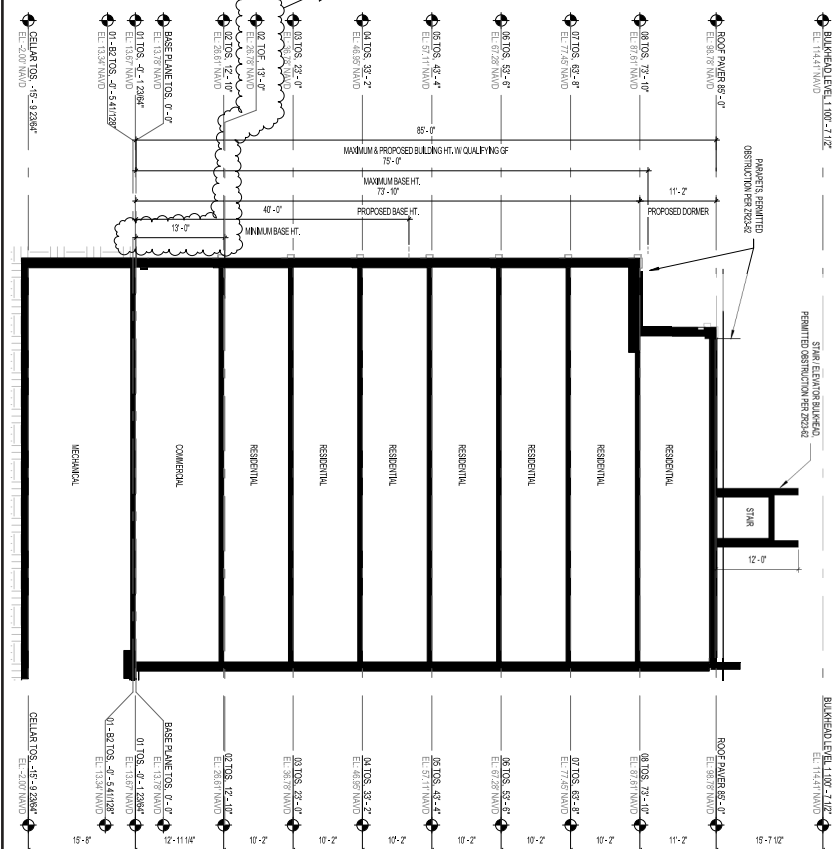


SECTION

NOT TO SCALE

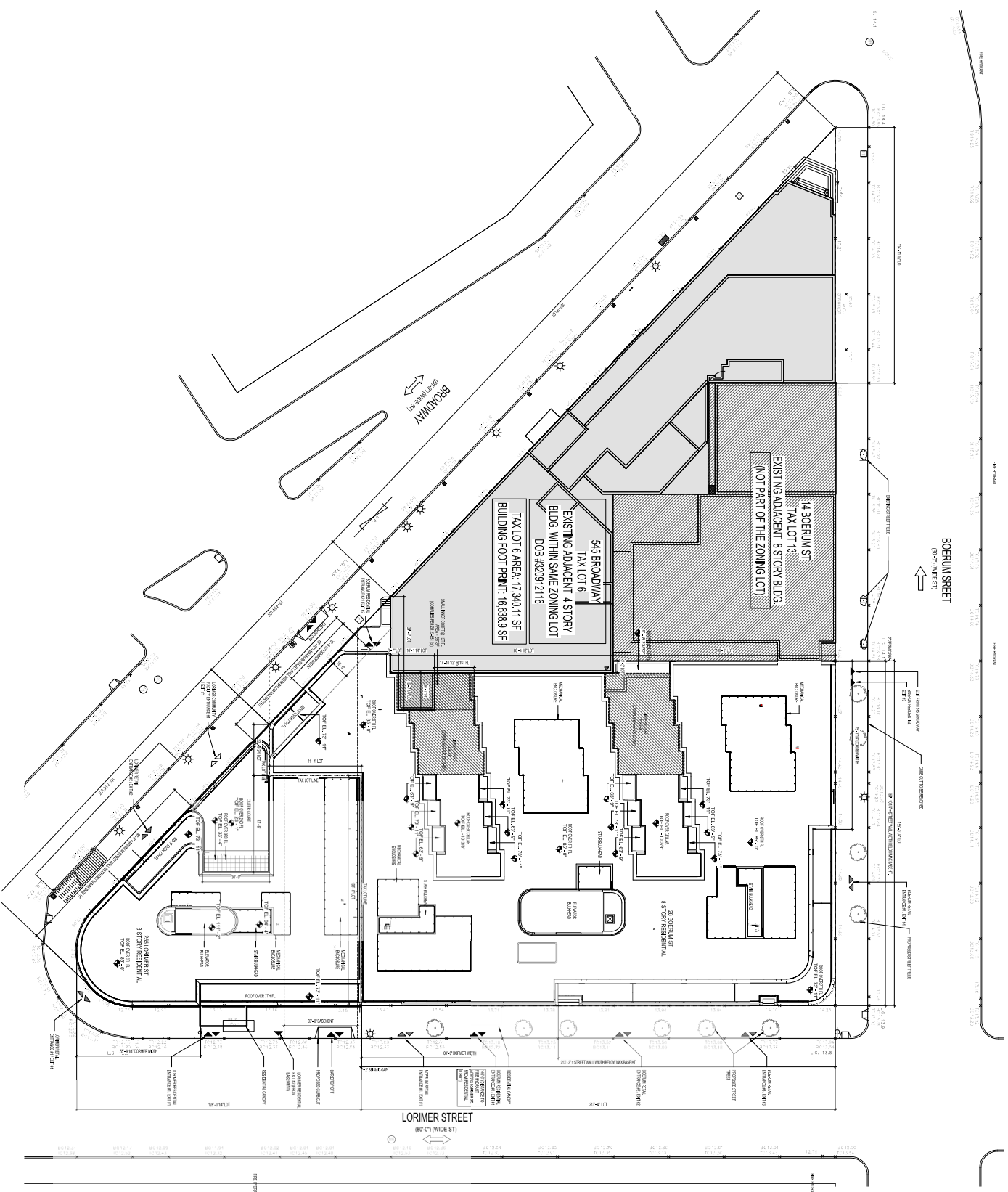


AXON DIAGRAM

NOT TO SCALE

SITE PLAN

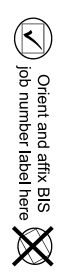
NOT TO SCALE



BUILDING INFORMATION
 COMMUNITY DISTRICT: BROOKLYN 1
 ZONING DISTRICT: C4-4 (R-2 EQ)
 BLOCK: 3076
 LOT: 6, 18, & 30
 ZONING MAP NO: 13B
 LANDMARK: N/A
 OCCUPANCY GROUP: R-2, M, A
 BUILDING CONSTRUCTION CLASSIFICATION: 1B (NON-COMBUSTIBLE)
 PROPOSED BUILDING HEIGHT: 85'-0"
 NUMBER OF STORIES OF PROPOSED BUILDING: 8
 LOWEST LEVEL OF FDNY ACCESS: CELLAR (-2 NAVD)
 HIGHEST LEVEL OF FDNY ACCESS: ROOF (+98.78 NAVD)



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) 28
 Street Name BOERUM STREET
 Borough BROOKLYN
 Block 3076
 Lot 18
 BIN 3428765

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 gratuity, 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.

Name (please print) _____
 Signature ERAN CHEN Date 07/20/2024



Internal Use Only
 BIS Doc # _____



ZD1 Zoning Diagram
Must be typewritten.
Sheet 1 of 1

ZD1

Sheet ___ of ___

1 Applicant Information Required for all applications.

Last Name: CHEN First Name: ERAN Middle Initial: _____
 Business Name: ODA- ARCHITECTURE LPC Business Telephone: (646) 478-7455
 Business Address: 99 HUDSON STREET 2 FL Business Fax: _____
 City: NEW YORK State: NY Zip: 10013 Mobile Telephone: (646) 478-7455
 E-Mail: ERAN@ODA-ARCHITECTURE.COM License Number: 036207

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units: 336 Parking area: 29851 sq. ft. Parking Spaces: Total 221 Enclosed 190

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)
 Variance Cal. No. _____ Authorizing Zoning Section: 72-21
 Special Permit Cal. No. _____ Authorizing Zoning Section: _____
 General City Law Waiver Cal. No. _____ General City Law Section: _____
 Other Cal. No. _____
City Planning Commission (CPC)
 Special Permit ULURP No. _____ Authorizing Zoning Section: _____
 Authorization App. No. _____ Authorizing Zoning Section: _____
 Certification App. No. _____ Authorizing Zoning Section: _____
 Other App. No. _____

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CEL	29950	2	0				0.0
001	21596	2	16041				.25
001	4891	3			4835		.07
002	26542	2					.37
003	26603	2					.37
004	28336	2					.40
005	28406	2					.40
006	28347	2					.40
007	28405	2					.40
008	26134	2					.37
ROF	1366	2					.004
BULKHEAD	735	2					
TOTAL	251312		188526		4835		3.07

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
255	LORIMER		56892		490		.957
TOTAL	67115						
545	BROADWAY						
TOTAL	50906			2148	48758		.80
Totals	369,333		245,418	2638	57,162		4.85
			Total Zoning Floor Area		305,218		