

STEVEN

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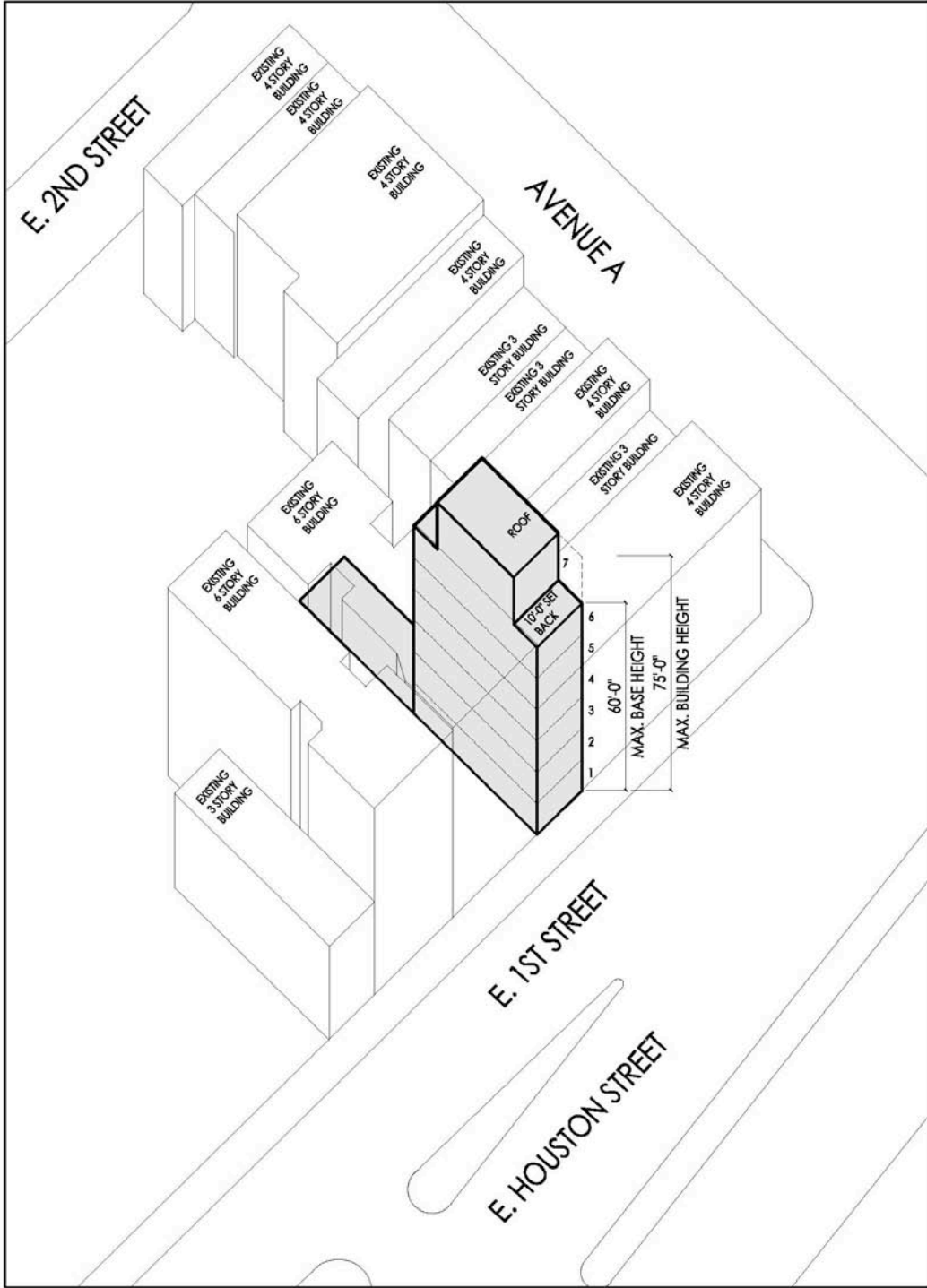
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## Zoning Analysis

Project Address	118 East 1 <sup>st</sup> Street, New York NY 10009
Block #	429
Lot #	43
Lot Frontage	20'-0"
Lot Depth	105'-11 _"
Lot Area	2119.16 s.f.
Zoning	<b>C2-5 (Mapped within R7-2 Residential district)</b>
<b>F.A.R.</b>	<b>3.44</b> for residential quality housing program <b>2.0</b> for 100% commercial use
<b>Maximum F.A.R. s.f.</b>	<b>7289.93 s.f.</b> – For Residential & commercial uses <b>4238.32 s.f.</b> – For 100% Commercial use
<b>Floor Area Development options:</b>	Option 1: For 100% Commercial use: <b>4238.32 s.f.</b> (2 FULL FLOORS BELOW 22'-0")  Option 2: 1 <sup>st</sup> Floor Commercial: 1100.00 s.f. 2 <sup>nd</sup> – 6 <sup>th</sup> Floor Residential: 6180 s.f. Total = <b>7280 s.f.</b>  Option 3: 1 <sup>st</sup> – 2 <sup>nd</sup> Floor Commercial: 2200. 00 s.f. 3 <sup>rd</sup> – 6 <sup>th</sup> Floor residential: 5080.00 s.f. Total = <b>7280 s.f.</b>
Existing Building Floor Area	3900.00 s.f.

<b>Bulk Regulation</b>	<b>Residential Development (Quality Housing Program)</b>
Permitted uses as of right	Use group 2-Residential
Maximum F.A.R.	3.44 (Quality housing program)
Maximum Lot Coverage	65%
Front Yard	0'-0"
Front Yard Setback	10'-0" (Wide street)
Side Yard	0'-0" or 8'-0" (min)

Rear Yard	30'-0" (Residential Requirement)
Minimum Base	40'-0"
Maximum Base	60'-0"
Maximum Building Height	75'-0"
Rear Setback	10'-0" from rear yard line at Maximum base height



Axonometric View