



ZD1 Zoning Diagram

Must be typewritten.
Sheet ___ of ___

1 Applicant Information Required for all applications.

Last Name Rossant	First Name Thomas	Middle Initial
Business Name Ennead Architects LLP	Business Telephone (212) 807-7171	
Business Address 1 World Trade Center	Business Fax	
City New York	State NY	Zip 10007
E-Mail LAUREL.PANDO@ENNEAD.COM		License Number 025252

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units **0** Parking area sq. ft. Parking Spaces: Total **0** Enclosed **0**

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

- Variance Cal. No. _____ Authorizing Zoning Section 72-21
- Special Permit Cal. No. _____ Authorizing Zoning Section _____
- General City Law Waiver Cal. No. _____ General City Law Section _____
- Other Cal. No. _____

City Planning Commission (CPC)

- Special Permit ULURP No. _____ Authorizing Zoning Section _____
- Authorization App. No. _____ Authorizing Zoning Section _____
- Certification App. No. _____ Authorizing Zoning Section _____
- 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	
1345 THIRD AVENUE (NE)							
Sub-Cellar	1,621			0			EX
Cellar	16,740			0			EX
1st	17,797	4		16,964			0.79
2nd	17,610	4		Mechanical Floor			EX
3rd	18,798	4		15,661			0.73
4th	16,798	4		15,661			0.73
5th	16,798	4		15,650			0.73
6th	16,798	3,4		15,650			0.73
7th	16,798	4		15,650			0.73
8th	16,798	4		15,664			0.73
9th	16,778	4		14,832			0.59
10th	16,798	4		15,641			0.73

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	
11th	16,802	4		15,037			0.73
12th	12,599	4		11,955			0.56
13th	12,599	4		11,955			0.56
14th	12,599	4		11,955			0.56
15th	12,647			Mechanical Floor			EX
16th	1,621			Elevator Machine Room			EX
Roof	1,952			Mechanical & Elev Machine Rm			EX
Subtotal:	258,951			192,875			

205 East 76 Street Air Rights Property ('Existing To Remain')							
Sub-Cellar			0	0			EX
Cellar			0	0			EX
Basement		2, 4	1,135	1,600			0.12
1st		2	1,932				0.10
2nd		2	1,919				0.09
3rd		2	1,919				0.09
4th		2	1,919				0.09
5th		2	1,919				0.09
6th		2	1,911				0.09
Roof							
Subtotal:			12,654	1,600			0.67
Total ZFA To Remain: 14,254							

Totals	258,951		12,654	194,475			9.67
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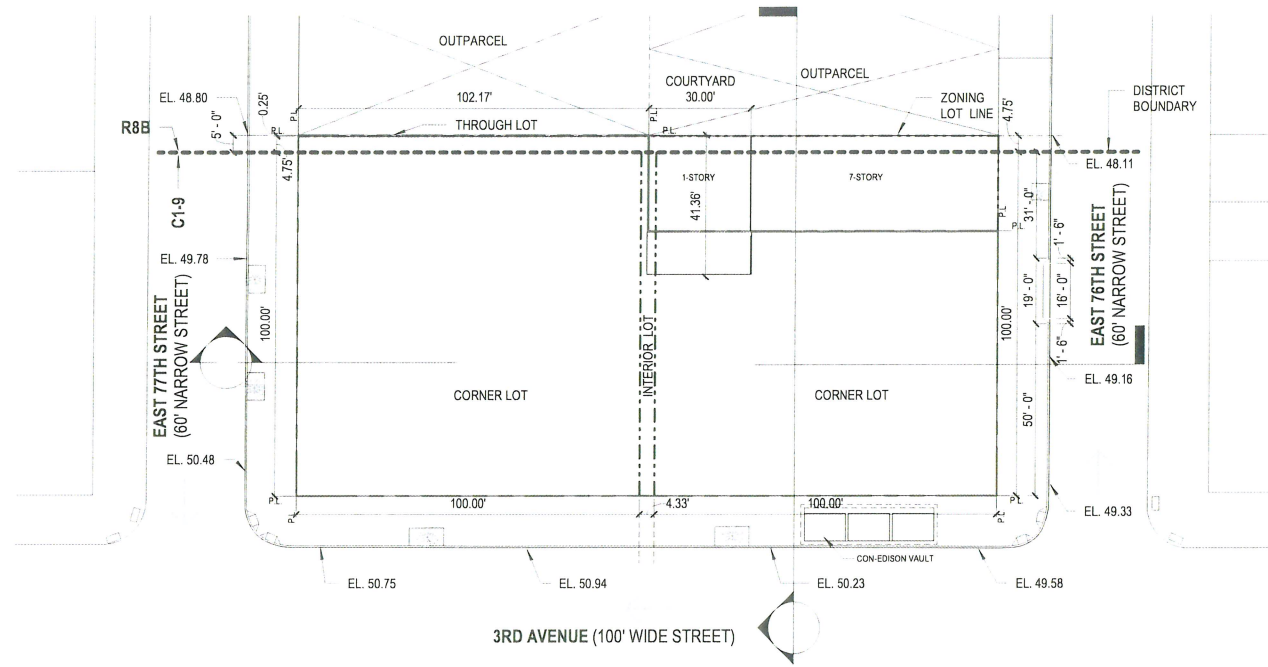
Total Zoning Floor Area	207,129
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SITE PLAN DIAGRAM

1" = 50' - 0"
 LOT AREA 21,428 SQ.FT.
 LOT COVERAGE
 C1-9 (94.6%) 19,322 SQ.FT.
 R8 (67.0%) 667 SQ.FT.
 NO SIDE YARD AS PER ZR 33-25
 NO REAR YARD AS PER ZR 33-302

LEGEND

- EXISTING TO REMAIN
- PROPOSED BUILDING
- PROPERTY LINE
- ZONING LOT LINE
- DISTRICT BOUNDARY LINE
- TREE



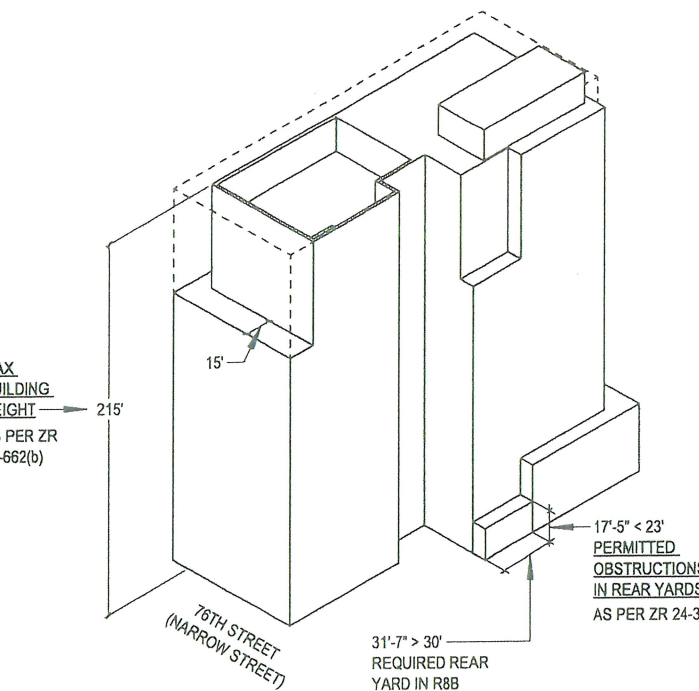
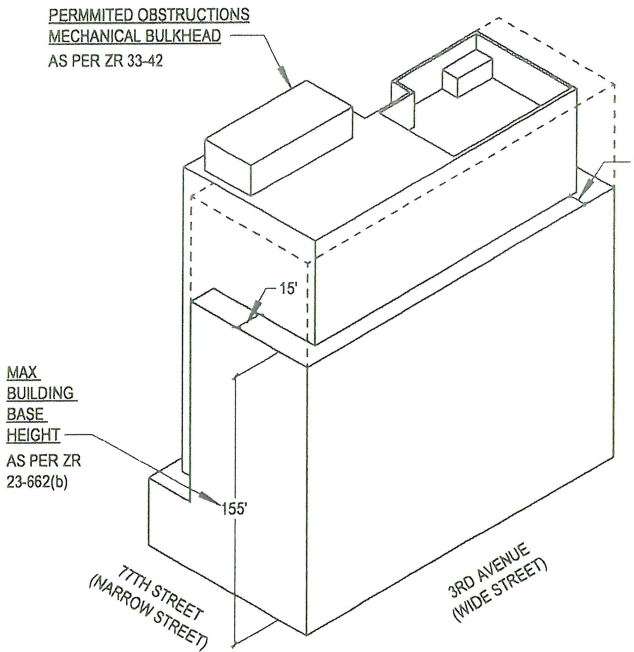
AXONOMETRIC DIAGRAM

NOT TO SCALE

REQUIRED SETBACKS
 WIDE STREET: AS PER ZR 23-662(c)
 NARROW STREET: AS PER ZR 23-662(c)

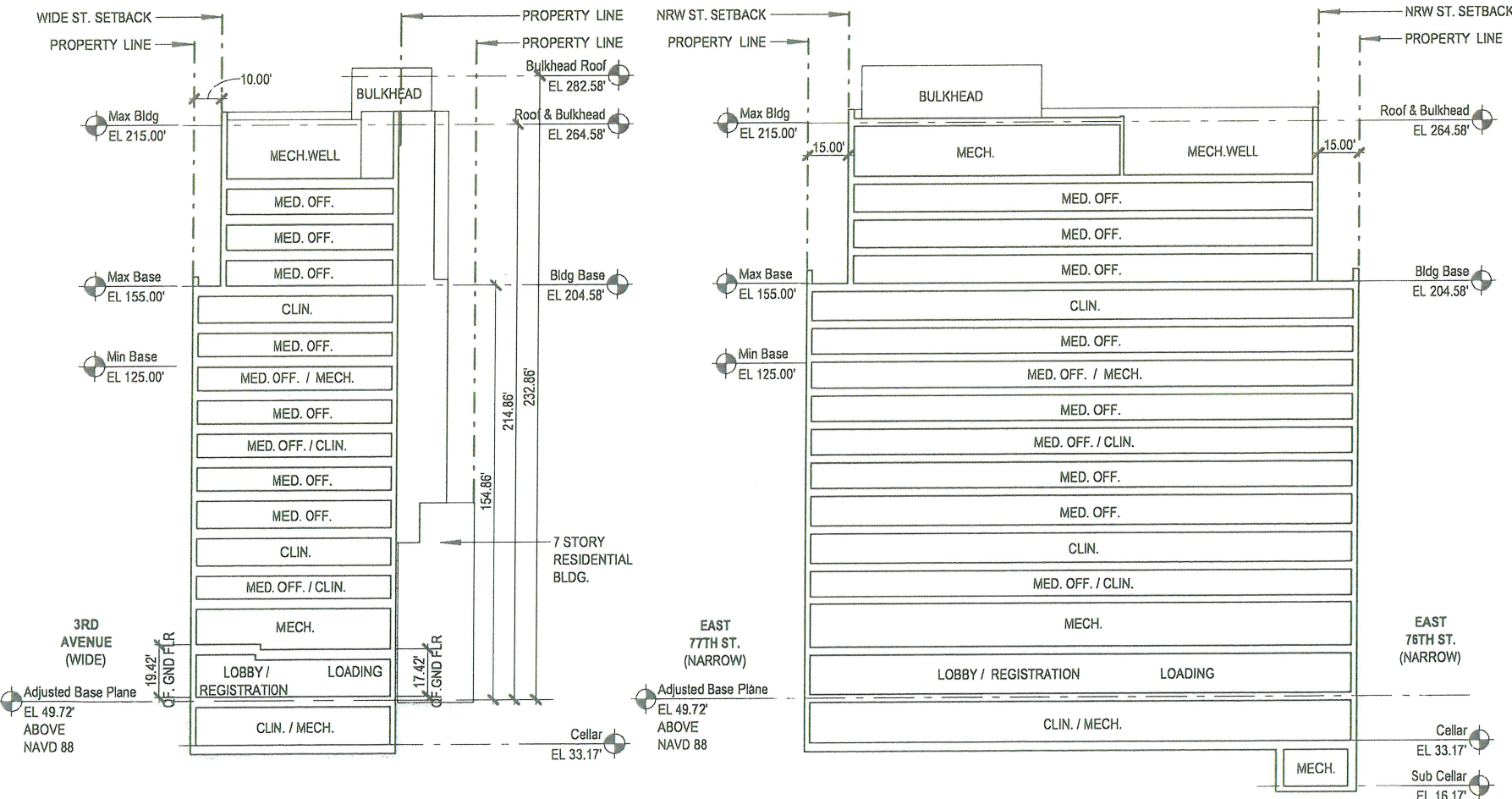
PERMITTED OBSTRUCTIONS
 AS PER ZR 33-42, ZR 33-23

MAX. BUILDING HEIGHT, MAX. MIN. BUILDING BASE HEIGHT
 AS PER ZR 23-662(b)

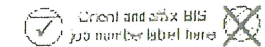


SECTION DIAGRAM

1" = 60' - 0"



ZD1 Zoning Diagram
 Must be type written



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

House No(s) 1345
 Street Name 3rd Avenue
 Borough Manhattan
 Block 1431
 Lot 46
 BIN 1044092

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 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)

Thomas Rossant

Signature _____ Date 6/5/2023



P.E., I.R.A. Seal (Applicant must sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

ZONING ANALYSIS

ZR. SEC.	ITEM	C1-9 (R10 Equivalent)	R8B	TOTAL	COMPLIANCE / NOTES
	LOT AREA	20,433 SF	995 SF	21,428 SF	
	USE GROUPS				
22-10	Permitted Uses	Use Group 1-6	Use Groups 1-4, 6C		
32-10	Existing to Remain @ 205 E 76th St B# 1431 L #104 (Condo Lot # 7501)	Use Group 2 & Use Group 4	Use Group 2 & Use Group 4		
	Proposed New	Group 4 (Ambulatory diagnostic or treatment Healthcare Facility) Group 3 (Non-profit Institution with Sleeping Accommodations)	Group 4 (Ambulatory diagnostic or treatment Healthcare Facility) Group 3 (Non-profit Institution with Sleeping Accommodations)		Proposed New: Group 4 (Community Facilities) & Group 3 (Community Facilities)
	FLOOR AREA RATIO				
33-012	FAR Permitted	10	4		
33-121	Total Maximum Proposed FAR	10	2.82		
33-122	FLOOR AREA				
33-123	Total Maximum Allowable Floor Area	20,433 x 10 = 204,330 SF	995 x 4 = 3,980 SF	208,310 SF	
23-011	Floor Area Proposed				Note: 205 East 76th St Block #1431, Historical Lot #104, Condo Lot #7501 Alteration Type 1 Application to be Filed for Meets & Bounds Change As It is Part of the Single Zoning Lot.
23-664	Total				
	Existing to Remain @ 205 E 76th St B# 1431 L #104 (Condo Lot # 7501)	11,922 SF	2,332 SF	14,254 SF	
	Proposed New	192,406 SF	469 SF	192,875 SF	
	Total Maximum Proposed Floor Area	204,328 SF	2,801 SF	207,129 SF	
	LOT COVERAGE REGULATIONS				
23-153			Interior lot or Through Lot 70%		Refer to Diagram on Z-101.00
24-11	Corner Lot Permitted Provided	18,989 SF			
24-12	Interior Lot, Through Lot Permitted Provided	333 SF	995 x 70% = 696 SF 667 SF		
	Total Permitted Provided	20,433 SF 19,322 SF	696 SF 667 SF	21,129 SF 19,989 SF	
	YARD AND INNER COURT REGULATIONS				
24-33	Permitted Obstructions in Rear Yards		One Story <23' Required		Refer to Diagram on Z-101.00
33-25	Side Yard	None Required			
33-261	Rear Yard	None Required	30' deep at every rear lot line		
33-301					
33-302					
23-851	Inner Court	Minimum area 1,200 SF Minimum Dimension 30 FT	Minimum area 1,200 SF Minimum Dimension 30 FT		
	HEIGHT AND SETBACK REGULATIONS				
23-662(a)	Maximum Height				Refer to Diagram on Z-101.00
23-662(b)	Required	Minimum Base Height 125' Maximum Base Height 155' Maximum Height of Building or other Structures * 215' Maximum Number of Stories 21	55' 65' 75'		* Compliance as a Quality Ground Floor: the level of the finished floor of the second story is 13 feet or more above the level of the adjoining sidewalk Provided: 17'-5", 19'-5"
	Provided	NA 155' * 215' 16	NA 37.86' 37.86' 2		
	Setback				
23-662(c)	Wide Street	10'	10'		
	Required	not lower than the minimum base height or higher than the maximum base height	not lower than the minimum base height or higher than the maximum base height		
	Provided	10' At Maximum Base Height	10' At Maximum Base Height		
	Narrow Street - East 76th Street	15'	15'		
	Required	not lower than the minimum base height or higher than the maximum base height	not lower than the minimum base height or higher than the maximum base height		
	Provided	15' At Maximum Base Height	15' At Maximum Base Height		
	Narrow Street - East 77th Street	15'	15'		
	Required	not lower than the minimum base height or higher than the maximum base height	not lower than the minimum base height or higher than the maximum base height		
	Provided	15' At Maximum Base Height	15' At Maximum Base Height		
	PARKING				
13-10	Required	None required within Manhattan Core (Manhattan CB 8)			
	Provided	None			
	LOADING BERTH				
13-31	Required	None			
36-62	Provided	1			
25-72	Off Street loading berth entrance	Required	Minimum 50' from the intersection of any two street lines		** Curb Cut [CC] filed under # M08013299-[s8]
36-682	Provided	50'			
36-683	Off Street loading berth entrance from residential district boundary	Required	Minimum 30' from district boundary		
	Provided	31'			
	ENCLOSED BICYCLE PARKING				
36-711	Required	1 Space per 10,000 SF of floor area	20		Refer to drawing 10 / Z-100 & 11 / Z-100.
	Provided		20		
	STREET TREE PLANTING				
26-41	3RD Avenue frontage:	204.33 LF			
	East 76th Street frontage:	104.75 LF			
	East 77th Street frontage:	105.00 LF			
	Total Zoning Lot Frontage	414.08 LF			
	Total Required Trees	414.08 LF / 25 FT = 16.56 (round up) --> 17 Trees			
	Total Provided Trees	17 - 5 = 12 Trees ***			*** To be coordinated with Department of Parks and Recreation for planting (12) trees per ZR26-41....
	Existing Trees	Existing Street Trees	Existing street trees to be removed	Existing to remain	
		3RD Avenue frontage	3	1	2
		East 76th Street frontage	1	0	1
		East 77th Street frontage	3	1	2
		Total	7	2	5

BASE PLANE

PER ZR: 12-10 definition of Base Plane

LOCATION	ELEV 1	ELEV 2	ELEV 3	ELEV 4	TOTAL ELEVATION
East 76th Street	48.11	49.16	49.33		146.60
3rd Avenue	49.58	50.23	50.94	50.75	201.50
East 77th Street	50.48	49.78	48.80		149.06
SUB TOTAL					497.16

ADJUSTED BASE PLANE PER MEAN "CURB LEVEL"

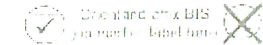
* BASE PLANE BASED ON NAVD 88 ELEVATIONS PER GALLAS SURVEYING GROUP (FILE #G21098) DATED 09-28-2022

(497.16/10)
49.72*



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Yes No

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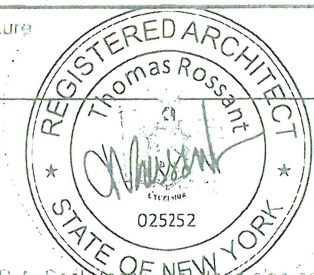
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Street Name 3rd Avenue
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Block 1431
Lot 46
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Name (p case print):

Thomas Rossant

Signature _____ Date 6/5/2023



P.E., P.R.A. Seal only. Seal must be signed and dated over seal!

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

FLOOR AREA SCHEDULE

FLOOR	C1-9 DISTRICT			FLOOR	R-8 DISTRICT		
	GROSS FA (SF)	DEDUCTION (SF)	ZONING FA (SF)		GROSS FA (SF)	DEDUCTION (SF)	ZONING FA (SF)
Sub Cellar	1,621	1,621	0	Sub Cellar			
Cellar	16,740	16,740	0	Cellar			
1st FLOOR	17,328	833	16,495	1st FLOOR	469	0	469
2nd FLOOR	17,286	17,286	0	2nd FLOOR	324	324	0
3rd FLOOR	16,798	1,137	15,661	3rd FLOOR			
4th FLOOR	16,798	1,137	15,661	4th FLOOR			
5th FLOOR	16,798	1,148	15,650	5th FLOOR			
6th FLOOR	16,798	1,148	15,650	6th FLOOR			
7th FLOOR	16,798	1,148	15,650	7th FLOOR			
8th FLOOR	16,798	1,134	15,664	8th FLOOR			
9th FLOOR	16,778	1,946	14,832	9th FLOOR			
10th FLOOR	16,798	1,157	15,641	10th FLOOR			
11th FLOOR	16,802	1,165	15,637	11th FLOOR			
12th FLOOR	12,599	644	11,955	12th FLOOR			
13th FLOOR	12,599	644	11,955	13th FLOOR			
14th FLOOR	12,599	644	11,955	14th FLOOR			
15th FLOOR	12,647	12,647	0	15th FLOOR			
16th FLOOR	1,621	1,621	0	16th FLOOR			
ROOF	1,952	1,952	0	ROOF			
TOTAL	258,158	65,752	192,406	TOTAL	793	324	469