

## ZD1 Zoning Diagram

121184592

### Location Information

House No(s) 220  
Street Name CENTRAL PARK S  
Borough MANHATTAN  
Block 01030  
Lot 00019  
Bin 1024914

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

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 Russo P.

SIGNATURE Luigi Russo DATE 1/19/19

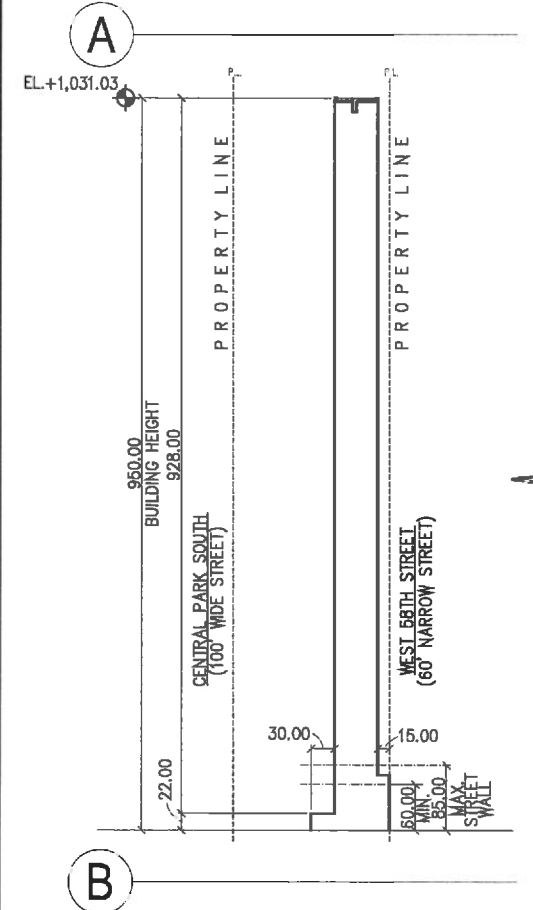
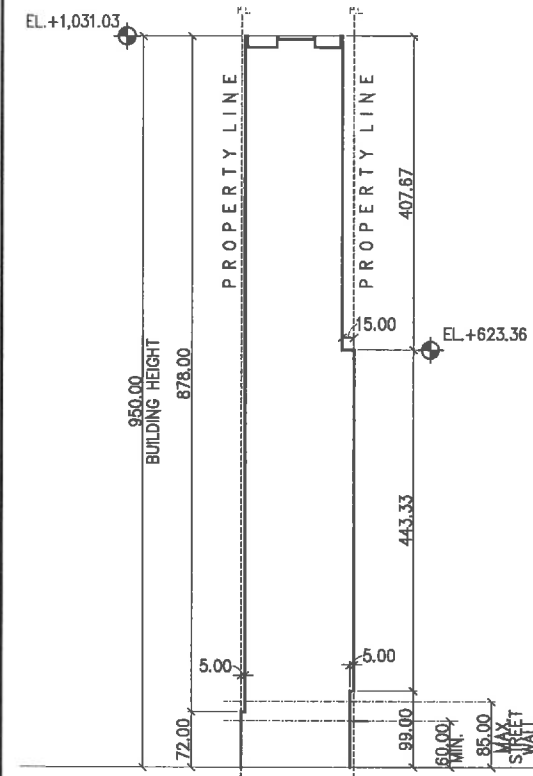
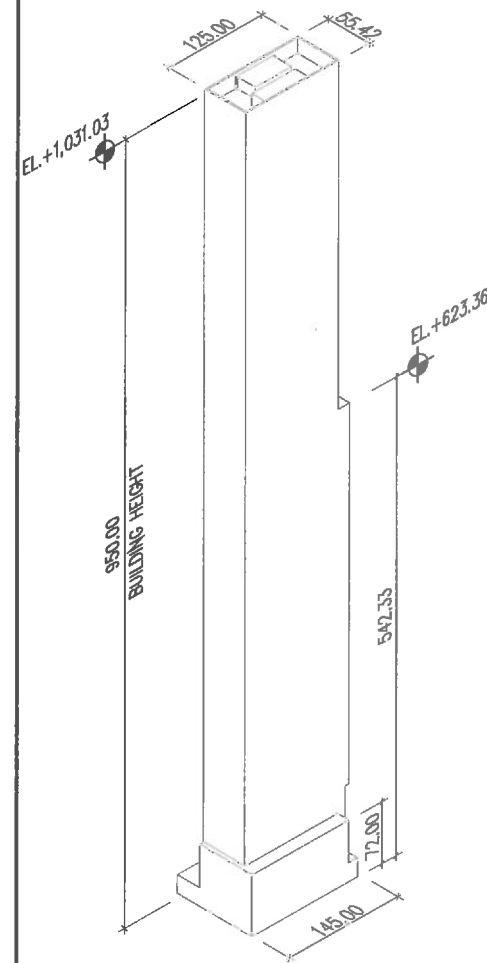
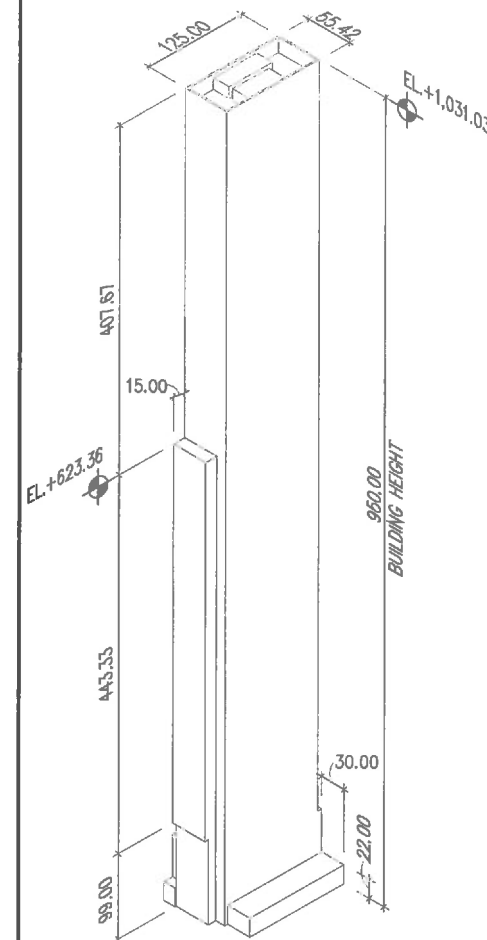


P.E./R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc # BIS

PLAN EXAMINERS SIGN AND DATE



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|-----------|---|-------------|--|
| 33-432    | MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACKS   | 23-47       | 30' REAR YARD REQUIRED FOR RESIDENTIAL USE. PROVIDED AND COMPLIES.   |
| 35-62     | 1) BASIC REGULATIONS FOR COMMERCIAL PORTION   | 23-53       | THROUGH LOT-60' REAR YARD EQUIVALENT REQUIRED ON THROUGH LOT FOR RESIDENTIAL USE. PROVIDED AS PER SEC.23-532(a).                       |
| 23-64     | 15' MINIMUM SETBACK @ 9 STORIES OR 85' ABOVE A NARROW STREET 3.7:1 SKY EXPOSURE PLANE N.A. TOWER REGULATIONS ARE UTILIZED STARTING AT 85' IN HEIGHT.  | 43-23(b)(1) | HEIGHT OF PERMITTED OBSTRUCTION SHALL NOT EXCEED ONE STORY NOR 23' ABOVE CURB LEVEL. HEIGHT ALLOWED = 23'-0". HEIGHT PROPOSED = 22'-0" |
| 35-63 (b) | SPECIAL TOWER REGULATIONS FOR MIXED BUILDINGS COVERAGE: CS-1  |             |  |
| 23-652    | 1) MIN. 65% OF FLOOR AREA IN CS-1 IS OCCUPIED BY RESIDENTIAL USE 690,917 SF X .65 = 442,596 SF. PROVIDED: 656,539 SF COMPLIES.<br>2) ALL USES COMPLY WITH SEC. 32-422. COMPLIES.<br>3) ONLY RESIDENTIAL USE PENETRATE SKY EXPOSURE PLANE. COMPLIES. |             |  |

Must be typewritten.  
Sheet 1 of 1

Sheet 1 of 1

4	<b>Proposed Floor Area</b> <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	
Cellar	9,588	2	0	0	0	0	0
1	13,616	2	7,786	0	0	0	0.09
1	13,616	6	0	0	461	0	0.01
2	9,588	2	8,639	0	0	0	0.09
3	9,588	2	0	0	0	0	0
4 - 6	22,083	2	0	0	0	0	0
7	7,578	2	7,440	0	0	0	0.08
8 - 10	22,734	2	21,816	0	0	0	0.24
11 - 27	128,826	2	121,839	0	0	0	1.33
28	7,578	2	5,139	0	0	0	0.06
29 - 38	75,780	2	71,670	0	0	0	0.78
39 - 46	55,416	2	52,728	0	0	0	0.58
47	6,927	2	4,605	0	0	0	0.05

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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	
48 - 64	117,759	2	112,047	0	0	0	1.22
Roof	6,927	2	0	0	0	0	0
PT1	2,916	2	0	0	0	0	0
PT2	1,340	2	0	0	0	0	0
Totals	498,244		413,709	0	461	0	4.53

Total Zoning Floor Area	414,170
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