



1 New York Avenue : Looking East



2 New York Avenue : Looking West



3 New York Avenue : Looking West



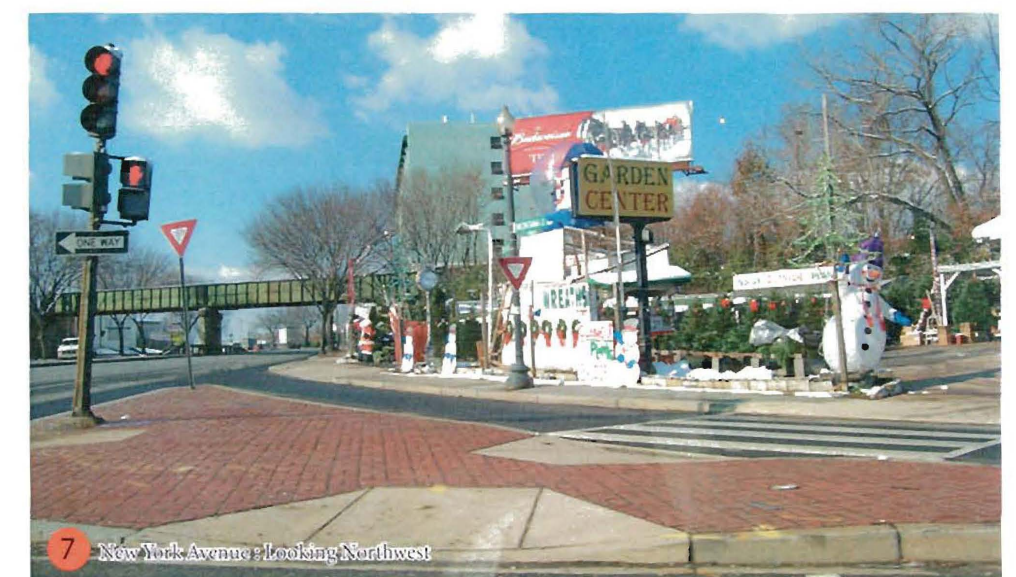
4 New York Avenue : Looking West



5 New York Avenue : Looking West



6 New York Avenue : Looking West



7 New York Avenue : Looking Northwest

Site Photos

MAURICE WAITERS ARCHITECT, PC | ARBO NEW YORK, LLC
BRADLEY SITE DESIGN, INC. | TORIL GALLAS AND PARTNERS

B1										
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		B Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
6	12			29,121	29,121					
5	10.67			29,121	29,121					
4	10.67			29,121	29,121					
3	10.67			29,121	29,121					
2	10.67			29,121	29,121					
1 / Ret.	20		47	43,359	3,611	22,260			17,488	
Totals	78.68		47	189,325	149,216	22,260			17,488	164

B2										
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		B Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			20,067	20,067					
4	10.67	23		20,570	20,067			503		
3	10.67	53		40,436	20,067			20,369		
2	10.67	74		43,491	20,067			23,424		
1	10.67	73		43,647	20,223			23,424		
Ground	12	17	8	12,891				5,686	7,205	
Totals	70.68	240	8	181,463	100,491	0		73,406	7,205	103

B3										
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		B Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			26,426	26,426					
4	10.67			26,602	26,602					
3	10.67			26,602	26,602					
2	10.67			26,647	26,647					
1	10.67			26,691	26,691					
Ground	12		28	8,502					8,502	
Totals	70.68		28	141,831	132,968	0			8,502	143
B Totals				512,619	382,675	22,260		73,406	33,195	410
B Parking Summary				Res. Park		Ret. Park				
B Retail / Podium Park./B Garage						47				
B Ret. On Street / Alley Park.						26				
B Gar (3.5 levels, 76 typ sp / level)				240						
B Res. Podium				36						
B Res. On Street Park.				20						
B Total Spaces				296		73				
B Parking Ratios				0.72		sp/unit		3.28 sp/1,000 sf		

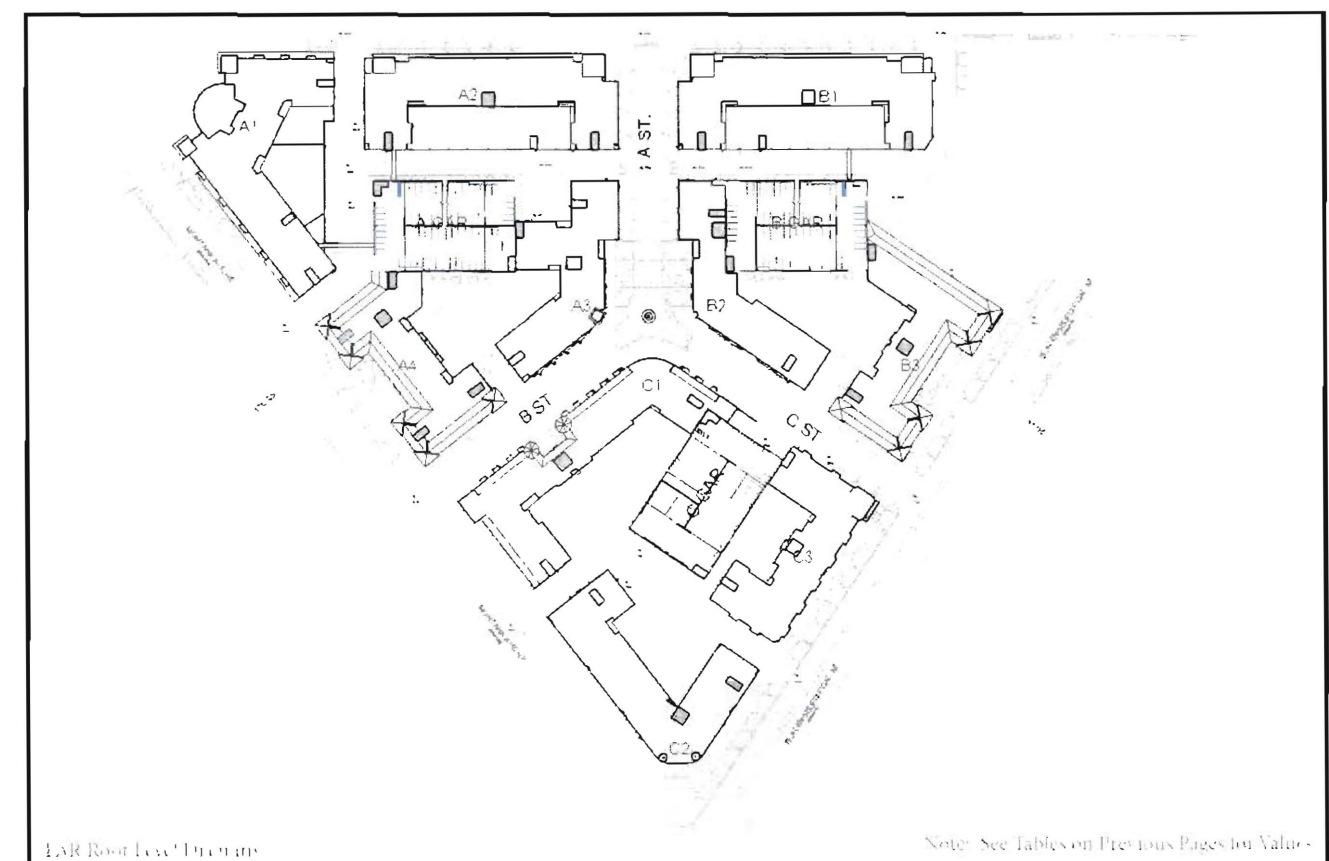
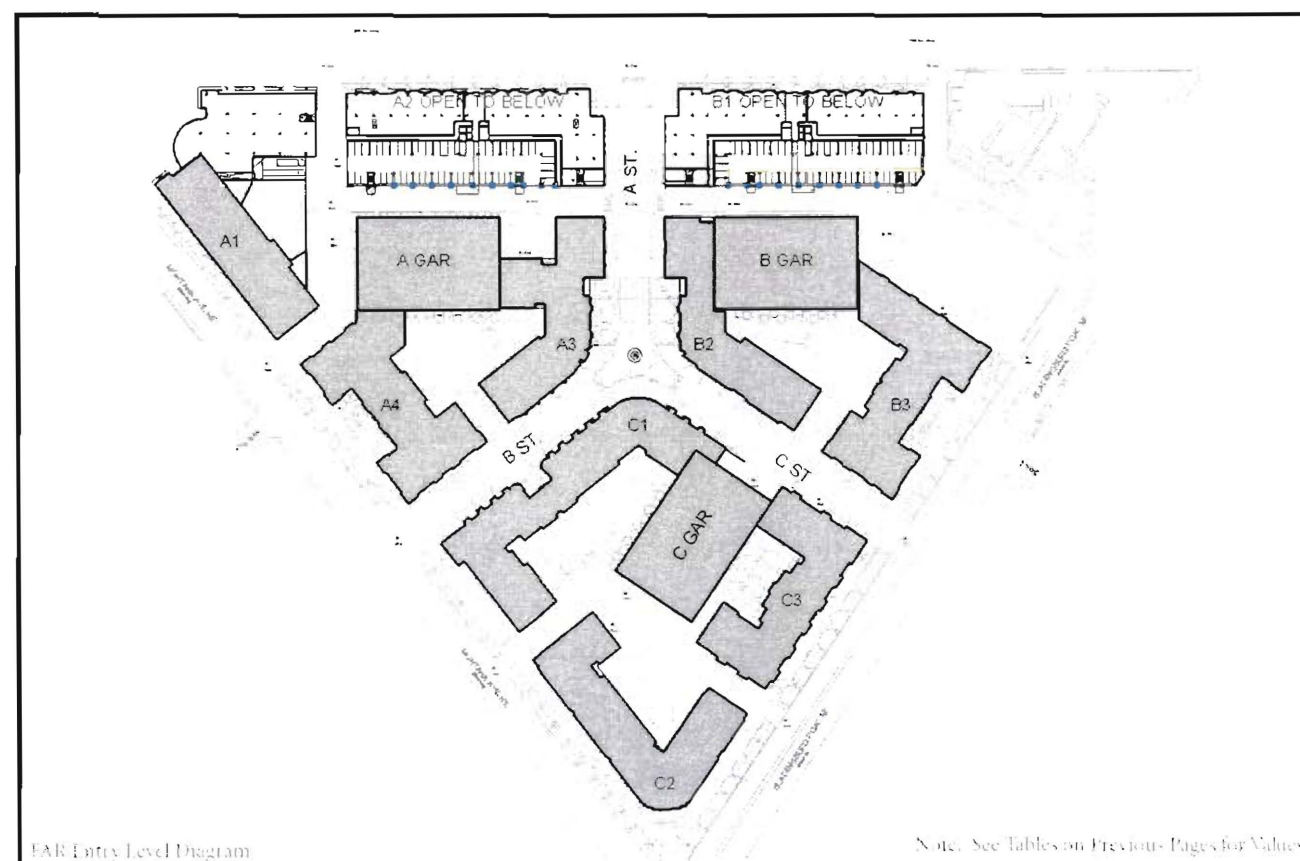
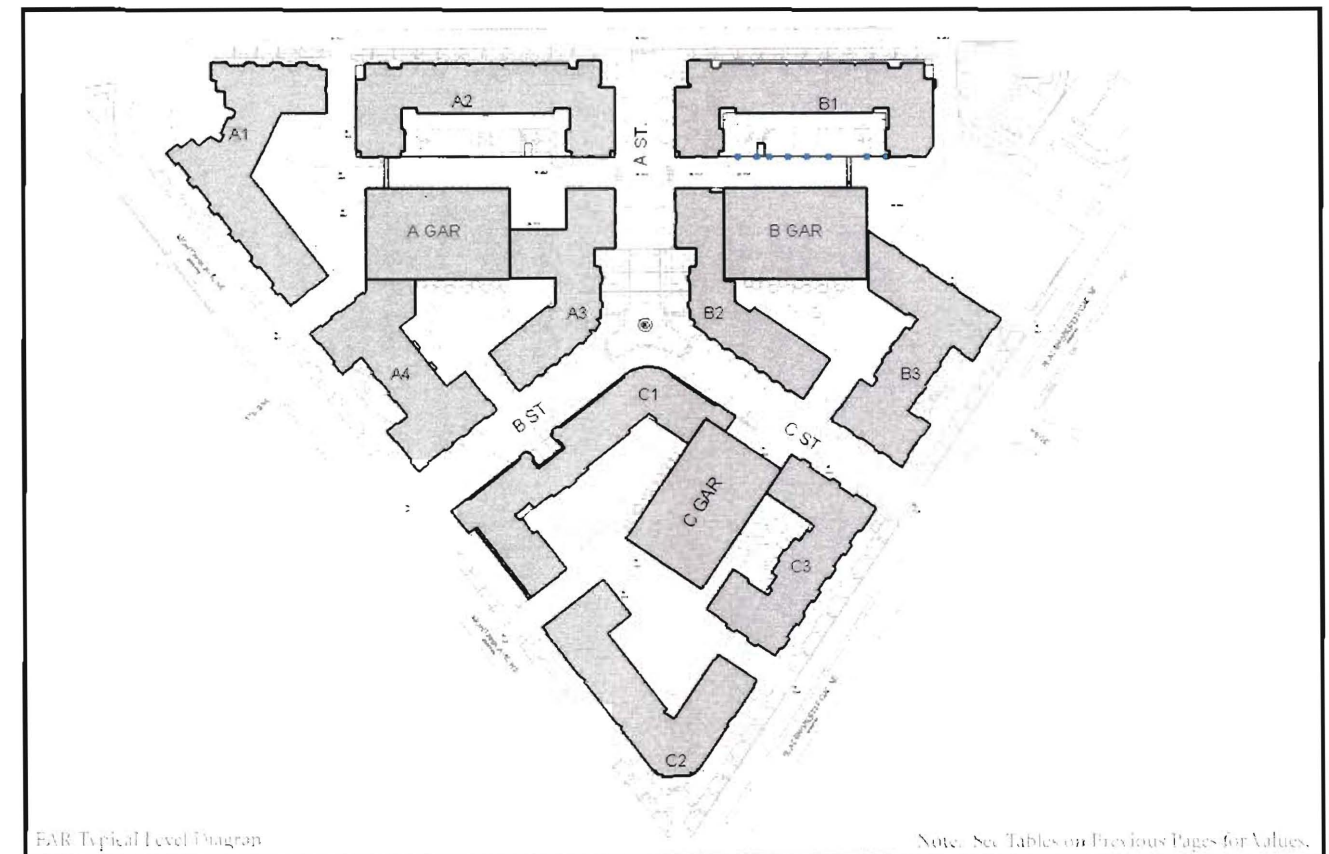
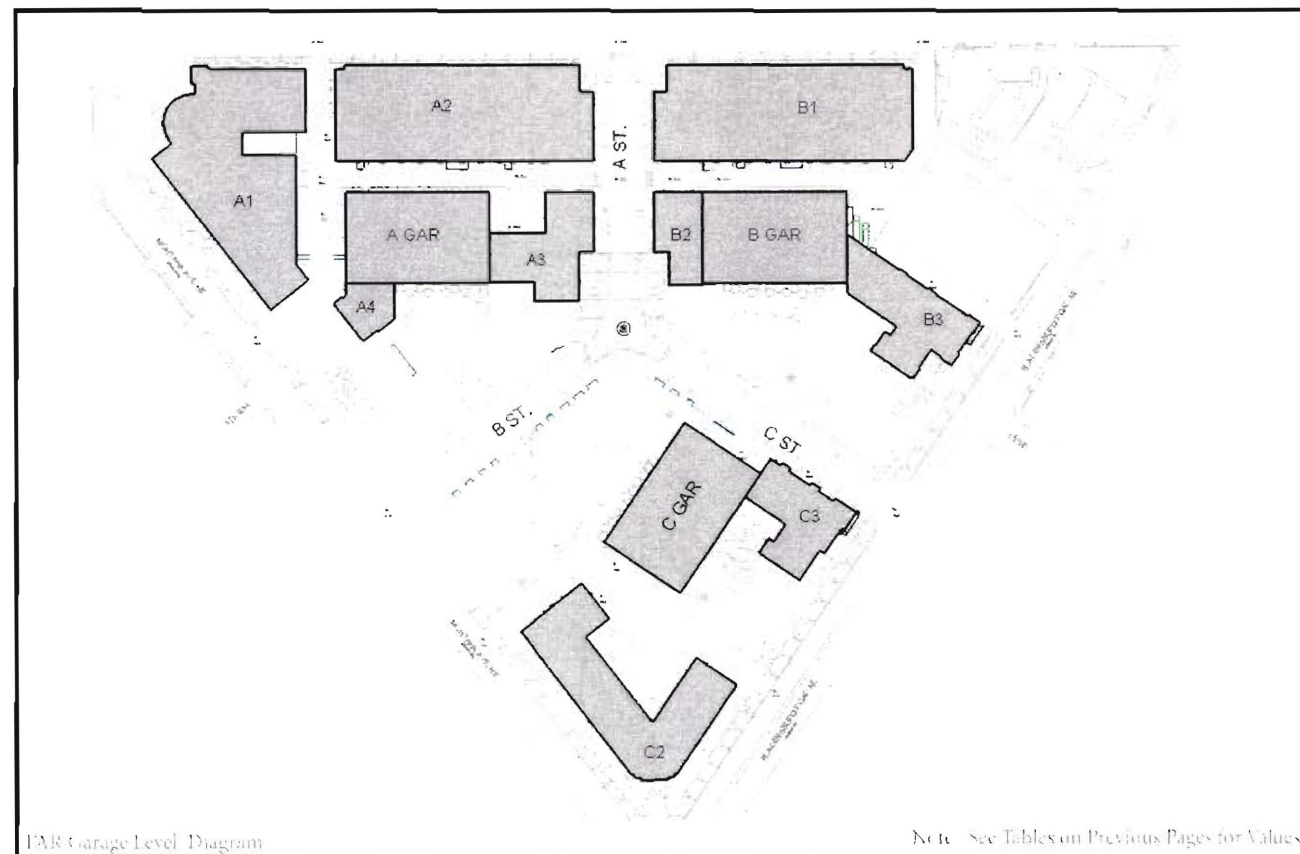
C1										
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		C Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			30,968	30,968					
4	10.67			30,968	30,968					
3	10.67	71		31,471	30,968			503		
2	10.67	74		53,565	30,968			22,597		
1	10.67	61		53,689	31,508			22,181		
Totals	58.68	206	0	201,022	155,380	0		45,281	0	164

C2										
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		C Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			27,193	27,193					
4	10.67			27,193	27,193					
3	10.67			27,193	27,193					
2	10.67			27,193	27,193					
1	10.67			27,193	27,193					
Ground	12		64	16,934					16,934	
Totals	70.68		64	153,260	135,965	0			16,934	137

C3										
Floor	Height ft.	Above Grade Spaces	Podium Spaces	Zon. Gross g.s.f.	Res. Gross g.s.f.	Ret. Gross g.s.f.		C Garage g.s.f.	Podium Gar./Util. g.s.f.	Total Units
Roof	4			361						
5	12			22,651	22,651					
4	10.667			22,651	22,651					
3	10.667			22,651	22,651					
2	10.667			22,651	22,651					
1	12			22,651	22,651					
Ground	10.667		20	6,749					6,749	
Totals	70.668		20	120,365	113,255	0		0	6,749	128
C Totals				474,647	404,600	0		45,281	23,683	429
C Parking Summary		Res. Park								
C Garage (2.5 levels, 76 sp/level)		206								
C Res. Podium		84								
C Res. Surface / On Street Park.		37								
C Total Spaces		327								
C Parking Ratios		0.76 sp/unit								
	Res. Park		Ret. Park	Zon. Gross	Res. Gross	Ret. Gross	Day Care / Health Club	A, B & C Garages	Podium Gar./Util.	Total Units
				g.s.f.	g.s.f.	g.s.f.	g.s.f.	g.s.f.	g.s.f.	
Project Totals	1035		219	1,714,182	1,326,965	69,883	7,942	215,224	90,110	1,407
	0.74 sp / unit		3.13 sp/1,000sf							
FAR		2.46								

Zoning Analysis 2

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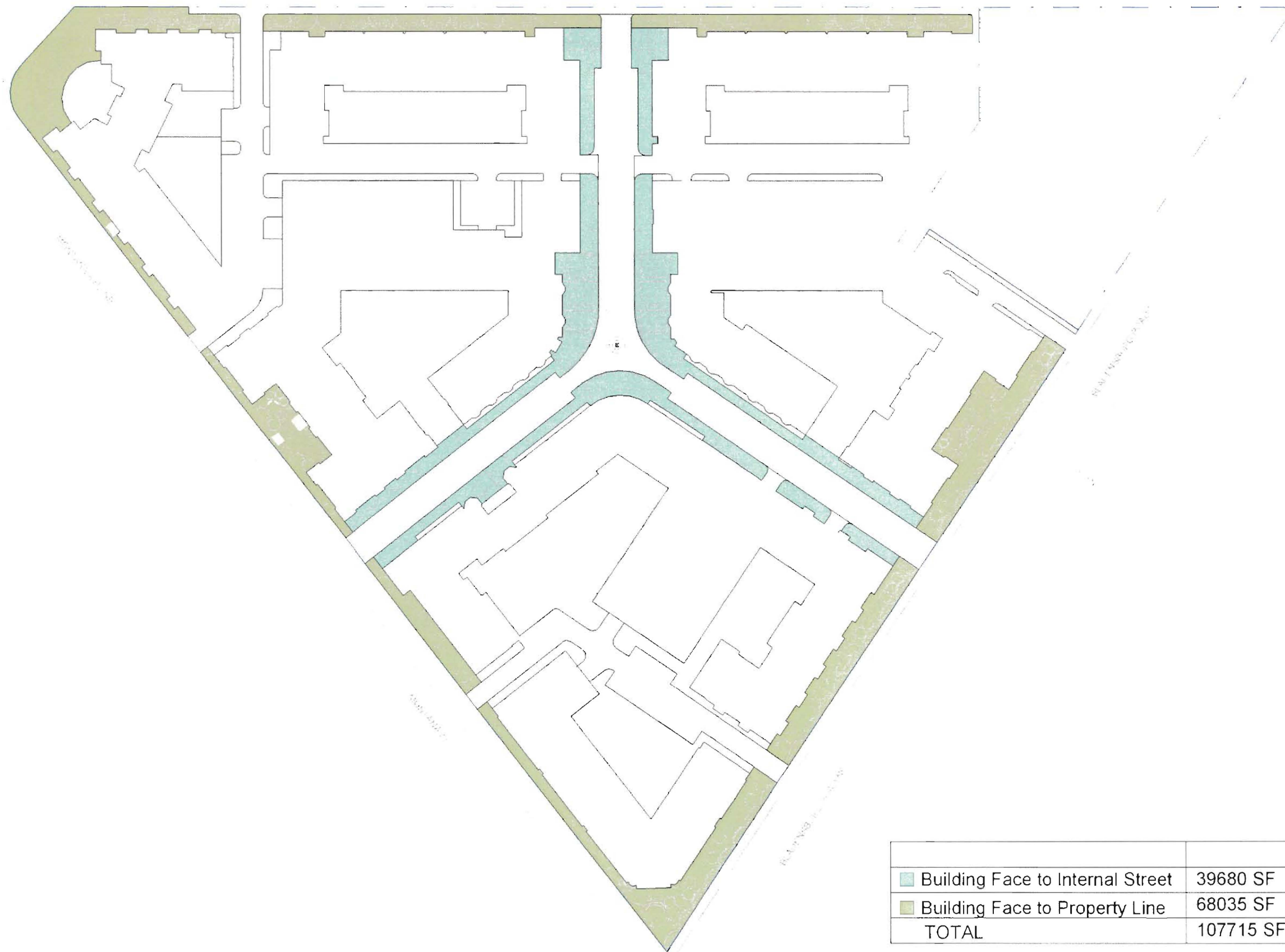


Zoning Analysis Diagrams



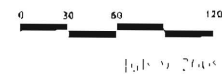
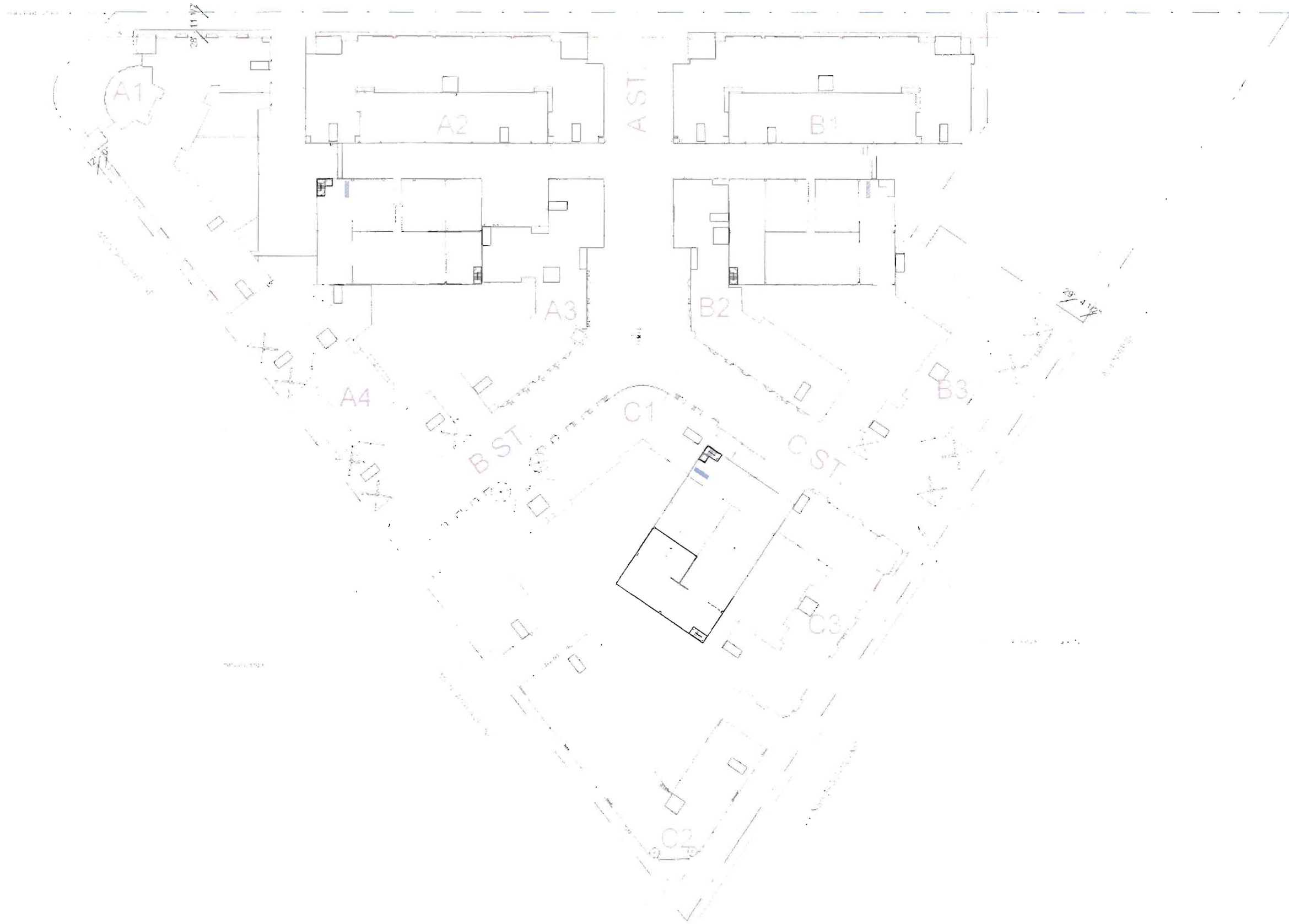
Open Space Diagram

July 9, 2009



Public Space Diagram

July 9, 2009

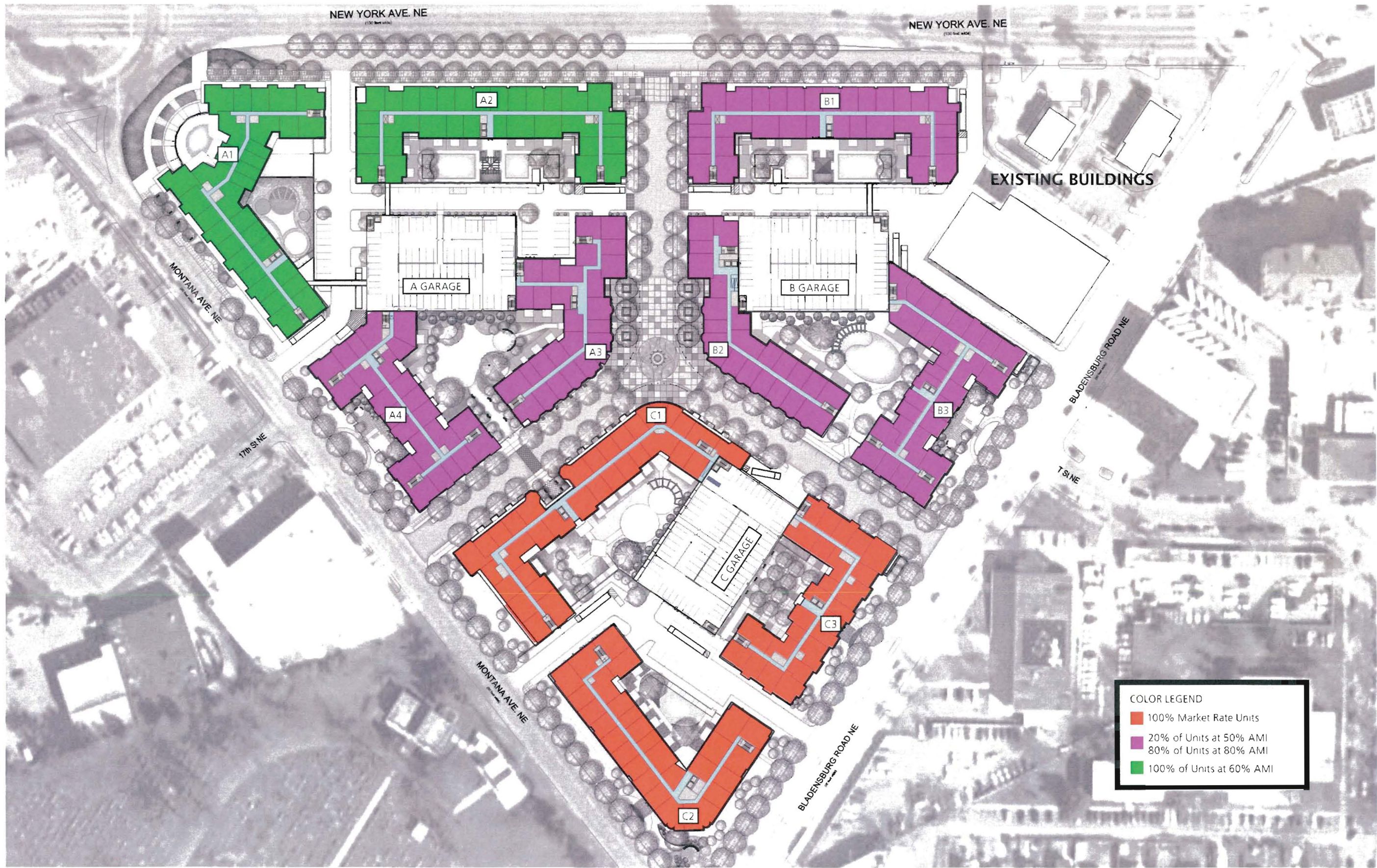


Building Dimension Plan

MAURICE WALTERS ARCHITECT, P.C. | ARDEN, NEW YORK, P.C.
BRADLEY STEEL DESIGN, INC. | FORT COLLINS AND PARTNERS

A012

ARBOR PLACE



Affordable Unit Diagram