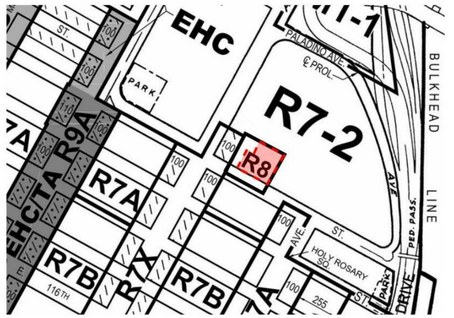
REQUESTED ACTIONS:

1. A zoning map amendment (Zoning Map 6b) to rezone the Project Area from the existing R7-2 and R-7X zoning districts to a R8 zoning district.

2. A zoning text amendment to modify Appendix F to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area..

SITE DATA: 413 EAST 120TH STREET NEW YORK NEW YORK 10010	
Block | Lot	Block 1808 | Lot 8
Street Address:	413 East 120 Street, 10035
Zoning Lot Area (sf):	39,040
Zoning Map:	6b
Existing Zoning District:	R7-2, R7X
Proposed Zoning District:	R8 (to be rezoned)
Community District:	Manhattan CD 11
Special Districts:	No
Inclusionary Housing:	Yes (to be rezoned)
Flood Zone:	Yes; Zone AE and Shaded X Zone
Transit Zone:	Yes
Lot Type:	Interior
Street Type:	Narrow Street (East 120th Street to be reduced from 80' to 60')



ZONING CONTEXT

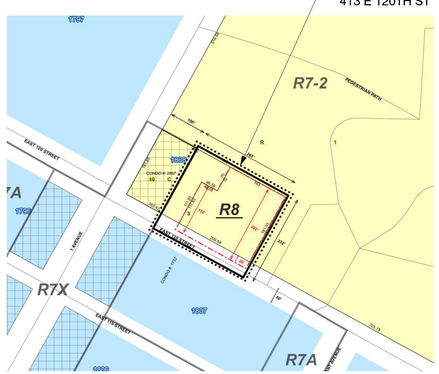
ZONING AREA SUMMARY					
LOT AREA	39,039.6				
FAR (PROPOSED)	7.2				
MAX ALLOWABLE FLOOR AREA	281,085				
PROPOSED FLOOR AREA	280,542				
LOT COVERAGE (PROPOSED)	66.2%				
DWELLING UNITS	282				
PROGRAM AREA	FLOOR	GSF	ZFA	FAR	
RESIDENTIAL	ROOF	2,036	0		
	21	10,482	9,068		
	20	10,482	9,068		
	19	10,482	9,068		
	18	10,482	9,068		
	17	13,159	11,467		
	16	13,159	11,467		
	15	13,159	11,467		
	14	13,159	11,467		
	13	13,159	11,467		
	12	13,159	11,467		
	11	13,159	11,467		
	10	13,145	11,454		
	9	13,145	11,454		
	8	13,145	11,454		
	7	13,145	11,454		
	6	13,145	11,454		
	5	13,145	11,454		
	4	13,145	11,454		
	3	13,145	11,454		
	2	13,145	10,526		
	1	15,274	11,233		
	CELLAR	0	0		
RESIDENTIAL TOTAL		**269,656**	**229,932**	**5.89**	
COMMUNITY FACILITY	BULKH	564	119		
	6	9,327	7,477		
	5	9,327	8,716		
	4	9,327	8,716		
	3	9,327	8,716		
	2	9,521	8,901		
	1	9,521	8,084		
	CELLAR	9,596	0		
COMMUNITY FACILITY TOTAL		**66,510**	**50,610**	**1.30**	
TOTAL:		**336,166**	**280,542**	**7.19**	

ZONING ANALYSIS SUMMARY - R8

ZR	ITEM/DESCRIPTION	PERMITTED/REQUIRED	EXISTING TO REMAIN	PROPOSED	TOTAL (EXIST TO REMAIN + PROPOSED)	COMPLIANCE/LACK OF COMPLIANCE AND NOTES
USE REGULATIONS						
	USE GROUPS					
22-11, 22-12, 22-13, 22-14	USES PERMITTED AS OF RIGHT	1, 2, 3, 4	4	2, 3	2, 3, 4	COMPLIES
BULK REGULATIONS						
	FAR					
23-154 (b)	RESIDENTIAL, INCLUSIONARY HOUSING	7.2	0	5.89	5.890	COMPLIES
23-154 (b)	ZONING FLOOR AREA	281,085	0	229,935	229,932	COMPLIES
24-11	COMMUNITY FACILITY	6.5	1.15	0.15	1.296	COMPLIES
24-12	ZONING FLOOR AREA	253,757	45,063	5,547	50,610	COMPLIES
24-161	MAX FAR COMBINED CF & RESIDENTIAL USES	7.2	1.15	6.04	7.19	COMPLIES
23-154 (b), 24-11	ZONING FLOOR AREA	281,084	45,063	235,479	280,542	COMPLIES
	LOT COVERAGE					
23-153	MAX LOT COVERAGE: RESIDENTIAL, INTERIOR LOT. QH, WIDE STREET, OUTSIDE MANHATTAN CORE	70%		41.8%	41.8%	COMPLIES
24-11	MAX COVERAGE: COMMUNITY FACILITY IN NON-CONTEXTUAL DISTRICTS	65%	24.4%		24.4%	COMPLIES
	TOTAL LOT COVERAGE		24.4%	66.2%	66.2%	COMPLIES
	YARDS					
23-45, 24-34	FRONT YARD: RESIDENTIAL AND COMMUNITY FACILITY	NONE REQUIRED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	COMPLIES
23-462, 24-35	SIDE YARD RESIDENTIAL AND COMMUNITY FACILITY	NONE REQUIRED. IF ANY PROVIDED: 8' REQUIRED (CONTINIOUS ALONG SIDE LOT LINE)	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	COMPLIES
23-47, 24-36	REAR YARD RESIDENTIAL AND COMMUNITY FACILITY	30'	30' - 7"	30' - 7"	30' - 7"	COMPLIES
23-543 (c)	REAR YARD: MULTIPLE REAR LOT LINES	NONE REQUIRED WHEN REAR LOT LINE SHARED WITH ADJOINING LOT'S SIDE LOT LINE	49'	6'-10"	6'-9"	COMPLIES
	HEIGHT AND SETBACKS					
23-664 Table 2 (MIH/Inclusionary)	MAXIMUM BASE HEIGHT	105'	78'-10"	103'-7'	103'-7'	COMPLIES
23-664 Table 2 (MIH/Inclusionary)	MAXIMUM BUILDING HEIGHT	215'	78'-10"	210' - 5"	210' - 5"	COMPLIES
23-664 Table 2 (MIH/Inclusionary)	MAXIMUM NUMBER OF STORIES	21	5	21	21	COMPLIES
23-662 (c)	SETBACK FROM NARROW STREET ABOVE BASE HEIGHT	15'	NONE	41' - 1"	41' - 1"	COMPLIES
	DENSITY					
23-24	DWELLING UNIT MAX	RES ZFA SF / 680 (SF PER DU) = MAX ALLOWABLE 229,935 ZFA / 680 = 338 MAX		282	282	COMPLIES
	PARKING / LOADING					
25-251	INCOME RESTRICTED UNITS	NONE REQUIRED, WITHIN TRANSIT ZONE			NONE PROVIDED	COMPLIES
25-31	COMMUNITY FACILITY	NONE REQUIRED			NONE REQUIRED	COMPLIES
25-72	REQUIRED ACCESSORY OFF-STREET LOADING (RESIDENTIAL & COMMUNITY FACILITY)	NONE REQUIRED			NONE PROVIDED	COMPLIES
	BICYCLE PARKING					
25-811	ENCLOSED BICYCLE PARKING SPACES, RESIDENTIAL	UG 2: 1 PER EVERY 2 UNITS = 137 REQUIRED	NONE	141	141	COMPLIES
	ENCLOSED BICYCLE PARKING SPACES, COMMUNITY FACILITY	UG 4: 1 PER EVERY 10,000 FLOOR AREA = 5 REQUIRED	NONE	8	8	COMPLIES
	PLANTING					
23-451	PLANTING REQUIREMENTS	NONE REQUIRED			NONE PROVIDED	COMPLIES
	STREET TREES					
26-41	STREET TREE PLANTING	1 STREET TREE PRE-EXISTING OR NEWLY PLANED FOR EVERY 25' OF STREET FRONTAGE: 8 REQUIRED	6	8	8, (6 EXIST TO REMAIN, 2 TO BE PAID INTO TREE FUND)	COMPLIES

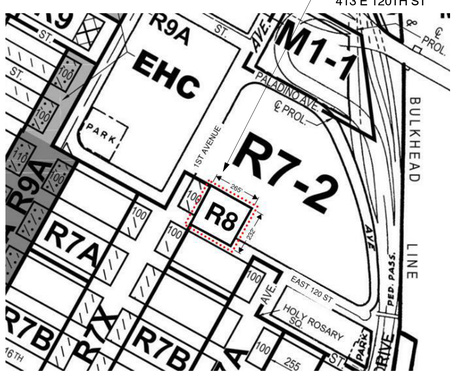
*HEIGHT AND SETBACK SECTION HAS COMBINED CF AND RES BUILDINGS TO BE REGULATED QH AND MIH
*HEIGHT MEASURED FROM DFE, PER CLIMATE RESILIENCY GUIDELINES

SITE LOCATION
413 E 120TH ST



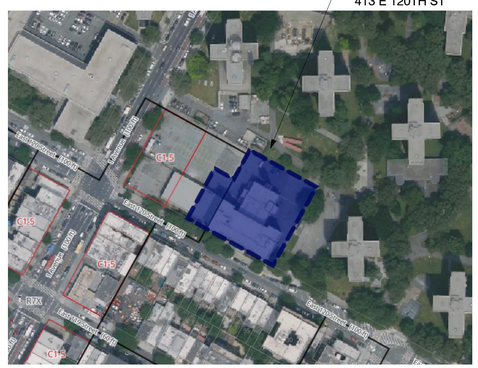
TAX MAP

SITE LOCATION
413 E 120TH ST



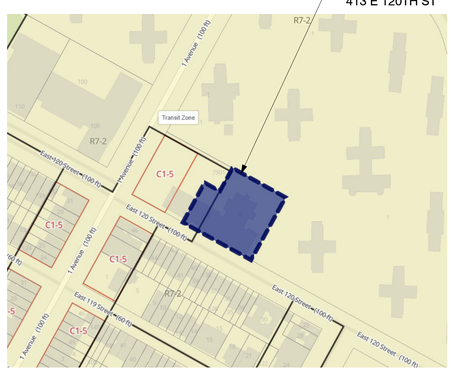
ZONING MAP

SITE LOCATION
413 E 120TH ST



AERIAL MAP

SITE LOCATION
413 E 120TH ST



TRANSIT MAP

paul a. castrucci architects, pllc

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FAX 212.260.7199
paul@castrucciarchitect.com

NOTES:

ULURP Project ID: 2022M0328

413 E 120TH STREET
NEW YORK, NY, 10035, USA

BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVE STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON

Drawing Tile:

ZONING ANALYSIS

Date: 02.19.2024

Seal/Signature:

Scale:

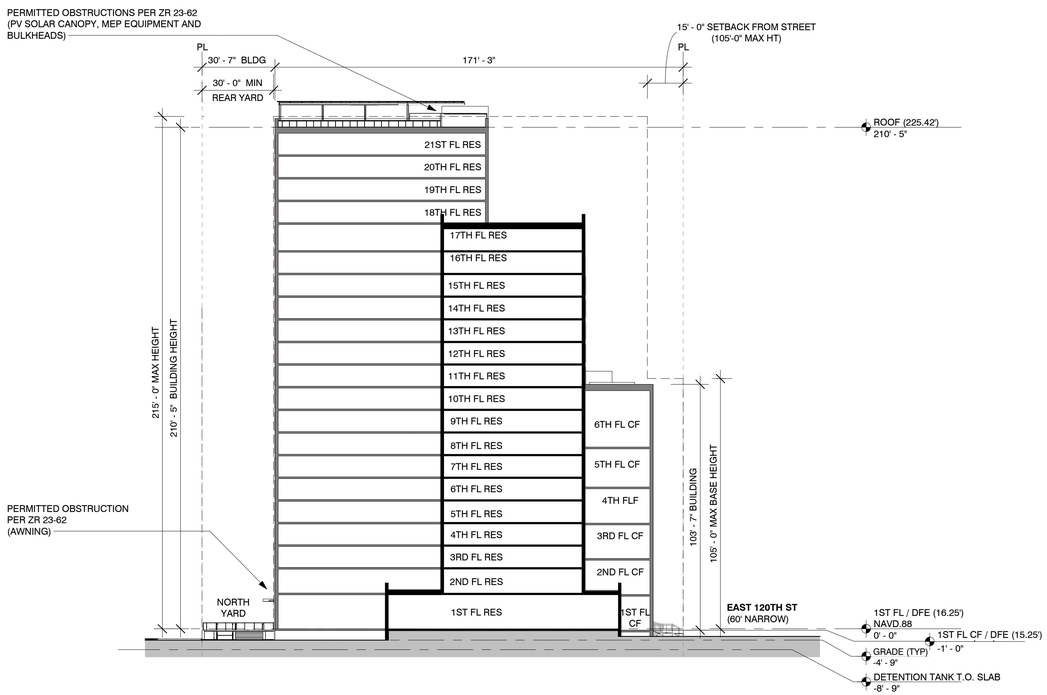
Drawn By #: Author

Chkd By #: Checker

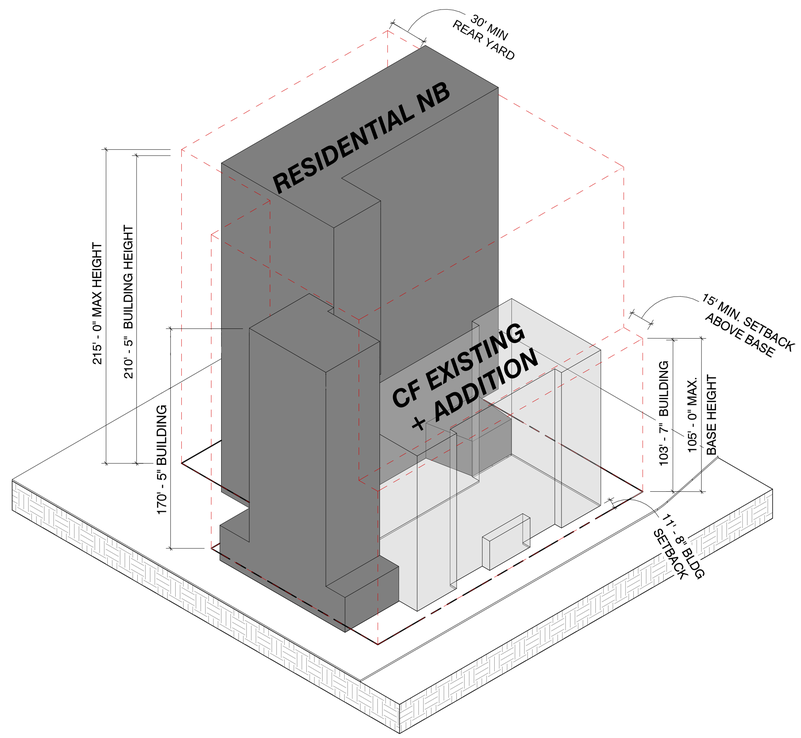
Drawing #:
Z-001.00

Sheet #: 1 of 2

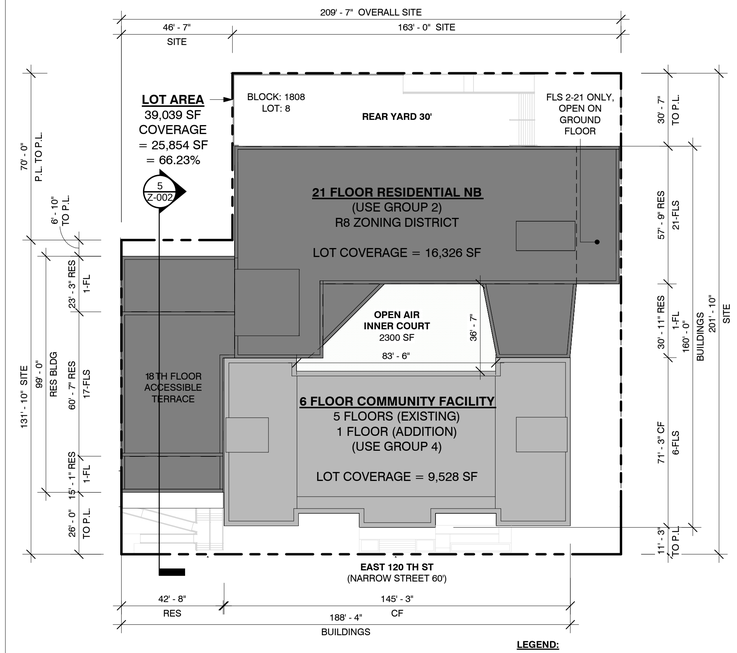
ZONING CITATIONS
REAR YARD= 30'-0" PER ZR 23-462
BASE HEIGHT= 105'-0" PER ZR 23-664
MAX HEIGHT= 215'-0" PER ZR 23-664
FRONT SETBACK ABOVE BASE HT= 15'-0" PER ZR 23-662



5 ZONING SCTION DIAGRAM
1" = 30'-0"

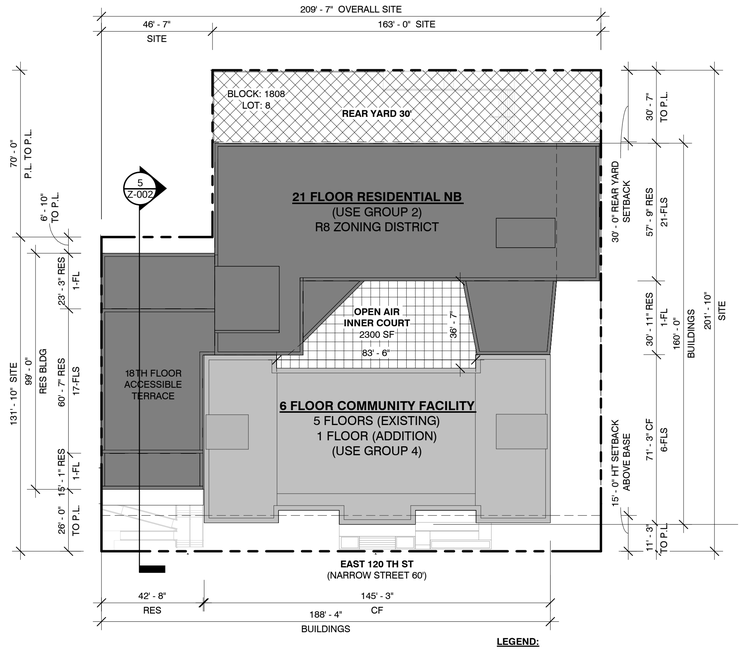


4 ZONING AXON DIAGRAM



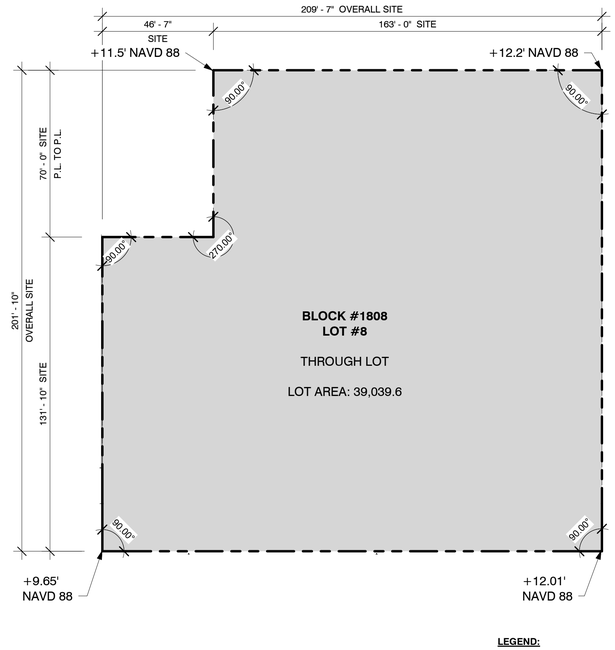
LEGEND:
COMMUNITY FACILITY (CF)
RESIDENTIAL (RES)
PROPERTY LINE

3 SITE COVERAGE DIAGRAM
1" = 30'-0"



LEGEND:
COMMUNITY FACILITY (CF)
RESIDENTIAL (RES)
INNER COURT
REAR YARD SETBACK
PROPERTY LINE

2 ZONING DIAGRAM
1" = 30'-0"



LEGEND:
ZONING LOT
PROPERTY LINE

1 ZONING LOT DIAGRAM
1" = 30'-0"

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ZONING ANALYSIS

Date: 02.19.2024

Seal/Signature:

REGISTERED ARCHITECT PAUL A. CASTRUCCI 026 NUMBER

Scale: 1" = 30'-0"
Drawn By #: Author
Chkd By #: Checker
Drawing #: Z-002.00
Sheet #: 2 of 2