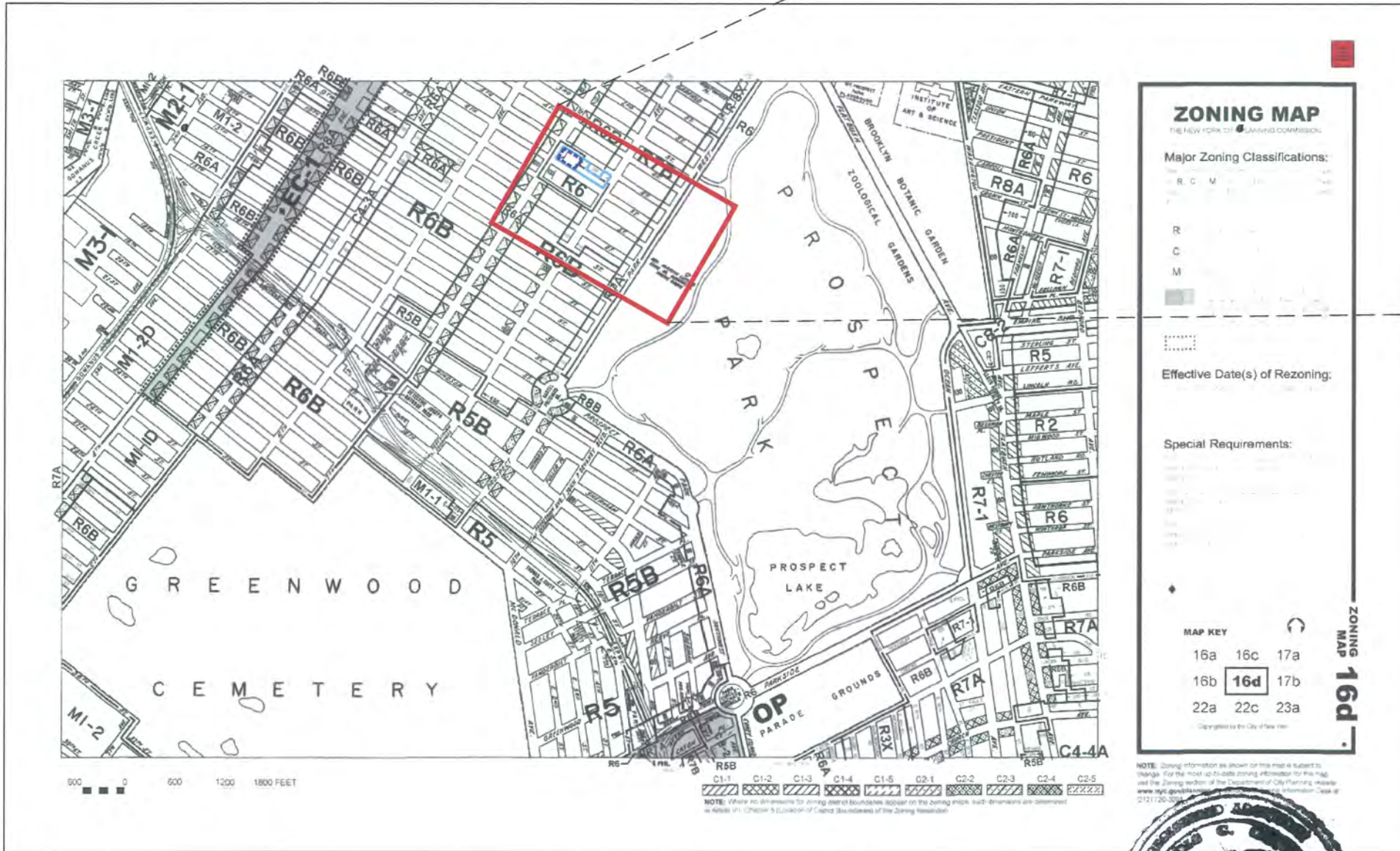


- G-01 Zoning Map
- G-02 Radius Diagram
- Z-01 Existing Site Plan
- Z-02 / 03 Existing Garage Plans
- Z-04 Zoning Calculations
- Z-05 Proposed Site Plan
- Z-06 Proposed Sections
- Z-07 Proposed Elevations
- Z-08 / 10 Proposed Plans



ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
R C M

Effective Date(s) of Rezoning:

Special Requirements:

MAP KEY
16a 16c 17a
16b 16d 17b
22a 22c 23a

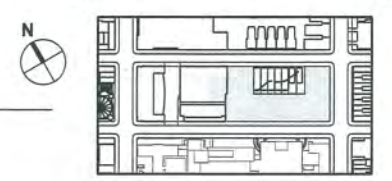
ZONING MAP 16d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this neighborhood, please contact the Zoning section of the Department of City Planning, www.nyc.gov/dcp. Information Case # 2121-20-2014.

— PROPOSED ZONING LOT BOUNDARY
 - - - EXISTING ZONING LOT SUBJECT TO BSA VARIANCE AND SPECIAL PERMIT DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ)

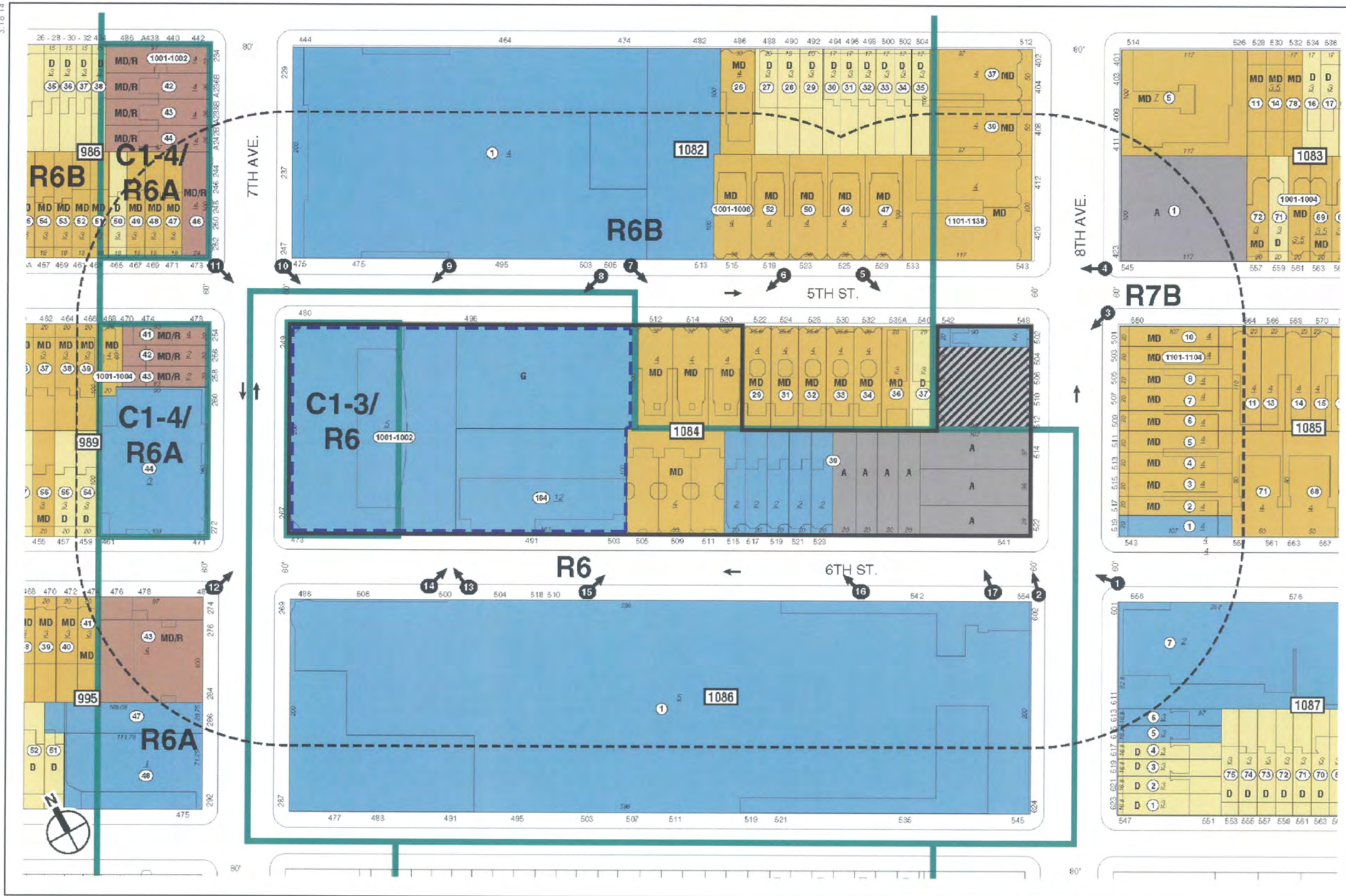
Amendment to BSA. Cal. No. 142-92-BZ

510 5th St. Brooklyn, NY 11215
 OWNER: NYM HOSPITAL, 506 6th St. Brooklyn, NY 11215
 ARCHITECT: PERKINS EASTMAN, 115 5th Ave. New York, NY 10003



1 BSA Application Set 03-20-2013

3.18 14



- Legend**
- Existing Zoning Lot Boundary
 - Proposed Zoning Lot Boundary
 - Study Area Boundary (200 ft. Perimeter)
 - Lot Number
 - Stock Number
 - Street Direction
 - Building Height/ Number of Stories
 - Street Width
 - Street Address
 - Building Footprint
 - Photograph View Direction and Reference Number

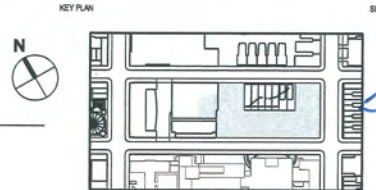
- Land Use**
- Residential (1- or 2-Family Home)
 - Residential (Multiple Dwelling)
 - Mixed Residential/Commercial
 - Institutional/Community Facility
 - Parking/Automobile/Utility
 - Vacant Building
 - Dwelling
 - Multiple Dwelling
 - Mixed Residential/Commercial
 - Auto
 - Garage

- Zoning**
- Zoning District Boundary
 - R6** Zoning District



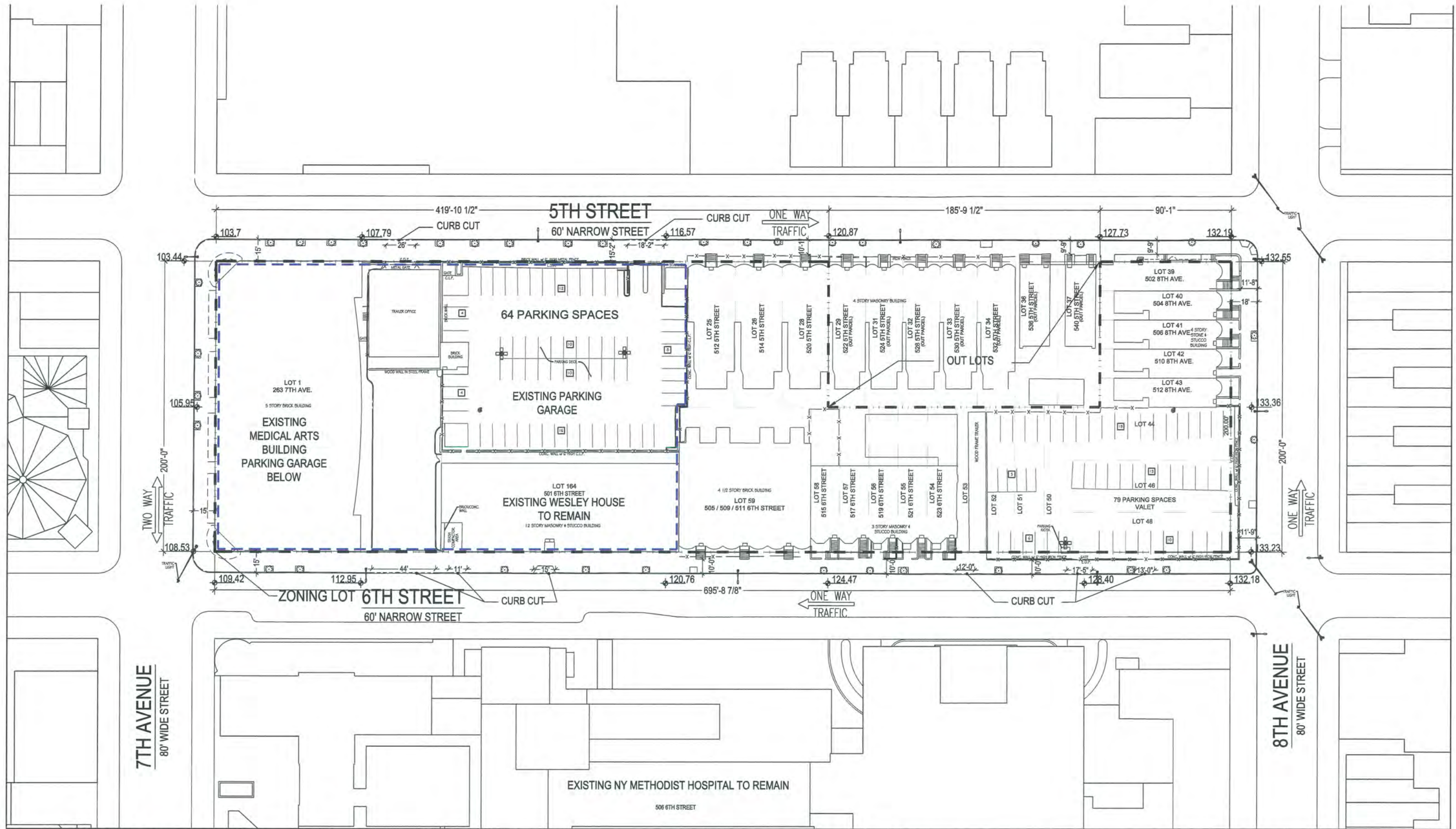
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No.	Issue Name	Date

Radius Diagram
G-02
 Scale: As Noted



- — — PROPOSED ZONING LOT BOUNDARY
- - - EXISTING ZONING LOT SUBJECT TO BSA VARIANCE AND SPECIAL PERMIT DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ)

- ⊗ STREET TREE
- ⊕ PARKING LOT LIGHT
- ⊥ STREET LIGHT



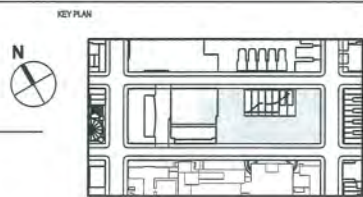
510 5TH STREET
PARK SLOPE, BROOKLYN

BLOCK 1084
LOTS 164, 1001, 1002

PROJECT TITLE
Amendment to BSA. Cal. No. 142-92-BZ
510 5th St. Brooklyn, NY 11215

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

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115 5th Ave. New York, NY 10003

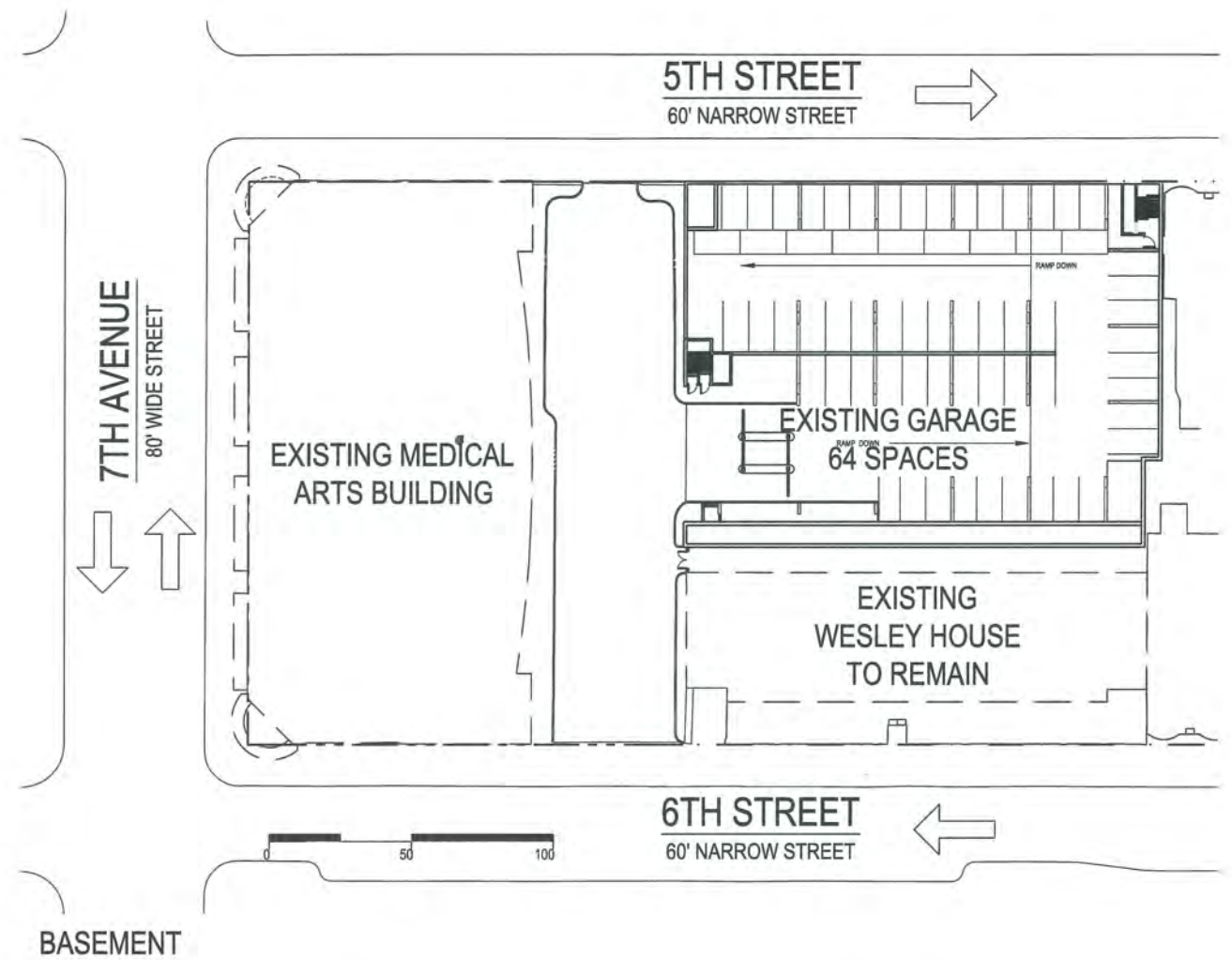
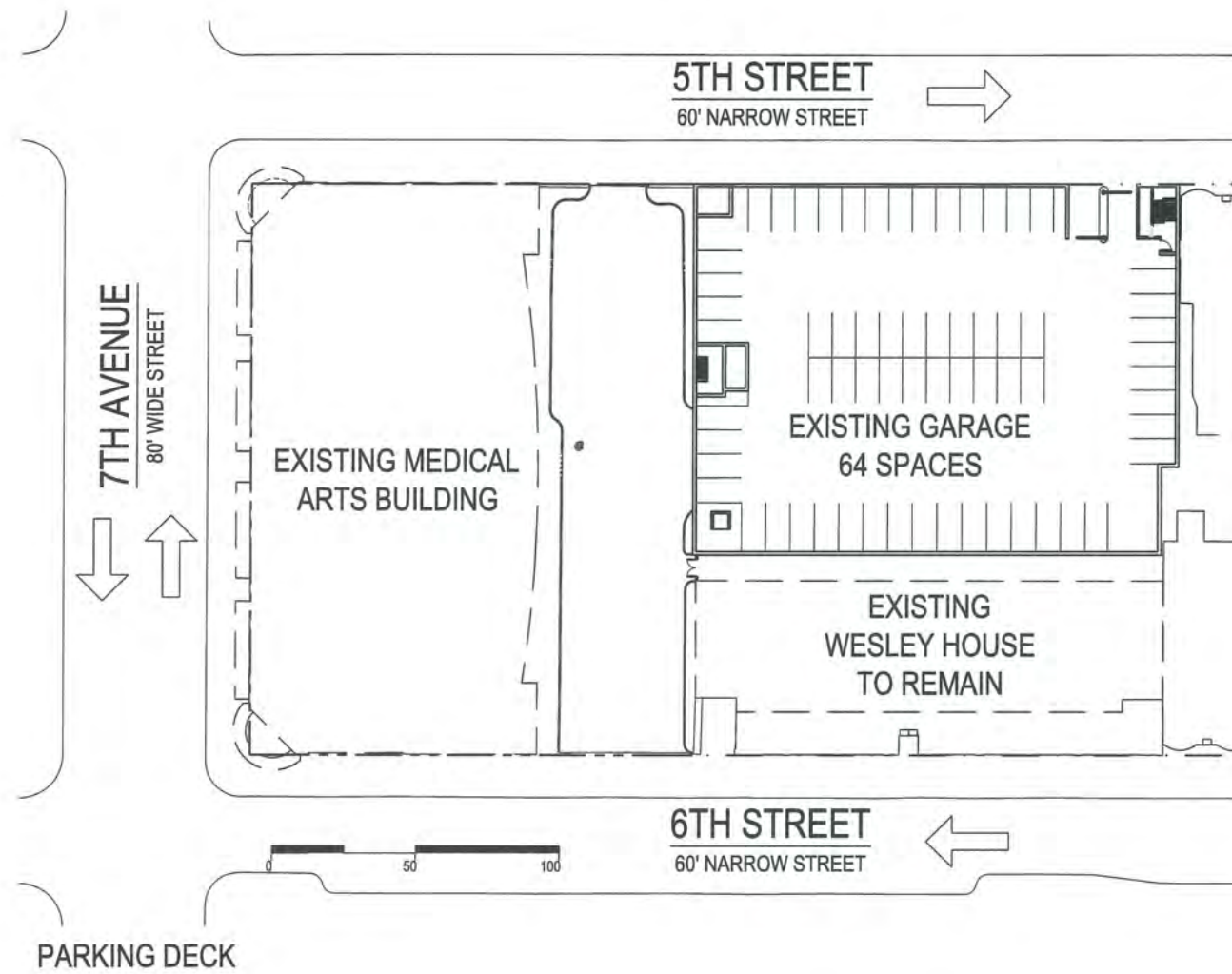


1 BSA Application Set

03-20-2013

Existing Site Plan

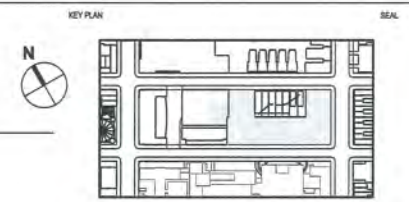
Z-01



PROJECT TITLE
Amendment to BSA. Cal. No. 142-92-BZ
 510 5th St. Brooklyn, NY 11215

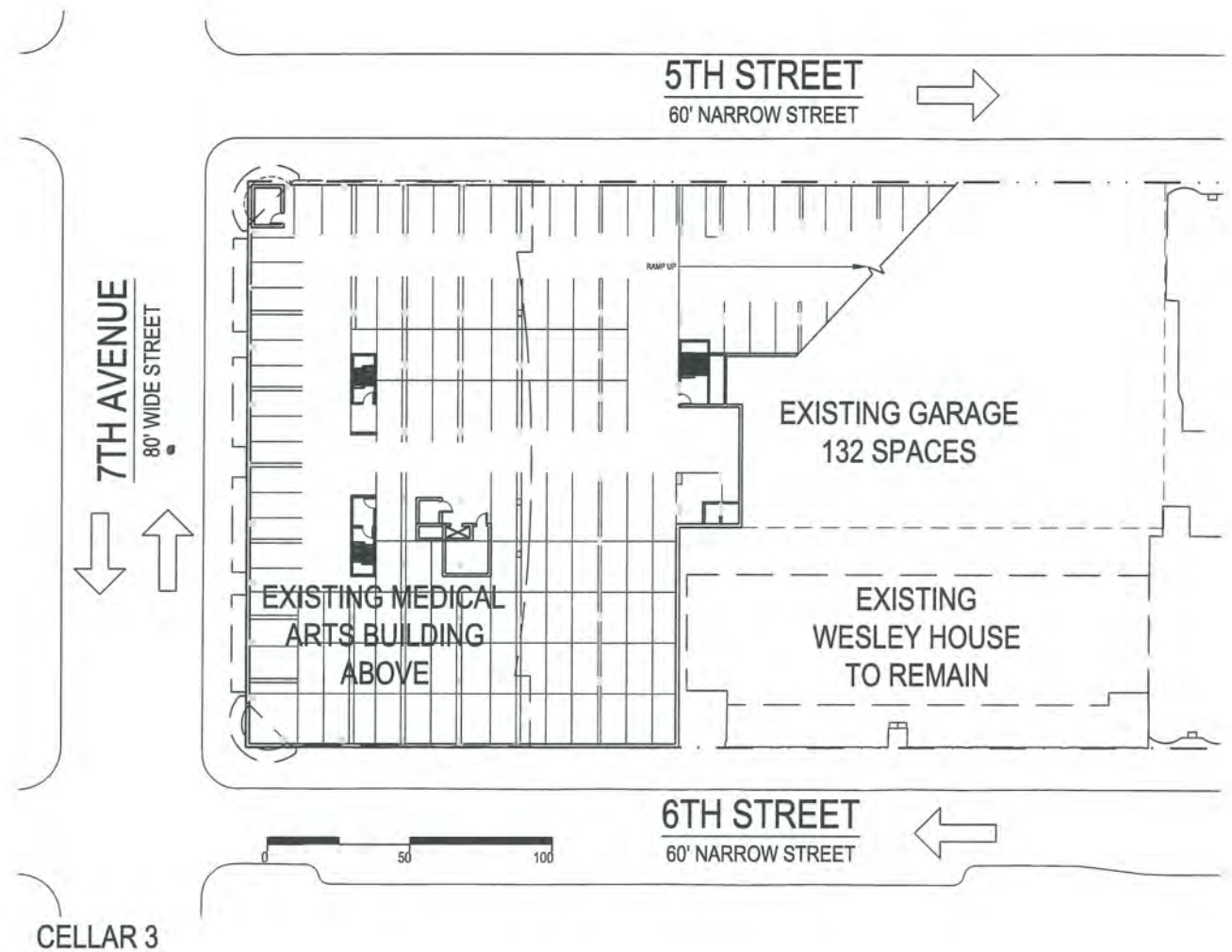
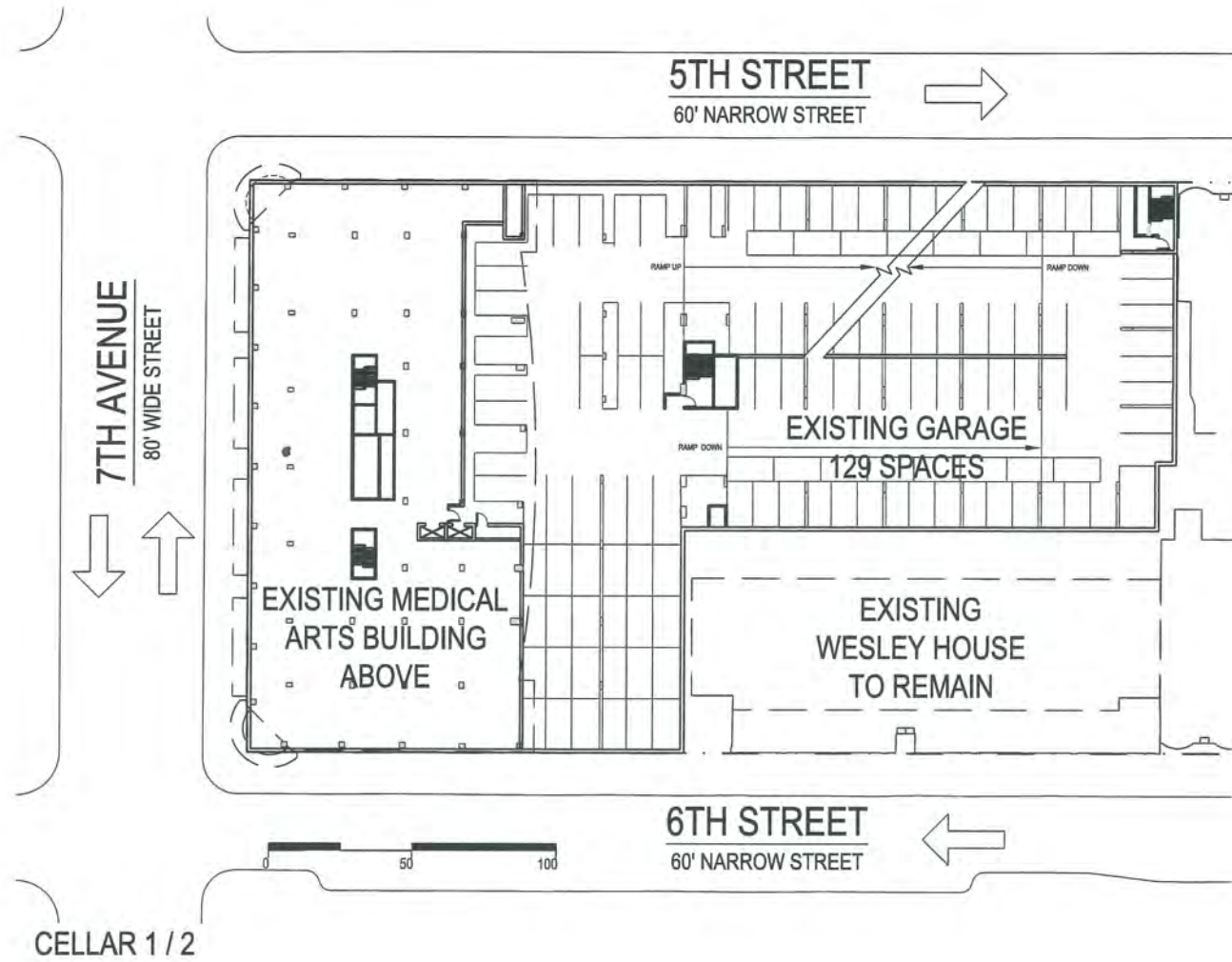
OWNER
 NYM HOSPITAL
 506 6th St.
 Brooklyn, NY 11215

ARCHITECT
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 New York, NY 10003



1 BSA Application Set 03-20-2013

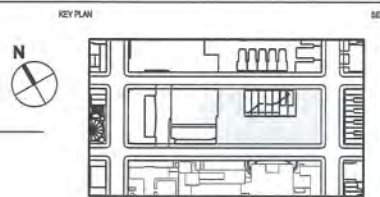
**Existing
 Garage Plans**
 Z-02



PROJECT TITLE
Amendment to BSA. Cal. No. 142-92-BZ
 510 5th St. Brooklyn, NY 11215

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

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



1 BSA Application Set 03-20-2013

**Existing
Garage Plans**
 Z-03

NY Methodist Hospital
Proposed Zoning Calculations

Applicable Block 1084, Lots 25, 26, 28, 39-44, 46, 50-59, 164, 1001, 1002

ZR Section
Maps

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 = 46,087 ZFA (See Z-04)
- Total Proposed ZFA = 46,087 ZFA DOES NOT COMPLY Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries (See BSA Cal. No. 289-13-BZ)

R7B

- Existing ZFA to Remain = 0 ZFA
- Proposed additional ZFA = 41,175 ZFA (See Z-04)
- Total Proposed ZFA = 41,175 ZFA DOES NOT COMPLY Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries (See BSA Cal. No. 289-13-BZ)

Total Proposed additional ZFA for Zoning Lot = 303,862 ZFA

Total Proposed ZFA for Zoning Lot = 465,396 ZFA

(Existing to Remain and Proposed) COMPLIES (See Z-04)

6. Parking

Maximum permitted number of accessory parking spaces : 150

a. Required Accessory Off-Street Parking Spaces for Developments and Enlargements

- UG 4 Ambulatory Diagnostic or Treatment Health Care :
1 space per 800 SF of floor area (including non-storage cellar space)
333,380 SF / 800 SF = 417 required spaces
- Retail : 1 space per 400 SF of floor area (including non-storage cellar space)
30,412 SF / 400 SF = 76 required parking spaces accessory to retail
- 49 required spaces for Wesley House (based on Sheet A-101, dated 10/22/65)
- Hospitals and related facilities : 1 space per 8 beds
49 required spaces accessory to hospital uses on Block 1086

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. 239 permitted parking spaces accessory to hospital related uses
 - d. 49 required spaces accessory to hospital uses on Block 1086
 - e. 67 required spaces accessory to new development
- Proposed additional spaces = 350
- Total spaces accessory to new development = 417 (67 spaces in existing garage and parking deck and 350 new spaces)
(see Z-04, Z-12) COMPLIES

NOTE :

- Calculations pertaining to lot area, uses, floor area and number of required and permitted accessory parking spaces supersede those set forth in approved Drawings B7-3 and B7-4, dated 1/22/93. All other zoning calculations shown on Drawings B7-3 and B7-4 remain applicable as set forth therein.
- Development of Use Group 4 ambulatory diagnostic and health treatment care facility on proposed zoning lot requires variance to modify regulations pertaining to distribution of floor area across district boundaries, lot coverage, rear yards and rear yard equivalents, height and setback, rear yard setbacks, and number and surface area of signs. See application and drawings submitted under BSA Cal. No. 289-13-BZ.

PROJECT TITLE

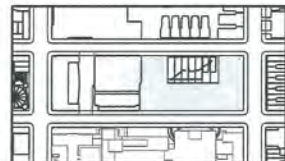
Amendment to BSA. Cal. No. 142-92-BZ

510 5th St. Brooklyn, NY 11215

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

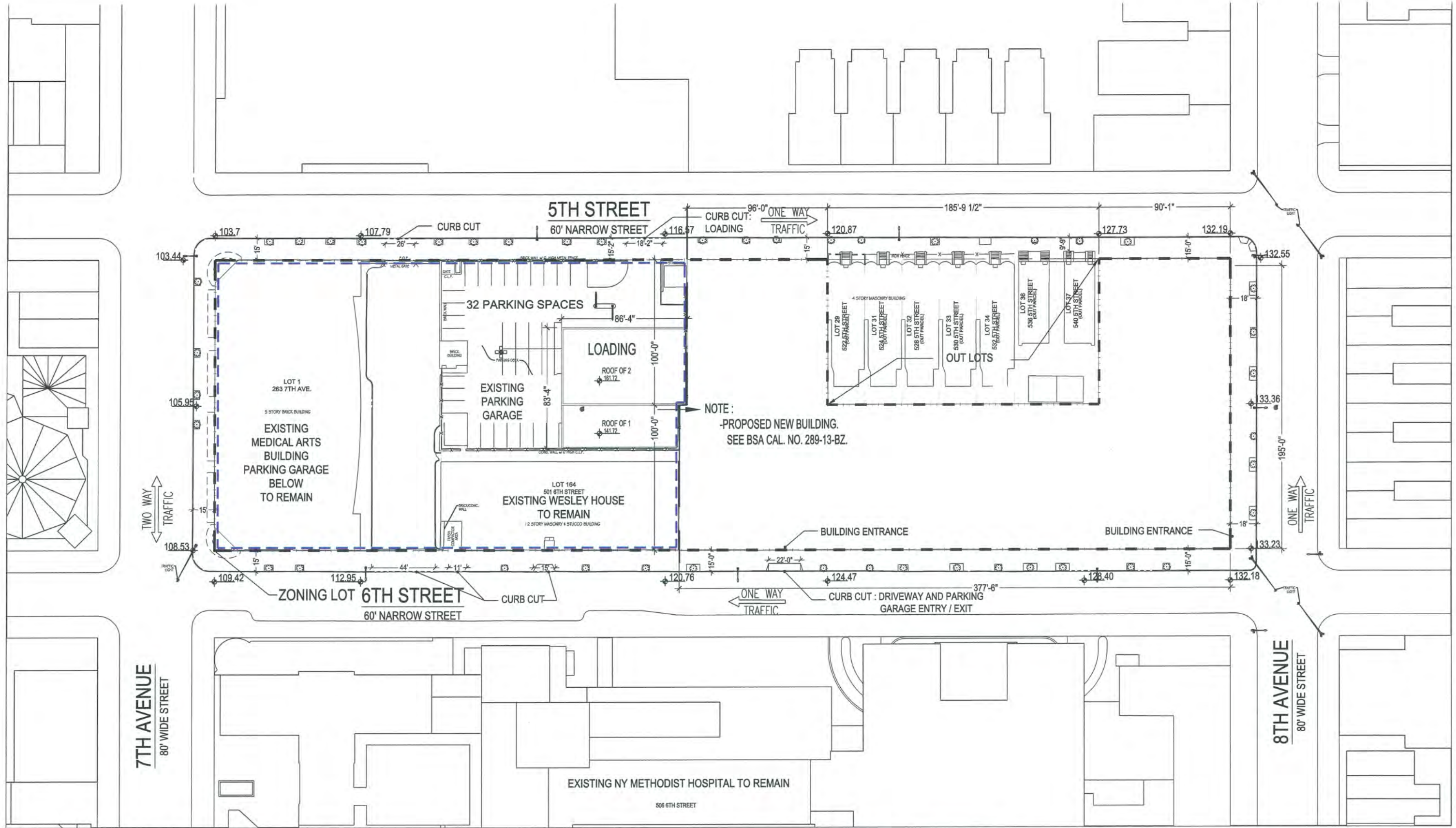
ARCHITECT
PERKINS EASTMAN
115 5th Ave.
New York, NY 10003

KEY PLAN



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Proposed
Zoning Calculations
Z-04



NOTE:
-PROPOSED NEW BUILDING.
SEE BSA CAL. NO. 289-13-BZ.

--- PROPOSED ZONING LOT BOUNDARY
 - - - EXISTING ZONING LOT SUBJECT TO BSA VARIANCE AND SPECIAL PERMIT DATED JANUARY 11, 1994
 (CAL. NO. 142-92-BZ)

☐ STREET TREE
 ☐ PARKING LOT LIGHT
 | STREET LIGHT



510 5TH STREET
 PARK SLOPE, BROOKLYN
 BLOCK 1084
 LOTS 164, 1001, 1002

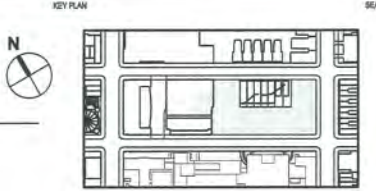
NOTE: -LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 289-13-BZ.

Amendment to BSA. Cal. No. 142-92-BZ

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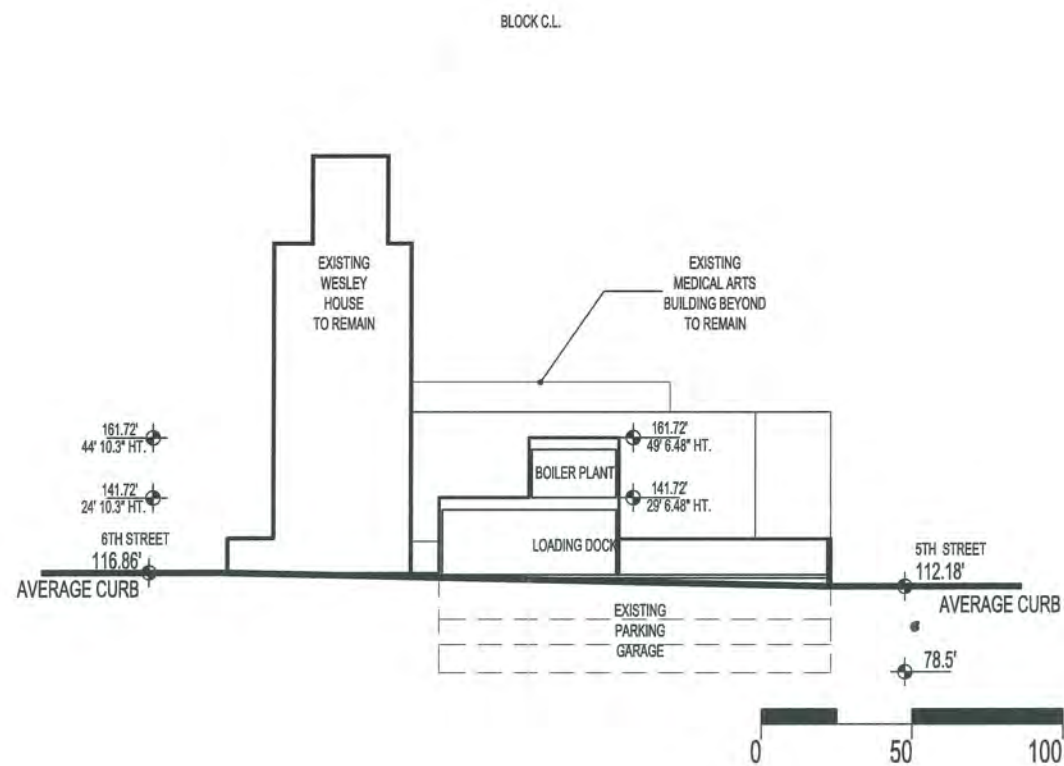
1	BSA Application Set	03-20-2013
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Proposed Site Plan

Z-05

1

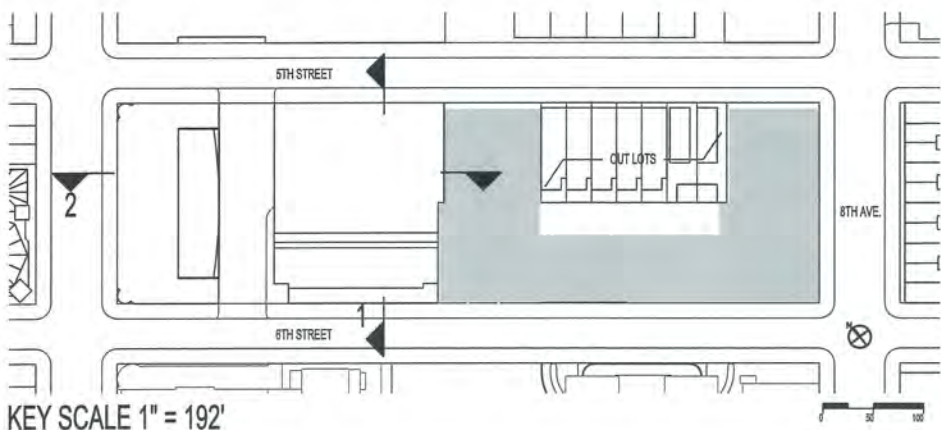
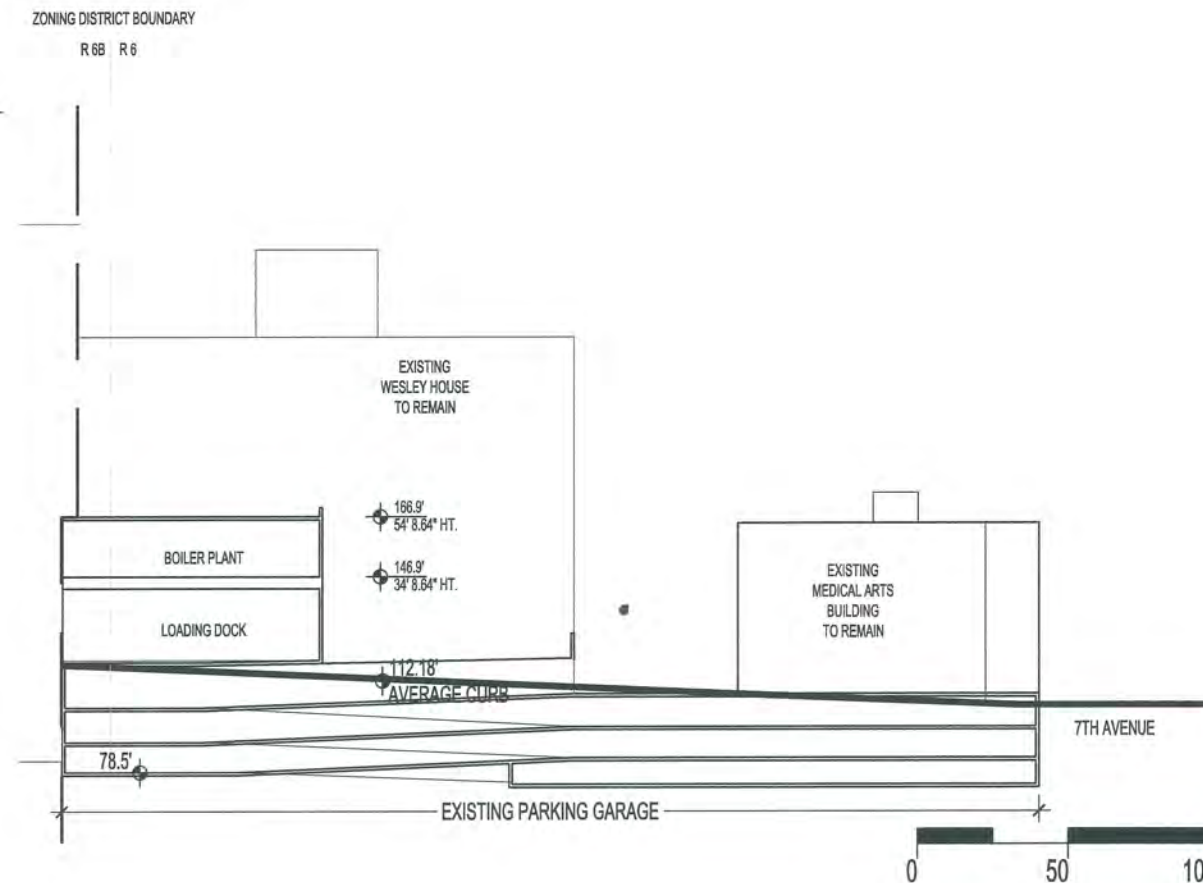
THROUGH LOT A (R6)



2

CORNER LOT A (R6 / C1-3) AND THROUGH LOT A (R6B)

REMAINING PORTION OF PROPOSED ZONING LOT

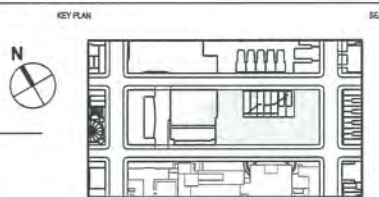


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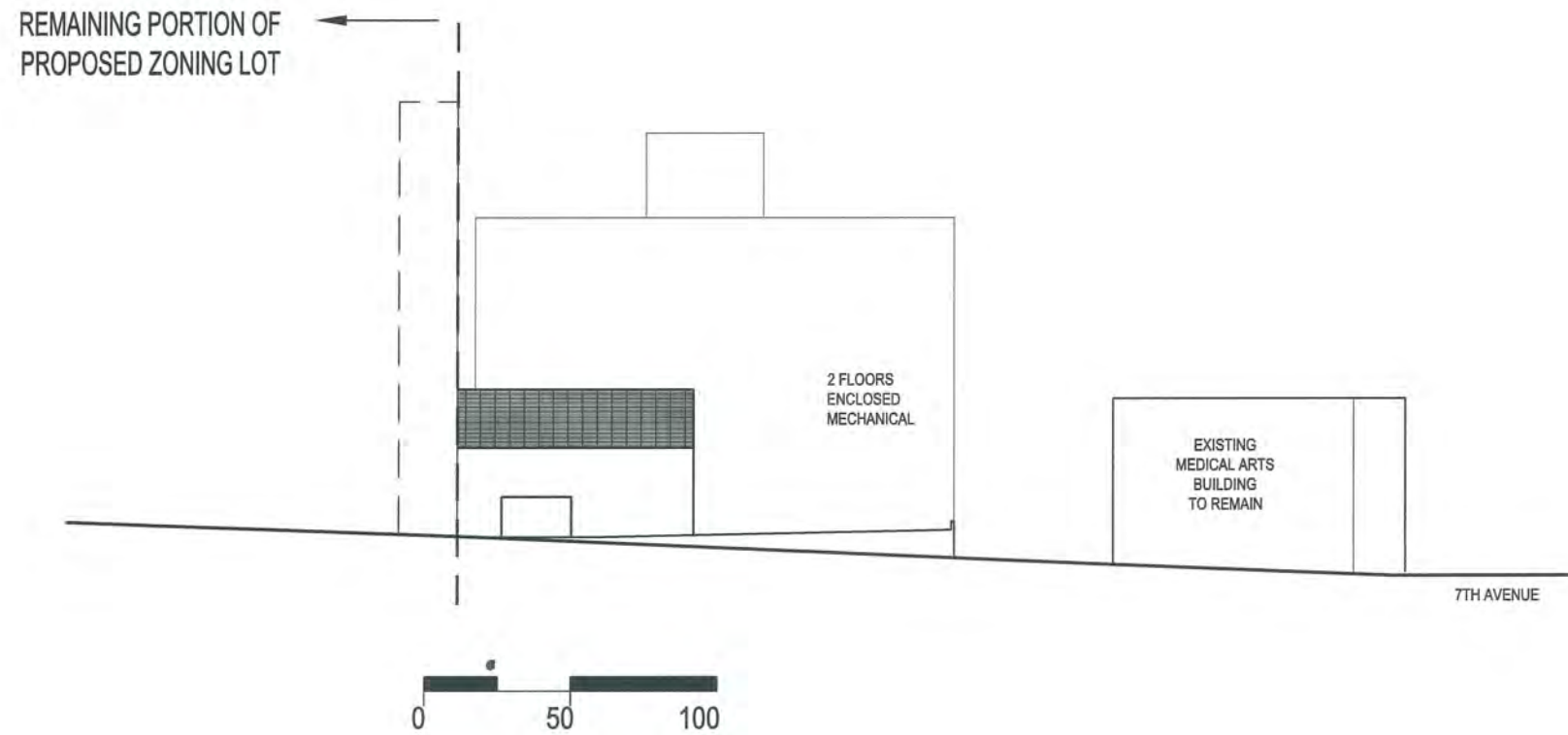
ARCHITECT: PERKINS EASTMAN
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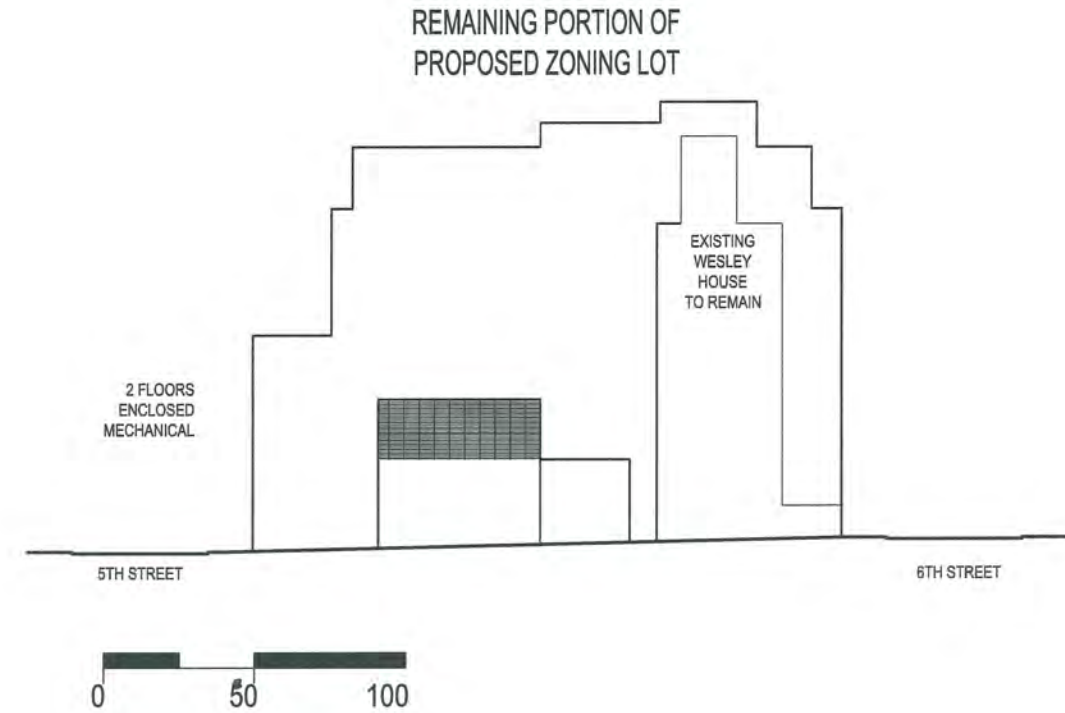
1 BSA Application Set 03-20-2013

Proposed Sections

Z-06



LOADING DOCK NORTH ELEVATION



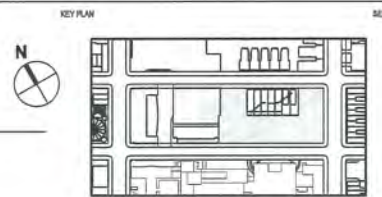
LOADING DOCK WEST ELEVATION

NOTE :
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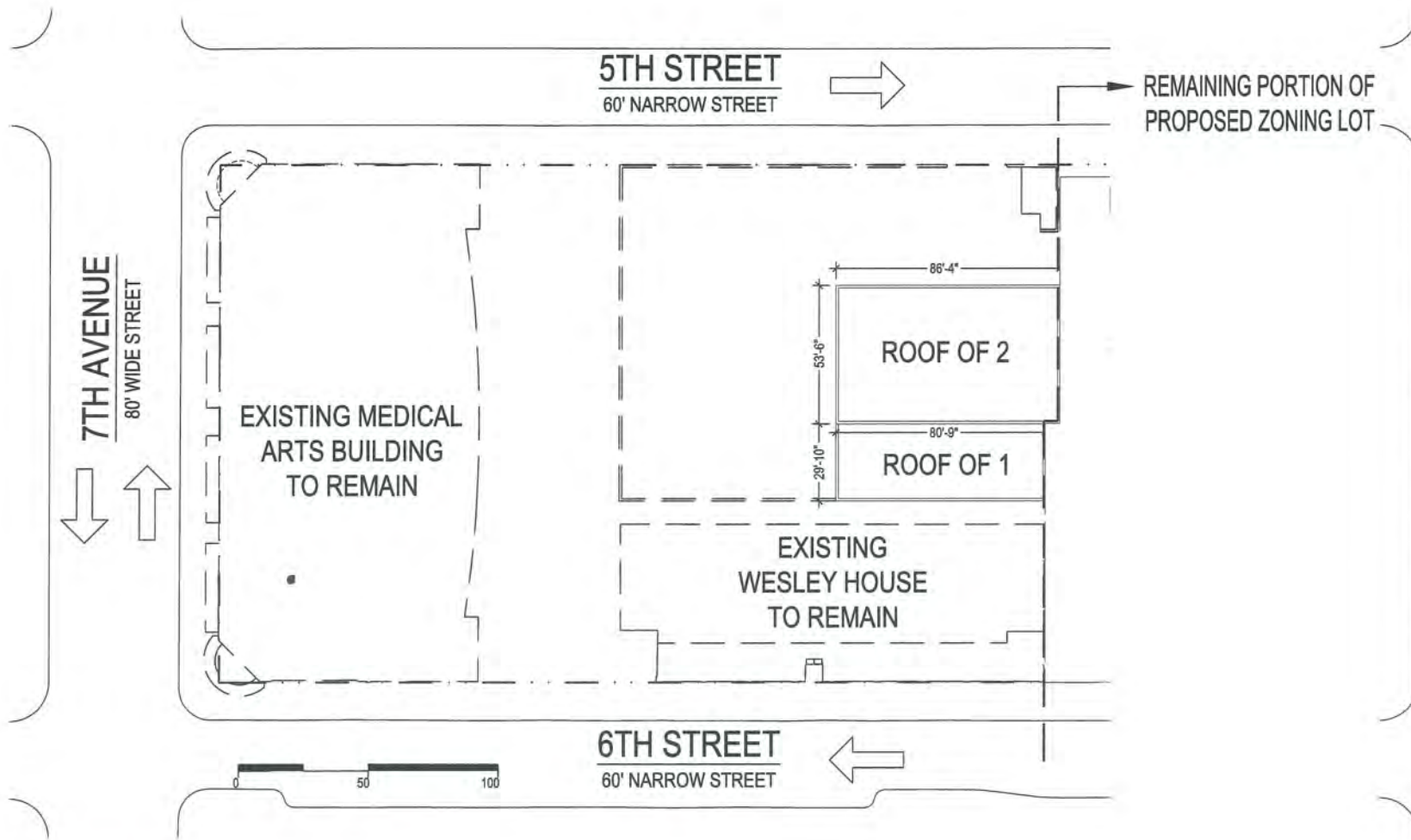


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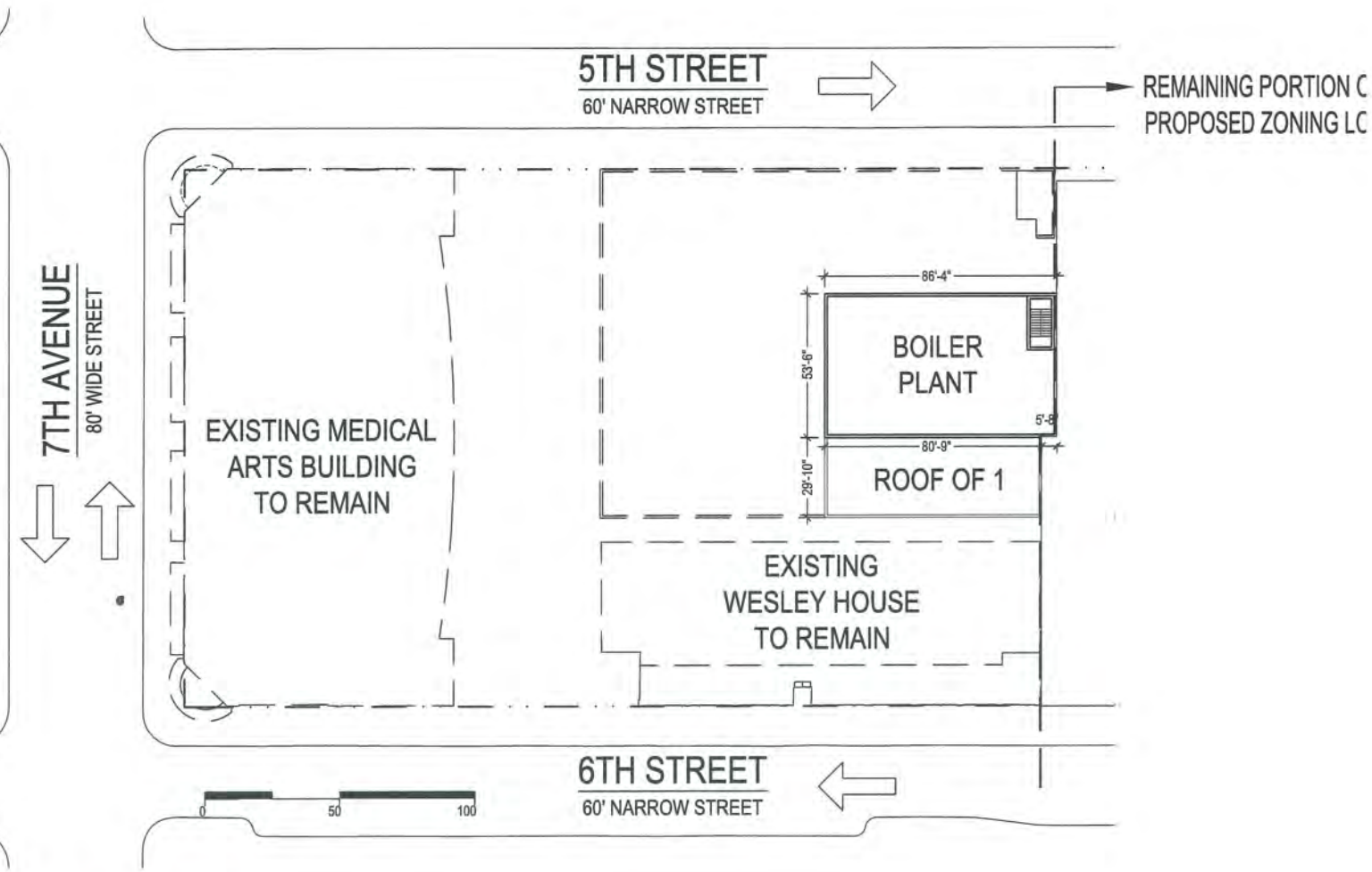
Proposed Elevations

Scale: 1/8" = 1'-0"

Z-07



ROOF PLAN



BOILER PLANT PLAN

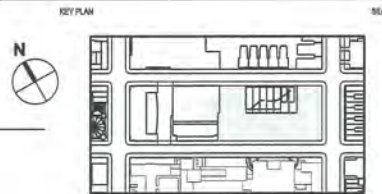
NOTE :

- EXISTING MEDICAL ARTS BUILDING TO REMAIN AS SHOWN ON APPROVED PLANS UNDER BSA CAL. NO. 142-92-BZ
- LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 289-13-BZ.

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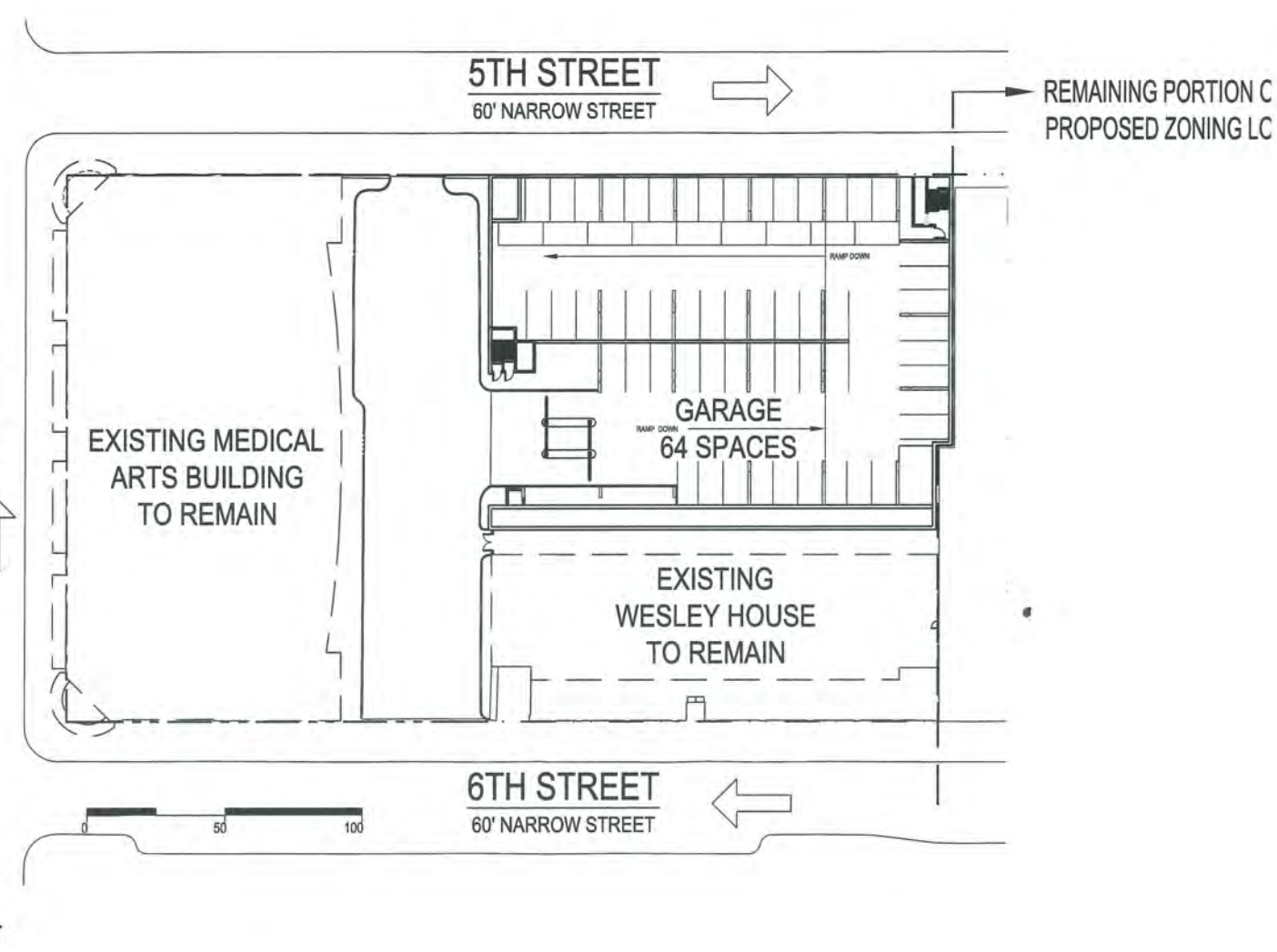
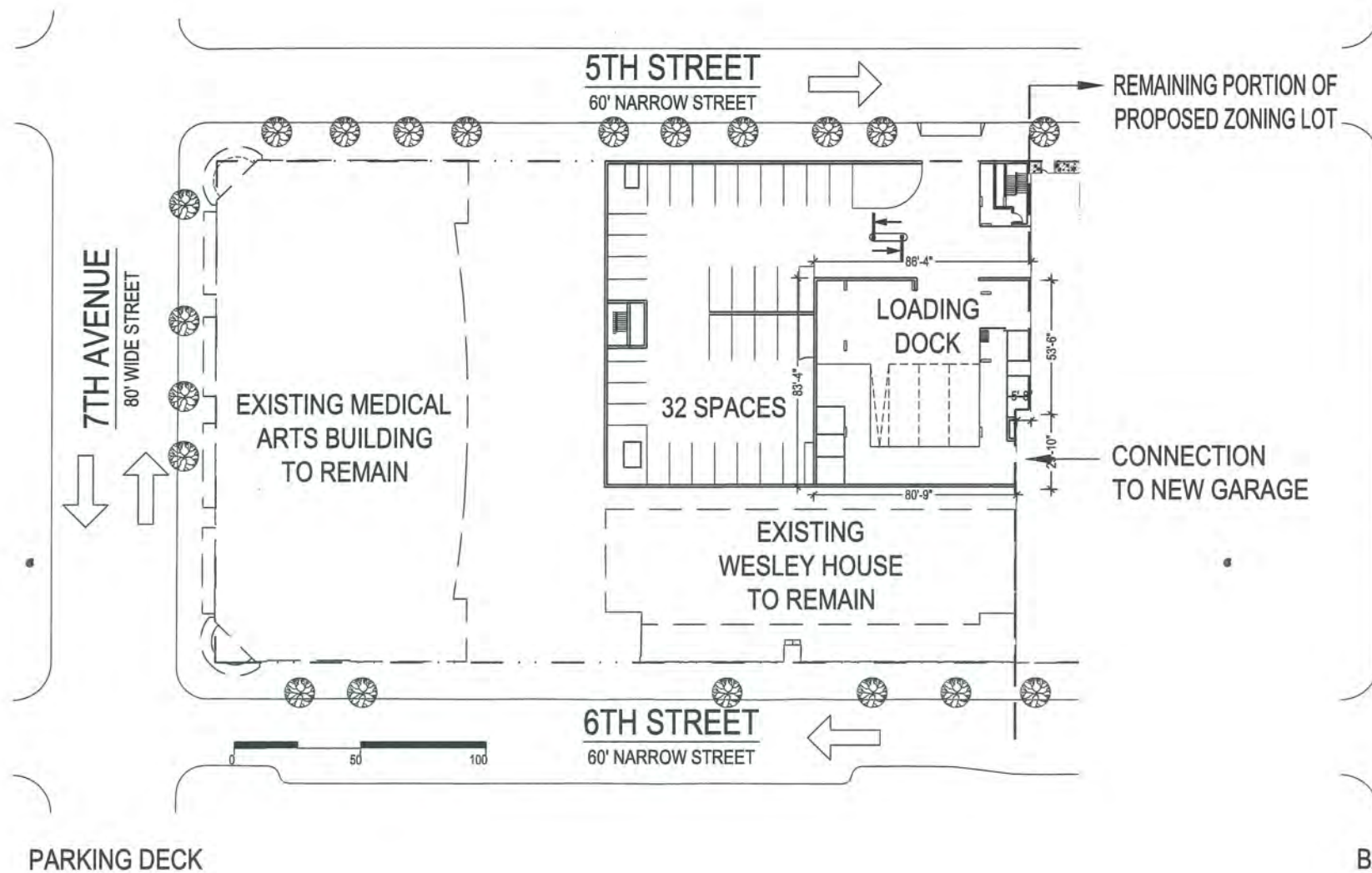
ARCHITECT: PERKINS EASTMAN
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Proposed Plans

Z-08



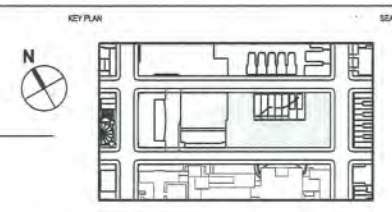
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 510 5th St. Brooklyn, NY 11215

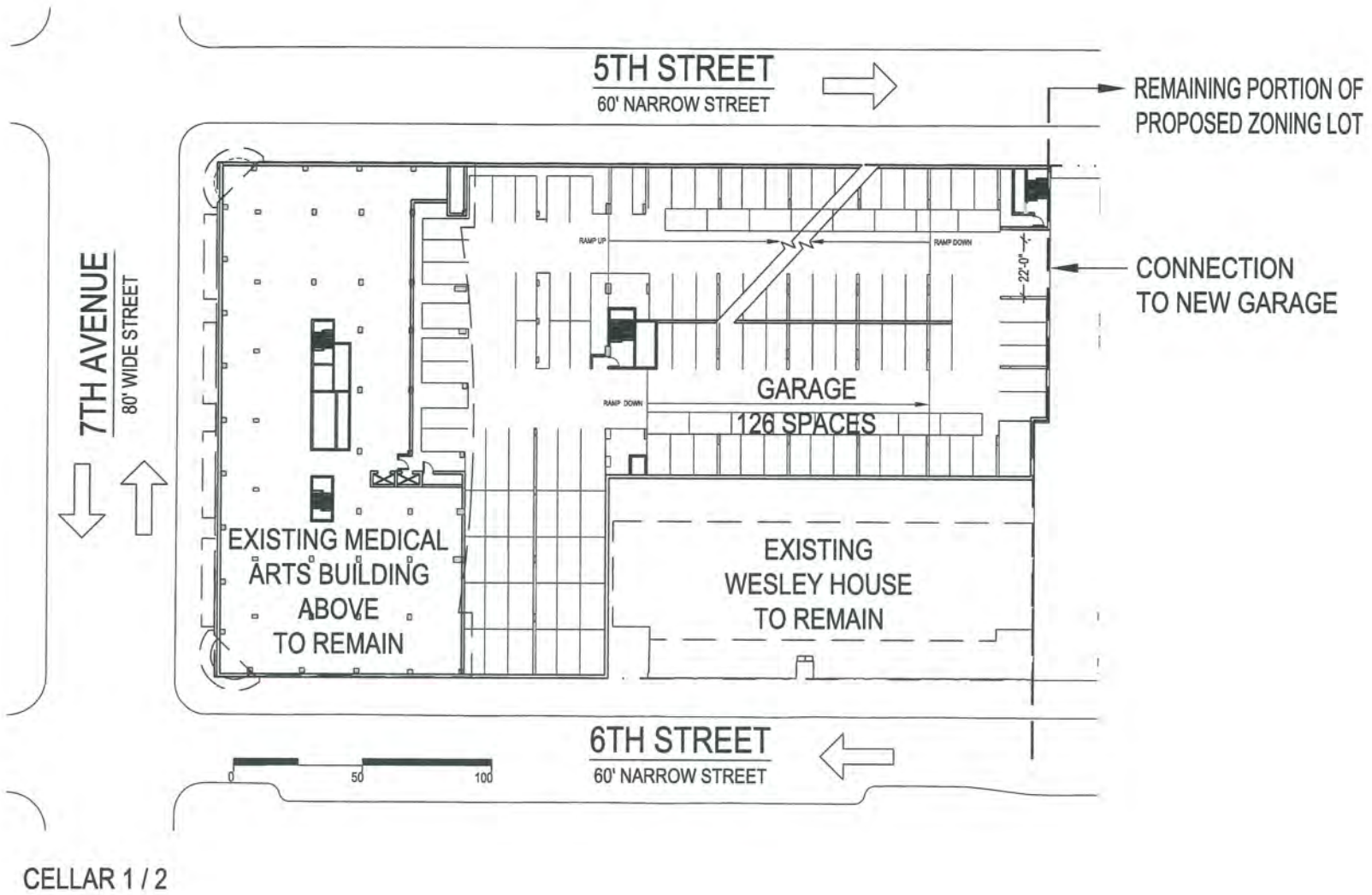
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Proposed Plans



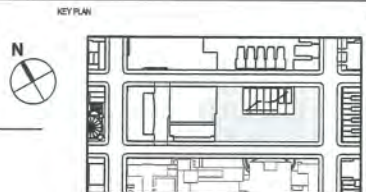
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No.	Issue Name	Date

Proposed Plans

Scale: 1" = 64'

Z-10