



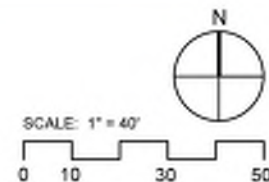
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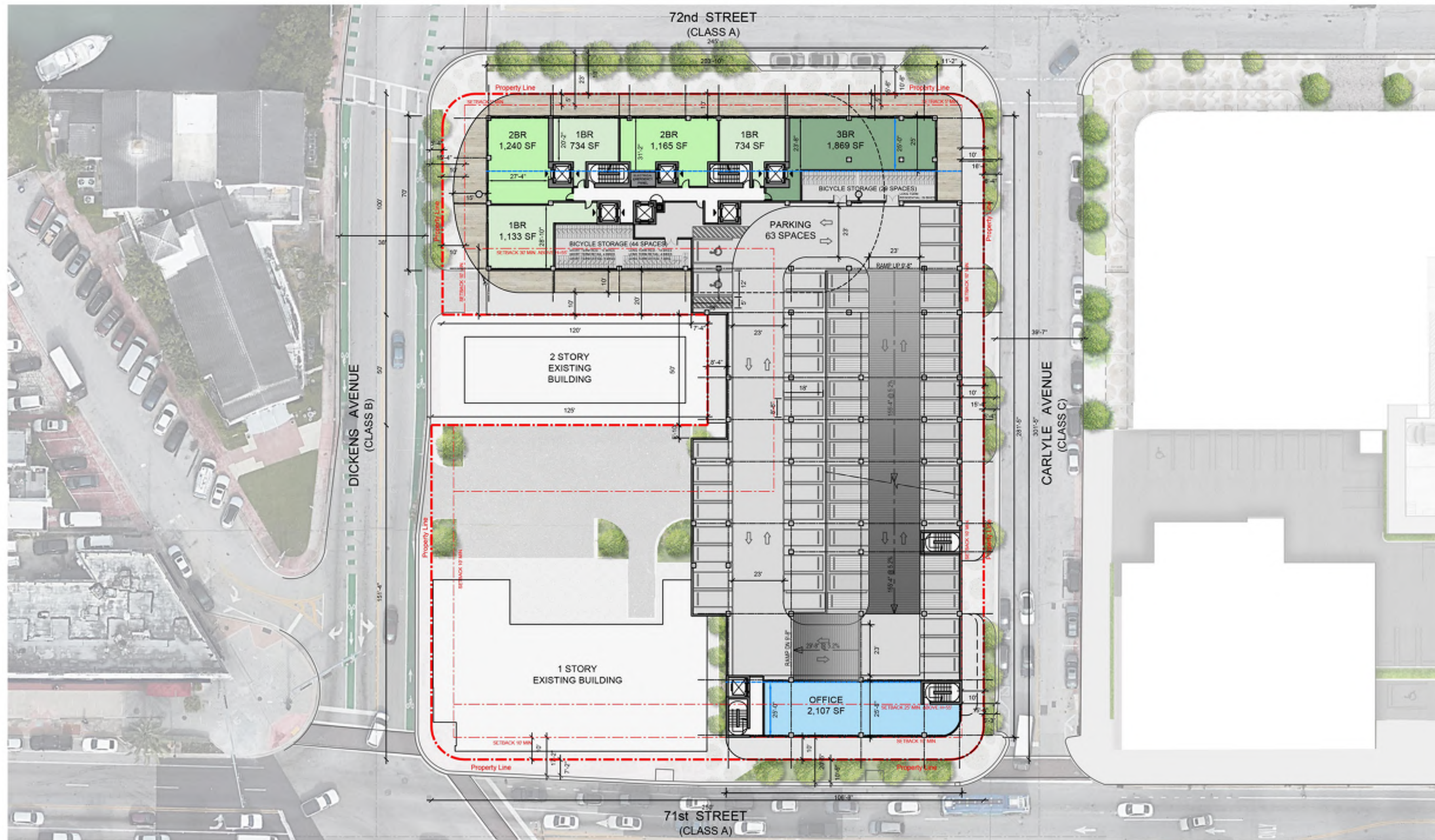
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GROUND LEVEL



DATE:
10/16/2023

A1-06



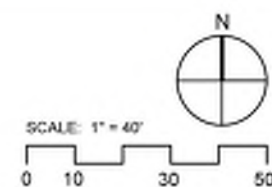
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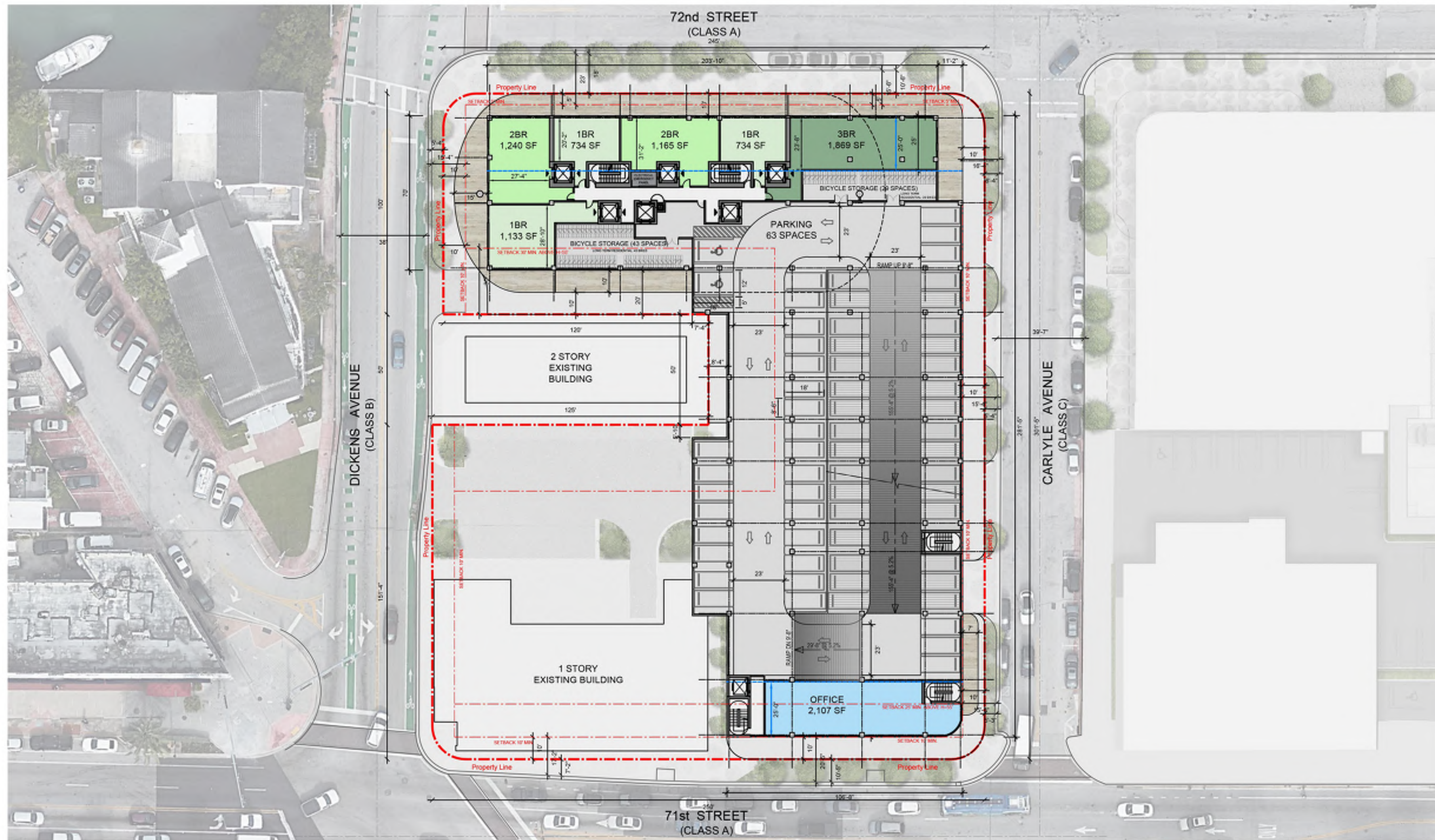
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LEVEL 02



DATE:
10/16/2023

A1-08



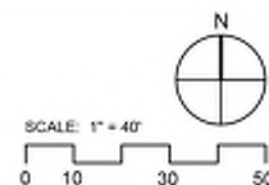
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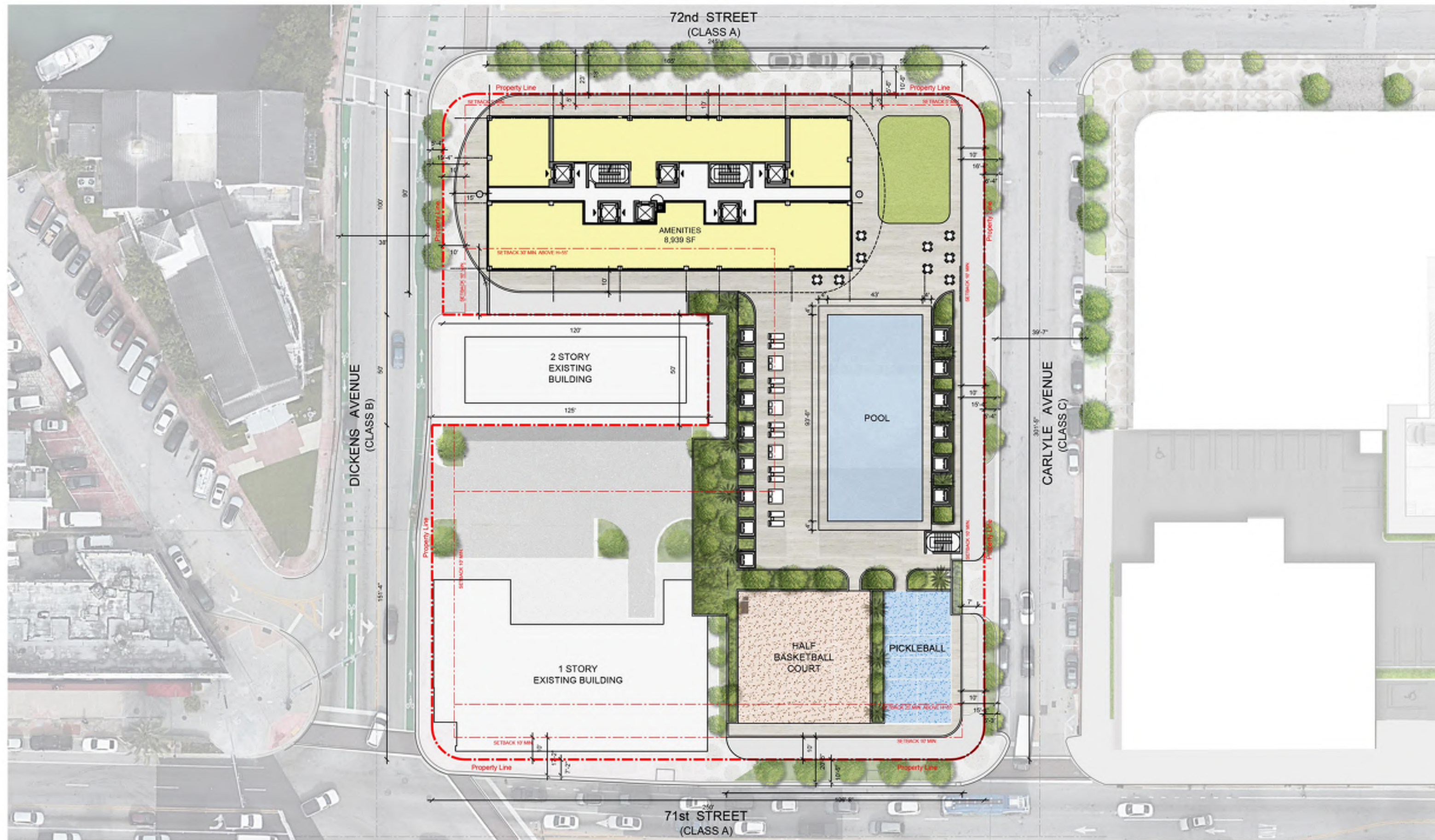
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LEVEL 03



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A1-09



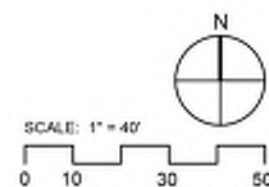
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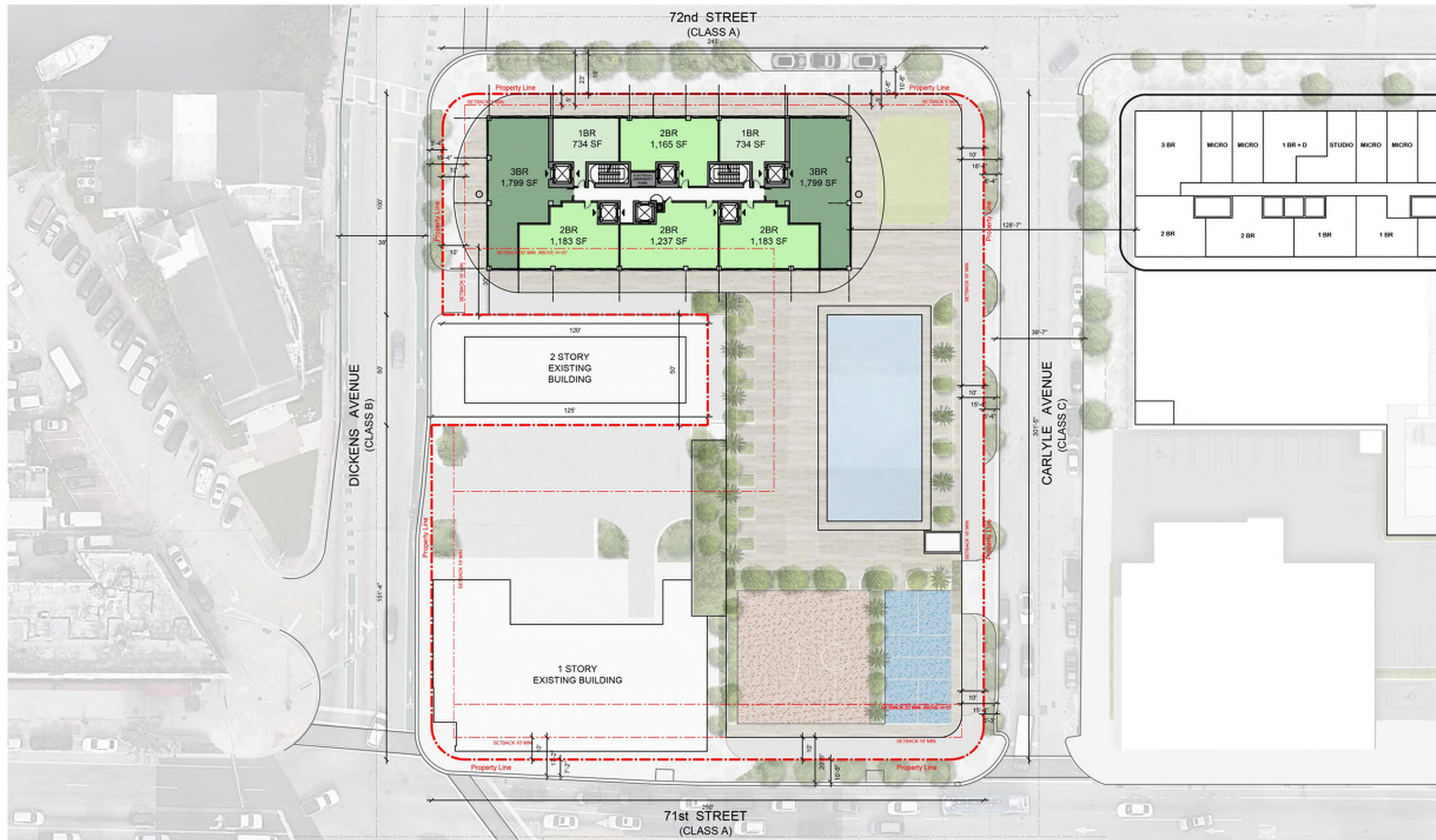
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LEVEL 05



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A1-11



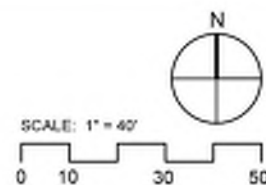
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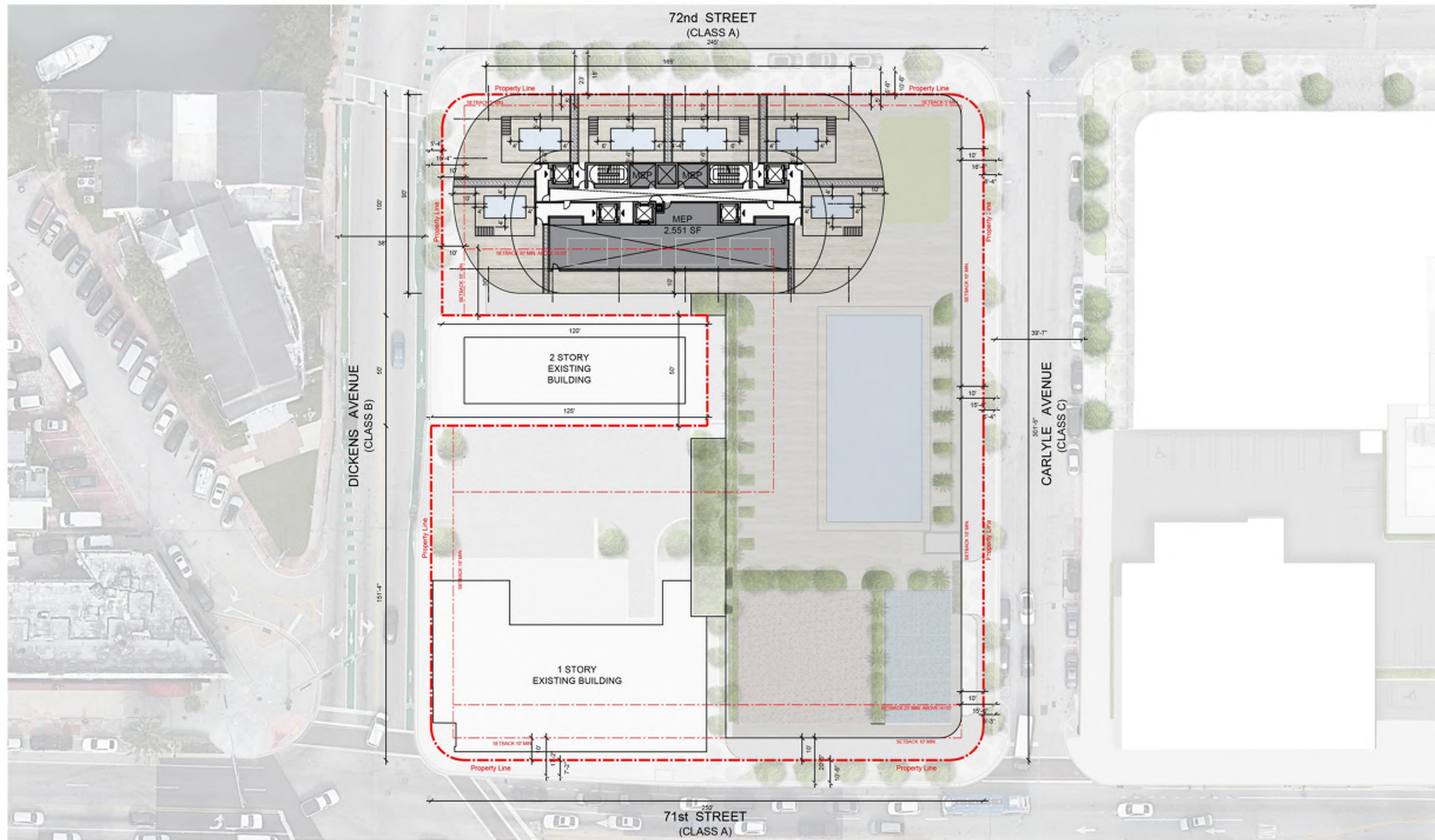
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LEVEL 06-17



DATE:
10/16/2023

A1-12



72ND STREET (CLASS A)

SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE I:
90% of 225'-0" = 202'-6"
Provided 203'-10" = 90.6%

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 50 feet from the building facade.

142-745 (d)(e)(2)(d): The second and third floors shall contain habitable space with minimum depth of 25 feet from the building facade.

DICKENS AVENUE (CLASS B)

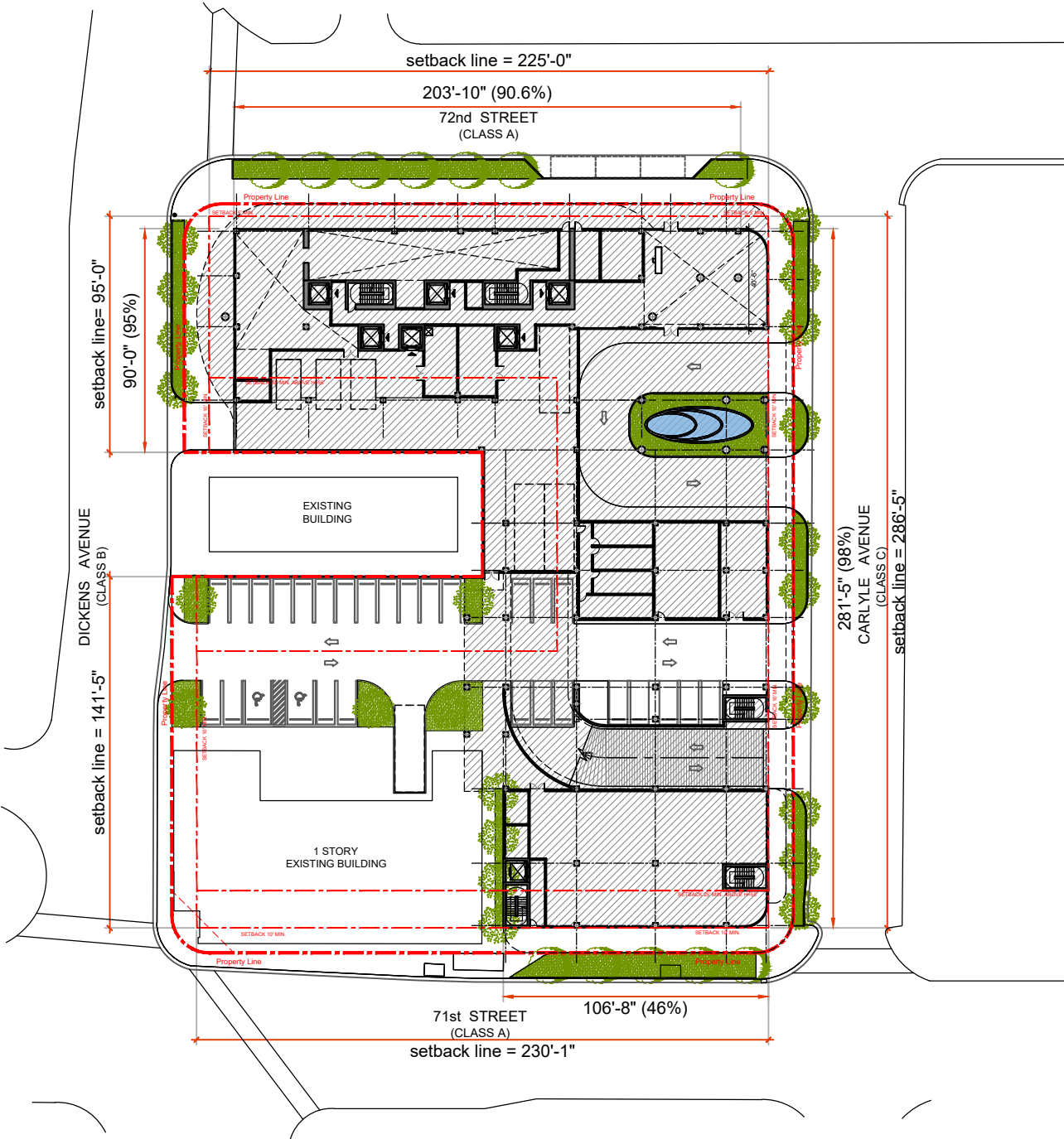
SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE I:
90% of 95'-0" = 85'-6"
Provided 90'-0" = 95%

90% of 141'-5" = 127'-3"
Provided 0'-0" = 0%

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 45 feet from the building facade.



CARLYLE AVENUE (CLASS C)

SEC. 142-745 (d)(g)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(g)(2): Building shall have minimum of one floor located along minimum of 85 percent of length of the setback line.

PHASE I:
85% of 286'-5" = 243'-5"
Provided 281'-5" = 98%

SEC. 142-745 (d)(g)(2)(c): The ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building facade for the minimum required length along the setback line.

71ST STREET (CLASS A)

SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE I:
90% of 230'-1" = 207'-0"
Provided 106'-8" = 46%

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 50 feet from the building facade.

142-745 (d)(e)(2)(d): The second and third floors shall contain habitable space with minimum depth of 25 feet from the building facade.

72ND STREET (CLASS A)

SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE II:
90% of 225'-0" = 202'-6"
Provided 203'-10" = 90.6%

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 50 feet from the building facade.

142-745 (d)(e)(2)(d): The second and third floors shall contain habitable space with minimum depth of 25 feet from the building facade.

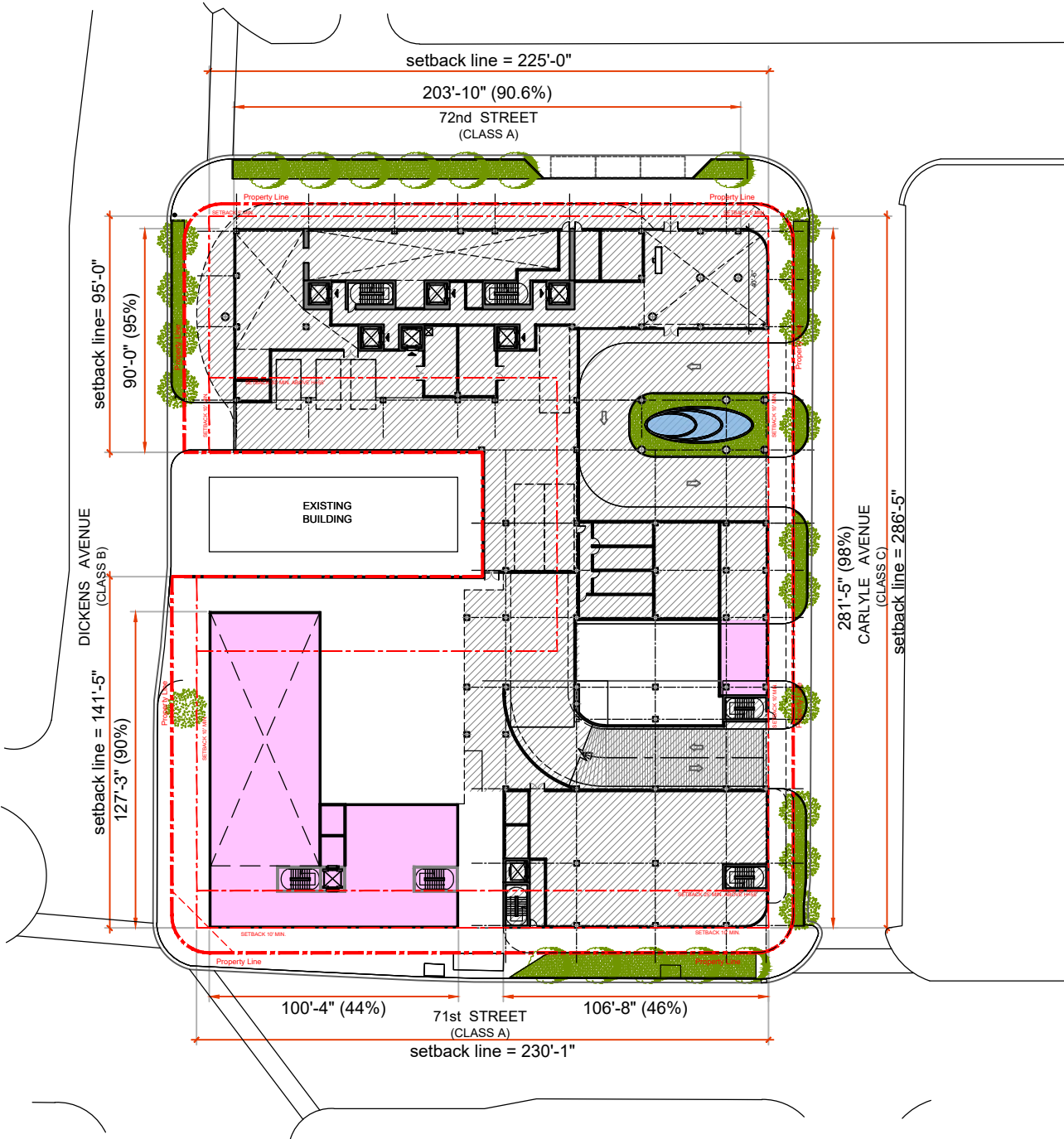
DICKENS AVENUE (CLASS B)

SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE II:
90% of 141'-5" = 127'-3"
Provided 127'-3" = 90%

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 45 feet from the building facade.



CARLYLE AVENUE (CLASS C)

SEC. 142-745 (d)(g)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(g)(2): Building shall have minimum of one floor located along minimum of 85 percent of length of the setback line.

PHASE II:
85% of 286'-5" = 243'-5"
Provided 281'-5" = 98%

SEC. 142-745 (d)(g)(2)(c): The ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building facade for the minimum required length along the setback line.

71ST STREET (CLASS A)

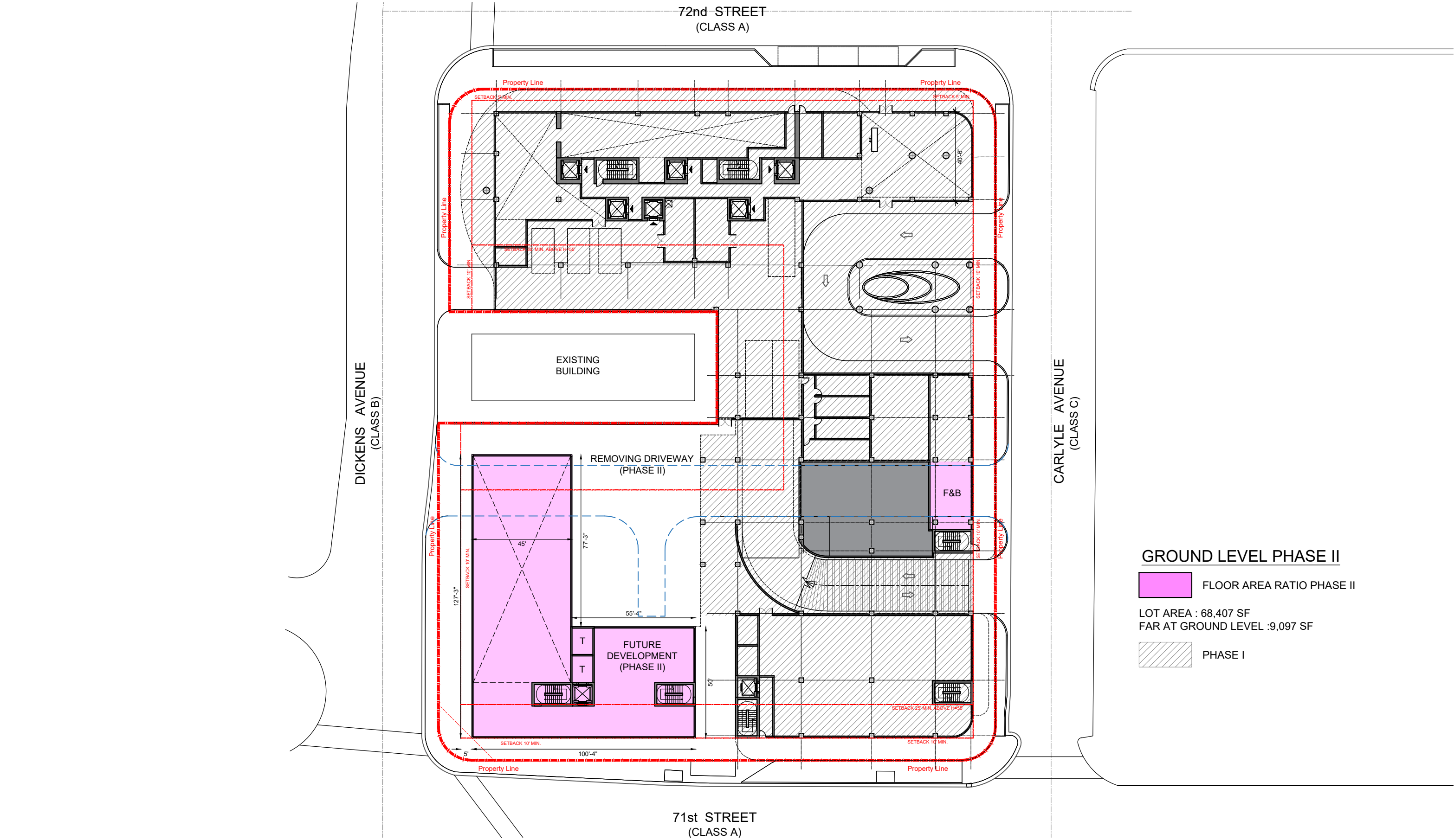
SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.


PHASE II:
90% of 230'-1" = 207'-0"
Provided 211'-0" (106'-8"+100'-4") = 90%

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 50 feet from the building facade.


142-745 (d)(e)(2)(d): The second and third floors shall contain habitable space with minimum depth of 25 feet from the building facade.



GROUND LEVEL PHASE II

 FLOOR AREA RATIO PHASE II

LOT AREA : 68,407 SF
FAR AT GROUND LEVEL : 9,097 SF

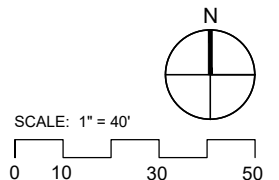
 PHASE I

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GROUND LEVEL
PHASE II



DATE:
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A1-19

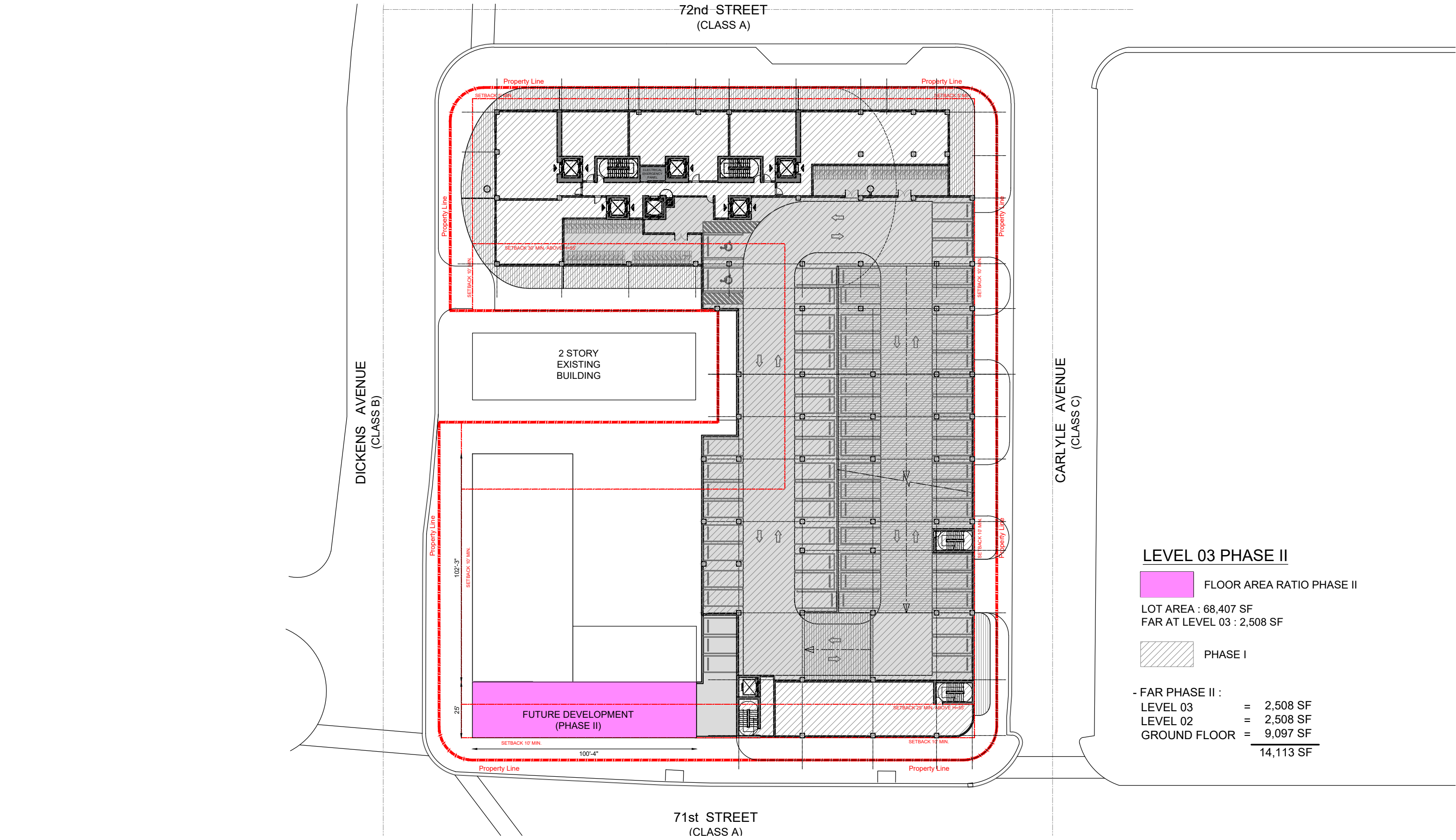


LEVEL 02 PHASE II


FLOOR AREA RATIO PHASE II

LOT AREA : 68,407 SF
FAR AT LEVEL 02 :2,508 SF

PHASE I



LEVEL 03 PHASE II

 FLOOR AREA RATIO PHASE II

LOT AREA : 68,407 SF
FAR AT LEVEL 03 : 2,508 SF

 PHASE I

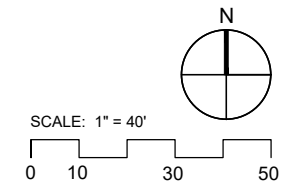
- FAR PHASE II :	
LEVEL 03	= 2,508 SF
LEVEL 02	= 2,508 SF
GROUND FLOOR	= 9,097 SF
	<hr/> 14,113 SF

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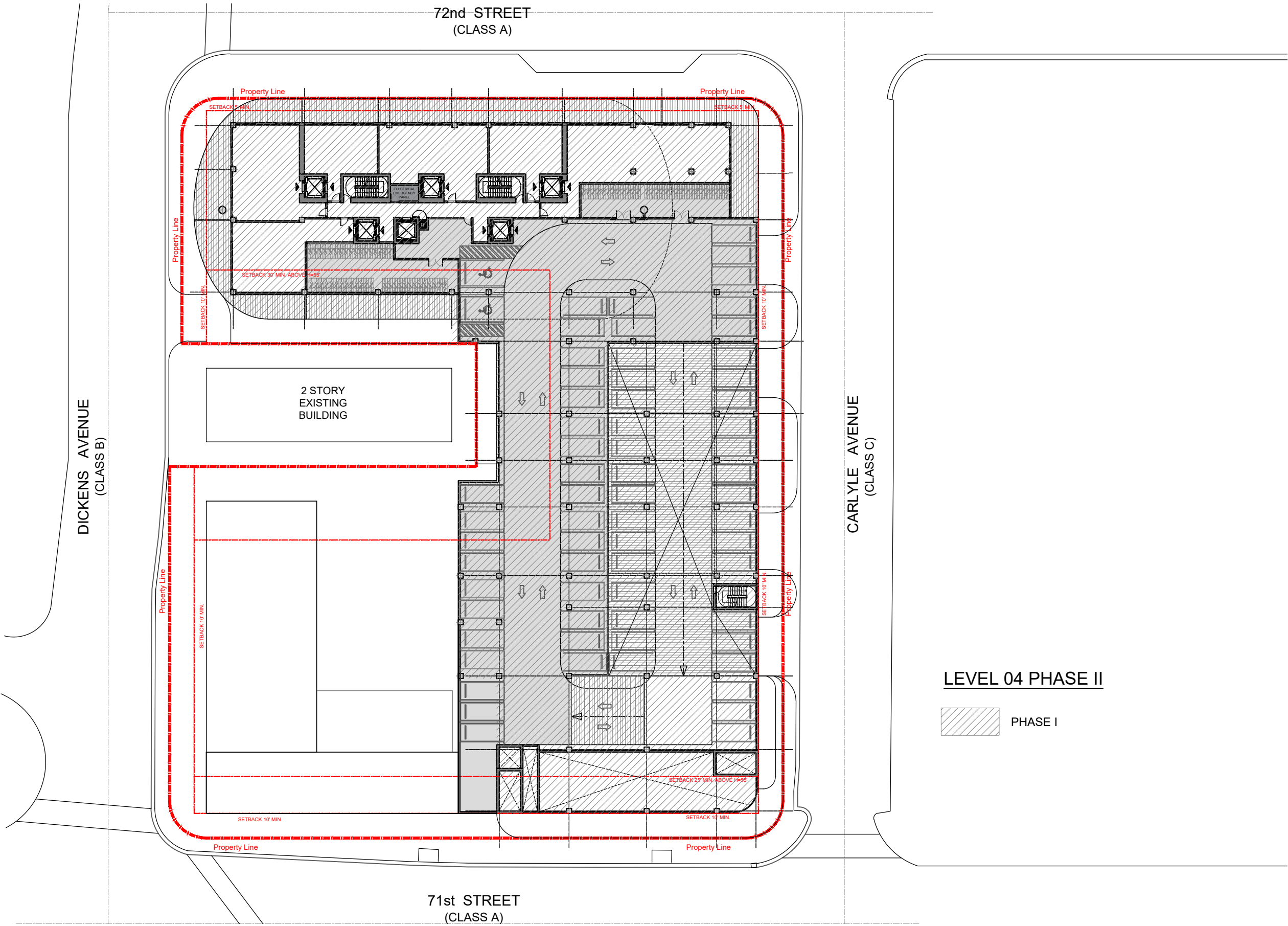
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LEVEL 03
PHASE II



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A1-21



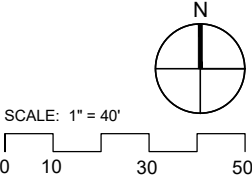
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LEVEL 04
PHASE II



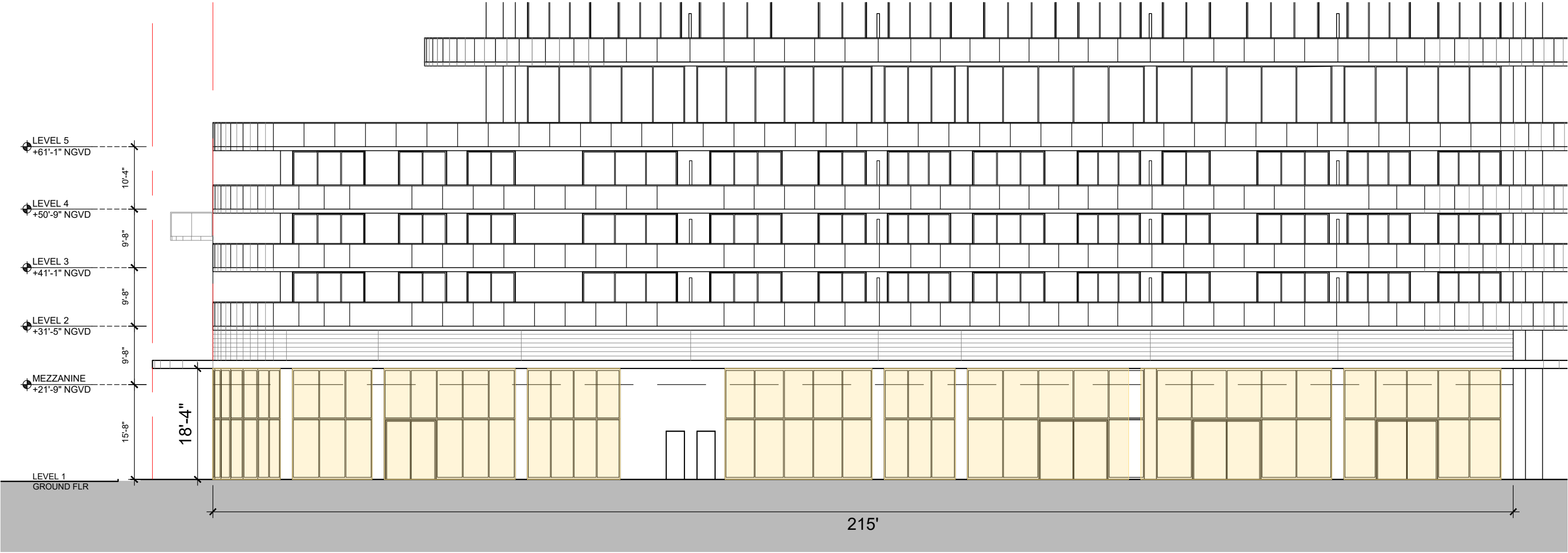
DATE:
10/16/2023

A1-22

72ND STREET DIAGRAM
142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

North facade Ground:
215' x 18'-4"= **3,941.66 SF (100%)**

North facade Ground (Glass):
TOTAL: 3,330.55 SF of Glazing (84%)



NORTH FACADE

72ND STREET DIAGRAM

142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

East facade Ground (F&B):
57' x 15'-8"= **893 SF (100%)**

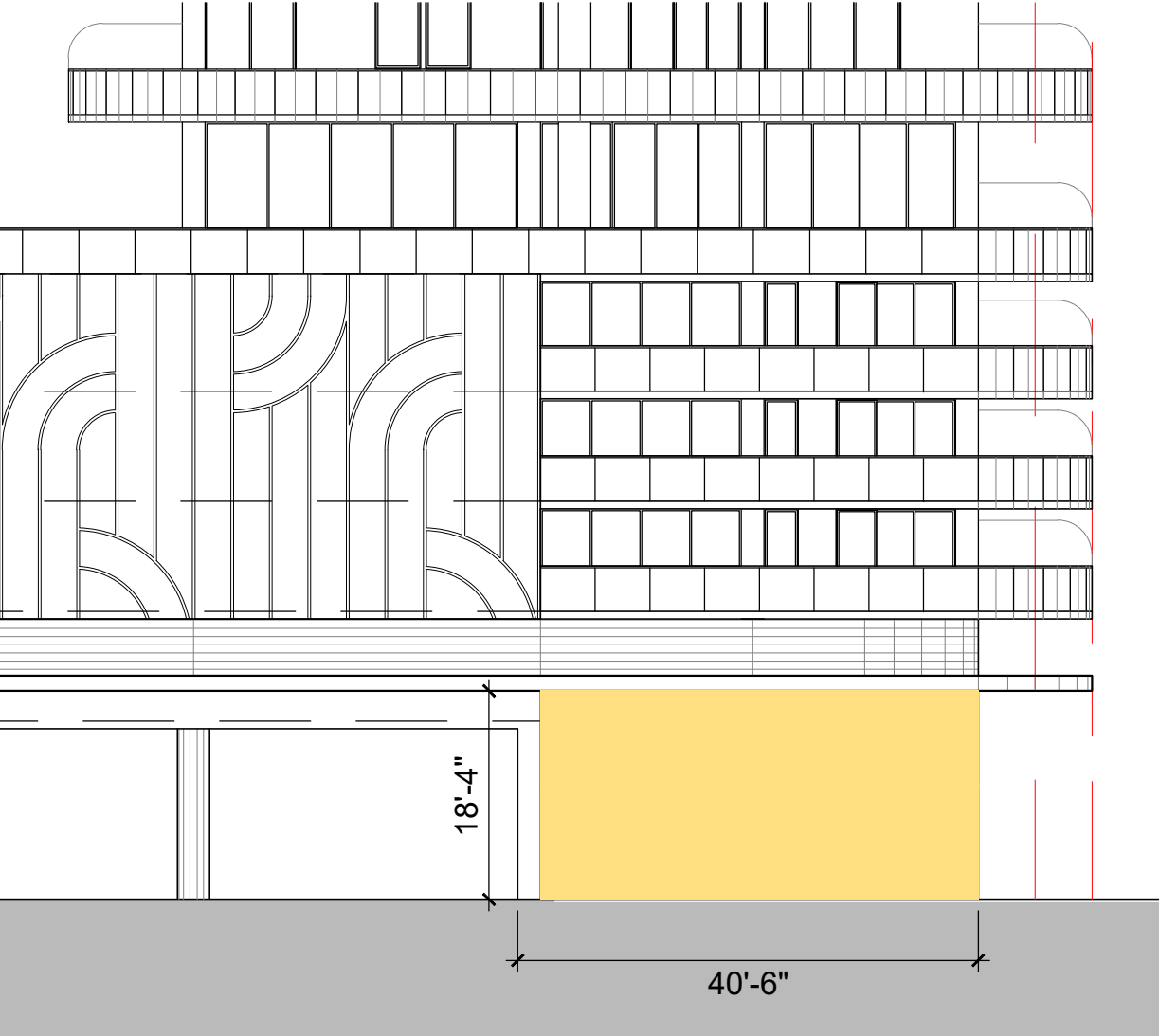
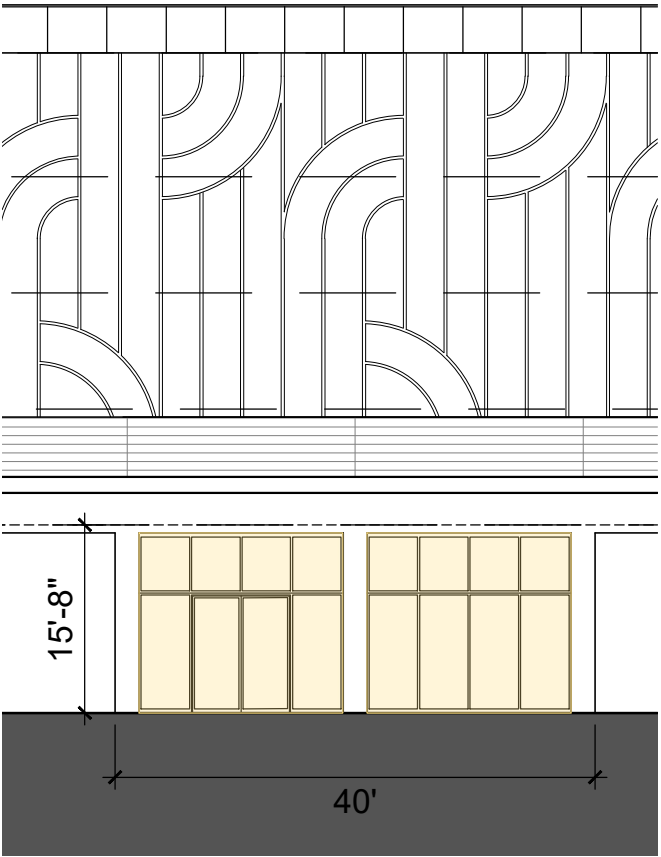
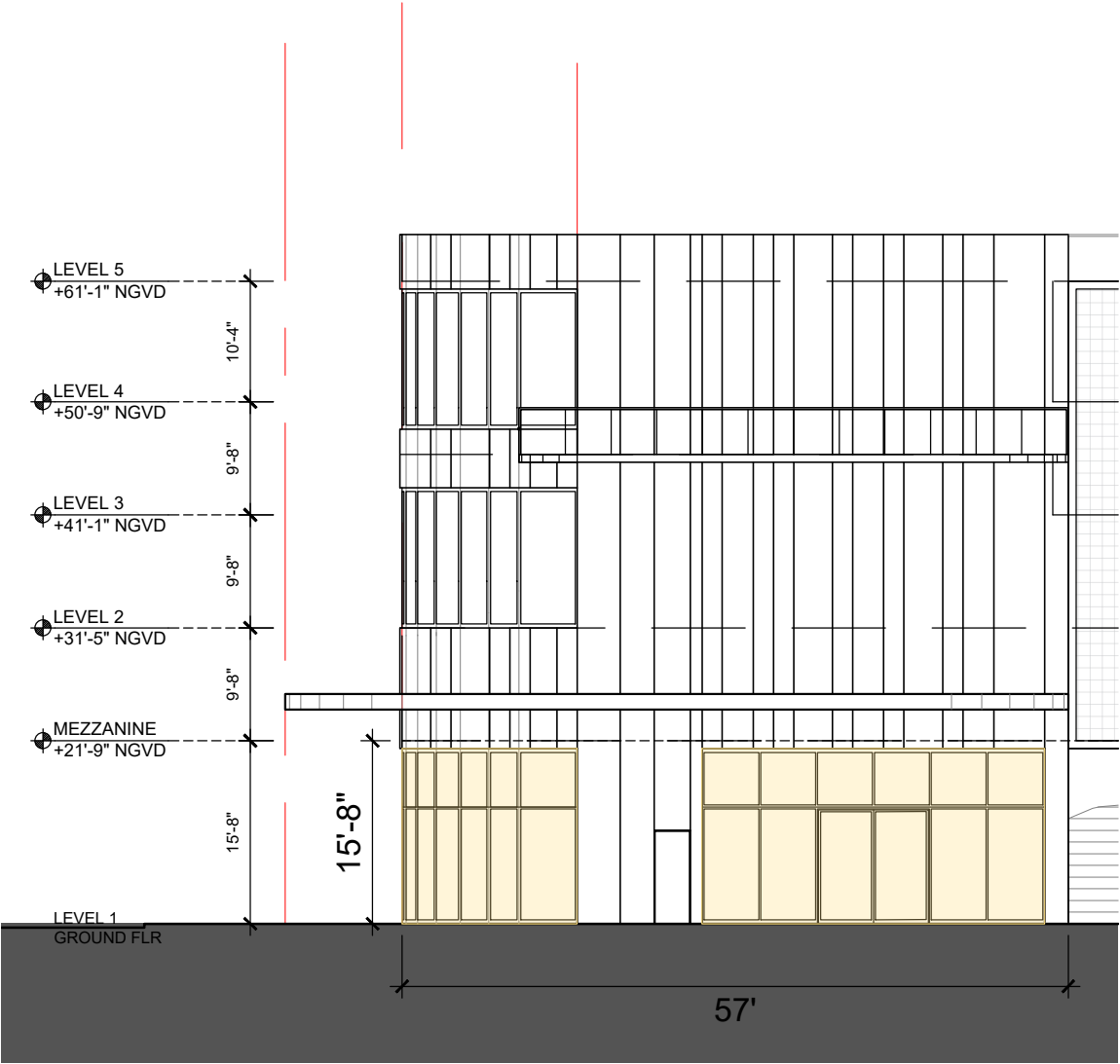
East facade Ground (Glass):
TOTAL: **664.87 SF of Glazing (74%)**

East facade Ground (Retail):
40' x 15'-8"= **626.66 SF (100%)**

East facade Ground (Glass):
TOTAL: **510 SF of Glazing (81%)**

East facade Ground (Lobby):
40'-6" x 18'-4"= **742.50 SF (100%)**

East facade Ground (Glass):
TOTAL: **705.83 SF of Glazing (95%)**

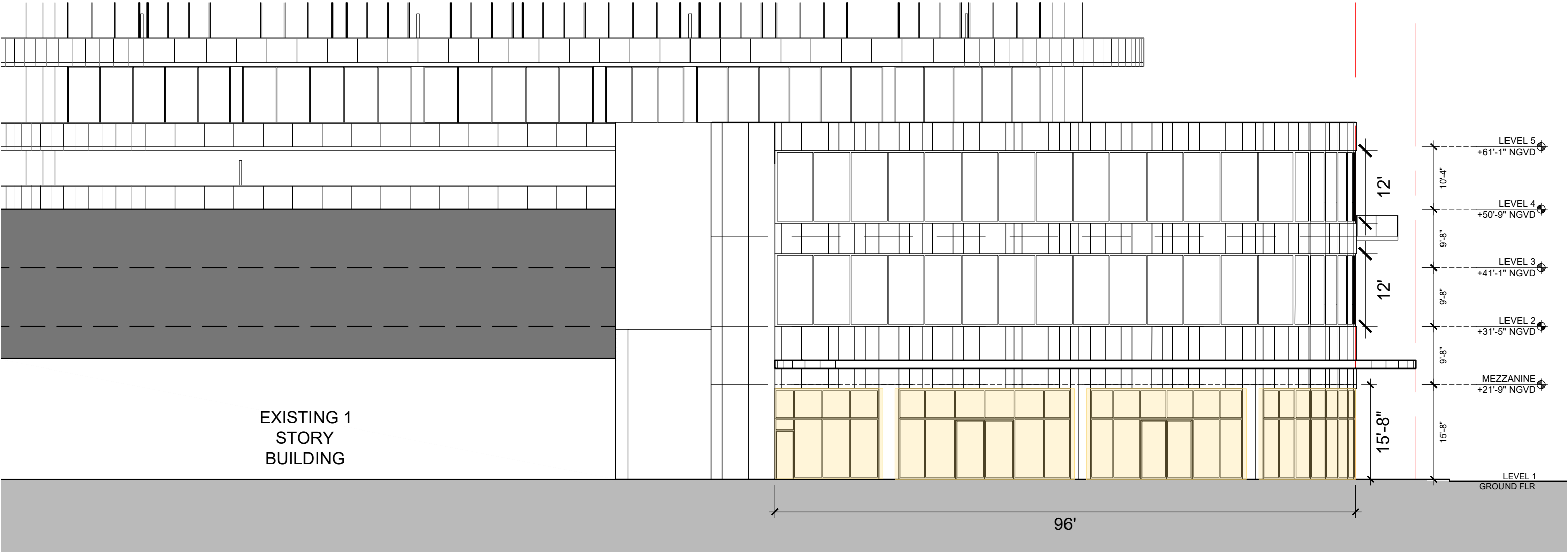


EAST FACADE

72ND STREET DIAGRAM
142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

South facade Ground (F&B):
96' x 15'-8"= **1,504 SF (100%)**

South facade Ground (Glass):
TOTAL: 1347.04 SF of Glazing (90%)



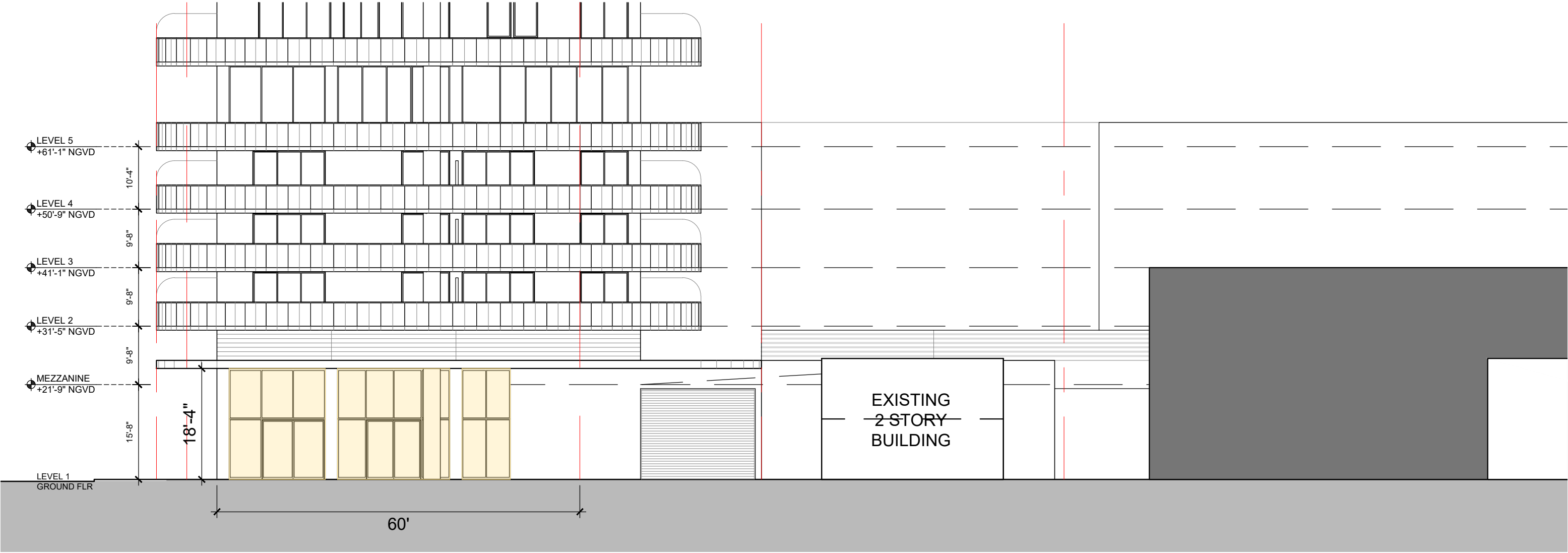
SOUTH FACADE

72ND STREET DIAGRAM

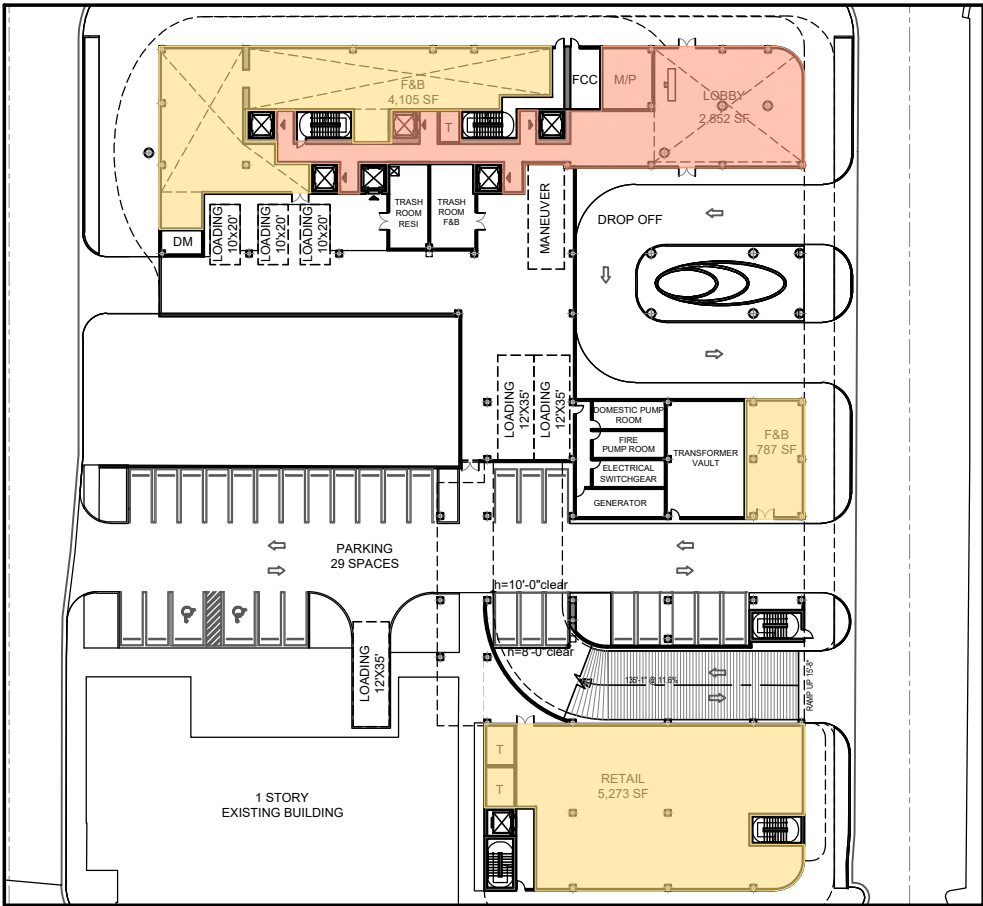
142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

West facade Ground (F&B):
60' x 18'-4"= **1,100 SF (100%)**

West facade Ground (Glass):
TOTAL: 779.16 SF of Glazing (71%)

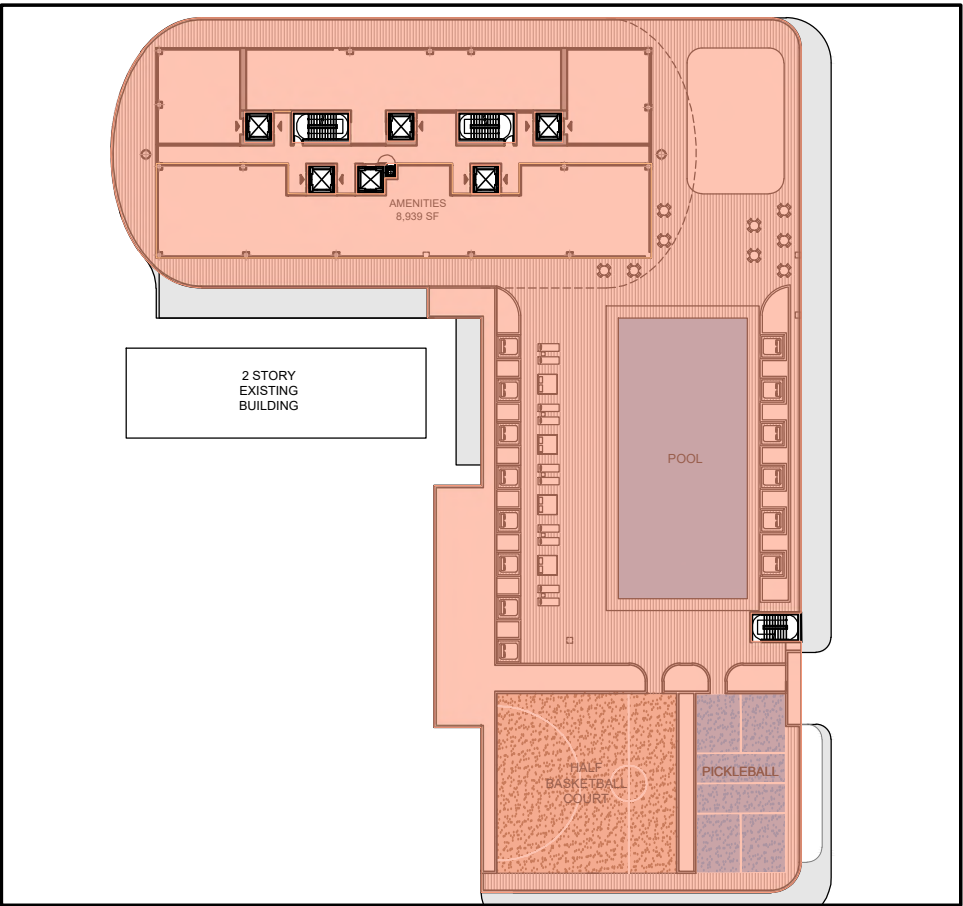


WEST FACADE



LOBBY : 4,166 SF
F&B : 10,165 SF
TOTAL : 14,331 SF

GROUND



AMENITIES : 41,888 SF
F&B : 0 SF
TOTAL : 41,888 SF

LEVEL 5

FAR DIAGRAM

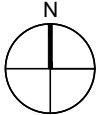
		FAR			
ROOF LEVEL		Amenities	1,987 SF		
Level 19	4 Units	Residential	11,448 SF		
Level 18	7 Units	Residential	11,448 SF		
Level 17	8 Units	Residential	11,448 SF		
Level 16	8 Units	Residential	11,448 SF		
Level 15	8 Units	Residential	11,448 SF		
Level 14	8 Units	Residential	11,448 SF		
Level 13	8 Units	Residential	11,448 SF		
Level 12	8 Units	Residential	11,448 SF		
Level 11	8 Units	Residential	11,448 SF		
Level 10	8 Units	Residential	11,448 SF		
Level 9	8 Units	Residential	11,448 SF		
Level 8	8 Units	Residential	11,448 SF		
Level 7	8 Units	Residential	11,448 SF		
Level 6	8 Units	Residential	11,448 SF		
Level 5		Amenities	11,531 SF		
Level 4	6 Units	Residential	8,804 SF	33 Spaces	Parking
Level 3	6 Units	Residential/Office	11,561 SF	63 Spaces	Parking
Level 2	6 Units	Residential/Office	11,561 SF	63 Spaces	Parking
Mezzanine		Parking	2,842 SF	49 Spaces	Parking
Ground		Retail	16,259 SF	29 Spaces	Parking
125 Units		PHASE I	224,817 SF	237 Spaces	
		ALLOWABLE FAR	239,424 SF		
			14,607 SF		
		PHASE II	14,113 SF		
			494 SF		

AMENITIES FOR LEVEL
GROUND : 14,331SF
LEVEL 5 : 41,888 SF

TOTAL AMENITIES : 56,219 SF

TOTAL FAR = 224,817 SF
20% OF FAR = 44,963 SF

TOTAL AMENITIES > 20% FAR





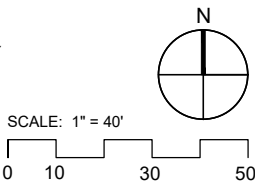
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PEDESTRIAN WALKWAY
DIAGRAM

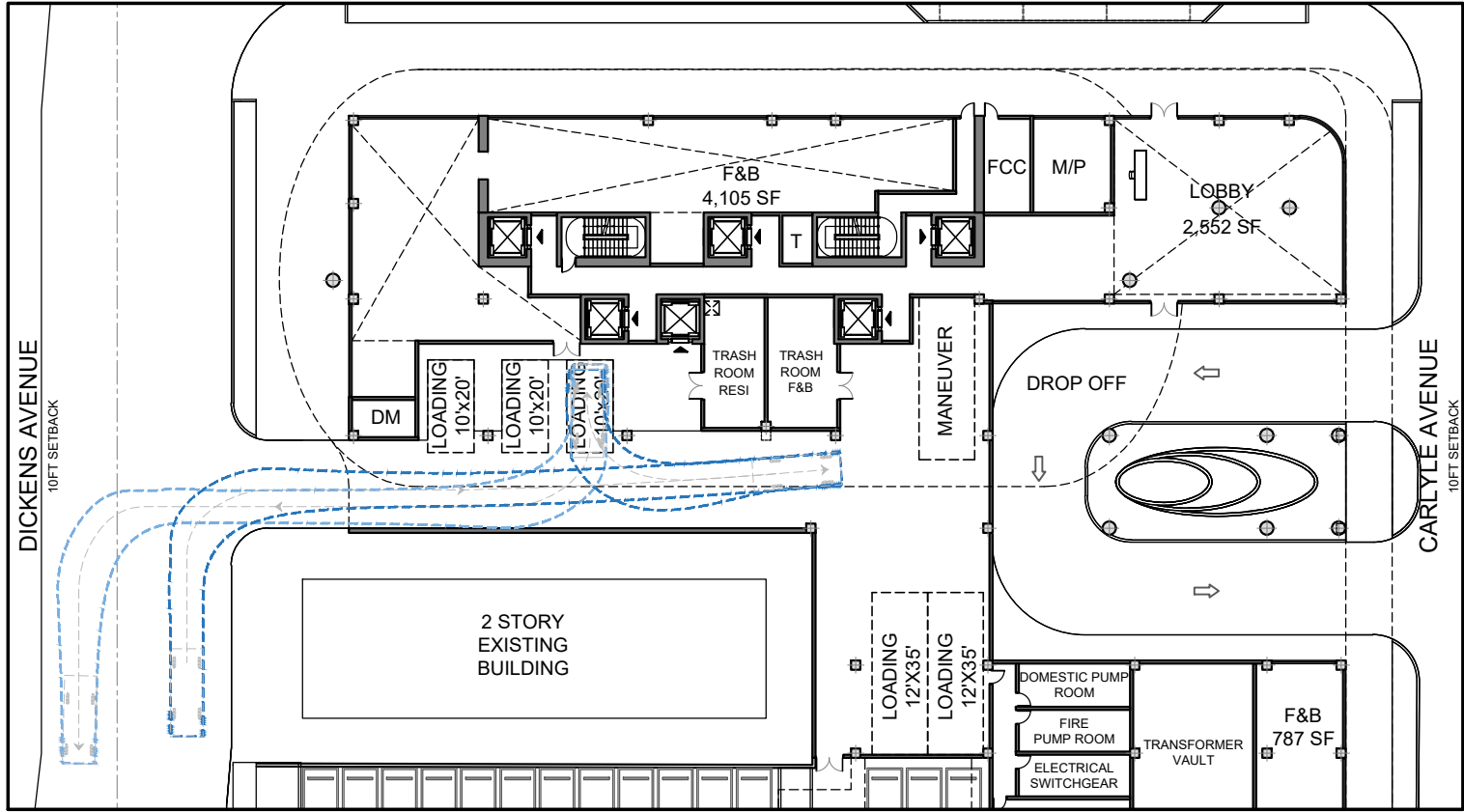
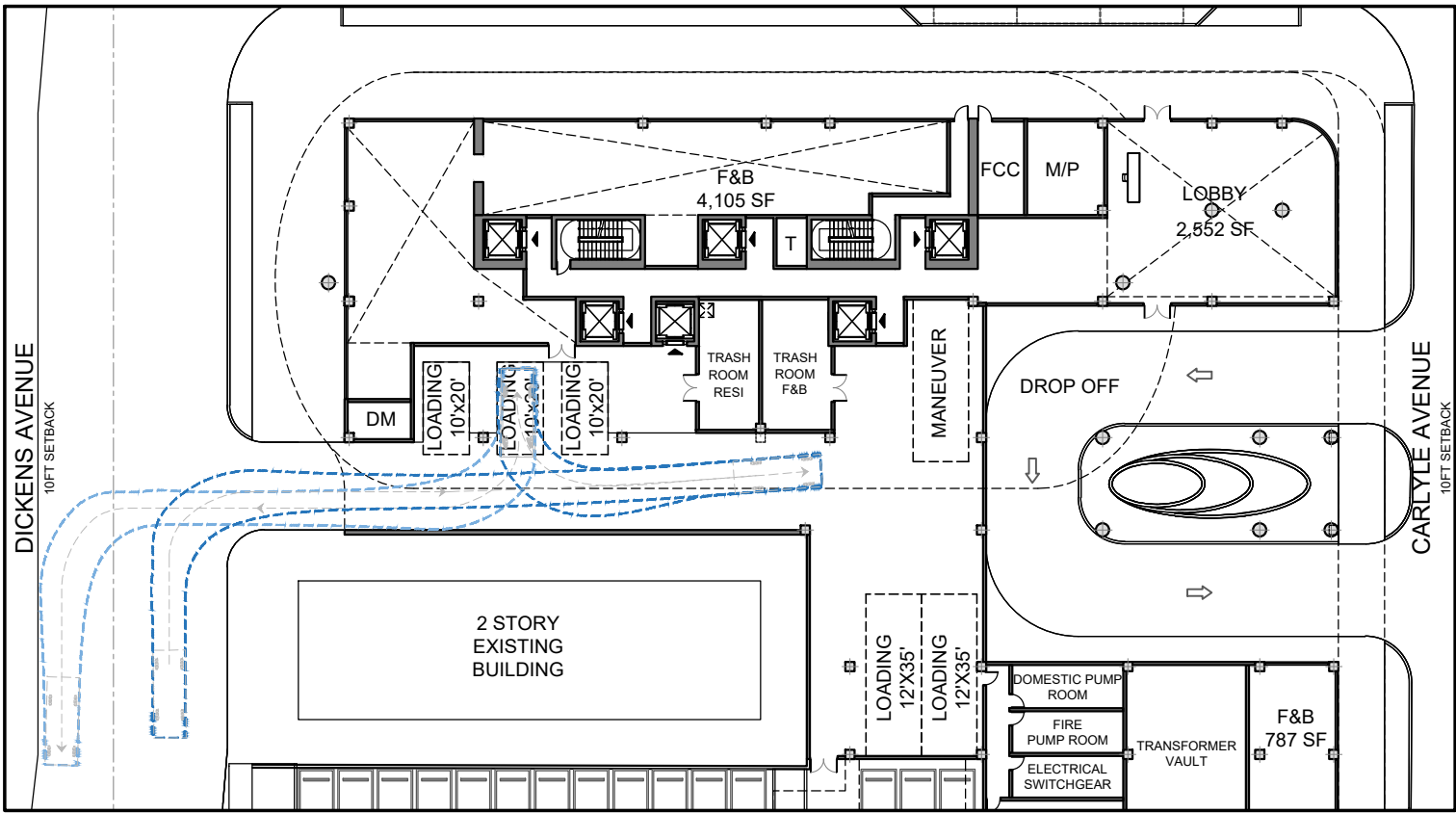
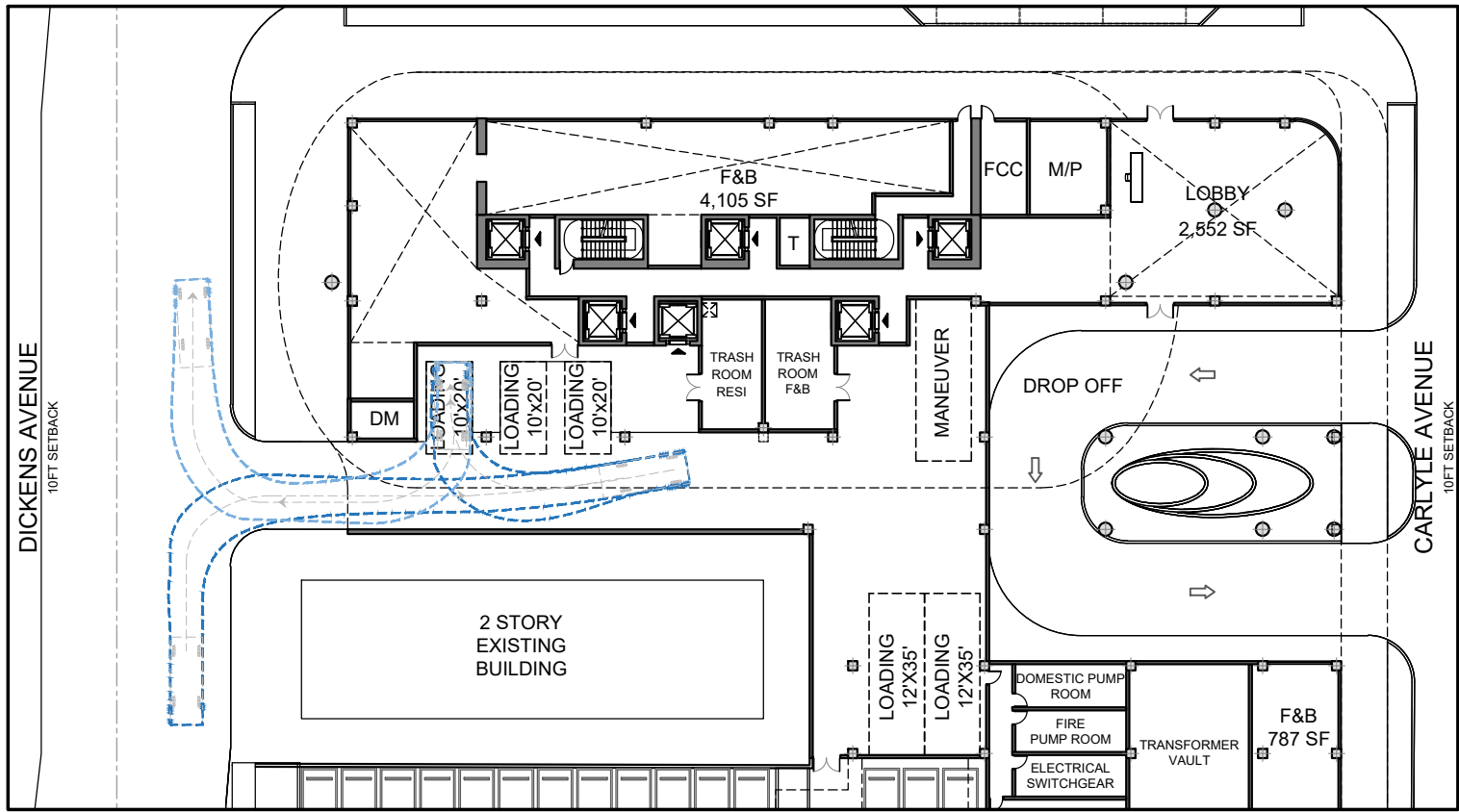


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A1-28







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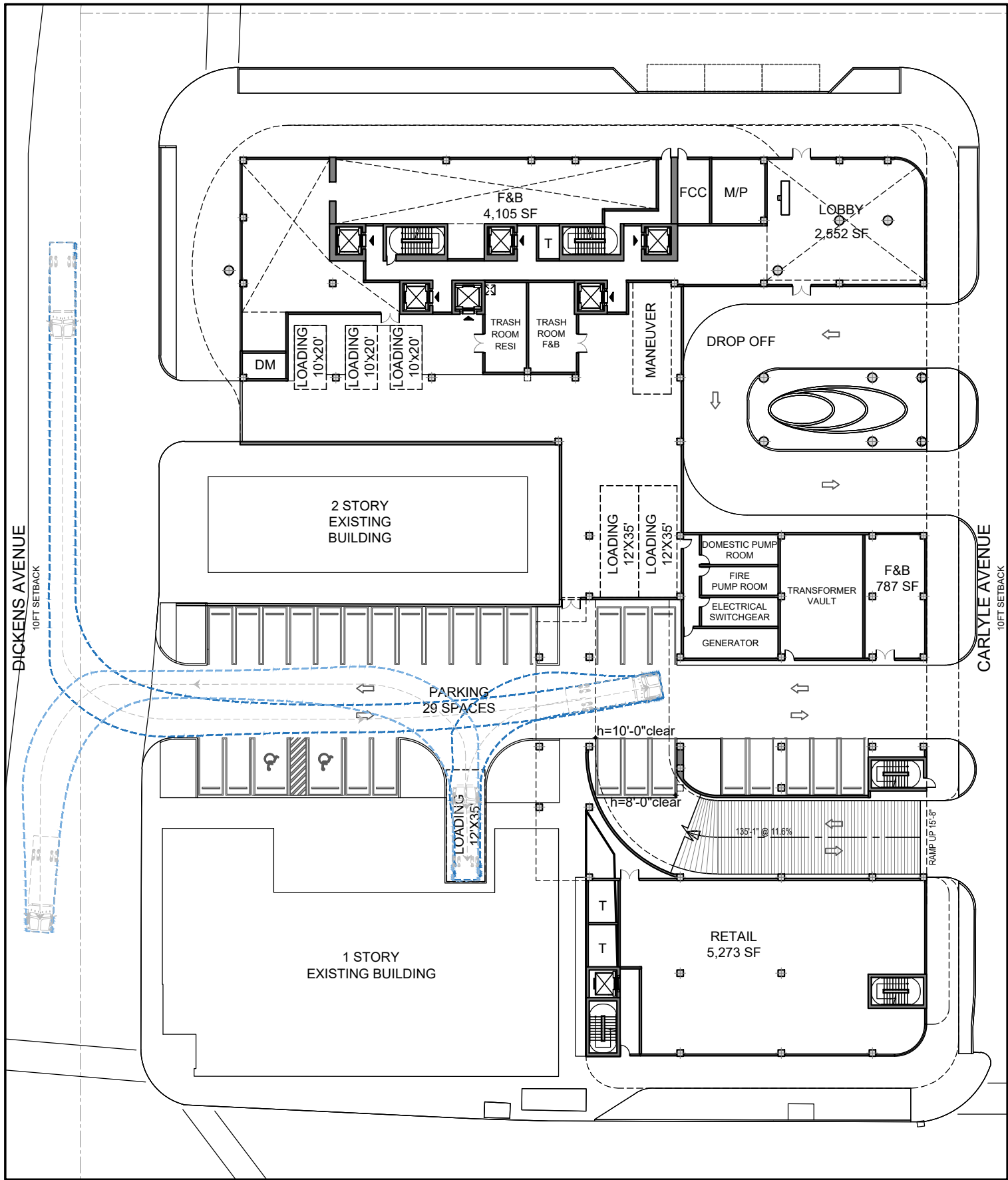
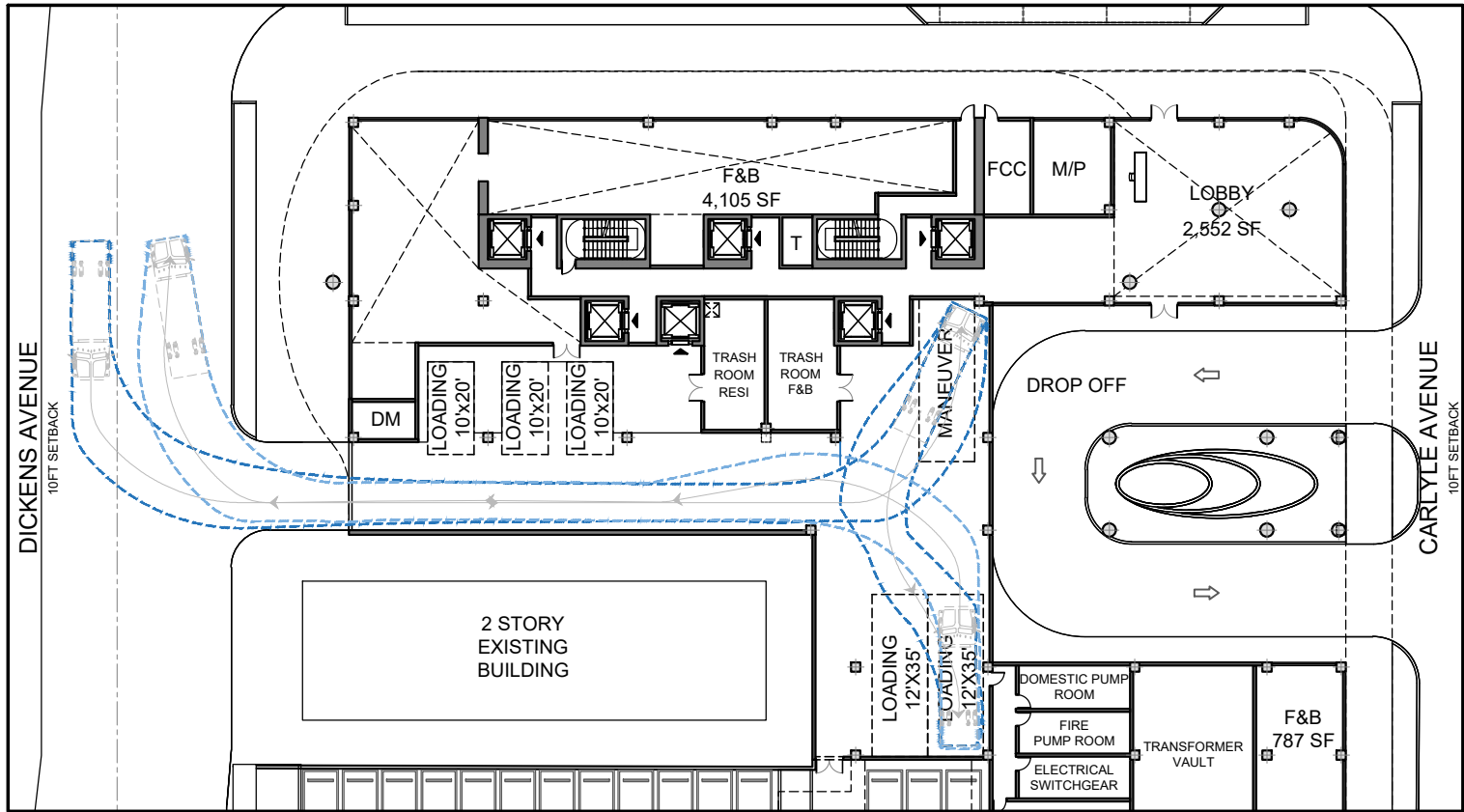
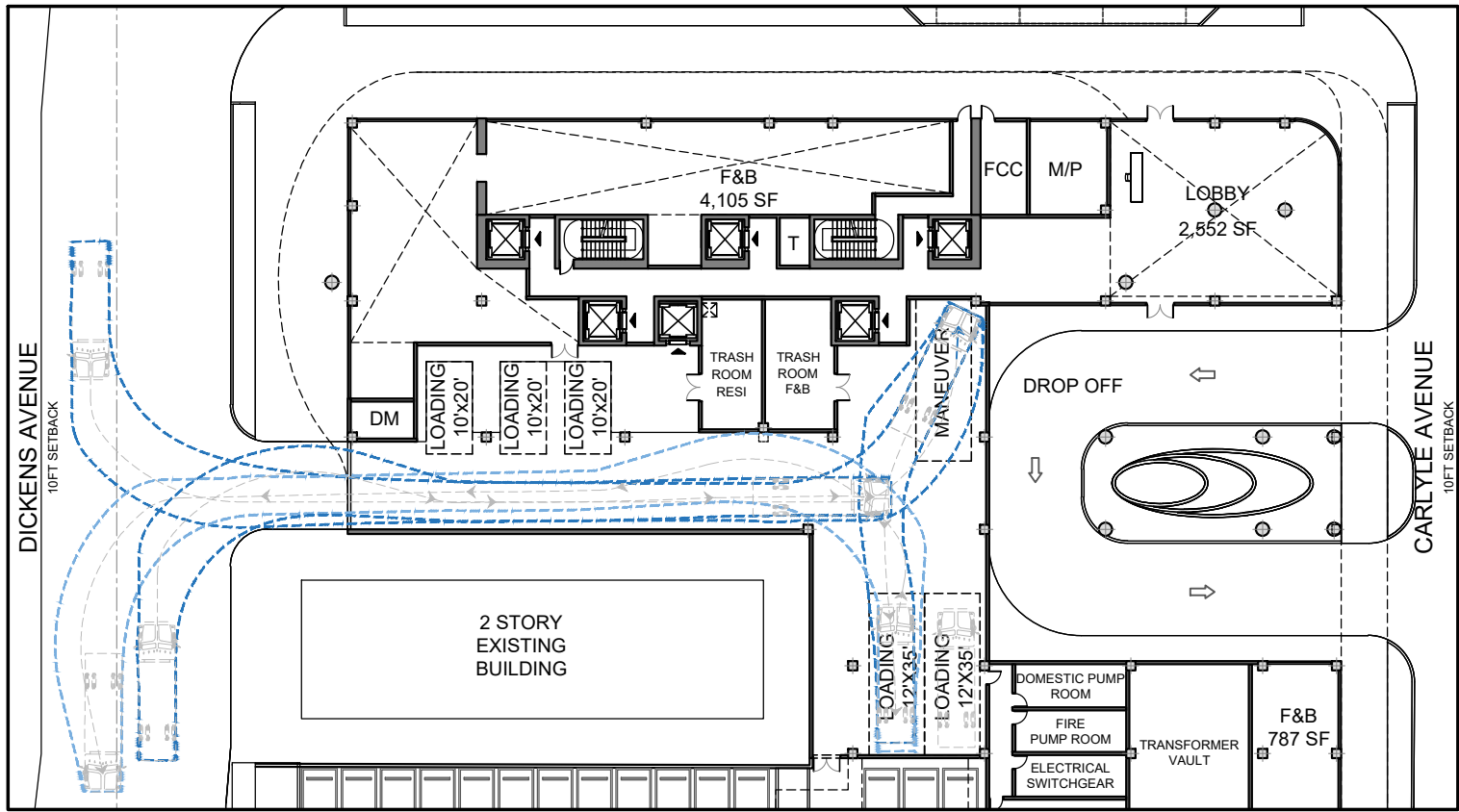
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LOADING TRUCK
MANEUVERING DIAGRAM

SCALE: 1" = 40'

DATE: 10/16/2023

A1-31



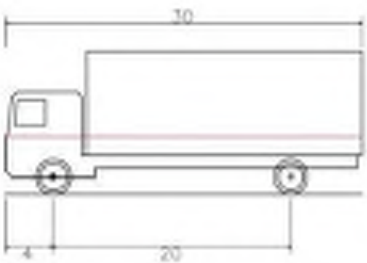
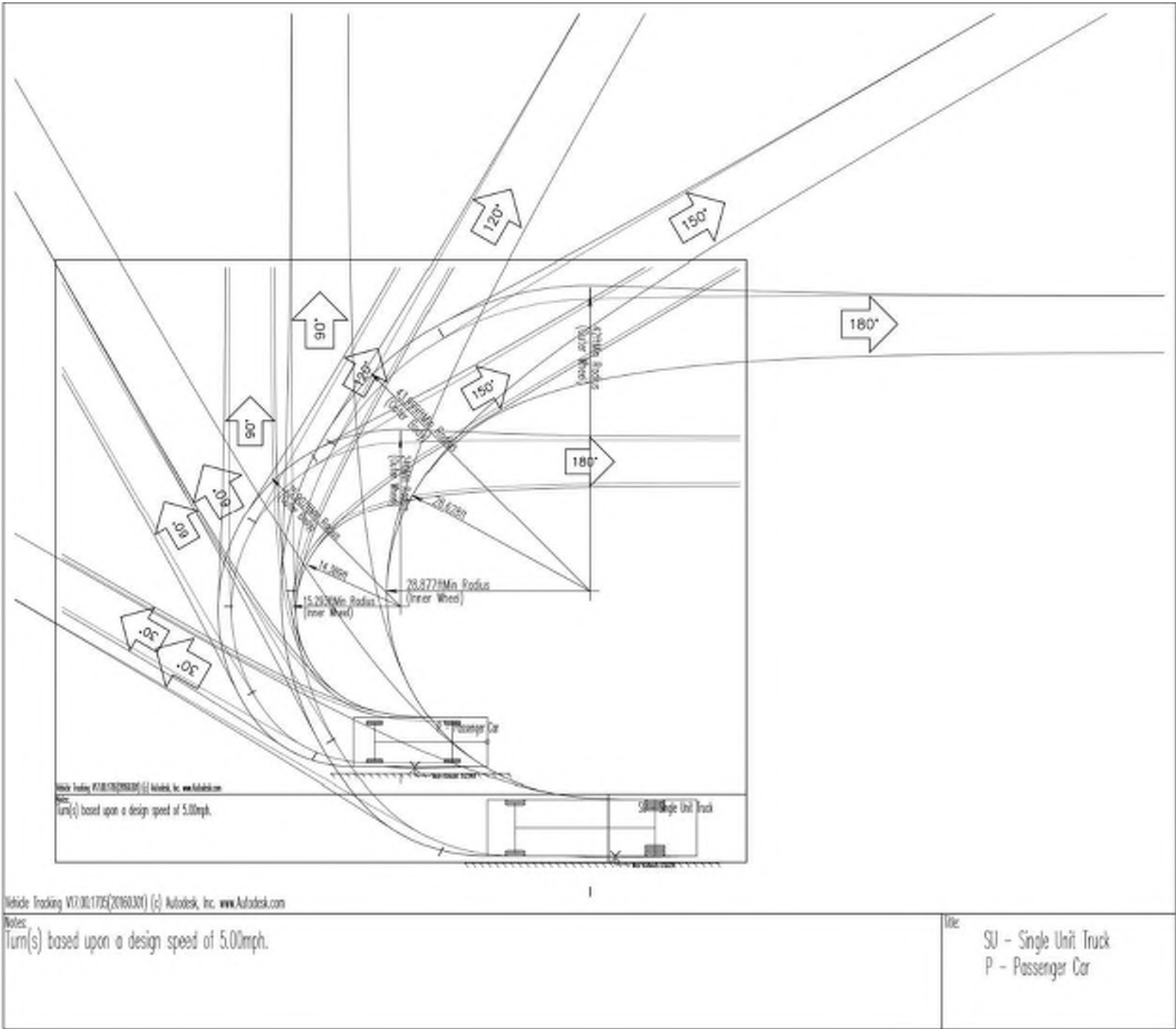
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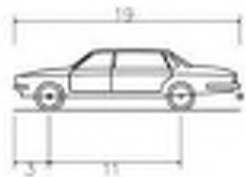
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**LOADING TRUCK
 MANEUVERING DIAGRAM**
 SCALE: 1" = 40'
 0 10 30 50

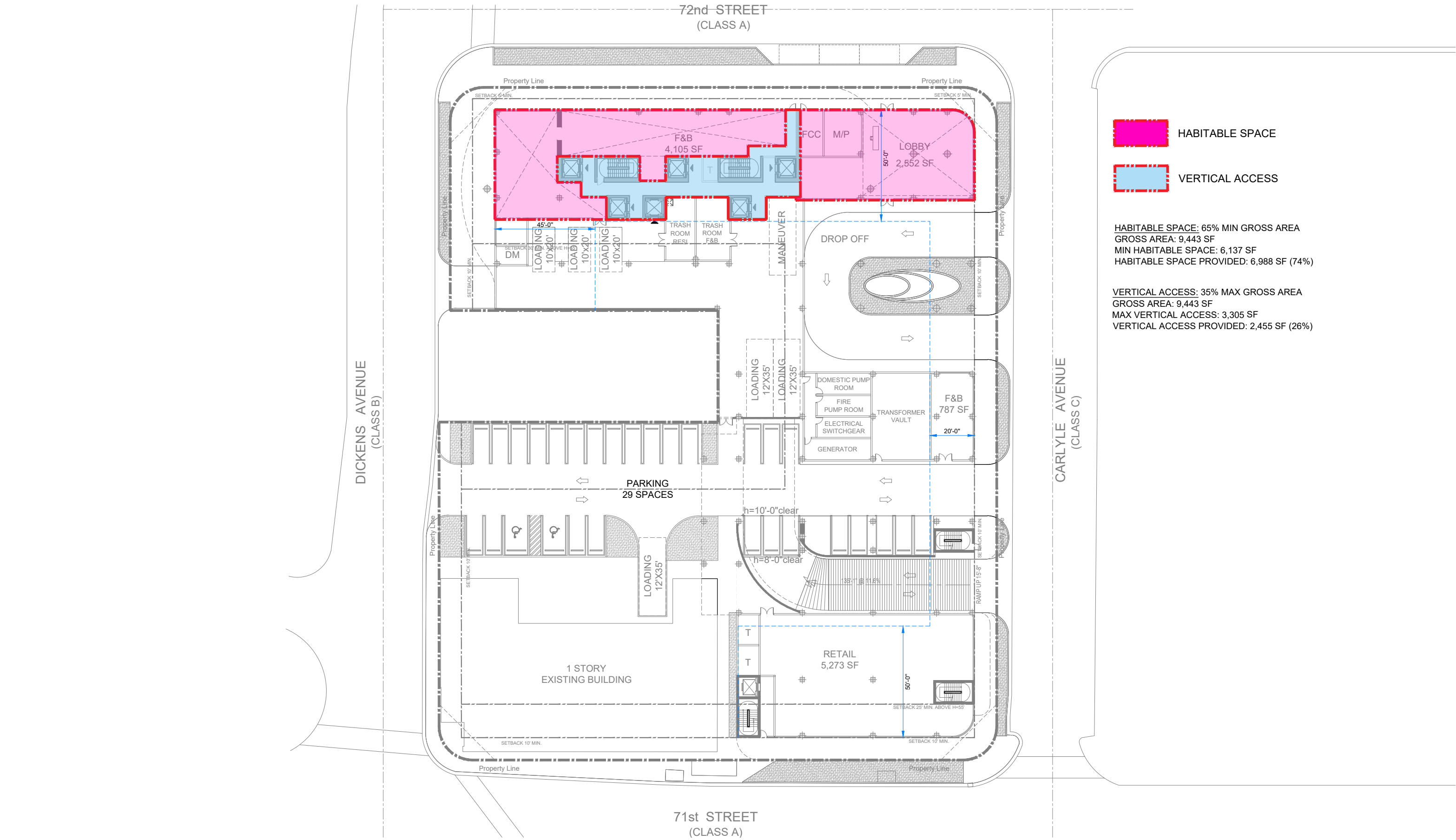
DATE:
 10/16/2023
A1-32



SU - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 11.881ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 42.000ft



P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 5.101ft
Min Body Ground Clearance 1.116ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 24.000ft

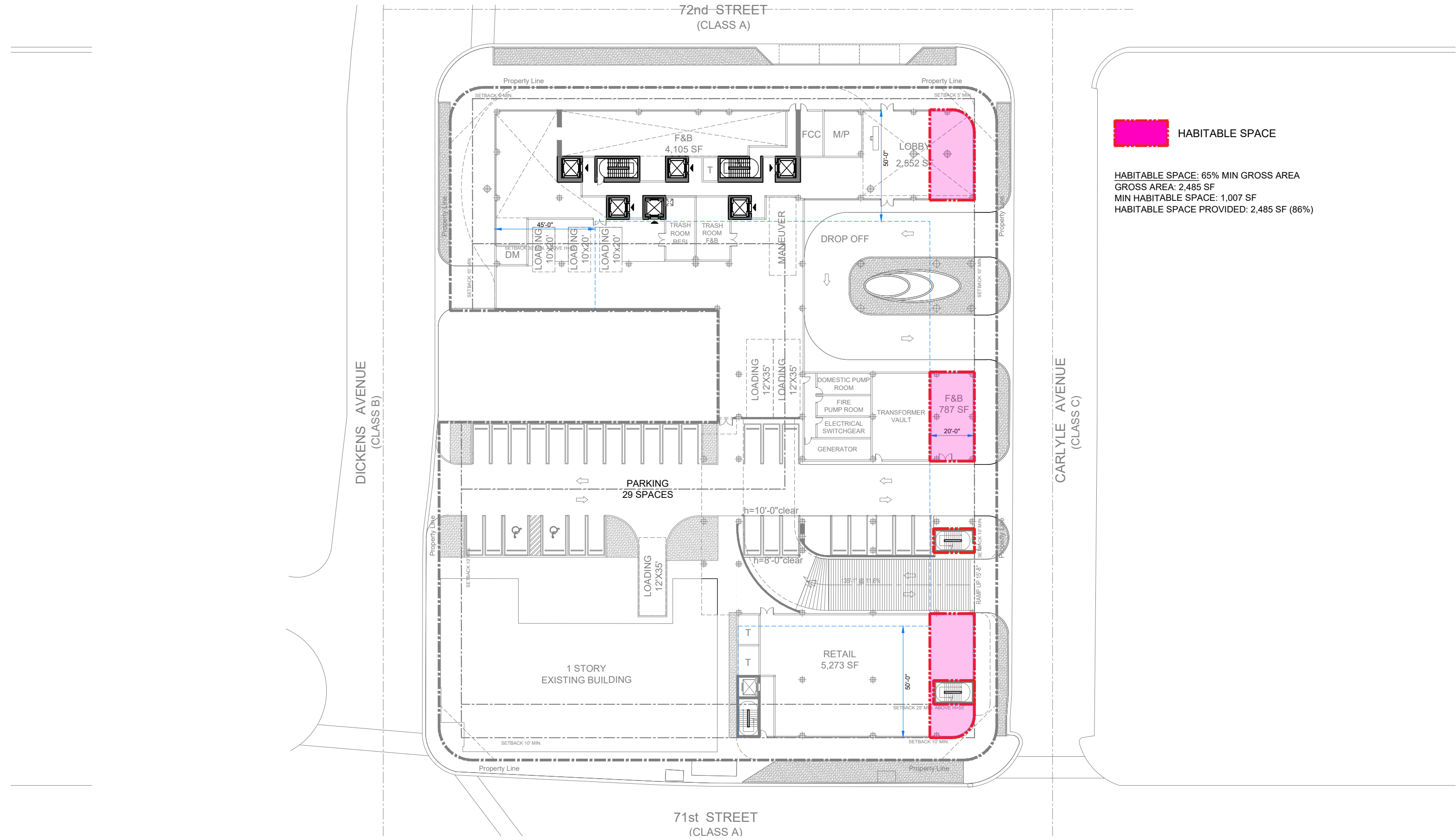


 HABITABLE SPACE

 VERTICAL ACCESS

HABITABLE SPACE: 65% MIN GROSS AREA
GROSS AREA: 9,443 SF
MIN HABITABLE SPACE: 6,137 SF
HABITABLE SPACE PROVIDED: 6,988 SF (74%)

VERTICAL ACCESS: 35% MAX GROSS AREA
GROSS AREA: 9,443 SF
MAX VERTICAL ACCESS: 3,305 SF
VERTICAL ACCESS PROVIDED: 2,455 SF (26%)



HABITABLE SPACE

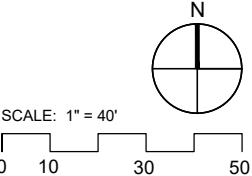
HABITABLE SPACE: 65% MIN GROSS AREA
GROSS AREA: 2,485 SF
MIN HABITABLE SPACE: 1,007 SF
HABITABLE SPACE PROVIDED: 2,485 SF (86%)

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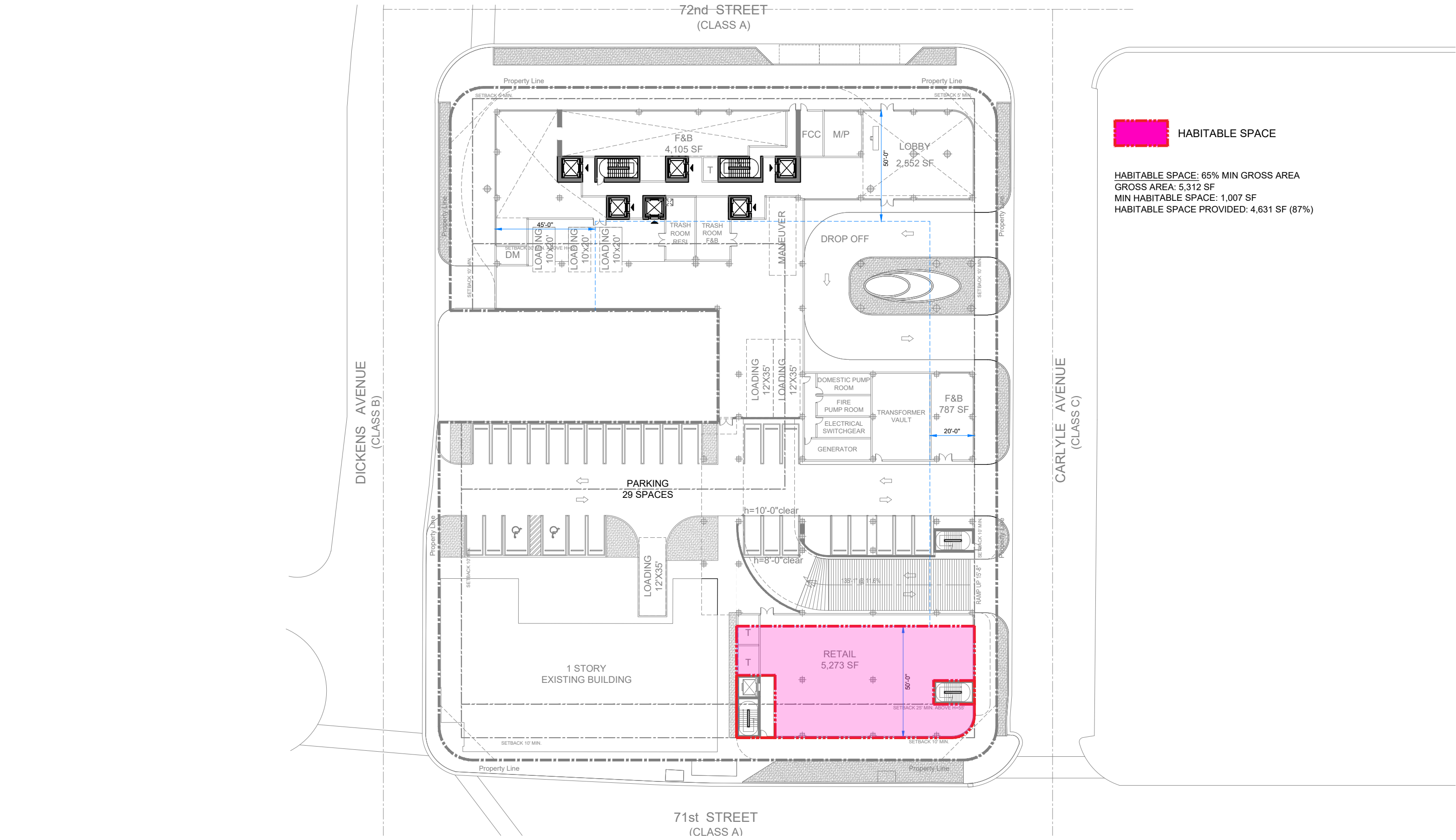
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HABITABLE SPACE
DIAGRAM
CARLYLE AVENUE



DATE:
08/07/2023

A1-35



HABITABLE SPACE

HABITABLE SPACE: 65% MIN GROSS AREA
GROSS AREA: 5,312 SF
MIN HABITABLE SPACE: 1,007 SF
HABITABLE SPACE PROVIDED: 4,631 SF (87%)



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INSPIRATIONAL IMAGES

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A1-37



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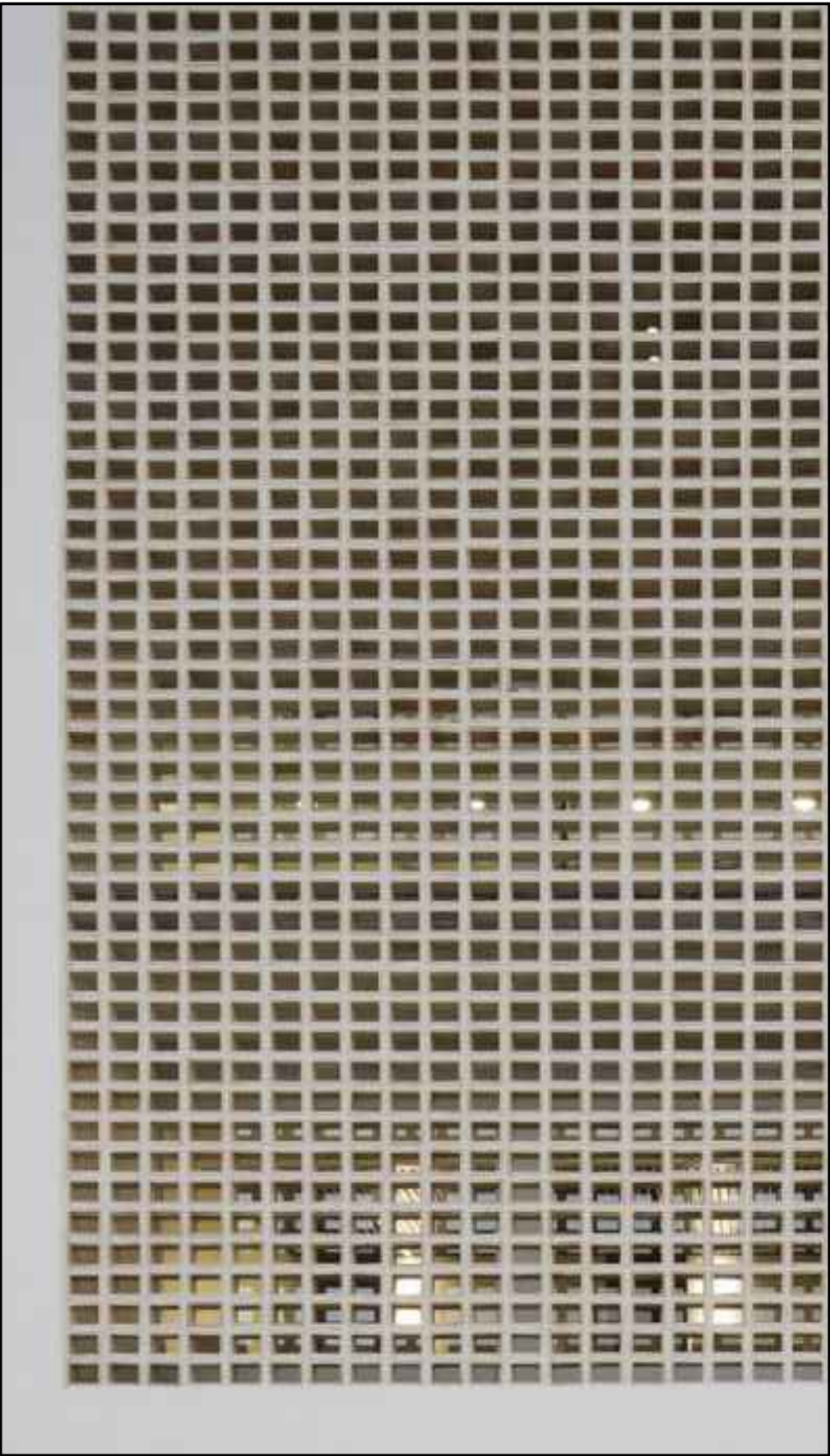
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MIMO INSPIRATIONAL IMAGES

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A1-38



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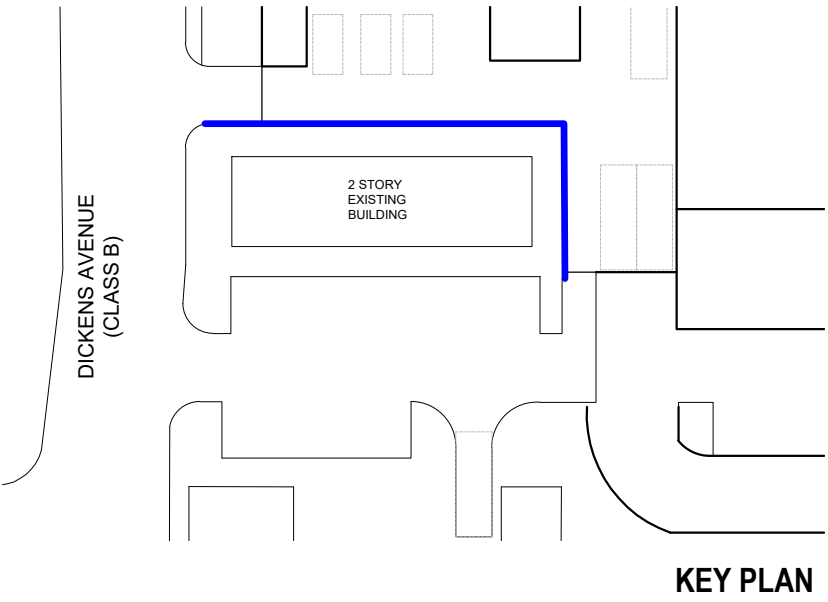
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A1-38



EXISTING FENCE



PROPOSED GREEN WALL (9" FLUSH PLANTER WITH CREEPING FIG GROWING UP THE WALL)