



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) 11
Street Name Hoyt Street
Borough Brooklyn
Block 157
Lot 1
BIN 3329438

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.

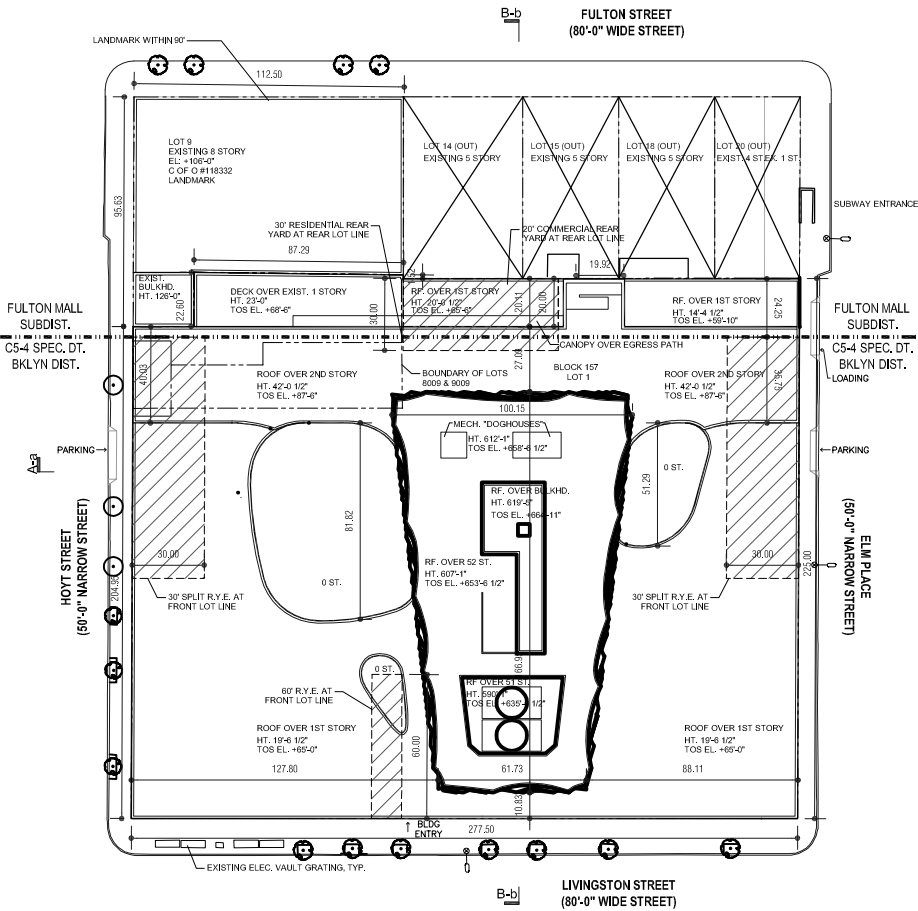
Name (please print) DAVID WEST
Signature Date 04/30/2018

REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020801
STATE OF NEW YORK
P.E. / R.A. Seal (apply seal and date over seal)

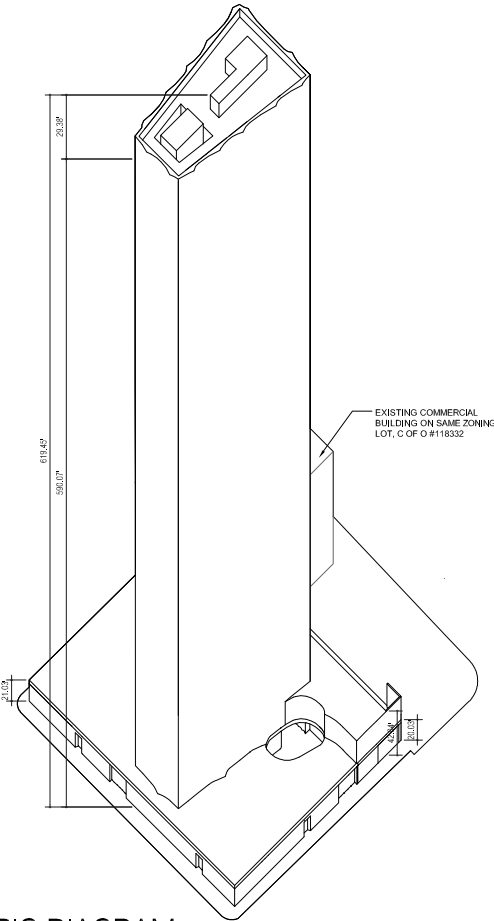
Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



1 SITE PLAN DIAGRAM
1"=80'



4 AXONOMETRIC DIAGRAM
NTS

LOT AREA:
TAX LOT 1: 62,122 SF
TAX LOT 9: 8,754 SF
TOTAL: 70,876 SF

ZONING DISTRICT:
C5-4 (R10 EQUIVALENT), SPECIAL DOWNTOWN
BROOKLYN DISTRICT
(PARTIALLY WITHIN FULTON MALL SUB-DISTRICT)

HEIGHT & SETBACK:
MAXIMUM BASE HEIGHT AS PER ZR 101-223(a): 85'
REQUIRED SETBACKS AS PER ZR 101-223(a):
15' ALONG A NARROW STREET (HOYT ST, ELM PL)
10' ALONG A WIDE STREET (LIVINGSTON ST, FULTON ST)

TOWER LOT COVERAGE:
MAXIMUM TOWER COVERAGE ABOVE 150'
AS PER ZR 101-223(c): 40%

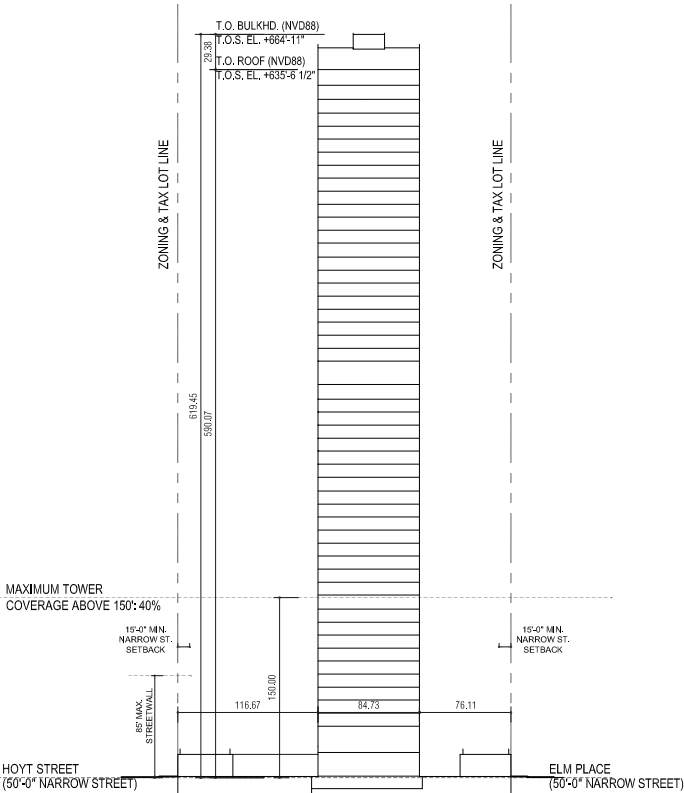
COMMERCIAL YARD REGULATIONS
MINIMUM REAR YARD REQUIRED AS PER ZR 33-26: 20'
MINIMUM REAR YARD REQUIRED FOR PORTION BEYOND 100' FROM STREET INTERSECTIONS AS PER ZR 33-261: 20'

RESIDENTIAL YARD REGULATIONS
MINIMUM REAR YARD REQUIRED AS PER ZR 23-47: 30'
MINIMUM REAR YARD EQUIVALENT REQUIRED
AS PER ZR 23-532(c): 30'

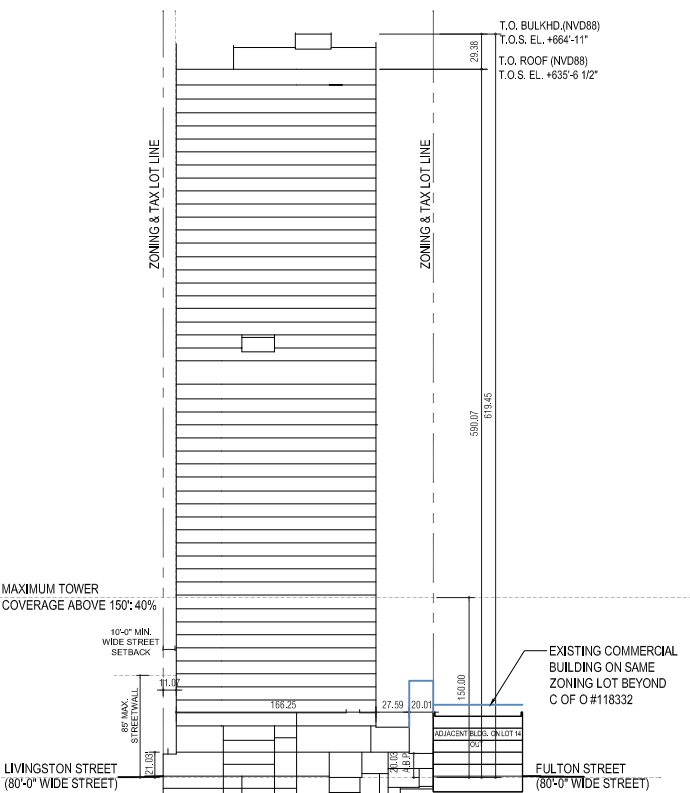
PROPOSED BUILDING:
TOTAL PERMITTED ZONING FLOOR AREA: 708,760 SF
TOTAL PROPOSED ZONING FLOOR AREA: 689,101 SF

TOTAL PERMITTED FAR 10.0
TOTAL PROPOSED FAR 9.73

TOTAL PROPOSED HEIGHT: 619.45 FT
TOTAL PROPOSED DENSITY: 481 UNITS
TOTAL PROPOSED PARKING: 150 SPOTS
TOTAL PROPOSED BICYCLES: 248 SPOTS



2 SECTION DIAGRAM A-a
NTS



3 SECTION DIAGRAM B-b
NTS



ZD1 Zoning Diagram

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Sheet 1 of 1

321197058

1 Applicant Information Required for all applications.

Last Name WEST		First Name DAVID		Middle Initial C	
Business Name HILL WEST ARCHITECTS			Business Telephone (212) 213-8007		
Business Address 11 BROADWAY SUITE 1760			Business Fax (212) 686-1754		
City NEW YORK	State NY	Zip 10004	Mobile Telephone		
E-Mail DWEST@HILLWEST.COM			License Number 020801		

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 481	Parking area 25061 sq. ft.	Parking Spaces: Total 150	Enclosed YES
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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	
CEL	54471.0		0	0	0	0	0
CMZ	11490.7		0	0	0	0	0
001	24474.5	6	0	0	23247.6	0	.33
001	11498.7	2	8651.0	0	0	0	.12
MZ1	7308.4		0	0	0	0	0
002	22654.5	2	22099.0	0	0	0	.31
MZ2	3950.1		0	0	0	0	0
003	12592.0	2	11587.1	0	0	0	.16
004	11859.4	2	10810.4	0	0	0	.15
005-006	25334.2	2	23120.2	0	0	0	.33
007-009	38005.8	2	34684.2	0	0	0	.49
010-012	38006.4	2	34685.1	0	0	0	.49
013-015	37950.9	2	34530.6	0	0	0	.49

ZD1

Sheet 1 of 1

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	
016-018	38006.7	2	34587.3	0	0	0	.49
019-021	38041.2	2	34622.4	0	0	0	.49
022-024	38133.3	2	34634.4	0	0	0	.49
025-027	38151.0	2	34652.7	0	0	0	.49
028	12741.9	2	11576.0	0	0	0	.16
029	12741.9	2	6669.9	0	0	0	.09
030	12658.2	2	11299.1	0	0	0	.16
031	12658.2	2	11128.6	0	0	0	.16
032	12658.2	2	11661.2	0	0	0	.16
033-035	38223.6	2	35230.8	0	0	0	.50
036-038	38091.0	2	35097.0	0	0	0	.50
039-041	38124.9	2	34607.4	0	0	0	.49
042-044	38286.3	2	34766.1	0	0	0	.49
045-047	38252.4	2	34731.3	0	0	0	.49
048-050	38303.4	2	34614.3	0	0	0	.49
051	12786.8	2	9972.3	0	0	0	.14
052	9765.3	2	0	0	0	0	0
PT1	1272.3	2	0	0	0	0	0
1 HOYT ST	69646.0	6	0	0	69646.0	0	.98
LOT 9							
1 HOYT ST							
LOT 8009 &							
9009	12,378.0	6	0	0	6189.0	0	.09
Totals	841891.2		590018.4	0	99082.6	0	9.73

Total Zoning Floor Area	689101.0
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