

10.13.09
314 08 BZ

PROPOSED DEVELOPMENT- 6.19 F.A.R.

SCHEDULE OF DRAWINGS

10.13.09

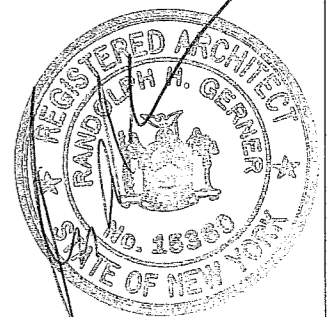
ARCHITECTURAL

ZR.00 ZONING, SITE PLAN, FLOOR AREA TABLES, CALCULATIONS
ZR.01 SITE PLAN

A1.00 CELLAR FLOOR PLAN
A1.01 GROUND FLOOR PLAN
A1.02 2ND FLOOR PLAN
A1.03 3RD FLOOR PLAN
A1.04 4TH FLOOR PLAN
A1.05 5TH-10TH FLOOR PLAN
A1.06 ROOF

A2.00 NORTH ELEVATION
A2.01 EAST ELEVATION
A2.02 SOUTH ELEVATION
A2.03 WEST ELEVATION
A2.04 CONTEXT ELEVATION LOOKING WEST

A3.00 BUILDING SECTION EAST -WEST
A3.01 BUILDING SECTION NORTH-SOUTH



437 WEST 13TH STREET
NEW YORK, NY 10014

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ZONING ANALYSIS

437 W. 13TH STREET
BLOCK 646, LOTS 19-20
BOROUGH OF MANHATTAN

- Applicable Section
- Map 8b 1. ZONING DISTRICT: M1-5
- ZR 42-11 Manufacturing District/Article 4 Chapter 2-3
2. LOT AREA: 15,178 sq.ft.
(103'3" wide x 25' deep) + (122' wide x 103'3" deep)
- ZR 42-00 3. USES PERMITTED/REQUIRED
- ZR 42-14 Use Groups 5-14, 16, 17
- Use Group 10 Retail not permitted
4. USES PROPOSED:
UG-10 - Retail
UG-6 - Office
- Does not comply
5. FLOOR AREA PERMITTED (FAR)
ZR 43-12 FAR = 5.00
Lot Area 15,178 sf
15,178 x 5 (FAR) = 75,890 sf
6. FLOOR AREA PROPOSED
Refer "Floor Area Schedule"
- Does not comply
- ZR 43-20 7. YARD REGULATIONS
- ZR 43-25 1) Minimum Required Side Yards:
No Required Side Yard in District M1-5.
- ZR 43-26 2) Minimum Required Rear Yard
A. One Rear Yard with a depth of no less than 20 feet shall be provided except a corner lot.
B. No Rear Yard shall be required within a 100' feet of point of intersection of 2 streets.
- Does not comply-see site plan.
- ZR 43-40 8. HEIGHT AND SETBACK REGULATIONS
- ZR 43-43

for Height and Setback, Refer to Sheets A3.00-A3.01

Does not comply

ZR 44-52 10. REQUIRED OFF STREET LOADING BERTHS

None required for hotel or office up to 100,000 S.F.

UG-10 - Complies- refer to 1st floor plan
First 25,000 S.F. 0
Next 15,000 S.F. 1
1 required 1 provided

MINIMUM DIMENSIONS FOR REQUIRED ACCESSORY OFF-STREET LOADING BERTHS (in feet)

| | Length | Width | Vertical Clearance |
|-------------------|--------|-------|--------------------|
| #Commercial uses# | 33 | 12 | 14 |

Complies- Refer to First Floor Plan for Dimension of Loading BERTHS

ZR 44-582 11. LOCATION OF ACCESS TO THE STREET

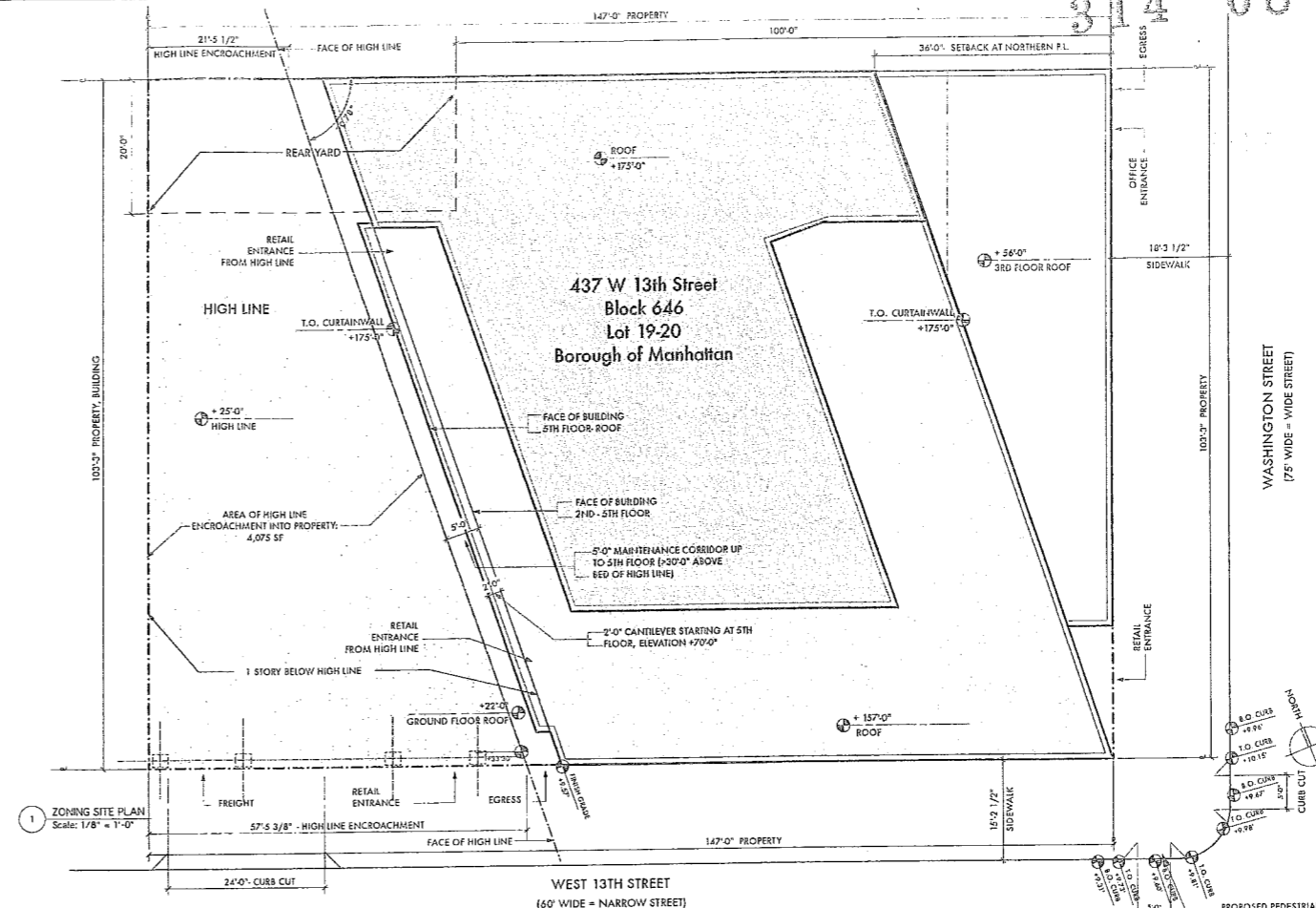
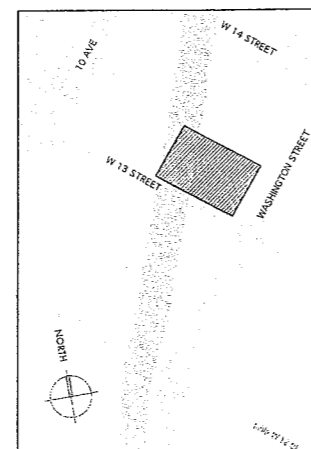
In all districts, as indicated, no permitted or required accessory off-street loading berth and no entrance or exit thereto, shall be located less than 50 feet from the intersection of any two street lines.

Complies- Refer to First Floor Plan for Location of Berth from corner.

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

| MAXIMUM DISTANCE FROM FRONT WALL TO FRONT SETBACK | MAXIMUM DISTANCE FROM FRONT WALL TO FRONT SETBACK | MAXIMUM DISTANCE FROM FRONT WALL TO FRONT SETBACK | MAXIMUM DISTANCE FROM FRONT WALL TO FRONT SETBACK |
|---|---|---|---|
| 10 | 15 | 20 | 25 |

LOT PLAN



FLOOR AREA SCHEDULE

| FLOOR AREA SCHEDULE (SQUARE FEET) | | GROSS LESS MECH. DEDUCTIONS | |
|-----------------------------------|--------------------|-----------------------------|------------------|
| Floor | Use | | Zoning F.A. |
| Cellar | Storage/Mechanical | 11,443.00 | 0.00 |
| 1st | Retail | | 11,893.00 |
| 1st | Lobby, Freight | | 2,538.00 |
| 2nd | Retail | | 10,119.00 |
| 3rd | Office | | 10,062.00 |
| 4th | Office | | 8,465.00 |
| 5th | Office | | 8,444.00 |
| 6th | Office | | 8,444.00 |
| 7th | Office | | 8,444.00 |
| 8th | Office | | 8,444.00 |
| 9th | Office | | 8,444.00 |
| 10th | Office | | 8,444.00 |
| 11th | Mechanical | | 0.00 |
| TOTAL | All Uses | | 93,741.00 |
| Total Retail Gross | | Total Retail F.A. | 22,012.00 |
| Total Office Gross | | Total Office F.A. | 71,729.00 |
| TOTAL BELOW GRADE | | PROPOSED ZONING AREA | 93,741.00 |
| TOTAL ABOVE GRADE | | MAX ALLOWED ZONING AREA | 75,890.00 |

NOTE:
CELLAR AREA DOES NOT COUNT AS PART OF OVERALL ZONING FLOOR AREA

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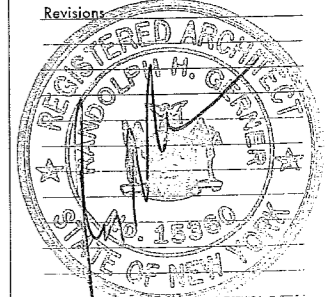
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OCTOBER 13, 2009
No. Issue Date

Drawing Title:
ZONING SITE PLAN, FLOOR AREA TABLES, CALCULATIONS

Project No.: 576-01
Drawing No.: ZR.00
Date: 07/28/09
Scale: N.T.S.
6.19 FAR

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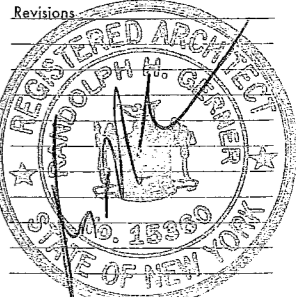
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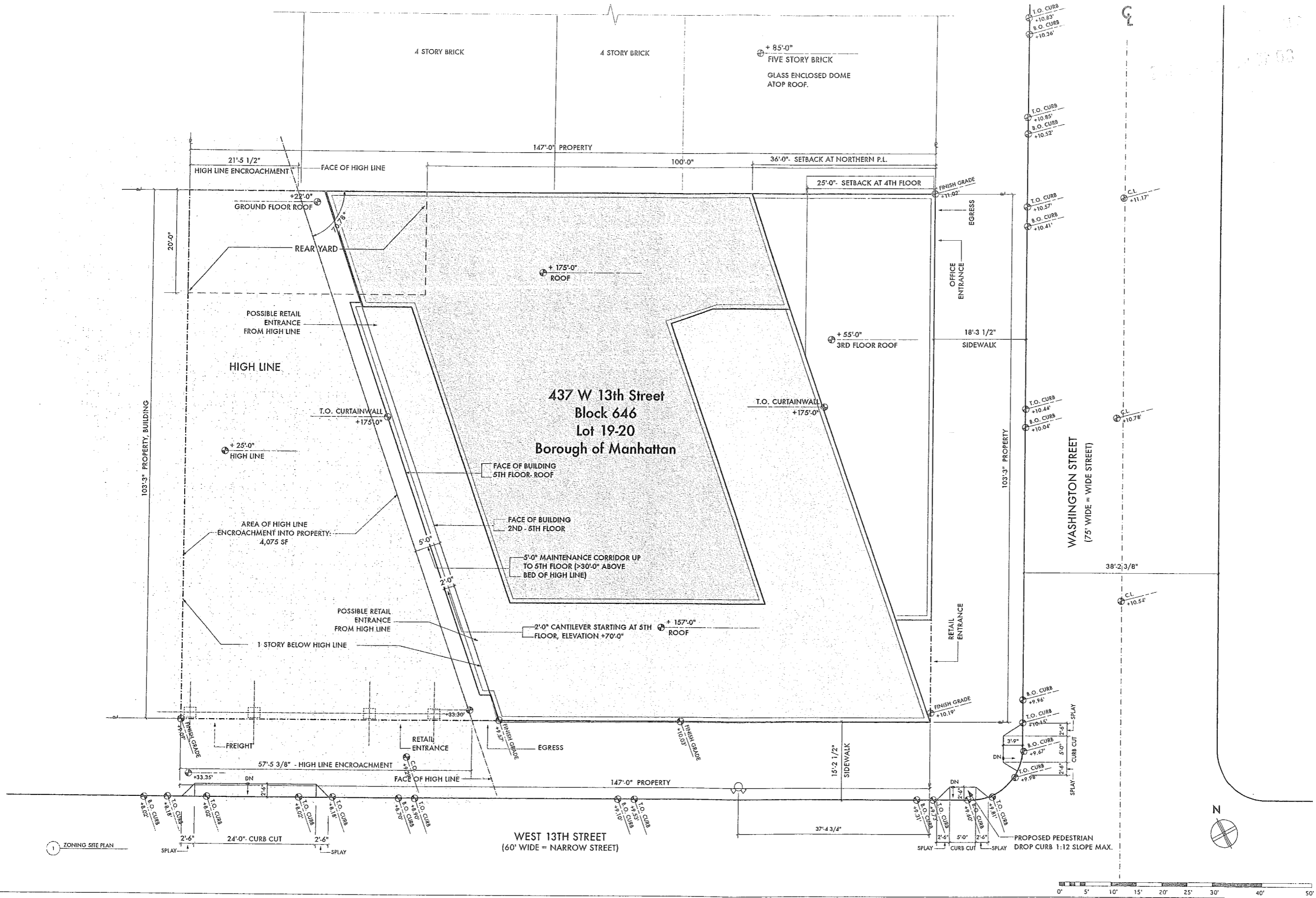
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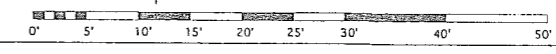
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No. Issue Date

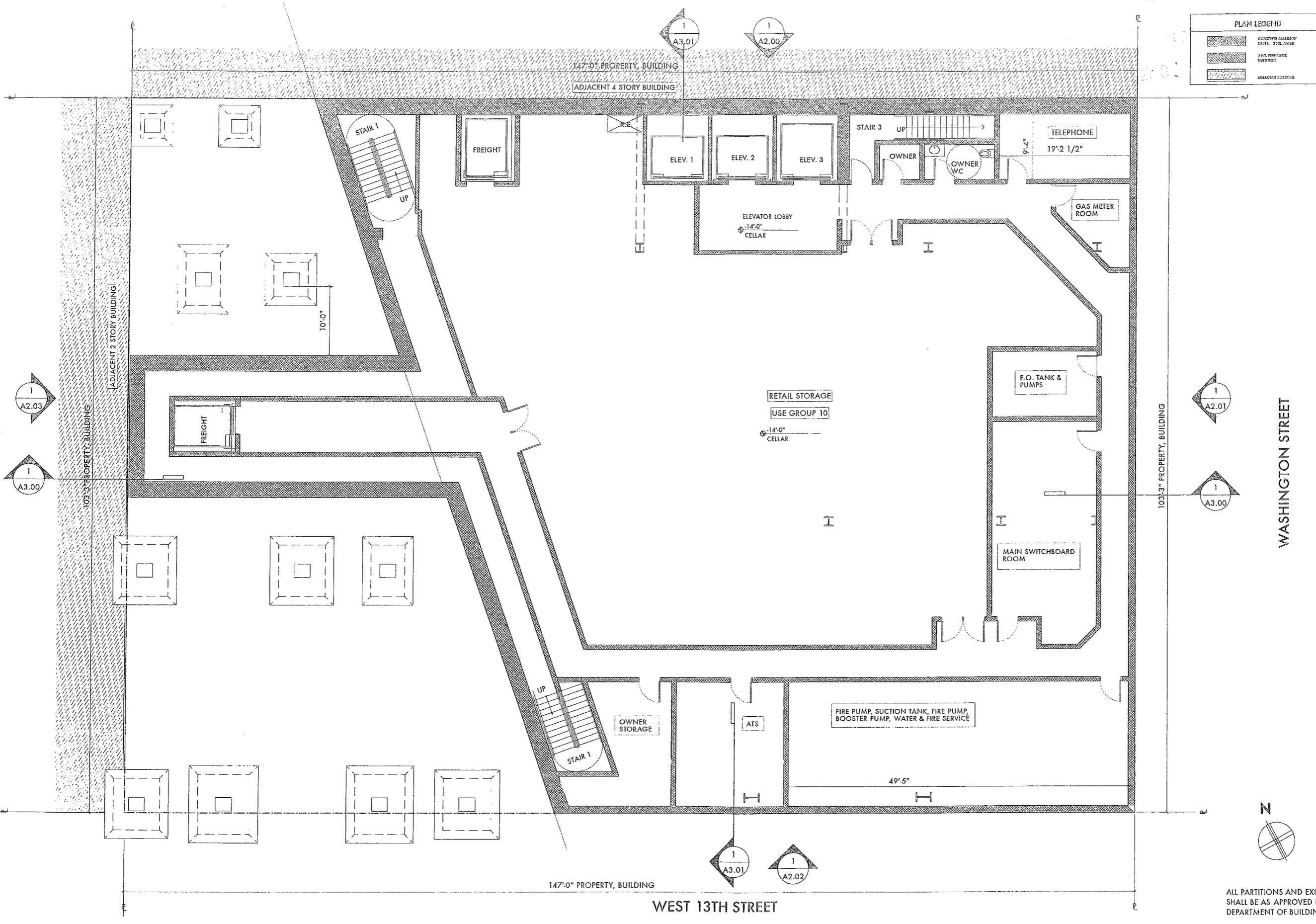
Drawing Title:
SITE PLAN

Project No.: 576-01
Date: 07/28/09
Scale: N.T.S.
Drawing No.: ZR.01
6.19 FAR



1 ZONING SITE PLAN





PLAN LEGEND

- CONCRETE MASONRY UNITS, 2 IN. THICK
- 2 IN. FIRE RATED PARTITION
- ADJACENT BUILDING

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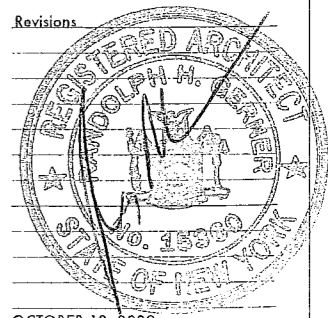
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Drawing Title:
CELLAR PLAN

| | |
|--|------------------------------|
| Project No.: 576-01 | Drawing No.: A1.00 |
| Date: 07/28/09 | Scale: 6.19 FAR |
| ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DEPARTMENT OF BUILDINGS | |

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PLAN LEGEND

- CONCRETE MASONRY UNIT, 2 HD. BATED
- 2 HD. FIRE RATED PARTITION
- ADJACENT BUILDING

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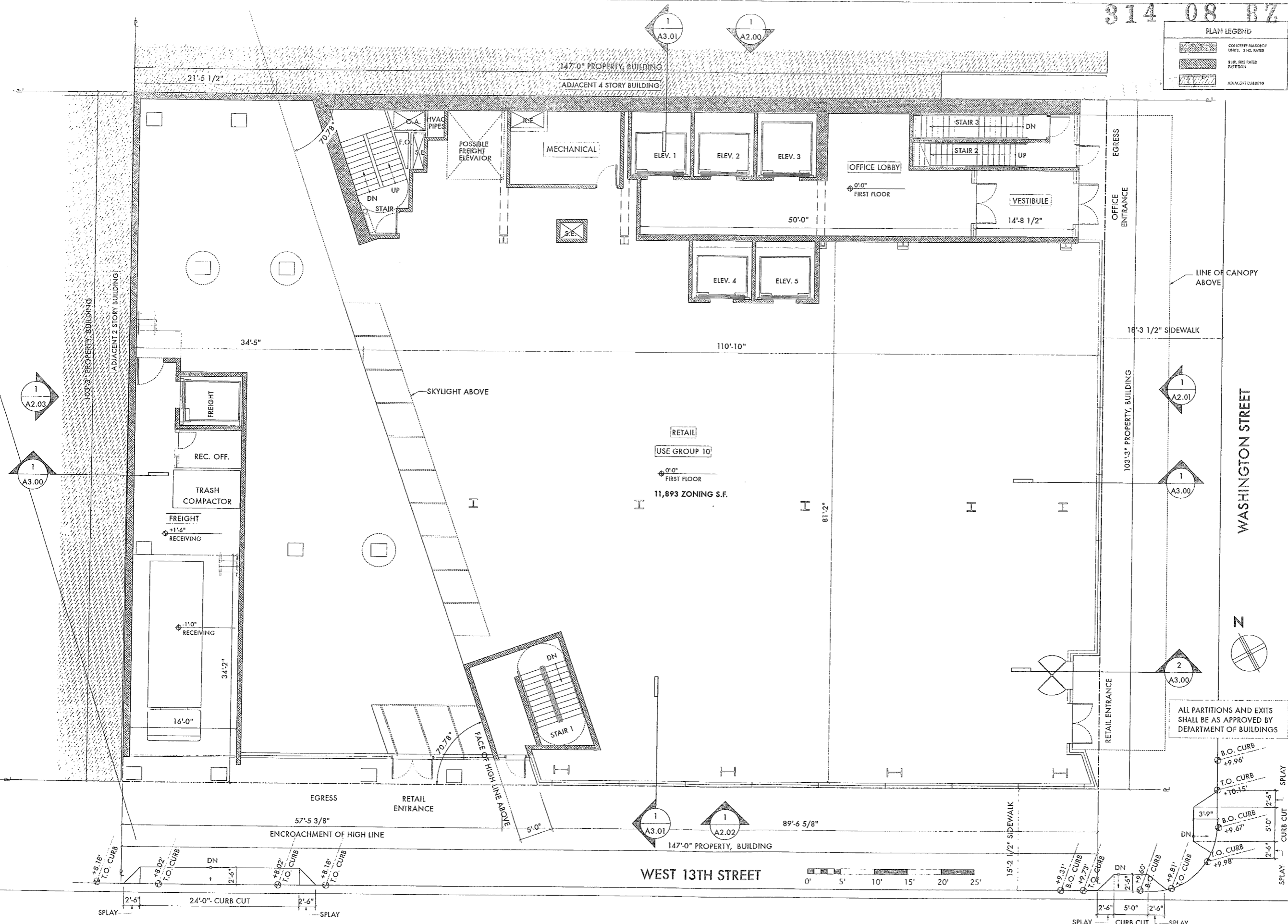
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Revisions

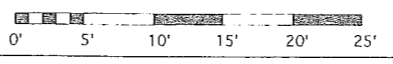
OCTOBER 13, 2009
 No. Issue Date

Drawing Title:
1ST FLOOR PLAN

Project No.: 576-01
 Drawing No.: **A1.01**
 Date: 07/28/09
 Scale: N.T.S.
 3.19 FAR



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PLAN LEGEND

- CONCRETE MASSIVE CORE, 2 HR. RATED
- 3 HR. RATED PARTITION
- ADJACENT BUILDING

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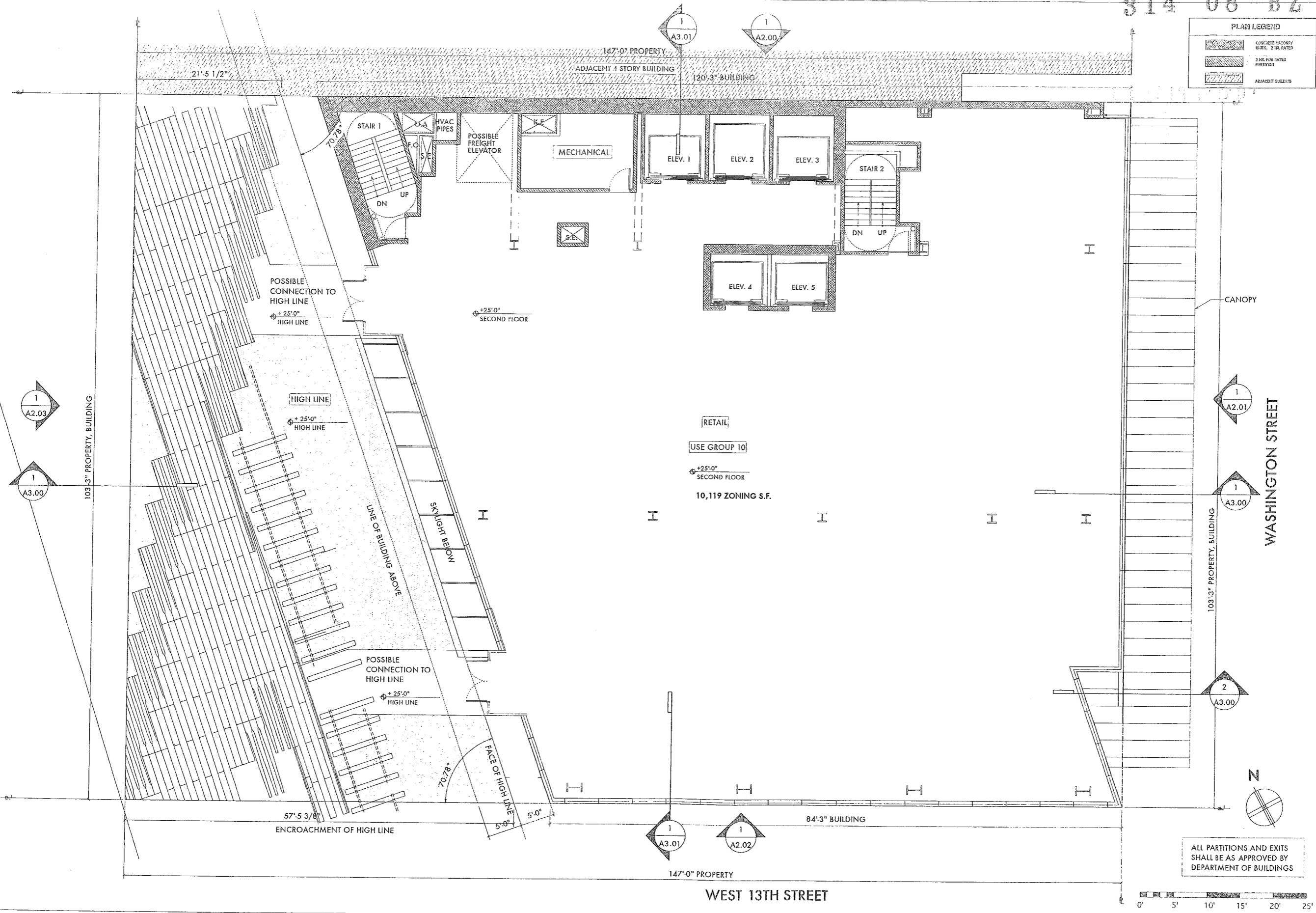
Revisions

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 No. Issue Date

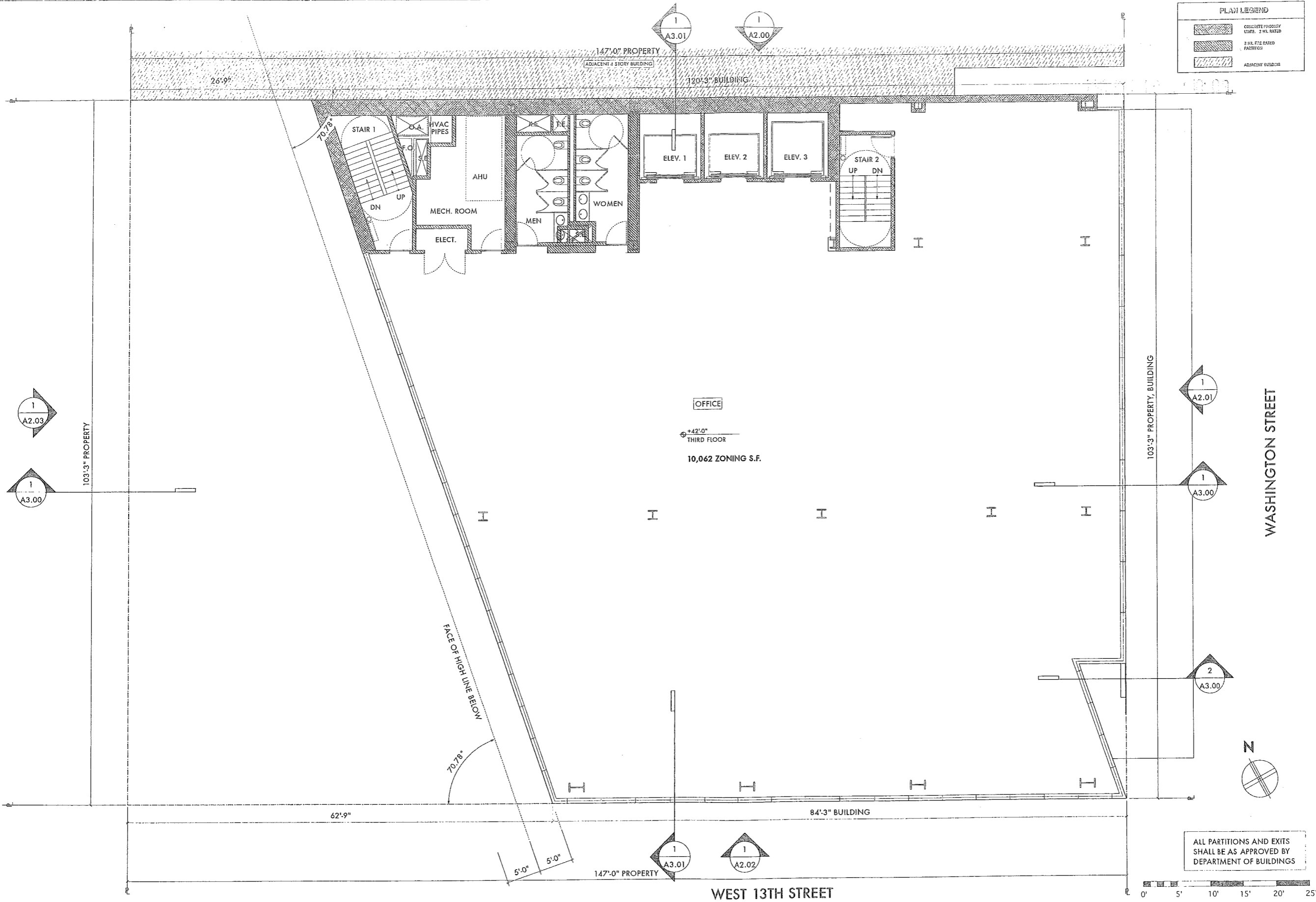
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2ND FLOOR PLAN

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| Project No.: 576-01 | Drawing No.: A1.02 |
| Date: 7/28/09 | Scale: N.T.S. |
| | 6.19 FAR |



WEST 13TH STREET

WASHINGTON STREET



PLAN LEGEND

- CONCRETE (HATCHED) CURB, 2 MIL. BATED
- 2 MIL. STEEL BATED PARTITION
- ADJACENT BUILDING

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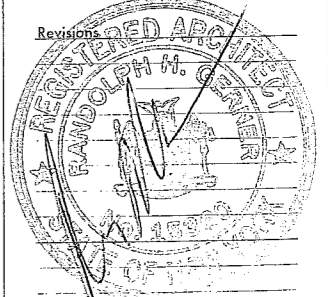
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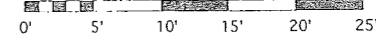


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 No. Issue Date

Drawing Title:
3RD FLOOR PLAN

| | |
|------------------------|------------------------------|
| Project No.: 576-01 | Drawing No.: A1.03 |
| Date: 07/28/09 | Scale: 6.19 FAR |
| Scale: N.T.S. | |

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WEST 13TH STREET

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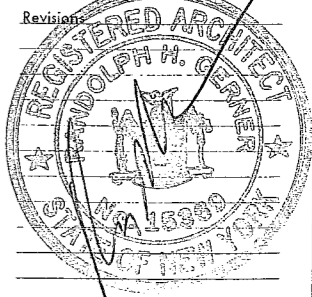
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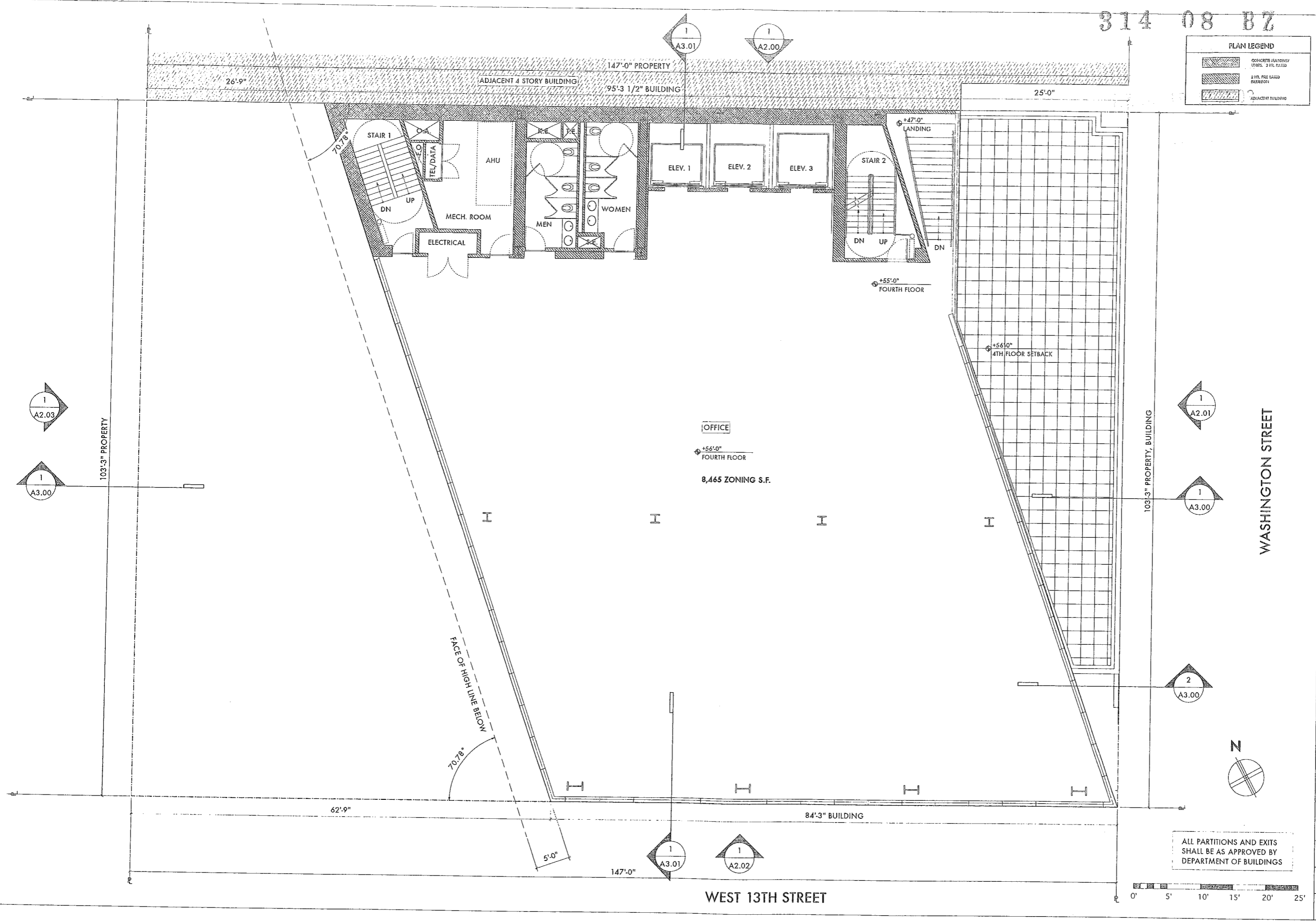
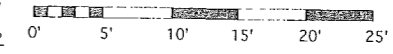
Drawing Title:
4TH FLOOR PLAN

Project No.: 576-01
Drawing No.: **A1.04**
Date: 07/28/09
Scale: N.T.S. **6.19 FAR**

PLAN LEGEND

- CONCRETE/MASONRY UNITS, 2 P.L. RATED
- 2 1/2" P.L. RATED PARTITION
- ADJACENT BUILDING

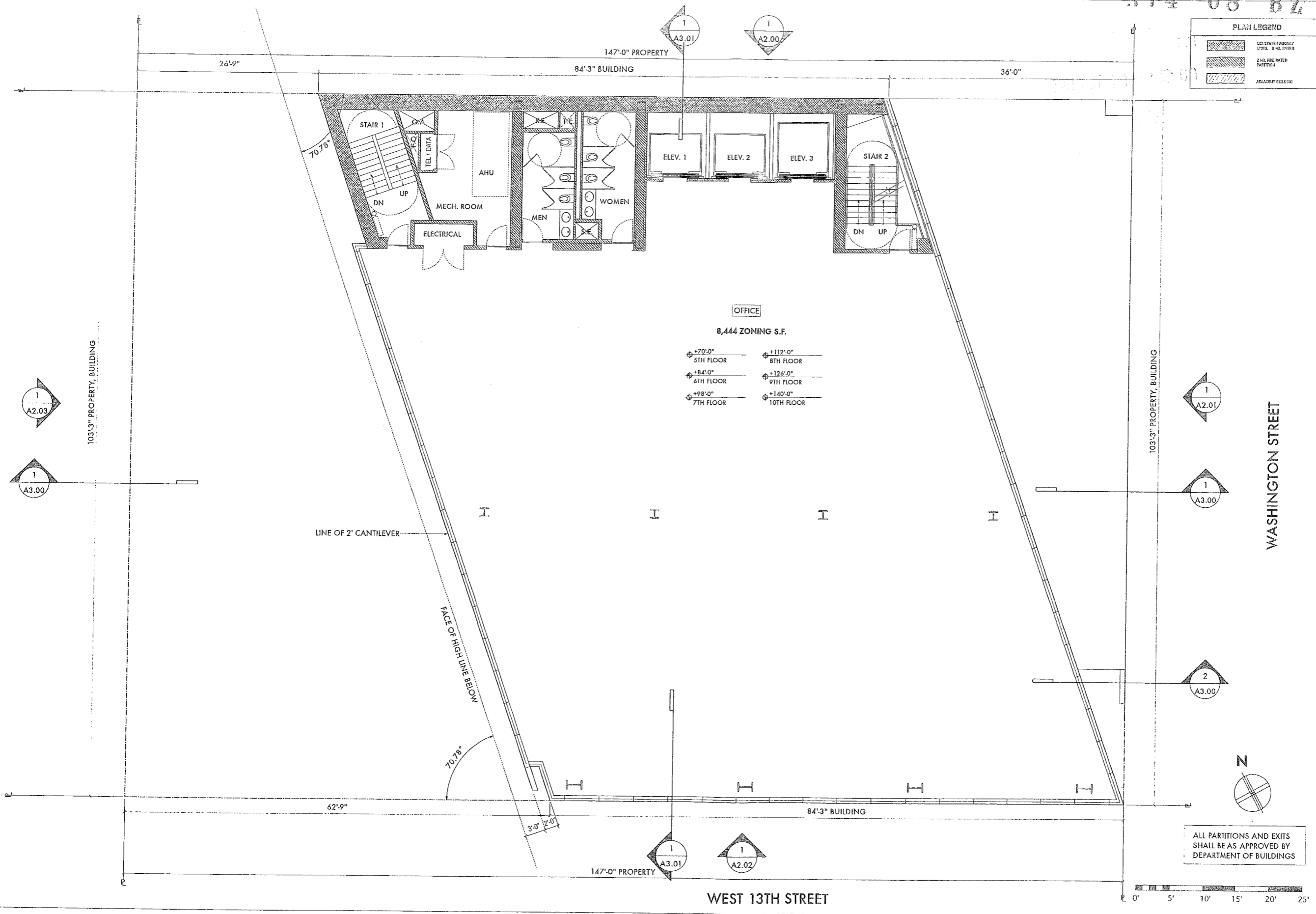
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WEST 13TH STREET

WASHINGTON STREET

314 08 BZ



PLAN LEGEND

| | |
|--|--------------------------------------|
| | CONCRETE MASONRY UNITS - 2 HD. RATED |
| | 2 HD. FIRE RATED PARTITION |
| | ADJACENT BUILDING |

OFFICE
8,444 ZONING S.F.

| | |
|-----------|------------|
| +70'-0" | +112'-0" |
| 5TH FLOOR | 8TH FLOOR |
| +84'-0" | +126'-0" |
| 6TH FLOOR | 9TH FLOOR |
| +98'-0" | +140'-0" |
| 7TH FLOOR | 10TH FLOOR |

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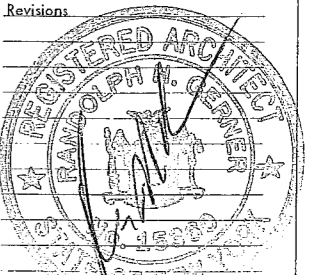
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OCTOBER 13, 2009

Drawing Title:
5TH-10TH FLOOR PLANS

| | |
|------------------------|------------------------------|
| Project No.: 576-01 | Drawing No.: A1.05 |
| Date: 07/28/09 | Scale: N.T.S. |
| Scale: N.T.S. | 6.19 FAR |

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PLAN LEGEND

- CONCRETE FACILITY (NOTE: 2 AIR RATED)
- 2 1/2" FIRE RATED PARTITION
- ADJACENT BUILDING

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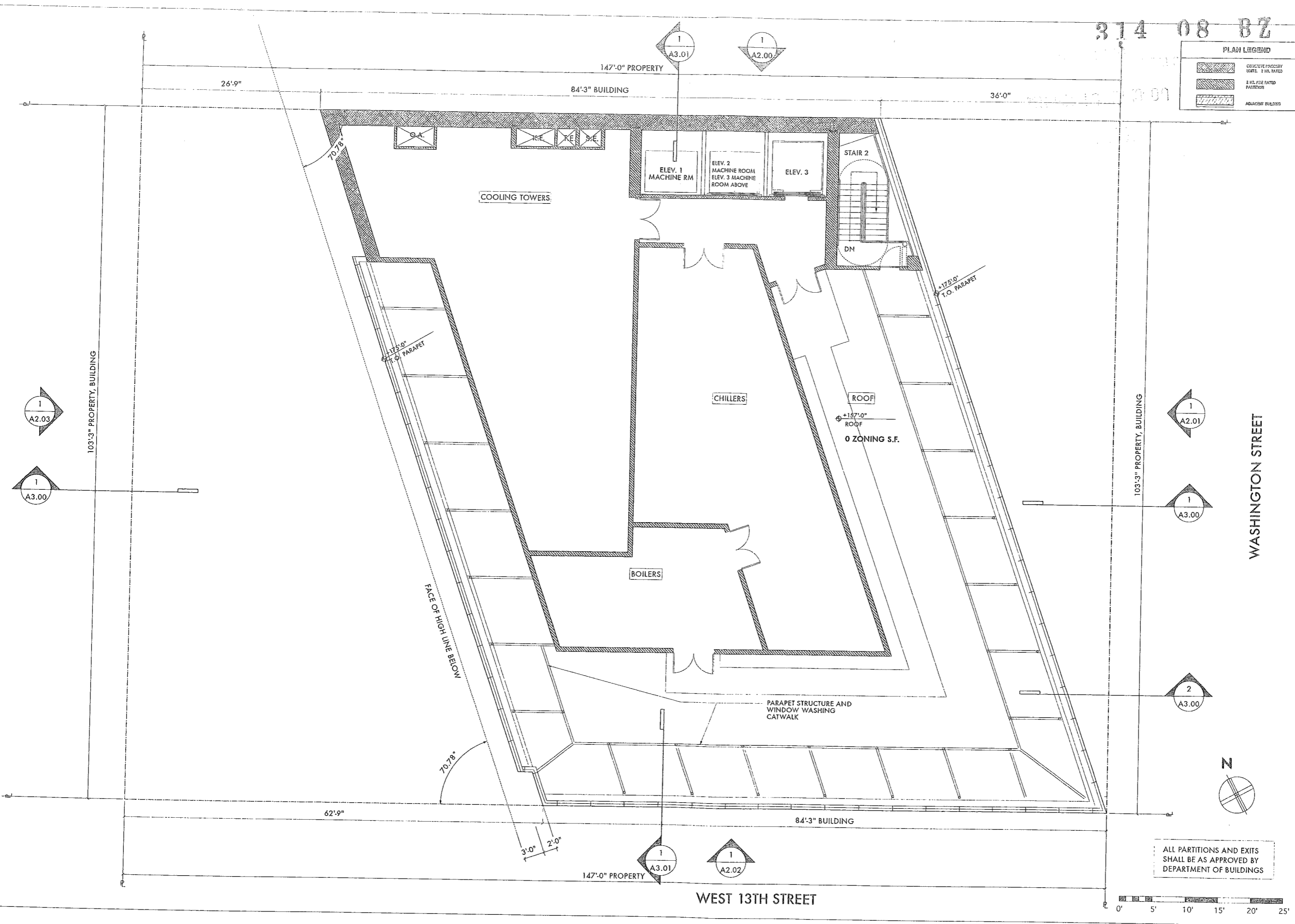
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Revisions

OCTOBER 18, 2009
 No. Issue Date

Drawing Title:
ROOF LEVEL PLAN

| | |
|------------------------|------------------------------|
| Project No.: 576-01 | Drawing No.: A1.06 |
| Date: 07/28/09 | Scale: N.T.S. |
| Scale: 6.19 FAR | |



WASHINGTON STREET

WEST 13TH STREET

314 08 BZ

437 W. 13TH STREET
 WASHINGTON AND W.13TH STREETS
 NEW YORK, NY 10014

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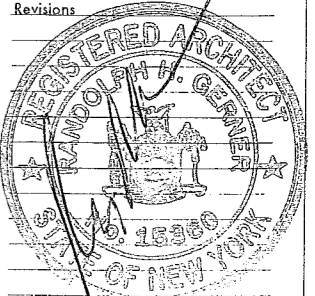
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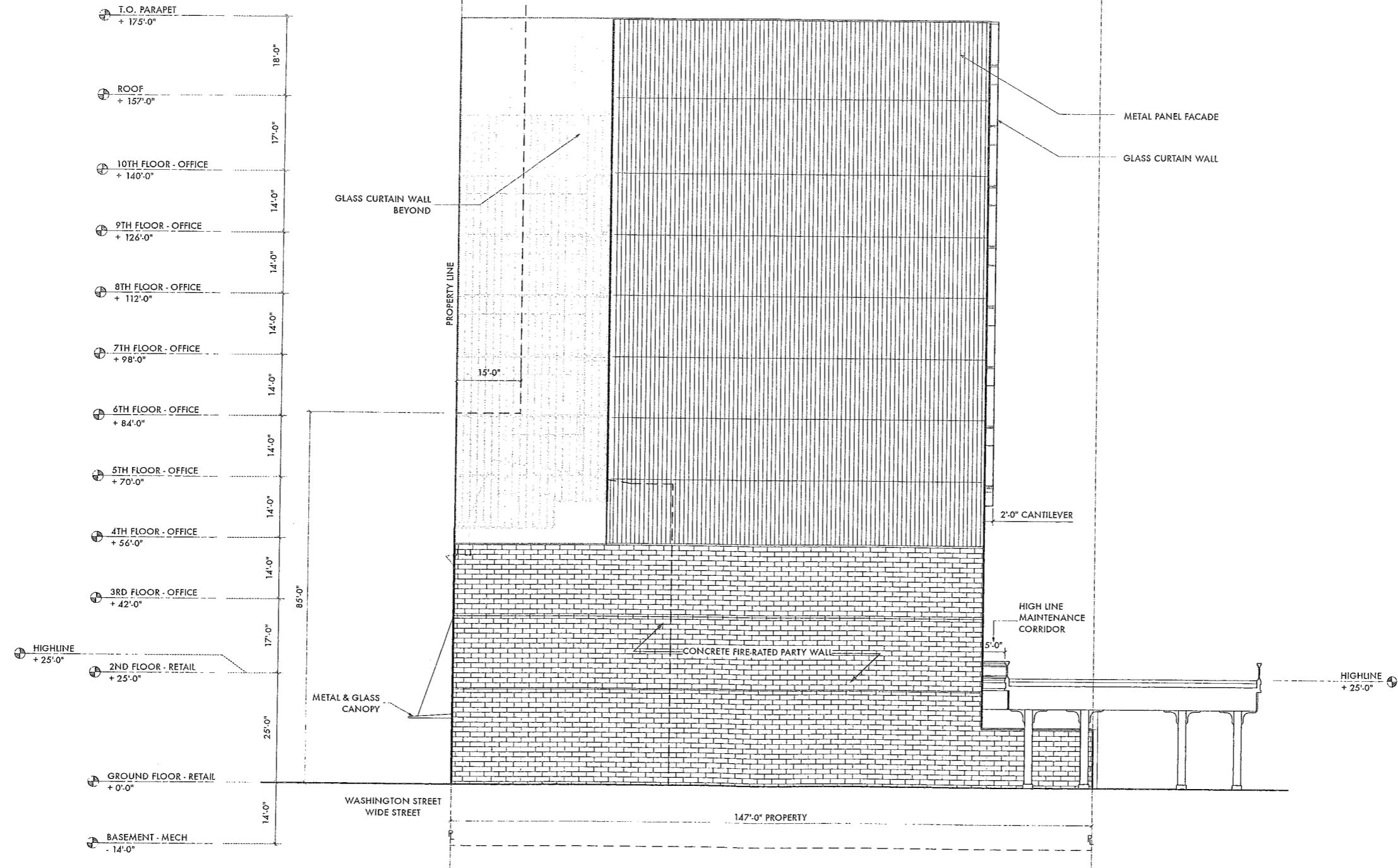
Revisions



OCTOBER 13, 2009
 No. Issue Date

Drawing Title:
NORTH ELEVATION

| | |
|------------------------|------------------------|
| Project No.: 576-01 | Drawing No.: A 2.00 |
| Date: 07/28/09 | Scale: N.T.S. |
| Scale: N.T.S. | 6.75 FAR |



① NORTH-ELEVATION

314 08 BZ

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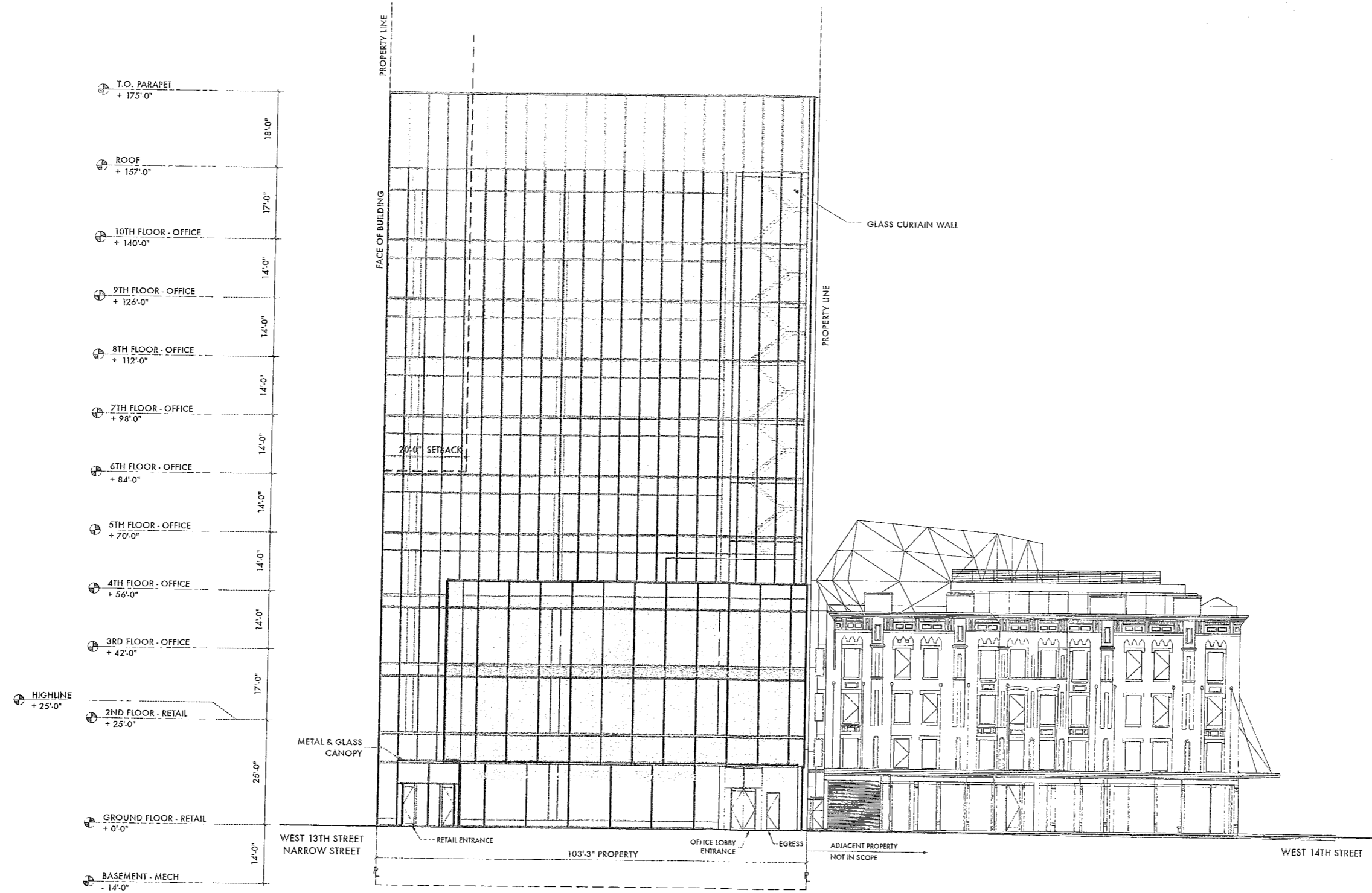
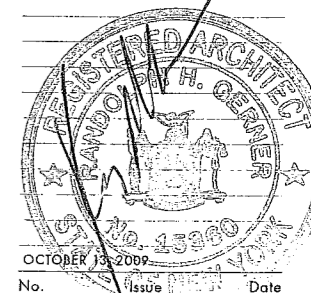
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Revisions



1 EAST-ELEVATION

| | |
|---|------------------------|
| Drawing Title: EAST ELEVATION | |
| Project No.: 576-01 | Drawing No.: A 2.01 |
| Date: 07/28/09 | Scale: N.T.S. |
| | 6.19 FAR |

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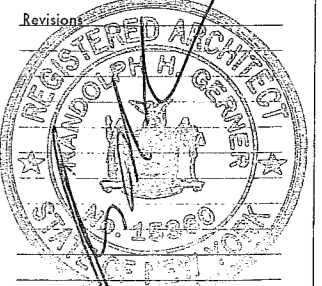
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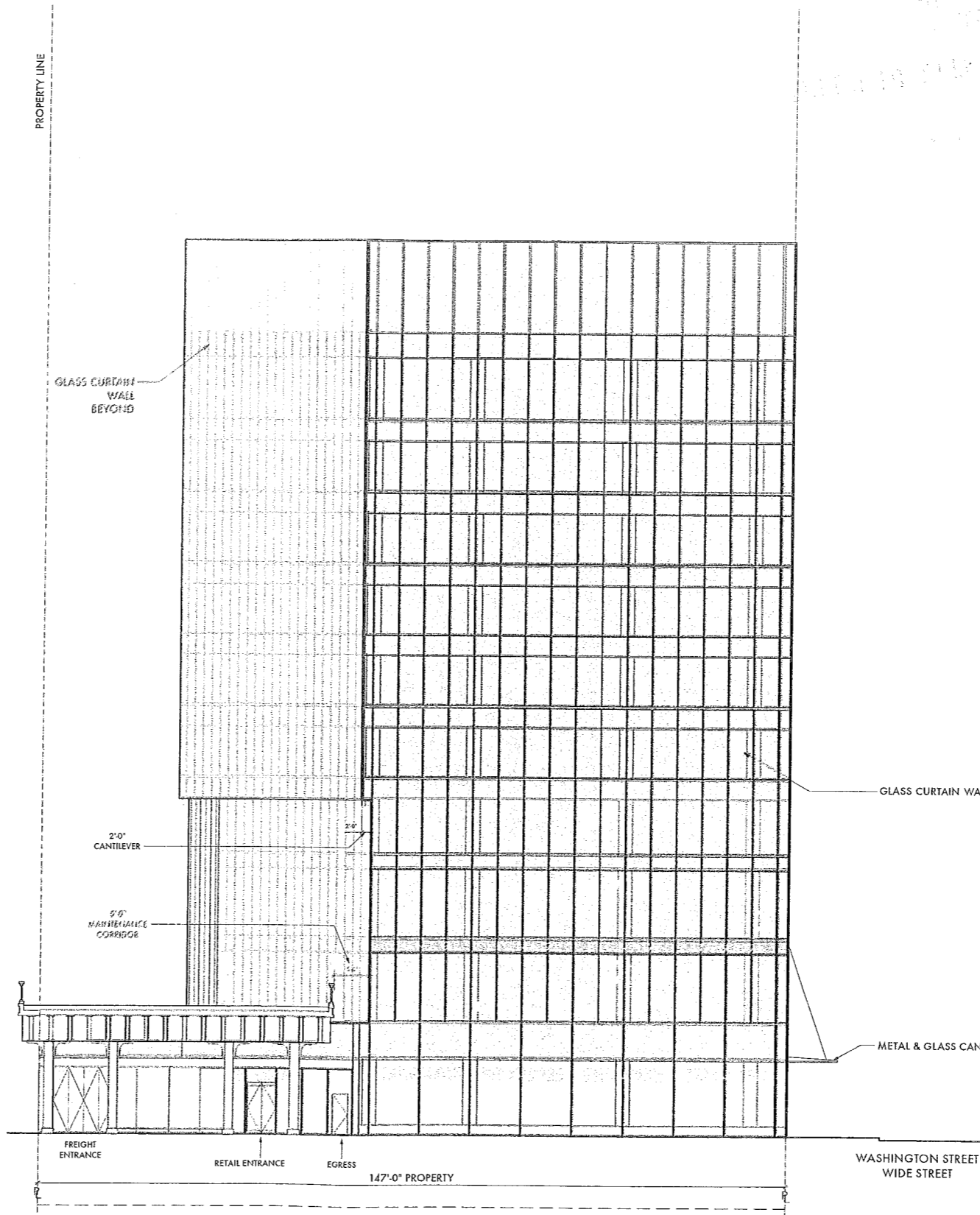


OCTOBER 13, 2009
 No. Issue Date

Drawing Title:
SOUTH ELEVATION

| | |
|------------------------|------------------------|
| Project No.: 576-01 | Drawing No.: A 2.02 |
| Date: 07/28/09 | Scale: 6.19 FAR |
| Scale: N.T.S. | |

| | |
|----------------------------------|--------|
| T.O. PARAPET + 175'-0" | 18'-0" |
| ROOF + 157'-0" | 17'-0" |
| 10TH FLOOR - OFFICE + 140'-0" | 14'-0" |
| 9TH FLOOR - OFFICE + 126'-0" | 14'-0" |
| 8TH FLOOR - OFFICE + 112'-0" | 14'-0" |
| 7TH FLOOR - OFFICE + 98'-0" | 14'-0" |
| 6TH FLOOR - OFFICE + 84'-0" | 14'-0" |
| 5TH FLOOR - OFFICE + 70'-0" | 14'-0" |
| 4TH FLOOR - OFFICE + 56'-0" | 14'-0" |
| 3RD FLOOR - OFFICE + 42'-0" | 17'-0" |
| HIGHLINE + 25'-0" | 25'-0" |
| 2ND FLOOR - RETAIL + 25'-0" | |
| GROUND FLOOR - RETAIL + 0'-0" | 14'-0" |
| BASEMENT - MECH - 14'-0" | |



1 SOUTH-ELEVATION

314 08 BZ

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Revisions



OCTOBER 13, 2009

No. Issue Date

Drawing Title:
WEST ELEVATION

Project No.:
576-01

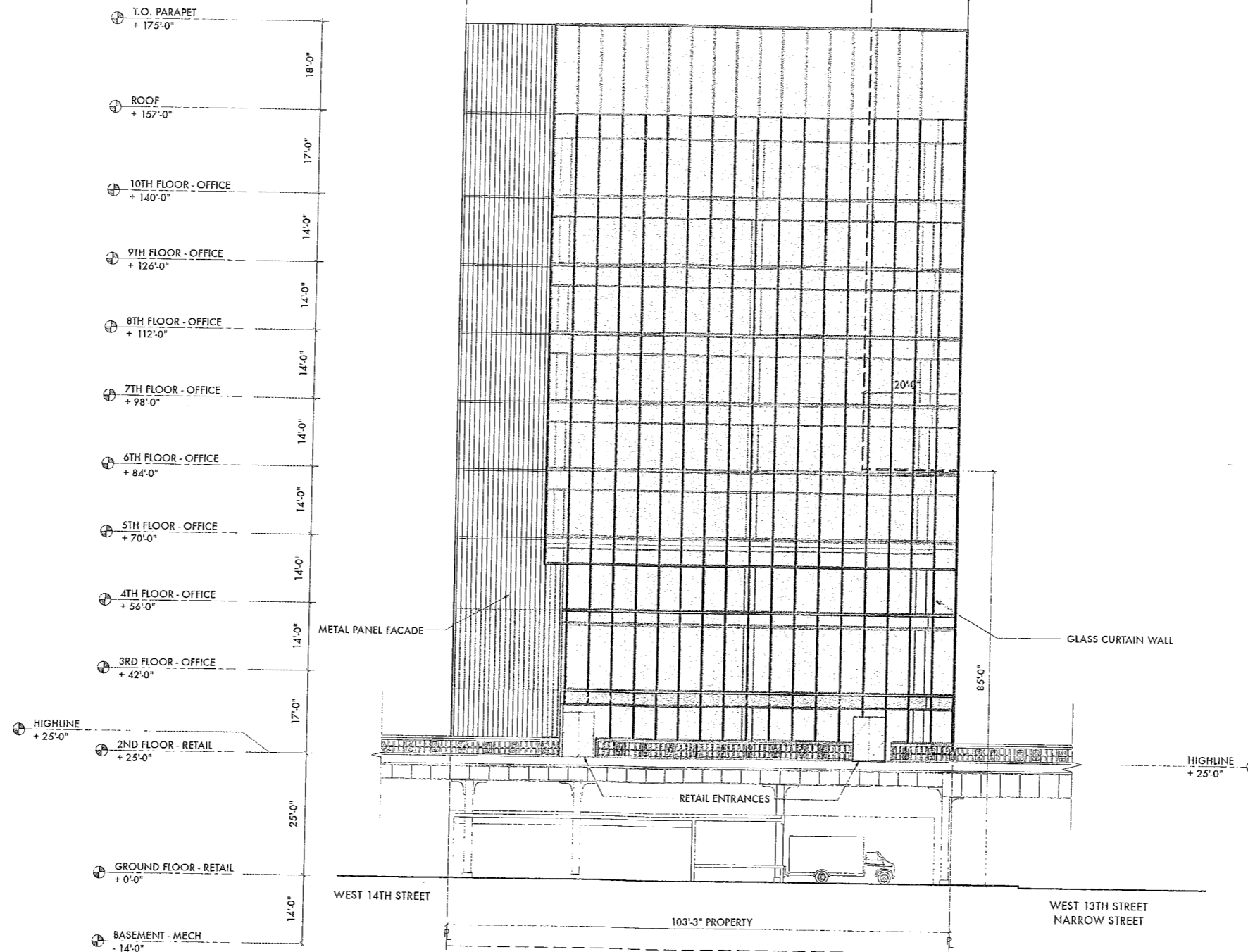
Drawing No.:

Date:
07/28/09

A 2.03

Scale:
N.T.S.

6.79 FAR



1 WEST-ELEVATION

437 W. 13TH STREET
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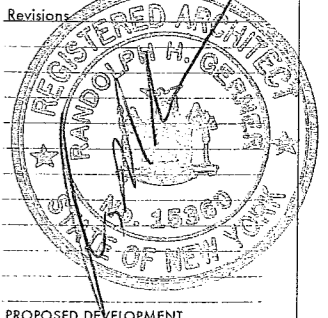
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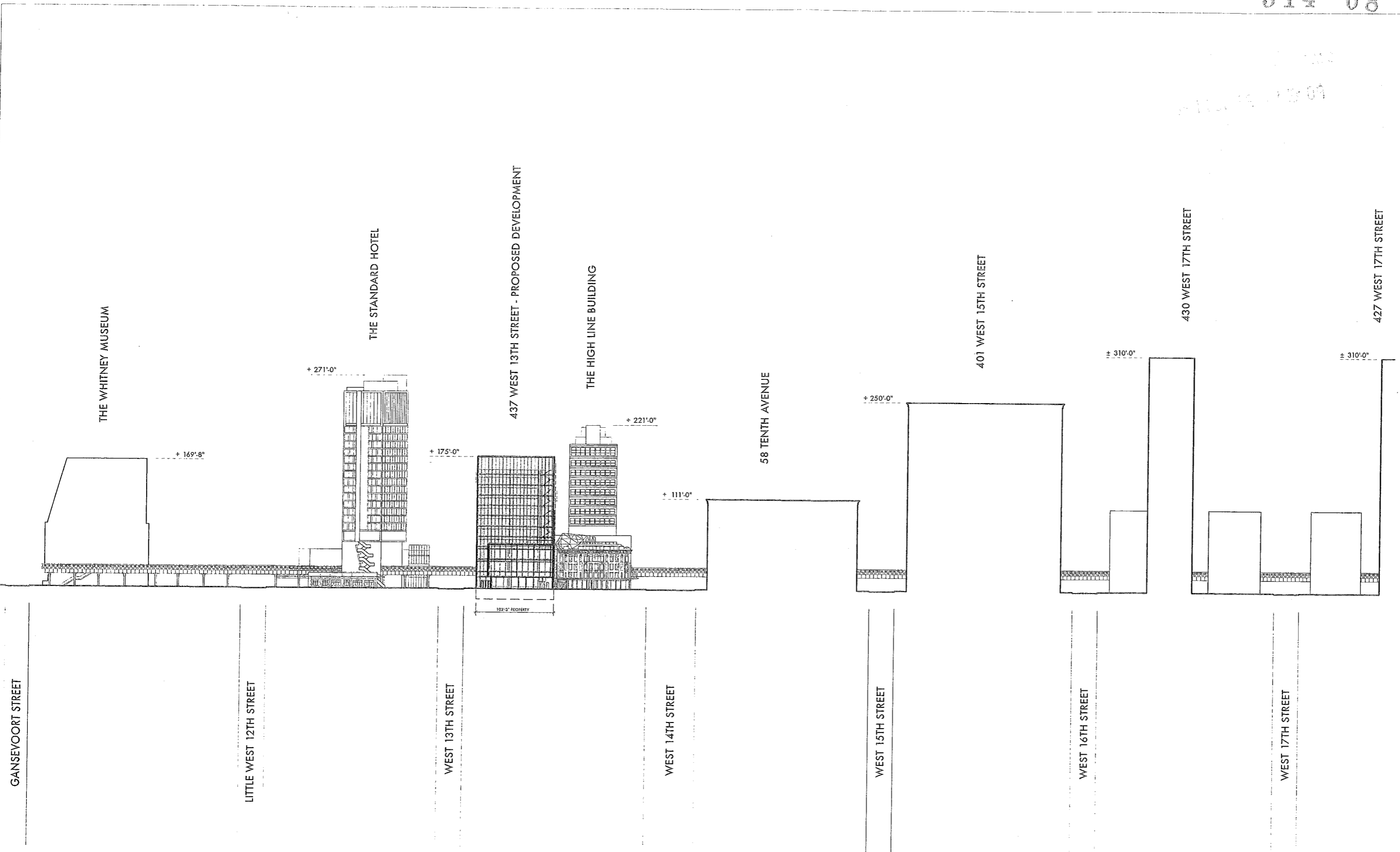
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| PROPOSED DEVELOPMENT | | |
|----------------------|-------|------|
| No. | Issue | Date |
| | | |

Drawing Title:
**CONTEXT ELEVATION
 LOOKING WEST**

| | |
|------------------------|--------------------|
| Project No.: 576-01 | Drawing No.: |
| Date: 10/29/08 | A 2.04 |
| Scale: N.T.S. | 6.19 F.A.R. |



314 08 B7

437 W. 13TH STREET
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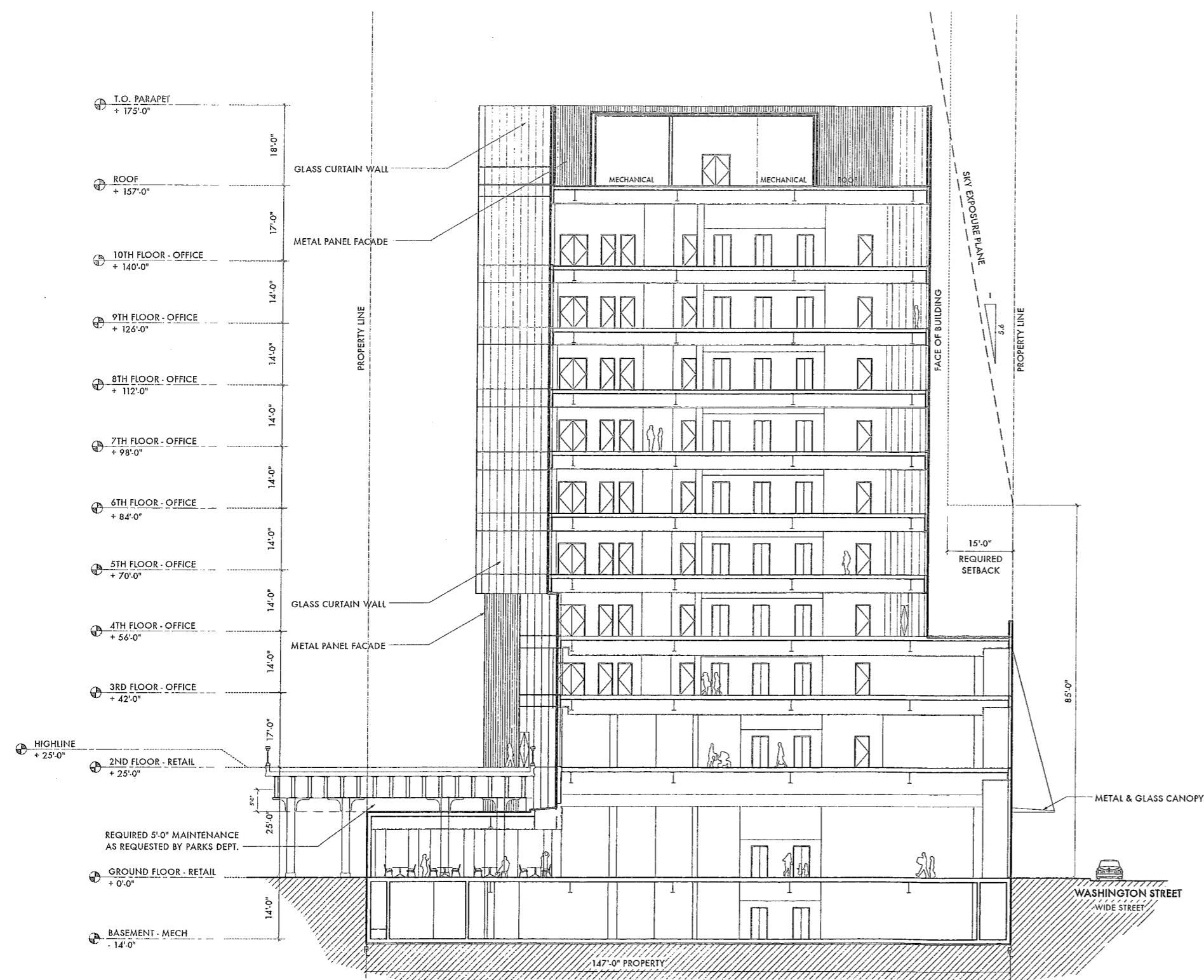
Revisions

| | | |
|-----|-------|------|
| No. | Issue | Date |
| | | |

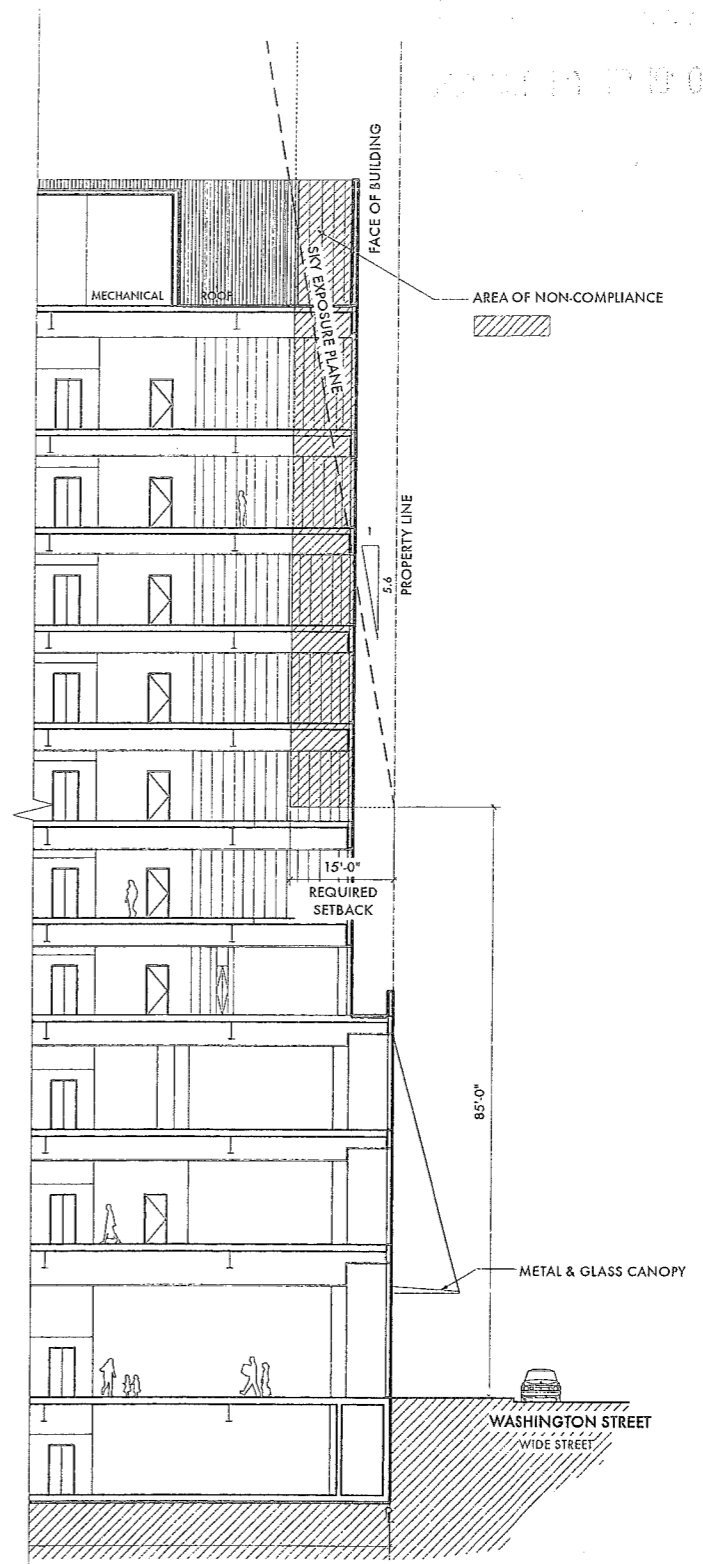
OCTOBER 13, 2009

Drawing Title:
WEST-EAST SECTION

| | |
|------------------------|------------------------|
| Project No.: 576-01 | Drawing No.: A 3.00 |
| Date: 07/28/09 | Scale: N.T.S. |
| Scale: N.T.S. | 6.19 FAR |



① EAST-WEST BUILDING SECTION-1



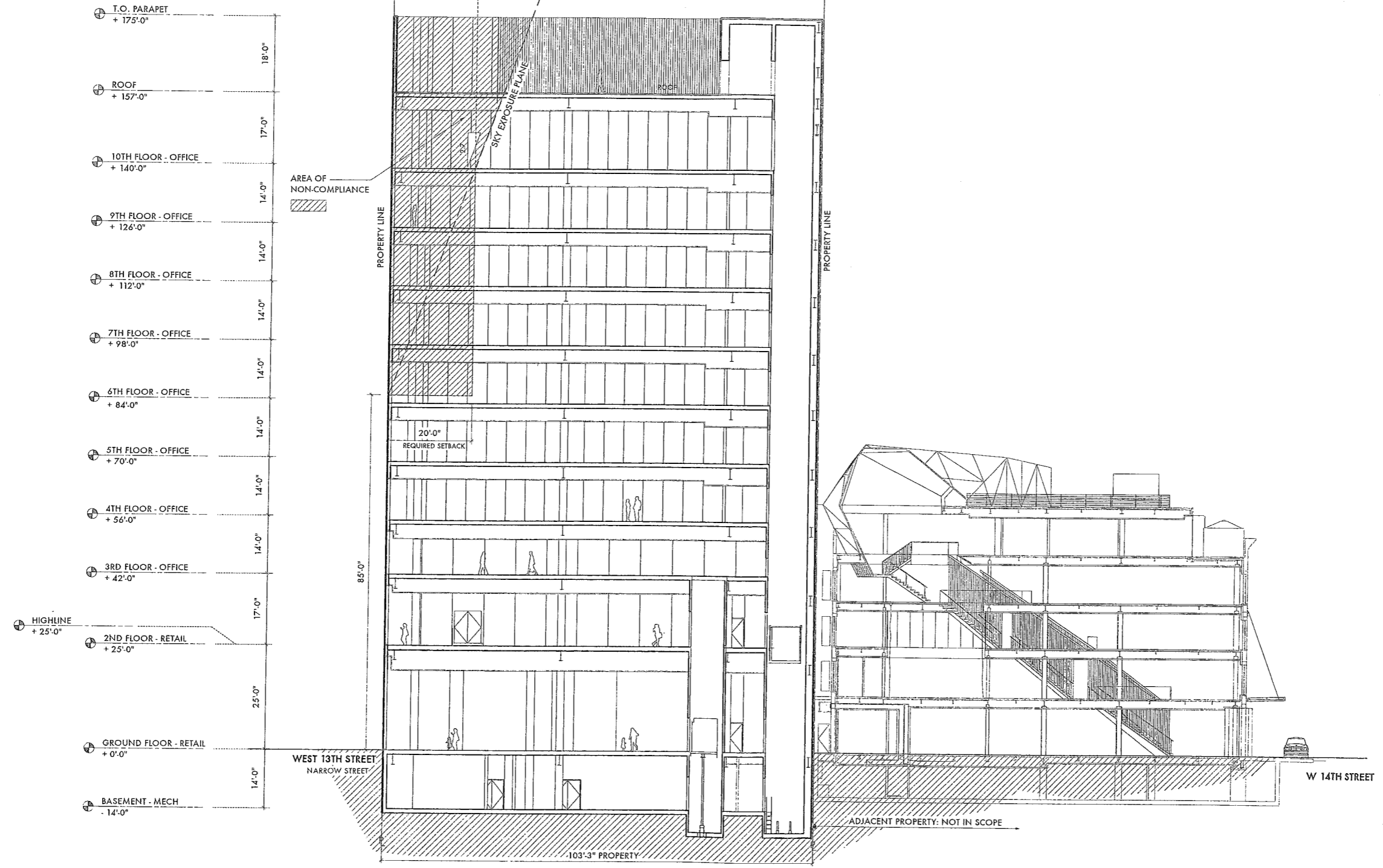
② EAST-WEST BUILDING PARTIAL SECTION-2

314 08 BZ

437 W. 13TH STREET

WASHINGTON AND W.13TH STREETS
NEW YORK, NY 10014

314 08 BZ 09



1 NORTH-SOUTH BUILDING SECTION

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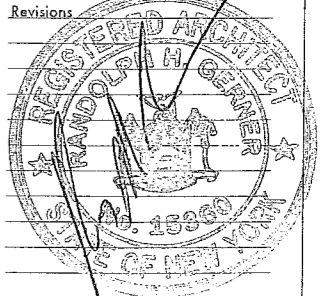
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OCTOBER 13, 2009
No. Issue Date

Drawing Title:
BUILDING SECTION SOUTH-NORTH

| | |
|------------------------|-----------------------|
| Project No.: 576-01 | Drawing No.: A3.01 |
| Date: 10/29/08 | Scale: N.T.S. |
| | 6.19 FAR |