

1068  
1  
EA A5  
1,936 SF  
10  
18  
20  
6  
8,720  
1,936  
3,262  
3,275  
9,938  
7,131 SF  
1,616 SF  
Total  
33,003  
37,024  
33,060  
9,830  
9,938  
32,275  
3,500  
8,630  
Total  
14,605  
35,315  
10,000  
9,920  
8,550

Gross Area By Use - Phase I

Floor	LOADING	ACC. PKG.	MECHANICAL	SERVICE	RETAIL	RESTAURANT	HOTEL	RESIDENTIAL	TOTAL
C	0	18,964	0	17,607	0	0	0	0	36,571
1	1,270	4,425	0	3,423	1,735	10,936	4,711	6,503	33,003
2	0	32,405	0	0	0	0	384	723	33,512
3	0	0	0	2,696	0	0	30,300	516	33,512
4	0	0	0	0	0	0	22,544	516	23,060
5-14	0	0	0	0	0	0	194,670	5,160	199,830
15	0	0	19,938	0	0	0	0	0	19,938
16-66	0	0	0	0	0	0	0	562,275	562,275
67	0	0	0	0	0	0	0	3,500	3,500
<b>Total Gross</b>	<b>1,270</b>	<b>55,794</b>	<b>19,938</b>	<b>23,726</b>	<b>1,735</b>	<b>10,936</b>	<b>252,609</b>	<b>579,193</b>	<b>945,201</b>
<b>Total AB Grade</b>	<b>1,270</b>	<b>36,830</b>	<b>19,938</b>	<b>6,119</b>	<b>1,735</b>	<b>10,936</b>	<b>252,609</b>	<b>579,193</b>	<b>908,630</b>
<b>ZFA (EST.)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,828</b>	<b>1,652</b>	<b>10,415</b>	<b>240,580</b>	<b>551,612</b>	<b>810,087</b>

Gross Area By Use - Phase II

Floor	LOADING	ACC. PKG.	SERVICE	RETAIL	OFFICE	TOTAL
C	0	0	12,668	17,219	0	29,887
1	1,992	1,585	3,719	26,121	11,188	44,605
2	0	40,900	0	0	4,205	45,105
3	0	23,960	0	0	21,145	45,105
4	0	0	0	0	45,105	45,105
5-36	0	0	0	0	960,000	960,000
<b>Total Gross</b>	<b>1,992</b>	<b>66,445</b>	<b>16,387</b>	<b>43,340</b>	<b>1,041,643</b>	<b>1,169,807</b>
<b>Total AB Grade</b>	<b>1,992</b>	<b>66,445</b>	<b>3,719</b>	<b>26,121</b>	<b>1,041,643</b>	<b>1,139,920</b>
<b>ZFA (EST.)</b>	<b>0</b>	<b>0</b>	<b>3,542</b>	<b>24,877</b>	<b>992,041</b>	<b>1,020,460</b>

Gross Area By Use - Combined

Floor	LOADING	ACC. PKG.	MECHANICAL	SERVICE	RETAIL	OFFICE	RESTAURANT	HOTEL	RESIDENTIAL	TOTAL
<b>Total Gross</b>	<b>3,262</b>	<b>122,239</b>	<b>19,938</b>	<b>40,113</b>	<b>45,075</b>	<b>1,041,643</b>	<b>10,936</b>	<b>252,609</b>	<b>579,193</b>	<b>2,115,008</b>
<b>Total AB Grade</b>	<b>3,262</b>	<b>103,275</b>	<b>19,938</b>	<b>9,838</b>	<b>27,856</b>	<b>1,041,643</b>	<b>10,936</b>	<b>252,609</b>	<b>579,193</b>	<b>2,048,550</b>
<b>ZFA (EST.)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,370</b>	<b>26,529</b>	<b>992,041</b>	<b>10,415</b>	<b>240,580</b>	<b>551,612</b>	<b>1,830,547</b>

Pedestrian Circulation Space (PCS)

Required: 1 SF/300 SF of New ZFA	
Total New ZFA	1,830,547 ZFA
Factor	+ 300
Required PCS	6,102 SF
PCS Provided	
Sidewalk Widening	
W. 40th Street	2,114
Eleventh Avenue	988
Cardinal Stepinac Place	2,217
Building Recesses	1,000
<b>Total PCS Provided</b>	<b>6,319 SF</b>

DRAFT

VERSION C6-4

ZONING CALCULATIONS

Z2

3/31/2009 08F40.00

PROPOSED DEVELOPMENT  
514 ELEVENTH AVENUE

COSTAS KON DY LIS & PARTNERS LLP  
ARCHITECTS

31 W. 27TH STREET, NEW YORK, NY 10001  
TEL 212.725-4655 FAX 212.725.3441