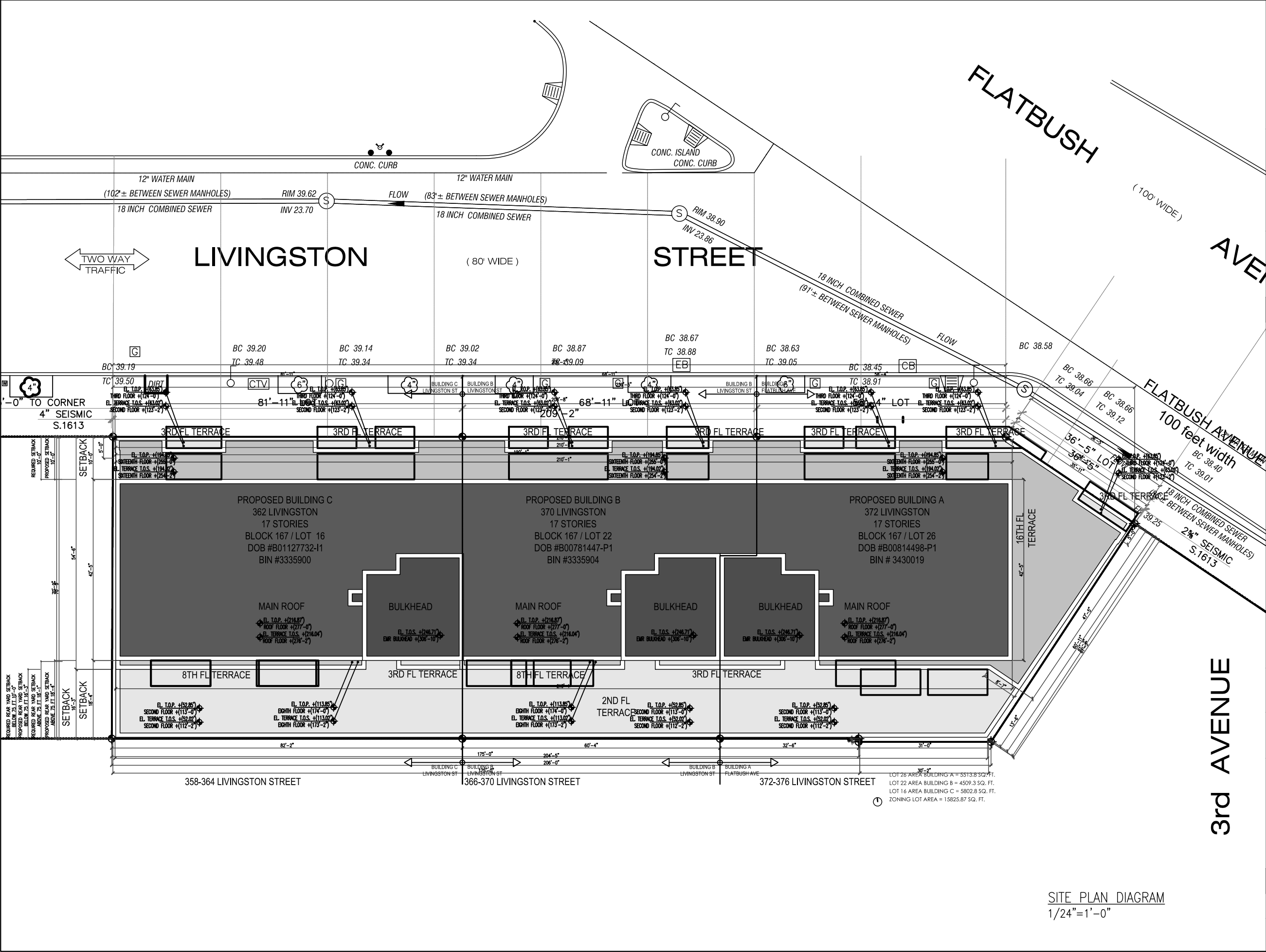




ZD1 Zoning Diagram

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) 372
Street Name LIVINGSTON STREET
Borough BROOKLYN, NY
Block 167
Lot 26
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 or documents with the Department.

Name (please print) HAMISH WHITEFIELD
Signature
Date 03/03/2025



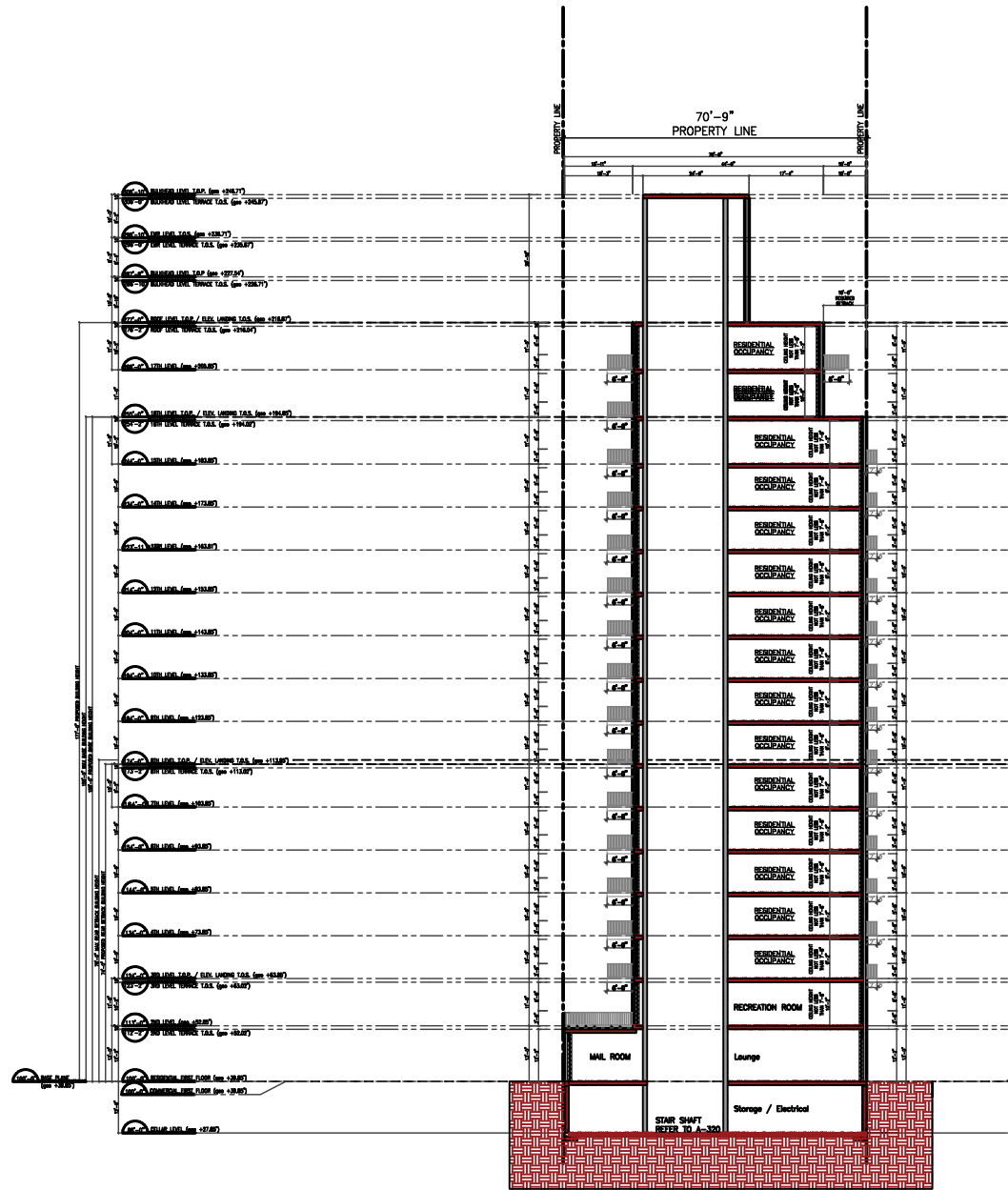
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

SITE PLAN DIAGRAM
1/24"=1'-0"



SECTION DIAGRAM
1/48" = 1'-0"



ZD1 Zoning Diagram

Must be typewritten.

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Location Information

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Name (please print).
HAMISH WHITEFIELD 03/03/2025
Signature Date

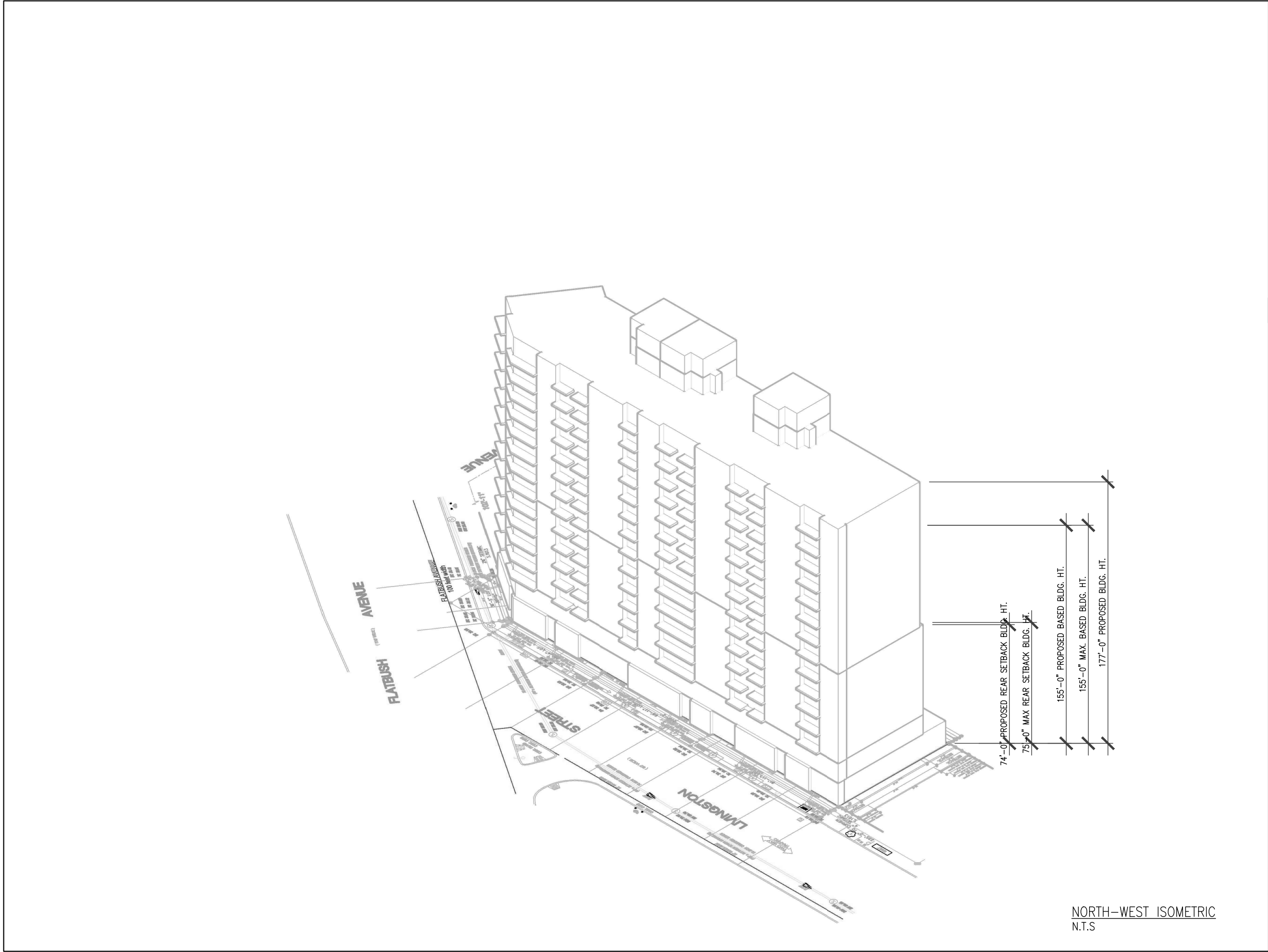


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Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



NORTH-WEST ISOMETRIC
N.T.S



ZD1 Zoning Diagram

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)	372
Street Name	LIVINGSTON STREET
Borough	BROOKLYN, NY
Block	167
Lot	26
BIN	

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tion 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)
HAMISH WHITEFIELD 03/03/2025
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

BUILDING A - 372 LIVINGSTON ST FLOOR AREA CHART [C6-4 (R10) / DB]

Floor	Gross Floor Area (S.F.)				Residential Deductions (S.F.)									Total Floor Area Deduction	Zoning Floor Area (S.F.)			
	Total	Commercial	Community Facility	Residential	Bulkhead/ El. Overrun	Recreation / Amenities	Bike Storage	Corridor (Length<100ft)	Corridor (Termination)	Refuse Room	Stair Width > than 8"	HWH	Mech. Space / Shafts		Commercial	Community Facility	Residential	Total
Cellar	5,428.00	1,399.00	0.00	4,029.00										0.00	0.00	0.00	0.00	0.00
1st	5,375.00	2,553.00	0.00	2,822.00			588.00	0.00	175.00	0.00	47.00	0.00	196.00	1,006.00	2,553.00	0.00	1,816.00	4,369.00
2nd	4,339.00	0.00	0.00	4,339.00		3,411.00		0.00	70.50	0.00	44.00	0.00	32.00	3,557.50	0.00	0.00	781.50	781.50
3rd	4,172.00	0.00	0.00	4,172.00				209.50	209.50	18.00	41.00	69.00	132.00	679.00	0.00	0.00	3,493.00	3,493.00
4th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	18.00	41.00	69.00	132.00	679.00	0.00	0.00	3,493.00	3,493.00
5th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	18.00	41.00	69.00	132.00	679.00	0.00	0.00	3,493.00	3,493.00
6th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	18.00	41.00	69.00	132.00	679.00	0.00	0.00	3,493.00	3,493.00
7th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	21.00	41.00	65.00	110.00	656.00	0.00	0.00	3,516.00	3,516.00
8th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	21.00	41.00	56.00	110.00	647.00	0.00	0.00	3,525.00	3,525.00
9th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	21.00	41.00	56.00	132.00	669.00	0.00	0.00	3,503.00	3,503.00
10th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	21.00	41.00	56.00	110.00	647.00	0.00	0.00	3,525.00	3,525.00
11th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	21.00	41.00	56.00	110.00	647.00	0.00	0.00	3,525.00	3,525.00
12th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	21.00	41.00	56.00	110.00	647.00	0.00	0.00	3,525.00	3,525.00
13th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	18.00	41.00	65.00	131.00	674.00	0.00	0.00	3,498.00	3,498.00
14th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	18.00	41.00	65.00	131.00	674.00	0.00	0.00	3,498.00	3,498.00
15th	4,172.00	0.00	0.00	4,172.00				209.50	209.50	18.00	41.00	65.00	131.00	674.00	0.00	0.00	3,498.00	3,498.00
16th	2,751.00	0.00	0.00	2,751.00				144.00	144.00	9.00	41.00	29.00	119.00	486.00	0.00	0.00	2,265.00	2,265.00
17th	2,751.00	0.00	0.00	2,751.00				144.00	144.00	9.00	41.00	29.00	119.00	486.00	0.00	0.00	2,265.00	2,265.00
Roof Bulkhead	576.00	0.00	0.00	576.00	576.00									576.00	0.00	0.00	0.00	0.00
EMR	550.00	0.00	0.00	550.00	550.00									550.00	0.00	0.00	0.00	0.00
Total Above Grade	70,578.00	2,553.00	0.00	68,025.00	1,126.00	3,411.00	588.00	3,011.50	3,257.00	270.00	706.00	874.00	2,069.00	15,312.50	2,553.00	0.00	52,712.50	55,265.50
Total Including Cellar	76,006.00	3,952.00	0.00	72,054.00														

BUILDING B - 370 LIVINGSTON ST FLOOR AREA CHART [C6-4 (R10) / DB]

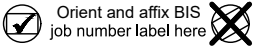
Floor	Gross Floor Area (S.F.)				Residential Deductions (S.F.)									Total Floor Area Deduction	Zoning Floor Area (S.F.)			
	Total	Commercial	Community Facility	Residential	Bulkhead/ El. Overrun	Recreation / Amenities	Bike Storage	Corridor (Length<100ft)	Corridor (Termination)	Refuse Room	Stair Width > than 8"	HWH	Mech. Space / Shafts		Commercial	Community Facility	Residential	Total
Cellar	4,499.00	0.00	0.00	4,499.00										0.00	0.00	0.00	0.00	0.00
1st	4,438.00	585.00	0.00	3,853.00			1,528.00	0.00	203.00	0.00	47.00	0.00	118.00	1,896.00	585.00	0.00	1,957.00	2,542.00
2nd	3,515.00	0.00	0.00	3,515.00		2,685.00		0.00	70.50	0.00	44.00	0.00	32.00	2,831.50	0.00	0.00	683.50	683.50
3rd	3,395.00	0.00	0.00	3,395.00				166.00	166.00	18.00	41.00	60.00	109.00	560.00	0.00	0.00	2,835.00	2,835.00
4th	3,395.00	0.00	0.00	3,395.00				166.00	166.00	18.00	41.00	60.00	109.00	560.00	0.00	0.00	2,835.00	2,835.00
5th	3,395.00	0.00	0.00	3,395.00				166.00	166.00	18.00	41.00	60.00	109.00	560.00	0.00	0.00	2,835.00	2,835.00
6th	3,395.00	0.00	0.00	3,395.00				166.00	166.00	18.00	41.00	60.00	109.00	560.00	0.00	0.00	2,835.00	2,835.00
7th	3,395.00	0.00	0.00	3,395.00				166.00	166.00	18.00	41.00	60.00	109.00	560.00	0.00	0.00	2,835.00	2,835.00
8th	3,315.00	0.00	0.00	3,315.00				166.00	166.00	18.00	41.00	59.00	109.00	559.00	0.00	0.00	2,756.00	2,756.00
9th	3,315.00	0.00	0.00	3,315.00				166.00	166.00	18.00	41.00	59.00	131.00	581.00	0.00	0.00	2,734.00	2,734.00
10th	3,315.00	0.00	0.00	3,315.00				166.00	166.00	18.00	41.00	59.00	109.00	559.00	0.00	0.00	2,756.00	2,756.00
11th	3,315.00	0.00	0.00	3,315.00				166.00	166.00	18.00	41.00	59.00	109.00	559.00	0.00	0.00	2,756.00	2,756.00
12th	3,315.00	0.00	0.00	3,315.00				166.00	166.00	18.00	41.00	59.00	109.00	559.00	0.00	0.00	2,756.00	2,756.00
13th	3,315.00	0.00	0.00	3,315.00				133.00	133.00	12.00	41.00	50.00	100.00	469.00	0.00	0.00	2,846.00	2,846.00
14th	3,315.00	0.00	0.00	3,315.00				133.00	133.00	12.00	41.00	50.00	100.00	469.00	0.00	0.00	2,846.00	2,846.00
15th	3,315.00	0.00	0.00	3,315.00				145.00	145.00	12.00	41.00	50.00	102.00	495.00	0.00	0.00	2,820.00	2,820.00
16th	2,713.00	0.00	0.00	2,713.00				112.00	112.00	9.00	41.00	34.00	102.00	410.00	0.00	0.00	2,303.00	2,303.00
17th	2,713.00	0.00	0.00	2,713.00				112.00	112.00	9.00	41.00	34.00	102.00	410.00	0.00	0.00	2,303.00	2,303.00
Roof Bulkhead	576.00	0.00	0.00	576.00	576.00									576.00	0.00	0.00	0.00	0.00
EMR	550.00	0.00	0.00	550.00	550.00									550.00	0.00	0.00	0.00	0.00
Total Above Grade	58,000.00	585.00	0.00	57,415.00	1,126.00	2,685.00	1,528.00	2,295.00	2,568.50	234.00	706.00	813.00	1,768.00	13,723.50	585.00	0.00	43,691.50	44,276.50
Total Including Cellar	62,499.00	585.00	0.00	61,914.00														

BUILDING AREA CHART
N.T.S



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) 372

Street Name LIVINGSTON STREET

Borough BROOKLYN, NY

Block 167

Lot 26

BIN

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Name (please print).

HAMISH WHITEFIELD 03/03/2025
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

BUILDING C - 362 LIVINGSTON ST FLOOR AREA CHART [C6-4 (R10) / DB]																		
Floor	Gross Floor Area (S.F.)				Residential Deductions (S.F.)									Total Floor Area Deduction	Zoning Floor Area (S.F.)			
	Total	Commercial	Community Facility	Residential	Bulkhead/ El. Overrun	Recreation / Amenities	Bike Storage	Corridor (Length<100ft)	Corridor (Termination)	Refuse Room	Stair Width > than 8"	HWH	Mech. Space / Shafts		Commercial	Community Facility	Residential	Total
Cellar	5,745.00	0.00	0.00	5,745.00										0.00	0.00	0.00	0.00	0.00
1st	5,673.00	659.00	0.00	5,014.00			1,266.00	0.00	187.00	0.00	61.00	0.00	1,481.00	2,995.00	659.00	0.00	2,019.00	2,678.00
2nd	4,414.00	0.00	0.00	4,414.00		1,500.00		0.00	70.50	0.00	57.00	0.00	32.00	1,659.50	0.00	0.00	2,754.50	2,754.50
3rd	4,288.00	0.00	0.00	4,288.00				175.00	175.00	15.00	54.00	62.00	105.00	586.00	0.00	0.00	3,702.00	3,702.00
4th	4,288.00	0.00	0.00	4,288.00				175.00	175.00	15.00	54.00	62.00	105.00	586.00	0.00	0.00	3,702.00	3,702.00
5th	4,288.00	0.00	0.00	4,288.00				175.00	175.00	15.00	54.00	62.00	105.00	586.00	0.00	0.00	3,702.00	3,702.00
6th	4,288.00	0.00	0.00	4,288.00				175.00	175.00	15.00	54.00	62.00	105.00	586.00	0.00	0.00	3,702.00	3,702.00
7th	4,288.00	0.00	0.00	4,288.00				175.00	175.00	15.00	54.00	62.00	102.00	583.00	0.00	0.00	3,705.00	3,705.00
8th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	109.00	593.00	0.00	0.00	3,570.00	3,570.00
9th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	125.00	609.00	0.00	0.00	3,554.00	3,554.00
10th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	109.00	593.00	0.00	0.00	3,570.00	3,570.00
11th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	109.00	593.00	0.00	0.00	3,570.00	3,570.00
12th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	109.00	593.00	0.00	0.00	3,570.00	3,570.00
13th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	121.00	605.00	0.00	0.00	3,558.00	3,558.00
14th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	121.00	605.00	0.00	0.00	3,558.00	3,558.00
15th	4,163.00	0.00	0.00	4,163.00				176.50	176.50	15.00	54.00	62.00	120.00	604.00	0.00	0.00	3,559.00	3,559.00
16th	3,445.00	0.00	0.00	3,445.00				167.50	167.50	12.00	54.00	44.00	91.00	536.00	0.00	0.00	2,909.00	2,909.00
17th	3,445.00	0.00	0.00	3,445.00				167.50	167.50	12.00	54.00	44.00	91.00	536.00	0.00	0.00	2,909.00	2,909.00
Roof Bulkhead	602.00	0.00	0.00	602.00	602.00									602.00	0.00	0.00	0.00	0.00
EMR	562.00	0.00	0.00	562.00	562.00									562.00	0.00	0.00	0.00	0.00
Total Above Grade	72,885.00	659.00	0.00	72,226.00	1,164.00	1,500.00	1,266.00	2,622.00	2,879.50	219.00	928.00	894.00	3,140.00	14,612.50	659.00	0.00	57,613.50	58,272.50
Total Including Cellar	78,630.00	659.00	0.00	77,971.00														

NYC

Buildings

ZD1 Zoning Diagram

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)

372

Street Name

LIVINGSTON STREET

Borough

BROOKLYN, NY

Block

167

Lot

26

BIN

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Name (please print).

HAMISH WHITEFIELD

03/03/2025

Signature

Date

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

Internal Use Only

BIS Doc #

BUILDING AREA CHART

N.T.S

PLAN EXAMINER SIGN AND DATE

BUILDING AREA CHART ANALYSIS

TOTAL LOT AREA	15,825.87	S.F.
LOT 26 AREA BUILDING A	5,513.8	S.F.
LOT 22 AREA BUILDING B	4,509.3	S.F.
LOT 16 AREA BUILDING C	5,802.8	S.F.

MAX. RESIDENTIAL PERMITTED F.A.R. (R10)	10.00
MAX. COMMERCIAL/ C.F. PERMITTED F.A.R.	10.00
MSA. MIXED BUILDING F.A.R.	10.00

BUILDING A	
MAX. PERMITTED RESIDENTIAL ZFA	55138.00
MAX PERMITTED COMMERCIAL Z FA.	55138.00
MAX. PERMITTED MIXED BUILDING Z.F.A.	55138.00

BUILDING A	
PROPOSED RESIDENTIAL ZFA	52712.50
PROPOSED COMMERCIAL ZFA	2553.00
PROPOSED MIXED BUILDING ZFA	55265.50
	-127.50

BUILDING B	
MAX. PERMITTED RESIDENTIAL ZFA	45093.00
MAX PERMITTED COMMERCIAL Z FA.	45093.00
MAX. PERMITTED MIXED BUILDING Z.F.A.	45093.00

BUILDING B	
PROPOSED RESIDENTIAL ZFA	43691.50
PROPOSED COMMERCIAL ZFA	595.00
PROPOSED MIXED BUILDING ZFA	44276.50
	816.50

BUILDING C	
MAX. PERMITTED RESIDENTIAL ZFA	58028.00
MAX PERMITTED COMMERCIAL Z FA.	58028.00
MAX. PERMITTED MIXED BUILDING Z.F.A.	58028.00

BUILDING C	
PROPOSED RESIDENTIAL ZFA	57613.50
PROPOSED COMMERCIAL ZFA	659.00
PROPOSED MIXED BUILDING ZFA	58272.50
	-244.50

COMBINED DEVELOPMENTS	
MAX. PERMITTED RESIDENTIAL ZFA	158258.70
MAX PERMITTED COMMERCIAL Z FA.	158258.70
MAX. PERMITTED MIXED BUILDING Z.F.A.	158258.70

COMBINED DEVELOPMENTS	
PROPOSED RESIDENTIAL ZFA	154017.50
PROPOSED COMMERCIAL ZFA	3797.00
PROPOSED MIXED BUILDING ZFA	157814.50
	444.20

Underbuilt

PERMITTED LOT COVERAGE		
AREA WITHIN 100' OF A SHORT DIMENSION OF A BLOCK	Lot Coverage	2,670.00
AREA BEYOND SHALLOW INTERIOR LOT	Lot Coverage	13,113.00
AREA OF TOWER PORTION	Lot Coverage	10,286.82
MAX 5% AMENITIES DEDUCTION		7,700.88

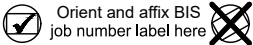
PROPOSED LOT COVERAGE				
AREA WITHIN 100' OF A SHORT DIMENSION OF A BLOCK	Lot Coverage	1,944.80	73%	Max 100%
AREA BEYOND SHALLOW INTERIOR LOT	Lot Coverage	10,322.80	79%	Max 84%
AREA OF TOWER PORTION	Lot Coverage	8,909.90	56%	Max 65%

BUILDING AREA CHART
N.T.S



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)

372

Street Name

LIVINGSTON STREET

Borough

BROOKLYN, NY

Block

167

Lot

26

BIN

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Name (please print).

HAMISH WHITEFIELD

Signature

Date

03/03/2025

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

ZONING ANALYSIS

2025-03-07

ADDRESS:

372 Livingston Street & 370 Livingston Street & 362 Livingston Street, 11217, Brooklyn

Block:

167

Lot(s):

16 & 22 & 26

Zoning District(s):

C6-4 (R10) / DB

Zoning Map:

16C

Total Lot Area, SF

15,825.87

FAR Residential: 12

As Per ZR23-153

Max. Z. F.A. Residential

189,910.44

Special District

Special Downtown Brooklyn District

Inclusionary Housing

No

Flood Zone

N/A

Environmental Designation

E-124 Building Attenuation (dBA) 35

Fresh Zone

Yes

Proximity to Transit

Yes

Community District

Brooklyn Community District 2

Applicable ZR Section	Item	Required/Permitted	Proposed	Compliance
Use Regulations				
ZR 22-12, 32-16	General Provisions, Uses Permitted	Use Groups I, II, III, IV, V, VI, VII, VIII, IX and X	UG II Residential apartments UG VI Retail	Complies

ARTICLE X: Special Purpose Districts Chapter 1: Special Downtown Brooklyn District

ZR 101-20	Special Bulk Regulations	The bulk regulations of the underlying districts shall apply, except as modified by this section.		Complies
ZR 101-22	Special Height and Setback Regulations	C6-4, the underlying height and setback regulations shall apply except as modified by the provisions of this Section.		Complies
ZR 23-433	Standard setback regulations	10 ft setback on a wide street (a) The depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow street wall articulation, where a street wall is divided into different segments and located at varying depths from the street line, such permitted setback reduction may be applied to each street wall portion separately. (b) The depth of such setbacks may include the depth of recesses or outer courts in the street wall of the building base, provided that the aggregate width of any such recessed portion of a street wall with a setback less than seven feet, as applicable, does not exceed 30 percent of the aggregate width of street wall at any level. (c) These setback provisions are optional for any #building# wall that either is located beyond 50 feet of a street line, or oriented so that lines drawn perpendicular to it, in plan, would intersect a street line at an angle of 65 degrees or less. In the case of an irregular street line, the line connecting the most extreme points of intersection shall be deemed to be the street line (d) Dormers provided in accordance with the provisions of Section 23-413 (Permittedobstructions in certain districts) may penetrate a required setback area.	10 ft setback provided Refer to Z-007	Complies
ZR 23-413 ZR 101-22.1 ZR 33-42 ZR 23-413(b)	Permitted obstructions in certain districts	Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, either one of the following methods is applied: (i) the aggregate width of all dormers at the maximum base height does not exceed 60 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; or (ii) 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. Such dormers need not decrease in width as the height above the maximum base height increases. Where towers allowances are utilized pursuant to the provisions of Section 23-436, dormers may only rise to a height equivalent to 75 percent of the height of the tower portion. Such dormer shall be included in the calculation of tower coverage.	Permitted Obstructions, Balcony Balconies Provided on Residential Floors 3-24 Balconies project 2'-6" / 5'-0" / 6'-0" ≤ 7'-0" 3rd-15th aggregate width 121'-5" / 244'-6" = 49% < 50% 3rd-15th aggregate width 72'-5" / 213'-1" = 34% < 50% 16th-17th aggregate width 101'-6" / 210'-1" = 48% < 50% 16th-17th aggregate width 55'-8" / 210'-1" = 27% < 50% Permitted Obstructions Parapet Details provided on A-326 Setback diagrams Refer to Z-007	Complies
ZR 101-223	Tower Regulations	In C6-4 district, above the maximum base heights specified pursuant to Section 101-222 (Standard setback regulations), tower provided in accordance with the provisions of Section 23-436 (Tower regulations) shall be permitted as an alternative to the maximum building heights specified in Section 101-222. For buildings or other structures utilizing such provisions, no height limit shall apply, except that, in C6-1 Districts, the maximum height shall be 495 feet.	Max base height of 155'-0" Proposed base Height 155'-0" Proposed Building height 177'-0" Refer to Z-007	Complies
ZR 23-435	Tower regulations	In R9 through R12 Districts, other than R9A, R9X, R10A or R11A Districts, as an alternative to the maximum #building# heights set forth in Section 23-432, towers are permitted pursuant to the provisions of this Section. Above the maximum base height specified for the particular district, a tower with a maximum #lot coverage# of (a) 65 percent shall be permitted up to a height of 300 feet; and (b) 60 percent shall be permitted above a height of 300 feet. For certain areas, additional tower regulations are set forth in Section 23-441.	Above the maximum base height of 155 ft the lot coverage equals 8,909.9 sf / 15,825 = 56% Refer to Z-005 / Z-006	Complies
ZR 23-231 ZR 23-232 (b) ZR 23-233	Floor Area Provisions for Refuse storage and disposal	Floor space in a building allocated to refuse storage and disposal may be exempted from the definition of floor area in an amount not to exceed a maximum of three square feet per dwelling unit in the building	Three Storages areas provided in sub cellar (compactor room) 329 SQ Ft. & 320 SQ Ft. & 218 SQ FT. = 867 SQ FT Provided. Refuse storage with min of 2.9 cu.ft. per dwelling unit shall be provided. 2.9 x 297 = 861.3 cu. ft. required Refuse storage a minimum of 1.0 square foot (0.094 m2) per dwelling unit. 1 x 297 = 297 sq. ft. required. Provided 250+241+136 sq. ft. x 9'-4" ft high 5,831.1 cu. ft. > 297 cu.ft. Compactor Storage equation provided. Refer to A-099 Refuse Room provided on every floor. Refer to G-014 for details.	Complies

ZONING ANALYSIS
N.T.S

NYC

Buildings

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

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Yes

No

Location Information

House No(s)

372

Street Name

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Name (please print).

HAMISH WHITEFIELD

03/03/2025

Signature

Date

REGISTERED ARCHITECT

HAMISH WHITEFIELD

043228

STATE OF NEW YORK

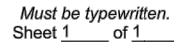
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11/11



☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group		Zoning Floor	Area (sq. ft.)		
			Residential	Community Facility	Commercial	Manufacturing	FAR
CELLAR	5,428	II	0.00				0.00
1ST	5,375	VI			2,553.00		0.16
		II	1816.00				0.11
2ND	4,339	II	781.50				0.05
3RD	4,172	II	3,493.00				0.22
4TH	4,172	II	3,493.00				0.22
5TH	4,172	II	3,493.00				0.22
6TH	4,172	II	3,493.00				0.22
7TH	4,172	II	3,516.00				0.22
8TH	4,172	II	3,525.00				0.22
9TH	4,172	II	3,503.00				0.22
10TH	4,172	II	3,525.00				0.22
11TH	4,172	II	3,525.00				0.22

Sheet 2 of 2

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
12TH	4,172	II	3,525.00				0.22
13TH	4,172	II	3,498.00				0.22
14TH	4,172	II	3,498.00				0.22
15TH	4,172	II	3,498.00				0.22
16TH	2,751	II	2,265.00				0.14
17TH	2,751	II	2,265.00				0.14
BULKHEAD	576	II	0.00				0.00
EMR	550	II	0.00				0.00
TOTAL	76, 006.00		52,712.50		2,553.00		3.45
BLDG. A							
372							
CONTINUE	FOR THE NEXT	PAGE	...				
Totals							

Total Zoning Floor Area	
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07/09

ZD1-ZONING DIAGRAM
N.T.S



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☐ Yes ☒ No

FIELD 03/03/20 Ja

REGISTERED ARCHITECT
HAMISH WHITEFIELD

STATE OF NEW YORK

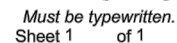
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PLAN EXAMINER SIGN AND DATE



Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group		Zoning Floor	Area (sq. ft.)		
			Residential	Community Facility	Commercial	Manufacturing	FAR
CELLAR	4,499	II	0.00				0.00
1ST	4,438	VI			585.00		0.04
		II	1,957.00				0.12
2ND	3,515	II	683.50				0.04
3RD	3,395	II	2,835.00				0.18
4TH	3,395	II	2,835.00				0.18
5TH	3,395	II	2,835.00				0.18
6TH	3,395	II	2,835.00				0.18
7TH	3,395	II	2,835.00				0.18
8TH	3,315	II	2,756.00				0.17
9TH	3,315	II	2,734.00				0.17
10TH	3,315	II	2,756.00				0.17
11TH	3,315	II	2,756.00				0.17

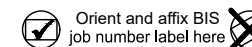
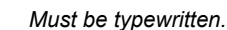
Sheet 2 of 2

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FA
			Residential	Community Facility	Commercial	Manufacturing	
12TH	3,315	II	2,756.00				0.1
13TH	3,315	II	2,846.00				0.1
14TH	3,315	II	2,846.00				0.1
15TH	3,315	II	2,820.00				0.1
16TH	2,713	II	2,303.00				0.1
17TH	2,713	II	2,303.00				0.1
BULKHEAD	576	II	0.00				0.0
EMR	550	II	0.00				0.0
TOTAL	62,499.00		43,691.50		585.00		2.8
BLDG. B							
370							
CONTINUE	FOR THE NEXT	PAGE	...				
Totals							

Total Zoning Floor Area

07/09

ZD1-ZONING DIAGRAM
N.T.S



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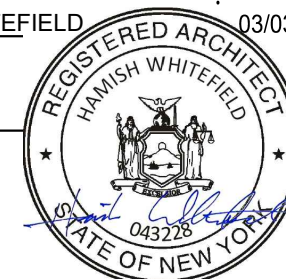
☐ Yes ☒ No

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Name (please print).

HAMISH WHITEFIELD 03/03/2025

Signature _____ Date _____

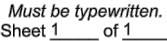


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Sheet 2 of 2

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