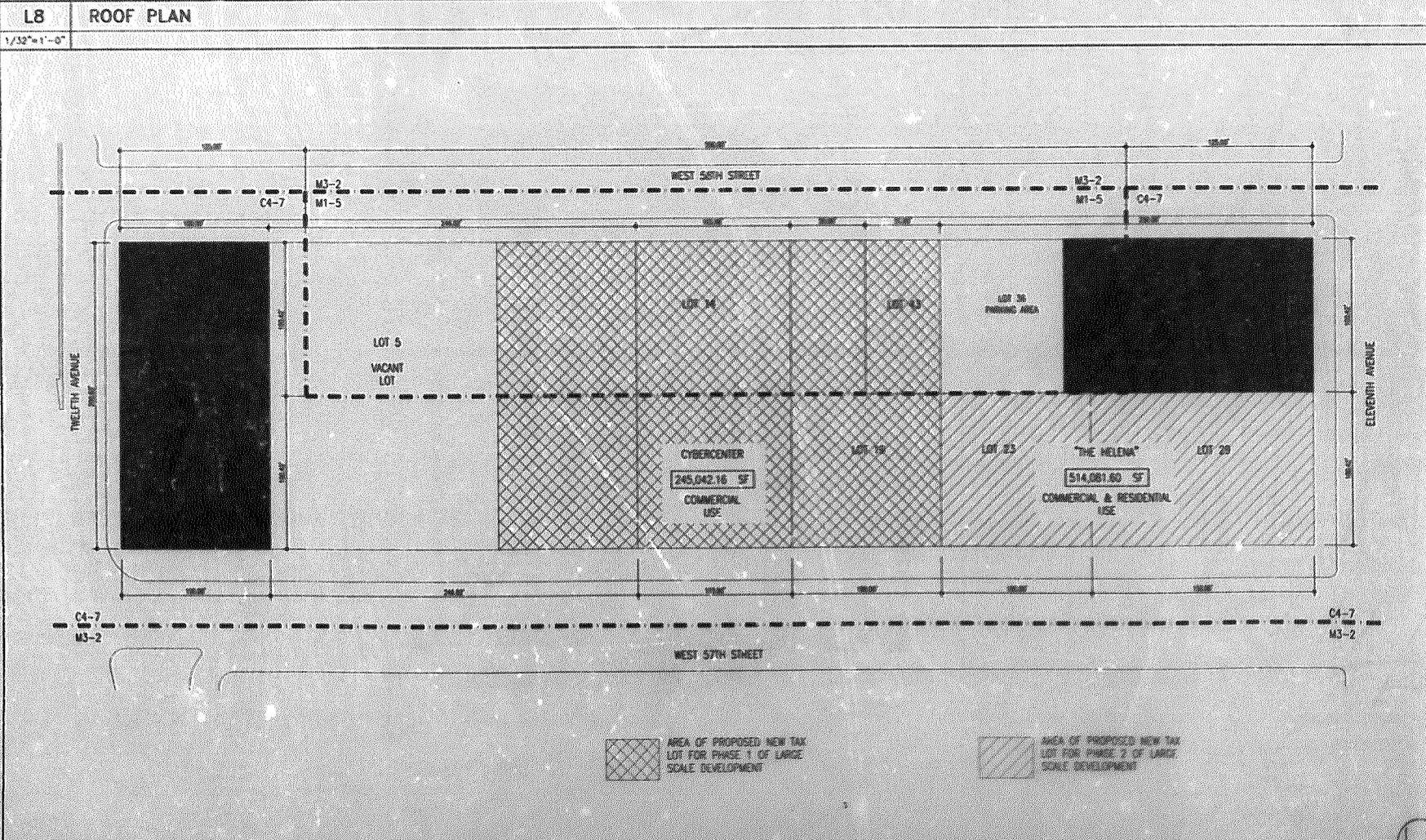
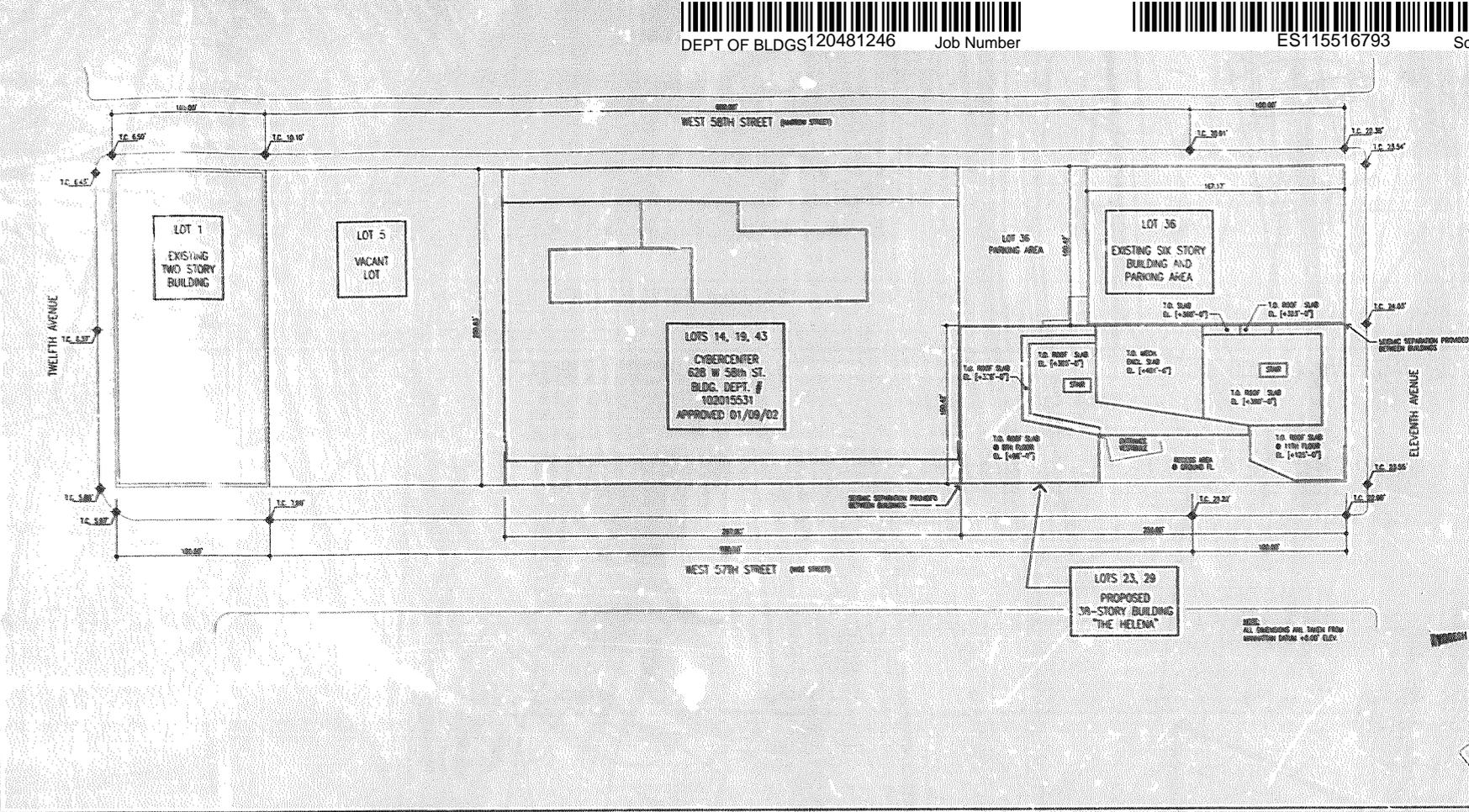


APPLICABLE ZONING SECTION	ZONING COMPLIANCE																																																						
20(12)-10	Project to be developed as "Phase 2 of General Large Scale Development pursuant to zoning resolution §74-74. The General Large Scale Development will comprise the entire block. See CPC No. C 010149 25M, C 010150 25M, C 010151 25M, and C 010152 25M.																																																						
20(12)-10 20(42)-10	<p>1. Zoning District C4-7, M1-5, Special Urban District ("Other" Area) Map No. 1105 (Notation Land Book) Lots 1, 3, 14, 19, 23, 29, 36, 43</p> <p>2. Lot Area a) C4-7: 105,437.5 SF b) M1-5: 55,292.2 SF c) Total: 160,729.7 SF</p>																																																						
20(12)-10 20(42)-10	<p>3. Permitted Uses a) C4-7: UG 1-4, 8-10, 12 b) M1-5: UG 4-14, 16-17 *80% Restrictions on certain uses</p> <p>4. Proposed Uses Phase 2 a) C4-7: UG 7, 8, Public Parking</p>																																																						
20(12)-10 20(42)-10	<p>5. Floor Area Permitted a) C4-7: 10 FAR (10 FAR = 1,054,375 SF) b) M1-5: 3.25 FAR c) Adjusted FAR: 8.25 FAR (8.25 FAR = 1,330,521 SF)</p>																																																						
20(12)-10 20(42)-10	<p>6. Floor Area Permitted per zoning district - higher of adjusted FAR or maximum permitted by zoning: a) C4-7: 10.00 FAR b) M1-5: 3.25 FAR Floor area may be allocated between the C4-7 district and the M1-5 district in any manner permitted by Zoning Resolution §74-72. It is to be noted that the total floor area in the area is 1,330,521 square feet. Floor area in M1-5 district: 276,146 s.f. (5 FAR) to 457,200 s.f. (8.25 FAR) Floor area in C4-7 district: 813,375 s.f. (7.75 FAR) to 1,054,375 s.f. (10 FAR) Floor Area - Commercial Use: 809,721 s.f. to 1,330,521 s.f. Floor Area - Residential Use: 0 s.f. to 520,800 s.f.</p>																																																						
20(12)-10 20(42)-10	<p>7. Total Floor Area Proposed</p> <table border="1"> <tr> <td>LOT 1: Existing Two Story Building</td> <td>40,160.00 s.f.</td> <td>* No deductions taken at this time</td> </tr> <tr> <td>Existing Gross Square Feet</td> <td>40,160.00 s.f.</td> <td></td> </tr> <tr> <td>Total Deductions</td> <td>2,000.00 s.f.</td> <td></td> </tr> <tr> <td>Total Zoning Floor Area Existing</td> <td>40,160.00 s.f.</td> <td></td> </tr> <tr> <td>LOTS 14, 19, 43: CyberCenter</td> <td>351,833.41 s.f.</td> <td></td> </tr> <tr> <td>Proposed Gross Square Feet</td> <td>351,833.41 s.f.</td> <td></td> </tr> <tr> <td>Total Deductions</td> <td>108,512.26 s.f.</td> <td></td> </tr> <tr> <td>Total Zoning Floor Area Proposed</td> <td>243,321.15 s.f.</td> <td>- Commercial</td> </tr> <tr> <td>LOT 23, 29: "The Helena"</td> <td>547,289.89 s.f.</td> <td></td> </tr> <tr> <td>Proposed Gross Square Feet</td> <td>547,289.89 s.f.</td> <td></td> </tr> <tr> <td>Total Deductions</td> <td>12,212.32 s.f.</td> <td></td> </tr> <tr> <td>Total Zoning Floor Area Proposed</td> <td>535,077.57 s.f.</td> <td>- Mixed-Use</td> </tr> <tr> <td>LOT 36: Existing Six Story Building to Remain</td> <td>100,753.20 s.f.</td> <td></td> </tr> <tr> <td>Existing Gross Square Feet</td> <td>100,753.20 s.f.</td> <td></td> </tr> <tr> <td>Total Deductions</td> <td>3,132.36 s.f.</td> <td></td> </tr> <tr> <td>Total Zoning Floor Area Existing</td> <td>97,620.84 s.f.</td> <td>- Commercial</td> </tr> <tr> <td>REMAINING: Existing Floor Area Remaining</td> <td>433,520.50 s.f.</td> <td>- Commercial</td> </tr> <tr> <td>Total Proposed Floor Area for Block 1105</td> <td>1,330,521.00 s.f.</td> <td>- Mixed-Use</td> </tr> </table> <p>FLOOR AREA IN M1-5 DISTRICT: Lot 14, 19, 43: CyberCenter Proposed Gross Square Feet: 351,833.41 s.f. Total Deductions: 108,512.26 s.f. Total Zoning Floor Area Proposed: 243,321.15 s.f. - Commercial</p> <p>Lot 36: Existing Six Story Building to Remain Existing Gross Square Feet: 100,753.20 s.f. Total Deductions: 3,132.36 s.f. Total Zoning Floor Area Existing: 97,620.84 s.f. - Commercial</p> <p>TOTAL FLOOR AREA IN M1-5 DISTRICT: 108,688.67 s.f. - Commercial</p> <p>FLOOR AREA IN C4-7 DISTRICT: Lot 1: Existing Two Story Building Existing Gross Square Feet: 40,160.00 s.f. Total Deductions: 2,000.00 s.f. Total Zoning Floor Area Existing: 40,160.00 s.f. - Commercial</p> <p>Lot 14, 19, 43: CyberCenter Proposed Gross Square Feet: 351,833.41 s.f. Total Deductions: 108,512.26 s.f. Total Zoning Floor Area Proposed: 243,321.15 s.f. - Commercial</p> <p>Lot 23, 29: "The Helena" Proposed Gross Square Feet: 547,289.89 s.f. Total Deductions: 12,212.32 s.f. Total Zoning Floor Area Proposed: 535,077.57 s.f. - Mixed-Use</p> <p>Total Zoning Floor Area Commercial: 11,160.20 s.f. Total Deductions: 30.20 s.f. Total Zoning Floor Area Proposed: 11,130.00 s.f. - Commercial</p> <p>Total Zoning Floor Area Residential: 535,077.57 s.f. Total Deductions: 30,200.00 s.f. Total Zoning Floor Area Proposed: 504,877.57 s.f. - Residential</p> <p>Lot 36: Existing Six Story Building to Remain Existing Gross Square Feet: 100,753.20 s.f. Total Deductions: 3,132.36 s.f. Total Zoning Floor Area Existing: 97,620.84 s.f. - Commercial</p> <p>TOTAL FLOOR AREA IN C4-7 DISTRICT: 791,221.45 s.f. Commercial Zoning Floor Area: 268,269.05 s.f. Residential Zoning Floor Area: 522,952.40 s.f. - Commercial - Residential</p>	LOT 1: Existing Two Story Building	40,160.00 s.f.	* No deductions taken at this time	Existing Gross Square Feet	40,160.00 s.f.		Total Deductions	2,000.00 s.f.		Total Zoning Floor Area Existing	40,160.00 s.f.		LOTS 14, 19, 43: CyberCenter	351,833.41 s.f.		Proposed Gross Square Feet	351,833.41 s.f.		Total Deductions	108,512.26 s.f.		Total Zoning Floor Area Proposed	243,321.15 s.f.	- Commercial	LOT 23, 29: "The Helena"	547,289.89 s.f.		Proposed Gross Square Feet	547,289.89 s.f.		Total Deductions	12,212.32 s.f.		Total Zoning Floor Area Proposed	535,077.57 s.f.	- Mixed-Use	LOT 36: Existing Six Story Building to Remain	100,753.20 s.f.		Existing Gross Square Feet	100,753.20 s.f.		Total Deductions	3,132.36 s.f.		Total Zoning Floor Area Existing	97,620.84 s.f.	- Commercial	REMAINING: Existing Floor Area Remaining	433,520.50 s.f.	- Commercial	Total Proposed Floor Area for Block 1105	1,330,521.00 s.f.	- Mixed-Use
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20(12)-10 20(42)-10	<p>8. Yard Requirements: Set Back: Not Applicable - No side yards on zoning lot Rear Yard Equivalent: Existing lot street front</p>																																																						
20(12)-10	<p>9. Height and Setback Requirements: a. Base Height Permitted: C4-7: 110 Avenue Building - 110'-0" C4-7: 110 Avenue Building - up to 80'-0" Proposed: C4-7: 110 Avenue Building - 102'-0" C4-7: 110 Avenue Building - 80'-0" b. Initial Setback, Building: Proposed: C4-7: side street (110 Avenue, West 57th Street, 15th Avenue) - 15 feet West 57th Street - 30 feet Building Everage controls determined by ULAPP Submission See Drawing 2-2 for compliance.</p>																																																						
20(12)-01 20(12)-02	<p>10. Number of Dwelling Units Permitted (based on maximum residential program) Lot area in C4-7 district: 105,437 s.f. Maximum residential floor area within C4-7 district: 23,330 s.f. Lot area in C4-7 district attributable to commercial use: 53,321 s.f. Lot area in C4-7 district attributable to residential use: 70 s.f./du. Total number of dwelling units permitted: 639 dwelling units</p>																																																						
20(12)-01 20(12)-02	<p>11. Number of Dwelling Units Proposed 582 dwelling units - samples</p>																																																						
20(12)-02 20(12)-02	<p>12. Parking Proposed total number of parking spaces in color and "The Helena" set to exceed 100.</p>																																																						
20(12)-02	<p>13. Landscaping For retail or service uses listed in the Street, 60, 60, 70, 80, 90, 100, 120, 140, or 160 s.f. lot areas, the minimum number of trees to be planted shall be 10. For other lot areas, the minimum number of trees to be planted shall be 5. The minimum number of trees to be planted shall be 5. The minimum number of trees to be planted shall be 5. The minimum number of trees to be planted shall be 5.</p>																																																						
20(12)-01	<p>14. Special Urban District - Other Area All developments to provide and maintain areas of not less than 4 inch edge of line of planting on adjacent lot to maintain intervals of 30' or center in accordance with Department of Transportation guidelines. Proposed: 12 trees provided.</p>																																																						
20(12)-01	<p>15. City Environmental Quality Review Requirements Satisfaction As indicated on Form Map No. 1, on 03/09/2010, E-105, is placed on Block 1105 requiring written staff information and alternate ventilation. The residential use will comply with E-105 by providing a central exhaust system with a minimum of 30 cfm and/or mechanical ventilation to maintain an outdoor air level of 45 cfm. A sleep/sober condition will be maintained by providing an alternate means of ventilation including, but limited to, control or conditioning of all condensing exhaust ventilation containing or conditioning of U.S. Department of Housing and Urban Development (HUD)-approved fans.</p>																																																						



OK TO ACCEPT
JH Zoning
SW 3/21/03

EXCEPT
OPEN OBJECT
C4-7 M1-5
Obj. 46 (Partial Development)

103325956

NO.	REVISIONS/SUBMISSIONS	DATE
5	ZONING SUBMISSION #4	05.07.03
4	ZONING SUBMISSION #4	04.02.03
3	ZONING SUBMISSION #3	02.27.03
2	ZONING SUBMISSION #2	01.17.03
1	ZONING SUBMISSION #1	11.20.02

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ROSE ASSOCIATES
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www.roseinc.com

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HANMAN JABLON ARCHITECTS
25 WEST 56TH STREET, NEW YORK, NEW YORK 10018
www.hanmanjablon.com

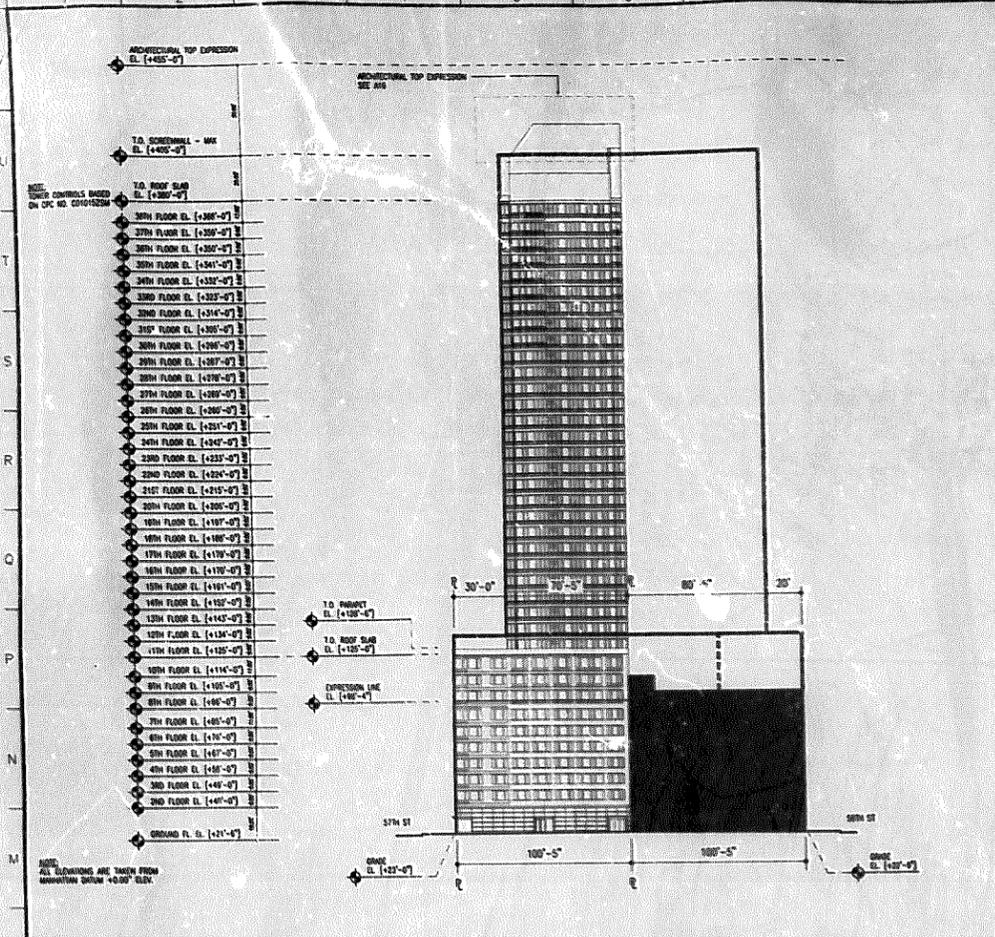
SVERDLO ASSOCIATES
360 179TH STREET, NEW YORK, NEW YORK 10017
www.sverdlo.com

FLACK + KURTZ
425 4th Avenue, New York, New York 10017
www.flackkurtz.com

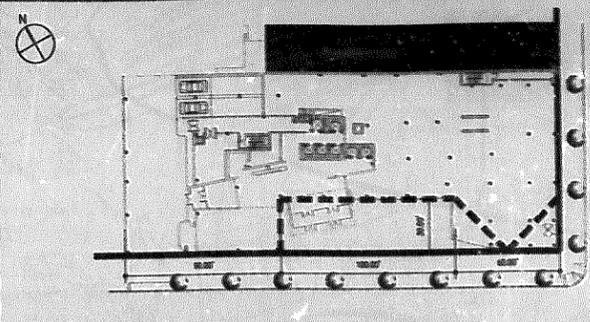
WEISLER BORG FLOPMAN
27 West 109th Street, New York, New York 10018
www.wbfl.com

ZONING COMPLIANCE
ROOF PLAN, & PLOT PLAN

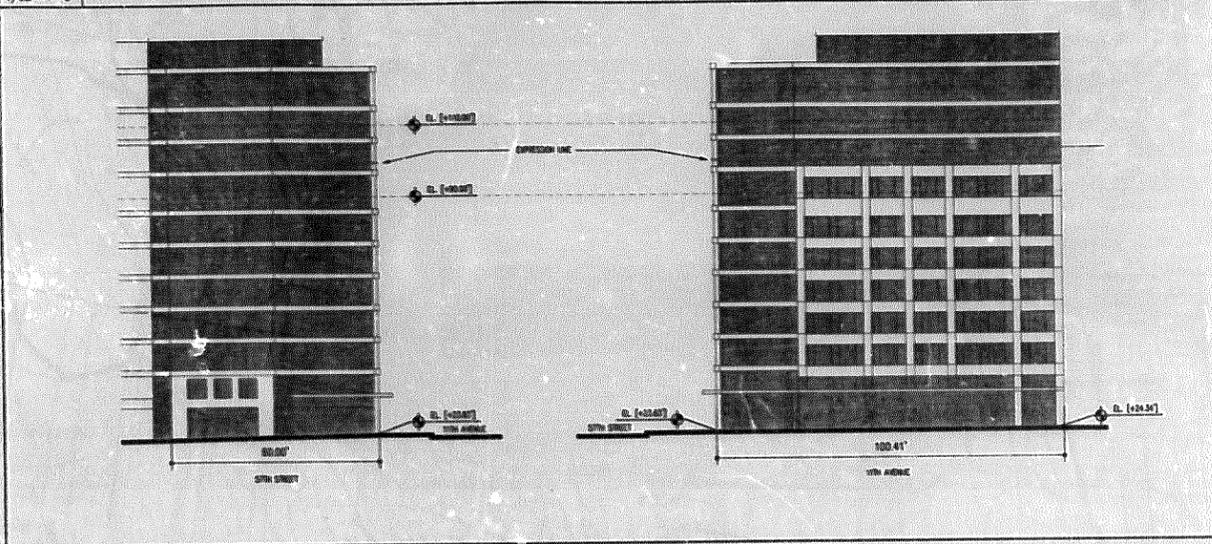
Project No: 02032
Date: 11/15/02
Scale: 2-1/8"=1'-0"
Z-1



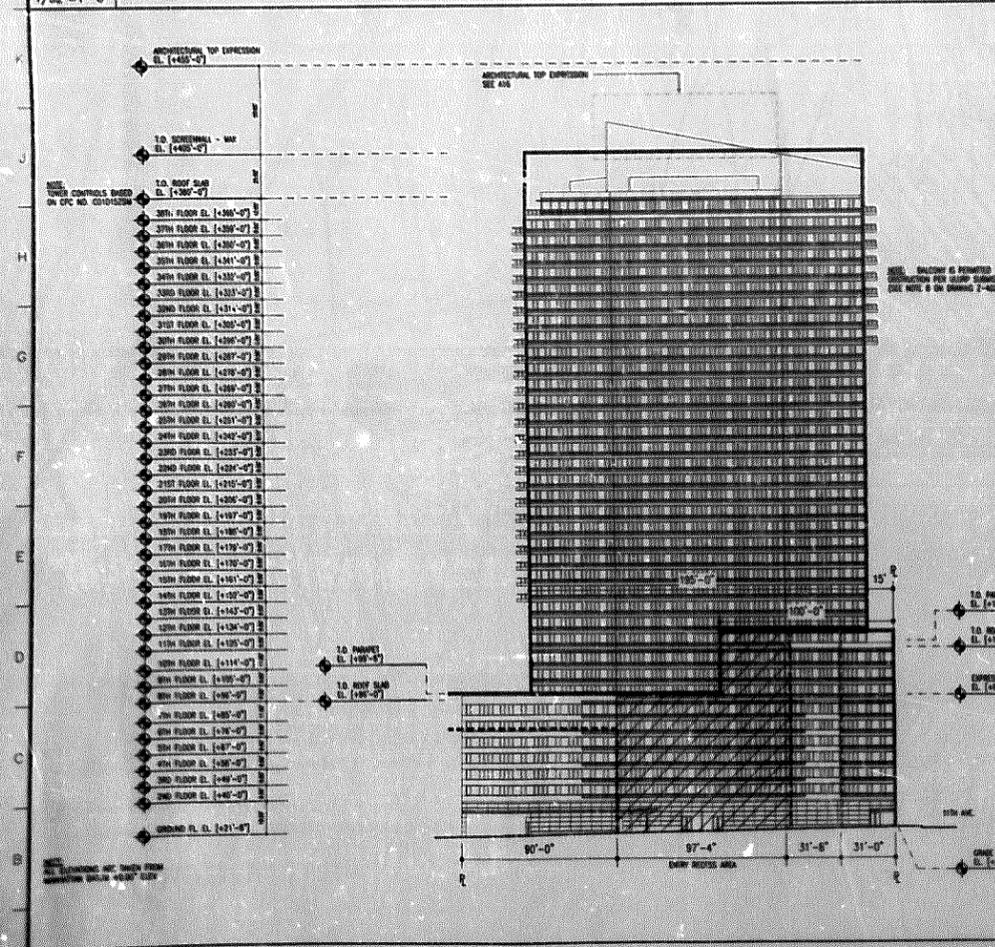
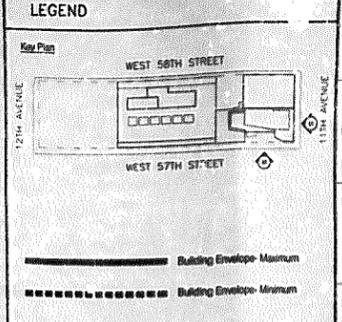
L1 11TH AVENUE ELEVATION
1/32"=1'-0"



S10 57TH STREET STREET WALL SETBACK LIMITATIONS
1/32"=1'-0"



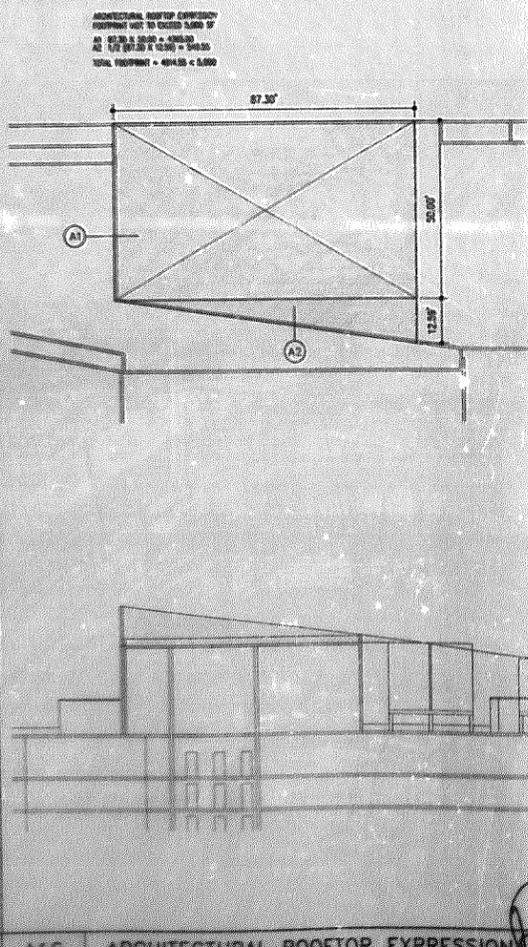
L10 MANDATORY EXPRESSION LINE @ 11TH AVENUE AND 57TH STREET BASE
1/16"=1'-0"



A1 WEST 57TH STREET ELEVATION
1/32"=1'-0"

Height/Use Chart

FLOOR	USE	HEIGHT	ELEV.	GFB (SF)	TOTAL (INDENTIONS)	TOTAL (ZONING (SF))
40	Roof	0.00	435.00	4,087.91	4,087.91	0.00
39	Roof	0.00	390.00	11,730.96	391.52	11,344.47
38	Residential	12.00	388.00	12,454.41	438.00	12,015.96
37	Residential	9.00	389.00	12,454.41	438.00	12,015.96
36	Residential	9.00	390.00	12,454.41	438.00	12,015.96
35	Residential	9.00	391.00	12,454.41	438.00	12,015.96
34	Residential	9.00	392.00	12,454.41	438.00	12,015.96
33	Residential	9.00	393.00	12,454.41	438.00	12,015.96
32	Residential	9.00	394.00	12,718.90	411.98	12,308.34
31	Residential	9.00	395.00	12,718.90	411.98	12,308.34
30	Residential	9.00	396.00	12,718.90	411.98	12,308.34
29	Residential	9.00	397.00	12,718.90	411.98	12,308.34
28	Residential	9.00	398.00	12,718.90	411.98	12,308.34
27	Residential	9.00	399.00	12,718.90	411.98	12,308.34
26	Residential	9.00	400.00	12,718.90	411.98	12,308.34
25	Residential	9.00	401.00	12,718.90	411.98	12,308.34
24	Residential	9.00	402.00	12,718.90	411.98	12,308.34
23	Residential	9.00	403.00	12,718.90	411.98	12,308.34
22	Residential	9.00	404.00	12,718.90	411.98	12,308.34
21	Residential	9.00	405.00	12,718.90	411.98	12,308.34
20	Residential	9.00	406.00	12,718.90	411.98	12,308.34
19	Residential	9.00	407.00	12,718.90	411.98	12,308.34
18	Residential	9.00	408.00	12,718.90	411.98	12,308.34
17	Residential	9.00	409.00	12,718.90	411.98	12,308.34
16	Residential	9.00	410.00	12,718.90	411.98	12,308.34
15	Residential	9.00	411.00	12,718.90	411.98	12,308.34
14	Residential	9.00	412.00	12,718.90	411.98	12,308.34
13	Residential	9.00	413.00	12,718.90	411.98	12,308.34
12	Residential	9.00	414.00	12,718.90	411.98	12,308.34
11	Residential	9.00	415.00	12,718.90	411.98	12,308.34
10	Residential	11.00	416.00	15,827.91	473.72	15,354.19
9	Residential	9.00	417.00	15,827.91	473.72	15,354.19
8	Residential	9.00	418.00	15,827.91	473.72	15,354.19
7	Residential	11.00	419.00	20,086.37	472.82	19,613.55
6	Residential	9.00	420.00	20,086.37	472.82	19,613.55
5	Residential	9.00	421.00	20,086.37	472.82	19,613.55
4	Residential	9.00	422.00	20,086.37	472.82	19,613.55
3	Residential	9.00	423.00	20,086.37	472.82	19,613.55
2	Residential	9.00	424.00	20,086.37	472.82	19,613.55
1	Residential	17.00	425.00	21,245.00	184.15	21,060.85
TOTAL				447,238.92	31,144.42	416,094.50
TOTAL PROPOSED DWELLING UNITS = 582						
TOTAL PERMITTED DWELLING UNITS = 582						



A16 ARCHITECTURAL ROOFTOP EXPRESSION
1/16"=1'-0"

103725956

5	ZONING SUBMISSION #5	03.07.25
4	ZONING SUBMISSION #5	03.02.25
3	ZONING SUBMISSION #5	02.27.25
2	ZONING SUBMISSION #2	01.17.25
1	ZONING SUBMISSION #1	11.25.24
REVISIONS/SUBMISSIONS		Total

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ZONING AREA & ENVELOPE COMPLIANCE

Project No: 02032
CAD 3 in 16: Z-2-95.DWG
Date: 11.23.24
Scale: AS SHOWN

Z-2