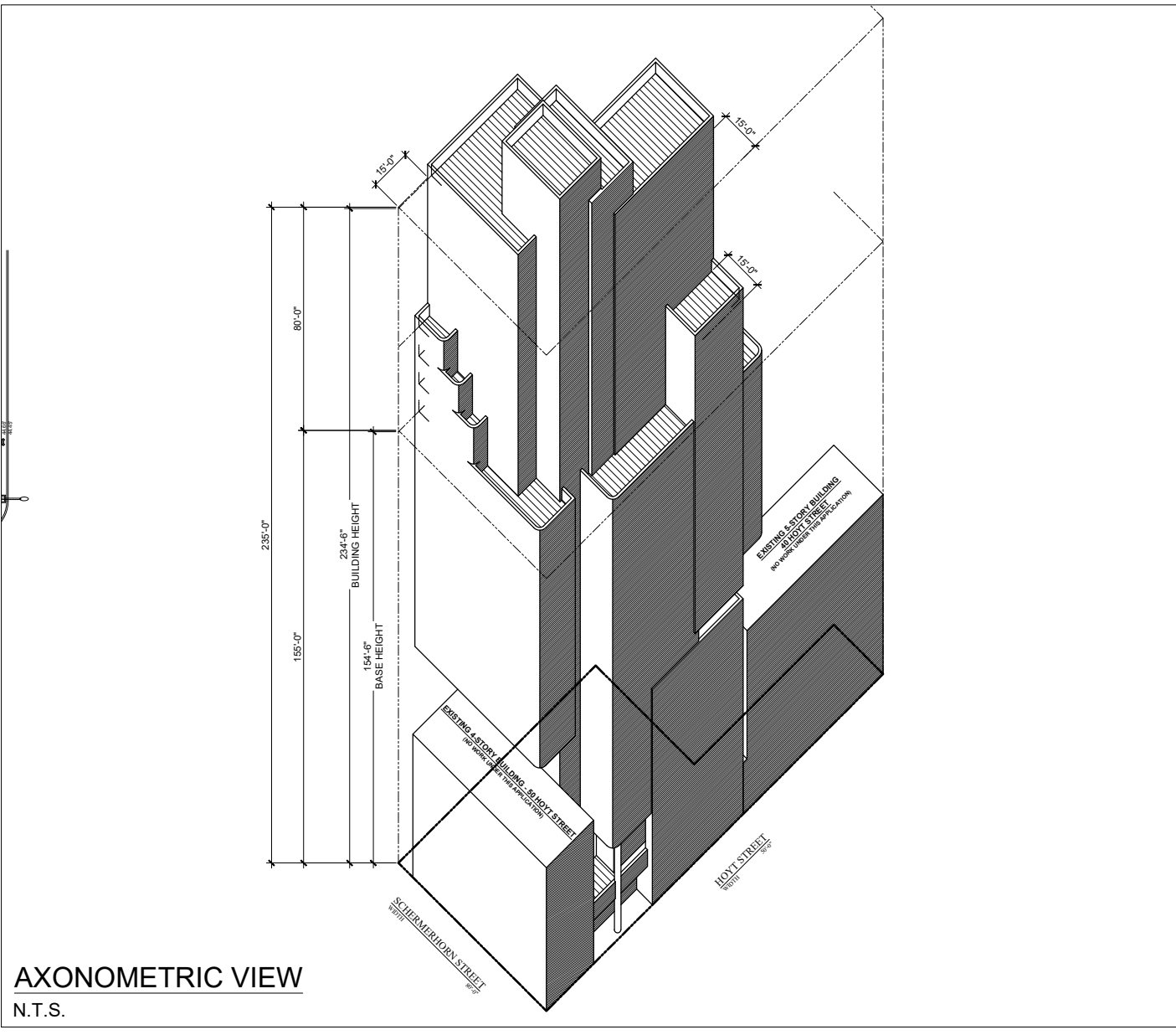


SITE PLAN
SCALE 1/32"=1'-0"



AXONOMETRIC VIEW
N.T.S.

ZONING CALCULATIONS AND BUILDING CODE ANALYSIS

ADDRESS: 48 HOYT ST., BROOKLYN, NY 11201

BLOCK: 164 USE GROUP: 2, 6
 LOT: 36, 38, 138, 39, 40, 41 OCC. GROUP: M, R-2
 MAP: 16c CONSTR. CL: I-A (2022 Code)
 ZONE: C6-4 in DB SD FIRE INDEX: 3
 C.B.: 301
 BIN#: 3000492 INSIDE FIRE DISTRICT
 C OF O: NEW SPECIAL DISTRICT:
 INSIDE DB SPECIAL PURPOSE DISTRICT
 OUTSIDE MANDATORY INCLUSIONARY
 HOUSING DESIGNATED AREA

Lot Size: 171'-6" x 75'-0" irr.
 Lot Area: 9,267.0 sf
 Proposed Residential Floor Area: 105,572.8 sf < 111,204.0 sf, therefore OK
 Proposed Residential F.A.R.: 105,572.8 / 9,267.0 = 11.39 < 12.00 OK
 Proposed Commercial Floor Area: 5,543.7 sf < 9,267.0 sf, therefore OK
 Proposed Commercial F.A.R.: 5,543.7 / 9,296.0 = 0.60 < 10.00 OK
 Proposed Total Building Floor Area: 111,116.5 sf < 111,204.0 sf, therefore OK
 Proposed Total Building F.A.R.: 111,116.5 / 9,267.0 = 12.00, therefore OK
 Proposed Lot Coverage: 9,082.9 sf < 9,296.0 sf, therefore OK

Floor Area increase: 111,116.5 - 92,670.0 = 18,446.5 sf
 Required Low-Income Floor Area: 18,446.5 / 4.5 = 4,099.2 sf
 Provided Low-Income Floor Area: 4,275.2 sf > 4,099.2 sf, ok (See calculations on Z-001a)

35-40 / 23-22 Maximum number of Dwelling Units
 Factor to determining maximum number of Dwelling Units: 680
 Applicable Residential Floor Area: 105,572.8 sf
 Maximum permitted number of Dwelling Units: 105,572.8 / 680 = 155 D.U.
 Number of Existing Dwelling Units: 11
 Proposed number of New Dwelling Units: 99
 Proposed total number of Dwelling Units: 11 + 99 = 110 < 155, therefore OK.

23-45 Front Yard
 No front yard required.
 No front yard proposed.
23-462 Side Yards
 No side yards required, if provided 8'-0" deep minimum.
 No Side Yards proposed.

23-542 Along short dimension of block
 No Rear Yard Required
35-652 / 23-662 Height & Setback Regulations
 Minimum / Maximum permitted Base Height: 125'-0" / 155'-0"
 Maximum permitted Building Height: 235'-0"
 Proposed Base Height: 154'-6"
 Proposed Building Height: 234'-4 1/2"
 Required Setbacks: 10'-0" along Schermerhorn Street,
 15'-0" along Hoyt Street.
 Proposed Setbacks: 15'-0" along Schermerhorn Street,
 15'-0" along Hoyt Street

25-242 Waiver of requirements for small zoning lots in high bulk districts
 No parking required for lots of 10,000 sf or less.
 Lot Area: 9,296.0 sf, therefore no parking required.
 No Parking provided.

36-20 Required Accessory Off-Street Parking Spaces for Commercial or Community Facility Uses.
 No parking required in C6-4 ZD.
 No Parking provided.
25-811 Enclosed Bicycle Parking Spaces (Residential portion)
 Number of Spaces to be provided: 1 per 2 dwelling units.
 Proposed number of new units: 99
 Required number of parking spaces: 99 / 2 = 49.5, say 50 bicycles.
 Provided: 51 bicycles at Cellar



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

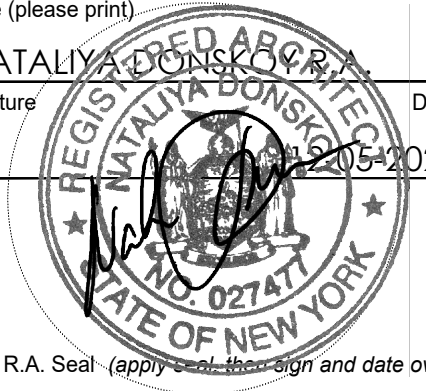
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 48
 Street Name HOYT STREET
 Borough BROOKLYN
 Block 164
 Lot 40
 BIN 3000492

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) NATALIYA DONSKOY
 Signature [Signature] Date 05-2024



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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

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

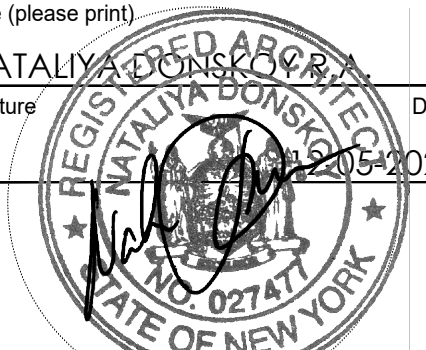
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Street Name HOYT STREET
Borough BROOKLYN
Block 164
Lot 40
BIN 3000492

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Name (please print)

NATALIYA DONSKOY

Signature _____ Date 12/05/2024

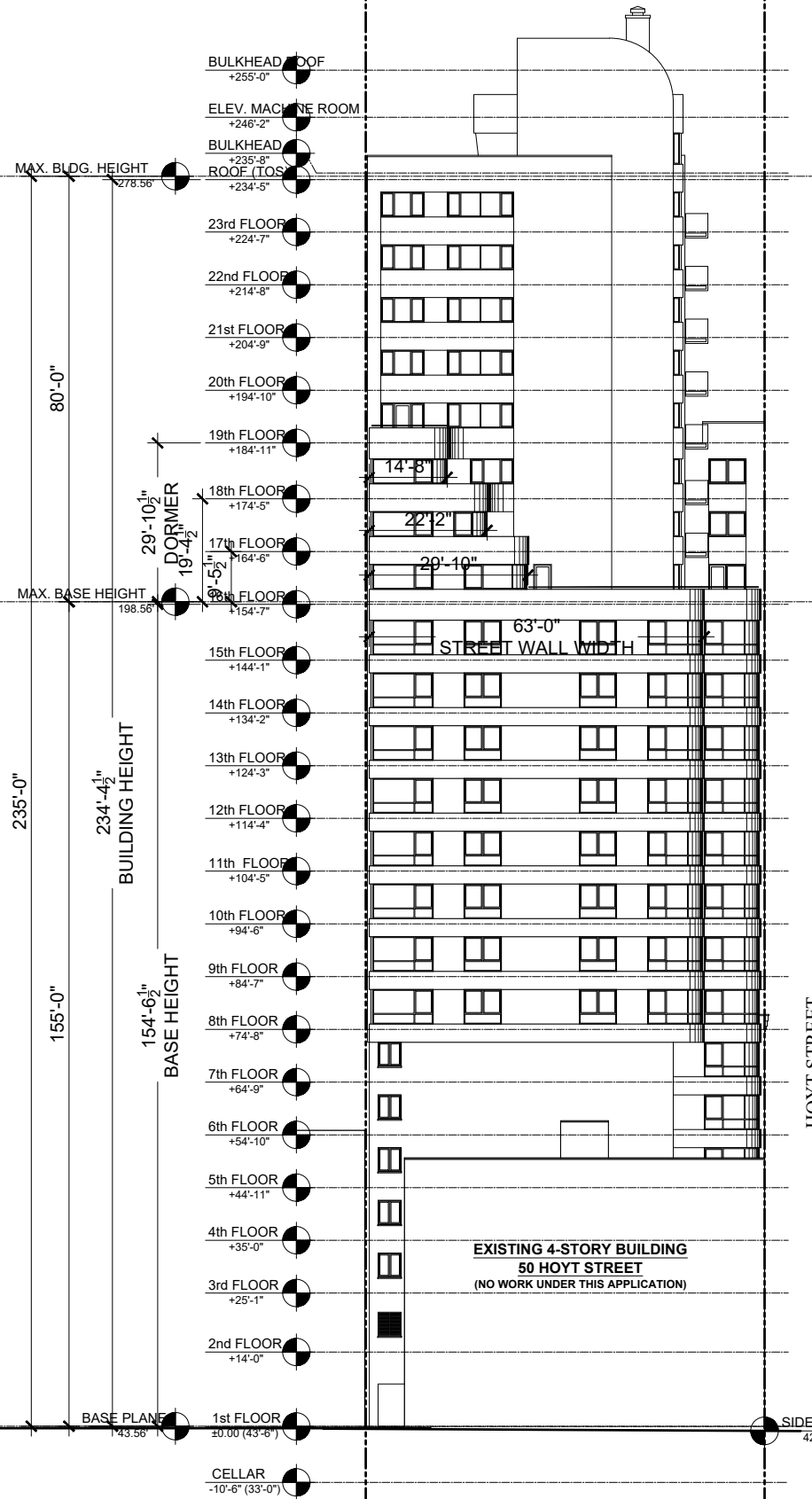


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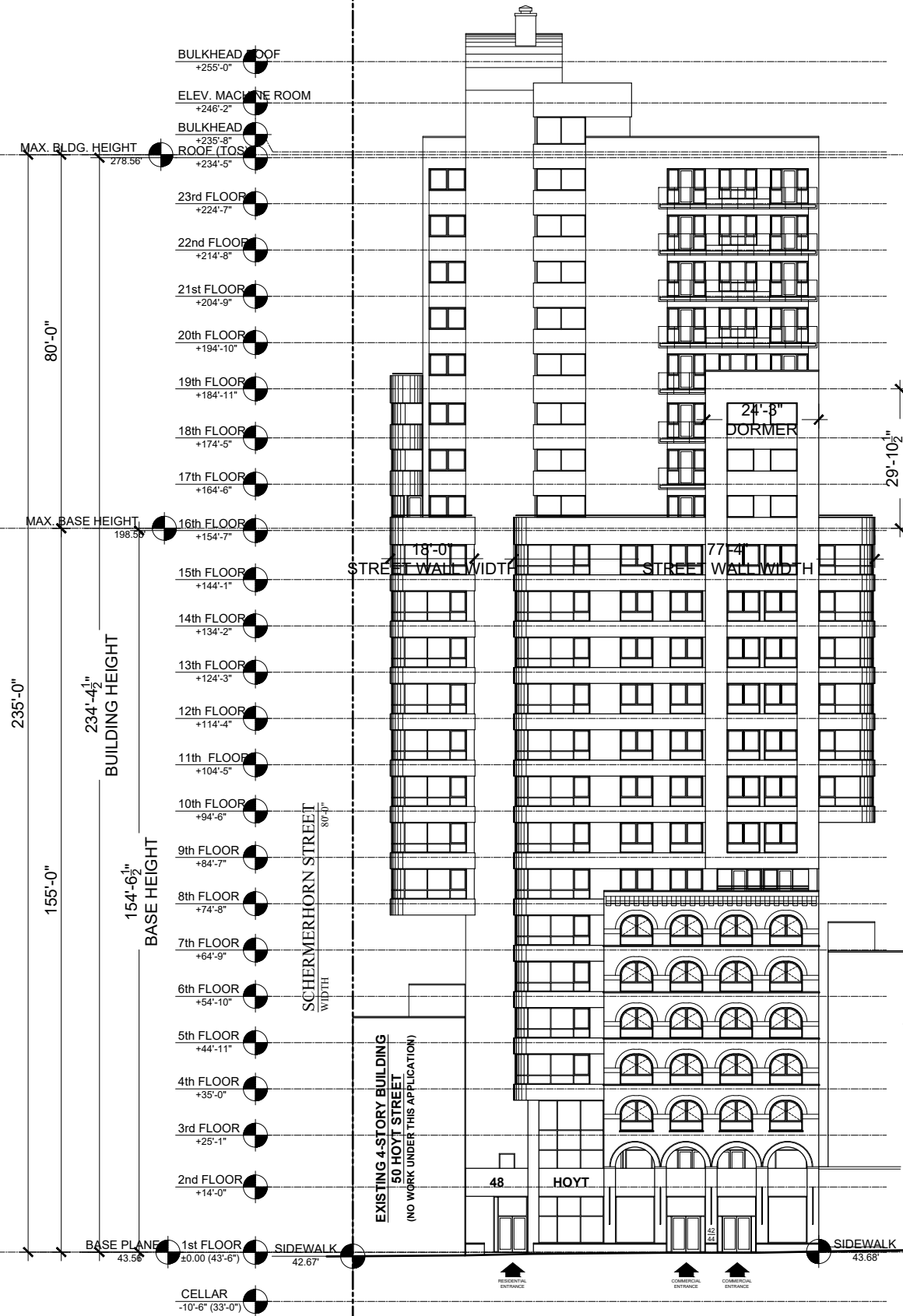
Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



SCHERMERHORN STREET FRONT ELEVATION



HOYT STREET FRONT ELEVATION

BASE PLANE CALCULATIONS:

$$\frac{((43.07 + 42.67) / 2 \times 75.00) + ((42.67 + 44.73) / 2 \times 100.00) + ((44.73 + 45.35) / 2 \times 25.00)}{200.00} = \frac{(3,215.25 + 4,370.0 + 1,126.00)}{200.00} = 43.56'$$

BUILDING HEIGHT AND SETBACKS DIAGRAMS



ZD1 Zoning Diagram

Must be typewritten. Sheet ____ of ____

1 Applicant Information Required for all applications.

Form with fields for Last Name, First Name, Middle Initial, Business Name, Business Address, City, State, Zip, Business Telephone, Business Fax, Mobile Telephone, E-Mail, and License Number.

2 Additional Zoning Characteristics Required as applicable.

Form with fields for Dwelling Units, Parking area, and Parking Spaces.

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

Form with checkboxes for Variance, Special Permit, General City Law Waiver, and Other, along with fields for Cal. No. and Authorizing Zoning Section.

City Planning Commission (CPC)

Form with checkboxes for Special Permit, Authorization, Certification, and Other, along with fields for ULURP No. and App. No.

4 Proposed Floor Area Required for all applications. One Use Group per line.

Table with columns: Floor Number, Building Code Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Rows include CELLAR, floors 1-12, and Totals.

ZD1

Sheet ____ of ____

4 Proposed Floor Area Required for all applications. One Use Group per line.

Table with columns: Floor Number, Building Code Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Rows include floors 13-23, BULKHEAD, CELLAR, and Totals.

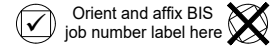
Total Zoning Floor Area 111,118.8

07/09



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

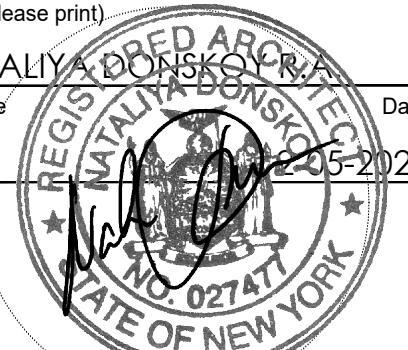
Form with fields for House No(s), Street Name, Borough, Block, Lot, and BIN.

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Name (please print)

NATALIYA DONSKOY, R.A.

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

07/09