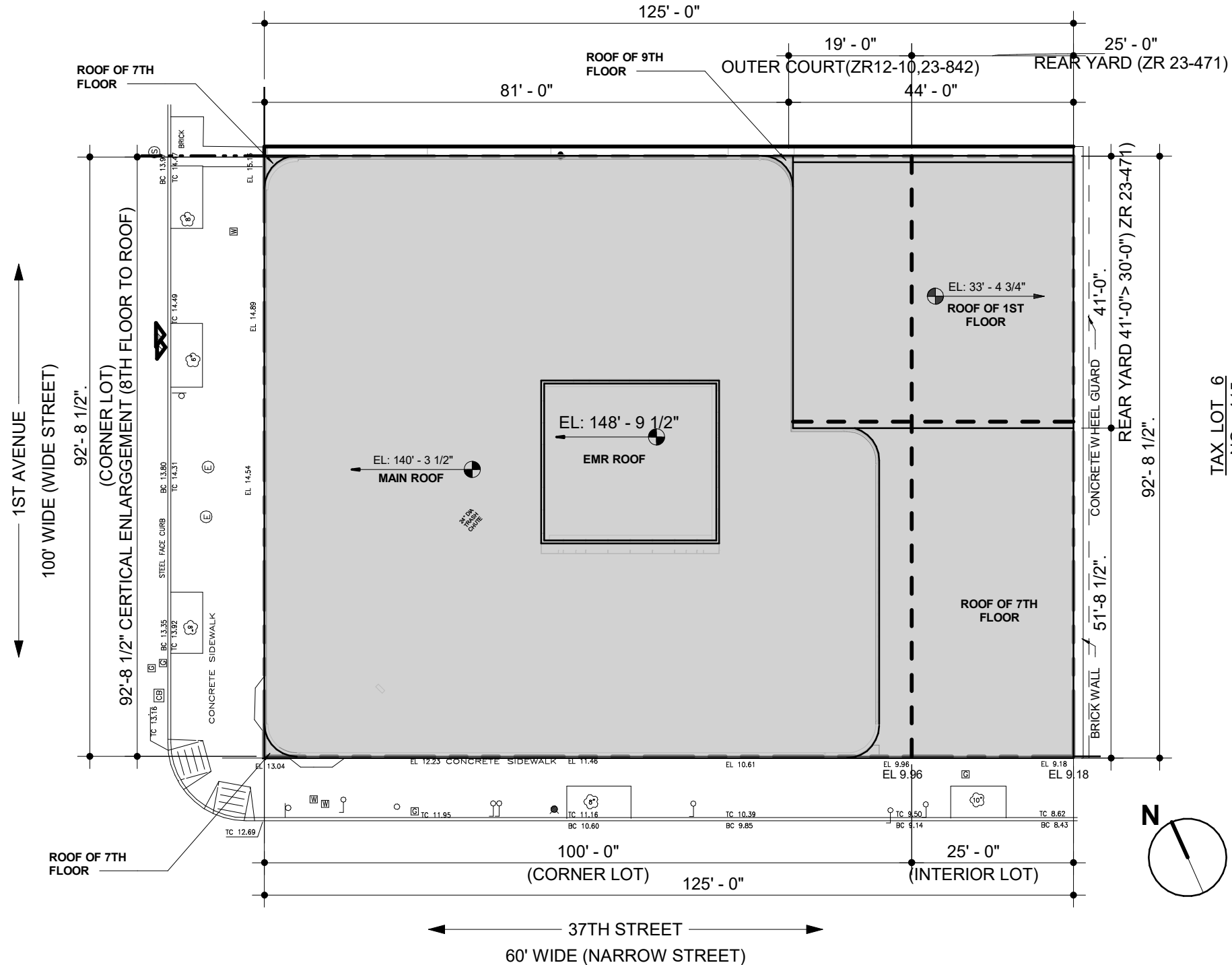


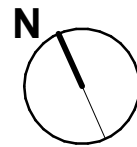
TAX LOT 5
NO. 660
ADJACENT 7 STORY MASONRY



1 ZD1_SITE PLAN DIAGRAM
SCALE: 1" = 20'-0"

- PROPOSED BUILDING FOOTPRINT
- ZONING LOT BOUNDARY

TAX LOT 6
NO. 415
ADJACENT 43-STORY MASONRY



ZONING COMPLIANCE ANALYSIS		
Address 650 1st Avenue, New York, NY, 10016		
Block no. 969		
Lot no. 1		
District Manhattan 6 (Core)		
1st Avenue 100' (Wide Street)		
37th Street 60' (Narrow Street)		
NO.	DESCRIPTION	REMARKS / REFERENCE SECTIONS
1	ZONING DISTRICT C1-9, R10 equivalent	Zoning Map 8d
2	LOT NO. AND AREA C1-9 MIN Lot Area Existing Lot Area MIN Lot Width Existing Lot Width	1,700 SF 11,606 SF 18 FT 92.71 FT
3	USES PERMITTED C1-9 R10	Use Groups 1 thru 6 Use Groups 1 thru 4 32-00 22-00
4	USES PROVIDED A. Existing use of building Use Group 6 - Commercial B. Proposed use of building Use Group 2 - Residential Use Group 6 - Commercial See section 6 for Zoning citation and breakdown.	32-15 22-12 32-15
5	FLOOR AREA PERMITTED A. FAR Permitted a. Residential b. Commercial c. Maximum total permitted B. Floor area permitted a. Residential b. Commercial c. Maximum total permitted	10 2 10 116,060 SF 23,212 SF 116,060 SF (FAR x Lot area)
6	FLOOR AREA EXISTING AND PROPOSED A. Existing Building a. Demolished FA b. Existing FA to remain B. Addition (vertical enlargement) a. Addition Gross FA Residential b. Addition Gross FA Commercial C. Existing + Addition Gross FA a. Total Gross FA Residential b. Total Gross FA Commercial Total Gross FA (existing + addition) See Floor Area Distribution on Z-004 to Z-006 D. Existing + Addition Zoning FA a. Zoning FA Residential b. Zoning FA Commercial Total Proposed Zoning FA See Floor Area Distribution on Z-005, Z-006	92,772 SF 14,148 SF 78,624 SF 33,633 SF 0 SF 105,193 SF 7,069 SF 112,262 SF 81,375 SF 0 SF 81,375 SF
8	YARDS Side yard (None or 8'-0" min.) None provided Rear yard in interior lot portion (30'-0" min.) 41' provided. See site plan on Z-001	23-462 (c) 23-471
9	OUTER COURT MIN. WIDTH: 30'-0" Width 41'-0" provided (wide outer court) MIN. WIDTH OR DEPTH: 30'-0" Width 41'-0" provided. Depth 16'-6" provided. See site plan on Z-001	12-10(c), 23-842(b) 12-10(c), 23-842(b)
10	HEIGHT AND SETBACK C1-9/R10 - HEIGHT & SETBACK COMPLIANCE A. Building Base a. Street wall location On a wide street, the entire width of the street wall of a base shall be located on the street line On narrow street beyond 50 feet of their intersection with a wide street, at least 70% of the street wall shall be located within 15 feet of the street line c. Street wall height within corner lot @ R10 Min. base height 125.00' Max. base height 155.00' Proposed 128'-1" d. Street wall height beyond corner lot @ R10 Min. base height 60.00' Max. base height 125.00' Proposed 88'-0" See height compliance on sheets Z-003 e. Maximum lot coverage for corner lot 100% Proposed 92% Maximum lot coverage for interior lot 70% Proposed 56% See lot coverage diagram on Z-001 B. Building Height a. Max. building height within corner lot @ C1-9/R10 210 feet max. height b. Max. building height beyond corner lot @ C1-9/R10 185.00' Proposed 128'-1" See height compliance on sheets Z-003 C. Setback 10.00' on wide street over maximum base height 15.00' on narrow street over maximum base height Building height below maximum base height, no setback required. See height compliance on sheets Z-003 D. Dormer None provided E. Open Area No side yard required, if any open area extending along a side lot line is provided at any level, it shall have a width of not less than eight feet. 30' wide Side yard Open Area provided at 8th floor. See site plan on Z-001.	23-661 23-662(a) 23-153 23-662 (a) 23-662(c) 23-621(c)(1) 35-52
11	ACCESSORY OFF-STREET PARKING REGULATIONS None required; Lot is within Manhattan Core	13-10
12	OFF-STREET LOADING None required; commercial space less than 25,000 SF	36-62



ZD1 Zoning Diagram
Must be typewritten.

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.

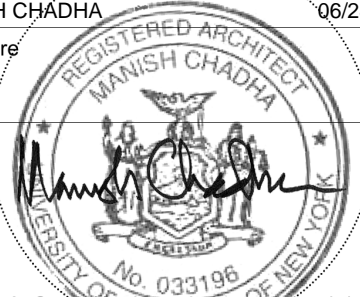
Yes No

Location Information

House No(s) 650
Street Name 1ST AVE
Borough Manhattan
Block 969
Lot 1
BIN

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) MANISH CHADHA
Signature 
Date 06/28/2024



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.

Orient and affix BIS job number label here

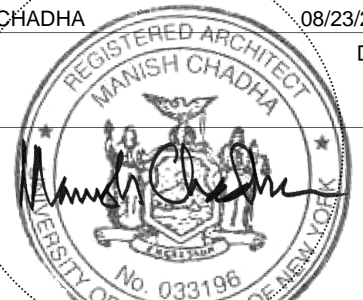
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 650
Street Name 1ST AVE
Borough Manhattan
Block 969
Lot 1
BIN _____

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Name (please print) _____
MANISH CHADHA _____ 08/23/2024
Signature _____ Date

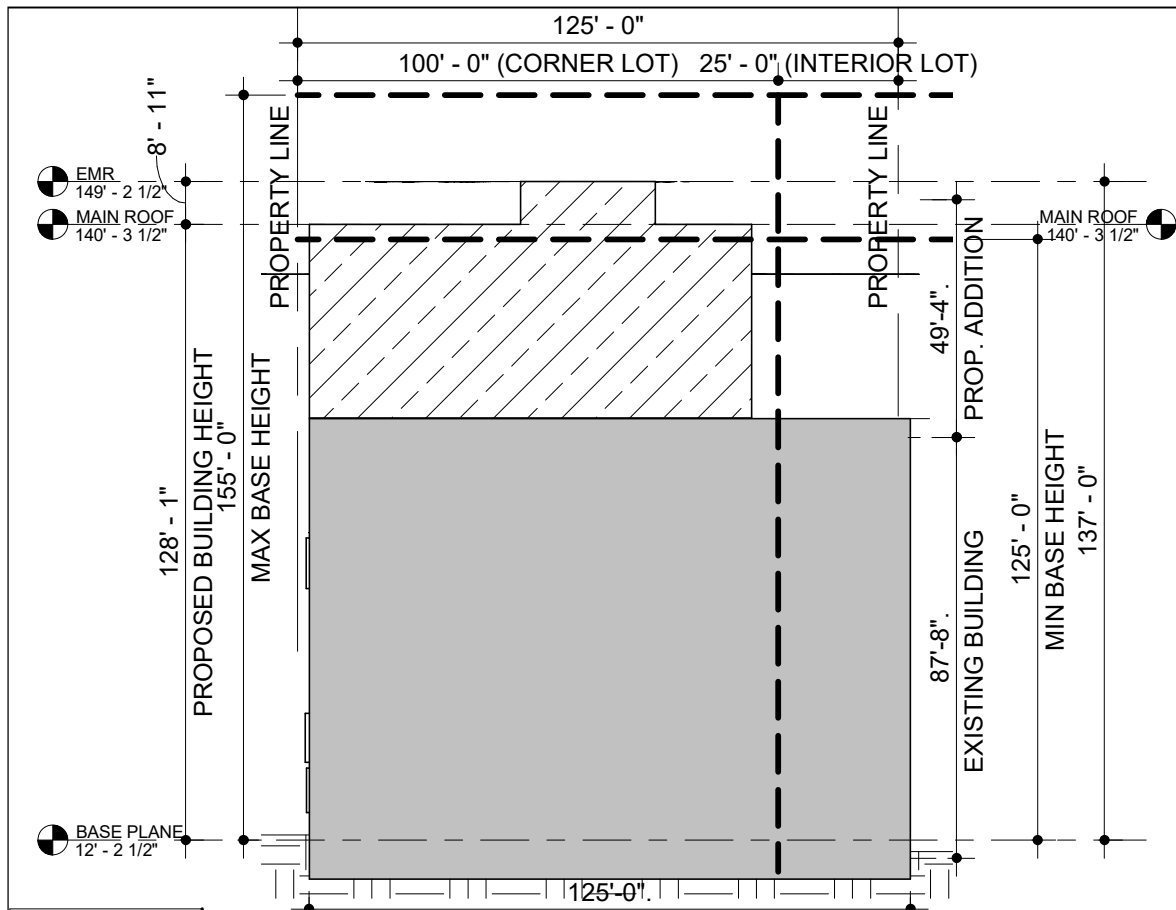


P.E. / R.A. Seal (apply seal, then sign and date over seal)

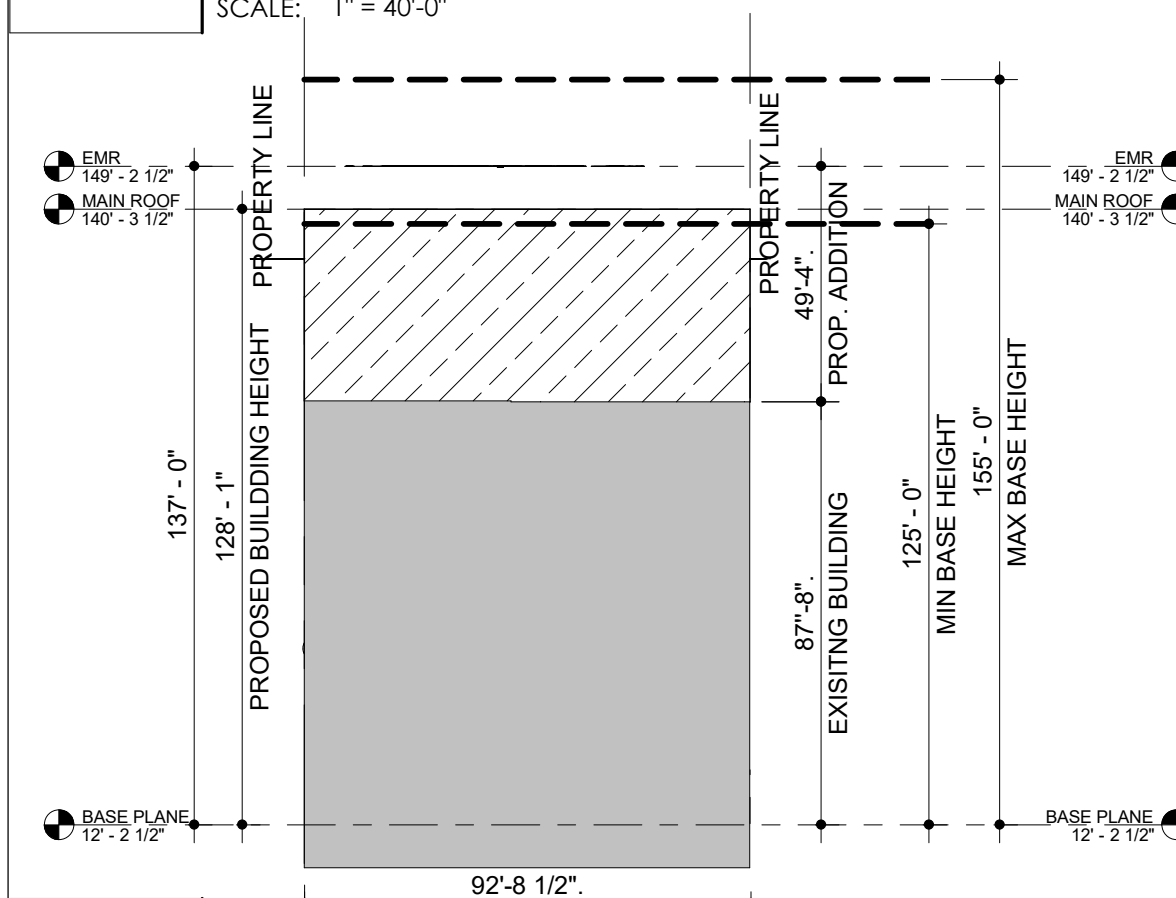
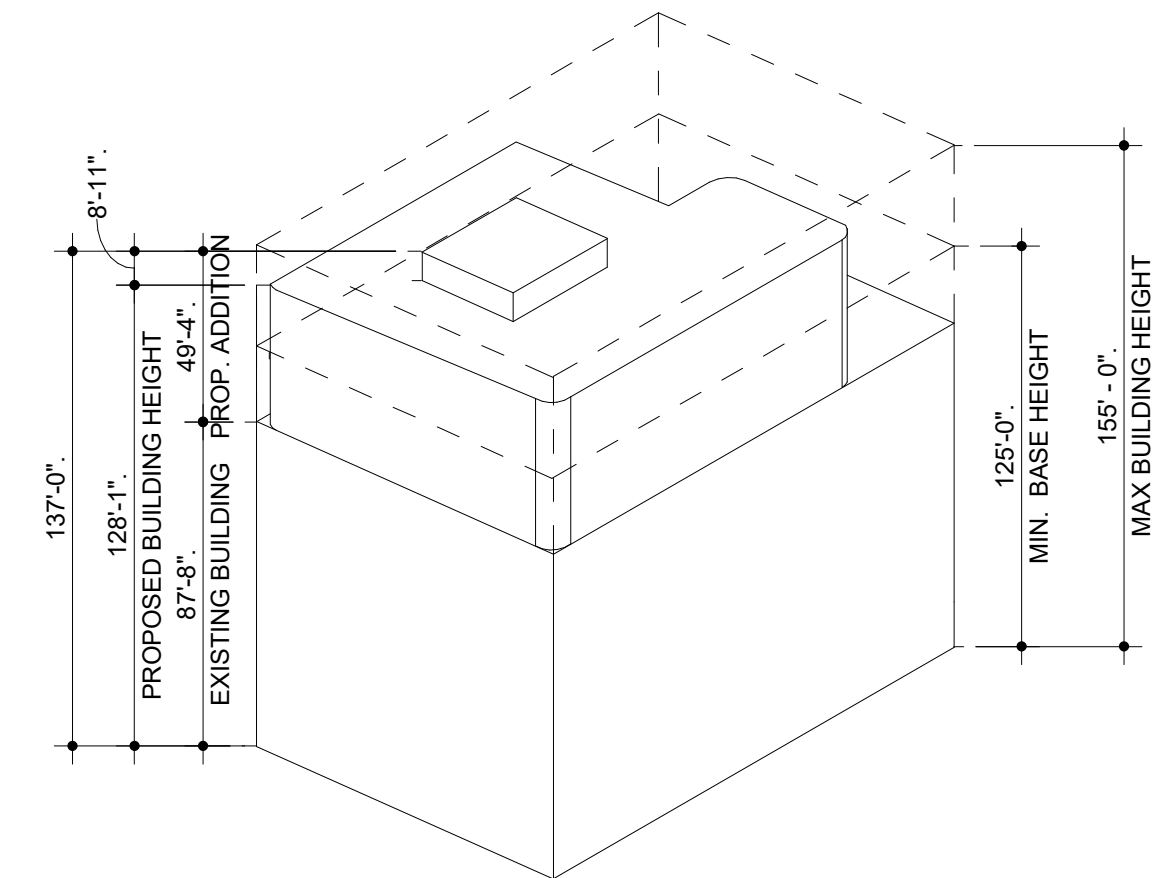
Internal Use Only

BIS Doc # _____

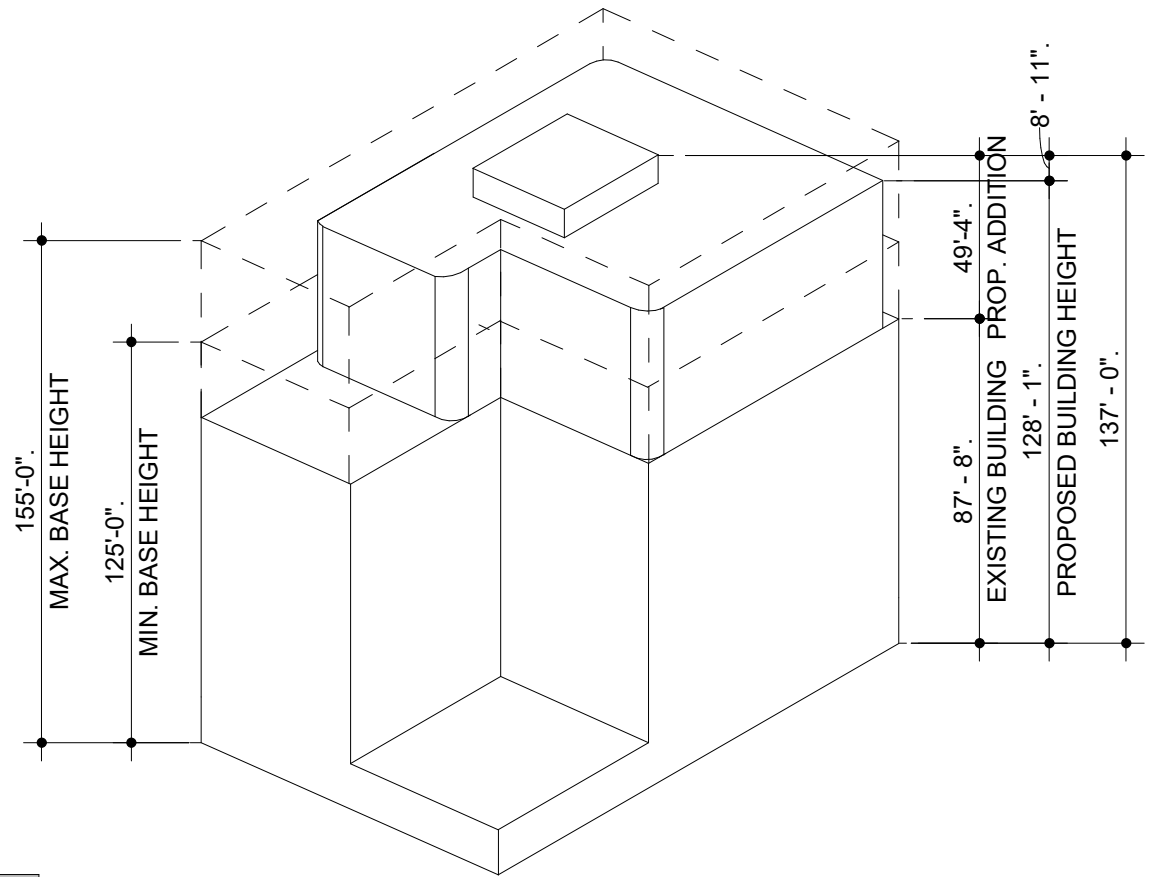
PLAN EXAMINER SIGN AND DATE



1 ZD1_SECTION A DIAGRAM
SCALE: 1" = 40'-0"



2 ZD1_SECTION B DIAGRAM
SCALE: 1" = 40'-0"



EXISTING BUILDING
 PROPOSED ADDITION

