

ADDRESS: 250 EAST 83RD STREET, NEW YORK, NY
 MAP 9a BLOCK: 1528 LOT: 21,28,120

1. ZONING DISTRICT : C1-9 (R10 EQUIVALENT)
 R8B

2. LOT AREA: 14,351.27 S.F.
 C1-9 14,180.65 S.F.
 R8B 170.62 S.F.

32-00 3. USES PERMITTED : C1-9 USE GROUPS 1-6
 22-00 R8B USE GROUPS 1-4

4. USES PROPOSED : C1-9 USE GROUPS 6 COMMERCIAL
 USE GROUPS 2 RESIDENTIAL
 R8B USE GROUPS 2 RESIDENTIAL

33-122 5. FLOOR AREA RATIO : C1-9 COMMERCIAL=2
 35-23 RESIDENTIAL=10
 35-31 INCLUSIONARY HOUSING BONUS=2
 23-15 MAX FAR @ C1-9=12
 23-90 R8B RESIDENTIAL=4
 MAX FAR @ R8B=4

6. FLOOR AREA PERMITTED: C1-9 MAXIMUM ZFA = 14,180.65 S.F. X 12.0 FAR = 170,167.80 S.F.
 R8B MAXIMUM ZFA = 170.62 S.F. X 4.0 FAR = 682.48 S.F.
 MAXIMUM ZFA @ BOTH ZONE = 170,850.28 S.F.

7. FLOOR AREA PROPOSED: C1-9 TOTAL 160,206.85 S.F.
 R8B TOTAL 322.17 S.F.
 TOTAL @ BOTH ZONE= 160,529.02 S.F.

23-47 8. YARD REGULATIONS:
 33-281 REAR YARD: 30' MINIMUM ON INTERIOR LOT (R8B)
 40'-2" PROPOSED

23-541 NO YARDS REQUIRED WITHIN 100' OF A CORNER

35-64 9. HEIGHT AND SETBACK REGULATIONS @ C1-9:
 23-651 STREET WALL MINIMUM BASE HEIGHT : 60'-0"
 MAXIMUM BASE HEIGHT : 85'-0"
 SETBACK ABOVE BASE WIDE STREET 10'-0" FROM STREET WALL
 NARROW STREET 15'-0" FROM STREET WALL

23-62 HEIGHT AND SETBACK REGULATIONS @ R8B:
 23-662 MINIMUM BASE HEIGHT : 55'-0"
 MAXIMUM BASE HEIGHT : 65'-0"
 MAXIMUM BUILDING HEIGHT : 65'-0"
 SETBACK AT NARROW STREET 15'-0"

23-651 10. TOWER REGULATIONS: MINIMUM TOWER SIZE : 30% OF SITE IN C1-9
 14,180.65 S.F. x 30%= 4,254.2 S.F.
 MAXIMUM TOWER SIZE : 46% OF SITE IN C1-9
 14,180.65 S.F. x 46%= 6,523.1 S.F.
 TOWER SIZE PROPOSED: 6,319.29 S.F. @ FLOORS 8-27= 44.56% OF THE SITE
 5,982.54 S.F. @ FLOORS 28-29=42.19% OF THE SITE

23-651 11. TOP 40' OF TOWER: MAY COVER LESS THAN 30% OF LOT AREA OF THE ZONING LOT, IF GROSS
 AREA OF EACH STORY DOES NOT EXCEED 80% OF THE GROSS AREA OF
 THE STORY DIRECTLY BELOW IT.

FLOOR AREA OF 29TH FLOOR = 5,982.54 S.F.
 FLOOR 30 = 4,232.55 S.F.
 $4,232.55 / 5,982.54 = 70.75\%$ OF FLOOR BELOW
 FLOOR 31 = 3,362.77 S.F.
 $3,362.77 / 4,232.55 = 79.45\%$ OF FLOOR BELOW
 FLOOR 32 = 2,688.75 S.F.
 $2,688.75 / 3,362.77 = 79.96\%$ OF FLOOR BELOW

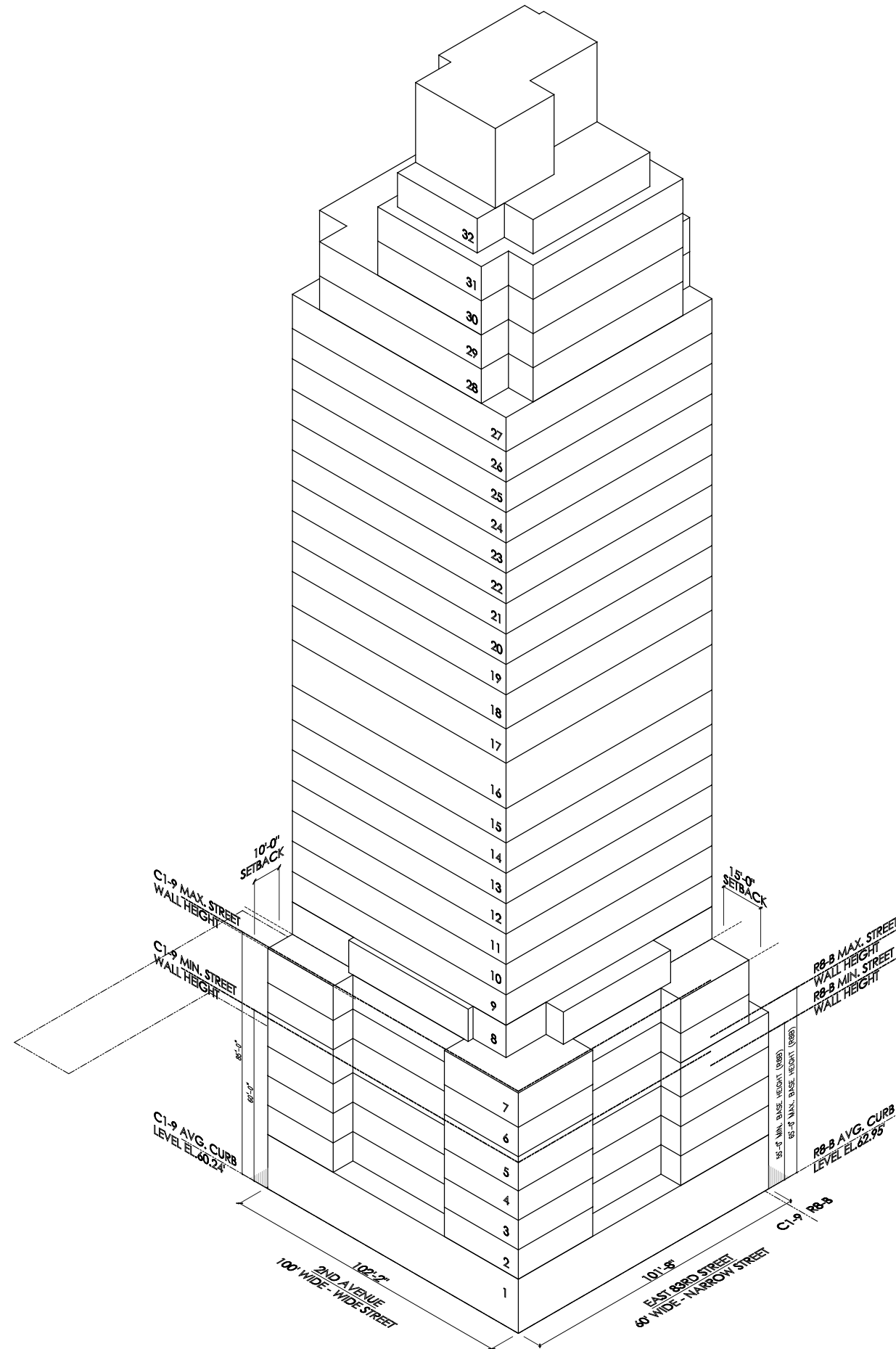
23-153 12. LOT COVERAGE :
 MAXIMUM LOT COVERAGE PERMITTED ON INTERIOR LOT (R8B)= 70%

13-30 13. OFF-STREET PARKING LOADING REGULATIONS IN THE MANHATTAN CORE: NONE REQUIRED

25-81 14. BICYCLE PARKING:
 36-711 RESIDENTIAL 1 PER 2 DU'S
 128 D.U./ 2= 64 SPACES REQUIRED
 COMMERCIAL 1 PER 10,000 S.F.
 17,683 S.F./ 10,000 S.F.= 2 SPACES REQUIRED
 AREA REQUIRED @ 15 S.F./ BICYCLE PARKING SPACE
 66 SPACES X 15 S.F. = 990 S.F. REQUIRED
 1,103 S.F. OF BICYCLE PARKING PROVIDED

26-41 15. STREET PLANTING REGULATIONS
 33-03 A. 1 TREE / 25' OF ZONING LOT STREET FRONTAGE
 96-51 EAST 83RD STREET = 101'-8" / 25' = 4 TREES
 2ND AVENUE = 102'-2" / 25' = 4 TREES
 TOTAL REQUIRED = 203'-10" / 25' = 8 TREES

B. 4 TREES PLANTED ON SITE
 4 TREES (OFF-SITE) TO BE PLANTED IN ACCORDANCE WITH THE
 DEPARTMENT OF PARKS AND RECREATION REGULATIONS.



AXONOMETRIC DIAGRAM (EAST 83RD ST. & 2ND AVE. VIEW)

N.T.S.



ZD1 Zoning Diagram

Location Information

House No(s) 250
 Street Name EAST 83RD STREET
 Borough Manhattan
 Block 1528
 Lot 21, 28, 120
 Bin

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)
 Robert Laudenschlager

SIGNATURE DATE 09-20-22



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

Internal Use Only

BIS Doc #

PLAN EXAMINERS SIGN AND DATE



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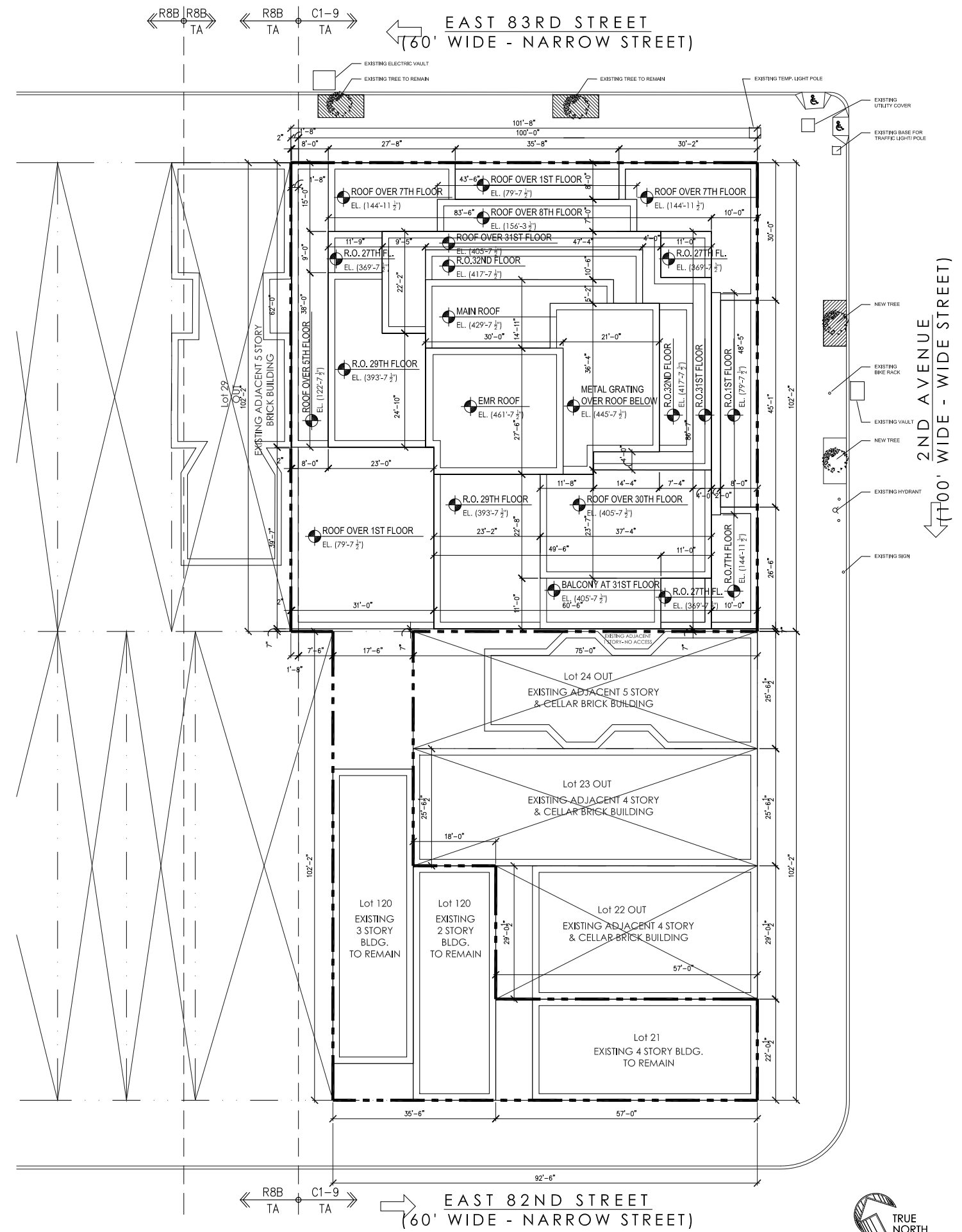


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SITE PLAN
 N.T.S.



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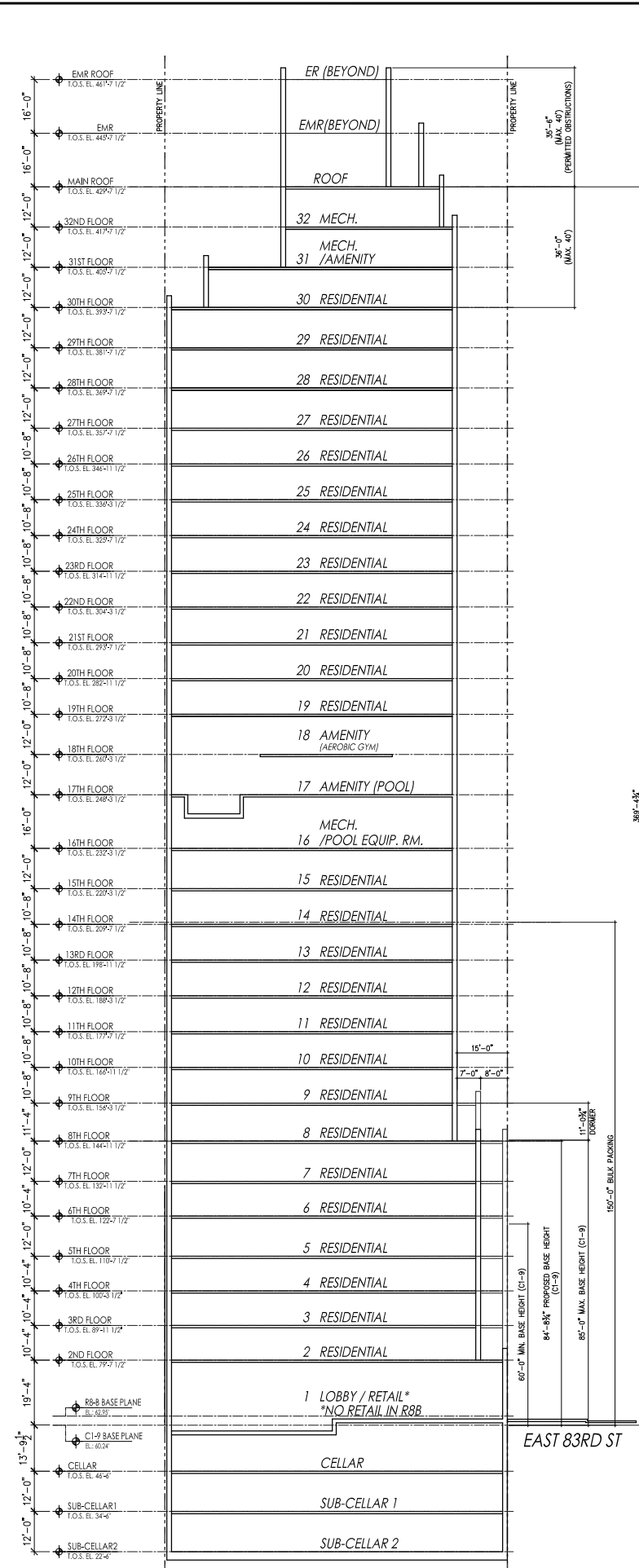


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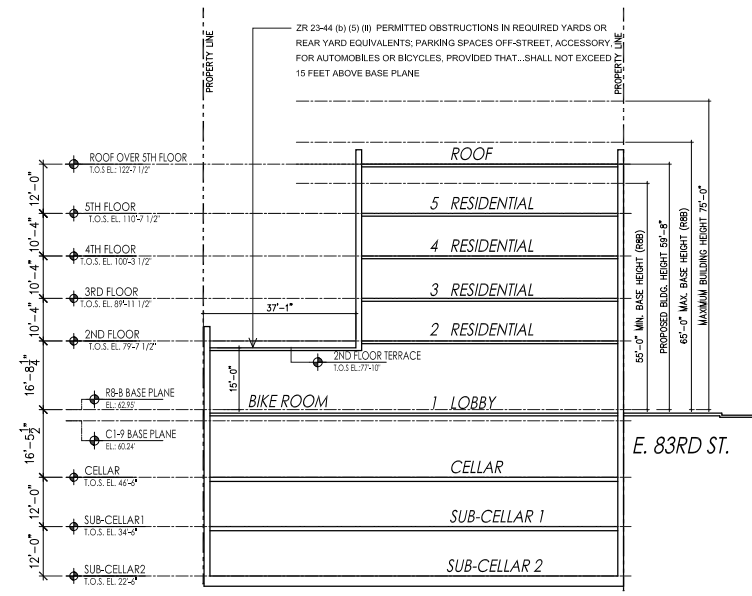
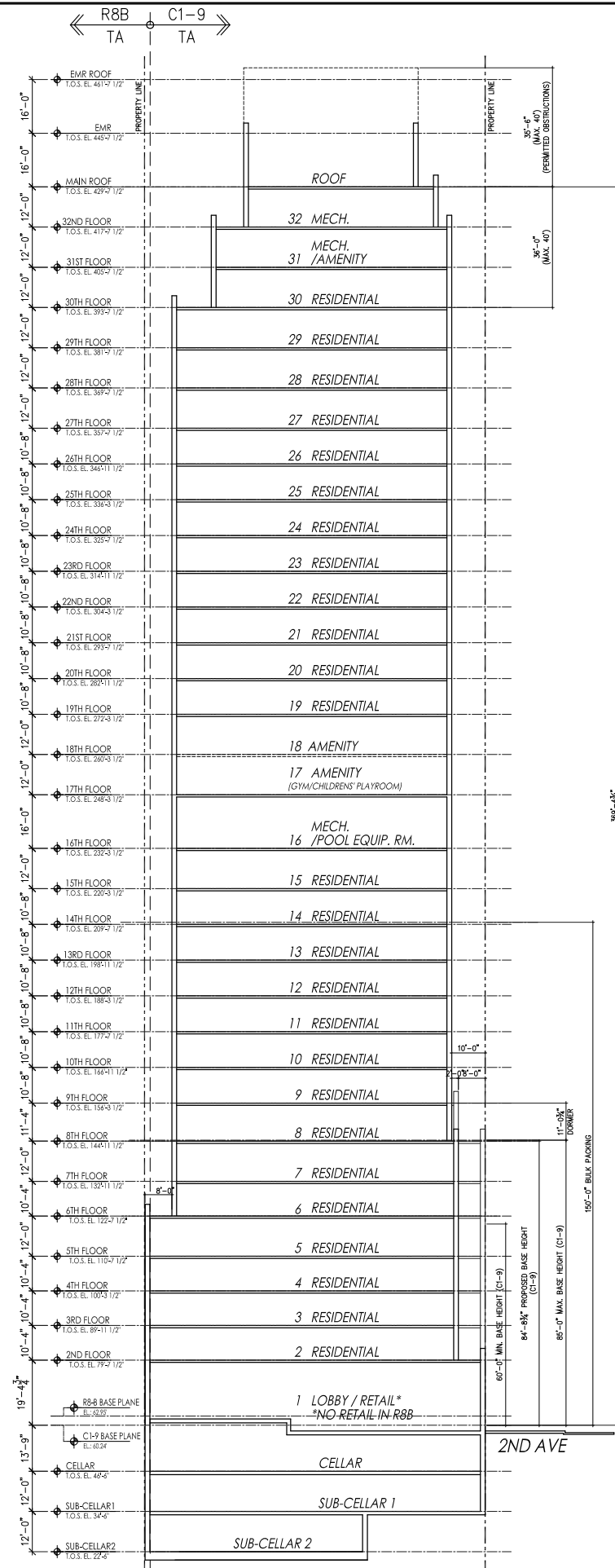
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SECTION DIAGRAMS
 N.T.S.



ZR 23-44 (b) (ii) (B) PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS; PARKING SPACES OFF-STREET, ACCESSORY, FOR AUTOMOBILES OR BICYCLES, PROVIDED THAT... SHALL NOT EXCEED 15 FEET ABOVE BASE PLANE



ZD1 Zoning Diagram

Must be typewritten.
Sheet _____ of _____

1 Applicant Information Required for all applications.

Last Name	Laudenschlager	First Name	Robert	Middle Initial	
Business Name	SLCE Architects	Business Telephone	(212) 979-8400		
Business Address	1359 Broadway 14th flr		Business Fax		
City	New York	State	NY	Zip	10018
E-Mail	rlaudenschlager@slcearch.com		Mobile Telephone		
		License Number	022227		

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	128	Parking area	0	sq. ft.		Parking Spaces: Total	0	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. _____		

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	
Sub-cellar2	8,296.57	2	0	0	0	0	0
Sub-cellar1	10,310.70	2,6	0	0	0	0	0
Cellar	10,310.70	2,6	0	0	0	0	0
01	4463.70	2	3,876.91	0	0	0	0.27
01	5,847.00	6	0	0	5,774.06	0	0.40
02	8,437.62	2	7,199.31	0	0	0	0.50
03	8,437.62	2	7,062.50	0	0	0	0.49
04	8,437.62	2	7,062.50	0	0	0	0.49
05	8,437.62	2	7,062.50	0	0	0	0.49
06	7,941.62	2	6,756.45	0	0	0	0.47
07	7,941.62	2	6,686.81	0	0	0	0.47
08	6,720.62	2	5,683.20	0	0	0	0.40
09	6,319.29	2	5,263.07	0	0	0	0.37

ZD1

Sheet _____ of _____

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	
10	6,319.29	2	5,252.30	0	0	0	0.37
11	6,319.29	2	5,255.37	0	0	0	0.37
12	6,319.29	2	5,255.37	0	0	0	0.37
13	6,319.29	2	5,255.37	0	0	0	0.37
14	6,319.29	2	5,255.37	0	0	0	0.37
15	6,319.29	2	5,255.37	0	0	0	0.37
16	6,319.29	2	0	0	0	0	0
17	6,319.29	2	1,866.70	0	0	0	0.12
18	2,636.39	2	1,544.65	0	0	0	0.10
19	6,319.29	2	5,304.15	0	0	0	0.37
20	6,319.29	2	5,304.15	0	0	0	0.37
21	6,319.29	2	5,304.15	0	0	0	0.37
22	6,319.29	2	5,304.15	0	0	0	0.37
23	6,319.29	2	5,304.15	0	0	0	0.37
24	6,319.29	2	5,304.15	0	0	0	0.37
25	6,319.29	2	5,304.15	0	0	0	0.37
26	6,319.29	2	5,304.15	0	0	0	0.37
27	6,319.29	2	5,304.15	0	0	0	0.37
28	5,982.54	2	5,031.28	0	0	0	0.35
29	5,982.54	2	5,014.98	0	0	0	0.35
30	4,232.55	2	3,376.39	0	0	0	0.23
31	3,362.77	2	2,004.41	0	0	0	0.13
32	2,688.75	2	0	0	0	0	0
Totals	234,215.77		154,754.96	0	5,774.06	0	11.18

Total Zoning Floor Area	160,529.02
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