



Community Board 8 Land Use Committee Design Presentation

01 October 2020

959 Sterling Place
Brooklyn, NY
Hope Street

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





Image Source: Flickr (c) Emilio Guerra



Image Source: Flickr (c) Emilio Guerra



Image Source: Google Streetview



Image Source: Google Streetview

Façade Restoration



NORTH 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 AND RESTORE MASONRY TO ORIGINAL APPEARANCE.



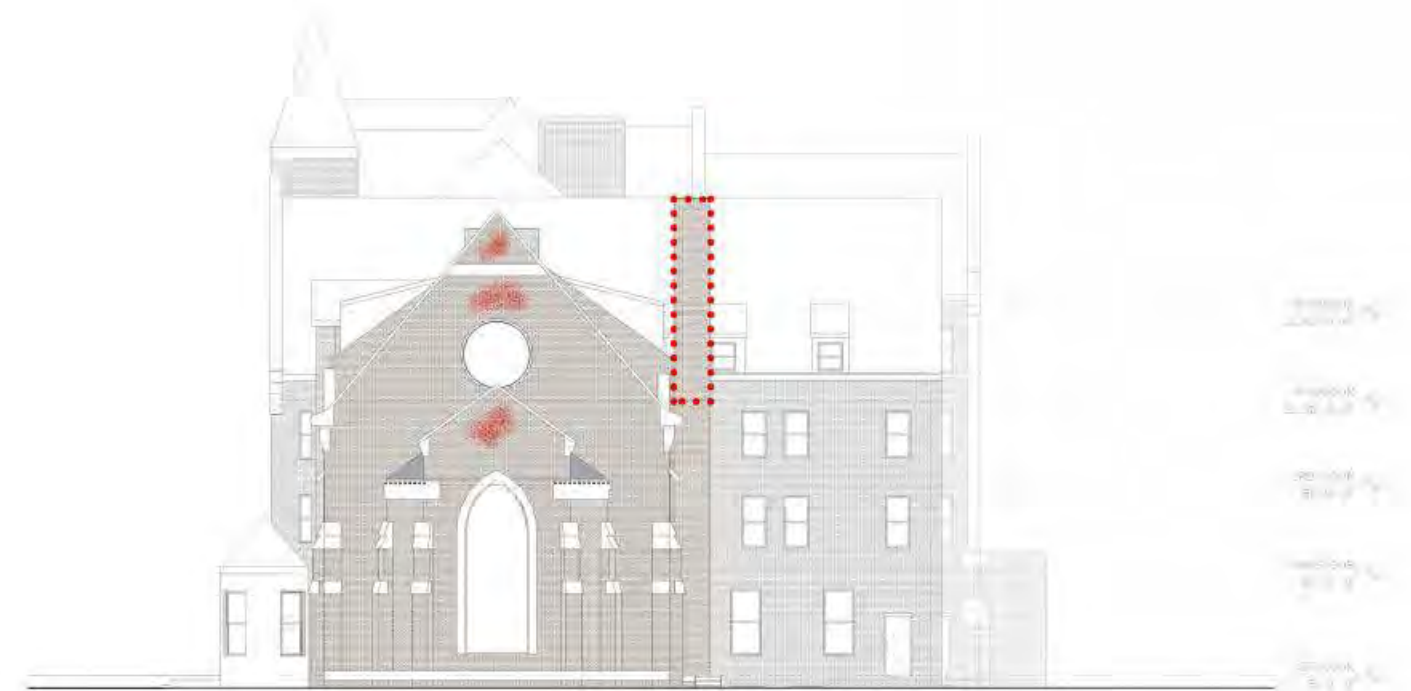
SOUTH ELEVATION

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 AND RESTORE MASONRY TO ORIGINAL APPEARANCE.



EAST ELEVATION

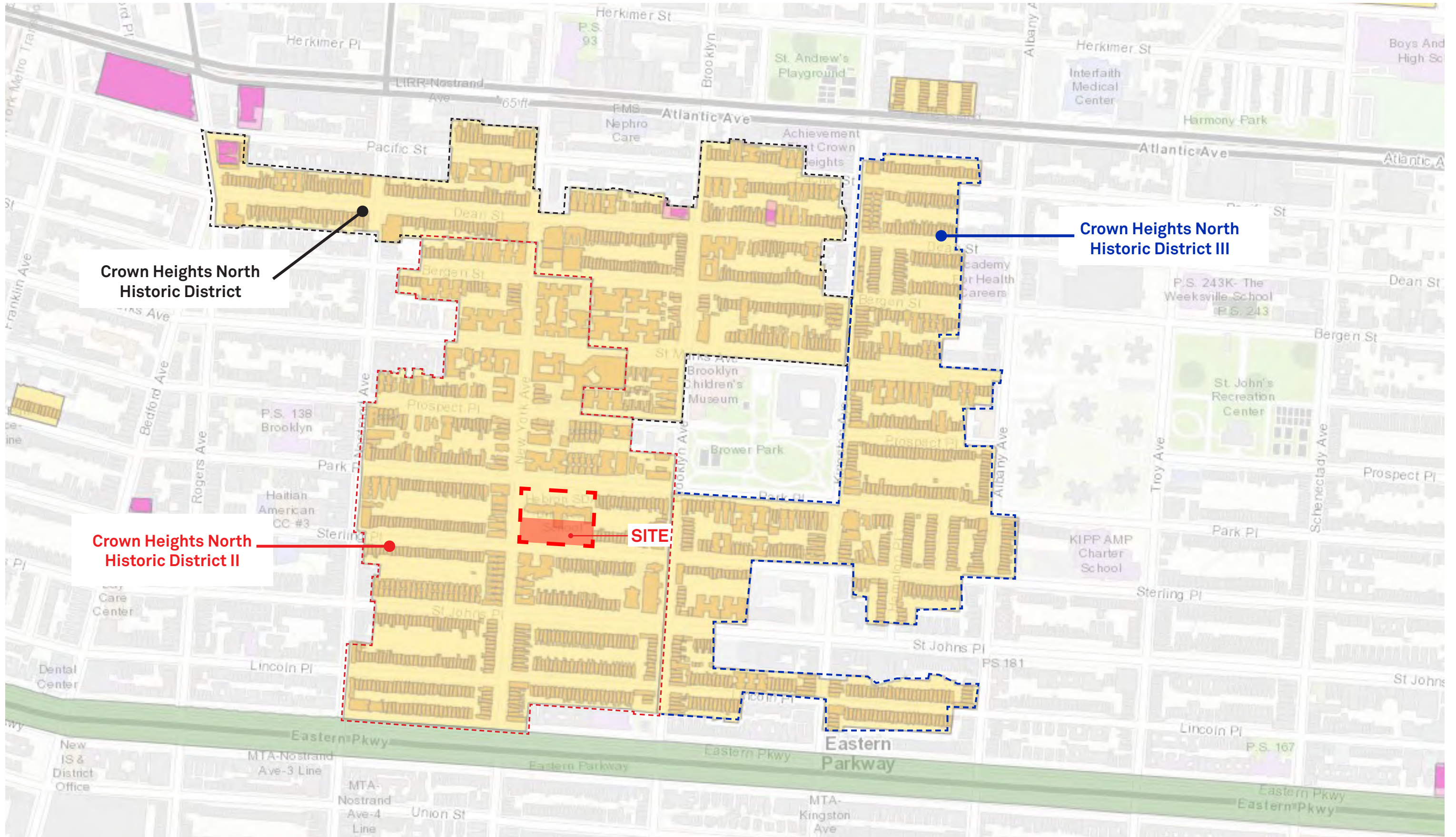


WEST ELEVATION

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

Building History



Crown Heights North Historic District

Crown Heights North Historic District III

Crown Heights North Historic District II

SITE

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.

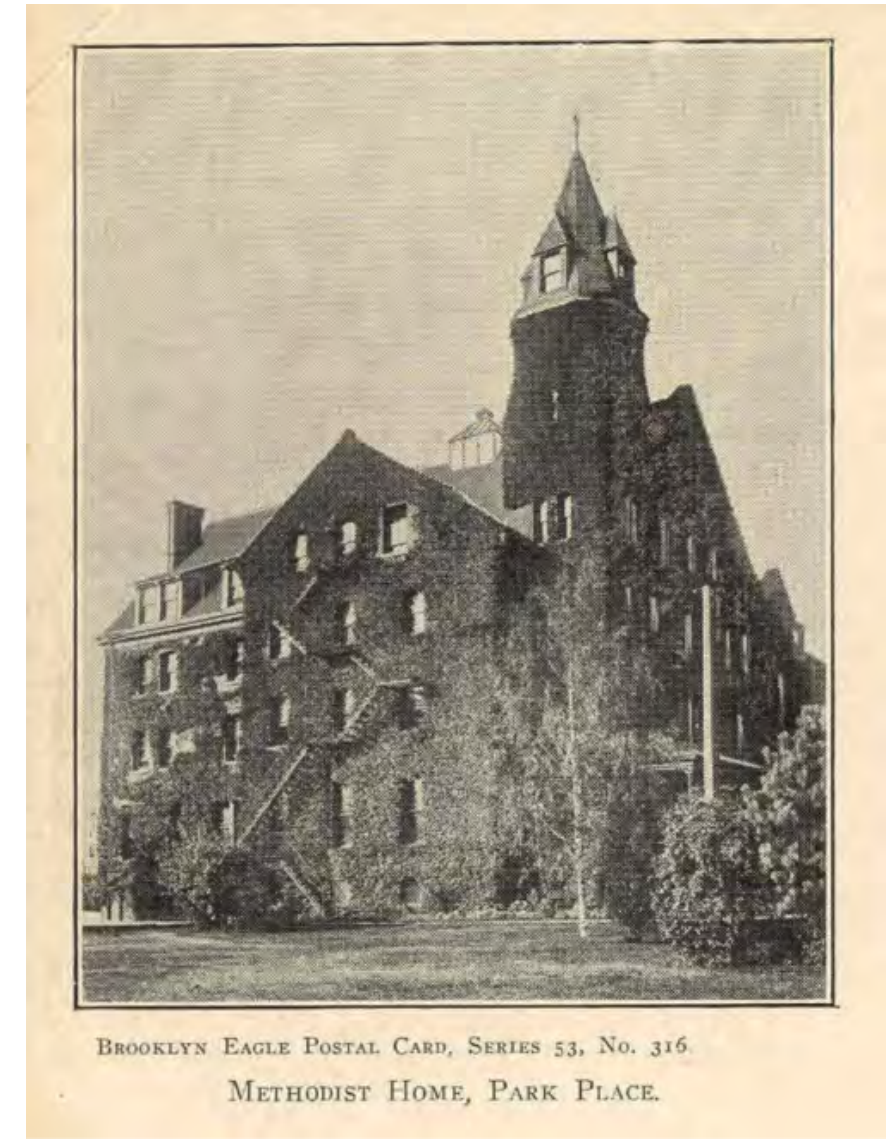
Phase 3 - 1970's

- 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

Community Board 8 Land Use Committee Design Presentation / 01 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"

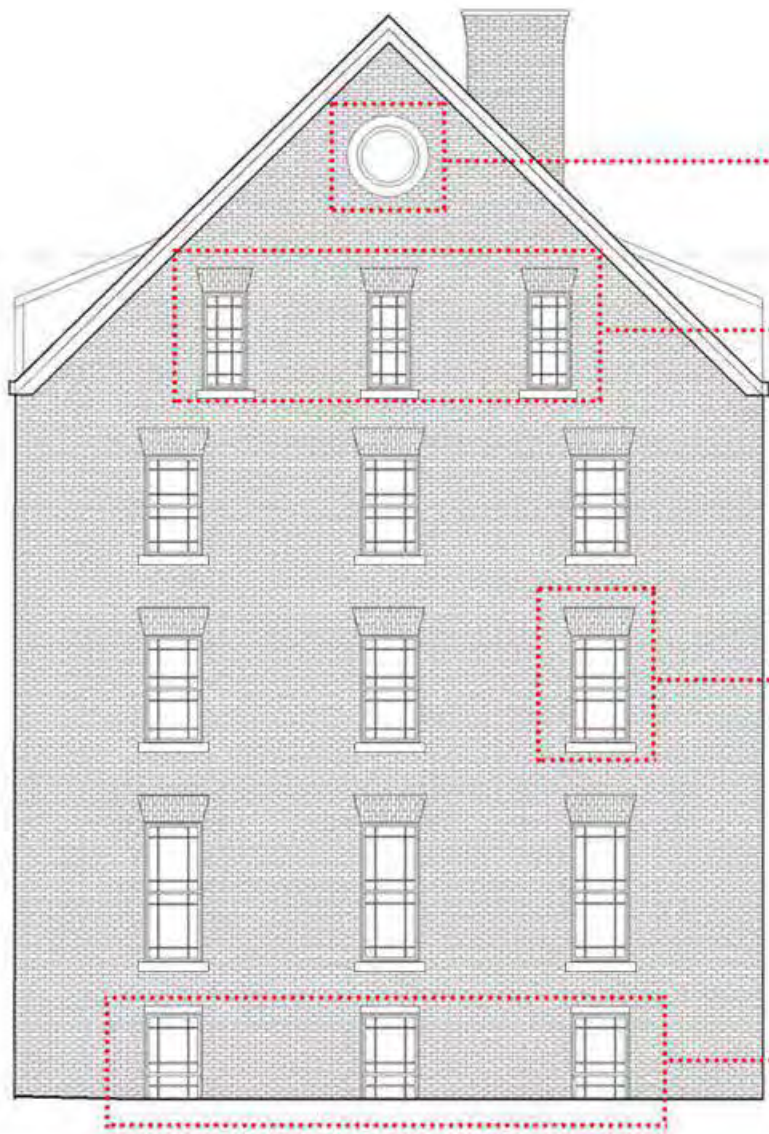
4TH FLOOR
EL. 32' - 5 1/4"

3RD FLOOR
EL. 22' - 6"

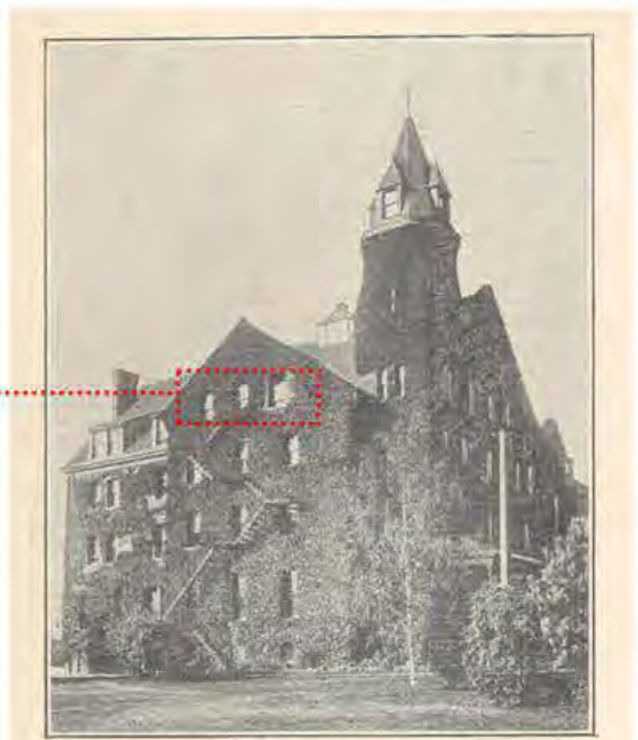
2ND FLOOR
EL. 12' - 0"

1ST FLOOR
EL. 0' - 0"

CELLAR
EL. -12' - 5"



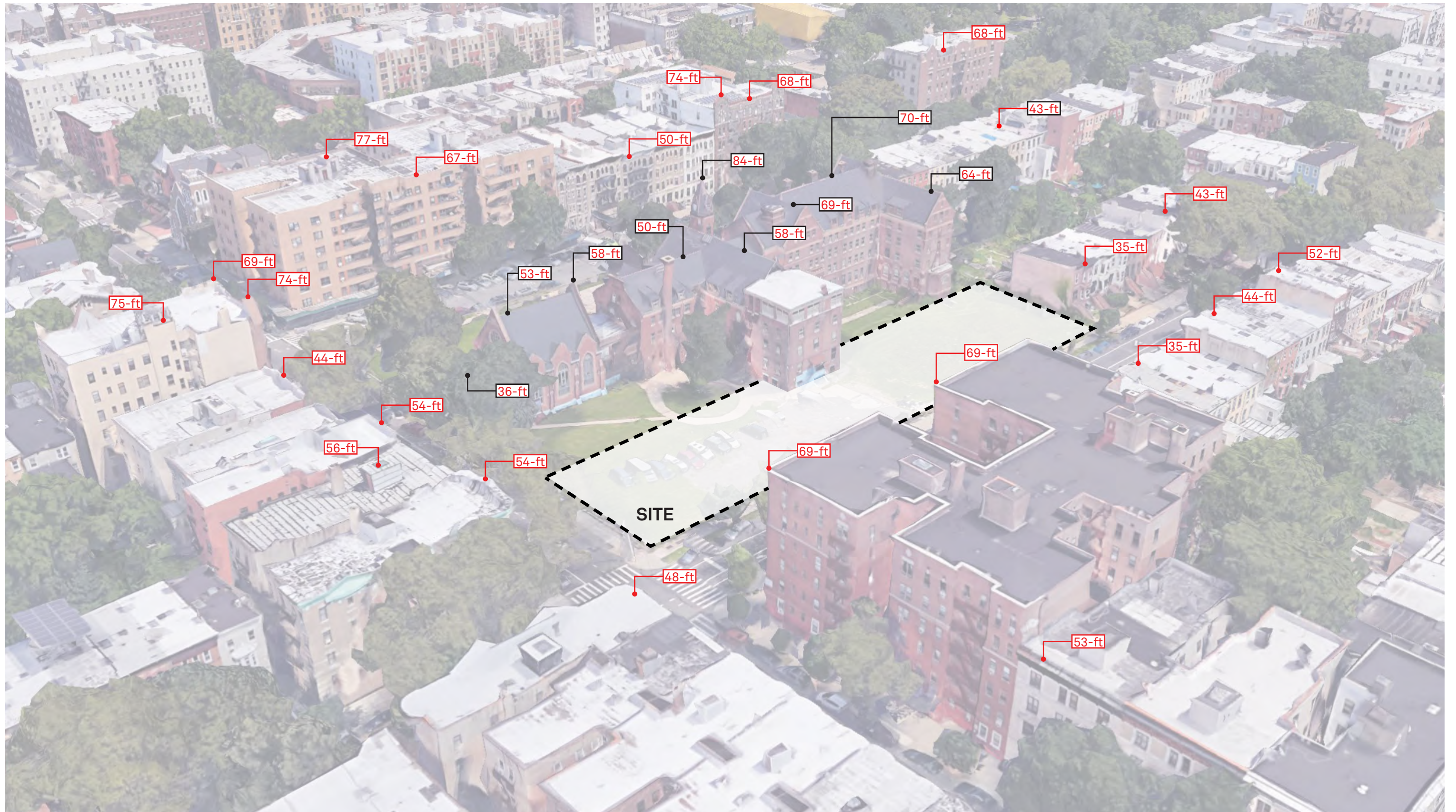
PROPOSED SOUTH ELEVATION

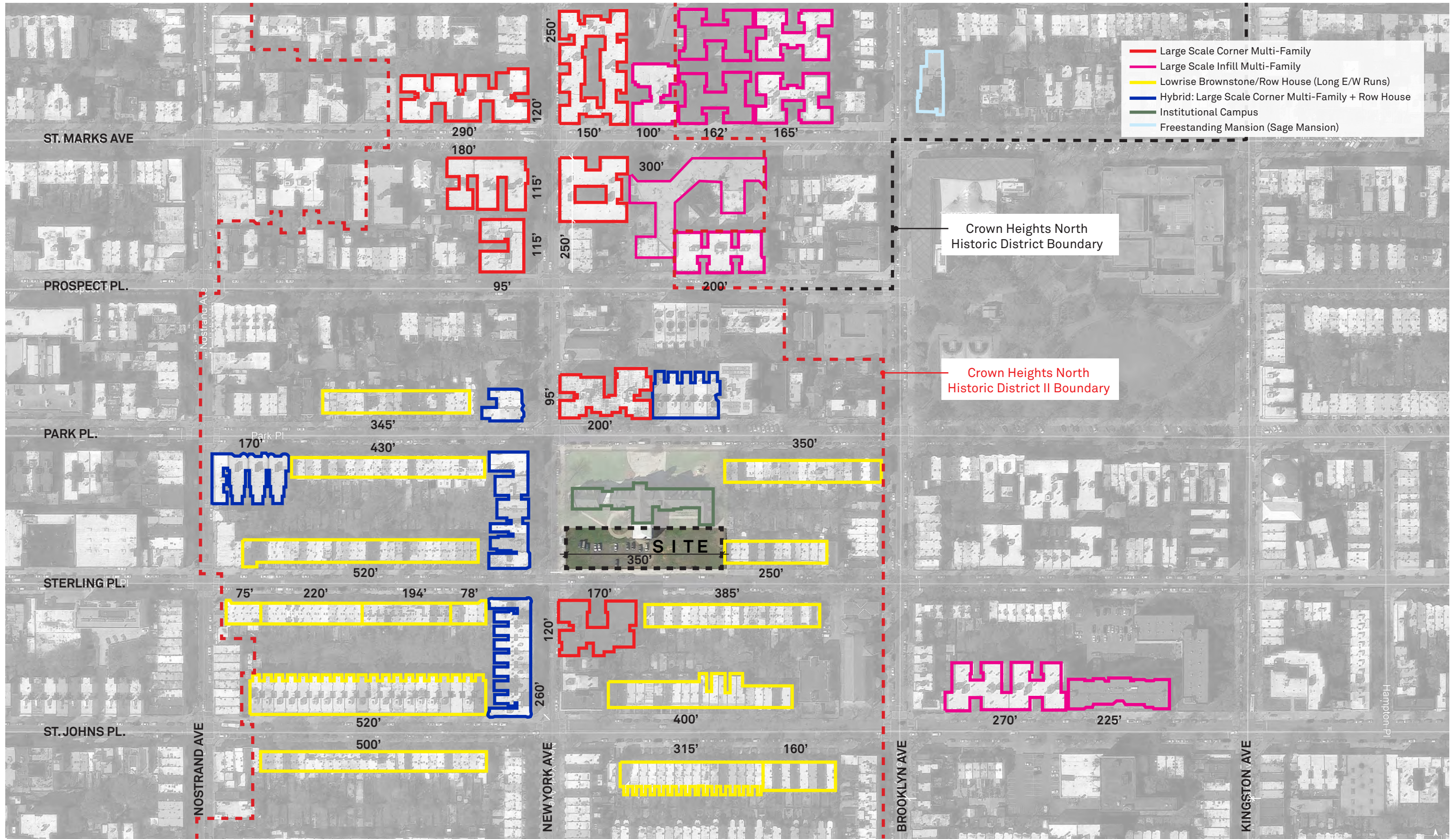


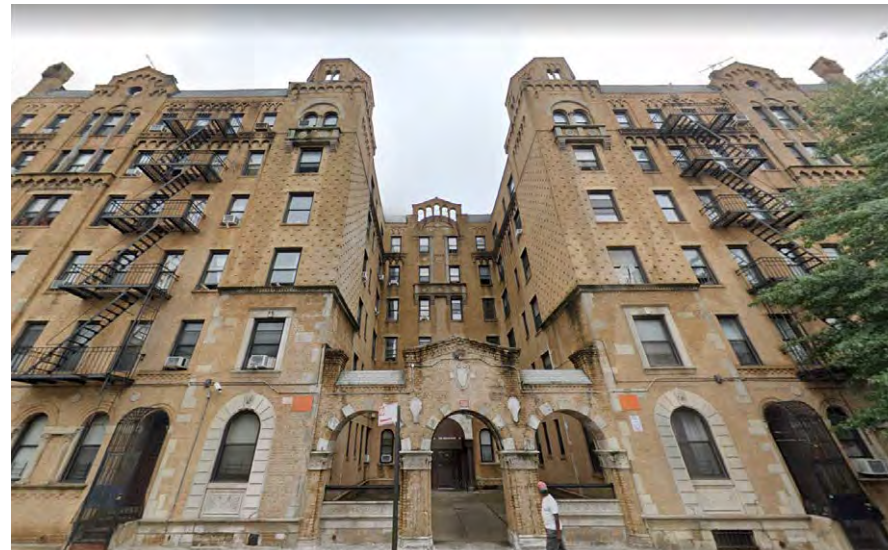
BROOKLYN EAGLE POSTAL CARD, SERIES 53, NO. 316
METHODIST HOME, PARK PLACE.



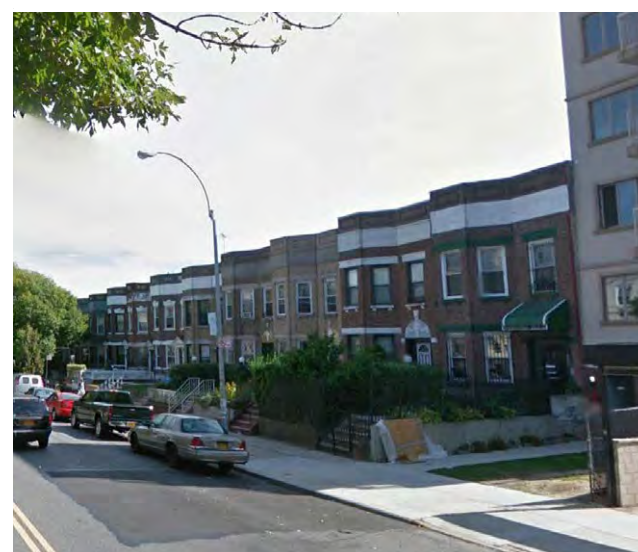
Neighborhood Building Heights and Typologies



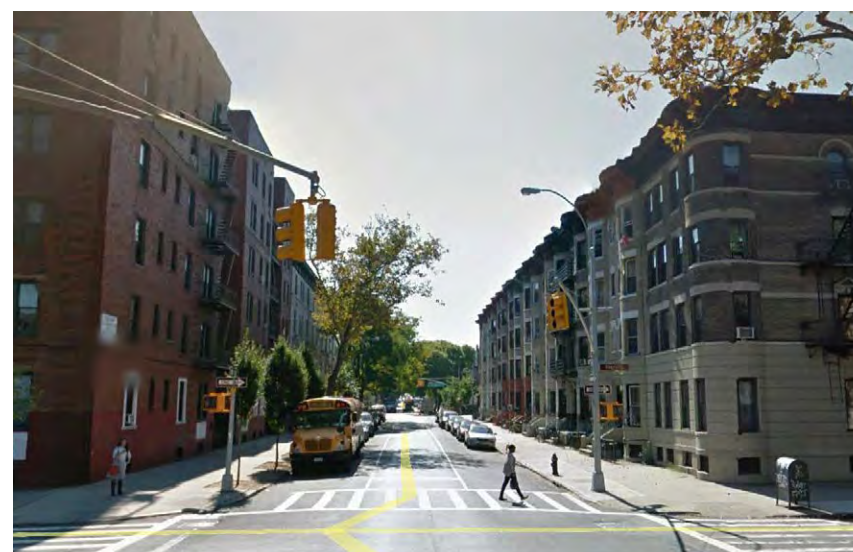




Large Scale Multi-Family



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/igts



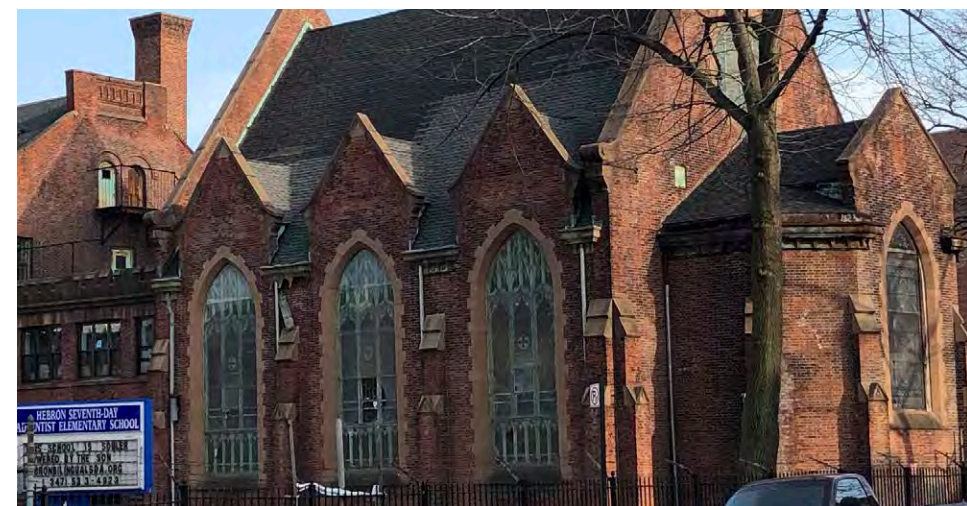
Image Source: www.ennead.com/work/igts

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



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

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



Existing Site Conditions



Existing Site

Allies and Morrison - Boarding House - Brighton College

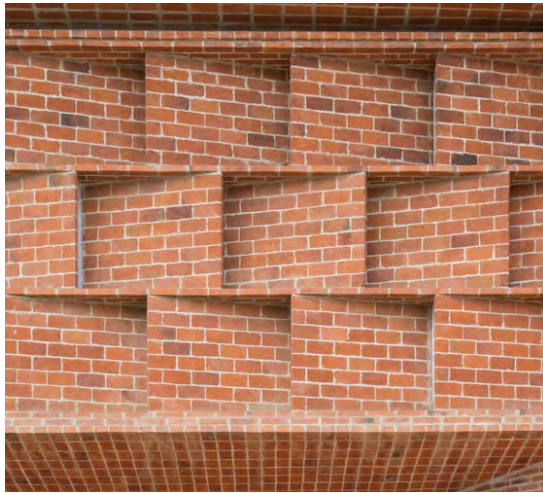


Brickwork

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)

Proposed Building Design

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

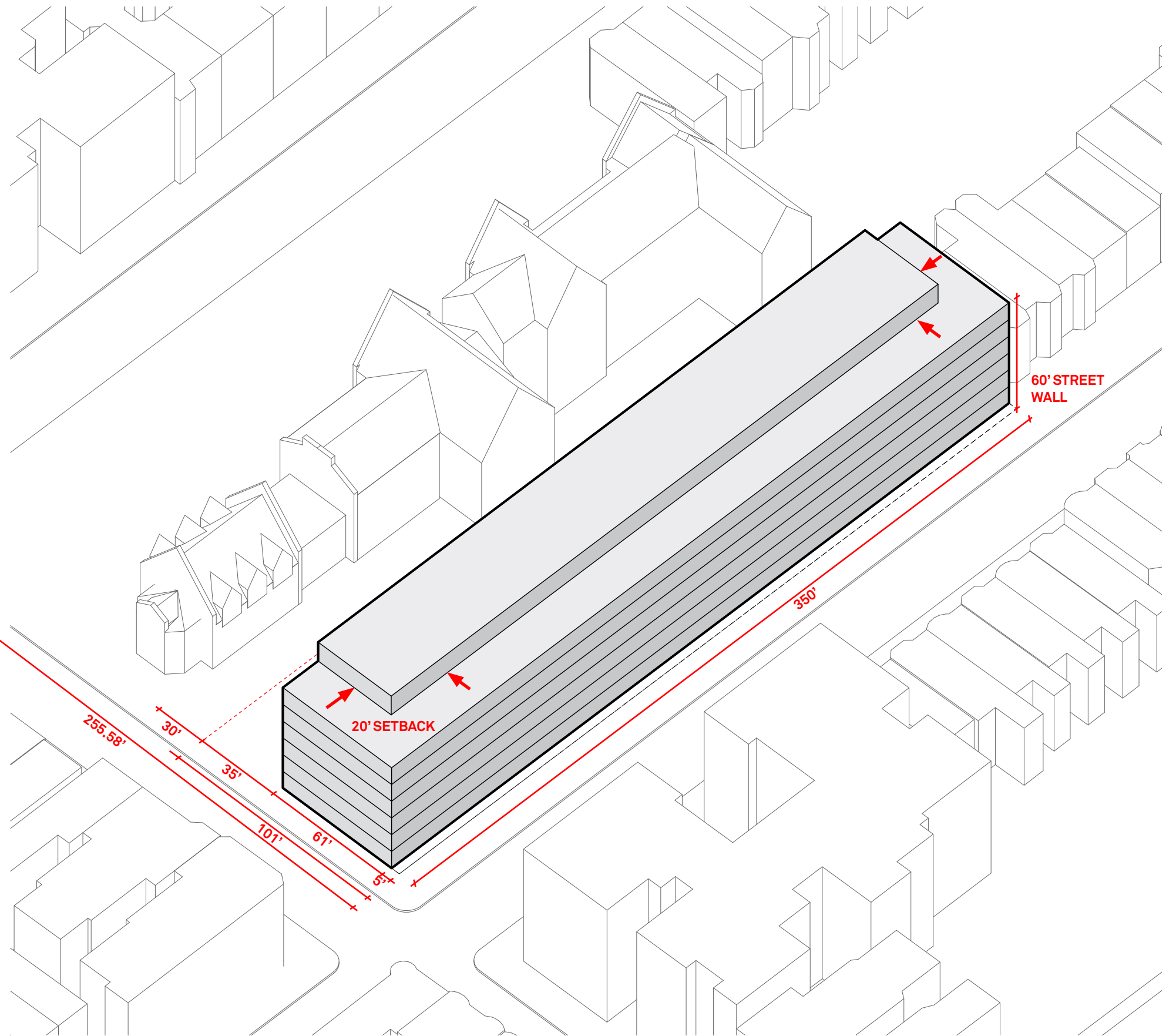
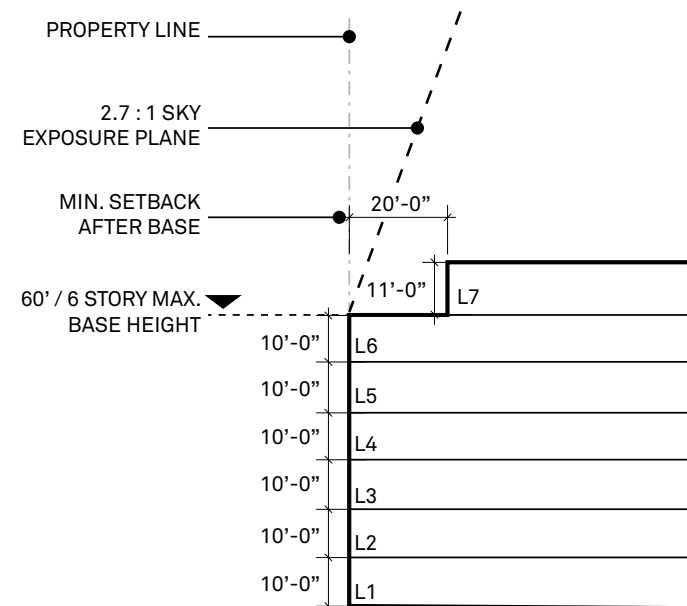
ZONING SUMMARY

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



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

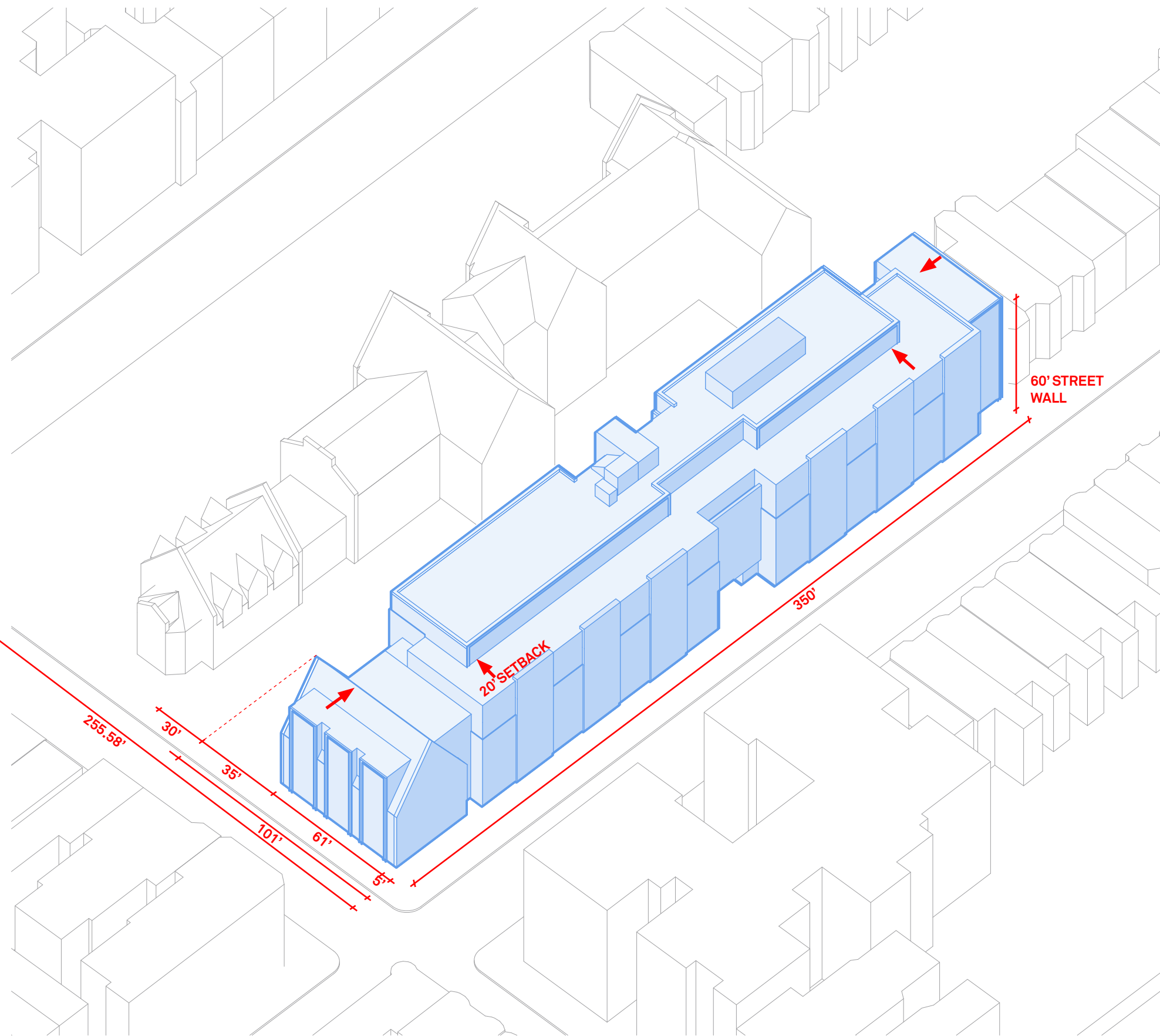
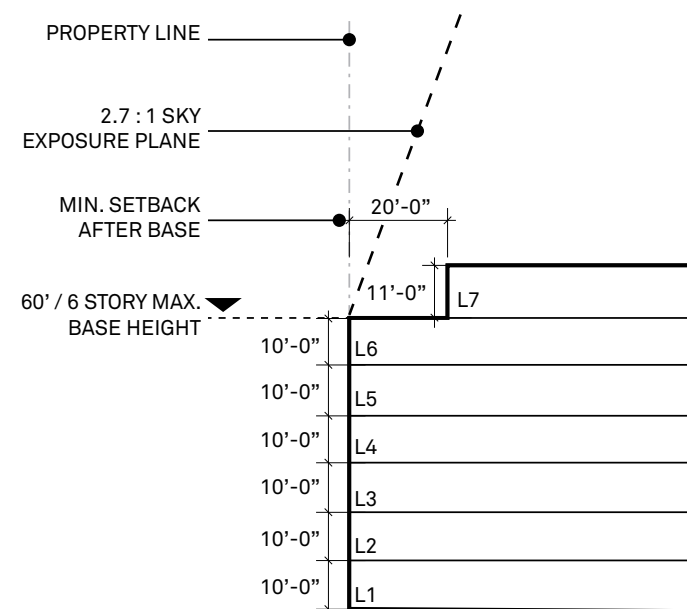
ZONING SUMMARY

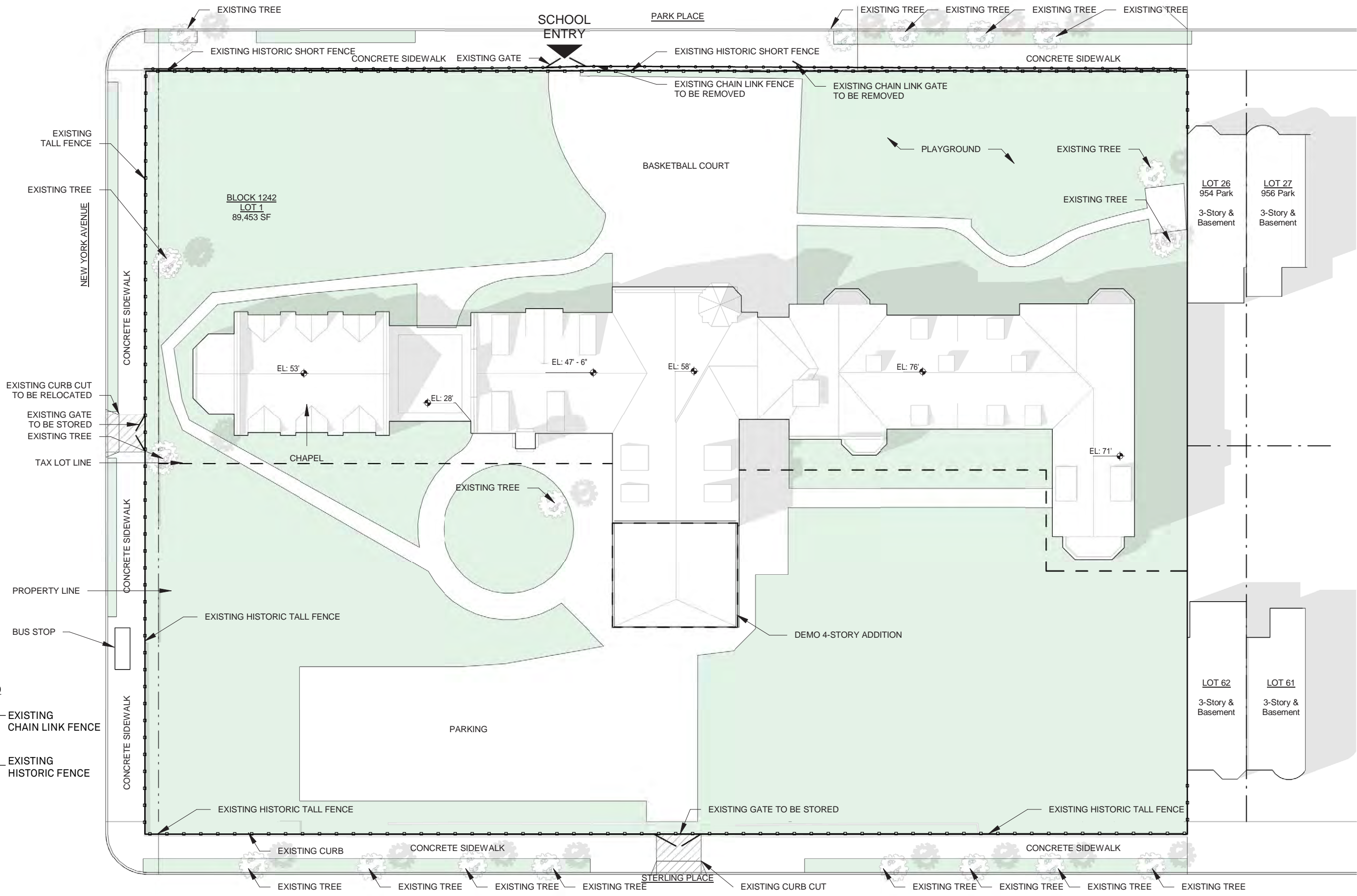
USE REGULATIONS
 RESIDENTIAL: 1-2 ZR 22-10
 COMMUNITY FACILITY: 3-4 ZR 22-10
 COMMERCIAL: NONE

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

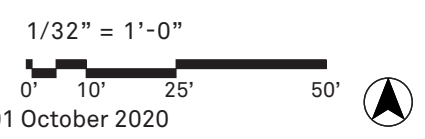
PARKING REGULATIONS
 RESIDENTIAL (HEIGHT FACTOR): 70% OF UNITS ZR 25-23
 COMMUNITY FACILITY: NONE ZR 25-31
 (SCHOOL & HOUSE OF WORSHIP) ZR 25-35



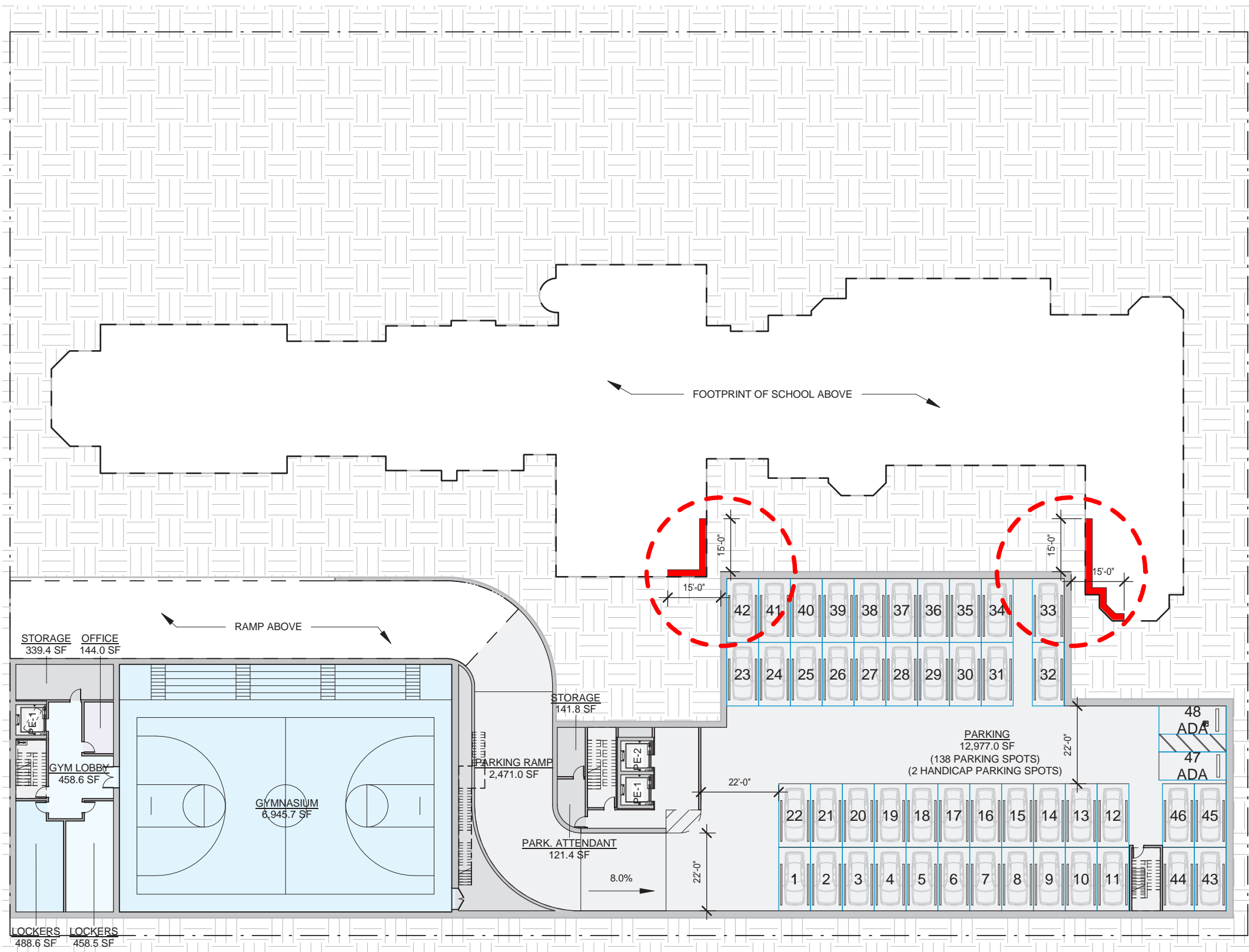


- LEGEND**
- EXISTING CHAIN LINK FENCE
 - EXISTING HISTORIC FENCE

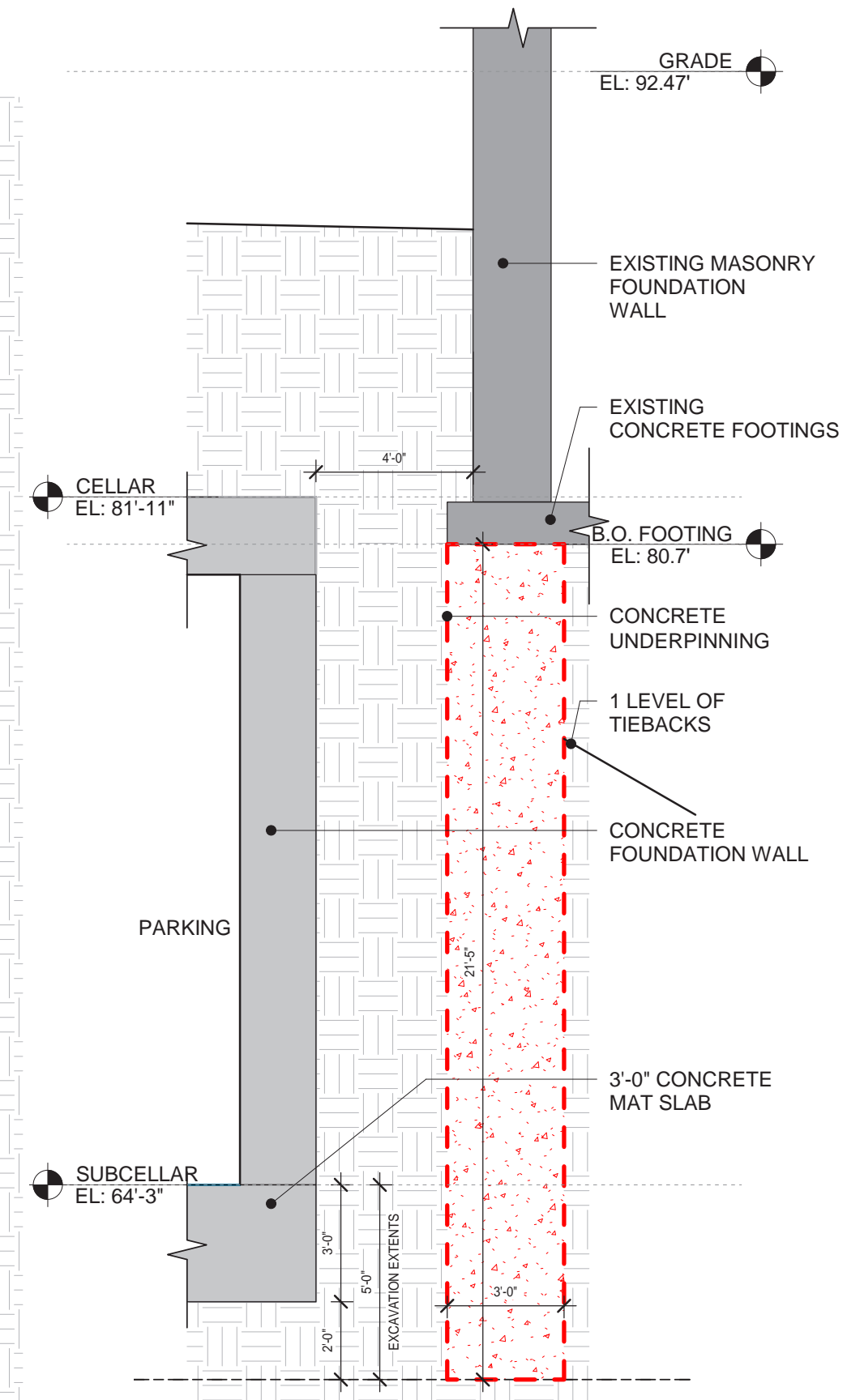
Site Plan - Existing







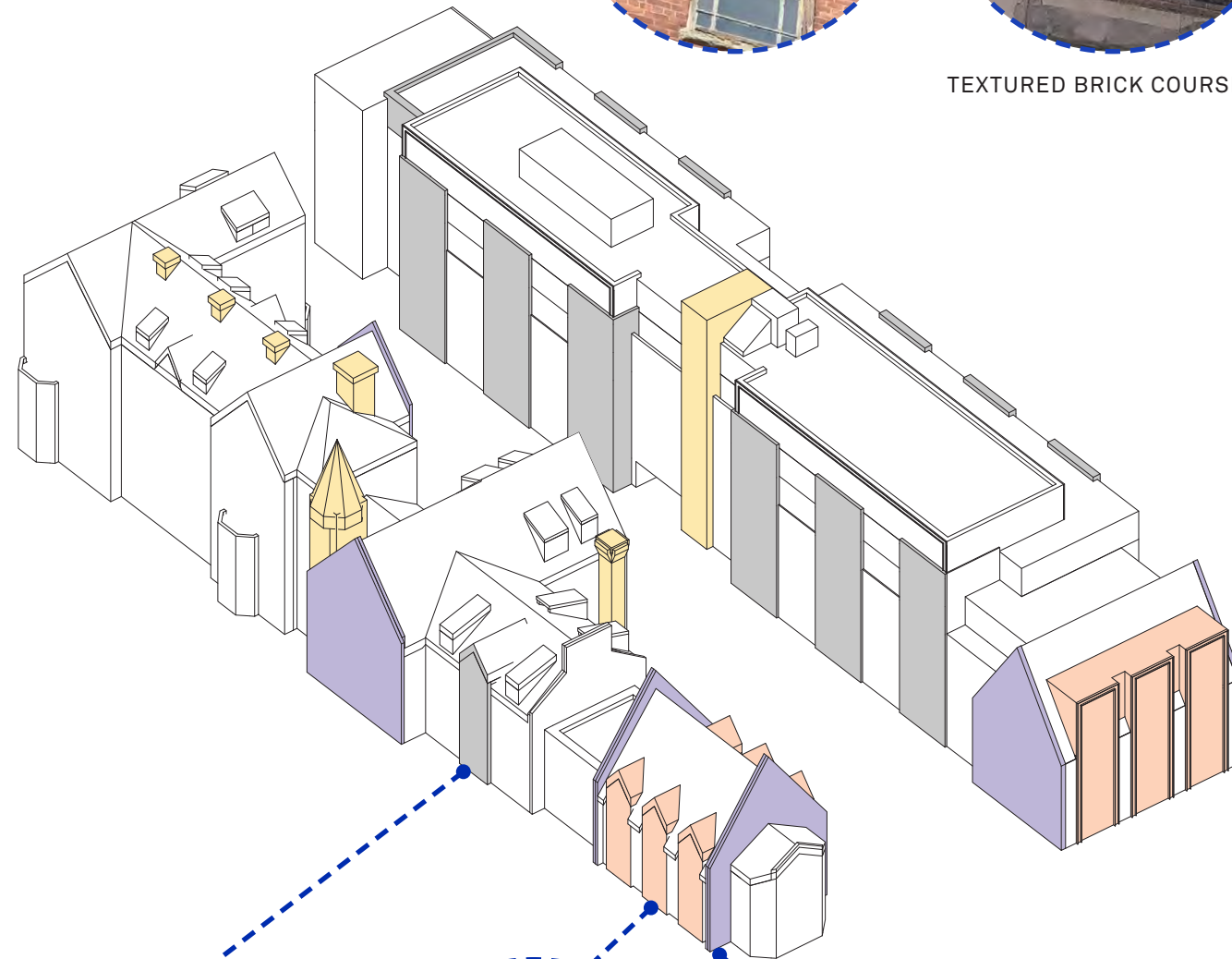
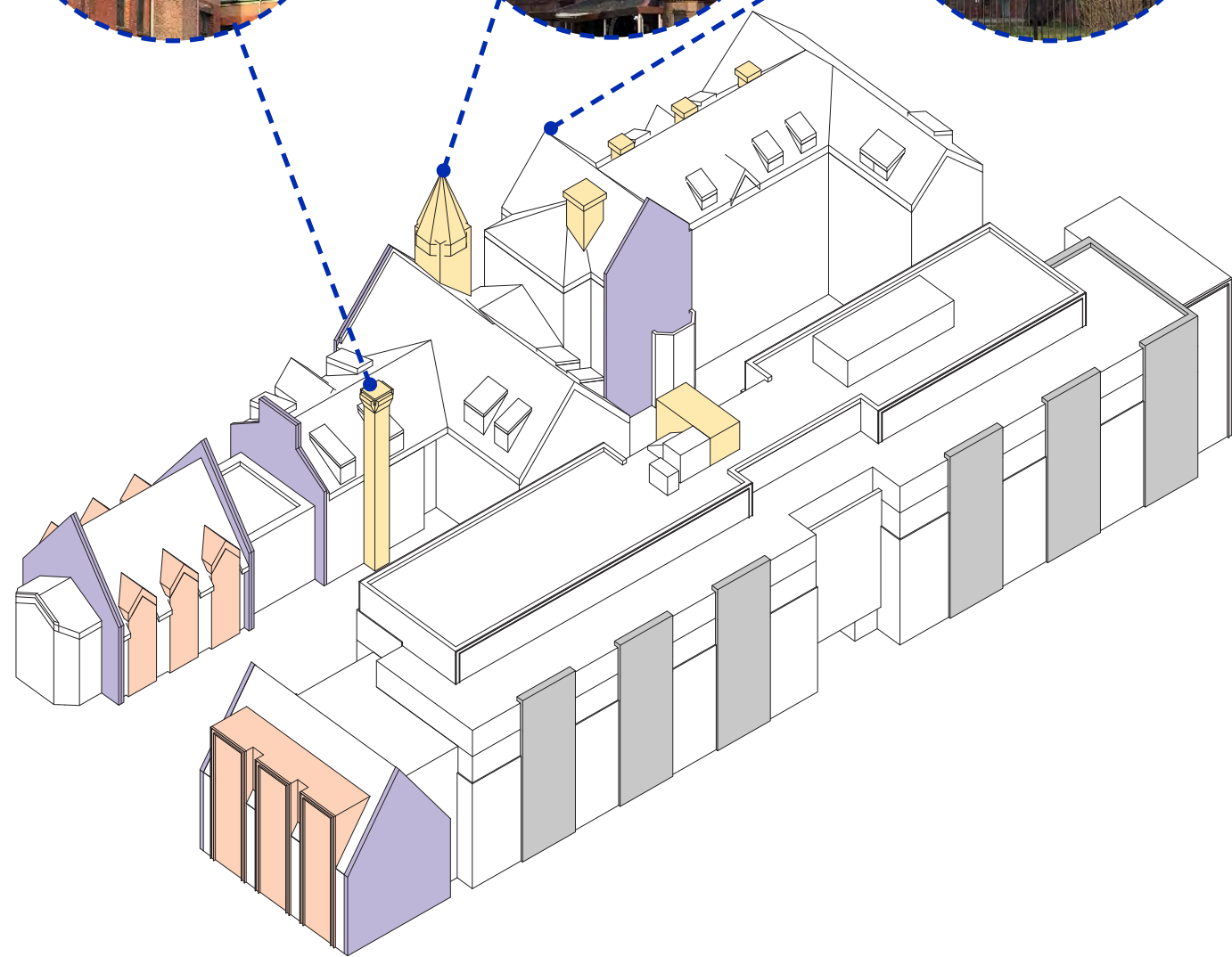
SUB-CELLAR FLOOR PLAN



*NAV88 ELEVATIONS PROVIDED.
ALL EXCAVATION WORK SHALL COMPLY WITH SECTION 216 OF LPC AND DOB TECHNICAL POLICY AND PROCEDURE NOTICE 10/88.



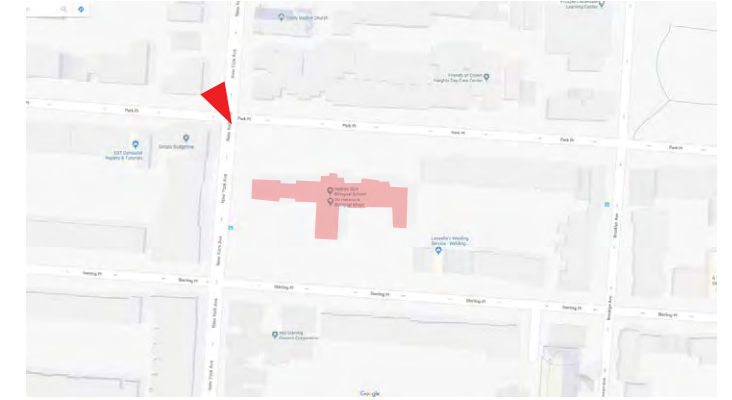
TEXTURED BRICK COURSING

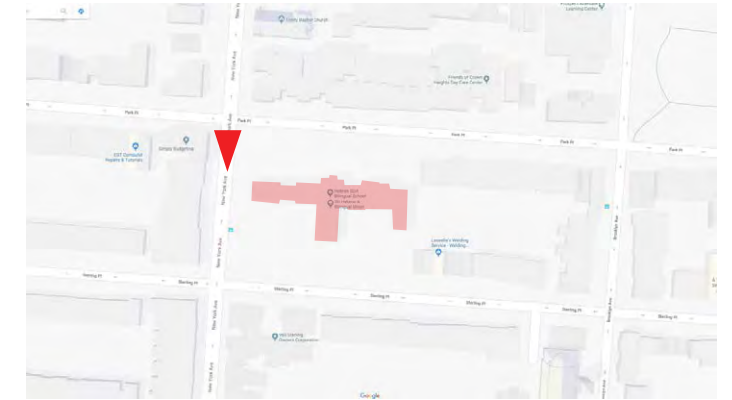


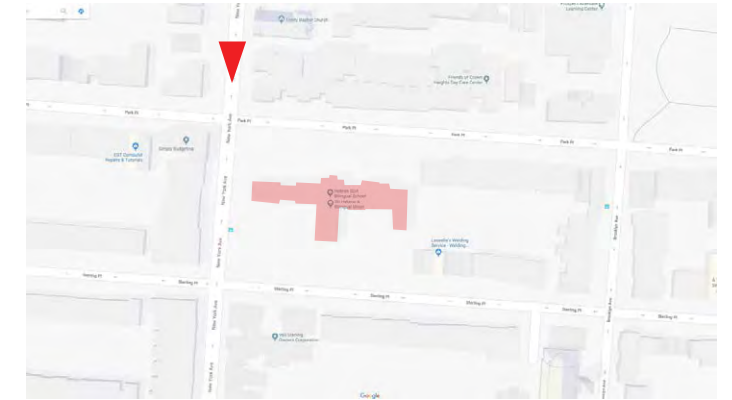
- VERTICAL ELEMENTS
- MASONRY GABLE
- WINDOW DORMERS
- MASONRY PROJECTIONS



Rendered Views

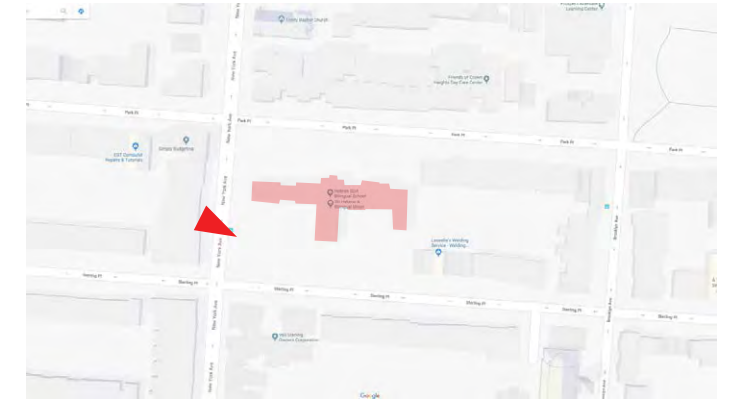


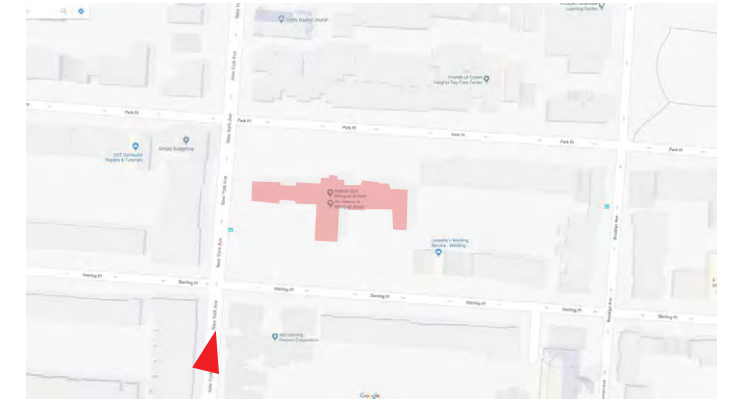


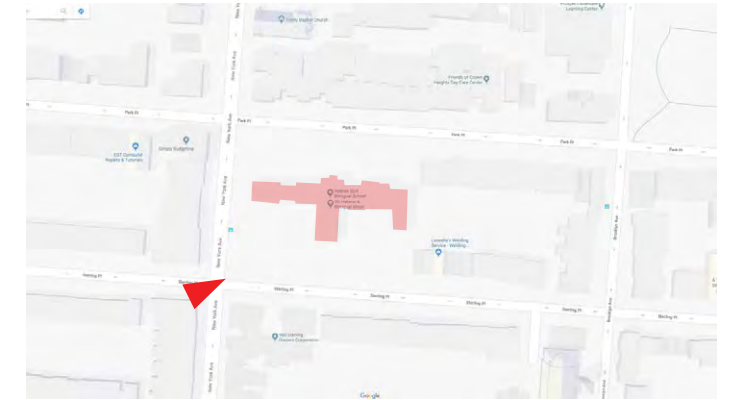


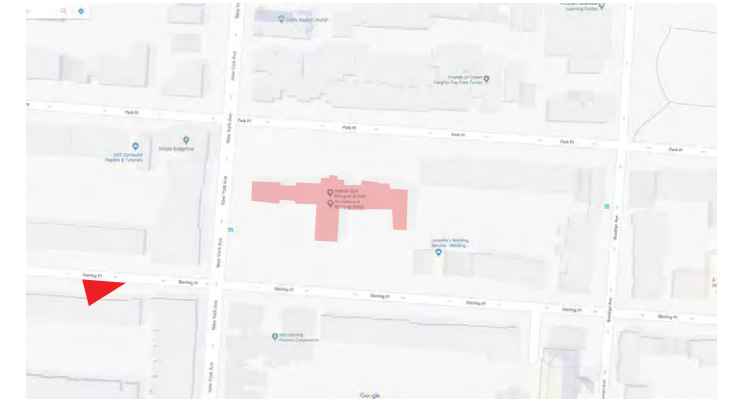
LEGEND

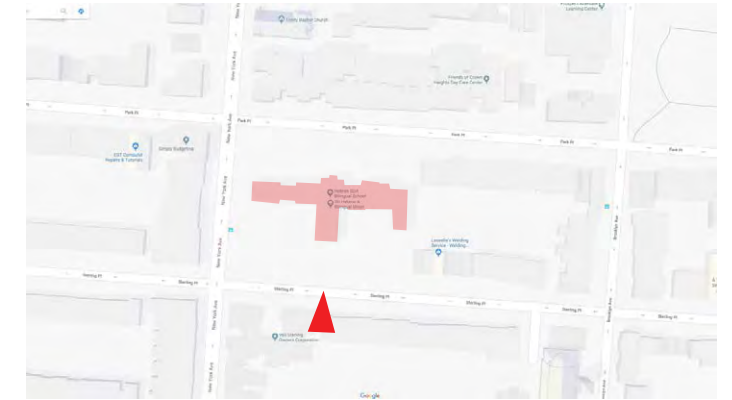
- PROPOSED BUILDING
- EXISTING CHURCH



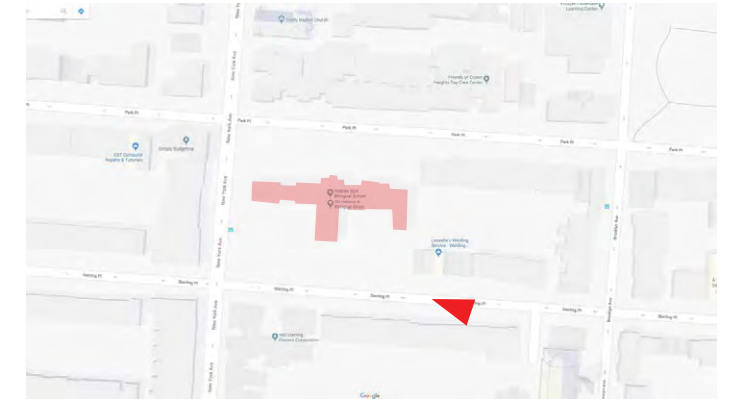


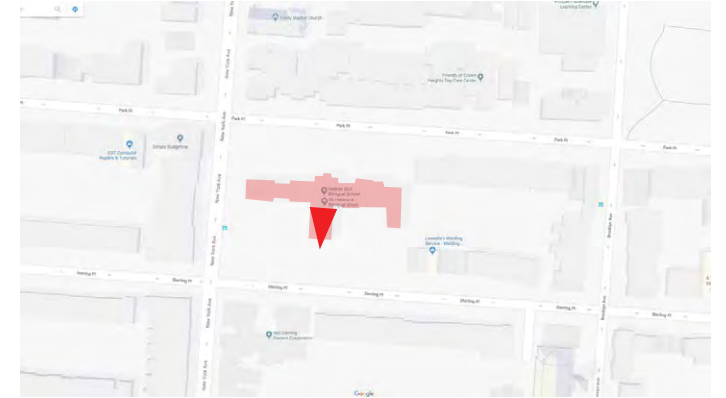


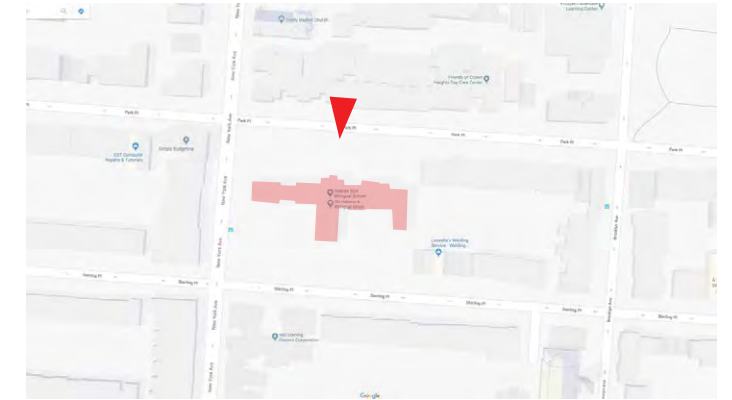


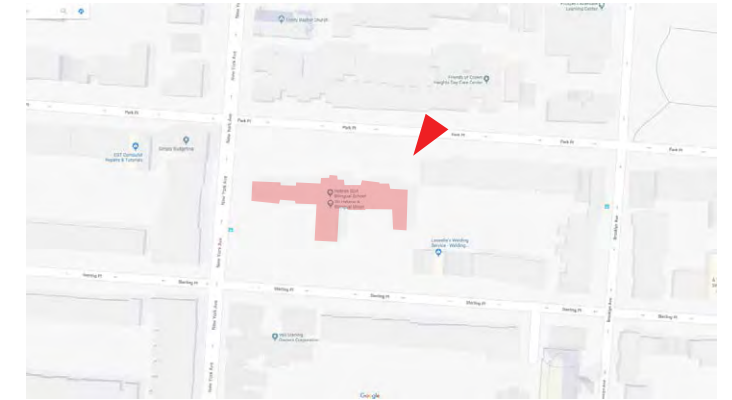






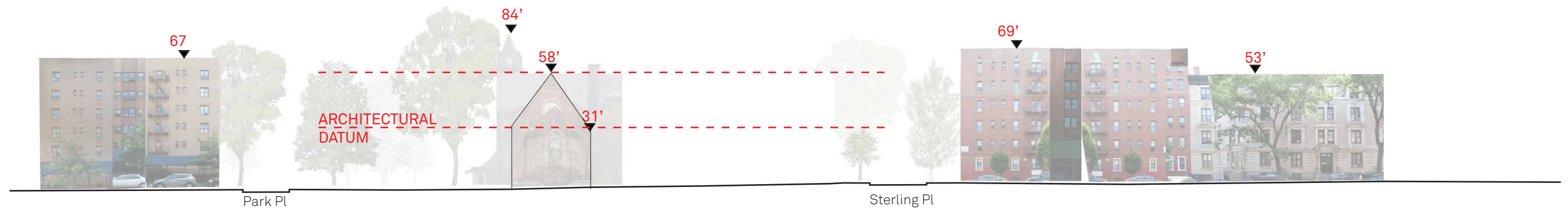




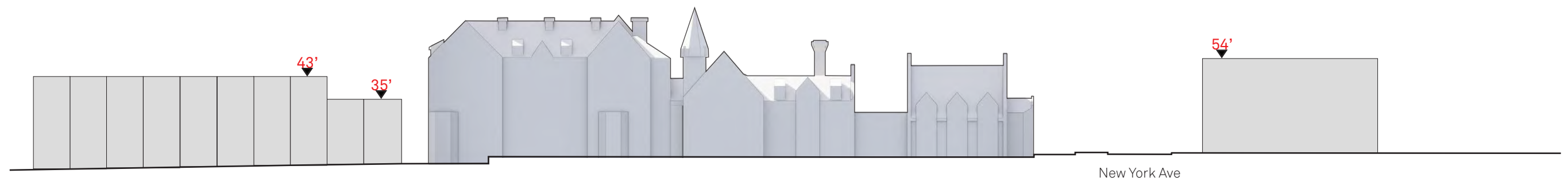




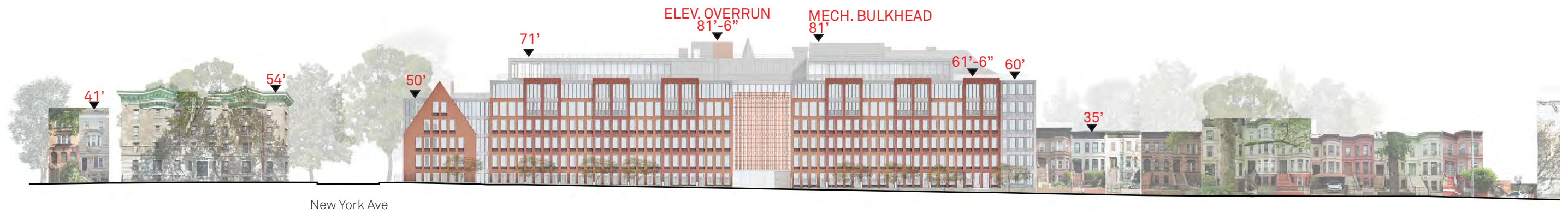
Sterling Place Elevation



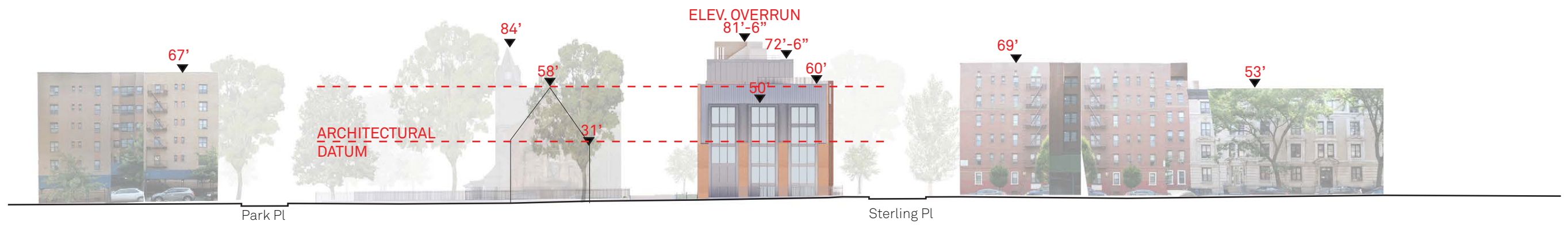
New York Ave Elevation



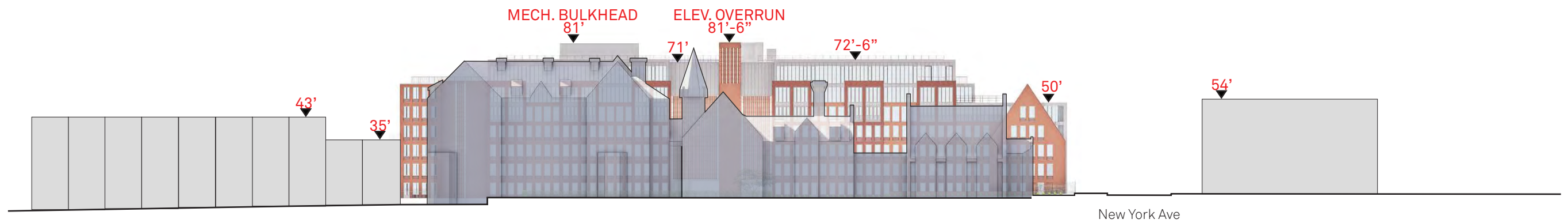
Park Place Elevation



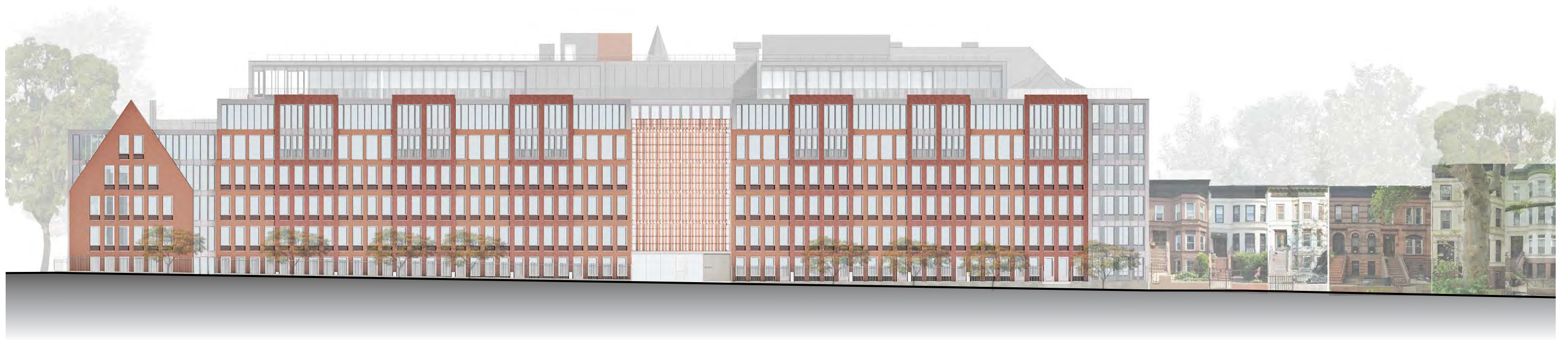
Sterling Place Elevation



New York Ave Elevation

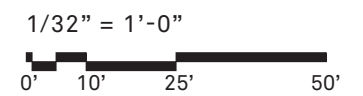


Park Place Elevation



South Elevation

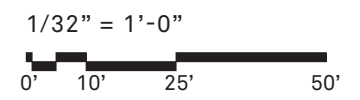
Community Board 8 Land Use Committee Design Presentation / 01 October 2020

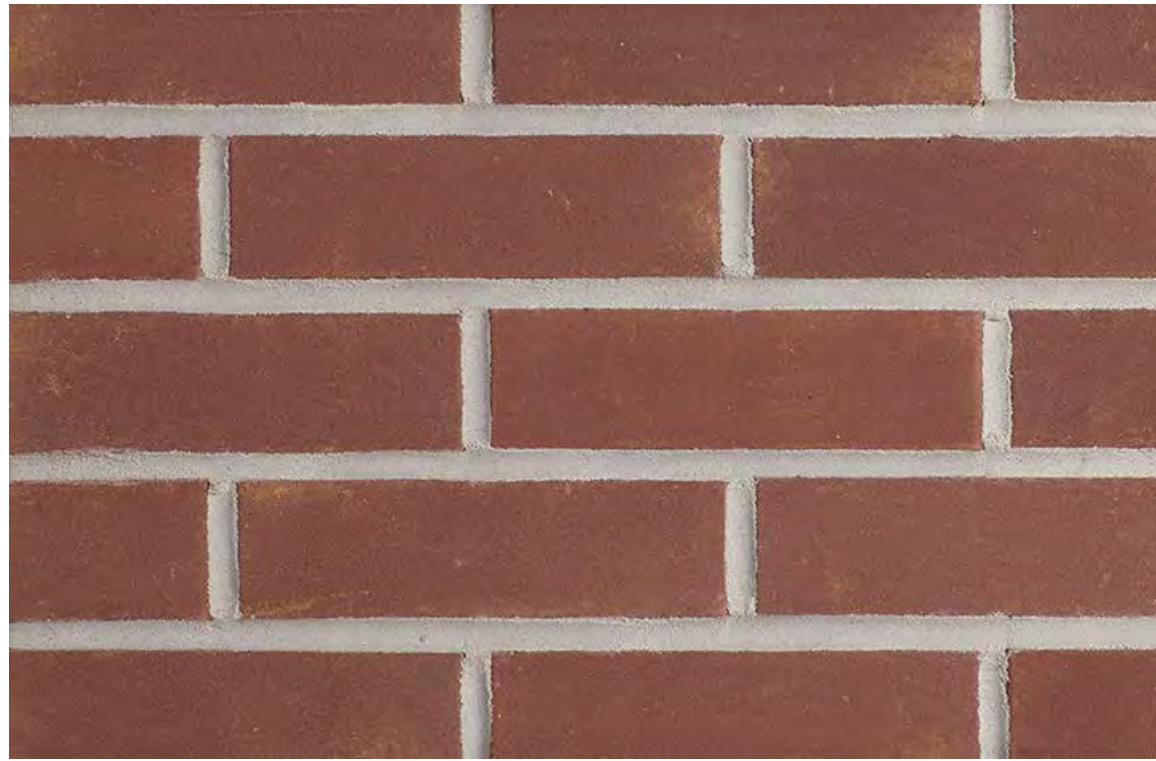




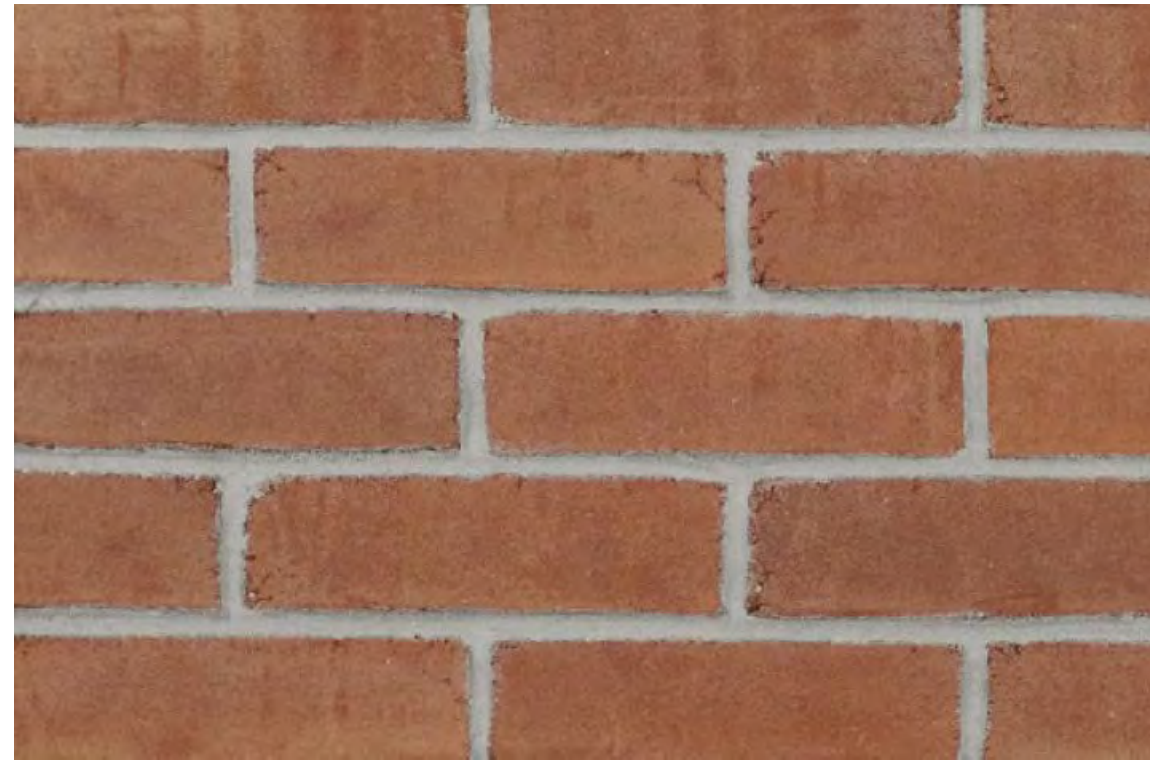
North Elevation

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

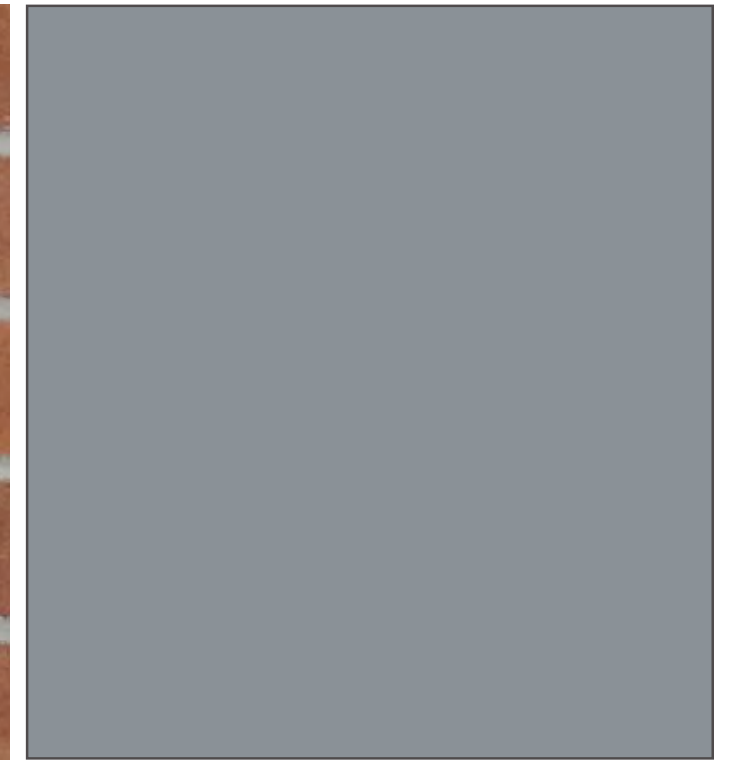




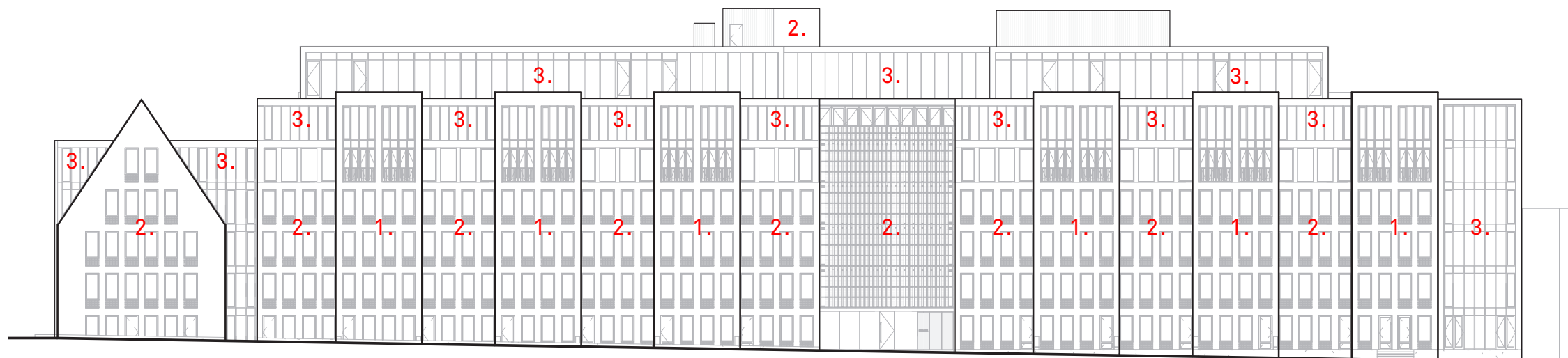
1. GLEN-GERY - CRAFTON REDBURN BRICK



2. GLEN-GERY - 26-HB REDBURN BRICK



3. GRAY METAL PPG - Dark Stone Gray



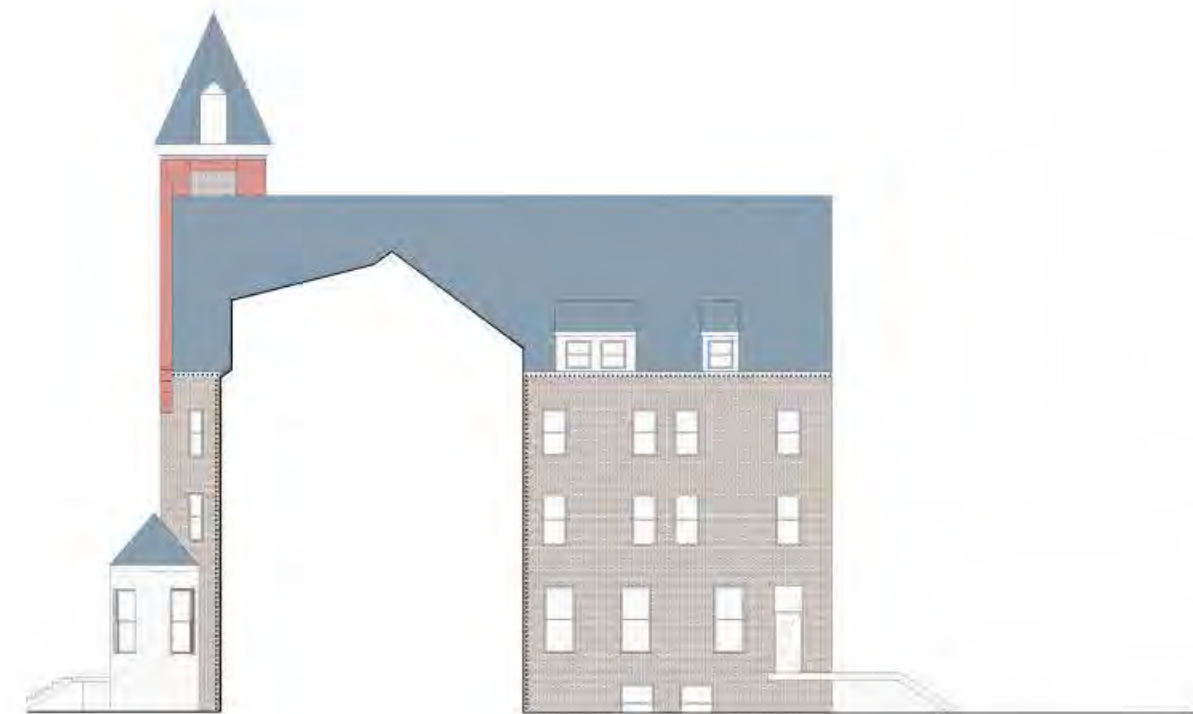


Thank You!

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



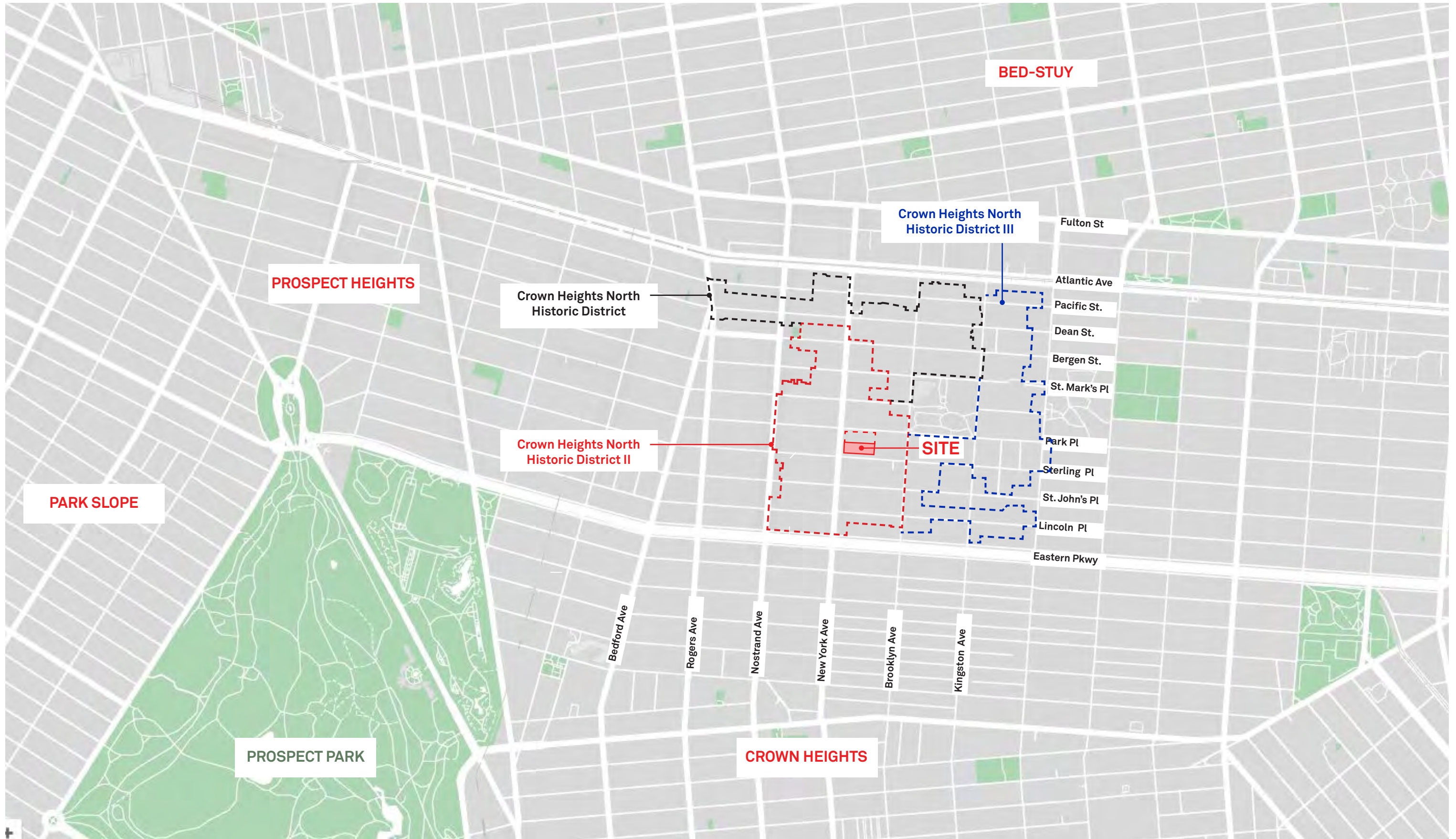
EAST SECTION REMOVAL



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

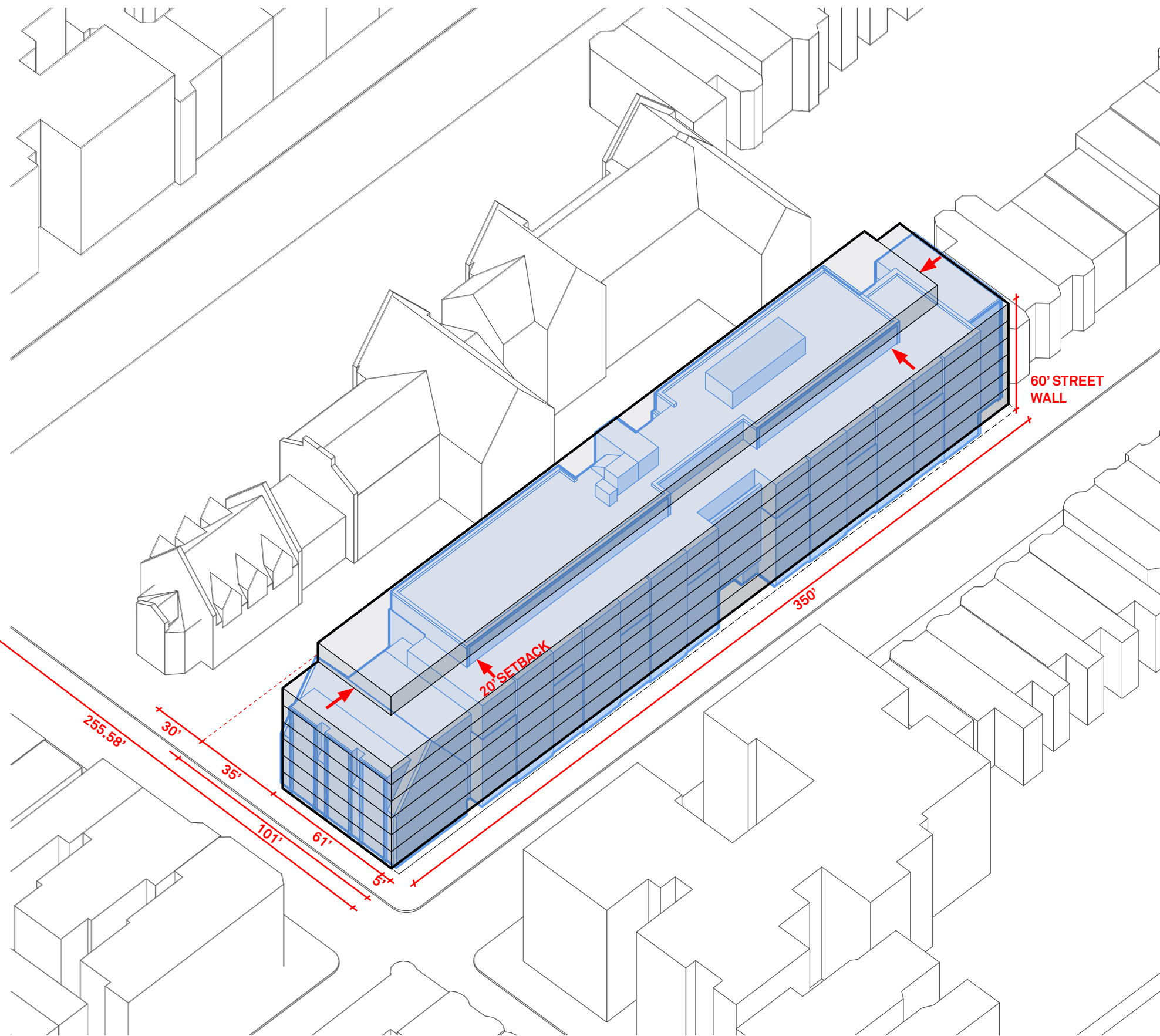
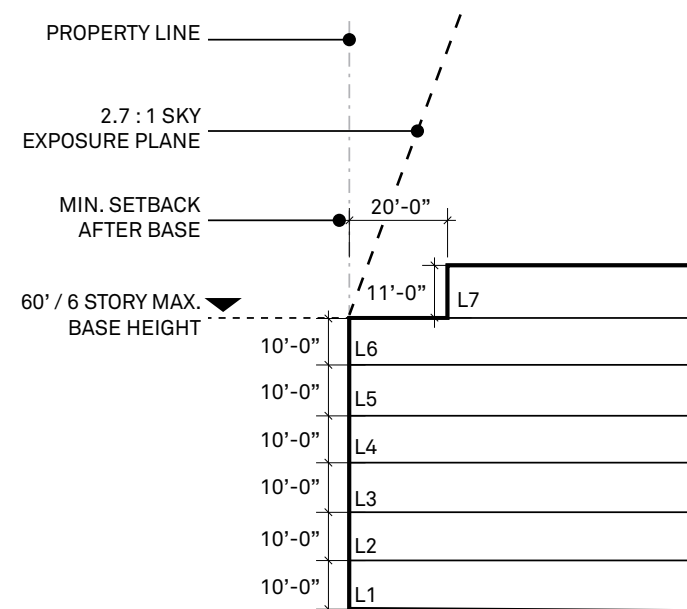
ZONING SUMMARY

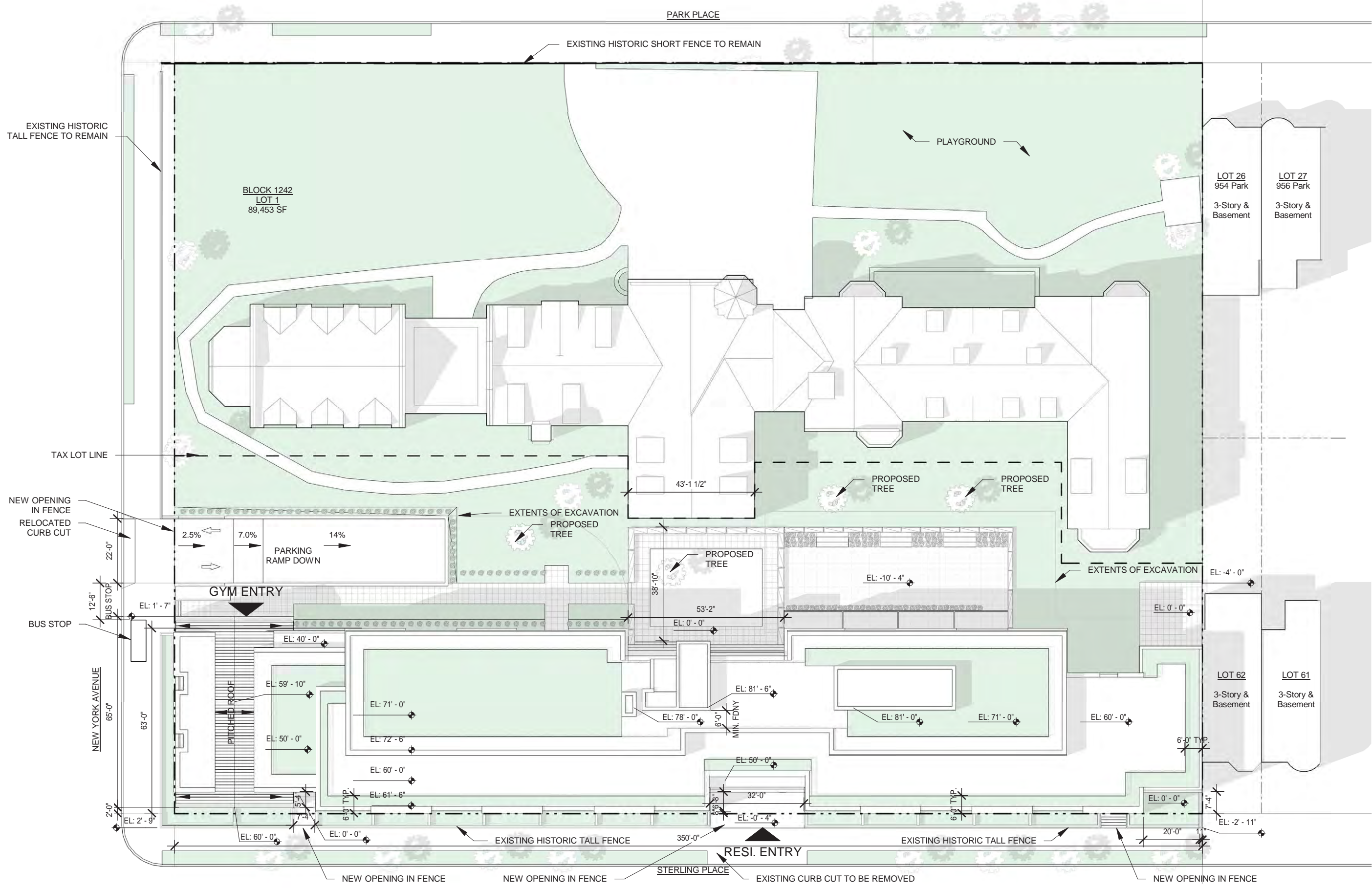
USE REGULATIONS
 RESIDENTIAL: 1-2 ZR 22-10
 COMMUNITY FACILITY: 3-4 ZR 22-10
 COMMERCIAL: NONE

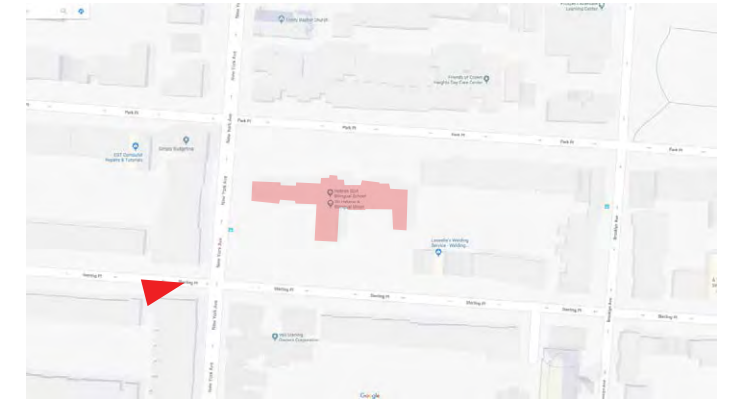
FLOOR AREA REGULATIONS
 MAX. RESI. FAR (HEIGHT FACTOR/ 5): 2.02 ZR 23-151
 MAX. RESI. ZFA (HEIGHT FACTOR/ 5): 180,695 SF
 MAX. COMM. FAC. FAR: 4.80 ZR 24-11
 MAX. COMM. FAC. ZFA: 429,374 SF

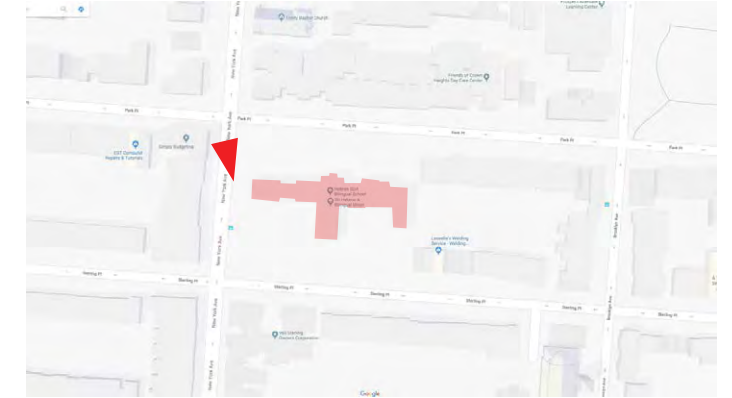
HEIGHT & LOT COVERAGE REGULATIONS (HEIGHT FACTOR OF 5)
 MAX BASE HEIGHT: LESSER 60' OR 6 ST. ZR 23-641
 MIN. SETBACK ABOVE 60': 20' ZR 23-641
 SKY EXPOSURE PLANE ABOVE 60': 2.7 TO 1 ZR 23-641

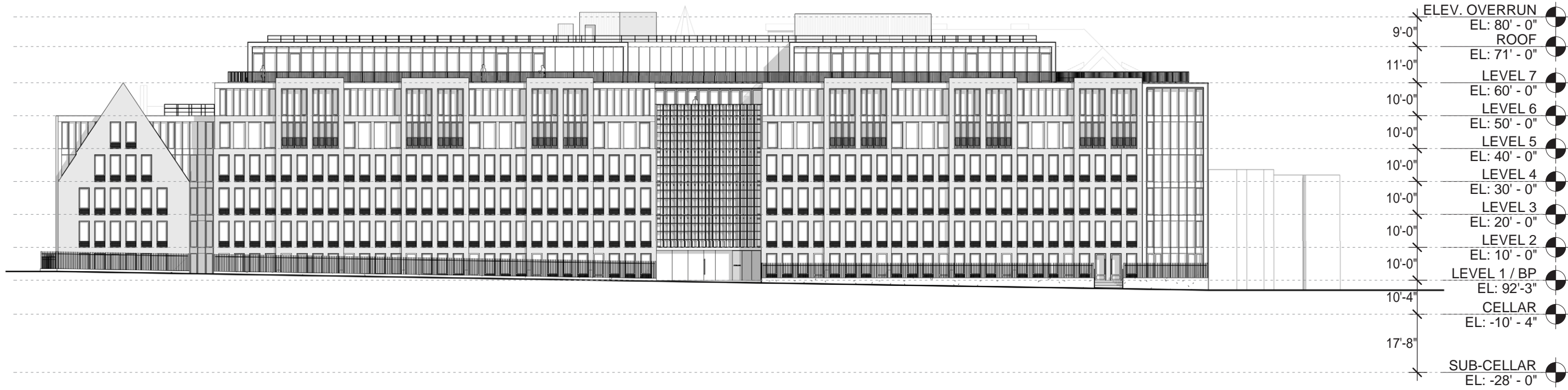
PARKING REGULATIONS
 RESIDENTIAL (HEIGHT FACTOR): 70% OF UNITS ZR 25-23
 COMMUNITY FACILITY: NONE ZR 25-31
 (SCHOOL & HOUSE OF WORSHIP) ZR 25-35



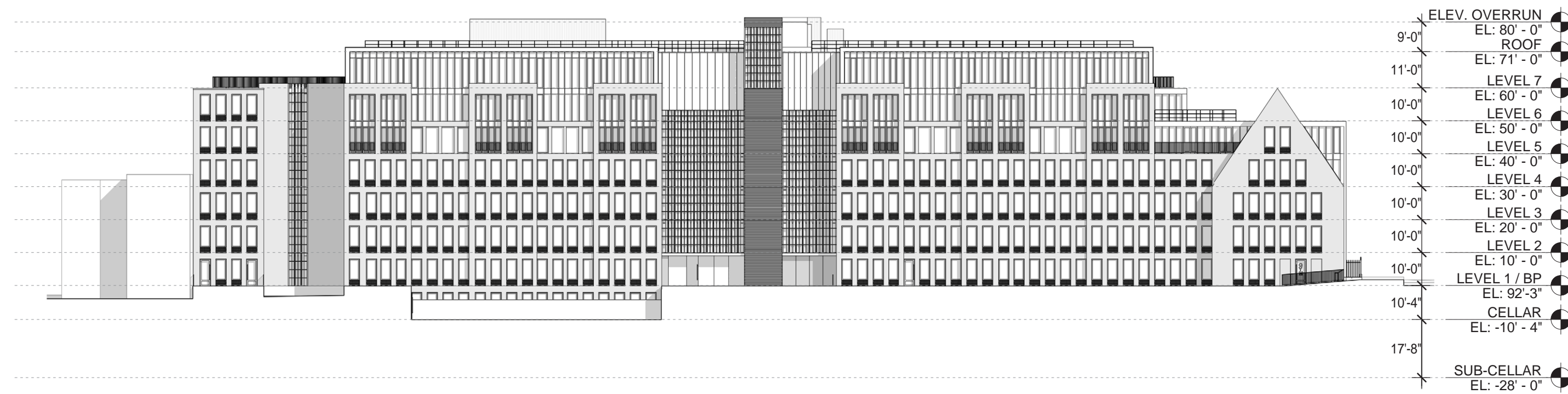




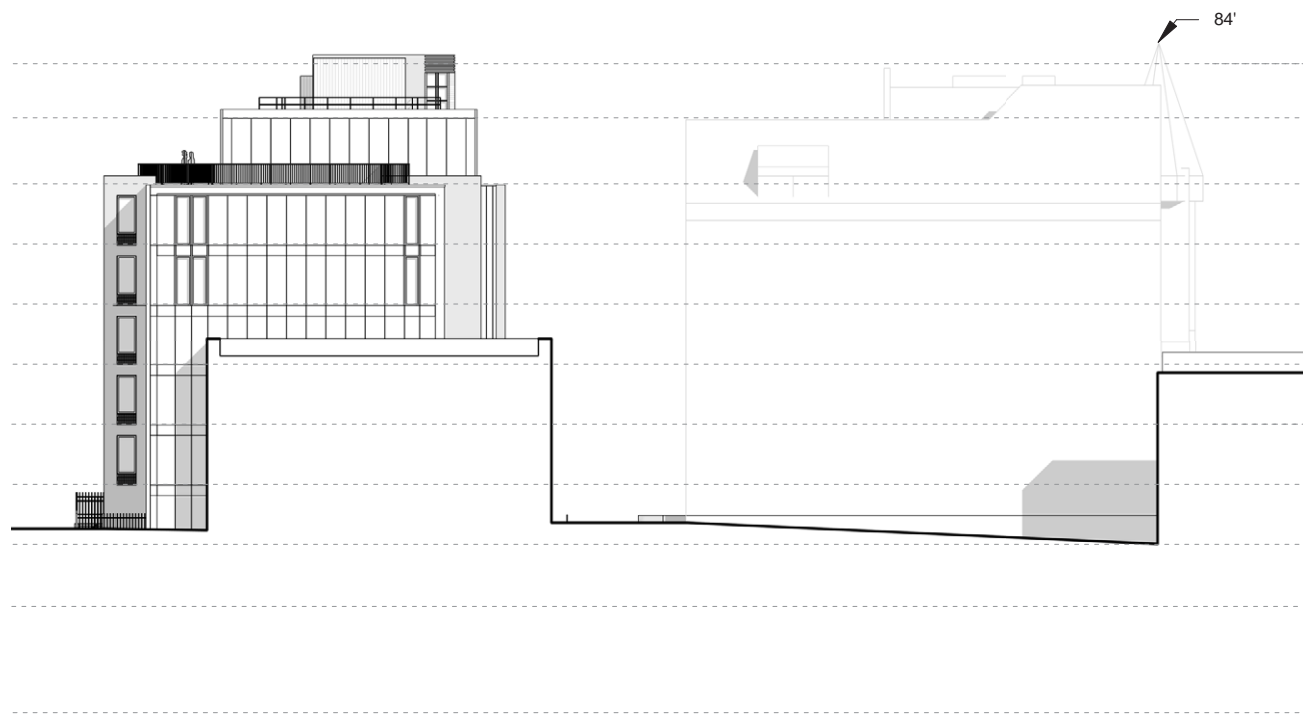




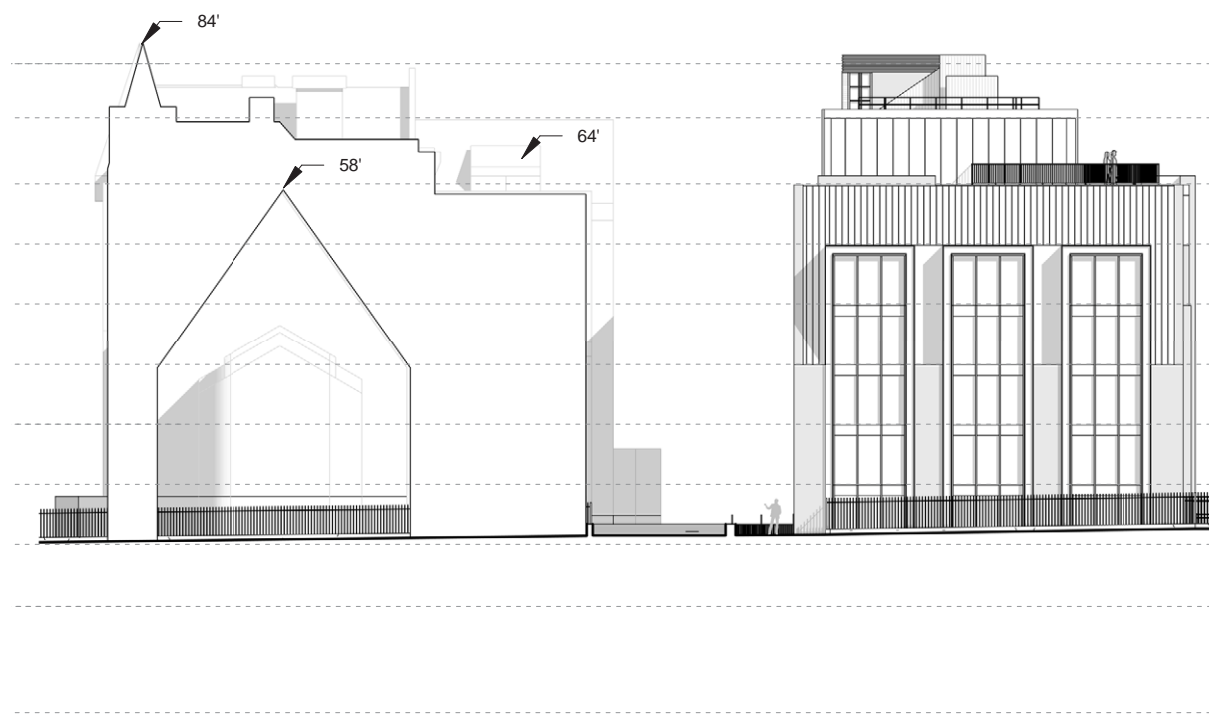
SOUTH ELEVATION



NORTH ELEVATION

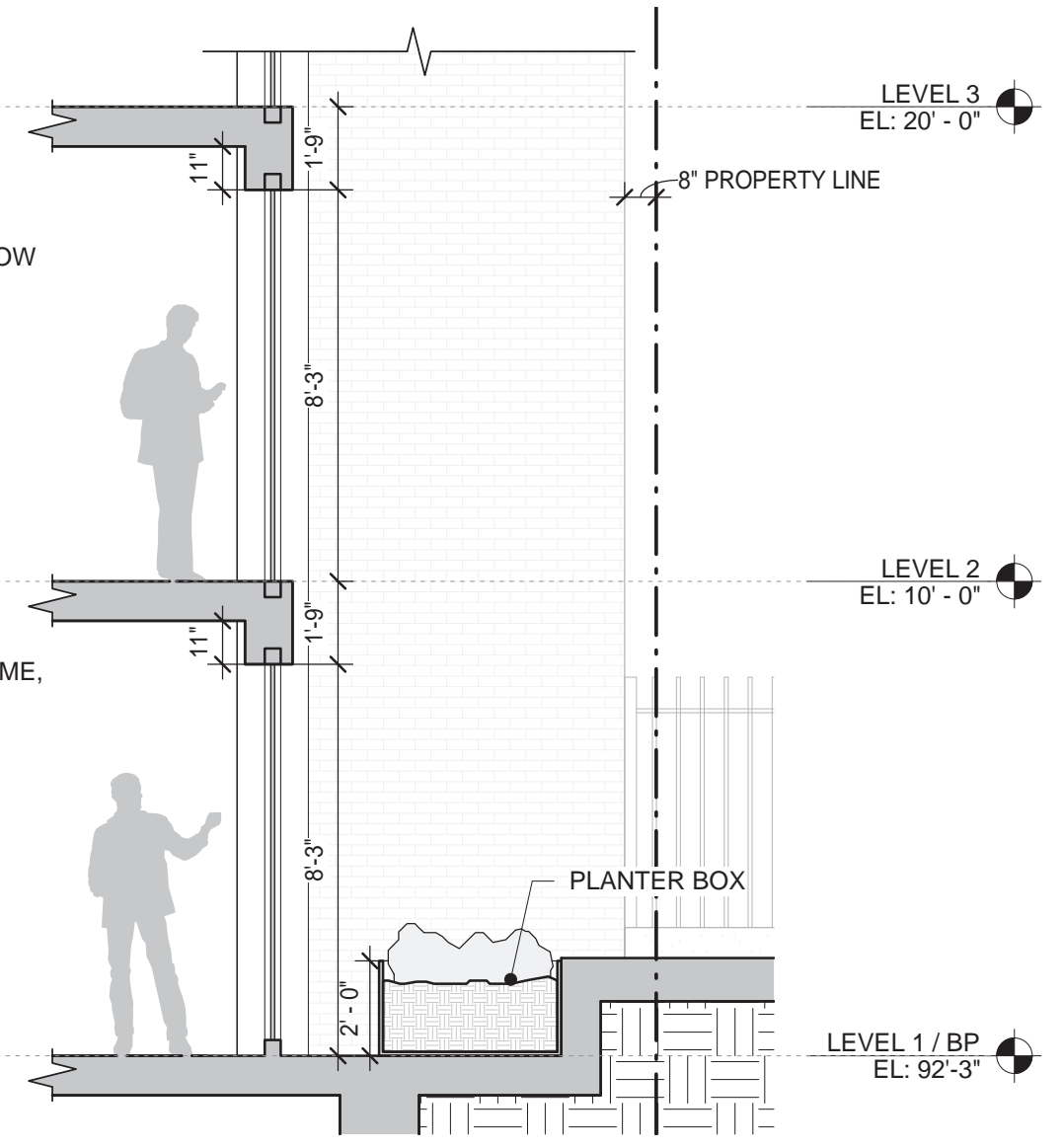


EVATION



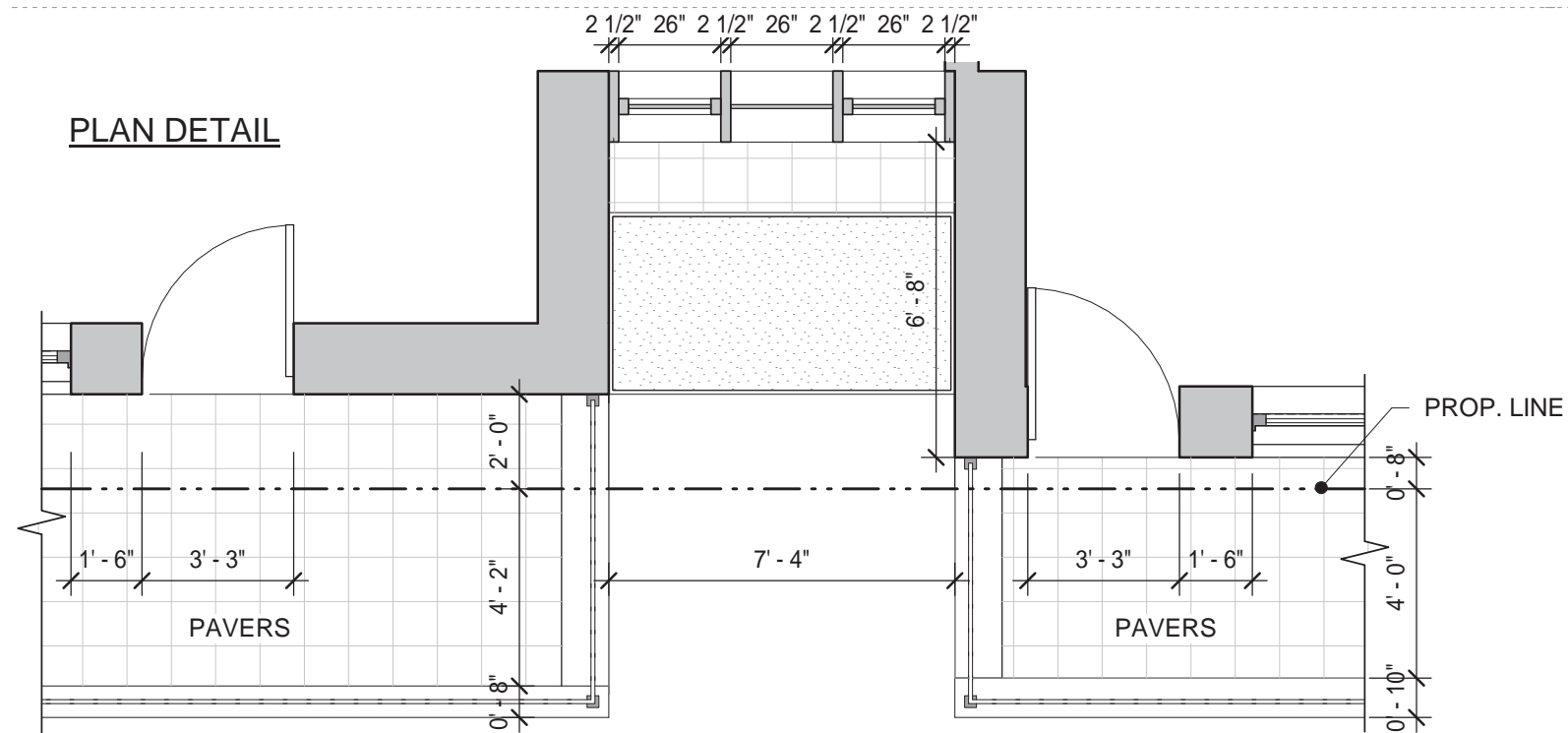
WEST ELEVATION

80'-0"	ELEV. OVERRUN	●
71'-0"	ROOF	●
60'-0"	LEVEL 7	●
50'-0"	LEVEL 6	●
40'-0"	LEVEL 5	●
30'-0"	LEVEL 4	●
20'-0"	LEVEL 3	●
10'-0"	LEVEL 2	●
92'-3"	LEVEL 1 / BP	●
-10'-4"	CELLAR	●
-28'-0"	SUB-CELLAR	●



ENLARGED ELEVATION

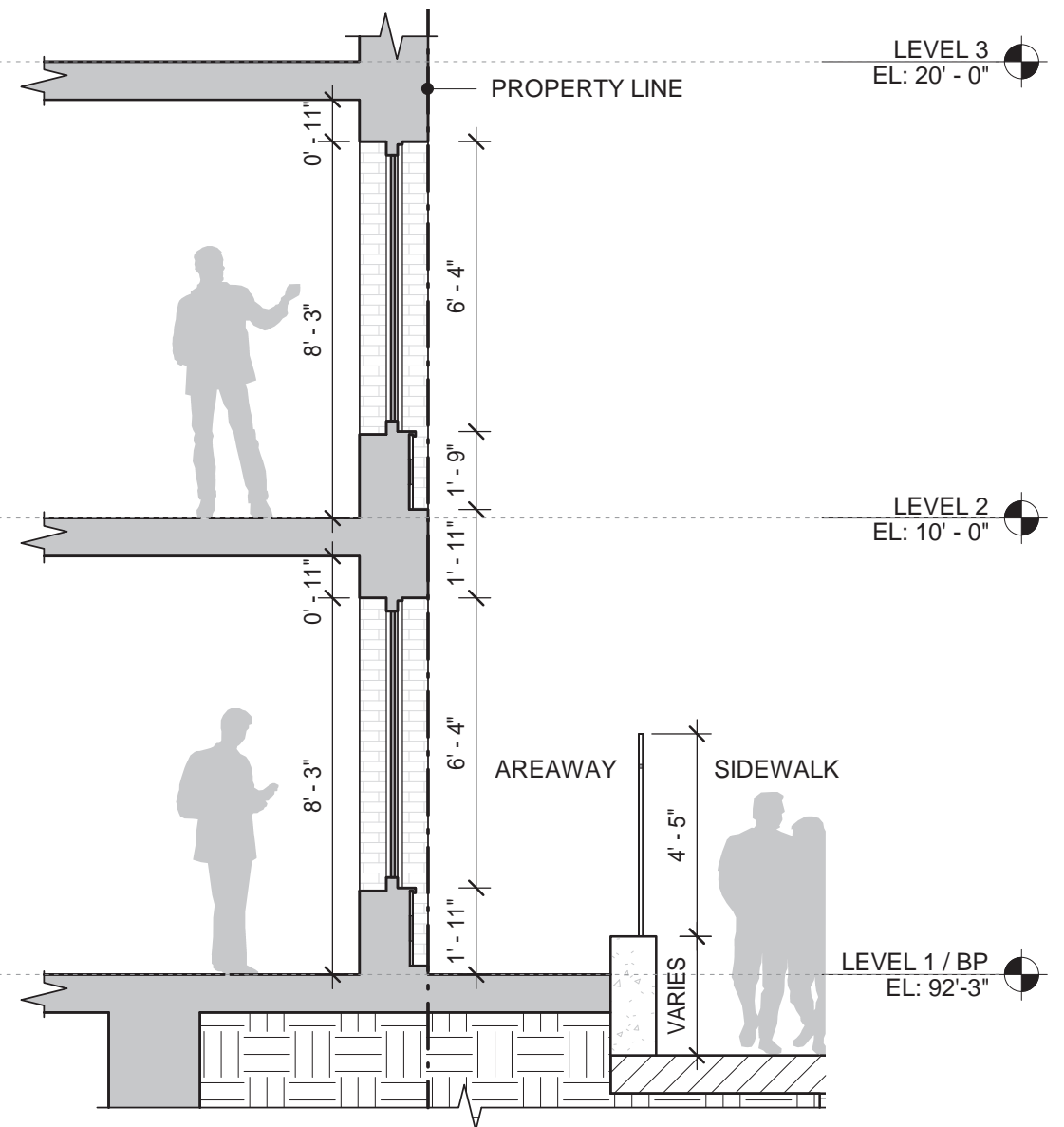
SECTION DETAIL



PLAN DETAIL

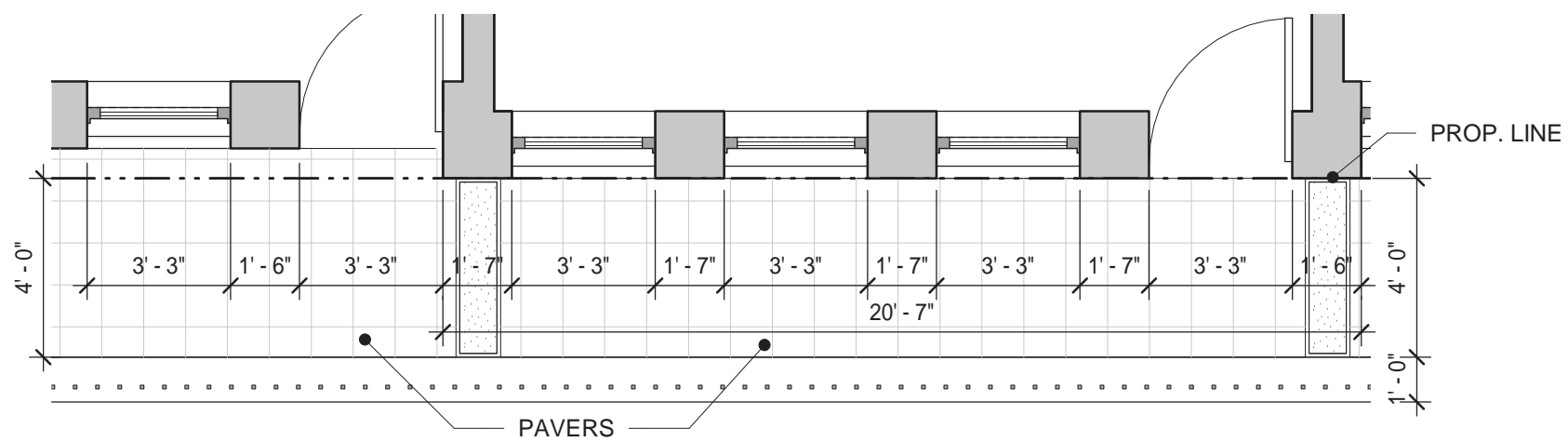


SOUTH ELEVATION



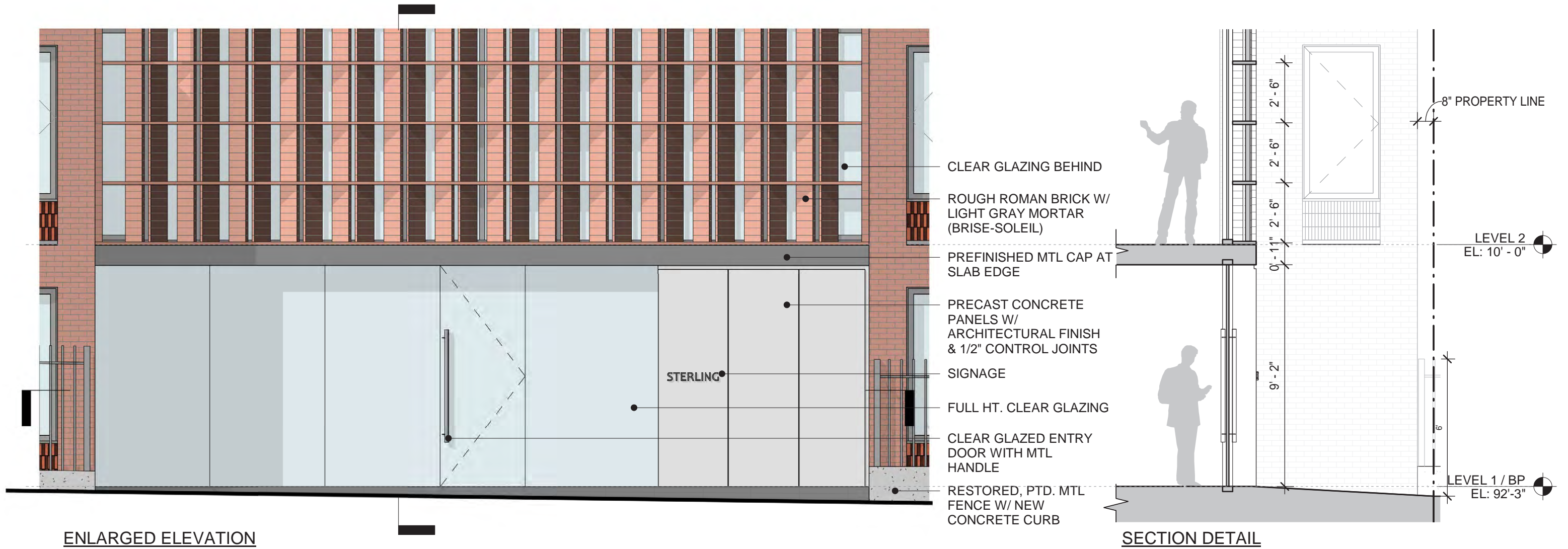
ENLARGED ELEVATION

SECTION DETAIL



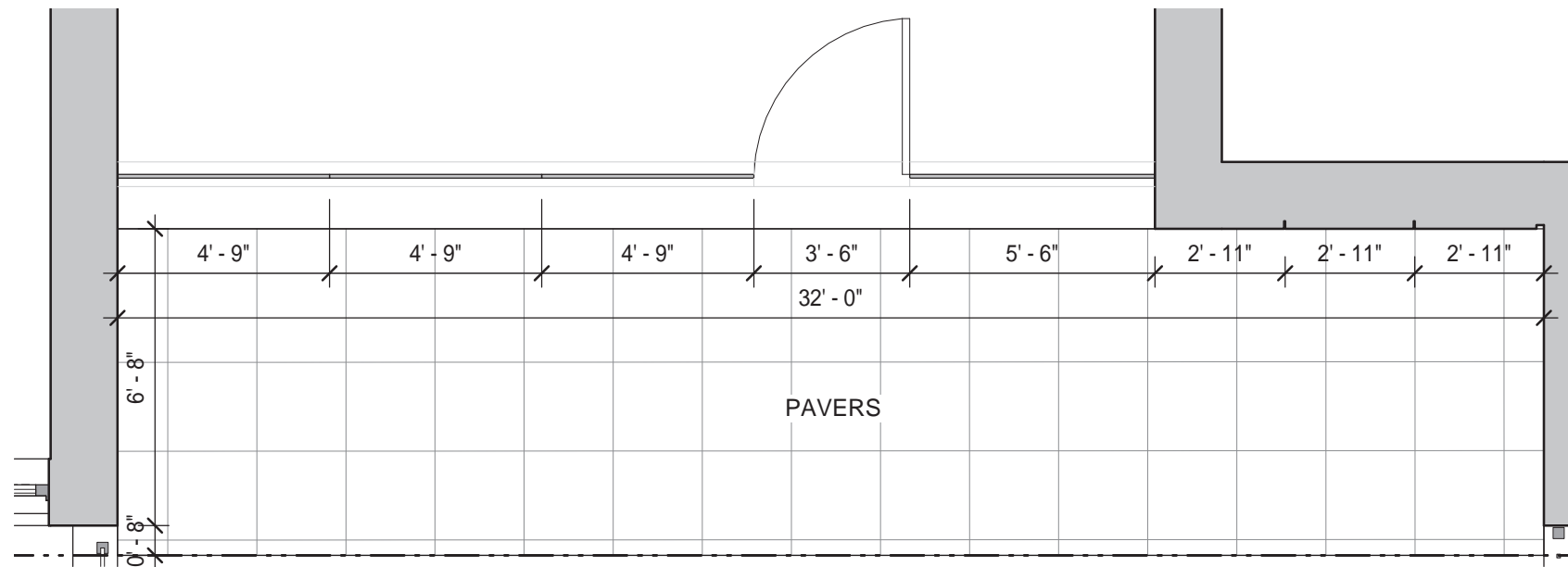
PLAN DETAIL

SOUTH ELEVATION



ENLARGED ELEVATION

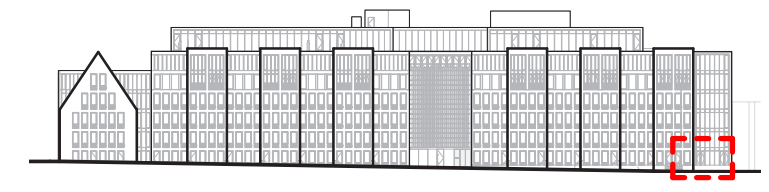
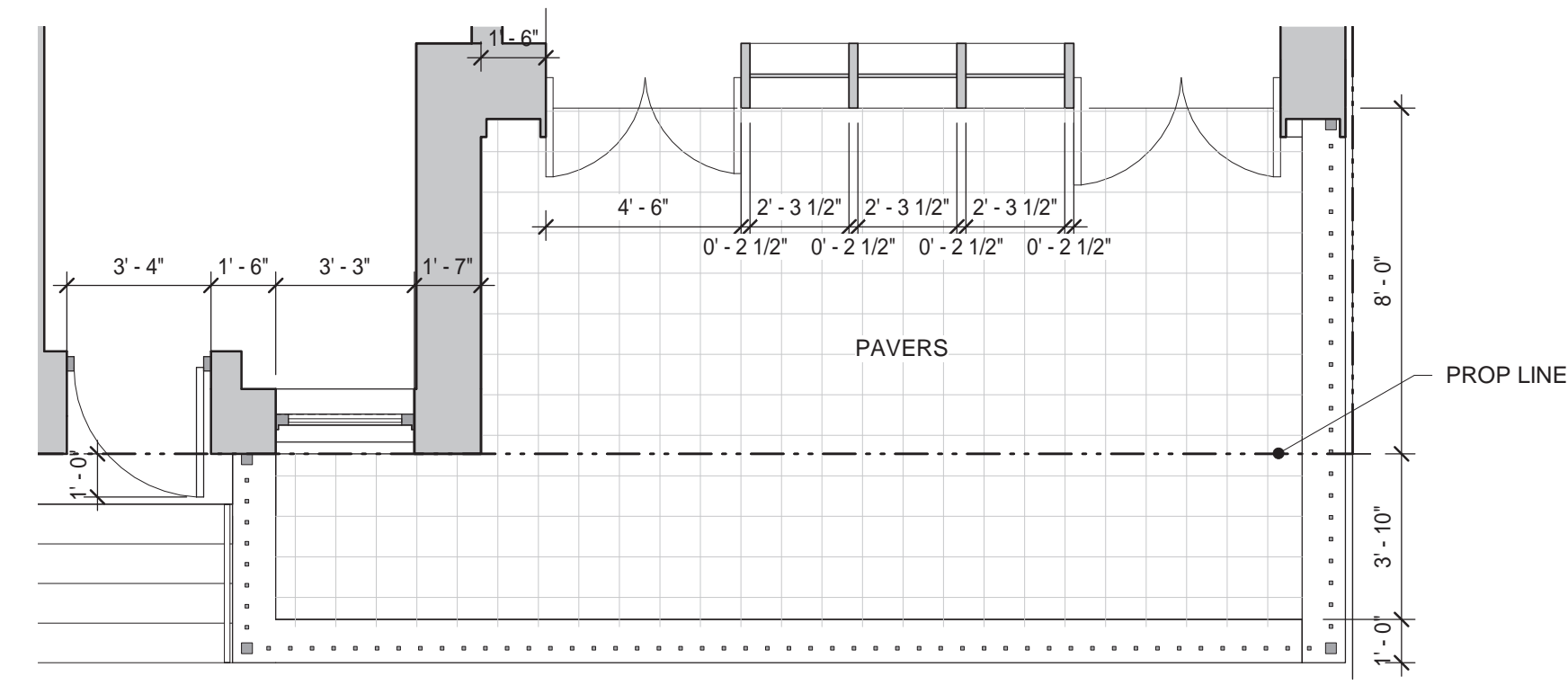
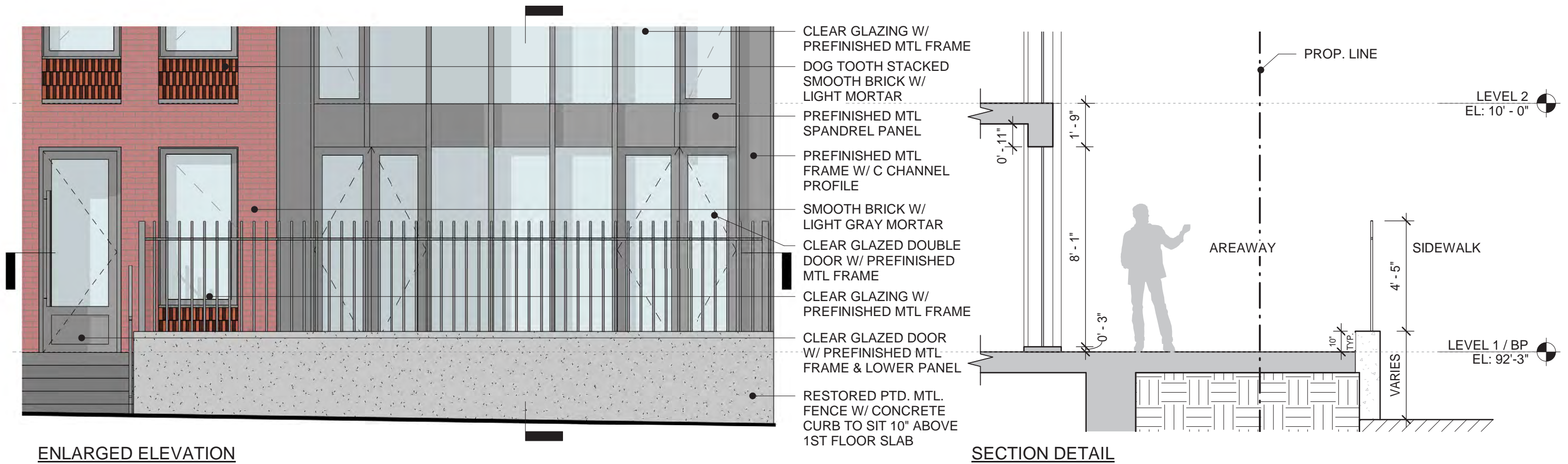
SECTION DETAIL

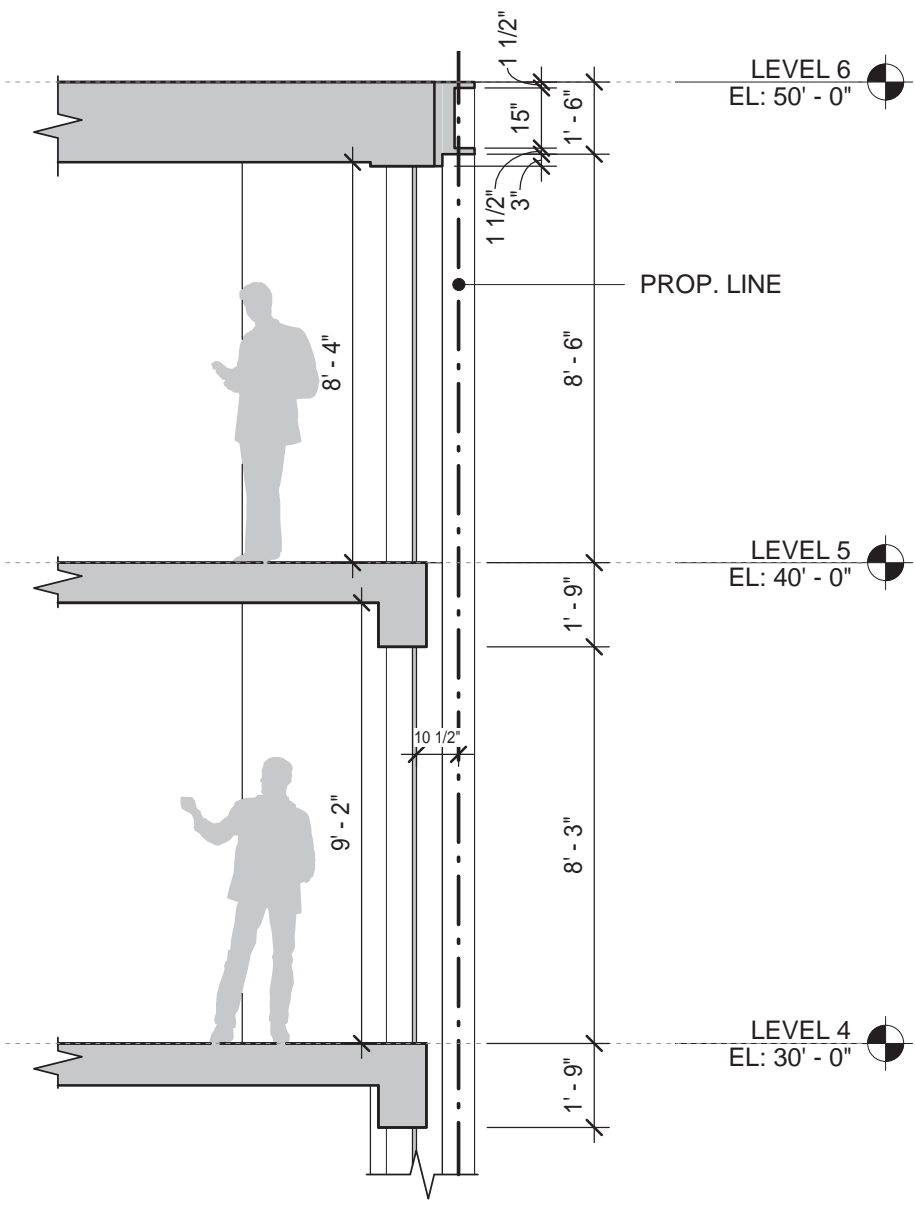
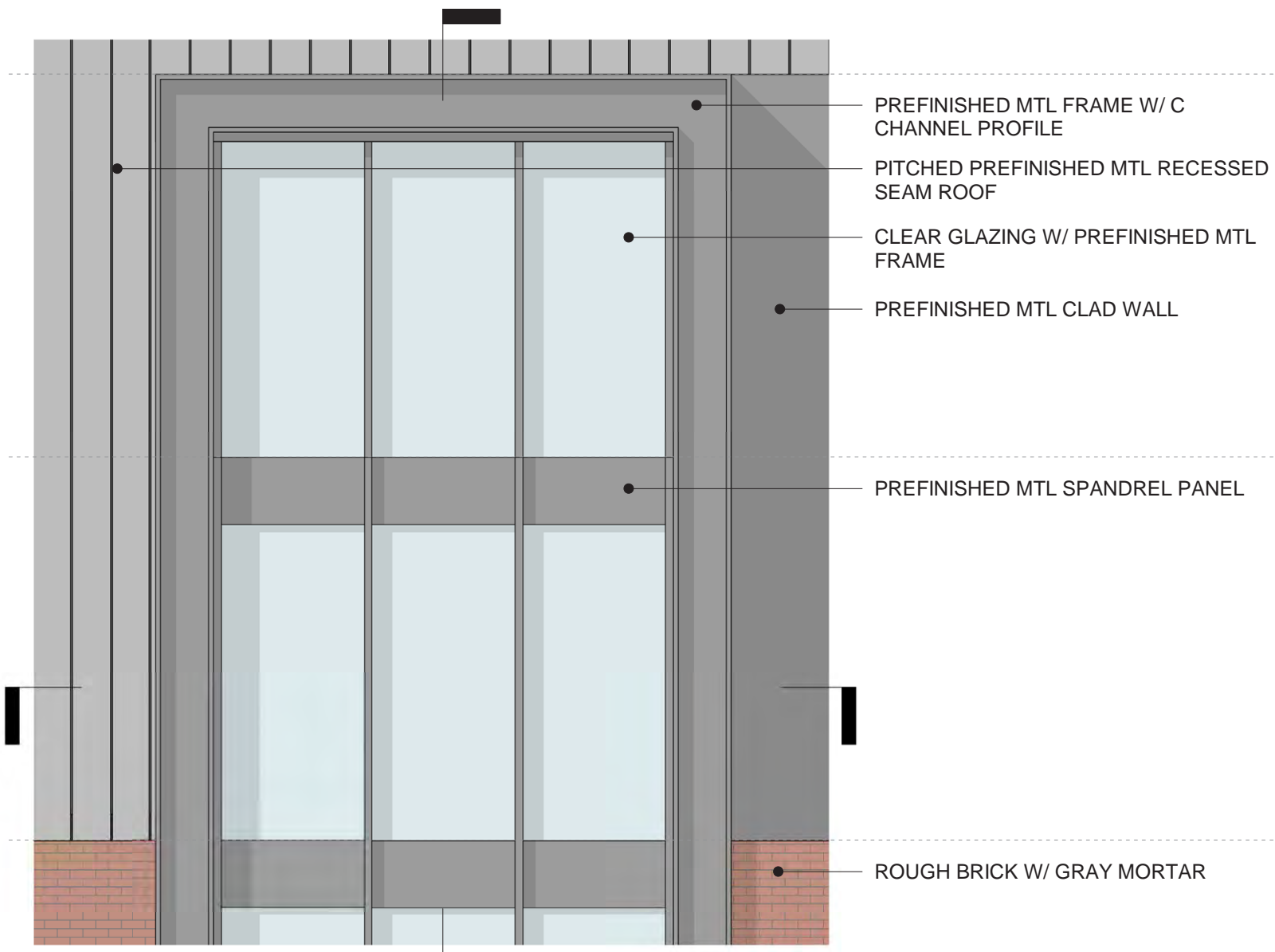


PLAN DETAIL



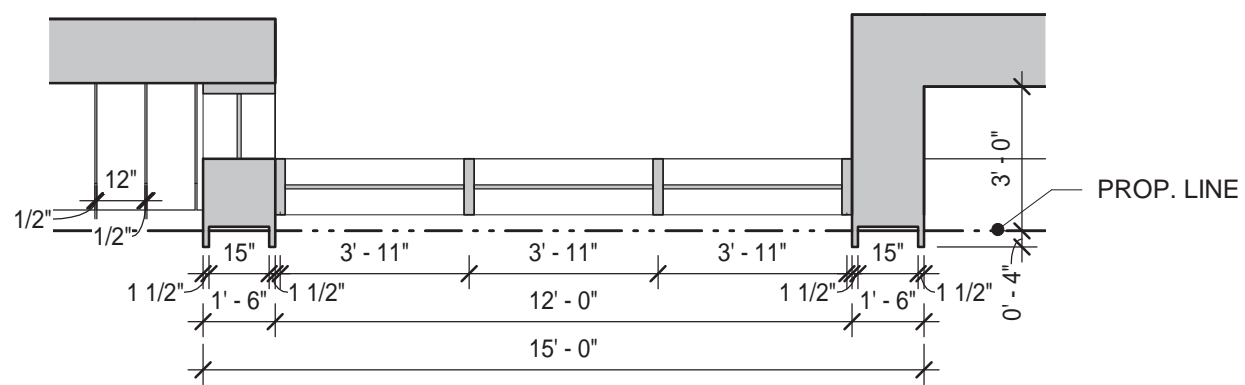
SOUTH ELEVATION



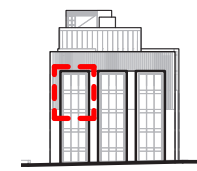


ENLARGED ELEVATION

SECTION DETAIL



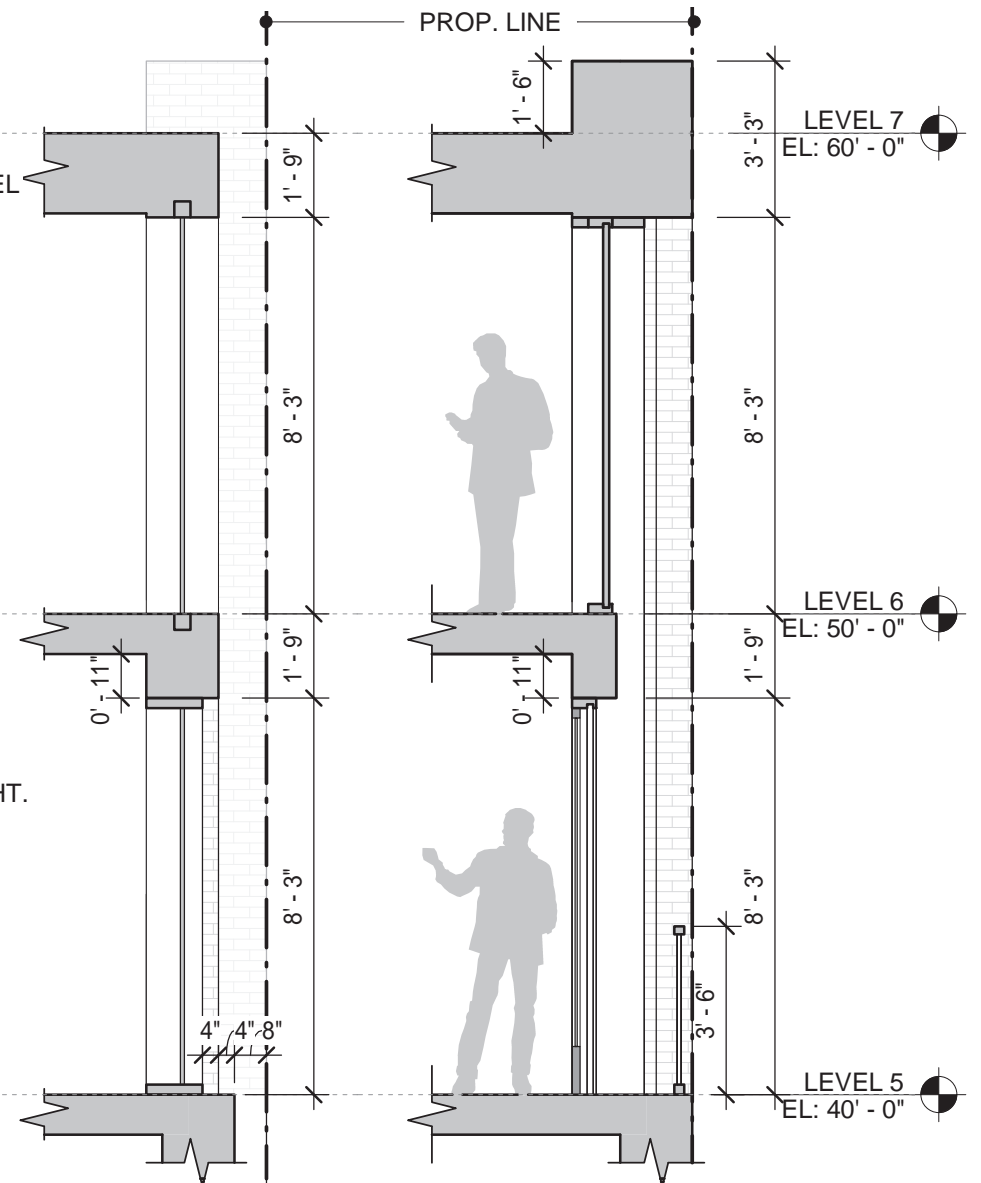
PLAN DETAIL



WEST ELEVATION

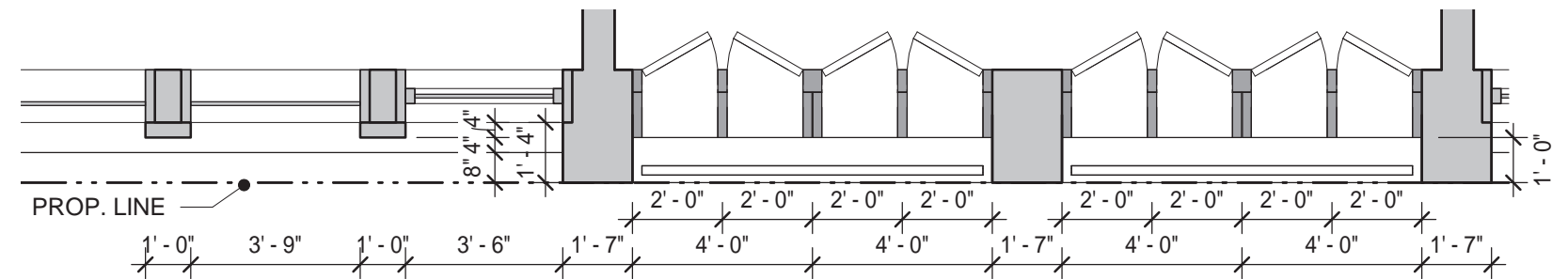


- SMOOTH BRICK W/ LIGHT GRAY MORTAR
- PREFINISHED MTL SPANDREL PANEL
- CLEAR GLAZING W/ PREFINISHED MTL FRAME; CASEMENT WINDOW
- PREFINISHED MTL SPANDREL PANEL
- ROUGH BRICK W/ GRAY MORTAR
- CLEAR GLAZING & PREFINISHED MTL FRAME OPERABLE IN-SWING FULL HT. CASEMENT WINDOWS
- CLEAR GLAZING W/ PREFINISHED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

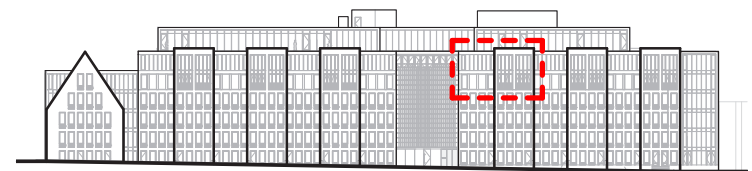


ENLARGED ELEVATION

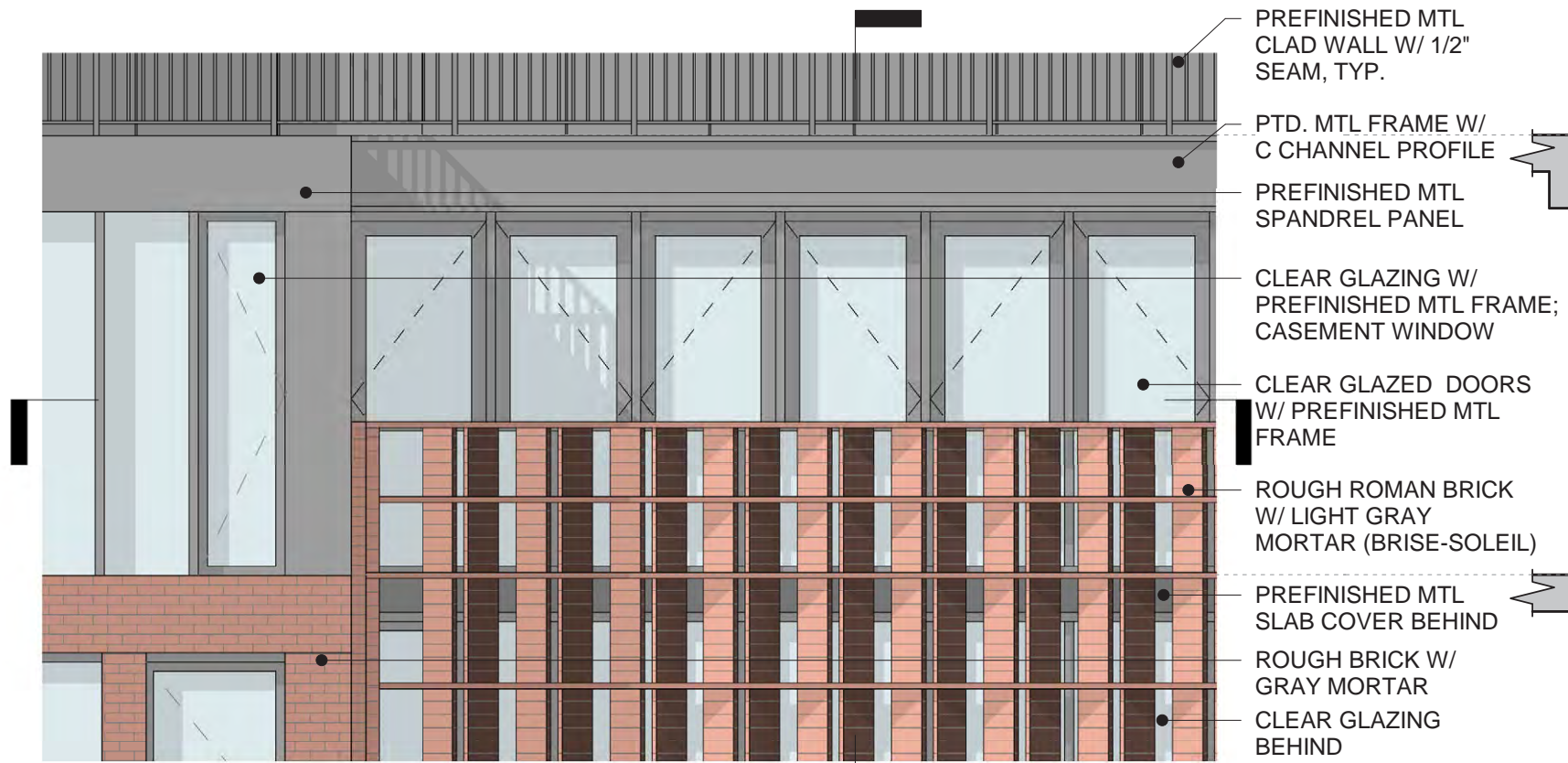
SECTION DETAIL 1 SECTION DETAIL 2



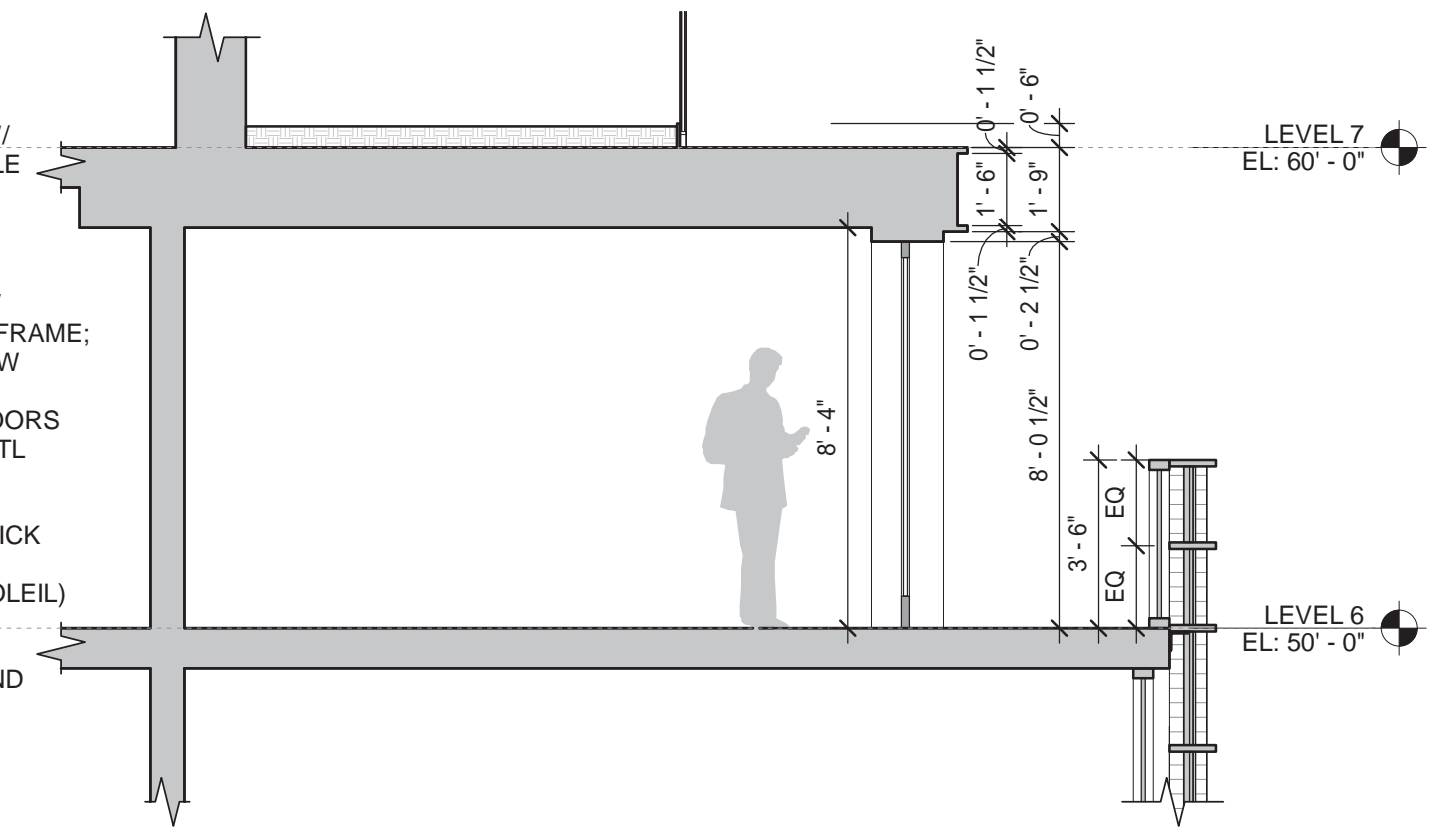
PLAN DETAIL



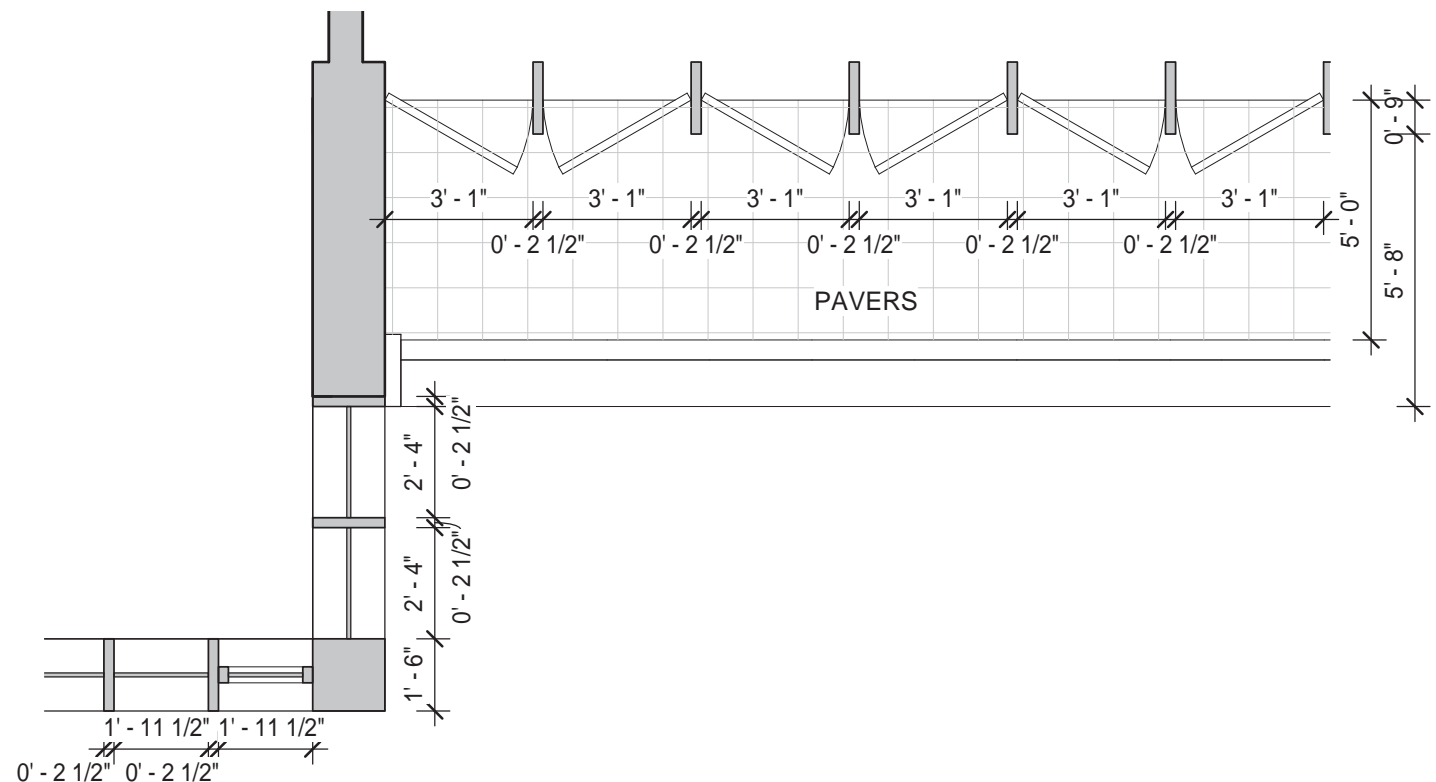
SOUTH ELEVATION



ENLARGED ELEVATION



SECTION DETAIL



PLAN DETAIL



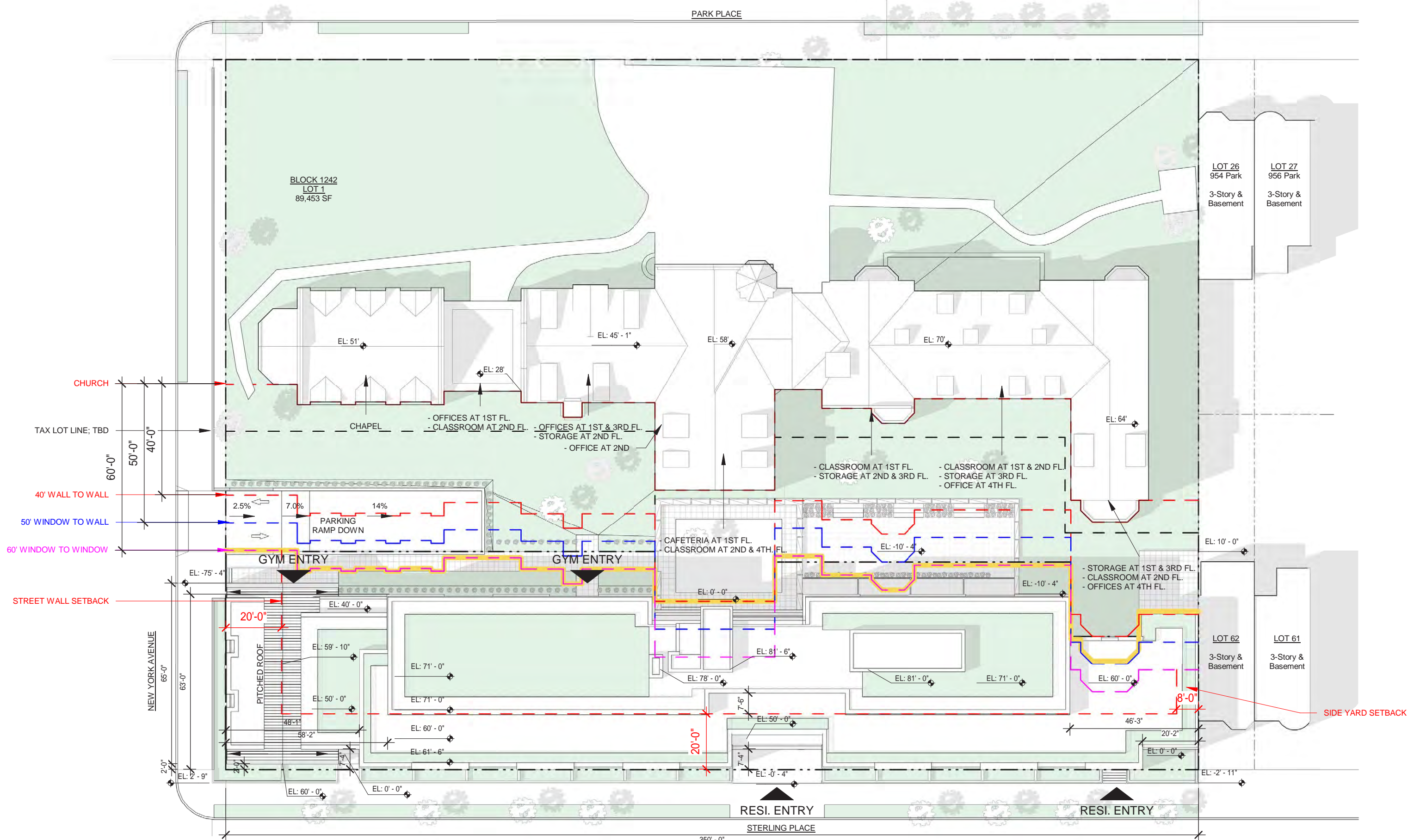
SOUTH ELEVATION

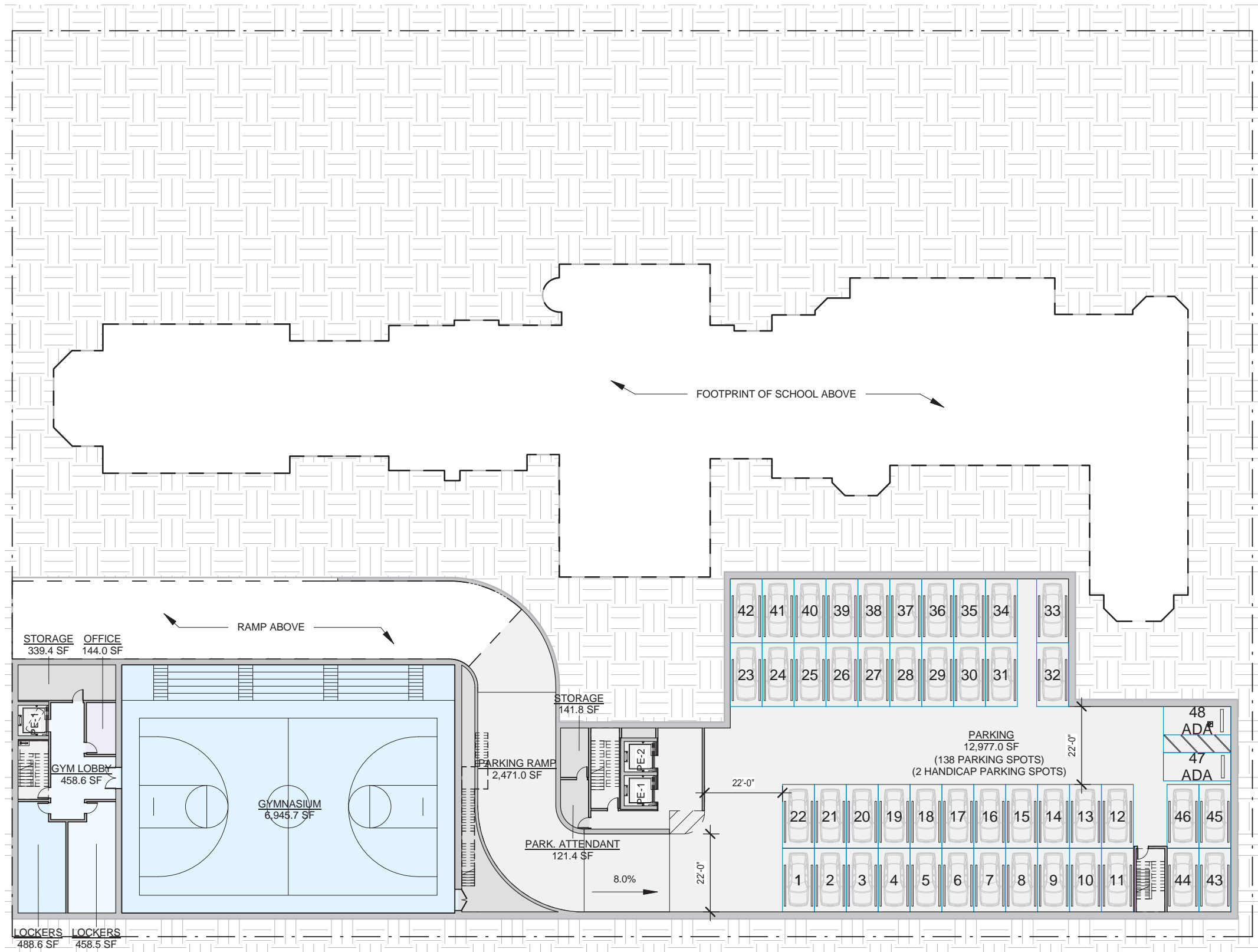


This Picture Shows the Present State of Completion of the Methodist Home for the Aged. When the Structure Is Completed, Ceremonies Will Be Held.

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

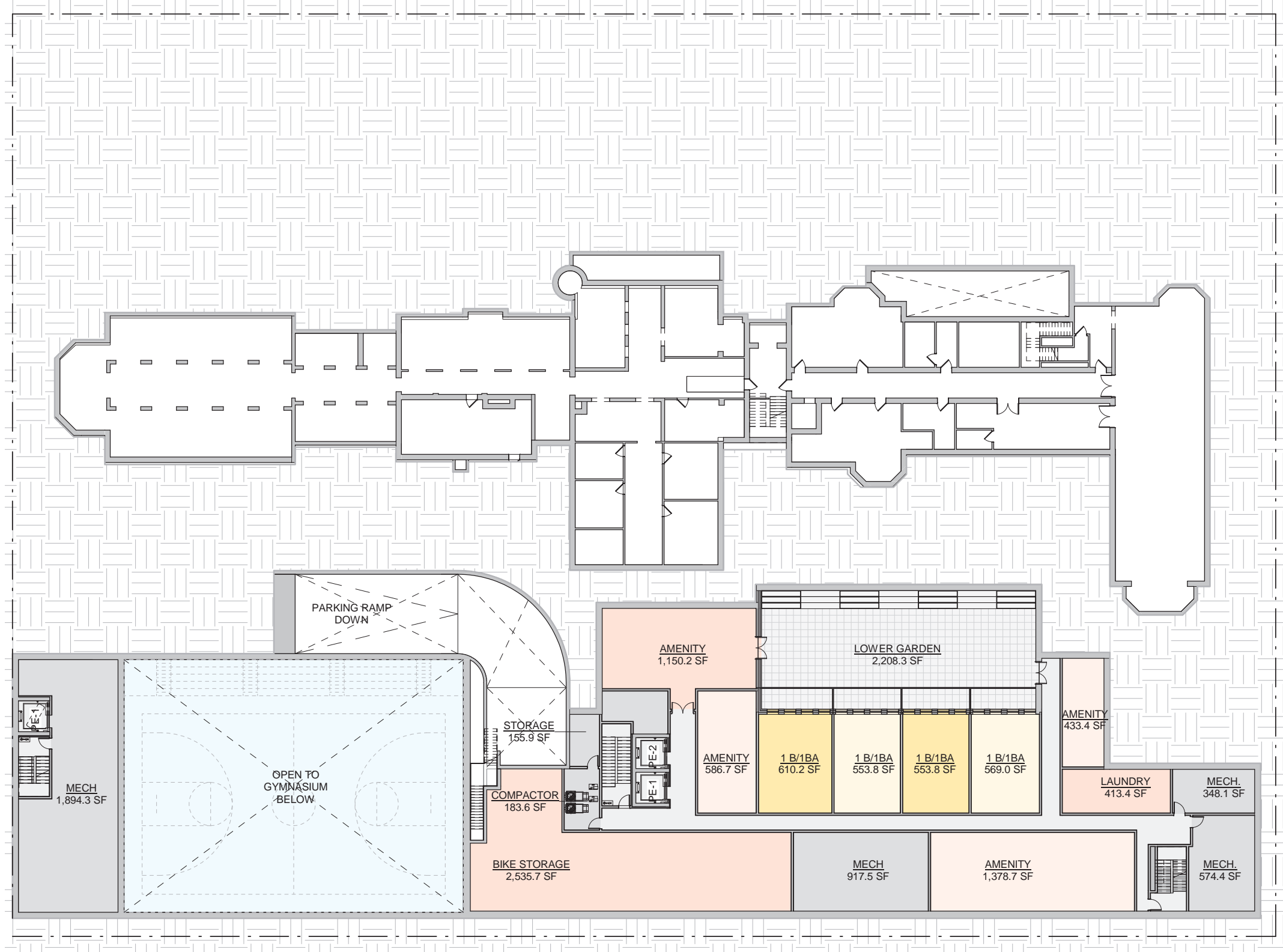
Plans





SUB-CELLAR FLOOR PLAN

Subcellar Floor Plan

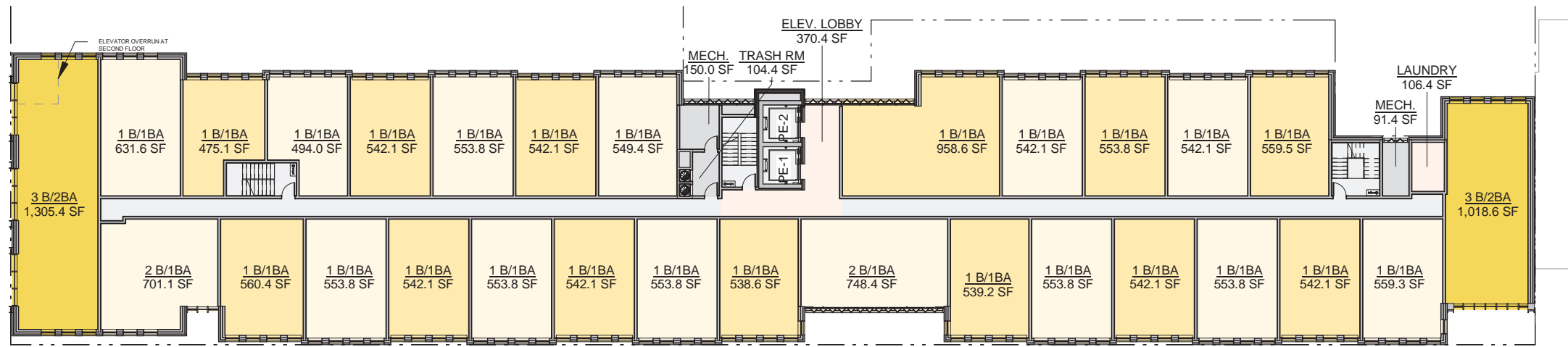


CELLAR FLOOR PLAN

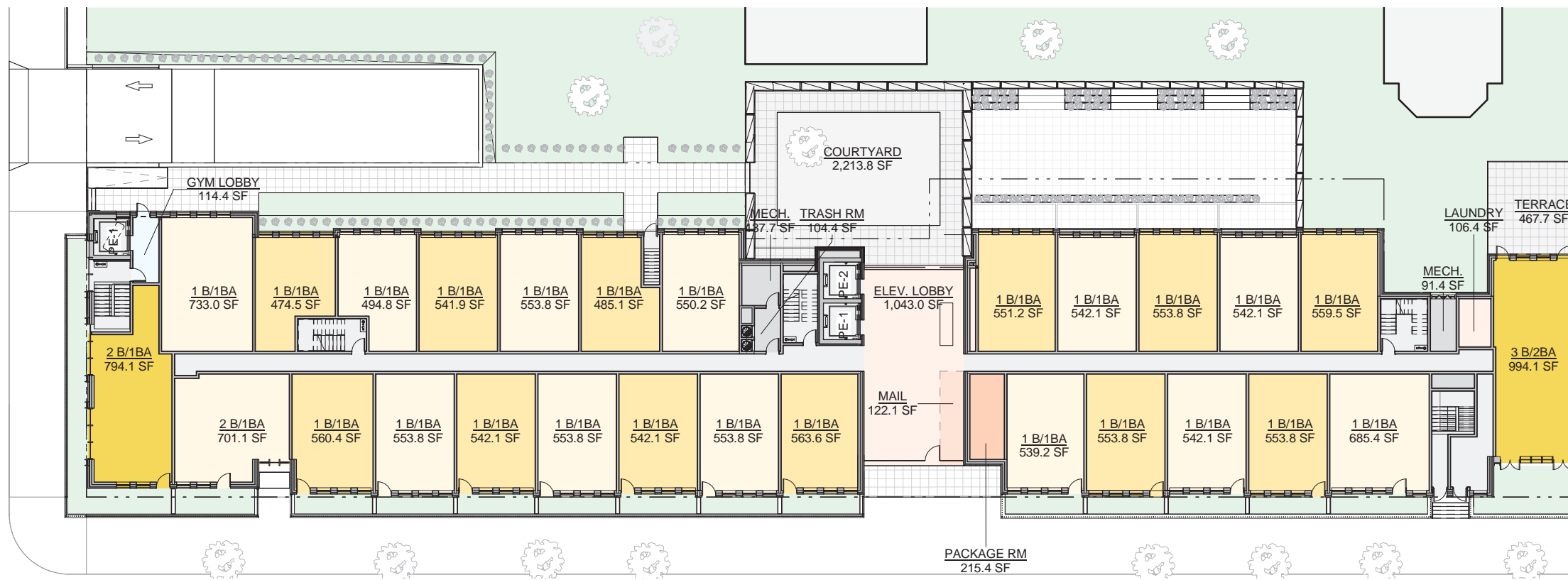
Cellar Floor Plan

1/32" = 1'-0"



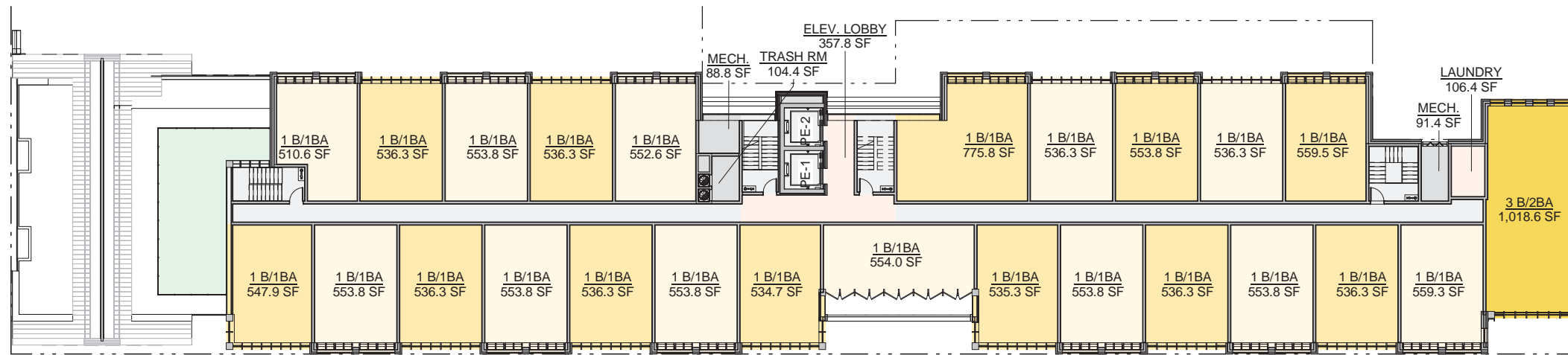


2ND-4TH FLOOR PLAN

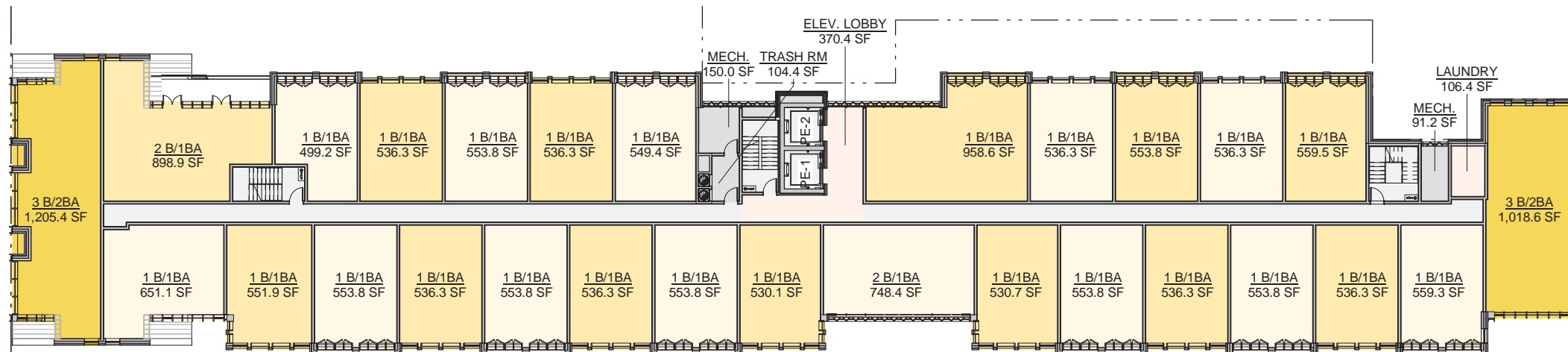


GROUND FLOOR PLAN



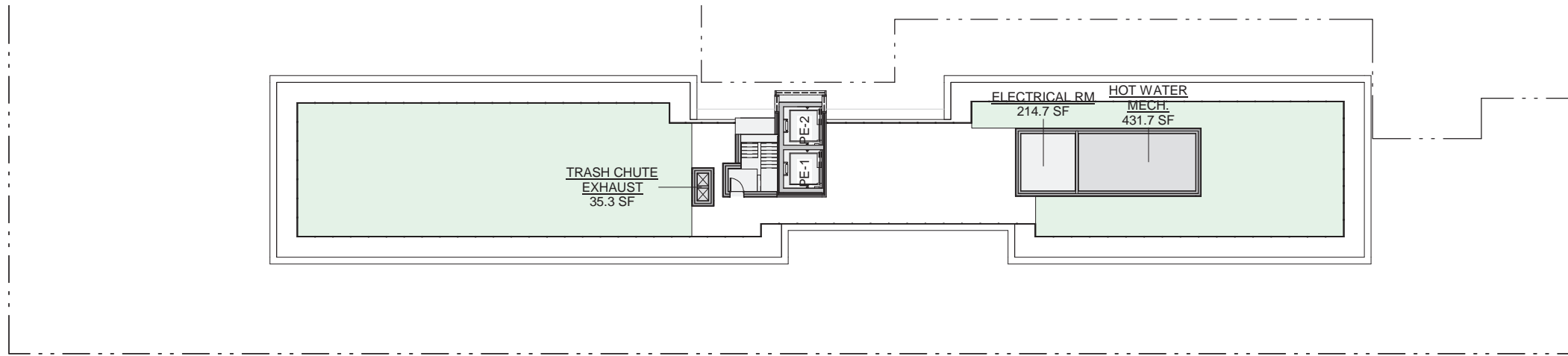


6TH FLOOR PLAN

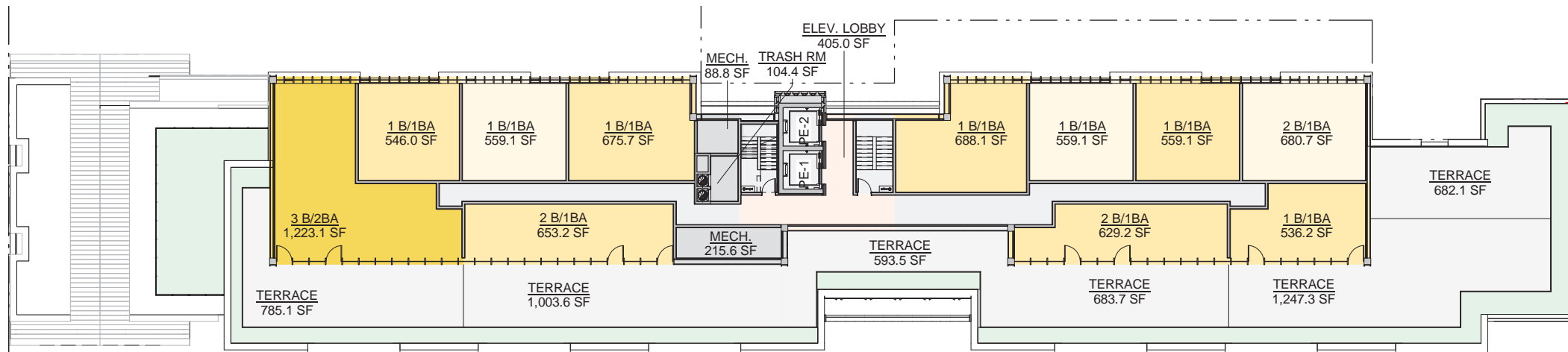


959 STERLING PLACE - UNIT MIX BREAKDOWN

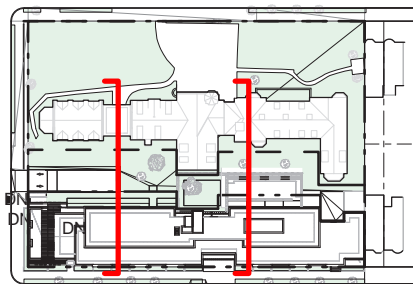
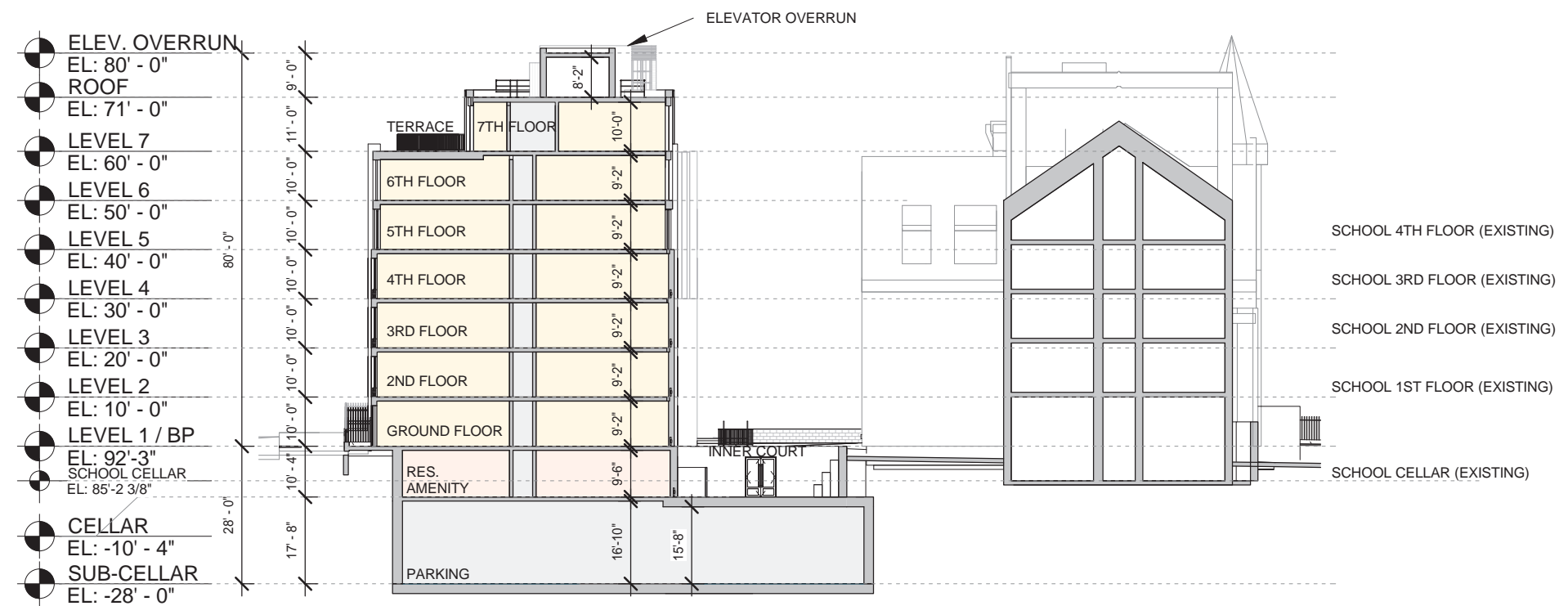
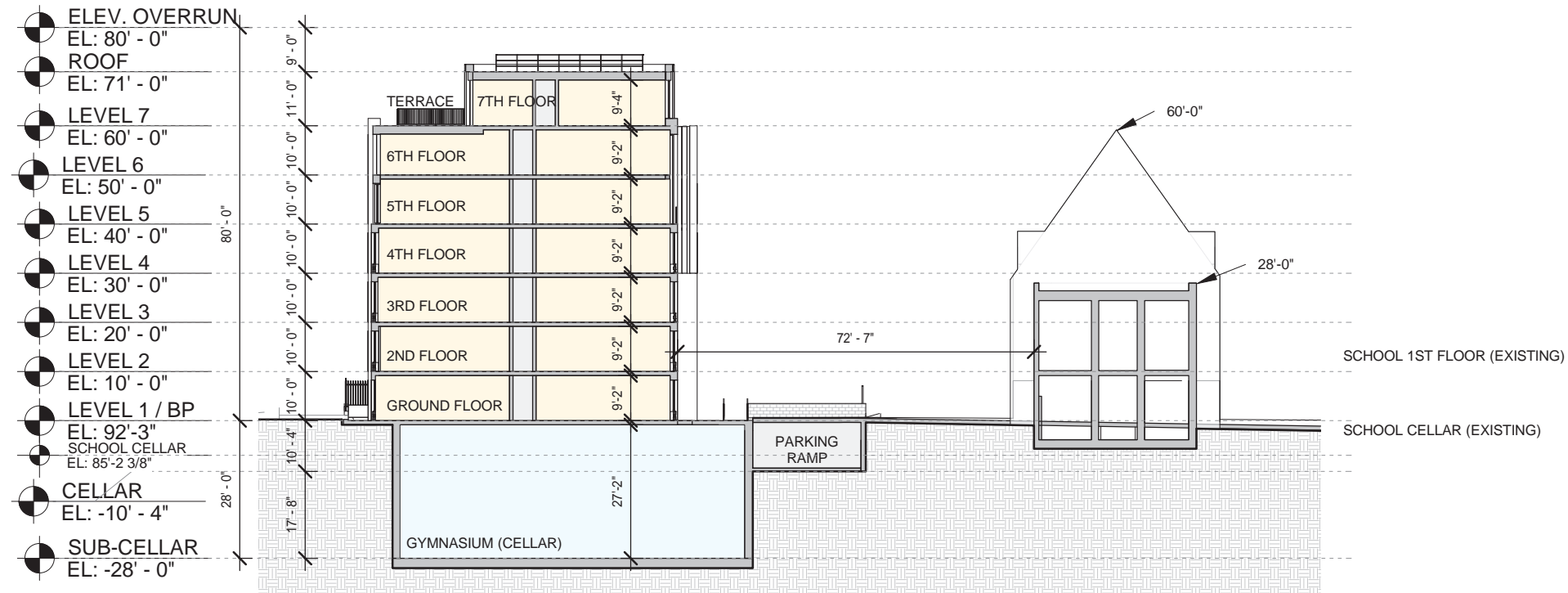
FLOOR	UNIT MIX			TOTAL UNITS PER FLOOR
	1 B/1 BA	2 B/1 BA	3 B/2 BA	
R	0	0	0	0
7	7	3	1	11
6	24	0	1	25
5	24	2	2	28
4	26	1	2	29
3	25	2	2	29
2	25	2	2	29
1	25	1	1	27
CELLAR	4	0	0	4
SUB-CELLAR	0	0	0	0
TOTAL	160	11	11	182



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
TOTAL	160	11	11	182

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
OPEN SPACE (TOTAL)	51,618.9 SF
LOT COVERAGE (EXISTING)	17,006.1 SF
LOT COVERAGE (NEW)	20,828.0 SF
LOT COVERAGE (TOTAL)	37,834.1 SF

FLOOR AREA BREAKDOWN

FLOOR	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
ABOVE GRADE	130739.0	4369.7	126369.3	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
TOTAL	159425.8	4369.7	128656.0	147152.5	128258.2	12273.3	397.8

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

REMAINING ZONING FLOOR AREA (SF):	52,039	301,116
--	---------------	----------------