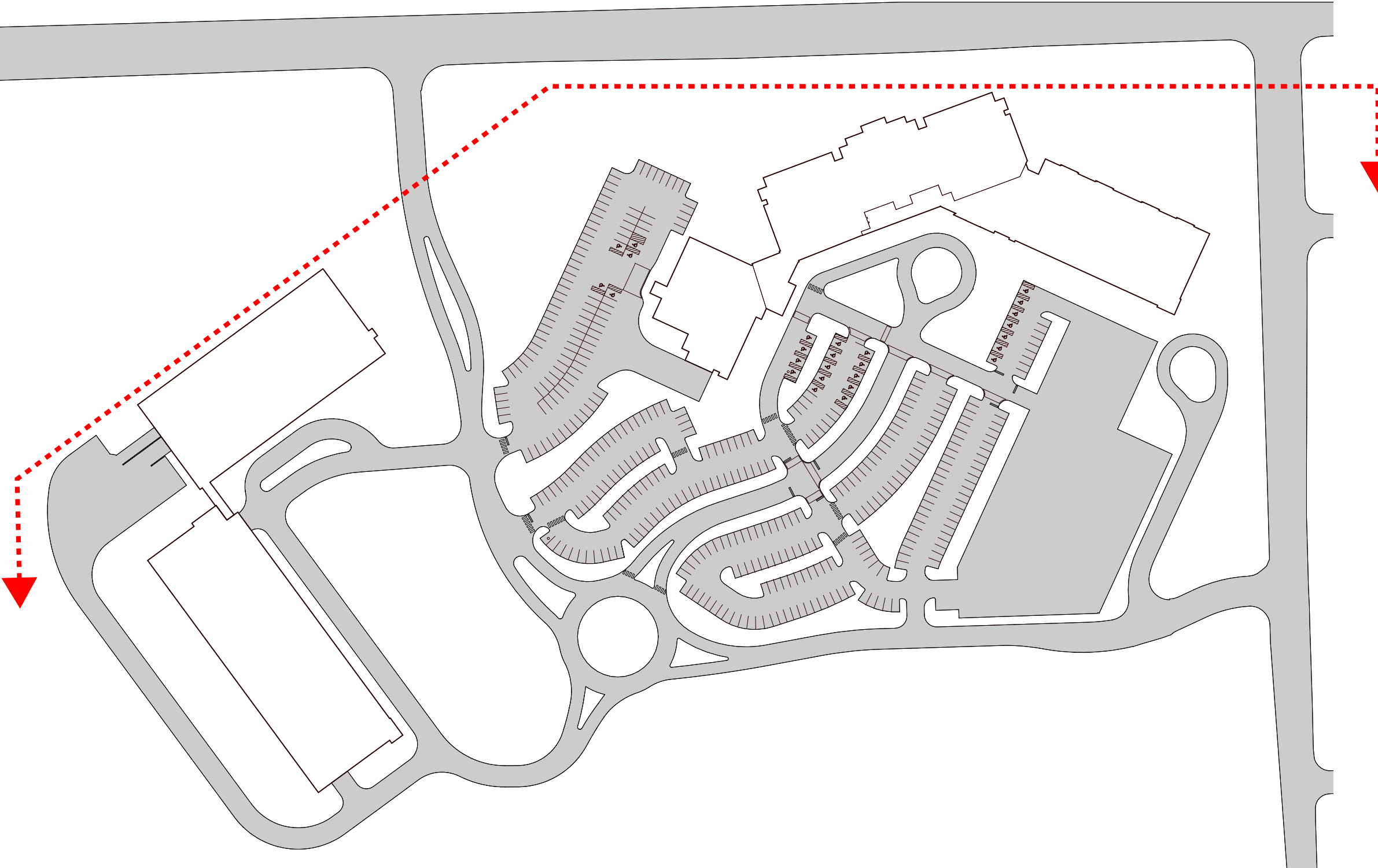
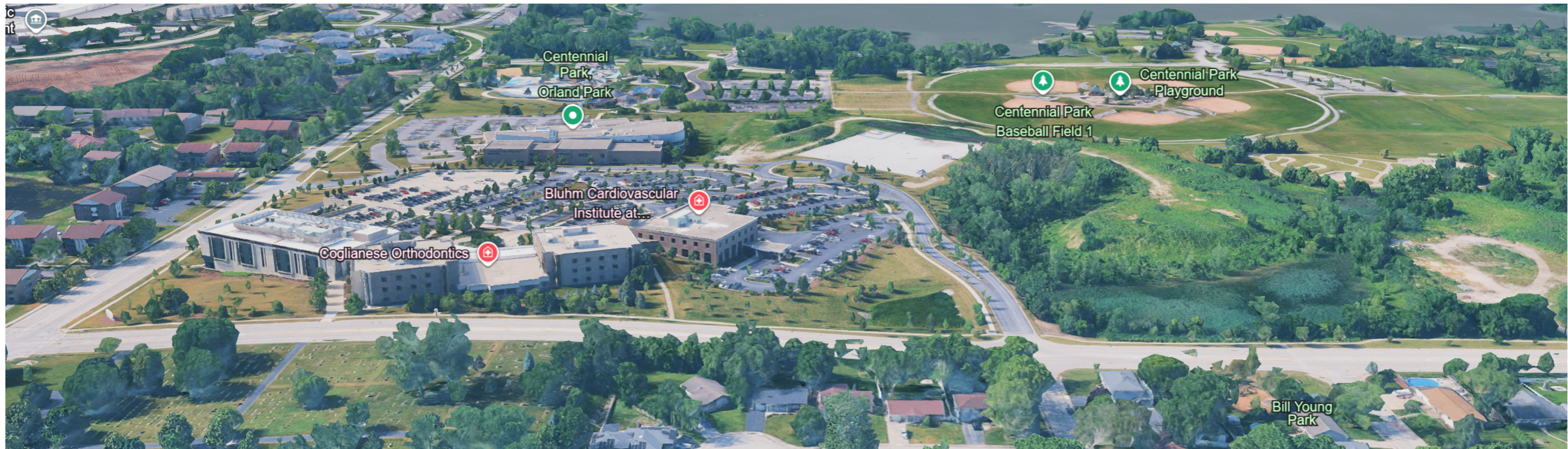
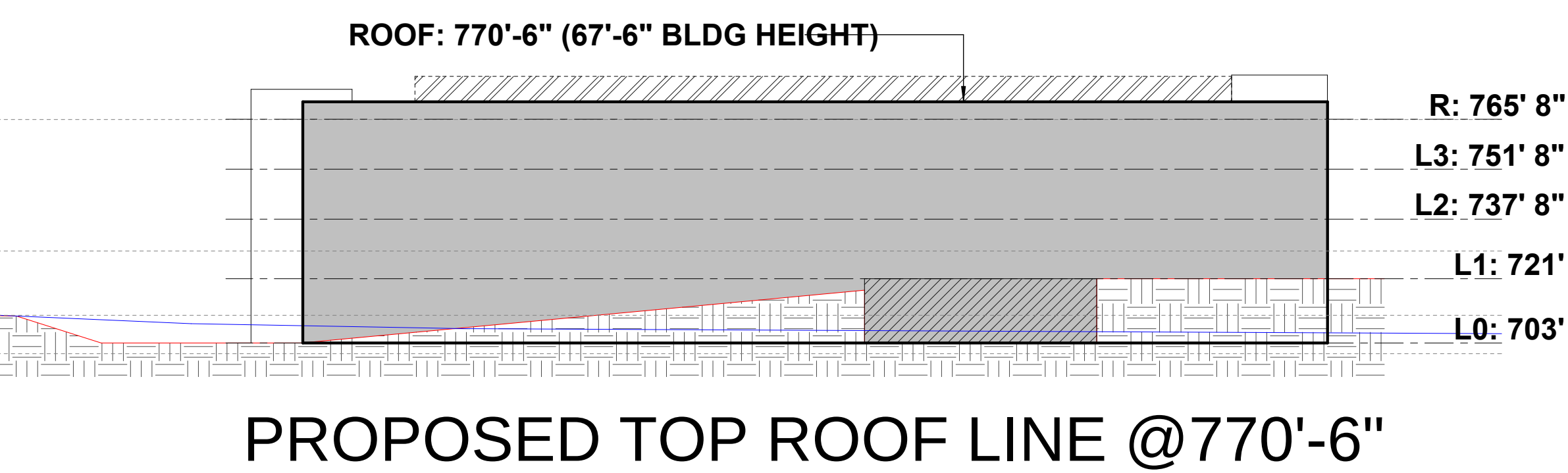
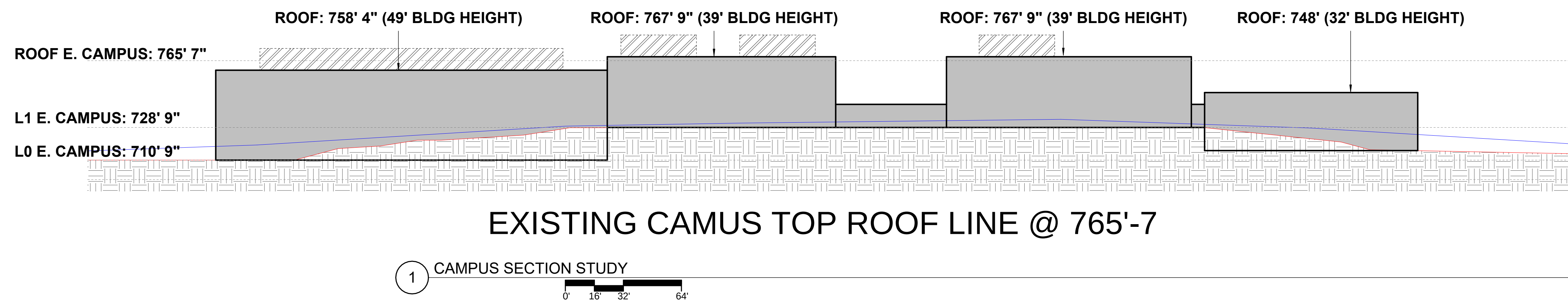
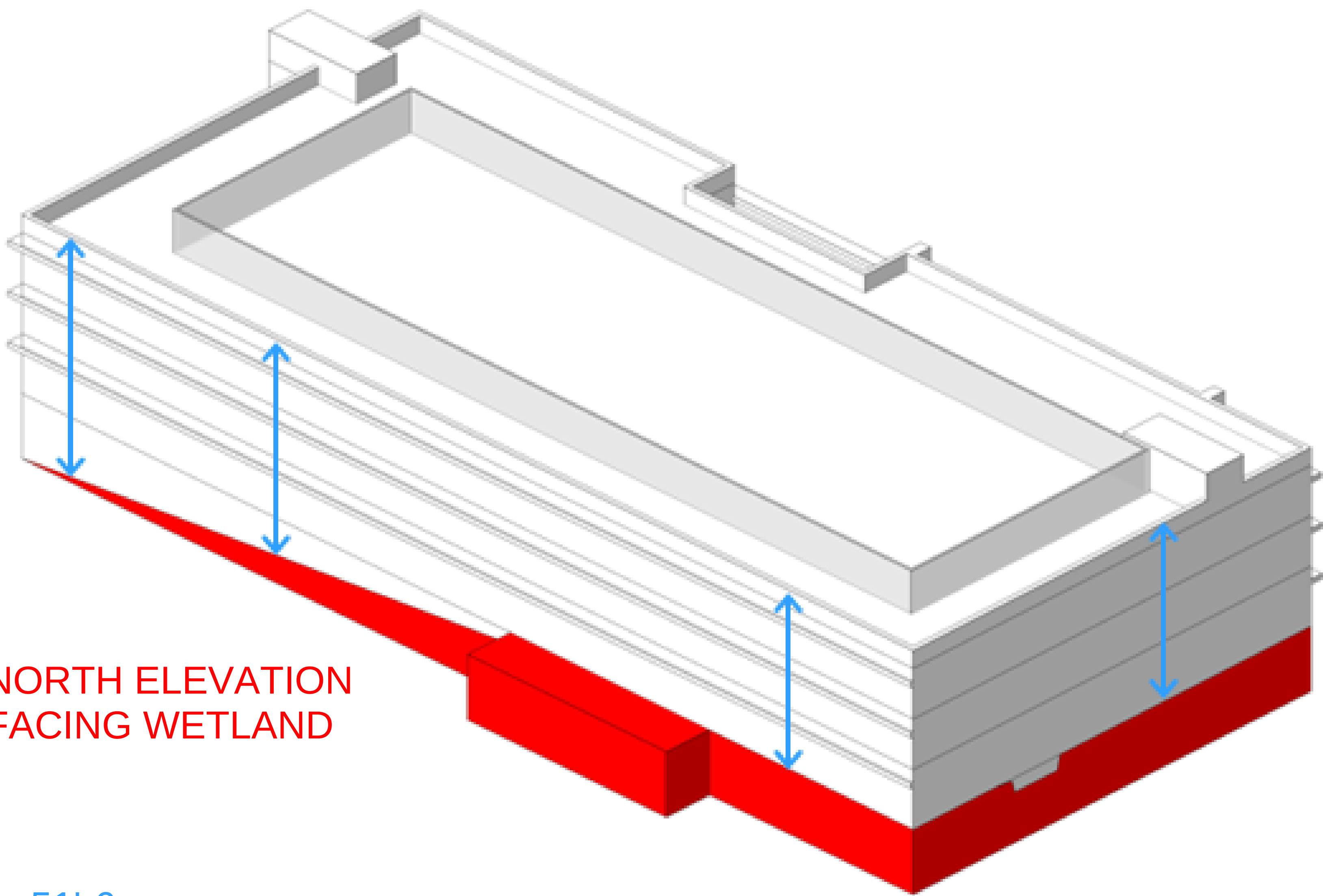
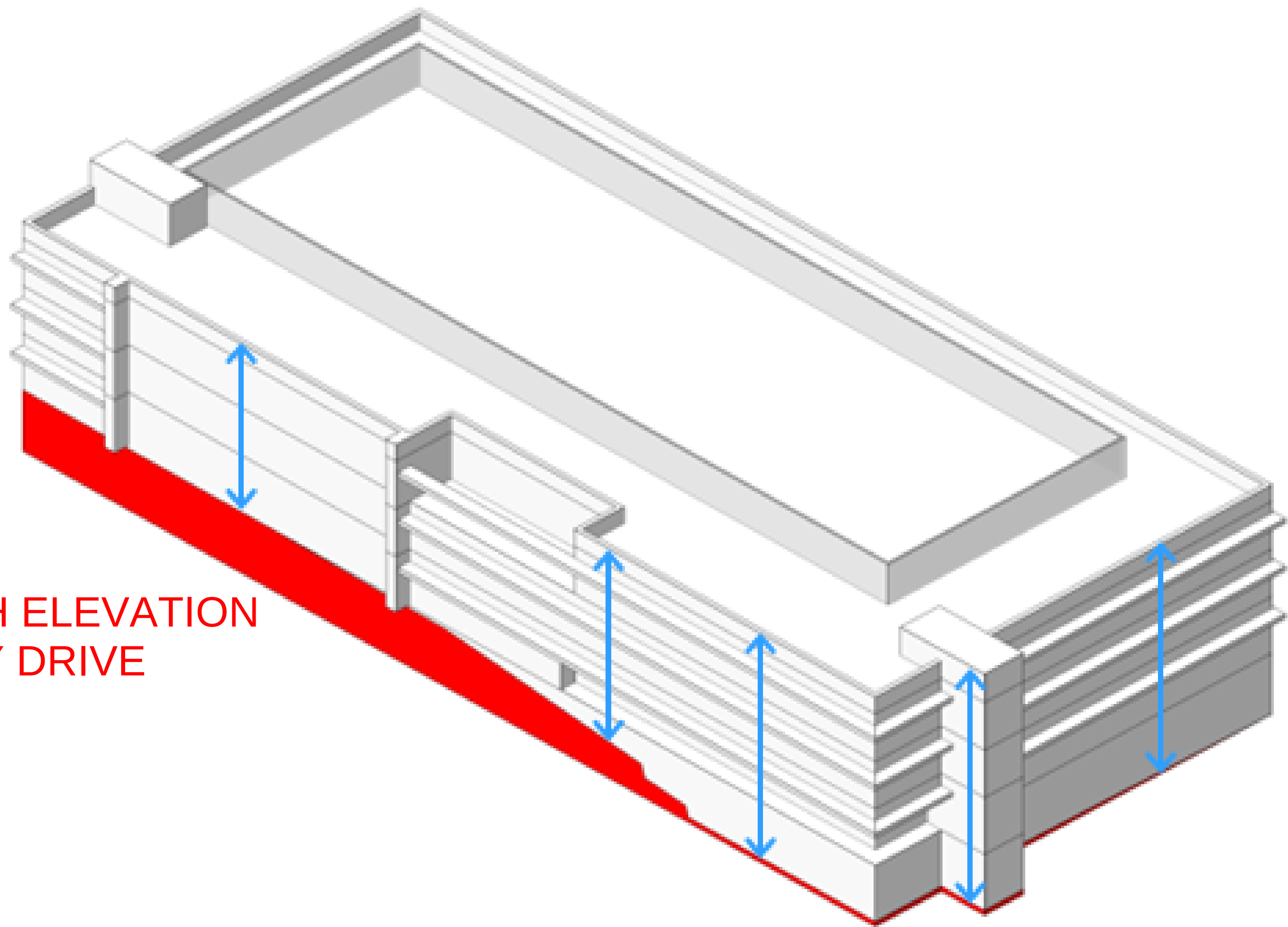




PROPOSED DEVELOPMENT HAS 4 STORIES WHICH IS IN COMPLIANCE WITH BIZ ZONING ORDINANCE



AVERAGE HEIGHT FROM ROOF TO GRADE AROUND THE BUILDING PERIMETER = 51'-6



AREA IN RED INDICATING PORTION OF LEVEL 0 BELOW EXTERIOR GRADE = 60% AREA BETWEEN LEVEL 0 & LEVEL 01 BELOW GRADE

NOT FOR CONSTRUCTION

DEVELOPMENT REVIEW - R1 20 JUL 2026

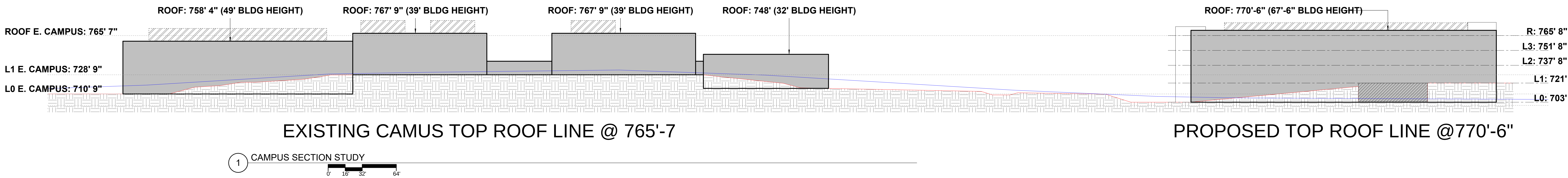
Rev.	Description	Date

Drawing Title:

**BUILDING HEIGHT -
GRADE STUDY**

Project No.: 007725.02

EX-004



PROSED BUILDING SHADOW STUDY TO ILLUSTRATE SUMMER AND WINTER SHADE CONDITIONS.

- KEY TAKAWAYS:
- NO POINT DURING THE YEAR WILL THE PROPOSED DEVELOPMENT CAST A SHADOW ON WEST 153rd STREET
 - NO POINT DURING THE YEAR WILL THE PROPOSED DEVELOPMENT CAST A SHADOW ON THE NEIGHBORING NORTHERN RESIDENTAL PROPERTIES
 - NO SHADING ON THE ADJOINING WESTERN PROPERTY WILL EXTEND PAST 9AM THROUGHOUT THE YEAR



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM