ZONING REQUIREMENTS:

1- ZONING DISTRICT C2-8A:

MAP: 9A BLOCK: 1548

LOTS: 123,23,24,25,26,28,30,127,35*,36*,&39* * = AIR RIGHTS ONLY

ZR 81-211 **2-LOT AREA:**

	LOT 123	2,500.00 SF (C2-8A)
	LOT 23	1,875.00 SF (C2-8A)
	LOT 24	1,875.00 SF (C2-8A)
	LOT 25	1,875.00 SF (C2-8A)
	LOT 26	1,875.00 SF (C2-8A)
	LOT 127	1,875.00 SF (C2-8A)
	LOT 28	1,875.00 SF (C2-8A)
	LOT 30	12,825.00 SF (C2-8A)
	LOT 35	2,554.00 SF (C2-8A)
	LOT 36	8,174.00 SF (C2-8A)
	LOT 39	2,043.00 SF (C2-8A)
Ī	TOTAL	39,346.00 SF (C2-8A)

ZR 81-211 3-ZONING FLOOR AREA

A. MAX FLOOR AREA RATIO PERMITTED: COMMERCIAL = 2.0 FAR RESIDENTIAL = 10.0 RESIDENTIAL W/ INCLUSIONARY = 12 FAR = 12.0 FAR

MAX FLOOR AREA PERMITTED: 39.346 SF X 2 FAR = 78.692 SF 39,346 SF X 10 FAR = 393,460 SF 39,346 SF X 12 FAR = 472,152 SF

ZR 23-03 4-STREET TREES

ZR 26-41 ONE PER 25' OF ZONING FRONTAGE ZR 33-03 TOTAL ZONING FRONTAGE = 500.00'

TOTAL STREET TREES REQUIRED = 500/25 = 20 TREES TOTAL TREES TO REMAIN ON SITE = 12 TREES TOTAL TREES TO BE PROVIDED OFF SITE = 8 TREES *OFF SITE TREES TO BE PLANTED IN ACCORDANCE

WITH THE DEPARTMENT OF PARKS & RECREATION REGULATION.

ZR 25-532(a) 5-YARDS

RESIDENTIAL REAR YARDS

A 30 FOOT REAR YARD EQUIVALENT IS REQUIRED AT EVERY REAR LOT LINE ON ANY ZONING LOT. (SEE Z-005).

ZR 13-10 6-ACCESSORY PARKING REGULATIONS

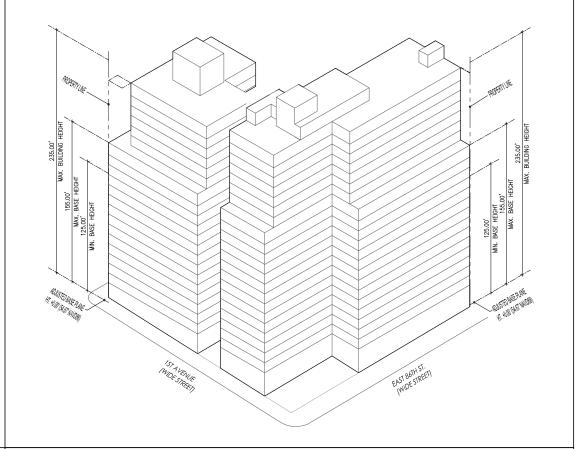
A-NONE REQUIRED B-NONE PROVIDED

ZONING FLOOR AREA

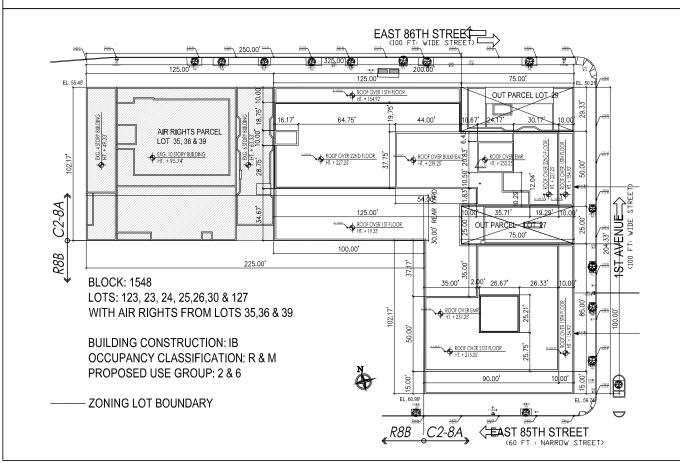
EXISTING BUILDING:	RESIDENTIAL	COMMERCIAL	TOTAL
TAX LOT 35	12,862.2	0.0	12,862.20 SF
TAX LOT 36	54,261.5	0.0	54,261.50 SF
TAX LOT 39	4232.4	1,938.2	6,170.60 SF
SUB TOTAL EXISTING	71,356.10 SF	1,938.20 SF	73,294.30 SF
PROPOSED BUILDING:		•	•
M00625489-I1	378,045.9	18,458.5	396,504.40 SF
TOTAL PROPOSED & EXISTING BUILDING	449,402.00 SF	20,396.70 SF	469,798.70 SF

REMAINING FLOOR AREA : 472,152.0 - 469,798.7 = 2.353.3 SF

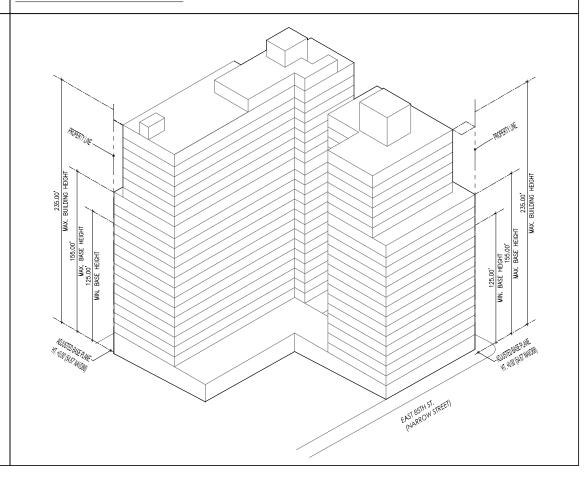
NORTHEAST AXONMETRIC



SITE PLAN DIAGRAM



SOUTHWEST AXONMETRIC





ZD1 Zoning Diagram

Must be typewritten.



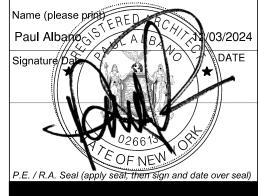
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes

□No

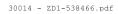
House No(s) 1643 Street Name 1ST AVENUE Borough Manhattan Block 1548 123,23,24,25,26,28,30,127 Lot BIN M006225489-I1

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



BIS Doc #_BIS

PLAN EXAMINER SIGN AND DATE





ZD1 Zoning Diagram

Must be typewritten.
Sheet __1_ of __1_

1	Applicant Information Required for all applications.							
	Last Name ALBANO First Name PAUL		_ Middle Initial					
	Business Name SLCE ARCHITECTS	8	Business Telephone (212) 979-8400					
	Business Address 1359 BROADWAY	14TH FLOOR	Business Fax (212) 979-8387					
	City NEW YORK S	tate NY Zip 1001	8 Mobile Telephone					
	E-Mail PALBANO@SLCEA	RCH.COM	License Number 026613					
2	2 Additional Zoning Characteristics Required as applicable.							
	Dwelling Units 459 Parking a	area sq. ft.	Parking Spaces: Total 0 Enclosed 0					
3	BSA and/or CPC Approval for Subject Application Required as applicable.							
	Board of Standards & Appeals (BSA)							
	☐ Variance	Cal. No	Authorizing Zoning Section 72-21					
	Special Permit	Cal. No	Authorizing Zoning Section					
	General City Law Waiver	Cal. No	General City Law Section					
	Other	Cal. No						
	City Planning Commission (CPC)							
	Special Permit	ULURP No	Authorizing Zoning Section					
	☐ Authorization	App. No	Authorizing Zoning Section					
	Certification	App. No	Authorizing Zoning Section					
	Other	App. No						
4	Proposed Floor Area Required for all and	oliantiana One Has Crave	r line					
. 4	TETOUOSEO FIOOT ATEX REQUIRED FOR All AND	oncanons. One use Group be	r III le					

	Building Code Gross		Zoning Floor Area (sq. ft.)				
Floor Number	Floor Area (sq. ft.)	Use Group	Residential	Community Facility	Commercial	Manufacturing	FAR
SUB CEL	26,384	2	0	0	0	0	0.00
CEL	9,917	2	0	0	0	0	0.00
001	18,458	6	0	0	18,458	0	0.52
001	7,706	2	7,601	0	0	0	0.18
002	20,691	2	16,170	0	0	0	0.40
003	20,691	2	19,381	0	0	0	0.49
004	20,691	2	19,381	0	0	0	0.49
005	20,691	2	19,381	0	0	0	0.49
006	20,691	2	19,381	0	0	0	0.49
007	20,691	2	19,381	0	0	0	0.49
800	20,691	2	19,381	0	0	0	0.49
009	20,691	2	19,381	0	0	0	0.49
010	20,691	2	19,381	0	0	0	0.49

ZD1 Sheet <u>1</u> of <u>1</u>

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

	Building Code Gross			Zonina Floor	r Area (sq. ft.)		
Floor Number	Floor Area (sq. ft.)	Use Group	Residential	Community Facility		Manufacturing	FAR
011	20,691	2	19,381	0	0	0	0.49
012	20,691	2	19,381	0	0	0	0.49
013	20,691	2	19,381	0	0	0	0.49
014	20,691	2	19,381	0	0	0	0.49
015	20,691	2	19,381	0	0	0	0.49
016	16,618	2	15,182	0	0	0	0.39
017	16,618	2	15,182	0	0	0	0.39
018	16,618	2	15,182	0	0	0	0.39
019	16,618	2	15,182	0	0	0	0.39
020	16,618	2	15,182	0	0	0	0.39
021	16,618	2	15,182	0	0	0	0.39
022	11,051	2	10,247	0	0	0	0.26
							0.00
ROOF	4,182	2	978	0	0	0	0.02
BULKHEAD	507	2	0	0	0	0	0.00
Totals	467,592		378,046	0	18,458	0	11.9

Total Zoning Floor Area	396,504