



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 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) WIEKE DAVID JANSSEN

Signature WIEKE DAVID JANSSEN Date 5/13

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 5

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		License Number	028881	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	Parking area	sq. ft.	Parking Spaces: Total	Enclosed

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	
ZONE C51 PROPOSED							
SUB CELLAR 3	5,637	UG 2	0	0	0	0	0.000
SUB CELLAR 3	106	UG 5	0	0	0	0	0.000
SUB CELLAR 3	13,835	UG 6	0	0	0	0	0.000
SUB CELLAR 2	114	UG 2	0	0	0	0	0.000
SUB CELLAR 2	19,463	UG 5	0	0	0	0	0.000
SUB CELLAR 1	500	UG 2	0	0	0	0	0.000
SUB CELLAR 1	372	UG 5	0	0	0	0	0.000
SUB CELLAR 1	18,704	UG 6	0	0	0	0	0.000
CELLAR	2,817	UG 2	0	0	0	0	0.000
CELLAR	372	UG 5	0	0	0	0	0.000
CELLAR	16,388	UG 6	0	0	0	0	0.000

ZD1

Sheet 2 of 5

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	
1ST FLOOR	899	UG 2	697	0	0	0	0.008
1ST FLOOR	3,521	UG 5	0	0	3,521	0	0.039
1ST FLOOR	15,049	UG 6	0	0	12,797	0	0.141
2ND FLOOR	604	UG 2	372	0	0	0	0.004
2ND FLOOR	257	UG 5	0	0	257	0	0.003
2ND FLOOR	18,670	UG 6	0	0	15,331	0	0.169
3RD FLOOR	611	UG 2	379	0	0	0	0.004
3RD FLOOR	262	UG 5	0	0	262	0	0.003
3RD FLOOR	16,671	UG 6	0	0	16,437	0	0.181
4TH FLOOR	619	UG 2	379	0	0	0	0.004
4TH FLOOR	262	UG 5	0	0	262	0	0.003
4TH FLOOR	16,663	UG 6	0	0	16,442	0	0.181
5TH FLOOR	602	UG 2	379	0	0	0	0.004
5TH FLOOR	262	UG 5	0	0	262	0	0.003
5TH FLOOR	13,186	UG 6	0	0	12,982	0	0.143
6TH FLOOR	379	UG 2	0	0	0	0	0.000
6TH FLOOR	262	UG 5	0	0	0	0	0.000
6TH FLOOR	13,409	UG 6	0	0	0	0	0.000
6TH FLOOR MEZZ.	379	UG 2	0	0	0	0	0.000
6TH FLOOR MEZZ.	262	UG 5	0	0	0	0	0.000
6TH FLOOR MEZZ.	8,075	UG 6	0	0	0	0	0.000
7TH FLOOR	379	UG 2	379	0	0	0	0.004
7TH FLOOR	9,272	UG 5	0	0	9,272	0	0.102
8TH FLOOR	398	UG 2	398	0	0	0	0.004
8TH FLOOR	9,030	UG 5	0	0	4,029	0	0.044
9TH FLOOR	398	UG 2	398	0	0	0	0.004
9TH FLOOR	8,865	UG 5	0	0	1,489	0	0.016
10TH FLOOR	397	UG 2	397	0	0	0	0.004
10TH FLOOR	7,165	UG 5	0	0	3,604	0	0.040



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 C5-1 NEW BUILDING							
11TH FLOOR	396	UG 2	396	0	0	0	0.004
11TH FLOOR	7,020	UG 5	0	0	3,628	0	0.040
12TH FLOOR	396	UG 2	396	0	0	0	0.004
12TH FLOOR	6,876	UG 5	0	0	1,138	0	0.013
13TH FLOOR	8,538	UG 2	0	0	0	0	0.000
13TH FLOOR	0	UG 5	0	0	0	0	0.000
14TH - 88TH FLOOR	301,787	UG 2	258,326	0	0	0	2.841
ZONE C5-1 EXISTING							
1ST - 15TH FLOOR	85,169	2	82,603	0	0	0	0.909
1ST - 15TH FLOOR	66,678	4	0	63,479	0	0	0.698
1ST FLOOR	11,167	6	0	0	11,058	0	0.122
ZONE C5-3 MID NEW BUILDING							
SUB CELLAR 3	9,474	UG 2	0	0	0	0	0.000
SUB CELLAR 3	7,834	UG 5	0	0	0	0	0.000
SUB CELLAR 3	0	UG 6	0	0	0	0	0.000
SUB CELLAR 2	347	UG 2	0	0	0	0	0.000
SUB CELLAR 2	16,961	UG 5	0	0	0	0	0.000
SUB CELLAR 1	523	UG 2	0	0	0	0	0.000
SUB CELLAR 1	390	UG 5	0	0	0	0	0.000
SUB CELLAR 1	16,396	UG 6	0	0	0	0	0.000
CELLAR	2,516	UG 2	0	0	0	0	0.000
CELLAR	298	UG 5	0	0	0	0	0.000
CELLAR	18,307	UG 6	0	0	0	0	0.000
1ST FLOOR	3,932	UG 2	3,882	0	0	0	0.043
1ST FLOOR	285	UG 5	0	0	277	0	0.003
1ST FLOOR	16,756	UG 6	0	0	16,735	0	0.184
2ND FLOOR	539	UG 2	489	0	0	0	0.005
2ND FLOOR	296	UG 5	0	0	287	0	0.003

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	
2ND FLOOR	20,183	UG 6	0	0	20,053	0	0.221
3RD FLOOR	549	UG 2	499	0	0	0	0.005
3RD FLOOR	302	UG 5	0	0	293	0	0.003
3RD FLOOR	20,190	UG 6	0	0	20,060	0	0.221
4TH FLOOR	549	UG 2	499	0	0	0	0.005
4TH FLOOR	302	UG 5	0	0	293	0	0.003
4TH FLOOR	20,190	UG 6	0	0	20,060	0	0.221
5TH FLOOR	547	UG 2	502	0	0	0	0.006
5TH FLOOR	300	UG 5	0	0	293	0	0.003
5TH FLOOR	20,194	UG 6	0	0	20,069	0	0.221
6TH FLOOR	514	UG 2	0	0	0	0	0.000
6TH FLOOR	293	UG 5	0	0	0	0	0.000
6TH FLOOR	17,886	UG 6	0	0	0	0	0.000
6TH FLOOR MEZZ.	514	UG 2	0	0	0	0	0.000
6TH FLOOR MEZZ.	293	UG 5	0	0	0	0	0.000
6TH FLOOR MEZZ.	1,233	UG 6	0	0	0	0	0.000
7TH FLOOR	514	UG 2	512	0	0	0	0.006
7TH FLOOR	12,044	UG 5	0	0	11,701	0	0.129
8TH FLOOR	536	UG 2	531	0	0	0	0.006
8TH FLOOR	11,760	UG 5	0	0	6,791	0	0.075
9TH FLOOR	535	UG 2	530	0	0	0	0.006
9TH FLOOR	11,564	UG 5	0	0	7,407	0	0.081
10TH FLOOR	534	UG 2	529	0	0	0	0.006
10TH FLOOR	11,369	UG 5	0	0	7,308	0	0.080
11TH FLOOR	533	UG 2	529	0	0	0	0.006
11TH FLOOR	11,173	UG 5	0	0	7,208	0	0.079
12TH FLOOR	532	UG 2	528	0	0	0	0.006
12TH FLOOR	10,977	UG 5	0	0	5,992	0	0.066



ZD1

Sheet 5 of 5

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							
13TH FLOOR	11,040	UG 2	0	0	0	0	0.000
13TH FLOOR	208	UG 5	0	0	0	0	0.000
14TH - 88TH FLOOR	402,572	UG 2	331,764	0	0	0	3.649
ZONE C5-3 MID EXISTING							
1ST - 12TH FLOOR	163,113	2	17,738	0	0	0	0.195
1ST - 5TH FLOOR	19,564	4	0	16,113	0	0	0.177
1ST FLOOR	13,283	6	0	0	11,011	0	0.121
ZONE C6-6 MID EXISTING							
1ST - 12TH FLOOR	163,113	2	139,407	0	0	0	1.533
1ST - 5TH FLOOR	19,564	4	0	2,917	0	0	0.032
1ST FLOOR	13,283	6	0	0	1,994	0	0.022
Totals	11,614,197		857,935	82,509	270,602	0	13.320

Total Zoning Floor Area

1,211,046

07/09

