The Center for Community Health

541 6th St, Brooklyn, NY 11215

The diagram shows a site plan for the Center for Community Health. The plan includes various streets, lots, and buildings, with annotations for parking, medical arts building, and existing structures. The plan is marked with boundaries, lot numbers, and various architectural details. The scale is 1" = 25'.

Proposed Site Plan

Z-02

BSA Application Set 12-10-2013

NYM hospital
PERKINS EASTMAN
506 6th St
Brooklyn, NY 11215

New York, NY 10003
Non-Compliances (See Z-8 - Z-11)

1. Distribution of floor area across district boundaries. ZR 77-21 and 77-02
2. Lot coverage in the R6, R6B and R7B zoning districts ZR 24-11.
3. Required rear yard equivalents in the R6 and R6B zoning districts ZR 24-33 and 24-382
4. Height and setback in the R6 zoning district ZR 24-522
5. Base height and maximum building height in the R6B and R7B zoning districts and street wall location in the R6B zoning district ZR 23-633 and 24-522
6. Required setbacks from the rear yard line in the R6 and R6B zoning districts ZR 24-552
7. Number and surface area of signs ZR 22-321

Note,
This zoning lot is subject to a prior approval of the Board of Standards and Appeals:
1. BSA Cal. No. 142-92 DZ which waived applicable requirements for height and setback (ZR 33-431) and location and entrance to required loading for commercial use or required parking for commercial use (ZR 73-332). In addition, an application for a special permit to modify the maximum size of an accessory group parking facility (ZR 73-48). This special permit will need to be amended to accommodate the increased size of the accessory group parking facility.

FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>ZONING FLOOR AREA (ZFA)</th>
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<tbody>
<tr>
<td>SUB-CELLAR 2</td>
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<td>311,235</td>
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FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

| MEDICAL ARTS BUILDING | 73,723 |
| WESLEY HOUSE | 87,814 |
| TOTAL ZONING LOT ZFA | 477,569 |
AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

CORNER LOT A: EL 105.22'
[6TH ST.: (100.74' + 105.79' / 2) + 7TH AVE.: (103.44' + 105.95' / 2)] / 2 = EL 105.22'

CORNER LOT B: EL 109.21'
[6TH ST.: (109.42' + 112.96' / 2) + 7TH AVE.: (110.53' + 105.96' / 2)] / 2 = EL 109.21'

THROUGH LOT A (6TH ST.): EL 112.18'
[107.79' + 116.57' / 2] = EL 112.18'

THROUGH LOT A (6TH ST.): EL 116.86'
[112.95' + 120.79' / 2] = EL 116.86'

THROUGH LOT B (6TH ST.): EL 118.72'
[116.57' + 120.67' / 2] = EL 118.72'

THROUGH LOT B (6TH ST.): EL 122.62'
[120.76' + 124.47' / 2] = EL 122.62'

INTERIOR LOT: EL 126.44'
[124.47' + 128.40' / 2] = EL 126.44'

CORNER LOT C: EL 131.8'
[6TH ST.: (128.6' + 132.18' / 2) + 8TH AVE.: (133.23' + 133.36' / 2)] / 2 = EL 131.8'

CORNER LOT D: EL 131.23'
[6TH ST.: (127.73' + 132.18' / 2) + 8TH AVE.: (132.55' + 134.45' / 2)] / 2 = EL 131.23'
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<thead>
<tr>
<th>ZONING LOT</th>
<th>LOT AREA (SF)</th>
<th>PERMITTED LOT COVERAGE (SF)</th>
<th>EXISTING LOT COVERAGE (SF)</th>
<th>EXISTING LOT COVERAGE (%)</th>
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<tbody>
<tr>
<td>CORNER LOT A</td>
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<td>7,000</td>
<td>7,000</td>
<td>70%</td>
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<tr>
<td>CORNER LOT B</td>
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<td><strong>SUBTOTAL</strong></td>
<td><strong>120,901</strong></td>
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<td><strong>20%</strong></td>
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<th>ZONING LOT</th>
<th>ADDITIONAL PROPOSED (SF)</th>
<th>ADDITIONAL PROPOSED (%)</th>
<th>TOTAL EXISTING + PROPOSED (SF)</th>
<th>TOTAL EXISTING + PROPOSED (%)</th>
<th>COMPLIANCE</th>
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<td>CORNER LOT A</td>
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<td>0%</td>
<td>7,000</td>
<td>70%</td>
<td>COMPLIES</td>
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<tr>
<td>CORNER LOT B</td>
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<td>0%</td>
<td>7,000</td>
<td>70%</td>
<td>COMPLIES</td>
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<td>THROUGH LOT A</td>
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<tr>
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<td>9,975</td>
<td>88.9%</td>
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<tr>
<td>THROUGH LOT B (R6)</td>
<td>10,343</td>
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<td>92%</td>
<td>COMPLIES</td>
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<td>INTERIOR LOT</td>
<td>11,790</td>
<td>68.78%</td>
<td>11,790</td>
<td>68.78%</td>
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<td>CORNER LOT C</td>
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<td>97.4%</td>
<td>9,740</td>
<td>97.4%</td>
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<td>CORNER LOT D</td>
<td>8,550</td>
<td>94.9%</td>
<td>8,550</td>
<td>94.9%</td>
<td>DOES NOT COMPLY</td>
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<td><strong>SUBTOTAL</strong></td>
<td><strong>95,306</strong></td>
<td><strong>48.6%</strong></td>
<td><strong>77,493</strong></td>
<td><strong>84.4%</strong></td>
<td>COMPLIES</td>
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</table>
Rear Yards 24-36
a. Rear Yard Required
Minimum depth of 30.0' at every rear lot line
Rear yard required for interior lots
b. Rear Yards Proposed
Proposed building (Partial) on Interior lot
COMPLIES

Rear Yard Equivalents 24-382
a. Rear Yard Equivalents Required
Previously identified rear yard equivalents for through lots A (R6) and B (R6/R6B) required as per 24-382(a).
b. Rear Yard Equivalents Proposed
Proposed building (Partial) on Through Lot A (R6)
DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification.
Proposed building (Partial) on Through Lot B (R6/R6B)
DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification.

Rear Yard Setback 24-552 (R6)
a. Rear Yard Requirements
No portion of a building more than 125 ft. above yard level shall be near a rear yard line more than 20 ft.
b. Rear Yard Proposed
Proposed building (Partial) on Through Lot A (R6)
COMPLIES
Proposed building (Partial) on Through Lot B (R6/R6B)
DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification. (See Z-08)
Proposed building (Partial) on Interior Lot (R6)
DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification. (See Z-09)

Side Yards 24-35
a. Side Yards, Not Required
Minimum of 8 ft. if provided at any level.
b. Side Yards Proposed
No side yards are proposed.
COMPLIES
CORNER LOT D (R7B) AND THROUGH LOT B (R6B)

The Center for Community Health
541 6th St, Brooklyn, NY 11215

Proposed Sections
Rear Yards / Height and Setback
Scale: 1" = RA
Off-Street Parking 25-30
a. Required Accessory Off-Street Parking Spaces for Developments or
Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care
Facilities = 1 space per 800 SF of floor area.
   - 340,553 SF (includes non-storage cellar space) / 800 SF = 426

b. Accessory Off-Street Parking Spaces Proposed
   Existing parking spaces = 597
   Existing to be remain = 484 (113 spaces to be replaced)
   Proposed additional spaces = 539 (113 replaced and 426 new)
   - 340,553 SF / 800 SF = 426
   COMPLIES

Location of Access to the Street 25-63 and 25-631
a. Permitted: 1 curb cut per street frontage of zoning lot maximum width of 22'
b. Curb Cuts
   6th Street: 6 existing and 1 to be relocated
   2 to be removed
   Proposed: 4 curb cuts COMPLIES

Curb Cuts
5th Street: 2 existing
(see BSA Special Permit, 11 January 1994, Cal. # 142 92-BZ)
Provided: 2 curb cuts COMPLIES

Accessory Off-Street Loading Berths 25-72
Location of Access to the Street 25-75
a. Accessory Off-Street Loading Berths Required for Developments or
Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care
Facilities = None
b. Accessory Off-Street Loading Berths Proposed
Existing loading berths = 2
Proposed additional loading berths = 2
   - 2 curb cuts
   Not permitted within 50 ft. of an intersection of any two street lines.
   COMPLIES

Bicycle Parking 25-80, 25-83
a. Enclosed Accessory Bicycle Parking Spaces Required for Developments or
   Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care
   Facilities
   - 1 per 10,000 SF of floor area, 15 SF per space
   - 311,035 SF / 10,000 SF = 31 spaces, 465 SF
b. Accessory Bicycle Parking Space Provided
   Proposed Enclosed Spaces = 31 spaces, 465 SF
   COMPLIES
Signs Regulations

22-321

a. Signage for non-residential buildings is limited to one identification sign no greater than 12 SF. Bulletin board, not exceeding 66 SF, are permitted.

b. Identification Sign Proposed
   - 48" x 2" = 96 SF
     DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Detail 1 on Z-52)
   - 11" x 1.5" = 17 SF
     DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Detail 1 on Z-52)
   - 11" x 1.5" = 17 SF
     DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Detail 1 on Z-52)

b. Bulletin Board Proposed
   - 8" x 2" = 16.67 SF (Compiles with Z-52)

The Center for Community Health

Proposed Elevations
North/South Z-14

ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY
The Center for Community Health

541 6th St, Brooklyn, NY 11215

Exisiting Parking Garage

Loading Dock

Existing Wesley House

65'-5 1/2"

32'

57'-11 1/2"

Driveway and Parking Garage Entry / Exit

Amenity

Lobby

Out Lots

6TH STREET

8TH AVENUE

NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB. MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.
The Center for Community Health

541 6th St, Brooklyn, NY 11215

NYM HOSPITAL
506 6th St.
Brooklyn, NY 11215

PERKINS EASTMAN
115 5th Ave.
New York, NY 10003

Proposed
Second Floor Plan
Z-17

5TH STREET

CENTRAL STERILE SUPPLY

OUT LOTS

MATERIALS MANAGEMENT

ROOF OF 1

141.72

BOILER PLANT

ROOF OF 1

LANDSCAPED ROOF

CLINICAL SUPPORT

BUILDING SUPPORT

NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB. MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.

Scales: 1" = 10'

BSA Application Set 12-10-2013

Michael, Tenia Momo
The Center for Community Health

541 6th St, Brooklyn, NY 11215

506 6th St, New York, NY 10003

Proposed
Fifth and Sixth
Floor Plan Z-19

NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB. MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.
1. Zoning Districts: Map 16C
   - B6
   - B6L
   - R6
   - R70

2. Lot Area - 120,509 SF
   - B6 - 106,349
   - B6C - 7,160 (50,000 SF included in B6 Lot Area)
   - R6 - 11,213 SF
   - R70 - 9,008 SF

3. Permitted Uses
   - Use Groups (U)
     - Residential U: 1, 2
     - Community Facility U: 3, 4
     - Commercial: U: C-1 (1 commercial occupancy district only)

4. Uses
   a. Existing Uses
   - UO: 4 - Non-profit or voluntary hospitals and related facilities.
   - UO: 3 - Non-profit hospital staff dwelling.
   - Proposed Uses
     - Existing Uses to Remain: UO: 4, UO: 6 and UO: 1 to remain.
     - Proposed UO: 4A: Ambulatory diagnostic and health treatment care facility.

5. Floor Area
   a. Floor Area Permitted: (see Z-27)
      - Minimum Z-8
      - B6 - 1,528
      - B6L - 355
      - R6 - 3,050
      - R70 - 2,091
      - Minimum Zoning Floor Area (ZFA)
        - B6 - 401,276 SF (includes B6C Z-3)
        - R6 - 2,091 (includes C-1, 100,349 SF Z-4, 401,276 SF Z-3)
        - R70 - 22,452 SF (11,213 SF Z-5, 22,452 SF Z-6)
        - R70 - 27,043 SF (9,008 SF Z-6, 27,043 SF Z-3)
      - Total permitted ZFA for zoning lot 331,123

6. Floor Area Proposed:
   - B6 - Existing ZFA as Remain: 73,720 SF A Med Arts Bldg.
     - Proposed Additional ZFA: 1,528 SF A Wallace House
     - Total Proposed ZFA: 75,248 SF A COMPLIES
   - B6L - Existing ZFA as Remain: 0 SF
     - Proposed Additional ZFA: 3,050 SF (see Z-25)
     - Total Proposed ZFA: 3,050 SF A COMPLIES
   - R6 - Existing ZFA as Remain: 0 SF
     - Proposed Additional ZFA: 2,091 SF (see Z-25)
     - Total Proposed ZFA: 2,091 SF A COMPLIES
   - R70 - Existing ZFA as Remain: 0 SF
     - Proposed Additional ZFA: 26,494 SF (see Z-25)
     - Total Proposed ZFA: 26,494 SF A COMPLIES
   - Total Proposed Additional ZFA for Zoning Lot: 309,519 SF
   - Total Proposed ZFA for Zoning Lot 413,054 SF
   (Existing to Remain and Proposed COMPLIES 26,494 SF (see Z-25)

4-21

6. Lot Coverage
   a. Lot Coverage Permitted
     - B6
     - Corner Lots A; B = 14,000 SF (10,000 SF X 35% = 10,000 SF X 70%)
     - Corner Lots C = 7,000 SF (10,000 SF X 70%)
     - Through Lot A = 37,061 SF (71.56 SF X 525.65)
     - Through Lot C = 7,128 SF (11,213 SF X 65%)
     - Through Lot D = 8,728 SF (11,213 SF X 65%)
     - Through Lot E = 7,266 SF (9,008 SF X 80%)
   - Total Lot Coverage Permitted: 80,849 SF

10. Parking
   a. Required: Accessory Off-Streets Parking Spaces for Developments and
      Enhancements: UO:4 Ambulatory Diagnostic or Treatment Health Care
      - 1 space per 800 SF of floor area, 1 SF per space
      - Narrow Street: See BSA Variance (11 January 1994, Col. 142-02-BZ)
      - Total Proposed spaces required: 49
   b. Accessory Off-Street Parking Spaces: Proposed
      - Existing Parking Spaces - 97
      - Proposed additional spaces - 58 (13 replaces - 45 new)
      - Total Proposed spaces: 155

11. Curtains for Accessory Off-Streets Parking
   Permitted: 1 curb-cut per street frontage of zoning lot minimum width of 22'
      (see Z-24)
   - 6th Street: 5 existing (3 to remain, 2 to be removed, 1 to be relocated and widened) COMPLIES
   - 5th Street: 2 existing to remain COMPLIES

12. Accessory Off-Streets Loading Berths
   a. Accessory Off-Street Loading Berths Required for Developments and
      Enhancements: UO:4 Ambulatory Diagnostic or Treatment Health care
      Facilities: NONE

25-51

Proposed Accessory Off-Street Loading Berths
- Proposed Accessory Off-Street Loading Berths
- Proposed Existing loading berths = 2 see BSA Variance (11 January 1994 Col. 142-02- BZ)
- Proposed additional loading berths = 3 loading berths COMPLIES (see Z-34)

25-75

Provision of new curb cuts are per 50% of an intersection COMPLIES

13. Street Tree Planting
   Street Trees Required for Developments that Interface the floor area on a zoning lot by 30%, or more

24-105

1 tree 25 ft. of the frontage of the Zoning Lot 1,005.6 L 25.2 B - 64 trees
- Existing trees, 30 trees (10 trees to be removed)

Existing trees: - A proposed additional street trees 9 Trees
Remain: 90 trees to 10 trees will be provided in accordance with Section 26-41 COMPLIES

14. Signs Regulations
   - Signage for non-residential buildings is limited to one identification sign no greater than 12 SF. Bulletin board, not exceeding 16 SF, are permitted COMPLIES

22-321

15. Bicycle Parking
   a. Dedicated Accessory Bicycle Parking Spaces for Developments and
      Enhancements: UO:4 Ambulatory Diagnostic or Treatment Health Care
      1 per 10,000 SF of floor area, 1 SF per space
      - Narrow Street: See BSA Variance (11 January 1994, Col. 142-02-BZ)
      - Total Proposed bicycle parking spaces: 48
   b. Accessory Bicycle Parking Spaces Proposed: (see Z-34)
      - Proposed enclosed spaces: 31 spaces, 465 SF COMPLIES

25-80

25-811

The Center for Community Health
541 6th St. Brooklyn, NY 11215

Permits
BBA Application Set 12-10-2013

NYM Hospital
506 6th St.
Brooklyn, NY 11215

Perkins Eastman
115 5th Ave.
New York, NY 10003

New York, NY 10003
## FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

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<tr>
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<td><strong>Total</strong></td>
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## FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

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<tr>
<th>BUILDING</th>
<th>ZONING FLOOR AREA (ZFA)</th>
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<tr>
<td>MEDICAL ARTS BUILDING</td>
<td>73,720</td>
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<tr>
<td>WESLEY HOUSE</td>
<td>87,814</td>
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</table>

**TOTAL ZONING LOT ZFA**

471,053
AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

CORNER LOT A: EL 105.22'
[5TH ST. : (103.7' +107.7' / 2) + 7TH AVE. : (103.4' +105.9' / 2)] / 2 = EL 105.22'

CORNER LOT B: EL 109.21'
[6TH ST. : (109.4' +113.9' / 2) + 7TH AVE. : (106.5' +105.9' / 2)] / 2 = EL 109.21'

THROUGH LOT A (5TH ST.): EL 112.18'
[107.7' +116.5'] / 2 = EL 112.18'

THROUGH LOT A (6TH ST.): EL 115.86'
[112.9' +120.8'] / 2 = EL 115.86'

THROUGH LOT B (5TH ST.): EL 118.72'
[115.5' +120.6'] / 2 = EL 118.72'

THROUGH LOT B (6TH ST.): EL 122.62'
[120.7' +124.4'] / 2 = EL 122.62'

INTERIOR LOT: EL 126.44'
[124.9' +128.0'] / 2 = EL 126.44'

CORNER LOT C: EL 131.8'
[6TH ST. : (128.4' +132.1' / 2) + 8TH AVE. : (133.2' +133.3' / 2)] / 2 = EL 131.8'

CORNER LOT D: EL 131.23'
[5TH ST. : (127.7' +132.1' / 2) + 8TH AVE. : (132.5' +134.4' / 2)] / 2 = EL 131.23'
Rear Yards 24-36
a. Rear Yard Required
   Minimum depth of 30.0' at every rear lot line
   Rear yard required for interior lots
b. Rear Yards Proposed
   Proposed building (Partial) on Interior Lot
   COMPLIES

Rear Yard Equivalents 24-382
a. Rear Yard Equivalents Required
   Previously identified rear yard equivalents for through lots A (R6) and B (R6/R6B) required as per 24-382(a).
   COMPLIES
b. Rear Yard Equivalents Proposed
   Proposed building (Partial) on Through Lot A (R6) Proposed building (Partial) on Through Lot B (R6/R6B)
   COMPLIES

Rear Yard Setback 24-552 (R6)
a. Rear Yard Requirements
   No portion of a building more than 125 ft. above yard level shall be near a rear yard line than 20 ft.
   Proposed building (Partial) on Through Lot A (R6)
   COMPLIES
   Proposed building (Partial) on Through Lot B (R6/R6B)
   COMPLIES
   Proposed building (Partial) on Interior Lot (R6)
   COMPLIES

Side Yards 24-35
a. Side Yards, Not Required
b. Side Yards Proposed
   Minimum of 8 ft. if provided at any level
   No side yards are proposed.
   COMPLIES
Off-Street Parking 25-30

a. Required Accessory Off-Street Parking Spaces for Developments or
   Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care
   Facilities = 1 space per 800 SF of floor area.
   • 340.939 SF (includes non-storage cellar space) / 800 SF = 426

b. Accessory Off-Street Parking Spaces Proposed
   - Existing parking spaces = 597
   - Existing to be remain = 484 (113 spaces to be replaced)
   - Proposed additional spaces = 530 (113 replaced and 426 new)
   • 340.939 SF / 800 SF = 426
   COMPLIES

Location of Access to the Street 25-63 and 25-631

a. Permitted: 1 curb cut per street frontage of zoning lot maximum width of 22'
   
   6th Street: 6 existing and 1 to be relocated
   Provided: 4 curb cuts COMPLIES
   5th Street: 2 existing
   (see BSA Special Permit, 11 January 1994, Cal. # 142-92-BEC)
   Provided: 2 curb cuts COMPLIES

Accessory Off-Street Loading Berths 25-72

Location of Access to the Street 25-75

a. Accessory Off-Street Loading Berths Required for Developments or
   Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care
   Facilities = None
   
b. Accessory Off-Street Loading Berths Proposed
   Existing loading berths = 2
   Proposed additional loading berths = 3
   
c. Loading Curb Cuts
   Not permitted within 50 ft. of an intersection of any two street lines.
   COMPLIES

Bicycle Parking 25-80, 25-83

a. Enclosed Accessory Bicycle Parking Spaces Required
   1 per 10,000 SF of floor area, 15 SF per space
   309.519 SF / 10,000 SF = 31 spaces, 465 SF

b. Accessory Bicycle Parking Space Provided
   Proposed Enclosed Spaces = 31 spaces, 465 SF
   COMPLIES
NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB.
-MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.
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The Center for Community Health

541 8th St, Brooklyn, NY 11215

NYM HOSPITAL
506 8th St.
Brooklyn, NY 11215

PERKINS EASTMAN
115 8th Ave.
New York, NY 10003

COMPLYING
9th

Floor Plan Z-44

BSA Application Set 12-10-2013

Scale: 1" = 64'
NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB.
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The Center for Community Health

Comparison
Elevation Details

Z-52