

SCALE: 1/64" = 1'-0"



NORTH

DYER AVENUE EASEMENT LINE (MAP 1)

EXISTING BAR BUILDING

31ST STREET + DYER AVENUE
ADDRESS: 435 WEST 31st STREET
BLOCK: 729
LOT: 50
MAP: 80

ZONING DISTRICT: C6-4 & SPECIAL HUDSON YARDS DISTRICT /
FARLEY CORRIDOR SUB DISTRICT B /
CENTRAL BLOCKS SUB AREA B2.

LOT AREA: 213,630 SF
 USES PERMITTED: USE GROUP 4 - 14, 16, 17
 USES PROPOSED: USE GROUP 2 (RESIDENTIAL)
 USE GROUP 6 (OFFICE & RETAIL)
 FLOOR AREA PROPOSED
 743,290 SF TOTAL
 4,629 SF COMMERCIAL (= RETAIL + SECURITY)
 738,661 SF RESIDENTIAL
 (= RESIDENTIAL + AMENITY + B.O.H. + TERRACE)

93-522. ON NARROW ST. BUILDING MAY RISE WITHOUT SETBACK PROVIDED NO PART OF SUCH BUILDING IS WITHIN 15' OF NARROW ST LINE.

34-23 YARD REQUIREMENTS

93-52 REAR YARD:
93-522 NO REAR YARD REQUIRED. NONE PROVIDED
34-231 FRONT YARD:
NO FRONT YARD REQUIRED. NONE PROVIDED
34-232 SIDE YARD:
NO SIDE YARD REQUIRED.
MINIMUM IF PROVIDED = 8'-0" WIDE. NONE PROVIDED

EXISTING PLATFORM

ROOF OVER
63RD FLOOR
T.O.S. EL. 708'-5" /

ROOF OVER 3RD FLOOR
T.O.S. E. 83'-0" @ L.P.

ROOF OVER
61ST FLOOR
T.O.S. D. 877-11" @ 11"

35TH FLOOR
TERRACE
LOS E. 372-11

DYER AVE.
OVERBUILD
(PHASE II)

STAIR DOWN
TO STREET

construction fence
(2) 20' rolling gates

construction
fence

31ST STREET (60'-0" WIDE) (NARROW STREET)



DEPT OF BLDGS121185760

Job Number



ES252331725

Scan Coc

05760 Job Number

ECONOMIC DIAGRAM

NOT TO SCALE



ZD1 Zoning Diagram

Location Information

House No(s) 435

Street Name West 31st Street

Borough MANHATTAN

Block 729

Lot 50

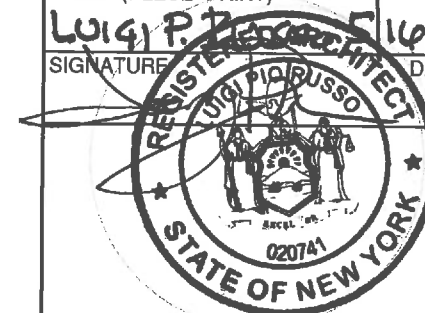
Bin

For additional zoning characteristics, see Section 12 of the PW1.

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 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. Zaccaro 5/14/2011

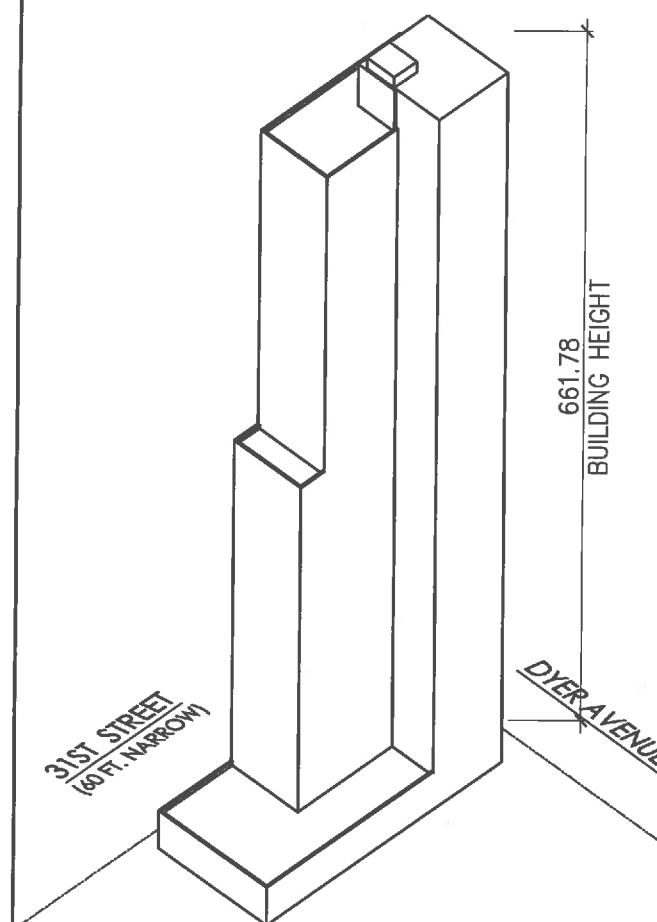
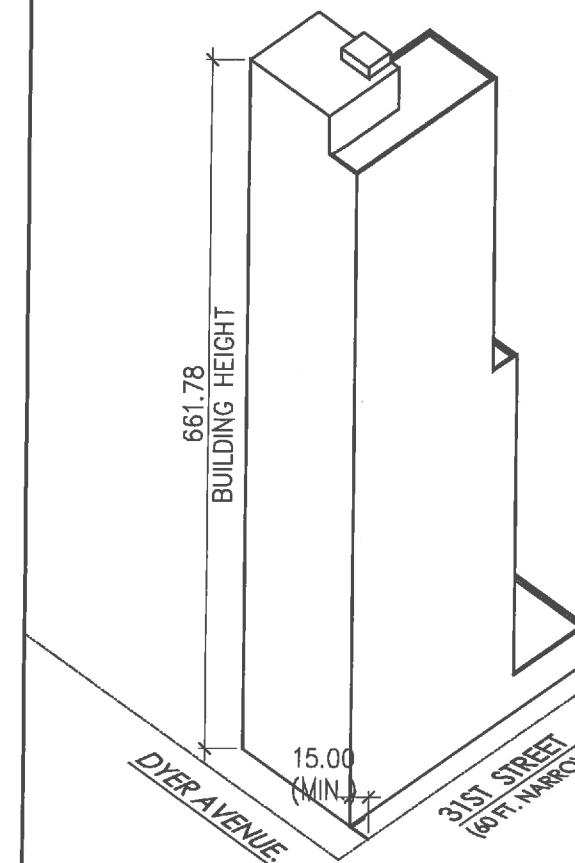


P.E/R.A. SEAL (APPLY SEAL; SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc #

PLAN EXAMINERS SIGN AND DATE





ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 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		
City New York		State NY	Zip 10018	Mobile Telephone	
E-Mail Lrusso@slcearch.com			License Number 020741		

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 844	Parking area	sq. ft.	Parking Spaces: Total 85	Enclosed
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section 72-21
<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. _____	

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	
1	19,747	2, 6	10,739		3,030		.06
2	23,393	2, 6	21,329		1,599		.11
3	17,540	2	14,503				.05
4	12,867	2	9,981				.06
5	12,867	2	12,482				.06
6	12,867	2	12,482				.06
7	12,867	2	12,482				.06
8	12,867	2	12,482				.06
9	12,867	2	12,482				.06
10	12,867	2	12,482				.06
11	12,867	2	12,482				.06
12	12,867	2	12,482				.06
13	12,867	2	12,482				.06

ZD1

Sheet 2 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	
14	12,867	2	12,482				.06
15	12,867	2	12,482				.06
16	12,867	2	12,482				.06
17	12,867	2	12,482				.06
18	12,867	2	12,482				.06
19	12,867	2	12,482				.06
20	12,867	2	12,482				.06
21	12,867	2	12,482				.06
22	12,867	2	12,482				.06
23	12,867	2	12,482				.06
24	12,867	2	12,482				.06
25	12,867	2	12,482				.06
26	12,867	2	12,482				.06
27	12,867	2	12,482				.06
28	12,867	2	12,482				.06
29	12,867	2	12,482				.06
30	12,867	2	12,482				.06
31	12,867	2	12,482				.06
32	12,867	2	12,482				.06
33	12,867	2	12,482				.06
34	12,867	2	12,482				.06
35	11,385	2	11,069				.05
36	11,385	2	9001				.04
37	11,385	2	11,050				.05
38	11,385	2	11,050				.05
39	11,385	2	11,050				.05
40	11,385	2	11,050				.05
41	11,385	2	11,050				.05
42	11,385	2	11,050				.05
Totals							

Total Zoning Floor Area	
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