

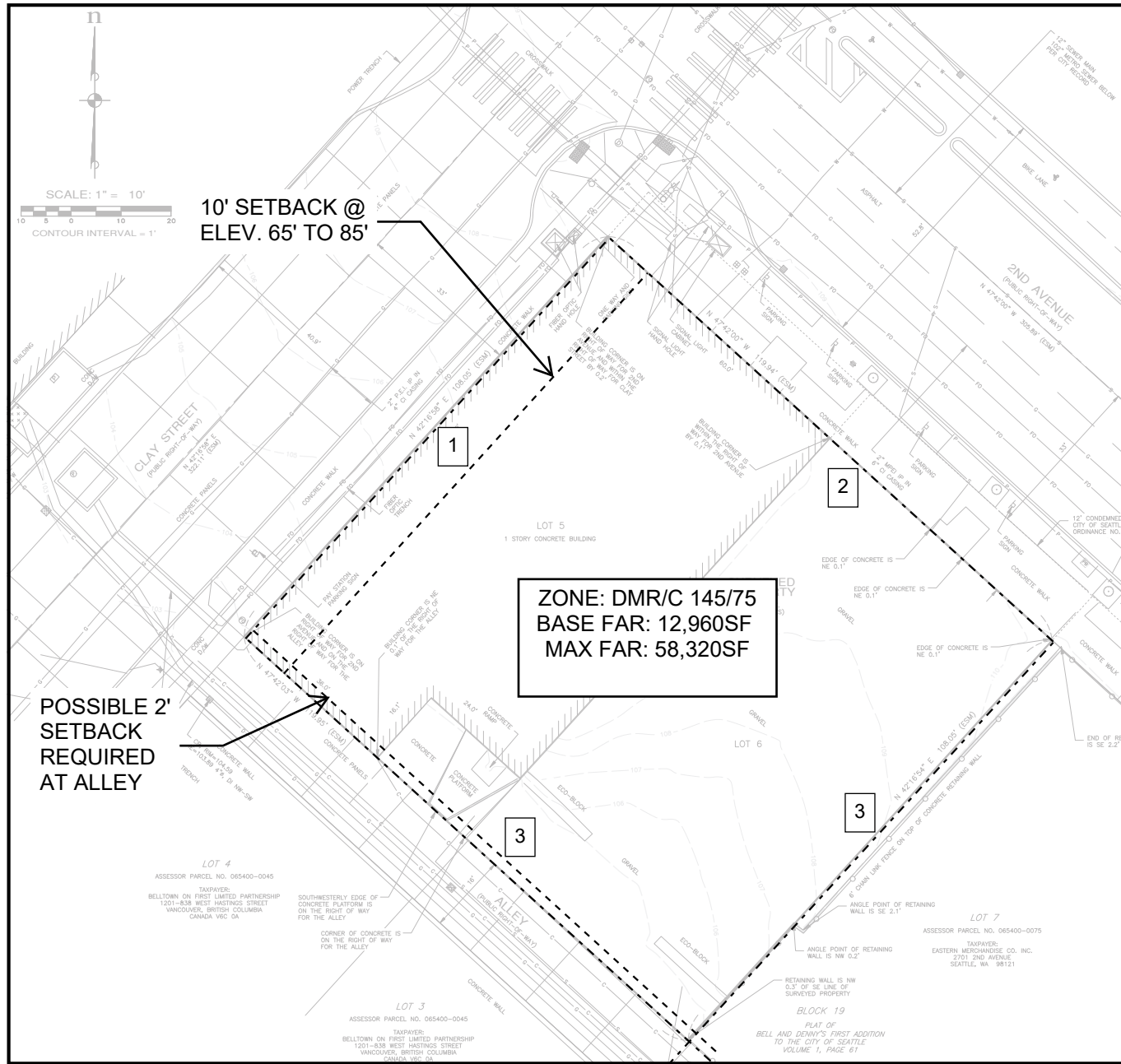
COATES DESIGN					
FLOOR	FLOOR HEIGHT	TOTAL AREA	CORE/CIRC	EFF %	LEASABLE SQ.FT
13	10'	7882.5	2216.22	0.718843007	5666.28
12	10'	7882.5	2216.22	0.718843007	5666.28
11	10'	7882.5	2216.22	0.718843007	5666.28
10	10'	7882.5	2216.22	0.718843007	5666.28
9	10'	7882.5	2216.22	0.718843007	5666.28
8	10'	7882.5	2216.22	0.718843007	5666.28
7	10'	8426	2216.22	0.7369784	6209.78
6	10'	8426	2216.22	0.7369784	6209.78
5	10'	8426	2216.22	0.7369784	6209.78
4	10'	8426	2216.22	0.7369784	6209.78
3	10'	11671	2933.5	0.748650501	8737.5
2	10'	11671	2933.5	0.748650501	8737.5
1	17'	6000 RETAIL	6906	0.465	6000 RETAIL
TOTAL HEIGHT					
137'		117247	34935.2	0.729856054	82311.8

ALLOWABLE			
FLOOR	FL HT	TOTAL AREA	LEASABLE **
Potential Extra*	15'	4212 Amenities	
13	10'	8424	6739.2
12	10'	8424	6739.2
11	10'	8424	6739.2
10	10'	8424	6739.2
9	10'	8424	6739.2
8	10'	9720	7776
7	10'	9720	7776
6	10'	12720	10176
5	10'	12720	10176
4	10'	12720	10176
3	10'	12720	10176
2	10'	12720	10176
1	15'	12720	6000 RETAIL
	TOTAL HEIGHT	TOTAL SQ FT	
	145' + 15' Potential	137880	106128

*Max height is 145' but 15' potential add ons allowed

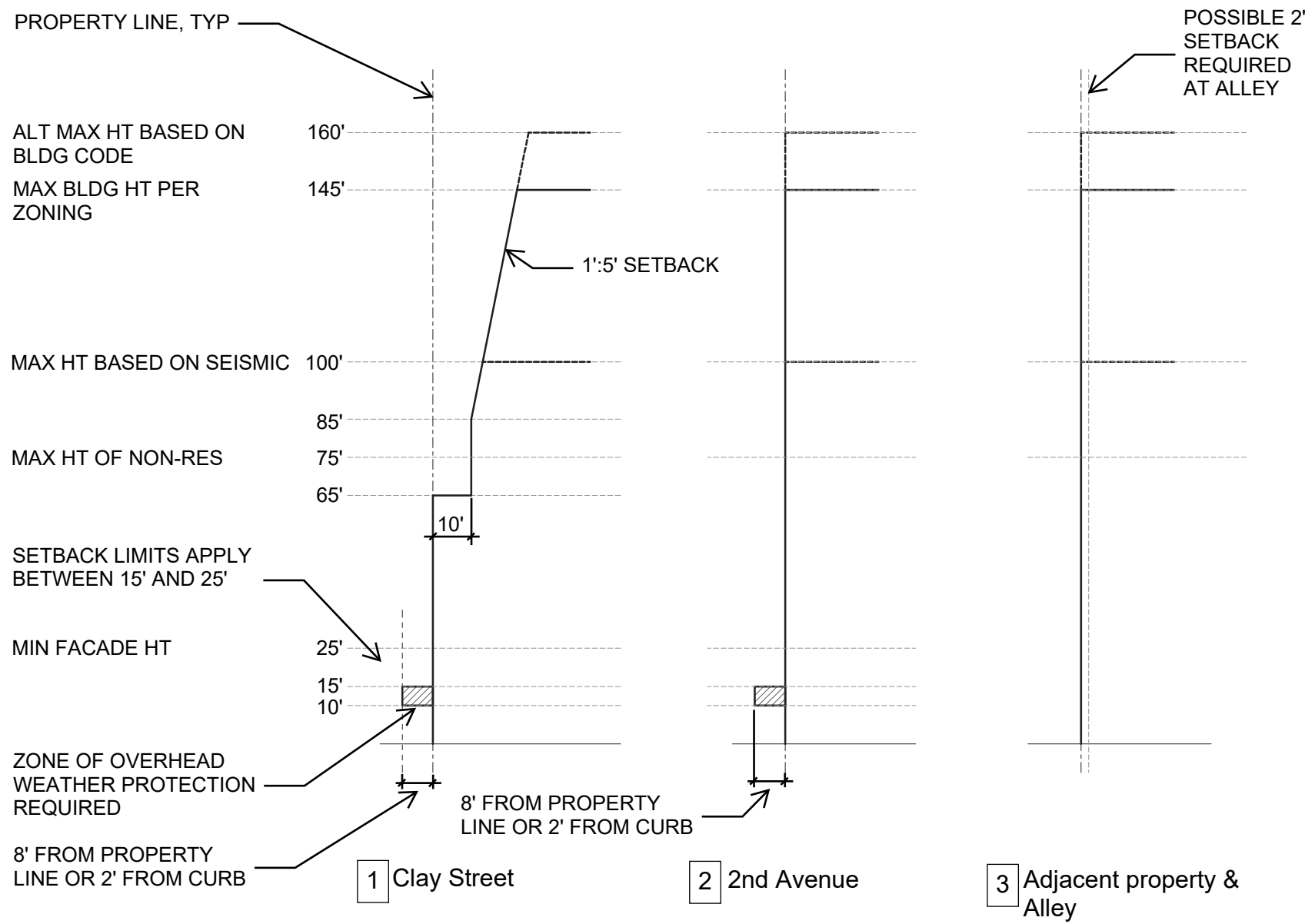
** Based on 80% EFFICENCY

AREA COMPARISON



FACADE SETBACK REQUIREMENTS:

- SETBACK LIMITS APPLY TO FACADE BETWEEN 15' AND 25'
- MAX AREA OF SETBACK B/T LOT LINE AND FACADE:
 - 2ND AVENUE = 800SF
 - CLAY STREET = 3,600SF
- MAX WIDTH OF SETBACK AREA EXCEEDING 15' DEPTH: LESS THAN 36'
- MAX SETBACK AT INTERSECTIONS: 10' FOR 20' OF LENGTH ALONG EACH STREET



STRUCTURAL BUILDING OVERHANGS:

- VERTICAL CLEARANCE – 8 FEET ABOVE SIDEWALK OR 26 FEET ABOVE ALL ELEVATIONS OF AN ALLEY
- DEPTH – 3 FEET TO FURTHEST EXTERIOR ELEMENT, NO CLOSER THAN 8 FEET TO CL OF AN ALLEY
- LENGTH – 15 FEET
- HORIZ. SEPARATION – 8 FEET
- INTERIOR LOT LINE SEPARATION – 1 FOOT MIN.
- CORNERS – 15 FEET ALONG FACADE OF CORNER AND MAX TOTAL HORIZ AREA OF 81 SF

