



121191414

ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1 Applicant Information Required for all applications.

Last Name	ZIGOMANIS	First Name	NICKOLAS	Middle Initial	
Business Name	AAI ARCHITECTS, P.C.		Business Telephone	(212) 964-4040	
Business Address	14 WALL STREET, 2ND FL.		Business Fax	(416) 967-7150	
City	NEW YORK	State	NY	Zip	10005
				Mobile Telephone ()	-
E-Mail	NZIGOMANIS@ADAMSON-ASSOCIATES.COM		License Number	033081	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	0	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	
SUBCELL 02	68010 SF	OFFICE			0 SF		0
SUBCELL 01	66365 SF	OFFICE			0 SF		0
SUBCELL 01	2590 SF	RETAIL			0 SF		0
CELLAR	69875 SF	OFFICE			0 SF		0
1ST FLOOR	47745 SF	OFFICE			39488 SF		.57
1ST FLOOR	12906 SF	RETAIL			12906 SF		.19
2ND FLOOR	57541 SF	OFFICE			42428 SF		.61
2ND FLOOR	3210 SF	RETAIL			3210 SF		.05
3RD FLOOR	63837 SF	OFFICE			61512 SF		.89
4TH FLOOR	63875 SF	OFFICE			54757 SF		.79
5TH FLOOR	63875 SF	OFFICE			60485 SF		.88
6TH FLOOR	63875 SF	MECH			0 SF		0
7TH FLOOR	48431 SF	OFFICE			45908 SF		.66

ZD1

Sheet 1 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	
8TH FLOOR	48903 SF	OFFICE			46381 SF		.67
9TH FLOOR	48903 SF	OFFICE			46381 SF		.67
10TH FLOOR	48903 SF	OFFICE			46381 SF		.67
11TH FLOOR	48903 SF	OFFICE			46381 SF		.67
12TH FLOOR	48903 SF	OFFICE			46379 SF		.67
13TH FLOOR	48903 SF	OFFICE			45623 SF		.66
14TH FLOOR	48903 SF	OFFICE			45190 SF		.65
15TH FLOOR	48903 SF	OFFICE			46293 SF		.67
16TH FLOOR	48903 SF	OFFICE			46262 SF		.67
17TH FLOOR	48903 SF	OFFICE			46322 SF		.67
18TH FLOOR	48903 SF	OFFICE			46346 SF		.67
19TH FLOOR	48903 SF	MECH			0 SF		0
20TH FLOOR	48903 SF	MECH			0 SF		0
21ST FLOOR	48903 SF	OFFICE			47147 SF		.68
22ND FLOOR	48903 SF	OFFICE			47234 SF		.68
23RD FLOOR	48903 SF	OFFICE			46420 SF		.67
24TH FLOOR	48903 SF	OFFICE			44629 SF		.65
25TH FLOOR	48903 SF	OFFICE			46535 SF		.67
26TH FLOOR	48903 SF	MECH			46590 SF		.67
27TH FLOOR	48903 SF	MECH			46590 SF		.67
28TH FLOOR	48903 SF	OFFICE			46590 SF		.67
29TH FLOOR	48903 SF	OFFICE			46590 SF		.67
30TH FLOOR	48903 SF	OFFICE			46601 SF		.67
31ST FLOOR	38778 SF	OFFICE			37177 SF		.54
32ND FLR	29575 SF	MECH			0 SF		0
M32ND FLR	9861SF	MECH MEZ			0 SF		0
33RD FLOOR	39436 SF	OFFICE			37629 SF		.54
34TH FLOOR	39436 SF	OFFICE			37629 SF		.54
35TH FLOOR	39436 SF	OFFICE			37629 SF		.54
Totals	1953919				1443431		20.84

Total Zoning Floor Area	2264732
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Sheet 2 of 2

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1	Applicant Information <i>Required for all applications.</i>				
	Last Name ZIGOMANIS		First Name NICKOLAS		Middle Initial
	Business Name AAI ARCHITECTS, P.C.			Business Telephone (212) 964-4040	
	Business Address 14 WALL STREET, 2ND FL.			Business Fax (416) 967-7150	
	City NEW YORK	State NY	Zip 10005	Mobile Telephone () -	
	E-Mail NZIGOMANIS@ADAMSON-ASSOCIATES.COM			License Number 033081	
2	Additional Zoning Characteristics <i>Required as applicable.</i>				
	Dwelling Units 0	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>
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4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
LEVEL 36	39436 SF	OFFICE			37629 SF		.54
LEVEL 37	39436 SF	OFFICE			37629 SF		.54
LEVEL 38	39436 SF	OFFICE			37629 SF		.54
LEVEL 39	39436 SF	OFFICE			37634 SF		.54
LEVEL 40	39436 SF	OFFICE			37631 SF		.54
LEVEL 41	39436 SF	OFFICE			37631 SF		.54
LEVEL 42	39436 SF	OFFICE			37631 SF		.54
LEVEL 43	39436 SF	OFFICE			37217 SF		.54
LEVEL 44	39436 SF	OFFICE			37064 SF		.54
LEVEL 45	39436 SF	OFFICE			37087 SF		.54
LEVEL 46	39436 SF	OFFICE			37616 SF		.54
LEVEL 47	39436 SF	OFFICE			37616 SF		.54
LEVEL 48	39436 SF	OFFICE			37616 SF		.54

ZD1

Sheet 2 of 2

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
LEVEL 49	39436 SF	OFFICE			37614 SF		.54
LEVEL 50	39436 SF	OFFICE			36702 SF		.53
LEVEL 51	39436 SF	OFFICE			35930 SF		.52
LEVEL 52	39436 SF	OFFICE			36015 SF		.52
LEVEL 53	39436 SF	OFFICE			37482 SF		.54
LEVEL 54	39436 SF	OFFICE			37482 SF		.54
LEVEL 55	39436 SF	OFFICE			37482 SF		.54
LEVEL 56	39436 SF	OFFICE			37482 SF		.54
LEVEL 57	39436 SF	OFFICE			37482 SF		.54
LEVEL 58	39436 SF	MECH			0 SF		0
LOWER RF	3702 SF	MECH			0 SF		0
LEVEL 59	3702 SF	MECH			0 SF		0
Totals	913694				821301		11.83

Total Zoning Floor Area	2264732
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LEGEND

C6-4
SUBAREA A2 OF SPECIAL HUDSON YARDS DISTRICT

- BUILDING PROPOSED
- ZONING LOT LINE
- EXISTING TREE
- PROPOSED TREE



ZD1 Zoning Diagram
Must be typewritten.

☒ Orient and affix BIS
job number label here ☒


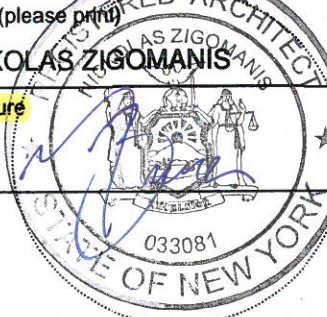
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
☐ Yes ☒ No

Location Information

House No(s) 415
Street Name 10TH AVENUE

Borough Manhattan
Block 705
Lot 39
BIN 1012463

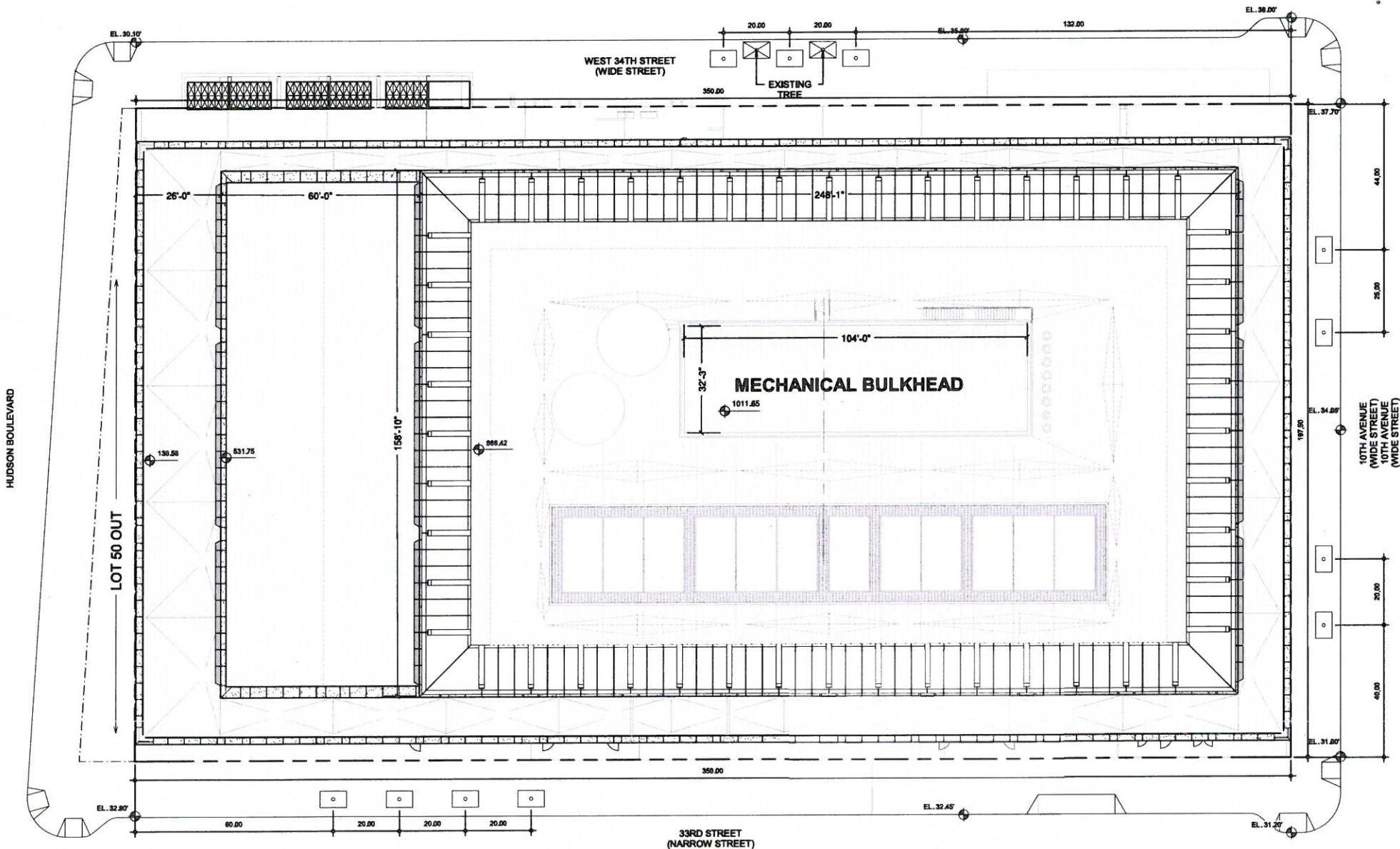
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. 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) NICKOLAS ZIGOMANIS
Signature  Date 8/22/17


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

BIS Doc #

PLAN EXAMINER SIGN AND DATE



SITE PLAN DIAGRAM
NOT AT SCALE

LOT AREA 69,125 SF.
STREET TREE PLANTING
AS PER ZR 93-62

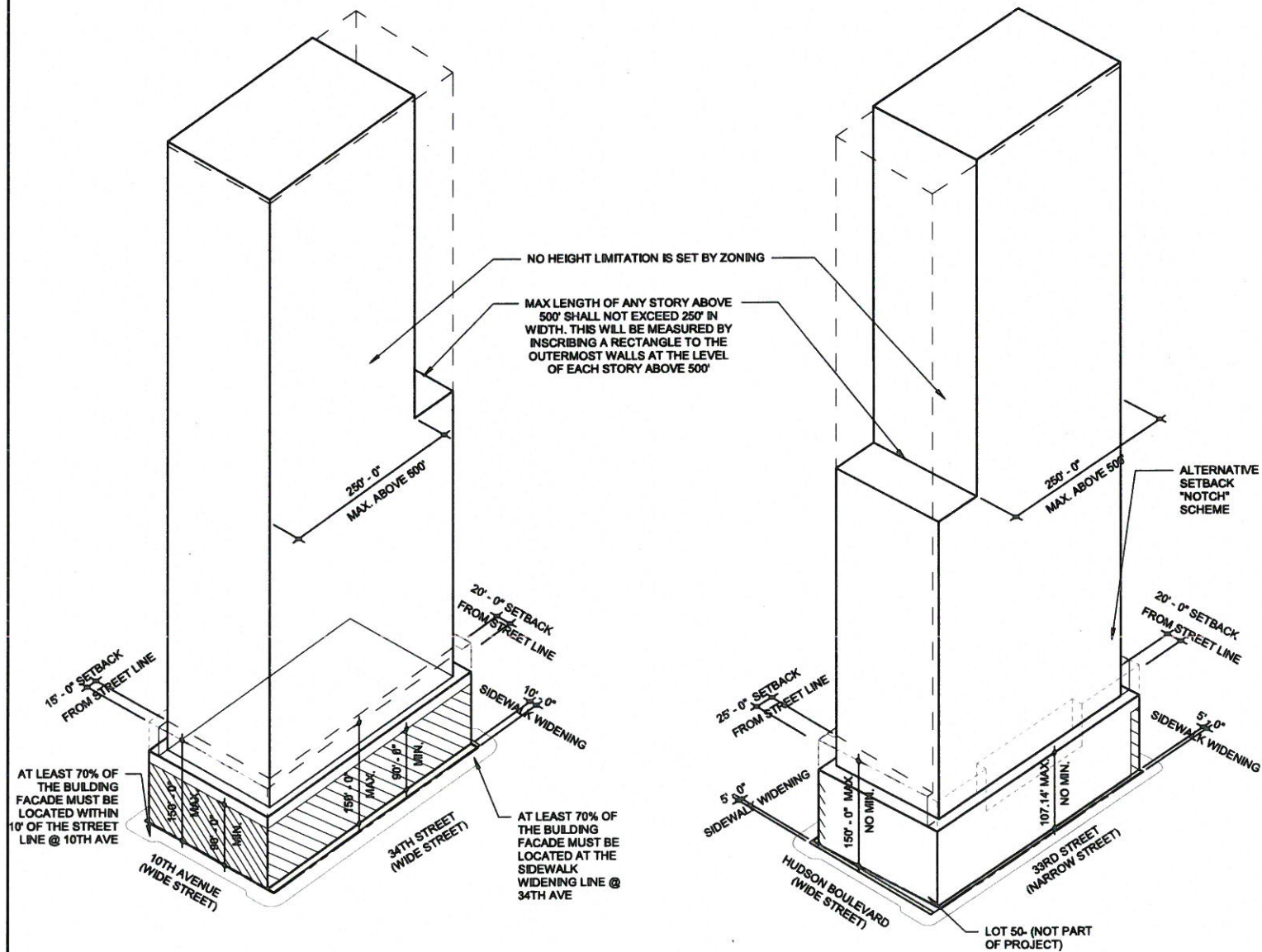
AXONOMETRIC DIAGRAM
NOT AT SCALE

REQUIRED SETBACKS

WEST 34TH STREET: 20'-0" FROM STREET LINE AS PER ZR 93-42(b)
TENTH AVENUE: 15'-0" FROM STREET LINE AS PER ZR 93-42(b)
33RD STREET: 20'-0" FROM NARROW STREET AS PER ZR 93-42(b)

90'-0" MIN. & 150'-0" MAX. STREET WALL
AS PER 93-513

1011'-7 3/4" BUILDING HEIGHT
AS PER ZR 93-42

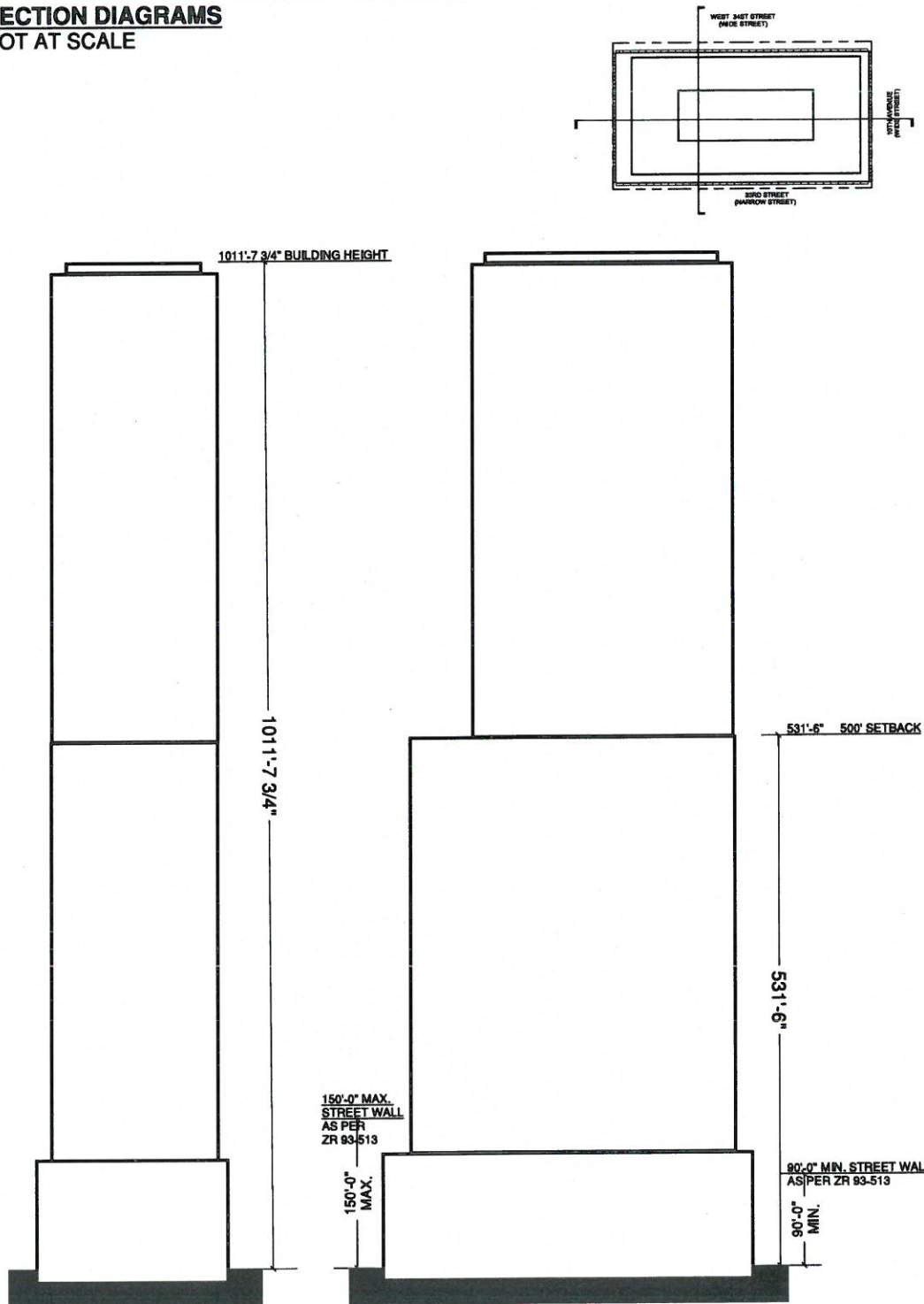


LEGEND

C6-4
SUBAREA A2 OF SPECIAL HUDSON YARDS DISTRICT

- BUILDING PROPOSED
- ZONING LOT LINE
- EXISTING TREE
- PROPOSED TREE

SECTION DIAGRAMS
NOT AT SCALE



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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Street Name 10TH AVENUE

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Name (please print) NICKOLAS ZIGOMANIS
Signature Date 8/22/17
P.E. / R.A. Seal (apply seal, then sign and date over seal)

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BIS Doc #

PLAN EXAMINER SIGN AND DATE