

Block:	816	Lot Frontage:	75'
Lot:	20		(25' + 25' + 25')
Zone:	C6-2M	Lot Depth:	See Survey
Map:	12C	Lot Area:	7625.8 sf. See Survey
Community Board:	105		

PROPOSED Use Group:
 - Multiple Dwelling Units (U.G. II)
 - Retail (U.G. VI)

- Z.R. 32-121: **Use Group II** for multiple dwelling in C6 zone (OK)
 - Z.R. 32-161: **Use Group VI** for retail in C6 zone (OK)
 - Z.R. 34-112: Residential Bulk Regulations for C6-2 = **R8**
 - Z.R. 34-221: Max. Floor Area Ratio of Residential use follow Article II Chapter 3
 - Z.R. 35-31: The total of all floor area ratios shall not exceed the greatest floor area ratio permitted for any use on the zoning lot
 - Z.R. 32-22: Max. Residential Floor Area Ratio for R8:
 FAR **7.2** within 100' of wide street FAR **6.02** all other area
 - Z.R. 33-122: Max. Floor Area Ratio for C6-2:

(ZR 12-10) Floor Area
(15) floor space within a fully electrified building or an **ultra low energy building**, of an amount equivalent to **five percent of the floor area** located within such building, and exclusive of any floor space otherwise **excluded from floor area**;

(ZR 12-10) ultra low energy building

An "ultra-low-energy building" shall refer to a building which complies with requirements for ultra-low-energy usage. At time of application for plan approval to the Commissioner of Buildings, materials shall be submitted demonstrating:

energy performance that exceeds by at least 15 percent the energy performance of such a building if designed and constructed according to an approved modeling method set forth in the New York City Energy Conservation Code, that a registered design professional has verified that the proposed design will meet the requirements of this definition; and that plans have been prepared to conduct, as relevant: inspections, equipment commissioning, and airtightness testing during the construction phase.

No final certificate of occupancy shall be issued for such a building until a report prepared by a registered design professional has been submitted to the Commissioner of Buildings verifying that the building has completed and successfully passed the inspections, commissioning, and testing set forth in paragraph (d) of this definition.

- Z.R. 23-231: Floor area provisions for amenities
Floor space in a building allocated to residential amenities may be **exempted** from the definition of floor area, in an amount not to exceed **five percent** of the residential floor area of the building.
Total Residential Floor Area: 55767 sf.
Max. amenities exempted= 55767 sf. x 5% = 2788 sf.
Proposed Indoor Recreation: 1671 sf. < 2788 sf. (OK)
- Z.R. 23-232: Floor area provisions for corridors
Fifty percent of the floor space of a corridor may be exempted from the definition of floor area, where the length of the corridor, as measured from the **elevator core** to the **door** of the furthest dwelling unit on the story, does not exceed **100 linear feet**.
- Z.R. 23-233: Floor area provisions for refuse storage and disposal
Floor space in a building allocated to refuse storage and disposal may be exempted from the definition of floor area in an amount not to exceed a maximum of **three square feet per dwelling unit** in the building.
- Z.R. 23-234: Elevated Ground Floor Units
For buildings with entrways at curb level that accommodate ramps, stairs or lifts to dwelling units that are elevated above curb level on the first story of the building, up to 100 square feet of such entrways may be exempted from the definition of floor area for each foot of difference between the floor level of such dwelling units and curb level. However, no more than a maximum of **500 square feet** of floor space may be **exempted** from the definition of floor area for each building.
 - Proposed 1st dwelling units located at 13 feet above base plane. Use 500 sf. deduction.

- Z.R. 35-631(d) Articulation allowances:
50% of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet.
see street wall diagram for compliance.

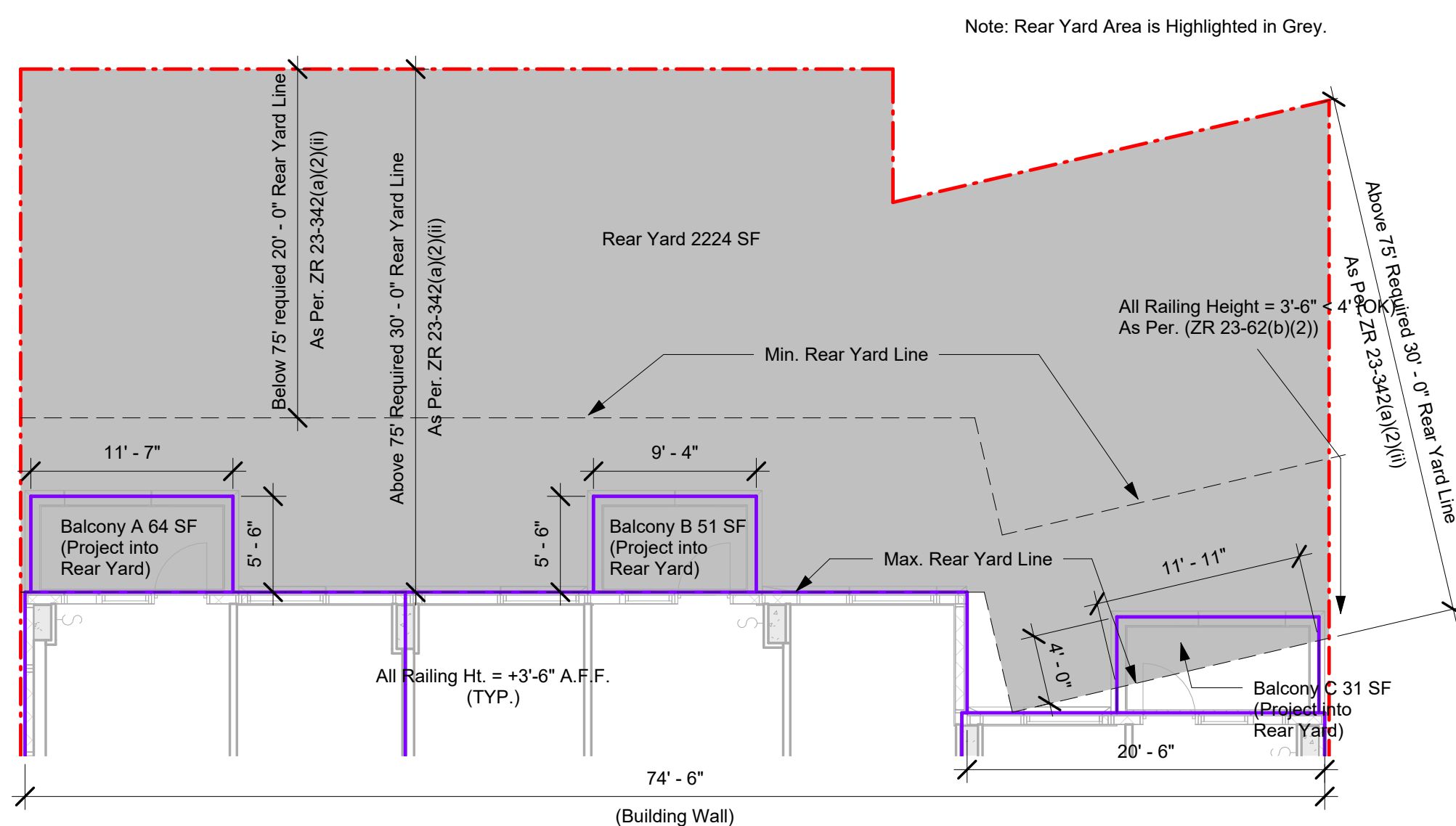
- Z.R. 13-10: No Parking shall be required within the Manhattan Core.
- Z.R. 25-72 Required Accessory Off-Street Loading Berths. For Use Group II, Not Applicable.
- Z.R. 25-811: Required Enclosed Bicycle parking spaces:
 - 1 per two dwelling units
 - Proposed total dwelling units = 55
 - Required bicycle parking spaces = $55 / 2 = 27.5$ use 28 (see diagram details)
- Z.R. 25-83 Size and Location of Enclosed Bicycle Parking Space
 - 1 space require 15 sf.
 - 28 spaces = $28 \times 15 \text{ sf.} = 420 \text{ sf.}$
 - Bicycle Parking Space @ Cellar = 522 sf. > 420 sf. (OK)

(Z) 23-413(b)(1)(iii) Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the street wall of the highest story entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

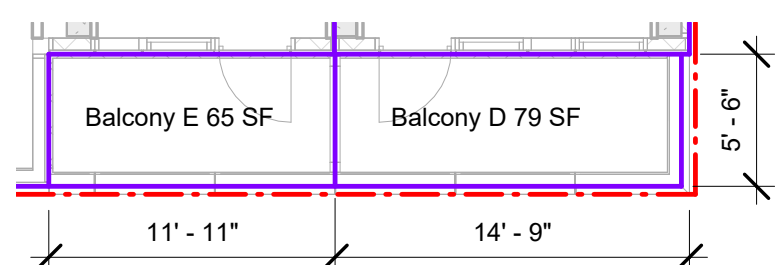
Permitted Dormer Width = $74.5 \text{ FT} \times 40\% = 29.8 \text{ FT}$ - **Max Width of Dormer**
Proposed Width of Dormer = $26.7' < 29.8'$... **Complies**


$$3/64" = 1'-0"$$

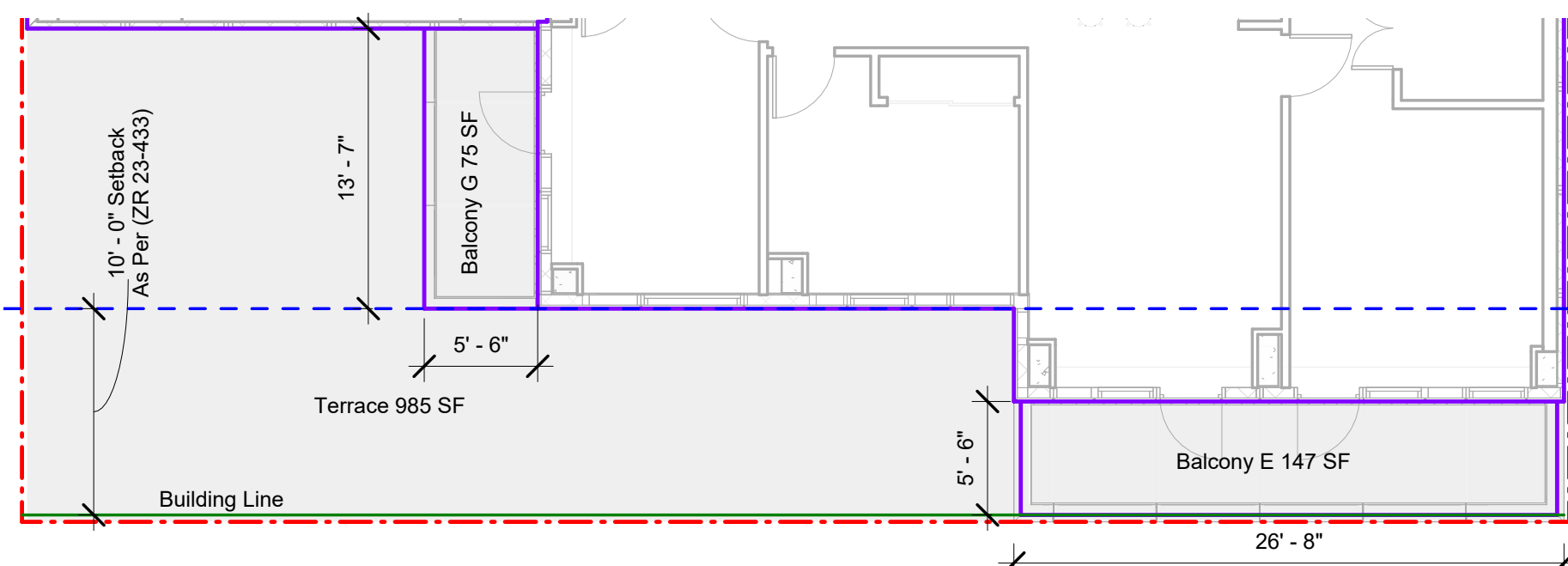
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North Balcony Diagram



South Balcony Diagram Level 2-9



South Balcony Diagram Level 11-13

As Per (ZR 23-62(a)), Balconies for R8
(a) within any yards, courts, or other required open areas, such balcony shall:

- (2) not project by more than one third of the depth of such areas specified above, or a distance greater than **seven feet**, whichever is less, as measured from the plane surface of the building wall from which it projects;
Proposed Projection = 5'-6" < 7'(OK)
- (2) not cover more than 10 percent of any open area required pursuant to Section 23-30, inclusive, or any outdoor recreation space provided pursuant to Section 23-63
Rear Yard Area = 2224 sf.
10% of Rear Yard Area = 222.4 sf.
Proposed Total Balcony Area:
64 SF + 51 SF + 31 SF = 146 SF < 222.4 SF (OK)
- (3) have an aggregate width, at the level of any story, not exceeding 50 percent of the width at that level of the plane surface of the building wall from which it projects;
50% of Building Wall = 74'-6" x 50% = 37'-3"
Proposed Aggregate Width:
11'-7" + 9'-4" + 11'-11" = 32'-10" < 37'-3" (OK)
- (b) within any open areas, whether required or not, such balcony shall:
(1)(i) railings shall not exceed 4 feet, 6 inches in height and shall be at least 50 percent open for the portion that exceeds **four feet in height**
All proposed railing height = +3'-6" After Finished Floor < 4'

Z.R. 12-10 Floor Area Exclusion:
(9) floor space in exterior balconies or in open or roofed terraces provided that not more than 67 percent of the perimeter of such balcony or terrace is enclosed.

Balcony A perimeter length = $(11'-7" \times 2 + 5'-6" \times 2) = 34'-2" (34.17')$
 Enclosed perimeter = $11'-7" (11.6')$
 Enclosed Percentage = $11.6'/34.17' = 0.34 (34\%) < 67\% (OK)$

Balcony B perimeter length = (9'-4"x2 + 5'-6"x2) = 29'-8" (29.67')
 Enclosed perimeter = 9'-4" (9.33')
 Enclosed Percentage = 9.33'/29.67' = 0.31 (31%) < 67% (OK)

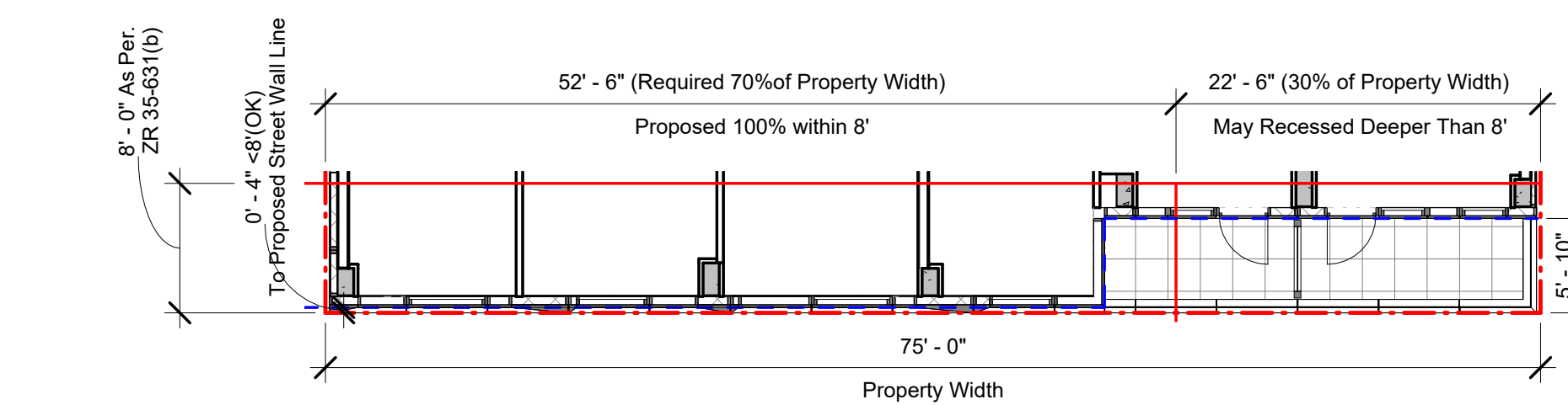
Balcony C perimeter length = $(11'-7" \times 2 + 5'-6" \times 2) = 34'-2" (34.17')$
 Enclosed perimeter = $11'-7" (11.6')$
 Enclosed Percentage = $11.6'/34.17' = 0.34 (34\%) < 67\% (OK)$

Balcony D perimeter length = $(14'-5" \times 2 + 5'-6" \times 2) = 39'-10" (39.83')$
 Enclosed perimeter = $14'-5" + 5'-6" = 19'-11" (19.9')$
 Enclosed Percentage = $19.9' / 39.83' = 0.50 (50\%) < 67\% (OK)$

Balcony E perimeter length = $(11'-11" \times 2 + 5'-6" \times 2) = 34'-10" (34.83')$
 Enclosed perimeter = $11'-11" + 5'-6" \times 2 = 22'-11" (22.9')$
 Enclosed Percentage = $22.9' / 34.83' = 0.66 (66\%) < 67\% (OK)$

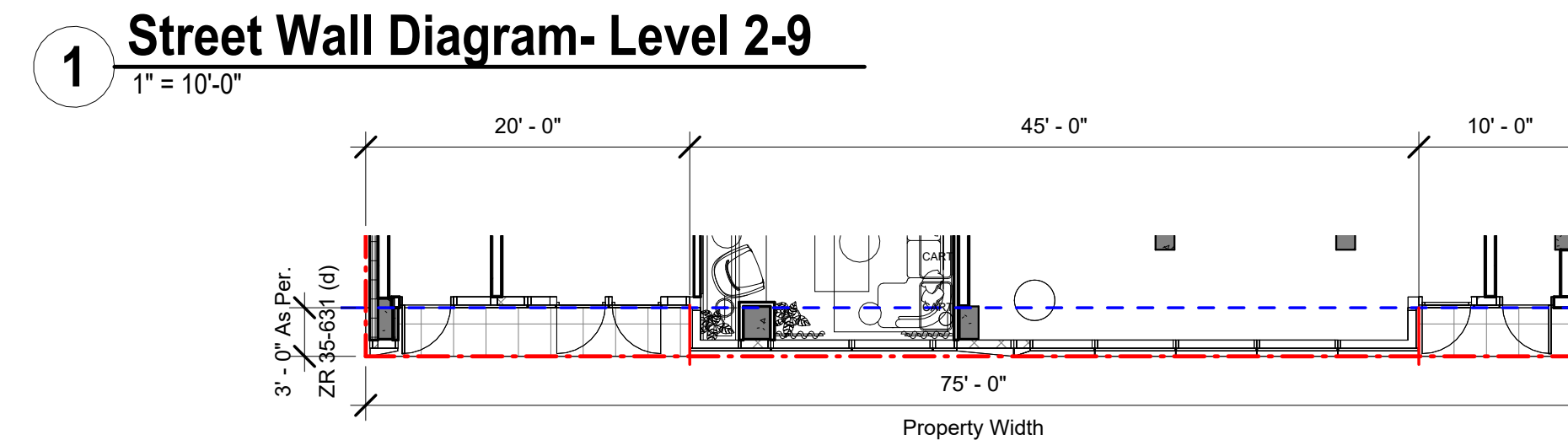
Balcony F perimeter length = $(26'-8" \times 2 + 5'-6" \times 2) = 64'-4" (64.33')$
 Enclosed perimeter = $26'-8" (26.67')$
 Enclosed Percentage = $26.67'/64.33' = 0.41 (41\%) < 67\% (OK)$

Balcony F perimeter length = $(5'-6" \times 2 + 13'-7" \times 2) = 38'-2" (38.17')$
 Enclosed perimeter = $5'-6" + 13'-7" = 19'-1" (19.1')$
 Enclosed Percentage = $19.1' / 38.17' = 0.50 (50\%) < 67\% (OK)$

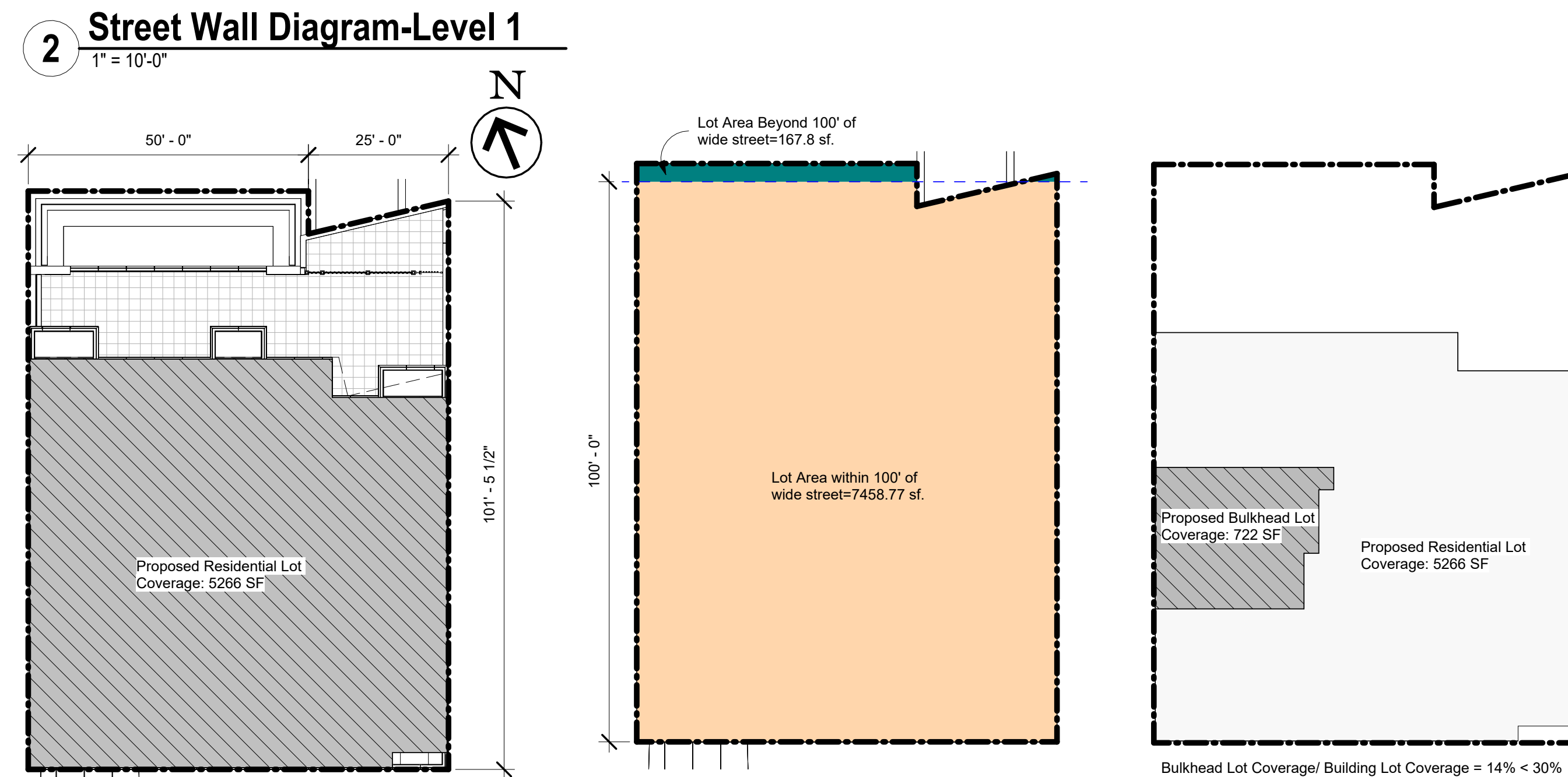


As Per. Z.R. 35-631(a)(2)
Starting from Level 2, up to 30 percent of the aggregate width of street walls may be recessed beyond the street line.
As Per. Z.R. 35-631(b)
At least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line.

Level 2-9 Street Wall locates within 8' from street line. (OK)



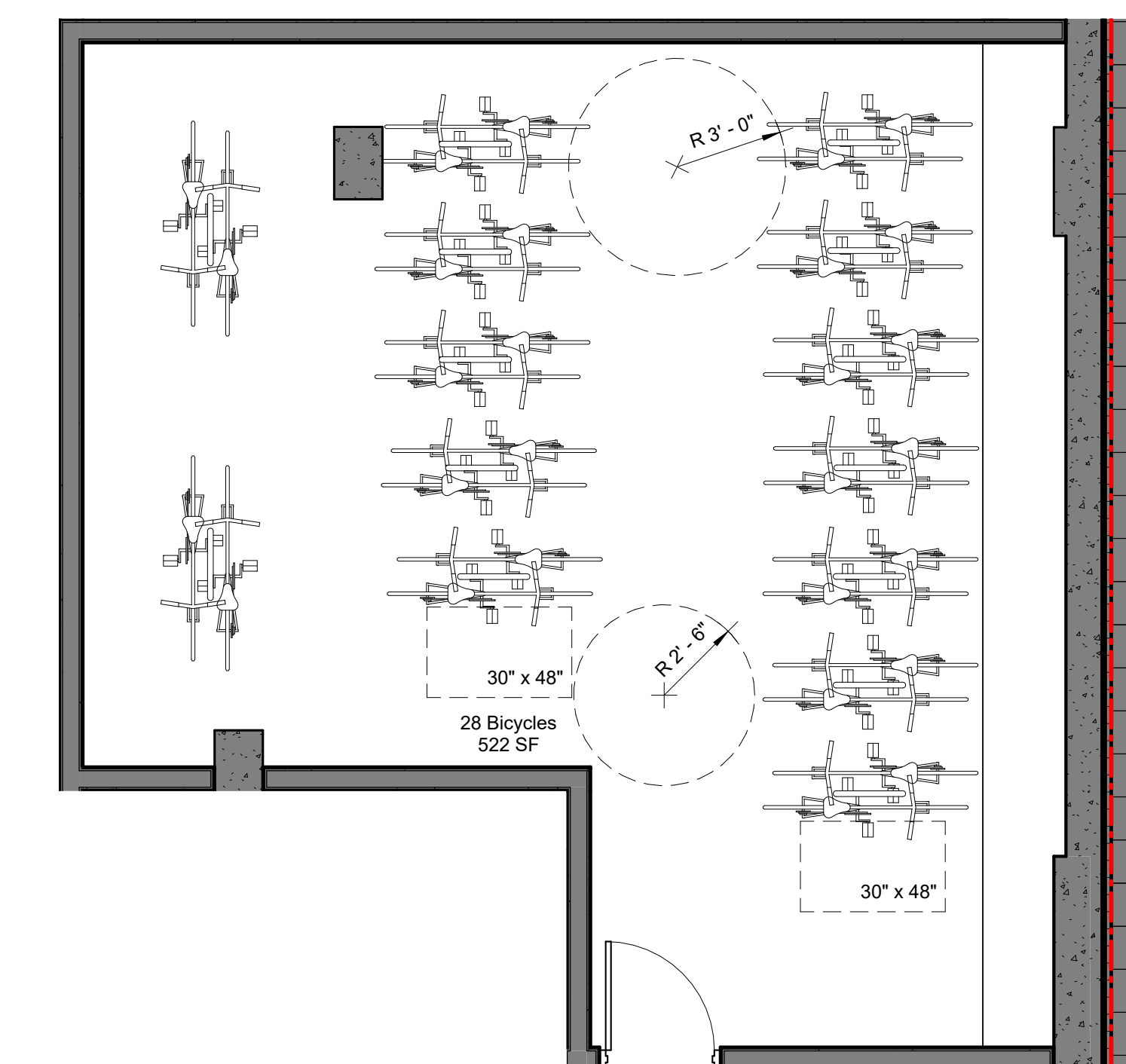
Aggregate width of recessing street wall at level 1 = 20' + 10' = 30'
Max. allowed width of recession = 75' x 50% = 37.5' > 30' (OK)



3 BLDS Lot Coverage Diagram

4 Lot Area Diagram

7 Bulkhead Lot Coverage Diagram



8 Bike Storage Plan

31 & 33 & 35
WEST 14TH
STREET

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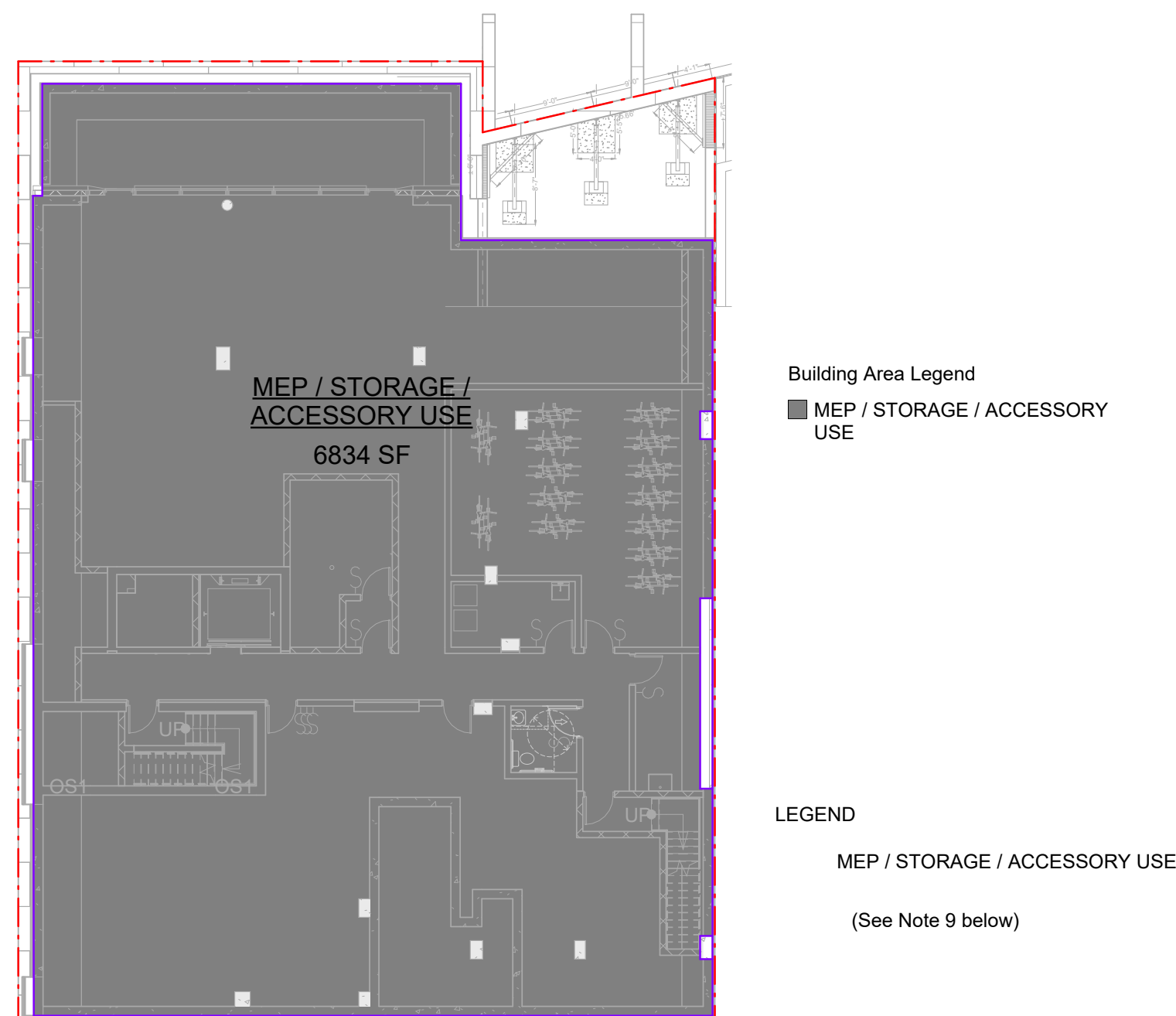
WEST 14TH
STREET

Zoning Analysis II

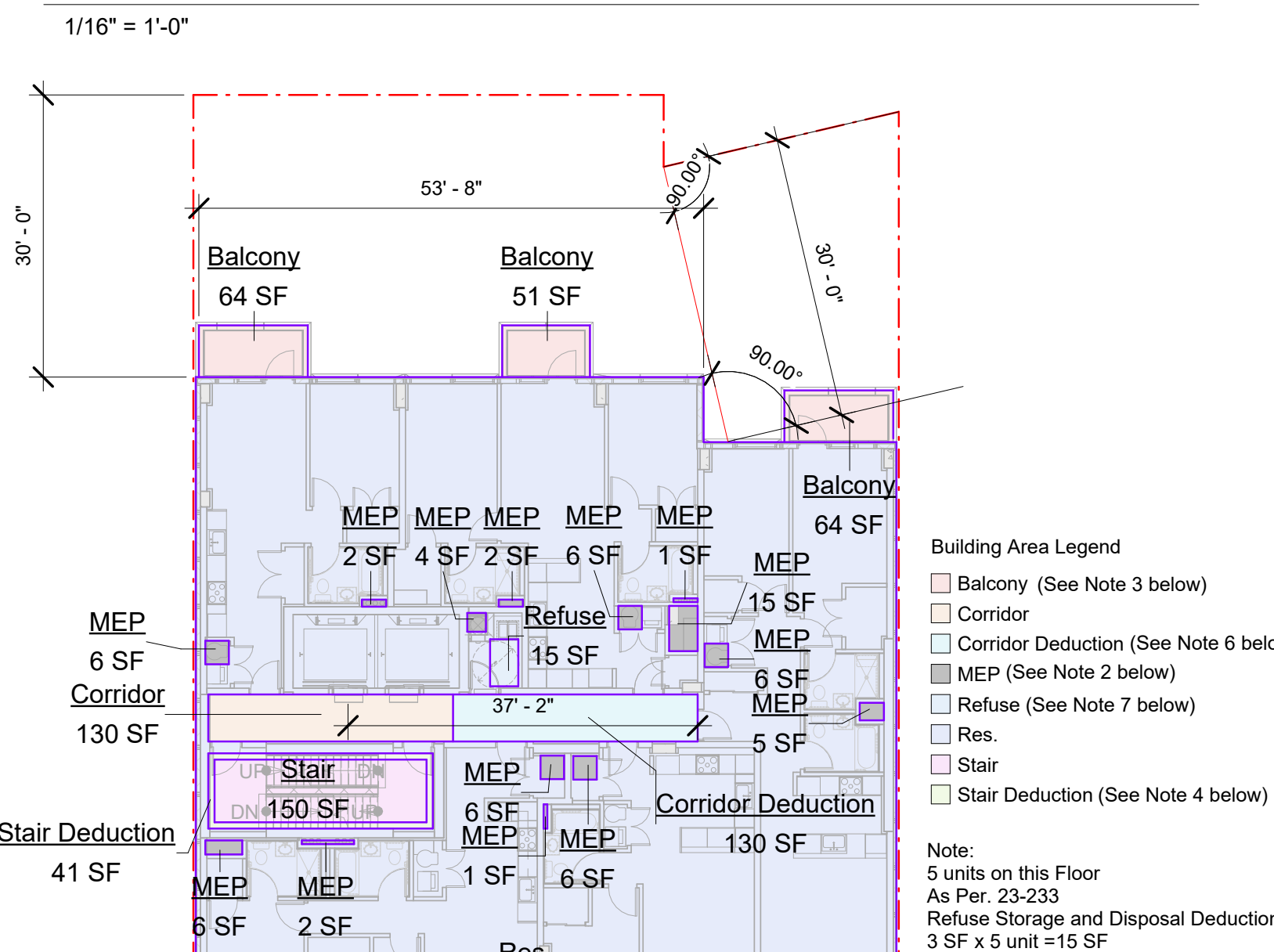
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Date	10/06/2025
Drawn By	Jack.S/ Ruodi.Z
Checked By	WC/ JQ

Z-002.00

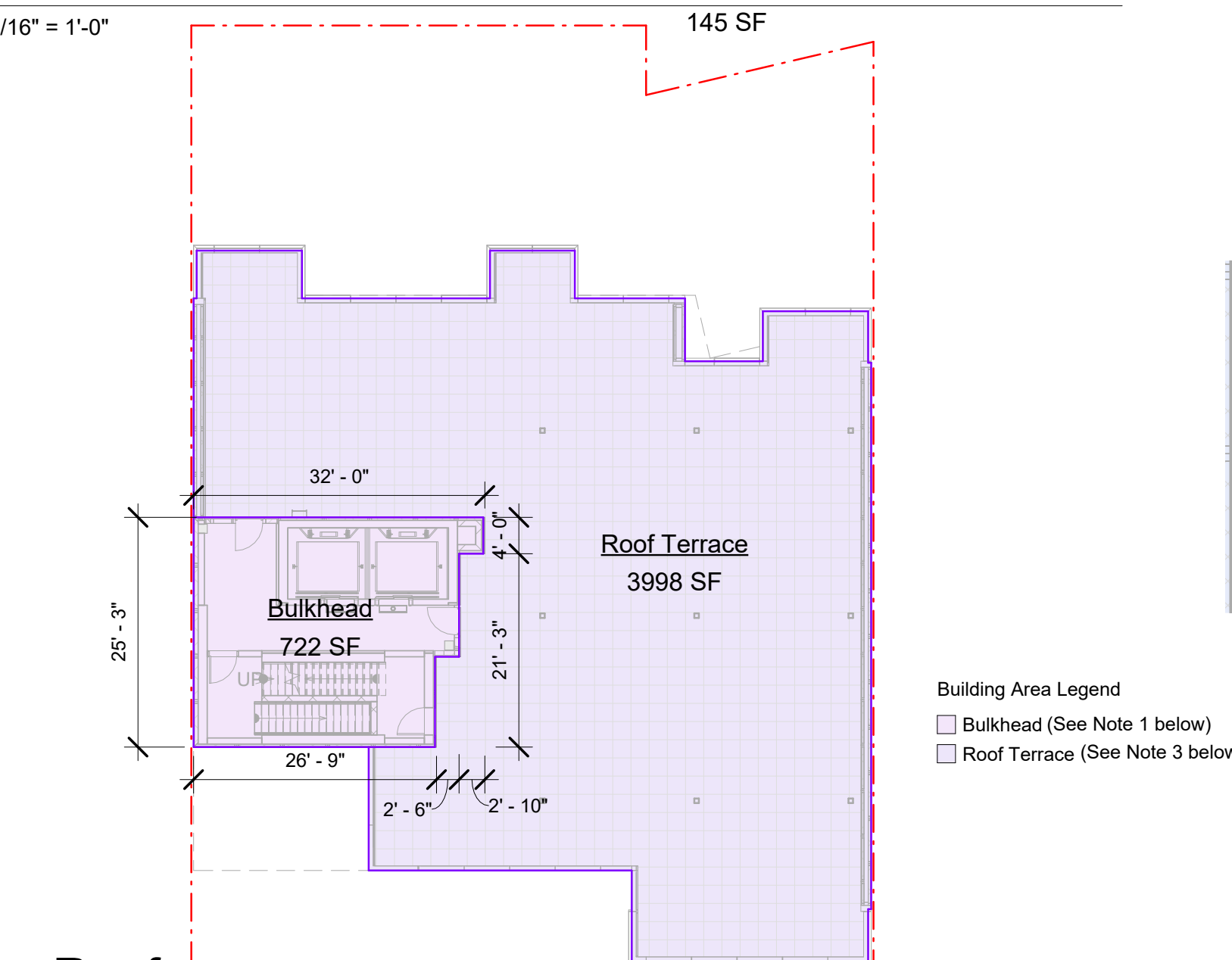
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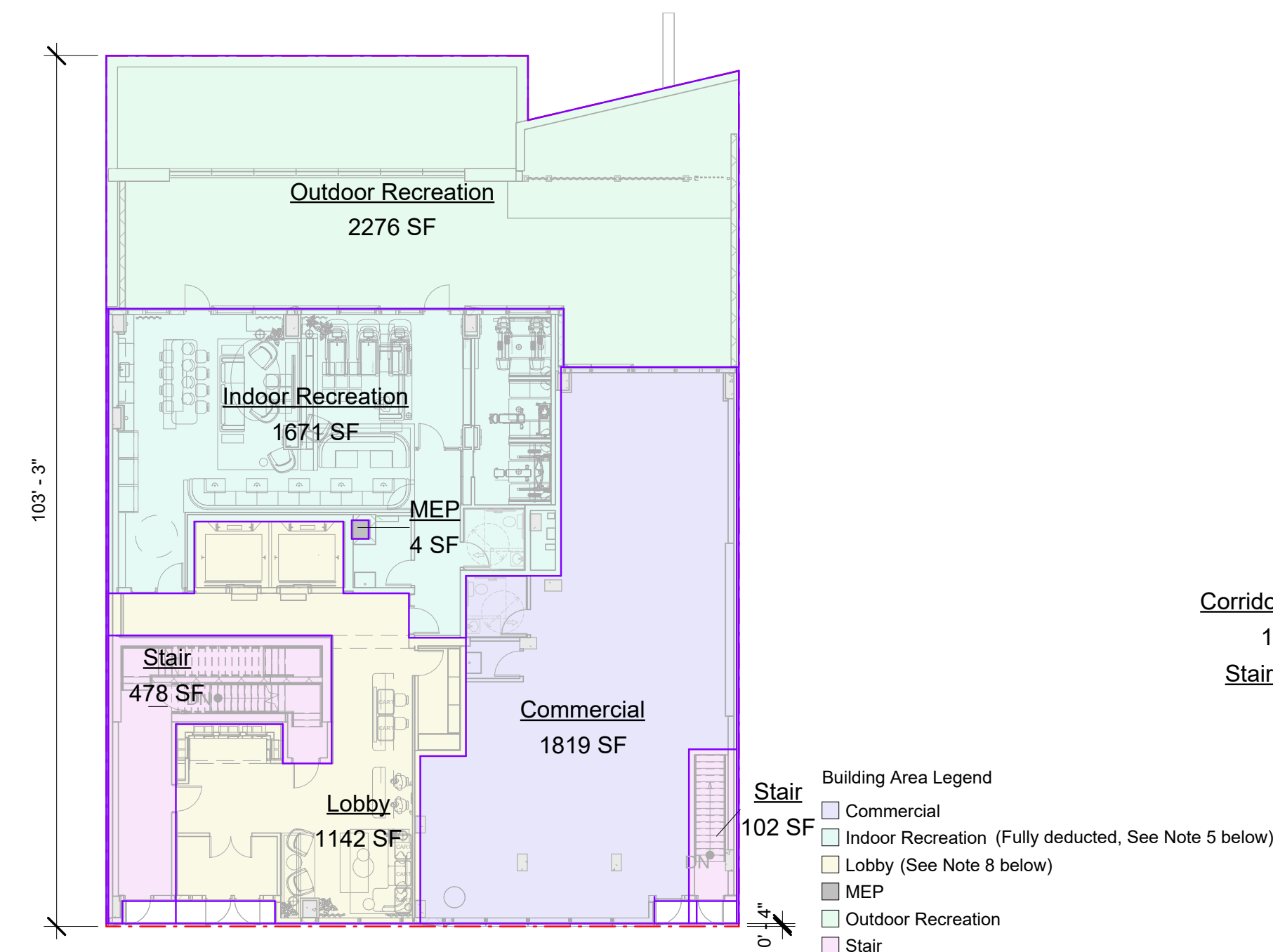
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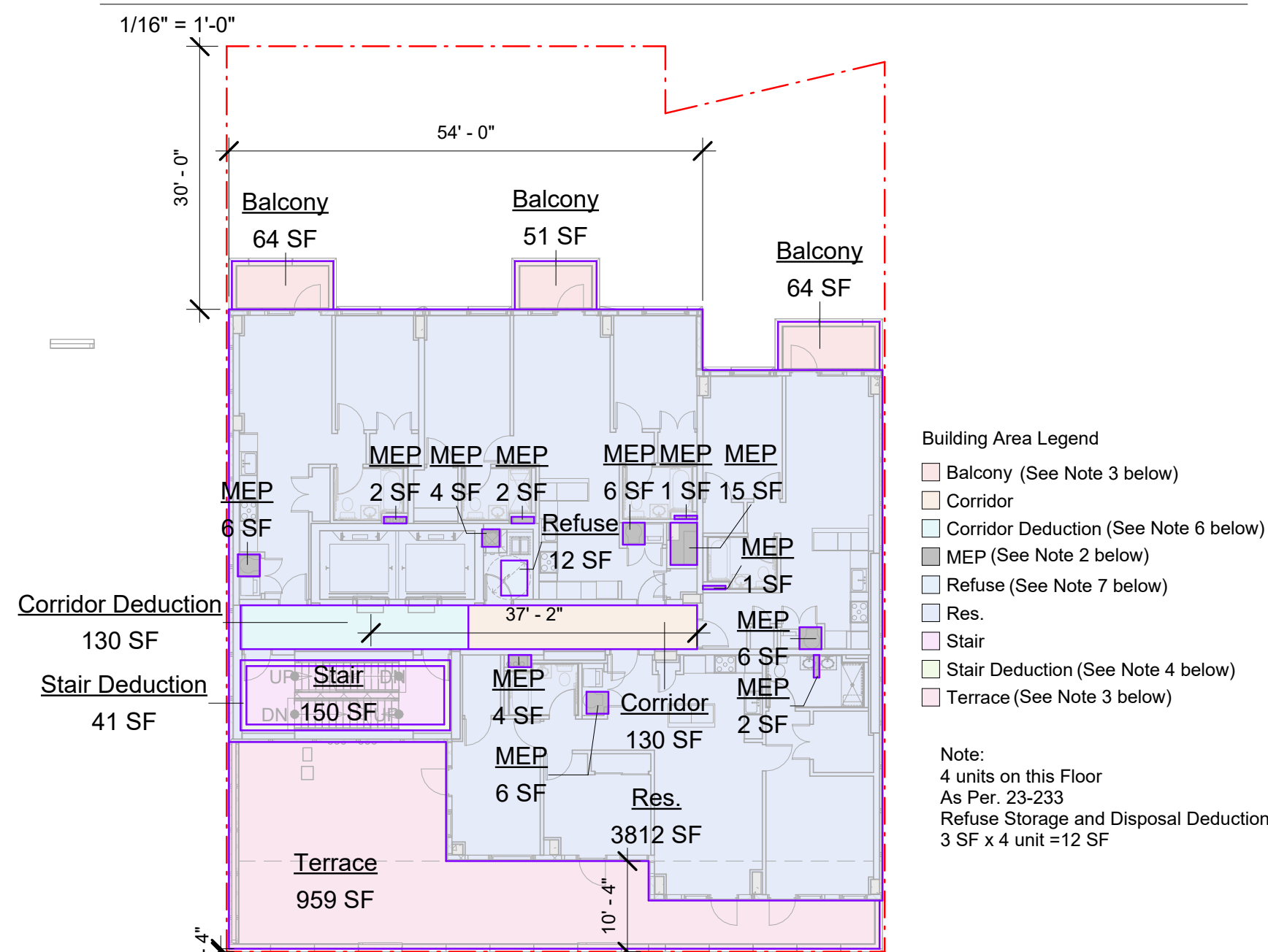
Level 3-9



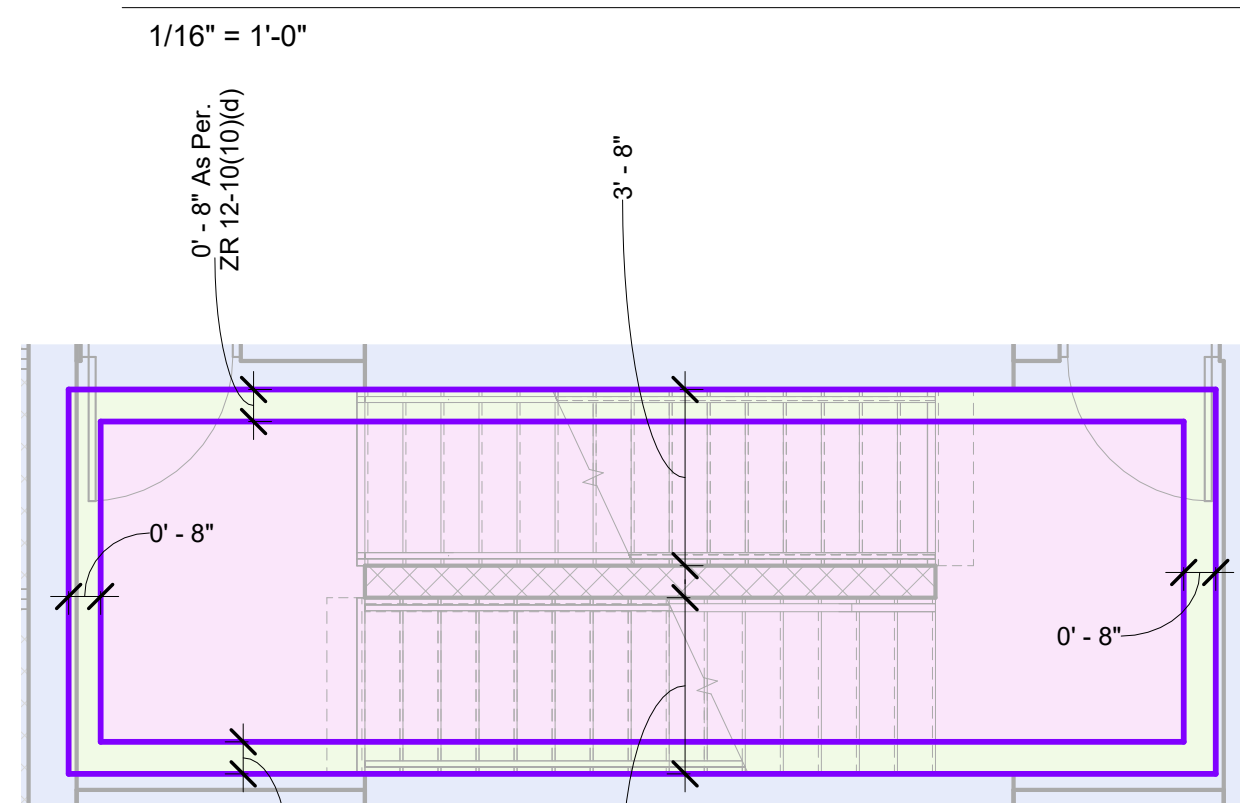
Roof



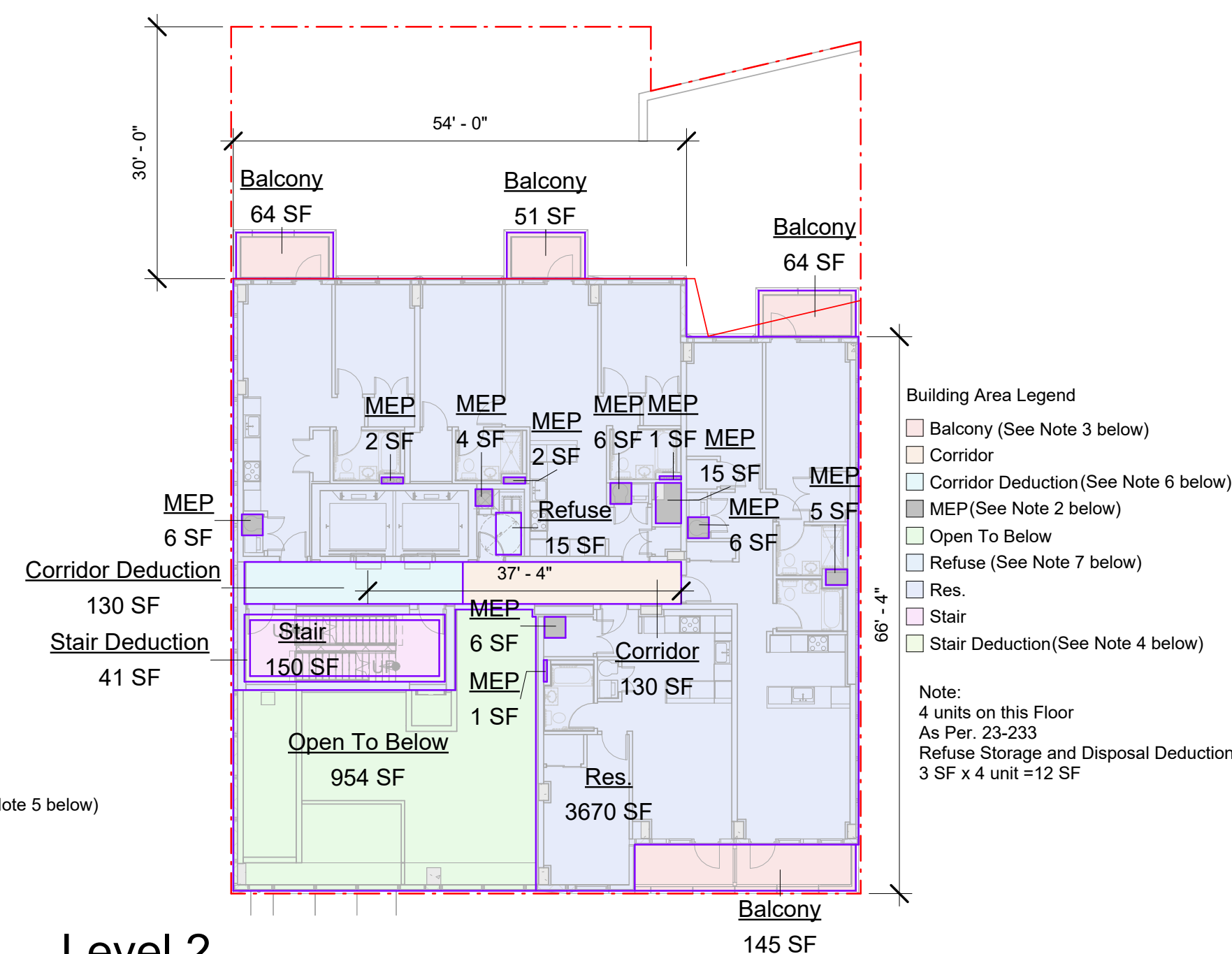
Level 1



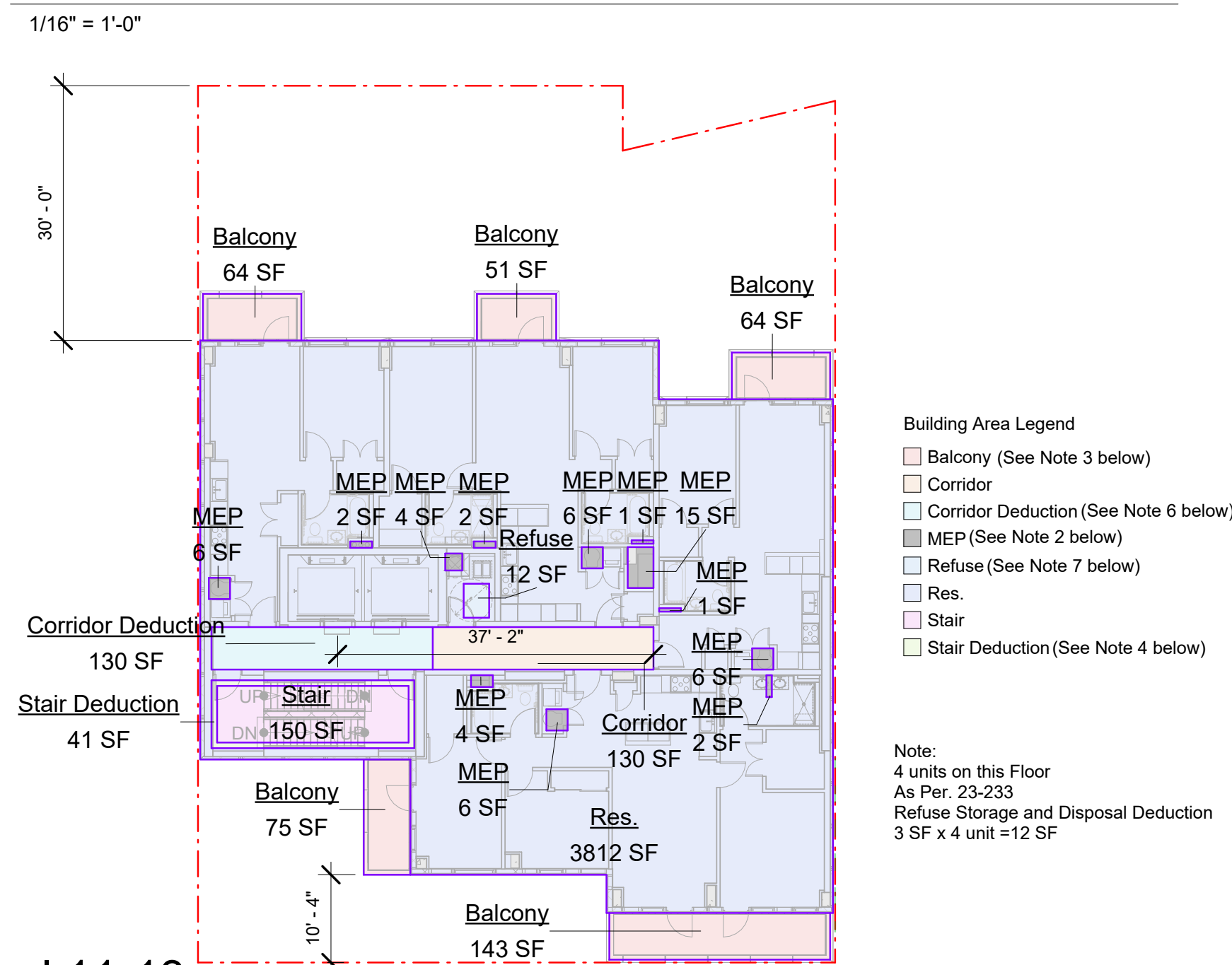
Level 10



Stair Area Typical



Level 2



Level 11-13

Notes of Deduction:

The following deduction can be applied:

1. (ZR 12-10)(2) elevator or stair bulkheads, accessory water tanks, or cooling towers
2. (ZR 12-10)(8) floor space used for accessory mechanical equipment. Such exclusion shall also include the minimum necessary floor space to provide for necessary maintenance and access to such equipment. For the purposes of calculating floor space used for mechanical equipment, building segments on a single zoning lot may be considered to be separate buildings;
3. (ZR 12-10)(9) floor space in exterior balconies or in open or roofed terraces provided that not more than 67 percent of the perimeter of such balcony or terrace is enclosed and provided that parapets, railings or safety guards, whether applied singly or in combination, shall not constitute an enclosure when meeting the following criteria:
 - (i) parapets shall not exceed four feet in height; (**Parapet Height = 4'...Complied**)
 - (ii) railings shall not exceed 4 feet, 6 inches, and shall be at least 50 percent open for the portion that exceeds four feet in height; and
(**All Railing Height = 3'-6" < 4'...Complied**)
4. (ZR 12-10)(10) floor space within stairwells:
 - (i) at each floor of buildings containing residences developed or enlarged after April 16, 2008, that are greater than 125 feet in height, provided that:
 - (a) such stairwells are located on a story containing residences;
 - (b) such stairwells are used as a required means of egress from such residences;
 - (c) such stairwells have a minimum width of 44 inches;
(**See Stair Area Typical Diagram**)
 - (d) such floor space excluded from floor area shall be limited to a maximum of **eight inches** of stair and landing width measured along the length of the stairwell enclosure at each floor
5. (ZR 12-10)(11) floor space used for storage of materials, equipment, or supplies shall be **exempted** from the definition of floor area, in an amount not to exceed **five percent** of the residential floor area of the building.
Max. amenities = 55,767 sf. x 5% = 2,788 sf.
6. (ZR 23-232) Floor are provisions for corridors

Fifty percent of the floor space of a corridor may be exempted from the definition of floor area, where the length of the corridor, as measured from the **elevator core** to the **door** of the furthest dwelling unit on the story, does not exceed **100 linear feet**.
(Level 2-9 See Diagram, 37'-4"<100'...Complied)
(Level 10-13 See Diagram, 37'-5"<100'...Complied)
7. (ZR 23-233) Floor area provisions for refuse storage and disposal

Floor space in a building allocated to refuse storage and disposal may be exempted from the definition of floor area in an amount not to exceed a maximum of **three square feet per dwelling unit** in the building.
(Level 2, Level 10-13: 3 SF x 4 Units = 12 SF)
(Level 3-9: 3 SF x 5 Units = 15 SF)
8. (ZR 23-234) Elevated Ground Floor Units

For buildings with entryways at curb level that accommodate ramps, stairs or lifts to dwelling units that are elevated above curb level on the first story of the building, up to 100 square feet of such entryways may be exempted from the definition of floor area for each foot of difference between the floor level of such dwelling units and curb level. However, no more than a maximum of **500 square feet** of floor space may be **exempted** from the definition of floor area for each building.
- Proposed 1st dwelling units located at 13 feet above base plane. Use 500 sf. deduction.

5. (ZR. 23-231) Floor area provisions for amenities

Floor space in a building allocated to residential amenities may be **exempted** from the definition of floor area, in an amount not to exceed **five percent** of the residential floor area of the building.
Max. amenities = 55,767 sf. x 5% = 2,788 sf.

Fifty percent of the floor space of a corridor may be exempted from the definition of floor area, where the length of the corridor, as measured from the **elevator core** to the **door** of the furthest dwelling unit on the story, does not exceed **100 linear feet**.
(Level 2-9 See Diagram, 37'-4"<100'...Complied)
(Level 10-13 See Diagram, 37'-5"<100'...Complied)

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Floor space in a building allocated to refuse storage and disposal may be exempted from the definition of floor area in an amount not to exceed a maximum of **three square feet per dwelling unit** in the building.
(Level 2, Level 10-13: 3 SF x 4 Units = 12 SF)
(Level 3-9: 3 SF x 5 Units = 15 SF)
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For buildings with entryways at curb level that accommodate ramps, stairs or lifts to dwelling units that are elevated above curb level on the first story of the building, up to 100 square feet of such entryways may be exempted from the definition of floor area for each foot of difference between the floor level of such dwelling units and curb level. However, no more than a maximum of **500 square feet of floor space may be exempted** from the definition of floor area for each building.
- Proposed 1st dwelling units located at 13 feet above base plane. Use 500 sf. deduction.

31 & 33 & 35
WEST 14TH
STREET

[illegible]

WEST 14TH
STREET

Floor Area Schedule I

Project Number	Project Number
Date	10/06/2025
Drawn By	Jack.S/ Ruodi.Z
Checked By	WC/ JQ
Z-003.00	
Scale	As indicated

Z-003.00

Area Schedule (Gross Building)							
Level	Name	Area	Zoning Factor Multiplier	Other Deduction	Zoning Result	Comments	Use Group
Roof	Roof Terrace	3,998 SF	0	0 SF	0 SF	Zoning Exclusion	II
Roof	Bulkhead	722 SF	0	0 SF	0 SF	Zoning Exclusion	II
		4,719 SF			0 SF		

Level 11	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Refuse	12 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	51 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	75 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 11	Balcony	143 SF	0	0 SF	0 SF	Zoning Exclusion	II

Level 11	Stair	150 SF	3	0 SF	451 SF	Zoning Inclusion	II
Level 11	Res.	3,812 SF	3	0 SF	11,435 SF	Zoning Inclusion	II
Level 11	Corridor	130 SF	3	0 SF	390 SF	Zoning Inclusion	II
		4,726 SF			12,276 SF		

Level 10	Terrace	959 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Refuse	12 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Balcony	51 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 10	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II

Level 10	Stair	150 SF	1	0 SF	150 SF	Zoning Inclusion	II
Level 10	Res.	3,812 SF	1	0 SF	3,812 SF	Zoning Inclusion	II
Level 10	Corridor	130 SF	1	0 SF	130 SF	Zoning Inclusion	II
		5,467 SF			4,092 SF		

Area Schedule (Gross Building)							
Level	Name	Area	Zoning Factor Multiplier	Other Deduction	Zoning Result	Comments	Use Group

Level 3	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Refuse	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	5 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Balcony	51 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 3	Balcony	145 SF	0	0 SF	0 SF	Zoning Exclusion	II

Level 3	Stair	150 SF	7	0 SF	1,052 SF	Zoning Inclusion	II
Level 3	Res.	4,609 SF	7	0 SF	32,264 SF	Zoning Inclusion	II
Level 3	Corridor	130 SF	7	0 SF	911 SF	Zoning Inclusion	II
		5,467 SF			34,227 SF		

Level 2	Stair Deduction	41 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Refuse	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Open To Below	954 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	2 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	5 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	6 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	1 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	MEP	15 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Corridor Deduction	130 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	145 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	51 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 2	Balcony	64 SF	0	0 SF	0 SF	Zoning Exclusion	II

Level 2	Stair	150 SF	1	0 SF	150 SF	Zoning Inclusion	II
Level 2	Res.	3,670 SF	1	0 SF	3,670 SF	Zoning Inclusion	II
Level 2	Corridor	130 SF	1	0 SF	130 SF	Zoning Inclusion	II
		5,467 SF			3,950 SF		

Level 1	Outdoor Recreation	2,276 SF	0	0 SF	0 SF	Zoning Exclusion	II
Level 1	MEP	4 SF	0	0 SF	0 SF	Zoning Exclusion	II

Level 1	Stair	478 SF	1	0 SF	478 SF	Zoning Inclusion	II
Level 1	Stair	102 SF	1	0 SF	102 SF	Zoning Inclusion	II
Level 1	Lobby	1,142 SF	1	500 SF	642 SF	Zoning Inclusion	II
Level 1	Indoor Recreation	1,671 SF	1	1671 SF	0 SF	Zoning Inclusion	II
Level 1	Commercial	1,819 SF	1	0 SF	1,819 SF	Zoning Inclusion	VI
		7,492 SF			3,041 SF		

Cellar	MEP / STORAGE / ACCESSORY USE	6,834 SF	0	0 SF	0 SF	Zoning Exclusion	II
Grand total		6,834 SF	0 SF		57,586 SF		

Grand total

Note:

Zoning Factor Multiplier is applied exclusively for calculating the floor area of repeated levels. In this project, Levels 3 through 9 are identical and assigned a multiplier of 7, while Levels 11 through 13 are identical and assigned a multiplier of 3.

31 & 33 & 35
WEST 14TH
STREET

[illegible]

WEST 14TH
STREET

Floor Area Schedule II

Project Number	Project Number
Date	10/06/2025
Drawn By	Jack.S/ Ruodi.Z
Checked By	WC/ JQ

Z-004.00

Scale As indicated