

SITE PLAN

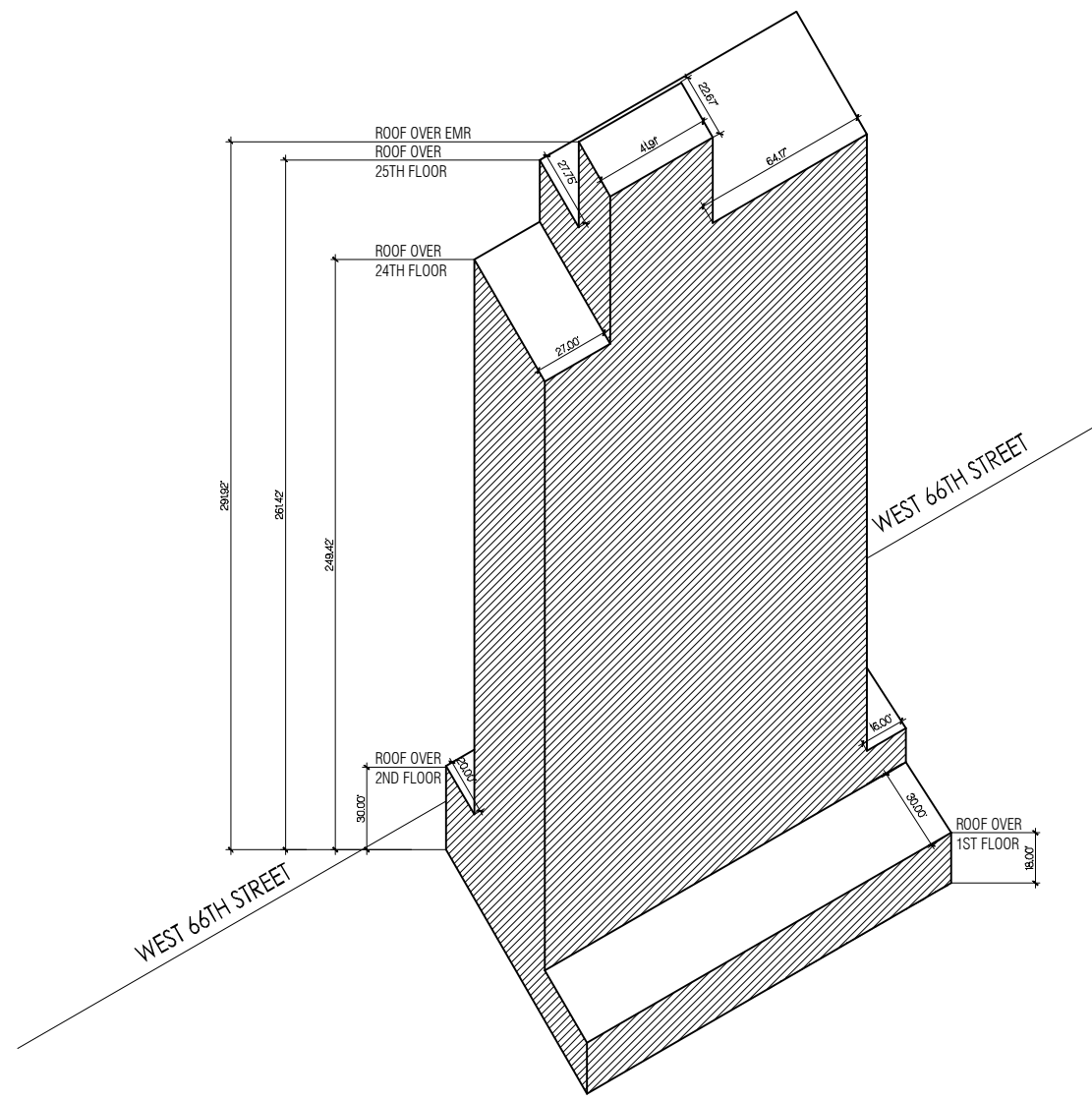
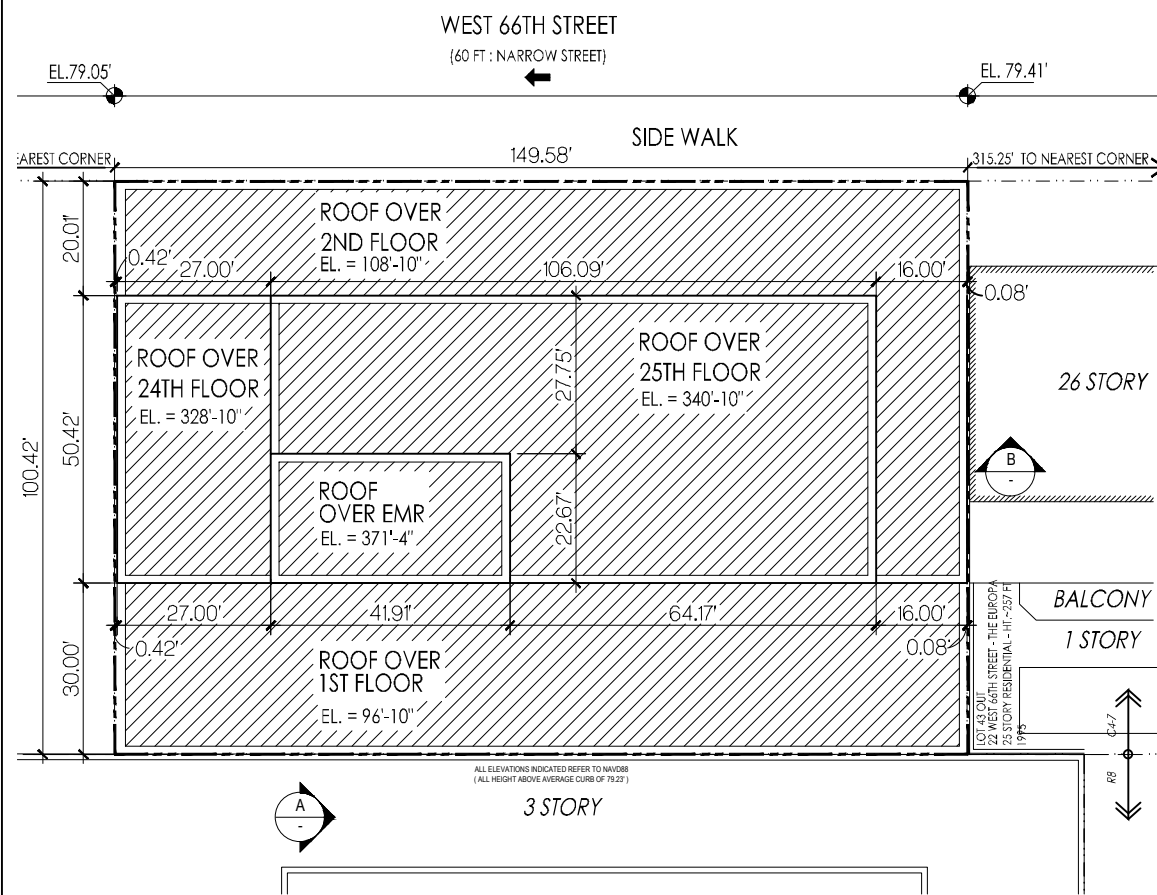
Scale: 1/32" = 1'-0"

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



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	180,252 SF	
PERMITTED COMMERCIAL FLOOR AREA	100,000 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 DISTRCT - SUB DISTRICT A)

- PROPOSED BUILDING
- ZONING LOT



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.

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NAME (PLEASE PRINT)

Luigi P. Russo

SIGNATURE _____ DATE _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE

