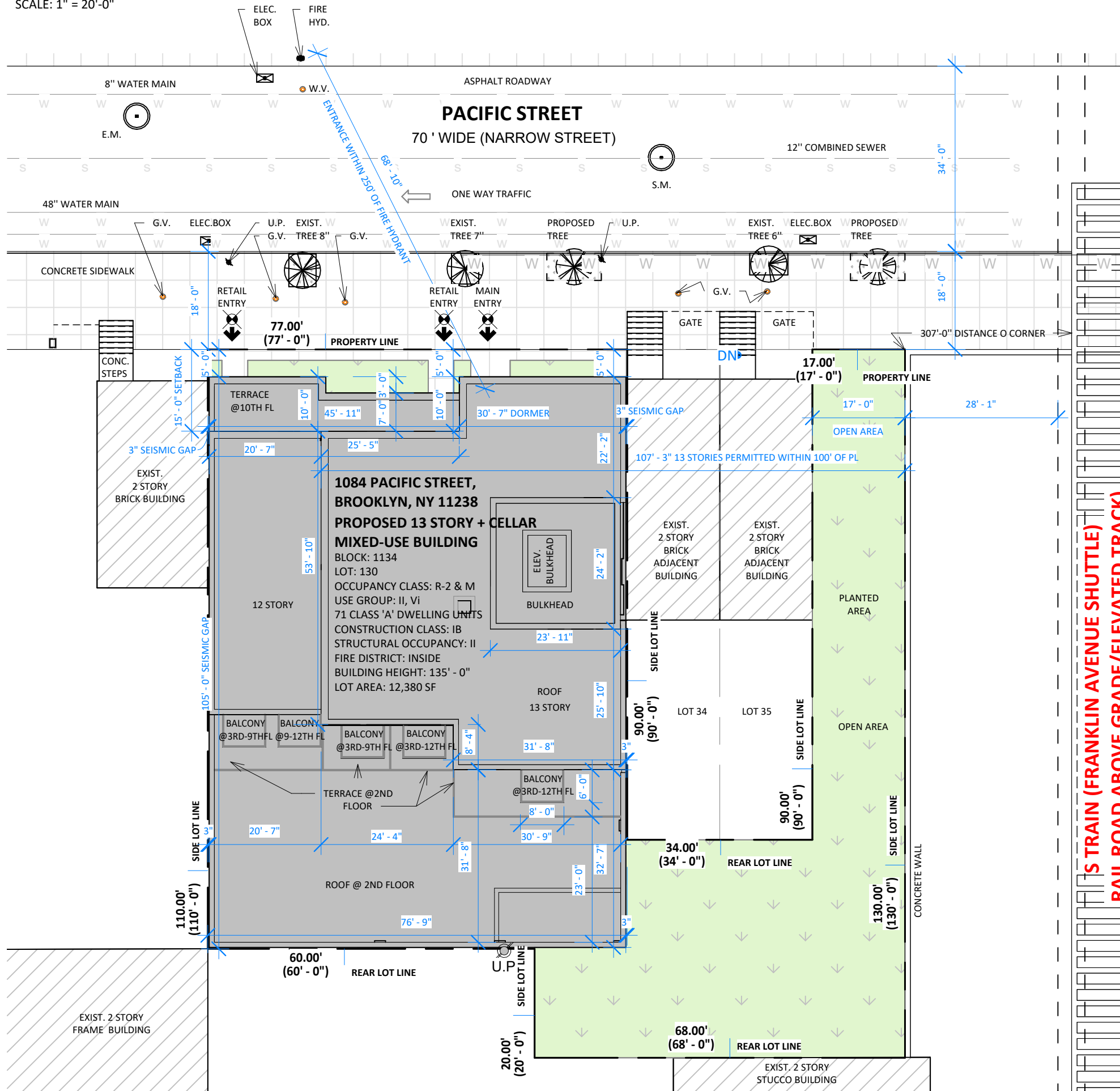


SITE PLAN

SCALE: 1" = 20'-0"



FRANKLIN AVE SHUTTLE

S TRAIN (FRANKLIN AVENUE SHUTTLE)
RAIL ROAD ABOVE GRADE/ELEVATED TRACK

LEGEND

M1-2A / R6A

QUALITY HOUSING PROGRAM

- — — PROPERTY LINE
- PROPOSED BUILDING
- ◉ EXISTING TREE
- ▨ EXISTING BUILDING
- ◉ PROPOSED TREE

LOT AREA: 12,380 SF

ZR 23-362 LOT COVERAGE
 LOT COVERAGE ALLOWABLE: 80%
 LOT COVERAGE PROPOSED: 64%

ZR 23-322 FRONT YARD
 REQUIRED FRONT YARD: NO FRONT YARD REQUIREMENTS
 PROPOSED FRONT YARD: NO FRONT YARD PROPOSED
 100% OF STREET WALL IS WITHIN 8' OF PROPERTY LINE

ZR 23-334 SIDE YARD
 REQUIRED SIDE YARD: (b) ALL OTHER BUILDINGS, RESIDENCES, NO SIDE YARDS SHALL BE REQUIRED.
 HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MIN. WIDTH OF 5'-0"
 PROPOSED SIDE YARD: NO PROPOSED SIDE YARD

ZR 146-22 SPECIAL YARD REGULATIONS
 REQUIRED REAR YARD: THE YARD REGULATIONS OF THE UNDERLYING DISTRICTS SHALL APPLY, EXCEPT THAT FOR ZONING LOTS WHERE THE SIDE LOT LINE IS LOCATED WITHIN 30 FEET OF AN ELEVATED RAIL LINE, THE REAR YARD AND REAR YARD EQUIVALENT PROVISIONS OF SECTION 23-34 (REAR YARD AND REAR YARD EQUIVALENT REQUIREMENTS), INCLUSIVE, NEED NOT APPLY
 PROPOSED REAR YARD: NO REAR YARD PROPOSED, THE SIDE LOT LINE IS LOCATED WITHIN 30 FEET OF AN ELEVATED RAIL LINE

ZR 23-431 STREET WALL LOCATION
 REQUIRED STREET WALL: (b) PERCENTAGE-BASED RULES
 (2) NARROW STREETS, AT LEAST 70% LOCATED WITHIN 10'-0" OF THE STREET LINE AND EXTEND TO AT LEAST THE MIN. BASE HEIGHT. 30% OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND 10'-0" OF THE STREET LINE, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 15'-0" ARE LOCATED WITHIN AN OUTER COURT.
 (d) ARTICULATION ALLOWANCES. STREET WALL ARTICULATION SHALL BE PERMITTED TO PROJECT OR RECESS BEYOND THE STREET WALL LOCATIONS PROVIDED SUCH ARTICULATION DOES NOT EXCEED A DEPTH OR PROJECTION OF 12".
 IN ADDITION, UP TO 50% OF THE AGGREGATE WIDTH OF STREET WALL, AT ANY LEVEL, MAY RECESS OR PROJECT BEYOND SUCH STREET WALL PROVIDED THAT NO SUCH RECESS OR PROJECTION EXCEEDS A DEPTH OF 3'-0", NO PROJECTION SHALL EXTEND BEYOND THE STREET LINE
 PROPOSED STREET WALL: 100% STREET WALL IS WITHIN 8'-0" OF PROPERTY LINE

ZR 23-433.43-63(b), 123-651, 123-652, 146-04 STANDARD SETBACK REGULATIONS
 REQUIRED SETBACK: 15'-0" @ NARROW STREET
 PROPOSED SETBACK: 15'-0" @ NARROW STREET (PACIFIC STREET)

ZR 146-232 (a)(b), 123-651, 123-652, 123-662, 146-232. HEIGHT AND SETBACK REQUIREMENTS
 REQUIRED FOR SPECIAL ATLANTIC AVENUE MIXED USE DISTRICT:
 MAX. BASE HEIGHT 95'-0"
 MAX. BUILDING HEIGHT 125'-0"
 146-232(a): 10'-0" ADDITIONAL MAXIMUM BUILDING HEIGHT WITHIN 100' OF S TRAIN (FRANKLIN AVENUE SHUTTLE):
 MAX. BUILDING HEIGHT 135'-0"
 PROPOSED HEIGHT:
 PROPOSED BASE HEIGHT 93'-0"
 PROPOSED BUILDING HEIGHT 123'-0"
 PROPOSED BUILDING HEIGHT WITHIN 100' OF S TRAIN (FRANKLIN AVE SHUTTLE) 133'-0"



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) | 1084 |
| Street Name | PACIFIC STREET |
| Borough | BROOKLYN |
| Block | 1134 |
| Lot (s) | 130 |
| BIN | 3388022 |

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 of documents with the Department.

Name (please print)

SHMUEL WIEDER

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

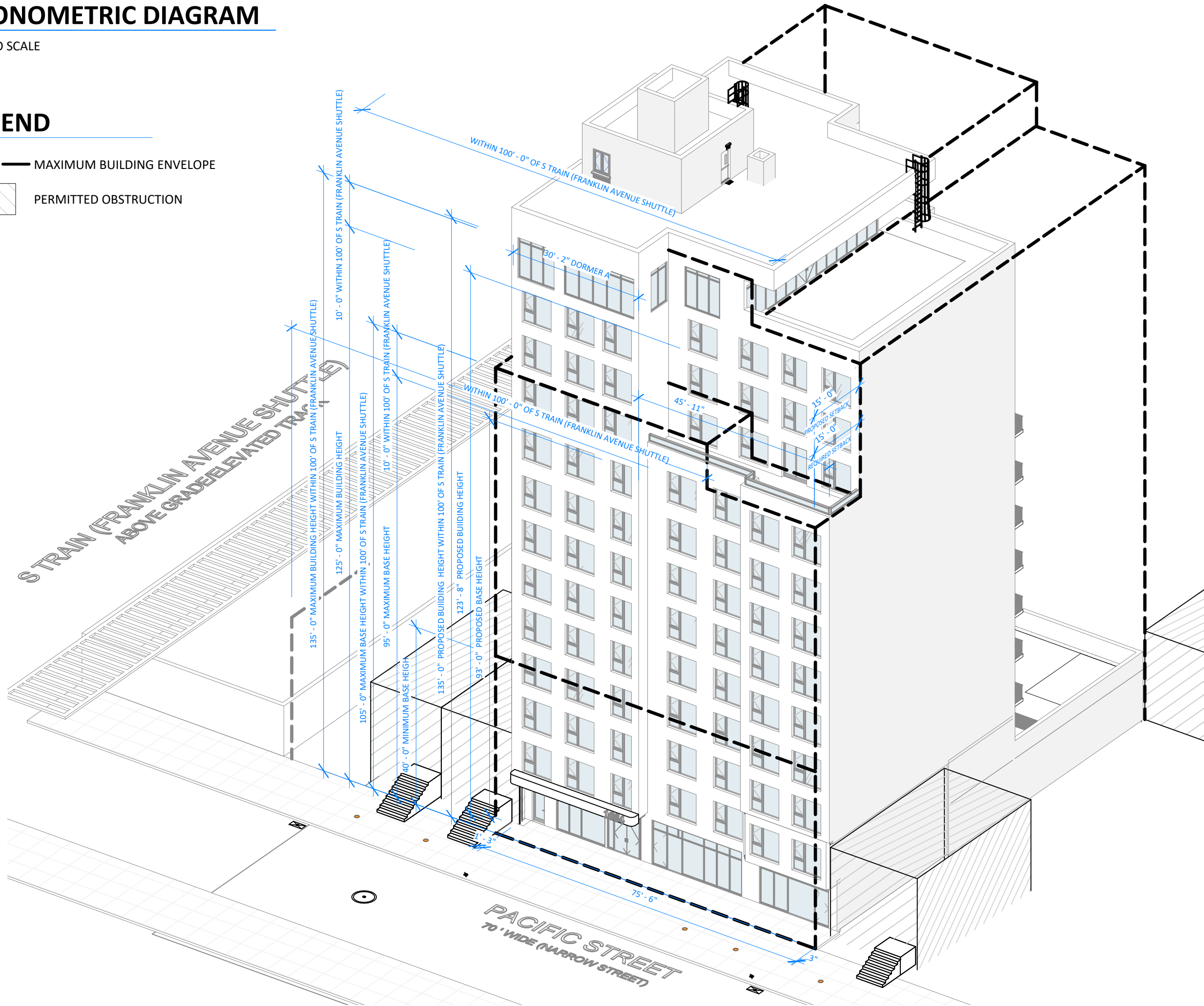
AXONOMETRIC DIAGRAM

NOT TO SCALE

LEGEND

--- MAXIMUM BUILDING ENVELOPE

 PERMITTED OBSTRUCTION



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

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Yes No

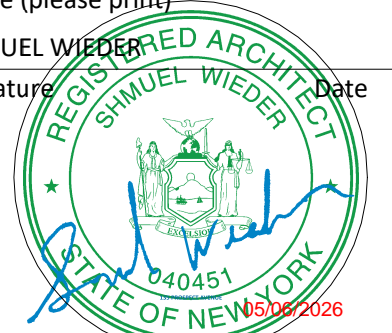
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 Block 1134
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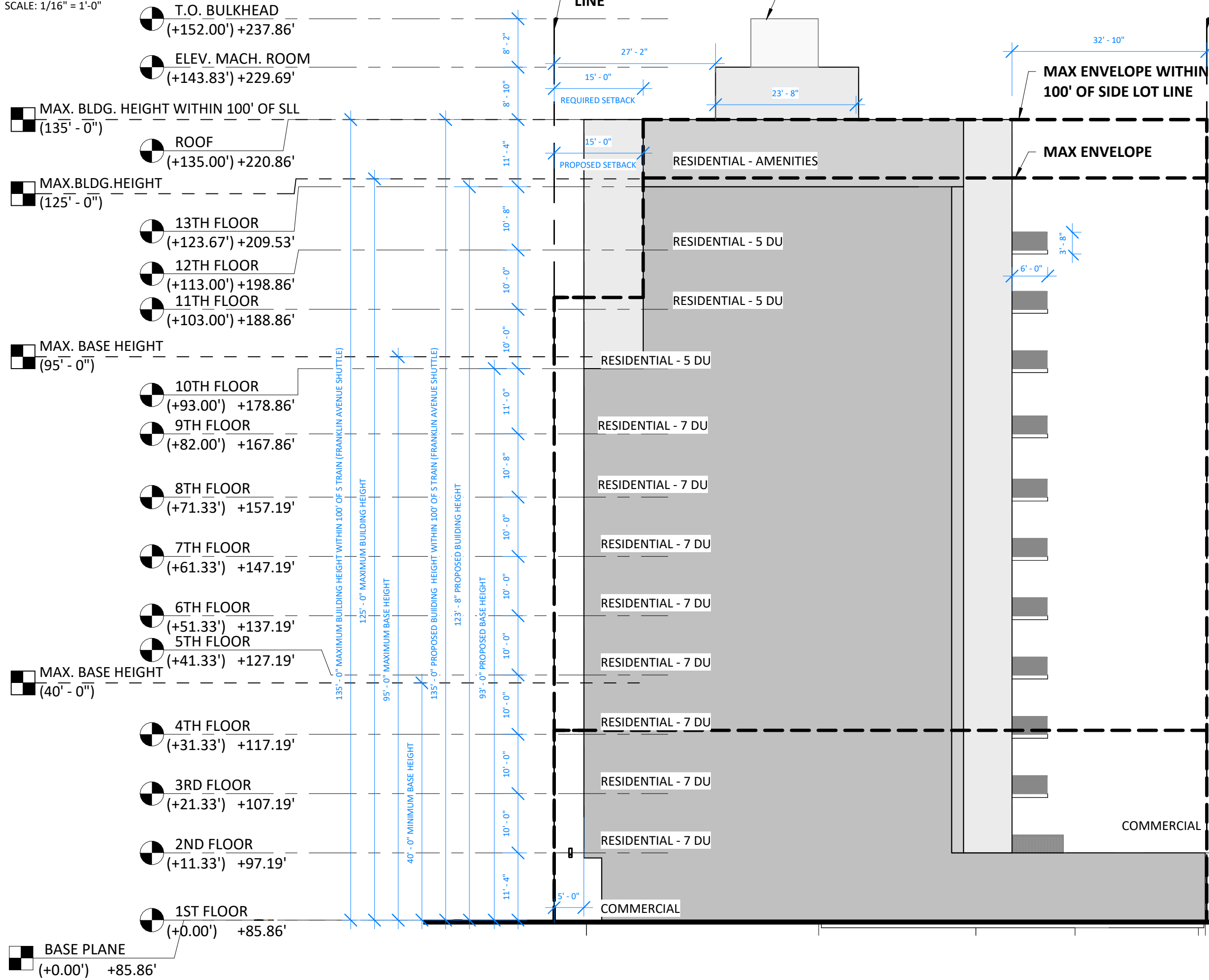
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PLAN EXAMINER SIGN AND DATE

ZONING SECTION DIAGRAM

SCALE: 1/16" = 1'-0"



- T.O. BULKHEAD (+152.00') +237.86'
- ELEV. MACH. ROOM (+143.83') +229.69'
- MAX. BLDG. HEIGHT WITHIN 100' OF SLL (135' - 0")
- ROOF (+135.00') +220.86'
- MAX. BLDG. HEIGHT (125' - 0")
- 13TH FLOOR (+123.67') +209.53'
- 12TH FLOOR (+113.00') +198.86'
- 11TH FLOOR (+103.00') +188.86'
- MAX. BASE HEIGHT (95' - 0")
- 10TH FLOOR (+93.00') +178.86'
- 9TH FLOOR (+82.00') +167.86'
- 8TH FLOOR (+71.33') +157.19'
- 7TH FLOOR (+61.33') +147.19'
- 6TH FLOOR (+51.33') +137.19'
- 5TH FLOOR (+41.33') +127.19'
- MAX. BASE HEIGHT (40' - 0")
- 4TH FLOOR (+31.33') +117.19'
- 3RD FLOOR (+21.33') +107.19'
- 2ND FLOOR (+11.33') +97.19'
- 1ST FLOOR (+0.00') +85.86'
- BASE PLANE (+0.00') +85.86'



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

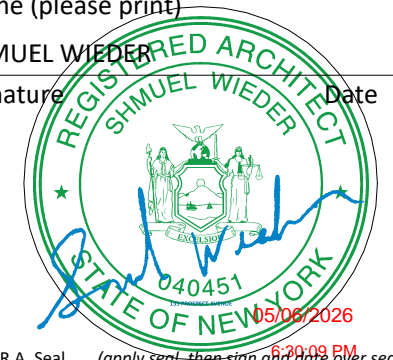
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Yes No

| Location Information | |
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