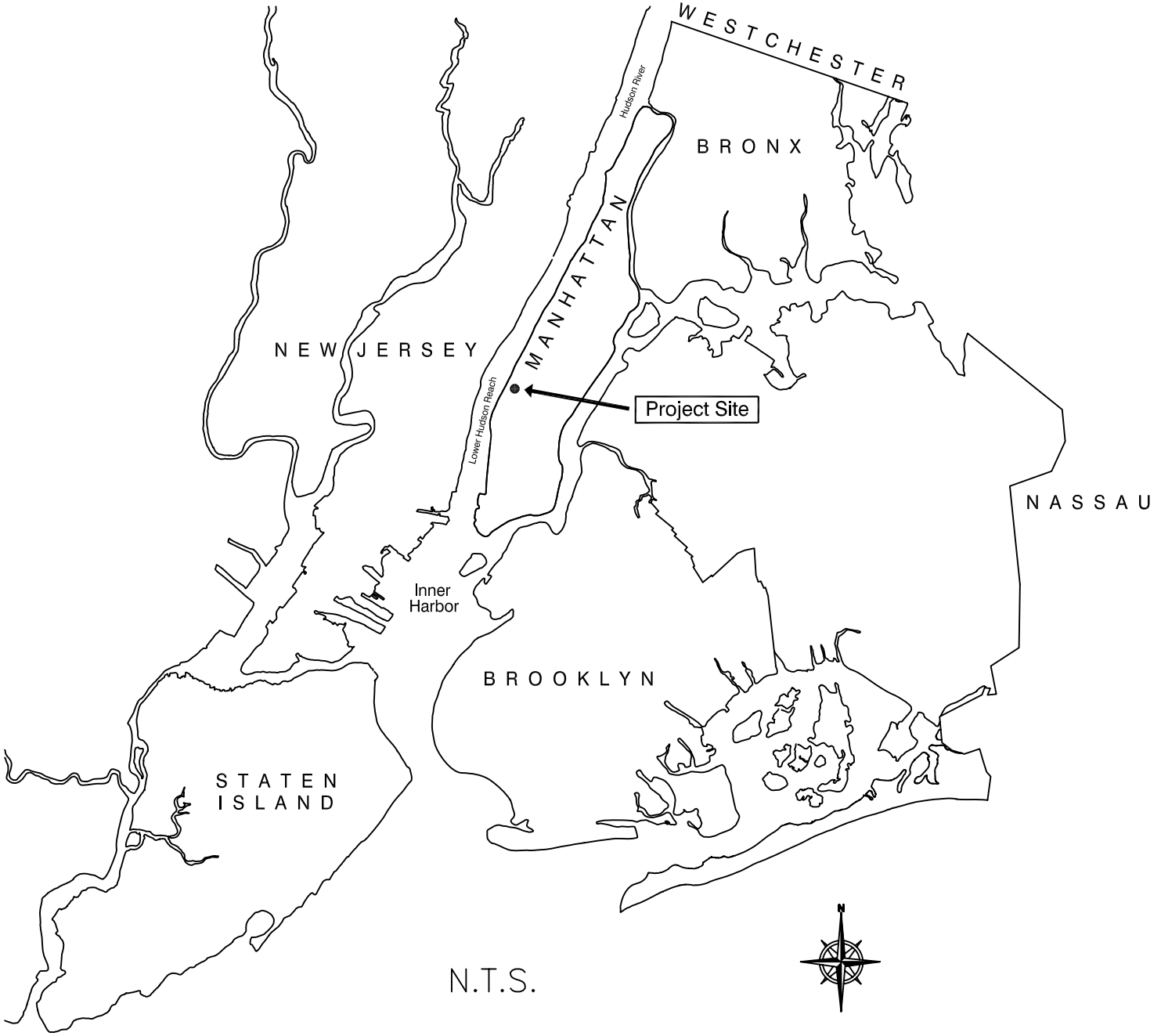
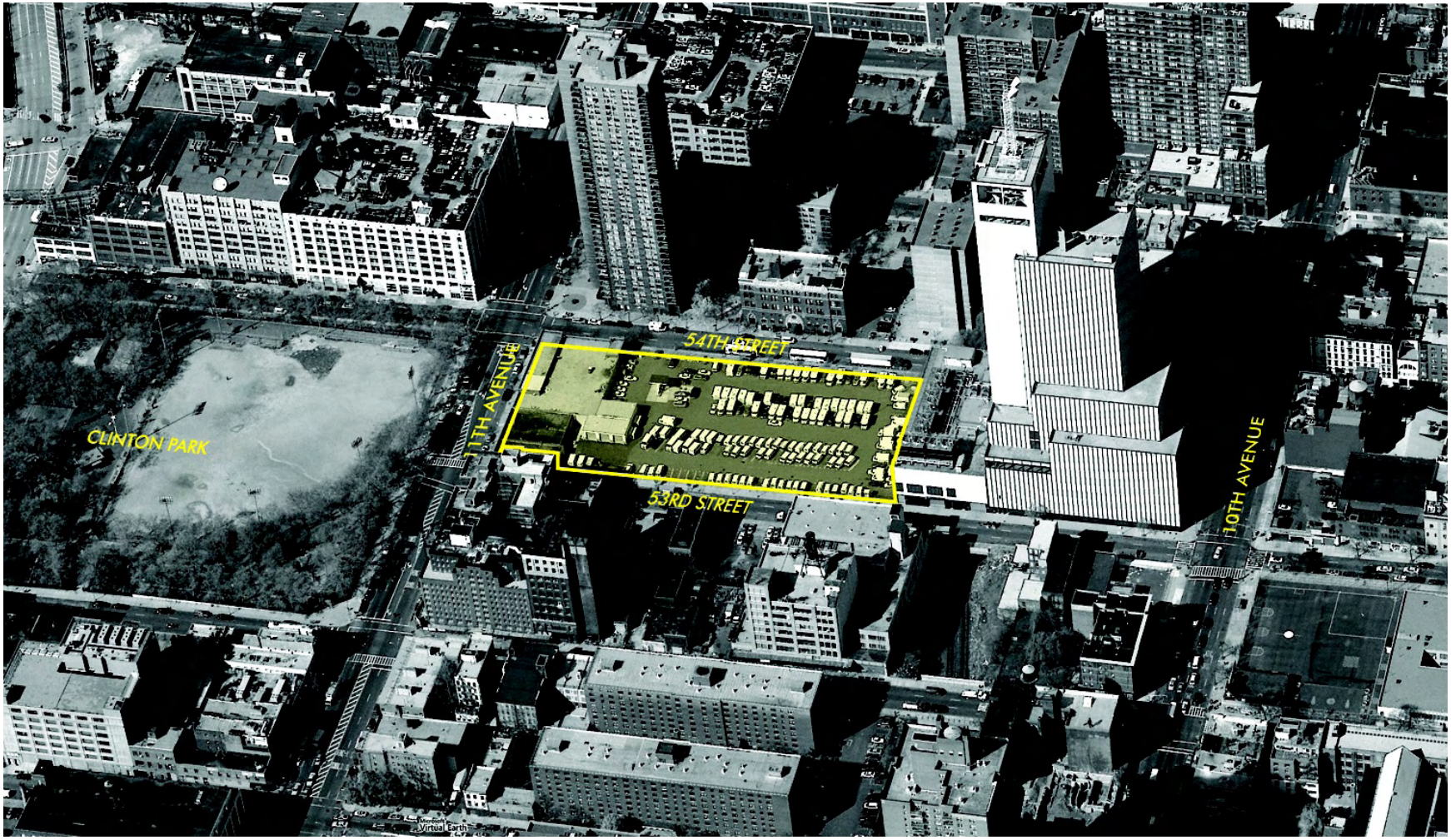


770 Eleventh Avenue Mixed-use Development Rezoning EIS

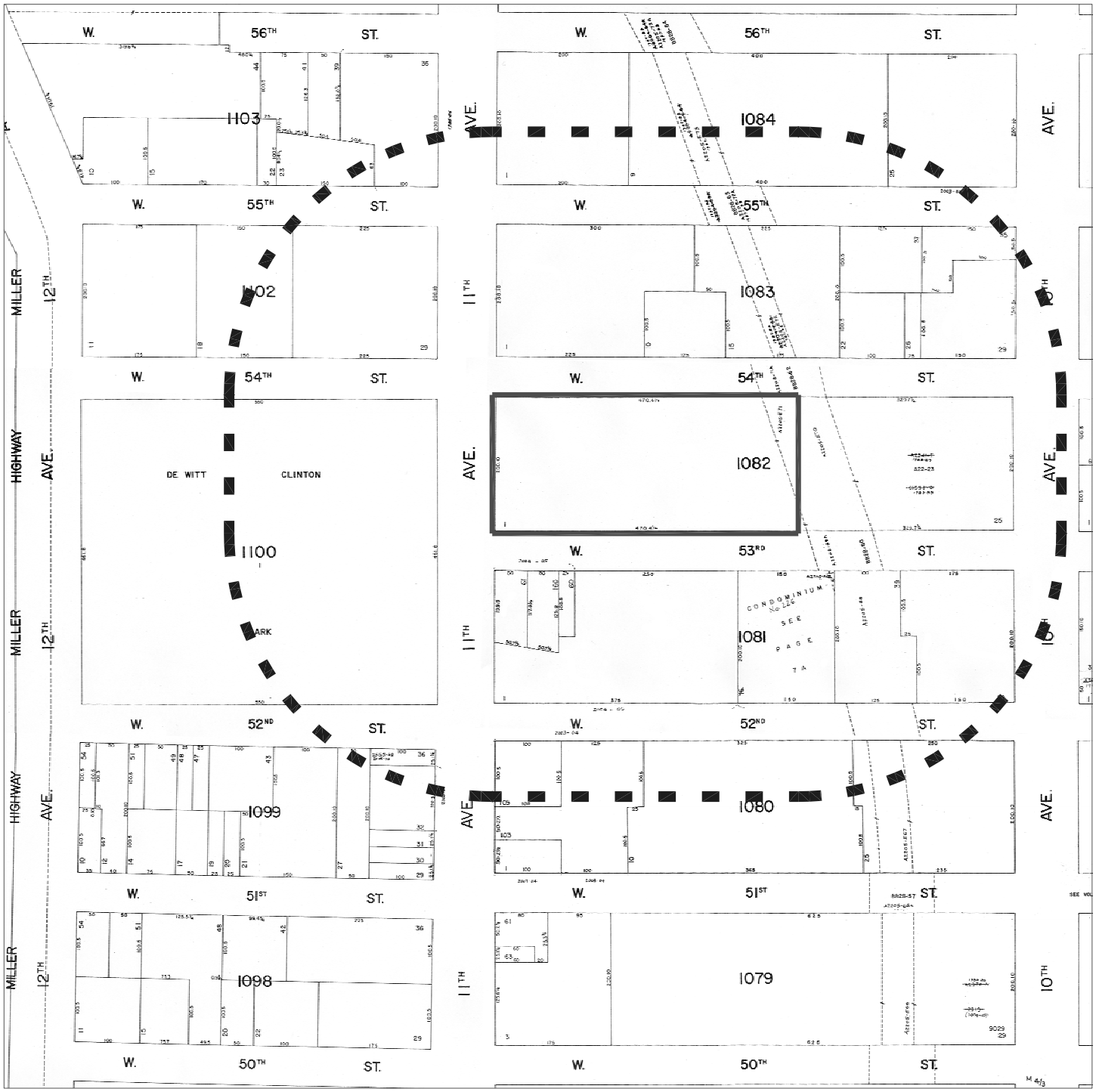
Figure 1-1
Project Location



Note: Project Site (as visible from this view) is shaded in yellow. The site perimeter is rectangular. Photo taken during occupancy of the site by Verizon, which ended in May 2007.

Figure 1-2
Project Site Aerial Map

Figure 1-3
Tax Map

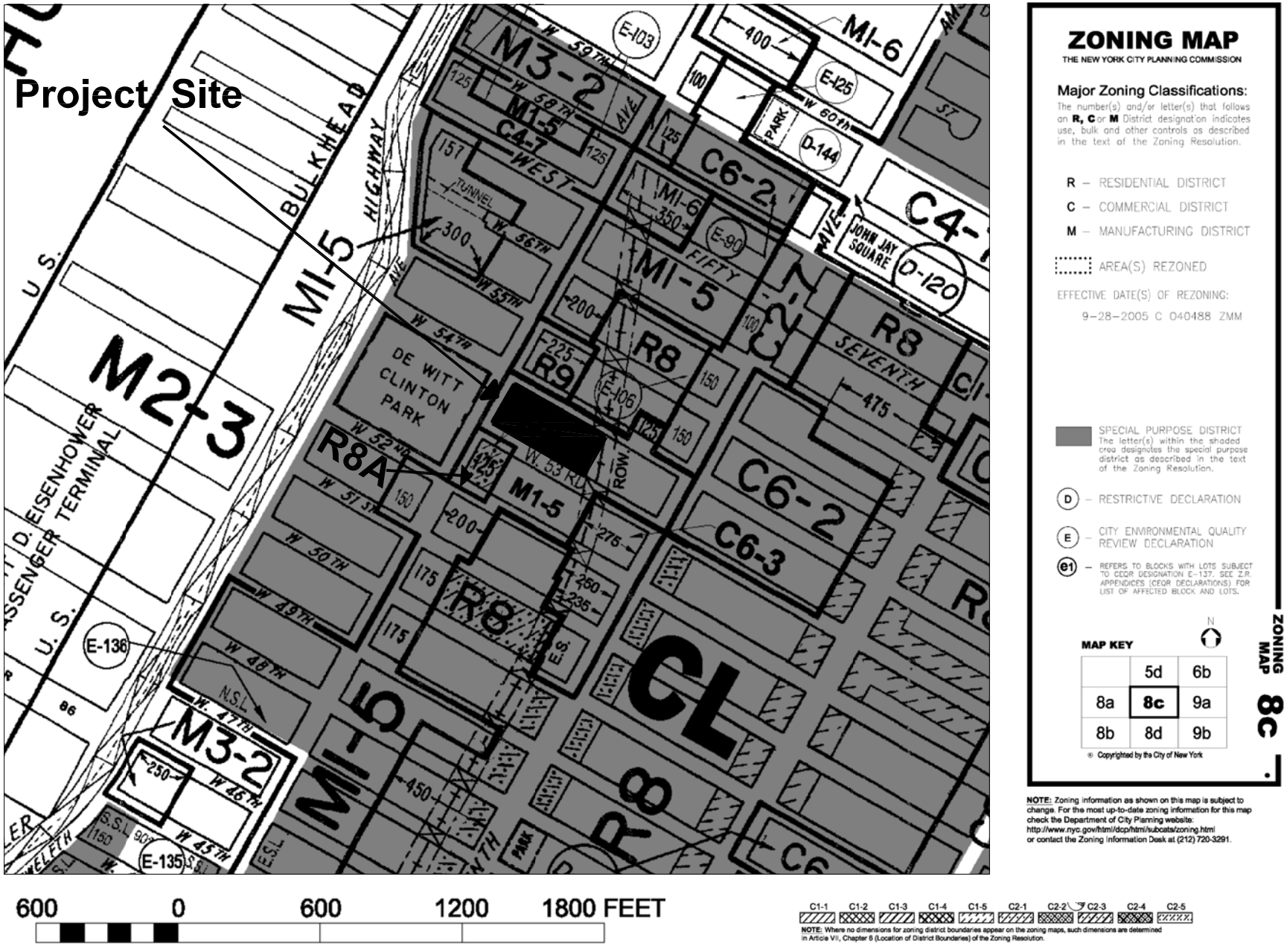


LEGEND:

Project Site

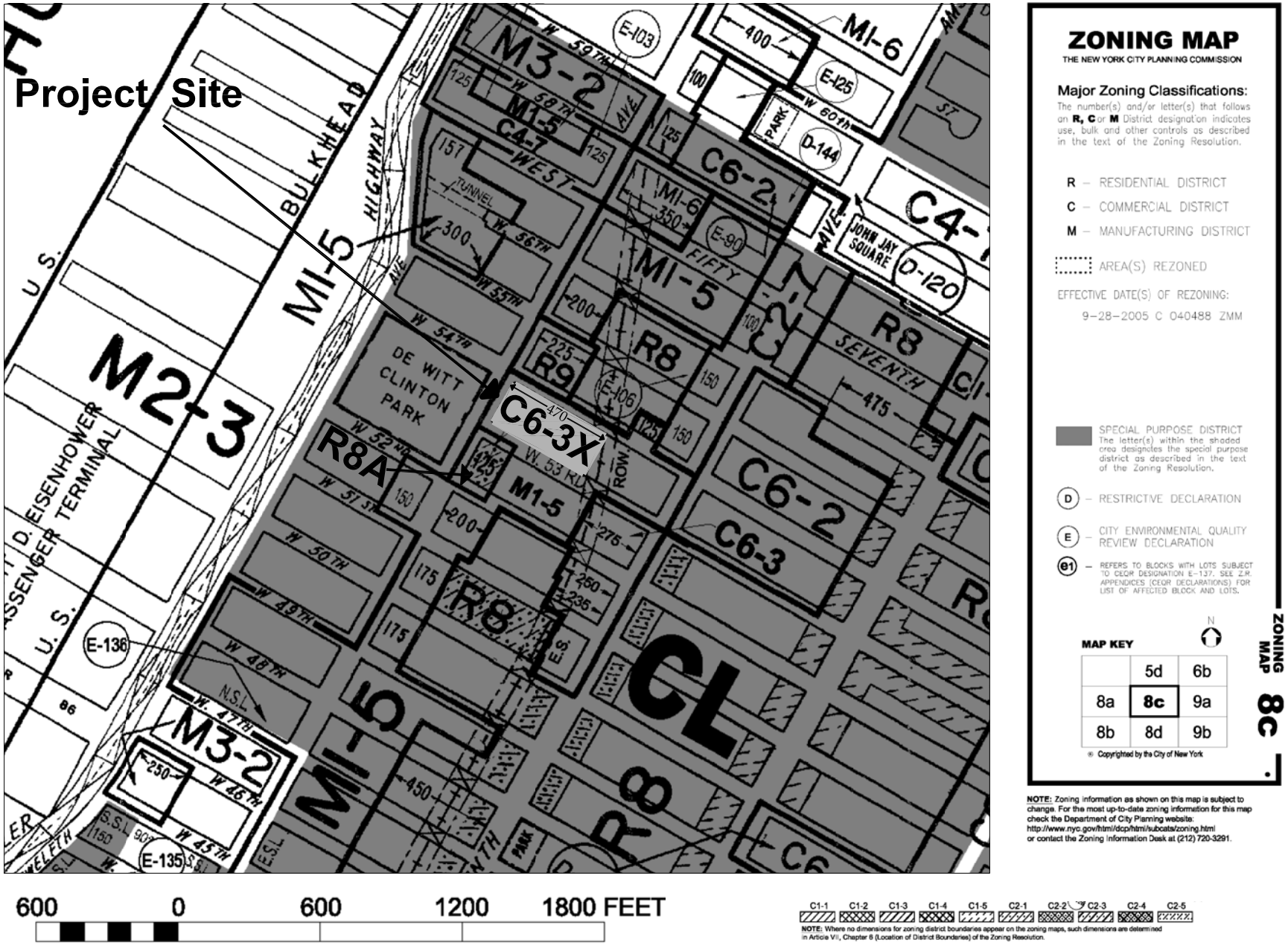
400-ft Radius

Not to Scale (refer to dimensions)



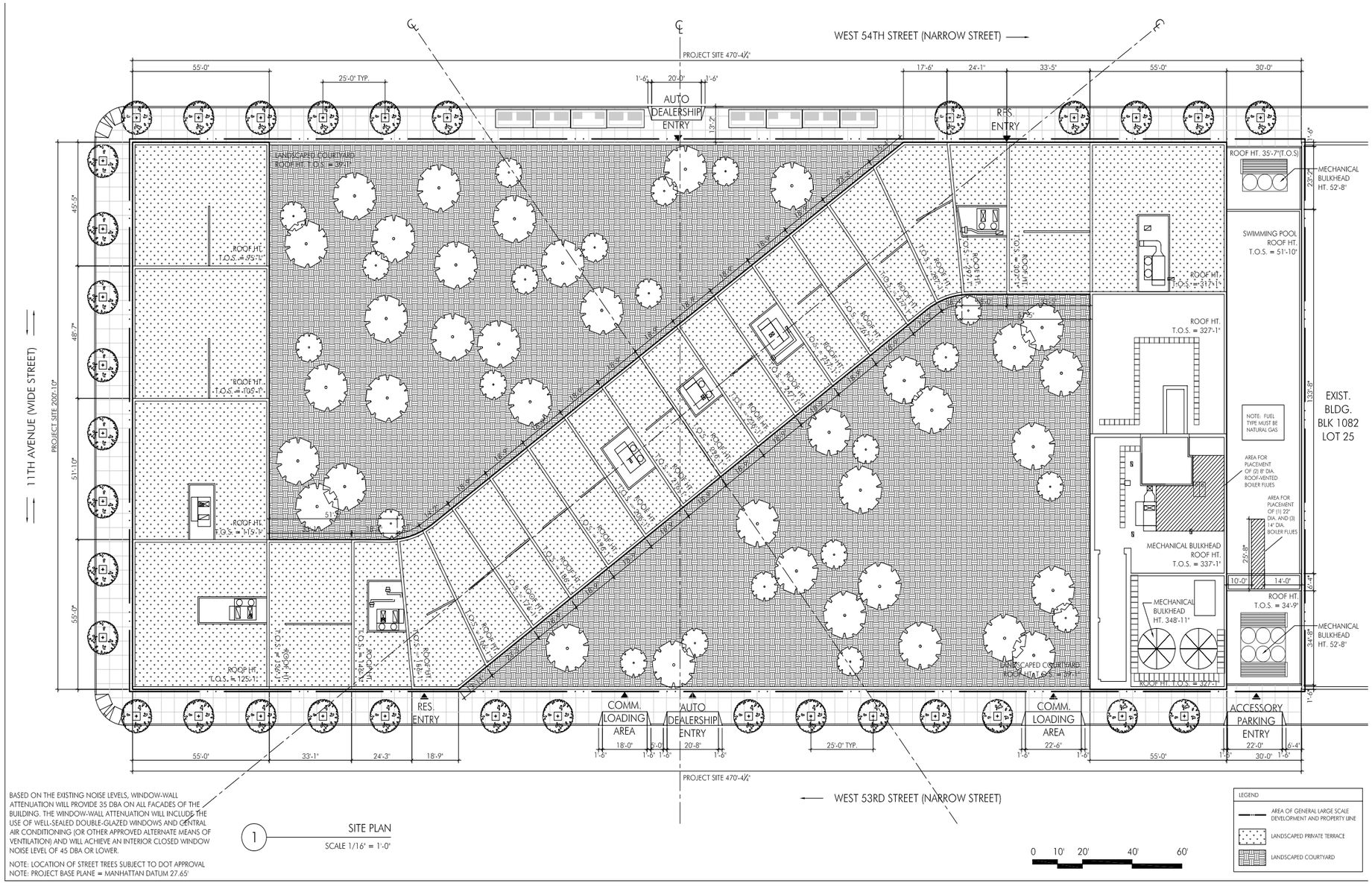
770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-4
Existing Zoning



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-5
Proposed Zoning



BASED ON THE EXISTING NOISE LEVELS, WINDOW-WALL ATTENUATION WILL PROVIDE 35 DBA ON ALL FACADES OF THE BUILDING. THE WINDOW-WALL ATTENUATION WILL INCLUDE THE USE OF WELL-SEALED DOUBLE-GLAZED WINDOWS AND CENTRAL AIR CONDITIONING (OR OTHER APPROVED ALTERNATE MEANS OF VENTILATION) AND WILL ACHIEVE AN INTERIOR CLOSED WINDOW NOISE LEVEL OF 45 DBA OR LOWER.

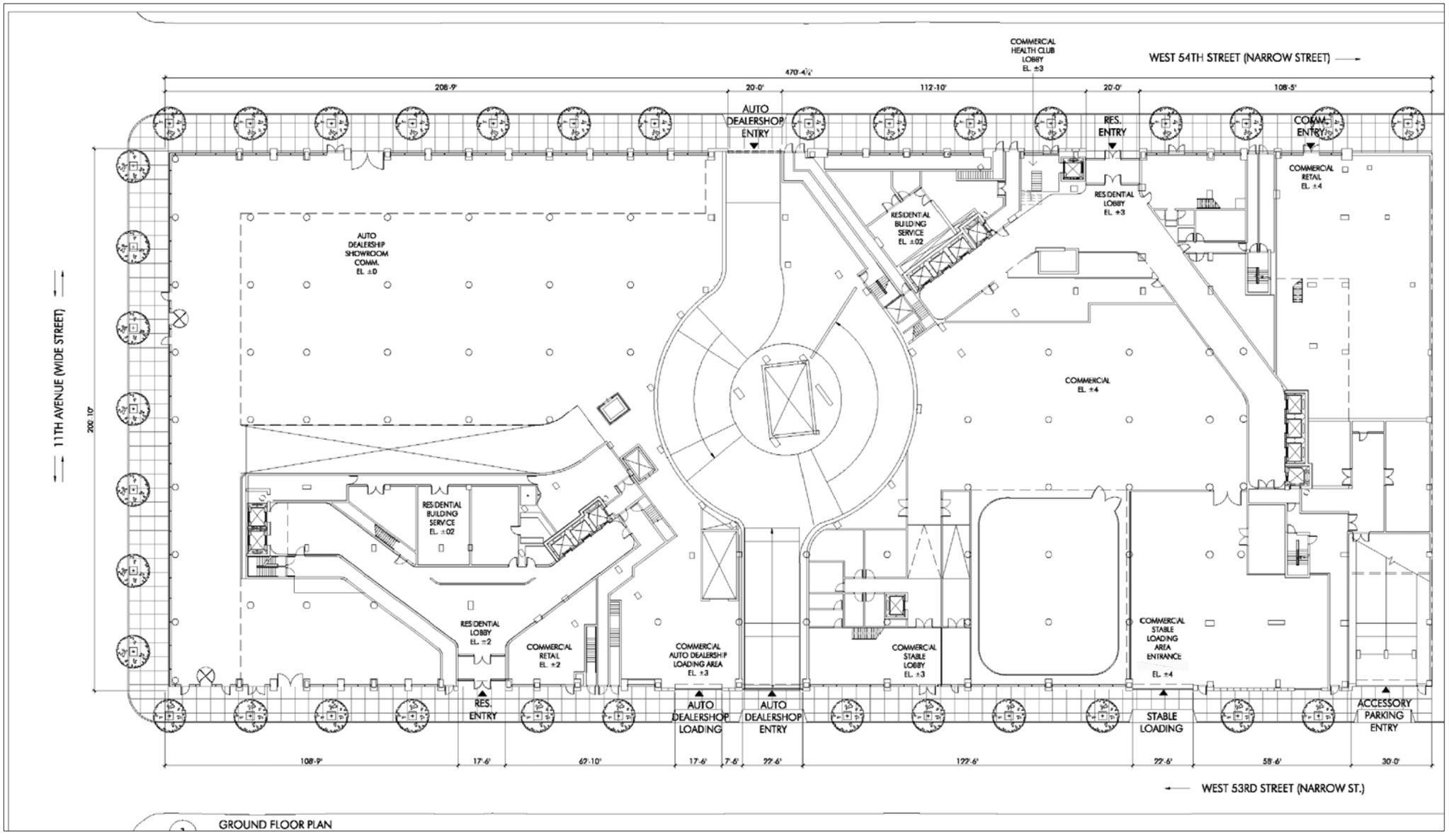
NOTE: LOCATION OF STREET TREES SUBJECT TO DOT APPROVAL
NOTE: PROJECT BASE PLANE = MANHATTAN DATUM 27.65'

1 SITE PLAN
SCALE 1/16" = 1'-0"

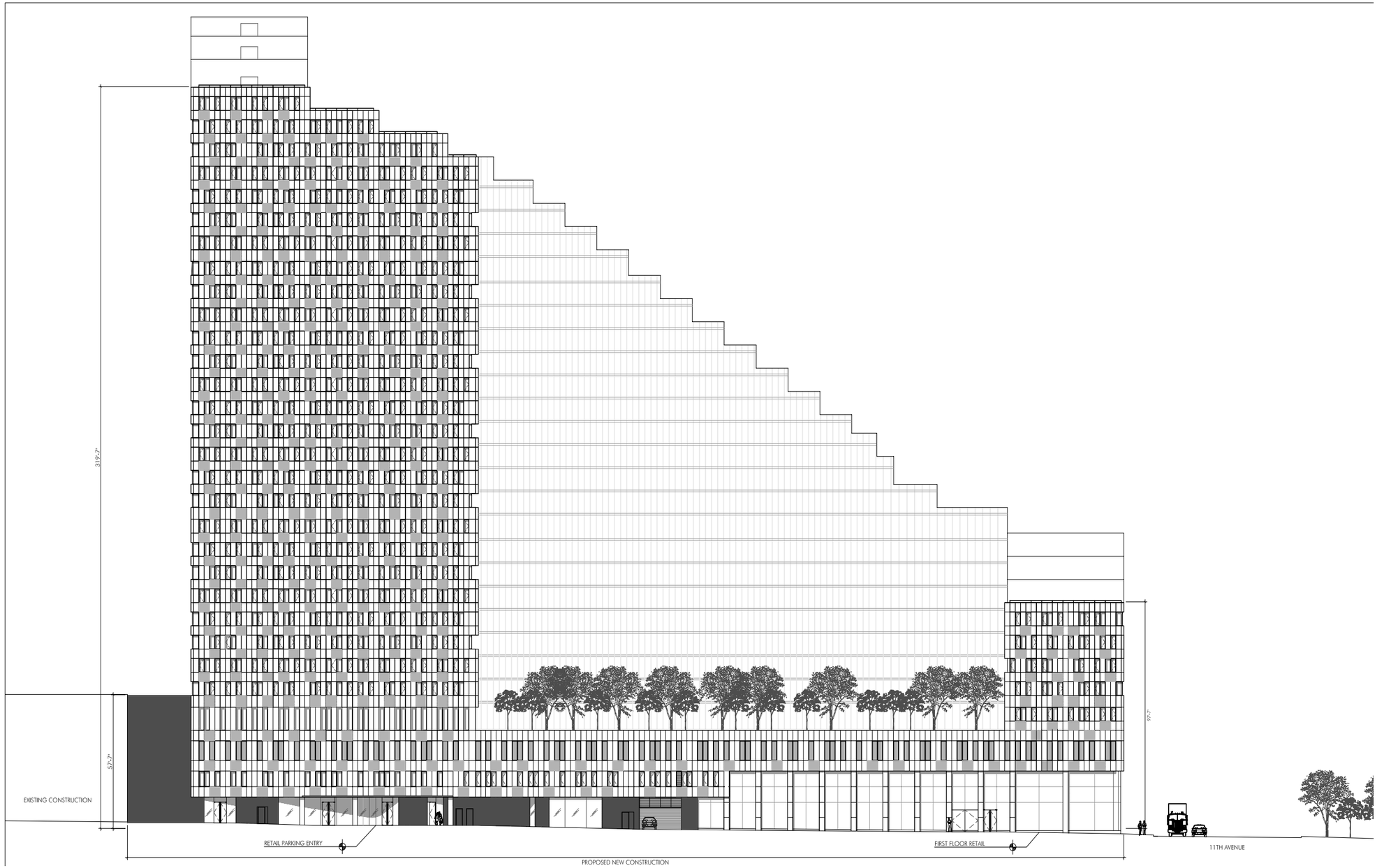
770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-6

Proposed Roof Plan



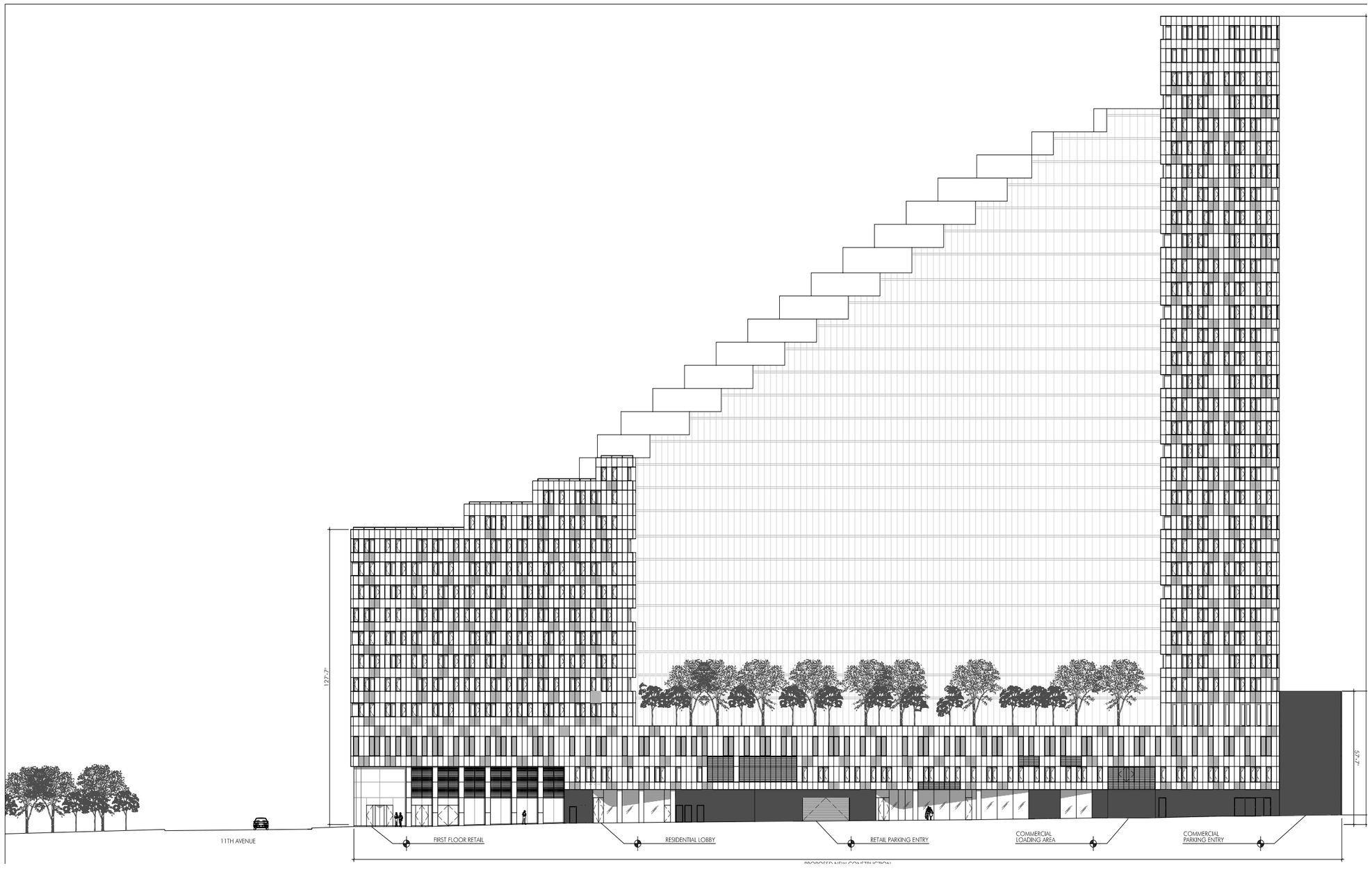
GROUND FLOOR PLAN



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-8a

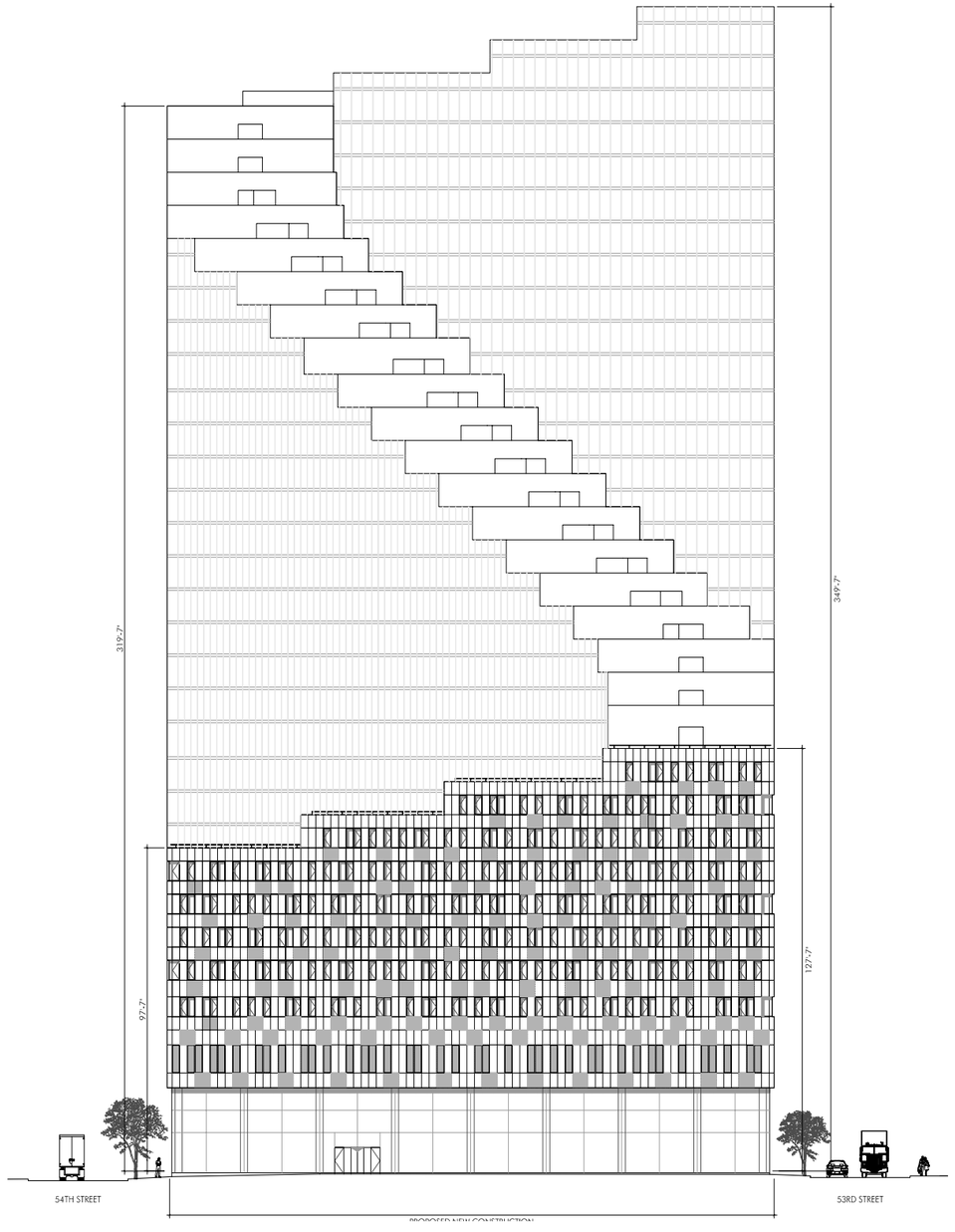
Illustrative Building Elevations - North Elevation



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-8b

Illustrative Building Elevations - South Elevation



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-8c

Illustrative Building Elevations - West Elevation



PARK VIEW LOOKING EAST



3 W53rd & 11TH AVENUE VIEW (DUSK)



2 W53rd & 11TH AVENUE VIEW (DAY)

For illustrative purposes only



1 AERIAL VIEW LOOKING EAST



3 54TH ST. VIEW LOOKING WEST

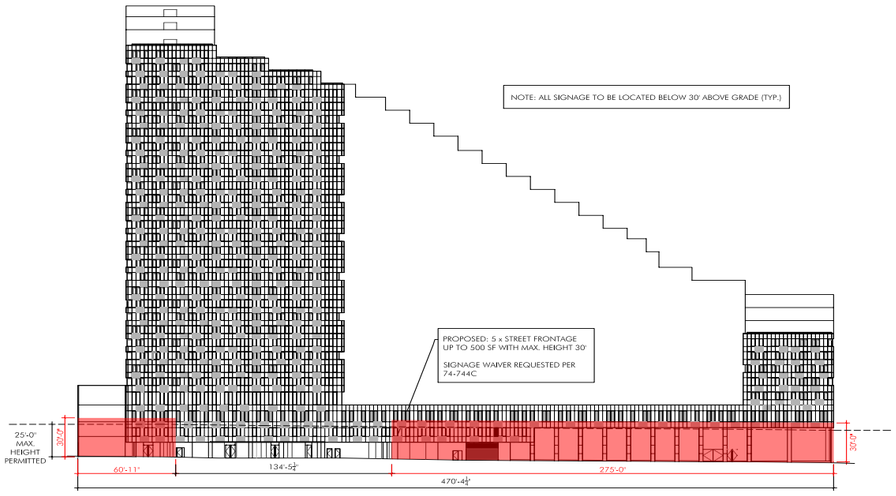


2 53RD ST. VIEW AT STABLES

770 Eleventh Avenue Mixed-use Development Rezoning EIS

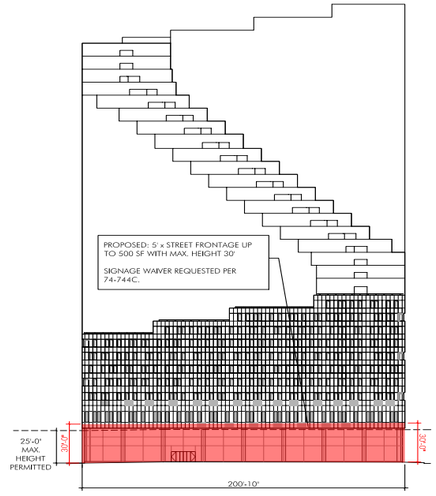
Figure 1-9b

Illustritive Rendering -Aerial Eastward, 54th St., Stable Views



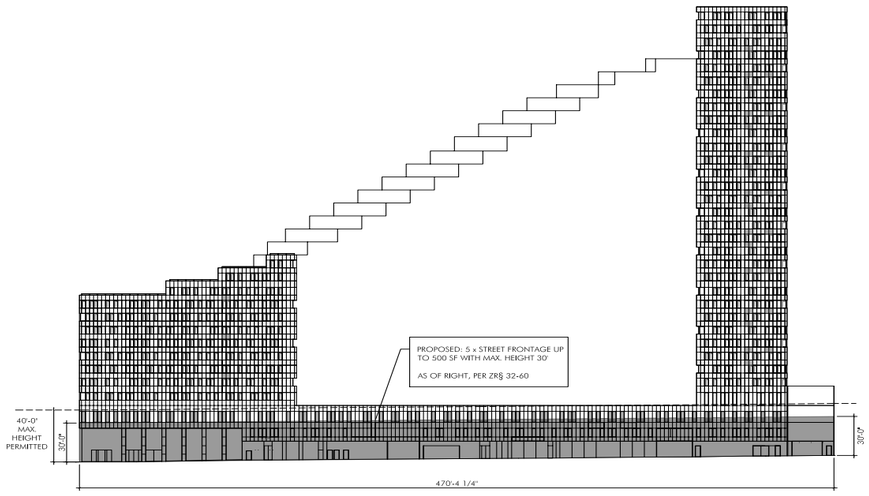
1 W 54TH ST ELEVATION SIGNAGE DIAGRAM

SCALE 1" = 40'-0"



2 11TH AVE ELEVATION SIGNAGE DIAGRAM

SCALE 1" = 40'-0"



3 W 53RD ST ELEVATION SIGNAGE DIAGRAM

SCALE 1" = 40'-0"

LEGEND

ZONE FOR PROPOSED SIGNAGE (AS OF RIGHT)

ZONE FOR PROPOSED SIGNAGE (SIGNAGE WAIVER REQ'D PER 74-744C)

NOTE: PROJECT BASE PLANE = MANHATTAN DATUM 27.65'

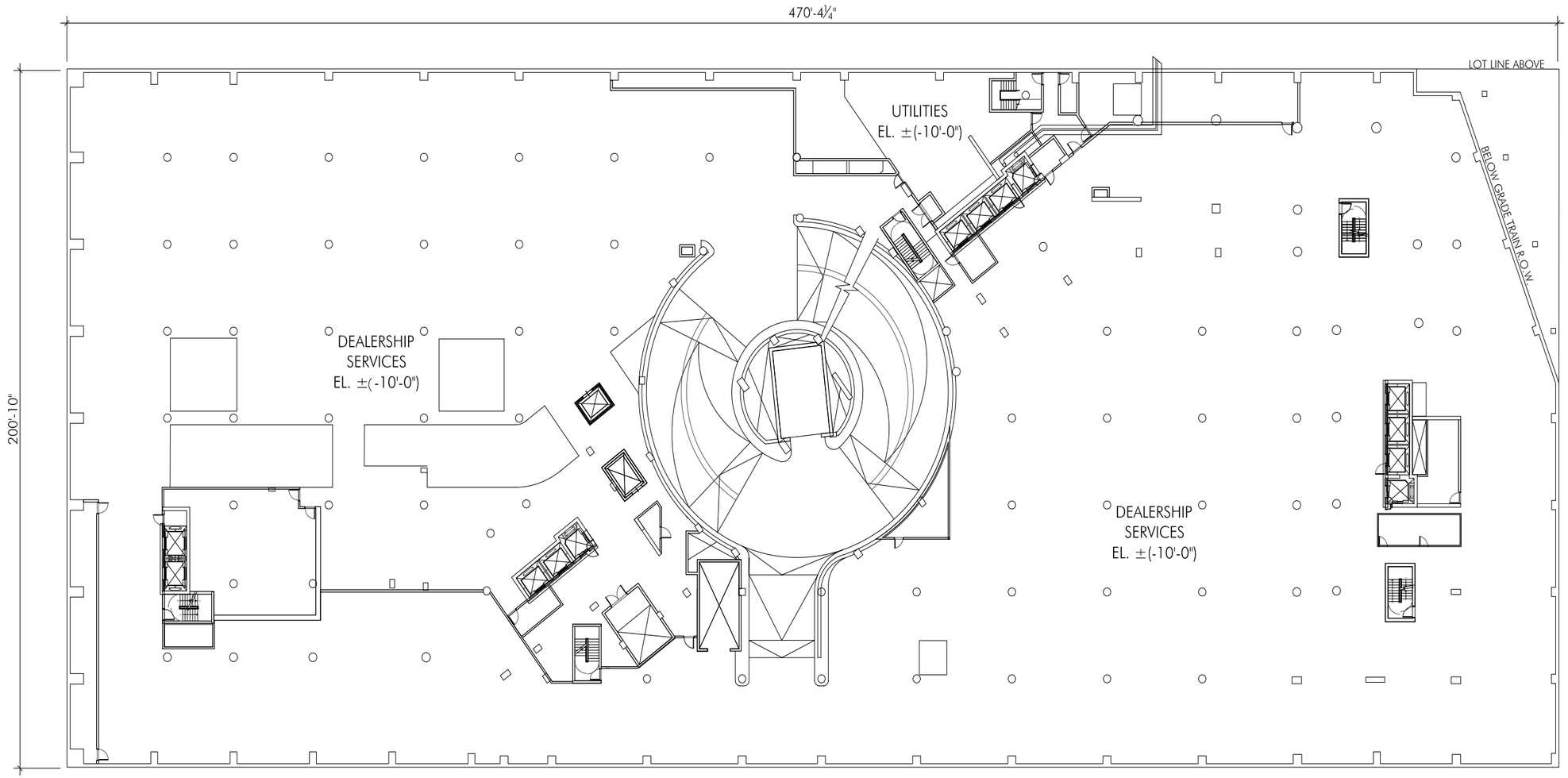


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Figure 1-11a

Illustrative - Cellar Level 1 Floor Plan

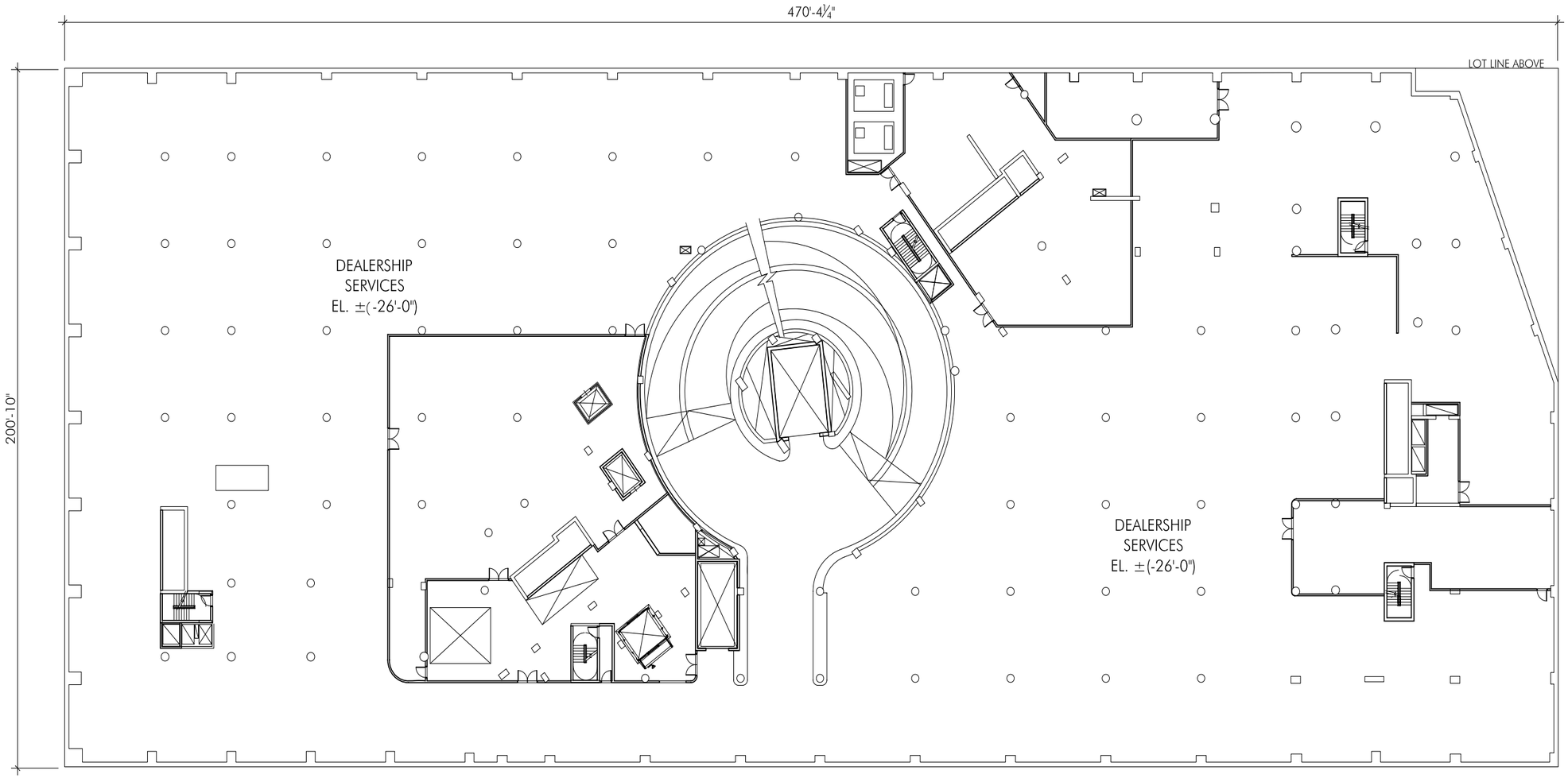

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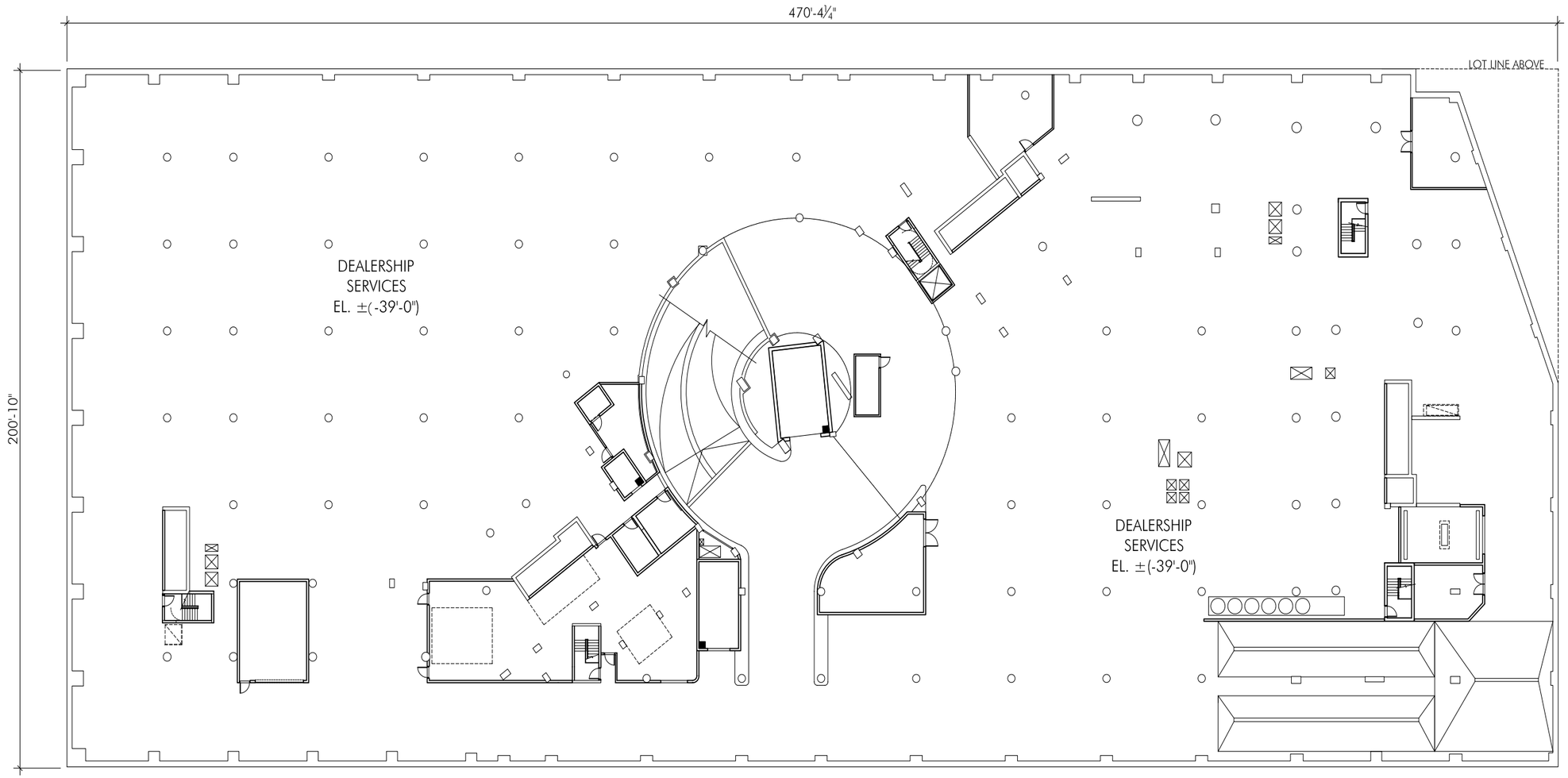
Figure 1-11b

Cellar Level 2 Floor Plan



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-11c

Cellar Level 3 Floor Plan

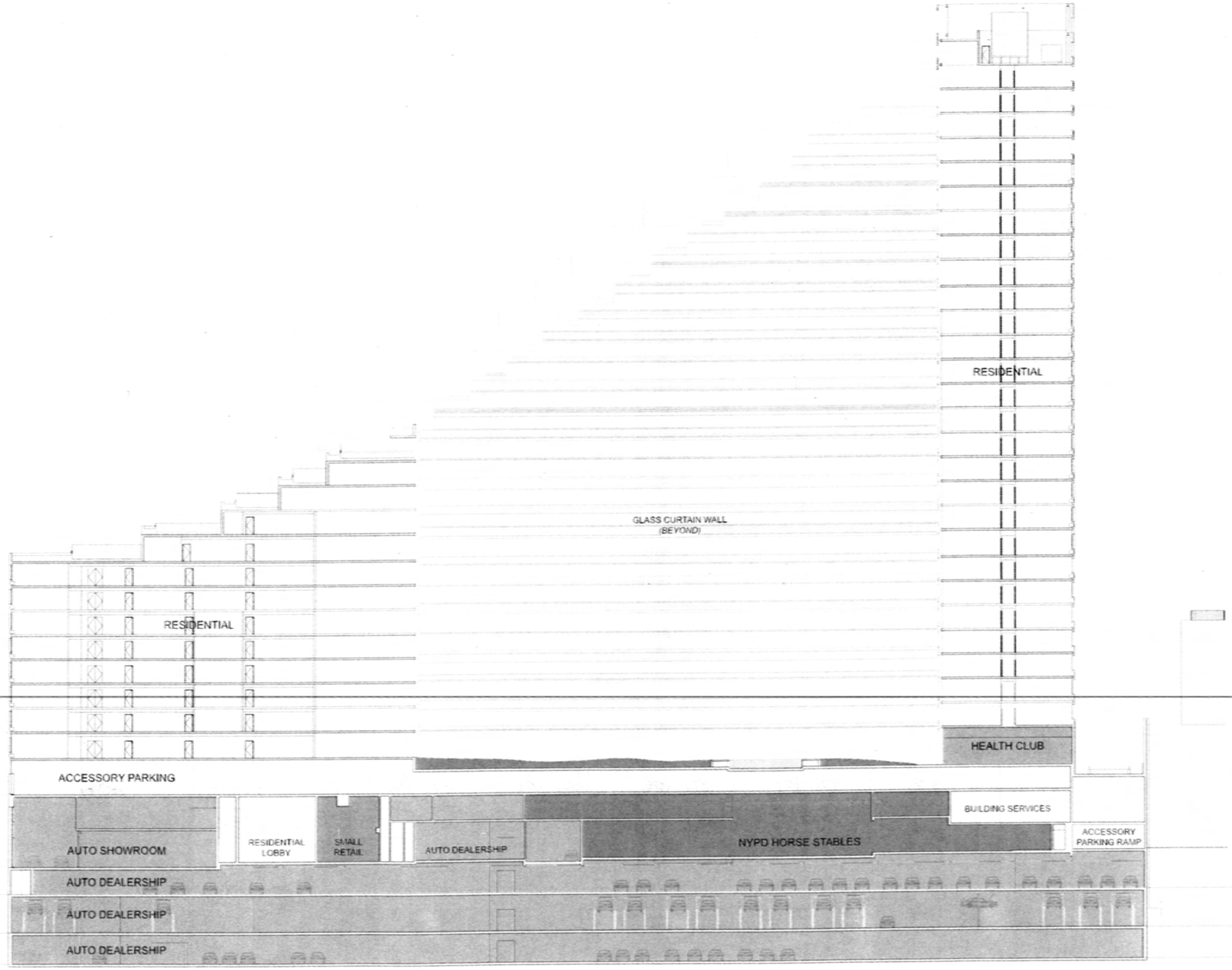


Figure 1-12
Proposed Project: East-West Section



Note: For Illustrative Purposes Only

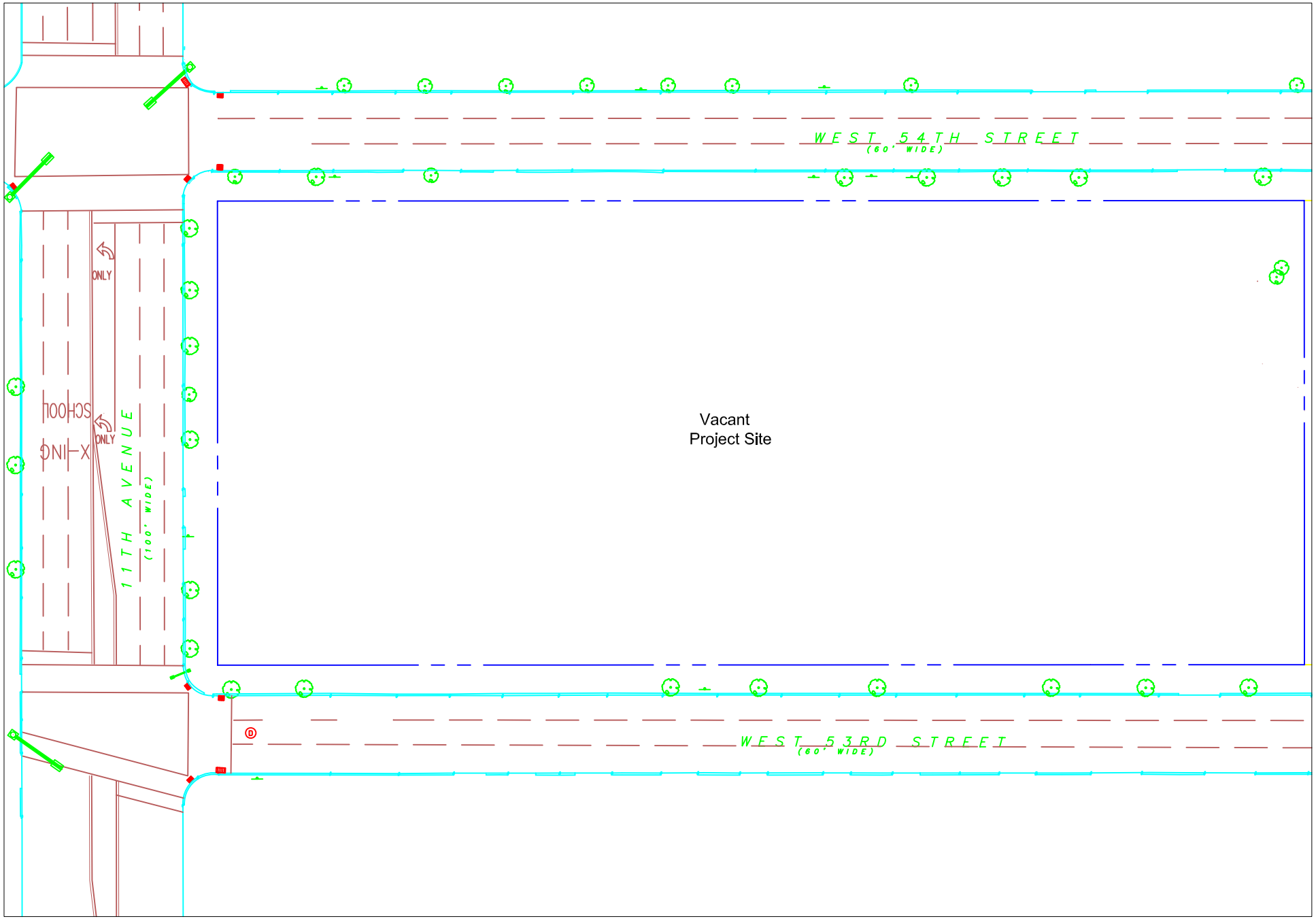


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Figure 1-14

Project Site No Action Conditions