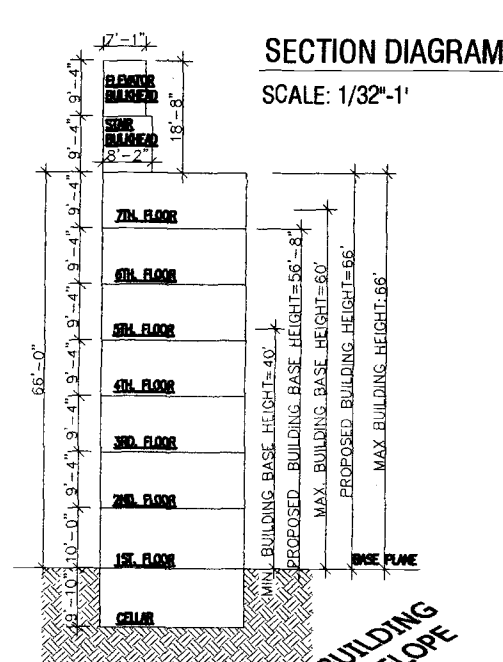
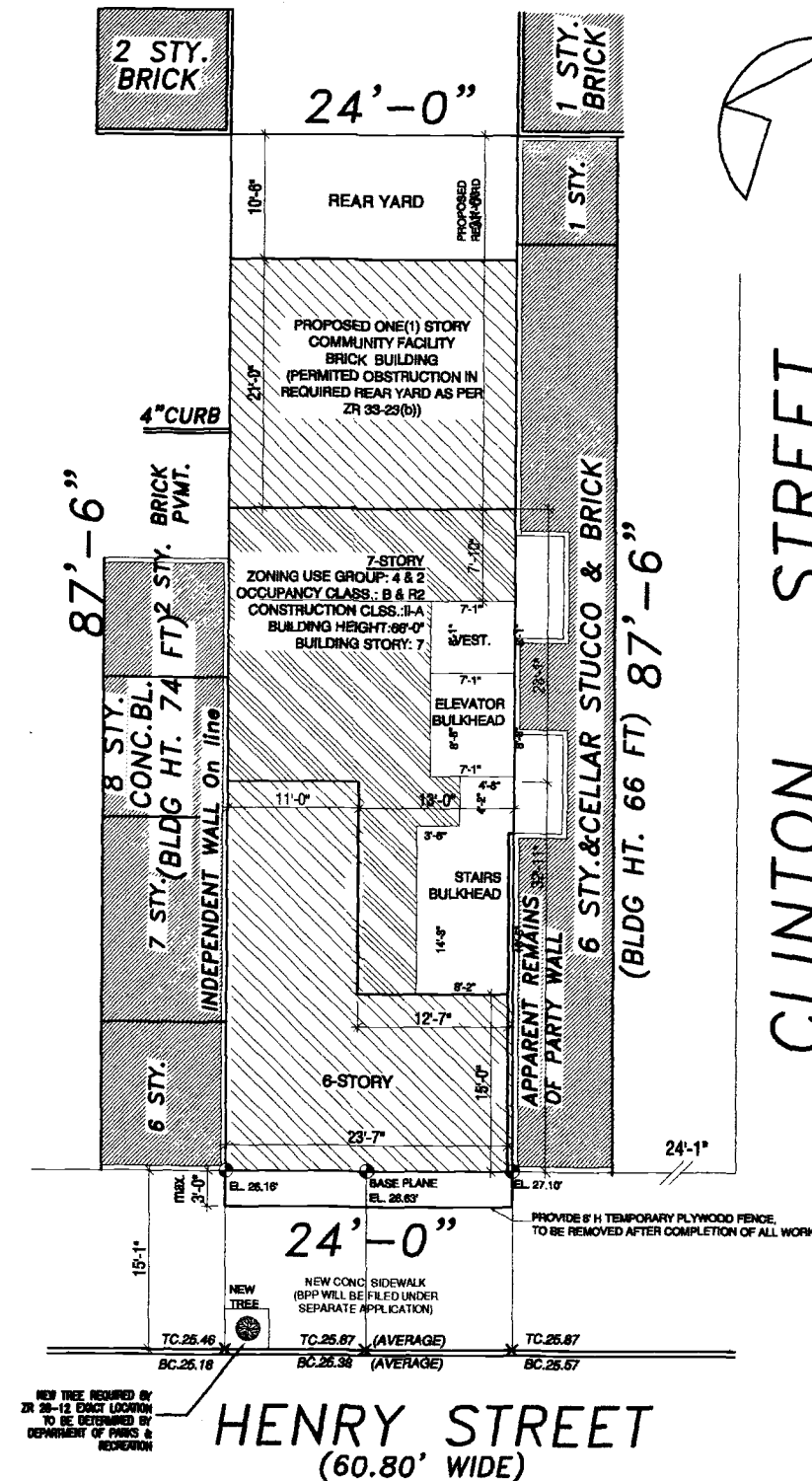
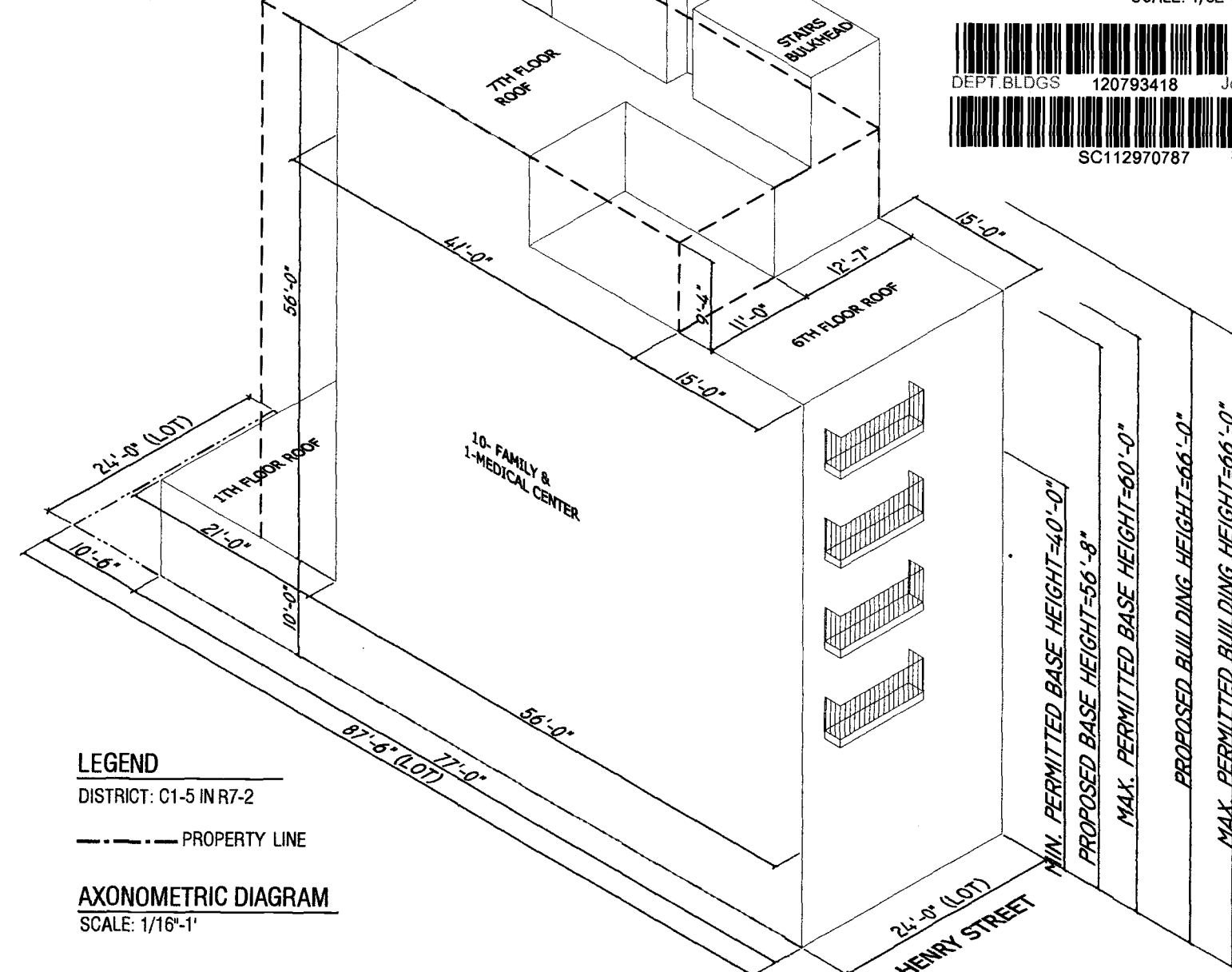


SITE PLAN DIAGRAM

SCALE: 1/16"=1'



SECTION A-A
SCALE: 1/32"=1'



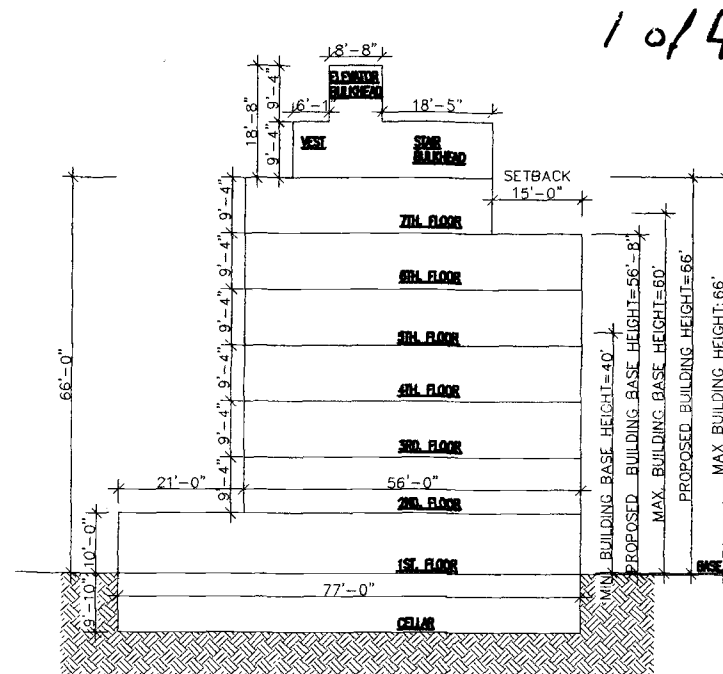
LEGEND

DISTRICT: C1-5 IN R7-2

--- PROPERTY LINE

AXONOMETRIC DIAGRAM

SCALE: 1/16"=1'



SECTION B-B
SCALE: 1/32"=1'



NYC
Buildings

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) 205

Street Name HENRY STREET

Borough MANHATTAN

Block 285

Lot 14

BIN 1003693

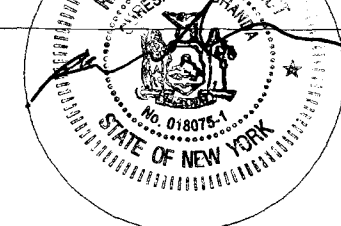
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. Its is unlawful to five to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a 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 filling further applications or documents with the Department.

NAME (PLEASE PRINT)

SURESH MANCHANDA

SIGNATURE

DATE



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

Internal Use Only

BIS Doc#

PLAN EXAMINERS SIGN AND DATE

SCALE: 1/16"=1'

3 of 4

ZONING COMPUTATION

PROPERTY INFO.	ADDRESS	205 HENRY STREET, NEW YORK NY 10002
	BLOCK	285
	LOT	14
	ZONING DISTRICT	C1-5 IN R7-2
	MAP#	12d
	ZONING USE GROUP	4 & 2
	OCCUPANCY CLASS.	B & R2
	LOT AREA	24'x87.5'=2100 SF
ZR-24-11	MAX. COMM. FACILITY F.A.R.	6.5
ZR-23-145	MAX. RESIDENTIAL F.A.R.	3.44 (QUALITY HOUSING PROGRAM)
ZR-24-161	MAX. BUILDING F.A.R.	6.5
FOR COMMUNITY FACILITY USE: ON FIRST FLOOR		
ZR-24-11	MAX. ALLOWABLE F.A.	6.5 X 2100 SF=13,650 SF
	PROPOSED C.F. USE F.A.	1319.2 SF < 13,650 SF. OK (SEE FLOOR AREA CALCULATION)
	PROPOSED C.F. USE F.A.R	1319.2 SF / 2100 SF.=0.63 < 6.5 OK
FOR RESIDENTIAL USE: 2nd.FL. TO 7th. FL.		
ZR-23-145	MAX. ALLOWBALE F.A.	3.44 X2100=7224 SF.
	PROPOSED FLOOR AREA	7223.84 SF <7224 SF OK (SEE FLOOR AREA CALCULATION)
	PROPOSED RES. F.A.R	7223.84 SF / 2100 SF.=3.44 OK
	MAX. LOT COVERAGE	65%
	PROPOSED LOT COVERAGE	1235.62 / 2100=58.8% <65% OK.
ZR-23-22	MAX. NUMBER OF D.U.	MAX. DWELLING UNIT=3.44X2100=7224 / 680=10.6=10 D.U.
	PROPOSED D.U	10 D.U. OK
ZR-24-161	MAX. F.A.R TO BUILDING	6.5. MAX. PERMITTED BUILDING F.A.=6.5X2100=13650 SF.
	PROPOSED TOTAL F. A.	1319.2+7223.84=8543.04 SF < 13,650 SF. OK.
	PROPOSED TOTAL F. A. R	0.63 + 3.44= 4.07 < 6.5 OK.
ZR-23-541	MIN. REQ'D REAR YARD	NO REAR YARD SHALL BE REQUIRED WITHIN 100' OF THE POINT OF INTERSECTION OF TWO STREET LINES
	PROPOSED	31'-6"
ZR 23-633	MIN. REQ'D FRONT YARD	NON REQUIRED. FRONT SETBACK MATCH NEIGHBOUR
	PROPOSED FRONT YARD	0' MATCH NEIGHBOUR -----COMPLIED
ZR 23-633 ZR 23-692(a),(d)	BLDG HEIGHT/ STREET WALL	MIN. BASE HEIGHT=40'; MAX. BASE HEIGHT=60'; BUILDING HEIGHT MAY REACH THE HEIGHT OF THE LOWEST OF ABUTTING BUILDING WALLS: THE ADJACENT BUILDINGS #203 IS 74' HEIGHT; #207 IS 66' HEIGHT.
	PROPOSED	BASE HEIGHT=56'-8"; BUILDING HEIGHT=66'-0"----- COMPLIED
ZR-25-23 ZR-25-261	MIN. REQ. PARKING SPACE FOR RESIDENTIAL USE	50 % OF DWELLING UNITS : 10X0.5=5 PARKING NEEDS LESS THAN 15 WAIVED AS PER ZR 25-261
ZR-25-31	MIN. REQ. PARKING SPACE FOR COMM. FACILITY USE: U.G 4 IN R7-2 DISTRICT	NONE REQUIRED
ZR 25-80 ZR 25-81 ZR 25-811	ENCLOSED BICYCLE PARKING SACPES FOR RESIDENTIAL USES (USE GROUP: 2) ENCLOSED BICYCLE PARKING SACPES FOR COMM. FACILITY USES (USE GROUP: 3 & 4)	1 PER 2 DWELLING UNITS PROPOSED 10 DWELLING UNITS REQUIRED PARKING=10 / 2=5 BICYCLE PARKINGS 10 DWELLING UNITS OR LESS WAIVED AS PER ZR 25-811 1 PER 10,000 SF. OF FLOOR AREA PROPOSED COMM. FACILITY FLOOR AREA=1319.2 SF.(ON 1ST. FLOOR) REQUIRED PARKING=1319.2 / 10,000=0.13 <3 NO ENCLOSED BICYCLE PARKING SPACE REQUIRED FOR C.F. USE.
ZR 26-41	STREET TREE PLANTING	REQUIRED 1 FOR EVERY 25' FRONTAGE; 25' /24'=1.04, PROVIDE 1 TREE

FLOOR AREA CALCULATION SHEET				
FLOOR DESIGNATION	PROPOSED RES. FLOOR AREA (SQ.FT)	PROPOSED COMM. FACILITY FLOOR AREA (SQ.FT)	F.A. DEDUCTABLE: CHASE, MECH. & CORRIDOR (SQ.FT)	EACH FLOOR GROSS AREA (SQ.FT)
CELLAR	-----	-----	-----	1124
1 ST.	357.08	1319.2	128.88	1836.35
2ND.	1235.62	-----	98.48	1334.10
3RD.	1235.62	-----	98.48	1334.10
4TH.	1235.62	-----	98.48	1334.10
5TH.	1235.62	-----	98.48	1334.10
6TH.	1235.62	-----	98.48	1334.10
7TH.	589.96	-----	58.24	648.20
ROOF TOP	98.70	-----	-----	261.00
TOTAL	7223.84 <7224	1319.2<13,650	679.52	10640.05
7223.84+1319.20=8,543.04<13,650 OK				



ZD1 Zoning Diagram
Must be typewritten

☐ Orient and affix BIS
Job number label here ☒

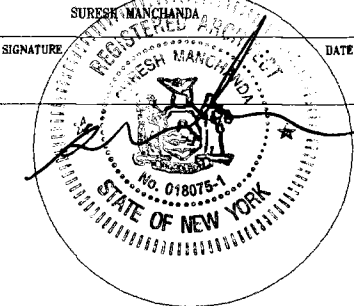
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in a notice of intent to revoke issued
pursant to rule 101-15.
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Location Information

House No(s) 205
Street Name HENRY STREET
Borough MANHATTAN
Block 285
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hearing to have knowingly or negligently
made a 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 filling
further applications or documents with
the Department.

NAME (PLEASE PRINT)

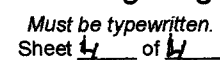


P.E./R.A. SEAL(APPLY SEAL; SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc#

6/1/2013 10/24/13
PLAN EXAMINERS SIGN AND DATE



Last Name MANCHANDA		First Name SURESH		Middle Initial
Business Name L&C ASSOCAITES LLC		Business Telephone 718-690-3660		
Business Address 36-54 MAIN ST., SUITE #2A		Business Fax 718-228-7601		
City FLUSHING	State NY	Zip 11354	Mobile Telephone	
E-Mail INFO@LNCARCH.COM		License Number 18075		

Dwelling Units	10	Parking area	sq. ft.	Parking Spaces: Total	Enclosed
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☐ 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. _____

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

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
cellar	1,124	2 & 4	0	0	0	0	0
001	1,479.27	4	0	1,319.2	0	0	0.63
001	357.08	2	357.08	0	0	0	0.17
002	1,334.10	2	1,235.62	0	0	0	0.59
003	1,334.10	2	1,235.62	0	0	0	0.59
004	1,334.10	2	1,235.62	0	0	0	0.59
005	1,334.10	2	1,235.62	0	0	0	0.59
006	1,334.10	2	1,235.62	0	0	0	0.59
007	648.20	2	589.96	0	0	0	0.28
ROOFTOP	261.00	2	98.70	0	0	0	0.04

Sheet 4 of 4

[illegible]

07/09