

BUILDING DATA
PROJECT / BUILDING DATA:
558 SACKETT ST,
BROOKLYN 11217

BLOCK:.....433
 LOT:.....14
 ZONE:.....R6AM1-4
 MAP#:.....16C
 CONSTRUCTION TYPE:.....IB
 COMMUNITY BOARD DISTRICT:.....308 GOWANUS
 GOWANUS MIXED USE AREA MAP 1: SUBDISTRICT: B
 MANDATORY INCLUSIONARY HOUSING

SCOPE OF WORK
 PROPOSED 8 STORY RESIDENTIAL USE BUILDING, 34 DWELLING UNITS

FIRST FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING);MECHANICAL & CAR PARING (S-2)
SECOND FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
THIRD FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
FOURTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
FIFTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
SIXTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
SEVENTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)
EIGHTH FLOOR. =	RESIDENTIAL R-2 (QUALITY HOUSING)

ZONING CALCULATIONS FOR RESIDENTIAL AREA

LOT AREA:	64'-0" X 100'-0" = 6,400 S.F.	
MAX F.A.R.	F.A.R. QUALITY HOUSING = L.A. (6400.0) X 3.6 (NARROW STREET)= 23040 S.F.	
ZR 23-154 (b)	ZR 139-211	
PROPOSED FAR	ACTUAL= 3.57	
PROPOSED F.A.	GROSS	ZONING
1ST FLOOR	2903.22 S.F.	942.08 S.F.
2ND FLOOR	3604.17 S.F.	2943.78 S.F.
3RD FLOOR	3516.67 S.F.	3277.49 S.F.
4TH FLOOR	3516.67 S.F.	3277.49 S.F.
5TH FLOOR	3516.67 S.F.	3277.49 S.F.
6TH FLOOR	3516.67 S.F.	3277.49 S.F.
7TH FLOOR	3171.92 S.F.	2941.54 S.F.
8TH FLOOR	3171.92 S.F.	2941.54 S.F.
BULKHEAD	692.10 S.F.	
TOTAL PROPOSED FLOOR AREA	27609.99 S.F.	22878.88 S.F.
TOTAL F.A.	22878.88 S.F. < 23040.0 S.F. = OK	

Permitted base FAR: Lot area x 2.7 = 6,400sf x 2.7 = 17,280sf,
 MIH Bonus of up to 3.6 FAR with a minimum of 25% is for MIH
 Lot area x 3.6 = 6,400 x 3.6 = 23,040sf - 25% MIH is 5760 sf

Actual proposed 22878.88 sf Actual proposed MIH is 6103.17sf = 26.67%

LOT COVERAGE & DENSITY

ZR 23-153	L.A. X 65% = 6400 S.F. X 65 % = 4160.0 S.F.
PROPOSED	3604.17 S.F. < 4160.0 S.F. = OK
MAX DENSITY.	MAX F.A. (23040)/ 680 = 33.88 D.U
23-22	
PROPOSED	34 D.U.= 0.K

HEIGHT REQUIREMENT'S

MAX HEIGHT	MIN BASE HEIGHT = 40'-0"
ZR 139-234(b)	MAX BASE HEIGHT = 65'-0"
(TAB 2)	MAX BUILDING HEIGHT = 85'-0"
PROPOSED	BUILDING BASE HEIGHT 57'-0" = 0.K BUILDING BUILDING HEIGHT 76'-0" = 0.K

STREET WALL LOCATION

FRONT YARD.	(2)IN MIXED USE DISTRICTS, AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN 8' OF THE STREET LINE AND EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN PARAGRAPH (B) OF THIS SECTION OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LOWER. UP TO 30% OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND 8' OF THE STREET LINE, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10' ALONG A WIDE STREET OR 15' ALONG A NARROW STREET ARE LOCATED WITHIN AN OUTER COURT.
ZR:139-234(A)	

ZR:139-234(B)	STREET WALLS SHALL RISE WITHOUT SETBACK TO A MINIMUM BASE HEIGHT SET FORTH IN THIS PARAGRAPH (B) OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS
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PROPOSED	BUILDING ALIGN TO ADJACENT BUILDING; LOCATED AT PROPERTY LINE - THE ENTIRE RECESS OF THE STREET WALLS IS WITHIN 8' OF THE STREET LINE, THEREFORE COMPLYING STREET WALL RISE TO 57', WHICH IS MORE THAN MIN BASE HEIGHT (40')-OK
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SETBACK REGULATIONS

FRONT SETBACK	AT A HEIGHT NOT LOWER THAN THE MIN BASE HEIGHT OR HIGHER THAN THE MAX BASE HEIGHT, A SETBACK SHALL BE PROVIDED WHICH COMPLIES WITH THE REQUIREMENTS OF PARAGRAPH (C) OF SECTION 23-662.
ZR 139-234 (C)	
ZR23-662(C)	A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #NARROW STREET#
PROPOSED	SETBACK OF 15' PROVIDED AT 7TH FLOOR LEVEL (57'-0" HEIGHT-MORE THAN MIN BASE HEIGHT AND LESS THAN MAX BASE HEIGHT) -OK
PERMITTED OBSTR.	DORMERS: ABOVE THE MAXIMUM BASE HEIGHT, DORMERS SHALL BE PERMITTED TO ENCR OACH INTO A REQUIRED SETBACK AREA
ZR 139-232 (C)	

YARD REGULATIONS

SIDE YARDS:	NONE REQD, OR 8'0" SIDE YARD IF ANY OPEN AREA
ZR 23-462 (c)	
ZR 139-223	
REAR YARD:	ZR139-222 NO REQUIREMENTS FOR REAR YARD FOR RESIDENTIAL BUILDING IN MIXED USE DISTRICT. A REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT
ZR139-222	
ZR 23-47	

BULKHEAD

BULKHEAD	SUCH OBSTRUCTIONS SHALL BE LOCATED NOT LESS THAN 10' FROM THE STREET WALL OF A BUILDING, EXCEPT THAT SUCH OBSTRUCTIONS NEED NOT BE SET BACK MORE THAN 25' FROM A NARROW STREET LINE
ZR:23-62 (g)(1)	
PROPOSED	=OK

OUTER COURT

ZR:23-841(B)	IN THE DISTRICTS INDICATED, IF AN OUTER COURT IS LESS THAN 30 FEET WIDE, THE WIDTH OF SUCH OUTER COURT SHALL BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT. HOWEVER, THE DEPTH OF AN OUTER COURT MAY EXCEED ITS WIDTH IN A SMALL OUTER COURT, PROVIDED THAT:
PROPOSED	OUTER COURT 'A':15'-0" ≤16'-4"=OK; OUTER COURT 'B':7'-0" ≤10'-1" =OK OUTER COURT 'C':15'-0" ≤16'-4"=OK; OUTER COURT 'D':7'-0" ≤12'-6" =OK

PARKING REQUIREMENTS - RESIDENTIAL

ZR 139-026	IN MIXED USE DISTRICTS PARKING AND LOADING PROVISIONS OF ARTICLE XII, CHAPTER 3 SHALL APPLY, EXCEPT WHERE MODIFIED BY THE PROVISIONS OF THIS CHAPTER, AND SHALL SUPPLEMENT OR SUPERSEDE THE PROVISIONS OF THE DESIGNATED RESIDENCE OR M1 DISTRICT, AS APPLICABLE.
ZR 139-311	THE PROVISIONS OF SECTION 25-23 (REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED) SHALL BE MODIFIED TO REQUIRE THAT ACCESSORY OFF-STREET PARKING SPACES BE PROVIDED FOR AT LEAST 20 PERCENT OF RESIDENCES ON A ZONING LOT.

FOR THE PURPOSES OF APPLYING WAIVERS, THE PROVISIONS OF SECTION 25-26 (WAIVER OF REQUIREMENTS FOR SMALL NUMBER OF SPACES) SHALL BE MODIFIED SO THAT THE MAXIMUM NUMBER OF ACCESSORY OFF-STREET PARKING SPACES FOR WHICH REQUIREMENTS ARE WAIVED IS 20 SPACES.

ZR 25-23; ZR 25-241	= 34 D.U. X 20% = 6.8 SPACES
ZR 139-311	PARKING CAN BE WAIVED IF REQUIRED LESS THAN 20 SPACES
PROPOSED	PROPOSED 6 PARKING SPACES - OK

BICYCLE PARKING

ZR 25-811 (a)	1 FOR 2 D.U. = 34 / 2 = 17
PROPOSED	17 BICYCLE PARKING SPACES PROVIDED, 9 AT 2ND FLOOR & 8 AT REAR YARD= OK

PLANTING REQUIRMENTS

ZR 139-42	SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 IN ADDITION, FOR ZONING LOTS WITH OVER 100 FEET OF STREET FRONTAGE, WHEREVER TWO REQUIRED STREET TREE PITS WILL BE SEPARATED BY LESS THAN 25 FEET
ZR 26-41	REQ'D ; ONE TREE FOR EVERY 25' OF FRONTAGE
ZR 26-41	REQ'D ; ONE TREE FOR EVERY 25' OF FRONTAGE
PROPOSED FRONTAGE	64'-0"/25 = 2.56 THREE TREES REQUIRED
PROPOSED	3 TREES TO BE PAID INTO TREE FUND = OK

BALCONY REQUIRMENTS

ZR 23-132	PROVIDED THAT SUCH BALCONY SHALL: A) NOT PROJECT BY A DISTANCE GREATER THAN 7' AS MEASURED FROM THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECT - COMPLIES b) NOT PROJECT INTO THE MINIMUM REQUIRED DISTANCE BETWEEN BUILDINGS ON THE SAME ZONING LOT; -NOT APPLICABLE C)NOT COVER MORE THAN 10% OF THE AREA DESIGNATED AS OUTDOOR RECREATION SPACE PURSUANT TO SECTION 28-20 -NOT APPLICABLE D) BE UNENCLOSED EXCEPT FOR A PARAPET NOT EXCEEDING 3'-8" IN HEIGHT OR A RAILING NOT LESS THAN 50 PERCENT OPEN AND NOT EXCEEDING 4'-6" IN HEIGHT - COMPLIES 36" RAILING PROVIDED E) BE LOCATED AT OR HIGHER THAN THE FLOOR LEVEL OF THE THIRD STORY OF A BUILDING OR AT LEAST 20 FEET ABOVE CURB LEVEL - COMPLIES F)HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY STORY, NOT EXCEEDING 50 PERCENT OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS. FRONT WALL BALCONY WIDTH: 19'-0" PROPOSED STREET WALL WIDTH = 42'-11" X 50% = 21'-5.5" =OK BACK WALL BALCONY WIDTH: 10'-4" PROPOSED STREET WALL WIDTH = 41'-1" X 50% = 20'-6.5" =OK
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QUALITY HOUSING ELMEMENT'S

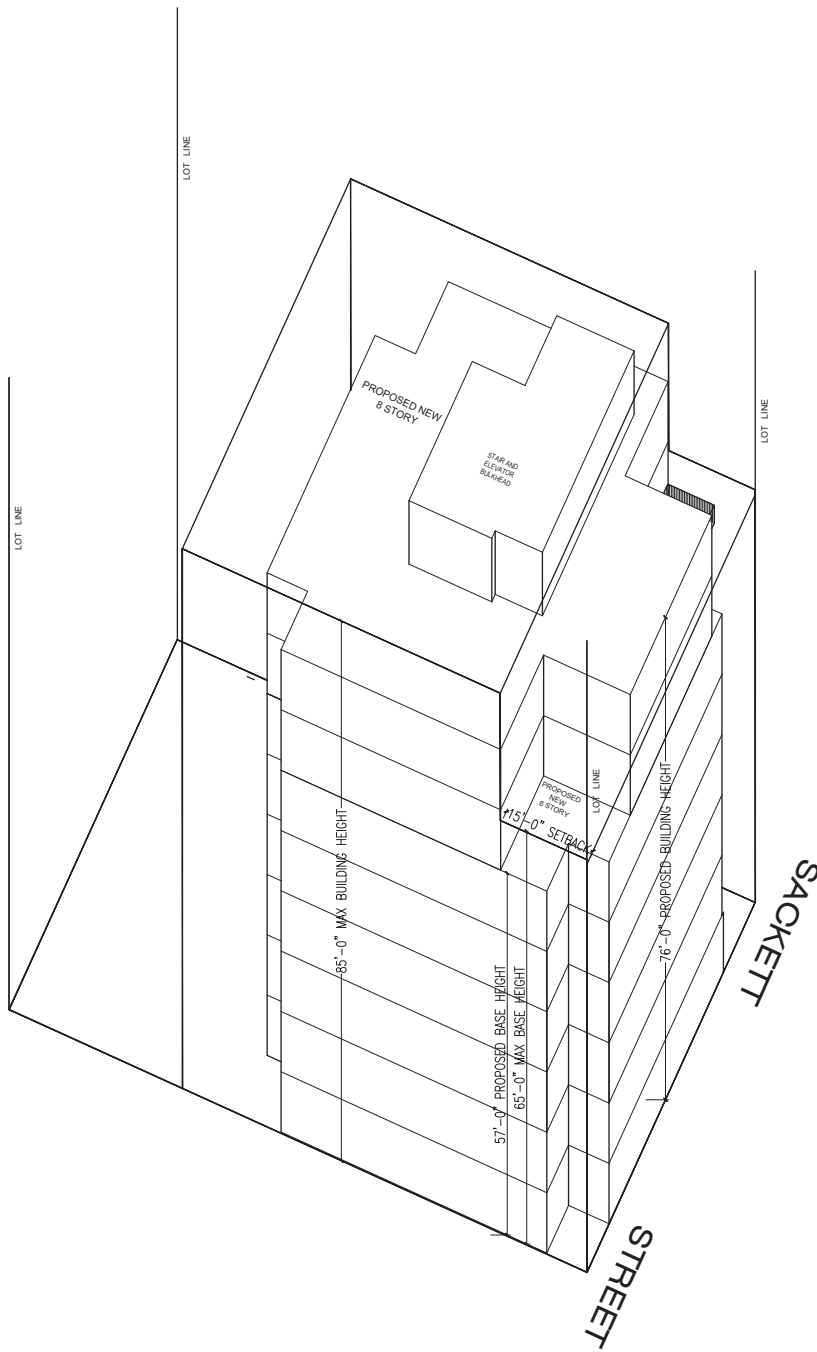
ZR 28-21	REQUIRED RECREATIONAL SPACE = F.A. X 3.3 %
PROPOSED	22878.88 X 3.3% = 755 S.F. PROP. 1052 AT ROOF AND 838 SF @1ST FL = 1890 SF -OK (DEDUCTIBLE: MIN. 15' DIMENSION 757.5 SF - COMPLIES WITH ZR28-21)

ZR 28-12	REQUIRED REFUSE NOT LESS 12 S.F. AND STORAGE SPACE 2.9 C.F. /UNIT
PROPOSED	REFUSE PROVIDED SEE FLOOR PLANS

ZR 28-13	LAUNDRY ROOM: ONE WASHING MACHINE PER 20 D.U. & ONE DRYER PER 40 D.U.
PROPOSED	WASHER DRYER PROVIDED AT EACH UNIT

ZR 28-23	PLANTING
PROPOSED	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES PROVIDED, SEE PLOT PLAN AT Z-006

ZR 28-14	50% OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. - N/A - DEDUCTION NOT USED
DAYLIGHT CORRIDOR	
28-31	50% OF THE SQUARE FEET OF THE CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA#.- SEE ZONING DIAGRAMS
DENSITY CORRIDOR	



Must be typewritten.

Orient and affix BIS job number label here

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) 558
 Street Name SACKETT ST
 Borough BROOKLYN
 Block 433
 Lot 14
 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 made a false statement or 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) TAFAD W. M. WANDHAMBIRA
 SIGNATURE [Signature]

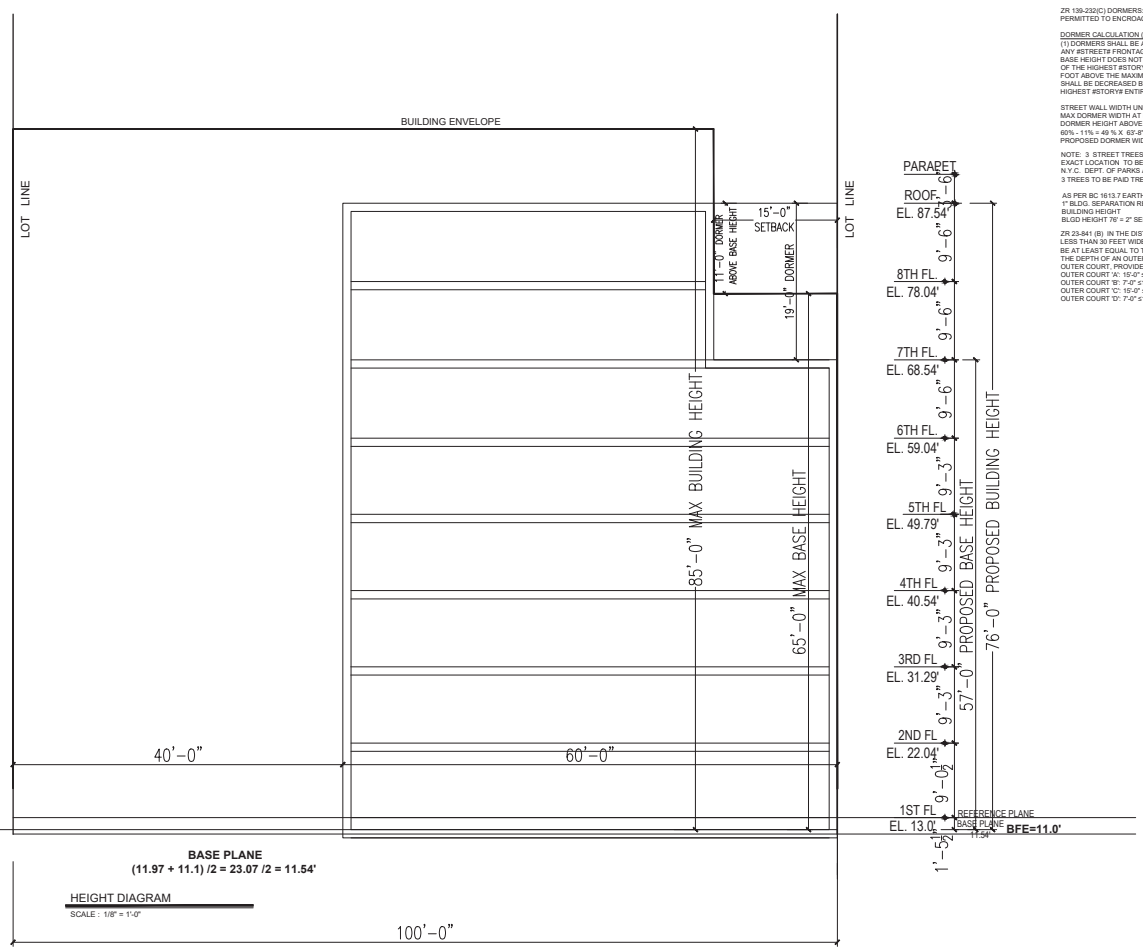
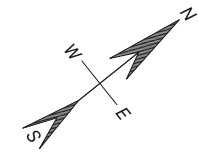
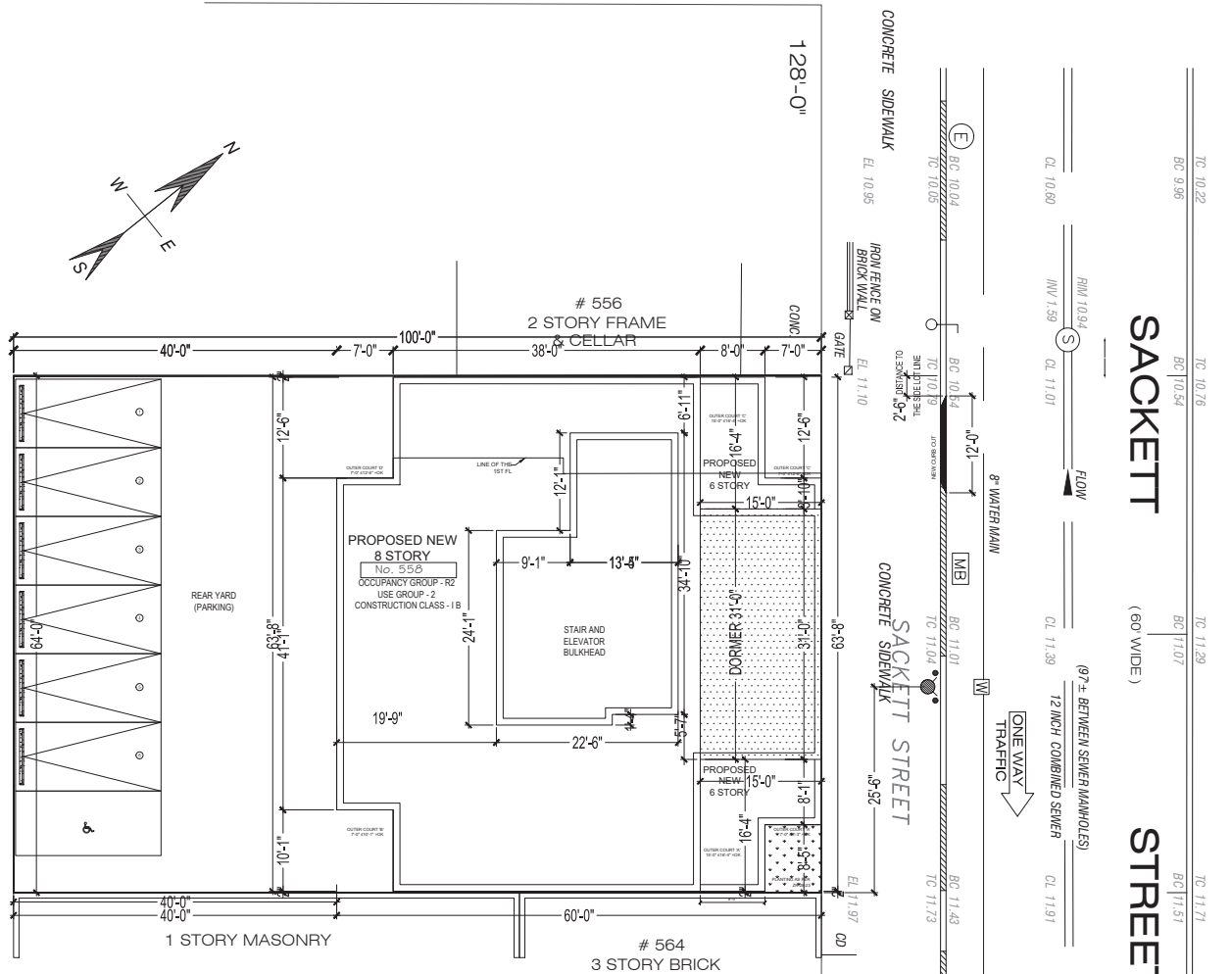


P.E. / R.A. SEAL (APPLY SEAL; SIGN AND DATE OVER SEAL)

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NEVINS (50' WIDE) STREET



2R 130-232(C) DORMERS ABOVE THE MAXIMUM BASE HEIGHT. DORMERS SHALL BE PERMITTED TO ENCRoACH INTO A REQUIRED SETBACK AREA.

DORMER CALCULATION (2R25-821)

(1) DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY RETRIEVE FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 40 PERCENT OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. FOR EACH FOOT ABOVE THE MAXIMUM BASE HEIGHT, THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY ONE PERCENT OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT.

STREET WALL WIDTH UNDER MAX BASE HEIGHT 63'-0"
 MAX DORMER WIDTH AT MAX BASE HEIGHT = 60% x 38.7'
 DORMER HEIGHT ABOVE MAX BASE HEIGHT = 11'-0" + 11.8'
 80% - 11% = 69% x 37'-3" = 25'-8"
 PROPOSED DORMER WIDTH = 31'-0" - OK

NOTE: 3 STREET TREES REQUIRED BY 2R 23-63 EXACT LOCATION TO BE DETERMINED BY THE N.Y.C. DEPT. OF PARKS AND RECREATION
 3 TREES TO BE PAID TREE FUND (OFF-SITE)
 AS PER RC 1613 (GARTHOUME REQUIREMENTS):
 1' BLDG. SEPARATION REQUIRED FOR EACH 50' OF BUILDING HEIGHT
 BLDG HEIGHT 75' = 2' SEPARATION PROVIDED = OK

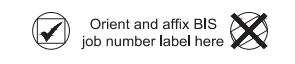
2R 23-64 (B) IN THE DISTRICTS INDICATED, IF AN OUTER COURT IS LESS THAN 30 FEET WIDE, THE WIDTH OF SUCH OUTER COURT SHALL BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT. HOWEVER, THE DEPTH OF AN OUTER COURT MAY EXCEED ITS WIDTH IN A SMALL OUTER COURT. PROVIDED THAT:
 OUTER COURT A: 18'-0" x 18'-0" - OK
 OUTER COURT B: 7'-0" x 19'-0" - OK
 OUTER COURT C: 18'-0" x 25'-0" - OK
 OUTER COURT D: 7'-0" x 12'-0" - OK

BASE PLANE
 ((11.97 + 11.1) / 2 = 23.07 / 2 = 11.54')

HEIGHT DIAGRAM
 SCALE: 1/8" = 1'-0"

NYC
Buildings

Must be typewritten.



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NAME (PLEASE PRINT) TAFAD W. M. WANDHAMBRA
 SIGNATURE _____



P.E. / R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

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PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09

