



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) 217  
Street Name WEST 57TH STREET  
Borough MANHATTAN  
Block 1029  
Lot 14,19,23,27,36,37,43,47,50  
BIN

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 viola-  
tion 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)

WIERKE DAVID JANSEN

Signature

Feb 28 '18

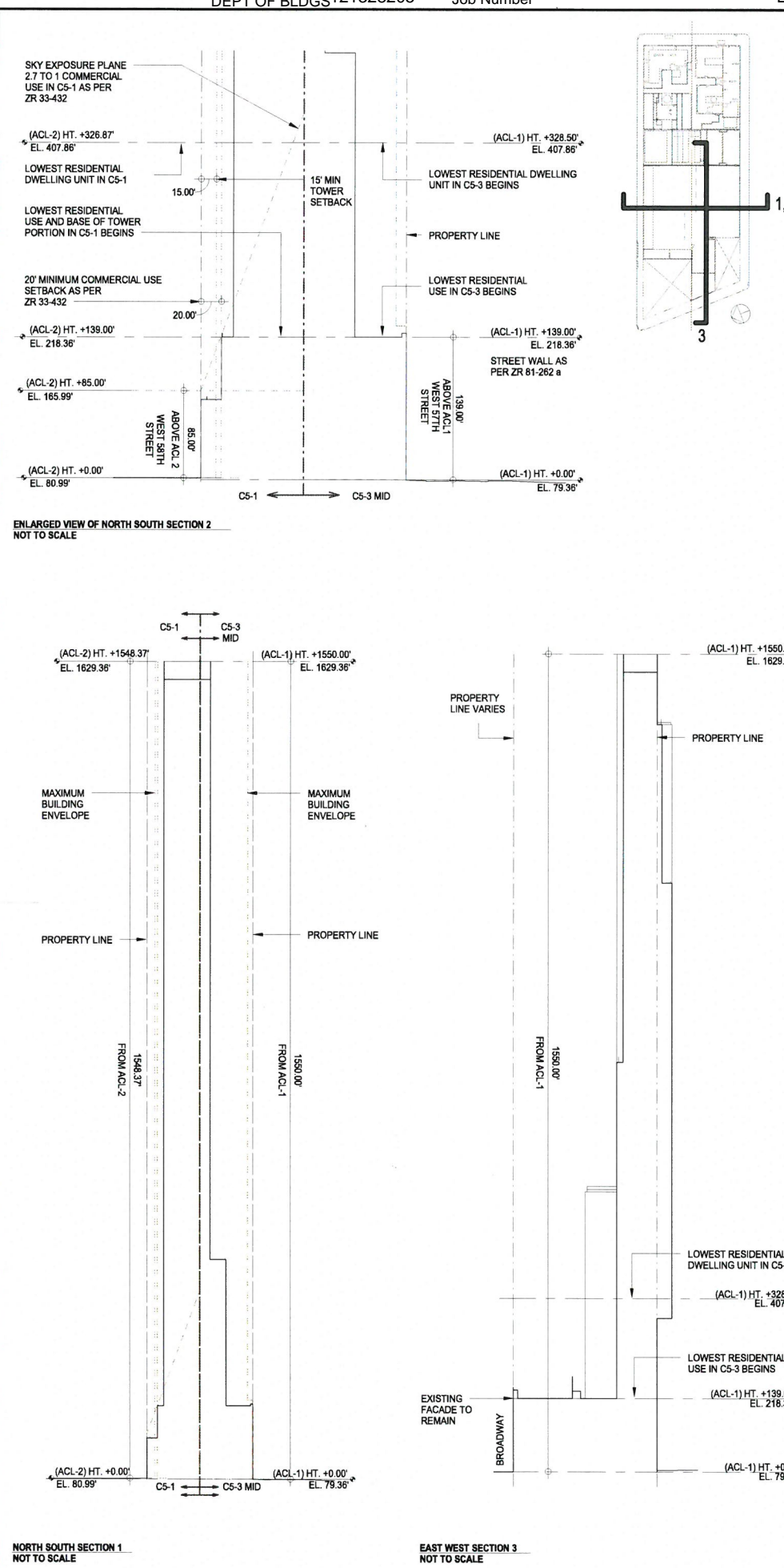
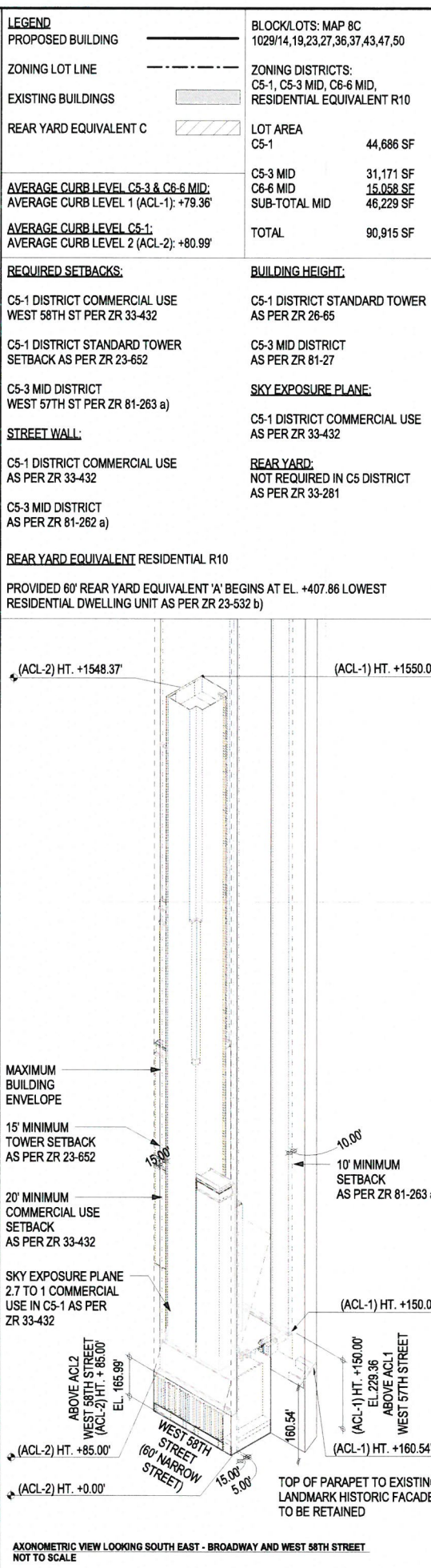
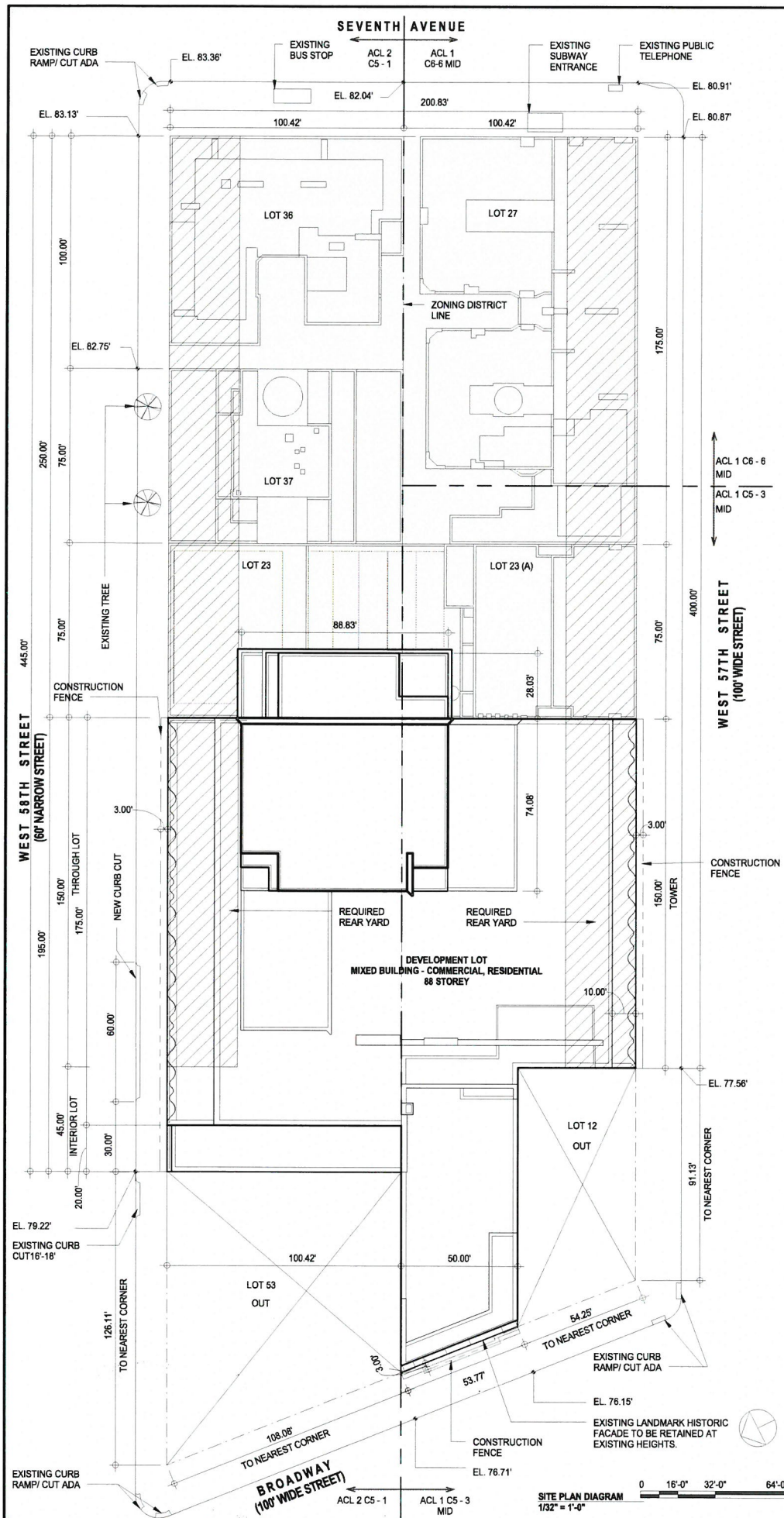


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE







ZD1 Zoning Diagram

Must be typewritten.  
Sheet 1 of 3

1 Applicant Information Required for all applications.

Last Name	JANSEN	First Name	WIEPKE DAVID	Middle Initial	
Business Name	AAI ARCHITECTS, P.C.		Business Telephone	(416) 967 - 1500	
Business Address	14 WALL STREET		Business Fax		
City	NEW YORK	State	NY	Zip	10005
E-Mail	NZIGOMANIS@ADAMSON-ASSOCIATES.COM		Mobile Telephone		
			License Number	028881	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	Parking area	sq. ft.	Parking Spaces: Total	Enclosed
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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	_____
<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	
ZONE C51 NEW BUILDING							
SUB CELLAR 3	9,174	UG 2	0	0	0	0	0.000
SUB CELLAR 2	4,375	UG 2	0	0	0	0	0.000
SUB CELLAR 2	15,206	UG 6	0	0	0	0	0.000
SUB CELLAR 1	639	UG 2	0	0	0	0	0.000
SUB CELLAR 1	18,942	UG 6	0	0	0	0	0.000
CELLAR	2,835	UG 2	0	0	0	0	0.000
CELLAR	16,746	UG 6	0	0	0	0	0.000
GROUND FLOOR	3,960	UG 2	3,854	0	0	0	0.042
GROUND FLOOR	16,565	UG 6	0	0	13,579	0	0.139
2ND FLOOR	919	UG 2	813	0	0	0	0.009
2ND FLOOR	16,279	UG 6	0	0	15,886	0	0.175

ZD1

Sheet 2 of 3

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	
3RD FLOOR	933	UG 2	813	0	0	0	0.009
3RD FLOOR	16,297	UG 6	0	0	15,849	0	0.174
4TH FLOOR	936	UG 2	813	0	0	0	0.009
4TH FLOOR	16,294	UG 6	0	0	15,843	0	0.174
5TH FLOOR	936	UG 2	813	0	0	0	0.009
5TH FLOOR	13,071	UG 6	0	0	12,623	0	0.139
6TH FLOOR MEP	5,447	UG 2	0	0	0	0	0.000
6TH FLOOR MEP	8,626	UG 6	0	0	0	0	0.000
7TH FLOOR MEP	14,073	UG 2	0	0	0	0	0.000
8TH - 99TH FLOOR	664,047	UG 2	529,135	0	0	0	5.820
ZONE C5-1 EXISTING							
1ST - 12TH FLOOR	85,169	UG 2	82,603	0	0	0	0.909
1ST - 15TH FLOOR	74,299	UG 4	0	71,010	0	0	0.781
1ST FLOOR	3,636	UG 6	0	0	3,527	0	0.039
ZONE C5-3 MID NEW BUILDING							
SUB CELLAR 3	8,622	UG 2	0	0	0	0	0.000
SUB CELLAR 2	9,583	UG 2	0	0	0	0	0.000
SUB CELLAR 2	7,729	UG 6	0	0	0	0	0.000
SUB CELLAR 1	471	UG 2	0	0	0	0	0.000
SUB CELLAR 1	16,841	UG 6	0	0	0	0	0.000
CELLAR	2,538	UG 2	0	0	0	0	0.000
CELLAR	18,585	UG 6	0	0	0	0	0.000
GROUND FLOOR	4,244	UG 2	4,076	0	0	0	0.045
GROUND FLOOR	16,866	UG 6	0	0	16,334	0	0.180
2ND FLOOR	251	UG 2	53	0	0	0	0.001
2ND FLOOR	20,591	UG 6	0	0	19,876	0	0.219
3RD FLOOR	443	UG 2	53	0	0	0	0.001
3RD FLOOR	20,901	UG 6	0	0	20,364	0	0.224
4TH FLOOR	443	UG 2	53	0	0	0	0.001
4TH FLOOR	20,399	UG 6	0	0	19,871	0	0.219



ZD1

Sheet 3 of 3

**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	
ZONE C5-3 MID NEW BUILDING							
5TH FLOOR	451	UG 2	53	0	0	0	0.001
5TH FLOOR	20,894	UG 6	0	0	20,384	0	0.224
6TH FLOOR MEP	6,157	UG 2	506	0	0	0	0.006
6TH FLOOR MEP	14,507	UG 6	0	0	0	0	0.000
7TH FLOOR MEP	20,664	UG 2	718	0	0	0	0.008
8TH - 99TH FLOOR	201,222		153,523	0	634	0	1.696
ZONE C5-3 MID EXISTING							
1ST - 12TH FLOOR	18,247	UG 2	17,660	0	0	0	0.194
1ST - 5TH FLOOR	26,981	UG 4	0	26,397	0	0	0.290
ZONE C6-6 MID EXISTING							
1ST - 12TH FLOOR	144,866	UG 2	139,485	0	0	0	1.534
1ST FLOOR	5,866	UG 6	0	0	5,638	0	0.062
Totals	1,617,766		935,024	97,407	180,408	0	13.350

Total Zoning Floor Area	1,212,839
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