

AXONOMETRIC DIAGRAM
SCALE: 1" = 60'-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

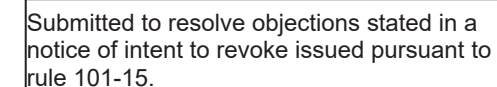
House No(s) 475
Street Name SMITH STREET
Borough Brooklyn
Block 471
Lot 205
BIN

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) ERAN CHEN
Signature ERAN CHEN Date 2/25/2022

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

Internal Use Only	
BIS Doc #	
PLAN EXAMINER SIGN AND DATE	



☐ Yes ☒ No

Location Information

House No(s) 475
Street Name SMITH STREET

Borough	Brooklyn
Block	471
Lot	205
BIN	

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Name (please print) RED A

ERAN CHEN

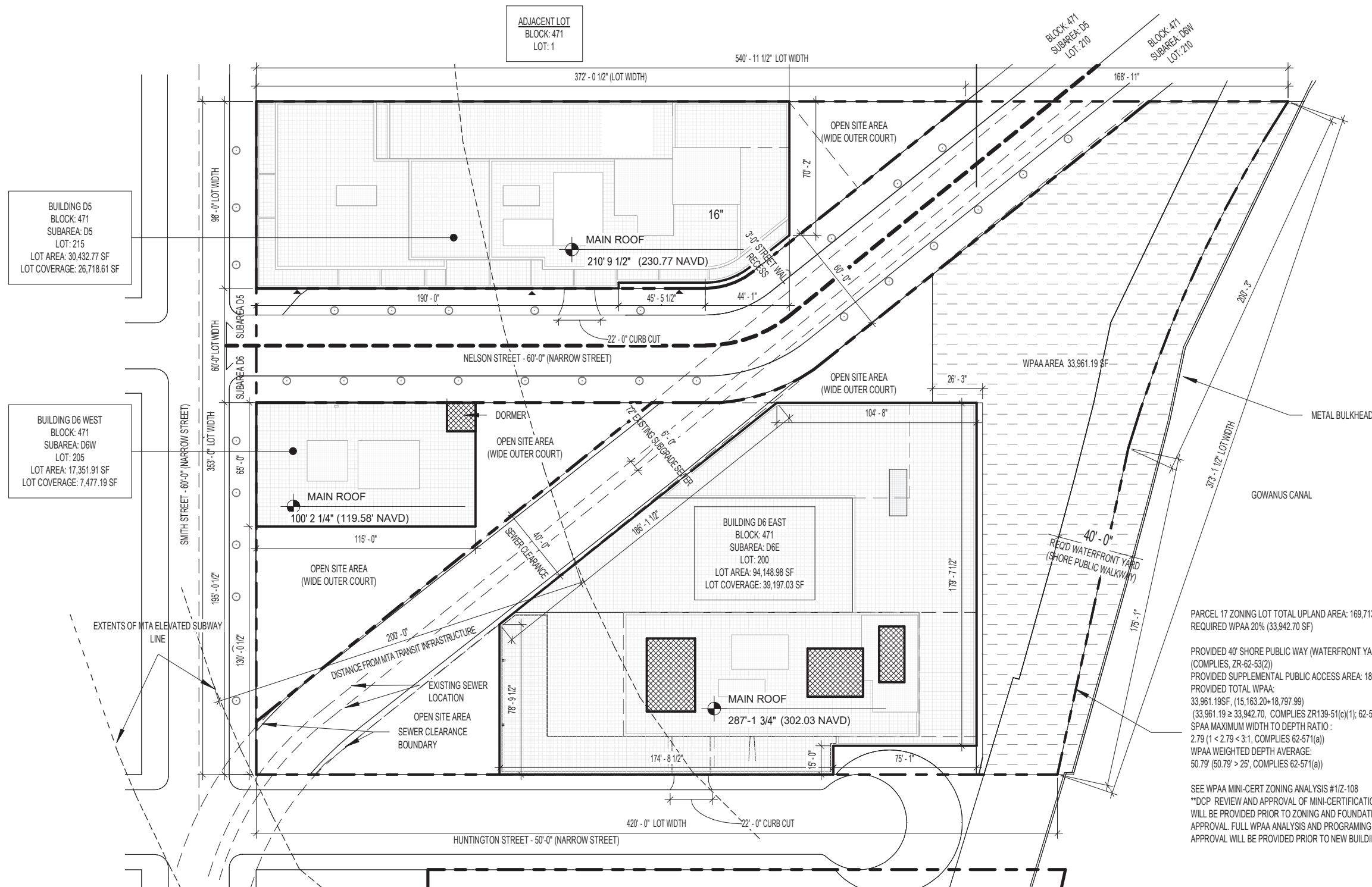
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OVERALL LOT COVERAGE COMPLIANCE				
ZONING	LOT AREA	LOT COV.	%COV.	MAX PERMITTED FOR INTERIOR LOT:
R7-2	169.713.48	73.392.83	43.24%	65%

PER ZR 62-322, FOR ZONING LOTS ON WATERFRONT BLOCKS, LOT COVERAGE REQUIREMENTS FOR RESIDENTIAL PORTIONS OF BUILDINGS IN R7 DISTRICTS = 65%.

LEGEND



PERMITTED OBSTRUCTIONS



STREET TREES

■ ■ ■ ■ SUBAREA BOUNDARY

 ZONING LOT BOUNDARY

SITE PLAN DIAGRAM
SCALE: 1" = 60'-0"





ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

B00649561

1 Applicant Information Required for all applications.

Last Name	CHEN	First Name	ERAN	Middle Initial	
Business Name	ODA ARCHITECTURE			Business Telephone	(646) 478-7455
Business Address	99 HUDSON STREET, SECOND FLOOR			Business Fax	
City	NEW YORK	State	NY	Zip	10013
E-Mail	DOB@oda-architecture.com			Mobile Telephone	
				License Number	

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	899	Parking area	24,868 sq. ft.	Parking Spaces: Total	142	Enclosed	142
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section	72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No. _____		

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Other	App. No. _____		

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

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
BLDG D5	463 SMITH ST.	BLOCK 471	LOT 215				
1	21,667	2	7,446	0	0	0	.043
1	2,834	6	0	0	2,834	0	.016
1	2,187	16	0	0	0	2,187	.012
2	22,270	2	15,699	0	0	0	.092
3-4	44,120	2	43,894	0	0	0	.258
5-10	110,070	2	109,398	0	0	0	.644
11-15	62,980	2	62,585	0	0	0	.368
16-21	45,990	2	45,516	0	0	0	.268
ROOF	3,789	2	1,281	0	0	0	.007
SUBTOTAL	315,910	-	285,814	0	2,834	2,187	1.713

ZD1

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

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
BLDG D6E	245 HUNTINGTON	BLOCK 471	LOT 200				
1	34,171	2	13,039	0	0	0	.076
1	4,981	16	0	0	0	4,981	.029
2	30,798	2	29,049	0	0	0	.171
3	30,798	2	29,260	0	0	0	.172
4	18,013	2	17,921	0	0	0	.105
5-24	253,500	2	252,480	0	0	0	1.487
25	10,075	2	2,551	0	0	0	.015
26-29	40,300	2	40,096	0	0	0	.236
ROOF	4,233	2	954	0	0	0	.005
SUBTOTAL	426,869		385,341	0	0	4,981	2.299
BLDG D6W	475 SMITH ST	BLOCK 471	LOT 205				
1	4,674	2	3,473	0	0	0	.020
1	1,764	6	0	0	1,764	0	.010
1	986	16	0	0	0	986	.005
2-8	52,325	2	51,968	0	0	0	.306
9	7,475	2	2,015	0	0	0	.012
ROOF	2,727	2	775	0	0	0	.004
SUBTOTAL	69,951		58,227	0	1,764	986	.360
Totals	812,730		729,382	0	4,598	8,154	4.372

Total Zoning Floor Area	742,134
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