36-62

36-21

									ſ		ļ			
						Envelope deduction includes 8" of exterior walls	includes 8" of	e deduction i	Envelop	None				t 25,000 SF
					area	Mechanical deductions include 1% of hotel floor area	ns include 1%	nical deductio	Mechar					ding
									Notes	per 1000 SF	1			ce
			naining	Total Zoning Floor Area Remaining	Total Zoning I			(non-complying)	(non-co	per 1000 SF				ail
53			mitted	Total Zoning Floor Area Permitted	Total Zoning I			Floor Area Overage	Floor A	1 per 12 keys				el
53			posed	Total Zoning Floor Area Proposed	Total Zoning I			ring)	(complying)	30%				idential
70			osed	Total Gross Floor Area Proposed	Total Gross F		Remaining	Development Rights Remaining	Develop					king
53	4,293	1,794	သ	2,496	70,170	13,561	46,941	9,668	Total					king & Loading
A	246		2	244	5,002		5,002		10th	10'			ë	uired Setback Distance
4	245		1	244	5,001		5,001		9th	115'				c. Building Height
4	244		0	244	5,000		5,000		8th	95'				c. Base Height
4	244		0	244	5,000		5,000		7th	60'				. Base Height
4	244		0	244	5,000		5,000		6th					idential
4	244		0	244	5,000		5,000		5th	5.6:1				Exposure Plane
4	244		0	244	5,000		5,000		4th	15'			ë	uired Setback Distance
4	244		0	244	5,000		5,000		3rd	60'/4stories				Street wall Height
4	244		0	244	5,000		5,000		2nd					nmercial
10	2,094	1,794	0	300	12,400	1,794	938	9,668	1 st				ations	ght and Setback Regulations
	0	0	0	0	12,767	11,767	1,000	0	Cellar	None				e Yard
		Loading	Housing	Envelope		Loading				None				nt Yard
ZFA	Total	Parking	Quality	Mechanical	Total	Parking	Hotel	Retail	Level	20' / 30'				r Yard (Interior)
Tota		tions	Deductions			Gross Floor Area	Gross F		Floor					d Regulations
							etail	02: Hotel & R	Option	65%		tial)	r Lot, Residen	Lot Coverage (Interior Lot, Residential)
						ned at 7%.	Quality Housing deductions assumed at 7%	Housing ded	Quality					Coverage
						Envelope deduction includes 8" of exterior walls	includes 8" of	e deduction i	Envelop	53,621 SF	-		oor Area	al Permitted Zoning Floor Area
					l floor area	Mechanical deductions include 2% of residential floor area	ns include 2%	iical deductio	Mechar	53,621 SF	"	12,767	4.20 ×	nmunity Facility
									Notes	53,621 SF	"	12,767	4.20 ×	nmercial
			naining	Total Zoning Floor Area Remaining	Total Zoning			(non-complying)	(non-co	71,495 SF	"	12,767	5.60 ×	idential (IH)
71			mitted	Total Zoning Floor Area Permitted	Total Zoning I			Floor Area Overage	Floor A	53,621 SF	"	12,767	4.20	idential (Base)
71			posed	Total Zoning Floor Area Proposed	Total Zoning I			ring)	(complying)	ZFA	а	Lot Area	FAR	
94			osed	Total Gross Floor Area Proposed	Total Gross F		Remaining	Development Rights Remaining	Develop			rea (ZFA)	oning Floor A	or Area Ratio (FAR) & Zoning Floor Area (ZFA)
71	10,517	1,794	4,840	3,883	94,573	13,061	71,583	9,929	Total					k Regulations
5	798		450	349	6,425		6,425		1 1th		ential	; (R2) Resid	ess; (R1) Hotel	Mercantile; (B) Business; (R1) Hotel; (R2) Residential
51	807		456	350	6,520		6,520		1 0th					upancy Group
6	852		492	361	7,025		7,025		9th			esidential	Hotel; UG 2 R	6 Retail & Office; UG 5 Hotel; UG 2 Residential
	850		492	361	7.025		7025		8th					nosed Use Groups
	857		492	361	7,025		7025		7th					1-6: 8-10: 12
	0 70		402	361	7,026		7026		6+h					mittad Hoo Groups
6	852		492	361	7 025		7025		5th					Regulations
6	852		492	361	7.025		7.025		4th	"	12.767 SF			Area
	0 00		402	261	7,026		3005		0 1				7	ny Community District
	852		492	361	7 025		7025		2nd					SD/B7D
10	2,094	1,794	0	300	12,661		938	9,929	1st					ing District
	0	0	0	0	12,767	11,267	1,500	0	Cellar					Lot No. 114
<u>^</u>	otal	Loading	Housing	Envelope	Total	Loading	Residential	Retail	Leve					ck No. 3273
Tota		Parking	Quality	Mechanical		Parking			Floor					nx, NY 10458
		tions	Deductions			Gross Floor Area	Gross F							6 Webster Avenue
							Residential & Retail	01 : Residenti	Option				sis	liminary Zoning Analys

23-664

23-153 33-26 33-24 33-25 23-153 33-123 33-132 Map 3C

33-00

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						ă.	No mechanical deductions assumed	shanical deduc	No me	
34,004			9	roai Folling ribor Alea Heiliailing	i Grant Zonnia	l		Notes	Notes	-
33,021			maining	Total Zoning Floor Area Pemaining	Total Zoning			Floor Area Overage	Floor A	53,021
21,019			posed	Total Zoning Floor Area Proposed	l otal Zoning			ying)	(complying)	53,110
35,583			osed	Total Gross Floor Area Proposed	Total Gross F		emaining	Development Rights Remaining	Develo	70,170
21,019	1,797	1,794	3	0	35,583	14,561	0	21,022	Total	53,110
-2	2		2	0	0		0		10th	4,756
<u> </u>				0	0		0		9th	4,756
0	0		0	0	0		0		8th	4,756
0	0		0	0	0		0		7th	4,756
0	0		0	0	0		0		6th	4,756
0	0		0	0	0		0		5th	4,756
0	0		0	0	0		0		4th	4,756
0	0		0	0	0		0		3rd	4,756
10,049	0		0	0	10,049		0	10,049	2nd	4,756
10,973	1,794	1,794	0	0	12,767	1,794	0	10,973	1st	10,306
0	0	0	0	0	12,767	12,767	0	0	Cellar	0
ZFA	Total	Parking Loading	Quality Housing	Mechanical Envelope	Total	Parking Loading	×	Retail	Level	ZFA
Total		tions	Deductions			or Area	Gross Floor Area		Eloor	Ota
								ption 04: Retail	Option	
					nooi area	xterior walls	cludes 8" of e	Envelope deduction includes 8" of exterior walls	Envelo	
					floor area	of recidential	se include 1%	Notes Machanical deductions include 1% of residential floor area	Notes	
374			maining	Total Zoning Floor Area Remaining	Total Zoning			(non-complying)	(non-co	206
53,621			mitted	Total Zoning Floor Area Permitted	Total Zoning			Floor Area Overage	Floor A	71,495
53,248			posed	Total Zoning Floor Area Proposed	Total Zoning			ying)	(complying)	71,289
69,971			osed	Total Gross Floor Area Proposed	Total Gross Fi		Remaining	Development Rights Remaining	Develo	94,573
53,248	3,956	1,794	0	2,162	69,971	13,561	48,960	7,450	Total	71,289
										5,627
										5,713
										6,173
		-								6,173
7,527	310	-	0	310	7,837		7,837		7th	6,173
7,527	310	-	0	310	7,837		7,837		6th	6,173
7,527	310		0	310	7,837		7,837		5th	6,173
7,527	310		0	310	7,837		7,837		4th	6,173
7,527	310		0	310	7,837		7,837		3rd	6,173
7,527	310		0	310	7,837		7,837		2nd	6,173
8,088	2,094	1,794	0	300	10,182	1,794	938	7,450	1st	10,567
0	0	0	0	0	12,767	11,767	1,000	0	Cellar	0
ZFA	Total	Parking Loading	Quality Housing	Mechanical Envelope	Total	Parking Loading	Office	Retail	Level	ZFA
Total		tions	Deductions			or Area	Gross Floor Area		Floor	Ota
									I	

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