

ZONING CALCULATIONS

ZONING DISTRICT : C4-7 (R-10 EQUIVALENT)
R8
SPECIAL LINCOLN SQUARE DISTRICT
SUBDISTRICT A
MAP: 8C
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-012)	5.92 FAR	115,925.44 SF
Max. Total			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 70,210.00 SF
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	43,053.00 SF
Commercial	
(See Alt. 1 #120422729)	

Proposed	
Community Facility	6,285.22 SF
Residential	371,920.68 SF
Total	378,205.90 SF

C4-7 Total	
Commercial	43,053.00 SF
Community Facility	6,285.22 SF
Residential	371,920.68 SF
Total	421,258.90 SF

R8 District

Proposed / R8 Total	
Community Facility	16,058.87 SF
Residential	111,217.62 SF
Total	127,276.49 SF

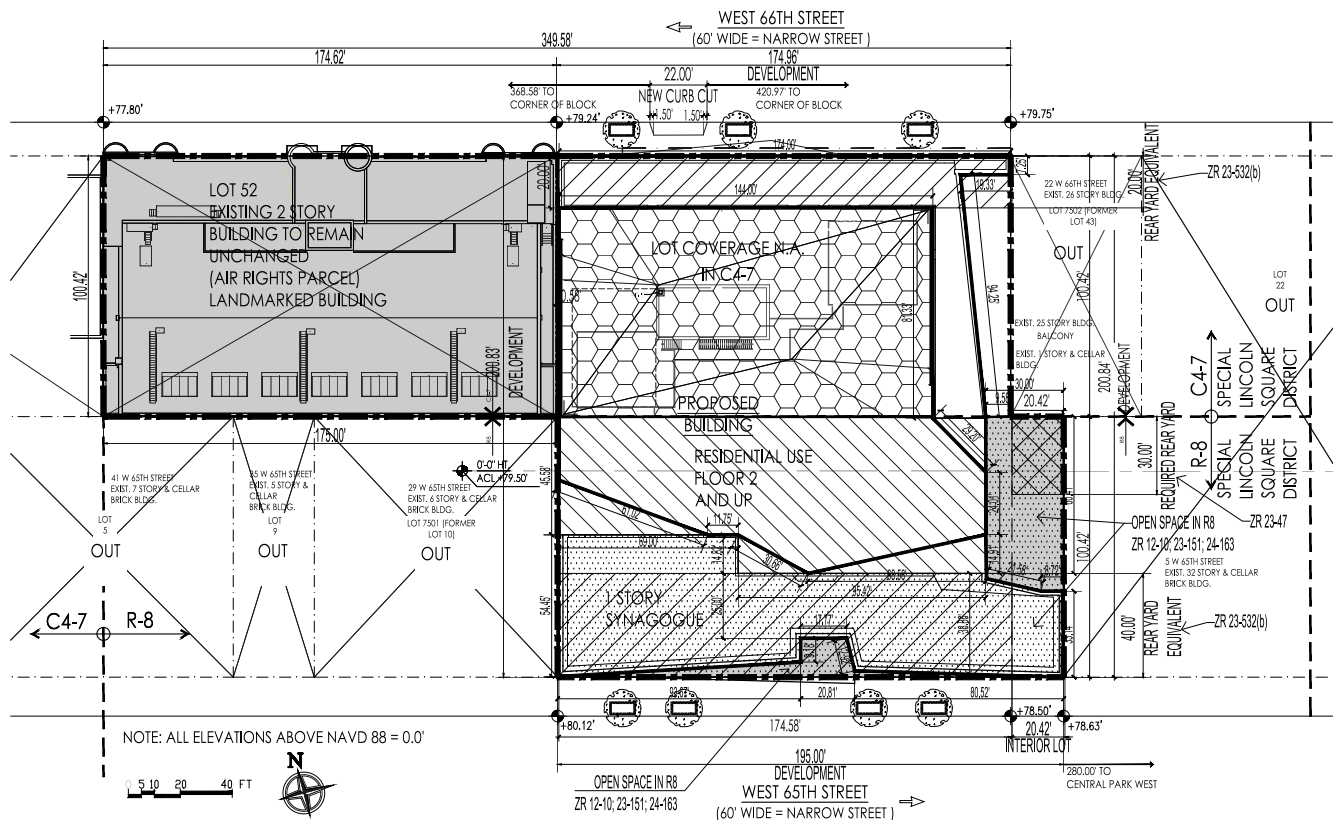
Total both Zones

Proposed Both Zones Total	
Community Facility	22,344.09 SF
Residential	483,138.30 SF
Total	505,482.39 SF

Commercial	43,053.00 SF
Proposed Both Zones Total	505,482.39 SF
Total	548,535.39 SF

SITE PLAN

Scale: 1/64" = 1'-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 = 127,276 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 = 111,218 SF / 8,899 SF = 12
b. Required Open Space	
	Open Space Ratio @ H.F. 12 = 9.2 %
	Min. Open Space = 111,218 X 0.092 = 10,232 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



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

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 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

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
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			10,644.64 SF Complies
	Proposed Tower at floor 16 E.M.R.			10,789.93 SF Complies
	Proposed Tower at floor 17			11,092.72 SF Complies
	Proposed Tower at floor FDNY ACCESS level 1			11,218.18 SF Complies
	Proposed Tower at floor FDNY ACCESS level 2			11,218.18 SF Complies
	Proposed Tower at floor FDNY ACCESS level 3			11,218.18 SF Complies
	Proposed Tower at floor 18			11,218.18 SF Complies
	Proposed Tower at floor FDNY ACCESS level 4			11,211.48 SF Complies
	Proposed Tower at floor FDNY ACCESS level 5			11,208.86 SF Complies
	Proposed Tower at floor FDNY ACCESS level 6			11,208.86 SF Complies
	Proposed Tower at floor 19			11,208.86 SF Complies
	Proposed Tower at floor FDNY ACCESS level 7			11,208.86 SF Complies
	Proposed Tower at floor FDNY ACCESS level 8			11,208.86 SF Complies
	Proposed Tower at floors 20-33			11,208.58 SF Complies
	Proposed Tower at floors 34			11,208.85 SF Complies
	Proposed Tower at floors 35			11,183.55 SF Complies
	Proposed Tower at floors 36			11,156.42 SF Complies
	Proposed Tower at floors 37			11,127.45 SF Complies
	Proposed Tower at floor 38			11,096.54 SF Complies
	Proposed Tower at floor 39			11,063.92 SF Complies
	Proposed Tower at Roof (40th Fl.)			11,028.24 SF Complies
	Proposed Tower at Bulkhead Roof (41st Fl.)			10,537.68 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 2nd Bulkhead Roof (42nd Fl.)(Ht. 752.73')			8,311.46 SF
	Max. 80% of Bulkhead Roof (41st Fl.)	80% x 10,538 SF =		8,430.14 SF Complies
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
<u>Provided:</u>				
	Existing Building			43,053.00 SF
	New Building Floors 1-14 (See Floor Area Table)			286,078.92 SF
	Total Below 150'			329,131.92 SF Complies

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- Height Annotations:**
 - 775.56' HEIGHT (MAX.)
 - 184.92'
 - 22.56'
- Roof Annotations:**
 - TOP OF CROWN
 - ROOF OVER 15TH FLOOR
 - ROOF OVER 1ST FLOOR
- Street and Width Annotations:**
 - WEST 65TH STREET (60' WIDE = NARROW STREET)
 - WEST 66TH STREET (60' WIDE = NARROW STREET)
- Legend:**
 - — SKY EXPOSURE PLANE
 - - - - PROPERTY LINE

[illegible]



ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 3**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
E-Mail	lrusso@slcearch.com			Mobile Telephone	
				License Number	020741

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	127	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	
SUB	27,754.56	2	0				0
SUB	9,359.07	4		0			0
CEL	28,108.47	2	0				0
CEL	9,004.88	4		0			0
001	9,384.46	2	8,989.42				0.16
001	22,344.09	4		22,344.09			0.41
MEZ1	1,604.41	2	969.95				0.02
MEZ1	2,002.10	4		0			0
002	20,478.30	2	19,510.36				0.36
003	20,478.30	2	19,515.75				0.36
004	20,478.30	2	19,516.25				0.36
005	20,478.30	2	19,513.47				0.36
006	20,478.30	2	19,526.06				0.36

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	
007-008	40,956.60	2	39,052.12				0.71
009-011	61,434.90	2	58,570.35				1.07
012-014	61,434.90	2	58,571.10				1.07
015	20,478.25	2	0				0
016	10,644.64	2	7,899.31				0.14
016 E.M.R.	1,967.77	2	1,279.99				0.02
017	10,216.56	2	0				0
FDNY AC 1	993.13	2	896.07				0.02
FDNY AC 2	993.13	2	892.47				0.02
FDNY AC 3	993.13	2	896.07				0.02
018	10,240.54	2	0				0
FDNY AC 4	993.13	2	892.47				0.02
FDNY AC 5	993.13	2	892.47				0.02
FDNY AC 6	993.13	2	892.47				0.02
019	10,917.09	2	0				0
FDNY AC 7	993.13	2	892.47				0.02
FDNY AC 8	1,317.36	2	1,216.71				0.02
020-026	75,402.50	2	72,769.87				1.33
027-030	43,087.15	2	41,495.43				0.76
031	10,771.79	2	10,372.49				0.19
032-033	21,543.58	2	20,747.98				0.38
034	10,173.91	2	9,849.63				0.18
035	10,667.73	2	10,353.45				0.19
036	11,156.42	2	10,832.14				0.20
037	11,127.45	2	10,803.17				0.20
038	11,096.54	2	10,747.41				0.20
039	10,625.28	2	4,781.38				0.09
ROOF (40)	3,914.45	2	0				0
BH RF (41)	920.79	2	0				0
Totals	669,011.64		483,138.3	22,344.09			9.24

Total Zoning Floor Area	505,482.39
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