

ZONING M. ZONING RB-



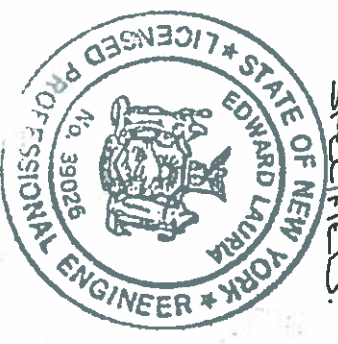
SCALE: 1" = 100'

67 96 BZ
LEGEND

- LOT NUMBERS
- BLOCK NUMBER
- STORY HEIGHTS
- DWELLING
- MULTIPLE DWELLINGS
- STORE
- LOFT
- OFFICE
- OFFICE CAMERA POSITION

NOTE

ALL BUILDINGS CONSTRUCTED OF STONE, BRICK OR CONCRETE UNLESS OTHERWISE SPECIFIED.

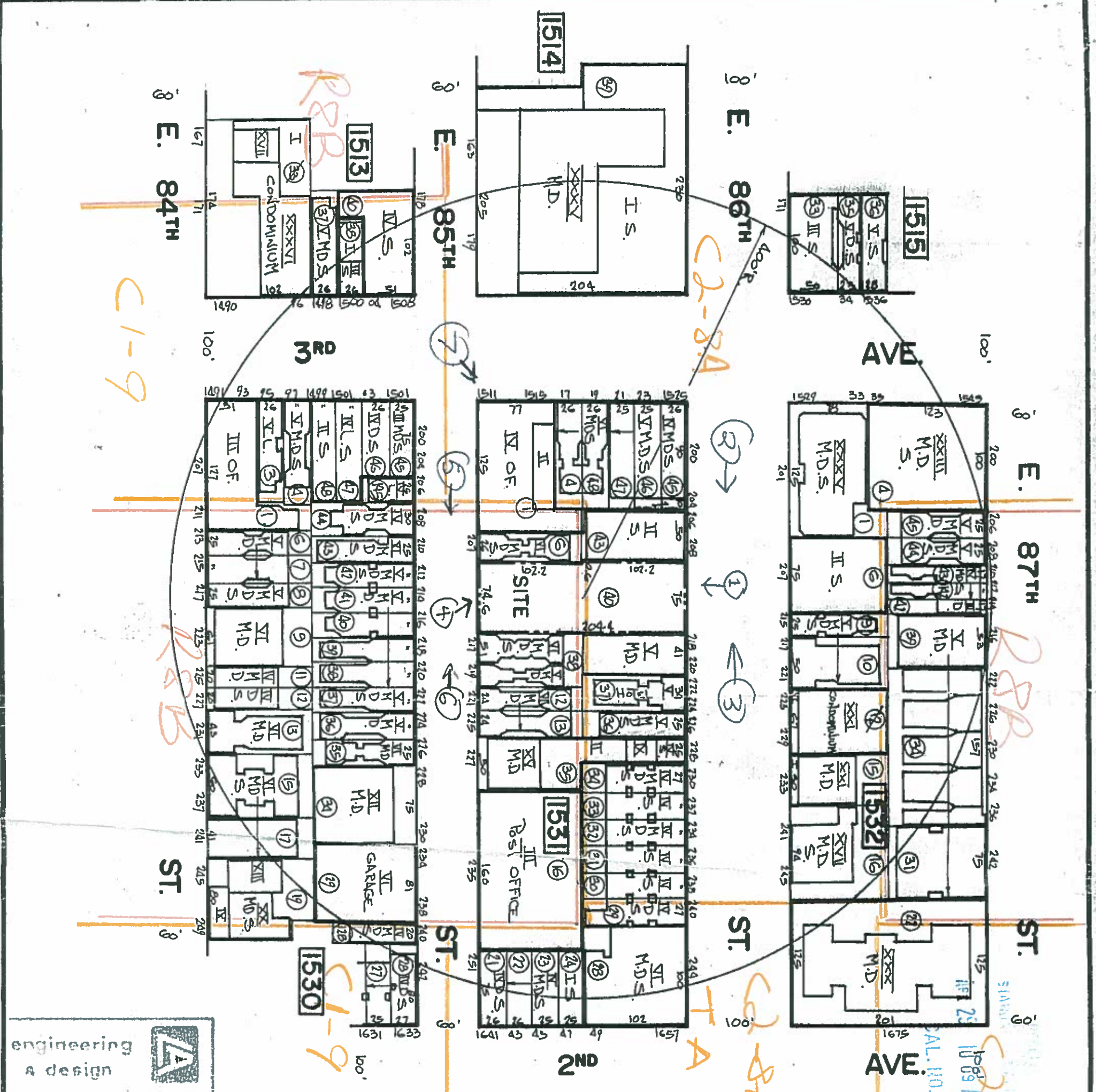


LATHIA ASSOCIATES

EDWARD LATHIA, B.C.L. P.E.

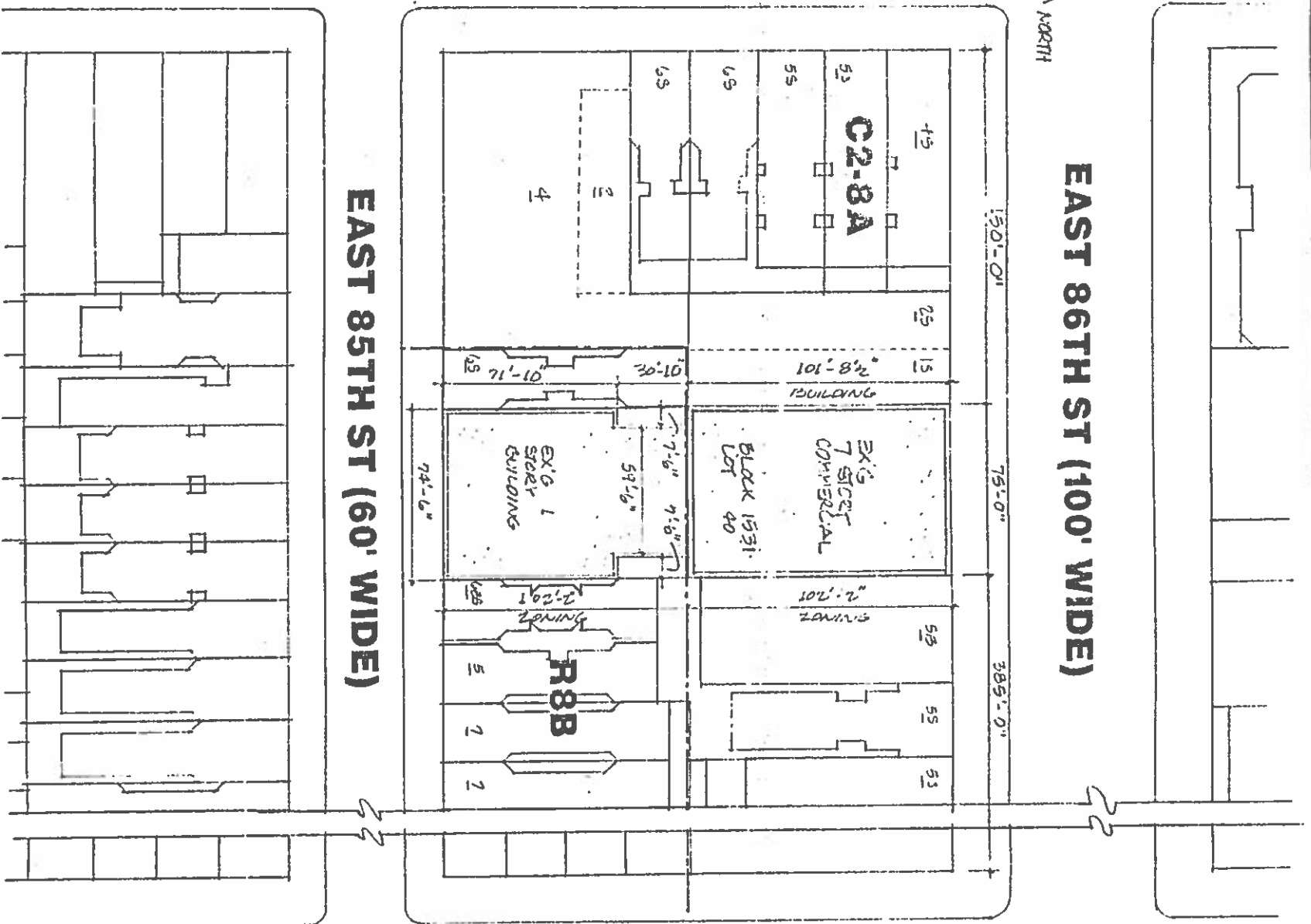
engineering & design

1701 Fifth Avenue
New York, N.Y. 10056
(718) 976-1500



EAST 86TH ST (100' WIDE)

3RD AVE (100' WIDE)



2ND AVE (100' WIDE)

210-14 E 86th ST.

ZONING CALCULATIONS

BLOCK 1531
 LOT 40
 ZONING DISTRICT C2-8A (86TH ST) & R8B (85TH ST)
 ZONING MAP 9A

67 96 BZ

EXISTING CONDITIONS

EXISTING CONDITIONS	C2-8A	R8B	TOTAL
LOT AREA (SF)	7,662.75	7,611.67	15,274.42
COMMERCIAL FAR	2	NOT PERMITTED	
ALLOWABLE COMMERCIAL FLOOR AREA (SF)	15,325.50	NOT PERMITTED	15,325.50
EXISTING FLOOR AREA (ALL COMMERCIAL)	56,776.00	7,728.00	64,504.00

HEAVY UNDERLINE INDICATES GROSS SF OVER THE ZONING FLOOR.



EXISTING CONDITIONS
 210-14 EAST 86TH STREET

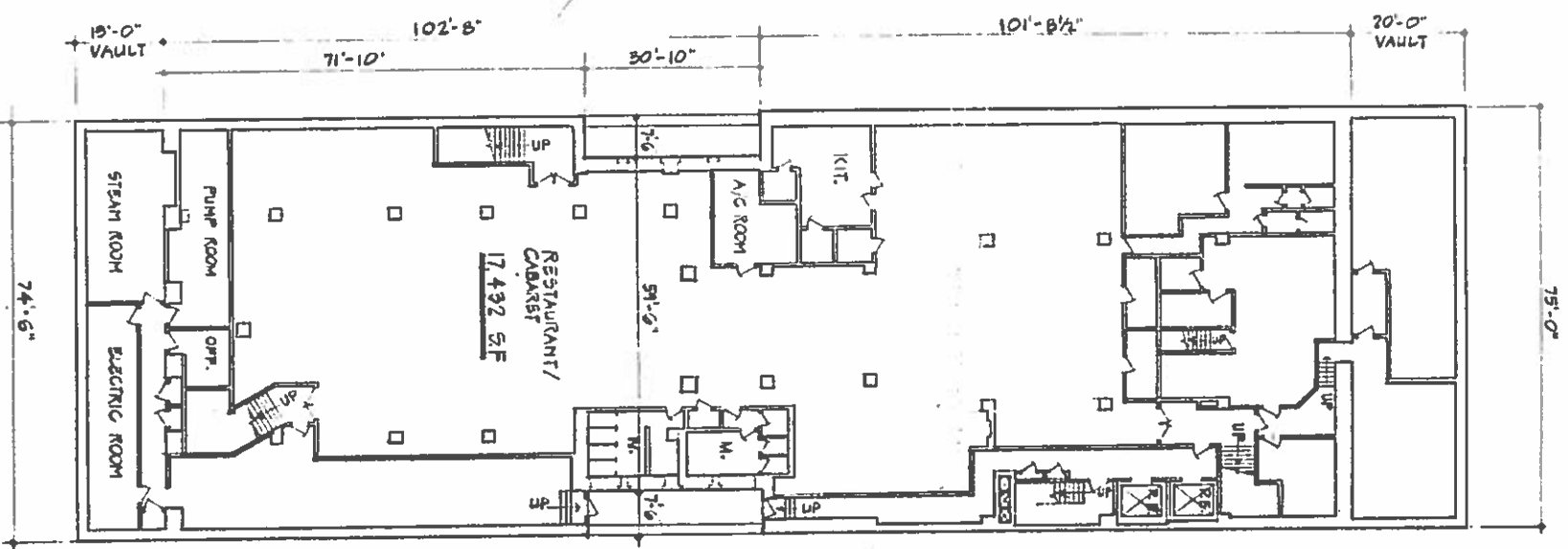
NEW YORK, N.Y.

Averitt Associates
 Architects/Planners
 380 Lafayette St.
 New York, NY 10003

E-1

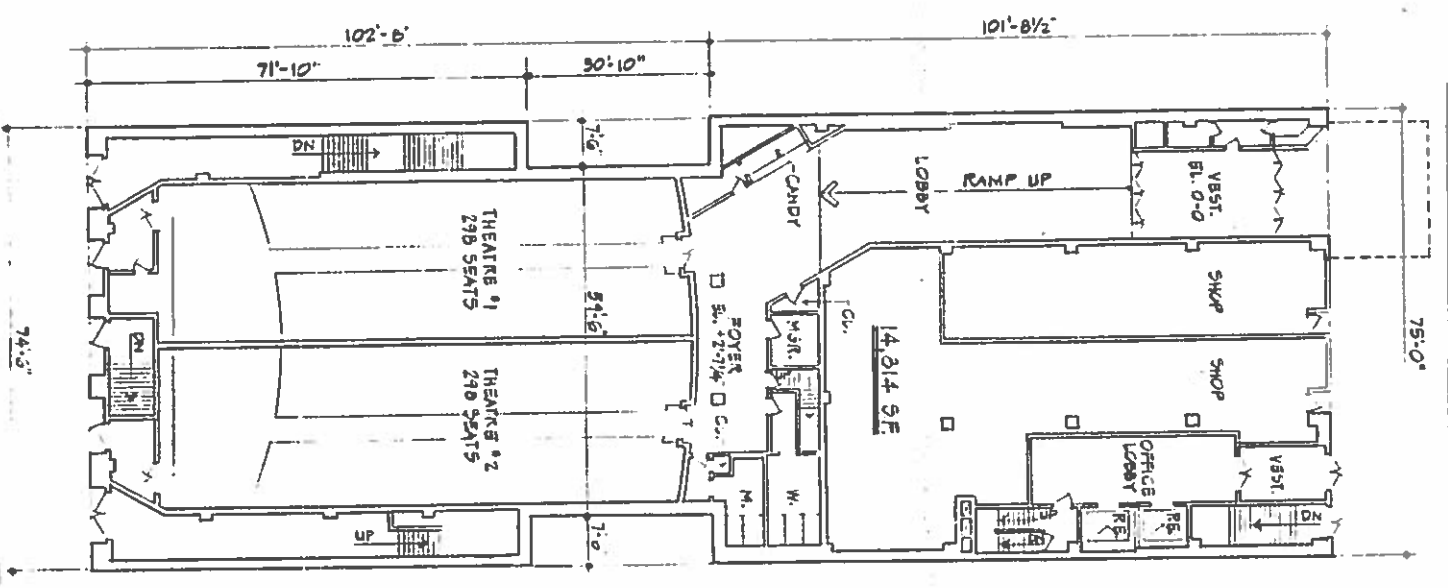
APR 29 10 09 AM '98

CAL. 101



CELLAR PLAN
TOP OF CONCRETE SLAB ELEV. -15'-0 3/8"

EXISTING
CONDITIONS



1ST FLOOR PLAN
TOP OF CONCRETE SLAB ELEV. VARIES

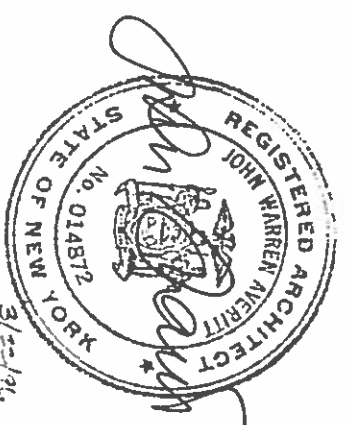
210-14 EAST 86TH STREET NEW YORK, N.Y.

EAST 86TH STREET

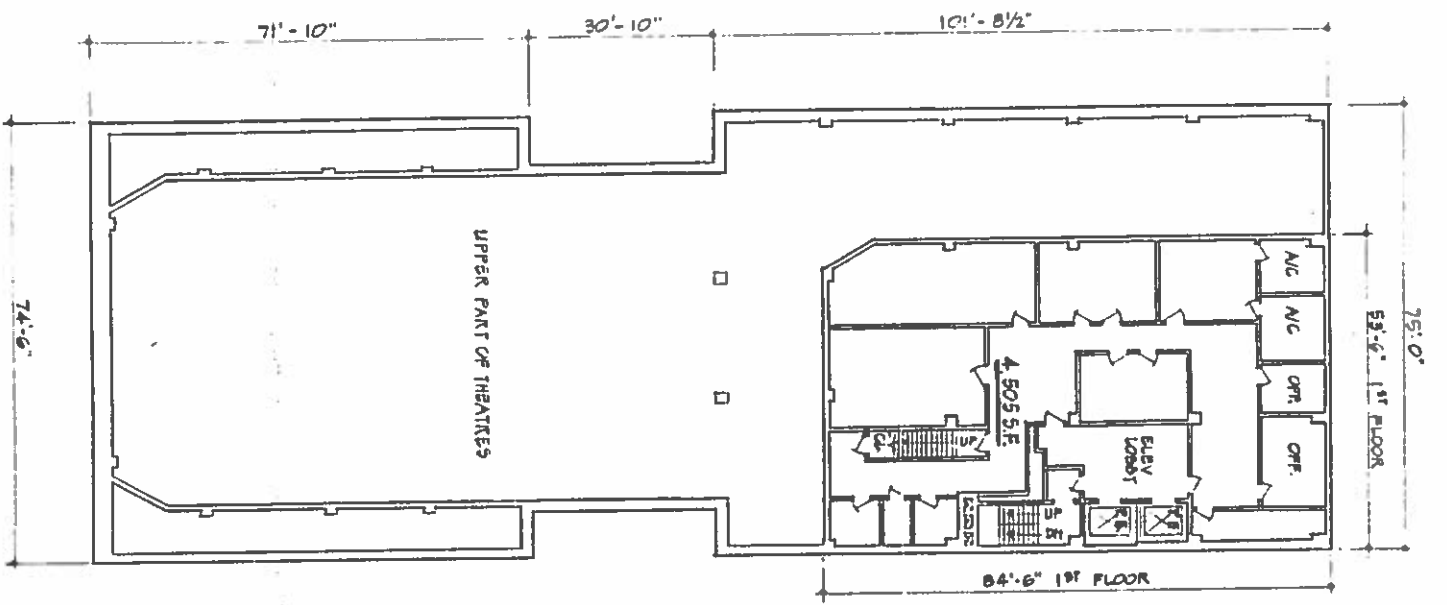
SCALE
1" = 10'-0"

APR 29 10 59 AM '93
C.M.L. 1001

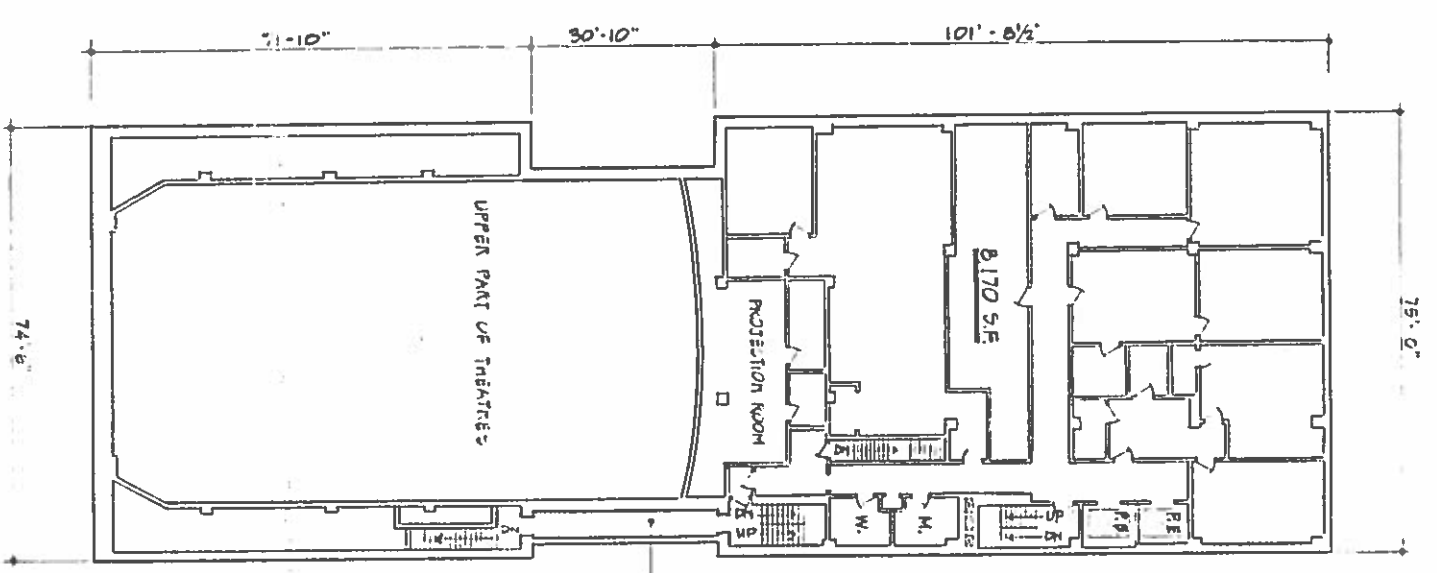
67 96 BZ



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MEZZANINE OFFICE PLAN
TOP OF CONCRETE SLAB ELEV. 6'-9"



2ND FLOOR OFFICE PLAN
TOP OF CONCRETE SLAB ELEV. 14'-5"

EXISTING
CONDITIONS

210-14 EAST 86TH STREET NEW YORK, N.Y.

APR 29 10 03 AM '96
CAL. 100
N

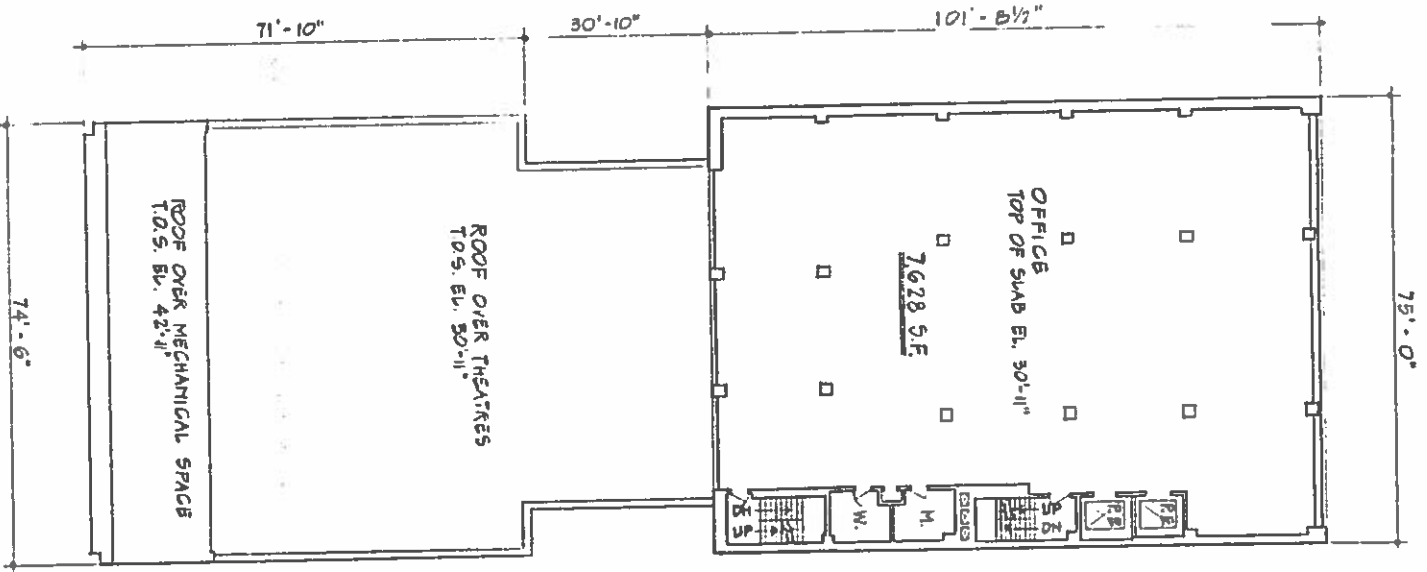
67 96 BZ



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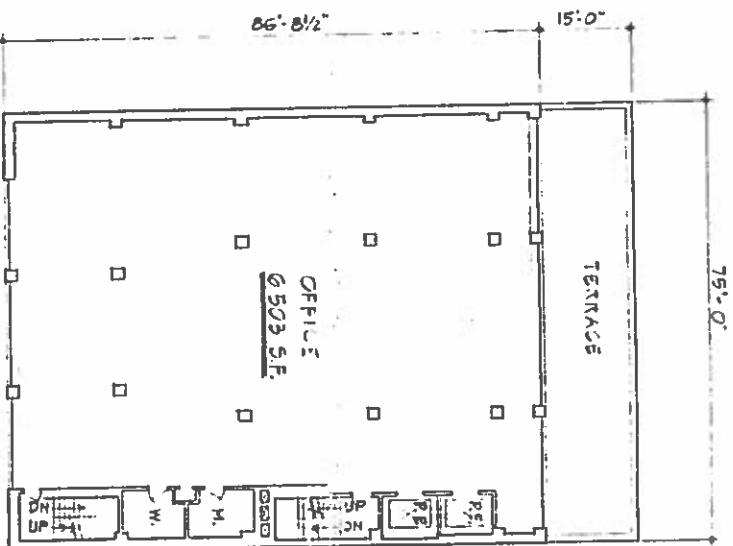
210-14 EAST 86TH STREET NEW YORK, N.Y.

3RD FLOOR OFFICE PLAN
TOP OF CONCRETE SLAB ELEV. 30'-11"

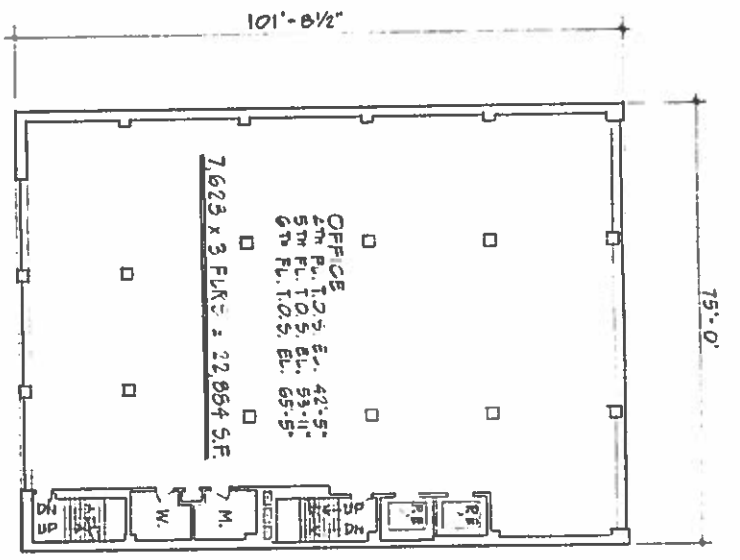


EXISTING
CONDITIONS

7TH FLOOR OFFICE PLAN
TOP OF CONCRETE SLAB ELEV. 76'-11"



4TH TO 6TH FLOOR OFFICE PLAN



67 96 BZ

APR 23 10 00 AM '95
CAL. 100
N

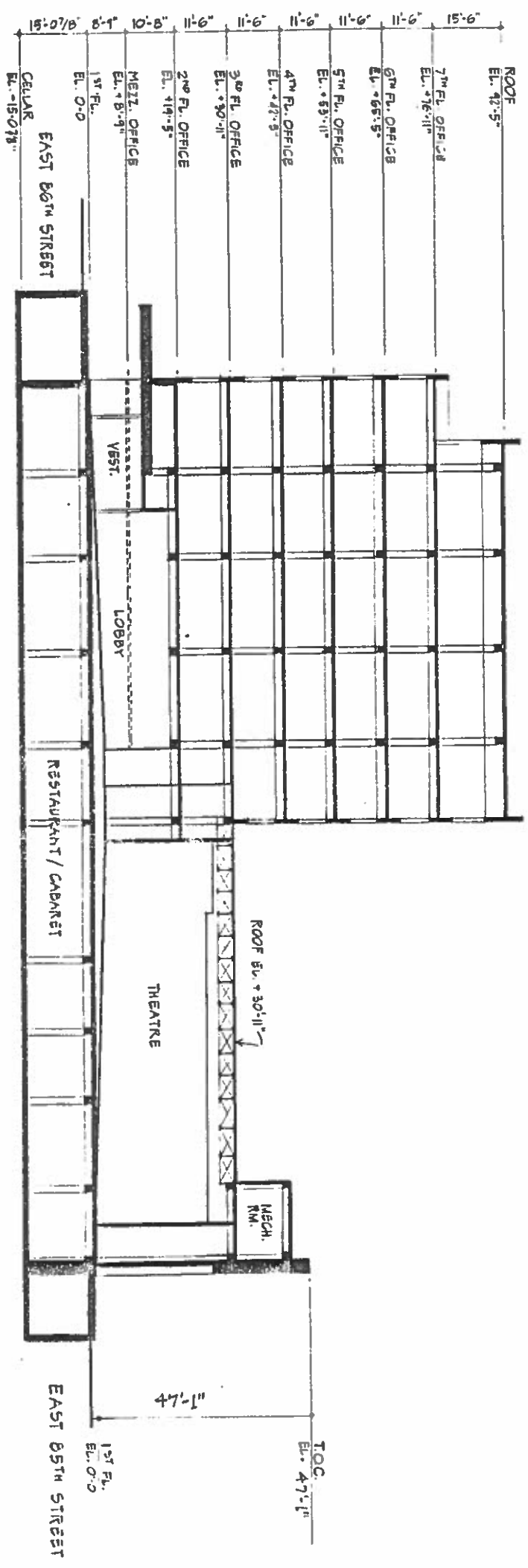


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E-4

APR 29 10 05 AM '95
CAL. 100

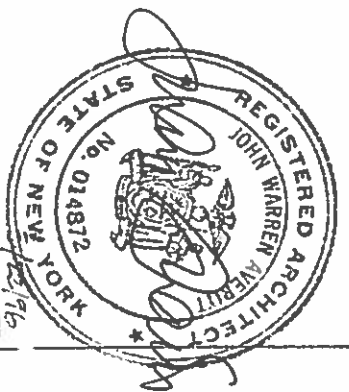
87 96 BZ



SECTION

EXISTING
CONDITIONS

210-14 EAST 86TH STREET NEW YORK, N.Y.

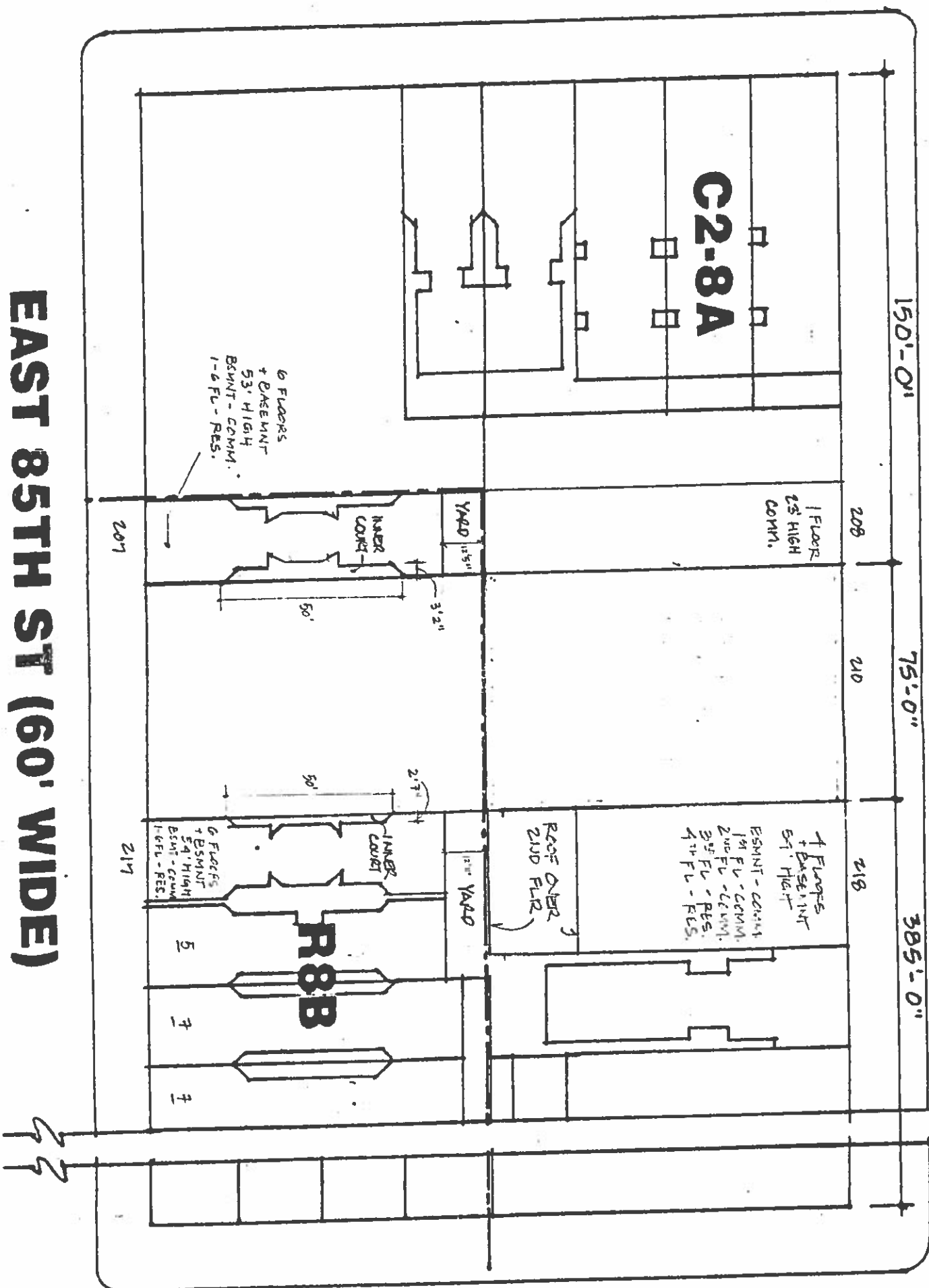


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E-5

EAST 86TH ST (100' WIDE)

3RD AVE (100' WIDE)



2ND AVE (100' WIDE)



RECEIVED
STAMPS & SEALS
AUG 28 4 27 PM '96
CAL. NO.

NO CURB CUTS

3/22/96

ADJACENT CONDITIONS
210-14 EAST 86TH STREET

NEW YORK, N.Y.

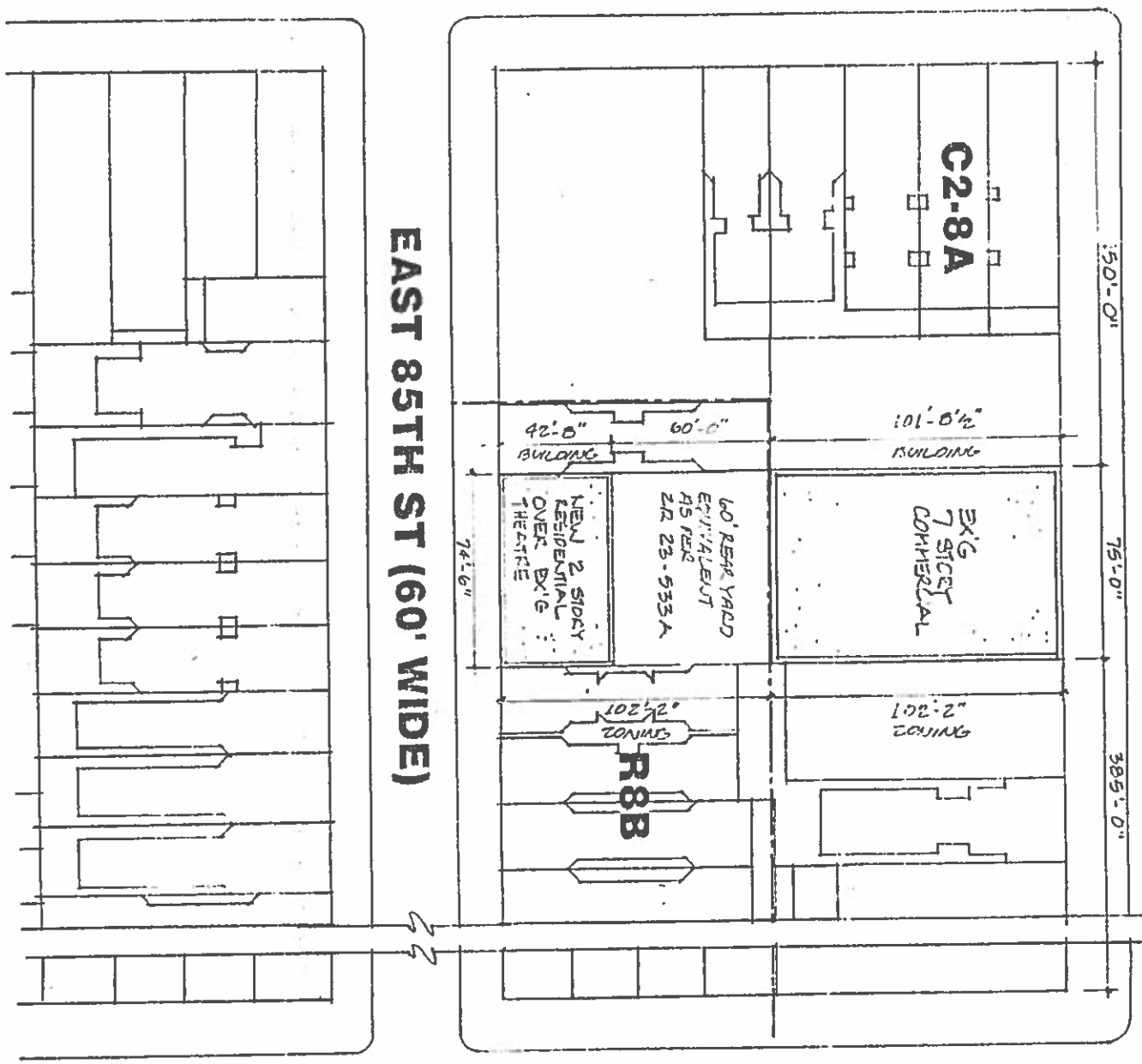
Averitt Associates
Architects/Planners
380 Lafayette St.
New York, NY 10003

E-6

EAST 86TH ST (100' WIDE)

3RD AVE (100' WIDE)

2ND AVE (100' WIDE)



210-14 E 86th St.

ZONING CALCULATIONS

BLOCK	1531		
LOT	40		
ZONING DISTRICT	C2-8A (86TH ST) & R8B (85TH ST)	67	96 BZ
ZONING MAP	9A		

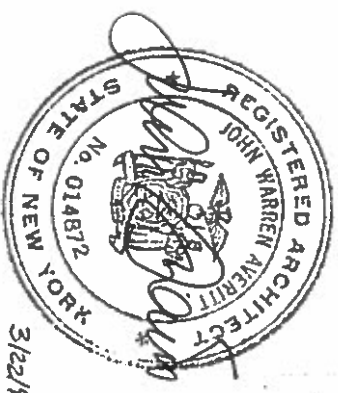
EXISTING CONDITIONS

LOT AREA (SF)	7,662.75		
COMMERCIAL FAR	2		
ALLOWABLE COMMERCIAL FLOOR AREA (SF)	15,325.50		
EXISTING FLOOR AREA (ALL COMMERCIAL)	56,776.00	7,728.00	64,504.00

RESIDENTIAL AS OF RIGHT

RESIDENTIAL FAR	10		
RESIDENTIAL FLOOR AREA PERMITTED	76,627.50	30,446.68	107,074.18
RESIDENTIAL FLOOR AREA	0	7,513.00	7,513.00
COMMERCIAL FLOOR AREA REMAINING	56,776.00	6,575.00	63,351.00
TOTAL FLOOR AREA (COMMERCIAL AND RESIDENTIAL)	56,776.00	14,088.00	70,864.00

MAXIMUM PERMITTED DENSITY 169SF OF LOT AREA PER DWELLING UNIT (ZR 23-223).
 ALLOWABLE DENSITY = 7,662.75 (LOT AREA)/169 = 45 APARTMENTS.
 ACTUAL # OF APARTMENTS IN R8B = 6



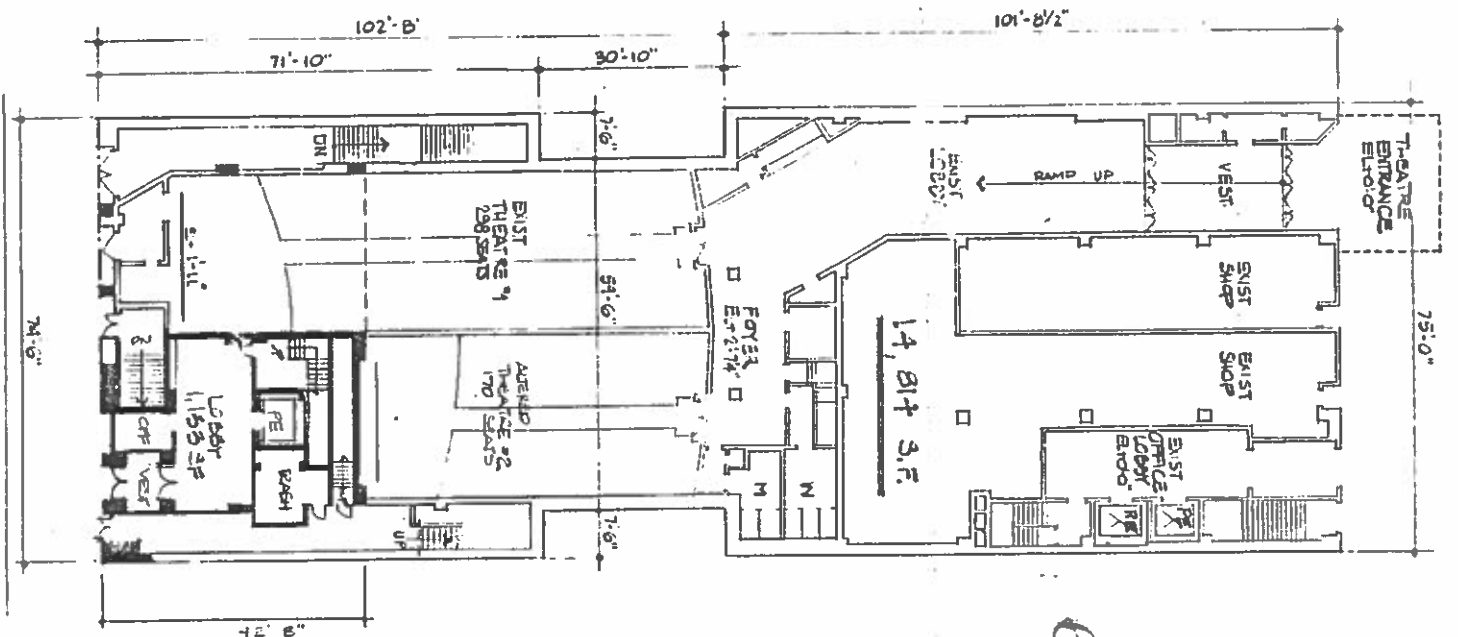
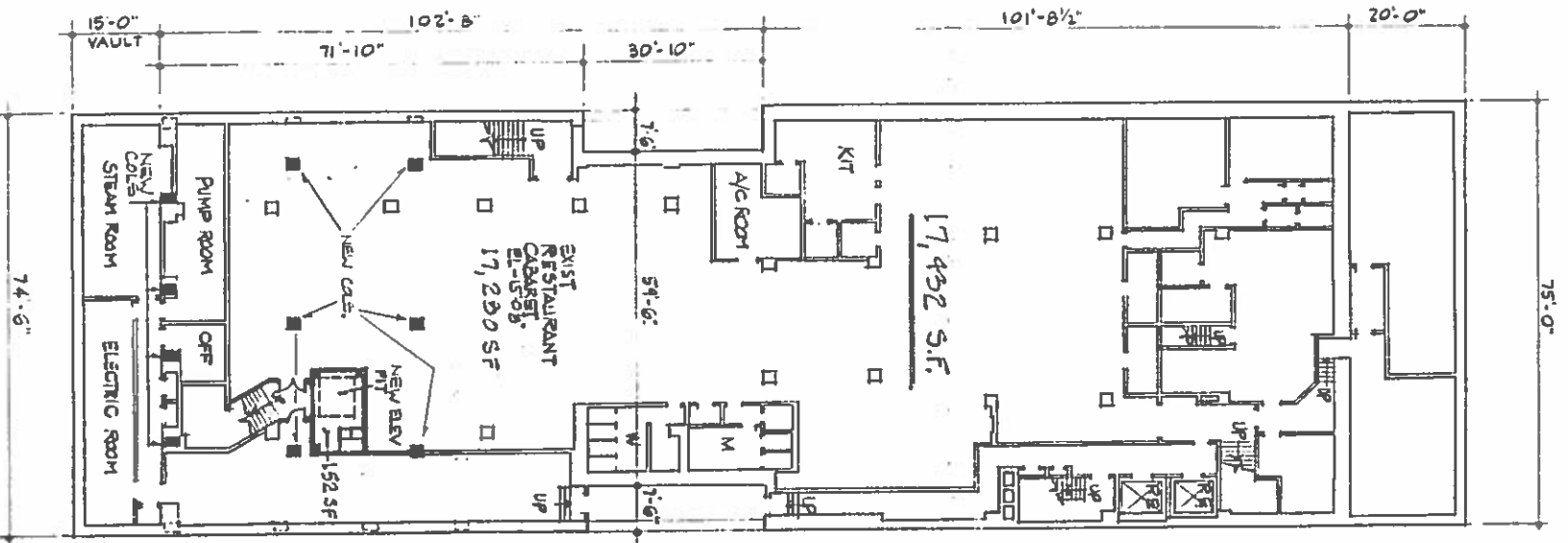
AS OF RIGHT RESIDENTIAL ADDITION
 210-14 EAST 86TH STREET
 NEW YORK, N.Y.

Averitt Associates
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 New York, NY 10003

R-1

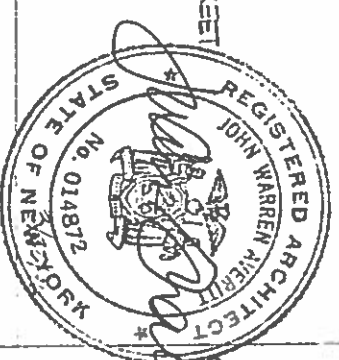
3/22/86

APR 29 10 00 AM '93
 C.A.L. 193



EAST 86TH STREET
 APR 23 1964
 CAL. N.Y.
 N

67 96 BZ



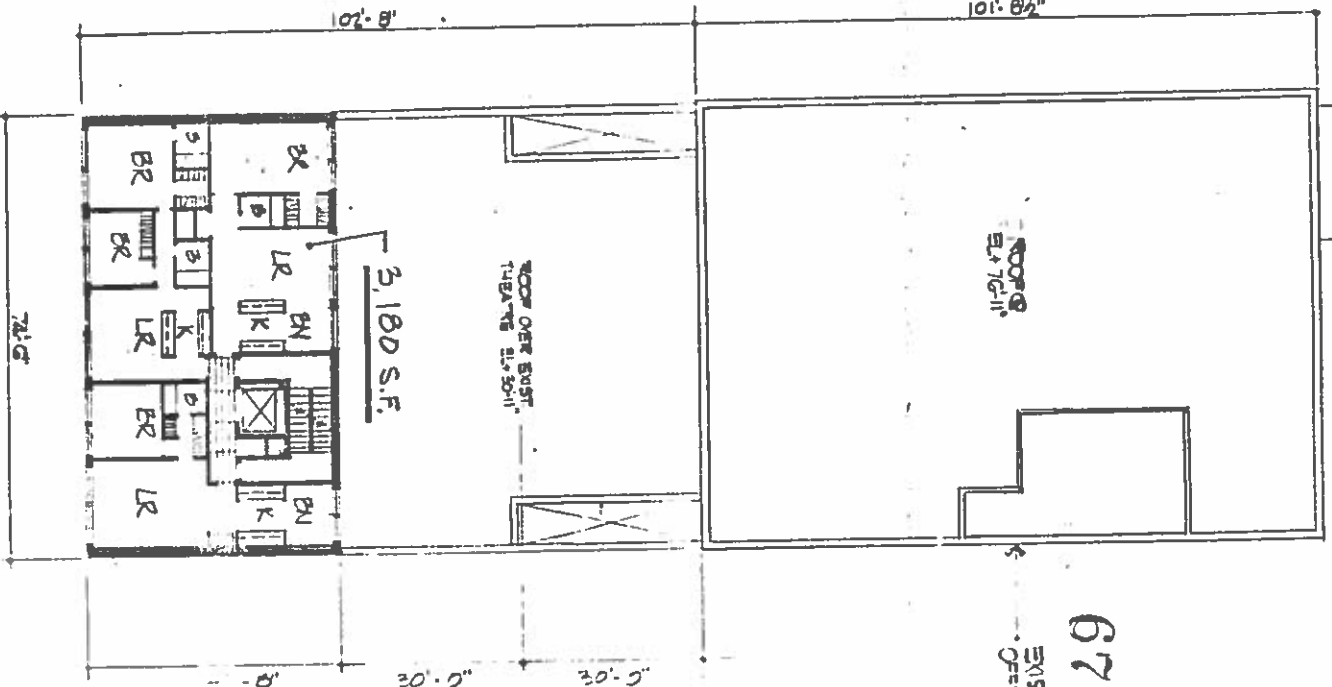
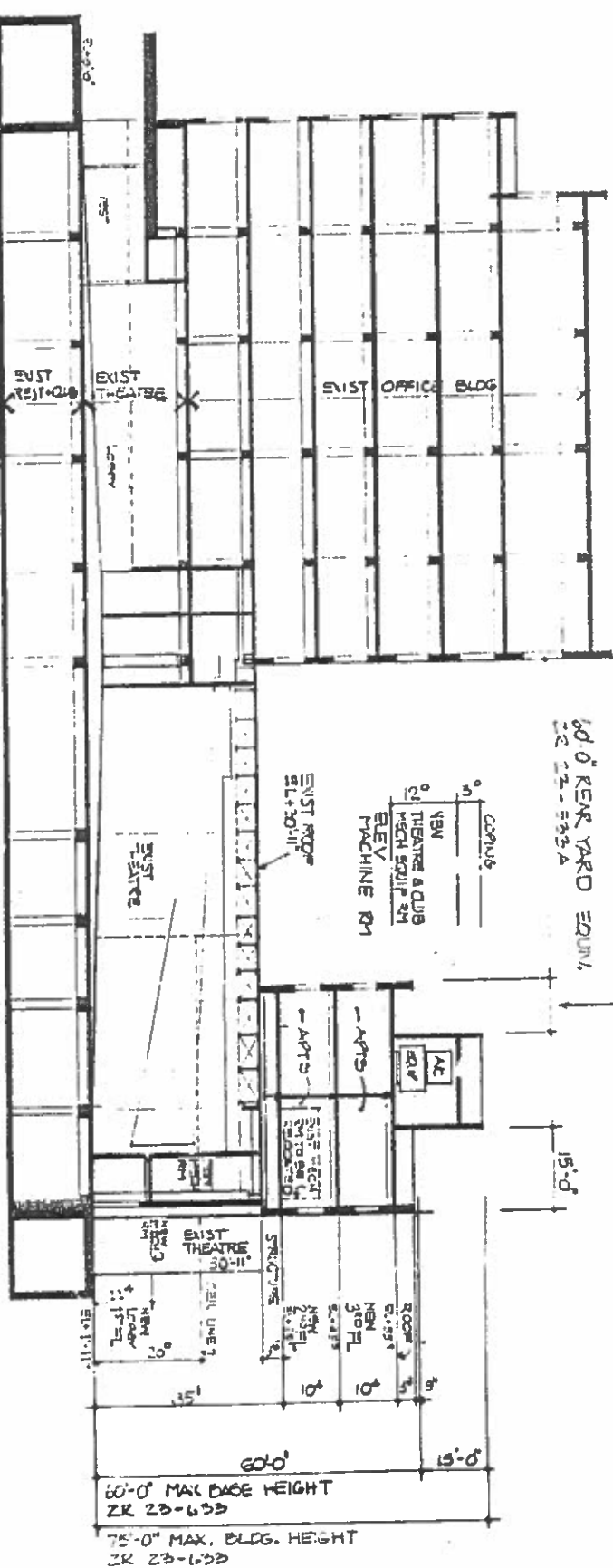
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AS OF RIGHT RESIDENTIAL ADDITION
 210.14 EAST 86TH STREET
 NEW YORK, N.Y.

R-2

EAST 86TH ST
CAL. 11/11/03
N

67 96 BZ
EAST 75TH ST
OFFICE BLDG



TYPICAL FL. PLAN
2nd & 3rd FLS
2-1BR APTS
1-2BR APTS x 2 FLRS • 6 APTS.



AS OF RIGHT RESIDENTIAL ADDITION
210-14 EAST 86TH STREET
NEW YORK, N.Y.

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210-14 E 86th ST.

ZONING CALCULATIONS

BLOCK 1531
 LOT 40
 ZONING DISTRICT C2-8A (86TH ST) & R8B (85TH ST)
 ZONING MAP 9A

CAL. 119

EXISTING CONDITIONS

EXISTING CONDITIONS	C2-8A	R8B	TOTAL
LOT AREA (SF)	7,662.75	7,611.67	15,274.42
COMMERCIAL FAR	2	NOT PERMITTED	
ALLOWABLE COMMERCIAL FLOOR AREA (SF)	15,325.50	NOT PERMITTED	15,325.50
EXISTING FLOOR AREA (ALL COMMERCIAL)	56,776.00	7,728.00	64,504.00

PROPOSED THEATERS

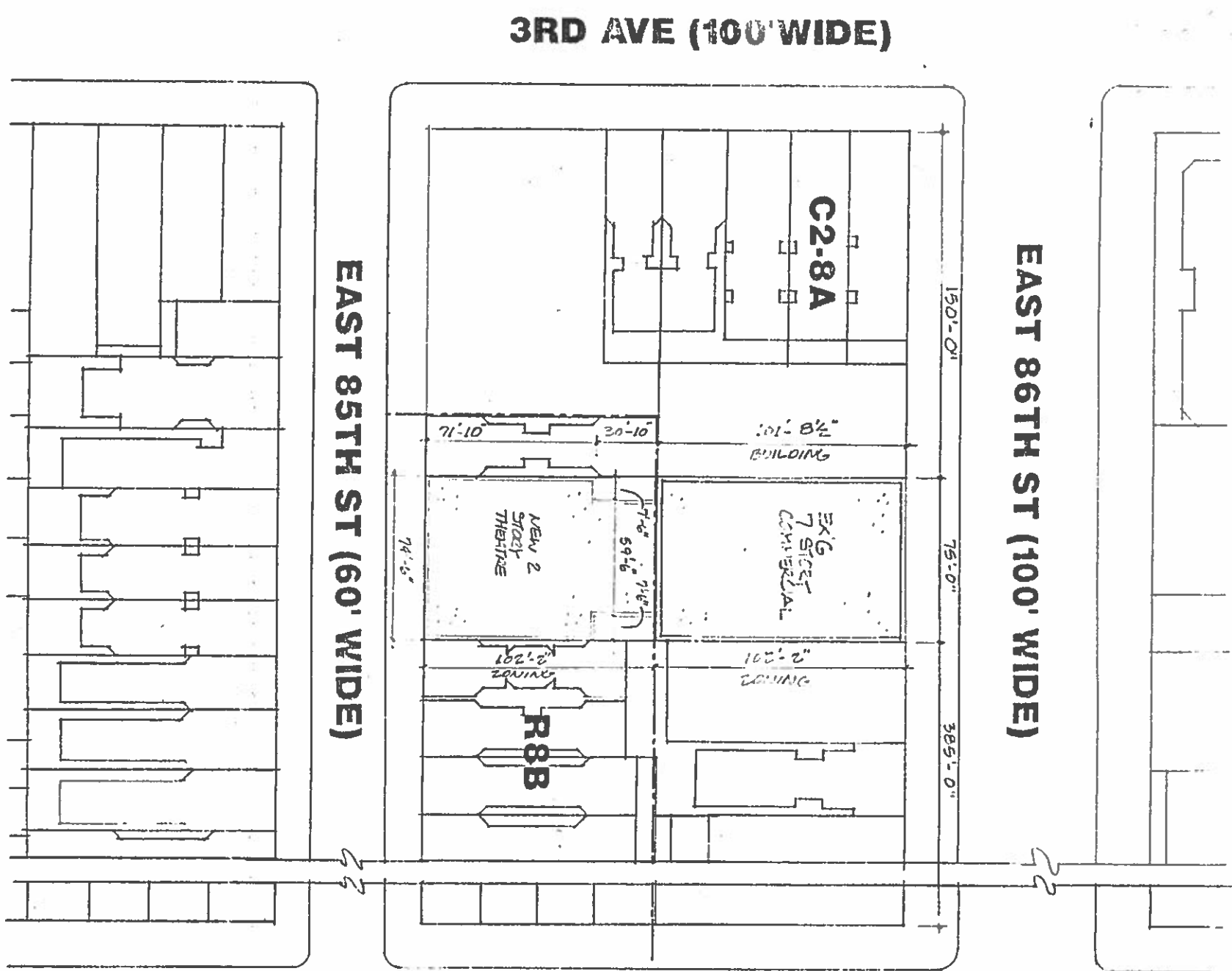
AN ADDITIONAL FLOOR CONTAINING 2 THEATERS AT ELEVATION 19'-5" AND A PARTIAL 3RD FLOOR AT ELEVATION 33' - 1" FLOOR (PROJECTION ROOM) ON THE R8B (EAST 85TH ST) PORTION OF THE LOT IS PROPOSED. ALL CONSTRUCTION WILL BE HELD TO THE HEIGHT OF THE EXISTING STREET WALL AT ELEVATION 47' - 1" ON EAST 85TH ST. SEE BUILDING SECTION ON DRAWING T-2.

67 96 BZ

ADDITIONAL COMMERCIAL FLOOR AREA	C2-8A	R8B	TOTAL
	-212.00	7,687.00*	7,475.00
TOTAL FLOOR AREA (ALL COMMERCIAL)	56,564.00	15,415.00	71,979.00

* Variance is requested in accordance with ZR Section 72-00 in connection with:

1. The proposed new theatres are not allowed as-of-right in an R8B zoning district as per ZR Section 22-10.
2. The proposed structural alterations to a building substantially occupied by non-conforming uses are contrary to ZR Section 52-22.
3. Enlargement of existing non-conforming theatres (Use Group 8) in an R8B zoning district is contrary to ZR Section 52-40.
4. There are no bulk regulations in the Zoning Resolution for the proposed new commercial uses in an R8B zoning district.

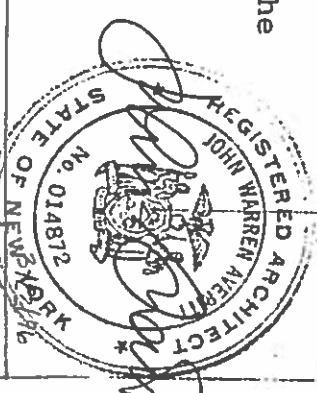


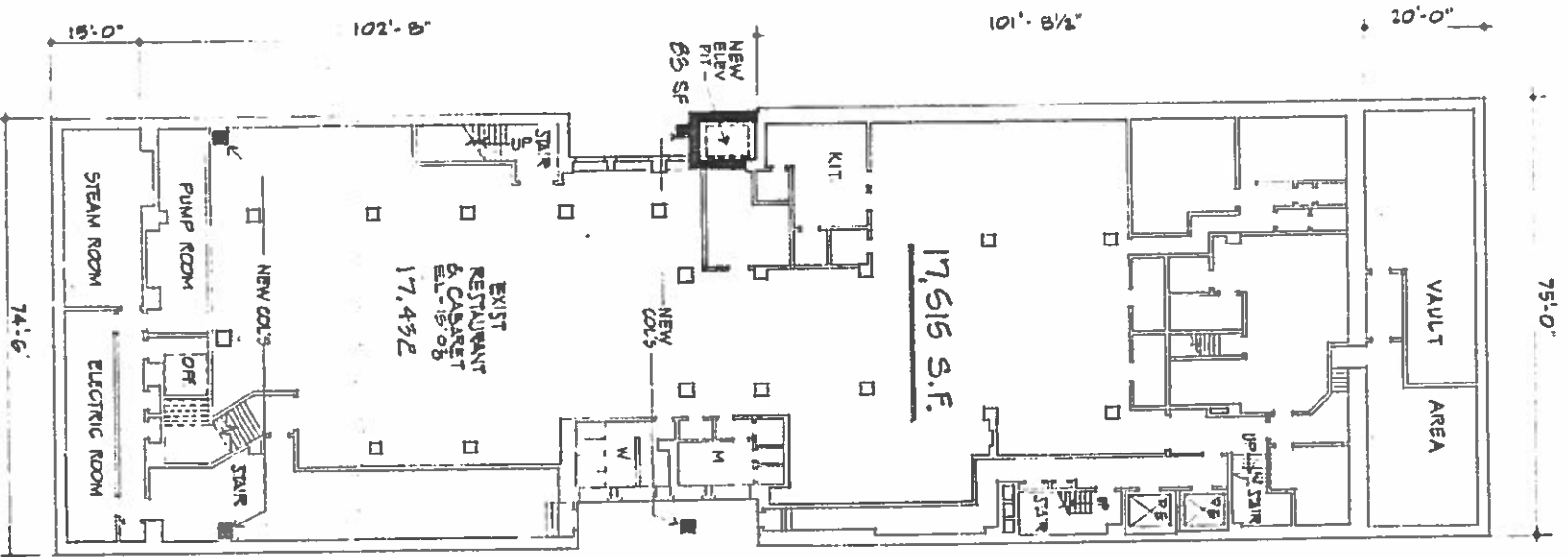
PROPOSED
 210-14 EAST 86TH STREET

THEATRES
 NEW YORK, N.Y.

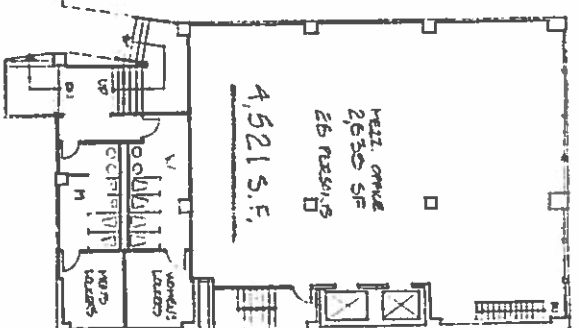
Averitt Associates
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 380 Lafayette St.
 New York, NY 10003

T-1



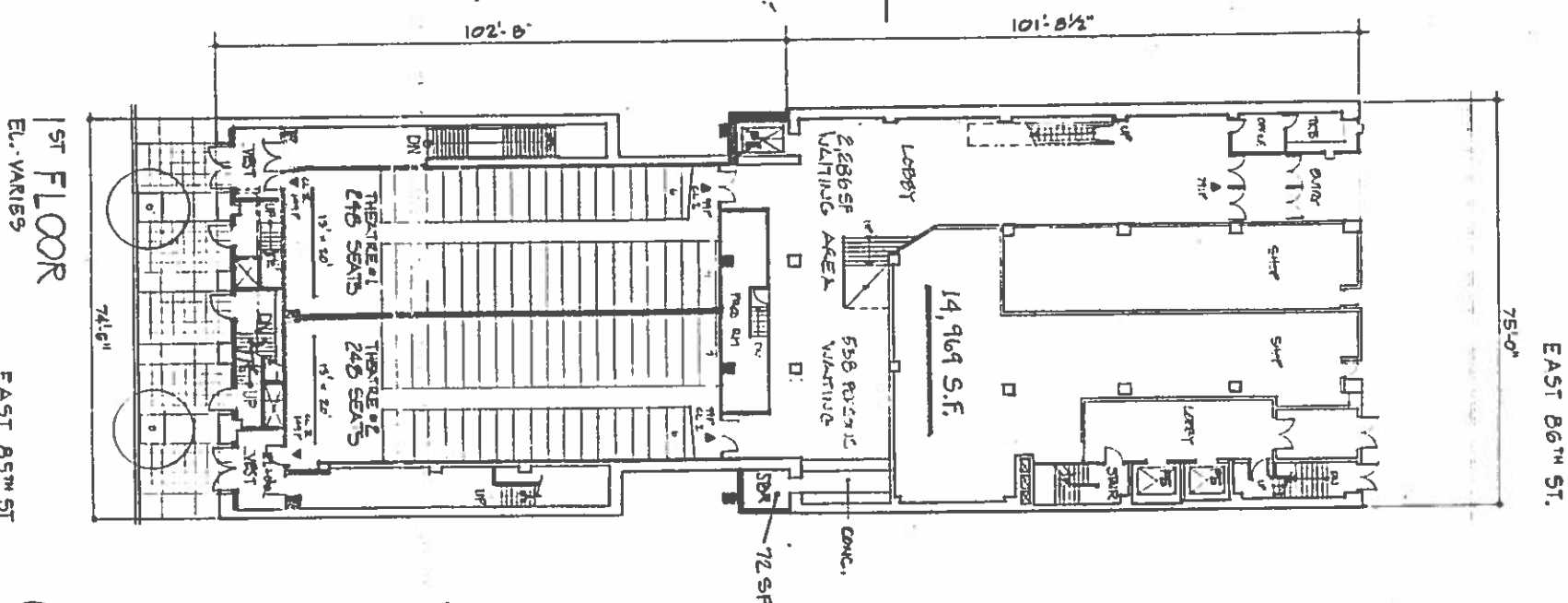


CELLAR
EL. -15'-0 7/8"



MEZZ
EL. + 0'-9"

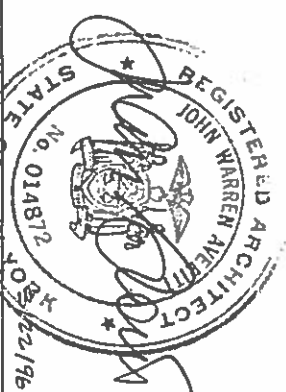
WAITING AREA CALCULATIONS:
 NEW THEATER #3 = 269 SEATS
 NEW THEATER #4 = 269 SEATS
 TOTAL = 538 SEATS
 REQ'D WAITING AREA @ 4 SF/SEAT = 2152 SF
 WAITING AREA PROVIDED @ 1ST FLOOR = 2286 SF
 BUILDING COMPLIES



1ST FLOOR
EL. VARIES

APR 29 10 09 AM '50
CAL. NO.
N

67 96 BZ



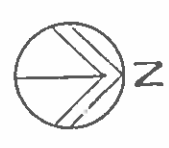
AVERRITT ASSOCIATES NEW YORK ARCHITECTS/PLANNERS 380 Lafayette St. New York, NY 10003 TEL 212-975-2396 FAX 212-979-4876

T-2

PROPOSED
210-14 EAST 86TH STREET

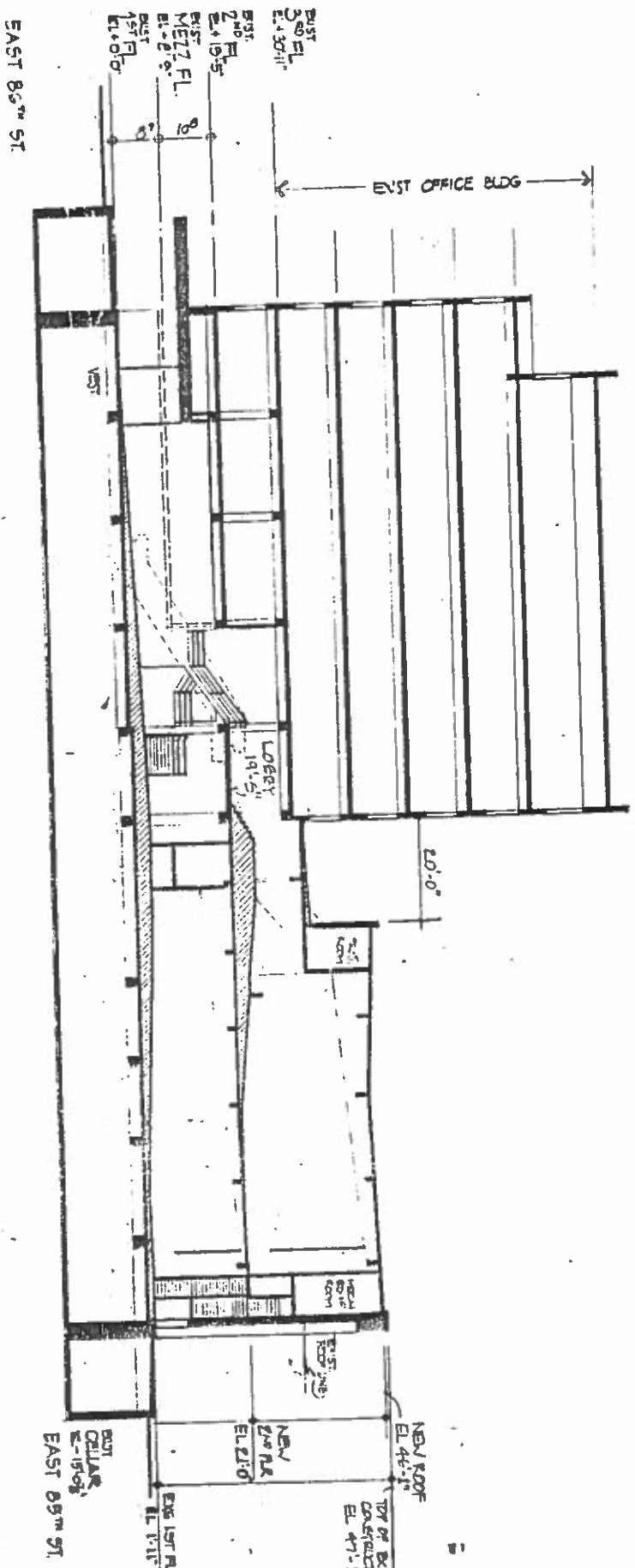
THEATRES
NEW YORK, N.Y.

EAST 86TH ST.

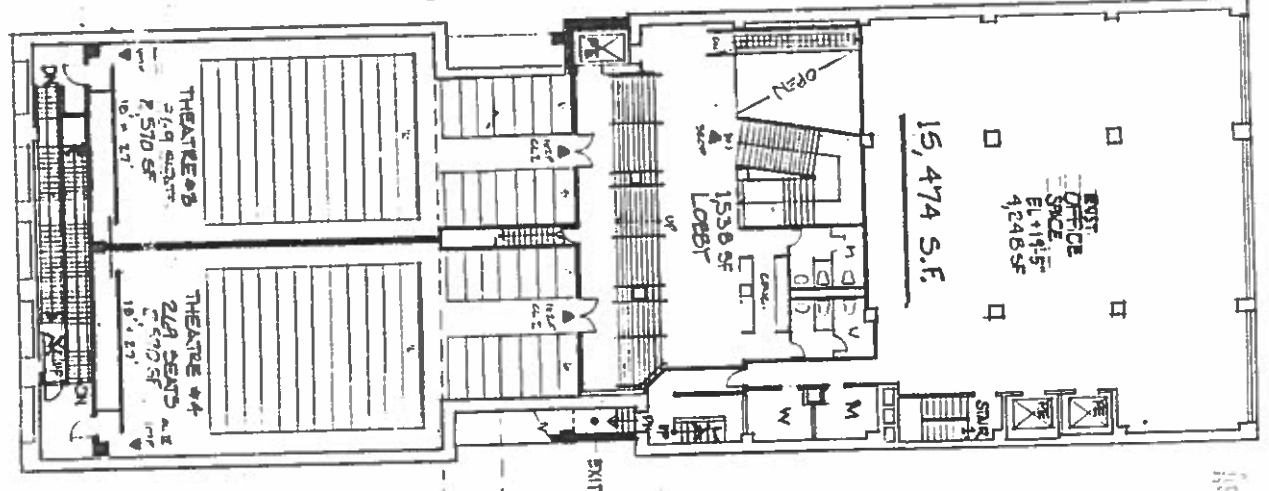


APR 29 10 09 AM '95
CAL. 110

67 96 BZ

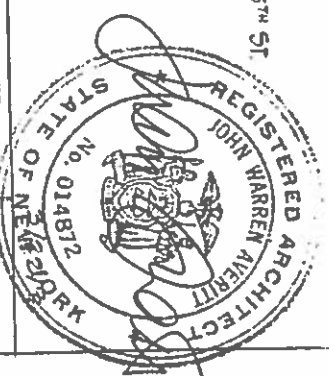


SECTION



2ND FLOOR
EL. VARIES

EAST 85TH ST.



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T-3

PROPOSED
210-14 EAST 86TH STREET

THEATRES
NEW YORK, N.Y.