



ZD1 Zoning Diagram
Must be typewritten.

☒ Orient and affix BIS job number label here
☒

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
☐ Yes
☐ No

Location Information

House No(s)	111
Street Name	WEST 57TH STREET
Borough	Manhattan
Block	1010
Lot	25
BIN	1023728

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.

Name (please print)
GREGG PASQUARELLI

Signature

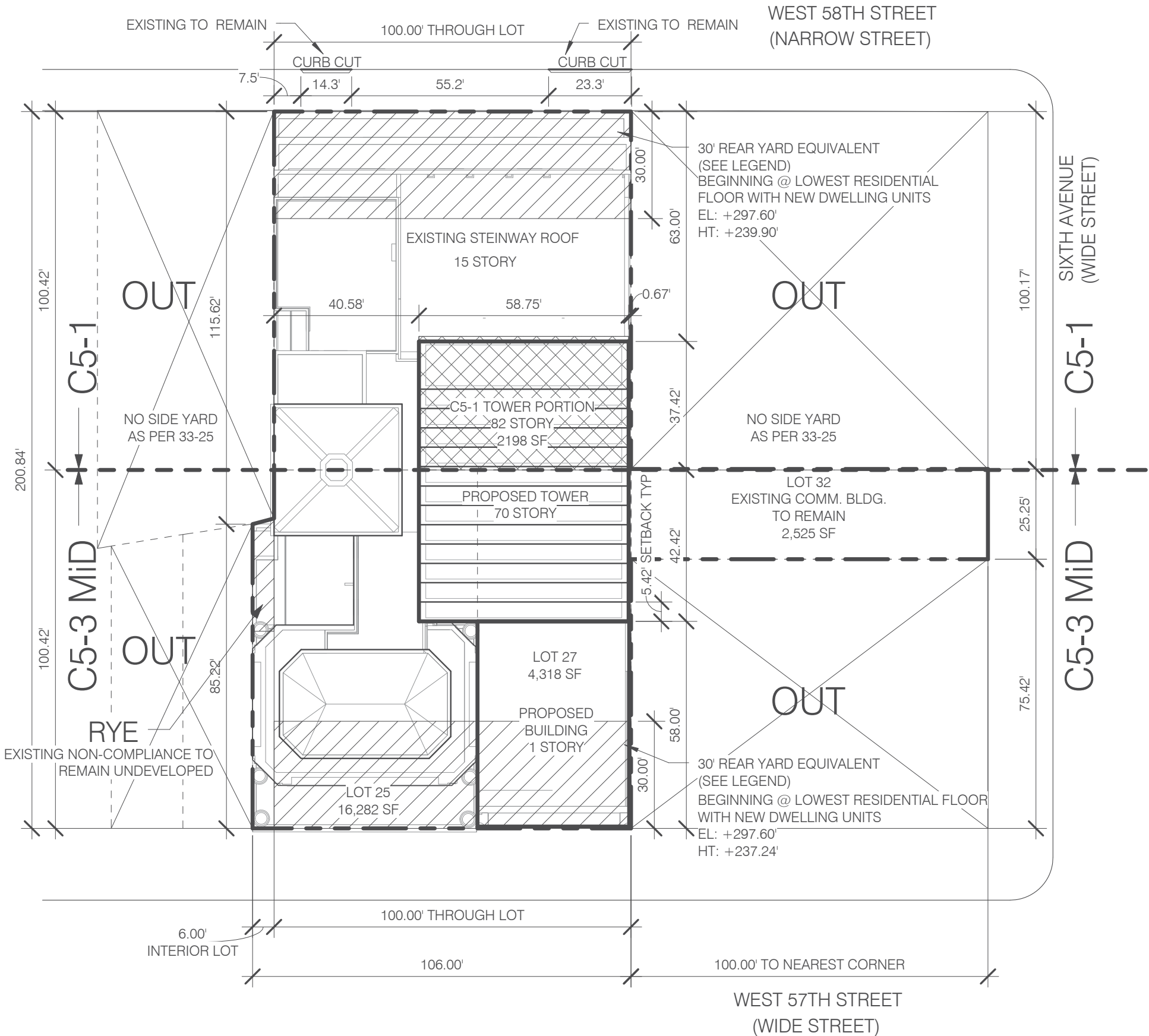
Date
5/25/2018

P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



C5-1 ZONING LOT AREA = 10,067 SF
C5-1 TOWER LOT COVERAGE: 21.8%
AS PER 23-65
TOWER COVERAGE = 2,198 SF
(21.8% < 50%) COMPLIES

LEGEND

C5-3 MiD
MIDTOWN SPECIAL DISTRICT
C5-1
NON-MIDTOWN

ZONING LOT LINE
DISTRICT BOUNDARY

PROPOSED BUILDING
C5-1 TOWER LOT COVERAGE
REAR YARD EQUIVALENT AS PER THE FOLLOWING REGULATIONS:

33-26 A. Commercial use
33-261 1. Rear Yard of 20' required for interior lot,
33-301 except within 100' of corner and along
33-302 short dimension of a block.
Existing non-compliance to remain undeveloped

33-281 2. Commercial Use: No Rear yard
equivalent regulations applies to through
lots in C5 and C6 zones.

23-532 B. Residential Use
Required Rear Yard Equivalent

60' Rear yard equivalent required
Provided as per Sec. 23-532(b)

Open area provided for New Residential Use as lowest
level of new dwelling units, Ht. 237.24 above ACL.

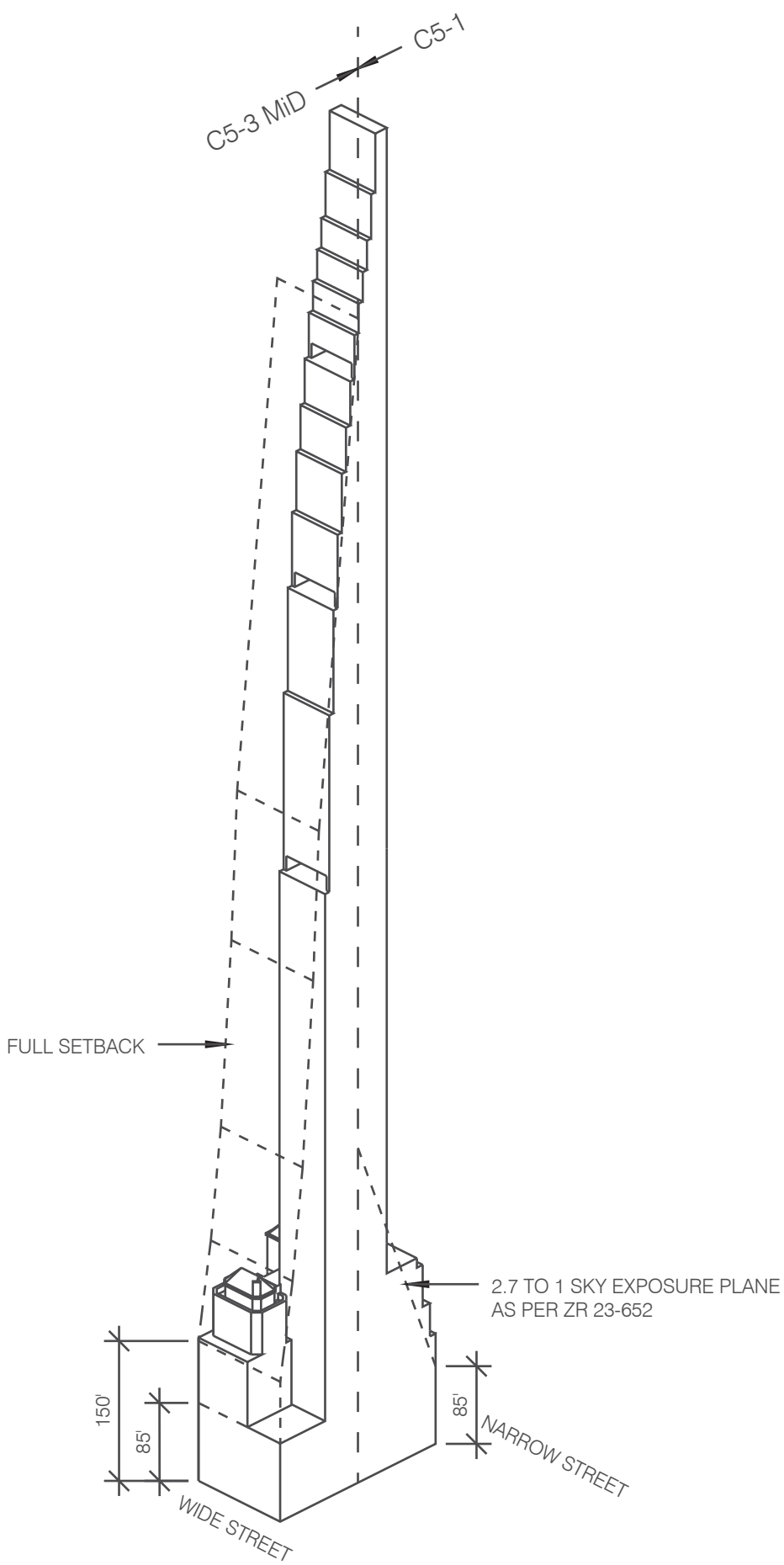
Depth of required open area, West 57th Street is 30' and
a corresponding open area along West 58th Street is 30'

Provided 60' Rear yard equivalent "B"

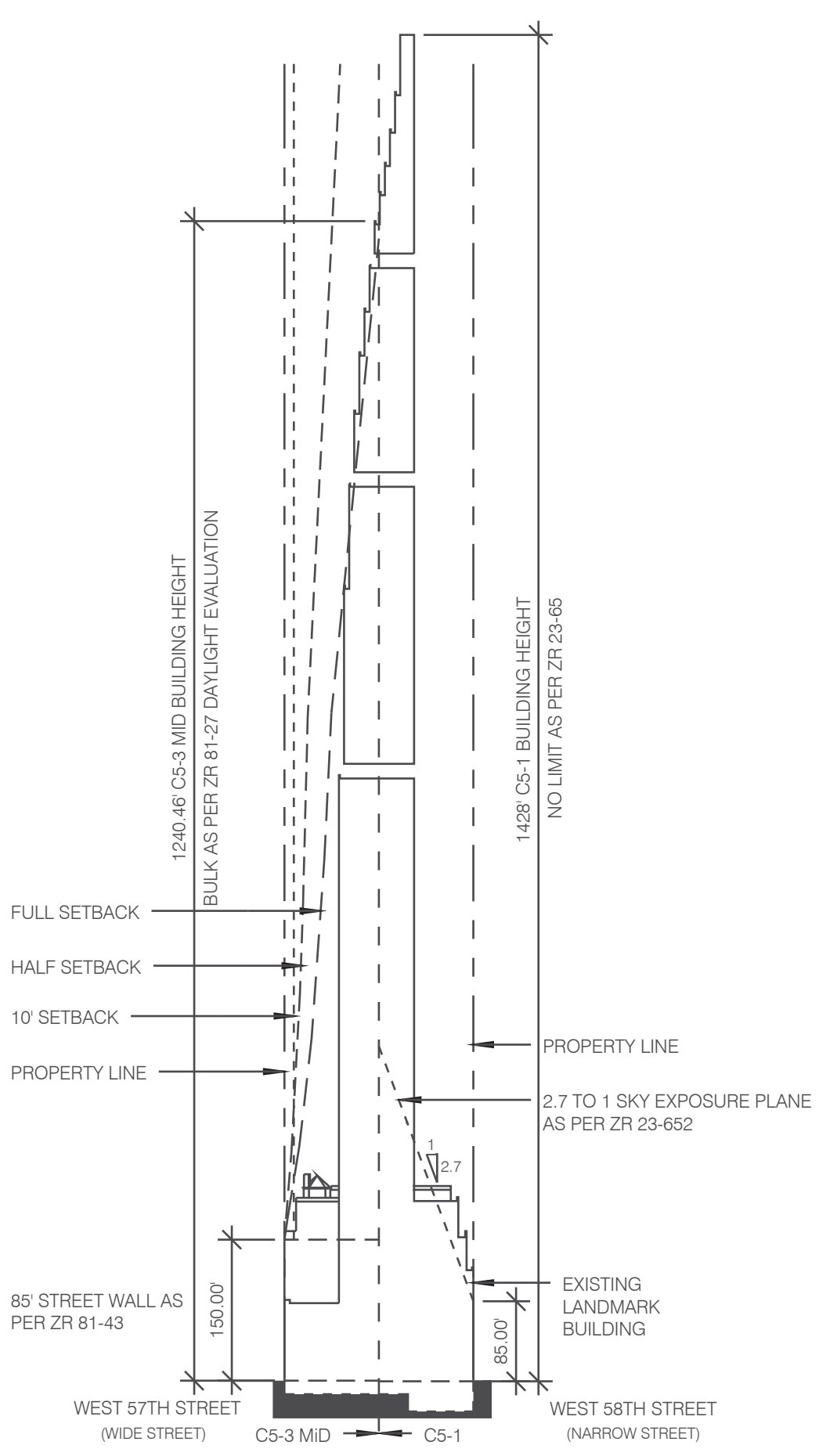
15-11 C. Residential Use in Art I Chapter 5 portion
None required

STREET TREE PLANTING:
9 NEW TREES TO BE PAID INTO TREE FUND
AS PER ZR 26-41 & 33-03

SITE PLAN DIAGRAM 1/32" = 1'-0"



AXONOMETRIC DIAGRAM - NOT TO SCALE



SECTION DIAGRAM 1" = 160'



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Name (please print)	
Signature	Grego Pasquarrelli
Date	5/25/2018



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Internal Use Only

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PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

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Sheet 1 of 1

121332968

1 Applicant Information Required for all applications.

Last Name	PASQUARELLI	First Name	GREGG	Middle Initial	
Business Name	SHOP ARCHITECTS PC		Business Telephone	(212) 889-9005	
Business Address	233 BROADWAY 11TH FLOOR		Business Fax	(212) 889-3686	
City	NEW YORK	State	NY	Zip	10279
E-Mail	GAP@SHOPARC.COM		Mobile Telephone ()	-	
			License Number	028599	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	60	Parking area	1467	sq. ft.	Parking Spaces: Total	6	Enclosed	6
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section	72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No. _____		

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
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<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section	_____
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4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
SUB-CELL	7,084	MECH	0	0	0		0
CELLAR	9,816	COMMER	0	0	0		0
CELLAR	5,598	MECH	0	0	0		0
CELLAR	6,024	RES	0	0	0		0
01	11,835	COMMER	0	0	9,813		0.42
01	8,745	RES	6,668	0	0		0.29
01MEZ	0	COMMER	0	0	787		0.03
02	20,513	COMMER	0	0	0		0
03	20,542	COMMER	0	0	17,375		0.75
04	20,142	COMMER	0	0	9,138		0.4
05	20,135	COMMER	0	0	5,887		0.25
06	20,171	MECH	0	0	0		0
07	17,571	RES	16,232	0	0		0.70

ZD1

Sheet 1 of 1

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

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
07MEZ		RES	792	0	0		0.03
08	17,599	RES	0	0	0		0
09	17,537	RES	8,854	0	0		0.38
10	16,564	RES	8,014	0	0		0.35
11	16,675	RES	8,010	0	0		0.35
11MEZ		RES	1,376	0	0		0.06
12	16,602	RES	16,602	0	0		0.72
13	14,611	RES	6,518	0	0		0.28
14	14,371	RES	6,380	0	0		0.28
15	9,026	MECH	0	0	0		0
15	5,261	RES	2,299	0	0		0.10
16	9,933	RES	5,490	0	0		0.24
17	6,163	RES	1,116	0	0		.05
18	5,705	MECH	0	0	0		0
19	4,492	RES	3,994	0	0		0.17
20	4,492	RES	3,994	0	0		0.17
21	4,492	RES	3,994	0	0		0.17
22	4,492	RES	3,994	0	0		0.17
23	4,492	RES	3,994	0	0		0.17
24	4,492	RES	3,994	0	0		0.17
25	4,492	RES	3,994	0	0		0.17
26	4,492	RES	3,994	0	0		0.17
27	4,492	RES	3,994	0	0		0.17
28	4,492	RES	3,994	0	0		0.17
29	4,492	RES	3,972	0	0		0.17
30	4,492	RES	3,972	0	0		0.17
31	4,492	RES	3,972	0	0		0.17
32	4,492	RES	3,972	0	0		0.17
33	4,492	RES	3,972	0	0		0.17
Totals							

Total Zoning Floor Area

SEE NEXT PAGE



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Sheet 1 of 1

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			License Number	028599	

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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
34	4,492	MECH	0	0	0		0
35	4,492	MECH	0	0	0		0
36	4,492	RES	3,954	0	0		0.17
37	4,492	RES	3,954	0	0		0.17
38	4,492	RES	3,954	0	0		0.17
39	4,492	RES	3,954	0	0		0.17
40	4,492	RES	3,954	0	0		0.17
41	4,492	RES	3,954	0	0		0.17
42	4,492	RES	3,954	0	0		0.17
43	4,492	RES	3,954	0	0		0.17
44	4,492	RES	3,954	0	0		0.17
45	4,492	MECH	0	0	0		0
46	4,183	RES	3,672	0	0		0.16

ZD1

Sheet 1 of 1

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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
47	4,183	RES	3,672	0	0		0.16
48	4,183	RES	3,672	0	0		0.16
49	4,183	RES	3,672	0	0		0.16
50	4,183	RES	3,672	0	0		0.16
51	4,183	RES	3,672	0	0		0.16
52	4,183	RES	3,672	0	0		0.16
53	4,183	RES	3,672	0	0		0.16
54	4,183	RES	3,692	0	0		0.16
55	4,183	RES	2,545	0	0		0.11
56	4,183	MECH	0	0	0		0
57	4,183	MECH	0	0	0		0
58	3,873	RES	3,454	0	0		0.15
59	3,873	RES	3,454	0	0		0.15
60	3,873	RES	3,454	0	0		0.15
61	3,873	RES	3,454	0	0		0.15
62	3,873	RES	3,454	0	0		0.15
63	3,873	RES	3,454	0	0		0.15
64	3,873	RES	3,454	0	0		0.15
65	3,874	MECH	0	0	0		0
66	3,565	RES	3,179	0	0		0.14
67	3,565	RES	3,125	0	0		0.14
68	3,565	RES	3,179	0	0		0.14
69	3,565	RES	3,125	0	0		0.14
70	3,256	RES	2,887	0	0		0.12
71	3,256	RES	2,864	0	0		.12
72	3,256	RES	2,887	0	0		.12
73	3,256	RES	2,864	0	0		.12
74	2,947	RES	2,591	0	0		.11
75	2,947	RES	2,563	0	0		.11
Totals							

Total Zoning Floor Area

SEE NEXT PAGE



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E-Mail	GAP@SHOPARC.COM					License Number	028599

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

[illegible]

ZD1

Sheet 1 of 1

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	304,037
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Business Address 233 BROADWAY 11TH FLOOR		Business Fax (212) 889-3686			
City NEW YORK	State NY	Zip 10279	Mobile Telephone () -		
E-Mail GAP@SHOPARC.COM				License Number 028599	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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Dwelling Units	60	Parking area	1467 sq. ft.	Parking Spaces: Total	6	Enclosed	6
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4 Proposed Floor Area *Required for all applications. One Use Group per line.*

[illegible]

ZD1

Sheet 1 of 1

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	314,771
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