

VOIDS IN A TOWER

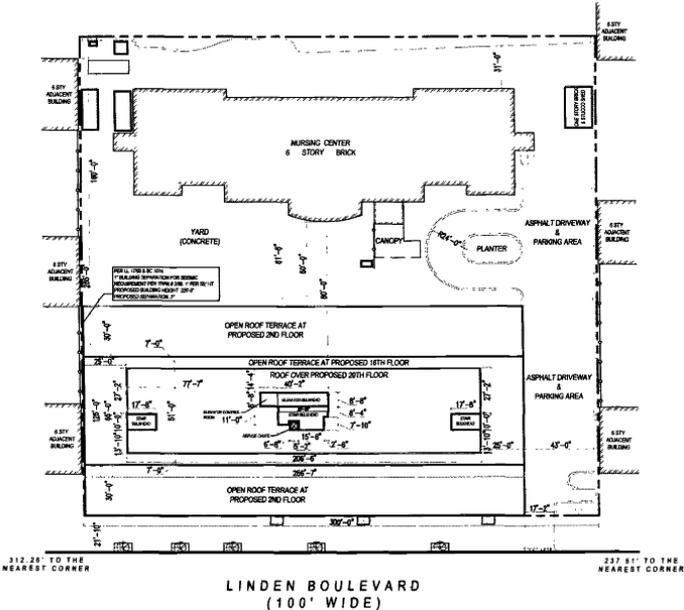
September 2018



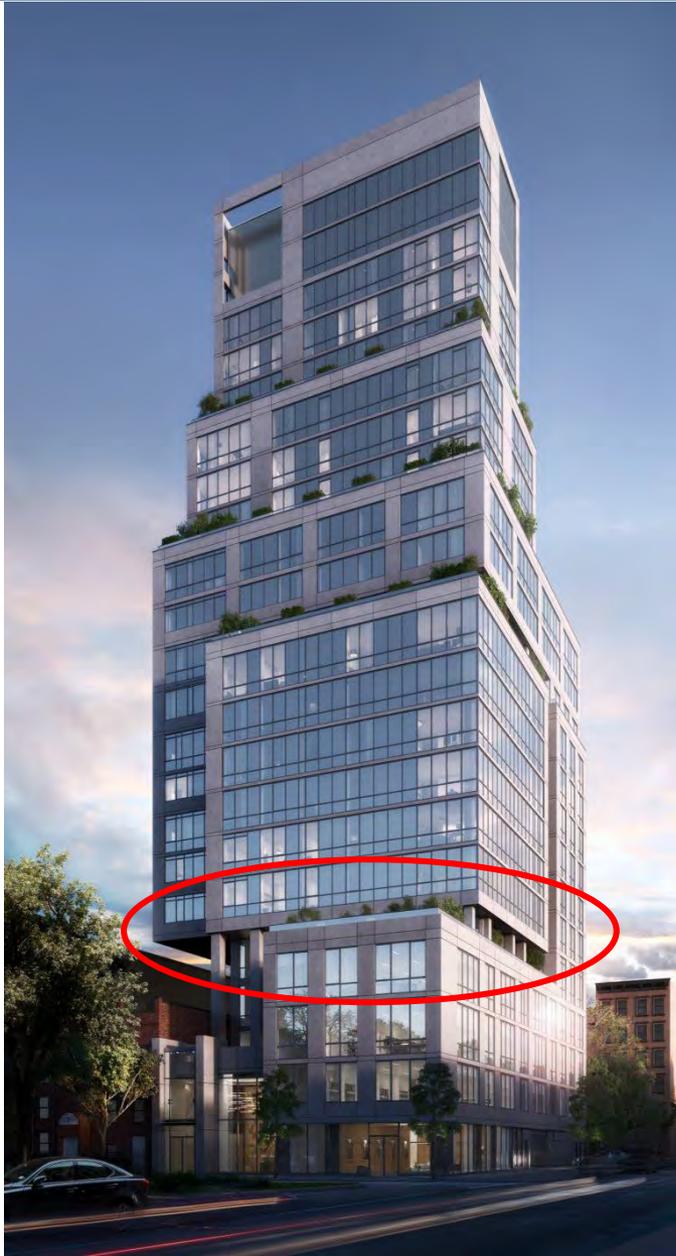
R7-1/HF: 123 Linden Boulevard



- 20s/229'
- 285 feet deep campus site located along a 100'-wide avenue
- Three floors of CF (UG3 and UG4)
- 4th floor is pinched to provide a covered rooftop recreation space on top of the CF floors



R7-2/HF: 1399 Park Avenue, MN



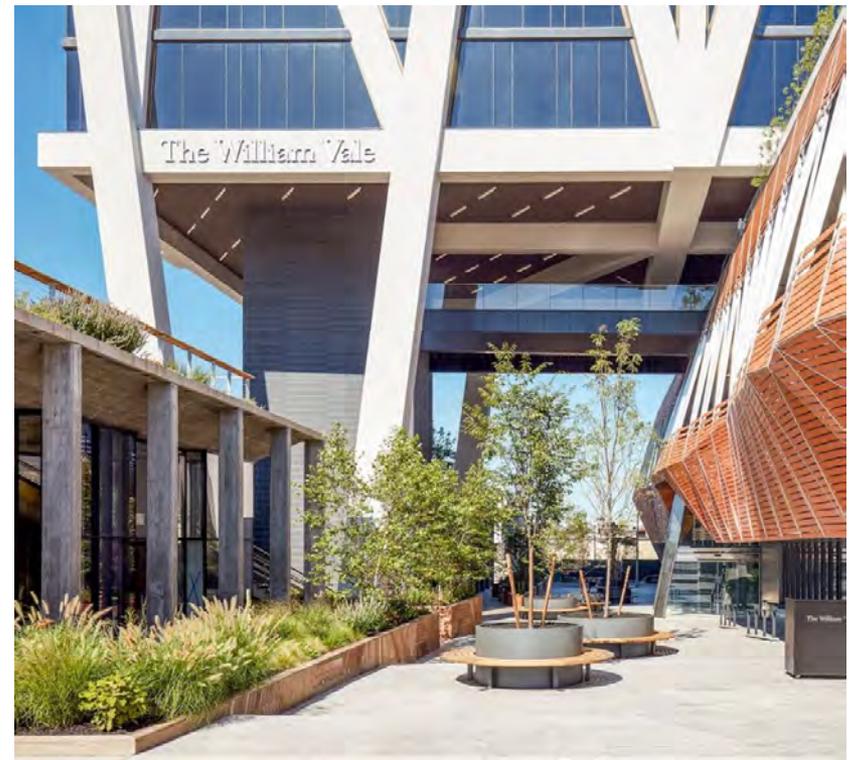
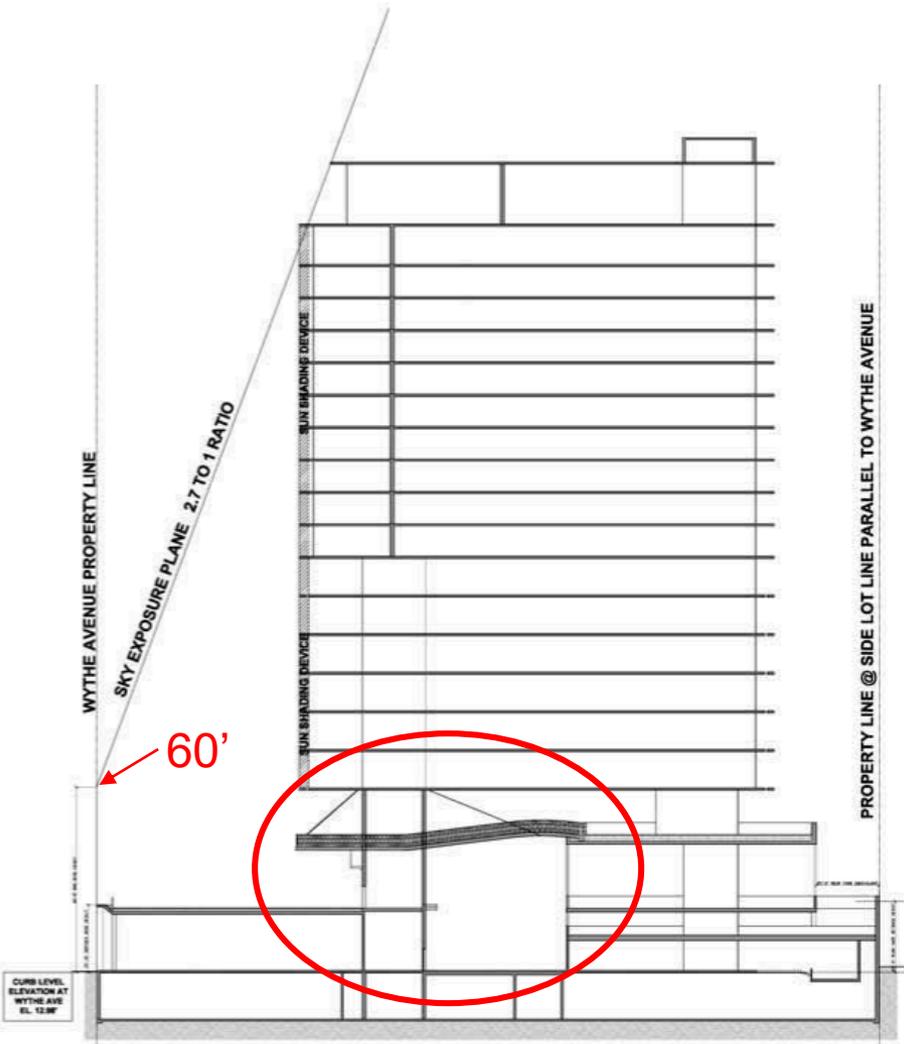
- 22s/243' mixed use building on a large site merged with a community garden owned by New York Restoration Project
- One floor worth of stilts space is used to separate residential floors from non-residential floors and the Metro North viaduct



M1-2: 55 Wythe Avenue, BK

A 60 foot tall stilts space at the ground level

Note: this is a hotel development in an M District and is not a HF building



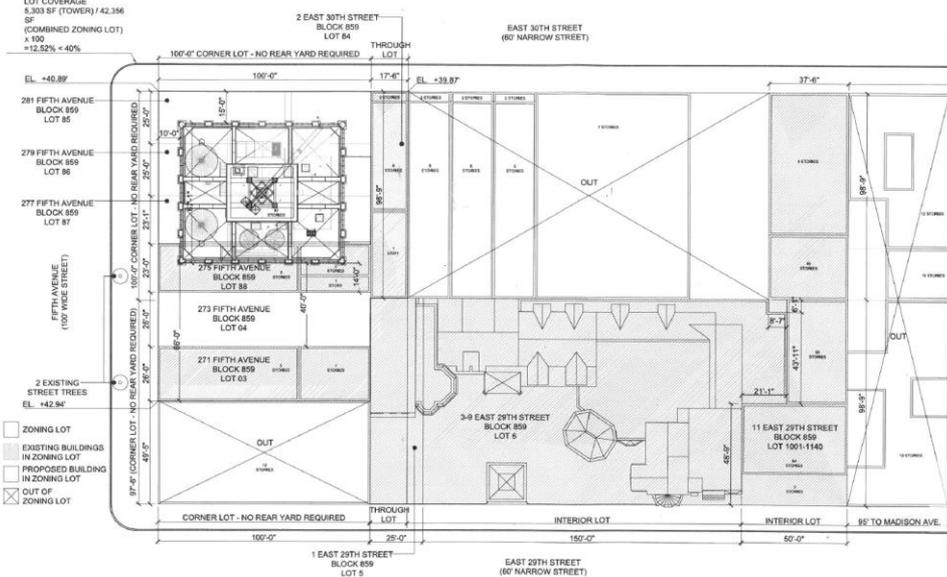
C5-2(R10)/ST: 281 Fifth Avenue, MN

662'-8" BUILDING HEIGHT
AS PER ZR-23-692



A typical *standard tower* has:

- A mechanical floor at a lower level
- An additional mechanical floor every 20 stories or so
- A larger mechanical space on the top
- A generous floor to floor height for higher floors

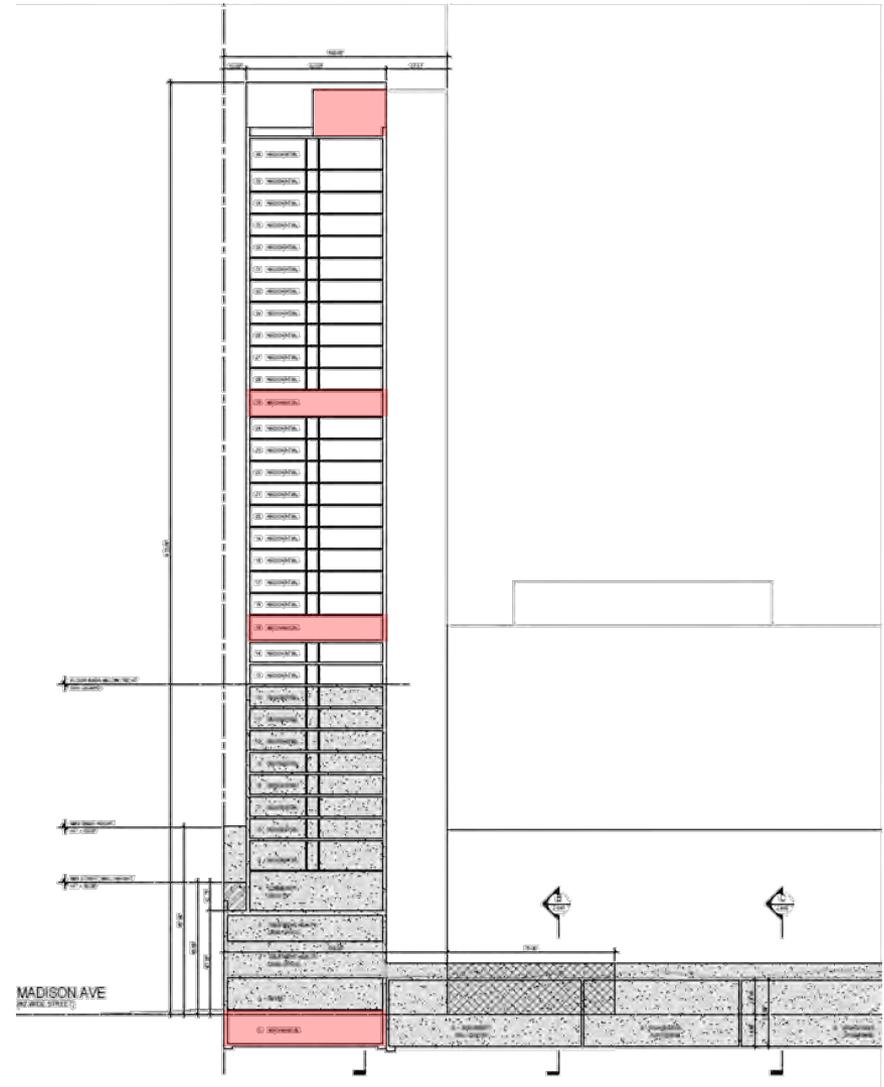


HPD - Sendero Verde



*HPD's Sendero Verde,
East Harlem*

*37s/418', 365 DUs
FAR: 7.1(Res)/2.75(CF/C)*

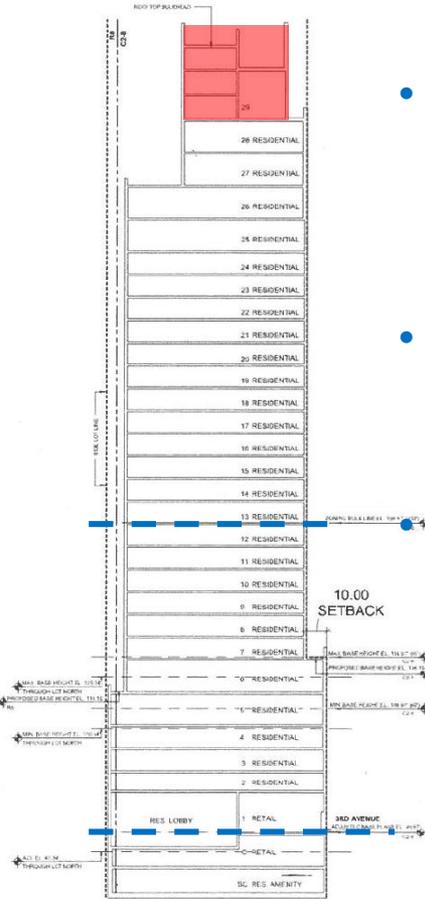


C2-8(R10)/TOB: 1681 Third Avenue

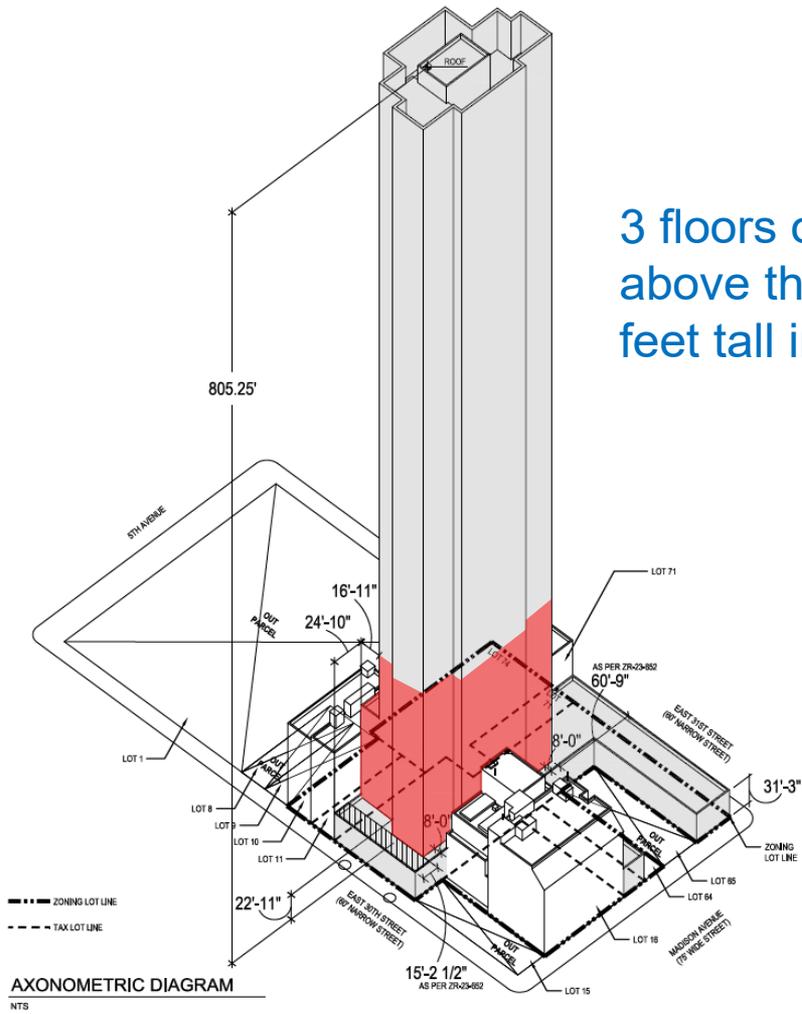


A typical *tower-on-a-base* has:

- Limited commercial mechanical space on a lower floor
- Most, if not all, residential mechanical spaces are located in the cellar and on top floors
- A 10- to 11-foot floor to floor height for lower residential floors
- A generous floor to floor height for higher residential floors

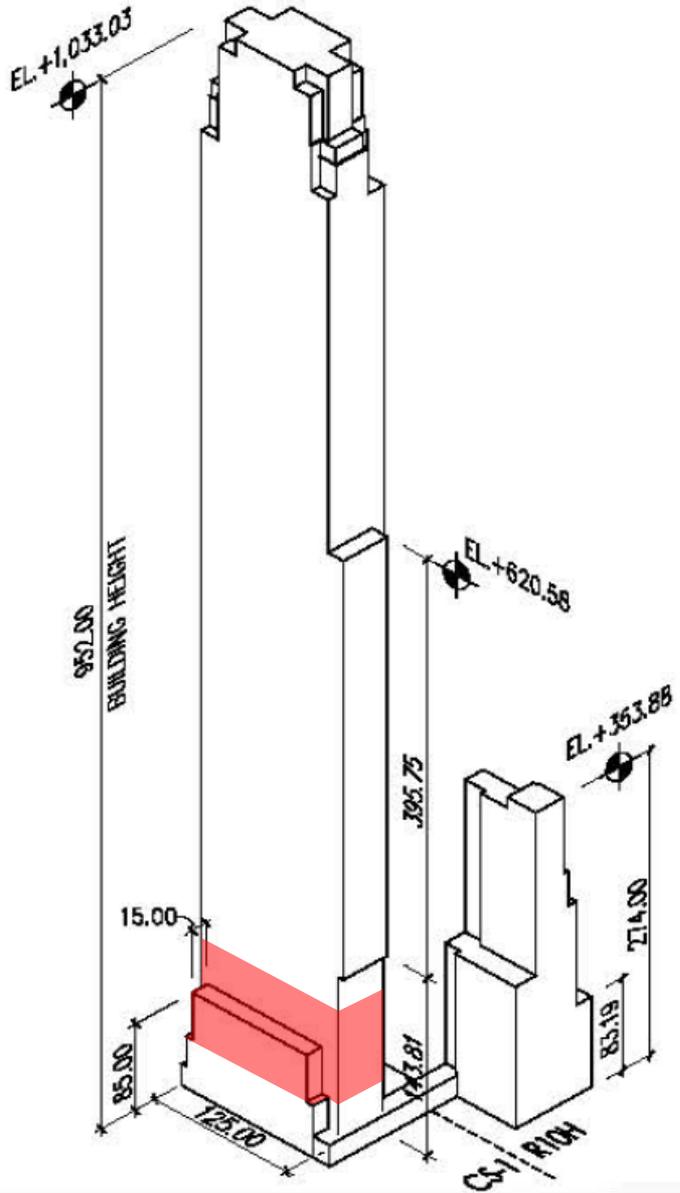


C5-2(R10)/ST: 15 East 30th Street, MN



3 floors of mechanical spaces above the ground floor (132 feet tall in total)

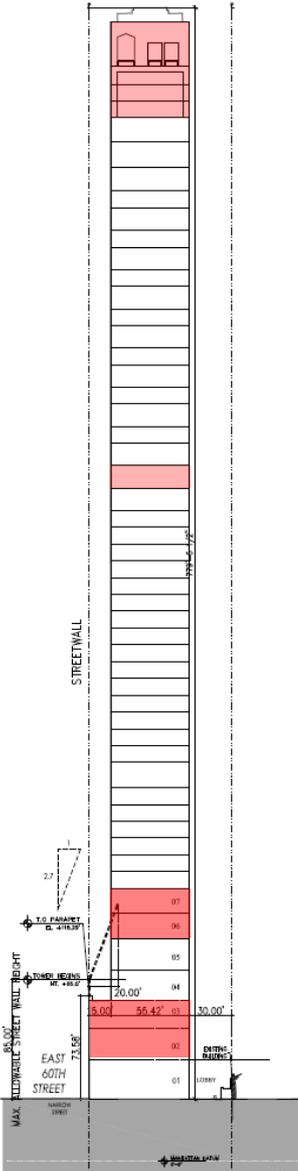
C5-1(R10)/ST: 220 Central Park South, MN



The ZD1 indicates floors 3 through 7 of the taller tower are double height voids

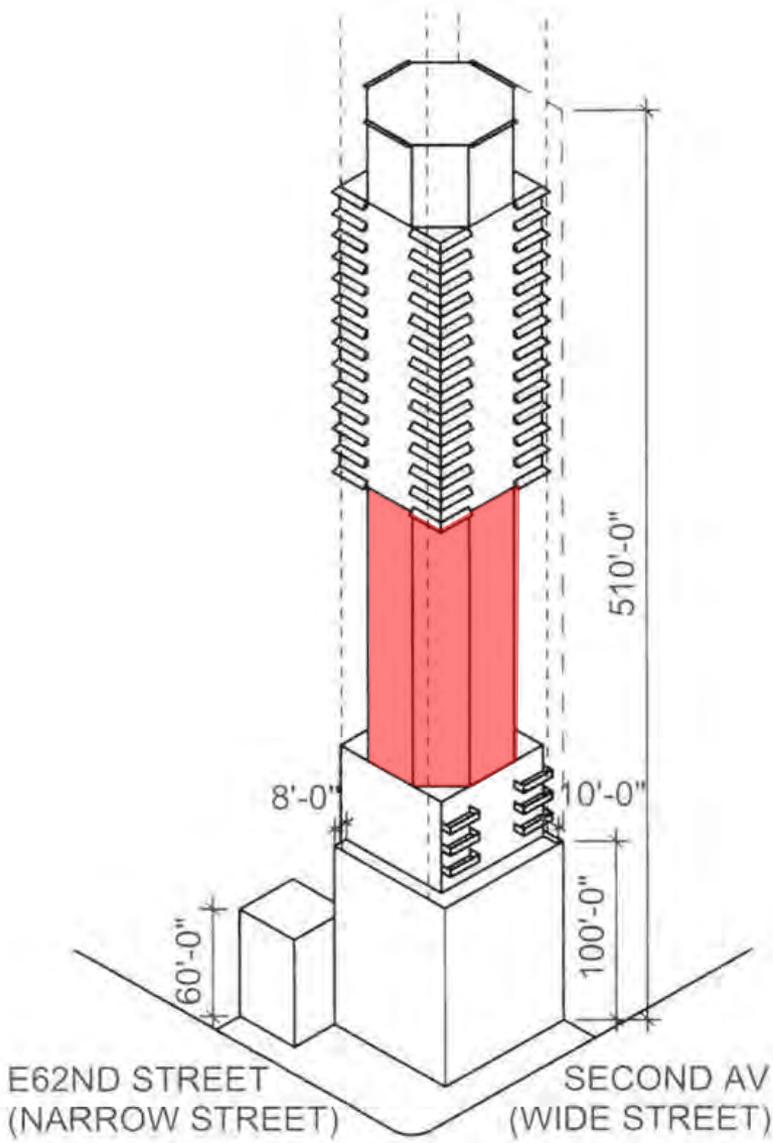


C5-1(R10): 520 Park Avenue, MN



4 out of the first 7 floors are double height voids

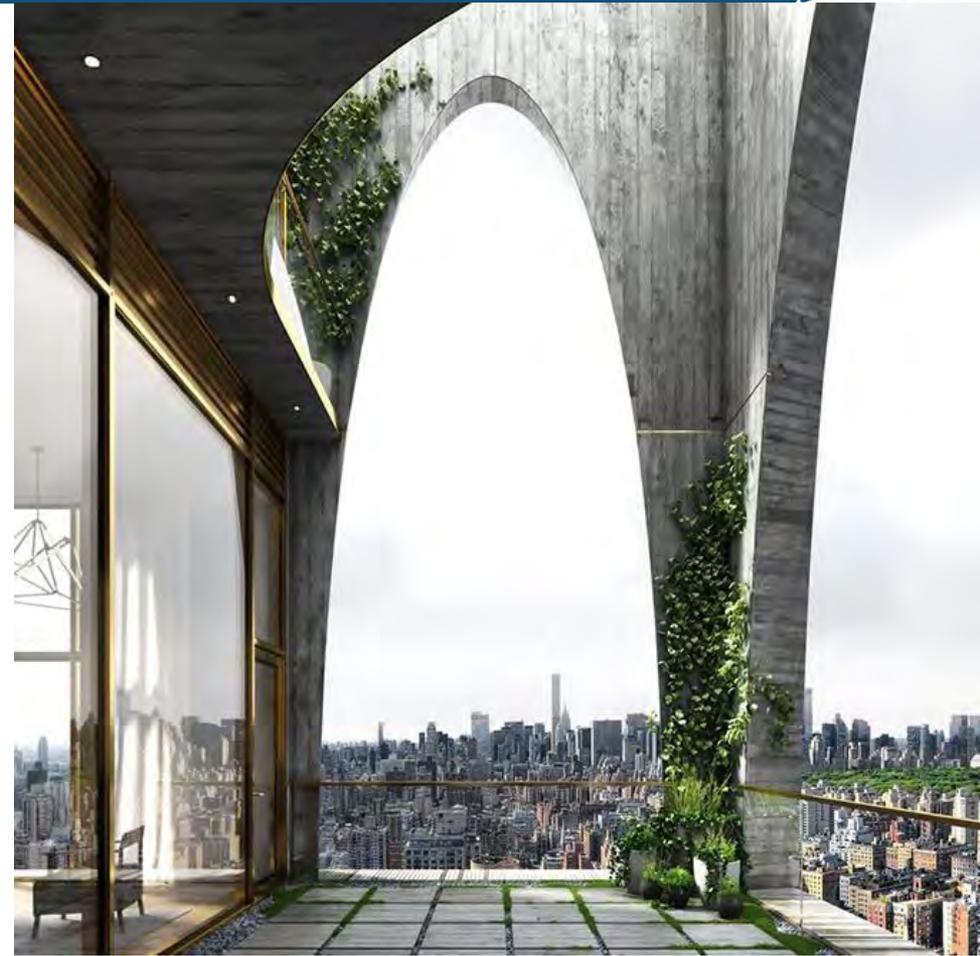
C2-8(R10)/TOB: 249 East 62nd Street



Floors immediately above 150 feet from the curb level (levels 13-16) are mostly voids (approx. 150 feet tall)



R10/TOB: 1558 Third Avenue, MN (under construction)



C6-2: 116 Nassau Street, BK (almost complete)

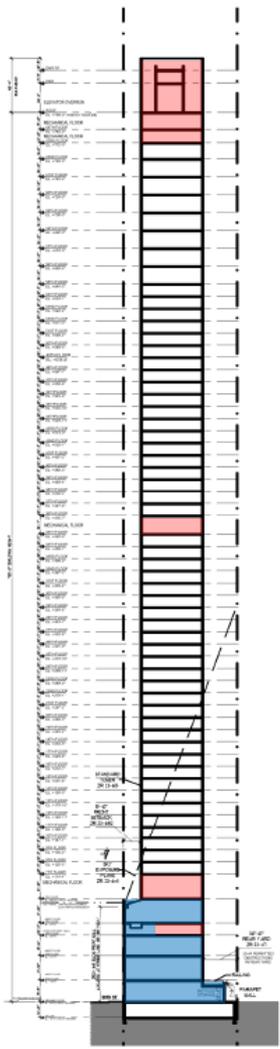


- 33s/425'
- 8 story retail and office base and residential floors on top
- Not sure if the sky deck is a common space or a private space

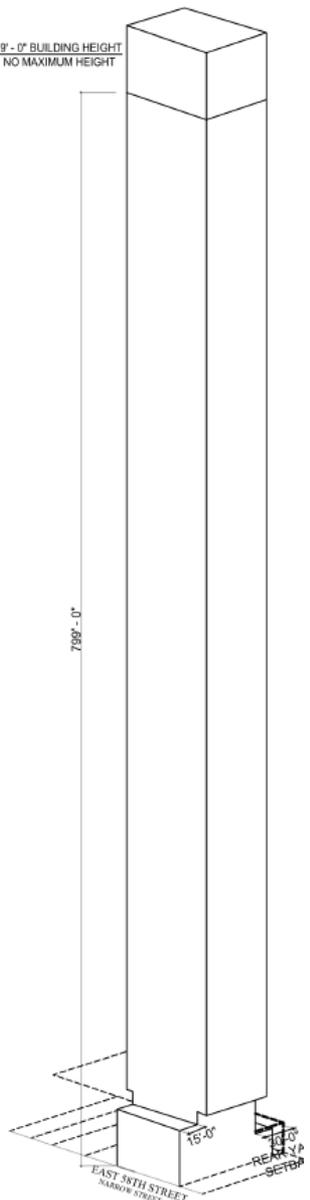
R10/ST: 430 East 58th Street, MN

REQUIRED SETBACKS
 FRONT : ZR 23-652
 REAR : ZR 23-47
 STANDARD TOWER : ZR 23-65
 BUILDING FRONT WALL
 ZR 23-641
 SKY EXPOSURE PLANE
 ZR 23-641

799' - 0" BUILDING HEIGHT
 NO MAXIMUM HEIGHT



2 BUILDING SECTION
 SCALE: N.T.S.



3 AXONOMETRIC DIAGRAM
 SCALE: N.T.S.

The first 6 floors are 115 feet tall in total, and include 4 floors of double-height residential lobby/recreational spaces and one and a half floors of mechanical spaces

