



515 Seventh Avenue

Zoning Text Amendment & Special Permit Application

Land Use: Akerman LLP

Applicant: 515 Seventh Avenue Realty LLP

Subcommittee on Zoning and Franchises

Wednesday, August 20th at 11:00am

ULURP Nos.

240246 ZSM

240248 ZSM

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov.
Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Urban Cartographics

Project Overview

Existing Conditions

- **Development Site:** Block 813, Lot 64 (19,750 sf)
- **Uses:** Parking Garage, Commercial
- **Zoning:** M1-9A/R12 (MSX)
- **FAR:** 15.0 (comm./manuf.) / 18.0 (res.)
- **Neighborhood:** Midtown South
- **Community District:** Manhattan District 5
- **City Council District:** 3 - Erik Bottcher

Proposed Actions

- CPC special permits to allow:
 - **Floor area bonus for a CPS** per ZR § 74-853
 - **Transient hotel use** per ZR § 74-152

Proposed Development

Proposed Development

- **355,500 sf** of total floor area (**18.0 FAR**)
- **Office and Hotel Uses:**
 - 512'-3" / 36-Stories
 - 207,160 sf hotel, 255 rooms
 - 142,798 sf office
 - 5,402 sf CPS
- **Office Use:**
 - 642'-1" / 38-Stories
 - 349,958 sf office
 - 5,402 sf CPS



Tax Map



Site Photographs



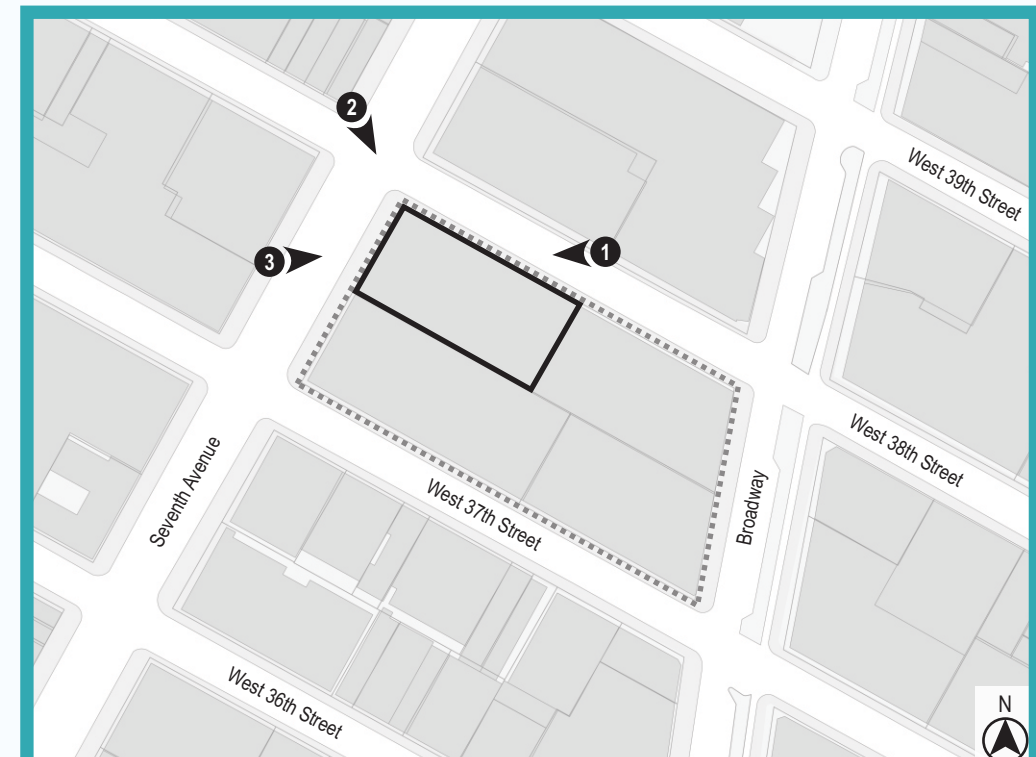
1. View of the Development Site facing west from West 38th Street.



2. View of the Development Site facing southeast from the intersection of Seventh Avenue and West 38th Street.



3. View of the Development Site facing east from Seventh Avenue.

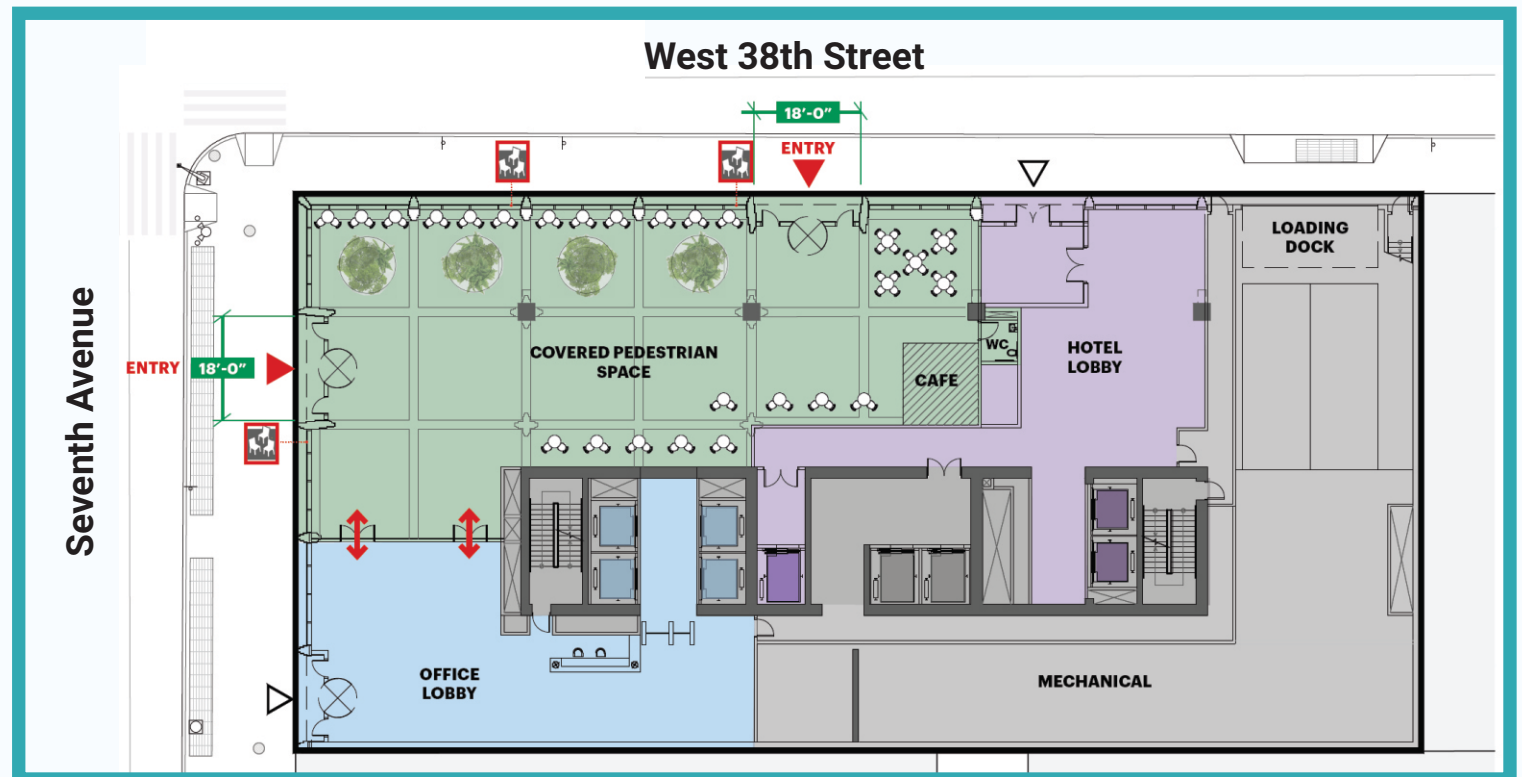


Development Site Project Area

CPS Floor Area Bonus (ZR 74-853)

Proposed 30 ft tall, 5,402 sf Covered Pedestrian Space

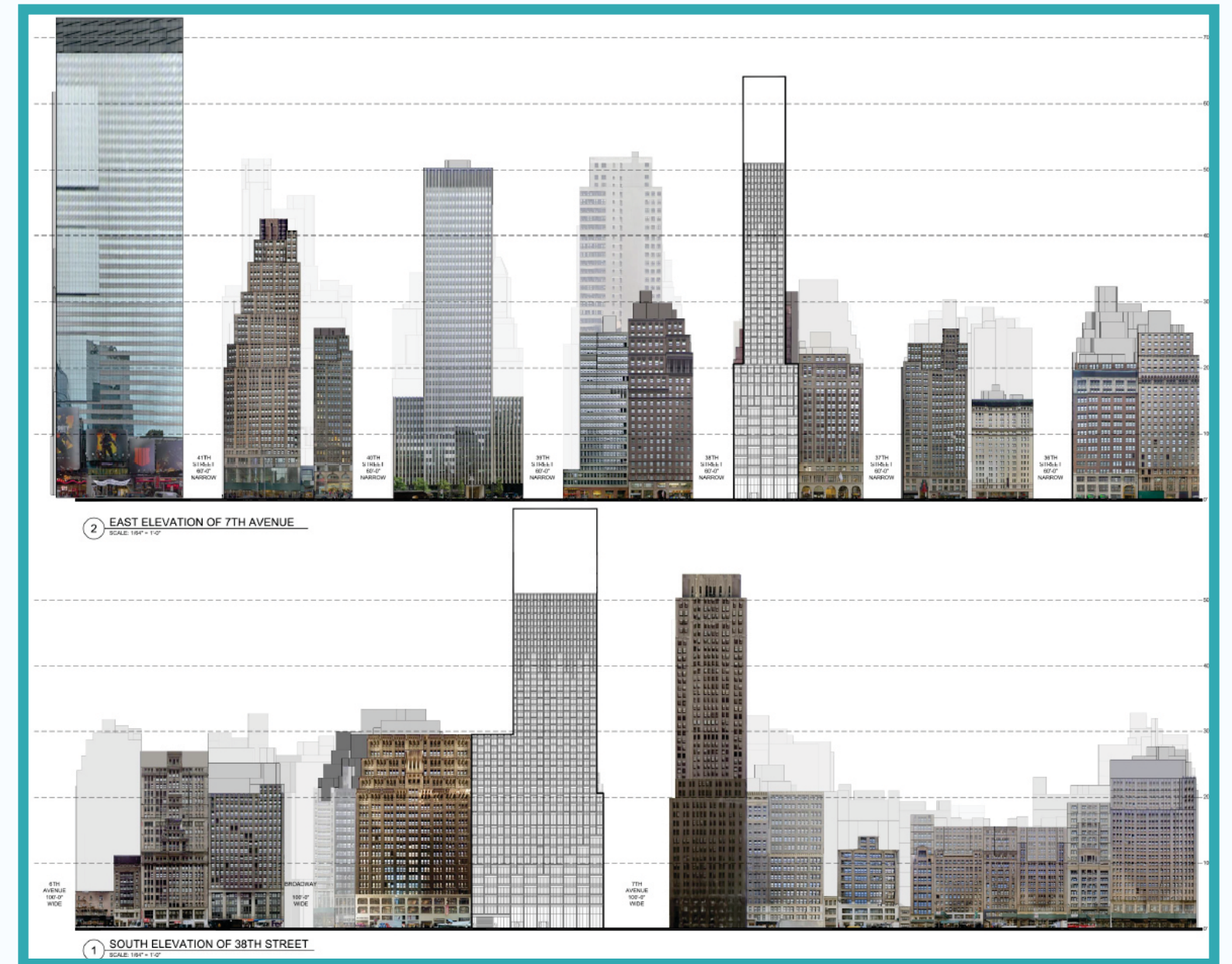
- Public sheltered space;
- Prominent and obvious public entrances;
- Public character obvious from outside;
- Commercial use fronting on CPS, including small stores and cafes;
- Access of light and air to surrounding streets and properties; and
- Connection to underground subway to ease pedestrian movement and congestion (**not applicable**)



Hotel Special Permit

ZR § 74-152 Transient Hotel Special Permit

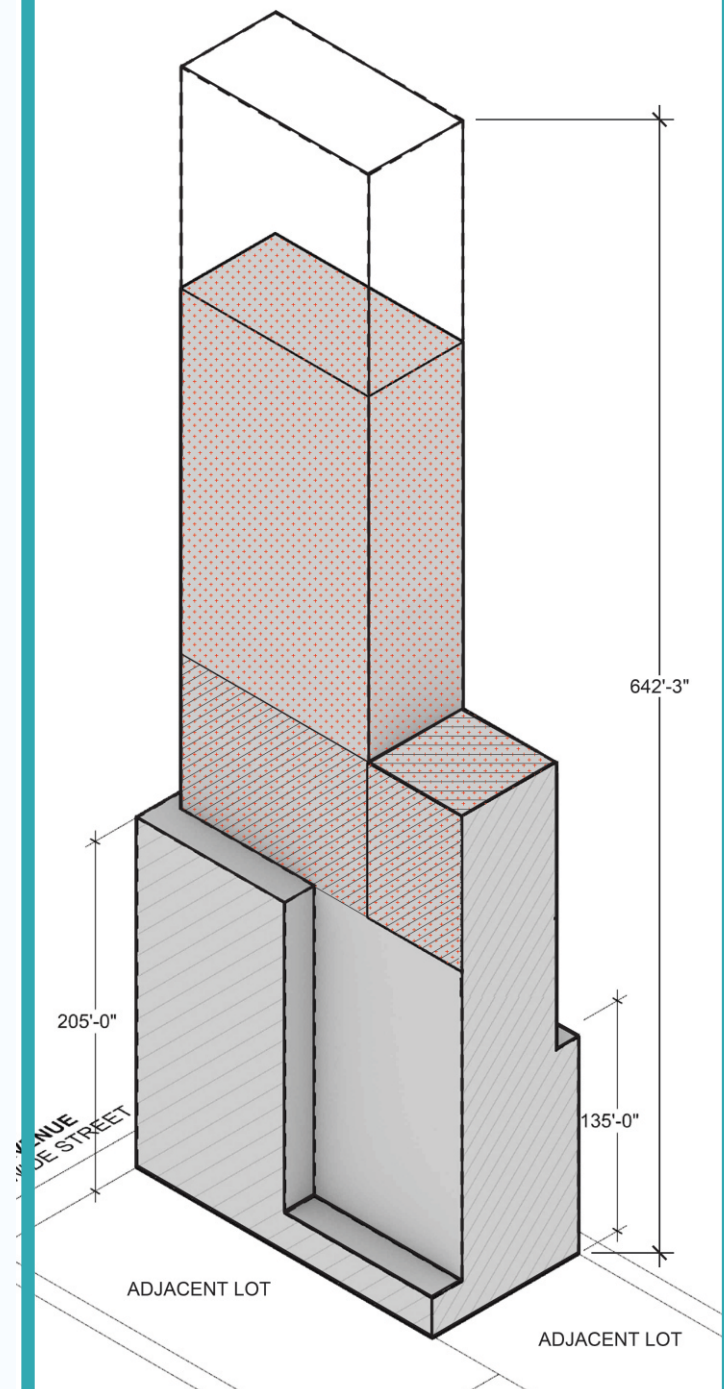
- Site plan addresses potential conflicts between hotel and adjacent uses, including location of access to building and refuse/laundry service areas, and the building's orientation and landscaping;
- Street wall location and landscaping along street line will not impair existing streetscape character;
- Hotel will not cause undue vehicular or pedestrian congestion or inhibit vehicular or pedestrian movement or loading; and
- Hotel will not impair essential character, including existing industrial businesses, or future use or development of surrounding area.



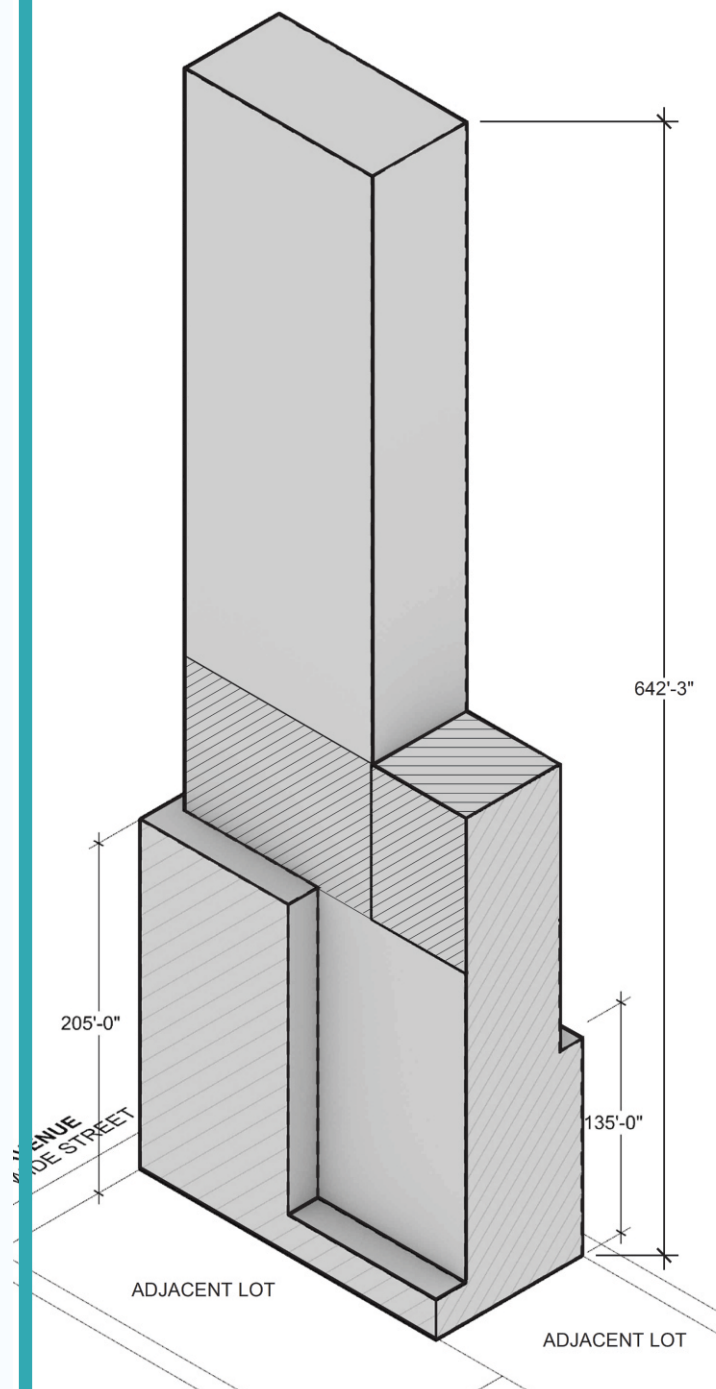
Proposed Development

Commercial Building (355,500 square feet - 18.0 FAR)

Office and Hotel Use Scenario



Office Use Scenario



- **Office and Hotel Use Scenario:**
 - Proposed Hotel Floor Area: 207,160 sf
 - Proposed Office Floor Area: 142,798 sf
- **Proposed Building Height:** 512'-3" / 36 stories
- **Office Use Scenario:**
 - Proposed Office Floor Area: 349,958 sf
- **Proposed Building Height:** 642'-1" / 38 stories

Each scenario includes 5,402 sf of CPS.

CB5 and BP's Office Recommendations & Partnerships

Manhattan CB5: May 8, 2025 - Approved with Conditions (36 in favor, 0 opposed, 3 abstaining)

- Electric powered hot water and HVAC
- Extend hours of CPS to 5 am to 10 pm daily year-round
- Prior to opening CPS, provide contact and meet with CB to review operation plan

Borough President: May 22, 2025 - Waived hearing

Applicant has procured Agreements with 32BJ and Hotel & Gaming Trades Council Unions

Streetview Rendering



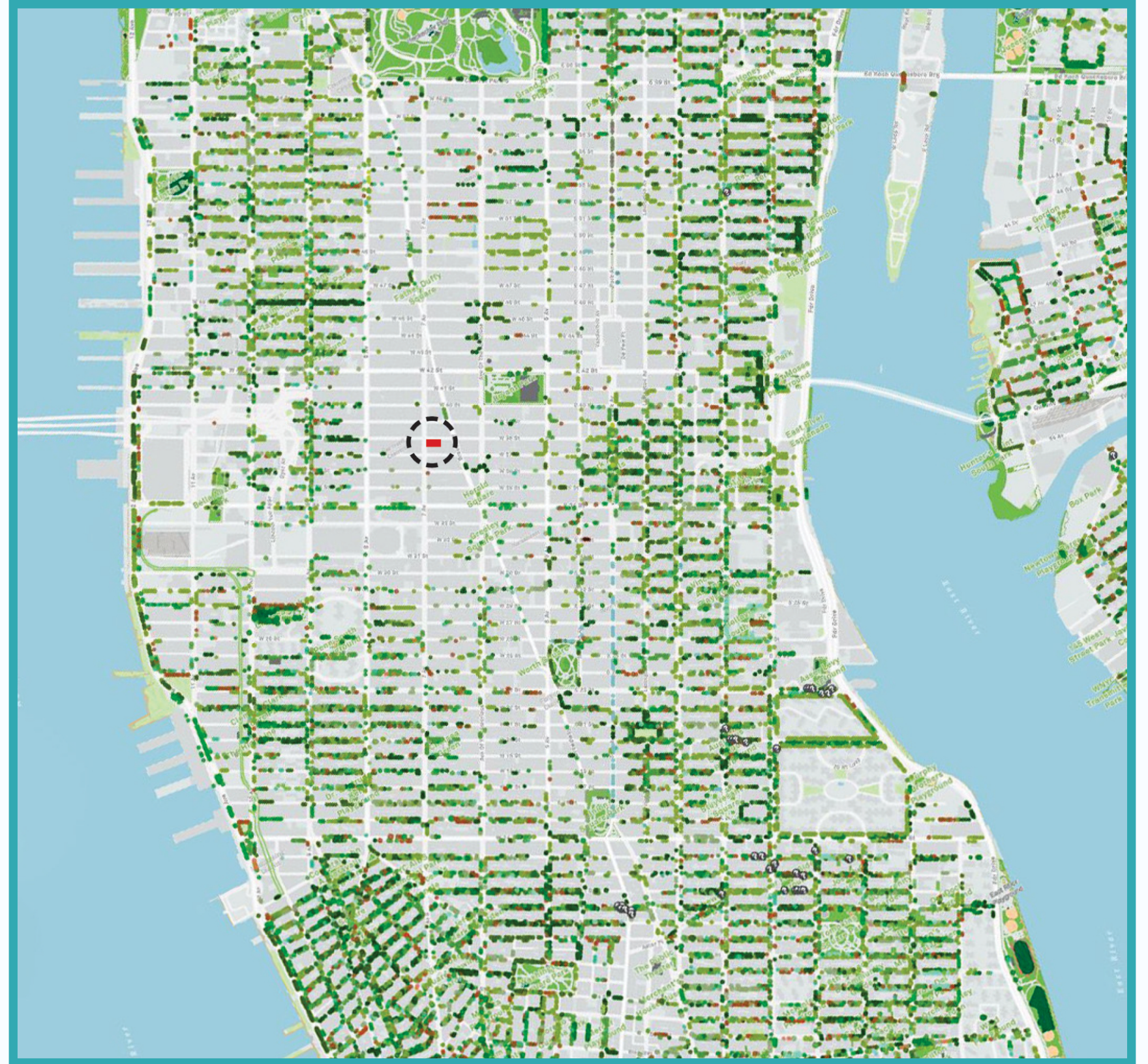
Appendix

The Proposed Development Is Aligned in Height With Buildings in the Area



Lack of Green Space in Midtown

There is a deficit of green spaces and street trees in Midtown.



Streetview Renderings

Hotel Scenario:



Office Use Scenario:



Aerial Renderings

Hotel Scenario:

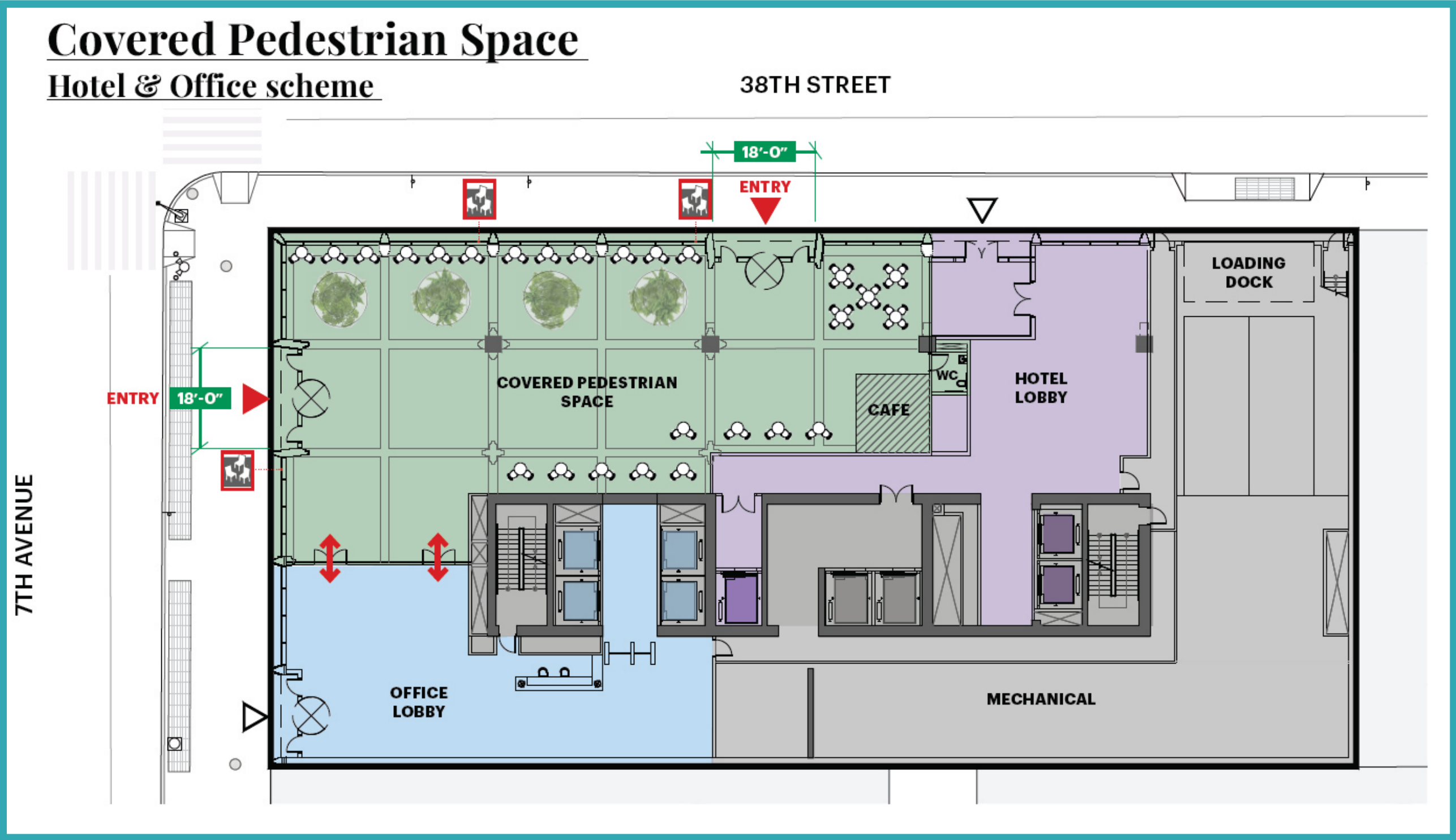


Office Use Scenario:



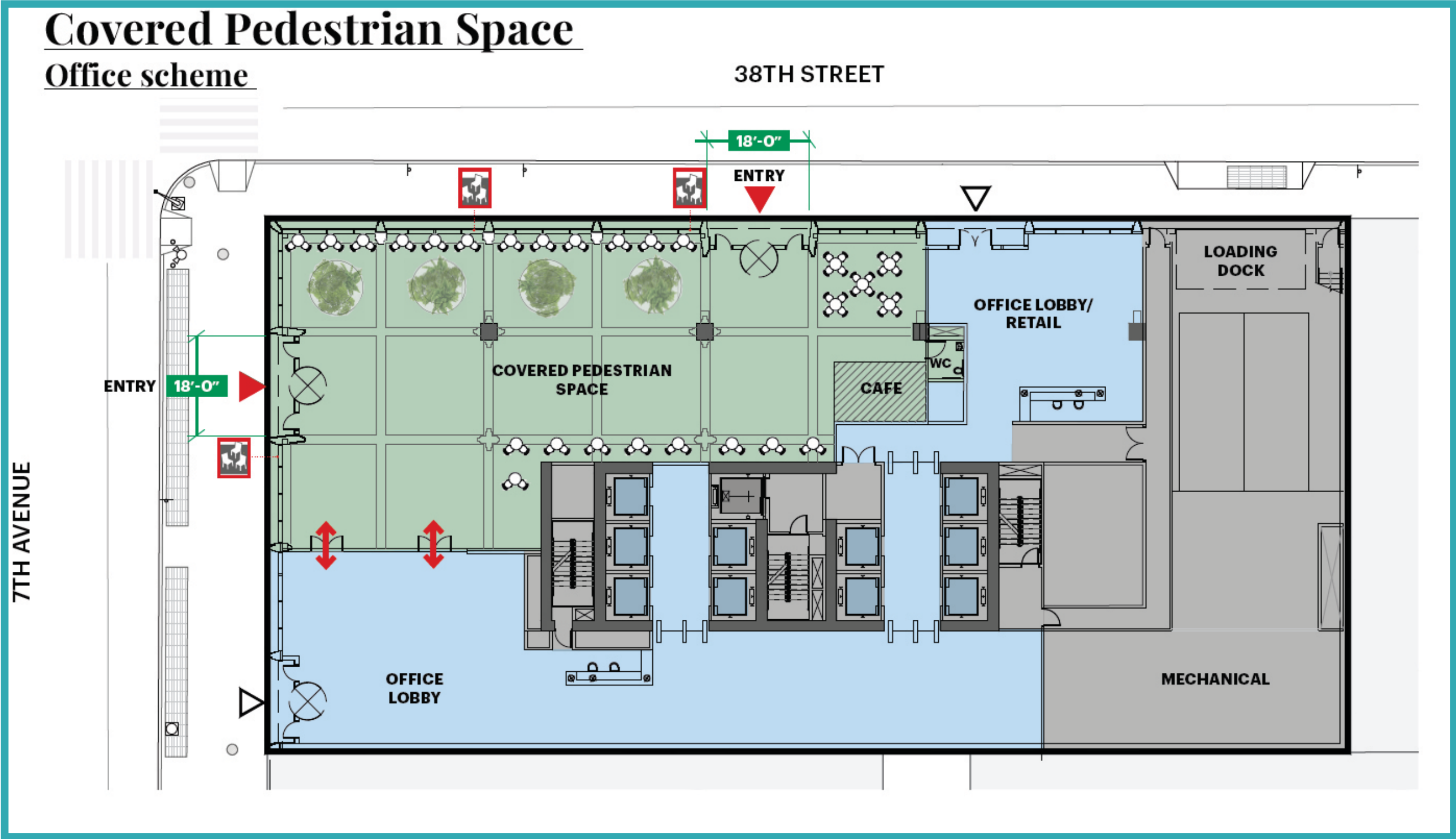
Covered Pedestrian Space

Hotel (and Office) Scenario



Covered Pedestrian Space

Office Scenario



POPS Rendering



POPS Rendering

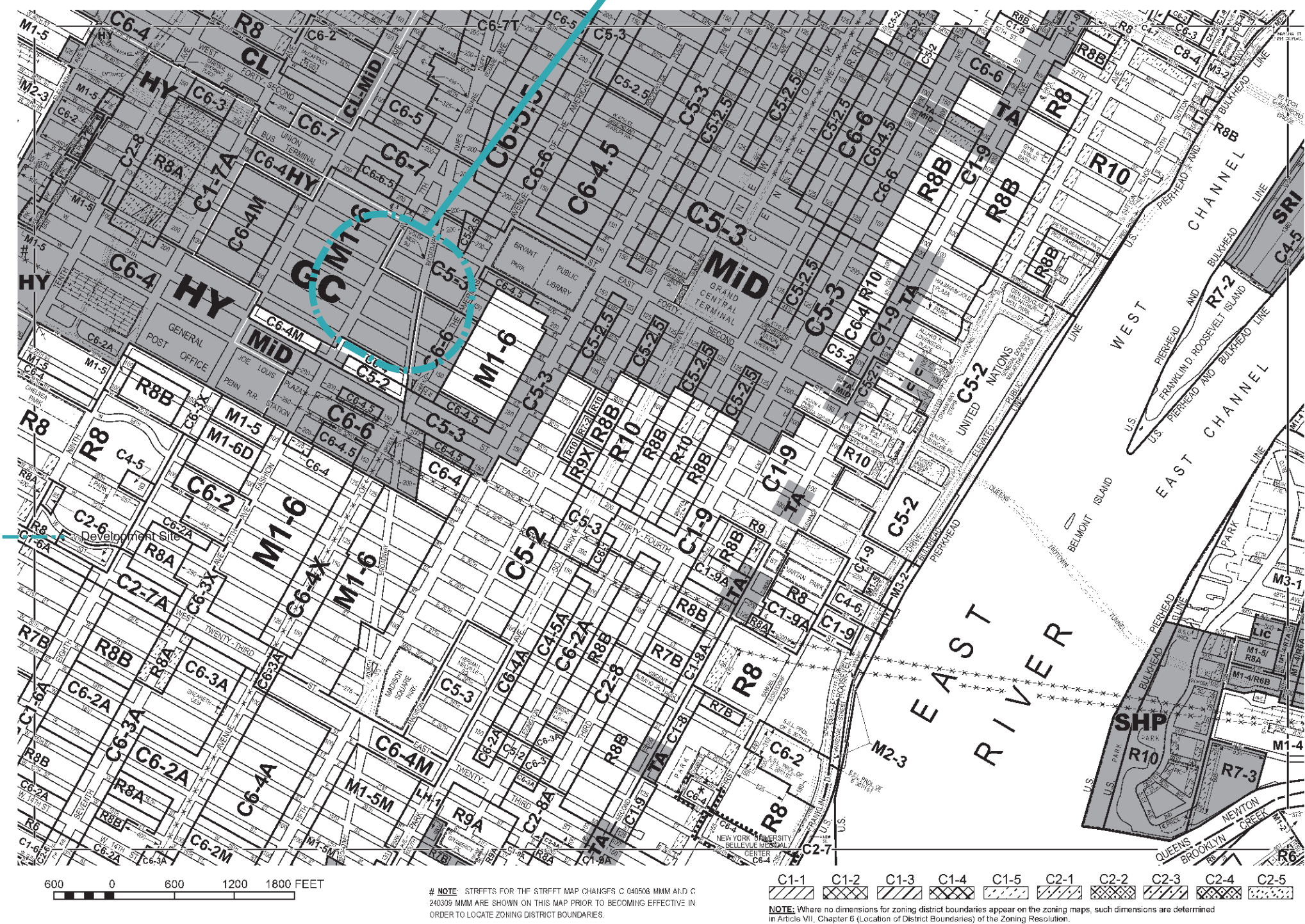


POPS Rendering



Zoning Map

Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT
C - COMMERCIAL DISTRICT
M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
*02-13-2025 C 240342 ZMM
02-13-2025 C 240369 ZMM

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8a	8c	9a
8b	8d	9b
12a	12c	13a

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Proposed Special Permits by CPC

- **Findings for Covered Pedestrian Space Floor Area Bonus (ZR § 74-853):**

- will have useful role in meeting existing needs for sheltered space for comfort and convenience of general public;
- will be located at or close to principal level of pedestrian circulation in adjacent areas, with prominent and obvious public entrances;
- public character will be obvious from outside of the building;
- appropriate commercial uses will front on the space, including small stores and cafes;
- distribution of zoning lot bulk will permit satisfactory access of light and air to surrounding streets and properties; and
- proposed connection to an underground subway station from the space is necessary to ease pedestrian movement and sidewalk congestion in the area and construction cost of the amenity is substantial enough to justify the floor area bonus (not applicable)

- **Findings for Transient Hotel Use in M1 Districts (ZR § 74-152):**

- site plan incorporates elements that address potential conflicts between proposed hotel use and adjacent uses, including location of access to building and refuse/laundry service areas, and the building's orientation and landscaping;
- site plan demonstrates that the proposed street wall location and the design and landscaping along street line will not impair existing streetscape character;
- hotel use will not cause undue vehicular or pedestrian street congestion or unduly inhibit vehicular or pedestrian movement or loading operations; and
- hotel use will not impair essential character, including existing industrial businesses, or future use or development of the surrounding area.

Floor Area Breakdown

Office and Hotel
Use Scenario:

Total Floor Area

355,500 sf

Total FAR

18.0

Hotel Floor Area

207,160 sf / 10.49 FAR
- 255 hotel rooms

Office Floor Area

142,798 sf / 7.23 FAR

Office Use Scenario:

Total Floor Area

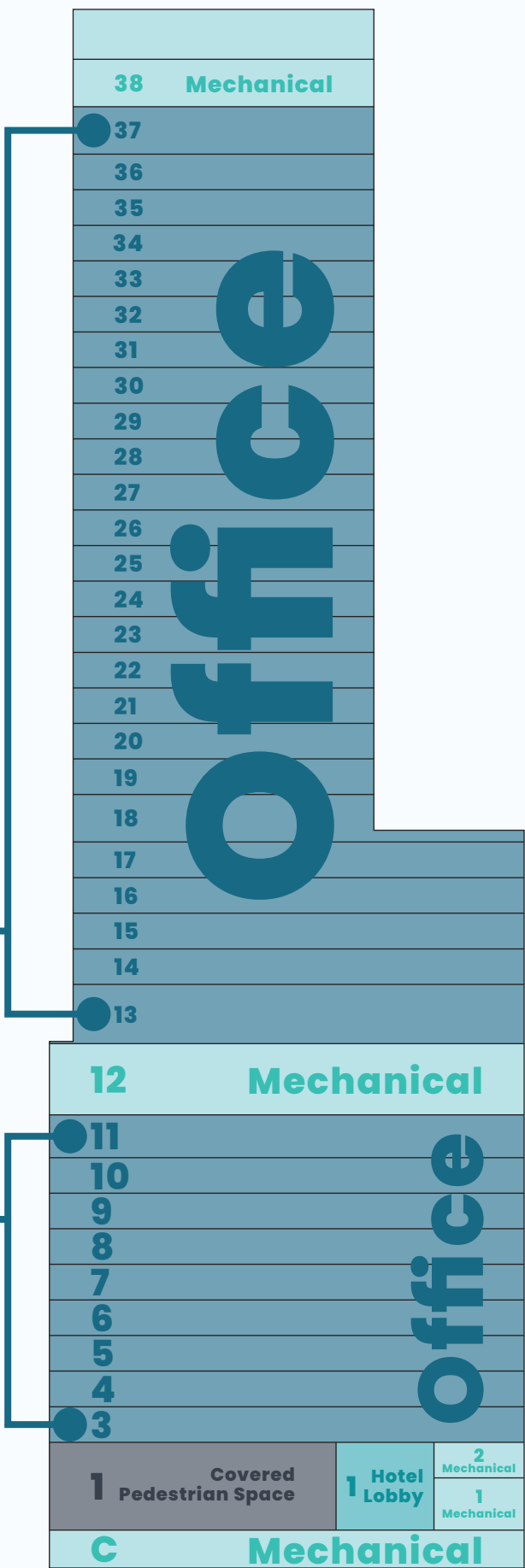
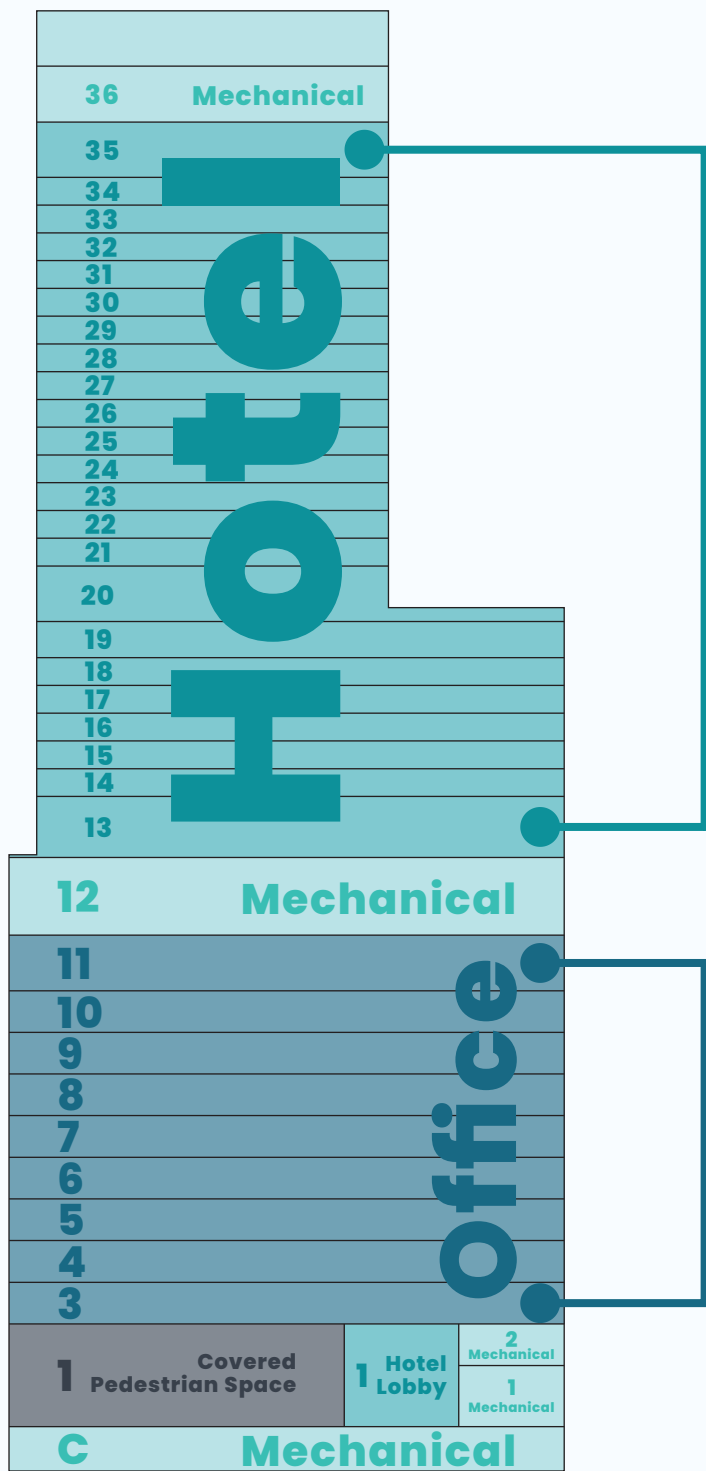
349,958 sf

Total FAR

18.0

Office Floor Area

344,416 sf / 17.71 FAR



Zoning

- Zoning Districts
- Special Purpose Districts

Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

Transit

- Subway Route
- Subway Entrances
- Bus Route
- Bus Stop Location
- Express Bus Stop

Walking Distances:

- 5 minute walk to the A, C & E subway stations
- 3 minute walk to the S Shuttle & 1, 2, 3 & 7 subway stations
- 4 minute walk to the N, Q, R & W subway stations
- 5 minute walk to the B, D, F & M subway stations
- 8 minute walk to Penn Station

Map Labels:

- West 39th Street
- West 37th Street
- West 36th Street
- West 35th Street
- West 34th Street
- West 33rd Street
- West 40th Street
- West 41st Street
- West 42nd Street
- West 43rd Street
- West 44th Street
- Broadway
- Ave of the Americas
- Long Island Railroad
- Penn Station
- Bryant Park
- Site

Negative Declaration

On April 4, 2025, the Department of City Planning completed its review of the Environmental Assessment Statement (EAS) and determined that the proposed actions will not have a significant adverse effect on the environment, based on detailed analyses of:

- Land Use, Zoning, and Public Policy
- Open Space
- Shadows
- Historic Resources
- Urban Design and Visual Resources
- Transportation
- Construction
- Hazardous Materials, Air Quality, and Noise

Proposed Plans

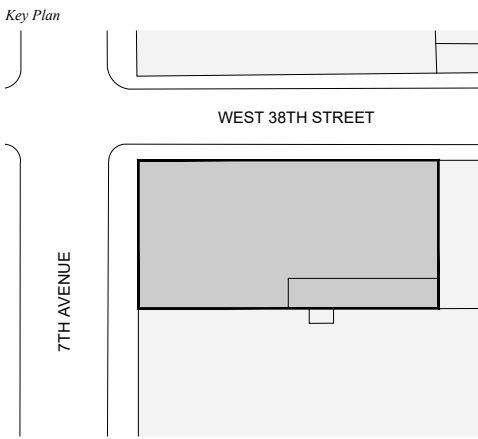
UNIFORM LAND USE REVIEW PROCEDURE ZONING SUBMISSION



SHEET LIST		
Sheet Number	Sheet Name	Scale
Z-000	COVER SHEET	NTS
Z-101	SITE SURVEY	AS NOTED
Z-102	SIDEWALK SURVEY	AS NOTED
Z-103	ZONING ANALYSIS	NTS
Z-104	ZONING LOT SITE PLAN	1/16"=1'
Z-105	WAIVER PLAN	1/16"=1'
Z-106	GROUND FLOOR PLAN - COMBINED	1/32"=1'
Z-107	NORTH SOUTH WAIVER SECTIONS	1/32"=1'
Z-108	NORTH SOUTH WAIVER SECTIONS	1/32"=1'
Z-109	NORTH SOUTH WAIVER SECTIONS	1/32"=1'
Z-110	EAST WEST WAIVER SECTIONS	1/32"=1'
Z-111	ILLUSTRATIVE ELEVATIONS - HOTEL & OFFICE	1/32"=1'
Z-112	NEIGHBORHOOD ELEVATIONS	1/64"=1'
Z-113	NEIGHBORHOOD ELEVATIONS	1/64"=1'
Z-114	AXONOMETRICS - HOTEL & OFFICE SCHEME	NTS
Z-115	AXONOMETRICS - HOTEL & OFFICE SCHEME	NTS

2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
No.	Issue	Date

Manhattan Borough
Block 813
Lot 64



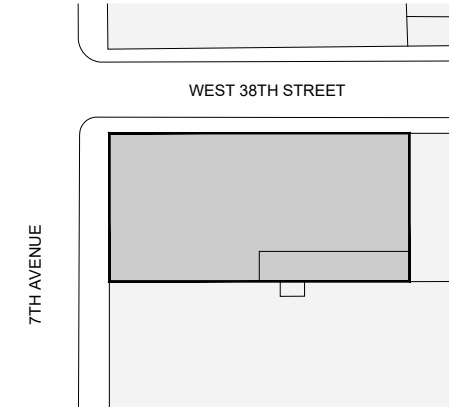
Sheer Number

Z-000

ULURP SUBMISSION	04/16/2024
ULURP SUBMISSION	01/02/2024
<i>Issue</i>	<i>Date</i>

5 7TH AVENUE
New York, NY 10018
Manhattan Borough
Box 813
t 64

Plan



Date
 January 24th, 2025
 Recd. No.
 Issued By
 Issuing Member

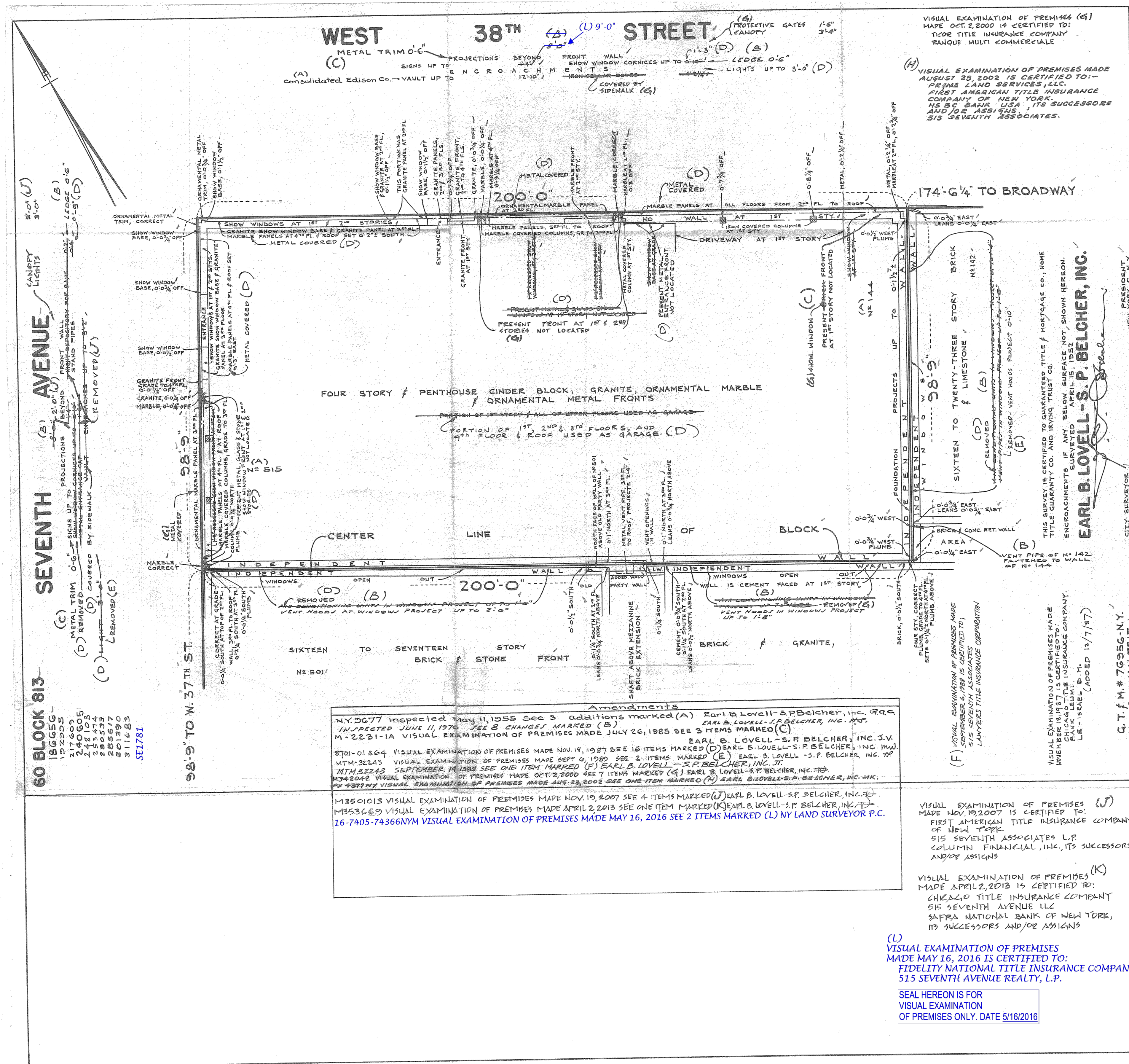
er Title

SITE SURVEY

Number

Z-101

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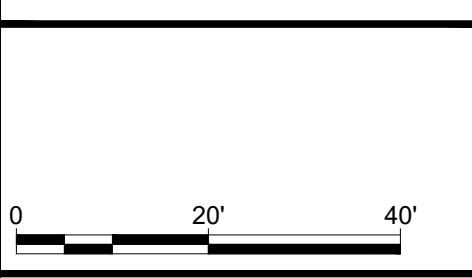
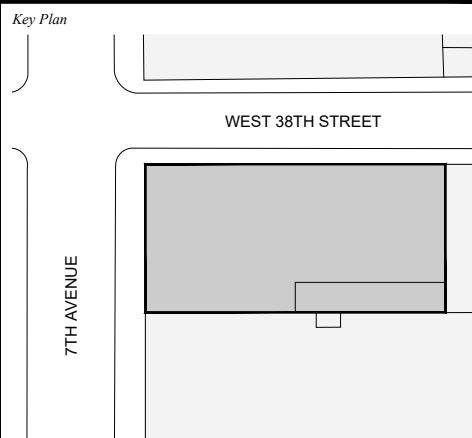
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2	ULURP SUBMISSION	04/16/2024
4	ULURP SUBMISSION	01/22/2024

No.	Issue	Date
<i>Project Information</i>		
515 7TH AVENUE		
New York, NY 10018		
Manhattan Borough		
Block 813		
Floor 11		



Issue Date
February 24th, 2025
Project No.
Drawn By
Drawing Number

STATE OF NEW YORK

Sheet Title

SIDEWALK SURVEY

Sheet Number

3 100

4-102

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The site plan for Block 813, Lot 64, shows a 3-story glass/masonry building situated on a lot bounded by asphalt roadways. The building's footprint is approximately 20.2' by 20.3'. The plan includes numerous annotations for elevations, dimensions, and utilities. Key features include:

- Block 813 Lot 64:** 3 STORY GLASS/MASONRY BUILDING.
- Block 813 Lot 55:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 56:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 57:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 58:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 59:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 60:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 61:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 62:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 63:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 64:** 3 STORY GLASS/MASONRY BUILDING.
- Block 813 Lot 65:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 66:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 67:** MULTI STORY MASONRY BUILDING.
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- Block 813 Lot 87:** MULTI STORY MASONRY BUILDING.
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- Block 813 Lot 91:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 92:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 93:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 94:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 95:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 96:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 97:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 98:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 99:** MULTI STORY MASONRY BUILDING.
- Block 813 Lot 100:** MULTI STORY MASONRY BUILDING.

A diagram showing a rectangular block resting on a horizontal surface. Above the block, there is a dashed horizontal line. The surface is indicated by a solid horizontal line with diagonal hatching below it.

- | | |
|--|--|
| | APPROXIMATE PROPERTY LINE |
| | EXIST. BUILDING FOOTPRINT &
DOORWAY AT GROUND LEVEL |
| | EXISTING CONTOUR |
| | EXISTING SPOT ELEVATION |
| | EXIST. TOP OF CURB ELEVATION |
| | EXIST. GUTTER ELEVATION |
| | DOOR SILL ELEVATION |
| | FINISHED FLOOR ELEVATION |
| | GARAGE FLOOR ELEVATION |
| | LEGAL GRADE (CONVERTED TO NAVD 88) |
| | PARAPET HEIGHT |
| | HYDRANT |
| | WATER VALVE |
| | MANHOLE |
| | INLET |
| | FIRE DEPARTMENT CONNECTION |
| | TRAFFIC SIGNAL POLE |
| | METAL POLE W/ ARM |
| | OVERHEAD WIRES |
| | BOLLARD |
| | SIGN |

COL.	COLUMN
D.C.	DEPRESSED CURB
F.D.C.	FIRE DEPARTMENT CONNECTION
M.B.	MAIL BOX
M.C.	METAL COVER
MH	MANHOLE
S.F.C.C.	STEEL FACE CONC. CURB
T.S.	TRAFFIC SIGNAL
TYP.	TYPICAL



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.
"KNOW WHAT'S BELOW"
PUBLIC SERVICE COMMISSION,
NEW YORK STATE CODE RULE 753

(IN FEET)
1 inch = 20 ft.

- NOTES:
1. PROPERTY KNOWN AND DESIGNATED AS BLOCK 813, LOT 64 ON THE OFFICIAL TAX MAP FOR THE BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK.
 2. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 3. **THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.**
 4. ELEVATIONS ARE BASED UPON NAVD 88 (BENCHMARK # 61, ELEV. = 49.38, CONVERTED TO NAVD 88)
 5. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 36049700086F, EFFECTIVE DATE: SEPTEMBER 05, 2007, OBTAINED FROM FEMA NFIP, WEB SERVICE DATE: DECEMBER 14, 2013.
- BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NUMBER 36049700086F, DATED: DECEMBER 05, 2013.
6. THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
 7. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.

1. FINAL SECTION MAP 52 PROVIDED BY OFFICE OF THE PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU, RECEIVED NOVEMBER 14, 2023.

2	REVISE PER CLIENT COMMENTS	J.L.A.S.	12-05-2023
1	ADDED ADJACENT BUILDINGS PARAPET HEIGHTS	A.J.B.	11-29-2023
No.	DESCRIPTION OF REVISION	DRAWN:	DATE

SIDEWALK TOPOGRAPHIC SURVEY
BLOCK 813, LOT 64
515 7TH AVENUE
BOROUGH OF MANHATTAN
CITY, COUNTY & STATE OF NEW YORK

GALLAS
SURVEYING
GROUP

2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallassurvey.com

DATE 11-27-2023	SCALE 1"=20'	DRAWN: A.J.B.	CHECKED: J.L.A.S.
FIELD DATE 11-17-2023 11-18-2023 12-05-2023	FIELD BOOK 200 200 200	PAGE 88 90 106	FIELD CREW M.C./W.B. K.C./W.B. M.C./M.W.C.

FILE NO.: G23216	DRAWING NAME/SHEET NO. G23216.DWG 1 OF 1
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NOT VALID UNLESS EMBOSSED WITH



GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE _____

SITE DATA

Street Address	515 7th Ave
Borough	Manhattan
Block	Western Block 813
Lot	64
Zoning Section Map	8-D
Zoning District	M1-6
Special District	Special Garment Center District (GC), Subdistrict A-3
Community District	5, Manhattan
Zoning Lot Area	19,750 SF

ACTIONS NECESSARY TO FACILITATE PROPOSAL

Zoning text amendments of ZR Article XII and Article XII Appendix A to establish a new Subdistrict A-3 within the Special Garment Center District:

- Modifying special bulk regulations governing maximum floor area within the subdistrict per ZR § 121-31;
- Allowing underlying height and setback regulations to be modified by ZR § 121-32 within the subdistrict.
- Establishing a CPC special permit authorizing floor area bonuses for covered pedestrian spaces per ZR § 74-85
- Establishing a CPC special permit authorizing modifications to bulk regulations per ZR § 121-71

CPC special permits for the Development Site to allow:

- A floor area bonus for a covered pedestrian space per ZR § 74-85
- An increase in maximum tower lot coverage per ZR § 121-71 and
- Transient hotel use per ZR § 74-153

ZONING FLOOR AREA SCHEDULES

PERMITTED FLOOR AREA

BASE FLOOR AREA:	19,750 SF X 15.0 FAR =	269,250 SF
MAXIMUM BONUS FLOOR AREA:	19,750 SF X 3.00 FAR =	59,250 SF
MAXIMUM ALLOWABLE FLOOR AREA:	19,750 SF X 18.0 FAR =	355,500 SF

PROPOSED C.P.S

PROPOSED C.P.S. AREA	5,402 SF
----------------------	----------

PROPOSED BONUS FLOOR AREA

PROPOSED BONUSED C.P.S. AREA:	5,386.3 SF
PROPOSED BONUSED C.P.S. FLOOR AREA PER ZR 121-31 & ZR 74-85:	5,386.4 SF X 11 = 59,250 SF
TOTAL ALLOWABLE/USABLE BONUS:	59,250 SF

ZONING ANALYSIS

ZR Sections	Item	Permitted or Required	Proposed	Compliance/Notes
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USE REGULATIONS

42-10	Uses Permitted as-of-right in M1-6	UG I, III(B), IV, VI, VII, VIII, IX, X	UG V & VII	*Hotel special permit per ZR § 74-153 complies
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FAR

43-12	M1-6	10.0	15.0	Complies
			Covered Pedestrian Space. 3.00	Special Permit pursuant to ZR § 74-85 to allow CPS floor area bonus within Subdistrict A-3
	Total	10.0	18.0	

FLOOR AREA (SF)

43-12, 121-31	Commercial	197,500	355,500 SF (Including CPS 5,402 SF)	Special Permit pursuant to ZR § 74-85 to allow CPS floor area bonus within Subdistrict A-3
	Manufacturing	197,500	0	
	Community Facility	197,500	0	
	Total	197,500	355,500 SF	

YARD REGULATIONS

N/A	Front Yard	None required	No front yard is provided	Complies
43-25	Side yard	None required or 8'	No side yard is provided	Complies
43-26	Rear Yards	20'	No rear lot line, no rear yard is required	Complies

ACCESSORY OFF-STREET LOADING, PARKING, AND BICYCLE PARKING REQUIREMENTS

44-52	Accessory off street loading	Loading Berths Required: Hotel , offices, or court houses First 100,000 Next 200,000 Each additional 300,000 or fraction thereof	0 1 1	Loading Berths Provided: 2	Complies
13-10	Required Off-Street Parking	No parking required within Manhattan Core	None provided		Complies
13-34, 44-582	Curb Cuts	No curb cut within 50ft of an intersection, shall not be located within two and one-half feet of any side lot line of the zoning lot, or prolongation No entrance/exit to a loading berth on a street less than 20' wide	Curb cut is on w 38th street and more than 50 ft from an intersection W 38 St is 60' wide		Complies Complies

HEIGHT & SETBACK REGULATIONS

121-32 (a)	Street wall Location	Street wall location on the street line and maximum 3 foot deep recess at building entries	Street wall on street line and recesses limited to 3'	Complies
121-32 (b)	Base Height	(1) Wide Streets: Wide street and narrow street within 50' of wide street: min 125', max 155' or up to height of adjacent street wall max 205'	205'	Complies
		(2) Narrow Streets: Narrow street beyond 50' of wide street: min 85', max 135'; or narrow street within 100' of wide street = min 125', max 155' or up to height of adjacent street wall max 205'	135' beyond 100' of wide street 205' within 100' of wide street	Complies
121-32 (c)	Required Setbacks	Wide Streets 10'	10'	Complies
		Narrow Streets beyond 100' of a wide street. 15'	15'	Complies
121-32 (d), 43-451	Tower Regulations	Maximum Tower lot coverage 41%	61% up to a height of 295' *	*Special Permit pursuant to ZR § 121-71 to modify tower lot coverage within Subdistrict A-3
			41% above a height of 295'	Complies
121-32 (e)	Maximum Building Height	No height limit applies to towers	642'-1"	N/A

CORNER LOT A.C.L.

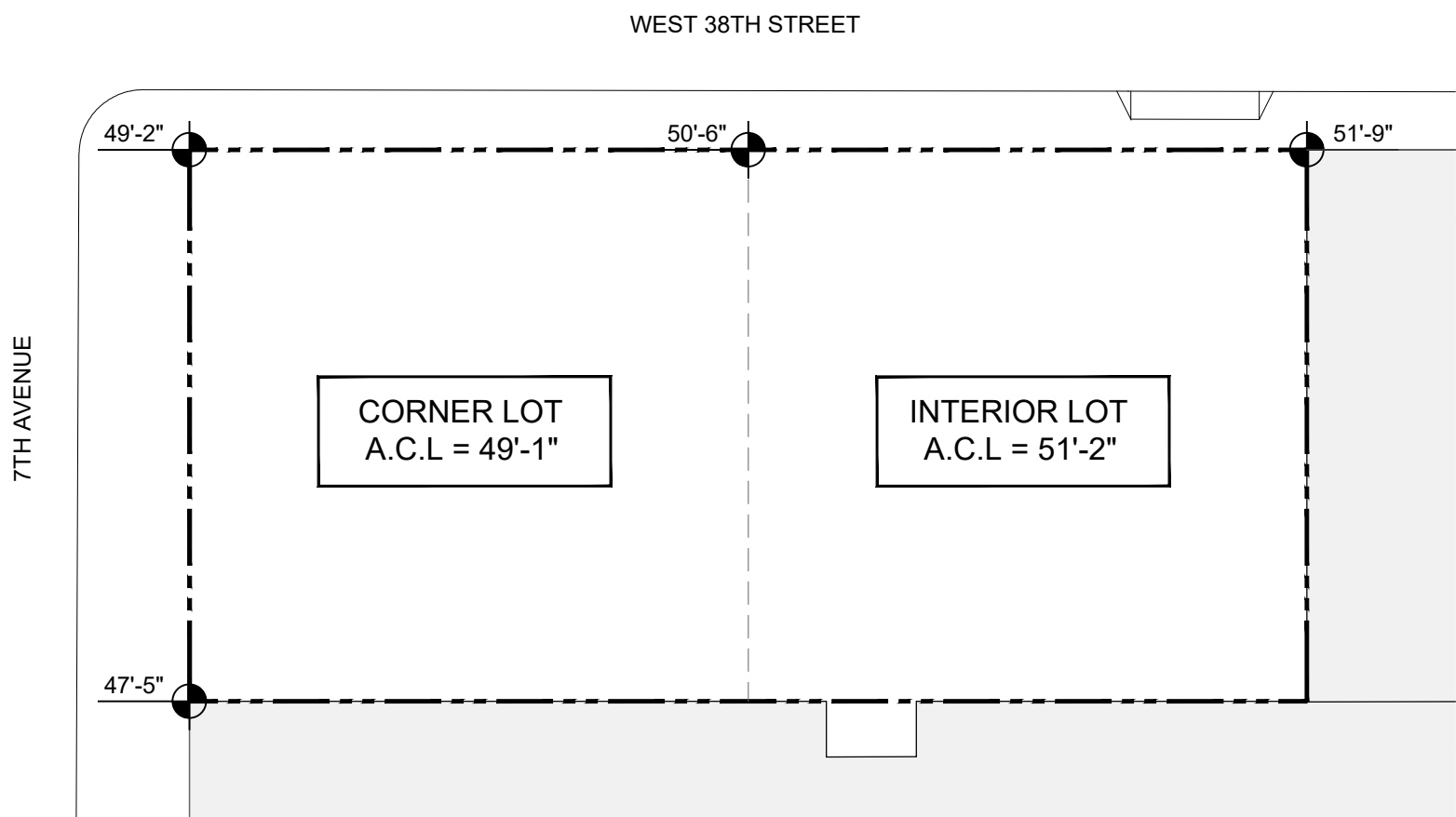
$$\frac{49'-2'' + 47'-5''}{2} = 48'-4''$$
$$\frac{49'-2'' + 50'-6''}{2} = 49'-10''$$

$$\frac{48'-4'' + 49'-10''}{2} = \mathbf{49'-1''}$$

INTERIOR LOT A.C.L.

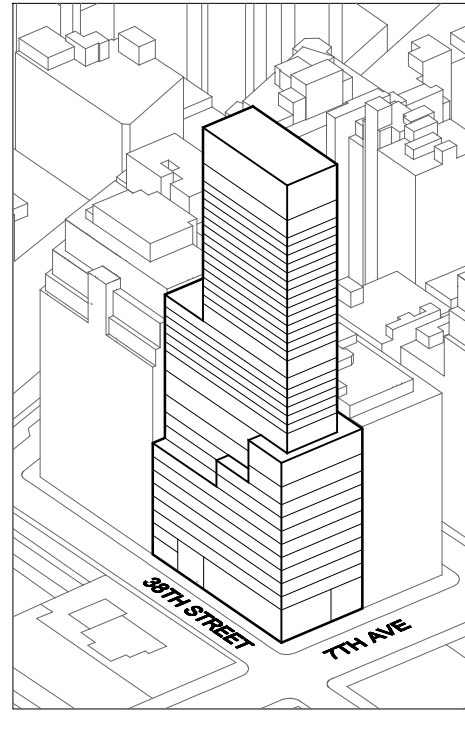
$$\frac{50'-6'' + 51'-9''}{2} = \mathbf{51'-2''}$$

2 CURB LEVEL CALCULATION



1 CURB LEVEL DIAGRAM
SCALE: 1/32" = 1'-0"

515 7TH AVENUE



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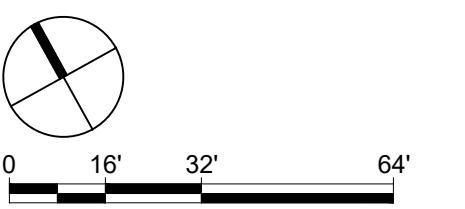
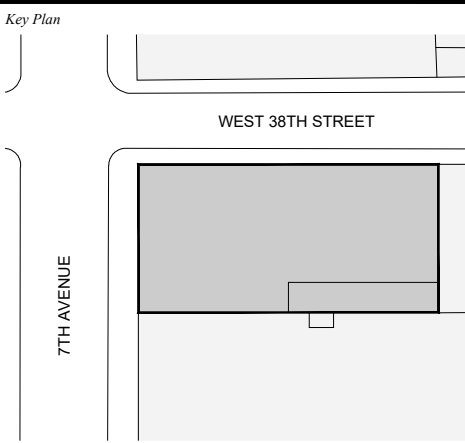
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1	ULURP SUBMISSION	04/18/2024
2	ULURP SUBMISSION	01/02/2024

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 813
Lot 64



Issue Date
February 24th, 2025
Project No.
Drawing Number

Drawn By
Checked By
Project Manager

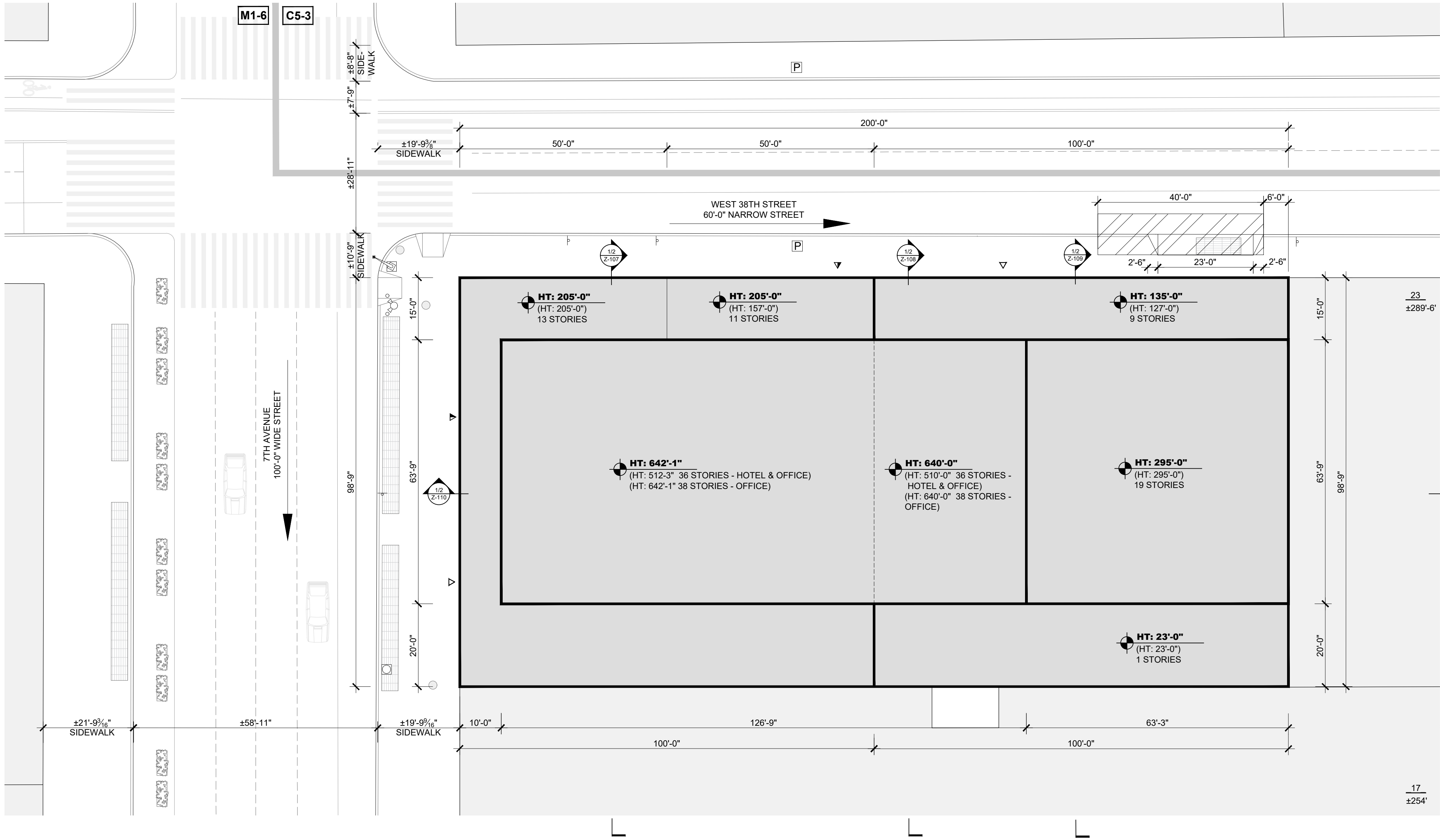
Sheet Title

ZONING ANALYSIS

Sheet Number

Z-103

Filename: C:\ProgramData\3DS Systems\ArchiCAD\ArchiCAD_25\Projects\515 7TH AVENUE\515 7TH AVENUE - HOTEL & OFFICE - PLAN.dwg, Date: 11/15/24, By: Philip Fox, Sheet: 1 of 1, Title: Zoning Lot Site Plan, Date: 11/15/24, 11:11 AM



1 ZONING LOT SITE PLAN
SCALE: 1/16" = 1'-0"

NOTES

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LEGEND

▶ CPS ENTRY

▷ COMMERCIAL ENTRY

■ PROPOSED BUILDING FOOTPRINT

□ EXISTING BUILDING

— PROPOSED MAXIMUM BUILDING ENVELOPE

--- ZONING LOT LINE

--- LOT PORTION LINE

▒ EXISTING CURB CUTS

▒ EXISTING CURB CUTS - DEMO

▒ PROPOSED CURB CUTS

▒ PROPOSED CURB CUT ZONE

▒ EXISTING GRATING

○ EXISTING BOLLARD

⊙ EXISTING FIRE HYDRANT

▽ EXISTING SIGN

□ EXISTING MANHOLE

□ EXISTING POST

⊙ EXISTING TRAFFIC LIGHT

P EXISTING PARKING METER

M1-6 ZONING DISTRICT

— ZONING DISTRICT BOUNDARY

→ ROAD DIRECTION

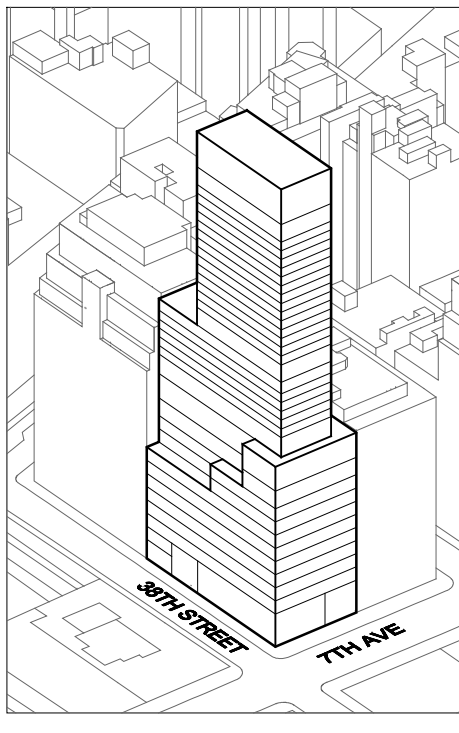
2 # OF STORIES

±24' BUILDING HEIGHT

HT +640.00' PROP. MAX. BLDG. ENVELOPE HEIGHT

HT +510.00' ILLUSTRATIVE BUILDING HEIGHT

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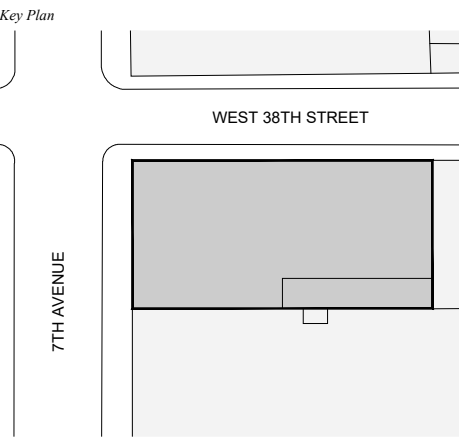
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No.	Date	Revision
2	04/16/2024	ULURP SUBMISSION
1	01/02/2024	ULURP SUBMISSION
1	01/02/2024	ULURP SUBMISSION

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 813
Lot 64



Issue Date
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Drawing Number

Drawn By
Checked By

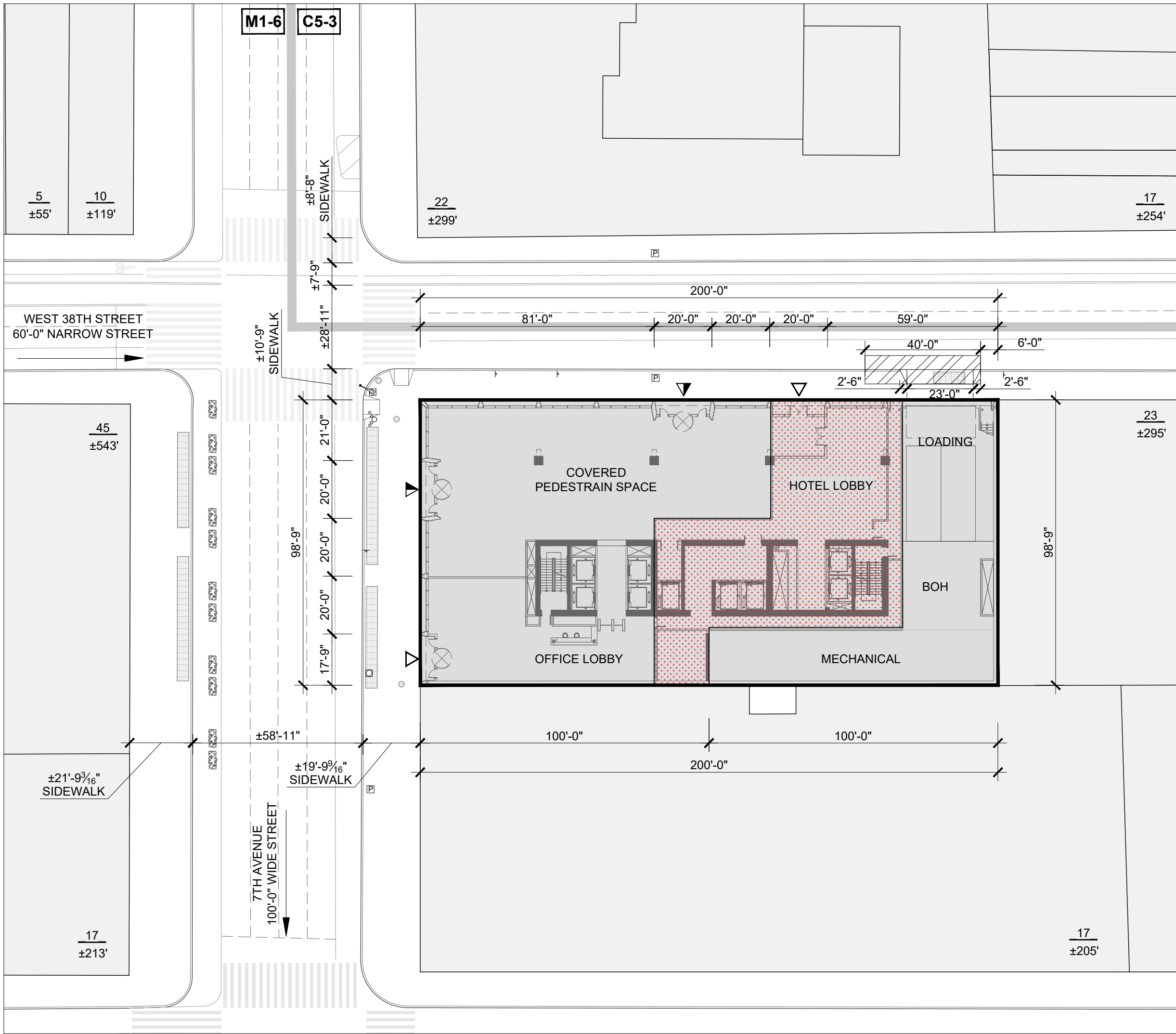
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ZONING LOT SITE
PLAN
HOTEL & OFFICE

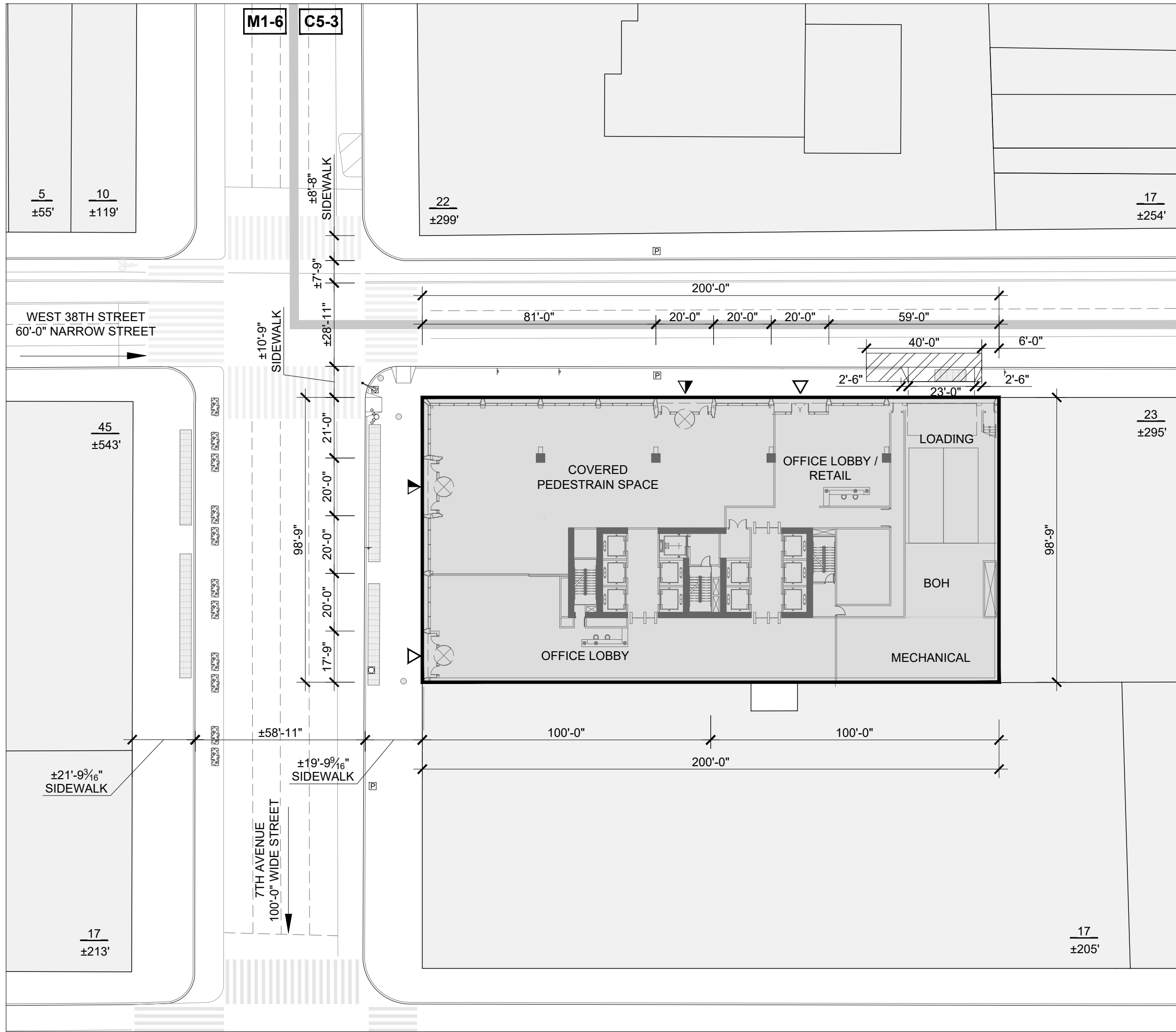
Sheet Number

Z-104





2 GROUND FLOOR PLAN HOTEL & OFFICE SCHEME
SCALE: 1/32" = 1'-0"



1 GROUND FLOOR PLAN OFFICE SCHEME
SCALE: 1/32" = 1'-0"

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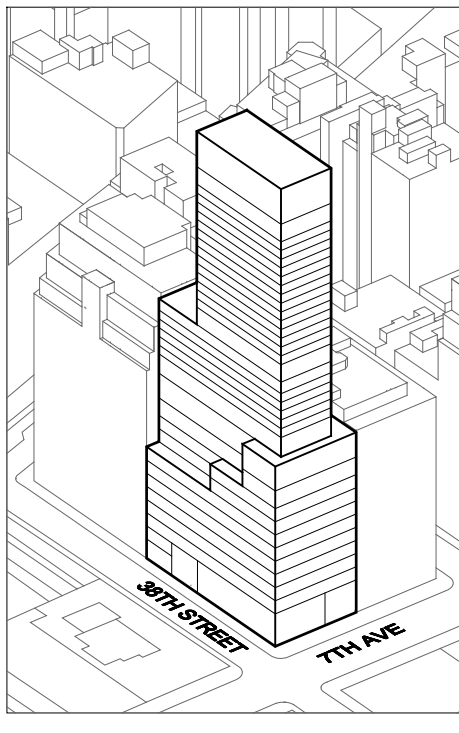
LEGEND

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- ▷ COMMERCIAL ENTRY
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- EXISTING BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- - - ZONING LOT LINE
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- ZONING DISTRICT BOUNDARY
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- 2 # OF STORIES
- ±24' BUILDING HEIGHT
- HT +640.00' PROP. MAX. BLDG. ENVELOPE HEIGHT
- HT +510.00' ILLUSTRATIVE BUILDING HEIGHT

LEGEND - MODIFICATIONS REQUESTED

- ▨ NON-COMPLYING TOWER COVERAGE AREA BETWEEN 205' AND 295' REQUIRING SPECIAL PERMIT PURSUANT TO ZR § 121-71
- ▨ AREA PROPOSED FOR HOTEL USE PURSUANT TO ZR § 74-153

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Project Information
515 7TH AVENUE
New York, NY 10018

Manhattan Borough
Block 813
Lot 64

ULURP SUBMISSION 04/16/2024

ULURP SUBMISSION 01/02/2024

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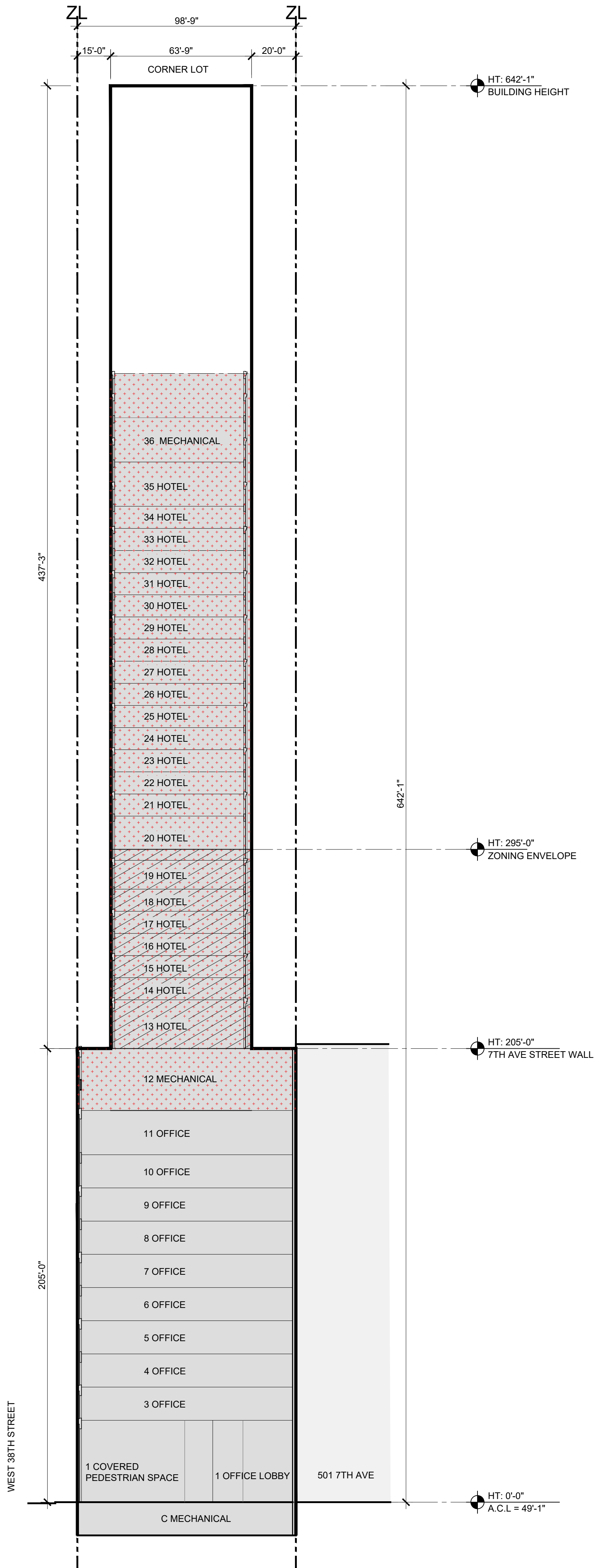
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ULURP SUBMISSION 01/02/2024

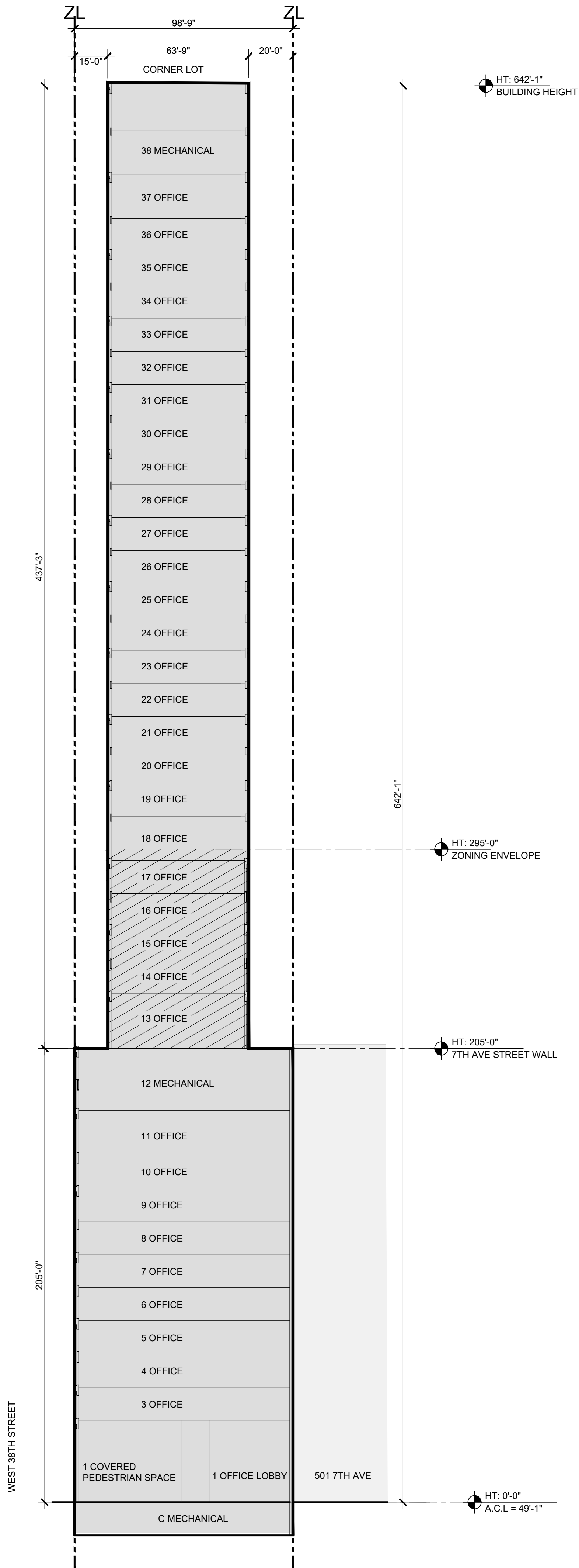
ULURP SUBMISSION 01/02/2024

ULURP SUBMISSION 01/02/2024

ULURP SUBMISSION 01/02/2024



2 NORTH-SOUTH SECTION HOTEL & OFFICE SCHEME
SCALE: 1/32" = 1'-0"



1 NORTH-SOUTH SECTION OFFICE SCHEME
SCALE: 1/32" = 1'-0"

NOTES

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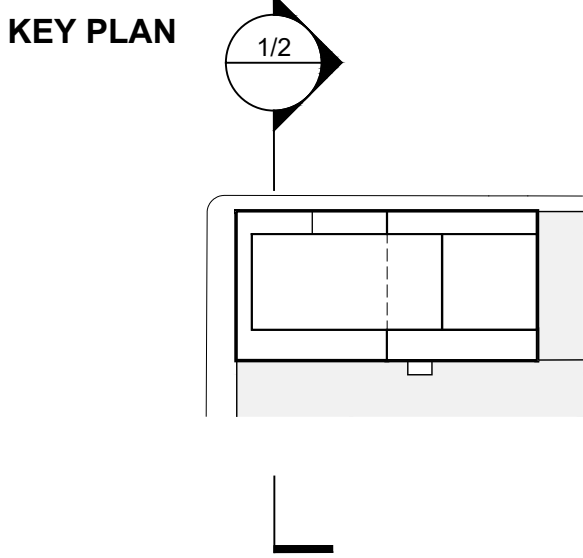
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LEGEND

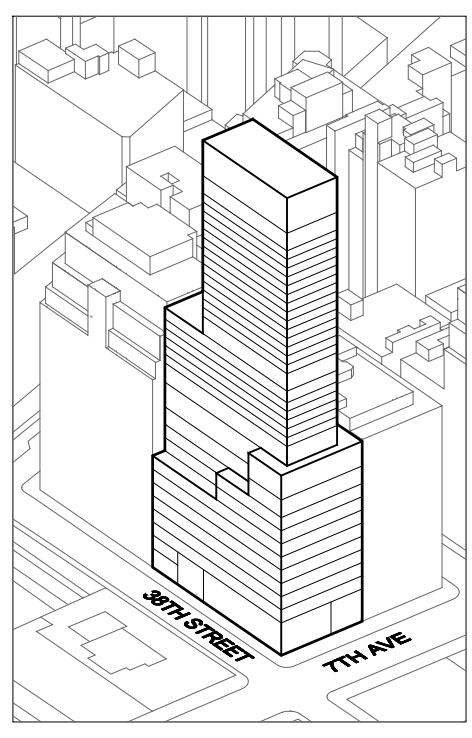
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING
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- ZONING LOT LINE
- LOT PORTION LINE

LEGEND - MODIFICATIONS REQUESTED

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- AREA PROPOSED FOR HOTEL USE PURSUANT TO ZR § 74-153



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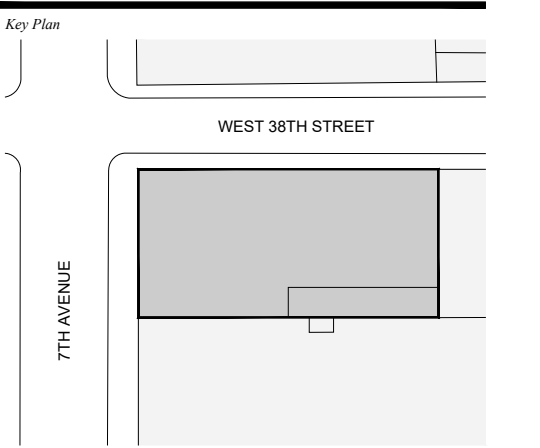
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2	ULURP SUBMISSION	04/19/2024
1	ULURP SUBMISSION	01/02/2024
No.	Date	Date

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 613
Lot 64



0 16' 32' 64'

Issue Date
February 24th, 2025
Project No.
Drawn By
Drawing Number

Sheet Title

**NORTH-SOUTH
WAIVER SECTIONS**

Sheet Number

Z-107

NOTES

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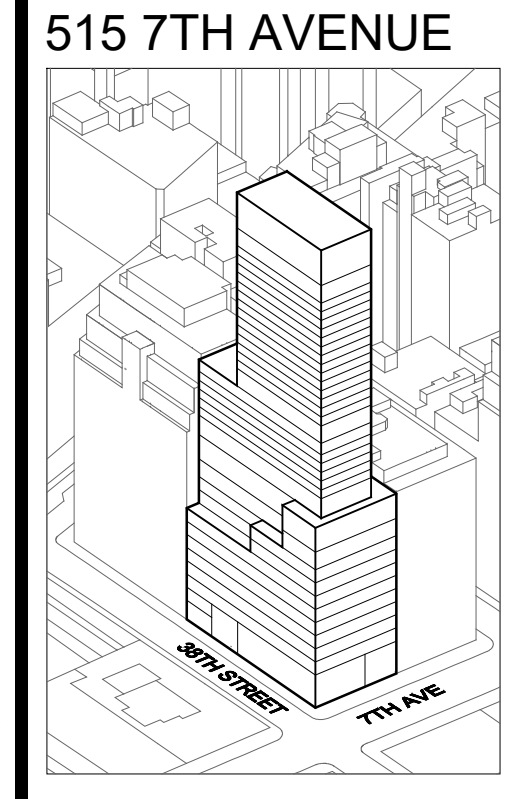
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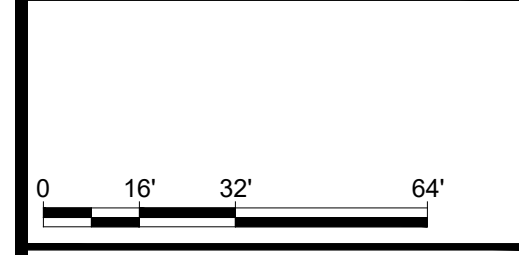
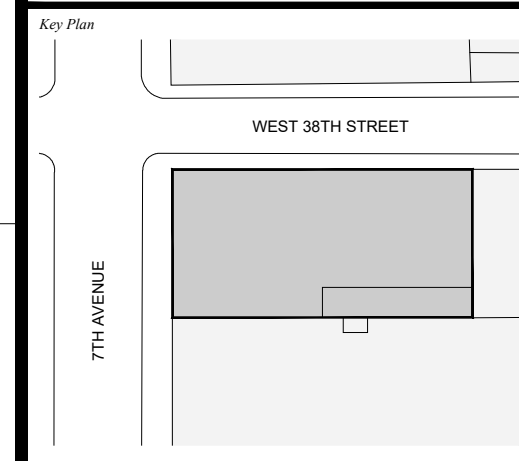
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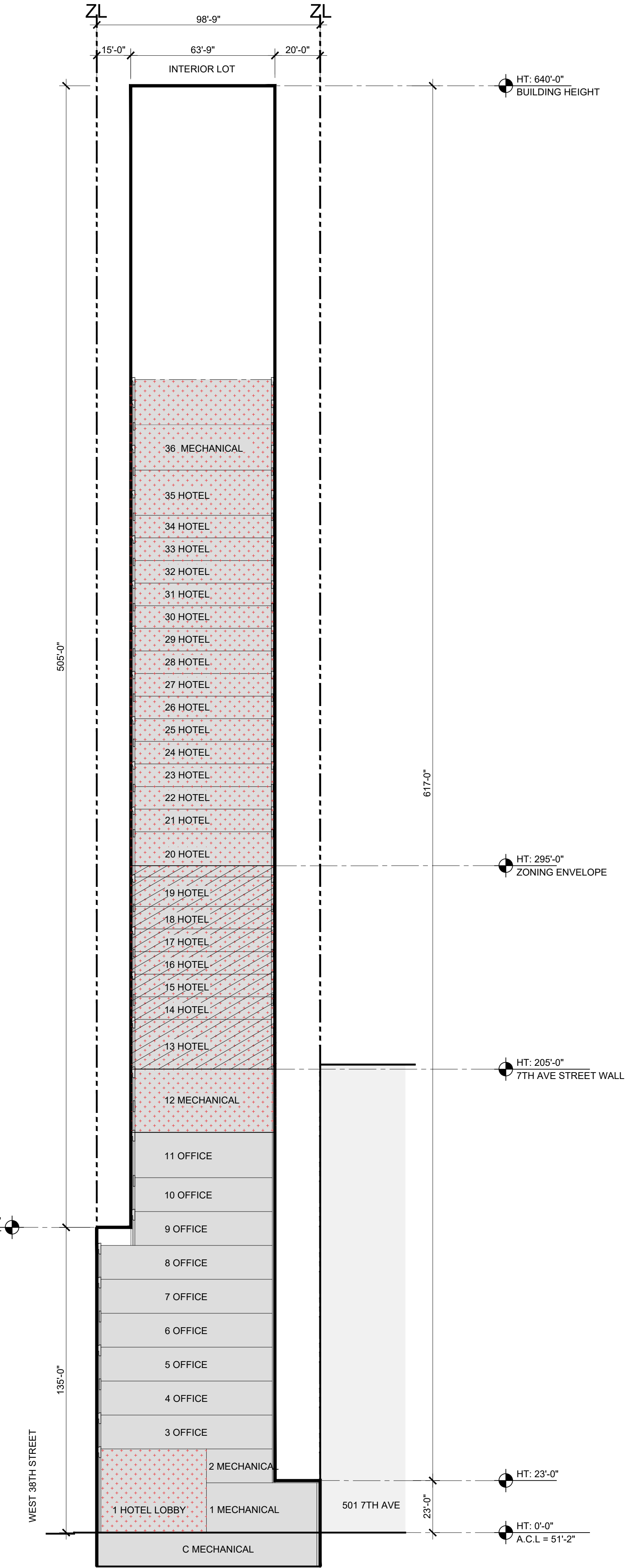
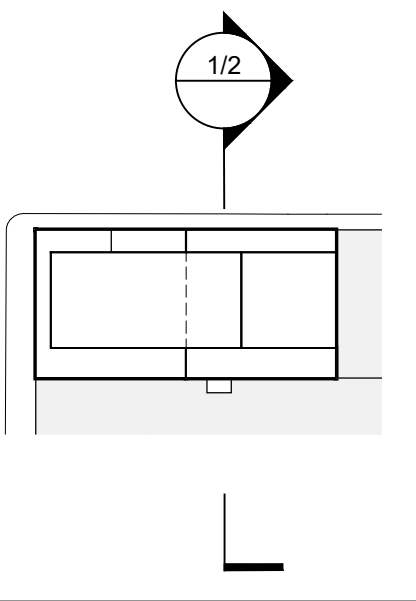
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Project No.
Drawn By
Drawing Number
22921

**NORTH-SOUTH
WAIVER SECTIONS**

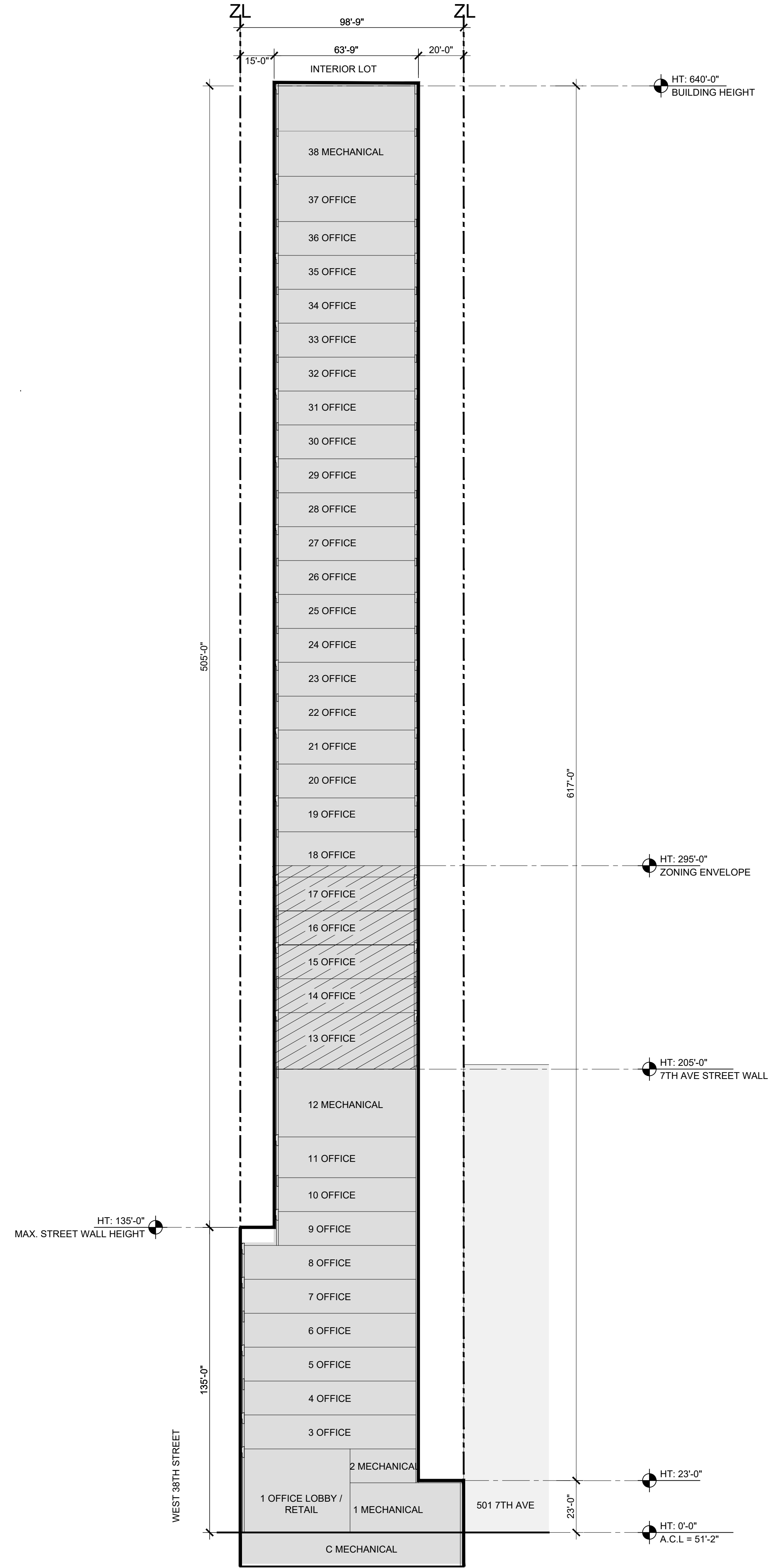
Sheet Number

Z-108

KEY PLAN



2 NORTH-SOUTH SECTION HOTEL & OFFICE SCHEME
SCALE: 1/32" = 1'-0"



1 NORTH-SOUTH SECTION OFFICE SCHEME
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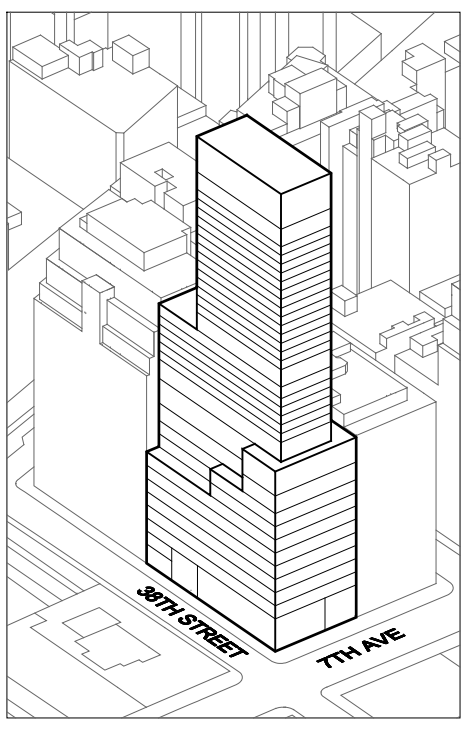
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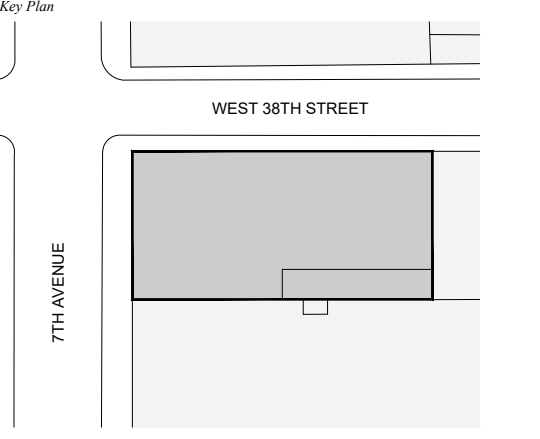
Structural Engineer
ARUP
77 Water Street
New York, NY 10005
Tel: 212.897.1316

Mechanical Engineer
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77 Water Street
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Tel: 212.896.3186

Fire/Life Safety Consultant
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New York, NY 10005
Tel: 646.574.9828

2	ULURP SUBMISSION	04/18/2024
1	ULURP SUBMISSION	01/02/2024
No.	Date	Date

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 613
Lot 64



Issue Date
February 24th, 2025
Project No.
Drawn By
Drawing Number

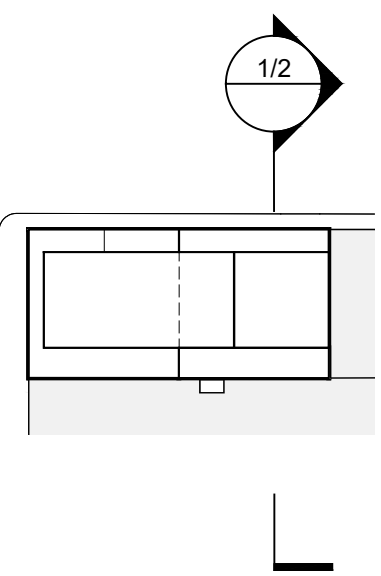
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**NORTH-SOUTH
WAIVER SECTIONS**

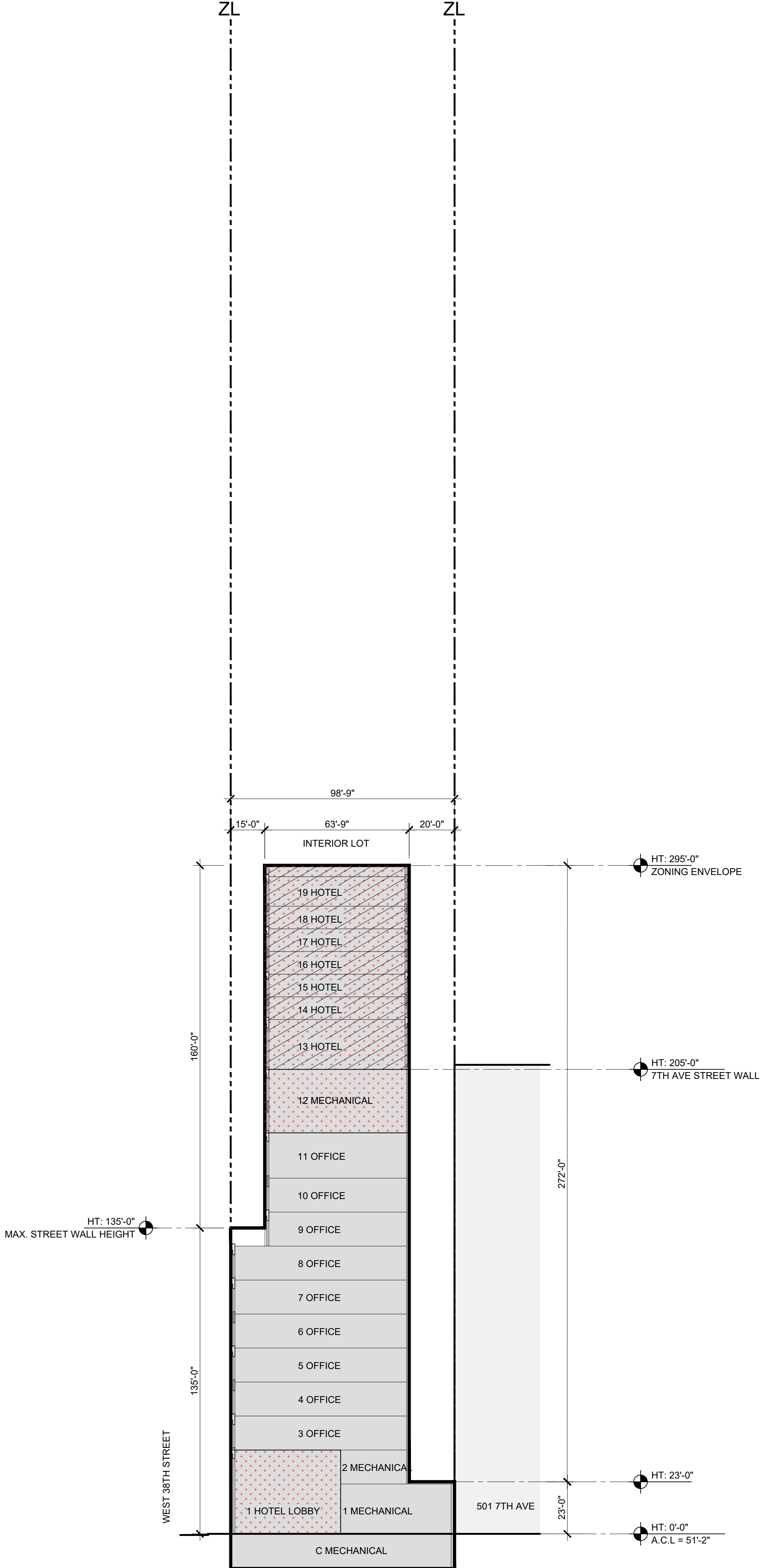
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Z-109

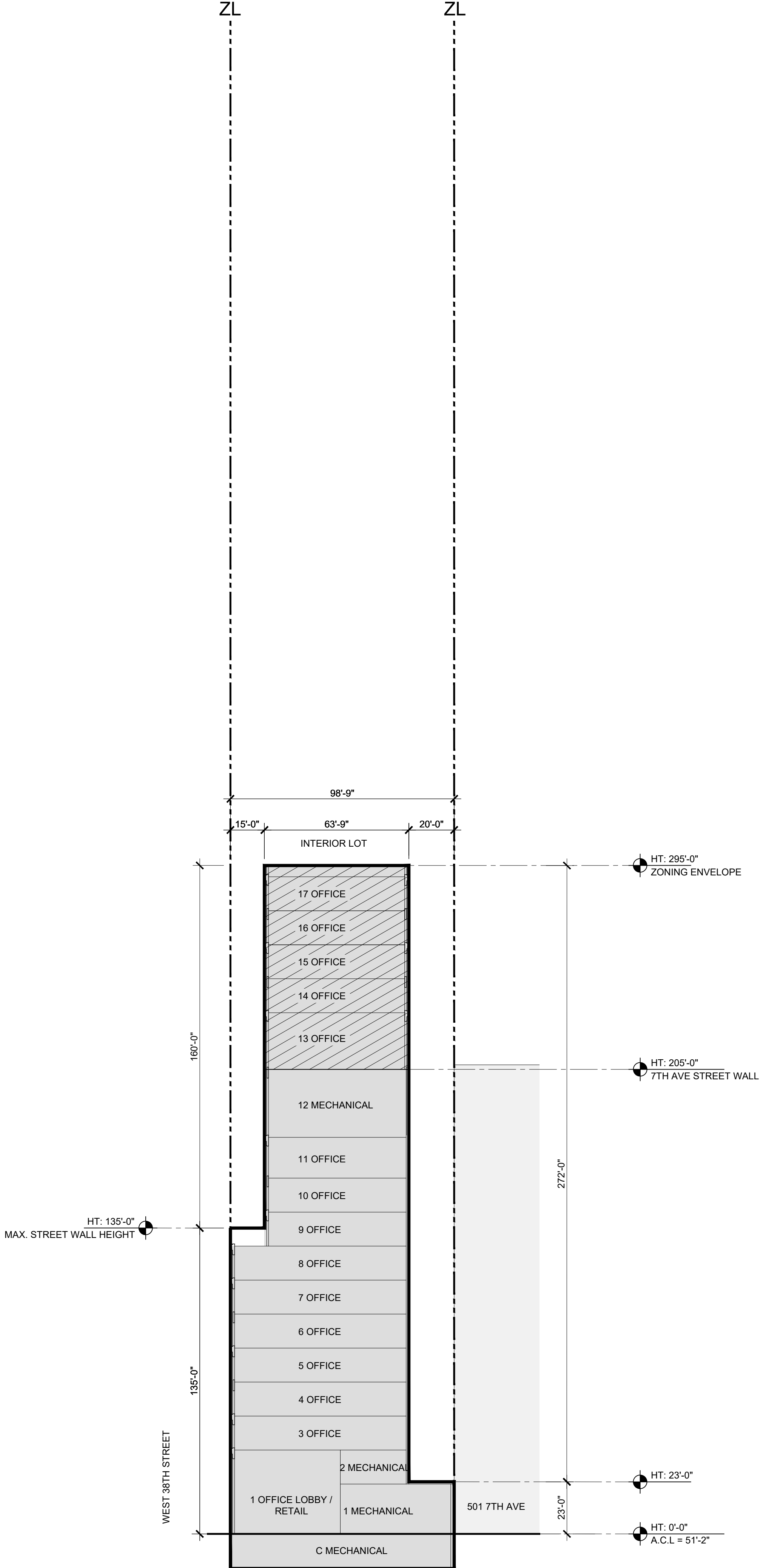
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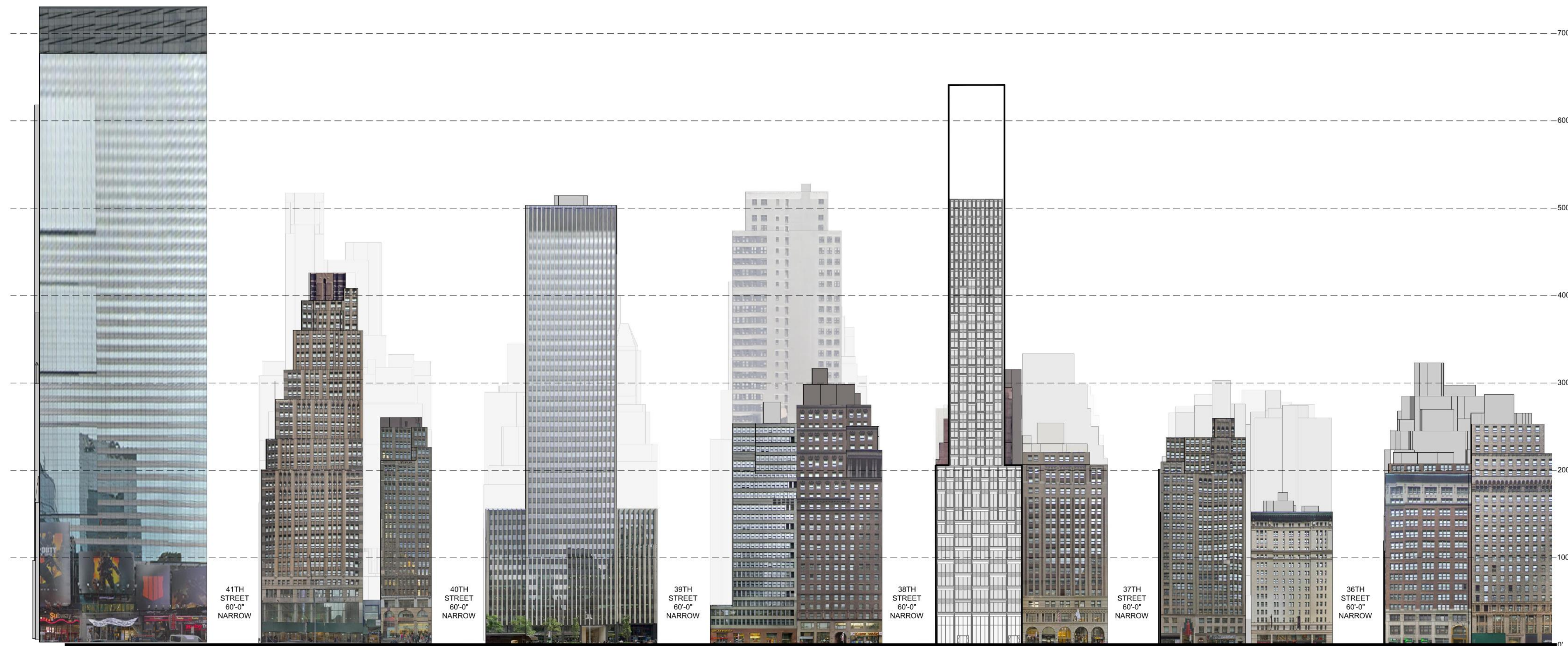


2 NORTH-SOUTH SECTION HOTEL & OFFICE SCHEME
SCALE: 1/32" = 1'-0"



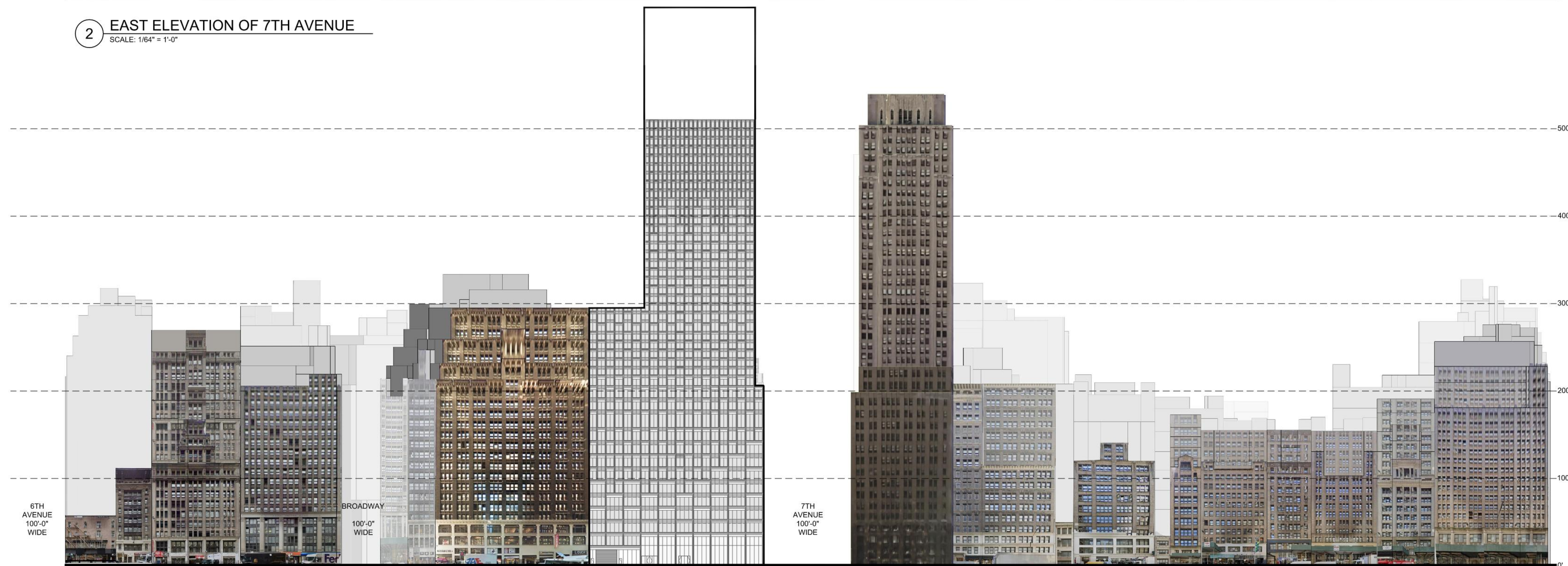
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SCALE: 1/32" = 1'-0"





2 EAST ELEVATION OF 7TH AVENUE
SCALE: 1/64" = 1'-0"

SCALE: 1/64" = 1'-0"



1 SOUTH ELEVATION OF 38TH STREET
SCALE: 1/64" = 1'-0"

SCALE: 1/64" = 1'-0"

NOTES

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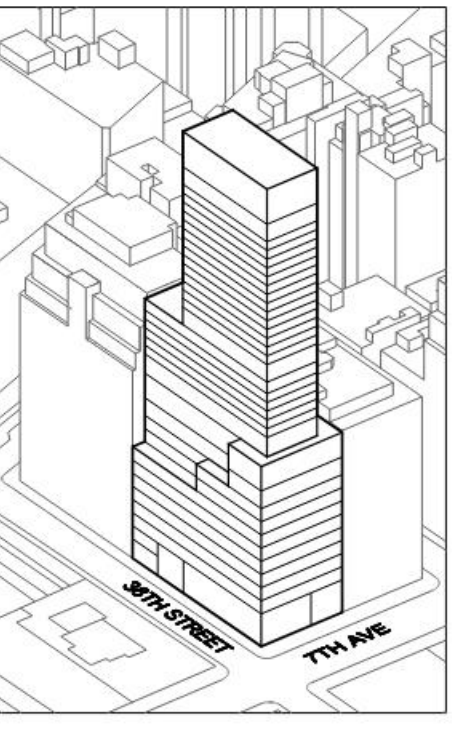
INTERIOR LAYOUTS FOR ILLUSTRATIVE PURPOSES ONLY
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LEGEND

— PROPOSED MAXIMUM BUILDING ENVELOPE

 ZONING LOT LINE

515 7TH AVENUE



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2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
No.	Issue	Date

Project Information

515 7TH AVE

New York, NY 10018

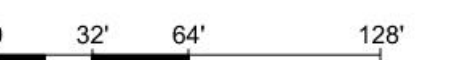
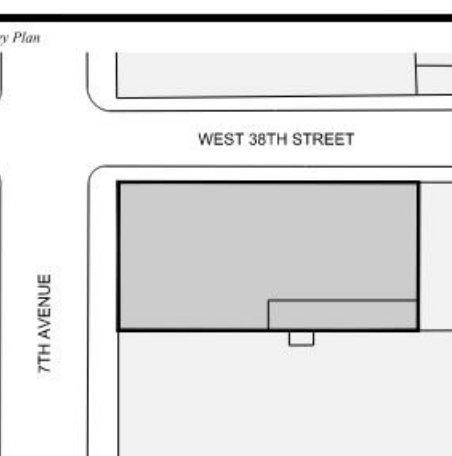
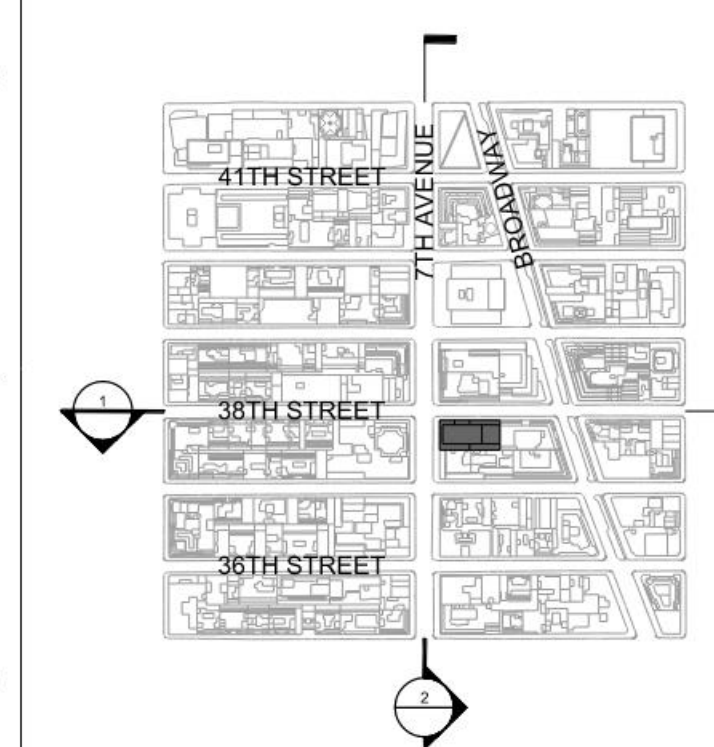
Abstract Background

Manhattan Borough
Block 812

BLOCK 813
et 64

201 04

KEY PLAN



Issue Date

February 24th, 2023

Project No. _____

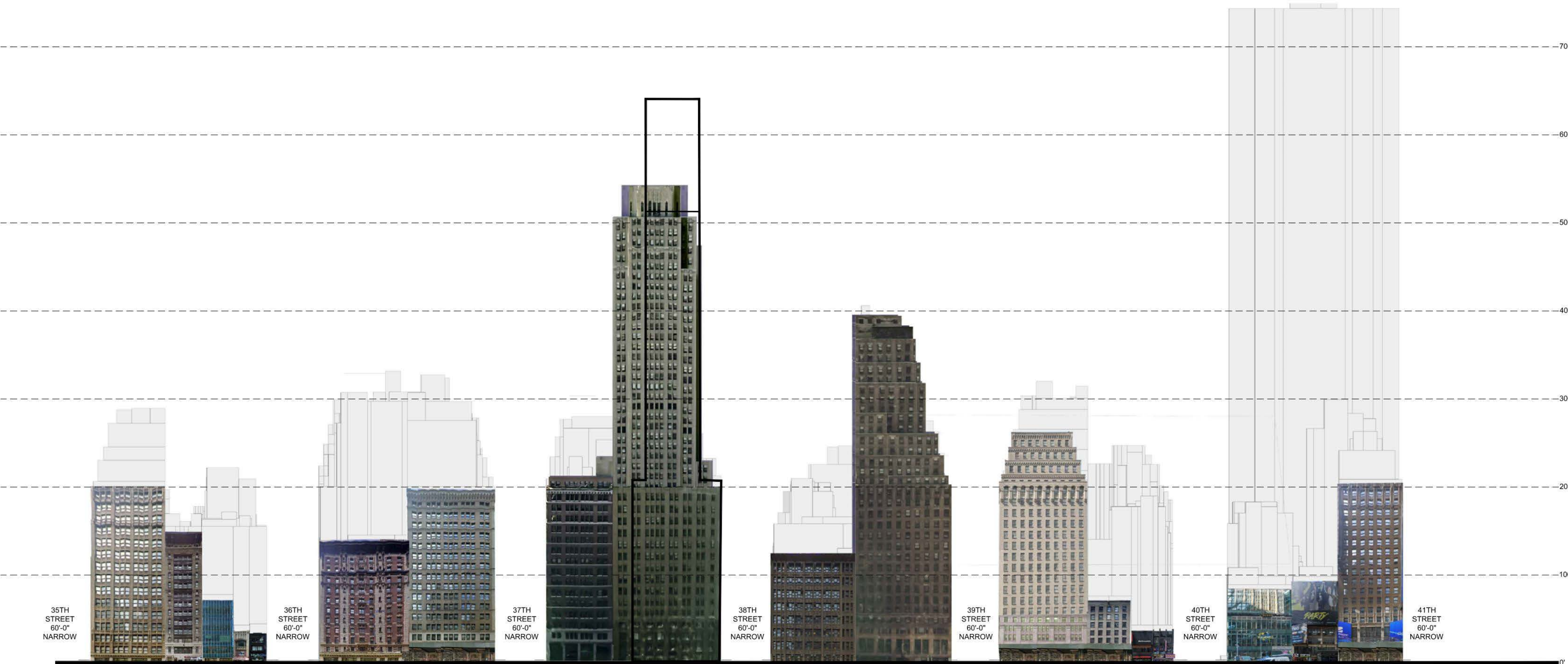
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David Tuck

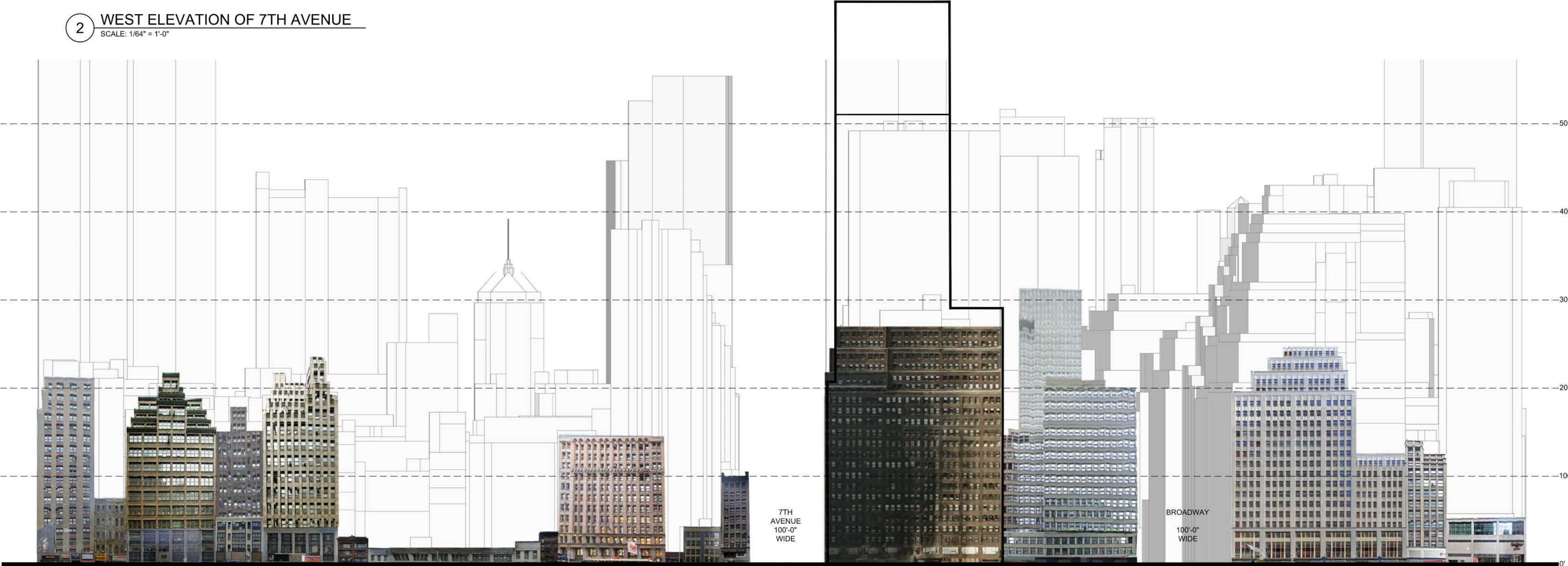
CONTEXT ELEVATIONS

Short Name:

Z-112



2 WEST ELEVATION OF 7TH AVENUE
SCALE: 1/64" = 1'-0"



1 NORTH ELEVATION OF 38TH STREET
SCALE: 1/64" = 1'-0"

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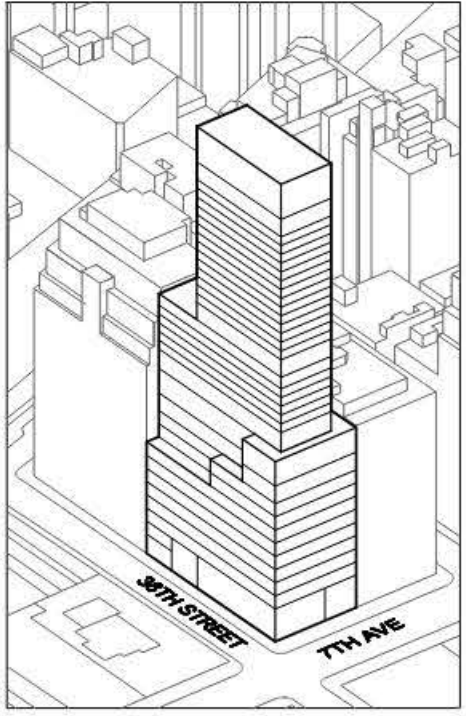
INTERIOR LAYOUTS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

LEGEND

— PROPOSED MAXIMUM BUILDING ENVELOPE

--- ZONING LOT LINE

515 7TH AVENUE



Developer
Blenheim Realty LTD
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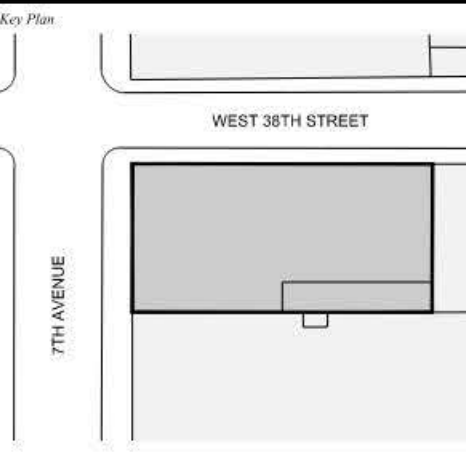
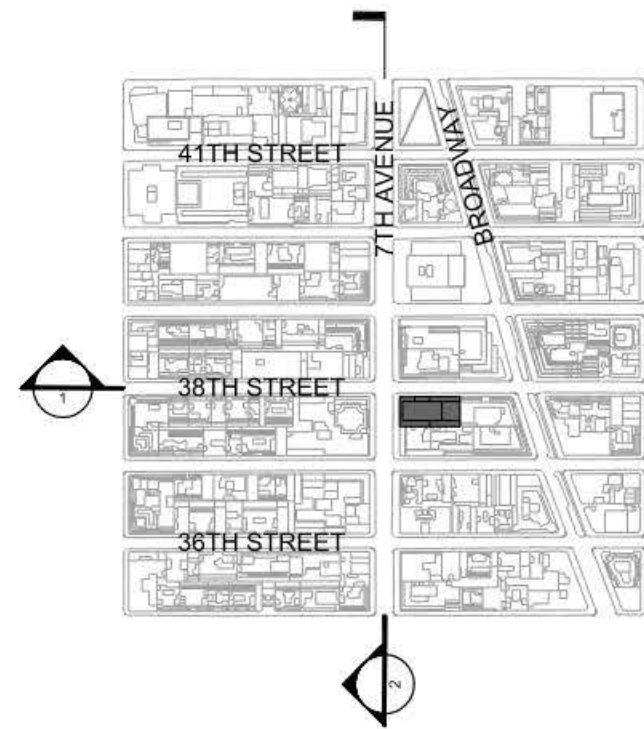
Structural Engineer
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Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 813
Lot 64

KEY PLAN



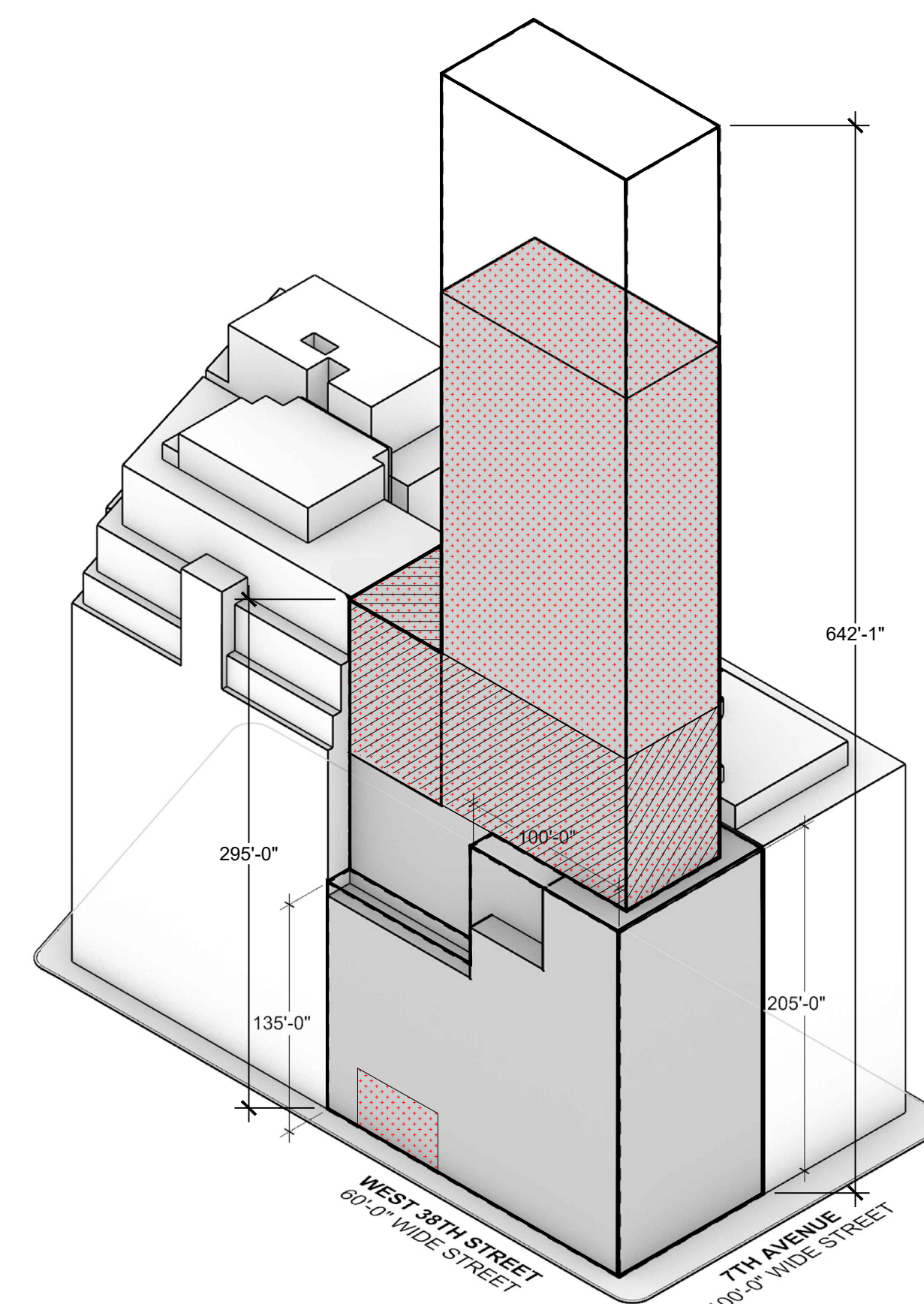
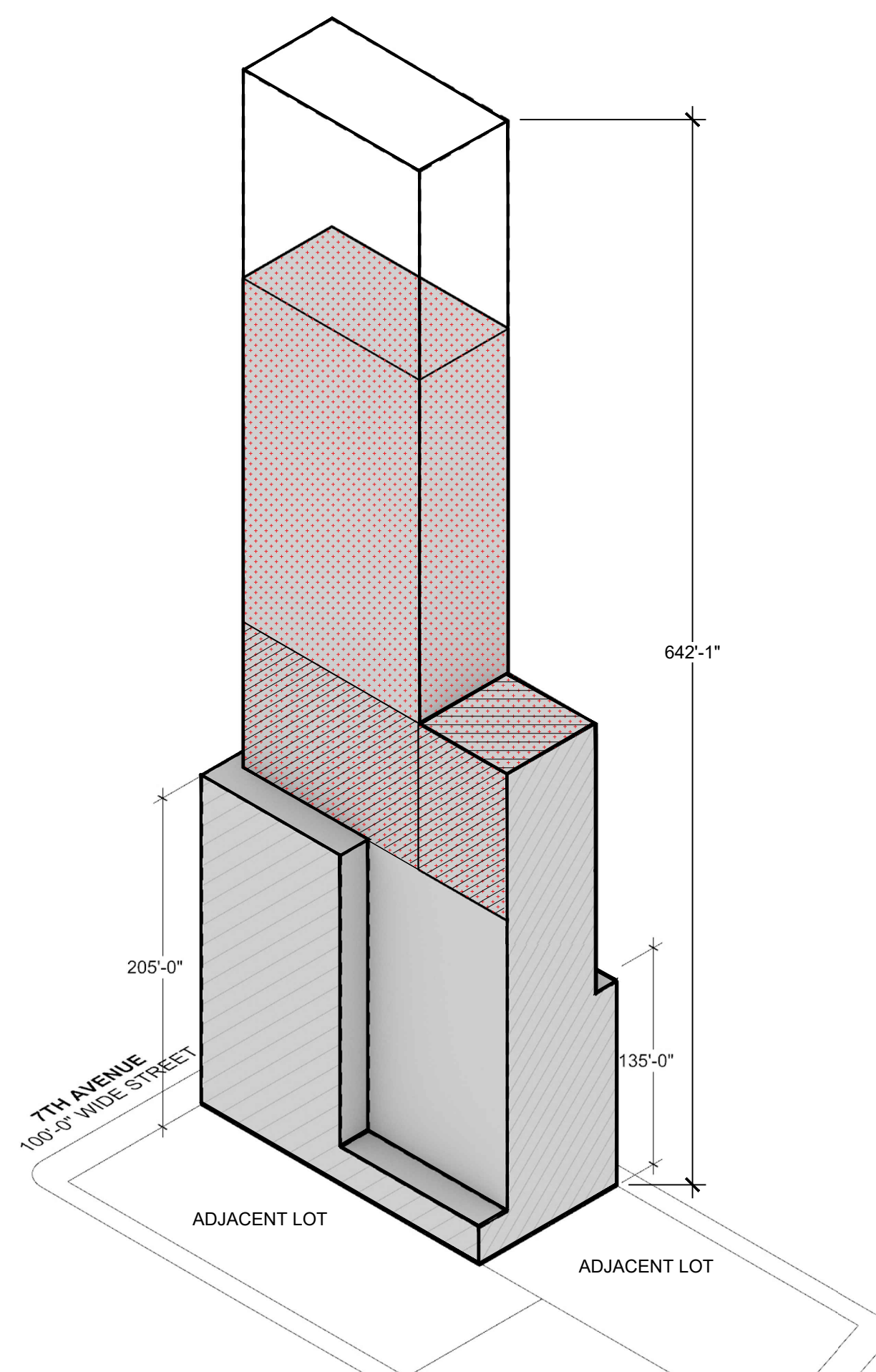
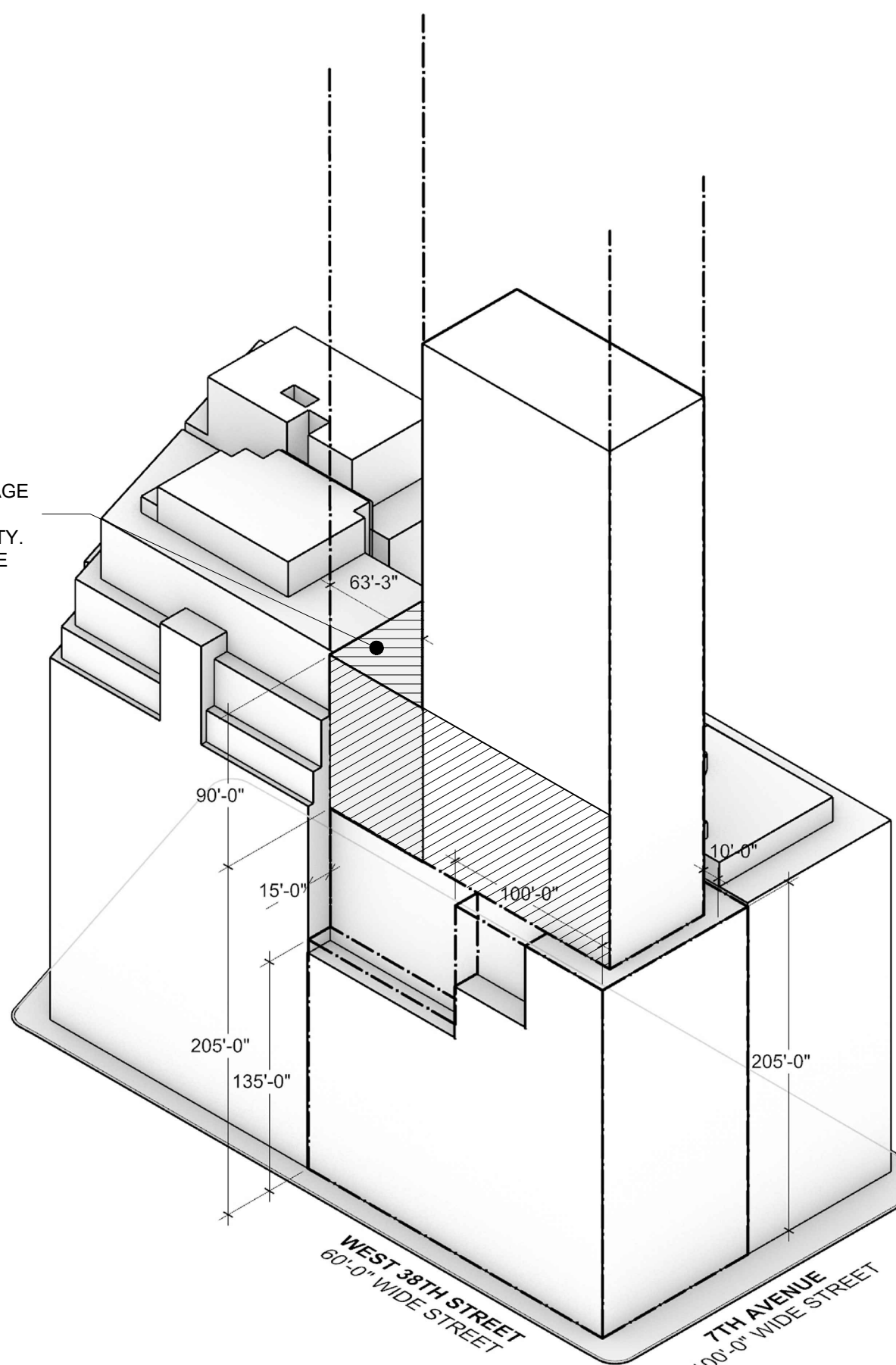
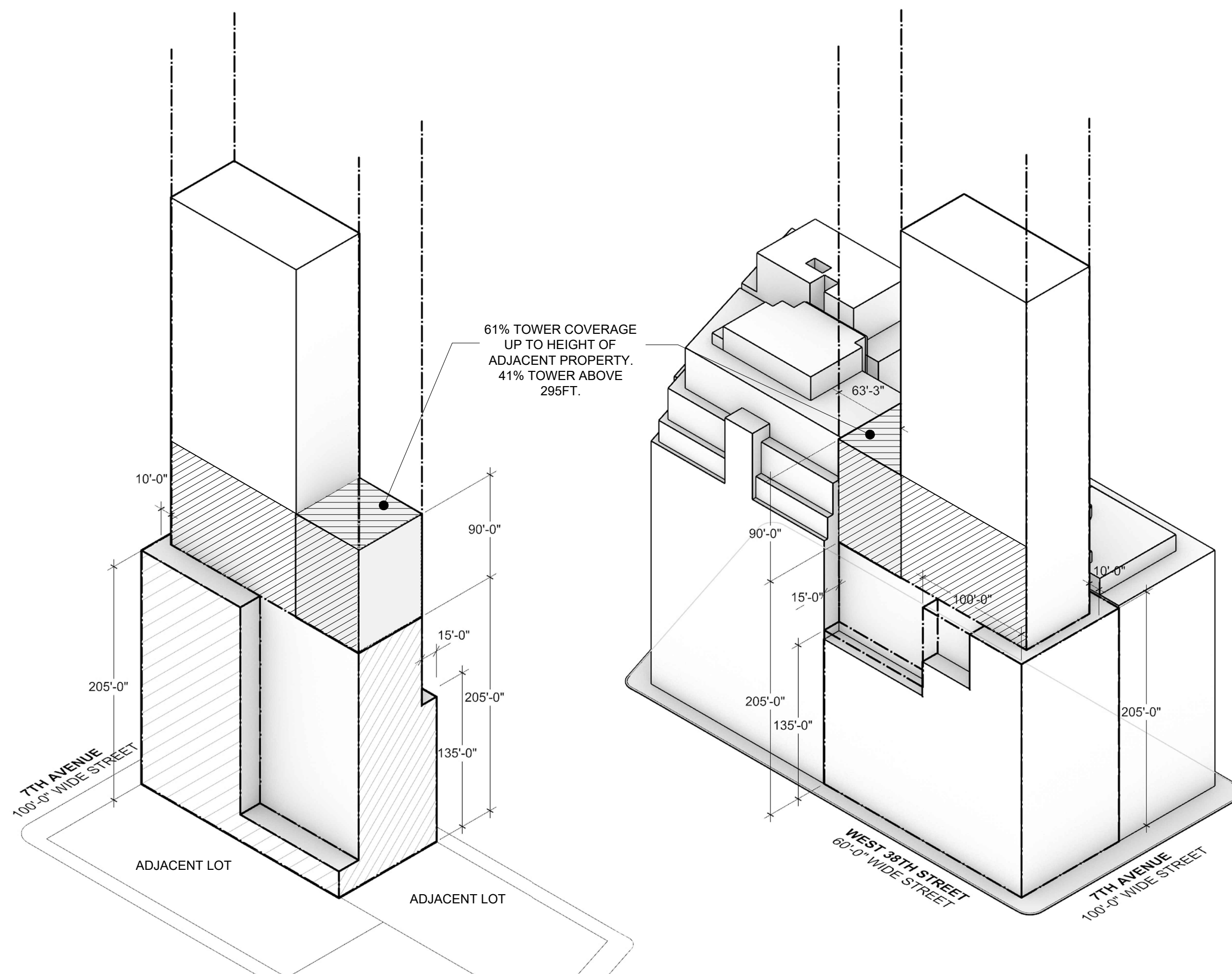
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Issue Date
February 24, 2025
Project No.
Z-113
Drawn By
[Signature]
Drawing Number
[Signature]

CONTEXT ELEVATIONS

Sheet Number

Z-113



NOTES

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LEGEND

PROPOSED BUILDING FOOTPRINT

— PROPOSED MAXIMUM BUILDING ENVELOPE

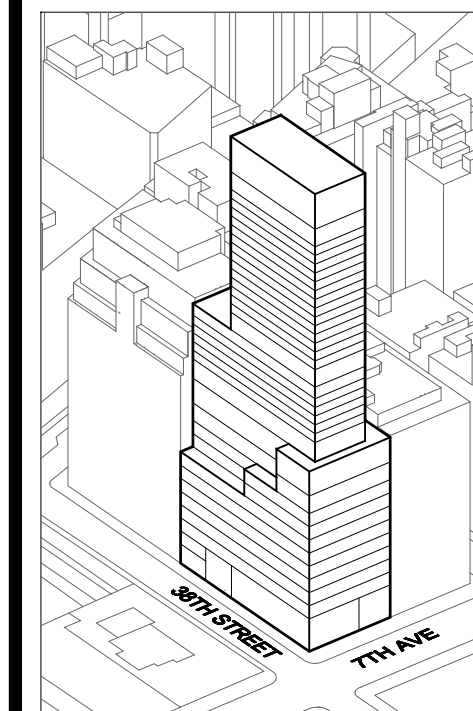
--- ZONING LOT LINE

LEGEND - MODIFICATIONS REQUESTED

 NON-COMPLYING TOWER COVERAGE AREA
BETWEEN 205' AND 295' REQUIRING
SPECIAL PERMIT PURSUANT TO ZR §121-7

 AREA PROPOSED FOR HOTEL USE PURSUANT TO
ZR § 74-153

515 7TH AVENUE



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ARUP
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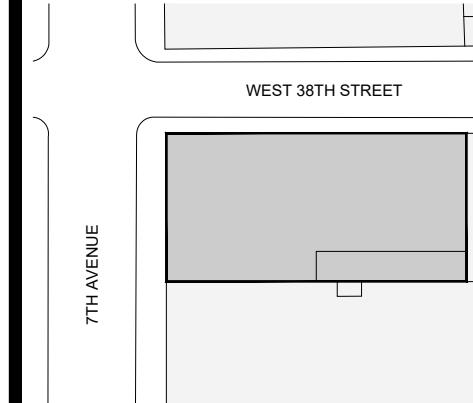
Fire/Life Safety Consultant
ARUP
77 Water Street
New York, NY 10005
Tel: 646.574.9828

2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
<i>No.</i>	<i>Issue</i>	<i>Date</i>

Project Information

515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 813
Lot 64

Key Place



Leave Date _____

February 24th, 2022
Project No.

1288

Drawing Area

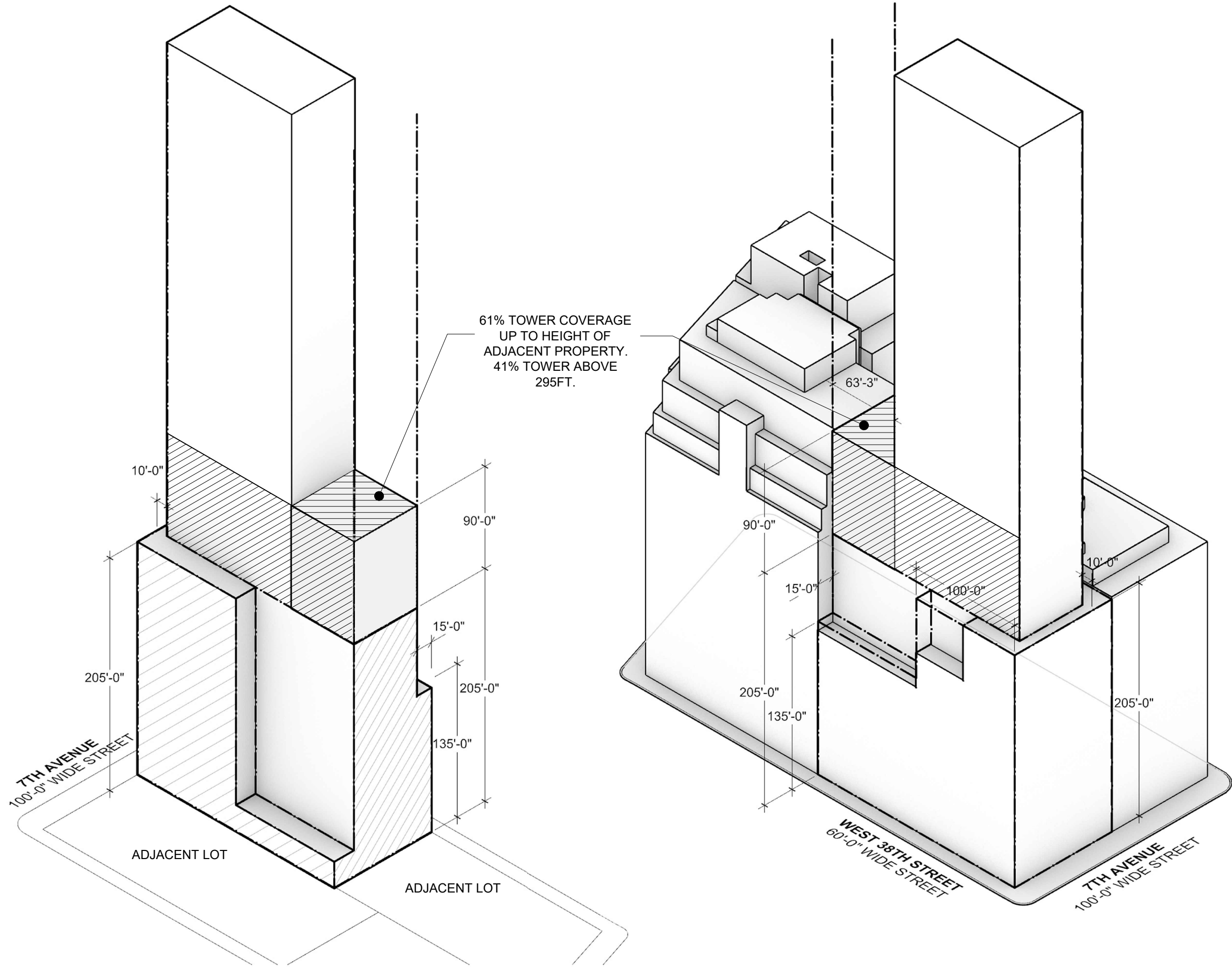
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AXONOMETRICS HOTEL AND OFFICE SCHEME

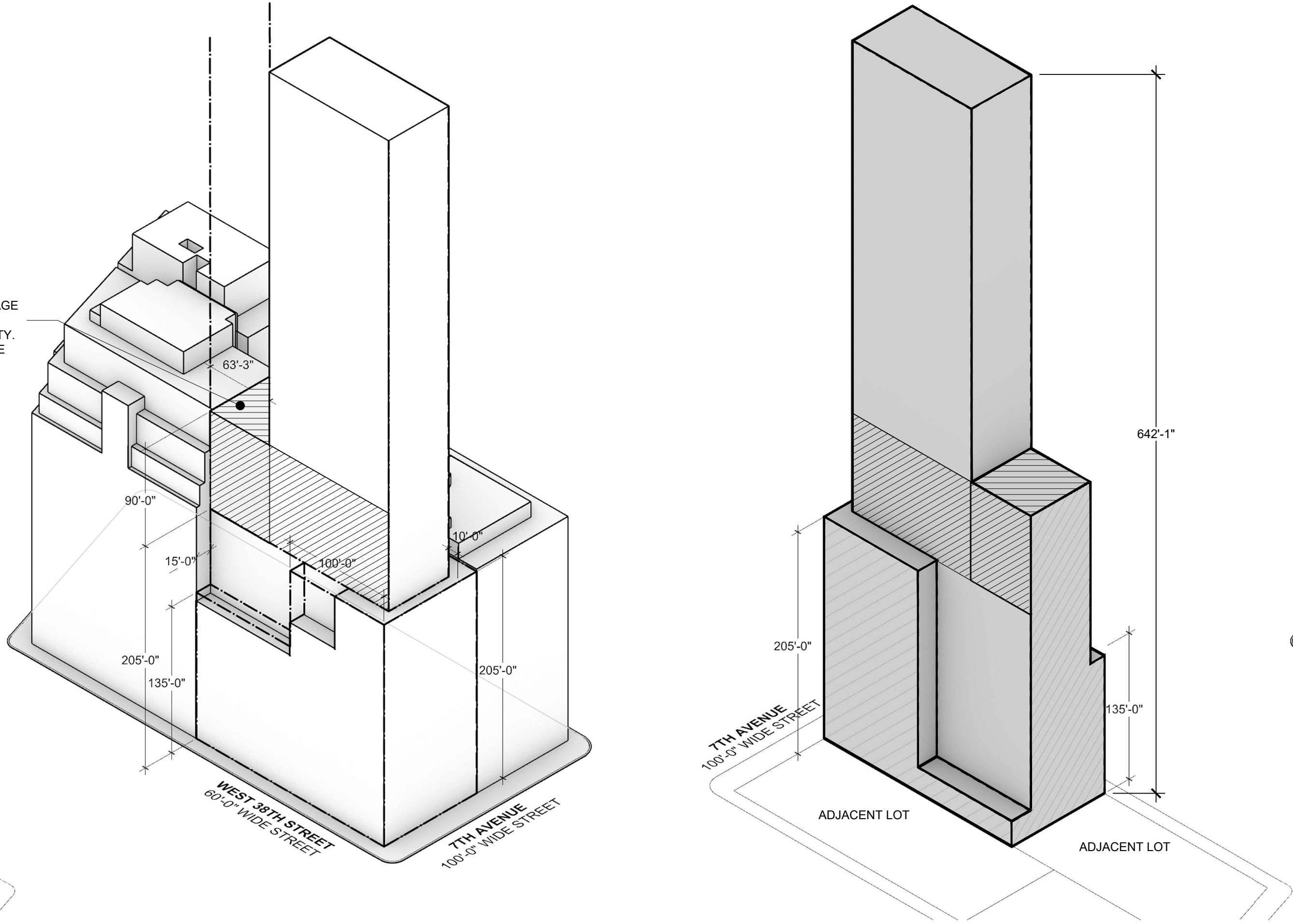
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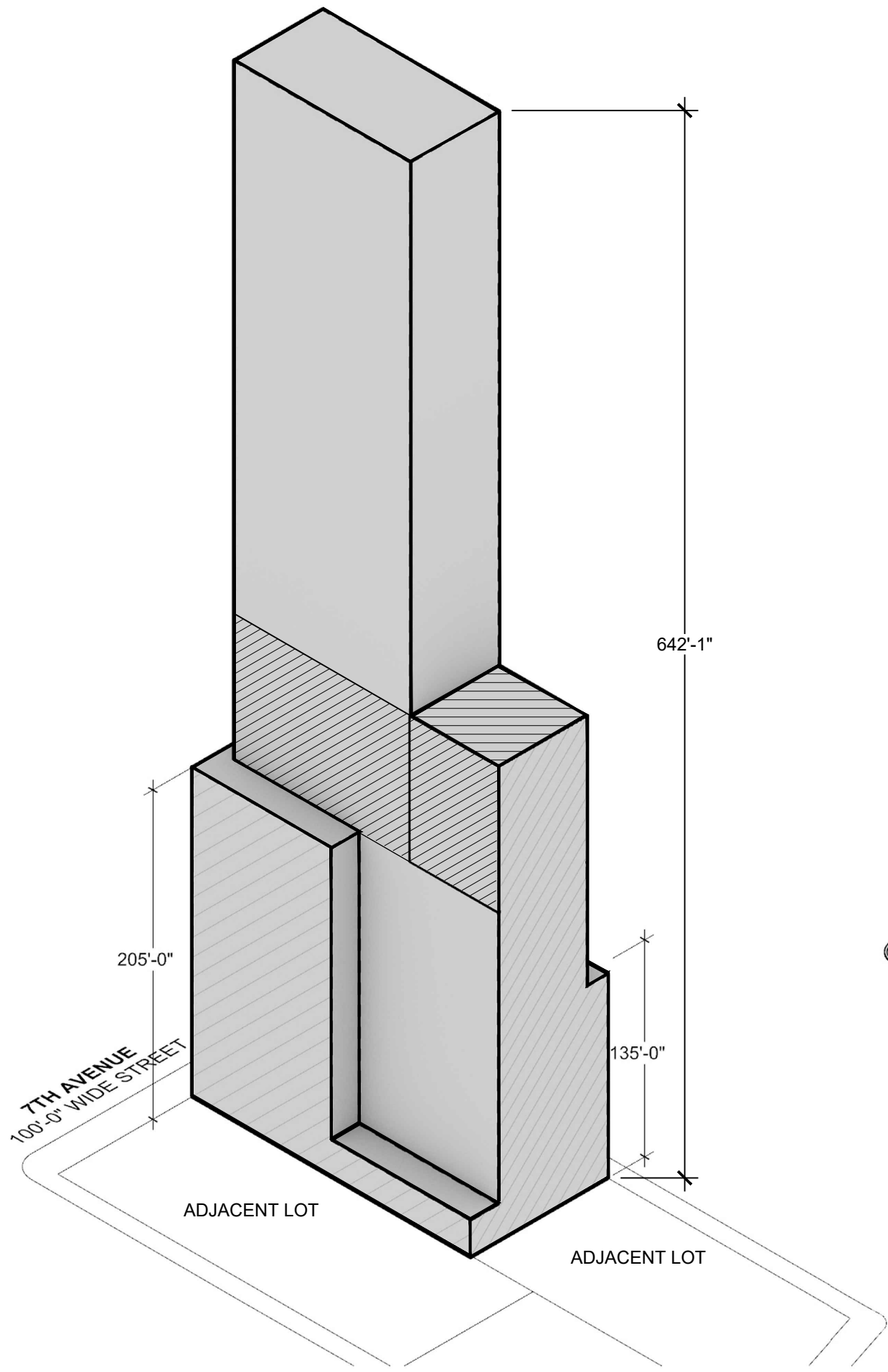
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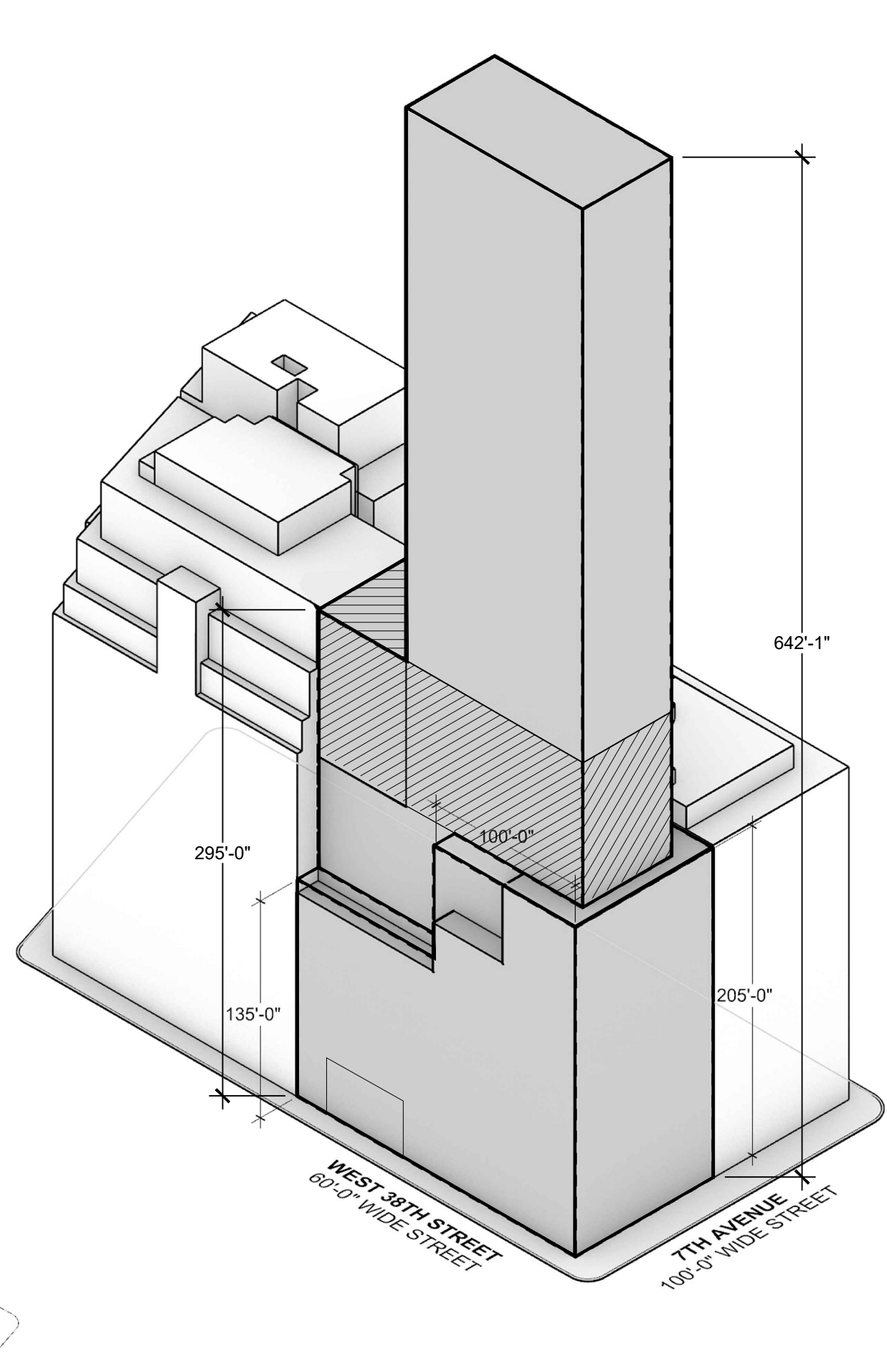
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3 WAIVER DIAGRAM - NW ISOMETRIC



2 BUILDING ENVELOPE - SE ISOMETRIC



1 BUILDING ENVELOPE - NW ISOMETRIC

NOTES

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LEGEND

PROPOSED BUILDING FOOTPRINT

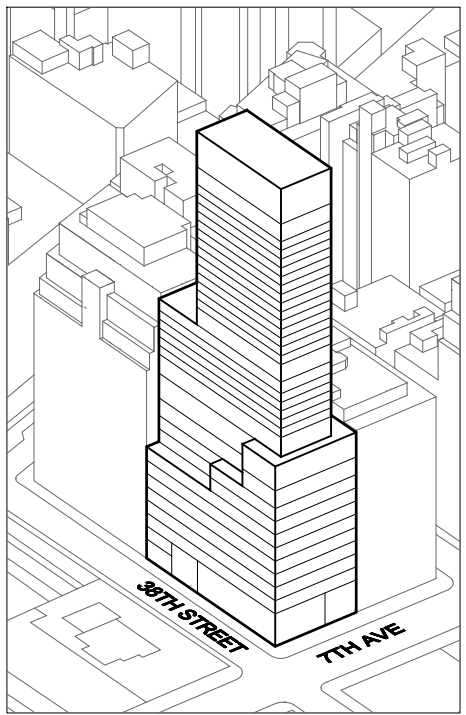
PROPOSED MAXIMUM BUILDING ENVELOPE

ZONING LOT LINE

LEGEND - MODIFICATIONS REQUESTED

NON-COMPLYING TOWER COVERAGE AREA BETWEEN 205' AND 295' REQUIRING SPECIAL PERMIT PURSUANT TO ZR §121-71

515 7TH AVENUE



Developer
Blenheim Realty LTD
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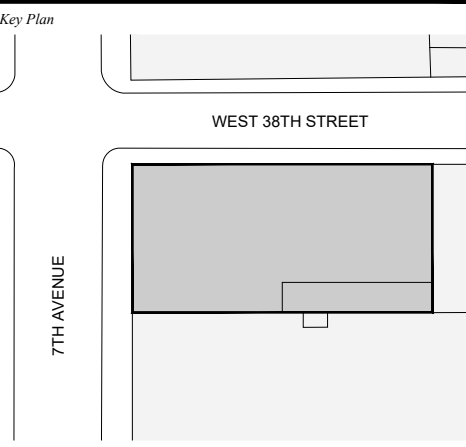
Structural Engineer
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2	ULURP SUBMISSION	04/18/2024
1	ULURP SUBMISSION	01/02/2024
0	ULURP SUBMISSION	01/02/2024

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 613
Lot 64



Issue Date

February 24, 2025

Project No.

022024

Drawn By

Designing Number

Sheet Title

**AXONOMETRICS
OFFICE SCHEME**

Sheet Number

Z-115

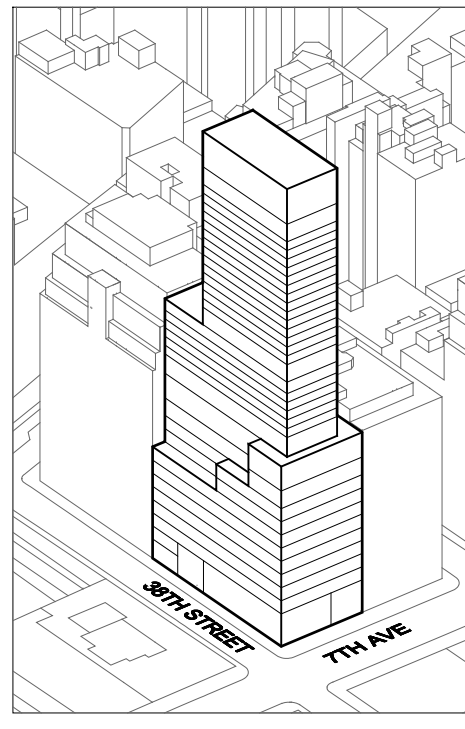
515 7TH AVENUE

UNIFORM LAND USE REVIEW PROCEDURE ZONING SUBMISSION



NOTE: ILLUSTRATIVE AND SUBJECT TO CHANGE

515 7TH AVENUE



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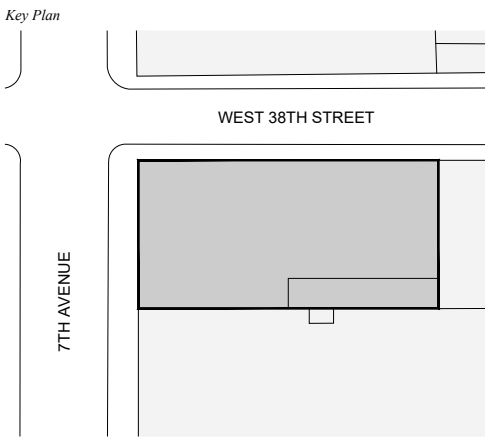
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Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
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Lot 64



Issue Date
February 24th, 2025
Project No.
20250101
Drawn By
[Signature]
Drawing Number
[Signature]

COVER SHEET

Sheet Number

L-000

SHEET LIST		
Sheet Number	Sheet Name	Scale
L-000	COVER SHEET	NTS
L-102	ZONING ANALYSIS	NTS
L-200	COVERED PEDESTRIAN SPACE - PLANS	1/8" = 1'
L-201	COVERED PEDESTRIAN SPACE - PLANTING & SEATING PLAN	1/8" = 1'
L-202	COVERED PEDESTRIAN SPACE - REFLECTED CEILING PLAN	1/8" = 1'
L-203	COVERED PEDESTRIAN SPACE - LIGHTING PLAN	1/8" = 1'
L-204	COVERED PEDESTRIAN SPACE - PHOTOMETRICS PLAN	1/8" = 1'
L-205	COVERED PEDESTRIAN SPACE - SECTIONS	1/8" = 1'
L-210	COVERED PEDESTRIAN SPACE - DETAILS	6" = 1'
L-211	COVERED PEDESTRIAN SPACE - DETAILS	3/4" = 1'

SITE DATA	
Street Address	515 7th Ave
Borough	Manhattan
Block	Western Block 813
Lot	64
Zoning Section Map	8-D
Zoning District	M1-6
Special District	Special Garment Center District (GC), Subdistrict A-3
Community District	5, Manhattan
Zoning Lot Area	19,750 SF

ZONING ANALYSIS - COVERED PEDESTRIAN SPACE

ZR Sections	Item	Permitted or Required	Proposed	Compliance
-------------	------	-----------------------	----------	------------

74-852	Accessibility	Be directly accessible to the public from the adjoining street.	Proposed entrance in both 7th Avenue and 38th Street	Complies
74-852 (a)	Dimensions	Have an area of at least 3,000 square feet	5,402 SF	Complies
		Have a minimum width, at any point, of 20 feet	Current min. depth is 34'	Complies
74-852 (b)	Height	Have a height of at least 30 feet	30'	Complies
74-852 (c)	Uses	Have appropriate uses permitted in the district, such as, but not limited to, small stores and cafes, occupying the maximum feasible frontage along those bounding walls of the covered pedestrian space which do not abut lot lines or street lines. At least 50% of such frontage shall be comprised of individual uses, each of which has a frontage not exceeding 25 feet, and the frontage of any other single use may not exceed 40 feet.	A small café will occupy the maximum feasible frontage.	Complies
74-852 (d)	Illumination	Be adequately illuminated.	Avg illumination 52 FC	Complies
74-852 (e)	Operating Hours	Be suitably maintained and kept open to the public between 7 am to 12 midnight or on a schedule suitable to meet the public need.	Open 7am to 10pm	Complies
74-852	Obstructions	Can have planting, landscaping, ornamental fountains, statuary, outdoor furniture, kiosk, art, light wells and other features given they do not impede pedestrian movement.	Fixed Planter: 4; Trees in Planters: 4; Fixed seating:125 feet planter seating; Movable seats:62; Movable tables:26	Complies
	Columns	Columns are permitted, but the aggregate area of columns may not exceed 2% of the total space.	Less or equal to 2%	Complies
	Clear Entry	Facade openings at the face of the building for entrances shall be at least 20 feet wide, 30 feet high and unobstructed for a depth of 30 feet	20' feet wide, 30' height and 34' min. depth	Complies
	Public Space Signage	Must have an information plaque.	Refer to Sheet L-210	Complies
	Public Seating Area	A portion of the covered pedestrian space shall be public seating areas with appropriate facilities such as cafes or other public seating arrangements.	Fixed seating:125 feet planter seating; Movable seats:62; Movable tables:26	Complies
	Conditioned Space	Standards for heating, ventilating and air-conditioning shall be at least equal to that of the lobby		Complies

ZONING FLOOR AREA SCHEDULES

PERMITTED FLOOR AREA

BASE FLOOR AREA:	19,750 SF X 15.0 FAR =	269,250 SF
MAXIMUM BONUS FLOOR AREA:	19,750 SF X 3.00 FAR =	59,250 SF
MAXIMUM ALLOWABLE FLOOR AREA:	19,750 SF X 18.0 FAR =	355,500 SF

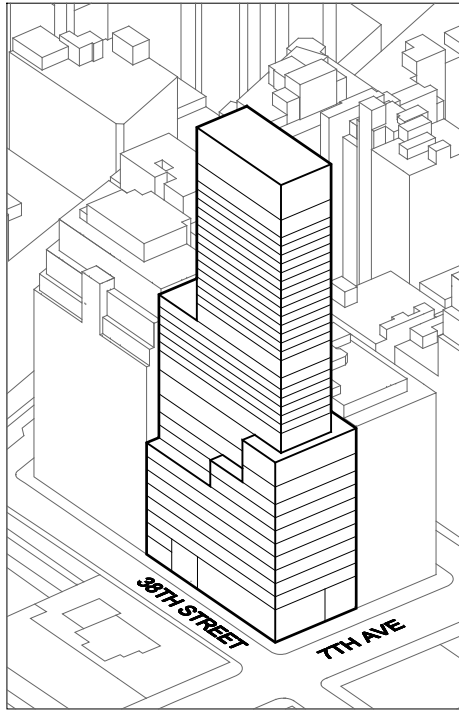
PROPOSED C.P.S

PROPOSED C.P.S. AREA	5,402 SF
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PROPOSED BONUS FLOOR AREA

PROPOSED BONUSED C.P.S. AREA:		5,386.3 SF
PROPOSED BONUSED C.P.S. FLOOR AREA PER ZR 121-31 & ZR 74-85:	5,386.4 SF X 11 =	59,250 SF
TOTAL ALLOWABLE/USABLE BONUS:		59,250 SF

515 7TH AVENUE



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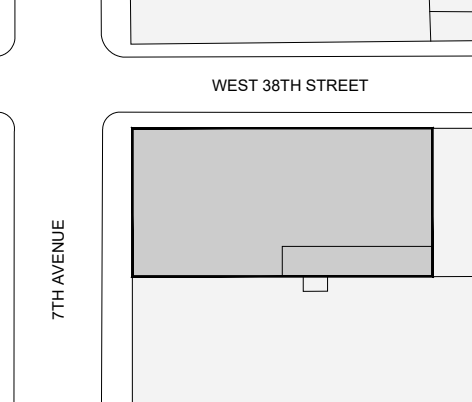
Mechanical Engineer
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Fire/Life Safety Consultant
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New York, NY 10005
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Project Information
515 7TH AVENUE
New York, NY 10018

Manhattan Borough
Block 813
Lot 64

Key Plan



Issue Date
February 24th, 2025
Project No.
Drawing Number

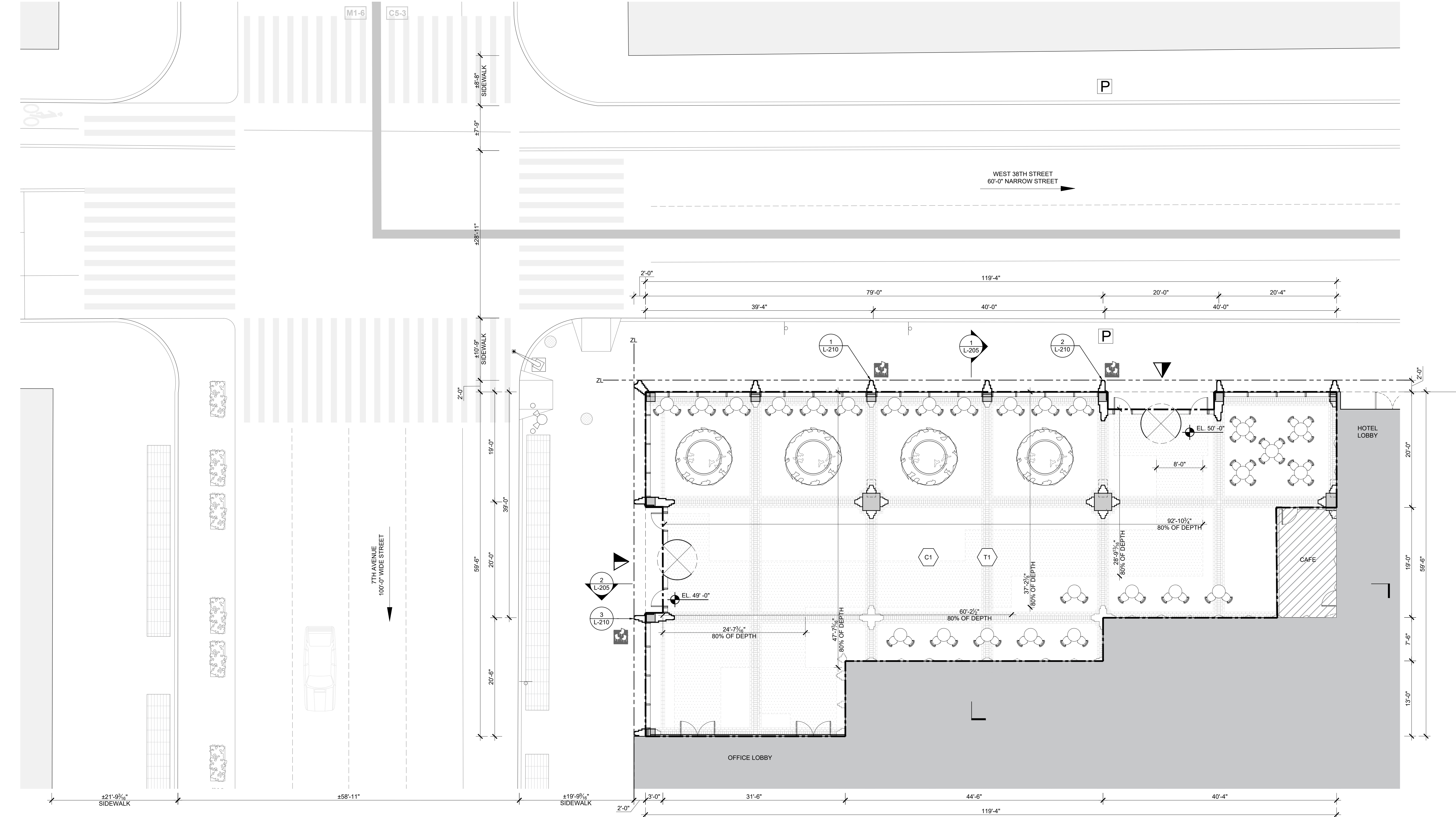


ZONING ANALYSIS

Sheet Number

L-101

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1 CPS FLOOR PLAN WITH PAVING
SCALE: 1/8" = 1'-0"

NOTES

COVERED PEDESTRIAN SPACE DESIGN

THE PUBLIC PLACE DESIGN SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES IN CONNECTION WITH CONCEPT APPROVAL BY THE DEPARTMENT OF TRANSPORTATION, AND REMAINS SUBJECT TO FURTHER DESIGN DEVELOPMENT AND REVIEW BY THE DEPARTMENT OF TRANSPORTATION AND THE PUBLIC DESIGN COMMISSION.

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PROPOSAL INFORMATION:

FIXED PLANTER: 4

TREES IN PLANTER: 4

FIXED SEATING: 125 LINEAR FEET PLANTER SEATING

MOVABLE SEATS: 62

MOVABLE TABLE: 26

MATERIAL LEGEND

C1 POURED CONCRETE FLOORING

C2 BOARD FORM CONCRETE

T1 TERAZZO FLOORING

M1 MASONRY

G1 CLEAR TRANSPARENT GLASS

AL1 ALUMINUM MULLION

LEGEND

COVERED PEDESTRIAN SPACE ENTRY

FIXED PLANTER SEATING

PROPOSED TREES IN PLANTER

MOVEABLE TABLE WITH TWO CHAIRS

MOVEABLE TABLE WITH FOUR CHAIRS

COVERED PEDESTRIAN SPACE BOUNDARY

PROPOSED CAFE

ZONING LOT LINE

CIRCULATION PATH

SIGNAGE PLAQUE

EXISTING BOLLARD

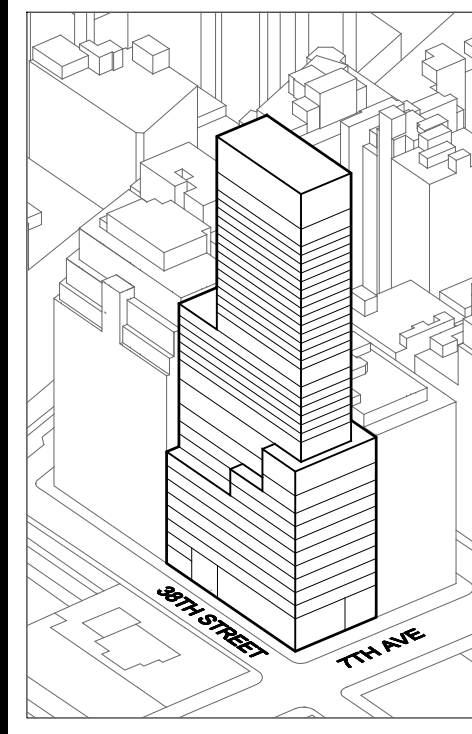
EXISTING FIRE HYDRANT

EXISTING SIGN

EXISTING POST

EXISTING PARKING METER

515 7TH AVENUE



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Blenheim Realty LTD
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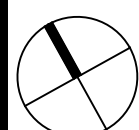
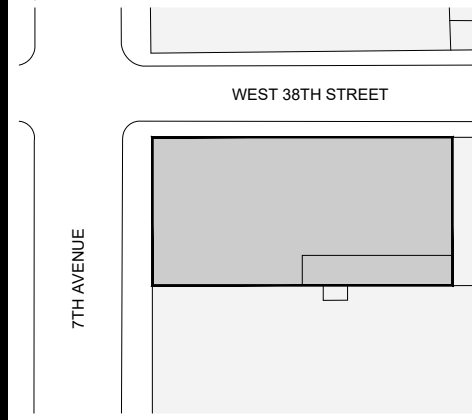
2 ULURP SUBMISSION 04/16/2024
1 ULURP SUBMISSION 01/02/2024

Project Information

515 7TH AVENUE
New York, NY 10018

Manhattan Borough
Block 813
Lot 64

Key Plan



0 4' 8' 16'

Issue Date

February 24, 2025

Project No.

515 7TH AVENUE

Drawn By

515 7TH AVENUE

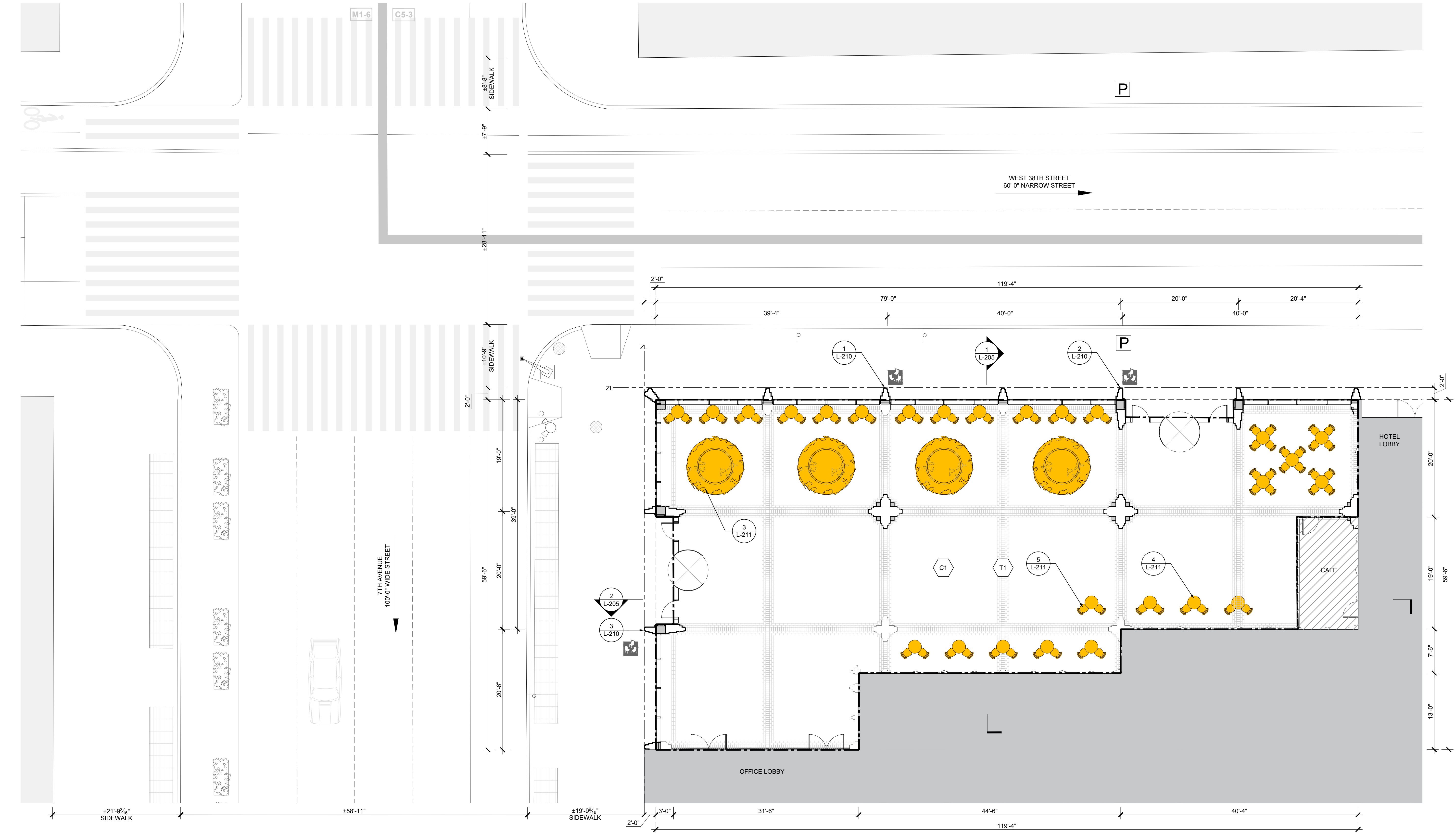
Project Number

515 7TH AVENUE

**COVERED
PEDESTRIAN SPACE
PLANS**

Sheet Number

L-200



1 CPS PLANTING & SEATING PLAN
SCALE: 1/8" = 1'-0"

NOTES

COVERED PEDESTRIAN SPACE DESIGN

THE PUBLIC PLACE DESIGN SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES IN CONNECTION WITH CONCEPT APPROVAL BY THE DEPARTMENT OF TRANSPORTATION, AND REMAINS SUBJECT TO FURTHER DESIGN DEVELOPMENT AND REVIEW BY THE DEPARTMENT OF TRANSPORTATION AND THE PUBLIC DESIGN COMMISSION.

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PROPOSAL INFORMATION:

FIXED PLANTER: 4
TREES IN PLANTER: 4
FIXED SEATING: 125 LINEAR FEET PLANTER SEATING
MOVABLE SEATS: 62
MOVABLE TABLE: 26
CAFE: 111 SF

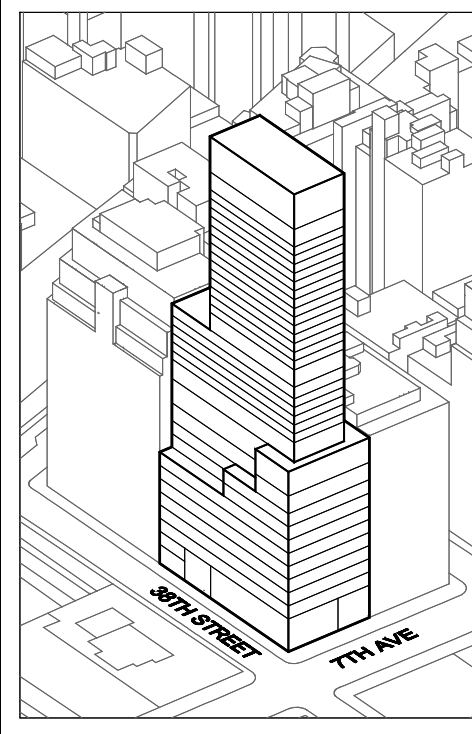
MATERIAL LEGEND

- C1 POURED CONCRETE FLOORING
- C2 BOARD FORM CONCRETE
- T1 TERAZZO FLOORING
- M1 MASONRY
- G1 CLEAR TRANSPARENT GLASS
- AL1 ALUMINUM MULLION

LEGEND

- COVERED PEDESTRIAN SPACE ENTRY
- FIXED PLANTER SEATING
- PROPOSED TREES IN PLANTER
- MOVEABLE TABLE WITH TWO CHAIRS
- MOVEABLE TABLE WITH FOUR CHAIRS
- COVERED PEDESTRIAN SPACE BOUNDARY
- PROPOSED CAFE
- ZONING LOT LINE
- CIRCULATION PATH
- SIGNAGE PLAQUE
- EXISTING BOLLARD
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING POST
- EXISTING PARKING METER

515 7TH AVENUE



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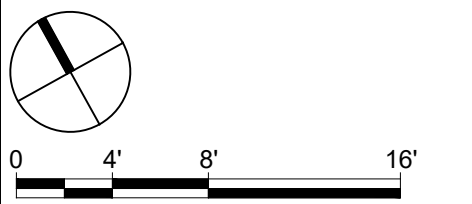
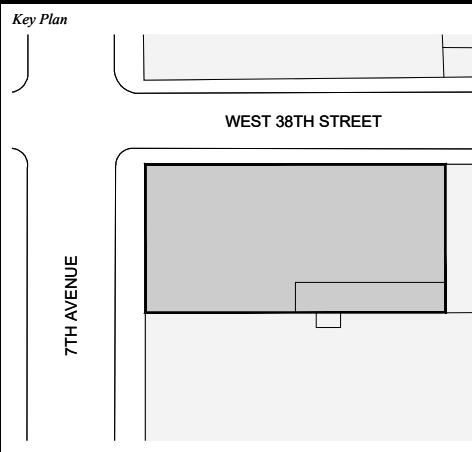
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2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
No.	Date	Date

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 613
Lot 64



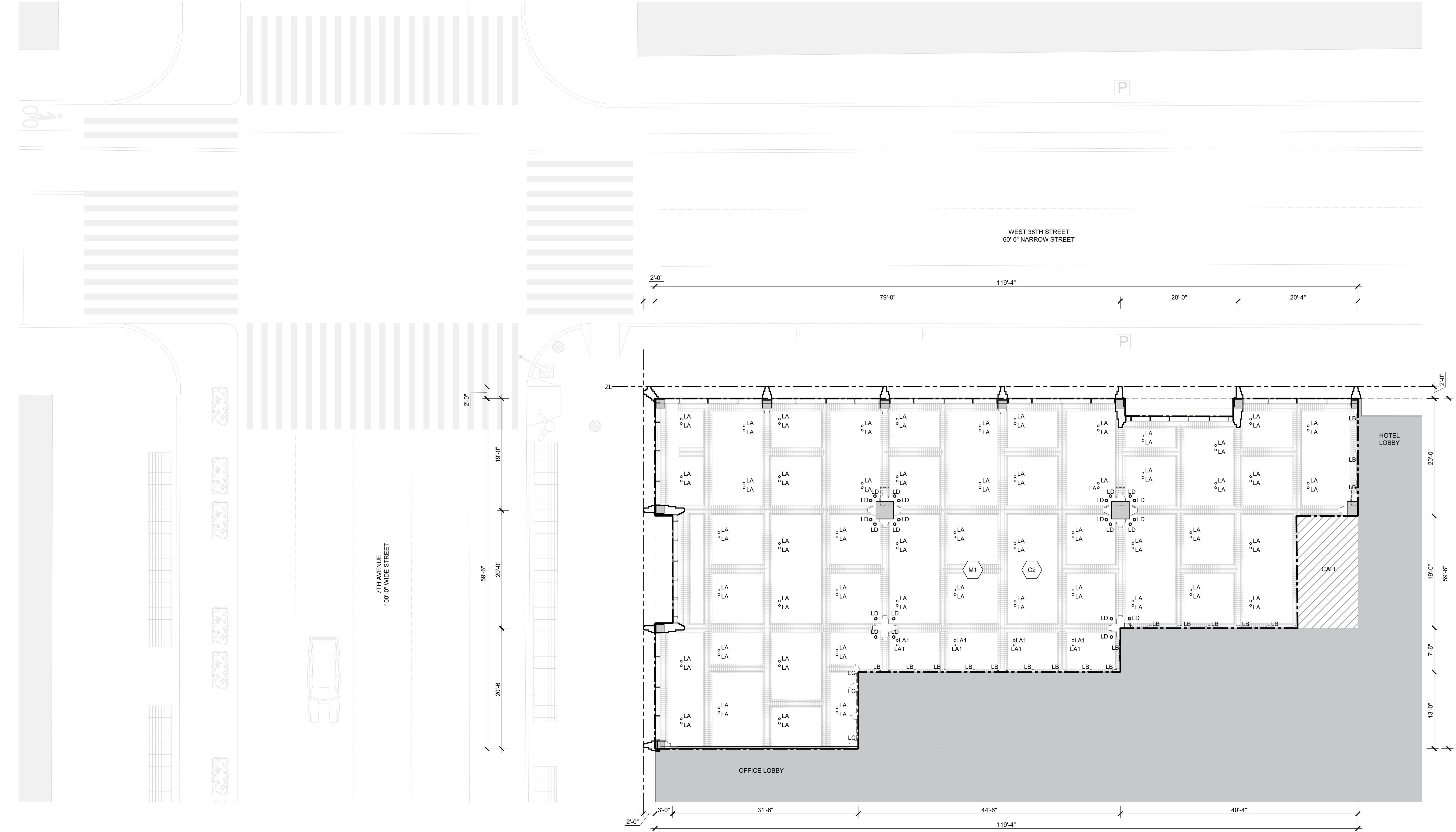
Issue Date
February 24, 2025
Project No.
Drawn By
Drawing Number



Covered Pedestrian Space
Planting & Seating Plan
Sheet Number

L-201

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1 CPS REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

NOTES

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MOVABLE TABLE: 26

MATERIAL LEGEND

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C2 BOARD FORM CONCRETE

T1 TERAZZO FLOORING

M1 MASONRY

G1 CLEAR TRANSPARENT GLASS

AL1 ALUMINUM MULLION

LEGEND

COVERED PEDESTRIAN SPACE ENTRY

FIXED PLANTER SEATING

PROPOSED TREES IN PLANTER

MOVEABLE TABLE WITH TWO CHAIRS

MOVEABLE TABLE WITH FOUR CHAIRS

COVERED PEDESTRIAN SPACE BOUNDARY

PROPOSED CAFE

ZONING LOT LINE

CIRCULATION PATH

SIGNAGE PLAQUE

EXISTING BOLLARD

EXISTING FIRE HYDRANT

EXISTING SIGN

EXISTING POST

EXISTING PARKING METER

Issue Date
February 24, 2025

Project No.
515 7TH AVENUE

Drawn By
JACOB

Planning Number
515 7TH AVENUE

515 7TH AVENUE
New York, NY 10018

Manhattan Borough
Block 613
Lot 64

0 4' 8' 16'

REGISTERED ARCHITECT
JACOB
STATE OF NEW YORK
02321

COVERED PEDESTRIAN SPACE REFLECTED CEILING PLAN

Sheet Number

L-202

515 7TH AVENUE

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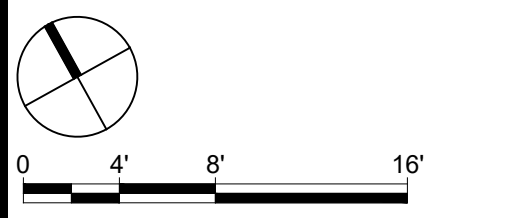
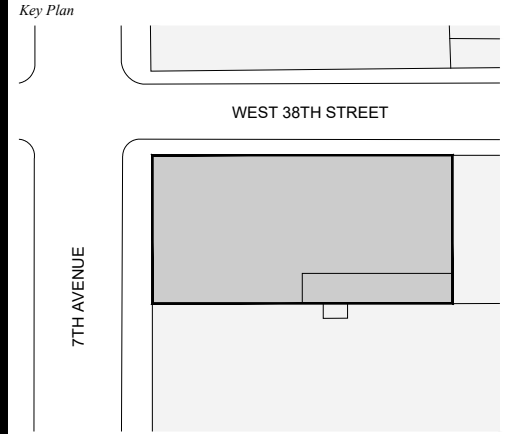
Structural Engineer
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2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
0	Issue	Issue

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 613
Lot 64



Issue Date
February 24, 2025

Project No.
515 7TH AVENUE

Drawn By
JACOB

Planning Number
515 7TH AVENUE

515 7TH AVENUE
New York, NY 10018

Manhattan Borough
Block 613
Lot 64

0 4' 8' 16'

REGISTERED ARCHITECT
JACOB
STATE OF NEW YORK
02321

COVERED PEDESTRIAN SPACE REFLECTED CEILING PLAN

Sheet Number

L-202

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NOTES

COVERED PEDESTRIAN SPACE DESIGN

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TREES IN PLANTER: 4

FIXED SEATING: 125 LINEAR FEET PLANTER SEATING

MOVABLE SEATS: 62

MOVABLE TABLE: 26

MATERIAL LEGEND

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C2 BOARD FORM CONCRETE

T1 TERAZZO FLOORING

M1 MASONRY

G1 CLEAR TRANSPARENT GLASS

AL1 ALUMINUM MULLION

LEGEND

COVERED PEDESTRIAN SPACE ENTRY

FIXED PLANTER SEATING

PROPOSED TREES IN PLANTER

MOVEABLE TABLE WITH TWO CHAIRS

MOVEABLE TABLE WITH FOUR CHAIRS

COVERED PEDESTRIAN SPACE BOUNDARY

PROPOSED CAFE

ZONING LOT LINE

CIRCULATION PATH

SIGNAGE PLAQUE

EXISTING BOLLARD

EXISTING FIRE HYDRANT

EXISTING SIGN

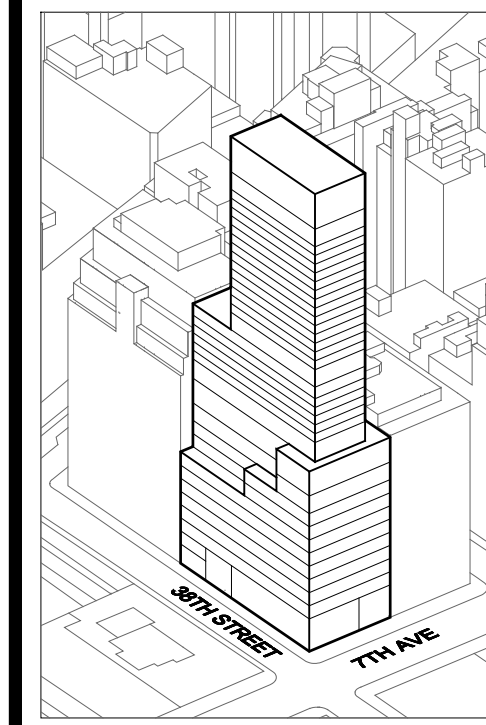
EXISTING POST

EXISTING PARKING METER

1 CPS LIGHTING PLAN

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

515 7TH AVENUE



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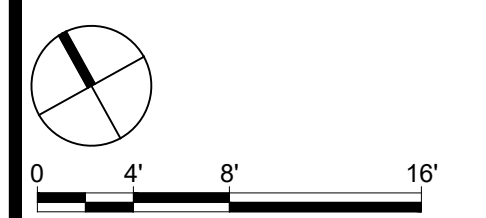
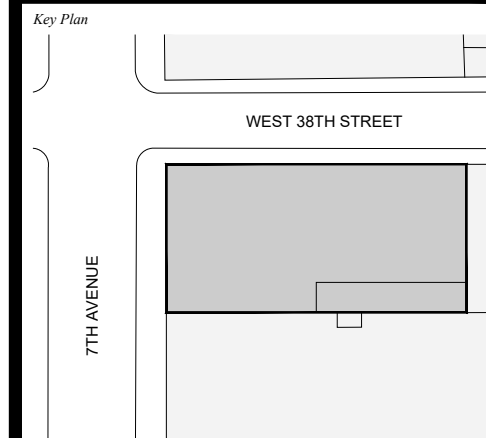
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2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
0	DATE	DATE

Project Information
515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 613
Lot 64



Issue Date
February 24, 2025

Project No.

Drawn By

Planning Number

Sheet Title

COVERED PEDESTRIAN SPACE LIGHTING PLAN

Sheet Number

L-203



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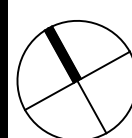
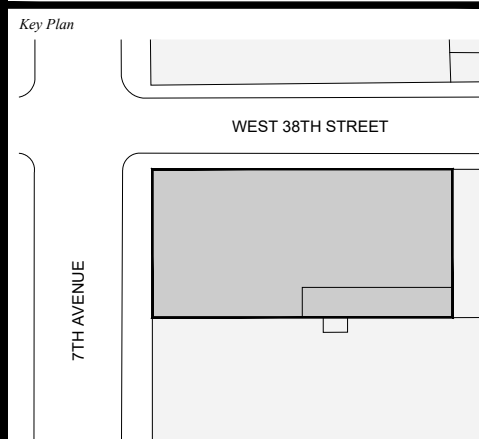
Fire/Life Safety Consultant
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2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
<i>No.</i>	<i>Issue</i>	<i>Date</i>

Project Information

515 7TH AVENUE
New York, NY 10018

Manhattan Borough
Block 813
Lot 64



0 4' 8' 16'

February 24th, 2020

Project No. _____

Drawn By

Drawing Number

Shaver Title

COVERED PEDESTRIAN SPACE SECTIONS

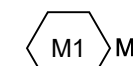
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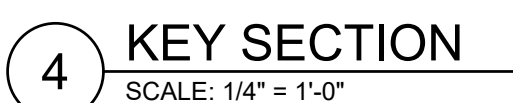


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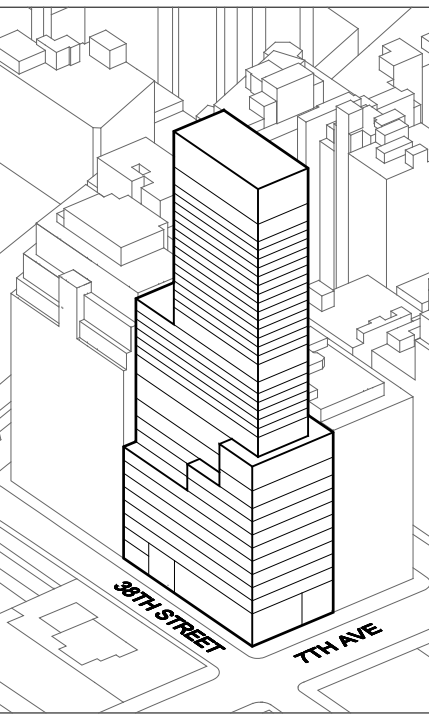
M1 MASONRY



P EXISTING PARKING METER



1. PLAQUES SHALL BE CAST IN BRONZE, WITH THE REQUIRED TEXT IN BLACK COLOR WITH A HIGHLY CONTRASTING BACKGROUND
2. ALL OTHER LETTERING WILL BE ENGRAVED IN BLACK
3. PLAQUES SHALL BE NON-REFLECTIVE
4. PLAQUES SHALL BE SPRAY COATED WITH A CLEAR, WATER-RESISTANT SEALANT
5. CENTER OF PLAQUES TO BE MOUNTED 5 FT ABOVE WALKING SURFACE
6. PLAQUES SHALL BE LOCATED AS INDICATED IN THE PLAN



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 Enheim Realty LTD
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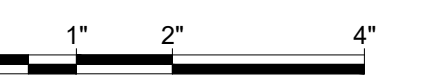
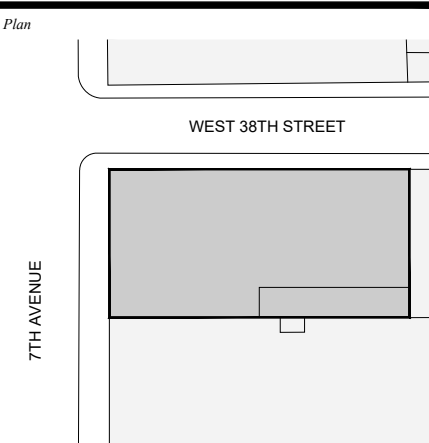
Mechanical Engineer
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5 7TH AVENUE
New York, NY 10018

Manhattan Borough
Block 813
t 64



Date _____

Doc No.

_____ *By*

ating Number

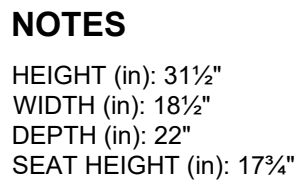


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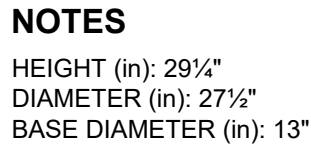
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Number

L-210



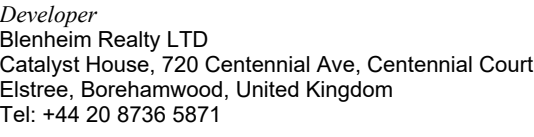
TYPE: FOR ILLUSTRATIVE PURPOSE ONLY



TYPE: FOR ILLUSTRATIVE PURPOSE ONLY



515 7TH AVENUE



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2	ULURP SUBMISSION	04/16/2024
1	ULURP SUBMISSION	01/02/2024
No.	Issue	Date

515 7TH AVENUE
New York, NY 10018
Manhattan Borough
Block 813
Lot 64



Expiry Date
February 24 th , 2025
Project No.
Drawn By
Drawing Number



Silver Title

COVERED PEDESTRIAN SPACE DETAILS

Sheet Number

L-211