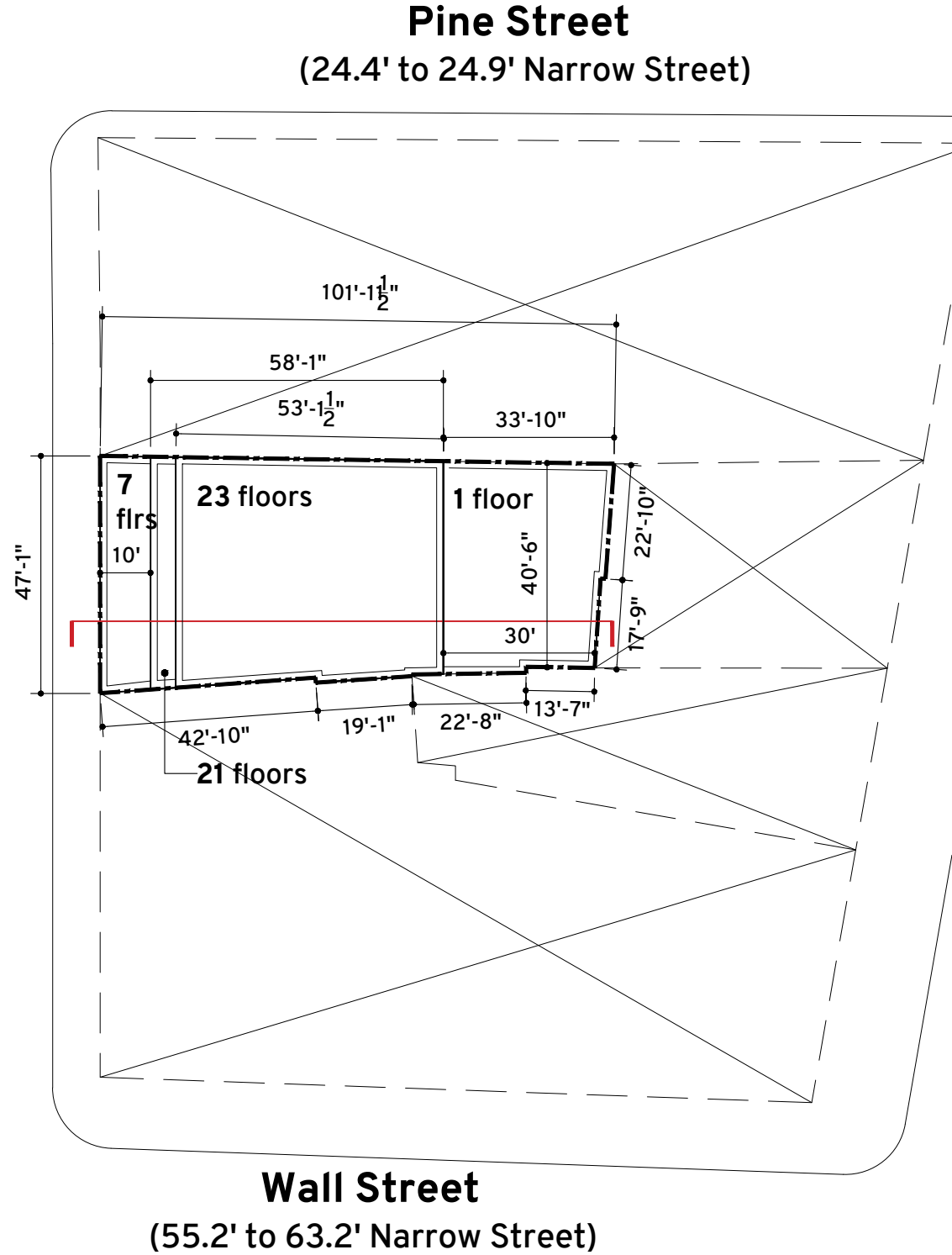


160 Pearl Street

Residential Base Scheme
Manhattan Block 39
Lot 6

Base Scheme Zoning Calculations	
Lot Area	
Development Lot:	C5-5 (LM) 4,343.0 SF
Floor Area Ratio (FAR)	
Maximum Residential FAR:	10.00
Maximum Community Facility FAR:	15.00
Maximum Commercial FAR:	15.00
Maximum Residential FAR with Recreation Space Bonus:	12.00
Zoning Floor Area (ZFA)	
Maximum Residential Floor Area with Recreation Space:	52,116.0 SF
Maximum Commercial Floor Area:	65,145.0 SF
Maximum Community Facility Floor Area:	65,145.0 SF
Maximum Total Zoning Floor Area (All Uses):	65,145.0 SF
+ Mechanical Deductions:	4.00% 2,605.8 SF
+ Mechanical Floor Allotment (1 Floor):	2,560.0 SF
+ Quality Housing Deductions:	5.75% 2,996.7 SF
+ Bulkhead:	TBD
+ Exterior Wall Deduction:	TBD
+ Parking Ramp on First Floor	0.0 SF
Maximum Projected Gross Floor Area Above Grade:	73,307.5 SF
Lot Coverage Calculations	
Maximum Permitted Lot Coverage (65%) from 85' to 300':	2,823.0 SF
Proposed Lot Coverage between 85' and 300':	2,330.0 SF
Parking Calculations	
No Parking Required.	
Recreation Space Calculation	
Required Recreation Space for 12.0 Residential FAR:	5,000.0 SF
Proposed Rooftop Recreation Space:	1,800.0 SF
Proposed Inner Court Recreation Space:	1,317.0 SF
Proposed Setback above 7th Floor Recreation Space:	695.0 SF
Proposed Interior Recreation Space at 8th Floor:	1,188.0 SF
Total Proposed Recreation Space for 12.0 FAR Compliance:	5,000.0 SF
Quality Housing Recreation Space Requirement:	1,453.4 SF
Proposed Interior Deductible Recreation Space:	1,188.0 SF

Pearl Street
(39' to 43.4' Narrow Street)



1 site plan
1/32" = 1'-0"

Zoning Notes and Assumptions

- (1) Zoning Lot Area as per ACRIS Recorded Deed Land Description. Subject to Survey confirmation. Major inconsistencies between deed document and DOF tax maps noted. Survey should be updated to resolve all courses outlined in the Land Description.
- (2) Estimated mechanical deductions subject to building design development. Scheme assumes one mechanical floor.
- (3) 12.0 Maximum FAR for residential uses subject to recreation space requirement. Recreation space to be provided on the main roof, above the 7th floor setback, at the 8th floor, and in the inner court above the first floor.
- (4) Building may make use of additional development rights from adjacent parcels if so acquired. For fully built hotel uses in adjacent parcels, transaction may involve a transfer of up to 10,361 SF from 160 Pearl Street in exchange for a corresponding and equal amount of residential development rights.

Base - 12/14/2023



Preliminary Zoning Study
Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations.

All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings.

160 Pearl Street

Residential Base Scheme
Manhattan Block 39
Lot 6

Gross Floor Area Chart (by Floor)

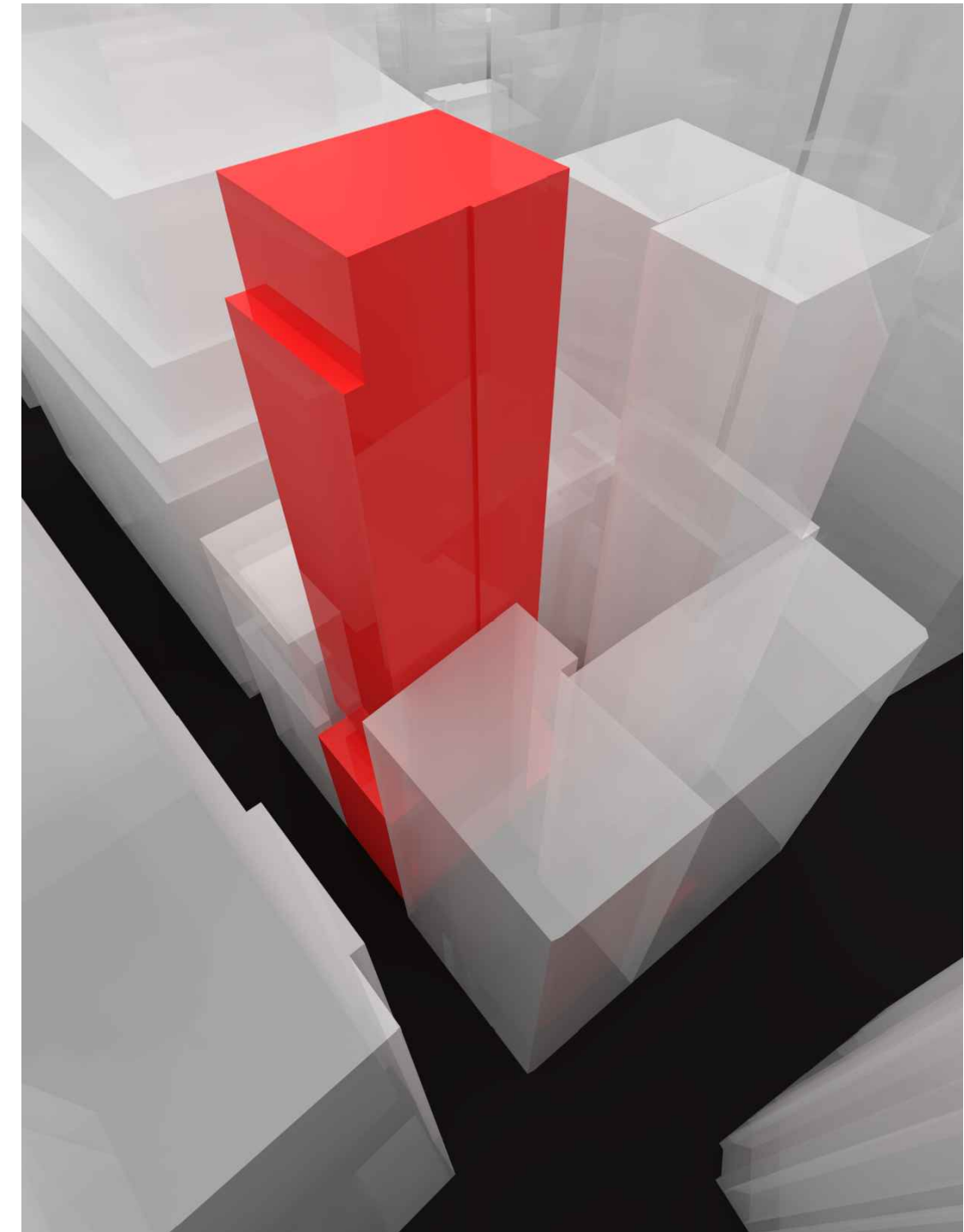
Floor (Range)	Floor (Quantity)	Residential	Community Facility	Commercial	Floor Plate Total	Building Region Subtotal
C	1	0.0 SF	0.0 SF	4,343.0 SF	4,343.0 SF	4,343.0 SF
1	1	1,350.0 SF	0.0 SF	2,993.0 SF	4,343.0 SF	4,343.0 SF
2 to 7	6	3,026.0 SF		0.0 SF	3,026.0 SF	18,156.0 SF
8	1	2,330.0 SF			2,330.0 SF	2,330.0 SF
9 to 21	13	2,560.0 SF			2,560.0 SF	33,280.0 SF
22 and 23	2	2,330.0 SF			2,330.0 SF	4,660.0 SF
Gross Floor Area	24					67,112.0 SF
Gross Floor Area (Above Grade)	23					62,769.0 SF

Gross Floor Area Chart

Floor (Range)	Floor (Quantity)	Residential	Community Facility	Commercial	Building Region Subtotal
C	1	0.0 SF	0.0 SF	4,343.0 SF	4,343.0 SF
1	1	1,350.0 SF	0.0 SF	2,993.0 SF	4,343.0 SF
2 to 7	6	18,156.0 SF	0.0 SF	0.0 SF	18,156.0 SF
8	1	2,330.0 SF	0.0 SF	0.0 SF	2,330.0 SF
9 to 21	13	33,280.0 SF	0.0 SF	0.0 SF	33,280.0 SF
22 and 23	2	4,660.0 SF	0.0 SF	0.0 SF	4,660.0 SF
Gross Floor Area	24	59,776.0 SF	0.0 SF	7,336.0 SF	67,112.0 SF
Gross Floor Area (Above Grade)	23	59,776.0 SF	0.0 SF	2,993.0 SF	62,769.0 SF

Projected Zoning Floor Area Utilized

Use	Projected Deductions				Gross Above Grade	Zoning Floor Area
	Mechanical	Bulkhead	Parking	Quality Housing		
Residential	4,738.6 SF	TBD	0.0 SF	3,131.8 SF	59,776.0 SF	51,905.6 SF
Commercial	115.1 SF	TBD	0.0 SF	0.0 SF	2,993.0 SF	2,877.9 SF
Community Facility	0.0 SF	TBD	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Total	4,853.7 SF	0.0 SF	0.0 SF	3,131.8 SF	62,769.0 SF	54,783.5 SF
Remaining Total Zoning Floor Area in Proposed Scheme:						10,361.5 SF
Remaining Residential Zoning Floor Area in Proposed Scheme:						210.4 SF



Base - 12/14/2023

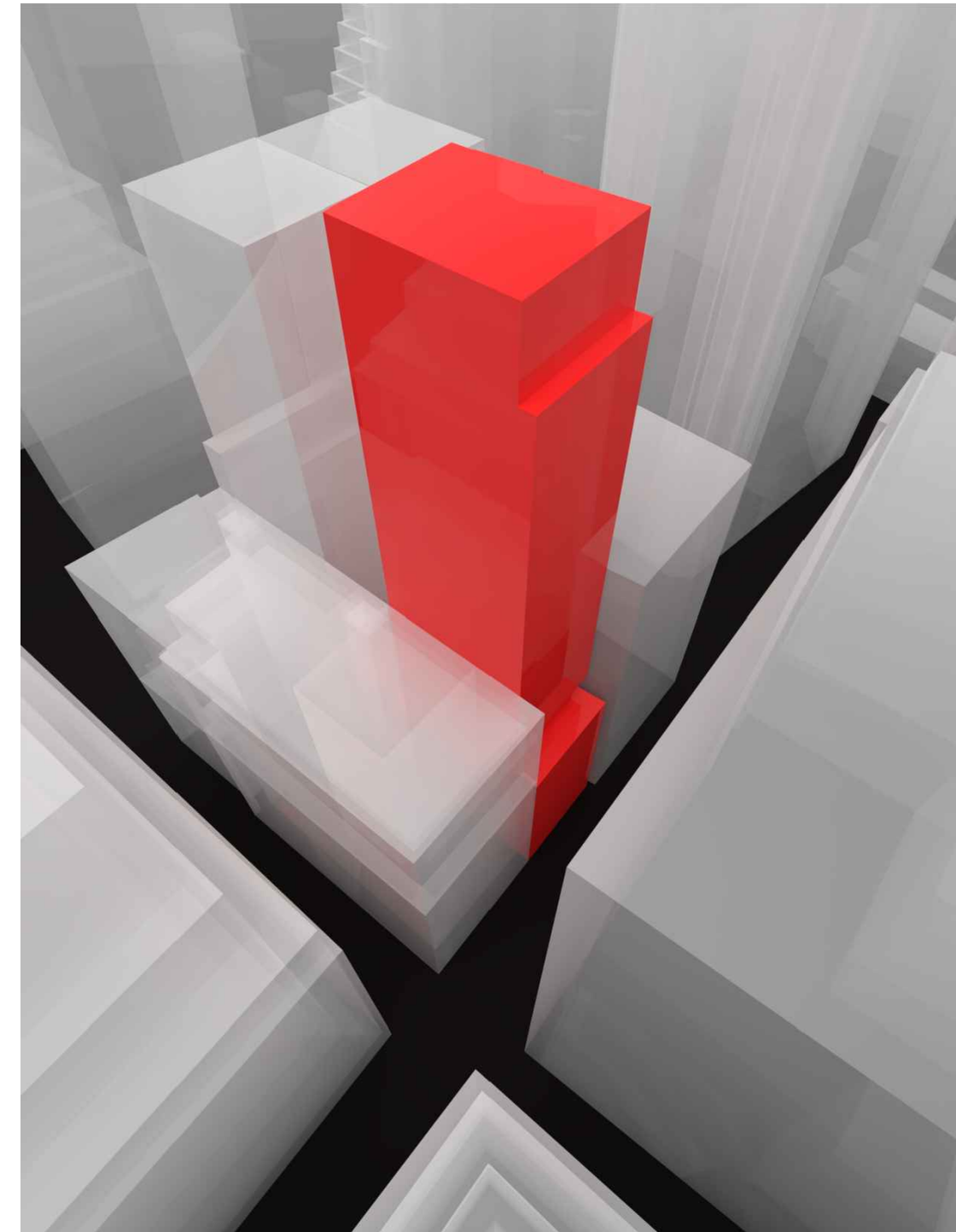
Preliminary Zoning Study

Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations.

All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings.

160 Pearl Street

Residential Base Scheme
 Manhattan Block 39
 Lot 6



Base - 12/14/2023

REDFLUX
 ARCHITECTURE | DESIGN | PLANNING
 office@redflux.nyc | 212.658.0968
 www.redflux.nyc

Preliminary Zoning Study
 Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations.

All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings.

Pearl Street (39' to 43.4' Narrow Street)

2 section diagram
1/32" = 1'-0"

