

ZONING ANALYSIS

Block: 816 Lot Frontage: 75' (25' + 25' + 25')
 Lot: 20 Lot Depth: See Survey
 Zone: C6-2M Lot Area: 7625.8 sf. See Survey
 Map: 12C
 Community Board: 105
 35 West 14 Street (Lot 20):
 Zoning Exhibit I Recorded in ACRIS with CRFN 2024000187683
 Zoning Exhibit III Recorded in ACRIS with CRFN 2024000187684

PROPOSED Use Group:
 - Multiple Dwelling Units(U.G. II)
 - Retail(U.G. VI)
 - Z.R. 32-121: Use Group II for multiple dwelling in C6 zone (OK)
 - Z.R. 32-161: Use Group VI for retail in C6 zone (OK)
 - Z.R. 34-112: Residential Bulk Regulations for C6-2 = R8
 - Z.R. 34-221: Max. Floor Area Ratio of Residential use follow Artic II Chapter 3
 - Z.R. 35-31: The total of all floor area ratios shall not exceed the greatest floor area ratio permitted for any use on the zoning lot.
 - Z.R. 23-22: Max. Residential Floor Area Ratio for R8:
 FAR 7.2 within 100' of wide street = FAR 6.02 all other area
 - Z.R. 33-122: Max. Floor Area Ratio for C6-2:
 FAR 6.0

7.2>6.0, 6.0>6.0 Thus Use Residential Floor Area Ratio for Calculation:
 Total Lot Area = 7625.8 sf. (as per survey)
 Lot Area within 100' of wide street = 7,458.77 sf.
 Lot Area beyond 100' of wide street = 167.8 sf.

Max. Permitted Floor Area:
 7,458.77 sf. x 7.2 = 53,703.1 sf.
 167.8 sf. x 6.02 = 1,010.2 sf.
 53,703.1 sf. + 1,010.2 sf. = **54,713.3 sf.**

(Z.R. 12-10) Floor Area:
 (15' floor space within a fully electrified building or an **ultra low energy building**, of an amount equivalent to **five percent of the floor area** located within such building, and exclusive of any floor space otherwise **excluded from floor area**;

(Z.R. 12-10) **ultra low energy building**
 An "ultra-low-energy building" shall refer to a building which complies with requirements for ultra-low-energy usage. At time of application for plan approval to the Commissioner of Buildings, materials shall be submitted demonstrating:

(a) that such building shall comply with the requirements of Local Law 154 of 2021, as such requirements would apply to a new building where an application for the approval of construction documents is submitted to the Commissioner of Buildings after July 1, 2027;
 (b) that such building shall be designed and constructed to reduce energy use:

energy performance that exceeds by at least 15 percent the energy performance of such a building if designed and constructed according to an approved modeling method set forth in the New York City Energy Conservation Code, that a registered design professional has verified that the proposed design will meet the requirements of this definition, and that plans have been prepared to conduct, as relevant: inspections, equipment commissioning, and airtightness testing during the construction phase.

No final certificate of occupancy shall be issued for such a building until a report prepared by a registered design professional has been submitted to the Commissioner of Buildings verifying that the building has completed and successfully passed the inspections, commissioning, and testing set forth in paragraph (d) of this definition.

The Department of City Planning may, by rule, update or supplement the requirements of this section exclusively for the purpose of keeping such requirements aligned with advancing technological and construction practices. Such updates may only modify the statutory reference in paragraph (a) of this definition; the specified parameters and reference standards of paragraph (b)(2) of this definition.

Total Proposed Floor Area = 57,586 sf.
 5% of 57,586 sf. = 2,879 sf.
 57,586 sf. - 2,879 sf. = **54,707 sf. < 54,713.3 sf. (OK)**

- Z.R. 23-231: Floor area provisions for amenities
 Floor space in a building allocated to residential amenities may be **exempted** from the definition of floor area, in an amount not to exceed **five percent** of the residential floor area of the building.

Total Residential Floor Area: 55767 sf.
 Max. amenities exempted= 55767 sf. x 5% = 2788 sf.
 Proposed Indoor Recreation: 1671 sf. < 2788 sf. (OK)

- Z.R. 23-232: Floor area provisions for corridors
 Fifty percent of the floor space of a corridor may be exempted from the definition of floor area, where the length of the corridor, as measured from the **elevator core** to the **door** of the furthest dwelling unit on the story, does not exceed 100 linear feet.

- Z.R. 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.

- Z.R. 23-234: Elevated Ground Floor Units
 For buildings with entryways at curb level that accommodate ramps, stairs or lifts to dwelling units that are elevated above curb level on the first story of the building, up to 100 square feet of such entryways may be exempted from the definition of floor area for each foot of difference between the floor level of such dwelling units and curb level. However, no more than a maximum of **500 square feet** of floor space may be **exempted** from the definition of floor area for each building.
 - Proposed 1st dwelling units located at 13 feet above base plane. Use 500 sf. deduction.

- Z.R. 23-332: No Front Yard for R8
 - Z.R. 23-334: No Side Yards for R8 for multiple dwellings
 - Z.R. 23-342(a)(1): 20' of Required rear yard for portion of building below 75 feet in height measured from base plane
 30' of Required rear yard for portion of building above 75 feet in height measured from base plane
 Proposed Rear Yard = 30' (OK) starting from 1st floor.

Base Plane (Curb Level) EL (NAVD88) : See Survey (Sheet T-003)
 $(31.92' + 32.18' + 32.38' + 32.36') / 4 = 32.21'$

- Z.R. 23-362(a) Max. Lot Coverage in R8 = 80%
 Proposed Lot Coverage = 5,327 sf. / 7,625.8 sf. = 70% < 80% (OK)

- Z.R. 35-631(a) Line-up Rules:
 (1) Street wall shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least the minimum base height, or the height of the building, whichever is less.
 (2) Above a height of 15 feet above the base plane, or the height of the first story, whichever is lower, up to 30 percent of the aggregate width of street walls may be recessed beyond the street line.

- Z.R. 35-631(b) Street Wall Location:
 70% of aggregate width of street walls to be located within 8 feet of street line
 see street wall diagram for compliance.

- Z.R. 35-631(d) Articulation allowances:
 50% of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet.
 see street wall diagram for compliance.

- Z.R. 23-432 Height and Setback Requirement for R8 (fronting wide street):
 Min. Base Height = 60'
 Max. Base Height = 95' Proposed Base Height: 93'-8" (OK)
 Max Building Height = 135' Proposed Building Height: 135' (OK)
 see height and setback diagram for more details
- Z.R. 23-433 Standard Setback Requirements for R8 fronting wide street:
 At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district, a setback with a depth of at least 10 feet shall be provided from any street wall fronting on a wide street
- Z.R. 23-52 Max. Number of Dwelling Units for R8 in special density areas (Manhattan Core) = Not Applicable
- Z.R. 23-61 Street Tree Planting as per Z.R. 26-40
 Every 25' of street frontage require 1 tree.
 Lot width = 75' / 25' = 3
 3 Trees required. 1 Existing tree on site, 2 trees through NYC Parks Tree Fund programs (see ST-1 form)
- Z.R. 23-613 Front Yard Planting Requirement:
 Grass planting areas to be provided between street wall and street line. (see 1st floor street wall diagram)
- Z.R. 23-63 Required Recreation Space in Multi-Family Building
 Min. 3% Recreation floor area required.
 Min. Required. Recreation Area = 5,5767 sf. x 3% = 1,673 sf.
 Proposed Recreation Area = Indoor Recreation + Outdoor Recreation = 1,671 sf. + 2,276 sf. = **3,947 sf. > 1,673 sf. (OK)**
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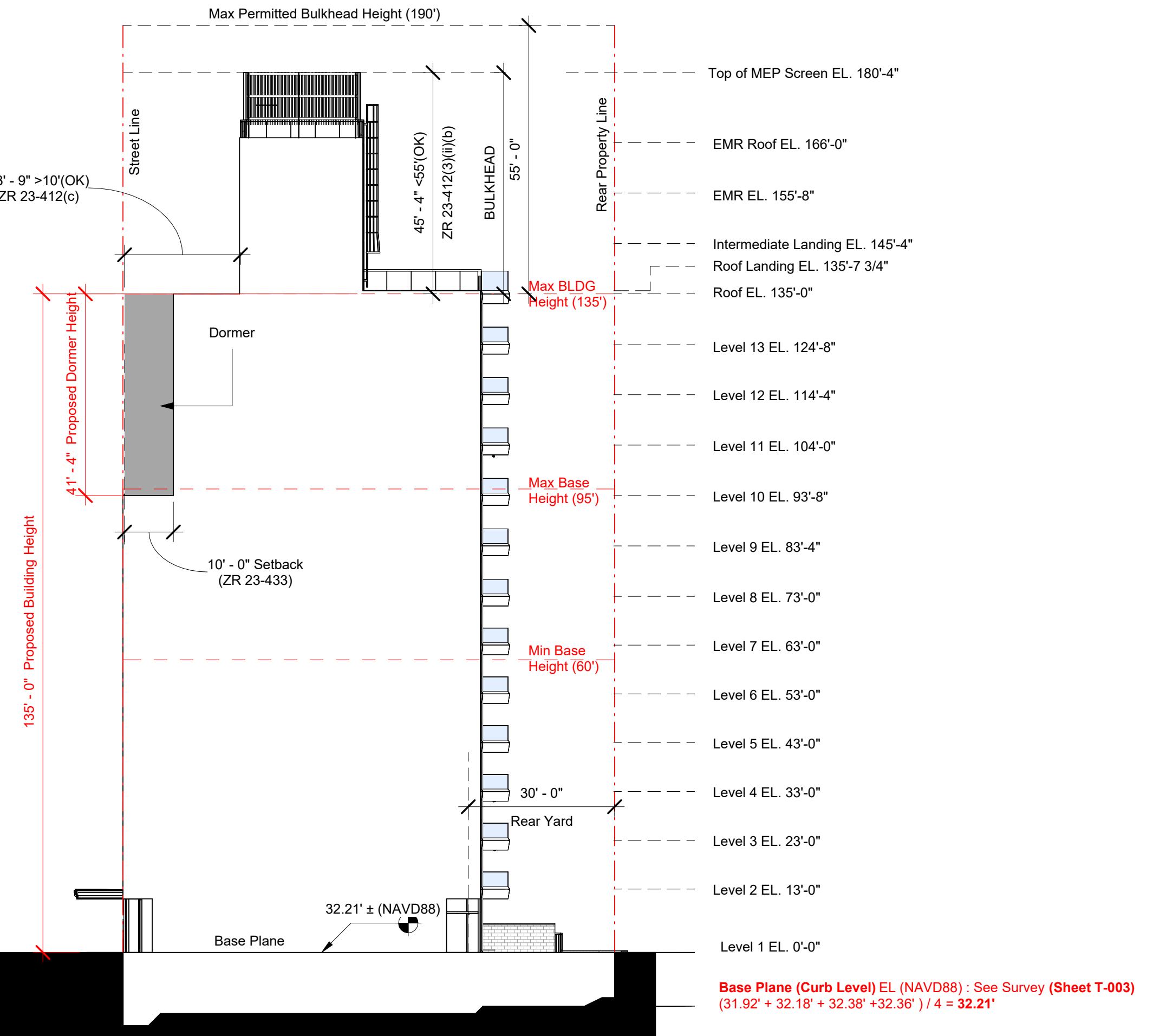
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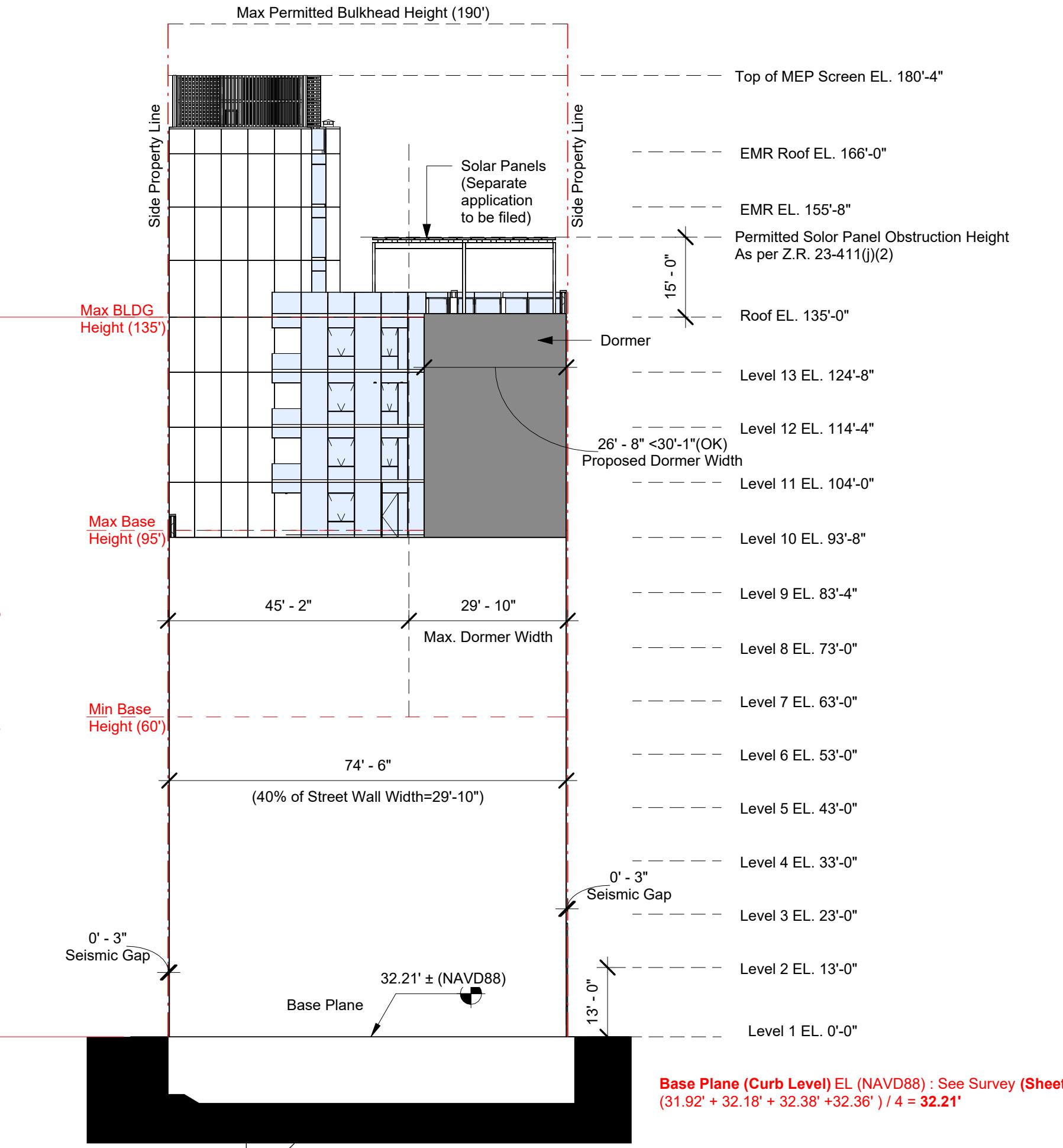
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 50% of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet.
 see street wall diagram for compliance.



Height & Setback Diagram (Side View)

3/64" = 1'-0"



Height & Setback Diagram (Front View)

3/64" = 1'-0"

31 & 33 & 35 WEST 14TH STREET

No.	Description	Date

WEST 14TH STREET

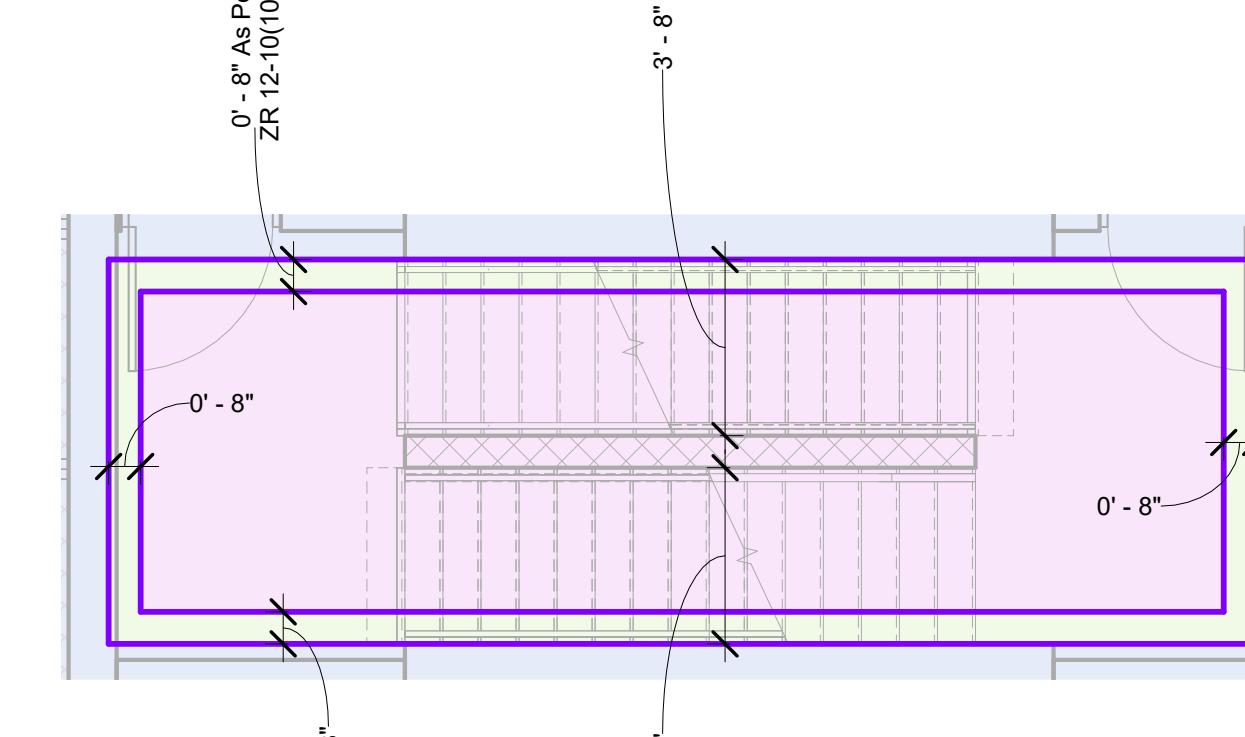
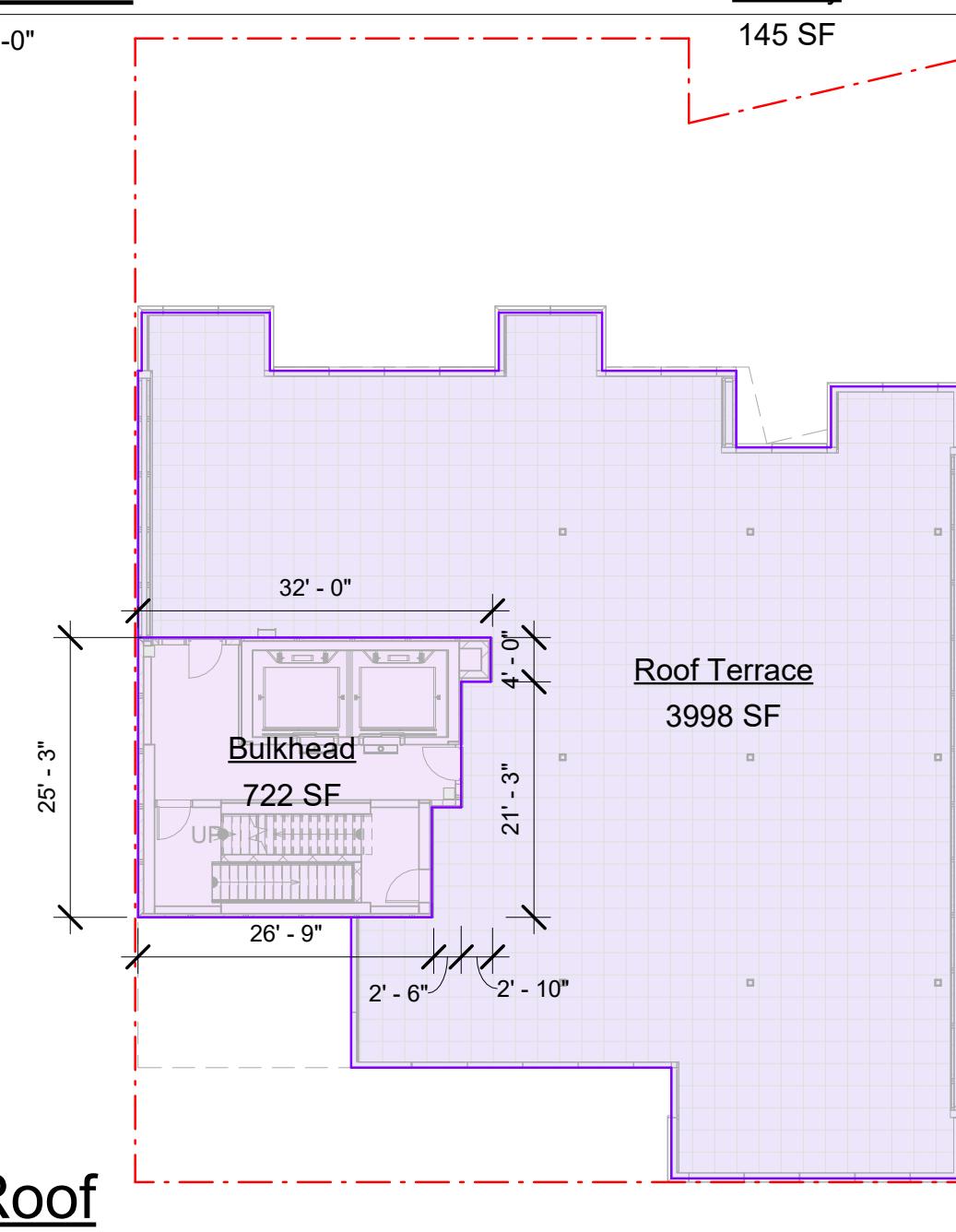
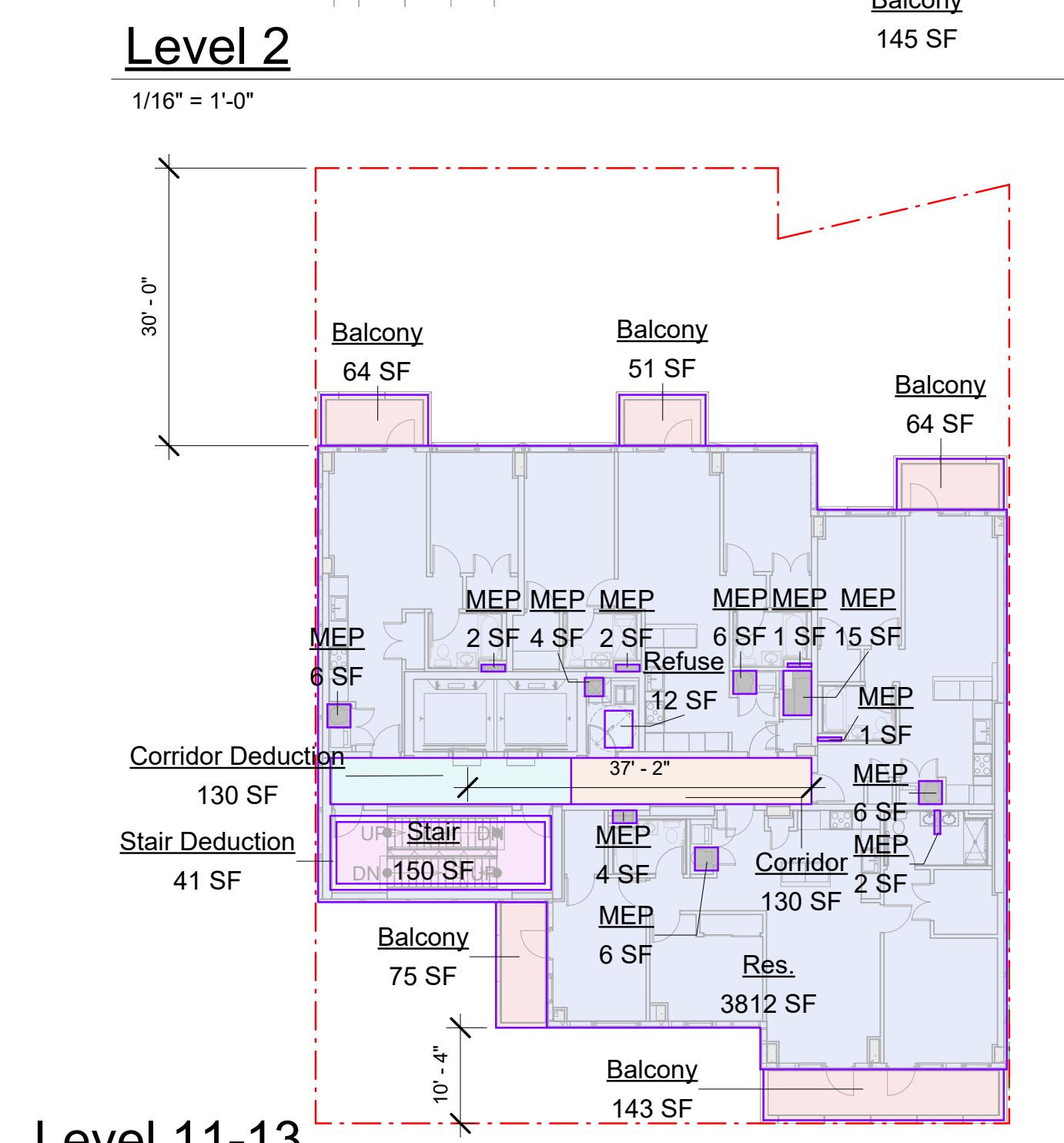
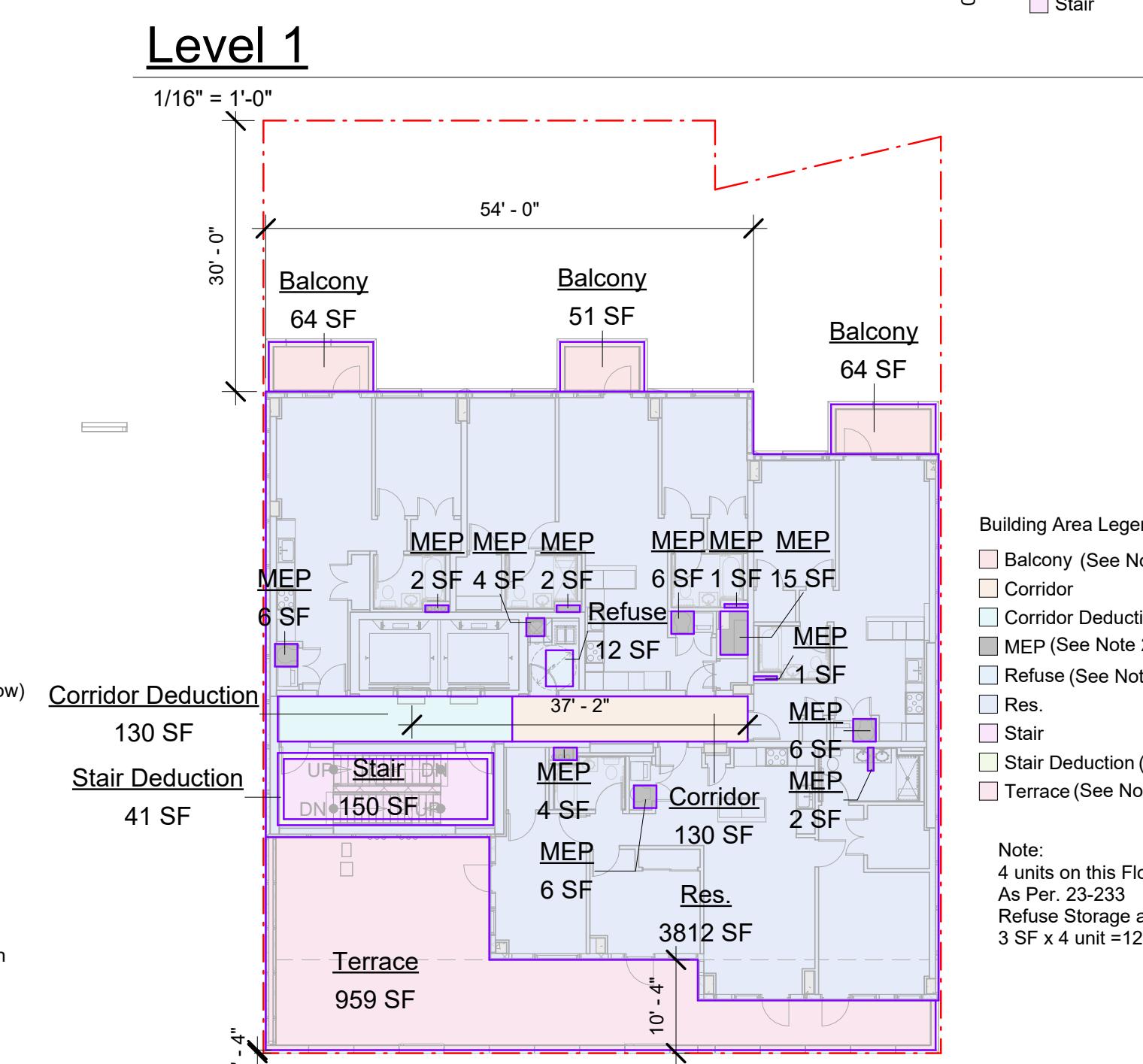
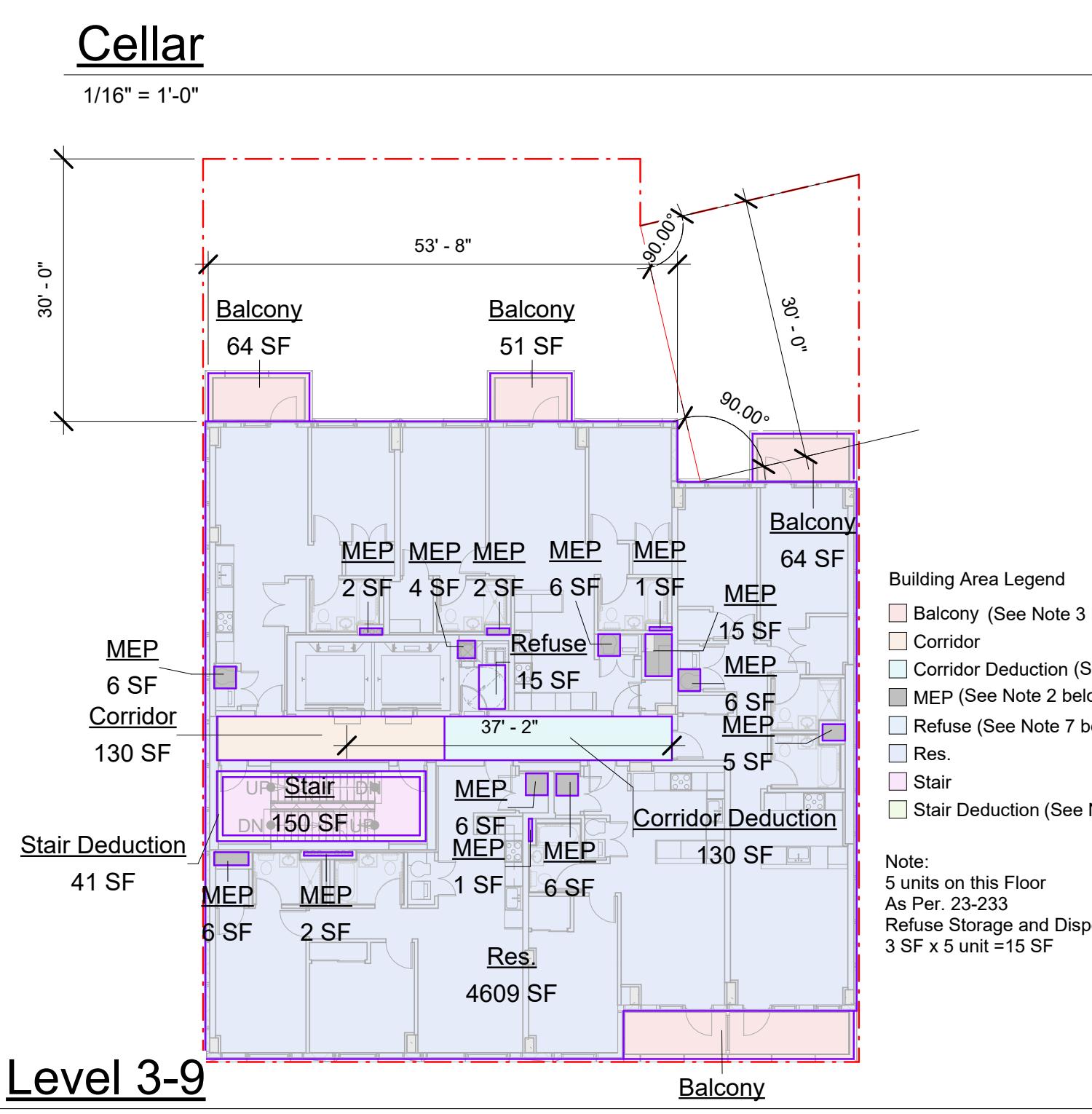
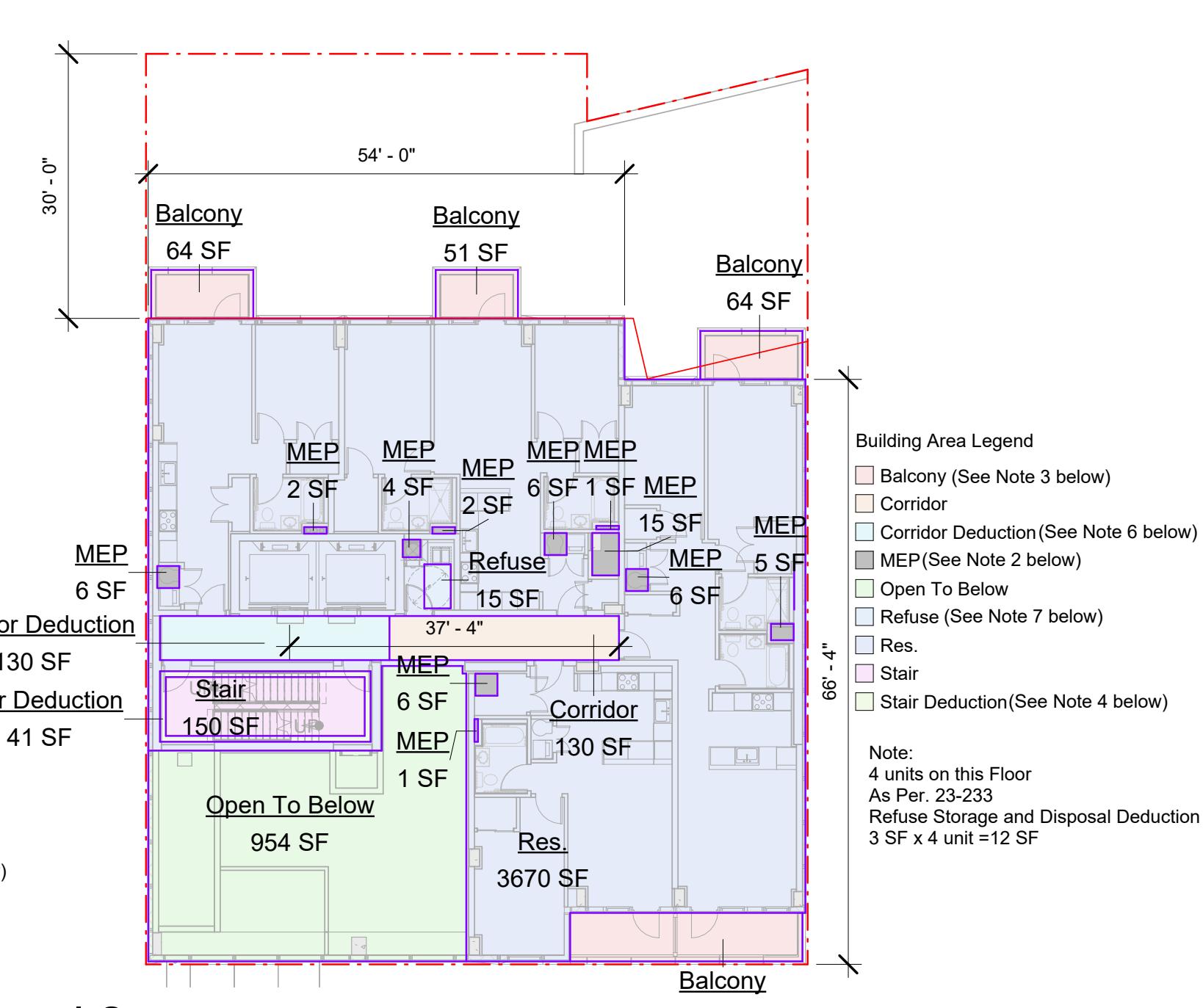
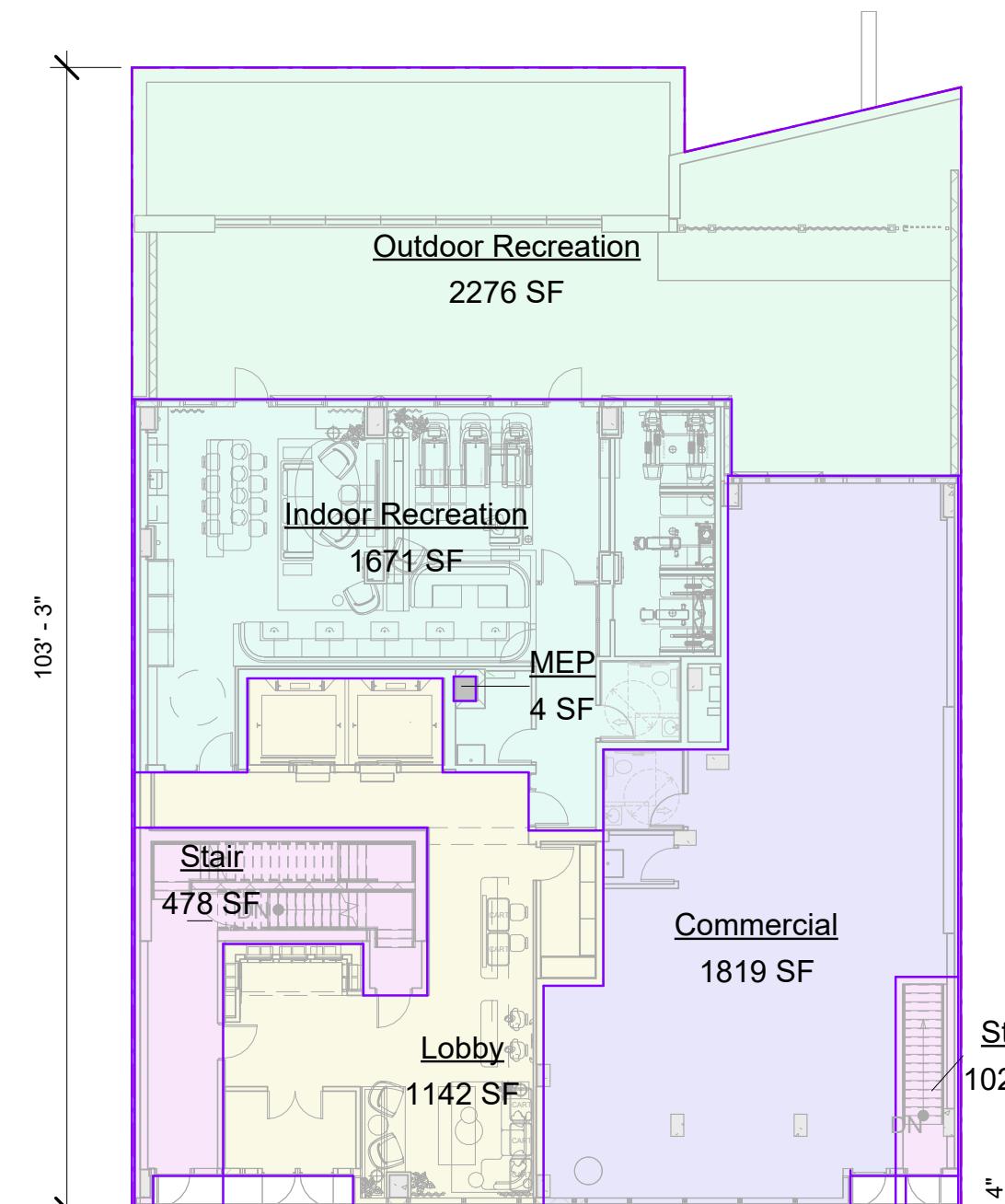
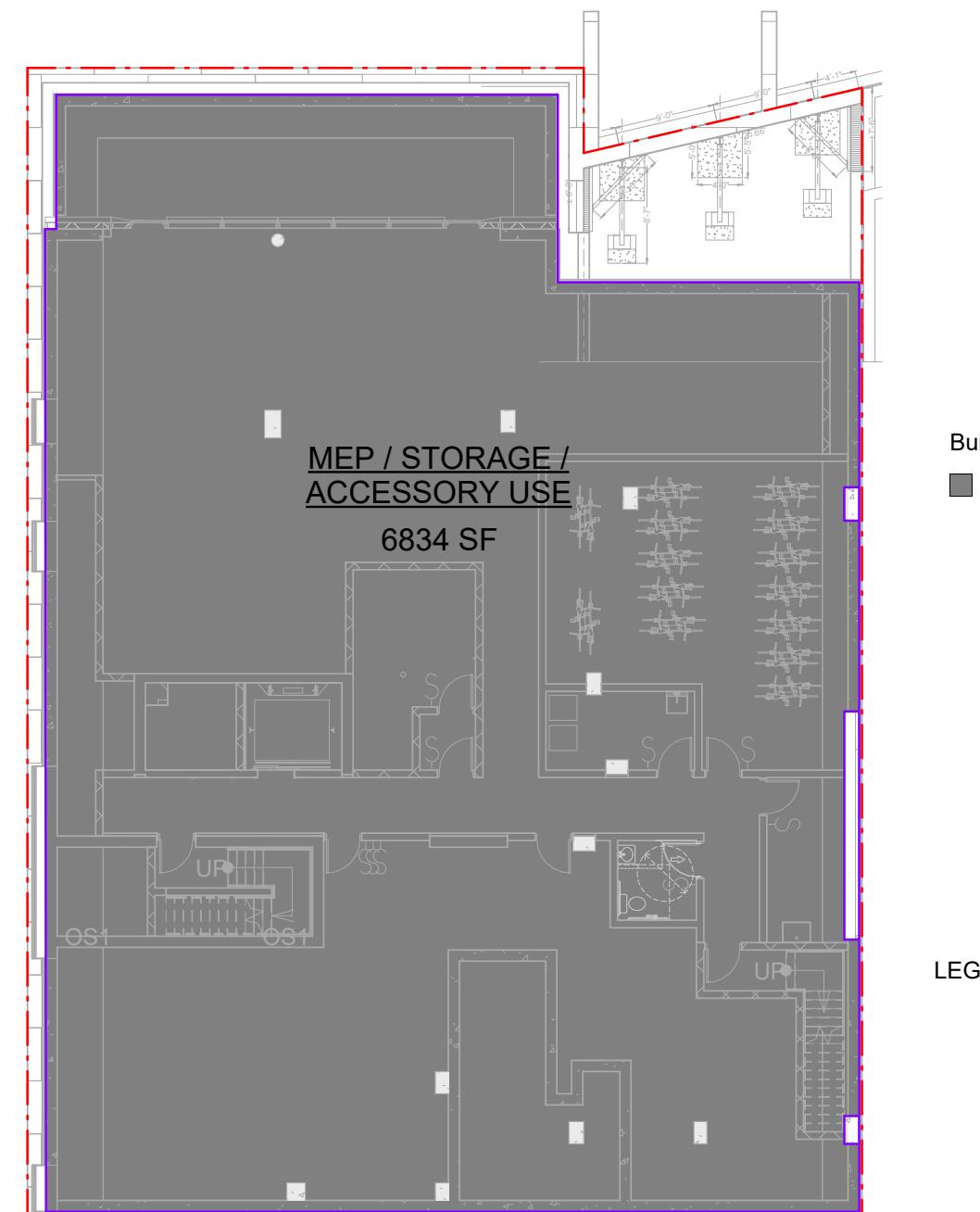
Zoning Analysis I

Project Number	Project Number
Date	10/06/2025
Drawn By	Jack.S/ Ruodi.Z
Checked By	WC/ JQ

Z-001.00

Scale As indicated

31 & 33 & 35 WEST 14TH STREET



Stair Area Typical

1/4" = 1'-0"

Notes of Deduction:

The following deduction can be applied:

- (ZR 12-10)(8) elevator or stair bulkheads, accessory water tanks, or cooling towers
- (ZR 12-10)(9) floor space used for accessory mechanical equipment. Such exclusion shall also include the minimum necessary floor space to provide for necessary maintenance and access to such equipment. For the purposes of calculating floor space used for mechanical equipment, building segments on a single zoning lot may be considered to be separate buildings;
- (ZR 12-10)(9) floor space in exterior balconies or in open or roofed terraces provided that not more than 67 percent of the perimeter of such balcony or terrace is enclosed and provided that parapets, railings or safety guards, whether applied singly or in combination, shall not constitute an enclosure when meeting the following criteria:
 - parapets shall not exceed four feet in height; (Parapet height = 4...Complied)
 - railings shall not exceed 4 feet, 6 inches, and shall be at least 50 percent open for the portion that exceeds four feet in height; and (All Railing Height = 3'-6" < 4'...Complied)
- (ZR 12-10)(10) floor space within stairwells:
 - at each floor of buildings containing residences developed or enlarged after April 16, 2008, that are greater than 125 feet in height, provided that:
 - such stairwells are located on a story containing residences;
 - such stairwells are used as a required means of egress from such residences;
 - such stairwells have a minimum width of 44 inches; (See Stair Area Typical Diagram)
 - such floor space excluded from floor area shall be limited to a maximum of eight inches of stair and landing width measured along the length of the stairwell enclosure at each floor
- (ZR 23-231) Floor area provisions for amenities

Floor space in a building allocated to residential amenities may be **exempted** from the definition of floor area, in an amount not to exceed **five percent** of the residential floor area of the building.
Max. amenities = 55,767 sf x 5% = 2,788 sf.
- (ZR 23-232) Floor area provisions for corridors

Fifty percent of the floor space of a corridor may be **exempted** from the definition of floor area, where the length of the corridor, as measured from the **elevator core** to the door of the furthest dwelling unit on the story, does not exceed **100 linear feet**.
(Level 2-9 See Diagram, 37'-4" < 100'...Complied)
(Level 10-13 See Diagram, 37'-5" < 100'...Complied)
- (ZR 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.
(Level 2, Level 10-13: 3 SF x 4 Units = 12 SF)
(Level 3-9: 3 SF x 5 Units = 15 SF)
- (ZR 23-234) Elevated Ground Floor Units

For buildings with entryways at curb level that accommodate ramps, stairs or lifts to dwelling units that are elevated above curb level on the first story of the building, up to 100 square feet of such entryways may be **exempted** from the definition of floor area for each foot of difference between the floor level of such dwelling units and curb level. However, no more than a maximum of **500 square feet** of floor space may be **exempted** from the definition of floor area for each building.
- Proposed 1st dwelling units located at 13 feet above base plane. Use 500 sf. deduction.
- (ZR 23-231) Cellar space, except where such space is used for dwelling purposes. Cellar space used for retailing shall be included for the purpose of calculating requirements for accessory off-street parking spaces, accessory bicycle parking spaces and accessory off-street loading berths;

WEST 14TH STREET

Floor Area Schedule I

Project Number	Project Number
Date	10/06/2025
Drawn By	Jack.S/ Rudi.Z
Checked By	WC/ JQ
Z-003.00	
Scale	As indicated

31 & 33 & 35 WEST 14TH STREET

Area Schedule (Gross Building)							
Level	Name	Area	Zoning Factor Multiplier	Other Deduction	Zoning Result	Comments	Use Group
Roof	Roof Terrace	3,998 SF	0	0 SF	0 SF	Zoning Exclusion	II
Roof	Bulkhead	722 SF	0	0 SF	0 SF	Zoning Exclusion	II
		4,719 SF		0 SF			
Level 11	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Refuse	12 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	51 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	75 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	143 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Stair	150 SF	3	0 SF	451 SF	Zoning Inclusion	II
Level 11	Res.	3,812 SF	3	0 SF	11,435 SF	Zoning Inclusion	II
Level 11	Corridor	130 SF	3	0 SF	390 SF	Zoning Inclusion	II
		4,726 SF			12,276 SF		
Level 10	Terrace	959 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Refuse	12 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Balcony	51 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Stair	150 SF	1	0 SF	150 SF	Zoning Inclusion	II
Level 10	Res.	3,812 SF	1	0 SF	3,812 SF	Zoning Inclusion	II
Level 10	Corridor	130 SF	1	0 SF	130 SF	Zoning Inclusion	II
		5,467 SF			4,092 SF		

Area Schedule (Gross Building)							
Level	Name	Area	Zoning Factor Multiplier	Other Deduction	Zoning Result	Comments	Use Group
Level 3	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Refuse	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	5 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
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Level 3	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
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Level 3	Balcony	145 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Stair	150 SF	7	0 SF	1,052 SF	Zoning Inclusion	II
Level 3	Res.	4,609 SF	7	0 SF	32,264 SF	Zoning Inclusion	II
Level 3	Corridor	130 SF	7	0 SF	911 SF	Zoning Inclusion	II
		5,467 SF			34,227 SF		
Level 2	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Refuse	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Open To Below	954 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	5 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	145 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	51 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Stair	150 SF	1	0 SF	150 SF	Zoning Inclusion	II
Level 2	Res.	3,670 SF	1	0 SF	3,670 SF	Zoning Inclusion	II
Level 2	Corridor	130 SF	1	0 SF	130 SF	Zoning Inclusion	II
		5,467 SF			3,950 SF		
Level 1	Outdoor Recreation	2,276 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 1	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 1	Stair	478 SF	1	0 SF	478 SF	Zoning Inclusion	II
Level 1	Stair	102 SF	1	0 SF	102 SF	Zoning Inclusion	II
Level 1	Lobby	1,142 SF	1	500 SF	642 SF	Zoning Inclusion	II
Level 1	Indoor Recreation	1,671 SF	1	1671 SF	0 SF	Zoning Inclusion	II
Level 1	Commercial	1,819 SF	1	0 SF	1,819 SF	Zoning Inclusion	VI
		7,492 SF			3,041 SF		
Cellar	MEP / STORAGE / ACCESSORY USE	6,834 SF	0	0 SF	0 SF	Zoning Exclusion	II
		6,834 SF			0 SF		
Grand total		40,174 SF			57,586 SF		

Note:
Zoning Factor Multiplier is applied exclusively for calculating the floor area of repeated levels. In this project, Levels 3 through 9 are identical and assigned a multiplier of 7, while Levels 11 through 13 are identical and assigned a multiplier of 3.

Project Number **Z-004.00**
Date **10/06/2025**
Drawn By **Jack.S/ Ruodi.Z**
Checked By **WC/ JQ**
Scale **As indicated**

Floor Area Schedule II

Project Number **Z-004.**