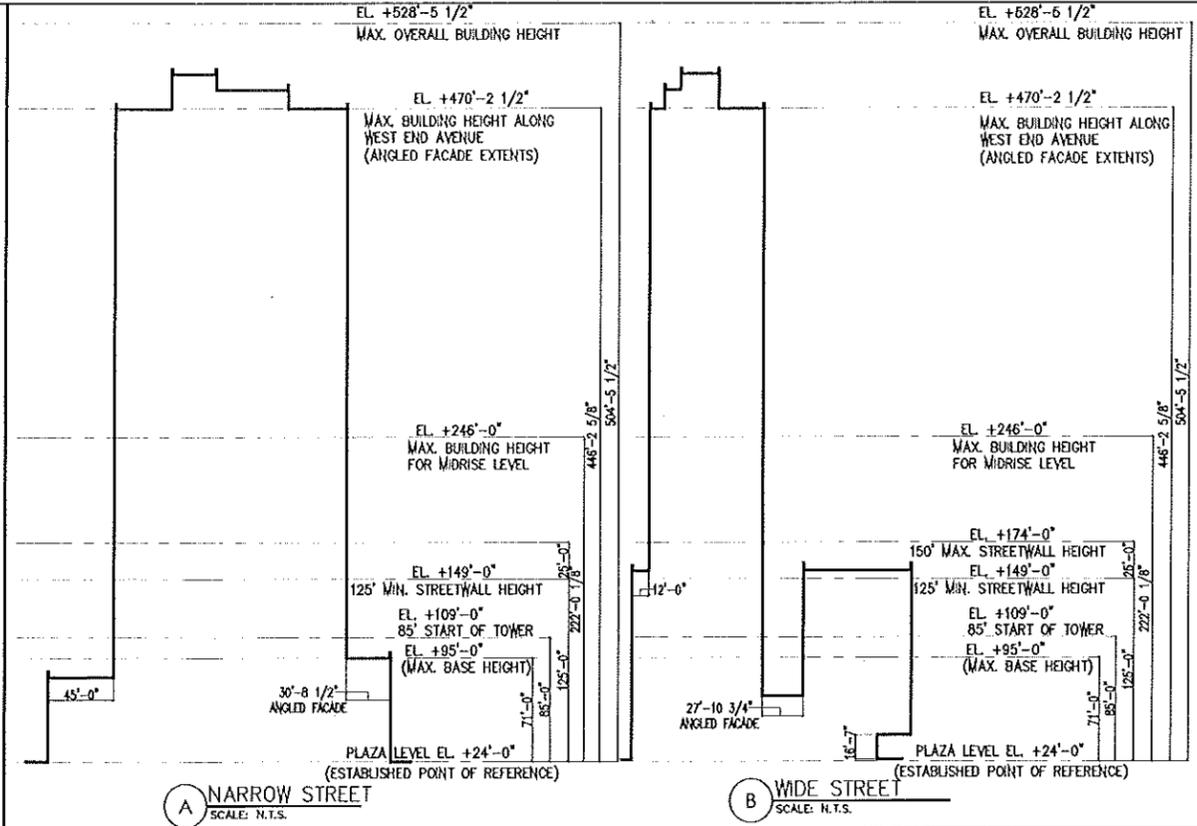


**SITE PLAN** SCALE: 1" = 40'

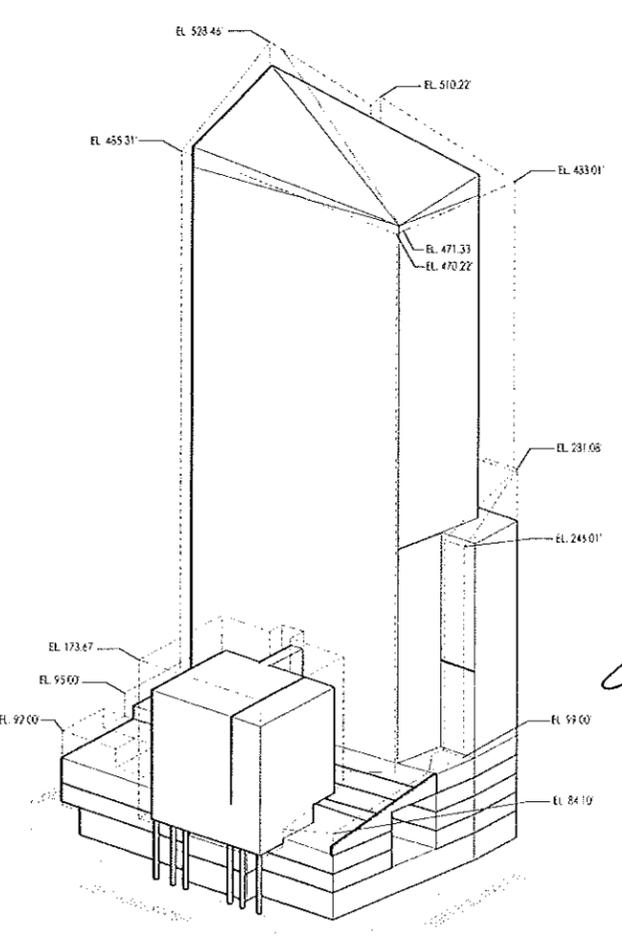


**BUILDING SECTIONS** SCALE: N.T.S.

**C4-7 ZONING DISTRICT**

**LEGEND:**

- PROPOSED BUILDING
- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOP
- PROPOSED TREE



**AXONOMETRIC DIAGRAM** SCALE: N.T.S.

**NYC Buildings**

**ZD1 Zoning Diagram**

**Location Information**

House No(s) 21

Street Name WEST END AVENUE

Borough MANHATTAN

Block 1171

Lot LMN

Bin 121324717

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) **JAMES DAVIDSON**

SIGNATURE *[Signature]* DATE **DEC 10 2012**

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

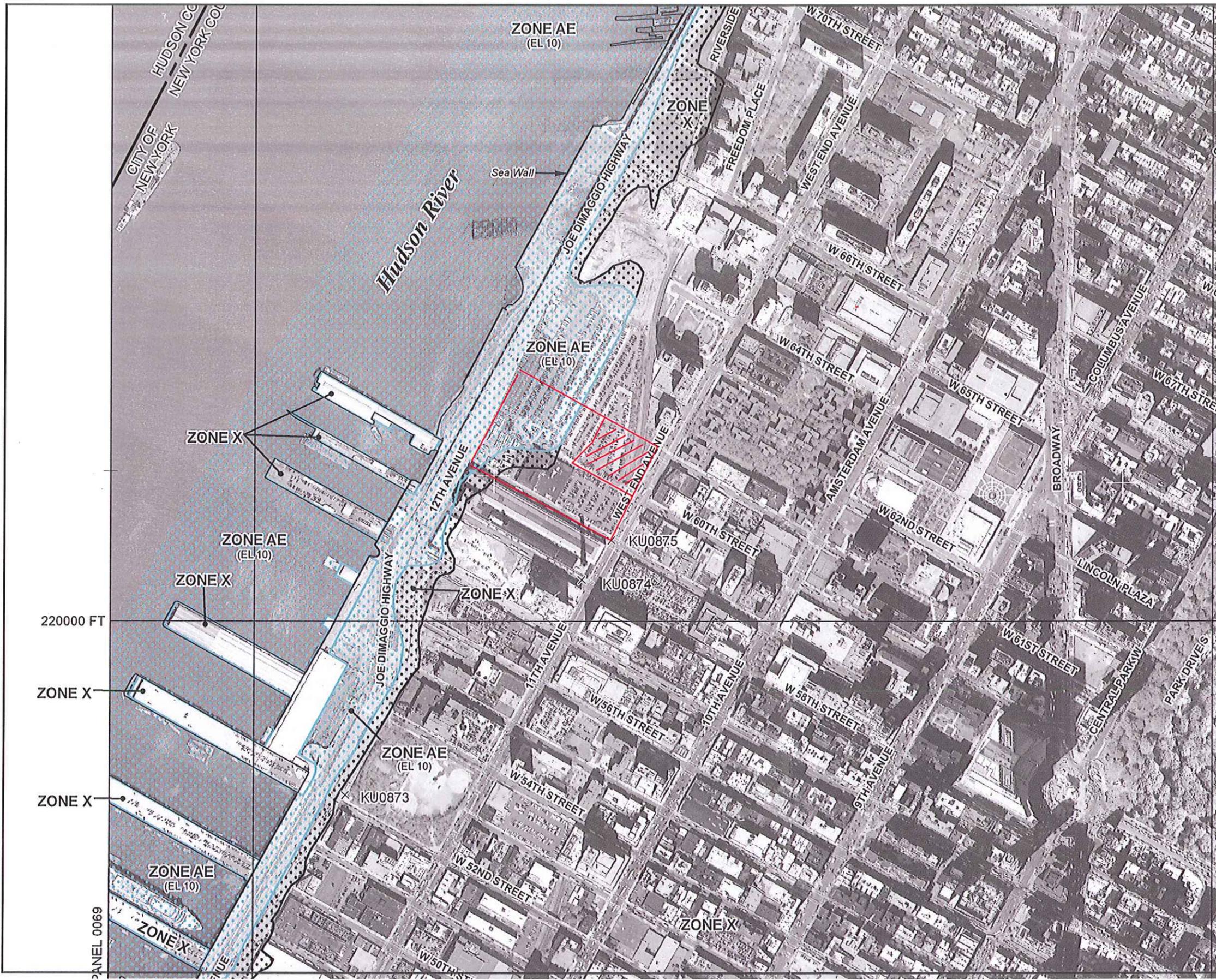
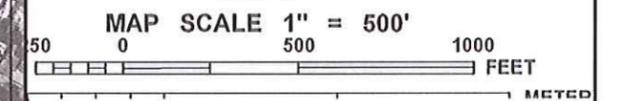
**Internal Use Only**

BIS Doc # BIS

PLAN EXAMINERS SIGN AND DATE

OVERALL DEVELOPMENT (INFORMATION OBTAINED FROM APPROVED ULURP DRAWINGS)				PARCEL 2 DEVELOPMENT		REMAINING FOR BUILDING		
ZR SECTION	DESCRIPTION	OVERALL DEVELOPMENT - REQUIRED/PERMITTED (PER ULURP)	PROPOSED OVERALL DEVELOPMENT	COMPLIES	OVERALL DEVELOPMENT NOTES	PROPOSED BUILDING 2	COMPLIES	1,3,4,5
35-63 c)	HEIGHT AND SETBACK REGULATIONS	A. BUILDING 1 TO 4 TO BE MIXED-USE BUILDINGS. BUILDING 5 TO BE MIXED-USE OR A COMMERCIAL BUILDING ALL BUILDINGS TO BE TREATED AS TOWERS PURSUANT TO ZR 35-63 c) B. BUILDING 1, 2, 4 & 5 TO BE TREATED AS TOWERS PURSUANT TO ZR 33-45 C. BUILDING 3 TO BE TREATED AS A RESIDENTIAL TOWER PURSUANT TO ZR 23-65						
33-45		I. MAXIMUM LOT COVERAGE: 40% II. MINIMUM SETBACK TO TOWER: 10' ALONG WIDE STREET 15' ALONG NARROW STREET III. PERMITTED TOWER ENCROACHMENT: 1,600 SF WITHIN 40' OF WIDE STREET 1,875 SF WITHIN 50' OF NARROW STREET	38.6% VARIES VARIES N/A	YES NO * NO *	TOWER REGULATIONS APPLY ALONG NARROW STREET ONLY. WIDE STREETS AND NARROW STREETS WITHIN 50' OF WIDE STREETS SUPERSEDED BY STREET WALL REQUIREMENTS OF ZR 23-63A.	100 / 356,282 = .0002806 .0002806 x 38,048 = 10.68 10.68% PROVIDED AS PER ULURP	YES	29.32%
23-634 33-433		C. DEVELOPMENT SUBJECT TO THE SPECIAL HEIGHT AND SETBACK REGULATIONS IN R10 DISTRICTS WITHIN COMMUNITY DISTRICT 7 (R10 INFILL REGULATIONS). APPLIES TO PORTIONS OF DEVELOPMENT ALONG WIDE STREETS AND WITHIN 50' OF WIDE STREETS.  I. STREETWALL TO BE ON STREETLINE AND EXTENDS ALONG FULL LENGTH THEREOF. II. STREET WALL HEIGHT: 125' MINIMUM 150' MAXIMUM III. MINIMUM SETBACK ABOVE MAXIMUM STREETWALL HEIGHT: 10' ALONG WIDE STREET 15' ALONG NARROW STREET	BUILDING 1 13,066 SF BUILDING 2 5,964 SF BUILDING 4 3,300 SF BUILDING 5 8,450 SF  VARIES VARIES	NO * NO * NO * NO *  NO * NO *	* NON COMPLIANCES TO BE WAIVED BY SPECIAL PERMIT PURSUANT TO ZR 74-743 (a)(2).	AS PER ULURP AS PER ULURP AS PER ULURP AS PER ULURP		

Flood insurance is available in this community, contact your National Flood Insurance Program at 1-800-638-6620.



PANEL 0088F

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
NEW YORK,  
NEW YORK  
BRONX, RICHMOND, NEW YORK,  
QUEENS, AND KINGS COUNTIES

PANEL 88 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0088	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
3604970088F

MAP REVISED  
SEPTEMBER 5, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)