

DISTRICT C4-4D/R9A LOT AREA IN R9A/C4-4D (modified C4-4D Per zoning change proposal) 5,868.00 S MAXMUM PERMITTED RESIDENTIAL FAR IN R9A/C4-4D 8 50 FAR MAXMUM PERMITTED RESIDENTIAL ZFA in R9A/C4-4D PER REZONING 5,868.00 8.50 49 878 00 TOTAL PROPOSED RESIDENTIAL ZFA TOTAL PROPOSED RESIDENTIAL FAR 7.66 MAXIMUM PERMITTED COMMERCIAL FAR IN C4-4D/R9A 3.40 FAR MAXMUM PERMITTED COMMERCIAL ZFA 5,868.00 PROPOSED COMMERCIAL ZONING FLOOR AREA 4,309.10 SF PROPOSED COMMERCIAL FAR PROPOSED TOTAL ZONING FLOOR AREA 49.270.32 SF PROPOSED TOTAL ZONING FAR 8 40

607.68 S

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+	RESIDENTIAL		2004.00.000.00.00.00.00.00.00.00.00.00.00
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	COMMERCIAL	4TH AVE(WIDE STREET) 120-0'	2017/2018/2018/2018/2018/2018/2018/2018/2018
	CELLAR		d to and a single

UNIT	MIXTURE	COUNT

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UNIT TYPE	UNIT	%	FLOOR AREA NET (SQ.FT)	M.I.H. UNITS	M.I.H. NET FLOOR AREA (SQ.FT.)	MARKET RATE NET FLOOR AREA (SQ.FT.)	MARKET RATE GROSS FLOOR AREA	I MARKET I
STUDIO	10	15%	3,283	2	660	2,623	3,116	8
1 BEDROOM	49	74%	24,562	12	6,232	18,330	21,158	37
2 BEDROOM	7	11%	5,198	2	1,511	3,687	4,311	5
TOTAL	66	100%	33,043	16	8,403	24,640	28,585	50

LEGEND:

AS PER ZR 35-62: THE MAXIMUM HEIGHT OF A FRONT WALL OF A MIXED BUILDING WITHIN THE INITIAL SETBACK DISTANCE SHALL BE THE MAXIMUM HEIGHT OF A FRONT WALL PERMITTED

NO INITIAL SETBACK IS PROVIDED

AS PER ZR 23-47:
IN R9A DISTRICTS. A REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FT. SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT. PROPOSED REAR YARD IS 36'-10".

AS PER ZR 26-41: ONE TREE SHALL BE PROVIDED FOR EVERY 25' OF STREET FRONTAGE OF THE ZONING LOT: SUCH TREES SHALL BE PLANTED ALONG THE ENTIRE LENGTH OF THE CURB OF THE STREET ADJACENT TO THE ZONING LOT. STREET FRONTAGE: 4TH AVENUE = 60'-0"

NO. OF STREET TREES REQUIRED = 60'-0" / 25' = 2.4 = 2 TREES

REQUIRED THE SPECIES AND CALIPER OF ALL STREET TREES SHALL BE DETERMINED BY THE DEPARTMENT OF PARKS & RECREATION.

EXISTING ON-SITE TREES = 0, SEE ARCHITECTURAL SURVEY. NEW ON-SITE TREES = 0 TREE OFF-SITE NO. OF TREES = 2 TREES

TOTAL NO. OF TREES PROVIDED = 2 NEW TREES OFF-SITE ALTERNATIVE LOCATION SHALL BE DETERMINED BY THE DEPARTMENT OF PARKS & RECREATION.

AS PER ZR 23-664(b)

FOR CERTAIN QUALITY HOUSING BUILDINGS IN ALL APPLICABLE DISTRICTS

IN R9A DISTRICT: FOR QUALITY HOUSING BUILDINGS MEETING THE CRITERIA OF PARAGRAPH (A) OF THIS SECTION, THE MAXIMUM BASE AND BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES ESTABLISHED IN SECTION 23-662 SHALL BE MODIFIED BY TABLE 1 BELOW. SEPARATE MAXIMUM BUILDING HEIGHTS ARE SET FORTH WITHIN THE TABLE FOR QUALITY HOUSING BUILDINGS WITH QUALIFYING GROUND FLOORS AND FOR THOSE WITH NON-QUALIFYING GROUND FLOORS.

TABLE 1: FOR R9A DISTICT: THE MAXIMUM BASE HEIGHT IS 125'-0" THE MAXIMUM BUILDING 165'-0"

THE PROPOSED MAX BASE HEIGHT IS 125'-0" AS MEASURED FROM BASE PLANE. THE PROPOSED BUILDING IS HEIGHT IS 141'-2" AS MEASURED FROM BASE PLANE TO THE MAIN ROOF

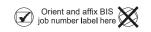
PROJECT ADDRESS: 288 4TH AVENUE BROOKLYN, N.Y. 11215 BLOCK:

CONSTRUCTION CLASSIFICATION: TYPE 1-B 2 HOUR PROTECTED NON-COMBUSTIBLE



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



Location Information							
House No(s)	288						
Street Name	4th Ave						
Borough	Brooklyn						
Block	456						
Lot	34						
BIN	3007713						

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.



Internal Use Only																	
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BIS Doc#

PLAN EXAMINER SIGN AND DATE

BUILDING SECTION S-1

1/32" = 1'-0"

UNDERBUILT



ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 4

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1	Applicant Inform	nation Required for all a	applications.								
	Last Name	MAKOOI	Firs	st Name FARIBA	Middle Initial						
	Business Name	FISCHER + MAKOO	OI ARCH <mark>ITE</mark>	ECT PLLC	Business Telephone	(212) 219-9733					
	Business Address	239 WEST 30TH ST	TREET SUI	Business Fax	(212) 219-8980						
	City	NEW YORK	State NY	Mobile Telephone	(212) 219-9733						
	E-Mail	FARIBA@FMARCH	ITECT.COM	M	License Number	034686					
	1										
2	2 Additional Zoning Characteristics Required as applicable.										
·	Dwelling Units	66 Parking	area 0	sq. ft.	Parking Spaces: Total (D Enclosed 0					
											
3	BSA and/or CPC	C Approval for Subjec	t Application	n Required as appl	cable.						
	Board of Standards & Appeals (BSA)										
		Variance	Cal. No		Authorizing Zoning Section 72-2	21					
		Special Permit	Cal. No		Authorizing Zoning Section						
		General City Law Waiver	Cal. No		General City Law Section						
		Other	Cal. No								
	City Planning Con	nmission (CPC)									
		Special Permit	ULURP No		Authorizing Zoning Section						
		Authorization	App. No		Authorizing Zoning Section						
		Certification	App. No		Authorizing Zoning Section						
		Other	App. No								
	T										
4	Proposed Floor	Area Required for all ap	plications. One	e Use Group per line	e.						

	Building Code Gross			Zoning Floor Area (sq. ft.)						
Floor Number	Floor Area (sq. ft.)	Use Group	Residential	Community Facility	Commercial	Manufacturing	FAR			
CEL	2236	2,6	0				0			
1	4309	6			4309		0.73			
1	1512	2	1176				0.20			
2	4485	2	3391				0.58			
3	4485	2	4033				0.69			
4	4485	2	4048				0.69			
5	4485	2	4048				0.69			
6	4485	2	4049				0.69			
7	3670	2	3066				0.52			
8	3670	2	3067				0.52			
9	3670	2	3067				0.52			
10	3670	2	3067				0.52			
11	3670	2	3067				0.52			

ZD1 Sheet 4 of 4

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

	Duildin of One of		Zoning Floor Area (sq. ft.)							
Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Residential	Community Facility	Commercial	Manufacturing	FAR			
12	3670	2	3066				0.52			
13	3311	2	2746				0.47			
14	3311	2	2746				0.47			
ROOF	562	2	321				0.05			
Totals	59683		44961		4309		8.40			

Total Zoning Floor Area 49,270