

# Zoning Lot Mergers and Transfers of Development Rights

Caroline G. Harris, Esq.  
Troutman Sanders LLP

Michael Zenreich, AIA  
Michael Zenreich Architect, PC

September 21-22, 2006



School of Continuing and Professional Studies  
NEW YORK UNIVERSITY

# Equitable Building



# The Zoning Resolution of New York

# ZONING RESOLUTION

THE CITY OF NEW YORK  
FILE THESE SHEETS IN YOUR ZONING BOOK

## Update #4

TEXT: 126 Sheets    MAPS: 74 Sheets

### Zoning Text Amendments as Adopted by the City Council on:

05/11/05 - N050110(A) ZRK; 06/23/05 - N050117 ZRM, N050161(A) ZRM, N050169 ZRM, N050297 ZRM; 07/27/05 - N050401 ZRY; 08/17/05 - N050281 ZRM, N050417 ZRM; 09/15/05 - N040541 ZRQ; 11/16/05 - N060053 ZRK; 12/08/05 - N060022 ZRM, N060083 ZRY; 12/21/05 - N060046(A) ZRM, N060066 ZRR; 02/15/06 - N060133 ZRK; 03/01/06 - N060170 ZRK; 03/22/06 - N050348 ZRM, N060199 ZRM; 5/10/06 - N060201 ZRM

### Zoning Map Amendments\*\* as Adopted by the City Council on:

5/11/2005 - C05011(A) ZMK (8d, 9b, 12c, 12d, 13a, 13b), C050195 ZMQ (10d); 6/8/05 - C040043 ZMQ (10c), C040389 ZMK (17c), C050059 ZMK (16c); 6/23/05 - C050162(A) ZMM (8b), C050296 ZMK (22d, 28c); 7/27/05 - C010703 ZMX (4a), C050014 ZMR (32d, 35a), C050015 ZMR (33c, 33d), C050143 ZMR (33c, 33d, 35a), C050277 ZMQ (10c, 10d), C050289 ZMK (2b, 4a), C050400 ZMQ (15b, 15d, 19a, 19c); 8/17/05 - C050376 ZMM (6a), 9/15/05 - C050511 ZMQ (31a), 9/28/05 - C040326 ZMK (3d), C040488 ZMK (8c, 8d), C050171 ZMQ (11b), C050482 ZMQ (7b, 10a, 1), 10/11/05 - C030370 ZMK (3d), C055393 ZMK (28b, 28d), C050442 ZMX (4a, 4b), C050443 ZMR (20c, 20d, 21a, 21b, 21c, 21d), C050454 ZMR (27a, 27b), C050480 ZMX (1a, 1b, 1c, 1d), C060906 ZMM (8b, 12a); 10/27/05 - C050190 ZMQ (10b), C050455 ZMR (33b, 33c, 35a); 11/16/05 - C050145 ZMR (26d, 27b, 33c, 34a), C050180 ZMR (27b, 34a), C060054 ZMK (16d); 12/8/05 - C060084 ZMX (1d, 2b, 3c); 12/21/05 - C020615 ZMM (6b), C050049 ZMX (7c), C060033 ZMM (6a), C060055 ZMQ (7b, 7d, 10a, 10c), C060062 ZMR (27b), C060063 ZMR (26d, 33c); 2/1/06 - C030461 ZMK (3d), C050529 ZMX (6a); 2/15/06 - C060108 ZMX (4a), C060109 ZMX (7a), C060110 ZMX (1c, 2a), C060129 ZMK (22d, 23b, 28c, 29a), C060132 ZMK (29a); 3/1/06 - C060171 ZMK (12c, 12d, 13a, 13b); 3/22/06 - C060153 ZMQ (13c, 13d, 14b), C060179 ZMX (4a, 4b), C060180 ZMX (4b); 4/5/06 - C050203 ZMK (16d, 22c), C060130 ZMK (22c, 22d, 23a, 23b), C060235 ZMQ (10d, 14c, 15a); 4/26/06 - C060176 ZMK (16c), C060259 ZMQ (25b, 31a), C060210 ZMM (8d, 12d)

PAGE	DATE	PAGE	DATE	PAGE	DATE	PAGE	DATE
<b>Contents:</b>							
1	12/8/05	121	NO CHANGE	237	3/1/06	407c	5/11/05
2	NO CHANGE	122	12/8/05		11/16/05	407d	5/11/05
3	5/11/05	123	12/8/05		5/11/05	407e	5/11/05
	CORRECTION	124	12/8/05		ADMIN. CORR.	407f	5/11/05
4	6/23/05	125	3/1/06	238	NO CHANGE	407g	3/1/06
	5/11/05		11/16/05	239	ADMIN. CORR.		5/11/05
	CORRECTION		5/11/05	240	NO CHANGE	407h	3/1/06
21	NO CHANGE	126	3/1/06	255	CORRECTION		5/11/05
22*	7/27/05		11/16/05	256	NO CHANGE		CORRECTION
23	7/27/05		5/11/05	287	12/21/05	407i	3/1/06
24	NO CHANGE	127	3/1/06	288	BLANK		5/11/05
27	NO CHANGE		11/16/05	309	NO CHANGE	407j	3/1/06
28	12/21/05		5/11/05	310	6/23/05		5/11/05
35	NO CHANGE	128	3/1/06	311	ADMIN. CORR.	408	NO CHANGE
36	5/11/05		11/16/05	312	NO CHANGE	435	NO CHANGE
37	NO CHANGE		5/11/05	357	5/11/05	436	3/22/06
38	5/11/05	129	3/1/06	358	NO CHANGE	447	NO CHANGE
39	6/23/05		11/16/05	363	5/11/05	448	12/21/05
40	NO CHANGE		5/11/05	364	NO CHANGE	451	12/21/05
57	NO CHANGE	130	3/1/06	367	5/11/05	452	NO CHANGE
58	3/1/06	133	3/1/06	368	5/11/05	461	NO CHANGE
85	NO CHANGE		11/16/05		CORRECTION	462	5/10/06
86	3/1/06		5/11/05	369	REVISED	487	9/15/05
87	NO CHANGE	134	NO CHANGE	370	NO CHANGE	488	NO CHANGE
88	12/8/05	135	ADMIN. CORR.	371	3/1/06	523	NO CHANGE
89	NO CHANGE	136	NO CHANGE	372	NO CHANGE	524	6/23/05
90	11/16/05	139	NO CHANGE	375	REVISED	591	NO CHANGE
	5/11/05	140	ADMIN. CORR.	375a	5/11/05	592	6/23/05
93	12/8/05	151	NO CHANGE	375b	3/1/06	593	6/23/05
94	12/8/05	152	12/8/05		5/11/05	594	NO CHANGE
95	12/8/05	163	ADMIN. CORR.		ADMIN. CORR.	603	NO CHANGE
96	12/8/05	163a	NO CHANGE	375c	3/1/06	604	6/23/05
97	12/8/05	187	12/21/05		5/11/05	613	8/17/05
98	12/8/05	188	NO CHANGE	375d	3/1/06	614	8/17/05
	7/27/05	195	NO CHANGE		5/11/05	615	NO CHANGE
99	12/8/05	196*	3/22/06	376	NO CHANGE	616	8/17/05
100	NO CHANGE	197	3/22/06	387	5/11/05	619	NO CHANGE
101	12/8/05	198	NO CHANGE	388	NO CHANGE	620	CORRECTION
102	NO CHANGE	199	NO CHANGE	389	NO CHANGE	655	12/21/05
103	12/8/05	200	12/21/05	390	REVISED	656	NO CHANGE
104	12/8/05	201	6/23/05	390a	REVISED	657	NO CHANGE
105	12/8/05	202	NO CHANGE	390b	5/11/05	658	12/21/05
	ADMIN. CORR.	209	ADMIN. CORR.	391	5/11/05	659	12/21/05
106	NO CHANGE	210	NO CHANGE	392	BLANK	659a	12/21/05
107	12/8/05	229	ADMIN. CORR.	401	NO CHANGE		5/11/05
108	12/8/05	230	NO CHANGE	402	5/11/05	659b	12/21/05
117	NO CHANGE	233	12/21/05	407	REVISED		5/11/05
118	12/8/05		ADMIN. CORR.	407a	5/11/05	659c	12/21/05
		234	NO CHANGE	407b	3/1/06		5/11/05
					5/11/05		ADMIN. CORR.



# Building Dept TPPN Memorandum



DEPARTMENT OF BUILDINGS  
EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, N.Y. 10013  
STEWART D. O'BRIEN, Acting Commissioner

Richard C. Visconti, R.A.  
Deputy Commissioner  
Technical Affairs  
(212) 312-6120  
FAX: (212) 312-6088

---

TECHNICAL  
POLICY & PROCEDURE NOTICE # 14/93

---

TO: DISTRIBUTION

FROM: Richard C. Visconti, R.A., A.I.A.  
Deputy Commissioner *Richard C. Visconti*

DATE: November 23, 1993

SUBJECT: Definition of floor area Section 12-10 of the  
Zoning Resolution

---

EFFECTIVE: IMMEDIATELY

PURPOSE: Further clarification of Department's interpretation of floor area definition Section 12-10 of the Zoning Resolution pertaining to floor space used for dwelling purposes.

SPECIFICS: Cellar space used for dwelling purposes shall be included as floor area whether the cellar level is determined by curb level or base plane.

RCV:FA:ap

3100

# Zoning

Zoning controls

Use and Bulk

## Use

A use is any activity, occupation, business or operation carried on, or intended to be carried on, in a building or on a tract of land.

# Use

A "use" is:

(a) any purpose for which a *building or other structure* or a tract of land may be designed, arranged, intended, maintained or occupied;  
or

(b) any activity, occupation, business or operation carried on, or intended to be carried on, in a *building or other structure* or on a tract of land.



## Non- Conforming

A "non-conforming" *use* is any lawful *use*, whether of a *building or other structure* or of a tract of land, which does not conform to any one or more of the applicable *use* regulations of the district in which it is located, either on December 15, 1961 or as a result of any subsequent amendment thereto.

# Bulk

Bulk is the term used to describe the size (including height and floor area) of buildings.

## Bulk

"Bulk" is the term used to describe the size of *buildings or other structures*, and their relationships to each other and to open areas and *lot lines*, and therefore includes:

## Non- Complying

A "non-complying" building or other structure is any lawful building or other structure which does not comply with anyone or more of the applicable district bulk regulations either on December 15, 1961 or as a result of a subsequent amendment thereto.

A "non-compliance" is a failure by a non-complying building or other structure to comply with any one of such applicable bulk regulations.

# Government Agencies

Department of Buildings

Board of Standards and Appeals

Department of City Planning

Community Boards

Borough President

Landmarks Preservation Commission

City Council

Mayor

# Approvals Types

## As of Right

Dept of Buildings

Certifications (CPC)

Authorizations (CPC)

## Discretionary

Variances (BSA)

Special Permits (BSA)

ULURP

# ULURP

Special Permits

Re-Zoning

Map Changes

## Floor area

"Floor area" is the sum of the gross areas of the several floors of a *building* or *buildings*, measured from the exterior faces of exterior walls or from the center lines of walls separating two *buildings*.

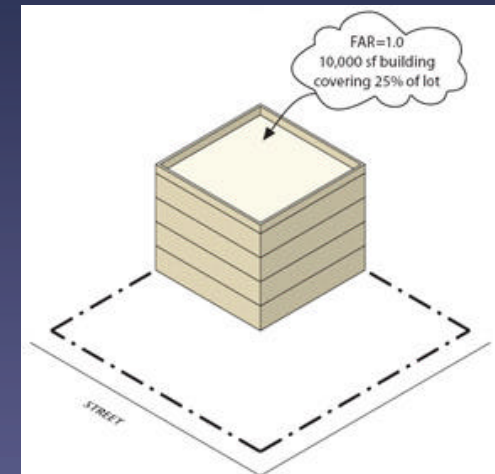
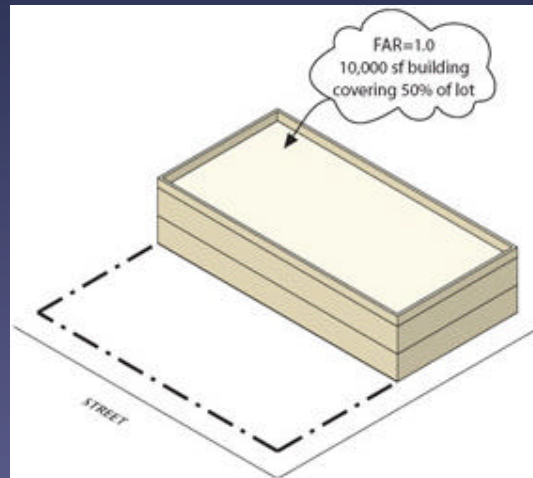
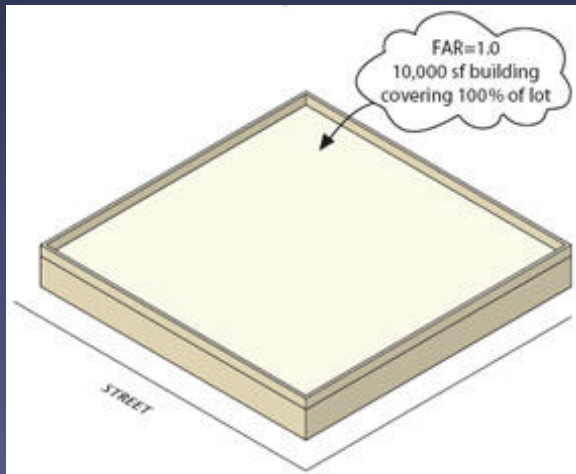


## Floor area ratio

"Floor area ratio" is the total floor area on a zoning lot, divided by the lot area of that zoning lot.

(For example, a building containing 20,000 square feet of floor area on a zoning lot of 10,000 square feet has a floor area ratio of 2.0.)

# Floor Area Ratio



## Development Rights

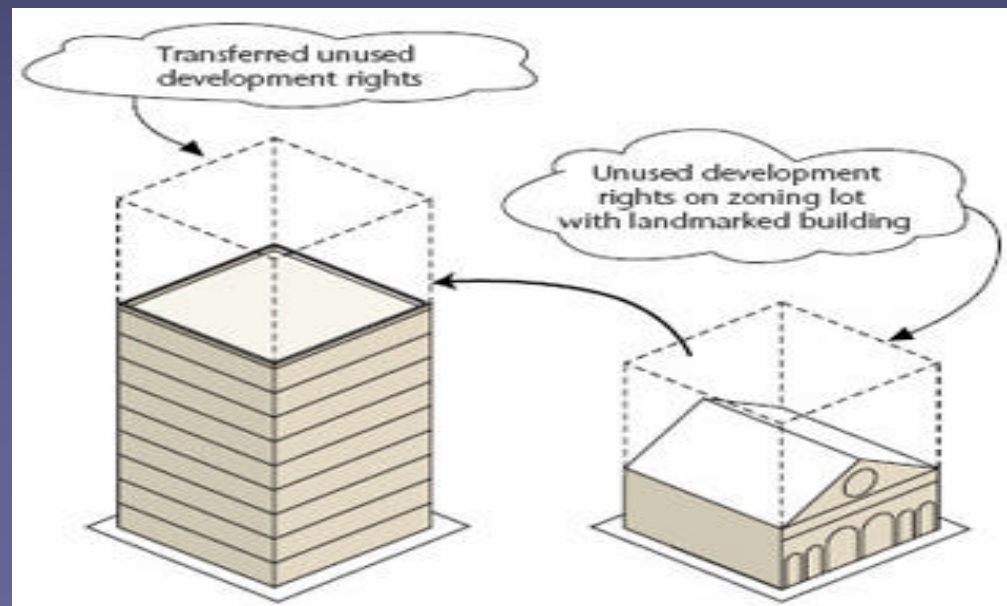
Under New York City's zoning law, the unused development rights of a lot may be sold and transferred as-of-right to adjacent lots only through a zoning lot merger, except in the case of designated landmarks where such transfer is possible by a special permit without a zoning lot merger. Unused development rights are often incorrectly called "air rights."

## Zoning Lot Mergers

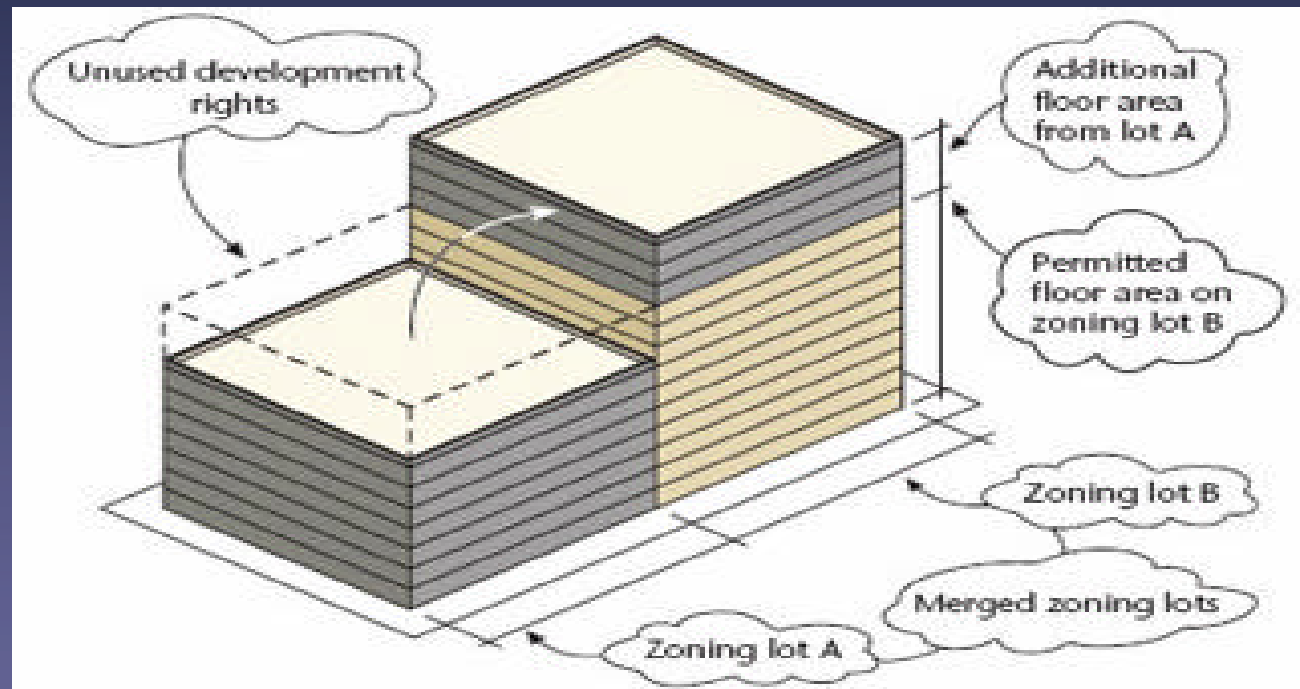
Zoning lot mergers are critical to the successful functioning of the zoning. They enable developers to assemble small lots into the larger merged lots needed to build efficient, economical new buildings. The mergers also provide an incentive to preserve small existing buildings that are not built to the full permitted floor area, by enabling the transfer of the unused floor area from the site of a small existing building to the development site.

# Zoning Lot Mergers

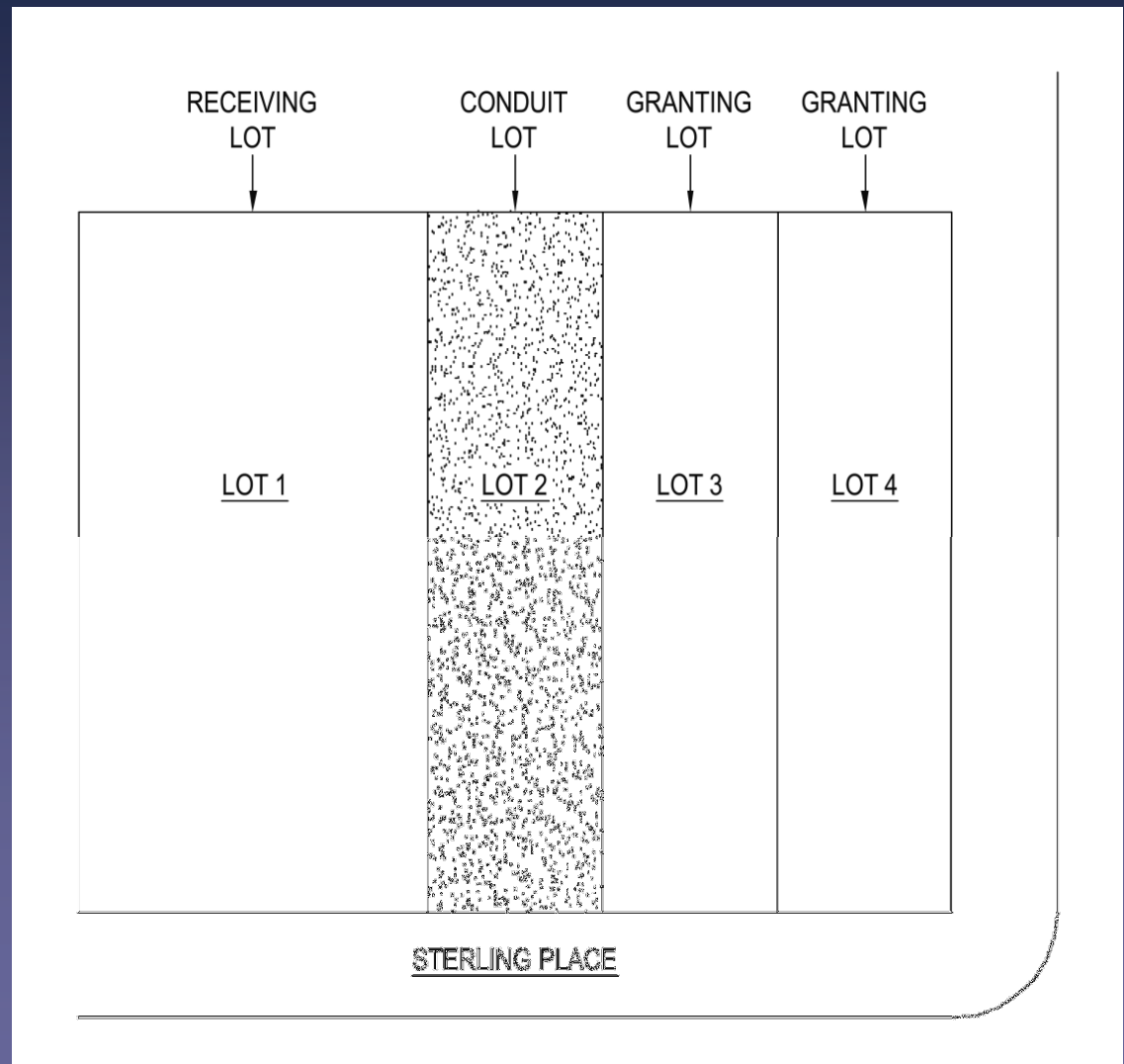
A zoning lot merger is the joining of two or more adjacent zoning lots into one new zoning lot. Unused development rights may be shifted from one lot to another, as-of-right, only through a zoning lot merger.



# Zoning Lot Mergers



# Granting and Receiving Sites



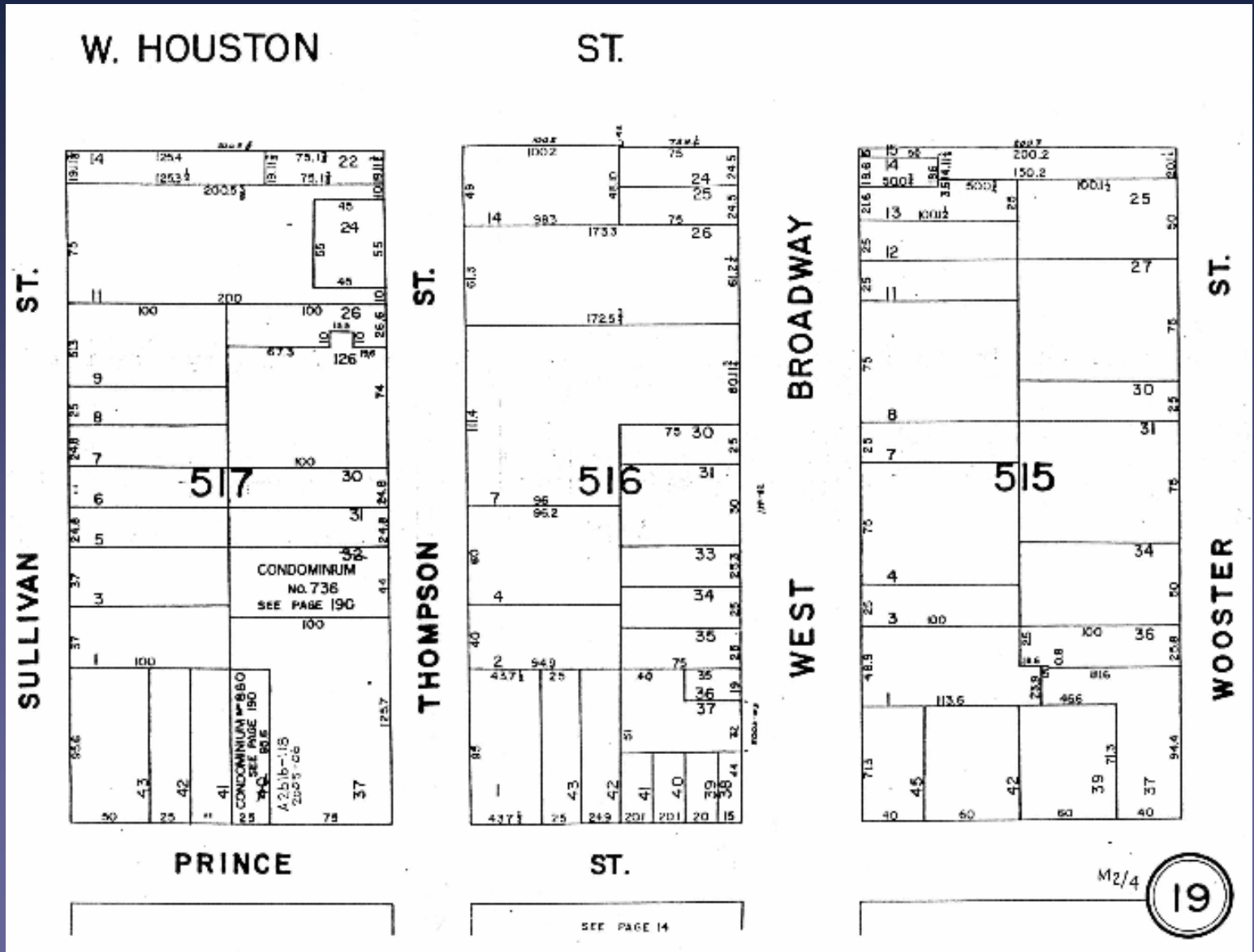
# Tax Lots and Zoning Lots

Tax Lots: Affect the way you pay your taxes

Zoning Lots: Affect the way you can develop your property



# Tax Map



## Zoning lot (A)

A "zoning lot" is either:

- (a) a lot of record existing on December 15, 1961 or any applicable subsequent amendment thereto;

## Zoning lot (c)

(b) a tract of land, either unsubdivided or consisting of two or more **contiguous** lots of record, located within a single *block*, which, on December 15, 1961 or any applicable subsequent amendment thereto, **was in single ownership**;

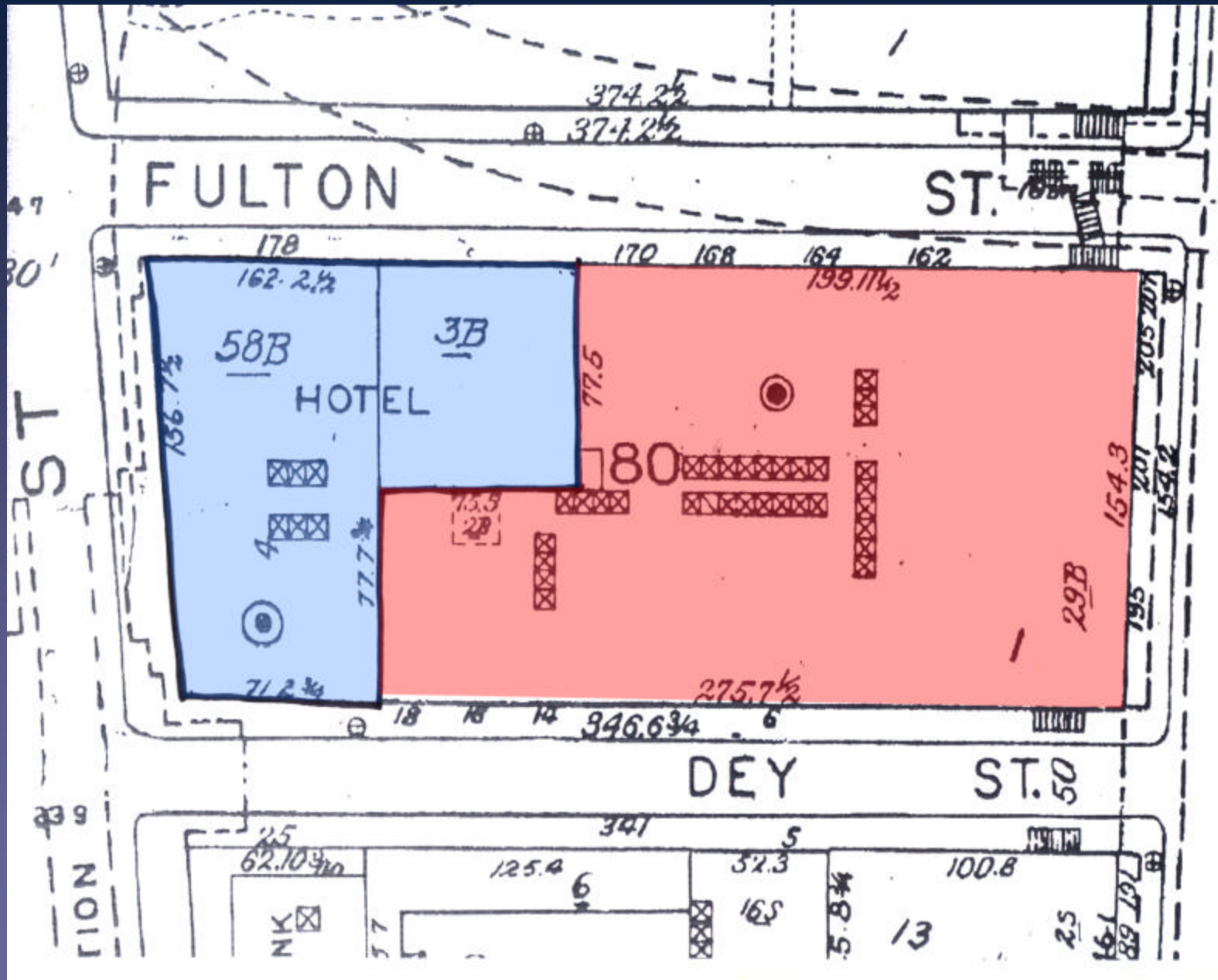
## Zoning lot ( C )

(c) a tract of land, either unsubdivided or consisting of two or more lots of record **contiguous** for a minimum of **ten linear feet**, located within a single *block*, which at the time of filing for a building permit..... is under single fee ownership....

# 195 Broadway, New York

Zoning Lot (B)





## Bulk

"Bulk" is the term used to describe the size of *buildings or other structures*, and their relationships to each other and to open areas and *lot lines*, and therefore includes:

# Non-Complying Buildings

## 54-31 General Provisions

Except as otherwise provided in Section 54-13, a non-complying building or other structure may be enlarged or converted, provided that no enlargement or conversion may be made which would either **create a new non-compliance or increase the degree of non-compliance**



## Development, or to develop

A "development" includes the construction of a new *building* or other *structure* on a *zoning lot*, the relocation of an existing *building* on another *zoning lot*, or the *use* of a tract of land for a new *use*.

To "develop" is to create a *development*.

## Enlargement or to enlarge

An "enlargement" is an addition to the *floor area* of an existing *building*, an increase in the size of any other structure, or an increase in that portion of a tract of land occupied by an existing *use*.

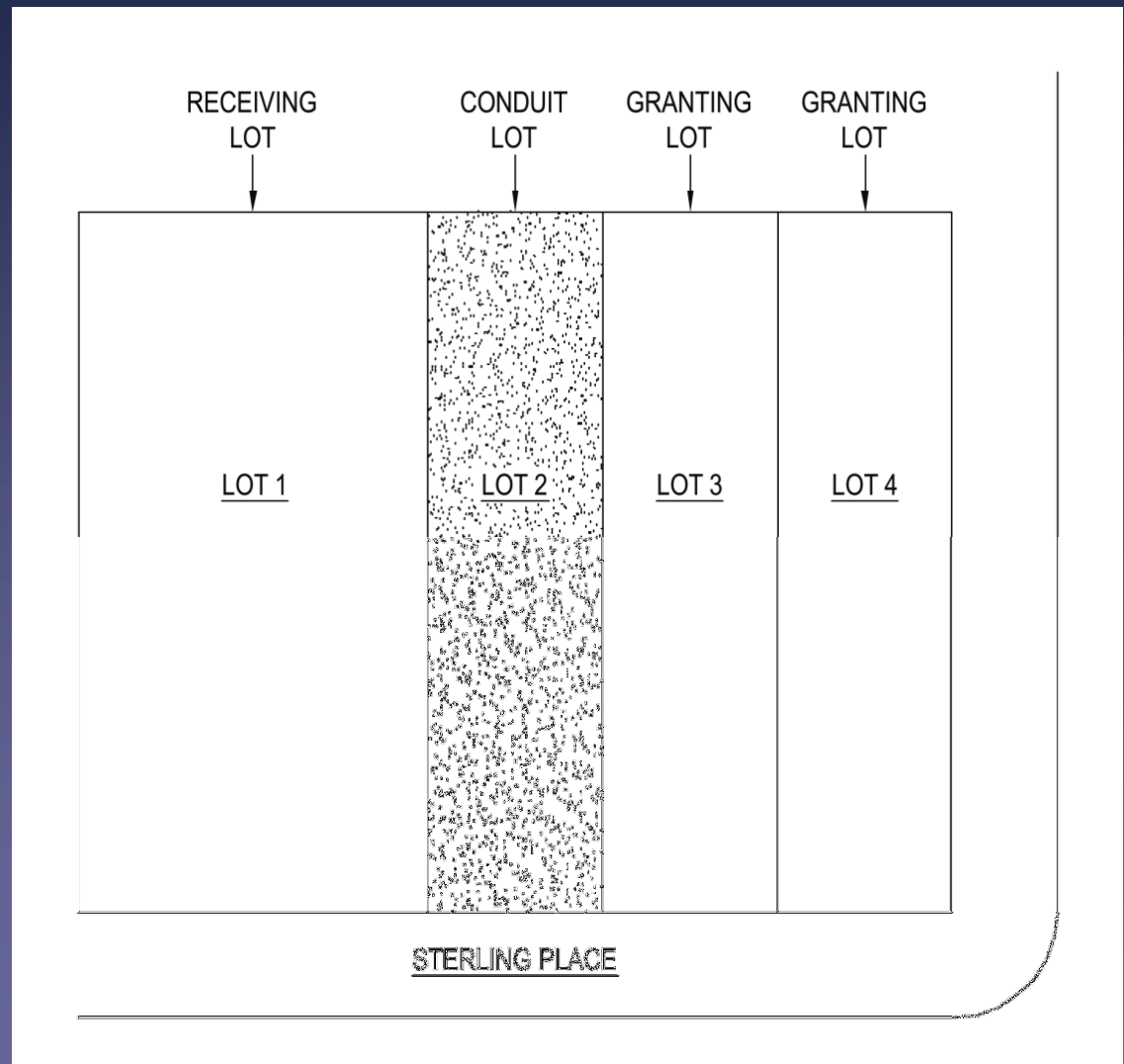
To "enlarge" is to make an *enlargement*.

# 195 Broadway, New York

Zoning Lot (B)



# Granting and Receiving Sites



# Zoning Lot Development Agreement

## ZONING LOT DEVELOPMENT AND EASEMENT AGREEMENT

THIS ZONING LOT DEVELOPMENT AGREEMENT ("Agreement") made as of the \_\_\_\_ day of \_\_\_\_\_, 2006 by and between \_\_\_\_\_, a New York limited liability company ("L40") with an address c/o \_\_\_\_\_ Street, New York, New York 10019; \_\_\_\_\_, a New York corporation ("J") with an address \_\_\_\_\_; and \_\_\_\_\_, both individuals, (collectively, "K") with an address \_\_\_\_\_; ("collectively, the "Owner"), and \_\_\_\_\_, a Delaware limited liability company ("Developer"), having an address \_\_\_\_\_, New York, New York 10022.

### WITNESSETH:

WHEREAS, Developer is the owner of certain land, with the buildings and improvements thereon, in the City of New York, Borough of Manhattan, generally known by the street address 153 West 57th Street, designated as Lot 10 in Block 1010 which is more particularly described on Exhibit A annexed hereto and made a part hereof (said land being herein called the "Developer Land," said buildings and improvements, together with any future replacements thereof permitted pursuant to the provisions of this Agreement, being herein called the "Developer Building," and the Developer Land and the Developer Building being herein collectively called the "Developer Premises");

WHEREAS, Developer is also the owner in fee of a certain parcel of air which lies above a horizontal plane drawn at an elevation of 165.78 feet referenced to Manhattan Datum located within the boundaries of that certain parcel of land known and numbered as 158 West 58th Street, New York New York and designated as Lot 55 in Block 1010 on the Tax Map of the City, County and State of New York (the "Lot 55 Land," and said air parcel as more particularly described on Exhibit B attached hereto and made a part thereof, being herein called the "Air Parcel");

WHEREAS, Owner is the owner of the condominium units that comprise the condominium located on certain land, with the buildings and improvements thereon, in the City of New York, Borough of Manhattan, generally known by street addresses as 140 West 58th Street, New York, New York, designated as Lots 1001, 1002, 1003, 1004, 1005, 1006, 1007 and 1008 in Block 1010 on the Tax Map of the City of New York and more particularly described on Exhibit C annexed hereto and made a part hereof (said land being herein collectively called the "Owner Land," said buildings and improvements, together with any future replacement thereof permitted pursuant to the provisions of this Agreement, being herein called the "Owner Building," and the Owner Land and the Owner Building being herein collectively called the "Owner Premises");

WHEREAS, pursuant to a certain Zoning Lot Development Agreement by and between Developer's predecessor in interest, Murmac Management Company LLC, and New Hampton, LLC dated April 26, 2004 and recorded in the office of the New York City Register on August 18, 2004 bearing CRFN 2004000512840 (the "Lot 55 ZLDA"). Developer is entitled to utilize the unused development rights attributable to the Lot 55 Land on other parcels of land and

# Easement for Light and Air

## LIGHT AND AIR EASEMENT AGREEMENT\*

EASEMENT AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ between  
hereinafter referred to as the "Grantor," having an office/residing at \_\_\_\_\_,  
and  
hereinafter referred to as the "Grantee," having an office/residing at \_\_\_\_\_.

WHEREAS, the Grantor is the fee owner of certain land located in the City and State of New York, Borough of \_\_\_\_\_, designated as Block \_\_\_\_\_ Lot \_\_\_\_\_ on the Tax Map of the City of New York, hereinafter referred to as Parcel A and more particularly described by a metes and bounds description set forth in Schedule A annexed hereto and by this reference made a part hereof;

WHEREAS, the Grantee is the fee owner of certain land located in the City and State of New York, Borough of \_\_\_\_\_, designated as Block \_\_\_\_\_ Lot \_\_\_\_\_ on the Tax Map of the City of New York, hereinafter referred to as Parcel B and more particularly described by a metes and bounds description set forth in Schedule B annexed hereto and by this reference made a part hereof;

WHEREAS, there is an existing/will be constructed a \_\_\_\_\_-story building on Parcel B;

WHEREAS, Grantee has requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application No. \_\_\_\_\_ to construct a new building [to alter floors \_\_\_\_\_ to \_\_\_\_\_] for residential use on Parcel B; and

WHEREAS, the Department of Buildings may approve the Application upon the condition, *inter alia*, that Grantor create an easement for light and air for the benefit of the present and future owners of Parcel B in order to comply with the applicable provisions of Title 27, Chapter 1, Subchapter 12, Articles 3 and 6 of the Administrative Code of the City of New York and applicable light and air provisions of the Multiple Dwelling Law.

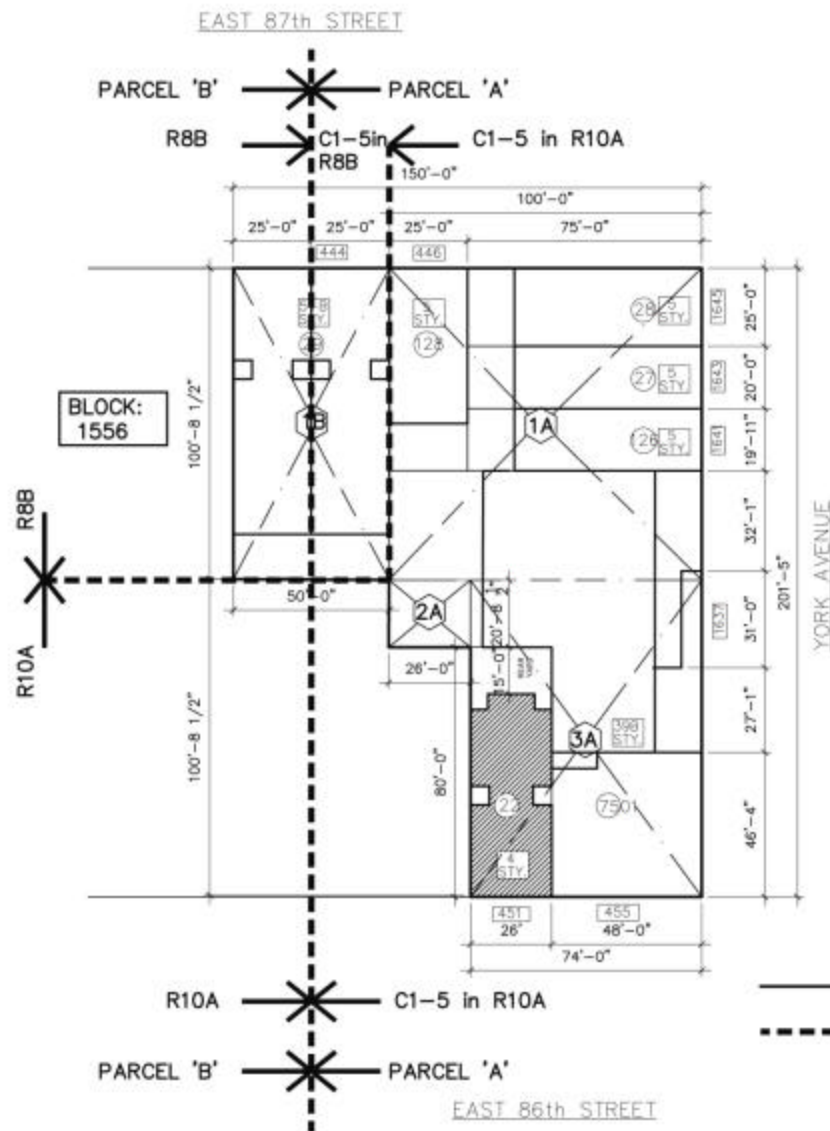
NOW, THEREFORE, good and valuable consideration having been paid, the Grantor for her/himself, her/his heirs, legal representatives, successors and assigns hereby makes the following grant to Grantee, her/his heirs, legal representatives, successors, and assigns and to any future owner of Parcel B:

1. The right to unrestricted light and air over Parcel A as described herein, such that any construction on Parcel A shall never infringe upon the light and air provided to Parcel B;

\* This easement agreement may be entered into as a means of compliance with light and air requirements of the New York City Administrative Code and New York State Multiple Dwelling Law. This agreement may not be used to satisfy provisions of the New York City Zoning Resolution.

# Channel Club, NYC





4 PLOT PLAN: CURRENT ZONING  
 SCALE: N.T.S.

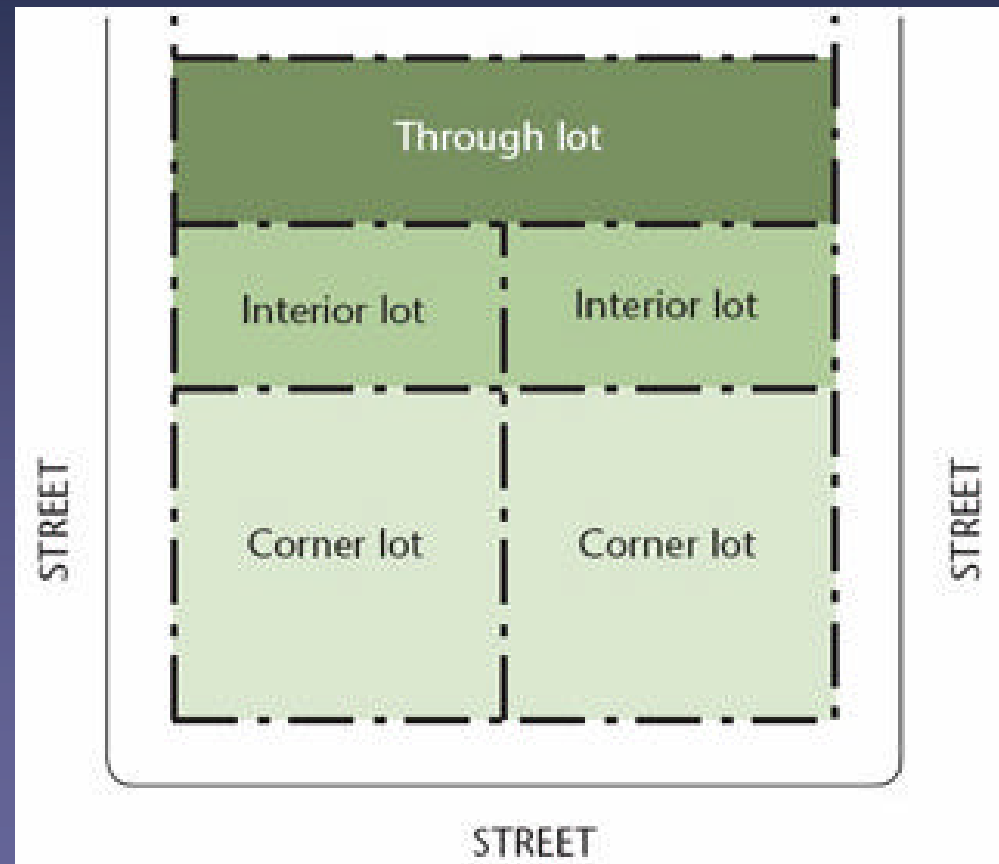


## Lot line

A "lot line" is a boundary of a *zoning lot*.

# Types of Lots

Corner Lot  
Interior Lot  
Through Lot



# Building

A "Building" Is Any Structure Which:

(A) Is Permanently Affixed to the Land;

(B) Has One or More Floors and a Roof; And

(C) Is Bounded by Either Open Area or the  
*Lot Line of a Zoning Lot*



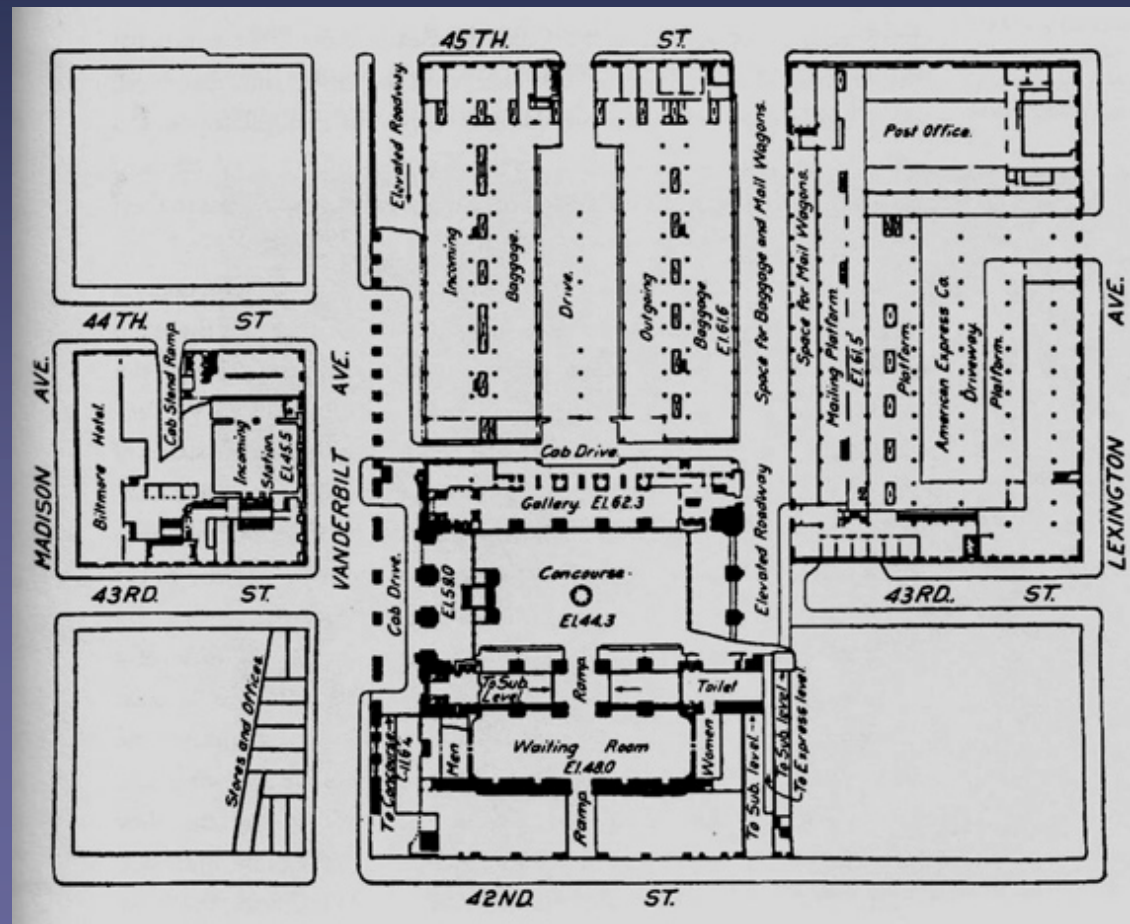
# Grand Central Station

## Transfer of Development Rights



# Grand Central Station

## Landmarks Transfer of Development Rights



## 74-711 Landmark preservation in all districts

In all districts, for zoning lots containing a landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations, provided that:

.....

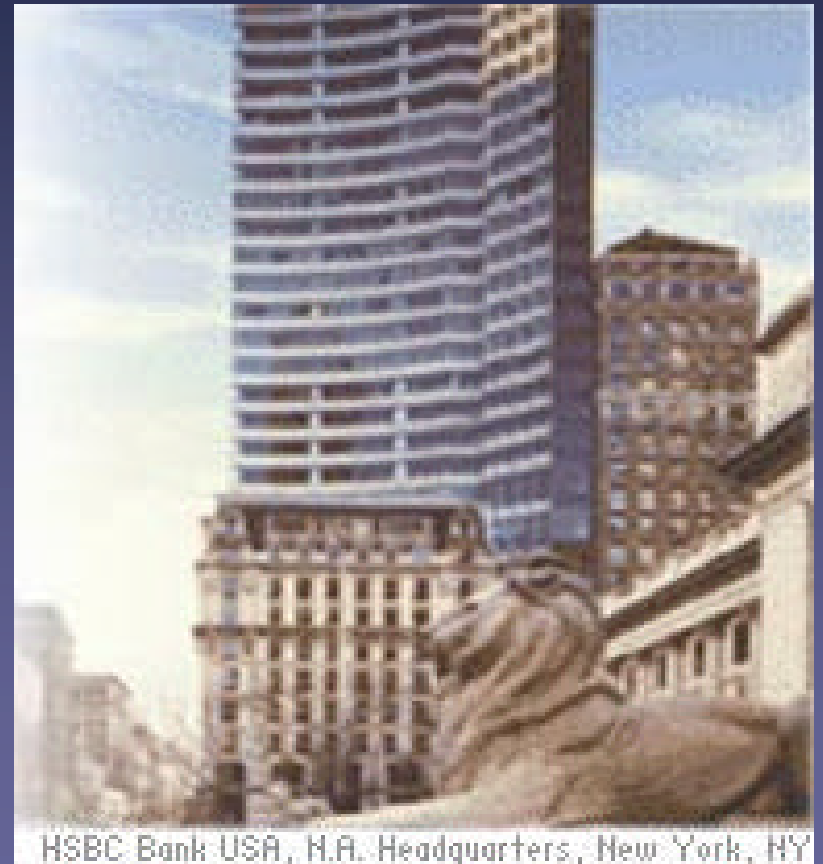
# Republic National Bank (HSBC)

Zoning Lot Merger

Split Lot

Historic Special Permit

Modification of Bulk





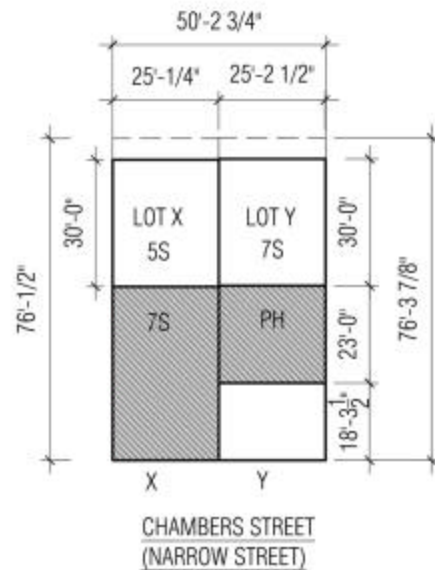


## **Split Lot**

A split lot is a zoning lot located in two or more districts in which different use, bulk, parking, or other regulations apply.

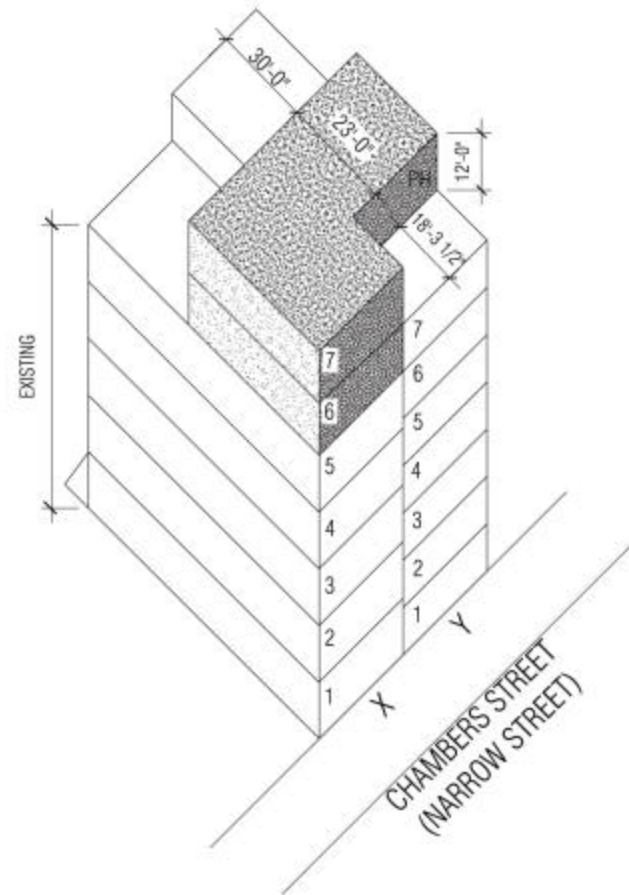


# Narrow Buildings



PLOT PLAN

ADDRESS: CHAMBERS STREET  
 BLOCK: ---  
 LOT: ---  
 ZONING MAP: 12B  
 ZONING DISTRICT: C6-3A TMU. A-3



# Z Sheet

## ZONING LOT INFORMATION

MAP	110
ZONE	EQ-3A - Urban Special TribeCa Mixed Use District, Area A1
BLOCK	137
LOT	32,33 (Zoning Lots to be Combined)
LOT AREA	3,864 S.F. (USE SURVEY)

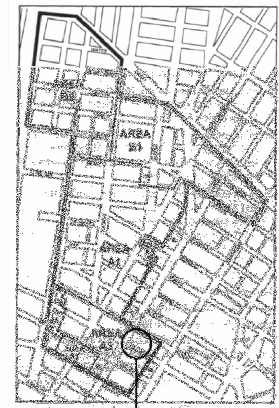
## ZONING FLOOR AREA

FLOOR	146 CHAMBERS STREET		146 CHAMBERS STREET	
	EXISTING	PROPOSED	EXISTING	PROPOSED
FIRST FLOOR	1,804 S.F.	1,344 S.F.	1,803 S.F.	1,803 S.F.
SECOND FLOOR	1,766 S.F.	1,766 S.F.	1,765 S.F.	1,765 S.F.
THIRD FLOOR	1,766 S.F.	1,766 S.F.	1,765 S.F.	1,765 S.F.
FOURTH FLOOR	1,766 S.F.	1,766 S.F.	1,765 S.F.	1,765 S.F.
FIFTH FLOOR	1,766 S.F.	1,766 S.F.	1,765 S.F.	1,765 S.F.
SIXTH FLOOR	1,766 S.F.	1,766 S.F.	1,765 S.F.	1,765 S.F.
SEVENTH FLOOR	1,766 S.F.	1,766 S.F.	1,765 S.F.	1,765 S.F.
TOTALS	12,540 S.F.	12,540 S.F.	8,803 S.F.	11,133 S.F.

FLOOR	COMBINED FLOOR AREA - 146 & 148 CHAMBERS STREET	
	EXISTING	PROPOSED
FIRST FLOOR	3,797 S.F.	4,297 S.F.
SECOND FLOOR	3,531 S.F.	3,531 S.F.
THIRD FLOOR	3,531 S.F.	3,531 S.F.
FOURTH FLOOR	3,531 S.F.	3,531 S.F.
FIFTH FLOOR	3,531 S.F.	3,531 S.F.
SIXTH FLOOR	3,531 S.F.	3,531 S.F.
SEVENTH FLOOR	3,531 S.F.	3,531 S.F.
TOTALS	23,371 S.F.	23,693 S.F.

## ZONING MAP

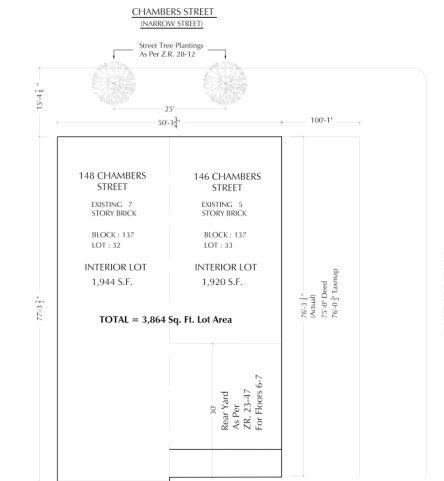
### APPENDIX A (8/22/08) Special TribeCa Mixed Use District Map



- Area A1: General Mixed Use Area
- Area A2: General Mixed Use Area
- Area A3: General Mixed Use Area
- Area A4: General Mixed Use Area
- Area A5: General Mixed Use Area
- Area A6: General Mixed Use Area
- Area A7: General Mixed Use Area
- Area A8: General Mixed Use Area
- Area A9: General Mixed Use Area
- Area A10: General Mixed Use Area
- Area A11: General Mixed Use Area
- Area A12: General Mixed Use Area
- Area A13: General Mixed Use Area
- Area A14: General Mixed Use Area
- Area A15: General Mixed Use Area
- Area A16: General Mixed Use Area
- Area A17: General Mixed Use Area
- Area A18: General Mixed Use Area
- Area A19: General Mixed Use Area
- Area A20: General Mixed Use Area

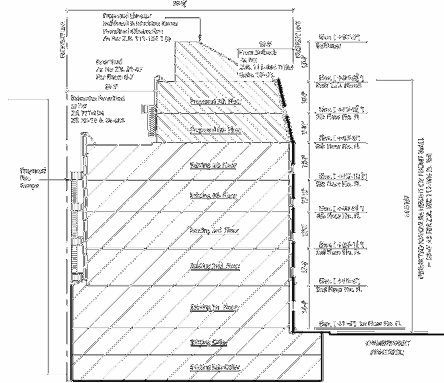
## LOT DIAGRAM

1" = 1'-0"



## HEIGHT AND SETBACK DIAGRAM

1" = 1'-0"



## ZONING ANALYSIS

Z.R.	ITEM	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
<b>1. USE REGULATIONS</b>				
SEC. 12-40	GENERAL PROVISIONS	USE GROUP 2 PERMITTED	USE GROUP 2	COMPLIES
SEC. 12-11	USE GROUPS 1 AND 2	AS PER Z.R. 12-12	USE GROUP 2	COMPLIES
SEC. 12-42	LOCATION OF FLOORS OCCUPIED BY NON-RESIDENTIAL USES	LOCATION ON A STORY BELOW THE LOWEST STOREY OCCUPIED BY WHOLE OR IN PART BY SUCH RESIDENTIAL USES	EXISTING SECOND FLOOR COMMERCIAL SPACE PER PLAN	COMPLIES
SEC. 14-12	RESIDENTIAL BULK REGULATIONS IN CO-DISTRICT	APPLICABLE DISTRICT - B1A	PROPOSED DISTRICT - B1A	COMPLIES
<b>2. BULK REGULATIONS</b>				
SEC. 23-10	MAXIMUM FLOOR AREA	75% F.A.R. 1,804 S.F. (21,200 S.F.)	23,693 S.F.	COMPLIES
SEC. 23-10	MAXIMUM FLOOR AREA	1,804 S.F. (21,200 S.F.)	23,693 S.F.	COMPLIES
SEC. 23-10	MAXIMUM LOT COVERAGE	70%	60% FLOOR - 1,100 - 1,064 - 97% 70% FLOOR - 1,064 - 1,064 - 97%	COMPLIES
SEC. 23-90	MINIMUM REQUIRED SIDE YARDS	NONE REQUIRED	N/A	COMPLIES
SEC. 23-47	MINIMUM REQUIRED REAR YARDS	30'-0" REQUIRED	30'-0" PROVIDED	COMPLIES
SEC. 23-22	MAXIMUM # OF DWELLING UNITS	2007 - 140 - 10 UNITS	1 UNITS	COMPLIES
<b>3. SPECIAL DISTRICT - TRIBECA MIXED USE - U1</b>				
SEC. 11-142	LOFT DWELLINGS AND JOINT LIVING-WORKING QUARTERS FOR ARTISTS ARE PERMITTED USES WITHIN THE SPECIAL DISTRICT, SUBJECT TO THE BULK REGULATIONS OF SEC. 11-141	AS PER RIGHT IN U-1 REFERS TO Z.R. 23-12	EXISTING LOFT DWELLINGS ON FLOORS 3 TO 5 PROPOSED BUILDING IS A MIXED USE WITH NEW FLOORS - WILL BE NEW LOFT DWELLINGS	COMPLIES
SEC. 11-143	SPECIAL USE REGULATIONS			
SEC. 11-143	OTHER BUILDING FRONTING ON CHAMBERS STREET - 7'	RETAIL FACILITIES SHALL BE LIMITED TO 3,000 SQ FT.	EXISTING (NO CHANGE) RETAIL FACILITIES PROVIDED - 1,375 SQ FT.	COMPLIES
SEC. 11-144	SPECIAL PROVISIONS FOR AREA A1, A2, A3 AND AREA A4: THE REGULATIONS APPLICABLE TO A C-3A DISTRICT SHALL APPLY TO ALL NEW DEVELOPMENTS AND IMPROVEMENTS, EXCEPT AS SET FORTH HEREIN.			
SEC. 11-144	HEIGHT AND SETBACK REGULATIONS: THE HEIGHT AND SETBACK REGULATIONS OF SECTION 12-24(B) SHALL APPLY, IN FULL, THEREOF THE FOLLOWING HEIGHT AND SETBACK REGULATIONS SHALL APPLY:			
SEC. 11-144	(A) MEASUREMENT OF HEIGHT	NO BALCONIES, UNENCLOSED PORCHES OR STAIR BALCONIES (B) CHILDREN OR FILES	REFER TO HEIGHT & SETBACK DIAGRAM	COMPLIES
SEC. 11-144	(B) MAXIMUM HEIGHT OF STREET WALLS & REQUIRED SETBACKS	10'-0" OR THE HEIGHT OF AN ADJACENT BUILDING FRONTING ON THE SAME STREET LINE WITH A HEIGHT OF AT LEAST 10'-0" WHEREVER IS LESS	14'-0" STREET WALL PROVIDED	COMPLIES
SEC. 11-144	(C) MAXIMUM BUILDING HEIGHT	NO BUILDING OR OTHER STRUCTURE SHALL EXCEED A HEIGHT OF 13'-0"	10'-0" FRONT SETBACK PROVIDED	COMPLIES
SEC. 11-144	(D) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(E) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(F) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(G) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(H) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(I) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(J) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(K) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(L) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(M) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(N) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(O) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(P) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(Q) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(R) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(S) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(T) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(U) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(V) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(W) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(X) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(Y) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			
SEC. 11-144	(Z) SPECIAL REGULATIONS FOR BUILDINGS OVER 10 FEET HIGH			

MICHAEL ZENKEICH, P.C.  
ARCHITECT  
55 West 17th Street, 5th Floor  
New York, N.Y. 10011  
Tel. (212) 242-7440

STRUCTURAL ENGINEER  
Dimitri Consulting Engineers P.C.  
100 West 17th Street, 5th Floor  
New York, N.Y. 10011  
Tel. (212) 242-7440

MECHANICAL ENGINEER  
Sideris Engineers P.C.  
Consulting Engineers For  
Mechanical + Fire Protection  
+ Plumbing + Electrical  
217-22 Northern Boulevard  
Bayside, New York 11001  
Tel. (718) 224-9001  
Fax: (718) 224-9143

DOB APPLICATIONS:  
ALT 1 - #104332474  
MH - #104332474 Doc. 2  
SF - #104332474 Doc. 3  
BOLTER - #104441477  
SPRINKLER - #104443078  
FIRE ALARM - #104441338

PROJECT:  
146 CHAMBERS STREET  
NEW YORK, NEW YORK

ALL RIGHTS RESERVED. ALL DRAWING SPECIFICATIONS AND NOTES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN HIS PROPERTY. THEY ARE NOT TO BE USED ON THIS OR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION IN WRITING BY MICHAEL ZENKEICH, P.C.

DATE: September 8, 2006  
DRAWN BY: MZ  
(CHECKED) BY: MZ

PROJECT: 2004-007  
TITLE:  
ZONING INFORMATION

SCALE: AS NOTED  
ISSUING NO.:

Z1.10



## Mixed Use Building

A "mixed building" is a *building* in a *Commercial District* used partly for *residential use* and partly for *community facility* or *commercial use*.

# Crossroads, 10 Rudgers, NY

## Lot Coverage



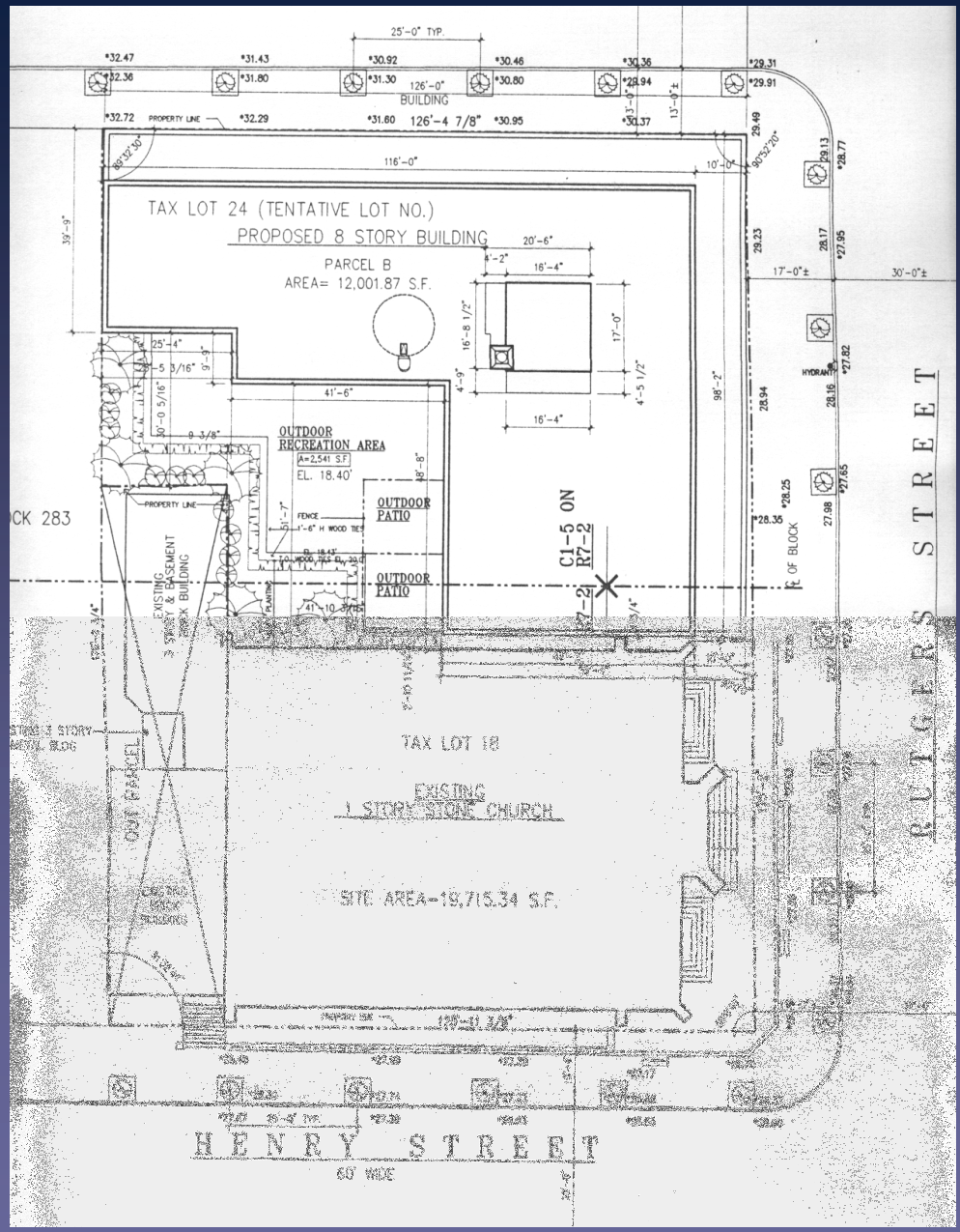




## Quality Housing 23-011(b.1)

*(b) In other R6, R7, R8, R9 or R10 Districts, the bulk regulations applicable to Quality Housing developments may, as an alternative, be applied if the zoning lot is developed pursuant to all of the requirements of the Quality Housing Program..... In these districts, the Quality Housing bulk regulations may apply to developments or enlargements on zoning lots with existing buildings to remain, if:*

*(1) the existing buildings are non-residential and the entire zoning lot will comply with the floor area ratio and density standards applicable to Quality Housing developments; or*





# ZONING ANALYSIS

**QUALITY HOUSING AS ADAPTED BY THE CITY COUNCIL  
JUNE 29, 1994**

ZONING RESOLUTION	ITEM	PERMITTED/ REQUIRED	PROPOSED
<b>I. USE REGULATION</b>			
32-15 32-11/22-12 22-14	USE GROUP 6 USE GROUP 2 USE GROUP 4	AS OF RIGHT IN C1-5/R7-2 AS OF RIGHT IN C1-5/R7-2 AS OF RIGHT IN R7-2	PROP. IN NEW DEVELOPMENT PROP. IN NEW DEVELOPMENT EXISTING 1-STORY CHURCH
<b>II. BULK REGULATIONS</b>			
35-011	QUALITY HOUSING PROGRAM	BULK REGULATIONS MAY BE APPLIED TO RESIDENTIAL PORTION UNDER SAME COND. SET IN SECT. 23-011 & 35-23	
23-011 (b)	QUALITY HOUSING PROGRAM	IN R7 DISTRICT QUALITY HOUSING BULK REGULATIONS SHALL APPLY IF ZONING LOT IS DEVELOPED UNDER ALL QUALITY HOUSING PROGRAM REQUIREMENTS	
23-145 24-11 33-121	MAX. F.A.R.	3.44 RESIDENTIAL 6.5 COMMUNITY FACILITY 2.0 COMMERCIAL	3.14 (SEE COMPUTATION BELOW) 0.55 0.44
	MAX. RESIDENTIAL F.A.	10,715.74 SF. x 3.44 = 36,863.17 SF.	61,069.07 SF. (SEE COMPUTATION BELOW) = 36,863.17 SF. (COMPLIES - UNDER BULK)
	MAX. RESIDENTIAL GROSS F.A. W/ 2% MECHANICAL ALLOWANCE	63,204.77 SF. - 2% MECH DEDUCT = 61,939 SF.	D.F.A. - 2% MECH DEDUCT. 61,939 SF. - 1,238.74 = 60,700.26 SF. F.A.R. = 60,700.26 / 10,715.74 = 5.67
	AVAILABLE FOR COMMUNITY FACILITY	63,204.77 SF. x 6.5 = 410,831.11 SF. - 81,403.84 SF. = 329,427.27 SF.	EXIST. COMMUNITY FACILITY 10,769 SF. F.A.R. = 10,769 / 10,715.74 = 1.00
	MAX. COMMERCIAL F.A.	10,715.74 SF. x 2.0 = 21,431.48 SF.	F.A. OF COMMERCIAL = 1,084.58 SF. (COMPLIES) F.A.R. = 1,084.58 / 10,715.74 = 0.10
23-145	RESIDENTIAL MAX. LOT COVERAGE CORNER LOT (30%) INTERIOR LOT (30%)	17,218.87 x 80% = 13,775.10 SF. 2,198.87 x 80% = 1,759.10 SF.	RESIDENTIAL 2,959.44 SF. EXIST. CHURCH 2,170.14 SF. TOTAL 5,129.58 SF.
24-11	COMMUNITY MAX. LOT COVERAGE CORNER LOT (70%) INTERIOR LOT (30%)	17,218.87 x 70% = 12,053.21 SF. 2,198.87 x 30% = 659.66 SF.	CORNER 14,090.67 SF. INT./INTERIOR 2,338.72 SF. TOTAL 16,429.39 SF.
35-011 b.1.	QUALITY HOUSING PROGRAM BULK REGULATION	EXIST. NON-RESIDENTIAL BLDG. ZONING LOT COMPLIES W/ F.A.R. & LOT AREA/BULK.	COMPLIES SEE LOT DIAGRAM BELOW

# Lot Coverage

"Lot coverage" is that portion of a *zoning lot* which, when viewed directly from above, would be covered by a *building* or any part of a *building*.

However, for purposes of computing a *height factor*, **any portion of such *building* covered by a roof which qualifies as *open space*, or any terrace, balcony, breeze way, or porch or portion thereof not included in the *floor area* of a *building*, shall not be included in *lot coverage*.**

# Height Factor

The "height factor" of a *building* is equal to the total *floor area* of the *building* divided by its lot coverage.

If two or more *buildings* are located on the same *zoning lot*, their *height factor* is the sum of their floor areas divided by the sum of their *lot coverages*.

The *height factor* is thus equal to the number of *stories*, if the *building* were erected without setbacks. In computing a *height factor*, a fraction of .5 or more may be considered a whole number, and smaller fractions shall be disregarded.

## Open Space

"Open space" is that part of a *zoning lot*, including *courts* or *yards*, which:

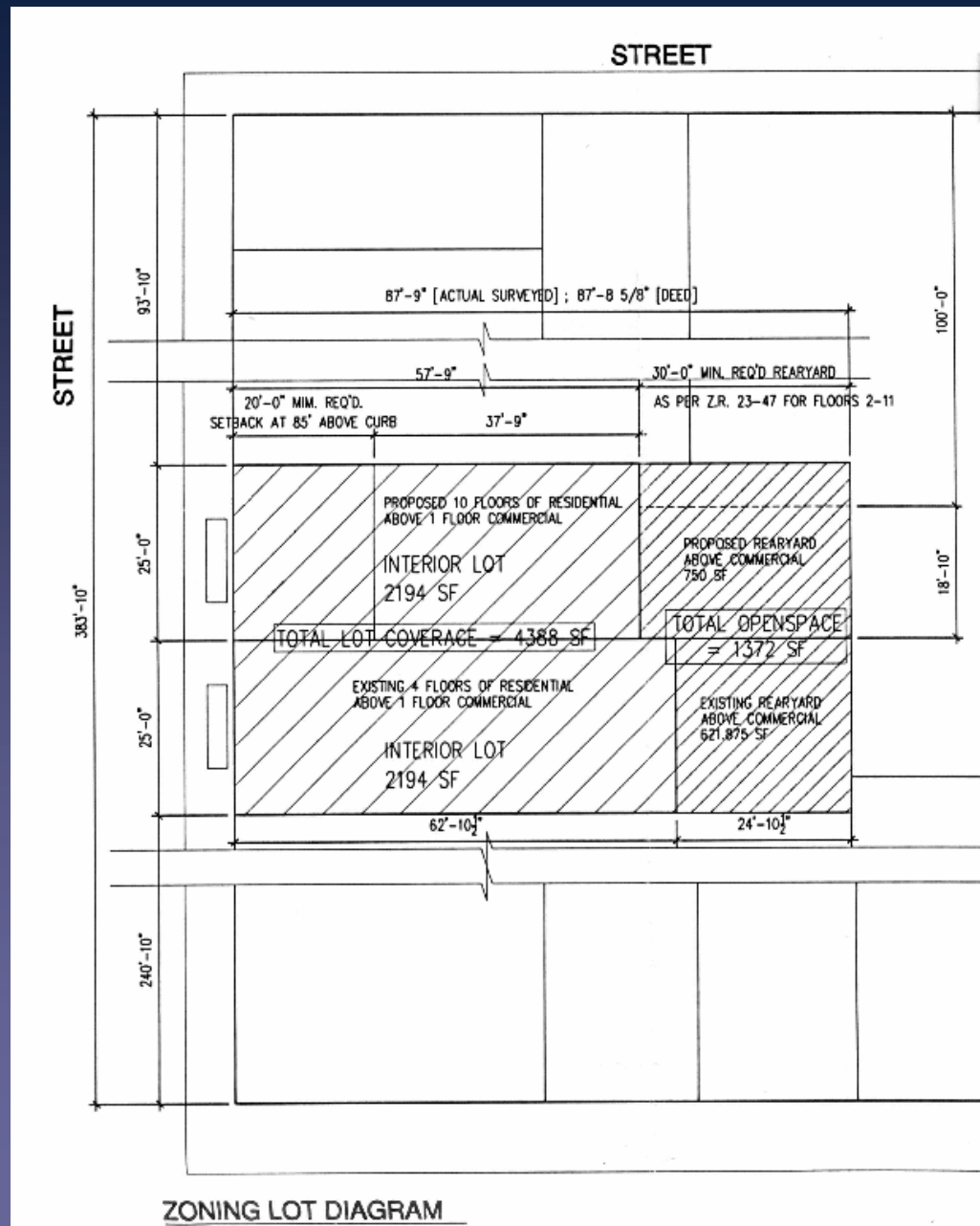
- (a) is open and unobstructed from its lowest level to the sky, except as provided below;
- (b) is accessible to and usable by all persons occupying a *dwelling unit* or a *rooming unit* on the *zoning lot*; and
- (c) is not part of the roof of that portion of a *building* containing *dwelling units* or *rooming units*.



## Location of Open Space

35-33 A non-residential use occupying a portion of a building that was in existence on December 15, 1961, may be changed to a residential use and the regulations on minimum required open space ratio **shall not apply** to such change in use

# Location Of Open Space




# Preconsideration



## Additional Information

1 Filing Status	
Job Number	As noted on title
Sheet Number	of Sheets
State	Orchard Street, New York

2 Additional Information
Block:
Lot:
Respectfully requesting a pre-consideration for the future following condition:
We are enlarging an existing two-story commercial building and altering the existing building and building an enlargement to create a twelve-story residential building.
This building, Orchard Street, lot , will be merged with Orchard Street, lot 10. Orchard is a building built before 1961 and the 2nd and 3rd stories were converted to residential use under application 103 and CO # 103 was issued.
By merging with Orchard Street floors 2 and 3 will be enlarged. This enlargement will be done by basic height and setback regulations of the Zoning Resolution.
Section 35-33 applies in this situation, it states:
"A non-residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on minimum required #open space ratio# shall not apply to such change of #use#.
Floors 2 and 3, Orchard Street will have a lot coverage of 70%. The portion of Orchard Street does not count towards Open Space Ratio per Section 35-33 ZR.
Our interpretation is that since the building existed prior December 15, 1961 and a change of use to residential is being made to non-residential space, then the Open Space Ratio does not apply to this change of use application.
Acceptance of our interpretation is respectfully requested.
<div style="text-align: right;">  </div> <p style="font-size: 2em; color: blue; font-weight: bold;">O.K. to accept provided the footprint was accepted in JAMES 10345 DDB as requested by D. S. [Signature]</p>

3 Statements and Signatures	
I hereby state that all the above information is complete and correct to the best of my knowledge.	Applicant Name: [Signature]
Fee: Submitter has paid or is in the process of paying the fee of \$26.40 to the NYC Department of Buildings.	Signature: [Signature]
I understand that I am responsible for any errors or omissions and that I am not responsible for any errors or omissions in the above information.	Date: [Signature]



## Legally required window

(A "legally required window" is a window or portion of a window(including a window either in addition to or as a substitute for mechanical ventilation) which is required by any applicable law or statute to provide light or ventilation to a "living room," as defined in Section 4 of the Multiple Dwelling Law.

# Internet Resources

1. City Planning: [www.nyc.gov/html/dcp/home.html](http://www.nyc.gov/html/dcp/home.html)
2. Department of Buildings:  
[www.nyc.gov/html/dob/home.html](http://www.nyc.gov/html/dob/home.html)
3. Landmarks Preservation Commission:  
[www.nyc.gov/html/lpc/html/home/home.shtml](http://www.nyc.gov/html/lpc/html/home/home.shtml)
4. Oasis NYC map: [www.oasisnyc.net](http://www.oasisnyc.net)
5. Property Shark: [www.propertyshark.com](http://www.propertyshark.com)

# Part B

## Split Lot

A split lot is a zoning lot located in two or more districts in which different use, bulk, parking, or other regulations apply.



## 77-11 Conditions for Application of Use Regulations to Entire Zoning Lot

Whenever a zoning lot existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between districts in which different uses are permitted, the use regulations applicable to the district in which more than 50 percent of the lot area of the zoning lot is located may apply to the entire zoning lot, provided that the greatest distance from the mapped district boundary to any lot line of such zoning lot in the district in which less than 50 percent of its area is located does not exceed 25 feet. Such distance shall be measured perpendicular to the mapped district boundary.

## 77-211

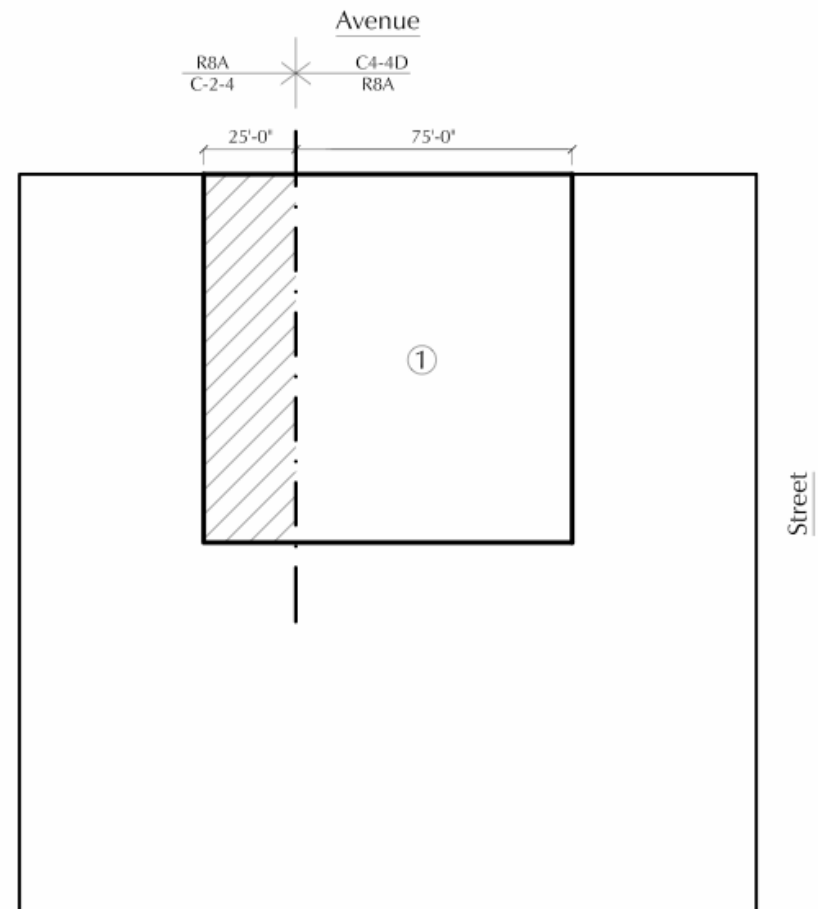
### Condition for application of bulk regulations to entire zoning lot

Whenever a zoning lot existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between:

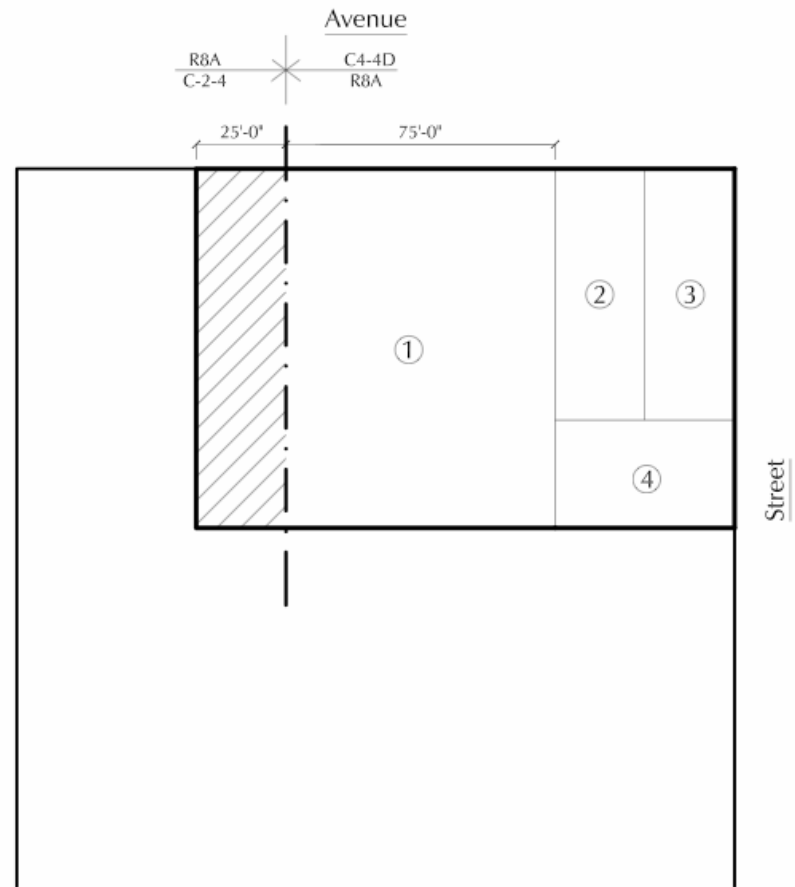
- (a) two Residence Districts limited to single- or single- and two-family residences; or
- (b) two Commercial Districts or two Manufacturing Districts in which the same uses are permitted but different bulk regulations apply;

the bulk regulations applicable to the district in which more than 50 percent of the lot area of the zoning lot is located may apply to the entire zoning lot, provided that the greatest distance from the mapped district boundary to any lot line of such zoning lot in the district in which less than 50 percent of its area is located does not exceed 25 feet. Such distance shall be measured perpendicular to the mapped district boundary.

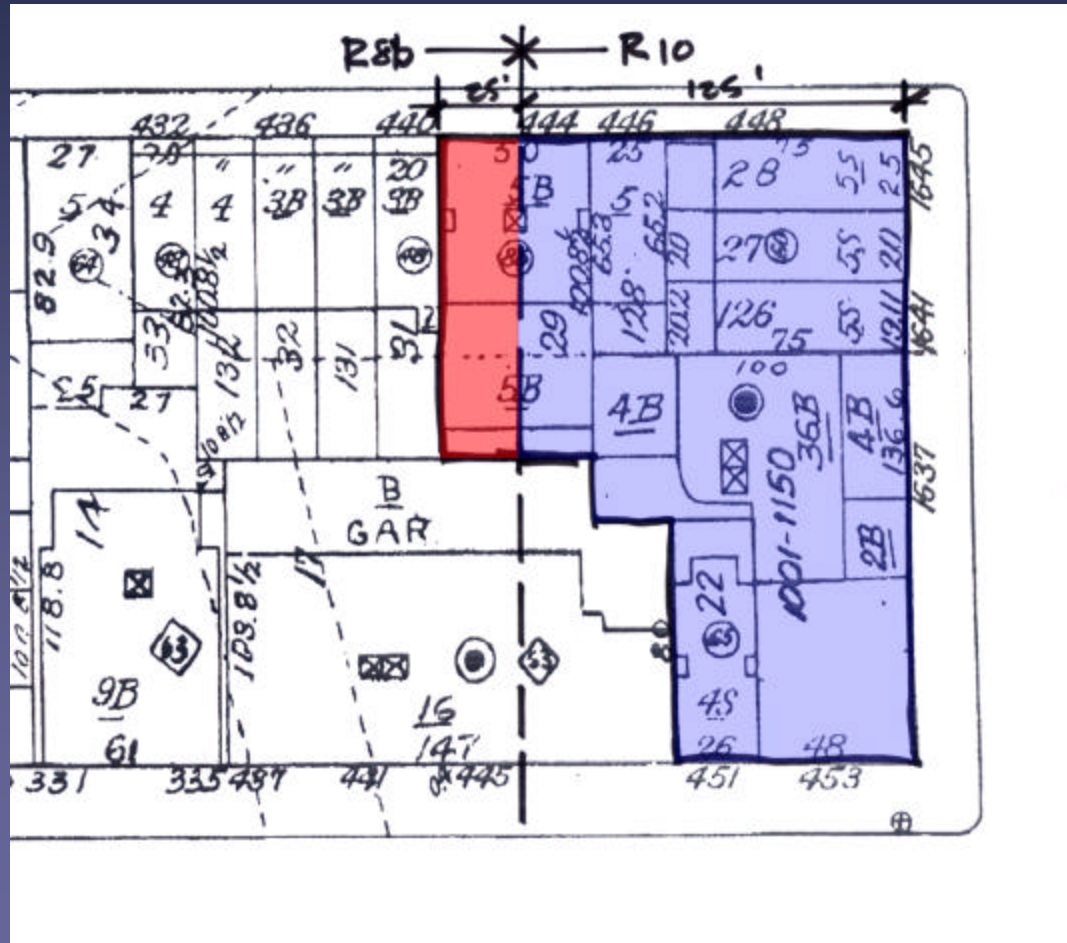
# Split Lot Existing prior to 1961



# Split Lot Merged



# Split Lot regulations



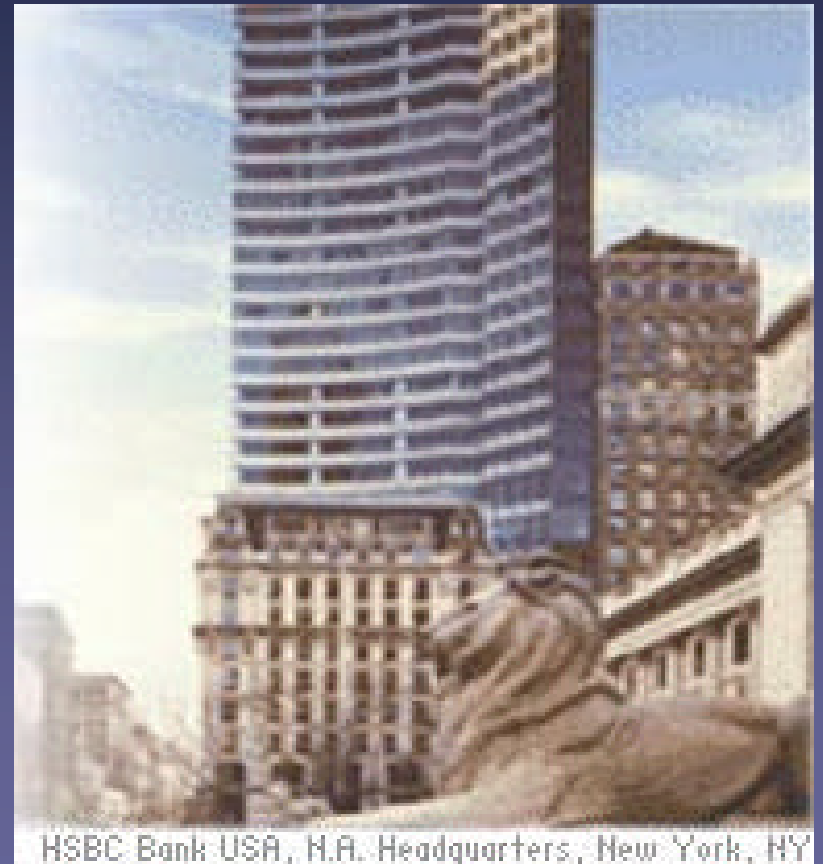
# Republic National Bank (HSBC)

Zoning Lot Merger

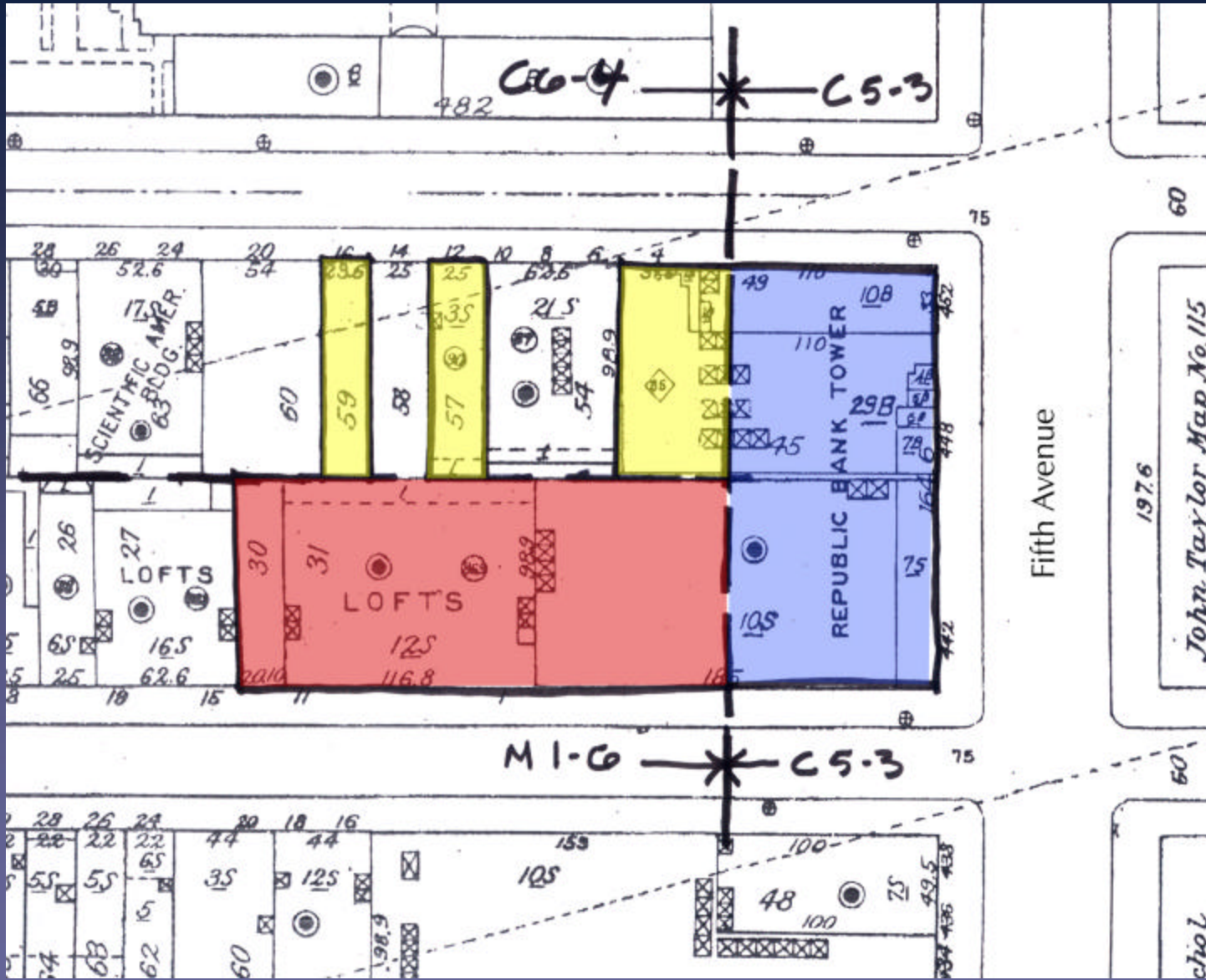
Split Lot

Historic Special Permit

Modification of Bulk



HSBC Bank USA, N.A. Headquarters, New York, NY



## **Split Lot**

A split lot is a zoning lot located in two or more districts in which different use, bulk, parking, or other regulations apply.



## 77-22 Split Lot Floor Area Ratio

The maximum floor area ratio permitted on each portion of such zoning lot for the applicable type of building or buildings on such zoning lot shall be determined under the applicable regulations of the Chapters indicated:.....

Each such floor area ratio shall be multiplied by the percentage of the zoning lot to which such #floor area ratio applies. The sum of the products thus obtained shall be the adjusted maximum floor area ratio# applicable to such zoning lot.

..... (other conditions apply).....

REPUBLIC NATIONAL BANK OF NEW YORK  
April 23, 1981

ZONING LOT

<u>Block</u>	<u>Lot</u>	<u>Building</u>	<u>C5-3</u>	<u>C6-4</u>	<u>M 1-6</u>	<u>Total</u>
	49	452 Fifth Avenue	3,300	330	-	3,630
	45,47,53	450 Fifth Avenue (New)	6,575	4,360.625	-	10,935.625
	41	444 Fifth Avenue	9,875	4,937.5	3,456.25	18,278.75
841	31	1 West 39th	-	-	11,520.833	11,520.833
	30	13 West 39th	-	-	2,057.2917	2,057.2917
	57	12 West 40th	-	2,468.75	-	2,468.75
	59	16 West 40th	-	2,320.625	-	2,320.625
<hr/>						
Total Area			19,750S.F.	14,417.58F.	17,034.37S.F.	51,201.6758.F.
Z of Lot Area			38.5728%	28.1582%	33.2689%	100% of lot area
Adjusted F.A.R.			(.3857 x 15) + (.2816 x 10) + (.3327 x 10) = 11.9286 F.A.R. = 610,768.68			

TOTAL AVAILABLE ZONING FLOOR AREA

610,768

Maximum allowable bulk in C5-3 19,750 x 15 F.A.R. = 296,250 Z.F.A.  
 Maximum allowable bulk in C6-4 14,417 x 11.929 = 171,980 Z.F.A.  
 Maximum allowable bulk in M1-6 17,034 x 11.929 = 203,198 Z.F.A.



# Tax Lot/Zoning Lot Subdivision RP-604

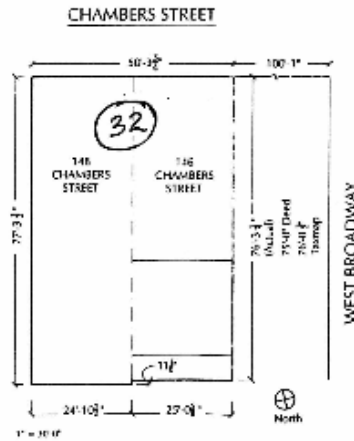
Form R.P. 604 (Rev. 1)

**REQUEST TO REAL PROPERTY ASSESSMENT BUREAU SURVEYING DIVISION FOR TENTATIVE LOT NUMBERS**

Draw sketch to scale  
1" = 50', if possible.  
Indicate North Arrow.

**BOROUGH** Manhattan  
**DATE** 06/22/2006

SEC. 1 VOL. 3  
BLOCK 137  
PRESENT LOT NO. 32, 33



TENTATIVE LOT NUMBERS **32**

(for Department of Buildings filing only)

Owner's Name 146 Chambers Owners LLC

Signature of Architect

Architect's  
or  
Engineer's  
Seal

**TAX MAP CHANGE WILL  
NOT BE MADE UNTIL  
RECEIPT OF APPROVAL  
BY DEPT. OF BUILDINGS**

Official Seal of the State of New York made on Tax Map Change Application of required documents



*Sydney Cooper*  
Assistant Surveyor  
6/23/2006  
Date

# Tax Lot Zoning Lot Subdivision PW-1

## Plan/Work Approval Application

Application Must Be Typewritten

### Internal Use

Job Number

(Affix Label)

<b>1 Filing Status</b> Select one and complete sections indicated		Subsequent Filing # <b>3,4,5,7,9,9,16</b>	Job Number	Work Type/Prefix
Initial Filing # <b>1,2,4,6</b>	<input type="checkbox"/> Job involves a development project. <input type="checkbox"/> Job involves tract zoning/district.	<b>Additions</b>	<b>Changes</b>	
Number of buildings		Is an original applicant applying for additional approvals.	Amendment	
Project Name		Is an amended applicant taking responsibility for the herein specified items.	Petition/Statement	
Project I.D. #			Withdrawal	
<b>RESERVED FOR D.O.S.</b>				

<b>2 Location</b>				
Block	Block	Lot(s)	MS	C.D. No.
House No(s)	Street Name		Apt./Condo No(s)	
Special Place Name			Place(s)	

<b>3 Applicant</b> The following information represents a change to the original filing				
Last Name	First Name	MI		
Business Name			Business Phone ( )	
Address	City	State	ZIP	
P.E.	H.A.	Other		Lin. No.

<b>4 Filing Representative</b> Complete if different from applicant.				
Last Name	First Name	MI		
Business Name			Business Phone ( )	
Address	City	State	ZIP	

<b>5 Additional Considerations</b>				
Directive 14 Acceptance Requested	Old Code Review Requested	Int'l Zoning	Quality Housing	Site Safety Job
Legalization of work done after 1/1/89	Application is being made to comply with:			Local Law 6 of 1975    Local Law 18 of 1984

<b>6 Initial Filing</b> Complete sections and schedules indicated to the right of only one selected job type.				
New Building	<b>8,9,10,15,16, Schedule A</b>	Subdivision	<b>9</b>	Special Status, Limitations or Restrictions
Alteration	<b>7</b>	Improved Property		Restrictive Declaration
Description	<b>8,9,10D</b>	Unimproved Property		Reel
Style	<b>7A,8,9,10A,1B</b>	Condominiums		Page No.
Place of Assembly	<b>11</b>	Related Job Number		Other
				Leadsheet
				Single Room Occupancy
				NSA Calendar Number
				CPC Calendar Number

<b>7 Alterations</b> Indicate type of alteration and complete appropriate sections and schedules.				
<b>Alteration - Type I</b> (Change to C of D) Complete <b>7A,8,9,10,1B, Schedule A</b> Select One: <input type="checkbox"/> New C of D <input type="checkbox"/> Amended C of D				
Change in:	Occupancy/Use	Room Count/Use/ing/Units	Egress	Partial Demolition
Enlargement:	Horizontal	Vertical		
<b>Alteration - Type II</b> Complete <b>7A</b> and indicated sections and schedules. Select One: <input type="checkbox"/> Equipment Installation <input type="checkbox"/> Equipment Repair / Modification				
<b>PL</b> Plumbing	<b>9,10D,PW-1B</b>	<b>PS</b> Pucharding	<b>9,PW-1C</b>	<b>SP</b> Sprinkler
<b>ME</b> Mech / HVAC	<b>9,10A</b>	<b>FS</b> Fuel Storage	<b>9,PW-1C</b>	<b>EA</b> Fire Alarm
<b>IE</b> Elevator	<b>9,PW-1C</b>	<b>SD</b> Stairtype	<b>9,10A,10B,10C,14</b>	<b>FP</b> Fire Suppression
				<b>EQ</b> Construction Equip. - <b>13</b>
				<b>OT</b> Other - <b>9</b> , Describe below:
<b>Alteration - Type III</b> Complete sections <b>7A,8 (Eq, CC, or OT work types only), 9, 10A, 10B, 10C, 10D</b>				

<b>Part A Job Description</b> (Required for all alterations)				
Estimated Cost Total \$	Work Type Costs (Alteration Type II only):	\$	\$	\$
Alteration Job only	Proposed Additional Floor Area	sq. ft.	Structural/Seismicity will not be affected by this alteration.	