

The current proposal is:

**Preservation Department – Item 3, LPC-20-09908**

**959 Sterling Place – Crown Heights North Historic District II**

**Borough of Brooklyn**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**

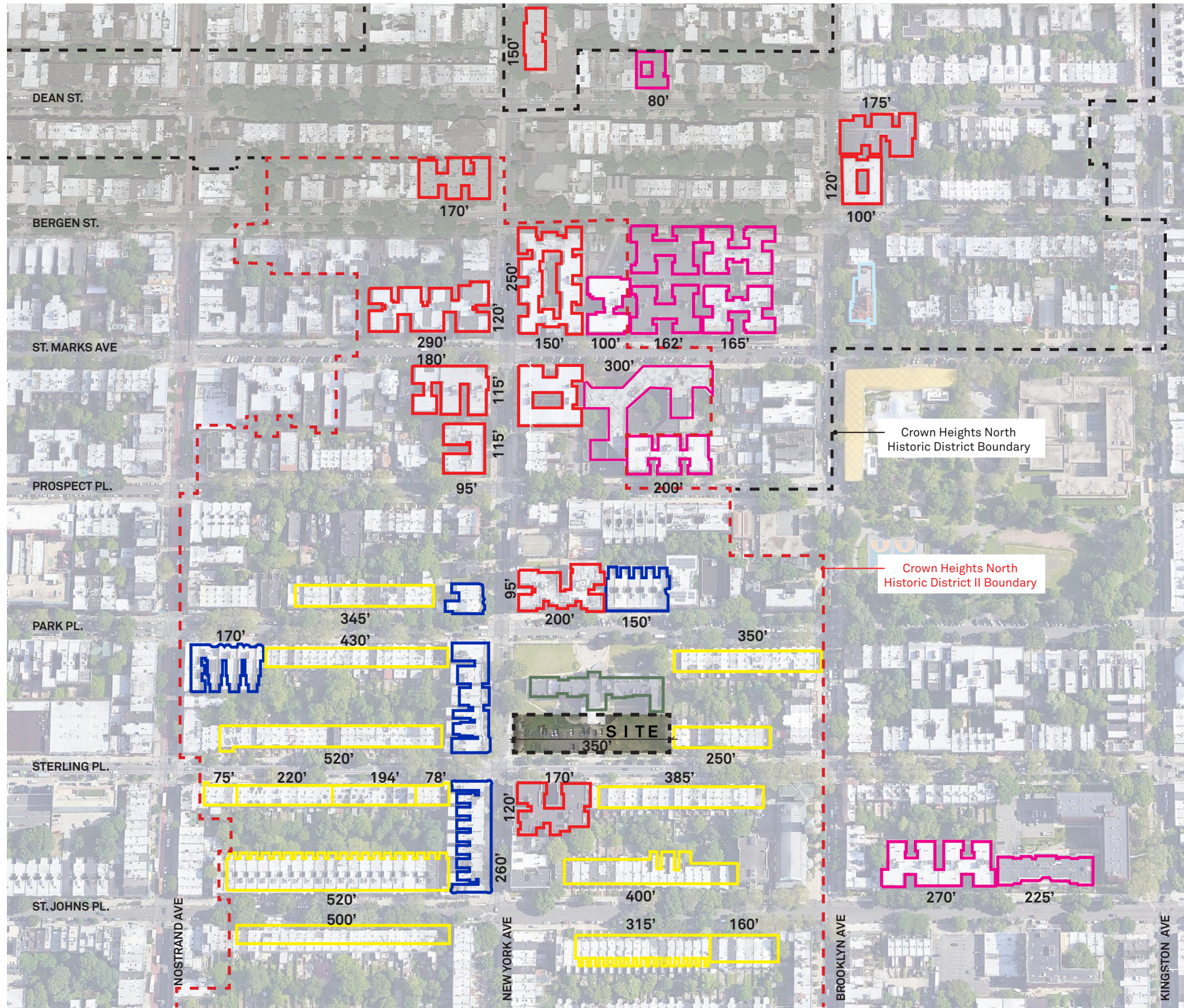


# Landmarks Preservation Commission Public Meeting Design Presentation

17 November 2020

**959 Sterling Place**  
Brooklyn, NY  
Hope Street





- Large Scale Corner Multi-Family
- Large Scale Infill Multi-Family
- Lowrise Brownstone/Row House (Long E/W Runs)
- Hybrid: Large Scale Corner Multi-Family + Row House
- Institutional Campus
- Freestanding Mansion (Sage Mansion)













1. 919 Park Place (67 ft high, 200 ft long, 95 ft wide)



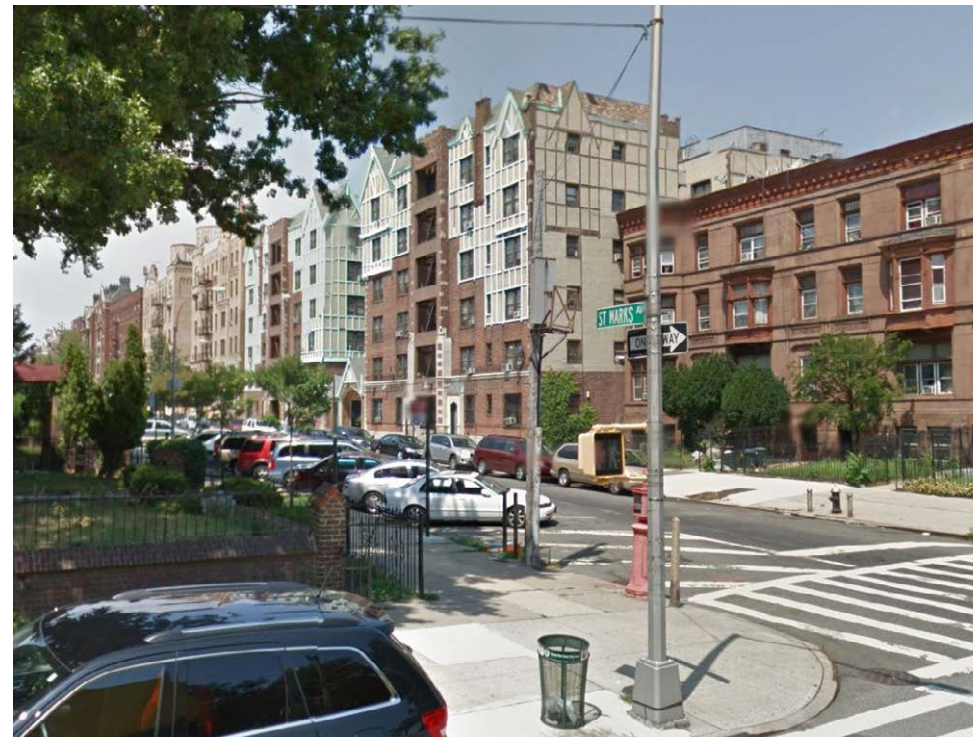
2. 910 Park Place (75 ft high, 58 ft long, 96 ft wide)



3. 960 Sterling Place (69 ft high, 170 ft long, 120 ft wide)



4. 110 New York Avenue (62 ft high, 290 ft long, 130 ft wide)



5. 828 St. Marks Avenue (67 ft high, 250 ft long, 120 ft wide)

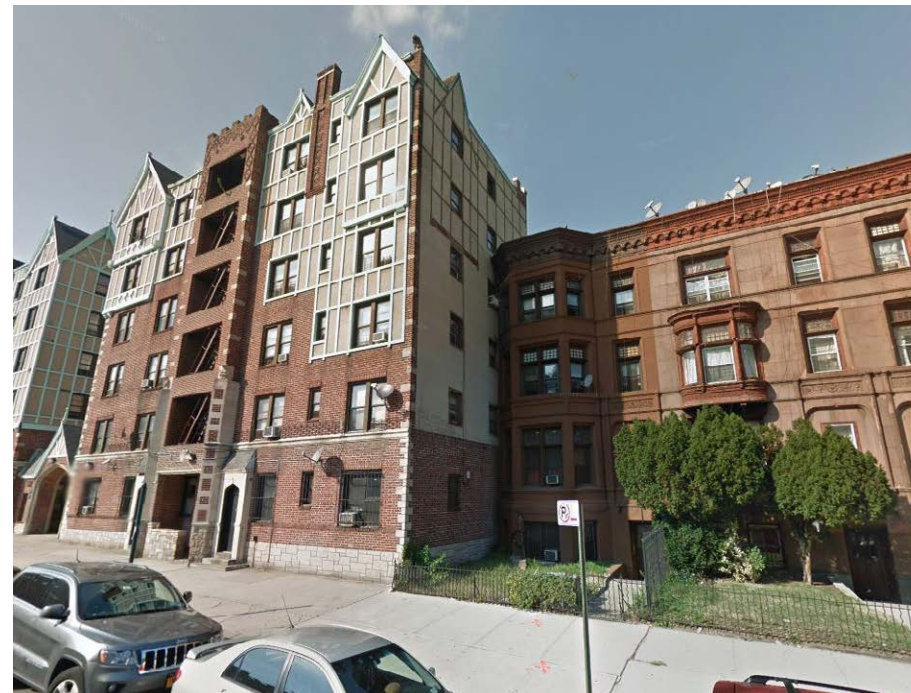


KEY PLAN





1. 960 Sterling Place  
Large Buildings Adjacent to Brownstones



2. 828 St. Marks Avenue



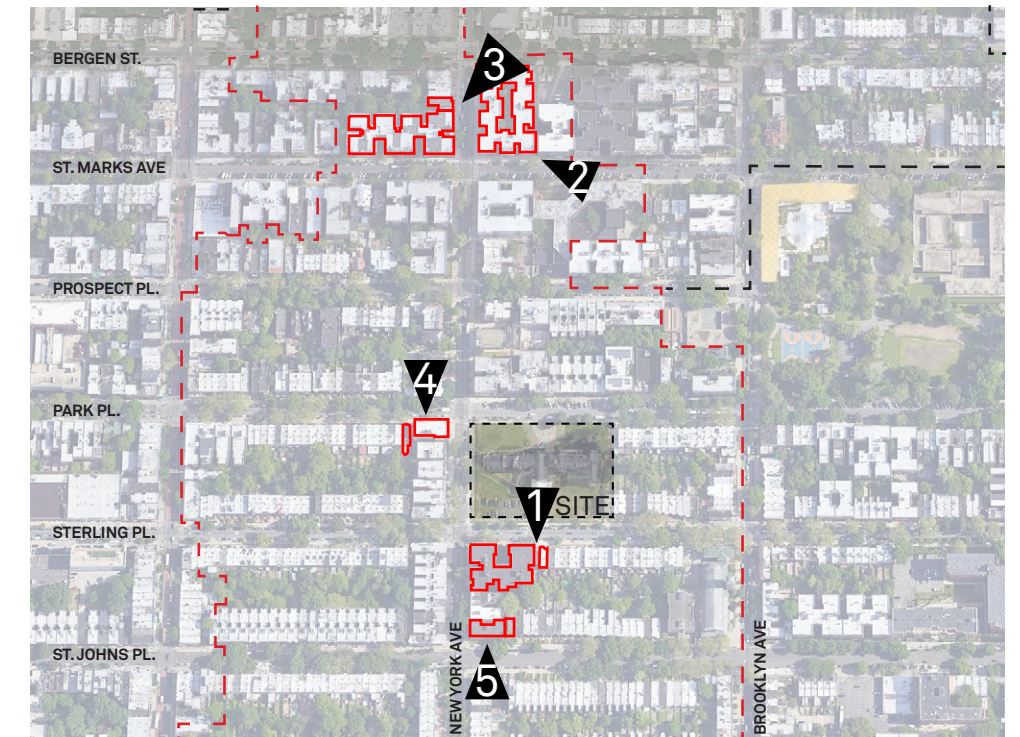
3. 150 New York Ave



4. 910 Park Place  
Green Buffer Zone in Front of Building common in the District



5. 247 New York Ave



KEY PLAN





Image Source: www.ennead.com/work/lgts



Image Source: www.ennead.com/work/lgts

The General Theological Seminary, Modern Intervention Built 2010, by Ennead Architects

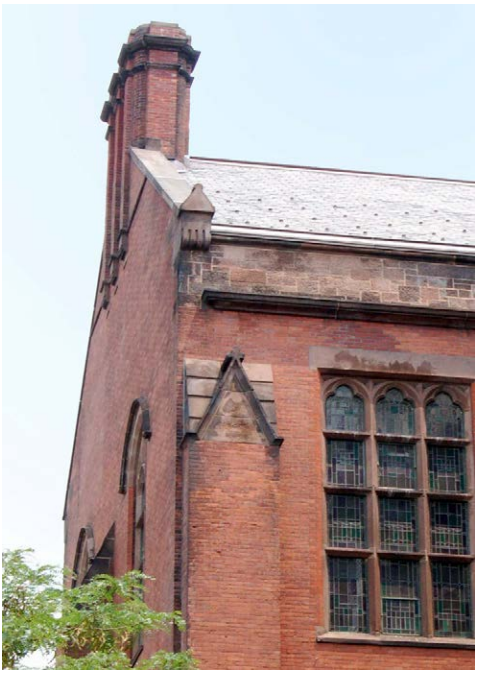
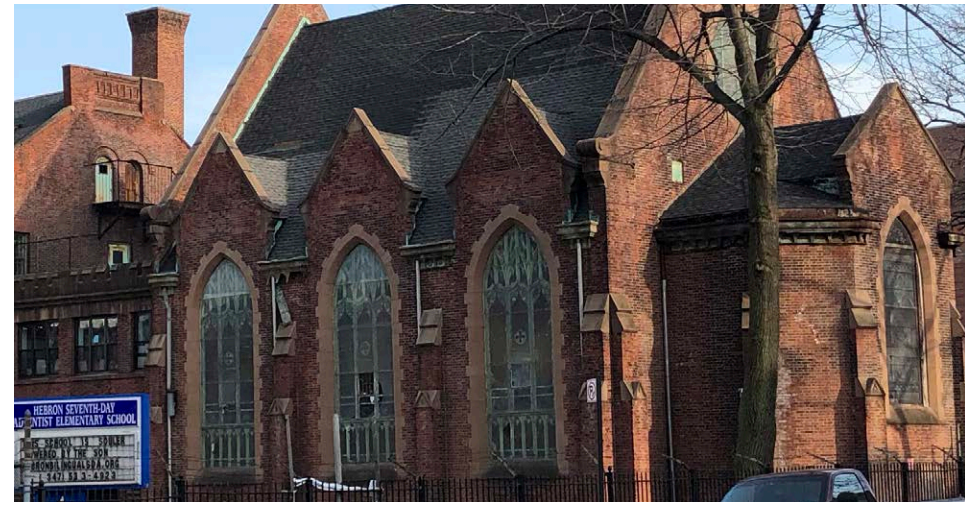


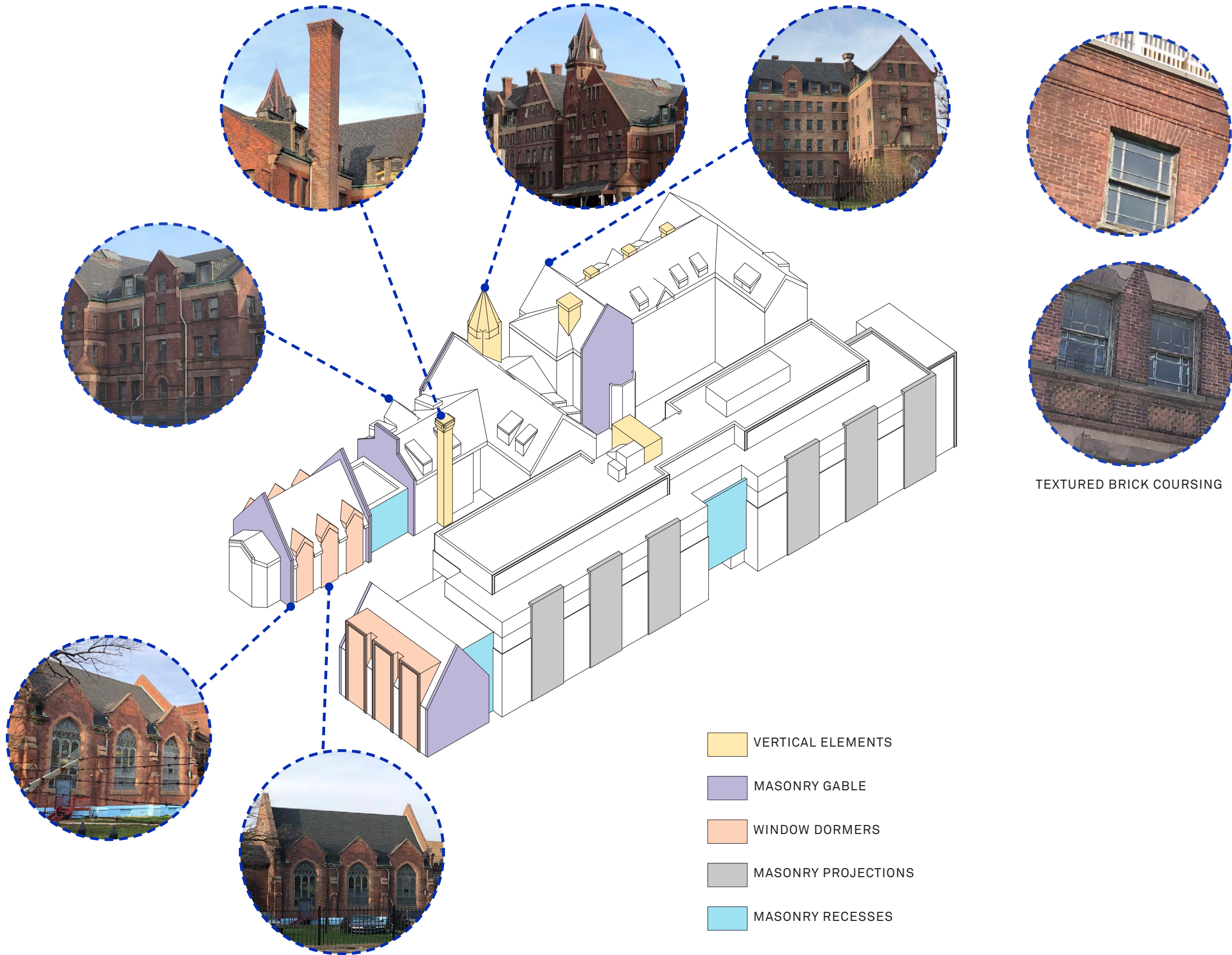
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The General Theological Seminary, Modern Intervention Built 2010, by Ennead Architects



Existing Site Conditions





**SITE DATA**

ADDRESS: 920 PARK PLACE  
 BLOCK: 1242  
 LOT: 1  
 LOT DIMENSIONS (APPROX.): 255.58' X 350'  
 LOT AREA (APPROX.): 89,453 SF  
 EXISTING (ZFA): 65,629.04 SF  
 ZONING MAP: 17a  
 ZONING DISTRICT: R6  
 SPECIAL DISTRICT: NONE  
 LANDMARK STATUS: CROWN HEIGHTS NORTH HISTORIC DIST  
 COMMUNITY DISTRICT: 8  
 STREET FRONTAGE: STERLING PLACE (NARROW)  
 NEW YORK AVE. (NARROW)  
 FLOOD HAZARD: NO  
 COASTAL ZONE: NO  
 'E' DESIGNATION: NO

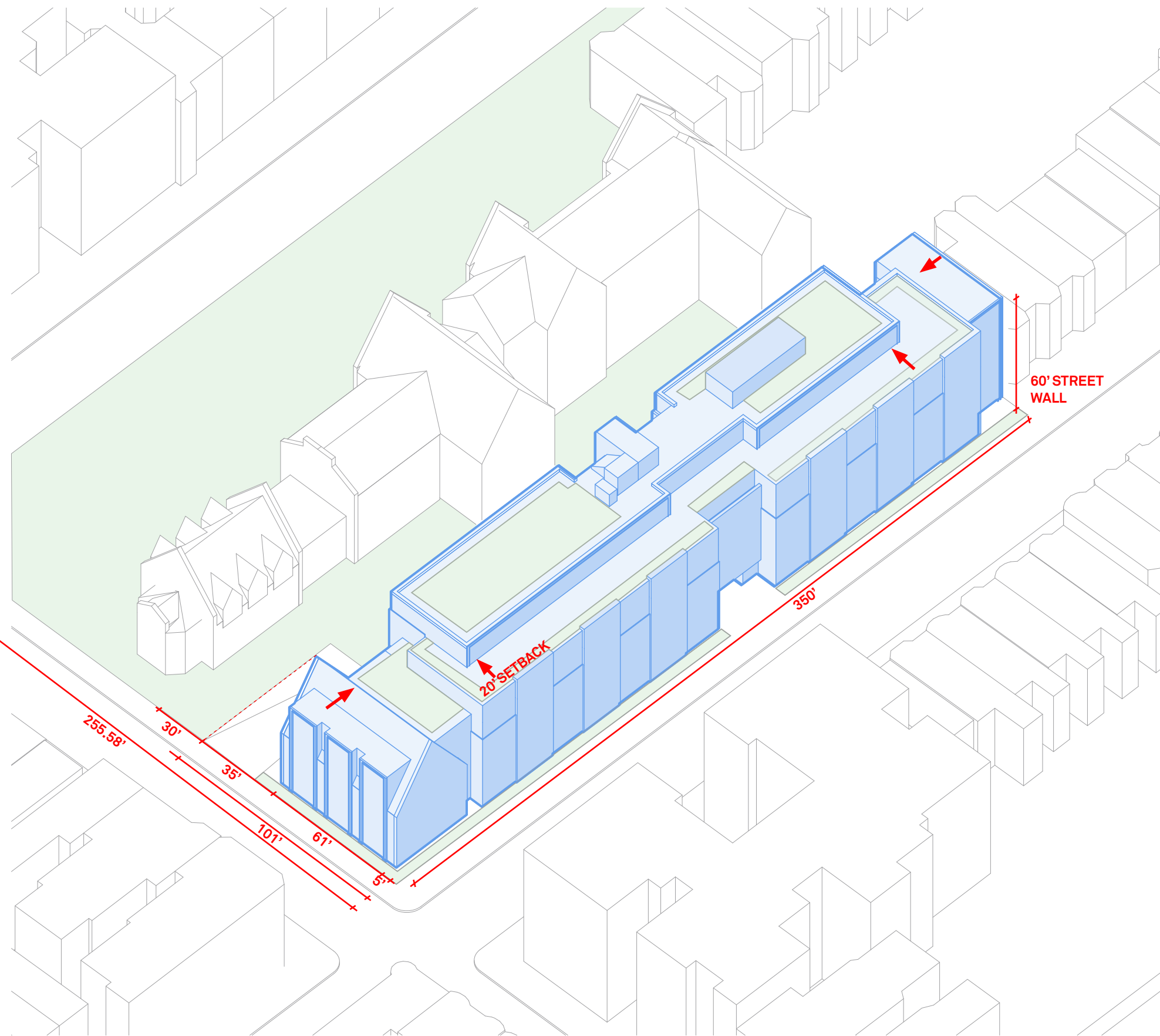
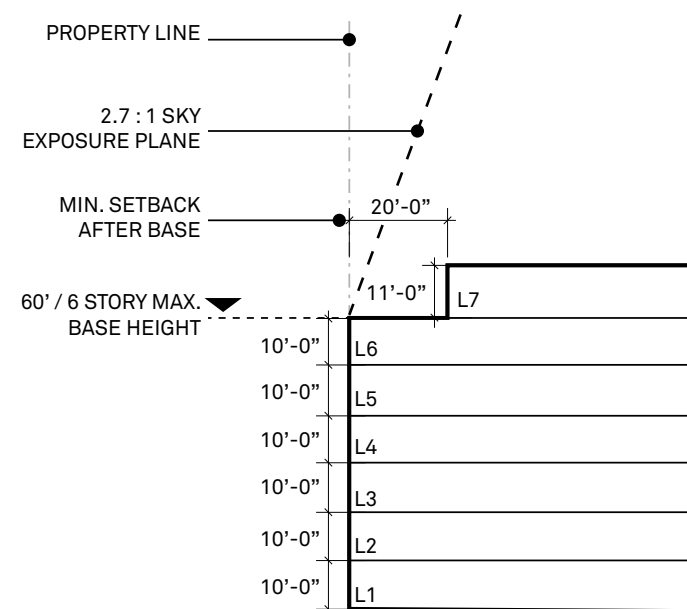
**ZONING SUMMARY**

**USE REGULATIONS**  
 RESIDENTIAL: 1-2 ZR 22-10  
 COMMUNITY FACILITY: 3-4 ZR 22-10  
 COMMERCIAL: NONE

**FLOOR AREA REGULATIONS**  
 MAX. RESI. FAR (HEIGHT FACTOR/ 5): 2.02 ZR 23-151  
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**HEIGHT & LOT COVERAGE REGULATIONS (HEIGHT FACTOR OF 5)**  
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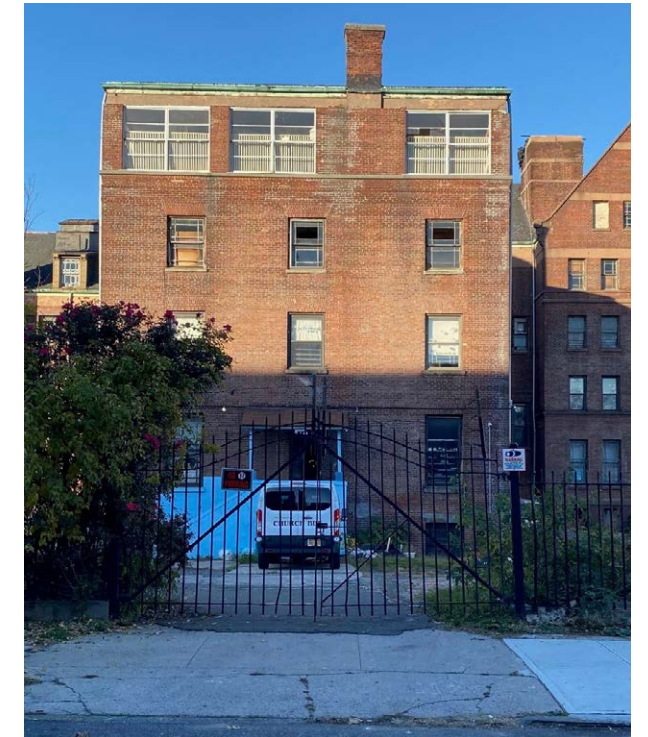




1. Cars parked on asphalt parking area.



2. Cars parked on asphalt parking area.



3. Cars parked on asphalt parking area, south gate in disrepair.



4. Barbed Wire on top of historic fence, cars parked on grass.



5. Chain link fence on top of historic fence.

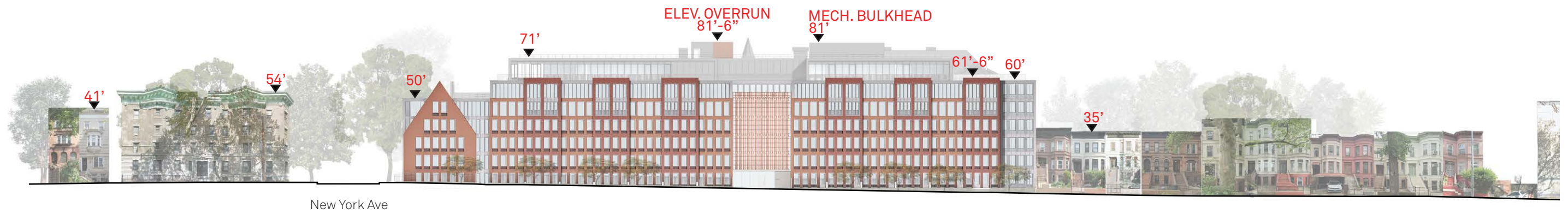


KEY PLAN

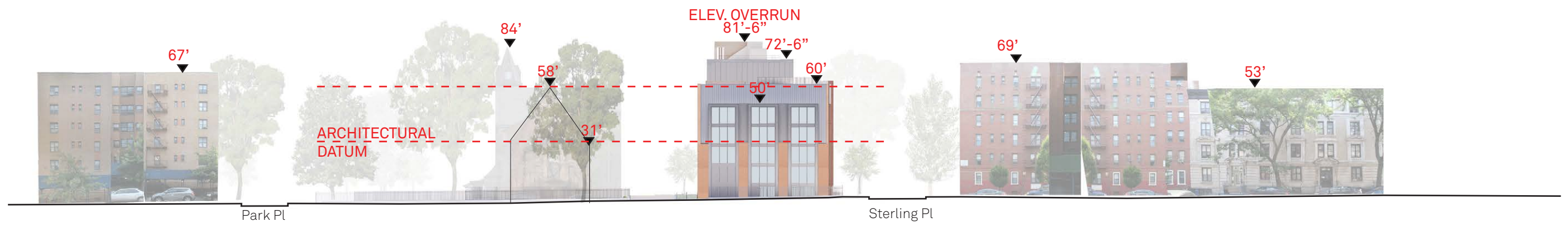




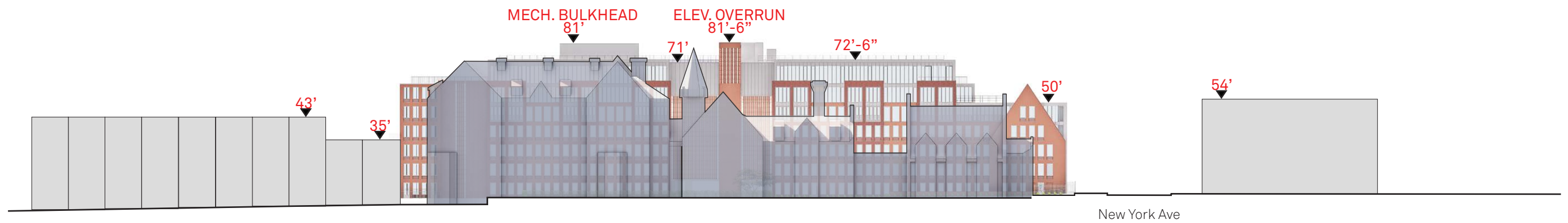




Sterling Place Elevation

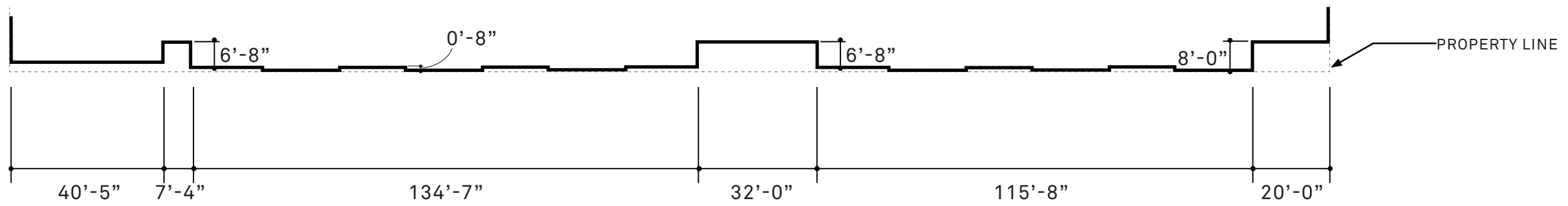
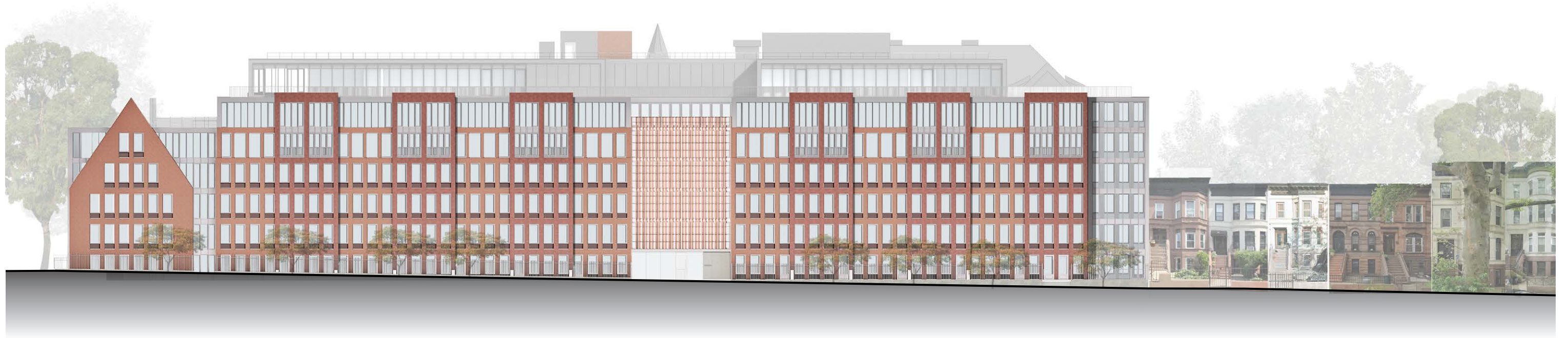


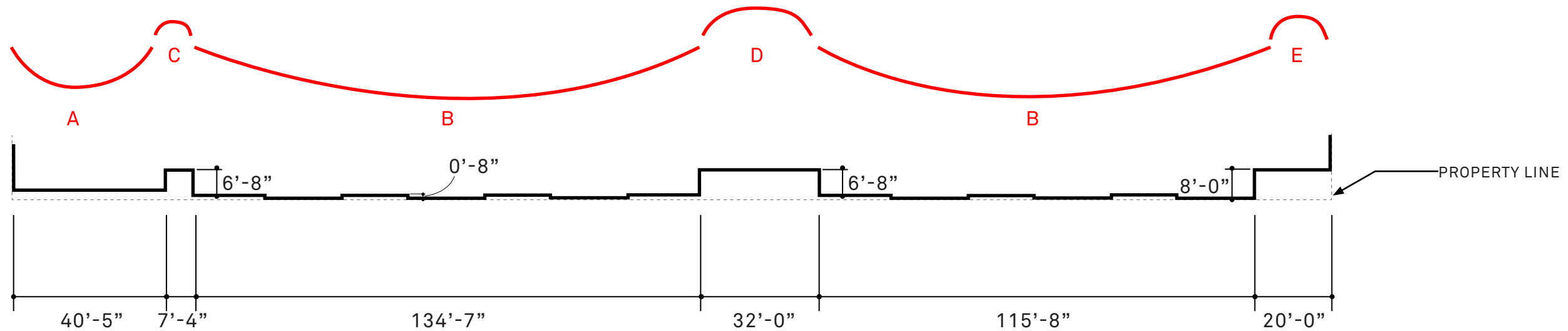
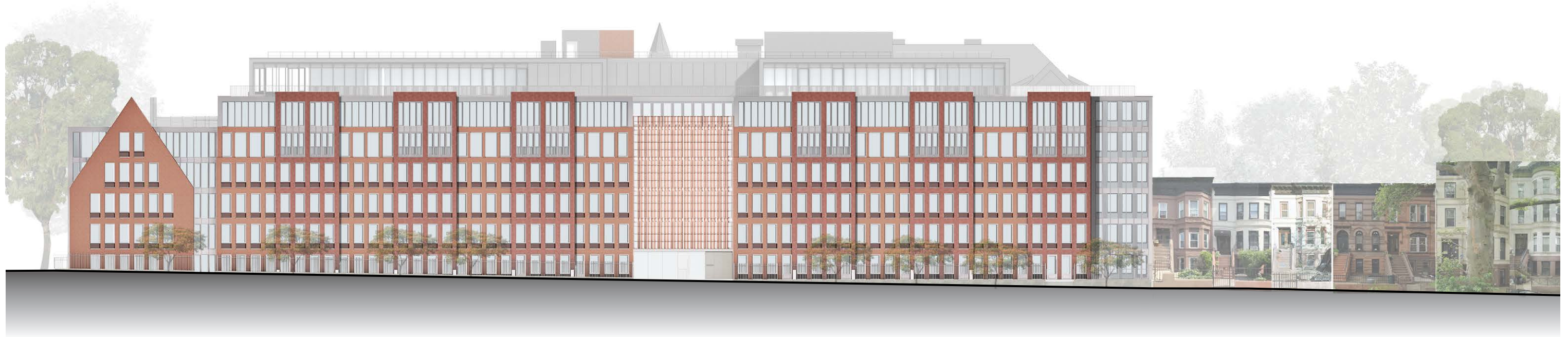
New York Ave Elevation



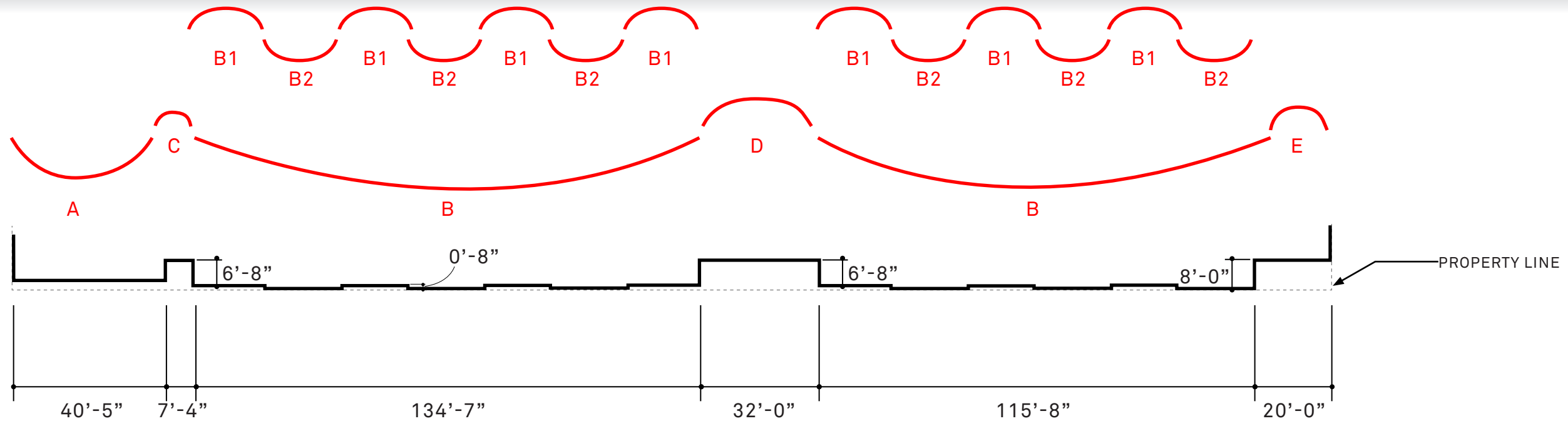
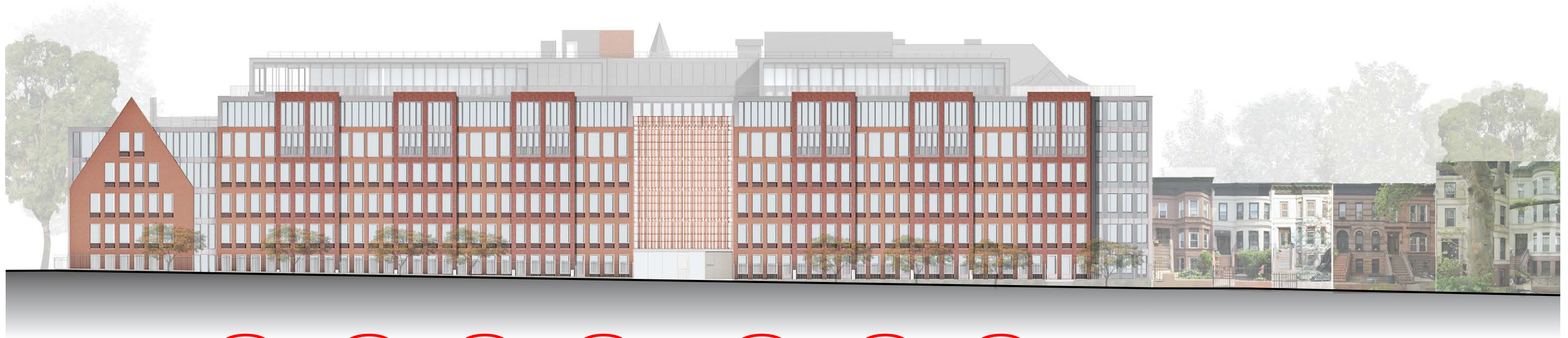
Park Place Elevation

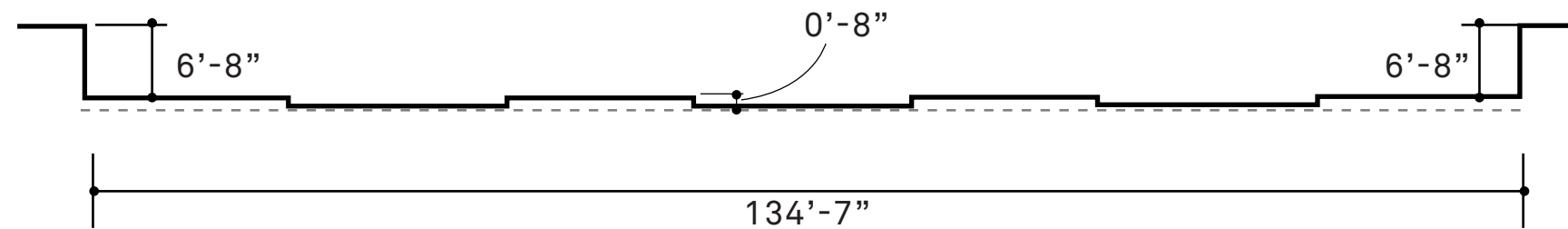




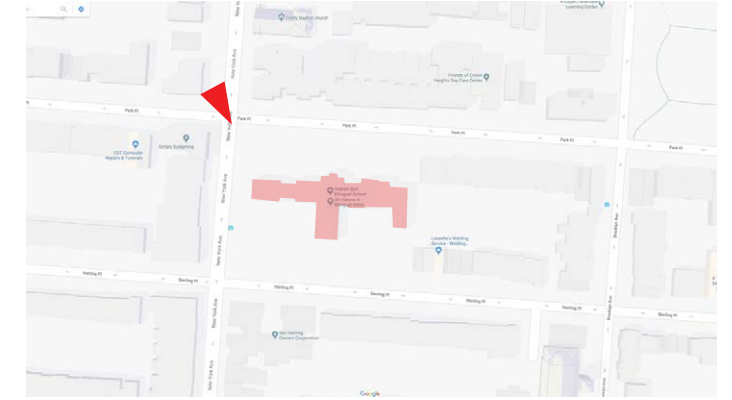




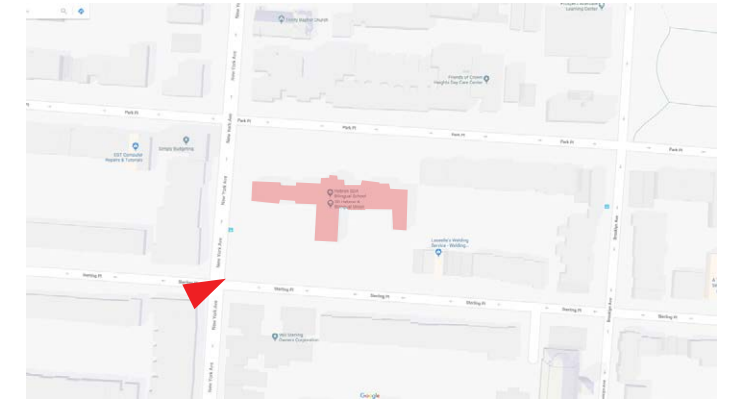




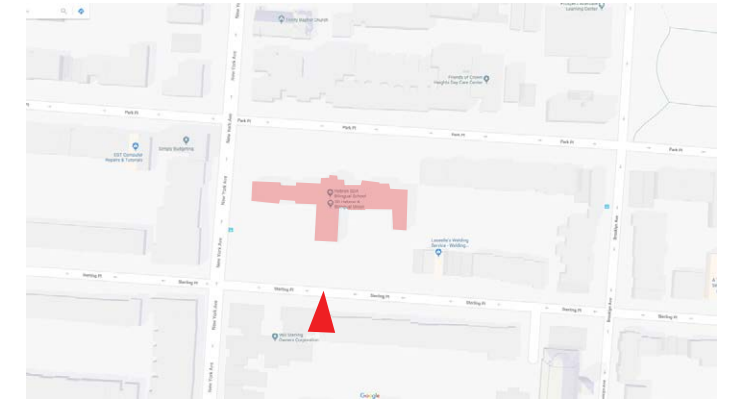




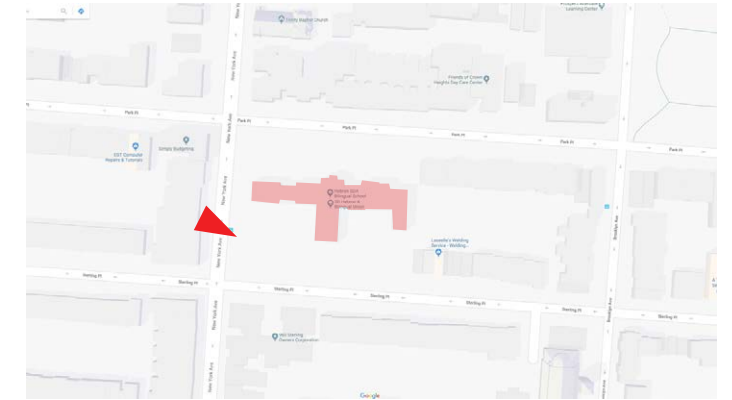








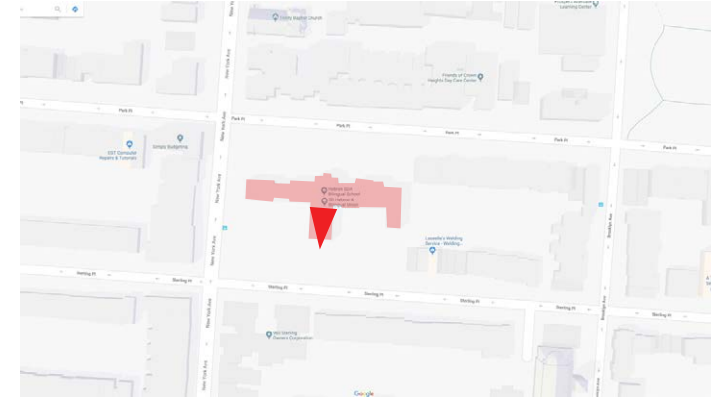
















**Thank You!**



# **APPENDIX**

**October 20, 2020**

**Public Hearing Presentation**





# Landmarks Preservation Commission Public Hearing Design Presentation

20 October 2020

**959 Sterling Place**  
Brooklyn, NY  
Hope Street



# Table of Contents

- **Introduction** - Jay A. Segal - Land Use Counsel to Hope Street  
Dr. Daniel Honore – President at Northeastern Conference of Seventh-Day Adventist
- **Existing Buildings** - Jennifer Kearney, Jablonski Building Conservation
- **Façade Restoration** - Michael Berman, Caples Jefferson
- **Building History** - Meisha Hunter Burkett, Li Saltzman Architects
- **Case for Selective Demolition** - Meisha Hunter Burkett, Li Saltzman Architects
- **Neighborhood Building Heights and Typologies** - Meisha Hunter Burkett, Li Saltzman Architects
- **Proposed Building Design** - Morris Adjmi, Morris Adjmi Architects
- **Rendered Views** - Tom Lewis, Morris Adjmi Architects



# Existing Building Conditions









Image Source: Flickr (c) Emilio Guerra



Image Source: Flickr (c) Emilio Guerra





Image Source: Google Streetview





Image Source: Google Streetview



# Façade Restoration





NORTH ELEVATION

ROOF  
EL. 58' - 3 3/4"

5TH FLOOR  
EL. 42' - 9 3/4"

4TH FLOOR  
EL. 32' - 3 1/4"

3RD FLOOR  
EL. 22' - 0"

2ND FLOOR  
EL. 12' - 0"

1ST FLOOR  
EL. 0' - 0"

**PERMANENT REPAIRS**

-  REPLACE ENTIRE ROOF WITH ASPHALT SHINGLE ROOFING.
-  REMOVE ALL LOOSE FACADE MASONRY AND RAKE AND REPOINT 100% OF FACADE MASONRY.
-  INSTALL COMPLETE NEW GUTTER AND ROOF DRAINAGE SYSTEM.
-  REPAIR OR REPLACE ALL DAMAGED LINTELS.
-  REPLACE ALL DAMAGED CAST STONE PANELS.
-  REPAIR DAMAGED ROOF AND FLOOR FRAMING MEMBERS.
-  PROVIDE NEW ROOF AT ELEVATOR BULKHEAD.
-  REPAIR UPPER PORTION OF MASONRY CHIMNEY.
-  REPAIR BRICK ARCH VAULT UNDER ENTRY PORCH. PROVIDE TEMPORARY SHORING AS REQUIRED.
-  INFILL MASONRY WHERE REQUIRED. PROVIDE NEW WINDOW OPENINGS AND NEW WINDOWS.
-  REMOVE BLUE PAINT AND RESTORE MASONRY TO ORIGINAL APPEARANCE.





SOUTH ELEVATION

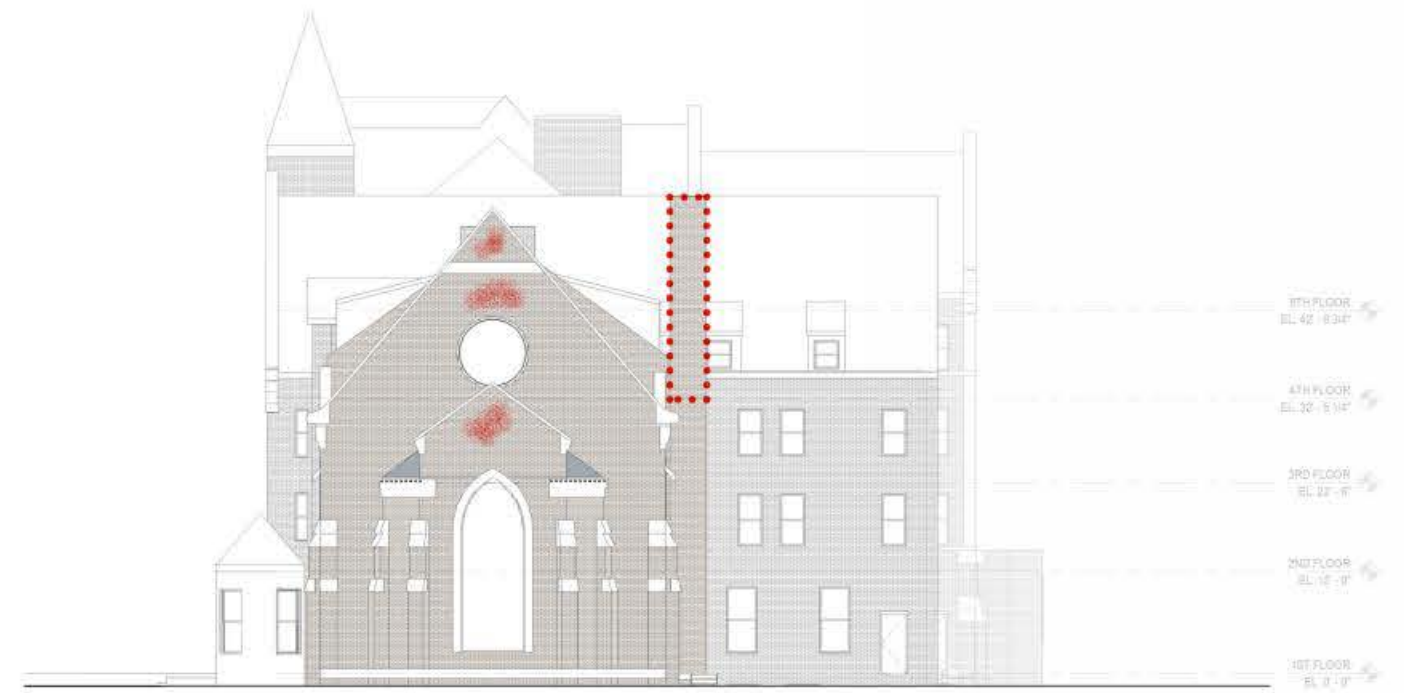
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EAST ELEVATION



WEST ELEVATION

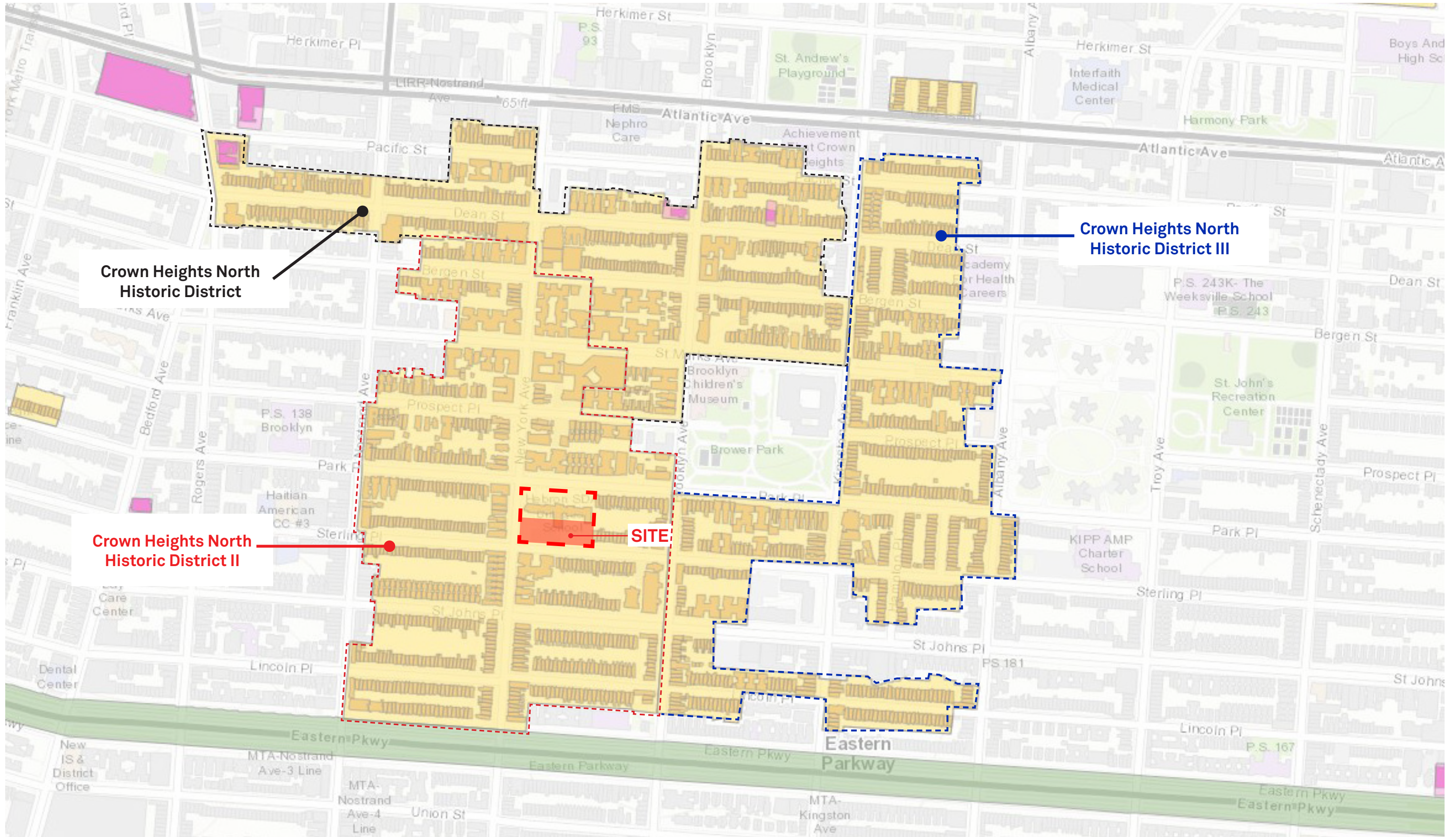
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-  INFILL MASONRY WHERE REQUIRED. PROVIDE NEW WINDOW OPENINGS AND NEW WINDOWS.
-  REMOVE BLUE PAINT



# Building History







## Brooklyn Methodist Episcopal Church Home

### Phase 1 - 1890's

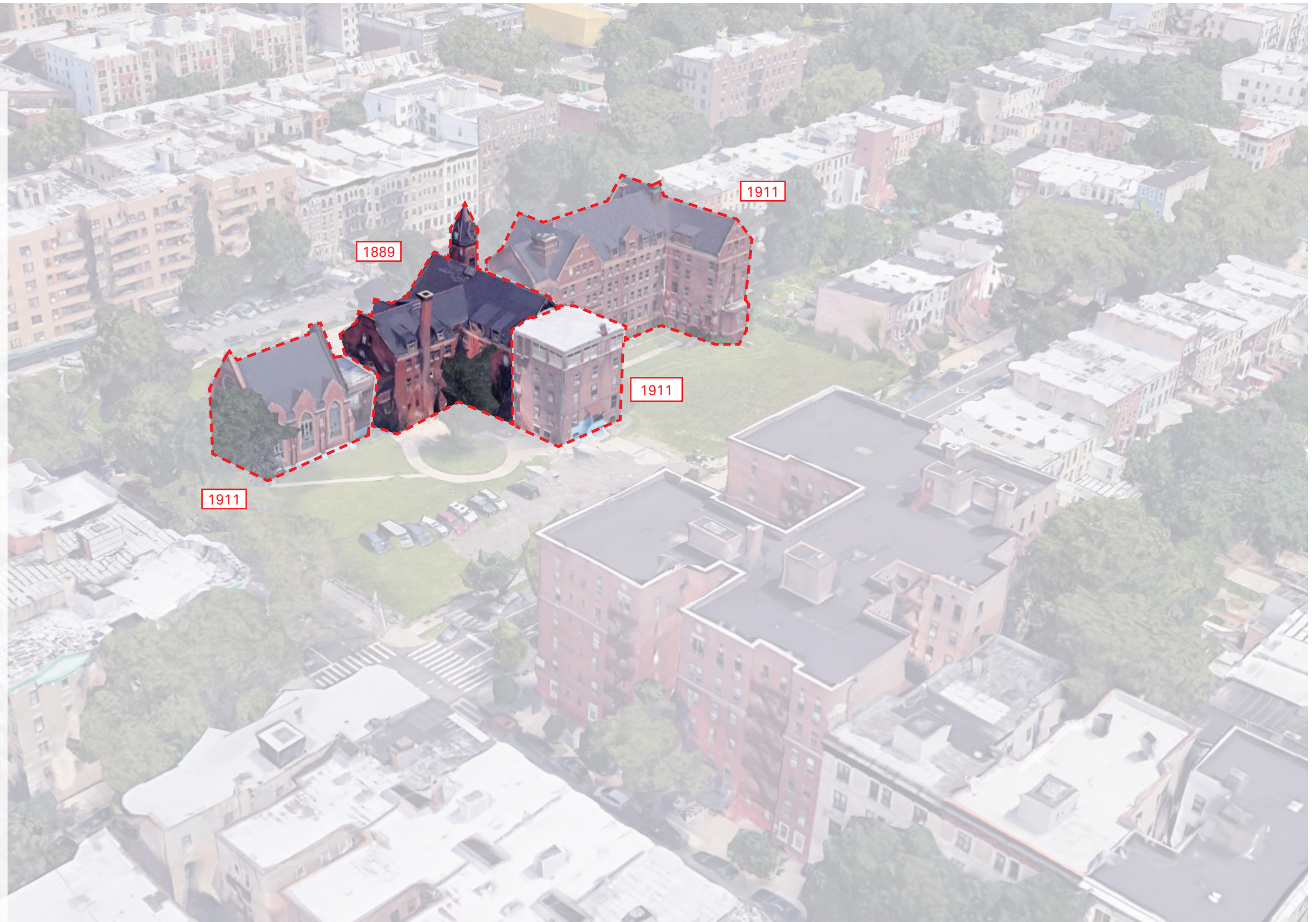
- Original structure built 1888-89. Designed by Mercein Thomas in the Romanesque Revival style
- Former Brooklyn Methodist Episcopal Church Home is the district's only 19th-century institutional building and one of its most impressive examples of Romanesque Revival architecture.
- The Church Home was founded in 1883 to create and maintain a comfortable residence with board, clothing, employment, medical aid, and other necessary care and attendance for the elderly of the church.
- Original structure consisted of the central portion of the present building, anchored at its northeastern corner by a high tower with an octagonal, dormered roof.

### Phase 2 - 1910's

- It was expanded between 1911 and 1913 according to the designs of builder William Kennedy, who sat on the Home's advisory board.
- Kennedy's eastern wing mimicked Thomas' original design, while a new chapel extending from the western facade of the original building was executed in the Gothic Revival style.

### Phase 3 - 1970's

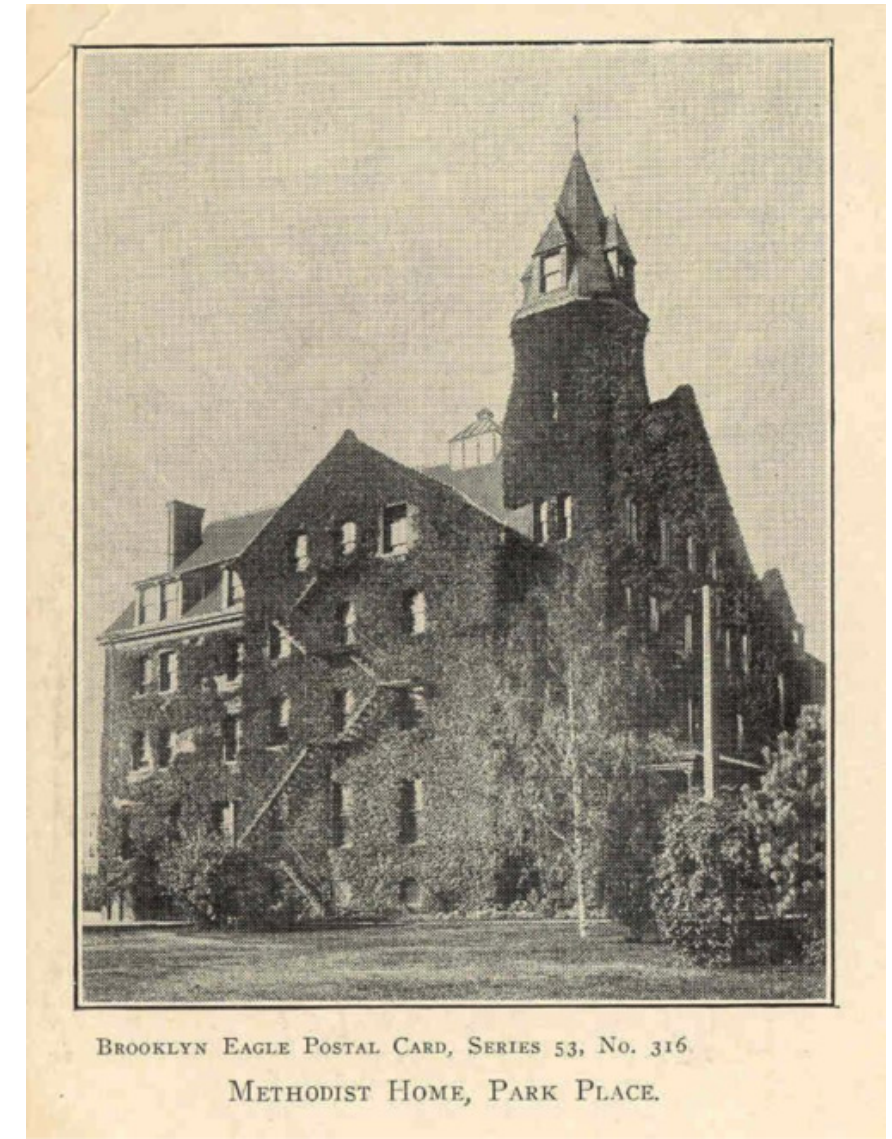
- The Church Home moved to a different Brooklyn location in 1976, and the building is now occupied by the Hebron Seventh-Day Adventist Elementary School.





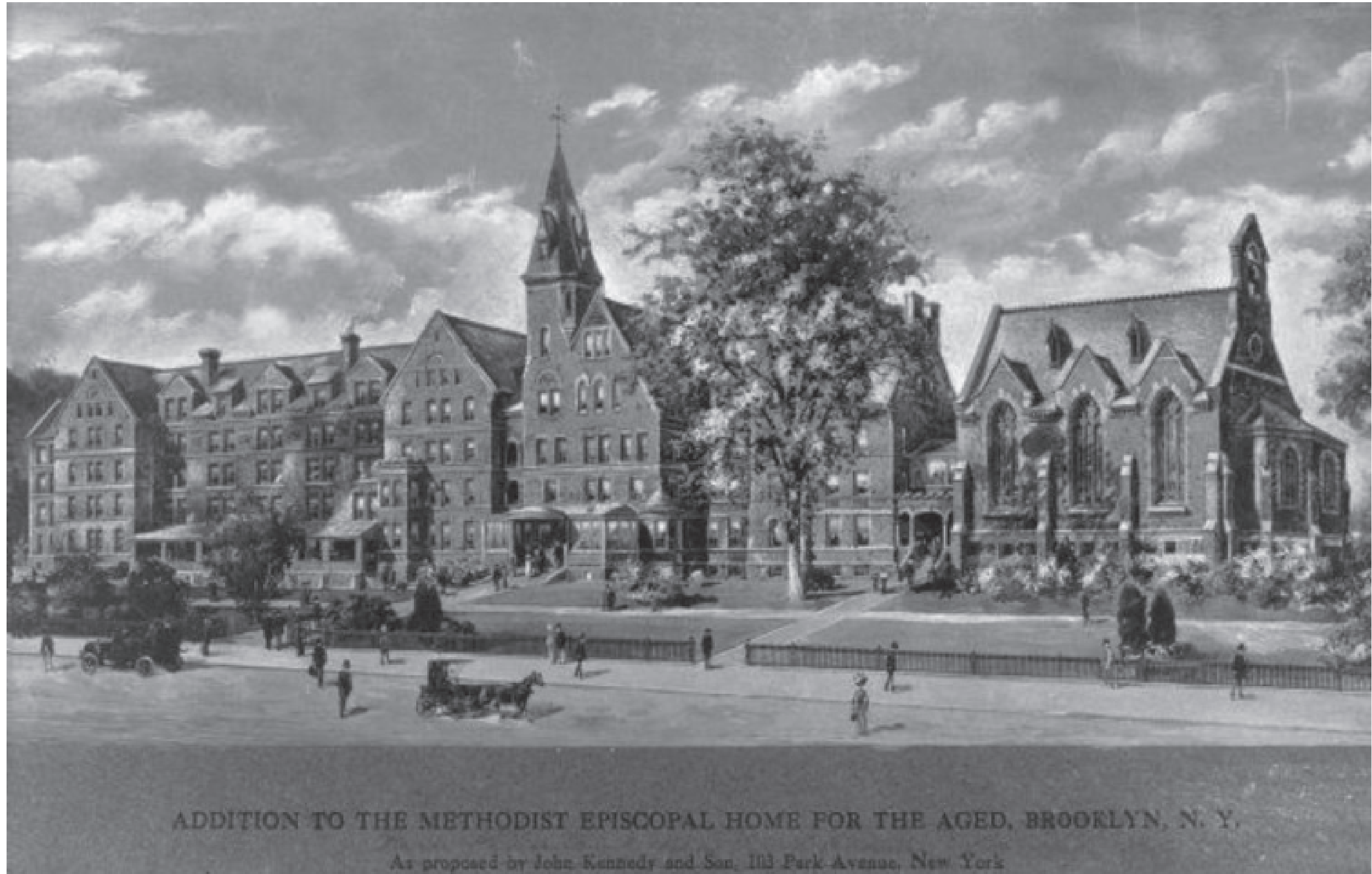


Original Church Home, Built 1888-89, Mercein Thomas, Architect  
 Image Source: Brooklyn Historical Society



Original Church Home, Built 1888-89, Mercein Thomas, Architect  
 Image Source: Brooklyn Historical Society





"Addition to the Methodist Episcopal Home for the Aged, Brooklyn, N.Y." 1911-13, John & William Kennedy, Architects  
Image Source: Brooklyn Historical Society





Tax lot photo c. 1939  
Source: nyc.gov/records



# Case for Selective Demolition





## 1911 Expansion

Landmarks Preservation Commission Public Hearing / 20 October 2020





SOUTH ELEVATION REMOVAL



EAST ELEVATION REMOVAL

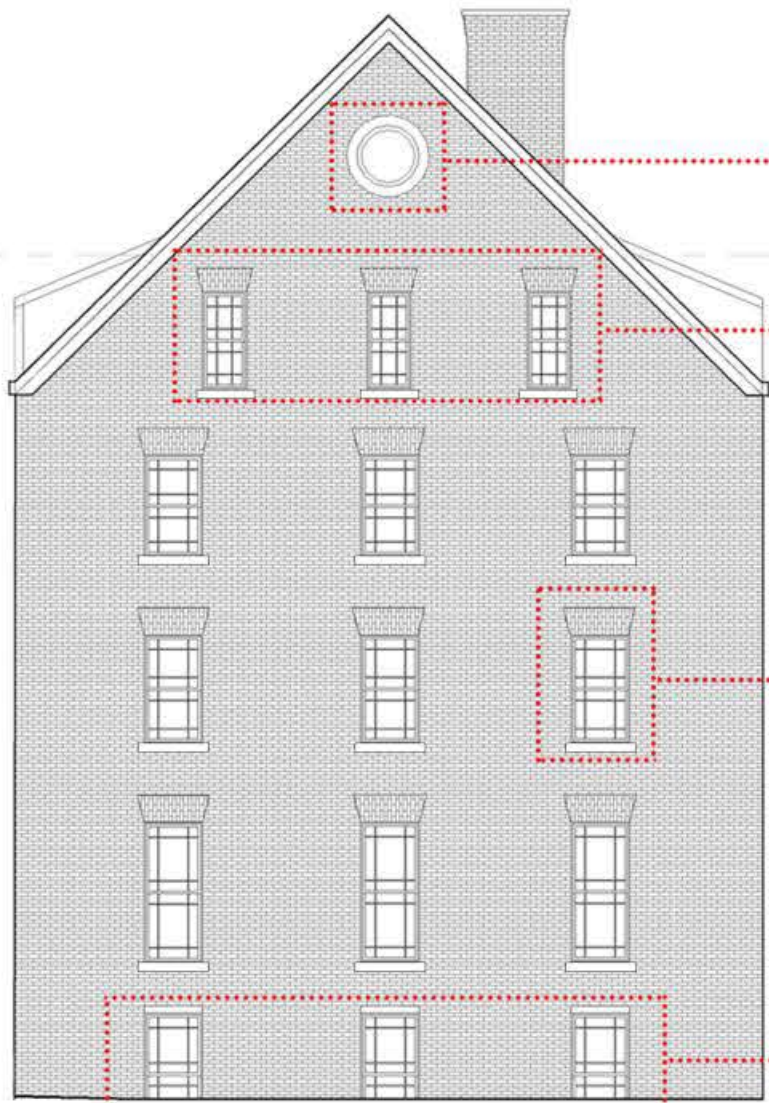


WEST ELEVATION REMOVAL

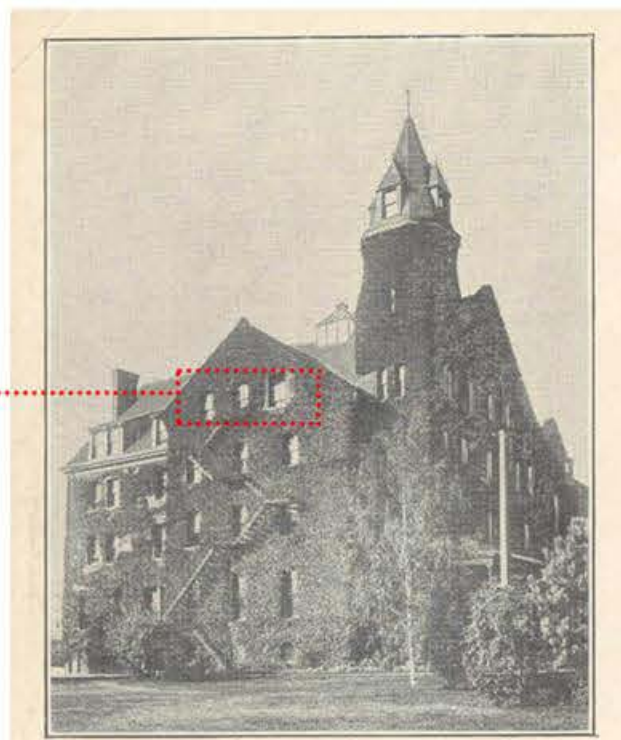
**LEGEND**  
 AREA TO BE REMOVED



ROOF  
 EL. 56' - 3 3/4"  
 5TH FLOOR  
 EL. 42' - 9 3/4"  
 4TH FLOOR  
 EL. 32' - 5 1/4"  
 3RD FLOOR  
 EL. 22' - 6"  
 2ND FLOOR  
 EL. 12' - 0"  
 1ST FLOOR  
 EL. 0' - 0"  
 CELLAR  
 EL. -12' - 5"



PROPOSED SOUTH ELEVATION



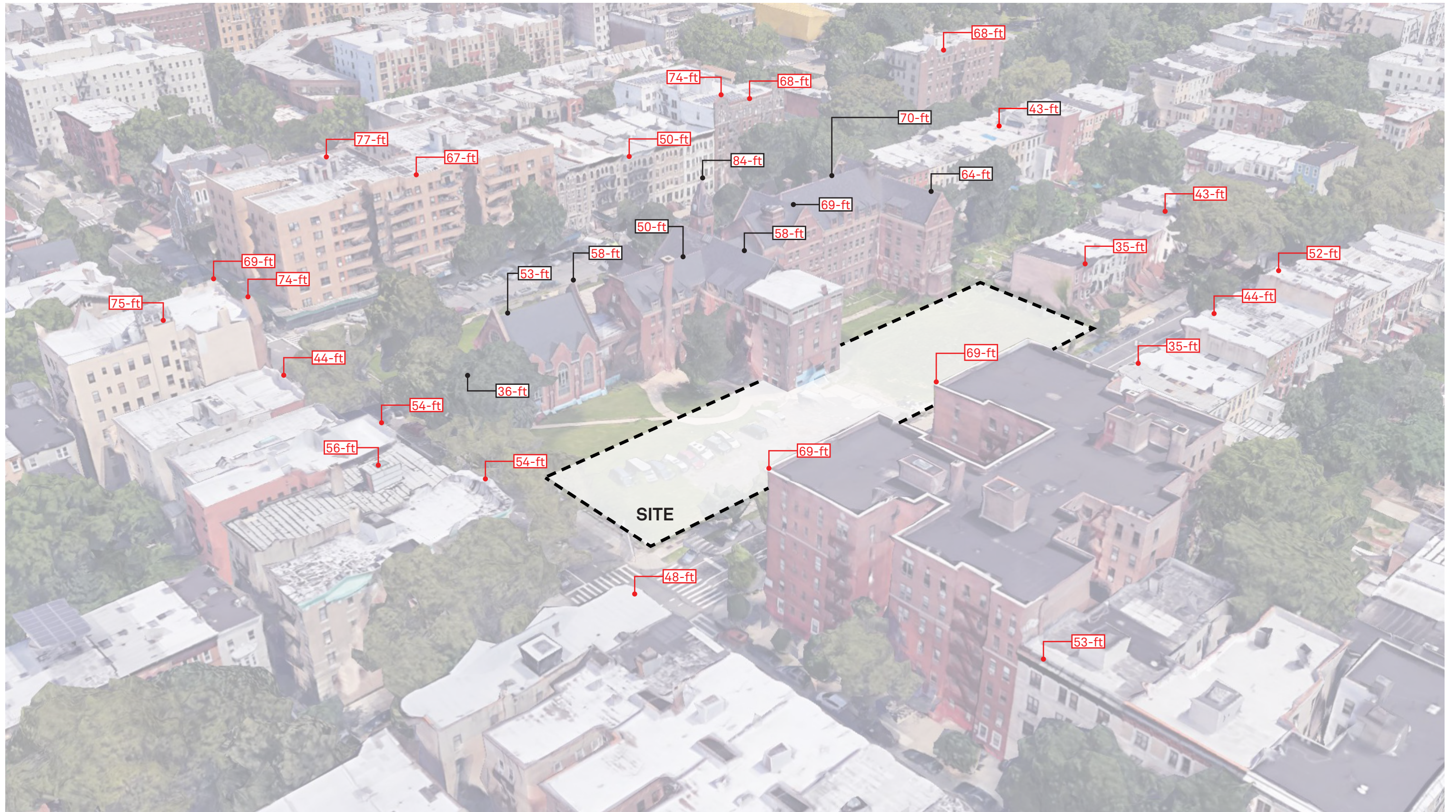
BROOKLYN EAGLE POSTAL CARD, SERIES 53, No. 316  
 METHODIST HOME, PARK PLACE.



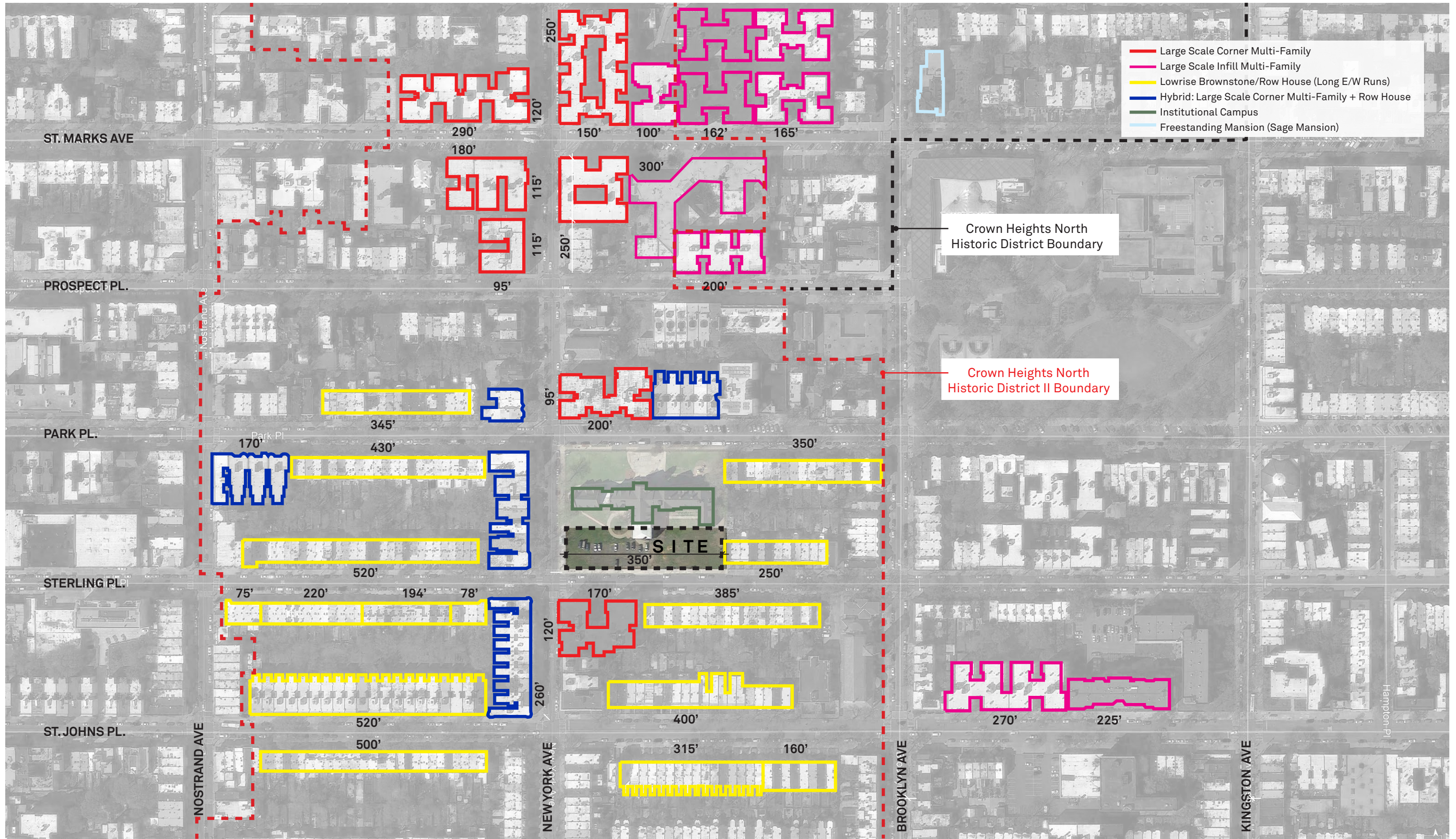


# Neighborhood Building Heights and Typologies









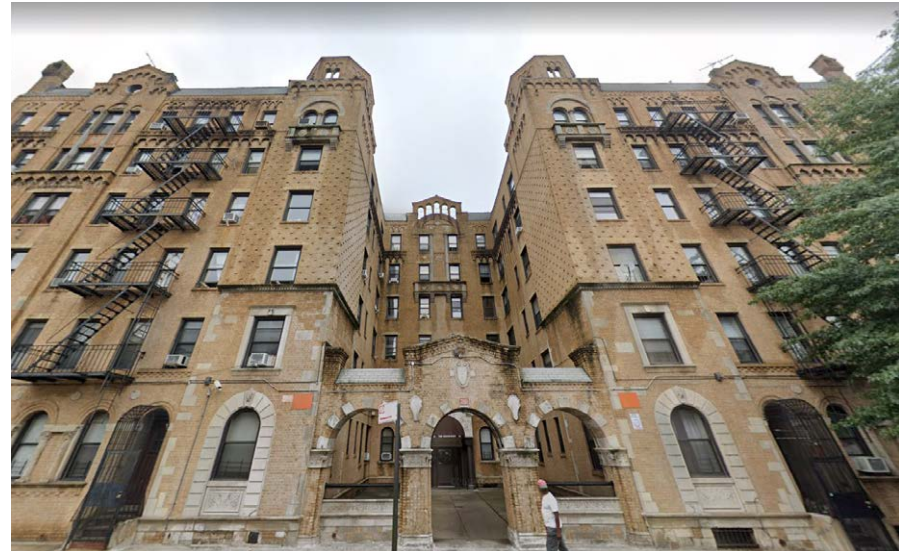
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Crown Heights North  
Historic District Boundary

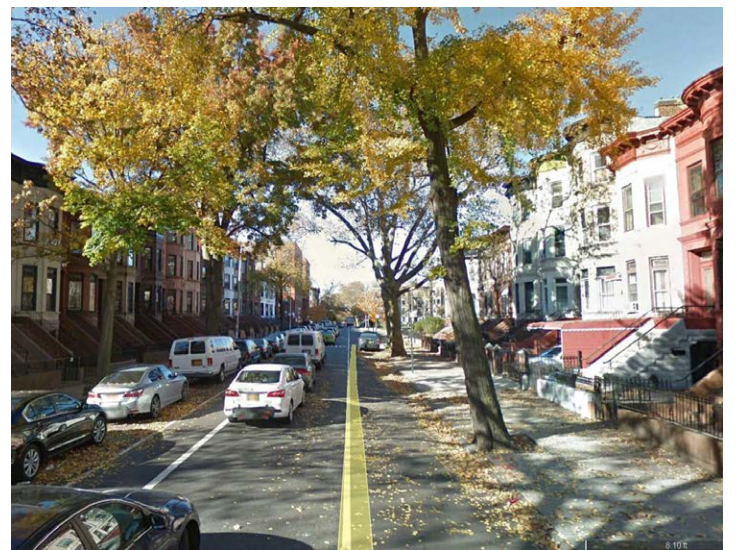
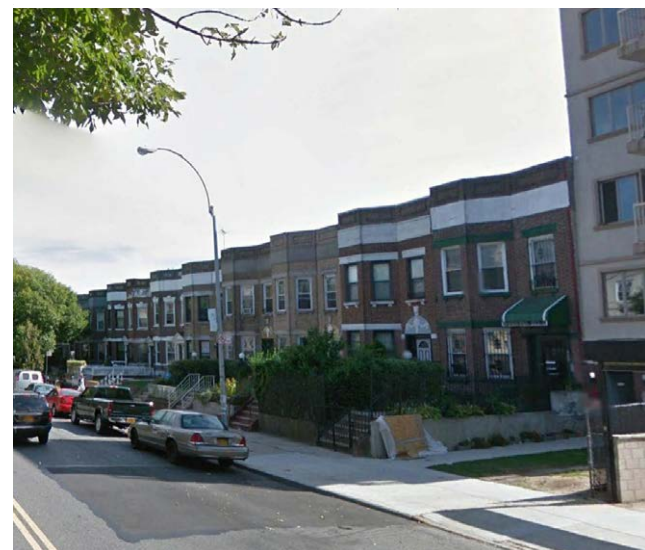
Crown Heights North  
Historic District II Boundary

SITE





Large Scale Multi-Family



Lowrise Brownstone/Row House (Long E-W Runs)



Hybrid: Large Scale Corner Multi-Family + Brownstone Row House





960 Sterling Place



985 Park Place



150 New York Ave

### Contrast Between Low- and High-Rise Residential Buildings



910 Park Place



247 New York Ave



939 Sterling Place

### Green Buffer Zone in Front of Building









Image Source: www.ennead.com/work/lgts



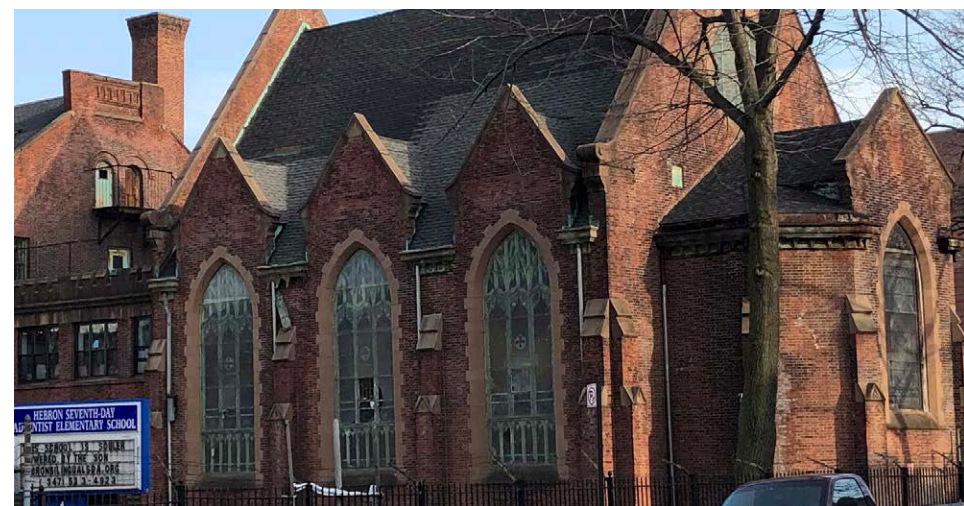
Image Source: www.ennead.com/work/lgts

The General Theological Seminary, Modern Intervention Built 2010, by Ennead Architects



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Existing Site Conditions



# Proposed Building Design

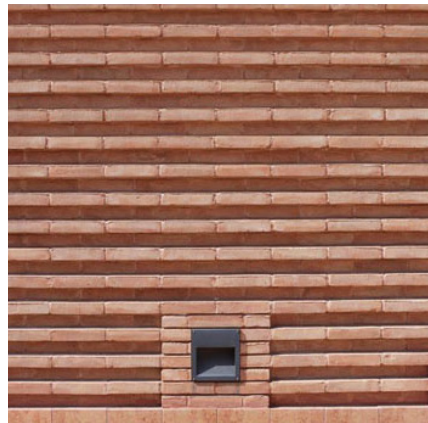




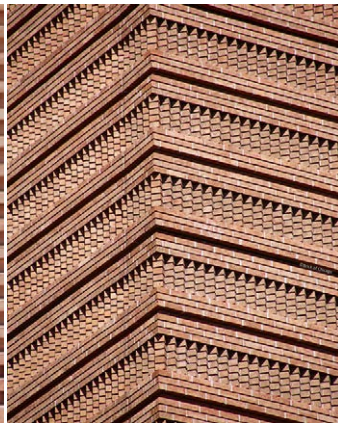
Existing Site



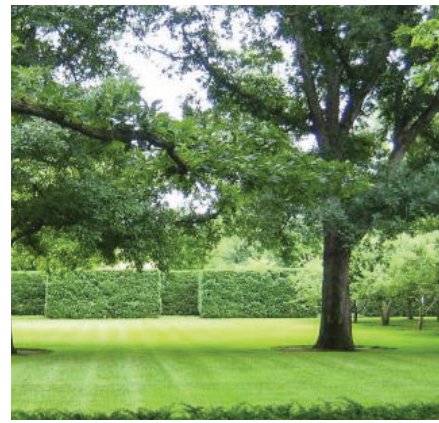
Allies and Morrison - Boarding House - Brighton College



Brickwork



Metal Expression



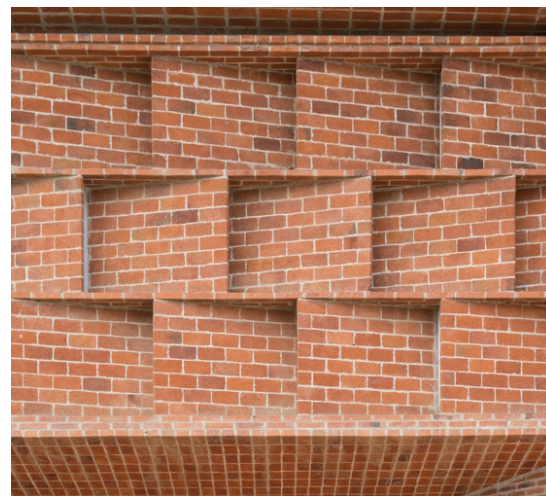
Campus Garden



Allies and Morrison - Boarding House - Brighton College



Haworth Tompkins - Silchester Housing



Eladio Dieste - Cristo Obrero Church



COUSSÉE & GORIS architecten - Kanaal Vervoordt



Allies and Morrison - King's College (Nick Guttridge)



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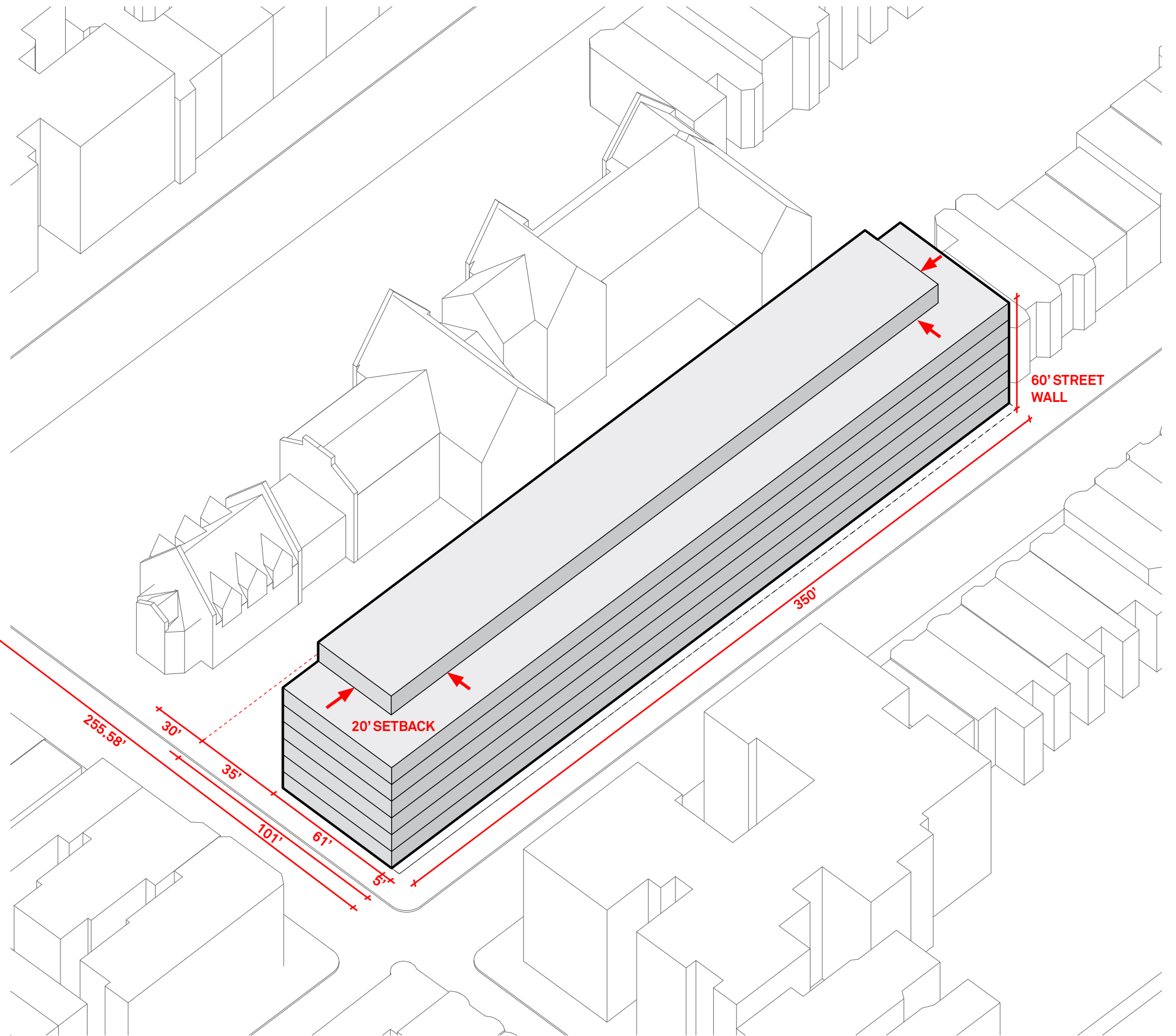
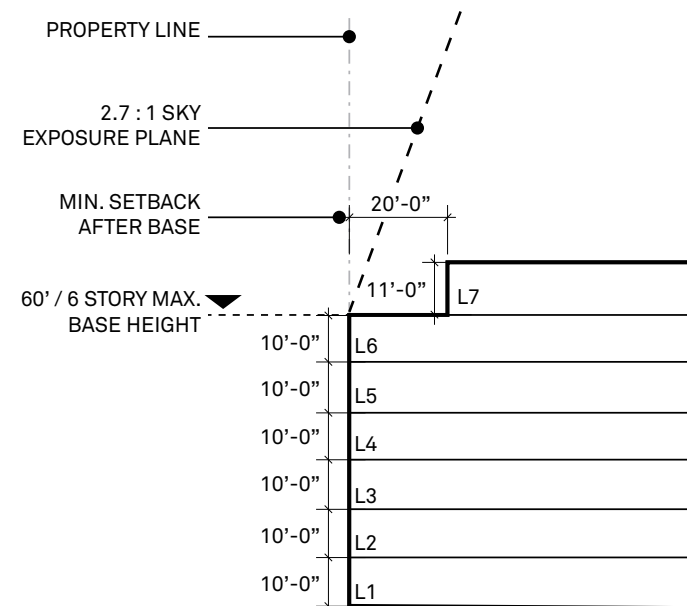
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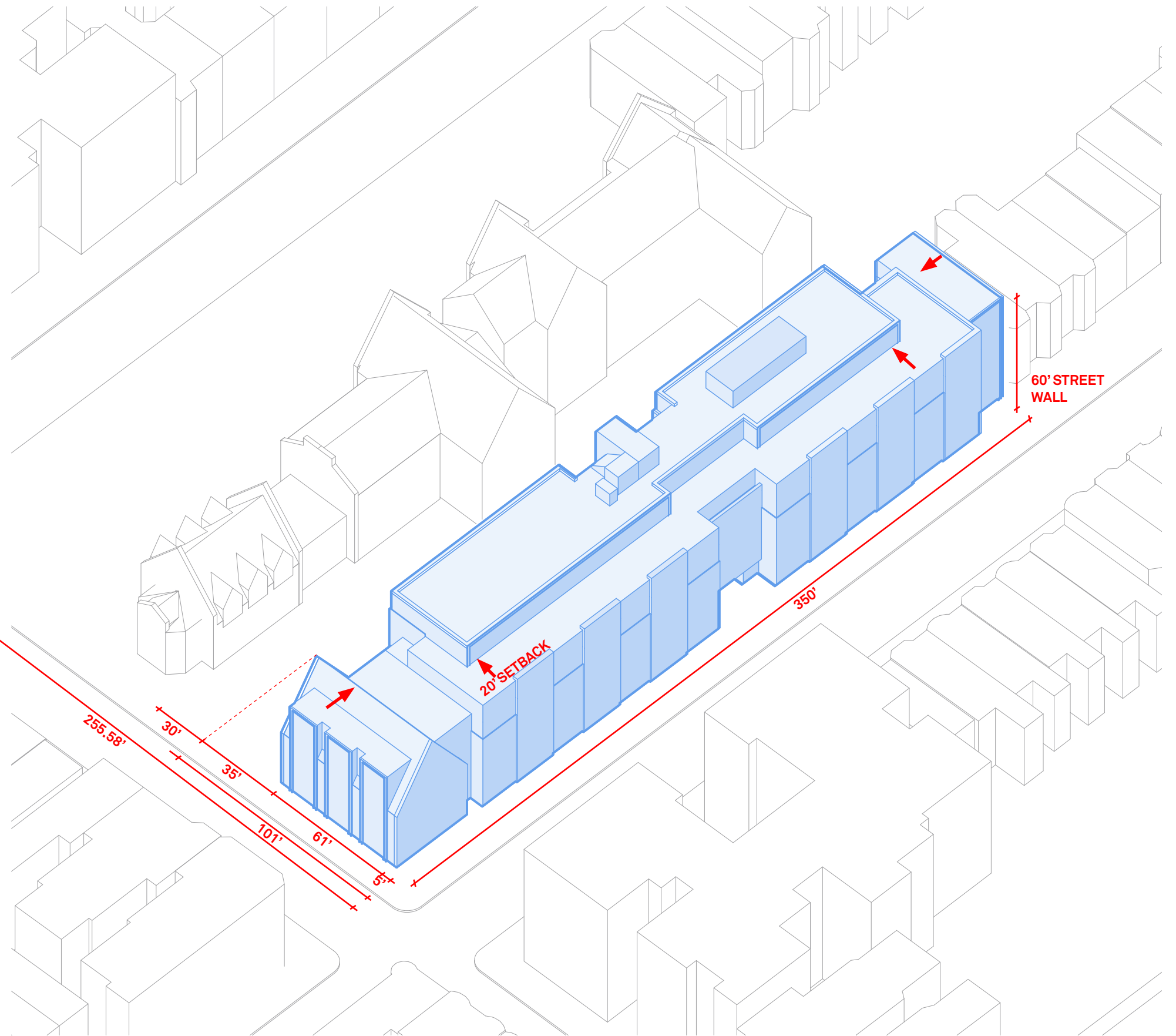
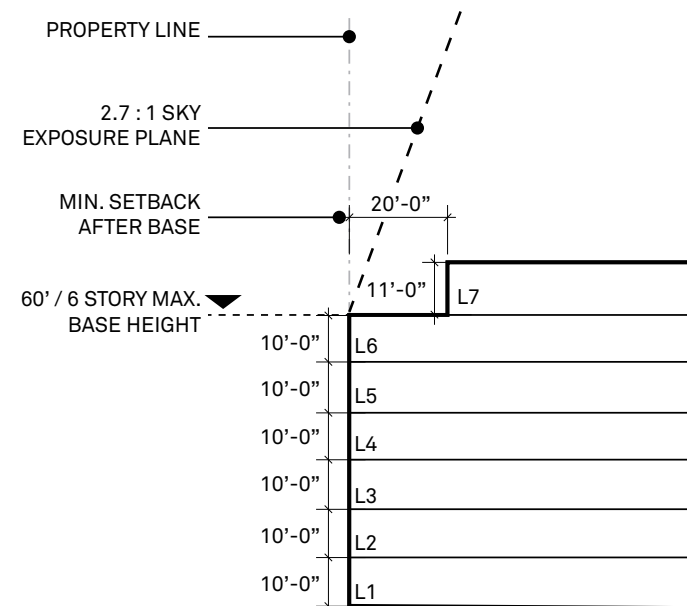
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 SKY EXPOSURE PLANE ABOVE 60': 2.7 TO 1 ZR 23-641

**PARKING REGULATIONS**  
 RESIDENTIAL (HEIGHT FACTOR): 70% OF UNITS ZR 25-23  
 COMMUNITY FACILITY: NONE ZR 25-31  
 (SCHOOL & HOUSE OF WORSHIP) ZR 25-35



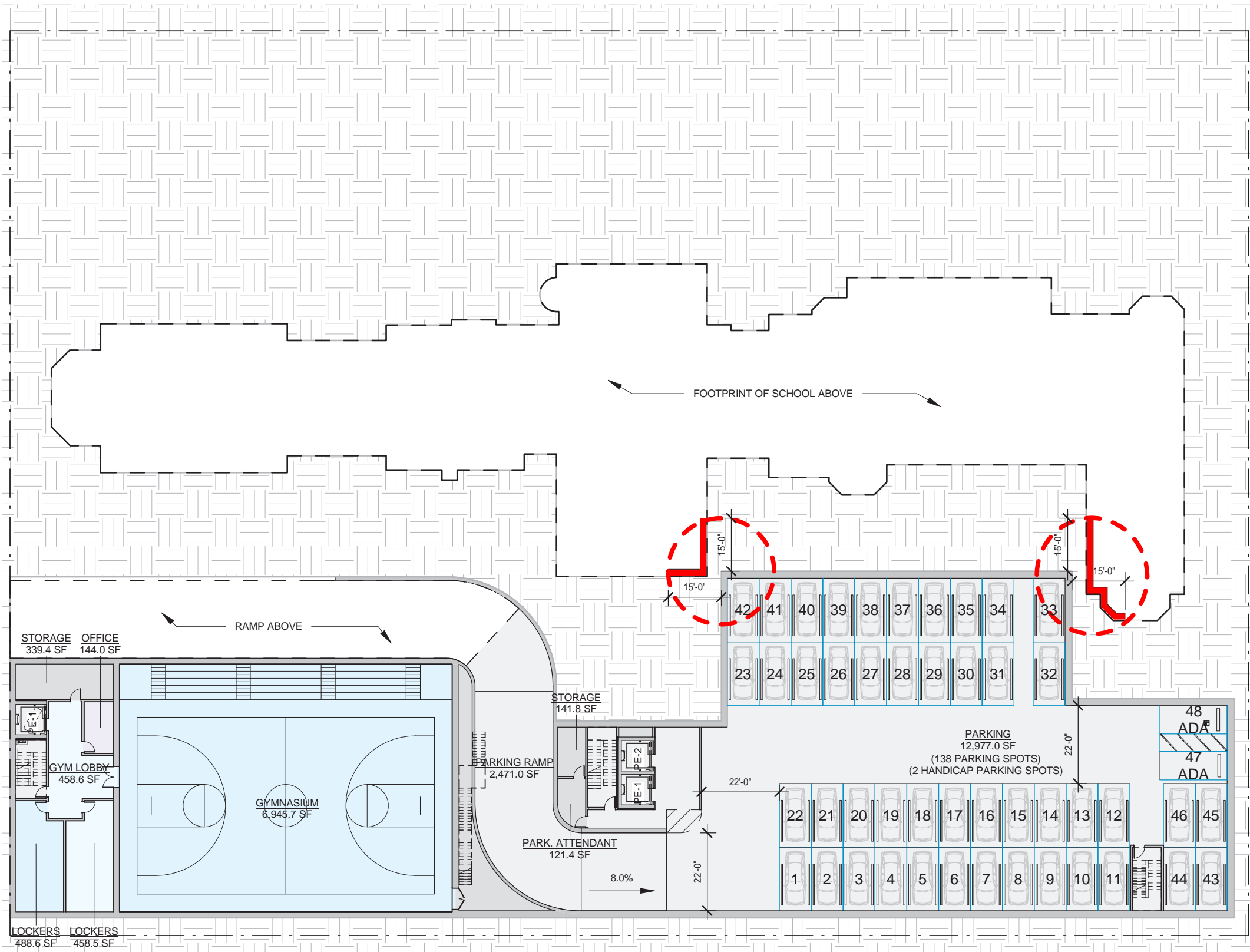




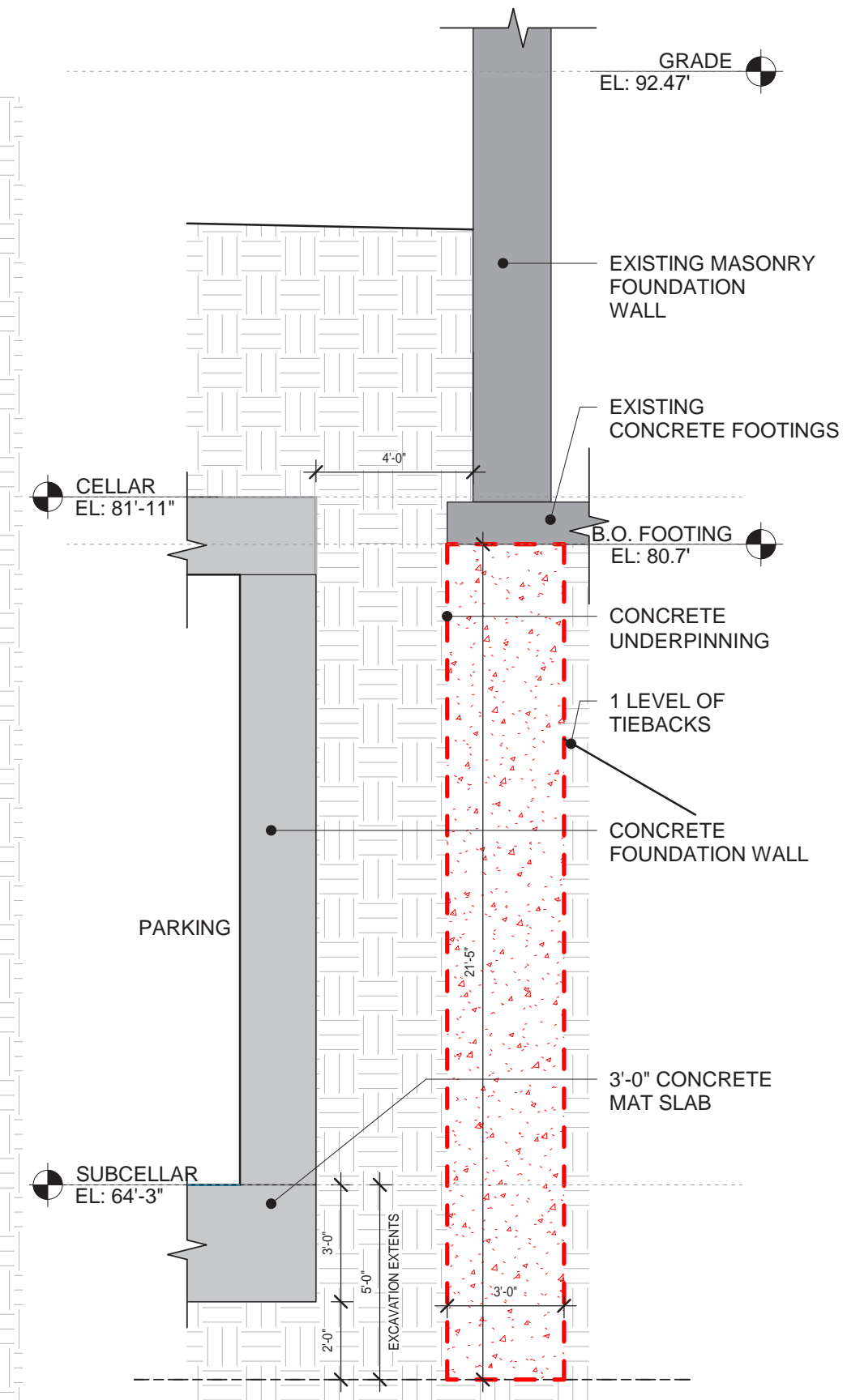








**SUB-CELLAR FLOOR PLAN**

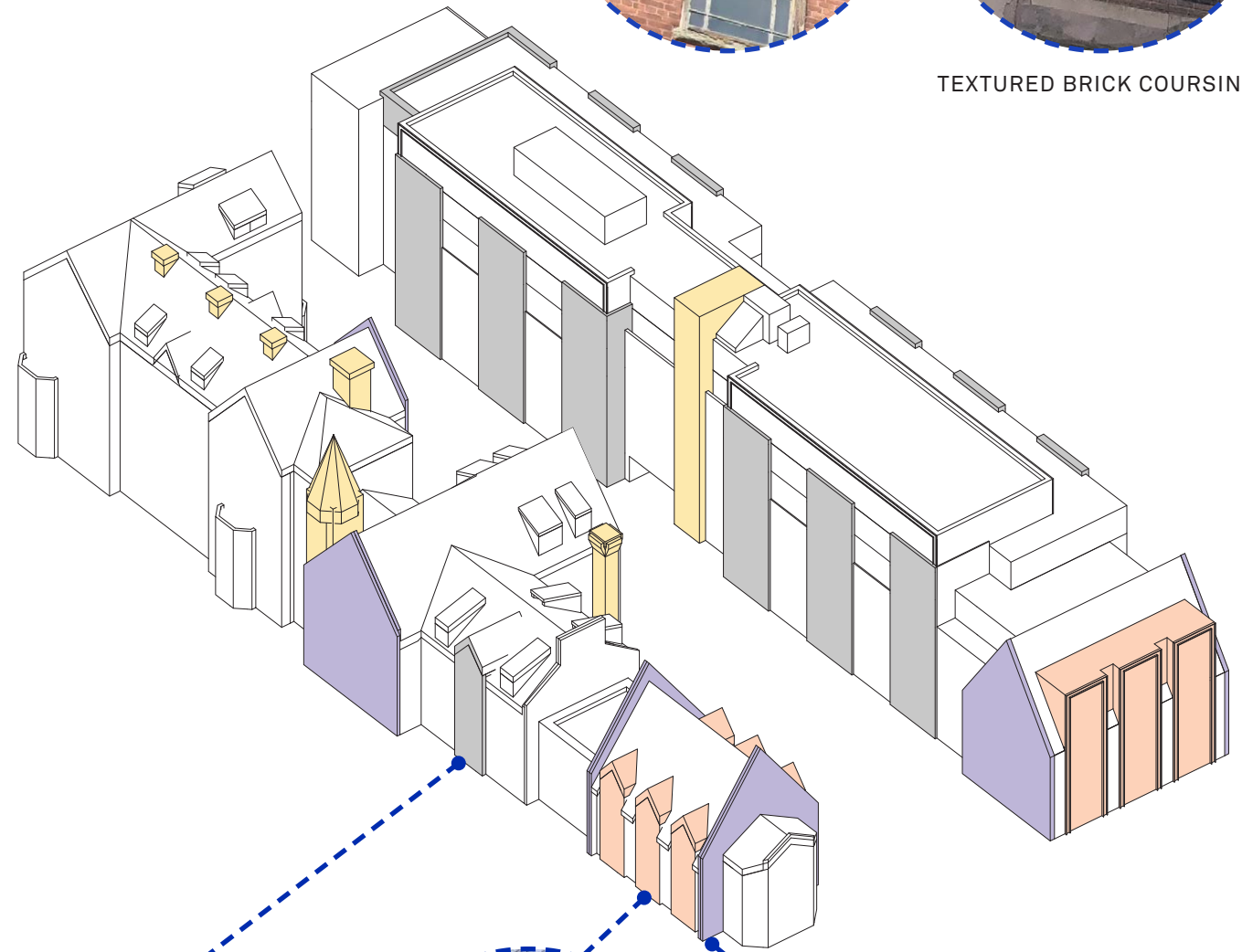
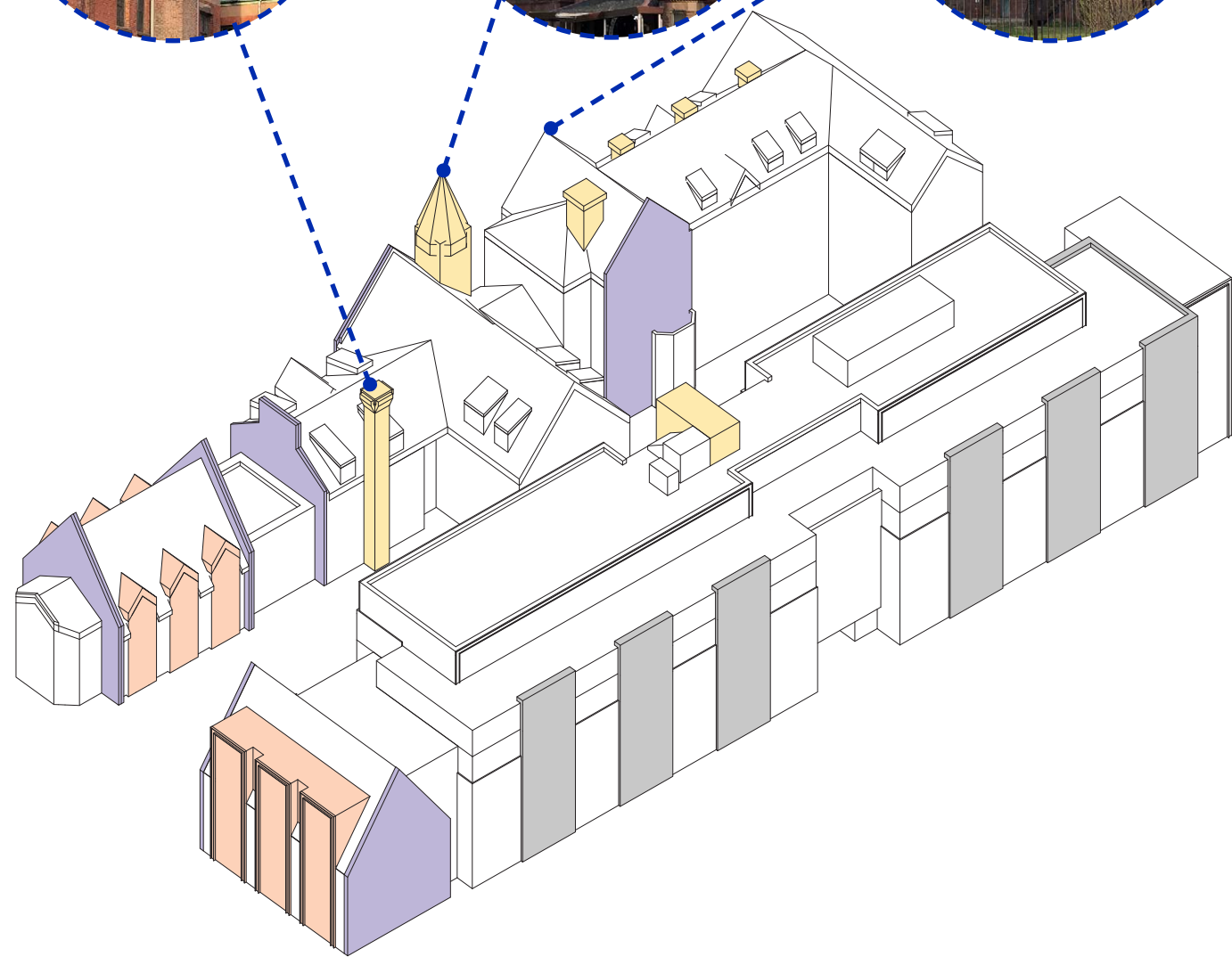


\*NAVD88 ELEVATIONS PROVIDED.  
ALL EXCAVATION WORK SHALL COMPLY WITH SECTION 216 OF LPC AND DOB TECHNICAL POLICY AND PROCEDURE NOTICE 10/88.





TEXTURED BRICK COURSING



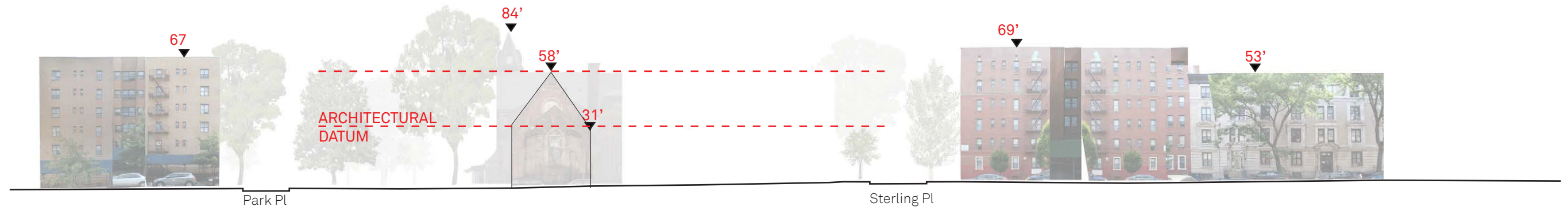
- VERTICAL ELEMENTS
- MASONRY GABLE
- WINDOW DORMERS
- MASONRY PROJECTIONS



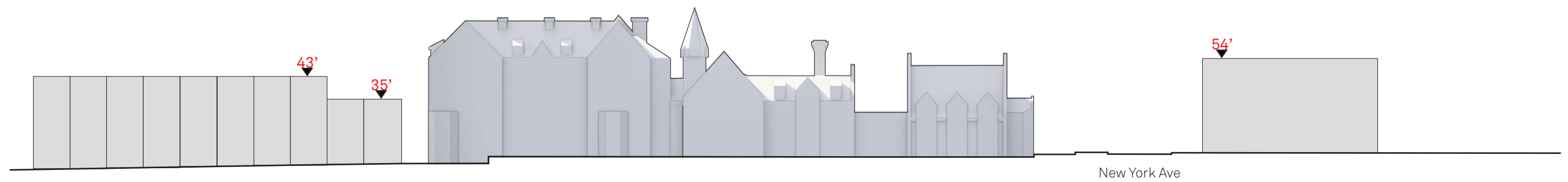




Sterling Place Elevation

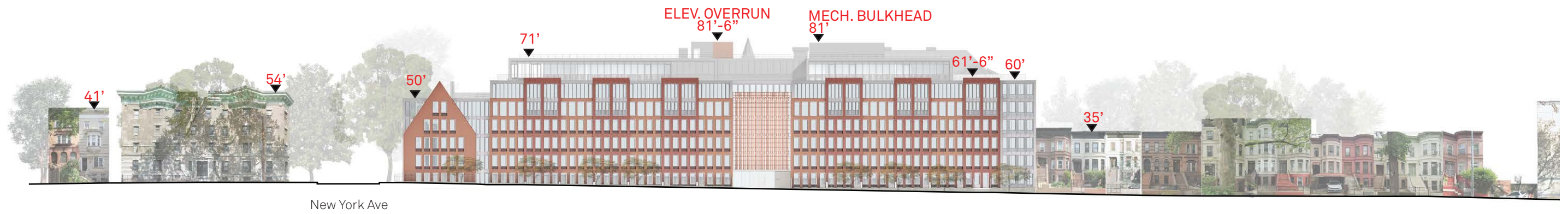


New York Ave Elevation

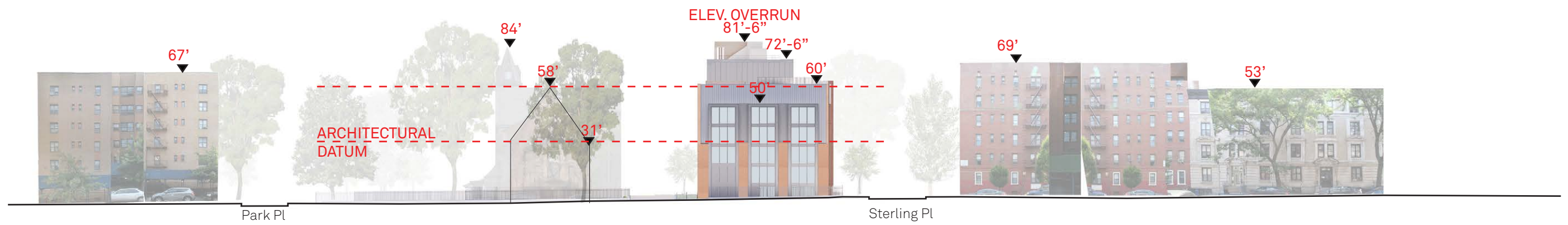


Park Place Elevation

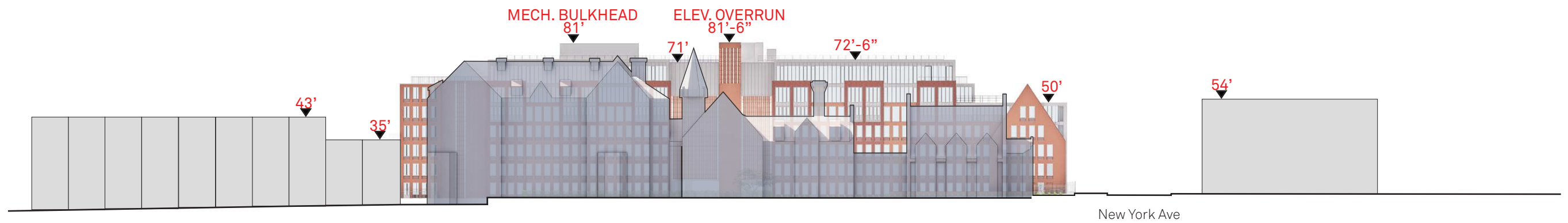




Sterling Place Elevation

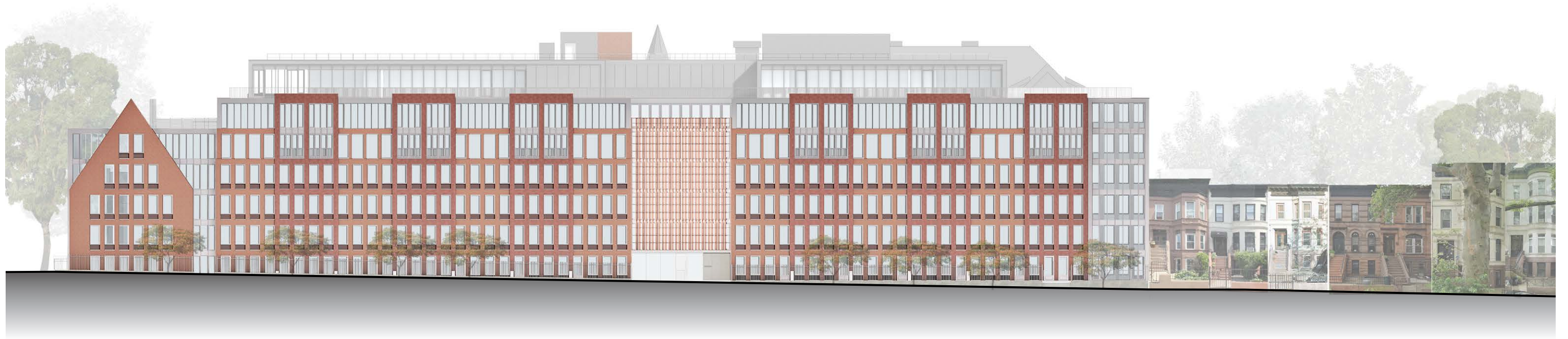


New York Ave Elevation



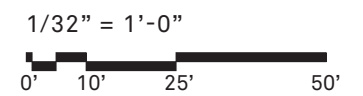
Park Place Elevation





## South Elevation

Landmarks Preservation Commission Public Hearing / 20 October 2020

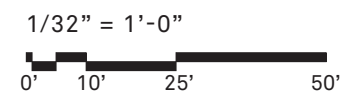




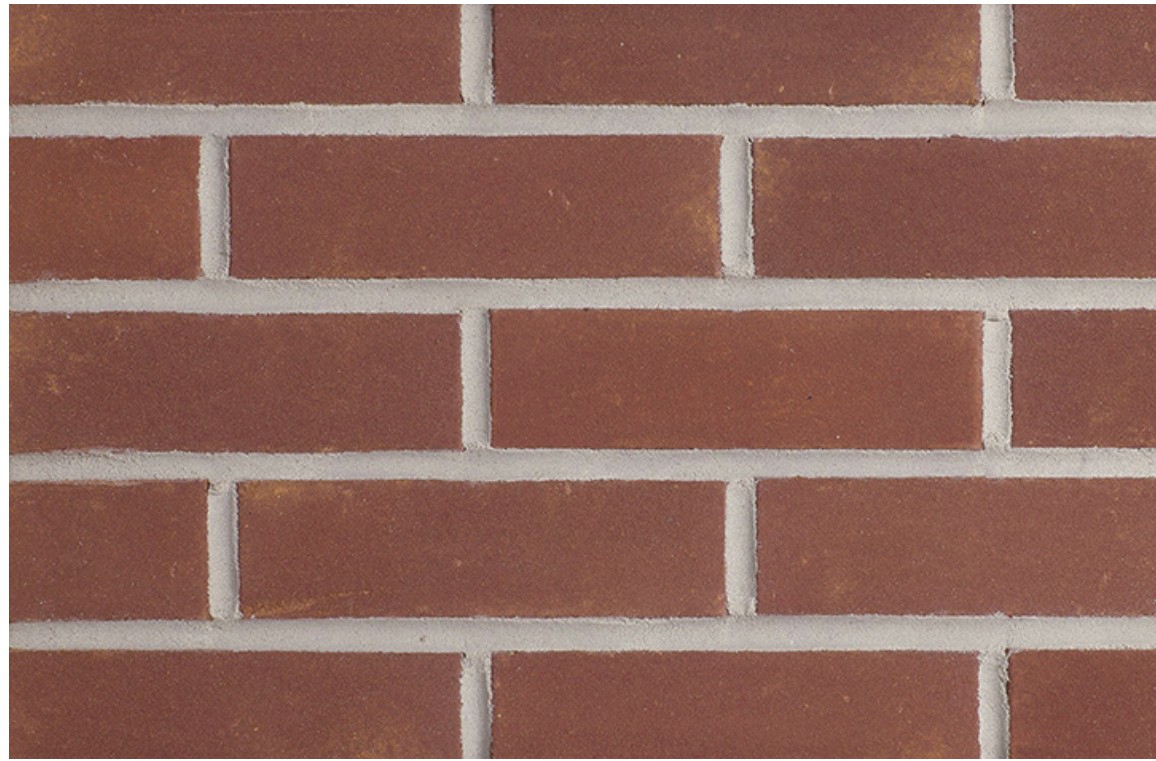


## North Elevation

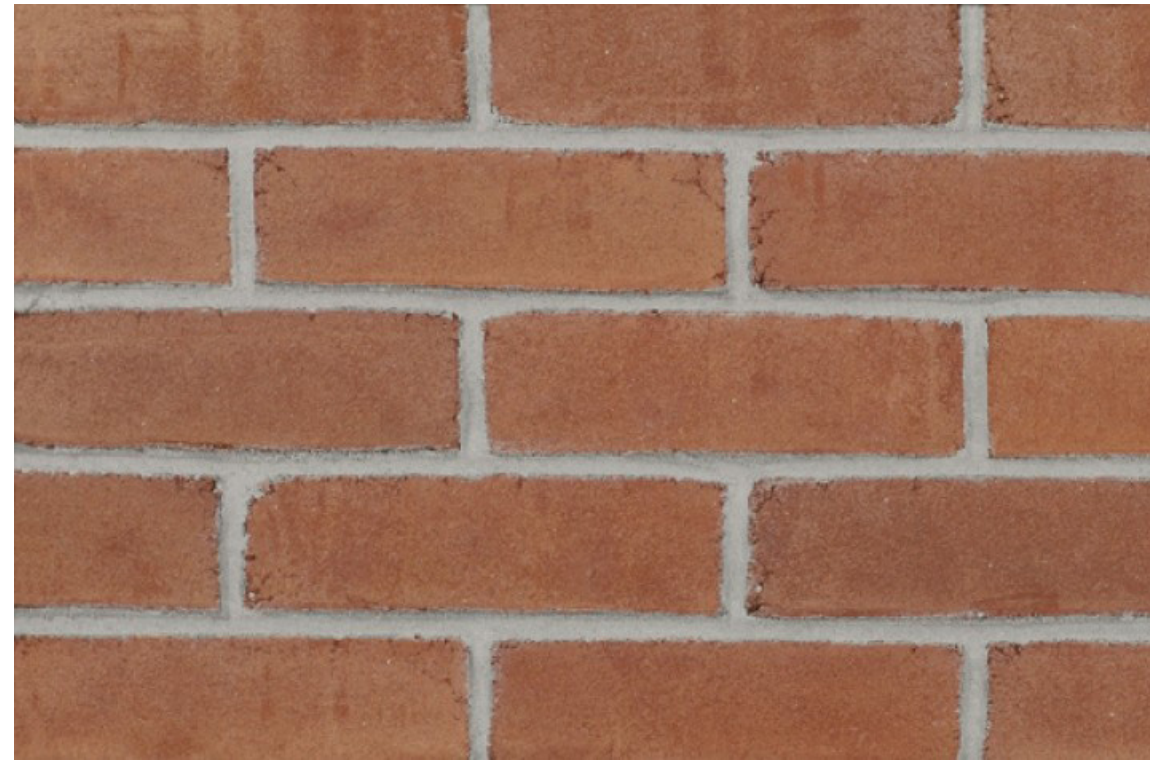
Landmarks Preservation Commission Public Hearing / 20 October 2020



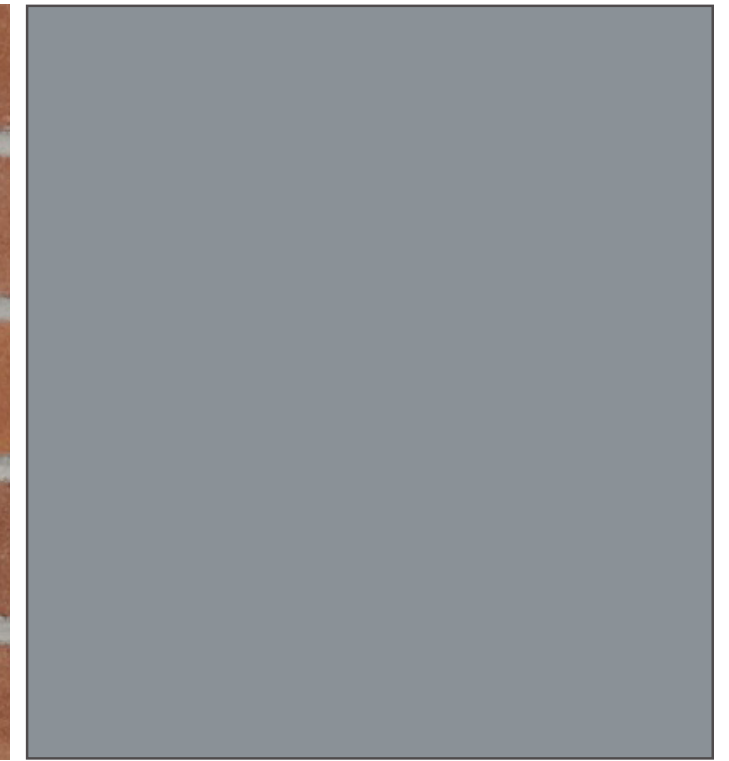




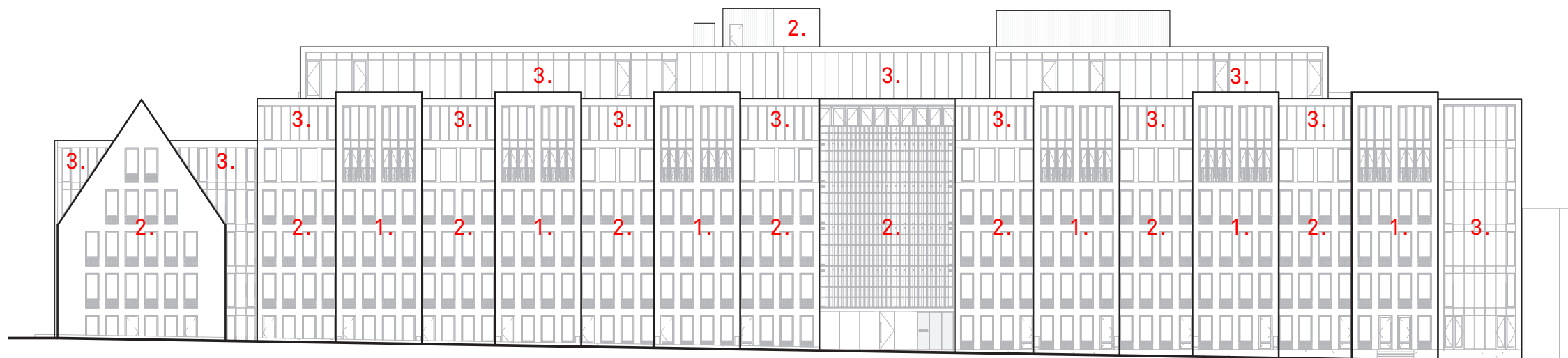
1. GLEN-GERY - CRAFTON REDBURN BRICK  
SMOOTH RED BRICK



2. GLEN-GERY - 26-HB REDBURN BRICK  
MOLDED/ SAND-STRUCK ORANGE BRICK



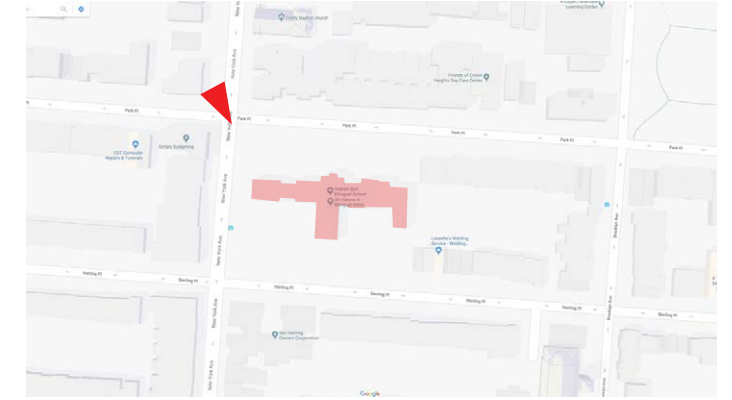
3. PTD. ALUMINUM - PPG Dark Stone Gray



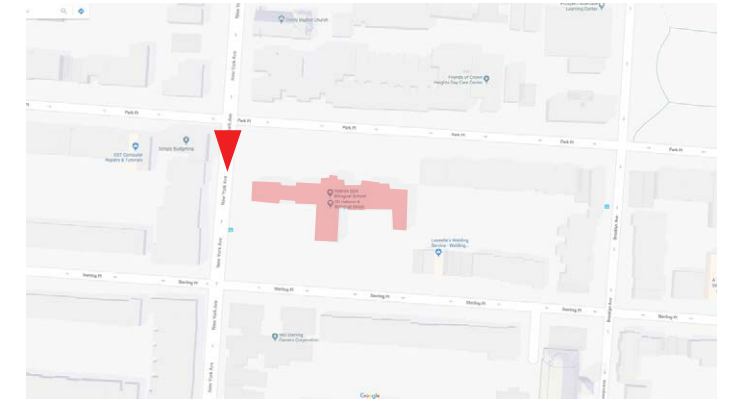


# Rendered Views

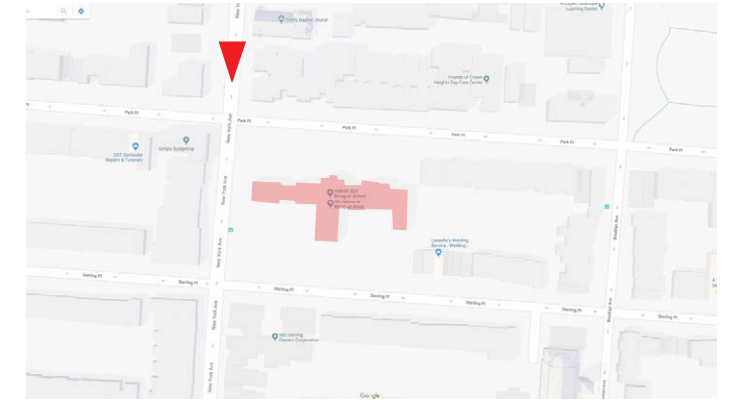








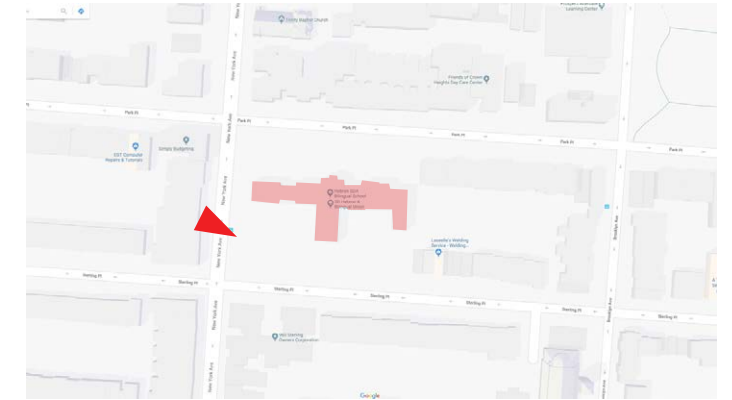




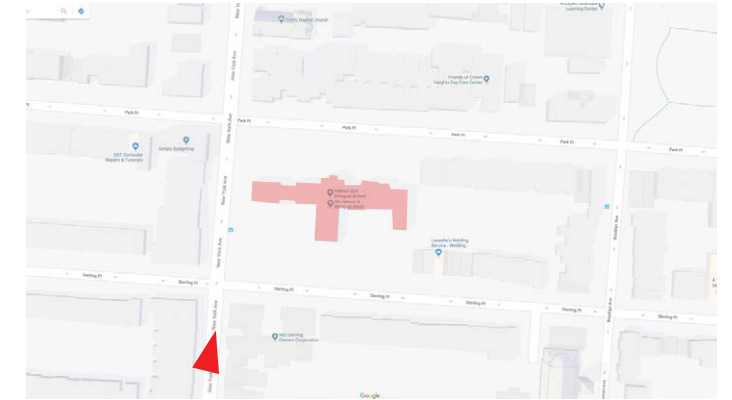
**LEGEND**

- PROPOSED BUILDING
- EXISTING CHURCH

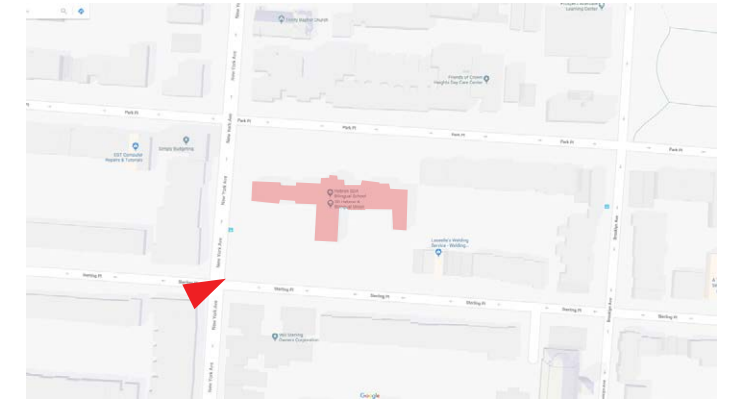




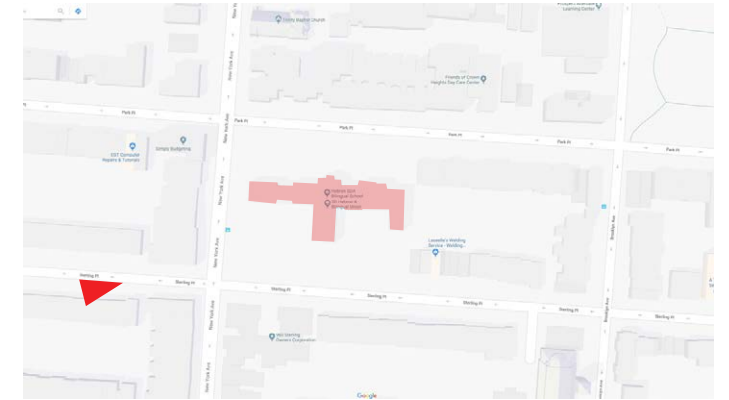




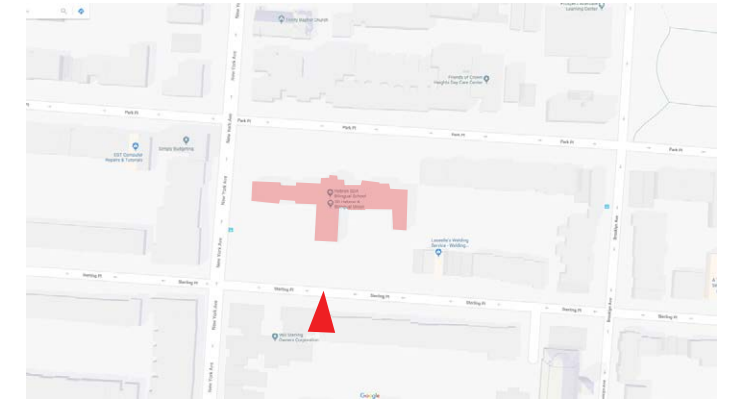








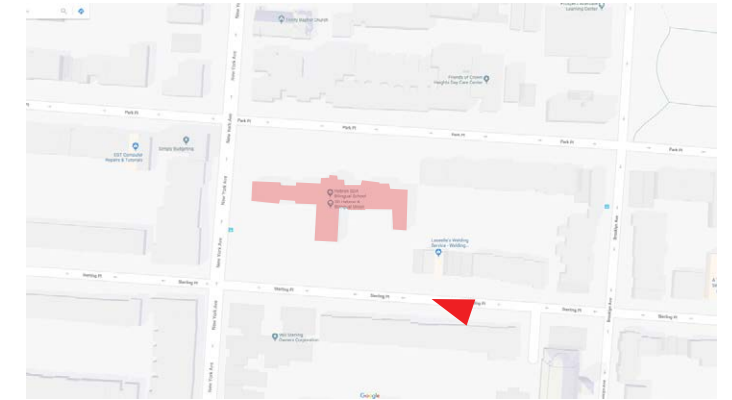




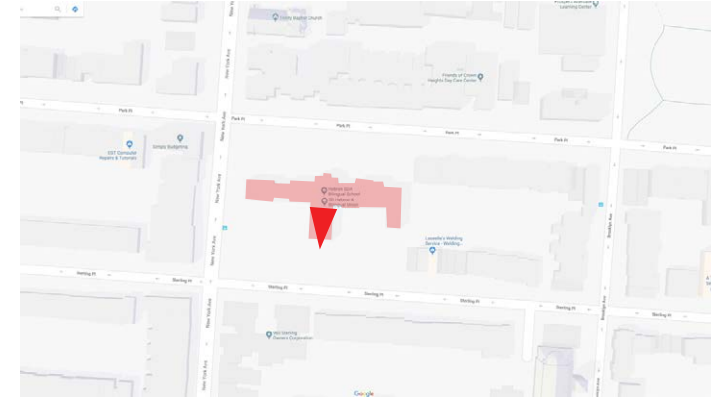




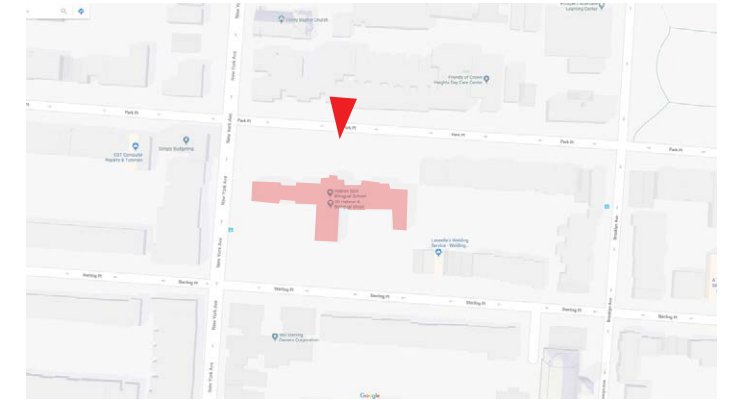




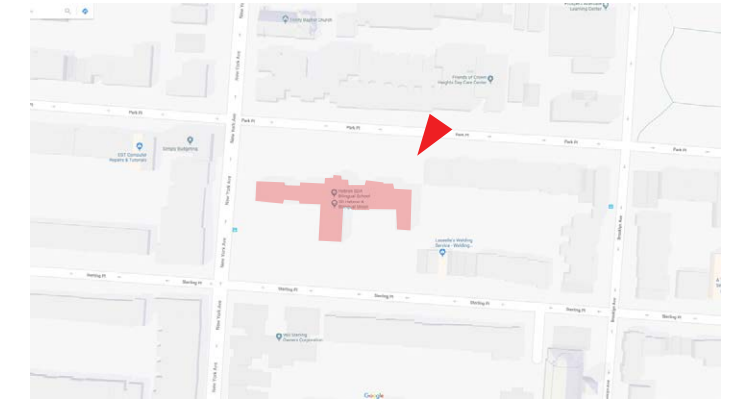
















**Thank You!**

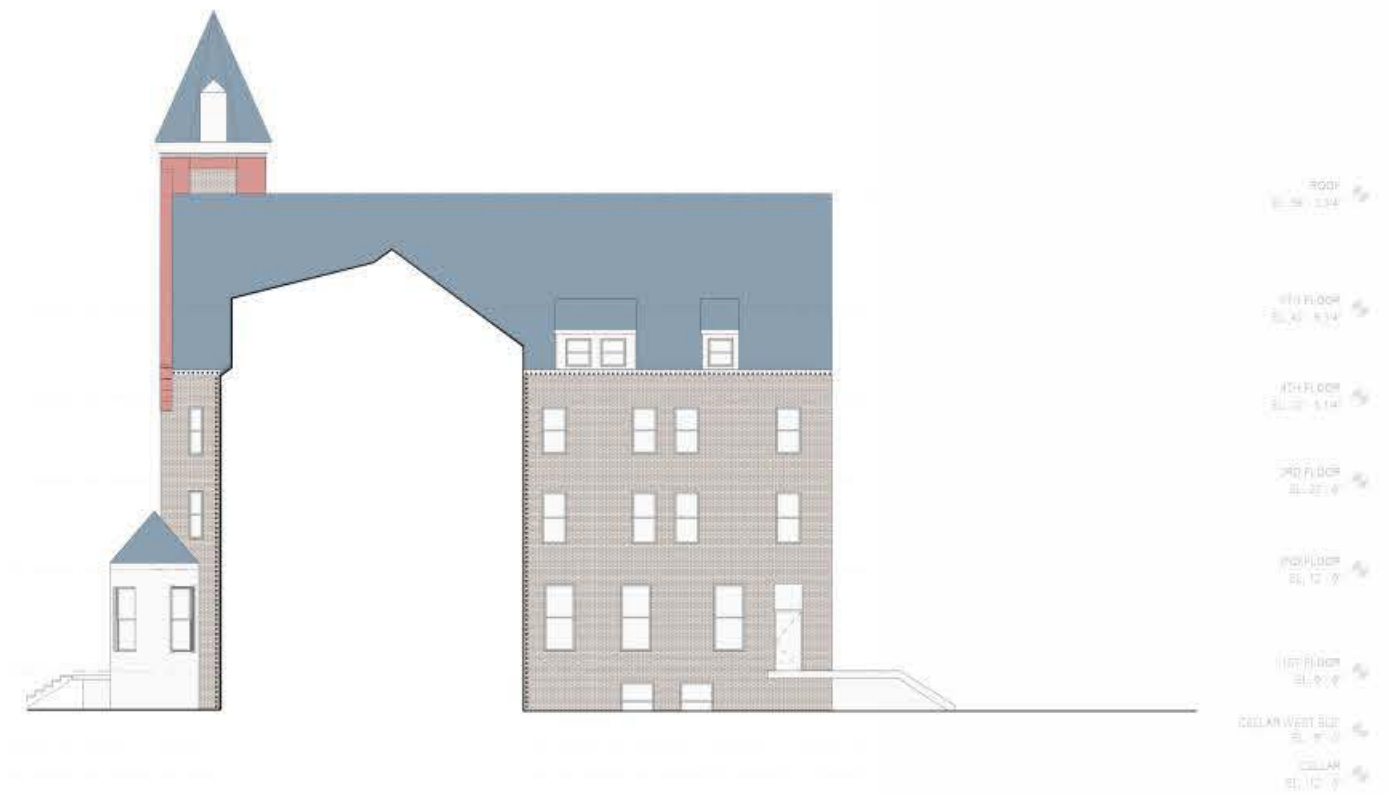


# Appendix





EAST SECTION ELEVATION

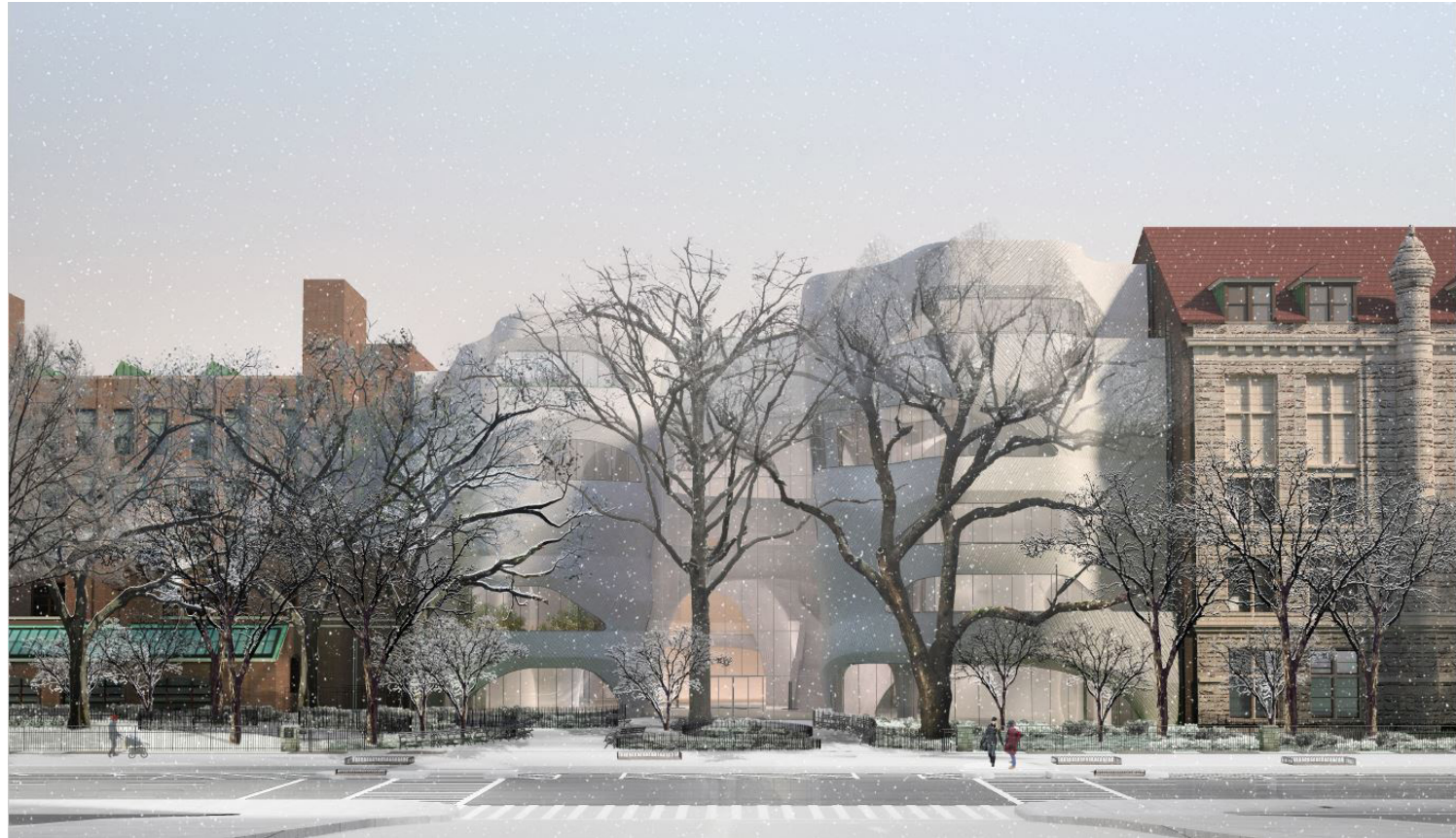


WEST SECTION ELEVATION

**PERMANENT REPAIRS**

-  REPLACE ENTIRE ROOF WITH ASPHALT SHINGLE ROOFING.
-  REMOVE ALL LOOSE FACADE MASONRY AND RAKE AND REPOINT 100% OF FACADE MASONRY.
-  INSTALL COMPLETE NEW GUTTER AND ROOF DRAINAGE SYSTEM.
-  REPAIR OR REPLACE ALL DAMAGED LINTELS.
-  REPLACE ALL DAMAGED CAST STONE PANELS.
-  REPAIR DAMAGED ROOF AND FLOOR FRAMING MEMBERS.
-  PROVIDE NEW ROOF AT ELEVATOR BULKHEAD.
-  REPAIR UPPER PORTION OF MASONRY CHIMNEY.
-  REPAIR BRICK ARCH VAULT UNDER ENTRY PORCH. PROVIDE TEMPORARY SHORING AS REQUIRED.
-  INFILL MASONRY WHERE REQUIRED. PROVIDE NEW WINDOW OPENINGS AND NEW WINDOWS.
-  REMOVE BLUE PAINT





American Museum of Natrual History 1874 - 1935



Morgan Library - 1906





EAST SECTION REMOVAL

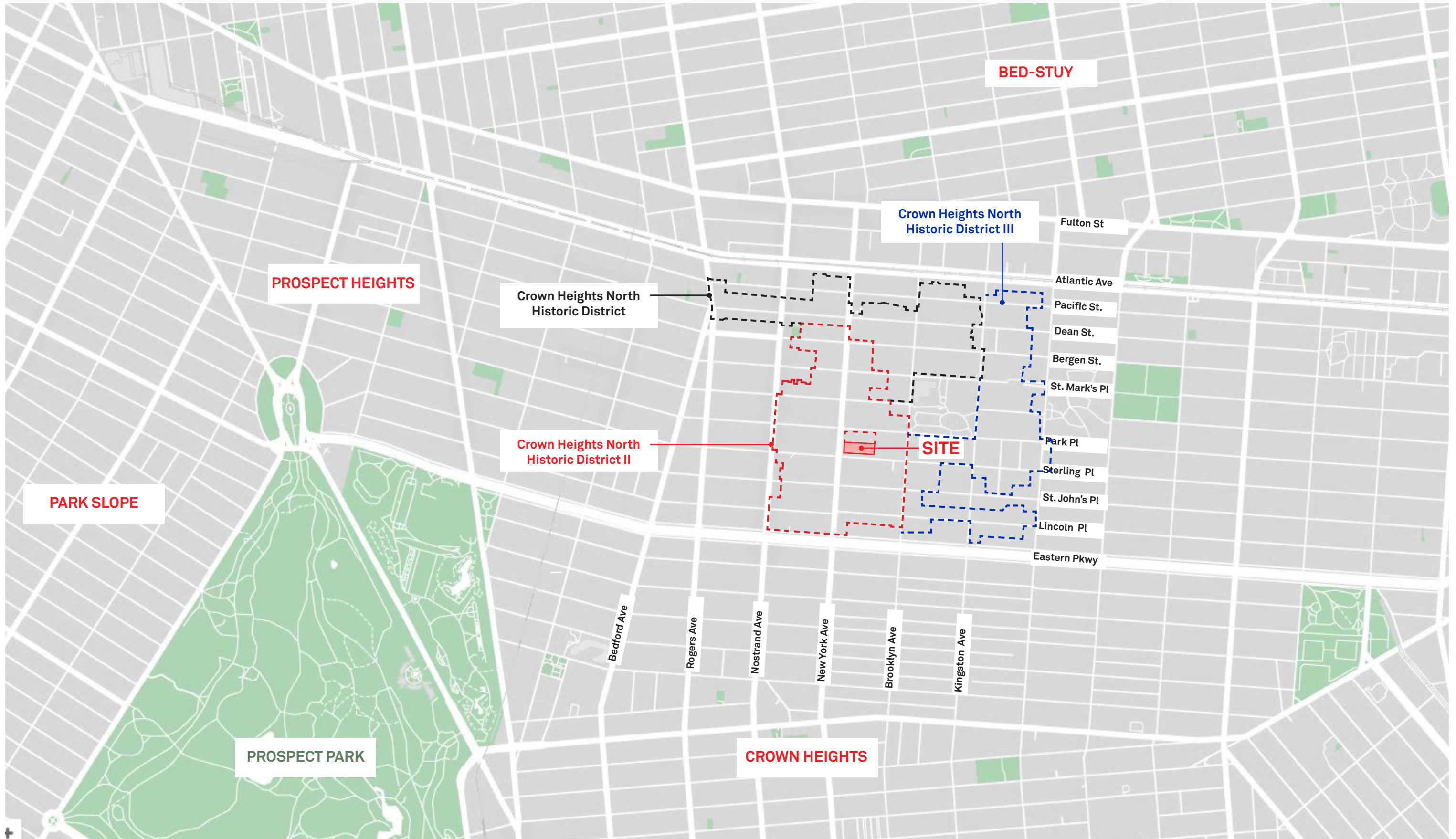


WEST SECTION REMOVAL

**LEGEND**

 AREA TO BE REMOVED







**SITE DATA**

ADDRESS: 920 PARK PLACE  
 BLOCK: 1242  
 LOT: 1  
 LOT DIMENSIONS (APPROX.): 255.58' X 350'  
 LOT AREA (APPROX.): 89,453 SF  
 EXISTING (ZFA): 65,629.04 SF  
 ZONING MAP: 17a  
 ZONING DISTRICT: R6  
 SPECIAL DISTRICT: NONE  
 LANDMARK STATUS: CROWN HEIGHTS NORTH HISTORIC DIST  
 COMMUNITY DISTRICT: 8  
 STREET FRONTAGE: STERLING PLACE (NARROW)  
 NEW YORK AVE. (NARROW)  
 FLOOD HAZARD: NO  
 COASTAL ZONE: NO  
 'E' DESIGNATION: NO

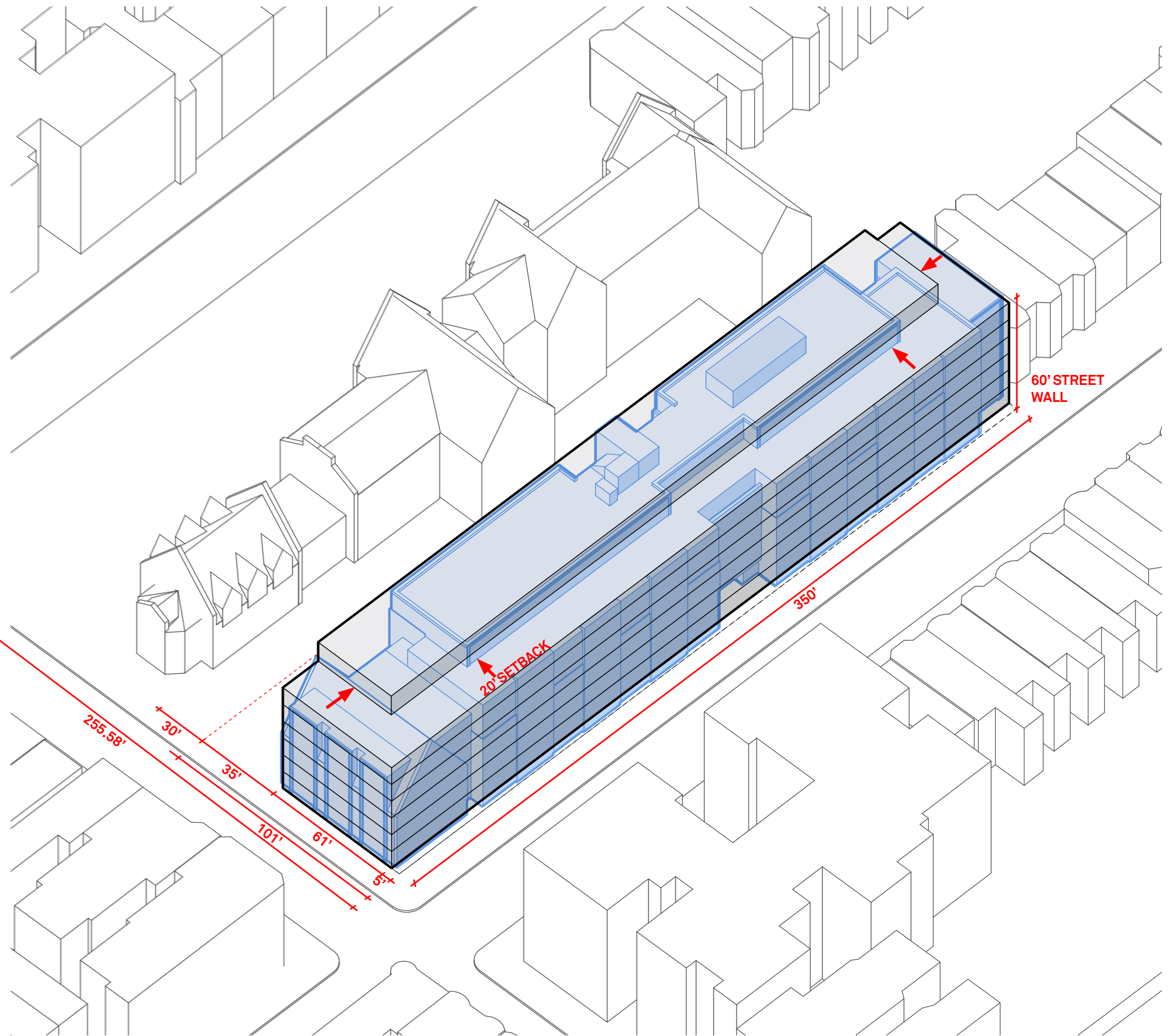
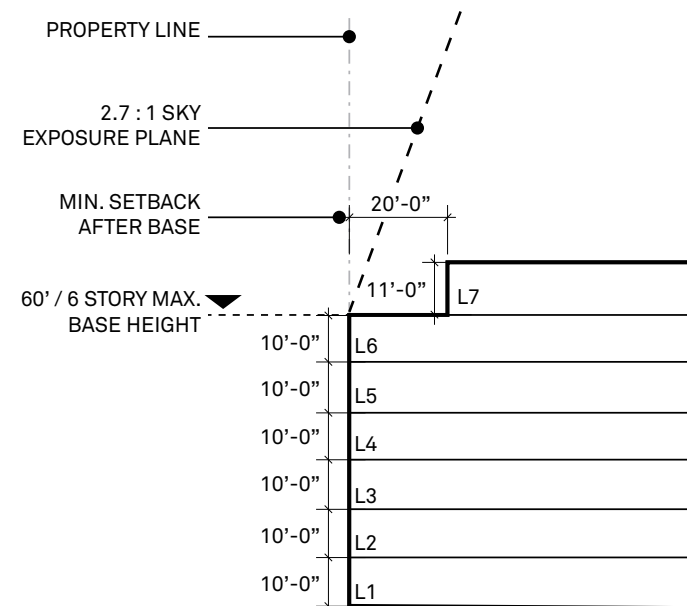
**ZONING SUMMARY**

**USE REGULATIONS**  
 RESIDENTIAL: 1-2 ZR 22-10  
 COMMUNITY FACILITY: 3-4 ZR 22-10  
 COMMERCIAL: NONE

**FLOOR AREA REGULATIONS**  
 MAX. RESI. FAR (HEIGHT FACTOR/ 5): 2.02 ZR 23-151  
 MAX. RESI. ZFA (HEIGHT FACTOR/ 5): 180,695 SF  
 MAX. COMM. FAC. FAR: 4.80 ZR 24-11  
 MAX. COMM. FAC. ZFA: 429,374 SF

**HEIGHT & LOT COVERAGE REGULATIONS (HEIGHT FACTOR OF 5)**  
 MAX BASE HEIGHT: LESSER 60' OR 6 ST. ZR 23-641  
 MIN. SETBACK ABOVE 60': 20' ZR 23-641  
 SKY EXPOSURE PLANE ABOVE 60': 2.7 TO 1 ZR 23-641

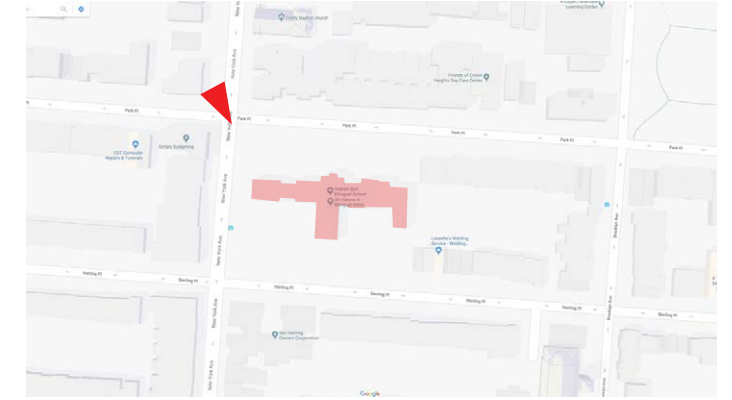
**PARKING REGULATIONS**  
 RESIDENTIAL (HEIGHT FACTOR): 70% OF UNITS ZR 25-23  
 COMMUNITY FACILITY: NONE ZR 25-31  
 (SCHOOL & HOUSE OF WORSHIP) ZR 25-35



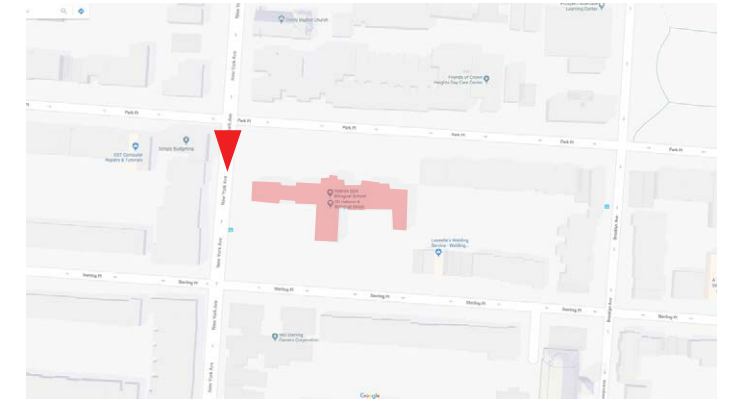




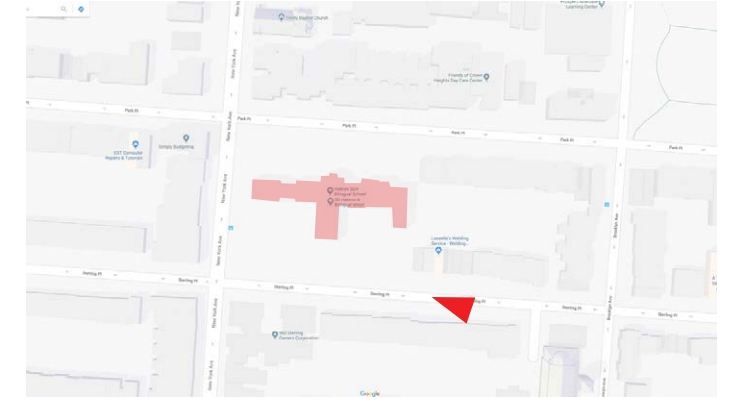




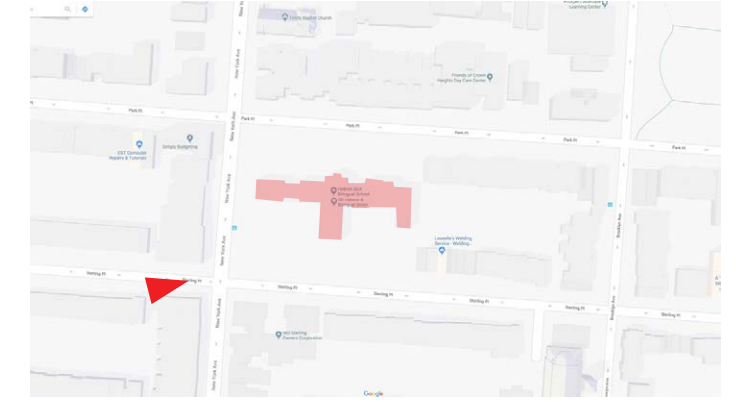








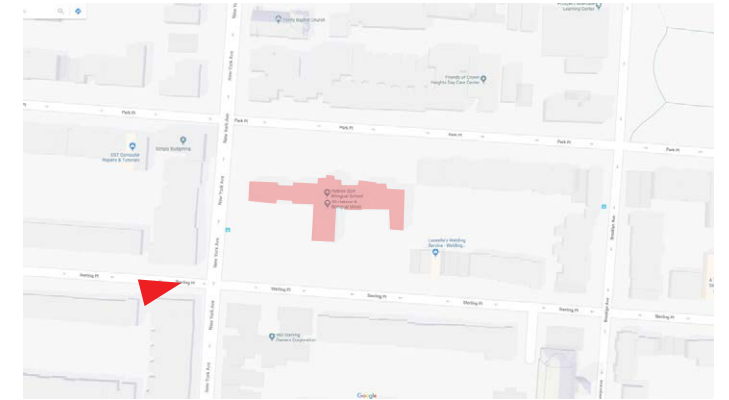




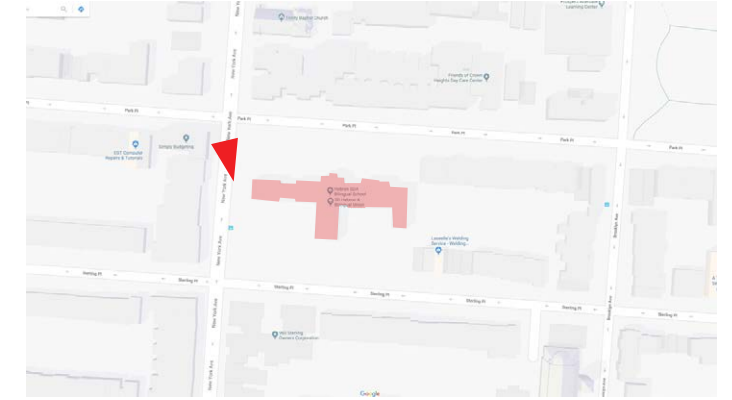
**960 STERLING**  
 - THE IMAGE IS CROPPED AT BUILDING AT THE BUILDING RECESS. THE FULL BUILDING EXTENTS ARE NOT SHOWN AND THE EXISTING BUILDING HEIGHT IS AT 69' FT.

SEE THE PROPOSED ELEVATIONS FOR ESTABLISHED RELATIONSHIP TO THE ADJACENT ROWHOUSES.

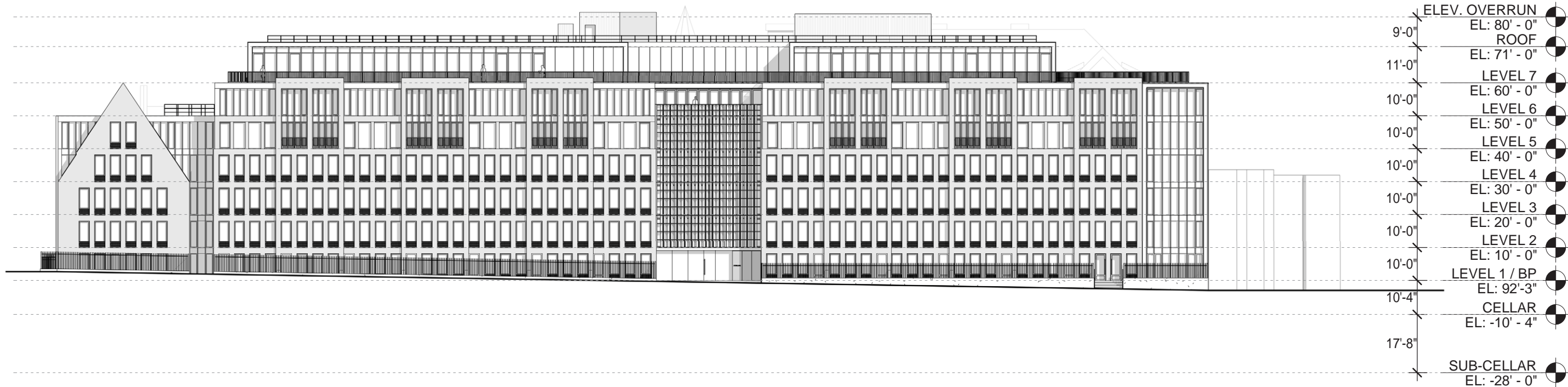




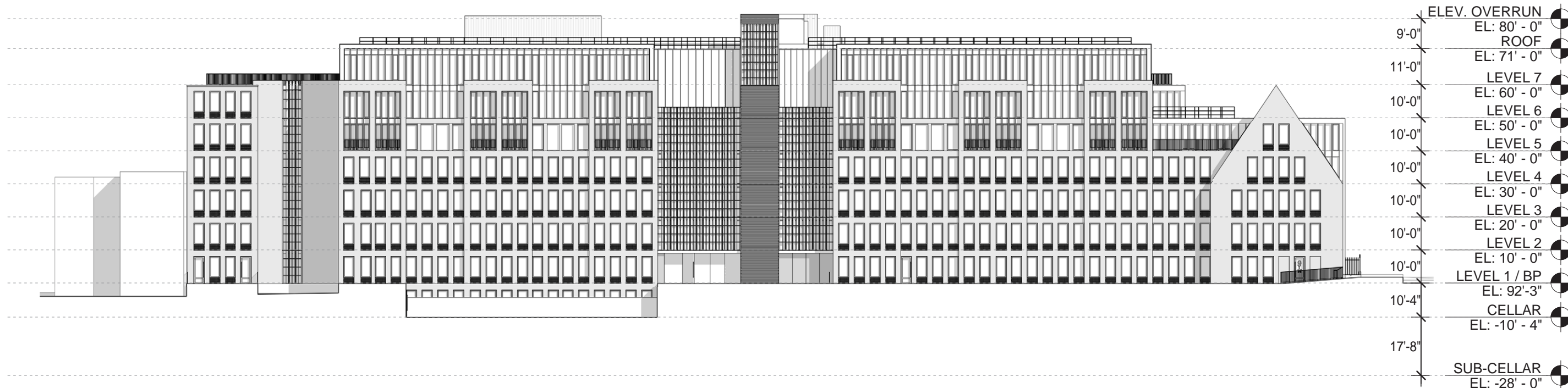






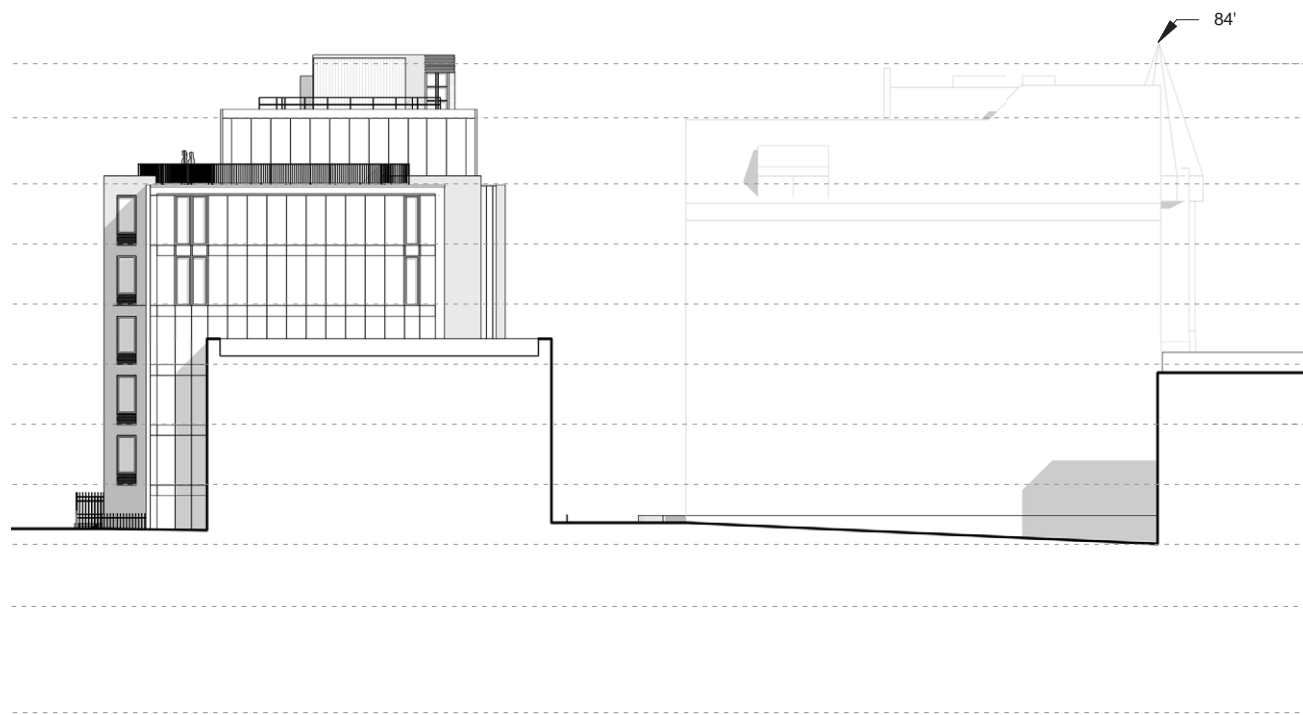


SOUTH ELEVATION

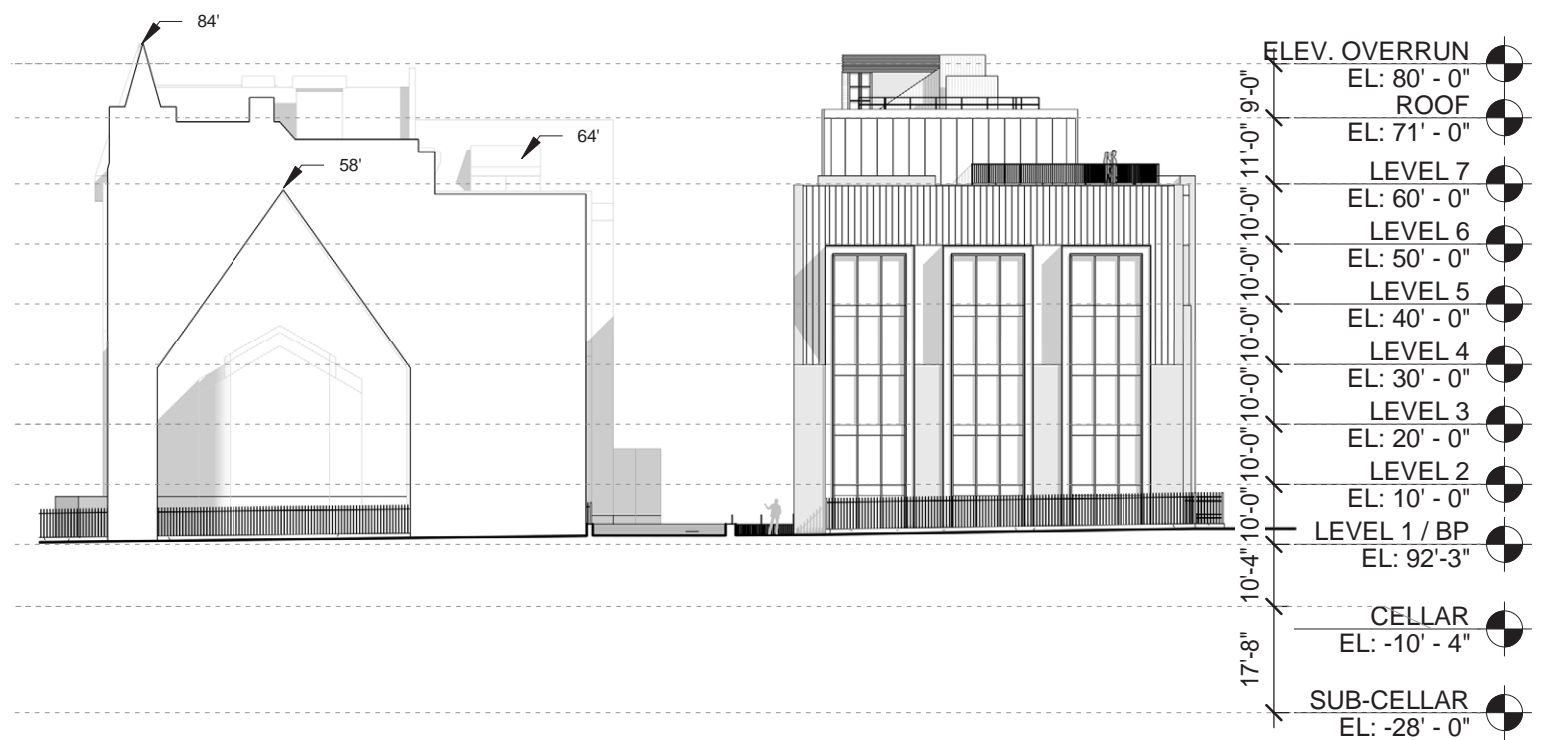


NORTH ELEVATION





ELEVATION



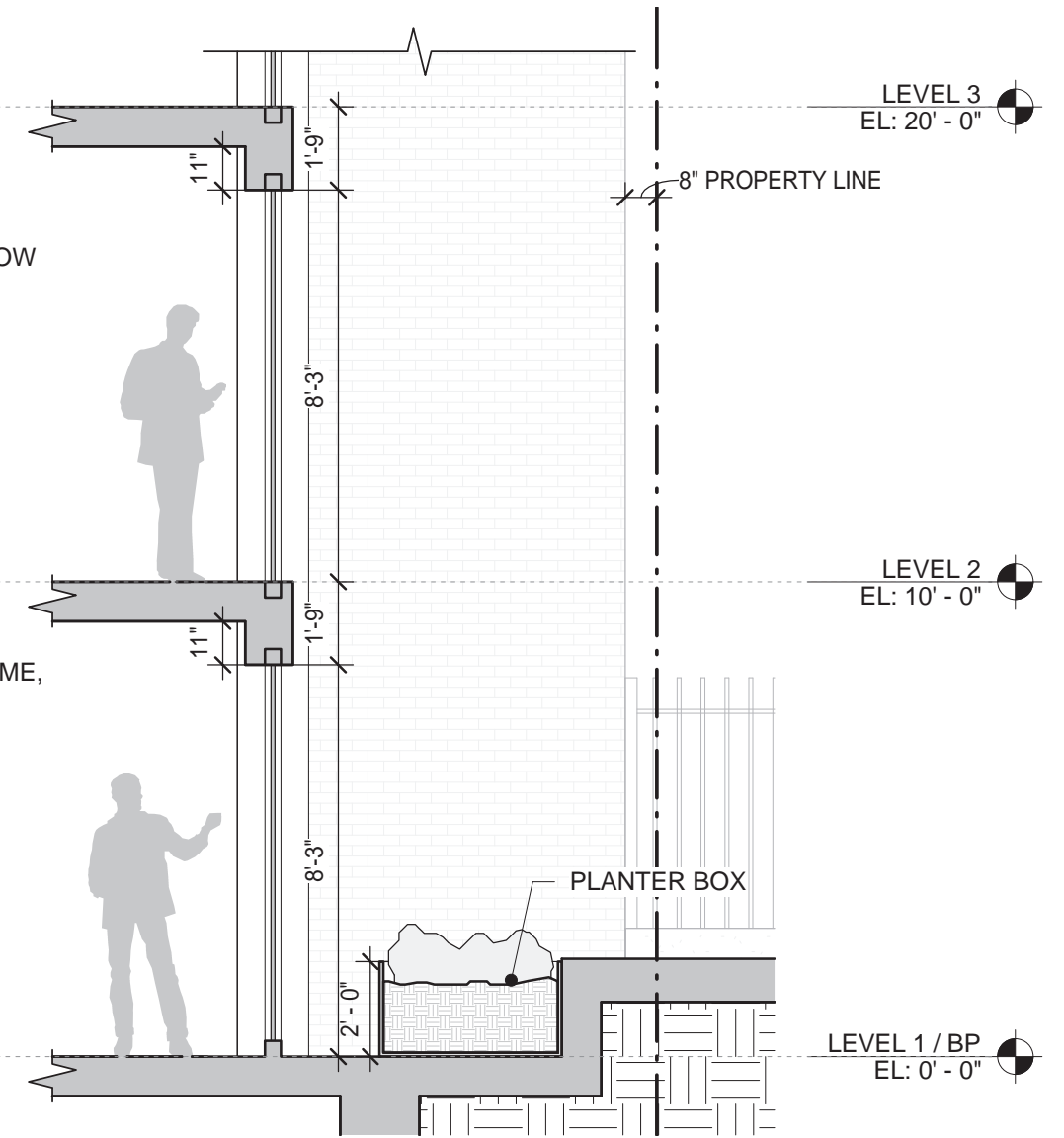
WEST ELEVATION



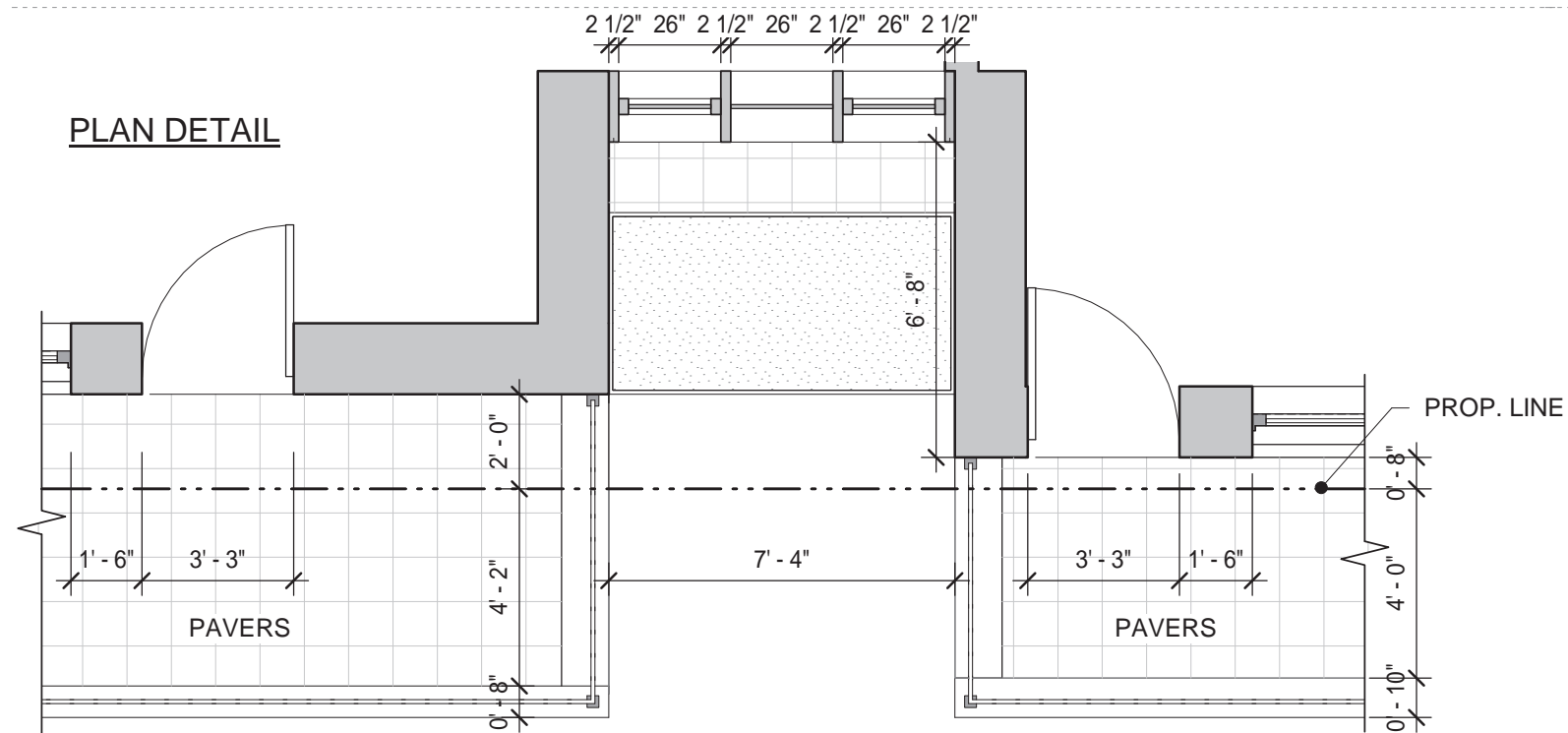


ENLARGED ELEVATION

- MOLDED ORANGE BRICK W/ LIGHT GRAY MORTAR
- PREFINISHED MTL SPANDREL PANEL
- CLEAR GLASS CASEMENT WINDOW W/ PREFINISHED MTL FRAME
- CLEAR GLASS CASEMENT OPERABLE WINDOW W/ PREFINISHED MTL FRAME
- DOG TOOTH STACKED SMOOTH RED BRICK W/ LIGHT GRAY MORTAR
- PREFINISHED MTL. SPANDREL PANEL
- PREFINISHED MTL WINDOW FRAME, TYP.
- RESTORED, PTD. MTL FENCE W/ NEW CONCRETE CURB



SECTION DETAIL

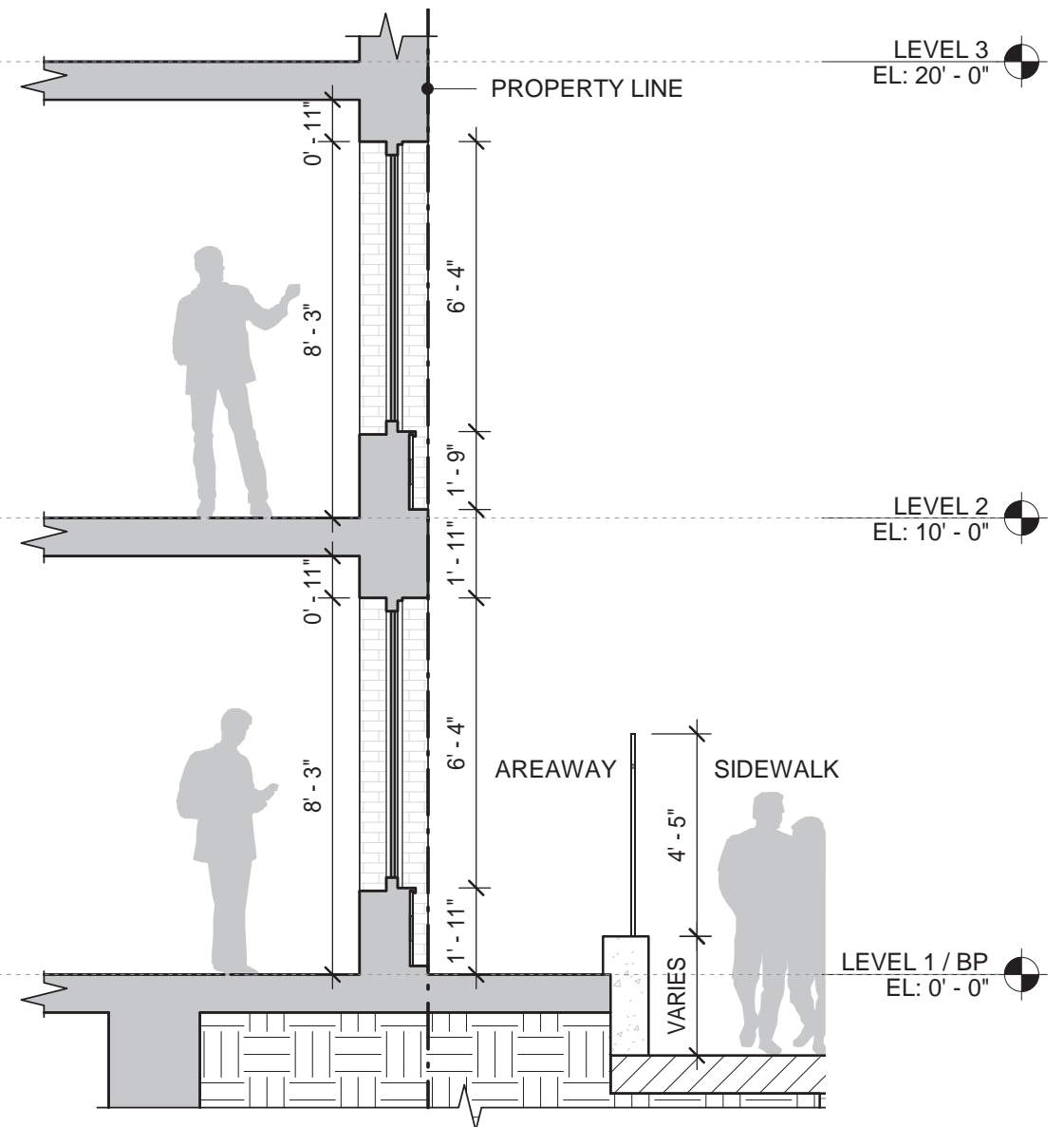


PLAN DETAIL



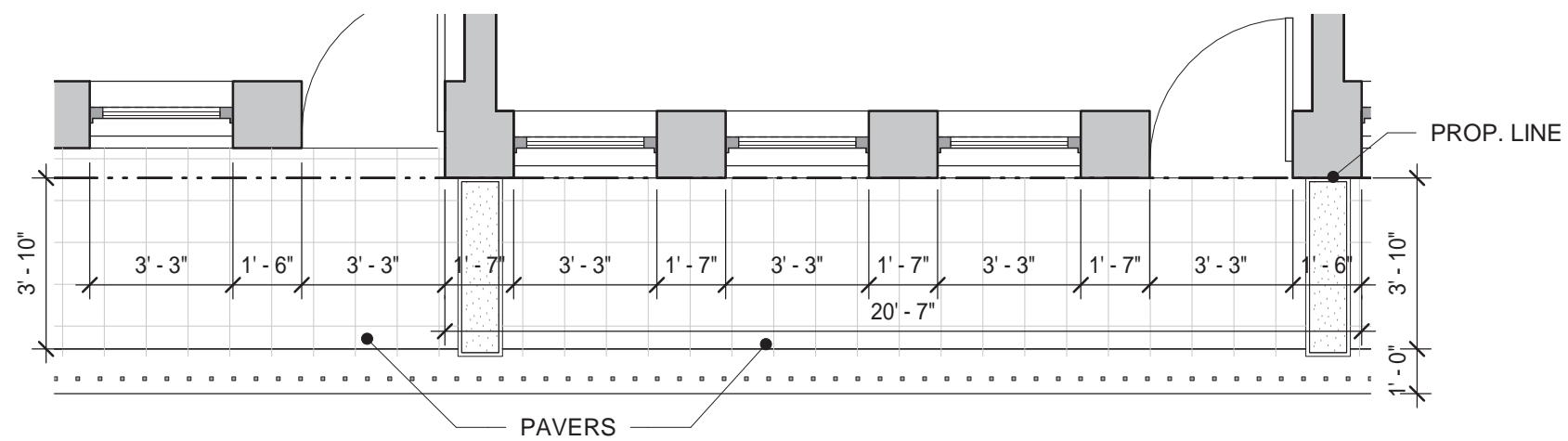
SOUTH ELEVATION





ENLARGED ELEVATION

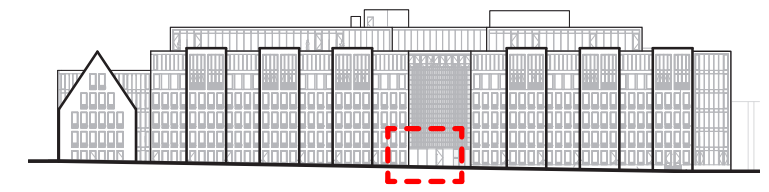
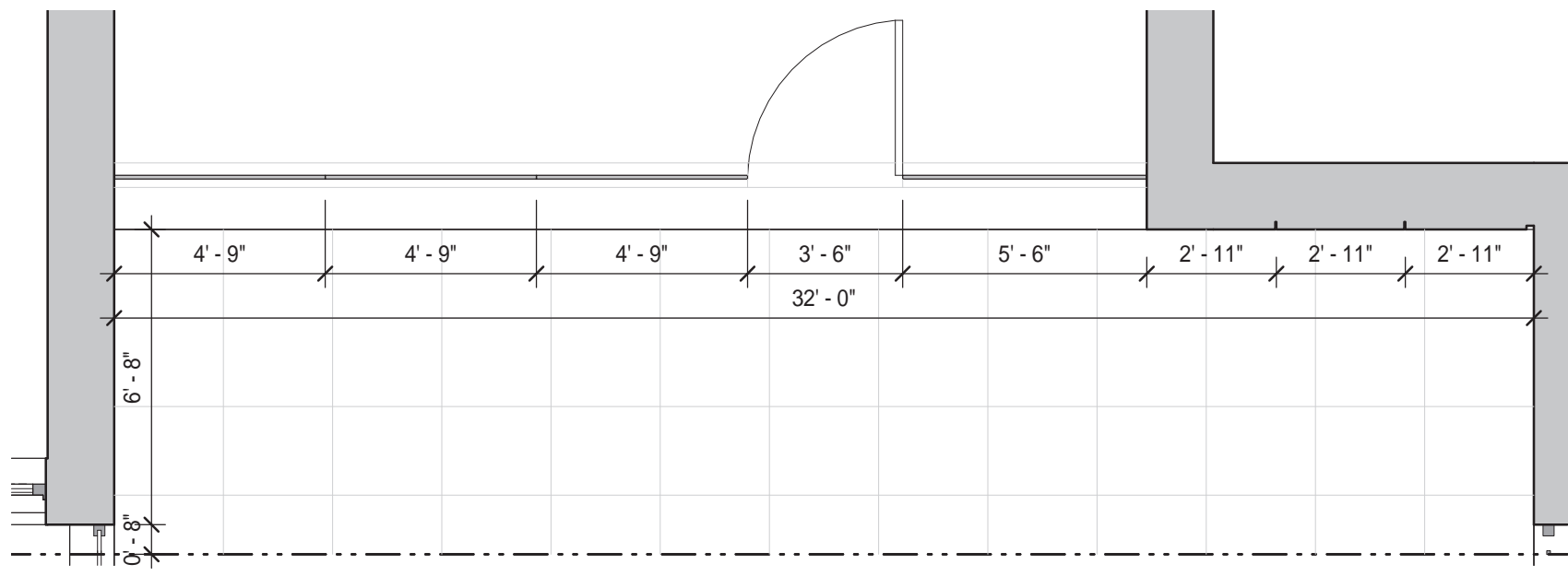
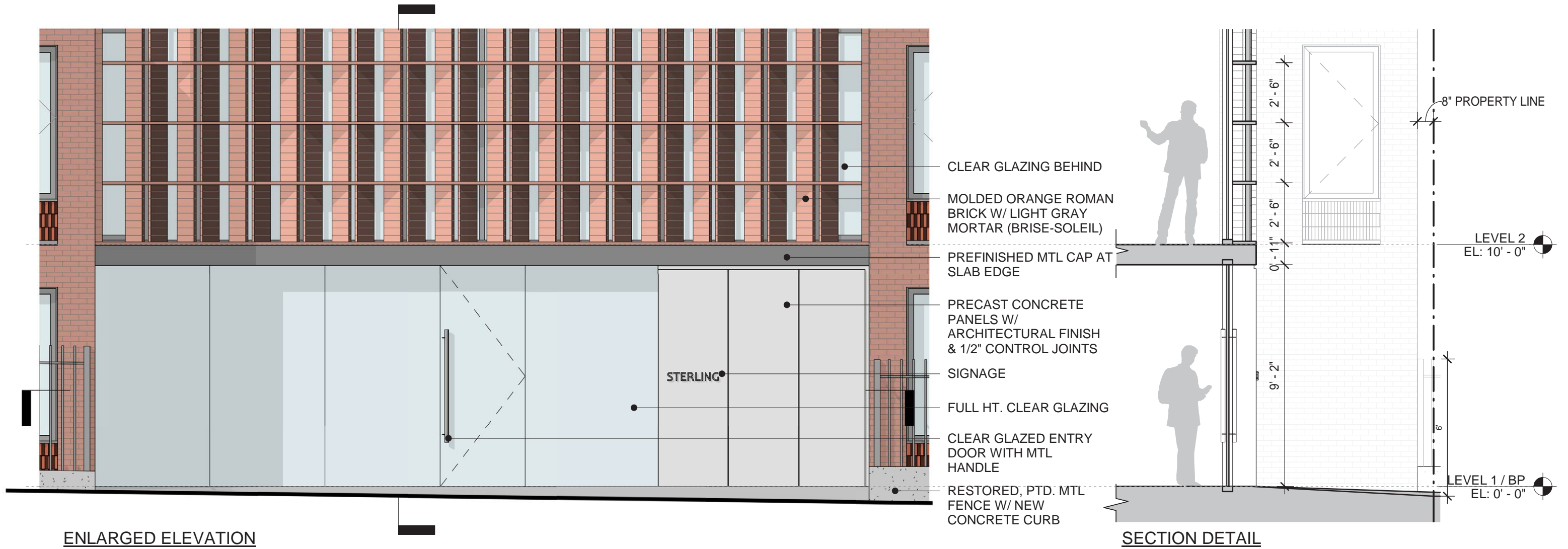
SECTION DETAIL



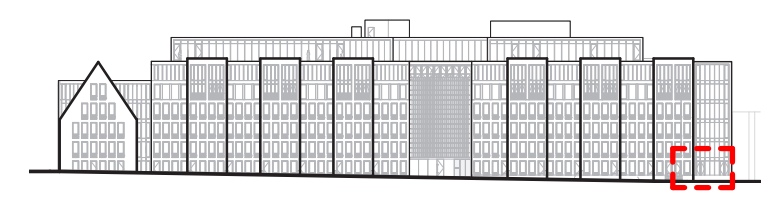
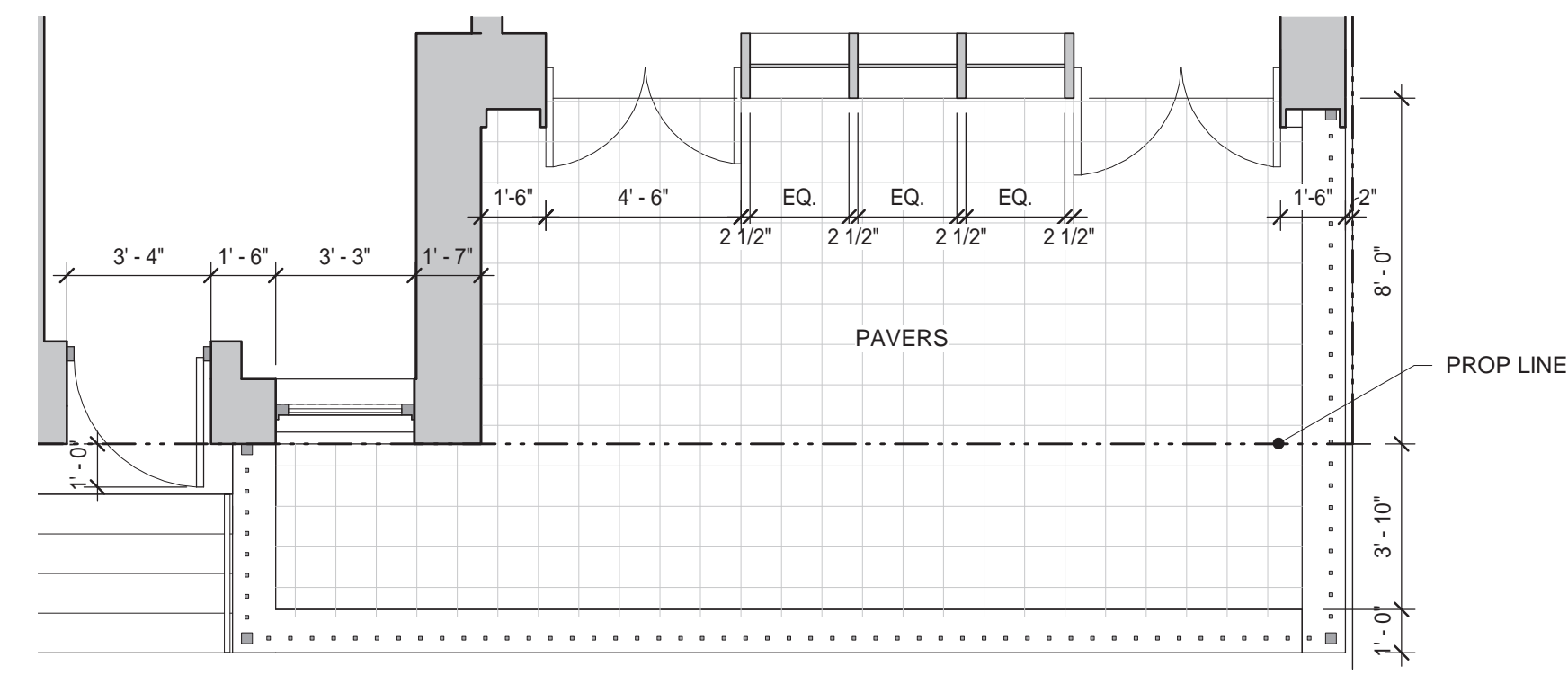
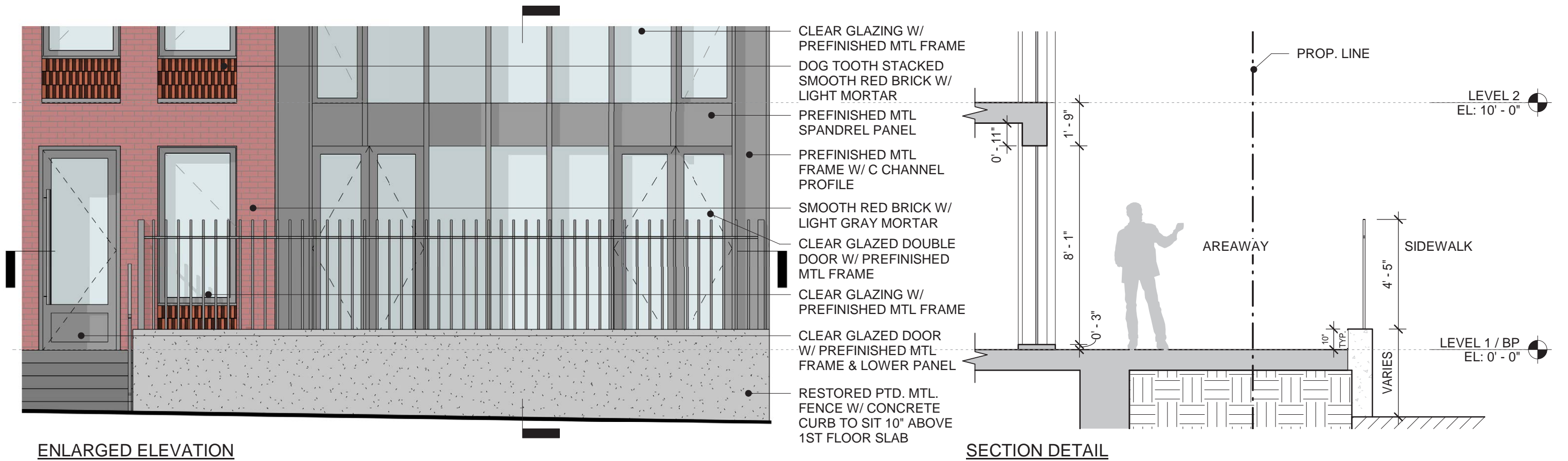
PLAN DETAIL

SOUTH ELEVATION





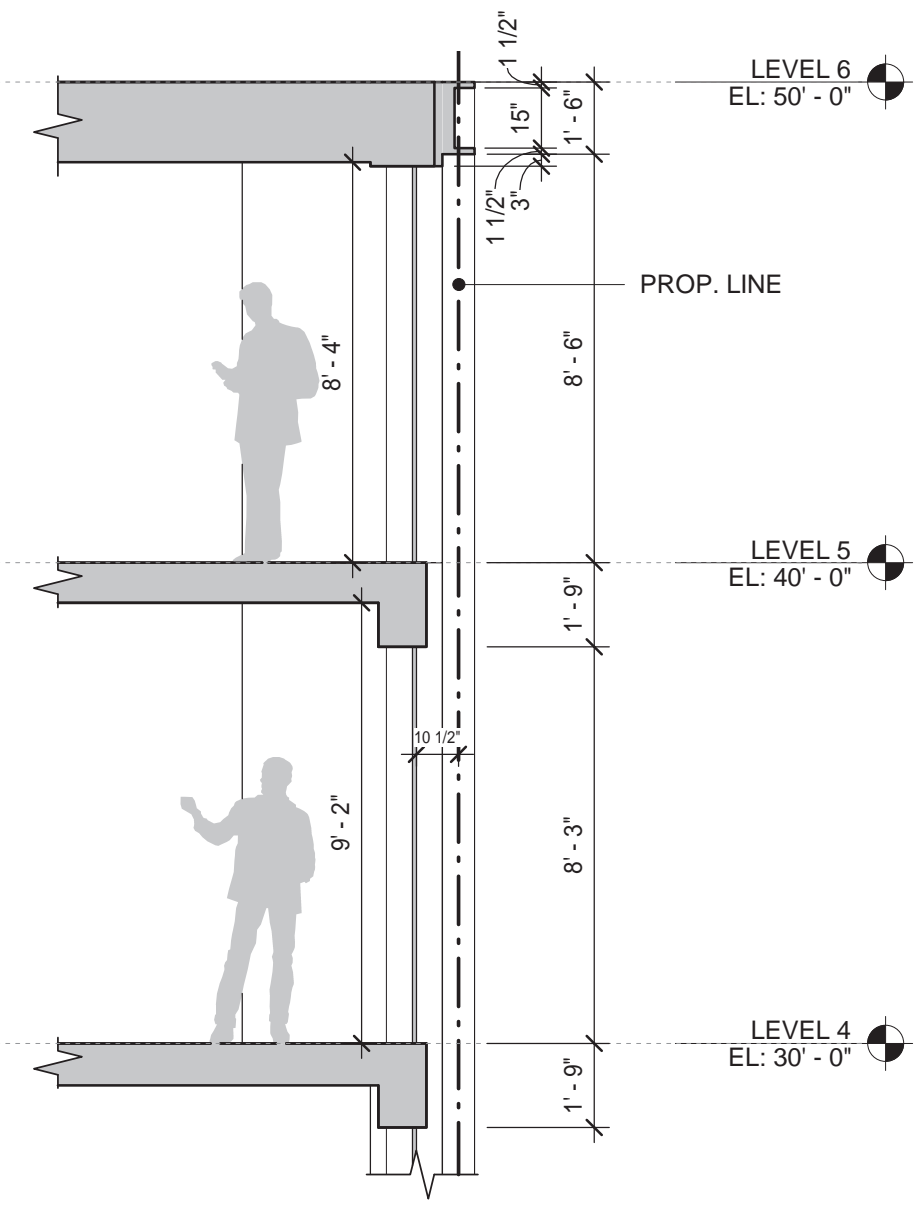
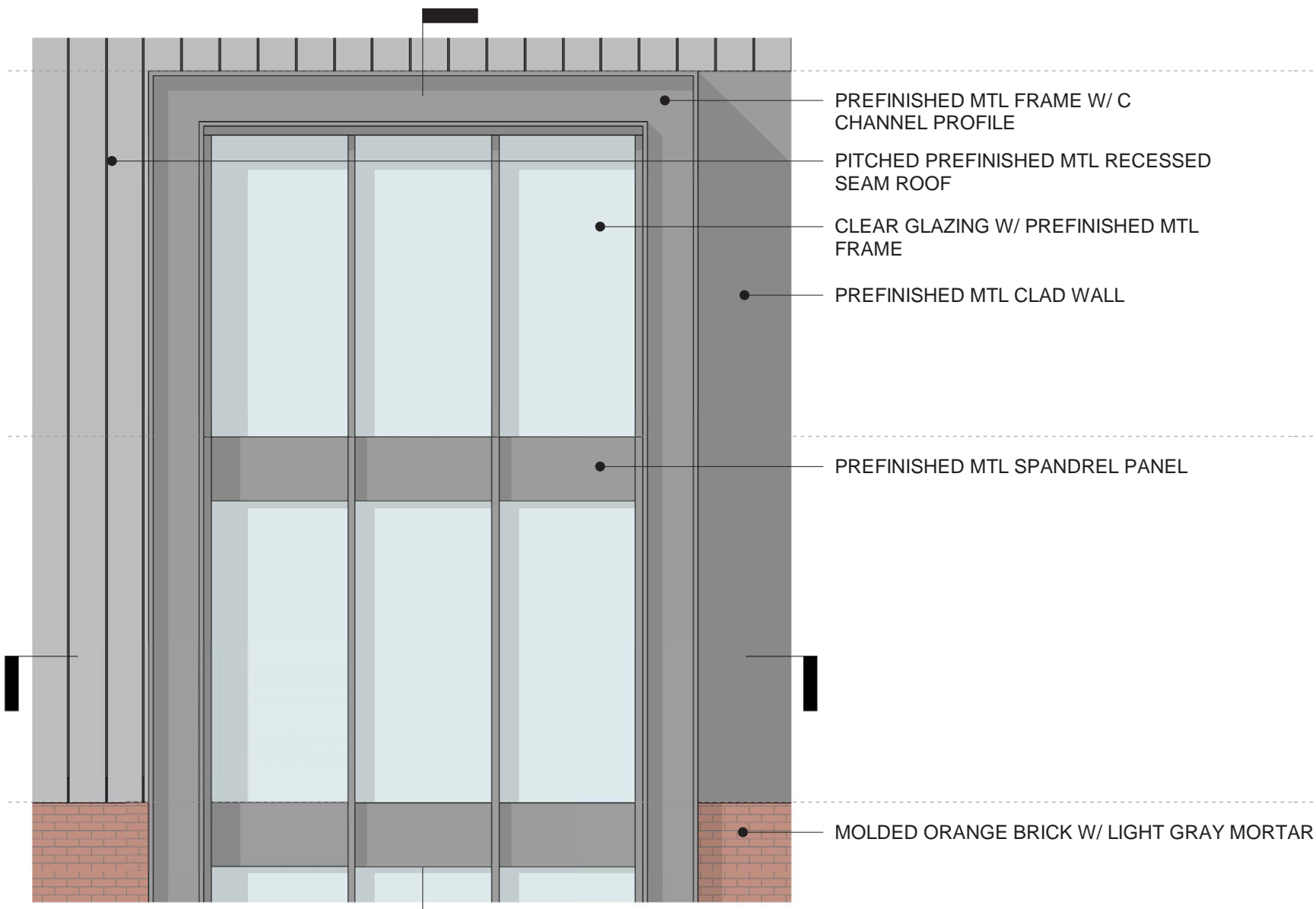




PLAN DETAIL

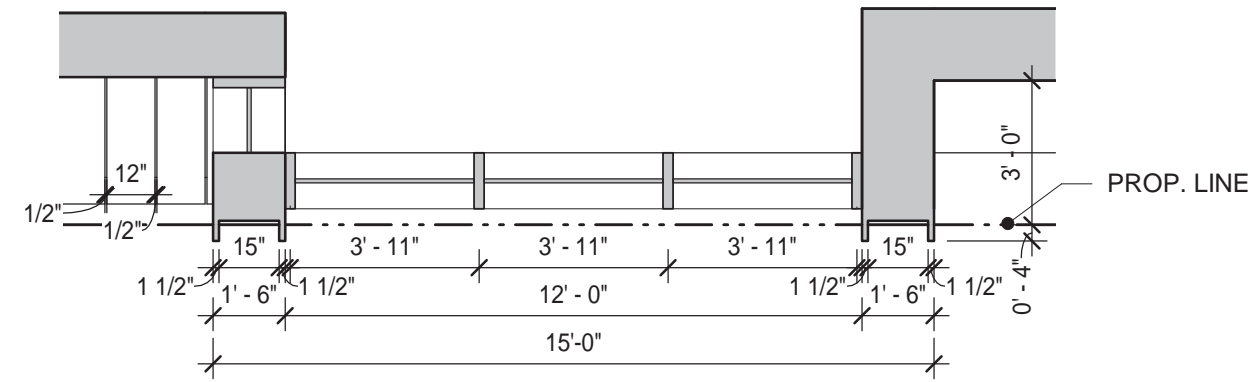
SOUTH ELEVATION



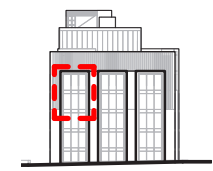


ENLARGED ELEVATION

SECTION DETAIL



PLAN DETAIL

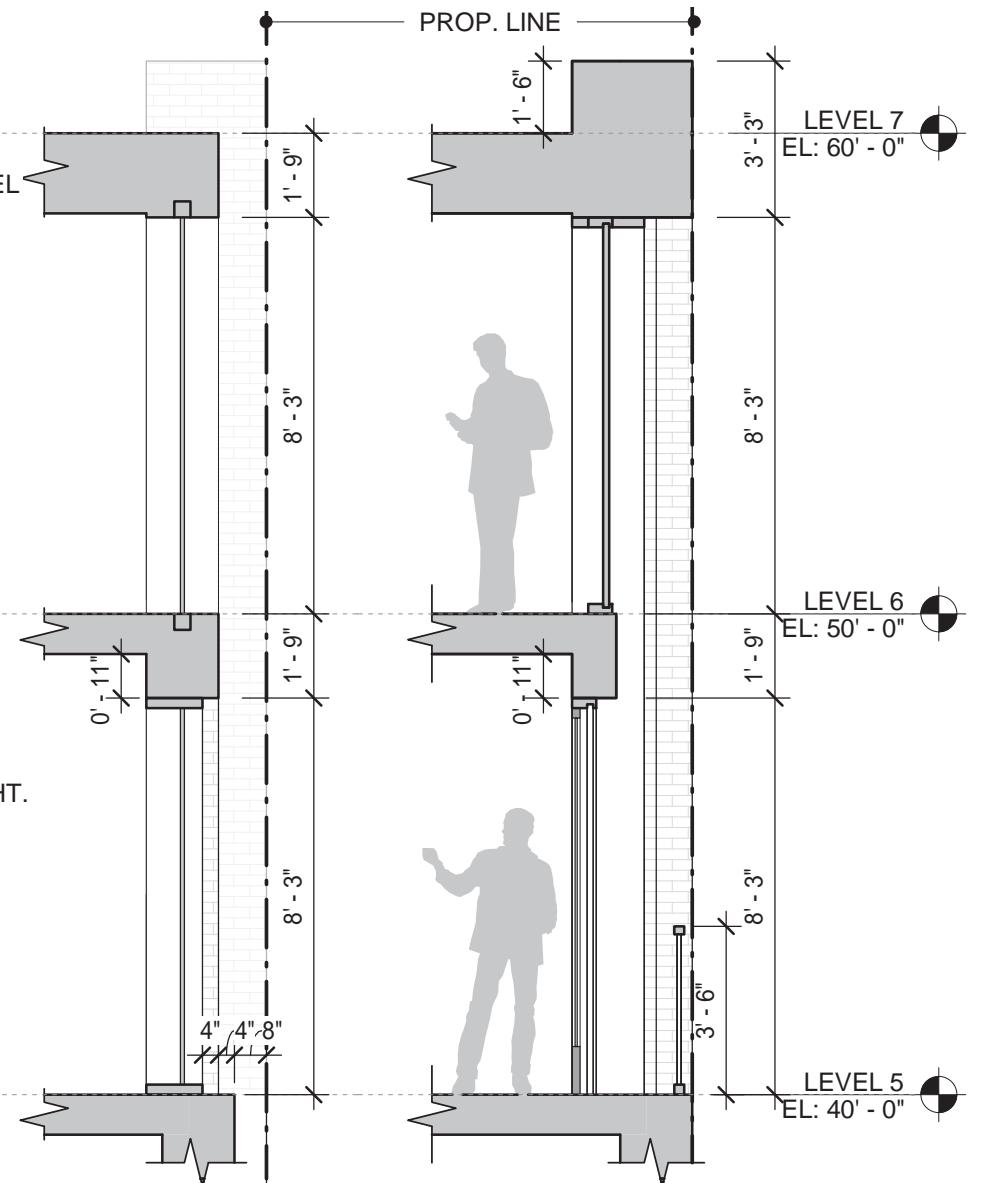


WEST ELEVATION





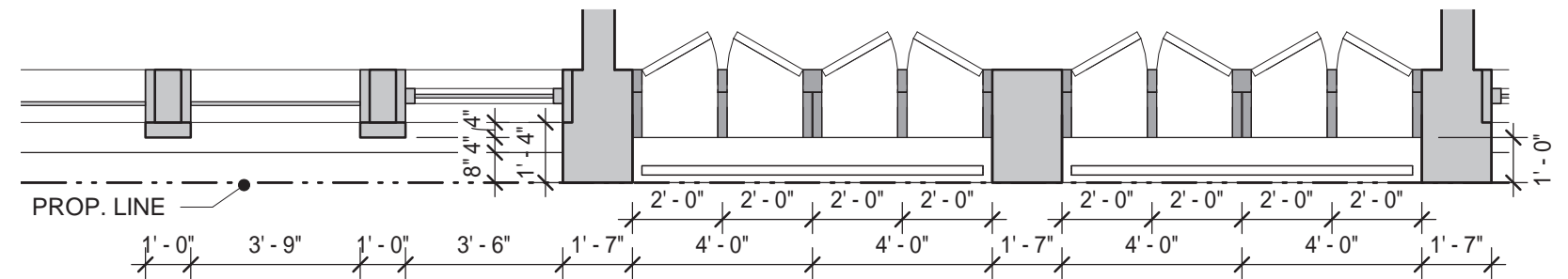
- SMOOTH RED BRICK W/ LIGHT GRAY MORTAR
- PREFINISHED MTL SPANDREL PANEL
- CLEAR GLAZING W/ PREFINISHED MTL FRAME; CASEMENT WINDOW
- PREFINISHED MTL SPANDREL PANEL
- MOLDED ORANGE BRICK W/ GRAY MORTAR
- CLEAR GLAZING & PREFINISHED MTL FRAME OPERABLE IN-SWING FULL HT. CASEMENT WINDOWS
- CLEAR GLAZING W/ PREFINISHED MTL FRAME; CASEMENT WINDOW
- PREFINISHED MTL RAILING



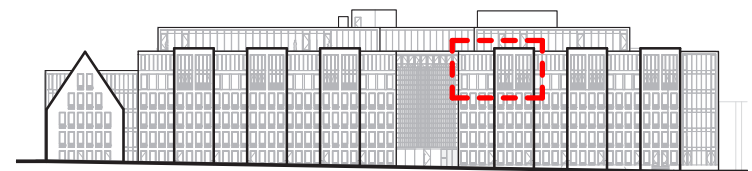
ENLARGED ELEVATION

SECTION DETAIL 1

SECTION DETAIL 2

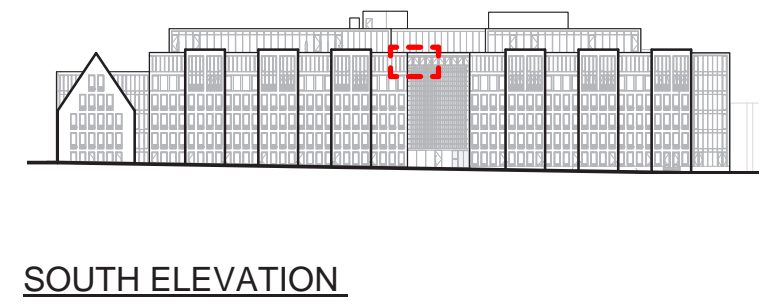
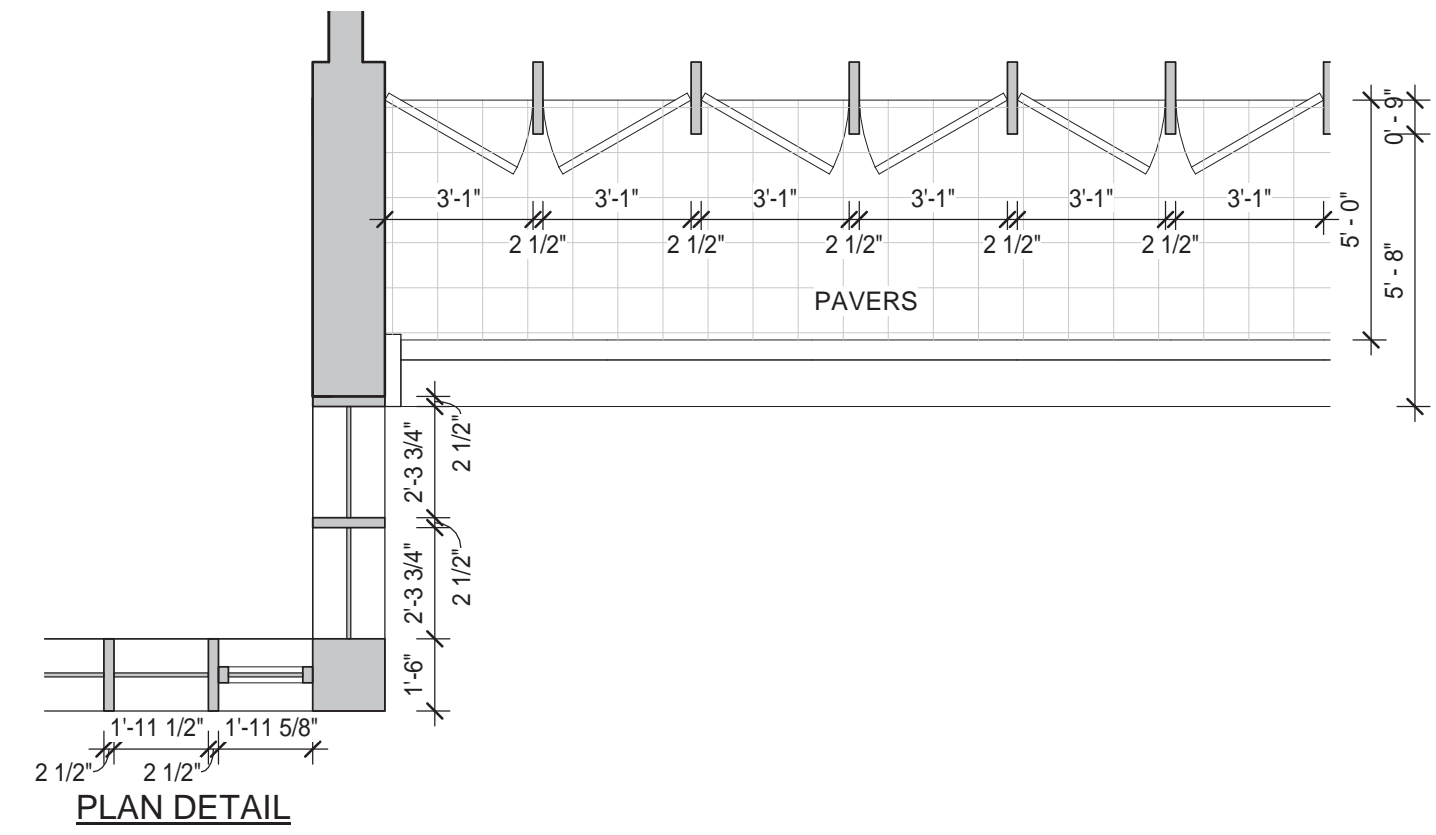
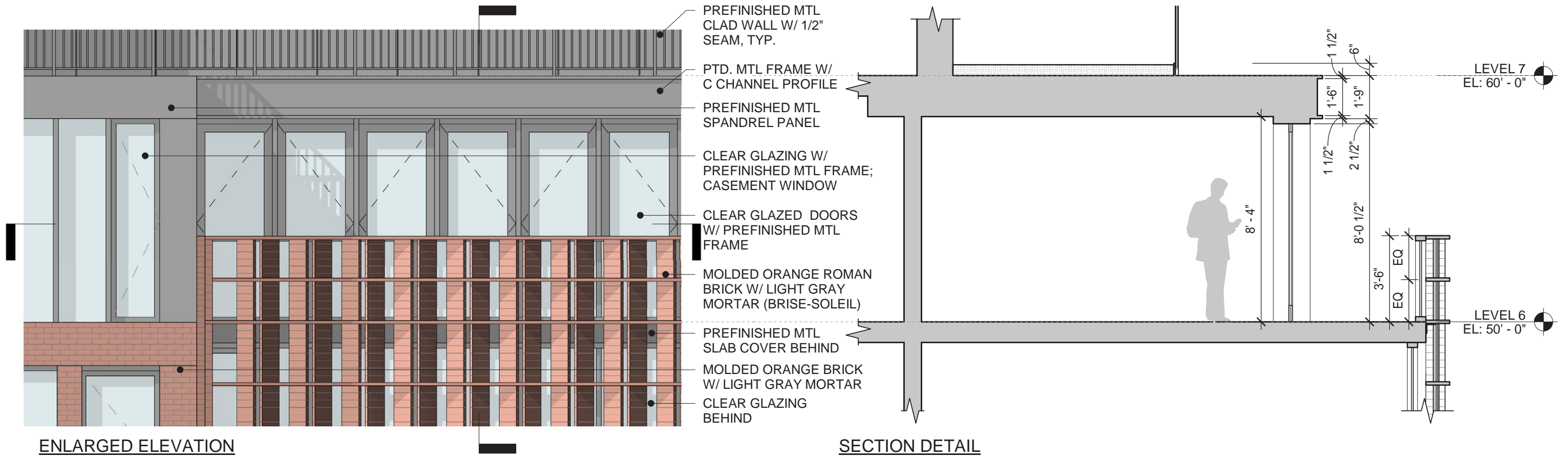


PLAN DETAIL



SOUTH ELEVATION

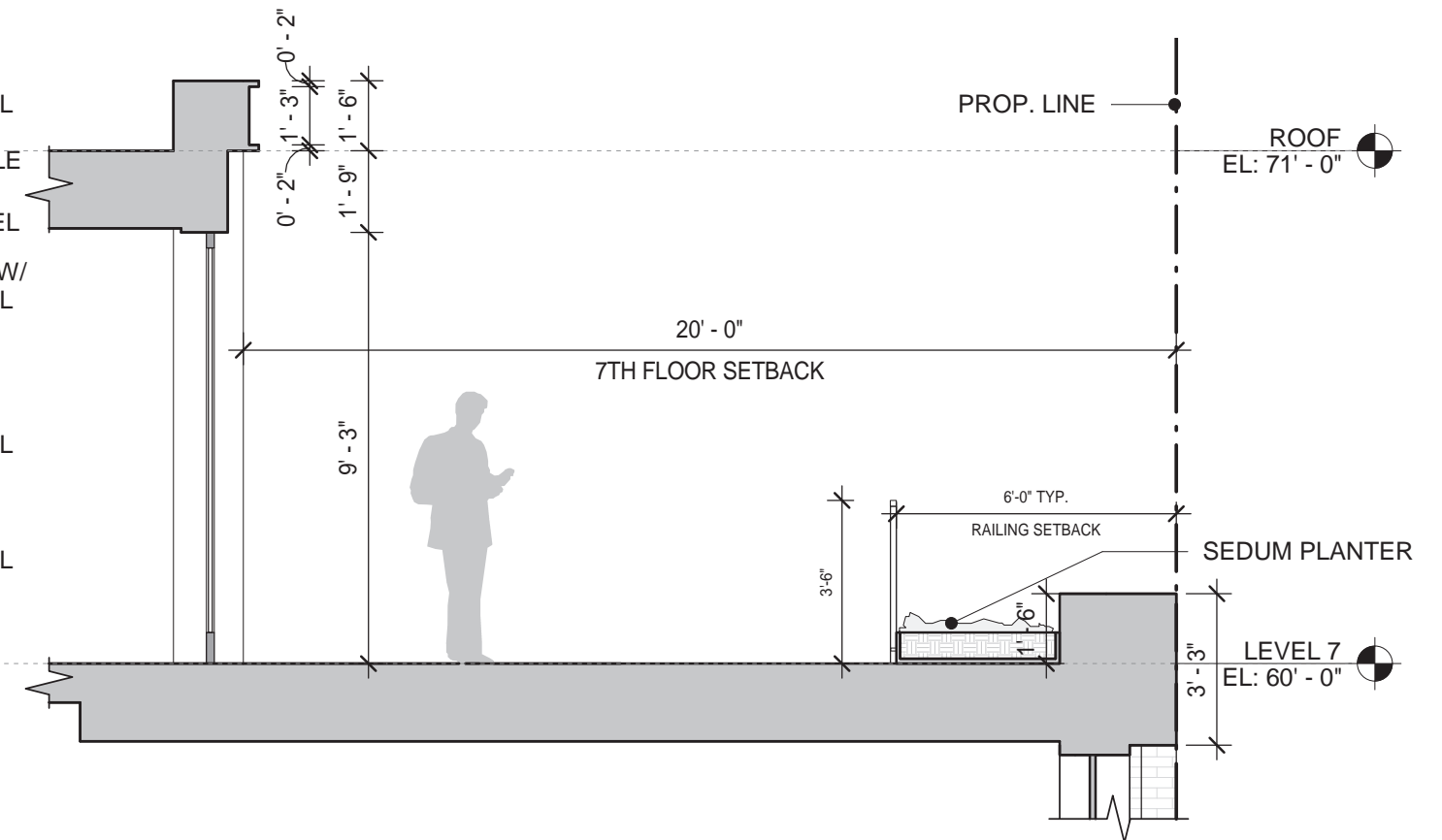




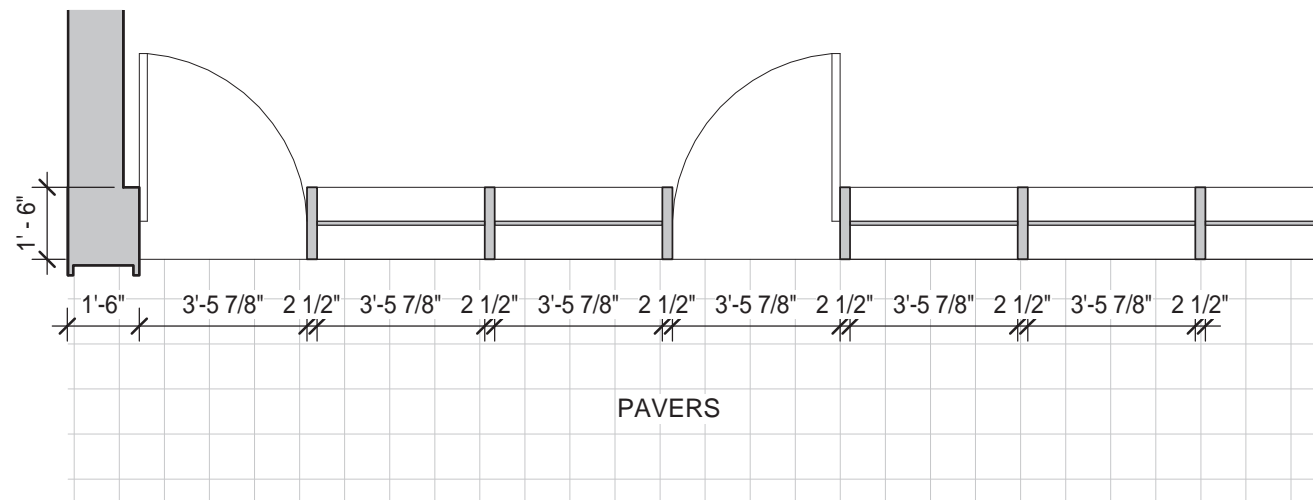




ENLARGED ELEVATION



SECTION DETAIL



PLAN DETAIL



SOUTH ELEVATION



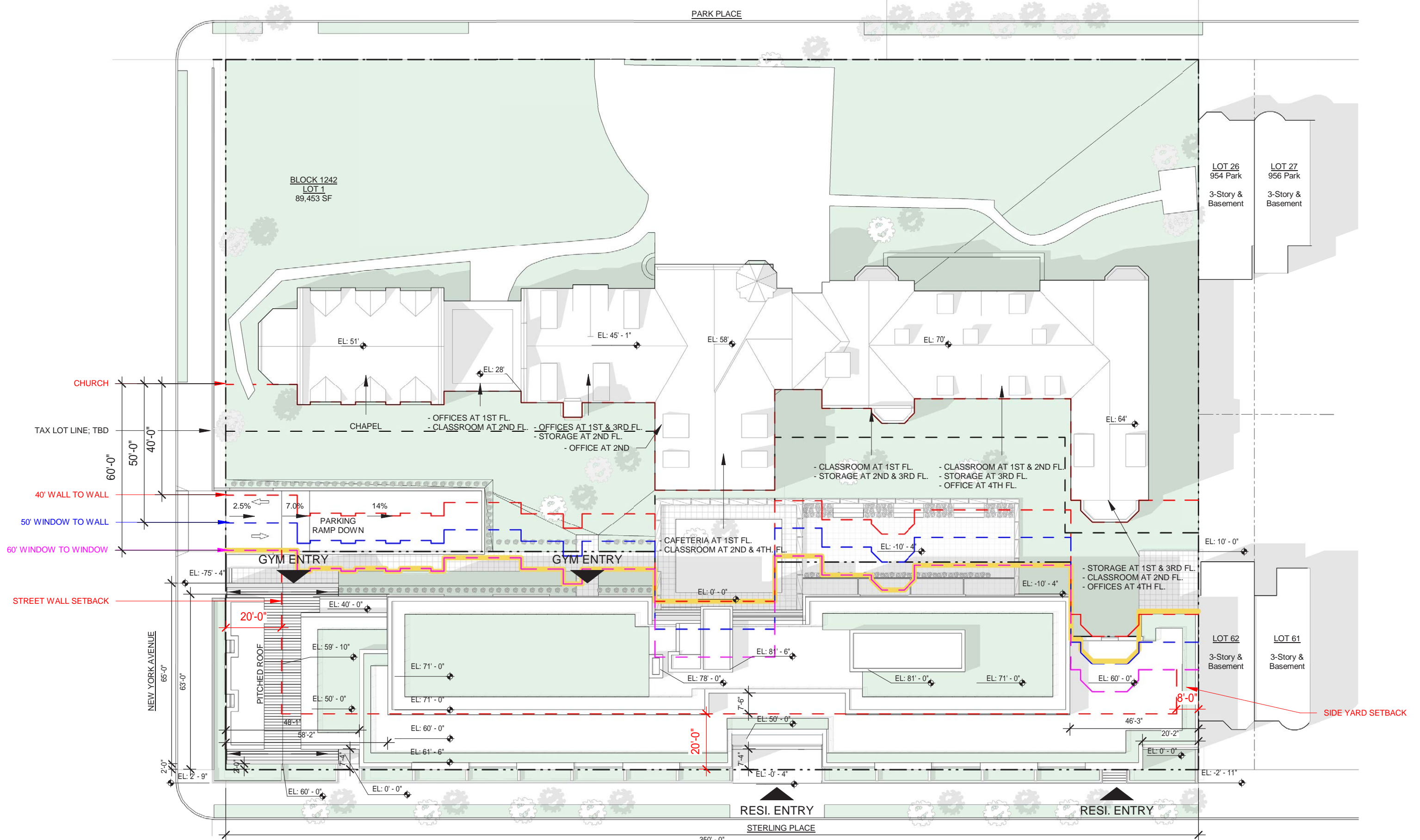


The Brooklyn Daily Eagle (Brooklyn, New York)  
23 Nov 1911, Thu (Page 19)

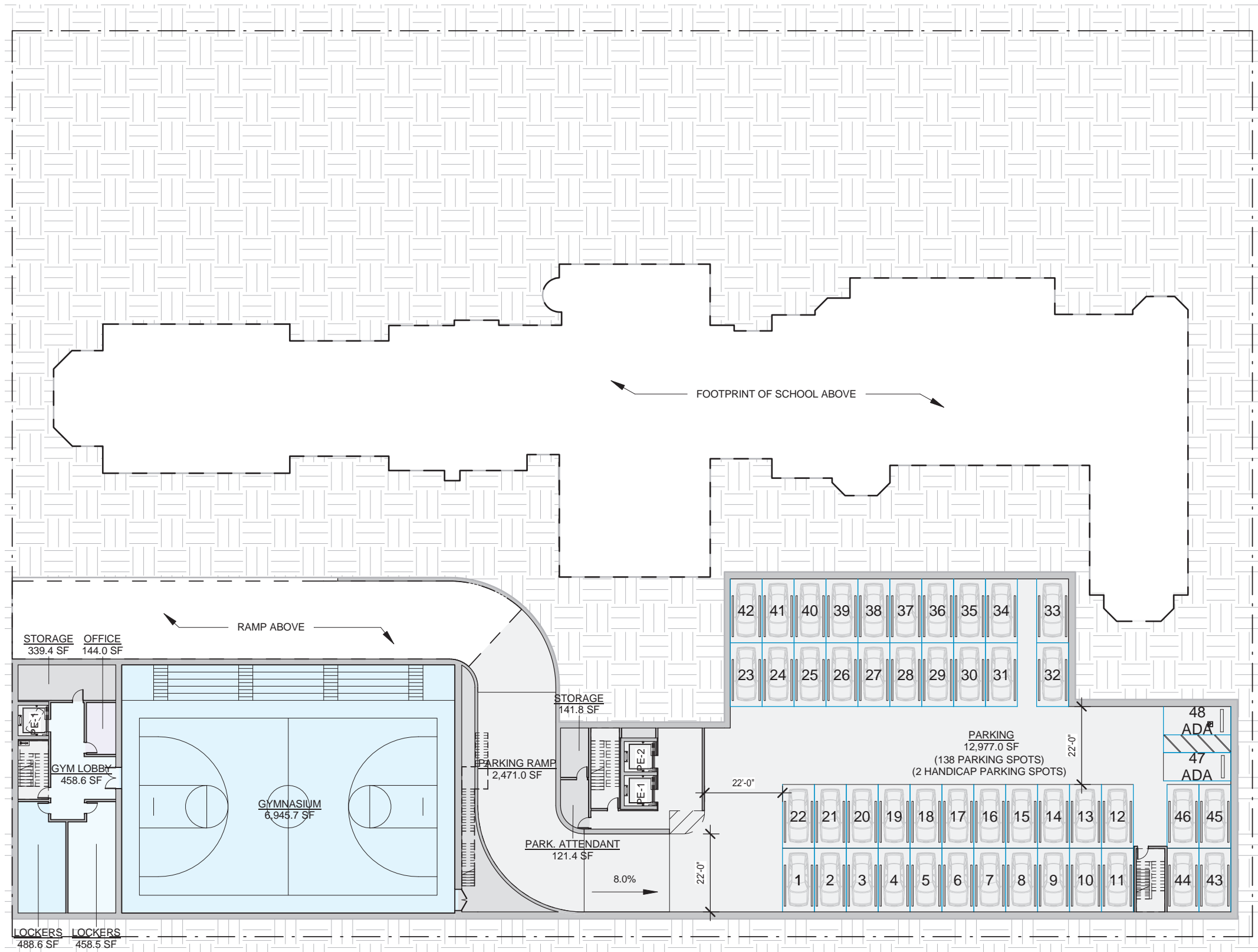


# Plans









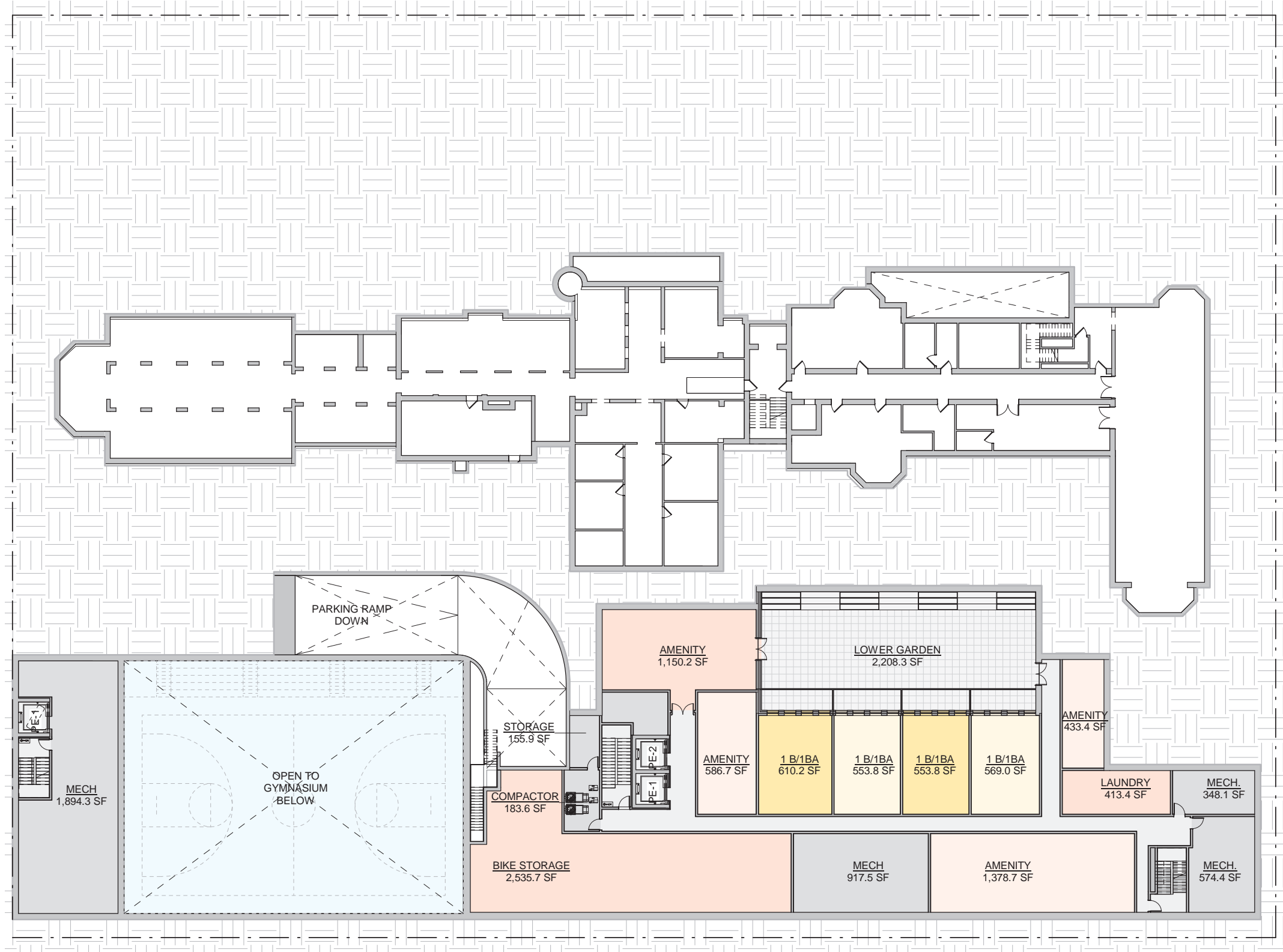
**SUB-CELLAR FLOOR PLAN**

**Subcellar Floor Plan**

1/32" = 1'-0"







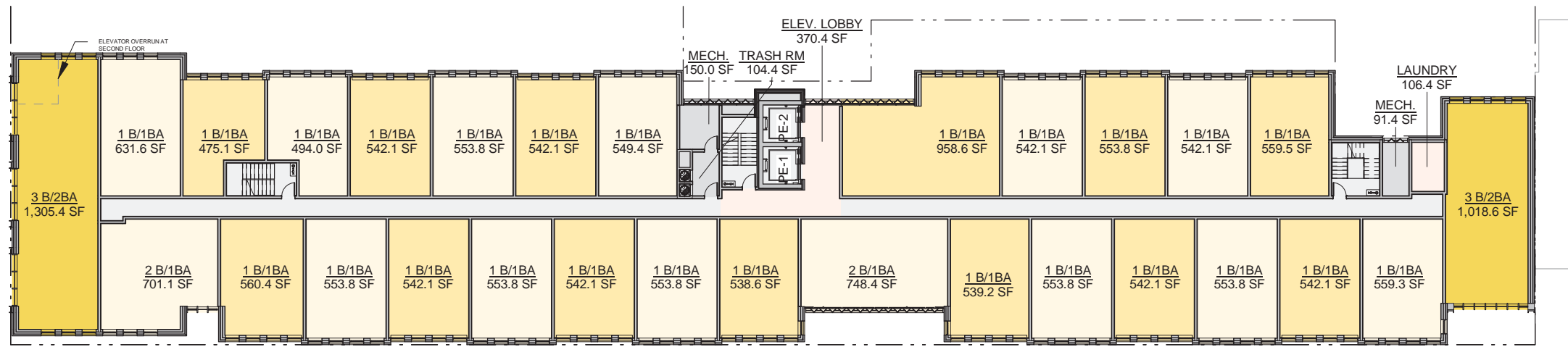
**CELLAR FLOOR PLAN**

**Cellar Floor Plan**

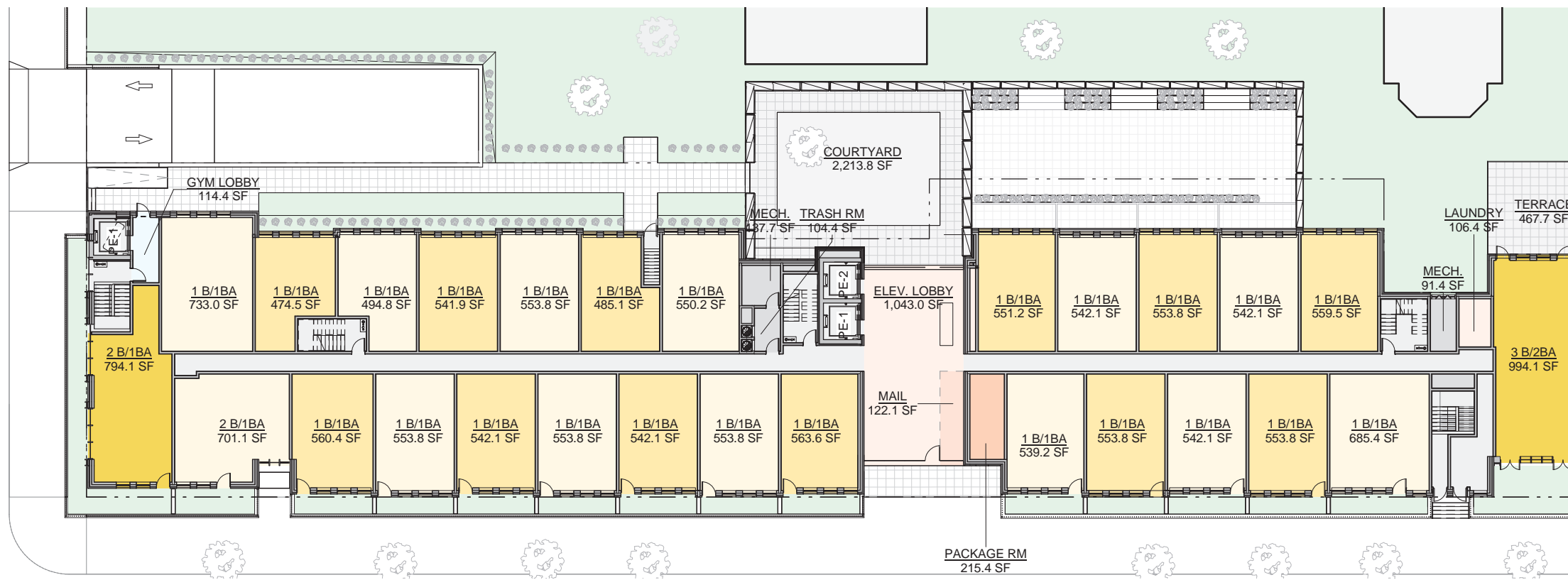
1/32" = 1'-0"





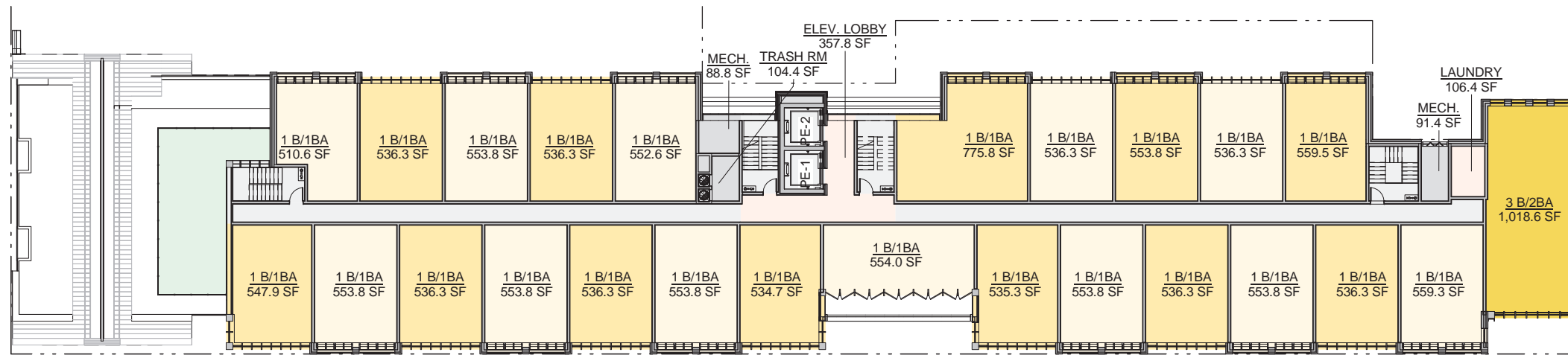


**2ND-4TH FLOOR PLAN**

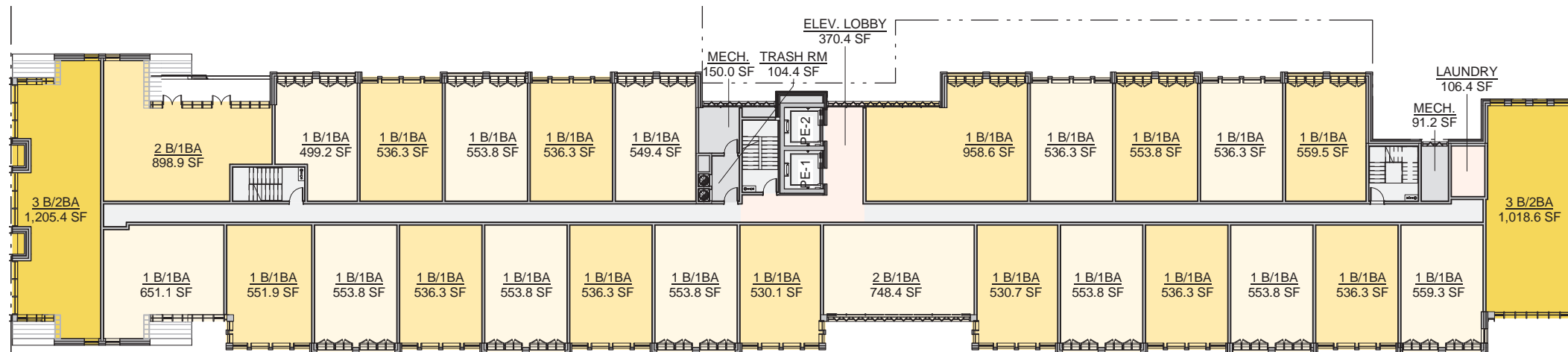


**GROUND FLOOR PLAN**





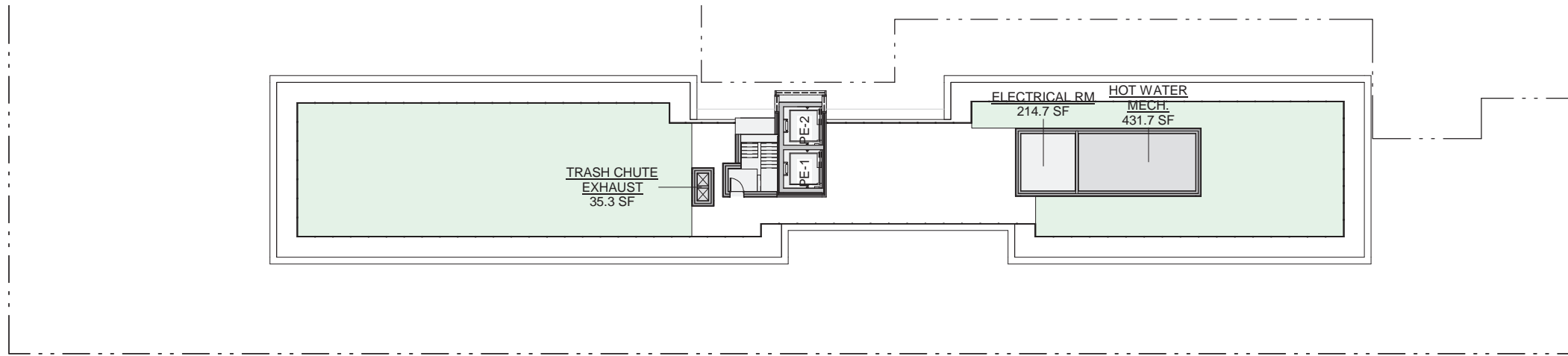
6TH FLOOR PLAN



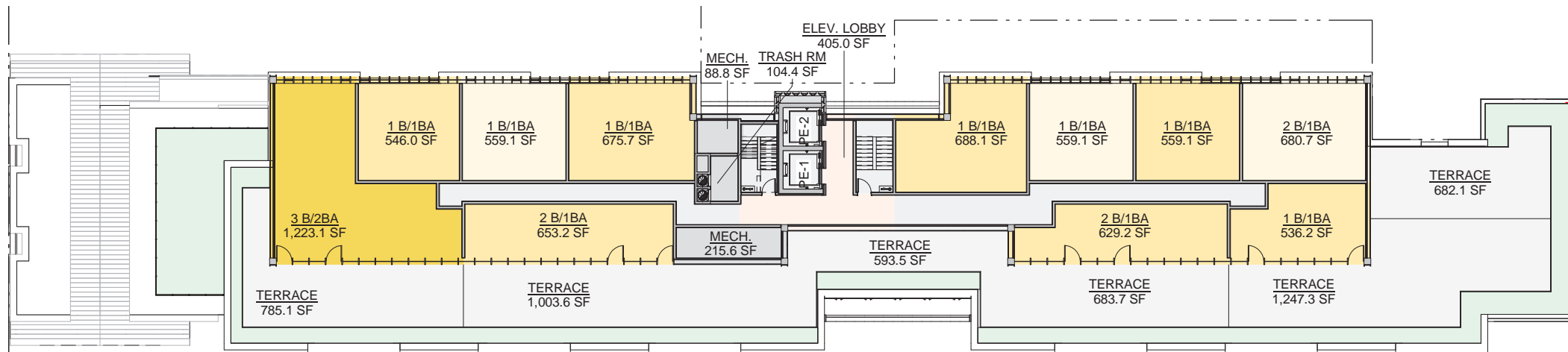


**959 STERLING PLACE - UNIT MIX BREAKDOWN**

FLOOR	UNIT MIX			TOTAL UNITS PER FLOOR
	1 B/1 BA	2 B/1 BA	3 B/2 BA	
R	0	0	0	0
7	7	3	1	11
6	24	0	1	25
5	24	2	2	28
4	26	1	2	29
3	25	2	2	29
2	25	2	2	29
1	25	1	1	27
CELLAR	4	0	0	4
SUB-CELLAR	0	0	0	0
<b>TOTAL</b>	<b>160</b>	<b>11</b>	<b>11</b>	<b>182</b>



ROOF PLAN

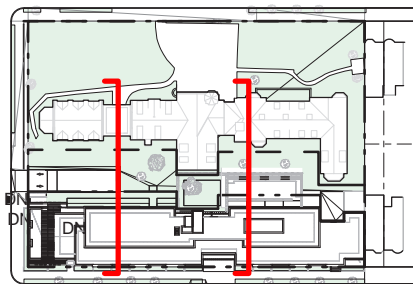
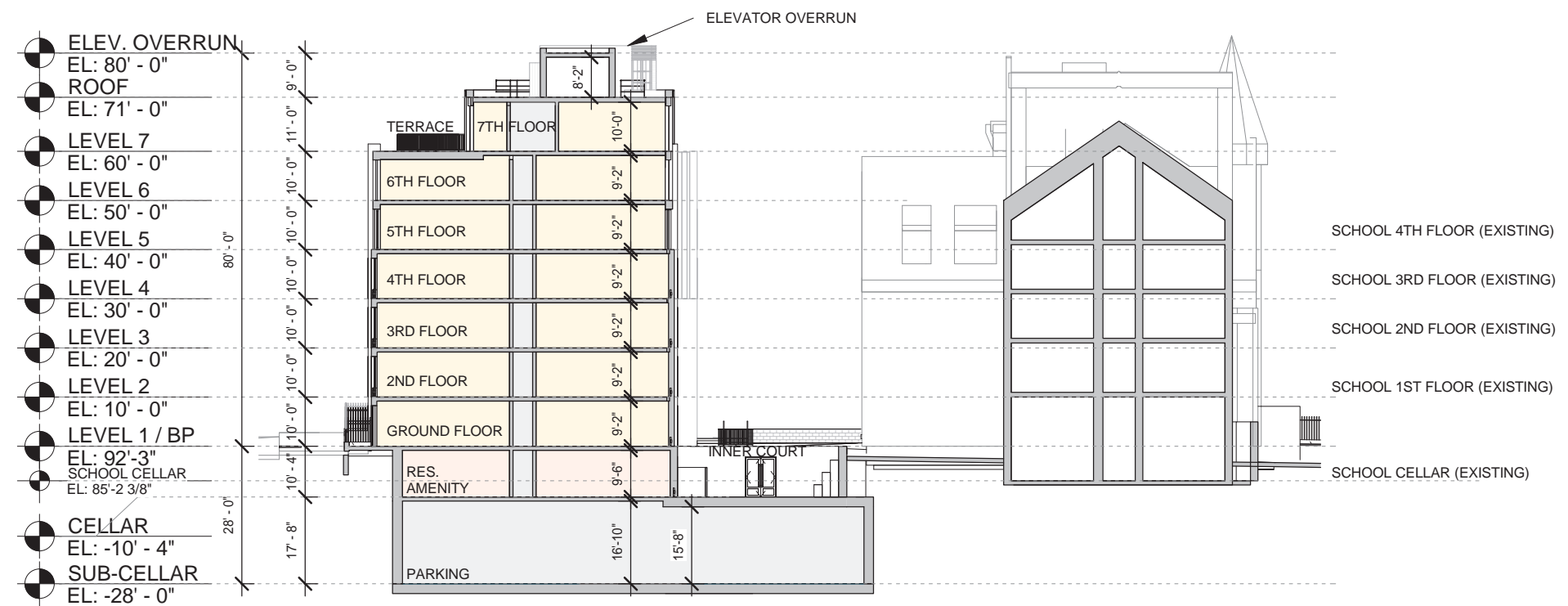
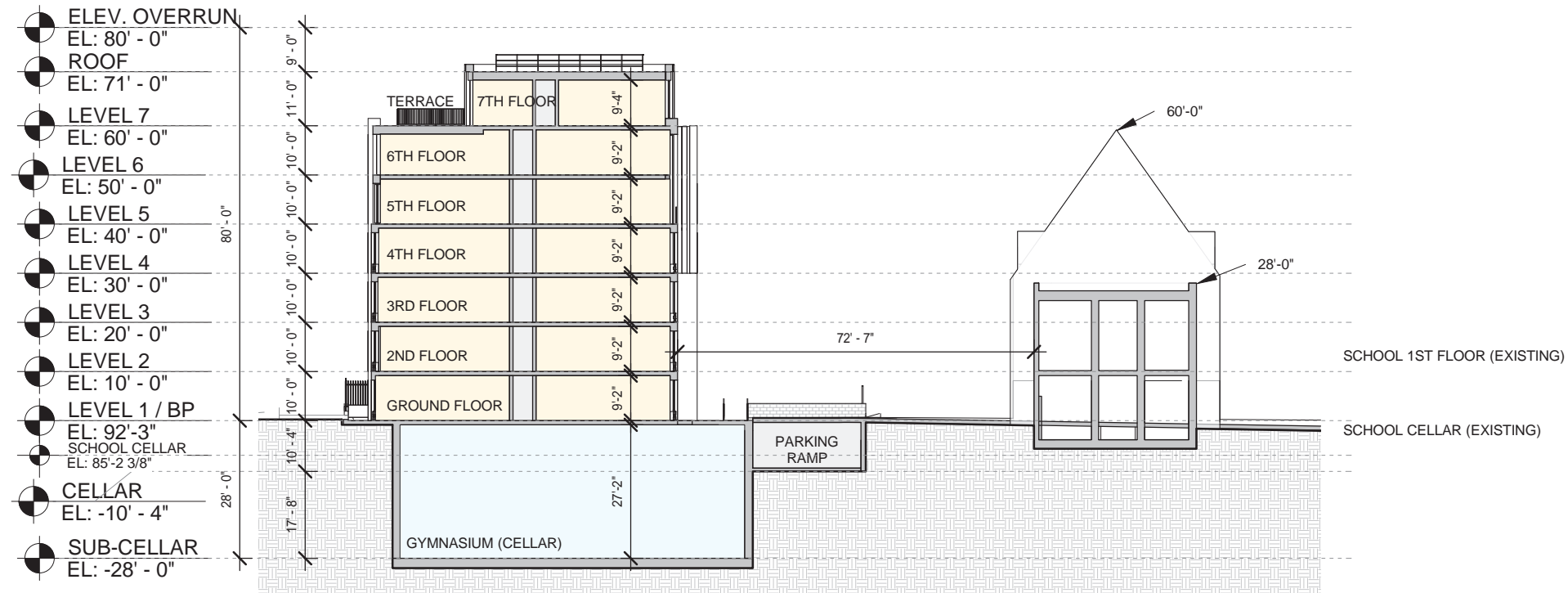


7TH FLOOR PLAN











6/1/2020

**959 STERLING PLACE - UNIT MIX BREAKDOWN**

FLOOR	UNIT MIX			TOTAL UNITS PER FLOOR
	1 B/1 BA	2 B/1 BA	3 B/2 BA	
R	0	0	0	0
7	7	3	1	11
6	24	0	1	25
5	24	2	2	28
4	26	1	2	29
3	25	2	2	29
2	25	2	2	29
1	25	1	1	27
CELLAR	4	0	0	4
SUB-CELLAR	0	0	0	0
<b>TOTAL</b>	160	11	11	<b>182</b>

6/1/2020

**959 STERLING PLACE - FLOOR AREA**

ZONING DISTRICT	R6
LOT AREA (SF) Estimate	89,453 SF
MAXIMUM RESIDENTIAL F.A.R.	2.02
MAXIMUM RESIDENTIAL Z.F.A.	180,695 SF
MAXIMUM COMM. FACILITY F.A.R.	4.80
MAXIMUM COMM. Z.F.A.	429,374 SF
MECHANICAL DEDUCTION Estimate Standard Deduction	2.50%

**OPEN SPACE & LOT COVERAGE**

OPEN SPACE (EXISTING)	35,885.9 SF
OPEN SPACE (NEW)	15,733.0 SF
<b>OPEN SPACE (TOTAL)</b>	<b>51,618.9 SF</b>
LOT COVERAGE (EXISTING)	17,006.1 SF
LOT COVERAGE (NEW)	20,828.0 SF
<b>LOT COVERAGE (TOTAL)</b>	<b>37,834.1 SF</b>

FLOOR	FLOOR AREA BREAKDOWN							
	TOTAL			RESIDENTIAL		COMMUNITY FACILITY(GYM)		
	GSF	DEDUCT	ZSF	GSF	ZSF	GSF	ZSF	
R	1129.5	1129.5	0.0	1129.5	0.0	0.0	0.0	
7	9546.7	238.7	9308.0	9546.7	9308.0	0.0	0.0	
6	17103.1	427.6	16675.5	17103.1	16675.5	0.0	0.0	
5	20264.7	506.6	19758.1	20264.7	19758.1	0.0	0.0	
4	20689.0	517.2	20171.8	20689.0	20171.8	0.0	0.0	
3	20689.0	517.2	20171.8	20689.0	20171.8	0.0	0.0	
2	20689.0	517.2	20171.8	20689.0	20171.8	0.0	0.0	
1	20628.0	515.7	20112.3	20220.0	19714.5	408.0	397.8	
<b>ABOVE GRADE</b>	<b>130739.0</b>	4369.7	<b>126369.3</b>	130331.0	125971.5	408.0	397.8	
CELLAR	2181.0	0.0	2286.7	0.0	2286.7	2181.0	0.0	
SUB-CELLAR	26505.8	0.0	0.0	16821.5	0.0	9684.3	0.0	
<b>TOTAL</b>	<b>159425.8</b>	4369.7	<b>128656.0</b>	<b>147152.5</b>	<b>128258.2</b>	<b>12273.3</b>	<b>397.8</b>	

F.A.R.	TOTAL			
	RESIDENTIAL		COMMUNITY FACILITY(GYM)	
	MAX	USED	MAX	USED
	2.02	1.41	4.80	0.004

<b>REMAINING ZONING FLOOR AREA (SF):</b>	<b>52,039</b>	<b>301,116</b>
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