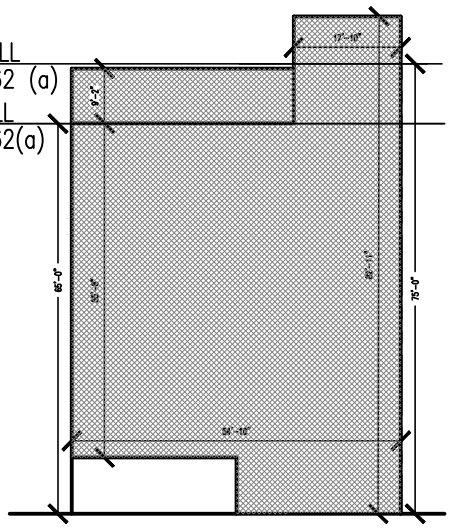
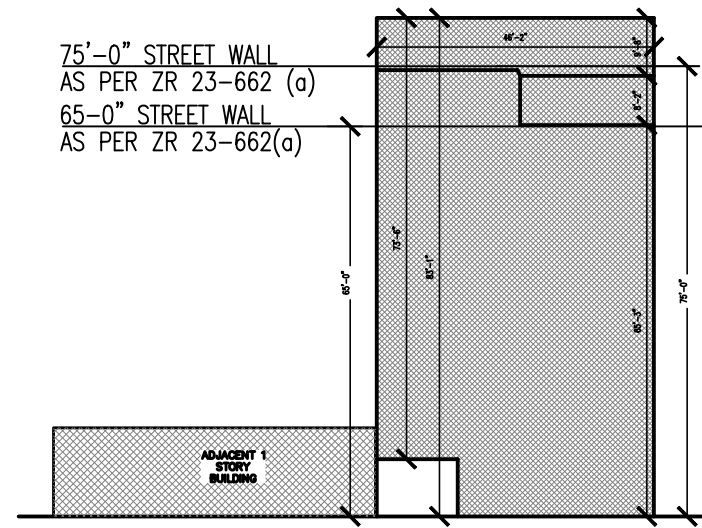


- LEGEND:
- EXISTING BUILDING
 - PROPOSED BUILDING
 - ZONING LOT LINE
 - MAX. BLDG. ENVELOPE

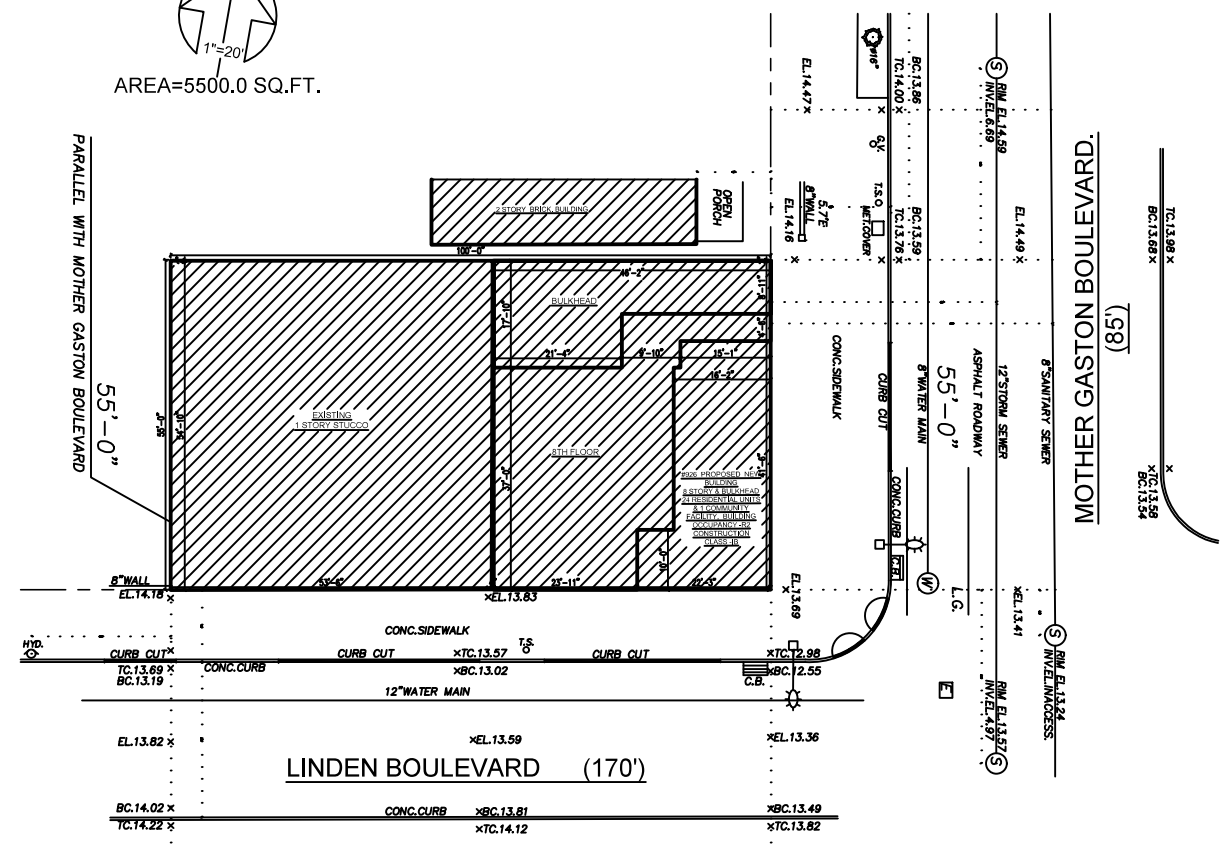
75'-0" STREET WALL
AS PER ZR 23-662 (a)
65'-0" STREET WALL
AS PER ZR 23-662(a)



75'-0" STREET WALL
AS PER ZR 23-662 (a)
65'-0" STREET WALL
AS PER ZR 23-662(a)



AREA=5500.0 SQ.FT.



SITE PLAN DIAGRAM
SCALE: 1/32" = 1'-0"
LOT AREA:
5,500 S.F.

LOT COVERAGE: 100%
AS PER ZR 23-153
R6 ZONING

REQUIRED SETBACKS
FRONT: 10' AS PER ZR 23-662(c)(1)
PROPOSED: NONE, OKAY
REAR: 30 FT AS PER ZR 23-47
PROPOSED: NONE, OKAY
SIDE: NONE AS PER ZR 23-462
PROPOSED: NONE OKAY
BASE HEIGHT AS PER ZR 23-662(a)
MIN. BASE HEIGHT: 40'-0"
MAX. BASE HEIGHT: 65'-0"
PROPOSED BASE HEIGHT: 65'
BUILDING HEIGHT AS PER ZR 23-662(a)
MAX. BUILDING HEIGHT: 75'-0"
PROPOSED BUILDING HEIGHT: 74.21'
BASE PLANE: 123.08"
AS PER ZR 12-10



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)	926
Street Name	MOTHER GASTON BLVD
Borough	BROOKLYN NY
Block	3639
Lot (s)	1
BIN	

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Name (please print)

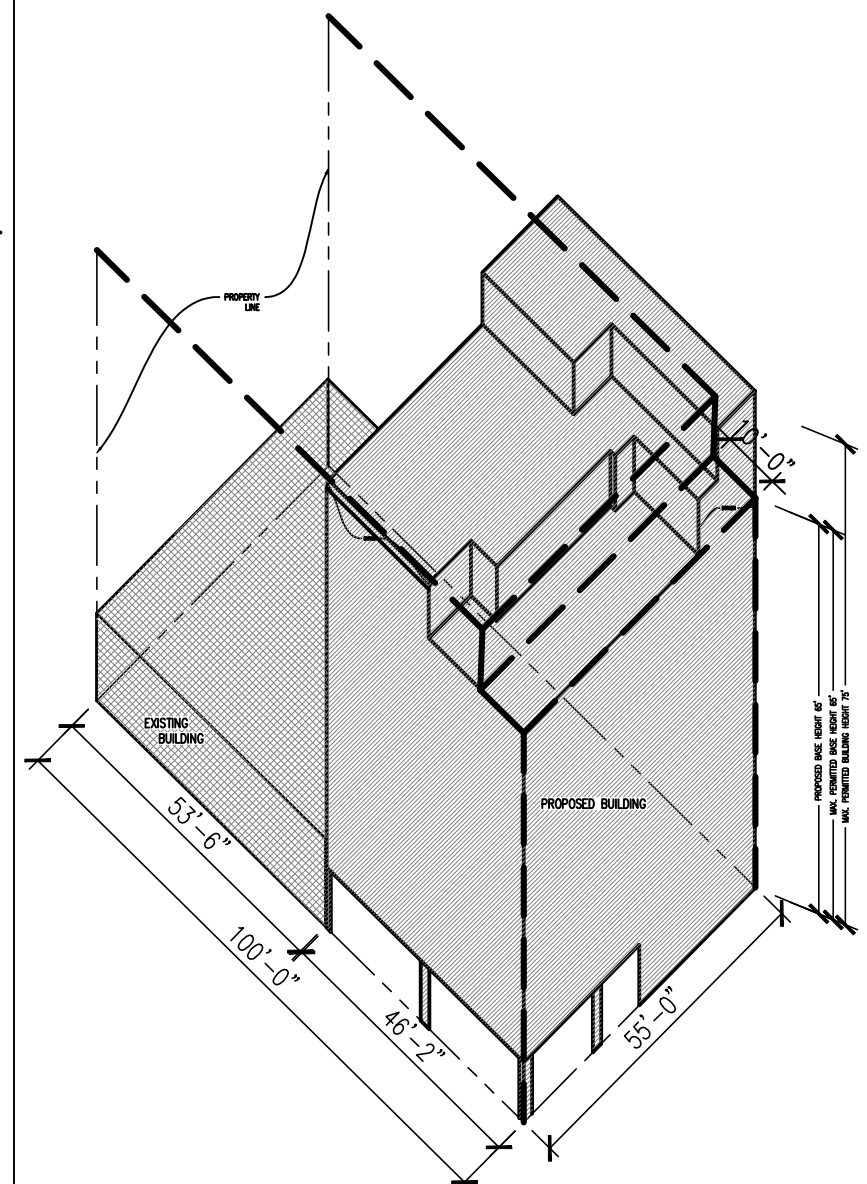
Signature  Date

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



ZONING ANALYSIS:			
SECTION	ITEM	PERMITTED/REQUIRED	PROPOSED
ZR 22-10	USE PERMITTED	USE GROUP II RESIDENTIAL	USE GROUP II
ZR 22-13	USE PERMITTED	USE GROUP III COMMUNITY FACILITY	USE GROUP III
ZR 23-11	MINIMUM LOT AREA	1,700 SF	5,500SF
ZR 23-12	MINIMUM LOT WIDTH	18'	55'
ZR 23-21	MAX RESIDENTIAL F.A.R. R6	3.00 X 5,500 = 16,500	15,618.13
ZR 24-11	MAX COMMUNITY FACILITY F.A.R. R6	4.80 X 5,500 = 26,400	112.54'
ZR 24-162(a)	COMMUNITY FACILITY F.A.R. LIMITATIONS	1.00 X 5,500 = 5,500	112.54'
	COMMERCIAL F.A.R.	EXISTING NON CONFORMING TO REMAIN	2,930.20
	TOTAL FLOOR AREA	26,400 SF	18,660.87 SF
ZR 33-131	GENERAL USE ALLOWANCES FOR COMMUNITY FACILITY	THE FOLLOWING TABLES INCLUDE USES CLASSIFIED USE GROUP III AND SET FORTH THEIR ALLOWANCES BY RESIDENCE DISTRICT. SUCH USES ARE CATEGORIZED AS COMMUNITY FACILITIES WITH AND WITHOUT SLEEPING ACCOMMODATIONS, AS PROVIDED IN PARAGRAPHS A & B OF THIS SECTION.	TABLE B COMMUNITY CENTER > PERMITTED
ZR 23-232(a)(2)	DAYLIGHT IN CORRIDOR	50% OF THE SF OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. IF A WINDOW WITH A GLAZED AREA OF AT LEAST 20 SF IS PROV. IN SUCH CORRIDOR	PROVIDED
ZR 23-232(b)	LENGTH OF CORRIDOR	50% OF THE SF OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF F.A. WHERE THE LENGTH OF THE CORRIDOR, DOES NOT EXCEED 100 LINEAR FEET FROM ELEVATOR	40' < 100'
ZR 23-233	REFUSE ROOM	FLOOR SPACE IN A BUILDING ALLOCATED TO REFUSE MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA IN AN AMOUNT NOT TO EXCEED A MAXIMUM OF 35F PER DWELLING UNIT IN THE BUILDING.	24 UNITS X 3 = 72SF > PROVIDED
YARDS, COURTS AND OTHER OPEN AREA REGULATIONS			
ZR 23-334	SIDE YARD	NOT REQUIRED	NONE
ZR 23-343(b)	REAR YARD FOR PORTION OF LOT WITHIN 100' OF CORNER	NOT REQUIRED	NONE
ZR 23-363(b)	LOT COVERAGE WITHIN 100' OF CORNER	100%, 5,500 X 1.0 = 5,500 SF	5,462.25 SF = 99.3%
ZR 24-11	LOT COVERAGE CORNER LOT COMMUNITY FACILITY	70%, 5,500 X 7.0 = 3,850 SF	SEE ZR 24-12
ZR 24-12	HEIGHT & APPLICATION OF LOT COVERAGE	IN THE DISTRICTS INDICATED, THE PORTION OF A BUILDING CONTAINING COMMUNITY FACILITY LOCATED NOT HIGHER OF 23' ABOVE CURB LEVEL/BASE PLANE, MAY BE EXCLUDED IN DETERMINING THE % OF LOT COVERAGE SET FORTH IN SECTION 24-11	COMMUNITY FACILITY TO BE LOCATED @ 10.24' ABOVE BASE PLAN
HEIGHT AND SETBACK			
ZR 23-411(f) ZR 23-412 (c)(1)	PERMITTED OBSTRUCTIONS IN HEIGHT AND SETBACK	STAIR AND HWH BULKHEAD / PARAPET WALLS / MECHANICAL EQUIPMENT	STAIR AND HWH BULKHEAD / PARAPET WALLS / MECHANICAL EQUIPMENT
ZR 23-413 (b)(1)(i)	PERMITTED OBSTRUCTIONS IN CERTAIN DISTRICTS	DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 60% 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 1% OF THE STREET WALL WIDTH OF THE HIGHEST STORY ENTIRELY BELOW MAXIMUM BASE HEIGHT.	MAX ALLOWED DORMER, 7TH FLOOR SOUTH WALL LENGTH IS: 46.18' X .60% = 27.71' 46.18' X .1% = .46' PROPOSED DORMER SLOPE: 1' / 0.46' DORMER HEIGHT IS: 9.17' X 0.46 = 4.23' 27.71 - 4.23 = 23.47' PROPOSED 23.47' > 23.47' 7TH FLOOR EAST WALL LENGTH IS: 55.00' X .60% = 33.00 55.00' X .1% = .55' PROPOSED DORMER SLOPE: 1' / .55' DORMER HEIGHT IS: 9.17' X 0.55 = 5.02 33.00 - 5.02 = 27.98 PROPOSED 18.00' > 27.98'
ZR 23-431(b)	STREET WALL LOCATION	AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE.	THE STREET WALLS ARE ALIGNED WITH THE STREET LINE
ZR 23-432	MINIMUM BASE HEIGHT	40'-0"	65'-0"
	MAXIMUM BASE HEIGHT	65'-0"	74.21'
	MAXIMUM BUILDING HEIGHT	75'-0"	74.21'
ZR 23-433	SETBACK REQUIREMENTS	AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT, A SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A WIDE STREET.	10 FEET SETBACK

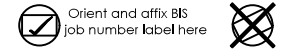
FLOOR AREA TABLE							
LEVEL	PROPOSED GROSS F.A.	EXISTING COMMERCIAL NET F.A.R.	PROPOSED RESIDENTIAL NET F.A.R.	DEDUCTIONS	COMMUNITY FACILITY F.A.R.	TOTAL RESIDENTIAL F.A.R.	TOTAL ZONING F.A.R.
FIRST FLOOR	701.98	2930.20	701.98	196.45		505.53	3435.73
SECOND FLOOR	2532.05		2419.51	236.91	112.54	2182.60	2295.14
THIRD FLOOR	2532.05		2532.05	239.91		2292.14	2292.14
FOURTH FLOOR	2532.05		2532.05	239.91		2292.14	2292.14
FIFTH FLOOR	2532.05		2532.05	239.91		2292.14	2292.14
SIXTH FLOOR	2532.05		2532.05	239.91		2292.14	2292.14
SEVENTH FLOOR	2532.05		2532.05	236.91		2295.14	2295.14
EIGHTH FLOOR	1805.73		1805.73	339.43		1466.30	1466.30
BULKHEAD	600.98						
TOTAL	18300.99		17587.47	1969.34	112.54	15618.13	18660.87

ADDITIONAL DESIGN ELEMENTS			
ZR 23-52(b)	DENSITY	16,500 / 680 = 24 UNITS	24 UNITS
ZR 23-613	PLANTING AREA BETWEEN STREET LINE AND BUILDING	THE AREA BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING SHALL BE PLANTED	N/A
ZR 23-63	REQUIRED RECREATION SPACE	REQUIRED: 24 DWELLING UNITS > 9, 15,366.23 X 3% = 461 SF	620SF ON 7TH FLOOR ROOF
PARKING REQUIREMENTS			
ZR 25-222	REQUIREMENTS IN THE OUTER TRANSIT ZONE	24 X 15% = 6 < 25	5 EXISTING PARKING SPOT TO REMAIN
ZR 25-811	BICYCLE PARKING	1 PER 2 DWELLING UNITS, 24 / 2 = 12	12 SPOTS AT 8TH FLOOR
ZR 25-83	SIZE OF BICYCLE PARKING	MINIMUM 15 SF PER SPOT	16 SF
ZR 26-41	STREET TREE PLANTING	1 TREE REQUIRED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT, EAST -55' STREET FRONTAGE / 25 = 2 SOUTH - 53.50' STREET FRONTAGE / 25 = 2	4 NEW TREES TO BE DONATED INTO TREE FUND



ZD1 Zoning Diagram

Must be typewritten.



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Yes No

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House No(s) 926
 Street Name MOTHER GASTON BLVD
 Borough BROOKLYN NY
 Block 3639
 Lot (s) 1
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Name (please print) _____

Signature _____



Date _____

P.E. / R.A. Seal _____ over

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PLAN EXAMINER SIGN AND DATE

