

**31 WEST 138TH STREET ZONING STUDY**

**TABLE OF CONTENTS**

PROJECT DESCRIPTION	3
ZONING ANALYSIS	4
FLOOR AREA CHART	5
3D MASSING STUDY	6
PROPOSED SECTION	7
PROPOSED FLOOR PLANS	8 - 10

## PROJECT DESCRIPTION

### PROJECT DESCRIPTION:

31 w. 138th street presents an opportunity to build a new building of either residential or community facility use. The site is approximately 25 feet wide and 100 feet deep for a total lot size of approximately 2,500 square feet. The proposed residential building shown on the following pages maximizes the residential floor area allowed under the zoning regulation and also introduces a rentable community facility space on the ground floor. The size of the floor plans allow the typical floors (2 through 6) to be either two, one bedroom units or one large 2 bedroom unit with direct access from the elevator into the unit. The study presented here was done using 2 units per floor in order to deduct 50% of the corridors from the zoning floor area, which allows for the additional unit on the 7th floor. If one unit per floor is preferred, the total zoning floor area would change and the 7th floor as shown in the following drawings would not be possible. The 7th floor also takes advantage of the required street wall set back, and offers a shared roof terrace, which provides the amenity space that is required if there are more than 9 units. There are also two plan options shown for the ground floor. The community facility space option is reflected in the floor area chart. If the garage option is preferred, the zoning floor area will need to be recalculated.

### DISCLAIMER

While the information set forth herein is deemed to be accurate, the creator of this document (Liz Mickey, AIA) shall not be held liable for the accuracy of, or omissions from this Brochure, and for any other written or oral communication transmitted to the Recipient and/or to any other party in the course of its evaluation or transactions involving the project. The analysis, assumptions, outputs and estimates on the documentation provided must not avoid the owner or investor to undertake their own due diligence.

**ZONING ANALYSIS**

**Details of Zoning Lot (Per Zola 4/8/2022)**

**Borough** = Manhattan  
**Tax Block #** = 1736  
**Tax Lot #** = 26  
  
**Zoning District** = R7-2  
**Special District** = N/A  
**Special District & Subdistrict** = N/A  
**Community District** = 10  
**Zoning Map** = 6a  
**Inclusionary Housing** = NO  
**Transit Zone** = yes  
**FRESH Zone** = yes  
**OER** = NO  
**Quality Housing** = Optional  
**Flood Zone** = Yes Shaded X (0.2% Floodplain) Moderate risk flood zone per ZR 64-11  
**Coastal Zone Boundary** = Yes  
**Historic District** = No

**Development Lot Size/Dimensions** **LOT AREAS**  
 R7-2  
 Total Zoning Lot Area = 2,498.00 SF Per ZOLA NYC Verify all areas with survey

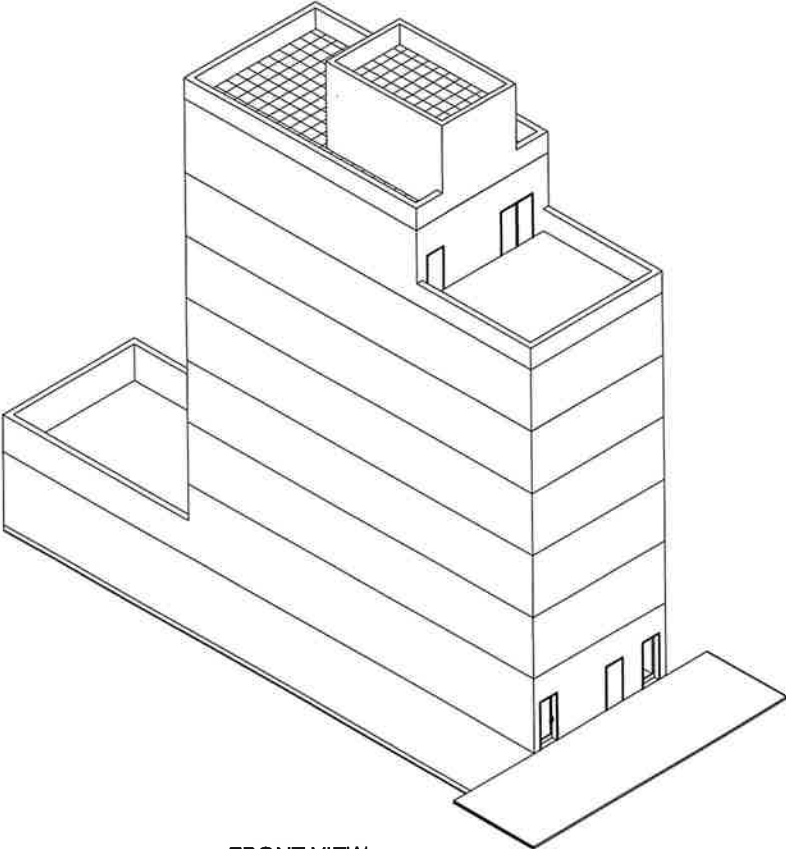
Z.R. Section	Sr. No.	Description	Required / Permitted			Proposed		Total		
<b>A Use Regulations</b>										
22-10	1	Uses Permitted	Use Groups			2				
22-10	a	Residential Use	1,2							
	b	Community Facility	3,4							
	c	Commercial								
<b>B Floor Areas and Floor Area Ratios</b>										
			FAR	Floor Area		FAR	Floor Areas		FAR	Floor Areas
23-153	1	Residential	3.44	8,593	SF	3.38	6,436.25			
24-11	b	Community Facility	6.50	16,237	SF	0.32	803.00			
	C	Total Floor Area	6.50	16,237	SF	3.35	8,378.75			
<b>C Height, Setback &amp; Yard Regulations</b>										
23-662 (a)	1	Residential (Narrow Street)								
		Base Height								
		Min	40	Feet						
		Max	65	Feet						
		Setback	15	Feet						
		Maximum Building Height	75	Feet						
3-153, 24-11		Lot Coverage								
		Interior Lot (Residential and Community Facility)	65%	1,624						
<b>D Off Street Parking Regulations</b>										
25-261		May be waived for small number of spaces								

**PROPOSED FLOOR AREA CHART**

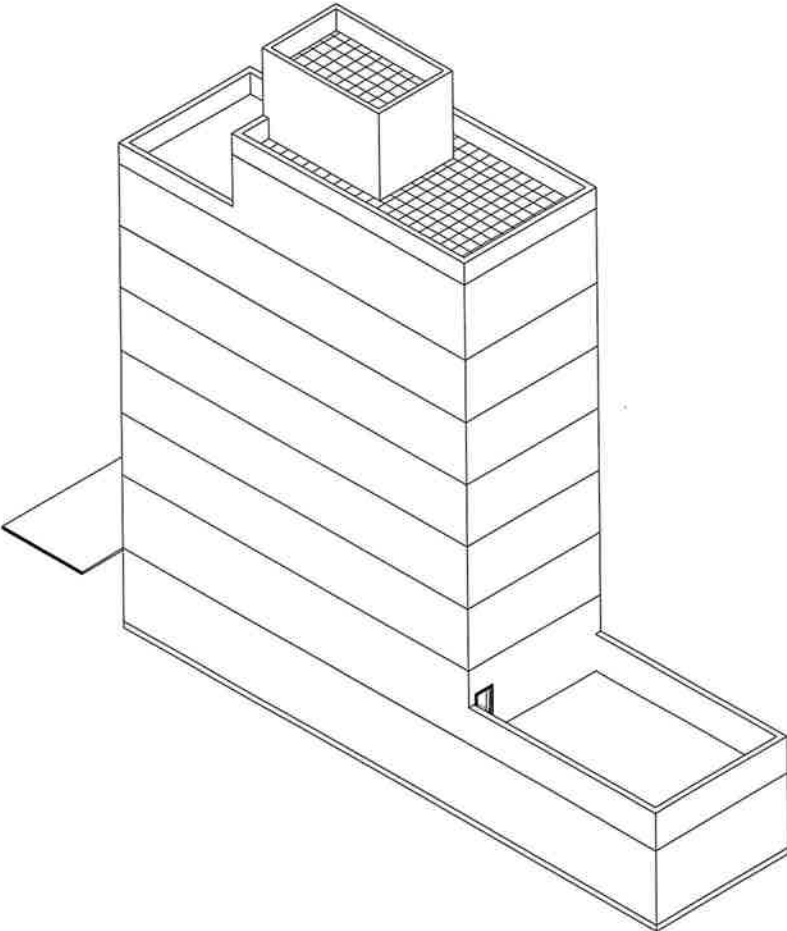
Block 1736

Floor No.	Floor Height	Gross Floor Areas (SF)				Zoning Deductions (SF)							Zoning Floor Areas (SF)			Total Mixed Use Zoning Floor Area (SF)
		Gross Floor Area	Residential	Community Facility	Utilities F-2	Residential Mechanical + Zone Green	Below Grade	Residential QH Corridor	QH Stair & Refuse RM	Residential QH (Amenity)*	Community Facility	Utilities	Residential	Community Facility	Utilities	
						5.0%		100% Corridor		3.3%		100.0%				
Cellar	12.00 ft	2,400.00			2,400.00		0.00					2,400.00	0.00			0
1	12.00 ft	1,623.00	820.00	803.00		41.00		475.00				0.00	304.00	803.00		1,107
2	10.17 ft	1,623.00	1,623.00			81.15		87.50				0.00	1,454.35			1,454
3	10.17 ft	1,623.00	1,623.00			81.15		87.50					1,454.35			1,454
4	10.17 ft	1,623.00	1,623.00			81.15		87.50					1,454.35			1,454
5	10.17 ft	1,623.00	1,623.00			81.15		87.50					1,454.35			1,454
6	10.17 ft	1,623.00	1,623.00			81.15		87.50					1,454.35			1,454
7	12.17 ft	1,090.00	1,090.00			54.50		175.00					860.50			
MAIN ROOF	10.00 ft	280.00			280.00	0.00		0.00				280.00	0.00			0
MECH	10.00 ft	660.00			660.00	0.00						660.00	0.00			0
EMR																
	95.02 ft	14,168.00	10,025.00	803.00	3,340.00	501.25		1,087.50	0.00	0.00	0.00	3,340.00	8,436.25	803.00	0	8,379
TOTALS						3,841						27.11%	156.87			214
													8,593			8,593

3D MASSING STUDY

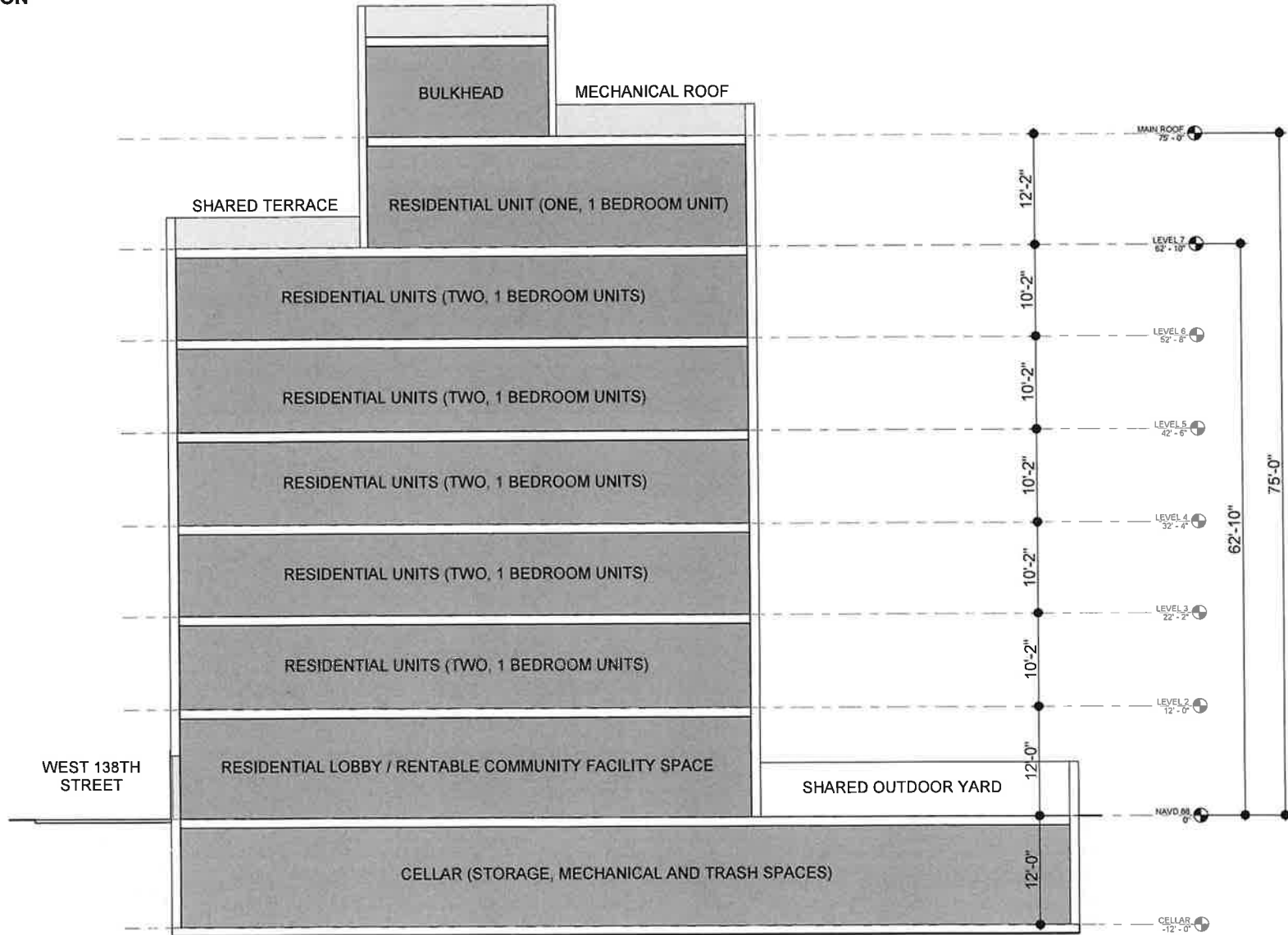


FRONT VIEW

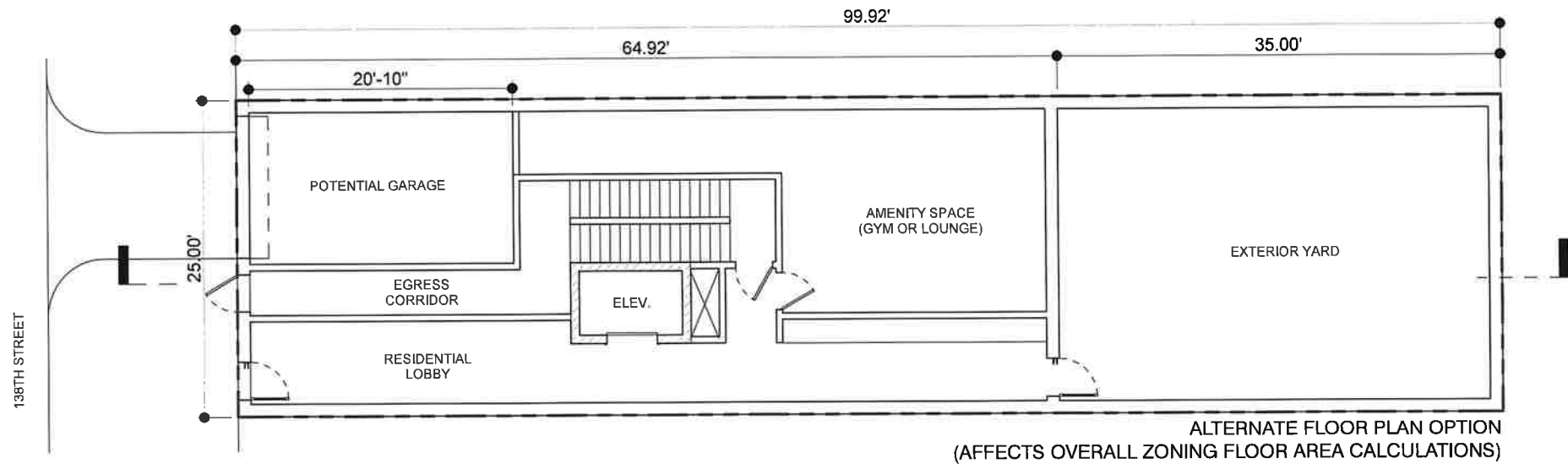
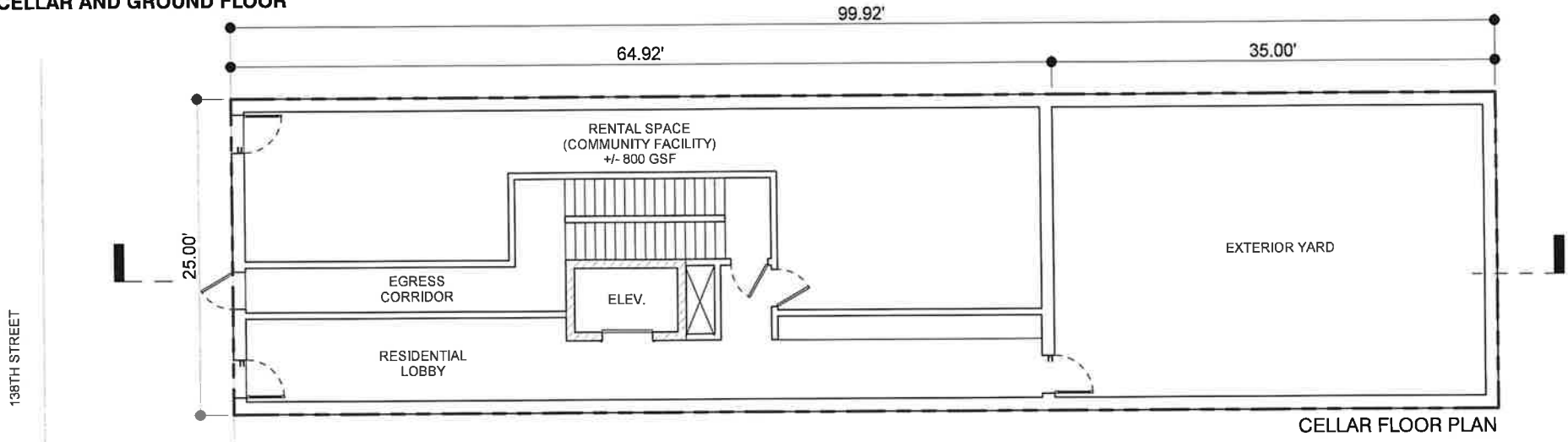


REAR VIEW

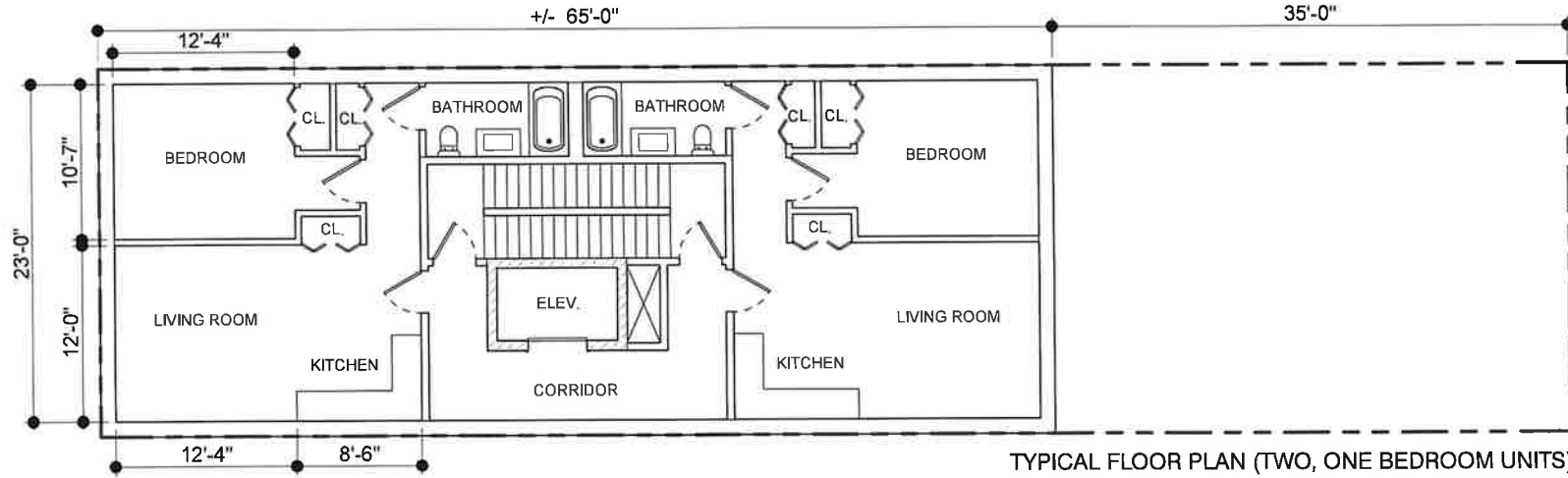
**PROPOSED SECTION**



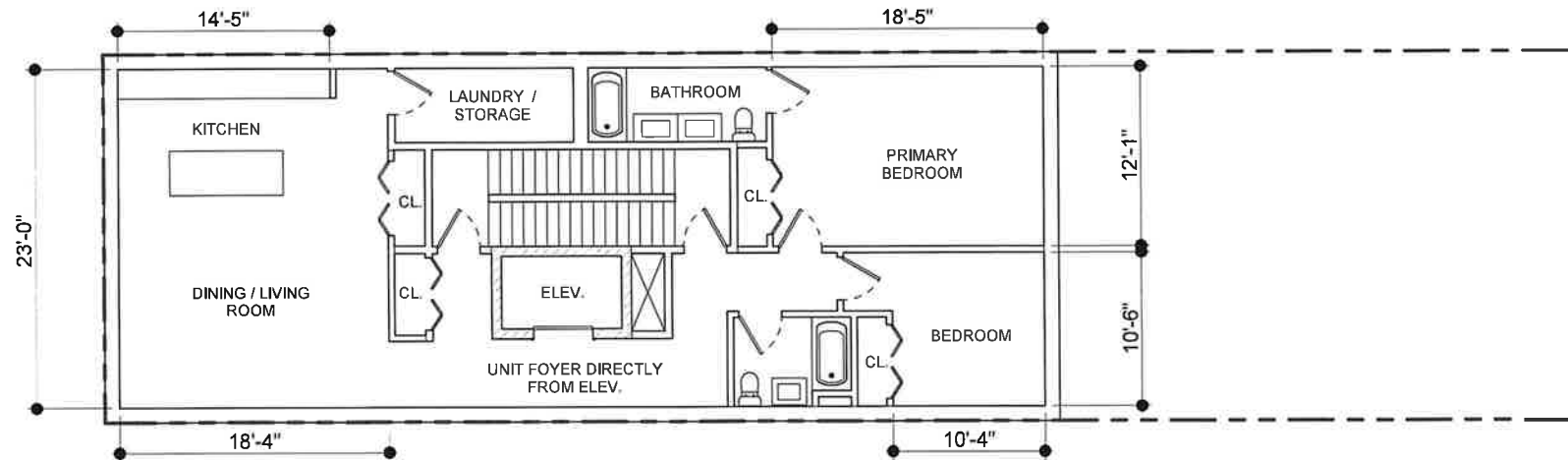
**PROPOSED PLANS  
CELLAR AND GROUND FLOOR**



**PROPOSED PLANS  
TYPICAL PLAN OPTIONS**

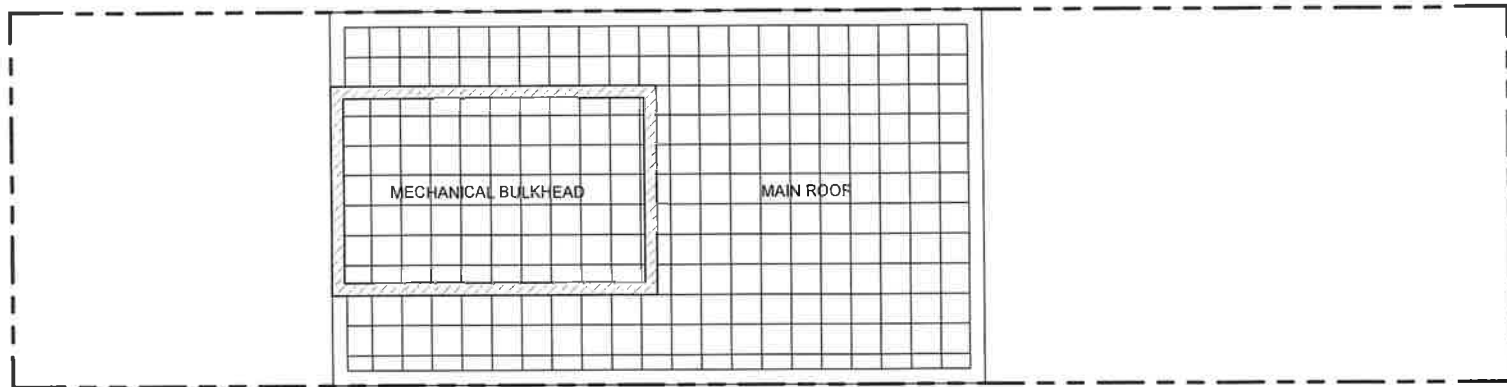


TYPICAL FLOOR PLAN (TWO, ONE BEDROOM UNITS)  
(REFLECTED IN ZONING FLOOR AREA CHART)

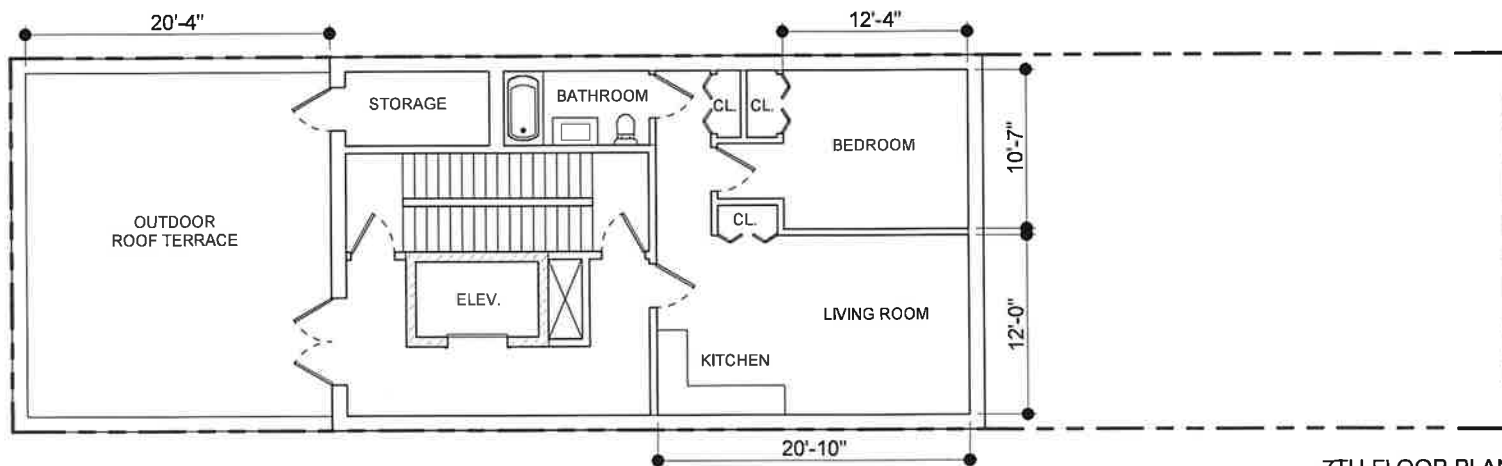


ALTERNATE FLOOR PLAN OPTION (ONE, TWO BEDROOM UNIT)  
(AFFECTS OVERALL ZONING FLOOR AREA CALCULATIONS)

**PROPOSED PLANS  
7TH FLOOR AND ROOF**



ROOF PLAN



7TH FLOOR PLAN