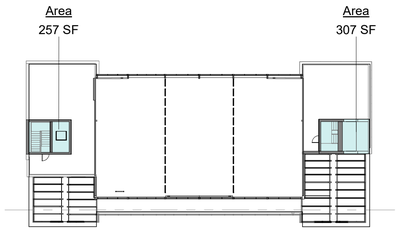
ZONING DEDUCTIONS SUMMARY

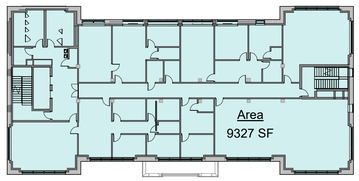
COMMUNITY FACILITY				DEDUCTIONS							ZFA TOTAL
	FTF	ELEVATION	GROSS AREA	CELLAR FA Exclusion (1)	GREENHOUSE FA Exclusion (13)	BULKHEADS FA Exclusion (2)	MECH FA Exclusion (8)	BIKE PARKING 25-85	ZFA (MINUS ULB EXCLUSION)	Ultra Low Bldg FA Exclusion (15)	ZFA TOTAL
COMMENTS									*Pre FA Exclusion #15	*REQUIRES 15% > ECC PERFORMANCE = 5% x floor area	*REQUIRES 15% > ECC PERFORMANCE = 5% x floor area
ROOF		103'-8"	564	0	0	564	0	0	0	0	0
6th FLOOR	23'-0"	80'-8"	9,327	0	1,385	0	71	0	7,871	394	7,477
5th FLOOR	16'-9"	63'-11"	9,327	0	0	0	152	0	9,175	459	8,716
4th FLOOR	15'-2"	48'-9"	9,327	0	0	0	152	0	9,175	459	8,716
3rd FLOOR	14'-10"	33-11"	9,327	0	0	0	152	0	9,175	459	8,716
2nd FLOOR	15'-1"	18'-10"	9,521	0	0	0	152	0	9,369	468	8,901
1ST FLOOR	15'-0"	3'-11"	9,521	0	0	0	1,012	0	8,509	425	8,084
CELLAR	-10'-0"	-10'-0"	9,596	9,596	0	0	0	0	0	0	0
TOTAL			66,510	9,596	1,385	564	1,691	0	53,274	2664	50,610

AREA SUMMARY CHART

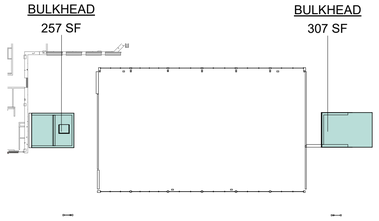
GROSS AREA SCHEDULE	
LEVEL	AREA
ROOF - MULTIPURPOSE	564 SF
EXISTING ROOF (L.P.)	9327 SF
5TH FL	9327 SF
4TH FL	9327 SF
3RD FL	9327 SF
2ND FL	9521 SF
1ST FL	9521 SF
CELLAR-1	9596 SF
Total	66510 SF



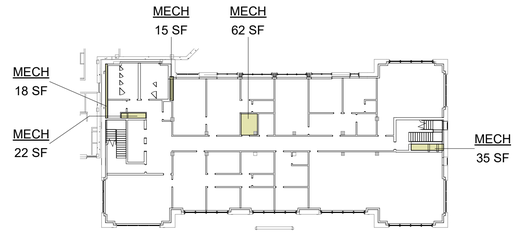
16 AP_GROSS - MECH BULKHEADS
1" = 30'-0"



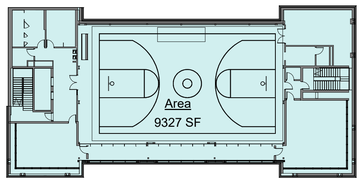
12 AP_GROSS - 3RD FP
1" = 30'-0"



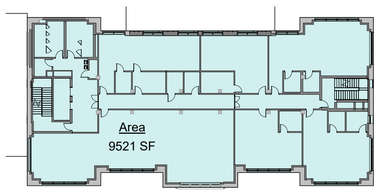
8 AP_DEDUCTIONS_BULKHEADS
1" = 30'-0"



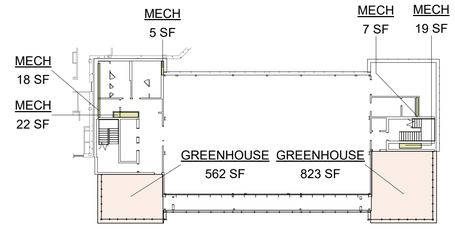
4 3RD FLOOR - ZONING DEDUCTIONS
1" = 30'-0"



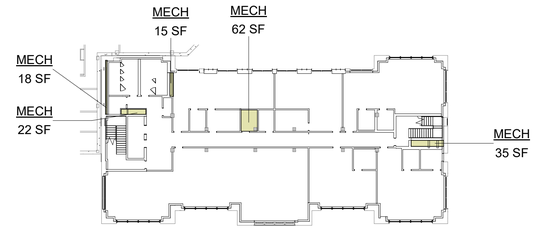
15 AP_GROSS - 6TH FP
1" = 30'-0"



11 AP_GROSS - 2ND FP
1" = 30'-0"



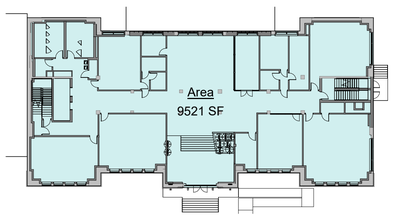
7 6TH FLOOR - ZONING DEDUCTIONS
1" = 30'-0"



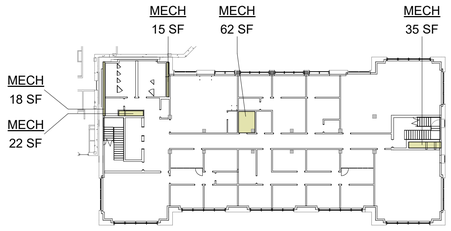
3 2ND FLOOR - ZONING DEDUCTIONS
1" = 30'-0"



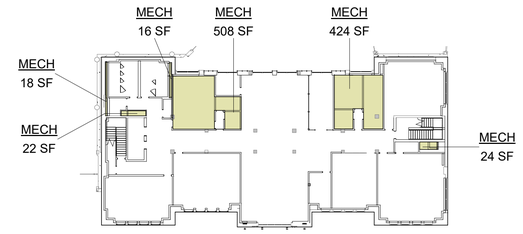
14 AP_GROSS - 5TH FP
1" = 30'-0"



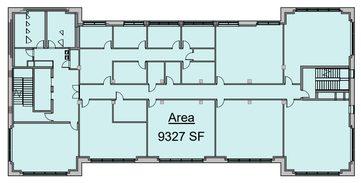
10 AP_GROSS - 1ST FP
1" = 30'-0"



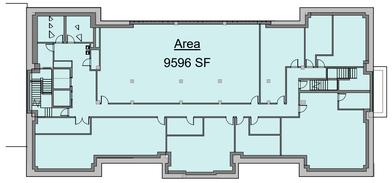
6 5TH FLOOR - ZONING DEDUCTIONS
1" = 30'-0"



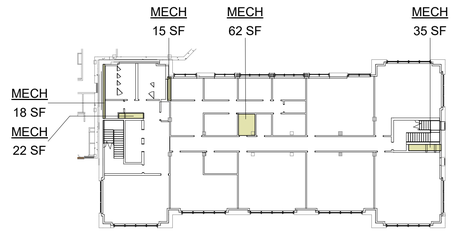
2 1ST FLOOR - ZONING DEDUCTIONS
1" = 30'-0"



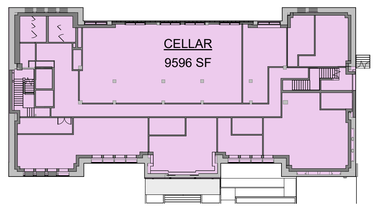
13 AP_GROSS - 4TH FP
1" = 30'-0"



9 AP_GROSS - CELLAR FP
1" = 30'-0"



5 4TH FLOOR - ZONING DEDUCTIONS
1" = 30'-0"



1 CELLAR - ZONING DEDUCTIONS
1" = 30'-0"

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NOTES:

ULURP Project ID: 2022M0328

413 E 120TH STREET
NEW YORK, NY, 10035, USA

BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

FOR:

Drawing Title:

ZONING AREA & DEDUCTIONS

Date: 02.19.2024

Seal/Signature:

REGISTERED ARCHITECT PAUL A. CASTRUCCI NEW YORK

DOB #:

Scale: 1" = 30'-0"

Drawn By: AL, MK, CH

Chkd By: VV

Drawing #:

Z-003.00

Sheet #: