

**ZONING DISTRICT: R10/ M1-5**

**LOT AREA:**  
 LOT AREA 21: 6,139 SF  
 LOT AREA 25: 1,827 SF  
 TOTAL COMBINED LOT AREA: 7,966 SF

**LOT COVERAGE:**  
 PER ZR 123-64(b) REQUIREMENTS SHALL NOT APPLY FOR SPECIAL MIXED-USE DISTRICT

**YARD REGULATIONS:**  
 PER ZR 143-23(b) 20 FT REAR YARD REQUIRED

**STREET TREES:**  
 PER ZR 26-41:  
 LOT 21 STREET FRONTAGE = 74.54 LF  
 LOT 25 STREET FRONTAGE = 25 LF  
 TOTAL FRONTAGE = 99.54 LF  
 REQ TREES = 4  
 EXISTING TREES = 0  
 TREES TO BE PLANTED ON-SITE = 0  
 TREES TO BE PAID INTO FUND AS OFF-SITE PLANTINGS = 4  
 SEE BPP-001

**PERMITTED OBSTRUCTION CALCULATIONS:**  
 BUILDING LOT COVERAGE = 5,725 SF

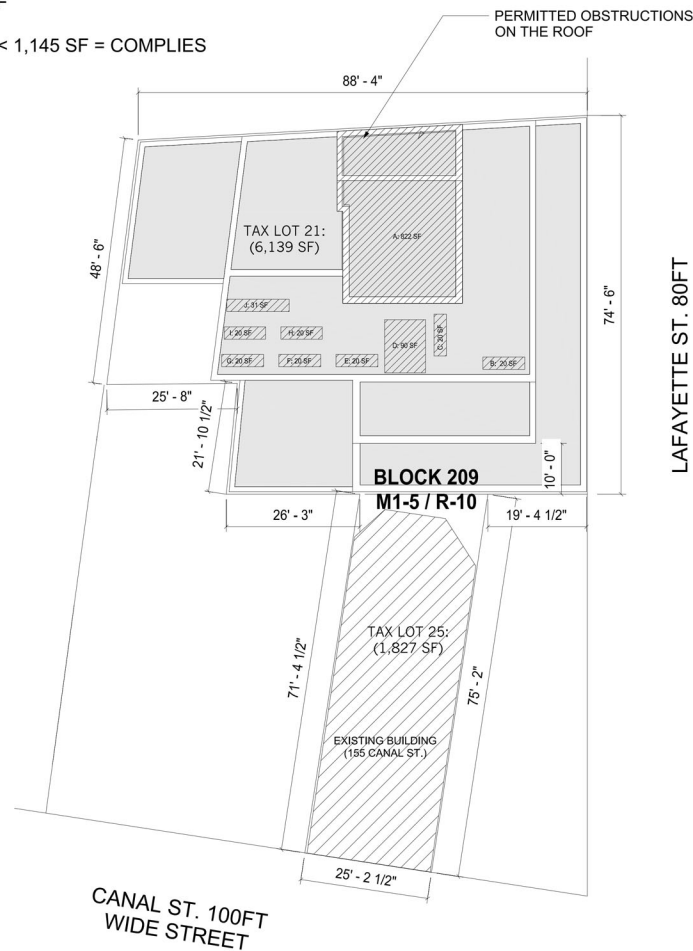
TOTAL COMBINED LOT AREA: 7,966 SF

MAX PERMITTED OBSTRUCTION FLOOR AREA ABOVE MAXIMUM BUILDING HEIGHT:

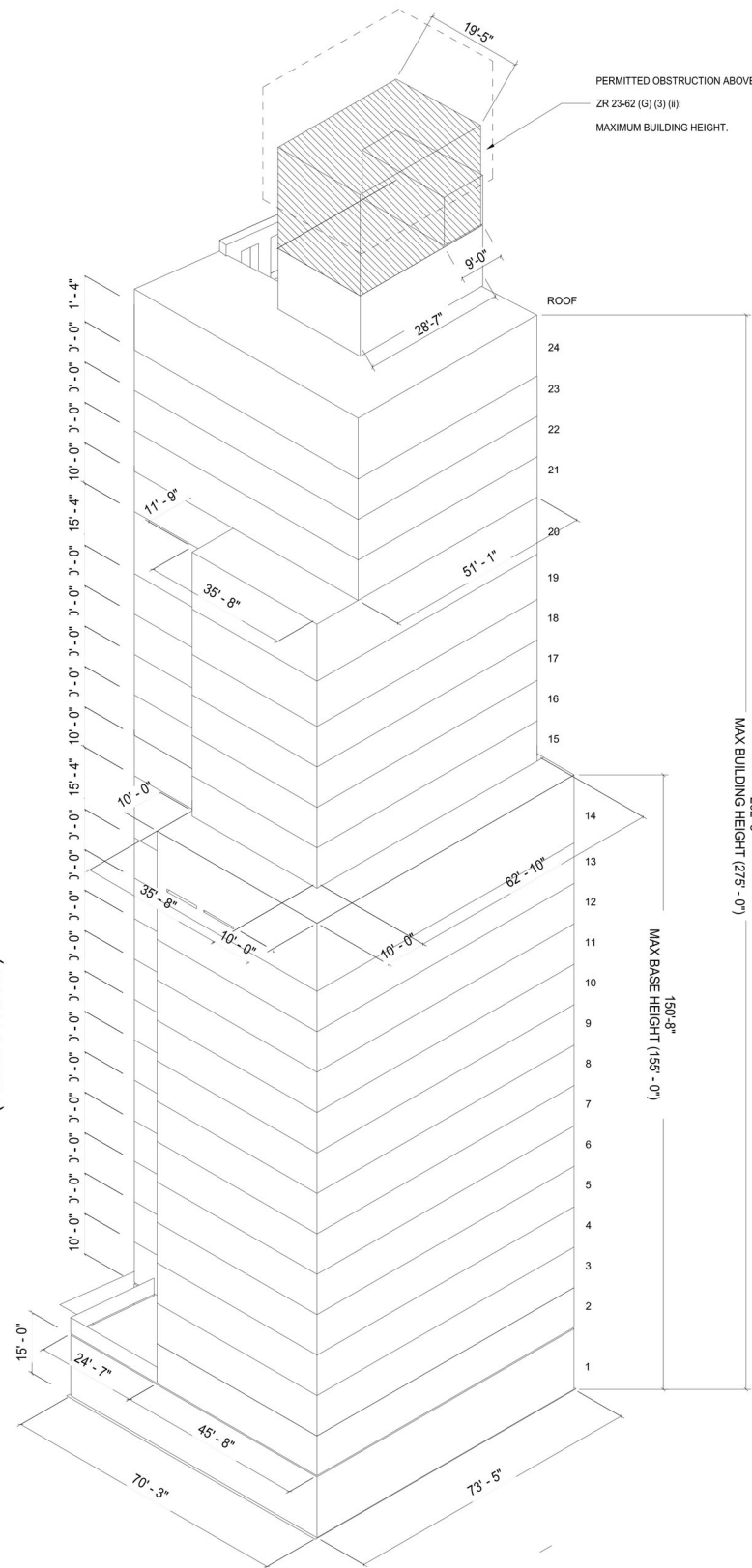
20% X BUILDING LOT COVERAGE (5,725 SF) = 1,145 SF

PROPOSED FLOOR AREA OF ROOFTOP OBSTRUCTIONS:  
 A+B+C+D+E+F+G+H+I+j = 1,083 SF

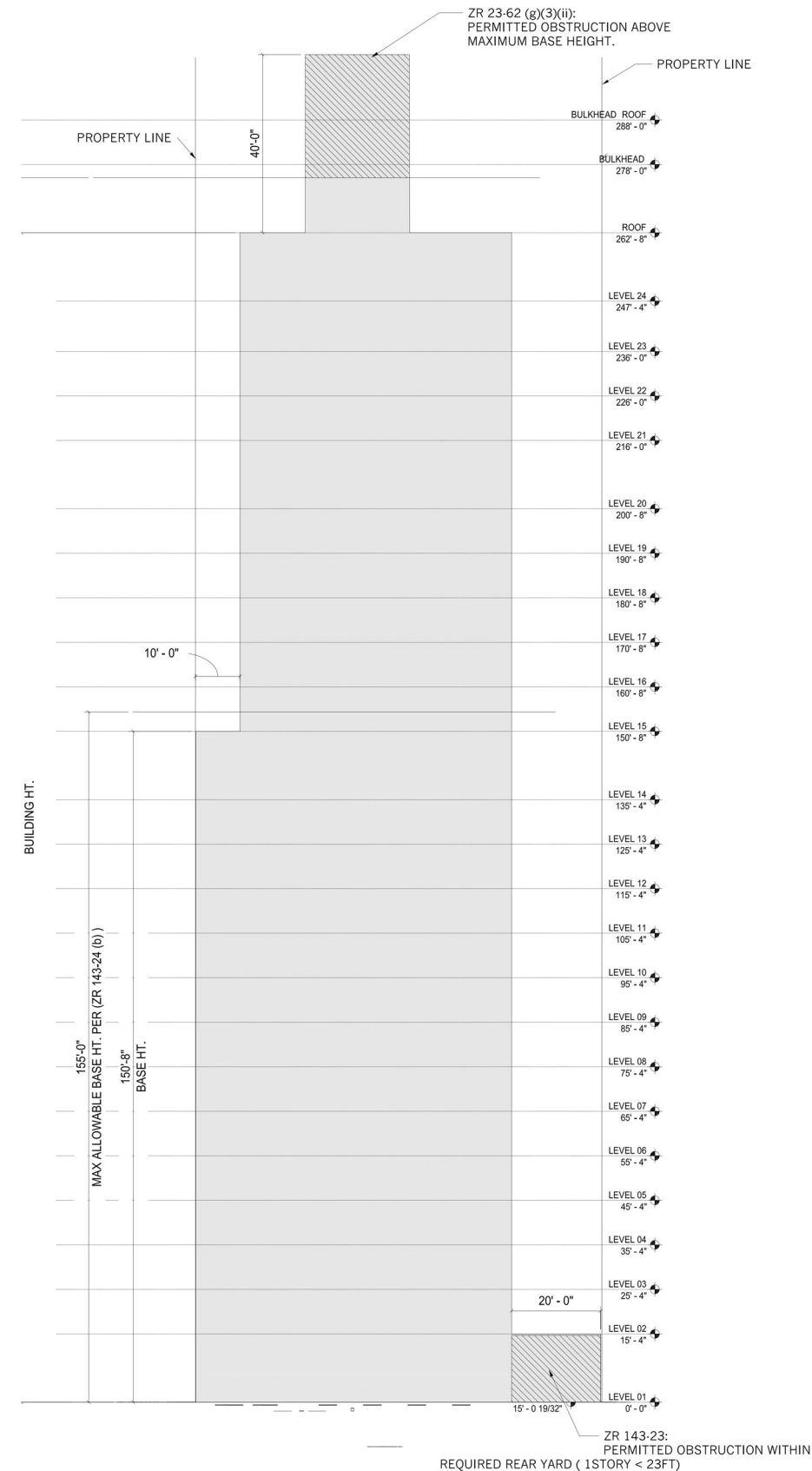
1,083SF < 1,145 SF = COMPLIES



**3 ZONING PLOT PLAN - PERMITTED OBSTRUCTIONS**  
 NTS



**2 ZONING MASSING DIAGRAM SW**  
 NTS



**1 ZONING SECTION 2**  
 NTS



**ZD1 Zoning Diagram**  
*Must be typewritten.*

B00601179-11  
 Orient and affix BIS job number label here

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) 126  
 Street Name Lafayette Street  
 Borough Manhattan  
 Block 209  
 Lot 21  
 BIN 1002688

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) Jonathan Man  
 Signature  Date 07-13-23



P.E. / R.A. Seal (apply seal then sign and date over seal)

**Internal Use Only**

BIS Doc # \_\_\_\_\_

PLAN EXAMINER SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.  
Sheet 1 of 2

**1 Applicant Information** Required for all applications.

Last Name	Marvel	First Name	Jonathan	Middle Initial	D
Business Name	Marvel Architects		Business Telephone	(212) 616-0420	
Business Address	145 Hudson Street , 3rd floor			Business Fax	
City	New York	State	NY	Zip	10013
E-Mail	jmarvel@marvelarchitects.com		Mobile Telephone	License Number	021551

**2 Additional Zoning Characteristics** Required as applicable.

Dwelling Units	104	Parking area	sq. ft.	Parking Spaces: Total	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	
Cellar	5,999.0						0.0
001	5,152.0	2	1,882.0				0.24
		6			2,137.0		0.27
002	4,547.0	2	4,191.0				0.53
003	4,547.0	2	4,191.0				0.53
004	4,547.0	2	4,191.0				0.53
005	4,547.0	2	4,191.0				0.53
006	4,547.0	2	4,191.0				0.53
007	4,547.0	2	4,191.0				0.53
008	4,547.0	2	4,211.0				0.53
009	4,547.0	2	4,211.0				0.53
010	4,547.0	2	4,211.0				0.53
011	4,547.0	2	4,211.0				0.53

ZD1

Sheet 2 of 2

**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	
012	4,547.0	2	4,211.0				0.53
013	4,547.0	2	4,211.0				0.53
014	4,547.0	2	4,211.0				0.53
015	3,474.0	2	3,155.0				0.40
016	3,474.0	2	3,155.0				0.40
017	3,474.0	2	3,155.0				0.40
018	3,474.0	2	3,155.0				0.40
019	3,474.0	2	3,155.0				0.40
020	3,474.0	2	3,155.0				0.40
021	3,034.0	2	2,763.0				0.35
022	3,034.0	2	2,763.0				0.35
023	3,034.0	2	2,763.0				0.35
024	2,462.0	2	1,060.0				0.13
Roof	1,658.0	2	0.0				0.0
Subtotal	104,328.0		84,784.0	0.0	2,137.0	0.0	10.91

**Existing Building: 25 Canal Street (lot #: 25)**

1 - 5	8,495.0	6			6,796.0		
		17				1,699.0	
Totals	112,823.0		84,784.0	0.0	8,933.0	1,699.0	11.97

Total Zoning Floor Area	95,416.0
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