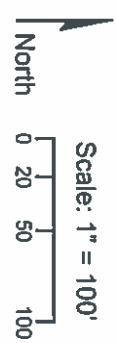


Site Information

Block 1436, Lot 5
 Zoning Map: 8c
 Zoning District: R8B/C2-5
 Special District: n/a

Lot and Building Information

- Ⓜ - Lot Numbers (within radius)
- ### - Block Numbers
- I, II, III - Story Height
- M0 - Multiple Dwelling
- D - Dwelling
- R - Retail
- G - Garage
- C - Commercial
- I - Industrial
- M - Manufacturing
- W - Warehouse
- A - Auto
- C - Community Facility



Zoning Districts and Commercial Overlays

- | | | | |
|--|---------------------------|--|------|
| | C1-1 | | C2-1 |
| | C1-2 | | C2-2 |
| | C1-3 | | C2-3 |
| | C1-4 | | C2-4 |
| | C1-5 | | C2-5 |
| | Zoning District Boundary | | |
| | Special District Boundary | | |
| | Zoning District Labels | | |

Land Uses

- One and Two-Family Homes
- Multiple Dwelling
- Commercial
- Mixed Use (Residential/Commercial)
- Manufacturing
- Open Space / Park Land
- Institutional / Community Facility
- Parking / Automotive
- Vacant

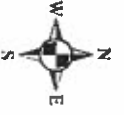


NYC Digital Tax Map

Effective Date : 02-07-2014 11 31 28

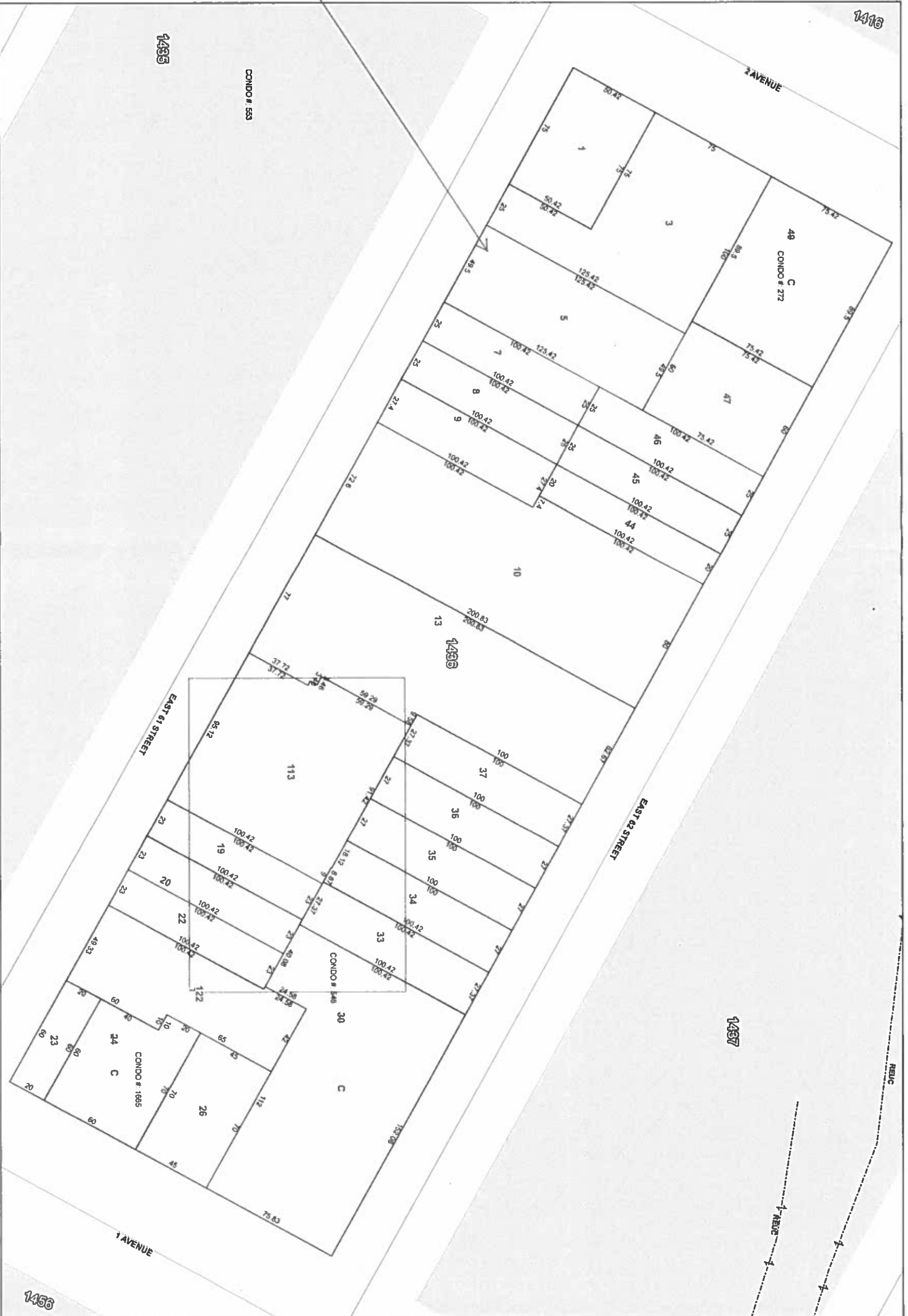
End Date : Current

Manhattan Block: 1436



- Legend**
- Streets
 - Miscellaneous Text
 - 1 Possession Hooks
 - Boundary Lines
 - 1 Lot Face Possession Hooks
 - 1 Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon

SITE



0 5 10 20 30 40 Feet

ZONING MAP



NYC ZONING ORDINANCE NOTES

LOCATION: 305 EAST 61ST STREET, NEW YORK, NY 10065
 TAX BLOCK NO: 1436
 TAX LOT NO: 5
 BIN NO: 1044226
 COMMUNITY BOARD NO: 108
 NO OF BUILDINGS ON LOT: 1
 LOT SIZE: 49.50' X 125.42'
 LOT AREA: 6,208 SF
 ZONING DISTRICT(S): 6R6B / C2-5
 ZONING MAP NO: BC
 PROPOSED ZONING FLOOR AREA: 4,943 SF (GROSS)
 BASEMENT: 5,368 SF (GROSS)
 FIRST FLOOR: 10,311 SF (GROSS)
 TOTAL PROPOSED ZONING FLOOR AREA: 20,622 SF (GROSS)
 PROPOSED USE: PHYSICAL CULTURE ESTABLISHMENT (PCE)*
 PERMITTED ZONING DISTRICTS: NYC BSA PERMIT REQUIRED
 C1-9; C2; C4; C5; C6; C8; M1*; M2; M3
 *NOT PERMITTED IN M1-5A OR M1-5B DISTRICTS

NYC BOARD OF STANDARDS & APPEALS NOTES

- Z.R. SECTION 73-36 - PHYSICAL CULTURE OR HEALTH ESTABLISHMENTS
- (A) IN C1-BX, C1-9, C2, C4, C5, C6, C8, M1, M2 OR M3 DISTRICTS, AND IN CERTAIN SPECIAL DISTRICTS AS SPECIFIED IN THE PROVISIONS OF SUCH SPECIAL DISTRICT, THE BOARD OF STANDARDS AND APPEALS MAY PERMIT PHYSICAL CULTURE OR HEALTH ESTABLISHMENTS AS DEFINED IN SECTION 12-10, INCLUDING GYMNASIUMS (NOT PERMITTED UNDER USE GROUP 9) OR MASSAGE ESTABLISHMENTS OTHER THAN ADULT PHYSICAL CULTURE ESTABLISHMENTS, FOR A TERM NOT TO EXCEED TEN YEARS, PROVIDED THE FOLLOWING FINDINGS ARE MADE:
- (1) THAT SUCH USE IS SO LOCATED AS NOT TO IMPAIR THE ESSENTIAL CHARACTER OR THE FUTURE USE OR DEVELOPMENT OF THE SURROUNDING AREA; AND
- (2) THAT SUCH USE CONTAINS:
- (i) ONE OR MORE OF THE FOLLOWING REGULATION SIZE SPORTS FACILITIES: HANDBALL COURTS, BASKETBALL COURTS, SQUASH COURTS, PADDLEBALL COURTS, RACKETBALL COURTS, TENNIS COURTS; OR
 - (ii) A SWIMMING POOL OF A MINIMUM 1,500 SQUARE FEET; OR
 - (iii) FACILITIES FOR CLASSES, INSTRUCTION AND PROGRAMS FOR PHYSICAL IMPROVEMENT, BODY BUILDING, WEIGHT REDUCTION, AEROBICS OR MARTIAL ARTS; OR
 - (iv) FACILITIES FOR THE PRACTICE OF MASSAGE BY NEW YORK STATE LICENSED MASSAGEURS OR MASSAGEUSES, THERAPEUTIC OR RELAXATION SERVICES MAY BE PROVIDED ONLY AS ACCESSORY TO PROGRAMMED FACILITIES AS DESCRIBED IN PARAGRAPHS (A)(2)(i) THROUGH (A)(2)(iv) OF THIS SECTION.
- (B) IN C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8 OR C6-9 DISTRICTS, THE BOARD MAY PERMIT PHYSICAL CULTURE OR HEALTH ESTABLISHMENTS LOCATED ON THE ROOF OF A COMMERCIAL BUILDING OR THE COMMERCIAL PORTION OF A MIXED BUILDING, PROVIDED THE FOLLOWING ADDITIONAL FINDINGS ARE MADE:
- (1) THAT SUCH USE SHALL BE AN INCIDENTAL PART OF A PERMITTED PHYSICAL CULTURE OR HEALTH ESTABLISHMENT LOCATED WITHIN THE SAME COMMERCIAL OR MIXED BUILDING;
- (2) THAT SUCH USE SHALL BE OPEN AND UNOBSTRUCTED TO THE SKY;
- (3) THAT SUCH USE SHALL BE LOCATED ON A ROOF NOT LESS THAN 23 FEET ABOVE CURB LEVEL;
- (4) THAT THE APPLICATION FOR SUCH USE SHALL BE MADE JOINTLY BY THE OWNER OF THE BUILDING AND THE OPERATOR OF SUCH PHYSICAL CULTURE OR HEALTH ESTABLISHMENT; AND
- (5) THAT THE BOARD SHALL PRESCRIBE APPROPRIATE CONTROLS TO MINIMIZE ADVERSE IMPACTS ON THE SURROUNDING AREA, INCLUDING BUT NOT LIMITED TO, REQUIREMENTS FOR THE LOCATION, SIZE AND TYPES OF SIGNS, LIMITATIONS ON THE MANNER AND/OR HOURS OF OPERATION, SHIELDING OF FLOODLIGHTS, ADEQUATE SCREENING, AND THE CONTROL OF UNDESIRED NOISE INCLUDING THE AMPLIFICATION OF SOUND, MUSIC OR VOICES.
- (C) NO SPECIAL PERMIT SHALL BE ISSUED PURSUANT TO THIS SECTION UNLESS:
- (1) THE BOARD SHALL HAVE REFERRED THE APPLICATION TO THE DEPARTMENT OF INVESTIGATION FOR A BACKGROUND CHECK OF THE OWNER, OPERATOR AND ALL PRINCIPALS HAVING AN INTEREST IN ANY APPLICATION FILED UNDER A PARTNERSHIP OR CORPORATE NAME AND SHALL HAVE RECEIVED A REPORT FROM THE DEPARTMENT OF INVESTIGATION WHICH THE BOARD SHALL DETERMINE TO BE SATISFACTORY; AND
- (2) THE BOARD, IN ANY RESOLUTION GRANTING A SPECIAL PERMIT, SHALL HAVE SPECIFIED HOW EACH OF THE FINDINGS REQUIRED BY THIS SECTION ARE MADE, THE BOARD SHALL RETAIN THE RIGHT TO REVOKE THE SPECIAL PERMIT, AT ANY TIME, IF IT DETERMINES THAT THE NATURE OR MANNER OF OPERATION OF THE PERMITTED USE# HAS BEEN ALTERED FROM THAT AUTHORIZED.
- THE BOARD MAY PRESCRIBE APPROPRIATE CONDITIONS AND SAFEGUARDS INCLUDING LOCATION OF SIGNS AND LIMITATIONS ON THE MANNER AND/OR HOURS OF OPERATION IN ORDER TO MINIMIZE ADVERSE EFFECTS ON THE CHARACTER OF THE SURROUNDING COMMUNITY.

BSA APPROVAL STAMP

NYC ZONING RESOLUTION APPLICABLE CHAPTERS FOR COMPLIANCE

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

ARTICLE VII: ADMINISTRATION - CHAPTER 3 - SPECIAL PERMITS BY THE BOARD OF STANDARDS AND APPEALS

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

ZR 23-153 - MAXIMUM LOT COVERAGE - C2-5 DISTRICTS

MAXIMUM PERMITTED LOT COVERAGE (INTERIOR LOT) = 60% OR 0.60 X 2,000 SF = 1,200 SF

EXISTING / PROPOSED LOT COVERAGE = (13,94 X 46.02) + (20.00 X 34.03) = 1,322.6 SF

ZR 23-153 - MAXIMUM FLOOR AREA RATIO (FAR) - C2-5 DISTRICTS

MAXIMUM PERMITTED FLOOR AREA IN C2-5 DISTRICTS = 2.0 OR 2.0 X 2,000 SF = 4,000 SF

EXISTING / PROPOSED ZONING FLOOR AREA (FA) = 6,613 SF NOTE: 6,613 SF > 4,000 SF)

THE HUDSON GROUP
 ARCHITECTURE • CONSTRUCTION • MANAGEMENT

44 WEST 28th STREET NEW YORK, NY 10001
 TEL (212) 675 5052 FAX (212) 675-0302
 EMAIL: thehudsongroup@gmail.com

© THE HUDSON GROUP 2017
 ALL RIGHTS RESERVED

NO	DATE	ISSUED

PROJECT
 PROPOSED PHYSICAL CULTURE ESTABLISHMENT
 305 EAST 61ST STREET
 NEW YORK, NY
 AIRE UES, NYC



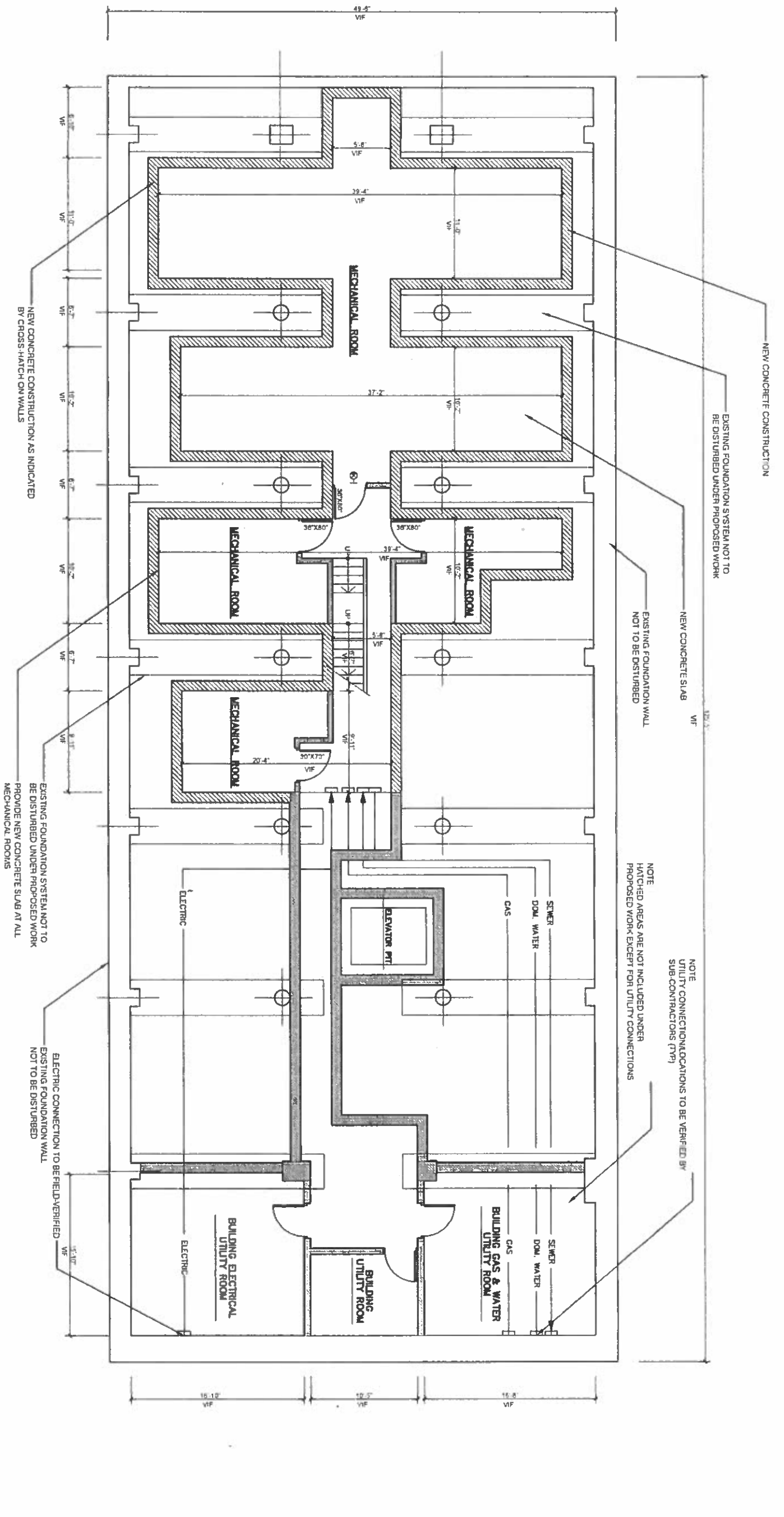
DRAWING TITLE
 SITE PLAN, NYC ZONING ORDINANCE NOTES, BSA NOTES, BSA APPROVAL STAMP

DATE	PROJECT NO
05/09/17	05092017
DWG NO	SHEET NO
BSA-001.00	1 OF 5

DOB B-SCAN

CELLAR FLOOR PLAN

SCALE: 3/32" = 1'-0"



OCCUPANCY NOTES

- PROPOSED FLOOR AREA: CELLAR: 1,623 SF
- PROPOSED NUMBER OF OCCUPANTS: CELLAR: 6 PERSONS
1. PHYSICAL CULTURE ESTABLISHMENT WILL PROVIDE ADEQUATE MEANS OF EGRESS FOR ALL OCCUPANTS OF MECHANICAL ROOMS, ACCESSORY TO THE PRINCIPAL USE AND OCCUPANCY.
 2. ONE (1) MEANS OF EGRESS STAIRS IS PROVIDED CONNECTING CELLAR WITH BASEMENT (GROUND) FLOOR.
 3. PHYSICAL CULTURE ESTABLISHMENT WILL BE FURNISHED WITH A WET-TYPE SPRINKLER SYSTEM AND A FIRE-ALARM SYSTEM THROUGHOUT.

BSA APPROVAL STAMP

THE HUDSON GROUP
 ARCHITECTURE • CONSTRUCTION • MANAGEMENT
 44 WEST 28th STREET • NEW YORK, NY 10001
 TEL (212) 675-5052 FAX (212) 675-9302
 EMAIL: thehudsongroup@gmail.com
 © THE HUDSON GROUP 20
 ALL RIGHTS RESERVED

REVISIONS
 NO DATE ISSUED

PROJECT
 PROPOSED PHYSICAL
 CULTURE ESTABLISHMENT
 305 EAST 61ST STREET
 NEW YORK, NY
 AIRE UES, NYC

SEAL
 DWG BY: PAUL-JOHAN SEIM
 10/24/17

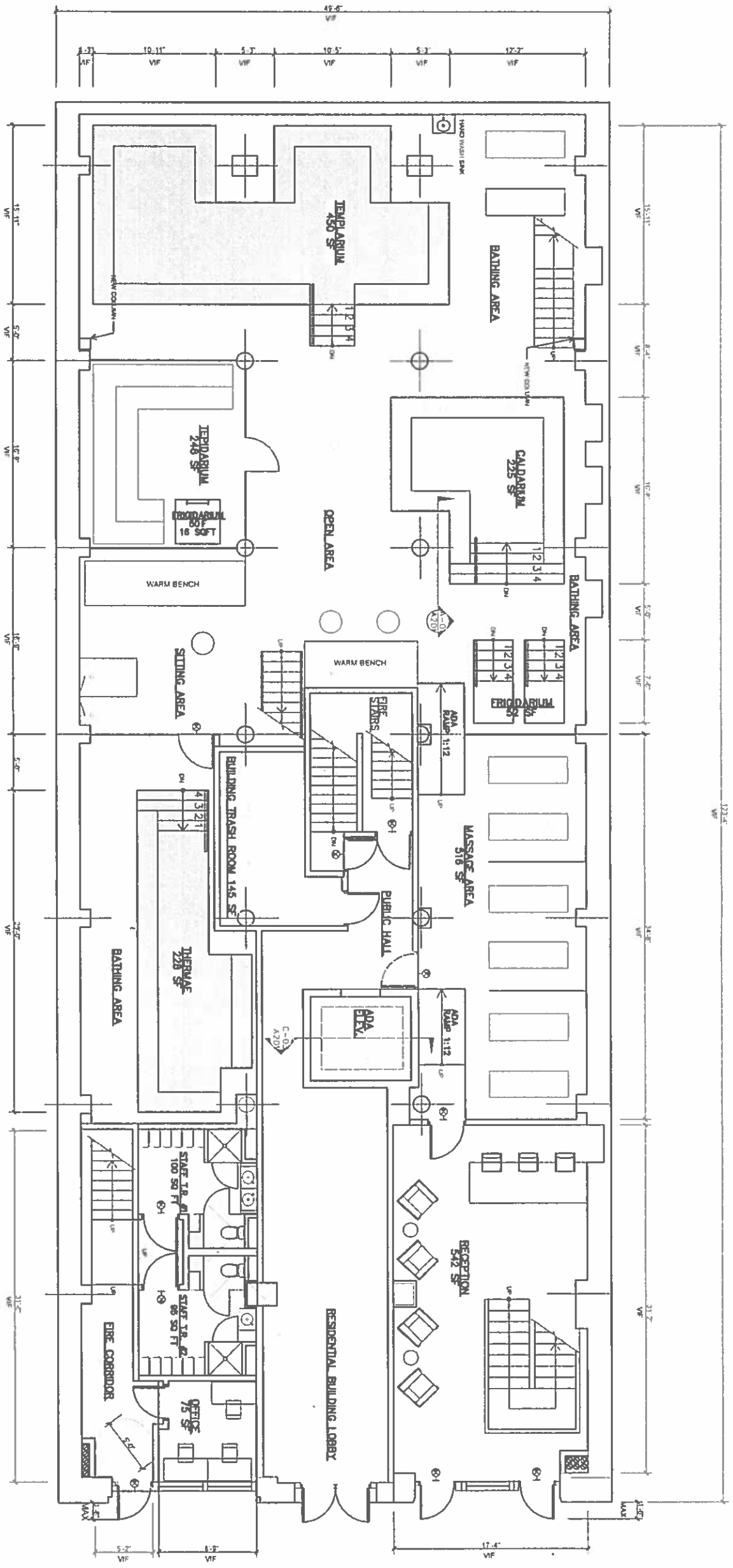
DRAWING TITLE
 CELLAR FLOOR PLAN,
 OCCUPANCY NOTES, BSA
 APPROVAL STAMP

DATE	PROJECT NO
05/09/17	05092017
DWG NO	SHEET NO
BSA-002.00	2 OF 5

DOB B-SCAN

BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"



OCCUPANCY NOTES

- PROPOSED FLOOR AREA: BASEMENT: 4,404 SF
- PROPOSED NUMBER OF OCCUPANTS: BASEMENT: 45 PERSONS
1. PHYSICAL CULTURE ESTABLISHMENT WILL PROVIDE ADEQUATE MEANS OF EGRESS FOR ALL OCCUPANTS OF BASEMENT INCLUDING ALL ACCESSORY ROOMS, AT ALL TIMES.
 2. BASEMENT WILL BE PROVIDED WITH THREE (1) MEANS OF EGRESS TO THE STREET.
 3. PHYSICAL CULTURE ESTABLISHMENT WILL BE FURNISHED WITH A WET-TYPE SPRINKLER SYSTEM AND A FIRE-ALARM SYSTEM THROUGHOUT.

BSA APPROVAL STAMP

THE HUDSON GROUP
 ARCHITECTURE • CONSTRUCTION • MANAGEMENT
 44 WEST 28th STREET NEW YORK, NY 10001
 TEL (212) 675-5055 FAX (212) 675-9302
 EMAIL: thehudsongroup@gmail.com
 ©THE HUDSON GROUP 2017
 ALL RIGHTS RESERVED

REVISIONS	NO	DATE	ISSUED

PROJECT
 PROPOSED PHYSICAL
 CULTURE ESTABLISHMENT
 305 EAST 61ST STREET
 NEW YORK, NY
 AIRE UES, NYC

SEAL
 DWG BY: PAUL JOHAN SEM
 05/09/17

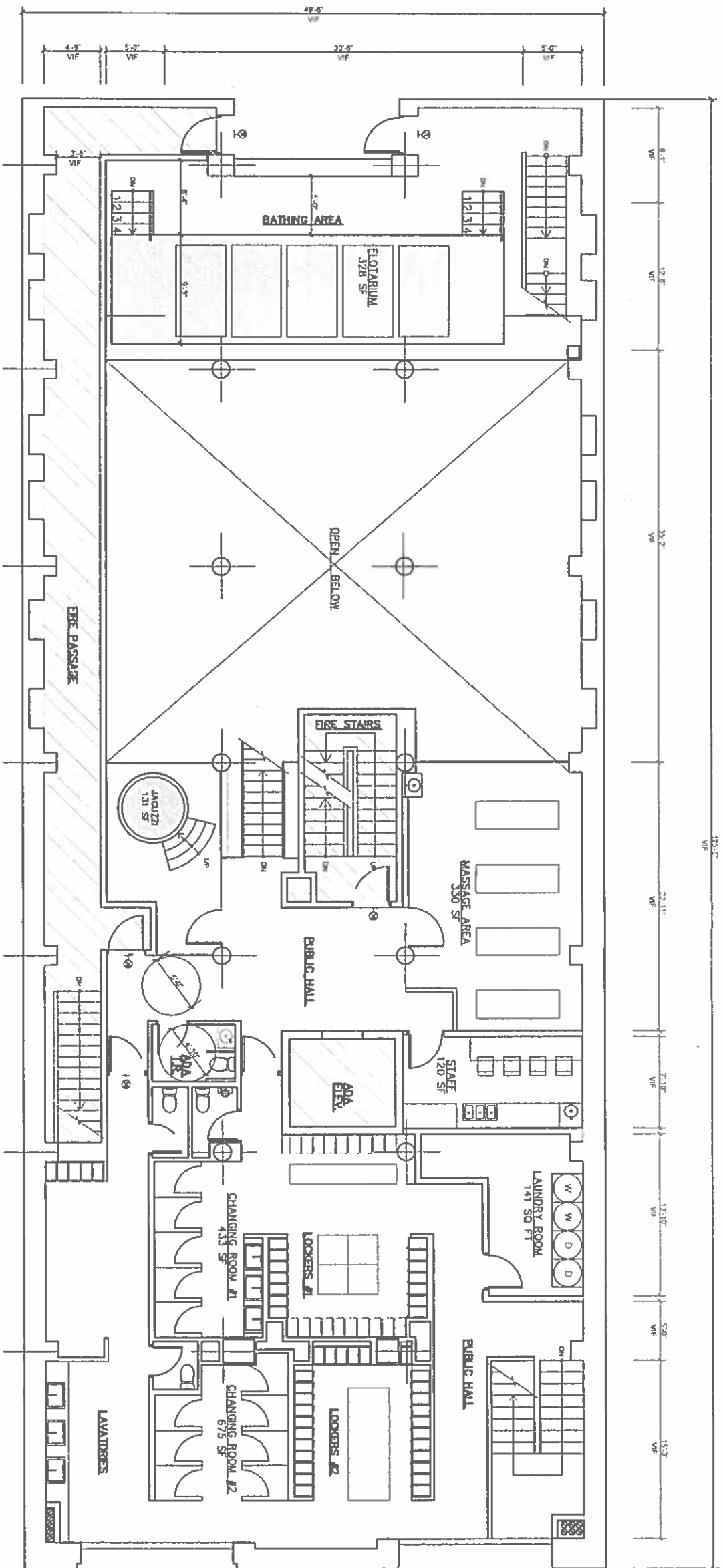
DRAWING TITLE
 BASEMENT FLOOR PLAN

DATE	PROJECT NO
05/09/17	05092017
DWG NO	SHEET NO
BSA-003.00	3 OF 5

DOB B-SCAN

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



OCCUPANCY NOTES

BSA APPROVAL STAMP

- PROPOSED FLOOR AREA: 3,122 SF
- PROPOSED NUMBER OF OCCUPANTS: 32 PERSONS
1. PHYSICAL CULTURE ESTABLISHMENT WILL PROVIDE ADEQUATE MEANS OF EGRESS FOR ALL OCCUPANTS OF FIRST FLOOR INCLUDING ALL ACCESSORY ROOMS, AT ALL TIMES.
 2. FIRST FLOOR WILL BE PROVIDED WITH THREE (3) MEANS OF EGRESS TO THE BASEMENT AND STREET.
 3. PHYSICAL CULTURE ESTABLISHMENT WILL BE FURNISHED WITH A WET-TYPE SPRINKLER SYSTEM AND A FIRE-ALARM SYSTEM THROUGHOUT.

THE HUDSON GROUP
 ARCHITECTURE • CONSTRUCTION • MANAGEMENT
 44 WEST 28th STREET NEW YORK, NY 10001
 TEL: (212) 675 5052 FAX: (212) 675 9302
 EMAIL: thehudsongroup@gmail.com
 © THE HUDSON GROUP 2017
 ALL RIGHTS RESERVED

NO	DATE	ISSUED

PROJECT
 PROPOSED PHYSICAL
 CULTURE ESTABLISHMENT
 305 EAST 61ST STREET
 NEW YORK, NY
 AIRE UES, NYC

SEAL

 DWG BY PAUL-JOHAN SEIM
 10/12/2017

DRAWING TITLE
 FIRST FLOOR PLAN

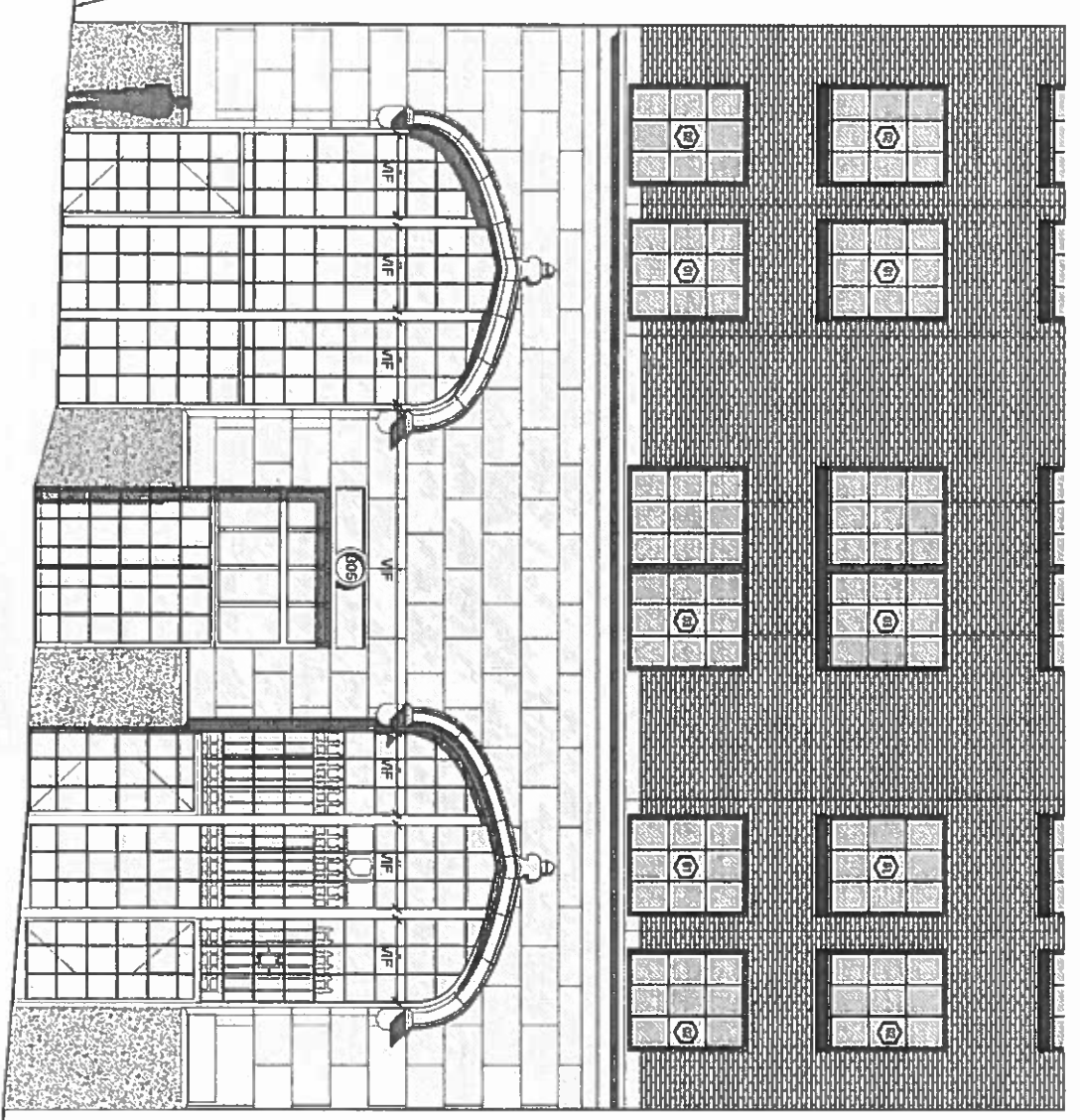
DATE	PROJECT NO
05/09/17	05092017
DWG NO	SHEET NO
BSA-004.00	4 OF 5

DOB B-SCAN

FRONT ELEVATION

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

SIGNAGE COMPLIANCE NOTES



FRONT ELEVATION

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

THE HUDSON GROUP
ARCHITECTURE • CONSTRUCTION • MANAGEMENT

44 WEST 28th STREET - NEW YORK, NY 10001
TEL (212) 675-5052 FAX (212) 675 8902
EMAIL: thehudsongroup@gmail.com
© THE HUDSON GROUP 2017
ALL RIGHTS RESERVED

NO	DATE	ISSUED

PROJECT
PROPOSED PHYSICAL
CULTURE ESTABLISHMENT
305 EAST 61ST STREET
NEW YORK, NY
AIRE UES, NYC

SEAL
DWG BY: PAUL JOHAN SEIM
(Signature)
05/09/17

DRAWING TITLE
FRONT ELEVATION &
SIGNAGE COMPLIANCE
NOTES

DATE	PROJECT NO
05/09/17	05092017
DWG NO	SHEET NO
BSA-005.00	5 OF 5

DOB B-SCAN