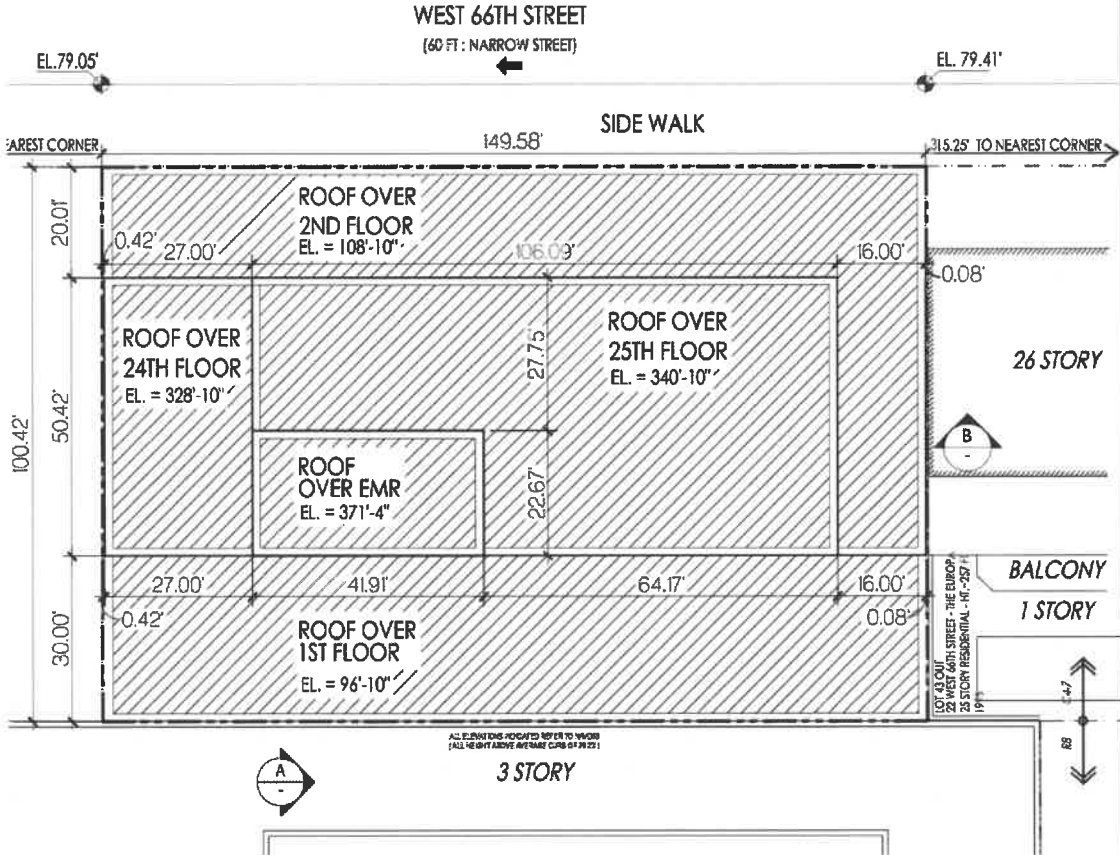


SITE PLAN

Scale: 1/32" = 1'-0"



ZONING CONSIDERATION

ZONE	C4-7 / R10 Eq.	Map 8D, Special Lincoln Square District Subdistrict A
SITE AREA	15,021 SF	Block: 1118, Lot: 45, 46, 47, 48
MAX. BASE FAR	10	
MAX. BASE ZONING FLOOR AREA	150,210 SF	
INCLUSIONARY HOUSING INCREASE	20%	ZR 82-32 (a)
TOTAL ALLOW. ZONING FLOOR AREA	30,042 SF	
PERMITTED COMMERCIAL FLOOR AREA	180,252 SF	ZR 82-31
MAXIMUM TOWER COVERAGE	45%	ZR 23-65
MINIMUM TOWER COVERAGE	30%	ZR 82-36 (a), (2)
MAXIMUM STREET WALL	85 FT	
MINIMUM SETBACK ABOVE STREETWALL	20 FT	NARROW STREET, ZR 82-36 (b)
MINIMUM BULK DISTRIBUTION	60%	BELOW 150 FT, ZR 82-34
MINIMUM FLOOR AREA BELOW 150 FT.	108,151 SF	

LEGEND

C4-7/ R-10 EQUIVALENT -
(SPECIAL LINCOLN SQUARE
DISTRICT - SUB DISTRICT A)

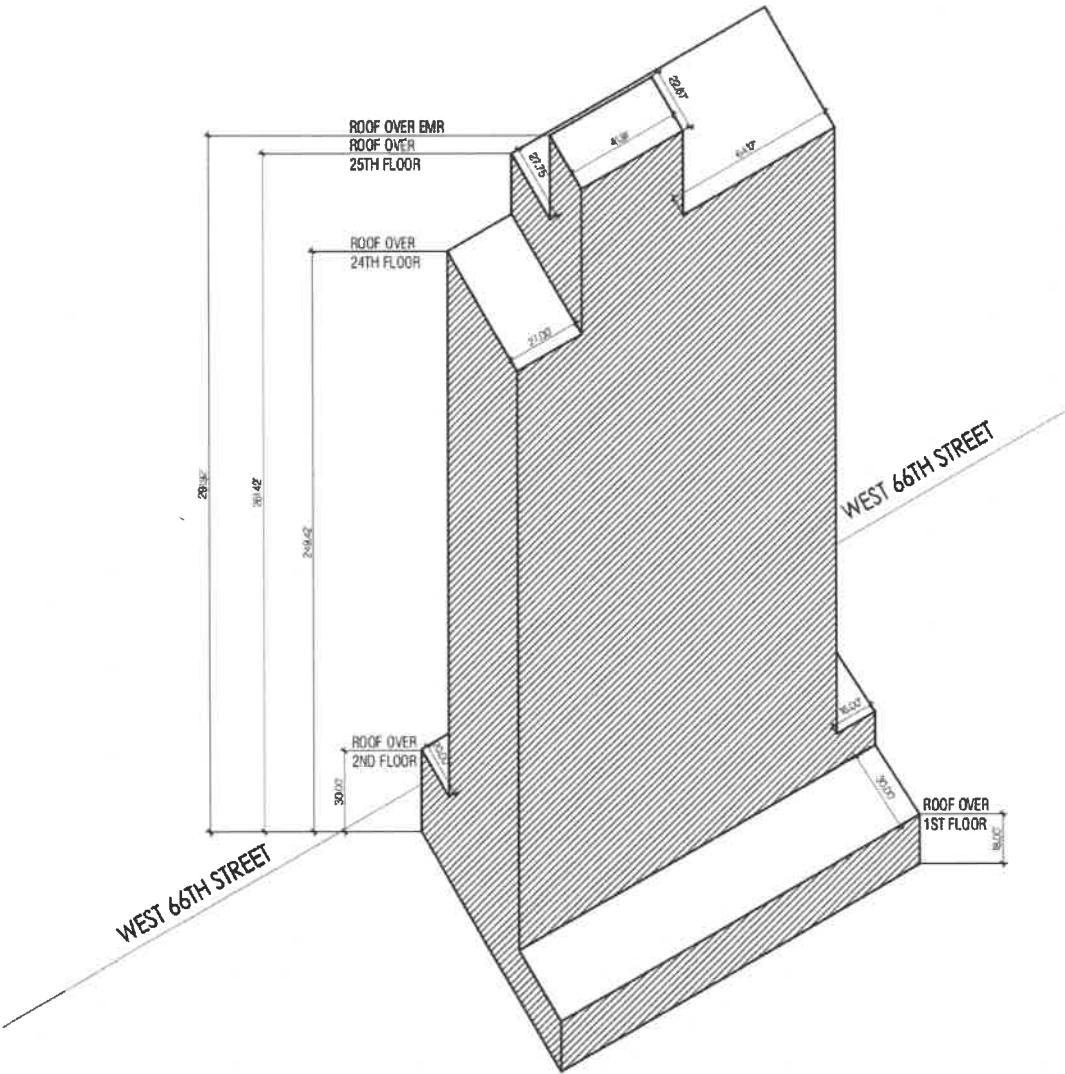
PROPOSED BUILDING
ZONING LOT

AXONOMETRIC DIAGRAM

SCALE: 1/64" = 1'-0"

STANDARD SETBACK REQUIREMENT AS PER
ZR 82-36 (b):
20' MINIMUM SETBACK ABOVE STREETWALL

REQUIREMENT SETBACK:
FRONT: 20'-0"
REAR: 30'-0"
SIDE: NOT REQUIRED



ZD1 Zoning Diagram

Location Information

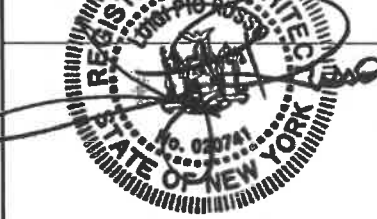
House No(s) 36
Street Name West 66th Street
Borough Manhattan
Block 1118
Lot 45
Bin 108168

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

Falsification of any statement is a misde-
meanor and is punishable by a fine or im-
prisonment, 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 consid-
eration. Violation is punishable by impris-
onment 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 docu-
ments with the Department.

NAMES (PLEASE PRINT)
Luigi P. R...

SIGNATURE DATE



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

Internal Use Only

BIS Doc #

PLAN EXAMINERS SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>			
Last Name Russo		First Name Luigi		Middle Initial
Business Name SLCE Architects, LLP			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	Parking area	sq. ft.	Parking Spaces: Total	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 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	
SC1	15,021		-				
CEL	15,021		-	-			
001	14,962		6,161	3,299	5,442		0.99
002	10,492			10,492			0.70
003	6,684		6,429				0.43
004	6,684		6,429				0.43
005	6,684		6,429				0.43
006	6,684		6,429				0.43
007	6,684		6,429				0.43
008	6,684		6,429				0.43
009	6,684		6,429				0.43
010	6,684		6,429				0.43
011	6,684		6,429				0.43

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	
012	6,684		6,429				0.43
013	6,684		6,429				0.43
014	6,684		6,429				0.43
015	6,684		6,429				0.43
016	6,684		6,429				0.43
017	6,684		6,429				0.43
018	6,684		6,429				0.43
019	6,684		6,429				0.43
020	6,684		6,429				0.43
021	6,684		6,429				0.43
022	6,684		6,429				0.43
023	6,684		6,429				0.43
024	6,684		6,429				0.43
025	5,633		5,424				0.36
ROF	956		-				
BULKHEAD	956		-				
Totals	210,089		153,023	13,791	5,442		11.47

Total Zoning Floor Area

172,256

ZONING CALCULATIONS

ZONING DISTRICT : C4-7 (R-10 EQUIVALENT)
R8
SPECIAL LINCOLN SQUARE DISTRICT
SUBDISTRICT A
MAP:
BLOCK: 1118
LOT: 14, 45, 46, 47, 48 & 52

LOT AREA: C4-7 DISTRICT = 35,105 SF
R8 DISTRICT = 19,582 SF
TOTAL LOT AREA = 54,687 SF

NO PARKING REQUIRED WITHIN MANHATTAN CORE AS PER ZR 13-10, NONE PROVIDED

STREET TREE PLANTING AS PER ZR 26-41 & 33-03

4) ZONING FLOOR AREA

a. Floor Area Permitted

C4-7 District (R10 equivalent)			
33-122	Commercial	10 FAR	351,050.00 SF
33-123	Community Facility	10 FAR	351,050.00 SF
23-152, 23-16	Residential	10 FAR	351,050.00 SF
23-154	Inclusionary Bonus (see below)	2 FAR	70,210.00 SF
35-31	Res. with inclusionary (see below)	12 FAR	421,260.00 SF
Max. Total			421,260.00 SF

R8 District

23-151	Community Facility	6.5 FAR	127,283.00 SF
24-11	Residential (See HF Calcs. Z-013)	5.92 FAR	115,925.44 SF
Max. Total		6.5 FAR	127,283.00 SF

Total All Districts

Commercial	351,050.00 SF
Community Facility	478,333.00 SF
Residential w/ Inclusionary	537,185.44 SF
Max. Total	548,543.00 SF

b. Inclusionary Housing Bonus in C4-7

23-154	Base Residential	10 FAR	351,050.00 SF
	Max. Inclusionary Bonus	2 FAR	70,210.00 SF
	Max. Residential with Inclusionary	12 FAR	421,260.00 SF

Low Income Floor Area Provided
Off-site, see HPD Certificates and Table 1 on Z-001

Base Residential	351,050.00 SF
Actual Inclusionary Bonus	70,210.00 SF
Actual Residential with Inclusionary	421,260.00 SF

c. Floor Area Proposed

C4-7 District (R10 equivalent)

Existing Lot 52	
Commercial	43,053.00 SF
(See Alt. 1 #120422729)	

Proposed	
Community Facility	6,350.89 SF
Residential	371,855.27 SF
Total	378,206.16 SF

C4-7 Total	
Commercial	43,053.00 SF
Community Facility	6,350.89 SF
Residential	371,855.27 SF
Total	421,259.16 SF

R8 District

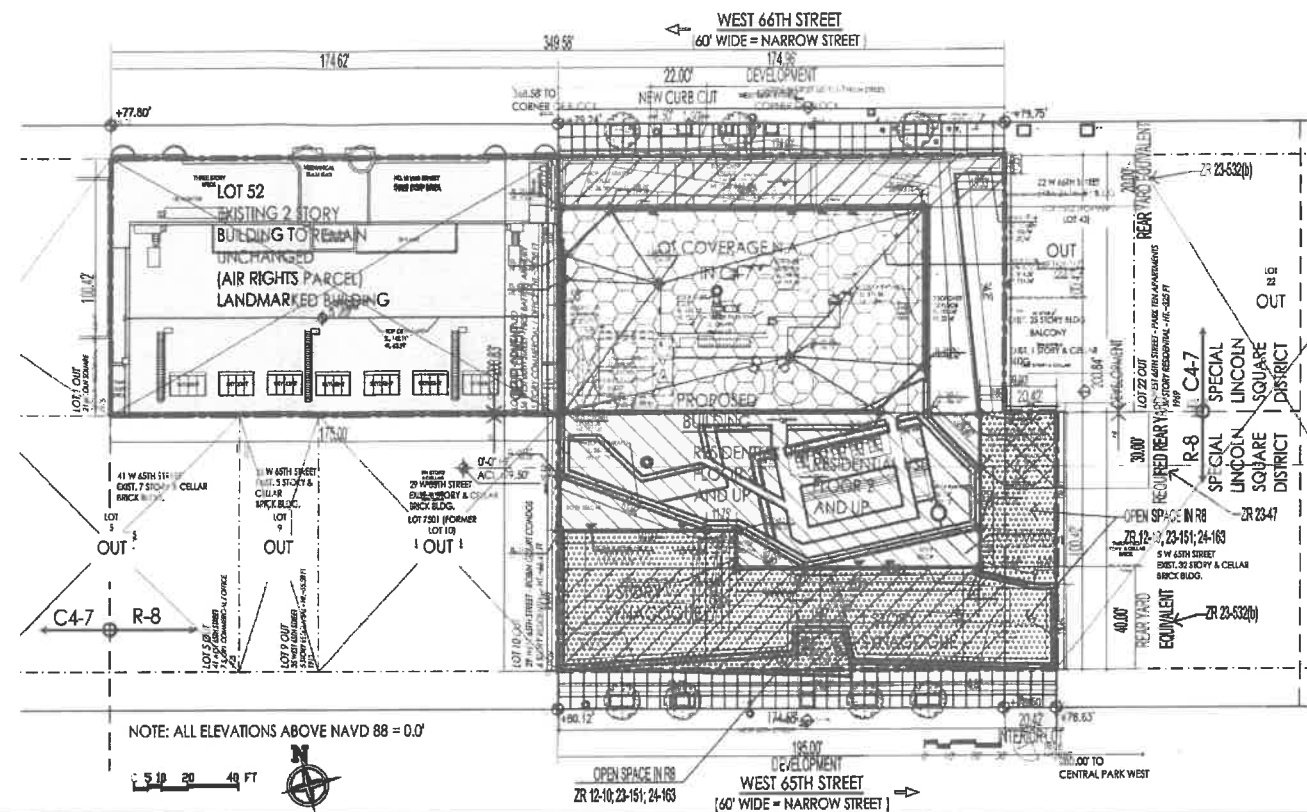
Proposed / R8 Total	
Community Facility	16,054.60 SF
Residential	111,227.78 SF
Total	127,282.38 SF

Total both Zones

Commercial	43,053.00 SF
Community Facility	22,405.49 SF
Residential	483,083.05 SF
Total	548,541.54 SF

SITE PLAN

Scale: 1/64" = 1'-0"



NOTE: ALL ELEVATIONS ABOVE NAVD 88 = 0.0'

RESIDENTIAL FAR CALCULATIONS IN R8

12-10	Open Space shall not be Included In Lot Coverage	
23-151	Residential	
Height Factor for Residential FAR		
a.	H.F. for FAR = Total Floor Area / Total Lot Coverage	
	H.F. for FAR = 127,282 SF / 8,899 SF =	14
	F.A.R. @ H.F. 14 =	5.92

OPEN SPACE CALCULATIONS IN R8

23-151	a. Height Factor for OSR	
24-163	H.F. for OSR = Residential FA/ Residential Lot Coverage	
	H.F. for OSR = 111,228 SF / 8,899 SF =	12
	b. Required Open Space	
	Open Space Ratio @ H.F. 12 =	9.2 %
	Min. Open Space = 111,228 X 0.092 =	10,233 SF
	c. Open Space Provided =	10,635 SF Complies
	d. Open Space at Grade	
12-10	Open space at grade shall be accessible and usable by all residential occupants.	
	e. Open Space on Roof	
12-10	- Open Space on roof in R8 need not be accessible	
12-10	- No dimension less than 25' except that area adjoining street line or rear yard min. depth 9' and max. length min. 2 times depth (or full width of zoning lot or 50', whichever is less).	
24-16	Open Space permitted on roof of community facility	
COMMUNITY FACILITY COVERAGE IN R8		
24-11	Max. 65% Community Facility Coverage in R8 Zone	
	19,582 SF X 65 % =	12,728 SF
	Provided	0 SF Complies
24-12	Community Facility use below 23' may be excluded from Lot Coverage	

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- REAR YARD EQUIVALENT
- REQUIRED REAR YARD
- OPEN SPACE AT ROOF IN R8
- OPEN SPACE AT GRADE IN R8
- RESIDENTIAL COVERAGE IN R8
- TOWER COVERAGE IN C4-7
- ZONING LOT LINE
- STREET TREE
- SKY EXPOSURE PLANE
- PROPERTY LINE
- TOB TOP OF BEAM WITHIN NON-OCCUPIABLE SPACE



ZD1 Zoning Diagram

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) 36
Street Name West 66th Street
Borough Manhattan
Block 1118
Lot 45
Bin 1028168

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NAME (PLEASE PRINT)
Luigi P. R.

SIGNATURE DATE



P.E./R.A. SEAL (APPLY SEAL: SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc #

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ZONING CALCULATIONS

HEIGHT & SETBACK IN BOTH ZONES

35-21 Maximum Height of Wall and Required Setbacks
23-641 20' minimum setback above 85'
2.7:1 Sky Exposure Plane

TOWER IN C4-7

a. Lot Area in C4-7	35,105.00 SF	Complies
82-36 (a) b. Max. Tower Coverage Permitted	35,105.00 SF X 0.4 =	14,042.00 SF
c. Min. Tower Coverage Permitted	35,105.00 SF X 0.3 =	10,531.50 SF
d. Proposed Tower at floors 7-15	11,579.52 SF	Complies
Proposed Tower at floor 16	10,844.84 SF	Complies
Proposed Tower at floor 17	10,770.86 SF	Complies
Proposed Tower at floor 18	11,092.68 SF	Complies
Proposed Tower at floor 19	11,208.99 SF	Complies
Proposed Tower at floors 20-33	11,208.57 SF	Complies
Proposed Tower at floors 34	11,208.51 SF	Complies
Proposed Tower at floors 35	11,183.32 SF	Complies
Proposed Tower at floors 36	11,156.28 SF	Complies
Proposed Tower at floors 37	11,127.40 SF	Complies
Proposed Tower at floor 38	11,097.02 SF	Complies
Proposed Tower at floor 39	11,064.13 SF	Complies
Proposed Tower at floor 40	11,028.24 SF	Complies
Proposed Tower at floor 41	10,538.00 SF	Complies
e. Minimum Setback 20' above 85'		Complies

TOP 40' OF TOWER

82-36 (a) The highest 4 stories of the tower or 40 feet, whichever is less, may cover less than 30% of the lot area if the GFA of each story does not exceed 80% of GFA of the story directly below it.

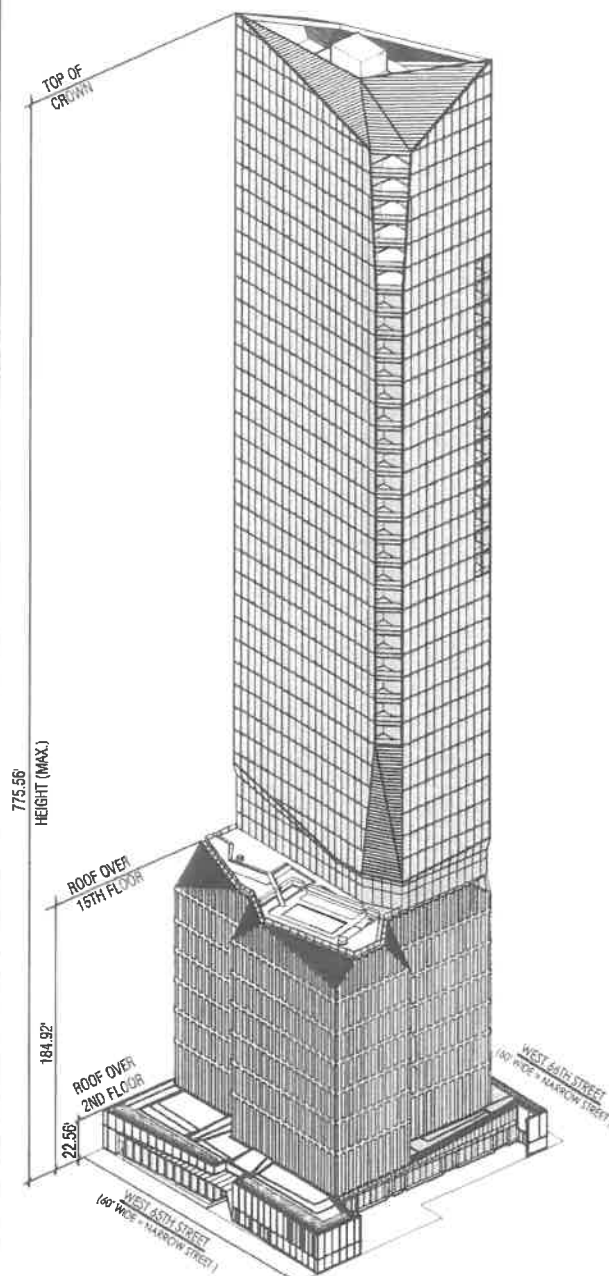
Proposed tower at 42nd Floor, Bulkhead (Ht. 752.73')	8,311.00 SF
Max. 80% of 41st Floor	80% x 10,538 SF = 8,430.40 SF

BULK DISTRIBUTION BELOW 150' IN HEIGHT

82-34 Total Permitted Floor Area	548,543.00 SF
Min. Required ZFA Below 150'	548,543.00 SF X 0.6 = 329,125.80
14th Floor - Finished Floor	
Floor Elevation	228.98 Ft
Floor Height in C4-7/ Through Lot Portion 1	149.48 Ft
Floor Height in R8/ Through Lot Portion 2	149.67 Ft
Provided:	
Existing Building	43,053.00 SF
New Building Floors 1-14 (See Floor Area Table)	286,076.04 SF
Total Below 150'	329,129.04 SF

AXONOMETRIC DIAGRAM

Scale: NTS

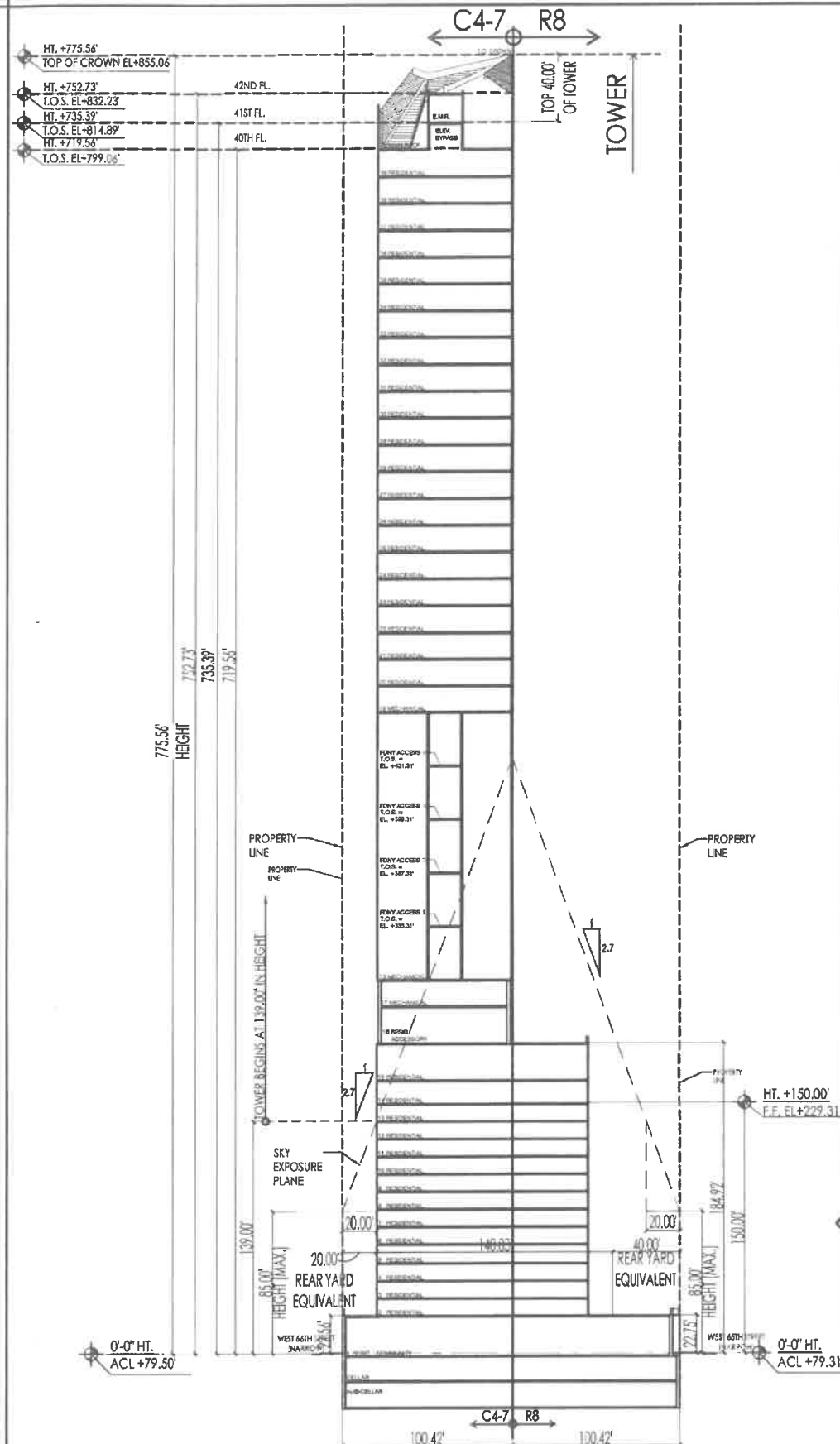


LEGEND

— SKY EXPOSURE PLANE
— PROPERTY LINE

SECTION DIAGRAM

Scale: NTS



ZD1 Zoning Diagram

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) 36
Street Name West 66th Street
Borough Manhattan
Block 1118
Lot 45
Bin 1028168

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NAME (PLEASE PRINT)

Luigi P. R...

SIGNATURE

DATE

REGISTERED ARCHITECT

STATE OF NEW YORK

10-030761

P.E.R.A. SEAL (APPLY SEAL; SIGN AND DATE OVER SEAL)

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PLAN EXAMINERS SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1 Applicant Information Required for all applications.			
Last Name Russo		First Name Luigi	Middle Initial
Business Name SLCE Architects, LLP		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 127	Parking area	sq. ft.	Parking Spaces: Total 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	
SUB	27,751.62	2B	0				0
SUB	9,362.04	4A		0			0
CEL	27,721.93	2B	0				0
CEL	9,391.64	4A		0			0
001	9,370.60	2	8,923.74				0.16
001	22,405.49	4A		22,405.49			0.41
MEZ1	1,691.49	2	910.32				0.02
MEZ1	2,020.23	4A		0			0
002	20,478.30	2	19,507.39				0.36
003	20,478.30	2	19,509.56				0.36
004	20,478.30	2	19,509.56				0.36
005	20,478.30	2	19,509.56				0.36
006	20,478.30	2	19,531.26				0.36

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	
007-008	40,956.60	2	39,062.52				0.71
009-014	122,869.80	2	117,206.64				2.14
015	17,402.80	2	0				0
016	10,644.64	2B	7,746.54				0.14
017	6,637.02	2	0				0
018	10,240.55	2	0				0
FDNY AC 1	334.25	2	334.25				0.01
FDNY AC 2	334.25	2	334.25				0.01
FDNY AC 3	334.25	2	334.25				0.01
FDNY AC 4	334.25	2	334.25				0.01
019	10,916.98	2	0				0
020-026	78,459.99	2	75,739.86				1.38
027-031	56,042.85	2	54,076.90				0.99
032-033	22,417.14	2	21,631.76				0.40
034	11,208.58	2	10,883.73				0.20
035	11,183.38	2	10,858.54				0.20
036	11,156.28	2	10,831.50				0.20
037	11,127.40	2	10,802.62				0.20
038	11,097.02	2	10,747.10				0.20
039	10,626.00	2	4,756.95				0.09
040	928.55	2	0				0
041	927.82	2	0				0
Totals	658,286.81		483,083.05	22,405.49			9.24

Total Zoning Floor Area	505,488.54
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