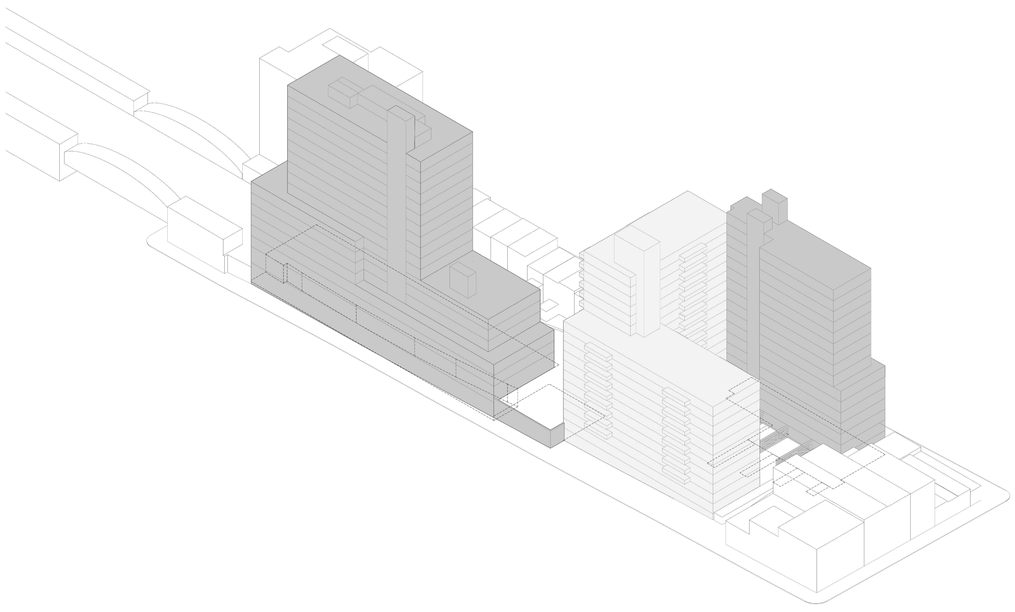
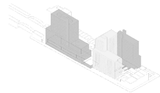


DRAWING LIST

NO.	SHEET TITLE
U-000.00	COVER PAGE & DRAWING LIST
U-001.00	SITE SURVEY
U-002.00	LSGD SITE PLAN
U-003.00	LSGD ZONING CALCULATIONS
U-004.00	ILLUSTRATIVE PLAN - GROUND FLOOR
U-005.00	ILLUSTRATIVE PLAN - 2ND FLOOR
U-006.00	ZONING DIAGRAMS - WAIVER PLAN
U-007.00	ZONING DIAGRAMS - WAIVER SECTIONS I
U-008.00	ZONING DIAGRAMS - WAIVER SECTIONS II
U-009.00	ZONING DIAGRAMS - AXONOMETRICS
U-010.00	ILLUSTRATIVE ELEVATIONS
U-011.00	NEIGHBORHOOD CHARACTER DIAGRAMS I
U-012.00	NEIGHBORHOOD CHARACTER DIAGRAMS II
U-013.00	NEIGHBORHOOD CHARACTER DIAGRAMS III
U-014.00	NEIGHBORHOOD CHARACTER DIAGRAMS IV



341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
68 W 38TH STREET
NEW YORK, NY 10001

CODE CONSULTING

EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
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	05.06.2023	ULURP DRAWINGS



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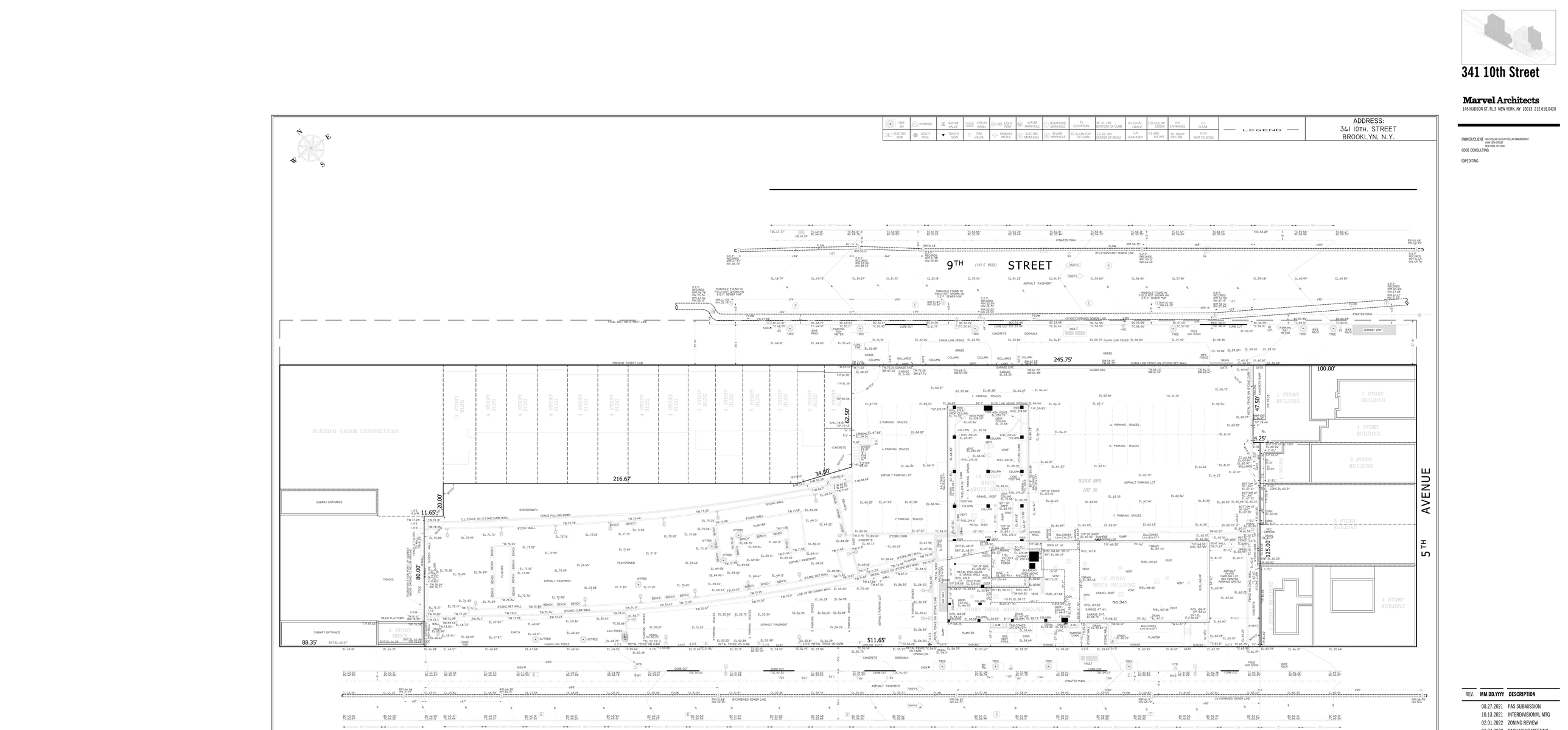
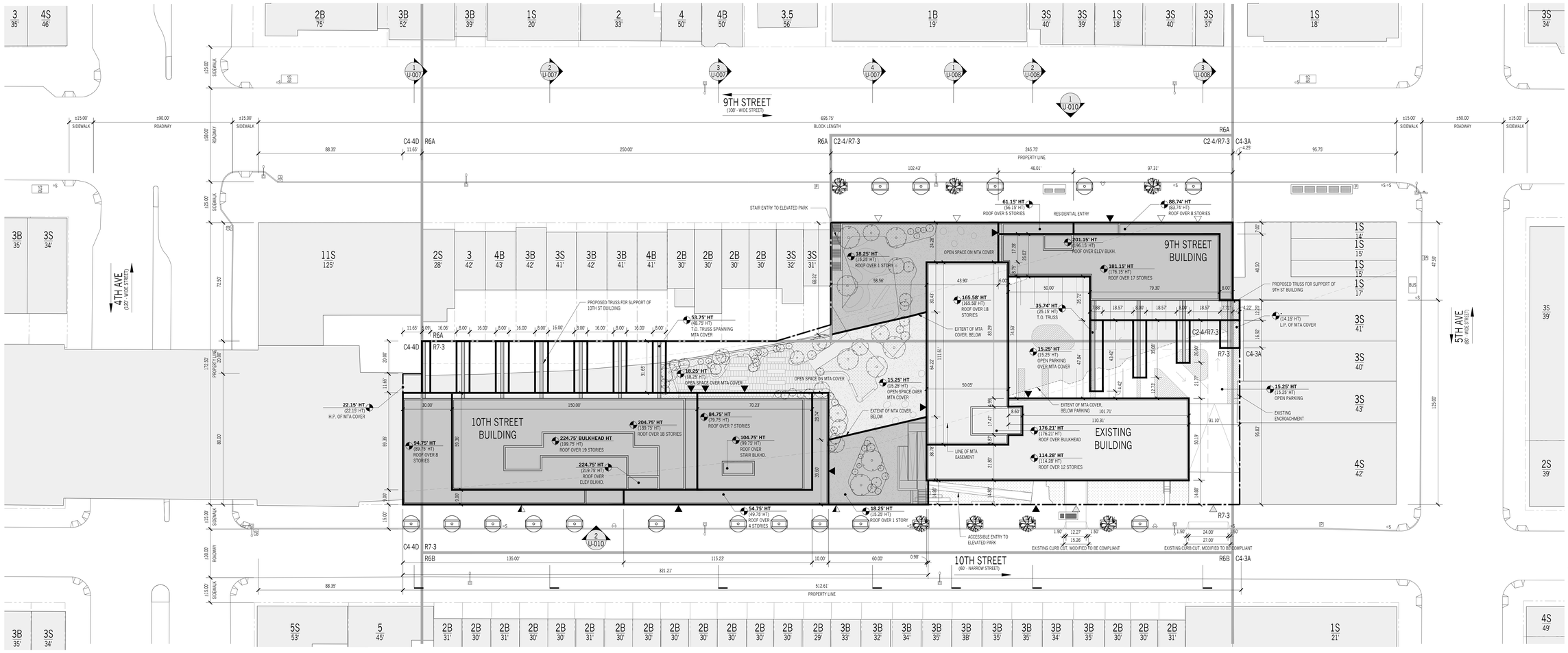

TREE PIT
HYDRANT
WATER VALVE
CATCH BASIN
LIGHT POST
WATER MANHOLE
TELEPHONE MANHOLE
EL ELEVATION
BC EL ON BOTTOM OF CURB
LG LEGAL GRADE
C.O. CELLAR DOOR
ENT. ENTRANCE
CL CLEAR
ELECTRIC BOX
UTILITY POLE
TRAFFIC SIGN
GAS VALVE
PARKING METER
ELECTRIC MANHOLE
SEWER MANHOLE
TC EL ON TOP OF CURB
CL EL ON CENTER OF ROAD
LA LOW AREA
FE FIRE ESCAPE
RT. RIGHT ON LINE
NTS NOT TO SCALE
— LEGEND —
ADDRESS:
341 10TH. STREET
BROOKLYN, N.Y.
9TH (101.5' WIDE) STREET
10TH (60' WIDE) STREET
5TH AVENUE
BUILDING UNDER CONSTRUCTION
12 STORY BRICK BUILDING
No.341
BLOCK 1010
LOT 26
245.75'
216.67'
511.65'
100.00'
47.50'
62.50'
34.80'
11.65'
20.00'
80.00'
88.35'
4.25'
25.00'
FINAL SECTION STREET LINE
PRESENT STREET LINE
PROPERTY LINE
SUBWAY ENTRANCE
TRACKS
TRANSPORTATION TUNNEL ABOVE GROUND
TRAIN PLATFORM
2 STORY BRICK
1 STORY BUILDING
3 STORY BUILDING
4 STORY BUILDING
PLAYGROUND
ASPHALT PAVEMENT
ASPHALT PARKING LOT
CONCRETE
GRASS
GRAVEL ROOF
FENCE FALLING DOWN
OVERGROWTH
METAL FENCE ON 12"CONC CURB WALL
CHAIN LINK FENCE
METAL FENCE ON CURB
LINE OF RETAINING WALL
8"CONC RET WALL
12"CONC CURB WALL
8"CONC WALL
12"CONC CURB
LANDING
PLATFORM
SLOPED WALL
STAIRS
PLANTER
BENCH
TREE
EARTH
SIGN
HYD.
CURB CUT
VAULT
SIDEWALK
CHAIN LINK FENCE ON 12"CONC RET WALL
GUARD RAIL
GATE
BOLLARDS
COLUMN
VENT
DRAIN
BIKE RACK
PARKING PAY METER
POLE (NO SIGN)
SUBWAY VENT
FILE (NO SIGN)
MET. FENCE ON 12"CONC CURB
MET. FENCE ON CONC. RET. WALL
CONC. RET. WALL
CONC. CURB
CONC. FOOTING
CONC. RAMP
CONC. STAIRS
CONC. PAD
CONC. CURB WALL
CONC. WALL
CONC. SLOPED WALL
CONC. PLANTER
CONC. BENCH
CONC. LANDING
CONC. PLATFORM
CONC. STEPS



1 SITE PLAN - PROPOSED
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- EXTENT OF MTA COVER
- MTA EASEMENT
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- DEVELOPMENT ENVELOPE HEIGHT (ILLUSTRATIVE BUILDING HEIGHT)

SITE PLAN

- 5 # STORIES
- 4B # STORIES W/ BASEMENT
- 3S # STORIES W/ STORE
- 35' BUILDING HEIGHT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- COMMERCIAL ACCESS POINT
- VEHICULAR ACCESS POINT
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- EXISTING STREET VENT GRILLE
- ROAD DIRECTION
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- BUS EXISTING BUS STOP
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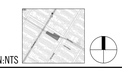

MA PROJECT NO.2111
341 10TH ST - STELLAR

LSGD SITE PLAN

REGISTERED ARCHITECT
JONATHAN JONG MARVEL
021551
STATE OF NEW YORK

DRAWING #: **U-002.00**
___ of ___

DATE 05.06.2023

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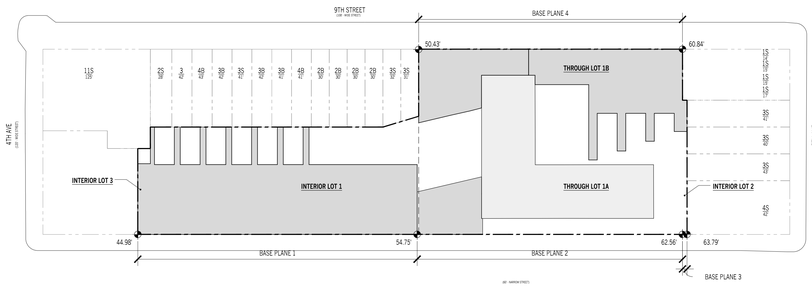
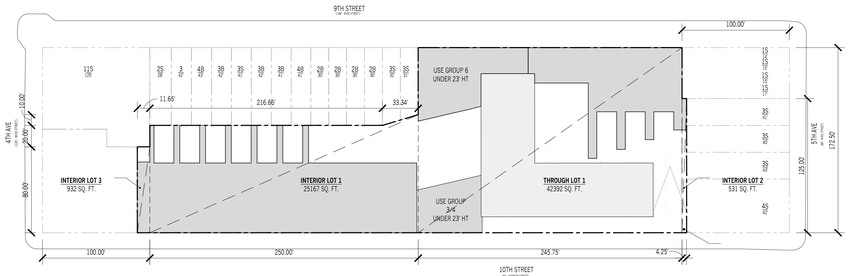


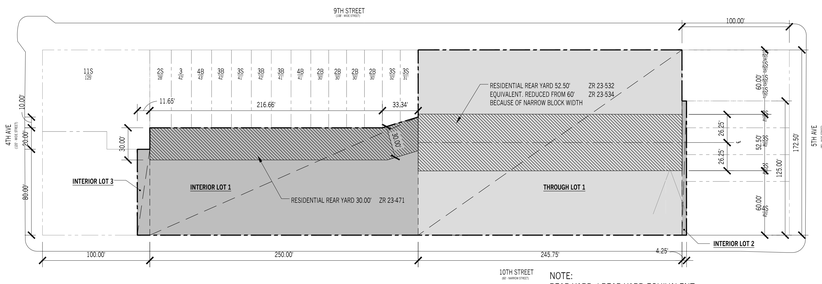
BASE PLANE CALCULATIONS					
	Base Plane 1	Base Plane 2	Base Plane 3	Base Plane 4	AVERAGE
Spot Elevation 1	44.98'	54.75'	62.56'	50.43'	
Spot Elevation 2	54.75'	62.56'	63.79'	60.84'	
Base Plane	49.87'	58.66'	63.18'	55.64'	
Building Lot Coverage Area	17,399 SF	10,614 SF	0 SF	8,645 SF	
Percent of Lot Coverage	47.46%	28.95%	0.00%	23.58%	
Base Plane Multiplied by Lot Coverage	**23.67'**	**16.98'**	**0.00'**	**13.12'**	**53.77'**

3 BASE PLANE DIAGRAM
1" = 50'-0"



Lot Coverage Calculation					
Zoning Lot (Total Size = 69,022	**Exist Lot Size**	**Lot Coverage (SF)**	**Lot Coverage (%)**	**Max Coverage**	**Compliance**
Interior Lot 1	25,167 SF	17,447 SF	69%	70%	Complies
Through Lot 1	42,392 SF	20,279 SF	48%	70%	Complies
Interior Lot 2 (Within 100' of Corner)	531 SF	0 SF	0%	100%	Complies
Interior Lot 3 (Within 100' of Corner)	932 SF	768 SF	82%	100%	Complies

2 LOT COVERAGE DIAGRAM
1" = 50'-0"



NOTE:
REAR YARD / REAR YARD EQUIVALENT
AT LOWEST STORY CONTAINING
DWELLINGS (2ND FLOOR) AND ABOVE

1 REQUIRED YARD ANALYSIS
1" = 50'-0"

ZONING CHART

Block/Lot(s)	1010/26
Address	341 10th Street, Brooklyn
Zoning Map No.	16d
Zoning District	R7-3, C2-4/R7-3
Zoning District Areas	R7-3 51098 SF; C2-4/R7-3 17923 SF
Total Lot Area	69,022 SF
Community District	6

ZR	Item/Description	Required/Permitted	Existing to Remain	Proposed			Total	Compliance	Comments
		R7-3, R7-3/C2-4		R7-3, C2-4/R7-3					Notes
				9th Street	10th Street	Combined			25 foot rule used to include existing R6A, C4-3A, C4-4D portions of lot into R7-3, R7-3/C2-4 districts.
USE									
22-10/123-20/42-10/32-10/123-20	**USE GROUPS**	1, 9, 14	2	2, 3, 4, 6C				Complies	
BULK									
	FAR								
23-154(b)	Residential	6.00	2.40	1.02	2.41	3.43	5.77	Complies	
33-121	Commercial	2.00	-	0.36	0.00	0.36	0.09	Complies	
24-11	Community Facility	5.00	-	0.00	0.07	0.07	0.06	Complies	
	Total						**5.9**	Complies	
	FLOOR AREA								
23-154(b)	Residential	414,132 SF	164,180 SF	69,888 SF	164,465 SF	234,353 SF	398,533 SF	Complies	
33-121	Commercial	35,846 SF	-	6,485 SF	0 SF	6,485 SF	6,485 SF	Complies	
24-11	Community Facility	345,110 SF	-	0 SF	4,458 SF	4,458 SF	4,458 SF	Complies	
	Max. Total	**414,132 SF**	-	76,373 SF	168,923 SF	245,296 SF	**409,476 SF**	Complies	
	LOT COVERAGE & Density								
23-153	**Lot Coverage**								
		Residential							
	Interior Lot (Within 100' of Corner)	100% 932 SF	-	81.22% (757 SF)			81.22% (757 SF)	Complies	
	Interior Lot	70% 17,617 SF	-	69.77% (17,560 SF)			66.57% (16,642 SF)	Complies	
	Through Lot	70% 29,674 SF	28.73% (12,180 SF)	19.10% (8,098 SF)			47.83% (20,278 SF)	Complies	
23-22	**Density**								
	Max Number of Dwelling Units Factor	680							
	Max Number of Dwelling Units	609	154	0	319		473	Complies	
	YARDS								
23-462	Front Yards	None Required		None Provided				Complies	
35-52	Side Yards	None or 8'		None Provided				Complies	
23-471		Corner Lot None required		None Provided				Complies	
23-47	Rear Yards	Interior Lot 30' req	MTA tunnel is pre-existing non-compliance.	30' rear yard provided with portions of above-grade MTA tunnel to remain. **Structural trusses that straddle MTA tunnel are a new non-compliance.**				**Not Compliant**	**10th Street Building Waiver Requested ZR 74-743**
23-471 23-532 23-534		Through Lot 60' rear yard equivalent midway or within 10' of midway, between the two street lines. Existing reduced from 60' to 52.5' because of narrow block	**Exiting building in RYE is a new non-compliance.**	53' rear yard equivalent provided between 9th Streetbuilding and existing 10th Street building. **Structural trusses that straddle MTA tunnel are a new non-compliance.**				**Not Compliant**	**9th Street Building Waiver Requested ZR 74-743**
	HEIGHT AND SETBACKS								
23-66/12-664	Base Height	40'-0"Min./85'-0"Max. MIH		**88.74'**	**94.75'**			**Not Compliant**	**10th Street Building Waiver Requested ZR 74-743**
23-664	Building Height	185'-0" Max.		181.15' (201.15' Bulkhead)	**204.75' (224.75' Bulkhead)**			**Not Compliant**	
	Number of Stories	18		17	**19**			**Not Compliant**	
	Setback - 9th Street (108' - Wide Street)	10'-0" Min. Req.		-	**7'**			**Not Compliant**	**10th Street Building Waiver Requested ZR 74-743**
	Setback - 10th Street (60' - Narrow Street)	15'-0" Min. Req.		**9'**	-			**Not Compliant**	**Existing Building & 9th Street Building Waiver Requested ZR 74-743**
	PARKING								
25-23	Residential Non-IH	50% of (Total DUs - Affordable DUs)	Required (154 units x 50%)=77; Provided=39	Required (0 units x 50%)=0 Provided=0	Required ((319 units - 96 Affordable Dus) x 50%)=112		Required = 189 Provided = 39	Not compliant	**Waiver Requested for 150 spaces pursuant to 74-532**
23-251	Income restricted	0 (Transit Zone; assumes 30% DU for New Buildings)		Units 0 Required=0	96 Units, Required = 0			Complies	
	Community Facility	UG 3,4 none req.		-	-			Complies	
	Commercial	1 per 7,500 waived if < 15 spaces		Required=(0/7,500)=0 Provided=0	Required=(6,485sf/7,500)=.86 Provided=0			Complies	
26-41	**STREET TREES**								
	1 tree per 25' of frontage			9th Street=259.75' / 25'= 10			8 trees	Complies	*7 trees to be planted offsite or owner to contribute to DPR funds pursuant to ZR 26-41
				10th Street=511.67' / 25'= 20			15 trees	Complies	
				30 trees required			**23 trees***	Complies	

ZONING FLOOR AREA BY BUILDING				
BUILDING	**RESIDENTIAL USE**	**COMMERCIAL USE**	**COMMUNITY FACILITY USE**	**TOTAL**
Existing	164,180 SF	0 SF	0 SF	164,180 SF
10th Street Building	164,465 SF	0 SF	4,458 SF	168,923 SF
9th Street Building	69,888 SF	6,485 SF	0 SF	76,373 SF
Totals	**398,533 SF**	**6,485 SF**	**4,458 SF**	**409,476 SF**

Large scale general development plan limits zoning floor area for the development site. Permitted uses may shift within and between buildings. Zoning floor area totals by use and total zoning floor area for development site may not be exceeded.

LIST OF REQUIRED ACTIONS	
1	**Zoning Map Amendment** Zoning map amendment to (I) rezone R6A to C2-4/R7-3 and (II) rezone R6B to R7-3.
2	**Zoning Text Amendment** Zoning text amendment to (I) create generally applicable R7-3 district and (II) designate a MIH area.
3	**Zoning Text Amendment** Zoning text amendment to (I) expand the geographic applicability of an R7-3 zoning district encompassing the Project Area.
4	**Large Scale General Development Special Permit (ZR 74-743)** LSGD special permit to modify: **A. Height & Setback** regulations of Section 26-66 of the Zoning Resolution; and **B. The Rear Yard** requirements of Sections 23-47 & 23-532 of the Zoning Resolution



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KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

LSGD ZONING CALCULATIONS

REGISTERED ARCHITECT JONATHAN JOVA MARVEL 021551 STATE OF NEW YORK

DRAWING #: **U-003.00**
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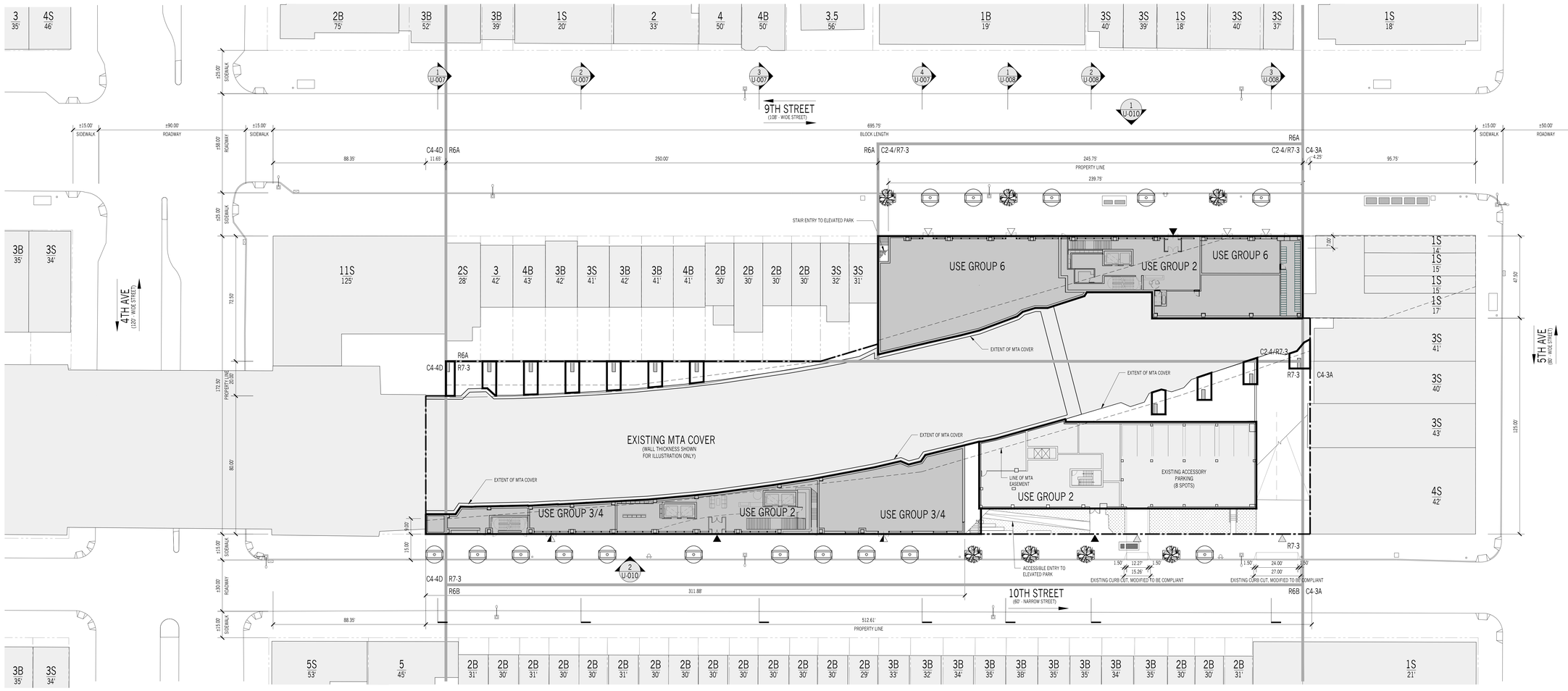

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ILLUSTRATIVE PLAN - GROUND FLOOR

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
031551
STATE OF NEW YORK

DRAWING #: **U-004.00**
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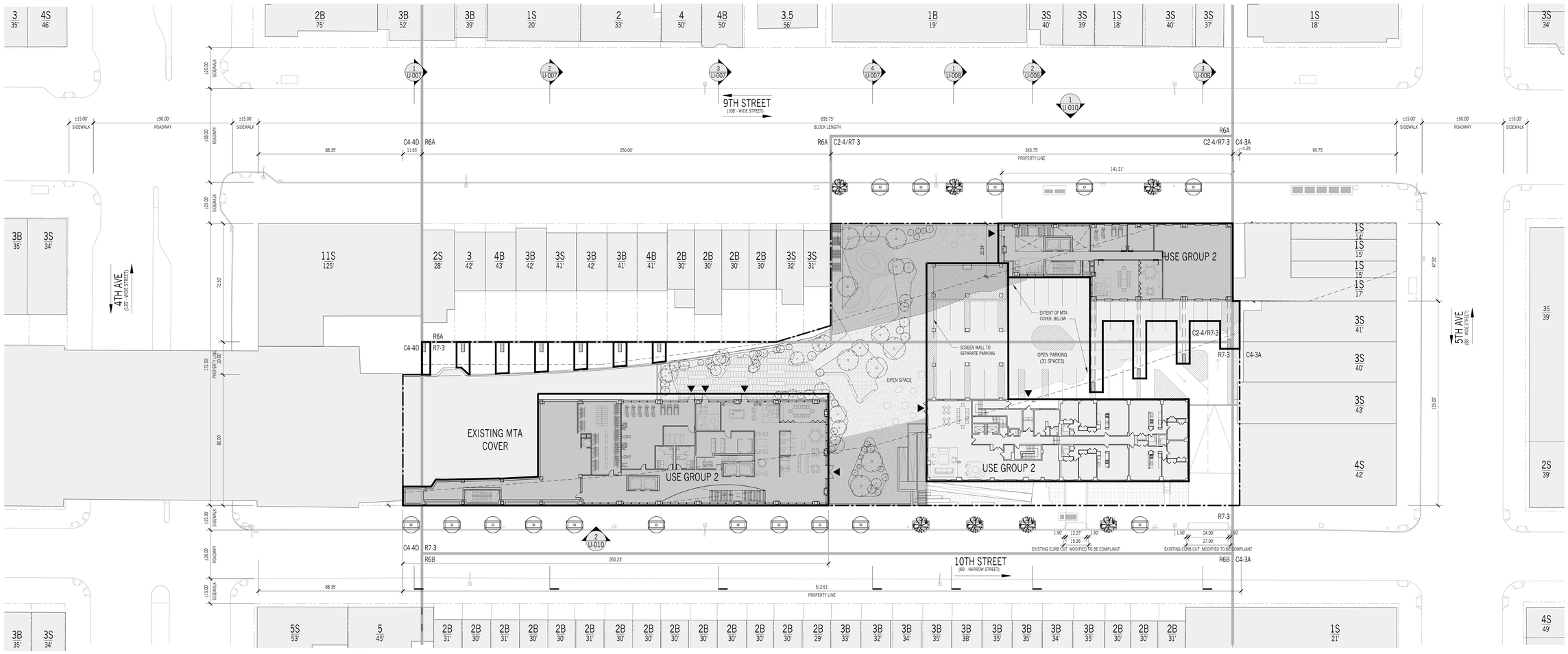
SAVE: 05.06.2023 © MARVEL ARCHITECTS, PLLC 2023

Z:\PROJECTS\2111 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-004.00 ILLUSTRATIVE PLAN - GROUND FLOOR.DWG



1 ILLUSTRATED FLOOR PLAN - 2ND FLOOR
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- EXTENT OF MTA COVER
- MTA EASEMENT
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- DEVELOPMENT ENVELOPE HEIGHT (ILLUSTRATIVE BUILDING HEIGHT)

SITE PLAN

- 5 # STORIES
- 4B # STORIES W/ BASEMENT
- 3S # STORIES W/ STORE
- 35' BUILDING HEIGHT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- COMMERCIAL ACCESS POINT
- VEHICULAR ACCESS POINT
- EXISTING FIRE HYDRANT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- ROAD DIRECTION
- EXISTING STREET TREE TO REMAIN
- PROPOSED NEW STREET TREE
- EXISTING BUS STOP
- EXISTING POST
- EXISTING CATCH BASIN

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS ONLY. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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Z:\PROJECTS\2111 - STELLAR\10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-005.00 FLOOR PLANS - 2ND FLOOR.DWG

341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
60 W 39TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
	10.13.2021	INTERDIVISIONAL MTG
	02.01.2022	ZONING REVIEW
	03.24.2022	PACKAGING MEETING
	05.09.2022	PACKAGING REVIEW
	04.26.2023	PACKAGING MEETING
	05.06.2023	ULURP DRAWINGS

KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ILLUSTRATIVE PLAN - 2ND FLOOR



DRAWING #: **U-005.00**
___ of ___

SAVE 05.06.2023

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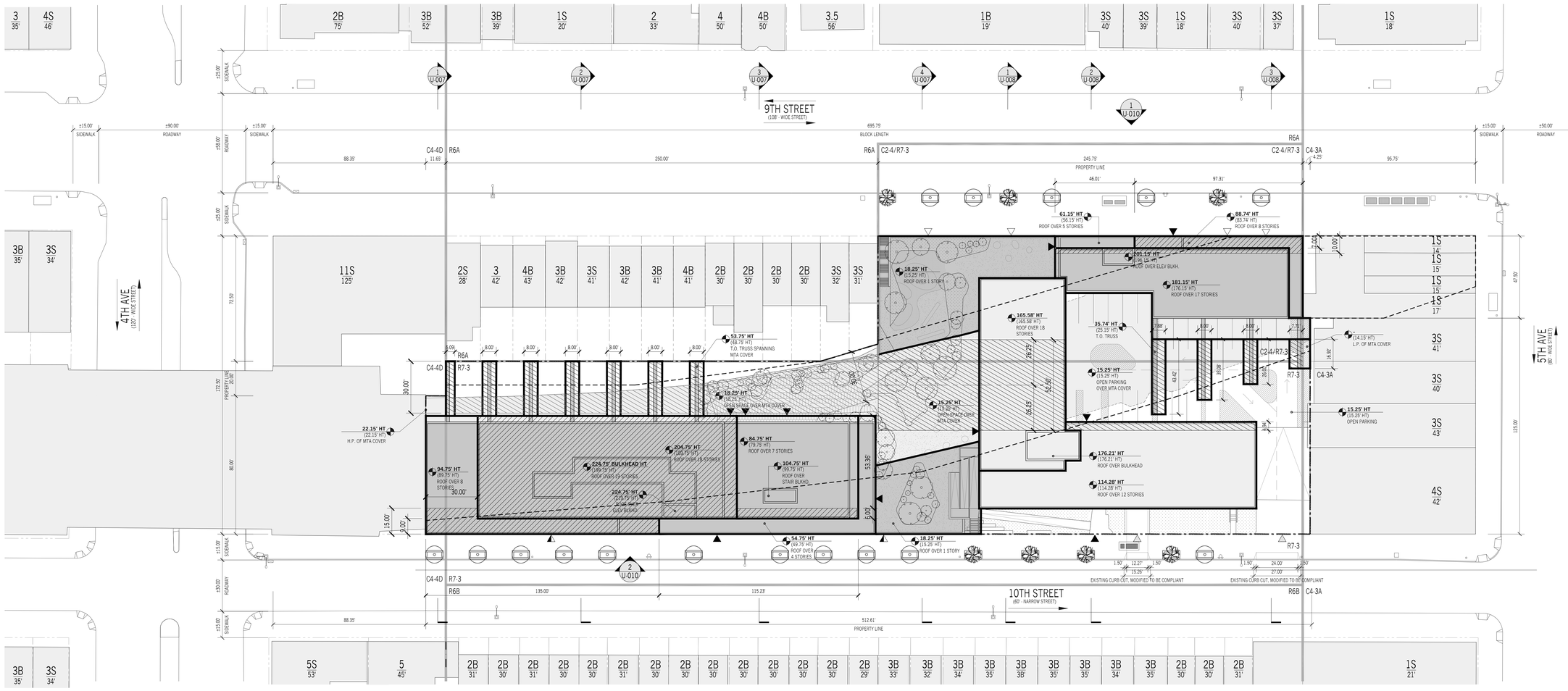

1 WAIVER PLAN
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- EXTENT OF MTA COVER
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- 4B # STORIES W/ BASEMENT
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- EXISTING STREET VENT GRILLE
- ROAD DIRECTION
- EXISTING STREET TREE TO REMAIN
- PROPOSED NEW STREET TREE
- BUS EXISTING BUS STOP
- P EXISTING POST
- CB EXISTING CATCH BASIN

ZONING WAIVER

- HEIGHT AND SETBACK WAIVERS (NEW)
- EXISTING LEGAL NON-COMPLYING HEIGHT & SETBACK AREAS
- YARD WAIVERS (NEW)
- EXISTING LEGAL NON-COMPLYING YARDS

GENERAL NOTES

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	04.26.2023	PACKAGING MEETING
	05.06.2023	ULURP DRAWINGS

KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

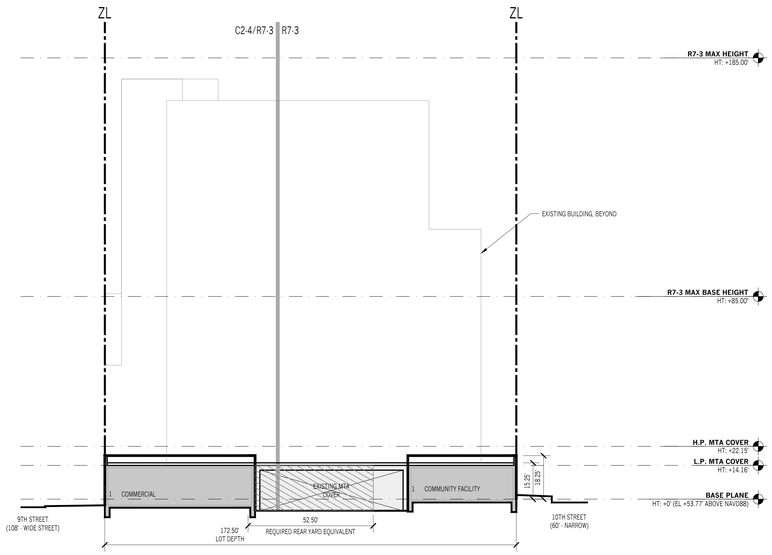
ZONING DIAGRAMS - WAIVER PLAN

REGISTERED ARCHITECT JONATHAN JOVA MARVEL 021051 STATE OF NEW YORK

DRAWING #: **U-006.00**
___ of ___

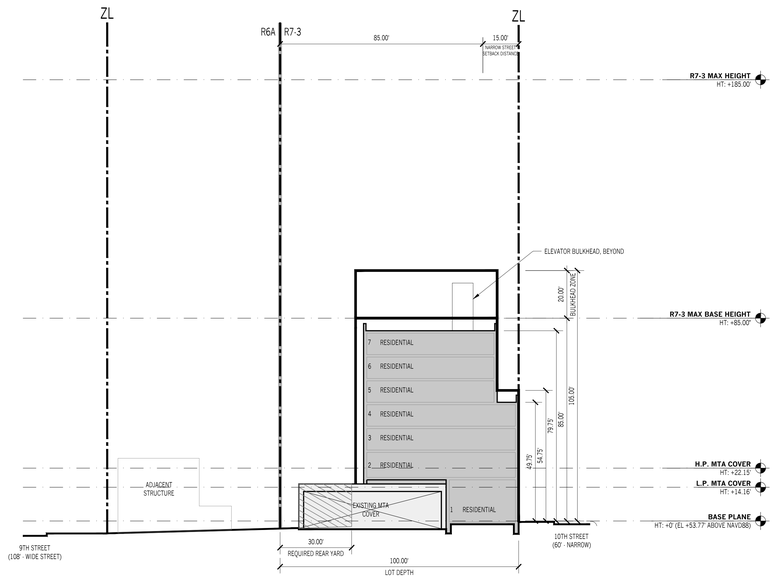
DATE 05.06.2023 © MARVEL ARCHITECTS, PLLC 2023

Z:\PROJECTS\2111 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-006.00 ZONING DIAGRAMS - WAIVER PLAN.DWG



4 SECTION - 10TH STREET BUILDING - EAST
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



3 SECTION - 10TH STREET BUILDING - EAST
1" = 22'-6"

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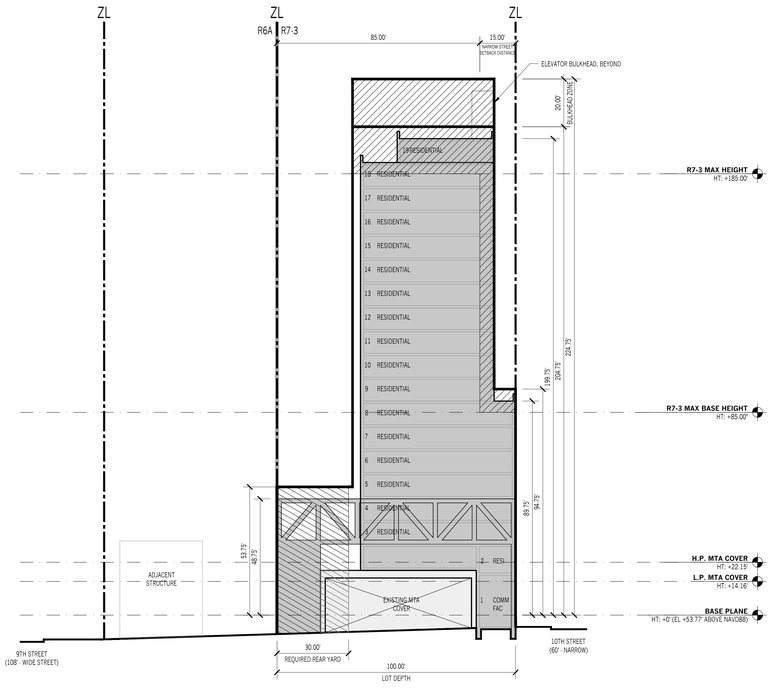
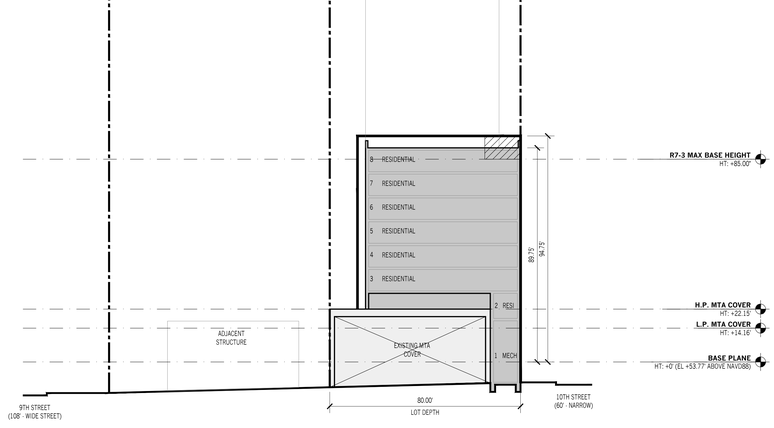


2 SECTION - 9TH & 10TH STREET BUILDING - EAST
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



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LEGEND

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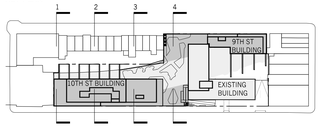
- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZL)
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- **ELEVATION DATUM** DATUM HEIGHT

ZONING WAIVER

- HEIGHT AND SETBACK WAIVERS (NEW)
- EXISTING LEGAL NON-COMPLYING HEIGHT & SETBACK AREAS
- YARD WAIVERS (NEW)
- EXISTING LEGAL NON-COMPLYING YARDS

KEY PLAN



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60 W 39TH STREET
NEW YORK, NY 10001

CODE CONSULTING

EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
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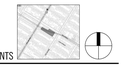

MA PROJECT NO.2111

341 10TH ST - STELLAR

ZONING SECTIONS I



DRAWING #: **U-007.00**

___ of ___

SMD 05.06.2023

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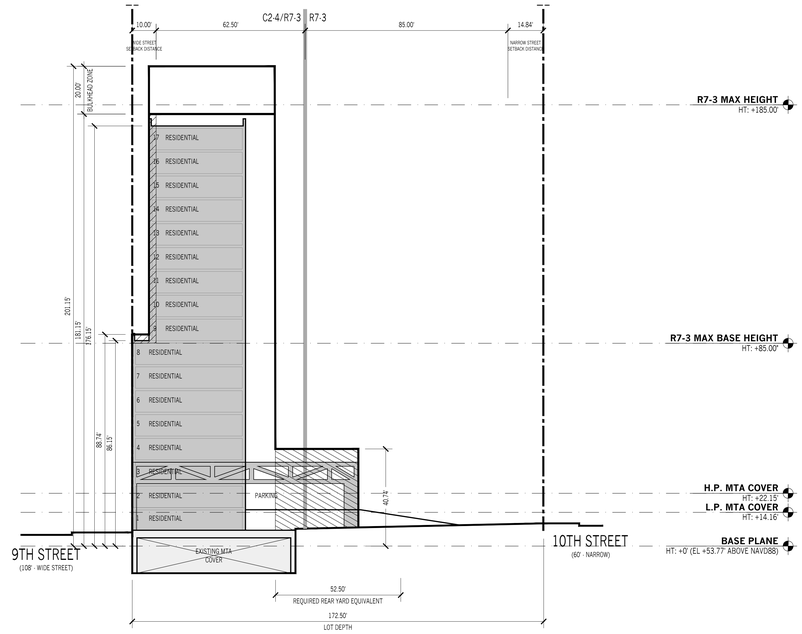
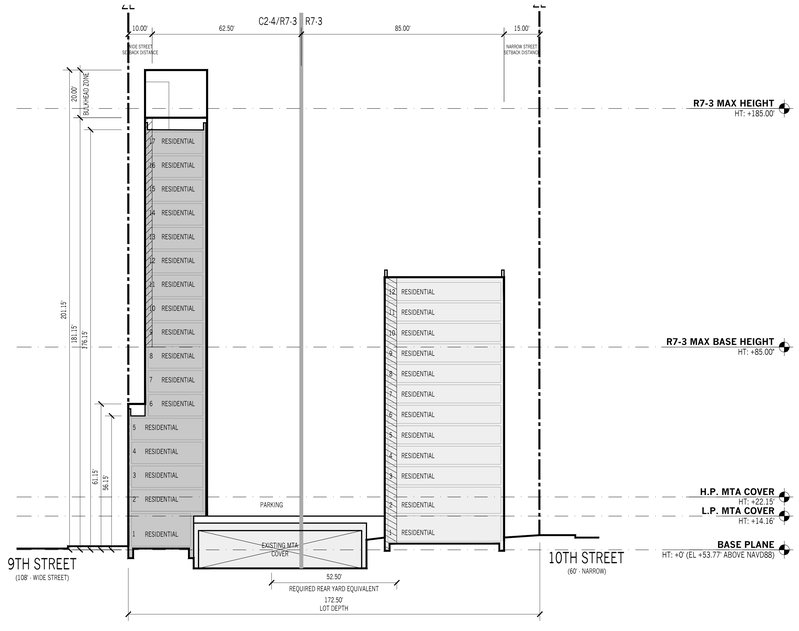
SMD I 05/06/2023 I M:\2021\2111 - 341 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-007.00 ZONING SECTIONS I.PDF



3 SECTION - EXISTING 10TH STREET BUILDING - EAST
1" = 22'-6"

0 11.25' 22.5' 45' 90'

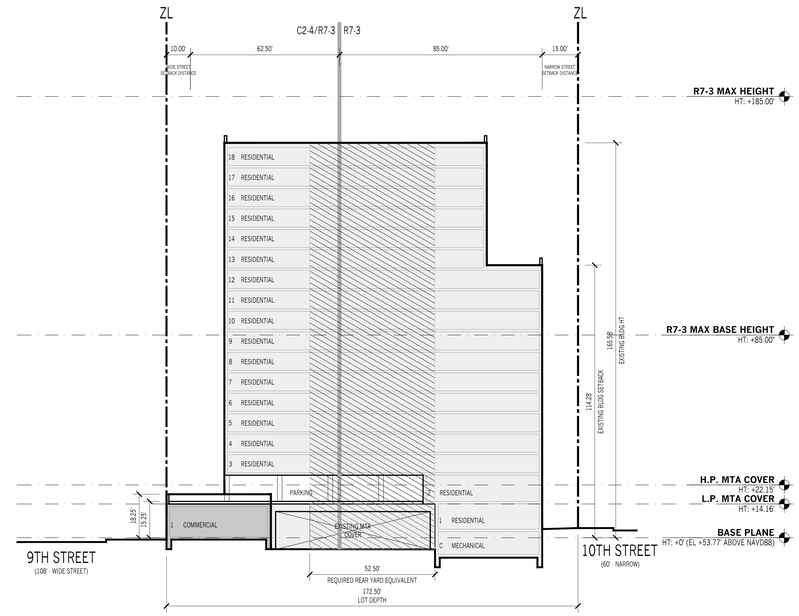
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



2 SECTION - 9TH STREET BUILDING & EXISTING 10TH STREET BUILDING - EAST
1" = 22'-6"

0 11.25' 22.5' 45' 90'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



1 SECTION - 9TH STREET BUILDING - EAST
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GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

R6A / R7-3 ZONING DISTRICT

EXISTING BUILDING/MTA COVER TO REMAIN

PROPOSED BUILDING

ZONING LOT LINE (ZL)

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

ELEVATION DATUM
DATUM HEIGHT

ZONING WAIVER

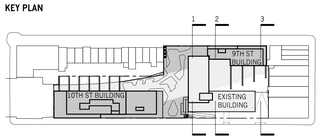
HEIGHT AND SETBACK WAIVERS (NEW)

EXISTING LEGAL NON-COMPLYING HEIGHT & SETBACK AREAS

YARD WAIVERS (NEW)

EXISTING LEGAL NON-COMPLYING YARDS

KEY PLAN



GENERAL NOTES

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Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT **NAME BOLD**

PROJECT MANAGER **NAME BOLD**

STRUCTURAL **NAME BOLD**

BUILDING SYSTEMS **NAME BOLD**

CIVIL/GEO-TECH/SURVEYS **NAME BOLD**

ENVIRONMENTAL DESIGN **NAME BOLD**

LIGHTING DESIGN **NAME BOLD!**

CODE CONSULTING **NAME BOLD**

EXPEDITING **NAME BOLD**

ACOUSTICS/AV/IT **NAME BOLD**

BUILDING ENVELOPE **NAME BOLD**

REV.	MM.DD.YYYY	DESCRIPTION
	XX.XX.2014	ISSUED FOR XX

KEY PLAN:NTS

MA PROJECT NO. XXXX
PROJ. NAME
SECOND PROJ. NAME LINE
ADDRESS 1
ADDRESS 2

ZONING SECTIONS II

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
021551
STATE OF NEW YORK

DRAWING #: **U-008.00**

___ of ___

SAVE 08.08.2014

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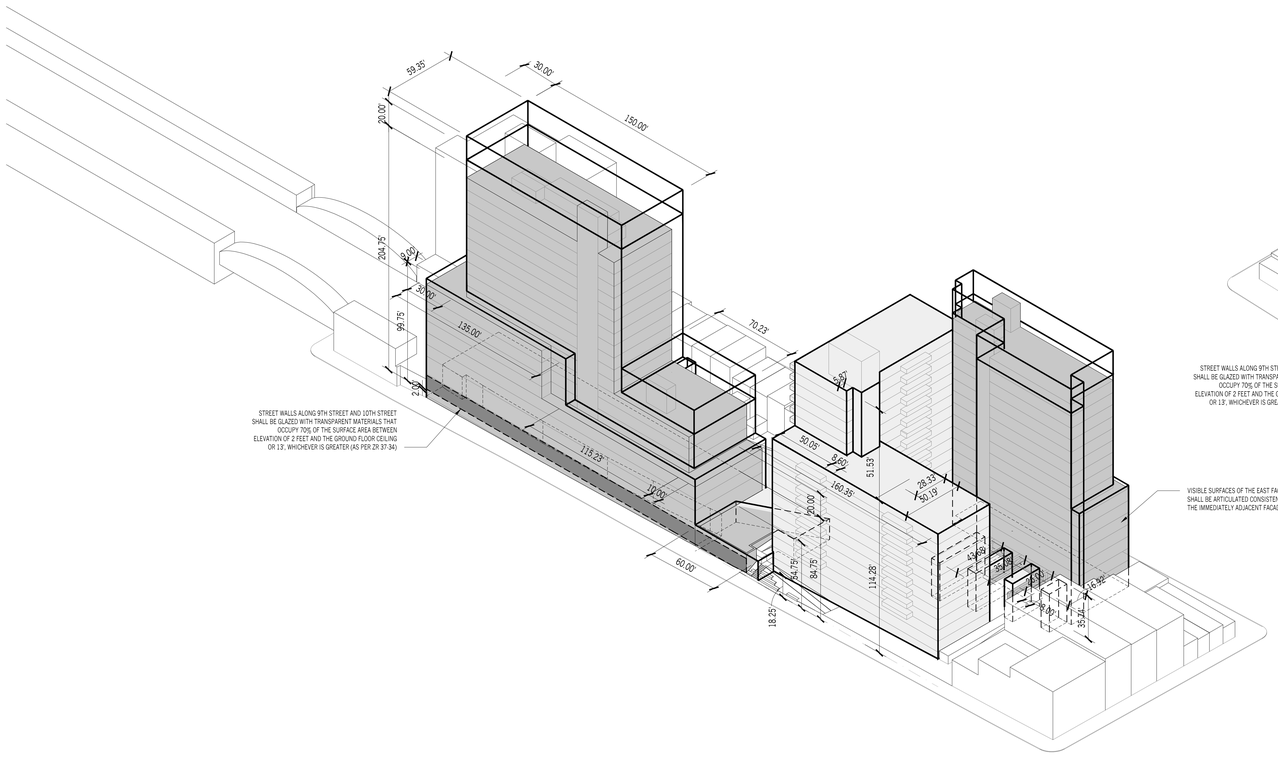
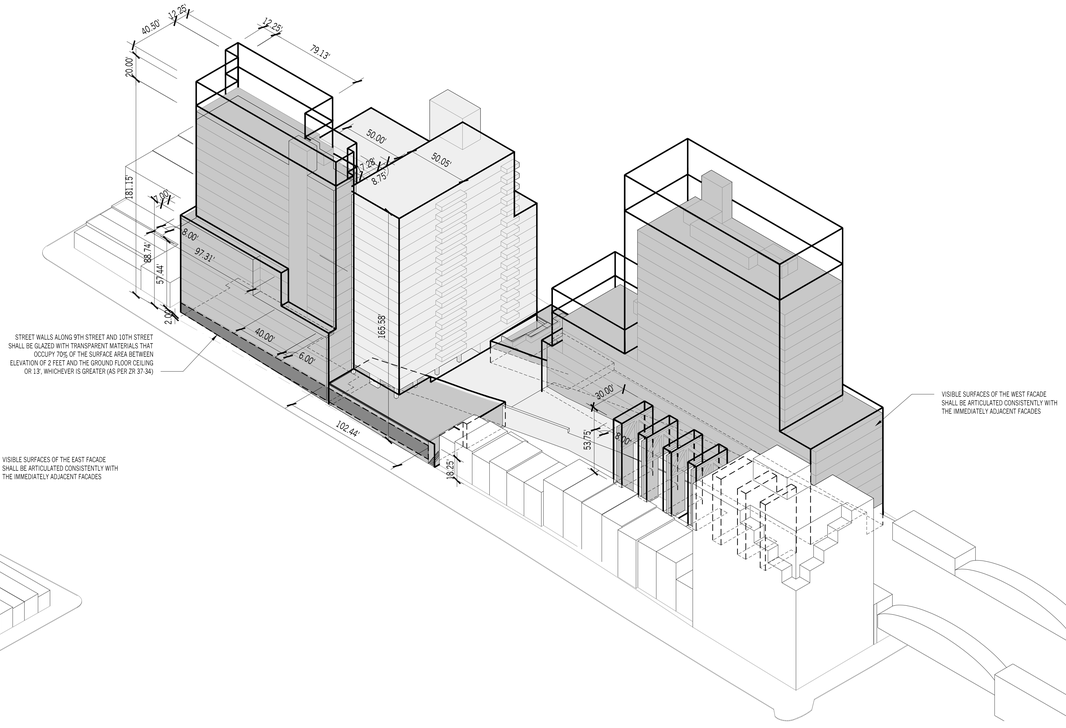
Z:\PROJECTS\21211 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-008.00 ZONING SECTIONS II.DWG



2 AXONOMETRIC VIEW - SOUTHEAST CORNER
1" = 50'-0"



1 AXONOMETRIC VIEW - NORTHWEST CORNER
1" = 50'-0"

0 22.5' 45' 90' 180'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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	05.06.2023	ULURP DRAWINGS


KEY PLAN-NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

ZONING DIAGRAMS - AXONOMETRICS



DRAWING #: **U-009.00**
____ of ____

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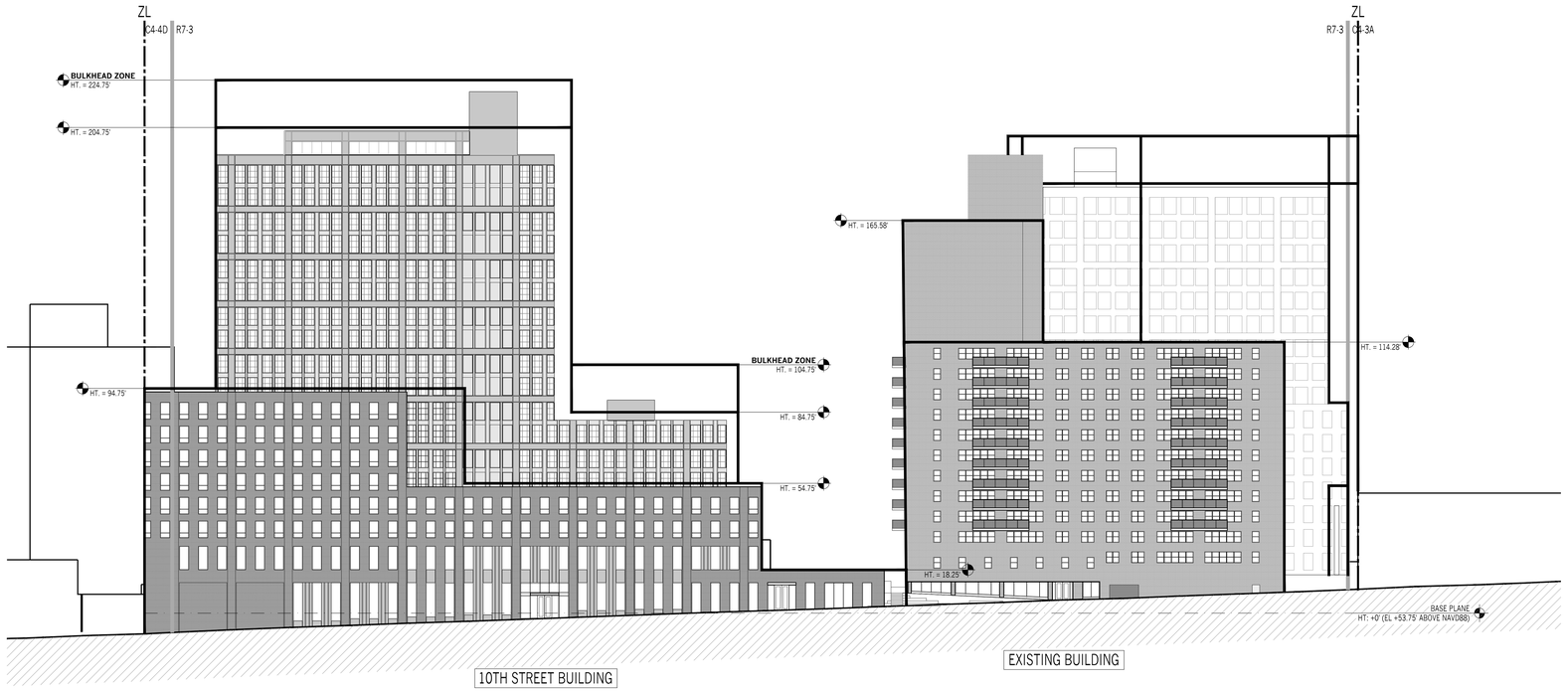
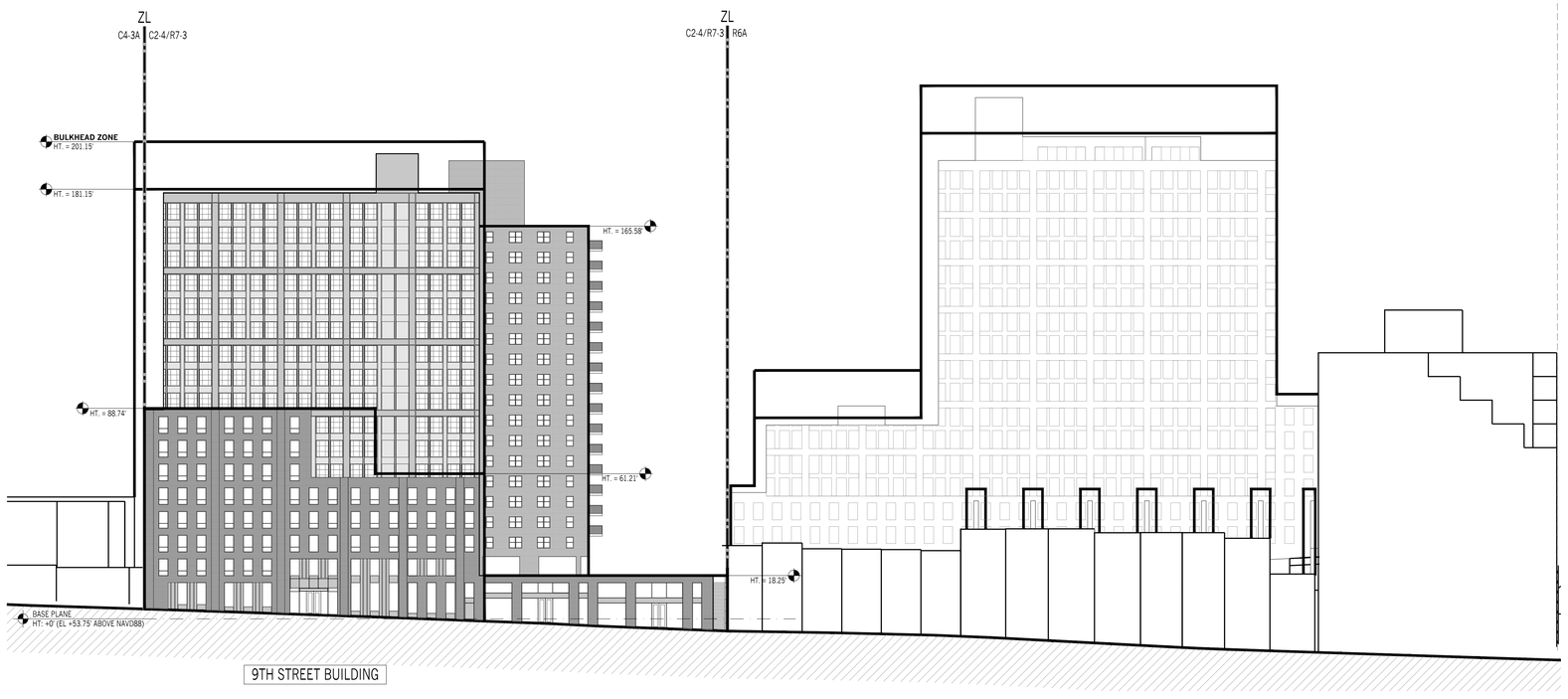
Z:\PROJECTS\2111 - STELLAR HUB\04 CONTRACT DOCS\00-SHEETS\U-009.00 ZONING DIAGRAMS - AXONOMETRICS.DWG



2 ILLUSTRATIVE ELEVATION - SOUTH ELEVATION - 10TH STREET
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



1 ILLUSTRATIVE ELEVATION - NORTH ELEVATION - 9TH STREET
1" = 22'-6"

0 11.25' 22.5' 45' 90'
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

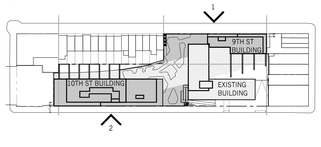
GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZL)
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- **ELEVATION DATUM** DATUM HEIGHT

ELEVATION

- ADJUSTED BASE PLANE
- HT. = 0.00 HEIGHT RELATIVE TO ADJUSTED BASE PLANE
- EL. = 0.00 ELEVATION RELATIVE TO NAVD88
- [XX] BUILDING BUILDING IDENTIFICATION

KEY PLAN



GENERAL NOTES

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341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
60 W 39TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
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	02.01.2022	ZONING REVIEW
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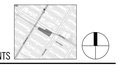

KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

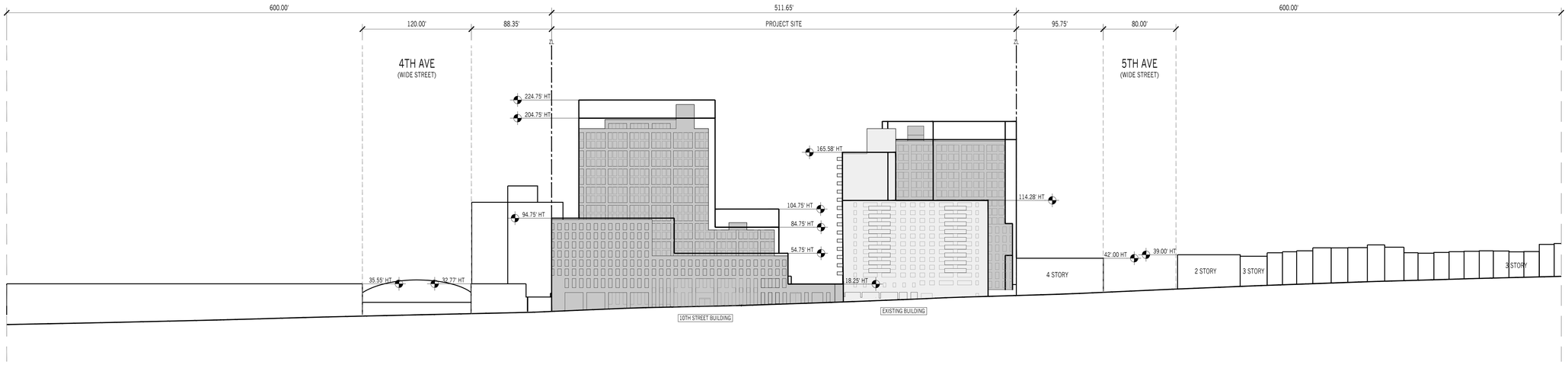
ILLUSTRATIVE ELEVATIONS

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
027551
STATE OF NEW YORK

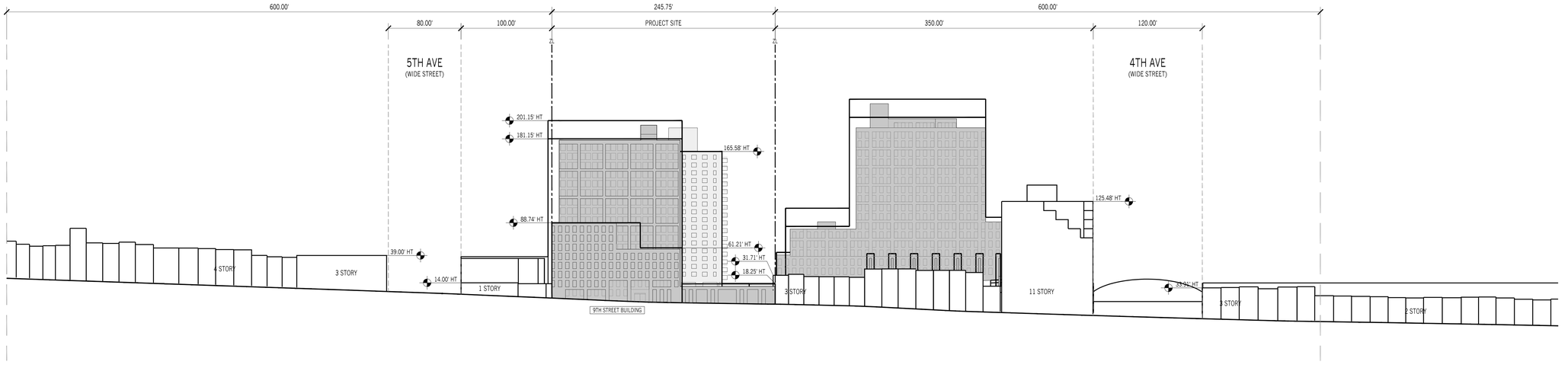
DRAWING #: **U-010.00**
___ of ___

SAVED: 05.06.2023 © MARVEL ARCHITECTS, PLLC 2023

Z:\PROJECTS\2111 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-010.00 ILLUSTRATIVE ELEVATIONS.DWG



2 NEIGHBORHOOD CHARACTER DIAGRAM OF NORTH SIDE OF 10TH STREET
1" = 45'-0"



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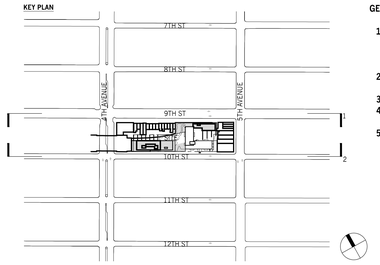
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

- R6A / R7-3 ZONING DISTRICT
- EXISTING BUILDING/MTA COVER TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE (ZL)
- EDGE OF BLOCK
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE OPPOSITE VIEW
- [XX] BUILDING IDENTIFICATION
- BUILDING/SETBACK HEIGHT

KEY PLAN



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68 W 38TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

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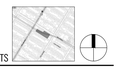
	05.06.2023	ULURP DRAWINGS



KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

NEIGHBORHOOD CHARACTER DIAGRAMS I



DRAWING #: **U-011.00**
___ of ___

DATE 05.06.2023

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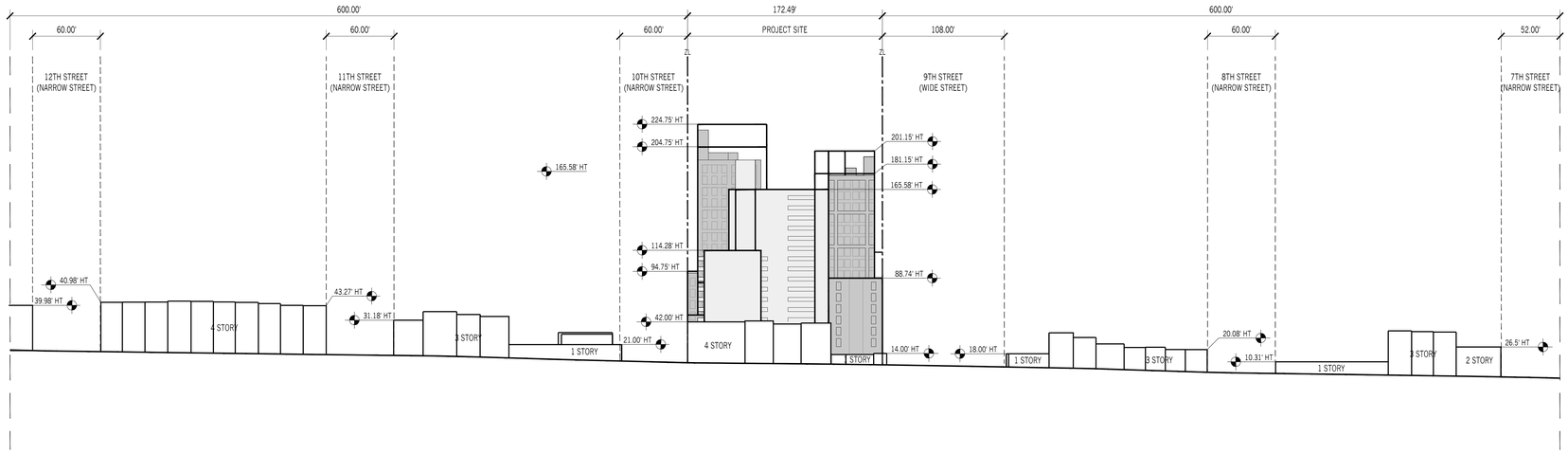
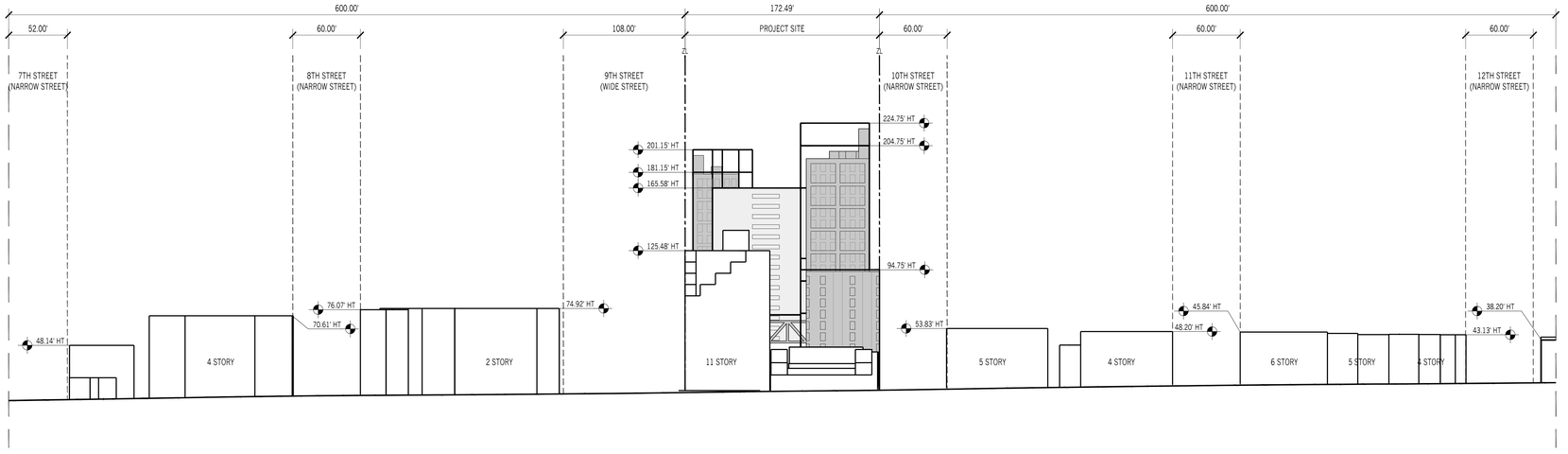
Z:\PROJECTS\2121 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-009.00 NEIGHBORHOOD CHARACTER DIAGRAMS I.DWG



2 NEIGHBORHOOD CHARACTER DIAGRAM OF WEST SIDE OF 5TH AVENUE
1" = 45'-0"



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1" = 45'-0"

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GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

GENERAL

R6A / R7-3 ZONING DISTRICT

EXISTING BUILDING/MTA COVER TO REMAIN

PROPOSED BUILDING

ZONING LOT LINE (ZL)

EDGE OF BLOCK

ILLUSTRATIVE BUILDING LINE

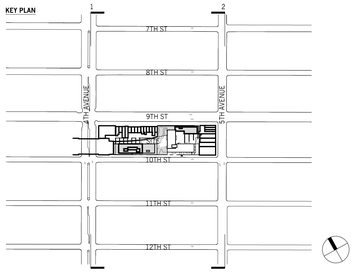
PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE OPPOSITE VIEW

[XX] BUILDING IDENTIFICATION

BUILDING/SETBACK HEIGHT

KEY PLAN



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OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
60 W 39TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
	10.13.2021	INTERDIVISIONAL MTG
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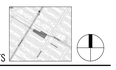

MA PROJECT NO.2111
341 10TH ST - STELLAR

NEIGHBORHOOD CHARACTER DIAGRAMS II

REGISTERED ARCHITECT
JONATHAN JOSH MARVEL
021551
STATE OF NEW YORK

DRAWING #: **U-012.00**

____ of ____

DATE 05.06.2023
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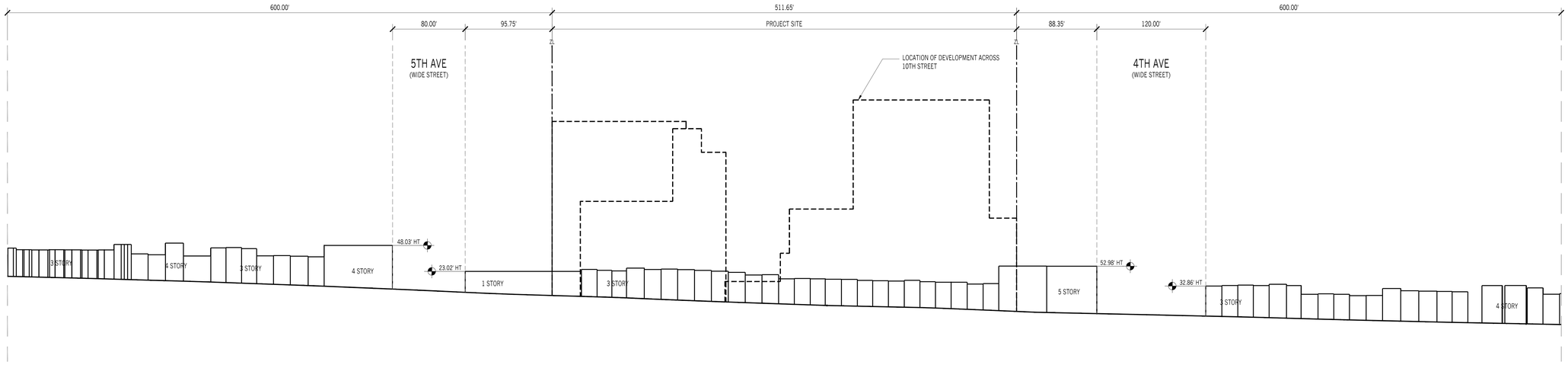
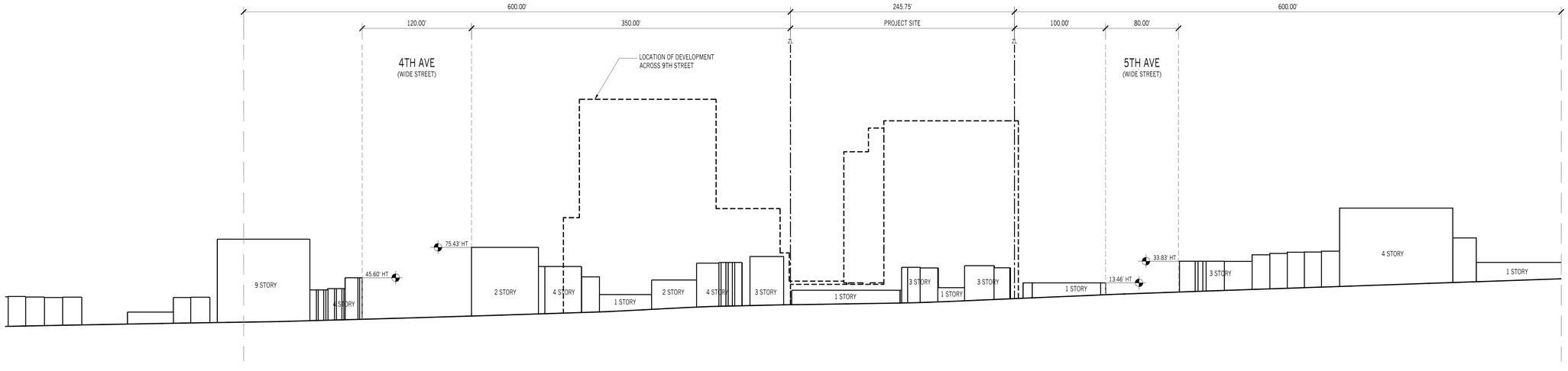
Z:\PROJECTS\2121 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-012.00 NEIGHBORHOOD CHARACTER DIAGRAMS II.DWG



2 NEIGHBORHOOD CHARACTER DIAGRAM OF SOUTH SIDE OF 10TH STREET
1" = 45'-0"



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LEGEND

GENERAL

R6A / R7-3 ZONING DISTRICT

EXISTING BUILDING/MTA COVER TO REMAIN

PROPOSED BUILDING

ZONING LOT LINE (ZL)

EDGE OF BLOCK

ILLUSTRATIVE BUILDING LINE

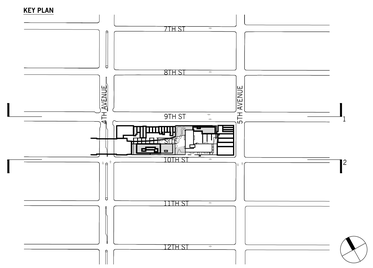
PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE OPPOSITE VIEW

[XX] BUILDING IDENTIFICATION

BUILDING/SETBACK HEIGHT

KEY PLAN



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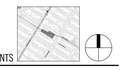


KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

NEIGHBORHOOD CHARACTER DIAGRAMS III

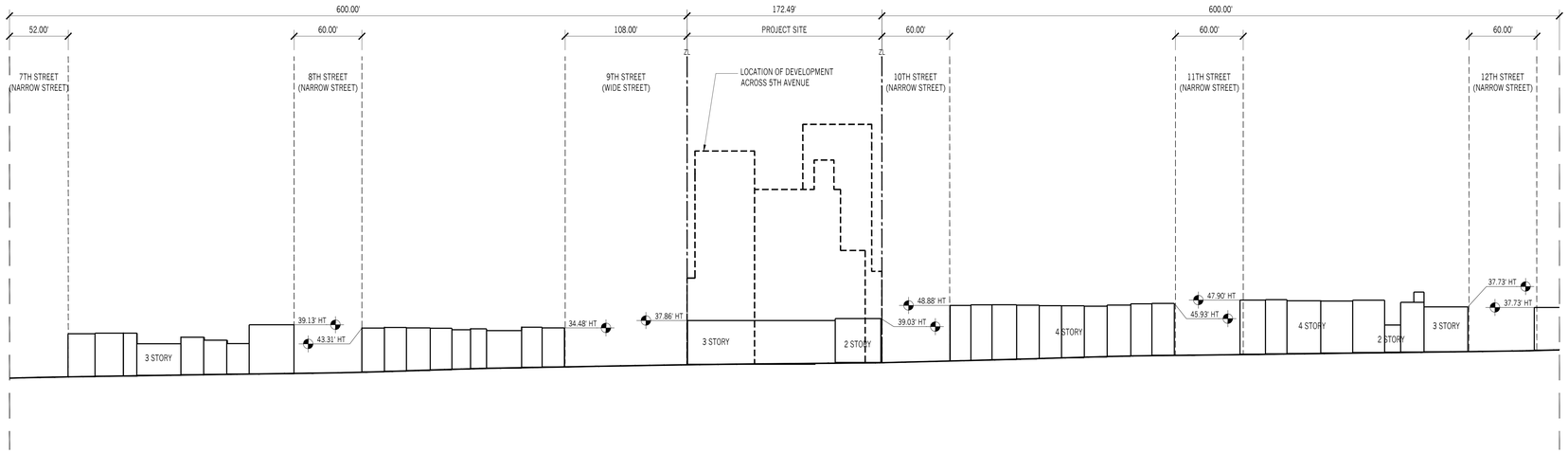
REGISTERED ARCHITECT
JONATHAN JOSH MARVEL
021551
STATE OF NEW YORK

DRAWING #: **U-013.00**

___ of ___

DATE 05.06.2023 © MARVEL ARCHITECTS, PLLC 2023

Z:\PROJECTS\2121 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-013.00 NEIGHBORHOOD CHARACTER DIAGRAMS III.DWG



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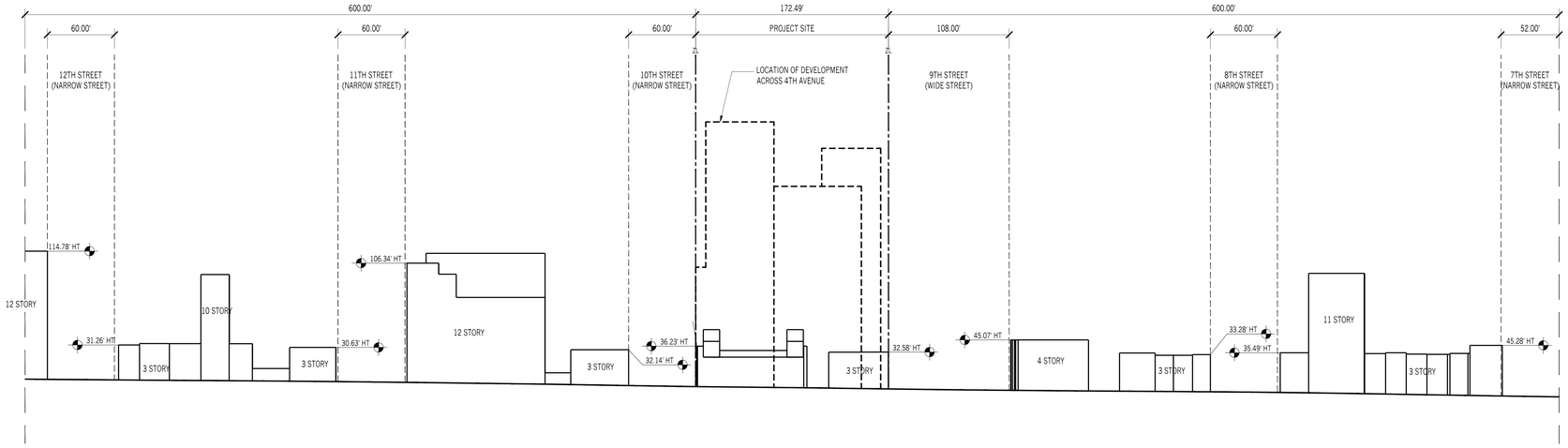
1/64"=1'



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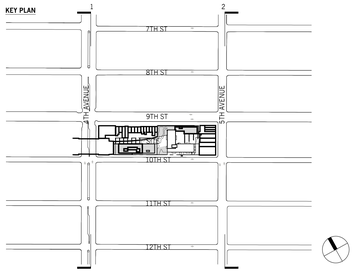

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10. FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
11. WITHIN BULKHEAD ZONES, ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE IN COMPLIANCE WITH LOCATION AND SIZE RESTRICTIONS APPLICABLE TO PERMITTED OBSTRUCTIONS.

Z:\PROJECTS\2121 - STELLAR 10TH AVE\09-CONTRACT DOCS\00-SHEETS\U-014.00 NEIGHBORHOOD CHARACTER DIAGRAMS IV.DWG

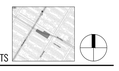


341 10th Street

Marvel Architects
145 HUDSON ST, FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT 341 STELLAR LLC C/O STELLAR MANAGEMENT
68 W 39TH STREET
NEW YORK, NY 10001
CODE CONSULTING
EXPEDITING

REV.	MM.DD.YYYY	DESCRIPTION
	08.27.2021	PAS SUBMISSION
	10.13.2021	INTERDIVISIONAL MTG
	02.01.2022	ZONING REVIEW
	03.24.2022	PACKAGING MEETING
	05.09.2022	PACKAGING REVIEW
	04.26.2023	PACKAGING MEETING
	05.06.2023	ULURP DRAWINGS



KEY PLAN:NTS

MA PROJECT NO.2111
341 10TH ST - STELLAR

NEIGHBORHOOD CHARACTER DIAGRAMS IV

REGISTERED ARCHITECT
JONATHAN JOYA MARVEL
021551
STATE OF NEW YORK

DRAWING #: **U-014.00**

____ of ____

DATE 05.06.2023

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