

# PROPOSED RESIDENTIAL DEVELOPMENT AT GOOD TIME PARK ASSOCIATES, 165 WEST 73RD ST. NEW YORK FOR GOSHEN DEVELOPMENT, LLC



2 3D VIEW

| GROSS AREA           |                   |               |                |                       |                      |                       |               |                               |
|----------------------|-------------------|---------------|----------------|-----------------------|----------------------|-----------------------|---------------|-------------------------------|
| BLDG                 | No. OF APARTMENTS | FLOOR LEVEL   | AREA PER FLOOR | GROSS AREA PER BLDG   | COMMON AREA          | NET AREA              | PERCENT       | No. PKG SPACES UNDER BUILDING |
| 1,3,4 & 6            | 0                 | PARKING LEVEL | 1,446 SQ.FT.   | 33,023 SQ.FT.         | 1,446 SQ.FT.         | 0 SQ.FT.              | 0.00%         | 30 PER BLDG                   |
|                      | 10                | FIRST FLOOR   | 10,616 SQ.FT.  |                       | 1,409 SQ.FT.         | 9,207 SQ.FT.          | 86.72%        |                               |
|                      | 10                | SECOND FLOOR  | 10,527 SQ.FT.  |                       | 1,276 SQ.FT.         | 9,251 SQ.FT.          | 87.87%        |                               |
|                      | 10                | THIRD FLOOR   | 10,434 SQ.FT.  |                       | 1,276 SQ.FT.         | 9,158 SQ.FT.          | 87.77%        |                               |
| 2 & 5                | 0                 | PARKING LEVEL | 1,806 SQ.FT.   | 33,383 SQ.FT.         | 1,806 SQ.FT.         | 0 SQ.FT.              | 0.00%         | 30 PER BLDG                   |
|                      | 9                 | FIRST FLOOR   | 10,616 SQ.FT.  |                       | 2,436 SQ.FT.         | 8,180 SQ.FT.          | 77.05%        |                               |
|                      | 10                | SECOND FLOOR  | 10,527 SQ.FT.  |                       | 1,276 SQ.FT.         | 9,251 SQ.FT.          | 87.87%        |                               |
|                      | 10                | THIRD FLOOR   | 10,434 SQ.FT.  |                       | 1,276 SQ.FT.         | 9,158 SQ.FT.          | 87.77%        |                               |
| <b>TOTAL 6 BLDGS</b> | <b>178</b>        |               |                | <b>198,858 SQ.FT.</b> | <b>35,216 SQ.FT.</b> | <b>163,642 SQ.FT.</b> | <b>82.29%</b> | <b>180</b>                    |

| PARKING AREA | BELOW BUILDING | BETWEEN 2 BLDGS | TOTAL PER BUILDING | TOTAL 4 BLDGS  |
|--------------|----------------|-----------------|--------------------|----------------|
|              | 9,439 SQ. FT.  | 1,135 SQ. FT.   | 10,574 SQ. FT.     | 42,296 SQ. FT. |

**TOTAL AREA  
241,154 SQ. FT.**

3 BUILDING AREA



- BUILDINGS 1,2,3 & 4 HAVE PARKING ABOVE GRADE  
- BUILDINGS 5 & 6 HAVE NO PARKING ABOVE GRADE

|  |                   |
|--|-------------------|
| No. APARTMENT (6 BUILDINGS)                        | 178 UNITS         |
| REQUIRED PARKING:<br>1.5 SPACES / ONE BEDROOM UNIT | 267 SPACES        |
| TOTAL # OF PARKING UNDER BUILDINGS                 | 122 SPACES        |
| TOTAL # SURFACE PARKING SPACES                     | 155 SPACES        |
| <b>TOTAL PARKING PROPOSED</b>                      | <b>277 SPACES</b> |

4 PROPOSED PARKING SPACES

1 SCHEMATIC SITE PLAN  
1/64" = 1'-0"

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| REV | DESCRIPTION    | DATE     |
|-----|----------------|----------|
|     | FOR SUBMISSION | 07/25/19 |

ISSUE FOR SD:  
ISSUE FOR DD:  
ISSUE FOR PLANNING BD:  
ISSUE FOR PERMIT:  
ISSUE FOR CONSTRUCTION:

NOTES:

**JCA** group  
JOSE CARBALLO ARCHITECTURAL GROUP, P.C.

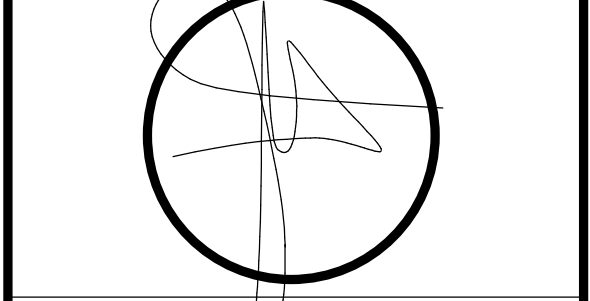
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**PROJECT**  
FIDDLER'S GREEN AT GOOD TIME PARK

**OWNER**  
GOOD TIME PARK ASSOCIATES

**LOCATION**  
165 WEST 73RD ST. NEW YORK, NY 10023

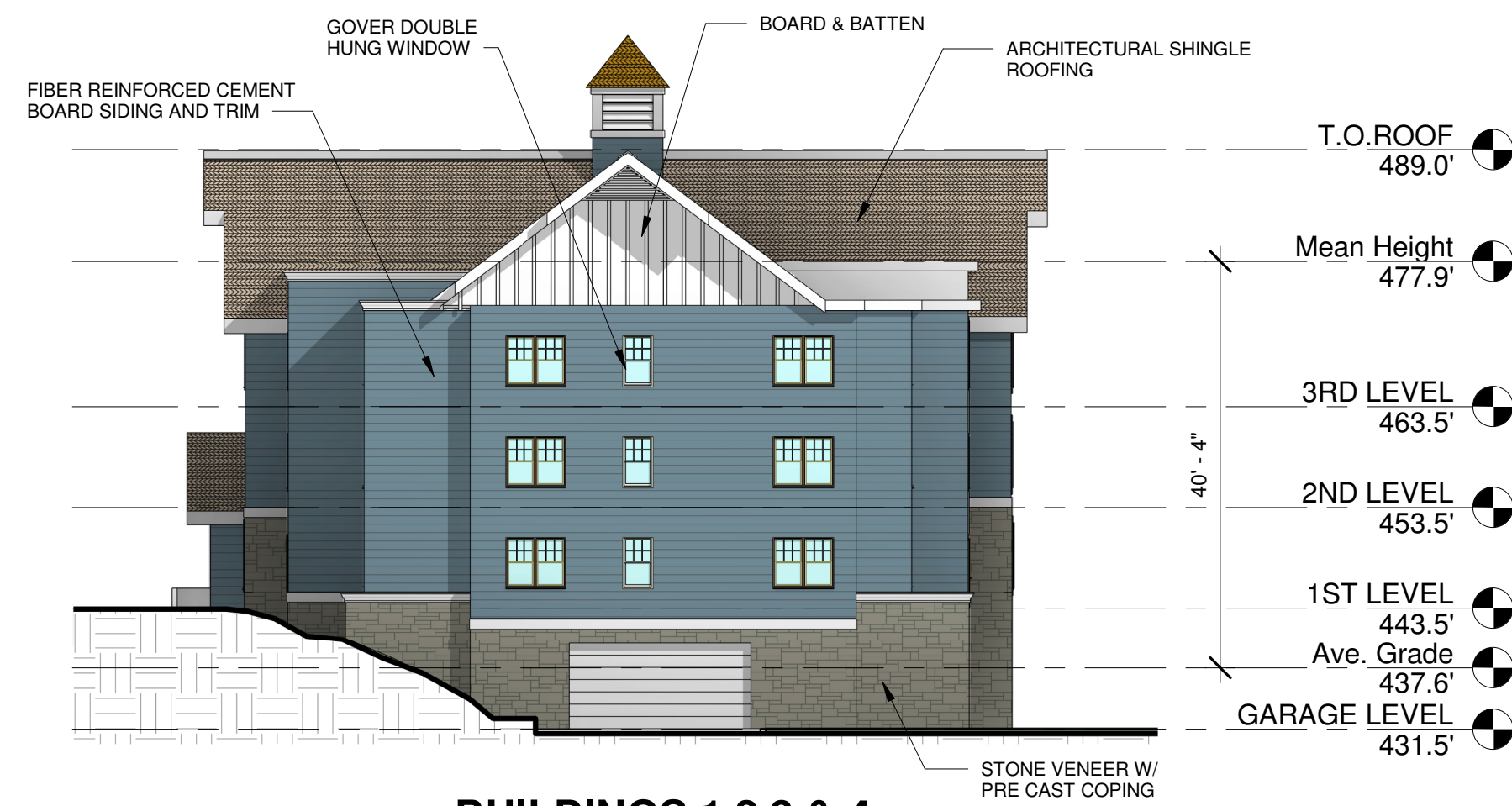
**DRAWING**  
SCHEMATIC SITE PLAN,  
RENDERING, BUILDING DATA  
JOSE I. CARBALLO, R.A., P.P.  
NJ : 21A10091740  
NY : 021291  
NJ PLANNER:3509



**DATE** February 08, 2017  
**BY JJ** PROJECT # 201642

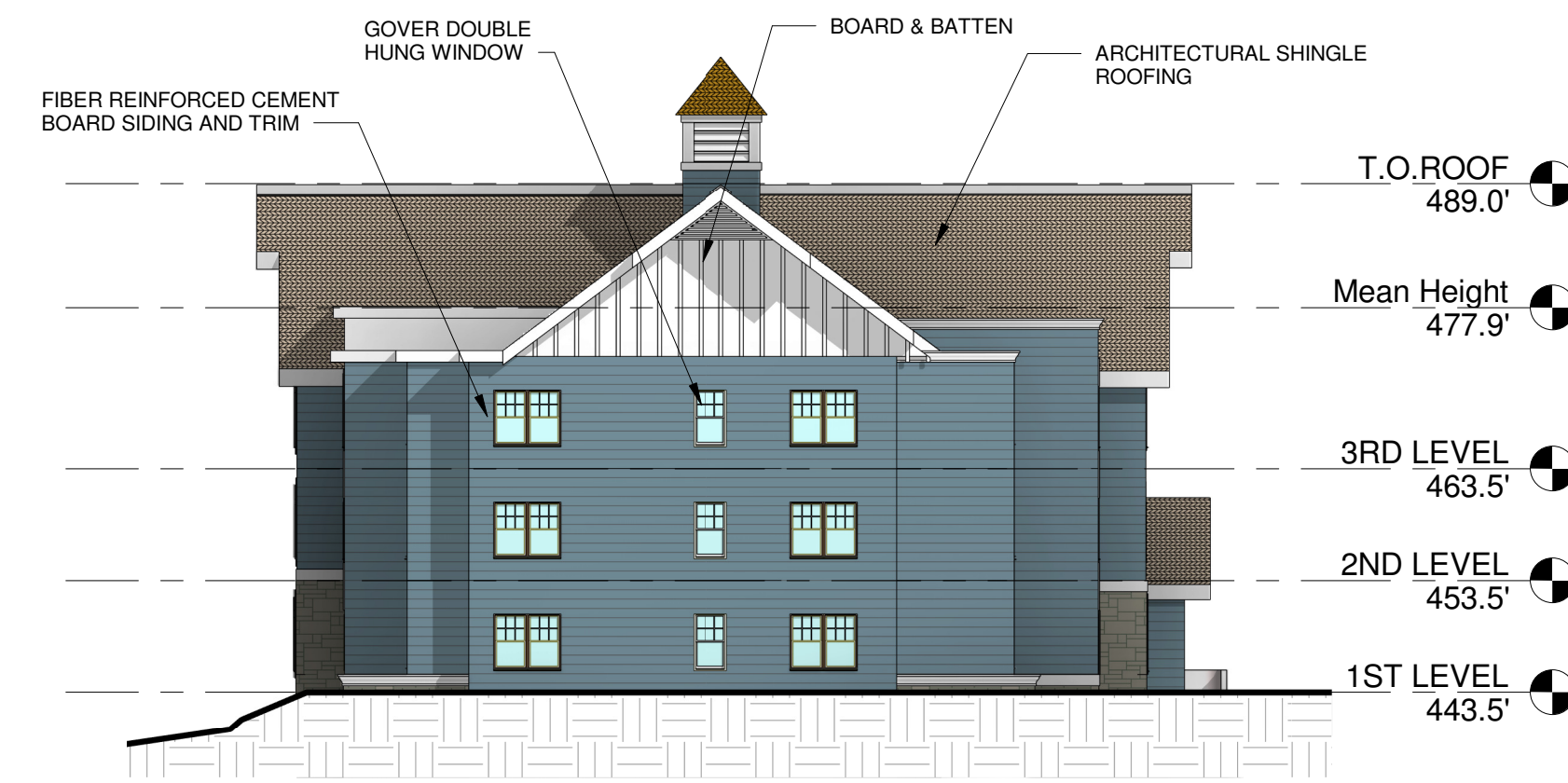
**DRAWING #**  
**A1** OF **3**





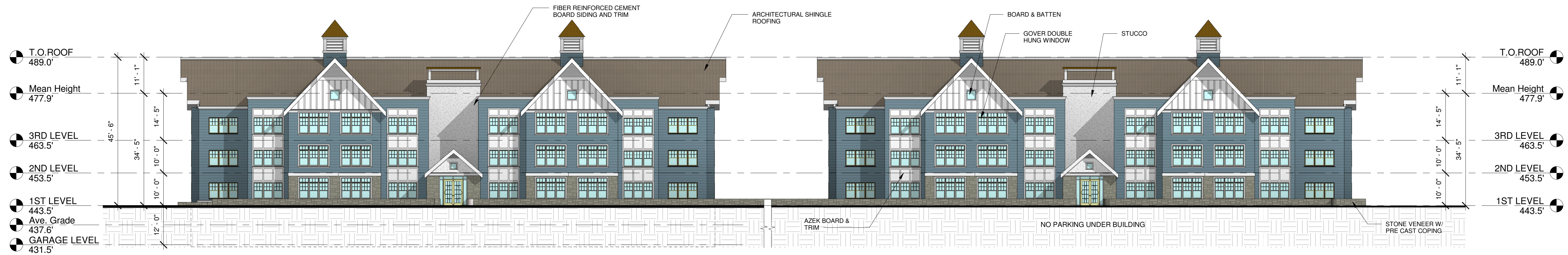
**BUILDINGS 1,2,3,& 4**

**1 RIGHT SIDE ELEVATION**  
1/16" = 1'-0"



**BUILDINGS 5 & 6**

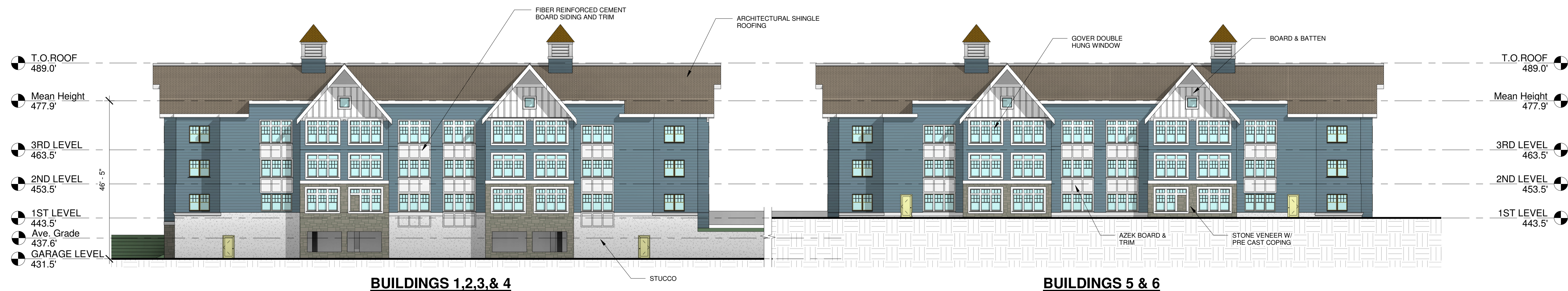
**2 LEFT SIDE ELEVATION**  
1/16" = 1'-0"



**BUILDINGS 1,2,3,& 4**

**BUILDINGS 5 & 6**  
SURFACE PARKING THREE STORY

**3 FRONT ELEVATION**  
1/16" = 1'-0"



**BUILDINGS 1,2,3,& 4**

**BUILDINGS 5 & 6**

**4 REAR ELEVATION**  
1/16" = 1'-0"

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**JCAgroup**  
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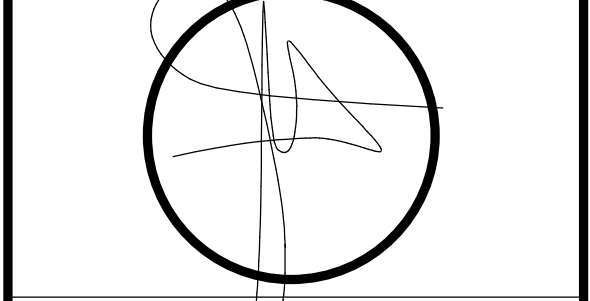
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FIDDLER'S GREEN AT GOOD TIME PARK

**OWNER**  
GOOD TIME PARK ASSOCIATES

**LOCATION**  
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**DRAWING**  
ELEVATIONS

JOSE I. CARBALLO, R.A., P.P.  
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**DATE** February 08, 2017

**BY JJ PROJECT #** 201642

**DRAWING #**  
**A3** OF **3**

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