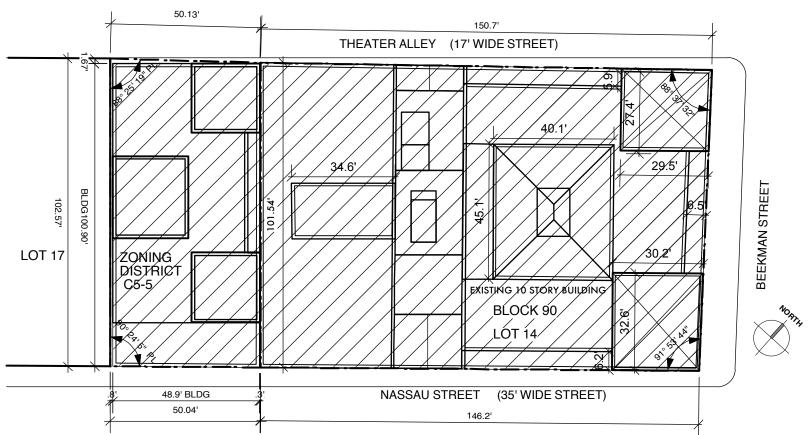
SITE PLAN DIAGRAM

1/32" = 1'-0"



LOT AREA: 50.04' X 102.56' = 5,107 SQ FT 100.22' X 146.44' = 14,973 SQ FT 20.080 SQUARE FEET STREET TREE PLANTING: AS PER ZR 33-03, 23-03, 26-41

LEGEND

C5-5

Residential District Equivalent R10 LM – Special Lower Manhattan- District

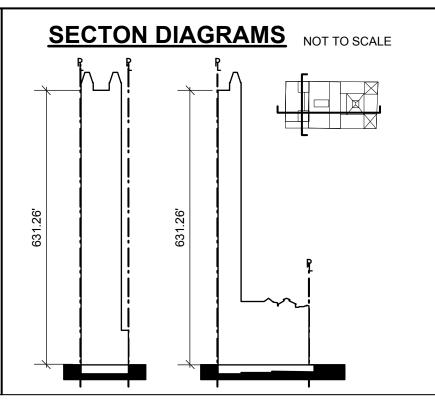
ZONING LOT LINE



PROPOSED TREE

PROPOSED BUILDING

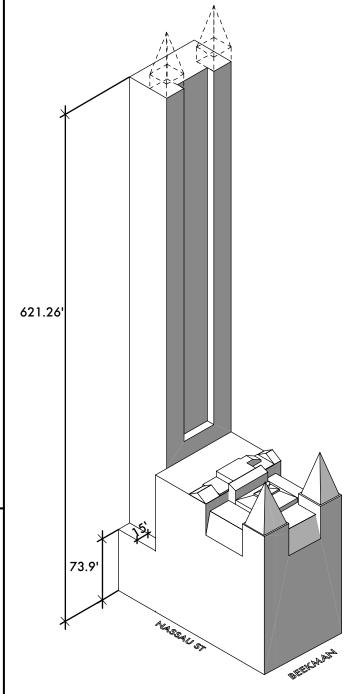
MAXIMUM BUILDING ENVELOPE





DEPT OF BLDGS121329268 Job Number AXONOMETRIC DIAGRAM

NOT TO SCALE



REQUIRED SETBACKS

NASSAU STREET: AS PER ZR 91-32 THEATER ALLEY: AS PER ZR 91-31(B)

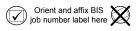
60' MIN. BASE HEIGHT, 85' MAX BASE HEIGHT AS PER ZR 91-31

ES627123783 Scan Code



ZD1 Zoning Diagram

Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes

X No

 Location Information

 House No(s)
 5

 Street Name
 Beekman

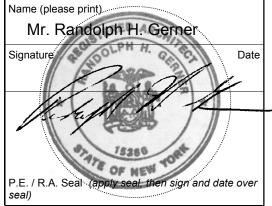
 Borough
 Manhattan

 Block
 10

 Lot
 14

 BIN

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.



Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet ____ of ___

1	Applicant Information Required for all applications.									
	Last Name	GERNER		First Name	RAI	NDOLPH	Middle Initial			
	Business Name	Business Name GERNER KRONICK + VALCAI usiness Address 443 PARK AVENUE SOUTH City NEW YORK State NY					Business Telephone 2	212-679-6362		
						Business Fax				
	City			Zip	10016	10016 Mobile Telephone				
	E-Mail	rgerner@gkvarchitects			License Number 015360					
2	Additional Zoning Characteristics Required as applicable.									
	Dwelling Units Parking area			sq. ft.			Parking Spaces: Total	Enclosed		
3	2 DCA and/or CDC Ammoust for Cubicat Application Device to a self-eth									
ა	BSA and/or CPC Approval for Subject Application Required as applicable.									
	Board of Standards & Appeals (BSA)									
	☐ Variance Cal. No			lo	Authorizing Zoning Section 72-21					
	Special Permit Cal		Cal. N	lo	lo Authorizing Zoning Section					
	General City Law Waiver Cal. 1			lo		General City Law Section				
	Other Cal. N			lo						
City Planning Commission (CPC)										
		Special Permit	JLURP N	0		Authorizing	Zoning Section			
		Authorization	App. N	0		Authorizing	Zoning Section			
		Certification	App. N	0		Authorizing	Zoning Section			
		Other	App. N	0						
	D	A D 16	<i>.</i>	0 11 0						
4	Proposed Floor	Proposed Floor Area Required for all applications. One Use Group per line.								

	Building Code Gross		Zoning Floor Area (sq. ft.)				
Floor Number	Floor Area (sq. ft.)	Use Group	Residential	Community Facility	Commercial	Manufacturing	FAR
Ground FI	19,751	5			19,500		.97
2nd	18,676	5			18,144		.90
3rd	18,692	5			18,051		.89
4th-5th	37,384	5			36,028		1.79
6th-7th	35,742	5			34,390		1.71
8th	17,871	5			17,122		.85
9th	17,562	5			16,880		.84
10th	12,701	5			11,973		.59
11th	5,744	2	4,605				.22
12th	4,193	2	1,328				.06
13th	4,214	2	4,011				.20
14th-18th	20,295	2	19,280				0.96
19th-27th	36,531	2	34,938				1.74

4 Proposed Floor Area Required for all applications. One Use Group per line.

	Building Code Gross		Zoning Floor Area (sq. ft.)				
Floor Number	Floor Area (sq. ft.)	Use Group	Residential	Community Facility	Commercial	Manufacturing	FAR
28th	4,028	2	1,316				.06
29th	4,028	2	1,679				.08
30th-38th	36,405	2	34,866				1.73
39th-44th	24,270	2	23,316				1.16
45th	4,014	2	1,297				.06
46th	4,014	2	1,086				.05
47th	1,112	2	307				.01
Totals	327,277		128,036		172,088		14.95
						<u> </u>	

Total Zoning Floor Area 300,124