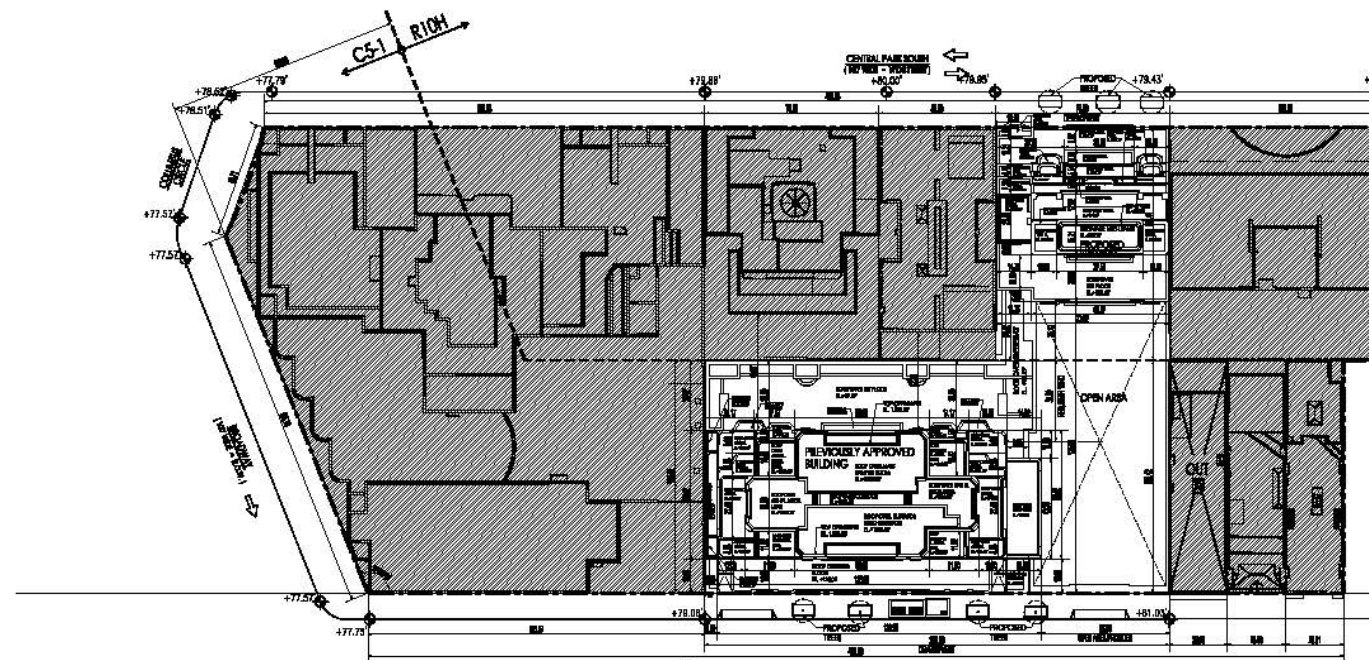
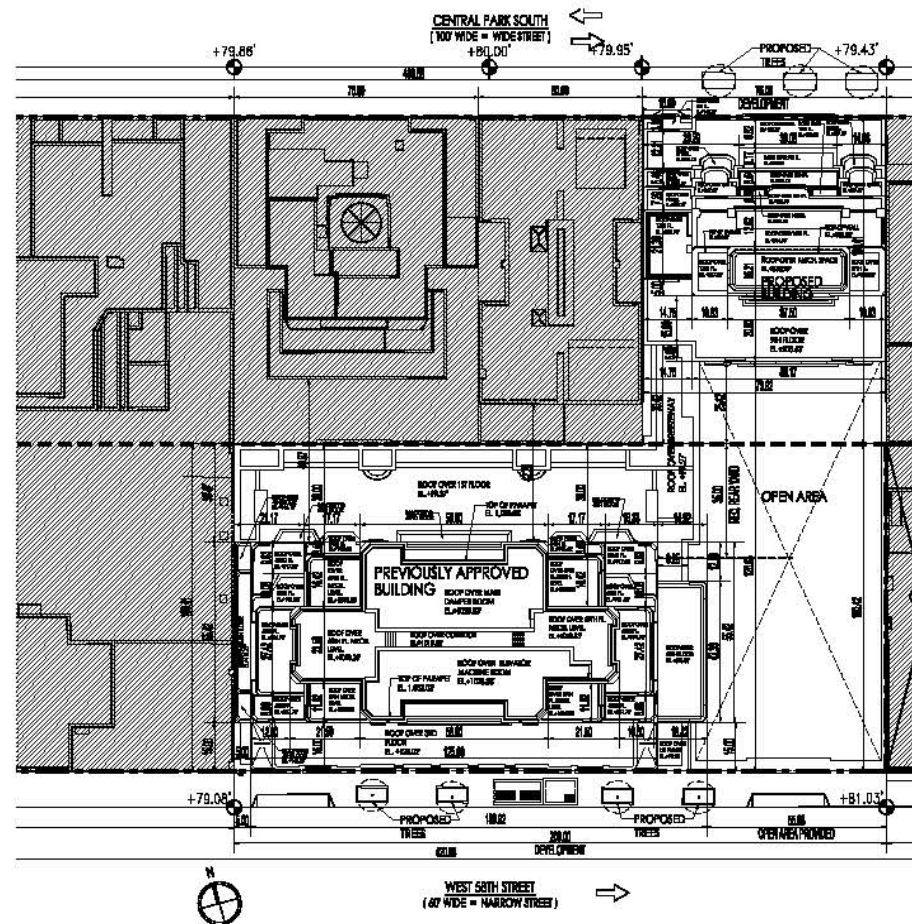


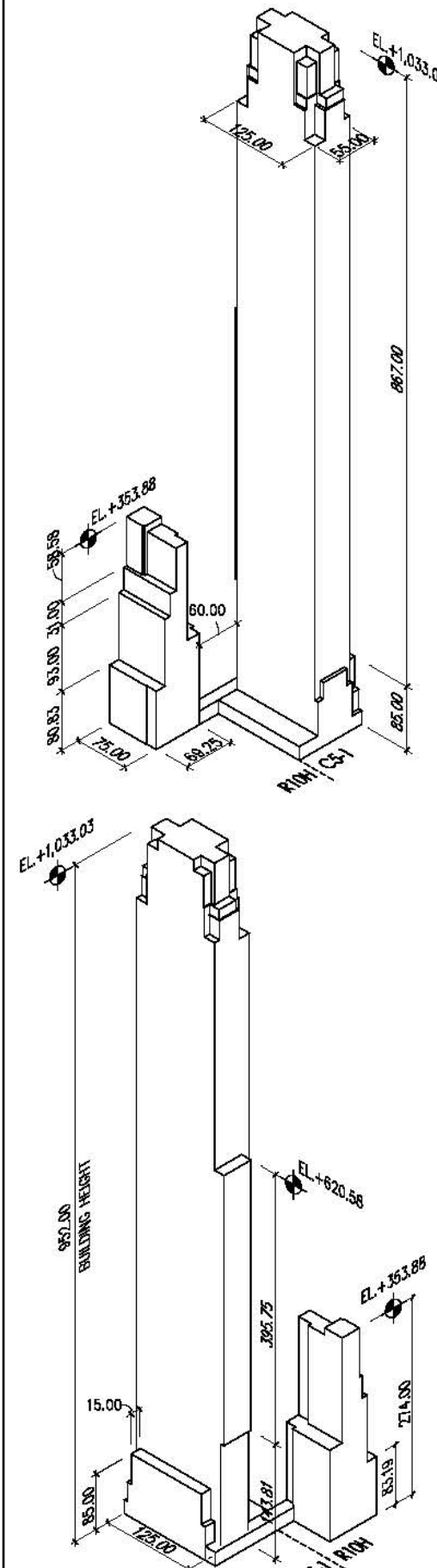


SITE PLAN DIAGRAM

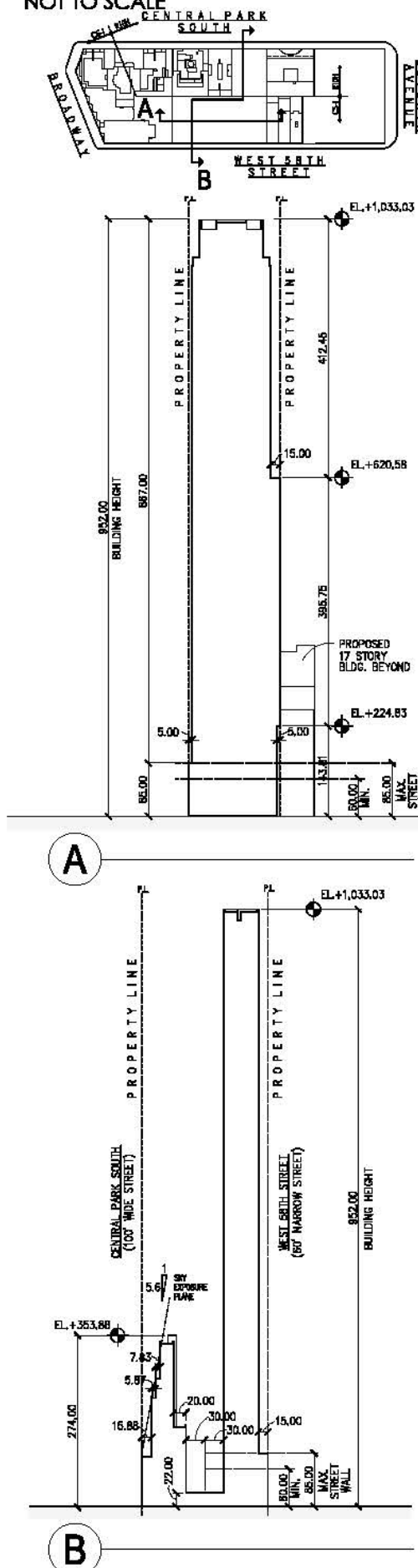


- |           |                                                                                                                                                                                                                                                        |             |                                                                                                                                                 |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 33-432    | MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACKS                                                                                                                                                                                                          | 23-47       | 30' REAR YARD REQUIRED FOR RESIDENTIAL USE. PROVIDED AND COMPLIES.                                                                              |
| 35-62     | 1) BASIC REGULATIONS FOR COMMERCIAL PORTION                                                                                                                                                                                                            | 23-53       | THROUGH LOT-60' REAR YARD EQUIVALENT REQUIRED ON THROUGH LOT FOR RESIDENTIAL USE. PROVIDED AS PER SEC.23-532(a).                                |
| 23-64     | 15' MINIMUM SETBACK @ 9 STORIES OR 85' ABOVE A NARROW STREET<br>3.7: 1 SKY EXPOSURE PLANE<br>N.A. TOWER REGULATIONS ARE UTILIZED STARTING AT 85' IN HEIGHT.                                                                                            | 43-23(b)(1) | HEIGHT OF PERMITTED OBSTRUCTION SHALL NOT EXCEED ONE STORY<br>NOR 23' ABOVE CURB LEVEL.<br>HEIGHT ALLOWED = 23'-0".<br>HEIGHT PROPOSED = 22'-0" |
| 35-63 (b) | SPECIAL TOWER REGULATIONS FOR MIXED BUILDINGS COVERAGE: CS-1                                                                                                                                                                                           |             |                                                                                                                                                 |
| 23-652    | 1) MIN. 65% OF FLOOR AREA IN CS-1 IS OCCUPIED BY RESIDENTIAL USE<br>680,917 SF X .65 = 442,596 SF. PROVIDED: 654,539 SF COMPLIES.<br>2) ALL USES COMPLY WITH SEC. 32-422. COMPLIES.<br>3) ONLY RESIDENTIAL USE PENETRATE SKY EXPOSURE PLANE. COMPLIES. |             |                                                                                                                                                 |

## AXONOMETRIC DIAGRAMS NOT TO SCALE



## SECTION DIAGRAM NOT TO SCALE



## ZD1 Zoning Diagram

121184592

### Location Information

House No(s) 220  
Street Name CENTRAL PARK S  
Borough MANHATTAN  
Block 01030  
Lot 00019  
Bin 1024914

For additional zoning characteristics, see Section 12 of the PW1.

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 made false statement or 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) Luigi Russo P. 11-21-2016

SIGNATURE DATE



P.E./A. SEAL (APPLY SEAL; SIGN AND DATE OVER SEAL)  
Internal Use Only

BIS Doc # BIS

PLAN EXAMINERS SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.  
Sheet 1 of 2

121184592

1 Applicant Information Required for all applications.

|                                             |  |                  |                                   |                        |  |
|---------------------------------------------|--|------------------|-----------------------------------|------------------------|--|
| Last Name RUSSO                             |  | First Name LUIGI |                                   | Middle Initial         |  |
| Business Name SLCE ARCHITECTS               |  |                  | Business Telephone (212) 979-8400 |                        |  |
| Business Address 1359 BROADWAY - 14TH FLOOR |  |                  | Business Fax (212) 979-8387       |                        |  |
| City NEW YORK                               |  | State NY         | Zip 10018                         | Mobile Telephone ( ) - |  |
| E-Mail LRUSSO@SLCEARCH.COM                  |  |                  | License Number 020741             |                        |  |

2 Additional Zoning Characteristics Required as applicable.

|                    |                             |                          |          |
|--------------------|-----------------------------|--------------------------|----------|
| Dwelling Units 116 | Parking area 56,401 sq. ft. | Parking Spaces: Total 24 | Enclosed |
|--------------------|-----------------------------|--------------------------|----------|

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 _____ |
| <input type="checkbox"/> Authorization  | App. No. _____  | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Certification  | App. No. _____  | Authorizing Zoning Section _____ |
| <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 |     |
| SC2          | 15,721                                   | 2         | -                           | -                  | -          | -             | 12  |
| SC1          | 27,414                                   | 2         | -                           | -                  | -          | -             | 12  |
| C            | 27,357                                   | 2         | -                           | -                  | -          | -             | 12  |
| 1            | 19,746                                   | 2         | 14,287                      | -                  | 409        | -             | 12  |
| 2            | 14,635                                   | 2         | 14,635                      | -                  | -          | -             | 12  |
| 3            | 10,486                                   | 2         | 9,588                       | -                  | -          | -             | 12  |
| 4            | 13,149                                   | 2         | 5,167                       | -                  | -          | -             | 12  |
| 5            | 12,838                                   | 2         | 5,155                       | -                  | -          | -             | 12  |
| 6            | 12,673                                   | 2         | 5,113                       | -                  | -          | -             | 12  |
| 7            | 11,597                                   | 2         | 4,091                       | -                  | -          | -             | 12  |
| 8            | 11,604                                   | 2         | 11,011                      | -                  | -          | -             | 12  |
| 9            | 11,635                                   | 2         | 11,044                      | -                  | -          | -             | 12  |
| 10           | 10,328                                   | 2         | 9,793                       | -                  | -          | -             | 12  |

ZD1

Sheet 1 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 |     |
| 11           | 10,311                                   | 2         | 2,619                       | -                  | -          | -             | 12  |
| 12           | 10,221                                   | 2         | 9,634                       | -                  | -          | -             | 12  |
| 13           | 9,962                                    | 2         | 9,337                       | -                  | -          | -             | 12  |
| 14           | 9,817                                    | 2         | 9,213                       | -                  | -          | -             | 12  |
| 15           | 9,618                                    | 2         | 9,017                       | -                  | -          | -             | 12  |
| 16           | 9,408                                    | 2         | 8,793                       | -                  | -          | -             | 12  |
| 17           | 8,683                                    | 2         | 8,132                       | -                  | -          | -             | 12  |
| 18           | 7,525                                    | 2         | 7,071                       | -                  | -          | -             | 12  |
| 19           | 7,525                                    | 2         | 7,071                       | -                  | -          | -             | 12  |
| 20           | 7,525                                    | 2         | 7,071                       | -                  | -          | -             | 12  |
| 21           | 7,525                                    | 2         | 7,071                       | -                  | -          | -             | 12  |
| 22           | 7,525                                    | 2         | 7,071                       | -                  | -          | -             | 12  |
| 23           | 7,525                                    | 2         | 7,071                       | -                  | -          | -             | 12  |
| 24           | 7,525                                    | 2         | 7,071                       | -                  | -          | -             | 12  |
| 25           | 7,525                                    | 2         | 5,247                       | -                  | -          | -             | 12  |
| 26           | 7,522                                    | 2         | 7,129                       | -                  | -          | -             | 12  |
| 27           | 7,522                                    | 2         | 7,129                       | -                  | -          | -             | 12  |
| 28           | 7,522                                    | 2         | 7,129                       | -                  | -          | -             | 12  |
| 29           | 7,522                                    | 2         | 7,129                       | -                  | -          | -             | 12  |
| 30           | 7,522                                    | 2         | 7,129                       | -                  | -          | -             | 12  |
| 31           | 7,522                                    | 2         | 7,129                       | -                  | -          | -             | 12  |
| 32           | 7,522                                    | 2         | 7,129                       | -                  | -          | -             | 12  |
| 33           | 7,478                                    | 2         | 7,115                       | -                  | -          | -             | 12  |
| 34           | 7,478                                    | 2         | 7,115                       | -                  | -          | -             | 12  |
| 35           | 7,478                                    | 2         | 7,115                       | -                  | -          | -             | 12  |
| 36           | 7,478                                    | 2         | 7,115                       | -                  | -          | -             | 12  |
| 37           | 7,478                                    | 2         | 7,115                       | -                  | -          | -             | 12  |
| 38           | 7,478                                    | 2         | 7,115                       | -                  | -          | -             | 12  |
| 39           | 7,478                                    | 2         | 7,115                       | -                  | -          | -             | 12  |
| Totals       | See Sheet 2 of 2                         |           | See 2 of 2                  | -                  | -          | -             | -   |

Total Zoning Floor Area

See Sheet 2 of 2



## ZD1 Zoning Diagram

Must be typewritten.  
Sheet 2 of 2

121184592

|                  |                                                                    |                            |  |            |                    |                |       |                  |        |
|------------------|--------------------------------------------------------------------|----------------------------|--|------------|--------------------|----------------|-------|------------------|--------|
| 1                | <b>Applicant Information</b> <i>Required for all applications.</i> |                            |  |            |                    |                |       |                  |        |
| Last Name        |                                                                    | RUSSO                      |  | First Name | LUIGI              | Middle Initial |       |                  |        |
| Business Name    |                                                                    | SLCE ARCHITECTS            |  |            | Business Telephone |                |       | (212) 979-8400   |        |
| Business Address |                                                                    | 1359 BROADWAY - 14TH FLOOR |  |            |                    | Business Fax   |       | (212) 979-8387   |        |
| City             |                                                                    | NEW YORK                   |  | State      | NY                 | Zip            | 10018 | Mobile Telephone | ( ) -  |
| E-Mail           |                                                                    | LRUSSO@SLCEARCH.COM        |  |            |                    | License Number |       |                  | 020741 |

|   |                                                                  |     |              |                |                                   |
|---|------------------------------------------------------------------|-----|--------------|----------------|-----------------------------------|
| 2 | Additional Zoning Characteristics <i>Required as applicable.</i> |     |              |                |                                   |
|   | Dwelling Units                                                   | 116 | Parking area | 56,401 sq. ft. | Parking Spaces: Total 24 Enclosed |

|   |                                                                                |
|---|--------------------------------------------------------------------------------|
| 3 | BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i> |
|---|--------------------------------------------------------------------------------|

**Board of Standards & Appeals (BSA)**

|                                                  |                |                                         |
|--------------------------------------------------|----------------|-----------------------------------------|
| <input type="checkbox"/> Variance                | Cal. No. _____ | Authorizing Zoning Section <u>72-21</u> |
| <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 _____ |
| <input type="checkbox"/> Authorization  | App. No. _____  | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Certification  | App. No. _____  | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Other          | App. No. _____  |                                  |

|   |                                                                                   |
|---|-----------------------------------------------------------------------------------|
| 4 | Proposed Floor Area <i>Required for all applications. One Use Group per line.</i> |
|---|-----------------------------------------------------------------------------------|

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) |                    |            |               | FAR |
|--------------|------------------------------------------|-----------|-----------------------------|--------------------|------------|---------------|-----|
|              |                                          |           | Residential                 | Community Facility | Commercial | Manufacturing |     |
| 40           | 6,808                                    | 2         | 6,519                       | -                  | -          | -             | 12  |
| 41           | 6,876                                    | 2         | 5,729                       | -                  | -          | -             | 12  |
| 42           | 6,876                                    | 2         | 6,559                       | -                  | -          | -             | 12  |
| 43           | 6,876                                    | 2         | 6,517                       | -                  | -          | -             | 12  |
| 44           | 6,876                                    | 2         | 6,538                       | -                  | -          | -             | 12  |
| 45           | 6,876                                    | 2         | 6,503                       | -                  | -          | -             | 12  |
| 46           | 6,876                                    | 2         | 6,538                       | -                  | -          | -             | 12  |
| 47           | 6,876                                    | 2         | 6,498                       | -                  | -          | -             | 12  |
| 48           | 6,876                                    | 2         | 6,538                       | -                  | -          | -             | 12  |
| 49           | 6,876                                    | 2         | 4,790                       | -                  | -          | -             | 12  |
| 50           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 51           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 52           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |

## ZD1

Sheet 2 of 2

|   |                                                                                   |
|---|-----------------------------------------------------------------------------------|
| 4 | Proposed Floor Area <i>Required for all applications. One Use Group per line.</i> |
|---|-----------------------------------------------------------------------------------|

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) |                    |            |               | FAR |
|--------------|------------------------------------------|-----------|-----------------------------|--------------------|------------|---------------|-----|
|              |                                          |           | Residential                 | Community Facility | Commercial | Manufacturing |     |
| 53           | 6,831                                    | 2         | 6,403                       | -                  | -          | -             | 12  |
| 54           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 55           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 56           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 57           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 58           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 59           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 60           | 6,831                                    | 2         | 6,426                       | -                  | -          | -             | 12  |
| 61           | 6,866                                    | 2         | 6,461                       | -                  | -          | -             | 12  |
| 62           | 6,866                                    | 2         | 6,461                       | -                  | -          | -             | 12  |
| 63           | 6,288                                    | 2         | 5,948                       | -                  | -          | -             | 12  |
| 64           | 6,027                                    | 2         | 4,856                       | -                  | -          | -             | 12  |
| 65           | 5,929                                    | 2         | 5,561                       | -                  | -          | -             | 12  |
| 66           | 5,728                                    | 2         | 5,447                       | -                  | -          | -             | 12  |
| 67           | 4,998                                    | 2         | 4,654                       | -                  | -          | -             | 12  |
| Main Roof    | 5,055                                    | 2         | -                           | -                  | -          | -             | 12  |
| Mech.        | 6,586                                    | 2         | -                           | -                  | -          | -             | 12  |
| EMR/Roof     | 4,232                                    | 2         | -                           | -                  | -          | -             | 12  |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
|              |                                          |           |                             |                    |            |               |     |
| Totals       | 682,866                                  |           | 472,056                     | -                  | 409        | -             | -   |

|                         |         |
|-------------------------|---------|
| Total Zoning Floor Area | 472,465 |
|-------------------------|---------|