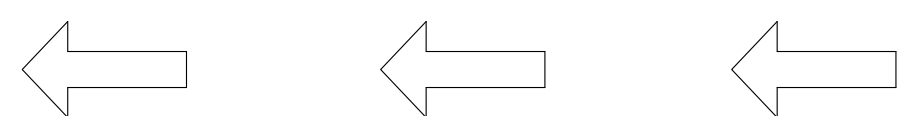
BUILDING ENTRANCE

CONC. SIDEWALK

CONC. CURB WITH STEEL FACE

CONC. CURB WITH STEEL FACE

WEST 47th (60' WIDE) STREET (NARROW STREET)



TRAFFIC DIRECTION

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY

LEGEND:

- PR CC ..... PEDESTRIAN RAMP, CURB CUT
- [E] ..... ELECTRIC VALVE
- [GH] ..... FIRE HYDRANT
- [G] ..... GAS VALVE
- [8"] ..... TREE AND DIAMETER
- [▲] ..... BUILDING ENTRANCE

A=2526.39 SQ.FT.=0.0579 ACRES

**A & T ENGINEERING P.C.**  
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 QUEENS, NY 11386  
 Tel: 718.340.3818 Fax: 815.846.4059  
 ATCORPNY@GMAIL.COM  
**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**  
 PROJECT LOCATION:  
**343 WEST 47 STREET  
 NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
 ADDRESS **343 WEST 47 STREET  
 NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

**1** PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"

DRAWING TITLE  
**SITE PLAN & NOTES**

PROJECT No.	
DESIGN BY	<b>W.Y.</b>
DRAFT BY	<b>W.Y.</b>
CHECK BY	<b>Y.Y.</b>
DATE	<b>04/12/2023</b>
PAGE	<b>01 OF 21</b>
	<b>Z-100.00</b>

ZONING ANALYSIS - QUALITY HOUSING (NARROW STREET)

SCOPE OF WORK

PROPERTY INFORMATION

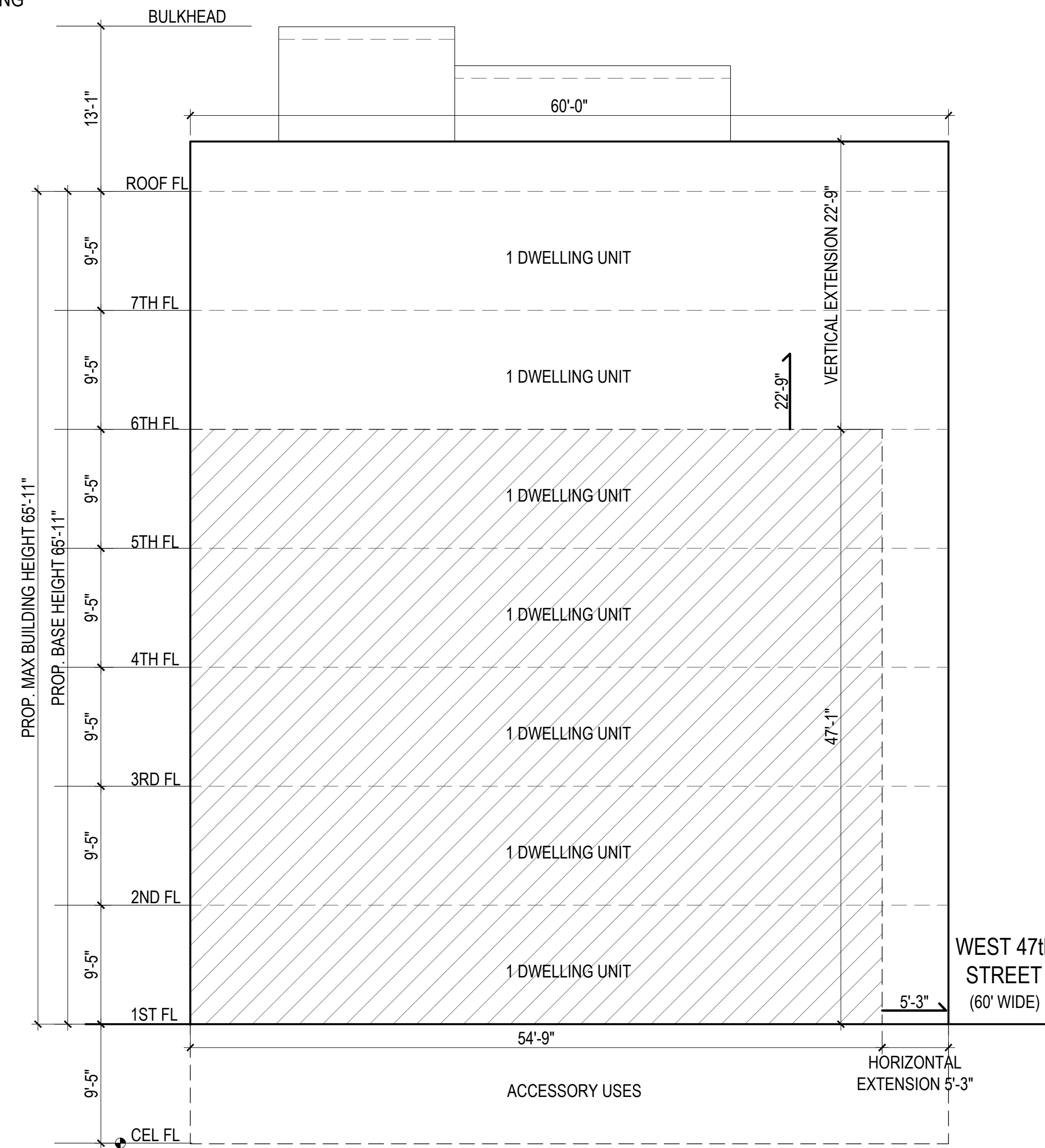
LOCATION: 343 WEST 47 STREET  
 BLOCK: 1038  
 LOT: 11  
 BIN: 1025089  
 CBN: 104  
 FIRE DISTRICT: YES

ZONING DISTRICT: R8  
 ZONING OVERLAY: N/A  
 SPECIAL DISTRICT: CLA. CLINTON PRESERVATION AREA  
 MANDATORY INCLUSIONARY HOUSING AREA: N/A  
 ZONING MAP: 8C  
 LOT AREA: 2,510 S.F. LOT WIDTH: 25'

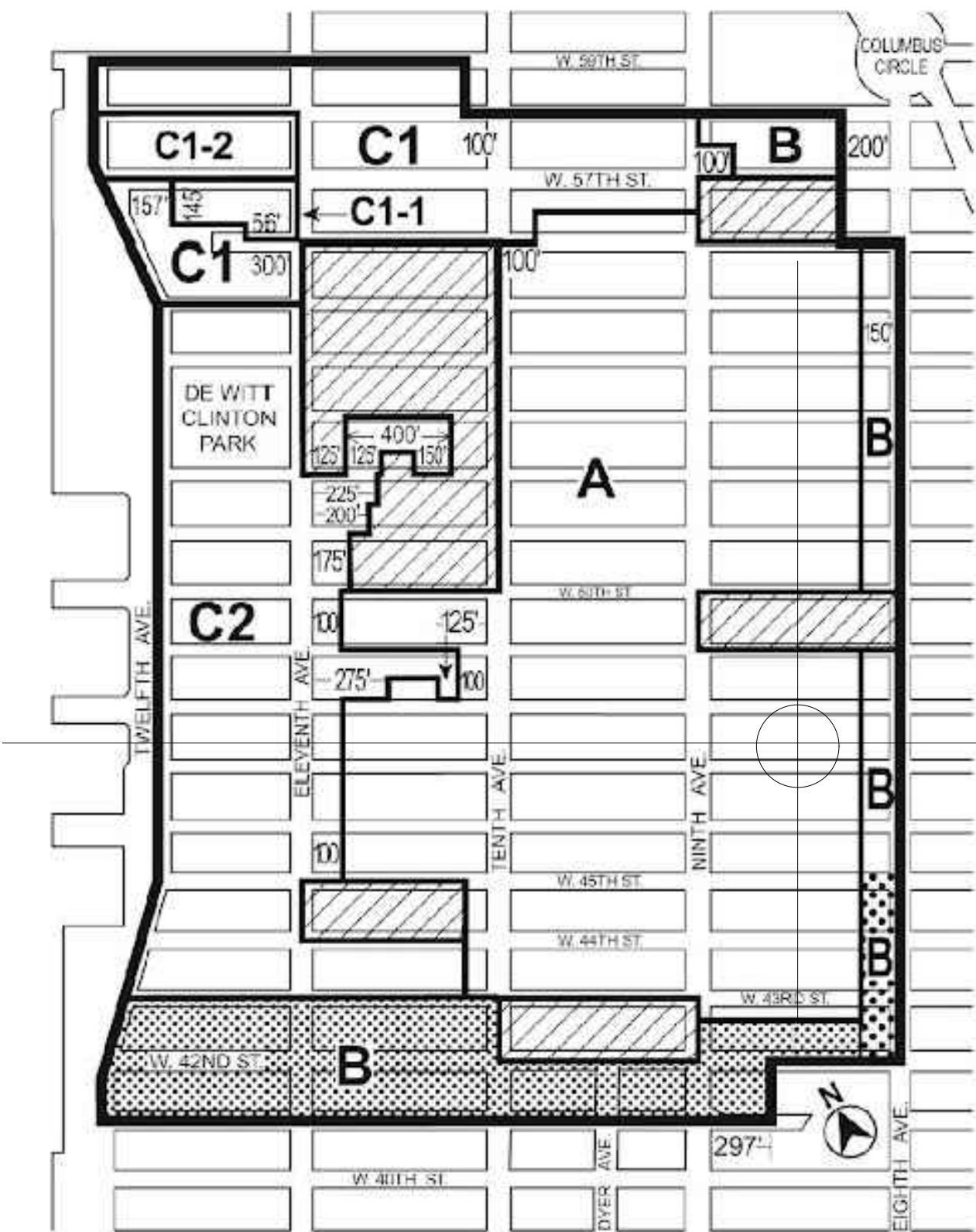
PROPOSE A 7 STORY 7 RESIDENTIAL UNITS RESIDENTIAL BUILDING

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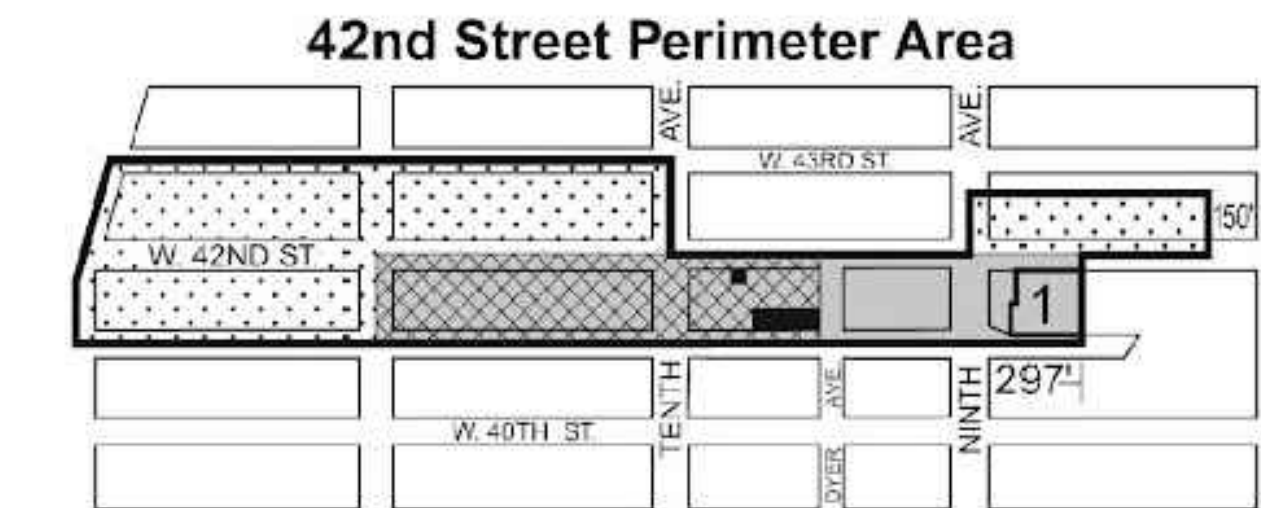
ZONING REF.	ITEM	REQUIRED/PERMITTED	COMPLYING CONDITION
ZR22-00	GENERAL PROVISION (RESIDENTIAL DISTRICT)	U.G.: 2 RESIDENTIAL	U.G.: 2 RESIDENTIAL
ZR23-32	MIN. LOT AREA OR LOT WIDTH FOR RESIDENCES	1700 S.F. 18' LOT WIDTH	2510 S.F. 25' LOT WIDTH COMPLY
ZR96-101	MAX F.A.R. CLA MODIFIED.	QUALITY HOUSING: 4.2 2510 SF X 4.2 = 10,542 SF (RES. REQ.)	PROP RES.: 1500 X 7 = 10,500 SF COMPLY
ZR96-102	LOT COVERAGE	100' FROM WIDE STREET = 60%	PROP. LOT COVERAGE : 60% COMPLY
ZR96-103	YARD REGULATIONS	100' FROM STREET LINE OF WIDE STREET, REAR YARD 30' SHALL BE PROVIDED	PROP. REAR YARD = 40' COMPLY
ZR96-104(a) ZR96-104(b)	STREET WALL LOCATION NO RECESS	FOR ZONING LOTS WITH NARROW STREET FRONTAGE, STREET WALLS SHALL BE LOCATED ON THE STREET LINE AND EXTEND ALONG THE ENTIRE NARROW STREET FRONTAGE OF THE ZONING LOT BEYOND 50 FEET OF WIDE STREET	ALIGN WITH EXISTING ADJACENT BUILDING. STREET WALL ON PROPERTY LINE
ZR96-104(a) ZR96-104(b) ZR96-104(C)	BASE HEIGHT FRONT SET BACK MAX BUILDING HEIGHT	BEYOND 100' OF WIDE ST. MIN. BASE HT: 50'. MAX HEIGHT: 66' INITIAL SETBACK: 15'-0" FACING NARROW STREET BEYOND 100' OF WIDE ST, MAX. BLDG HEIGHT: 66'-0" AND 7 STORIES CPC SPECIAL PERMIT ALLOW TO MODIFY TO 99'	PROP. BASE HEIGHT: 66' PROP. BUILDING HEIGHT: 66' 7 STORY COMPLY
ZR96-105	DWELLING UNIT REGULATION	THE NUMBER OF 2 BEDROOM SHALL NOT BE LESS THAN 20%. EACH DWELLING UNIT SHALL NOT LESS 168 S.F. OF LOT AREA	2502 / 168 = 14.89 UNIT. > PROP 7 UNIT ALL UNITS ARE 2 BEDROOMS > 20%
ZR96-111	OFF-STREET PARKING REGULATIONS	NOT PERMITTED	NOT PROPOSED
ZR23-462 (C)	SIDE YARD	IN R8 DISTRICT, NO REQUIREMENTS. IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MIN. 8'-0"	NOT PROPOSED
ZR23-132 (e)	BALCONY	IN R8 DISTRICT, BALCONY SHALL BE LOCATED AT OR HIGHER THIRD STORY OR AT LEAST 20 FEET ABOVE CURB LEVEL	NO BALCONY
ZR26-41	STREET TREE PLANTING	26/25= 1 TREE REQUIRED	PROP ONE TO THE TREE FUND
QUALITY HOUSING REGULATION			
ZR28-12	REFUSE STORAGE AND DISPOSAL	IN R8 DISTRICT, DEVELOPMENTS WITH 9 OR MORE DWELLING UNITS PER VERTICAL CIRCULATION CORE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.	7 UNITS, WAIVED
ZR28-21	REQUIRED RECREATION AREA	IN R8 DISTRICT, THE MIN. REQUIRED RECREATION SPACE FOR DEVELOPMENTS WITH 9 OR MORE DWELLING UNITS SHALL BE 2.8% OF RESIDENTIAL FLOOR AREA.	7 UNITS, WAIVED



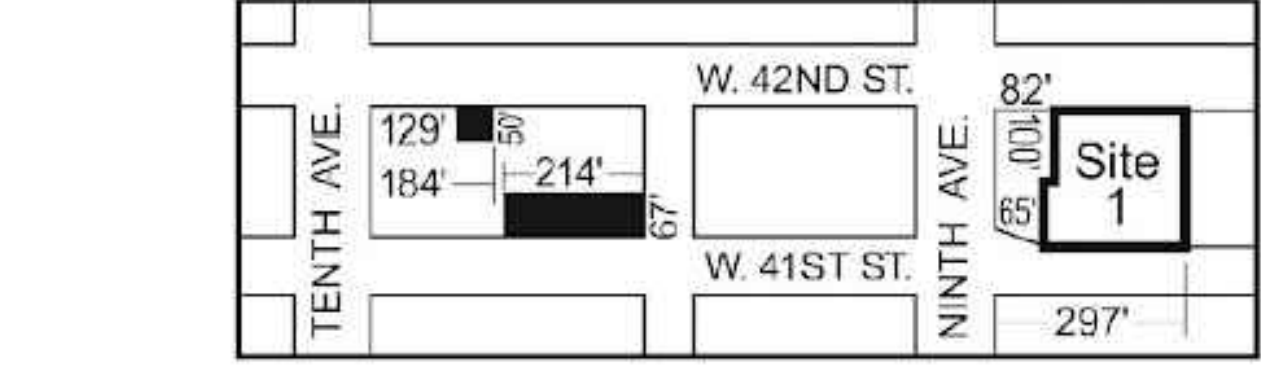
1 DIAGRAMMATIC SECTIONS  
 Scale: 1/8"=1'-0"



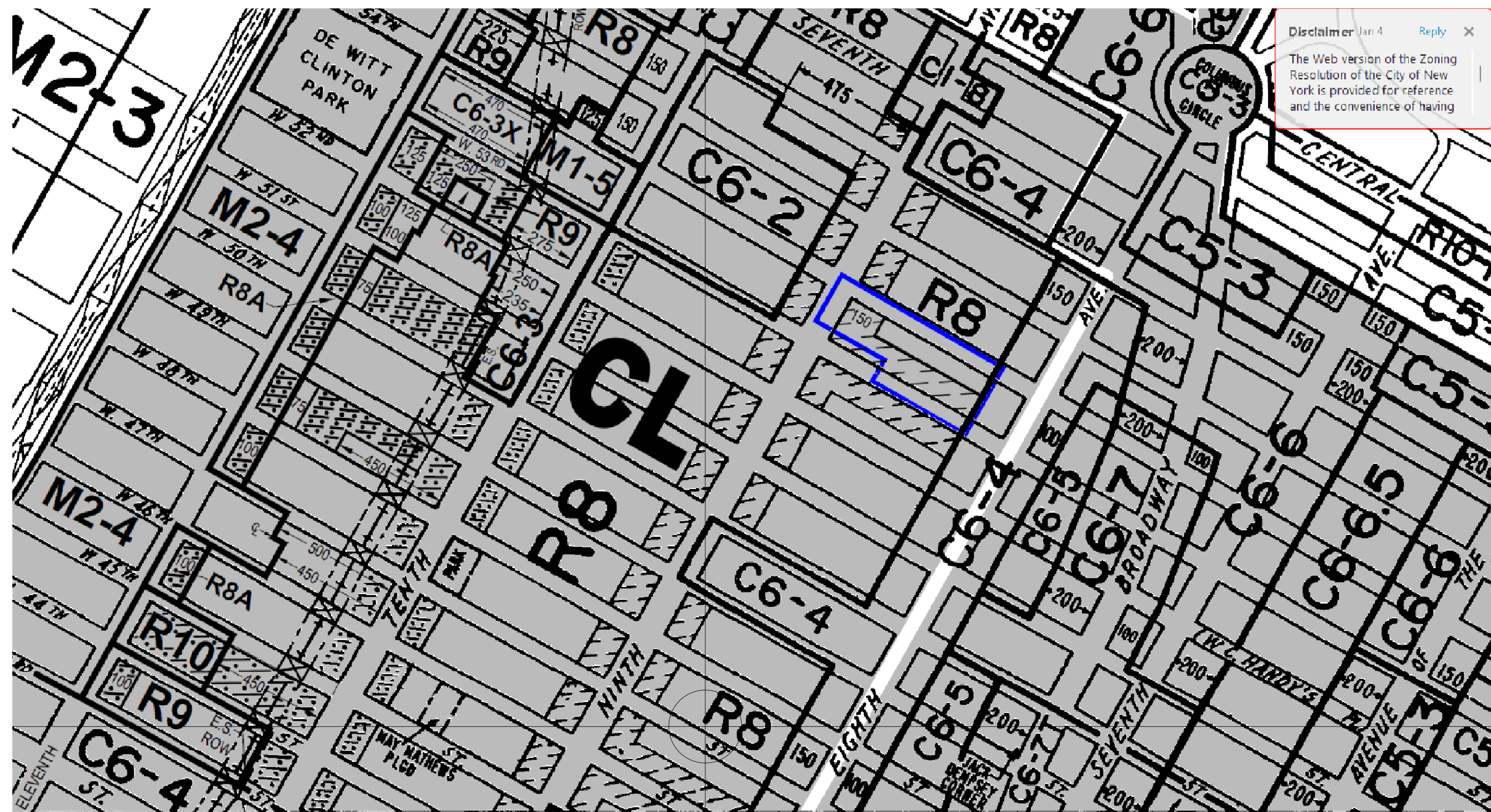
- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
  - B** Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
  - B** Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Areas
  - C1 Northern Subarea
  - C1-1 Special Use Regulations Area
  - C1-2 Special Use Regulations Area
  - C2 Western Subarea
- X** Excluded Area



- X** Subarea 1 of 42nd Street Perimeter Area
- X** Subarea 2 of 42nd Street Perimeter Area
- X** Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
- 1** Where Special Parking Regulations apply (See Inset)
- X** Transit Facility (See Inset)



Appendix A - Special Clinton District Map - (96A)  
 SCALE: N.T.S.



ZONING MAP 8C  
 SCALE: N.T.S.

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**ENGINEERING / ARCHITECTURE**

PROJECT  
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 PROJECT LOCATION  
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 NEW YORK NY 10036**



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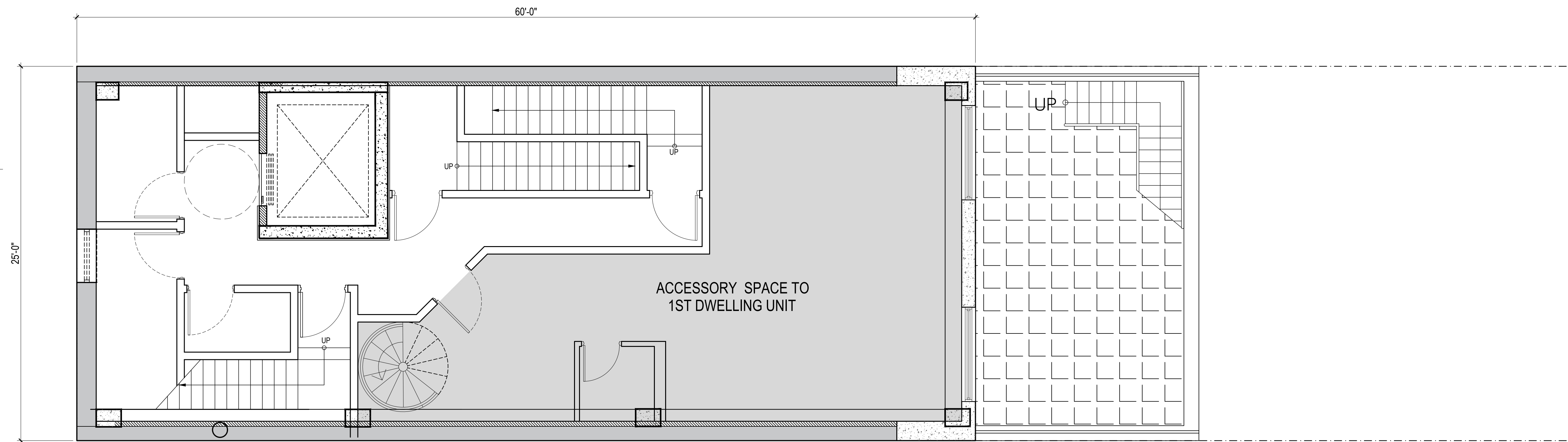
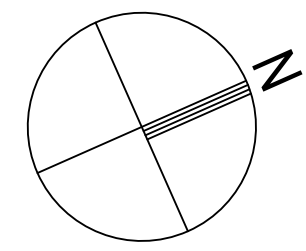
No.	DESCRIPTION	DATE

APPROVAL STAMP

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**ZONING COMPLIANCE**

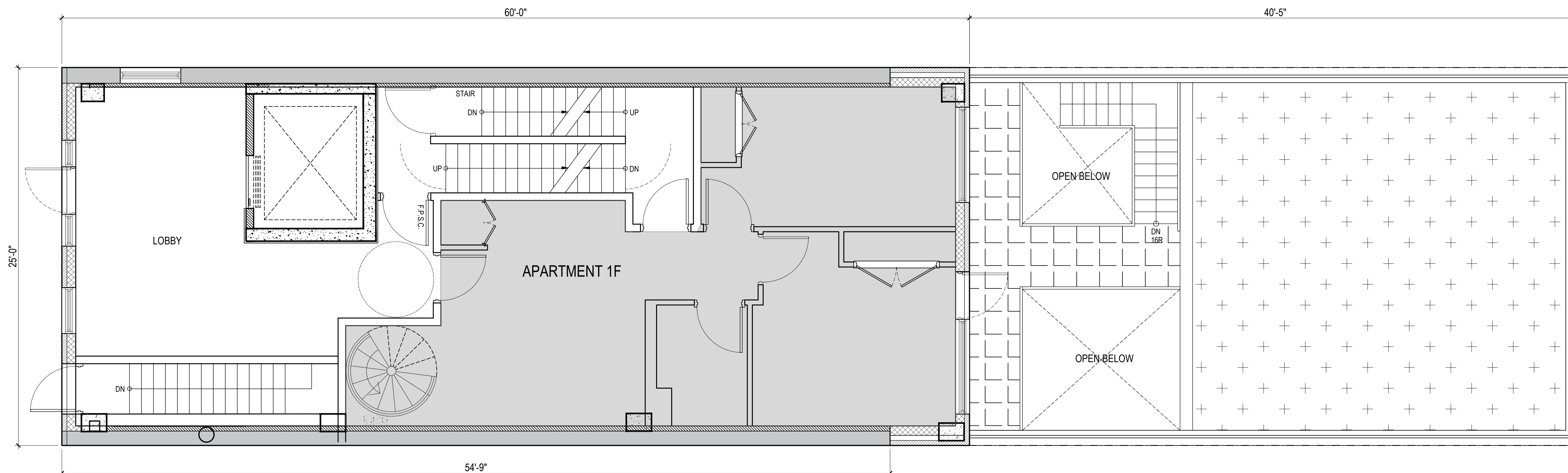
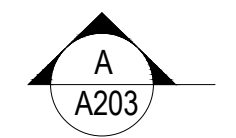
PROJECT No.  
 DESIGN BY **W.Y.**  
 DRAFT BY **W.Y.**  
 CHECK BY **Y.Y.**  
 DATE **04/12/2023**  
 PAGE **02 OF 21**  
**Z-101.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 PROPOSED CELLAR FLOOR PLAN

Scale: 1/4"=1'-0"



2 PROPOSED 1ST FLOOR PLAN

Scale: 1/4"=1'-0"

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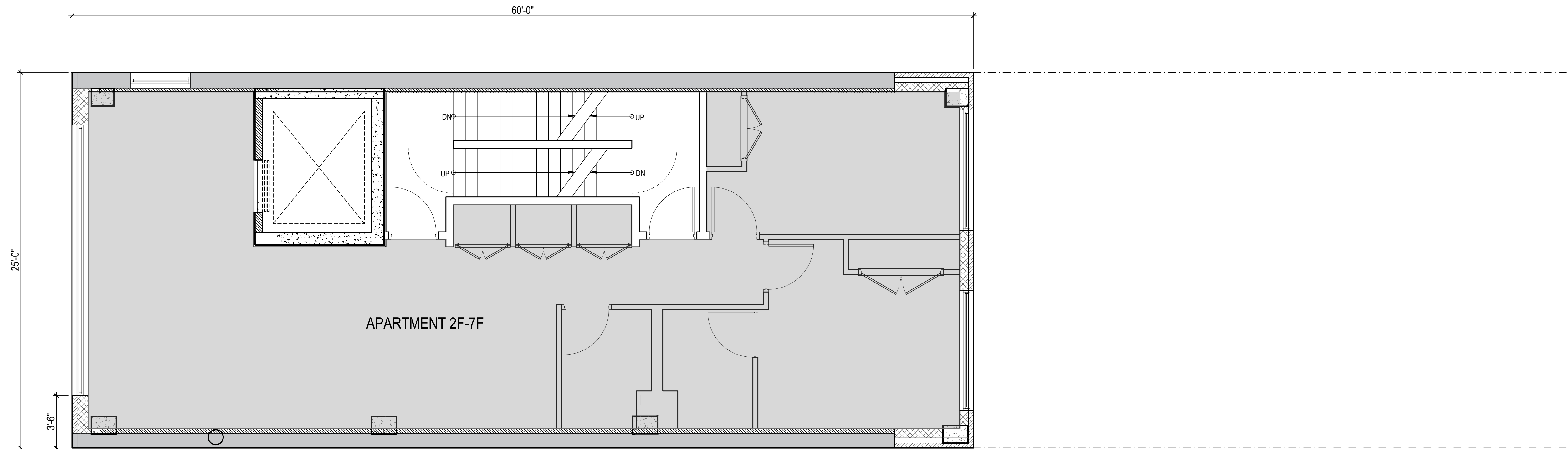
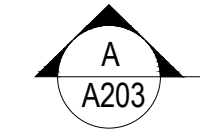
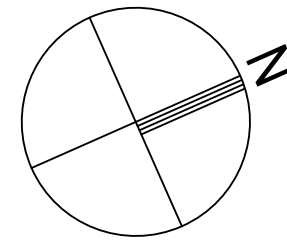
OWNER **ZOU, KELVIN**  
 ADDRESS **343 WEST 47 STREET  
 NEW YORK NY 10036**

No.	DESCRIPTION	DATE

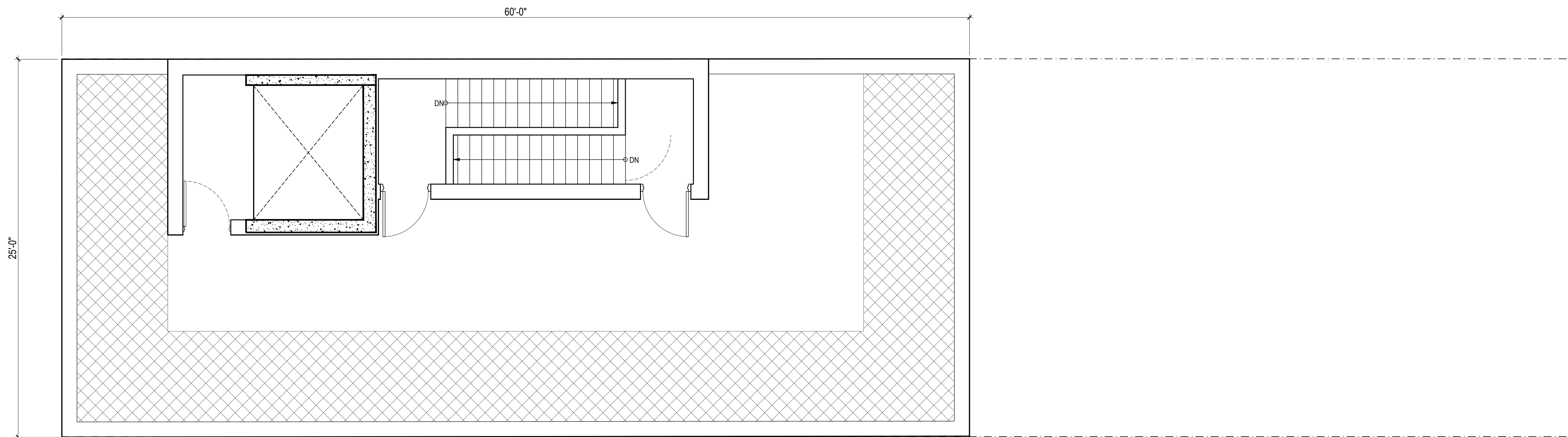
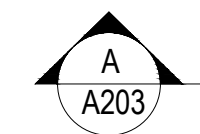
APPROVAL STAMP

DRAWING TITLE  
**CELLAR&1ST FLOOR PLAN**  
 PROJECT No.  
 DESIGN BY **W.Y.**  
 DRAFT BY **W.Y.**  
 CHECK BY **Y.Y.**  
 DATE **04/12/2023**  
 PAGE **03 OF 21**  
**A101.00**

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1 PROPOSED 2ND TO 7TH FLOOR PLAN  
Scale: 1/4"=1'-0"



2 PROPOSED ROOF FLOOR PLAN  
Scale: 1/4"=1'-0"

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ENGINEERING / ARCHITECTURE

PROJECT  
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SEAL AND SIGNATURE



OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**2ND-ROOF FLOOR PLAN**

PROJECT No. \_\_\_\_\_  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **04 OF 21**  
**A102.00**

PROPERTY LINE

PROPERTY LINE

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 NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
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 NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**SOUTH AND EAST ELEVATION**  
 PROJECT No.  
 DESIGN BY **W.Y.**  
 DRAFT BY **W.Y.**  
 CHECK BY **Y.Y.**  
 DATE **04/12/2023**  
 PAGE **05 OF 21**  
**A201.00**

PROPERTY LINE

PROPERTY LINE

BULKHEAD  
EL +80'

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ROOF FL  
EL +65'-11"

7TH FL  
EL +56'-6"

6TH FL  
EL +47'-1"

5TH FL  
EL +37'-8"

4TH FL  
EL +28'-3"

3RD FL  
EL +18'-10"

2ND FL  
EL +9'-5"

1ST FL  
EL 0.00

CEL FL  
EL -9'5"

13'-1"

9'-5"

9'-5"

9'-5"

9'-5"

9'-5"

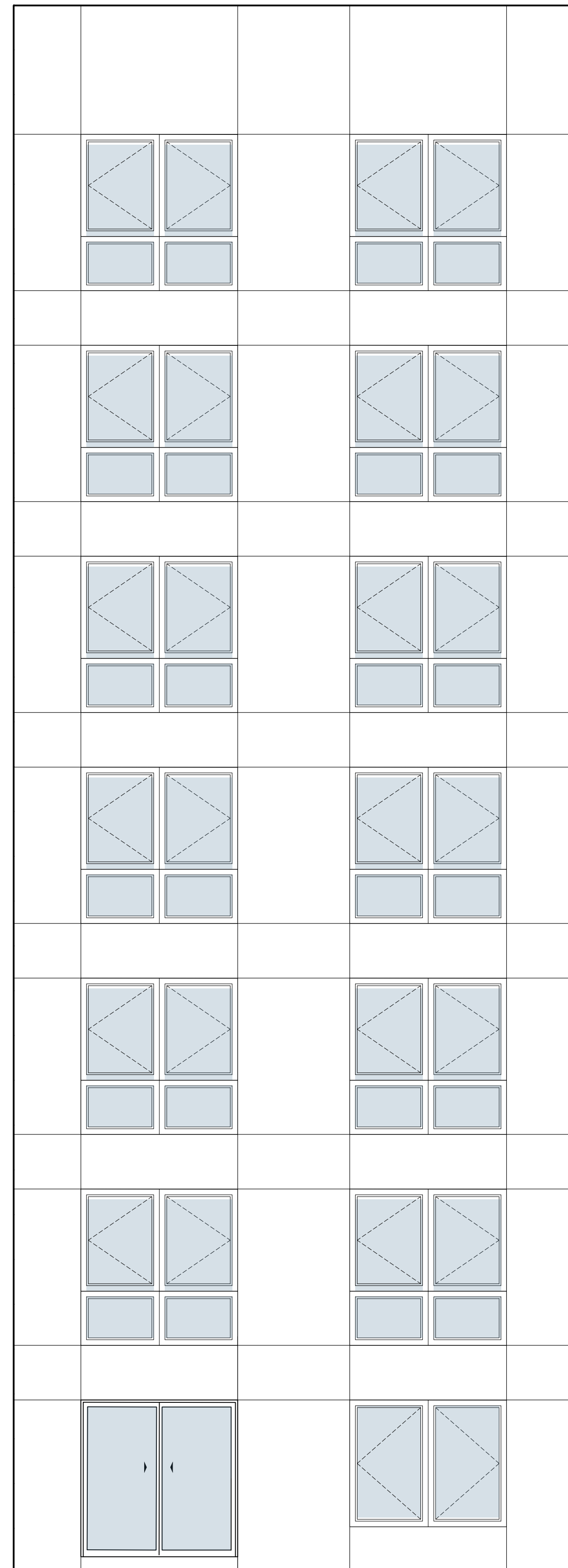
9'-5"

9'-5"

9'-5"

PROP. BASE HEIGHT 65'-11"

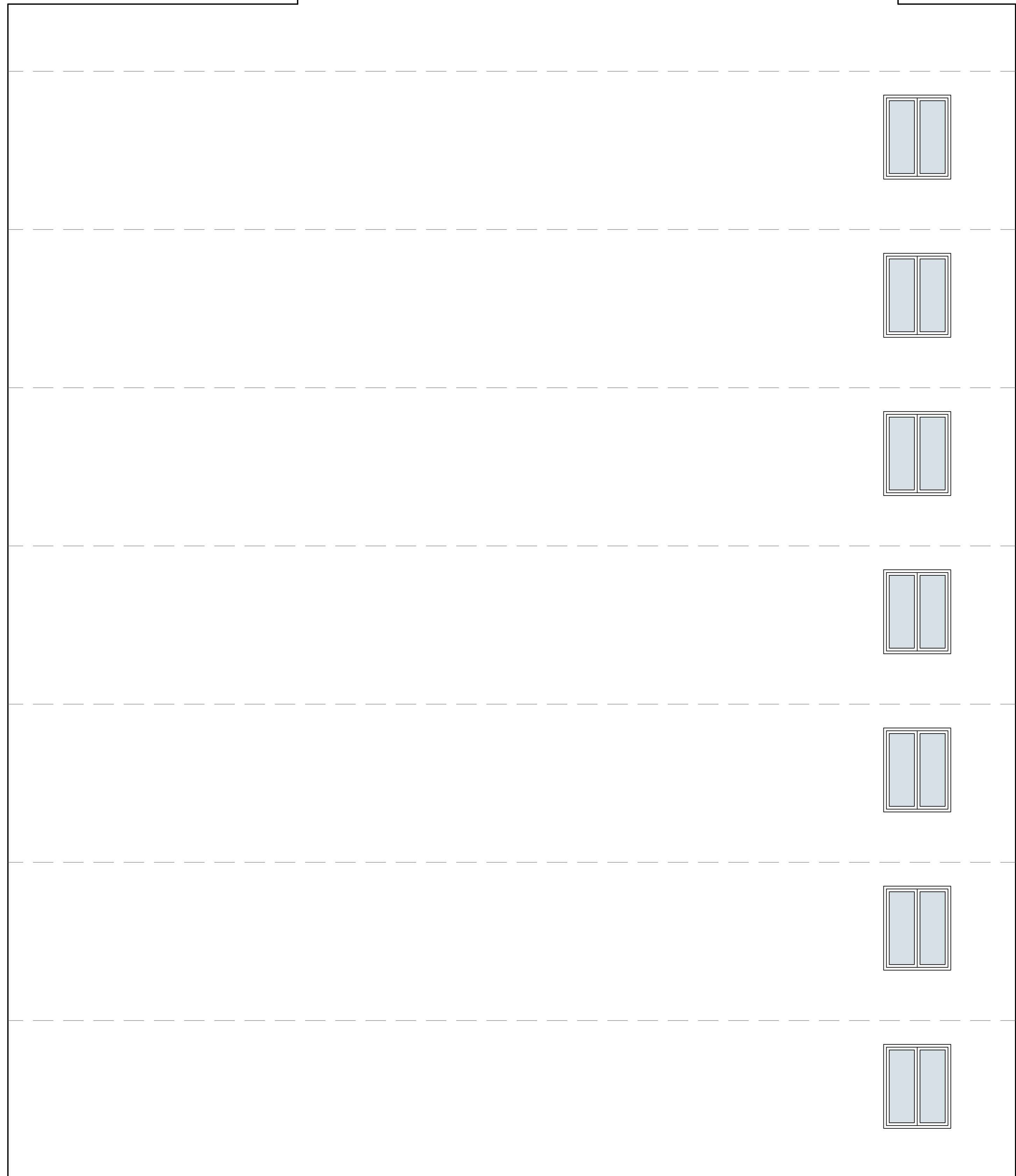
PROP. MAX BUILDING HEIGHT 65'-11"



1

PROPOSED NORTH ELEVATION

Scale: 1/4"=1'-0"



2

PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0"

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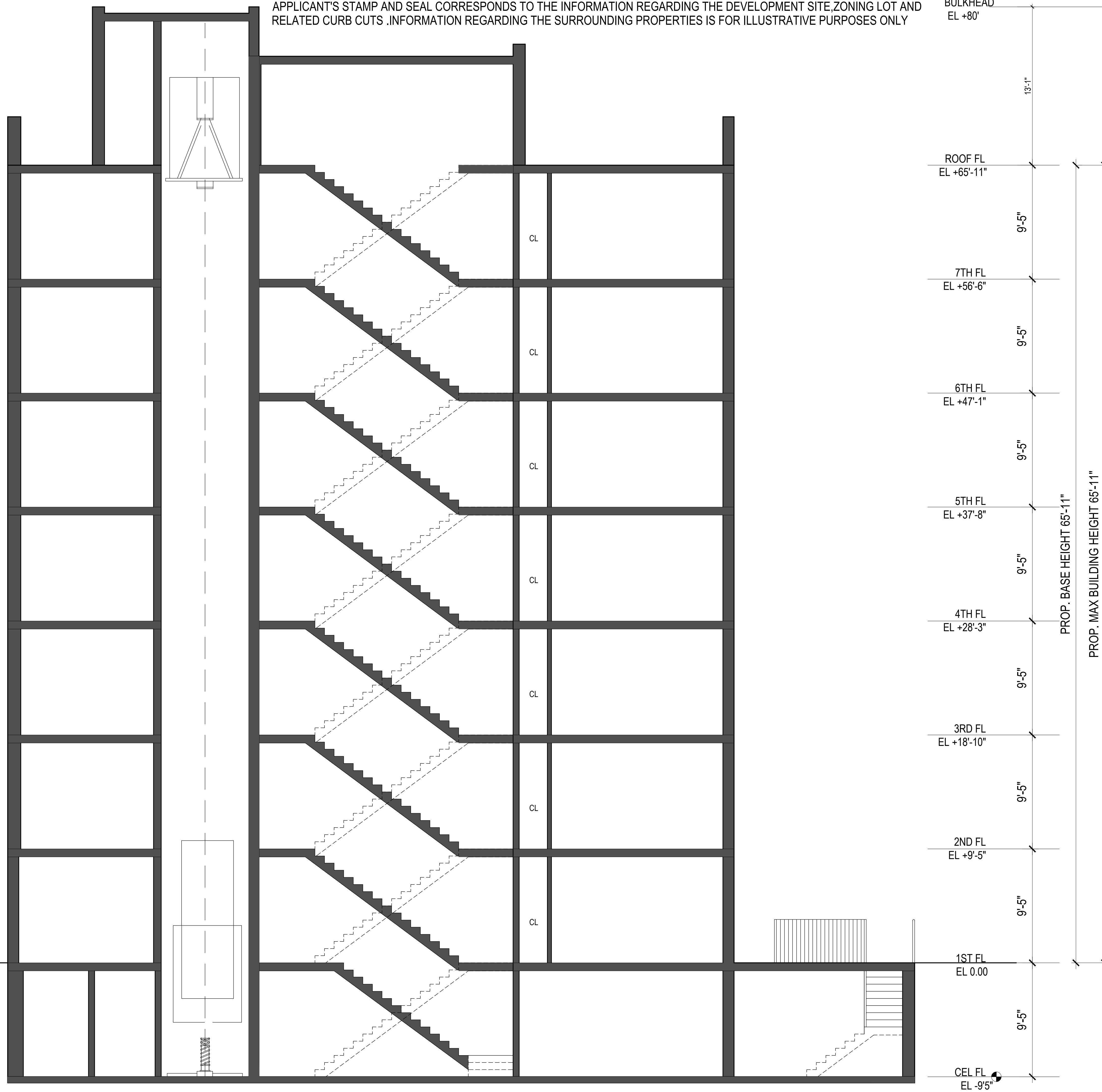
No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**NORTH AND WEST ELEVATION**

PROJECT No. \_\_\_\_\_  
 DESIGN BY **W.Y.**  
 DRAFT BY **W.Y.**  
 CHECK BY **Y.Y.**  
 DATE **04/12/2023**  
 PAGE **06 OF 21**  
**A202.00**

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BULKHEAD  
EL +80'

ROOF FL  
EL +65'-11"

7TH FL  
EL +56'-6"

6TH FL  
EL +47'-1"

5TH FL  
EL +37'-8"

4TH FL  
EL +28'-3"

3RD FL  
EL +18'-10"

2ND FL  
EL +9'-5"

1ST FL  
EL 0.00

CEL FL  
EL -9'-5"

13'-1"

9'-5"

9'-5"

9'-5"

9'-5"

9'-5"

9'-5"

9'-5"

9'-5"

9'-5"

PROP. BASE HEIGHT 65'-11"

PROP. MAX BUILDING HEIGHT 65'-11"

1

PROPOSED SECTION A-A

Scale: 1/4"=1'-0"

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PROJECT  
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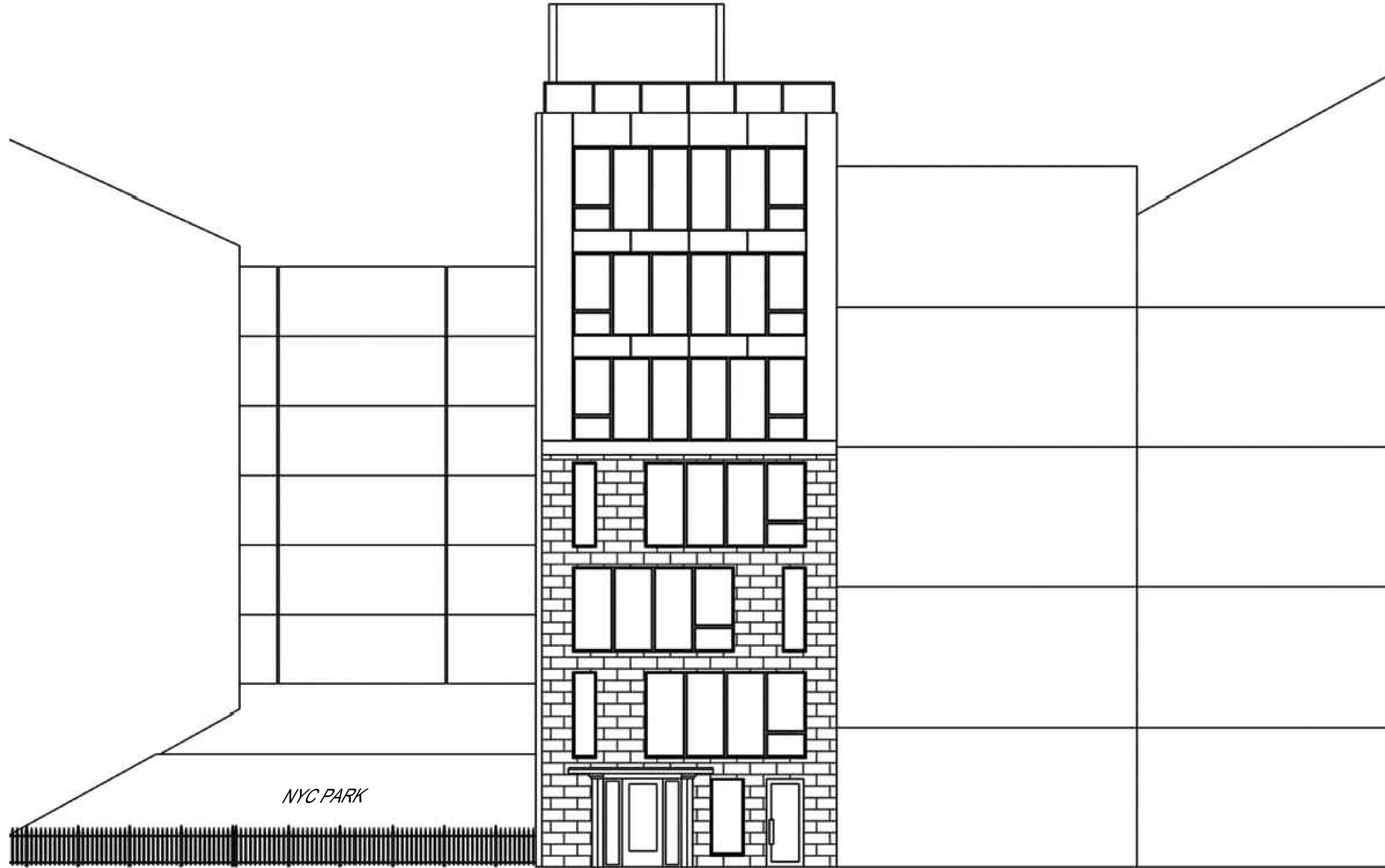
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DRAWING TITLE  
**SECTION A-A**

PROJECT No. \_\_\_\_\_  
 DESIGN BY **W.Y.**  
 DRAFT BY **W.Y.**  
 CHECK BY **Y.Y.**  
 DATE **04/12/2023**  
 PAGE **07 OF 21**  
**A203.00**



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NYC PARK

← TRAFFIC DIRECTION  
WEST 47th STREET

1 SOUTH ELEVATION  
Scale: 1/4"=1'-0"

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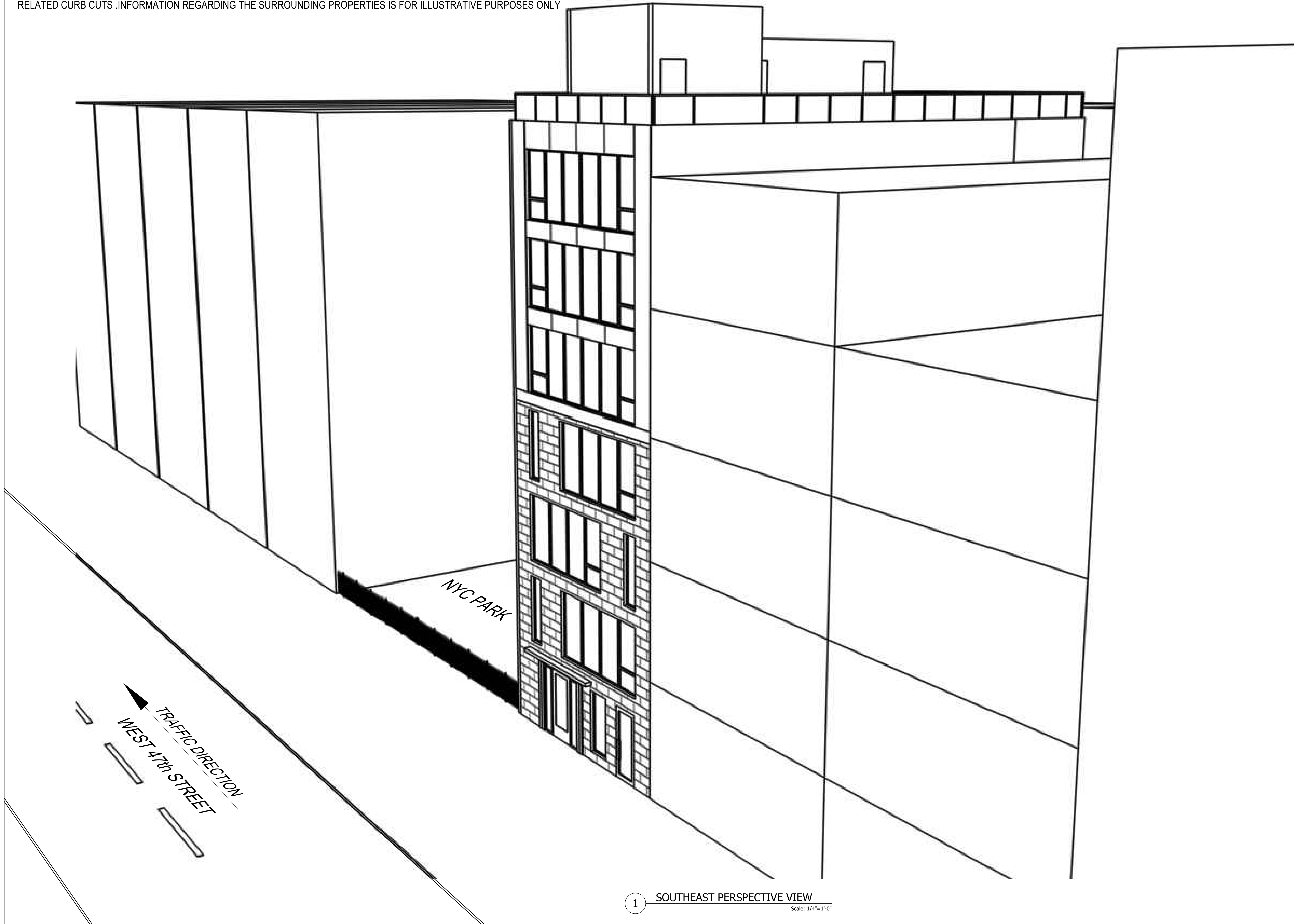
No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**SOUTH ELEVATION**

PROJECT No. \_\_\_\_\_  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **08 OF 21**  
**A300.00**

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1 SOUTHEAST PERSPECTIVE VIEW  
Scale: 1/4"=1'-0"

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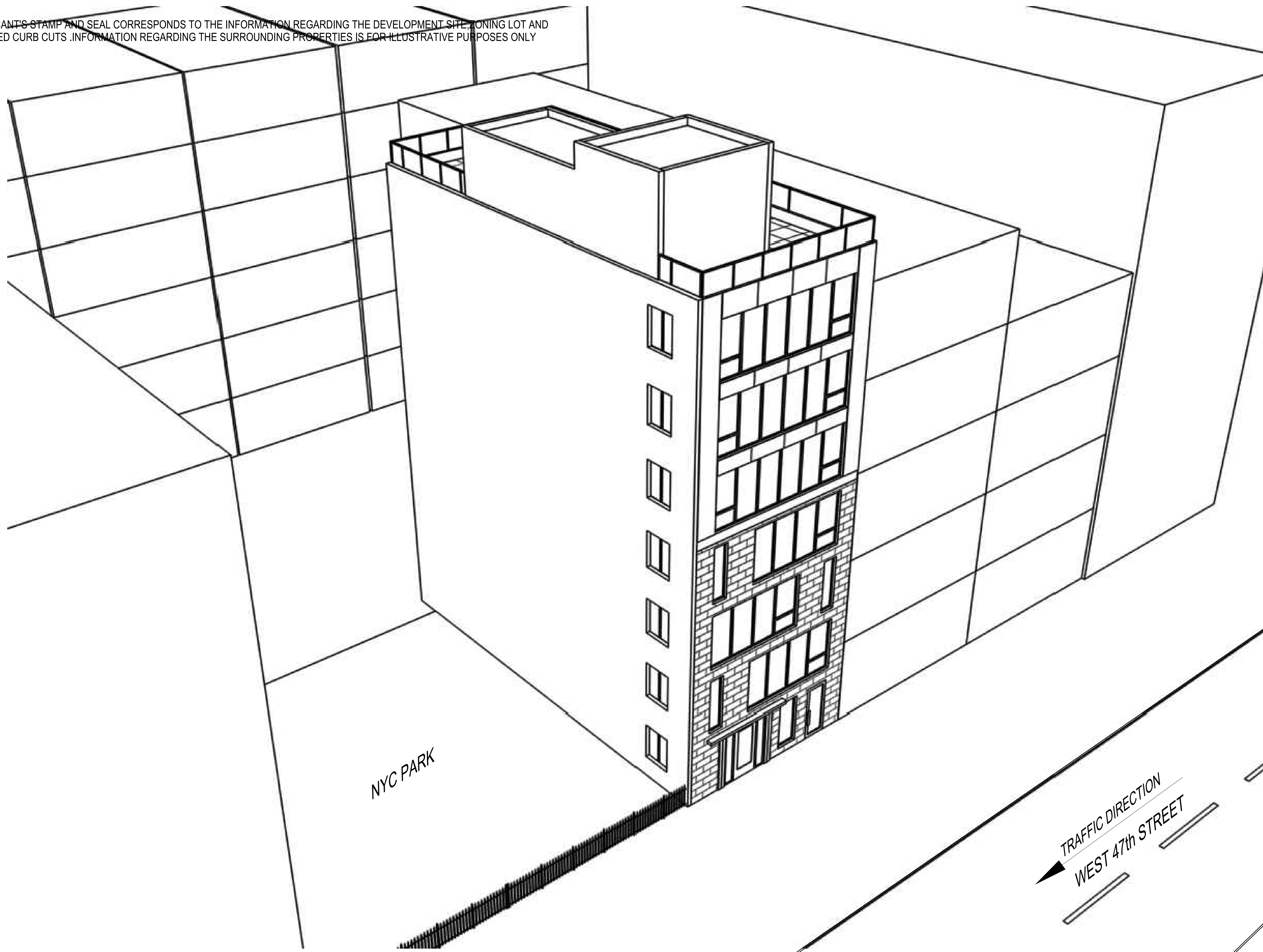
OWNER **ZOU, KELVIN**  
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DRAWING TITLE  
**SOUTHEAST PERSPECTIVE VIEW**  
PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **09 OF 21**  
**A301.00**

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1 SOUTHWEST PERSPECTIVE VIEW  
Scale: 1/4"=1'-0"

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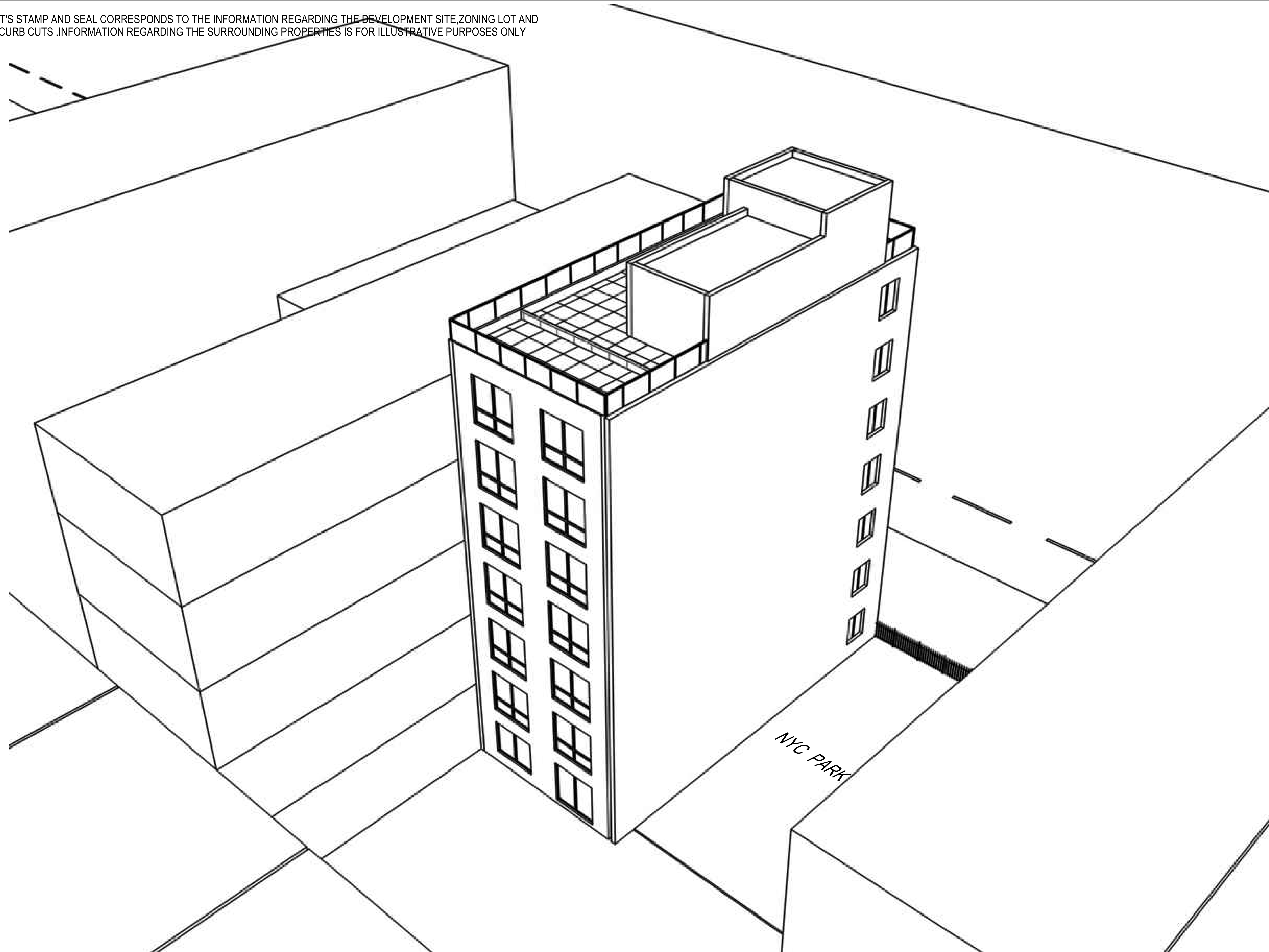
OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE
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APPROVAL STAMP

DRAWING TITLE  
**SOUTHWEST PERSPECTIVE VIEW**  
PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **10 OF 21**  
**A302.00**

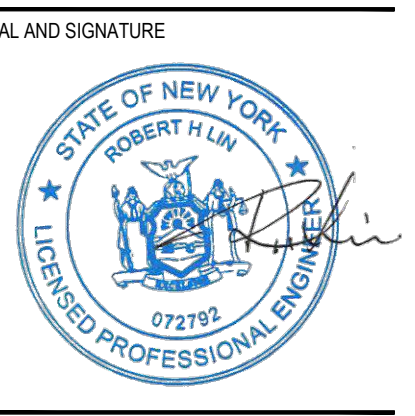
APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 NORTHWEST PERSPECTIVE VIEW  
Scale: 1/4"=1'-0"

**A&T ENGINEERING P.C.**  
188-06 NORTHERN BLVD 1ST FL  
QUEENS, NY 11358  
Tel: 718.340.3818  
Fax: 815.846.4059  
ATCORPNY@GMAIL.COM  
**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**  
PROJECT LOCATION  
**343 WEST 47 STREET  
NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**NORTHWEST PERSPECTIVE VIEW**  
PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **11 OF 21**  
**A303.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 3D RENDERING-SOUTH  
Scale: 1/4"=1'-0"

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**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**

PROJECT LOCATION  
**343 WEST 47 STREET  
NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE
-----	-------------	------

APPROVAL STAMP

DRAWING TITLE  
**3D RENDERING-SOUTH**

PROJECT No.	
DESIGN BY	<b>W.Y.</b>
DRAFT BY	<b>W.Y.</b>
CHECK BY	<b>Y.Y.</b>
DATE	<b>04/12/2023</b>
PAGE	<b>12 OF 21</b>
	<b>A400.00</b>

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 3D RENDERING-SOUTHEAST  
Scale: 1/4"=1'-0"



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Tel: 718.340.2818  
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**ENGINEERING / ARCHITECTURE**

PROJECT

**WEST 47 ST  
DEVELOPMENT**

PROJECT LOCATION:

**343 WEST 47 STREET  
NEW YORK NY 10036**

SEAL AND SIGNATURE



OWNER **ZOU, KELVIN**

ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE

**3D  
RENDERING-SOUTHEAST**

PROJECT No.

DESIGN BY **W.Y.**

DRAFT BY **W.Y.**

CHECK BY **Y.Y.**

DATE **04/12/2023**

PAGE **13 OF 21**

**A401.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 3D RENDERING-SOUTHWEST  
Scale: 1/4"=1'-0"

**A&T ENGINEERING P.C.**  
188-06 NORTHERN BLVD 1ST FL  
QUEENS, NY 11338  
Tel: 718.340.3818  
Fax: 815.846.4059  
ATCORPNY@GMAIL.COM  
**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**  
PROJECT LOCATION:  
**343 WEST 47 STREET  
NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**3D  
RENDERING-SOUTHWEST**  
PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **14 OF 21**  
**A402.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



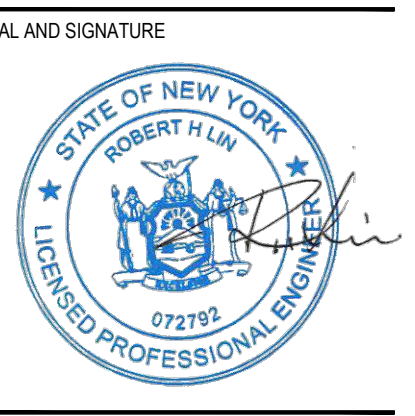
1 RENDERED AERIAL VIEW  
Scale: 1/4"=1'-0"

**A&T ENGINEERING P.C.**  
188-06 NORTHERN BLVD 1ST FL  
QUEENS, NY 11358  
Tel: 718.340.3818  
Fax: 815.846.4059  
ATCORP@GMAIL.COM

**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**

PROJECT LOCATION  
**343 WEST 47 STREET  
NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**RENDERED AERIAL VIEW**

PROJECT No. \_\_\_\_\_  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **15 OF 21**  
**A403.00**



APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY

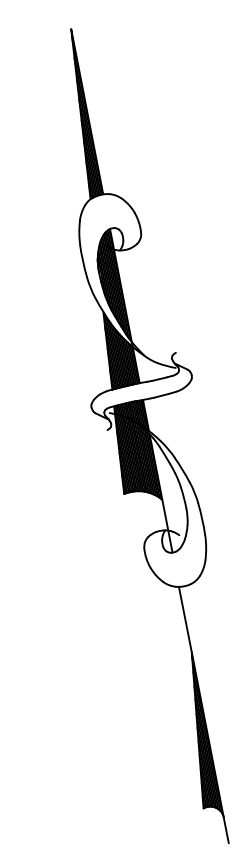


ZONING REF.	ITEM	REQUIRED/PERMITTED	EXISTING COMPLYING CONDITION
ZR22-00	GENERAL PROVISION (RESIDENTIAL DISTRICT)	U.G.: 2 RESIDENTIAL	U.G.: 2 RESIDENTIAL
ZR23-32	MIN. LOT AREA OR LOT WIDTH FOR RESIDENCES	1700 S.F. 18' LOT WIDTH	2510 S.F. 25' LOT WIDTH COMPLY
ZR96-101	MAX F.A.R. CLA MODIFIED.	QUALITY HOUSING: 4.2 2510 SF X 4.2 =10,542 SF (RES. REQ.)	PROP RES.: 1394 X 4 = 5,576 S.F COMPLY
ZR96-102	LOT COVERAGE	100' FROM WIDE STREET = 60%	PROP. LOT COVERAGE : 55.5% COMPLY
ZR96-103	YARD REGULATIONS	100' FROM STREET LINE OF WIDE STREET, REAR YARD 30' SHALL BE PROVIDED	PROP. REAR YARD = 45' COMPLY
ZR96-104(a)	STREET WALL LOCATION	FOR ZONING LOTS WITH NARROW STREET FRONTAGE, STREET WALLS SHALL BE LOCATED ON THE STREET LINE AND EXTEND ALONG THE ENTIRE NARROW STREET FRONTAGE OF THE ZONING LOT BEYOND 50 FEET OF WIDE STREET	ALIGN WITH EXISTING ADJACENT BUILDING. STREET WALL ON PROPERTY LINE
ZR96-104(b)	NO RECESS		
ZR96-104(a)	BASE HEIGHT	BEYOND 100' OF WIDE ST. MIN. BASE HT: 50'. MAX HEIGHT: 66'	PROP. BASE HEIGHT: 37'-10"
ZR96-104(b)	FRONT SET BACK	INITIAL SETBACK: 15'-0" FACING NARROW STREET	PROP. BUILDING HEIGHT: 49' -3" 4 STORY COMPLY
ZR96-104(C)	MAX BUILDING HEIGHT	BEYOND 100' OF WIDE ST, MAX. BLDG HEIGHT: 66'-0" AND 7 STORIES CPC SPECIAL PERMIT ALLOW TO MODIFY TO 99'	
ZR96-105	DWELLING UNIT REGULATION	THE NUMBER OF 2 BEDROOM SHALL NOT BE LESS THAN 20%. EACH DWELLING UNIT SHALL NOT LESS 168 S.F. OF LOT AREA	2502 / 168 = 14.89 UNIT. > EXISTING 4 UNIT
ZR96-111	OFF-STREET PARKING REGULATIONS	NOT PERMITTED	NOT PROPOSED
ZR23-462 (C)	SIDE YARD	IN R8 DISTRICT, NO REQUIREMENTS. IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MIN. 8'-0"	NOT PROPOSED

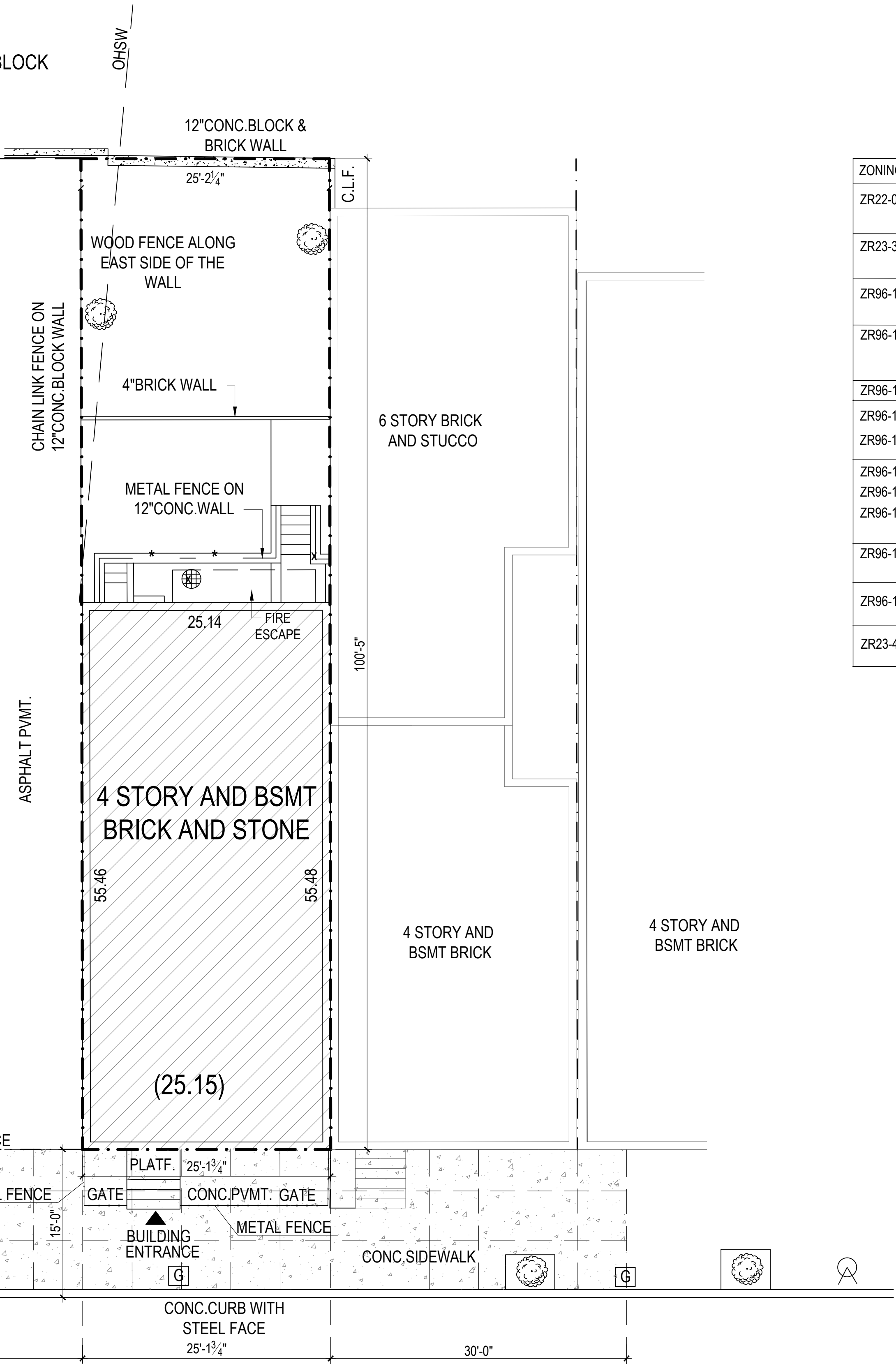
9th (100' WIDE) AVENUE

CENTER LINE OF THE BLOCK

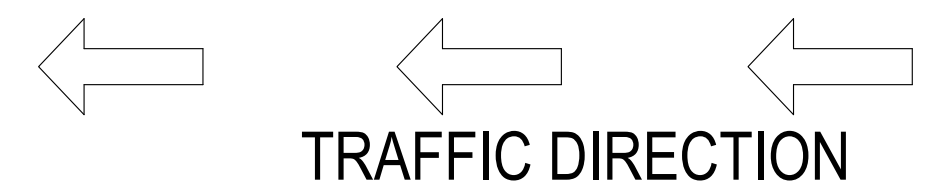
250'-2"



CITY PARK



WEST 47th (60' WIDE) STREET (NARROW STREET)



LEGEND:

- PR CC ..... PEDESTRIAN RAMP, CURB CUT
- ⊠ ..... ELECTRIC VALVE
- ⊗ ..... FIRE HYDRANT
- ⊞ ..... GAS VALVE
- ⊙ 8" ..... TREE AND DIAMETER
- ▲ ..... BUILDING ENTRANCE

A=2526.39 SQ.FT.=0.0579 ACRES

1 EXISTING SITE PLAN Scale: 1/8"=1'-0"

PROJECT  
**WEST 47 ST DEVELOPMENT**  
PROJECT LOCATION:  
**343 WEST 47 STREET  
NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

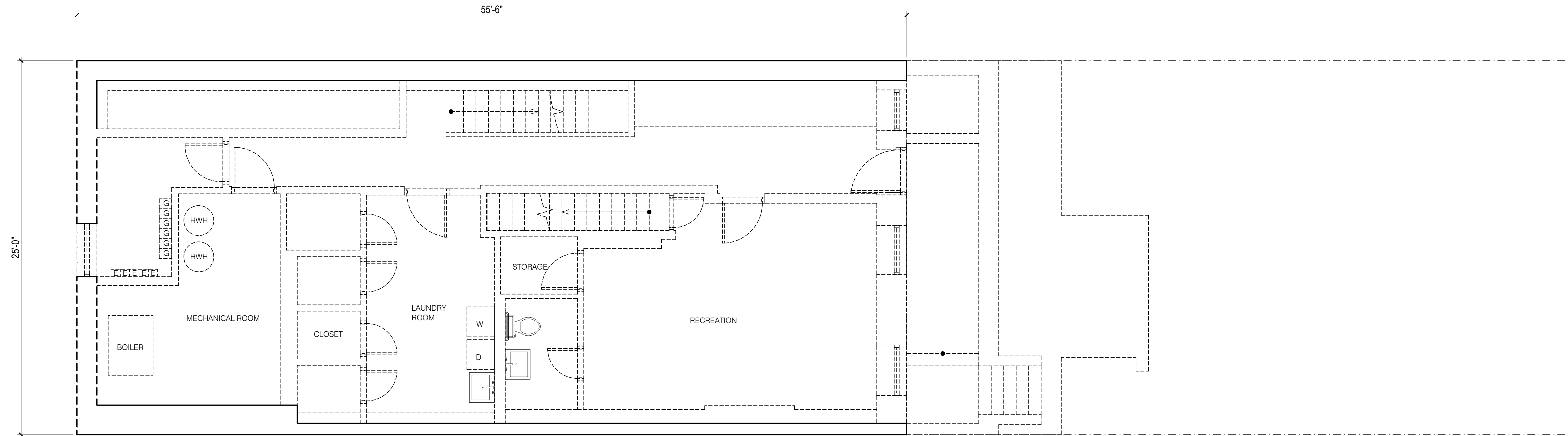
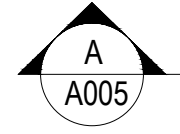
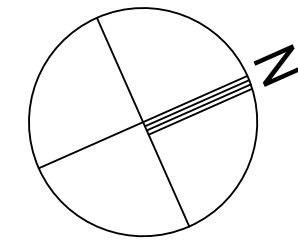
No.	DESCRIPTION	DATE

APPROVAL STAMP

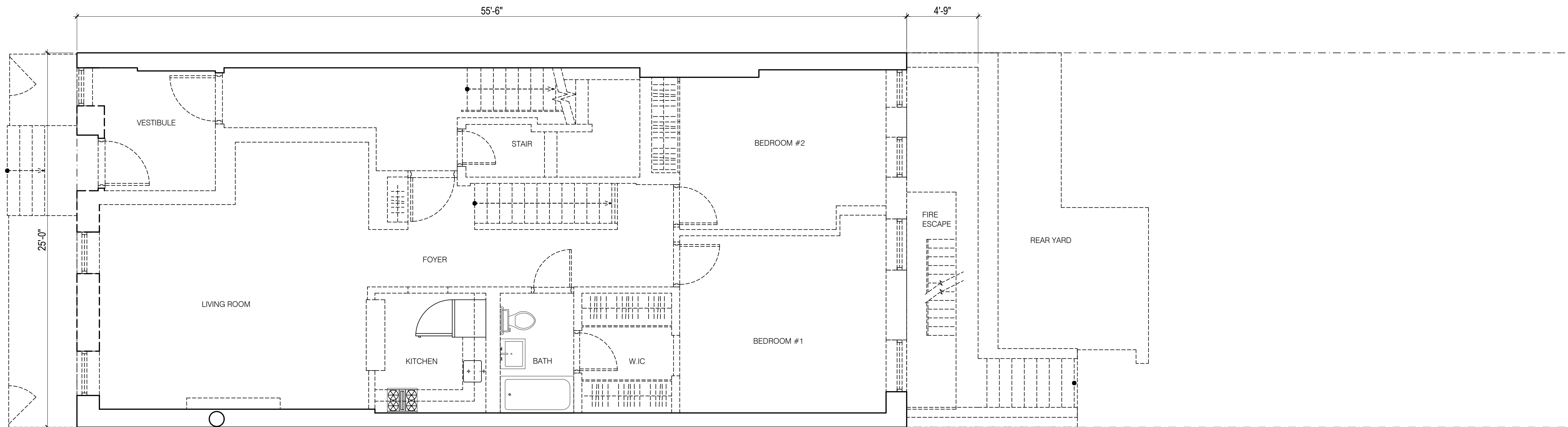
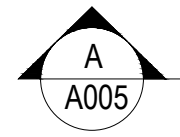
DRAWING TITLE  
**SITE PLAN&NOTES**

PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **16 OF 21**  
**Z-001.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 EXISTING CEL FLOOR PLAN  
Scale: 1/4"=1'-0"



2 EXISTING 1ST FLOOR PLAN  
Scale: 1/4"=1'-0"

**A&T ENGINEERING P.C.**  
188-06 NORTHERN BLVD 1ST FL  
QUEENS, NY 11358  
Tel: 718.340.3818  
Fax: 815.846.4059  
ATCORPNY@GMAIL.COM  
**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**  
PROJECT LOCATION  
**343 WEST 47 STREET  
NEW YORK NY 10036**



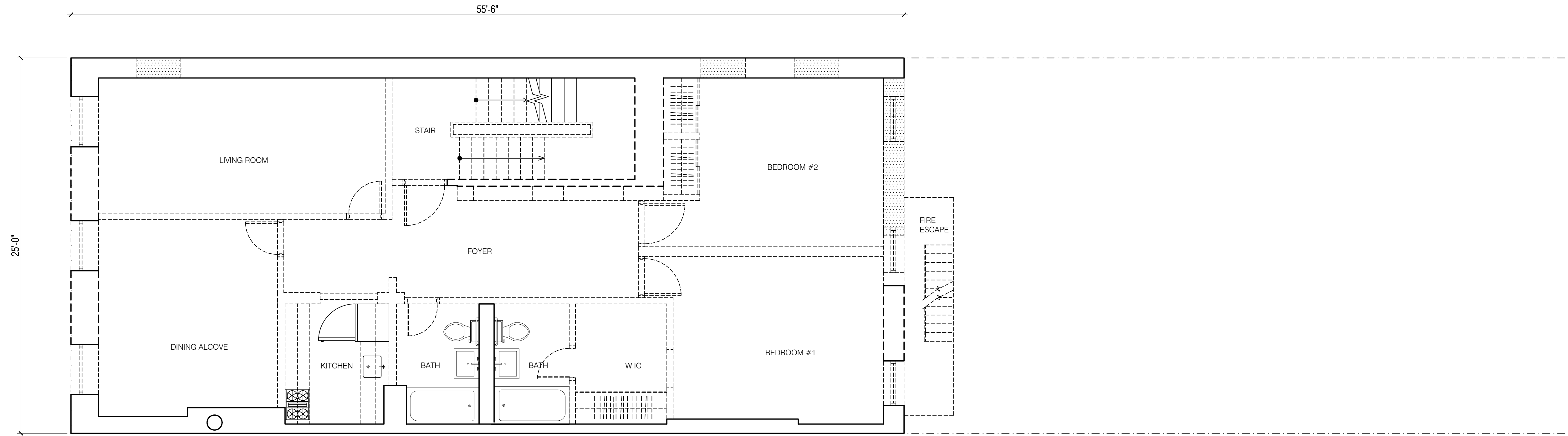
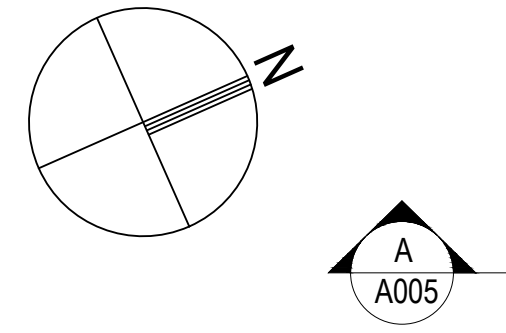
OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

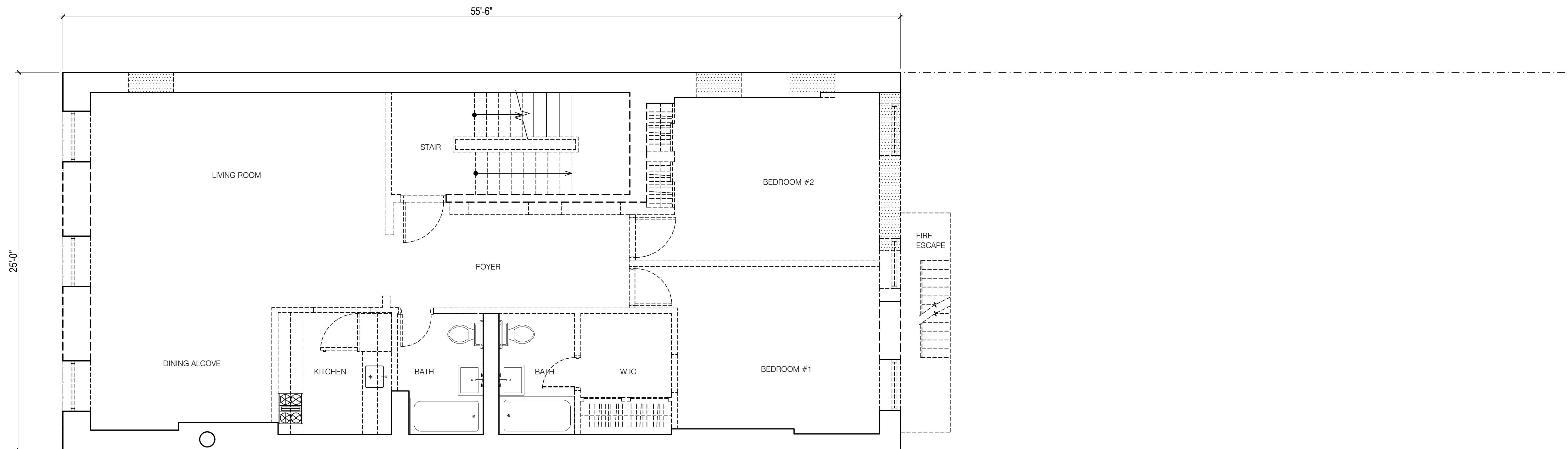
APPROVAL STAMP

DRAWING TITLE  
**EXISTING FLOOR PLAN**  
PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **17 OF 21**  
**A001.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 EXISTING 2ND FLOOR PLAN  
Scale: 1/4"=1'-0"



2 EXISTING 3RD FLOOR PLAN  
Scale: 1/4"=1'-0"

**A&T ENGINEERING P.C.**  
188-06 NORTHERN BLVD 1ST FL  
QUEENS, NY 11358  
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**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**  
PROJECT LOCATION:  
**343 WEST 47 STREET  
NEW YORK NY 10036**



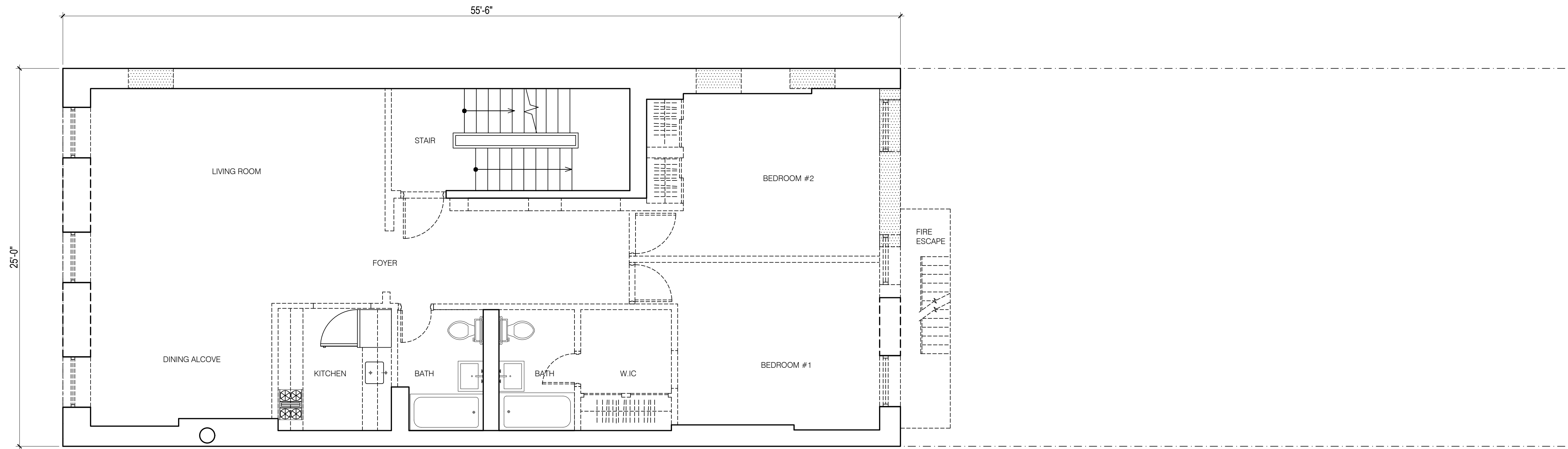
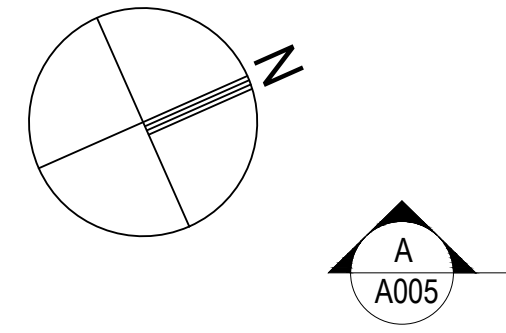
OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

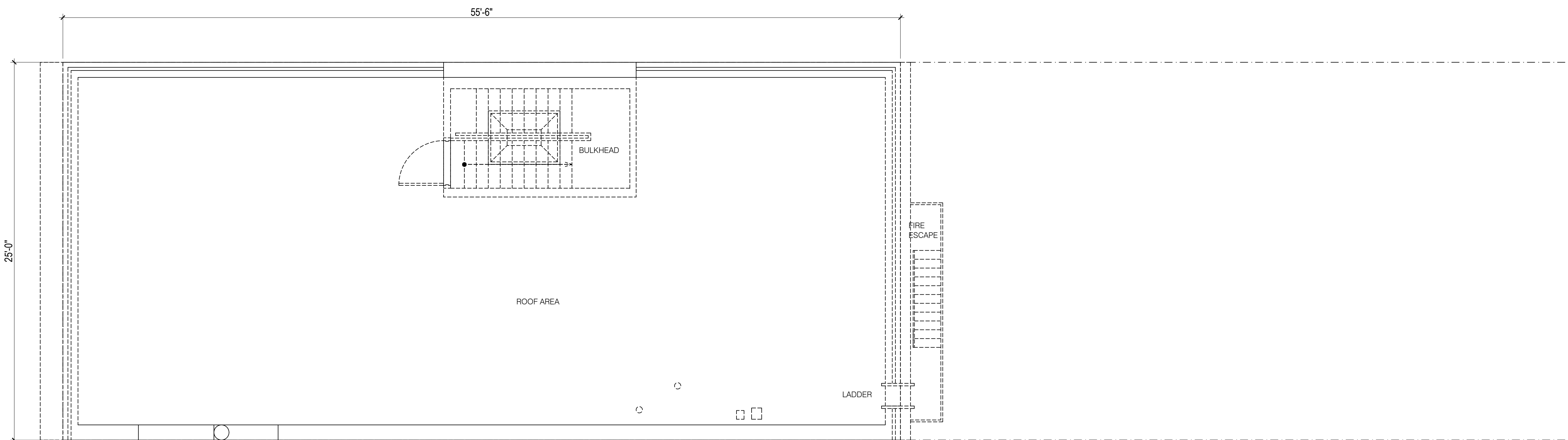
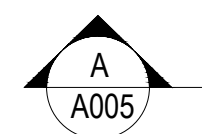
APPROVAL STAMP

DRAWING TITLE  
**EXISTING FLOOR PLAN**  
PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **18 OF 21**  
**A002.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 EXISTING 4TH FLOOR PLAN  
Scale: 1/4"=1'-0"



2 EXISTING ROOF PLAN  
Scale: 1/4"=1'-0"

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**ENGINEERING / ARCHITECTURE**

PROJECT  
**WEST 47 ST DEVELOPMENT**  
PROJECT LOCATION:  
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NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
ADDRESS **343 WEST 47 STREET  
NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

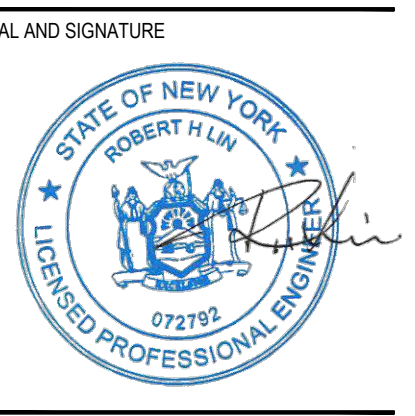
DRAWING TITLE  
**EXISTING FLOOR PLAN**  
PROJECT No.  
DESIGN BY **W.Y.**  
DRAFT BY **W.Y.**  
CHECK BY **Y.Y.**  
DATE **04/12/2023**  
PAGE **19 OF 21**  
**A003.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 EXISTING FRONT ELEVATION  
Scale: 1/4"=1'-0"

PROJECT  
**WEST 47 ST DEVELOPMENT**  
 PROJECT LOCATION:  
**343 WEST 47 STREET  
 NEW YORK NY 10036**



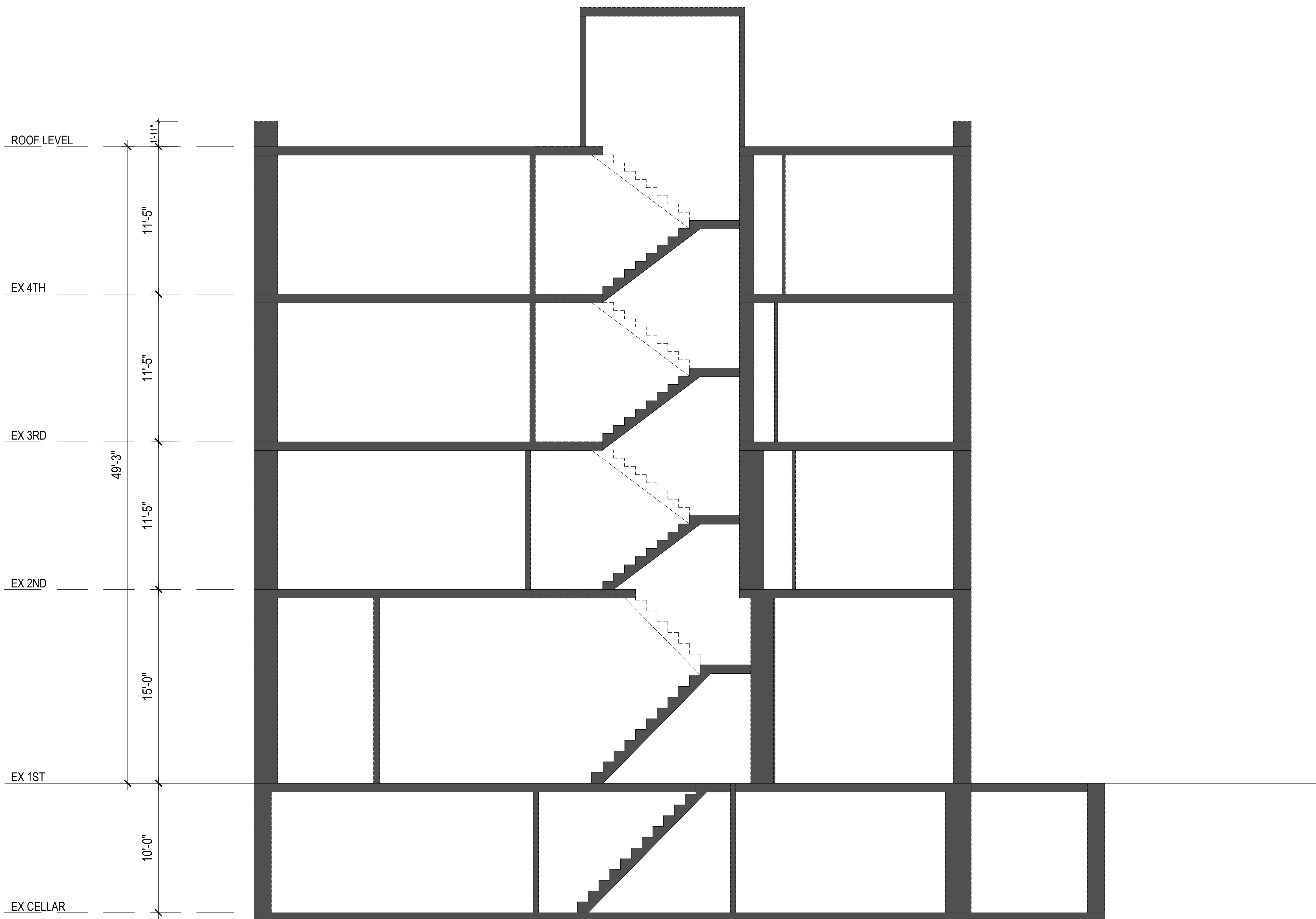
OWNER **ZOU, KELVIN**  
 ADDRESS **343 WEST 47 STREET  
 NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**EXISTING ELEVATION**  
 PROJECT No.  
 DESIGN BY **W.Y.**  
 DRAFT BY **W.Y.**  
 CHECK BY **Y.Y.**  
 DATE **04/12/2023**  
 PAGE **20 OF 21**  
**A004.00**

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE,ZONING LOT AND RELATED CURB CUTS .INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY



1 EXISTING SECTION A-A  
 Scale: 1/4"=1'-0"

PROJECT  
**WEST 47 ST DEVELOPMENT**  
 PROJECT LOCATION:  
**343 WEST 47 STREET  
 NEW YORK NY 10036**



OWNER **ZOU, KELVIN**  
 ADDRESS **343 WEST 47 STREET  
 NEW YORK NY 10036**

No.	DESCRIPTION	DATE

APPROVAL STAMP

DRAWING TITLE  
**EXISTING SECTION A-A**

PROJECT No.  
 DESIGN BY **W.Y.**  
 DRAFT BY **W.Y.**  
 CHECK BY **Y.Y.**  
 DATE **04/12/2023**  
 PAGE **21 OF 21**  
**A005.00**