





ZD1 Zoning Diagram

Must be typewritten.
Sheet _2__ of _2_

1	Applicant Information Required for all app	lications.						
	Last Name GINSBERG	First Name MARK	Middle Initial					
	Business Name Curtis + Ginsberg Arch	nitects LLP	Business Telephone 21	2.929.4417				
	Business Address 299 Broadway, Suite 1	107	Business Fax 21	2.929.4756				
	City NY Stat	te NY Zip 10007	Mobile Telephone					
	E-Mail MARK@CPLUSGA.CO	MC	License Number RA	A 019534				
2	Additional Zoning Characteristics Requi	red as applicable.						
	Dwelling Units 373 Parking are	ea sq. ft.	Parking Spaces: Total	Enclosed				
3	BSA and/or CPC Approval for Subject A	Application Required as ap	pplicable.					
	Board of Standards & Appeals (BSA)	d of Standards & Appeals (BSA)						
	☐ Variance	Cal. No	Authorizing Zoning Section	_				
	Special Permit	Cal. No	Authorizing Zoning Section	_				
	General City Law Waiver	Cal. No	General City Law Section					
	☐ Other	Cal. No						
City Planning Commission (CPC)								
		URP No. 090445ZSK	Authorizing Zoning Section 78-00					
		App. No	Authorizing Zoning Section	_				
	★ Certification	App. No. 090446HAK	Authorizing Zoning Section	_				
		App. No. 090444ZMK						
4	Proposed Floor Area Required for all applic	cations. One Use Group per	line.					

	Building Code Gross Number Floor Area (sq. ft.)		Zoning Floor Area (sq. ft.)				
Floor Number		Use Group	Residential	Community Facility	Commercial	Manufacturing	FAR
					71		
							-
	,						
					-		-

ZD1 Sheet 2 of 2

4 Proposed Floor Area Required for all applications. One Use Group per line.

						400,000	
Totals	453,967		383,455	31,685	7,069		4.13
17 Clermont	Ave (# 320513618)	tax lot 6	23,017.5	(10) townhouses		sub 23,017.5	0.23
14 Vanderbilt	Ave (# 320513716)	tax lot 5	29,902.5	(13) townhouses		sub 29,902.5	0.29
	Ave (# 320091342)	tax lot 1	17,837	31,685		sub 49,522	0.48
	Ave (# 320096999)	tax lot 2	90,515			sub 90,515	0.89
8 Vanderbilt	Ave (# 320375223)	tax lot 4	112,858		1,562	sub 114,420	1.12
	Ave (# 320209350)	tax lot 3	109,325		5,507	sub 114,832	1.12
overall				the entire	zoning lot	area=102,137	
sub-total	3,825.0		2,295.0				.0225
CEL	765.0	2					
1	765.0	2	765.0				.0075
2	765.0	2	765.0				.0075
3	765.0	2	765.0	1			.0075
ROOF	765.0	2					
(19)townhous					1		
sub-total	3,881.25		2,328.75				.0228
CEL	776.25	2	2 220 75				0000
1	776.25	2	776.25				.0076
2	776.25	2	776.25				.0076
3	776.25	2	776.25				.0076
ROOF	776.25	2					
		_					
(4)townhouse	14 Vanderbilt	38 Vanderbi	17 Clermon	35 Clermont			
Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Residential	Community Facility	Commercial	Manufacturing	FAR
	Building Code Cross			Zoning Floor	r Area (sq. ft.)		

Total Zoning Floor Area 422,209

07/09