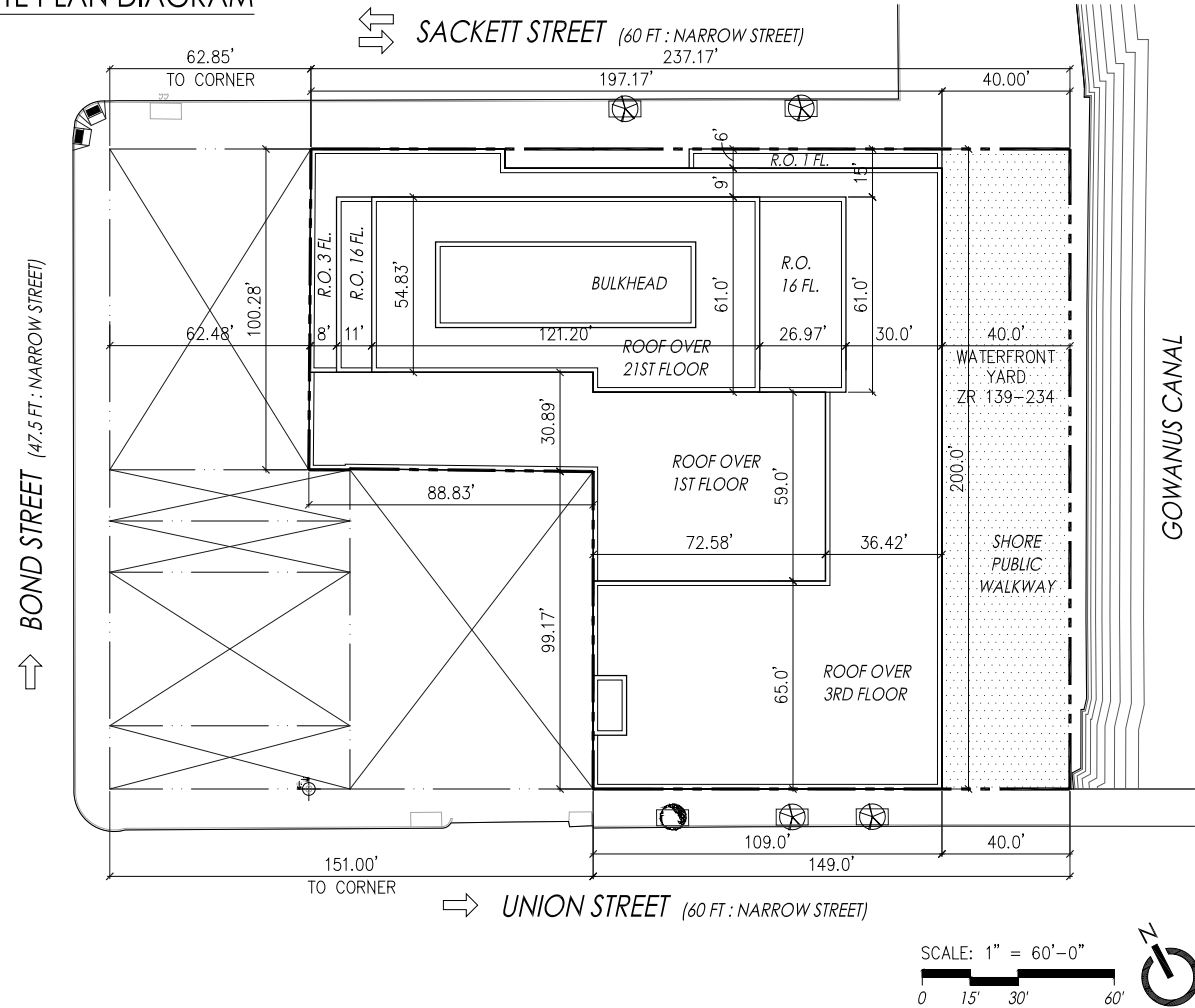


SITE PLAN DIAGRAM

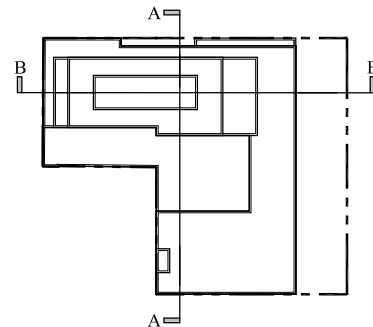


ZONING DISTRICTS

ZONING DISTRICT: M1-4 / R7-2 / G
SPECIAL GOWANUS MIXED USE DISTRICT
SUBDISTRICT C - NORTH CANAL CORRIDOR
WATERFRONT ACCESS PLAN BK-2 - GOWANUS CANAL, PARCEL 3
FLOOD ZONE AE 10 FT
MANDATORY INCLUSIONARY HOUSING ZONE
TRANSIT ZONE

LEGEND

- ZONING LOT LINE
- PROPOSED BUILDING
- MAXIMUM BUILDING ENVELOPE
- WATERFRONT PUBLIC ACCESS AREA
- EXISTING TREES
- NEW TREES



ZONING CONSIDERATIONS

YARD REGULATIONS
FRONT, SIDE AND REAR YARDS ARE NOT REQUIRED
40 FT WATERFRONT YARD SHALL BE REQUIRED ALONG CANAL
PER ZR 139-224, ZR 62-332, AND ZR 123-651

STREET TREES
PROVIDED IN ACCORDANCE WITH PER ZR 139-42, ZR 26-41

BULK REGULATIONS
HEIGHT IS MEASURED FROM THE REFERENCE PLANE PER ZR 64-221
PROPOSED REFERENCE PLANE = HT. 0 = EL. +19.0 FT (NAVD88)

MINIMUM BASE HEIGHT: 40 FT PER ZR 139-235(b)
FOR QUALITY HOUSING BUILDING IN FLOOD ZONE, MINIMUM BASE HEIGHT MAY BE MEASURED FROM BASE PLANE PER ZR 62-321(a)

MAXIMUM BASE HEIGHT: 65 FT PER ZR 139-235(b)(4)

REQUIRED SETBACKS ABOVE MAXIMUM BASE: 15 FT PER ZR 139-235(c)

TOWER REGULATIONS APPLY ABOVE 85 FT PER 139-235(d)(1)

TOWER MAY NOT BE LOCATED
WITHIN 65 FT OF BOND STREET PER 139-235(d)(1)(ii)
SOUTH OF CENTERLINE OF BLOCK PER 139-235(d)(1)(iii)
WITHIN 30 FT OF WATERFRONT YARD PER 139-235(d)(1)(iv)

MAXIMUM TOWER COVERAGE
ABOVE 175 FT. LOT COVERAGE OF TOWER MAY NOT EXCEED 80% OF STORY IMMEDIATELY BELOW PER 139-235(d)(3)

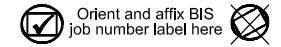
MAXIMUM TOWER HEIGHT: 225 FT PER 139-235(d)(4)

PERMITTED OBSTRUCTIONS:
MAXIMUM COVERAGE OF BULKHEAD: 30% PER ZR 64-313(b)(2)(i)
MAXIMUM HEIGHT OF BULKHEAD: 40 FT PER ZR 64-313(b)(2)(i)



ZD1 Zoning Diagram

Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

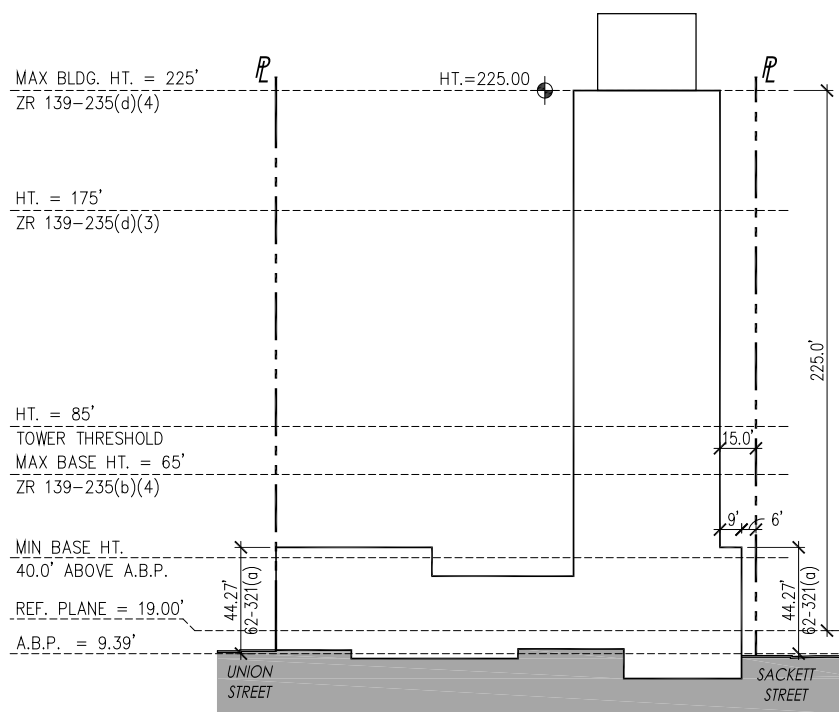
Location Information

House No(s) 504
Street Name Sackett Street

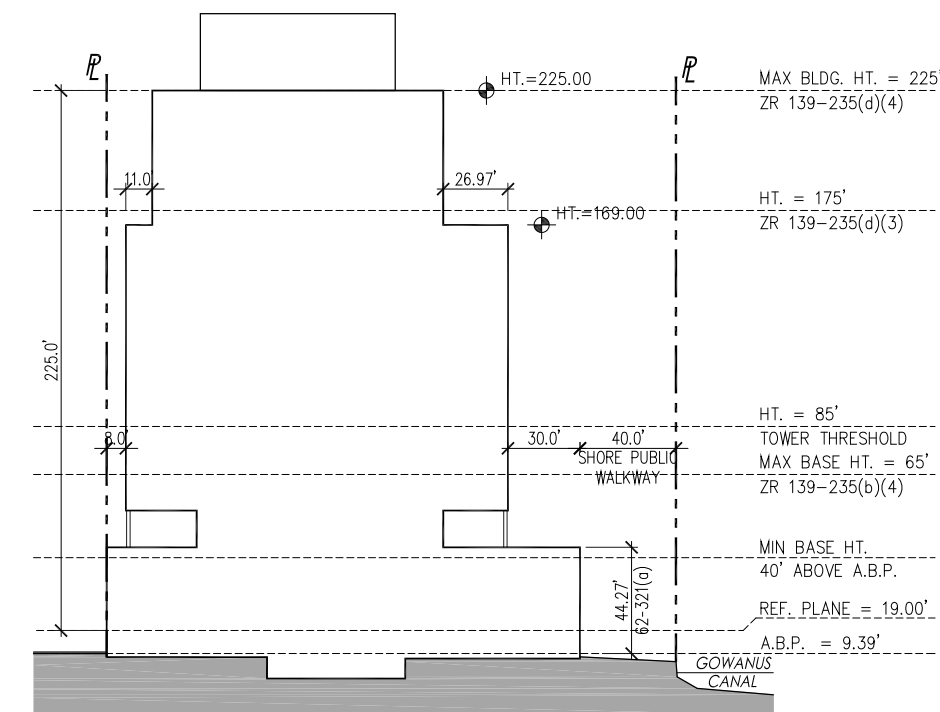
Borough Brooklyn
Block 431
Lot 12
BIN 3429688

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

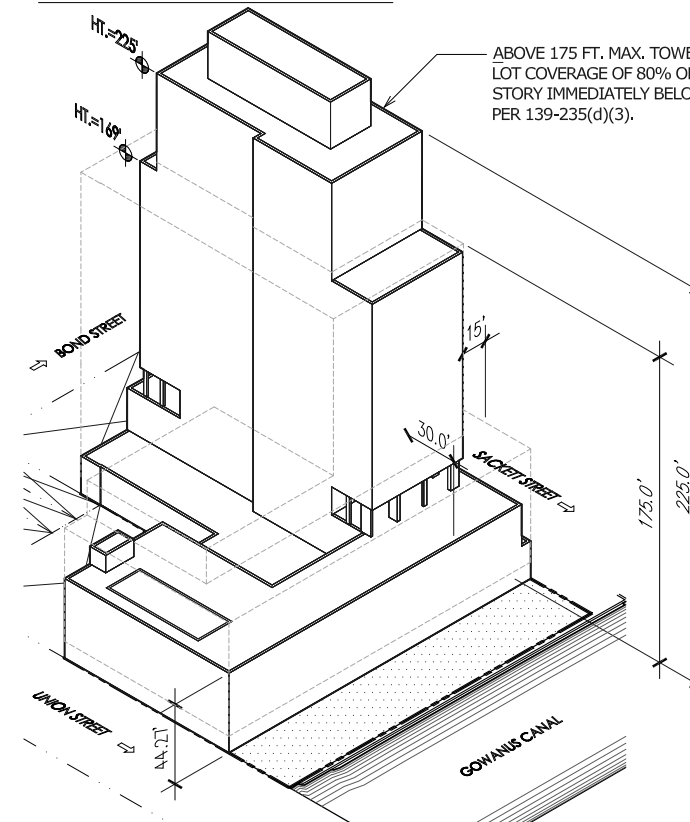
SECTION DIAGRAM A-A



SECTION DIAGRAM B-B



AXONOMETRIC DIAGRAM



Name (please print)

JAMES S. DAVIDSON

Signature _____ Date _____

03/10/22



P.E. / R.A. Seal (apply to all drawings and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

