NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON DRAWING NUMBER A-4 DATED 05-06-97
NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREFIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON DRAWING NUMBER A-3 DATED 06-12-96.
NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON DRAWING NUMBER A-2 DATED 02-26-97

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

NYM HOSPITAL PERKINS EASTMAN
508 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

Existing Garage Plan
Cellar 2

Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-10-2013
BSA Application Set 10-15-2013

Scale: 1" = 64'
NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREA MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON DRAWING NUMBER A-1 DATED 02-26-97.
1. Zoning Districts Map 16C

2. Lot Area: 100,800 SF

3. Lot Line: 240' - 280' (excluding existing front lot)

4. Easements

5. Zoning Districts: Map 160

6. Lot Coverage

7. Lot Line Coverage

8. Rear Yard

9. Side Yard

10. Parking

11. Curb Cut for Accessory Off-Parking Spaces

12. Accessory Off-Parking Spaces

13. Street Tree Planting

14. Valet Parking Regulations

15. Bicycle Parking

16. Parking Initiative Area

17. Proposed Zoning Calculations

The Center for Community Health

541 5th St., Brooklyn, 11215

NYM Hospital

Perkins Eastman

506 5th St.

115 5th Ave.

Brooklyn, NY 11215

New York, NY 11003

1. 333,380 SF 800 SF - 417 required spaces

2. 480 spaces in garage and parking deck (38 spaces to be eliminated)

3. 393 permitted parking spaces accessory to hospital related uses

4. 6 required parking spaces accessory to Wesley House

5. 239 permitted parking spaces accessory to hospital related uses

6. 49 required spaces to doctors lot, accessory to hospital uses on Block 1086

7. 67 required spaces accessory to new development

8. 146 spaces accessory to lot of deceased

9. Proposed additional spaces - 550

10. Total space accessory to new development - 457 (476 existing, garage and parking deck and 35 new spaces)

11. Z-14.25 COMPLIES
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 zoning district, maximum building height in R7B zoning district, 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 BZ which granted (i) a variance waving 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 77-332), and (ii) an application for a special permit modifying the maximum permitted size of an accessory group parking facility (ZR 73-48). Proposed development requires a modification of the drawings approved in connection with the special permit to accommodate required parking for the proposed development in the existing garage and parking deck.

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>ZONING FLOOR AREA (ZFA)</th>
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</thead>
<tbody>
<tr>
<td>SUB-CELLAR 2</td>
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<tr>
<td>WESLEY HOUSE</td>
<td>87,814</td>
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</table>

TOTAL ZONING LOT ZFA 465,396

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

NYM HOSPITAL PERKINS EASTMAN
506 8th St. 115 9th Ave.
Brooklyn, NY 11215 New York, NY 10003

289-13-BZ

3 Amended BSA Application Set 01-28-2013
2 Response to BSA Notice of Comments 12-10-2013
1 BSA Application Set 10-12-2013

Proposed Non Compliance Schedules Z-04 Scale: As Noted
DEVELOPMENT SITE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY

AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

CORNER LOT A: EL 105.22'
(5TH ST.: (103.7' + 107.79' / 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.: (108.53' + 105.95' / 2) / 2 = EL 109.21')

THROUGH LOT A (5TH ST.): EL 112.18'
(107.79' + 116.57') / 2 = EL 112.18'

THROUGH LOT A (6TH ST.): EL 116.86'
(112.95' + 120.76') / 2 = EL 116.86'

THROUGH LOT B (5TH ST.): EL 118.72'
(116.57' + 120.87') / 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 = 126.44'

CORNER LOT C: EL 131.8'
(6TH ST.: (128.4' + 132.18' / 2) + 8TH AVE.: (133.23' + 133.36' / 2) / 2 = EL 131.8')

CORNER LOT D: EL 131.23'
(5TH ST.: (127.73' + 132.19' / 2) + 8TH AVE.: (133.23' + 134.49' / 2) / 2 = EL 131.23')

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

NYM HOSPITAL
PERKINS EASTMAN
506 6th St.
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New York, NY 10003

Proposed
Curb Level
Base Plane Z-05

Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-15-2013
BSA Application Set 10-16-2013

Scale: 1" = 96'
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 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

The Center for Community Health
541 6th St. Brooklyn, NY 11215
NYM HOSPITAL  PERKINS EASTMAN
500 6th St.  115 5th Ave.
New York, NY 11215  New York, NY 10013

Proposed
Req. Yards
Z-07

Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-10-2013
BSA Application Set 10-16-2013

Scale: 1" = 96'
THROUGH LOT A: R6

THROUGH LOT B: R6 / R6B

Areas of non-compliance:
- Sky exposure plane
- Permit building envelope

Proposed Sections
Rear Yards / Height and Setback

Scale: 1" = 10'

The Center for Community Health
CORNER LOT C, INTERIOR LOT, THROUGH LOT B (R6)

THROUGH LOT A
THROUGH LOT B
INTERIOR LOT
CORNER LOT C

EXISTING MUSEUM ARTS BUILDING TO REMAIN

EXISTING PARKING GARAGE

EXPOSURE PLANE

PERMITTED BUILDING ENVELOPE

AREAS OF NON-COMPLIANCE
SKY EXPOSURE PLANE
PERMITTED BUILDING ENVELOPE

Key Scale: 1" = 192'

Proposed Sections
Height and Setback
Z-10

The Center for Community Health
541 8th St, Brooklyn, NY 11215

NYM Hospital
Perkins Eastman
500 6th St.
Brooklyn, NY 11215

New York, NY 10003

Amended BSA Application Set
01-28-2013

Response to BSA Notice of Comments
12-10-2013

BSA Application Set
10-15-2013

Scale: 1" = 64'
EXISTING CURB CUT
PARKING/LOADING
5TH STREET
60' NARROW STREET
EXISTING CURB CUT
PARKING/LOADING DOCK
SIDEWALK

EXISTING CURB CUT
PARKING/LOADING
EXISTING CURB CUT
PARKING/LOADING
EXU R
LOADING
EXISTING CURB CUT
6TH STREET
EXISTING CURB CUT
PARKING/LOADING
EXU R
LOADING
EXISTING CURB CUT
PARKING/LOADING
8TH AVENUE

EXISTING CURB CUT
TO BE REMOVED
EXISTING CURB CUT
TO BE RELOCATED AND WIDENED
PROPOSED RELOCATED AND WIDENED CURB CUT
PARKING/PATIENT DROP OFF

EXU R
LOADING
EXISTING CURB CUT
OUTLOTS

EXISTING MEDICAL ARTS BUILDING TO REMAIN
EXISTING WESLEY HOUSE TO REMAIN
EXISTING WESLEY HOUSE TO REMAIN
EXISTING MEDICAL ARTS BUILDING TO REMAIN

PROPOSED RELOCATED AND WIDENED CURB CUT
PARKING/PATIENT DROP OFF

OUTLOTS

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.
  • 333,380 SF (includes non-storage cellar space) / 800 SF = 417
b. Accessory Off-Street Parking Spaces Proposed
  • Existing Parking Spaces = 567
    - 518 spaces (see BSA Special Permit, 11 January 1994, Cal. # 142 92-BZ)
    a. 76 required parking spaces accessory to retail
    b. 49 required parking spaces accessory to Wesley House
    c. 393 permitted parking spaces accessory to hospital related uses
    - 49 required spaces in doctors' lot, accessory to hospital uses on Block 1086
    Existing to be remain = 480
    - 480 spaces in garage and parking deck (38 spaces to be eliminated)
    a. 76 required parking spaces accessory to retail
    b. 49 required parking spaces accessory to Wesley House
    c. 230 permitted parking spaces accessory to hospital related uses
    d. 49 required spaces in doctors' lot, accessory to hospital uses on Block 1086
    e. 67 required spaces accessory to new development
    - 0 spaces in doctors' lot (to be demolished)
  • Proposed additional spaces = 350
  • Total spaces accessory to new development = 417 (67 spaces in existing garage and parking deck and 350 new spaces)

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
  Provided: 4 curb cuts COMPLIES
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
  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 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
  303,862 SF /10,000 SF = 31 spaces, 465 SF
b. Accessory Bicycle Parking Space Provided
  Proposed Enclosed Spaces = 31 spaces, 465 SF
  COMPLIES

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

NYY HOSPITAL
PERKINS EASTMAN
501 6th St.
Brooklyn, NY 11215
New York, NY 10003

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Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-10-2013
1 BSA Application Set
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1004

Proposed Loading Berths/Parking
Curb Cuts Z-12

Scale: 1" = 64'
The Center for Community Health

541 8th St, Brooklyn, NY 11215

5TH STREET

EXISTING MEDICAL ARTS BUILDING

32 PROPOSED SPACES

EXISTING PARKING GARAGE

LOADING DOCK

EXISTING MELODY VENUE

5TH STREET

NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON GALLAS SURVEYING GROUP DRAWING G13052 DATED 04-30-2013

NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOE

- MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB

The Center for Community Health

541 8th St, Brooklyn, NY 11215

NYM HOSPITAL PERKINS EASTMAN
506 8th St. 115 9th Ave.
Brooklyn, NY 11215 New York, NY 10003
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 PERKINS EASTMAN
506 6th St, 115 5th Ave. Brooklyn, NY 11215 New York, NY 10003

Proposed Second Floor Plan
Z-17

Scale: 1" = 32'

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

Proposed
Fifth
Floor Plan  Z-19

541 6th St, Brooklyn, NY 11215

NYM HOSPITAL PERKINS EASTMAN
506 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

The following text is not legible or relevant:

- Fifth Floor Plan
- Proposed
- Scale: 1" = 32'
- 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
- NYM Hospital Perkins Eastman
- 506 6th St. 115 5th Ave.
- Brooklyn, NY 11215 New York, NY 10003

- Proposed
- Floor Plan
- Z-19

- Scale: 1" = 32'
- 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

NYM HOSPITAL PERKINS EASTMAN
541 6th St. Brooklyn, NY 11215

5TH STREET

6TH STREET

NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOE.

MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.

Proposed
Sixth
Floor Plan
Z-19A
The Center for Community Health
541 6th St. Brooklyn, NY 11215

OWNER ARCHITECT
NYM HOSPITAL PERKINS EASTMAN
506 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

Proposed
Seventh
Floor Plan Z-20

Scale: 1" = 32'

1) BSA Application Set 10-15-2013
2) Response to BSA Notice of Comments 12-12-2013
3) Amended BSA Application Set 01-28-2013

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.
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

OWNER
ARCHITECT

NYM HOSPITAL PERKINS EASTMAN
509 6th St. 115 5th Ave.
New York, NY 10003

Revolution NY 11215 New York NY 10003

Amended BSA Application Set 01-28-2013
1 Response to BSA Notice of Comments 12-10-2013
2 BSA Application Set 10-16-2013

Proposed Eighth Mech
Floor Plan Z-21

Scale: 1" = 39'
The Center for Community Health

541 6th St. Brooklyn, NY 11215

Proposed
Ninth Mech
Floor Plan Z-22

Scale: 1" = 32'
Proposed Uses

1. Zoning Districts: Map 1(X Block 1084, Exit 25, 26, 28, 39-44, 46, 50-59, 164, 1001, 1002

2. Lot Area: 125,059 SF

3. Building Area: 377,234 SF

4. Uses

- UG 3: Non-profit hospital and dwellings
- UG 4: Non-profit or voluntary hospitals and related facilities.

5. Floor Area

- Residential: 22,425 SF
- Existing Uses: 478 spaces in garage and parking deck
- Proposed additional spaces for hospital related uses: 49 spaces

6. Height and Setback

- Min. height of front wall: 60 ft. or 6 stories whichever is less
- Existing: 20 ft. setback above 60 ft. in narrow street
- Proposed: 10 ft. setback above 60 ft. in wide street

9. Parking

- Required: 2 spaces per street frontage of zoning lot maximum width of 22 ft
- Existing: 3 spaces per street frontage
- Proposed: 2 spaces per street frontage

10. Street Tree Planting

- Existing trees: 30 trees
- Proposed: 515 trees

11. Curb Cuts for Accessory Off-Street Parking

- Proposed: 1 curb cut per street frontage of zoning lot maximum width of 22 ft

12. Accessory Off-Street Loading Berths

- Proposed: 2 berths for each story

13. Street Tree Planting

- Existing trees: 30 trees
- Proposed: 49 trees

14. Signs

- Signage for non-residential buildings is limited to one identification sign not greater than 12 SF. Bulletin board, not exceeding 16 SF, is permitted

15. Bicycle Parking

- Proposed: Enclosed spaces: 31 spaces, 465 SF

10. Parking

- Required: Accessory Off-Street Parking Spaces for Developments and Elevations (U14) Ambulatory Diagnostic or Treatment Health Care Facilities

9. Parking

- Required: 2 spaces per street frontage of zoning lot maximum width of 22 ft
- Proposed: 1 space per 10,000 SF of floor area (including non-storage cellar space)

11. Curb Cuts for Accessory Off-Street Parking

- Proposed: 1 curb cut per street frontage of zoning lot maximum width of 22 ft

12. Accessory Off-Street Loading Berths

- Proposed: 2 berths per each story

13. Street Tree Planting

- Existing trees: 30 trees
- Proposed: 49 trees

14. Signs

- Signage for non-residential buildings is limited to one identification sign not greater than 12 SF. Bulletin board, not exceeding 16 SF, is permitted

15. Bicycle Parking

- Proposed: Enclosed spaces: 31 spaces, 465 SF
## FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

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## FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

| MEDICAL ARTS BUILDING | 73,720 |
| WESLEY HOUSE          | 87,814 |

**TOTAL ZONING LOT ZFA**

471,053
AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

CORNER LOT A: EL 105.22'
[5TH ST.: (103.7' + 107.79' / 2) + 7TH AVE.: ([103.44' + 105.95'] / 2)] / 2 = EL 105.22'

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THROUGH LOT A (5TH ST.): EL 112.18'
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THROUGH LOT A (6TH ST.): EL 116.86'
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INTERIOR LOT: EL 126.44'
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CORNER LOT C: EL 131.8'
[6TH ST.: (128.4' + 132.18' / 2) + 8TH AVE.: ([133.23' + 133.36'] / 2)] / 2 = EL 131.8'

CORNER LOT D: EL 131.23'
[5TH ST.: (127.73' + 132.19' / 2) + 8TH AVE.: ([132.93' + 134.45'] / 2)] / 2 = EL 131.23'
## LOT COVERAGE

### ZONING LOT

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<th>PERMITTED LOT COVERAGE (SF)</th>
<th>EXISTING LOT COVERAGE (SF)</th>
<th>EXISTING LOT COVERAGE (%)</th>
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<tr>
<td>CORNER Lot D</td>
<td>9,008 SF</td>
<td>7,206</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>120,601 SF</strong></td>
<td><strong>80,680.6</strong></td>
<td><strong>21,285</strong></td>
<td><strong>26%</strong></td>
</tr>
</tbody>
</table>

### LOT COVERAGE: COMPLIANCE (CONTINUED)

<table>
<thead>
<tr>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>CORNER Lot A</td>
<td>0</td>
<td>0%</td>
<td>7000</td>
<td>70%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>CORNER Lot B</td>
<td>0</td>
<td>0%</td>
<td>7000</td>
<td>70%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>THROUGH Lot A</td>
<td>14,559</td>
<td>35%</td>
<td>21,844</td>
<td>52.5%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>THROUGH Lot B (R6B)</td>
<td>6,728</td>
<td>80%</td>
<td>6,728</td>
<td>80%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>THROUGH Lot B (R6)</td>
<td>7,140</td>
<td>63.6%</td>
<td>7,140</td>
<td>63.6%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>INTERIOR LOT</td>
<td>10,919</td>
<td>62%</td>
<td>10,919</td>
<td>62%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>CORNER Lot C</td>
<td>6,990</td>
<td>69.9%</td>
<td>6,990</td>
<td>69.9%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>CORNER Lot D</td>
<td>7,206</td>
<td>80%</td>
<td>7,206</td>
<td>80%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>53,542</strong></td>
<td><strong>44.4%</strong></td>
<td><strong>74,827</strong></td>
<td><strong>62%</strong></td>
<td><strong>COMPLIES</strong></td>
</tr>
</tbody>
</table>

---

The Center for Community Health

541 6th St, Brooklyn, NY 11215

NYM Hospital Perkins Eastman

506 6th St 115 5th Ave.

Brooklyn, NY 11215 New York, NY 10003

---

COMPLYING Lot Coverage

Z-27
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

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
Minimum of 8 ft. if provided at any level.
b. Side Yards Proposed
No side yards are proposed.
COMPLIES
COMPLYING Sections: Rear Yard / Height and Setback

Scale: 1" = 10'
7 CORNER LOT C, INTERIOR LOT, THROUGH LOT B (R6)

COMPLYING BUILDING BEYOND (TO BE REINFORCED TO ACCOMMODATE OVERBUILD)

THROUGH LOT ZONING BOUNDARY INTERIOR LOT ZONING BOUNDARY CORNER LOT

P.L.

A 275.93' 144' 1.56'

-5.6/1

MECH 8 INSTITUTES / AFFILIATED PHYSICIAN OFFICES / MECH MAX HEIGHT OF FRONT WALL: 7 INSTITUTES/AFFILIATED PHYSICIAN OFFICES / 6 INSTITUTES/AFFILIATED PHYSICIAN OFFICES / WHICHEVER IS LESS

PARKING

4 STAFF SUPPORT / SPECIAL PROCEDURES / ENDO 4 AMBULATORY SURGERY (6 ORS) 4 STAFF SUPPORT / SPECIAL PROCEDURES / ENDO 3 AMBULATORY SURGERY (6 ORS) 3 CSS/STAFF SUPPORT/PREP 2 RECOVERY 2 PHARMACY, LAB, PATHOLOGY, CANCER CARE

A 186.93' 57' 1.56'

5ETBA< <

230-13-BZ

Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-10-2013
BSA Application Set 10-16-2013

The Center for Community Health
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Brooklyn, NY 11215 New York, NY 10003

Scale: 1" = 64'
8 CORNER LOT D (R7B), THROUGH LOT B (R6B) AND THROUGH LOT A (R6)

P.L. P.L. PI.

CORNER LOT OUT LOTS

COMPLYING BUILDING BEYOND

EXISTING PARKING GARAGE - (TO BE REINFORCED TO ACCOMMODATE OVERBUILD)

KEY SCALE 1" = 100'

SKY EXPOSURE PLANE

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289-13-BZ

COMPLYING Sections

Height / Setback

Z-33

Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-10-2013
BSA Application Set 10-16-2013

NYM HOSPITAL  PERKINS EASTMAN
506 6th St.  115 5th Ave.
Brooklyn, NY 11215  Brooklyn, NY 11217

PERKINS EASTMAN
115 5th Ave.
Brooklyn, NY 11217

COMPLYING Sections

Height / Setback

Z-33

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Brooklyn, NY 11215  Brooklyn, NY 11217

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115 5th Ave.
Brooklyn, NY 11217

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COMPLYING Sections

Height / Setback

Z-33

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289-13-BZ

COMPLYING Sections

Height / Setback

Z-33

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Brooklyn, NY 11215  Brooklyn, NY 11217

PERKINS EASTMAN
115 5th Ave.
Brooklyn, NY 11217
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 ~ 567
   - 518 spaces (see BSA Special Permit, 11 January 1994, Cal. # 142-92-BZ)
     a. 76 required parking spaces accessory to retail
     b. 49 required parking spaces accessory to Wesley House
     c. 333 permitted parking spaces accessory to hospital related uses
       - 49 required spaces in doctors' lot, accessory to hospital uses on Block 1086
     - Existing to be remain ~ 478
       - 478 spaces spaces in garage and parking deck (38 spaces to be eliminated)
     a. 76 required parking spaces accessory to retail
     b. 49 required parking spaces accessory to Wesley House
     c. 333 permitted parking spaces accessory to hospital related uses
       - 0 spaces in doctors' lot (to be demolished)
   - Proposed additional spaces ~ 515
   - 426 required parking spaces accessory to the new development
   - 40 permitted spaces accessory to existing hospital related uses, replacing
     eliminated spaces in existing garage and parking deck
   - 49 required spaces accessory to existing hospital uses on Block 1086,
     replacing eliminated spaces in existing doctors' lot

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
   Provided: 4 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
   - 0 spaces in doctors' lot (to be demolished)
   - 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
The Center for Community Health

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NYM HOSPITAL PERKINS EASTMAN
500 6th St
115 5th Ave.
Brooklyn, NY 11215
New York, NY 10003

ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

COMPLYING ELEVATIONS
North/South Z-35

3 Amended BSA Application Set 01-28-2013
2 Response to BSA Notice of Comments 12-10-2013
1 BSA Application Set 10-17-2013

Scale: As Noted

289-13-HZ

3 Amended BSA Application Set 01-28-2013
2 Response to BSA Notice of Comments 12-10-2013
1 BSA Application Set 10-17-2013

Scale: As Noted

289-13-HZ
NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HERELIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON GALLAS SURVEYING GROUP DRAWING G13052 DATED 04-30-2013

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

COMPLYING
Ground
Floor Plan Z-37
Scale: 1" = 64"
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
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506 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

3 Amended BSA Application Set 01-28-2013
2 Response to BSA Notice of Comments 12-10-2013
1 BSA Application Set 10-16-2013

COMPLYING
First
Floor Plan Z-38
Scale: 1" = 64"
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.
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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541 8th St, Brooklyn, NY 11215

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506 8th St 115 5th Ave.
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289-13-B7

Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-10-2013
BSA Application Set 10-16-2013

3rd Floor Plan Z-40
Scale 1" = 64'
The Center for Community Health

541 6th St. Brooklyn, NY 11215

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506 6th St.  115 5th Ave.
Brooklyn, NY 11215  New York, NY 10003

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.

COMPLYING
4th
Floor Plan  Z-41
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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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
541 6th St, Brooklyn, NY 11215

NYM HOSPITAL
PERKINS EASTMAN
506 6th St
115 5th Ave.
Brooklyn, NY 11215

New York, NY 10003

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.

COMPLYING
9th
Floor Plan Z-44
Scale: 1" = 64'
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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COMPLYING
10th/Mech
Floor Plan Z-45

Amended BSA Application Set 01-28-2013
Response to BSA Notice of Comments 12-10-2013
BSA Application Set 10-16-2013

The Center for Community Health

541 6th St. Brooklyn, NY 11215

NYM Hospital Perkins Eastman
506 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

6th Street

5th Street

7th Avenue

8th Avenue

Existing Medical Arts Building to Remain

Existing Wesley House to Remain

Mechanical

Outlet

Scale: 1" = 20'-0"
NOTE: -EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREBIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON DRAWING NUMBER A-4 DATED 05-06-97.

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
Perkins Eastman
506 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

Utilities / pedestrian tunnel below street
Subject to DOT approval of revocable consent

Existing garage subject to BSA special permit, dated January 11, 1994 (CAL. NO. 142-92-BZ), as herein modified. Conditions of existing garage, to the extent not modified as proposed, are based on SOM drawing number A-3 dated 06-12-96.

NOTE: -EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON SOM DRAWING NUMBER A-3 DATED 06-12-96.

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.

Proposed Parking Level 1

Floor Plan Z-47

Scale: 1" = 64'

Response to BSA Notice of Comments 12-10-2013

Amended BSA Application Set 10-16-2013
The Center for Community Health

541 6th St. Brooklyn, NY 11215

NYH HOSPITAL PERKINS EASTMAN
506 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

The Center for Community Health

Proposed
Parking Level 2
Floor Plan Z-48
Scale: 1" = 64'

NOTE: -EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON SOM DRAWING NUMBER A-2 DATED 02-26-97

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
EXISTING GARAGE (TO BE REINFORCED TO ACCOMMODATE OVERBUILD)

NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREFIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON SOM DRAWING NUMBER A-4 DATED 05-06-97

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.
EXISTING GARAGE (TO BE REINFORCED TO ACCOMMODATE OVERBUILD)

UTILITY / PEDESTRIAN TUNNEL BELOW STREET SUBJECT TO DOT APPROVAL OF REVOCABLE CONSENT

NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATE JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON SOM DRAWING NUMBER A-3 DATED 06-12-96

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

Parking Level 1
Floor Plan Z-50

Complying
Scale: 1" = 64'
EXISTING GARAGE
(TO BE REINFORCED TO ACCOMMODATE OVERBUILD)

NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATE
JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREIN MODIFIED.
CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT
MODIFIED AS PROPOSED, ARE BASED ON SOM DRAWING
NUMBER A-2 DATED 02-26-97

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
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Brooklyn, NY 11215 New York, NY 10003

289-13-87
3 Amended BSA Application Set 01-28-2013
2 Response to BSA Notice of Comments 12-10-2013
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Complying
Parking Level 2
Floor Plan Z-51
Scale: 1" = 64'

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289-13-87
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Complying
Parking Level 2
Floor Plan Z-51
Scale: 1" = 64'
ACCESSORY SIGNAGE 120 SF

DRIVEWAY AND PARKING GARAGE ENTRY / EXIT

BULLETIN BOARD / DIRECTORY 16 SF MAX
LOCATION MAY CHANGE BASED ON NEW YORK METHODIST REQUIREMENTS

LOCATION MAY CHANGE BASED ON NEW YORK METHODIST REQUIREMENTS

ACCESSORY SIGNAGE 12 SF

DETAIL 1 SOUTH ELEVATION (6TH STREET)
PROPOSED

DETAIL 2 SOUTH ELEVATION (6TH STREET)
COMPLYING

DETAIL 3 SOUTH ELEVATION (6TH STREET)
PROPOSED

DETAIL 4 EAST ELEVATION (8TH AVENUE)
PROPOSED

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

NYM HOSPITAL
PERKINS EASTMAN
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New York, NY 10003

Comparison
Elevation Details
Z-52

ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

0 50 100

Scale: 1" = 32'

Sigs Regulations
a. Signage for non-residential buildings is limited to one identification sign no greater than 12 SF; Bulletin board, not exceeding 16 SF, is permitted
b. Identification Sign Proposed
   • 48” x 2’-0” = 120 SF
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Detail 1)
   • 48” x 1’-2” = 70 SF
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Detail 3)
   • 48” x 1’-2” = 70 SF
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Detail 4)
c. Bulletin Board Proposed
   • 8’ x 2’ = 16 SF Complies (See Detail 1)

22-321