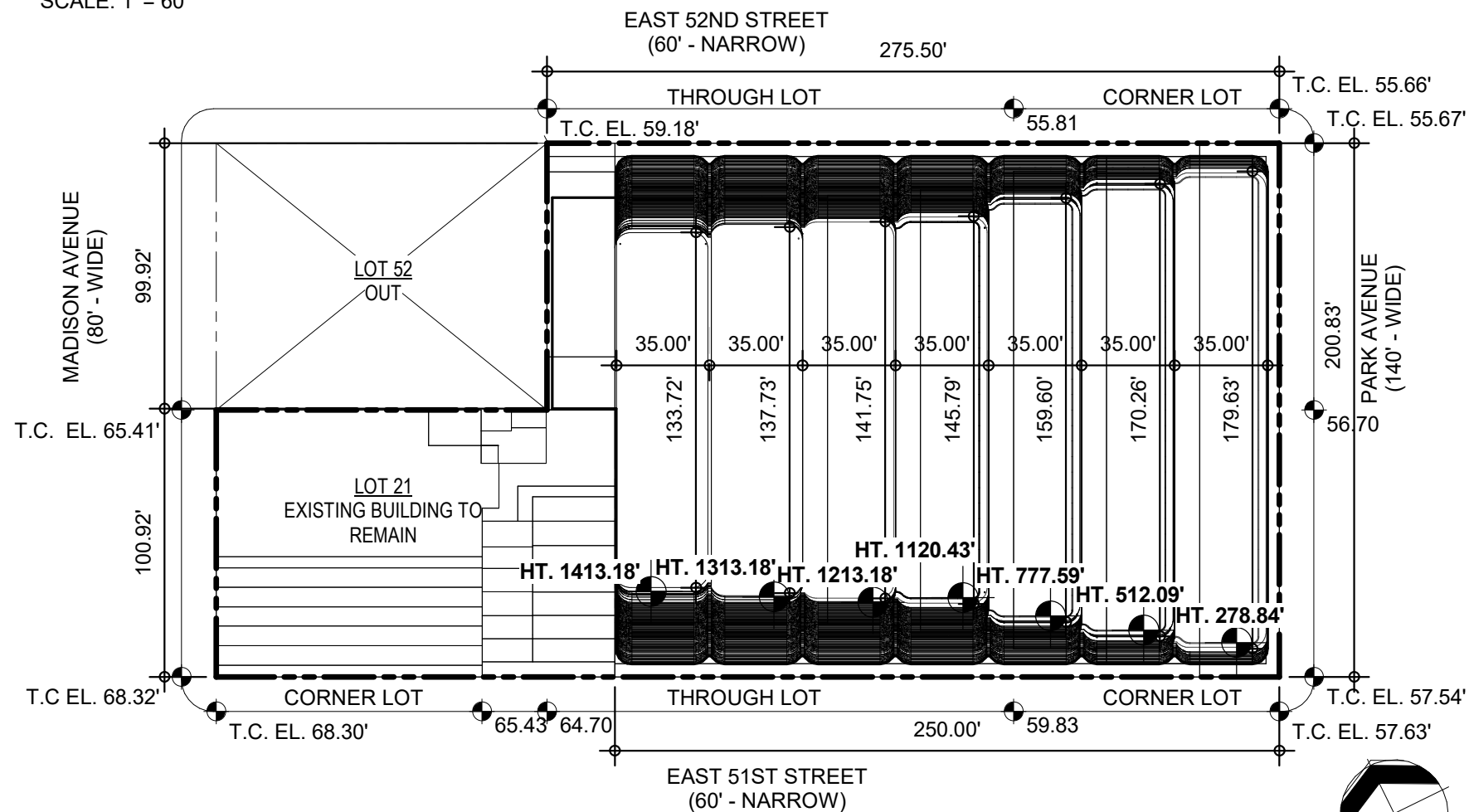
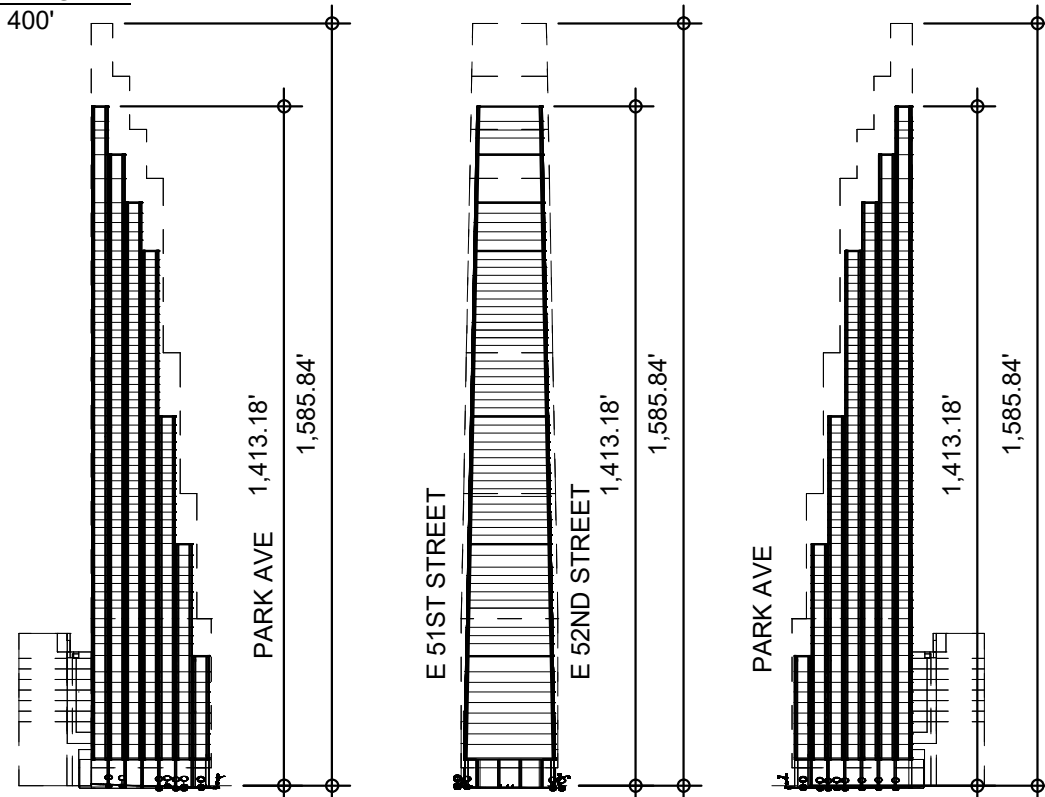


SITE PLAN DIAGRAM
SCALE: 1' = 60'



ELEVATION DIAGRAM
SCALE: 1' = 400'



LEGEND

- ZONING LOT LINE
- PROPERTY LINE
- BUILDING FOOTPRINT
- MAX ENVELOPE

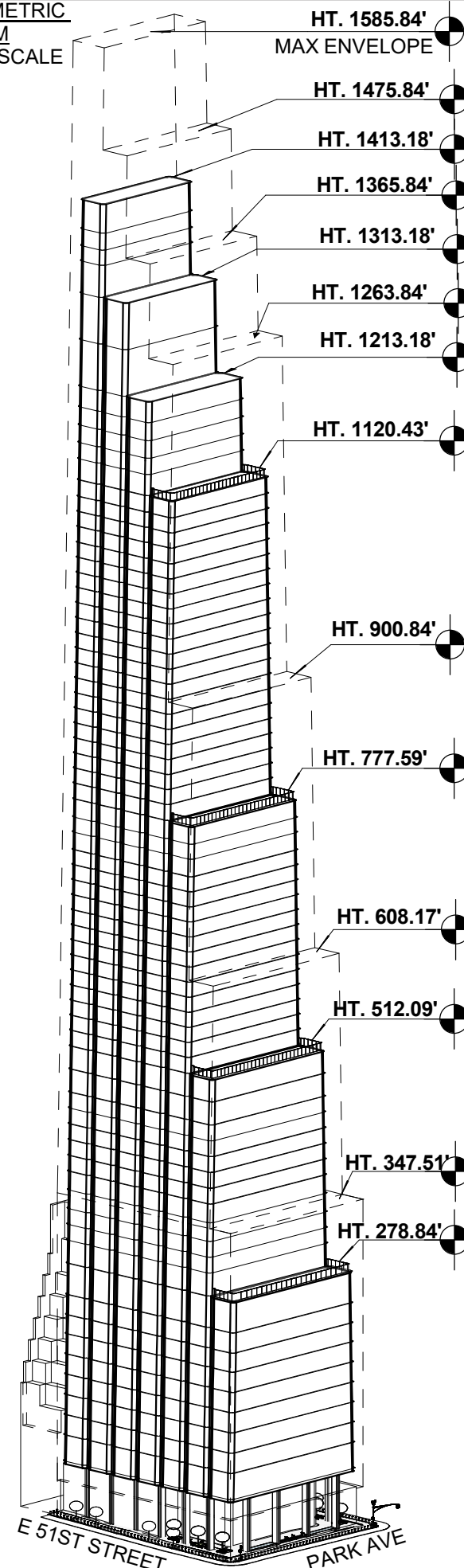
NOTE:

HT 0.00' = ACL = 60.49' NAVD88

SPECIAL PERMIT ULURP NO.:

- C250197ZSM
- C250198ZSM
- N250199ZCM
- N250200ZCM
- N250202ZCM
- N250203ZCM

AXONOMETRIC DIAGRAM
NOT TO SCALE



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) 350
Street Name PARK AVENUE
Borough Manhattan
Block 1287
Lot 33
BIN 1035473

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) MICHAEL F RITCHIE 11/05/2025
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



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

M01297618

1 Applicant Information Required for all applications.

Last Name	RITCHIE	First Name	MICHAEL	Middle Initial	F
Business Name	AAI ARCHITECTS., P.C.		Business Telephone	(212) 964-4040	
Business Address	14 WALL STREET, FL 2			Business Fax	
City	NEW YORK	State	NY	Zip	10005
E-Mail	MRITCHIE@ADAMSON-ASSOCIATES.COM		Mobile Telephone		
		License Number	035858		

2 Additional Zoning Characteristics Required as applicable.

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

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 checked="" type="checkbox"/> Special Permit	ULURP No. <u>C250197ZSM</u>	Authorizing Zoning Section	81-645
<input type="checkbox"/> Authorization	App. No. <u>C250198ZSM</u>	Authorizing Zoning Section	81-685
<input checked="" type="checkbox"/> Certification	App. No. <u>N250199ZCM</u>	Authorizing Zoning Section	81-643
<input type="checkbox"/> Other	App. No. <u>N250200ZCM</u>	Authorizing Zoning Section	81-642
	<u>N250202ZCM, N250203ZCM</u>		

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-Cellar 3	40,806	VII	0	0	0	0	0
Sub-Cellar 2	40,806	VII	0	0	0	0	0
Sub-Cellar 1	40,806	VII	0	0	0	0	0
Cellar	40,806	VII	0	0	0	0	0
001	32,335	VII	0	0	26,846	0	.396
001	5,184	VI	0	0	5,184	0	.076
002	28,745	VII	0	0	26,826	0	.395
003	46,604	VII	0	0	28,016	0	.413
004	46,328	VII	0	0	43,694	0	.644
005	46,114	VII	0	0	43,481	0	.641
006	45,900	VII	0	0	43,267	0	.638
007	45,686	VII	0	0	43,053	0	.635

ZD1

Sheet 1 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	
008	45,472	VII	0	0	42,839	0	.632
009	45,258	VII	0	0	42,625	0	.628
010	45,058	VII	0	0	34,457	0	.508
011	44,844	VII	0	0	42,733	0	.630
012	38,154	VII	0	0	36,042	0	.531
013	37,945	VII	0	0	0	0	0
013M	14,930	VII	0	0	0	0	0
014	37,658	VII	0	0	0	0	0
015	23,116	VII	0	0	0	0	0
016	37,321	VII	0	0	35,575	0	.524
017	37,178	VII	0	0	35,432	0	.522
018	37,034	VII	0	0	35,289	0	.520
019	36,891	VII	0	0	35,145	0	.518
020	36,748	VII	0	0	34,669	0	.511
021	36,604	VII	0	0	32,572	0	.480
022	36,396	VII	0	0	32,448	0	.478
023	30,156	VII	0	0	28,481	0	.420
024	30,036	VII	0	0	28,360	0	.418
025	29,923	VII	0	0	28,000	0	.413
026	29,809	VII	0	0	27,886	0	.411
027	29,695	VII	0	0	27,772	0	.409
028	29,582	VII	0	0	27,659	0	.408
029	29,468	VII	0	0	27,545	0	.406
030	29,355	VII	0	0	27,432	0	.404
031	29,241	VII	0	0	27,318	0	.403
032	29,127	VII	0	0	27,205	0	.401
033	29,014	VII	0	0	27,091	0	.399
034	28,900	VII	0	0	26,977	0	.398
Totals							

Total Zoning Floor Area



ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

M01297618

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<input checked="" type="checkbox"/> Certification	App. No. <u>N250199ZCM</u>	Authorizing Zoning Section	<u>81-643</u>
<input type="checkbox"/> Other	App. No. <u>N250200ZCM</u>	Authorizing Zoning Section	<u>81-642</u>
	<u>N250202ZCM, N250203ZCM</u>		

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	
035	28,787	VII	0	0	26,864	0	.396
036	28,673	VII	0	0	26,772	0	.395
037	28,540	VII	0	0	0	0	0
037M	12,682	VII	0	0	0	0	0
038	22,632	VII	0	0	21,220	0	.313
039	22,536	VII	0	0	21,124	0	.311
040	22,445	VII	0	0	21,033	0	.310
041	22,354	VII	0	0	20,942	0	.309
042	22,264	VII	0	0	20,851	0	.307
043	22,173	VII	0	0	20,761	0	.306
044	22,082	VII	0	0	20,670	0	.305
045	21,991	VII	0	0	20,232	0	.298
046	21,900	VII	0	0	19,925	0	.294

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	
047	21,809	VII	0	0	19,834	0	.292
048	21,718	VII	0	0	20,306	0	.299
049	21,627	VII	0	0	20,215	0	.298
050	21,537	VII	0	0	20,124	0	.297
051	21,446	VII	0	0	20,034	0	.295
052	21,355	VII	0	0	19,943	0	.294
053	21,264	VII	0	0	19,852	0	.293
054	21,173	VII	0	0	19,761	0	.291
055	21,082	VII	0	0	19,670	0	.290
056	20,987	VII	0	0	19,575	0	.289
057	20,896	VII	0	0	19,484	0	.287
058	20,804	VII	0	0	19,392	0	.286
059	15,528	VII	0	0	14,164	0	.209
060	15,432	VII	0	0	0	0	0
060M	15,358	VII	0	0	0	0	0
061	15,279	VII	0	0	0	0	0
061M	6,844	VII	0	0	0	0	0
Roof (062)	15,103	VII	0	0	0	0	0
BH 1 (063)	9,928	VII	0	0	0	0	0
BH 2 (064)	9,787	VII	0	0	0	0	0
BH 3 (065)	4,931	VII	0	0	0	0	0
BH 4 (066)	4,907	VII	0	0	0	0	0
Parapet	4,837	VII	0	0	0	0	0
	Zoning Deduction	Ultra Low Energy	Building 5%	-72,603			-1.07
Existing							
Building							
LOT 21	250,301.55	VI, VII	0	0	250,301.55	0	3.69
Totals	2,328,031.55		0	0	1,702,362.5	0	25.1

Total Zoning Floor Area	1,702,362.55
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