

# ZONING DISTRICTS (ZONING MAP 8C)

C5-3 MID  
C5-2.5 MID

## 1) LOT AREA

C5-3	26,791.62 SF
C5-2.5	15,062.50 SF
TOTAL	41,854.12 SF

## 2) FLOOR AREA PERMITTED AS PER ZR 81-21.1

### FAR PERMITTED

A1. @ C5-3	A2. @ C5-2.5
COMMERCIAL 15	COMMERCIAL 12
RESIDENTIAL 10	RESIDENTIAL 10
W/RECREATION 12	W/RECREATION 12

### FLOOR AREA PERMITTED

#### MAXIMUM BOTH ZONES

C5-3 :	401,874.30 SF
C5-2.5 :	180,750.00 SF
TOTAL :	582,624.30 SF + 38,044.14 SF (PLAZA BONUS) = 620,668.44 SF.

## 3) FLOOR AREA PROPOSED

### A. C5-3

COMMERCIAL	
EXISTING :	LOT 41 - 15,998.5 SF
	LOT 42 - 9,899.0 SF
NEW:	LOT 33 + 47 - 95,076.12 SF
TOTAL:	120,973.62 SF

### B. C5-2.5

COMM.	LOT 33 + 47 - 29,302.80 SF
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### C. COMMERCIAL IN BOTH ZONE TOTAL:

(1) EXISTING	25,897.50 SF
(2) NEW	124,378.92 SF
(3) TOTAL	150,276.42 SF

### D. RESIDENTIAL IN BOTH DISTRICTS: 470,144.76 SF

### E. TOTAL BOTH DISTRICTS (NEW): 594,523.68 SF

### F. TOTAL ALL USES, BOTH ZONES: 620,421.18 SF

## 23-47 YARD REGULATIONS

- 23-532 CORNER LOT: NOT REQUIRED
- 23-541 THROUGH LOT: 60' REAR YARD EQUIVALENT REQUIRED FOR RESIDENTIAL USE
- 23-542 INTERIOR LOT: 20' REQUIRED FOR COMMERCIAL USE/ 30' FOR RESIDENTIAL USE

## 81-43 STREET WALL & DETAIL CONTINUITY

- \* 57TH STREET: STREET WALL & RETAIL CONTINUITY 85' MINIMUM HEIGHT
- \* PARK AVENUE: STREET WALL CONTINUITY
- \* 56TH STREET: NONE REQUIRED

## 81-262 MAXIMUM HEIGHT OF FRONT WALL AT STREET LINE

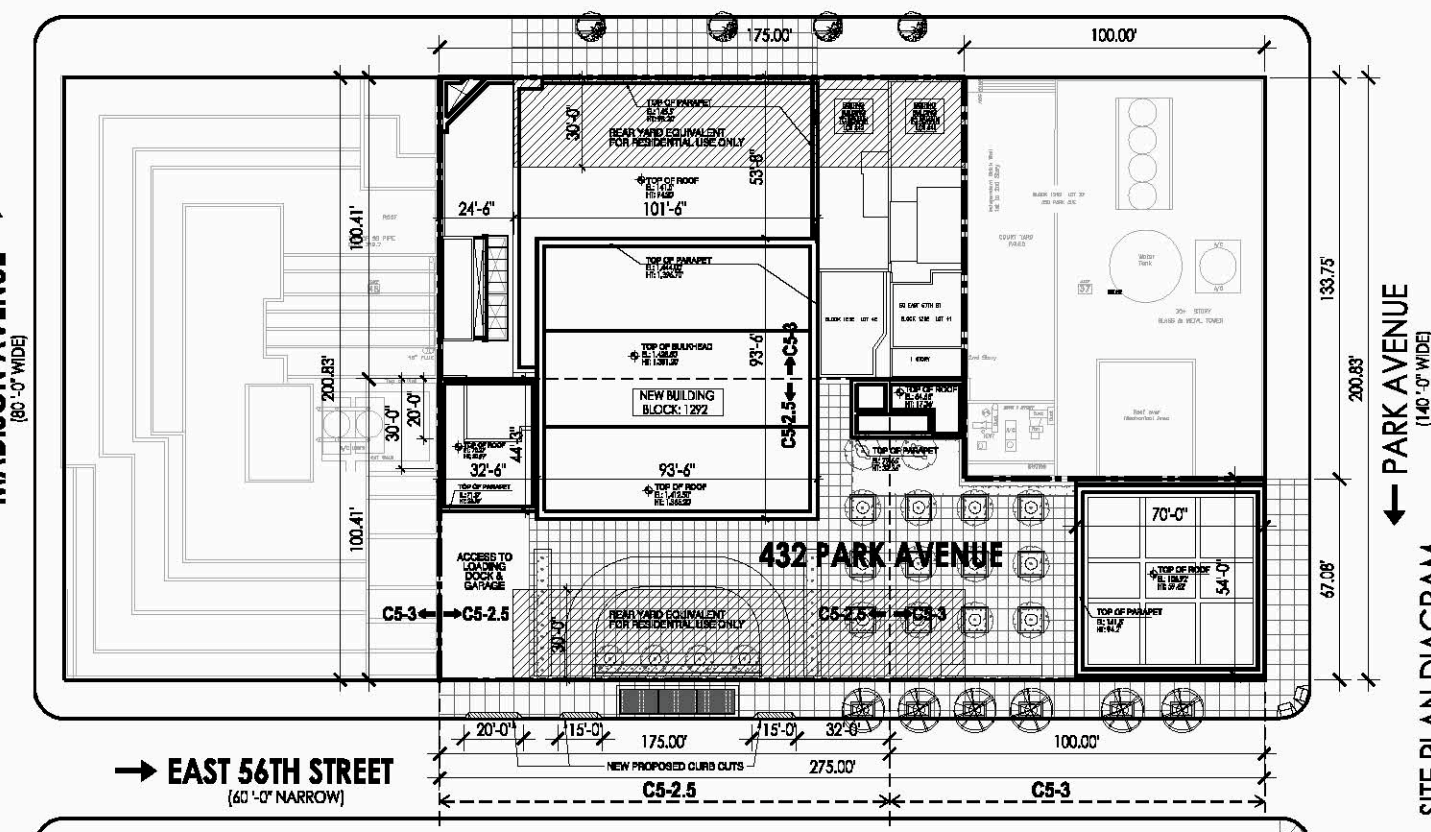
- \* 57TH STREET: 100' WIDE - 150'
- \* PARK AVENUE: 100' WIDE - 150'
- \* 56TH STREET: 60' WIDE - 90'

## 81-27 ALTERNATIVE HEIGHT & SETBACK REGULATION - DAYLIGHT EVALUATION

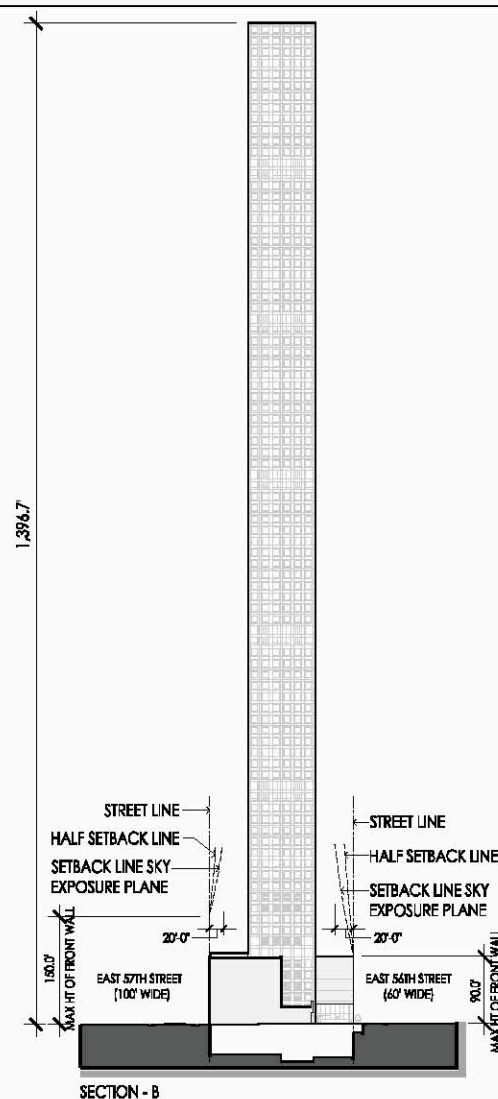
- THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH ZR-81-27

## LEGEND

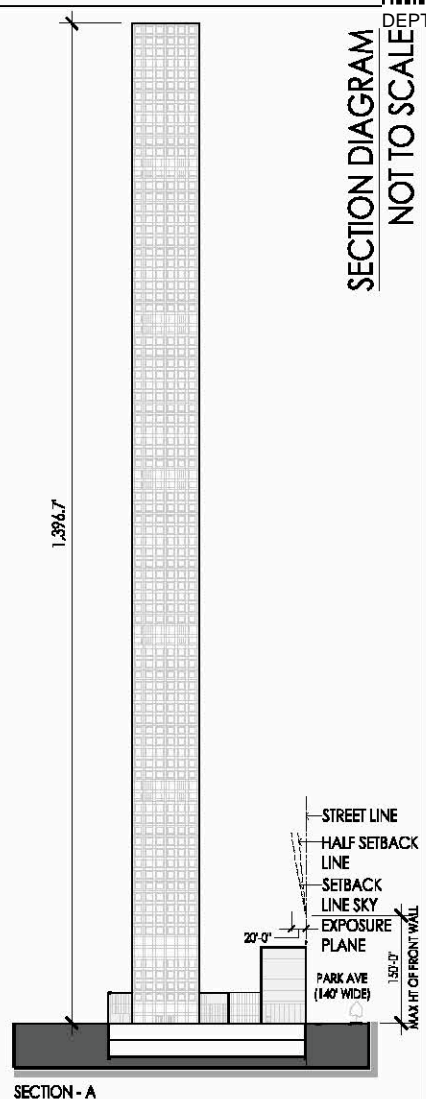

EAST 57TH STREET (100'-0" WIDE)



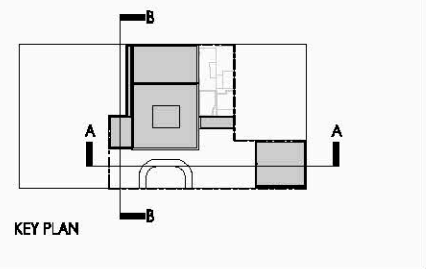
SITE PLAN DIAGRAM



SECTION - B



SECTION - A



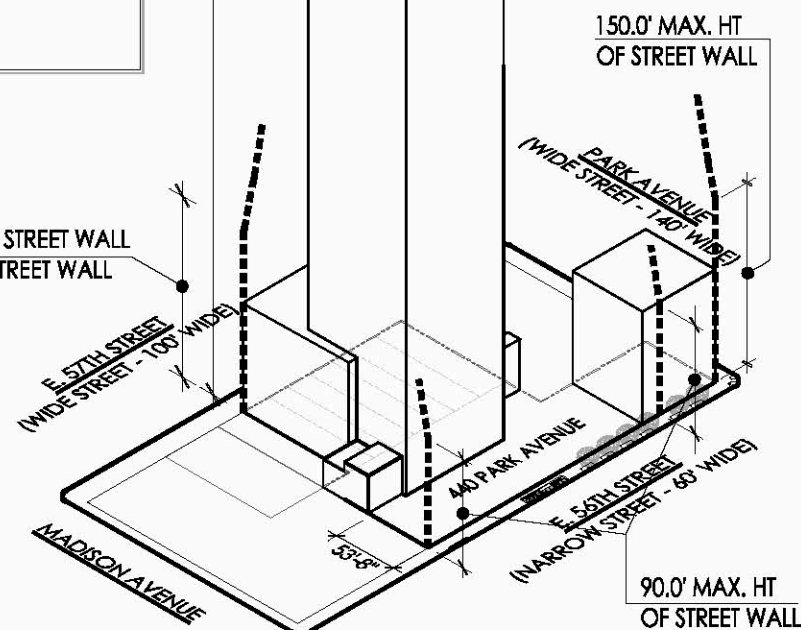
KEY PLAN

SECTION DIAGRAM  
NOT TO SCALE

DEPT OF BLDGS 120628776 Job Number

1,396.7

AXONOMETRIC DIAGRAM  
NOT TO SCALE



THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH ZR-81-27 - ALTERNATIVE HEIGHT & SETBACK REGULATION - DAYLIGHT EVALUATION

ES523833061 Scan Code



## 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) 730

Street Name 5TH AVENUE

Borough MANHATTAN

Block 1272

Lot 39

BIN 1035053

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)

GLORIA GLAS

Signature

Date



28:2017

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

## Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE





ZD1 Zoning Diagram

Must be typewritten.  
Sheet 2 of 2

1 Applicant Information Required for all applications.

Last Name GLAS		First Name GLORIA		Middle Initial	
Business Name SLCE Architects LLP		Business Telephone 212-979-8400			
Business Address 1359 Broadway		Business Fax 212-979-8387			
City New York	State NY	Zip 10018	Mobile Telephone		
E-Mail GGLAS@SLCEARCH.COM		License Number 020204			

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 146	Parking area 12,000 sq. ft.	Parking Spaces: Total 60	Enclosed 60
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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 _____
<input checked="" type="checkbox"/> Special Permit	Cal. No. 4-12-BZ	Authorizing Zoning Section 73-36
<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 _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input checked="" type="checkbox"/> Certification	App. No. N-130395-ZCM	Authorizing Zoning Section 37-78, 37-70
<input type="checkbox"/> Other	App. No. _____	

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	
01	5,931.00	02	5,145.60				.12
01 & 1M	26,854.00	06			25,676.36		.61
02	608.00	02	608.00				.01
02	20,210.74	06			18,649.66		.45
03	608.00	02	608.00				.01
03	19,757.40	06			15,276.37		.36
04	608.00	02	608.00				.01
04	16,671.16	06			15,302.52		.37
05	608.00	02	608.00				.01
05	15,917.53	06			14,851.32		.35
06	4,816.00	02	4,640.80				.11
06	3,168.88	PCE			3,042.47		.07
06	252.00	06			252		.00

ZD1

Sheet 2 of 2

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	
07	608	02	608.00				.01
07	8,134.00	PCE			7,939.60		.19
08	8,742.00						
09	608.00	02	608.00				.01
09	8,134.00	PCE			7,863.20		.19
10	608.00	02	608.00				.01
10	8,134.00	6B			4,942.10		.12
11	608.00	02	608.00				.01
11	6,155.20	6B			4,941.77		.12
12	608.00	02	608.00				.01
12	8,134.00	6B			4,151.65		.10
13	6,807.50						
14 - 15	17,484.00	02	16,682.00				.40
16 - 17	12,374.00						
18 - 21	34,968.00	02	33,106.03				.79
22 - 28	61,194.00	02	57,997.37				1.39
29	0.00						
30 - 31	12,374.00						
32 - 37	52,452.00	02	49,668.00				1.19
38 - 43	52,452.00	02	49,676.56				1.19
44 - 45	12,374.00						
46 - 57	104,904.00	02	99,052.68				2.37
58 - 59	12,374.00						
60 - 67	69,936.00	02	66,178.37				1.58
68 - 71	34,968.00	02	33,055.10				.79
72 - 73	12,374.00						
74 - 78	43,710.00	02	41,225.70				.99
79	8,742.00	02	8,244.55				0.20
TOTALS	747,949.41		470,144.76		124,126.92		14.14

Total Proposed Zoning Floor Area	594,523.68
Existing Zoning Floor Area	25,897.50
GRAND TOTAL ZONING FLOOR AREA	620,421.18