

# 316 West 135th Street, New York, NY 10030

**Block & Lot: 1959-53**

Area: Central Harlem (between St. Nicholas & Frederick Douglass Blvd.)

Purchase Price: \$3.2M

Total BSF: 20,680

Price/BSF: \$154.74

Buyer Pays a Commission

Building class: Church, Synagogue, Chapel [**VACANT LOT NOW**]

Lot sqft: 2,068

Lot dimensions: 24.83 ft x 99.92 ft

Residential FAR: 10

Commercial FAR: 3.4

Facility FAR: 10

FAR as built: 1.21

Allowed usable floor area: 20,680

Zoning Districts: R8, C4-6, C1-4



## Vacant Lot





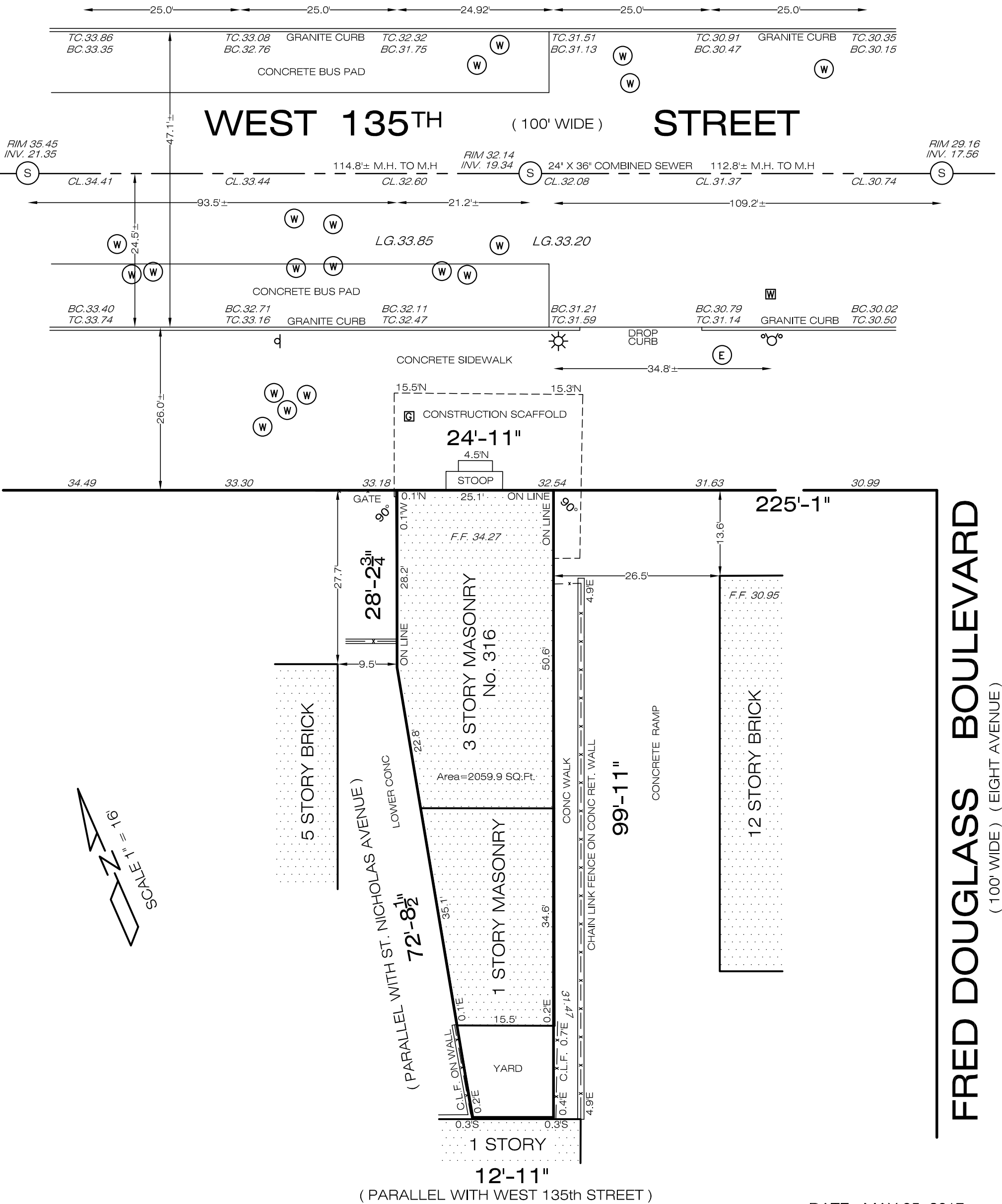












CERTIFIED TO:  
NEW YORK CITY DEPARTMENT OF BUILDINGS

DATE: MAY 05, 2017

BOROUGH OF MANHATTAN  
COUNTY OF NEW YORK  
STATE OF NEW YORK  
TAX MAP FILED MAP  
SECTION SECTION  
BLOCK 1959 BLOCK  
LOT 53 LOT

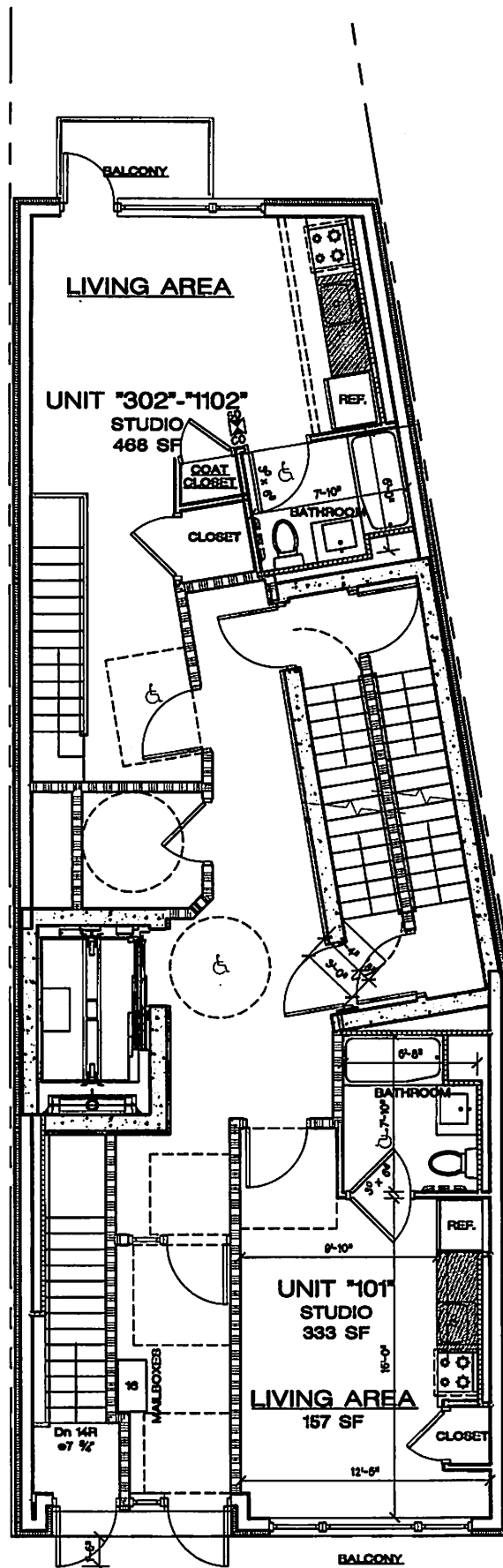
5 BORO MAPPING  
LAND SURVEYING  
966 LITTLE NECK AVENUE  
NORTH BELLMORE  
N.Y. 11710  
TELEPHONE (646) 841-7811  
EMAIL: 5BOROMAPPING@GMAIL.COM  
PREPARED BY RAJ KUMAR  
DRAWN BY: R.S.  
SURVEY No.6362

NOTES:  
1. THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.  
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.  
3. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.  
4. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.  
5. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.  
6. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.  
7. ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD.

VINCENT TEUTONICO, L.S.  
NEW YORK LICENSE 050307

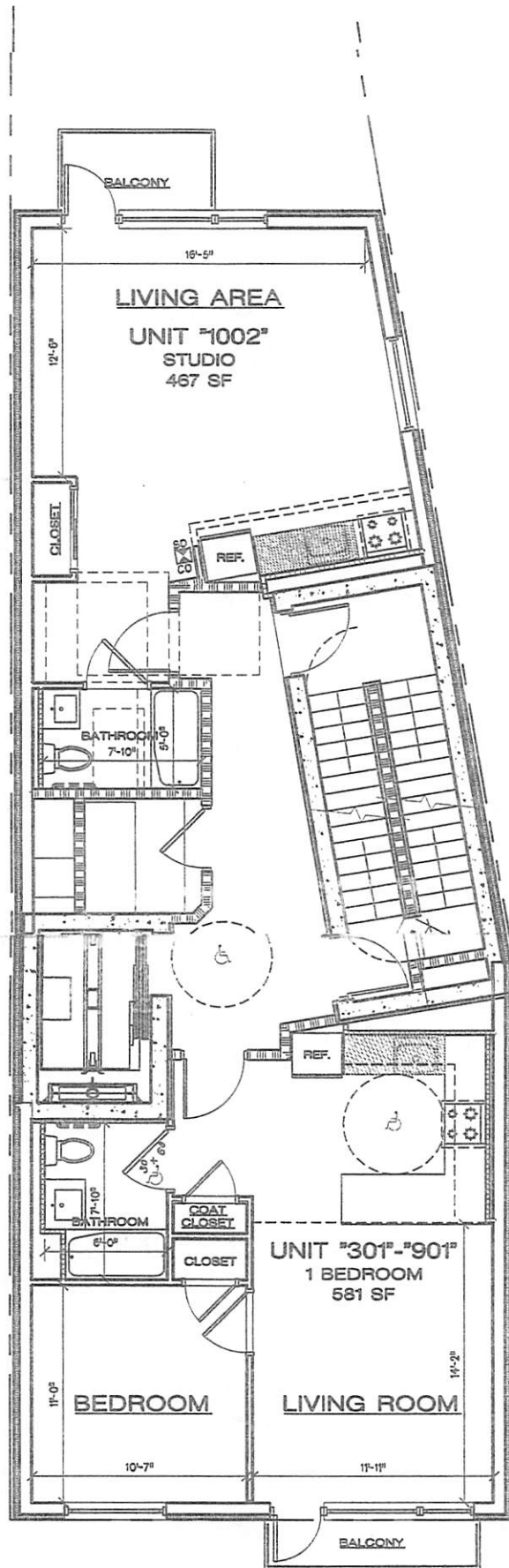
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY



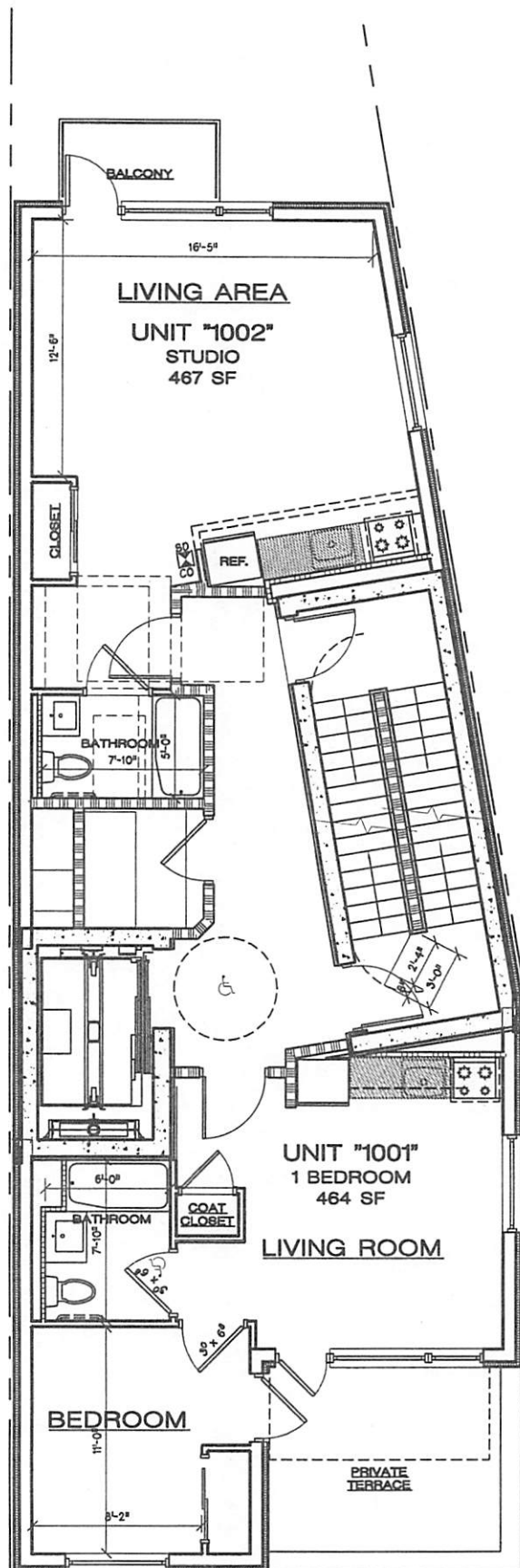
1,516.65 SF

**1st Floor Plan**  
 SCALE: 1/4"=1'-0"



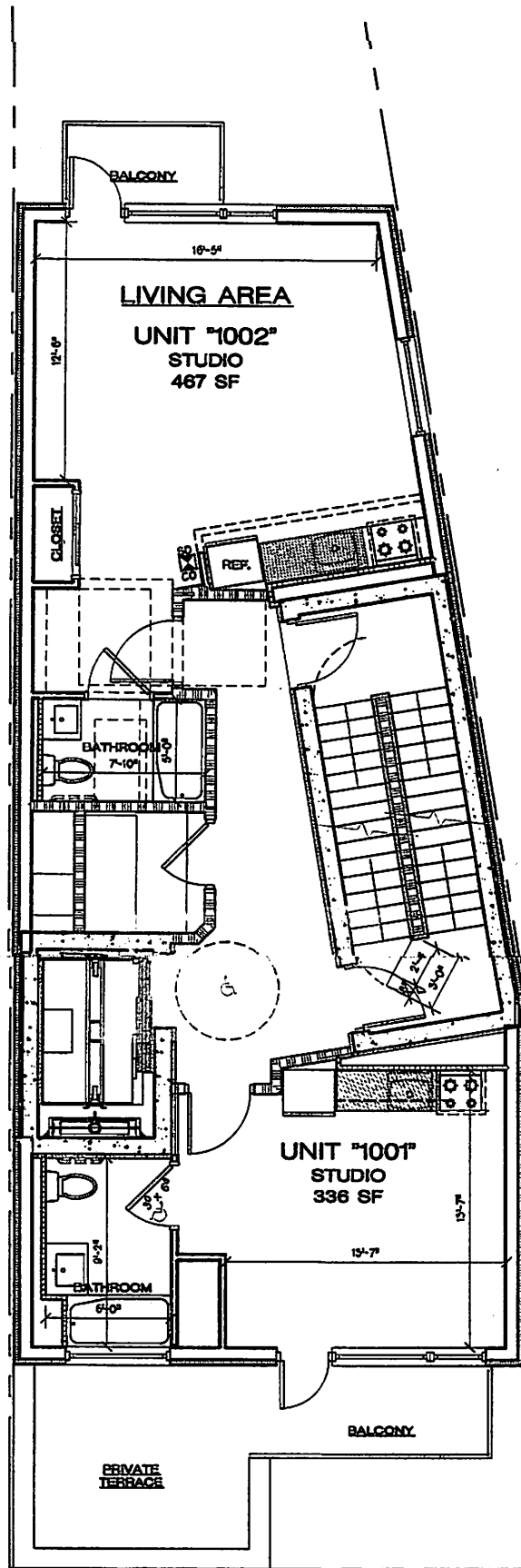
1,516.65 SF

**2nd - 9th Floor Plan**  
SCALE: 1/4"=1'-0"



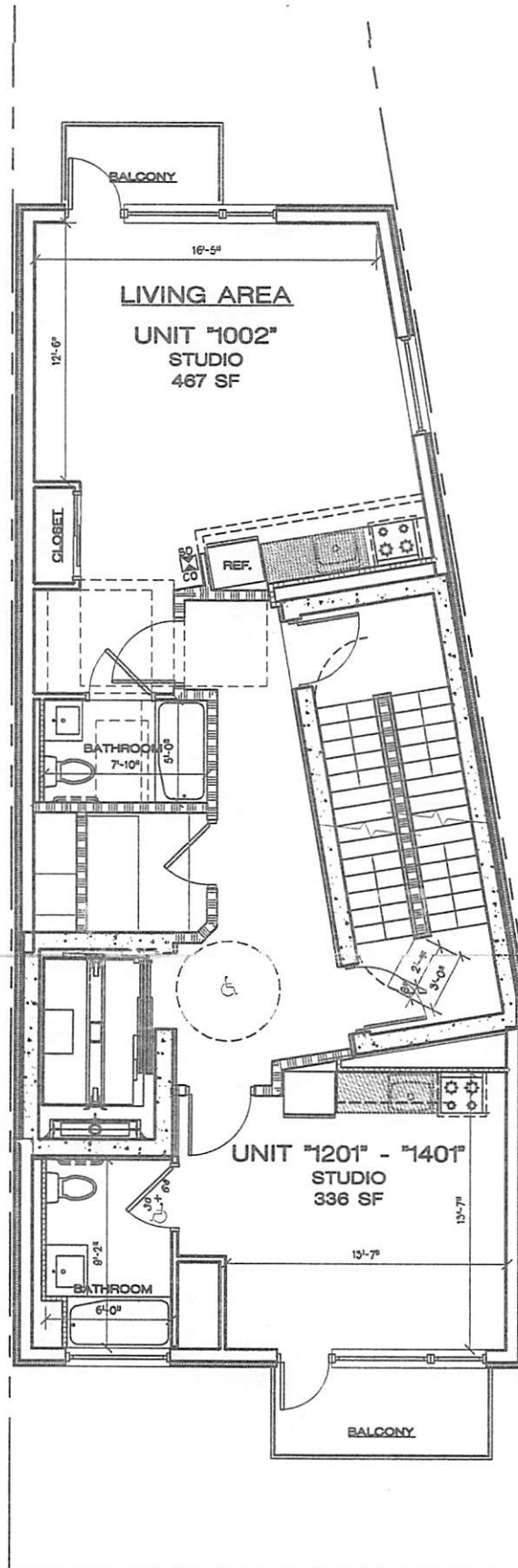
1,394.15 SF

**10th Floor Plan**  
 SCALE: 1/4"=1'-0"



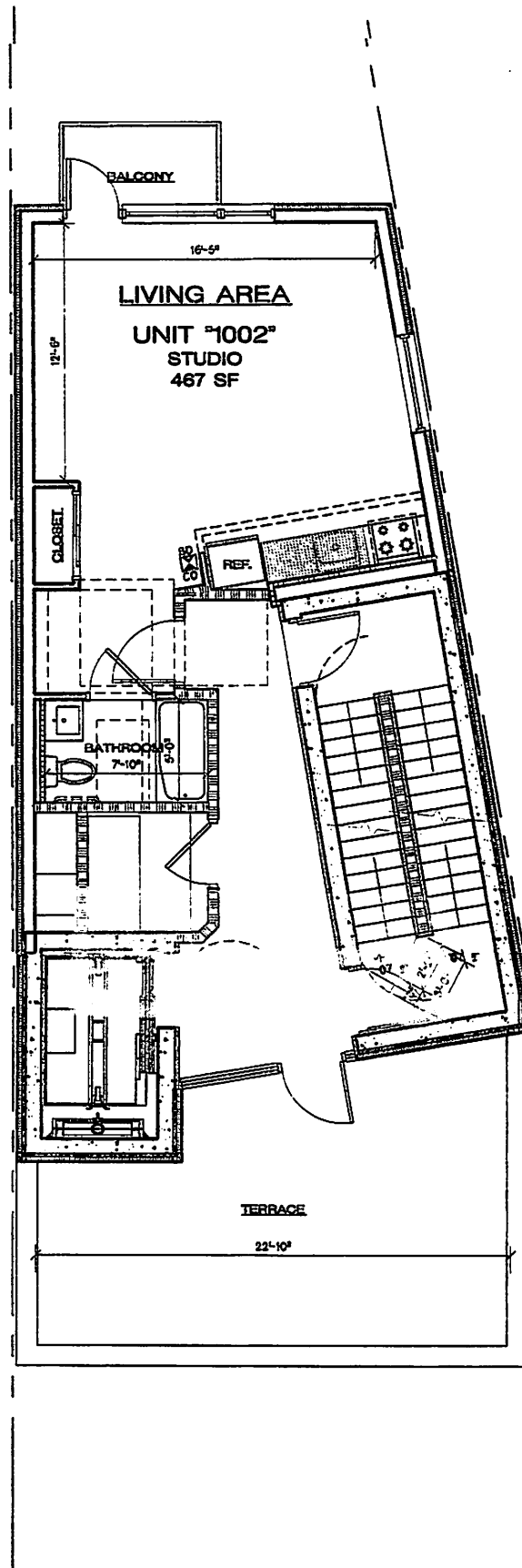
1,270.85 SF

**11th Floor Plan**  
 SCALE: 1/4"=1'-0"



1,270.85 SF

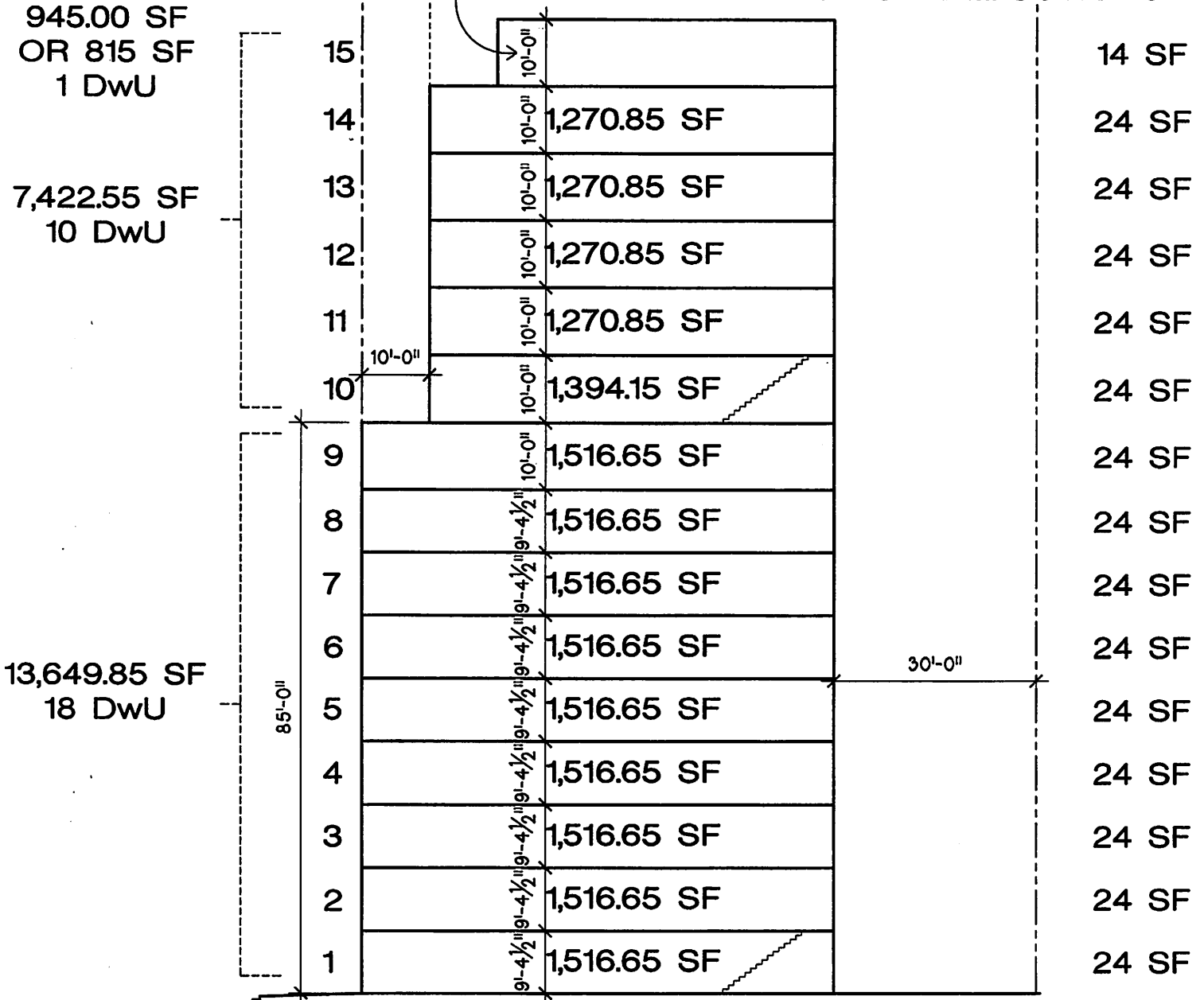
12th - 14th Floor Plan  
 SCALE: 1/4"=1'-0"



943.35 SF

**15th Floor Plan**  
 SCALE: 1/4"=1'-0"

945.00 SF => 473 SF OF DEDUCTIONS  
OR  
815.00 SF => 343 SF OF DEDUCTIONS



# Gerald J. Caliendo, R.A., A.I.A.

Architect, P.C

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[Info@CaliendoArchitects.com](mailto:Info@CaliendoArchitects.com)

July 18, 2017

**Re: 316 W135th Street  
New York, NY 10030  
Block: 1959, Lot: 53**

To Whom It May Concern:

I am a registered architect in the State of New York, and I have prepared a zoning analysis for the above mentioned premise.

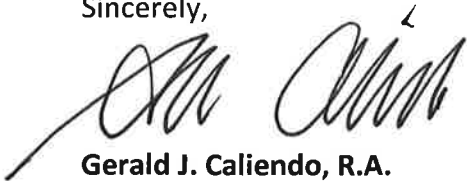
The zoning analysis found that the property is approximately 2,059.90 sq. ft. in size and is irregular in shape. The property is located in a C4-6 zoning district as indicated on Map #6a of the New York City Zoning Maps. A C4-6 Commercial district is equivalent to a R10 Residential district as per ZR 34-112. Based on the NYC Zoning Resolution, the maximum Commercial floor area ratio (FAR) is 3.40 times the lot area, which allows approximately 7,003.66 sq. ft. The maximum Community Facility FAR is 10.00 times the lot area, which allows approximately 20,599.00 sq. ft.

Pursuant to the Basic Regulations for R10 Districts under ZR 23-152, the maximum Residential floor area is 10.00 times the lot area, which allows 20,599.00 sq. ft. of countable floor area. Additional area may be a part of the building which is deducted from the total gross square footage of the building such as mechanical space, etc. There is no Maximum Lot Coverage or Open Space required, however a 30 ft rear yard is required, the resulting footprint will be 1,573.25 sq. ft.

Within the above-set limits, our building is designed to be a 18-story apartment building with a total of twenty-six (26) residential dwelling units. The building's total zoning floor area is projected to be approximately 20,599.00 sq. ft. with one hundred percent of it being residential. The overall gross area of the building is approximately 22,300.00 sq. ft. including the cellar and all other spaces regardless of floor area accountability.

If you have any questions, please call.

Sincerely,



**Gerald J. Caliendo, R.A.**