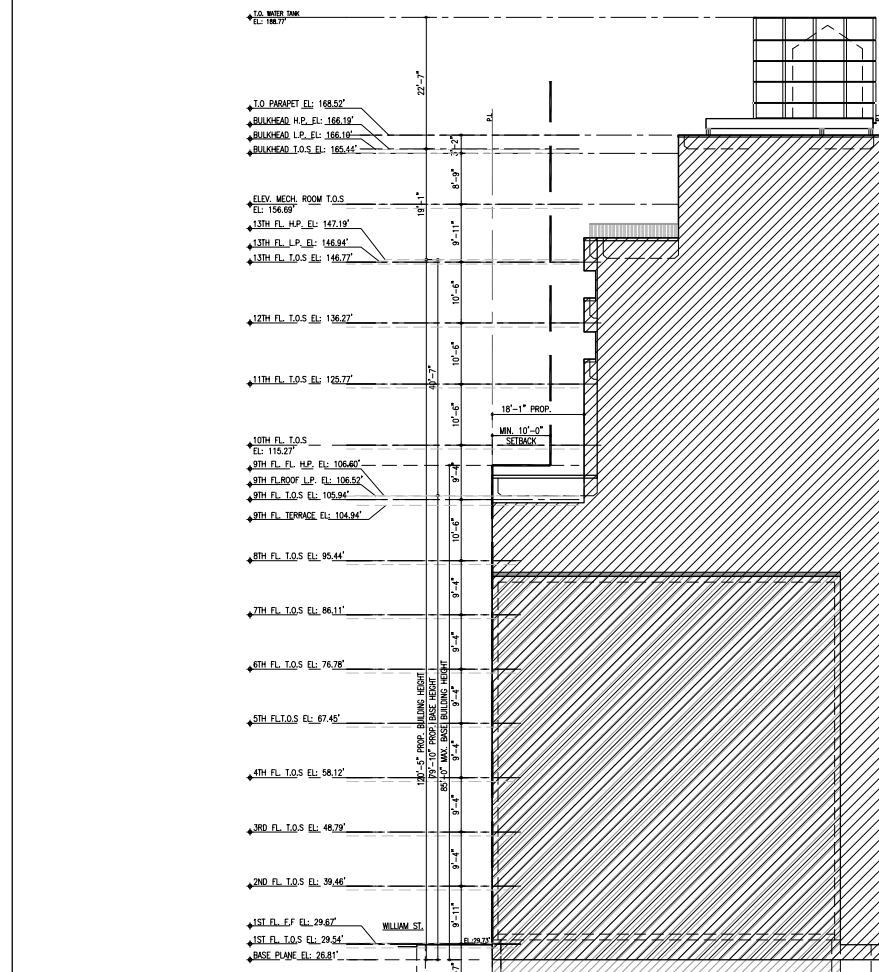


SECTION DIAGRAM

SCALE: 1/16" = 1'-0"



ARTICLE IX - SPECIAL PURPOSE DISTRICT
CHAPTER 1 - SPECIAL LOWER MANHATTAN DISTRICT (LM)

ZR 91-00: GENERAL PURPOSES

ZR 91-01: GENERAL PROVISIONS
EXCEPT AS MODIFIED BY THE EXPRESS PROVISIONS OF THE SPECIAL LOWER MANHATTAN DISTRICT, THE REGULATIONS OF THE UNDERLYING ZONING DISTRICTS SHALL REMAIN IN EFFECT.

ZR 91-04: SUBDISTRICTS AND CORE AREA
-NOT APPLICABLE-

ZR 91-05: APPLICABILITY OF ARTICLE VII PROVISIONS
NOT APPLICABLE

ZR 91-07: MODIFICATIONS OF USE AND BULK REGULATIONS FOR ZONING LOTS FRONTING UPON DELURRY SQUARE
-NOT APPLICABLE-

ZR 91-10: SPECIAL USE REGULATIONS

ZR 91-11: SIGN REGULATIONS
-NOT USED-

ZR 91-20: FLOOR AREA AND DENSITY REGULATIONS

ZR 91-21: MAXIMUM FLOOR AREA RATIO
THE BASIC MAXIMUM FLOOR AREA RATIO (FAR) OF THE UNDERLYING DISTRICT MAY BE INCREASED BY THE INCLUSION OF SPECIFIC ADDITIONAL BONUS FLOOR AREA FOR A MAXIMUM FLOOR AREA RATIO AS SPECIFIED IN THE TABLE IN THIS SECTION.

ZR 91-22: FLOOR AREA INCREASE REGULATIONS
BASIC MAXIMUM FAR FOR NON-RESIDENTIAL = 10.0
2,300.03 SF. (LOT AREA) 10.0 = 23,000.30 SF. (MAX.)
> 23,197.84 SF. (PROP.)

ZR 91-23: FLOOR AREA BONUS FOR PUBLIC PLAZAS
-NOT APPLICABLE-

ZR 91-24: SPECIAL PERMIT BONUS
-NOT USED-

ZR 91-30: HEIGHT AND SETBACK AND LOT COVERAGE REGULATIONS

ZR 91-31: STREET WALL REGULATIONS
(a) WITHIN THE SPECIAL DISTRICT, THE MAXIMUM BASE HEIGHT SHALL BE 85 FEET OR 1.5 TIMES THE WIDTH OF THE STREET UPON WHICH THE BUILDING FRONTS, WHICHEVER IS GREATER.
BASE HT. = 79'-10" (PROPOSED) < 85'-0" (MAX. ALLOW)
NOTE: STREET WALL "TYPE1" THRU "TYPE 5" - NOT APPLICABLE

ZR 91-32: SETBACK REGULATIONS
10.0' MIN. REQUIRED SETBACK FOR LOT ARE LESS THAN 15,000.00 SF
SETBACK = 10'-0" (PROPOSED) ≈ 10'-0" (MIN. REQ.)

ZR 91-33: LOT COVERAGE REGULATIONS
ABOVE BASE HEIGHT THE MAXIMUM LOT COVERAGE OF ANY ZONING LOT SHALL BE 65%.
MAX. LOT COVERAGE = 1,508.02 SF. (65%) > 1,424.33 SF. (61.4%) PROPOSED

ZR 91-34: MAX. HORIZONTAL DIMENSION FOR TALL BUILDINGS
NOT APPLICABLE

ZR 91-35: MODIFICATION OF ST. WALL, SETBACK AND LOT COVERAGE
NOT USED

ZR 91-40: MANDATORY DISTRICT PLAN ELEMENTS

ZR 91-41: STREETScape REGULATIONS
GROUND FLOOR LEVEL STREETScape PROVISIONS SET FORTH IN SECTION 32-30 SHALL APPLY. (SEE PROVISION OF ARTICLE III BELOW)

ZR 91-42: PEDESTRIAN CIRCULATION SPACE
NOT APPLICABLE

ZR 91-43: OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR
NOT APPLICABLE

ZR 91-50: OFF-STREET PARKING, LOADING AND CURB CUT REGULATIONS
SECTIONS NOT APPLICABLE

ZR 91-60: REGULATIONS FOR THE SOUTH STREET SEAPORT SUB-DISTRICT
SECTIONS NOT APPLICABLE

ZR 91-70: SPECIAL REGULATIONS FOR CERTAIN AREAS
SECTIONS NOT APPLICABLE

ZR 91-80: PUBLIC ACCESS AREAS
SECTIONS NOT APPLICABLE. APPLIES TO ARCADE & PUBLIC ACCESSIBLE OPEN AREAS.

ARTICLE III - COMMERCIAL DISTRICT REGULATIONS
CHAPTER 2 - USE REGULATIONS

ZR 32-00: GENERAL PURPOSES

ZR 32-10: USE ALLOWANCES

ZR 32-15: USE GROUP V - USES SUBJECT TO ADDITIONAL CONDITIONS
(b)(1) A TRANSIENT HOTEL OPERATED EXCLUSIVELY FOR THE PUBLIC PURPOSE OF TEMPORARY HOUSING ASSISTANCE BY THE CITY OR STATE OF NEW YORK, OR OPERATED BY A NON-GOVERNMENTAL ENTITY PURSUANT TO AN ACTIVE CONTRACT OR OTHER WRITTEN AGREEMENT WITH AN AGENCY OF THE CITY OR STATE SPECIFYING SUCH PUBLIC PURPOSE.
- HENCE PERMITTED - DOCUMENTS PROVIDED.

ZR 32-30: STREETScape REGULATIONS
TIER A STREET FRONTAGE

ZR 32-31: REGULATIONS FOR TIER A STREET FRONTAGES
REGULATIONS FOR TIER A STREET FRONTAGE APPLIES TO GROUND FLOOR LEVEL.

ZR 32-311: BLANK WALL PROVISIONS
NO BLANK WALL (BY DEFINITION) FOR THIS PROJECT.

ZR 32-312: GROUND FLOOR LEVEL PARKING RESTRICTIONS
NOT APPLICABLE

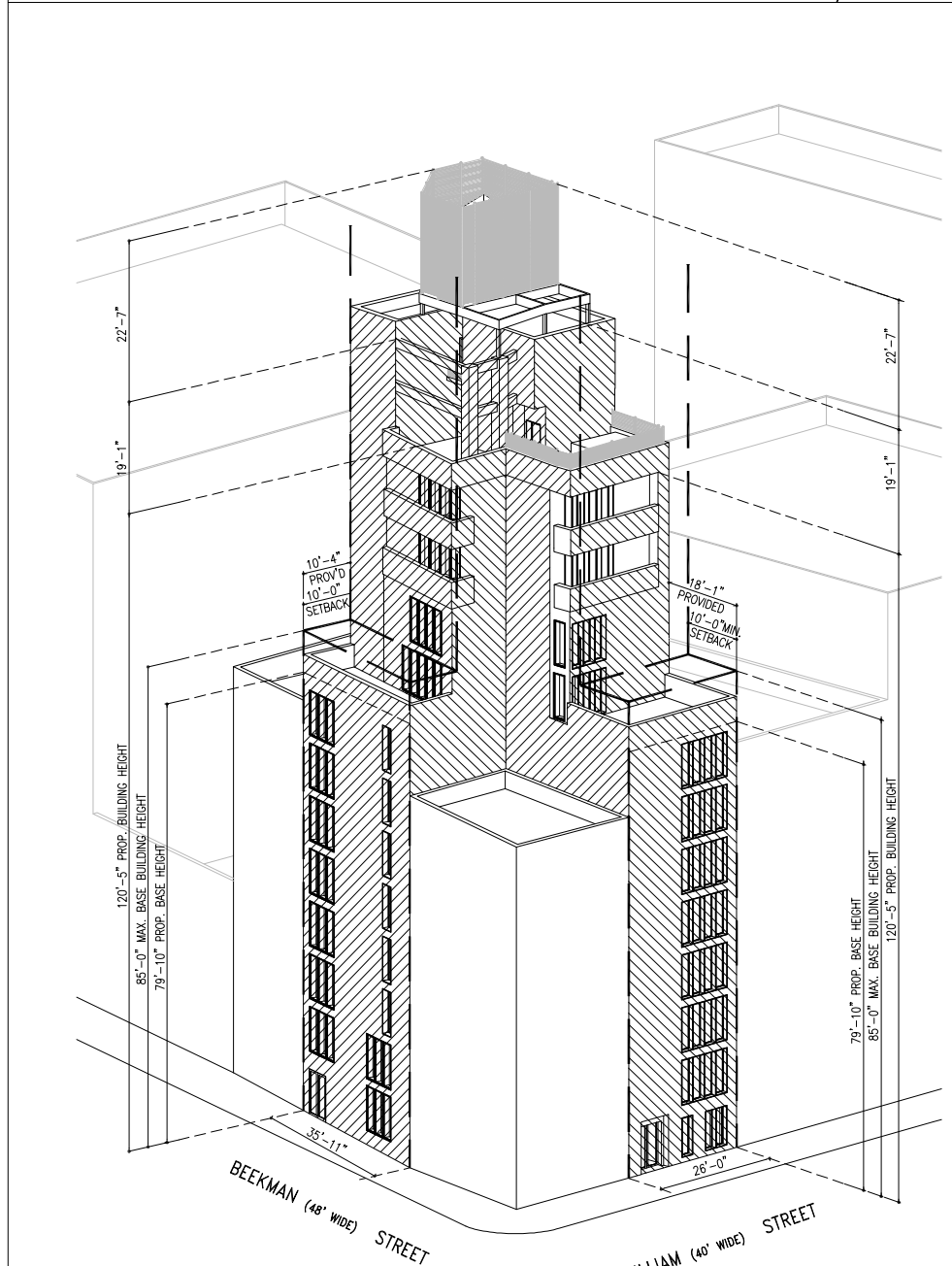
CHAPTER 3 - BULK REGULATIONS

ZR 33-00: APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS

ZR 33-04: STREET TREE PLANTING
PROVIDE AS PER 26-41
1-TREE REQUIRED EVERY 25FT OF STREET FRONTAGE OF THE ZONING LOT
FRONTAGE ALONG WILLIAM STREET = 26.0'
26.0' / 25.0' = 1.04 ≈ 1 TREE REQUIRED
FRONTAGE ALONG BEEKMAN STREET = 35.92'
35.92' / 25.0' = 1.44 ≈ 1 TREE REQUIRED

AXONOMETRIC DIAGRAM

SCALE: 3/32" = 1'-0"



ZD 1 Zoning Diagram

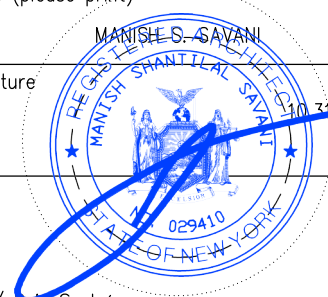
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Location Information

House No(s)	166
Street Name	WILLIAM STREET
Borough	NEW YORK
Block	93
Lot	25
BIN	2043887

Falsification of any statement is a misdemeanor and is punishable by 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) _____

Signature  Date 10/31/2025

P.E. / N.A. Seal (apply seal, then sign & date over seal)

Internal Use Only _____

BIS Doc # _____

(PLAN EXAMINER SIGN AND DATE)

