

### **LR Item 3: Description of Proposal**

**688 Broadway**

**Block 531, Lot 4**

**August 1, 2013**

#### **Introduction**

The Applicant, \_\_\_\_\_, proposes the construction of a new, mixed-use building (the "Proposed Development") on a vacant lot located at 688 Broadway (Block 531, Lot 4). The Proposed Development is located in a M1-5B zoning district and the NoHo Historic District, and requires a special permit from the City Planning Commission pursuant to Zoning Resolution ("ZR") Sections 74-712(a), to modify the use regulations of ZR Sections 42-10 and 42-14(D)(2)(b), and 74-712(b), to modify the height and setback requirements of ZR Section 43-43. While the Proposed Development will comply with the floor area restrictions of the M1-5B district, the proposed residential use, height of the street wall and Use Group 6 ground floor retail are not permitted as-of-right. Sections 74-712(a) and (b) apply within Historic Districts and on vacant zoning lots, lots that have minor improvements or lots where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003.

#### **Description of the Surrounding Area and Proposed Project Area**

##### **Surrounding Area**

The Proposed Development is located within the NoHo neighborhood of Manhattan and is within Community District 2. Broadway is a busy pedestrian street, with southbound vehicular traffic. Stations for the B, D, F, M and 6 subway lines are within close proximity of the project site.

The surrounding NoHo neighborhood consists of buildings with varying heights, ranging from 2 to 35 stories. The majority of buildings are in the 8 to 15 story range. Generally, these buildings have decorative façades with deep, rhythmic recesses and streetwalls that do not set back from the street line. The two buildings adjacent to the Proposed Development along Broadway are the Silk Building at 692 Broadway and the Zacky's store at 686 Broadway. The Silk Building is a 12 story building with retail, office uses, and a physical culture establishment on floors 1 through 6 and 55 joint living-work quarters for artists ("JLWQA") loft units on floors 7 through 12. The Zacky's building is a 2 story clothing store. There are three buildings across the street from the Proposed Development. These buildings are 12, 6, and 15 stories, respectively.

Most of the surrounding area is located within the NoHo Historic District. Although originally used for manufacturing and industrial purposes when they were constructed in the late nineteenth and early twentieth centuries, the surrounding buildings now predominantly contain dwelling units on the upper floors (both JLWQA and traditional residential uses) and retail uses on the lower floors. As the Radius Diagram demonstrates, the surrounding area has a wide mix of uses, with significant residential use present. Many buildings are mixed-use, with retail on the ground floor and dwelling units above. Additionally, New York University has several buildings in the neighborhood, accounting for a large part of the significant institutional presence in the area.



The Proposed Development and much of the surrounding area is within a M1-5B zoning district, which permits most industrial and several commercial uses as-of-right, although commercial uses such as Use Group 6, including all retail, office uses and art galleries, are not permitted below the second floor of any building. Joint living-work quarters for artists JLWQA are permitted in existing buildings erected prior to 1961, provided that the lot coverage of such buildings does not exceed 5,000 square feet. New developments and enlargements are permitted a maximum floor area ratio ("FAR") of 5.0 and after a maximum base height of 85 feet, must adhere to a sky exposure plane.

The properties directly across Broadway from the Proposed Development are within a C6-2 district, which permits residential, community facility and commercial uses. New commercial developments and enlargements are permitted a maximum FAR of 6.0 and new residential developments and enlargements are permitted a maximum FAR of 6.02. After a maximum base height of 85 feet, new buildings must adhere to a sky exposure plane.

#### Proposed Project Area

The Proposed Development on Manhattan Block 531, Lot 4, and the zoning lot has an area of 8,998 square feet. The lot consists of vacant property on Broadway, which is currently utilized by temporary flea market vendors, and a 10 foot wide portion of Great Jones Alley, which is adjacent and connected to the Broadway portion of the property and extends south out to Great Jones Street. Great Jones Alley is a total of 20 feet wide and subject to an agreement between the adjacent property owners that requires it to remain open and accessible to the owners of these properties (Lots 1, 3, 4 and 15). The alley is gated and accessed by a curb cut on Great Jones Street.

#### Description of the Proposed Development

The Proposed Development will contain a total of 44,985 square feet of zoning floor area. The building will be 12 stories tall and will contain 14 dwelling units, which will be located on floors 2 through 12. The ground floor and cellar will contain retail space and accessory residential space. The sub-cellar is anticipated to contain accessory residential and mechanical rooms. The Development will contain a total of 41,015 zoning square feet of residential space and 3,970 zoning square feet of commercial space. Private access to the residential portion of the Proposed Development is anticipated to be provided at the rear of the building, accessed through Great Jones Alley. An alternative entry point for the residential portion will be provided in the front of the Proposed Development on Broadway.

The Proposed Development will rise without setback to a height of 131 feet 4 inches and 11 stories. Above this height, the building will set back 15 feet and then rise one additional story, for a total building height of 144 feet 8 inches and 12 stories. The Proposed Development's frontage will be clad in a multilayered facade comprised of aluminum and glass window wall between brick piers and sidewalls, painted metal slab edge covers and cornice elements, and a vertical screen made of glazed terra cotta extrusions. The Applicant also proposes to renovate Great Jones Alley with new Belgian block pavers and granite slab sidewalks, lighting and a new gate at the entrance to the alley from Great Jones Street.



### **Action Necessary to Facilitate the Project**

The proposed development requires a Special Permit pursuant to ZR Sections 74-712(a) and 74-712(b). The proposed residential use on floors 2 through 12 of the building and the proposed ground floor retail are not permitted by the M1-5B district and do not comply with ZR Sections 42-10 and 42-14(D)(2)(b). Additionally, the building does not comply with ZR Section 43-43, which requires a 15 foot setback from a wide street line, with a maximum front wall height of 85 feet or 6 stories, whichever is less. Above this height buildings must comply with a sky exposure plane of 2.7:1. The proposed building will have a streetwall that rises to a height of 131 feet/11 stories, set back a distance of 15 feet at this level, and rise to a maximum building height of 144 feet/12 stories.

The special permits are necessary to facilitate a development that would fill in an uncharacteristic gap in the streetwall along Broadway. Although located in a manufacturing zoning district, there are very few manufacturing uses in this area. The predominant surrounding land uses are residential, commercial (offices and retail) and institutional, and the proposed development would complement these uses. Additionally, the requested bulk modification, seen in Drawing Z-3, is necessary to meet the character of the surrounding area. Nearly all buildings in the neighborhood have an uninterrupted streetwall. The Proposed Development aims to emulate this design. Providing a setback at 85 feet would result in a building that is less in context with the surrounding buildings.

The design of the Proposed Development must also be approved by the Landmarks Preservation Commission ("LPC"). The proposed design received a Certificate of Appropriateness from the Landmarks Preservation Commission on November 28, 2012 (see attached).

### **Conclusion**

In summary, the Proposed Development will consist of a 12-story residential building with ground floor retail on an 8,998 square foot vacant site located at 688 Broadway. The Proposed Development will have a streetwall with a height of 131 feet and 11 stories and a total height of 142 feet 8 inches and 12 stories. The Proposed Development is located in a M1-5B zoning district, which does not permit residential or ground floor retail uses, and requires a setback above a height of 85 feet or 6 stories, whichever is less. Therefore, the development requires a Special Permit pursuant to ZR Sections 74-712(a) and (b), which permit the modification of use and bulk regulations for vacant zoning lots, lots that have minor improvements or lots where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003 that are within Historic Districts and M1-5A or M1-5B districts.

The Proposed Development is consistent with existing land uses in the area and will benefit the surrounding neighborhood by filling in a vacant, underutilized site along Broadway. As is demonstrated on the following pages, the Proposed Development meets the conditions and findings of Sections 74-712(a) and (b).

July 30, 2013

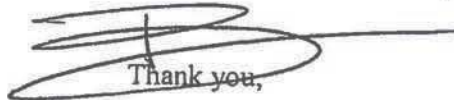
Mr. Maurice Spreiregen  
Director of Central Intake  
New York City Department of City Planning  
22 Reade Street  
New York, NY 10007

Re: 688 Broadway  
ZR Section 74-712(a) and (b)  
Special Permit Application

Dear Mr. Spreiregen:

Please be advised that  
regarding the above application.

is authorized to represent me

  
Thank you,

**Attachment 11: Applicant's Discussion of Findings  
688 Broadway  
Block 531, Lot 4  
April 8, 2013**

74-712

**Developments in Historic Districts**

**Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:**

- (a) **In M1-5A and M1-5B Districts, on a zoning lot that is vacant, is land with minor improvements or where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003, the Commission may modify use regulations to permit residential development and, below the floor level of the second story of any development, uses permitted under Section 32-15 (Use Group 6), provided that:**

\* \* \*

**(2) the Commission finds that such use modifications:**

**(i) have minimal adverse effects on the conforming uses in the surrounding area;**

The Proposed Development will not have any adverse effects on the conforming uses in the surrounding area. The Proposed Development is located in a M1-5B zoning district. Permitted uses in this district include most industrial uses (although industrial uses must comply with strict performance standards) and commercial uses such as repair services and wholesale establishments. Retail uses and joint living-work quarters for artists ("JLWQA") are permitted above the floor level of the second story. Additionally, residential uses are permitted pursuant to this Special Permit (Section 74-712(a)).

Although technically a manufacturing use (Use Group 17), JLWQA are used in a manner consistent with residential uses. Several buildings in the area - including the Silk Building adjacent to the Proposed Development on the north side and 684 Broadway, a 12 story building just south of the Proposed Development - have certificates of occupancy that reflect this JLWQA use. The proposed residential use is compatible with these JLWQA buildings.

Additional conforming uses in the neighborhood, which primarily consist of retail stores (including the adjacent 2-story Zacky's store), offices and institutional buildings, are also compatible with the proposed retail and residential uses. The residential and commercial uses in the Proposed Development will not negatively impact these conforming uses. In fact, the conforming commercial and institutional uses co-exist today with conforming and non-conforming residential and commercial uses - it is common for such uses to co-exist within a



commercial zoning district. The retail within the Proposed Development will service those who live and work in the surrounding institutional and office buildings. Retail, residential, office and institutional uses are compatible with one another and as a result, the Proposed Development will have no adverse effects on any of the conforming uses in the surrounding area.

**(ii) are compatible with the character of the surrounding area; and**

The Proposed Development is compatible with the character of the surrounding area, which, as described above, is mixed-use. Although a manufacturing district, the area has a strong residential and retail character. There are approximately 120 properties in the surrounding area within a 600 foot radius of the Proposed Development, and existing uses on the blocks to north, south, east and west consist of joint living work quarters for artists, retail, commercial, office, and institutional uses. Non-conforming uses are residential and commercial in character. The proposed residential building with ground floor retail is compatible with this surrounding character. Like the other residential and retail uses in the area, the proposed uses will complement the institutional and commercial uses in this mixed-use neighborhood.

As mentioned, the primary access to the residential portion of the building will be from the rear, through Great Jones Alley. This configuration will allow for a narrower residential entrance on Broadway and therefore an enhanced ground floor streetwall, contributing to a more lively and desirable interplay between building and sidewalk.

**(iii) for modifications that permit residential use, result in a development that is compatible with the scale of the surrounding area.**

The Proposed Development is compatible with the scale of the surrounding area and received a Certificate of Appropriateness from the Landmarks Preservation Commission on November 28, 2012. In the surrounding area, heights of buildings vary, but the majority of buildings are in the 8 to 15 story range. The Proposed Development, at 12 stories, is very much compatible with this scale and is in context with the surrounding area. The two JLWQA buildings on the block (684 Broadway and the Silk Building) are 12 story buildings as well. Additionally, the vast majority of the buildings in the area are built to the street line, creating a consistent street wall. The Proposed Development will honor this street wall and, in fact, will continue the street wall where today it is broken.

At 12 stories, the Proposed Development will result in a building that is compatible with the scale of the surrounding area. By developing a vacant parcel, the Proposed Development will enhance the built form by unifying the streetwall along this Broadway block front, further contributing to the character and scale of the area.

**Attachment 11: Applicant's Discussion of Findings**

**688 Broadway  
Block 531, Lot 4  
April 8, 2013**

**74-712**

**Developments in Historic Districts**

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

**(b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than 20 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission finds that such #bulk# modifications:**

**(1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and**

The Building would not adversely impact structures in the vicinity in terms of scale, location and access to light and air. The bulk modification, which disregards the required setback at 85 feet and penetrates the sky exposure plane above that height, allows the bulk of the Proposed Development to shift slightly toward the street line, providing more light and air to the buildings immediately to the north and east of the property. Additionally, two other buildings on the block facing Broadway are built to a height of 12 stories, and several other surrounding buildings are in the 8 to 15 story range. The Proposed Development, at 12 stories, is compatible with this scale and is in context with the surrounding area. By developing a vacant parcel, the Proposed Development will enhance the built form by unifying the streetwall along this Broadway block front, further contributing to the character and scale of the area. The Proposed Development will have no impact upon open space, and no legally required windows in adjacent buildings are being affected.

**(2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.**

The Proposed Development relates harmoniously to the other buildings in the NoHo Historic District and received a Certificate of Appropriateness (C of A) from the Landmarks Preservation Commission on November 28, 2012. In granting the C of A, the Commission found that "constructing a new building on this empty lot will fill in a gap in the streetwall and will strengthen the character of the streetscape" and "that the height and massing of the proposed building will be compatible with the height and massing of buildings typically found throughout the adjoining streetscapes and the historic district."



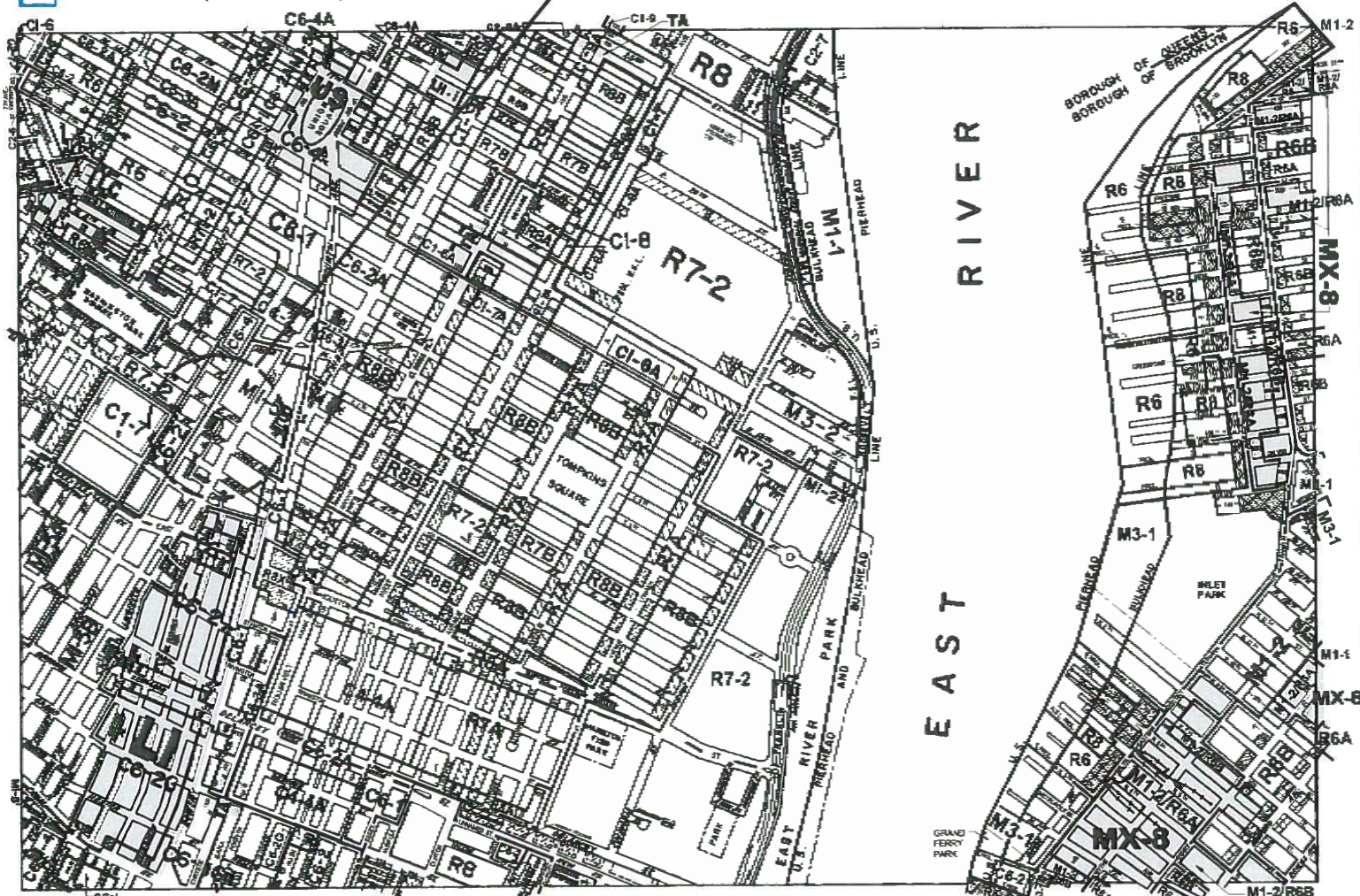
The physical character of the surrounding buildings in the Historic District is predominantly characterized by 8 to 15 story iron and brick buildings. Almost exclusively, these buildings do not have setbacks and maintain the streetwall along the regular street grid. According to the Landmarks Preservation Commission Designation Report, the Noho Historic District, designated in June 1999, represents the period of New York City's commercial history from the early 1850s to the 1910s. The effect of the development of the buildings at the time is one of powerful and unifying streetscapes of marble, cast-iron, limestone, brick, and terra-cotta facades.

The Proposed Development is 12-stories tall, and is comparable in height to the adjacent building to the north and 684 Broadway to the south. With its metal, brick, and terra-cotta materials, the Proposed Development attempts to balance modern demands of new construction with the historic style of the surrounding buildings. The materials and rhythm of the Proposed Development is in context with the surrounding buildings. In addition to aligning with the existing buildings, the Proposed Development would fill in an uncharacteristic gap in the streetwall along Broadway.



Click blue box on map to view sketch map of proposed map change

Proposed Project Area



### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letters that follows on R, C or M District designation indicates use, bulk and other controls as set forth in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 07-25-2012 C 120122 ZMM

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For transitional housing designated areas on this map, see APPENDIX F.

MAP KEY

8b	8d	9b
12a	12c	13a
12b	12d	13b

© Copyright by the City of New York

ZONING MAP 12c

NOTE: STREETS FOR THE STREET MAP CHANGE C 12077 ZMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

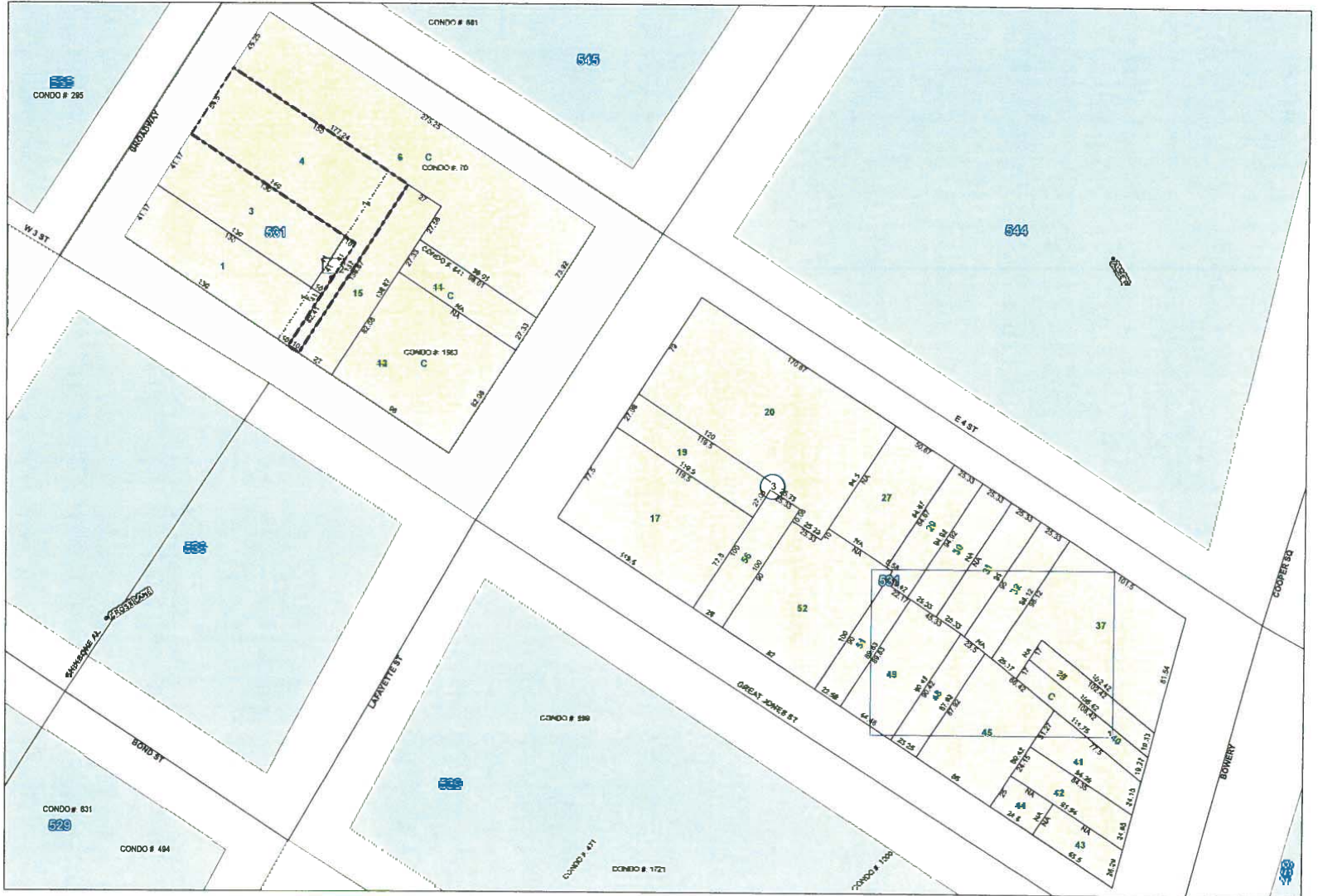
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Table V1, Chapter 11, Location of Object Boundaries of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.dcp.nyc.gov/zoning](http://www.dcp.nyc.gov/zoning) or contact the Zoning Information Desk at (212) 312-3181.



NYC Digital Tax Map

Effective Date: 2-05-2011 10:15:23  
End Date: Current  
Manhattan Block 531



Legend

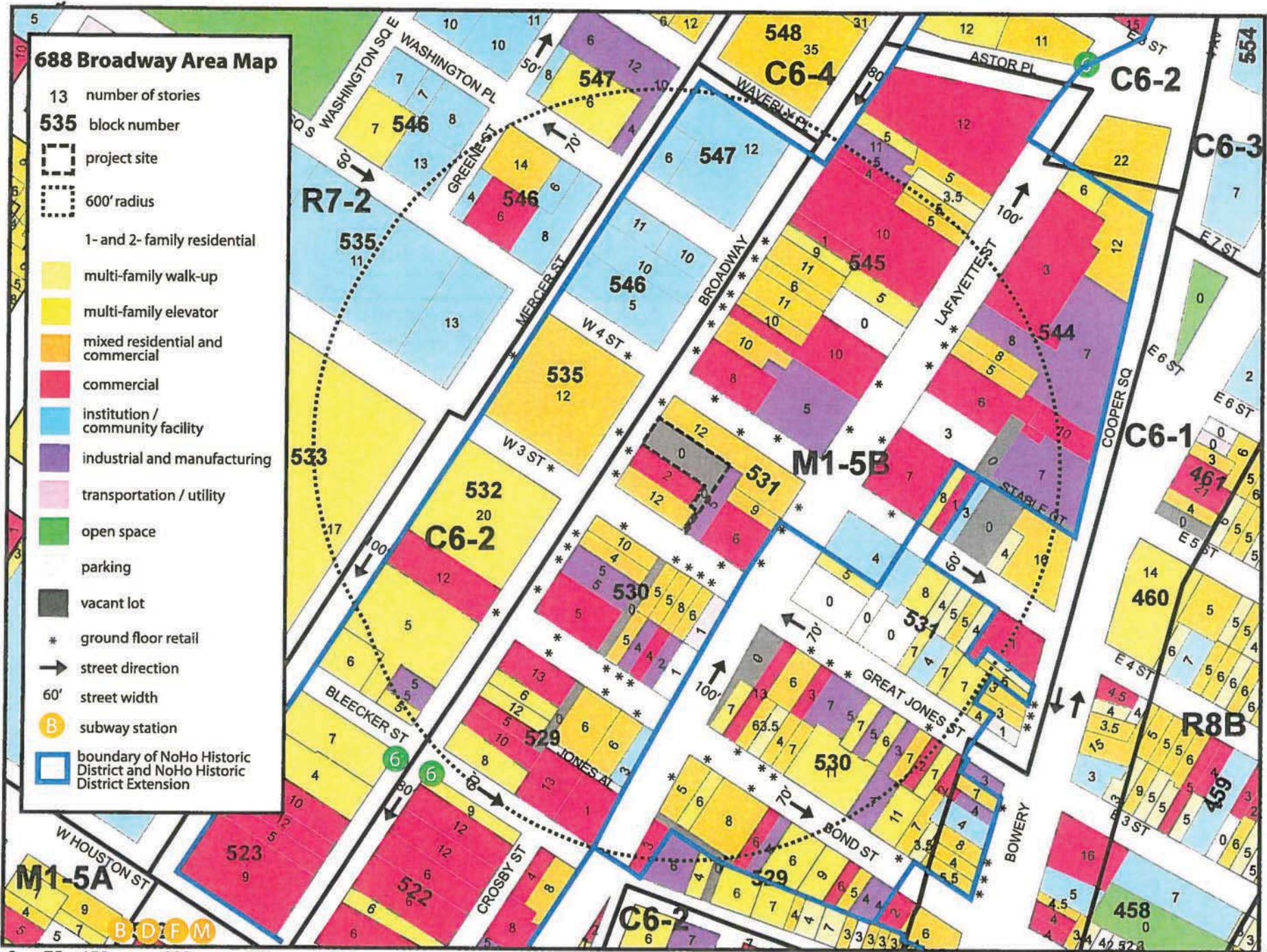
- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↙ Lot Face Possession Hooks
- ↘ Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Applicant's Property



# 688 Broadway Area Map

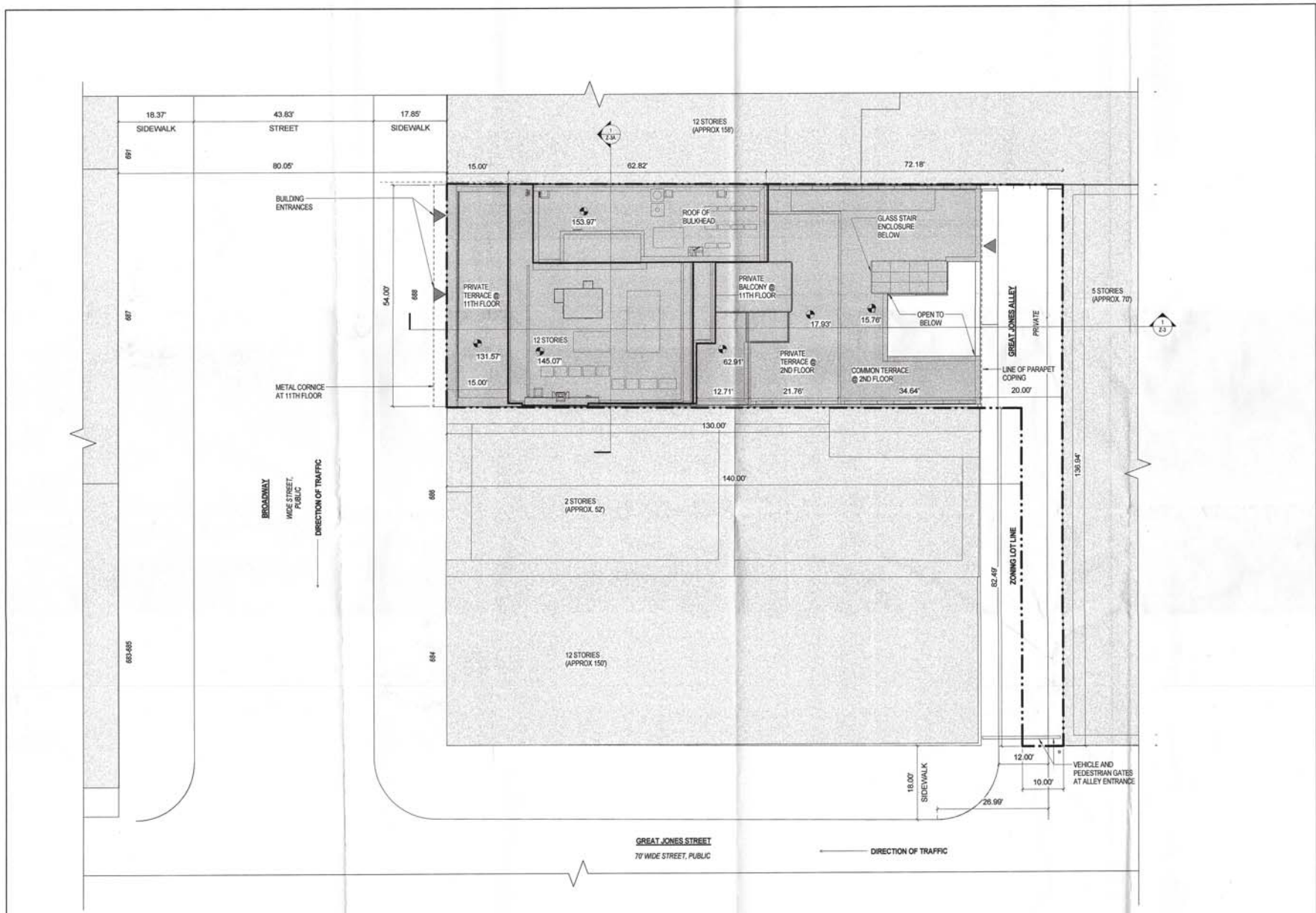
- 13 number of stories
- 535** block number
- project site
- 600' radius
- 1- and 2- family residential
- multi-family walk-up
- multi-family elevator
- mixed residential and commercial
- commercial
- institution / community facility
- industrial and manufacturing
- transportation / utility
- open space
- parking
- vacant lot
- \* ground floor retail
- street direction
- 60' street width
- B subway station
- boundary of NoHo Historic District and NoHo Historic District Extension



0 75 150 300 450 600 Feet







ISSUE/REVISION DATE

**688 BROADWAY**

688 BROADWAY  
NEW YORK, NY 10012

**BKSK** 28 WEST 25 STREET  
NEW YORK, NY 10010  
PH: 212 607 9600  
ARCHITECTS, LLP FX: 212 607 6405

**DEPARTMENT OF  
CITY PLANNING**

DRAWING TITLE

**SITE PLAN**

STAMP & SIGNATURE DATE: 07/23/13



SHEET NUMBER:

**Z-1**

① SITE PLAN

NOTE: INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.





**ZONING ANALYSIS**

ITEM	ZR SECTION	DESCRIPTION	PERMITTED / REQUIRED	PROPOSED	COMMENTS
		Zoning District Block Lot(s)	35-55 551 4		
		Lot Area	Let 4,888 SF		
	42-142(b), 14-712(a)(ii)	(b)(ii)	Use Groups Permitted Below the floor level of the 2nd Story: Use Groups 5, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17A, 17B, 17C or 17E Use Groups Permitted Above the floor level of the 2nd Story: Use Groups 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17A, 17B, 17C, 17E, Just Use-Work, Quarters for Artists	Use Group 8 (Commercial), Use Group 2 (Accessory Residential Use) Use Group 2 (Residential)	Waived Pursuant to Special Permit 14-712 (a) Waived Pursuant to Special Permit 14-712 (a)
<b>Relevant Regulations</b>					
4	28-43-12 & 43-112	Maximum Floor Area Ratio SF Community Facility Uses: 6.50	6.50 (The total floor area ratio on the zoning lot shall be limited to 6.5, per 14-712) 5.98 FAR x 8,988 SF = 44,960 6.5 FAR x 8,988 SF = 58,422 SF	Proposed Commercial = 1,311 SF Proposed Residential = 41,610 SF TOTAL = 44,985 SF NOTE: Overall Floor Area not to exceed 44,988 SF.	Complies
5	28-43-22 28-43-23 28-43-24	Front Regulations Permitted Obstructions Regulated Façade 508' Front Floor Façade 50' required for Commercial	Any permitted use (not J.R.W.O.), up to 1 story and not above 27 max. height. None 20'-0" Minimum above Ground Floor	Full Depth Retail at Ground Floor, up to 18'-0" in height None 20'-0" Minimum above Ground Floor	Complies Complies Complies
6	28-14-712	LPC Special Permit	The min floor area of each building unit permitted by this Section shall be 1,500 SF.	Minimum unit size greater than 1,500 SF to be provided.	Complies
7	28-43-42 28-43-43	Height and Setback Regulations Maximum Floor-Wall Height Regulated Front Setbacks	Maximum Height of Front Wall - 80' or six stories, whichever is less Initial Setback Distance = 12' (side street) The Egress Façade = 2.7 to 1 (side street)	(34'-0" (11 stories) 19'-0" 6 to 1	Waived Pursuant to the Special Permit 14-712 (b) - See 2-3 "Building Section" Waived Pursuant to the Special Permit 14-712 (b) - See 2-3 "Building Section" Waived Pursuant to the Special Permit 14-712 (b) - See 2-3 "Building Section"
<b>Additional Regulations</b>					
8	28-25-41	Street Tree Planting	In accordance with applicability requirements of underlying district regulations, one street tree, pre-existing or newly planted, shall be provided for every 25 feet of street frontage of the zoning lot. Where the Department of Parks and Recreation determines that such tree planting would be infeasible adjacent to the zoning lot, or in historic districts where the Landmarks Preservation Commission determines that such tree planting would not be in character with the historic district, such trees shall be planted in an alternative location, to be selected by the Department of Parks and Recreation, except that if the Department of Parks and Recreation determines that no alternative location is available, or if no alternative location is provided within 30 days of an application for a Department of Parks and Recreation permit, such off-site trees shall be waived. Thus, 2 required for zoning lot width of 500' unless LPC deems not in character with historic district.	Tree planting in an alternative location selected by DPR.	Landmarks Preservation Commission determined that tree planting would not be in character with the historic district.
9	28-25-41	Enclosed Bicycle Parking	Use Group 2: 1 bicycle parking space for every 2 units plus 14 units (2 = 1 + 7 bicycle parking spaces)	Minimum of 7 spaces to be provided (9 spaces anticipated located in Sub-Cellar)	Complies

**Waivers Requested**  
 - Use waiver of ZR Section 42-00 to allow Use Group 2 residential use above the level of the 2nd story and Use Group 6 commercial use and Use Group 2 accessory residential use below the level of the 2nd story.  
 - Height and setback waiver of ZR Section 43-43 to allow building abated wall to be located within required initial setback distance.

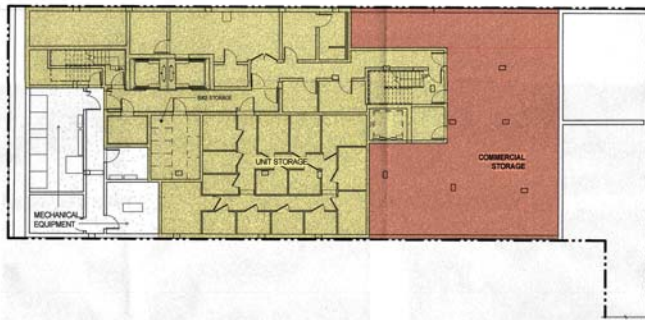
	RESIDENTIAL	COMMERCIAL ZFA	TOTAL
GROUND FLOOR	2410	3980	6390
SECOND FLOOR	4000		4000
THIRD FLOOR	3820		3820
FOURTH FLOOR	3820		3820
FIFTH FLOOR	3820		3820
SIXTH FLOOR	3425		3425
SEVENTH FLOOR	3425		3425
EIGHTH FLOOR	3425		3425
NINTH FLOOR	3425		3425
TENTH FLOOR	3425		3425
ELEVENTH FLOOR	3420		3420
TWELFTH FLOOR	2560		2560
GRAND TOTAL	40975	3980	44955

688 BROADWAY  
 688 BROADWAY  
 NEW YORK, NY 10012

DEPARTMENT OF  
 CITY PLANNING

DRAWING TITLE  
**ZONING ANALYSIS**

DATE: 07/23/13  
 SHEET NUMBER:  
**Z-2**



① SUBCELLAR

**LEGEND**  
 ■ LG 9 - RETAIL, WAIVER REQUESTED PURSUANT TO SECTION 24-712 (a)  
 ■ RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 24-712 (a)  
 ◀ BUILDING ENTRY  
 - - - ZONING LOT

**NOTES** - INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.  
 - LOCATION OF COMMERCIAL AND ACCESSORY RESIDENTIAL SUBJECT TO CHANGE

ISSUE/REVISION DATE

688 BROADWAY

688 BROADWAY  
 NEW YORK, NY 10012

DEPARTMENT OF  
 CITY PLANNING

DRAWING TITLE

SUB CELLAR

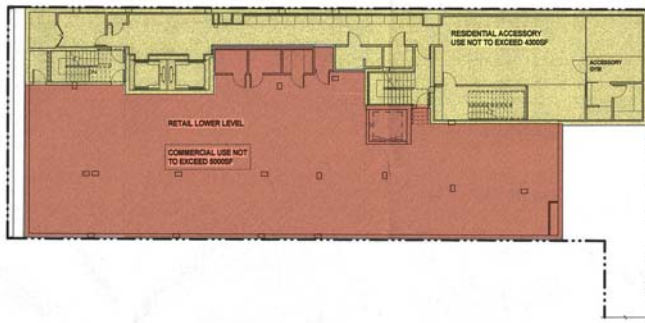


DATE: 10/26/12

SHEET NUMBER:

Z-4





- LEGEND**
- UG 9 - RETAIL, WAIVER REQUESTED PURSUANT TO SECTION 24-712 (a)
  - RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 24-712 (a)
  - BUILDING ENTRY
  - ZONING LOT

**NOTES - INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.**

- INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.
- LOCATION OF COMMERCIAL AND ACCESSORY RESIDENTIAL SUBJECT TO CHANGE.

ISSUE/REVISION DATE

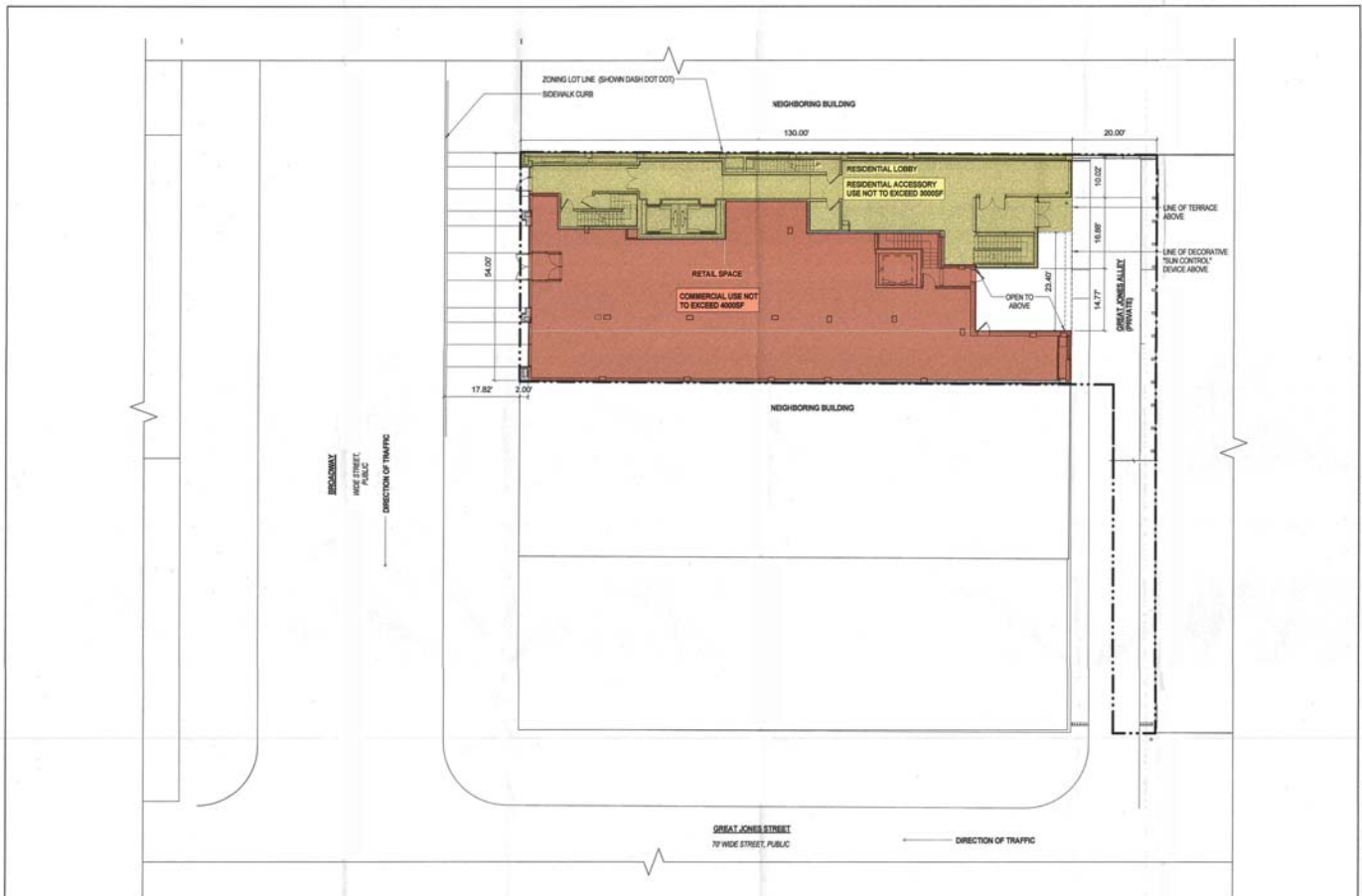
**688 BROADWAY**  
 688 BROADWAY  
 NEW YORK, NY 10012

**DEPARTMENT OF CITY PLANNING**

DRAWING TITLE  
**CELLAR**

DATE: 10/26/12  
 SHEET NUMBER:  
**Z-5**





① GROUND FLOOR PLAN

**LEGEND**

■ UG B - RETAIL WAIVER REQUESTED PURSUANT TO SECTION 74-712 (b)  
■ RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (a)  
 \* BUILDING ENTRY  
 - - - ZONING LOT

**NOTES:** INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.  
 \* LOCATION OF COMMERCIAL AND ACCESSORY RESIDENTIAL SUBJECT TO CHANGE

ISSUE/REVISION DATE

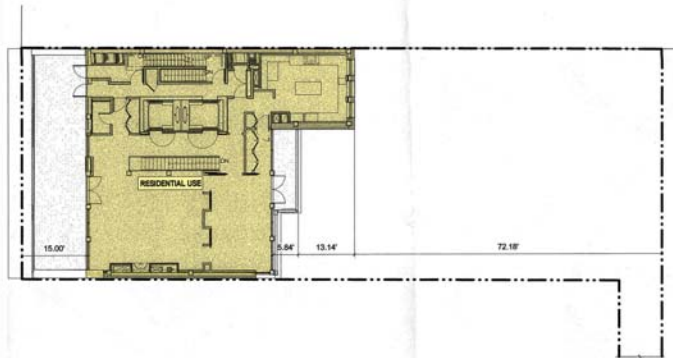
688 BROADWAY  
 688 BROADWAY  
 NEW YORK, NY 10012

DEPARTMENT OF  
 CITY PLANNING

DRAWING TITLE  
 GROUND FLOOR

STAMPED SIGNATURE ARCHITECT, R.A.  
 DATE: 07/23/13  
 SHEET NUMBER:  
 Z-6





1 TWELFTH FLOOR



**LEGEND**

- UG 6 - RETAIL, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (a)
- RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (a)
- BUILDING ENTRY
- ZONING LOT


NOTES: INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 - INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.

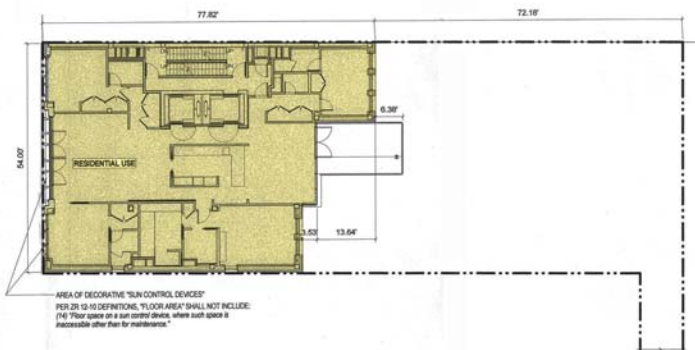
SCALE/REVISION DATE

**688 BROADWAY**  
 688 BROADWAY  
 NEW YORK, NY 10012

**DEPARTMENT OF CITY PLANNING**

DRAWING TITLE  
**TWELFTH FLOOR**

STATE OF NEW YORK	DATE: 10/26/12
	SHEET NUMBER:
ARCHITECT, AIA	<b>Z-10</b>



AREA OF DECORATIVE "SUN CONTROL DEVICES"  
 PER 28-12-10 DEFINITIONS, "FLOOR AREA" SHALL NOT INCLUDE:  
 (4) "Floor space on a sun control device, where such space is  
 inaccessible other than for maintenance."

1 TYPICAL FLOOR (6-11)



**LEGEND**

- 100-6 - METAL WINDOW REQUESTED PURSUANT TO SECTION 74-72 (a)
- RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 74-72 (a)
- BUILDING ENTRY
- ZONING LOT

**NOTES:** INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 - INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.

SUBREVISION DATE

688 BROADWAY

688 BROADWAY  
 NEW YORK, NY 10012

DEPARTMENT OF  
 CITY PLANNING

DRAWING TITLE

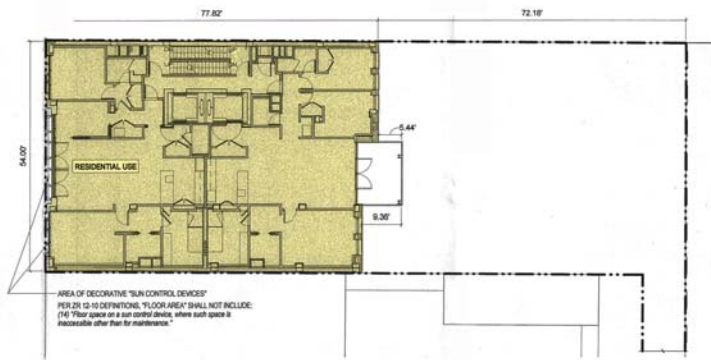
TYPICAL FLOOR (6th-11th)



DATE: 10/26/12

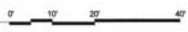
SHEET NUMBER:

Z-9



AREA OF DECORATIVE "SUN CONTROL DEVICES"  
 PER 23-13 DEFINITIONS, "FLOOR AREA" SHALL NOT INCLUDE:  
 (1) Floor space on a sun control device, where such space is  
 inaccessible other than for maintenance.

1 TYPICAL 3-5 FLOOR PLAN



- LEGEND**
- UGS - RETAIL WAIVER REQUESTED PURSUANT TO SECTION 24-712 (b)
  - RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 24-712 (b)
  - BUILDING ENTRY
  - ZONING LOT

NOTES: INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 \* INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.

DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

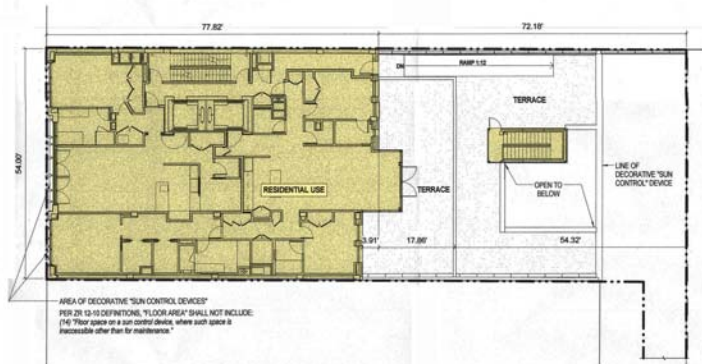
**688 BROADWAY**  
  
 688 BROADWAY  
 NEW YORK, NY 10012

**DEPARTMENT OF CITY PLANNING**

DRAWING TITLE  
  
**TYPICAL FLOOR (3rd-5th)**

STAMP	DATE: 10/26/12
ARCHITECT	SHEET NUMBER: <b>Z-8</b>





AREA OF DECORATIVE "SUN CONTROL DEVICES"  
 PER 24-12-13 DEFINITION, "FLOOR AREA" SHALL NOT INCLUDE:  
 (14) "Floor space on a sun control device, where such space is  
 inaccessible other than for maintenance."

1 SECOND FLOOR PLAN



**LEGEND**

- UG 6 - RETAIL, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (a)
- RESIDENTIAL USE, WAIVER REQUESTED PURSUANT TO SECTION 74-712 (a)
- ◀ BUILDING ENTRY
- - - ZONING LOT

NOTES: INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 - INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.

SUPERVISION DATE

688 BROADWAY

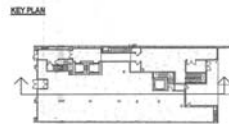
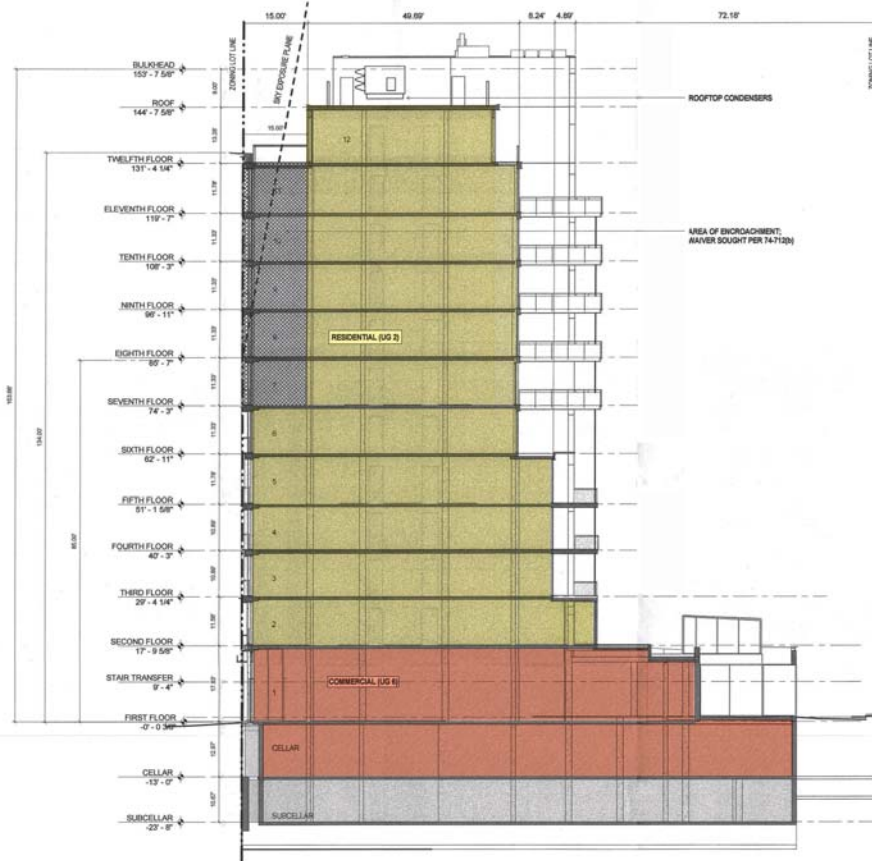
688 BROADWAY  
 NEW YORK, NY 10012

DEPARTMENT OF  
 CITY PLANNING

DRAWING TITLE

SECOND FLOOR

	DATE: 07/23/13
	SHEET NUMBER: Z-7



**LEGEND FOR USES**

- UGS - RETAIL, WHEN REQUESTED PURSUANT TO SECTION 24-712 (b)
- RESIDENTIAL USE, WHEN REQUESTED PURSUANT TO SECTION 24-712 (a)
- AREA OF ENFORCEMENT, WHEN REQUESTED PURSUANT TO SECTION 24-712 (b)

**NOTE:**  
 INFORMATION OUTSIDE OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR IMPACT INFORMATION ON SURROUNDING PROPERTIES.  
 INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 ELEVATIONS MEASURED FROM GROUND LEVEL.

1. BUILDING SECTION E-W



ISSUE/REVISION DATE

**688 BROADWAY**

688 BROADWAY  
 NEW YORK, NY 10012

DEPARTMENT OF  
 CITY PLANNING

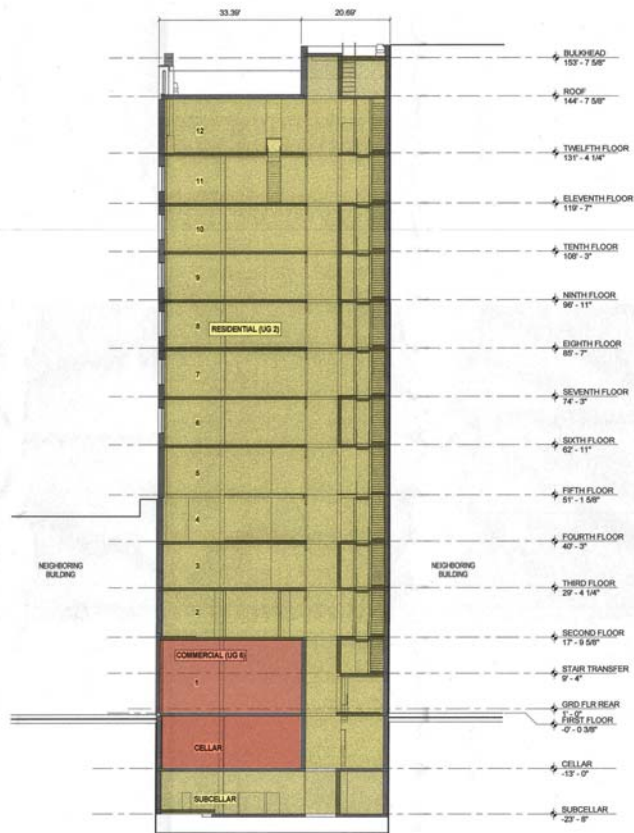
DRAWING TITLE

**BUILDING E-W SECTION**

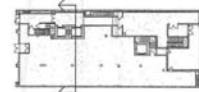
STAMP & SIGNATURE DATE: 07/23/13



SHEET NUMBER:  
**Z-3**



KEY PLAN



LEGEND FOR USES

- UGB - RETAIL, WAREHOUSE REQUESTED PURSUANT TO SECTION 24-72 (b)
- RESIDENTIAL USE, WAREHOUSE REQUESTED PURSUANT TO SECTION 24-72 (b)
- AREA OF ENCROACHMENT, WAREHOUSE REQUESTED PURSUANT TO SECTION 24-72 (b)

NOTE: INFORMATION OUTSIDE OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ELEVATIONS MEASURED FROM GROUND LEVEL.

① BUILDING SECTION N-S



SCALE/REVISION DATE

688 BROADWAY

688 BROADWAY  
NEW YORK, NY 10012

DEPARTMENT OF  
CITY PLANNING

DRAWING TITLE

BUILDING N-S SECTION

STAMP & SIGNATURE

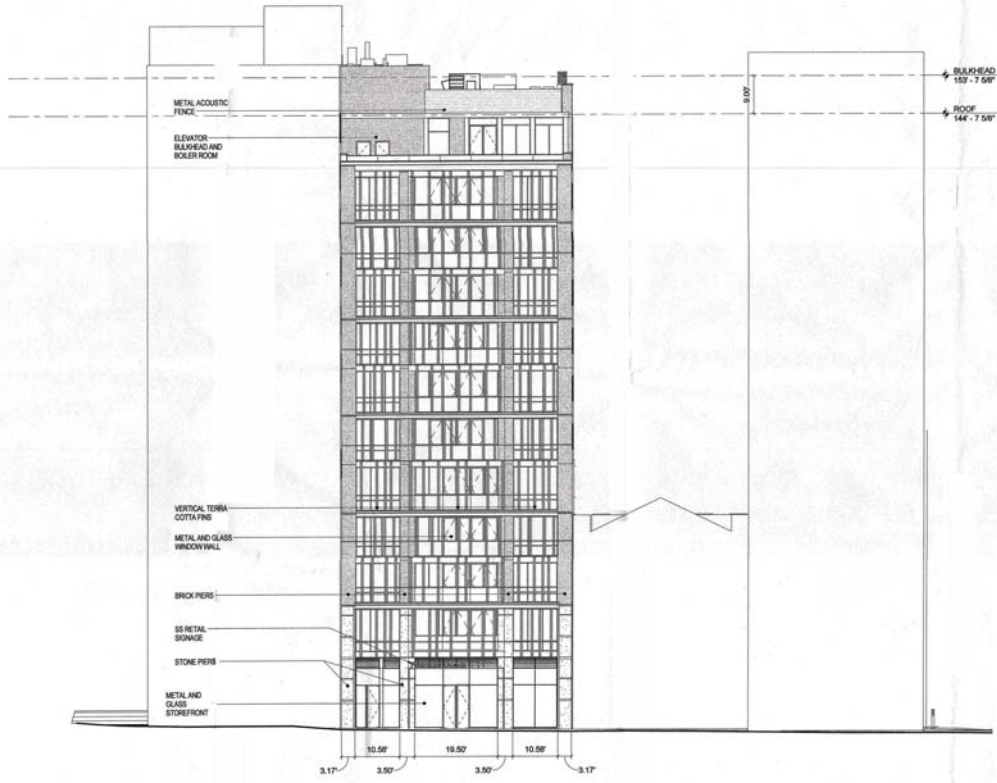
DATE: 01/25/13



SHEET NUMBER:

Z-3A





1 WEST ELEVATION & BROADWAY BLOCK FRONT

0 10 30

NOTES:  
 INFORMATION OUTSIDE OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.  
 ELEVATIONS MEASURED FROM GROUND LEVEL.

ISSUE/REVISION DATE

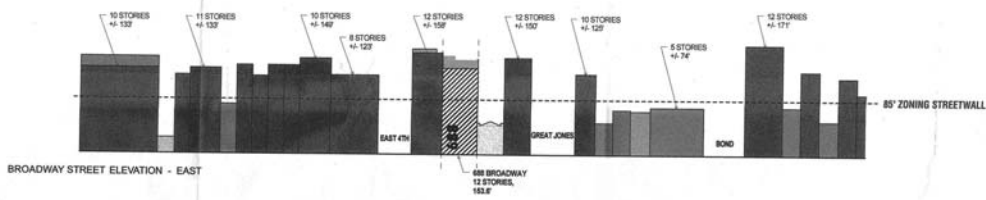
**688 BROADWAY**  
 688 BROADWAY  
 NEW YORK, NY 10012

**DEPARTMENT OF CITY PLANNING**

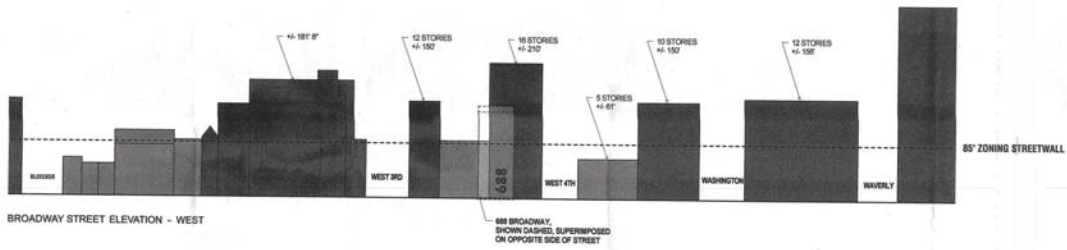
DRAWING TITLE  
**WEST ELEVATION**

DATE: 01/25/13  
 SHEET NUMBER:  
**Z-11**





BROADWAY STREET ELEVATION - EAST



BROADWAY STREET ELEVATION - WEST

NOTES:  
 INFORMATION OUTSIDE OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.  
 ELEVATIONS MEASURED FROM GROUND LEVEL.

ISSUE/REVISION DATE

688 BROADWAY  
 688 BROADWAY  
 NEW YORK, NY 10012

DEPARTMENT OF  
 CITY PLANNING

DRAWING TITLE  
 STREETScape ELEVATIONS

DATE: 01/28/13  
 SHEET NUMBER:  
 Z-12

