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Zoning Analysis Report

8 W 71st Street
New York, NY 10023

KOW JOB #	REPORT DATE
2026-KOW	Aug 24, 2026
PREPARED FOR	**PROJECT NAME**
Sample Client	Sample Commercial Tower

PREPARED BY

KOW Building Consultants

1034 W Jericho Turnpike
Smithtown, NY 11787
kowbc.com

CONSTRUCTION CONSULTING
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ENVIRONMENTAL
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Letter

KOW Building Consultants

1034 W Jericho Turnpike

Smithtown, NY 11787

Project Address:

8 W 71st Street

New York, NY 10023

Report Number: 1

Original Issue Date: August 24, 2026

Prepared For:

Sample Lender, its successors, and assignees1 Example
PlazaSample City, NY 10000

Reliant Parties:

None.

SAMPLE REPORT — An anonymized example of a completed KOW zoning report. It preserves the original analysis and historical code basis for demonstration only. It does not describe the sample project's address or establish current zoning rights. Property-specific maps and exhibits are omitted.
Thank you for selecting KOW Building Consultants to perform zoning consulting services for your project. Please find attached a copy of the Zoning Analysis Report for the above-referenced property. As part of our services, we have completed a review of the applicable zoning regulations, land use requirements, development standards, and available public records pertaining to the subject property. Our analysis includes an evaluation of the property's zoning designation, permitted uses, dimensional requirements, applicable overlays or special districts, and conformance with relevant municipal ordinances and regulations, as applicable. This report is intended to assist in understanding the zoning constraints and development considerations associated with the property at the time of our review. Please do not hesitate to contact us should you have any questions regarding the report or require further clarification of any findings or conclusions presented herein.

“Notwithstanding anything to the contrary contained herein, Sample Lender, its employees, agents, affiliates, successors, and assigns may rely upon this report in evaluating a request for an investment in real estate and/or an extension of credit to be secured, directly or indirectly, by the property. This information may also be relied upon by any regulatory body, actual or prospective purchaser, transferee, assignee, or servicer of the financing or any portion thereof, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the financing, any rating agency actually or prospectively rating any such securities, any indenture, trustee, and any institutional provider(s) from time to
time of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, private placement memorandum, registration statement, or prospectus and KOW Building Consultants agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction involving the financing and/or such securities.

Report Prepared By:

Letter

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This report has been prepared for the exclusive use of the client(s) mentioned above and shall not be used or relied upon by any other person or company whether in whole or in part unless authorized in writing by KOW Building Consultants.

1. Property Summary

Property Summary

Property Name	Sample Commercial Tower
Property Address	100 Example Avenue
City / State / ZIP	Sample City, NY 10000
Parcel / Tax ID (APN / BBL)	BBL SAMPLE-BBL (Sample Block A, Lot B)
Property Type	Mixed-Use
Year Built / Constructed	Under construction; NB approved 11/21/2022
Lot Size (acres / SF)	14,950 SF (0.343 acre)
Number of Buildings	1 proposed building
Number of Units	0 residential units

Introduction

KOW Building Consultants has completed a Zoning Analysis Report for Sample Commercial Tower, a proposed 15-story commercial and community-facility building at 100 Example Avenue, Sample City, New York 10000. The irregular through zoning lot is identified as Sample Block A, Lot B (BBL SAMPLE-BBL), contains 14,950 square feet, and fronts Example Avenue and Sample Rear Street. The site was documented as vacant/building under construction; the approved development contains no residential dwelling units.

2. Zoning Summary & Conformance

Zoning Designation & Permitted Use

Zoning Jurisdiction	New York City Department of City Planning / NYC Department of Buildings
Current Zoning Ordinance (name)	New York City Zoning Resolution
Zoning District	M1-2
Current Use	Vacant development site; approved 15-story commercial/community-facility building under construction
Overlay District?	No
Planned Unit Development (PUD)?	No
Use Permitted in District?	Yes — by right
Permitted-Use Basis / Ordinance §	ZR §§42-131/42-132, 42-16/42-161, 42-17, and 42-511

Use Conformance

Use Conformance Status	Legal Conforming

Use Conformance Statement

The current vacant/development-site condition and approved proposed retail, office, and ambulatory treatment uses are permitted in the M1-2 district. The treatment-health-care use is subject to the operating and licensing conditions of ZR §§42-131 and 42-132. This is a plan and public-record review; final as-built use was not verified.

Adjacent Zoning

Direction	Zoning District / Use
North	M1-2 / commercial and manufacturing context
South	M1-2 / commercial and manufacturing context
East	M1-2 / commercial and manufacturing context
West	M1-2 / commercial and manufacturing context

3. Dimensional & Conformance

Lot Requirements

Requirement	Required	Existing	Complies
Minimum Lot Area	No minimum specified for nonresidential M1-2 use	14,950 SF irregular through lot	N/A
Minimum Lot Width	No minimum specified	100-ft typical lot width; irregular shape	N/A
Minimum Lot Depth	No minimum specified	200-ft overall lot depth; irregular shape	N/A
Maximum Lot Coverage	No fixed maximum; FAR and yard controls apply	9,895.7 SF footprint (66.19%)	N/A
Maximum Density	N/A — no residential units	0 dwelling units	N/A
Floor Area Ratio (FAR)	4.80 max combined FAR; commercial component max 2.00	4.787 total FAR (1.83 commercial + 2.957 community facility)	Yes
Minimum Open Space	No minimum open-space ratio identified	Not separately stated	N/A

Setback Requirements

Setback	Required	Existing	Complies
Front Yard Setback	0-ft yard; height/setback controls apply	At street line below permitted street-wall height	Yes
Side Yard Setback	No side yard required; if provided, minimum 8 ft (§43-25)	No side yard provided	Yes
Rear Yard Setback	20 ft; 40-ft rear-yard equivalent for through lot	20-ft rear yards and 40-ft equivalent provided	Yes
Corner / Street Side Setback	N/A — not a corner zoning lot	N/A	N/A
Parking Setback	No separate setback identified for enclosed parking	Parking within building/ rear-yard equivalent as permitted	Yes
Landscape Buffer	Not required by reviewed zoning sheets	Not detailed	N/A

Building Size & Height

Metric	Required	Existing	Complies
Building Footprint	No fixed maximum; FAR and yards control	9,895.7 SF proposed	Yes
Maximum Building Height	60-ft/4-story front wall, then 20-ft setback and	180-ft proposed; approved zoning drawings show	Yes

Metric	Required	Existing	Complies
	2.7:1 sky exposure plane	envelope compliance	
Number of Stories	No fixed cap above compliant sky-exposure plane	15 stories + cellar and roof bulkhead	Yes
Allowed Height & Footprint	Max FAR 4.8; 60-ft front wall / sky-exposure-plane envelope	4.787 FAR; 48'-7 1/2" street wall; 9,895.7 SF footprint	Yes
Actual Height & Footprint	N/A — project under construction	As-built condition not verified	Pending

Off-Street Parking

Requirement	Required	Existing	Complies
Minimum Parking Spaces	186 spaces (approved zoning schedule)	186 proposed/provided	Yes
Maximum Parking Spaces	No maximum identified in reviewed materials	186	N/A
Accessible Spaces	Per 2014 NYC BC §1106 and ICC A117.1-2009	Count not separately scheduled in reviewed backup	Pending
Loading Berths	1 berth	1 berth	Yes

Conformance Conclusion

Structure / Improvement Conformance	Pending

Dimensional Conformance Statement

The approved zoning drawings demonstrate compliance with M1-2 use, FAR, yard, height/setback, parking, loading, and bicycle-parking requirements. Because the building remains under construction and no as-built survey or final Certificate of Occupancy was provided or found, final improvement conformance remains pending completion and as-built verification.

4. Codes, Violations & Approvals

Applicable Codes

Discipline	Applicable Code (Model Code Basis)
Building	2014 NYC Building Code (approved NB filing)
Existing Building (IEBC)	N/A — new building
Fire Prevention	2014 NYC Building Code Chapters 9 and 10; applicable NYC Fire Code
Accessibility	2014 NYC BC Chapter 11 and ICC A117.1-2009
Mechanical	2014 NYC Mechanical Code
Plumbing	2014 NYC Plumbing Code
Electrical	NYC Electrical Code (edition not stated in reviewed plans)
Energy Conservation	2016 NYC Energy Conservation Code

Construction Type	Type I-B
Primary Occupancy Classification	B

Code Violations

Department	Agency / Contact	Review Method	Open Violations?
Zoning / Planning	NYC Department of City Planning / PLUTO	Online municipal records research	N/A
Building	NYC Department of Buildings / NYC Open Data	Online municipal records research	No
Fire	FDNY records not independently verified	No response received	Pending

Planning Approvals & Permits

Type	Reference / Case No.	Status	Detail
Other	SAMPLE-NB-001	Approved	New Building / General Construction — approved 11/21/2022; DOB NOW status Approved as of 08/20/2026; 15 stories + cellar, 180 ft, 0 dwelling units.

Certificate of Occupancy

Certificate of Occupancy Available?	No
C of O Number / Date	N/A project remains under construction.

5. Fire & Building Code Ratings

Fire Department Access

The through lot fronts Example Avenue and Sample Rear Street. Fire-apparatus access and fire-department operations are governed by the approved plans and applicable NYC Fire Code requirements; final field conditions remain subject to FDNY and DOB acceptance.

Required Access Features

Combined automatic sprinkler and standpipe systems; fire alarm; Auxiliary Radio Communication System (ARCS)/ emergency responder radio coverage; fire command/annunciator functions; emergency and standby power for the high-rise building.

Structural Fire-Resistance Ratings

Building Element	Rating (Hours)	Notes
Primary Structural Frame	2	Type I-B / approved Z-000
Exterior Bearing Walls	2	Type I-B / Table 601
Interior Bearing Walls	2	Type I-B / Table 601
Exterior Non-Bearing Walls	Per Table 602	Based on fire-separation distance
Floor Construction	2	Type I-B / Table 601
Roof Construction	1	Type I-B / Table 601

Fire Protection Systems

System	Required?	Notes
Automatic Sprinkler (NFPA 13)	Yes	Required and shown in approved SP/SD drawings.
Standpipe	Yes	Required for the high-rise building; approved standpipe filing.
Fire Alarm	Yes	Approved fire alarm filing; final testing/acceptance not reviewed.
Other	Yes	ARCS/emergency responder radio coverage and emergency/standby power per approved high-rise plans.

6. Zoning Maps & Land Use

Intersecting Map Layers

Layer	Intersects?	Notes / Zone
Coastal Zone	No	Approved Z-002 map shows no coastal-zone intersection.
Flood Zone	No	FEMA Zone X; outside the mapped Special Flood Hazard Area.
Tidal Wetlands	No	No mapped tidal-wetland intersection shown in reviewed zoning/flood materials.
Freshwater Wetlands	No	No mapped freshwater-wetland intersection shown in reviewed zoning/flood materials.

Designations & Records (NYC where applicable)

Item	Detail
Building Class	V1 (vacant land), PLUTO 26v1
Borough-Block-Lot (BBL)	SAMPLE-BBL
Community District	Sample Community District
Landmark Status	No
Special District	None identified
Commercial Overlay	None
FEMA Flood Zone	Zone X

Building Statistics

Statistic	Detail
Complaints	0 DOB complaints found for BIN SAMPLE-BIN (checked 08/24/2026)
Open Violations	0 active DOB, ECB, or DOB Safety violations found (checked 08/24/2026)
Litigations	Not reviewed / not provided
Rent Regulated	N/A — 0 residential units
Active Vacate Order	Not reviewed; site documented as vacant / under construction

7. Code Analysis

Means of Egress & Openings

Approved drawings provide two enclosed exit stairs, Stair A and Stair B, serving as accessible means of egress. The building is fully sprinklered and designed as a high-rise under 2014 NYC Building Code Chapter 10. The approved travel-distance schedule uses a 300-ft maximum for sprinklered B, M, and S-1 occupancies. Final egress conditions were not field verified.

Exterior Wall Openings

Exterior-wall and lot-line openings are limited and protected based on fire-separation distance under the approved plans, including referenced compliance with BC §715.4 and Table 704.8. Where required, openings use rated/ protected glazing and sprinkler protection on the occupied side.

Vertical Floor Openings

Stairs, elevator hoistways, and other vertical shafts are enclosed and protected under the approved plans and 2014 NYC BC provisions for shaft enclosures, interior exit stairs, and high-rise construction. Final installed assemblies and opening protectives remain subject to special inspection and DOB acceptance.

Finishes

Building Component	Class / Use Group
Exit Enclosures & Passageways	Class A / flame spread 0–25 per approved finish schedule and Chapter 8
Corridors	Class A where required for exits/corridors; see approved plan schedule
Rooms & Enclosed Spaces	Class B/C as permitted by occupancy and location; see approved finish schedule

Energy & Accessibility

The approved project cites the 2016 NYC Energy Conservation Code and an ASHRAE 90.1-2016 compliance path, with COMcheck/energy modeling and TR8 progress inspections as applicable. This report does not independently certify energy-code performance.

Accessibility for Persons with Disabilities

Accessibility is governed by 2014 NYC Building Code Chapter 11 and ICC A117.1-2009. Approved drawings identify accessible routes and two accessible means of egress. The project contains no residential dwelling units; final installed accessibility features were not field verified.

Fair Housing Act (FHA) Applicable?	N/A

8. Sources, Scope & Certification

Sources of Information

Item	Source / Citation
Approved architectural plans	Sample Architect Firm, NB SAMPLE-NB-001, zoning sheets Z-000 through Z-002 and approved architectural set.
Property survey	Sample Surveyor survey dated 09/29/2021, updated 12/02/2022; Sample Block A, Lot B; 14,950 SF.
NYC zoning and land use	NYC Department of City Planning PLUTO 26v1 and current online Zoning Resolution §§42-131, 42-132, 42-16/42-161, 42-17, 42-511, 43-25, 43-26 and 43-43; accessed 08/24/2026.
DOB filings and approvals	NYC DOB NOW Build public filings for BIN SAMPLE-BIN, including SAMPLE-NB-001 and related mechanical, plumbing, sprinkler/standpipe and site filings; reviewed 08/24/2026.
Violations and complaints	NYC Open Data DOB Complaints, DOB Violations, ECB Violations and DOB Safety Violations datasets; no active/open records found for reviewed identifiers as of 08/24/2026.
Certificate of Occupancy research	NYC DOB NOW Certificate of Occupancy and legacy Certificate of Occupancy datasets; no CO record found for BIN SAMPLE-BIN as of 08/24/2026.

References — Municipality & Documents

Field	Detail
Jurisdiction	New York City
Department	NYC Department of City Planning and NYC Department of Buildings
Contact	
Phone	

Due-Diligence Documents

Document	Source	Date
Sample Approved Architectural Drawings.pdf	Project document folder / approved NB SAMPLE-NB-001	11/21/2022
Approved MS Drawings.pdf	Project document folder / approved mechanical drawings	11/30/2022
Approved PL Drawings (SAMPLE-PL-001).pdf	Project document folder / approved plumbing drawings	08/31/2022
Approved SP- SD Drawings.pdf	Project document folder / approved sprinkler/standpipe drawings	
PAA.pdf	Project document folder / DOB filing amendment record	
survey.pdf	Sample Surveyor	12/02/2022

Scope, Assumptions & Limitations

This desk-based Zoning Analysis Report reviews the approved architectural and discipline drawings, property survey, current zoning text, PLUTO, DOB NOW filings, and identified municipal public-record datasets for the subject BBL. It evaluates permitted use, bulk, yards, height/setback envelope, parking/loading, code basis, approvals, and available complaint/violation/CO records. No field inspection, as-built measurement, legal title review, or final agency certification was performed.

Significant Assumptions

The assignment identifies the property as 100 Example Avenue; current DOB NOW records use 102 Example Avenue and PLUTO 26v1 uses 104 Example Avenue for the same BBL SAMPLE-BBL. This analysis relies on the matching BBL, Sample Block A, Lot B, BIN SAMPLE-BIN, and approved filing number to establish property identity. Submitted records and municipal data are assumed accurate unless a discrepancy is noted.

Limitations

The building is under construction. No as-built survey, final Certificate of Occupancy, field inspection, or final fire-department records search was available. Approved-plan conformance does not establish completed as-built conformance. Municipal records and zoning provisions can change after the 08/24/2026 research date. Optional items lacking reliable backup are intentionally left blank or identified as pending/not reviewed.

Certification & Reliance

KOW Building Consultants certifies that it has no undisclosed interest in the subject property, that its relationship with the Client is at arms-length, and that its employment and compensation are not contingent upon the findings or recommendations provided in this report.

Reliance

This report has been prepared for the exclusive use and benefit of the Client identified on the cover page. It may not be relied upon by any other person or entity, for any purpose, without the advance written consent of KOW Building Consultants.

Written By	Lucas Giacalone
Reviewed By	Kenneth F. Wille, PE
Final Issue Date	2026-08-24

9. Helpful Links & Resources

Resource Library

Resource	Link
ICC Digital Codes	https://codes.iccsafe.org/
NFPA Free Access	https://www.nfpa.org/codes-and-standards
ADA 2010 Standards	https://www.ada.gov/law-and-regs/design-standards/2010-stds/
ANSI A117.1 (ICC)	https://codes.iccsafe.org/content/ICCA117_12017
Municode Library	https://library.municode.com/
American Legal Publishing	https://codelibrary.amlegal.com/
UpCodes	https://up.codes/
Google Maps	https://www.google.com/maps
Google Earth (web)	https://earth.google.com/web/
FEMA Flood Map Service Center	https://msc.fema.gov/portal/home
FEMA National Flood Hazard Layer	https://www.fema.gov/flood-maps/national-flood-hazard-layer

Appendix

1. Property-specific maps, aerials, drawings and source exhibits are omitted from this anonymized sample.