KRAMER LEVIN NAFTALIS & FRANKEL LLP

ELISE WAGNER
PARTNER
PHONE 212-715-9189
FAX 212-715-8208
EWAGNER@KRAMERLEVIN.COM

June 16, 2014

Via Hand Delivery

Hon. Meenakshi Srinivasan, Chair
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

RECEIVED
BD. OF STANDARDS & APPEALS
2014 JUN 16 P 12:35
CAL. NO.

Re: New York Methodist Hospital
Center for Community Health
505-525 6th Street (Block 1084, Lots 39, 164, 1001, and 1002)
BSA Cal. No. 289-13-BZ

Dear Chair Srinivasan:

Here are one (1) original and one (1) copy of Drawings G-01, Z-02 through Z-22, Z-46 through Z-48, and Z-52, dated June 13, 2014, in support of an application on behalf of New York Methodist Hospital for a variance to allow the development of a new outpatient care facility, known as the Center for Community Health, on the Hospital's main campus in Park Slope, Brooklyn. At the request of BSA staff, the Drawings have been redated, and the existing and complying conditions Drawings have been omitted from the set. These changes are reflected in the table of contents on Drawing G-01. No other modifications have been made to the Drawings.

Very truly yours,

Elise Wagner

Elise Wagner

Enclosures

cc: Brooklyn Community Board 6
Hon. Eric Adams – Brooklyn Borough President
Hon. Brad Lander – City Council Member 39th District
Ira Gluckman, R.A. – Department of Buildings, Brooklyn
Purnima Kapur – Department of City Planning
Christopher Holme – Department of City Planning

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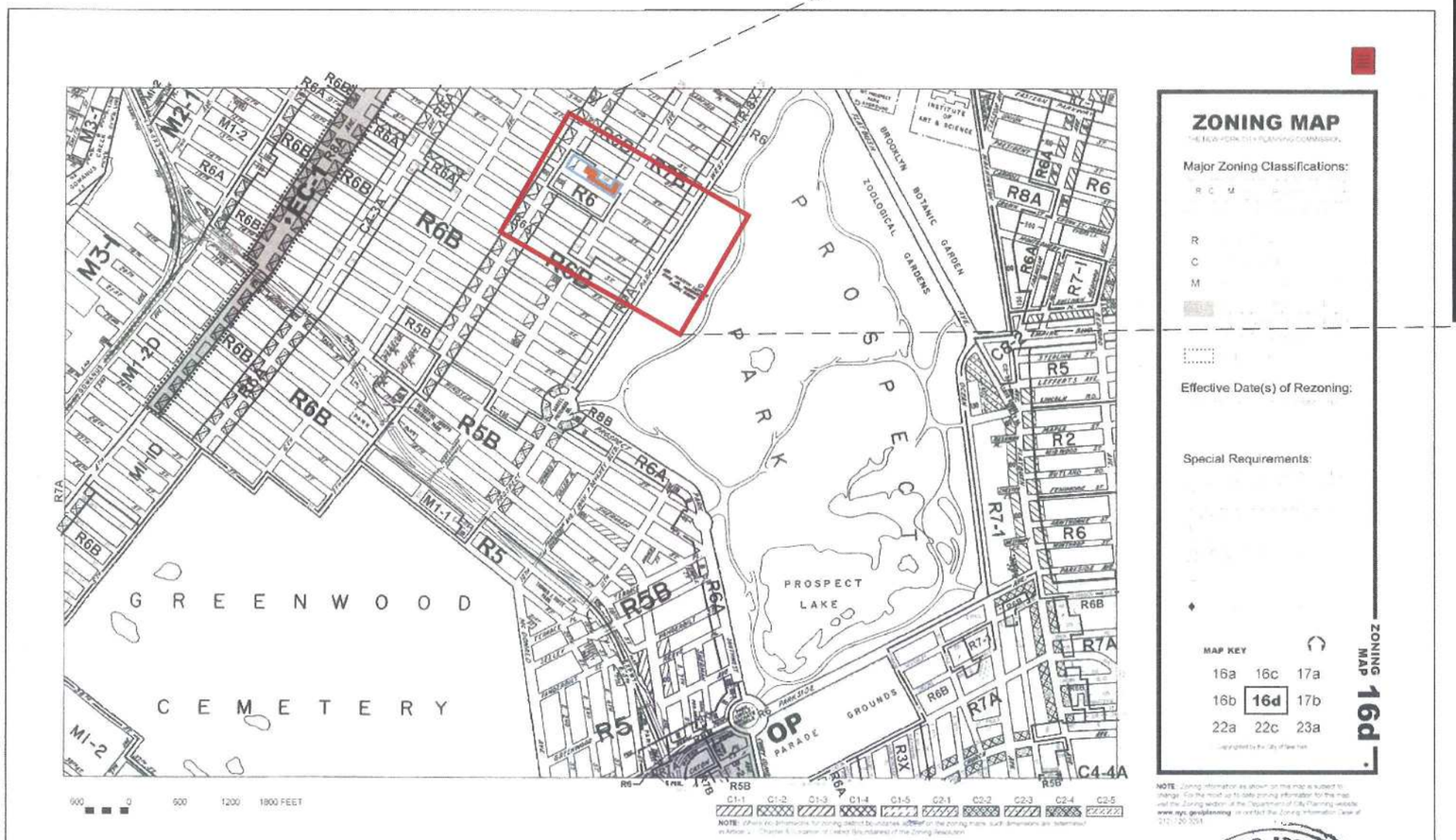
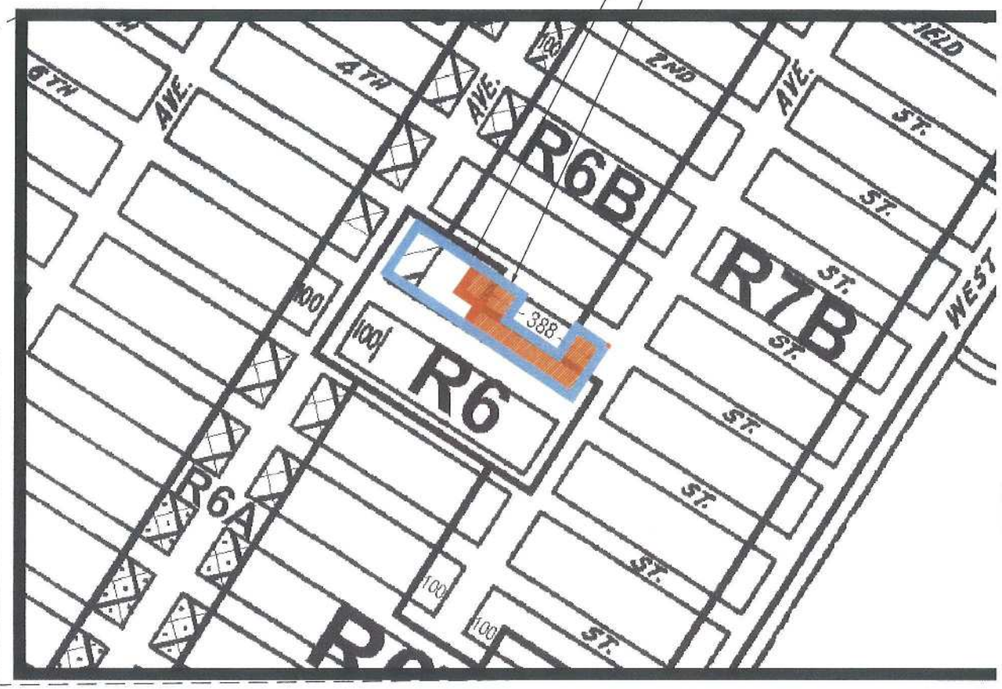
G-01	Zoning Map
	Proposed Conditions
Z-02	Site Plan / Proposed Conditions
Z-03	Zoning Calculations / Proposed Conditions
Z-04	Non-Compliances and Schedules / Proposed Conditions
Z-05	Average Curb Levels / Proposed Conditions
Z-06	Floor Area & Lot Coverage / Proposed Conditions
Z-07	Yards / Proposed Conditions
Z-08 - 11	Sections / Proposed Conditions
Z-12	Curb Cuts, Loading Berths & Parking / Proposed Conditions
Z-13 - 14	Elevations / Proposed Conditions
Z-15 - 22	Floor Plans / Proposed Conditions
Z-46 - 48	Proposed Below Grade Floor Plans
Z-52	Elevation Details





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2014 JUN 17 P 1:15
CAL. NO.

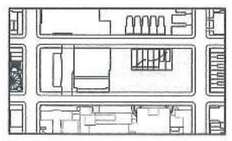
PROJECT TITLE

The Center for Community Health

541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

KEY PLAN



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

SEAL

6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
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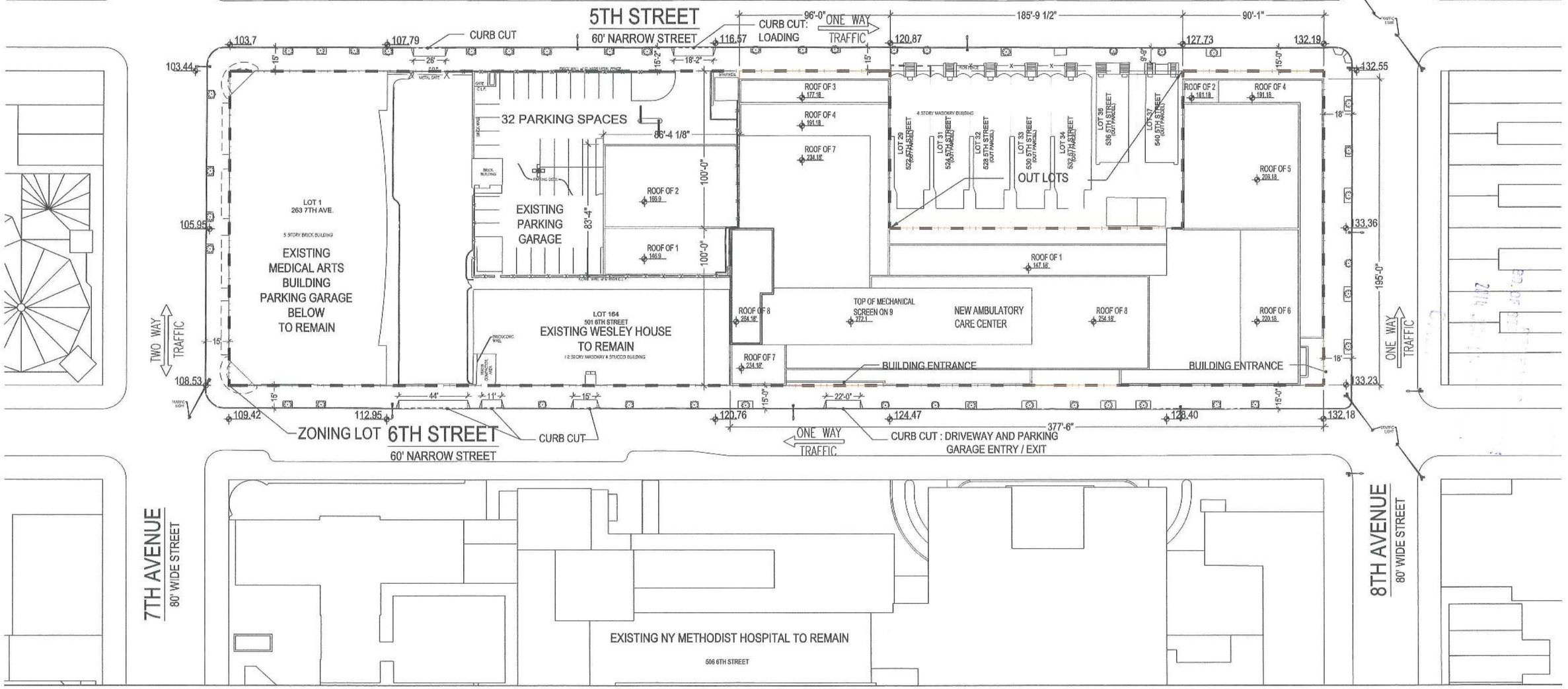
3	Amended BSA Application Set	01-28-2014
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013
No.	Issue Name	Date

Zoning Districts

G-01

Scale: As Noted



ZONING LOT BOUNDARY
DEVELOPMENT SITE BOUNDARY

STREET TREE
PARKING LOT LIGHT
STREET LIGHT

0 50 100

541 6TH STREET
PARK SLOPE, BROOKLYN

BLOCK 1084
LOTS 39, 164, 1001, 1002

PROJECT TITLE

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Proposed Site Plan

Z-02

Scale: 1" = 64'

Applicable ZR Section Maps

Block 1084, Lots 39, 164, 1001, 1002

1. Zoning Districts: Map 16C
- R6 & R6/C1-3
- R6B
- R7B

2. Lot Area = 120,569 SF
- R6 – 100,348
- R6/C1-1 – 20,000 SF (included in R6 Lot Area)
- R6B = 11,213 SF
- R7B – 9,008 SF

3. Permitted Uses

Use Groups (UG)

22-11,12 • Residential: UG 1, 2

22-13,14 • Community Facility: UG 3, 4

32-15 • Commercial: UG 6 (C1-3 commercial overlay district only)

4. Uses

a. Existing Uses
- UG 4: Non-profit or voluntary hospitals and related facilities
- UG 3: Non-profit hospital staff dwelling
- UG 6: Retail uses

b. Proposed Uses
- Existing Uses to Remain: UG 4, UG 6 and UG 3 to remain
- Proposed: UG 4A Ambulatory diagnostic and health treatment care facility. COMPLIES

5. Floor Area

a. Floor Area Permitted (See Z-06)

Maximum FAR

24-11 • R6 = 4.80

33-121 - R6/C1-1 – 4.80

24-11 • R6B – 2.0

24-11 • R7B – 3.0

Maximum Zoning Floor Area (ZFA)
- R6 – 481,670 ZFA (includes R6/C1-3)

(100,348 SF x 4.8 – 481,670 ZFA)
- R6B – 22,426 ZFA

(11,213 SF x 2 – 22,426 ZFA)
- R7B = 27,024 ZFA

(9,008 SF x 3 – 27,024 ZFA)

Total permitted ZFA for zoning lot: 531,120

b. Floor Area Proposed

R6
- Existing ZFA to Remain = 73,720 ZFA Med Arts Bldg. (Includes 16,005 sf of retail)
- Existing ZFA to Remain – 87,814 ZFA Wesley House
- Proposed additional ZFA – 216,600 ZFA (See Z-04)
- Total Proposed ZFA – 378,134 ZFA COMPLIES

R6B
- Existing ZFA to Remain – 0 ZFA
- Proposed additional ZFA – 42,150 ZFA (See Z-04)
- Total Proposed ZFA = 42,150 ZFA DOES NOT COMPLY Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries

R7B
- Existing ZFA to Remain – 0 ZFA
- Proposed additional ZFA – 39,600 ZFA (See Z-04)
- Total Proposed ZFA – 39,600 ZFA DOES NOT COMPLY Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries

Total Proposed additional ZFA for Zoning Lot – 298,350 ZFA
Total Proposed ZFA for Zoning Lot – 459,884 ZFA
(Existing to Remain and Proposed) COMPLIES (See Z-04)

24-11 **6. Lot Coverage**

a. Lot Coverage Permitted.
- R6
  - Corner Lots A, B – 14,000 SF (10,000 SF x 70 % – 10,000 SF x 70%)
  - Corner Lots C – 7,000 SF (10,000 SF x 70 %)
  - Through Lot A – 27,001.4 SF (41,556 SF x 65 %)
  - Interior Lot – 11,447.2 SF (17,611 SF x 65%)
  - Through Lot B = 7,288 SF (11,213 SF x 65%)
- R6B
  - Through Lot B – 6,727.8 SF (11,213 SF x 60%)
- R7B
  - Corner Lot D = 7,206 SF (9,008 SF x 80%)

Total Lot Coverage Permitted – 80,670.4 SF

b. Existing Lot Coverage To Remain
- R6
- Corner Lots A, B – 14,000 SF/Corner Lot
- Through Lot A = 7285 SF

c. Proposed Lot Coverage (See Z-06)
- R6
  - Corner Lot C – 9740 SF: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-06)
  - Through Lot A = 13,125 SF (Including existing to remain) : COMPLIES
  - Interior Lot = 11,760 SF DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-06)
  - Through Lot B – 10343 SF: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-06)
- R6B w R6
  - Through Lot B = 9975 SF: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-06)
- R7B
  - Corner Lot D = 8550 SF (DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-06)

Total Coverage Proposed – 77,493 SF

7. Side Yards

24-25(b) – None required in R6, R6B, and R7B districts COMPLIES

24-36 **8. Rear Yards/Rear Yard Equivalents**

a. Required (See Z-07)

24-382 b. Existing to Remain: See BSA Variance (11 January 1994, Cal.# 142-92-BZ)
- R6 (Corner Lots A,B): Existing to Remain

24-391 Rear yard not required within 100 ft. of a corner.
- R6 (Through Lot A)

Rear yard equivalent: COMPLIES

c. Proposed (See Z-07 - Z-11)

24-382 (a)
- R6B R6 (Through Lot B)
  - Rear yard equivalent: DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Z-08)

24-36
- R6 (Interior Lot)
  - Rear yard: DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification (See Z-09)

24-391
- R6 (Corner Lot C)
  - Rear yard not required within 100 ft. of a corner. COMPLIES (See Z-09)

24-391
- R7B (Corner Lot D)
  - Rear yard not required within 100 ft. of a corner. COMPLIES (See Z-09)

9. Height and Setback

a. Required
- R6
  - Max Height of Front Wall: 60 ft. or 6 stories whichever is less
  - Required 20 ft. setback above 60 ft. at narrow street
  - Required 15 ft. setback above 60 ft. at wide street
  - Required rear yard line setback of 20 ft. above 125 ft.
- R6B
  - Min 30 ft. base height, Max 40 ft. base height
  - Max 50 ft. building height
  - Required 15 ft. setback above base from street wall
  - Required rear yard line setback of 10 ft. above max base height
- R7B
  - Min 40 ft. base height, Max 60 ft. base height
  - Max 75 ft. building height
  - Required 15 ft. setback above base at street wall on narrow street
  - Required rear yard line setback of 10 ft. above max base height

b. Existing to remain.

24-522
- R6
  - Wide Street: See BSA Variance (11 January 1994, Cal. #142-92-BZ)
  - Narrow Street: See BSA Variance (11 January 1994, Cal. #142-92-BZ)

c. Proposed (See Z-08 - Z-11)

24-522
- R6
  - Narrow Street: DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification
  - Wide Street: COMPLIES
  - Rear yard line setback: DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification

23-633
- R6B
  - Narrow Street: DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification
  - Rear yard line setback: DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification

23-633
- R7B
  - Narrow Street COMPLIES
  - Wide Street: COMPLIES

10. Parking

a. Required Accessory Off-Street Parking Spaces for Developments and Enlargements – UG 4 Ambulatory Diagnostic or Treatment Health Care

25-31
- 1 space per 800 SF of floor area (including non-storage cellar space) 327,868 SF ÷ 800 SF = 410 required spaces

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 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. 246 permitted parking spaces accessory to hospital related uses
    d. 49 required spaces in doctors' lot, accessory to hospital uses on Block 1086
    e. 60 required spaces accessory to new development
  - 0 spaces in doctors' lot (to be demolished)
- Proposed additional spaces – 350
- Total spaces accessory to new development = 410 (60 spaces in existing garage and parking deck and 350 new spaces) (see Z-04, Z-12) COMPLIES

25-631 **11. Curb Cuts for Accessory Off-Street Parking**

Permitted: 1 curb cut per street frontage of zoning lot maximum width of 22' (see Z-12)
- 6th Street: 6 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-Street Loading Berths

a. Accessory Off-Street Loading Berths Required for Developments or Enlargements – UG4A Ambulatory Diagnostic or Treatment Health care Facilities. NONE

25-72 b. Accessory Off-Street Loading Berths Proposed
Existing loading berths = 2 See BSA Variance (11 January 1994 Cal # 142-92-BZ)
Proposed additional loading berths = 2 loading berths COMPLIES (See Z-12)

25-75 c. Accessory Off-Street Loading Berth Curb Cuts
Not permitted within 50 ft. of an intersection of any two street lines
Existing within 50 ft. of an intersection – 0
Provided: New curb cuts are not within 50 ft. of an intersection COMPLIES

13. Street Tree Planting

24-05 Street Trees Required for Developments or Enlargements that increase the floor area on a zoning lot by 20% or more.

26-41 1 Tree/25 ft. of the frontage of the Zoning Lot.
1,605.6 LF/25 ft. – 64 Trees
Existing trees: 30 Trees (1 to be removed)
Proposed additional street trees: 9 Trees
Remaining: (35-9) 26 trees will be provided in accordance with Section 26-41 COMPLIES

14. 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 16 SF, is permitted
DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-52)

25-80 **15. Bicycle Parking**

25-811 a. Enclosed Accessory Bicycle Parking Spaces Required for Developments and Enlargements – UG 4 Ambulatory Diagnostic or Treatment Health Care
1 per 10,000 SF of floor area, 15 SF per space
- 298,350 ZFA/10,000 – 30 spaces, 450 SF

b. Accessory Bicycle Parking Spaces Proposed (See Z-12)
Proposed enclosed spaces = 30 spaces, 450 SF COMPLIES

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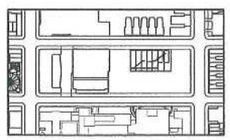

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Proposed Zoning Calculations

Z-03

Scale: As Noted

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 in the R6 zoning district and required rear yard equivalents in the R6 and R6B zoning districts ZR 24-33, 24-36 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, 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.
A portion of 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), location of entrance to a group parking facility accessory to commercial uses (ZR 22-10, 77-12, and 77-332), required number of loading berths (ZR 36-63), and enclosure of and location of entrance to loading berths (ZR 22-10, 36-683, 77-12, and 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.

FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

FLOOR	ZONING FLOOR AREA (ZFA)
SUB-CELLAR 2	0
SUB-CELLAR 1	0
CELLAR	0
G / 1	45,316
2	48,735
3	48,757
4	47,320
5	40,931
6	34,930
7	28,841
8	1,840
9	1,680
	298,350

FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

MEDICAL ARTS BUILDING	73,720
WESLEY HOUSE	87,814

TOTAL ZONING LOT ZFA	459,884

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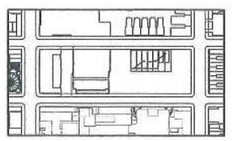

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Proposed Non Compliance Schedules Z-04

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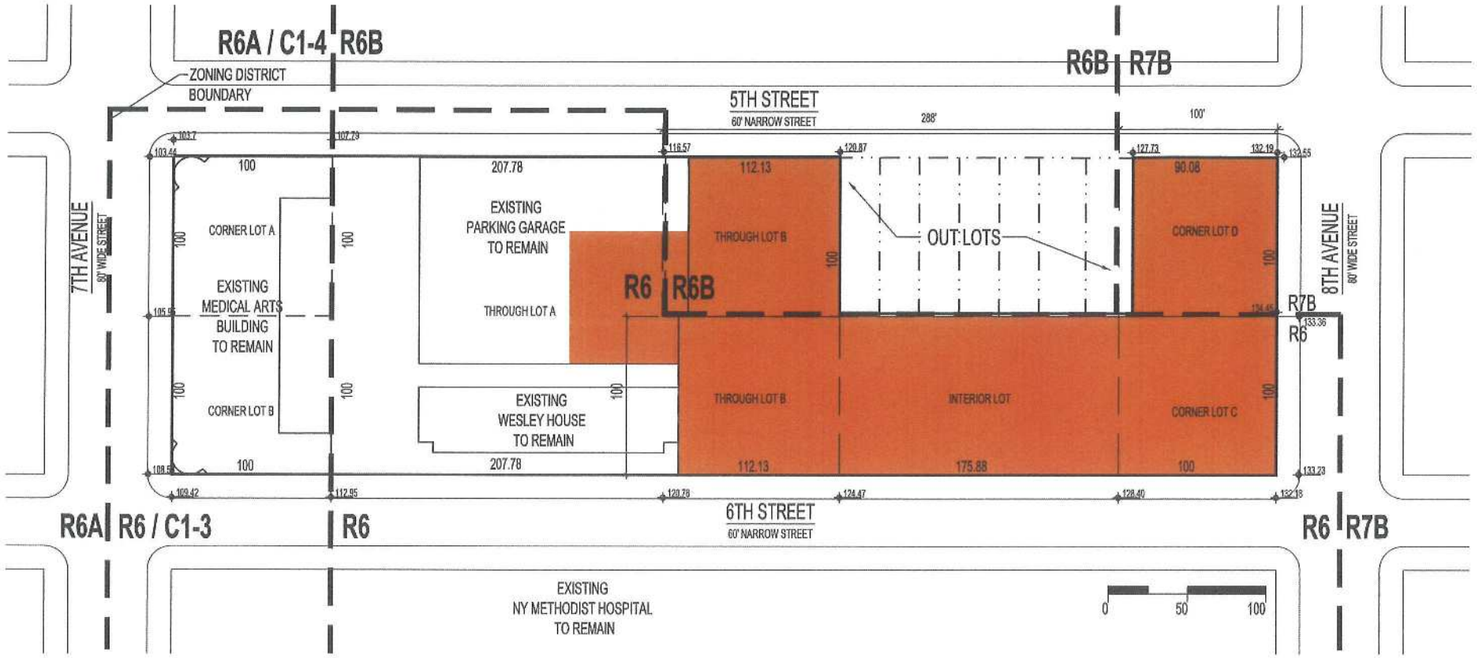

AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

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. : (132.55' + 134.45' / 2)] / 2 = EL 131.23'

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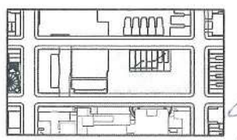

SEAL

REGISTERED ARCHITECT
FRANCIS C. GUETTLER
026108
OF THE STATE OF NEW YORK

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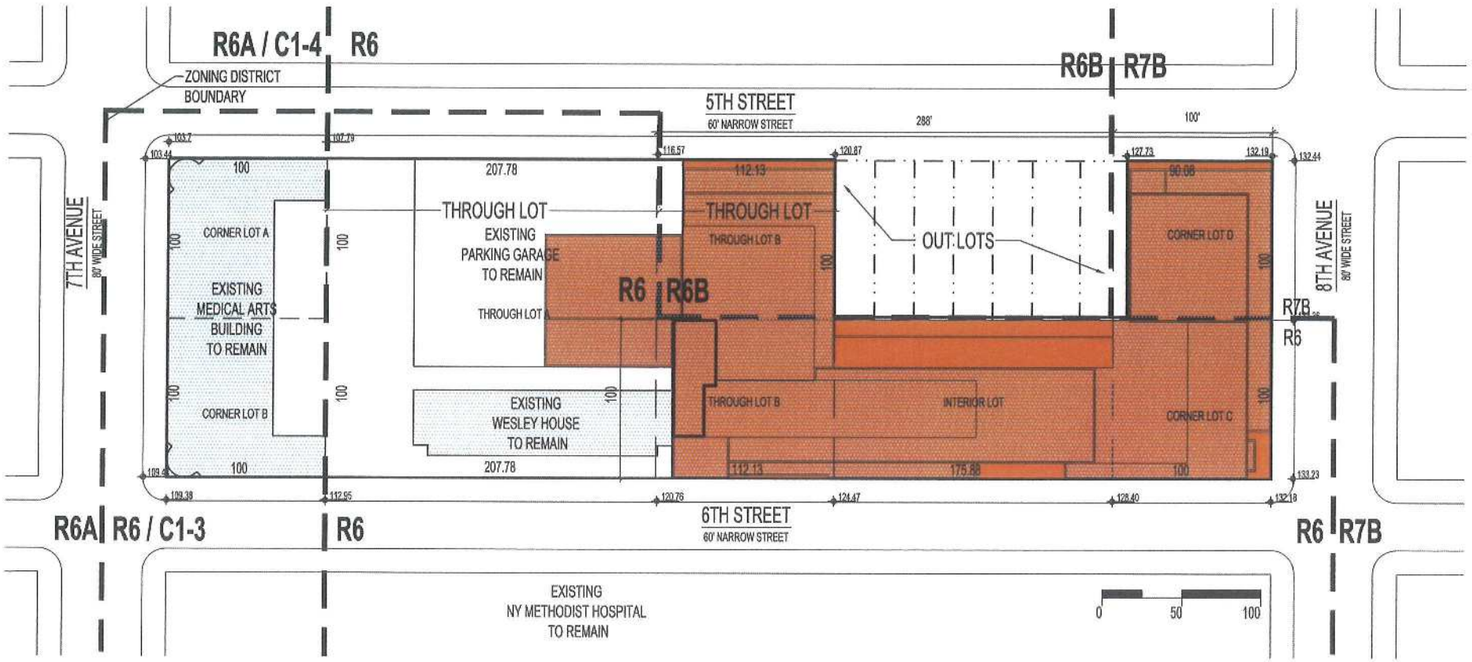
Proposed
Curb Level
Base Plane Z-05



DEVELOPMENT SITE

LOT COVERAGE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE : 24-11, 24-12

ZONING LOT	LOT AREA (SF) X PERMITTED %	PERMITTED LOT COVERAGE (SF)	EXISTING LOT COVERAGE (SF)	EXISTING LOT COVERAGE (%)
CORNER LOT A	10,000 SF X 70%	7,000	7000	70%
CORNER LOT B	10,000 SF X 70%	7,000	7000	70%
THROUGH LOT A	41,556 SF X 65%	27,011.4	7285	17.5%
THROUGH LOT B (R6B)	11,213 SF X 60%	6,728	0	0%
THROUGH LOT B (R6)	11,213 SF X 65%	7,288	0	0%
INTERIOR LOT	17,611 SF X 65%	11,447.2	0	0%
CORNER LOT C	10,000 SF X 70%	7,000	0	0%
CORNER LOT D	9,008 SF X 80%	7,206	0	0%
SUBTOTAL	120,601 SF X 66.89%	80,680.6	21,285	26%

LOT COVERAGE : COMPLIANCE (CONTINUED)

ZONING LOT	ADDITIONAL PROPOSED (SF)	ADDITIONAL PROPOSED (%)	TOTAL EXISTING + PROPOSED (SF)	TOTAL EXISTING + PROPOSED (%)	COMPLIANCE
CORNER LOT A	0	0%	7000	70%	COMPLIES
CORNER LOT B	0	0%	7000	70%	COMPLIES
THROUGH LOT A	5,840	14%	13,125	31.58%	COMPLIES
THROUGH LOT B (R6B)	9,975	88.9%	9,975	88.9%	DOES NOT COMPLY
THROUGH LOT B (R6)	10,343	92%	10,343	92%	DOES NOT COMPLY
INTERIOR LOT	11,760	66.78%	11,760	66.78%	DOES NOT COMPLY
CORNER LOT C	9,740	97.4%	9,740	97.4%	DOES NOT COMPLY
CORNER LOT D	8,550	94.9%	8,550	94.9%	DOES NOT COMPLY
SUBTOTAL	56,208	46.6%	77,493	64.4%	COMPLIES

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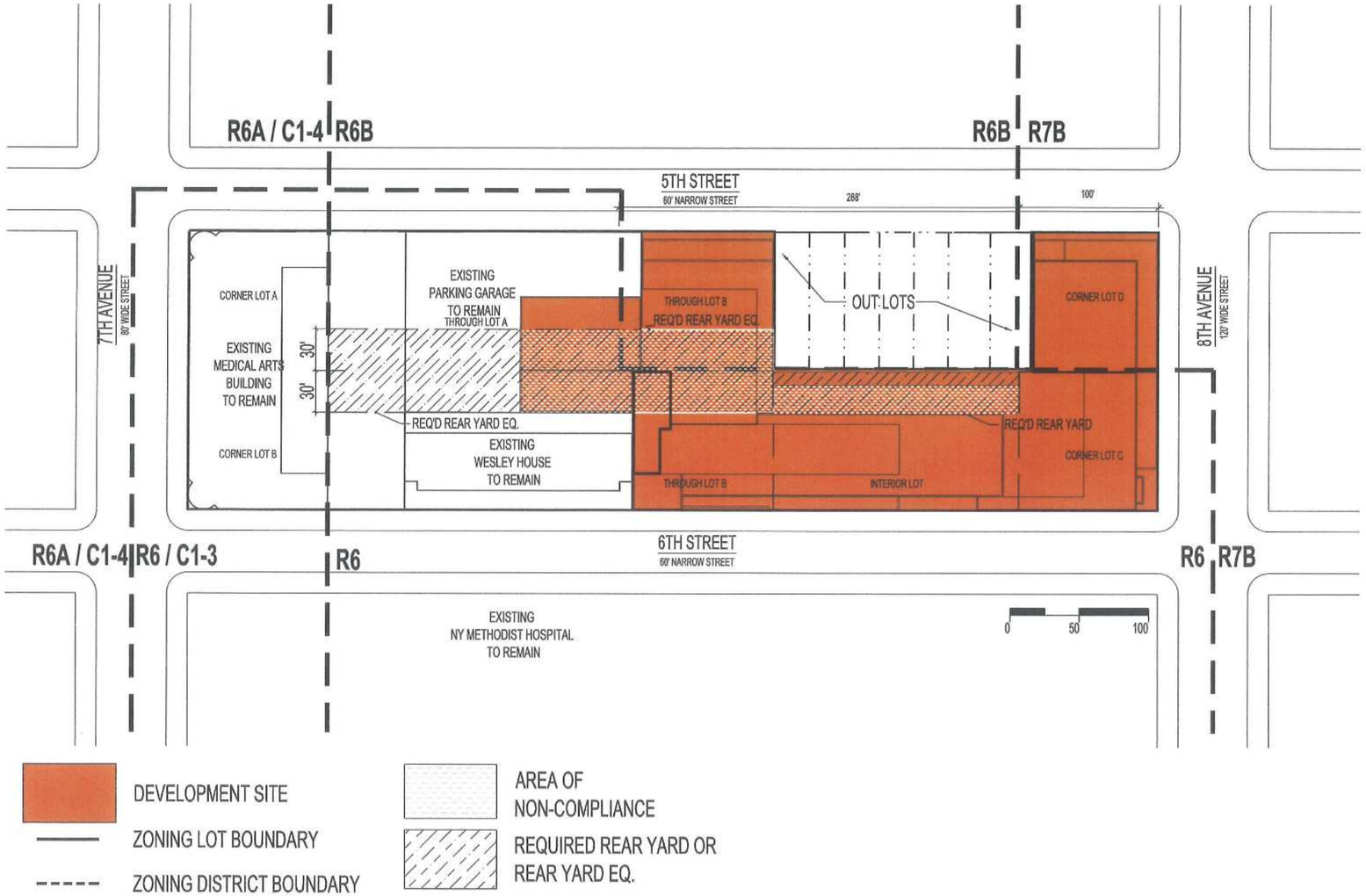
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Lot Coverage

Z-06

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
DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or modification.

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

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PROJECT TITLE

The Center for Community Health

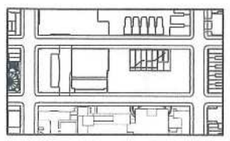
541 6th St. Brooklyn, NY 11215

OWNER
NYM HOSPITAL
506 6th St.
Brooklyn, NY 11215

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

BSA Cal. No. 289-13-BZ

KEY PLAN



SEAL

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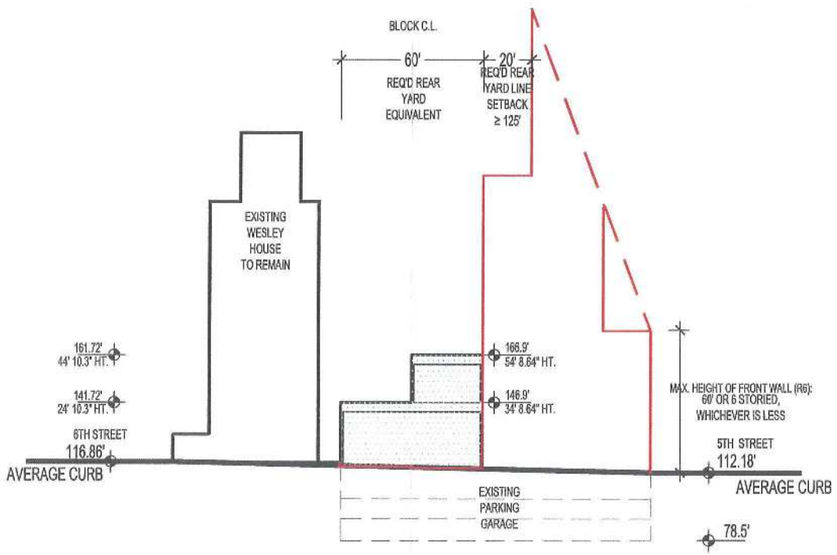
Proposed Req. Yards

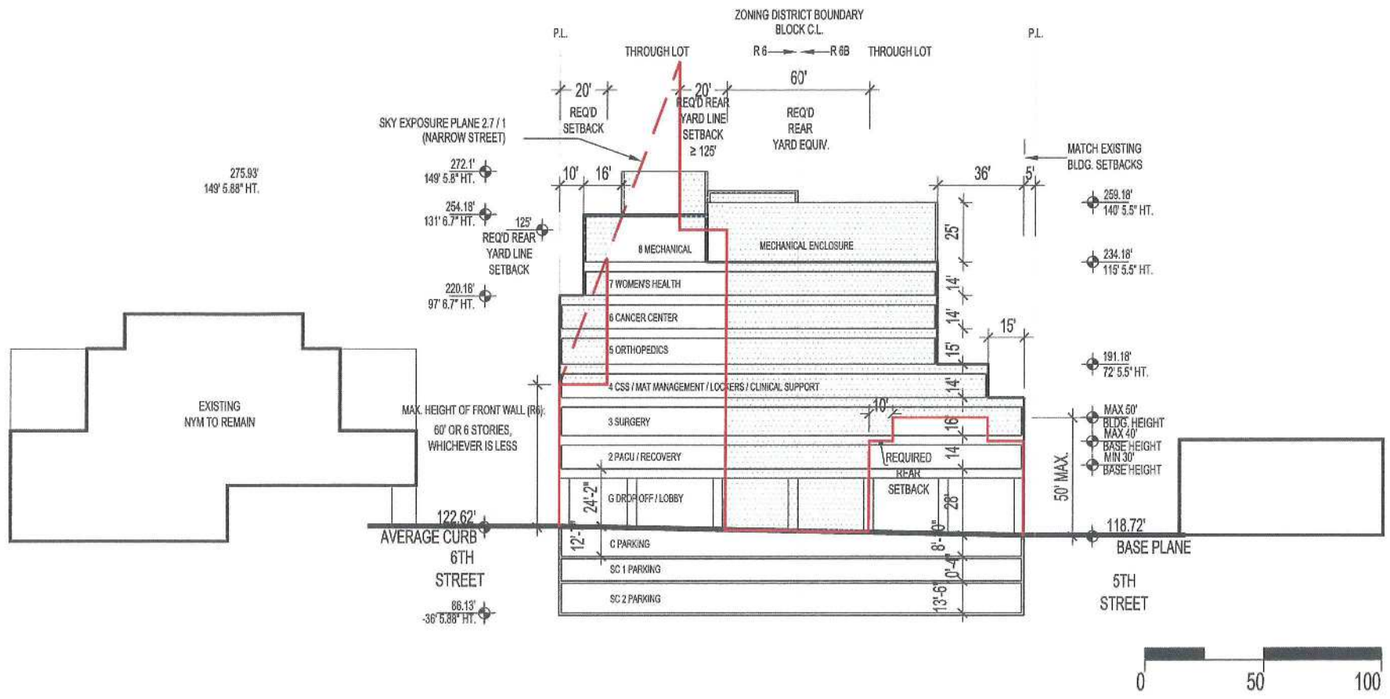
Z-07

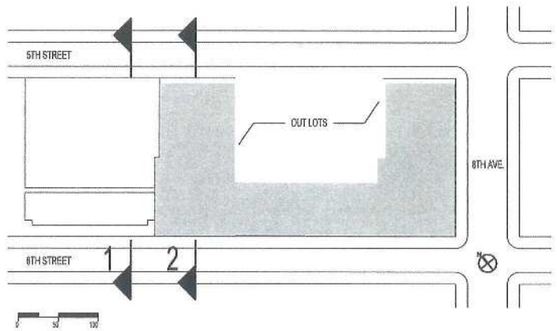
Scale: 1" = 06'

1 THROUGH LOT A: R6



2 THROUGH LOT B: R6 / R6B





KEY SCALE 1" = 192'

AREAS OF NON-COMPLIANCE

SKY EXPOSURE PLANE

PERMITTED BUILDING ENVELOPE

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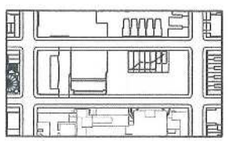
506 6th St.	115 5th Ave.
Brooklyn, NY 11215	New York, NY 10003

BSA Cal. No. 289-13-BZ

KEY PLAN



SEAL

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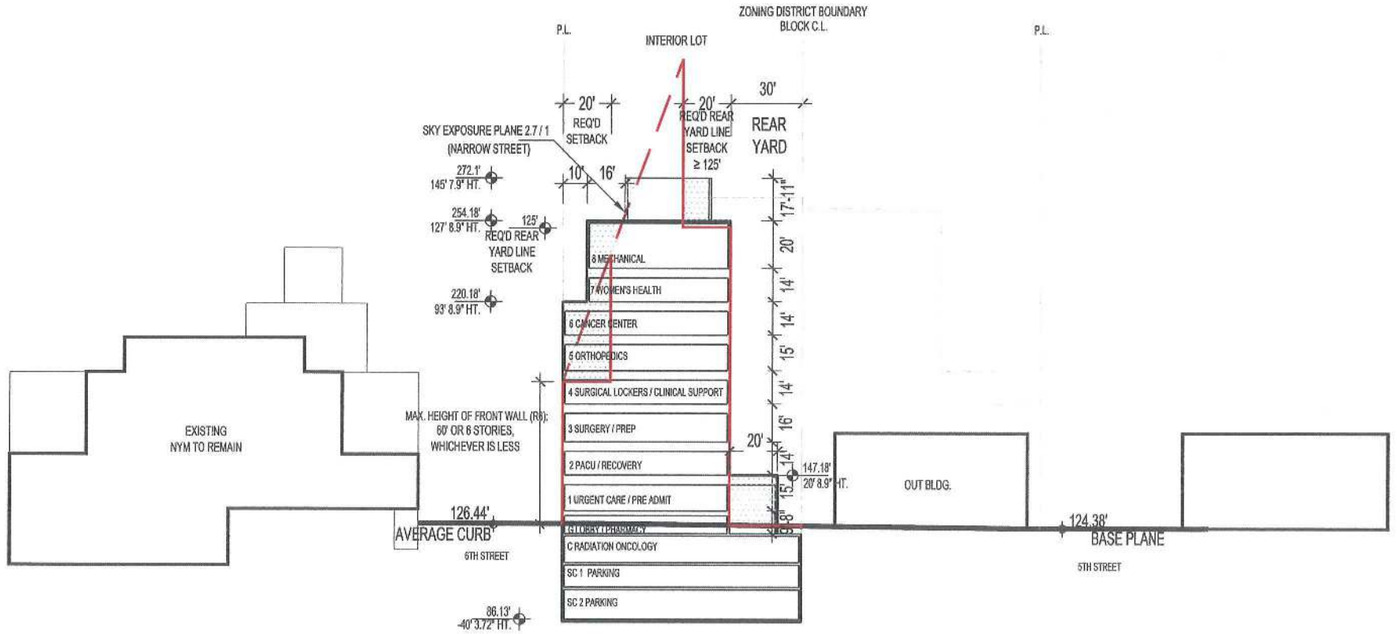
Proposed Sections Rear Yards / Height and Setback

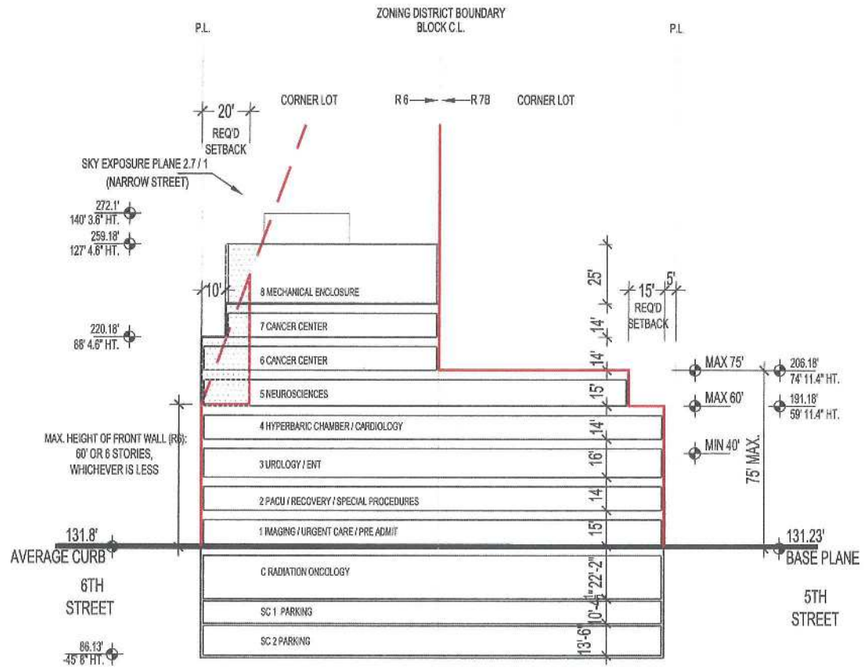
Z-08

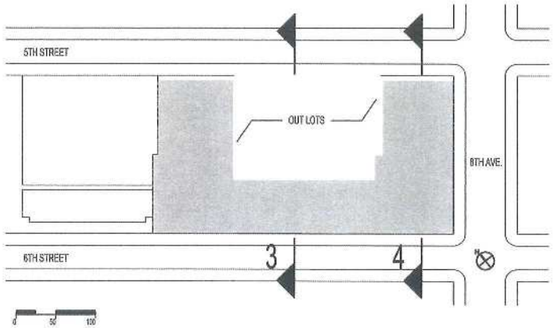
Scale: 1" = 64'

3 INTERIOR LOT: R6



4 CORNER LOTS C & D: R6 / R7B





KEY SCALE 1" = 192'

AREAS OF NON-COMPLIANCE

SKY EXPOSURE PLANE

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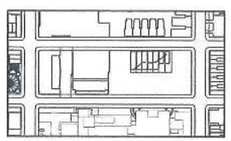

SEAL

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115 5th Ave.
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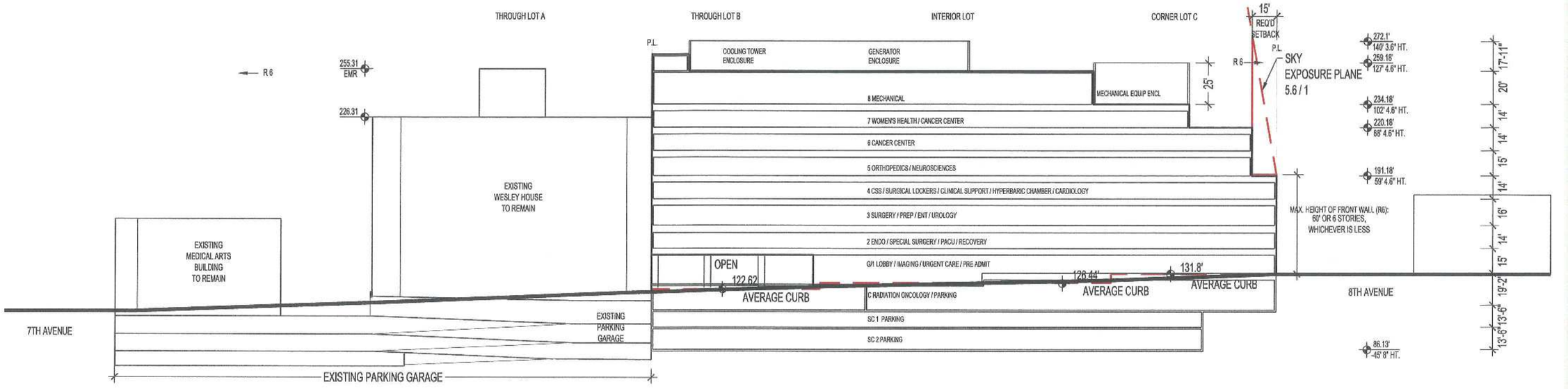
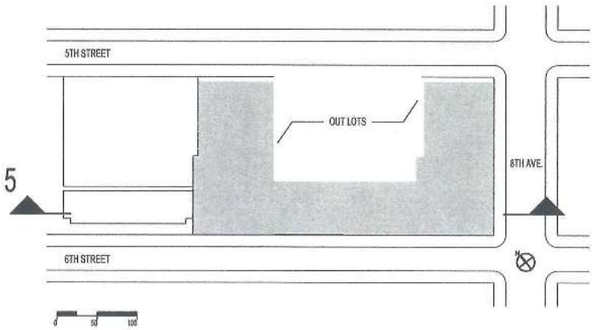
Proposed Sections Rear Yards / Height and Setback Z-09

Scale: 1" = 64'

5 CORNER LOT C, INTERIOR LOT, THROUGH LOT B (R6)





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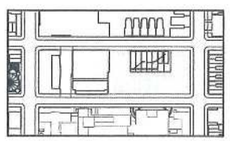
Brooklyn, NY 11215

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

KEY PLAN



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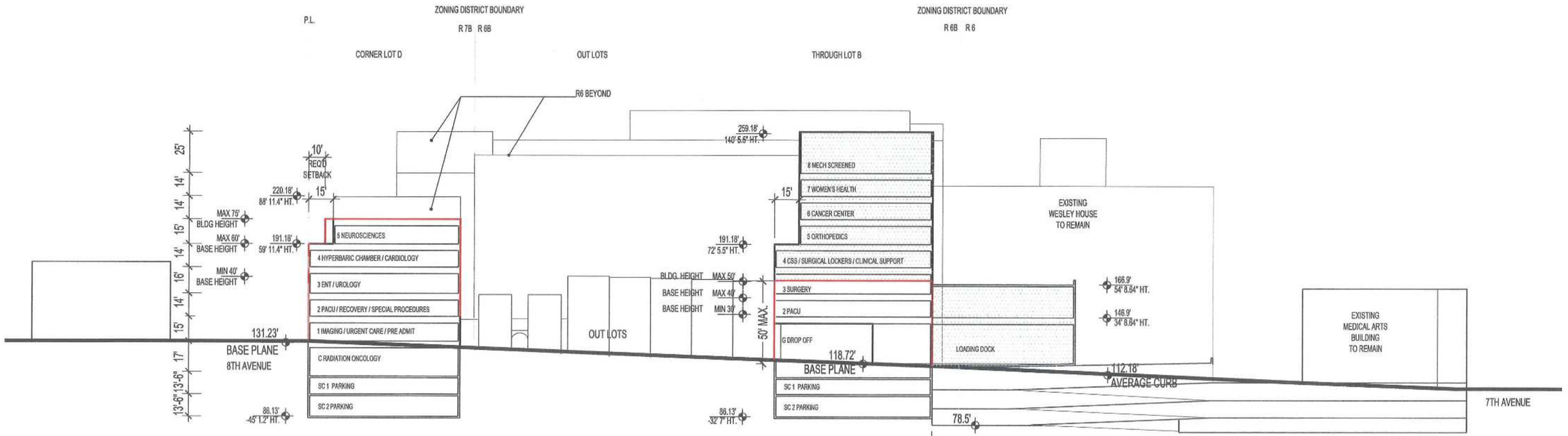
No.	Issue No.	Date

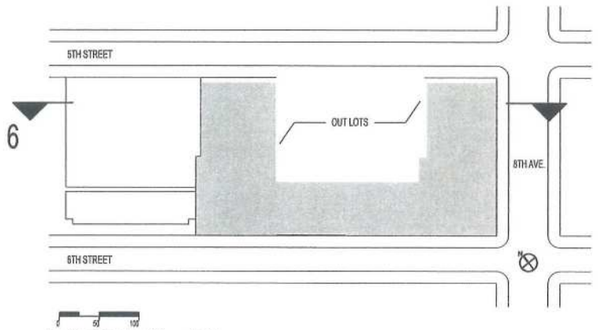
Proposed Sections Height and Setback

Z-10

Scale: 1" = 64'

6 CORNER LOT D (R7B) AND THROUGH LOT B (R6B)





KEY SCALE 1" = 192'

AREAS OF NON-COMPLIANCE

SKY EXPOSURE PLANE

PERMITTED BUILDING ENVELOPE

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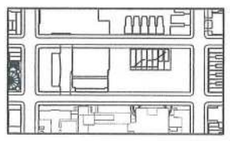
KEY PLAN



SEAL

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

No.	Issue Name	Date
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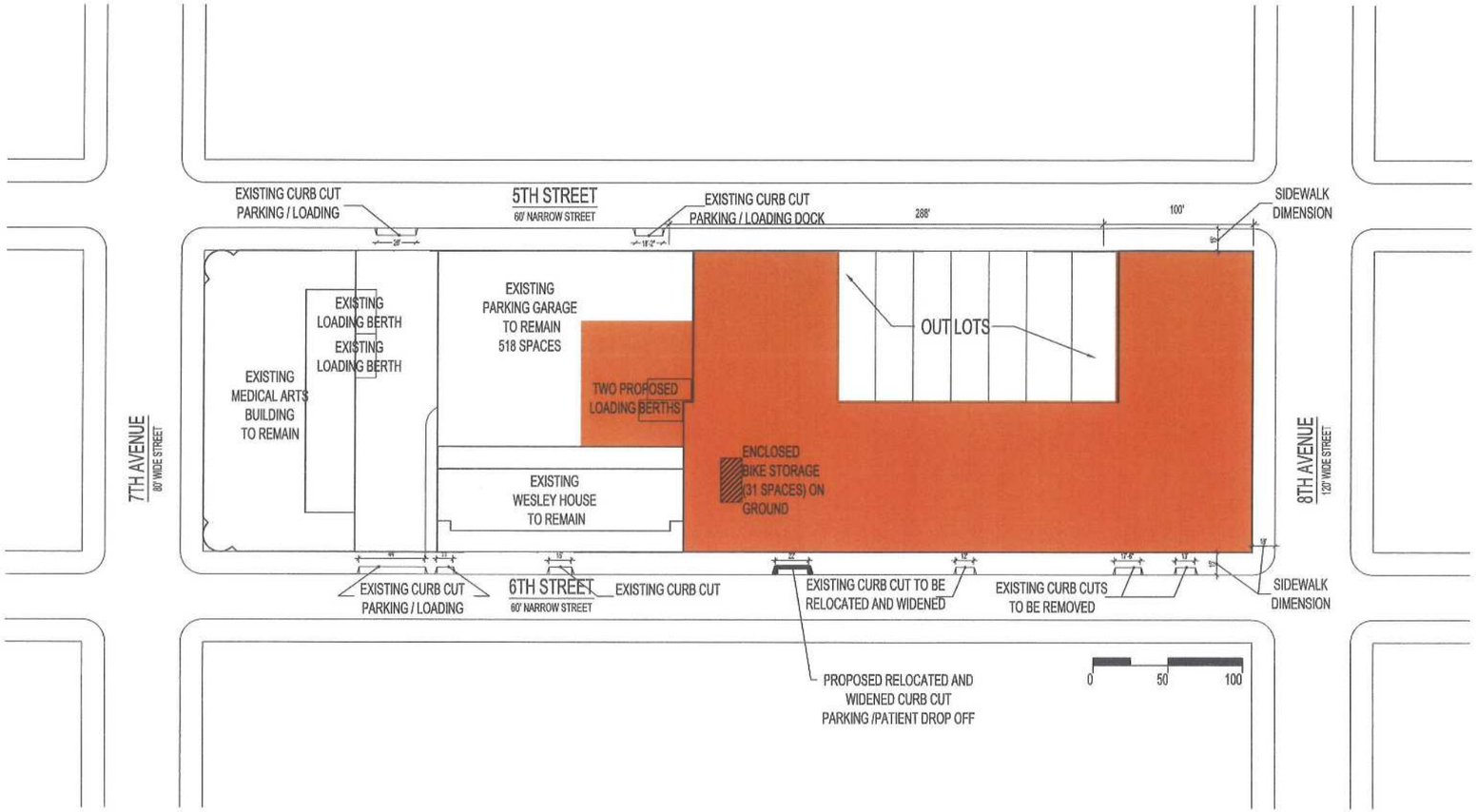
Proposed Sections Rear Yards / Height and Setback Z-11

Scale: 1" = 64'



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.
   - 327,868 SF (includes non-storage cellar space) / 800 SF = 410

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 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. 246 permitted parking spaces accessory to hospital related uses
    d. 49 required spaces in doctors' lot, accessory to hospital uses on Block 1086
    e. 60 required spaces accessory to new development
  - 0 spaces in doctors' lot (to be demolished)
- Proposed additional spaces = 350
- Total spaces accessory to new development = 410 (60 spaces in existing garage and parking deck and 350 new spaces)
  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
   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
   298,350 SF /10,000 SF = 30 spaces, 450 SF
b. Accessory Bicycle Parking Space Provided
   Proposed Enclosed Spaces = 30 spaces, 450 SF
   COMPLIES

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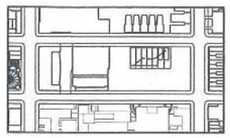
115 5th Ave.
New York, NY 10003

BSA Cal. No. 289-13-BZ

KEY PLAN



SEAL

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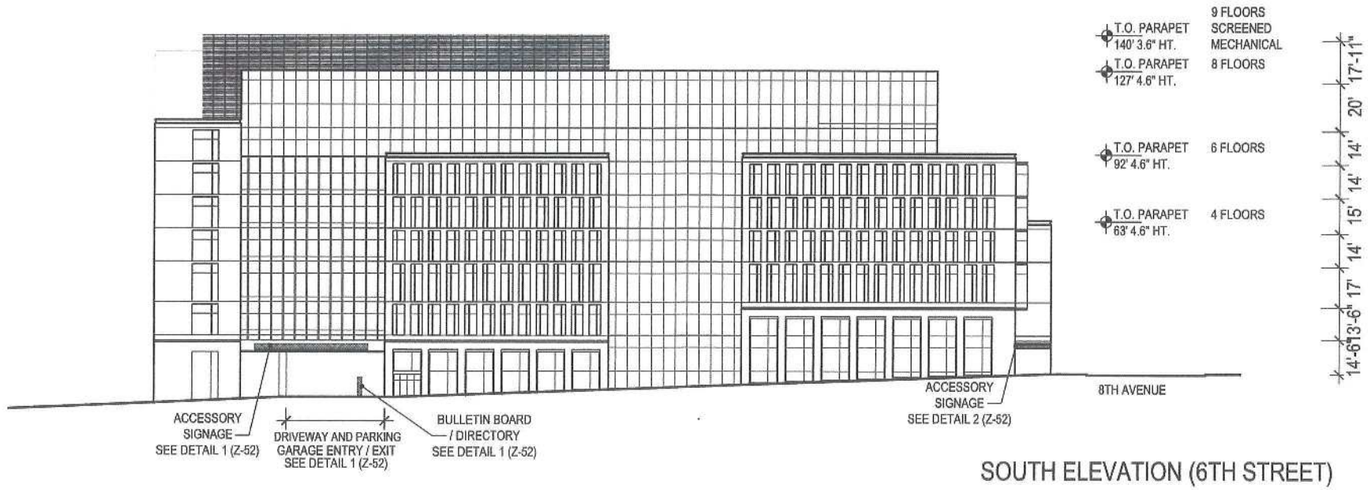
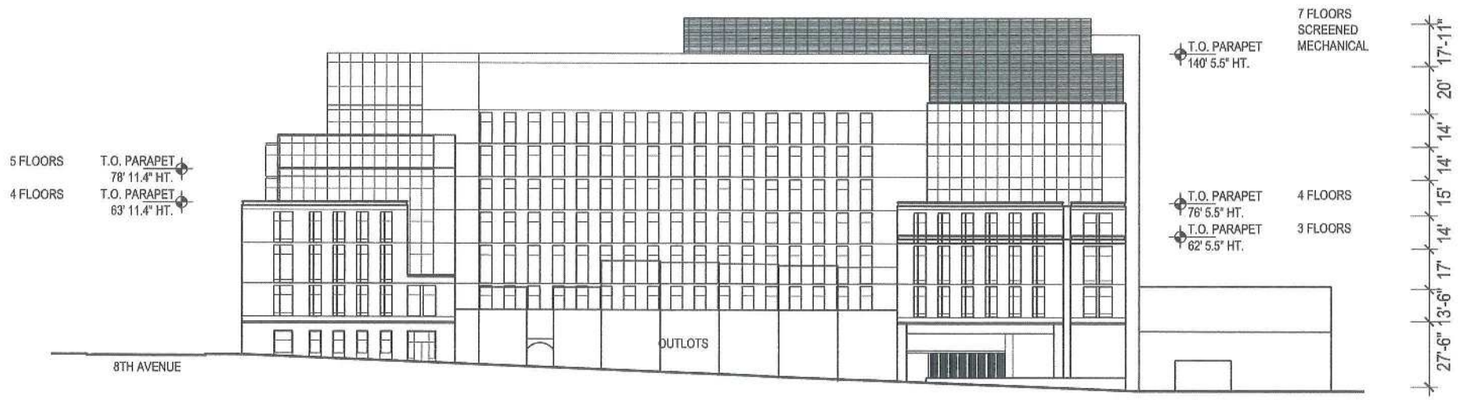
Proposed Loading Berths/Parking Curb Cuts Z-12



SOUTH ELEVATION (6TH STREET)
1" = 64'

0 50 100



NORTH ELEVATION (5TH STREET)
1" = 64'

0 50 100

ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

PROJECT TITLE

The Center for Community Health

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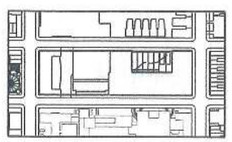

SEAL

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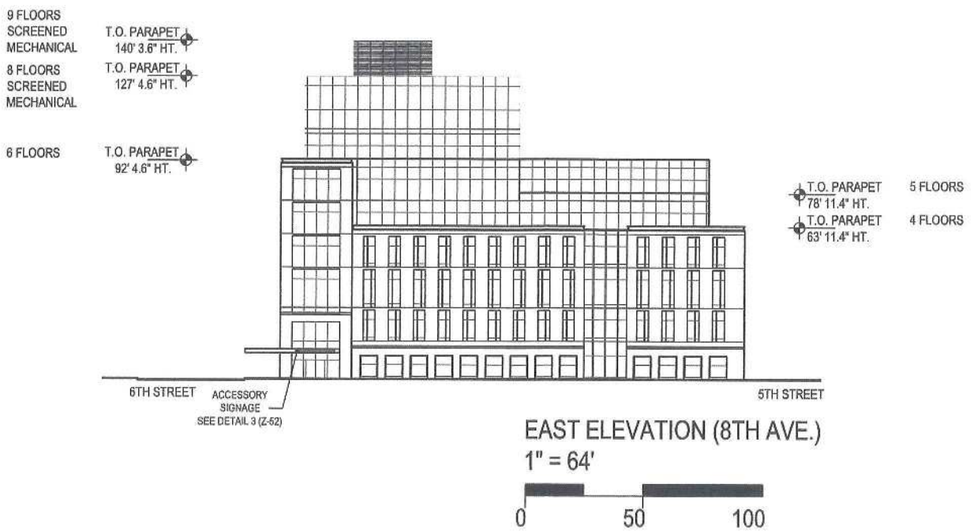
Proposed Elevations North/South Z-13

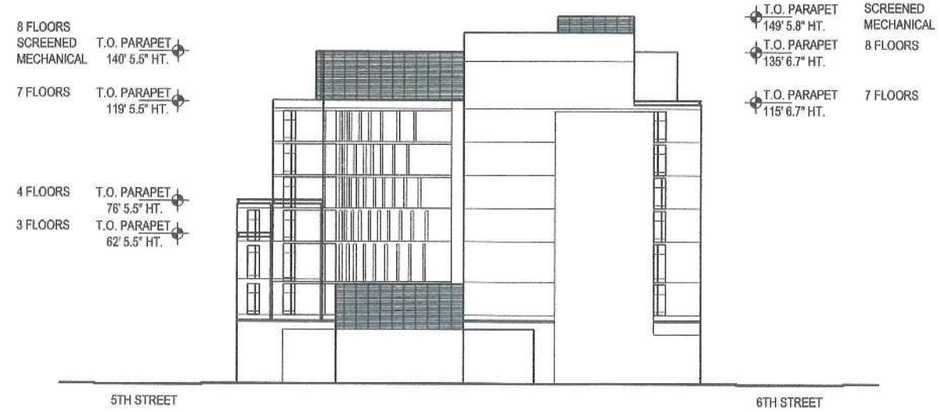
Scale: As Noted



EAST ELEVATION (8TH AVE.)

1" = 64'

0 50 100



WEST ELEVATION

1" = 64'

0 50 100

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ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONL

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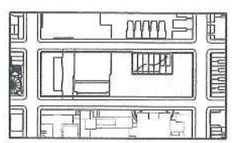

SEAL

FRANCIS C. GREENE
REGISTERED ARCHITECT
ARC 011088
OF THE STATE OF NEW YORK

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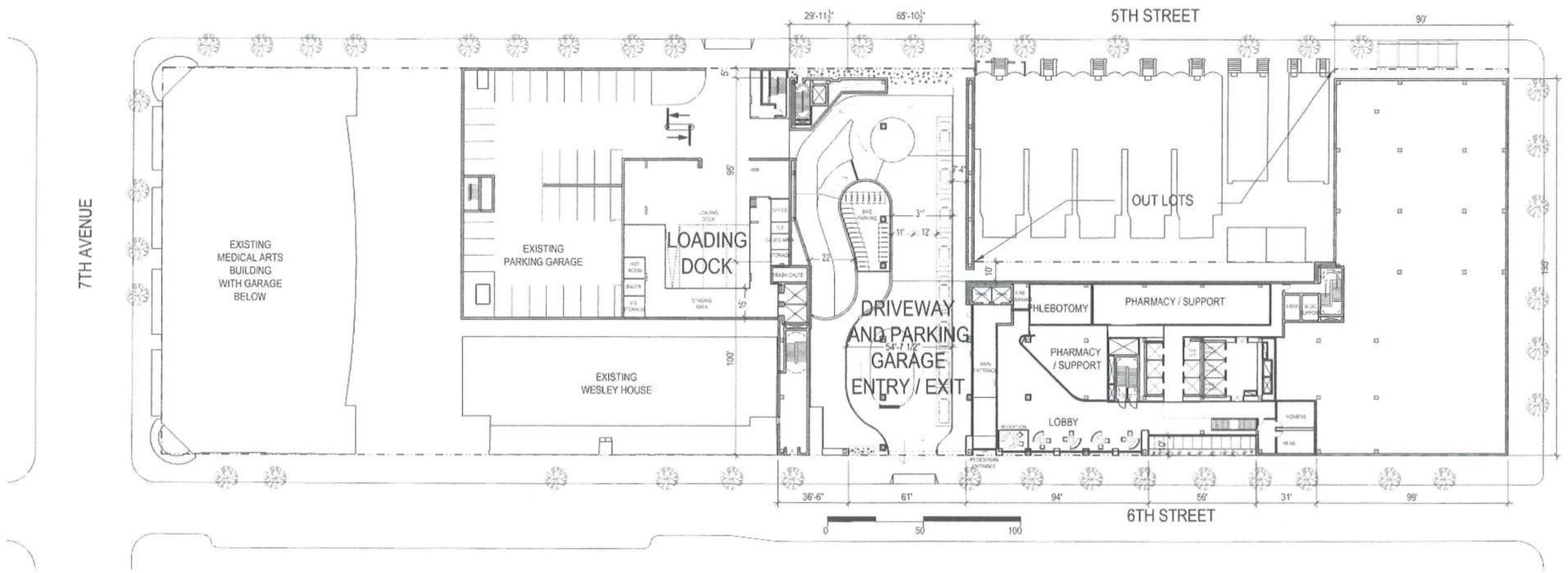
Proposed Elevations North/South Z-14



NOTE : -EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATEI 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 SURVEYINC GROUP DRAWING G13052 DATED 04-30-2013

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

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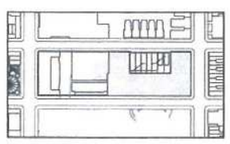

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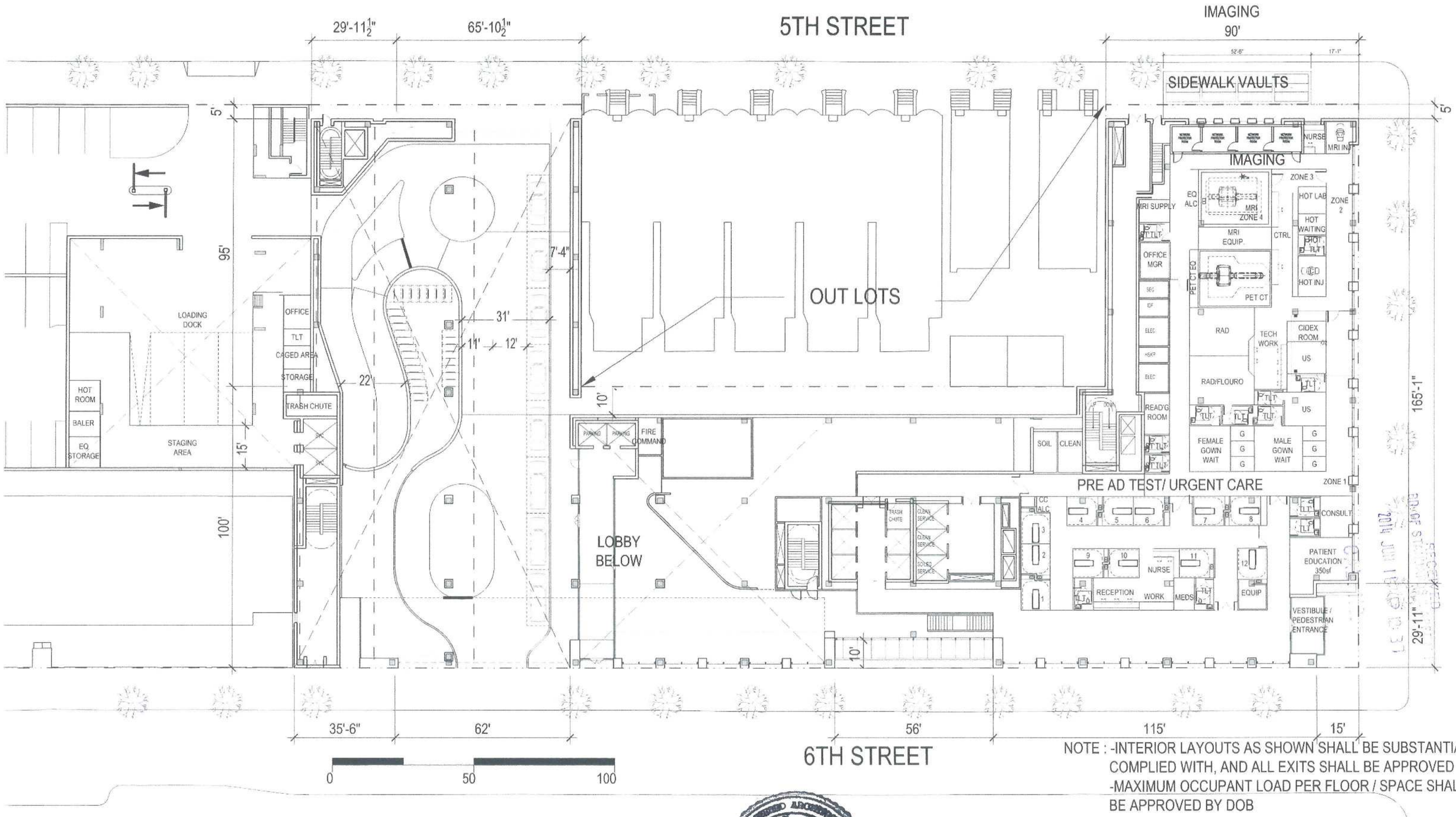
Proposed Ground Floor Plan Z-15

Scale: 1" = 64'



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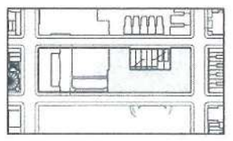

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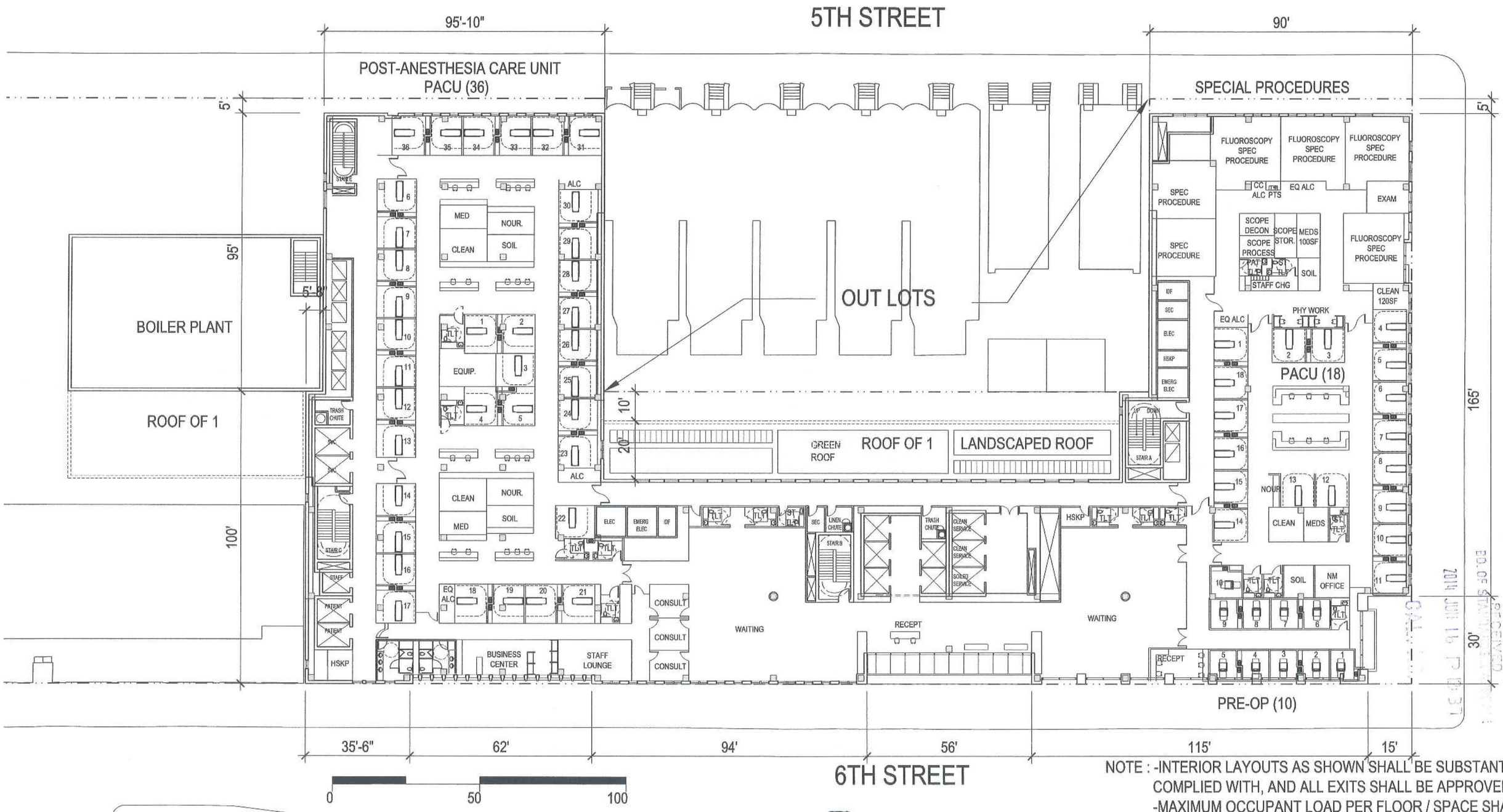
Proposed First Floor Plan

Z-16

Scale: 1" = 32'



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

PROJECT TITLE

The Center for Community Health

541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

KEY PLAN

SEAL

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

No	Issue Name	Date
6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
4	Amended BSA Application Set	03-04-2014
3	Amended BSA Application Set	01-28-2014
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Second Floor Plan

Z-17

Scale: 1" = 32'

5TH STREET

8TH AVENUE

6TH STREET

SURGERY

ENT

OUT LOTS

ROOF OF 1 LANDSCAPED ROOF

ROOF OF 2

ROOF OF 1

UROLOGY

PRE-OP SURGERY

PRE-OP RECEPTION 140SF

95'-10"

90'

5'

95'

5'-8"

100'

176'

10'

20'

165'

30'

35'-6"

62'

94'

56'

115'

15'

0 50 100

NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOE
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The Center for Community Health

541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

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

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

Proposed Third Floor Plan Z-18

5TH STREET

95'-10"

20'

70'

HYPER BARIC CHAMBER

ROOF OF 3
CENTRAL STERILE SUPPLY

ROOF OF 2

ROOF OF 1

OUT LOTS
176'

ROOF OF 1 LANDSCAPED ROOF

MGR. OFFICE
TLT
ANTE
SOIL CARTS
DECONTAM
HSKP
HSKP
CART WASH
PREP & PACK
CLEAN CARTS
(3) STERILIZ
STERILE STORAGE
MATERIALS MANAGEMENT
OFFICE MGR
FROZEN SECTION
SECURITY
IT SUPPORT
SHELL
TRASH CHUTE
SVC
SVC
STAIR C
EGR
MEN LOCKER
WOMEN LOCKER
LACTATION
ELEC
EMERG ELEC
IDF
SEC
LINEN CHUTE
STAIR B
TRASH CHUTE
CLEAN SERVICE
CLEAN SERVICE
SOILED SERVICE
HSKP
IT TRAINING
RECEPT
WAITING
RECEPT
SHARED OFFICE
STAIR A
UP
DOWN

EXAM EXAM EXAM EXAM ALC
OFFICE
OFFICE
NURSE
GOWN GOWN
GOWN GOWN
CHAMBER A
CHAMBER B
CHAMBER C
CHAMBER D
STAFF BREAK
CODERS WORKROOM (6 WK ST)
CLEAN
SOIL
COMPRESSOR ROOM
ST
GAS CYL. STOR
OF
SEC
ELEC
HSKP
EMERG ELEC
OFFICE NS MGR
OFFICE SUPVR
MA 16 17 18 CC ALC
CONSULT 6
15 14 13
MA 11 12
CONSULT 5
CONSULT 4
10 9 8 7
MA 4 5 6
CONSULT 3
CONSULT 2
1 (ST) 2 (ST) 3
CONSULT 1

CARDIOLOGY

5'
15'
80'
5'-8"
10'
20'
100'
165'
30'

8TH AVENUE

35'-6" 62' 94' 56' 115' 15'

6TH STREET

0 50 100

NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOI
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PROJECT TITLE

The Center for Community Health

541 6th St. Brooklyn, NY 11215

OWNER
NYM HOSPITAL
506 6th St.
Brooklyn, NY 11215

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

BSA Cal. No. 289-13-BZ

KEY PLAN

N

SEAL

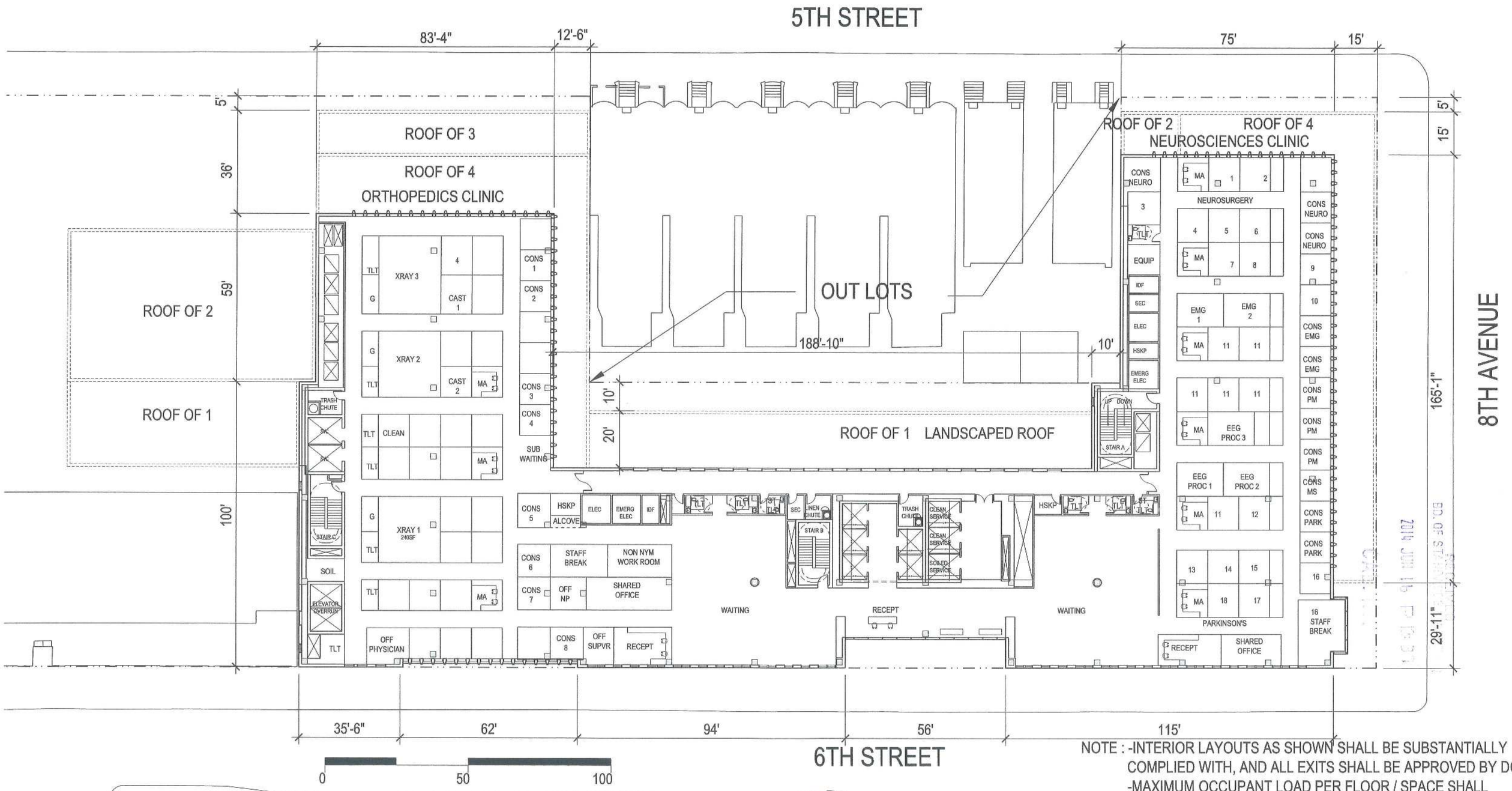
REGISTERED ARCHITECT FRANCIS C. GUSTINE DUNLAP OF THE STATE OF NEW YORK

6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
4	Amended BSA Application Set	03-04-2014
3	Amended BSA Application Set	01-28-2014
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Fourth Floor Plan

Z-18A

Scale: 1" = 32'



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

PROJECT TITLE

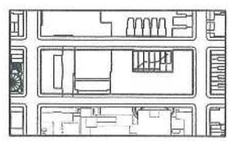
The Center for Community Health

541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

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

KEY PLAN



SEAL

6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
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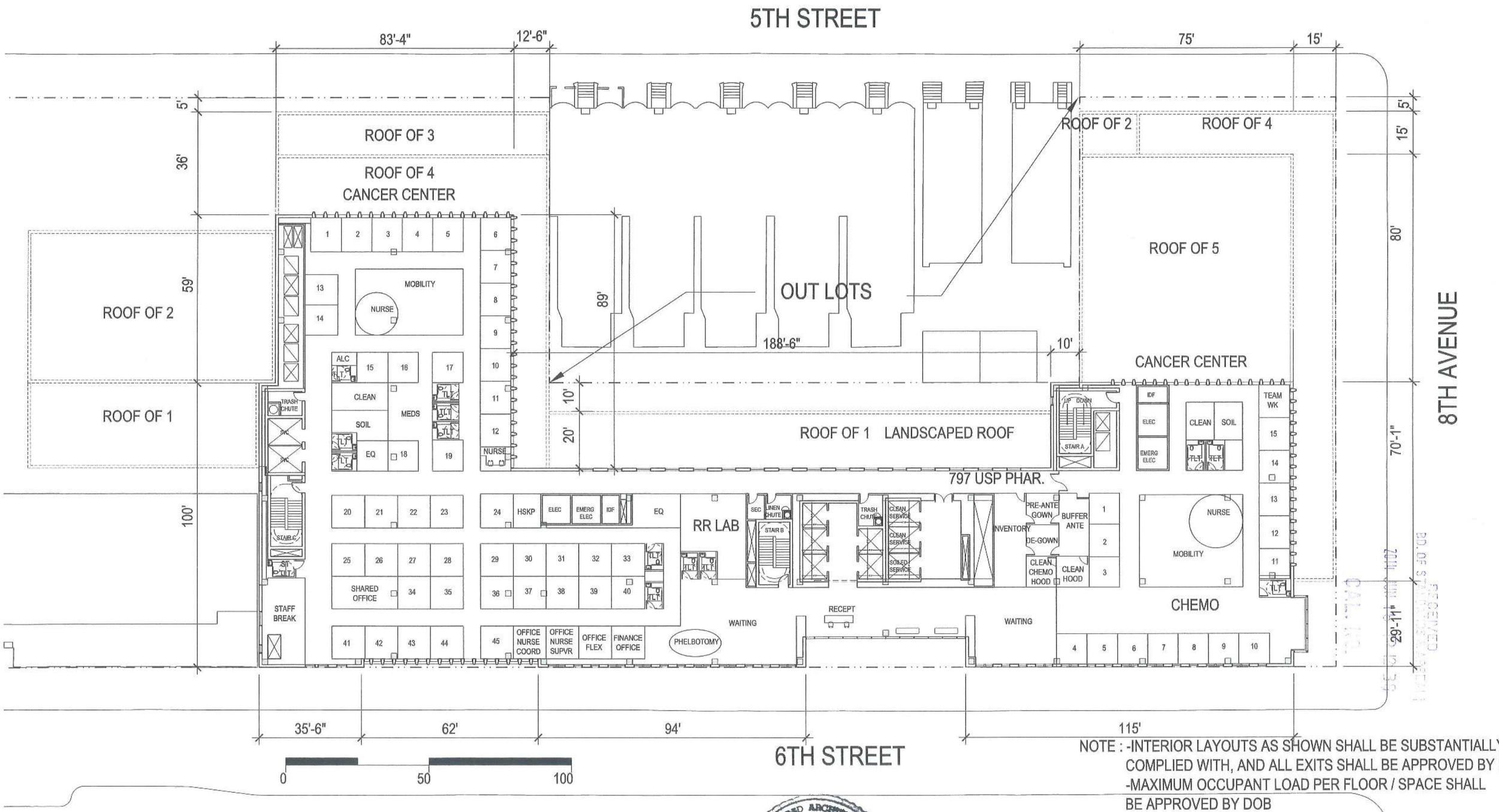
3	Amended BSA Application Set	01-28-2014
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Fifth Floor Plan Z-19



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PROJECT TITLE

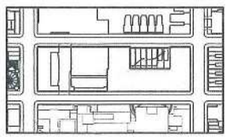
The Center for Community Health

541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

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

KEY PLAN



SEAL

6	Resubmission BSA Application Set	06-13-2014
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3	Amended BSA Application Set	01-28-2014
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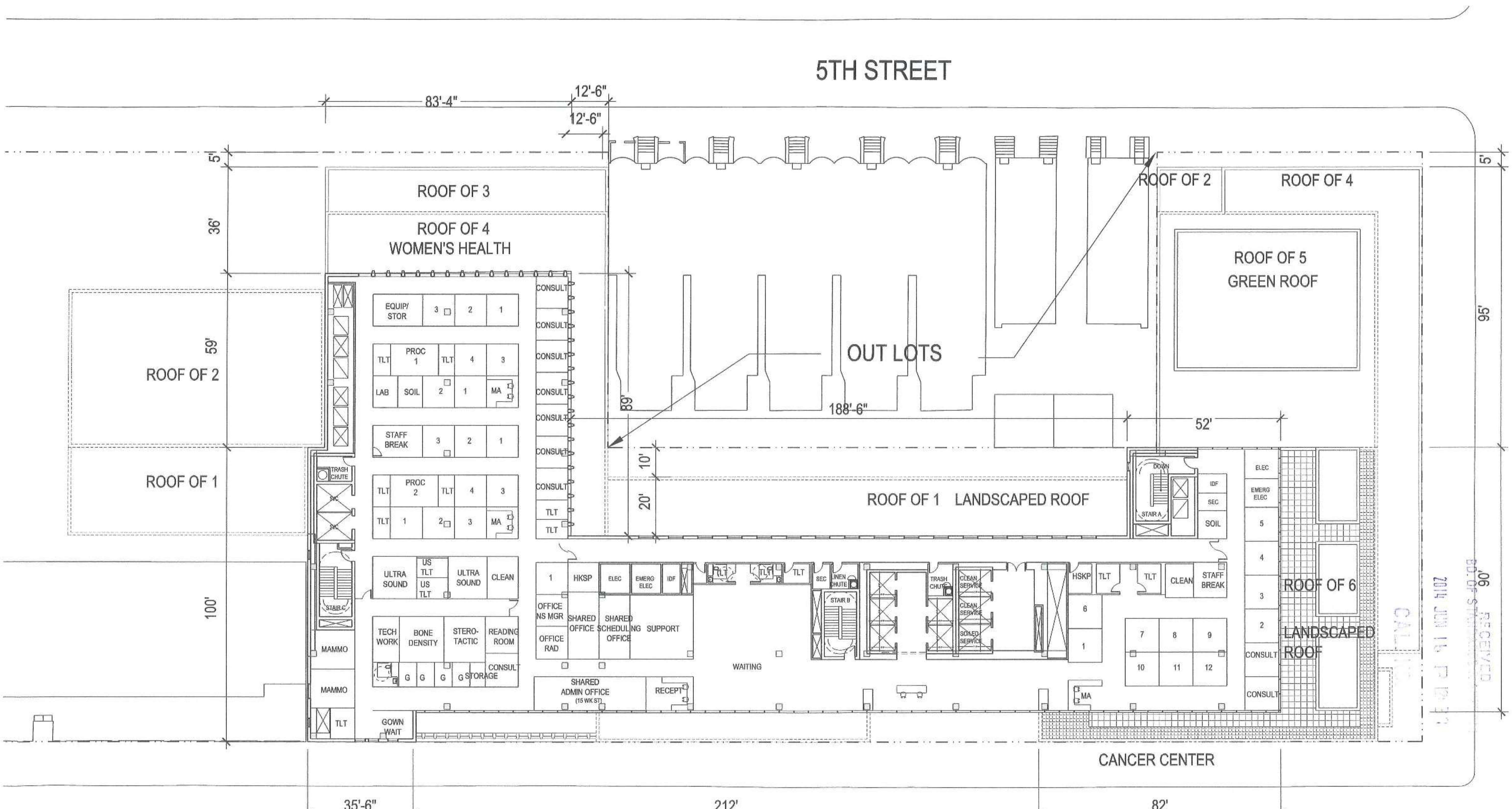
1	BSA Application Set	10-16-2013

Proposed Sixth Floor Plan

Z-19A



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PROJECT TITLE

The Center for Community Health

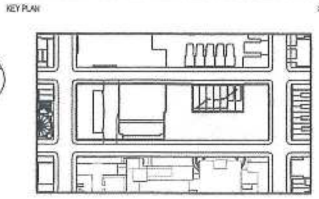
541 6th St. Brooklyn, NY 11215

OWNER
NYM HOSPITAL
506 6th St.
Brooklyn, NY 11215

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

BSA Cal. No. 289-13-BZ

KEY PLAN



SEAL

REGISTERED ARCHITECT
FRANCIS C. GUNTHER
ARC 011058
UNIVERSITY OF THE STATE OF NEW YORK

6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
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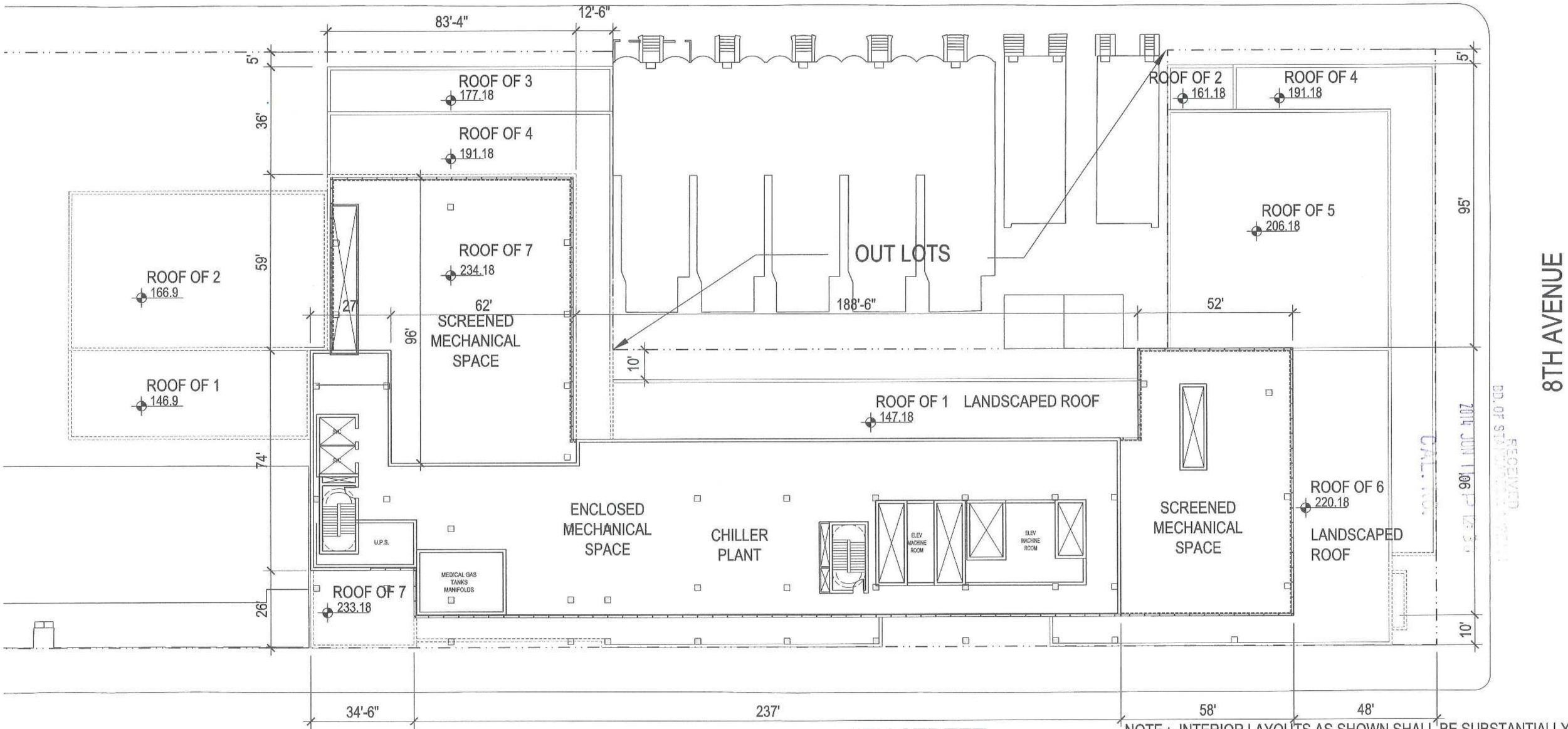
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Seventh Floor Plan

Z-20

5TH STREET



6TH STREET

NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB
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PROJECT TITLE

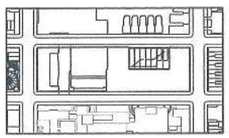
The Center for Community Health

541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

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

KEY PLAN



SEAL

6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
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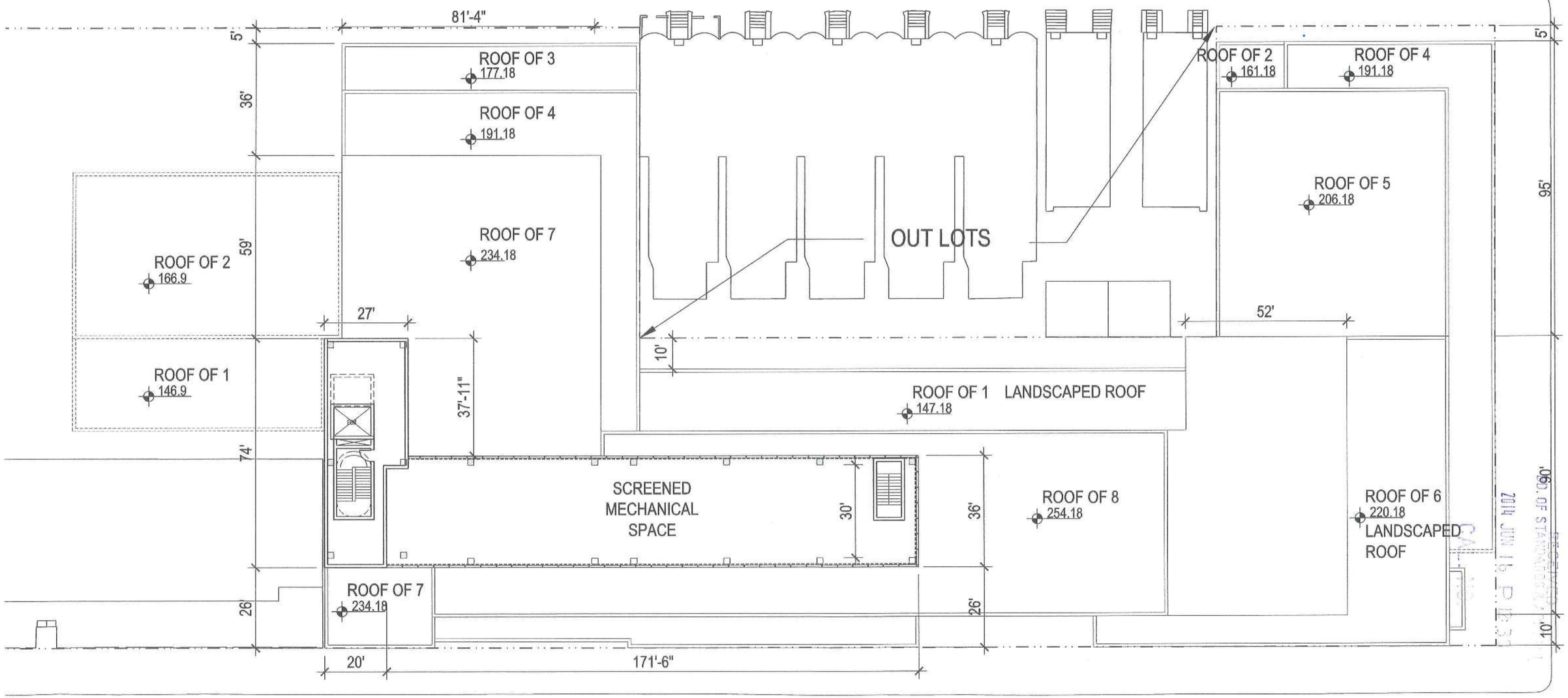
3	Amended BSA Application Set	01-28-2014
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Eighth Mech Floor Plan Z-21

Scale: 1" = 32'

5TH STREET



6TH STREET

0 50 100

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PROJECT TITLE

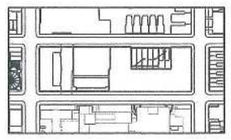
The Center for Community Health

541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

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

KEY PLAN



SEAL

No.	Issue Name	Date
6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
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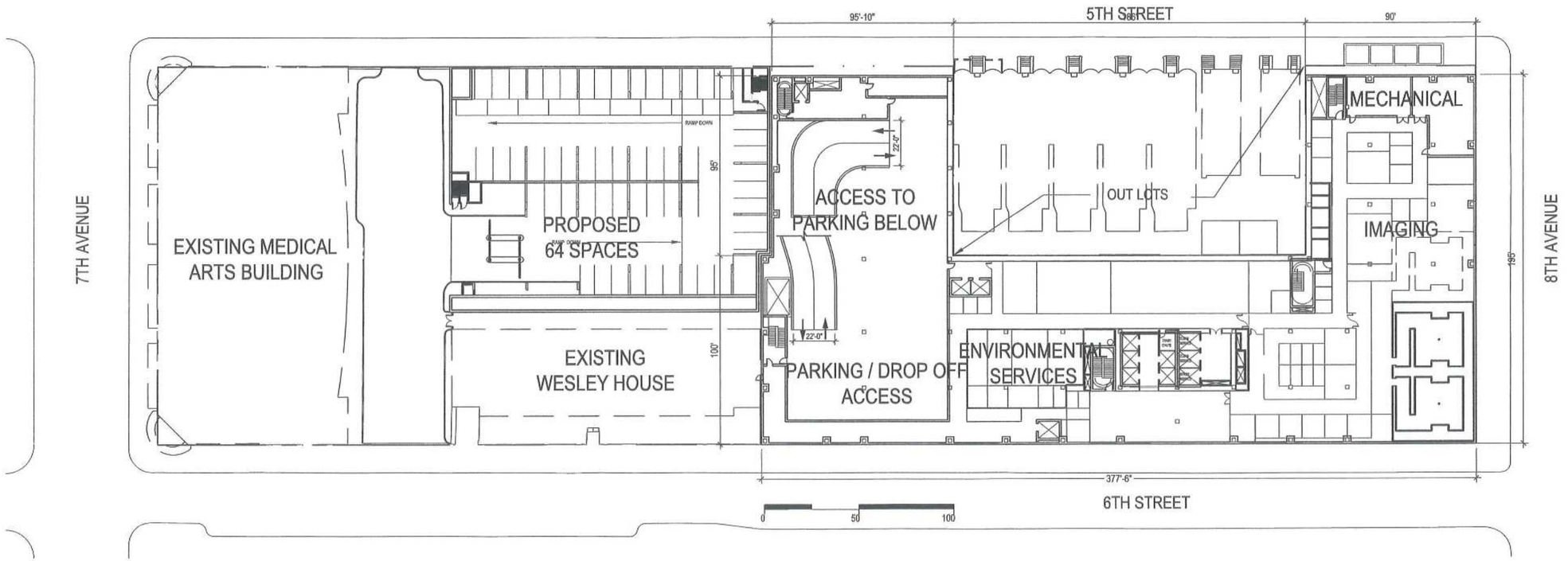
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Ninth Mech Floor Plan

Z-22

Scale: 1" = 32'



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-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

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CAL. NO.

PROJECT TITLE

The Center for Community Health

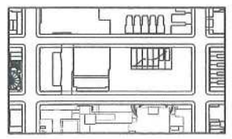
541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

OWNER
NYM HOSPITAL
506 6th St.
Brooklyn, NY 11215

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

KEY PLAN



SEAL

6	Resubmission BSA Application Set	06-13-2014
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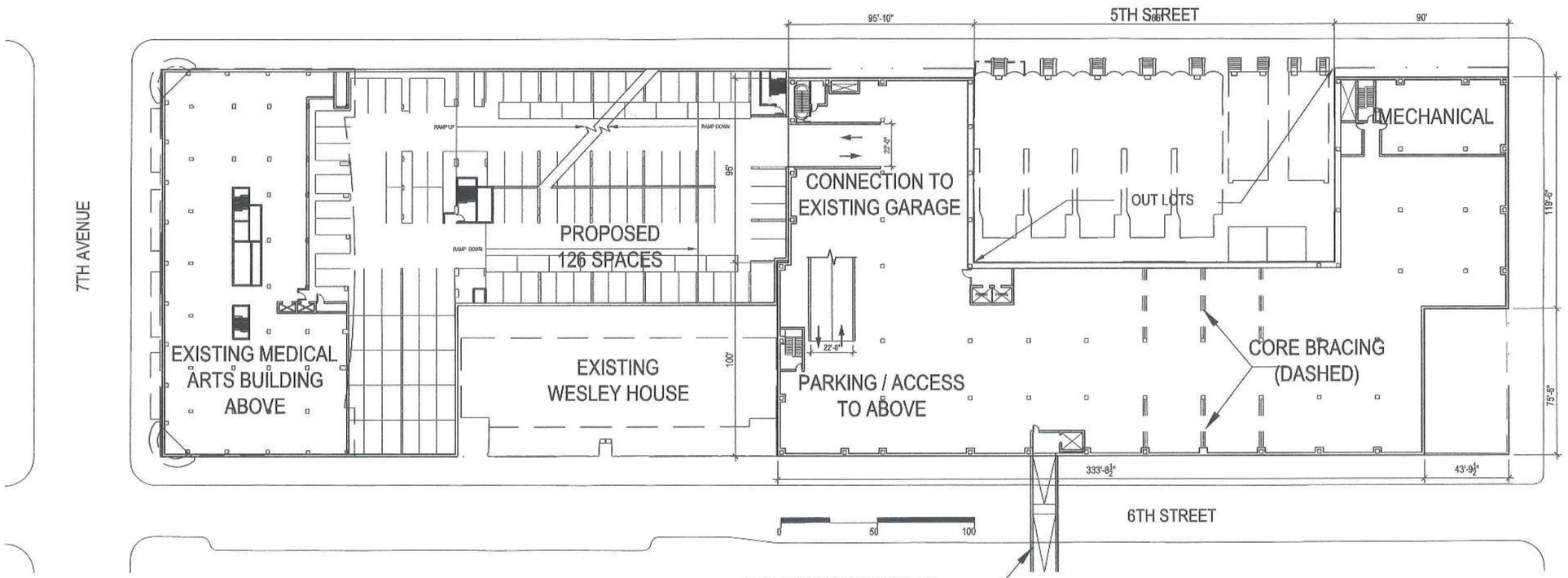
3	Amended BSA Application Set	01-28-2014
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Cellar Floor Plan Z-46

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-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

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2014 JUN 16 P 12:38
CAL. NO.

PROJECT TITLE

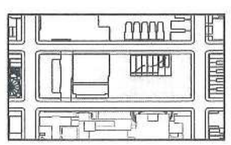
The Center for Community Health

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

BSA Cal. No. 289-13-BZ

KEY PLAN



SEAL

6	Resubmission BSA Application Set	06-13-2014
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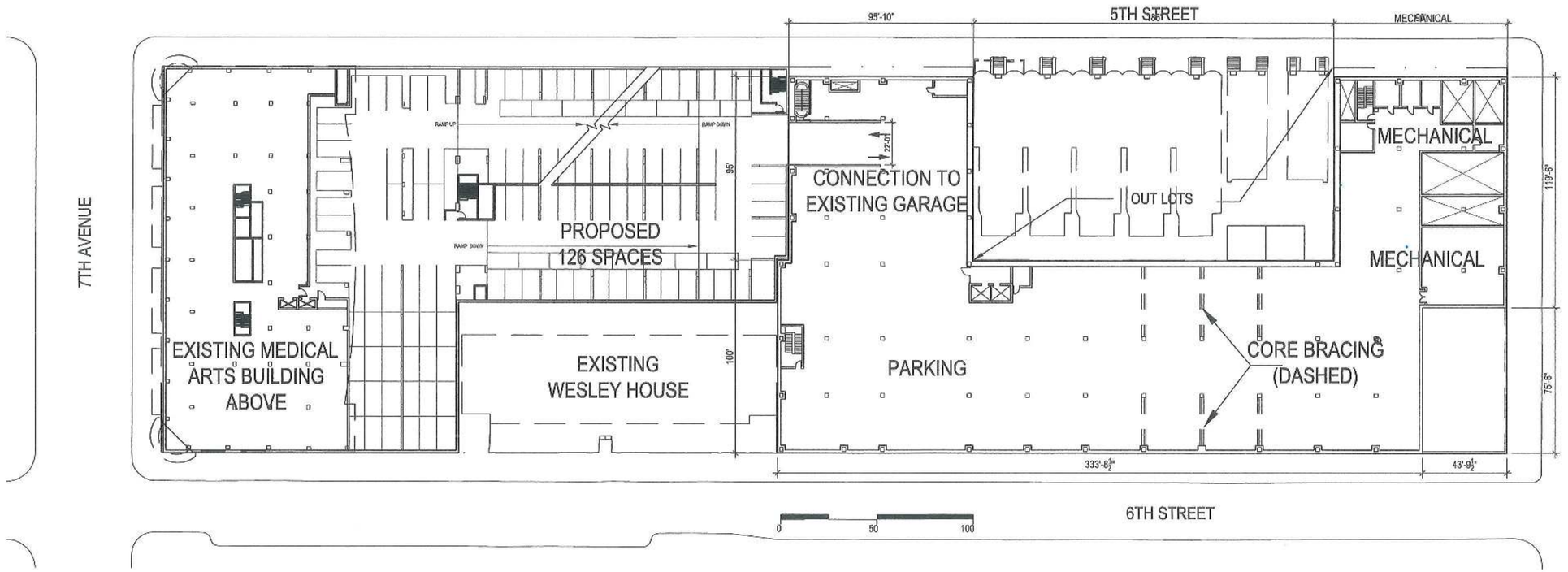
4	Amended BSA Application Set	03-04-2014
3	Amended BSA Application Set	01-28-2014
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013

Proposed Parking Level 1 Floor Plan Z-47

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
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BOARD OF STANDARDS AND APPEALS
CAL. NO.

PROJECT TITLE

The Center for Community Health

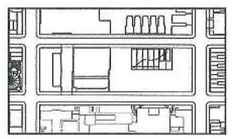
541 6th St. Brooklyn, NY 11215

BSA Cal. No. 289-13-BZ

OWNER
NYM HOSPITAL
506 6th St.
Brooklyn, NY 11215

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

KEY PLAN



SEAL

6	Resubmission BSA Application Set	06-13-2014
5	Amended BSA Application Set	04-22-2014
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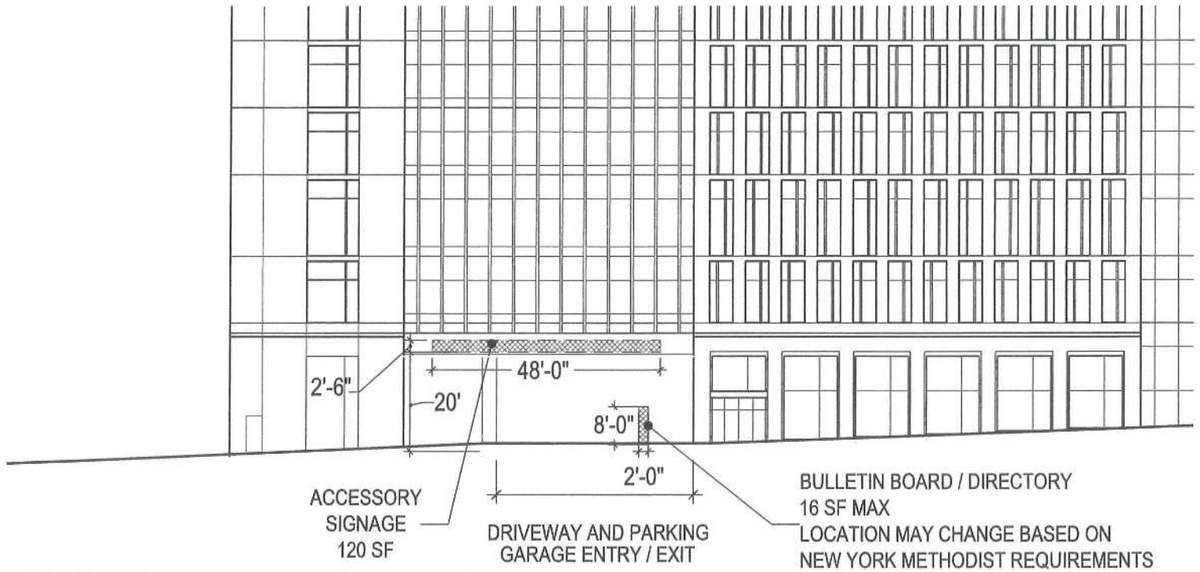
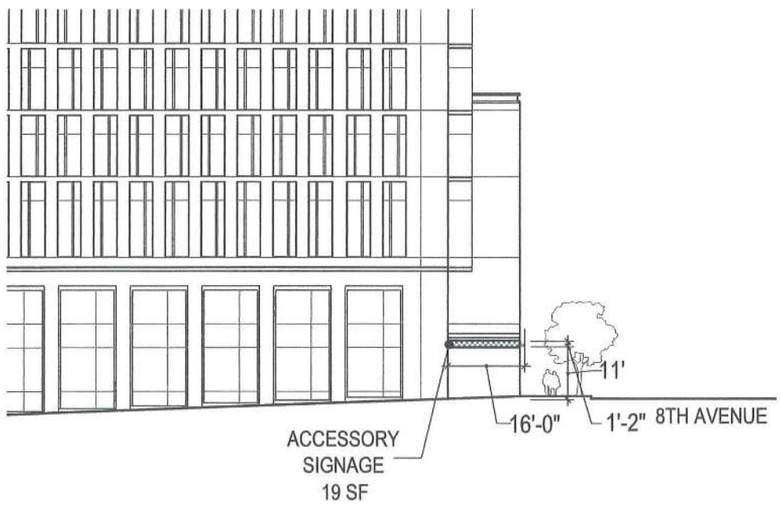
2	Response to BSA Notice of Comments	12-10-2013
1	BSA Application Set	10-16-2013
No.	Issue Name	Date

Proposed Parking Level 2 Floor Plan Z-48

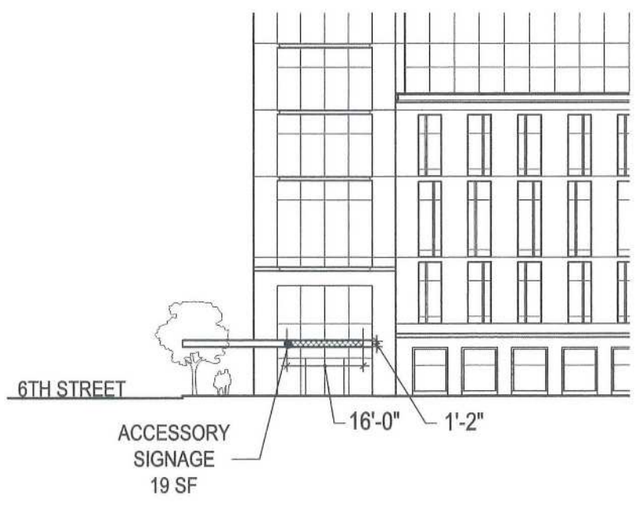
Scale: 1" = 64'



DETAIL 1 SOUTH ELEVATION (6TH STREET)
PROPOSED



DETAIL 2 SOUTH ELEVATION (6TH STREET)
PROPOSED



DETAIL 3 EAST ELEVATION (8TH AVENUE)
PROPOSED

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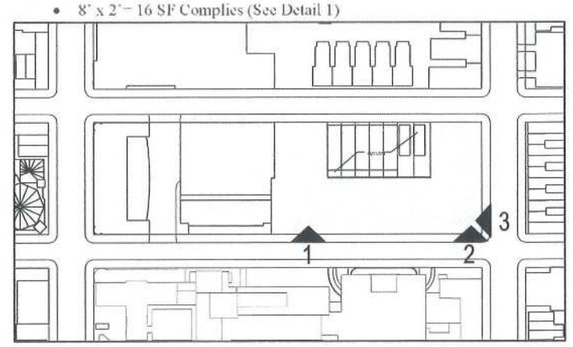
2014 JUN 16 P 12:36
CAL. NO.

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 16 SF, is permitted

b. Identification Sign Proposed
- 48" x 2'-6" 120 SF
  DOES NOT COMPLY : Requires Board of Standards and Appeals waiver or modification (See Detail 1)
- 11' x 1'-2" – 19 SF
  DOES NOT COMPLY : Requires Board of Standards and Appeals waiver or modification (See Detail 2)
- 11' x 1'-2" – 19 SF
  DOES NOT COMPLY : Requires Board of Standards and Appeals waiver or modification (See Detail 3)

c. Bulletin Board Proposed
- 8' x 2'– 16 SF Complies (See Detail 1)



0 50 100

ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

PROJECT TITLE

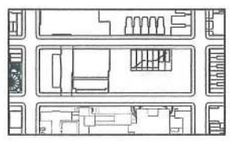
The Center for Community Health

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

BSA Cal. No. 289-13-BZ

KEY PLAN



SEAL

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3	Amended BSA Application Set	01-28-2014
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1	BSA Application Set	10-16-2013
No.	Issue Name	Date

Comparison Elevation Details

Z-52

Scale: 1" = 32'