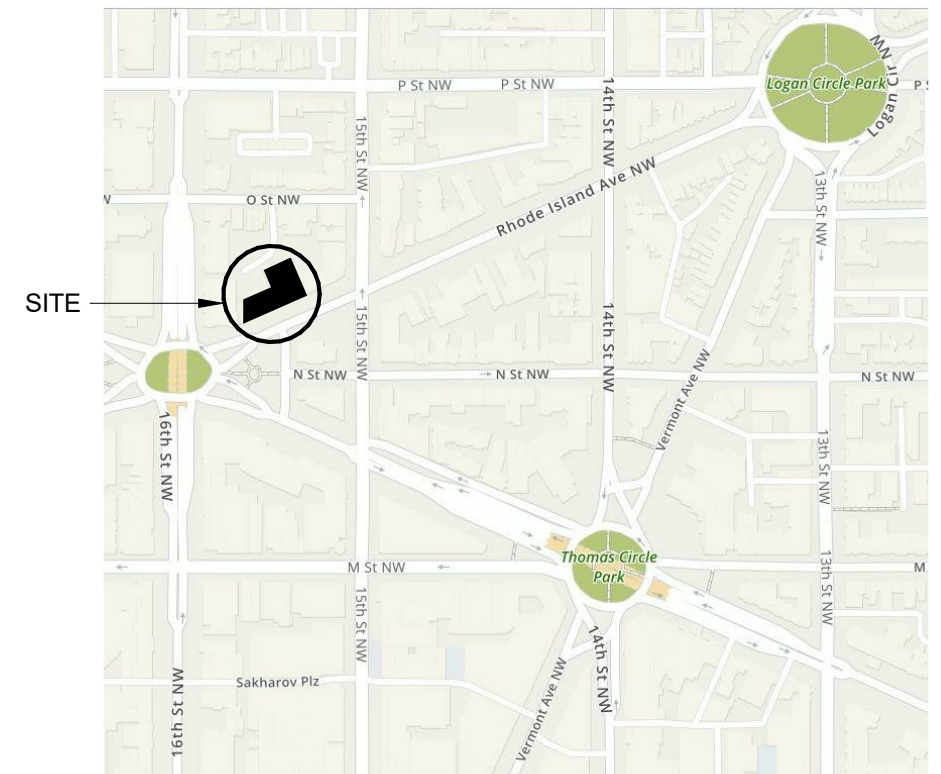


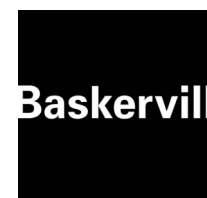
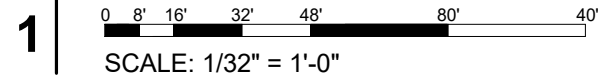
ROOM LEGEND

	BALLROOM (NORTH)/ PREFUNCTION	1750 SQFT
	BALLROOM (WEST)/ PREFUNCTION	2530 SQFT
	CAFE	1200 SQFT
	RESTAURANT / BAR	3400 SQFT
	OUTDOOR TERRACE	3750 SQFT
	NIC	

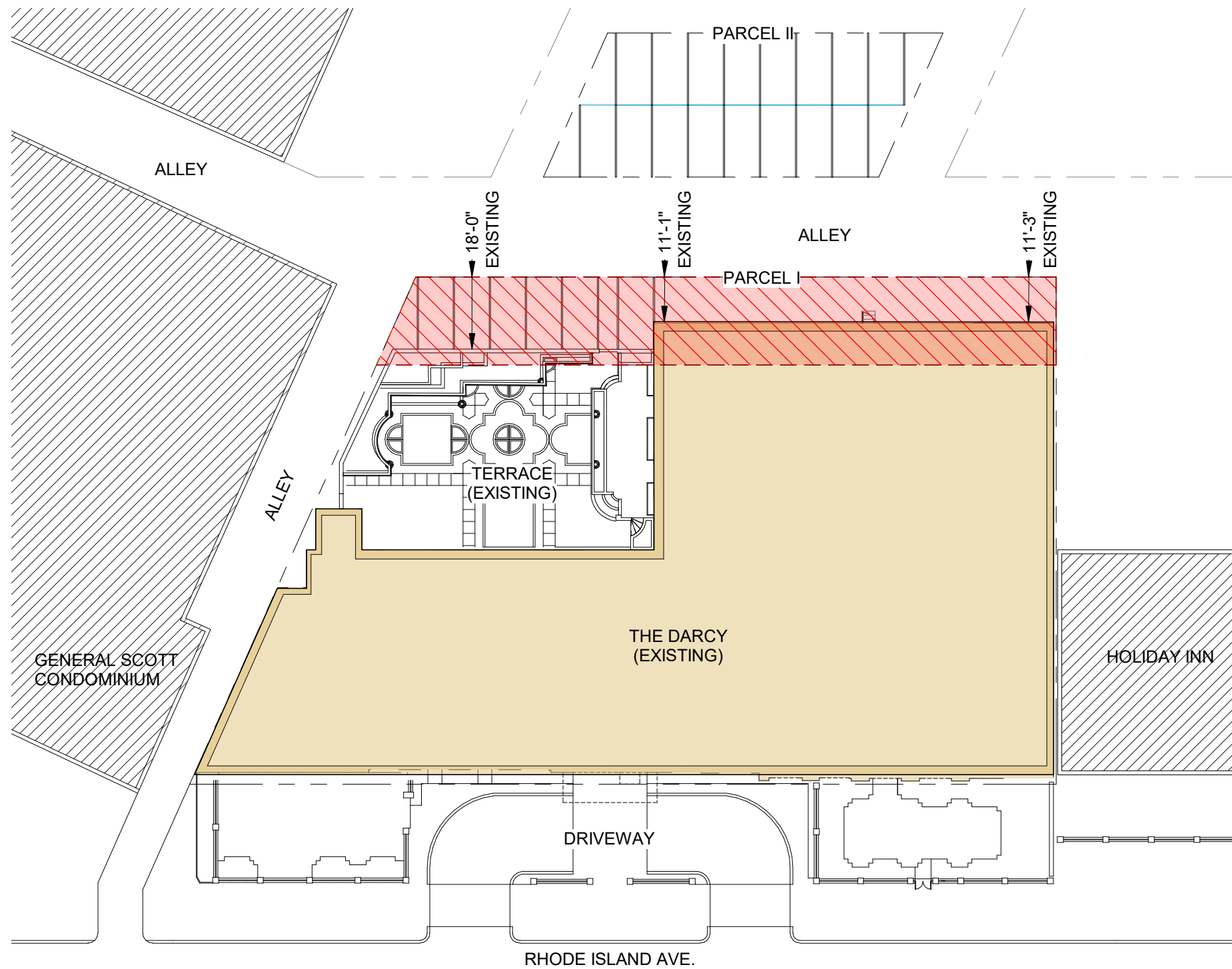


EXISTING OVERALL PLAN



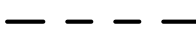
LOCATION MAP



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LEGEND

-  22 FT SETBACK
-  NIC
-  PROPERTY LINE

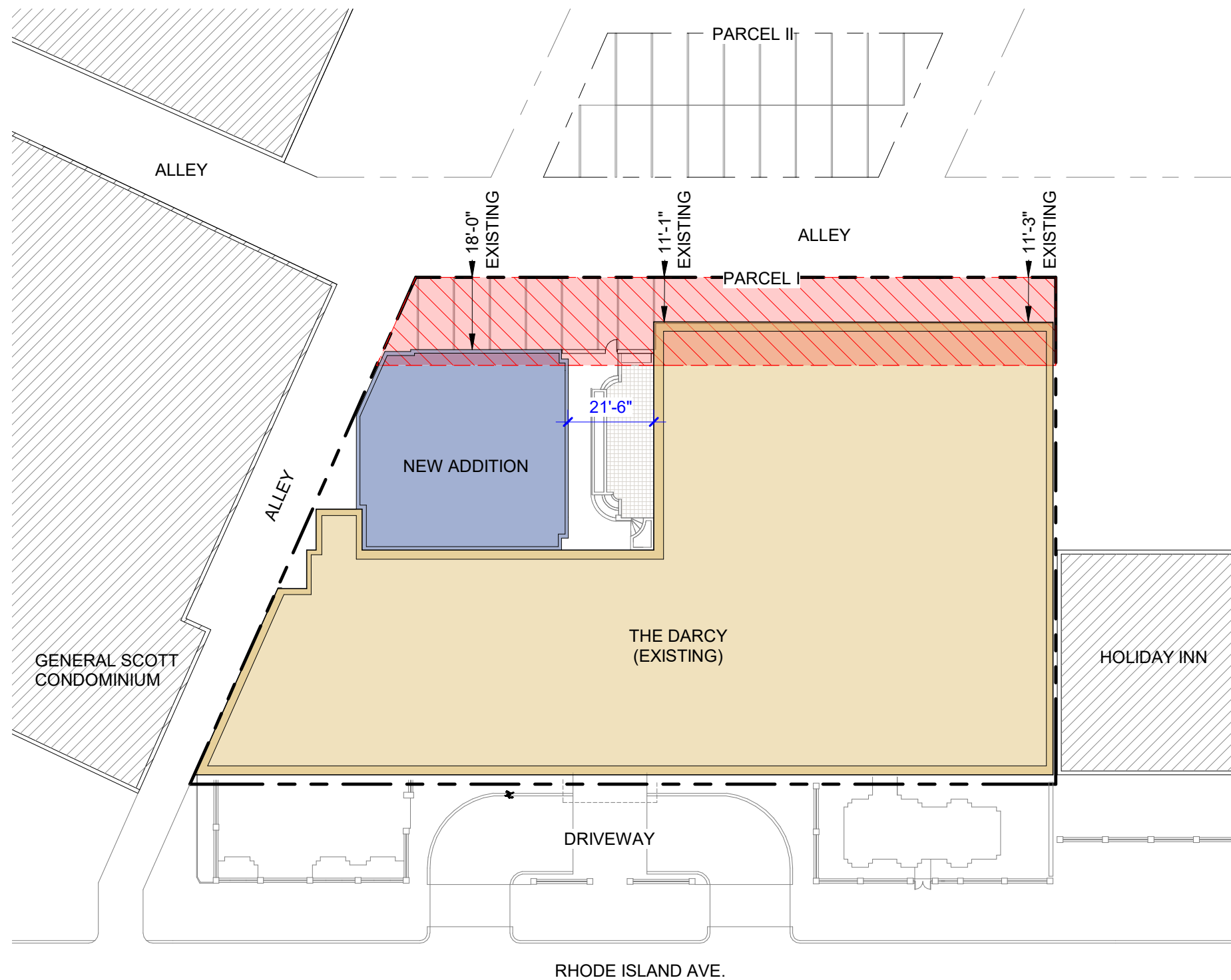
EXISTING SITE INFORMATION

PARCEL I

SET BACKS	REQUIRED
FRONT	N/A
BACK	22'-0"
SIDES	N/A
LOT AND BUILDING	PROVIDED
ZONE:	RA-10
LOT DESCRIPTION:	149 IN SQUARE 195
BUILDING HEIGHT:	86'-2 3/4" (NO CHANGE)
TOTAL LOT AREA:	23,853 SQ FT
FAR:	5.03
LOT OCCUPANCY:	71%
BUILDING FOOTPRINT:	16,960 SQ FT

EXISTING SITE PLAN





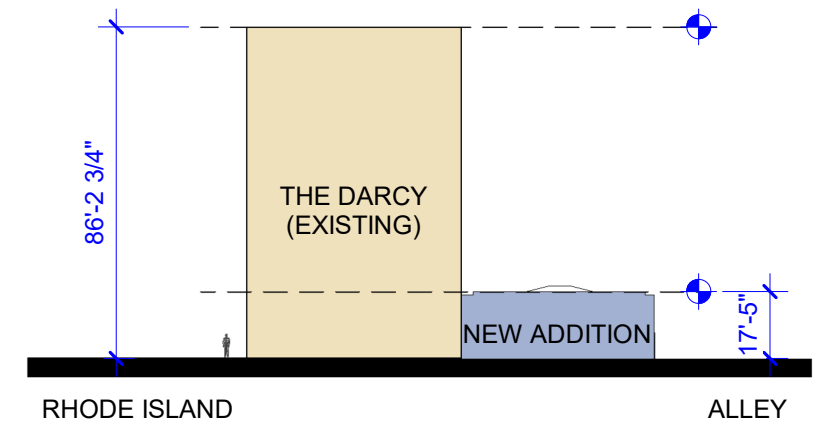
PROPOSED SITE PLAN

LEGEND

- 22 FT SETBACK
- NIC
- PROPERTY LINE

PROPOSED SITE INFORMATION

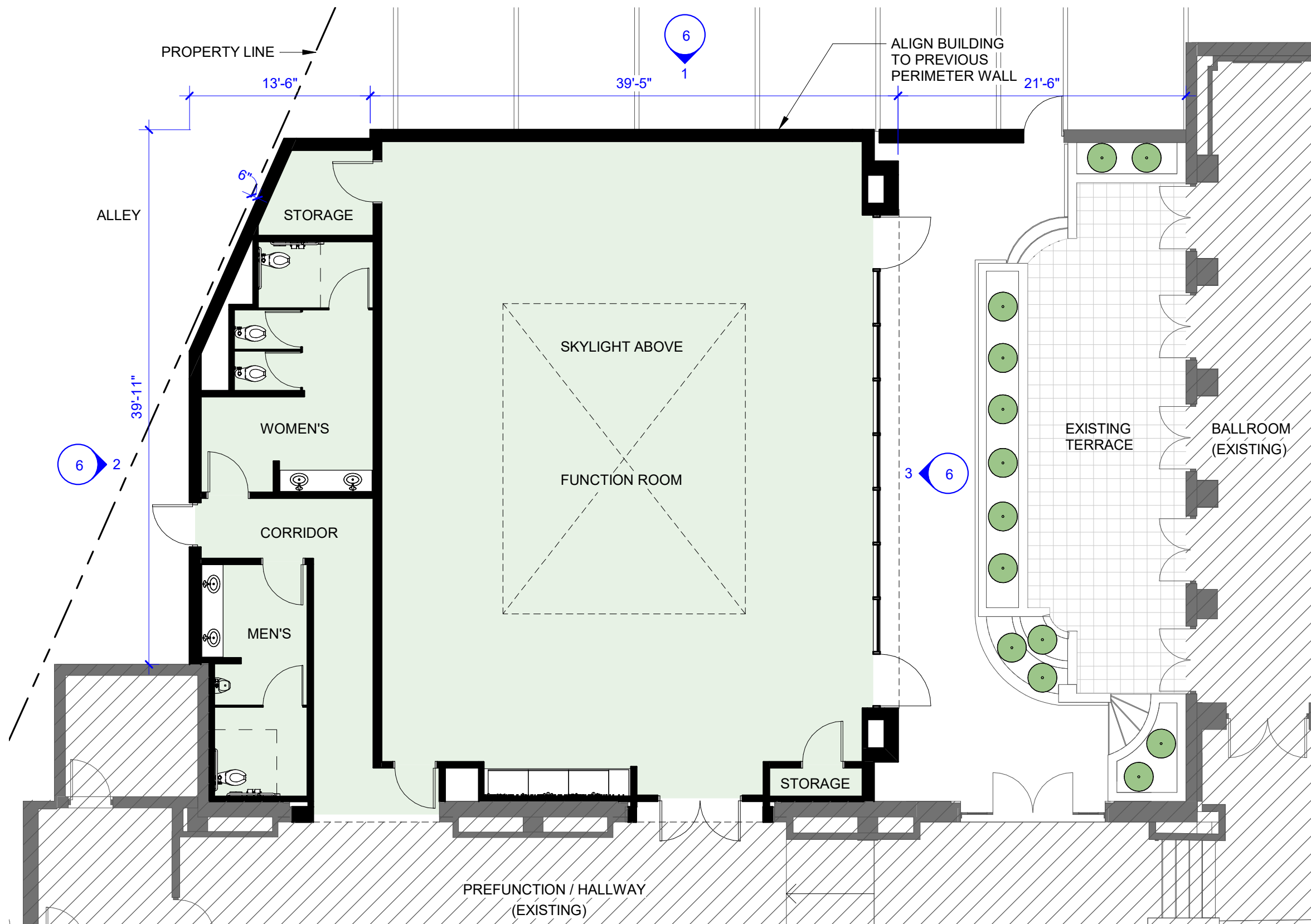
SET BACKS	REQUIRED
FRONT	N/A
BACK	22'-0"
SIDES	N/A
LOT AND BUILDING	PROVIDED
ZONE:	RA-10
LOT DESCRIPTION:	149 IN SQUARE 195
EXISTING BLDG HEIGHT:	86'-2 3/4" (NO CHANGE)
PROPOSED BLDG HEIGHT	17'-5"
TOTAL LOT AREA:	23,853 SQ FT (NO CHANGE)
PROPOSED FAR:	5.14
PROPOSED LOT OCCUPANCY:	82%
PROPOSED TOTAL BLDG FOOTPRINT:	19,523 SQ FT



HEIGHT DIAGRAM

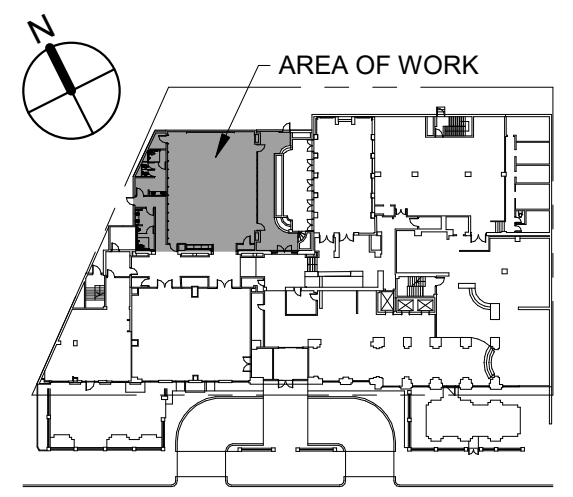


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INFORMATION

TOTAL BUILDING FOOT PRINT	-	2,563 GSF
BUILDING HEIGHT	-	17'-5" TOP OF PARAPET
FUNCTION ROOM (USABLE AREA)	-	1724 SF



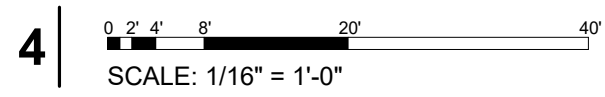
KEY PLAN
NTS

PROPOSED PLAN

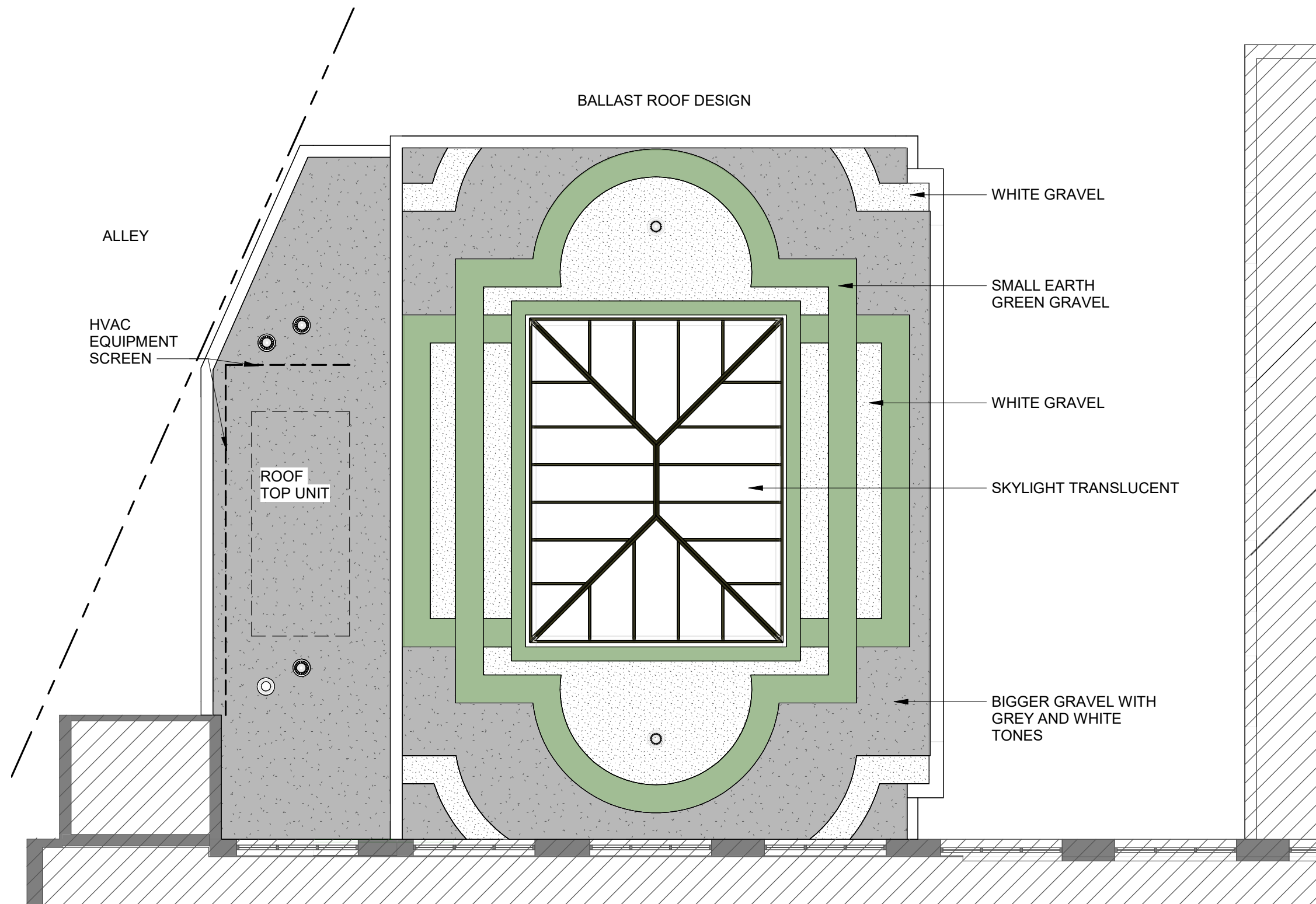


NORTHWOOD INVESTORS
THE DARCY HOTEL - OUTDOOR TERRACE

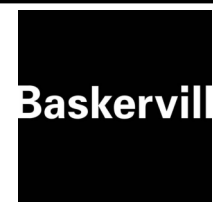
05/24/19



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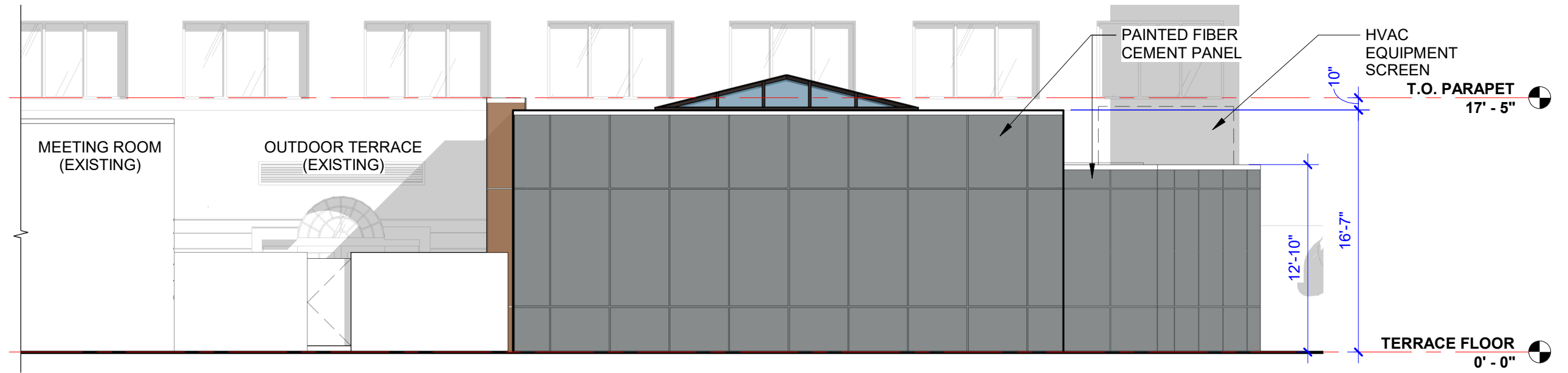


ROOF PLAN

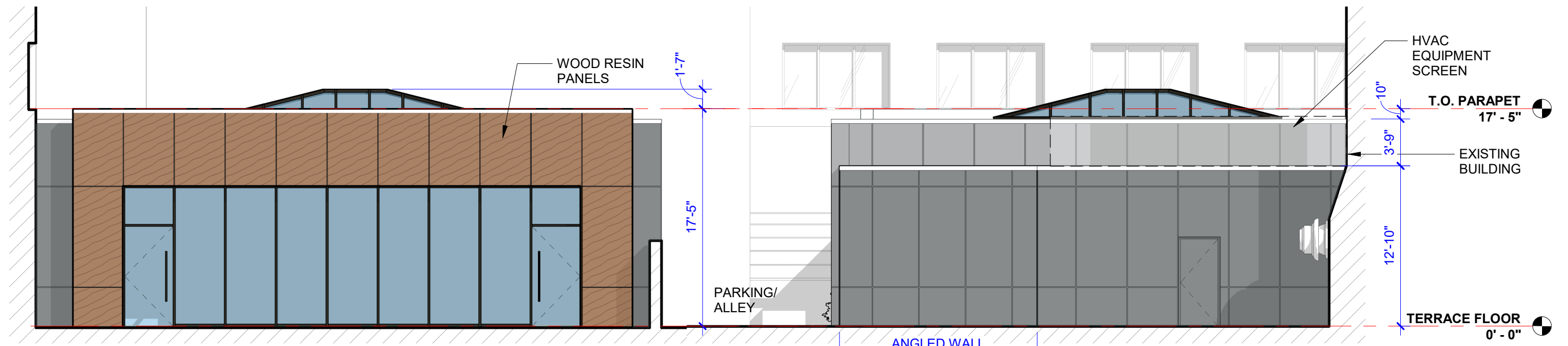


NORTHWOOD INVESTORS
 THE DARCY HOTEL - OUTDOOR TERRACE

05/24/19



(1) NORTH ELEVATION

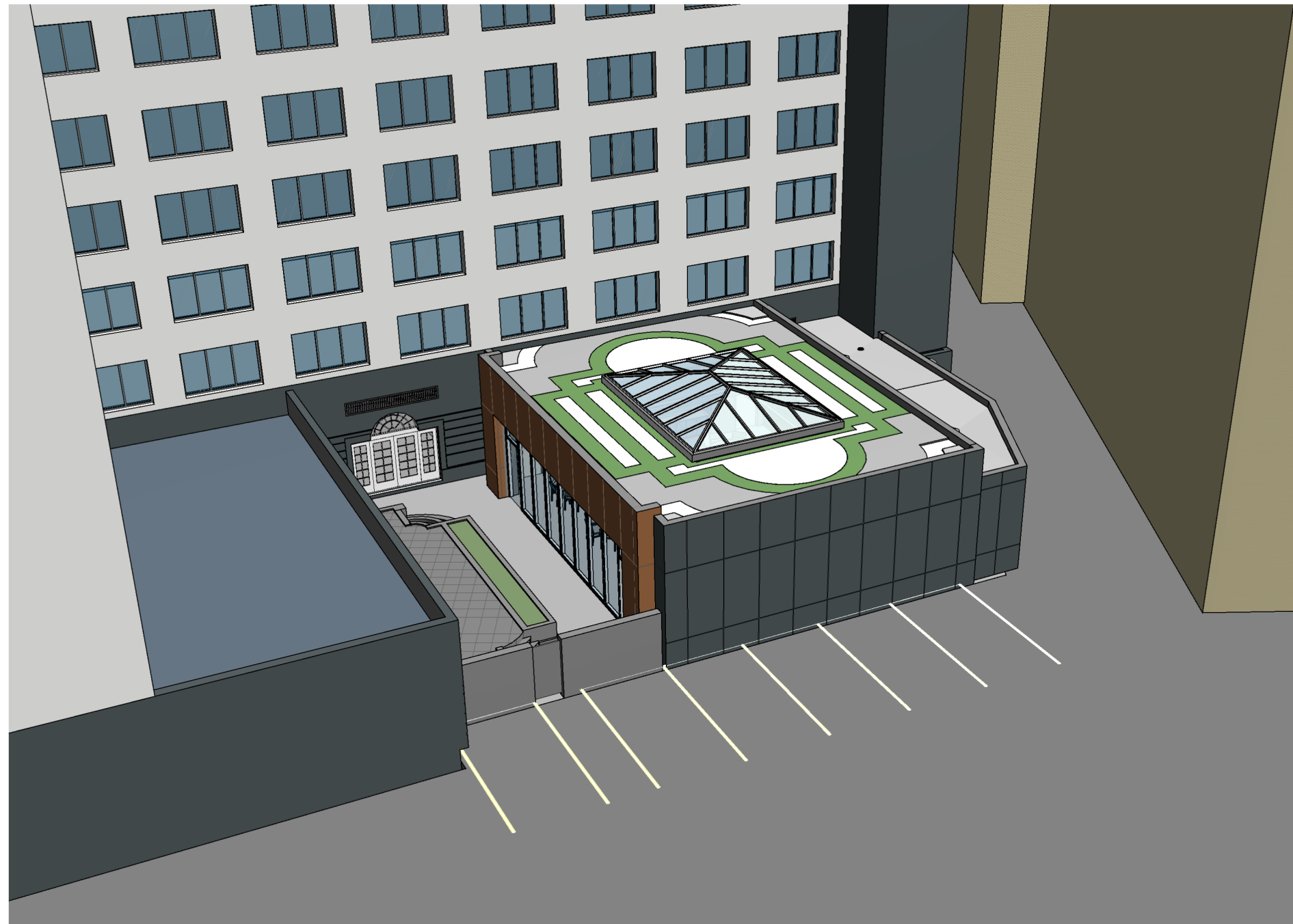


(3) EAST ELEVATION

(2) WEST ELEVATION



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BIRD'S EYE VIEW
