



ZONING CALCULATIONS

ZONING DISTRICT: C4-7 (R10 EQUIVALENT)
 R8
 SPECIAL LINCOLN SQUARE DISTRICT
 SUBDISTRICT A
 MAP: BC
 BLOCK: 1118
 LOT: 14, 45, 46, 47, 48 & 52

NO PARKING REQUIRED WITHIN MANHATTAN CORE AS PER ZR 13-10. NONE PROVIDED
 STREET TREE PLANTING AS PER ZR 24-41 & 33-10

LOT AREA: C4-7 DISTRICT = 36,105 SF
 R8 DISTRICT = 19,882 SF
 TOTAL LOT AREA = 54,987 SF

4) ZONING FLOOR AREA

a. Floor Area Permitted
 C4-7 District (R10 equivalent)

33-122	Commercial	10 FAR	351,050.00 SF
33-123	Community Facility	10 FAR	351,050.00 SF
23-152, 23-16	Residential	10 FAR	351,050.00 SF
23-154	Inclusionary Bonus (see below)	2 FAR	70,210.00 SF
35-31	Res. with Inclusionary (see below)	12 FAR	421,260.00 SF
Max. Total			421,260.00 SF

R8 District

23-151	Community Facility	6.5 FAR	127,283.00 SF
24-11	Residential (See HF Calcs. Z-012)	5.82 FAR	115,925.44 SF
Max. Total		6.5 FAR	127,283.00 SF

Total All Districts

Commercial	351,050.00 SF
Community Facility	478,333.00 SF
Residential w/ Inclusionary	537,185.44 SF
Max. Total	548,543.00 SF

b. Inclusionary Housing Bonus in C4-7

23-154	Base Residential	10 FAR	351,050.00 SF
	Max. Inclusionary Bonus	2 FAR	70,210.00 SF
	Max. Residential with Inclusionary	12 FAR	421,260.00 SF

Low Income Floor Area Provided
 Off-site, see HPD Certificates and Table 1 on Z-001

Base Residential	351,050.00 SF
Actual Inclusionary Bonus	70,210.00 SF
Actual Residential with Inclusionary	421,260.00 SF

c. Floor Area Proposed
 C4-7 District (R10 equivalent)

Existing Lot 52		43,053.00 SF
Proposed		
Community Facility	6,285.22 SF	
Residential	371,920.68 SF	
Total	378,205.90 SF	
C4-7 Total		
Commercial	43,053.00 SF	
Community Facility	6,285.22 SF	
Residential	371,920.68 SF	
Total	421,258.90 SF	

R8 District

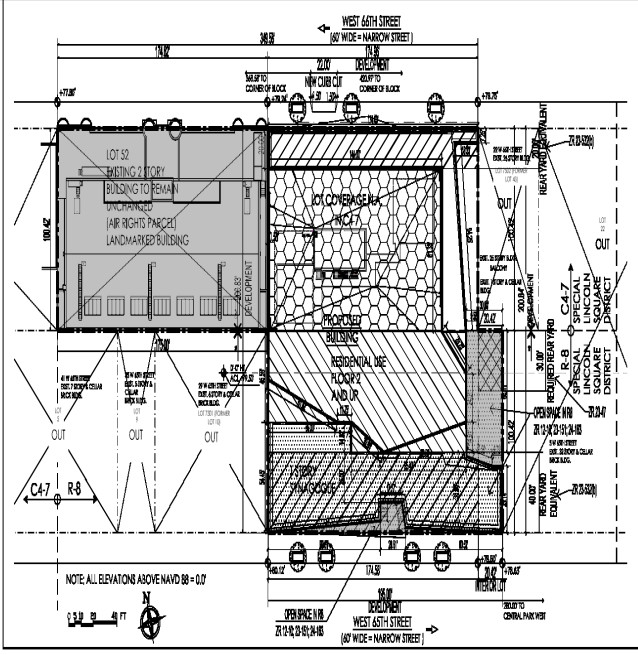
Proposed / R8 Total		
Community Facility	16,058.87 SF	
Residential	111,217.62 SF	
Total	127,276.49 SF	

Total both Zones

Proposed Both Zones Total		
Community Facility	22,344.09 SF	
Residential	483,138.30 SF	
Total	505,482.39 SF	

Commercial	43,053.00 SF
Proposed Both Zones Total	505,482.39 SF
Total	548,535.39 SF

SITE PLAN
 Scale: 1/64" = 1'-0"



RESIDENTIAL FAR CALCULATIONS IN R8

12-10 Open Space shall not be included in Lot Coverage
 Residential

Height Factor for Residential FAR

a. H.F. for FAR = Total Floor Area / Total Lot Coverage
 H.F. for FAR = 127,276 SF / 8,899 SF = 14
 F.A.R. @ H.F. 14 = 5.92

OPEN SPACE CALCULATIONS IN R8

23-151 a. Height Factor for OSR

24-163 H.F. for OSR = Residential FAR Residential Lot Coverage
 H.F. for OSR = 111,218 SF / 8,899 SF = 12

b. Required Open Space
 Open Space Ratio @ H.F. 12 = 9.2 %
 Min. Open Space = 111,218 X 0.092 = 10,232 SF

c. Open Space Provided = 10,635 SF Complies

d. Open Space at Grade
 12-10 Open space at grade shall be accessible and usable by all residential occupants.

e. Open Space on Roof
 12-10 - Open Space on roof in R8 need not be accessible
 12-10 - No dimension less than 25' except that area adjoining street line or rear yard min. depth 9' and max. length min. 2 times depth (or full width of zoning lot or 50', whichever is less).

24-16 Open Space permitted on roof of community facility

COMMUNITY FACILITY COVERAGE IN R8

24-11 Max. 65% Community Facility Coverage in R8 Zone
 19,582 SF X 65 % = 12,728 SF

Provided 0 SF Complies

24-12 Community Facility use below 23' may be excluded from Lot Coverage

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- REAR YARD EQUIVALENT
- REQUIRED REAR YARD
- OPEN SPACE AT ROOF IN R8
- OPEN SPACE AT GRADE IN R8
- RESIDENTIAL COVERAGE IN R8
- TOWER COVERAGE IN C4-7
- ZONING LOT LINE
- STREET TREE
- SKY EXPOSURE PLANE
- PROPERTY LINE



ZD1 Zoning Diagram

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) 36
 Street Name West 66th Street

Borough Manhattan
 Block 1118
 Lot 45
 Bin 1026168

Fabrication 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 property 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 P. ...
 SIGNATURE
 DATE

PER A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)
 Internal Use Only
 BIS Doc #
 PLAN EXAMINERS SIGN AND DATE



ZD1 Zoning Diagram

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 YES NO

Location Information
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 Street Name West 66th Street
 Borough Manhattan
 Block 1118
 Lot 45
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NAME (PLEASE PRINT)
 Luigi P. ...
 SIGNATURE: [Signature]
 DATE: F.F. 3-22231
 PER A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)
 Internal Use Only

BIS Doc # _____
 PLAN EXAMINERS SIGN AND DATE _____

ZONING CALCULATIONS

HEIGHT & SETBACK IN BOTH ZONES

35-21 Maximum Height of Wall and Required Setbacks
 23-841 20' minimum setback above 85'
 2.7:1 Sky Exposure Plane

TOWER IN C-47

a. Lot Area in C-47		35,105.00 SF	
82-36 (a) b. Max. Tower Coverage Permitted	35,105.00 SF X 0.4 =	14,042.00 SF	
c. Min. Tower Coverage Permitted	35,105.00 SF X 0.3 =	10,531.50 SF	
d. Proposed Tower at floors 7-15		11,579.92 SF	Complies
Proposed Tower at floor 16		10,644.64 SF	Complies
Proposed Tower at floor 16 E.M.R.		10,789.93 SF	Complies
Proposed Tower at floor 17		11,092.72 SF	Complies
Proposed Tower at floor FDNY ACCESS level 1		11,218.18 SF	Complies
Proposed Tower at floor FDNY ACCESS level 2		11,218.18 SF	Complies
Proposed Tower at floor FDNY ACCESS level 3		11,218.18 SF	Complies
Proposed Tower at floor 18		11,218.18 SF	Complies
Proposed Tower at floor FDNY ACCESS level 4		11,211.48 SF	Complies
Proposed Tower at floor FDNY ACCESS level 5		11,208.86 SF	Complies
Proposed Tower at floor FDNY ACCESS level 6		11,208.86 SF	Complies
Proposed Tower at floor 19		11,208.86 SF	Complies
Proposed Tower at floor FDNY ACCESS level 7		11,208.86 SF	Complies
Proposed Tower at floor FDNY ACCESS level 8		11,208.86 SF	Complies
Proposed Tower at floors 20-33		11,208.56 SF	Complies
Proposed Tower at floors 34		11,208.85 SF	Complies
Proposed Tower at floors 35		11,183.55 SF	Complies
Proposed Tower at floors 36		11,156.42 SF	Complies
Proposed Tower at floors 37		11,127.45 SF	Complies
Proposed Tower at floor 38		11,095.54 SF	Complies
Proposed Tower at floor 39		11,063.92 SF	Complies
Proposed Tower at Roof (40th Fl.)		11,028.24 SF	Complies
Proposed Tower at Bulkhead Roof (41st Fl.)		10,537.96 SF	Complies

e. Minimum Setback 20' above 85'
 Complies

TOP 40' OF TOWER

82-36 (a) The highest 4 stories of the tower or 40 feet, whichever is less, may cover less than 30% of the lot area if the GFA of each story does not exceed 80% of GFA of the story directly below it.

Proposed tower at 2nd Bulkhead Roof (42nd Fl.) (H: 752.73')	8,311.46 SF
Max. 80% of Bulkhead Roof (41st Fl.) 80% x 10,538 SF =	8,430.14 SF Complies

BULK DISTRIBUTION BELOW 150' IN HEIGHT

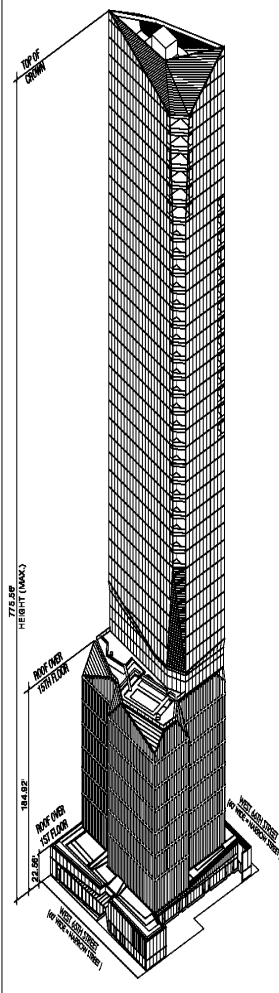
82-34 Total Permitted Floor Area: 548,543.00 SF
 Min. Required ZFA Below 150': 548,543.00 SF X 0.6 = 329,125.80

14th Floor - Finished Floor	
Floor Elevation	228.88 Ft
Floor Height in C-47 Through Lot Portion 1	149.49 Ft
Floor Height in R8 Through Lot Portion 2	149.87 Ft

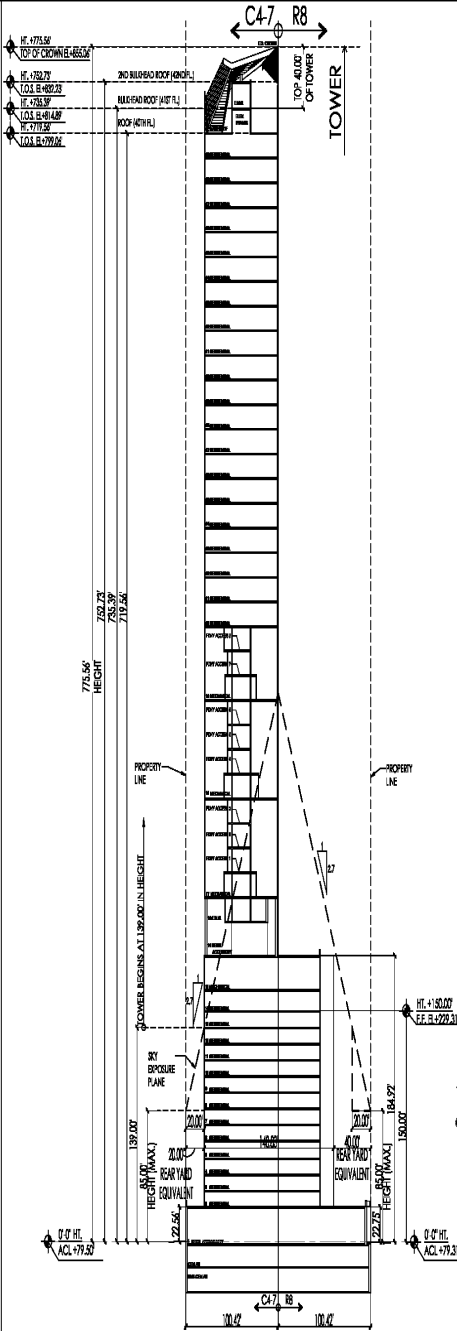
Provided:

Existing Building	43,063.00 SF
New Building Floors 1-14 (See Floor Area Table)	285,078.92 SF
Total Below 150'	328,131.92 SF Complies

AXONOMETRIC DIAGRAM
 Scale: NTS



SECTION DIAGRAM
 Scale: NTS



LEGEND
 --- SKY EXPOSURE PLANE
 --- PROPERTY LINE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 3

1 Applicant Information Required for all applications.

Last Name	Russo	First Name	Luigi	Middle Initial	
Business Name	SLCE Architects, LLP		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		License Number	020741	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	127	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)

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. _____

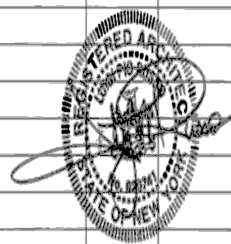
4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
SUB	27,754.56	2	0			0	
SUB	9,359.07	4		0		0	
CEL	28,108.47	2	0			0	
CEL	9,004.88	4		0		0	
001	9,384.46	2	8,989.42			0.16	
001	22,344.09	4		22,344.09		0.41	
MEZ1	1,604.41	2	969.95			0.02	
MEZ1	2,002.10	4		0		0	
002	20,478.30	2	19,510.36			0.36	
003	20,478.30	2	19,515.75			0.36	
004	20,478.30	2	19,516.25			0.36	
005	20,478.30	2	19,513.47			0.36	
006	20,478.30	2	19,526.06			0.36	

ZD1 Sheet 3 of 3

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	
007-008	40,956.60	2	39,052.12			0.71	
009-011	61,434.90	2	58,570.35			1.07	
012-014	61,434.90	2	58,571.10			1.07	
015	20,478.25	2	0			0	
016	10,644.64	2	7,899.31			0.14	
016 E.M.R.	1,967.77	2	1,279.99			0.02	
017	10,216.56	2	0			0	
FDNY AC 1	993.13	2	896.07			0.02	
FDNY AC 2	993.13	2	892.47			0.02	
FDNY AC 3	993.13	2	896.07			0.02	
018	10,240.54	2	0			0	
FDNY AC 4	993.13	2	892.47			0.02	
FDNY AC 5	993.13	2	892.47			0.02	
FDNY AC 6	993.13	2	892.47			0.02	
019	10,917.09	2	0			0	
FDNY AC 7	993.13	2	892.47			0.02	
FDNY AC 8	1,317.36	2	1,216.71			0.02	
020-026	75,402.50	2	72,769.87			1.33	
027-030	43,087.15	2	41,495.43			0.76	
031	10,771.79	2	10,372.49			0.19	
032-033	21,543.58	2	20,747.98			0.38	
034	10,173.91	2	9,849.63			0.18	
035	10,667.73	2	10,353.45			0.19	
036	11,156.42	2	10,832.14			0.20	
037	11,127.45	2	10,803.17			0.20	
038	11,096.54	2	10,747.41			0.20	
039	10,825.28	2	4,781.38			0.09	
ROOF (40)	3,914.45	2	0			0	
BH RF (41)	920.79	2	0			0	
Totals	669,011.64		483,138.3	22,344.09		9.24	



Total Zoning Floor Area 505,482.39