

HILL | WEST
ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. ALL MASSING IS PRELIMINARY AND SUBJECT TO REVIEW AND FINAL APPROVAL BY THE NYC DEPARTMENT OF BUILDINGS. NOT RESPONSIBLE FOR MATTERS OF TITLE.

23-01, 23-05 STEINWAY STREET

PRELIMINARY STUDY

23-01 Steinway Street

1-Mar-23

QNS CD#1

OPTION 1: REZONED TO R6A w/C2-4

Block:	793
Development Lot(s):	73, 75
Map:	9C
Zoning District:	Existing R5D
	Proposed R6A w/ C2-4
	Mandatory Inclusionary Housing (MIH)
	Not in Flood Hazard Area

Site Area:	**R6A**
Total Lot Area	**7,500 SF**
Permitted FAR:	
Residential	3.60
Community Facility	3.00
Commercial	2.00
Max Overall ZFA:	27,000 SF

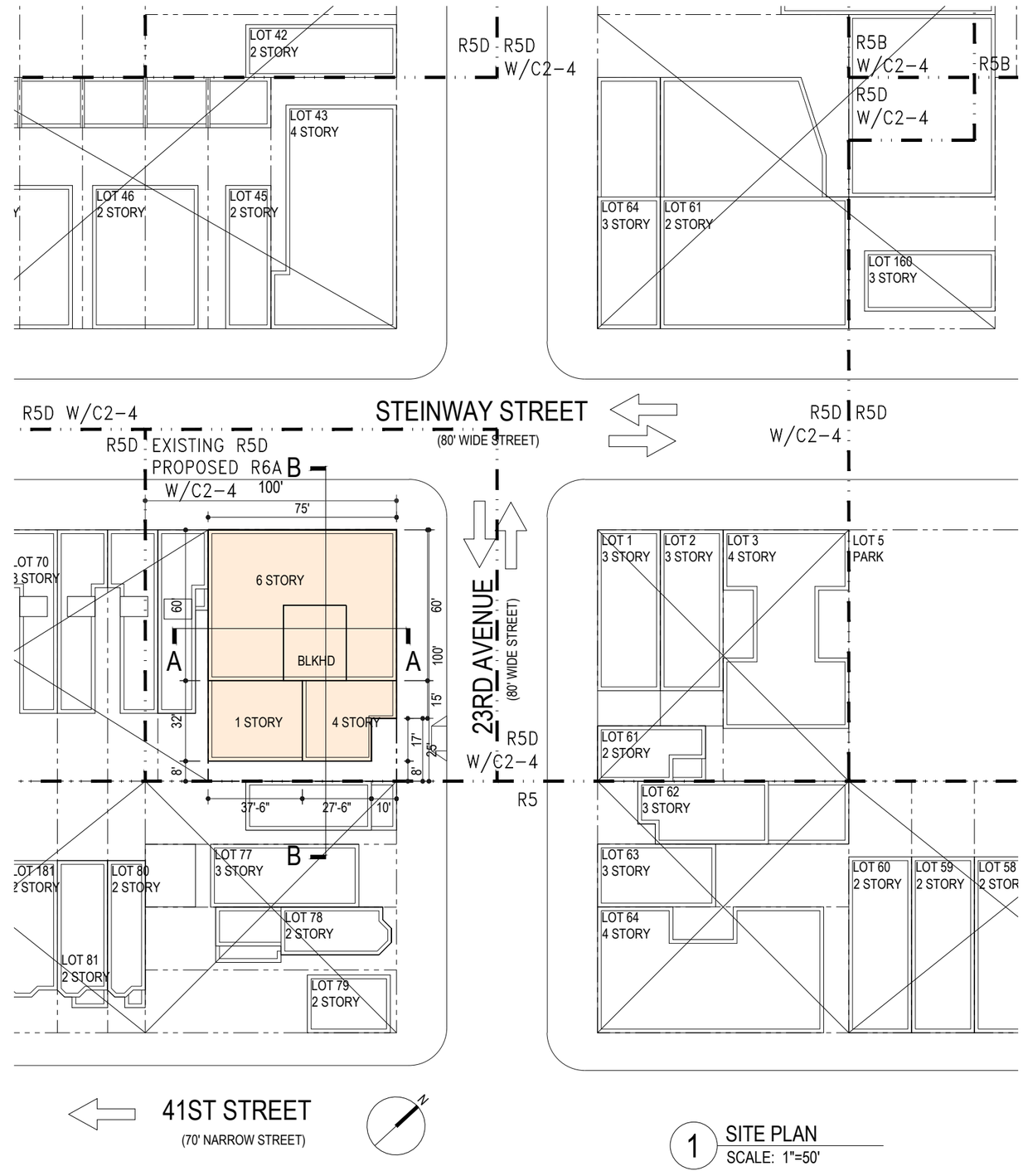
Proposed Gross Floor Areas (GFA):		**R6A**
Floor	*QTY*	*Area/FL*
C	1	6,901 SF
1	1	6,731 SF
2	1	5,531 SF
3-4	2	5,531 SF
5-6	2	4,501 SF
Total Gross	**7**	**39,227 SF**
Total Gross Above Grade	**6**	**32,326 SF**
Total Estimated ZFA		**27,000 SF**

Gross Areas by Use (GFA):

Floor	**QTY**	Commercial	Residential	Mechanical	Parking	Total
C	1	0 SF	0 SF	1,762 SF	5,139 SF	6,901 SF
1	1	2,794 SF	1,713 SF	268 SF	1,956 SF	6,731 SF
2	1	0 SF	5,531 SF	0 SF	0 SF	5,531 SF
3-4	2	0 SF	11,062 SF	0 SF	0 SF	11,062 SF
5-6	2	0 SF	9,002 SF	0 SF	0 SF	9,002 SF
Total Gross Floor Area	**7**	**2,794 SF**	**27,308 SF**	**2,030 SF**	**7,095 SF**	**39,227 SF**
Total GFA Above Grade	**6**	**2,794 SF**	**27,308 SF**	**268 SF**	**1,956 SF**	**32,326 SF**
Deductions						
Above grade Mech/Parking		0 SF	0 SF	268 SF	1,956 SF	2,224 SF
Est. Mech/Plumbing chase (5.0%)		56 SF	1,305 SF	0 SF	0 SF	1,360 SF
Est. QHP Deductions						
Recreation Space		0 SF	950 SF	0 SF	0 SF	950 SF
Corrdior - for natural light		0 SF	194 SF	0 SF	0 SF	194 SF
Corrdior - for density		0 SF	538 SF	0 SF	0 SF	538 SF
Trash Room		0 SF	60 SF	0 SF	0 SF	60 SF
Total Estimated ZFA		2,738 SF	24,261 SF	0 SF	0 SF	27,000 SF

Note:

1. All figures are approximations based on readily available sources and are subject to confirmation with survey.
2. Per ZR 23-153, the max residential lot coverage for a corner lot is 100%.
3. Per ZR 23-541, no rear yard is required within 100 feet of the intersection of two street lines.
4. Per ZR 23-693, the max permitted height within 25 FT of adjacent R5 District is 45 FT.
5. Per ZR 23-851(b), an inner court with an area of 1,200 SF and the min dimension of 30 FT is proposed.
6. Per ZR 36-21, for retail uses with PRC-B, a min 1 accessory parking space is required per 400 SF of floor area.
7. Per ZR 36-231, up-to 25 required retail accessory parking may be waived (up-to 10,000 SF of retail space).
8. Per ZR 25-23, the residential accessory parking is required at a rate of 50% of market-rate dwelling units.
9. Per ZR 35-54 a min 8FT side yard is required at adjacent R5 District.
10. Per ZR 35-51, a front yard is required withing 25 feet of an adjacent R5 District.
11. Per ZR 34-233, 23-45, a min. front yard depth of 10 feet is required.



1 SITE PLAN
SCALE: 1"=50'

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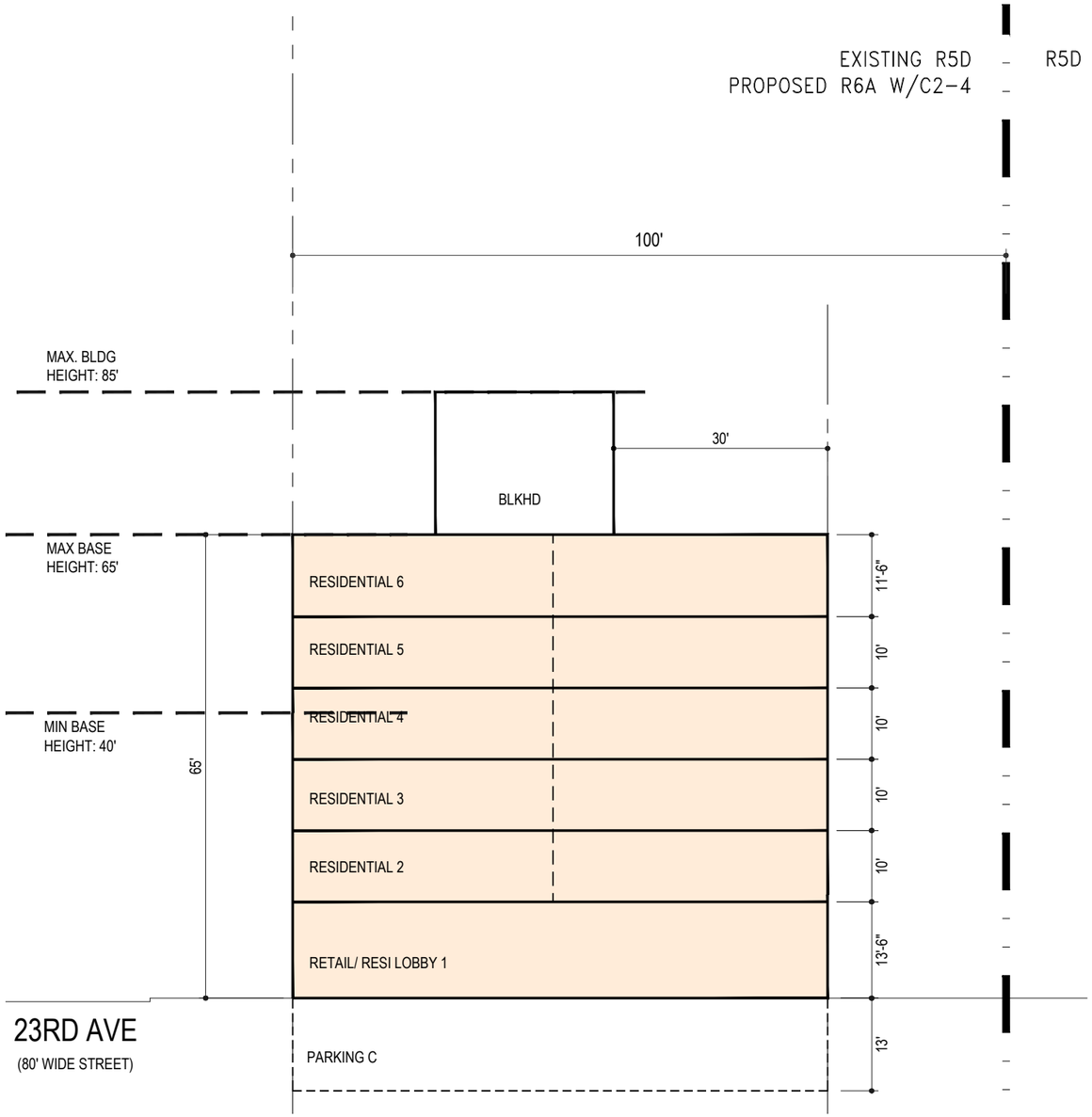
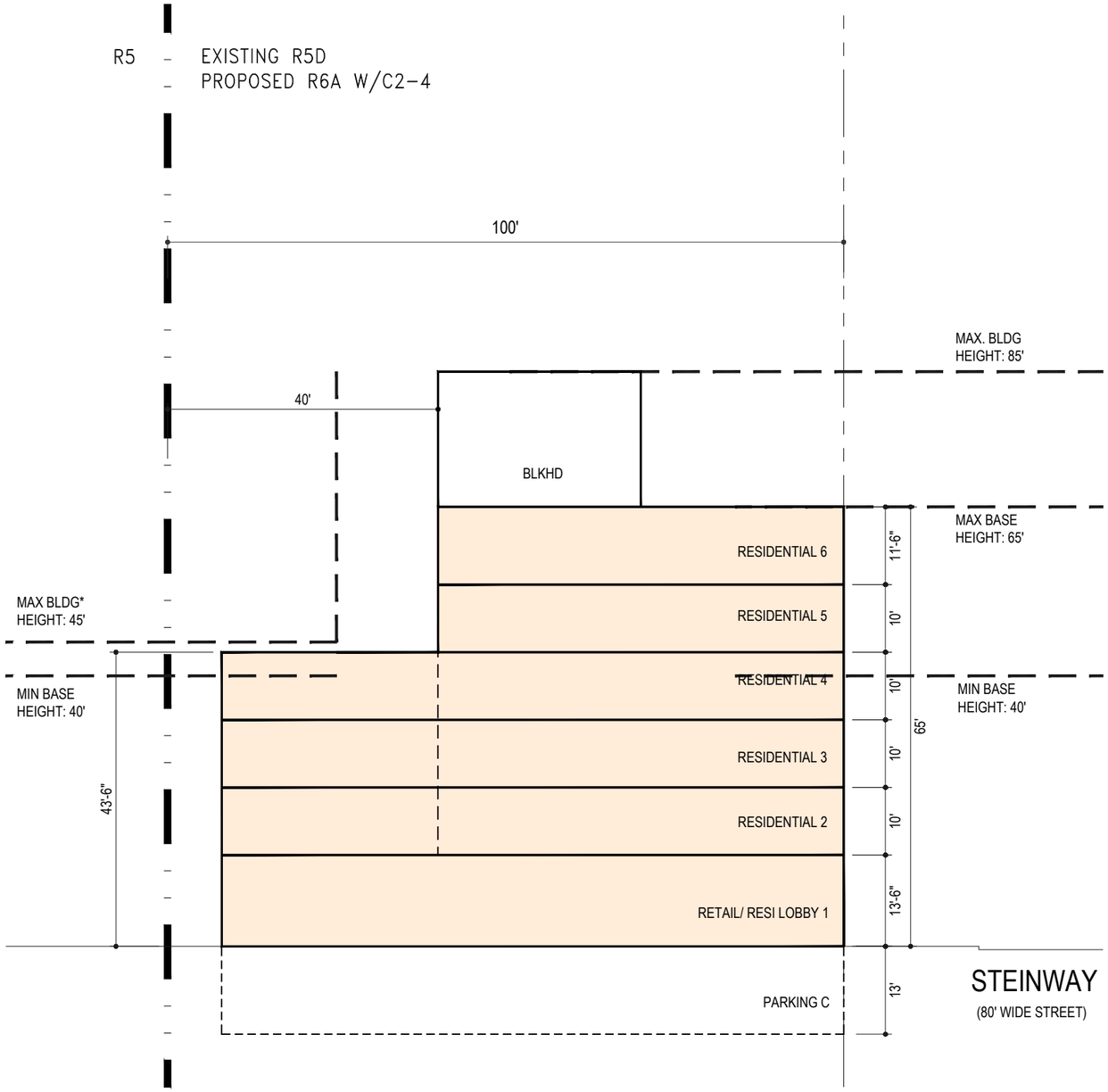


1 SECTION A
SCALE: 1"=20'



NOTE */ PER ZRF23-693, THE MAX HEIGHT PERMITTED
WITHIN 25 FT OF ADJACENT R5 DISTRICT IS 45FT.

2 SECTION B
SCALE: 1"=20'

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VERSION 1

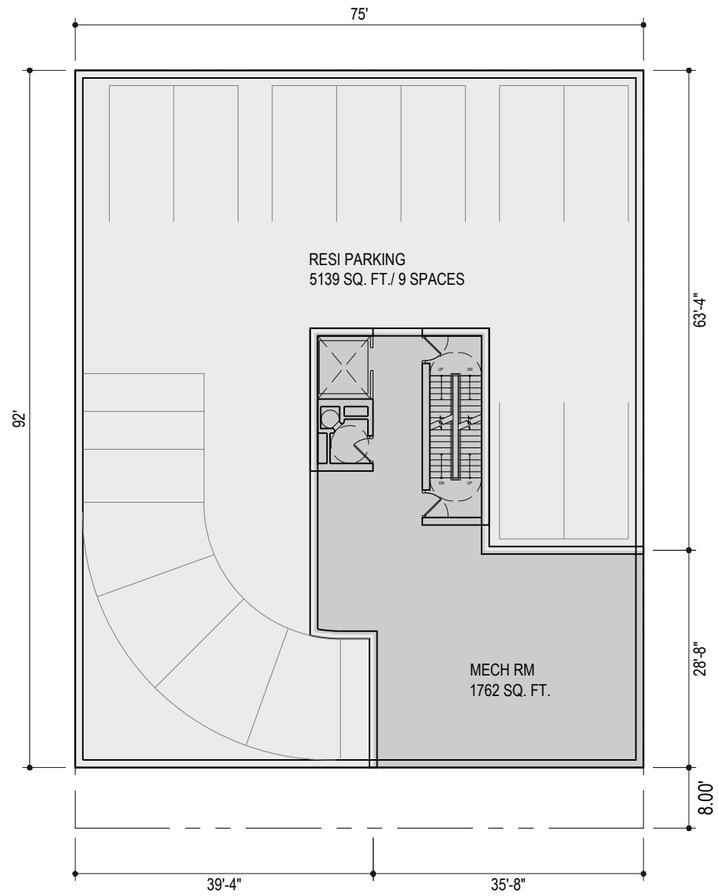
3/1/2023
21P28

Z2

Residential Net Area Analysis						
Floor	**QTY**	Gross FA	Core/ Circulation	Amenities	Net FA	Efficiency
1	1	1,713 SF	1,713 SF	0 SF	0 SF	0.0%
2	1	5,531 SF	586 SF	950 SF	3,995 SF	72.2%
3-4	2	11,062 SF	1,260 SF	0 SF	9,802 SF	88.6%
5-6	2	9,002 SF	1,172 SF	0 SF	7,830 SF	87.0%
Total	**6**	**27,308 SF**	**4,731 SF**	**950 SF**	**21,627 SF**	**79.2%**

Dwelling Units		DU's PER FLOOR				Total
Floor	**QTY**	Studio	1 BR	2 BR	3 BR	
1	1	0	0	0	0	0
2	1	0	2	1	1	4
3-4	2	0	2	2	1	10
5-6	2	0	2	1	1	8
Total Dwelling Units		**0**	**10**	**7**	**5**	**22**
		0.0%	*45.5%*	*31.8%*	*22.7%*	
					AVG SIZE PER DU	983 SF

Note:
1. 9 parking spaces provided for 16 market-rate dwelling units.
2. Affordable housing units are assumed to be 6 units.



1 CELLAR
SCALE: 1"=20'

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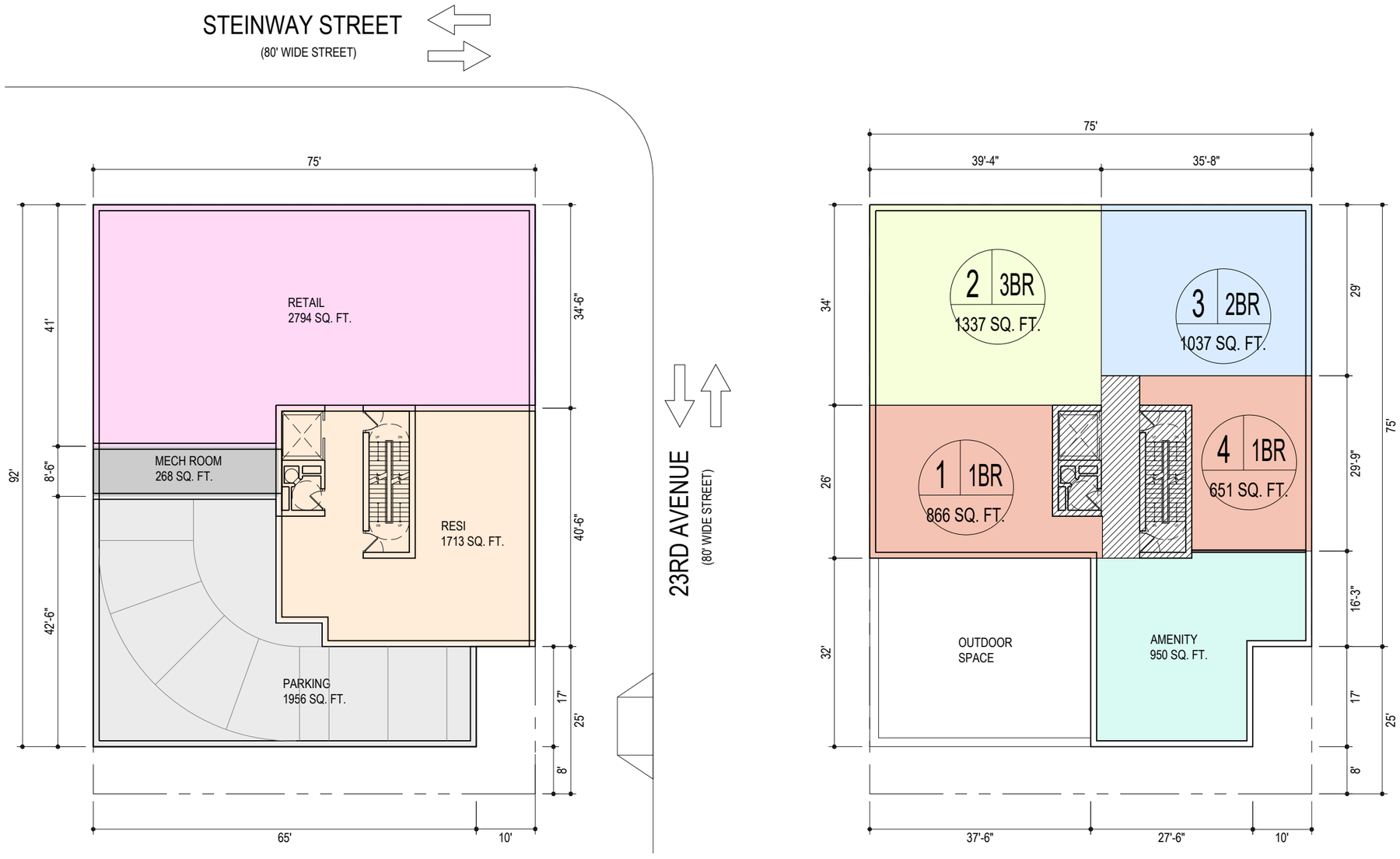

1 GROUND FLOOR
SCALE: 1"=20'

2 2ND FLOOR
SCALE: 1"=20'

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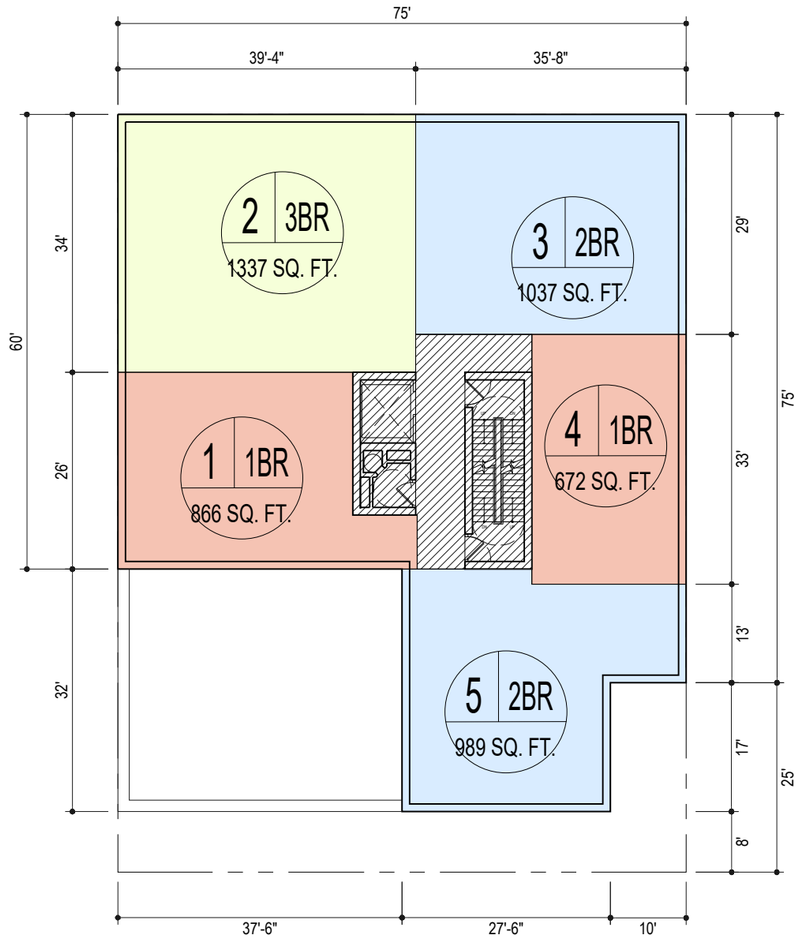
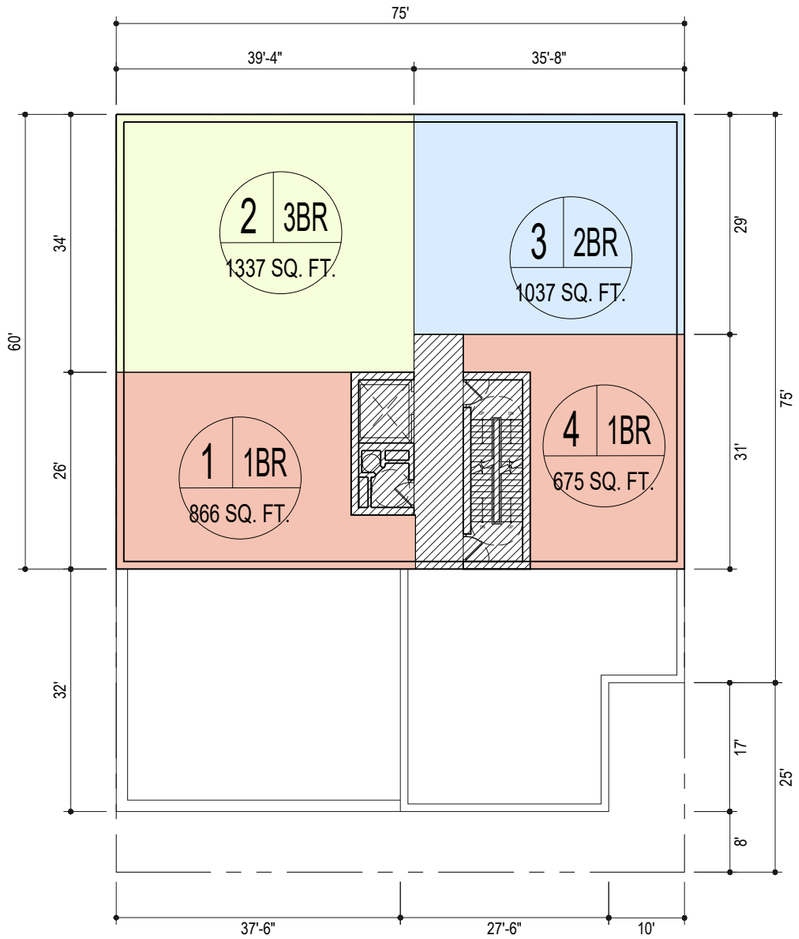
Z4



1 3RD-4TH FLOOR
SCALE: 1"=20'



2 5TH-6TH FLOOR
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Z6