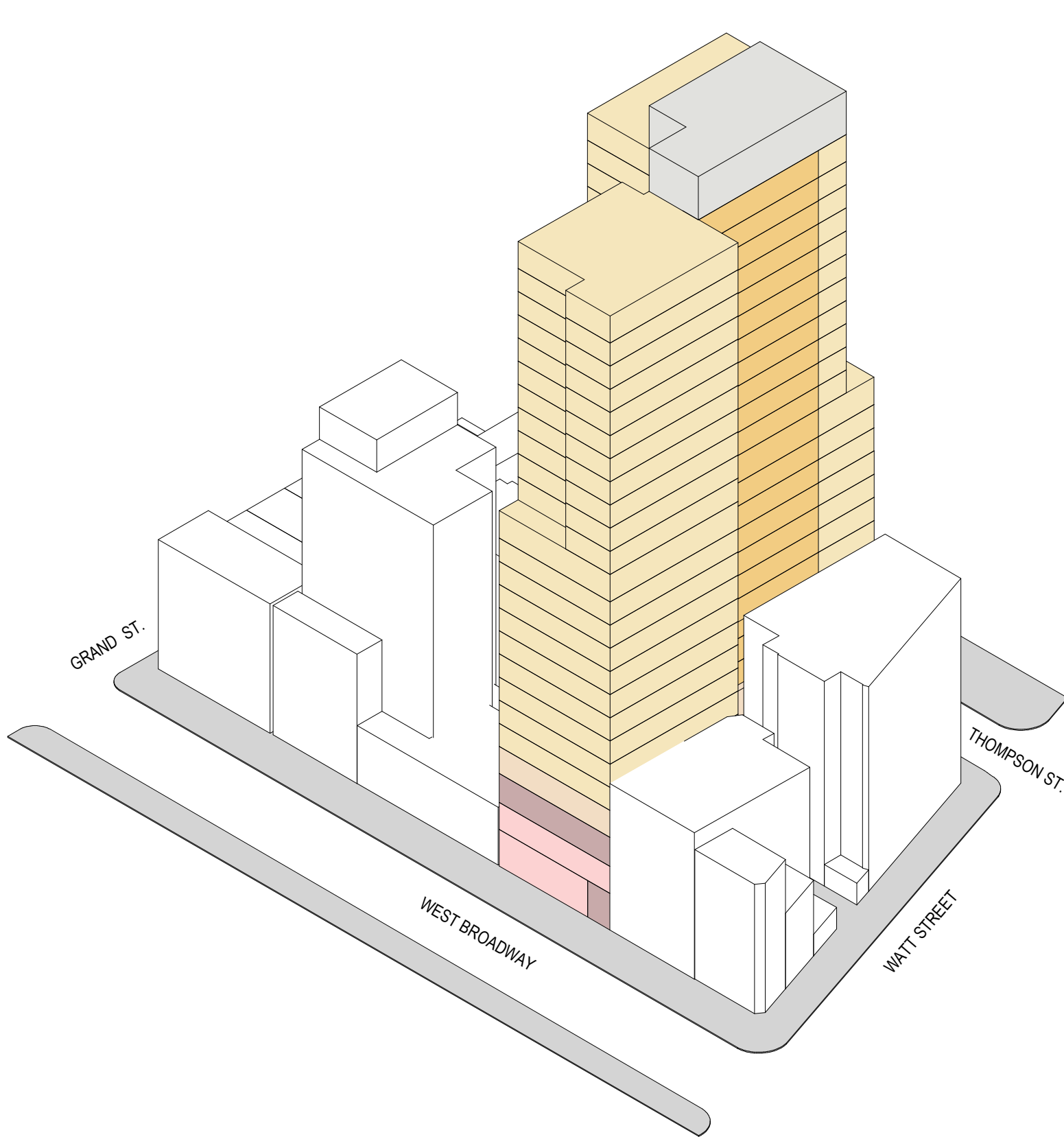


360 WEST BROADWAY

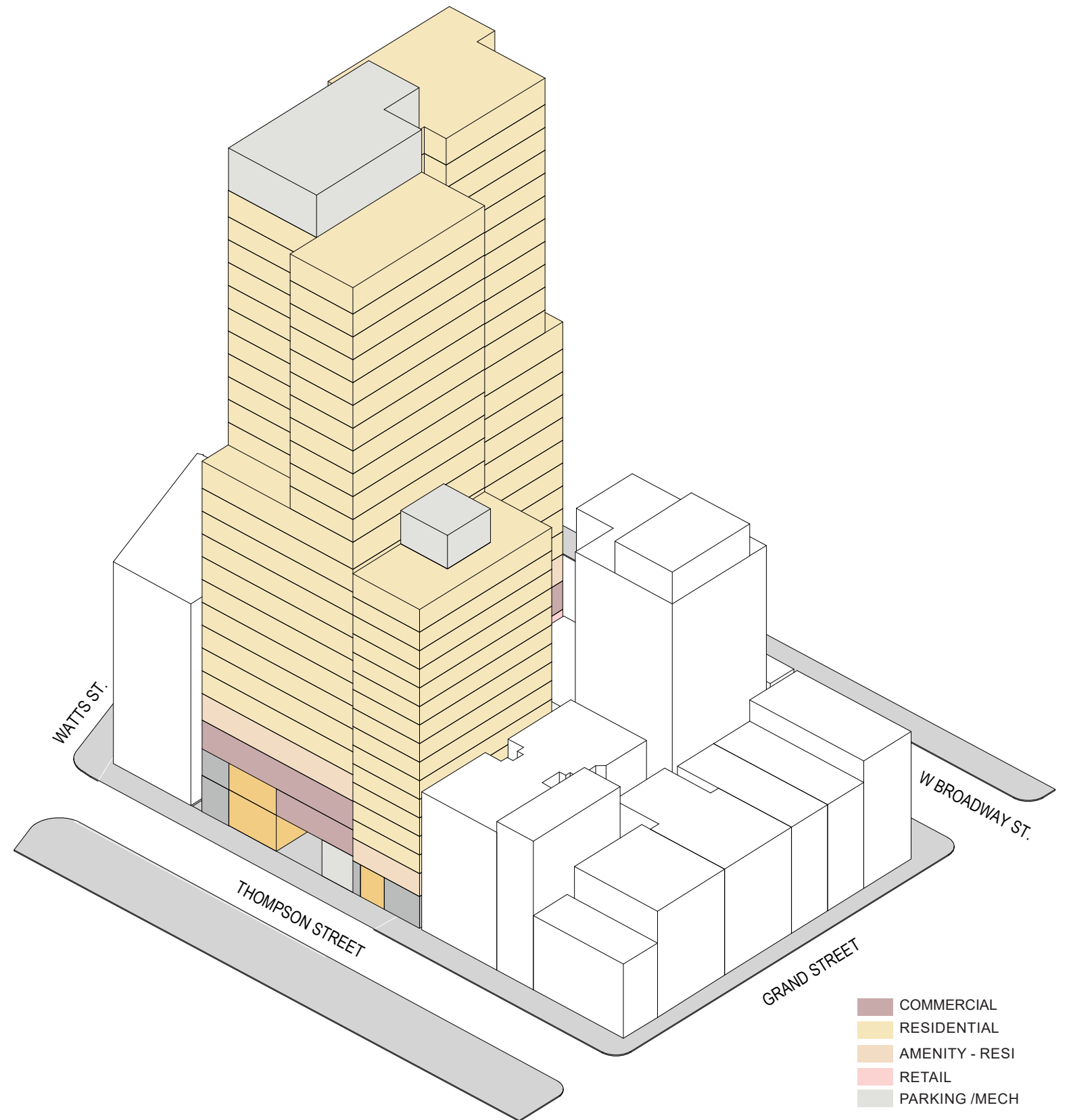
PLANNING STUDIES

07.23.2024

RESIDENTIAL (MARKET RATE + 38' WIDE MIH BUILDING)



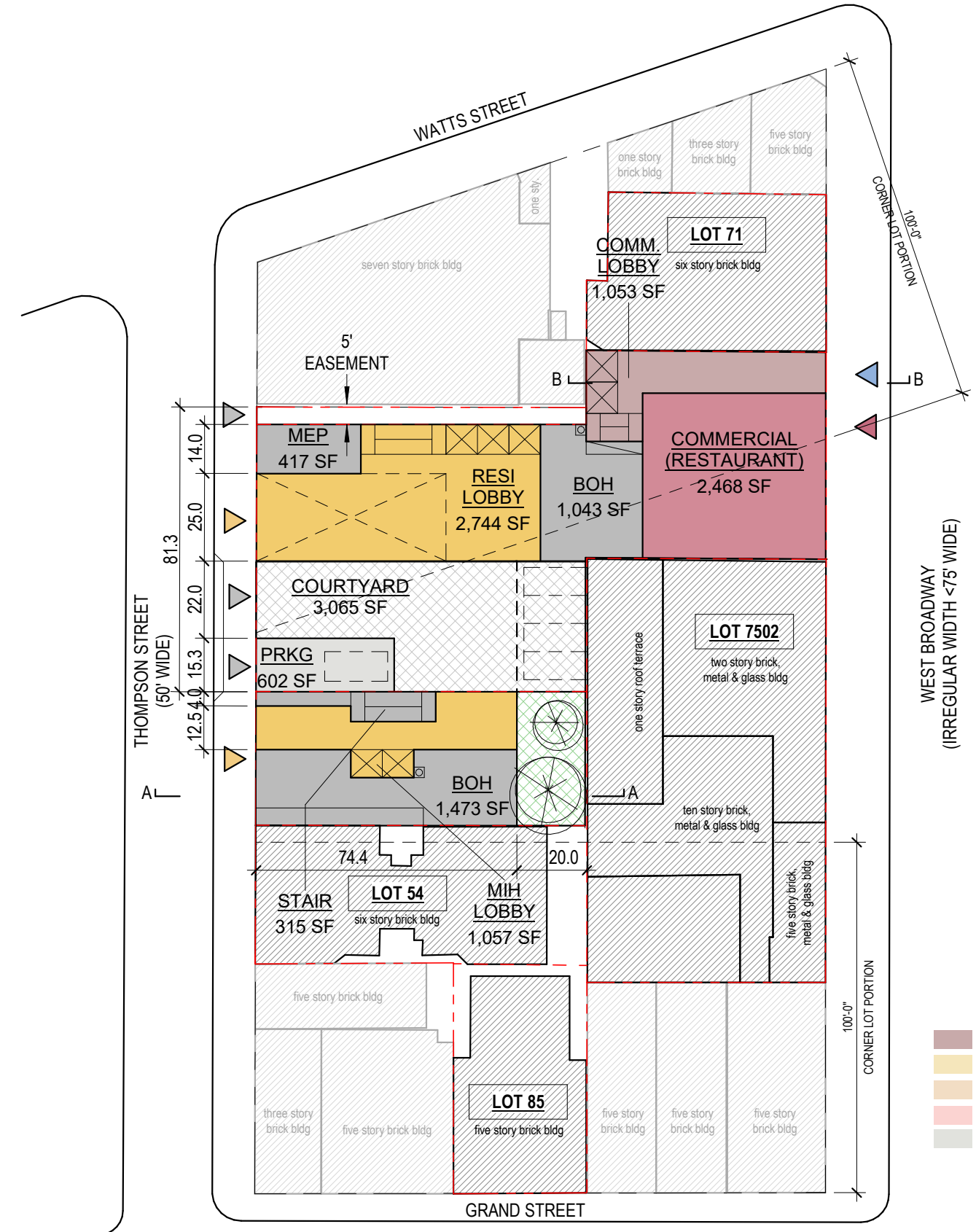
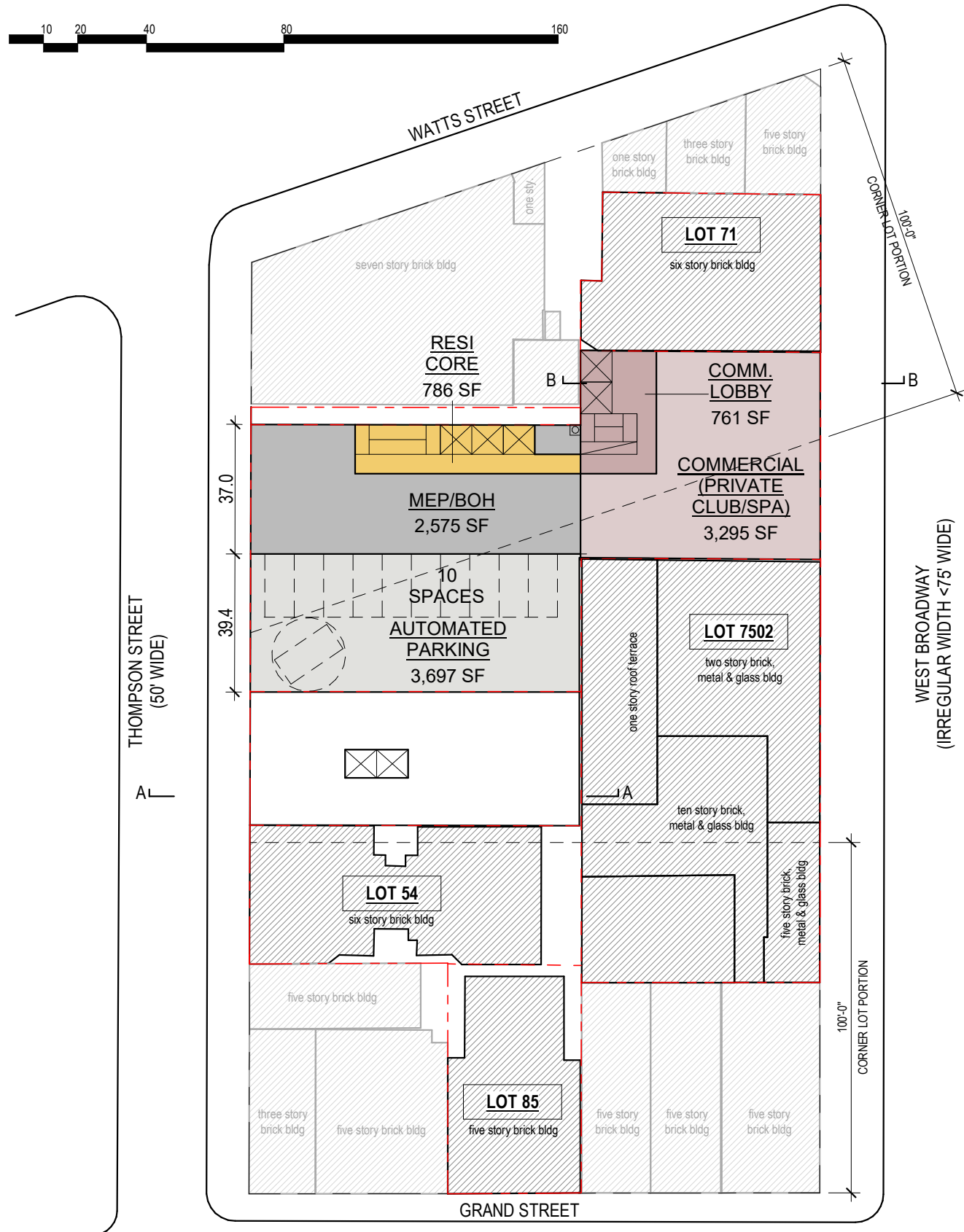
360 WEST BROADWAY



- COMMERCIAL
- RESIDENTIAL
- AMENITY - RESI
- RETAIL
- PARKING /MECH

AXONOMETRIC DIAGRAMS

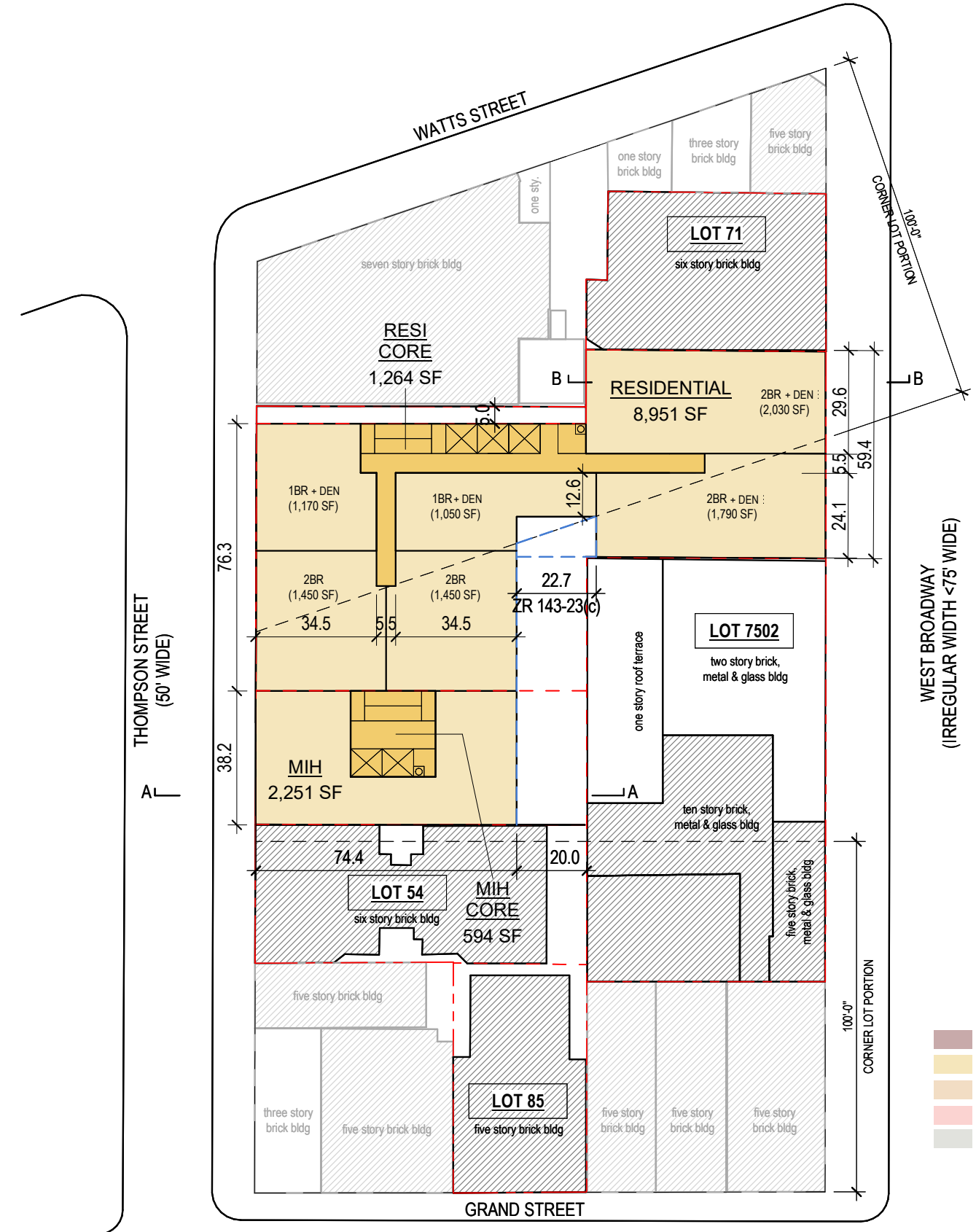
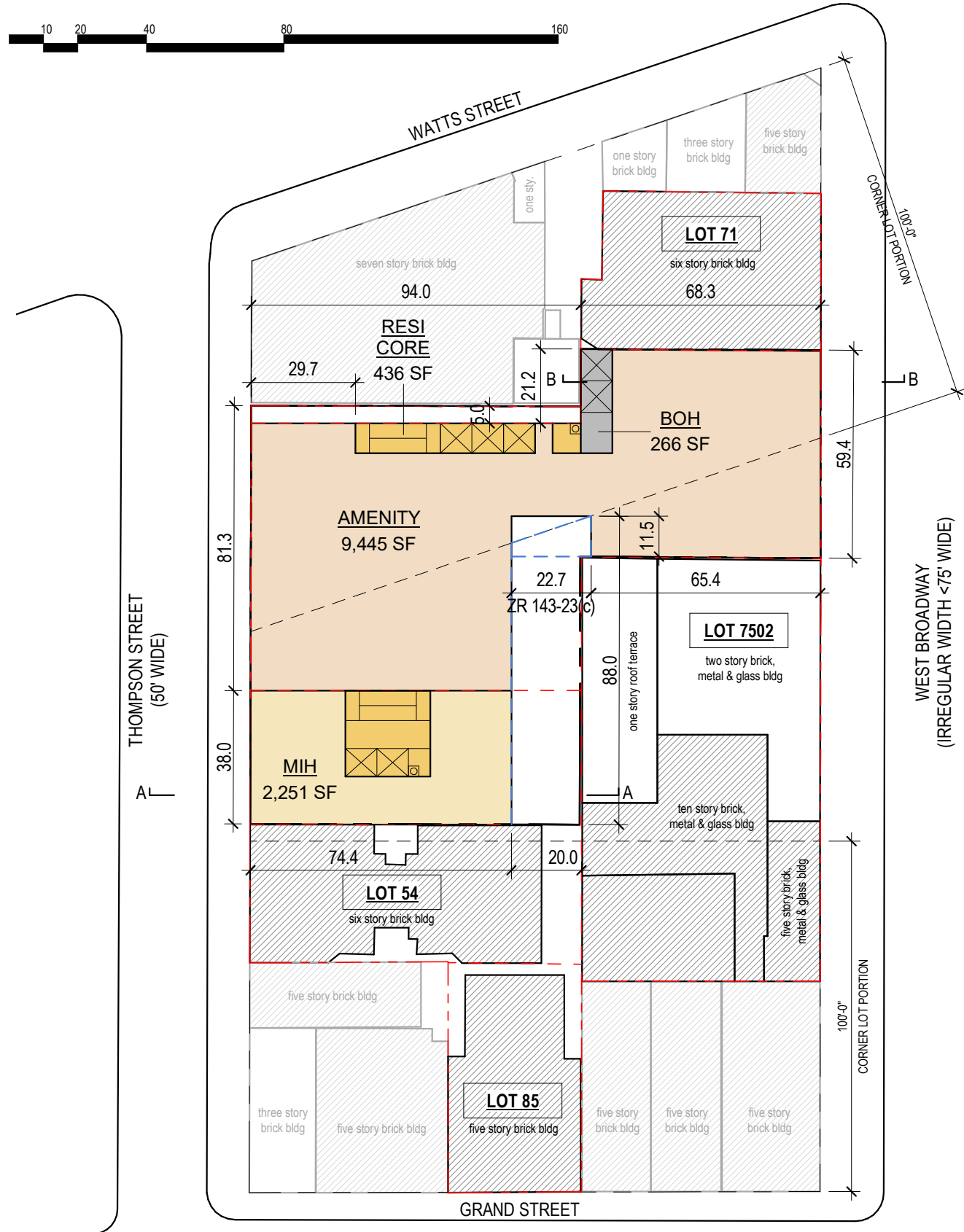
RESIDENTIAL (MARKET RATE + 38' WIDE MIH BUILDING)



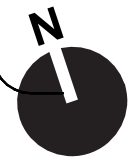
- COMMERCIAL
- RESIDENTIAL
- AMENITY - RESI
- RETAIL
- PARKING / MECH



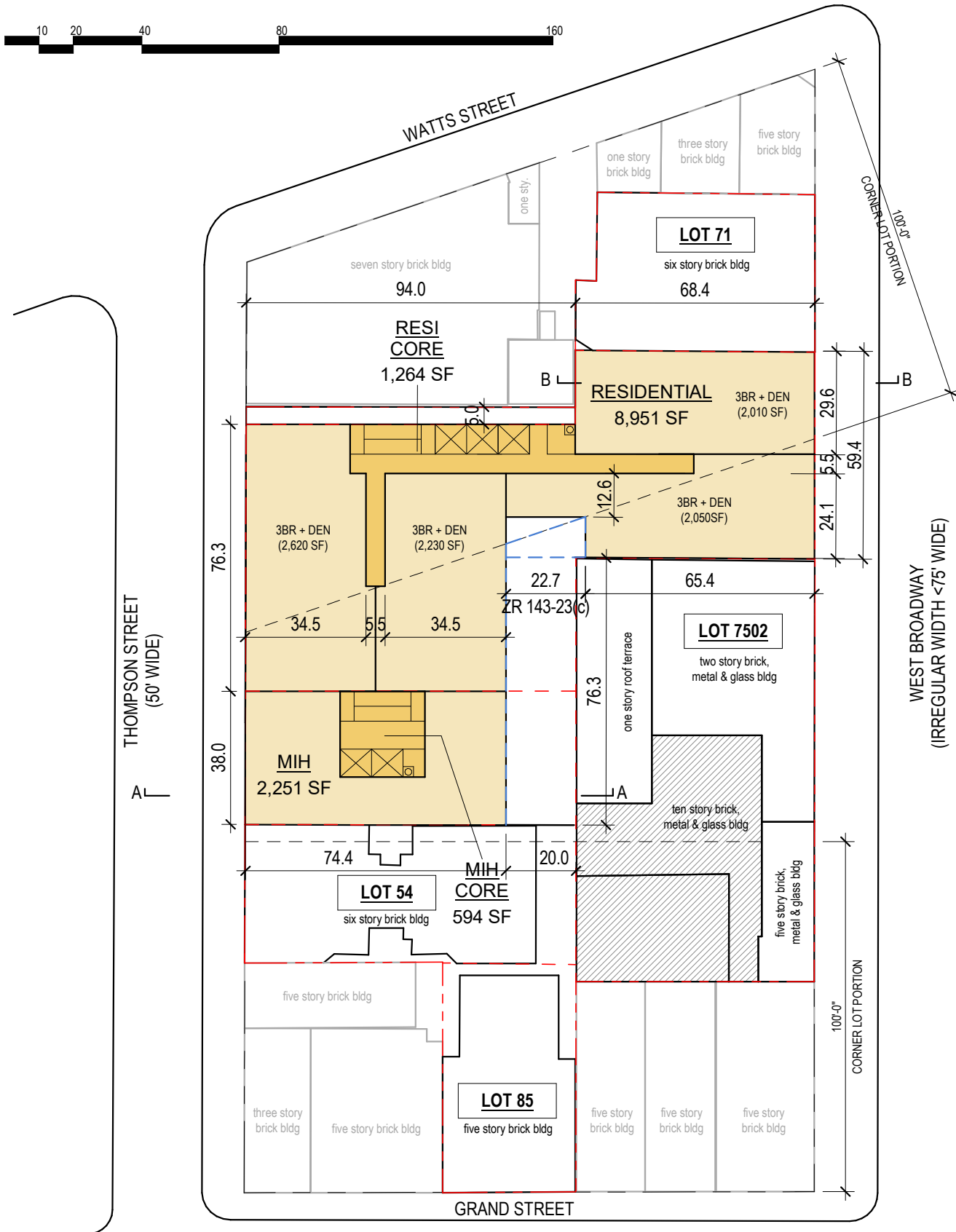
RESIDENTIAL (MARKET RATE + 38' WIDE MIH BUILDING)



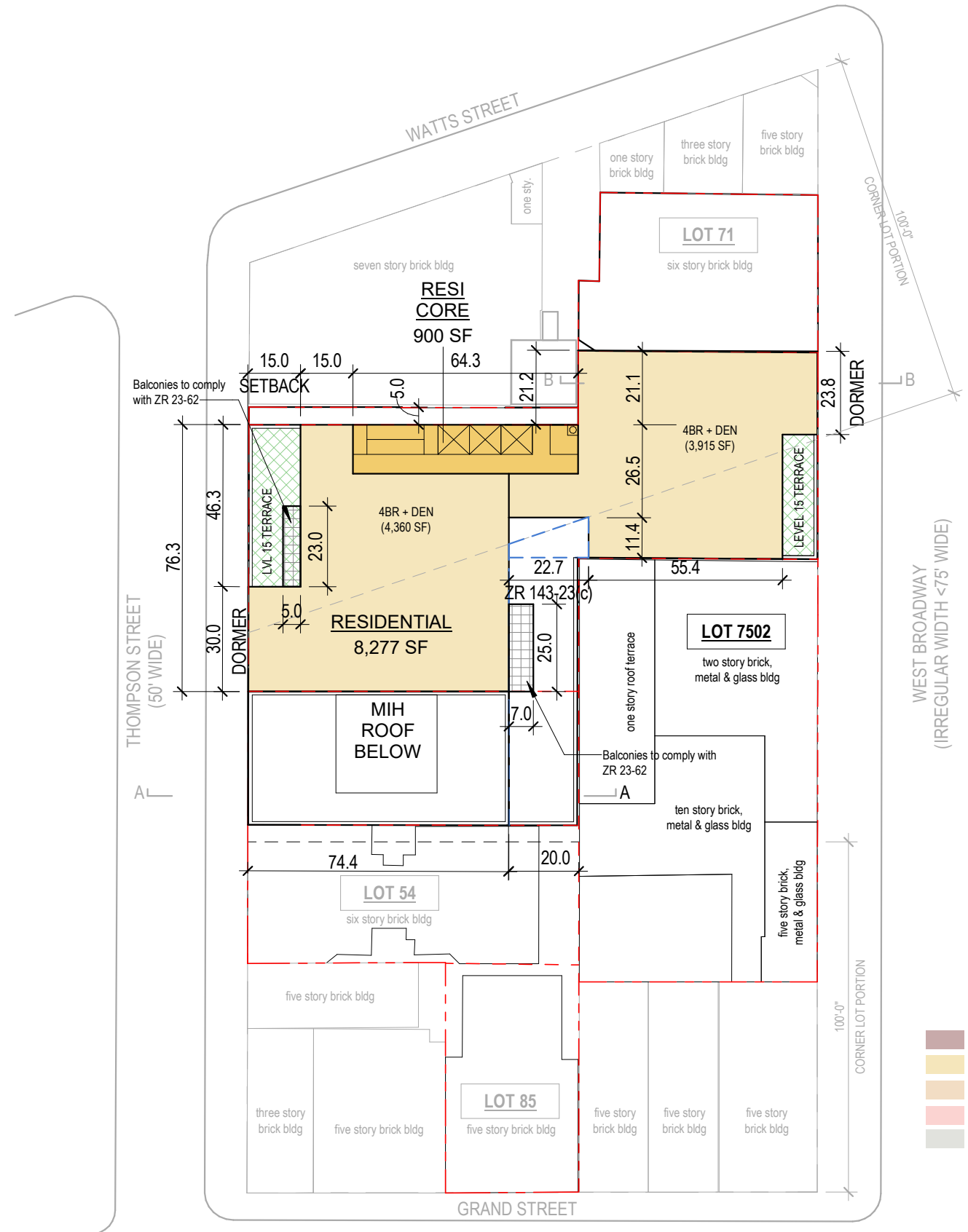
- COMMERCIAL
- RESIDENTIAL
- AMENITY - RESI
- RETAIL
- PARKING / MECH



RESIDENTIAL (MARKET RATE + 38' WIDE MIH BUILDING)



0 14TH FLOOR PLAN

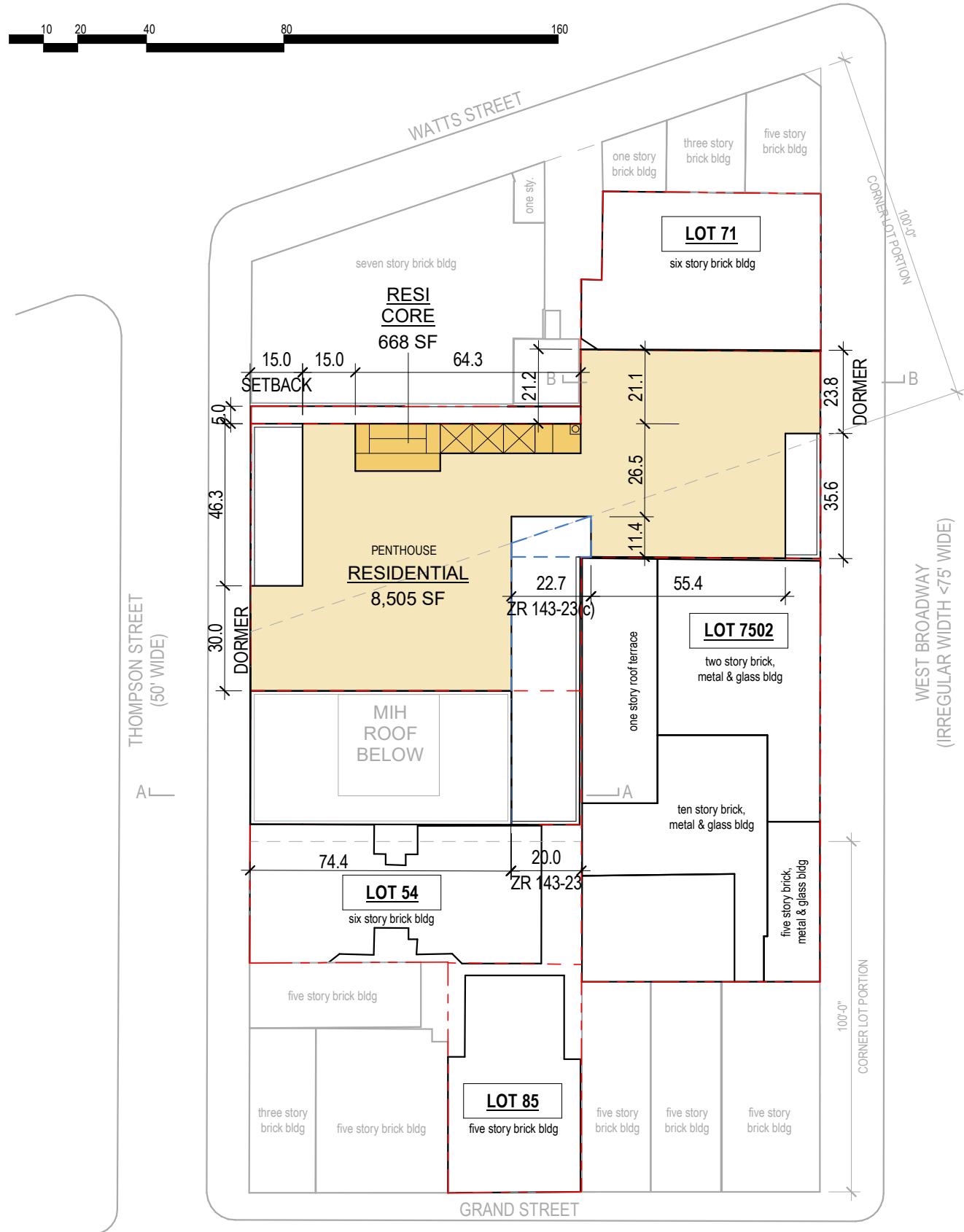
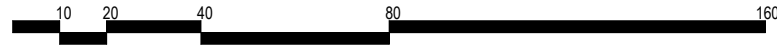


15TH - 23RD FLOOR PLAN

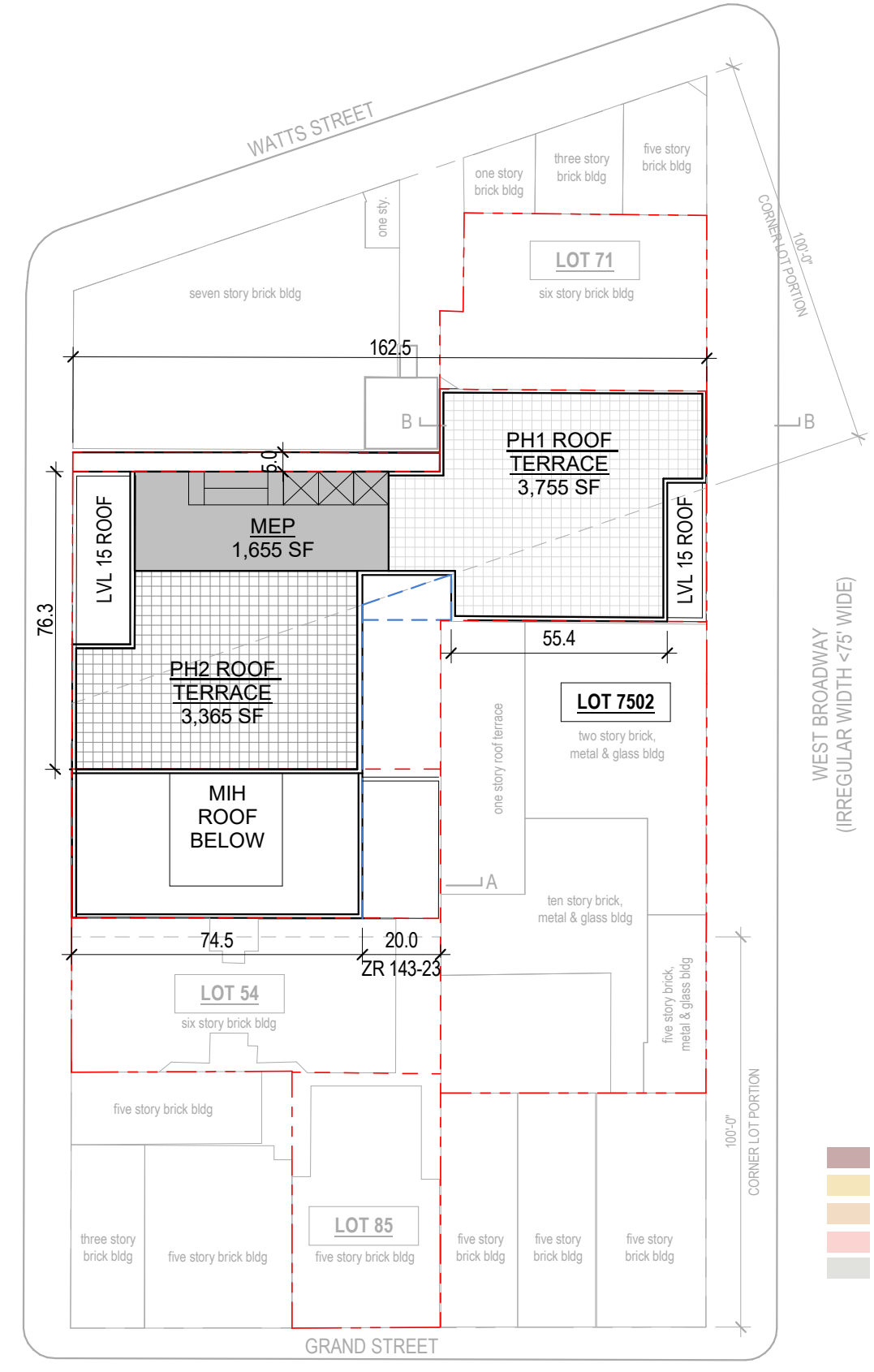
- COMMERCIAL
- RESIDENTIAL
- AMENITY - RESI
- RETAIL
- PARKING / MECH



RESIDENTIAL (MARKET RATE + 38' WIDE MIH BUILDING)

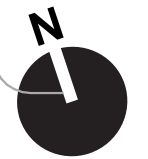


24TH - 25TH FLOOR PLAN



ROOF PLAN

- COMMERCIAL
- RESIDENTIAL
- AMENITY - RESI
- RETAIL
- PARKING / MECH



RESIDENTIAL (MARKET RATE + 38' WIDE MIH BUILDING)

16 MIH FLOORS

INCLUSIONARY HOUSING BUILDING

				RENTABLE FLOOR AREA		ZONING FLOOR AREA			BUILDING HEIGHT	
	RESIDENTIAL	MECH	TOTAL GFA	RFA	EFFICIENCY	TOTAL ZONING DEDUCTIONS*	TOTAL ZFA	CUMUL. FAR	FLR TO FLR HEIGHT	CUMUL. ELEV. ABOVE BASE PLANE**
ROOF		1,210	1,210			1,210				
LEVEL 16	2,845		2,845	2,093	74%	0	2,845	45,521	8.8	148.3
LEVEL 15	2,845		2,845	2,093	74%	0	2,845	42,676	8.8	139.5
LEVEL 14	2,845		2,845	2,093	74%	0	2,845	39,831	8.8	130.8
LEVEL 13	2,845		2,845	2,093	74%	0	2,845	36,986	8.8	122.0
LEVEL 12	2,845		2,845	2,093	74%	0	2,845	34,141	8.8	113.3
LEVEL 11	2,845		2,845	2,093	74%	0	2,845	31,296	8.8	104.5
LEVEL 10	2,845		2,845	2,093	74%	0	2,845	28,451	8.8	95.8
LEVEL 9	2,845		2,845	2,093	74%	0	2,845	25,606	8.8	87.0
LEVEL 8	2,845		2,845	2,093	74%	0	2,845	22,761	8.8	78.3
LEVEL 7	2,845		2,845	2,093	74%	0	2,845	19,916	8.8	69.5
LEVEL 6	2,845		2,845	2,093	74%	0	2,845	17,071	8.8	60.8
LEVEL 5	2,845		2,845	2,093	74%	0	2,845	14,226	8.8	52.0
LEVEL 4	2,845		2,845	2,093	74%	0	2,845	11,381	8.8	43.3
LEVEL 3	2,845		2,845	2,093	74%	0	2,845	8,536	8.8	34.5
LEVEL 2	2,845		2,845	0	0%	0	2,845	5,691	10.8	25.8
LEVEL 1	1,057	1,789	2,846	0	0%	0	2,846	2,846	15.0	15.0
CELLAR										
TOTALS	43,732	2,999	46,731	29,302	67%	1,210	45,521			

RESIDENTIAL (MARKET RATE + 38' WIDE MIH BUILDING)

MARKET RATE BUILDING

					RENTABLE FLOOR AREA		ZONING FLOOR AREA			BUILDING HEIGHT		
	RESIDENTIAL	COMMERCIAL	PARKING	MECH	TOTAL GFA	RFA	EFFICIENCY	TOTAL ZONING DEDUCTIONS*	TOTAL ZFA	CUMUL. FAR	FLR TO FLR HEIGHT	CUMUL. ELEV. ABOVE BASE PLANE***
ROOF				1655	1,655			1,655				
LEVEL 25	9,174				9,174	8,505	93%	271	8,903	210,708	12.5	285.0
LEVEL 24	9,174				9,174	8,505	93%	271	8,903	201,805	10.8	272.5
LEVEL 23	9,177				9,177	8,277	90%	751	8,426	192,902	10.8	261.8
LEVEL 22	9,177				9,177	8,277	90%	751	8,426	184,477	10.8	251.0
LEVEL 21	9,177				9,177	8,277	90%	751	8,426	176,051	10.8	240.3
LEVEL 20	9,177				9,177	8,277	90%	751	8,426	167,625	10.8	229.5
LEVEL 19	9,177				9,177	8,277	90%	751	8,426	159,200	10.8	218.8
LEVEL 18	9,177				9,177	8,277	90%	751	8,426	150,774	10.8	208.0
LEVEL 17	9,177				9,177	8,277	90%	751	8,426	142,349	10.8	197.3
LEVEL 16	9,177				9,177	8,277	90%	751	8,426	133,923	10.8	186.5
LEVEL 15	9,177				9,177	8,277	90%	751	8,426	125,498	10.8	175.8
LEVEL 14	10,215				10,215	8,951	88%	997	9,218	117,072	12.8	165.0
LEVEL 13	10,215				10,215	8,951	88%	997	9,218	107,854	10.8	152.3
LEVEL 12	10,215				10,215	8,951	88%	997	9,218	98,637	10.8	141.5
LEVEL 11	10,215				10,215	8,951	88%	997	9,218	89,419	10.8	130.8
LEVEL 10	10,215				10,215	8,951	88%	997	9,218	80,202	10.8	120.0
LEVEL 9	10,215				10,215	8,951	88%	997	9,218	70,984	10.8	109.3
LEVEL 8	10,215				10,215	8,951	88%	997	9,218	61,766	10.8	98.5
LEVEL 7	10,215				10,215	8,951	88%	997	9,218	52,549	10.8	87.8
LEVEL 6	10,215				10,215	8,951	88%	997	9,218	43,331	10.8	77.0
LEVEL 5	10,215				10,215	8,951	88%	997	9,218	34,113	10.8	66.3
LEVEL 4	9,881			266	10,147	0	0%	6,264	3,883	24,896	12.5	55.5
LEVEL 3	796	9,418			10,214	0	0%	297	9,917	21,013	13.5	43.0
LEVEL 2	333	8,115			8,448	0	0%	253	8,195	11,097	12.5	29.5
LEVEL 1	2,744	3,521	602	1,460	8,327	0	0%	5,425	2,902	2,902	17.0	17.0
CELLAR	786	4,056	3,697	2,684	11,223	0	0%	11,223	0	0	-10	-10

CITY OF YES ** 12,655

TOTALS	217,631	25,110	4,299	6,065	253,105	181,013	83%	55,053	198,052	
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* Deductions include 2.5% mechanical deductions, stairs, parking, & dry floodproofed ground floor retail within 30' of the primary street line. Residential Estimated zoning deduction based on a 100% corridor deduction per QH regulations : Daylight in Corridors (ZR 18-14) and Density per Corridor (ZR 28-31). R10 district allows a maximum of 8 dwelling units served per corridor per story.

** Flat 5% FAR exemption to promote **ultra low energy** buildings that exceed today's requirements. Building must demonstrate specific at time of plan review that they will be either a "net zero" building or achieve "ultra low energy" consumption

*** Max. building height and base heights are measured from the reference plane located 10.0' above base plane

TOTAL FLOOR AREA SUMMARY

DEVELOPMENT LOT AREA (73, 56 & 57)	15,248
MAXIMUM PERMITTED FAR (RESIDENTIAL)	12.00
MAXIMUM PERMITTED FAR (COMMERCIAL)	5.00
MAXIMUM PERMITTED FAR (ALL USES)	12.00
MAXIMUM PERMITTED ZFA ALL USES	182,976
PROPOSED COMMERCIAL ZFA	21,054
PROPOSED MARKET RATE RESIDENTIAL ZFA	176,998
MARKET RATE ZFA GENERATED OFF SITE	45,117
MARKET RATE ZFA GENERATED ON SITE	131,882
MINIMUM REQUIRED AFFORDABLE ZFA ON SITE	43,961
PROPOSED AFFORDABLE ZFA ON SITE	45,521
TOTAL ON SITE PROPOSED RESI ZFA	222,519
MINIMUM REQUIRED AFFORDABLE FLOOR AREA	57,496
PROPOSED DEVELOPMENT LOT ZFA	243,573
RESI ZFA TO BE ACQUIRED	60,597

OFF SITE - AFFORDABLE ZFA (285 Hudson St.)	13,535
MARKET RATE ZFA GENERATED OFF SITE (5% penalty)	45,117