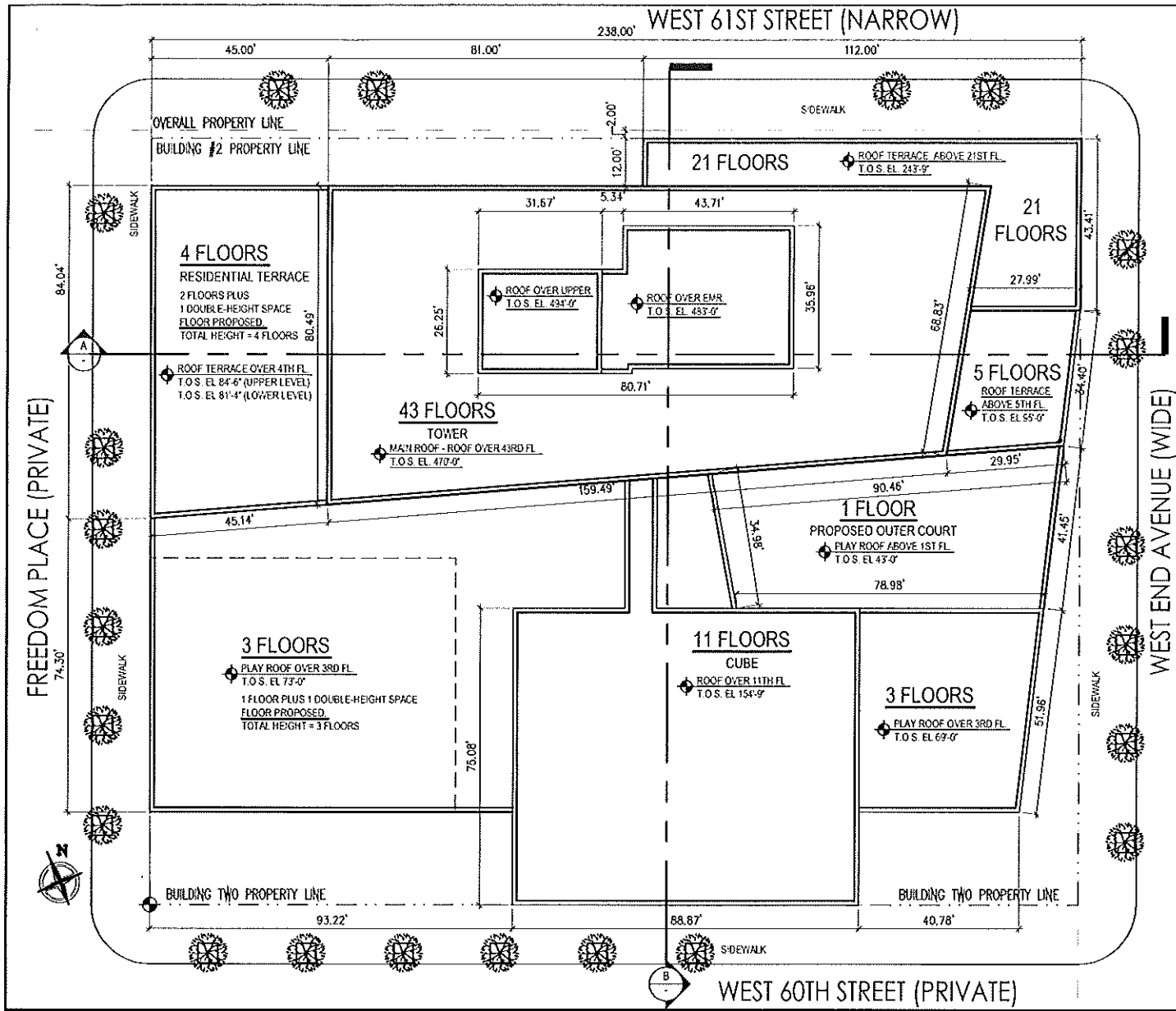


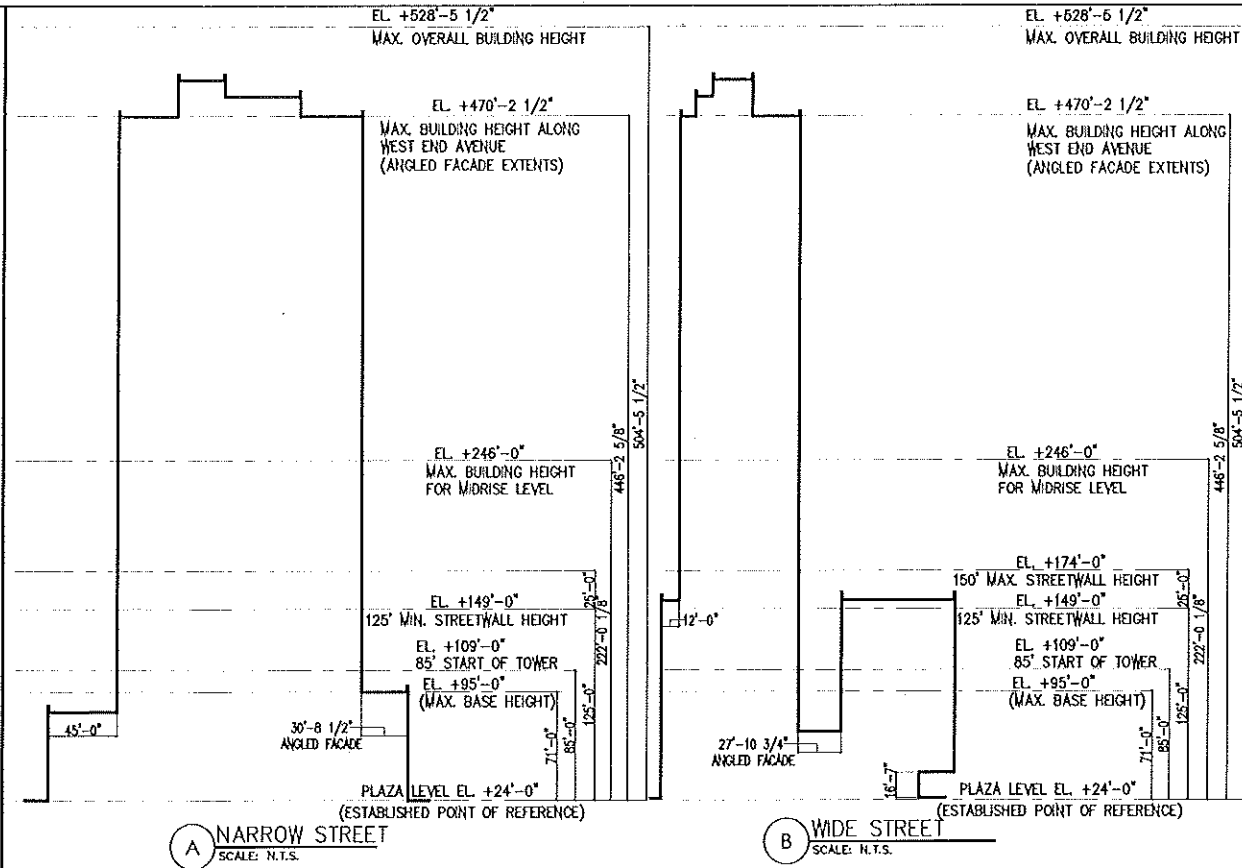
Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
1FL	10,419	2	8,018.96				.0225
1FL	14,065	3		14,065			.0395
1FL	13,564	6			13,564		.0381
1FL MEZZ	2,351.57	2	1,740.83				.0049
2FL	556.03	2					0
2FL	34,903.83	3		34,903.83			.098
3FL	556.03	2					0
3FL	29,973.97	3		29,973.97			.0841
4FL	18,086.57	3		16,535.42			.0464
4FL	2,110.43	2					0
5FL	6,704.27	3					0
5FL	15,549.18	2	12,346.84				.0346
6-43FL	536,485.43	2	508,479.40				1.427

07/09



SITE PLAN

OVERALL DEVELOPMENT (INFORMATION OBTAINED FROM APPROVED ULURP DRAWINGS)					PARCEL 2 DEVELOPMENT		REMAINING FOR BUILDING 1,3,4,5
ZR SECTION	DESCRIPTION	OVERALL DEVELOPMENT - REQUIRED/PERMITTED (PER ULURP)	PROPOSED OVERALL DEVELOPMENT	COMPLIES	OVERALL DEVELOPMENT NOTES	PROPOSED BUILDINGS 2	
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 BUILDING 1 13,066 SF BUILDING 2 5,964 SF BUILDING 4 3,300 SF BUILDING 5 8,450 SF	YES NO * NO * NO 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 WIDE STREETS AND NARROW STREETS WITHIN 50' OF WIDE STREETS SUPERSEDED BY STREET WALL REQUIREMENTS OF ZR 23-63A. * NON COMPLIANCES TO BE WAIVED BY SPECIAL PERMIT PURSUANT TO ZR 74-743 (a)(2).	100 / 356,282 = .0002806 .0002806 x 38,048 = 10.68 10.68% PROVIDED AS PER ULURP AS PER ULURP AS PER ULURP 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 15' ALONG NARROW STREET	VARIES VARIES VARIES	NO * NO *		AS PER ULURP AS PER ULURP	



BUILDING SECTIONS

C4-7
ZONING DISTRICT

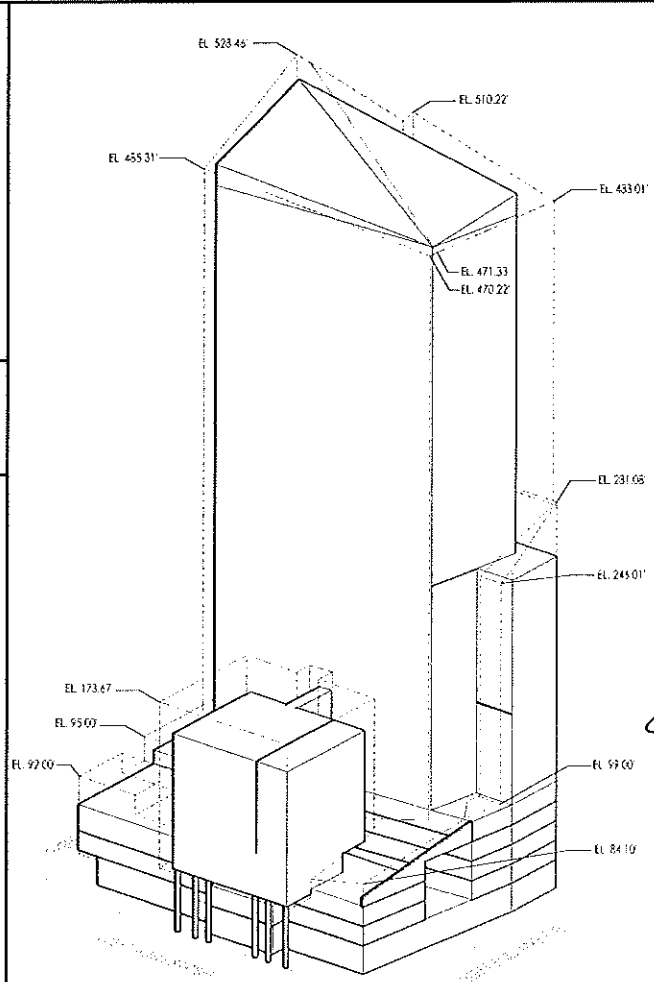
LEGEND:

PROPOSED BUILDING

ZONING LOT LINE

MAXIMUM BUILDING ENVELOP

PROPOSED TREE



AXONOMETRIC DIAGRAM

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 misde-
meanor and is punishable by a fine or im-
prisonment, 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 consid-
eration. Violation is punishable by impris-
onment 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 docu-
ments with the Department.

NAME (PLEASE PRINT)
JAMES DAVIDSON

SIGNATURE DATE DEC 10 2012

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

Internal Use Only

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PLAN EXAMINERS SIGN AND DATE

