

231 East 94th Street, NY

CITY PLANNING COMMISSION SUBMISSION

JANUARY 3, 2023

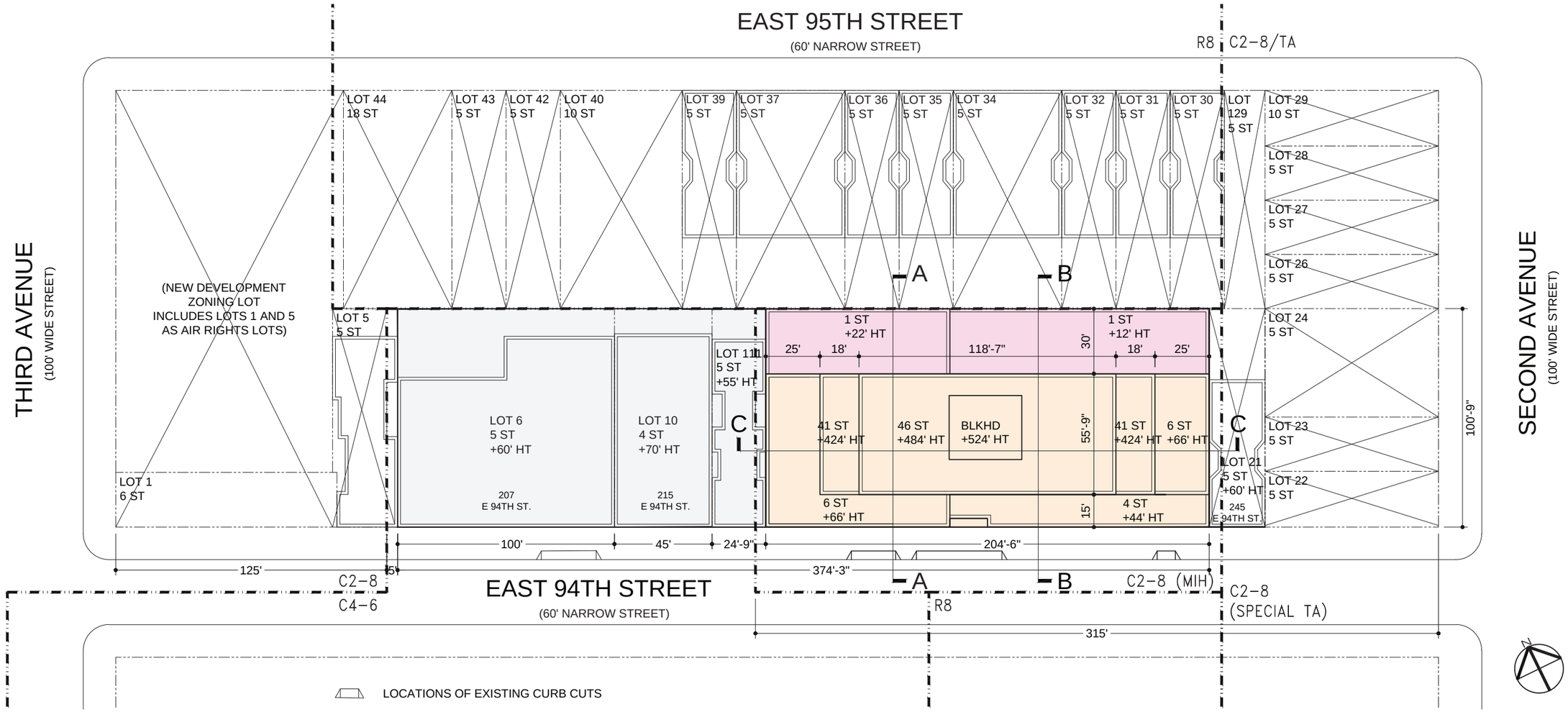
HILL | WEST
ARCHITECTS

ZONING CALCULATIONS- EAST 94TH STREET

Address 207-245 East 94th Street
CD Manhattan CD #8
Block 1540
Development Lots 13, 14, 18
Air Rights Lots 6, 10, 111

1/3/2023

ZR Sec. No.	Item	Permitted / Required		Existing/ Proposed		Compliance
	Zoning District					
		C2-8	**C4-6**	**C2-8**	**C4-6**	
	Lot Area					
	Total Lot Area	21,076 SF	16,619 SF	21,076 SF	16,619 SF	
	Uses					
ZR 32-00		UG 1-9, 14	UG 1-6, 8-10,12	UG 6		Complies
ZR 22-00		UG 1-4	UG 1-4	UG 2		Complies
	FAR					
ZR 33-122	Commercial FAR	2.00	3.40	0.73	2.33	Complies
ZR 33-123	Community Facility FAR	10.00		0.44		Complies
ZR 23-153	Residential FAR	9.00		0.00		Complies
ZR 23-154 (d)(2)	Resi with Mandatory Inclusionary Housing FAR	12.00		10.12		Complies
	Total / Maximum FAR	12.00		12.00		Complies
	Floor Area					
ZR 33-121	Commercial (sf)	21,076 x 2.00	16,619 x 3.40	0 SF	38,654 SF	existing
		42,152 SF	56,505 SF	15,364 SF	0 SF	proposed
ZR 33-121	Community Facility (sf)	37,695 x 10		16,688 SF	0 SF	existing
		376,950 SF		0 SF	0 SF	proposed
ZR 23-154 (d)(2)	Resi with Mandatory Inclusionary Housing FAR	37,695 x 12		11,119 SF		existing
		452,340 SF		370,467 SF		proposed
	Total Floor Area (sf)	452,340 SF		452,292 SF		Complies
	Density					
ZR 35-40, 23-22	Density Factor	680				
23-24	Max Permitted Residential Floor Area	452,340 SF				
	Non-residential floor area	70,706 SF				
	Max Available Residential Floor Area	381,634 SF				
	Max Permitted Dwelling Units (381634/ 680= 561)	561				
	Existing Dwelling Units to remain			15		
	Proposed Dwelling Units			452		
	Total Dwellng Units on zoning lot			467		Complies
	Yard Regulations					
	Minimum Front Yard	N/A		N/A		Complies
ZR 23-471(a)	Minimum Rear Yard	30'		30' Provided		Complies
ZR 33-261		20'		N/A		
ZR 23-462 (c)	Minimum Side Yard	0 or 8'		25' Provided		Complies
ZR 35-52		0 or 8'		N/A		
	Height & Setback					
	E 94th Street					
ZR33-432, 23-641	Maximum Streetwall Height	85' or 6 stories		66' and 6 stories		Complies
ZR 23-65	Minimum Setback - Narrow Street	15'		15'		Complies
	Tower Regulations					
ZR 23-65	Height above 85'					
	Maximum Lot Coverage	40%		23%		Complies
	Maximum Permitted Tower Floor Area	15,078 SF		8,600 SF		Complies
	Proposed Overall Building Height			484'		Complies
	Lot Coverage					
	Maximum Lot Coverage	NA		NA		Complies
	Parking					
ZR 36-21	Commercial Parking - Retail	NA		None Provided		Complies
ZR 36-21	Community Facility Parking	NA		None Provided		Complies
	Residential Parking	NA		None Provided		Complies
	Loading					
36-62	Commercial Loading - Retail	NA		None Provided		Complies



Proposed Gross Floor Areas By Use:

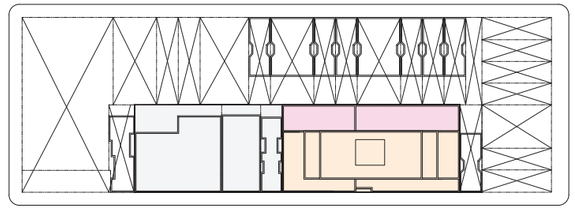
Floor	QTY	Residential	Commercial	Mechanical	Total
C	1	5,000 SF	7,500 SF	8,099 SF	20,599 SF
1	1	3,620 SF	16,004 SF	905 SF	20,529 SF
2	1	4,640 SF	0 SF	0 SF	4,640 SF
3-4	2	28,784 SF	0 SF	0 SF	28,784 SF
5-6	2	25,334 SF	0 SF	0 SF	25,334 SF
7-29	23	197,800 SF	0 SF	0 SF	197,800 SF
30	1	0 SF	0 SF	8,600 SF	8,600 SF
31-41	11	94,600 SF	0 SF	0 SF	94,600 SF
42-46	5	33,000 SF	0 SF	0 SF	33,000 SF
Total Gross Floor Area	47	392,778 SF	23,504 SF	17,604 SF	433,886 SF
Total Gross Above Grade Area	**46**	**387,778 SF**	**16,004 SF**	**9,505 SF**	**413,287 SF**
Estimated Deductions					
Mechanical Rooms (above grade)		0 SF	0 SF	9,505 SF	9,505 SF
Mech/Plumb. Deductions (4%)		15,511 SF	640 SF	0 SF	16,151 SF
Stair Deductions		1,800 SF	0 SF	0 SF	1,800 SF
Estimated ZFA		**370,467 SF**	**15,364 SF**	**0 SF**	**385,831 SF**

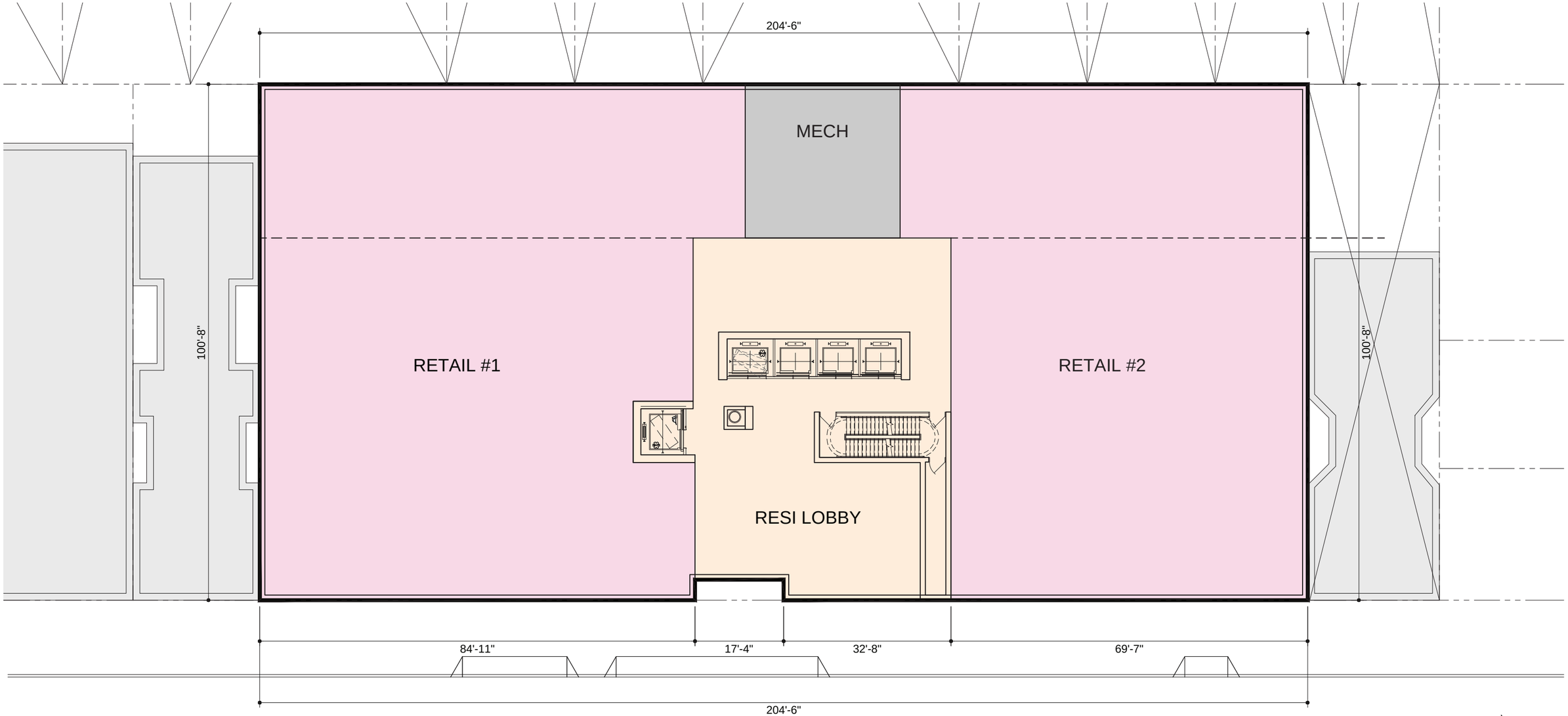
Existing Building Summary

Address	Tax Lot	Residential	Commercial	Comm Facility	Total FA	Total DU
207 E 94th Street	6	0 SF	38,654 SF	0 SF	38,654 SF	0 DU
215 East 94th Street	10	0 SF	0 SF	16,688 SF	16,688 SF	0 DU
219 E 94th Street	111	11,119 SF	0 SF	0 SF	11,119 SF	15 DU
Total FA		11,119 SF	38,654 SF	16,688 SF	66,461 SF	15 DU

Total ZFA on the Zoning Lot	**Residential**	**Commercial**	**Comm Facility**	**Total FA**	**Total DU**
Existing	11,119 SF	38,654 SF	16,688 SF	66,461 SF	15 DU
Proposed	370,467 SF	15,364 SF	0 SF	385,831 SF	452 DU
Total ZFA	**11,119 SF**	**38,654 SF**	**16,688 SF**	**66,461 SF**	**467 DU**

KEY PLAN





EAST 94TH STREET
(60' NARROW STREET)

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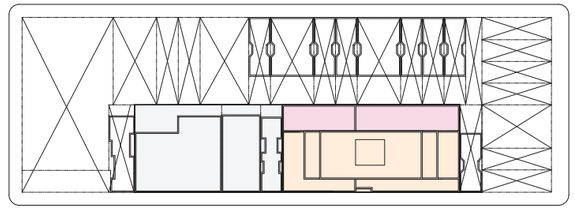
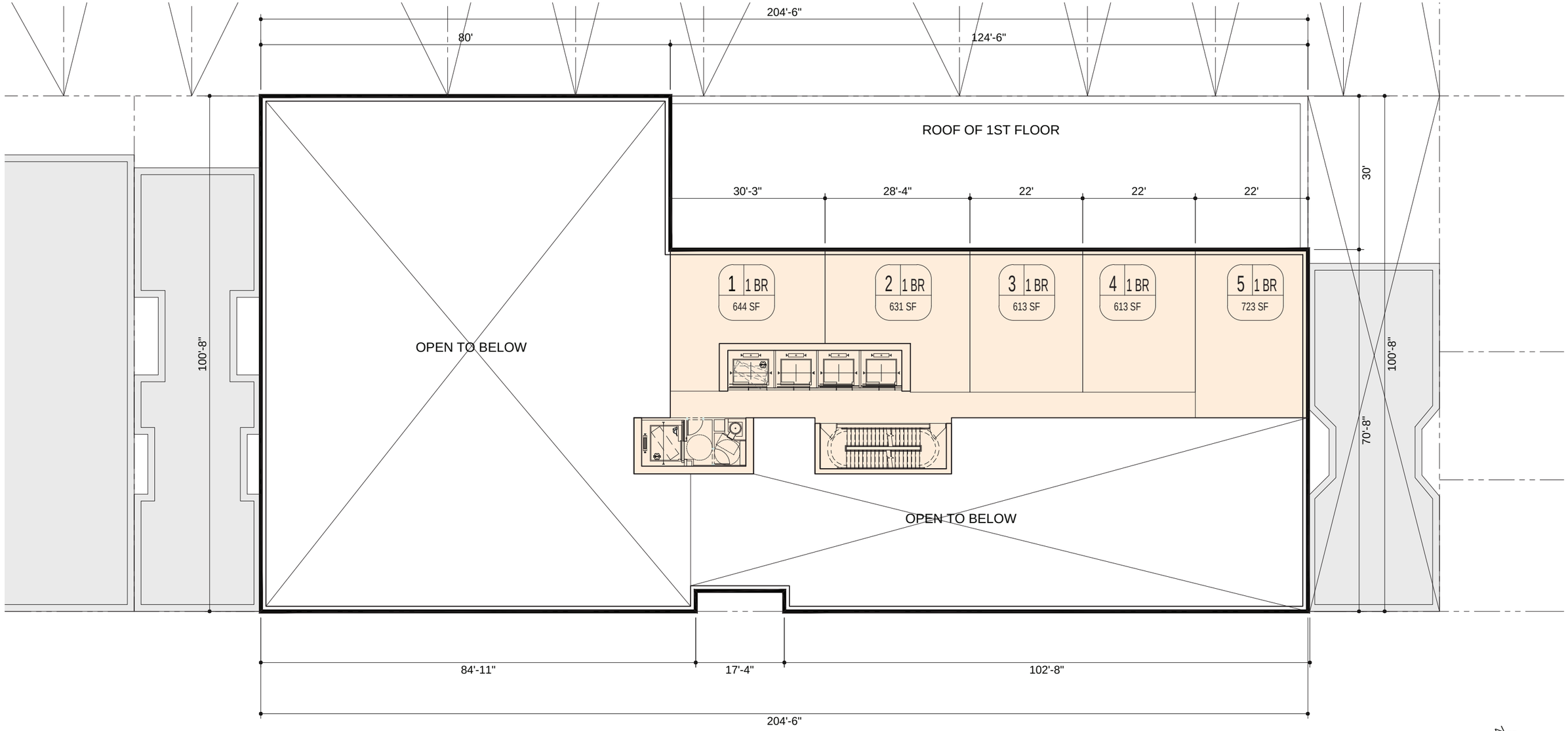
PLAN _ GROUND FLOOR

231 EAST 94TH STREET, NY

KEY PLAN





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PLAN _ 2ND FLOOR

231 EAST 94TH STREET, NY

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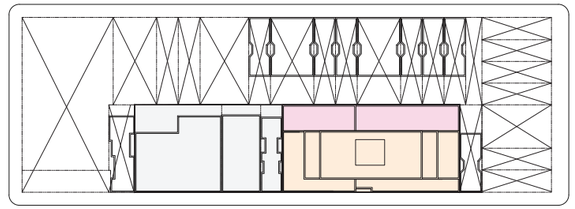

ROOF OF 1ST FLOOR

30'

204'-6"

22' | 36' | 22' | 30'-3" | 28'-4" | 22' | 22' | 22'

30'

70'-8"

70'-8"

1 2 BR 1232 SF

2 2 BR 1003 SF

3 1 BR 613 SF

4 1 BR 646 SF

5 1 BR 631 SF

6 1 BR 613 SF

7 1 BR 613 SF

8 2 BR 1239 SF

20 0 BR 473 SF

19 0 BR 473 SF

18 0 BR 473 SF

17 0 BR 473 SF

16 1 BR 681 SF

15 0 BR 461 SF

14 1 BR 683 SF

13 0 BR 486 SF

12 0 BR 473 SF

11 0 BR 473 SF

10 0 BR 473 SF

9 0 BR 473 SF

13'-5" | 12'-6" | 12'-6" | 12'-6" | 12'-6" | 21'-6" | 17'-4" | 23' | 15'-8" | 12'-6" | 12'-6" | 12'-6" | 12'-6" | 13'-7"

204'-6"

EAST 94TH STREET

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PLAN _ 3RD-4TH FLOOR

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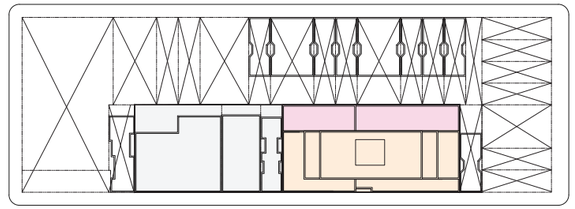

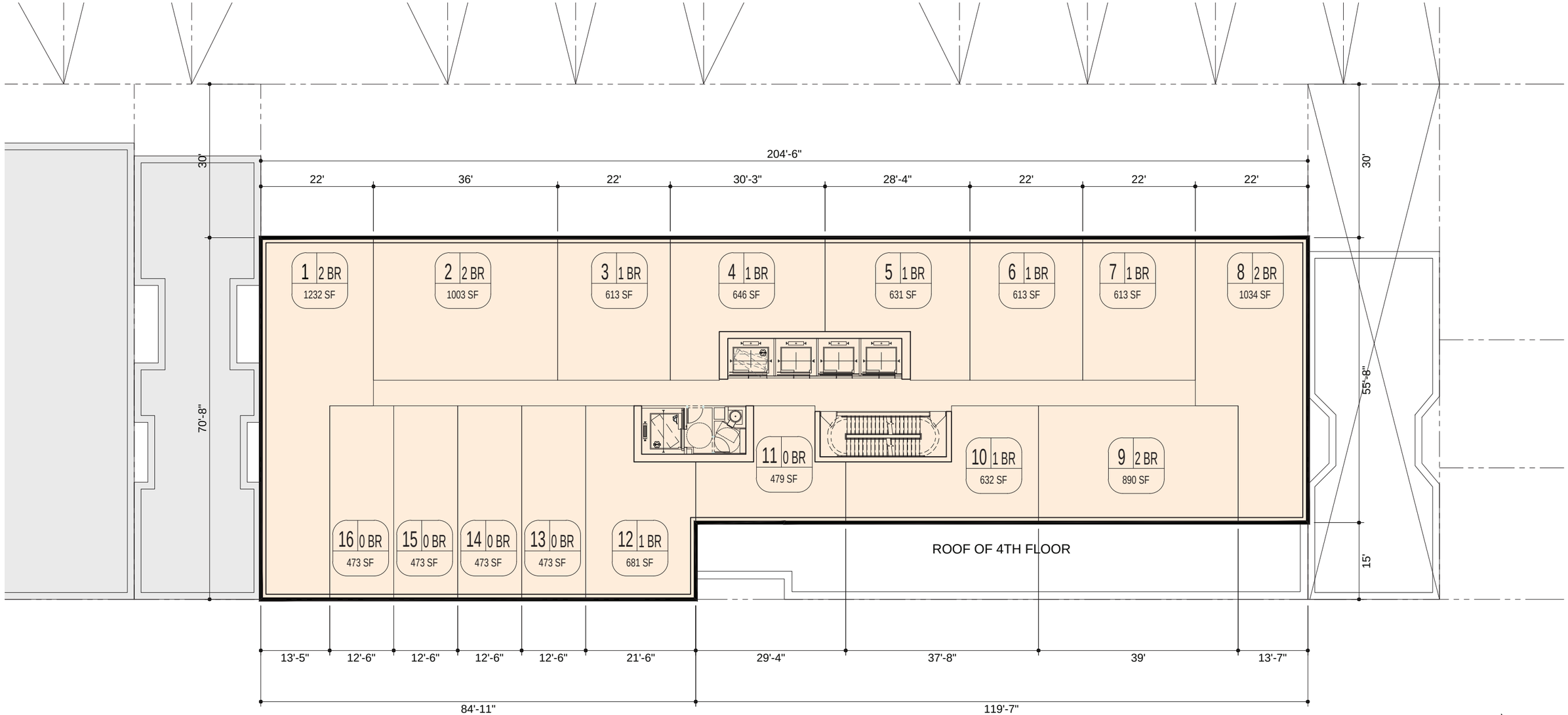

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PLAN _ 5TH-6TH FLOOR

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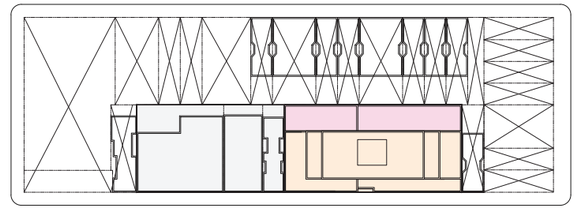

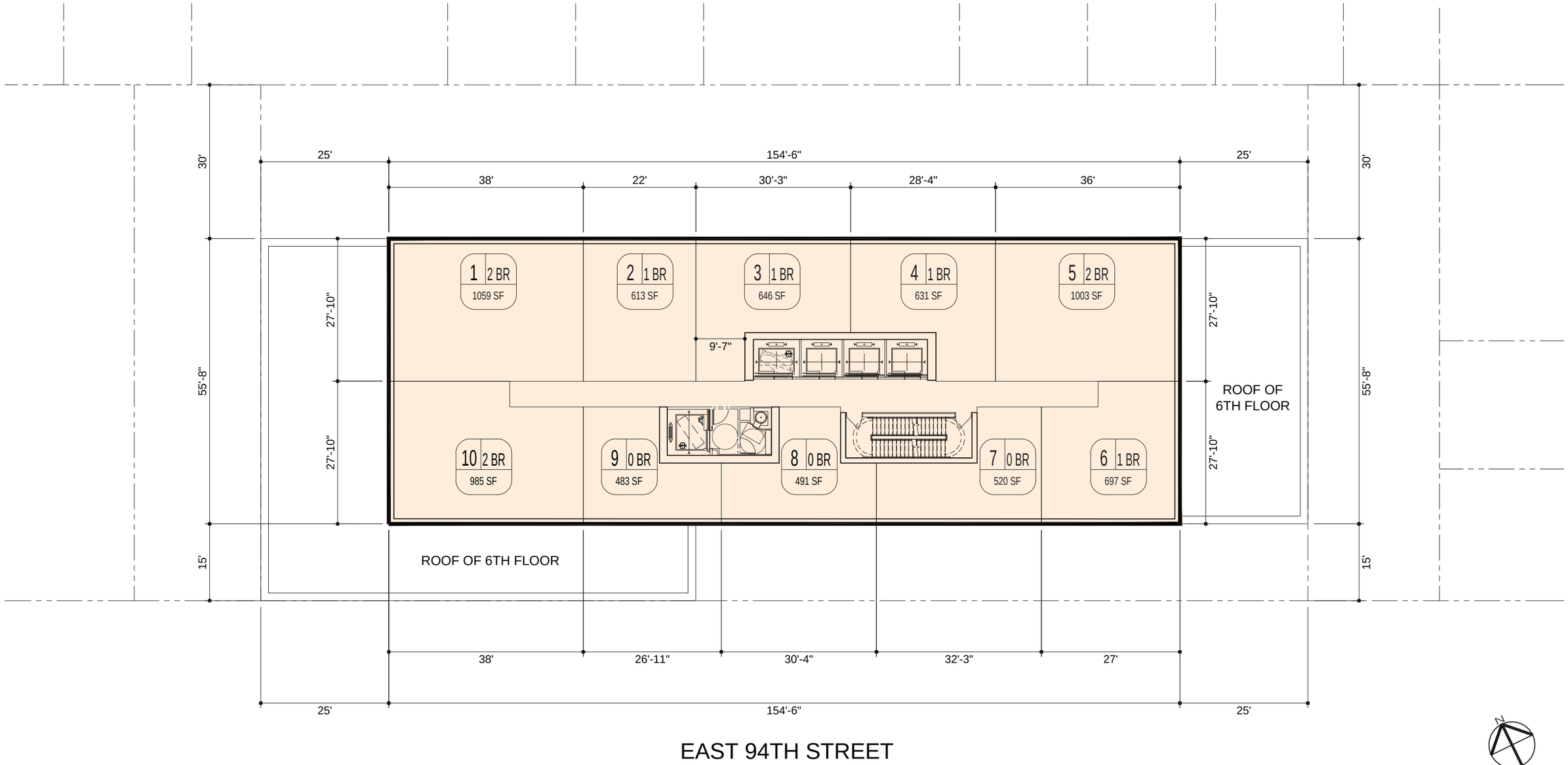

EAST 94TH STREET

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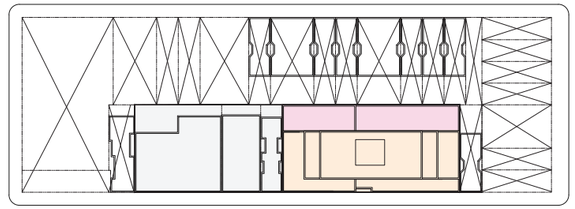
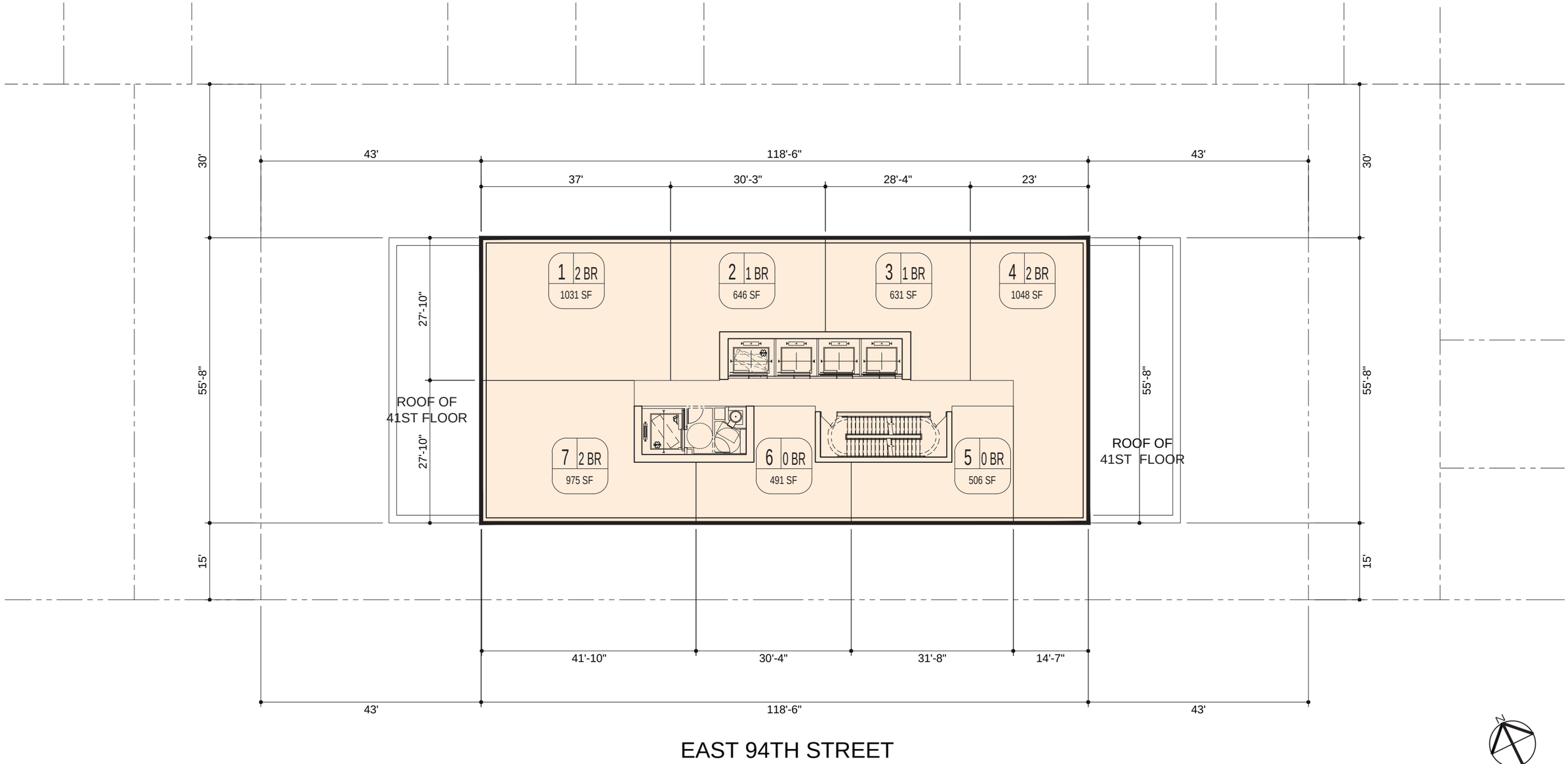
PLAN _ TYPICAL FLOOR

231 EAST 94TH STREET, NY

KEY PLAN





EAST 94TH STREET

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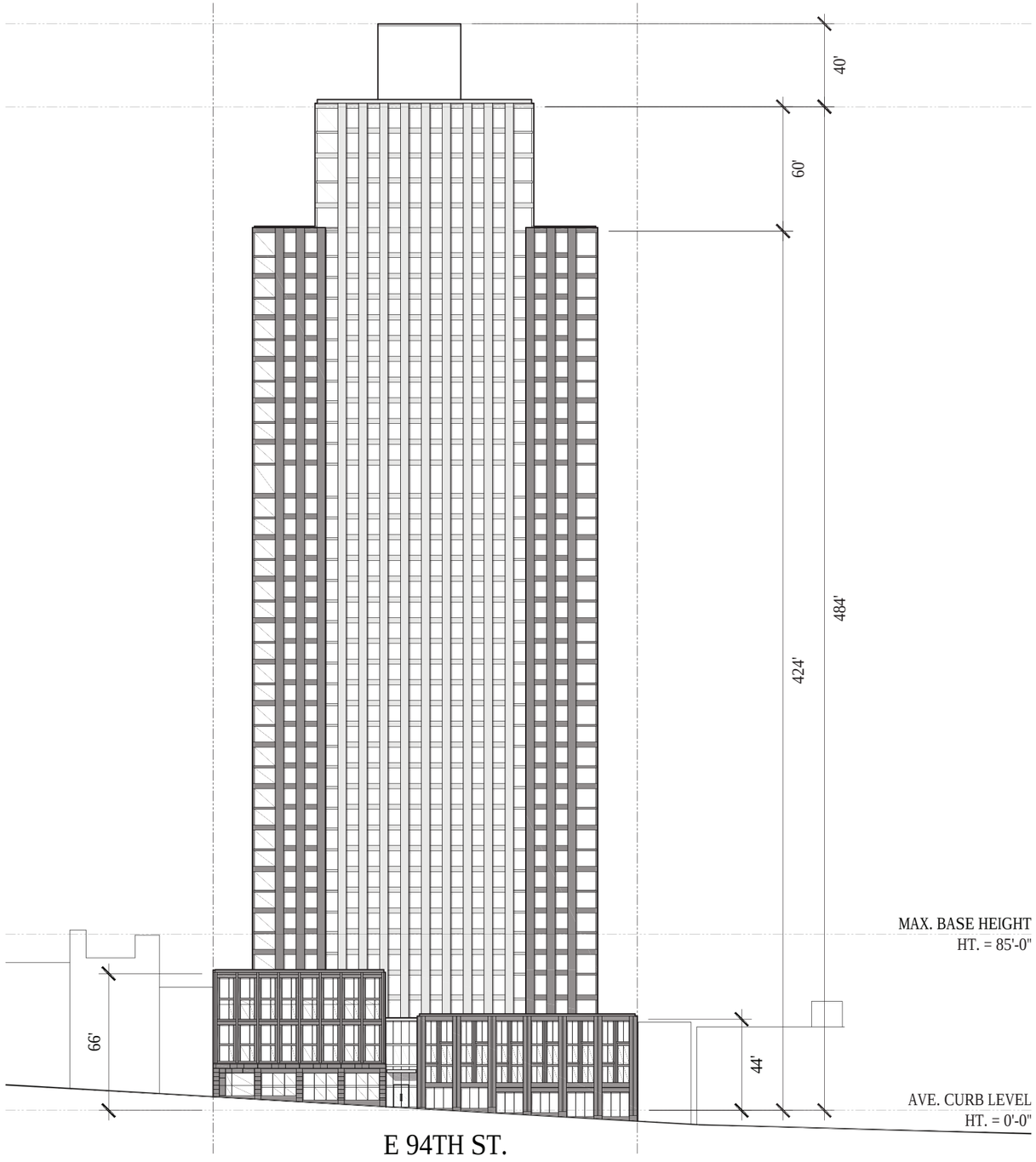
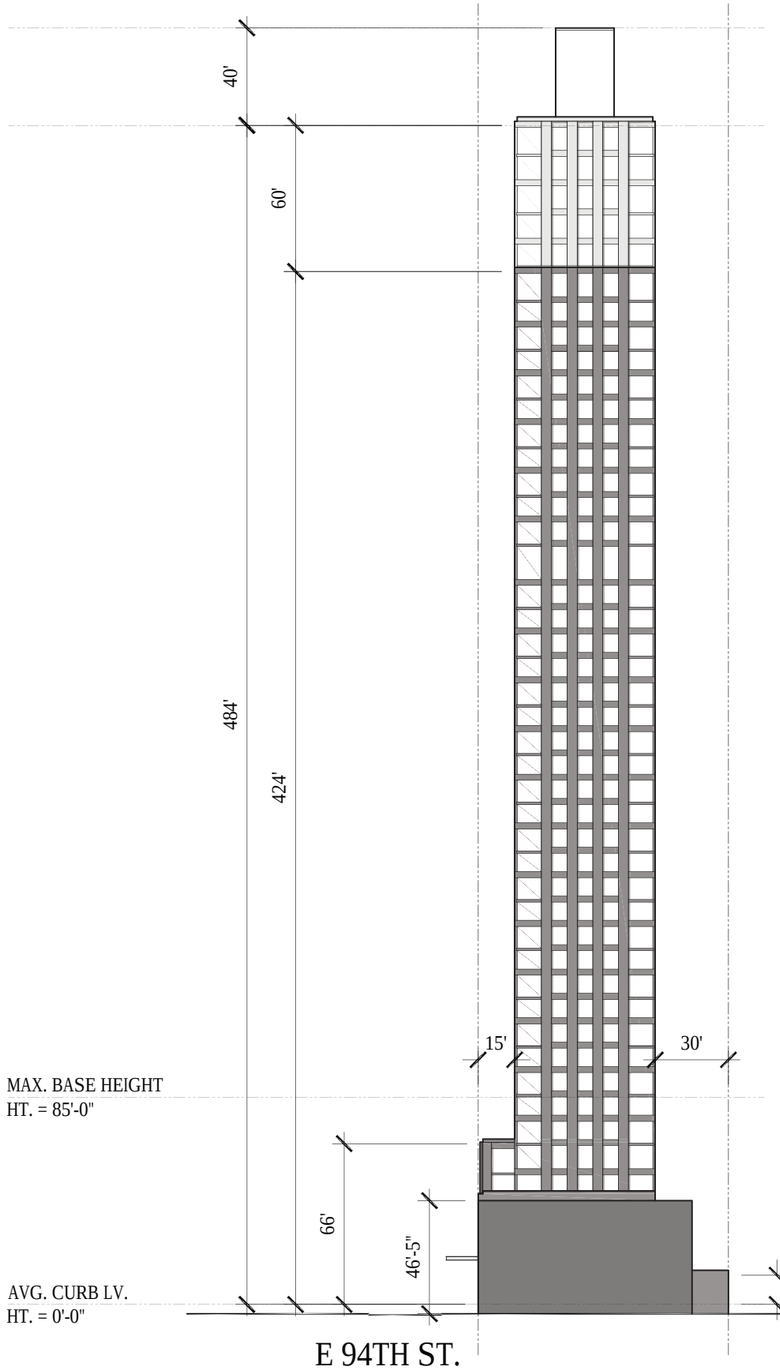
PLAN _ UPPER FLOOR

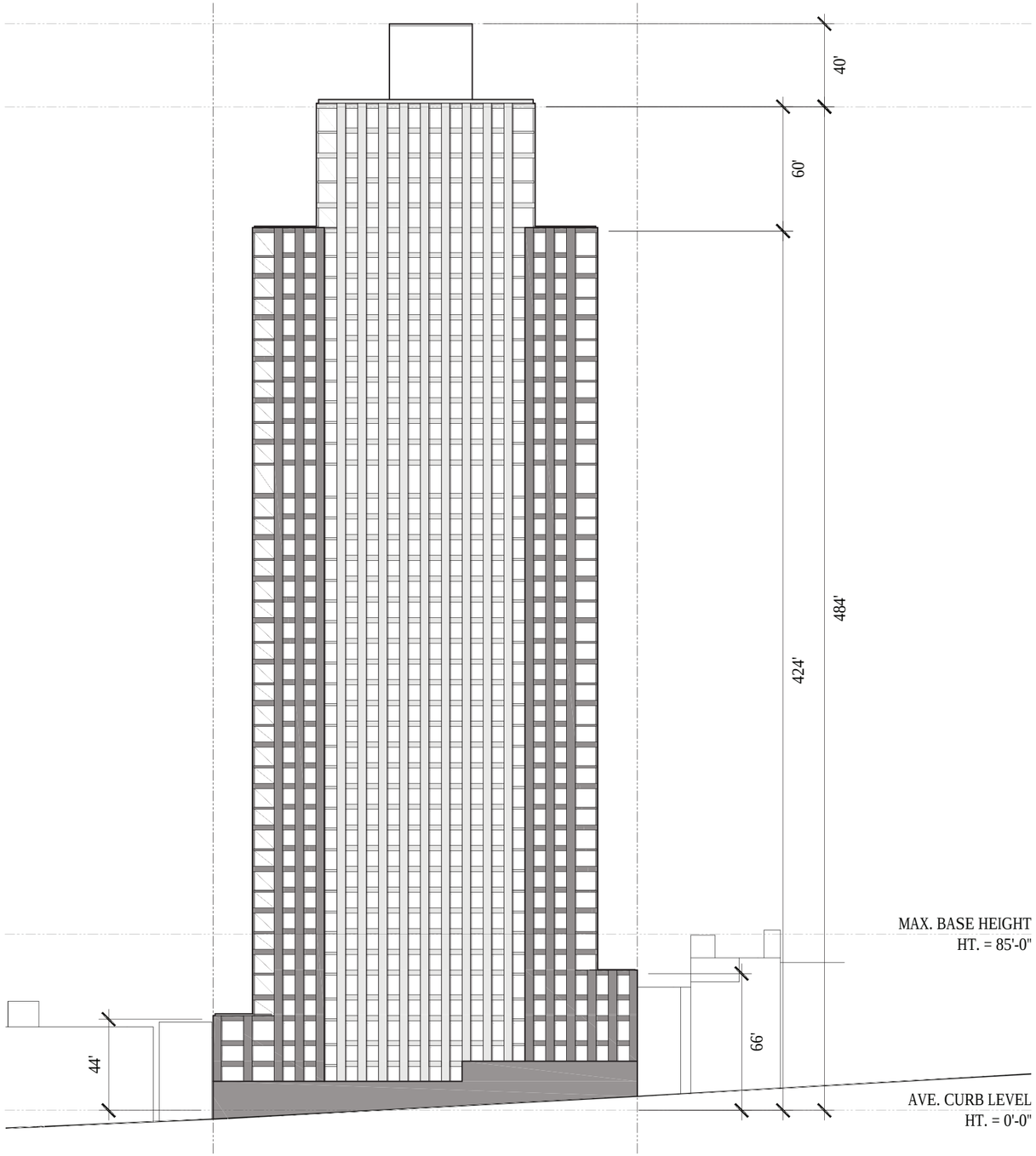
231 EAST 94TH STREET, NY



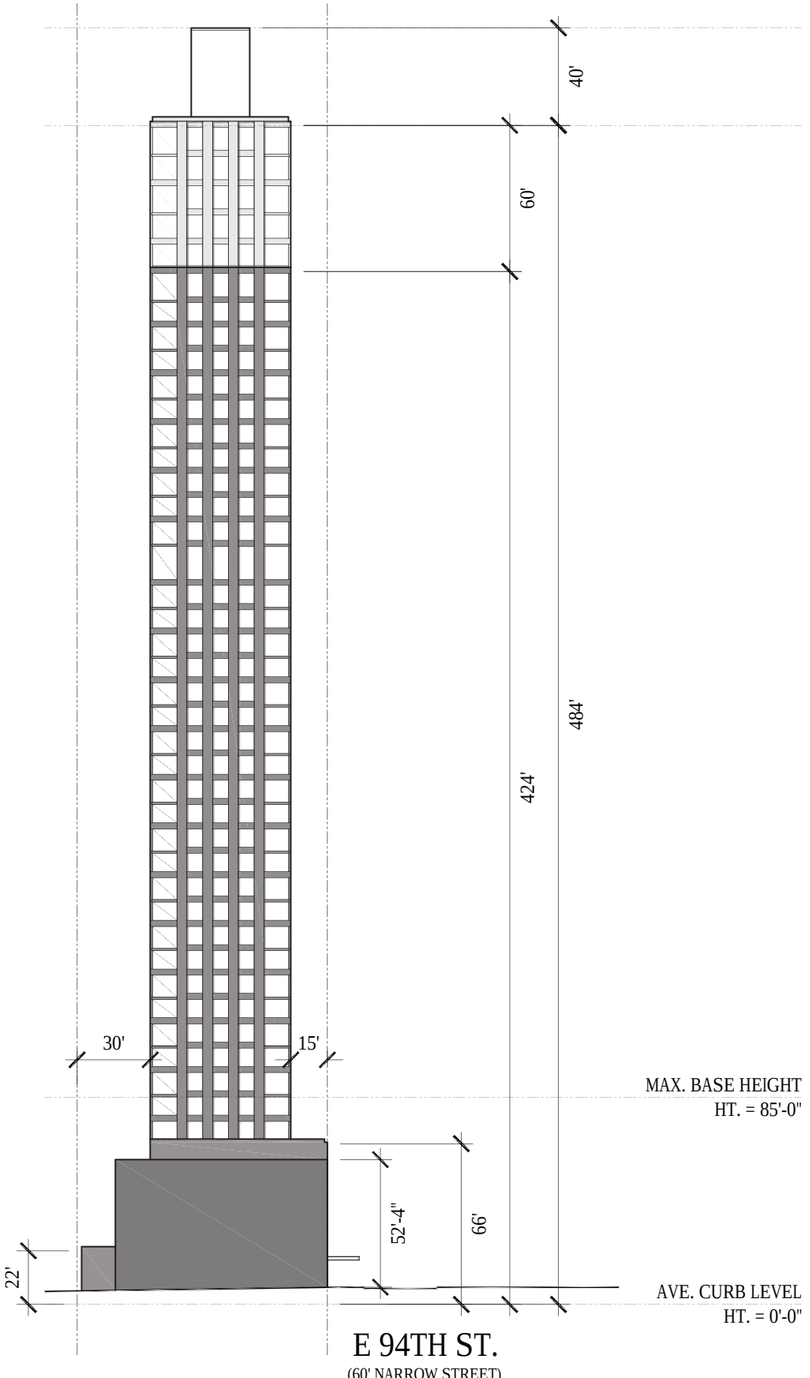
1 SOUTH ELEVATION
1/64"=1'-0"



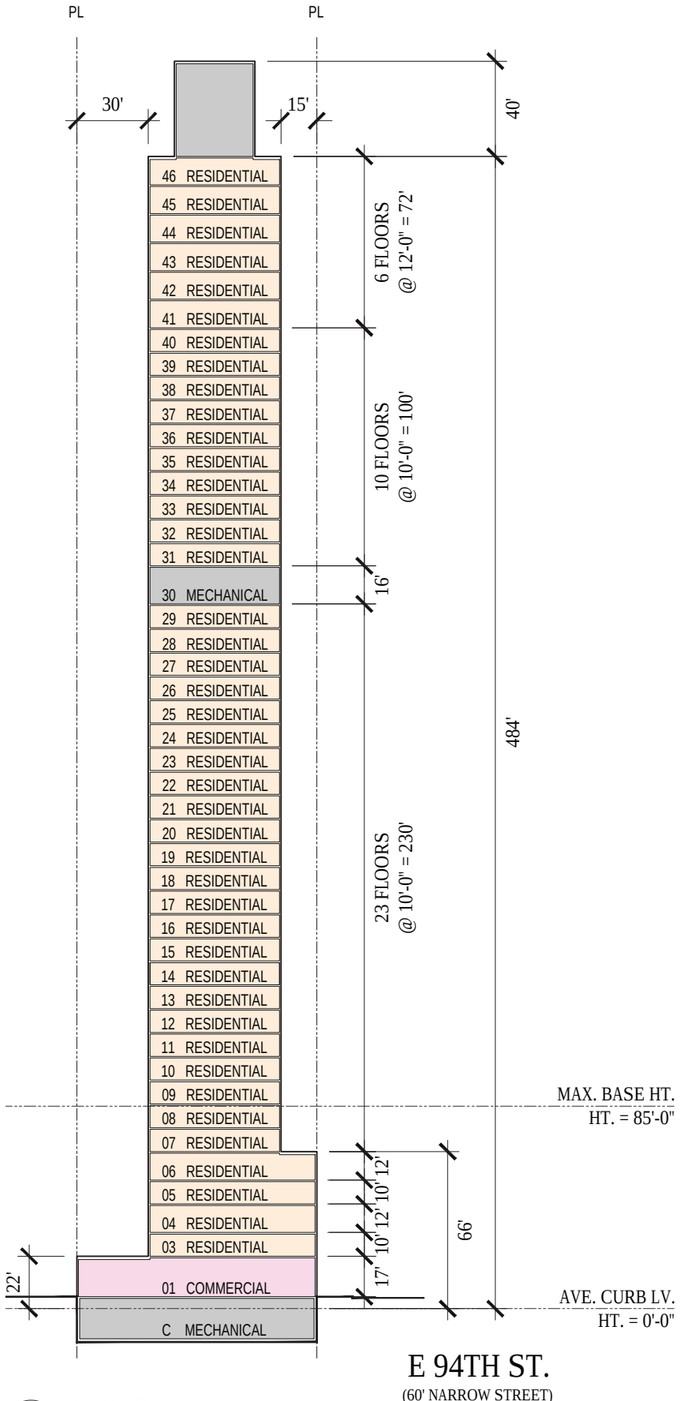
2 EAST ELEVATION
1/64"=1'-0"



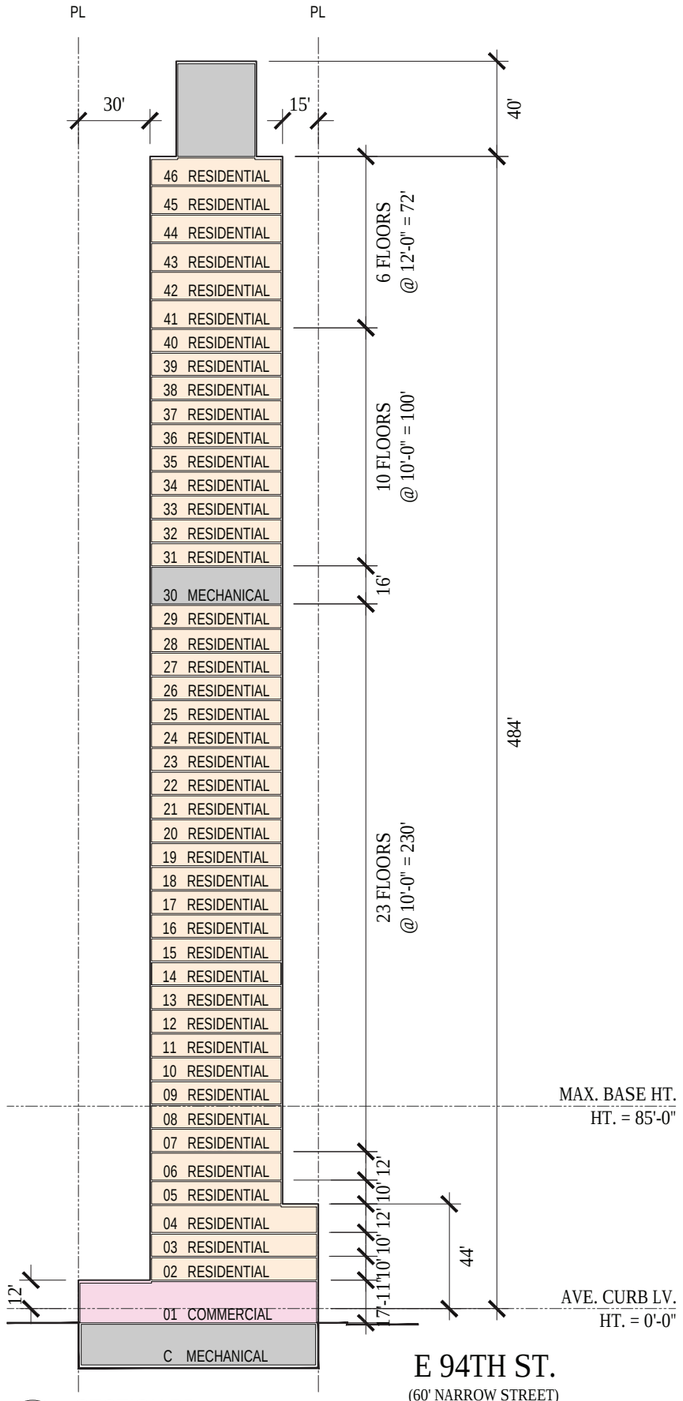
1 NORTH ELEVATION
1/64"=1'-0"



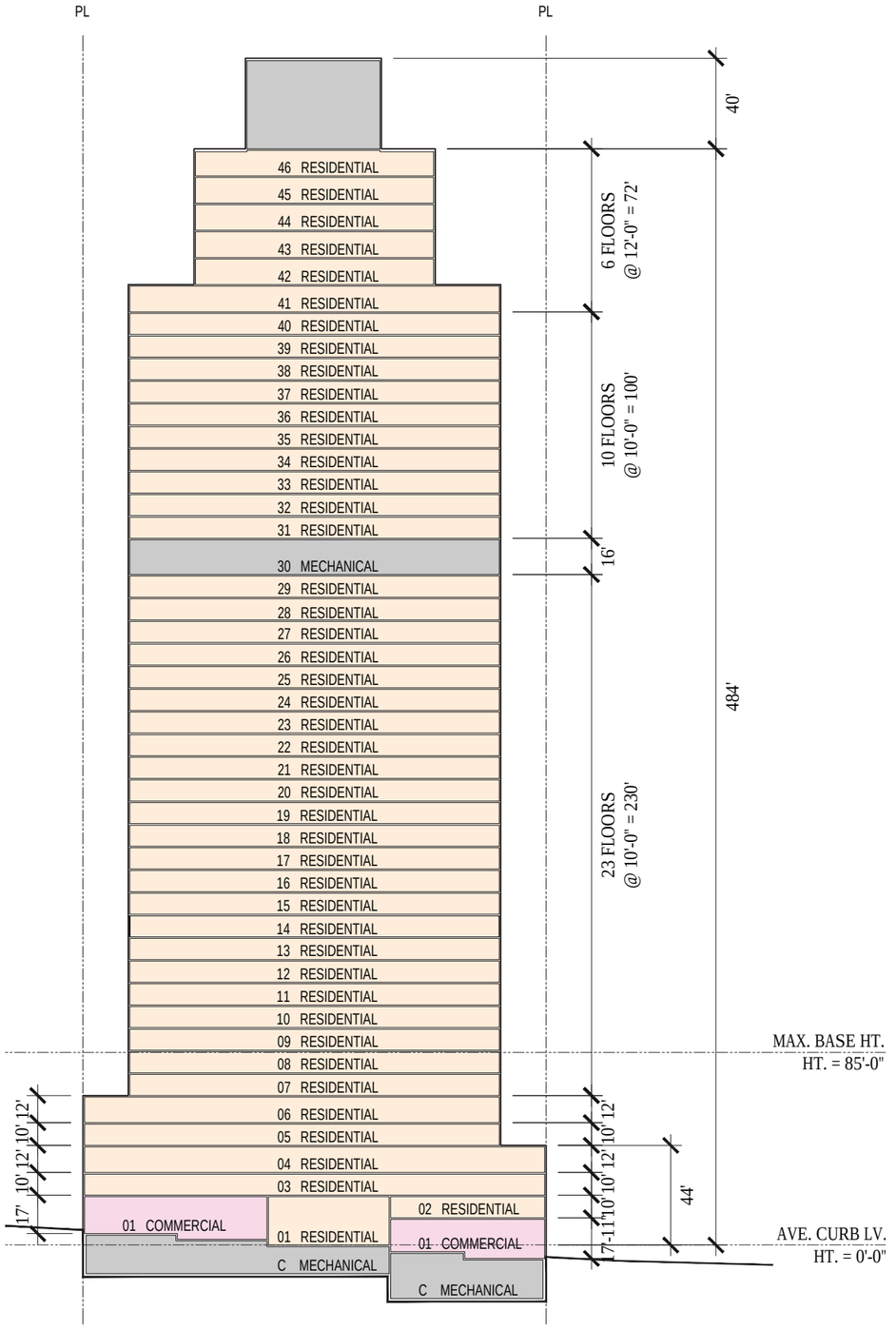
2 WEST ELEVATION
1/64"=1'-0"



1 SECTION AA
1/64"=1'-0"



2 SECTION BB
1/64"=1'-0"



3 SECTION CC
1/64"=1'-0"

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SECTIONS

231 EAST 94TH STREET, NY



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AERIAL VIEW

231 East 94th street, NY