

**543 2nd
AVENUE**

NEW YORK, NY 10016



VIEW FROM 2ND
AVENUE

ROART
150 WEST 28TH STREET
NEW YORK, NY 10001
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543 2nd Avenue

NEW YORK, NY 10016



BLOCK: 911

LOT: 29

PROPERTY: 20'(SECOND AVENUE) x 77'(EAST 30TH STREET) = 1540 S.F.

ZONING MAP: 88

ZONING DISTRICT: C1-8A EQUIVALENT TO R9A

ZR 12-145: FLOOR AREA RATIO - 7.52

LOT AREA - 20' x 77' = 1540 S.F.

ALLOWED FLOOR AREA - 7.52 x 1540 S.F. = 11,581 S.F.

FLOOR AREA DEVOTED TO COMMERCIAL - 1540 S.F. ENTIRE LOT AT GROUND

FLOOR AREA FOR RESIDENTIAL DEVELOPMENT - 11,581 - 1540 = 10,041 S.F.

ZR 23-22: MAXIMUM NUMBER OF DWELLING UNITS - 14 DWELLING UNITS

10141 / 740 = 13.56

ZR 35-24: MAXIMUM BUILDING HEIGHT - 145'

MINIMUM BASE HEIGHT - 60'

MAXIMUM BASE HEIGHT - 102'

ZR C1-8A: ABOVE MAXIMUM BASE HEIGHT (102') NEED SETBACKS - 10' ON WIDE STREET

15' ON NARROW STREET

CELLAR:	GROSS AREA - COMMERCIAL STORAGE, BUILDING STORAGE & UTILITIES	1,540 S.F.
FIRST FLOOR:	COMMERCIAL AREA	1,214 S.F.
	RESIDENTIAL ENTRANCE AREA	116 S.F.
SECOND FLOOR:	APARTMENT A -2 BEDROOM	994 S.F. + 148 S.F. TERRACE
THIRD FLOOR:	APARTMENT A -2 BEDROOM	994 S.F. + 92 S.F. BALCONY
FOURTH FLOOR:	APARTMENT A -2 BEDROOM	994 S.F. + 92 S.F. BALCONY
FIFTH FLOOR:	APARTMENT A -2 BEDROOM	994 S.F. + 92 S.F. BALCONY
SIXTH FLOOR:	APARTMENT A -2 BEDROOM	994 S.F. + 92 S.F. BALCONY
SEVENTH FLOOR:	APARTMENT A -2 BEDROOM	994 S.F. + 92 S.F. BALCONY
EIGHTH FLOOR:	APARTMENT A -2 BEDROOM	994 S.F. + 92 S.F. BALCONY
NINTH FLOOR	APARTMENT A -2 BEDROOM	994 S.F. + 92 S.F. BALCONY
TENTH FLOOR:	ROOFTOP	159 S.F. + 752 S.F. TERRACE
STAIR/ELEV. BULKHEAD:		306 S.F.
MECHANICAL DEDUCTION		225 S.F.
TOTAL PROPOSED BUILDING WITHOUT CELLAR		11,571 S.F.
TOTAL PROPOSED BUILDING WITH CELLAR		13,111 S.F.