



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)

Application Form

BSA APPLICATION NO. _____

Section A

**Applicant/
Owner**

NAME OF APPLICANT

OWNER OF RECORD

ADDRESS

ADDRESS

CITY STATE ZIP

CITY STATE ZIP

AREA CODE TELEPHONE

LESSEE / CONTRACT VENDEE

AREA CODE FAX

ADDRESS

EMAIL

CITY STATE ZIP

Section B

Site Data

STREET ADDRESS (INCLUDE ANY A/K/A) _____

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

CITY COUNCILMEMBER

ZONING DISTRICT
(include special zoning district, if any)

ZONING MAP NUMBER

Certificate of Occupancy # 17051; see attached

* Lot 45 was part of the original variance

Section C

Description

(LEGALIZATION YES NO IN PART)

Section D

Actions

APPLICATION IS HEREBY MADE TO:

1. Waive of the Rules of Practice and Procedure (*Explain in your statement*)

2. Extension of Time to:

Complete construction Obtain a Certificate of Occupancy Expiration Date: _____

3. Amendment to Previous Board Approval

4. Extension of Term of the:

Variance Special Permit For a term of ____ years Expiration Date: _____

5. Other (*Explain in your statement*)

Authorizing Section(s) of the Zoning Resolution:

§ 11-411 § 11-412 § 11-413 §§ 72-01 and 72-22 § 73-11 Other _____

Section E**YES NO****Department
Of
Buildings
Information**

1. Have plans been filed?
2. Have plans been approved?
(If Yes, Date Approved)
3. Has a permit been obtained?
(If Yes, Permit No. Date Issued)
4. Is work in progress?
(If Yes, Percentage of work completed%)
5. Has a temporary or permanent Certificate of Occupancy been obtained?
(If Yes, Expiration Date Attach a copy)

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

*Note that plans for the altered garage and residential project have been filed.

Section F**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On _____, when the Zoning District was _____, an application was granted by the Board under Section _____ Zoning Resolution to permit: a public parking garage.

Section G**YES NO****Inspection
and
Compliance**

1. Have you reviewed the Board's case file?
2. Have you recently inspected the premises and surrounding area?
(If Yes, date of most recent site inspection.....)
3. Did you find:
 - a. Compliance with the terms and conditions of the Board's resolution?
Attach a completed Certificate of Inspection and Compliance
 - b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?.....

If the answer is "yes" to any of the questions below, explain further in your statement.

4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises?
(File / CP No.)
5. Are there any outstanding violation(s) on the premises?
(If Yes, submit a DOB BIS printout)
6. Is there any other application before the Board which affects the premises?
(If Yes, Cal No.)
7. Is there any other application at any government agency which affects the premises?

Yes, an application to DOB in connection with the proposed development

Section H**Signature**

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative

Print Name

Title

SWORN TO ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC

DRAFT

FRIED FRANK

July____, 2014

Statement of Facts

Premises: 152-158 East 87th Street
Manhattan Block 1515, Lots 46 and 45

This application is filed on behalf of Allan's Garage LLC pursuant to Section 11-412 (Alterations, extensions or enlargements) of the Zoning Resolution of the City of New York (the "Zoning Resolution"), to allow for the alteration of an existing public parking garage located at 152-158 East 87th Street, Manhattan (the "Parking Garage Site") approved and built under New York City Board of Standards and Appeals ("BSA") variance (717-28-BZ). The alteration would reduce the size of the approved garage by approximately 50%, would reduce the number of cars by approximately 80%, and would allow the garage to be incorporated into the base of an otherwise as-of-right residential building in keeping with the scale and character of the surrounding neighborhood.

Property Background and Site Description

The Parking Garage Site is part of an approximately 15,588 square foot zoning lot located on the south side of East 87th Street (the "Garage Site Zoning Lot"). The western boundary of the zoning lot is located 35'-2" east of Lexington Avenue, and the zoning lot extends for approximately 154 feet along the southern side of East 87th Street. The Parking Garage Site has a frontage of 128'-5.5" along East 87th Street; the remainder of the Zoning Lot is a 25'-6.5" wide parcel located at 164 East 87th Street (Block 1515, Lot 45) and is occupied by a nine-story commercial building that will remain (the "Adjoining Building").¹ The Parking Garage Site is presently improved with a six story, 515-space

¹ Development rights attributable to the adjoining property would be incorporated into the as-of-right development. The original variance granted in 1929 included the adjoining nine-story building, because both lots 45 and 46 were part of the original application. From the BSA-approved drawings, it appears that by 1934, when the

public parking garage that was built and enlarged pursuant to a BSA variance initially issued in 1929 and subsequently amended in 1934 and 1958 (the “Variance”). The spaces in the garage are used predominantly for long term – weekly or monthly – parking for residences in the nearby area. The garage is accessed from East 87th Street via a series of five curb cuts that precludes the introduction of street trees in front of the Subject Property. In accordance with the plans approved as part of the Variance, the existing garage only provides for a 10’-2” rear yard above the first story.

The Adjoining Building was built in response to the conditions attached to the original variance. The initial request was for a garage running the full frontage of the zoning. However, the BSA approval modified the request to prohibit any parking use within 25 feet of the eastern boundary of the Zoning Lot. The nine-story structure was built in the 25-foot space resulting from the BSA condition, and is included in the plans approved by the BSA in 1934 as part of the first amendment to the variance.

The Garage Site Zoning Lot is located within a C5-1A district for the portion located within 100 feet of Lexington Avenue, and is located in a C2-8A zoning district for the portion located more than 100 feet from Lexington Avenue. Both zoning districts allow for residential and community facility uses to a floor area ratio (FAR) of 10.0, however commercial development is limited to 4.0 FAR in the C5-1A zone and is limited to 2.0 FAR in the C2-8 zone. The existing public parking garage is not consistent with current zoning in terms of use or in terms of the amount of commercial floor area (89,098 sf) located in the garage.

Surrounding Area

The Parking Garage Site is located in the Upper East Side of Manhattan in a fully developed, generally high density area containing a mix of commercial, residential, and institutional uses, with residential use by far the predominant land use in the area. The

variance was amended to include the addition of the new fireproof roof, the nine-story building was constructed as a separate building from the garage, whereas in the original 1929 drawings both lots are included in the depiction of the garage building and there was no separate nine-story building.

large majority of buildings in the vicinity are either entirely residential, or are residential with one or two stories of commercial use in the base. Older buildings in the area are generally five to eight stories, while newer buildings generally range from approximately 11 stories to 28 stories in height.

East 87th Street between Lexington and Third Avenue is reflective of these land use trends. In addition to the 9-story Adjoining Building located on the Garage Site Zoning Lot, the southern frontage of East 87th Street is occupied by a large, primarily residential, condominium building containing 15 to 28 stories (170 East 87th Street) that extends to Third Avenue. Retail uses are located along the ground floor of the 87th Street frontage and a lower portion of the building containing a theater extends to East 86th Street. An older, five-story building containing residential use with ground floor retail is located immediately to the west of the Parking Garage Site. The north side of East 87th Street includes a mix of residential and commercial ranging in height from 5 to 11 stories. There is also one parking garage located on the north side of East 87th Street.

Buildings in the nearby surrounding area include: a 17-story primarily residential building with ground floor retail at the southwest corner of Lexington Avenue and East 87th Street; a 38-story residential building with a public school in its base on the north side of East 87th Street west of Lexington Avenue, and an 18-story residential building with ground floor retail along the east side of Lexington Avenue south of East 86th Street. Newer residential buildings also are located along Third Avenue to the north and south of the Parking Garage Site. Public parking facilities are also located in the vicinity of the Parking Garage Site, including a garage located on the 169 East 87th Street across from the Parking Garage Site, a garage on East 87th Street between Lexington Avenue and Park Avenue, and a garage on Lexington Avenue between East 87th Street and East 88th Street.

Zoning in the surrounding area generally reflects the residential and commercial character of the area. Zoning districts within the area are a mixture of high and mid-density residential and commercial districts. The entirety of the block containing the

Parking Garage Site is zoned with a mixture of R10 and R10A equivalent commercial districts, including C5-1A along the Lexington Avenue frontage and C2-8A on the remainder of the block. Each of these districts allow for residential development to 10 FAR, with commercial development allowed to 2.0 FAR within the C2-8A districts and 4.0 in the C5-1A district. C1-9 districts are located along Third Avenue to the north and the south of the project block, again allowing for residential development to 10 FAR and commercial development to 2 FAR. Along Lexington Avenue, the C5-1A zone is located on both sides of the Avenue from East 85th Street to East 87th Street, with an R10 residential zone to the west. C1-8X zones allowing for 9.0 FAR of residential and 2.0 FAR of commercial are located to the north and south of the C5-1A zone along the Lexington Avenue corridor. A small C1-7 district allowing for 2.0 FAR of commercial and 6.02 FAR of residential use is located directly north of the Parking Garage Site on East 87th Street, and lower density R8B zones are located in some of the midblocks to the north and the south.

While the current uses in the vicinity of the Garage Site Zoning Lot generally reflect current zoning, uses in the area at the time of the initial variance were significantly different, and not consistent with the then applicable zoning. As noted in the transcripts of the 1928 proceeding and mentioned in part in the BSA resolutions, the character of East 87th Street and much of the surrounding area included a variety of storage, stable, warehouse and industrial uses. The character of the area, and in particular the inconsistency of the uses with the zoning of the area, was central to the Board's original approval of the Variance.

Action Requested

Given the change in the area since the time of the original issuance of the Variance, the Owner now seeks alter the public parking garage approved by the Variance in order to reduce the overall size of the public parking garage from the current six stories above grade and one cellar level to three above-grade stories and one below grade story. In connection with this reduction, the Owner would construct a residential building above

the smaller garage that would be in full compliance with the underlying zoning in terms of use, floor area, and other bulk controls. When complete, the garage allowed by the variance would be reduced to a 94-space parking facility in the base of a 19/17-story residential building. In addition, the current 10 foot rear yard condition would be limited to two stories of the building that would contain parking rather than the six stories that presently exist. This will allow for better light and air to the rear yards. Overall, the proposed building would contain up to approximately 59 dwelling units and 138,925 square feet of floor area, of which 20,628 square feet would be within the public garage and the remainder of which would be within the residential portion of the building. The proposed alteration will allow the garage to continue to provide for long term parking for the residents in the area, while allowing for a conforming structure to be built above the garage consistent with the predominant use and character of the surrounding neighborhood.

The design of the garage and the building will be complementary to the surrounding, primarily residential area. First, sidewalk conditions will be improved substantially from existing conditions, where 5 curb cuts occupying approximately 80% of the street front currently support the garage operations. These 5 curb cuts will be replaced with a single curb cut having a width of approximately 20 feet, resulting in a safer and more attractive streetscape and additional street parking. Because the curb cuts will be replaced, potted street trees will be able to be located in front of the mixed use building, adding to the residential character of the area. With regard to the building itself, the current six-story garage façade will be replaced with a street wall building with more transparency and residential windows starting above the second story. Like the existing building, the façade of the proposed building will be articulated, with a variety of building materials and window details. The façade in front of the garage portion of the building will be compatible with the residential floors, but the glass used in the lower floors will be less transparent to limit the visibility of the vehicles within the garage. With the Variance, the rear yard was reduced to 10'-2" above the first floor for the entire height of the building. With the proposed project, a thirty foot rear yard will be provided

commencing at the fourth story, allowing for more light and air in the interior of the block.

Basis of Proposed Action.

The request for the proposed of the public parking use is authorized under Zoning Resolution Section 11-412 (Alterations, extensions, and enlargements). This authorization is made clear in Section 11-41 (Exceptions, Variances, or Permits Previously Authorized Pursuant to the 1916 Zoning Resolution), which governs application of Section 11-412. Section 11-41 provides in relevant part “whenever under the provisions of the 1916 Zoning Resolution as amended [] the Board of Standards and Appeals . . . has authorized any #use# to locate in a district in which it is not permitted as-of-right by issuing a variance, exception or permit, such existing #use# established pursuant to such grant may be continued, changed, #extended#, #enlarged# or structurally altered only as provided in this Section . . .” This Section makes clear that the focus of the subsequent subsections in the Zoning Resolution, including Section 11-412, is on the use receiving the variance, rather than the building containing the use.

Section 11-412 states in relevant part that “in appropriate cases the authorizing agency may permit structural alterations, extensions or enlargements limited to the #zoning lot# that was granted a variance, exception or permit prior to December 15, 1961. However, the *use* of any building or other structure shall not be extended, and the building or other structure shall not be enlarged, in excess of 50 percent of the floor area of such building (or size of such structure) occupied or utilized by the use on December 15, 1961. Read together with Section 11-41, it is clear that the limitation on enlargement set forth in Section 11-412 applies to an enlargement for the use approved by variance. This Section allows for changes in buildings that have been the subject of a variance application in order, among other things, to avoid allowing buildings to become obsolete over time, including allowing the use approved by variance to the be enlarged provided that any enlargement or extension of the use allowed by the variance is limited to no more than 50 percent of the floor area that was allowed under the original variance. In

this case, the use approved by the variance is not proposed to be enlarged or extended; rather the alteration would cause the use to be reduced in size, meeting the requirements of Section ZR 11-412.

History of BSA Approvals

On February 8, 1929, the BSA granted a variance (717-28-BZ) allowing for the erection and operation of a six-story public parking garage at the Premises (the “Variance”). The facts supporting the issuance of the Variance included (i) the location of the property within 100 feet of a commercial district along Lexington Avenue; (ii) the neighborhood context, which included many buildings occupied by non-conforming commercial uses; and (iii) a general conclusion (without financial analysis) that the denial of this Variance would result in a hardship for the owner of the Building. The Variance was approved on the following conditions: (i) the building is not built within 20 feet of the easterly lot line;² (ii) the front elevation be designed in attractive architectural treatment; (iii) the front walls are finished with face brick and architectural terra cotta or nature stone trim; (iv) there will be no advertising on the exterior of the premises other than one projecting electric sign indicating the name and title of business; (v) there will not be any portable gasoline pumps maintained or operated outside the building; the eastern gable wall will be unpierced throughout its entire height and length; (vi) the entrance to the ascending ramp from the first story will be set back not less than 10 feet from the front on the building on the grade with the sidewalk; and (vii) all permits required must be obtained within six months and all work involved must be completed within eighteen months. Please note that the BSA file indicates that there were seven pages of plans approved by the BSA as part of the Original Variance, however the BSA file contains only four pages of plans. The plans approved in connection with a 1934 Amendment (see below) are available in their entirety and help confirm that the garage is consistent with those plans.

² This is the approximate area now occupied by the Adjoining Building.

On June 12, 1934, the BSA amended the Variance to allow for a fireproof “pent-house” to be constructed over that portion of the roof of the building already being used to store cars. The penthouse facilitated access to the rooftop parking that was part of the original approval. The Variance was subsequently amended on December 28, 1934 to allow for an additional year for the construction of the penthouse, upon the following conditions: (i) the construction of the pent-house must be fireproof; (ii) the present elevators will not be extended in height; (iii) the roof of the pent-house will be constructed so as to preclude the storage of cars on the roof; (iv) there will be no windows or other openings in the wall of the pent-house story to the east or west and all other windows and doors will be fireproof and self-sealing; and (v) all permits must be obtained in six months and the construction must be completed within one year.

On August 7, 1959, the BSA further amended the Variance allowing for the construction of a seventh story to the Building. The BSA granted an amendment to the Variance to allow the construction of a roof to protect the cars that were already being parked on the roof on the condition that the construction conforms to the plans approved by the BSA. The BSA resolution notes that the capacity of the Building to store cars would not increase and would not increase traffic on the street, and also noted that the addition would shield the parking from the surrounding residential buildings. The additional story allowed by the 1959 amendment was never constructed, and the existing Building was constructed in conformance with the Original Variance.

Violations

There are no outstanding violations associated with the Building or the Parking Garage Site. There are currently three open Department of Buildings violations for boiler inspections for the Adjoining Building dating from 2010 and one open Department of Buildings violation for an elevator violation for the Adjoining Building.

Conclusion

Based on the information set forth above, we believe that the proposed alteration to the existing public parking garage should be granted pursuant to Zoning Resolution Section 11-412. The altered building will be more consistent with the character of the neighborhood and will be in keeping with the findings justifying the original grant of the Variance in 1929.

Respectfully submitted,

Melanie Meyers

BSA CALENDAR NO.	717-28-BZ		BLOCK 1515		LOT 45 and 46		
SUBJECT SITE ADDRESS	152-58 East 87th Street, New York, New York						
APPLICANT	Fried Frank Harris Shriver and Jacobson LLP						
ZONING DISTRICT	C5-1A/C2-8A		PRIOR BSA #				COMPLIANT: "Y"
SPECIAL/HISTORIC DISTRICT	N/A						IF NOT: "N" and
COMMUNITY BOARD	8						INDICATE AMT
	* <u>APPLICABLE</u>	MAXIMUM	MINIMUM	LEGAL PER			OVER/UNDER
	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA	EXISTING	PROPOSED	
LOT AREA	N/A				15,588		
LOT WIDTH	N/A				129'-3 1/2"		
USE GROUP (S)	32-00	1-6,9-11/1-9, 14		8 (parking)			
FA RESIDENTIAL	35-10, 23-145	155,880				118,982	
FA COMMUNITY FACILITY	35-10,33-123	155,880			0	0	
FA COMMERCIAL/INDUST.	35-10,33-122	44,232		104,290	72,258	20,628	
FLOOR AREA TOTAL		155,880			72,258	155,467	
FAR RESIDENTIAL	35-10; 23-145	10.0			0	10.0/5.81	
FAR COMMUNITY FACILITY	35-10; 34-123	10.0			0	0	
FAR COMMERCIAL/INDUST.	35-10; 34-122	4.0/2.0*			3.62/5.76	1.38/1.28	
FAR TOTAL		10.0			6.69	10.0	
OPEN SPACE	N/A						N/A
OPEN SPACE RATIO	N/A						N/A
LOT COVERAGE (%)	35-10; 34-112	100/70*8			TBD	70.2/69.8	
NO. DWELLING UNITS	35-40, 23-22	TBD			0	57	
WALL HEIGHT	35-24	125/150; 60/125***				141.84'/120.3'	
TOTAL HEIGHT	35-24	210'/185'****				209.21'/184.84'	
NUMBER OF STORIES				7	6	19/17	
FRONT YARD	35-51		0	0	0	0	
SIDE YARD	25-52		0	0	0	0	
SIDE YARD							
REAR YARD	23-541; 23-471; 33-261; 3		none/30'/20'^	TBD	TBD	30'/10'	
SETBACK (S)	35-24		15'	0	0	15'	
SKY EXP. PLANE (SLOPE)	N/A						
NO. PARKING SPACES	13-10; 13-11	35% of dus	0	515	515	94	
LOADING BERTH (S)	13-30	N/A	0	0	0	0	
OTHER:							

* In Applicable ZR Section column.

For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included.

NOTES: * 4.0 FAR for C5-1A zone; 2.0 FAR for C2-8A zone; ** 100% lot coverage within 100' of Lexington Avenue;

70% beyond 100 feet of Lexington; *** Numbers reflect minimum and maximum street wall heights, first within 100' of Lexington Avenue, then beyond 100 feet of Lexington Avenue;

****Maximum height of 210' within 100 feet of Lexington Avenue, and 185' beyond 100 feet of Lexington Avenue. ^ No rear yard required within 100 feet of Lexington Avenue. Beyond 100 feet, a 30' rear yard is required for residential use, and a 20' rear yard is required for commercial use

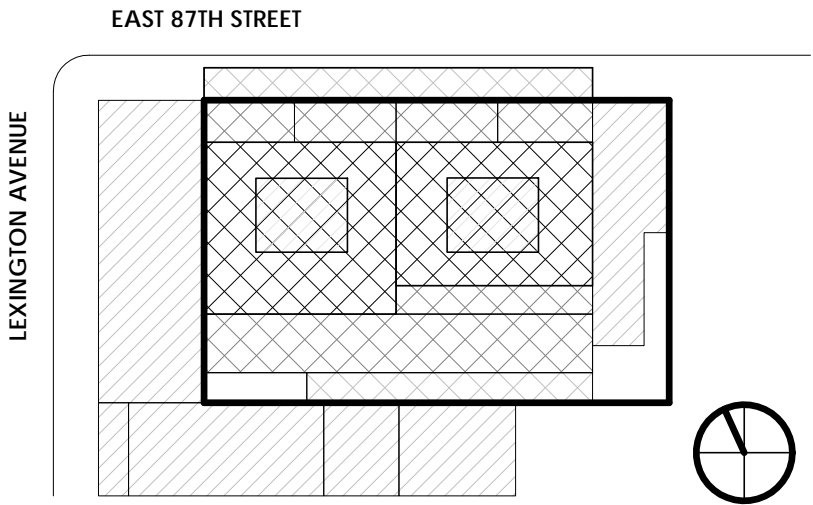
DRAFT

152 EAST 87TH STREET

NEW YORK, NY

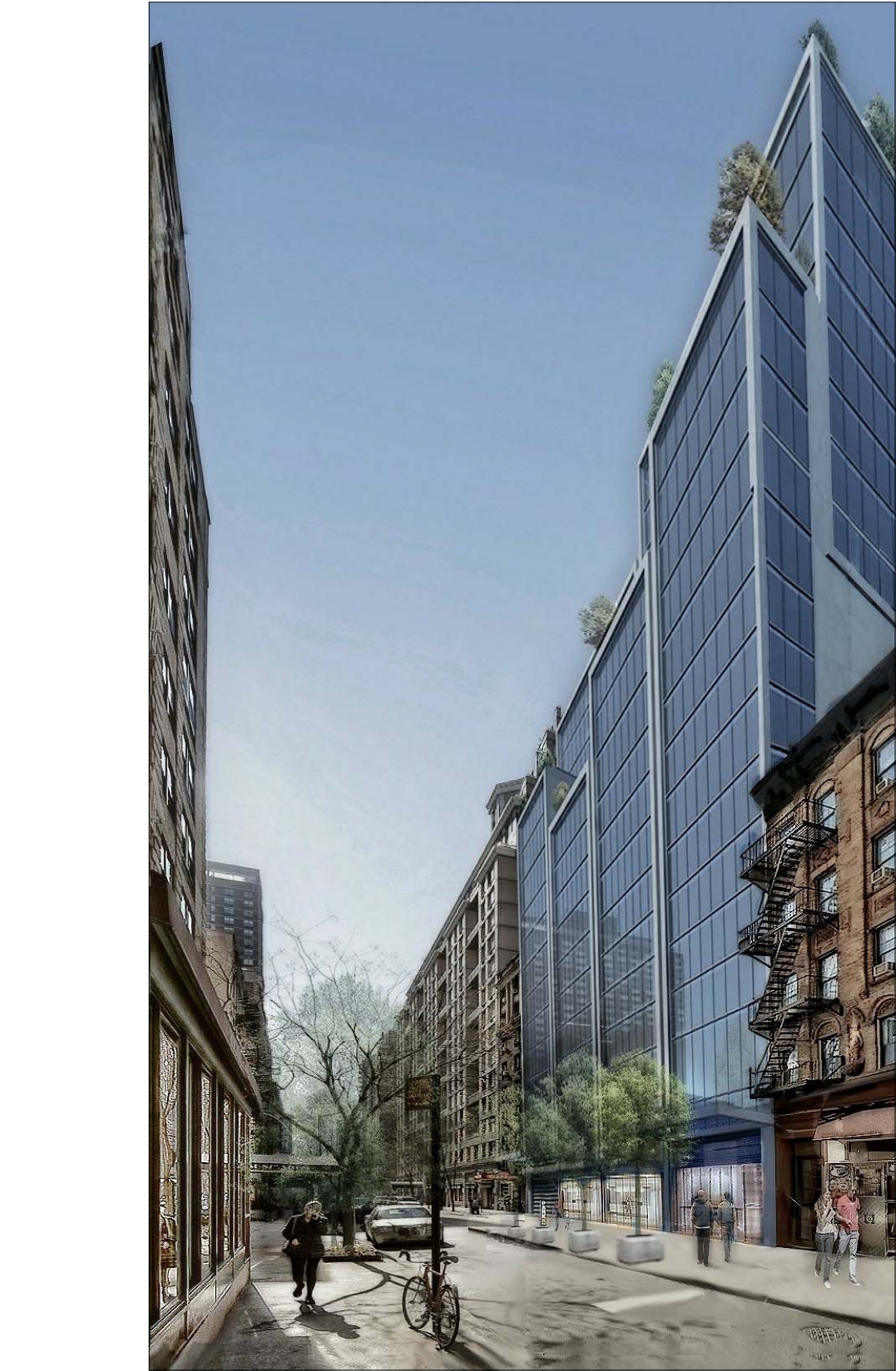
BLOCK 1515, LOT 45 & 46
PROPOSED CONDITIONS

NEW YORK CITY
BOARD OF STANDARDS AND APPEALS (BSA)



DRAWING LIST (BSA)	
Sheet Number	Sheet Name
BSA-A-000	COVER SHEET
BSA-A-001	ZONING ANALYSIS
BSA-A-002	AREAS CHART
BSA-A-004	SITE PLAN
BSA-A-200	CELLAR
BSA-A-201	1ST FLOOR PLAN
BSA-A-202	2ND FLOOR PLAN
BSA-A-203	3RD FLOOR PLAN
BSA-A-204	4TH FLOOR PLAN
BSA-A-205	5TH FLOOR PLAN
BSA-A-206	6TH TO 8TH FLOOR PLAN
BSA-A-209	9TH TO 11TH FLOOR PLAN
BSA-A-212	12TH FLOOR PLAN
BSA-A-213	13TH FLOOR PLAN
BSA-A-214	14TH TO 15TH FLOOR PLAN
BSA-A-215	16TH FLOOR PLAN
BSA-A-216	17TH FLOOR PLAN
BSA-A-217	18TH FLOOR PLAN
BSA-A-218	19TH FLOOR PLAN
BSA-A-219	MAIN ROOF

DRAWING LIST (BSA)	
Sheet Number	Sheet Name
BSA-A-300	NORTH ELEVATION
BSA-A-400	SECTIONS
BSA-A-600	EXISTING GARAGE
BSA-A-601	SURVEY
BSA-A-602	EXISTING GARAGE - BASEMENT PLAN
BSA-A-603	EXISTING GARAGE - 1ST FLOOR PLAN
BSA-A-604	EXISTING GARAGE - 2ND FLOOR PLAN
BSA-A-605	EXISTING GARAGE - 3RD FLOOR PLAN
BSA-A-606	EXISTING GARAGE - 4TH FLOOR PLAN
BSA-A-607	EXISTING GARAGE - 5TH FLOOR PLAN
BSA-A-608	EXISTING GARAGE - 6TH FLOOR PLAN
BSA-A-609	EXISTING GARAGE - ROOF PLAN
BSA-A-610	EXISTING GARAGE - ELEVATION
BSA-A-611	EXISTING GARAGE - SECTION



152 EAST 87TH STREET		152 East 87th Street, New York, NY				
Address		1515				
BLOCK		46, 45 (AIR RIGHTS LOT)				
LOTS		46* (DEVELOPMENT LOT)				
ZONING MAP		9a				
COMMUNITY DISTRICT		MANHATTAN CD 8				
Fronting Street		87th street Narrow street (60' wide)				
34-112	ZONING DISTRICT	C5-1 A & C2-8A				
	LOT AREA	In C5-1 A (R10 A)	LOT 46			
		TOTAL	6,518 SF			
	LOT AREA	In C2-8A (R10 A)	LOT 46			
		TOTAL	2,574 SF			
	LOT AREA	TOTAL	9,070 SF			
		TOTAL IN BOTH DISTRICTS	15,588 SF			
	1 Uses Permitted					
	22-00 32-00 32-17 32-14 22-12	73-00 Special Permit granted by BSA	In C5-1 A (R10 A)	Permitted	Provided	
				UG1-6, 9-11		
a) Parking (Existing)				UG8 (BSA #717-28-BZ)		
b) Hotel (Existing)				UG5		
c) New Residential				UG2		
In C2-8A (R10 A)			Permitted	Provided		
		UG1-6, 9-11				
a) Parking (Existing)			UG8			
b) Hotel (Existing)			UG5			
c) New Residential			UG2			
2 FAR Permitted						
35-011 77-22 33-122 24-11	Note: Development will comply with Quality Housing Program					
	In C5-1A (R10A)	Commercial	Permitted	Provided		
		Residential	4	1.38	Complies	
	In C2-8A (R10A)	Commercial	10	10	Complies	
		Residential	2	1.28	Complies	
		Residential	10	5.84	Complies	
		Max. Floor Area permitted				
	In C5-1A (R10A)	Commercial	26,072 SF			
		Residential	65,180 SF			
		TOTAL	91,252 SF			
In C2-8A (R10A)		Commercial	18,140 SF			
	Residential	90,700 SF				
	TOTAL	108,840 SF				
	3 Total FA Permitted on Both Lots					
		Commercial	44,212 SF			
		Residential	155,880 SF			
	EXISTING FLOOR AREA					
	In C5-1A (R10A)	Commercial parking	42,048 SF	Existing none compliant parking garage (BSA #717-28-BZ)		
		Commercial parking	42,887 SF			
	In C2-8A (R10A)	Residential (Hotel)	15,911 SF	See Existing Building Areas Chart		
		TOTAL	100,846 SF			
	EXISTING FA REMAINED AFTER ALTERATION					
	In C5-1A (R10A)	Commercial Parking	9,027 SF			
		Residential in Existing	5,429			
In C2-8A (R10A)	Commercial Parking	11,601 SF				
	Residential in Existing	4,974				
	Residential (Hotel)	15,911 SF				
	TOTAL TO REMAIN	46,942 SF				
FLOOR AREA IN NEW BLDG.						
	In C5-1A (R10A)	Residential	Permitted	Provided		
			82,225 SF	60,570.85 SF	Complies	
	In C2-8A (R10A)	Residential	61,899 SF	47,954 SF	Complies	
		TOTAL	144,123 SF	108,525 SF	Complies	
	TOTAL REMAINING EXISTING & NEW:					
		155,880 SF	155,467 SF	Complies		
	35-40 23-20	DENSITY				
		Dwelling Unit Factor in both zoning districts	790			
		Maximum Dwelling Units Permitted	In C5-1 A (R10 A)	Permitted	Provided	
			65,180/790=	83	32	Complies
		In C2-8A (R10 A)				
		90,700/790=	115	25	Complies	
Street Tree Planting		Required			Provided	
		Every 25 feet of street frontage	129.3 ft - 17 ft (curb cut) / 25ft =	5	5	Complies
Quality Housing Program Required in R10A						
Bulk Regulations						
(Special Provisions for Zoning Lots Divided by District Boundaries)						
LOT COVERAGE						
(For Quality Housing bldg)						
23-145	In C5-1A (R10A)	Interior Lot within 100'	Permitted	Proposed		
			100.0%	70.2%	Complies	
	In C2-8A (R10A)	Interior Lot behind 100'	70.0%	69.8%	Complies	
		See Lot Coverage Computation on Z-001				
77-210	DENSITY					
	Min. Size of Dwelling Unit	Required			Proposed	
		400 SF	850 SF			

37-27	YARD REGULATION				
33-20	No modifications made on three levels of existing commercial parking garage				
23-40	For Residential portion of the building in Commercial District			Required	Provided
34-231	Front yard			Not Required	Not Provided
34-232	Side Yard			Not Required	Not Provided
23-47	Rear Yard				
	w/ 100' of wide street	In C5-1A (R10A)	Not Required	30 ft	Complies
23-471 / d)	beyond 100' of wide street	In C2-8A (R10 A)	30 ft	30 ft	Complies
35-20	HEIGHT AND SETBACK				
35-24	Base Plane		Permitted	Provided	
	see Z-001 "Base Plane Calculation"				
35-24	Street Wall Location		Required	Provided	
35-24 b) (3)	In C5-1A				
	entire frontage 50' from corner of wide street minimum 12 ft			141.8 ft	Complies
35-24 b) (2)	In C2-8 A				
	entire frontage 50' from corner of wide street minimum base height			141.8 ft	Complies
35-24 e)	Maximum Building Height				
	Building Heights (ft)		Permitted	Proposed	
Table A		Minimum base height	125 ft	141.8 ft	Complies
	In C5-1A (R10A)	Maximum base height	150 ft	141.8 ft	Complies
		Maximum height	210 ft	209.2 ft	Complies
		Minimum base height	60 ft	120.3 ft	Complies
	In C2-8A (R10A)	Maximum base height	125 ft	120.3 ft	Complies
		Maximum height	185 ft	184.8 ft	Complies
35-24 (c)	Setbacks		Required	Proposed	
	Narrow street (East 87th street)	For both districts	15	15 ft	Complies
	Rear Setback				
		In C5-1A (R10A)	None	30 ft	Complies
		In C2-8A (R10 A)	10	10 ft	Complies
35-24 a)	Dormers		Permitted	Provided	
23-621 (c)	For both districts		See Z-005 "Dormer Computation"		
23-62 (g)	Elevator or Stair Bulkhead		Permitted	Provided	
	Aggregate street width within 10'		Beyond 10' No limitation		
Parking					
Existing public parking garage built under New York City Board of Standards and Appeals ("BSA") variance (717-28-BZ).					
13-041 (a)	a Public parking garage		Existing	Proposed	
13-07			515 cars	94 cars	
13-10	b Off-street parking in Manhattan core		Required	Provided	
			None	None	
36-71	Enclosed Bicycle Parking Spaces		Required	Provided	
	New dwelling units constructed after 2009, Min. 1 space per 2 dwelling units				
36-70 (d)	50% of DU (57/2 =29)		29 bikes	35 bikes	
36-70	29x15 s.f.=435 s.f. (deductible)		435 SF	527 SF	
36-711	Public parking garages (1 per 10 parking space)		94 / 10 =	10 bikes	17 bikes
				150 SF	243 SF
28-01	QUALITY HOUSING PROGRAM REQUIRED IN R10A				
28-10	Neighborhood Impact				
28-11	Bulk Regulations				
28-20	Building Interior				
28-21	Size of Dwelling Unit		Required	Proposed	
			400 SF	650 SF	
28-22	Windows		All residential windows to be double glazed Will be Provided		
28-23	Refuse storage and disposal		Required	Proposed	
	2.9 c.f. per D.U.	2.9 x 57 D.U. =	166 SF	503 SF	see Z-006
	Refuse disposal				
	12 s.f. (min. dimension 3 feet)		12 SF	36 SF	See Z-006
28-24	Laundry facilities				
	No deduction taken		Not Mandatory	None Provided	
28-25	Daylight in corridors				
	No deduction taken		Not Mandatory	None Provided	
28-30	Recreational Space and Planting Areas				
28-31	Required Recreation Space		Required	Proposed	
	2.8% of Residential ZFA	2.8% x 119,103 s.f. =	3,334 SF	3,334 SF	Complies
28-33	Planting Areas				
	The area of the zoning lot between the #street line# and the street wall of the building shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground.				
28-41	Density per Corridor		Permitted	Proposed	
	if not exceeding, 50% of corridor may be excluded	Not exceeding	8 D.U.	3 D.U.	Complies
	See Residential Floor Plans				
FLOOR AREA EXCLUSIONS					
12-10 (11)	Floor space within stairwell		8 inch along the length of the stairwell enclosure		See Floor area calculation chart
12-10 (12)	Exterior wall thickness		8 inch along the exterior walls provided the thermal resistance		See Floor area calculation chart

Existing Building Areas Chart			
		Existing Garage	Existing Hotel
		Zoning Distric C5-1A	Zoning Distric C2-8A
Floor #		GROSS FA	GROSS FA
Cellar		6,178	6,498
Level 1		6,178	6,498
Level 2		6,178	6,498
Level 3		5,878	5,848
Level 4		5,878	5,848
Level 5		5,878	5,848
Level 6		5,878	5,848
Level 7			
Level 8			
Level 9			
Totals:		42,048	42,887
Totals Above Grade:		35,869	36,389
Totals Above Grade by Zoning Districts:		35,869	52,300
Total Above Grade:		88,169	

RESIDENTIAL UNIT MIX		
Apt Type	Distribution By DU Count	Apartment Count
1BR	10.5%	6
2BR	43.9%	25
3BR	35.1%	20
4BR	10.5%	6
100.0%		57

Proposed Number of Cars in Remaining Parking Garage = 94 Cars

QUALITY HOUSING DEDUCTION			
Name	GROSS AREA	ASSUMED DEDUCTION (%)	ZFA
INDOOR RECREATION SPACE - (GYM, KIDS GAME & PARTY ROOM)	1338 SF	100	0 SF
	872 SF	100	0 SF
CORRIDOR (D.U. DENSITY)	1129 SF	100	0 SF
4544 SF		50	2272 SF
REFUSE RM. (12 S.F.)	360 SF	100	0 SF
TOTAL:	8231 SF		2272 SF

Required Recreation Spaces 2.8% of Residential ZFA 3334 SF



152 EAST 87TH STREET, NEWYORK
ALTERATION AND ADDITION TO COMPLIANT GARAGE

		ZONING DISTRICT C5-1A						
FLOOR NO.	Name	GROSS FA	DEDUCTIONS					
	USE	EXTNG / NEW	MECHANICAL	STAIRWELL	EXT. WALL	BIKE STORAGE	QUALITY HOUSING	ZONING FA
CELLAR	PARKING	3,661.00	3,661.00					0.00
	MECHANICAL	2,868.00	2,868.00					0.00
	Total	6,529.00	6,529.00					0.00
LEVEL 1	RESIDENTIAL	2,563.00	25.63			450		2,087.37
	PARKING	3,624.00	36.24			150		3,437.76
	Total	6,187.00	61.87					5,525.13
LEVEL 2	RESIDENTIAL	1,250.00	12.5					1,237.50
	MECHANICAL	1,083.00	1,083.00					0.00
	PARKING	2,748.00	27.48					2,720.52
	Total	5,081.00	1,122.98					3,958.02
LEVEL 3	RESIDENTIAL	2,125.00	21.25					2,103.75
	MECHANICAL	59.00	59.00					0.00
	PARKING	2,898.00	28.98					2,869.02
	Total	5,082.00	109.23					4,972.77
LEVEL 4	RESIDENTIAL	2,920.00	131.4	25.66	46.6		173.50	2,542.84
	RECREATION SPACE	1,672.00					1,672.00	0.00
	Total	4,592.00	131.40	25.66			1,845.50	2,542.84
LEVEL 5	RESIDENTIAL	2,828.00	127.26	25.66	46.6		86.50	2,541.98
LEVEL 6	RESIDENTIAL	4,584.00	206.28	25.66	46.6		95.50	4,209.96
LEVEL 7	RESIDENTIAL	4,584.00	206.28	25.66	46.6		95.50	4,209.96
LEVEL 8	RESIDENTIAL	4,584.00	206.28	25.66	46.6		95.50	4,209.96
LEVEL 9	RESIDENTIAL	4,584.00	206.28	25.66	46.6		75.50	4,229.96
LEVEL 10	RESIDENTIAL	4,584.00	206.28	25.66	46.6		75.50	4,229.96
LEVEL 11 TRANSFER	RESIDENTIAL	4,584.00	206.28	25.66	46.6		75.50	4,229.96
LEVEL 12	RESIDENTIAL	4,584.00	206.28	25.66			75.50	4,276.56
LEVEL 13 TRANSFER	RESIDENTIAL	4,584.00	206.28	25.66			75.50	4,276.56
LEVEL 14	RESIDENTIAL	4,092.00	184.14	25.66			75.50	3,806.70
LEVEL 15	RESIDENTIAL	4,092.00	184.14	25.66			75.50	3,806.70
LEVEL 16	RESIDENTIAL	3,612.00	162.54	25.66			75.50	3,348.30
LEVEL 17	RESIDENTIAL	3,612.00	162.54	25.66			75.50	3,348.30
LEVEL 18	RESIDENTIAL	3,612.00	162.54	25.66			75.50	3,348.30
LEVEL 19 TRANSFER	RESIDENTIAL	3,612.00	162.54	25.66			75.50	3,348.30
ROOF	ROOF BULKHEAD	662.00	29.79	25.66				606.55
	MECH. BULKHEAD	662.00	662.00					0.00
	EMR	663.00	663.00					0.00

TOTALS ABOVE GRADE: 85,061.00 5,576.21 436.22 326.20 600.00 3,049.00 75,026.77

Existing		
Commercial Parking		9,027.30
Existing Hotel		
Residential		
Spaces in existing part		5,428.62
New residential bldg		60,570.85
TOTALS ABOVE GRADE:		

PARKING	9,027.30
HOTEL	-
RESIDENTIAL	65,999.47
ALL USES	75,026.77

NOTE:

Mechanical deduction assumptions

For public and commercial spaces:	1%
For residential spaces:	4.50%

Other Exclusions from Floor Area as per 12-10 (11) & 12-10 (12)

Egress stairwell 8" partial exclusion on residential floors	19'-2 1/2" (length) x 8" x 2 (2 stairs in each core) = 25.66 sf
Exterior wall thickness 8" partial exclusion	70.67' x 0.66' = 46.8 sq. ft. (on each side wall) See floor plans for exterior wall dimensions.

ZONING DISTRICT C2-8A							
		GROSS FA		DEDUCTIONS			
USE	EXISTING HOTEL	EXTNG / NEW	MECHANICAL	STAIRWELL	EXT. WALL	QUALITY HOUSING	ZONING FA
PARKING		4,737.00	4,737.00				0.00
MECHANICAL		1,755.00	1,755.00				0.00
Total		6,492.00	6,492.00				0.00
RESIDENTIAL	1,769.00	1,950.00	19.50				3,689.50
PARKING		4,541.00	45.41				4,495.59
Total	1,769.00	6,491.00	64.91				8,185.09
RESIDENTIAL	1,769.00	1,997.00	19.97				3,746.03
MECHANICAL		662.00	662.00				0.00
PARKING		2,798.00	27.98				2,770.02
Total	1,769.00	5,457.00	709.95				6,516.05
RESIDENTIAL	1,769.00	1,077.00	10.77				2,835.23
MECHANICAL		0.00	0.00				0.00
PARKING		4,379.00	43.79				4,335.21
Total	1,769.00	5,456.00	54.56				7,170.44
RESIDENTIAL	1,769.00	2,877.00	129.47	25.66	46.6	139.50	4,304.78
RECREATION SPACE		1,680.00				1,680.00	0.00
Total	1,769.00	4,557.00	129.47	25.66		1,819.50	4,304.78
RESIDENTIAL	1,769.00	2,784.00	125.28	25.66	46.6	139.50	4,215.96
RESIDENTIAL	1,769.00	4,558.00	205.11	25.66	46.6	95.50	5,954.13
RESIDENTIAL	1,769.00	4,558.00	205.11	25.66	46.6	95.50	5,954.13
RESIDENTIAL	1,769.00	4,558.00	205.11	25.66	46.6	95.50	5,954.13
RESIDENTIAL	1,769.00	4,558.00	205.11	25.66	46.6	75.50	5,974.13
RESIDENTIAL		4,558.00	205.11	25.66	46.6	75.50	4,205.13
RESIDENTIAL		4,558.00	205.11	25.66	46.6	75.50	4,205.13
RESIDENTIAL		3,428.00	154.26	25.66		75.50	3,172.58
RESIDENTIAL		2,946.00	132.57	25.66		75.50	2,712.27
RESIDENTIAL		2,946.00	132.57	25.66		75.50	2,712.27
RESIDENTIAL		2,946.00	132.57	25.66		75.50	2,712.27
ROOF BULKHEAD		662.00	29.79	25.66			606.55
MECH. BULKHEAD		662.00	662.00				0.00
EMR		662.00	662.00				0.00

72,719.00 4,507.42 384.90 2,925.00 80,439.89

Existing		
Commercial Parking		9,027.30
Existing Hotel	15,911.00	11,600.82
Residential		
Spaces in existing part		4,973.76
New residential bldg		47,954.31
TOTALS ABOVE GRADE:		

PARKING	9,027.30
HOTEL	15,911.00
RESIDENTIAL	62,928.07
ALL USES	80,439.89

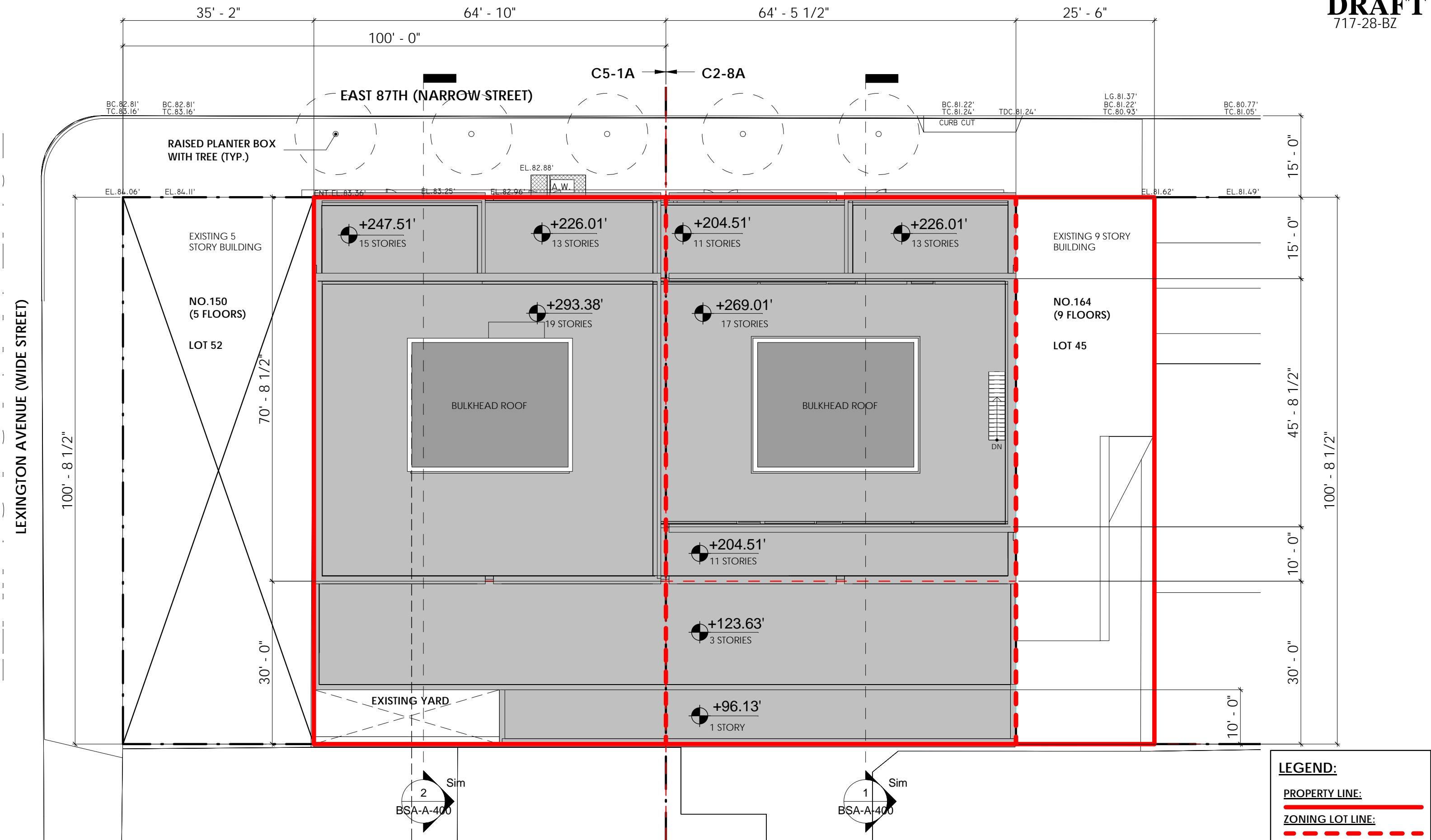
TOTALS						
		DEDUCTIONS				
GROSS FA	MECHANICAL	STAIRWELL	EXT. WALL	BIKE STORAGE	QUALITY HOUSING	ZONING FA
8,398.00	8,398.00				0.00	0.00
4,623.00	4,623.00				0.00	0.00
13,021.00	13,021.00				0.00	0.00
6,272.00	45.13			450.00	0.00	5,776.87
8,165.00	81.65			150.00	0.00	7,933.35
14,437.00	126.78				0.00	13,710.22
5,016.00	32.47				0.00	4,983.53
1,745.00	1,745.00				0.00	0.00
5,546.00	55.46				0.00	5,490.54
12,307.00	1,832.93				0.00	10,474.07
4,971.00	32.02				0.00	4,938.98
59.00	59.00				0.00	0.00
7,277.00	72.77				0.00	7,204.23
12,307.00	163.79				0.00	12,143.21
7,566.00	260.87	51.32	93.20		313.00	6,847.82
3,352.00	0.00				3,352.00	0.00
10,918.00	260.87	51.32			3,665.00	6,847.62
7,381.00	252.54	51.32	93.20		226.00	6,757.94
10,911.00	411.39	51.32	93.20		191.00	10,164.09
10,911.00	411.39	51.32	93.20		191.00	10,164.09
10,911.00	411.39	51.32	93.20		191.00	10,164.09
10,911.00	411.39	51.32	93.20		151.00	10,204.09
9,142.00	411.39	51.32	93.20		151.00	8,435.09
9,142.00	411.39	51.32	93.20		151.00	8,435.09
8,012.00	360.54	51.32	0.00		151.00	7,449.14
8,012.00	360.54	51.32	0.00		151.00	7,449.14
7,038.00	316.71	51.32	0.00		151.00	6,518.97
7,038.00	316.71	51.32	0.00		151.00	6,518.97
6,558.00	295.11	51.32	0.00		151.00	6,060.57
6,558.00	295.11	51.32	0.00		151.00	6,060.57
4,274.00	192.33	51.32	0.00		75.50	3,954.85
4,274.00	824.54	25.66	0.00		75.50	3,348.30
1,324.00	691.79	25.66			0.00	606.55
662.00	662.00				0.00	0.00
						0.00

821.12 5,974.00 155,466.66

Existing		
Commercial Parking		9,027.30
Existing Hotel	15,911.00	11,600.82
Residential		
Spaces in existing part		4,973.76
New residential bldg		47,954.31
TOTALS ABOVE GRADE:		

PARKING	9,027.30
HOTEL	15,911.00
RESIDENTIAL	62,928.07
ALL USES	80,439.89

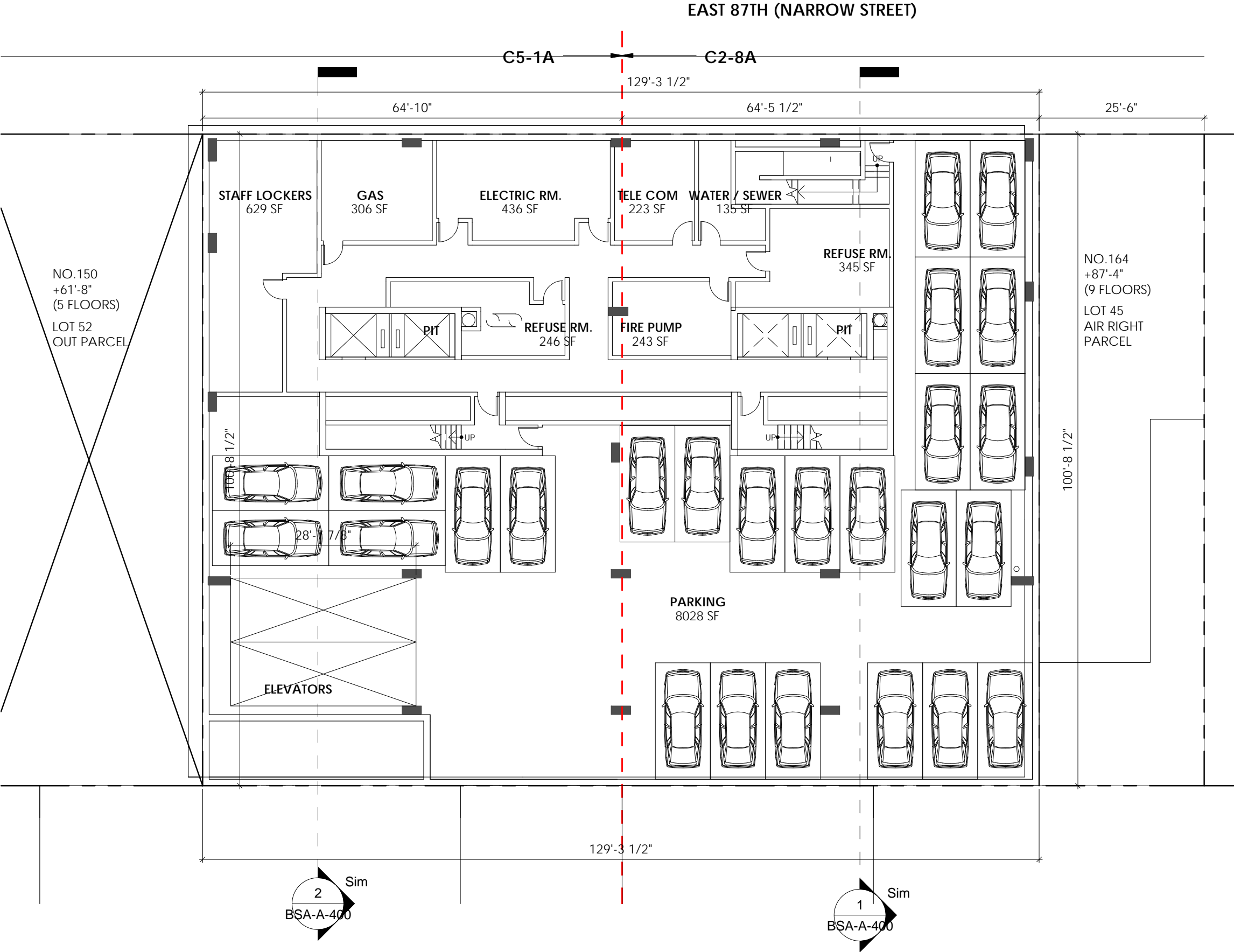
TOTAL 155,466.66



LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

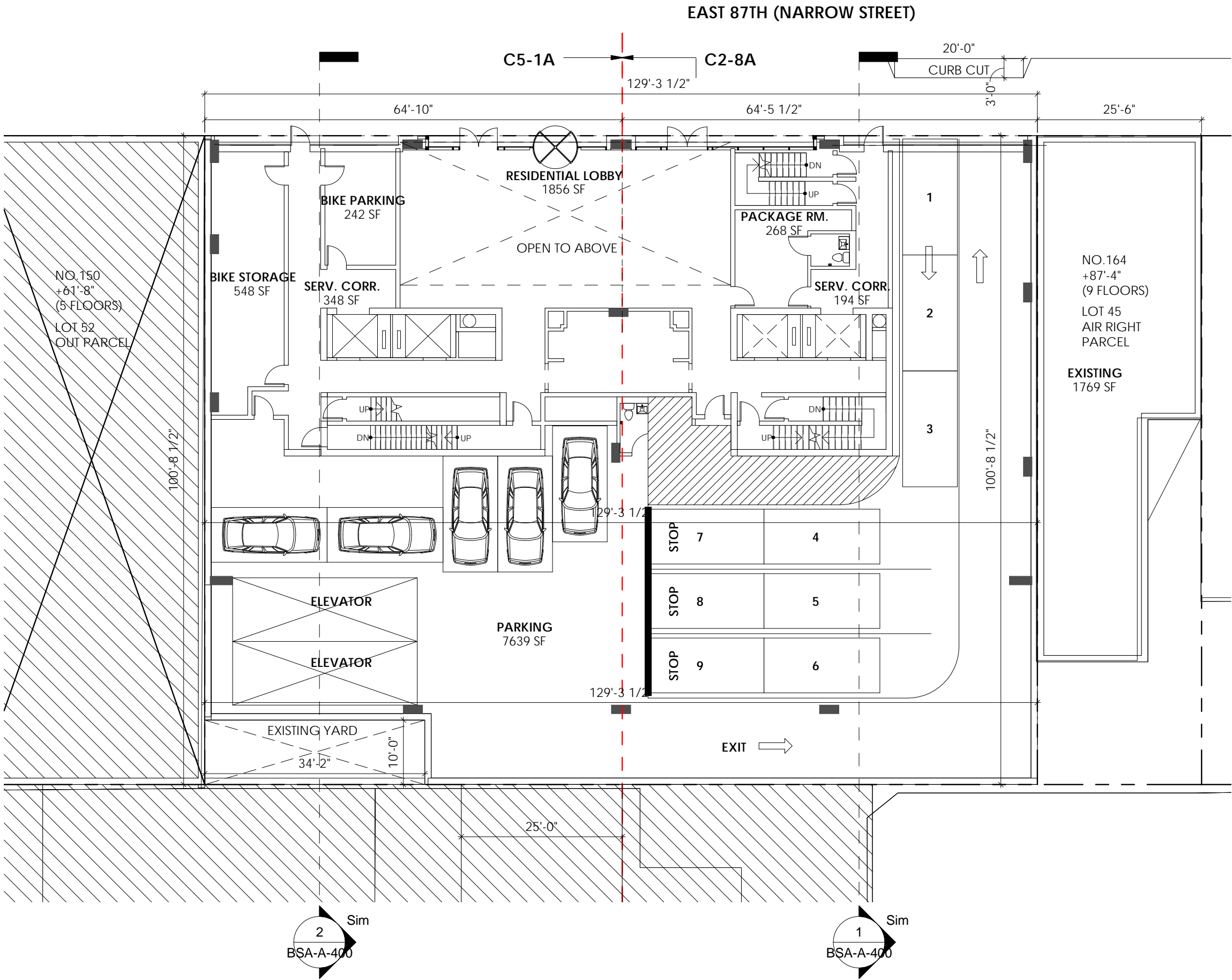
1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

CELLAR GSF
13021 SF
CELLAR NET GARAGE SPACE
8028 SF
8233 SF / 200 = 41 SPACES
CELLAR PARKING SPACE COUNT
25

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

FIRST FLOOR GSF

14444 SF

FIRST FLOOR NET GARAGE SPACE

7639 SF

7763 SF / 200 = 39 SPACES

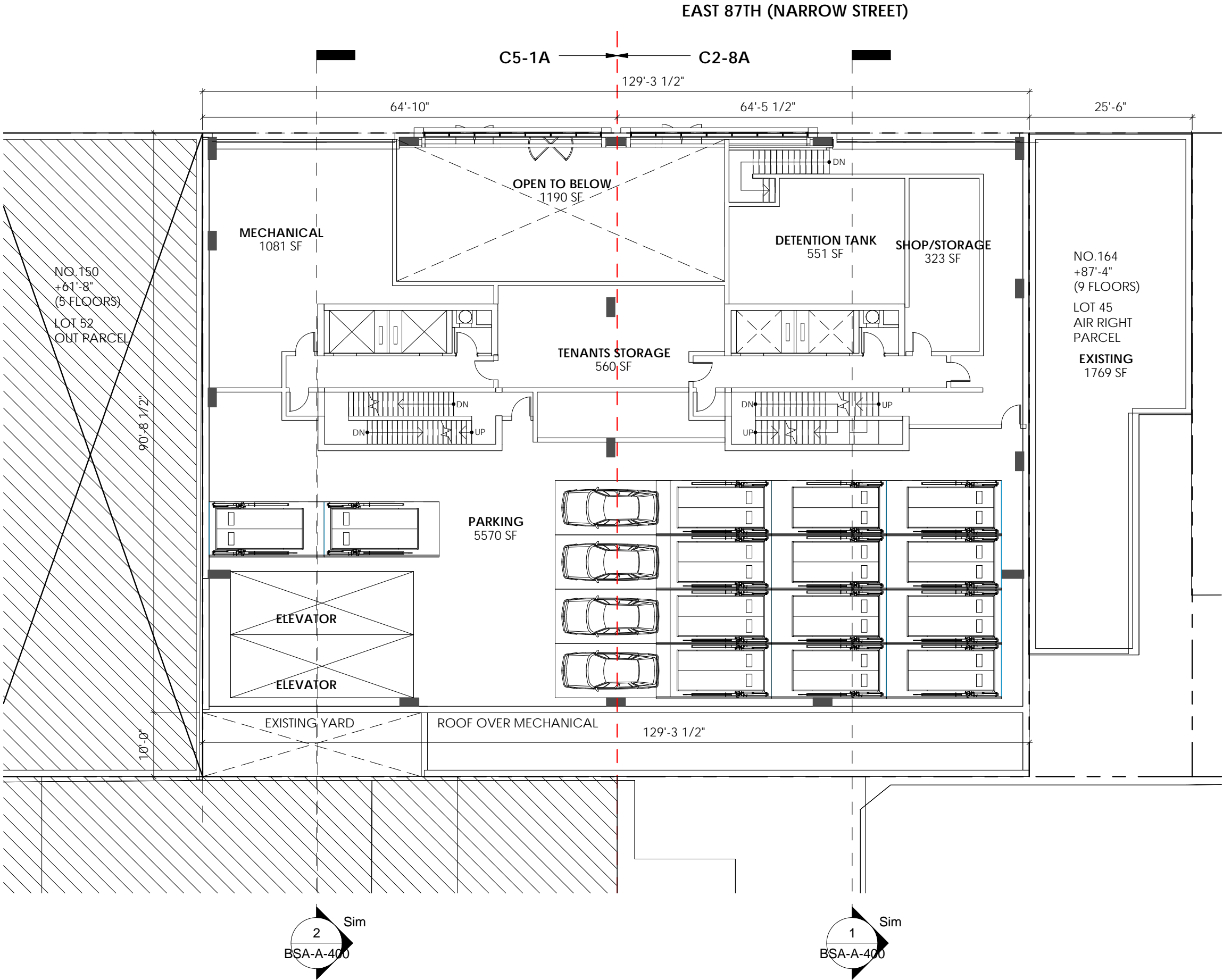
FIRST FLOOR PARKING SPACE COUNT

5

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

SECOND FLOOR GSF

14448 SF

SECOND FLOOR NET GARAGE SPACE

5570 SF

5537 SF / 200 = 28 SPACES

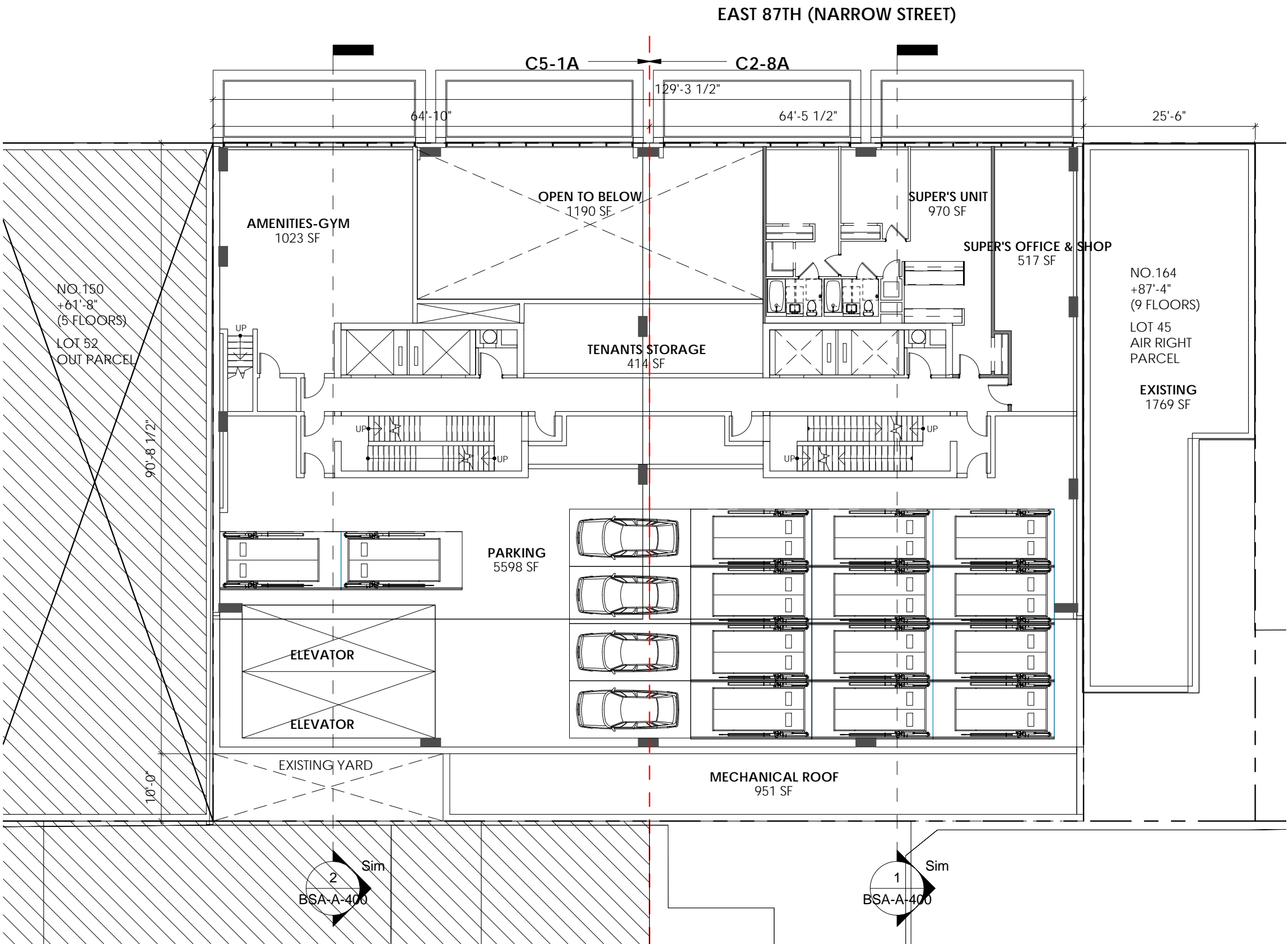
SECOND FLOOR PARKING SPACE COUNT

32

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

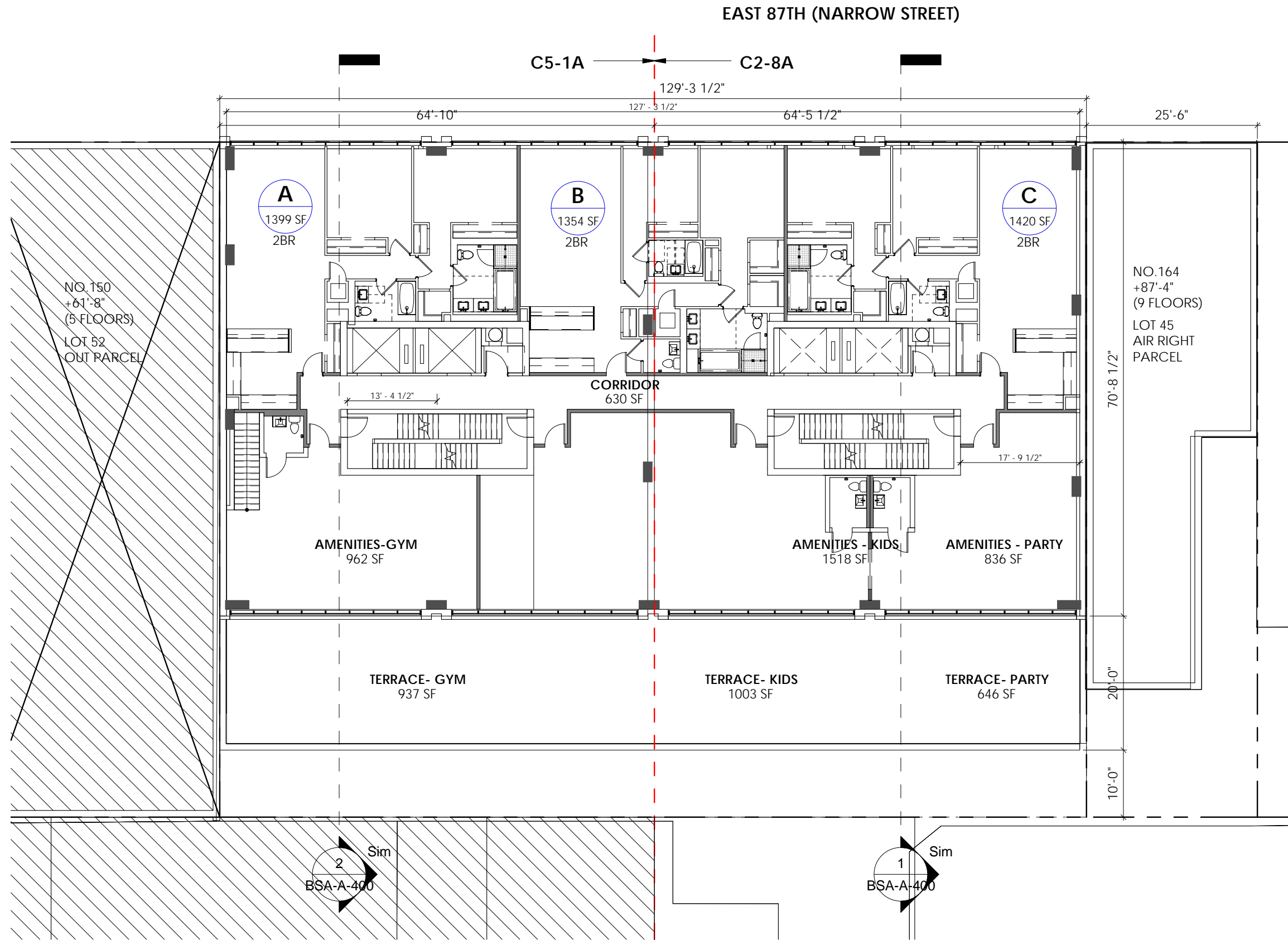
1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

THIRD FLOOR FLOOR GSF	
	14448 SF
THIRD FLOOR NET GARAGE SPACE	
	5598 SF
5717 SF / 200 = 29 SPACES	
THIRD FLOOR PARKING SPACE COUNT	
	32

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

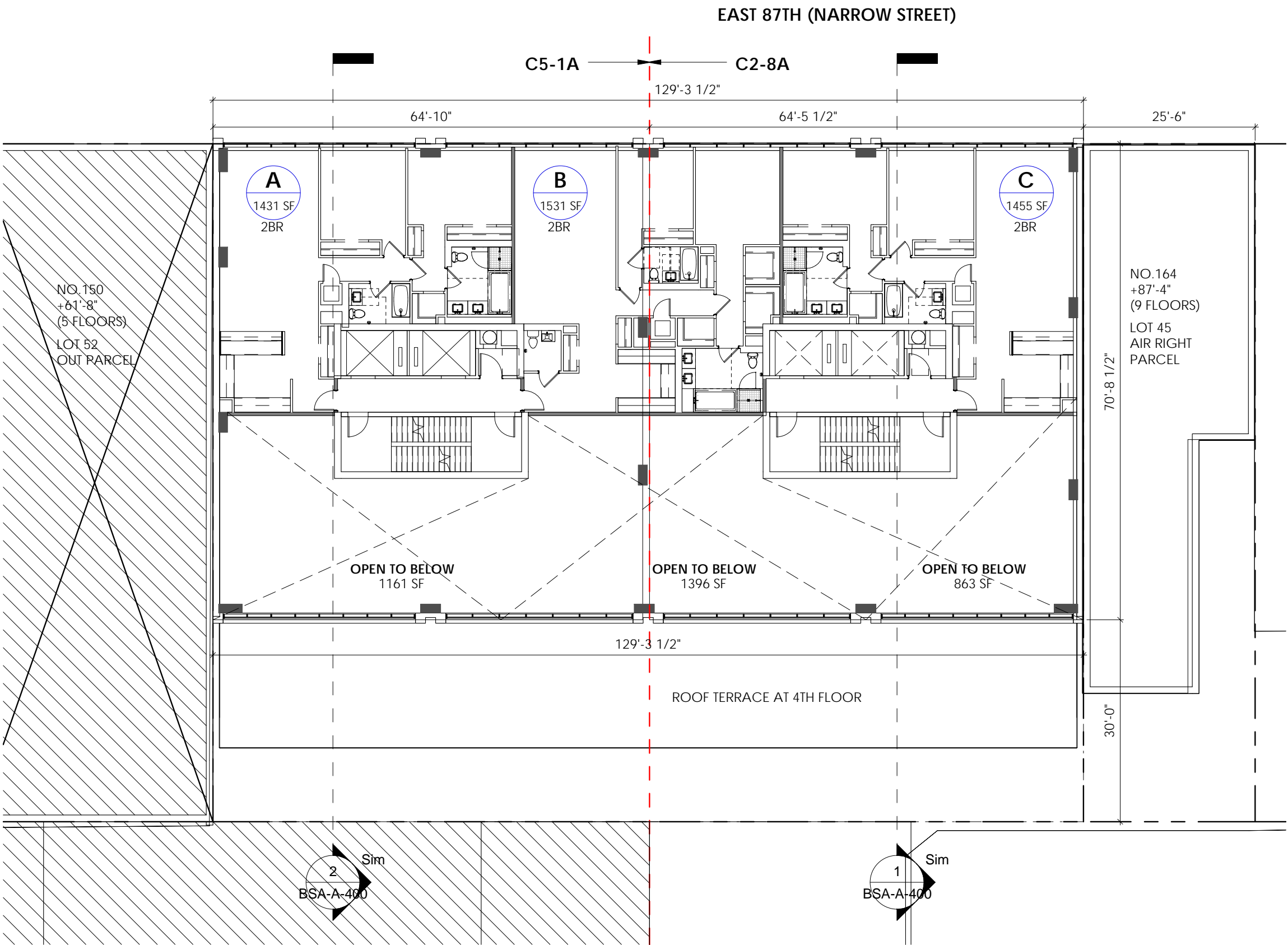
4TH FLOOR

GROSS AREA	ZFA
11728 SF	5235 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

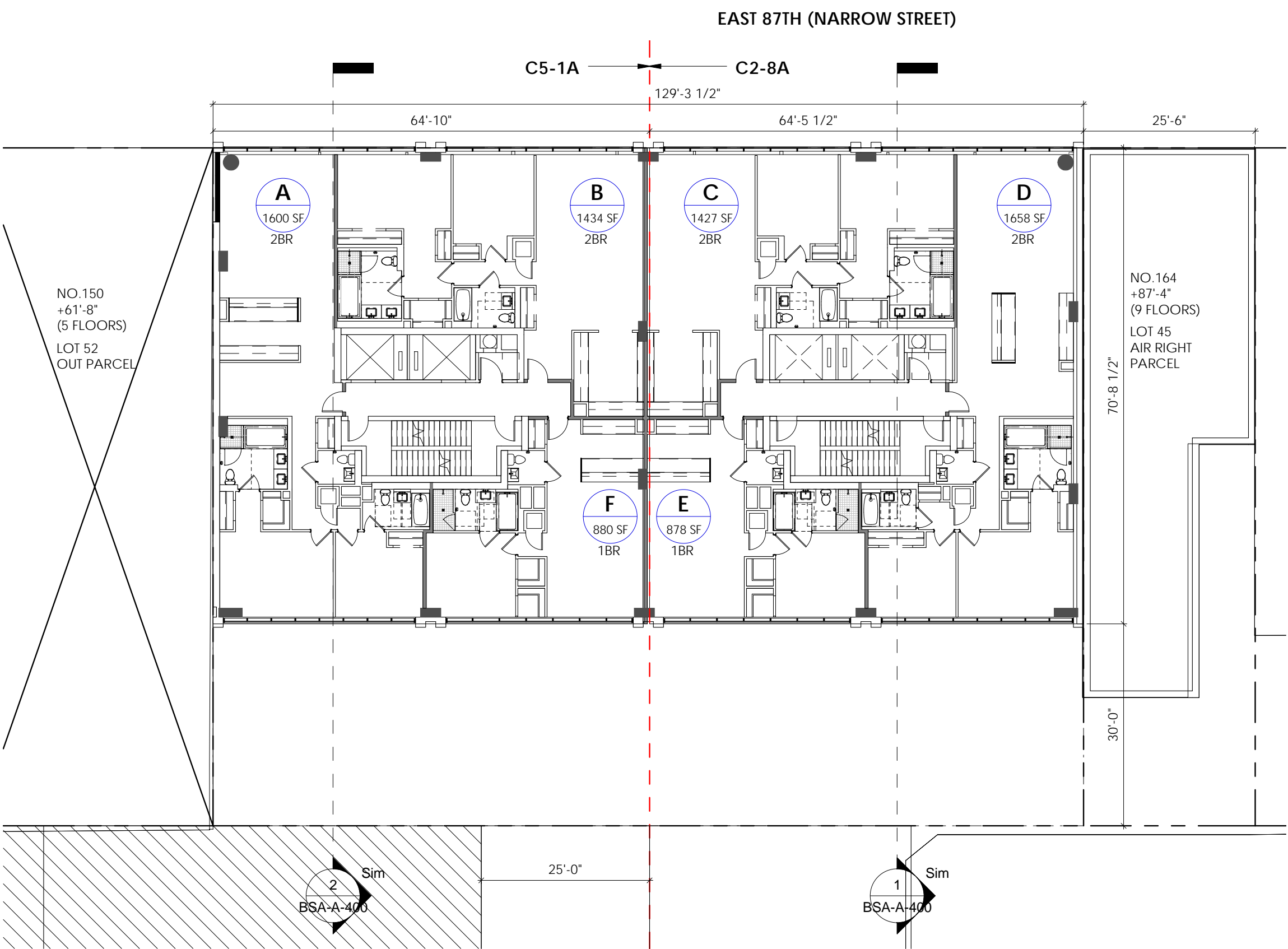
5TH FLOOR

GROSS AREA	ZFA
9142 SF	5294 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

6TH - 8TH FLOOR

GROSS AREA	ZFA
9139 SF	8553 SF

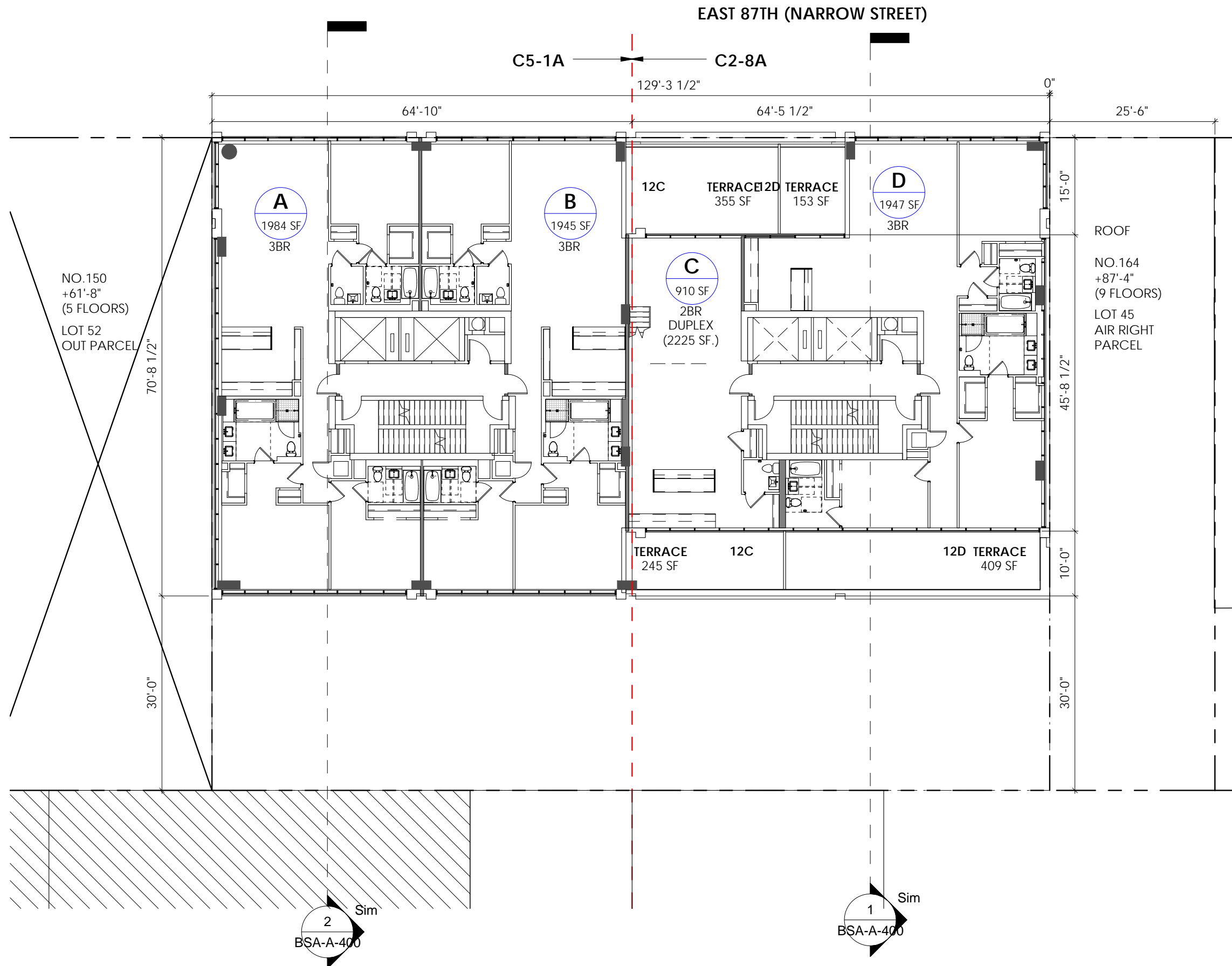
LEGEND:

PROPERTY LINE:

ZONING LOT LINE:

BSA-A-209

ALLAN GARAGE LLC



NOTES:

1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

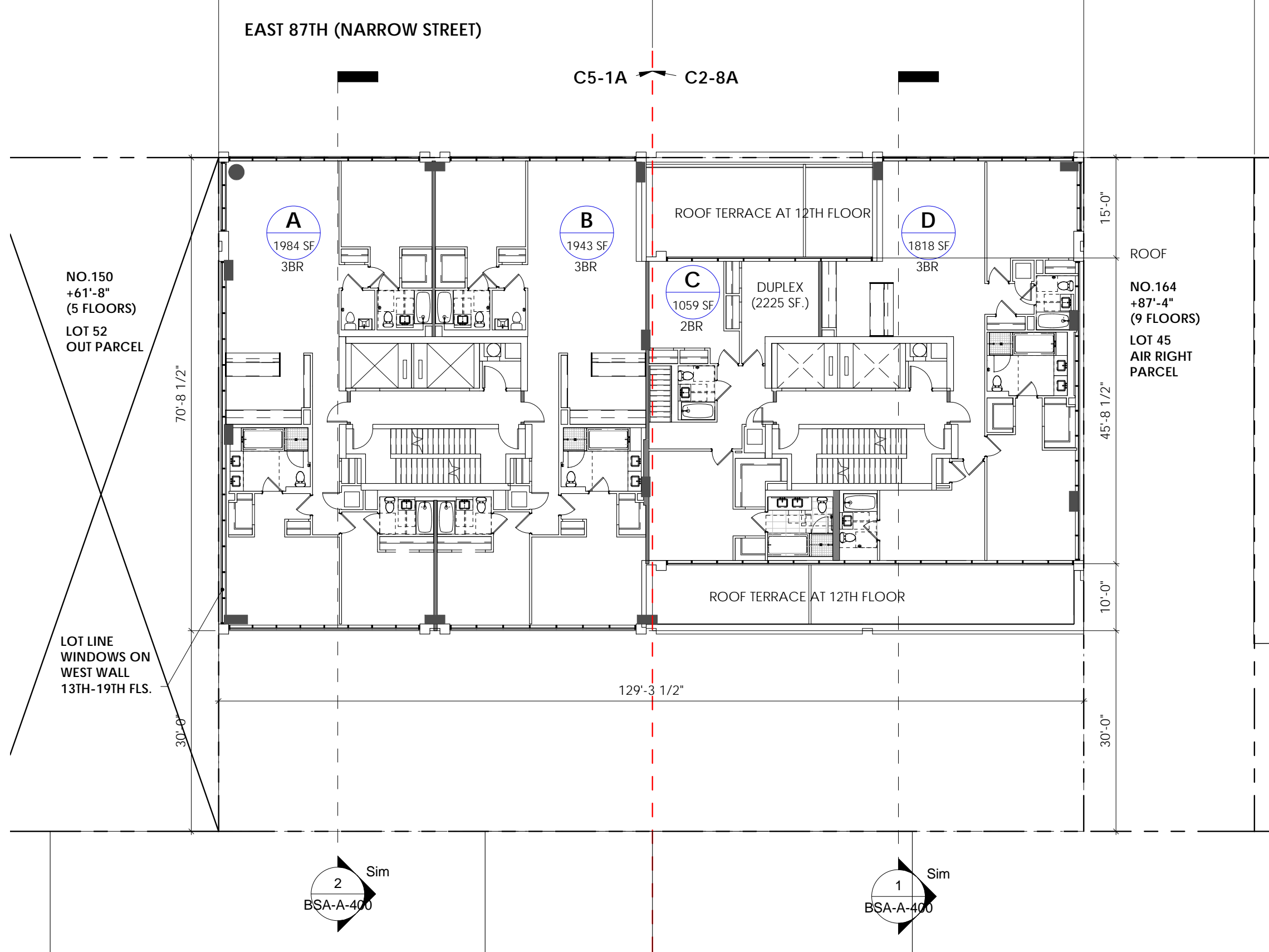
12TH FLOOR

GROSS AREA	ZFA
7981 SF	7483 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

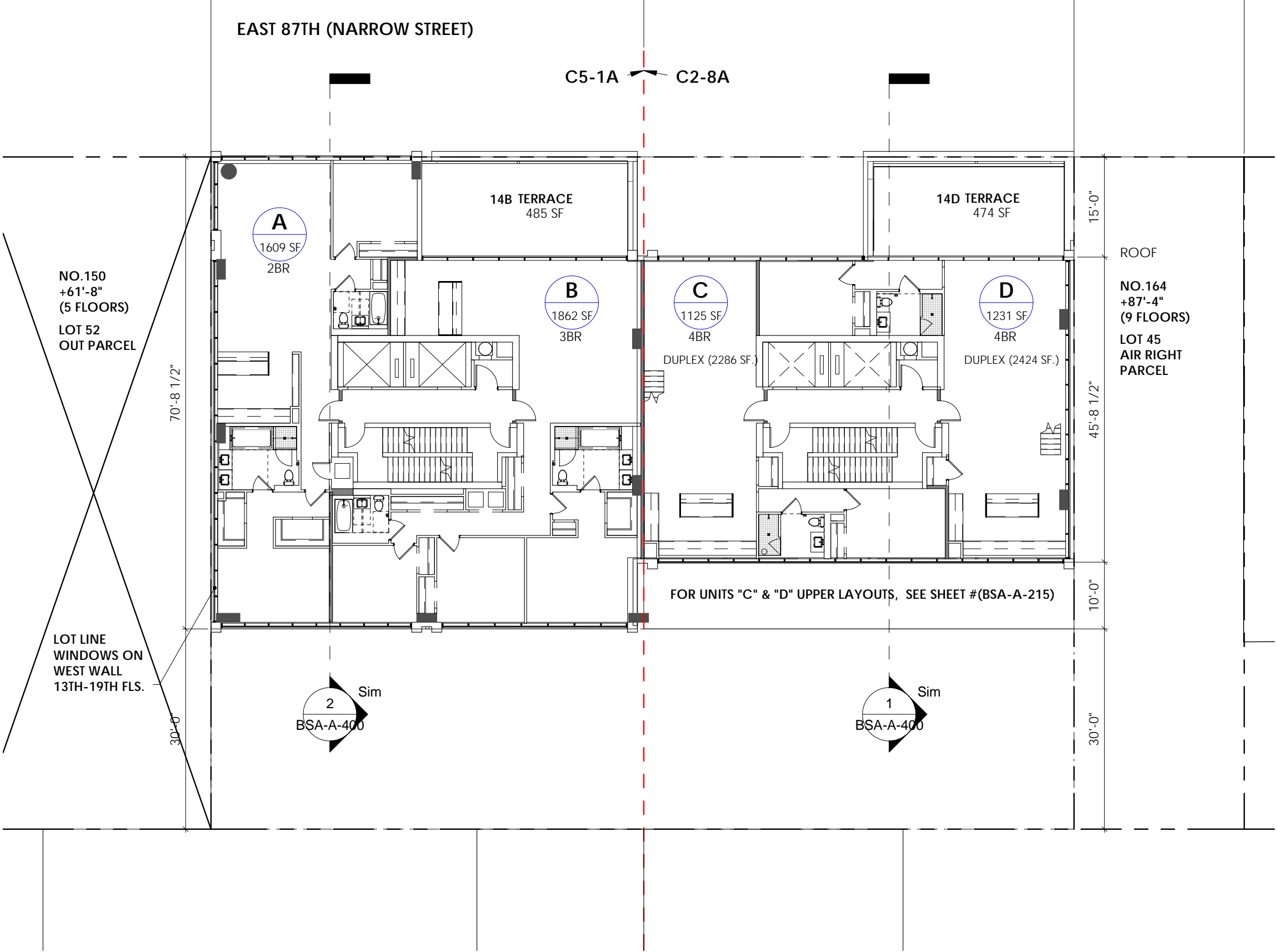
13TH FLOOR

GROSS AREA	ZFA
7998 SF	7500 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

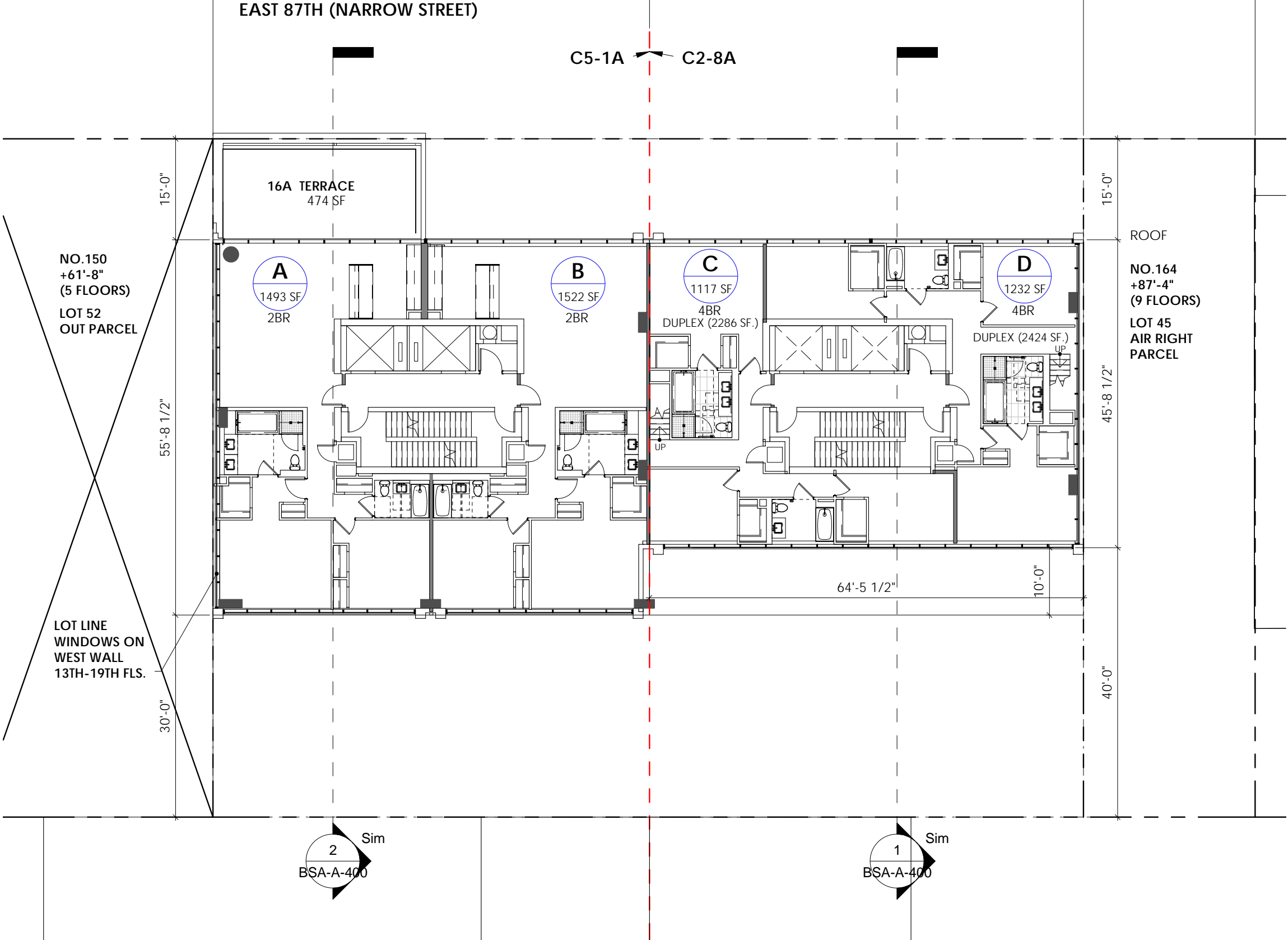
1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

14TH - 15TH FLOOR	
GROSS AREA	ZFA
7022 SF	6567 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



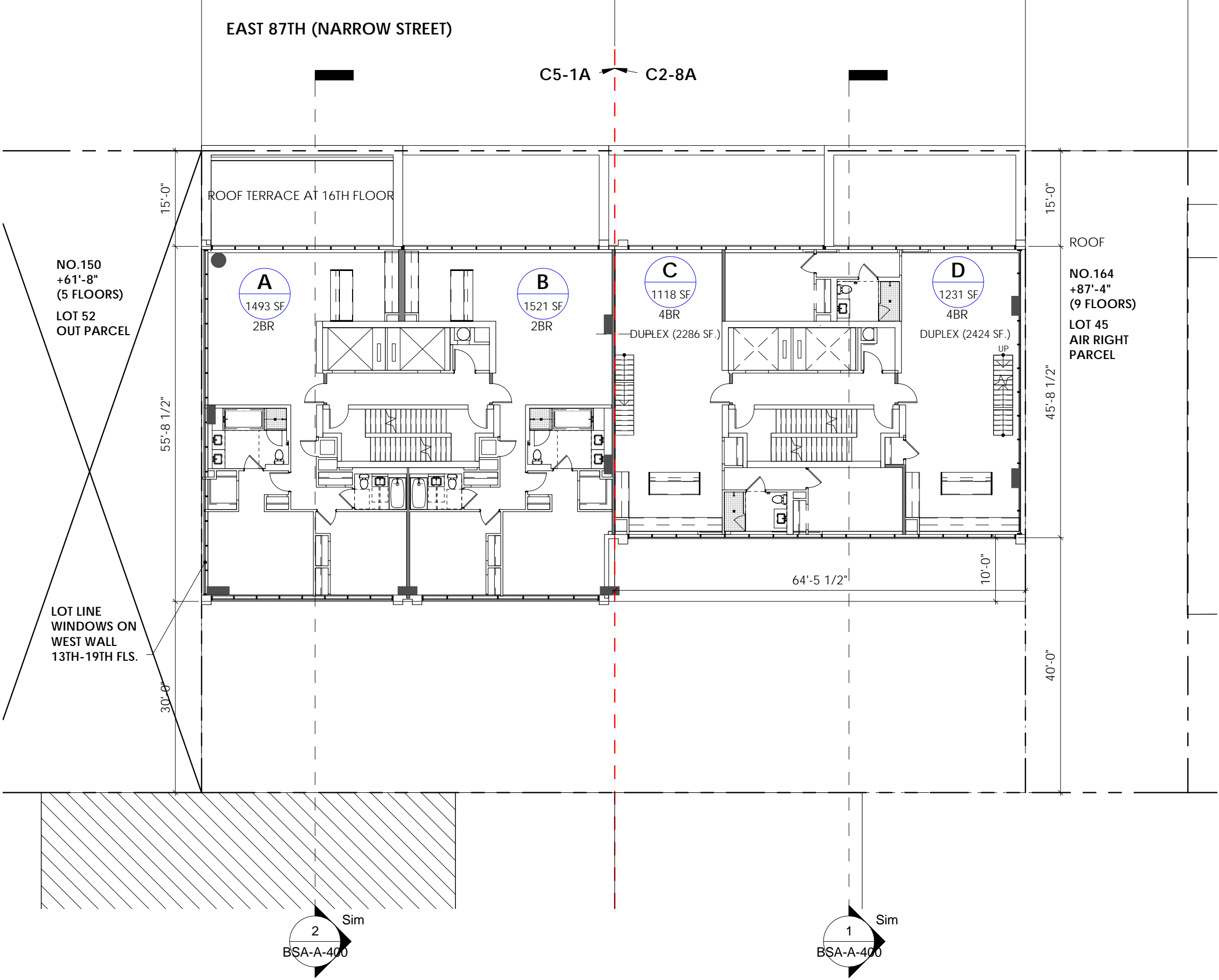
- NOTES:**
- LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 - RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

16TH FLOOR	
GROSS AREA	ZFA
6558 SF	6124 SF

LEGEND:

PROPERTY LINE: _____

ZONING LOT LINE: - - - - -



NOTES:

1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

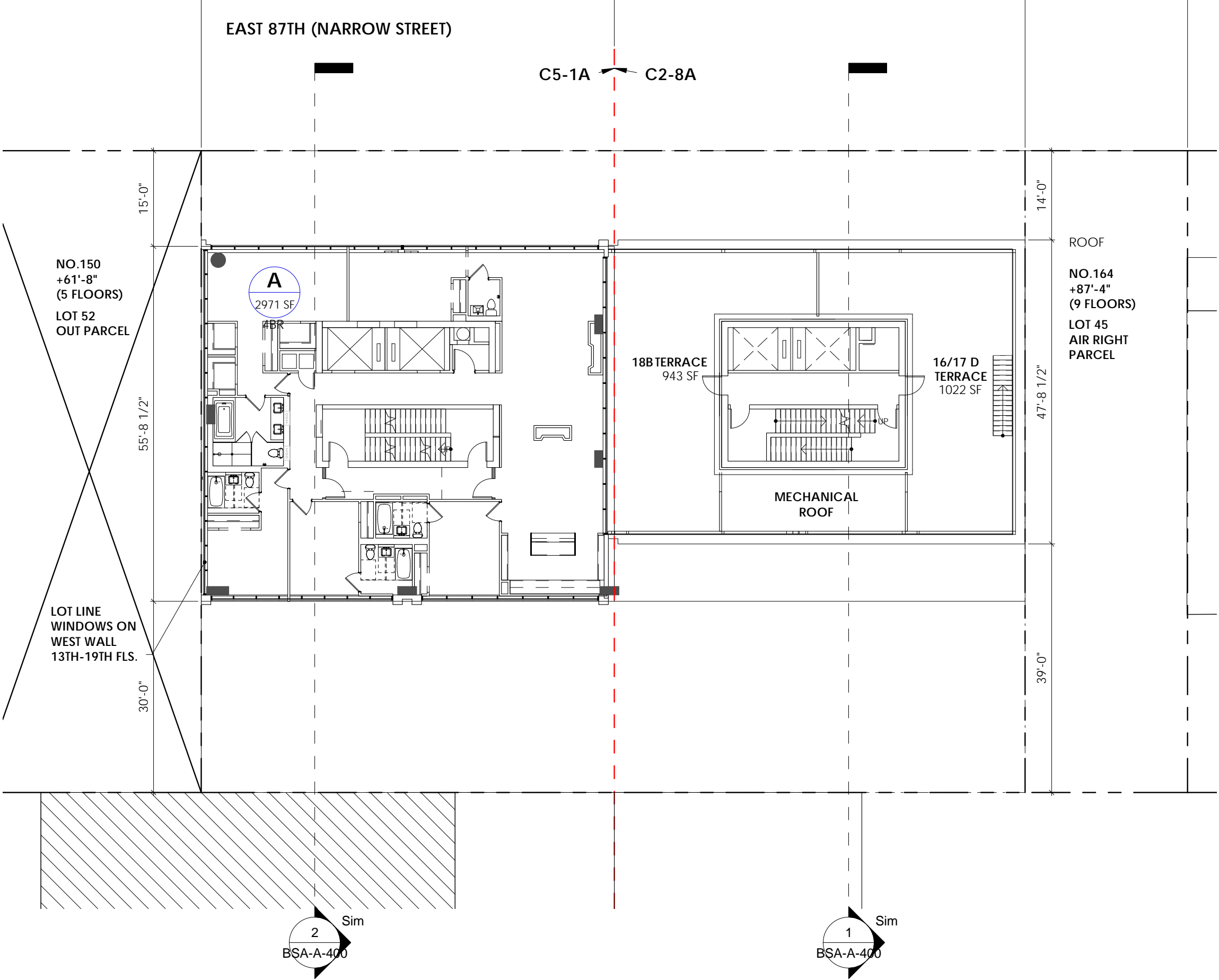
17TH FLOOR

GROSS AREA	ZFA
6558 SF	6124 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

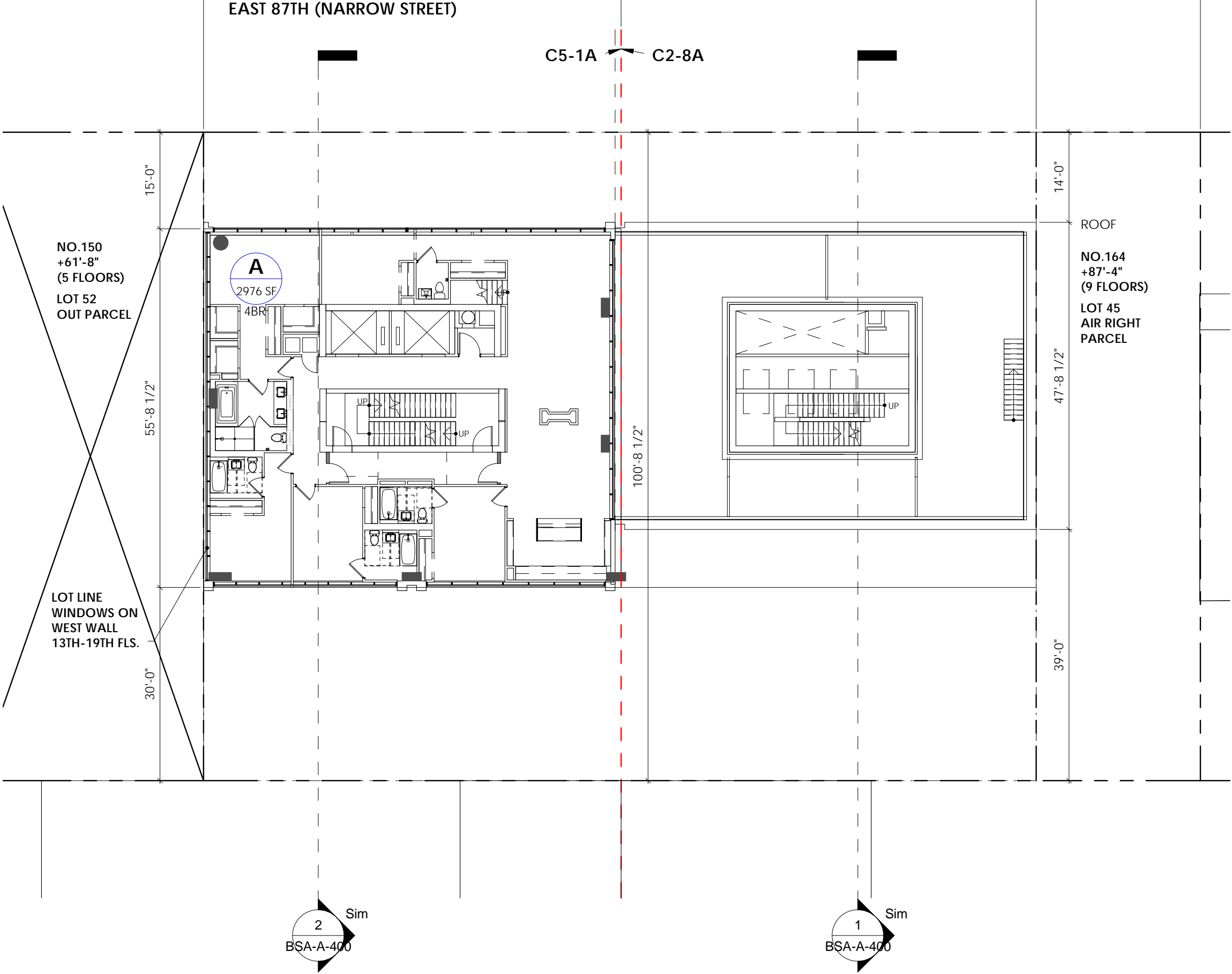
1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

18TH FLOOR	
GROSS AREA	ZFA
4274 SF	4014 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



NOTES:

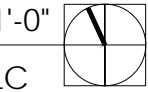
1. LAYOUTS ILLUSTRATIVE ONLY. INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
2. RESIDENTIAL USE TO COMPLY WITH ZONING - NO VARIANCE REQUESTED.

19TH FLOOR	
GROSS AREA	ZFA
4051 SF	3382 SF

LEGEND:

PROPERTY LINE:

ZONING LOT LINE:



LEXINGTON AVENUE (WIDE STREET)

EAST 87TH (NARROW STREET)

C5-1A C2-8A

NO.150
+61'-8"
(5 FLOORS)
LOT 52
OUT PARCEL

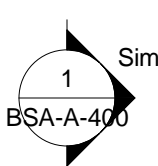
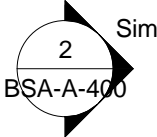
PUBLIC TERRACE
750 SF

PRIVATE TERRACE
852 SF

CORRIDOR
649 SF

MECHANICAL ROOF
1362 SF

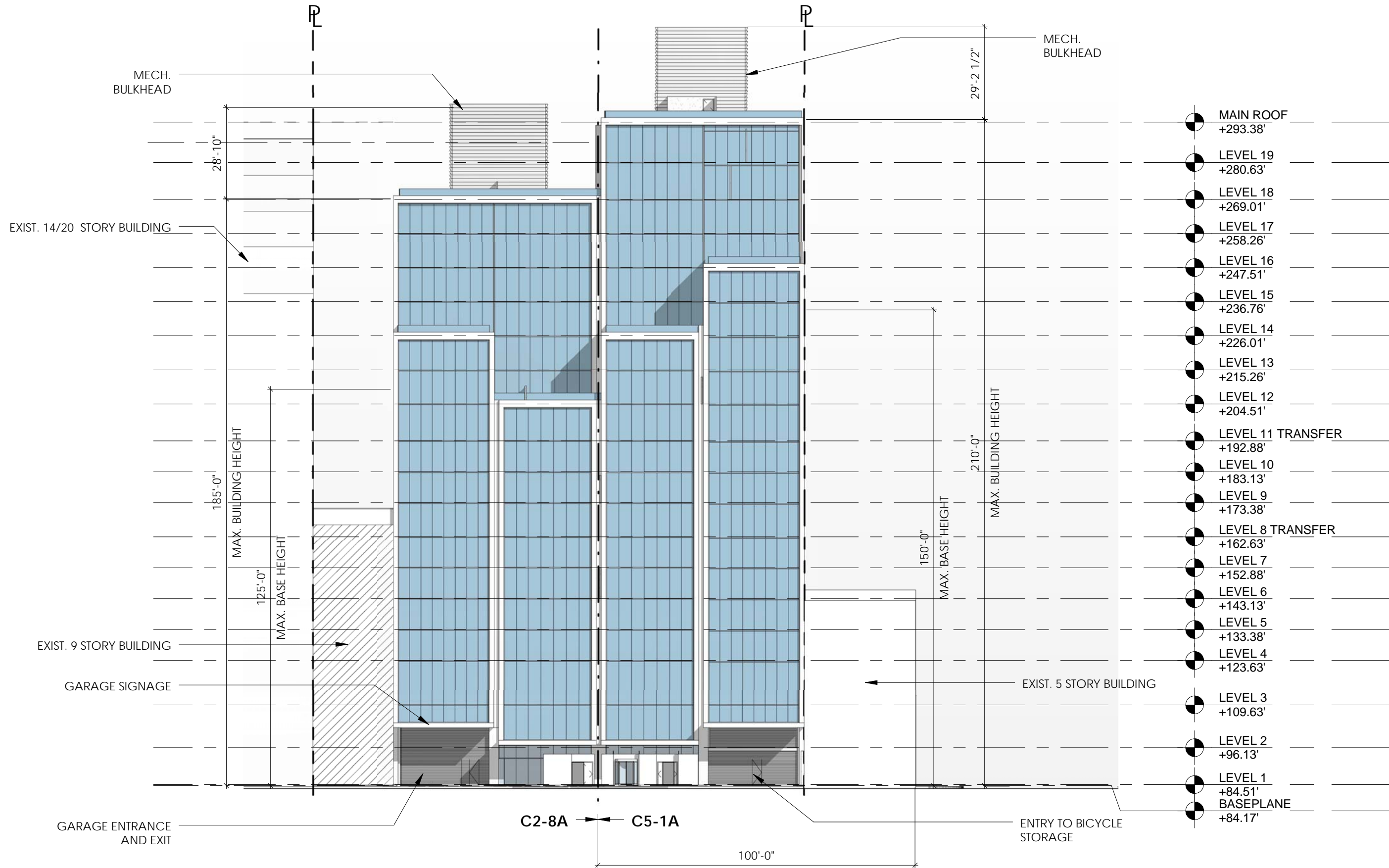
NO.164
+87'-4"
(9 FLOORS)
LOT 45
AIR RIGHT
PARCEL

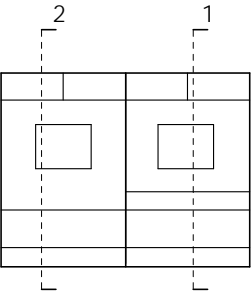


LEGEND:

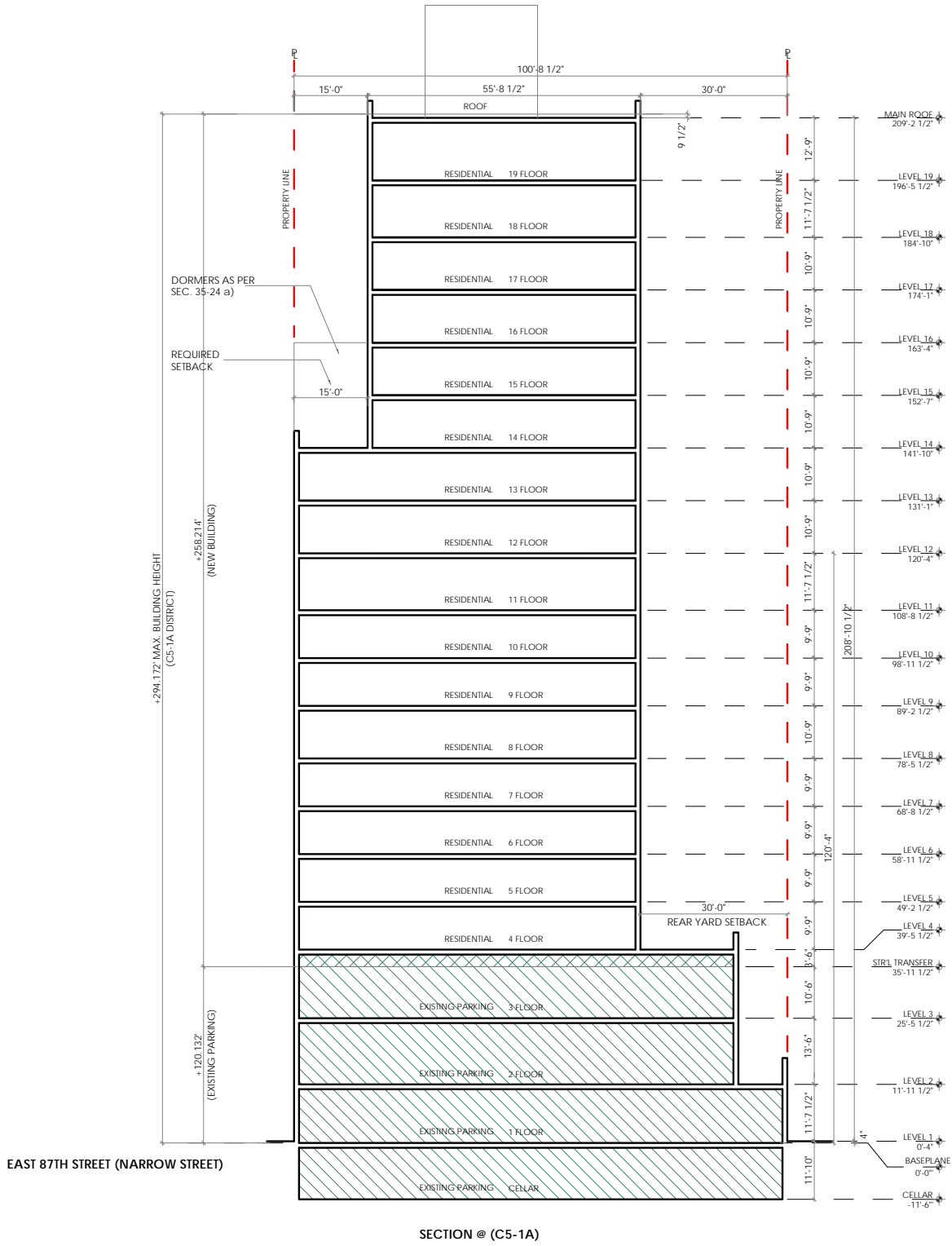
PROPERTY LINE:

ZONING LOT LINE:

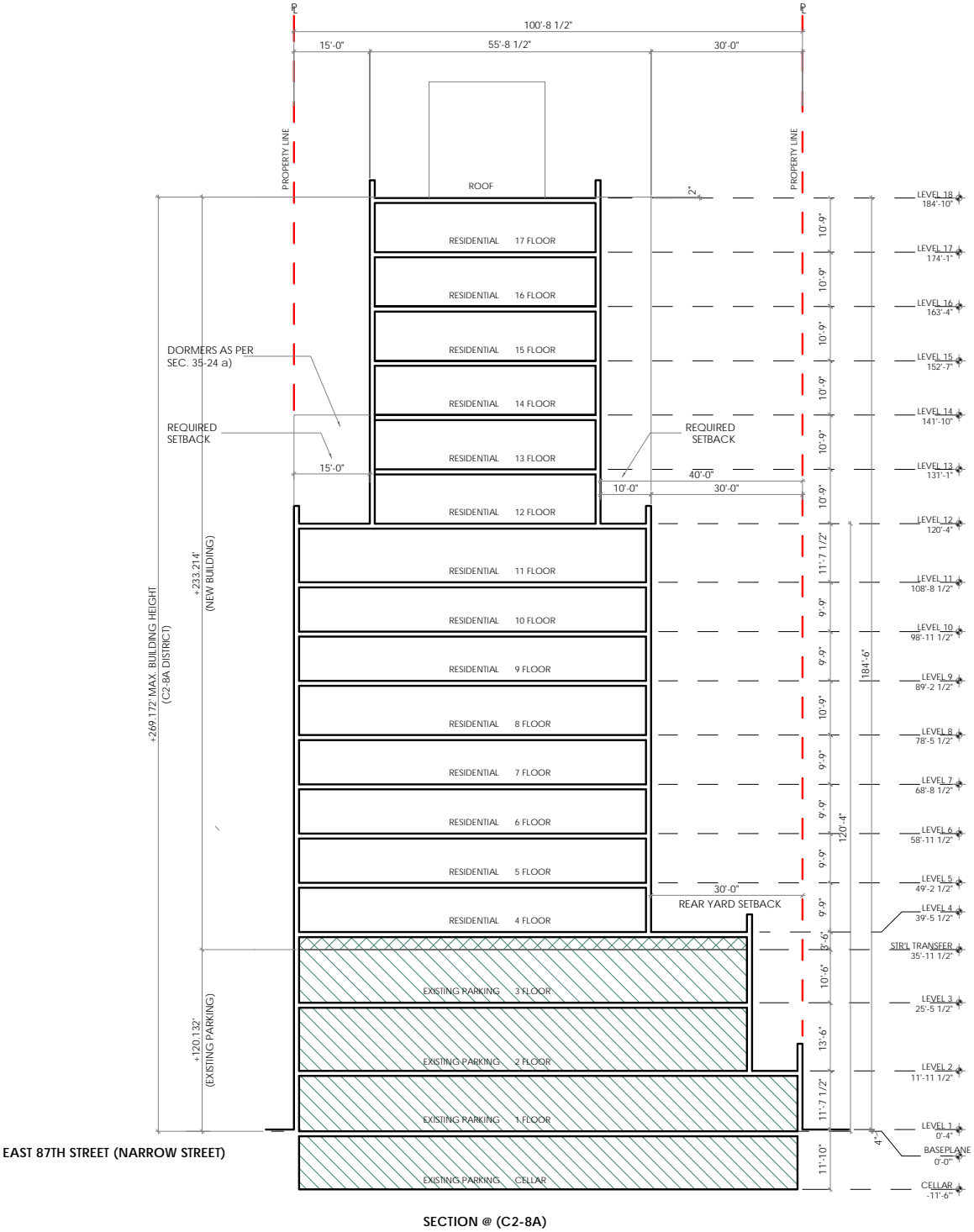




KEY PLAN



2 SECTION 2 IN C5-1A ZONING DISTRICT
SCALE: 1/32" = 1'-0"



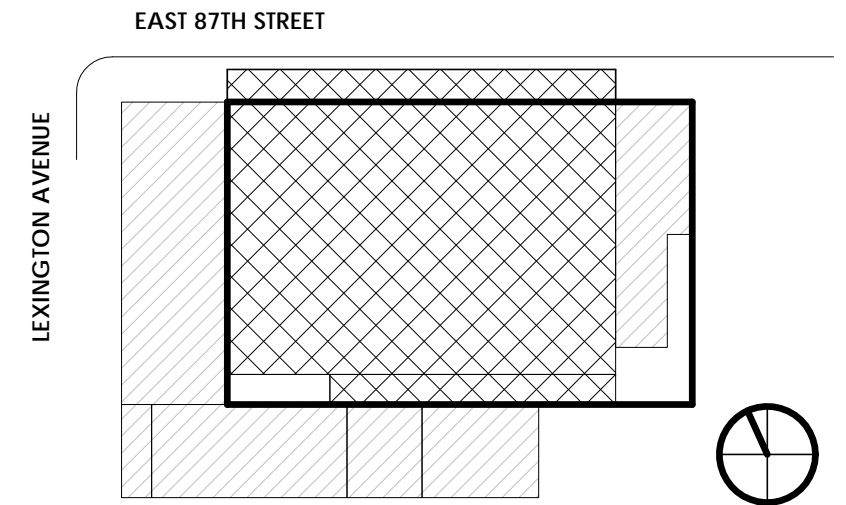
1 SECTION 1 IN C2-8A ZONING DISTRICT
SCALE: 1/32" = 1'-0"



152 EAST 87TH STREET

NEW YORK, NY

BLOCK 1515, LOT 45 & 46
EXISTING CONDITIONS





- NOTES:
- 1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
 - 2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

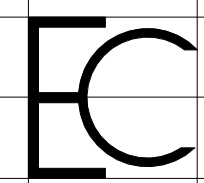
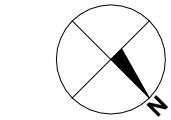
TOTAL GSF = 12,998 SF

NET GARAGE SPACE = 12,998 SF

12998/200 = 65 SPACES



1 BASEMENT
79 CARS



Existing Conditions Surveys LLC
342 Broadway, Suite 410
New York, NY 10013

T 718.874.6078
F 917.591.2115
E info@existingconditions.com

PROJECT:
PARKING GARAGE
152 EAST 87TH STREET
NEW YORK, NY

DRAWING TITLE:
EXISTING BASEMENT PLAN

ISSUE DATE:
12/12/12

SURVEY TEAM:
JG
SCALE:
1/16" = 1'-0"

0 3' 6' 12'
SCALE: 1/16" = 1'-0"

EX-3

NOTES:

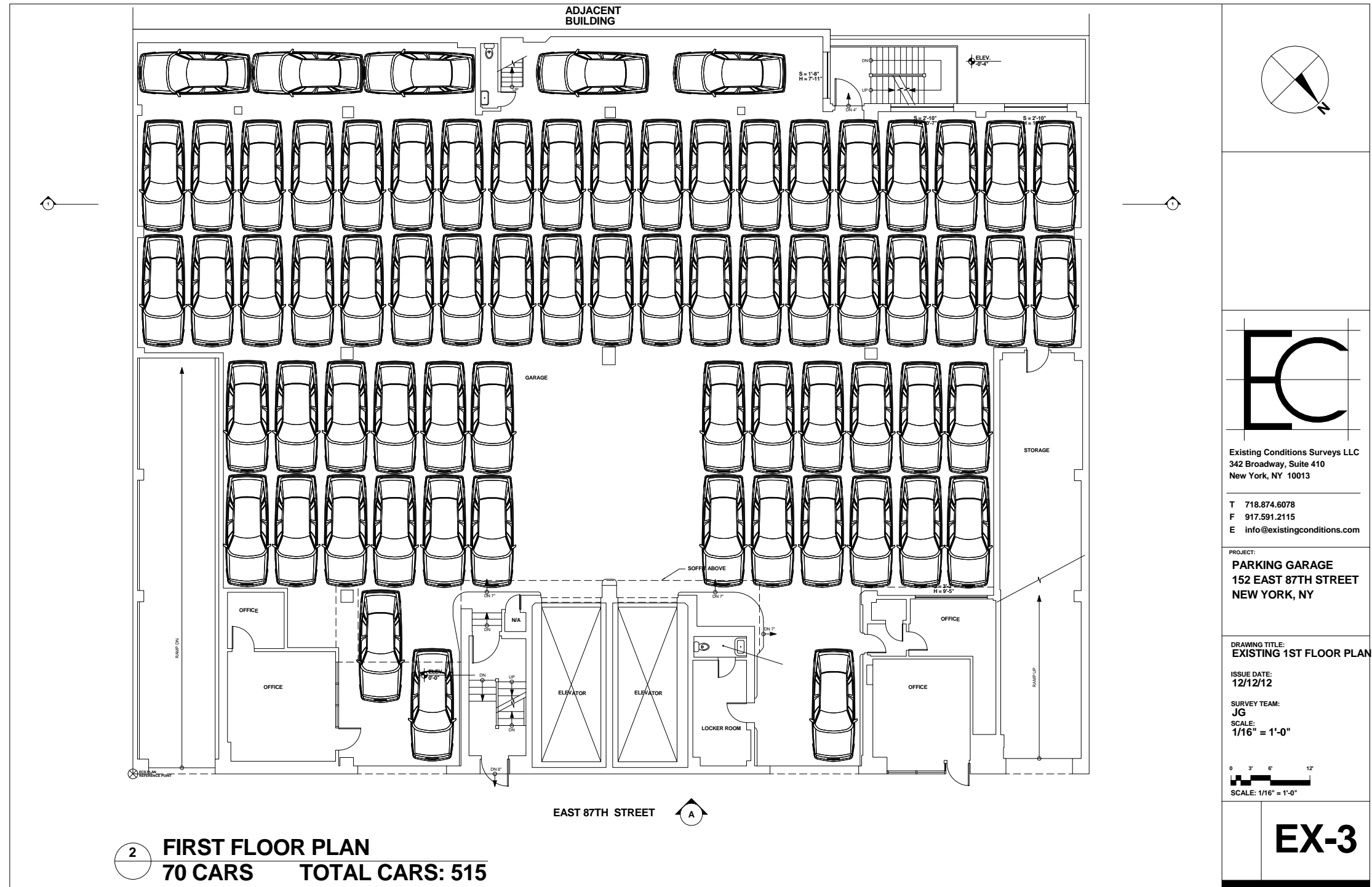
1. MAX NUMBER OF SPACES
APPROVED BY BSA SHALL NOT BE
EXCEEDED; LAYOUT SUBJECT TO
DOB APPROVAL.

2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

TOTAL GSF = 13,000 SF

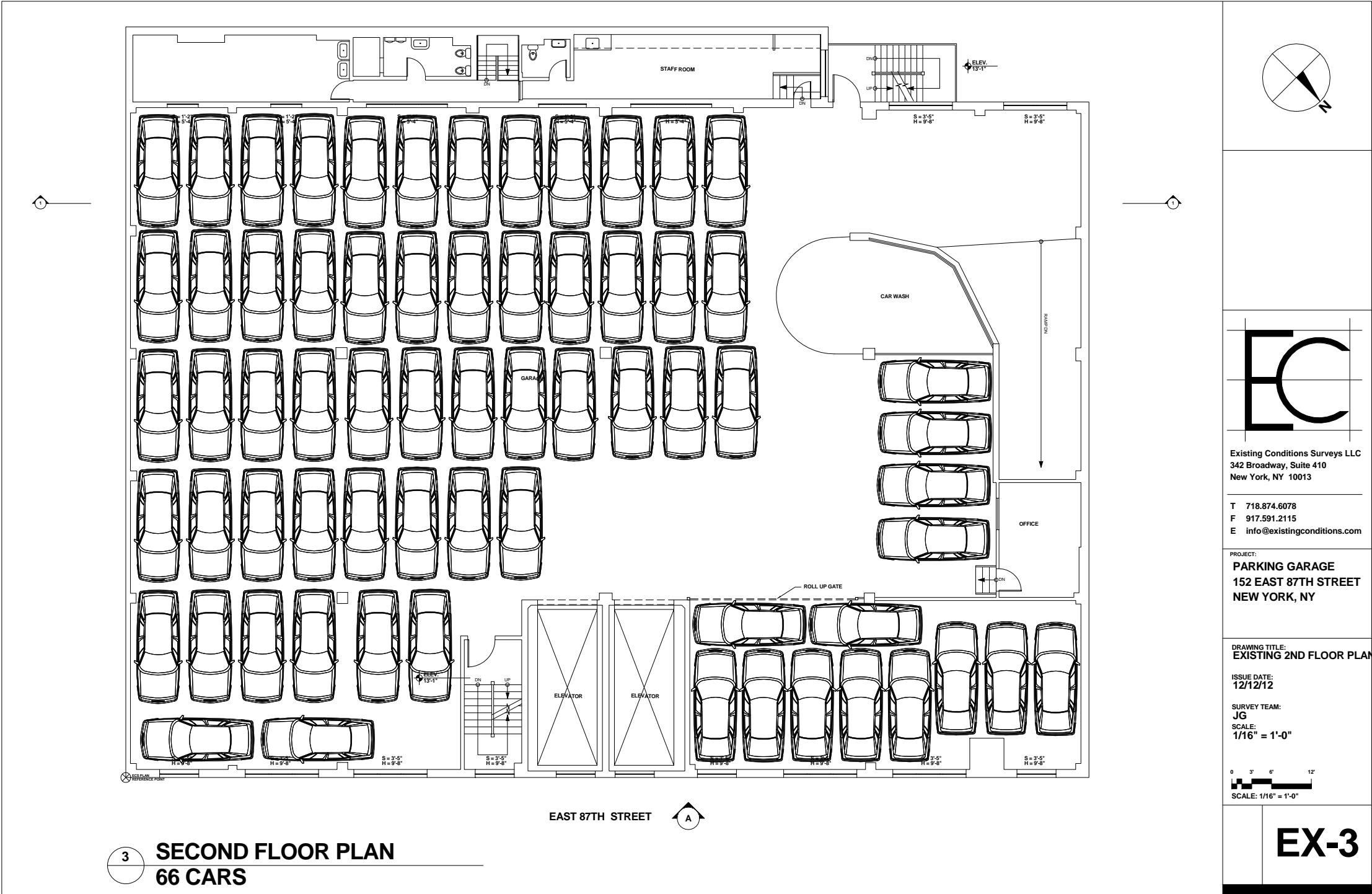
NET GARAGE SPACE = 12,875 SF

12875/200 = 65 SPACES



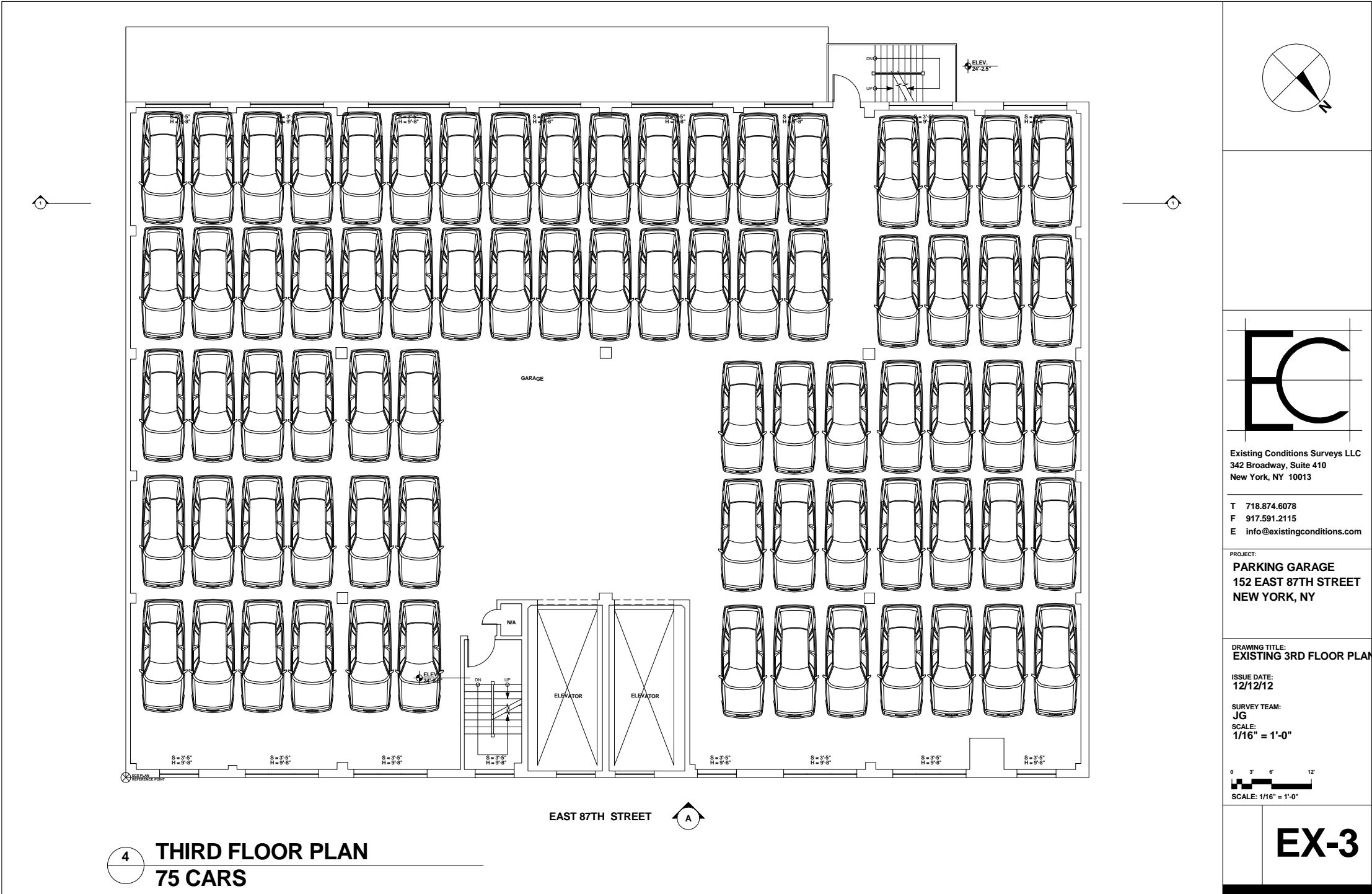
- NOTES:
- 1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
 - 2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

TOTAL GSF = 12,811 SF
NET GARAGE SPACE = 12,050 SF
12050/200 = 60 SPACES



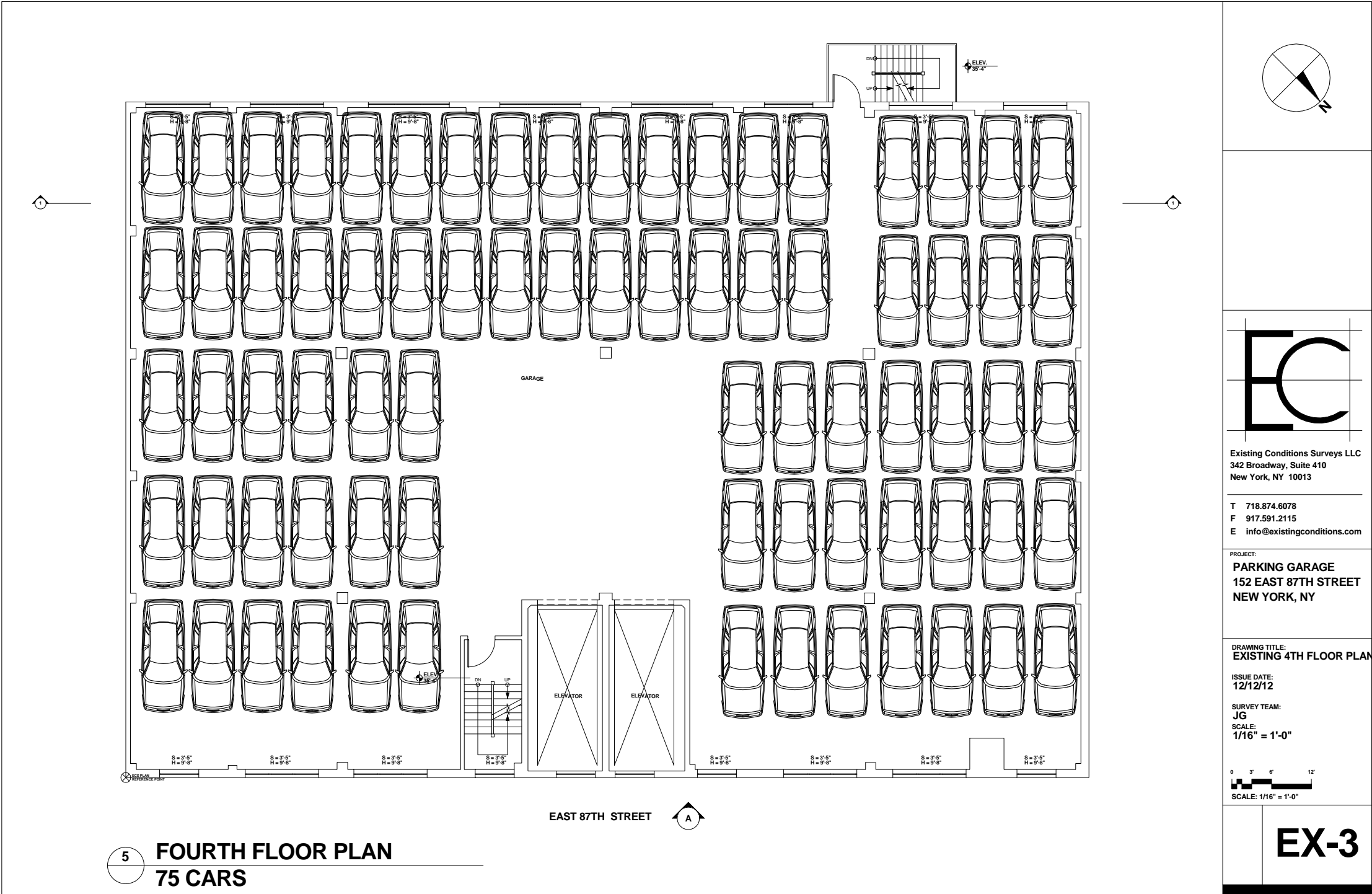
- NOTES:
1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
 2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

TOTAL GSF = 11,862 SF
NET GARAGE SPACE = 11,896 SF
 $11896/200 = 59$ SPACES



- NOTES:
- 1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
 - 2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

TOTAL GSF = 11,862 SF
NET GARAGE SPACE = 11,896 SF
 $11896/200 = 59$ SPACES



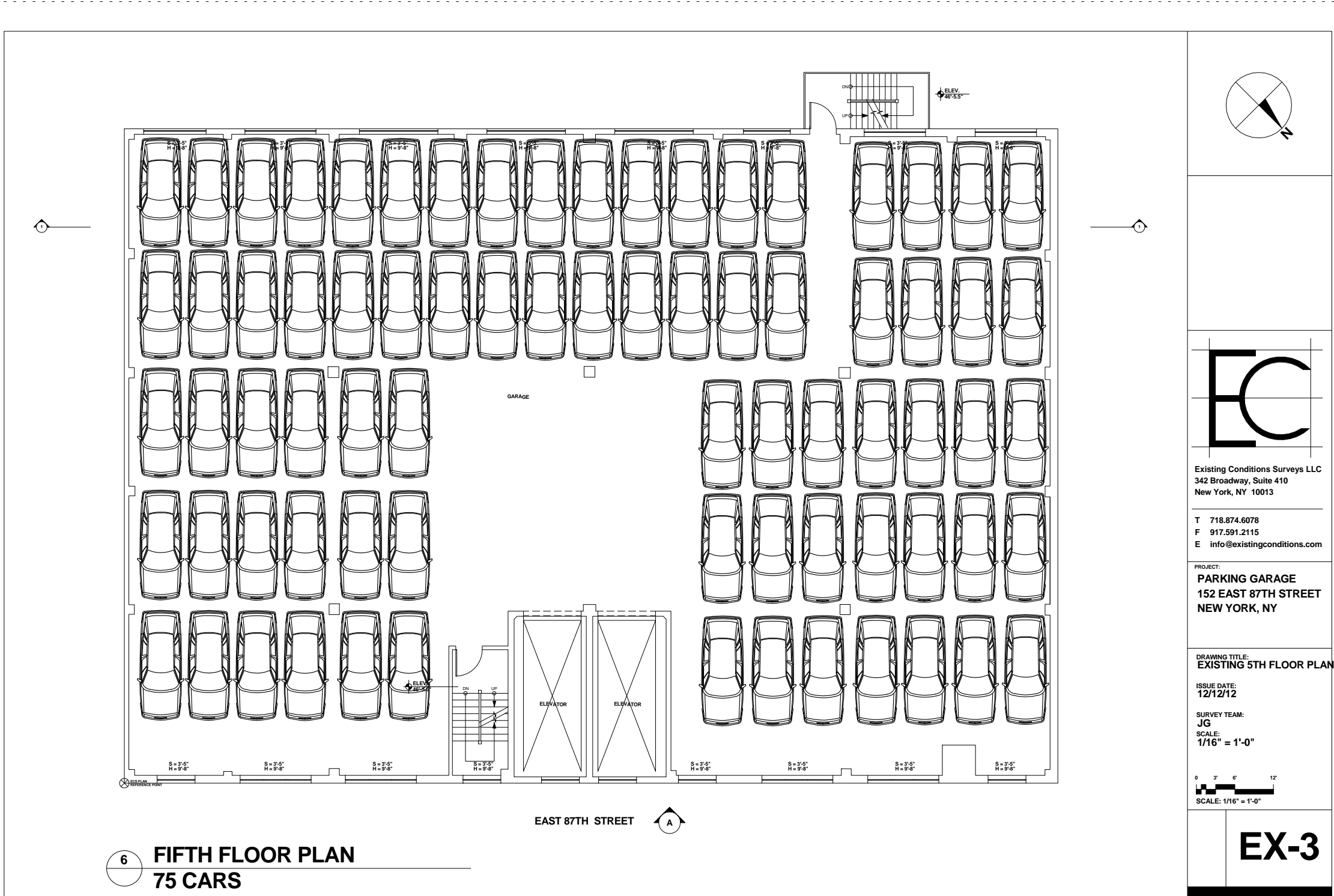
NOTES:

1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

TOTAL GSF = 11,862 SF

NET GARAGE SPACE = 11,896 SF

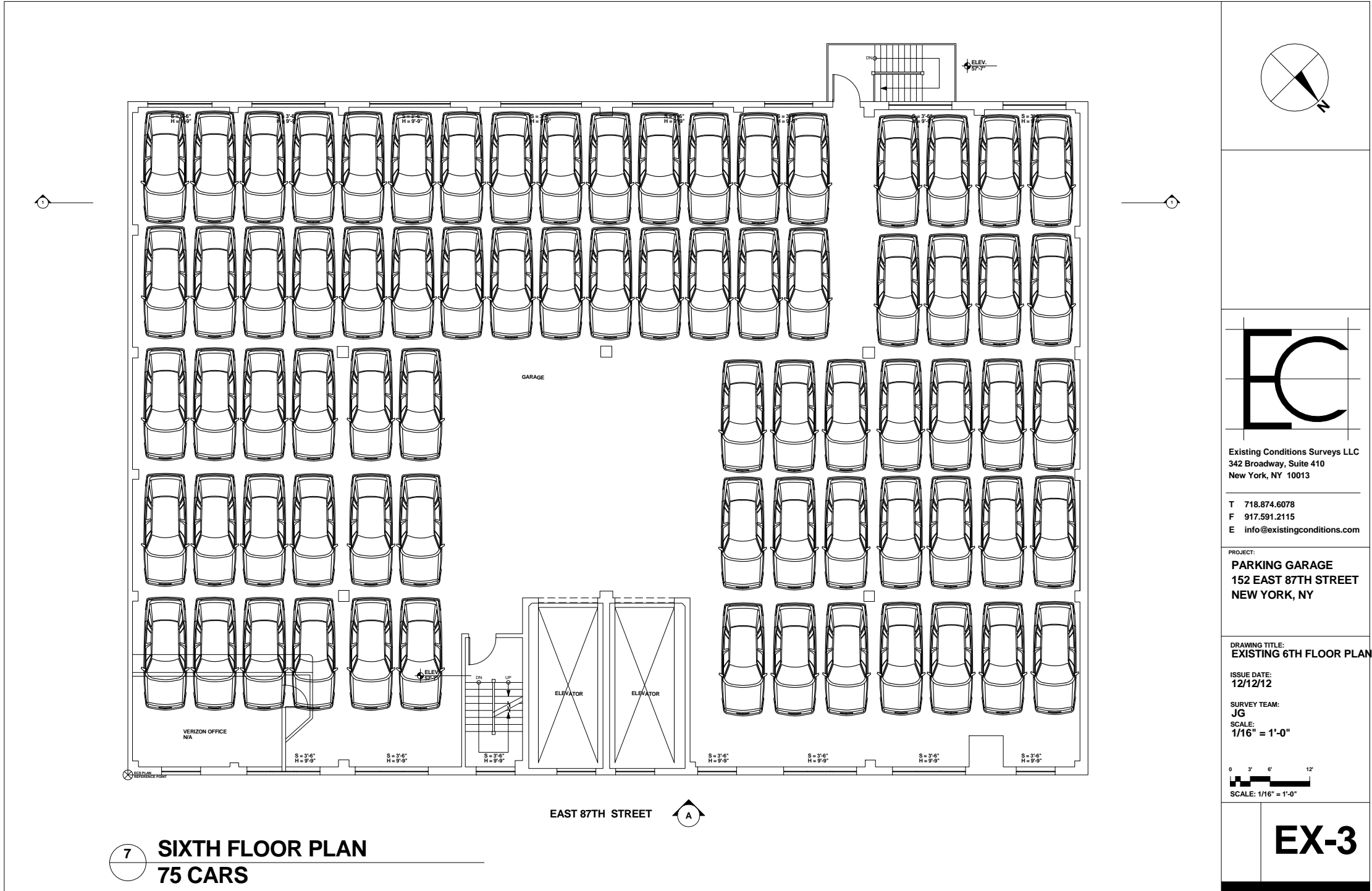
$11896/200 = 59$ SPACES



6 **FIFTH FLOOR PLAN**
75 CARS

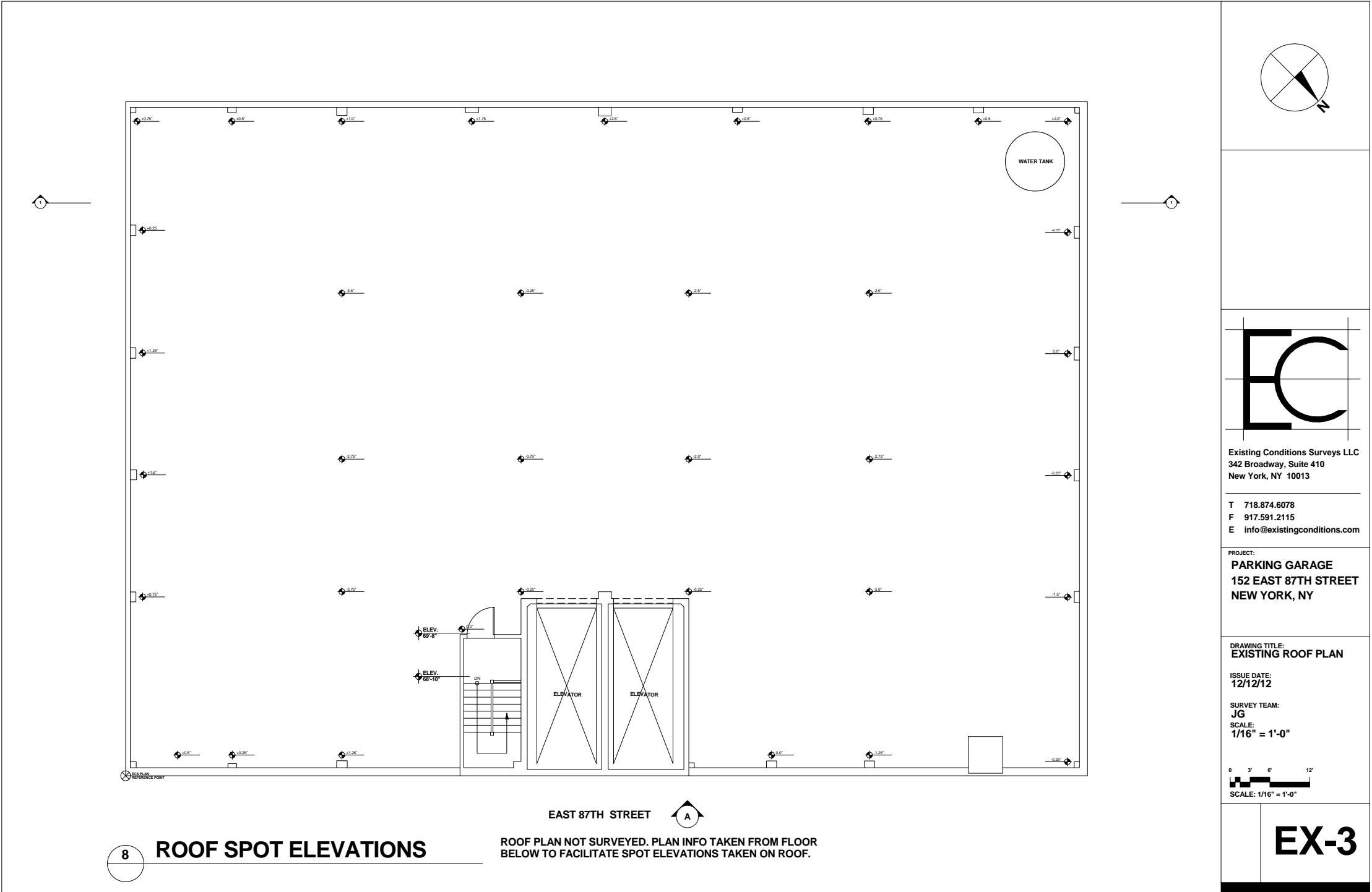
- NOTES:
1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
 2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

TOTAL GSF = 11,862 SF
NET GARAGE SPACE = 11,896 SF
 $11896/200 = 59$ SPACES

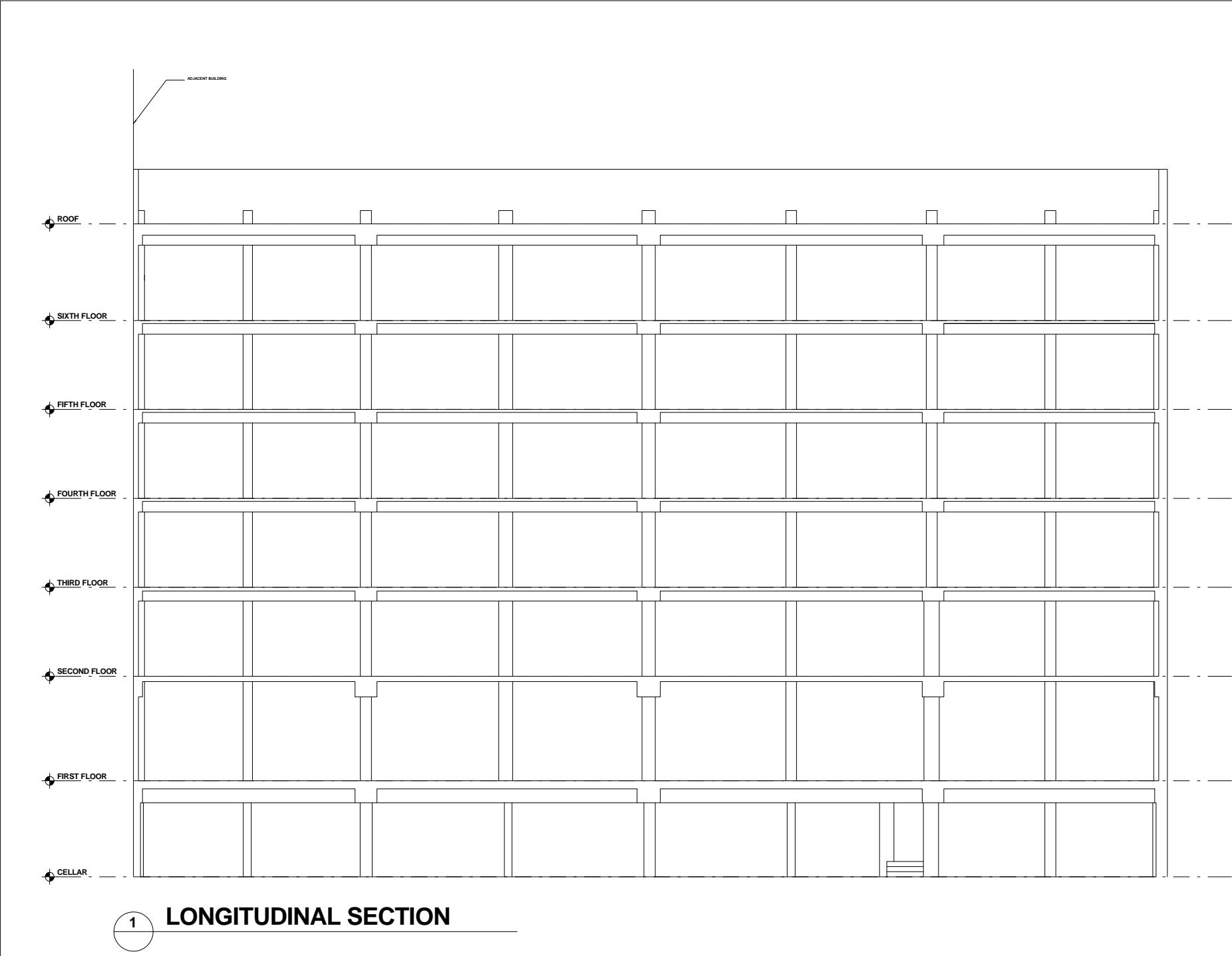
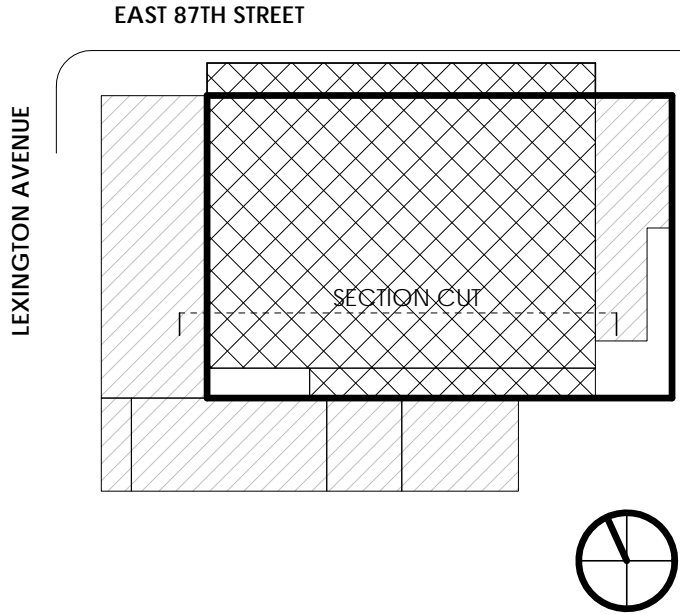


- NOTES:
1. MAX NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT SUBJECT TO DOB APPROVAL.
 2. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.

TOTAL GSF = 11,726 SF
NET GARAGE SPACE = 11,337 SF
11337/200 = 56 SPACES







EC

Existing Conditions Surveys LLC
342 Broadway, Suite 410
New York, NY 10013

T 718.874.6078
F 917.591.2115
E info@existingconditions.com

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152 EAST 87TH STREET
NEW YORK, NY

DRAWING TITLE:
EXISTING SECTION

ISSUE DATE:
12/12/12

SURVEY TEAM:
JG

SCALE:
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

EX-3