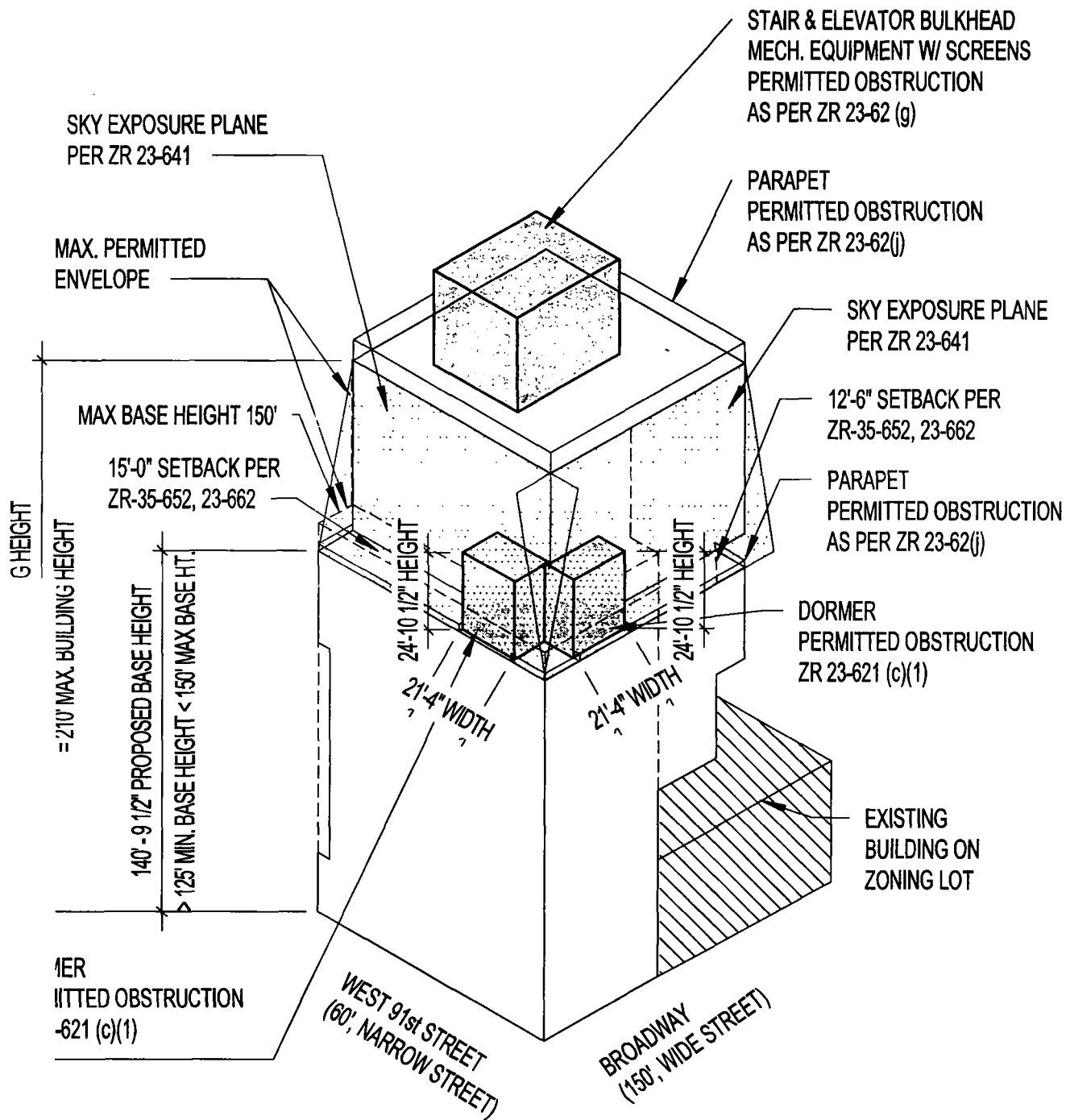


PROJECT INFORMATION	
<p>NB APPLICATION: BUILDING NO. AND ADDRESS: 2461 BROADWAY, NEW YORK, NY 10025</p> <p>BLOCK NO.: 1239 LOT NO.: 10 & 110 LOT SIZE: LOT 10: 2,777 SF LOT 110: 2,592 SF TOTAL: 5,369 SF</p> <p>COMMUNITY DISTRICT: MANHATTAN 7</p> <p>ZONING DISTRICTS: C4-6A (R10A EQ.) SPECIAL ENHANCED COMMERCIAL DISTRICT 3 ZONING MAP NO.: 5D QUALITY HOUSING PROGRAM: YES INCLUSIONARY HOUSING DESIGNATED: NO FLOOD ZONE: ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA) LANDMARK: NO ENVIRONMENTAL: N/A</p>	<p>EXISTING BUILDING: BUILDING NO. AND ADDRESS: 2465 BROADWAY, NEW YORK, NY 10025</p> <p>BLOCK NO.: 1239 LOT NO.: 52 LOT SIZE: C4-6A: 9,764 SF R8: 18,711 SF TOTAL: 28,475 SF</p> <p>COMMUNITY DISTRICT: MANHATTAN 7</p> <p>ZONING DISTRICTS: C4-6A (R10A EQ. & R8) SPECIAL ENHANCED COMMERCIAL DISTRICT 3 ZONING MAP NO.: 5D QUALITY HOUSING PROGRAM: N/A INCLUSIONARY HOUSING DESIGNATED: NO FLOOD ZONE: ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA) LANDMARK: NO ENVIRONMENTAL: N/A</p>



1
ZD1
AXONOMETRIC
SCALE: NOT TO SCALE



ZD1 Zoning Diagram

Must be typewritten.

DEPT BLDGS Job No. 121275707
Scan Code ESHS8649193

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) 2461
Street Name **BROADWAY**

Borough **Manhattan**
Block **1239**
Lot **10,110**
BIN **121275707**

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.

Name (please print) **ERAN CHEN**
Signature **ERAN CHEN** Date **3.5.20**

REGISTERED ARCHITECT
STATE OF NEW YORK
036207

P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

KENNETH PLAN EXAMINER SIGN AND DATE
6/09

PERMITTED
OBSTRUCTION
PROPOSED DORMER
COMPLIES PER ZC
23-621 (c)(1)

210'-0"
PROPOSED BUILDING HEIGHT

91ST STREET
(60'-0" NARROW STREET)

PROPERTY LINE

15'-0"
SETBACK

45'-4"

PROPERTY LINE

STAIR & ELEVATOR
BULKHEAD
MECH. EQUIPMENT W/
SCREENS
PERMITTED
OBSTRUCTION
AS PER ZR 23-62 (g)

RECREATION DECK
PERMITTED PER ZR 23-62 (e)
MAX HEIGHT: 3' - 6"
PROPOSED HEIGHT: 3' - 6"
(COMPLIES)

85'-0"

21'-4"

BULK ABOVE
PROPOSED
BASE HEIGHT

24'-10 5/8"

MAX BASE HEIGHT : 150' - 0"

PROPOSED BASE HEIGHT : 140' - 9 1/2"

87'-6"

STREET WALL WIDTH OF THE HIGHEST STORY BELOW THE MAXIMUM BASE

MIN BASE HEIGHT : 125' - 0"

BULK BELOW
PROPOSED
BASE HEIGHT

MAX. PERMITTED
ENVELOPE

ADJACENT BUILDING
BLOCK: 1239
LOT: 52
3 STORY

1 ZONING ELEVATION DIAGRAM - EAST
ZD1 SCALE: 1/16" = 1'-0"



ZD1 Zoning Diagram

Must be typewritten.

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☐ Yes ☐ No

Location Information

House No(s) 2461

Street Name BROADWAY

Borough Manhattan

Block 1239

Lot 10,110

BIN 121275707

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Name (please print)

ERAN CHEN

Signature

Date

P.E. / R.A. Seal (apply seal, then sign and date over seal)

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PLAN EXAMINER SIGN AND DATE

6/09



ZD1 Zoning Diagram
Must be typewritten.

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☐ Yes ☐ No

Location Information

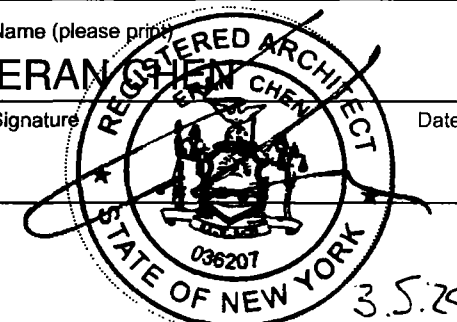
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Street Name BROADWAY
Borough Manhattan
Block 1239
Lot 10,110
BIN 121275707

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Name (please print)

ERAN CHEN

Signature Date

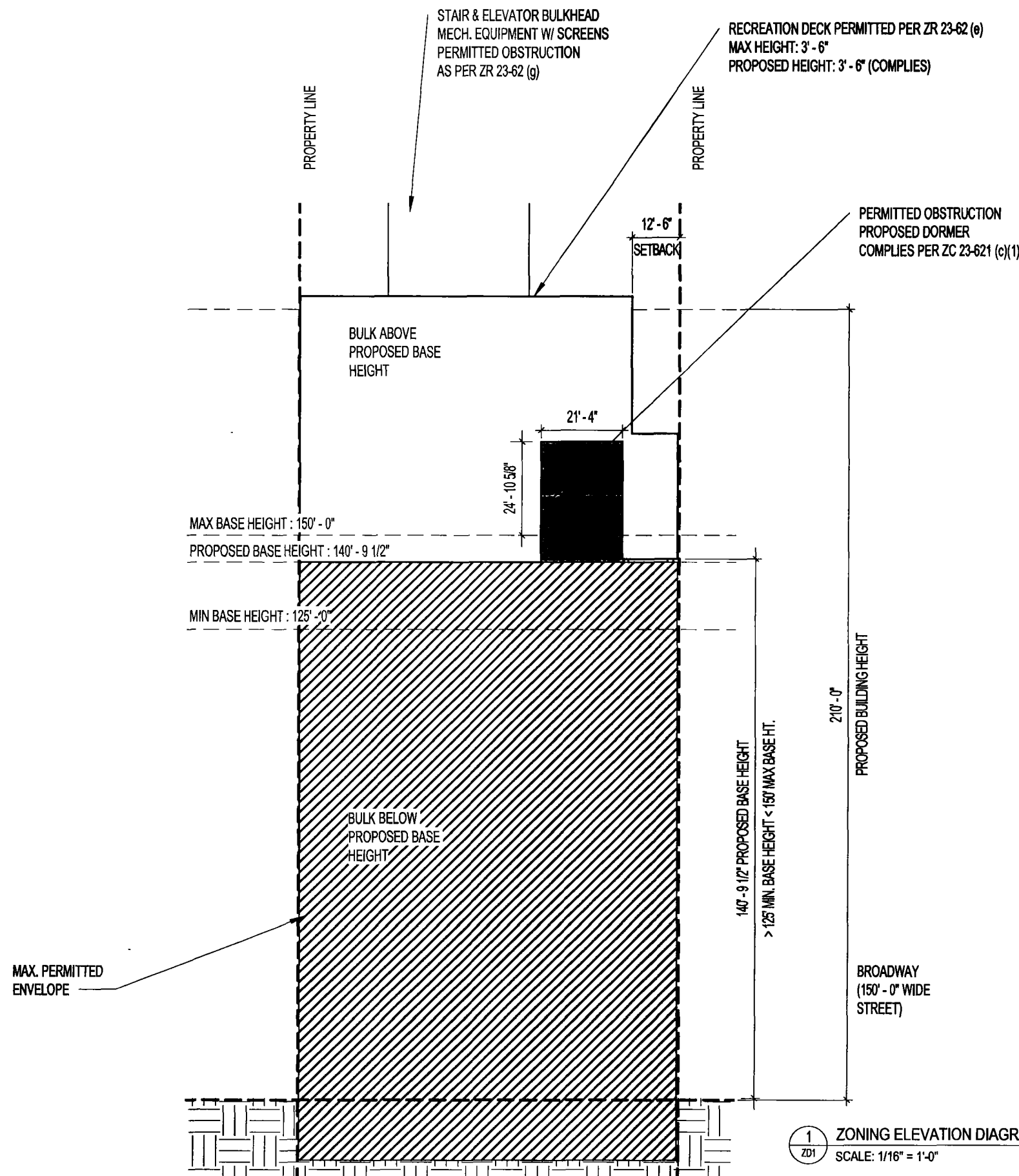


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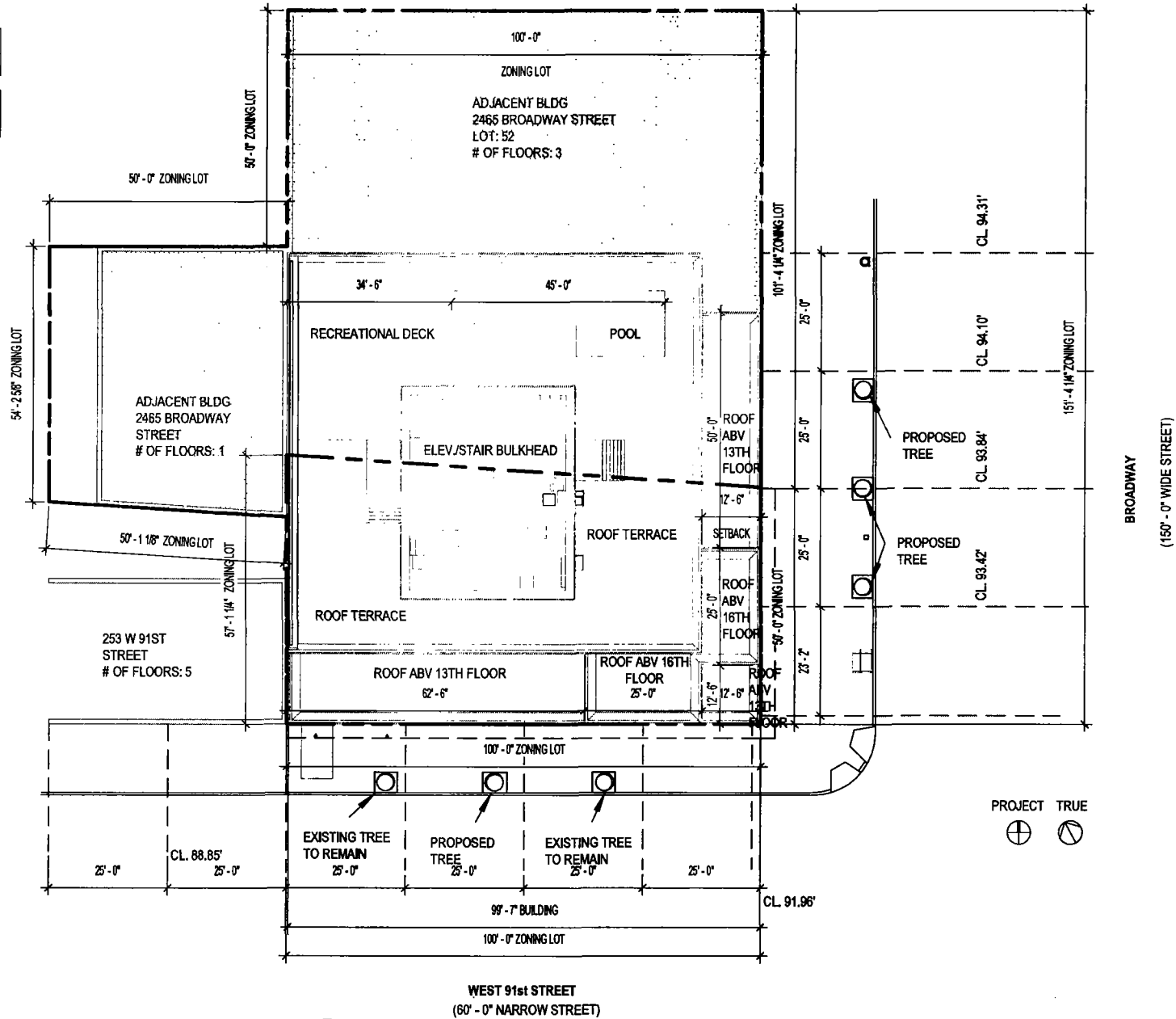


ZD1 Zoning Diagram
Must be typewritten.

LEGEND

PROPOSED:

EXISTING:



1 SITE PLAN
ZD1 SCALE: 1/32" = 1'-0"

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) 2461
Street Name BROADWAY
Borough Manhattan
Block 1239
Lot 10,110
BIN 121275707

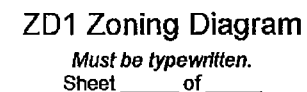
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Name (please print) ERAN CHEN
Signature Date 3.5.20
P.E. / R.A. Seal (apply seal, then sign and date over seal)

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BIS Doc #

KENNETH FLADEN
PLANNING EXAMINER SIGN AND DATE
6/09



Board of Standards & Appeals (BSA)		
<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	
 City Planning Commission (CPC)		
<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> 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	
CEL	5176	2	0		0		
001	3165	6			3119		.211
001	2138	2	2087				.139
002	4854	6	2773				.171
003	5244	2	4872				.323
004	5244	2	4872				.323
005	5244	2	4872				.323
006	5244	2	4872				.323
007	5244	2	4872				.323
008	7408	2	6938				.459
009	7408	2	6938				.459
010	7407	2	6937				.459

Sheet _____ of _____

[illegible]

149964 ✓

KENNETH FLADEG, R.R.

07/09