

APPLICABLE ZONING SECTION	ZONING COMPLIANCE
ZR§12-10  Map 8c	<p>Project to be developed as Phase 2 of General Large Scale Development pursuant to zoning resolution §74-74. The General Large Scale Development will comprise the entire block.</p> <p>See CPC No. C 010149 ZSM, C 010150 ZSM, C 010151 ZSM, and C 010152 ZSM.</p> <p>1. Zoning District</p> <p>C4-7, M1-5, Special Clinton District ("Other" Area)</p> <p>Map 8c</p> <p>Block No: 1105 (Marathon Land Bank)</p> <p>Lots 1, 5, 14, 15, 18, 23, 29, 35, 43</p> <p>2. Lot Area:</p> <p>a) C4-7: 105,437.5 SF</p> <p>b) M1-5: 55,229.2 SF</p> <p>c) Total: 160,666.7 SF</p>
ZR§32-10 ZR§42-10	<p>3. Permitted Uses:</p> <p>a) C4-7: U.G. 1-6, 8-10,12</p> <p>b) M1-5: U.G. 4-14*, 16-17</p> <p>*With Restrictions on certain uses</p> <p>4. Proposed Uses Phase 2:</p> <p>a) C4-7: U.G. 2, 6, Public Parking</p>
ZR§33-122 ZR§35-32  ZR§43-12  ZR§77-22	<p>5. Floor Area Permitted:</p> <p>a) C4-7: 10 FAR (10 FAR = 105,437.5 SF) = 1,054,375 SF</p> <p>b) M1-5: 5 FAR (5FAR = 55,229.2 SF) = 276,146 SF</p> <p>c) Adjusted FAR: 8.28 FAR (8.28 FAR x 160,666.7 SF) = 1,330,521 SF</p>
ZR§77-22	<p>6. Floor Area Permitted per zoning district – higher of adjusted FAR or maximum permitted by zoning:</p> <p>a) C4-7: 10.00 FAR</p> <p>b) M1-5: 8.28 FAR</p> <p>Floor area may be allocated between the C4-7 district and the M1-5 district in any manner permitted by Zoning Resolution §77-22. In no event shall the total floor area on site exceed 1,330,521 square feet.</p> <p>Floor area in M1-5 District: 276,146 s.f. (5 FAR) to 457,298 s.f. (8.28 FAR)</p> <p>Floor area in C4-7 district: 873,018 s.f. (8.28 FAR) to 1,054,375 s.f. (10 FAR)</p> <p>Floor Area – Commercial Use: 809,721 s.f. to 1,330,521 s.f.</p> <p>Floor Area – Residential Use: 0 s.f. to 520,800 s.f.</p> <p>7. Total Floor Area Proposed:</p> <p>LOT 1: Existing Two Story Building</p> <p>Existing Gross Square Feet: 40,166.66 s.f.</p> <p>Total Deductions: 0.00 s.f.*</p> <p>Total Zoning Floor Area Existing: 40,166.66 s.f. = Commercial</p> <p>LOTS 14, 19, 43: CyberCenter</p> <p>Proposed Gross Square Feet: 351,853.41 s.f.</p> <p>Total Deductions: 158,611.21 s.f.</p> <p>Total Zoning Floor Area Proposed: 245,042.18 s.f. = Commercial</p> <p>LOT 23, 29: "The Helens"</p> <p>Proposed Gross Square Feet: 547,238.62 s.f.</p> <p>Total Deductions: 33,157.02 s.f.</p> <p>Total Zoning Floor Area Proposed: 514,081.60 s.f. = Mixed-Use</p> <p>LOT 36: Existing Six Story Building to Remain</p> <p>Existing Gross Square Feet: 100,723.26 s.f.</p> <p>Total Deductions: 3,123.26 s.f.</p> <p>Total Zoning Floor Area Existing: 97,600.00 s.f. = Commercial</p> <p>REMAINING:</p> <p>Total Zoning Floor Area Remaining: 433,620.58 s.f. = Commercial</p> <p>Total Proposed Floor Area for Block 1105: 1,330,521.00 s.f. = Mixed-Use</p> <p>FLOOR AREA IN M1-5 DISTRICT:</p> <p>Lots 14, 19, 43: CyberCenter</p> <p>Proposed Gross Square Feet: 178,353.26 s.f.</p> <p>Total Deductions: 86,176.31 s.f.</p> <p>Total Zoning Floor Area Proposed: 82,158.97 s.f. = Commercial</p> <p>Lot 36: Existing Six Story Building to Remain</p> <p>Existing Gross Square Feet: 24,252.33 s.f.</p> <p>Total Deductions: 752.33 s.f.</p> <p>Total Zoning Floor Area Existing: 23,510.00 s.f. = Commercial</p> <p>TOTAL FLOOR AREA IN M1-5 DISTRICT: 105,668.97 s.f.</p> <p>FLOOR AREA IN C4-7 DISTRICT:</p> <p>Lot 1: Existing Two Story Building</p> <p>Existing Gross Square Feet: 40,166.66 s.f.</p> <p>Total Deductions: 0.00 s.f.*</p> <p>Total Zoning Floor Area Existing: 40,166.66 s.f. = Commercial</p> <p>Lots 14, 19: CyberCenter</p> <p>Proposed Gross Square Feet: 173,518.13 s.f.</p> <p>Total Deductions: 108,248.94 s.f.</p> <p>Total Zoning Floor Area Proposed: 162,865.19 s.f. = Commercial</p> <p>LOT 23, 29: "The Helens"</p> <p>Proposed Gross Square Feet: 547,238.62 s.f.</p> <p>Total Deductions: 33,157.02 s.f.</p> <p>Total Zoning Floor Area Proposed: 514,081.60 s.f. = Mixed-Use</p> <p>Total Zoning Floor Area Commercial: 11,160.29 s.f.</p> <p>Total Deductions: 30.25 s.f.</p> <p>Total Zoning Floor Area Proposed: 111,350.00 s.f. = Commercial</p> <p>Total Zoning Floor Area Residential: 536,078.37 s.f.</p> <p>Total Deductions: 33,126.77 s.f.</p> <p>Total Zoning Floor Area Proposed: 502,951.60 s.f. = Residential</p> <p>Lot 36: Existing Six Story Building to Remain</p> <p>Existing Gross Square Feet: 76,490.93 s.f.</p> <p>Total Deductions: 2,370.93 s.f.</p> <p>Total Zoning Floor Area Existing: 74,020.00 s.f. = Commercial</p> <p>TOTAL FLOOR AREA IN C4-7 DISTRICT: 791,211.45 s.f.</p> <p>Commercial Zoning Floor Area: 288,269.85 s.f. = Commercial</p> <p>Residential Zoning Floor Area: 502,951.60 s.f. = Residential</p>
ZR§33-28 ZR§35-21  ZR§23-53 ZR§43-28	<p>8. Yard Regulations:</p> <p>Side Yard: Not Applicable—No side yards on zoning lot</p> <p>Rear Yard Equivalent: Not required—Zoning lot entire block</p>
ZR§35-62	<p>9. Height and Setback Regulations</p> <p>a. Base Height</p> <p>Permitted:</p> <p>C4-7 11th Avenue Building: 112'-0" up to 85'-0"</p> <p>C4-7 Midblock Building: 112'-0" up to 85'-0"</p> <p>C4-7 11th Avenue Building: 105'-6"</p> <p>C4-7 Midblock: 85'-0"</p> <p>b. Initial Setback Distance</p> <p>Permitted:</p> <p>C4-7 wide street (11th Avenue, West 57th Street, 12th Avenue) – 15 feet</p> <p>narrow street (West 58th Street) – 20 feet</p> <p>Proposed:</p> <p>11th Avenue: 15 feet</p> <p>West 57th Street: 30 feet</p> <p>Building Envelope controls determined by UURP Submission See Drawing 2-2 for compliance.</p>
ZR§35-23 ZR§33-432 ZR§23-632	<p>10. Number of Dwelling Units Permitted (based on maximum residential program)</p> <p>Lot area in C4-7 district: 105,437 s.f.</p> <p>Maximum commercial floor area within C4-7 district: 533,570 s.f.</p> <p>Lot area in C4-7 district attributable to commercial use: 53,357 s.f.</p> <p>Lot area in C4-7 district attributable to residential use: 52,080 s.f.</p> <p>Lot area / dwelling unit: 79 s.f./d.u.</p> <p>Total number of dwelling units permitted: 659 dwelling units</p> <p>11. Number of Dwelling Units Proposed</p> <p>597 dwelling units – complies</p>
ZR§13-562 ZR§74-52	<p>12. Parking</p> <p>Proposed total number of parking spaces in Cellar and Sub-Cellar of "The Helens" not to exceed 100.</p>
ZR§36-62	<p>13. Loading Berths</p> <p>For retail or service uses listed in Use Group 6A, 6C, 7B, 8B, 9A, 9B, 10A, 12B, 14A, or 16A, no loading berths are required for first 25,000 SF of Floor Area. Proposed retail space is 11,130 s.f. Therefore, no loading berths are required.</p>
ZR§96-51	<p>14. Special Clinton District – Other Area</p> <p>All developments to provide and maintain trees of not less than 4 inch caliper at time of planting on sidewalk at maximum intervals of 30' on center in accordance with Department of Transportation guidelines.</p> <p>Proposed: 12 trees provided.</p>
	<p>15. City Environmental Quality Review Requirements Declaration</p> <p>As indicated on Zoning Map 8c, an (S) designation, E-103, is placed on Block 1105 requiring window wall attenuation and alternate ventilation. The residential use will comply with E-103 by providing a closed window condition with a minimum of 35 dBA window/wall attenuation to maintain an interior noise level of 45 dBA. A closed-window condition will be maintained by providing an alternate means of ventilation including, but limited to, central air conditioning or air conditioning systems containing air conditioning air conditioners or U.S. Department of Housing and Urban Development (HUD)-approved fans.</p>

100.00'

T.C. 6.50'

PROPOSED 30'-0" CURB CUT

T.C. 10.10'

T.C. 6.43'

LOT 1  
EXISTING TWO-STORY BUILDING

LOT 5  
VACANT LOT

T.C. 6.37'

T.C. 5.88'

T.C. 5.97'

T.C. 7.99'

NOTE: INDICATES GENERAL LARGE SCALE DEVELOPMENT BOUNDARY

100.00'

TWELFTH AVENUE

APPLICABLE ZONING SECTION	ZONING COMPLIANCE
ZR 830-63 ZR 833-451 ZR 843-45 ZR 877-29	<p>16. Tower Controls (applicable above Monbottan Datum elev. 145'-0"): Complexes Above Monbottan Datum elev. 145'-0", buildings will not in the aggregate exceed 40% of zoning lot and will be developed as a tower.</p> <p>Zoning Lot Area = 160,666.7 SF, 40% of Zoning Lot Area = 64,266.7 SF</p> <p>Tower Area of 1110 Avenue Building, "The Helix" = 12,719.9 SF (See A1A/Z-5)</p> <p>Maximum Tower Area of 12th Avenue Building = 51,546.8 SF</p>

L8	ROOF PLAN
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$$1/32'' = 1' - 0''$$

The site plan shows a rectangular lot (Lot 1) with a building footprint. The lot is bounded by Twelfth Avenue to the west, a 100.00' wide street to the north, and a 100.00' wide street to the south. The lot is 100.42' wide and 100.42' deep. The building footprint is 40,166.66 SF and is labeled 'EXISTING TWO STORY BUILDING' and 'COMMERCIAL USE'. The lot is part of Block 1105. The surrounding area includes Lot 5 (VACANT LOT) to the east and Lot 6 (VACANT LOT) to the south. The plan also shows the general large scale development boundary and the 246' wide street to the east.

LOT 1  
EXISTING  
TWO STORY  
BUILDING  
40,166.66 SF  
COMMERCIAL  
USE  
BLOCK 1105

LOT 5  
VACANT  
LOT

LOT 6  
VACANT  
LOT

NOTE: INDICATES GENERAL LARGE  
SCALE DEVELOPMENT BOUNDARY

Twelfth Avenue  
200.83'

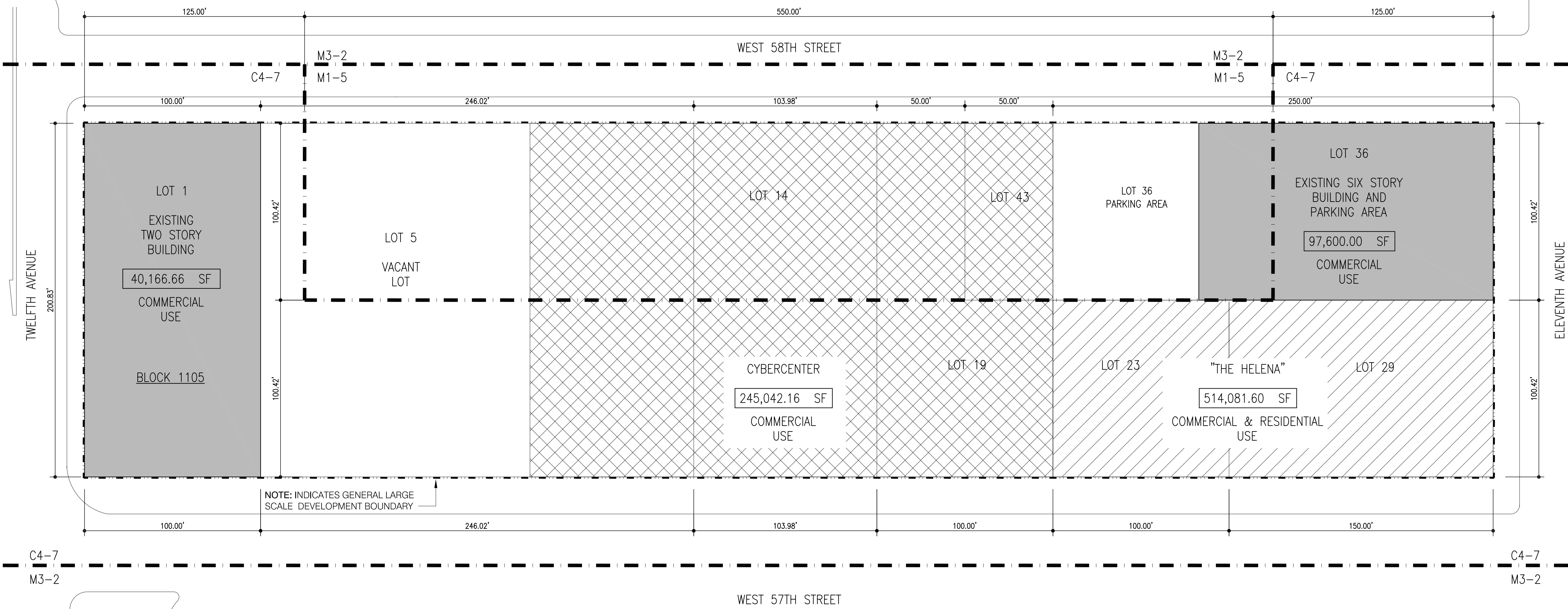
100.00'

100.42'

100.00'

246'

C4-7  
M3-2



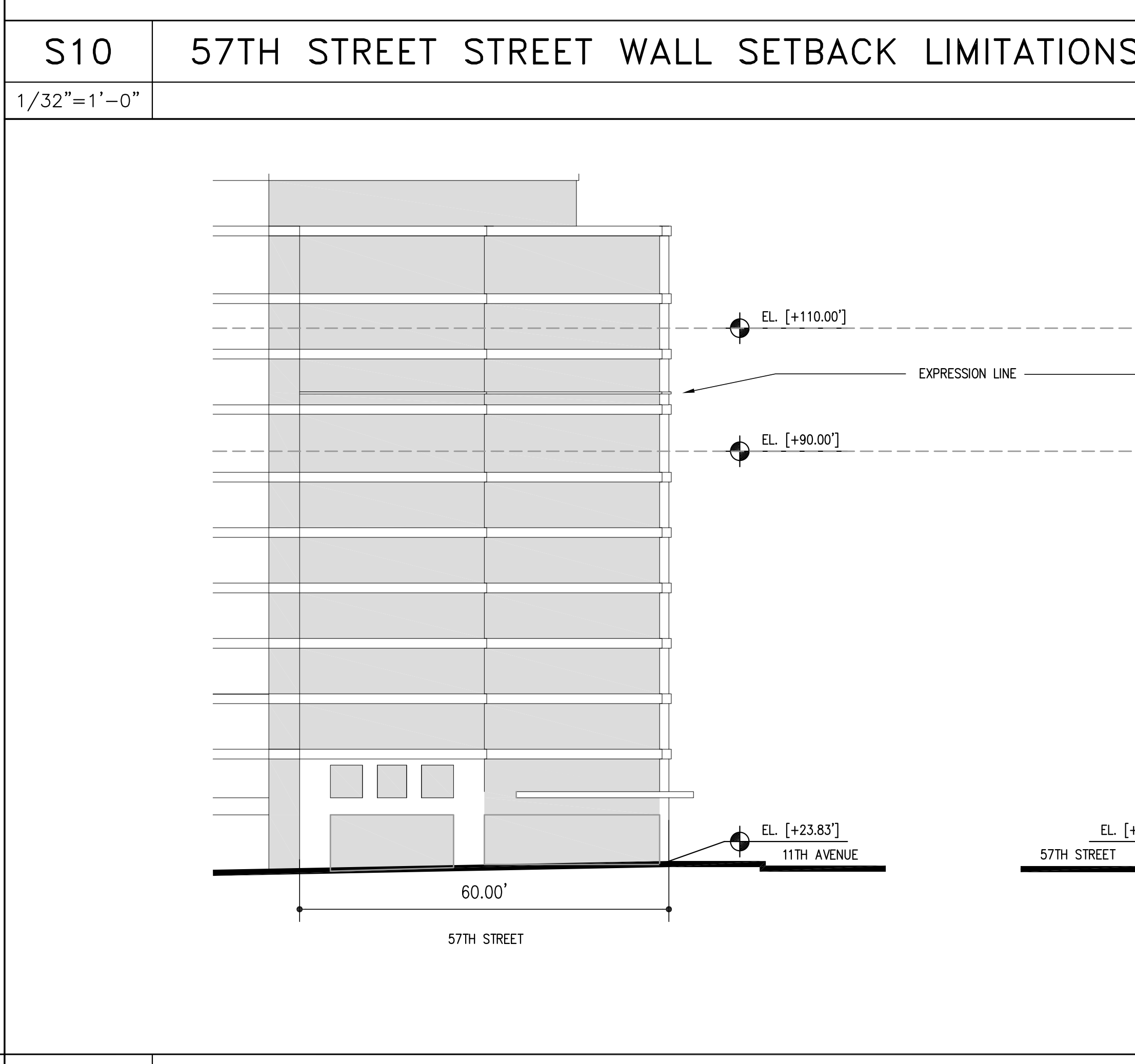
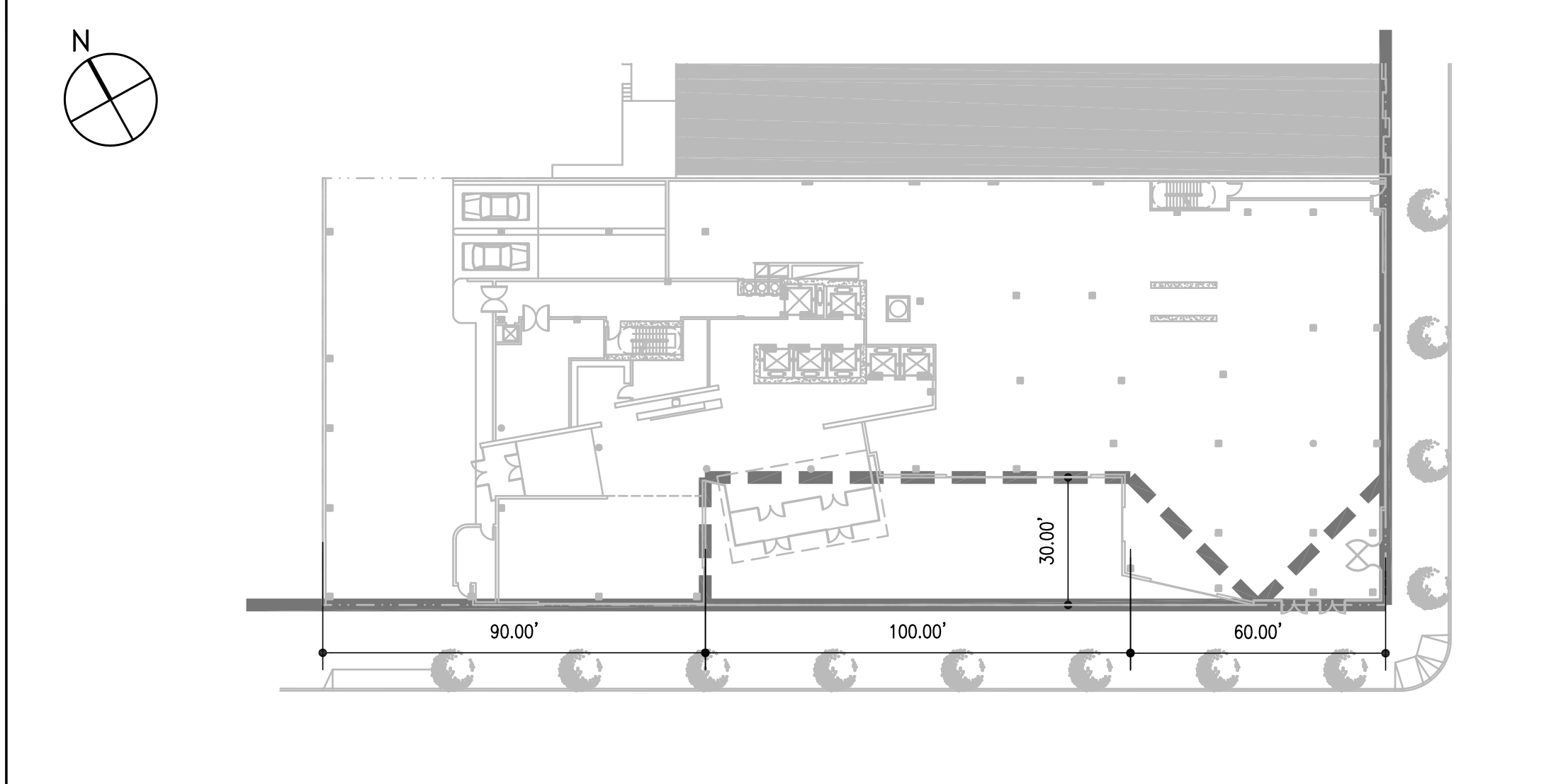
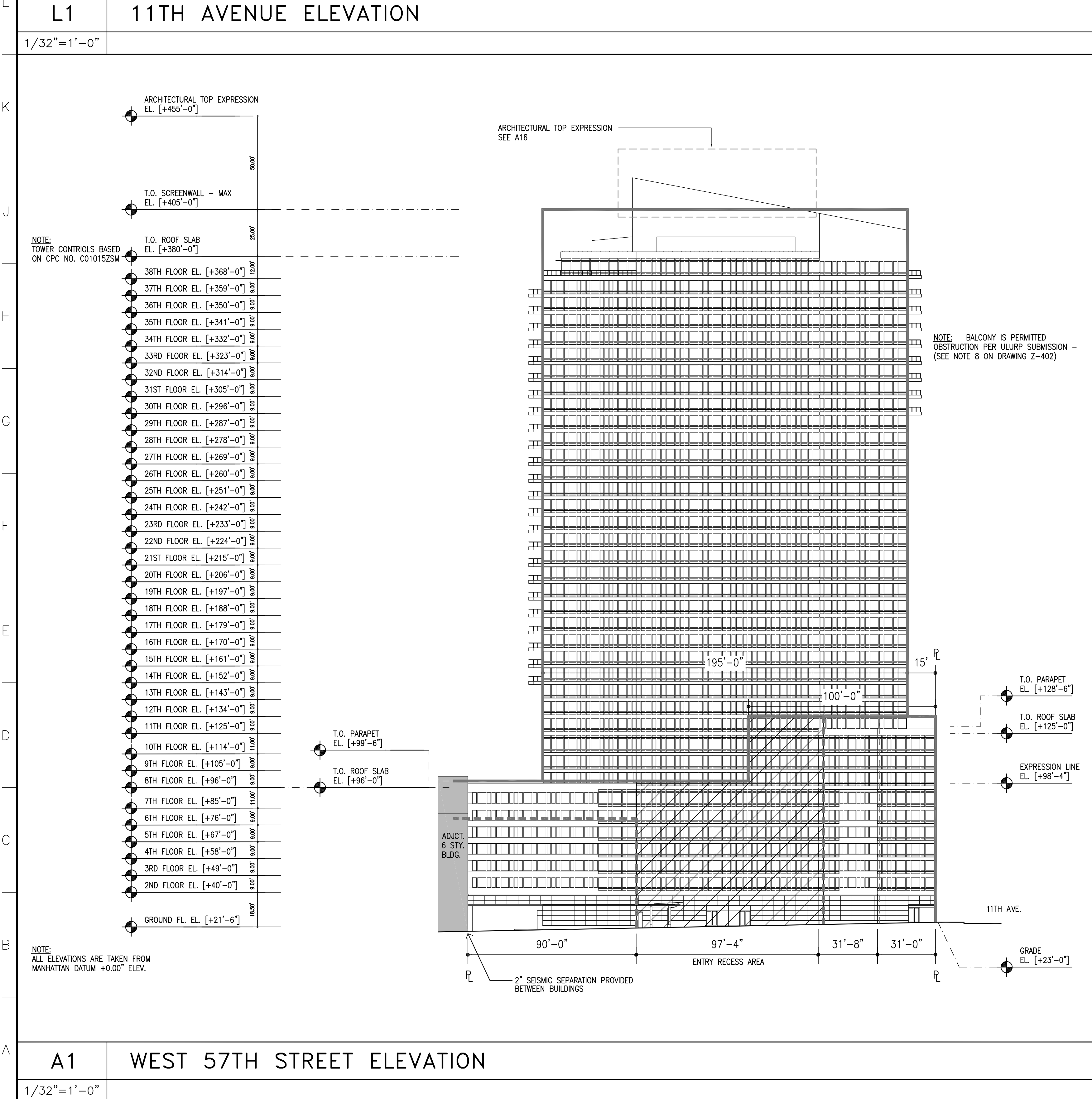
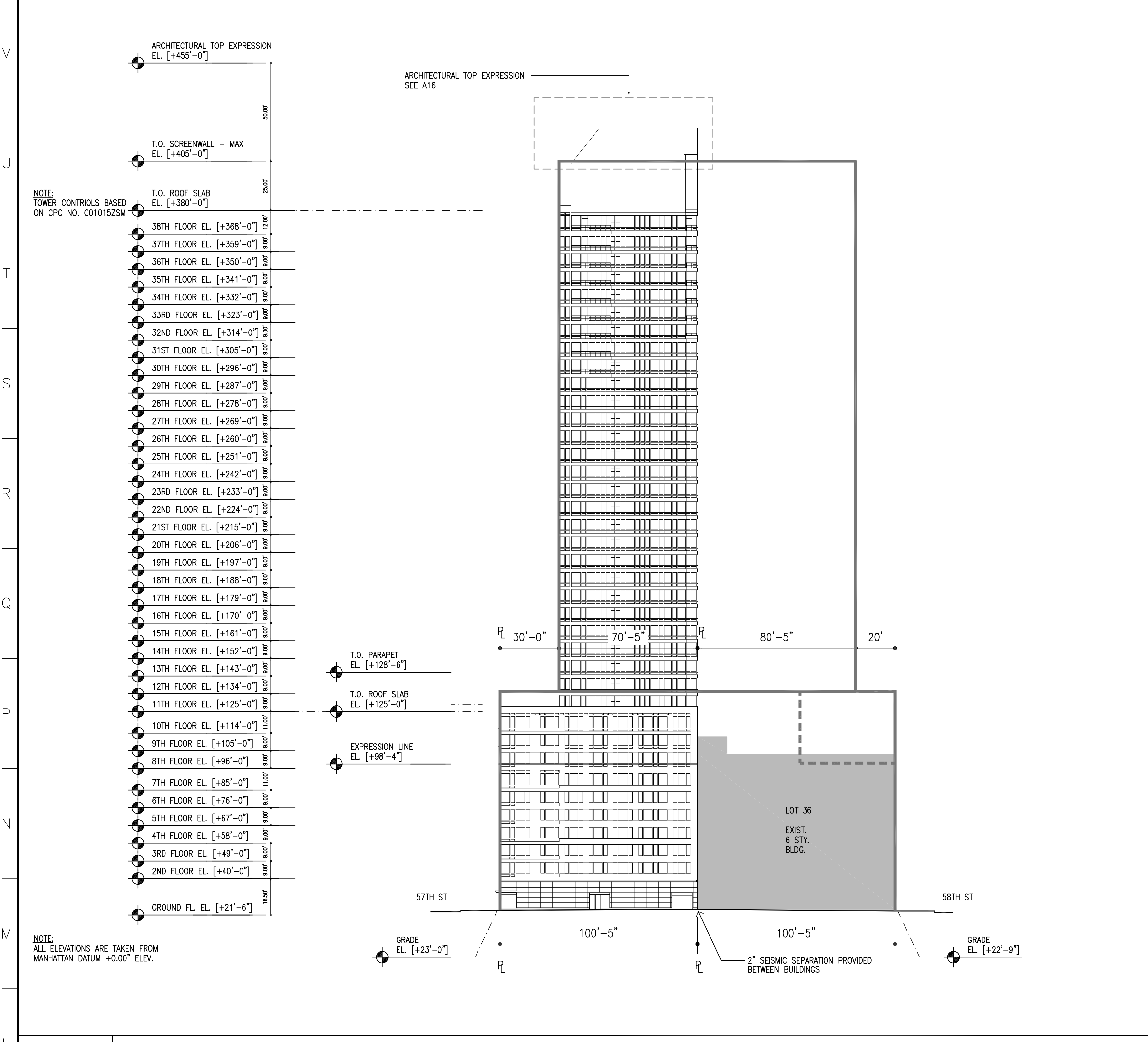
A8	PLOT PLAN
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$$1/32'' = 1' - 0''$$

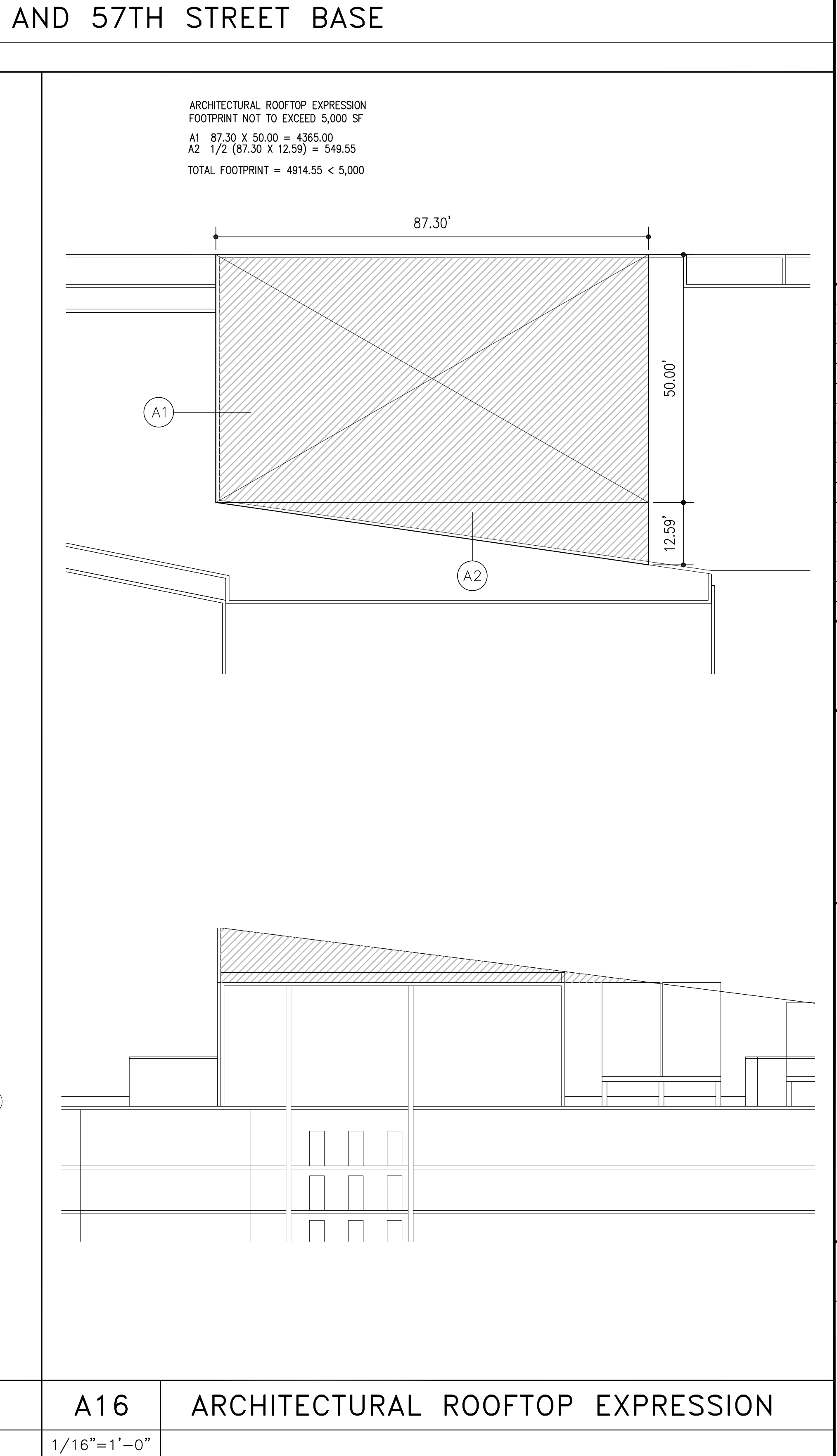
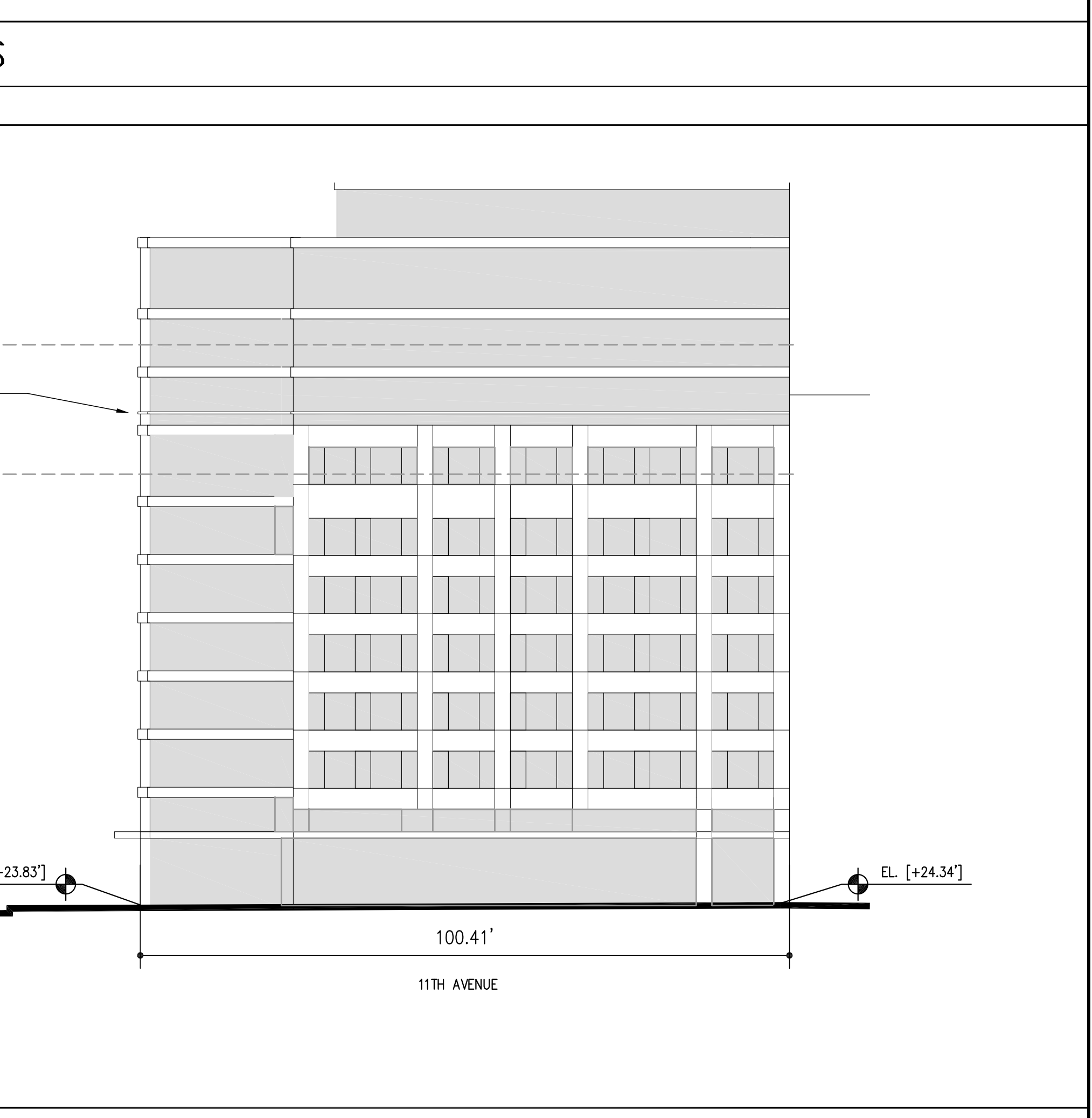
A1	ZONING COMPLIANCE
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-NA-	
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[illegible]



Height/Use/Area Chart					
FLOOR	USE	HEIGHT	ELEV.	G.S.F. (SF)	TOTAL DEDUCTIONS
40	Roof	25.00	405.00	4,067.81	4,067.81
39	Mechanical/Main Roof	12.00	368.00	11,735.99	391.52
38	Residential	9.00	359.00	12,454.41	439.05
37	Residential	9.00	350.00	12,454.41	439.05
36	Residential	9.00	341.00	12,454.41	439.05
35	Residential	9.00	332.00	12,454.41	439.05
34	Residential	9.00	323.00	12,454.41	439.05
33	Residential	9.00	314.00	12,719.90	411.56
32	Residential	9.00	305.00	12,719.90	411.56
31	Residential	9.00	296.00	12,719.90	411.56
30	Residential	9.00	287.00	12,719.90	411.56
29	Residential	9.00	278.00	12,719.90	411.56
28	Residential	9.00	269.00	12,719.90	411.56
27	Residential	9.00	260.00	12,719.90	411.56
26	Residential	9.00	251.00	12,719.90	411.56
25	Residential	9.00	242.00	12,719.90	411.56
24	Residential	9.00	233.00	12,719.90	411.56
23	Residential	9.00	224.00	12,719.90	411.56
22	Residential	9.00	215.00	12,719.90	411.56
21	Residential	9.00	206.00	12,719.90	411.56
20	Residential	9.00	197.00	12,719.90	411.56
19	Residential	9.00	188.00	12,719.90	411.56
18	Residential	9.00	179.00	12,719.90	411.56
17	Residential	9.00	170.00	12,719.90	411.56
16	Residential	9.00	161.00	12,719.90	411.56
15	Residential	9.00	152.00	12,719.90	411.56
14	Residential	9.00	143.00	12,719.90	411.56
13	Residential	9.00	134.00	12,719.90	411.56
12	Residential	9.00	125.00	12,719.90	411.56
11	Residential	11.00	114.00	15,827.91	473.72
10	Residential	9.00	105.00	15,827.91	473.72
9	Residential/Amenity	9.00	96.00	15,855.39	406.15
8	Residential/Amenity	11.00	85.00	20,126.85	472.62
7	Residential/Amenity	9.00	76.00	20,126.85	472.62
6	Residential/Amenity	9.00	67.00	20,126.85	3,741.09
5	Residential/Amenity	9.00	58.00	20,126.85	3,741.09
4	Residential/Amenity	9.00	49.00	20,126.85	3,736.46
3	Residential/Amenity	9.00	40.00	20,126.85	16,390.37
2	Residential/Amenity	17.00	23.00	21,245.02	194.15
G	Lobby/Retail				21,050.87
TOTAL				547,430.98	33,157.02
TOTAL					514,273.96
C1	Parking/Mechanical	14.00		31,114.45	0.00
C2	Parking	12.00		31,114.45	0.00
TOTAL				62,228.90	
Dwelling Unit Schedule					
FLOOR	# OF UNITS				
40	0				
39	0				
38	12				
37	12				
36	12				
35	12				
34	12				
33	12				
32	12				
31	17				
30	17				
29	17				
28	17				
27	17				
26	17				
25	17				
24	17				
23	17				
22	17				
21	17				
20	17				
19	17				
18	17				
17	17				
16	17				
15	17				
14	17				
13	17				
12	17				
11	17				
10	19				
9	19				
8	13				
7	17				
6	18				
5	18				
4	18				
3	17				
2	2				
G	0				
TOTAL					
TOTAL					
TOTAL PROPOSED DWELLING UNITS = 597					
TOTAL PERMITTED DWELLING UNITS = 659					



LEGEND

Key Plan

WEST 58TH STREET

WEST 57TH STREET

12TH AVENUE

11TH AVENUE

Building Envelope- Maximum

Building Envelope- Minimum

10 ZONING SUBMISSION #12

10.26.04

9 ZONING SUBMISSION #10

07.27.04

8 CURB CUT REVISION (ZONING SUBMISSION #9)

08.19.03

7 ZONING SUBMISSION #8

07.24.03

6 ZONING SUBMISSION #7

07.01.03

5 ZONING SUBMISSION #5

03.07.03

4 ZONING SUBMISSION #4

03.02.03

3 ZONING SUBMISSION #3

02.27.03

2 ZONING SUBMISSION #2

01.17.03

1 ZONING SUBMISSION #1

11.25.02

No. REVISIONS/SUBMISSIONS

Date

THE HELENA

601 WEST 57TH STREET

NEW YORK, NEW YORK

THE HELENA ASSOCIATES LLC

1155 AVENUE OF THE AMERICAS, NEW YORK, NEW YORK 10036

ROSE ASSOCIATES

200 MADISON AVENUE, NEW YORK, NEW YORK 10016

www.roseinc.com

FOX & FOWLE ARCHITECTS

22 WEST 15TH STREET, NEW YORK, NEW YORK 10011

www.foxandfowle.com

TEL: 212-627-1700

FAX: 212-463-9716

HARMAN JABUN ARCHITECTS

35 WEST 56TH STREET, NEW YORK, NEW YORK 10018

www.hjarchitects.net

TEL: 212-279-4477

FAX: 212-279-7744

SEVERUD ASSOCIATES

485 FIFTH AVENUE, NEW YORK, NEW YORK 10017

www.severud.com

TEL: 212-986-3700

FAX: 212-687-6467

FLACK + KURTZ

475 FIFTH AVENUE, NEW YORK, NEW YORK 10017

www.flackandkurtz.com

TEL: 212-532-9600

FAX: 212-689-7489

KREISLER BORG FLORMAN

97 MONTGOMERY STREET, SCARSDALE, NEW YORK 10583

TEL: 914-725-4600

FAX: 914-725-0346

Drawing Title

ZONING AREA & ENVELOPE COMPLIANCE

Drawn DME, HLS, PEO

Project No. 02032

Checked EF

CAD File No. Z-2s8.DWG

Reviewed DJK

Drawing No.

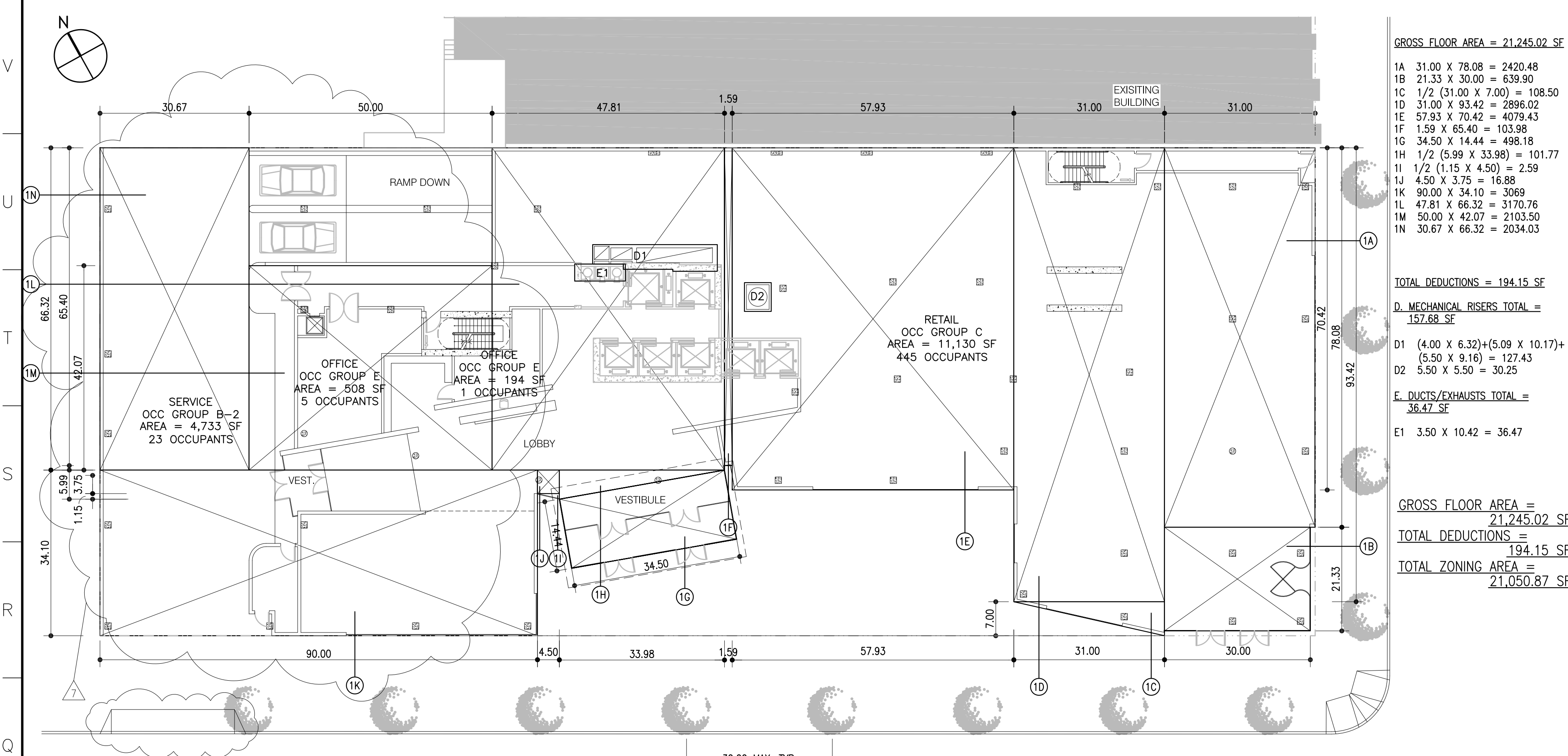
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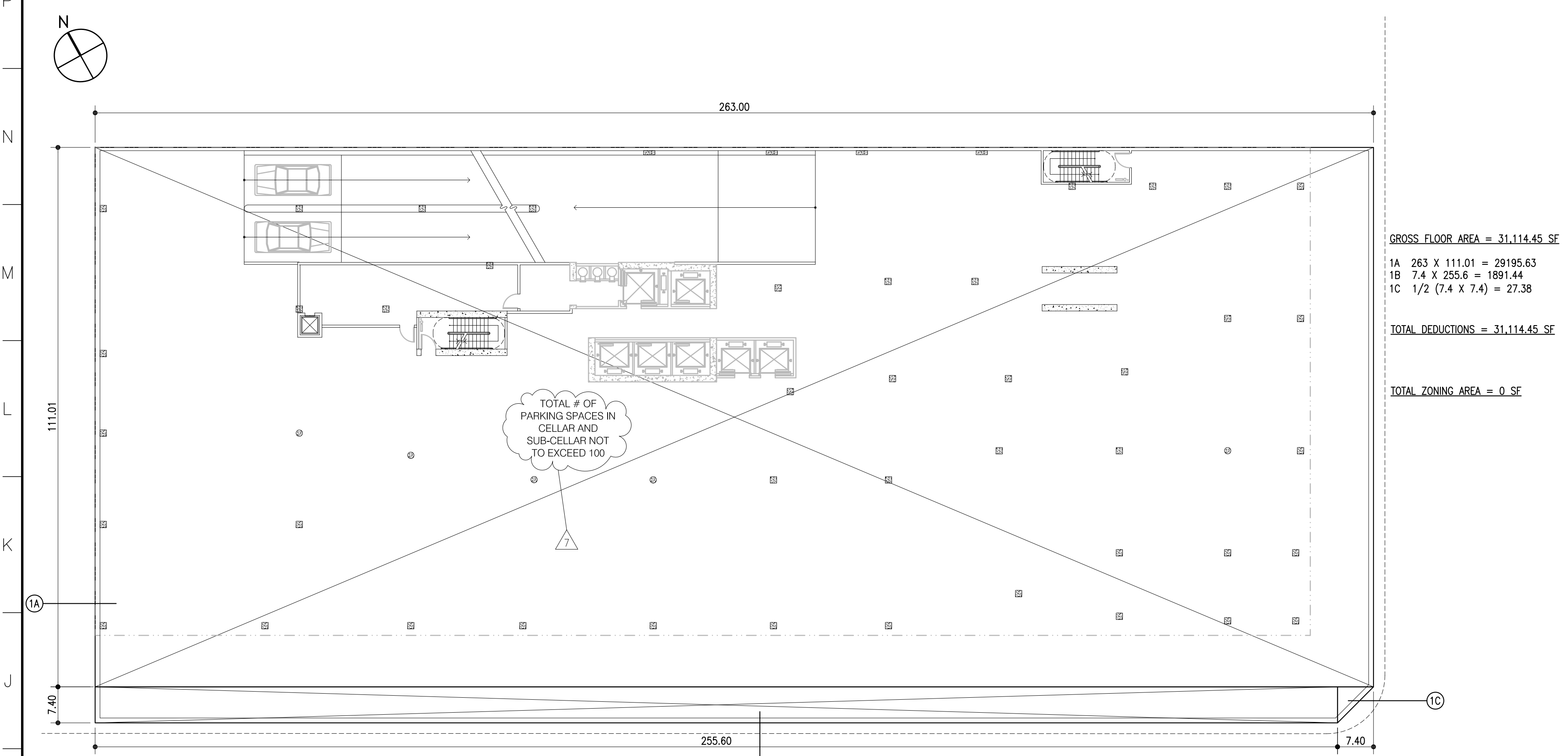
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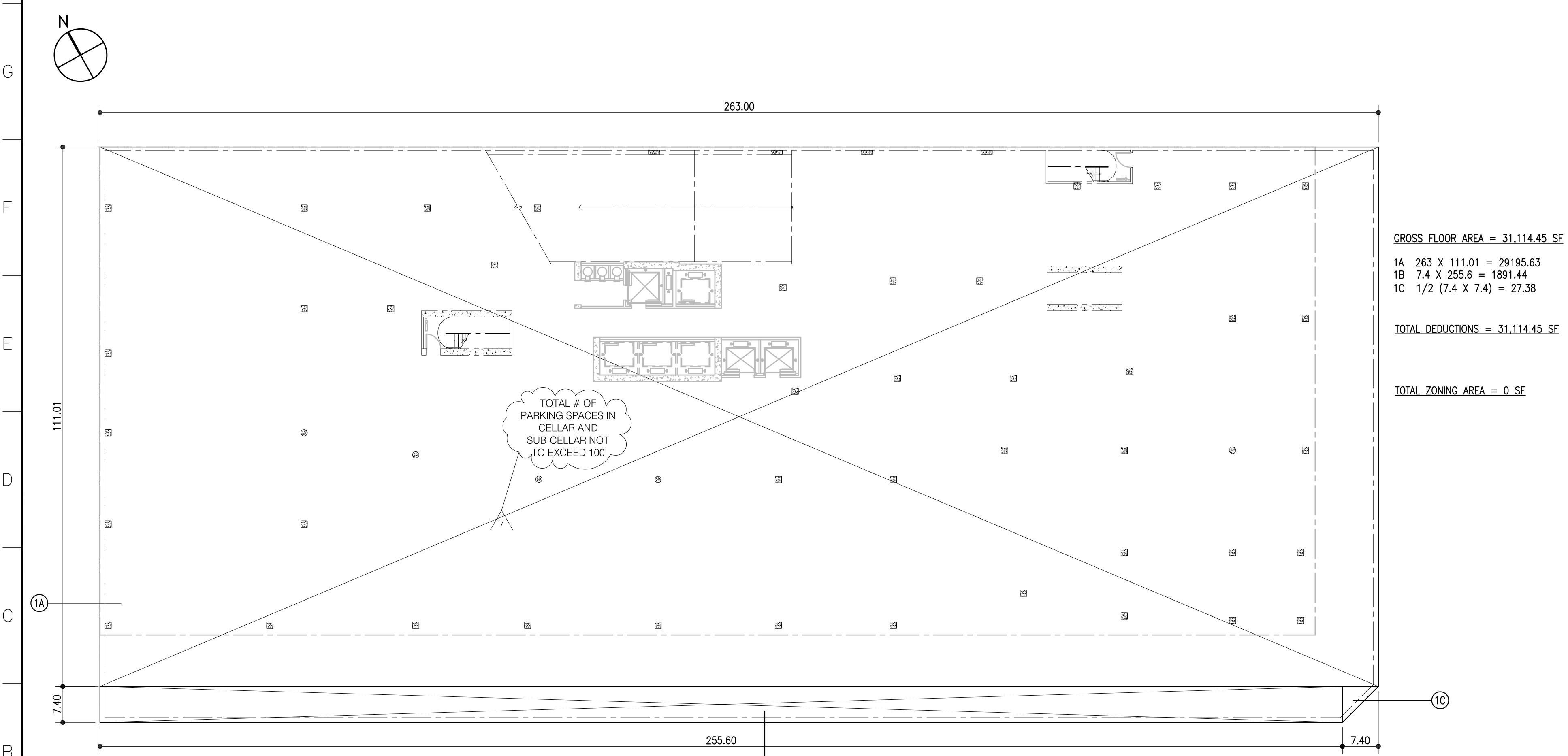




**C** GROUND FLOOR PLAN  
SCALE: 1/16"=1'-0"

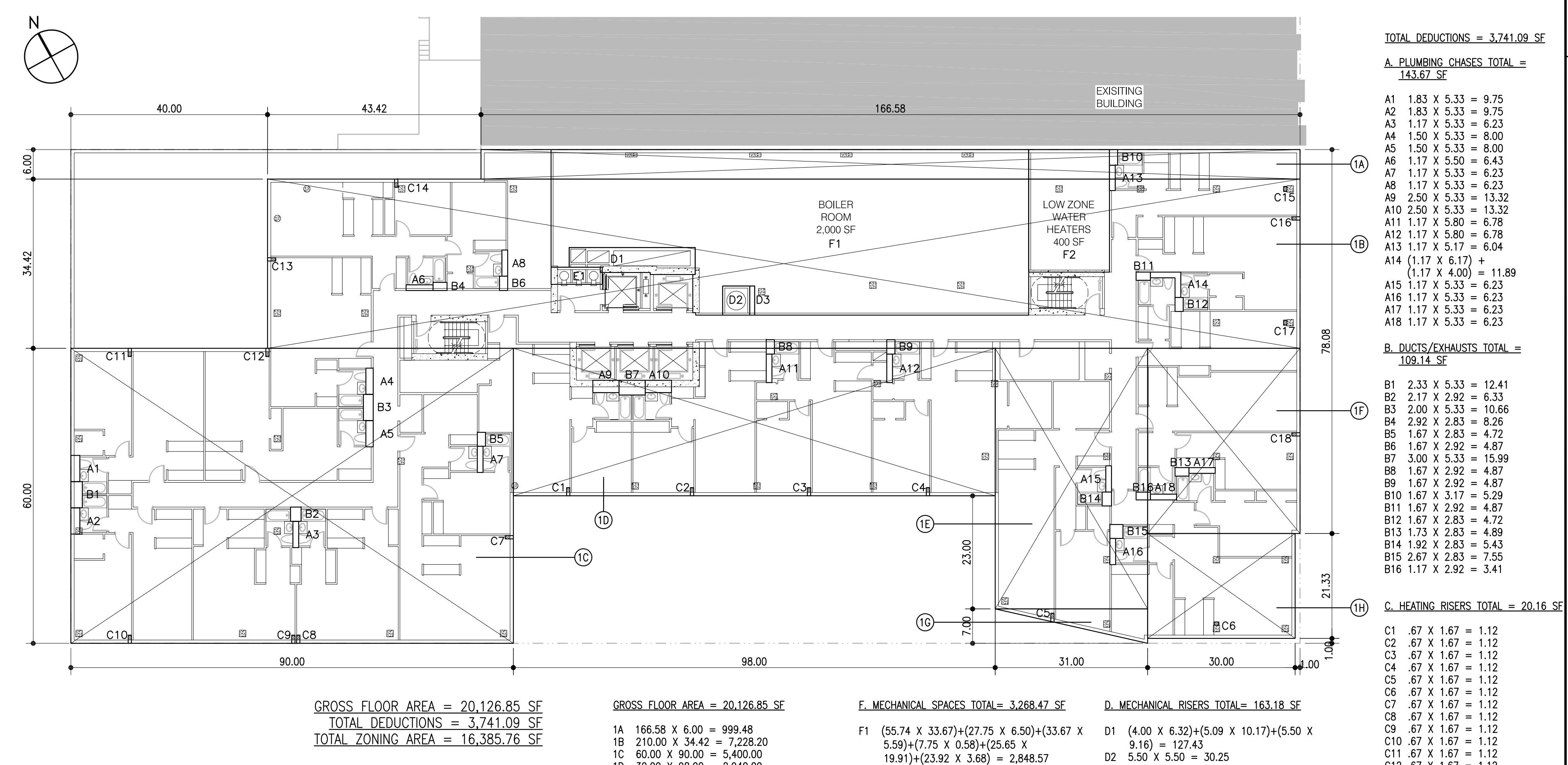


**B** CELLAR FLOOR PLAN  
SCALE: 1/16"=1'-0"

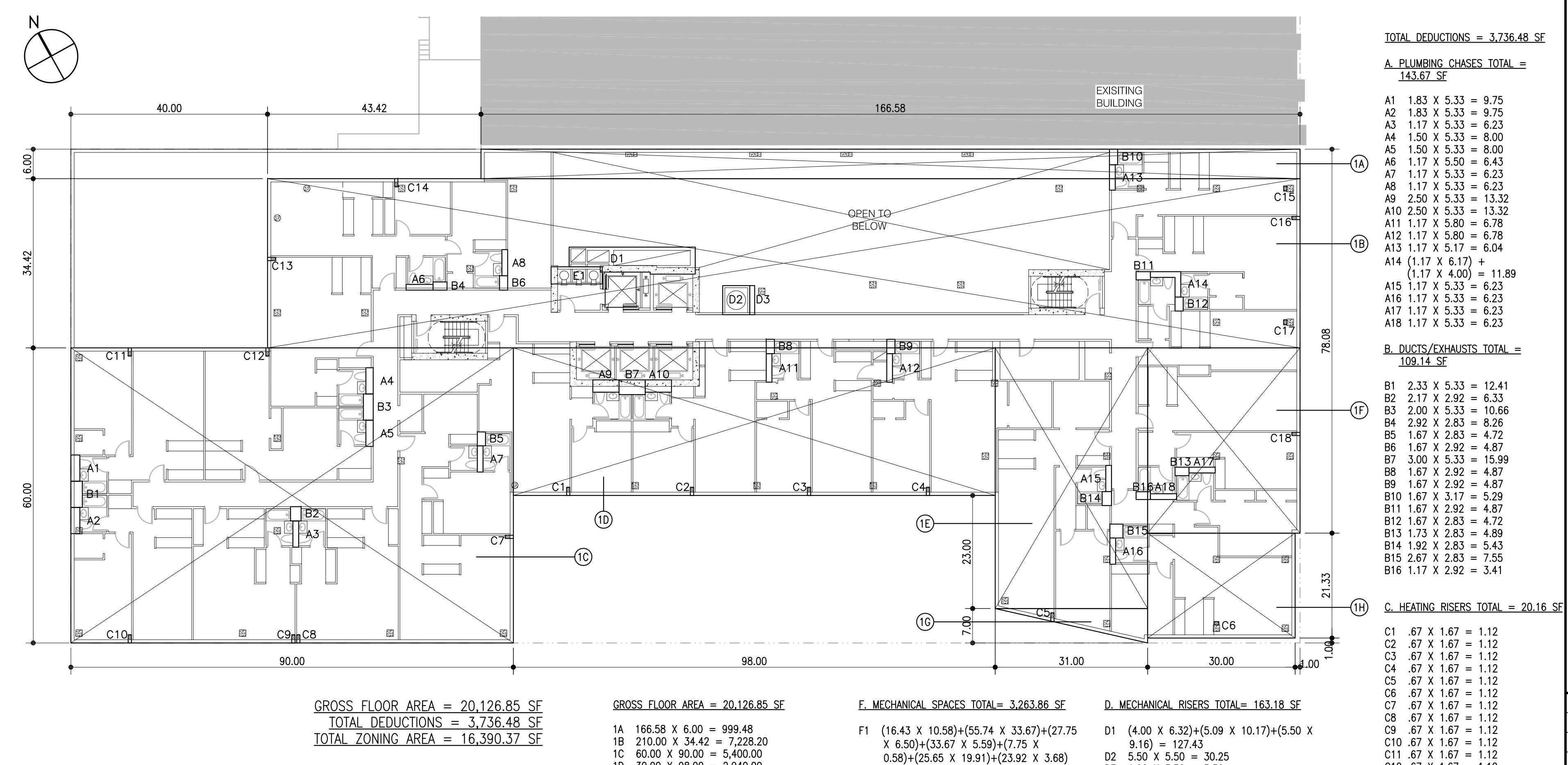


**A** SUB-CELLAR FLOOR PLAN  
SCALE: 1/16"=1'-0"

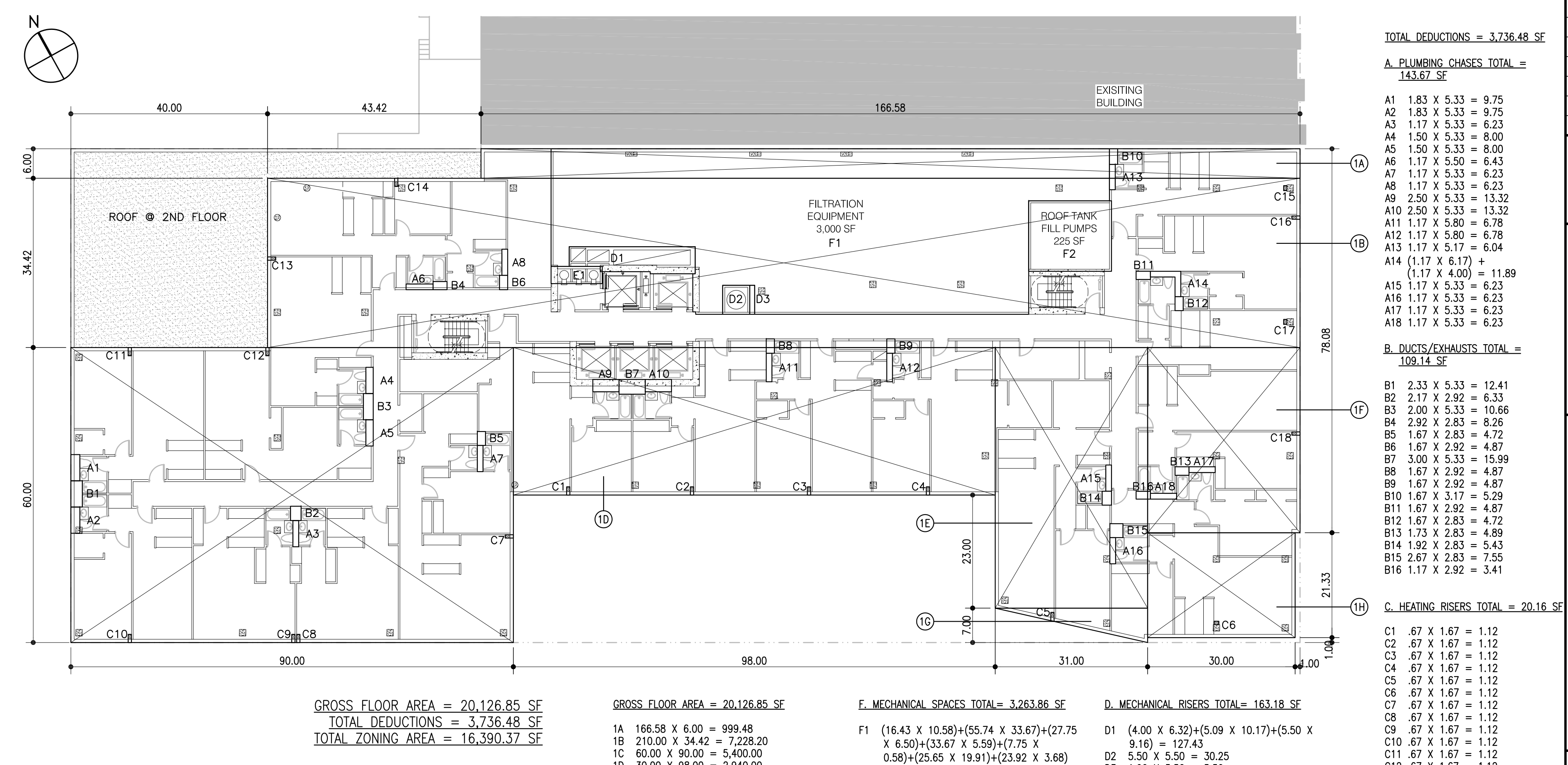
A1	ZONING DIAGRAMS
1/16"=1'-0"	



**F** 4TH FLOOR PLAN  
SCALE: 1/16"=1'-0"



**E** 3RD FLOOR PLAN  
SCALE: 1/16"=1'-0"



**D** 2ND FLOOR PLAN  
SCALE: 1/16"=1'-0"

A1	ZONING DIAGRAMS
1/16"=1'-0"	

**LEGEND**

7 ZONING SUBMISSION #10 07.27.04

6 CURB CUT REVISION (ZONING SUBMISSION #9) 08.19.03

5 ZONING SUBMISSION #8 07.24.03

4 ZONING SUBMISSION #7 07.01.03

3 ZONING SUBMISSION #5 03.07.03

2 ZONING SUBMISSION #2 01.17.03

1 ZONING SUBMISSION #1 11.25.02

No. REVISIONS/SUBMISSIONS Date

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**THE HELENA**

601 WEST 57TH STREET NEW YORK, NEW YORK

THE HELENA ASSOCIATES LLC  
1155 AVENUE OF THE AMERICAS, NEW YORK, NEW YORK 10036

ROSE ASSOCIATES  
200 MADISON AVENUE, NEW YORK, NEW YORK 10016  
www.roseinc.com

FOX & FOWLE ARCHITECTS  
22 WEST 19TH STREET, NEW YORK, NEW YORK 10011  
www.foxandfowle.com

HARMAN JABLON ARCHITECTS  
35 WEST 36TH STREET, NEW YORK, NEW YORK 10018  
www.hjarchitects.net

SEVERUD ASSOCIATES  
Structural Consultants  
485 FIFTH AVENUE, NEW YORK, NEW YORK 10017  
www.severud.com

FLACK + KURTZ  
Mechanical Consultants  
475 FIFTH AVENUE, NEW YORK, NEW YORK 10017  
www.flackandkurtz.com

KREISLER BORG FLORMAN  
97 MONTGOMERY STREET, SCARSDALE, NEW YORK 10583

TEL: 212-627-1700  
FAX: 212-463-9716

TEL: 212-279-4477  
FAX: 212-279-7744

TEL: 212-866-3700  
FAX: 212-687-6467

TEL: 212-532-9600  
FAX: 212-689-7489

TEL: 914-725-4600  
FAX: 914-725-0346

**ZONING DIAGRAMS**

Drawing Title

Project No. 02032

CAD File No. Z-3a8.DWG

Drawing No.

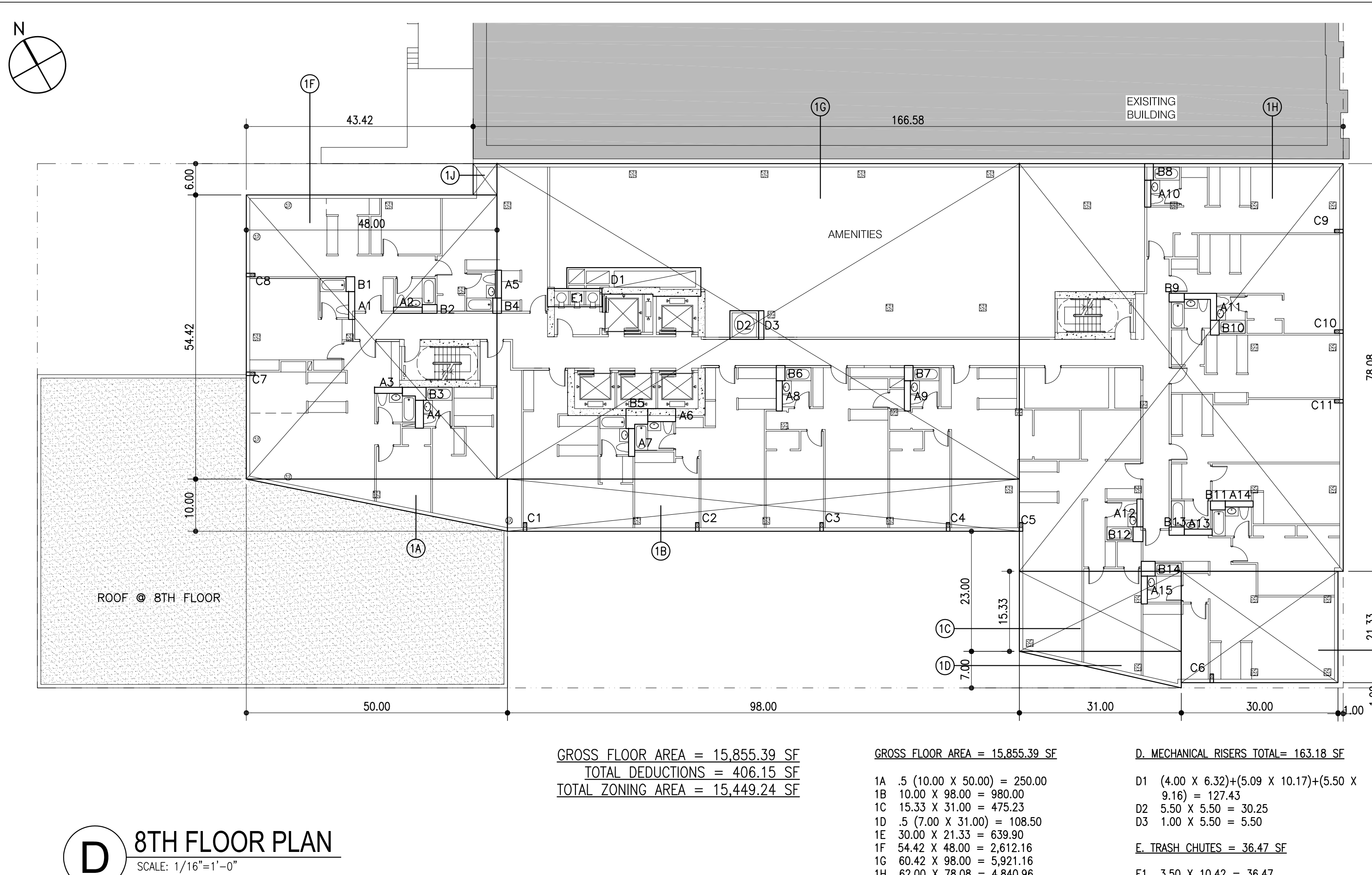
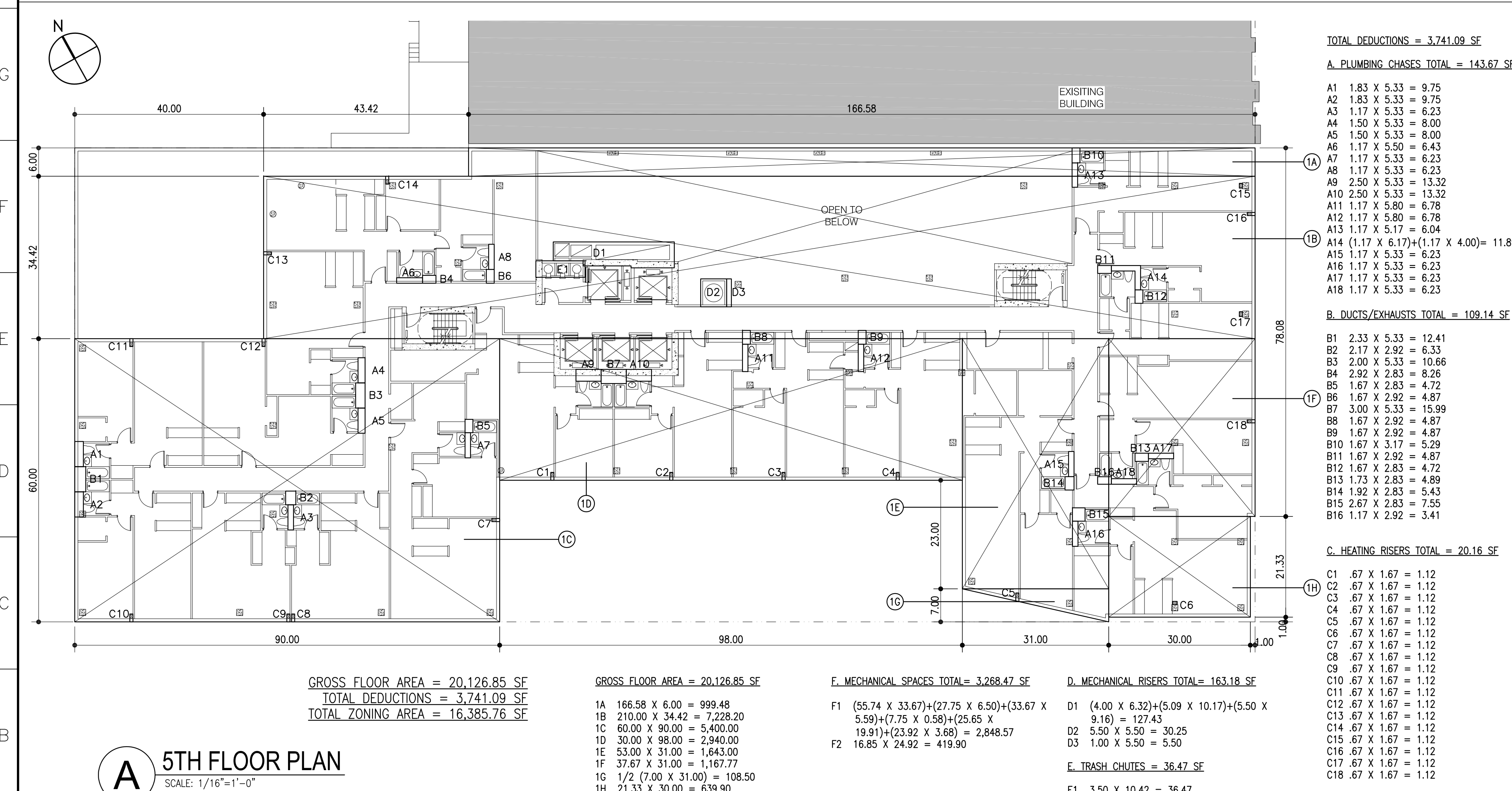
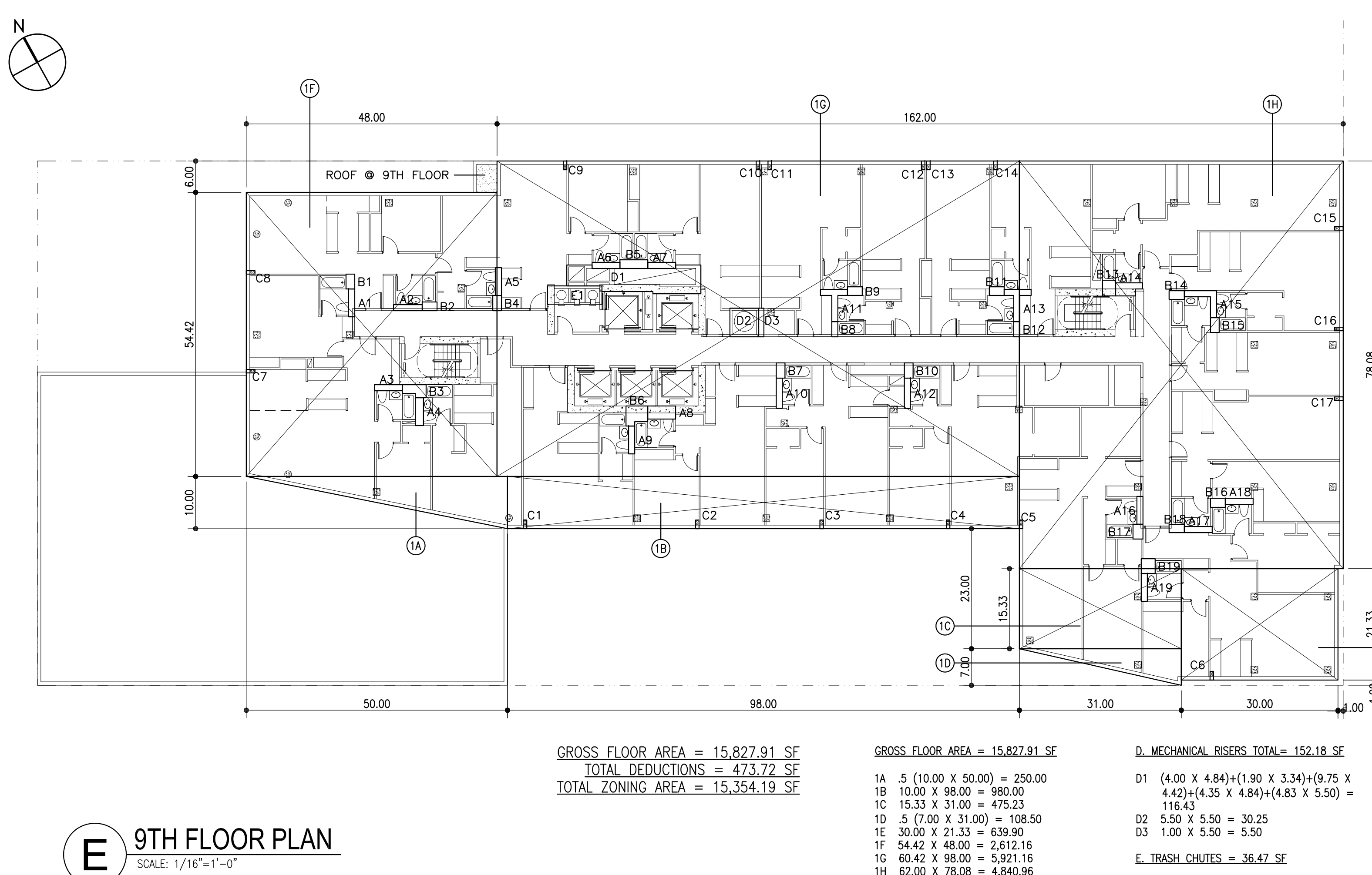
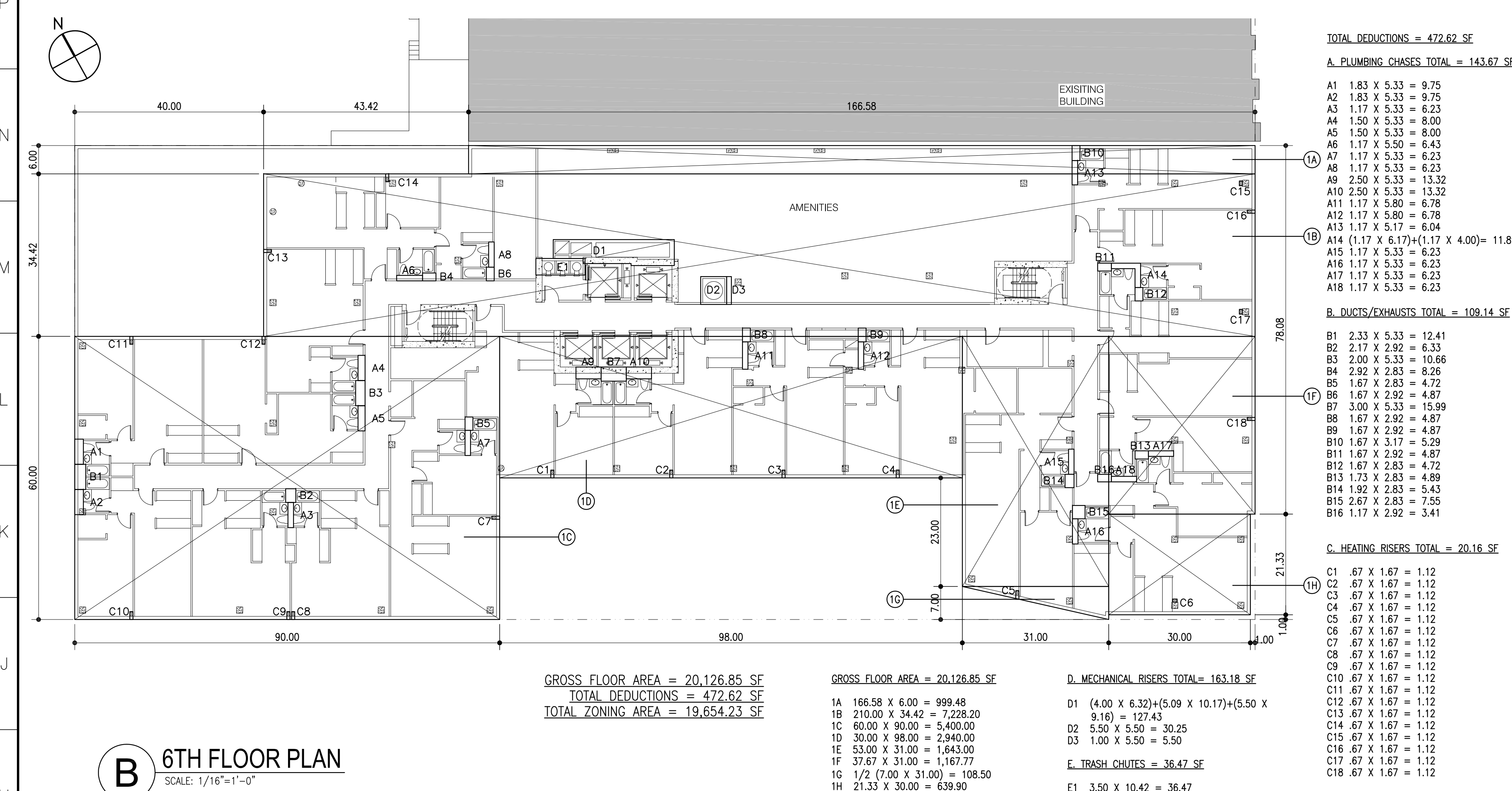
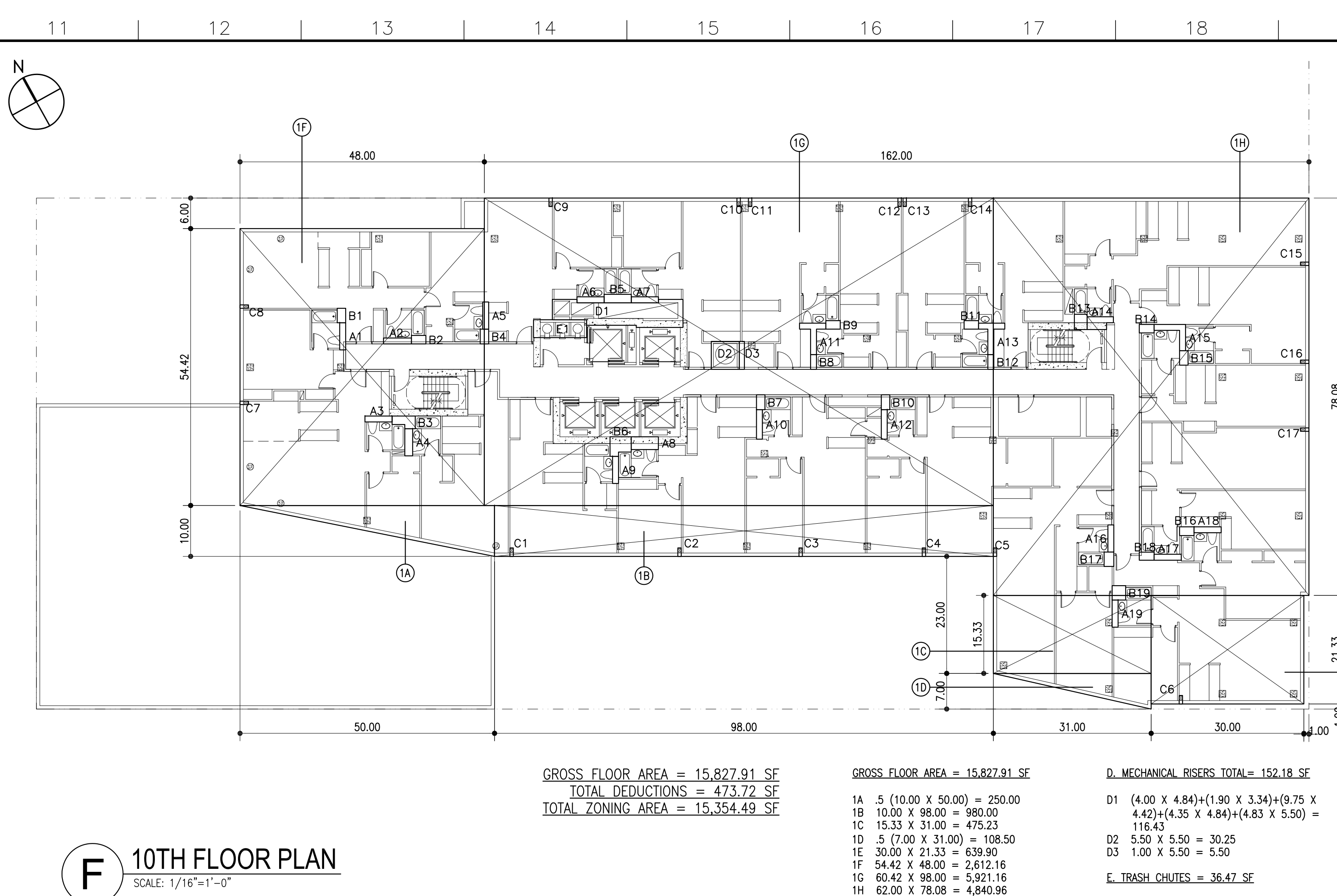
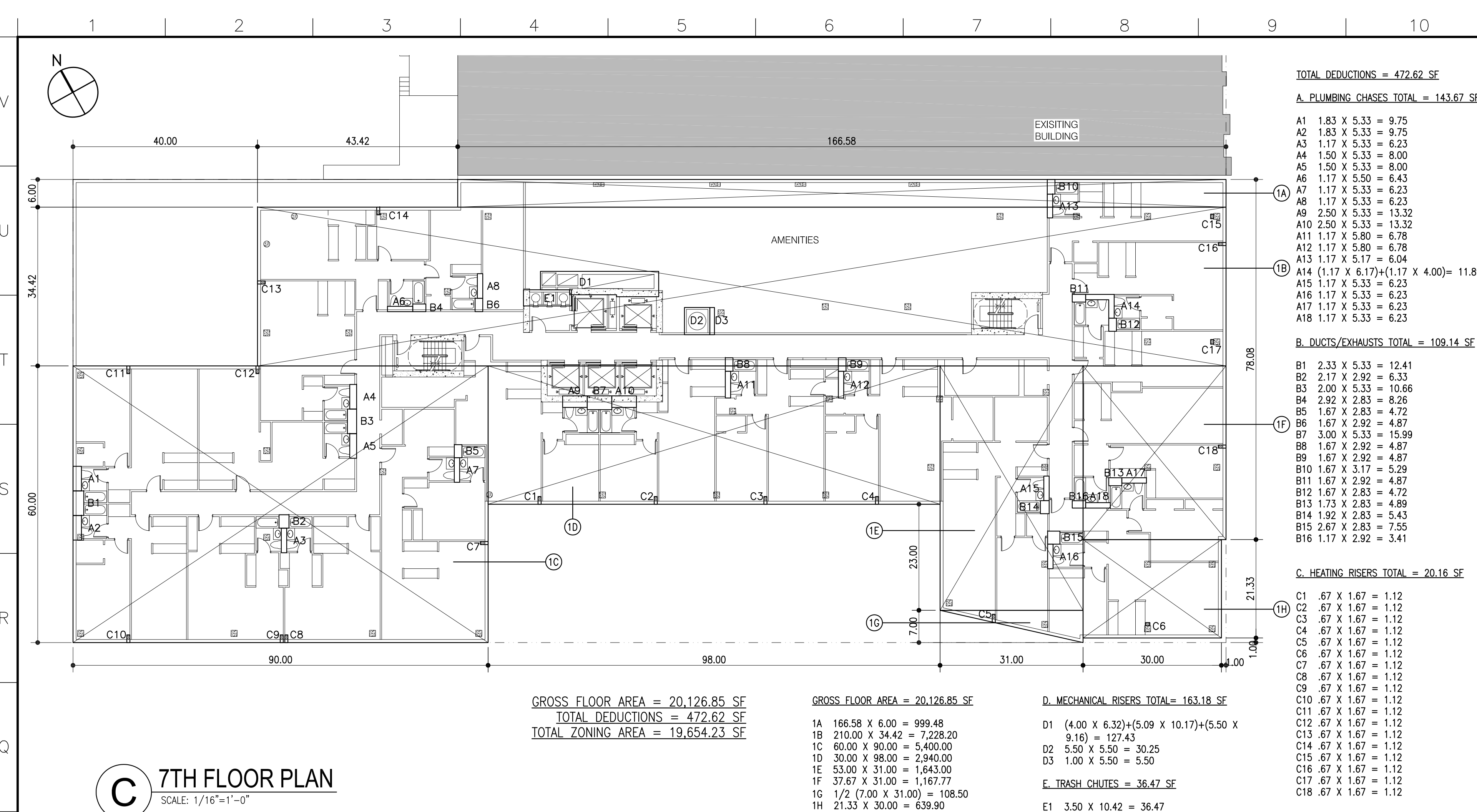
Date 11.25.02

Scale 1/16"=1'-0"

3 of 5

**Z-3**





A1	ZONING DIAGRAMS
1/16"=1'-0"	

**TOTAL DEDUCTIONS = 4373.72**

**A. PLUMING CHARGES TOTAL = 153.92**

A1	5.33	1.17	6.24
A2	5.33	1.17	6.24
A3	5.33	1.17	6.24
A4	5.33	1.17	6.24
A5	5.33	1.17	6.24
A6	5.33	1.17	6.24
A7	5.33	1.17	6.24
A8	5.33	1.17	6.24
A9	5.33	1.17	6.24
A10	5.80	1.17	6.79
A11	5.17	(1.17) + 5.00	1.17 = 1.19
A12	5.80	1.17	6.79
A13	(5.17 - 1.17) + 5.00	1.17 = 1.19	1.19
A14	5.17	1.17	6.24
A15	(5.17 - 1.17) + 5.00	1.17 = 1.19	1.19
A16	5.33	1.17	6.24
A17	5.33	1.17	6.24
A18	5.33	1.17	6.24
A19	5.33	1.17	6.24
A20	5.33	1.17	6.24

**B. DUCTWORK TOTAL = 1121.52**

B1	2.83	1.67	4.73
B2	2.83	1.67	4.73
B3	(4.50 - 1.67) + (2.05 + 0.83)	0.80 = 0.83	0.83
B4	2.83	1.67	4.73
B5	5.33	1.67	8.90
B6	(4.17 + 2.00) + (1.67 + 0.83)	0.83 = 0.83	0.83
B7	2.83	1.67	4.73
B8	2.92	1.17	3.42
B9	2.83	1.67	4.73
B10	2.92	1.67	4.98
B11	2.83	1.67	4.73
B12	2.92	1.17	3.42
B13	3.00	2.20	5.50
B14	2.83	1.67	4.73
B15	2.83	1.67	4.73
B16	2.83	1.67	4.73
B17	2.83	1.92	4.45
B18	2.92	1.67	4.73
B19	2.83	2.67	7.56

**C. HEATING RISERS TOTAL = 19.04**

C1	0.67	1.67	1.12
C2	0.67	1.67	1.12
C3	0.67	1.67	1.12
C4	0.67	1.67	1.12
C5	0.67	1.67	1.12
C6	0.67	1.67	1.12
C7	0.67	1.67	1.12
C8	0.67	1.67	1.12
C9	0.67	1.67	1.12
C10	0.67	1.67	1.12
C11	0.67	1.67	1.12
C12	0.67	1.67	1.12
C13	0.67	1.67	1.12
C14	0.67	1.67	1.12
C15	0.67	1.67	1.12
C16	0.67	1.67	1.12
C17	0.67	1.67	1.12
C18	0.67	1.67	1.12
C19	0.67	1.67	1.12
C20	0.67	1.67	1.12

	6	ZONING SUBMISSION #10 - NO CHANGE	07.27.04
	5	ZONING SUBMISSION #8	07.24.03
	4	ZONING SUBMISSION #7	07.01.03
	3	ZONING SUBMISSION #5	03.07.03
	2	ZONING SUBMISSION #2	01.17.03
	1	ZONING SUBMISSION #1	11.25.02
No.		REVISIONS/SUBMISSIONS	Date

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NEW YORK, NEW YORK

THE HELENA ASSOCIATES LLC  
1155 AVENUE OF THE AMERICAS, NEW YORK, NEW YORK 10036

ROSE ASSOCIATES  
200 MADISON AVENUE, NEW YORK, NEW YORK 10016  
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 35 WEST 36TH STREET, NEW YORK, NEW YORK 10018  
 www.hjarchitects.net

TEL: 212-279-4477  
 FAX: 212-279-7744

**SEVERUD ASSOCIATES**  
Structural Consultants  
485 FIFTH AVENUE, NEW YORK, NEW YORK 10017  
www.severud.com

TEL: 212-986-3700  
FAX: 212-687-6467

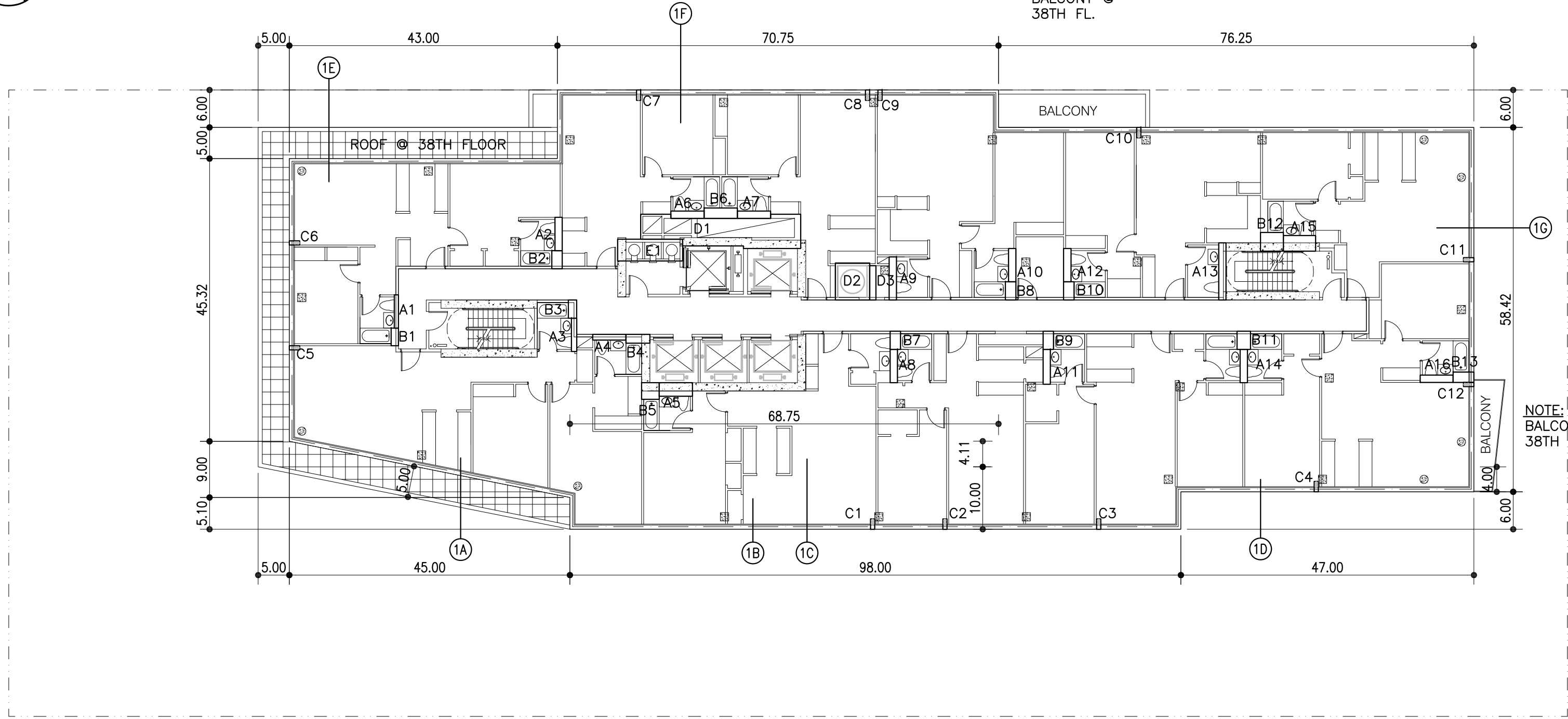
**FLACK + KURTZ**  
Mechanical Consultants  
475 FIFTH AVENUE, NEW YORK, NEW YORK 10017  
TEL: 212-532-9600  
FAX: 212-689-7489

KREISLER BORG FLORMAN  
Construction Manager  
TEL: 914-725-4600

Drawing Title: ZONING DIAGRAMS

eal	Drawn HLS, PEO	Project No.  02032
	Checked EF	CAD File No.  Z-4s8.DWG
	Reviewed DJK	Drawing No.
	Date 11.25.02	<b>Z-4</b>
	Scale 1/16"=1'-0"	<u>4</u> of <u>5</u>





GROSS FLOOR AREA = 11,735.99 SF  
TOTAL DEDUCTIONS = 391.52 SF  
TOTAL ZONING AREA = 11,344.47 SF

GROSS FLOOR AREA = 11,735.99 SF  
1A 5 X (9.00 X 45.00) = 202.50  
1B 98.00 X 10.00 = 980.00  
1C 68.75 X 4.11 = 282.56  
1D 4.00 X 47.00 = 188.00  
1E 43.00 X 45.32 = 1,948.76  
1F 56.32 X 70.75 = 3,984.64  
1G 76.25 X 54.42 = 4,149.53

D. MECHANICAL RISERS TOTAL = 152.18 SF  
D1 (4.00 X 4.84)+(1.90 X 3.34)+(9.75 X 4.42)+(4.35 X 4.84)+(4.83 X 5.50) = 116.43  
D2 5.50 X 5.50 = 30.25  
D3 1.00 X 5.50 = 5.50  
E. TRASH CHUTES = 36.47 SF  
E1 3.50 X 10.42 = 36.47

### 38TH FLOOR PLAN

SCALE: 1/16"=1'-0"

TOTAL DEDUCTIONS = 391.52 SF

A. PLUMBING CHASES TOTAL = 112.93 SF

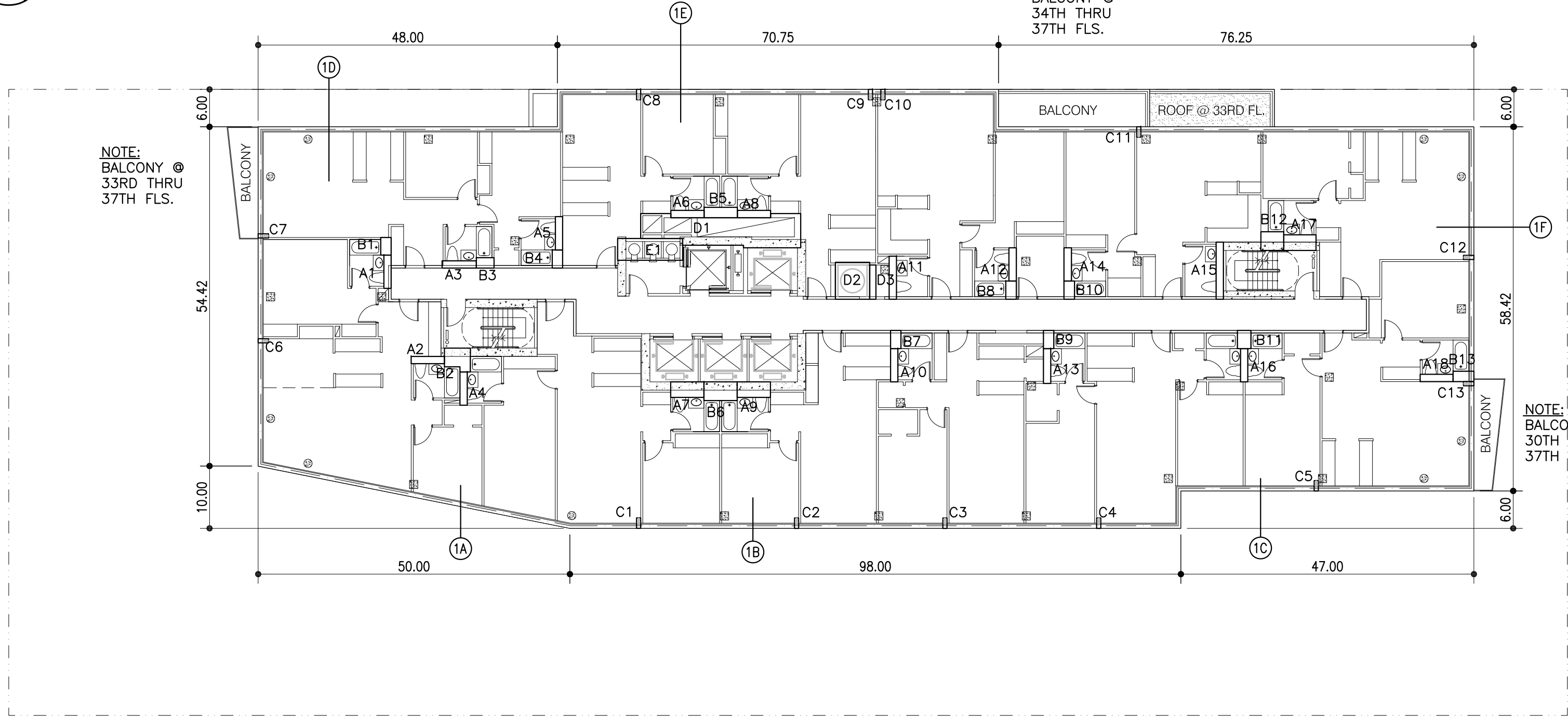
A1 67 X 5.33 = 3.57  
A2 1.17 X 5.33 = 6.24  
A3 85 X 5.33 = 4.53  
A4 22 X 5.33 = 4.89  
A5 2.17 X 5.33 = 11.57  
A6 1.17 X 5.33 = 6.24  
A7 1.17 X 5.33 = 6.24  
A8 1.17 X 5.33 = 6.24  
A9 1.17 X 6.92 = 8.10  
A10 1.19 X 5.33 = 6.34  
A11 1.67 X 5.56 = 6.53  
A12 1.19 X 5.33 = 6.34  
A13 1.17 X 9.17 = 10.73  
A14 1.17 X 5.33 = 6.24  
A15 2.50 X 5.17 = 12.93  
A16 1.17 X 5.29 = 6.19

B. DUCTS/EXHAUSTS TOTAL = 76.50 SF

B1 1.17 X 2.83 = 3.31  
B2 1.67 X 2.92 = 4.88  
B3 1.33 X 2.92 = 3.88  
B4 1.42 X 3.83 = 5.44  
B5 2.67 X 2.83 = 7.58  
B6 5.33 X 1.67 = 8.90  
B7 2.92 X 1.67 = 4.88  
B8 1.69 X 2.92 = 4.93  
B9 1.67 X 2.92 = 4.88  
B10 2.92 X 1.69 = 4.93  
B11 2.92 X 2.17 = 6.34  
B12 3.00 X 3.67 = 11.01  
B13 3.33 X 1.67 = 5.56

C. HEATING RISERS TOTAL = 13.44 SF

C1 0.67 X 1.67 = 1.12  
C2 0.67 X 1.67 = 1.12  
C3 0.67 X 1.67 = 1.12  
C4 0.67 X 1.67 = 1.12  
C5 0.67 X 1.67 = 1.12  
C6 0.67 X 1.67 = 1.12  
C7 0.67 X 1.67 = 1.12  
C8 0.67 X 1.67 = 1.12  
C9 0.67 X 1.67 = 1.12  
C10 0.67 X 1.67 = 1.12  
C11 0.67 X 1.67 = 1.12  
C12 0.67 X 1.67 = 1.12



GROSS FLOOR AREA = 12,454.41 SF  
TOTAL DEDUCTIONS = 439.05 SF  
TOTAL ZONING AREA = 12,015.36 SF

GROSS FLOOR AREA = 12,454.41 SF  
1A 5 (10.00 X 50.00) = 250.00  
1B 98.00 X 10.00 = 980.00  
1C 4.00 X 47.00 = 188.00  
1D 54.42 X 48.00 = 2,612.16  
1E 60.42 X 70.75 = 4,274.22  
1F 58.42 X 54.42 = 3,179.53

D. MECHANICAL RISERS TOTAL = 152.18 SF  
D1 (4.00 X 4.84)+(1.90 X 3.34)+(9.75 X 4.42)+(4.35 X 4.84)+(4.83 X 5.50) = 116.43  
D2 5.50 X 5.50 = 30.25  
D3 1.00 X 5.50 = 5.50  
E. TRASH CHUTES = 36.47 SF  
E1 3.50 X 10.42 = 36.47

### 33RD - 37TH FLOOR PLAN

SCALE: 1/16"=1'-0"

TOTAL DEDUCTIONS = 439.05 SF

A. PLUMBING CHASES TOTAL = 140.18 SF

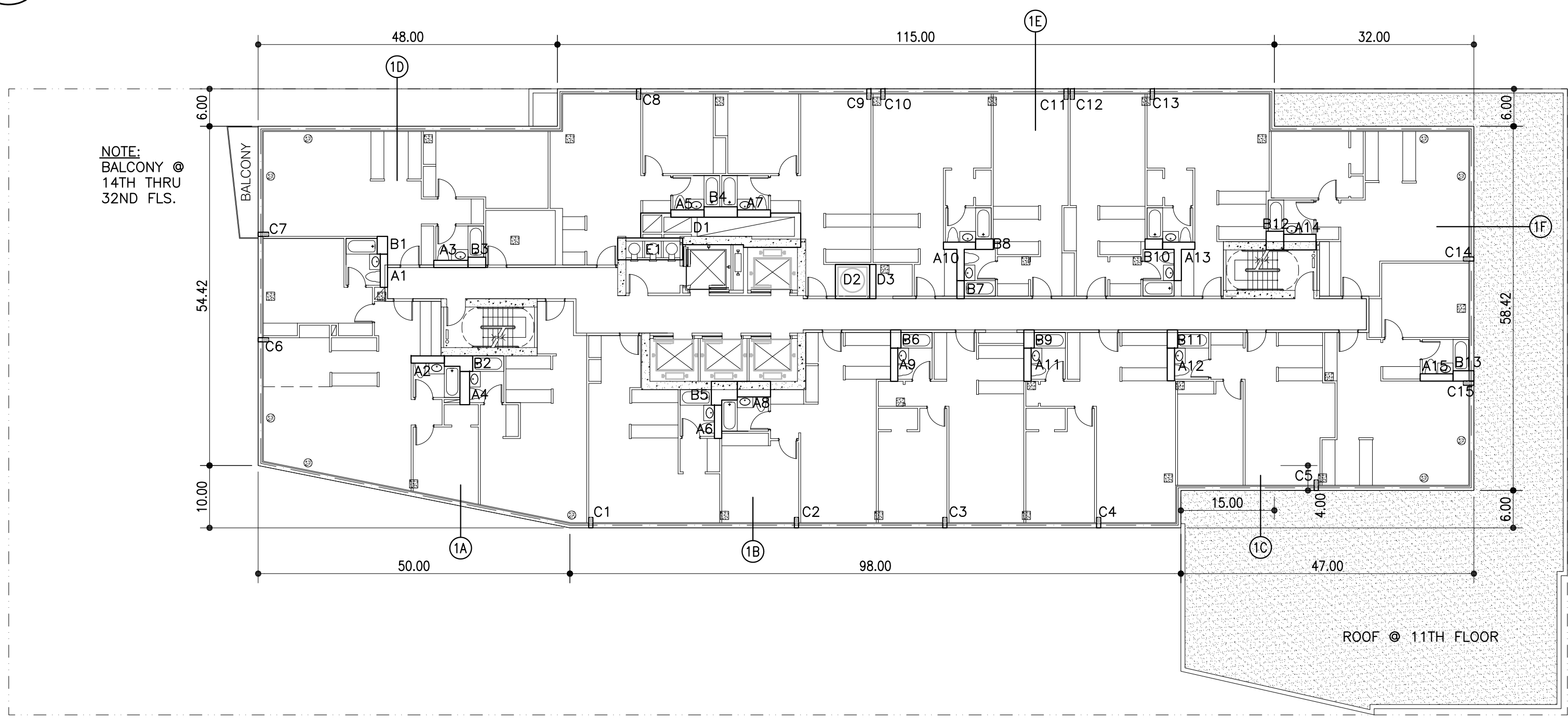
A1 1.17 X 5.33 = 6.24  
A2 1.17 X 5.33 = 6.24  
A3 1.17 X 5.50 = 6.44  
A4 1.17 X 5.33 = 6.24  
A5 1.17 X 5.33 = 6.24  
A6 1.17 X 5.33 = 6.24  
A7 2.50 X 5.33 = 13.33  
A8 1.17 X 5.33 = 6.24  
A9 2.50 X 5.33 = 13.33  
A10 1.17 X 5.33 = 6.24  
A11 1.17 X 6.92 = 8.10  
A12 1.19 X 5.33 = 6.34  
A13 1.17 X 5.56 = 6.53  
A14 1.19 X 5.33 = 6.34  
A15 1.17 X 9.17 = 10.73  
A16 1.17 X 5.33 = 6.24  
A17 2.50 X 5.17 = 12.93  
A18 1.17 X 5.29 = 6.19

B. DUCTS/EXHAUSTS TOTAL = 95.66 SF

B1 1.67 X 2.83 = 4.73  
B2 (2.50 X 3.00)+(1.67 X 3.83) = 13.90  
B3 1.67 X 2.83 = 4.73  
B4 1.67 X 2.92 = 4.88  
B5 1.67 X 5.33 = 8.90  
B6 3.00 X 5.33 = 15.99  
B7 1.67 X 2.92 = 4.88  
B8 1.69 X 2.92 = 4.93  
B9 1.67 X 2.92 = 4.88  
B10 1.69 X 2.92 = 4.93  
B11 2.17 X 2.92 = 6.34  
B12 3.00 X 3.67 = 11.01  
B13 3.33 X 1.67 = 5.56

C. HEATING RISERS TOTAL = 14.56 SF

C1 0.67 X 1.67 = 1.12  
C2 0.67 X 1.67 = 1.12  
C3 0.67 X 1.67 = 1.12  
C4 0.67 X 1.67 = 1.12  
C5 0.67 X 1.67 = 1.12  
C6 0.67 X 1.67 = 1.12  
C7 0.67 X 1.67 = 1.12  
C8 0.67 X 1.67 = 1.12  
C9 0.67 X 1.67 = 1.12  
C10 0.67 X 1.67 = 1.12  
C11 0.67 X 1.67 = 1.12  
C12 0.67 X 1.67 = 1.12  
C13 0.67 X 1.67 = 1.12



GROSS FLOOR AREA = 12,719.90 SF  
TOTAL DEDUCTIONS = 411.56 SF  
TOTAL ZONING AREA = 12,308.34 SF

GROSS FLOOR AREA = 12,719.90 SF  
1A 5 (10.00 X 50.00) = 250.00  
1B 10.00 X 98.00 = 980.00  
1C 15.00 X 4.00 = 60.00  
1D 54.42 X 48.00 = 2,612.16  
1E 60.42 X 115.00 = 6,948.30  
1F 58.42 X 32.00 = 1,869.44

D. MECHANICAL RISERS TOTAL = 152.18 SF  
D1 (4.00 X 4.84)+(1.90 X 3.34)+(9.75 X 4.42)+(4.35 X 4.84)+(4.83 X 5.50) = 116.43  
D2 5.50 X 5.50 = 30.25  
D3 1.00 X 5.50 = 5.50  
E. TRASH CHUTES = 36.47 SF  
E1 3.50 X 10.42 = 36.47

### 11TH - 32ND FLOOR PLAN

SCALE: 1/16"=1'-0"

TOTAL DEDUCTIONS = 411.56 SF

A. PLUMBING CHASES TOTAL = 123.04 SF

A1 1.17 X 5.33 = 6.24  
A2 1.17 X 5.33 = 6.24  
A3 1.17 X 5.50 = 6.44  
A4 1.55 X 5.33 = 8.28  
A5 1.17 X 5.33 = 6.24  
A6 1.17 X 5.33 = 6.24  
A7 1.17 X 5.33 = 6.24  
A8 2.50 X 5.33 = 13.33  
A9 1.27 X 5.33 = 6.77  
A10 (1.17 X 5.00)+(1.17 X 5.17) = 11.90  
A11 1.27 X 5.33 = 6.77  
A12 1.27 X 5.33 = 6.77  
A13 (1.17 X 5.00)+(1.17 X 5.17) = 11.90  
A14 5.17 X 2.50 = 12.93  
A15 1.27 X 5.33 = 6.77

B. DUCTS/EXHAUSTS TOTAL = 83.07 SF

B1 1.67 X 2.83 = 4.73  
B2 (1.67 X 2.50)+(2.05 X 2.50) = 9.31  
B3 1.67 X 2.83 = 4.73  
B4 1.67 X 5.33 = 8.90  
B5 (1.67 X 3.83)+(3.00 X 2.50) = 13.90  
B6 2.92 X 1.67 = 4.88  
B7 2.92 X 1.17 = 3.42  
B8 2.83 X 1.67 = 4.73  
B9 1.67 X 2.92 = 4.88  
B10 1.67 X 2.83 = 4.73  
B11 1.67 X 2.92 = 4.88  
B12 2.83 X 3.00 = 8.49  
B13 1.67 X 3.29 = 5.49

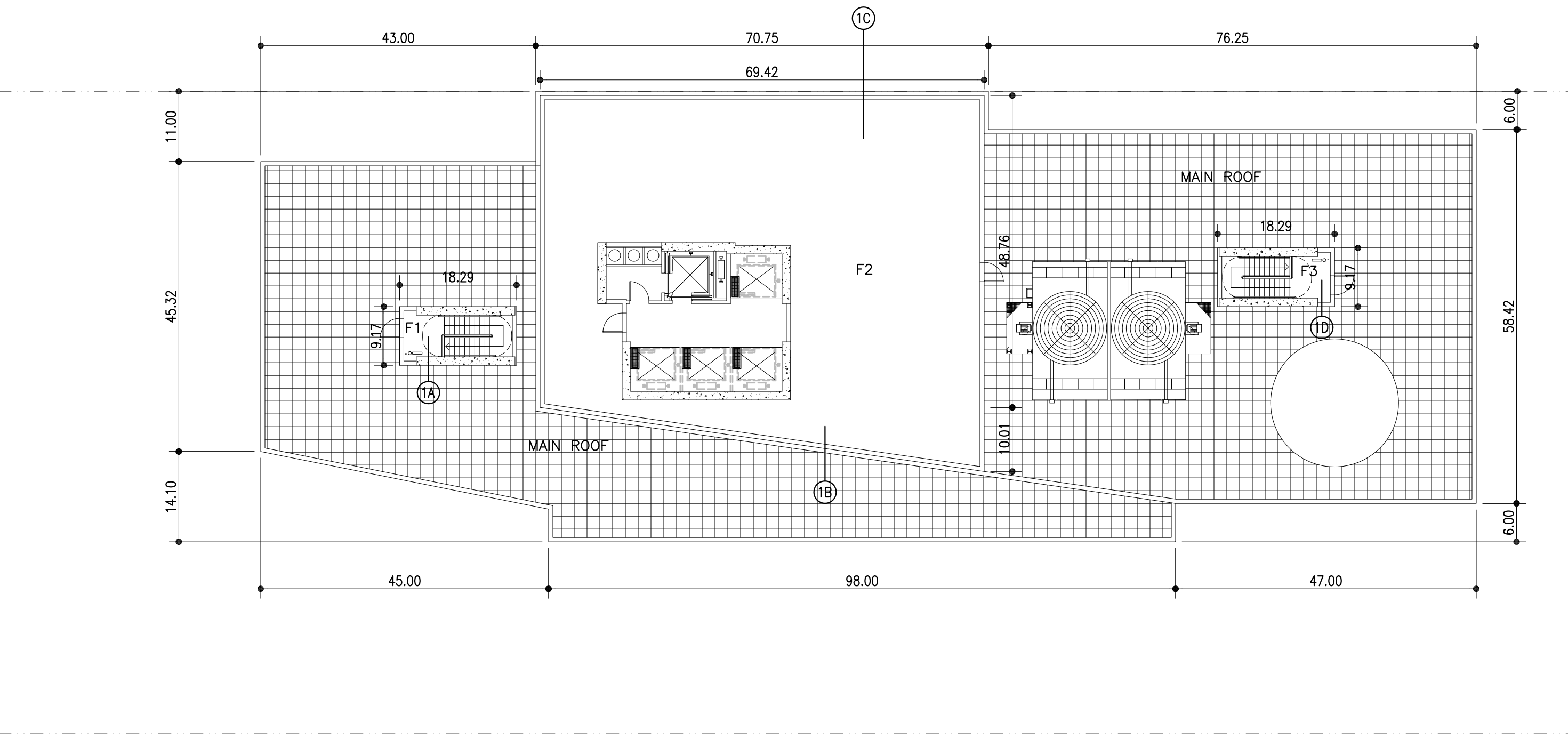
C. HEATING RISERS TOTAL = 16.80 SF

C1 0.67 X 1.67 = 1.12  
C2 0.67 X 1.67 = 1.12  
C3 0.67 X 1.67 = 1.12  
C4 0.67 X 1.67 = 1.12  
C5 0.67 X 1.67 = 1.12  
C6 0.67 X 1.67 = 1.12  
C7 0.67 X 1.67 = 1.12  
C8 0.67 X 1.67 = 1.12  
C9 0.67 X 1.67 = 1.12  
C10 0.67 X 1.67 = 1.12  
C11 0.67 X 1.67 = 1.12  
C12 0.67 X 1.67 = 1.12  
C13 0.67 X 1.67 = 1.12  
C14 0.67 X 1.67 = 1.12  
C15 0.67 X 1.67 = 1.12

### ZONING DIAGRAMS

### ZONING DIAGRAMS

1/16"=1'-0"



GROSS FLOOR AREA = 4,067.81 SF  
TOTAL DEDUCTIONS = 4,067.81 SF  
TOTAL ZONING AREA = 0.00 SF

GROSS FLOOR AREA = 4,067.81 SF  
1A 9.17 X 18.29 = 167.72  
1B 5 X (69.42 X 10.01) = 347.45  
1C 69.42 X 48.76 = 3,384.92  
1D 9.17 X 18.29 = 167.72

F. MECHANICAL SPACE TOTAL = 4,067.81 SF  
F1 9.17 X 18.29 = 167.72  
F2 (5 X (69.42 X 10.01))+(69.42 X 48.76) = 3,732.37  
F3 9.17 X 18.29 = 167.72

### MAIN ROOF PLAN

SCALE: 1/16"=1'-0"

### LEGEND

6	ZONING SUBMISSION #10 - NO CHANGE	07.27.04
5	ZONING SUBMISSION #8	07.24.03
4	ZONING SUBMISSION #7	07.01.03
3	ZONING SUBMISSION #5	03.07.03
2	ZONING SUBMISSION #2	01.17.03
1	ZONING SUBMISSION #1	11.25.02
No.	REVISIONS/SUBMISSIONS	Date

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601 WEST 57TH STREET NEW YORK, NEW YORK

THE HELENA ASSOCIATES LLC  
1155 AVENUE OF THE AMERICAS, NEW YORK, NEW YORK 10036

ROSE ASSOCIATES  
200 MADISON AVENUE, NEW YORK, NEW YORK 10016  
www.roseany.com

FOX & FOWLE ARCHITECTS  
22 WEST 19TH STREET, NEW YORK, NEW YORK 10011  
www.foxandfowle.com  
TEL: 212-687-1700  
FAX: 212-463-9716

HARMAN JABLON ARCHITECTS  
Apartment Consultants  
35 WEST 36TH STREET, NEW YORK, NEW YORK 10018  
www.hjarchitects.net  
TEL: 212-279-4477  
FAX: 212-279-7744

SEVERUD ASSOCIATES  
Structural Consultants  
485 FIFTH AVENUE, NEW YORK, NEW YORK 10017  
www.severud.com  
TEL: 212-532-3700  
FAX: 212-687-6467

FLACK + KURTZ  
Mechanical Consultants  
475 FIFTH AVENUE, NEW YORK, NEW YORK 10017  
www.flack+kurtz.com  
TEL: 212-532-9600  
FAX: 212-689-7489

KREISLER BORG FLORMAN  
Construction Manager  
97 MONTGOMERY STREET, SCARSDALE, NEW YORK 10583  
TEL: 914-725-4600  
FAX: 914-725-0346

### ZONING DIAGRAMS

Drawn HLS, B.J.F., PEO	Project No. 02032
Checked E.F.	CAD File No. Z-5s8.DWG
Reviewed D.J.K.	Drawing No.
Date 11.25.02	
Scale 1/16"=1'-0"	

# Z-5