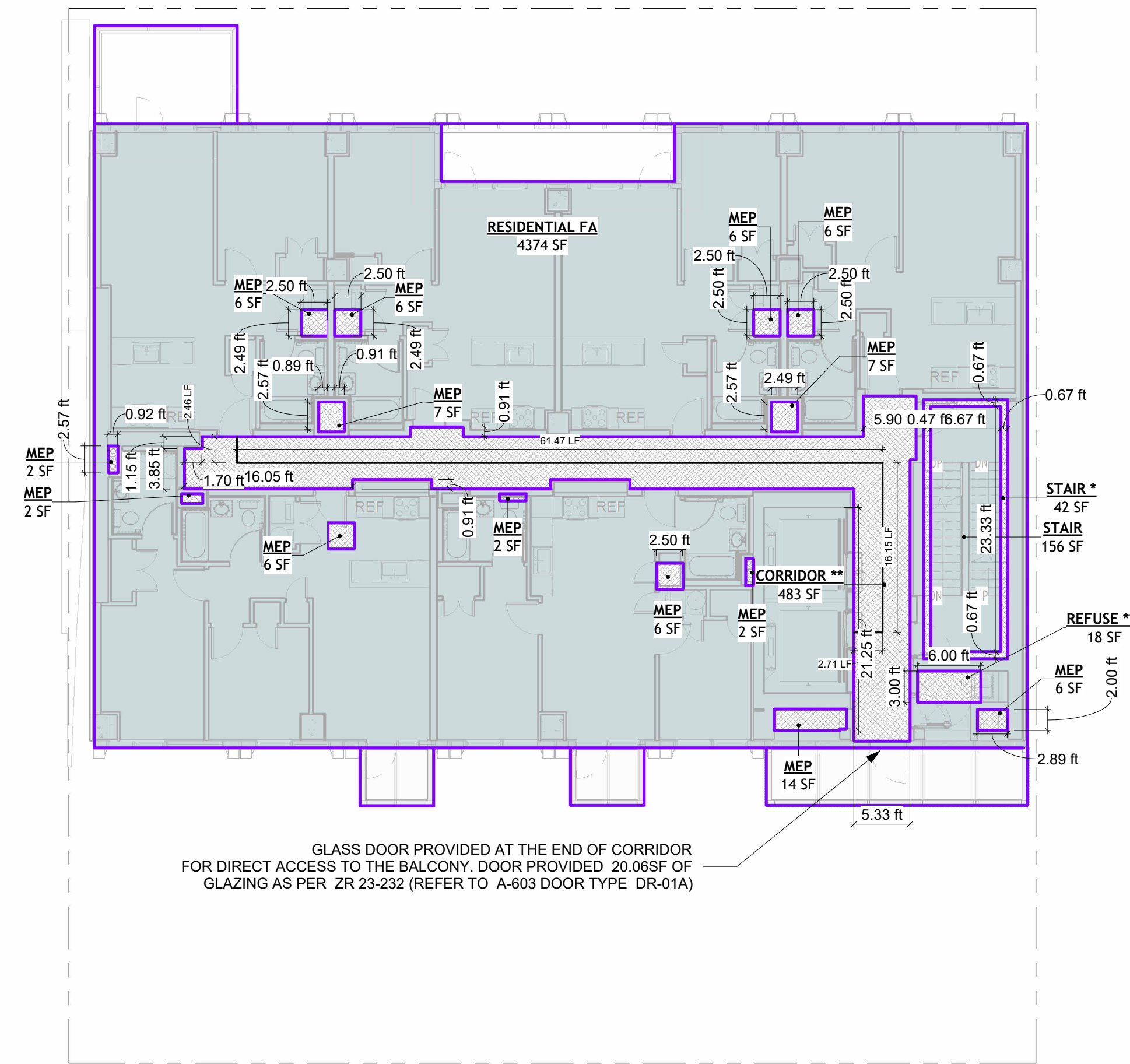
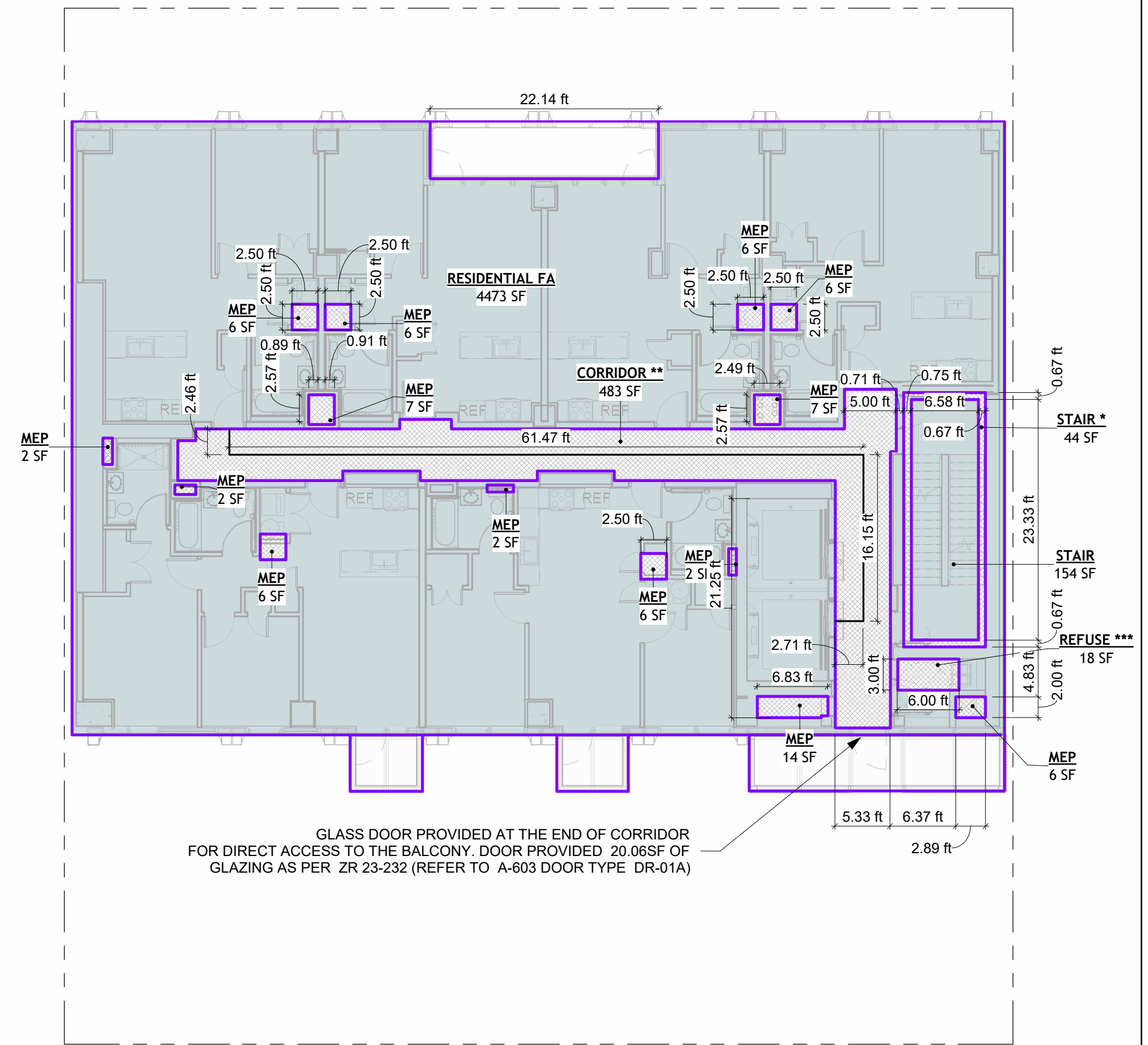


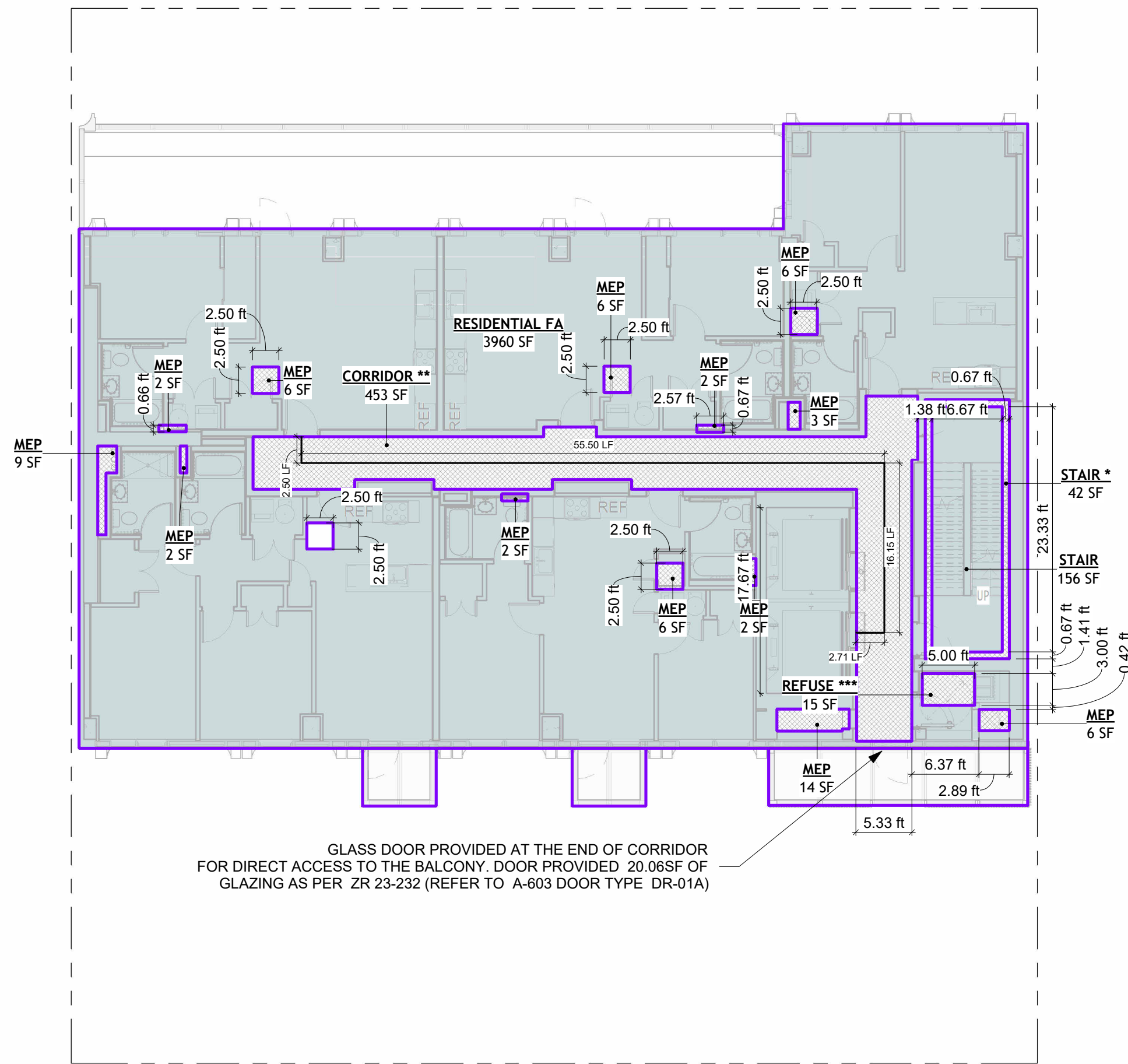
Enter address
here
Address Line 2



1 ZONING FLOOR PLAN DIAGRAM - L3-L9 (TYP)
3/32" = 1'-0"



2 ZONING FLOOR PLAN DIAGRAM - L10-L11L (TYP)
3/32" = 1'-0"



3 ZONING FLOOR PLAN DIAGRAM - L12-L16 (TYP)
3/32" = 1'-0"

FLOOR AREA CALCULATION - L3-L9									
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA
L3 - L9 TYP	CORRIDOR **	482.90 SF	7	3,380.31 SF	100.00%	3,380.31 SF	0.00 SF	0.00 SF	0.00 SF
L3 - L9 TYP	MEP	79.41 SF	7	555.89 SF	100.00%	555.89 SF	0.00 SF	0.00 SF	0.00 SF
L3 - L9 TYP	REFUSE ***	18.00 SF	7	126.00 SF	100.00%	126.00 SF	0.00 SF	0.00 SF	0.00 SF
L3 - L9 TYP	RESIDENTIAL FA	4,373.76 SF	7	30,616.35 SF	0.00%	0.00 SF	30,616.35 SF	1,530.82 SF	29,085.53 SF
L3 - L9 TYP	STAIR	155.56 SF	7	1,088.89 SF	0.00%	0.00 SF	1,088.89 SF	54.44 SF	1,034.44 SF
L3 - L9 TYP	STAIR *	41.78 SF	7	292.44 SF	100.00%	292.44 SF	0.00 SF	0.00 SF	0.00 SF
L3 - L9 TYP		5,151.41 SF		36,059.88 SF		4,354.64 SF	31,705.24 SF	1,585.26 SF	30,119.97 SF
GRAND TOTAL		5,151.41 SF		36,059.88 SF		4,354.64 SF	31,705.24 SF	1,585.26 SF	30,119.97 SF

NOTE:
** 100% CORRIDOR FLOOR AREA EXCLUDED FROM ZONING FA AS PER ZR 23-232
CORRIDOR TERMINATION: THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS FO THE STORY.
LENGTH OF CORRIDOR: MAX 100LF. PROPOSED LENGTH CORRIDOR: 2.46+61.47+16.15+2.71= 82.79LF
82.79LF < 100LF OK
*** 3SF / DU EXEMPTED FROM ZONING FA AS PER ZR 23-233
6 UNITS X 3SF = 18SF EXCLUDED FROM ZFA
* 8" OF STAIR EXEMPTED FROM ZONING FA AS PER ZR 12-10(10)(d)

FLOOR AREA CALCULATION - L10-L11									
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA
L10 - L11 TYP	CORRIDOR **	482.64 SF	2	965.28 SF	100.00%	965.28 SF	0.00 SF	0.00 SF	0.00 SF
L10 - L11 TYP	MEP	79.43 SF	2	158.87 SF	100.00%	158.87 SF	0.00 SF	0.00 SF	0.00 SF
L10 - L11 TYP	REFUSE ***	18.00 SF	2	36.00 SF	100.00%	36.00 SF	0.00 SF	0.00 SF	0.00 SF
L10 - L11 TYP	RESIDENTIAL FA	4,473.38 SF	2	8,946.76 SF	0.00%	0.00 SF	8,946.76 SF	447.34 SF	8,499.42 SF
L10 - L11 TYP	STAIR	153.61 SF	2	307.22 SF	0.00%	0.00 SF	307.22 SF	15.36 SF	291.86 SF
L10 - L11 TYP	STAIR *	43.72 SF	2	87.44 SF	100.00%	87.44 SF	0.00 SF	0.00 SF	0.00 SF
L10 - L11 TYP		5,250.78 SF		10,501.57 SF		1,247.59 SF	9,253.98 SF	462.70 SF	8,791.28 SF
GRAND TOTAL		5,250.78 SF		10,501.57 SF		1,247.59 SF	9,253.98 SF	462.70 SF	8,791.28 SF

NOTE:
** 100% CORRIDOR FLOOR AREA EXCLUDED FROM ZONING FA AS PER ZR 23-232
CORRIDOR TERMINATION: THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS FO THE STORY.
LENGTH OF CORRIDOR: MAX 100LF. PROPOSED LENGTH CORRIDOR: 2.46+61.47+16.15+2.71= 82.79LF
82.79LF < 100LF OK
*** 3SF / DU EXEMPTED FROM ZONING FA AS PER ZR 23-233
6 UNITS X 3SF = 18SF EXCLUDED FROM ZFA
* 8" OF STAIR EXEMPTED FROM ZONING FA AS PER ZR 12-10(10)(d)

FLOOR AREA CALCULATION - L12-L16									
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA
L12 - L16 TYP	CORRIDOR **	452.93 SF	5	2,264.67 SF	100.00%	2,264.67 SF	0.00 SF	0.00 SF	0.00 SF
L12 - L16 TYP	MEP	65.94 SF	5	329.70 SF	100.00%	329.70 SF	0.00 SF	0.00 SF	0.00 SF
L12 - L16 TYP	REFUSE ***	15.00 SF	5	75.00 SF	100.00%	75.00 SF	0.00 SF	0.00 SF	0.00 SF
L12 - L16 TYP	RESIDENTIAL FA	3,959.63 SF	5	19,798.15 SF	0.00%	0.00 SF	19,798.15 SF	989.91 SF	18,808.24 SF
L12 - L16 TYP	STAIR	155.56 SF	5	777.78 SF	0.00%	0.00 SF	777.78 SF	38.89 SF	738.89 SF
L12 - L16 TYP	STAIR *	41.78 SF	5	208.89 SF	100.00%	208.89 SF	0.00 SF	0.00 SF	0.00 SF
L12 - L16 TYP		4,690.84 SF		23,454.18 SF		2,878.25 SF	20,575.93 SF	1,028.80 SF	19,547.13 SF
GRAND TOTAL		4,690.84 SF		23,454.18 SF		2,878.25 SF	20,575.93 SF	1,028.80 SF	19,547.13 SF

NOTE:
** 100% CORRIDOR FLOOR AREA EXCLUDED FROM ZONING FA AS PER ZR 23-232
CORRIDOR TERMINATION: THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS FO THE STORY.
LENGTH OF CORRIDOR: MAX 100LF. PROPOSED LENGTH CORRIDOR: 2.50+55.50+16.15+2.71= 76.86LF
76.86LF < 100LF OK
*** 3SF / DU EXEMPTED FROM ZONING FA AS PER ZR 23-233
5 UNITS X 3SF = 15SF EXCLUDED FROM ZFA
* 8" OF STAIR EXEMPTED FROM ZONING FA AS PER ZR 12-10(10)(d)

PROPOSED RESIDENTIAL FLOOR AREA/FAR							
LEVEL	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA
CELLAR	8,041.31 SF	1	8,041.31 SF	8,041.31 SF	0.00 SF	0.00 SF	0.00 SF
L1	1,939.00 SF	1	1,939.00 SF	506.44 SF	1,432.56 SF	71.63 SF	1,360.93 SF
L2	4,852.45 SF	1	4,852.45 SF	3,806.50 SF	839.48 SF	41.97 SF	797.51 SF
L3 - L9 TYP	5,151.41 SF	7	36,059.88 SF	4,354.64 SF	31,705.24 SF	1,585.26 SF	30,119.97 SF
L10 - L11 TYP	5,250.78 SF	2	10,501.57 SF	1,247.59 SF	9,253.98 SF	462.70 SF	8,791.28 SF
L12 - L16 TYP	4,690.84 SF	5	23,454.18 SF	2,878.25 SF	20,575.93 SF	1,028.80 SF	19,547.13 SF
L17 - L23 TYP	4,011.77 SF	7	28,082.41 SF	3,903.44 SF	24,178.97 SF	1,208.95 SF	22,970.02 SF
L24 - L29 TYP	3,115.06 SF	6	18,690.34 SF	3,065.56 SF	15,624.78 SF	781.24 SF	14,843.54 SF
L30	2,049.44 SF	1	2,049.44 SF	276.03 SF	1,773.41 SF	88.67 SF	1,684.74 SF
L31	2,049.44 SF	1	2,049.44 SF	285.49 SF	1,763.94 SF	88.20 SF	1,675.75 SF
L32	2,046.62 SF	1	2,046.62 SF	1,345.73 SF	700.89 SF	35.04 SF	665.84 SF
ROOF	2,175.65 SF	1	2,175.65 SF	2,175.65 SF	0.00 SF	0.00 SF	0.00 SF
GRAND TOTAL FAR	45,373.76 SF		139,942.28 SF	31,886.64 SF	107,849.17 SF	5,392.46 SF	102,456.71 SF

PROPOSED COMMERCIAL FLOOR AREA/FAR					
	PROPOSED GROSS FLOOR AREA	# FLOOR	TOTAL GROSS FLOOR AREA (BUILDING)	ZONING FA DEDUCTION	PROPOSED FAR
L1	6,221.70 SF	1	6,221.70 SF	0.00 SF	0.67
GRAND TOTAL FAR	6,221.70 SF		6,221.70 SF	0.00 SF	0.67

ZONING FLOOR AREA DIAGRAM LEGEND

- AREAS EXCLUDED FROM GROSS ZONING FLOOR AREA
- ZONING FLOOR AREA COUNTED
- AREA NO INCLUDED AS ZONING FLOOR AREA CALCULATION

SITE PLAN

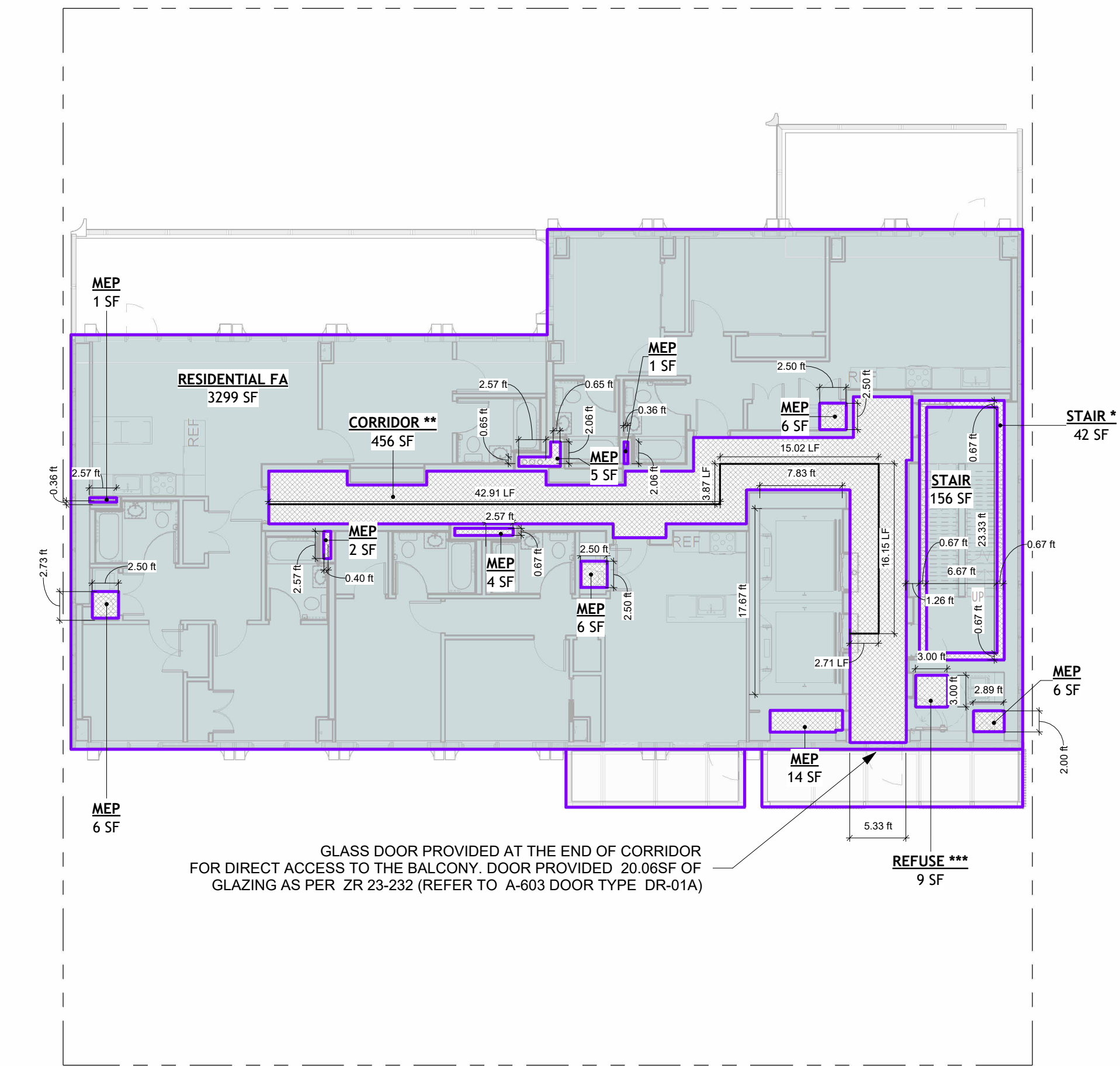
ZONING FLOOR PLAN
DIAGRAMS L3-L16

Project Number XXXX
Date 10/28/2025
Drawn By Jack.S/ Ruodi.Z
Checked By WC/ JQ

Z-006

Scale As indicated

Enter address
here
Address Line 2



1 ZONING FLOOR PLAN DIAGRAM - L17-L23 (TYP)
3/32" = 1'-0"

FLOOR AREA CALCULATION - L17 - L23										
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA	PROPOSED FAR
L17 - L23 TYP	CORRIDOR **	456.14 SF	7	3,192.98 SF	100.00%	3,192.98 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L17 - L23 TYP	MEP	50.72 SF	7	355.02 SF	100.00%	355.02 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L17 - L23 TYP	REFUSE ***	9.00 SF	7	63.00 SF	100.00%	63.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L17 - L23 TYP	RESIDENTIAL FA	3,298.58 SF	7	23,090.08 SF	0.00%	0.00 SF	23,090.08 SF	1,154.50 SF	21,935.58 SF	2.37
L17 - L23 TYP	STAIR	155.56 SF	7	1,088.89 SF	0.00%	0.00 SF	1,088.89 SF	54.44 SF	1,034.44 SF	0.11
L17 - L23 TYP	STAIR *	41.78 SF	7	292.44 SF	100.00%	292.44 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L17 - L23 TYP		4,011.77 SF		28,082.41 SF		3,903.44 SF	24,178.97 SF	1,208.95 SF	22,970.02 SF	2.49
GRAND TOTAL		4,011.77 SF		28,082.41 SF		3,903.44 SF	24,178.97 SF	1,208.95 SF	22,970.02 SF	2.49

NOTE:

** 100% CORRIDOR FLOOR AREA EXCLUDED FROM ZONING FA AS PER ZR 23-232

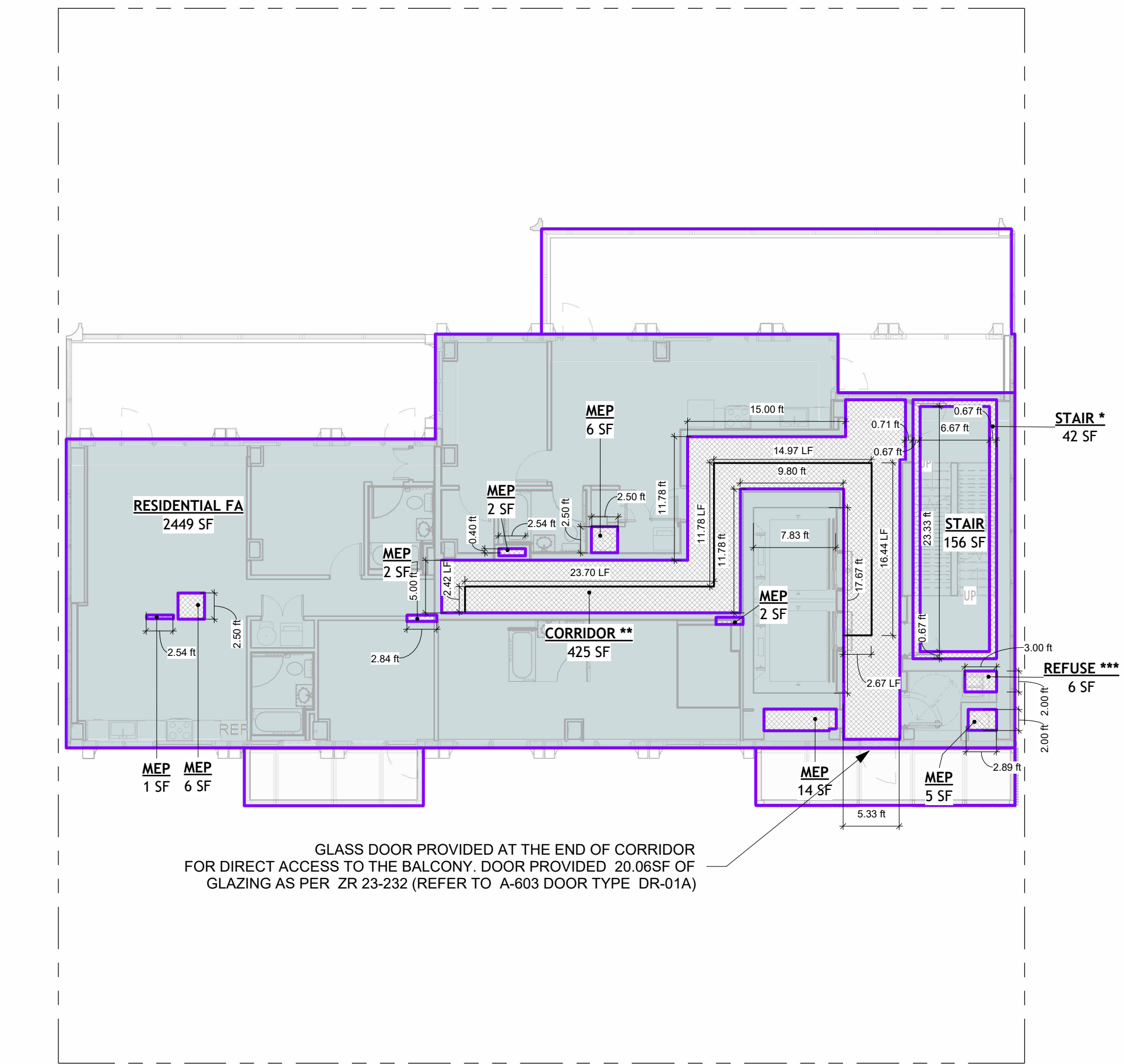
CORRIDOR TERMINATION: THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS FO THE STORY.
LENGTH OF CORRIDOR: MAX 100LF. PROPOSED LENGTH CORRIDOR: 2.46+61.47+16.15+2.71= 82.79LF

82.79LF < 100LF OK

*** 3SF / DU EXEMPTED FROM ZONING FA AS PER ZR 23-233

6 UNITS X 3SF = 18SF EXCLUDED FROM ZFA

* 8" OF STAIR EXEMPTED FROM ZONING FA AS PER ZR 12-10(10)(d)



2 ZONING FLOOR PLAN DIAGRAM - L24-L29 (TYP)
3/32" = 1'-0"

FLOOR AREA CALCULATION - L24-L29										
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA	PROPOSED FAR
L24 - L29 TYP	CORRIDOR **	425.06 SF	6	2,550.35 SF	100.00%	2,550.35 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L24 - L29 TYP	MEP	38.09 SF	6	228.55 SF	100.00%	228.55 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L24 - L29 TYP	REFUSE ***	6.00 SF	6	36.00 SF	100.00%	36.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L24 - L29 TYP	RESIDENTIAL FA	2,448.57 SF	6	14,691.44 SF	0.00%	0.00 SF	14,691.44 SF	734.57 SF	13,956.87 SF	1.51
L24 - L29 TYP	STAIR	155.56 SF	6	933.33 SF	0.00%	0.00 SF	933.33 SF	46.67 SF	886.67 SF	0.10
L24 - L29 TYP	STAIR *	41.78 SF	6	250.67 SF	100.00%	250.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L24 - L29 TYP		3,115.06 SF		18,690.34 SF		3,065.56 SF	15,624.78 SF	781.24 SF	14,843.54 SF	1.61
GRAND TOTAL		3,115.06 SF		18,690.34 SF		3,065.56 SF	15,624.78 SF	781.24 SF	14,843.54 SF	1.61

NOTE:

** 100% CORRIDOR FLOOR AREA EXCLUDED FROM ZONING FA AS PER ZR 23-232

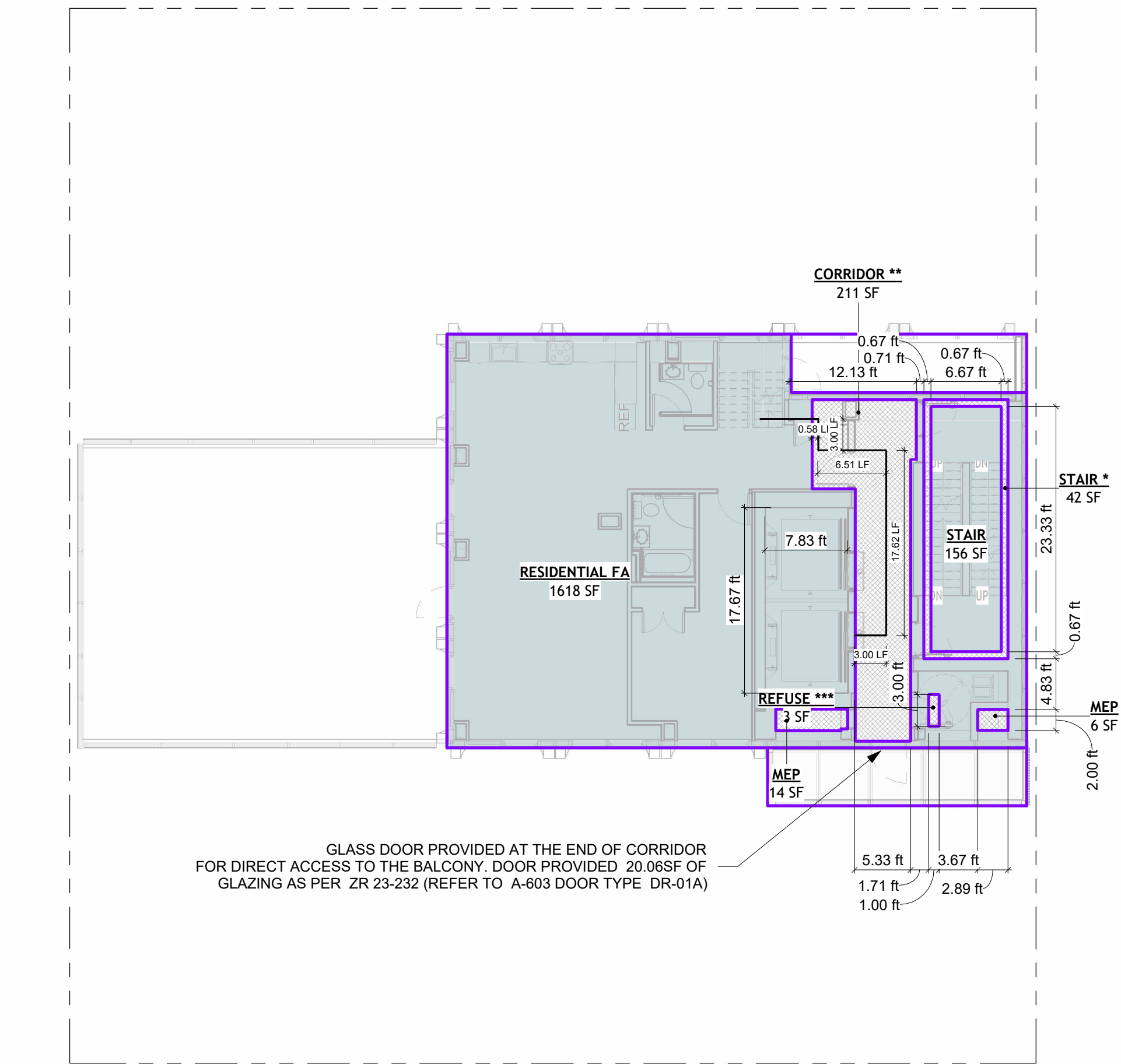
CORRIDOR TERMINATION: THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS FO THE STORY.
LENGTH OF CORRIDOR: MAX 100LF. PROPOSED LENGTH CORRIDOR: 2.46+61.47+16.15+2.71= 82.79LF

82.79LF < 100LF OK

*** 3SF / DU EXEMPTED FROM ZONING FA AS PER ZR 23-233

6 UNITS X 3SF = 18SF EXCLUDED FROM ZFA

* 8" OF STAIR EXEMPTED FROM ZONING FA AS PER ZR 12-10(10)(d)



3 ZONING FLOOR PLAN DIAGRAM - L30
3/32" = 1'-0"

FLOOR AREA CALCULATION - L30										
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA	PROPOSED FAR
L30	CORRIDOR **	211.37 SF	1	211.37 SF	100.00%	211.37 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L30	MEP	19.88 SF	1	19.88 SF	100.00%	19.88 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L30	REFUSE ***	3.00 SF	1	3.00 SF	100.00%	3.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L30	RESIDENTIAL FA	1,617.85 SF	1	1,617.85 SF	0.00%	0.00 SF	1,617.85 SF	80.89 SF	1,536.96 SF	0.17
L30	STAIR	155.56 SF	1	155.56 SF	0.00%	0.00 SF	155.56 SF	7.78 SF	147.78 SF	0.02
L30	STAIR *	41.78 SF	1	41.78 SF	100.00%	41.78 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L30		2,049.44 SF		2,049.44 SF		276.03 SF	1,773.41 SF	88.67 SF	1,684.74 SF	0.18
GRAND TOTAL		2,049.44 SF		2,049.44 SF		276.03 SF	1,773.41 SF	88.67 SF	1,684.74 SF	0.18

NOTE:

** 100% CORRIDOR FLOOR AREA EXCLUDED FROM ZONING FA AS PER ZR 23-232

CORRIDOR TERMINATION: THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS FO THE STORY.
LENGTH OF CORRIDOR: MAX 100LF. PROPOSED LENGTH CORRIDOR: 5.58+3.0+6.51+17.62+3.0= 35.71LF

35.71LF < 100LF OK

*** 3SF / DU EXEMPTED FROM ZONING FA AS PER ZR 23-233

5 UNITS X 3SF = 15SF EXCLUDED FROM ZFA

* 8" OF STAIR EXEMPTED FROM ZONING FA AS PER ZR 12-10(10)(d)

PROPOSED RESIDENTIAL FLOOR AREA/FAR								
LEVEL	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA	PROPOSED FAR
CELLAR	8,041.31 SF	1	8,041.31 SF	8,041.31 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L1	1,939.00 SF	1	1,939.00 SF	506.44 SF	1,432.56 SF	71.63 SF	1,360.93 SF	0.15
L2	4,852.45 SF	1	4,852.45 SF	3,806.50 SF	839.48 SF	41.97 SF	797.51 SF	0.09
L3 - L9 TYP	5,151.41 SF	7	36,059.88 SF	4,354.64 SF	31,705.24 SF	1,585.26 SF	30,119.97 SF	3.26
L10 - L11 TYP	5,250.78 SF	2	10,501.57 SF	1,247.59 SF	9,253.98 SF	462.70 SF	8,791.28 SF	0.95
L12 - L16 TYP	4,690.84 SF	5	23,454.18 SF	2,878.25 SF	20,575.93 SF	1,028.80 SF	19,547.13 SF	2.12
L17 - L23 TYP	4,011.77 SF	7	28,082.41 SF	3,903.44 SF	24,178.97 SF	1,208.95 SF	22,970.02 SF	2.49
L24 - L29 TYP	3,115.06 SF	6	18,690.34 SF	3,065.56 SF	15,624.78 SF	781.24 SF	14,843.54 SF	1.61
L30	2,049.44 SF	1	2,049.44 SF	276.03 SF	1,773.41 SF	88.67 SF	1,684.74 SF	0.18
L31	2,049.44 SF	1	2,049.44 SF	285.49 SF	1,763.94 SF	88.20 SF	1,675.75 SF	0.18
L32	2,046.62 SF	1	2,046.62 SF	1,345.73 SF	700.89 SF	35.04 SF	665.84 SF	0.07
ROOF	2,175.65 SF	1	2,175.65 SF	2,175.65 SF	0.00 SF	0.00 SF	0.00 SF	0.00
GRAND TOTAL FAR	45,373.76 SF		139,942.28 SF	31,886.64 SF	107,849.17 SF	5,392.46 SF	102,456.71 SF	11.09

PROPOSED COMMERCIAL FLOOR AREA/FAR						
	PROPOSED GROSS FLOOR AREA	# FLOOR	TOTAL GROSS FLOOR AREA (BUILDING)	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	PROPOSED FAR
L1	6,221.70 SF	1	6,221.70 SF	0.00 SF	6,221.70 SF	0.67
GRAND TOTAL FAR	6,221.70 SF		6,221.70 SF	0.00 SF	6,221.70 SF	0.67

ZONING FLOOR AREA DIAGRAM LEGEND

- AREAS EXCLUDED FROM GROSS ZONING FLOOR AREA
- ZONING FLOOR AREA COUNTED
- AREA NO INCLUDED AS ZONING FLOOR AREA CALCULATION

SITE PLAN

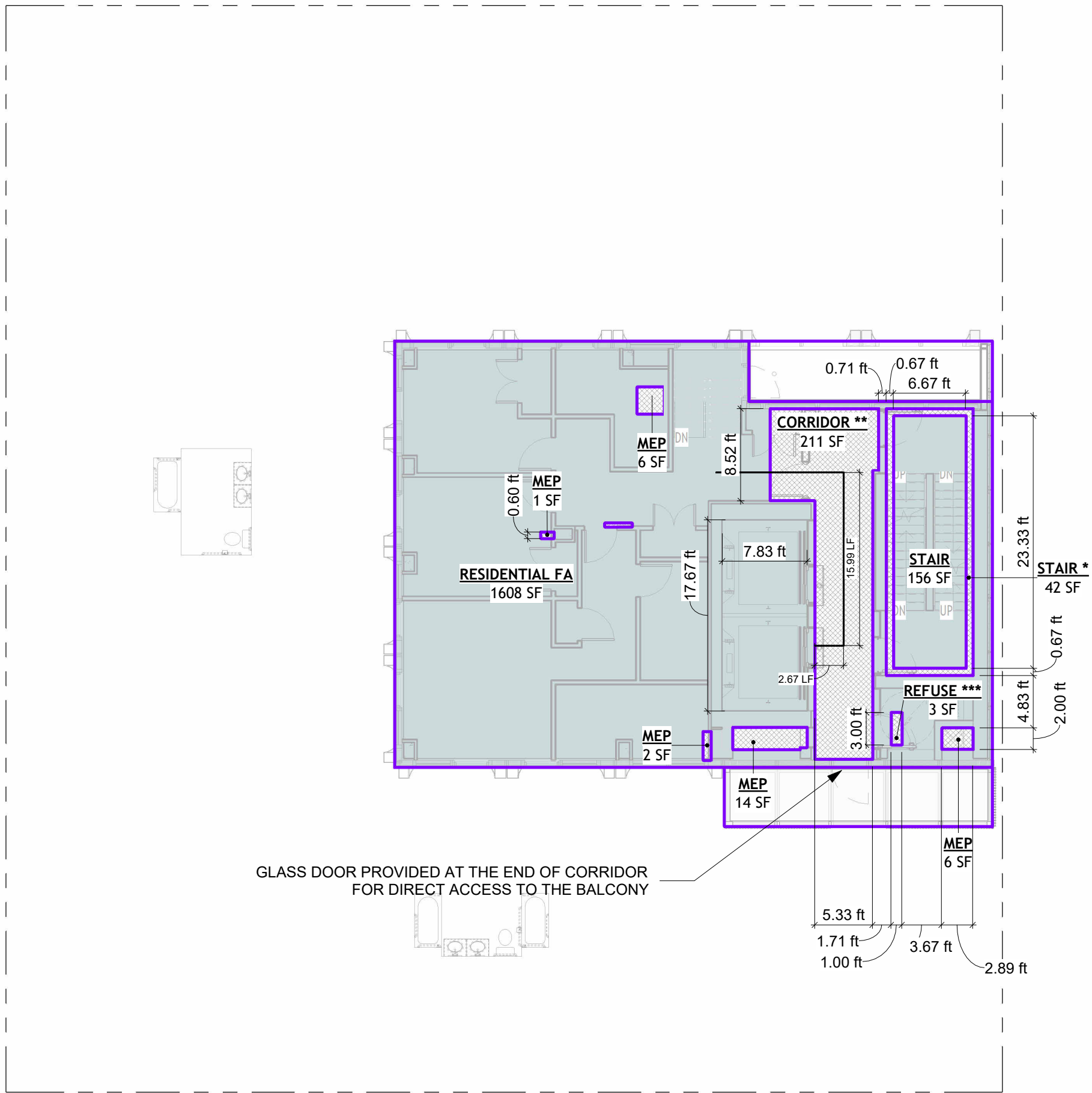
ZONING FLOOR PLAN
DIAGRAMS L17-L30

Project Number XXXX
Date 10/28/2025
Drawn By Jack.S/ Ruodi.Z
Checked By WC/ JQ

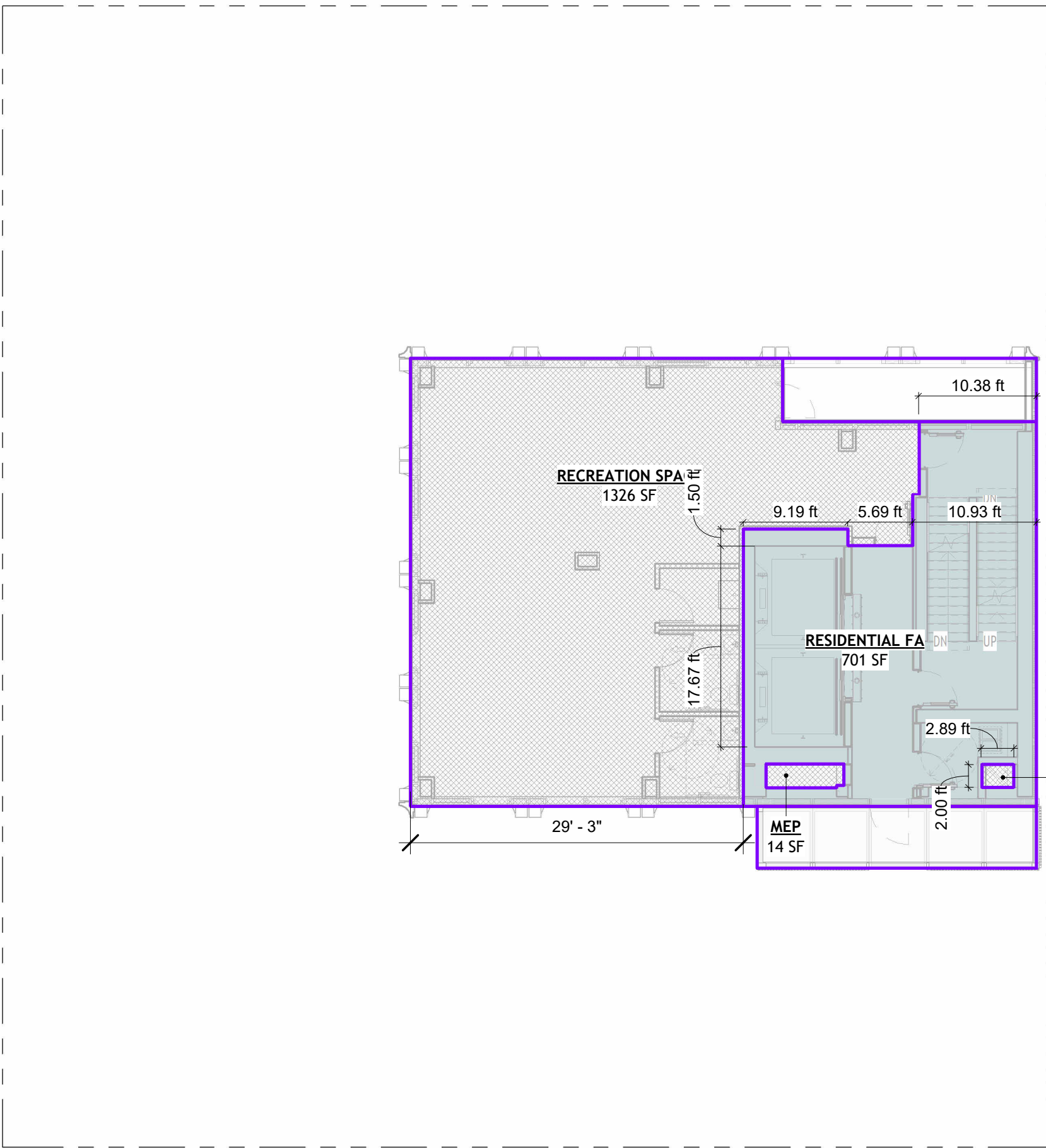
Z-007

Scale As indicated

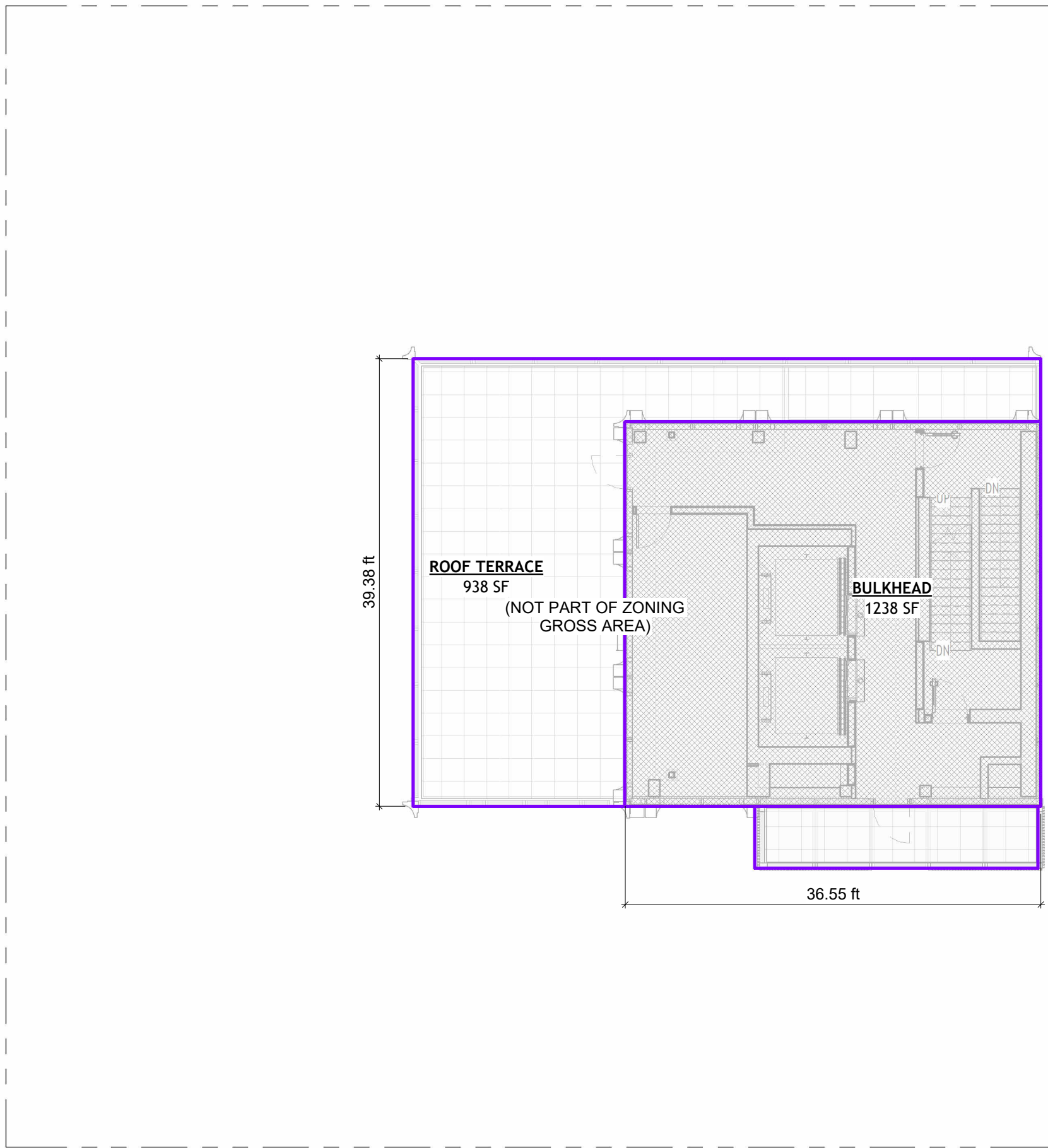
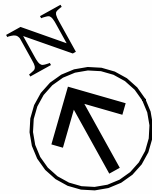
Enter address
here
Address Line 2



1 ZONING FLOOR PLAN DIAGRAM - L31
3/32" = 1'-0"



2 ZONING FLOOR PLAN DIAGRAM - L32
3/32" = 1'-0"



3 ZONING FLOOR PLAN DIAGRAM - ROOF
3/32" = 1'-0"



FLOOR AREA CALCULATION - L31										
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA	PROPOSED FAR
L31	CORRIDOR **	210.93 SF	1	210.93 SF	100.00%	210.93 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L31	MEP	29.79 SF	1	29.79 SF	100.00%	29.79 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L31	REFUSE ***	3.00 SF	1	3.00 SF	100.00%	3.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L31	RESIDENTIAL FA	1,608.39 SF	1	1,608.39 SF	0.00%	0.00 SF	1,608.39 SF	80.42 SF	1,527.97 SF	0.17
L31	STAIR	155.56 SF	1	155.56 SF	0.00%	0.00 SF	155.56 SF	7.78 SF	147.78 SF	0.02
L31	STAIR *	41.78 SF	1	41.78 SF	100.00%	41.78 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L31		2,049.44 SF		2,049.44 SF		285.49 SF	1,763.94 SF	88.20 SF	1,675.75 SF	0.18
GRAND TOTAL		2,049.44 SF		2,049.44 SF		285.49 SF	1,763.94 SF	88.20 SF	1,675.75 SF	0.18

NOTE:
100% MEP DEDUCTIONS FROM ZONING FA AS PER ZR 12-10
** 100% CORRIDOR FLOOR AREA EXCLUDED FROM ZONING FA AS PER ZR 23-232
CORRIDOR TERMINATION: THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS FO THE STORY.
LENGTH OF CORRIDOR: MAX 100LF. PROPOSED LENGTH CORRIDOR: 2.67+15.99+11.76= 30.42LF
30.42LF < 100LF OK
*** 3SF / DU EXEMPTED FROM ZONING FA AS PER ZR 23-233
1 UNITS X 3SF = 3SF EXCLUDED FROM ZFA
* 8" OF STAIR EXEMPTED FROM ZONING FA AS PER ZR 12-10(10)(d)

FLOOR AREA CALCULATION - L32										
LEVEL	AREA NAME	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING DEDUCTION %	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA	PROPOSED FAR
L32	MEP	19.88 SF	1	19.88 SF	100.00%	19.88 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L32	RECREATION SPACE	1,325.85 SF	1	1,325.85 SF	100.00%	1,325.85 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L32	RESIDENTIAL FA	700.89 SF	1	700.89 SF	0.00%	0.00 SF	700.89 SF	35.04 SF	665.84 SF	0.07
L32		2,046.62 SF		2,046.62 SF		1,345.73 SF	700.89 SF	35.04 SF	665.84 SF	0.07
	GRAND TOTAL	2,046.62 SF		2,046.62 SF		1,345.73 SF	700.89 SF	35.04 SF	665.84 SF	0.07

NOTE:
100% MEP DEDUCTIONS FROM ZONING FA AS PER ZR 12-10
100% RECREATION SPACE DEDUCTIONS FROM ZONING FA AS PER ZR 23-231 & 23-63

RECREATION SPACE CALCULATION = 102,358.01 ZFA / 95% = 107,745.27
107,745.27SF - 102,358.01SF = 5,387.26SF (5%) MAX DEDUCTION OF RECREATION SPACE
RECREATION SPACE PROPOSED:
L2 INDOOR RECREATION SPACE = 3,580.00SF
L32 INDOOR RECREATION SPACE = 1,351.28SF
TOTAL = 4,931.28SF (4.58%) ALLOCATED TO RECRATOPM SPACE
4,931.28SF < 5,387.26SF = OK

PROPOSED RESIDENTIAL FLOOR AREA/FAR								
LEVEL	GROSS FLOOR AREA (PER FLOOR)	# FLOORS	TOTAL GROSS FLOOR AREA	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	5% ENERGY DEDUCTION	PROPOSED TOTAL FLOOR AREA	PROPOSED FAR
CELLAR	8,041.31 SF	1	8,041.31 SF	8,041.31 SF	0.00 SF	0.00 SF	0.00 SF	0.00
L1	1,939.00 SF	1	1,939.00 SF	506.44 SF	1,432.56 SF	71.63 SF	1,360.93 SF	0.15
L2	4,852.45 SF	1	4,852.45 SF	3,806.50 SF	839.48 SF	41.97 SF	797.51 SF	0.09
L3 - L9 TYP	5,151.41 SF	7	36,059.88 SF	4,354.64 SF	31,705.24 SF	1,585.26 SF	30,119.97 SF	3.26
L10 - L11 TYP	5,250.78 SF	2	10,501.57 SF	1,247.59 SF	9,253.98 SF	462.70 SF	8,791.28 SF	0.95
L12 - L16 TYP	4,690.84 SF	5	23,454.18 SF	2,878.25 SF	20,575.93 SF	1,028.80 SF	19,547.13 SF	2.12
L17 - L23 TYP	4,011.77 SF	7	28,082.41 SF	3,903.44 SF	24,178.97 SF	1,208.95 SF	22,970.02 SF	2.49
L24 - L29 TYP	3,115.06 SF	6	18,690.34 SF	3,065.56 SF	15,624.78 SF	781.24 SF	14,843.54 SF	1.61
L30	2,049.44 SF	1	2,049.44 SF	276.03 SF	1,773.41 SF	88.67 SF	1,684.74 SF	0.18
L31	2,049.44 SF	1	2,049.44 SF	285.49 SF	1,763.94 SF	88.20 SF	1,675.75 SF	0.18
L32	2,046.62 SF	1	2,046.62 SF	1,345.73 SF	700.89 SF	35.04 SF	665.84 SF	0.07
ROOF	2,175.65 SF	1	2,175.65 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00
GRAND TOTAL FAR	45,373.76 SF		139,942.28 SF	31,886.64 SF	107,849.17 SF	5,392.46 SF	102,456.71 SF	11.09

PROPOSED COMMERCIAL FLOOR AREA/FAR						
	PROPOSED GROSS FLOOR AREA	# FLOOR	TOTAL GROSS FLOOR AREA (BUILDING)	ZONING FA DEDUCTION	PROPOSED FLOOR AREA	PROPOSED FAR
L1	6,221.70 SF	1	6,221.70 SF	0.00 SF	6,221.70 SF	0.67
GRAND TOTAL FAR	6,221.70 SF		6,221.70 SF	0.00 SF	6,221.70 SF	0.67

ZONING FLOOR AREA DIAGRAM LEGEND

- AREAS EXCLUDED FROM GROSS ZONING FLOOR AREA
- ZONING FLOOR AREA COUNTED
- AREA NO INCLUDED AS ZONING FLOOR AREA CALCULATION

SITE PLAN

ZONING FLOOR PLAN
DIAGRAMS L31-ROOF

Project Number XXXX
Date 10/28/2025
Drawn By Jack.S/ Ruodi.Z
Checked By WC/ JQ

Z-008

Scale As indicated