

NYS RA / PE SEAL AND SIGN		BSA ZO	NING AN	IALYSIS		REVISED	APRIL 2005
BSA CALENDAR NO.	BLOCK 1418 LOT 21						
SUBJECT SITE ADDRESS	245 EAST 63RD STREET, NEW YORK, NY 10065						
APPLICANT	CARLYLE C	COMPLIANT: "Y"					
ZONING DISTRICT C2-8	PRIOR BSA # 899-65-BZ						IF NOT: "N" and
SPECIAL/HISTORIC DISTRICT NO COMMUNITY BOARD 1	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM	LEGAL PER C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
LOT AREA				38,500sf	38,500sf	38,500sf	
LOT WIDTH				200.83'	200.83'	200.83'	
USE GROUP (S)			A STA	2,6 &12	2,6 &12	2,6 &12	N**
FA RESIDENTIAL							
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.			Harry L.				
FLOOR AREA TOTAL							
FAR RESIDENTIAL			24 - 20 I				
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL			WIE SEE	566,083sf	566,083sf	566,083sf	Υ*
OPEN SPACE							
OPEN SPACE RATIO							
LOT COVERAGE (%)				a V			
NO. DWELLING UNITS		8	10 agra 400				
WALL HEIGHT							
TOTAL HEIGHT							
NUMBER OF STORIES				34	34	34	Y
FRONT YARD	5					SIEL	- CA
SIDE YARD					W W	JICH 1	AMERICA
SIDE YARD				×			o m
REAR YARD					100	V	*/ / ×
SETBACK (S)					-	122	0=
SKY EXP. PLANE (SLOPE)					\	EOF	EW
NO. PARKING SPACES	224			224	224	224	Υ
LOADING BERTH (S)							
OTHER:						e	

<sup>\*</sup> 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:

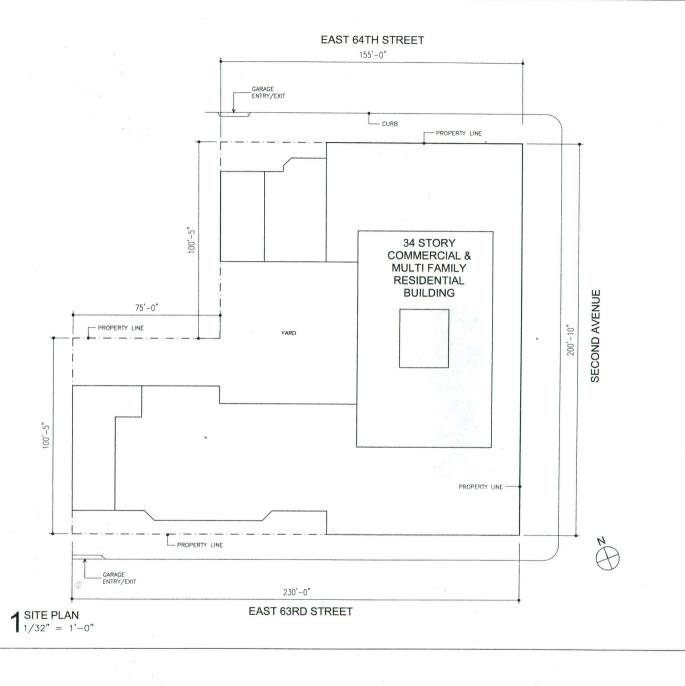
<sup>\*</sup> Floor area information was obtained from OASIS NYC web site.

<sup>\*\*</sup> Use Group 12 public Parking Garage in excess of 150 vehicles permitted pursant to BSA Cal. No. 899-65-BZ which expires on 11-16-2010



BSA Cal. No.: 899-65-BZ							
Street Address: 231-245 East 63rd Street a/k/a							
1201-1222 2nd Avenue, New York, NY 10065							
Block:	1418	Lot(s):	21				
Borough: Manhattan							

CERTIFICATION OF INSPECTION & COMPLIANCE					
MICHAEL SCHMITT .	hereby states that I personally inspected the				
(Applicant, Agent, Registered Architect or Registered Engineer)					
premises and surrounding area on November	R 3, 2010 . In addition, I have				
researched all relevant BSA records related to the premis					
Each non-compliance with the terms, conditions and/or pl	ans of the effective prior BSA grant is explained in				
detail below. The specific date or time frame on which	ch compliance will be restored, where possible to				
ascertain, is listed.					
[Note: A request to eliminate any prior condition must be part of not be made on this form]	f the relief sought in the application; such request should				
I confirm that the premises is developed and op BSA-approved plans and resolution, submitted	erates in accordance with the currently effective with this application.				
The following deviation(s) from the currently edexist on the site:					
Area(s) of non-compliance	Date(s) to achieve compliance.				
TERED	10				
GIS CHAEL L.	SEE!				
Q 3 12 10					
* 727	m 1 1				
OF NEW YORK					
OF NEW					
WED. H					
Applicant/Agent Signature					
(Registered Architect/Enginee					





### NOTES:

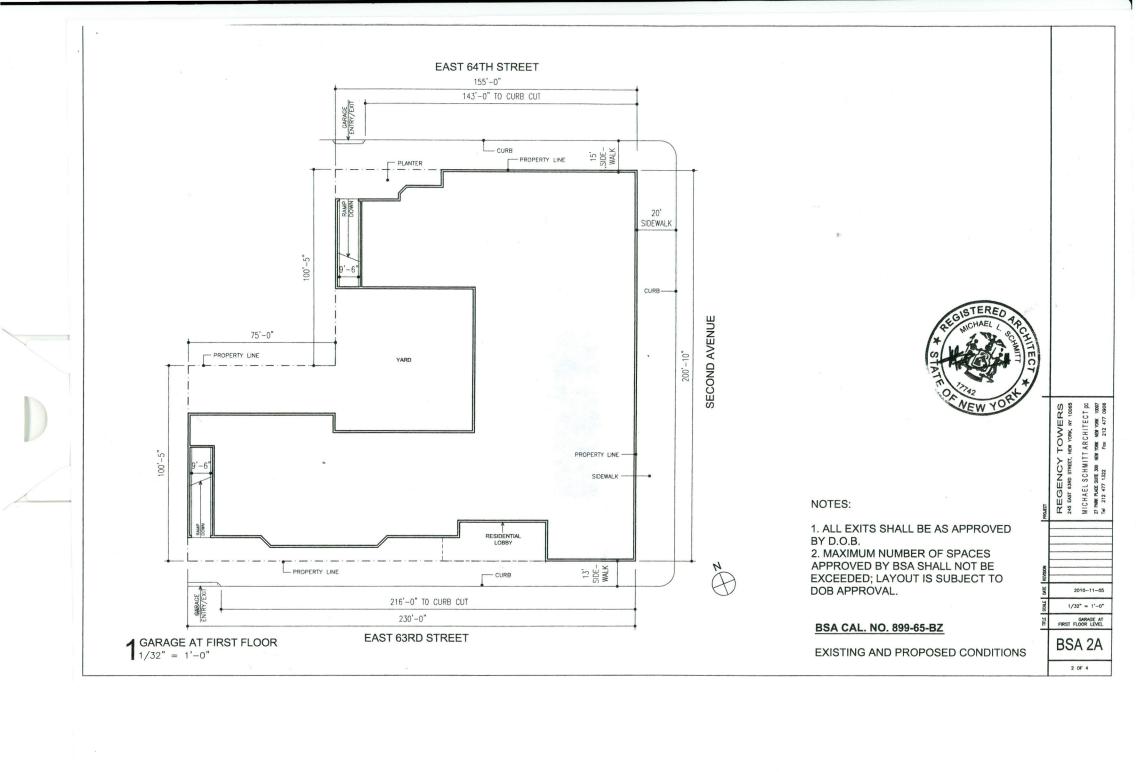
- 1. ALL EXITS SHALL BE AS APPROVED BY D.O.B.
- 2. MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.

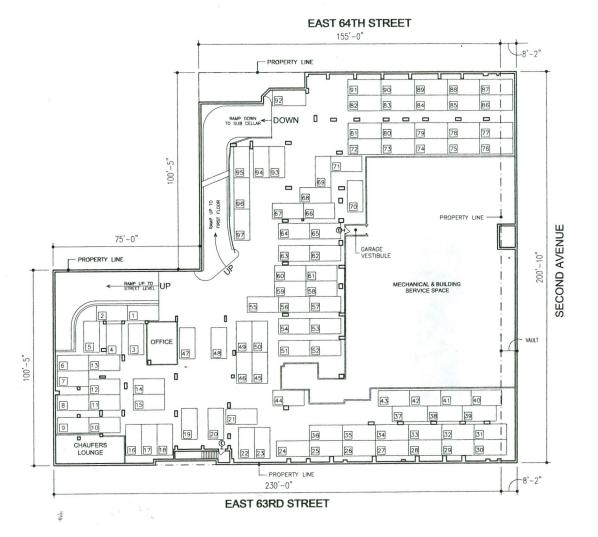
# BSA CAL. NO. 899-65-BZ

**EXISTING AND PROPOSED CONDITIONS** 

REGENCY TOWERS 245 EAST 63RD STREET, NEW YORK, NY 10065	MICHAEL SCHMITT ARCHITECT po	27 PARK PLACE SUITE 300 NEW YORK HEW YORK 10007 Tel 212 477 1322 FDX 212 477 0906			
2010-11-05 1/32" = 1'-0" SITE PLAN					
BSA 1A					

1 OF 4





## **TRANSIENTS & TENANTS ATTENDANT PARKING GARAGE**

SPRINKLERED & MECHANICALLY VENTILATED

AREA 24,250 SQ FT 97 CARS @ 250SF PER CAR

> PLEASURE TYPE VEHICLES ONLY

ATTENDANT PARKING **HOURS OF OPERATION: 24** NUMBER OF ATTENDANTS: 6

#### NOTES:

1. ALL EXITS SHALL BE AS APPROVED BY D.O.B. 2. MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT IS SUBJECT TO

BSA CAL. NO. 899-65-BZ

DOB APPROVAL.

**EXISTING AND PROPOSED CONDITIONS** 

REGENCY TOWERS
245 5451 6390 STRET, NEW YOR, NY 10065
MICHAEL SCHMITT ARCHITECT DO
27 PARK FACE SINE NO NEW NEW YORK 1007
Tal 212 477 1322 Fee 212 477 0906

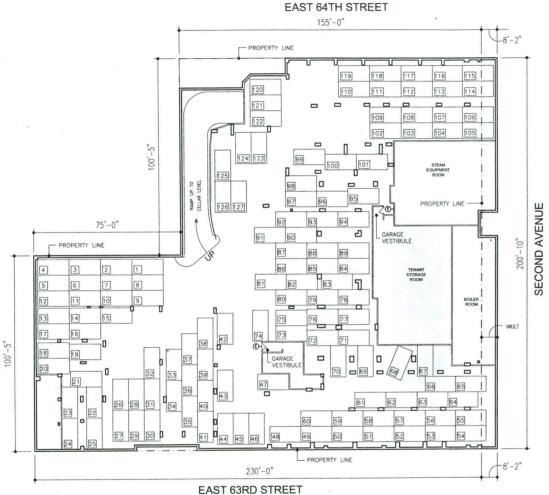
2010-11-05

1/32" = 1'-0" GARAGE AT CELLAR LEVEL

BSA 3A

3 OF 4

■ GARAGE AT CELLAR LEVEL 1/32" = 1'-0"





## **TRANSIENTS & TENANTS ATTENDANT PARKING** GARAGE

SPRINKLERED & MECHANICALLY VENTILATED

AREA 30,380 SQ FT 127 CARS @ 250SF PER CAR

> PLEASURE TYPE VEHICLES ONLY

ATTENDANT PARKING **HOURS OF OPERATION: 24** NUMBER OF ATTENDANTS: 6

#### NOTES:

- 1. ALL EXITS SHALL BE AS APPROVED BY D.O.B.
- 2. MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.

### BSA CAL. NO. 899-65-BZ

**EXISTING AND PROPOSED CONDITIONS** 

REGENCY TOWERS
245 5451 6390 SIRET, NEW 10065
MICHAEL SCHMITT ARCHITECT DC
27 7448 7442 SIRE DO NEW 1081 1084 10006
1a 212 477 1322 Fox 212 477 0006

2010-11-05

1/32" = 1'-0" GARAGE AT SUB CELLAR LEVEL

BSA 4A

4 OF 4

GARAGE AT SUB CELLAR LEVEL 1/32" = 1'-0"