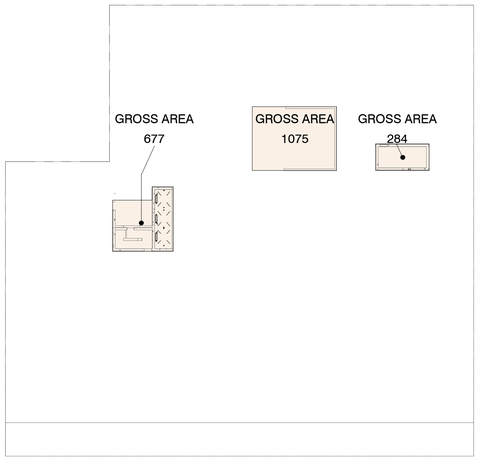
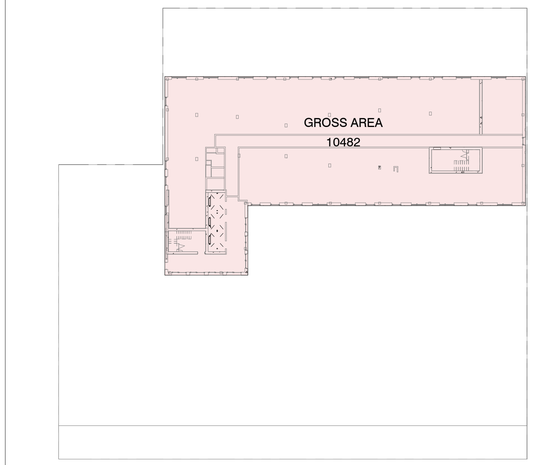
ZONING DEDUCTIONS SUMMARY

RESIDENTIAL: Massing - Lower Tower @ 17 Fls				DEDUCTIONS											ZFA TOTAL
	FLOOR TO FLOOR HEIGHT	ELEVATION	GROSS AREA	DAYLIGHT 28-14	REFUSE 28-12	LAUNDRY 28-13	BULKHEADS FA Exclusion (2)	MECH FA Exclusion (8)	MECH FA Exclusion (8)	INDOOR REC 28-21	STAIR FA Exclusion (11)	BIKE PARKING 25-85	ZFA (MINUS ULB EXCLUSION)	Ultra Low Bldg FA Exclusion (15)	ZFA TOTAL
COMMENTS				2fl-15fl = 1523 sf hall / 2 = **761** sf deduct 16fl-21fl = 1305 sf hall / 2 = **652** sf deduct		1 washer / 20 units = **14** 1 dryer / 40 units = **7** 3 sf per machine = **63 sf** folding window 9.5% of rm area = 654 sf rm = **63 sf window**			PLUMBING SHAFT	*2.8% = 6,331 SF REQUIRED (INDOOR OR OUTDOOR) > 7,800 SF OUTDOOR PROVIDED		*REQUIRES SQ > 95F/P/SPACE	*Pre FA Exclusion #15	*REQUIRES 15% > ECC PERFORMANCE = 5% x floor area	
ROOF		210'-5"	2,036	0		0	961	1,075	0	0	0	0	0	0	0
21st FLOOR	11'-6"	198'-11"	10,482	652	12	0	0	147	101	0	25	0	9,545	477	9,068
20th FLOOR	9'-6"	189'-5"	10,482	652	12	0	0	147	101	0	25	0	9,545	477	9,068
19th FLOOR	9'-6"	179'-11"	10,482	652	12	0	0	147	101	0	25	0	9,545	477	9,068
18th FLOOR	9'-6"	170'-5"	10,482	652	12	0	0	147	101	0	25	0	9,545	477	9,068
17th FLOOR	11'-8"	158'-9"	13,159	761	12	0	0	165	125	0	25	0	12,071	604	11,467
16th FLOOR	9'-6"	149'-3"	13,159	761	12	0	0	165	125	0	25	0	12,071	604	11,467
15th FLOOR	9'-6"	139'-9"	13,159	761	12	0	0	165	125	0	25	0	12,071	604	11,467
14th FLOOR	9'-6"	130'-3"	13,159	761	12	0	0	165	125	0	25	0	12,071	604	11,467
13th FLOOR	9'-6"	120'-9"	13,159	761	12	0	0	165	125	0	25	0	12,071	604	11,467
12th FLOOR	9'-6"	111'-3"	13,159	761	12	0	0	165	125	0	25	0	12,071	604	11,467
11th FLOOR	9'-6"	101'-9"	13,159	761	12	0	0	165	125	0	25	0	12,071	604	11,467
10th FLOOR	9'-6"	92'-3"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
9th FLOOR	9'-6"	82'-9"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
8th FLOOR	9'-6"	73'-3"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
7th FLOOR	9'-6"	63'-9"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
6th FLOOR	9'-6"	54'-3"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
5th FLOOR	9'-6"	44'-9"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
4th FLOOR	9'-6"	35'-3"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
3rd FLOOR	9'-6"	25'-9"	13,145	761	12	0	0	165	125	0	25	0	12,057	603	11,454
2nd FLOOR	10'-9"	15'-0"	13,145	761	12	0	0	1,154	113	0	25	0	11,080	554	10,526
1ST FLOOR	15'-0"	0'-0"	15,274	0	0	550	0	431	10	2,434	25	1,286	11,824	591	11,233
CELLAR	-10'-0"	-10'-0"	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL			**269,656**	**14,784**	**240**	**550**	**961**	**5,723**	**2,402**	**2,434**	**525**	**1,286**	242,037	**12,105**	229,932

AREA GROSS		
Level	**Name**	**Area**
ROOF (225.42')	GROSS AREA	2036 SF
21ST FL (213.92')	GROSS AREA	10482 SF
20TH FL (204.42')	GROSS AREA	10482 SF
19TH FL (194.92')	GROSS AREA	10482 SF
18TH FL (185.42')	GROSS AREA	10482 SF
17TH FL (173.75')	GROSS AREA	13159 SF
16TH FL (164.25')	GROSS AREA	13159 SF
15TH FL (154.75')	GROSS AREA	13159 SF
14TH FL (145.25')	GROSS AREA	13159 SF
13TH FL (135.75')	GROSS AREA	13159 SF
12TH FL (126.25')	GROSS AREA	13159 SF
11TH FL (116.75')	GROSS AREA	13159 SF
10TH FL (107.25')	GROSS AREA	13145 SF
9TH FL (97.75')	GROSS AREA	13145 SF
8TH FL (88.25')	GROSS AREA	13145 SF
7TH FL (78.75')	GROSS AREA	13145 SF
6TH FL (69.25')	GROSS AREA	13145 SF
5TH FL (59.75')	GROSS AREA	13145 SF
4TH FL (50.25')	GROSS AREA	13145 SF
3RD FL (40.75')	GROSS AREA	13145 SF
2ND FL (31.25')	GROSS AREA	13145 SF
1ST FL / DFE (16.25') NAVD.88	GROSS AREA	15274 SF
Grand total		**269,656 SF**



5 AP_GROSS_ROOF
1/32" = 1'-0"



6 AP_GROSS_18 TYP (18-21)
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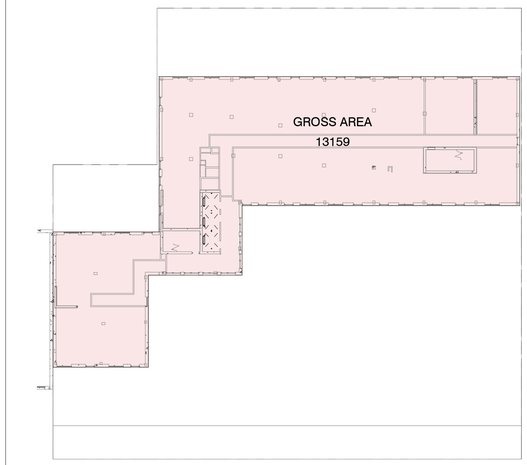

4 AP_GROSS (11-17)
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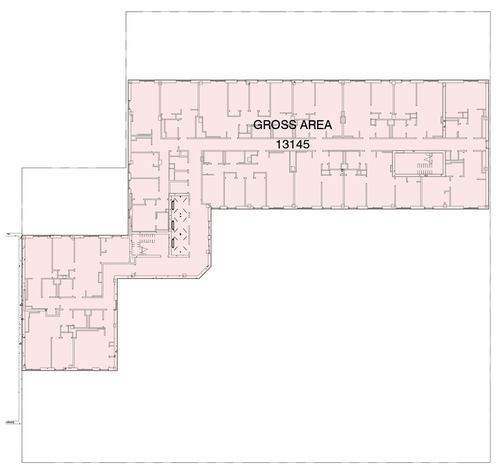

3 AP_GROSS_03 TYP (3-10)
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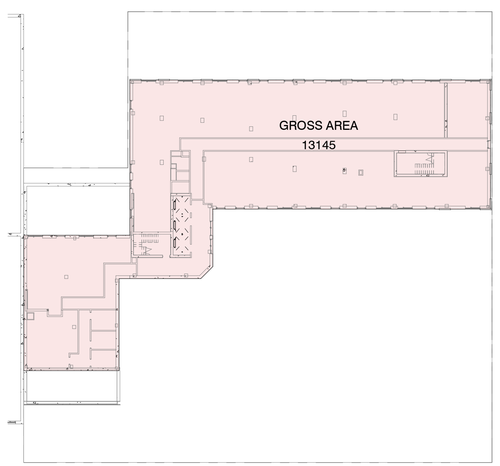
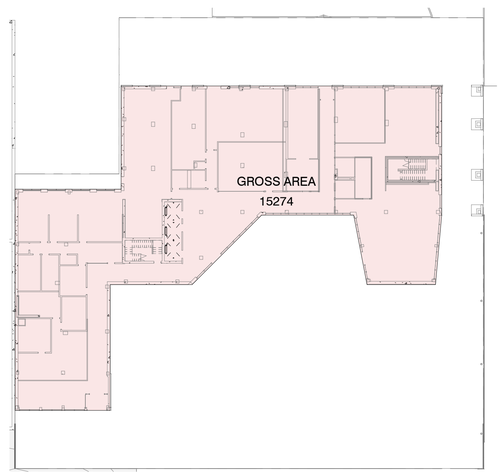


2 AP_GROSS_02
1/32" = 1'-0"



1 AP_GROSS_01
1/32" = 1'-0"

paul a. castrucci architects, pllc

179 RIVINGTON STREET
SUITE 1A
NEW YORK, NEW YORK
10002
TEL 212.254.7060
FAX 212.260.7199
paul@castrucciarchitect.com

NOTES:

PROJECT ADDRESS:

413 EAST 120TH STREET
NEW YORK, NEW YORK
10035

BLOCK 1808, LOT 8

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVE STAMPS:

DOB JOB STICKERS:

PROJECT:

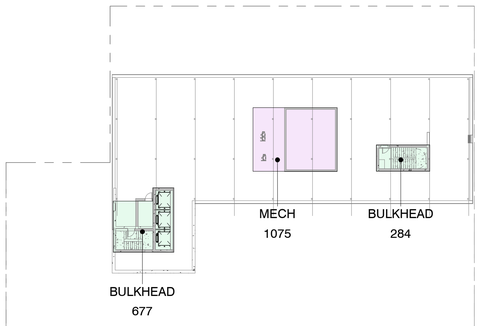
THE BEACON RESIDENTIAL

FOR:

Drawing Tile:

ZONING GROSS AREA

Date: 02/19/24
Scale: 1/32" = 1'-0"
Seal/Signature:
Drawn By #: Author
Chkd By #: Checker
Drawing #: Z-010.00
DOB #: .
Sheet #:



5 AP_ROOF_DEDUCTION A
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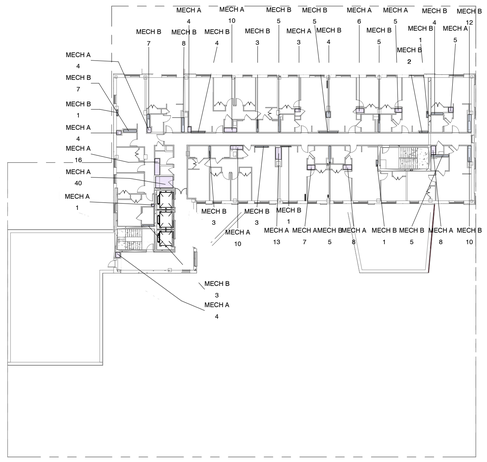

4 AP_16_DEDUCTION A (TYP 18-21)
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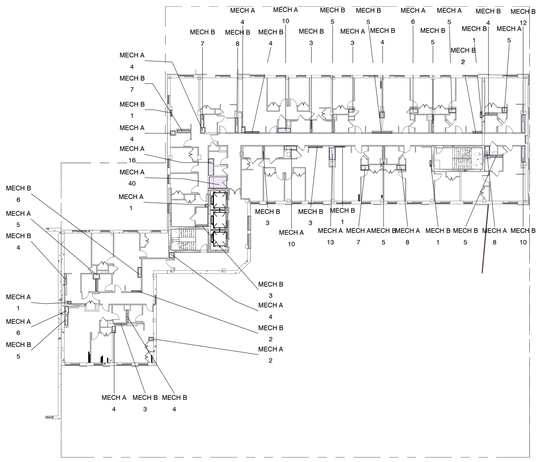

3 AP_03_DEDUCTION A (TYP (3-17) TYP B DEDUCTIONS FOR LIKE PLANS
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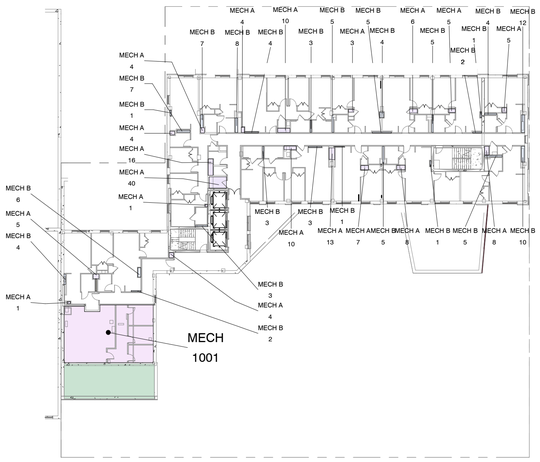

2 AP_02_DEDUCTION A
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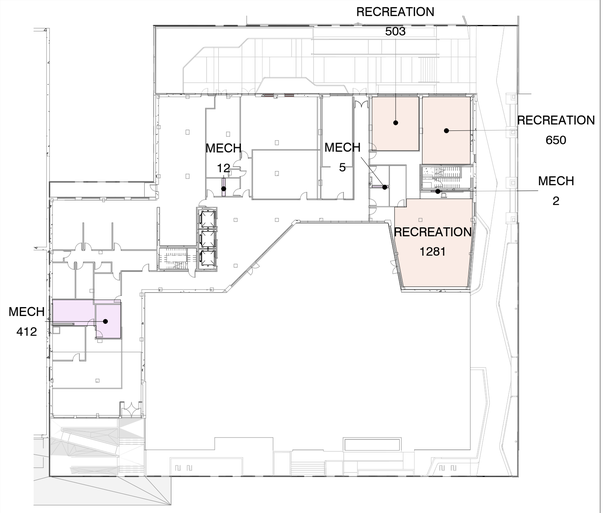

1 AP_01_DEDUCTION A
1/32" = 1'-0"

paul a. castrucci architects, pllc

179 RIVINGTON STREET
SUITE 1A
NEW YORK, NEW YORK
10002
TEL 212.254.7060
FAX 212.260.7199
paul@castrucciarchitect.com

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10035

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Drawing Tile:

ZONING DEDUCTION A

Date: 02/19/24

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Chkd By #: Checker

Drawing #:
Z-012.00

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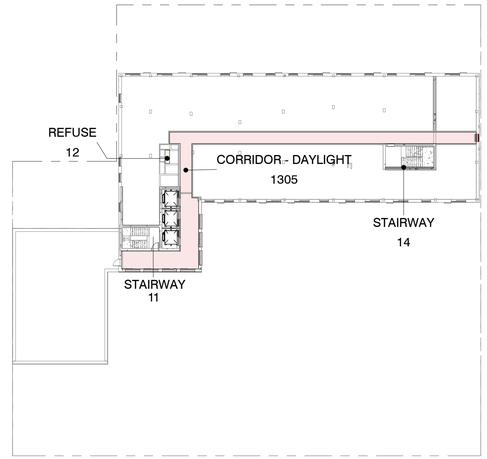
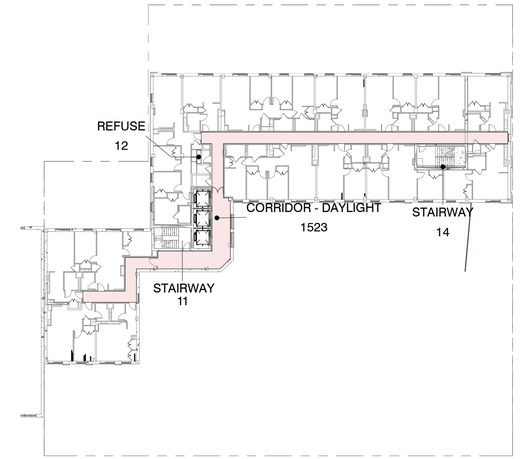


4 AP_18_DEDUCTION B (TYP 18-21)
1/32" = 1'-0"



3 AP_03_DEDUCTION B (TYP 3-17)
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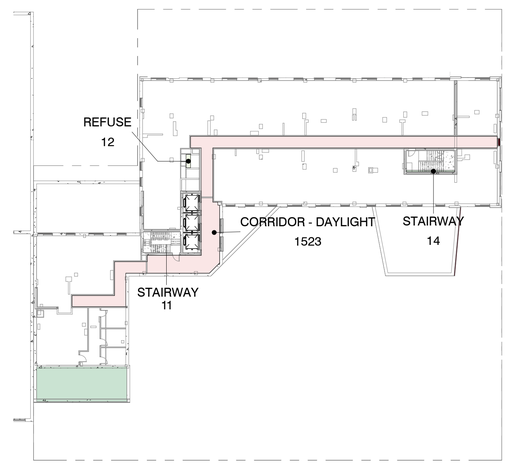

2 AP_02_DEDUCTION B
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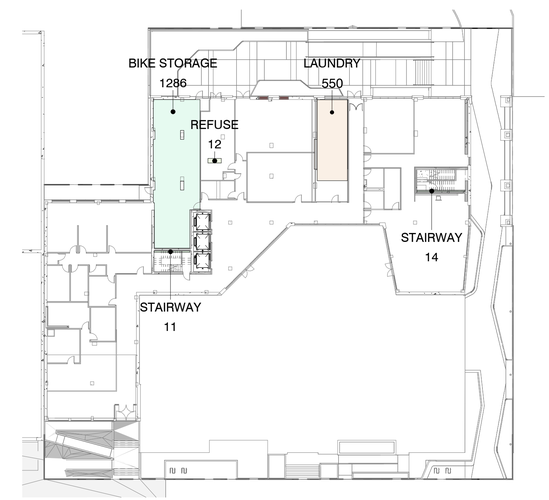

1 AP_01_DEDUCTION B
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paul a. castrucci architects, pllc

179 RIVINGTON STREET
SUITE 1A
NEW YORK, NEW YORK
10002
TEL 212.254.7060
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paul@castrucciarchitect.com

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Chkd By #: Checker

Drawing #: Z-013.00

DOB #: .

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