

LEGEND

R7-1 QUALITY HOUSING PROGRAM

- PROPERTY LINE
- DISTRICT BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING TREE
- PROPOSED TREE

LOT AREA : 47,634 SQ.FT.

ZR 23-664(a)(2) REQUIRED SETBACKS
15'-0" (NARROW STREET)

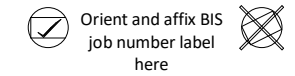
ZR 35-651 (a)(1)(b) STREET WALL
AT LEAST 70% WITHIN 8'-0" STREET WALL
PROPOSED 100% WITHIN 8'-0" STREET WALL

ZR 23-664 (A) BUILDING HEIGHT
MIN. BASE HEIGHT: 60' - 0"
MAX. BASE HEIGHT: 105' - 0"
MAX BUILDING HEIGHT: 140'-0" & 145'-0"



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) 270 NOSTRAND AVENUE
Street Name / 77 KOSCIUSZKO STREET

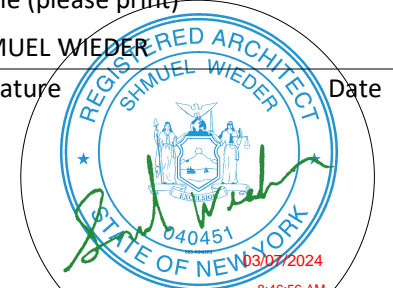
Borough BROOKLYN
Block 1778
Lot (s) 55
BIN _____

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 of documents with the Department.

Name (please print)

SHMUEL WIEDER

Signature _____ Date _____



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

1




SITE PLAN - ZD1

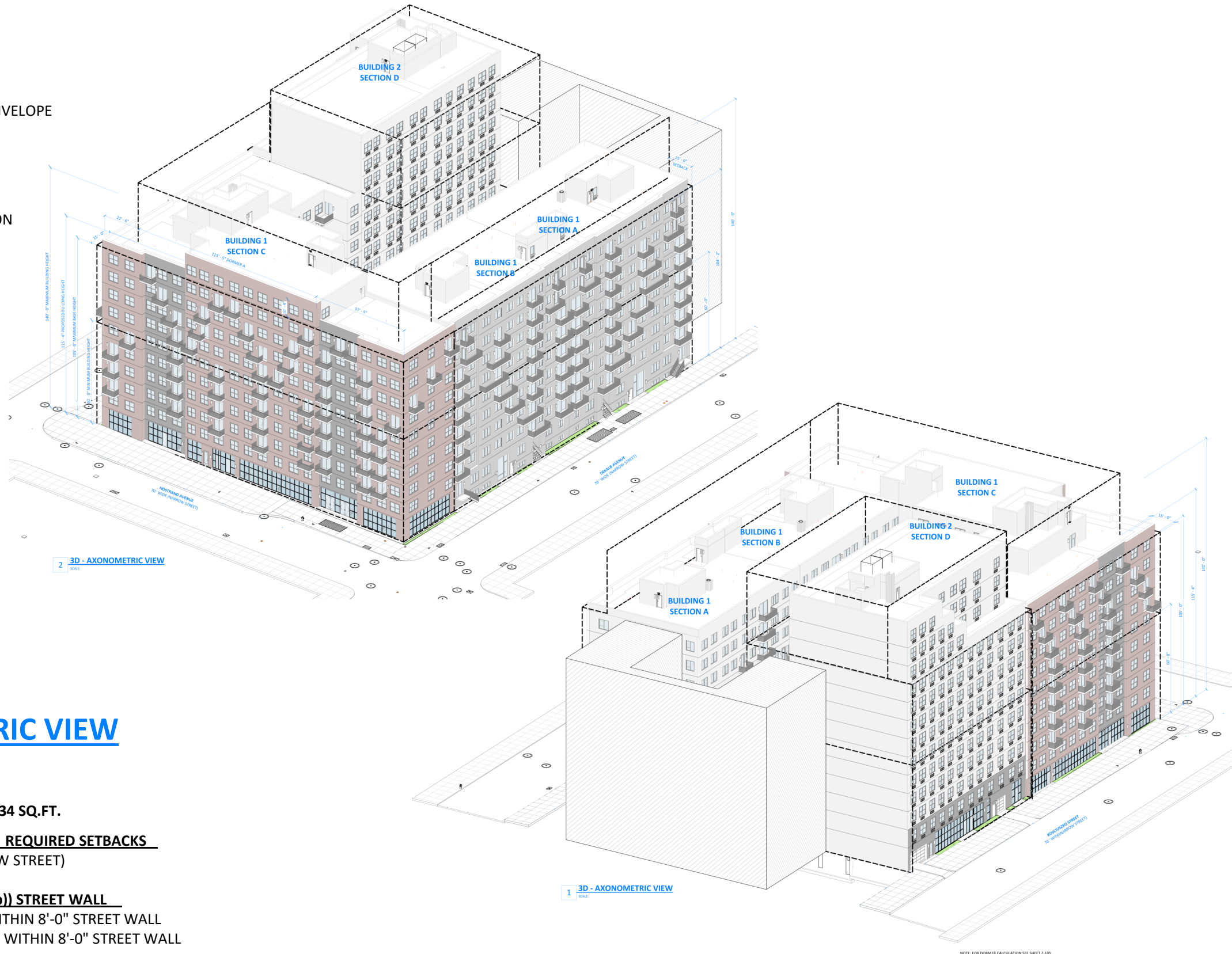
SCALE: N.T.S.

AXONOMETRIC DIAGRAM

NOT TO SCALE

LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION



2 AXONOMETRIC VIEW

SCALE: 12" = 1'-0"

LOT AREA : 47,634 SQ.FT.

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ZD1 Zoning Diagram

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 Orient and affix BIS job number label here 

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Yes No

Location Information

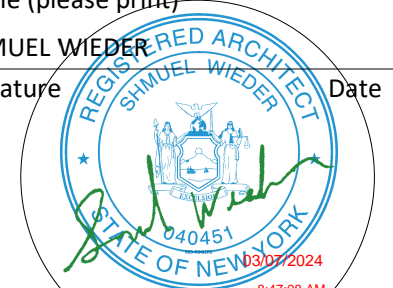
House No(s) 270 NOSTRAND AVENUE
Street Name _____
Borough BROOKLYN
Block 1778
Lot (s) 55
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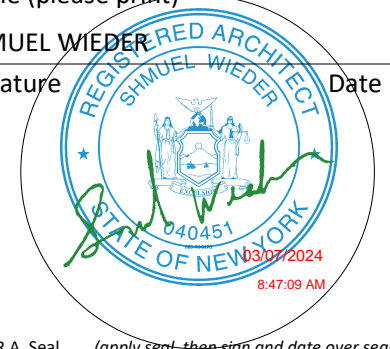
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 Street Name _____
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 Block 1778
 Lot (s) 55
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Name (please print)

Signature SHMUEL WIEDER Date _____

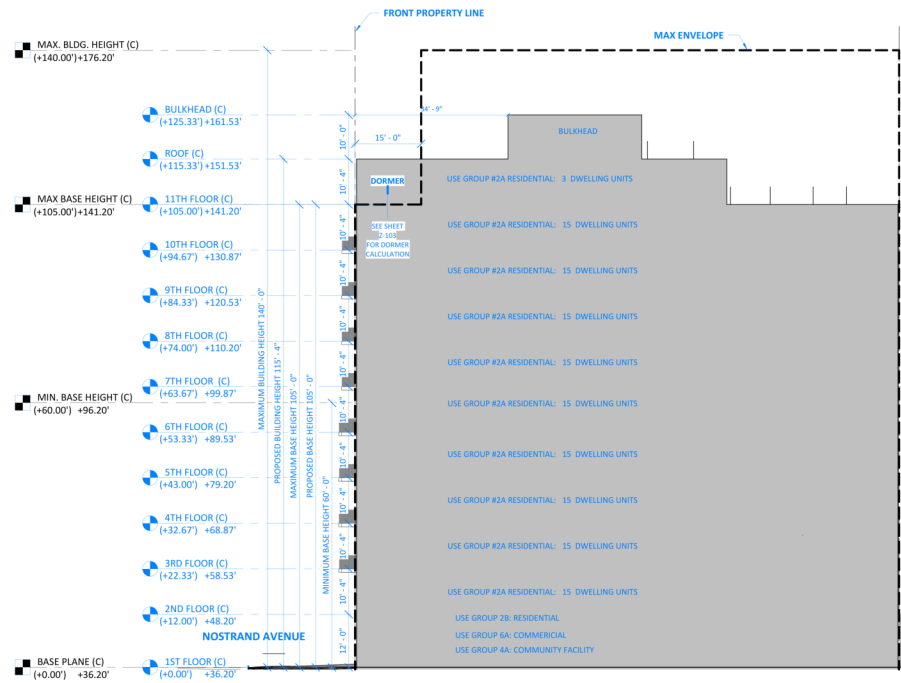


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PLAN EXAMINER SIGN AND DATE



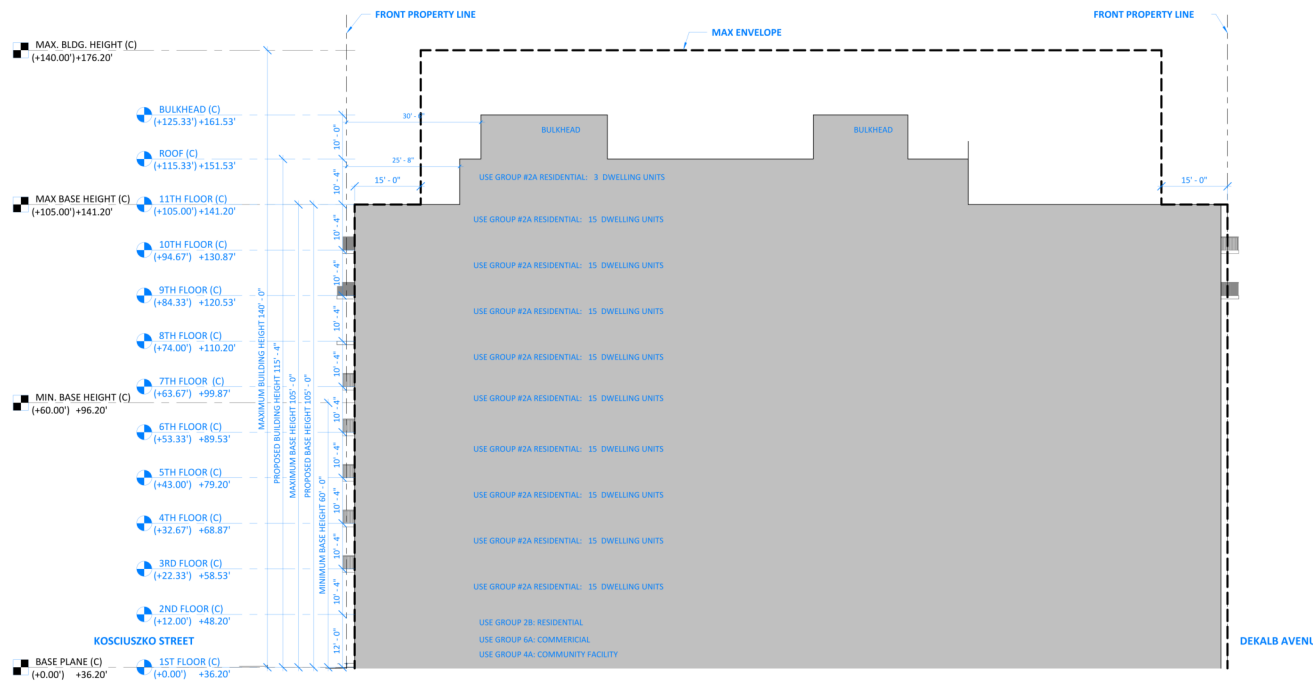
1 ZONING SECTION DIAGRAM 1

BASE PLANE CALCULATION (BUILDING 1 SECTIONS A&B)

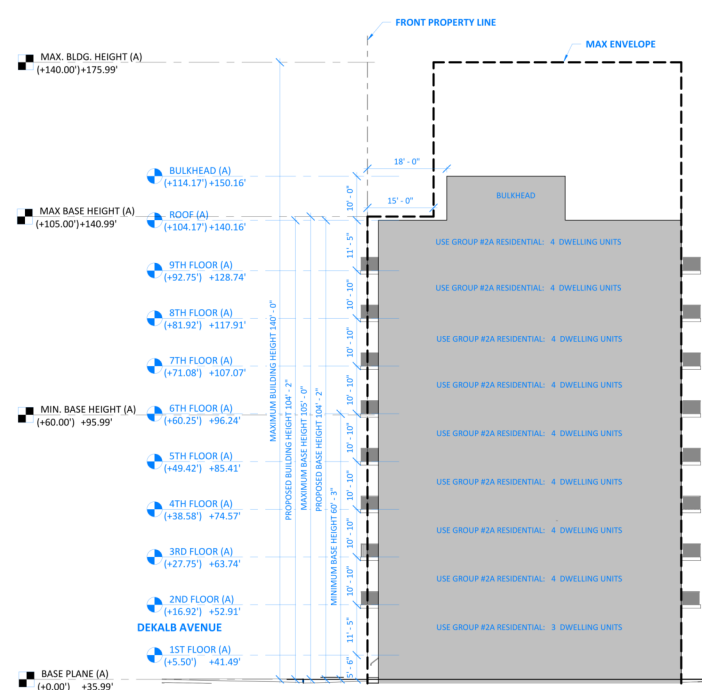
BASE PLANE CALCULATION (BUILDING 1 SECTION C)

BASE PLANE CALCULATION (BUILDING 2 SECTION D)

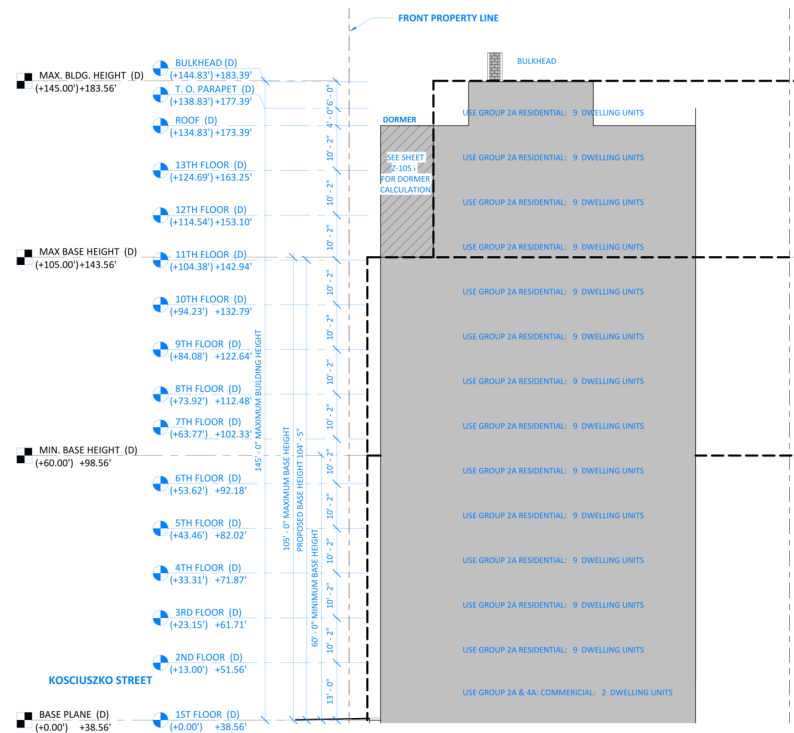
BASE PLANE CALCULATION (BUILDING 2 SECTION D)



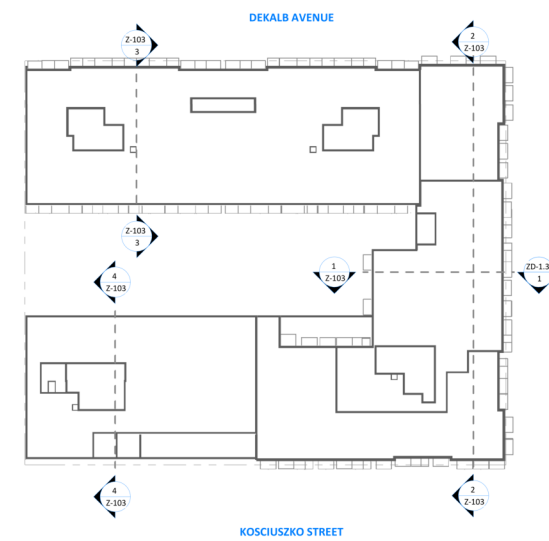
2 ZONING SECTION DIAGRAM 2



3 ZONING SECTION DIAGRAM 3



4 ZONING SECTION DIAGRAM 4



5 KEY PLAN - ZONING SECTION DIAGRAMS



ZD1 Zoning Diagram

Must be typewritten.
Sheet 04 of 05

1 Applicant Information Required for all applications.

Last Name	WIEDER	First Name	SHMUEL	Middle Initial	
Business Name	S. WIEDER ARCHITECT PC		Business Telephone	718 484 3201	
Business Address	203 CLIFTON PLACE, SUITE #20		Business Fax		
City	BROOKLYN	State	NY	Zip	11216
E-Mail	SAM@SW-ARCHITECT.COM		Mobile Telephone		
		License Number	040451		

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	320	Parking area	12,990 sq. ft.	Parking Spaces: Total	84	Enclosed	84
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section	72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No. _____		

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> 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	
BUILDING - 1							
SECTION - A							
.CELLAR	6,705 SF	2B	0 SF				0.00
1ST FLOOR	6,658 SF	2A	5,846 SF				0.12
2ND FLOOR	6,678 SF	2A	6,242 SF				0.13
3RD FLOOR	6,678 SF	2A	6,242 SF				0.13
4TH FLOOR	6,678 SF	2A	6,242 SF				0.13
5TH FLOOR	6,678 SF	2A	6,242 SF				0.13
6TH FLOOR	6,678 SF	2A	6,242 SF				0.13
7TH FLOOR	6,678 SF	2A	6,242 SF				0.13
8TH FLOOR	6,678 SF	2A	6,242 SF				0.13
9TH FLOOR	6,678 SF	2A	6,242 SF				0.13
ROOF	660 SF	2B	322 SF				0.01

ZD1

Sheet 04 of 05

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	
SECTION - B							
.CELLAR	6,623 SF	2B	0 SF				0.00
1ST FLOOR	6,623 SF	2A	5,693 SF				0.12
2ND FLOOR	6,655 SF	2A	6,222 SF				0.13
3RD FLOOR	6,655 SF	2A	6,222 SF				0.13
4TH FLOOR	6,655 SF	2A	6,222 SF				0.13
5TH FLOOR	6,655 SF	2A	6,222 SF				0.13
6TH FLOOR	6,655 SF	2A	6,222 SF				0.13
7TH FLOOR	6,655 SF	2A	6,222 SF				0.13
8TH FLOOR	6,655 SF	2A	6,222 SF				0.13
9TH FLOOR	6,655 SF	2A	6,222 SF				0.13
ROOF	660 SF	2B	322 SF				0.01
SECTION - C							
.CELLAR	16,883 SF	2B	0 SF				0.00
1ST FLOOR	14,758 SF	2A, 6A	2,037 SF	991 SF	8,107 SF		0.23
2ND FLOOR	14,063 SF	2A	12,410 SF				0.26
3RD FLOOR	14,063 SF	2A	12,584 SF				0.26
4TH FLOOR	14,063 SF	2A	12,410 SF				0.26
5TH FLOOR	14,063 SF	2A	12,410 SF				0.26
6TH FLOOR	14,063 SF	2A	12,410 SF				0.26
7TH FLOOR	14,063 SF	2A	12,663 SF				0.27
8TH FLOOR	14,063 SF	2A	12,663 SF				0.27
9TH FLOOR	14,063 SF	2A	12,663 SF				0.27
10TH FLOOR	14,105 SF	2A	12,719 SF				0.27
11TH FLOOR	6,651 SF	2A	4,531 SF				0.10
ROOF	803 SF	2B	423 SF				0.01
Totals							
Total Zoning Floor Area							

