Site Info

Block/ Lot	1638/ 1
Comm District	MAN CD# 11
Zoning Map	6b
Zoning	Proposed R9-1 w/ C2-4 Mandatory Inclusionary Housing Area 5 in Manhattan CD #11/ Option 1 and Deep Affordability Option "Inner Transit Zone"
Street(s)	East 110th Street — 80 FT Wide - Wide Street Park Avenue — 140 FT Wide - Wide Street East 111th Street — 60 FT Wide - Narrow Street
Lot Area:	**25,692 SF** — 0.59 Acres
	ZR
22-00, 32-00	**1- Permitted Uses:** — Use Groups I, II, III, IV, V, VI
	Proposed Uses — Use Groups II, III(B)

2- Lot Area and Lot Width Regulations

		Min Required	Proposed
23-12	Lot Area	1,700 SF	25,692 SF
	Lot Width	18 FT	116. 25 FT

3- Street Tree Planting in Residence Districts

33-04 / 23-611 / 26-41 — One street tree, pre-existing or newly planted, shall be provided for every 25 FT of street frontage of the zoning lot.

Streets	Frontage	Min required tree	Existing tree
East 110th Street	116.25 FT	5	3
Park Avenue	201.83 FT	8	5
East 111th Street	138.33 FT	6	4
Min required Street Trees		19	
Existing Street Trees to remain			12
Proposed New Street Trees			7
Proposed New Street Trees to be planted off-site			0

4- Floor Area Regulations

	Uses	Max FAR	Floor Area
23-22	Residential - Qualifying Senior Housing	10.80	277,474 SF
	Residential Use (MIH)	10.80	277,474 SF
33-121	Community Facility	10.00	256,920 SF
	Total maximum permitted	10.80	277,474 SF
	- existing floor area to remain		-71,856 SF
	Adjusted Maximum available floor area		205,618 SF

	Proposed Floor Area	Proposed FAR
Proposed AIRS	92,461 SF	3.599 ***OK***
Proposed Residential Use (IRDU)	39,720 SF	1.546 ***OK***
Proposed Community Facility Use - UG IIII(B)	7,138 SF	0.278 ***OK***
Total Proposed Floor Area	139,319 SF	5.423 ***OK***

5- Special Floor Area Provisions for Multi-family Buildings

Floor area provisions for amenities

23-23, 23-231 — Floor space in a building allocated to residential amenities may be exempted from the definition of floor area, in an amount not to exceed 5% of the residential floor area of the building.

Proposed residential floor area		132,181 SF
Maximum amount of floor area may be exempted from floor area	5.0%	6,609 SF
- Proposed total amount of amenity spaces		8,059 SF ***OK***
- Amount fo floor area exempted from floor area	5.0%	6,609 SF

23-232 — **Floor area provisions for corridors**

(a) Corridor termination

50% of the floor space of a corridor may be exempted from the definition of floor area where the corridor has a daylighting through windows with a glazed area of at least 20 SF and such windows are located directly within the corridor

- Amount of floor area exempted from floor area — 9,775 SF

(b) Length of corridor

50% of the floor space of a corridor may be exempted from the definition of floor area where the length of corridor as measured from the elevator core to the door of the furtherest dwelling unit on the story does not exceed 100 linear feet.

- Amount of floor area exempted from floor area — 9,775 SF

23-233 — **Floor area provisions for refuse storage and disposal**

Floor space in a building allocated to refuse storage and disposal may be exempted from the definition of floor area in an amount not to exceed a maximum of three square feet per dwelling unit in the building

Proposed number of dwelling units — 211 DU

- Amount of floor area exempted from floor area — 633 SF

6- Mandatory Inclusionary Housing

27-131(a)(3)(i) — Mandatory Inclusionary Housing Option 1.

An affordable floor area shall be at least 25% of the residential floor area within such MIH development.

Proposed residential floor area	132,181 SF
Min Required affordable floor area	33,045 SF

27-111 — Affordable floor area- (a) Where all of the dwelling units, rooming units and supportive housing units in an MIH site, other than any super's unit, are affordable housing units, all of the residential floor area, or community facility floor area for a supportive housing project, in such MIH site is "affordable floor area."

All units both senior housing units and residential units are affordable housing units

- Proposed affordable floor area — 132,181 SF ***OK***

Requirements

27-16(a)	Location of MIH site - Not applicable for projects where MIH site is located within the MIH zoning lot.	
27-16(b)	Distribution of affordable housing units	N/A for 100% affordable housign units in an MIH site.
27-16(c)	Bedroom mix of affordable housing units	N/A for 100% affordable housign units in an MIH site.
27-16(d)	Size of affordable housing units	N/A for 100% affordable housign units in an MIH site.

7- Yard Regulations

35-50 — In mixed buildings with differing yard or rear yard equivalent requirements for different uses, the applicable residential yard and rear yard equivalent regulations shall apply at the lowest story containing dwelling units with windows facing onto such residential yard or rear yard equivalent, as applicable.

Minimum Required Front Yards

23-322 — No Front yard requirements shall apply.

Minimum Required Side Yards

23-334(b) — No side yards are required, however, if any open area extending along a side lot line is provided at any level, it shall have a minimum width of 5 FT measured perpendicular to the side lot line.

Minimum Required Rear Yards

23-342(a) — A rear yard with a depth of not less than 30 FT shall be provided at every rear lot line on any zoning lot.

23-343(b) — No rear yard shall be required within 100 feet of the point of intersection of two street lines intersecting at an angle of 135 degrees or less.

Excepted through lots

23-344(a)(3) — In the districts indicated, for zoning lots containing Quality Housing buildings, no rear yard regulations shall apply to any zoning lot that includes a through lot portion that is contiguous on one side to two corner lot portions and such zoning lot occupies the entire block frontage of a street .

8- Lot Coverage

23-362

	Lot Area	Residential uses	Max permitted	Proposed
Corner Lot	20,000 SF	100%	20,000 SF	16,478 FT ***OK***
Interior/Through Lot	5,692 SF	80%	4,554 SF	3,189 FT ***OK***

9- Height and Setback Requirements for eligible sites

35-24 — **Applicability of Residential Bulk Rules to Non-Residential Portions of Mixed Buildings**

Height and Setback

35-24(a)(2)(iii) — The height and setback regulations of Section 23-43 may be applied to Commercial Districts mapped within or with a residential equivalent of an R6 through R12 District without a letter suffix in accordance with the applicable Residence District regulations as modified by the provisions of Section 35-60.

Other bulk regulations

35-24(b) — Where the height and setback regulations of Article II Chapter 3 are applied the following residential bulk regulations may also be applied to the entire building.

(1) Rear yard and rear yard equivalent and open area laong side lot line requirements of Section 23-30 applicable to a multiple dwelling residence

Street Wall Location

35-631(b) — At least 70% of the aggregate width of street walls shall be located within eight feet of the street lineand shall extend to at least the minimum base height.

23-434 — In the districts indicated without letter suffix, for zoning lots that meet the criteria of paragraph (a) of this section, the height and setback modificaionts set forth in paragraph (b) may be applied.

23-434(a)(1) — Eligible sites - zoning lots with a transportation-infrastructure-adjacent frontage

23-434(b) — Modified height and setback provisions

	E 110th Street	Park Avenue
Min base height	60.00 FT	61.17 FT
Max base height	125.00 FT	61.17 FT
Max building height	315.00 FT	290.50 FT

10- Density

23-52(a)(2) — There is no applicable dweling unit factor for qualifying senior housing

11- Parking Regulations

Appendix I — All of Manhattan Community District 11 is in the Transit Zone

Per definition, MAN CD#11 is in the Inner Transit Zone

25-211 — Within the #inner Transit Zone# no #accessory# off-street parking spaces shall be required fordwelling units for which a temporary or final certificate of occupancy is issued after December 5, 2024.

- No accessory off-street parking spaces provided

12- Loading Requirements

25-72/ 36-82 — No loading required for the proposed community facility and retail uses

13- Required Bicycle Parking Spaces

	Uses	Min Requirement	Floor Area/ DU	Required Space	Provided
36-711	AIRS	1/ 10,000 SF	92,461 SF	9.25	9
36-711	UG II IRDU	1 per 2DU	63 DU	31.50	32
36-711	UG III(B)	1/ 10,000 SF	7,138 SF	0.71	0 *

36-711(d) — * The bicycle parking requirement shall be waived where the number of required bicycle parking spaces is three or less.

Restrictions on Operation, Size and Location of Bicycle Parking Spaces.

Min area required for each bicycle space	6 SF
Proposed overall bicycle space	41
Bicycle Parking space area required	246 SF
- Proposed Bicycle Parking area (Cellar)	400 SF ***OK***

14- Required Recreation Spaces in Multi-family Buildings

23-63 — All developments that are multiple dwellingresidences that result in nine or more new dwelling units shall provide recreation space equivalent to a minimum of three percent of the residential floor area of the building. Such space may be provided indoors or outdoors singly or in combination. Where provided indoors floor space may be exempted from the definition of floor area provided that the standards are met.

Standards for Recreation Space

(a) shall only be accessible to the residents of the building

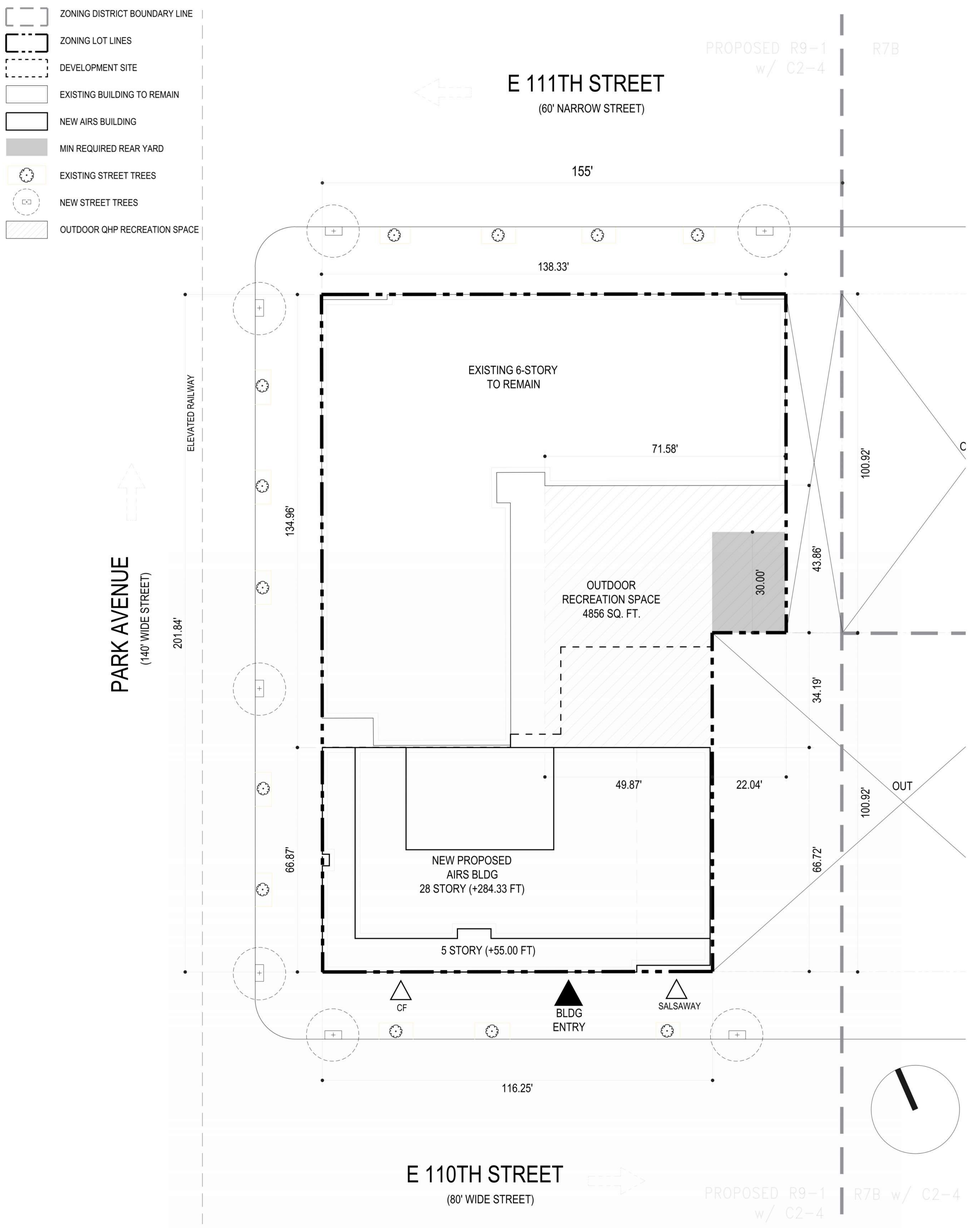
(b) the min dimension of any recreation space in any direction whether indoor or outdoor shall be 15 FT

(c) any outdoor shall be open to the sky

(d) any indoor recreation room shall have at least one exterior wall with windows or ceiling with skylights that measures not less than 9.5% of the total floor space of the room

FLOOR AREA SCHEDULE AND UNIT DISTRIBUTION

FLOOR	GROSS FLOOR AREAS: COMMUNITY FACILITY UG II(B)	RESIDENTIAL UG II	AIRS	GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS: UG II(B) MECH	UG II MECH	AIRS MECH ROOM	AIRS MECH	AIRS STAIRS	QHP DEDUCTIONS: RECREATION SPACE	LAUNDRY ROOM	CORRIDOR TERMINATION	CORRIDOR LENGTH	TRASH ROOM	ZONING FLOOR AREAS: COMMUNITY FACILITY UG III(B)	RESIDENTIAL UG II	AIRS	TOTAL FLOOR AREA	UNIT DISTRIBUTION: RESI UG2 STUDIO	RESI UG2 1 BR	AIRS STUDIO	AIRS 1 BR	TOTAL DU
C	0 SF	0 SF	4,855 SF	4,855 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF					
1	2,817 SF	1,389 SF	3,341 SF	7,547 SF	0 SF	56 SF	0 SF	101 SF	0 SF	1,191 SF	0 SF	0 SF	0 SF	0 SF	2,817 SF	983 SF	2,399 SF	6,199 SF					0 DU
2	4,321 SF	944 SF	2,269 SF	7,534 SF	0 SF	40 SF	2,188 SF	36 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	4,321 SF	261 SF	688 SF	5,270 SF					0 DU
3	344 SF	2,048 SF	5,302 SF	7,694 SF	344 SF	102 SF	0 SF	265 SF	57 SF	0 SF	0 SF	410 SF	410 SF	33 SF	0 SF	1,679 SF	4,394 SF	6,073 SF	2	1	7	1	11 DU
4		3,412 SF	4,282 SF	7,694 SF	0 SF	171 SF	0 SF	214 SF	58 SF	0 SF	0 SF	410 SF	410 SF	36 SF		2,973 SF	3,422 SF	6,395 SF	4	1	7	0	12 DU
5		852 SF	6,842 SF	7,694 SF	0 SF	43 SF	0 SF	342 SF	58 SF	0 SF	0 SF	410 SF	410 SF	36 SF		541 SF	5,854 SF	6,395 SF	0	1	11	0	12 DU
6		1,653 SF	3,976 SF	5,629 SF	0 SF	83 SF	0 SF	199 SF	0 SF	1,343 SF	669 SF	0 SF	0 SF	0 SF		980 SF	2,356 SF	3,336 SF					0 DU
7		1,389 SF	4,589 SF	5,958 SF	0 SF	68 SF	0 SF	229 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,042 SF	3,738 SF	4,780 SF	2	0	4	2	8 DU
8		2,392 SF	3,566 SF	5,958 SF	0 SF	120 SF	0 SF	178 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		2,014 SF	2,767 SF	4,780 SF	2	1	4	1	8 DU
9		2,233 SF	3,725 SF	5,958 SF	0 SF	112 SF	0 SF	186 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,863 SF	2,917 SF	4,780 SF	2	1	4	1	8 DU
10		2,924 SF	3,034 SF	5,958 SF	0 SF	146 SF	0 SF	152 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		2,567 SF	2,376 SF	4,943 SF	3	1	3	1	8 DU
11		1,422 SF	4,536 SF	5,958 SF	0 SF	71 SF	0 SF	227 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,092 SF	3,688 SF	4,780 SF	2	0	4	2	8 DU
12		2,361 SF	3,597 SF	5,958 SF	0 SF	118 SF	0 SF	180 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,985 SF	2,795 SF	4,780 SF	2	1	4	1	8 DU
13		1,991 SF	3,967 SF	5,958 SF	0 SF	100 SF	0 SF	198 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,633 SF	3,147 SF	4,780 SF	3	0	3	2	8 DU
14		2,355 SF	3,603 SF	5,958 SF	0 SF	118 SF	0 SF	180 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,979 SF	2,801 SF	4,780 SF	2	1	4	1	8 DU
15		1,267 SF	4,691 SF	5,958 SF	0 SF	63 SF	0 SF	235 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		945 SF	3,835 SF	4,780 SF	2	0	4	2	8 DU
16		2,367 SF	3,591 SF	5,958 SF	0 SF	118 SF	0 SF	180 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,990 SF	2,790 SF	4,780 SF	2	1	4	1	8 DU
17		1,289 SF	4,669 SF	5,958 SF	0 SF	64 SF	0 SF	233 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		966 SF	3,814 SF	4,780 SF	2	0	4	2	8 DU
18		2,325 SF	3,633 SF	5,958 SF	0 SF	116 SF	0 SF	182 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,950 SF	2,830 SF	4,780 SF	2	1	4	1	8 DU
19		1,267 SF	4,691 SF	5,958 SF	0 SF	63 SF	0 SF	235 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		945 SF	3,835 SF	4,780 SF	2	0	4	2	8 DU
20		2,367 SF	3,591 SF	5,958 SF	0 SF	118 SF	0 SF	180 SF	57 SF	0 SF	0 SF	318 SF	318 SF	24 SF		2,038 SF	2,905 SF	4,943 SF	2	1	4	1	8 DU
21		1,416 SF	4,542 SF	5,958 SF	0 SF	71 SF	0 SF	227 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,087 SF	3,693 SF	4,780 SF	2	0	4	2	8 DU
22		2,175 SF	3,783 SF	5,958 SF	0 SF	109 SF	0 SF	189 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,808 SF	2,972 SF	4,780 SF	2	1	4	1	8 DU
23		1,422 SF	4,536 SF	5,958 SF	0 SF	71 SF	0 SF	227 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,092 SF	3,688 SF	4,780 SF	2	0	4	2	8 DU
24		2,233 SF	3,725 SF	5,958 SF	0 SF	112 SF	0 SF	186 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,863 SF	2,917 SF	4,780 SF	2	1	4	1	8 DU
25		1,422 SF	4,536 SF	5,958 SF	0 SF	71 SF	0 SF	227 SF	57 SF	0 SF	0 SF	318 SF	318 SF	24 SF		1,140 SF	3,803 SF	4,943 SF	2	0	4	2	8 DU
26		2,325 SF	3,633 SF	5,958 SF	0 SF	116 SF	0 SF	182 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		1,950 SF	2,830 SF	4,780 SF	2	1	4	1	8 DU
27		645 SF	5,313 SF	5,958 SF	0 SF	32 SF	0 SF	266 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		354 SF	4,426 SF	4,780 SF	1	0	5	2	8 DU
28		0 SF	5,958 SF	5,958 SF	0 SF	0 SF	0 SF	298 SF	57 SF	0 SF	0 SF	400 SF	400 SF	24 SF		0 SF	4,780 SF	4,780 SF	0	0	6	2	8 DU
ROOF			1,247 SF	1,247 SF	0 SF	0 SF	1,247 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF			0 SF	0 SF					
TOTAL	7,482 SF	49,864 SF	123,624 SF	180,970 SF	344 SF	2,473 SF	3,435 SF	5,732 SF	1,427 SF	2,534 SF	669 SF	9,775 SF	9,775 SF	633 SF	7,138 SF	39,720 SF	92,461 SF	139,319 SF	49	14	114	34	211 DU



1 SITE PLAN
SCALE: 1/16" = 1'-0"



2 TAX MAP (BLOCK 1638/ LOT 1)
SCALE: NTS



3 ZONING MAP 6B
SCALE: NTS

12-10	Proposed AIRS floor area		92,461 SF
	Min required social and welfare facilities	4.0%	3,698 SF

Location	Type	Floor Area
6th Floor	Community Room	862 SF
	Library	346 SF
	Exercise Room	523 SF
7th-28th Floor*	Lounge	2,934 SF (.163 SF per floor)

- Proposed AIRS Social and Welfare facilities — 4,665 SF — 5.05% ***OK***

Note * Except floors 10, 15, 20 and 25.

Recreation Space Requirement

23-63	Proposed Residential Floor Area	132,181 SF
	Min required recreation space	3.0% — 3,965 SF

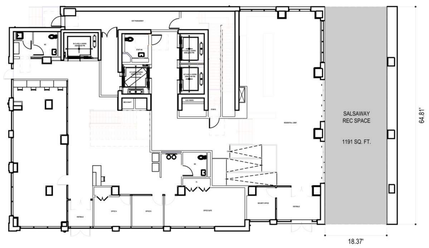
Location	Type	Floor Area
On-Grade	Outdoor	4,856 SF
1st Floor	Salsaway	1,191 SF
6th Floor	Community Room	587 SF
	Library	268 SF
	Exercise Room	488 SF

- Proposed Total QHP Recreation Space — 7,390 SF — 5.59% ***OK***
- Amount of floor area excluded from floor area — 2,534 SF

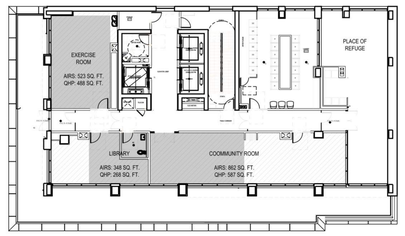
AIRS- SOCIAL/ WELFARE FACILITIES

QHP- RECREATION SPACE

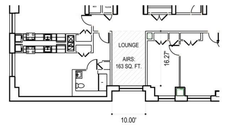
SEE DRAWINGS Z-051.00 FOR DETAIL INDOOR RECREATION SPACE DIAGRAMS



4 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



5 6TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



6 TYP UPPER FLOOR
SCALE: 1/16" = 1'-0"

DOB SEAL:

CARMEN VILLEGAS APARTMENTS

110 East 111 Street,
New York, NY 10029

Owner:

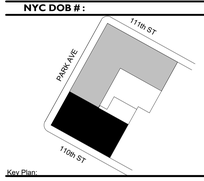
XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission
4	10/31/2023	50% Design Development
5	12/15/2023	100% Design Development
6	01/31/2024	Owner Comments
7	03/21/2024	Response to HPD
8	04/1/2024	HPD Updated Set
9	07/23/2024	Response to DLUA HPD

NOT FOR CONSTRUCTION

Revisions:

Architect:

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MEP Engineer:

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New York, NY 10018
Tel (212) 213-0662

Landscape Architect:

TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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ZONING ANALYSIS

SEAL & SIGNATURE:

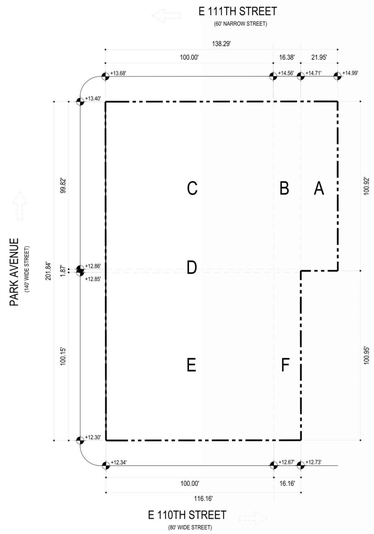
REGISTERED ARCHITECT — STATE OF NEW YORK

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-001.00
SCALE:	

ZONING CHART							
Block/ Lot		1638/ 1					
Zoning Lot Area		25,692 SF					
Zoning Map		6b					
Zoning District		R9-1 w/ C2-4 MIH					
Community District		Manhattan Community District 11					
Streets		East 110th Street		Wide Street			
		East 111th Street		Narrow Street			
		Park Avenue		Wide Street			
Existing Building		6-Story, 71,856 SF					
ZR	**ITEM/ DESCRIPTION**	**REQUIRED/ PERMITTED**			**EXISTING**	**PROPOSED**	**COMPLIANCE/ NOTES**
USE							
22-00, 32-00	Use Group	I through VI			II	II & III(B)	Complies
FLOOR AREA RATIO				Existing / Proposed	EXISTING	PROPOSED	
23-22	Residential MIH	10.80	277,474 SF	2.80 / 1.55	71,856 SF	39,720 SF	Complies/ Existing building to remain
23-22	Residential AIRS	10.80	277,474 SF	0.00 / 3.60		92,461 SF	Complies
33-121	Community Facility	10.00	256,920 SF	0.00 / 0.28		7,138 SF	Complies
33-121	Commercial	2.00	51,384 SF	0.00 / 0.00		0 SF	Complies
	Maximum permitted	10.80	277,474 SF	8.22	71,856 SF	139,319 SF	Complies
LOT COVERAGE							
23-362	Corner Lot (within 100 F of Park Ave.)	100%		82%	9,817 SF	6,661 SF	Complies
23-362	Interior/Through Lot (beyond 100 F of Park Ave.)	80%		56%	2,162 SF	1,027 SF	Complies
MAXIMUM NUMBER OF DWELLING UNITS					EXISTING	PROPOSED	
23-52(b)	Max number of dwelling units	DU Factor = 680 SF/ DU (total permitted FA - non-resi FA) / 680 (277,474 SF - 99,599 SF)/ 680 = 262		Studio 1BR Total		49 DU 14 DU 63 DU	Complies
23-52(a)(2)		N/A for AIRS		Total AIRS		148 DU	Complies
YARDS							
23-322	Min Required Front Yards	None				0 FT	Complies
23-334(b)	Min Required Side Yards	None/ 5 FT min if provided				0 FT	Complies
23-342(a)	Min Required Rear Yards	30 FT				43 FT	Complies
23-344(a)(3)	Min Required Rear Yards Equivalent	N/A				78 FT	Complies
HEIGHT AND SETBACK					PARK AVENUE	E 110TH ST	
35-24(a)		E 110th Street	Park Ave		EXISTING	PROPOSED	PROPOSED
35-632(a), 23-432	Min base height	60 FT			68 FT	61.17	61.17 Complies
35-632(a), 23-432	Max base height	155 FT			68 FT	61.17	61.17 Complies
35-632(b), 23-434(b)	Max building height (FT)	315 FT	315 FT		68 FT/ 6 ST	290.50 FT/ 28 Stories	Complies
35-632(a), 23-433	Setback	10 FT	10 FT		NA	10 FT	10 FT Complies
35-631(b)	Street Wall Location	Min 70% of aggregate width of street wall to be within 8 FT of street line and extend to at least the min base			100% of street wall within 8 FT of street line		Complies
PARKING					EXISTING	PROPOSED	
25-211	DU within Inner Transit Zone	N/A			0	12	0 Complies; existing parking to be removed
36-21 36-232	CF Use Group III(B)	1 per 1,000 SF (waived if min req is less than 40)			7,138/ 1,000 = 7 (waived)		Complies
MINIMUM REQUIRED LOADING BERTHS							
36-62	CF Use Group III(B)	N/A			0		Complies
BICYCLE PARKING							
36-711	AIRS	1 per 10,000 SF			92,461 /10,000 = 9.2, therefore 9		Complies
	Residential Uses	1 per 2 DU			63 / 2 = 31.5, therefore 32		Complies
	Community Facility Uses	1 per 10,000 SF (waived if min req is less than 3)			7,138 / 10,000 < 3 (waived)		Complies
STREET TREES					EXISTING	PROPOSED	
33-04, 23-611, 26-41		1 per 25 FT of frontage					
	East 110th Street	116.25 FT /25 FT = 5			3 TREES	2 TREES	
	Park Avenue	201.83 FT /25 FT = 8			5 TREES	3 TREES	
	East 111th Street	138.33 FT /25 FT = 6			4 TREES	2 TREES	
	Total	19			12 TREES	7 TREES	Complies

LEGEND

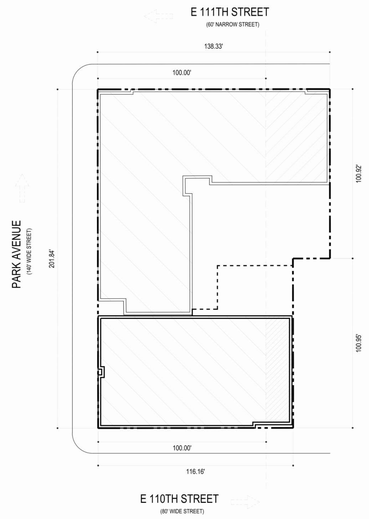
- ZONING LOT LINES
- DEVELOPMENT SITE
- EXISTING BUILDING TO REMAIN
- NEW AIRS BUILDING
- INTERIOR/THRU LOT COVERAGE (EX BUILDING)
- INTERIOR/THRU LOT COVERAGE (NEW AIRS BUILDING)
- CORNER LOT COVERAGE (EX BUILDING)
- CORNER LOT COVERAGE (NEW AIRS BUILDING)



1 MEAN CURB LEVEL DIAGRAM
SCALE: 1/32" = 1'- 0"

Mean Curb Level Calculations

A	E 111TH STREET	(Interior Lot)	(14.99 + 14.71) / 2 =	14.85'
B	E 111TH STREET	(Through Lot)	(14.71 + 14.56) / 2 =	14.64'
C	E 111TH STREET	(Corner Lot)	(14.56 + 13.68) / 2 =	14.12'
	PARK AVENUE	(Corner Lot)	(13.40 + 12.86) / 2 =	13.13'
D	PARK AVENUE	(Interior Lot)	(12.86 + 12.85) / 2 =	12.86'
E	PARK AVENUE	(Corner Lot)	(12.85 + 12.30) / 2 =	12.58'
	E 110TH STREET	(Corner Lot)	(12.34 + 12.67) / 2 =	12.51'
F	E 110TH STREET	(Through Lot)	(12.67 + 12.73) / 2 =	12.70'



2 LOT COVERAGE DIAGRAM
SCALE: 1/32" = 1'- 0"

Lot Coverage Calculations

	Zoning Lot Area:		25,692 SF	
	Corner Lot Portion:		20,000 SF	
23-362	Max Lot Coverage	100%	20,000 SF	
	Existing Lot Coverage		9,817 SF	
	Proposed Lot Coverage		6,661 SF	
	Total Lot Coverage	82%	16,478 SF	Complies
	Interior/ through Lot Portion:		5,692 SF	
23-362	Max Lot Coverage	80%	4,554 SF	
	Existing Lot Coverage		2,162 SF	
	Proposed Lot Coverage		1,027 SF	
	Total Lot Coverage	56%	3,189 SF	Complies

CARMEN VILLEGAS APARTMENTS

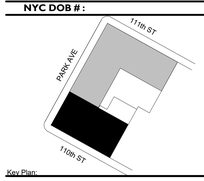
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
1	08/18/2023	BLDS Design Consultation Resubmission
2	10/31/2023	50% Design Development
3	12/15/2023	100% Design Development
4	01/31/2024	Owner Comments
5	03/21/2024	Response to HPD
6	04/1/2024	HPD Updated Set
7	07/23/2024	Response to DLUA HPD

NOT FOR CONSTRUCTION

Revisions:

Architect:

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42 West 39th Street, 15th Floor
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MEP Engineer:

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New York, NY 10018
Tel (212) 213-0662

Landscape Architect:

TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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ZONING ANALYSIS

DOB SEAL:

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DOMINICK J. MAGNUSSON
STATE OF NEW YORK
026914

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-002.00
SCALE:	