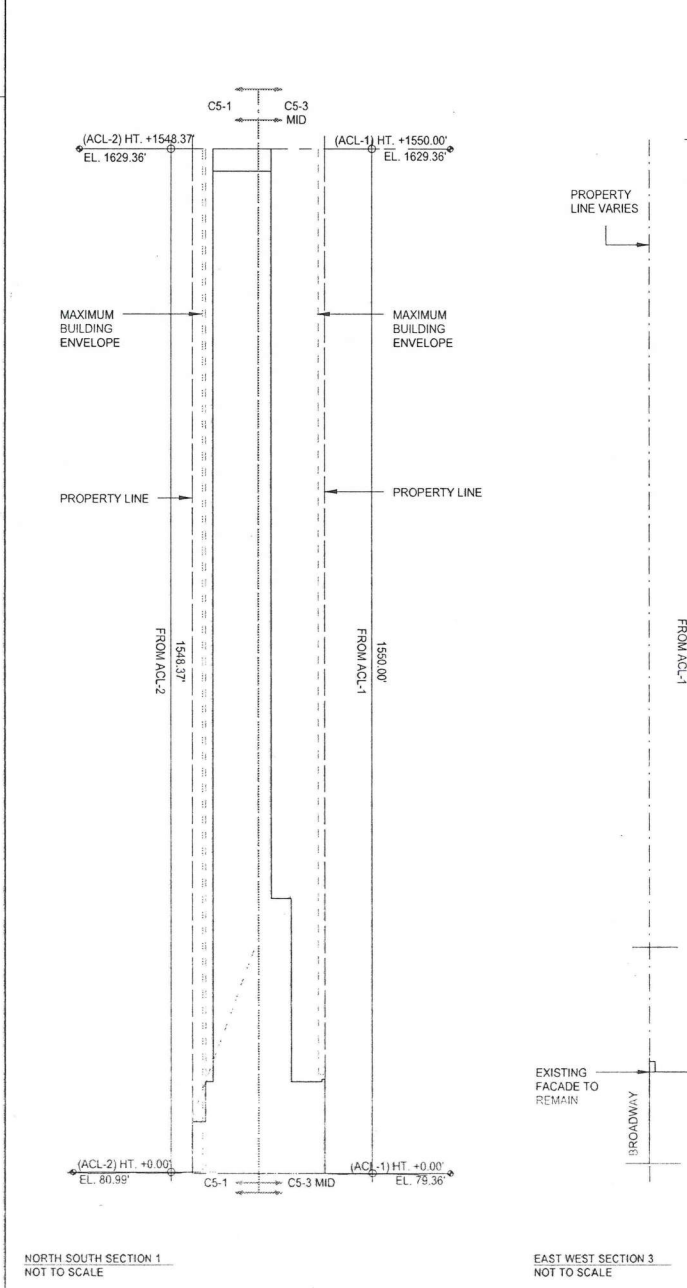
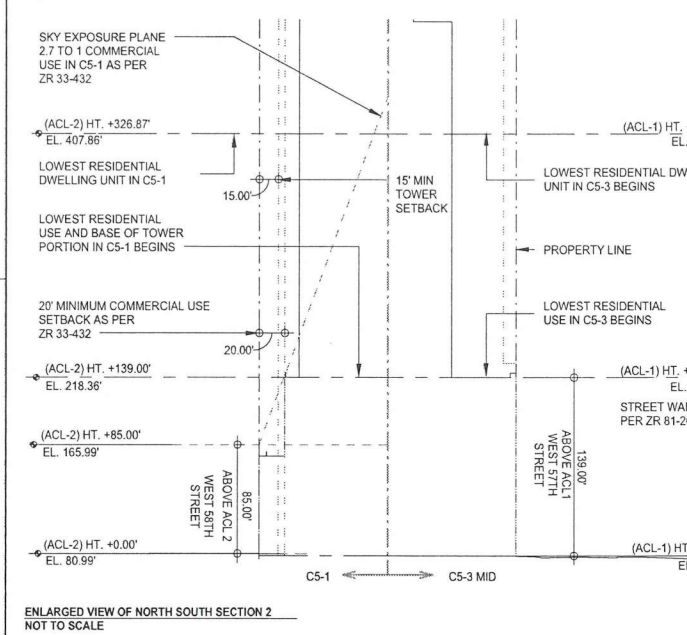
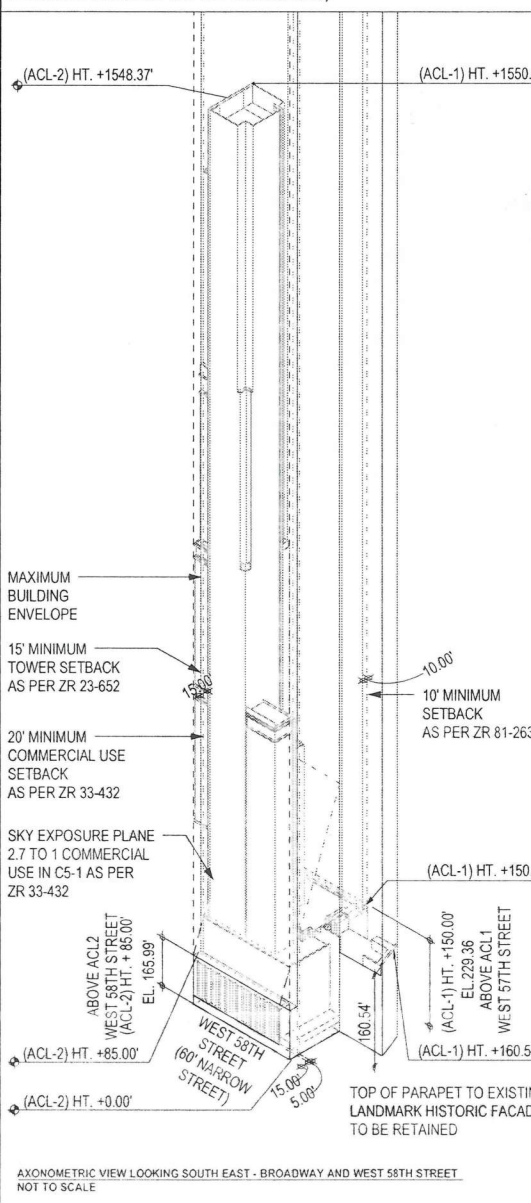


LEGEND	
PROPOSED BUILDING	—
ZONING LOT LINE	- - -
EXISTING BUILDINGS	▒
REAR YARD EQUIVALENT C	▨
REQUIRED SETBACKS:	
C5-1 DISTRICT COMMERCIAL USE WEST 58TH ST PER ZR 33-432	
C5-1 DISTRICT STANDARD TOWER SETBACK AS PER ZR 23-652	
C5-3 MID DISTRICT WEST 57TH ST PER ZR 81-263 a)	
STREET WALL:	
C5-1 DISTRICT COMMERCIAL USE AS PER ZR 33-432	
C5-3 MID DISTRICT AS PER ZR 81-262 a)	
REAR YARD EQUIVALENT RESIDENTIAL R10	
PROVIDED 60' REAR YARD EQUIVALENT 'A' BEGINS AT EL. +407.86 LOWEST RESIDENTIAL DWELLING UNIT AS PER ZR 23-532 b)	

REQUIRED SETBACKS:	
C5-1 DISTRICT COMMERCIAL USE WEST 58TH ST PER ZR 33-432	
C5-1 DISTRICT STANDARD TOWER SETBACK AS PER ZR 23-652	
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REAR YARD EQUIVALENT RESIDENTIAL R10	
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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) 217

Street Name WEST 57TH STREET

Borough MANHATTAN

Block 1029

Lot 14,19,23,27,36,37,43,47,50

BIN

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 viola-
tion 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) WIERKE DAVID JENSEN Day 3/16

Signature [Signature] Date

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09



ZD1 Zoning Diagram

Must be typewritten.

Sheet 1 of 3

1 Applicant Information Required for all applications.

Last Name	JANSEN	First Name	WIEPKE DAVID	Middle Initial	
Business Name	AAI ARCHITECTS, P.C.			Business Telephone	(416) 967 - 1500
Business Address	14 WALL STREET			Business Fax	
City	NEW YORK	State	NY	Zip	10005
E-Mail	NZIGOMANIS@ADAMSON-ASSOCIATES.COM			Mobile Telephone	
				License Number	028881

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	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)

<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. _____		



Date: May 3/16

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	
ZONE C51 NEW BUILDING							
SUB CELLAR 3	9,174	UG 2	0	0	0	0	0.000
SUB CELLAR 2	4,368	UG 2	0	0	0	0	0.000
SUB CELLAR 2	15,213	UG 6	0	0	0	0	0.000
SUB CELLAR 1	639	UG 2	0	0	0	0	0.000
SUB CELLAR 1	18,942	UG 6	0	0	0	0	0.000
CELLAR	2,842	UG 2	0	0	0	0	0.000
CELLAR	16,740	UG 6	0	0	0	0	0.000
GROUND FLOOR	3,964	UG 2	3,858	0	0	0	0.042
GROUND FLOOR	15,617	UG 6	0	0	12,859	0	0.141
2ND FLOOR	945	UG 2	813	0	0	0	0.009
2ND FLOOR	16,286	UG 6	0	0	16,144	0	0.178

ZD1

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	
3RD FLOOR	933	UG 2	813	0	0	0	0.009
3RD FLOOR	16,298	UG 6	0	0	16,073	0	0.177
4TH FLOOR	936	UG 2	813	0	0	0	0.009
4TH FLOOR	16,294	UG 6	0	0	16,061	0	0.177
5TH FLOOR	936	UG 2	813	0	0	0	0.009
5TH FLOOR	13,071	UG 6	0	0	12,843	0	0.141
6TH FLOOR MEP	5,447	UG 2	0	0	0	0	0.000
6TH FLOOR MEP	8,626	UG 6	0	0	0	0	0.000
7TH FLOOR MEP	14,073	UG 2	0	0	0	0	0.000
8TH - 95TH FLOOR	663,816	UG 2	528,564	0	0	0	5.814
ZONE C5-1 EXISTING							
1ST - 12TH FLOOR	85,169	UG 2	82,603	0	0	0	0.909
1ST - 15TH FLOOR	74,299	UG 4	0	71,010	0	0	0.781
1ST FLOOR	3,636	UG 6	0	0	3,527	0	0.039
ZONE C5-3 MID NEW BUILDING							
SUB CELLAR 3	8,622	UG 2	0	0	0	0	0.000
SUB CELLAR 2	9,588	UG 2	0	0	0	0	0.000
SUB CELLAR 2	7,725	UG 6	0	0	0	0	0.000
SUB CELLAR 1	468	UG 2	0	0	0	0	0.000
SUB CELLAR 1	16,844	UG 6	0	0	0	0	0.000
CELLAR	2,538	UG 2	0	0	0	0	0.000
CELLAR	18,585	UG 6	0	0	0	0	0.000
GROUND FLOOR	4,280	UG 2	4,102	0	0	0	0.045
GROUND FLOOR	16,830	UG 6	0	0	16,646	0	0.183
2ND FLOOR	261	UG 2	53	0	0	0	0.001
2ND FLOOR	20,581	UG 6	0	0	20,147	0	0.222
3RD FLOOR	451	UG 2	53	0	0	0	0.001
3RD FLOOR	20,893	UG 6	0	0	20,588	0	0.226
4TH FLOOR	445	UG 2	53	0	0	0	0.001
4TH FLOOR	20,397	UG 6	0	0	20,103	0	0.221

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	
ZONE C5-3 MID NEW BUILDING							
5TH FLOOR	446	UG 2	53	0	0	0	0.001
5TH FLOOR	20,898	UG 6	0	0	20,630	0	0.227
6TH FLOOR MEP	6,157	UG 2	551	0	0	0	0.006
6TH FLOOR MEP	14,517	UG 6	0	0	0	0	0.000
7TH FLOOR MEP	20,674	UG 2	756	0	0	0	0.008
8TH - 95TH FLOOR	200,554		153,398	0	634	0	1.694
ZONE C5-3 MID EXISTING							
1ST - 12TH FLOOR	18,247	UG 2	17,660	0	0	0	0.194
1ST - 5TH FLOOR	26,981	UG 4	0	26,397	0	0	0.290
ZONE C6-6 MID EXISTING							
1ST - 12TH FLOOR	144,866	UG 2	139,485	0	0	0	1.534
1ST FLOOR	5,866	UG 6	0	0	5,638	0	0.062
Totals	1,615,978		934,443	97,407	181,892	0	13.350

Total Zoning Floor Area	1,213,742
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Date: May 3'16