

421 HUNTS POINT AVENUE

BRONX, NY 10474

PRELIMINARY ZONING ANALYSIS REPORT
14 October 2025

DIA



ZONING CHECK+

Preliminary Zoning Analysis and Architectural Feasibility Studies
by **DESIGN INNOVATIONS FOR ARCHITECTURE**

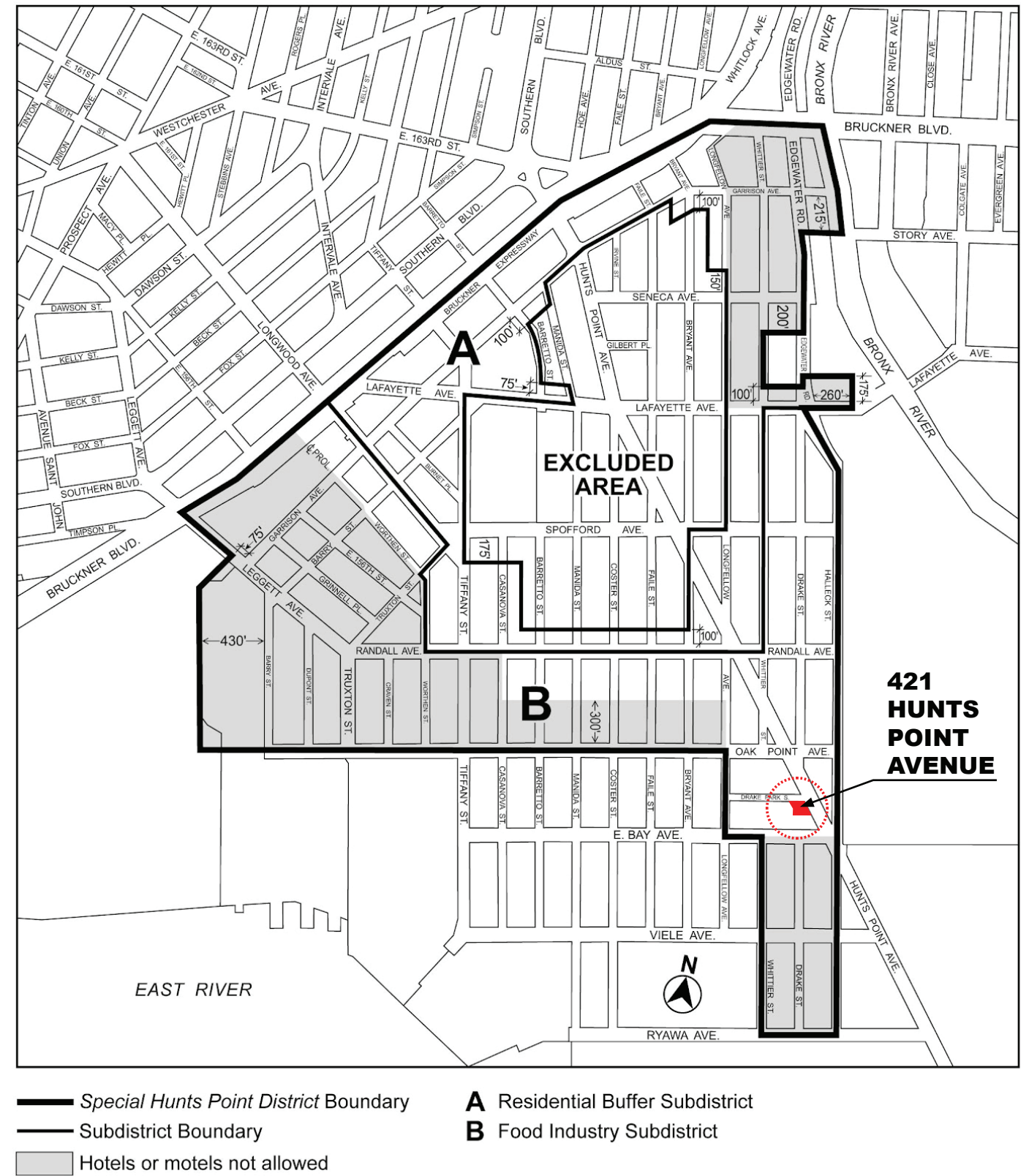
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CONTEXT IN NW AERIAL VIEW: ZONING & SPECIAL DISTRICT BOUNDARIES



- M3-1
MANUFACTURING
- M2-1
MANUFACTURING
- M1-1
MANUFACTURING
- M1-2
MANUFACTURING
- R6
RESIDENTIAL
- SPECIAL HUNTS POINT
DISTRICT BOUNDARY
- SUBDISTRICT
BOUNDARY
- HOTELS OR MOTELS
NOT ALLOWED
- A RESIDENTIAL BUFFER
SUBDISTRICT
- B FOOD INDUSTRY
SUBDISTRICT

CONTEXT: LAND USE MAP & HUNTS POINTSPECIAL DISTRICT MAP



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It is mutually understood and agreed that the information contained herein is preliminary in nature and is subject to further review and verification by the client's Land Use Counsel. Accordingly, and to the fullest extent permitted by law, Design Innovations for Architecture, PLLC and its principals, officers, employees and consultants shall have no liability in connection with the information provided herein.

421 HUNTS POINT AVENUE, BRONX, NY, 10474

PRELIMINARY ZONING ANALYSIS

10/14/2025

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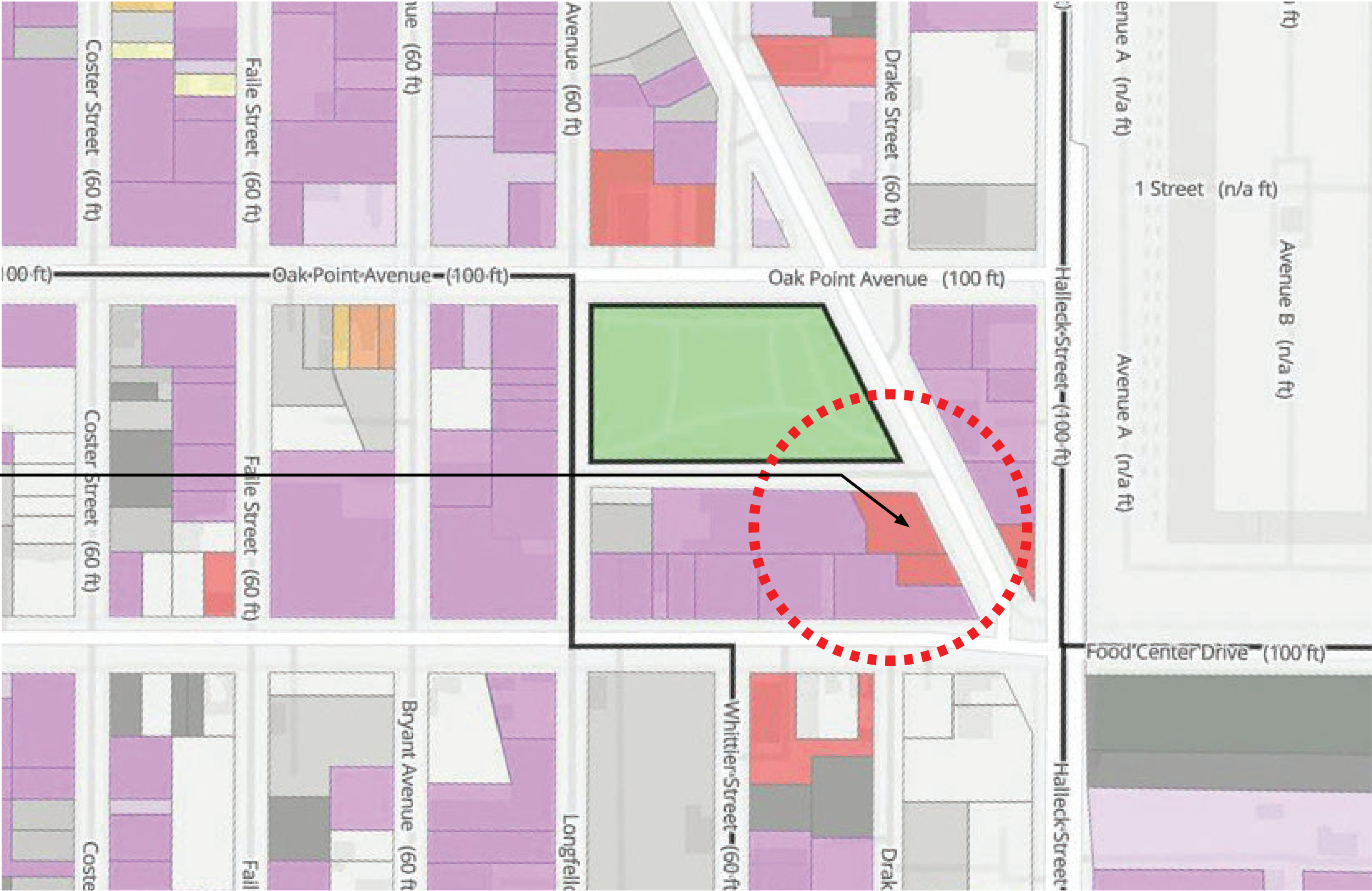
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CONTEXT: ENLARGED LAND USE MAP

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

421
HUNTS
POINT
AVENUE



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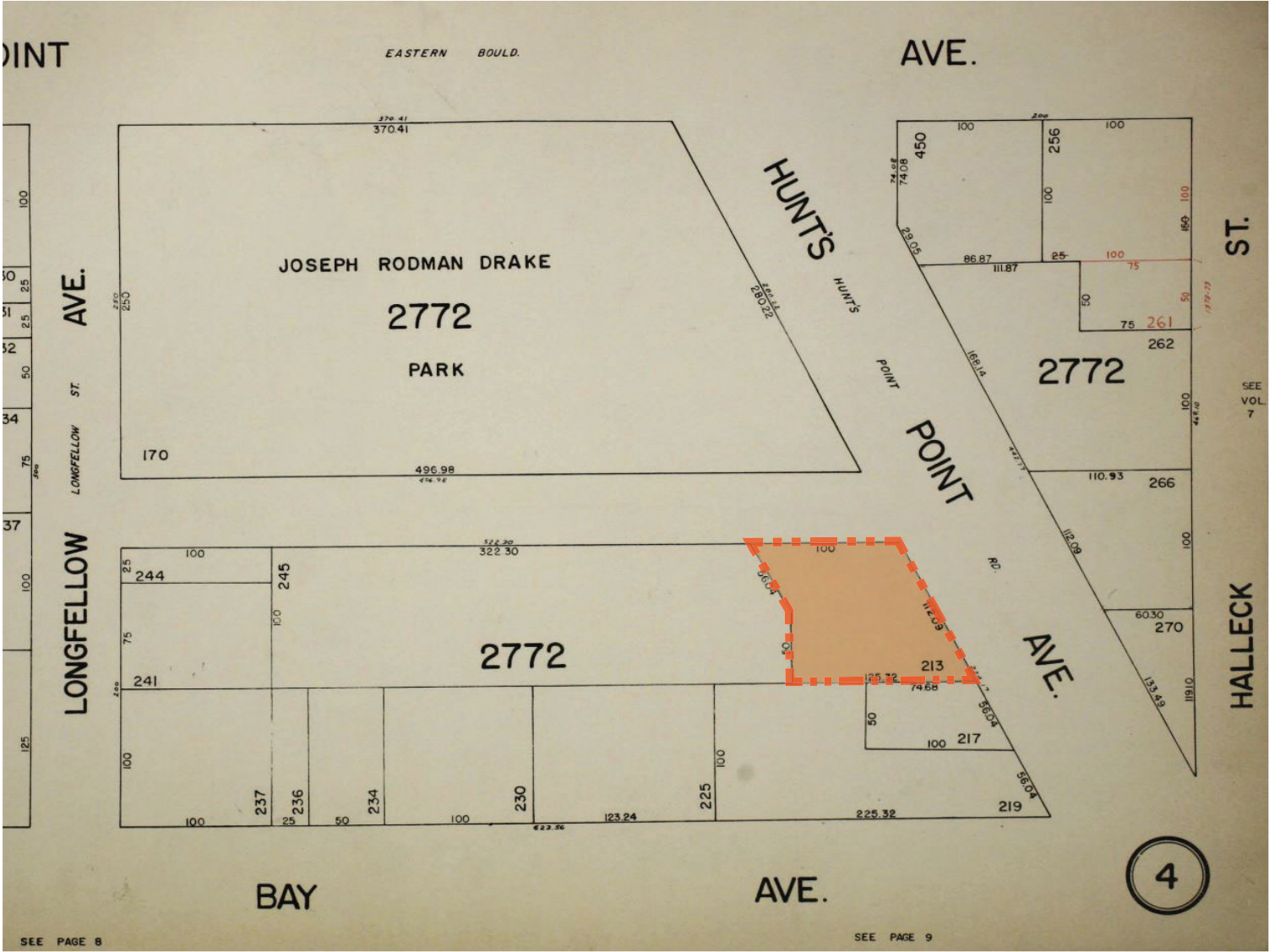
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CONTEXT: TAX MAPS



CURRENT TAX MAP



TAX MAP 1965

CONTEXT: PROPERTY AERIAL VIEWS



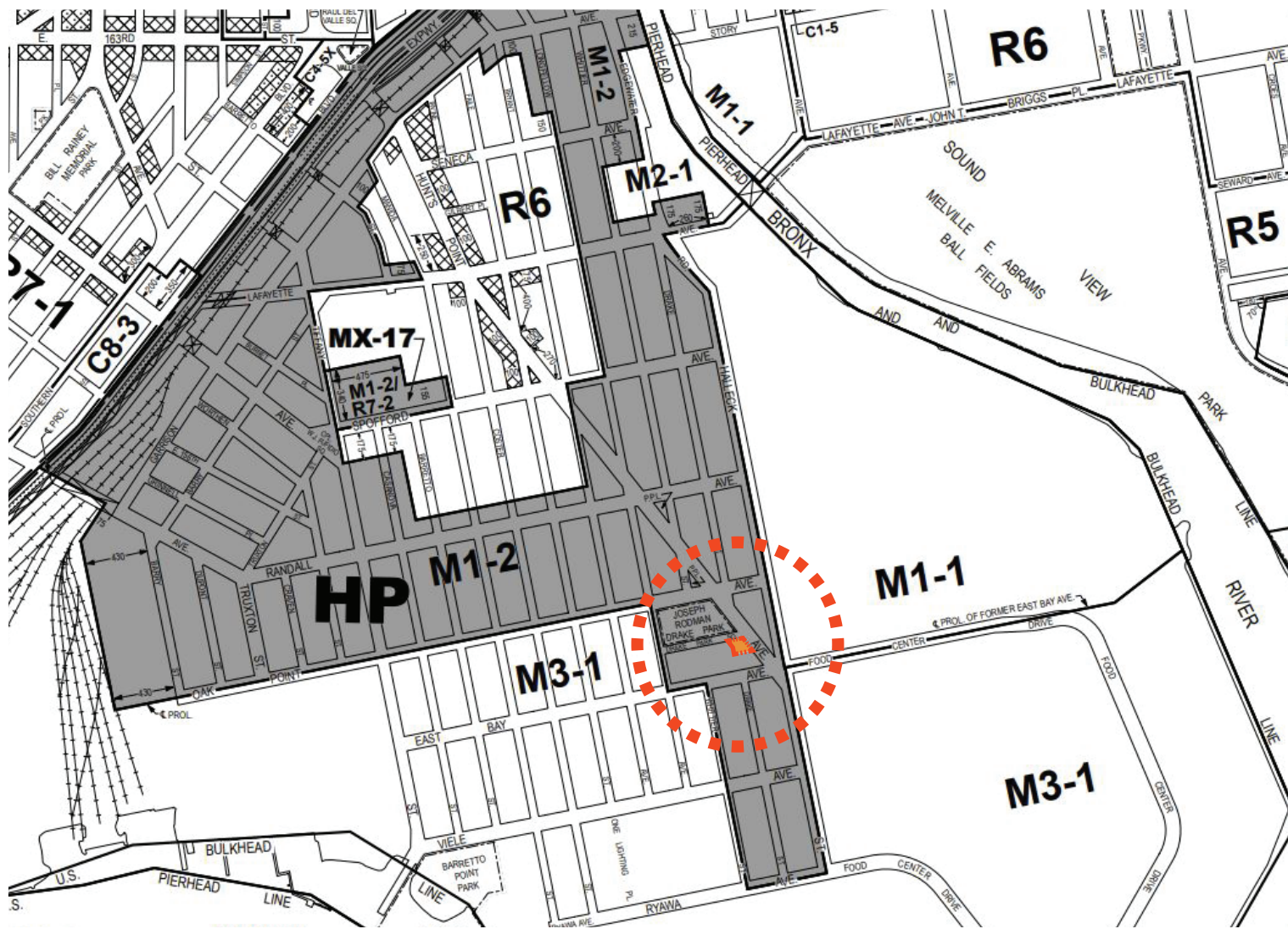
NE AERIAL VIEW



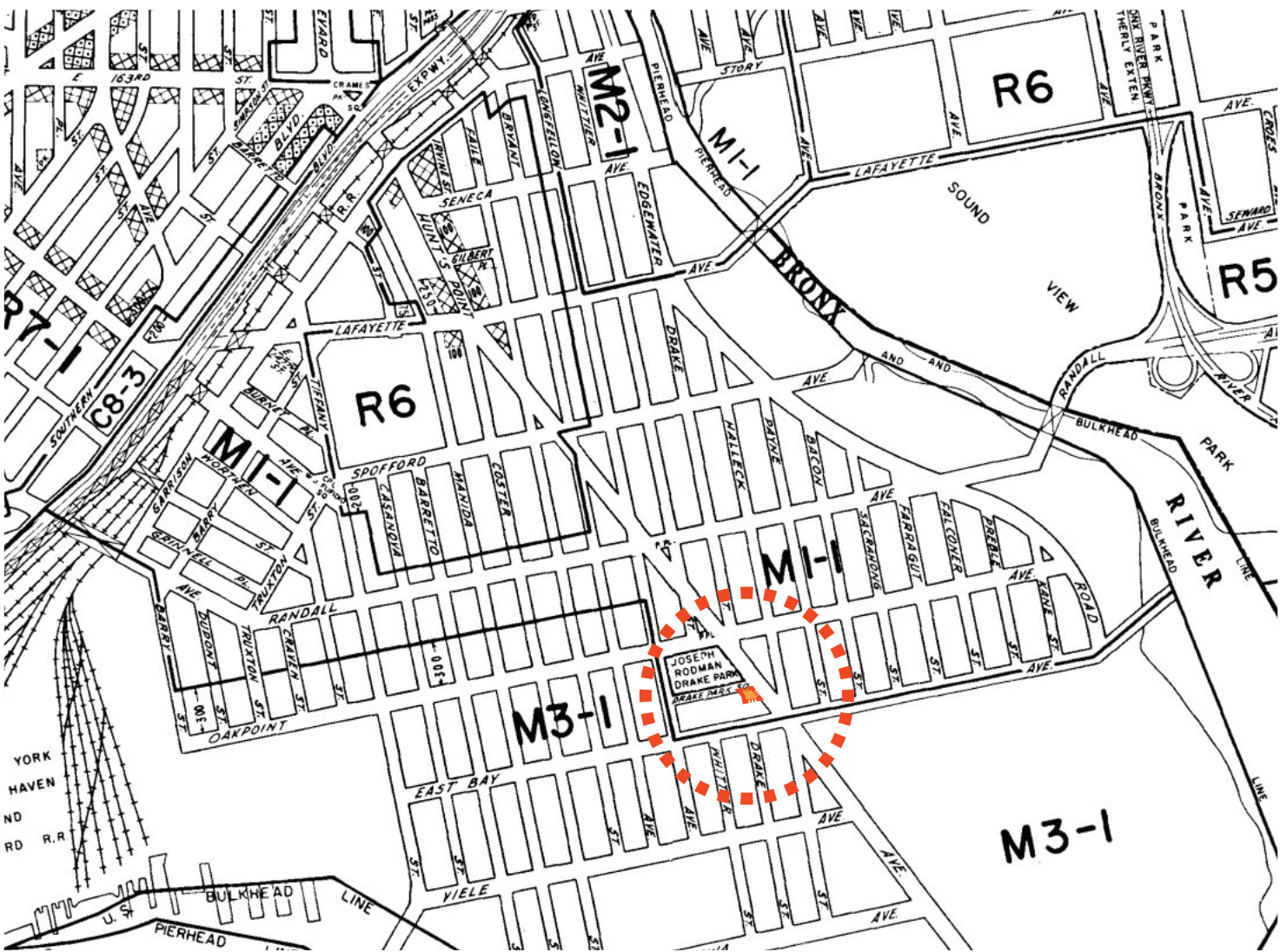
NW AERIAL VIEW

Development site: 421 Hunts Point Avenue
Borough: Bronx
Block 2772 Lots 213
Community Board: #2, Bronx
Zoning Map #: 6c
Zoning District: M1-2, HP
Landmark Status: No
Historic District: No
MIH Area: No
UAP Area: Yes
Greater Transit Zone: Yes
Transit Zones: Outer Transit Zone

FRESH Zones Discretionary Tax Incentive Zone
Limited Height District: No
Lower Density Growth Management Area: No
Coastal Zone Boundary: Yes
Flood Zone: Yes
Environmental Designation: No
Designated M District Yes
Industrial Business Zone: Yes



ZONING MAP 6c



HISTORICAL ZONING MAP 6c

BULK REQUIREMENTS

MIXED USE OPTION FOR MAX BUILD OUT AND ZONING FLOOR AREA (NON-RESIDENTIAL)

Address	Block/Lot	Total Combine d Lot Area (SF)	Zoning District	Maximum FAR			Maximum Permitted ZFA (SF)	Max. Lot Coverage (%)	Front Yard Requirements (ft)	Side Yard Requirements (ft)	Rear Yard Requirements (ft)	Initial SetBack (ft)	Maximum Height of a Front Wall	Sky Exposure Plane		Maximum Building Height (ft)
				Max. Total FAR	Max. Commercial Overlay FAR	Uses for Max. FAR								Height above the Street Line (ft)	Ratio (Ver. to Hor.)	
421 Hunts Point Avenue	2772/213	10,633	M1-2, HP	2.00¹	N/A	Community Facility, Commercial & Light Manufacturing Use	21,266.00	N/A	Not required	Not required, but if provided minimum 8 ft²	beyond 100 ft of the street line min. 20³	15 (Wide St)⁴ 20 (Narrow St)⁴	60ft or 4 stories, whichever is less⁵	60⁶	2.7 to 1 (Narrow St.)⁷ 5.6 to 1 (Wide St.)⁷	N/A

1. Per **ZR 43-12**, the maximum floor area ratio for community facility, manufacturing uses in **M1-2** Manufacturing Zoning District is **2.00**.
2. Per **ZR 43-25**, no side yards are required. However, if an open area extending along a side lot line is provided, it shall be at least eight feet wide.
- 3.Per **ZR 43-261**, for corner lots, the portion of a side lot line beyond **100 feet** of the street line that it intersects shall be considered a rear lot line and a rear yard with a minimum depth of **20 feet** shall be provided where such rear lot line coincides with a rear lot line of an adjoining zoning lot.
4. Per **ZR 43-43**, an initial setback distance over the front wall shall be **20ft** on a narrow street and **15ft** on a wide street.
5. Per **ZR 43-43**, maximum height of a front wall, or other portion of a building or other structure within the initial setback distance is **60 feet** or **4 stories**, whichever is less.
6. Per **ZR 43-43**, sloped Sky Exposure Plane starts **60ft** above the street line.
7. Per **ZR 43-43**, Sky Exposure Plane's slope over zoning lot, expressed as a ratio of vertical distance to horizontal distance, is **2.7 to 1** on **narrow street**, and **5.6 to 1** on **wide street** in **M1-2** District.

USE ALLOWANCES

USE GROUP III(B) – COMMUNITY FACILITIES WITHOUT SLEEPING ACCOMMODATIONS				Parking Requirement Category	Parking Requirements	Loading Requirement Category	Loading Berth Requirements
Educational Institutions							
Colleges or universities, including professional schools but excluding business colleges or trade schools				Not Permitted			
Schools				Special permit required	G	1 per 1,000 SF	N/A
Faith-based Institutions and Facilities							
Houses of worship				Permitted	N/A		N/A
Parish houses without sleeping accommodations				Special permit required	N/A	N/A	N/A
Seminaries without sleeping accommodations				Special permit required	* (G & B2)	G: 1 per 1,000 SF (classroom), B2: 1 per 8 persons (assembly)	N/A
Health Institutions and Facilities							
Houses of worship				Permitted with additional conditions	A3	1 per 300 SF	N/A
Non-profit or voluntary hospitals and related facilities, except animal hospitals				Permitted with additional conditions	E1	1 per 5 beds in addition to area utilized for ambulance parking	LRC – D
Proprietary hospitals and related facilities, except animal hospitals				Permitted with additional conditions	E1	1 per 5 beds in addition to area utilized for ambulance parking	LRC – D
Other Institutions and Facilities							
Community centers or settlement houses without sleeping accommodations				Special permit required	B3	1 per 10 persons	N/A
Libraries				Special permit required	G	1 per 1,000 SF	N/A
Non-commercial art galleries				Special permit required	G	1 per 1,000 SF	N/A
Non-commercial clubs without sleeping accommodations				Special permit required	B3	1 per 10 persons	N/A
Non-commercial recreation centers				Special permit required	B3	1 per 10 persons	N/A
Philanthropic or non-profit institutions without sleeping accommodations, excluding ambulatory diagnostic or treatment health care facilities				Special permit required	B3	1 per 10 persons	N/A
Welfare centers				Special permit required	B3	1 per 10 persons	N/A
USE GROUP V – TRANSIENT ACCOMMODATIONS				Parking Requirement Category	Parking Requirements	Loading Requirement Category	Loading Berth Requirements
Transient Accommodations							
Motels				Permitted with additional conditions	F1	1 per 1 guestroom	LRC – C
Transient hotels				Permitted with additional conditions	* (F2 & B1)	1 per 1 guestroom, 1 per 8 persons for assembly areas	LRC – C

USE GROUP VI – RETAIL TRADE ESTABLISHMENTS		Parking Requirement Category	Parking Requirements	Loading Requirement Category	Loading Berth Requirements
Motor Vehicle and Parts Dealer					
Automobile dealers	Permitted with open use allowances	A4	1 per 600 SF	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Other motor vehicle dealers	Permitted with open use allowances	C	1 per 500 SF	LRC – B	
Automotive parts, accessories and tire retailers	Permitted with open use allowances	A2	1 per 300 SF	LRC – B	
Building Material and Garden Equipment and Supplies Dealer					
Building material and supplies dealers	Permitted with open use allowances	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Lawn and garden equipment and supplies retailers	Permitted with open use allowances	A2	1 per 300 SF	LRC – B	
Food and Beverage Retailers					
Grocery and convenience retailers	Permitted with size restrictions	* (A1 & A2)	if >2,500 SF -> 1 per 200 SF. if <2,500 SF -> 1 per 300 SF	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Specialty food retailers	Permitted with size restrictions	* (A1 & A2)	if >2,500 SF -> 1 per 200 SF. if <2,500 SF -> 1 per 300 SF	LRC – B	
Beer, wine and liquor retailers	Permitted with size restrictions	A2	1 per 300 SF	LRC – B	
Furniture, Home Furnishings, Electronics, and Appliance Retailers					
Furniture and home furnishing retailers	Permitted with size restrictions	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Electronic and appliance retailers	Permitted with size restrictions	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
General Merchandise Retailers					
Department stores	Permitted with size restrictions	A2	1 per 300 SF	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Warehouse clubs, supercenters, and other general merchandise retailers	Permitted with size restrictions	A2	1 per 300 SF	LRC – B	
Health and Personal Care Retailers					
Health and personal care retailers	Permitted	A2	1 per 300 SF	LRC – B	First 8,000 sq. ft. : None, Next 17,000 sq. ft. : 1
Clothing, Clothing Accessories, Shoe and Jewelry Retailers					
Clothing and clothing accessories retailers	Permitted with size restrictions	A2	1 per 300 SF	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Shoe retailers	Permitted	A2	1 per 300 SF	LRC – B	
Jewelry, luggage, and leather goods retailers	Permitted	A2	1 per 300 SF	LRC – B	
Sporting Goods, Hobby, Musical Instrument, Book and Miscellaneous Retailers					
Sporting goods retailers	Permitted	A2	1 per 300 SF	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
All other hobby and musical instrument retailers	Permitted with size restrictions	A2	1 per 300 SF	LRC – B	
Book retailers	Permitted	A2	1 per 300 SF	LRC – B	
News dealers	Permitted with open use allowances	A2	1 per 300 SF	LRC – B	
Florists	Permitted with open use allowances	A2	1 per 300 SF	LRC – B	
Office supplies, stationery, and gift retailers	Permitted	A2	1 per 300 SF	LRC – B	
Used merchandise retailers	Permitted	A2	1 per 300 SF	LRC – B	
Miscellaneous retailers	Permitted	A2	1 per 300 SF	LRC – B	

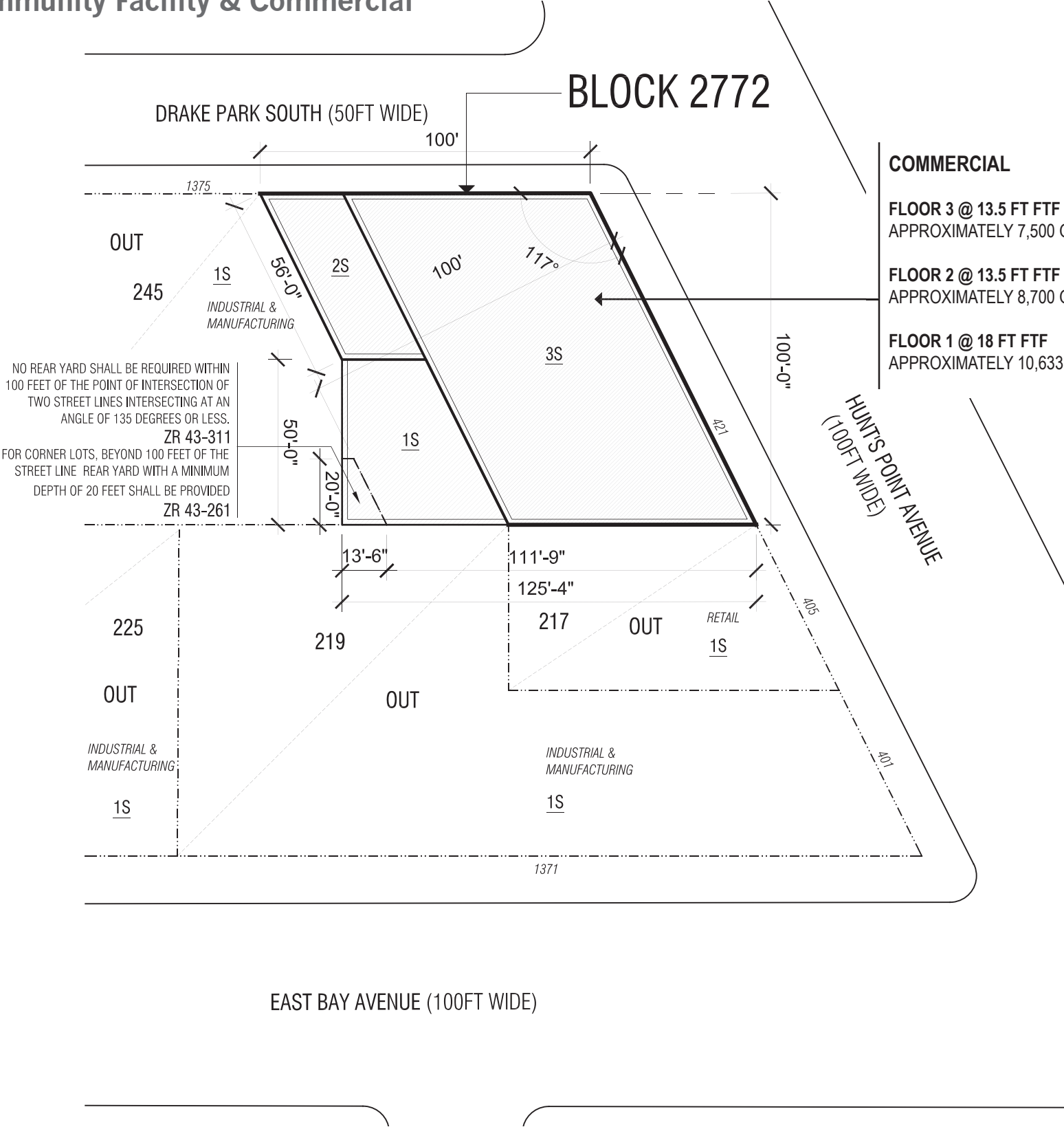
USE GROUP VI – SERVICE ESTABLISHMENTS		Parking Requirement Category	Parking Requirements	Loading Requirement Category	Loading Berth Requirements
Postal Service / Couriers and Messengers					
Postal Service	Permitted	G	1 per 1,200 SF	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Couriers and express delivery services	Permitted	A2	1 per 300 SF	LRC – B	
Local messengers and local delivery	Permitted	A2	1 per 300 SF	LRC – B	
Misc. Service Establishments					
Wired and wireless telecommunications	Permitted	A2	1 per 300 SF	LRC – B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1
Computing infrastructure providers, data processing, web hosting, and related services	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Savings, loan and other financial services	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Securities, commodity contracts, and other financial investments and related activities	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Insurance carriers and related activities	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Funds, trusts and other financial vehicles	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Real estate	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Management of companies and enterprises	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	

Rental and Leasing Services					
Automotive equipment rental and leasing	Permitted with open use allowances	N/A	N/A	N/A	N/A
Consumer electronics and appliances rental	Permitted	A3		LRC – B	
Recreational goods rental	Permitted with open use allowances	A3		LRC – B	
All other consumer goods rental	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	First 8,000 sq. ft. : None
General rental centers	Permitted	A3		LRC – B	Next 17,000 sq. ft. : 1
Commercial and industrial machinery and equipment rental and leasing	Permitted with open use allowances	A3		LRC – B	
Professional, Scientific, and Technical Services					
Veterinary services	Permitted with additional conditions	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	First 8,000 sq. ft. : None
All other professional, scientific, and technical services	Permitted with additional conditions	A3		LRC – B	Next 17,000 sq. ft. : 1
Administrative and Support Services					
Travel and reservation services	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Carpet and upholstery cleaning services	Permitted with additional conditions	D1	1 per 1,000 sq ft or 1 per 3 employees, whichever require a larger # of spaces	LRC – B	First 8,000 sq. ft. : None
All other services to buildings and dwellings	Permitted	A3		LRC – B	Next 17,000 sq. ft. : 1
All other administrative and support services	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	
Educational Services					
Business schools and computer and management training	Permitted	A3		LRC – B	
Technical and trade schools	Permitted with additional conditions	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	First 8,000 sq. ft. : None
All other schools and instruction	Permitted	A3		LRC – B	Next 17,000 sq. ft. : 1
Food Services and Drinking Places					
Special food services	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	First 8,000 sq. ft. : None
Eating or drinking establishments	Permitted with open use allowances	* (A2 & B1)	< 200 persons -> 1per 300 SF, >200 persons -> 1 per 8 persons	LRC – B	Next 17,000 sq. ft. : 1
Repair and Maintenance					
Heavy motor vehicle repair and maintenance shops	Permitted with additional conditions	A4	1 per 600 SF	LRC – B	1 per 600 SF
Light motor vehicle repair and maintenance shops	Permitted with additional conditions	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	1 per 600 SF (If approved by Board of Standards and Appeals)
Car washes	Permitted with additional conditions	N/A	N/A	LRC – B	N/A
Electronic and precision equipment repair and maintenance	Permitted	A3		LRC – B	
Commercial and industrial machinery and equipment repair and maintenance	Permitted with additional conditions	A3		LRC – B	
Bicycle and recreational boat repair	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	1 per 600 SF (If approved by Board of Standards and Appeals)
Home and garden equipment and appliance repair and maintenance	Permitted with additional conditions	A3		LRC – B	
All other personal and household goods repair and maintenance	Permitted	A3		LRC – B	
Personal and Laundry Services					
Health and fitness establishments	Permitted with open use allowances	A2	1 per 300 SF	LRC – B	First 8,000 sq. ft. : None
All other personal care services	Permitted	A2		LRC – B	Next 17,000 sq. ft. : 1
Funeral homes and funeral services	Permitted	G	1 per 400 SF	LRC – E	1 per 400 SF
Crematoriums	Permitted with additional conditions	A4	1 per 600 SF	LRC – B	
Personal laundry services	Permitted	A2	1 per 300 SF	LRC – B	
Personal dry cleaning services	Permitted with additional conditions	A2		LRC – B	First 8,000 sq. ft. : None
Industrial dry cleaning and laundry services	Permitted with additional conditions	D1	1 per 1,000 sq ft or 1 per 3 employees, whichever require a larger # of spaces	LRC – B	Next 17,000 sq. ft. : 1
Pet care services	Permitted	A2	1 per 300 SF	LRC – B	
All other personal services	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – B	

	Parking Requirement Category		Loading Requirement Category	
USE GROUP VII – OFFICES AND LABORATORIES		Parking Requirements		Loading Berth Requirements
Offices and Laboratories				
Laboratories	Permitted	A2	1 per 300 SF	LRC – C
Offices, business, professional including ambulatory diagnostic or treatment health care, or governmental	Permitted	A3	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – C

	Parking Requirement Category		Loading Requirement Category	
USE GROUP IX(A) – GENERAL STORAGE		Parking Requirements		Loading Berth Requirements
General Storage				
Depositories for storage of office records, microfilm or computer tapes, or for data processing	Permitted	A2	1 per 600 SF (If approved by Board of Standards and Appeals)	LRC – A
Moving or storage offices	Permitted with additional conditions	D2		LRC – A
Warehouses	Permitted with additional conditions	D2	1 per2,000 sq ft or 1 per 3 employees, whichever require a larger # of spaces	LRC – A
Wholesale establishments	Permitted with additional conditions	A4	1 per 600 SF	LRC – A

MIXED-USE MASSING OPTION 1
Community Facility & Commercial



Maximum Floor Area Ratio (FAR):

Residential use	Not Permitted
Commercial/Manufacturing use:	2.00 (M1-2) (ZR 43-12)
Community Facility use:	2.00 (M1-2) (ZR 43-12)
Mixed-use option:	2.00 (M1-2) (ZR 43-12)

Zoning Lot Area	Address	Block	Lot(s)	Zoning District	Total Lot Area (SF)
	421 Hunts Point Avenue	2772	213	M1-2, HP	10,633.00

Zoning Lot Area: 10,633.00 SF

Maximum Permitted Zoning Floor Area:

Commercial Only Build-Out

2.00 x 10,633.00 = **21,266.00 ZSF**

Community Facility Only Build-Out

2.00 x 10,633.00 = **21,266.00 ZSF**

Mixed-Use Build-Out

2.50 x 10,633.00 = **21,266.00 ZSF**

ZFA and GFA for Mixed-Use Option (No Residential):

(2.00 Total Max FAR)	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)	
3 rd Floor	0.64		6,760.00	7,512.00	(with estimated 8-10% mech. deductions)
2 nd Floor	0.74	10,633.00	7,902.00	8,780.00	(with estimated 8-10% mech. deductions)
1 st Floor	0.62		6,604.00	10,633.00	(with estimated 35-40% mech., parking deductions)
TOTAL	2.00	10,633.00	21,266.00	26,295.00	(GFA refers to above grade Gross Floor Area)

Required Off-Street Parking:

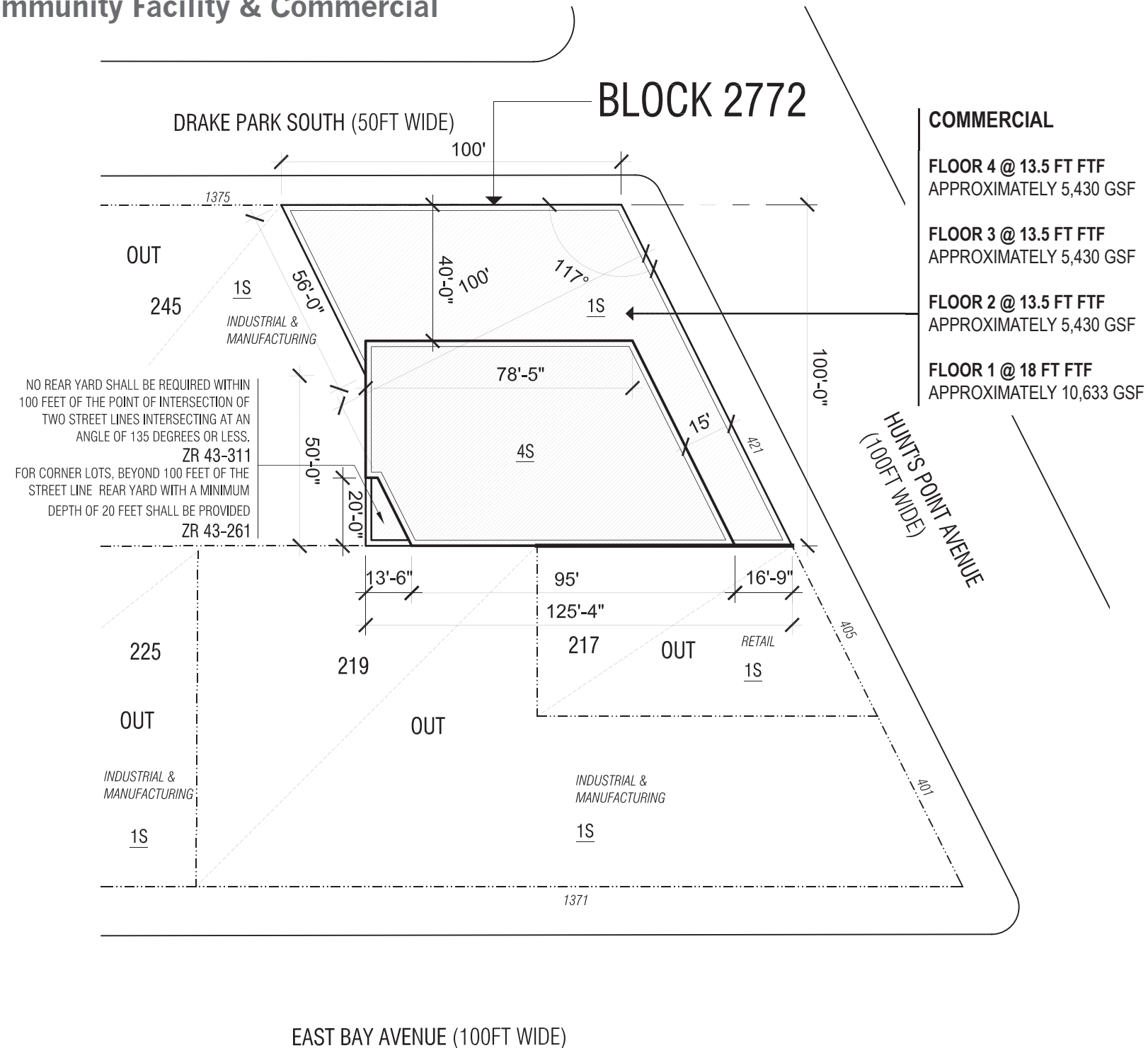
For Commercial & Community Uses: Accessory off-street parking spaces for commercial and community uses shall be provided in conformity with the requirements set forth in **section 44-20**. Any required parking space for commercial or community facility uses, with the exception of uses in PRC D and the motel use in PRC F or G, to be waived if the total number of accessory off-street required parking space is less than 15 per **section 44-232**.

Required Accessory Off-street Loading Berths:

Accessory off-street loading berths, open or enclosed, shall be provided in conformity with the requirements per section 44-52 and under rules and regulations promulgated by the Commissioner of Buildings, for all development or enlargements after December 15, 1961, for the community facility, commercial or manufacturing uses.

MIXED-USE MASSING OPTION 2

Community Facility & Commercial



Maximum Floor Area Ratio (FAR):

Residential use	Not Permitted
Commercial/Manufacturing use:	2.00 (M1-2) (ZR 43-12)
Community Facility use:	2.00 (M1-2) (ZR 43-12)
Mixed-use option:	2.00 (M1-2) (ZR 43-12)

Zoning Lot Area	Address	Block	Lot(s)	Zoning District	Total Lot Area (SF)
	421 Hunts Point Avenue	2772	213	M1-2, HP	10,633.00

Zoning Lot Area: 10,633.00 SF

Maximum Permitted Zoning Floor Area:

Commercial Only Build-Out

$$2.00 \times 10,633.00 = \mathbf{21,266.00 \text{ ZSF}}$$

Community Facility Only Build-Out

$$2.00 \times 10,633.00 = \mathbf{21,266.00 \text{ ZSF}}$$

Mixed-Use Build-Out

$$2.50 \times 10,633.00 = \mathbf{21,266.00 \text{ ZSF}}$$

ZFA and GFA for Mixed-Use Option (No Residential):

<u>(2.00 Total Max FAR)</u>	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)	
4 th Floor	0.46	10,633.00	4,888.00	5,430.00	(with estimated 8-10% mech. deductions)
3 rd Floor	0.46		4,888.00	5,430.00	(with estimated 8-10% mech. deductions)
2 nd Floor	0.46		4,888.00	5,430.00	(with estimated 8-10% mech. deductions)
1 st Floor	0.62		6,602.00	10,633.00	(with estimated 35-40% mech., parking deductions)
TOTAL	2.00	10,633.00	21,266.00	26,923.00	(GFA refers to above grade Gross Floor Area)

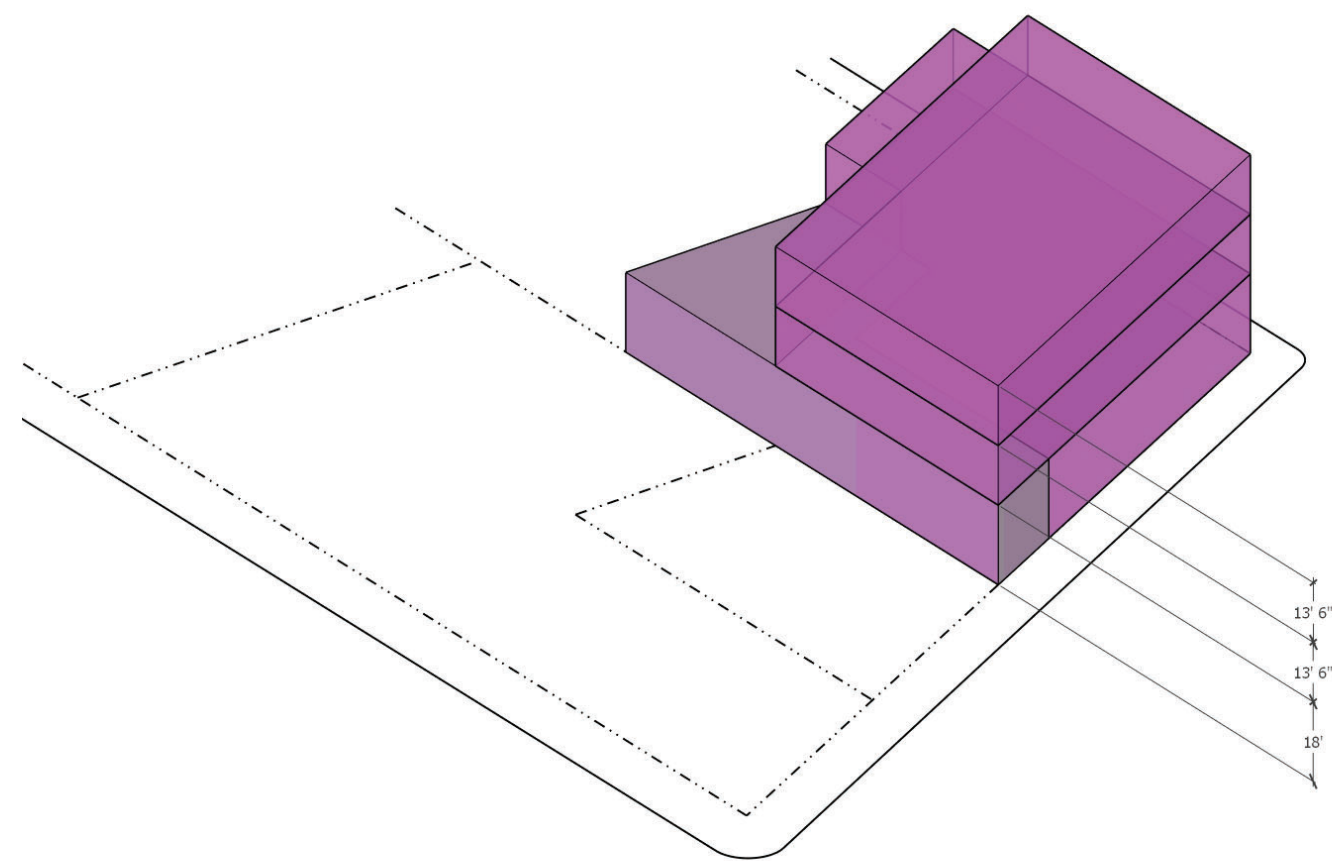
Required Off-Street Parking:

For Commercial & Community Uses: Accessory off-street parking spaces for commercial and community uses shall be provided in conformity with the requirements set forth in **section 44-20**. Any required parking space for commercial or community facility uses, with the exception of uses in PRC D and the motel use in PRC F or G, to be waived if the total number of accessory off-street required parking space is less than 15 per **section 44-232**.

Required Accessory Off-street Loading Berths:

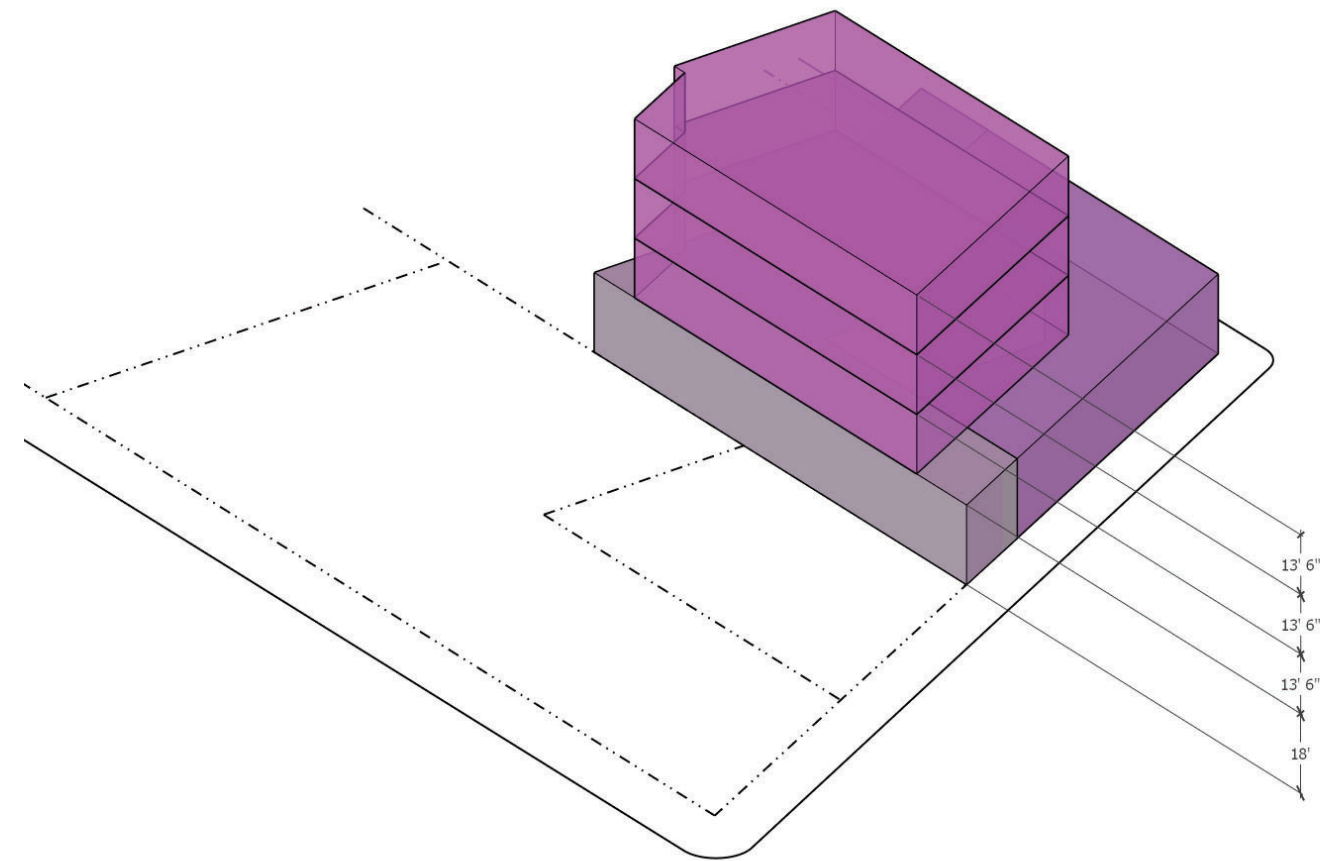
Accessory off-street loading berths, open or enclosed, shall be provided in conformity with the requirements per section 44-52 and under rules and regulations promulgated by the Commissioner of Buildings, for all development or enlargements after December 15, 1961, for the community facility, commercial or manufacturing uses.

MASSING OPTIONS
SE Axonometric Views



Option 1

<u>(2.00 Total Max FAR)</u>	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)
3 rd Floor	0.64	10,633.00	6,760.00	7,512.00
2 nd Floor	0.74		7,902.00	8,780.00
1 st Floor	0.62		6,604.00	10,633.00
TOTAL	2.00	10,633.00	21,266.00	26,295.00

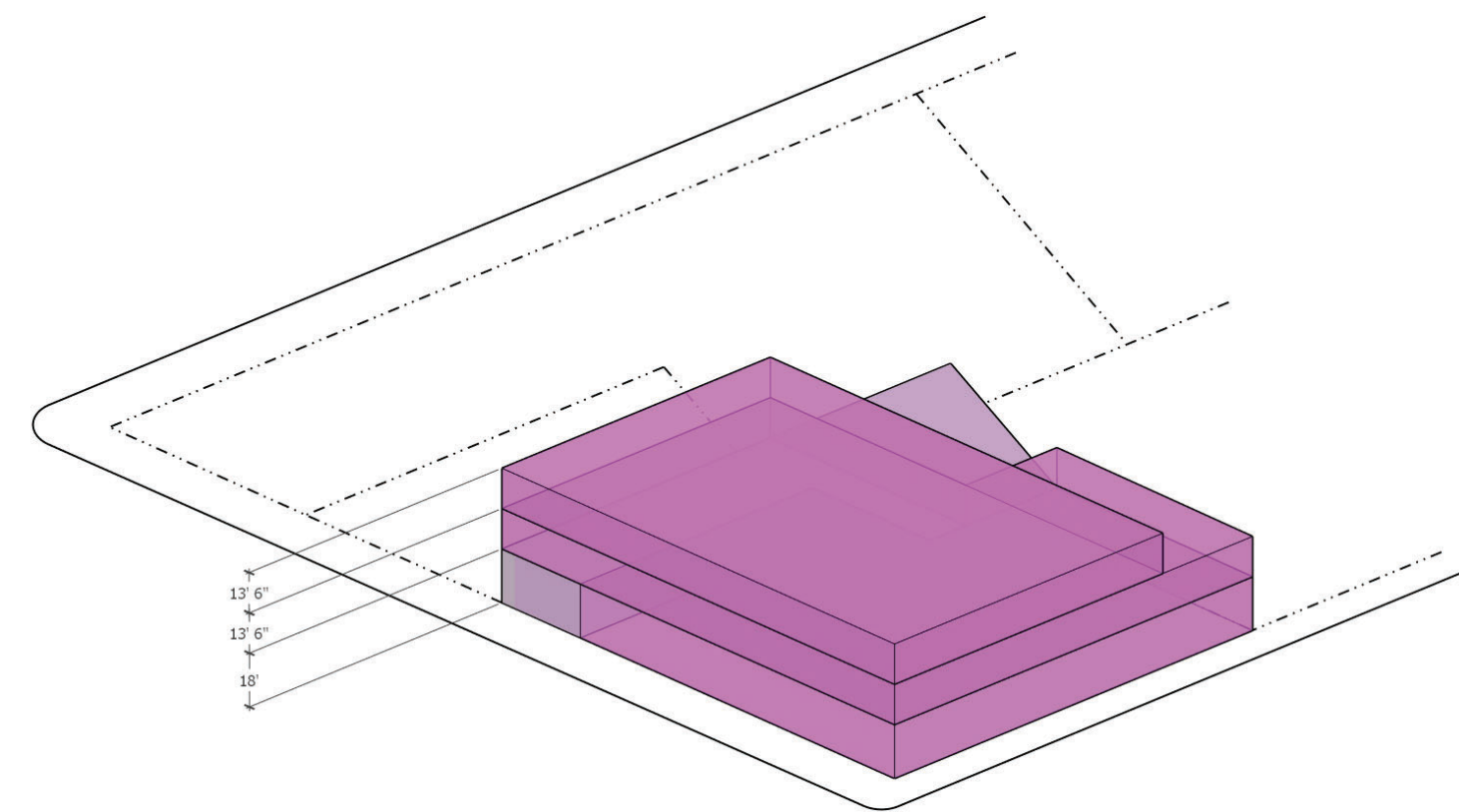


Option 2

<u>(2.00 Total Max FAR)</u>	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)
4 th Floor	0.46	10,633.00	4,888.00	5,430.00
3 rd Floor	0.46		4,888.00	5,430.00
2 nd Floor	0.46		4,888.00	5,430.00
1 st Floor	0.62		6,602.00	10,633.00
TOTAL	2.00	10,633.00	21,266.00	26,923.00

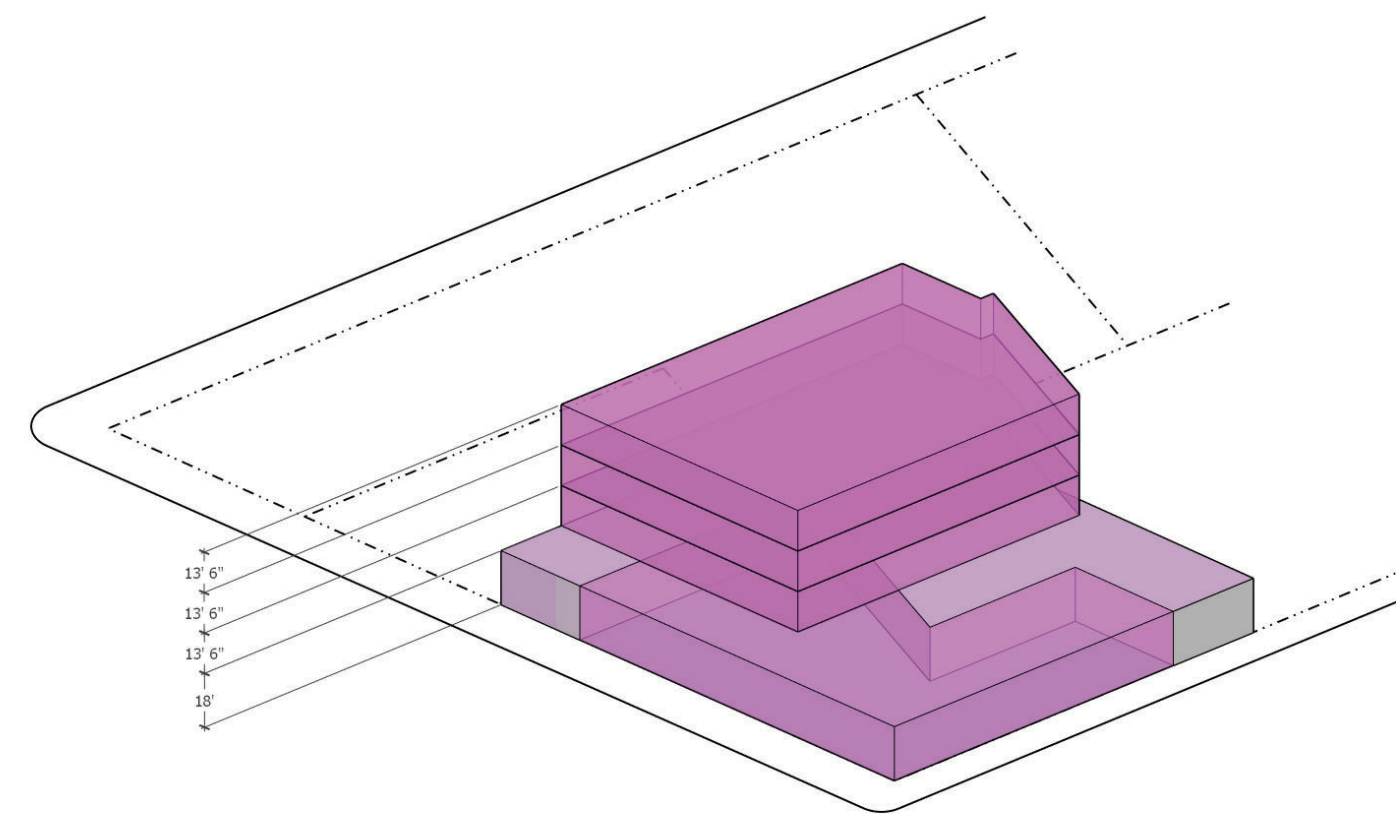
MASSING OPTIONS

NE Axonometric Views



Option 1

<u>(2.00 Total Max FAR)</u>	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)
3 rd Floor	0.64	10,633.00	6,760.00	7,512.00
2 nd Floor	0.74		7,902.00	8,780.00
1 st Floor	0.62		6,604.00	10,633.00
TOTAL	2.00	10,633.00	21,266.00	26,295.00



Option 2

<u>(2.00 Total Max FAR)</u>	Used FAR	Lot Area (SF)	ZFA (SF)	GFA (SF)
4 th Floor	0.46	10,633.00	4,888.00	5,430.00
3 rd Floor	0.46		4,888.00	5,430.00
2 nd Floor	0.46		4,888.00	5,430.00
1 st Floor	0.62		6,602.00	10,633.00
TOTAL	2.00	10,633.00	21,266.00	26,923.00

MASSING DIAGRAM: OPTION 1



MASSING DIAGRAM: OPTION 2

