

ZONING ANALYSIS

PREMISES:	9 5TH STREET BROOKLYN, NY 11231	# OF DWL. UNITS:	6
BLOCK:	468	MULTI. DWL. CLASS:	HAEA
LOT:	60	CONST. CLASS:	TYPE I-B
ZONE:	M1-4/R6B	OCC. CLASS:	R-2
MAP:	16C	STRUCTURAL OCC.:	2
ZONING LOT AREA:	4,400 S.F.	SEISMIC CATG.:	CATG. B
BLDG. HEIGHT:	39'-3 1/2"	FIRE DIST.:	YES
NB DOB NOW #:	B01138039-11		
SD1&2 #:	SCK-2120/24		

**AS PER Z.R.# 23-153
MAXIMUM FLOOR AREA RATIO**

(MAX F.A.R. = 2.00):
MAX. RESIDENTIAL FLOOR AREA: 4,400 x 2.00 = 8,800 S.F.
PROPOSED RESIDENTIAL AREA: 8,728.97 S.F. (1.98 F.A.R.)

**AS PER Z.R.# 23-153
MAXIMUM LOT COVERAGE:**

LOT COVERAGE: 60% FOR INTERIOR LOT (2,640 S.F.)
PROPOSED LOT COVERAGE: 2,299 S.F. (52%)

**AS PER Z.R.# 139-234
MAXIMUM HEIGHT OF BUILDING:**

HEIGHT REGULATIONS:
MIN. BASE HEIGHT = 30'-0"
MAX. BASE HEIGHT = 45'-0"
MAX. BUILDING HEIGHT = 55'-0"
PROPOSED BASE HEIGHT: 39'-3 1/2"
PROPOSED BUILDING HEIGHT: 39'-3 1/2"

**AS PER Z.R.# 23-62
PERMITTED OBSTRUCTIONS**

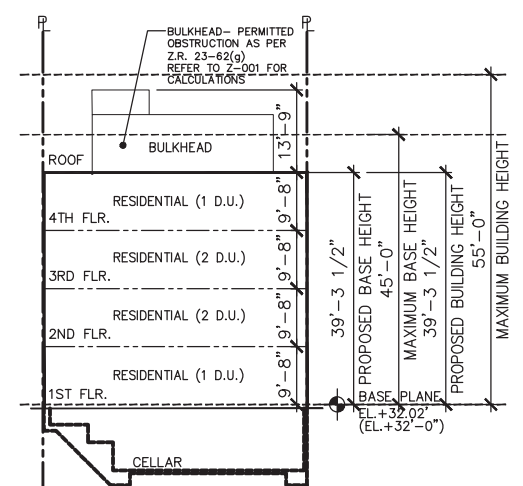
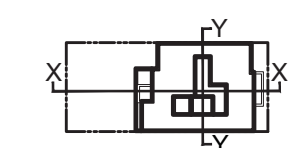
- (b) BALCONIES,
- (j) PARAPET WALLS, NOT MORE THAN FOUR FEET IN HEIGHT
ACTUAL PARAPET WALL HEIGHT: 3'-6"

**AS PER Z.R.# 139-42 & 26-41
STREET TREE PLANTING**

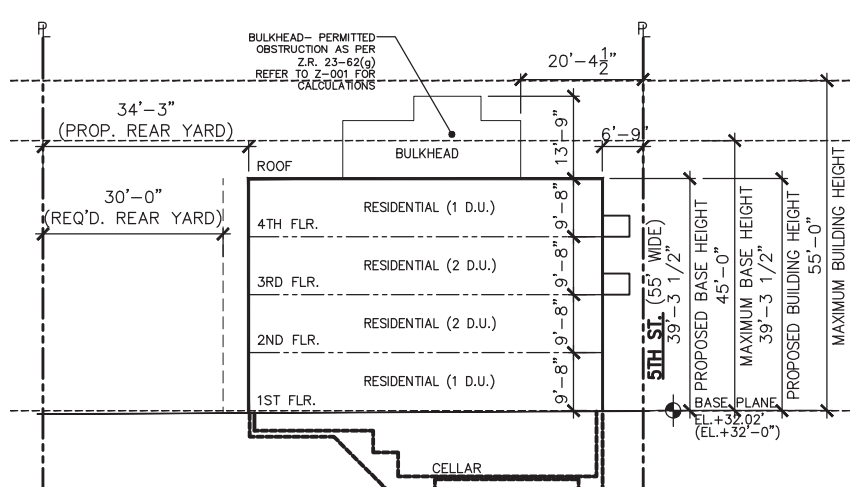
REQ. STREET TREES: 1 PER 25' OF REQ. STREET FRONTAGE
= 44.00' FRONTAGE / 25 = 1.76
STREET TREES ~ 2 TREES
NUMBER OF TREES PROVIDED:
2 (PAY INTO TREE FUND AS ON-SITE PLANTING)

BASE PLANE CALCULATION
FOR TAX LOT 60 (9 5TH ST.)
32.92 + 31.12 = 64.04'
64.04' + 2 = 32.02'
BASE PLANE = 32.02' ± 32'-0"

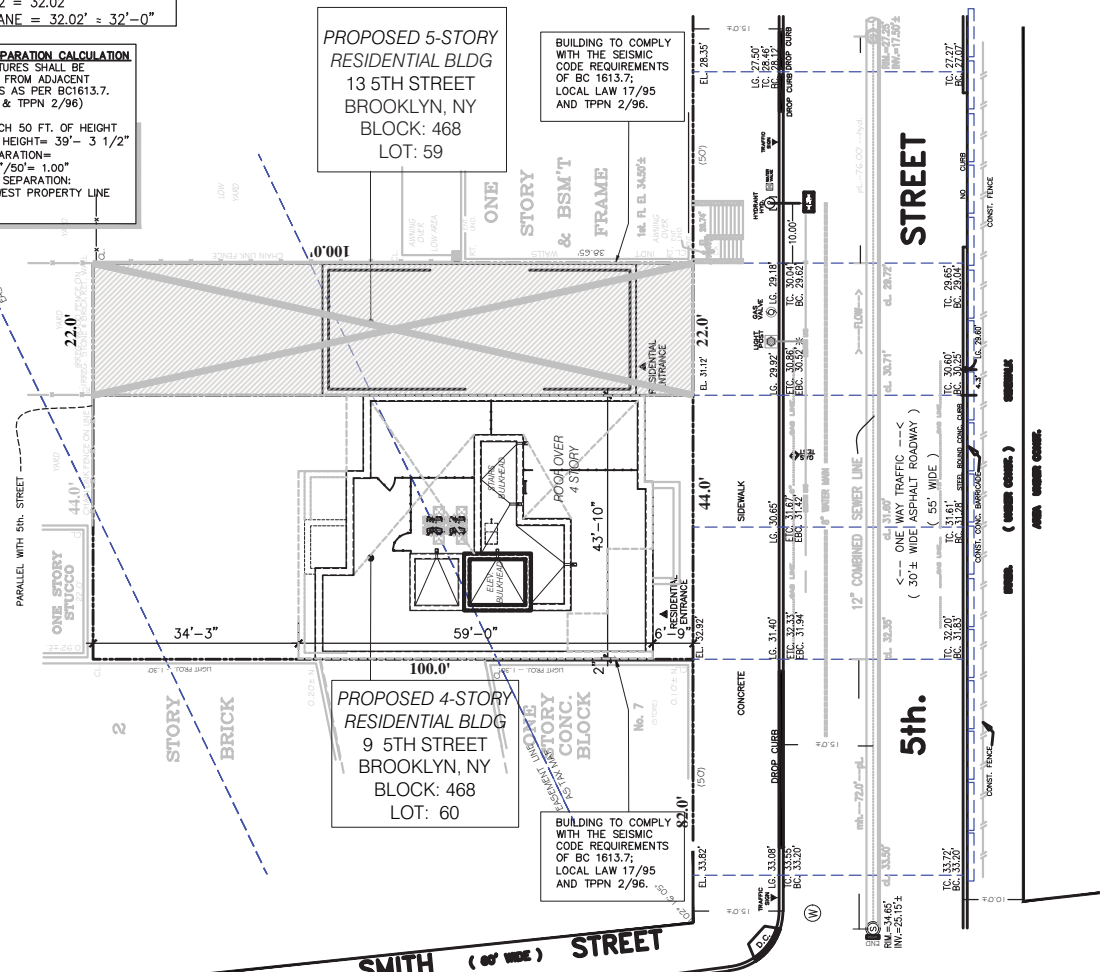
SEISMIC SEPARATION CALCULATION
ALL STRUCTURES SHALL BE SEPARATED FROM ADJACENT STRUCTURES AS PER BC1613.7. (LL 17/95 & TFPN 2/96)
1" PER EACH 50 FT. OF HEIGHT
PROPOSED HEIGHT = 39'-3 1/2"
REQ'D SEPARATION = 39'-3 1/2" / 50' = 1.00"
PROPOSED SEPARATION: 2" FROM WEST PROPERTY LINE



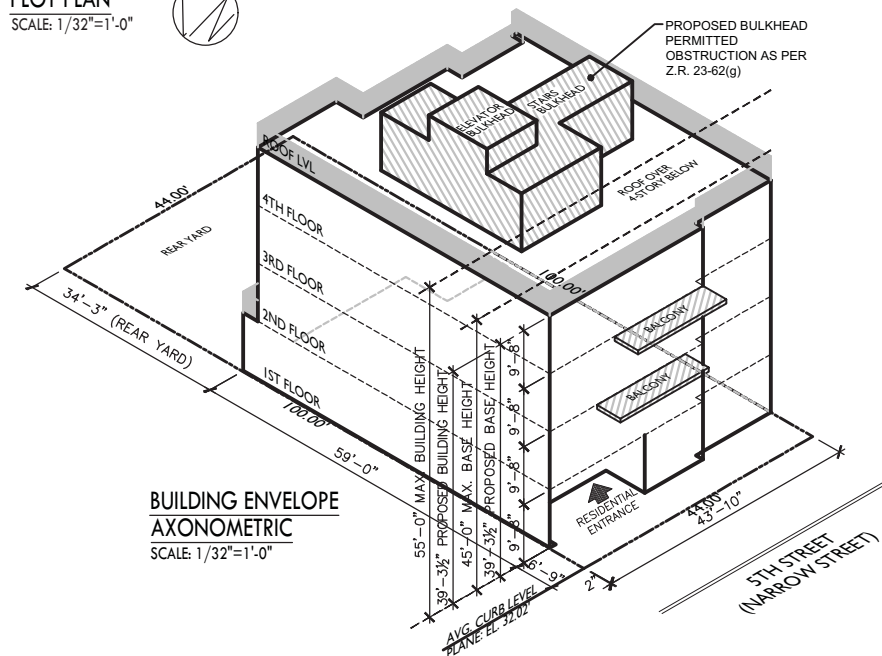
BUILDING SECTION Y-Y
SCALE: 1/32"=1'-0"



BUILDING SECTION X-X
SCALE: 1/32"=1'-0"



PLOT PLAN
SCALE: 1/32"=1'-0"



BUILDING ENVELOPE AXONOMETRIC
SCALE: 1/32"=1'-0"



ZD1 Zoning Diagram
Must be type written.

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) 9
Street Name 5TH STREET

Borough BROOKLYN
Block 468
Lot 60
BIN 3800496

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 certified, 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)

ANGELO S. NG R.A.

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

