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')

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..

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	I, II, IIA, IIIB, IVC	IIIB	II, IIIB	II, IIIA, IIIB	COMPLIES
BULK REGULATIONS						
	FAR					
23-154 (b)	MAX FAR RESIDENTIAL, INCLUSIONARY HOUSING	7.2	0	5.89	5.89	COMPLIES
23-154 (b)	MAX PERMITTED RESIDENTIAL FLOOR AREA	281,085	0	229,932	229,932	COMPLIES
24-11	MAX FAR COMMUNITY FACILITY	6.5	1.15	0.15	1.30	COMPLIES
24-11	MAX PERMITTED COMMUNITY FACILITY 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	MAX PERMITTED TOTAL 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%	NA	41.83%	41.83%	COMPLIES
24-11	MAX COVERAGE: COMMUNITY FACILITY IN NON-CONTEXTUAL DISTRICTS	65%	24.4%	NA	24.4%	COMPLIES
	TOTAL LOT COVERAGE	70%	24.4%	66.23%	66.23%	COMPLIES
	YARDS					
23-45, 24-34	FRONT YARD: RESIDENTIAL AND COMMUNITY FACILITY	NONE REQUIRED	11'-3"	11'-3"	11'-3"	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'-10"	COMPLIES
	HEIGHT AND SETBACKS					
23-664 Table 2 (MIH/Inclusionary)	MAXIMUM BASE HEIGHT	105'	78'-10"	103'-8'	103'-8'	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 228,621 ZFA / 680 = 336 MAX	N/A	282	282	COMPLIES
	PARKING / LOADING					
25-251	INCOME RESTRICTED UNITS	NONE REQUIRED, WITHIN TRANSIT ZONE	N/A	NONE PROVIDED	NONE PROVIDED	COMPLIES
25-31	COMMUNITY FACILITY	NONE REQUIRED	N/A	NONE PROVIDED	NONE REQUIRED	COMPLIES
25-72	REQUIRED ACCESSORY OFF-STREET LOADING (RESIDENTIAL & COMMUNITY FACILITY)	NONE REQUIRED	N/A	NONE PROVIDED	NONE PROVIDED	COMPLIES
	BICYCLE PARKING					
25-811	ENCLOSED BICYCLE PARKING SPACES, RESIDENTIAL	UG 2: 1 PER EVERY 2 UNITS = 141 REQUIRED	NONE	141	141	COMPLIES
	ENCLOSED BICYCLE PARKING SPACES, COMMUNITY FACILITY	UG 4: 1 PER EVERY 10,000 FLOOR AREA = 6 REQUIRED	NONE	8	8	COMPLIES
	PLANTING					
23-451	PLANTING REQUIREMENTS	NONE REQUIRED	N/A	NONE PROVIDED	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	5	8	8, (5 EXIST TO REMAIN, 3 TO BE PAID INTO TREE FUND)	COMPLIES

paul a. castrucci architects, pllc

179 RIVINGTON STREET
SUITE 1A
NEW YORK, NEW YORK
10002
TEL 212.254.7060
FAX 212.260.7199
paul@castrucciarchitect.com

NOTES:

PROJECT ADDRESS:

413 EAST 120TH STREET
NEW YORK, NEW YORK
10035

BLOCK 1808, LOT 8

NORTH:

Revision Schedule

#	Description	Date
1	DOB SUBMISSION	06.14.24

DOB APPROVE STAMPS:

PROJECT:

THE BEACON RESIDENTIAL

FOR: BLDS DESIGN REVIEW

DOB JOB#: **M01030184-I1**

ZONING ANALYSIS

Date: 08.01.24

Seal/Signature:

REGISTERED ARCHITECT PAUL A. CASTRUCCI NEW YORK STATE No. 026787

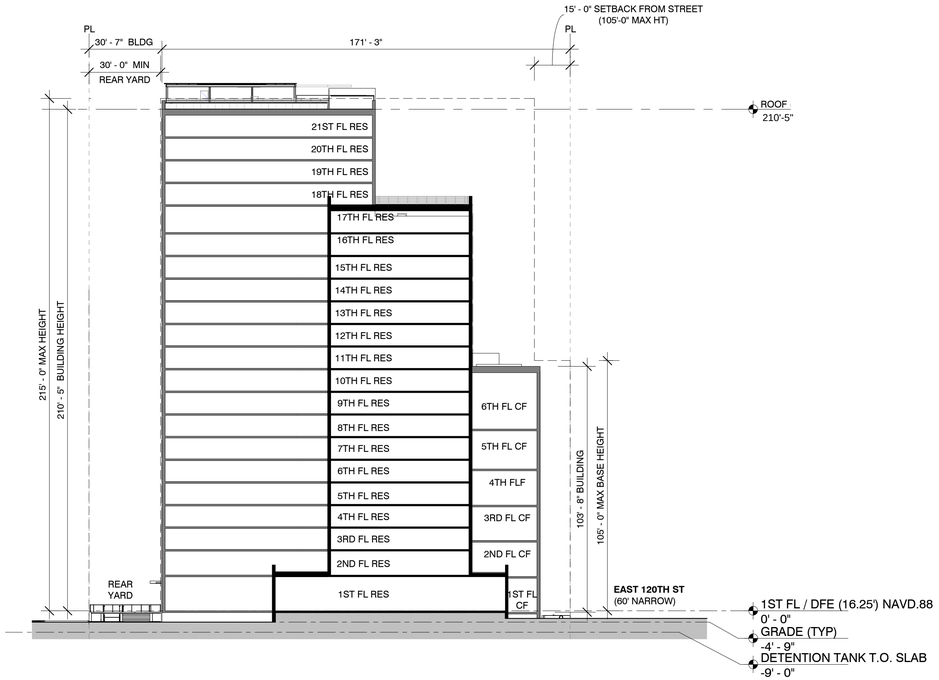
Scale:

Drawn By: Author

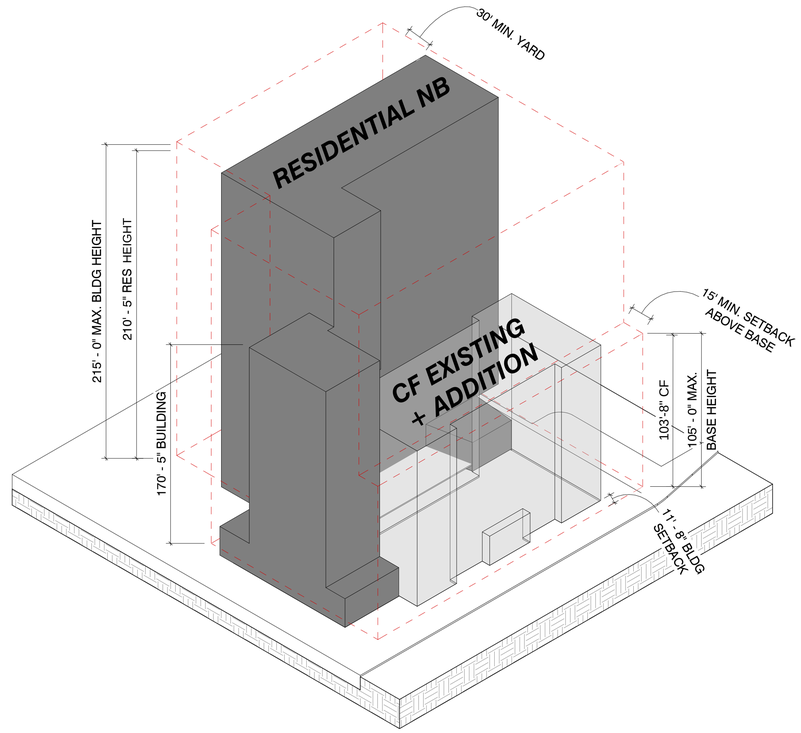
Chkd By: Checker

Drawing #:
Z-001.00

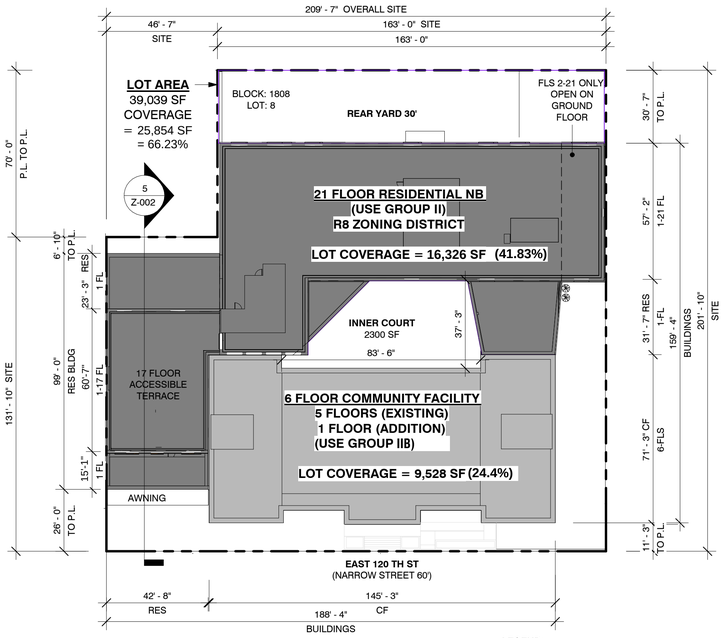
Sheet #: 18 of 79



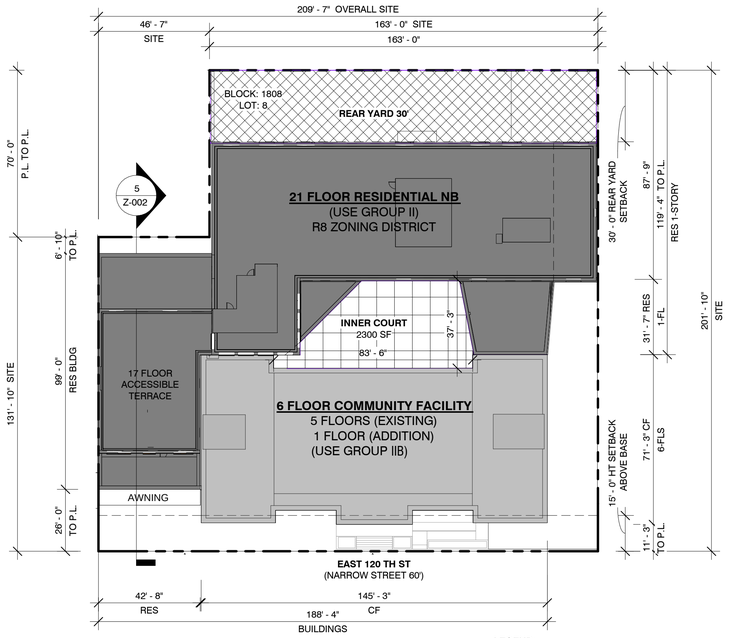
5 ZONING SCTION DIAGRAM
1" = 30'-0"



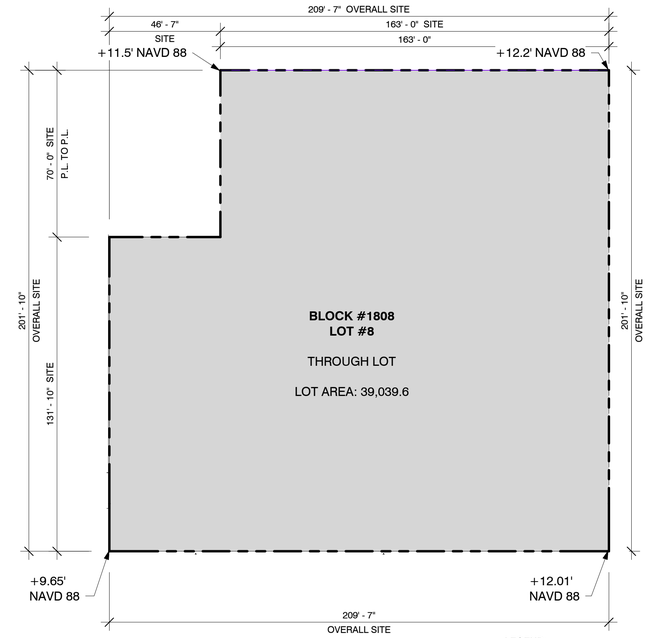
4 ZONING AXON DIAGRAM



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



2 SITE ZONING USE DIAGRAM
1" = 30'-0"



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

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PROJECT:

THE BEACON RESIDENTIAL

FOR: BLDS DESIGN REVIEW

DOB JOB#: **M01030184-I1**

ZONING ANALYSIS - LOT COVERAGE & SETBACKS

Date: 08.01.24

Seal/Signature:

REGISTERED ARCHITECT PAUL A. CASTRUCCI NEW YORK STATE

Scale: 1" = 30'-0"

Drawn By: Author

Chkd By: Checker

Drawing #: Z-002.00

Sheet #: 19 of 79