INFILL MASONRY WHERE REQUIRED. PROVIDE NEW WINDOW OPENINGS AND NEW WINDOWS.

REPAIR BRICK ARCH VAULT UNDER ENTRY PORCH. PROVIDE TEMPORARY SHORING AS REQUIRED.

REPAIR UPPER PORTION OF MASONRY CHIMNEY.

PROVIDE NEW ROOF AT ELEVATOR BULKHEAD.

REPAIR DAMAGED ROOF AND FLOOR FRAMING MEMBERS.

REPLACE ALL DAMAGED CAST STONE PANELS.

REPAIR OR REPLACE ALL DAMAGED LINTELS.

INSTALL COMPLETE NEW GUTTER AND ROOF DRAINAGE SYSTEM.

REMOVE ALL LOOSE FACADE MASONRY AND RAKE AND REPOINT 100% OF FACADE MASONRY.

REPLACE ENTIRE ROOF WITH ASPHALT SHINGLE ROOFING.

PERMANENT REPAIRS

SOUTH ELEVATION
Table of Contents

- Introduction - Dr. Daniel Honore – President at Northeastern Conference of Seventh-Day Adventist
- Existing Buildings - Jennifer Kearney, Jablonski Building Conservation
- Façade Restoration - Jennifer Kearney, Jablonski Building Conservation
- 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
Façade Restoration
SOUTH ELEVATION

PERMANENT REPAIRS
- REPLACE ENTIRE ROOF WITH ASPHALT SHINGLE ROOFING.
- REPLACE ALL LOOSE FACADE MASONRY AND RAKE AND REPORT 10% OF FACADE FRAGILE.
- INSTALL COMPLETE NEW GUTTER AND ROOF DRAINAGE SYSTEM.
- REPAIR OR REPLACE ANY DAMAGED INTERIORS.
- REPLACE ALL DAMAGED CAST STONE PANELS.
- REPAIR DAMAGED ROOF AND FLOOR FRAMING MEMBERS.
- PROVIDE NEW ROOF AT ELEVATOR BALCONIES.
- REMOVE EXCESSIVE PORTION OF MASONRY CHIMNEY.
- REPAIR BLOCK ARCH VALLEY UNDER ENTRY PORCH; PROVIDE TEMPORARY SHORING AS REQUIRED.
- SEAL MASONRY WHERE REQUIRED; PROVIDE NEW WINDOW OPENINGS AND NEW WINDOWS.
- REMOVE BLUE PRINT AND RESTORE MASONRY TO ORIGINAL APPEARANCE.
Building History
**Brooklyn Methodist Episcopal Church Home**

**Phase 1 - 1890’s**
- Original structure built 1888-89. Designed by Mersein 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

Brooklyn Methodist Episcopal Church Home

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
Case for Selective Demolition
Neighborhood Building Heights and Typologies
Neighborhood Building Typologies

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)

Crown Heights North Historic District II Boundary
Crown Heights North Historic District Boundary

Morris Adjmi Architects
www.ma.com

LI·SALTZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION

959 Sterling Place
Brooklyn, NY
Community Board 8 Land Use Committee Design Presentation / 01 October 2020
Recurring Conditions

Contrast Between Low- and High-Rise Residential Buildings

Green Buffer Zone in Front of Building
Crown Heights North Historic District II Boundary

- Brooklyn Public Library - Brower Park
- Hebron Seventh-day Adventist Church (North on NY Ave)
- Crown Heights Center for Nursing and Rehabilitation
- Trinity Baptist Church
- Hebron SDA Bilingual School
- Brooklyn Children's Museum
- First Church of God In Christ
- PS 289 George V Brower
- Bowery Park
- Brooklyn Public Library - Brower Park
- St. Gregory's Roman Catholic Church
- St. John's Pl
- Sterling Pl
- Park Pl
- Prospect Pl
- St. Marks Ave
- New York Ave
- Kingston Ave
- Brooklyn Ave
- Nostrand Ave
- New York Ave
- S I T E

PREVIOUS
Campus Model Precedent/Inspiration

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

Existing Site Conditions
Campus form / finish / detail reference

Existing Campus 2 compatible buildings in shared garden
Solid base and 'glassey' top
Base detail and break up differ from upper
Detail to subtly respond to church
Balconies sometimes to break up?
Heavy base and change to finer top, Dark?
Campus in a garden
Brick detailing variation
Brick striped and projecting Windows expressed / some as juliette
Each 'block' expressed slightly different
Monochrome?

Model massing back
Model massing street
Proposed Building Design
SITE DATA
ADDRESS: 255 PARK PLACE
BLOCK: 255-58
LOT: 350
LOT DIMENSIONS (APPROX.): 255.58' X 350'
LOT AREA (APPROX.): 89,453 SF
EXISTING ZFA: 62,629 SF
NEW ZFA: 63,453.5 SF

ZONING SUMMARY
USE REGULATIONS
RESIDENTIAL:
COMMUNITY FACILITY:
COMMERCIAL:

FLOOR AREA REGULATIONS
MAX. RESI. FAR (HEIGHT FACTOR/5): 2.02 ZR 23-131
MAX. ZFA (HEIGHT FACTOR/5):
MAX. COMM. FAC. FAR:
MAX. COMM. FAC. ZFA: 429,374 SF ZR 22-10

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

PARKING REGULATIONS
RESIDENTIAL (HEIGHT FACTOR):
COMMUNITY FACILITY:
(SCHOOL & HOUSE OF WORSHIP)

FLOOD HAZARD:
COASTAL ZONE:
"E" DESIGNATION:

30' SETBACK
20' SETBACK
5'
PROPERTY LINE

2.7 : 1 SKY EXPOSURE PLANE
MIN. SETBACK AFTER BASE

60' / 6 STORY MAX. BASE HEIGHT

350' WALL

60' STREET
SITE DATA
ADDRESS: 930 PARK PLACE
BLOCK: 12A2
LOT: 1
LOT DIMENSIONS (APPROX.): 255.58' X 350'
LOT AREA (APPROX.): 89,453.04 SF
EXISTING (ZFA): 60,629.04 SF
COMMITTEE DISTRICT: COMMUNITY BOARD 8
LAMINAR LANDSCAPE STATUS: NONE
COMMUNITY DISTRICT: CROWN HEIGHTS NORTH HISTORIC DISTRICT
STREET FRONTAGE: SIXTY-NINE PLACE (NARROW)
FLOOD HAZARD: NO
COASTAL ZONE: NO
'1' DESIGNATION: NO

ZONING SUMMARY
USE REGULATIONS
RESIDENTIAL:
1-2 ZR 22-10
3-4 ZR 22-10
COMMUNITY FACILITY:
COMMERCIAL:
NONE
FLOOR AREA REGULATIONS
MAX. RESI. FAR (HEIGHT FACTOR OF 5):
2.02 ZR 23-131
MAX. RESI. ZFA (HEIGHT FACTOR OF 5):
180,695 SF ZR 24-11
MAX. COMM. FAC. FAR:
400,374 SF ZR 25-31
MAX. COMM. FAC. ZFA:

HEIGHT & LOT COVERAGE REGULATIONS (HEIGHT FACTOR OF 5)
MAX BASE HEIGHT:
LESSER OF 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:
(SCHOOL & HOUSE OF WORSHIP) ZR 25-31
COMMERCIAL (HEIGHT FACTOR):
NONE ZR 25-35

FLOOR DATA
ADDRESS: 930 PARK PLACE
BLOCK: 1242
LOT: 1
LOT DIMENSIONS (APPROX.): 50' x 102'
LOT AREA (APPROX.): 89,453 SF
ZONING MAP: 17a
ZONING DISTRICT: R6
SPECIAL DISTRICT: NONE
LANDMARK STATUS: CROWN HEIGHTS NORTH HISTORIC DISTRICT
COMMUNITY DISTRICT: 8
STREET FRONTAGE: SIXTY-NINE PLACE (NARROW)
FLOOD HAZARD: NO
COASTAL ZONE: NO
'E' DESIGNATION: NO

ZONING SUMMARY
USE REGULATIONS
RESIDENTIAL:
1-2 ZR 22-10
COMMUNITY FACILITY:
COMMERCIAL:
NONE
FLOOR AREA REGULATIONS
MAX. RESI. FAR (HEIGHT FACTOR OF 5):
2.02 ZR 23-131
MAX. RESI. ZFA (HEIGHT FACTOR OF 5):
180,695 SF ZR 24-11
MAX. COMM. FAC. FAR:
400,374 SF ZR 25-31
MAX. COMM. FAC. ZFA:

HEIGHT & LOT COVERAGE REGULATIONS (HEIGHT FACTOR OF 5)
MAX BASE HEIGHT:
LESSER OF 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:
(SCHOOL & HOUSE OF WORSHIP) ZR 25-31
COMMERCIAL (HEIGHT FACTOR):
NONE ZR 25-35

PROPERTY LINE
2.7:1 SKY EXPOSURE PLANE
MIN. SETBACK AFTER BASE
6'0" / 6 STORY MAX. BASE HEIGHT

Zoning Envelope
Community Board 8 Land Use Committee Design Presentation / 01 October 2020

959 Sterling Place
Brooklyn, NY
Landscaping Site Plan
959 Sterling Place
Brooklyn, NY
Community Board 8 Land Use Committee Design Presentation / 01 October 2020
**Sub-Cellar Floor Plan**

- **Footprint of School Above**
- **Parking**
- **Sub-Cellar**

**Extents of Excavation**

- **Existing Masonry Foundation Wall**
- **Existing Concrete Footings**
- **Concrete Underpinning**
- **1 Level of Tiebacks**
- **Concrete Foundation Wall**
- **3'-0" Concrete Mat Slab**

**Elevations Provided**

- **All Excavation Work Shall Comply with Section 216 of LPC and DOB Technical Policy and Procedure Notice 10/88.**

---

**Notes:**

- **Grade El: 92.47**
- **Cellar El: 81.11**
- **Foundation Wall**
- **Concrete**
- **Existing Concrete Footings**
- **B.O. Footing El: 80.7**
- **Concrete Underpinning**

---

**Sub-Cellar Floor Plan**

- **Parking Ramp**
- **Parking Attendant 12/14/16**
- **Parking Spaces**
- **100 Parking Spots**
- **(2 Handicap Parking Spots)**

---

**Community Board 8 Land Use Committee Design Presentation / 01 October 2020**
Rendered Views
Neighboring Context

Sterling Place Elevation

New York Ave Elevation

Park Place Elevation
1. GLEN-GERY - CRAFTON REDBURN BRICK
2. GLEN-GERY - 26-HB REDBURN BRICK
3. GRAY METAL PPG - Dark Stone Gray
Thank You!
Appendix
Case for Demolition

American Museum of Natural History 1874 - 1935

Morgan Library - 1906
Crown Heights North Historic District

Crown Heights North Historic District II

SITE

Context
Community Board 8 Land Use Committee Design Presentation / 01 October 2020
SITE DATA
ADDRESS: 930 PARK PLACE
BLOCK: 12A2
LOT: 1
LOT DIMENSIONS (APPROX.): 255.58' X 350'
LOT AREA (APPROX.): 89,453.04 SF
EXISTING ZFA: 65,629.04 SF
MIN. SETBACK: 20'
MIN. SETBACK ABOVE 60': 30'
MIN. SETBACK AFTER BASE: 20'-0"
HEIGHT & LOT COVERAGE REGULATIONS (HEIGHT FACTOR OF 5)
MAX. BASE HEIGHT: LESSER 60' OR 6 ST.
MIN. SETBACK ABOVE 60': 20'
SKY EXPOSURE PLANE ABOVE 60': 2.7 TO 1
MAX. RESI. FAR (HEIGHT FACTOR/5): ZR 23-641
MAX. RESI. ZFA (HEIGHT FACTOR/5): 180,695 SF
MAX. COMM. FAC. FAR: ZR 24-11
MAX. COMM. FAC. ZFA:
HEIGHT & LOT COVERAGE REGULATIONS (HEIGHT FACTOR OF 5)
MAX. BASE HEIGHT: LESSER 60' OR 6 ST.
MIN. SETBACK ABOVE 60': 20'
SKY EXPOSURE PLANE ABOVE 60': 2.7 TO 1
MAX. RESI. FAR (HEIGHT FACTOR/5): ZR 23-641
MAX. RESI. ZFA (HEIGHT FACTOR/5): 180,695 SF
MAX. COMM. FAC. FAR: ZR 24-11
MAX. COMM. FAC. ZFA:
FLOOR AREA REGULATIONS
MAX. RESI. FAR (HEIGHT FACTOR/5): ZR 23-641
MAX. RESI. ZFA (HEIGHT FACTOR/5): 180,695 SF
MAX. COMM. FAC. FAR: ZR 24-11
MAX. COMM. FAC. ZFA:
PARKING REGULATIONS
RESIDENTIAL (HEIGHT FACTOR):
COMMUNITY FACILITY: (SCHOOL & HOUSE OF WORSHIP)
COMMERCIAL:
COMMUNITY FACILITY: (SCHOOL & HOUSE OF WORSHIP)
COMMERCIAL:
ZONING SUMMARY
USE REGULATIONS
RESIDENTIAL:
COMMUNITY FACILITY:
COMMERCIAL:
FLOOR AREA REGULATIONS
MAX. RESI. FAR (HEIGHT FACTOR/5): ZR 23-641
MAX. RESI. ZFA (HEIGHT FACTOR/5): 180,695 SF
MAX. COMM. FAC. FAR: ZR 24-11
MAX. COMM. FAC. ZFA:
PROPERTY LINE
20'-0"
MIN. SETBACK AFTER BASE
60'/6 STORY MAX BASE HEIGHT
10'-0"
L9
L6
L5
L4
L3
L2
L1
ZONING Envelope
959 Sterling Place
Community Board 8 Land Use Committee Design Presentation / 01 October 2020
545 Sterling Place
Brooklyn, NY
COMMUNITY BOARD 8 LAND USE COMMITTEE DESIGN PRESENTATION / 01 OCTOBER 2020
Morris Adjmi Architects
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LI-SALTZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION
HOPE STREET
959 Sterling Place
Brooklyn, NY
COMMUNITY BOARD 8 LAND USE COMMITTEE DESIGN PRESENTATION / 01 OCTOBER 2020
Morris Adjmi Architects
www.ma.com
LI-SALTZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION
HOPE STREET
959 Sterling Place
Brooklyn, NY
Ground Floor Details at Recess

- Rough Brick w/ 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 Brick w/ Light Gray Mortar
- Prefinished MTL Spandrel Panel
- Prefinished MTL Window Frame, TYP.
- Restored, PTD. MTL Fence w/ New Concrete Curb
- Prefinished MTL Spandrel Panel
- Clear Glass Casement Window w/ Prefinished MTL Frame
- PREFINISHED MTL WINDOW FRAME, TYP.
- RESTORED, PTD. MTL FENCE W/ NEW CONCRETE CURB

Level 2
EL: 10'-0"

Level 3
EL: 20'-0"

Level 1/BR
EL: 92'-3"

Plan Detail

Section Detail

South Elevation
**Typical Ground Floor Details**

**ENLARGED ELEVATION**

- Rough Brick w/ Gray Mortar
- Smooth Brick w/ Light Gray Mortar
- Clear Glass Casement Window w/ Prefinished MTL Frame
- Dog Tooth Stacked Smooth Brick w/ Light Gray Mortar
- Clear Glass Door w/ Prefinished MTL Frame
- Restored, Ptd. MTL Fence w/ New Concrete Curb
- Prefinished MTL Planter Box

**PLAN DETAIL**

- Li·Saltzman Architects, PC
  Architecture and Preservation

**SECTION DETAIL**

**SOUTH ELEVATION**

- 1/4" = 1'-0"
- Property Line
- Level 3
  - EL: 20'-0"
- Level 2
  - EL: 10'-0"
- Level 1 / BP
  - EL: 92'-3"

**LEVELS**

- Level 3
- Level 2
- Level 1 / BP

**DIMENSIONS**

- 1'-7" 6'-4"
- 1'-7" 6'-4"
- 1'-7" 6'-4"
- 1'-7" 6'-4"
- 1'-7" 6'-4"

**AREAWAY**

- 4'-5" VARIES

**SIDEWALK**

- 6'-4"

**PAVERS**

- 1'-6" 4' - 3" 1'-6"

**PROPERTY LINE**

- 3'-3" 1'-6" 4'-0" 1'-0"
PRECAST CONCRETE PANELS W/ ARCHITECTURAL FINISH & 1/2" CONTROL JOINTS

FULL HT. CLEAR GLAZING

CLEAR GLAZING BEHIND SIGNAGE

CLEAR GLAZED ENTRY DOOR WITH MTL HANDLE

RESTORED, PTD. MTL FENCE W/ NEW CONCRETE CURB

ROUGH ROMAN BRICK W/ LIGHT GRAY MORTAR (BRISE-SOLEIL)

PREFINISHED MTL CAP AT SLAB EDGE

LEVEL 2 EL: 10'-0"

LEVEL 1/ BP EL: 92'-3"

8' PROPERTY LINE

LEVEL 2 EL: 10'-0"

2' - 6" 2' - 6" 2' - 6" 0' - 11" 9' - 2" 8" PROPERTY LINE

PIVOT MTL DOOR ONLY PAVERS

GROUND FLOOR DETAILS MAIN ENTRANCE

PAVERS

1/4" = 1'-0"

LI·SALTZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION

Ground Floor Details Main Entrance

Hope Street 05/20/20

Community Board 8 Land Use Committee Design Presentation / 01 October 2020
Dormer Details at 4th - 5th Floor

Level 6
EL: 50' - 0".

Level 5
EL: 40' - 0"

Level 4
EL: 30' - 0"

SECTION DETAIL

WEST ELEVATION

ENLARGED ELEVATION

PLAN DETAIL

PREFINISHED MTL FRAME W/C
CHANNEL PROFILE

PITCHED PREFINISHED MTL
RECESSED SEAM ROOF

CLEAR GLAZING W/PREFINISHED MTL
FRAME

PREFINISHED MTL CLAD WALL

PREFINISHED MTL SPANDREL PANEL

ROUGH BRICK W/GRAY MORTAR

1/4" = 1'-0"

LI·SALTZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION

Hope Street 05/20/20

Morris Adjmi Architects
www.ma.com

959 Sterling Place
Brooklyn, NY

Community Board 8 Land Use Committee Design Presentation / 01 October 2020

72
This Picture Shows the Present State of Completion of the Methodist Home for the Aged. When the Structure Is Completed, Ceremonies Will Be Held.
Plans
Morris Adjmi Architects
www.ma.com

959 Sterling Place
Brooklyn, NY

Community Board 8 Land Use Committee Design Presentation / 01 October 2020

Cellar Floor Plan

Cellar Floor Plan

1/32" = 1'-0"

959 Sterling Place
Brooklyn, NY

Hope Street 05/18/2020

Li-Saltzman Architects, PC
Architecture and Preservation
6TH FLOOR PLAN
## Unit Mix & Area Breakdown

### 6/1/2020

#### 959 STERLING PLACE - UNIT MIX BREAKDOWN

<table>
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<tr>
<th>FLOOR</th>
<th>1 B/1 BA</th>
<th>2 B/1 BA</th>
<th>3 B/2 BA</th>
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**Total:** 160 11 11 182

#### 959 STERLING PLACE - FLOOR AREA

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<th>TOTAL</th>
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**Total:** 15942.8 9369.7 6573.0

### FLOOR AREA

- **Lot Area (SF):** 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):** 35,885.8 SF
- **Open Space (New):** 20,828.0 SF
- **Open Space (Total):** 56,713.8 SF

### Floors

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<th>DEDUCT ZSF</th>
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</table>

**Total:** 15942.8 9369.7 6573.0

### Remaining Zoning Floor Area (SF):

**52,039**