

1538 Second Avenue, Manhattan





1538 Second Avenue, Manhattan

Area Map

Site Details

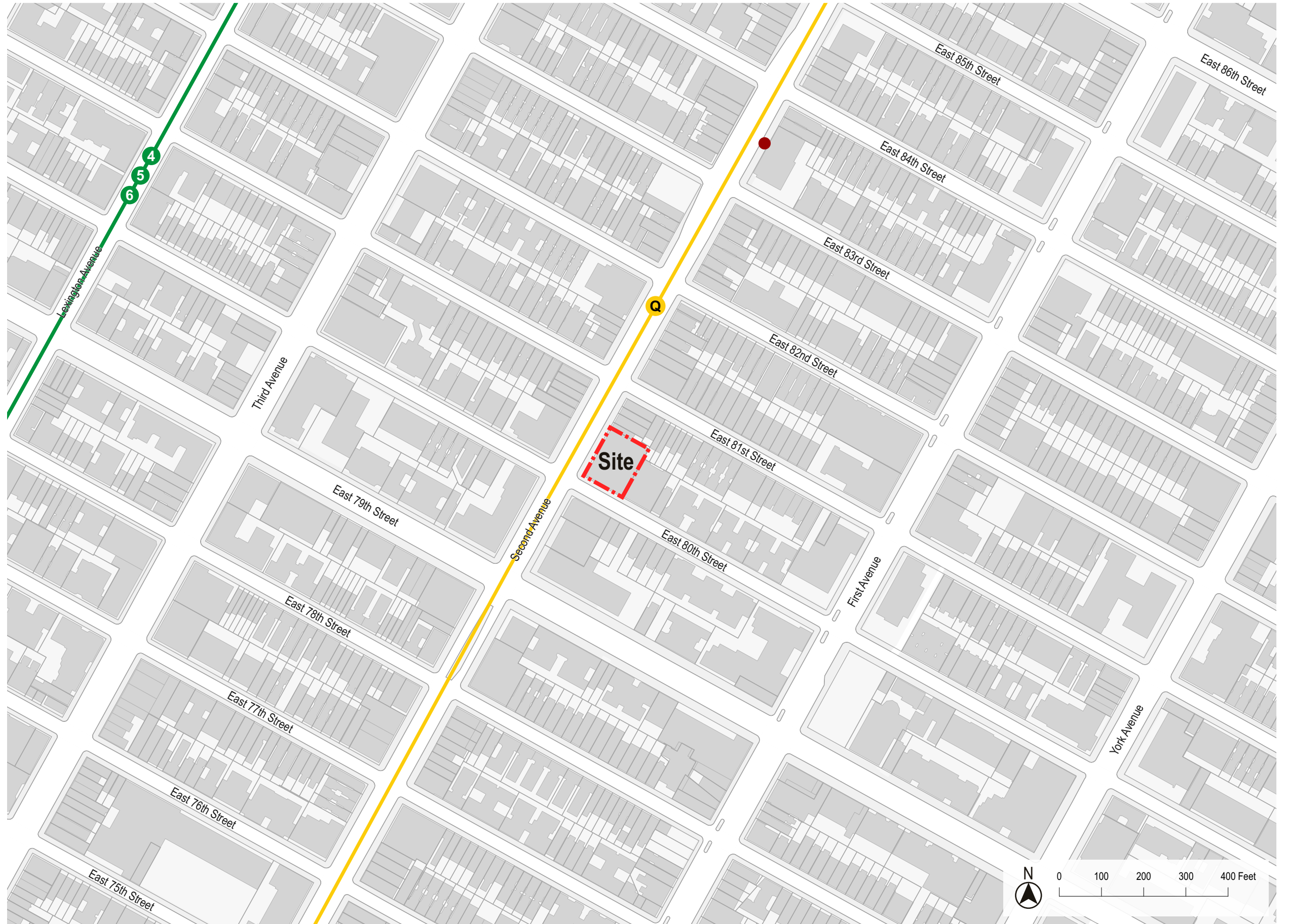
Address: 1538 Second Avenue
Block: 1543 **Lot:** 7503
Lot Area: 12,770 sq ft
Zoning: C1-9
Existing FAR: 15.6
Max. FAR: 10 (res.) / 2.0 (comm.)

Transit

 Subway Route
 Subway Entrances

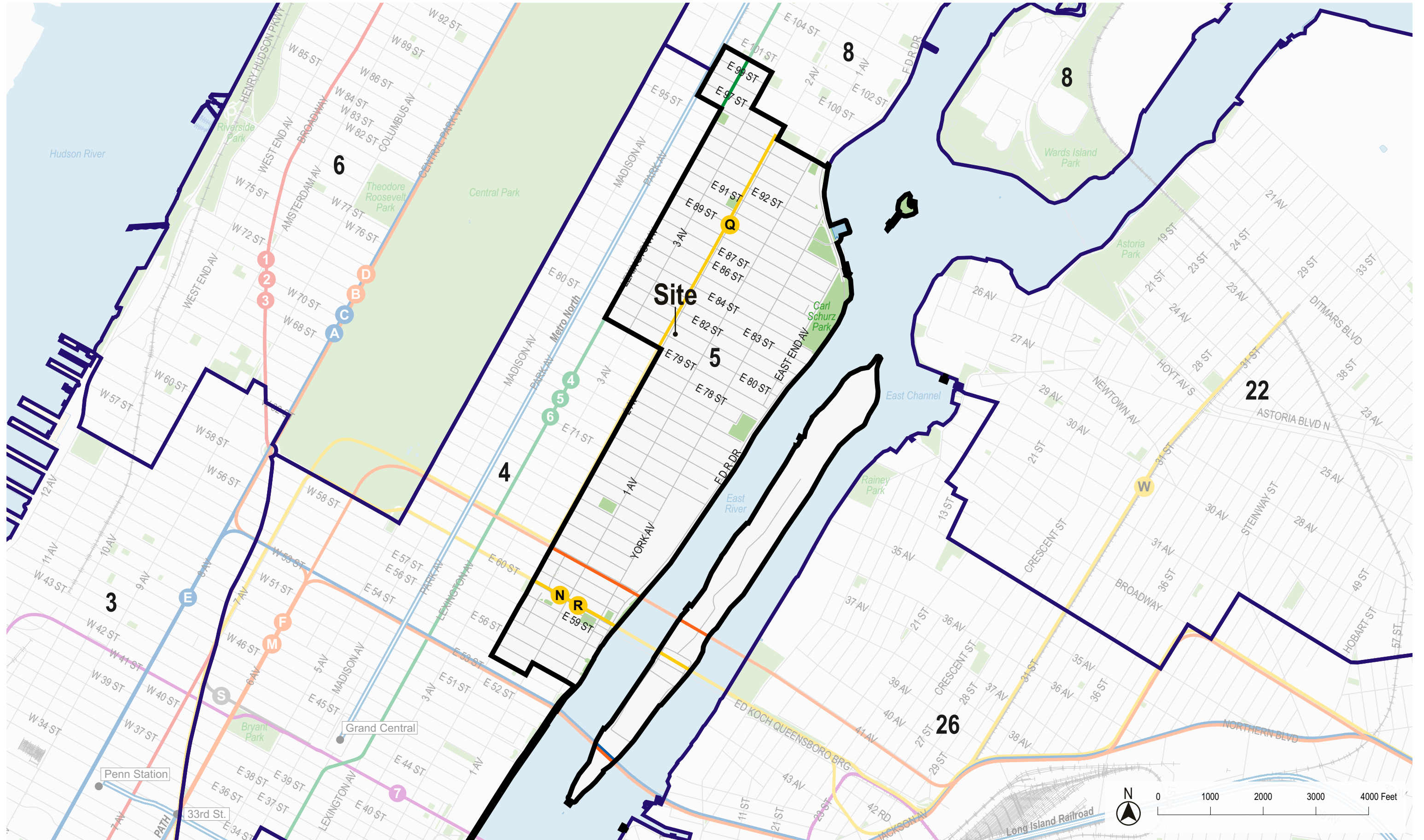
Neighborhood Details

Borough: Manhattan
Neighborhood: Upper East Side
Community District: 8, Will Brightbill, District Manager
City Council: 5, Julie Menin
Borough President: Mark Levine

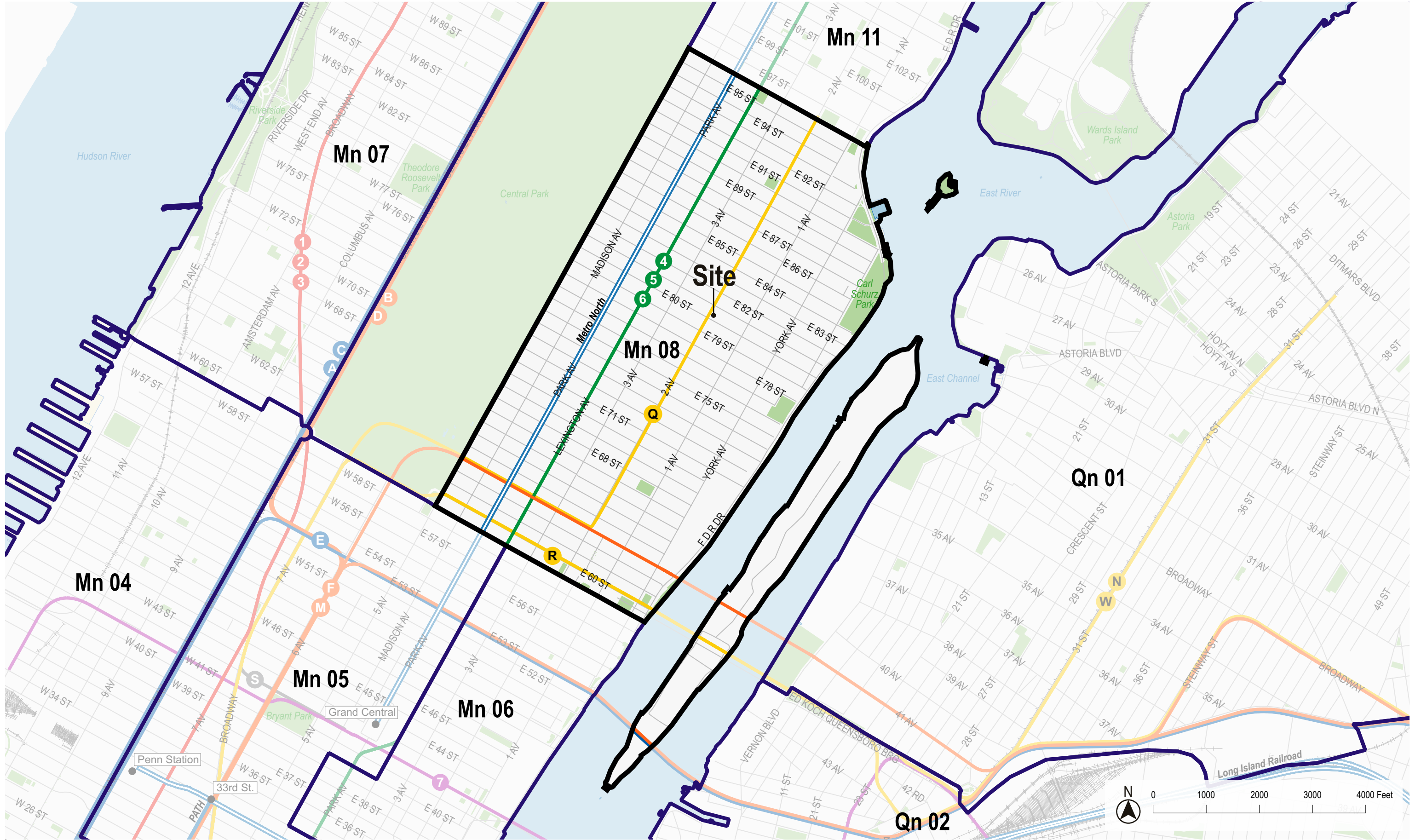


1538 Second Avenue, Manhattan

City Council Districts



1538 Second Avenue, Manhattan
Community Board Districts



1538 Second Avenue, Manhattan
Bird's Eye Aerial Photo (Area)



1538 Second Avenue, Manhattan
Bird's Eye Aerial Photo (Surrounding Uses)



1538 Second Avenue, Manhattan

Area Zoning & Transit Map

Zoning

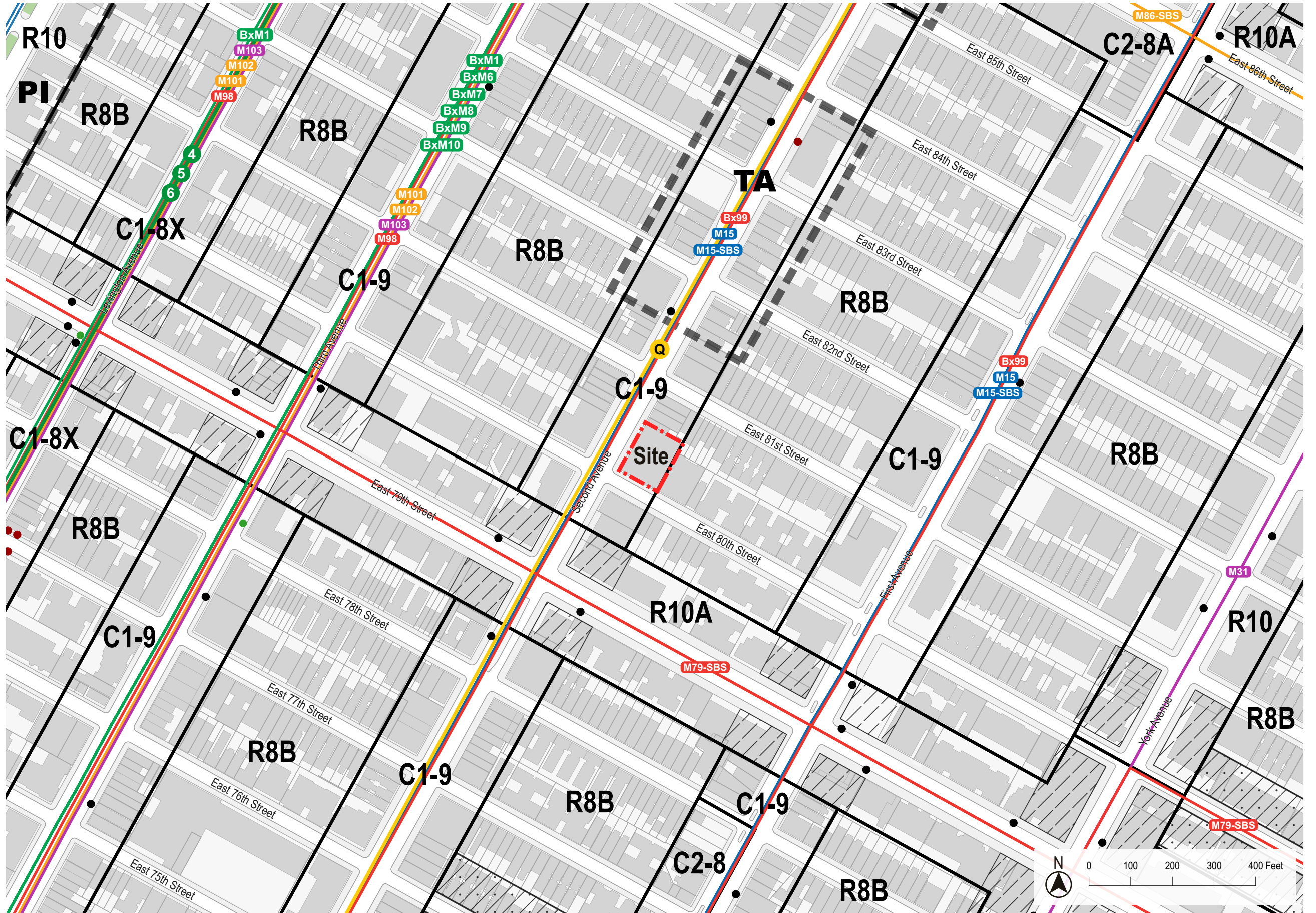
- Zoning Districts
- Special Purpose Districts

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



1538 Second Avenue, Manhattan

Tax Map



NYC Digital Tax Map

Effective Date : 05-14-2021 21:34:43
End Date : Current
Manhattan Block: 1543

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



0 5 10 20 30 40 Feet

1538 Second Avenue, Manhattan

Site Photos



1. View of the Site facing southeast from Second Avenue.



2. View of the Site facing southeast from Second Avenue.



3. View of Second Avenue facing southwest (Site at left).



1538 Second Avenue, Manhattan

Site Photos



4. View of East 80th Street facing southeast from Second Avenue (Site at left).



5. View of the Site facing east from the intersection of Second Avenue and East 80th Street.



6. View of Second Avenue facing northeast from East 80th Street (Site at right).



1538 Second Avenue, Manhattan

Site Photos



7. View of the Site facing northeast from East 80th Street.



8. View of the Site facing north from East 80th Street.



9. View of East 80th Street facing northwest (Site at right).



1538 Second Avenue, Manhattan

Site Photos



10. View of the south side of East 80th Street facing south from the Site.



11. View of the sidewalk along the north side of East 80th Street facing northwest (Site at right).



12. View of the sidewalk along the north side of East 80th Street facing southeast from Second Avenue (Site at left).



1538 Second Avenue, Manhattan

Site Photos



13. View of the intersection of Second Avenue and East 80th Street facing west from the Site.



14. View of the sidewalk along the east side of Second Avenue facing northeast from East 80th Street (Site at right).



15. View of the sidewalk along the east side of Second Avenue facing southwest (Site at left).



1538 Second Avenue, Manhattan

Site Photos



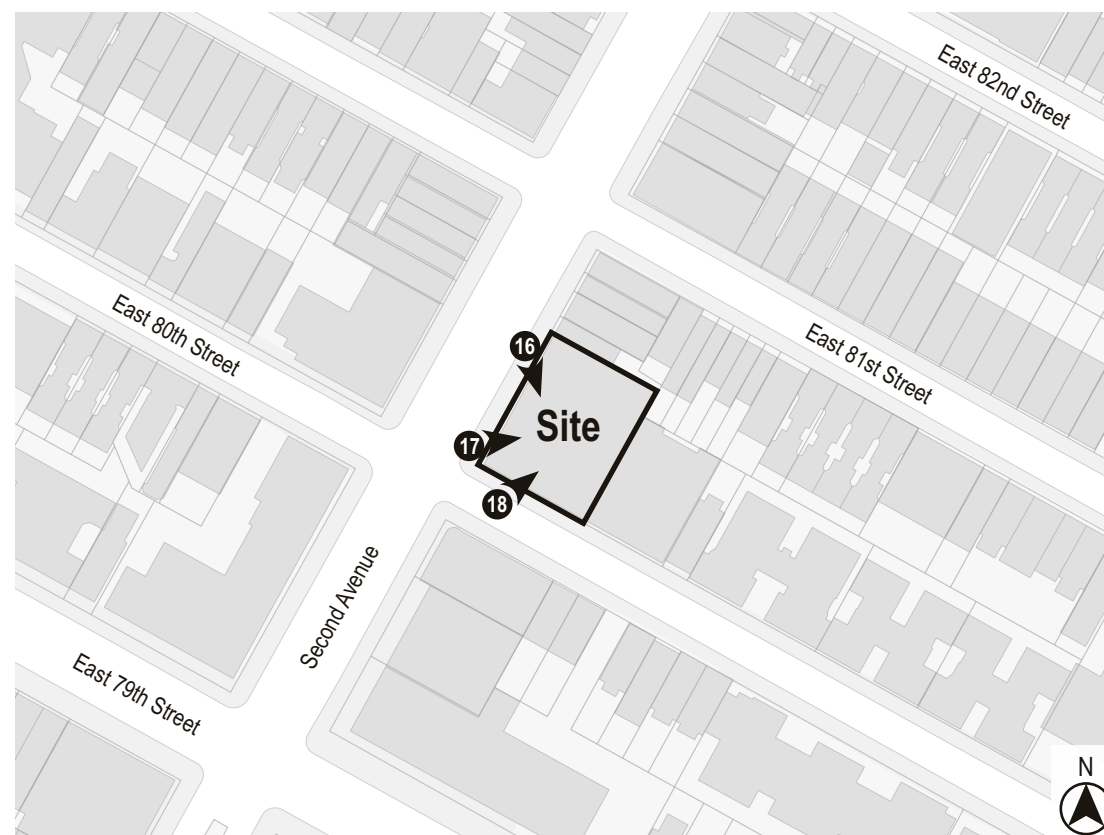
16. View of the ground floor retail facing south from Second Avenue.



17. View of the ground floor retail facing east from Second Avenue.



18. View of the ground floor retail facing northeast from East 80th Street.





**T. LAPORTA
ARCHITECT, PC**

ADDRESS: P.O. BOX 70140
SI, NY 10307-0140
PHONE: 718.887.4738
EMAIL: STUDIO@TL-ARC.COM

T L - A R C . C O M

SITE INFORMATION

BLOCK: 1543
LOT: 7503, 49, 50, 51, 148, 149
ADDRESS: 1538 SECOND AVENUE, NY NY
ZONING DISTRICT: C1-4
COMMUNITY DISTRICT: MANHATTAN CD 8
ZONING SECTION MAP: 9A
ZONING LOT AREA: 20,745 SF

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING COMMUNITY FACILITY INTERIOR LAYOUT
2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE COMMUNITY FACILITY IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
3. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE PURSUANT TO COMMUNITY FACILITY OPERATIONS.
5. INFORMATION WITHIN THE COMMUNITY FACILITY SPACES IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE PURSUANT TO COMMUNITY FACILITY OPERATIONS.

LEGEND

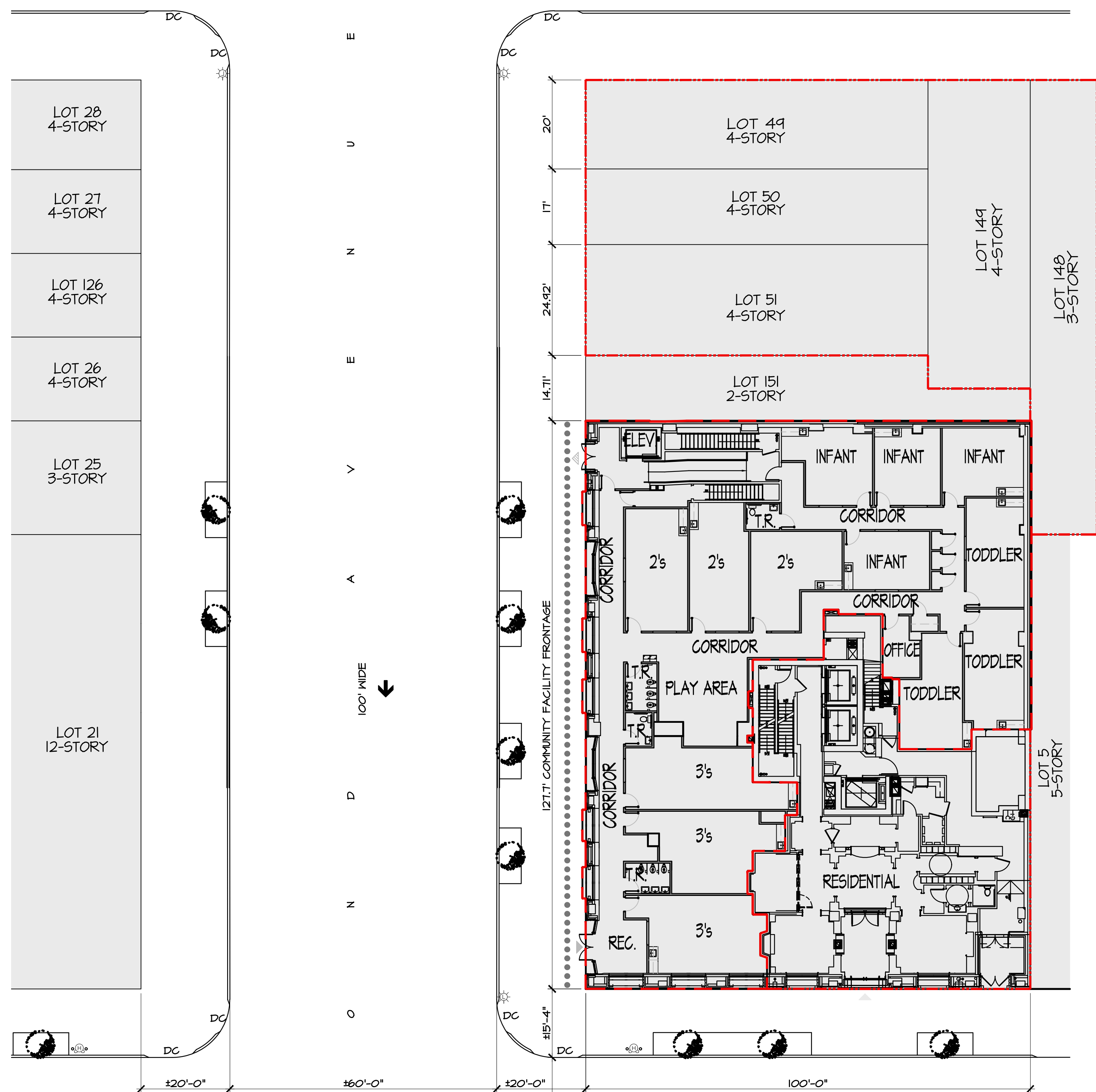
- TREE PIT
- DIRECTION OF VEHICULAR TRAVEL
- LIGHT POLE
- HYDRANT WITH GUARD POLE
- DROPPED CURB
- COMMUNITY FACILITY MAIN ENTRY
- RESIDENTIAL MAIN ENTRY
- COMMUNITY FACILITY EXIT
- EXISTING BUILDING
- LIMIT OF WORK, COMMUNITY FACILITY
- ZONING LOT
- USE WAIVER FOR ZR 32-435 (C) TO WAIVE CERTAIN RETAIL CONTINUITY REQUIREMENTS

ZONING ANALYSIS				
ZONING SECTION	ITEM/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/NOTES
ZR 32-435 (C)	RETAIL CONTINUITY	A MINIMUM OF 50 PERCENT OF THE WIDTH OF SUCH FRONT BUILDING WALL SHALL BE OCCUPIED AT THE GROUND FLOOR LEVEL BY COMMERCIAL USES 127.17/50% = 63.85'	0'-0"	NON-COMPLIANT, REQUIRES CPC CERTIFICATION PURSUANT TO ZR 32-345 (C)

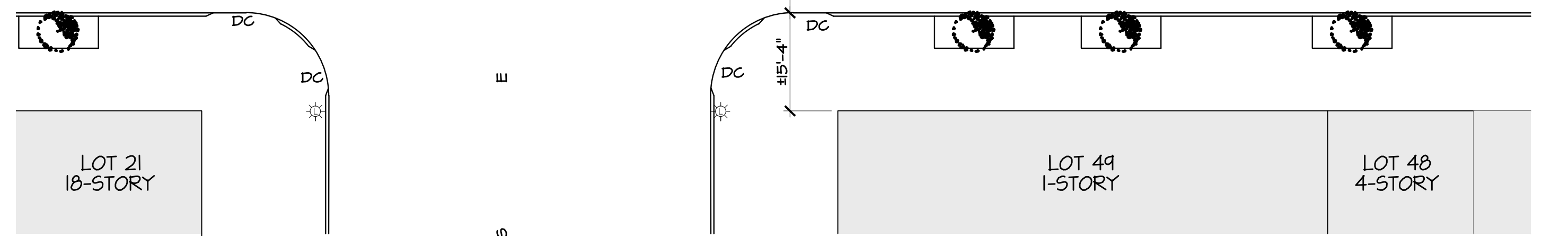
ZONING ACTIONS

1. ZONING CERTIFICATION PURSUANT TO ZR §32-435(C) TO WAIVE THE RETAIL CONTINUITY REQUIREMENT FOR ADDITIONAL USES

E A S T 8 I S T S T R E E T
60' WIDE



E A S T 8 O T H S T R E E T
60' WIDE



ZONING LOT SITE PLAN
1/8" = 1'-0"

REV. NO.	DATE	DESCRIPTION
1	01JUL22	DCP SUBMISSION
2	20NOV22	DCP SUBMISSION
3	21FEB23	DCP SUBMISSION
4	11APR23	DCP SUBMISSION

CLIENT INFO:

MSH 1538 LLC
1538 2ND AVENUE
NEW YORK, NEW YORK

PROJECT TITLE:

**MANHATTAN
SCHOOLHOUSE**
1538 2ND AVENUE
NEW YORK, NEW YORK

DRAWING TITLE:

ZONING LOT SITE PLAN
SCALE: AS NOTED

SEAL AND SIGNATURE



THOMAS LAPORTA, RA NY-038030

THE DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS REFERRED. THE DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF T. LAPORTA ARCHITECT, P.C. COPYRIGHT 2022 T.L.A. A.L.L. R.I.G.H.T.S. R.E.S.E.R.V.E.D.

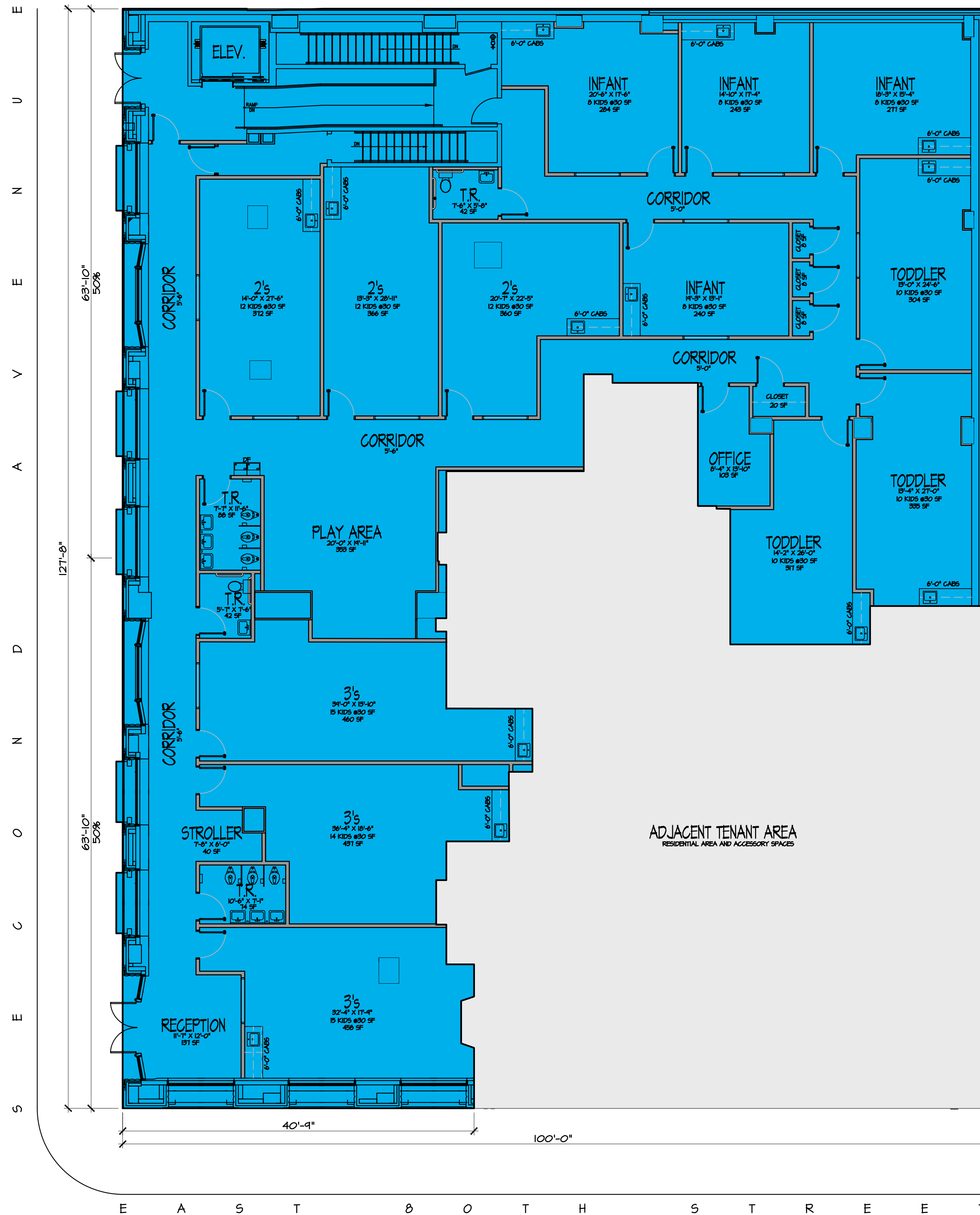
DATE	PROJECT NO.
01JUL22	TLA21-049
DRAWN BY: TL	REVISION NO.:
CHECKED BY: TL	REVISION NO.:
DRAWING NO.:	REVISION NO.:
DCP-100	
SHEET NO.:	01 OF 01



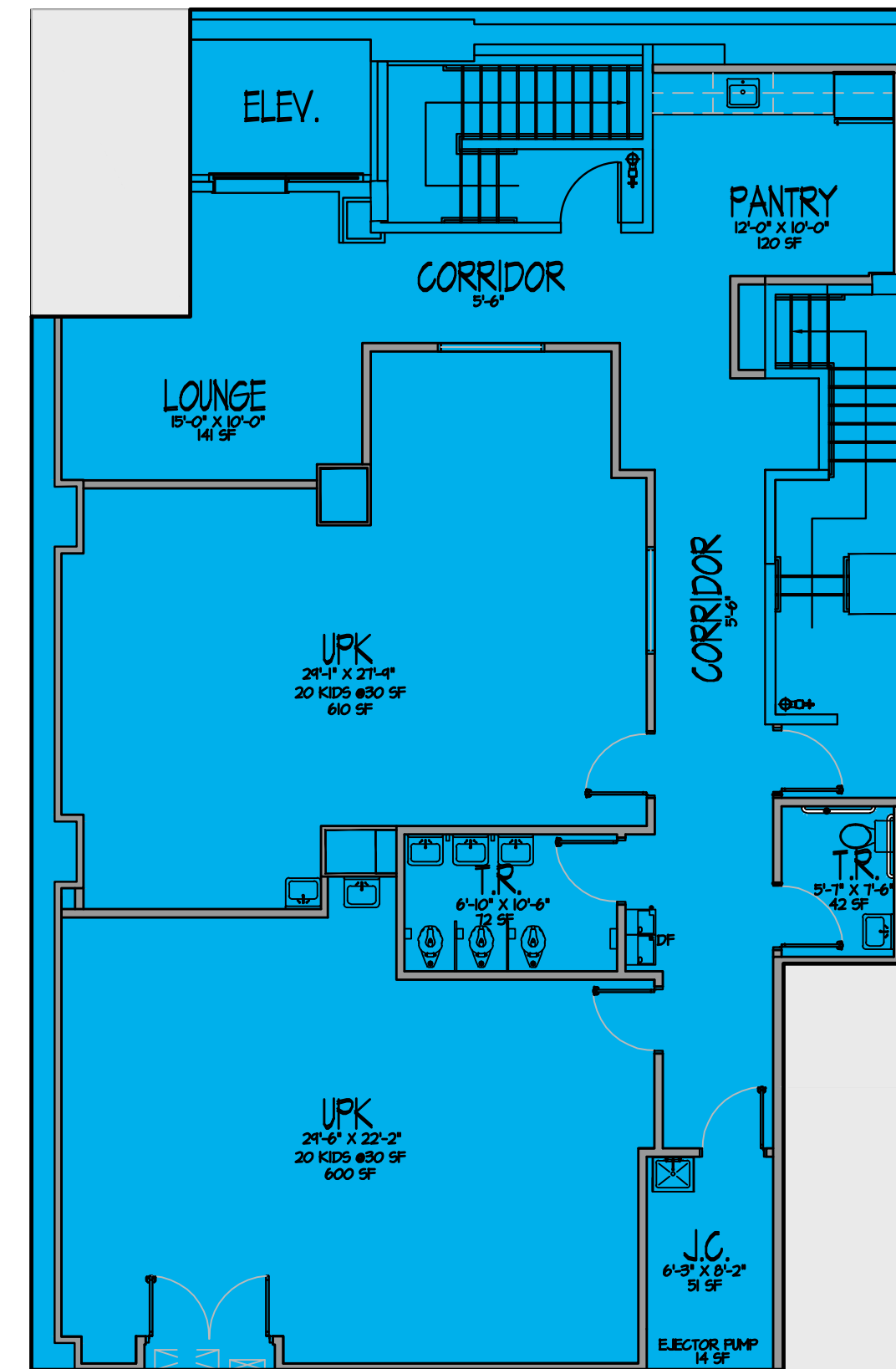
T. LAPORTA ARCHITECT, PC

ADDRESS: P.O. BOX 70140
SI, NY 10307-0140
PHONE: 718.887.4738
EMAIL: STUDIO@TL-ARC.COM

T L - A R C . C O M



② **FIRST FLOOR**
1/8" = 1'-0"



① **CELLAR FLOOR**
1/8" = 1'-0"



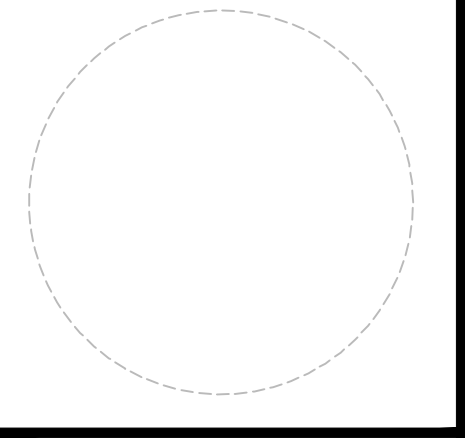
REVISIONS:

REV NO.	DATE	DESCRIPTION
01	02/22/22	DCP SUBMISSION

CLIENT INFO:
MSH 1538 LLC
1538 2ND AVENUE
NEW YORK, NEW YORK

PROJECT TITLE:
MANHATTAN SCHOOLHOUSE
1538 2ND AVENUE
NEW YORK, NEW YORK

PROPOSED CELLAR AND FIRST FLOOR
SCALE: AS NOTED
SEAL AND SIGNATURE



THOMAS LAPORTA, RA NY-038030
THE DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS REFERRED. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, DISTRIBUTED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF T. LAPORTA ARCHITECT, P.C. COPYRIGHT 2022 T.L.A. A.L.L. R.I.G.H.T.S. R.E.S.E.R.V.E.D.
DATE: PROJECT NO:
DRAWN BY: TLA21-049
CHECKED BY: TL REVISION NO.:
DRAWING NO.: A
SHEET NO.: DCP-100
01 OF 03



**T. LAPORTA
ARCHITECT, PC**

ADDRESS: P.O. BOX 70140
SI, NY 10307-0140
PHONE: 718.887.4738
EMAIL: STUDIO@TL-ARC.COM

T L - A R C . C O M

REV. NO.	DATE	DESCRIPTION
01	01/22/22	DCP SUBMISSION

CLIENT INFO:
MSH 1538 LLC
1538 2ND AVENUE
NEW YORK, NEW YORK

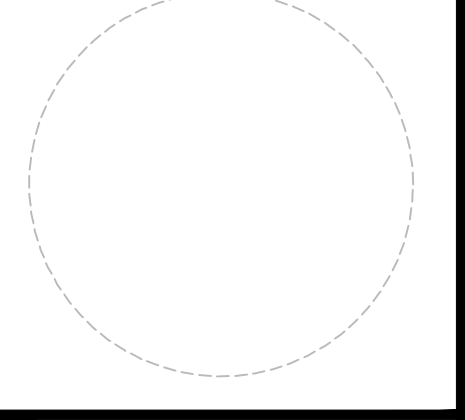
PROJECT TITLE:
**MANHATTAN
SCHOOLHOUSE**
1538 2ND AVENUE
NEW YORK, NEW YORK

DRAWING TITLE:

**EXTERIOR ELEVATIONS
AS NOTED**

SCALE:

SEAL AND SIGNATURE



THOMAS LAPORTA, RA NY-038030

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CHERISHED. THE DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, DISTRIBUTED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF T. LAPORTA ARCHITECT, P.C. COPYRIGHT 2022 T.L.A. A.T.L. S.T.G.H.T.S. S.E.S.E.V.P.D.

DATE: PROJECT NO:
DRAWN BY: **TLA21-049**
CHECKED BY: **TL** REVISION NO.:

DRAWING NO. **A**

DCP-200

SHEET NO. **02 OF 03**



① **E. 80TH STREET**
3/16" = 1'-0"



① **SECOND AVENUE**
3/16" = 1'-0"



**T. LAPORTA
ARCHITECT, PC**

ADDRESS: P.O. BOX 70140
SI, NY 10307-0140
PHONE: 718.887.4738
EMAIL: STUDIO@TL-ARC.COM

T L - A R C . C O M

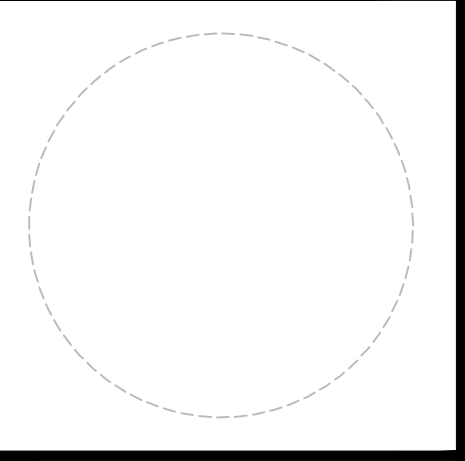
REV. NO.	DATE	DESCRIPTION
01	02/10/22	DCP SUBMISSION

CLIENT INFO:
MSH 1538 LLC
1538 2ND AVENUE
NEW YORK, NEW YORK

PROJECT TITLE:
**MANHATTAN
SCHOOLHOUSE**
1538 2ND AVENUE
NEW YORK, NEW YORK

DRAWING TITLE:

RENDERING
SCALE: **AS NOTED**
SEAL AND SIGNATURE



THOMAS LAPORTA, RA NY-038030

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS REFERRED. THE DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, DISTRIBUTED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF T. LAPORTA ARCHITECT, P.C. COPYRIGHT 2022 T.L.A. ALL RIGHTS RESERVED.

DATE: PROJECT NO:
--- TL21-049
DRAWN BY: TL REVISION NO.:
CHECKED BY: TL
DRAWING NO.: **DCP-210**
SHEET NO.: **03 OF 03**

1538 Second Avenue, Manhattan

Manhattan Schoolhouse Window Conditions at Other Locations

