

DRAWING LIST	
SHEET NUMBER	SHEET NAME
Z-000	TITLE PAGE
Z-001	SITE SURVEY
Z-002	ZONING ANALYSIS TABLE
Z-003	ZONING LOT SITE PLAN
Z-004	CELLAR PLAN
Z-005	GROUND FLOOR PLAN
Z-006	UPPER FLOOR PLANS
Z-007	WAIVER SITE PLAN
Z-008	WAIVER SECTIONS
Z-009	ELEVATIONS
Z-010	AXONOMETRICS
Z-011	NEIGHBORHOOD CHARACTER DIAGRAMS I
Z-012	NEIGHBORHOOD CHARACTER DIAGRAMS II

ONE45

ULURP DRAWINGS

shp

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.228.4080

ARCHITECT
SHoP ARCHITECTS
233 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.869.9005

PROJECT NAME

One45

PROJECT ADDRESS

691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION

BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE

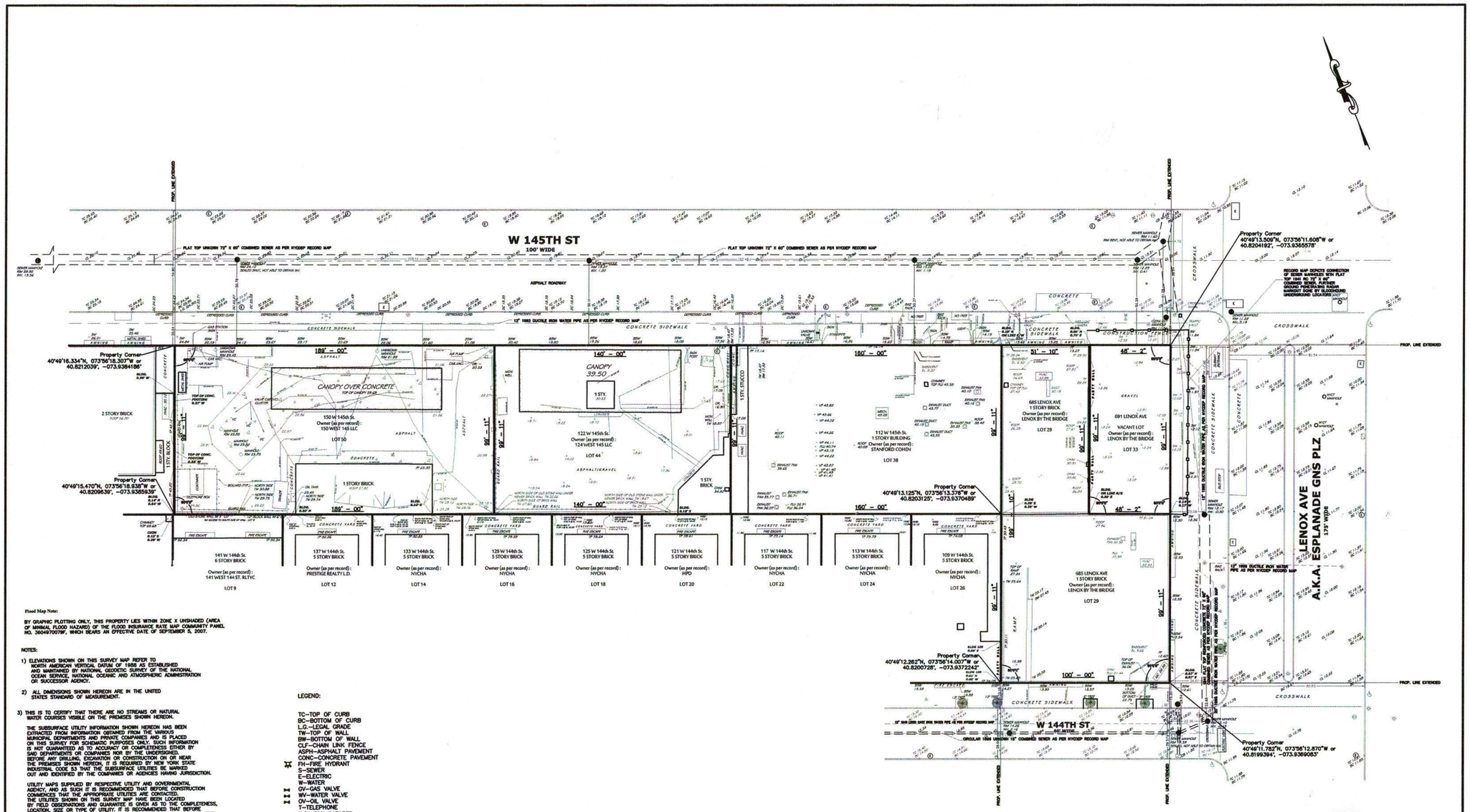
TITLE PAGE

SEAL & SIGNATURE

REGISTERED ARCHITECT GREGG A. PASQUARELLI 026509 STATE OF NEW YORK

DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	
DRAWING NUMBER	Z-000

11/15/2024 2:42:50 PM



Flood Map Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3604970079F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2007.

NOTES:

1) ELEVATIONS SHOWN ON THIS SURVEY MAP REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY.

2) ALL DIMENSIONS SHOWN HEREON ARE IN THE UNITED STATES STANDARD OF MEASUREMENT.

3) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES VISIBLE ON THE PREMISES SHOWN HEREON.

THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON HAS BEEN EXTRACTED FROM INFORMATION OBTAINED FROM THE VARIOUS MUNICIPAL DEPARTMENTS AND PRIVATE COMPANIES AND IS PLACED ON THIS SURVEY FOR SCHEMATIC PURPOSES ONLY. SUCH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS EITHER BY SAID DEPARTMENTS OR COMPANIES NOR BY THE UNDERSIGNED. BEFORE ANY DRILLING, EXCAVATION OR CONSTRUCTION ON OR NEAR THE PREMISES SHOWN HEREON, IT IS REQUIRED BY NEW YORK STATE INDUSTRIAL CODE 53 THAT THE SUBSURFACE UTILITIES BE MARKED OUT AND IDENTIFIED BY THE COMPANIES OR AGENCIES HAVING JURISDICTION.

UTILITY MAPS SUPPLIED BY RESPECTIVE UTILITY AND GOVERNMENTAL AGENCY, AND AS SUCH IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED. THE UTILITIES SHOWN ON THIS SURVEY MAP HAVE BEEN LOCATED BY FIELD OBSERVATIONS AND GUARANTEE IS GIVEN AS TO THE COMPLETENESS, LOCATION, SIZE OR TYPE OF UTILITY. IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED.

4) STREET NAMES AND R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER CURRENT TAX MAPS.

5) ELECTRIC, GAS, & STEAM CON ED MAPS ARE NO LONGER AVAILABLE TO THIRD PARTIES. THIS INFORMATION MUST BE ATTAINED BY OWNERSHIP. UPON RECEIPT OF THIS INFORMATION FROM OWNERSHIP PLAT WILL BE APPROPRIATELY AMENDED.

6.) MARKOUTS PERFORMED BY BLOODHOUND UNDERGROUND UTILITY LOCATORS AND FIELD LOCATED ON 10-8-20.

7) LOT AREAS:
LOT 29: 15,170.0844 SQ. FT.
LOT 33: 4,812.9056 SQ. FT.
LOT 38: 15,986.4004 SQ. FT.
LOT 44: 13,888.10 SQ. FT.
LOT 50: 18,883.935 SQ. FT.

TOTAL : 68,841.4350 SQ. FT. APPROX. 1.580 ACRES

LEGEND:

TC–TOP OF CURB
BC–BOTTOM OF CURB
LG–LEGAL GRADE
TW–TOP OF WALL
BW–BOTTOM OF WALL
CLF–CHAIN LINK FENCE
ASPH–ASPHALT PAVEMENT
CONC–CONCRETE PAVEMENT
FH–FIRE HYDRANT
S–SEWER
E–ELECTRIC
W–WATER
GV–GAS VALVE
WV–WATER VALVE
OV–OIL VALVE
T–TELEPHONE
T/P–TOP PARAPET
–LIGHT POLE
–UTILITY POLE
MW–MONITORING WELL
LG.[0.00]–LEGAL GRADE
BSW – BACK OF SIDEWALK
DC– DEPRESSED CURB
VP – VENT PIPE
RD – ROOF DRAIN
SC – STEEL COLUMN
BSW–BACK OF SIDEWALK
SW– SIDEWALK
BPM–BOROUGH PRESIDENT MANHATTAN
FF– FINISHED FLOOR
CB–CATCH BASIN
CL–CENTER LINE
–SIGN POST
BH– BLOODHOUND UNDERGROUND UTILITY LOCATORS

I CERTIFY TO:
SHoP Architects, P.C.
THE NEW YORK CITY BUILDING DEPARTMENT
THAT THIS SURVEY WAS PREPARED AND REVIEWED UNDER MY SUPERVISION IN THE OFFICE AND THE FIELD.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND ORIGINAL SIGNATURE SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEE INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND TO THE ENTITY ISSUING THE GUARANTEE, AND/OR ASSIGNEE OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
CERTIFICATIONS INDICATED HEREON SHALL EXTEND ONLY TO THOSE WHO HAVE SIGNED THE CONTRACT WITH THE SURVEYOR AND TO THE CLIENT NAMED. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

	NUTH.	DATE	FIELD DATE: 8-13-20
ARCH. COMMENTS ADDRESSED		8-27-20	
ADD. LATITUDE&LONGITUDE COORDS.		8-31-20	SCALE: 1:25
LAT.&LONG. DECIMAL		10/5/20	DRAWN BY: ARV
UTILITY MARKOUTS		10/6/20	CHKD BY: JAV
LENOX AVE. UTILITIES LABELED		10/16/20	COMP FILE: 8-14-20
SEWER INVERTS		10/21/20	
W 145TH ST. WATER LINE REVISION		2/25/21	

ARCHITECTURAL SURVEY
SITUATED IN
THE BOROUGH OF MANHATTAN
CITY OF NEW YORK
STATE OF NEW YORK

691 LENOX AVE. a.k.a. One45
NY, NY, 10030
BLOCK 2013 LOTS 29, 33, 38, 44, & 50

True North Surveyors, Inc.
111 Kosciuszko Road, Whitehouse Station, NJ 08889
phone: (908) 534-6248 fax: (908) 534-6237

John J.Vida (N.Y.P.L.S. Lic. No. 050298) Date
PROFESSIONAL LAND SURVEYOR

STATE OF NEW YORK · JOHN J. VIDA · 050298 · LICENSED LAND SURVEYOR

shop

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.228.4080

ARCHITECT
SHoP ARCHITECTS
313 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.888.9000

PROJECT NAME
One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.
COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

● NOT FOR CONSTRUCTION

DRAWING TITLE
SITE SURVEY

SEAL & SIGNATURE
REGISTERED ARCHITECT · RICHARD A. PASQUARELLI · 026859 · STATE OF NEW YORK

DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	
DRAWING NUMBER	Z-001

11/15/2024 2:42:53 PM

Site Data	
Block(s)	2013
Lot(s)	29
Street Address(es)	685 Lenox Avenue, 691 Lenox Avenue and 112-150 West 145th Street,
Proposed Zoning	C4-6 (proposed zoning map amendment)
Community District	Manhattan CD10
Zoning Section Map No.	6a
Zoning Lot Area	68,841 sf

List of Required Actions

(1) a zoning map amendment (Zoning Sectional Map 6a) to rezone the Rezoning Area from the existing C8-3 and R7-2 / C1-4 zoning districts to a C4-6 zoning district;
(2) a zoning text amendment to modify Appendix F to designate the Rezoning Area as included in the Mandatory Inclusionary Housing ("MIH") program;
(3) a special permit pursuant to Section 74-743 to modify the height and setback regulations of Section 35-64(b)(3) to allow commercial portion of tower to penetrate sky exposure plane;
(4) a special permit pursuant to Section 74-532 to waive the required parking regulations of Section 36-33 and 25-33;
(5) a certification pursuant to Section 26-15 to allow two curb cuts on a narrow street

ZR	Item/Description	Permitted/Required	Proposed	Compliance/Notes
		C4-6	C4-6	
USE REGULATIONS				
	USE GROUPS			
32-10	USES PERMITTED AS OF RIGHT	USE GROUPs I, II, III, IV, VI, VII, VIII, IX, X	USE GROUPS II, III(B), VI, VIII	COMPLIES
	SUPPLEMENTAL USE REGULATIONS			
32-422	LOCATION OF FLOORS OCCUPIED BY COMMERCIAL USES	COMMERCIAL USE PERMITTED ON A STORY HIGHER THAN RESIDENTIAL USES	USE GROUP VIII BANQUET HALL PROPOSED ON BUILDING A FLOORS 32 & 33	COMPLIES
32-423	ADDITIONAL ENVIRONMENTAL STANDARDS FOR CERTAIN USES	COMMERCIAL USE ON HIGHER STORY THAN RESIDENTIAL USE	USE GROUP VIII BANQUET HALL PROPOSED ON BUILDING A FLOORS 32 & 33	COMPLIES
	STREETSCAPE REGULATIONS			
32-321(a)	GROUND FLOOR LEVEL USES	COMMERCIAL, COMMUNITY FACILITY & RESIDENTIAL (EXCLUDING DWELLING UNITS)	COMMERCIAL, RESIDENTIAL LOBBY, COMMUNITY FACILITY (III B)	COMPLIES
32-321(a)(6)	MAX RESI LOBBY DIMENSION	MAXIMUM 50% OF STREET FRONTAGE OR 50' WIDTH OF RESIDENTIAL LOBBIES, WHICHEVER IS GREATER	BUILDING A -RESIDENTIAL LOBBY FRONTAGE 34.75' / 199.8' = 17.4%	COMPLIES
			BUILDING B - RESIDENTIAL LOBBY FRONTAGE 64.5' / 240' = 26.9%	COMPLIES
32-321 (a)(7)	OFF-STREET PARKING AND LOADING BERTHS	PARKING & LOADING ENTRANCES PERMITTED	PARKING ENTRANCE PROVIDED	COMPLIES
32-321(b)	TRANSPARENCY REQUIREMENTS	50% MINIMUM GROUND FLOOR TRANSPARENCY REQUIRED ON TIER B STREET FRONTAGE	Building A - LENOX AVENUE (WIDE STREET) FRONTAGE = 50% MINIMUM GROUND FLOOR TRANSPARENCY	COMPLIES
			Building A - 145TH ST (WIDE STREET) FRONTAGE = 50% MINIMUM GROUND FLOOR TRANSPARENCY	COMPLIES
			Building B - 145TH ST (WIDE STREET) FRONTAGE = 50% MINIMUM GROUND FLOOR TRANSPARENCY	COMPLIES
			Building C - 145TH ST (WIDE STREET) FRONTAGE) = 50% MINIMUM GROUND FLOOR TRANSPARENCY	COMPLIES
BULK REGULATIONS				
	FAR			
35-31 /33-122 / 33-123 / 23-154(b)	RESIDENTIAL (BASE)	N/A	N/A	N/A
	RESIDENTIAL (MIH)	12.00	10.79	COMPLIES
	COMMERCIAL	3.40	1.11	COMPLIES
	COMMUNITY FACILITY	10.00	0.10	COMPLIES
	MAX. TOTAL	12.00	12.00	COMPLIES
	FLOOR AREA			
35-31 /33-122 / 33-123 / 23-154(b)	RESIDENTIAL (BASE)	N/A	N/A	N/A
	RESIDENTIAL (MIH)	826,092 SF	742,614 SF	COMPLIES
	COMMERCIAL	234,059 SF	76,618 SF	COMPLIES
	COMMUNITY FACILITY	688,841 SF	6,859 SF	COMPLIES
	MAX. TOTAL	826,092 SF	826,091 SF	COMPLIES
23-154(D)(3)	MANDATORY INCLUSIONARY HOUSING AREA	MIH OPTION STILL TBD, HOLDING OPTION 2 AT 30%	RESIDENTIAL FLOOR AREA = 742,614 SF X 30% = 222,784 SF OF AFFORDABLE FLOOR AREA	COMPLIES, SEE ZONING TEXT AMENDMENT TO APPENDIX F; DOES NOT INCLUDE LOWER INCOME HOUSING NOT SUBJECT TO MIH.
	YARDS			
35-51	FRONT YARD	NONE REQUIRED	NONE PROVIDED	COMPLIES
35-52	SIDE YARD	NONE REQUIRED OR 8' MIN. IF PROVIDED	NONE PROVIDED	COMPLIES
35-53	REAR YARD: MODIFICATION OF REAR YARD REQUIRMENTS	REAR YARD TO BE PROVIDED AT FLOOR LEVEL OF LOWEST STORY USED FOR DWELLING UNITS	REAR YARD PROVIDED AT FLOOR LEVEL OF LOWEST STORY USED FOR DWELLING UNITS	COMPLIES
33-301 / 23-541	REAR YARD: WITHIN ONE HUNDRED FEET OF CORNERS	NO REAR YARD REQUIRED WITHIN ONE HUNDRED FEET OF CORNERS	NO REAR YARD PROVIDED WITHIN ONE HUNDRED FEET OF CORNERS	COMPLIES
23-47	MINIMUM REQUIRED REAR YARD (RESIDENTIAL)	30'	30'	COMPLIES
33-292	REAR YARD: REQUIRED YARDS ALONG DISTRICT BOUNDARIES (COMMUNITY FACILITY)	MAXIMUM LEVEL OF YARD = 23' MINIMUM DEPTH IN FEET = 30'	MAXIMUM LEVEL OF YARD = 23' MINIMUM DEPTH IN FEET = 30'	COMPLIES
33-23(b)	REAR YARD: PERMITTED OBSTRUCTIONS IN REAR YARDS	NON RESIDENTIAL PORTION OF BUILDING BELOW 23'	NON RESIDENTIAL PORTION OF BUILDING AS PERMITTED OBSTRUCTION = 23' ABOVE CURB LEVEL	COMPLIES
	HEIGHT AND SETBACK			
33-42	PERMITTED OBSTRUCTIONS	SUN CONTROL, ELEVATOR SHAFT OR BULKHEAD, EXTERIOR WALL THICKNESS, PARAPET WALLS, BALCONIES, SKYLIGHTS, SOLAR ENERGY SYSTEMS, WIND ENERGY SYSTEM, WINDOW WASHING EQUIPMENT, AERIALS, ROOFTOP GREENHOUSE	ALL CONTEMPLATED AS PERMITTED OBSTRUCTIONS TO EXCEED MAXIMUM ENVELOPE	COMPLIES
35-64(b)	SPECIAL TOWER REGULATIONS FOR MIXED BUILDINGS	IN CONFORMANCE WITH 23-652 STANDARD TOWER REGULATIONS ARE APPLICABLE IF FOLLOWING CONDITIONS ARE MET	TOWER REGULATIONS OF 23-652 APPLIED	
35-64(b)(1)	CONDITION 1	AT LEAST 65% FLOOR AREA IS OCCUPIED BY RESIDENTIAL	742,614 RESIDENTIAL FLOOR AREA / 826,092 SF TOTAL FLOOR AREA = 89.9%	COMPLIES
35-64(b)(2)	CONDITION 2	ALL USES IN COMPLIANCE WITH ZR32-42	COMMERCIAL USE ABOVE RESIDENTIAL DWELLING UNITS	COMPLIES
35-64(b)(3)	CONDITION 3	ONLY RESIDENTIAL PORTION PENETRATES SKY EXPOSURE PLANE	COMMERCIAL PORTION PENETRATES SKY EXPOSURE PLANE	DOES NOT COMPLY; REQUIRES SPECIAL PERMIT PURSUANT TO SECTION 74-743,SEE SHEET Z-007 & Z-008
23-641	MAXIMUM BASE HEIGHT (WIDE STREET) (RESIDENTIAL)	85' OR 9 STORIES, WHICHEVER IS LESS,	47' - 9" / 3 STORIES	COMPLIES
	MAXIMUM BASE HEIGHT (NARROW STREET) (RESIDENTIAL)	85' OR 9 STORIES, WHICHEVER IS LESS,	47' - 9" / 3 STORIES	COMPLIES
	INITIAL SETBACK DISTANCE (WIDE STREET)	15'	10'	N/A - SETBACK COMPLIES WITH 23-652
	INITIAL SETBACK DISTANCE (NARROW STREET)	20'	15'	N/A - SETBACK COMPLIES WITH 23-652
33-431	MAXIMUM BASE HEIGHT (WIDE STREET) (COMMERCIAL / COMMUNITY FACILITY)	85' OR 6 STORIES, WHICHEVER IS LESS	47' - 9" / 3 STORIES	COMPLIES
	MAXIMUM BASE HEIGHT (NARROW STREET) (COMMERCIAL / COMMUNITY FACILITY)	85' OR 6 STORIES, WHICHEVER IS LESS	47' - 9" / 3 STORIES	COMPLIES
	INITIAL SETBACK DISTANCE (WIDE STREET)	15'	10'	N/A - SETBACK COMPLIES WITH 23-652
	INITIAL SETBACK DISTANCE (NARROW STREET)	20'	15'	N/A - SETBACK COMPLIES WITH 23-652
23-65	TOWER REGULATIONS: MAXIMUM LOT COVERAGE	IN THE AGGREGATE TOWER PORTIONS OF BUILDINGS NOT PERMITTED TO EXCEED 40% OF LOT AREA	TOWER A LOT COVERAGE = 15,340 SF / 68,841 SF = 22.2%	COMPLIES
			TOWER B LOT COVERAGE = 8,985 SF / 68,841 SF = 13.1%	
			TOTAL TOWER AGGREGATE LOT COVERAGE NOT TO EXCEED 40%	
23-652	STANDARD TOWER SETBACK	MIN. WIDE STREET SETBACK = 10'	LENOX AVENUE (WIDE): 10' SETBACK PROVIDED	COMPLIES
			145TH STREET (WIDE) 10' SETBACK PROVIDED	
		MIN. NARROW STREET SETBACK = 15'	144TH STREET (NARROW) 15' SETBACK PROVIDED	COMPLIES
	MINIMUM REQUIRED DISTANCE BETWEEN BUILDINGS			
23-711	WINDOW TO WINDOW	MINIMUM 60'	PROPOSED = 85'	COMPLIES
	PARKING			
25-23 / 36-33	RESIDENTIAL	PARKING REQUIRED FOR 40% OF TOTAL MARKET RATE AND MODERATE INCOME DWELLING UNITS	271 PARKING SPACES REQUIRED. 0 SPACES PROVIDED.	DOES NOT COMPLY; REQUIRES SPECIAL PERMIT PURSUANT TO SECTION 74-532
25-11 / 36-11, 36-12	PERMITTED PARKING	ACCESSORY PARKING FOR RESIDENCES PERMITTED SUBJECT TO 150 SPACE SIZE LIMITATION SET FORTH IN 36-12	40 SPACES PROVIDED	COMPLIES
25-251 / 36-35	INCOME RESTRICTED UNITS	NO PARKING REQUIRED FOR MIH AND LOWER INCOME UNITS AND LOCATED WITHIN A TRANSIT ZONE	NO PARKING PROVIDED FOR MIH AND LOWER INCOME UNITS	COMPLIES, DEVELOPMENT LOCATED IN THE TRANSIT ZONE, SEE APPENDIX I
36-21	COMMERCIAL	NONE REQUIRED FOR PROPOSED COMMERCIAL USES	NONE PROVIDED FOR PROPOSED COMMERCIAL USES	COMPLIES
36-21	COMMUNITY FACILITY	NONE REQUIRED FOR PROPOSED COMMUNITY FACILITY USES	NONE PROVIDED FOR PROPOSED COMMUNITY FACILITY USES	COMPLIES
36-521	SIZE OF SPACES	MINIMUM 300 SF PER PARKING SPACE	PARKING AREA 12,000 SF / 40 PARKING SPACES = 300 SF PER PARKING SPACE	COMPLIES
36-53	WIDTH OF CURB CUTS AND LOCATION OF ACCESS TO THE STREET	LOCATED NOT LESS THAN 50' FROM THE INTERSECTION OF TWO STREETS	LOCATED BEYOND 50' FROM THE INTERSECTION OF TWO STREETS	COMPLIES
	LOADING			
36-62	REQUIRED ACCESSORY OFF-STREET LOADING	RESIDENTIAL - NONE REQUIRED	RESIDENTIAL - NONE PROVIDED	COMPLIES
		COMMUNITY FACILITY - NONE REQUIRED	COMMUNITY FACILITY - NONE PROVIDED	COMPLIES
		USE GROUP VI AND VIII - LRC-B - 2 REQUIRED BETWEEN 40,000 AND 100,000 SF OF FLOOR AREA	USE GROUP VI (ABOVE GRADE) = 36,893 SF OF FLOOR AREA USE GROUP VI (SELLABLE BELOW GRADE) = 0 SF USE GROUP VIII = 39,725 SF OF FLOOR AREA TOTAL USE GROUP VI AND VIII - LRC-B = 76,618 SF = 1 PROVIDED	COMPLIES: REQUIRES REDUCTION TO 1 LOADING BERTH PURSUANT TO 36-63 COMMISIONER OF BUILDINGS CERTIFICATION
36-661	SIZE OF REQUIRED BERTHS	COMMERCIAL USES - LENGTH - 37', WIDTH - 12', VERT. CLEAR - 14'	LOADING BERTH ON 144TH MIN. - LENGTH - 54', WIDTH - 13', VERT. CLEAR - 12' OR 14'	COMPLIES
36-662	LOCATION OF ACCESS TO THE STREET	LOCATED NOT LESS THAN 50' FROM THE INTERSECTION OF TWO STREETS	LOCATED 54' FROM THE INTERSECTION OF TWO STREETS	COMPLIES
36-663	RESTRICTIONS ON LOCATIONS OF BERTHS NEAR RESIDENCE DISTRICTS	BERTHS WITHIN 60' OF RESIDENTIAL DISTRICT BOUNDARY SHALL BE ENCLOSED AND NO EXIT OR ENTRANCE WITHIN 30' OF RESIDENTIAL DISTRICT BOUNDARY	LOADING BERTH ON 144TH - ENCLOSED, LOCATED 31' FROM RESIDENTIAL DISTRICT BOUNDARY	COMPLIES
	BICYCLE PARKING			
36-711	ENCLOSED BICYCLE PARKING SPACES	RESIDENTIAL - 1 PER 2 DWELLING UNITS: 968 DWELLING UNITS /2 = 484 SPACES REQUIRED	TOTAL SPACES PROVIDED = 491	COMPLIES
		USE GROUP VI AND VIII - 1 PER 10,000 SF OF FLOOR AREA: 74,335 SF/10,000 = 7 REQUIRED SPACES		
		USE GROUP III(B) = NONE REQUIRED UNDER 10,000 SF		
		TOTAL SPACES REQUIRED = 491		
36-73	RESTRICTIONS ON OPERATION, SIZE LOCATION OF BICYCLE SPACES	SPACES SHALL BE ENCLOSED, ADJOIN, A RACK, AND BE SECURED/LOCKEABLE, ALL SPACES FOR RESIDENTIAL, COMMUNITY FACILITY OR COMMERCIAL USES SHALL HAVE BE MADE AVAILABLE FOR STORAGE AND HAVE INDEPENDENT ACCESS 15 SF SHALL BE PROVIDED FOR EACH BICYCLE SPACE	BICYCLE STORAGE IS ENCLOSED, ADJOIN A RACK AND BE SECURED/LOCKABLE AND AVAILABLE FOR INDEPENDENT ACCESS. 6 SF PER BICYCLE SPACE IS PROVIDED	COMPLIES: REQUIRES REDUCTION TO 6SF PROPOSED PER COMMISIONER OF BUILDINGS CERTIFICATION
	SPECIAL URBAN DESIGN GUIDELINES			
26-15	CURB CUTS	ONLY ONE CURB CUT PERMITTED ON A NARROW STREET FOR PREDMOINENTLY RESIDENTIAL BUILDINGS IN A C4-6	TWO CURB CUT PROPOSED ON 144TH STREET (NARROW)	DOES NOT COMPLY, REQUIRES CPC CERTIFICATION PURSUANT TO 26-15 TO ALLOW ADDITIONAL CURB CUT ON NARROW STREET
26-16	CENTRAL REFUSE STORAGE AREA	AREA FOR CENTRAL TRASH COLLECTION PROVIDED AT A RATE OF 75 SF FOR UNCOMPRESSED AND 50 SF FOR COMPRESSED GARBAGE FOR EACH 10,000 SF OF LOT AREA. SUCH AREA SHALL BE VENTILATED - 68,841 SF OF LOT AREA = 6.8841 X 50 = 344 SF REQUIRED.	COMPRESSED: 1,476 SF PROVIDED	COMPLIES
26-41	STREET TREE PLANTING	ONE STREET TREE PRE-EXISTING OR NEWLY PLANTED FOR EVERY 25 FEET OF STREET FRONTAGE;		COMPLIES
		LENOX AVE LINEAR FEET OF STREET FRONTAGE - 589'-0"	LENOX AVE: 1 STREET TREE PROVIDED	
		145TH STREET LINEAR FEET OF STREET FRONTAGE - 199'-10"	145TH STREET: 0 STREET TREES PROVIDED	
		144TH STREET LINEAR FEET OF STREET FRONTAGE - 100'-0"	144TH STREET: 1 STREET TREE PROVIDED	
		TOTAL LINEAR FEET OF STREET FRONTAGE = 888'-10"/25 = 36 TREES REQUIRED	TOTAL STREET TREES PROVIDED + 2 TREES REQUIRED COMPENSATION FOR 34 STREET TREES TO BE PROVIDED TO THE DEPARTMENT OF PARKS TREE FUND	

ZONING AREA SUMMARY

Lot Area	68,841		
FAR			
Proposed:	12.00		
Floor Area			
Proposed:	826,091		
Tower Lot Coverage			
Proposed:	32.1%		
Dwelling Units	968	100%	
Affordable	291	30%	
Market rate	677	70%	
Parking	Required	Proposed	
Parking Spaces	271	40	Parking Waiver
Bicycle Parking Spaces	486	486	
Program Area	GSF	ZSF	FAR
Community Facility	6,977	6,563	0.10
Residential	783,307	745,755	10.83
Commercial - Retail	36,741	36,006	0.52
Commercial - Event Space	39,340	37,766	0.55
Mechanical	17,012	-	-
Below Grade/Parking/BOH	52,026	-	-
Development Total	**935,403**	**826,091**	**12.00**

GENERAL NOTES:

1. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.

ZONING AREA SCHEDULE - BUILDING A

Use	Gross Floor Area	Floor Area Deductions	Zoning Floor Area	# of Dwelling Units	Bike Parking Spaces	Vehicle Parking Spaces
Residential	472,345	18,894	453,451	537	269	40
Terrace	10,539	10,539	-			
Total Commercial	52,077	1,828	50,249	-		-
Event Space	13,571	543	13,028	-		-
Event Space (VT)	25,769	1,031	24,738	-		-
Retail	12,737	255	12,482	-	1	-
Mechanical	14,663	14,663	-	-		-
Below Grade/Parking/BOH	28,049	28,049	-	-		-
Total*	**567,134**	**63,434**	**503,700**	**537**	**270**	**40**

*does not include terrace area

ZONING AREA SCHEDULE - BUILDING B

Use	Gross Floor Area	Floor Area Deductions	Zoning Floor Area	# of Dwelling Units	Bike Parking Spaces	Vehicle Parking Spaces
Community Facility	6,977	414	6,563	-	1	-
Terrace	8,251	8,251	-			
Residential	310,962	18,658	292,304	431	216	-
Terrace	6,480	6,480	-			
Total Commercial	15,290	306	14,984	-		-
Retail	15,290	306	14,984	-	1	-
Mechanical	2,349	2,349	-	-		-
Below Grade/Parking/BOH	23,977	23,977	-	-		-
Total*	**359,555**	**60,434**	**313,852**	**431**	**216**	**-**

*does not include terrace area

ZONING AREA SCHEDULE - BUILDING C

Use	Gross Floor Area	Floor Area Deductions	Zoning Floor Area	# of Dwelling Units	Bike Parking Spaces	Vehicle Parking Spaces
Retail	8,714	174	8,540	-	1	-
Total	**8,714**	**174**	**8,540**	**-**	**1**	**-**

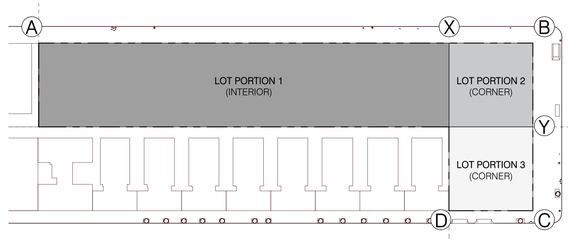
BASE PLANE CALCULATION

CURB LEVEL ELEVATIONS	
A	24.34
B	11.73
C	12.28
D	14.10
X	13.59
Y	12.07

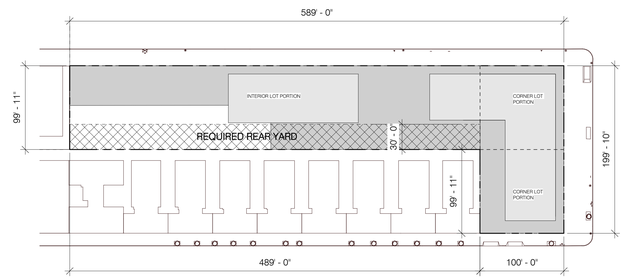
STREET LINE ELEVATIONS	
A'	24.84
B'	11.97
C'	12.61
D'	14.27
X'	13.93
Y'	12.30

LOT	AREA (SF)	WEIGHT FACTOR	AVG CURB HEIGHT	AVG STREET HEIGHT
LOT 1	48,900	71%	18.04	18.40
LOT 2	9,992	15%	12.46	12.73
LOT 3	9,992	15%	13.19	13.44
TOTAL	68,884	100%		

CURB LEVEL BASE PLANE:	16.52
STREET LINE BASE PLANE:	16.86
PROJECT BASE PLANE:	16.75



ZONING LOT PORTION | 1/64" = 1'-0" | 2 | Z-002



REAR YARD COMPLIANCE | 1/64" = 1'-0" | 1 | Z-002

shop

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.228.4080

ARCHITECT
SHoP ARCHITECTS
313 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.888.9005

PROJECT NAME
One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED AND LOOKED PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.
COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE
ZONING ANALYSIS TABLE

SEAL & SIGNATURE
REGISTERED ARCHITECT DONALD A. PASQUARELLI STATE OF NEW YORK 026999

DATE 09/03/2024
PROJECT NO. 200512
DRAWN BY Author
CHECKED BY Checker
DOB NO.
DRAWING NUMBER
Z-002

11/15/2024 2:42:53 PM

LEGEND

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- GENERAL LARGE SCALE DEVELOPMENT
- DIRECTION OF TRAFFIC
- POTENTIAL CURB CUT ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- FIRE HYDRANT
- STREET LAMP
- BICYCLE RACK
- HT + 110'-0" (DEVELOPMENT ENVELOPE HEIGHT) / (HT. +95'-8") (ILLUSTRATIVE BUILDING HEIGHT)
- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- NORTH ARROW

GENERAL NOTES:

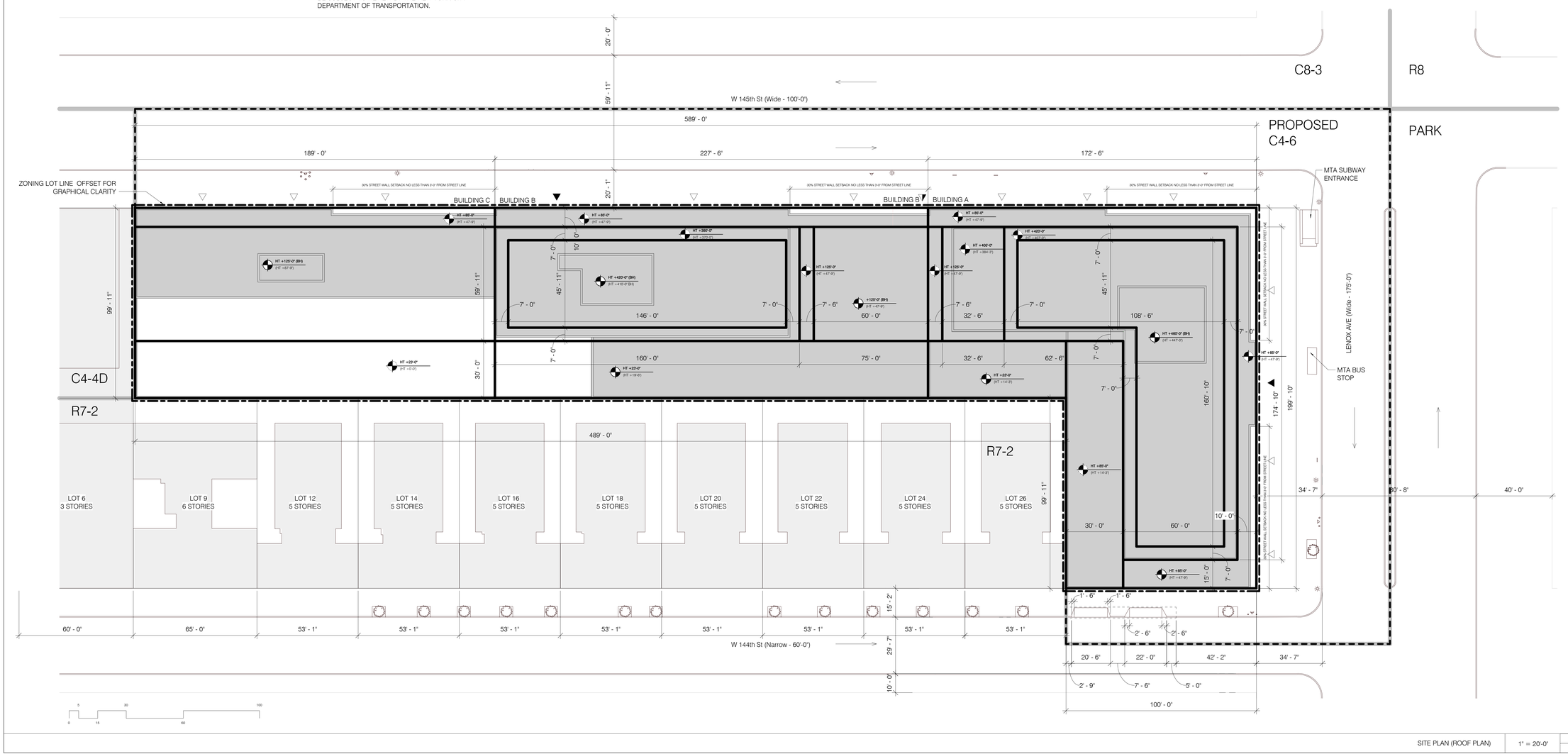
1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS.
2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
3. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.
4. WITHIN MAXIMUM BULKHEAD ENVELOPE: ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. LOCATION AND DIMENSIONS OF CURB CUTS SHALL BE SUBJECT TO REVIEW BY THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION.

URBAN DESIGN NOTES:

1. STREET WALL ARTICULATION
   ON 145TH STREET, AT LEAST 30 PERCENT OF THE WIDTH OF THE STREET WALL OF THE BASE OF BUILDINGS B AND C SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

   AT THE INTERSECTION OF LENOX AVENUE AND 145TH STREET, AT LEAST 30 PERCENT OF THE WIDTH OF EACH STREET WALL OF THE BASE OF BUILDING A SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

   ON LENOX AVENUE, IN ADDITION TO THE REQUIRED SETBACK AT THE INTERSECTION OF LENOX AVENUE AND 145TH STREET AT LEAST 30 PERCENT OF THE WIDTH OF THE STREET WALL OF THE BASE OF BUILDING A SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.
2. GROUND FLOOR TRANSPARENCY
   WHEN ANY BUILDING WALL OF BUILDING A, B OR C THAT IS FIVE FEET OR MORE IN HEIGHT ADJOINS A SIDEWALK, AT LEAST 25 PERCENT OF THE TOTAL SURFACE AREA OF SUCH WALLS BETWEEN CURB LEVEL AND 12 FEET ABOVE CURB LEVEL OR TO THE CEILING OF THE GROUND FLOOR, WHICHEVER IS HIGHER, OR TO THE FULL HEIGHT OF THE WALL IF SUCH WALL IS LESS THAN 12 FEET IN HEIGHT, SHALL BE TRANSPARENT.
3. VISUAL INTEREST
   THE TOWER PORTIONS OF BUILDING A AND BUILDING B SHALL BE DIFFERENTIATED THROUGH MATERIALITY, OPACITY AND ARTICULATION.



SITE PLAN (ROOF PLAN) | 1" = 20'-0" | 1 / Z-003

shop

CLIENT
One45 LENOX LLC
53 WOOSTER
NEW YORK, NY 10002
tel 646.226.4080

ARCHITECT
SHoP ARCHITECTS
313 BROADWAY 11N FLOOR
NEW YORK, NY 10279
tel 212.889.9000

PROJECT NAME
One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE
ZONING LOT SITE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT GREGG A. PASQUARELLI 026909 STATE OF NEW YORK

DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	

DRAWING NUMBER
Z-003

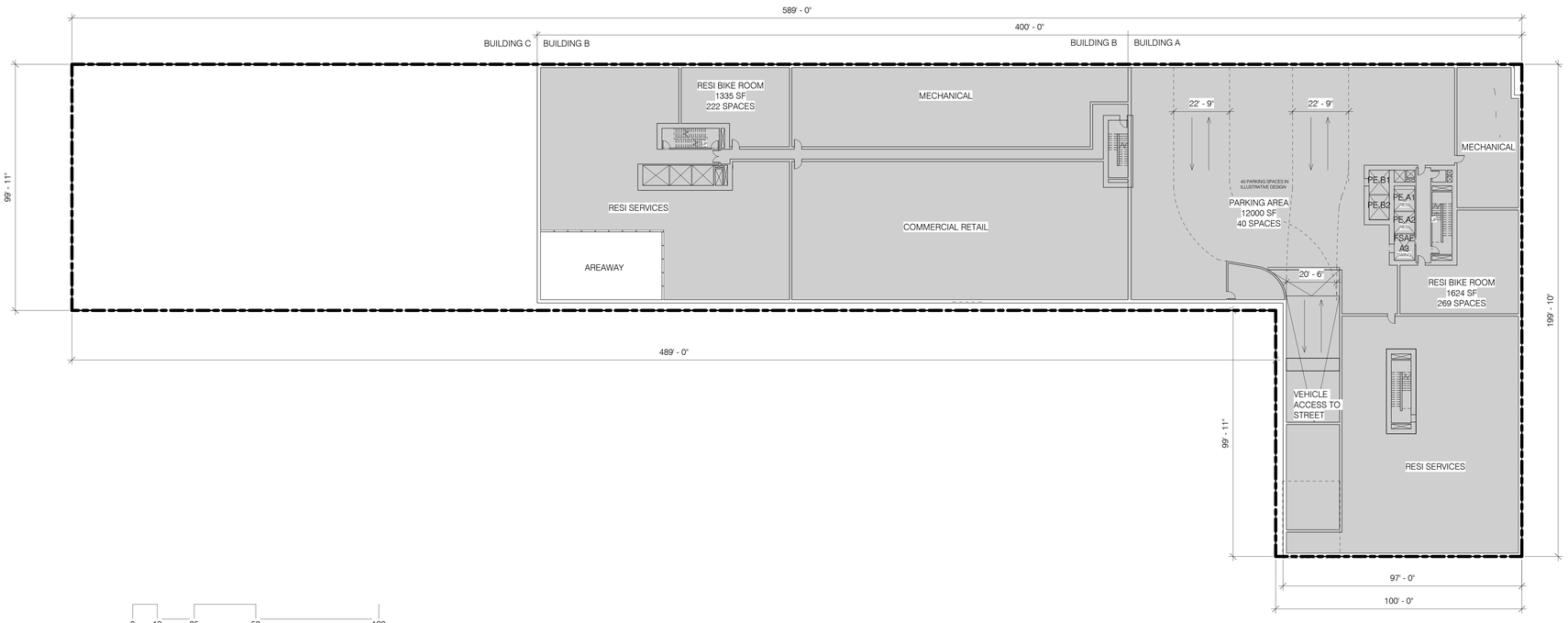
11/15/2024 2:42:37 PM

LEGEND

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT/ ZONING LOT LINE
- DIRECTION OF TRAFFIC
- PROPOSED BUILDING FOOTPRINT
- 20% OF MARKET RATE DUS (40 PARKING SPACES IN ILLUSTRATIVE DESIGN) — % OF REQUIRED PARKING SPACES; ILLUSTRATIVE BUILDING PARKING SPACES
- NORTH ARROW

GENERAL NOTES:

1. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.



FLOOR PLAN - CELLAR | 1" = 20'-0" | 1 | A-300 | Z-004

shop

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.226.4080

ARCHITECT
SHoP ARCHITECTS
233 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.889.9005

PROJECT NAME

One45

PROJECT ADDRESS

691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION

BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE

CELLAR PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT GIORGIO A. PASQUARELLI 026899 STATE OF NEW YORK

DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	
DRAWING NUMBER	Z-004

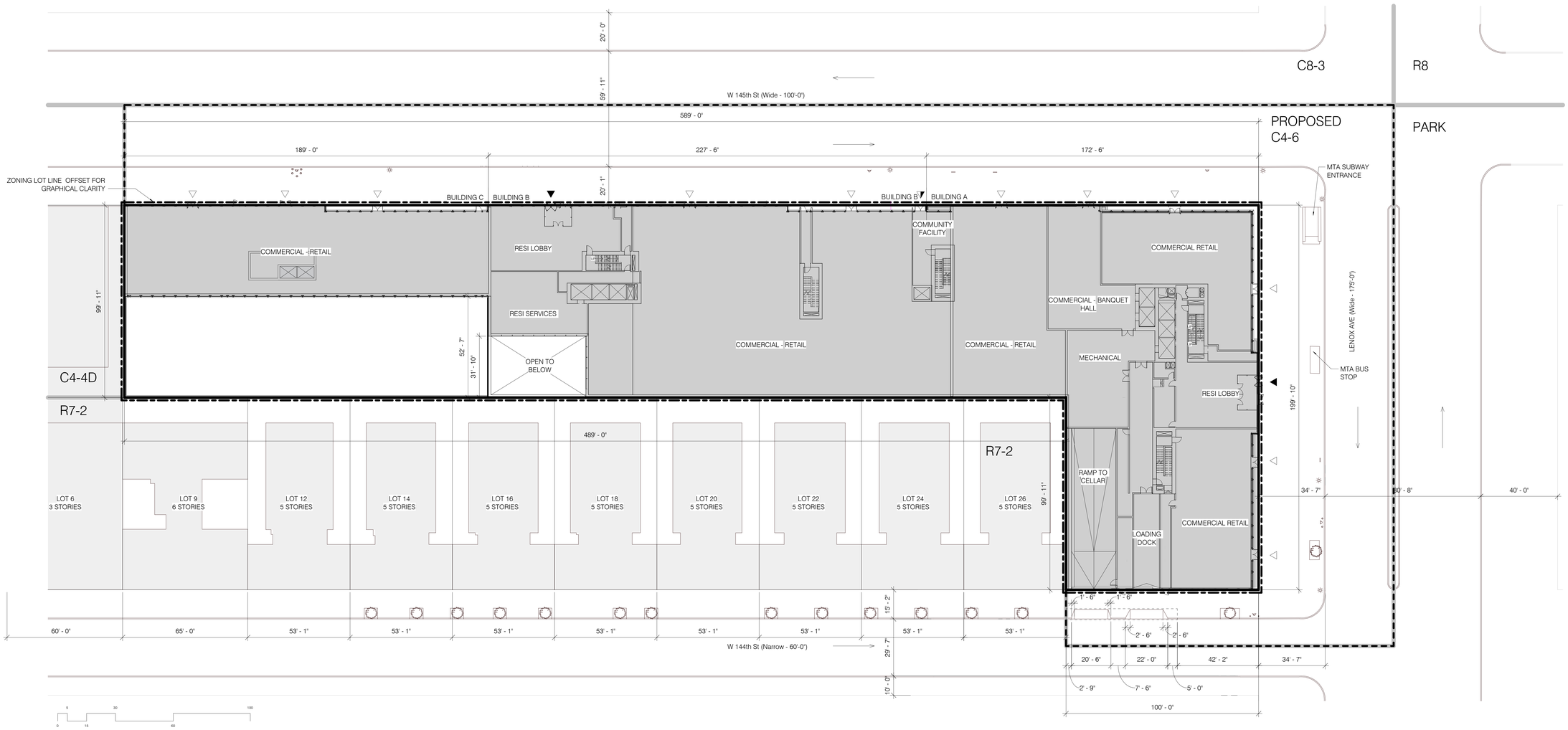
11/15/2024 2:42:59 PM

LEGEND

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT/ ZONING LOT LINE
- DIRECTION OF TRAFFIC
- POTENTIAL CURB CUT ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- FIRE HYDRANT
- STREET LAMP
- BICYCLE RACK
- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- NORTH ARROW

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS.
2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
3. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.
4. INFORMATION WITHIN THE COMMUNITY FACILITY SPACES IS SHOWN FOR ILUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE PURSUANT TO COMMUNITY FACILITY OPERATIONS.
5. LOCATION AND DIMENSIONS OF CURB CUTS SHALL BE SUBJECT TO REVIEW BY THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION



GROUND FLOOR PLAN | 1" = 20'-0" | 1 / Z-005

shop

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.226.4080

ARCHITECT
SHoP ARCHITECTS
233 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.889.9000

PROJECT NAME

One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE
GROUND FLOOR PLAN

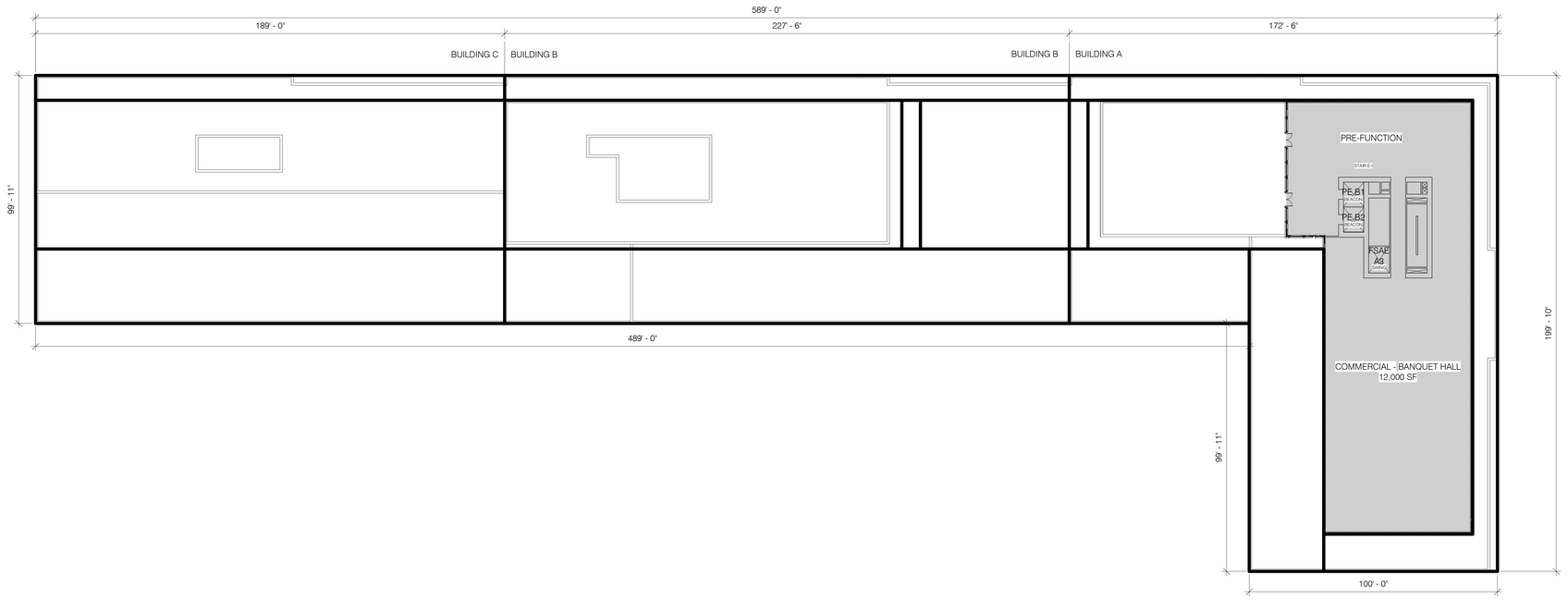
SEAL & SIGNATURE

REGISTERED ARCHITECT
CHRISTOPHER T. PASQUARELLI
026999
STATE OF NEW YORK

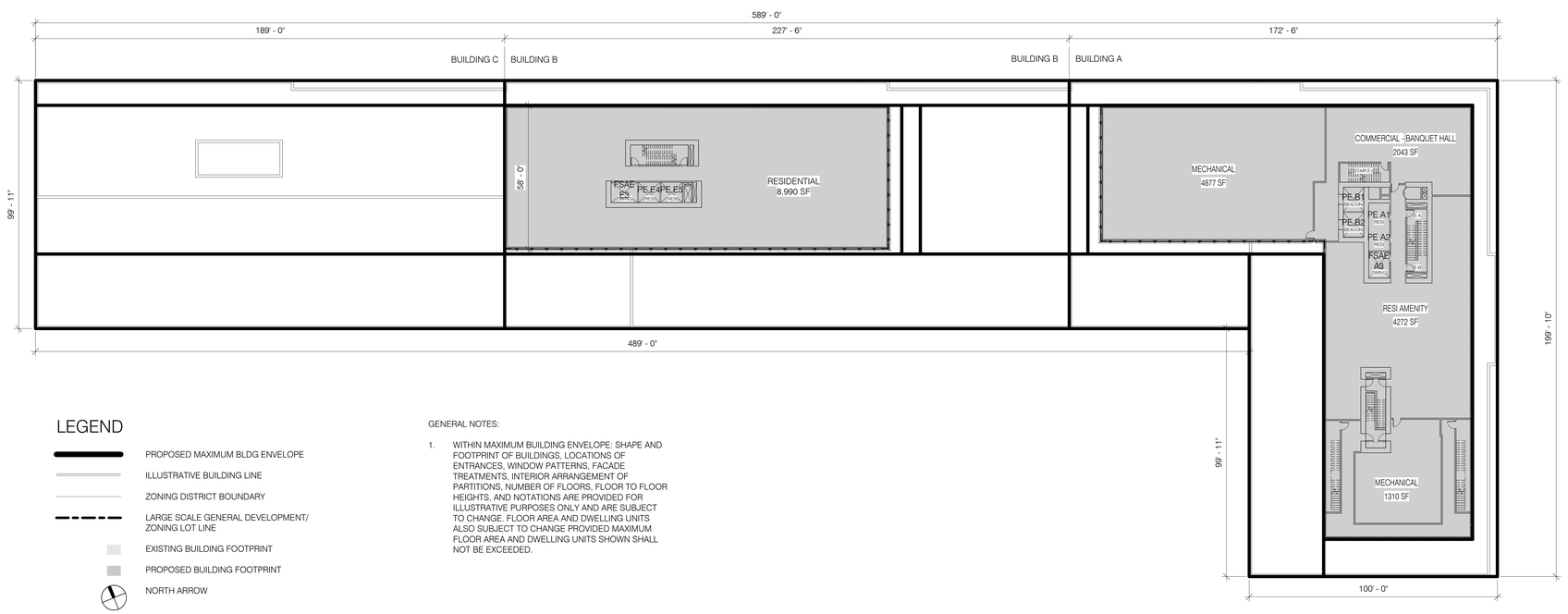
DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	

DRAWING NUMBER
Z-005

11/15/2024 2:43:03 PM



FLOOR PLAN - LEVEL E-34 - BANQUET HALL | 1" = 20'-0" | 2 | A-303 | Z-006



LEGEND

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT/ ZONING LOT LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NORTH ARROW

GENERAL NOTES:

1. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.

FLOOR PLAN - LEVEL E-33 - MECHANICAL & AMENITY | 1" = 20'-0" | 1 | A-300 | Z-006

shp

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.226.4080

ARCHITECT
SHoP ARCHITECTS
233 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.889.9005

PROJECT NAME

One45

PROJECT ADDRESS

691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION

BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE

UPPER FLOOR PLANS

SEAL & SIGNATURE

REGISTERED ARCHITECT
GIORGIO A. PASQUARELLI
STATE OF NEW YORK

DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	
DRAWING NUMBER	Z-006

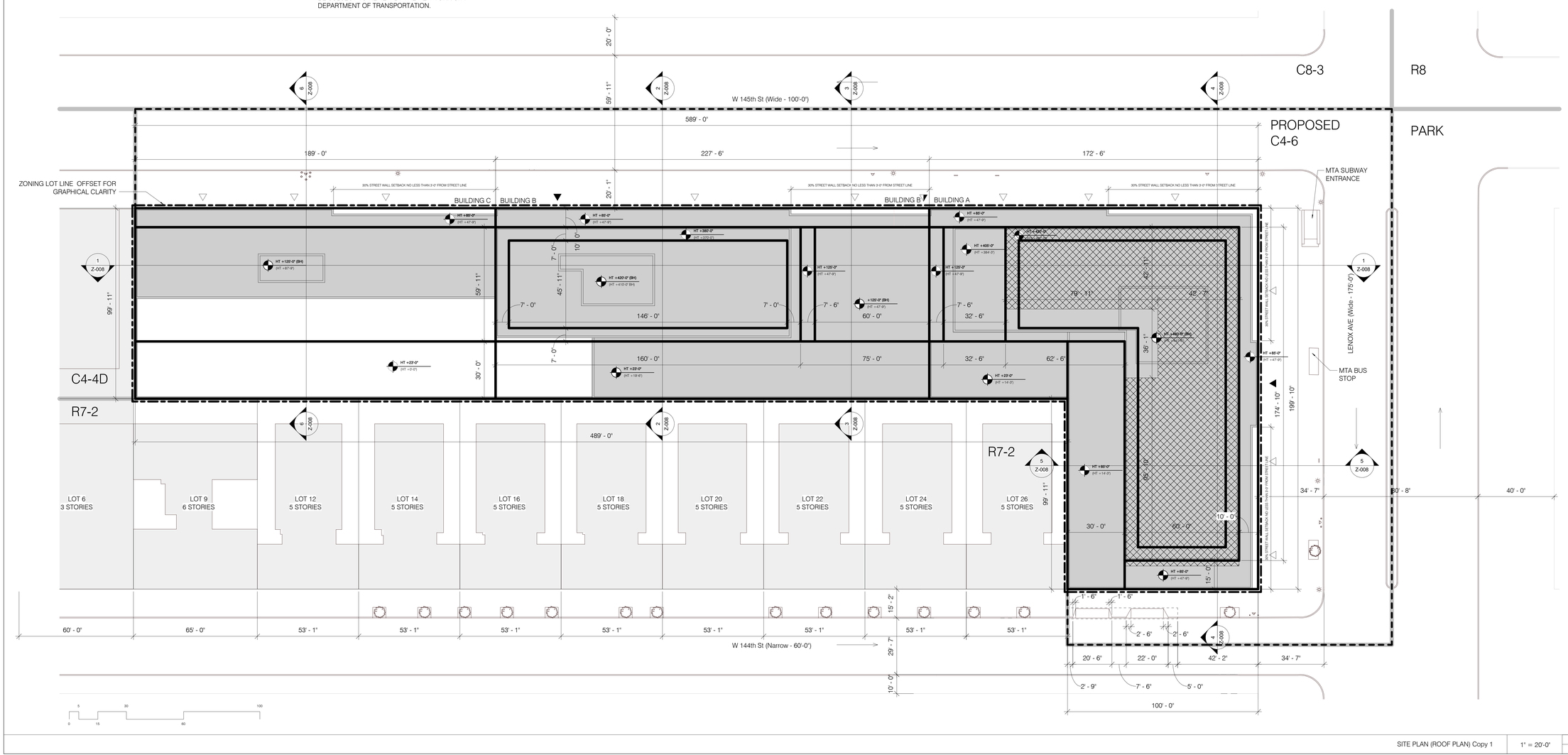
11/15/2024 2:43:07 PM

LEGEND

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- GENERAL LARGE SCALE DEVELOPMENT
- DIRECTION OF TRAFFIC
- POTENTIAL CURB CUT ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- FIRE HYDRANT
- STREET LAMP
- BICYCLE RACK
- HT. +150'-0" (DEVELOPMENT ENVELOPE HEIGHT) / (HT. +95'-8") (ILLUSTRATIVE BUILDING HEIGHT)
- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- NORTH ARROW
- BULK WAIVER FOR ZR 34-64(b)(3): COMMERCIAL PORTION PENETRATES SKY PLANE

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS.
2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
3. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.
4. WITHIN MAXIMUM BULKHEAD ENVELOPE: ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. LOCATION AND DIMENSIONS OF CURB CUTS SHALL BE SUBJECT TO REVIEW BY THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION.



SITE PLAN (ROOF PLAN) Copy 1 | 1" = 20'-0" | 1 / Z-007

CLIENT
One45 LENOX LLC
53 BROADWAY
NEW YORK, NY 10002
tel 646.226.4080

ARCHITECT
SHoP ARCHITECTS
313 BROADWAY 11N FLOOR
NEW YORK, NY 10279
tel 212.889.9000

PROJECT NAME
One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE
WAIVER SITE PLAN

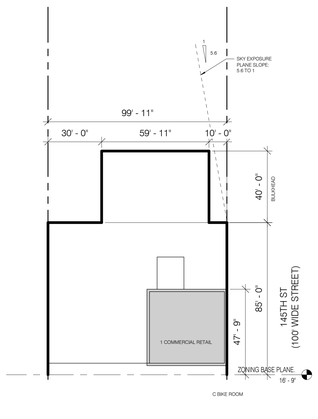
SEAL & SIGNATURE

REGISTERED ARCHITECT GREGG A. PASQUARELLI 026809 STATE OF NEW YORK

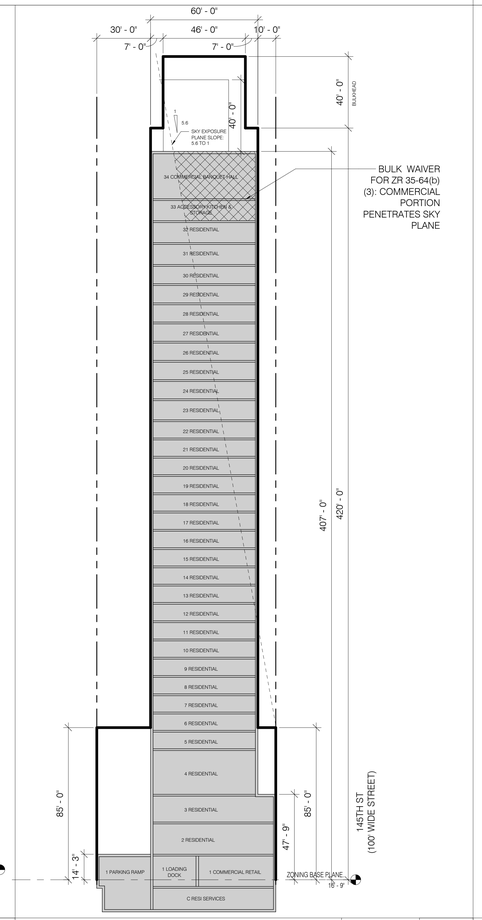
DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	

DRAWING NUMBER
Z-007

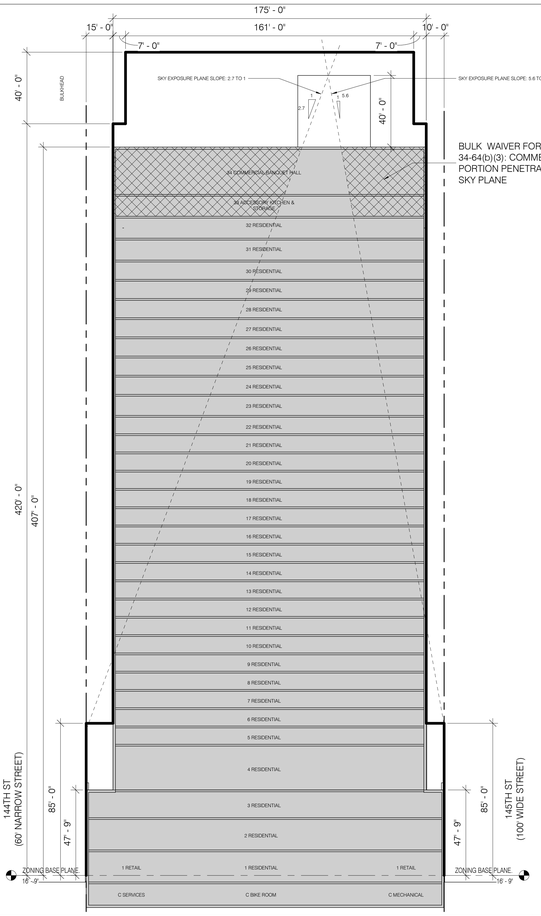
11/15/2024 2:43:11 PM



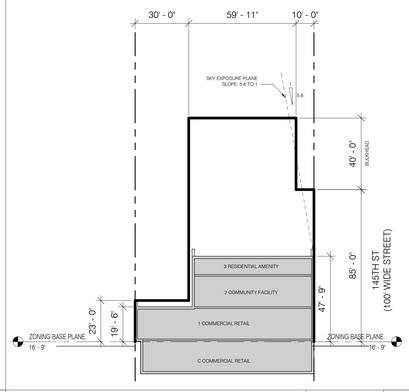
E/W ZONING SECTION F-F' - BLDG C | 1" = 30'-0" | 6 | A-100 | Z-008



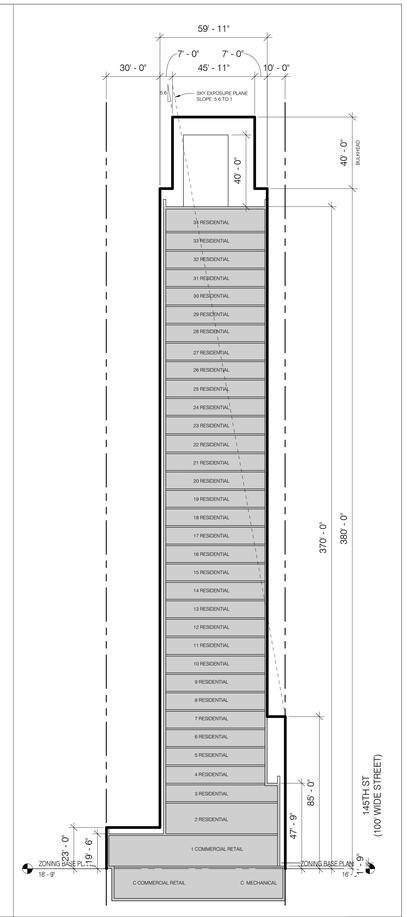
E/W ZONING SECTION E-E' - BLDG A | 1" = 30'-0" | 5 | A-100 | Z-008



N/S ZONING SECTION D-D' - BLDG A | 1" = 30'-0" | 4 | A-100 | Z-008



N/S ZONING SECTION C-C' - BLDG B | 1" = 30'-0" | 3 | A-100 | Z-008



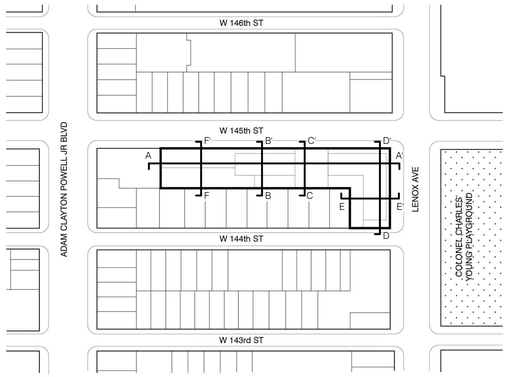
N/S ZONING SECTION B-B'- BLDG B TOWER | 1" = 30'-0" | 2 | A-100 | Z-008

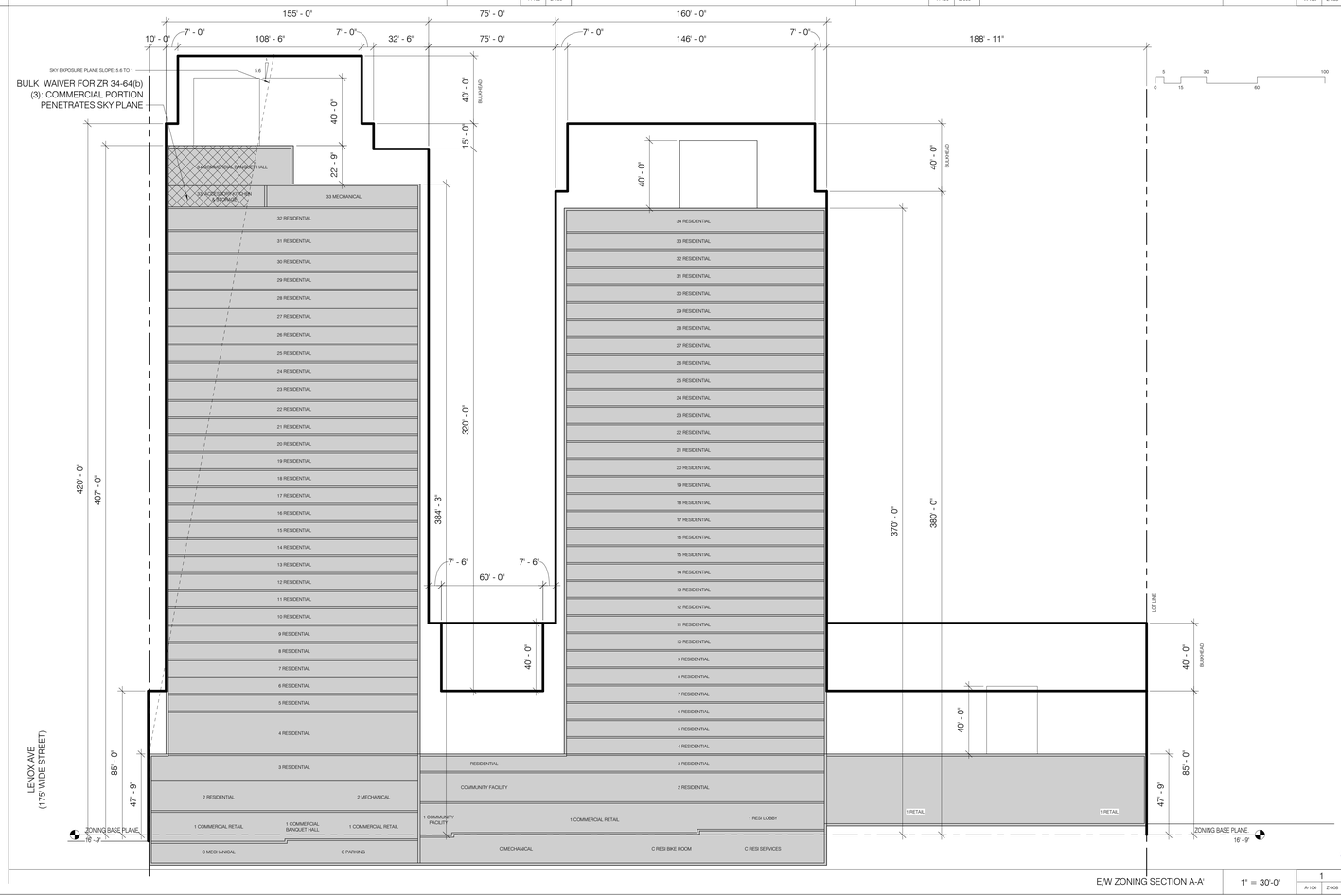
GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS.
2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
3. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.
4. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. INFORMATION WITHIN THE COMMUNITY FACILITY SPACES IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE PURSUANT TO COMMUNITY FACILITY OPERATIONS.

LEGEND

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BULK WAIVER FOR ZR 34-64(b)(3): COMMERCIAL PORTION PENETRATES SKY PLANE





E/W ZONING SECTION A-A' | 1" = 30'-0" | 1 | A-100 | Z-008

shop

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.228.4080

ARCHITECT
SHoP ARCHITECTS
313 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.888.9000

PROJECT NAME

One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.
COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE
WAIVER SECTIONS

SEAL & SIGNATURE
REGISTERED ARCHITECT DANIEL PASQUARELLI STATE OF NEW YORK

DATE 09/03/2024
PROJECT NO. 200512
DRAWN BY Author
CHECKED BY Checker
DOB NO.
DRAWING NUMBER
Z-008

11/15/2024 2:43:14 PM

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS.

2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

3. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.

4. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.

5. INFORMATION WITHIN THE COMMUNITY FACILITY SPACES IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE PURSUANT TO COMMUNITY FACILITY OPERATIONS.

URBAN DESIGN NOTES:

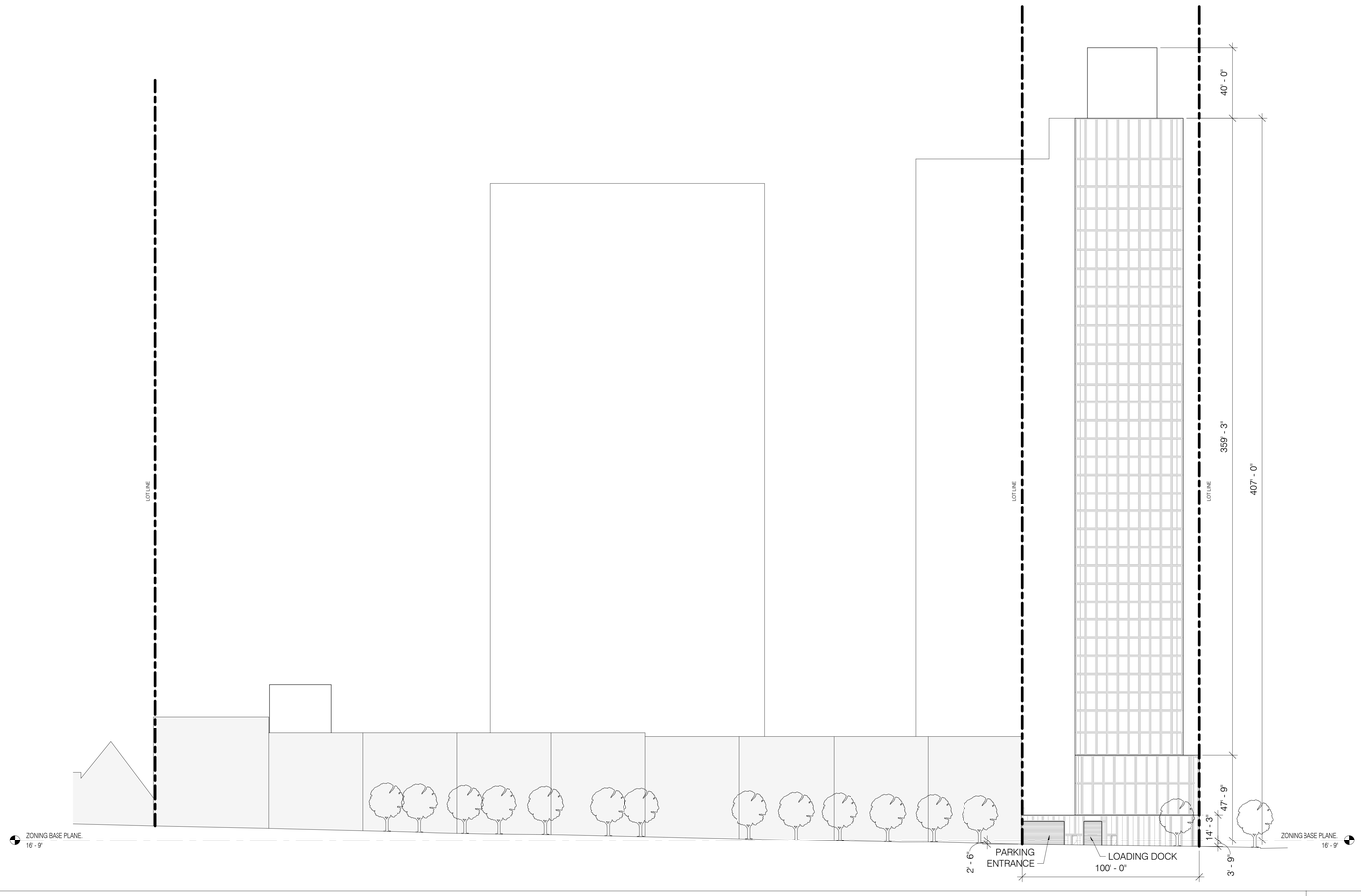
1. STREET WALL ARTICULATION
ON 145TH STREET, AT LEAST 30 PERCENT OF THE WIDTH OF THE STREET WALL OF THE BASE OF BUILDINGS B AND C SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

AT THE INTERSECTION OF LENOX AVENUE AND 145TH STREET, AT LEAST 30 PERCENT OF THE WIDTH OF EACH STREET WALL OF THE BASE OF BUILDING A SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

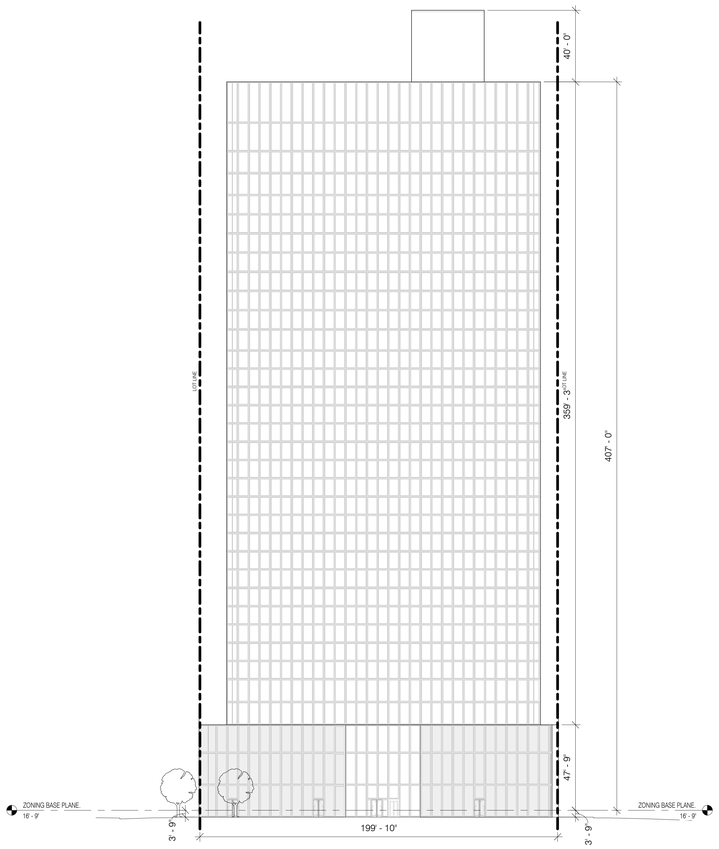
ON LENOX AVENUE, IN ADDITION TO THE REQUIRED SETBACK AT THE INTERSECTION OF LENOX AVENUE AND 145TH STREET AT LEAST 30 PERCENT OF THE WIDTH OF THE STREET WALL OF THE BASE OF BUILDING A SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

2. GROUND FLOOR TRANSPARENCY
WHEN ANY BUILDING WALL OF BUILDING A, B OR C THAT IS FIVE FEET OR MORE IN HEIGHT ADJOINS A SIDEWALK, AT LEAST 25 PERCENT OF THE TOTAL SURFACE AREA OF SUCH WALLS BETWEEN CURB LEVEL AND 12 FEET ABOVE CURB LEVEL OR TO THE CEILING OF THE GROUND FLOOR, WHICHEVER IS HIGHER, OR TO THE FULL HEIGHT OF THE WALL IF SUCH WALL IS LESS THAN 12 FEET IN HEIGHT, SHALL BE TRANSPARENT.

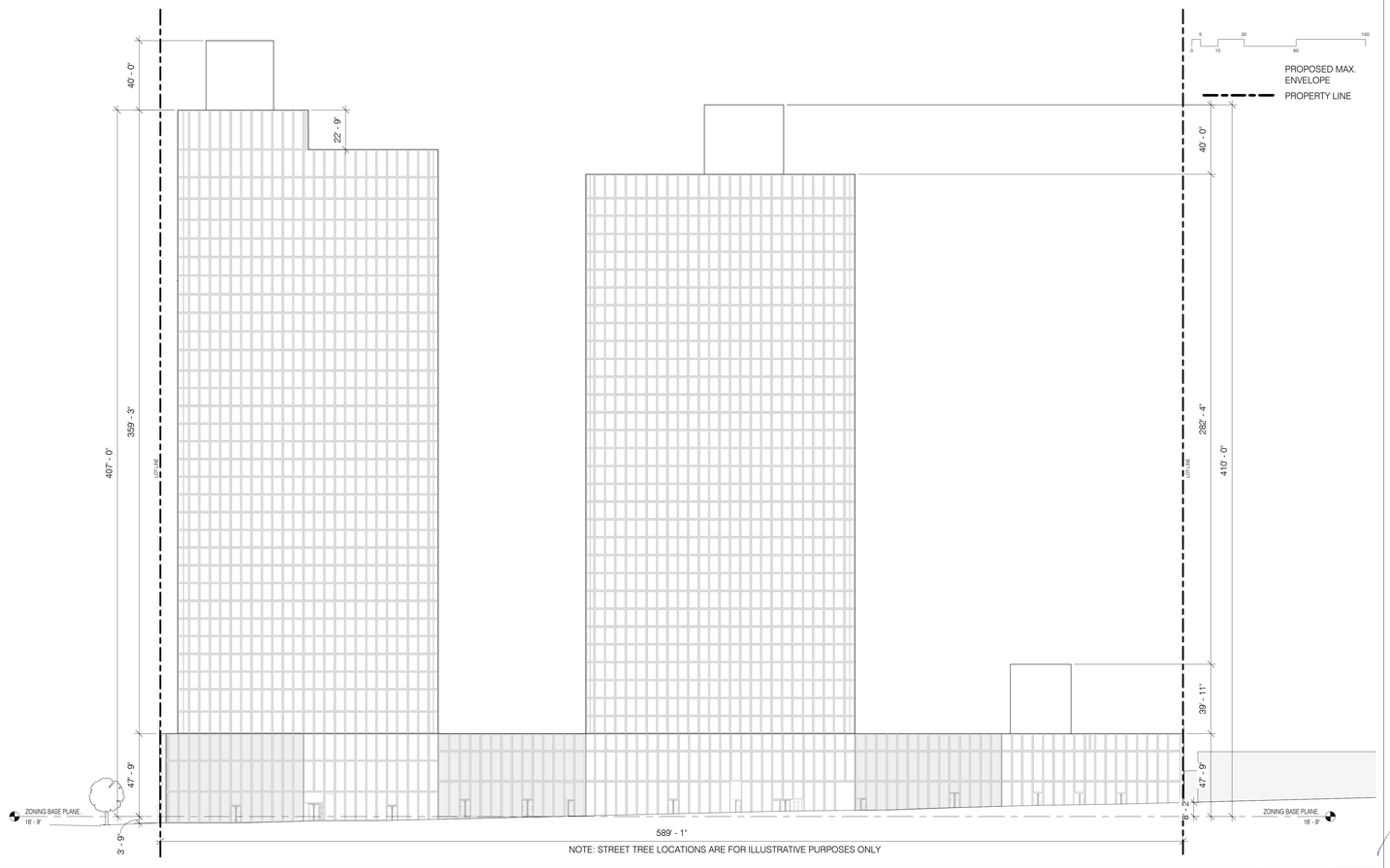
3. VISUAL INTEREST
THE TOWER PORTIONS OF BUILDING A AND BUILDING B SHALL BE DIFFERENTIATED THROUGH MATERIALITY, OPACITY AND ARTICULATION.



ZONING ELEVATION - SOUTH | 1" = 30'-0" | 3 | A-100 | Z-009



ZONING ELEVATION - EAST | 1" = 30'-0" | 2 | A-100 | Z-009



NOTE: STREET TREE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

ZONING ELEVATION - NORTH | 1" = 30'-0" | 1 | A-100 | Z-009

shop

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.228.4080

ARCHITECT
SHoP ARCHITECTS
313 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.889.9000

PROJECT NAME

One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE

ELEVATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT
DAVID A. PASCARELLA
026929
STATE OF NEW YORK

DATE 09/03/2024
PROJECT NO. 200512
DRAWN BY Author
CHECKED BY Checker
DOB NO.

DRAWING NUMBER
Z-009

11/15/2024 2:43:37 PM

GENERAL NOTES:

1. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.

URBAN DESIGN NOTES:

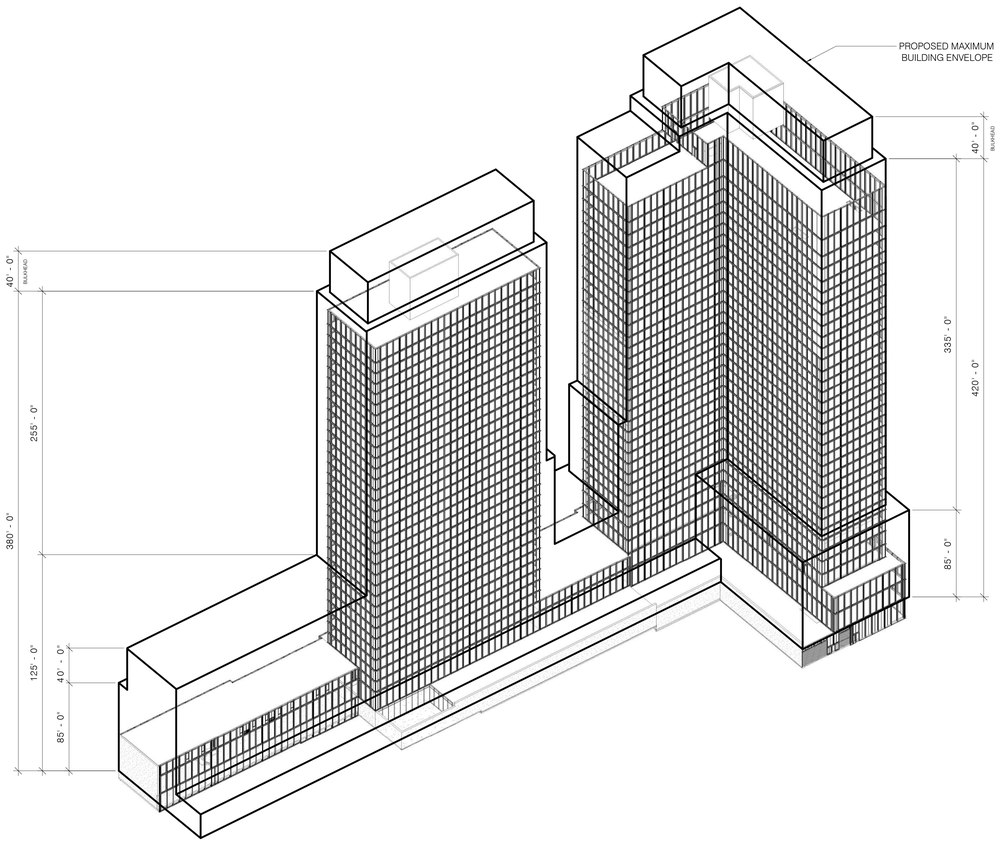
1. STREET WALL ARTICULATION
   ON 145TH STREET, AT LEAST 30 PERCENT OF THE WIDTH OF THE STREET WALL OF THE BASE OF BUILDINGS B AND C SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

   AT THE INTERSECTION OF LENOX AVENUE AND 145TH STREET, AT LEAST 30 PERCENT OF THE WIDTH OF EACH STREET WALL OF THE BASE OF BUILDING A SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

   ON LENOX AVENUE, IN ADDITION TO THE REQUIRED SETBACK AT THE INTERSECTION OF LENOX AVENUE AND 145TH STREET AT LEAST 30 PERCENT OF THE WIDTH OF THE STREET WALL OF THE BASE OF BUILDING A SHALL BE CONTIGUOUSLY SET BACK NO LESS THAN THREE FEET FROM THE STREET LINE.

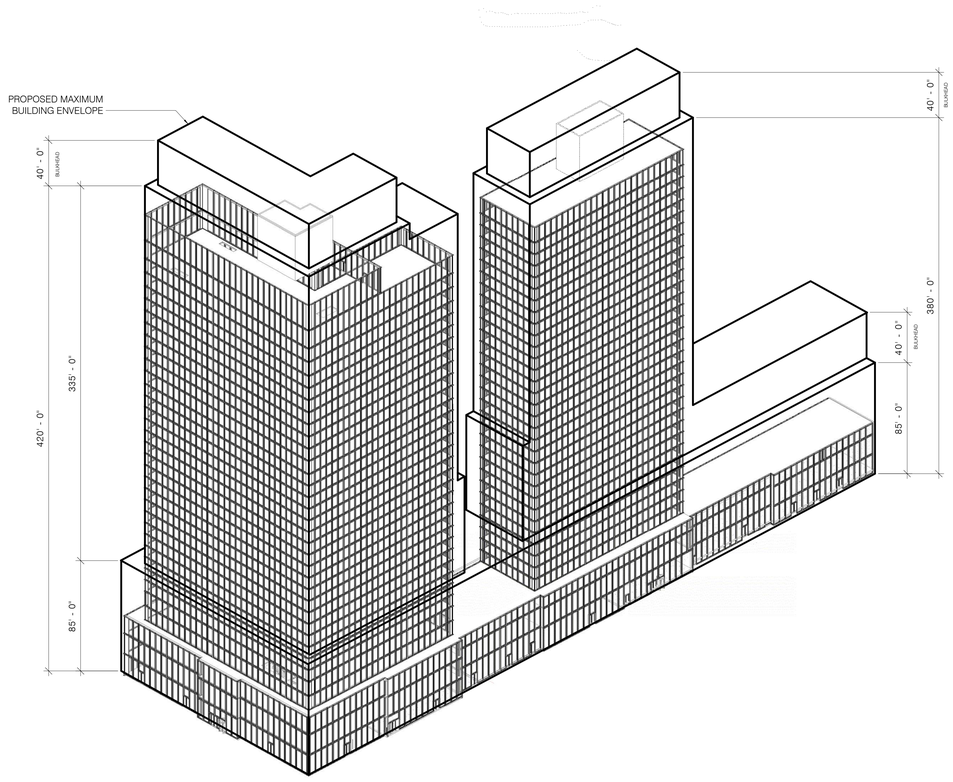
2. GROUND FLOOR TRANSPARENCY
   WHEN ANY BUILDING WALL OF BUILDING A, B OR C THAT IS FIVE FEET OR MORE IN HEIGHT ADJOINS A SIDEWALK, AT LEAST 25 PERCENT OF THE TOTAL SURFACE AREA OF SUCH WALLS BETWEEN CURB LEVEL AND 12 FEET ABOVE CURB LEVEL OR TO THE CEILING OF THE GROUND FLOOR, WHICHEVER IS HIGHER, OR TO THE FULL HEIGHT OF THE WALL IF SUCH WALL IS LESS THAN 12 FEET IN HEIGHT, SHALL BE TRANSPARENT.

3. VISUAL INTEREST
   THE TOWER PORTIONS OF BUILDING A AND BUILDING B SHALL BE DIFFERENTIATED THROUGH MATERIALITY, OPACITY AND ARTICULATION.



ISOMETRIC - SOUTHWEST

2
Z-010



ISOMETRIC - NORTHEAST

1
Z-010

shp

CLIENT
One45 LENOX LLC
55 BROADWAY
NEW YORK, NY 10002
tel 646.226.4080

ARCHITECT
SHuP ARCHITECTS
233 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.889.9005

PROJECT NAME

One45

PROJECT ADDRESS

691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION

BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHuP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE

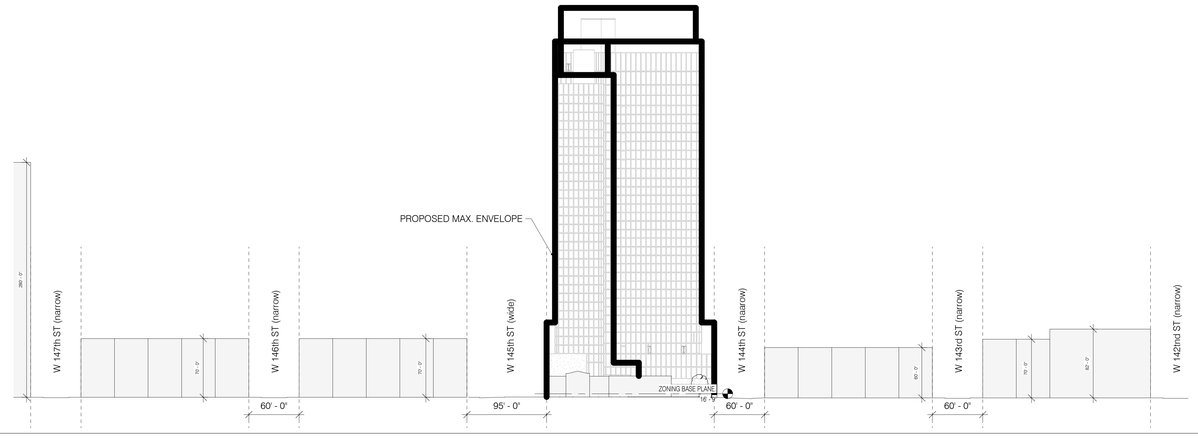
AXONOMETRICS

SEAL & SIGNATURE

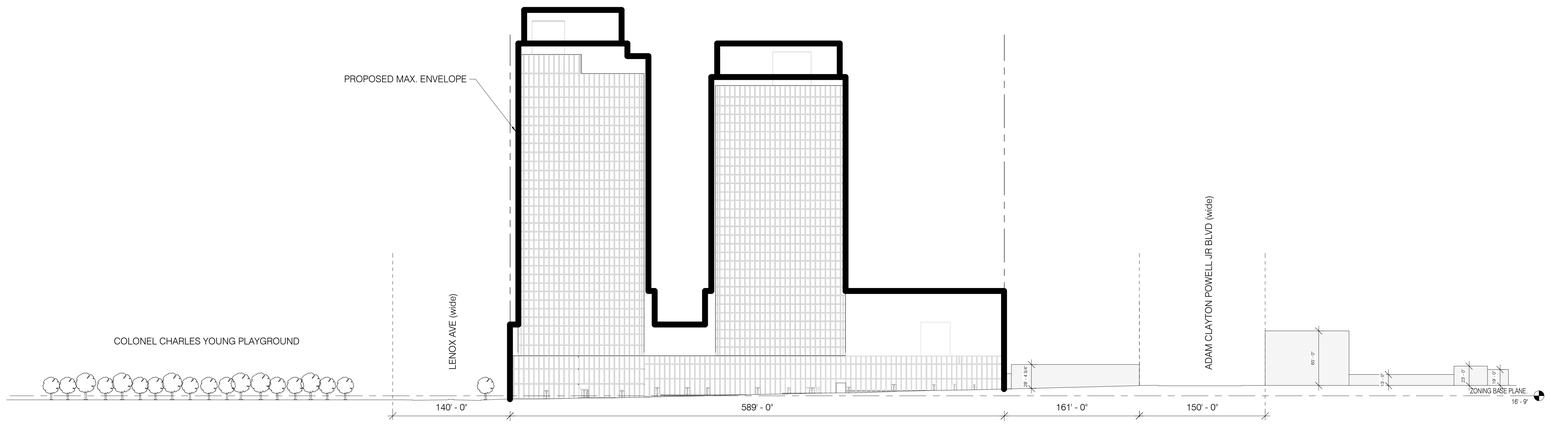
REGISTERED ARCHITECT
DIEGO A. PASQUARELLI
STATE OF NEW YORK

DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	
DRAWING NUMBER	Z-010

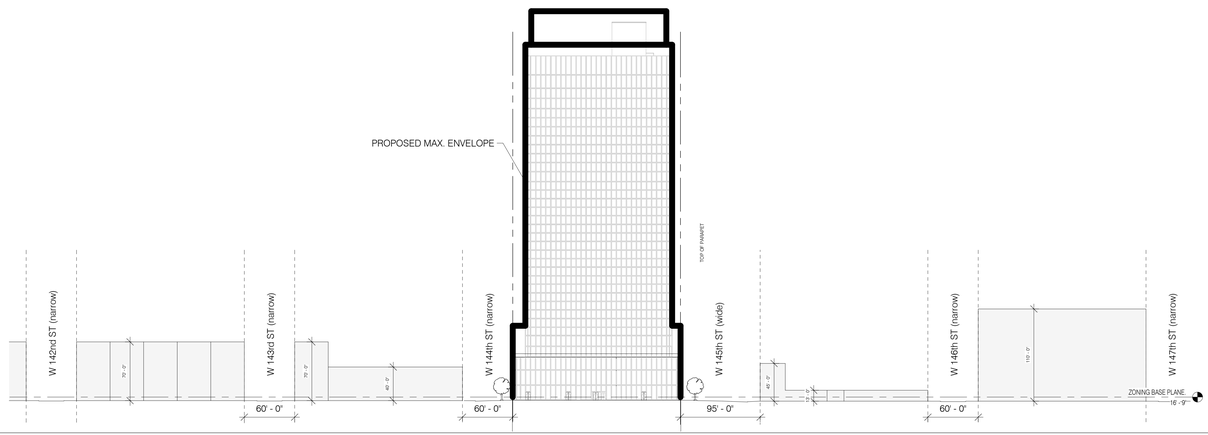
11/15/2024 2:44:54 PM



WEST ELEVATION - ADAM CLAYTON POWELL JR BLVD | 1/64" = 1'-0" | 4 | A-100 | Z-011



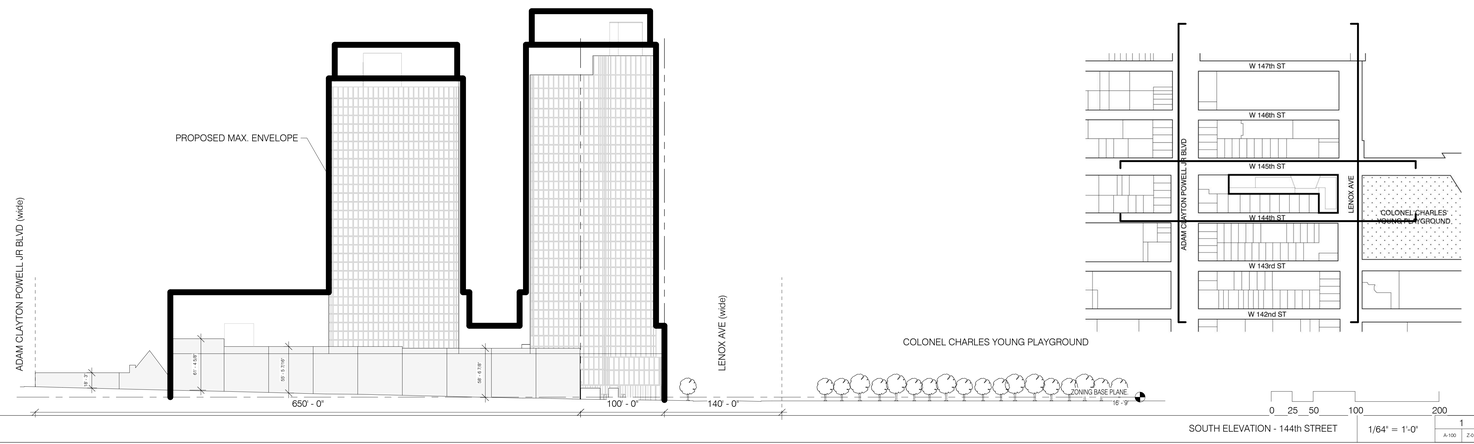
NORTH ELEVATION - 145th STREET | 1/64" = 1'-0" | 3 | A-100 | Z-011



EAST ELEVATION - LENOX AVENUE | 1/64" = 1'-0" | 2 | A-100 | Z-011

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
3. WITHIN MAXIMUM BUILDING ENVELOPE: SHAPE AND FOOTPRINT OF BUILDINGS, LOCATIONS OF ENTRANCES, WINDOW PATTERNS, FACADE TREATMENTS, INTERIOR ARRANGEMENT OF PARTITIONS, NUMBER OF FLOORS, FLOOR TO FLOOR HEIGHTS, AND NOTATIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. FLOOR AREA AND DWELLING UNITS ALSO SUBJECT TO CHANGE PROVIDED MAXIMUM FLOOR AREA AND DWELLING UNITS SHOWN SHALL NOT BE EXCEEDED.
4. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
5. INFORMATION WITHIN THE COMMUNITY FACILITY SPACES IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE PURSUANT TO COMMUNITY FACILITY OPERATIONS.
6. DIMENSIONS OF SURROUNDED PROPERTIES ESTIMATED THROUGH STREET VIEW IMAGES
7. STREET TREE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



SOUTH ELEVATION - 144th STREET | 1/64" = 1'-0" | 1 | A-100 | Z-011

shop

CLIENT
One45 LENOX LLC
53 BROADWAY
NEW YORK, NY 10002
tel 646.226.4080

ARCHITECT
SHoP ARCHITECTS
313 BROADWAY 11th FLOOR
NEW YORK, NY 10279
tel 212.888.9000

PROJECT NAME
One45

PROJECT ADDRESS
691 LENOX AVENUE
NEW YORK, NY 10030

SITE INFORMATION
BOROUGH: MANHATTAN
BLOCK: 2013
LOT: 29

ISSUANCE

NO.	DATE	ISSUE/REVISION
1	11/15/2024	ULURP APPLICATION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2024 SHoP ARCHITECTS ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

DRAWING TITLE
NEIGHBORHOOD CHARACTER DIAGRAMS I

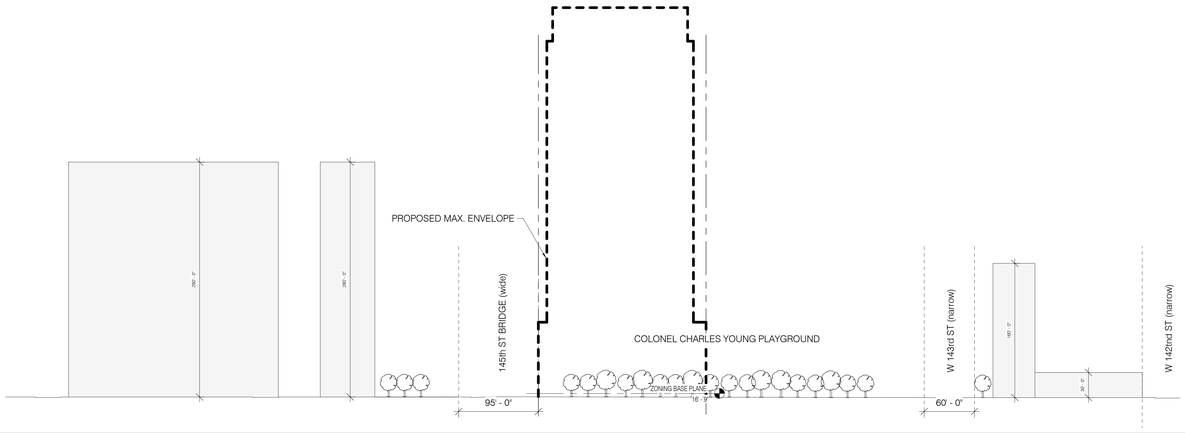
SEAL & SIGNATURE

REGISTERED ARCHITECT
GREGG E. PASQUARELLI
026026
STATE OF NEW YORK

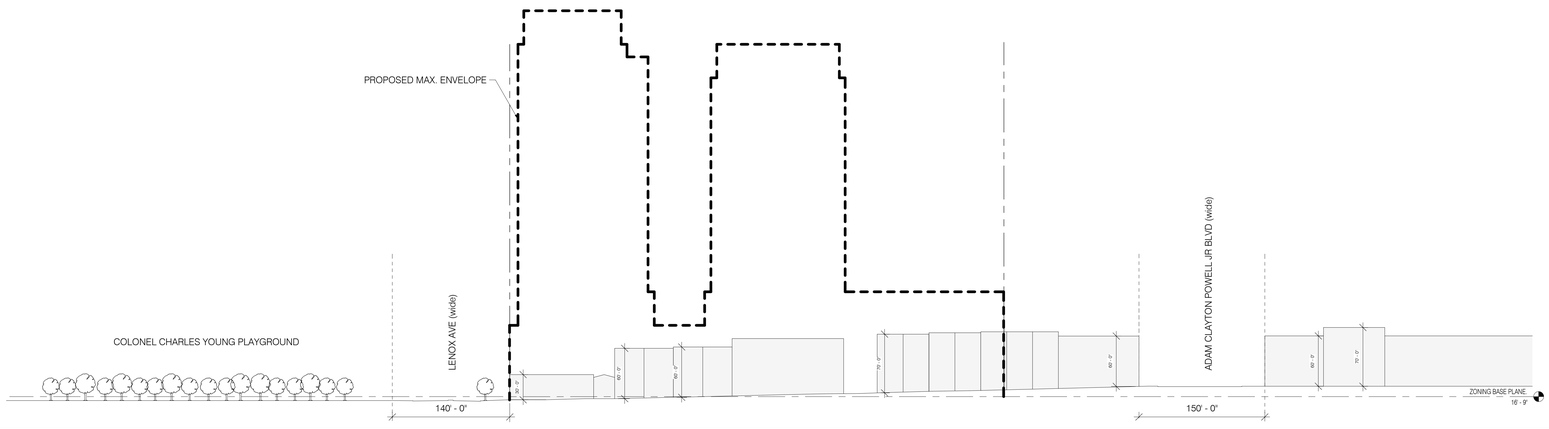
DATE	09/03/2024
PROJECT NO.	200512
DRAWN BY	Author
CHECKED BY	Checker
DOB NO.	

DRAWING NUMBER
Z-011

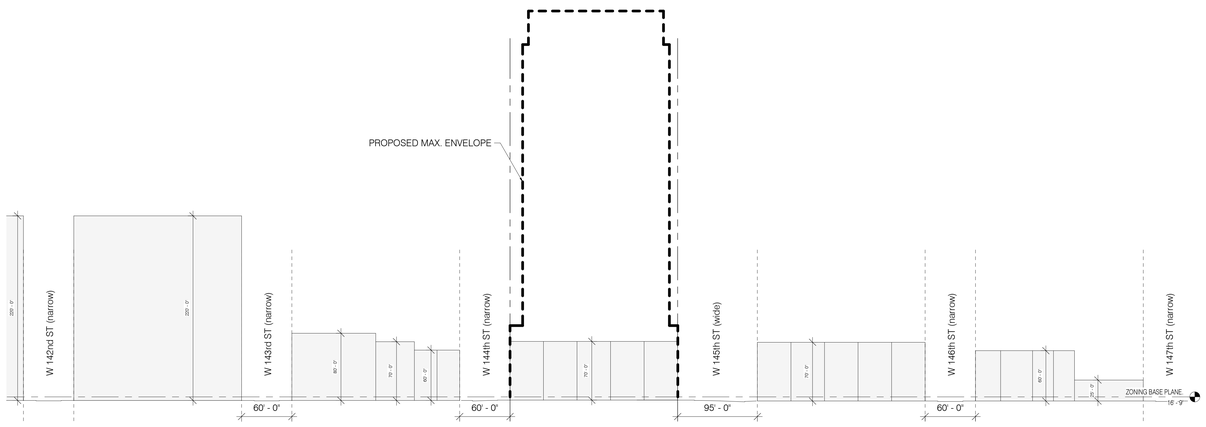
11/15/2024 2:45:43 PM



OPPOSITE EAST ELEVATION - LENOX AVE | 1/64" = 1'-0" | 4 | A-100 | Z-012



OPPOSITE SOUTH ELEVATION - 144th STREET | 1/64" = 1'-0" | 3 | A-100 | Z-012


PROPOSED MAX. ENVELOPE
220' - 0"
W 142nd ST (narrow)
220' - 0"
W 143rd ST (narrow)
60' - 0"
75' - 0"
60' - 0"
W 144th ST (narrow)
60' - 0"
75' - 0"
W 145th ST (wide)
70' - 0"
W 146th ST (narrow)
60' - 0"
0' - 0"
ZONING BASE PLANE
16' - 9"
W 147th ST (narrow)
60' - 0"
60' - 0"
60' - 0"