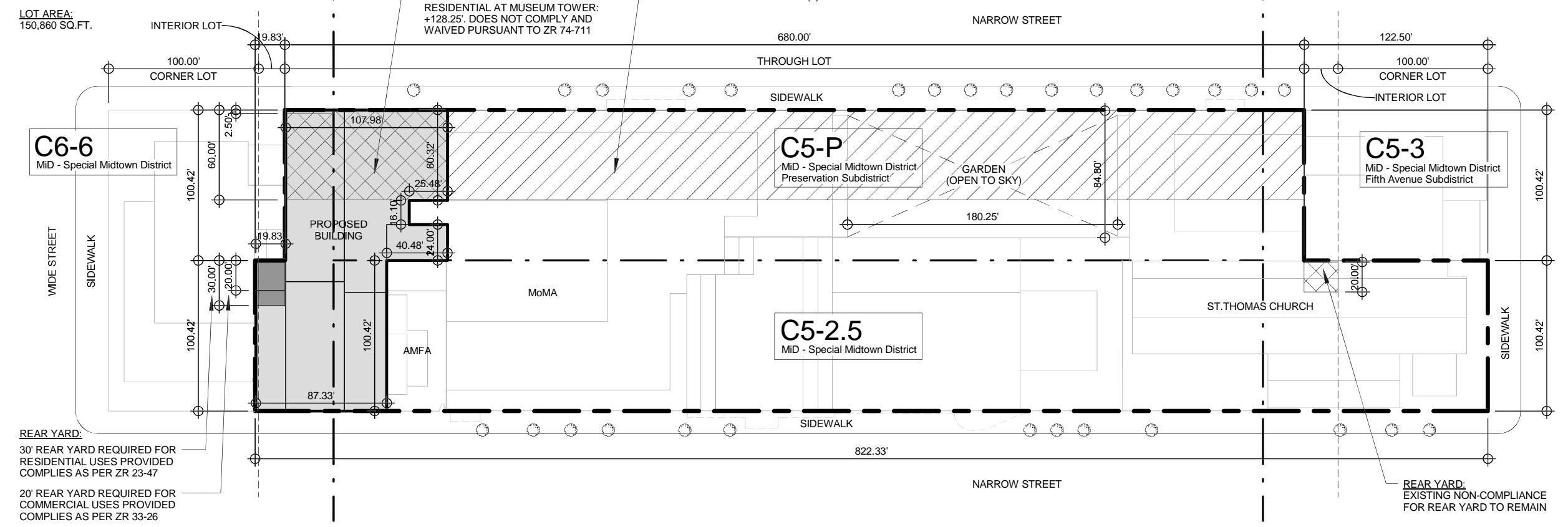




**SITE PLAN DIAGRAM**



**ZD1 Zoning Diagram**  
*Must be typewritten.*

Orient and affix BIS job number label here

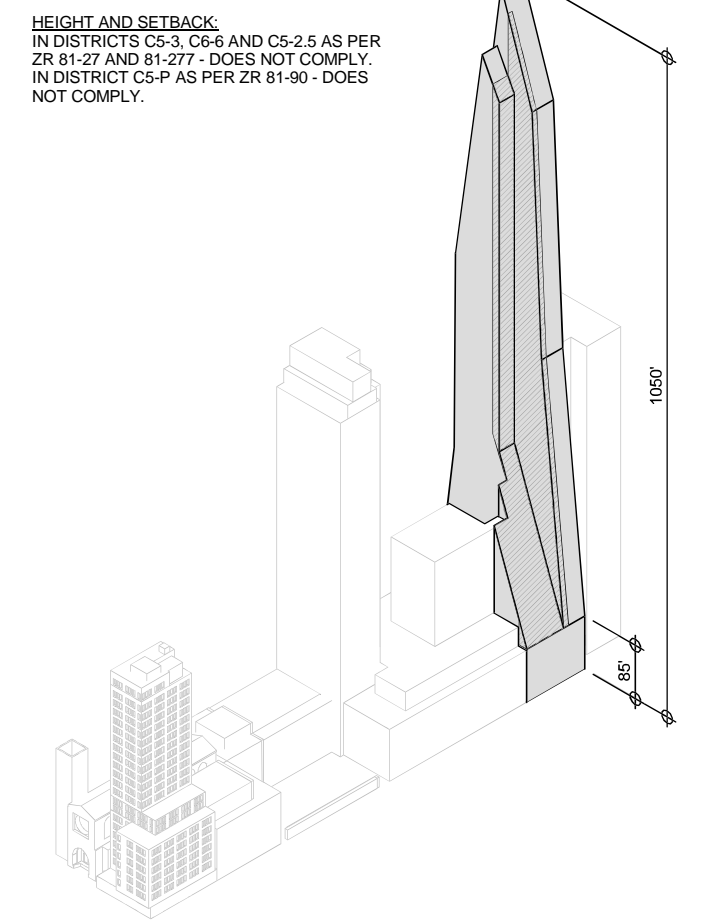
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.  
 Yes  No

**Location Information**

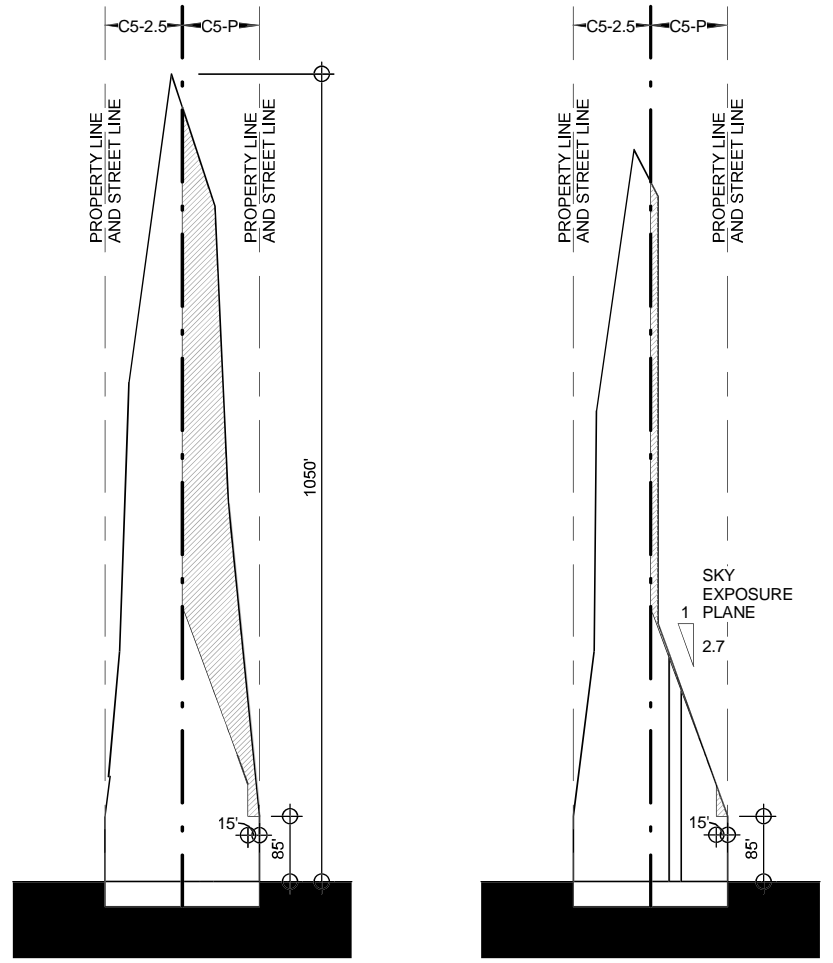
House No(s) 53  
Street Name West 53rd Street

Borough **Manhattan**  
Block **1269**  
Lot **6**  
BIN **1813446**

**AXONOMETRIC DIAGRAM**



**SECTION DIAGRAMS**



**LEGEND**

- EXISTING TREE
- ZONING LOT LINE
- DISTRICT BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- REAR YARD
- REAR YARD EQUIVALENT
- REAR YARD EQUIVALENT NON-COMPLYING AND WAIVED PURSUANT TO ZR 74-711
- AREA OF HEIGHT AND SETBACK ENCROACHMENT NON-COMPLYING AND WAIVED PURSUANT TO ZR 74-711

**CITY PLANNING COMMISSION APPROVED ACTIONS**

- ACTION # 1** ZR 74-79 TRANSFER OF FLOOR AREA FROM UNIVERSITY CLUB (BLOCK 1220, LOT 34) TO THE ZONING LOT, FOR USE IN THE C6-6 ZONING DISTRICT: 136,000 SF
- ACTION # 2** ZR 74-711 MOVEMENT OF FLOOR AREA ACROSS ZONING DISTRICT LINES WITHIN ZONING LOT  
FROM C5-3 TO C5-2.5: 52,429 SF  
FROM C5-P TO C5-2.5: 65,708 SF
- ACTION # 3** ZR 74-711 HEIGHT AND SETBACK DOES NOT COMPLY WITH MIDTOWN HEIGHT AND SETBACK IN C5-3, C6-6 AND C5-2.5 AS PER ZR 81-27 AND 81-277. DOES NOT COMPLY WITH ZR 81-90 IN C5P.
- ACTION # 4** ZR 74-711 PEDESTRIAN CIRCULATION SPACE DOES NOT PROVIDE REQUIRED AMOUNT OF PEDESTRIAN CIRCULATION SPACE AS PER ZR 81-45 AND ZR 37-50, AND DOES NOT PROVIDE COMPLYING BUILDING ENTRANCE RECESS AREAS AS PER ZR 37-53 (b)
- ACTION # 5** ZR 74-711 REAR YARD EQUIVALENT DOES NOT PROVIDE COMPLYING REAR YARD EQUIVALENT AS PER SEC. 23-533.

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) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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 1 of 4

**1 Applicant Information** Required for all applications.

Last Name	Jansen	First Name	David	Middle Initial	W.
Business Name	Adamson Associates Architects		Business Telephone	416-967-1500	
Business Address	401 Wellington St. West, 3rd Floor		Business Fax	416-967-7150	
City	Toronto	State	Ontario	Zip	M5V 1E7
E-Mail	djansen@adamson-associates.com		Mobile Telephone	License Number 028881	

**2 Additional Zoning Characteristics** Required as applicable.

Dwelling Units	450	Parking area	0 sq. ft.	Parking Spaces: Total	0	Enclosed	0
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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	<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)

	ULURP No.	<u>C090431ZSM</u>	81-212; 74-79
<input type="checkbox"/> Special Permit	ULURP No.	<u>C090432ZSM</u>	Authorizing Zoning Section <u>74-711; 81-277</u>
<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	
FLOOR 77		2	0	0	0	0	0.00
FLOOR 76		2	0	0	0	0	0.00
FLOOR 75		2	0	0	0	0	0.00
FLOOR 74		2	0	0	0	0	0.00
FLOOR 73		2	0	0	0	0	0.00
FLOOR 72		2	2,910	0	0	0	0.02
FLOOR 71		2	4,014	0	0	0	0.03
FLOOR 70		2	4,148	0	0	0	0.03
FLOOR 69		2	3,230	0	0	0	0.02
FLOOR 68		2	4,414	0	0	0	0.03
FLOOR 67		2	3,454	0	0	0	0.02
FLOOR 66		2	4,696	0	0	0	0.03
FLOOR 65		2	5,029	0	0	0	0.03

ZD1

Sheet 2 of 4

**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	
FLOOR 64		2	5,182	0	0	0	0.03
FLOOR 63		2	4,965	0	0	0	0.03
FLOOR 62		2	5,042	0	0	0	0.03
FLOOR 61		2	5,665	0	0	0	0.04
FLOOR 60		2	5,834	0	0	0	0.04
FLOOR 59		2	6,003	0	0	0	0.04
FLOOR 58		2	6,172	0	0	0	0.04
FLOOR 57		2	6,340	0	0	0	0.04
FLOOR 56		2	6,509	0	0	0	0.04
FLOOR 55		2	6,678	0	0	0	0.04
FLOOR 54		2	6,847	0	0	0	0.05
FLOOR 53		2	7,016	0	0	0	0.05
FLOOR 52		2	7,184	0	0	0	0.05
FLOOR 51		2	7,305	0	0	0	0.05
FLOOR 50		2	7,442	0	0	0	0.05
FLOOR 49		2	7,518	0	0	0	0.05
FLOOR 48		2	7,545	0	0	0	0.05
FLOOR 47		2	7,588	0	0	0	0.05
FLOOR 46		2	7,631	0	0	0	0.05
FLOOR 45		2	7,674	0	0	0	0.05
FLOOR 44		2	7,717	0	0	0	0.05
FLOOR 43		2	7,760	0	0	0	0.05
FLOOR 42		2	7,803	0	0	0	0.05
FLOOR 41		2	7,846	0	0	0	0.05
FLOOR 40		2	7,889	0	0	0	0.05
FLOOR 39		2	7,790	0	0	0	0.05
FLOOR 38		2	7,874	0	0	0	0.05
FLOOR 37		2	1,744	0	0	0	0.01
FLOOR 36		2	2,936	0	0	0	0.02

