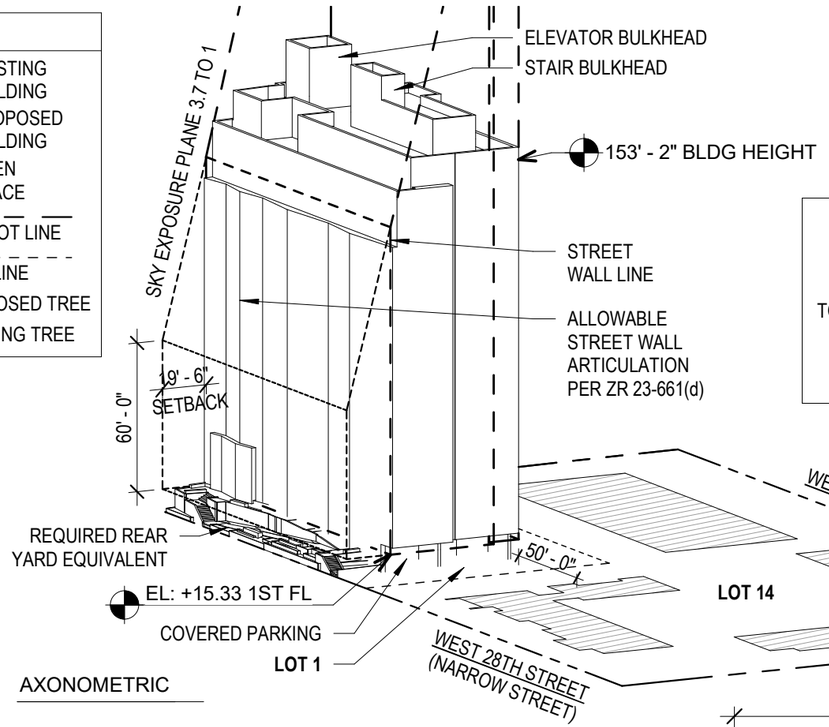
**LEGEND**

- EXISTING BUILDING
- PROPOSED BUILDING
- OPEN SPACE
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED TREE
- EXISTING TREE




3 AXONOMETRIC

**STREET TREES:**
1 PER 25' STREET FRONTAGE FOR 801.78' FRONTAGE AT ZONING LOT = 32 REQUIRED TREES (INCLUDING 5 EXISTING STREET TREES (ON-SITE), 4 NEW TREES (ON-SITE), 23 PAID INTO FUND)

| | |
|---|---|
| MAXIMUM LOT COVERAGE (ZR 24-11) | 65% |
| PROPOSED LOT COVERAGE | 33% |

**LOT COVERAGE CALCULATION**

| | |
|---|---|
| TOTAL FOOTPRINT OF EXISTING BUILDINGS | 22,064 SF |
| EXISTING LOT COVERAGE | 22,064 SF |
| NEW BUILDING LOT COVERAGE | 9,410 SF |
| TOTAL LOT COVERAGE | 31,474 SF |

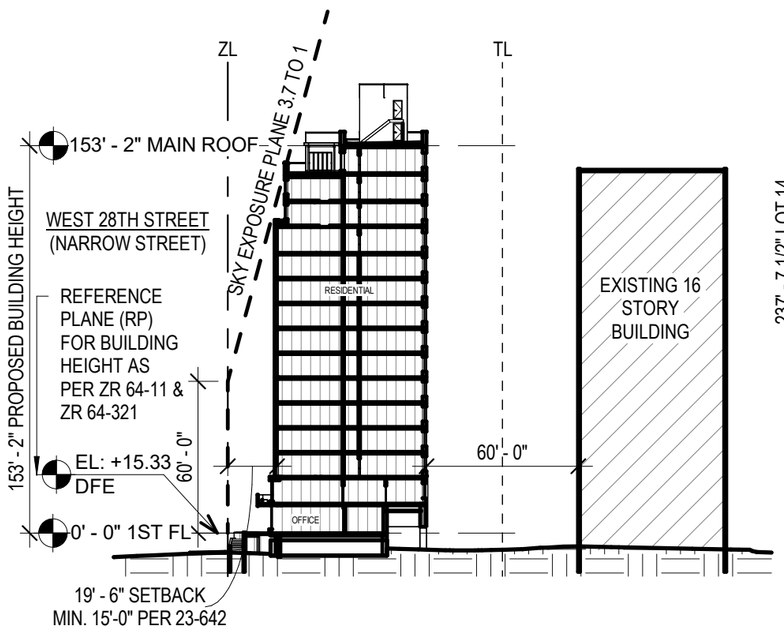
**ZONING DISTRICT: R6** **ZONING MAP: 28d**
**SETBACK & HEIGHT:**
**SKY EXPOSURE PLANE: 60'** **ZR 23-642**
**SETBACK (NARROW ST): 15'** **ZR 23-642**
**BUILDING HEIGHT: 153' - 2"** **ZR 64-11 & ZR 64-321**

**OPEN SPACE CALCULATION**

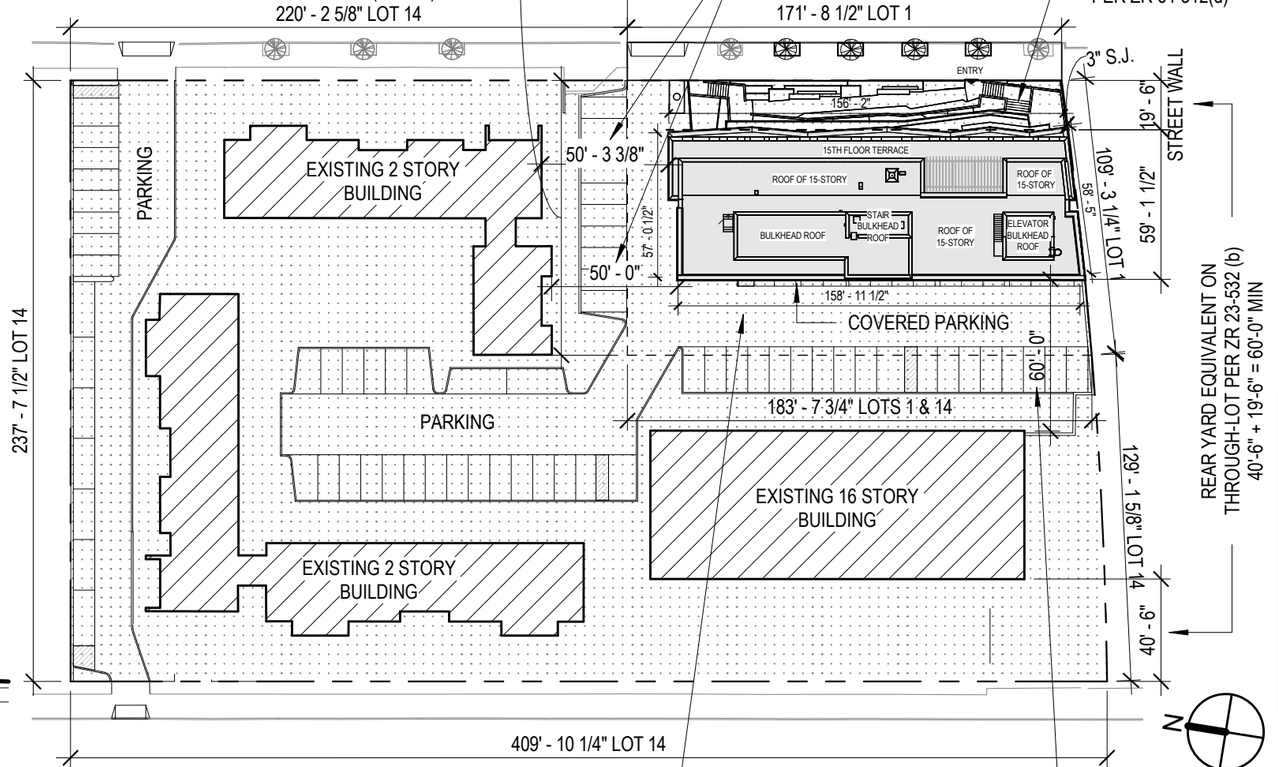
| | |
|---|---|
| MINIMUM OPEN SPACE | 51,276 SF |
| LOT AREA (TAX LOT 1 + TAX LOT 14) | 95,863 SF |
| LESS EXISTING BUILDING FOOTPRINTS | -22,064 SF |
| LESS NEW BUILDING FOOTPRINT | -9,410 SF |
| **OPEN SPACE PROVIDED INCLUDES OPEN PARKING** | **64,389 SF** |
| MAX OF 50% REQUIRED OPEN SPACE MAY BE PARKING | 25,638 SF |
| **PROPOSED OPEN PARKING AREA** | **24,863 SF** |

**TOTAL OPEN SPACE NOT INCLUDING PARKING: 39,505 SF**

84 TOTAL PARKING SPACES PROVIDED




2 SECTION DIAGRAM
1" = 60'-0"




1 PLOT PLAN DIAGRAM
1" = 60'-0"

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) | 2952 |
| Street Name | WEST 28TH ST |
| Borough | BROOKLYN |
| Block | 7052 |
| Lot | 1 & 14 |
| BIN | 3429864 |

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)

ANDREW KNOX

Signature Date

5-22-25

REGISTERED ARCHITECT ANDREW B. KNOX 022216 STATE OF NEW YORK

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

**Internal Use Only**

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09

NYC Buildings

# ZD1 Zoning Diagram

*Must be typewritten.*

Sheet 1 of 2

## 1 Applicant Information *Required for **all** applications.*

| | | | |
|---|---|---|---|
| Last Name KNOX | First Name ANDREW | Middle Initial | |
| Business Name ESKW ARCHITECTS | | Business Telephone (212) 431-4901 | |
| Business Address 52 Duane Street, Suite 501 | | Business Fax | |
| City NEW YORK | State NY | Zip 10007 | Mobile Telephone |
| E-Mail AKNOX@EDELMANSULTAN.COM | | License Number 022216 | |

## 2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 349 Parking area 24,863 sq. ft. Parking Spaces: Total 84 Enclosed

## 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 | |
| 1 | 5,897 | IIIA,B | | 5,897 | | | 0.06 |
| 2 | 9,410 | IIIA | | 9,410 | | | 0.1 |
| 3 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 4 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 5 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 6 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 7 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 8 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 9 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 10 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 11 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 12 | 9,400 | IIIA | | 9,400 | | | 0.1 |
| 13 | 8,907 | IIIA | | 8,907 | | | 0.09 |



## 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 | |
| 14 | 9,807 | IIIA | | 9,807 | | | 0.1 |
| 15 | 7,075 | IIIA | | 7,075 | | | 0.07 |
| ROF | 2,540 | IIIA | | 2,540 | | | 0.03 |
| Total Lot 1 | 136,736 | | | 134,196 | | | 1.39 |
| | | | | | | | |
| | | | | | | | |
| Lot 14(exists) | 165,408 | II | 165,408 | | | | 1.73 |
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| | | | | | | | |
| Totals | 302,144 | | 165,408 | 134,196 | | | 3.12 |

| Total Zoning Floor Area | 299,604 |
|---|---|