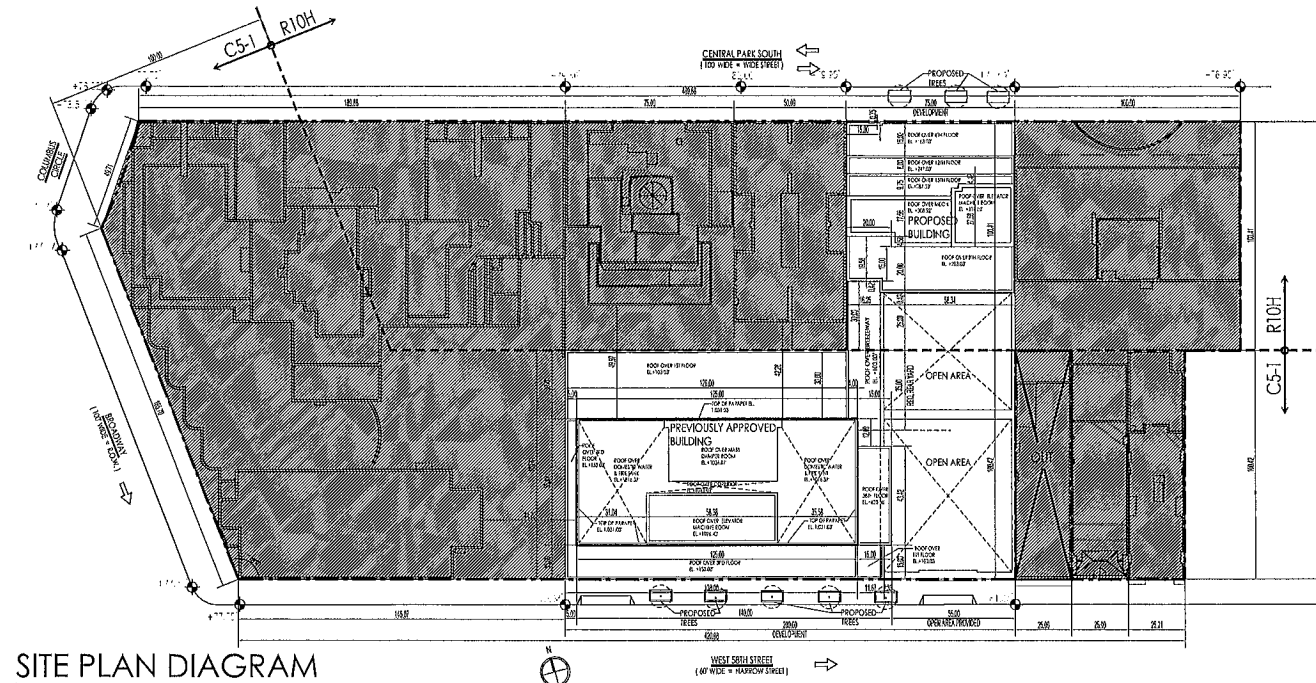
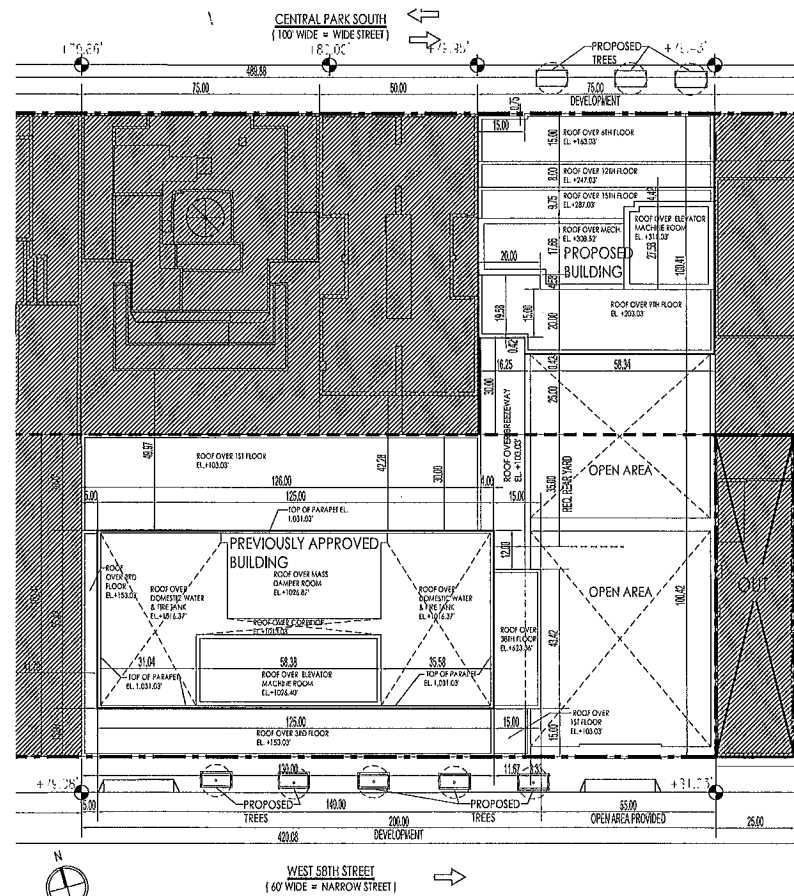


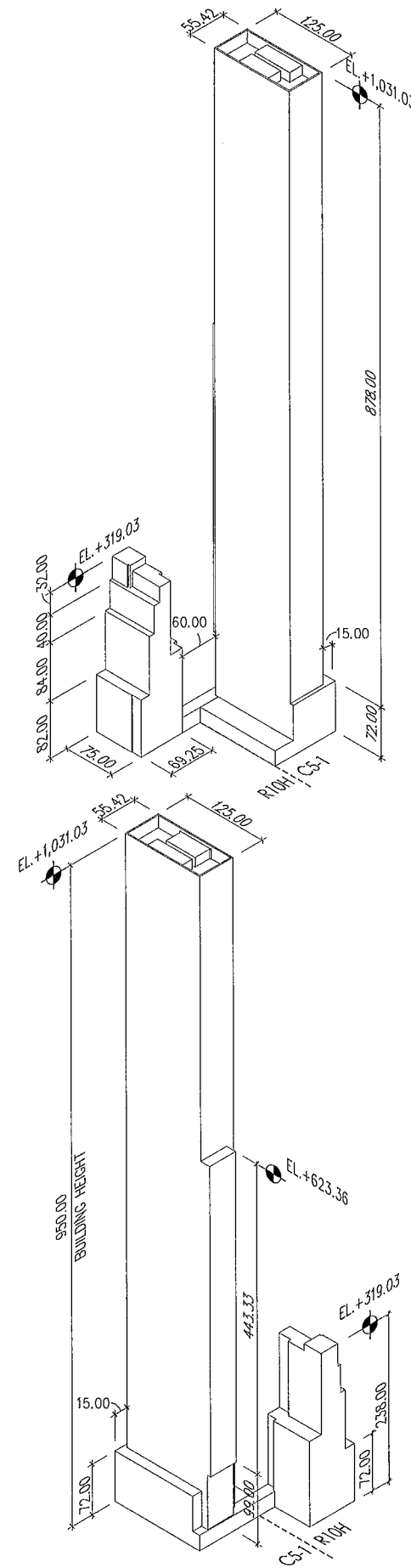


SITE PLAN DIAGRAM

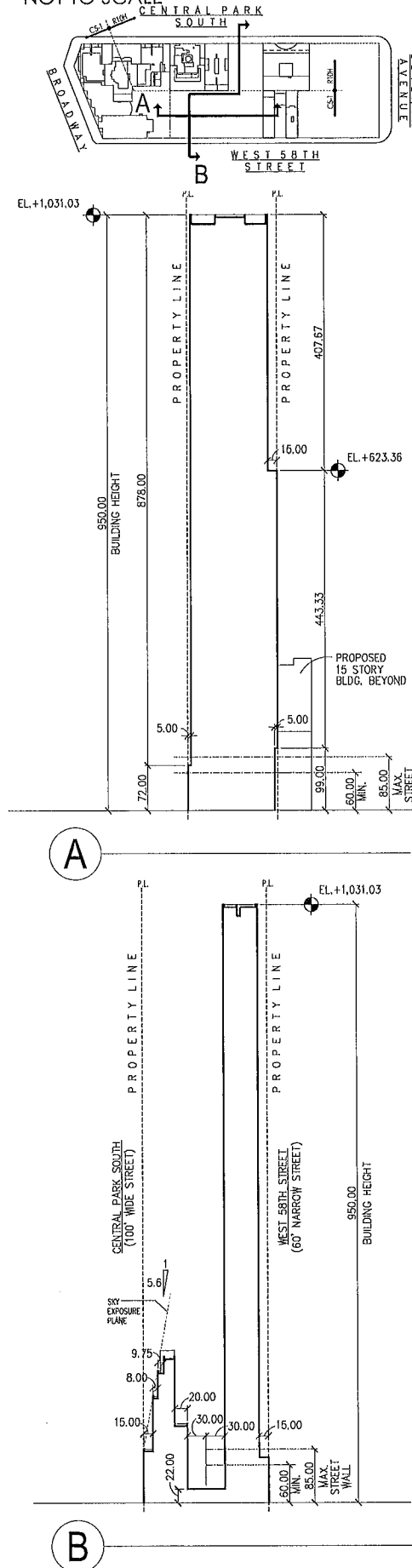


- | | | | |
|-----------|---|-------------|--|
| 33-432 | MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACKS | 23-47 | 30' REAR YARD REQUIRED FOR RESIDENTIAL USE. PROVIDED AND COMPLIES. |
| 35-62 | 1) BASIC REGULATIONS FOR COMMERCIAL PORTION | 23-53 | THROUGH LOT-60' REAR YARD EQUIVALENT REQUIRED ON THROUGH 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: C5-1 | | |
| 23-652 | 1) MIN. 65% OF FLOOR AREA IN C5-1 IS OCCUPIED BY RESIDENTIAL USE 680,917 SF X .65 = 442,596 SF. PROVIDED: 656,539 SF COMPLIES.
2) ALL USES COMPLY WITH SEC. 32-422. COMPLIES.
3) ONLY RESIDENTIAL USE PENETRATE SKY EXPOSURE PLANE. COMPLIES. | | |

AXONOMETRIC DIAGRAMS
NOT TO SCALE



SECTION DIAGRAM
NOT TO SCALE



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)

NAME Luigi Russo P.

SIGNATURE DATE



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

Internal Use Only

BIS Doc # BIS

PLAN EXAMINERS SIGN AND DATE



ZD1 Zoning Diagram
Must be typewritten.
Sheet 1 of 2

121184592

1 Applicant Information Required for all applications.

Last Name		RUSSO		First Name		LUIGI		Middle Initial	
Business Name		SLCE ARCHITECTS		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	100	Parking area	10,593 sq. ft.	Parking Spaces: Total	35	Enclosed	35
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section	72-21
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
☐ General City Law Waiver	Cal. No. _____	General City Law Section	_____
☐ Other	Cal. No. _____		

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
☐ Authorization	App. No. _____	Authorizing Zoning Section	_____
☐ Certification	App. No. _____	Authorizing Zoning Section	_____
☐ 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	
TOWER	TOWER	TOWER	TOWER	TOWER	TOWER	TOWER	T
SC2	7,498	2	0	0	0	0	0
SC1	20,083	2	0	0	0	0	0
CEL	20,083	2	0	0	0	0	0
1	14,226	2	8,426	0	0	0	0.09
1	14,226	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

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	
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
48-64	117,759	2	112,047	0	0	0	1.22
65	6,927	2	0	0	0	0	0
66	2,916	2	0	0	0	0	0
PEN	1,340	2	0	0	0	0	0
Tower Totals	536,930		414,349	0	461	0	5.43
VILLA	VILLA	VILLA	VILLA	VILLA	VILLA	VILLA	V
SC2	7,530	2	0	0	0	0	0
SC1	7,530	2	0	0	0	0	0
CEL	7,530	2	0	0	0	0	0
1	6,061	2	6,016	0	0	0	0.07
2	3,446	2	3,214	0	0	0	0.04
3-6	21,912	2	21,144	0	0	0	0.23
7-9	13,131	2	12,615	0	0	0	0.14
10-12	8,631	2	8,283	0	0	0	0.09
13-15	6,849	2	6,441	0	0	0	0.07
16	1,705	2	0	0	0	0	0
17	1,705	2	0	0	0	0	0
ROF	1,705	2	0	0	0	0	0
Villa Totals	87,735		57,713	0	0	0	0.64
Lot 24	7,570	4	0	7,207	0	0	0.08
Lot 25	2,472	6	0	0	2,458	0	0.03
Lot 25	6,648	2	6,279	0	0	0	0.07
Lot 39	2,921	6	0	0	2,808	0	0.03
Lot 39	112,461	2	109,156	0	0	0	1.19
Lot 46	6,458	6	0	0	6,354	0	0.07
Lot 46	57,100	2	50,203	0	0	0	0.55
Totals							

Total Zoning Floor Area	
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ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

121184592

1	Applicant Information <i>Required for all applications.</i>						
Last Name		RUSSO		First Name	LUIGI	Middle Initial	
Business Name		SLCE ARCHITECTS			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	100	Parking area	10,593 sq. ft.	
				Parking Spaces: Total	35
				Enclosed	35

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

☐ Variance Cal. No. _____ Authorizing Zoning Section 72-21
☐ Special Permit Cal. No. _____ Authorizing Zoning Section _____
☐ General City Law Walver Cal. No. _____ General City Law Section _____
☐ Other Cal. No. _____

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

ZD1

Sheet 2 of 2

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	1,098,758
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