From: Tony Thurber
To: Maria Antonova
Cc: Aaron Josi
Subject: DSRFY2026-0012 - 471 E. 47th St. Comments
Date: Monday, July 20, 2026 3:56:50 PM
Attachments: Link.png
Screenshot 2026-07-20 at 2.24.19 PM.png
SD1 SITE PLAN.pdf
SD2 ELEVATIONS.pdf
SD3 ELEVATIONS CONTINUED.pdf
SD4 PERSPECTIVES.pdf
SD5 FLOOR PLAN AT MAIN LEVEL.pdf
SD6 FLOOR PLAN AT SECOND FLOOR.pdf
SD7 FLOOR PLAN AT THIRD LEVEL.pdf
AA Logo DWD Email.png

Good afternoon Mariia,

Please see the attached documents for your distribution as well as answers to each of the comments from the consultants.

Brett Labrie's Comment
1. The street facing facade, with all of its clarestory windows and no main entrance feature/element, does not sufficiently engage with or address the street frontage. More articulation and pedestrian oriented design elements are needed.

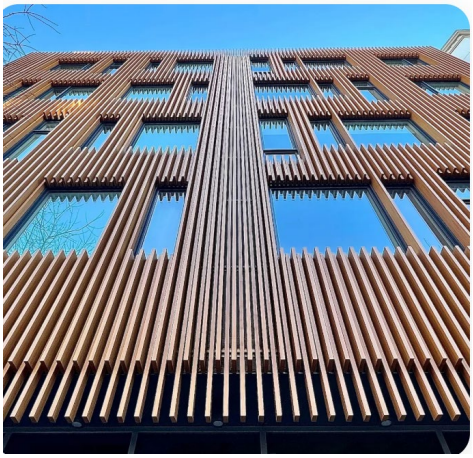
I've modified the location of the main door to face the street. To make the main entry door stand out from the rest we will install a lighted marquee sign adjacent the door. (Design TBD and under separate permit).

Please note that there is another door still located in the plaza as required to make this an ADA accessible space. I'm not able to have a 5' landing area at the top of the street door way off the sidewalk so a second door will be needed.

If you feel this still does not sufficiently engage the street frontage, I would like to ask for specific code sections on how I'm not addressing your concern.

Derek Hurd's Comments.
1. Still no articulation or interest on the south wall. Unbroken flat plane. Step walls to create some solid/void.

I've added slate walls to the south wall. Here is a link to what these slat walls will look like. These are prominent 4" slats that will provide visual articulation to the facade. I also include more awnings along both the front and south wall.

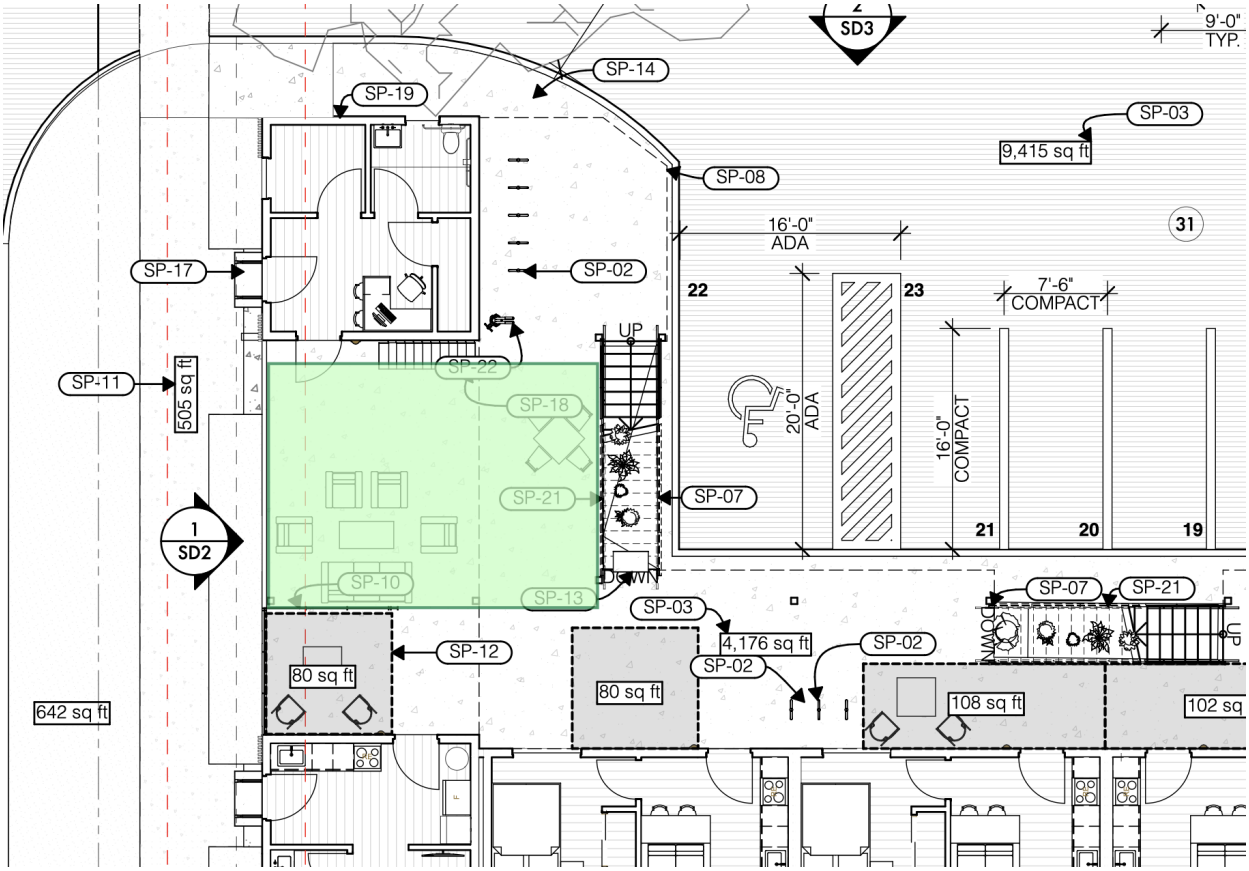


2. No "eyes on the street" facing the common areas. No windows on east wing end, or considering depth of balconies, view to common areas from the street side units.
I've included windows on the east wing to provide 'eyes' into the common areas.

3. Still no entry to the street facing units from the street.
I've added an entry to the street side unit. It feels unsafe for this door to exist however I'll defer to you.

4. Still no architectural significance to the main entry, there is no main entry. Pick a stair, any stair, they are all entries to somewhere, it may get you where you need to go.
See comment 0 above.

5. Are we to read the building recess off of the front sidewalk as a plaza/public courtyard? I don't know what is pedestrian oriented on this elevation?
As noted in the meeting, this isn't a plaza as Garden City has it defined. The area in green shows public pedestrian elements such as outdoor seating areas. There are a couple steps from the sidewalk to up to the seating area for access.



If there is a part of code compliance we are missing or not understanding at this point, Aaron and I would hope for greater explanation or guidance from the consultants or you as to what is needed to comply as you noted in your comments.

We would love to have answers before your trip so please let us know if there's anything we can do to help.

Thank you,

Tony Thurber
Owner | Architect

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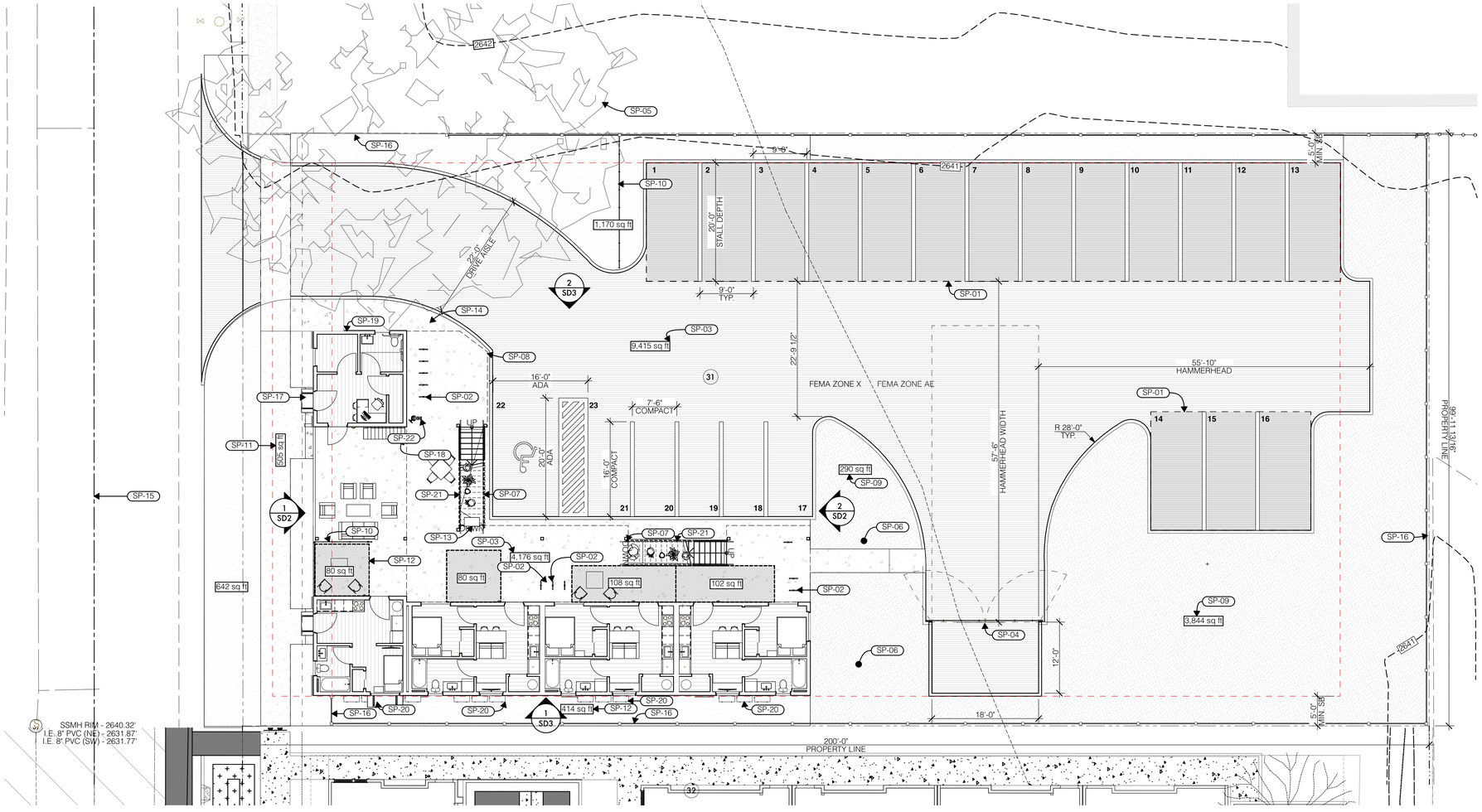
DESIGN WITH DEPTH

SITE PLAN LEGEND

2D VIEW	DESCRIPTION
	PROPERTY LINE
	SETBACKS
	FLOODPLAIN TRANSITION



2 PRIVACY SCREEN



1 SITE PLAN 1" = 10'

SITE INFORMATION AND ZONING CALCULATIONS

ZONING INFORMATION
- ZONE = R-3
- OVERLAY = N/A
- DIMENSIONAL REQUIREMENTS
  - MAX HEIGHT = N/A
  - MINIMUM SETBACKS
    - FRONT = 5' (MAX 15' FOR NON-RESIDENTIAL)
    - REAR = 15'
    - SIDE = 5'
    - STREET = 5'
  - DENSITY = 35 DU/ACRE
  - LOT SIZE = 0.459 ACRES
  - MIN. DENSITY = N/A
- PROPOSED USES
  - PERMITTED USE - DWELLING UNIT, MULTI-FAMILY

AMENITY REQUIREMENTS
- MULTIFAMILY DEVELOPMENT 3-15 UNITS
  - TWO CLASS A
    1. SMART LOCKS AND SMART THERMOSTATS FOR ALL UNITS
    2. SECURE PACKAGE LOCKERS
  - ONE CLASS B
    1. COMMUNITY GARDEN

PARKING REQUIREMENTS
- ONE BEDROOM UNIT = 1 COVERED SPACE/UNIT = 14
- GUEST PARKING = 0.5 SPACE/UNIT FOR FIRST 10 THEN 0.1 SPACE/UNIT = 5.6
- TOTAL PARKING REQUIRED = 22
- 30% MAY BE COMPACT STALLS = 22X0.3 = 6.6

BICYCLE PARKING REQUIREMENTS
- UNCOVERED = 0.5 SPACE/UNIT FOR FIRST 10 THEN 0.1 SPACE/UNIT = 5.6
- COVERED = 1 PER UNIT = 16

OPEN SPACE
- PRIVATE/SEMI-PRIVATE : 80 SF MIN. PER UNIT WITH MIN 6' IN ANY DIRECTION
- COMMON: 250 SF PER UNIT REQUIRED, MIN 20' IN ANY DIRECTION

PROVIDED
- ALLOWED UNITS PER ACRE (0.459x35 = 16.06) = 16
  - PROPOSED ONE BEDROOM = 13
  - PROPOSED STUDIO BEDROOM = 3
- GROSS BUILDING AREA FIRST FLOOR = 1,589
- GROSS BUILDING AREA SECOND FLOOR = 2,038
- GROSS BUILDING AREA SECOND FLOOR = 2,038
- GROSS BUILDING AREA TOTAL = 5,665
- PARKING
  - REQUIRED PARKING = 22
  - COMPACT = 5
  - COVERED = 16
  - ACCESSIBLE = 1
  - PROVIDED = 22
  - REQUIRED BIKE PARKING
  - UNCOVERED = 0
  - COVERED = 22
- OPEN SPACE
  - REQUIRED = 250X16 = 4,000
  - PROVIDED = 4,134
- PRIVATE SPACE
  - REQUIRED = 80X16 = 1,280
  - PROVIDED = 1,513
- IMPERVIOUS SURFACE
  - PROVIDED = 12,202 (61%)

ID	SITE PLAN
SP-01	FABRICATED COVERED PARKING
SP-02	DERO BIKE HITCH UNDER COVERED DECK, FLOOR MOUNTED, TYP.
SP-03	IMPERVIOUS SURFACE AREA
SP-04	TRASH ENCLOSURE WITH 50' CLEAR SPACE IN FRONT OF ENCLOSURE
SP-05	EXISTING TREES TO REMAIN
SP-06	POLLINATOR GARDEN, REFER TO LANDSCAPE PLAN
SP-07	4' WIDE STAIRS WITH GUARDRAIL/HANDRAIL ON EACH SIDE.
SP-08	OUTLINE OF SEMI PRIVATE PATIO/DECK, REFER TO FLOOR PLANS
SP-09	OPEN SPACE, REFER TO GRADING AND LANDSCAPE PLAN
SP-10	6' HIGH PRIVACY SCREEN -HEXX BY HIDEAWAY OR SIMILAR. REFER TO 2/SD1
SP-11	5' WIDE PUBLIC SIDEWALK
SP-12	OUTLINE OF SEMI PRIVATE OPEN SPACE, REFER TO FLOOR PLAN FOR ADDITIONAL SEMI-PRIVATE AREAS.
SP-13	MAILBOX WITH PARCEL LOCKERS
SP-14	4' WIDE PRIVATE SIDEWALK
SP-15	CENTER LINE OF ROADWAY
SP-16	NEW 6' HIGH FENCE WOOD OR VINYL FENCE
SP-17	CONCRETE STEPS TO MAIN ENTRY
SP-18	COURIER PARCEL LOCKER
SP-19	DIRECTORY OF MAP
SP-20	PROPOSED LOCATION OF MECHANICAL UNITS, TYP.
SP-21	CUSTOM SHELVING UNDER STAIRS WITH POTTED PLANTS
SP-22	SARIS DUPLEX BIKE MAINTENANCE STAND WITH PUMP

ANCHORED ARCHITECTS

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FLATS AT 47TH

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SITE PLAN
7/20/26

26.03.01

SD1



1 STREET FACING (NW) ELEVATIONS 3/16" = 1'-0"



2 REAR (SE) ELEVATION 3/16" = 1'-0"

ID	ELEVATIONS	REFERENCE
EV-01	METAL STANDING SEAM ROOF WITH CONCEALED FASTENERS WITH 1:12 PITCH	MATERIAL PALETTE PRESENTATION
EV-02	HORIZONTAL ENGINEERED WOOD LAP SIDING WITH WOOD TONE	MATERIAL PALETTE PRESENTATION
EV-03	FIBERGLASS EXTERIOR DOOR COLORS TO VARY BETWEEN AS SHOWN 1. OFF WHITE 2. BLACK 3. DARK GREEN TRIM AS FOLLOWS: ENGINEERED WOOD SIZE - DEPTH 1.000" X WIDTH 3.500" (EXPOSURE 3.500") PAINTED TO MATCH DOOR COLOR	
EV-04	ENGINEERED WOOD FASCIA BOARD WITH SMOOTH FINISH PAINTED BLACK	
EV-05	PANELIZED WALL WITH LIGHT NUTURAL TONED SLATS	MATERIAL PALETTE PRESENTATION
EV-06	NICKEL GAP ENGINEERED WOOD SIDING TO UNDERSIDE. PAINTED OF WHITE	MATERIAL PALETTE PRESENTATION
EV-07	6' HIGH PRIVACY SCREEN -HEXX BY HIDEAWAY OR SIMILAR	
EV-08	SOFFIT ENGINEERED WOOD NON-VENTED SOFFIT PAINTED TO MATCH FASCIA. SIZE - DEPTH 0.250" X WIDTH 3.500" (EXPOSURE 3.500")	
EV-09	BLACK METAL AWNING	
EV-10	BLACK COMPOSITE WINDOW TRIM AS FOLLOWS: ENGINEERED WOOD SIZE - DEPTH 1.000" X WIDTH 3.500" (EXPOSURE 3.500") PAINTED TO MATCH DOOR COLOR	
EV-11	42" HIGH BLACK GUARDRAIL WITH 36" HANDRAIL	
EV-12	NO DRIP DECKING WITH TEXTURED FINISH AND WOOD TONE COLOR	MATERIAL PALETTE PRESENTATION
EV-13	BLACK METAL CORRUGATED PANELS	MATERIAL PALETTE PRESENTATION
EV-14	UNDERSIDE OF DECKING TO BE FINISHED WITH WOOD COMPOSITE VENTED SOFFIT AND PAINTED OFF WHITE	MATERIAL PALETTE PRESENTATION
EV-15	WALL SCONCE TYP.	
EV-16	CUSTOM MARQUEE SIGNAGE UNDER SEPERATE PERMIT	

ID	SITE PLAN
SP-02	DERO BIKE HITCH UNDER COVERED DECK, FLOOR MOUNTED, TYP.
SP-07	4' WIDE STAIRS WITH GUARDRAIL/HANDRAIL ON EACH SIDE.
SP-13	MAILBOX WITH PARCEL LOCKERS
SP-16	NEW 6' HIGH FENCE WOOD OR VINYL FENCE
SP-17	CONCRETE STEPS TO MAIN ENTRY
SP-18	COURIER PARCEL LOCKER
SP-20	PROPOSED LOCATION OF MECHANICAL UNITS, TYP.
SP-21	CUSTOM SHELVING UNDER STAIRS WITH POTTED PLANTS
SP-22	SARIS DUPLEX BIKE MAINTENANCE STAND WITH PUMP

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ELEVATIONS
7/20/26

26.03.01

SD2



1 SW ELEVATION 3/16" = 1'-0"



2 NE ELEVATION 3/16" = 1'-0"

ID	ELEVATIONS	REFERENCE
EV-01	METAL STANDING SEAM ROOF WITH CONCEALED FASTENERS WITH 1:12 PITCH	MATERIAL PALETTE PRESENTATION
EV-02	HORIZONTAL ENGINEERED WOOD LAP SIDING WITH WOOD TONE	MATERIAL PALETTE PRESENTATION
EV-03	FIBERGLASS EXTERIOR DOOR COLORS TO VARY BETWEEN AS SHOWN 1. OFF WHITE 2. BLACK 3. DARK GREEN TRIM AS FOLLOWS: ENGINEERED WOOD SIZE - DEPTH 1.000" X WIDTH 3.500" (EXPOSURE 3.500") PAINTED TO MATCH DOOR COLOR	
EV-04	ENGINEERED WOOD FASCIA BOARD WITH SMOOTH FINISH PAINTED BLACK	
EV-05	PANELIZED WALL WITH LIGHT NUTURAL TONED SLATS	MATERIAL PALETTE PRESENTATION
EV-08	SOFFIT ENGINEERED WOOD NON-VENTED SOFFIT PAINTED TO MATCH FASCIA. SIZE - DEPTH 0.250" X WIDTH 3.500" (EXPOSURE 3.500")	
EV-09	BLACK METAL AWNING	
EV-10	BLACK COMPOSITE WINDOW TRIM AS FOLLOWS: ENGINEERED WOOD SIZE - DEPTH 1.000" X WIDTH 3.500" (EXPOSURE 3.500") PAINTED TO MATCH DOOR COLOR	
EV-11	42" HIGH BLACK GUARDRAIL WITH 36" HANDRAIL	
EV-12	NO DRIP DECKING WITH TEXTURED FINISH AND WOOD TONE COLOR	MATERIAL PALETTE PRESENTATION
EV-13	BLACK METAL CORRUGATED PANELS	MATERIAL PALETTE PRESENTATION
EV-14	UNDERSIDE OF DECKING TO BE FINISHED WITH WOOD COMPOSITE VENTED SOFFIT AND PAINTED OFF WHITE	MATERIAL PALETTE PRESENTATION
EV-15	WALL SCONCE TYP.	

ID	SITE PLAN
SP-02	DERO BIKE HITCH UNDER COVERED DECK, FLOOR MOUNTED, TYP.
SP-07	4' WIDE STAIRS WITH GUARDRAIL/HANDRAIL ON EACH SIDE.
SP-16	NEW 6' HIGH FENCE WOOD OR VINYL FENCE
SP-19	DIRECTORY OF MAP
SP-20	PROPOSED LOCATION OF MECHANICAL UNITS, TYP.

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ELEVATIONS CONTINUED
7/20/26

26.03.01

SD3



1 PARKING LOT VIEW



2 STREET VIEW

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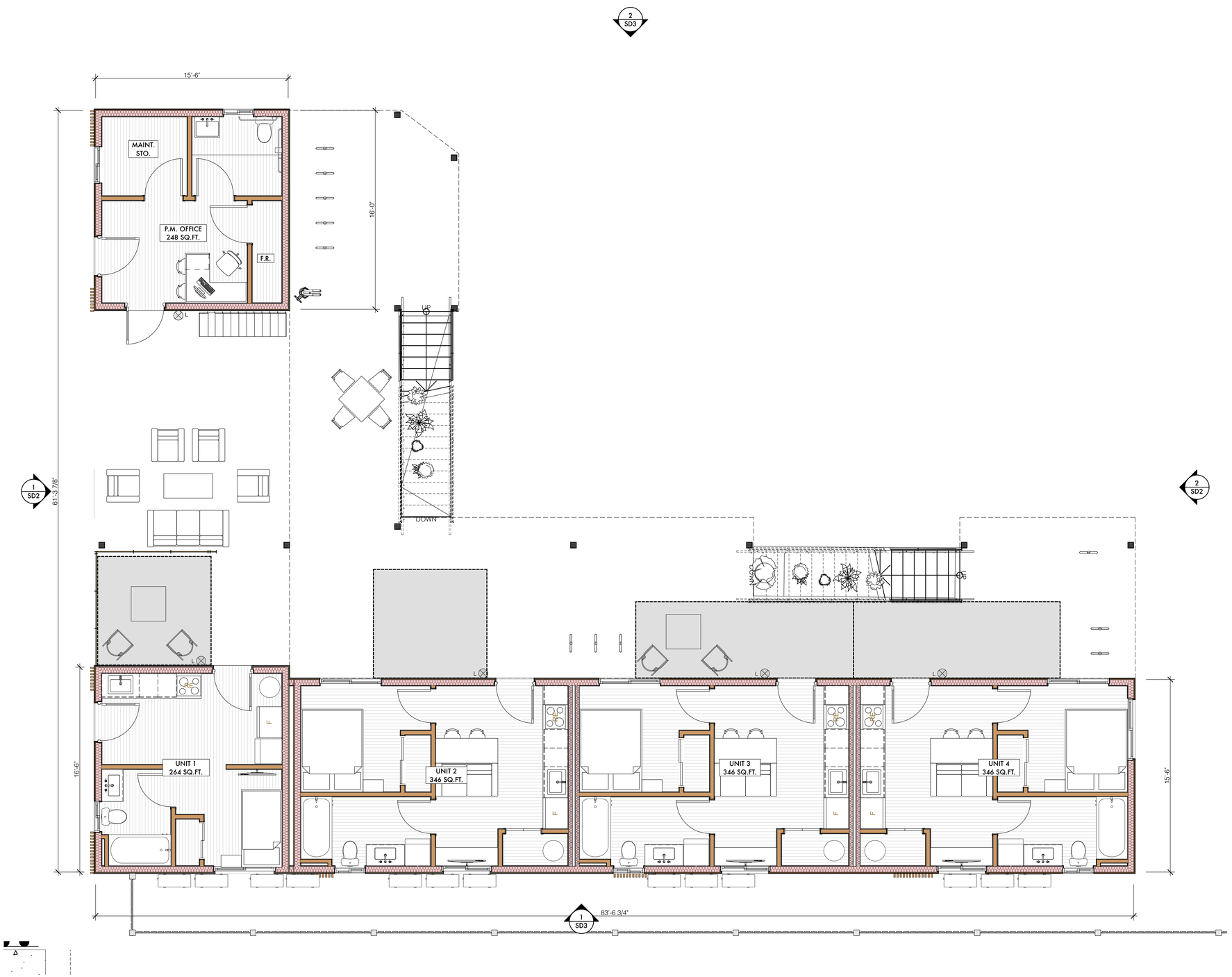
PERSPECTIVES
7/20/26

26.03.01

SD4



1 FLOOR PLAN AT MAIN LEVEL 1/4" = 1'-0"

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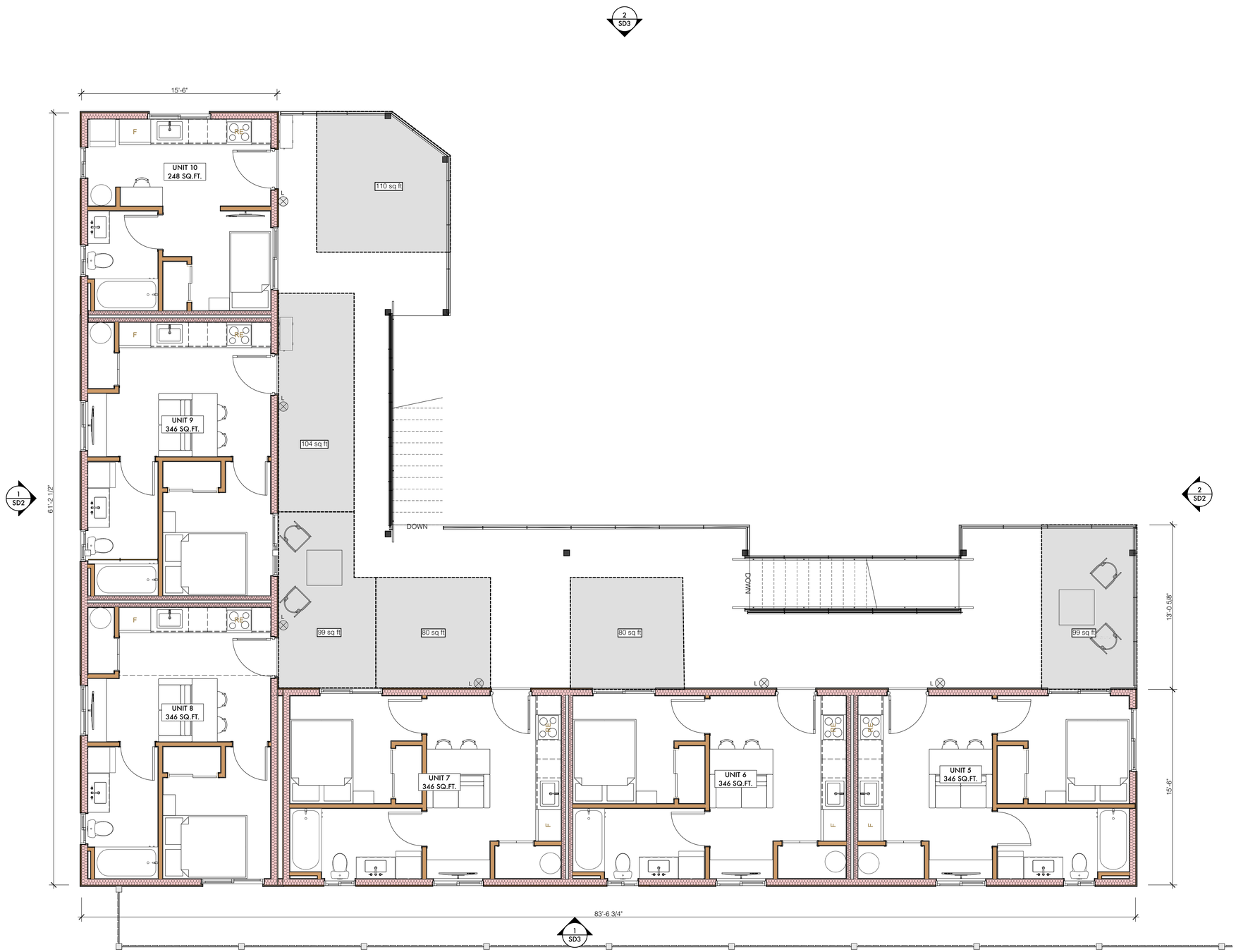
FLOOR PLAN AT MAIN LEVEL
7/20/26

26.03.01

SD5



1 FLOOR PLAN AT SECOND FLOOR 1/4" = 1'-0"

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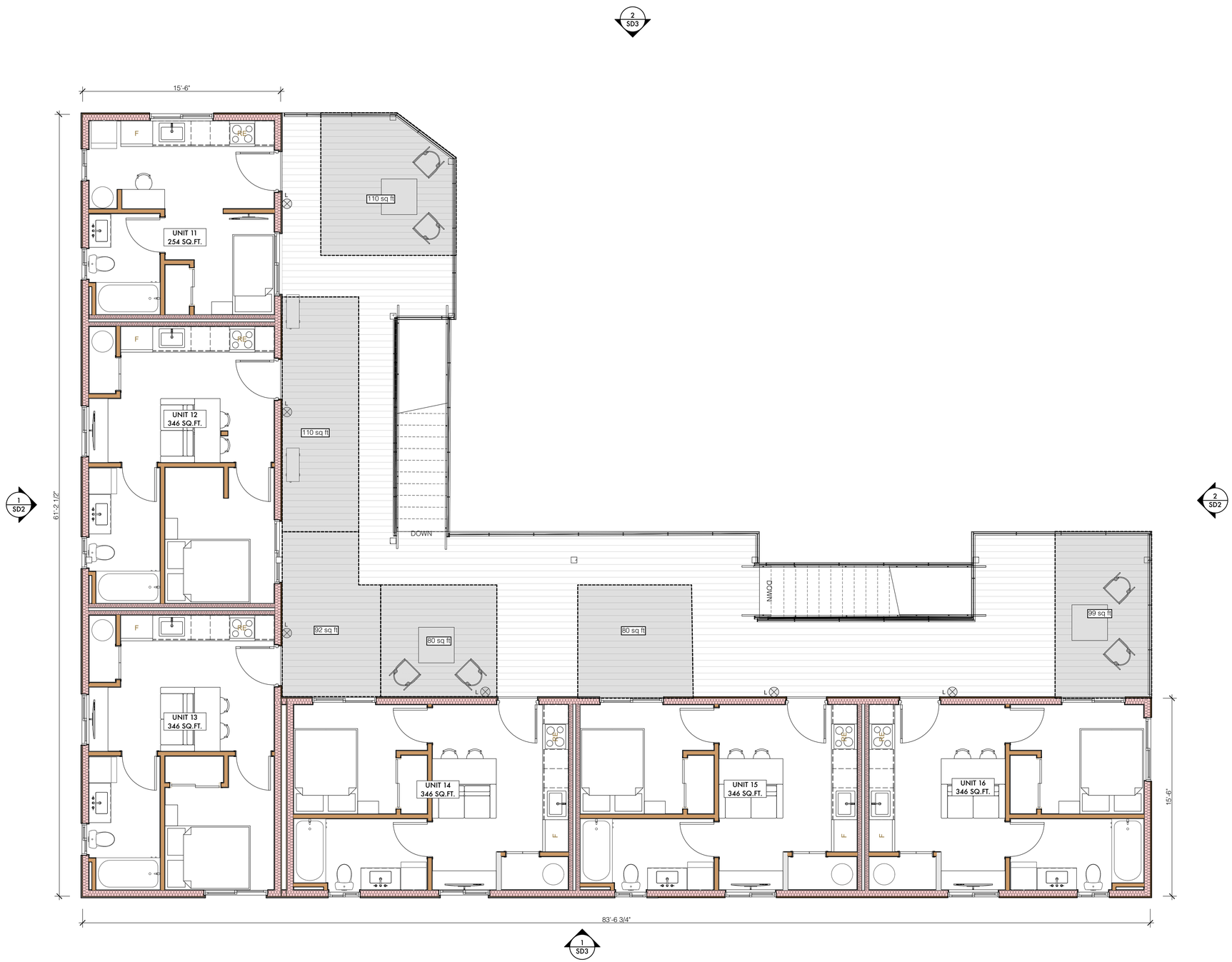
FLOOR PLAN AT SECOND FLOOR
7/20/26

26.03.01

SD6



1 FLOOR PLAN AT THIRD FLOOR 1/4" = 1'-0"

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FLOOR PLAN AT THIRD LEVEL
7/20/26

26.03.01

SD7